

# 718 North Road, Gibsons, BC

Issued for Development permit: 2024-06-07

- Client**  
Michco Investments Ltd. and  
Massive Canada Building Systems Inc.
- Architect**  
Ankenman Marchand Architects
- Surveyor**  
Bennett Land Surveying
- Planning**  
CityState Consulting Group
- Civil**  
Applin & Martin Consultants Ltd.
- Arborist**  
Beechwood Landscape Services
- Landscaping**  
PMG Landscape Architects Ltd.
- Geotechnical**  
GeoPacific Consulting Ltd.
- Traffic**  
Creative Transportation Solutions
- Structural**  
Timber Engineering Inc.



ARCHITECTS

**ANKENMAN MARCHAND**

1645 West 5th Avenue  
Vancouver, BC V6S 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505  
Email: office@AMArchitects.com

Project:  
**2306**  
Owner:  
[REDACTED]  
718 North Road, Gibsons, BC

Drawing:  
**COVER PAGE & DRAWING LIST**  
Project Status:  
**Development Permit**

SUBMISSION	
Date (YYYY-MM-DD)	Description

REVISION		
No.	Date	Description

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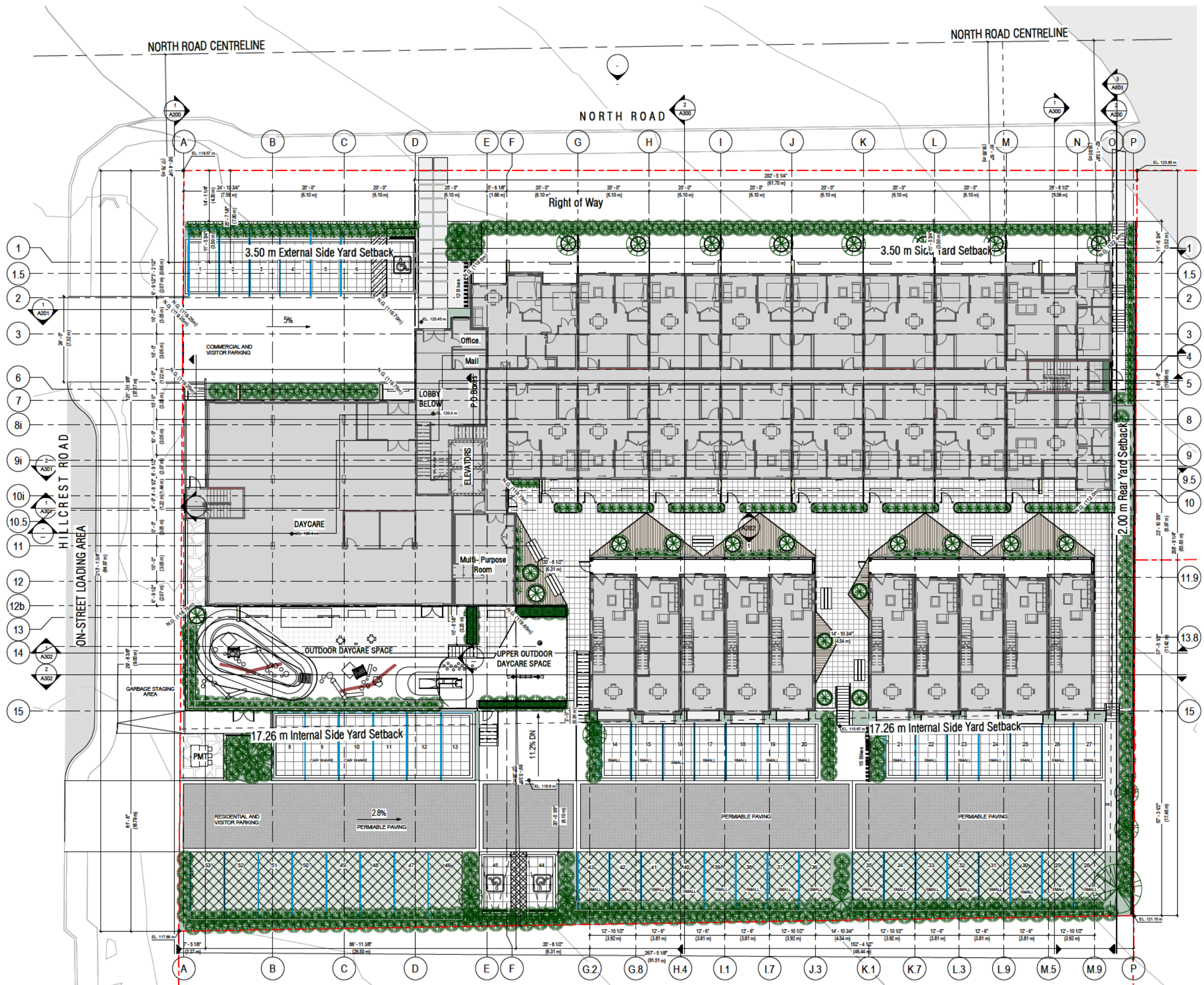
Scale: \_\_\_\_\_ DWG. NO: **A001**

SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A002	STATISTICS AND CONTEXT
A100	SITE PLAN
A101	PARKING P1
A102	LEVEL 1
A103	LEVEL 2
A104	LEVEL 3
A105	LEVEL 4
A106	LEVEL 5
A107	LEVEL 6
A108	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS
A300	SECTIONS

SHEET NUMBER	SHEET NAME
A301	SECTIONS
A302	SECTIONS
A400	AREA PLAN LEVEL 1
A401	AREA PLAN LEVEL 2
A402	AREA PLAN LEVEL 3
A403	AREA PLAN LEVEL 4
A404	AREA PLAN LEVEL 5
A405	AREA PLAN LEVEL 6
A700	RENDERED VIEWS
A701	RENDERED VIEWS
A702	RENDERED VIEWS
A800	SPATIAL SEPARATION DESIGN
A801	SPATIAL SEPARATION DESIGN
A900	MATERIAL SAMPLE BOARD

Grand total: 29





**SITE PLAN**  
SCALE: 1 : 150



Project:  
2306  
Owner:  
718 North Road, Gibsons, BC

Drawing:  
**SITE PLAN**

Project Status:  
**Development Permit SUBMISSION**

Date (YYYY-MM-DD)	Description

REVISION

No.	Date	Description

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Project:  
2306  
Owner:  
[REDACTED]  
718 North Road, Gibsons, BC

Drawing:  
PARKING P1

Project Status:  
Development Permit

Date	Description

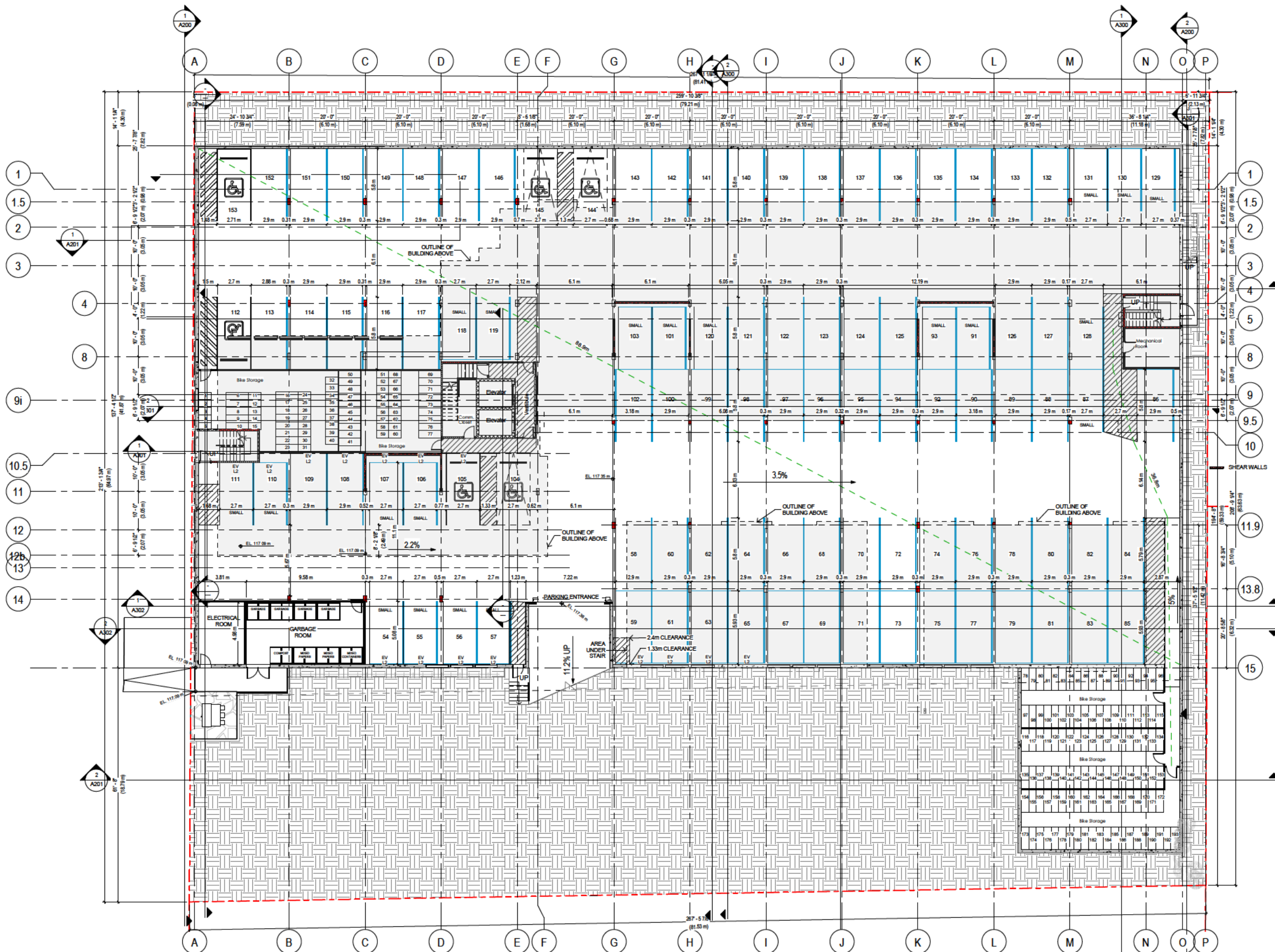
REVISION		
No.	Date	Description

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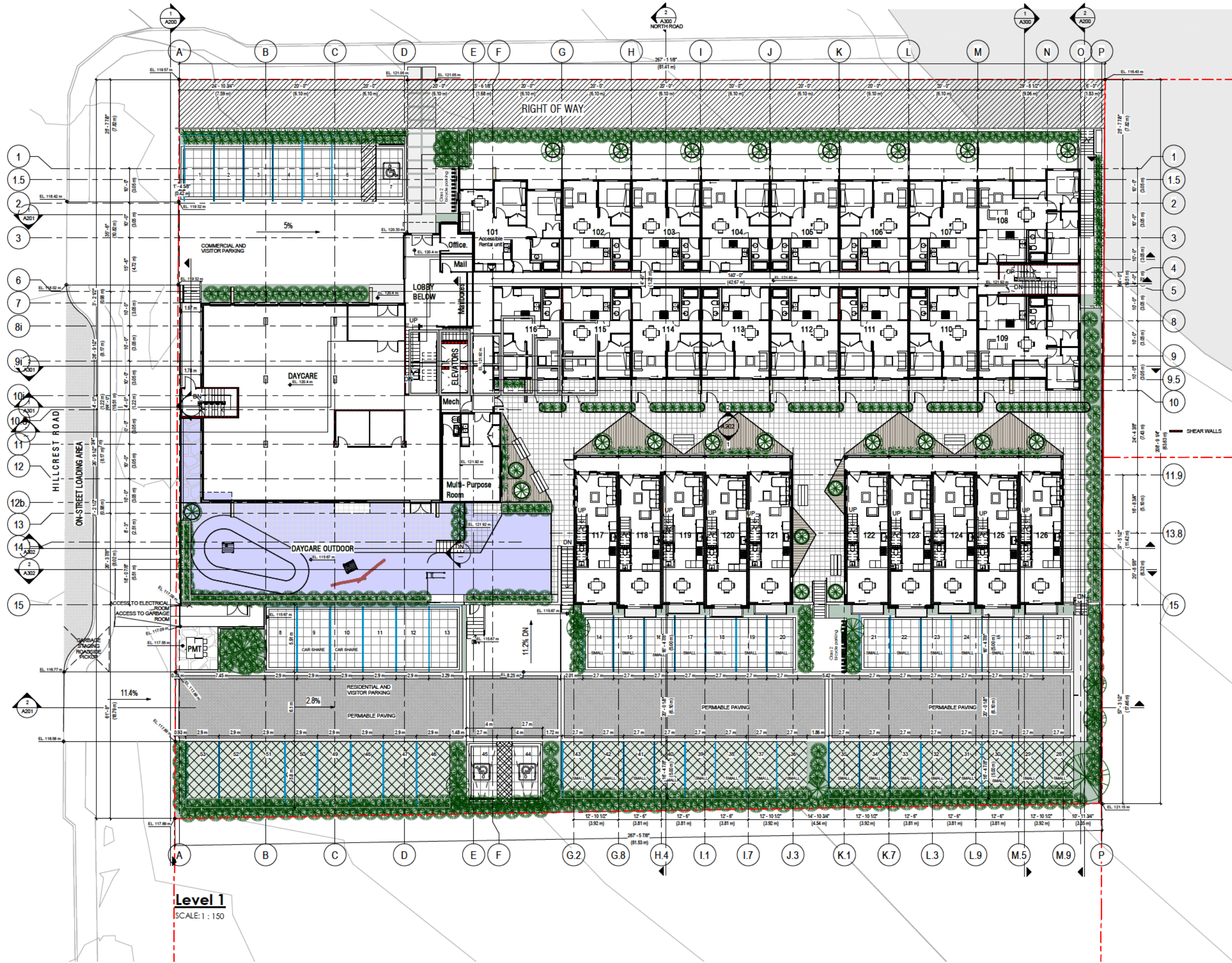
DWG. NO:

A101



Level - P1  
SCALE: 1 : 150

Plot Date: 2024-06-13 2:09:15 PM X:\2300\_Projects\2306\_718 North Road, Gibsons, BCDrawings\01 In Progress\2306\_07\_MAIN\_RZ\_718 North Road, Gibsons.rvt



**Level 1**  
SCALE: 1 : 150



Project:  
2306

Owner:  
████████████████████

718 North Road, Gibsons, BC

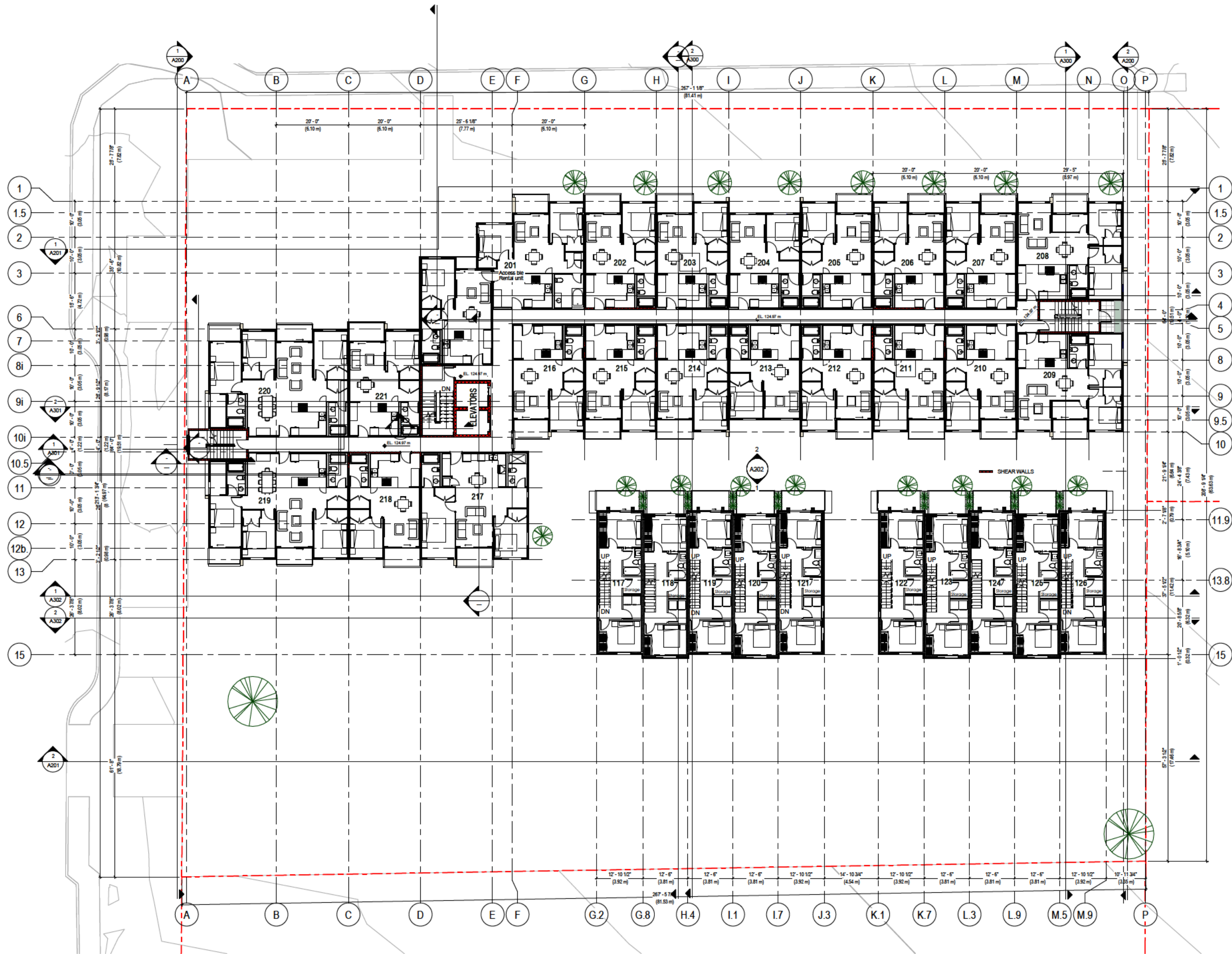
Drawing:  
**LEVEL 1**

Project Status:  
**Development Permit**  
SUBMISSION

Date	Description
(YYYY-MM-DD)	

REVISION		
No.	Date	Description

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**Level 2**  
SCALE: 1 : 150



Project:  
2306  
Owner:  
718 North Road, Gibsons, BC

Drawing:  
**LEVEL 2**

Project Status:  
**Development Permit**

SUBMISSION  
Date Description

REVISION  
No. Date Description

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Scale: 1 : 150  
DWG. NO: **A103**



Project:  
2306  
Owner:  
[Redacted]  
718 North Road, Gibsons, BC

Drawing:  
**LEVEL 3**

Project Status:  
**Development Permit**

SUBMISSION

Date Description

Date	Description

REVISION

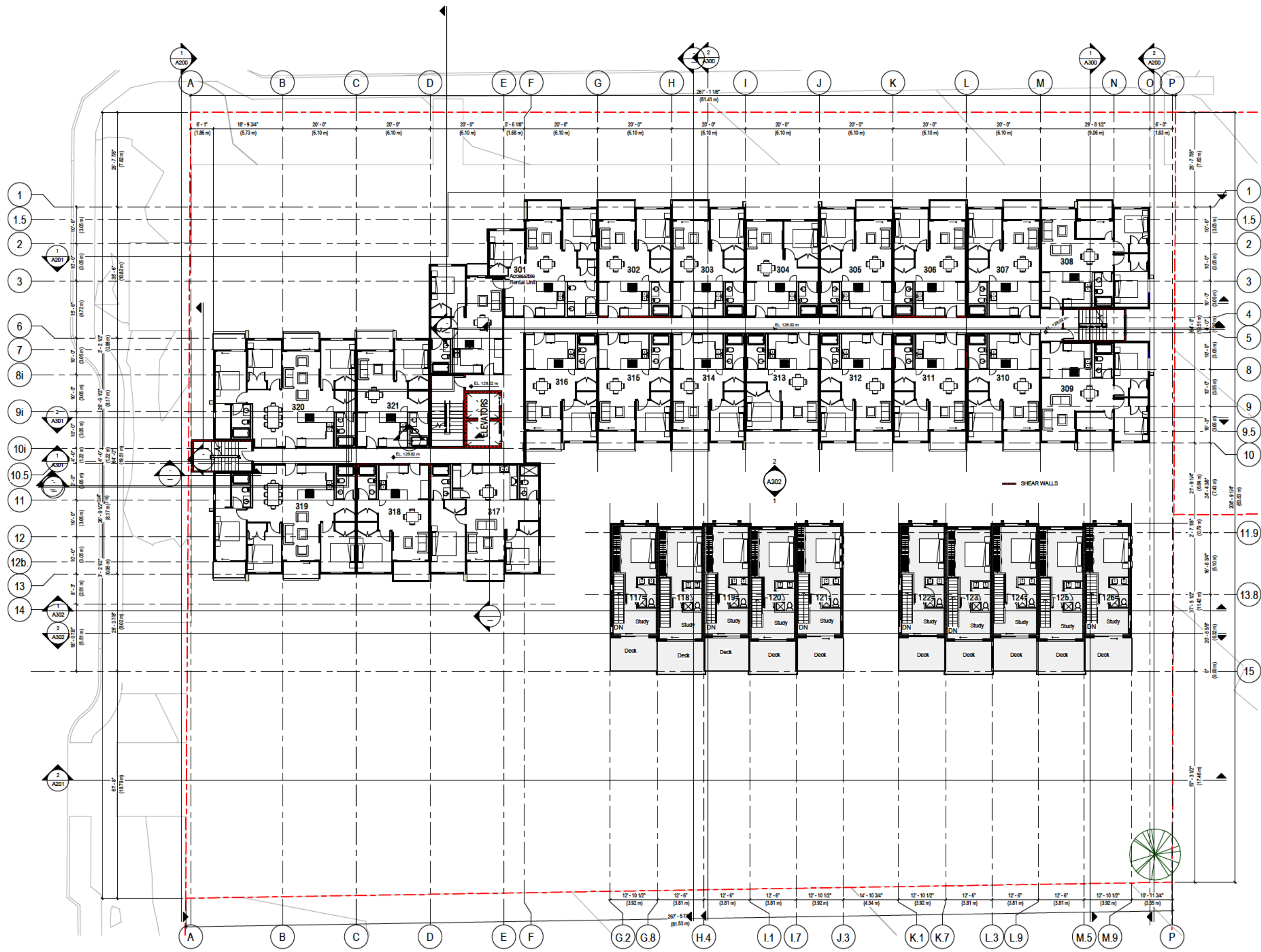
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No.	Date	Description

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Scale:  
1 : 150

DWG. NO:  
**A104**



**Level 3**  
SCALE: 1 : 150



Project:  
2306  
Owner:  
718 North Road, Gibsons, BC

Drawing:  
**LEVEL 4**

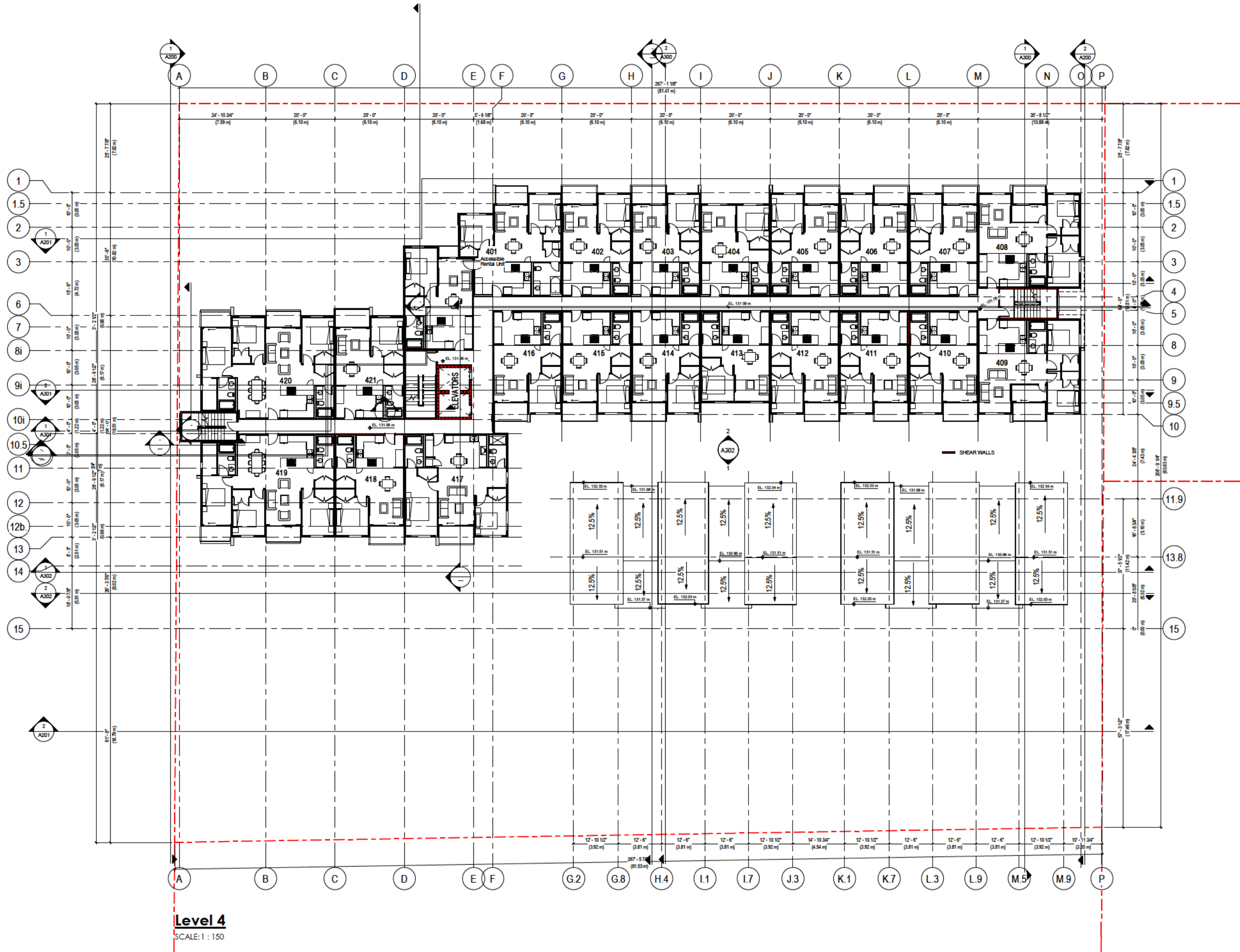
Project Status:  
**Development Permit**

SUBMISSION	
Date	Description
(YYYY-MM-DD)	

REVISION

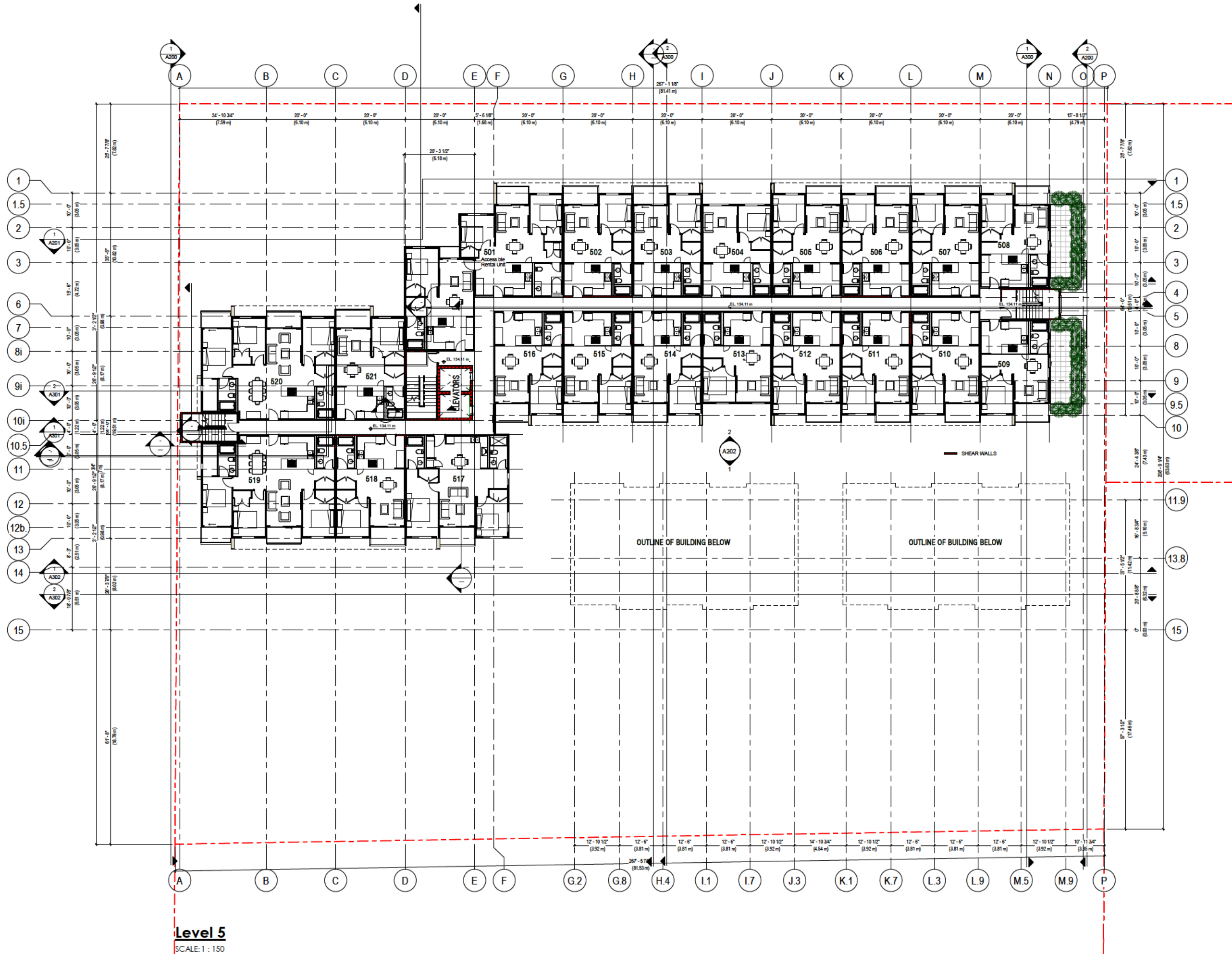
No.	Date	Description

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**Level 4**  
SCALE: 1 : 150





Project:  
2306  
Owner:  
718 North Road, Gibsons, BC

Drawing:  
**LEVEL 5**

Project Status:  
**Development Permit**

Date	Description
(YYYY-MM-DD)	

REVISION		
No.	Date	Description

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Project:  
2306  
Owner:  
718 North Road, Gibsons, BC

Drawing:  
**LEVEL 6**

Project Status:  
**Development Permit**

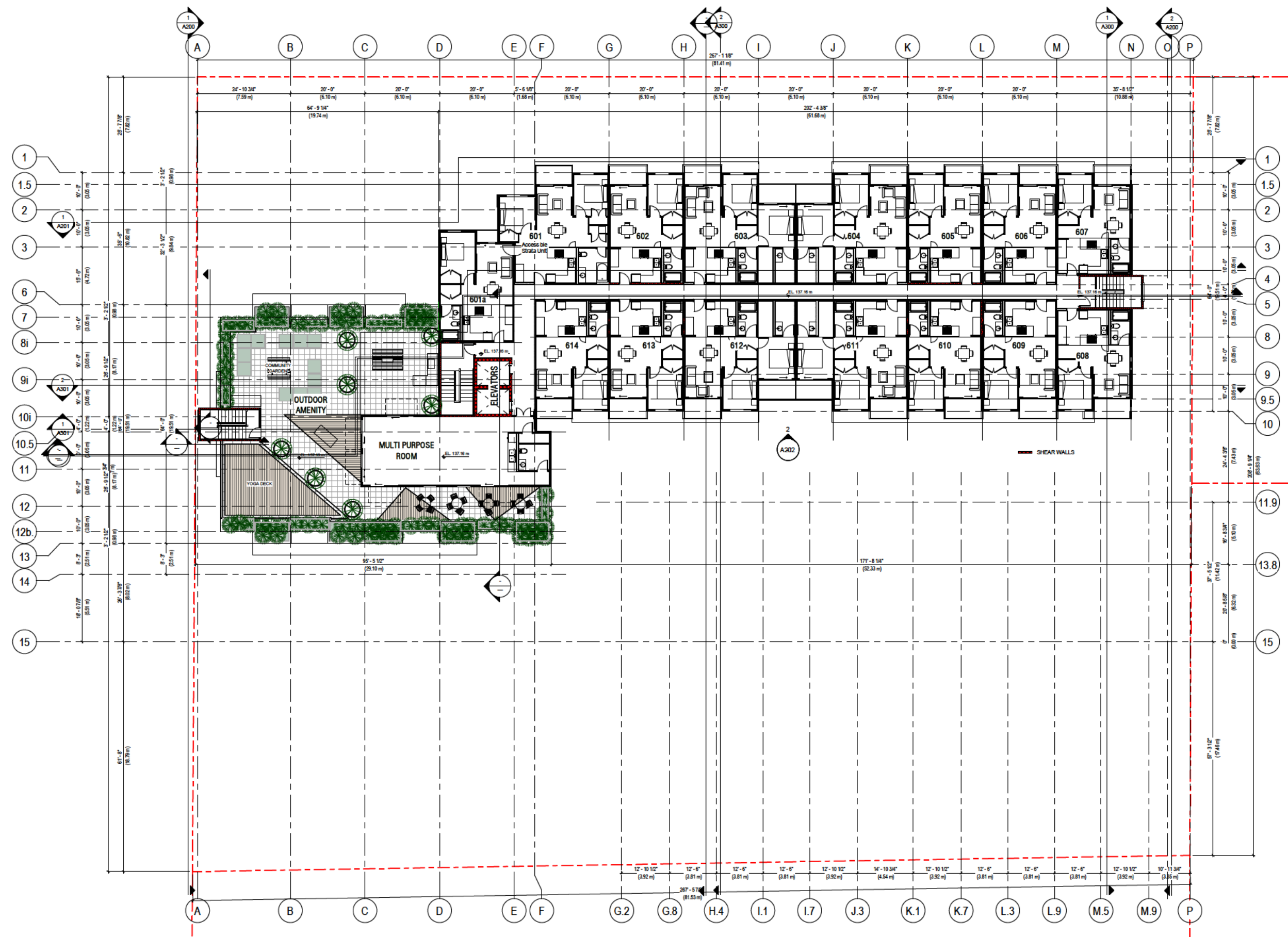
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Date	Description
(YYYY-MM-DD)	

REVISION

No.	Date	Description

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**Level 6**  
SCALE: 1 : 150

Project:  
2306  
Owner:  
718 North Road, Gibsons, BC

Drawing:  
**ROOF PLAN**

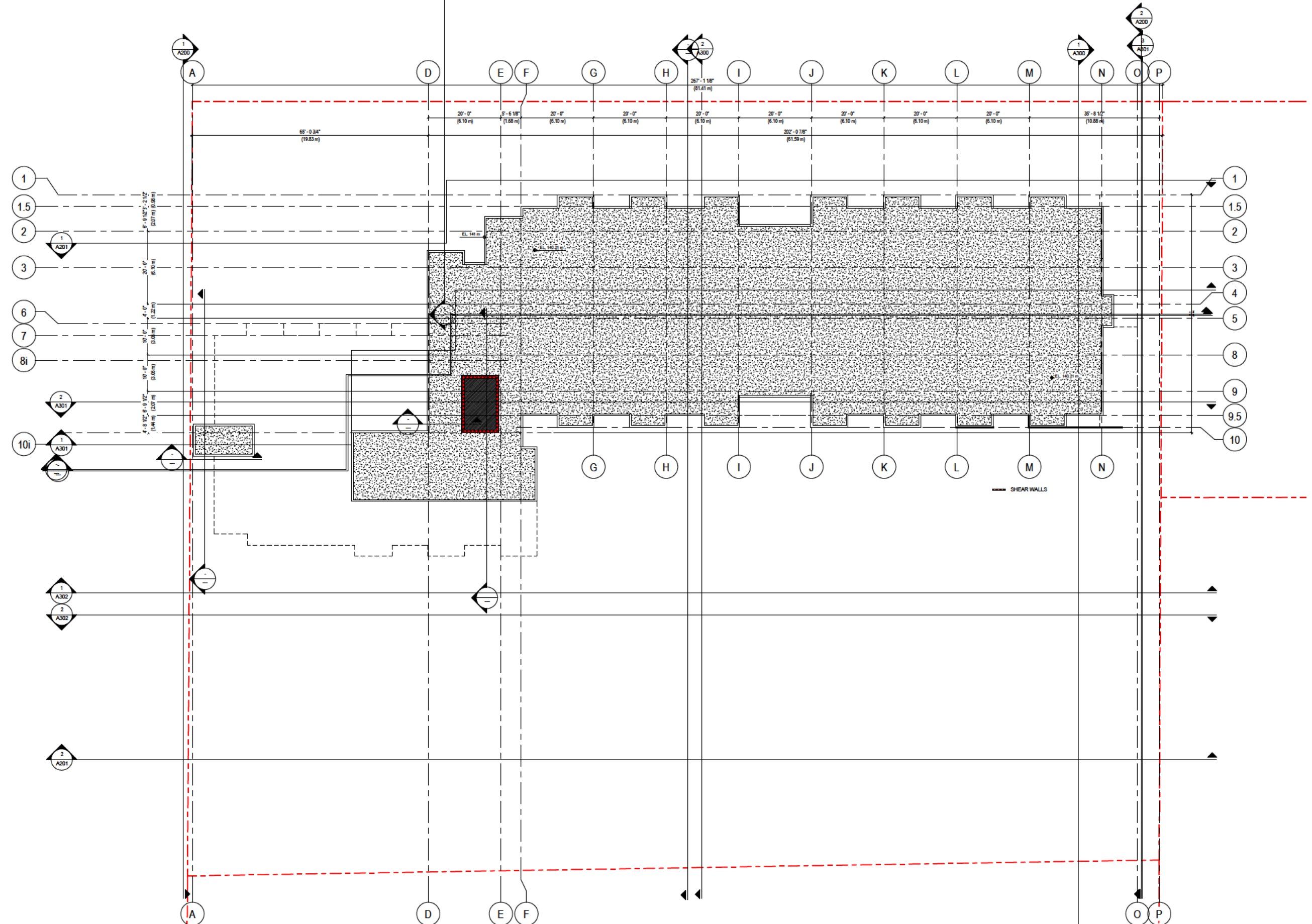
Project Status:  
**Development Permit**

SUBMISSION	
Date (YYYY-MM-DD)	Description

REVISION		
No.	Date	Description

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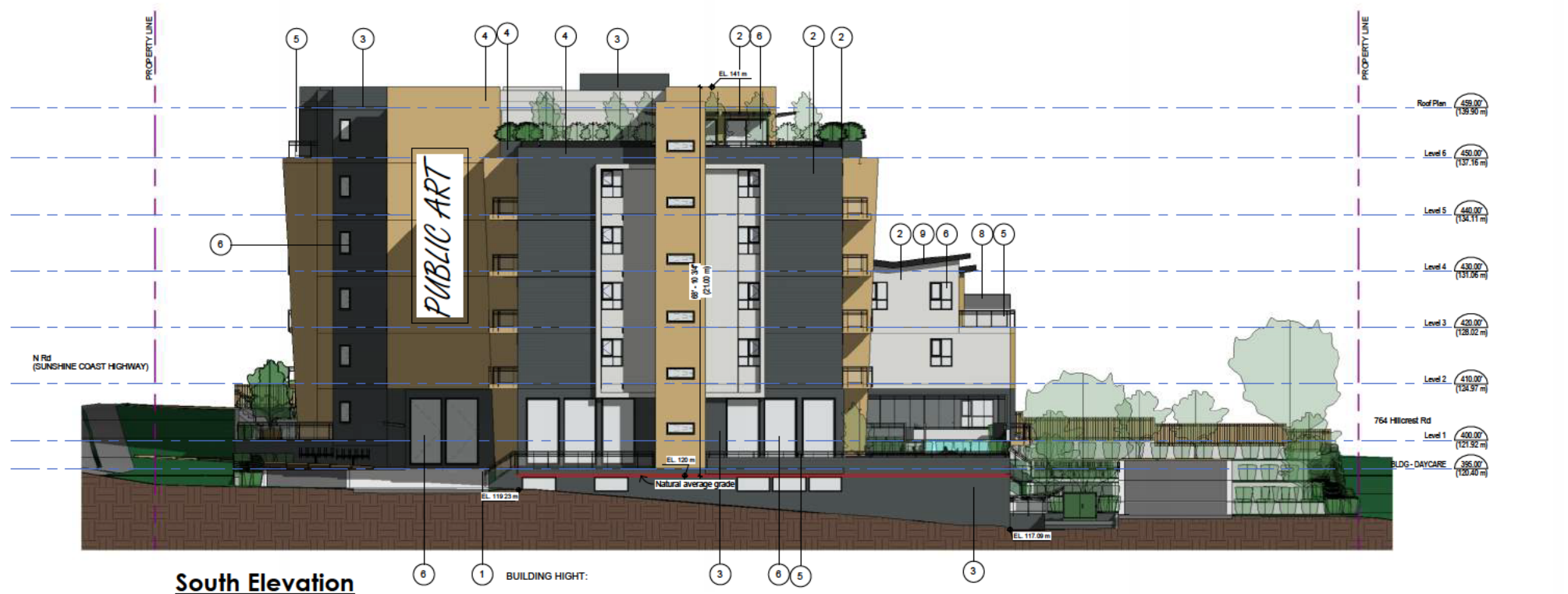
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DWG. NO: **A108**



**Roof Plan**  
SCALE: 1 : 150

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Plot Date: 2024-06-13 2:10:04 PM



**South Elevation**  
SCALE: 1 : 150

**BUILDING HEIGHT:**  
Sum of 122.4 + 121 + 119.75 + 119.65 + 118.75 + 119.25  
+ 119.7 + 119.75 + 119.8 = 120.0m  
Building Height = 141.0 - 120.0 = 21.0m



**North Elevation**  
SCALE: 1 : 150

<u>Keynote Legend</u>	
Key Value	Keynote Text
1	EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL / PEDESTAL / STAIRS / RAMP
2	FIBER CEMENT PANEL SYSTEMS, COLOR: WHITE
3	FIBER CEMENT PANEL SYSTEMS, COLOR: DARK GREY
4	FIBER CEMENT PANEL, COLOR: CEDAR STAINED WOOD TEXTURE HORIZONTAL
5	ALUMINUM AND CLEAR GLASS GUARD, COLOR: CHARCOAL
6	METAL RESIDENTIAL WINDOWS AND PATIO SLIDER, COLOR: CHARCOAL
8	PIVACY SCREEN, OBSCURED GLASS & METAL
9	WOOD ROOF FASCIA, PAINTED, COLOUR: CHARCOAL

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Project:  
**2306**  
Owner:  
718 North Road, Gibsons, BC

Drawing:  
**ELEVATIONS**

Project Status:  
**Development Permit**

SUBMISSION	
Date (YYYY-MM-DD)	Description

REVISIONS		
No.	Date	Description

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Scale:  
**1 : 150**

DWG. NO:  
**A200**

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**West Elevation**  
SCALE: 1 : 150



**East Elevation**  
SCALE: 1 : 150



**East Internal Elevation**

SCALE: 1 : 150

Project:  
2306

Owner:

718 North Road, Gibsons, BC

Drawing:  
ELEVATIONS

Project Status:  
Development Permit

SUBMISSION

Date (YYYY-MM-DD)	Description



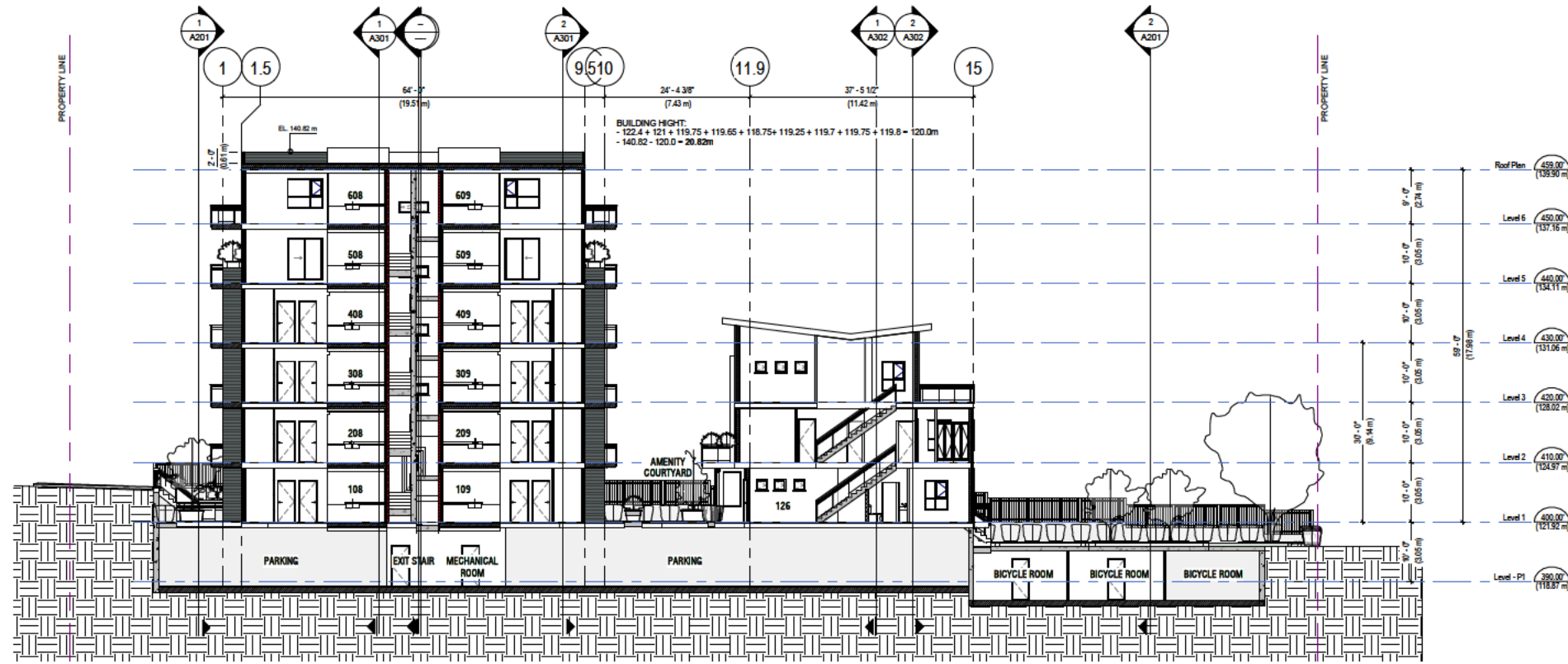
**West Internal Elevation**

SCALE: 1 : 150

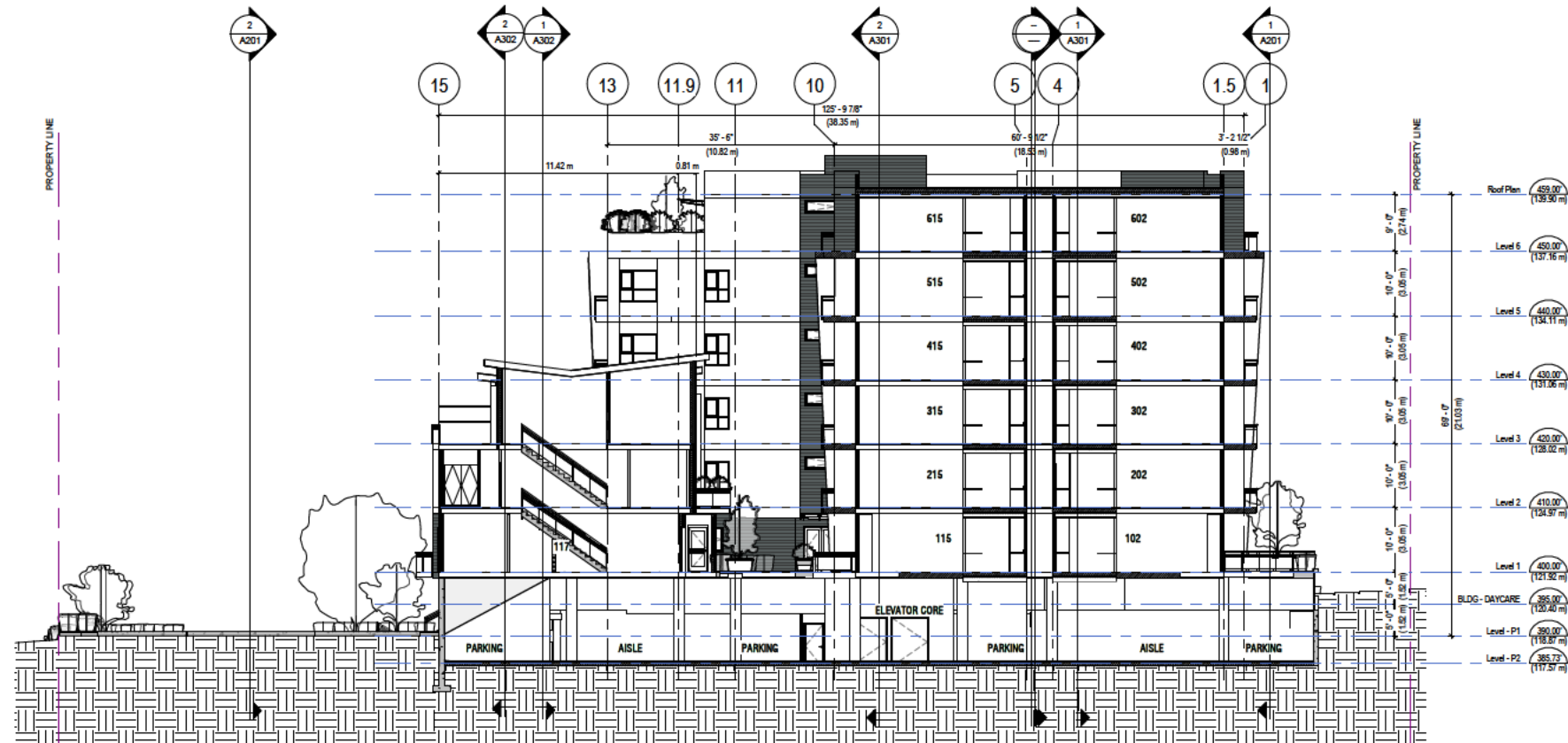
Keynote Legend	
Key Value	Keynote Text
1	EXPOSED ARCHITECTURAL CAST-IN-PLACE CONCRETE WALL / PEDESTAL / STAIRS / RAMP
2	FIBER CEMENT PANEL SYSTEMS. COLOR: WHITE
3	FIBER CEMENT PANEL SYSTEMS. COLOR: DARK GREY
4	FIBER CEMENT PANEL. COLOR: CEDAR STAINED WOOD TEXTURE HORIZONTAL
5	ALUMINUM AND CLEAR GLASS GUARD. COLOR: CHARCOAL
6	METAL RESIDENTIAL WINDOW/S AND PATIO SLIDER. COLOR: CHARCOAL
8	PIVACY SCREEN. OBSCURED GLASS & METAL
9	WOOD ROOF FASCIA. PAINTED. COLOUR: CHARCOAL

DN  
No. Date Description

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**Typical Short Section at Units**  
SCALE: 1 : 150



**Typical Short Section at Units.**  
SCALE: 1 : 150

Project:  
2306

Owner:  
718 North Road, Gibsons, BC

Drawing:  
**SECTIONS**

Project Status:  
**Development Permit**

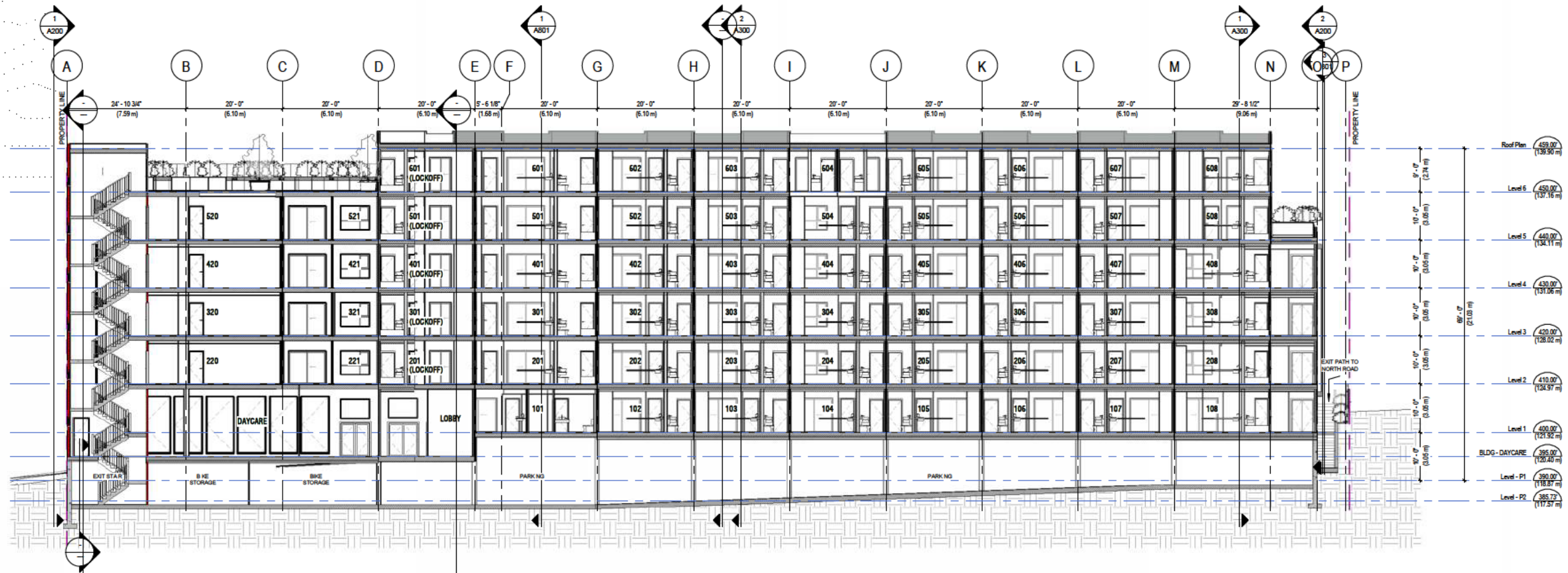
SUBMISSION	
Date	Description
(YYYY-MM-DD)	

REVISION		
No.	Date	Description

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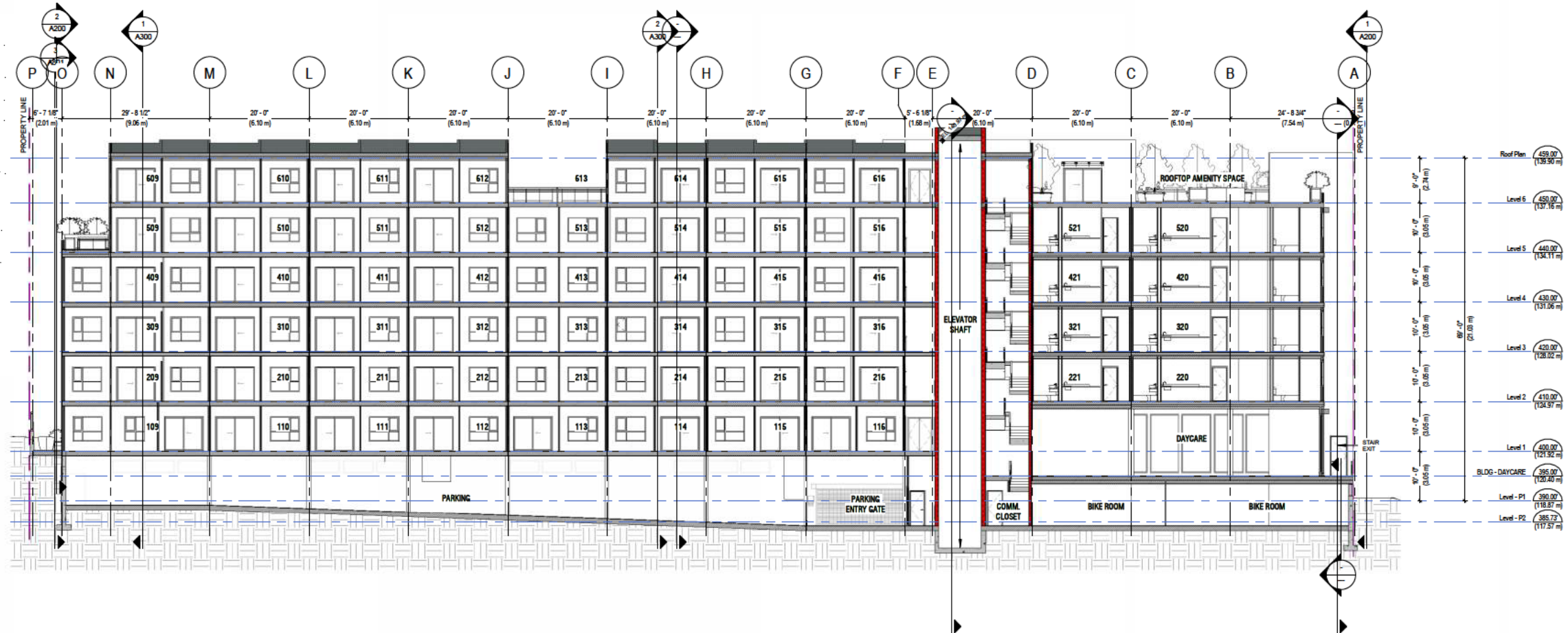
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1 : 150

DWG. NO:  
**A300**



**Typical Long Section at Units**

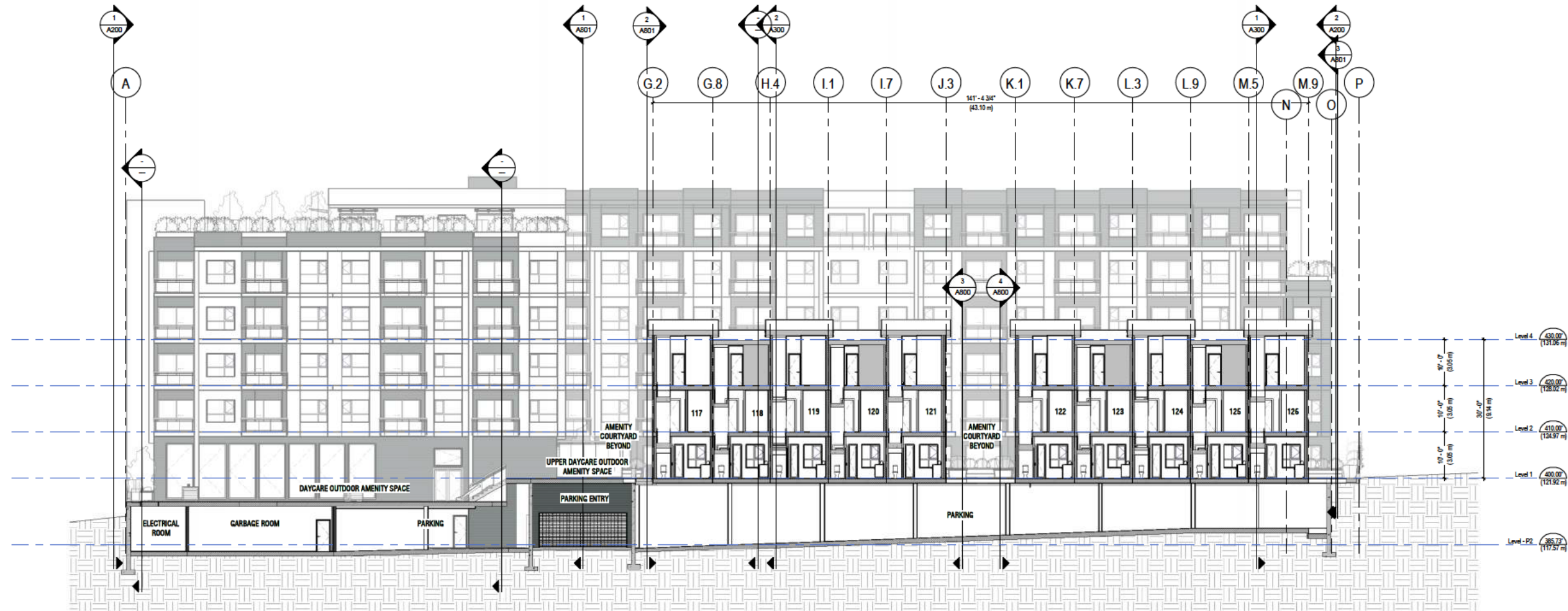
SCALE: 1 : 150



**Typical Long Section at Units.**

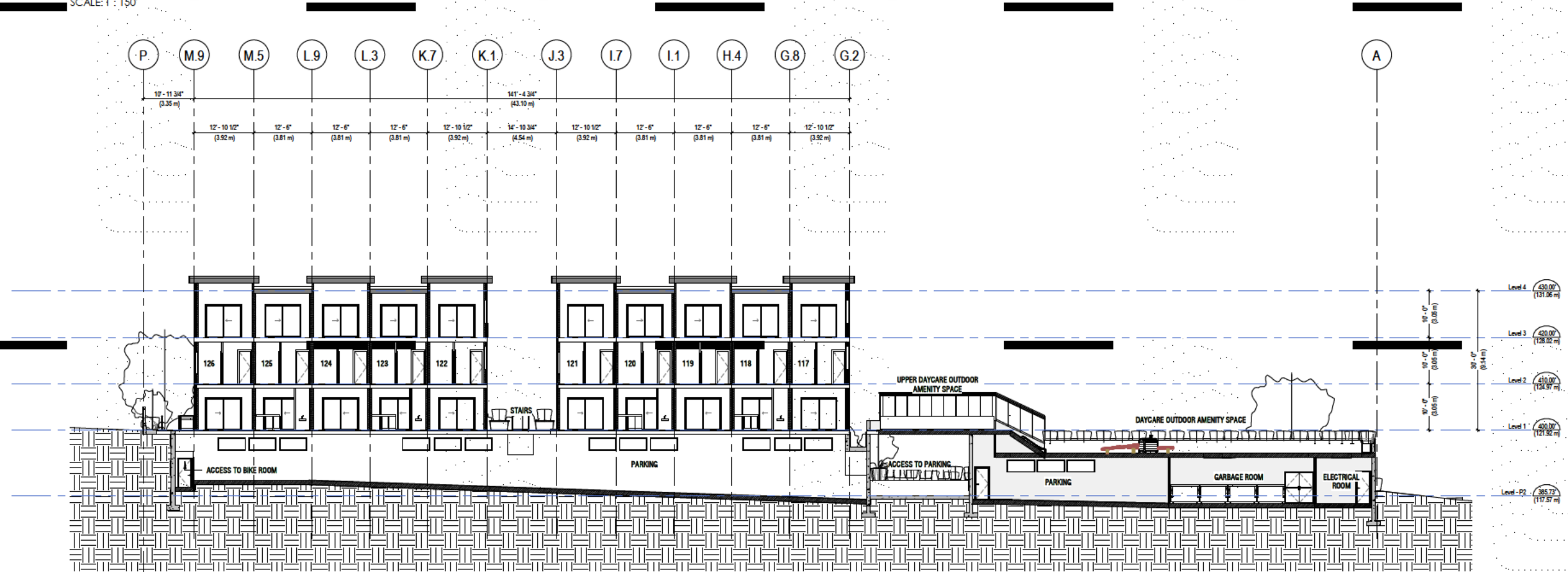
SCALE: 1 : 150





Typical Long Section at Rear

SCALE: 1 : 150



Typical Long Section at Rear.

SCALE: 1 : 150

Project:  
2306

Owner:

718 North Road, Gibsons, BC

Drawing:  
SECTIONS

Project Status:  
Development Permit

SUBMISSION

Date	Description
(YYYY-MM-DD)	

Scale:

1 : 150

DWG. NO:

A302

Project: 2306  
Owner: [REDACTED]  
718 North Road, Gibsons, BC

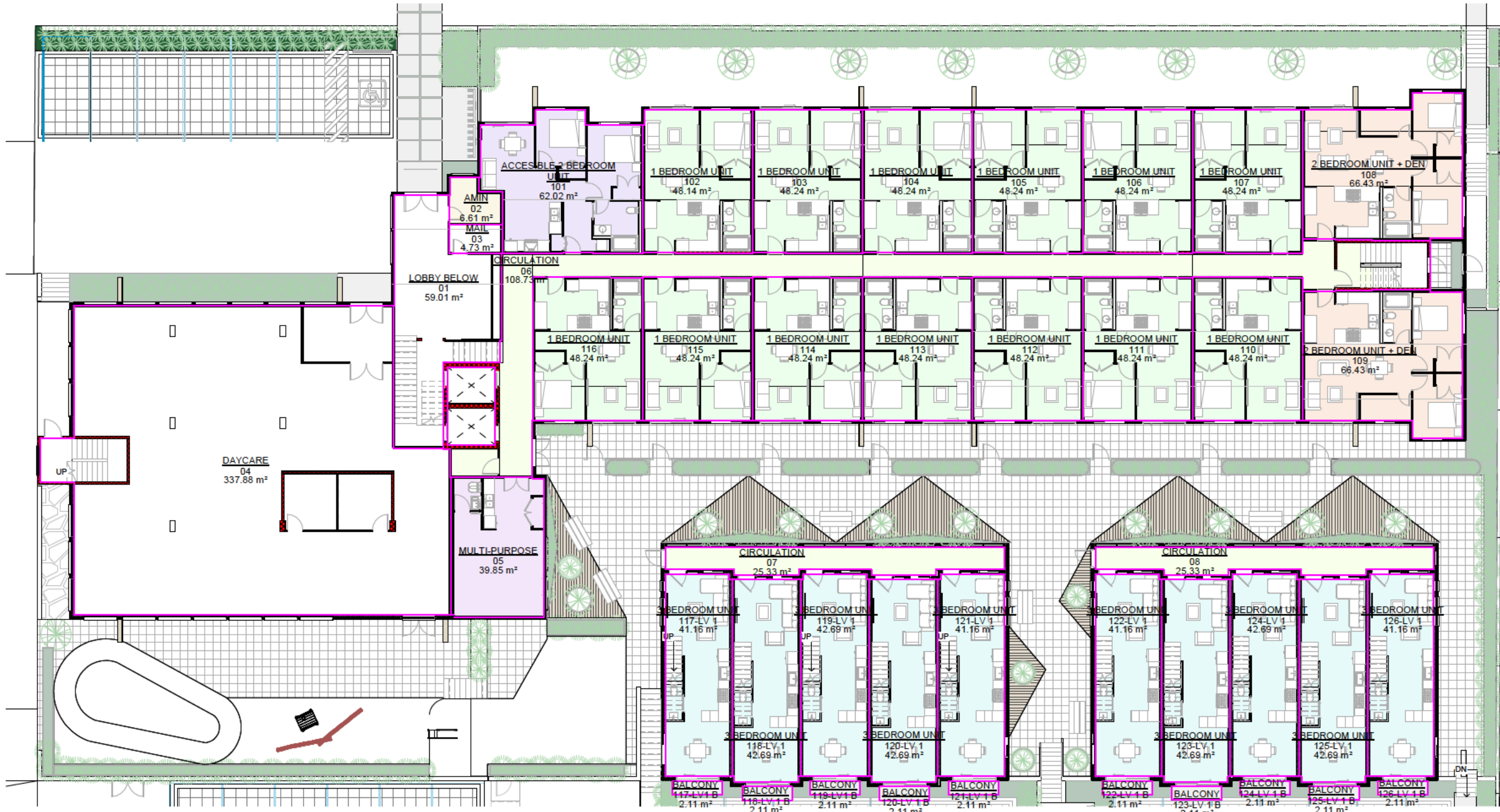
Drawing: AREA PLAN LEVEL 1

Project Status: Development Permit

SUBMISSION	
Date	Description
(YYYY-MM-DD)	

REVISION		
No.	Date	Description

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- UNITS**
- 1 BEDROOM UNIT
  - 2 BEDROOM UNIT + DEN
  - 3 BEDROOM UNIT
  - ACCESSIBLE 2 BEDROOM UNIT
  - AMIN
  - BALCONY
  - CIRCULATION
  - MULTI-PURPOSE

**Level 1**  
SCALE: 1 : 125

AREA (Gross Building) Level 1			AREA (Gross Building) Level 1		
Number	Name	Area	Number	Name	Area
101	ACCESSIBLE 2 BEDROOM UNIT	668 ft²	114	1 BEDROOM UNIT	519 ft²
102	1 BEDROOM UNIT	518 ft²	115	1 BEDROOM UNIT	519 ft²
103	1 BEDROOM UNIT	519 ft²	116	1 BEDROOM UNIT	519 ft²
104	1 BEDROOM UNIT	519 ft²	117-LV 1	3 BEDROOM UNIT	443 ft²
105	1 BEDROOM UNIT	519 ft²	118-LV 1	3 BEDROOM UNIT	460 ft²
106	1 BEDROOM UNIT	519 ft²	119-LV 1	3 BEDROOM UNIT	459 ft²
107	1 BEDROOM UNIT	519 ft²	120-LV 1	3 BEDROOM UNIT	459 ft²
108	2 BEDROOM UNIT + DEN	715 ft²	121-LV 1	3 BEDROOM UNIT	443 ft²
109	2 BEDROOM UNIT + DEN	715 ft²	122-LV 1	3 BEDROOM UNIT	443 ft²
110	1 BEDROOM UNIT	519 ft²	123-LV 1	3 BEDROOM UNIT	460 ft²
111	1 BEDROOM UNIT	519 ft²	124-LV 1	3 BEDROOM UNIT	459 ft²
112	1 BEDROOM UNIT	519 ft²	125-LV 1	3 BEDROOM UNIT	460 ft²
113	1 BEDROOM UNIT	519 ft²	126-LV 1	3 BEDROOM UNIT	443 ft²
			26		13376 ft²
			Grand total: 26		13376 ft²

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- UNITS**
- 1 BEDROOM UNIT
  - 2 BEDROOM UNIT
  - 2 BEDROOM UNIT + DEN
  - 3 BEDROOM UNIT
  - BALCONY
  - CIRCULATION



**Level 2**  
SCALE: 1 : 125

AREA (Gross Building) Level 2			AREA (Gross Building) Level 2		
Number	Name	Area	Number	Name	Area
117-LV 2	3 BEDROOM UNIT	463 ft²	207	1 BEDROOM UNIT	548 ft²
118-LV 2	3 BEDROOM UNIT	480 ft²	208	2 BEDROOM UNIT + DEN	745 ft²
119-LV 2	3 BEDROOM UNIT	480 ft²	209	2 BEDROOM UNIT + DEN	745 ft²
120-LV 2	3 BEDROOM UNIT	480 ft²	210	1 BEDROOM UNIT	548 ft²
121-LV 2	3 BEDROOM UNIT	463 ft²	211	1 BEDROOM UNIT	548 ft²
122-LV 2	3 BEDROOM UNIT	463 ft²	212	1 BEDROOM UNIT	548 ft²
123-LV 2	3 BEDROOM UNIT	480 ft²	213	1 BEDROOM UNIT	519 ft²
124-LV 2	3 BEDROOM UNIT	480 ft²	214	1 BEDROOM UNIT	549 ft²
125-LV 2	3 BEDROOM UNIT	480 ft²	215	1 BEDROOM UNIT	549 ft²
126-LV 2	3 BEDROOM UNIT	463 ft²	216	1 BEDROOM UNIT	548 ft²
201	3 BEDROOM UNIT	1271 ft²	217	2 BEDROOM UNIT	821 ft²
202	1 BEDROOM UNIT	548 ft²	218	1 BEDROOM UNIT	550 ft²
203	1 BEDROOM UNIT	548 ft²	219	3 BEDROOM UNIT	1031 ft²
204	1 BEDROOM UNIT	519 ft²	220	3 BEDROOM UNIT	1030 ft²
205	1 BEDROOM UNIT	548 ft²	221	1 BEDROOM UNIT	548 ft²
206	1 BEDROOM UNIT	549 ft²	31		18544 ft²
			Grand total: 31		18544 ft²

Project:  
**2306**  
Owner:  
[Redacted]  
718 North Road, Gibsons, BC  
Drawing:  
**AREA PLAN LEVEL 3**  
Project Status:  
**Development Permit**  
SUBMISSION

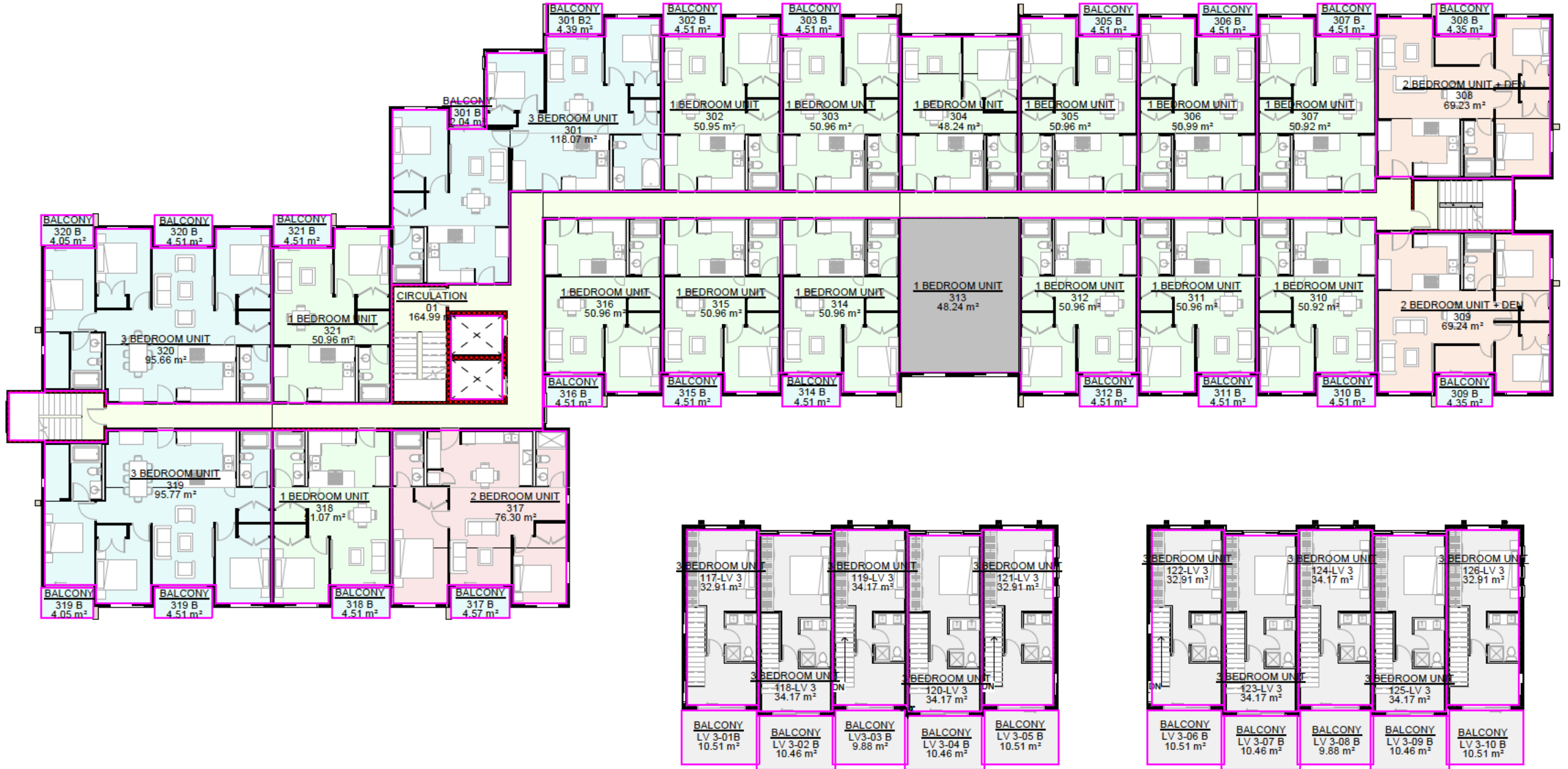
Date (YYYY-MM-DD)	Description

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**UNITS**

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM UNIT + DEN
- 3 BEDROOM UNIT
- BALCONY
- CIRCULATION



**Level 3**  
SCALE: 1 : 125

AREA (Gross Building) Level 3			AREA (Gross Building) Level 3		
Number	Name	Area	Number	Name	Area
117-LV 3	3 BEDROOM UNIT	354 ft²	307	1 BEDROOM UNIT	548 ft²
118-LV 3	3 BEDROOM UNIT	368 ft²	308	2 BEDROOM UNIT + DEN	745 ft²
119-LV 3	3 BEDROOM UNIT	368 ft²	309	2 BEDROOM UNIT + DEN	745 ft²
120-LV 3	3 BEDROOM UNIT	368 ft²	310	1 BEDROOM UNIT	548 ft²
121-LV 3	3 BEDROOM UNIT	354 ft²	311	1 BEDROOM UNIT	548 ft²
122-LV 3	3 BEDROOM UNIT	354 ft²	312	1 BEDROOM UNIT	548 ft²
123-LV 3	3 BEDROOM UNIT	368 ft²	313	1 BEDROOM UNIT	519 ft²
124-LV 3	3 BEDROOM UNIT	368 ft²	314	1 BEDROOM UNIT	549 ft²
125-LV 3	3 BEDROOM UNIT	368 ft²	315	1 BEDROOM UNIT	549 ft²
126-LV 3	3 BEDROOM UNIT	354 ft²	316	1 BEDROOM UNIT	548 ft²
301	3 BEDROOM UNIT	1271 ft²	317	2 BEDROOM UNIT	821 ft²
302	1 BEDROOM UNIT	548 ft²	318	1 BEDROOM UNIT	550 ft²
303	1 BEDROOM UNIT	548 ft²	319	3 BEDROOM UNIT	1031 ft²
304	1 BEDROOM UNIT	519 ft²	320	3 BEDROOM UNIT	1030 ft²
305	1 BEDROOM UNIT	548 ft²	321	1 BEDROOM UNIT	548 ft²
306	1 BEDROOM UNIT	549 ft²	31		17436 ft²
			Grand total:	31	17436 ft²

Plot Date: 2024-06-13 2:11:51 PM X:\2300\_Projects\2306\_718 North Road, Gibsons, BCDrawings\01 In Progress\2306\_07\_MAIN\_RZ\_718 North Road, Gibsons.rvt

Project: 2306  
Owner: [REDACTED]  
718 North Road, Gibsons, BC

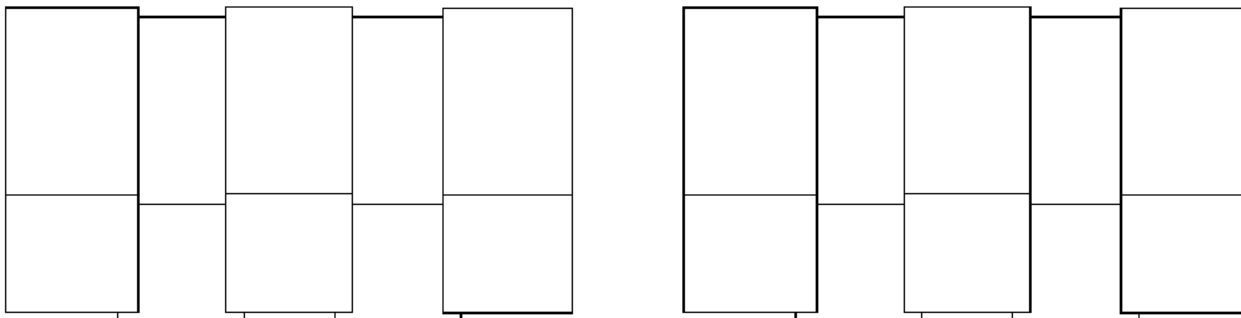
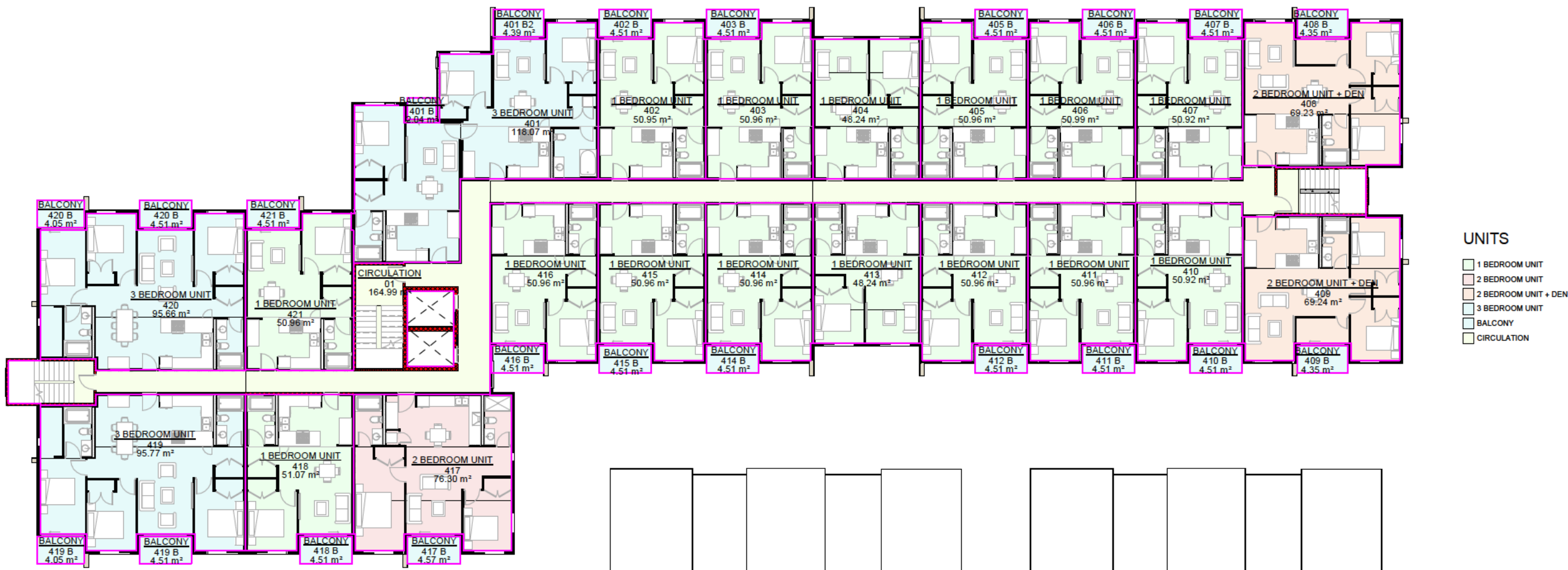
Drawing: AREA PLAN LEVEL 4

Project Status: Development Permit  
SUBMISSION

Date (YYYY-MM-DD)	Description

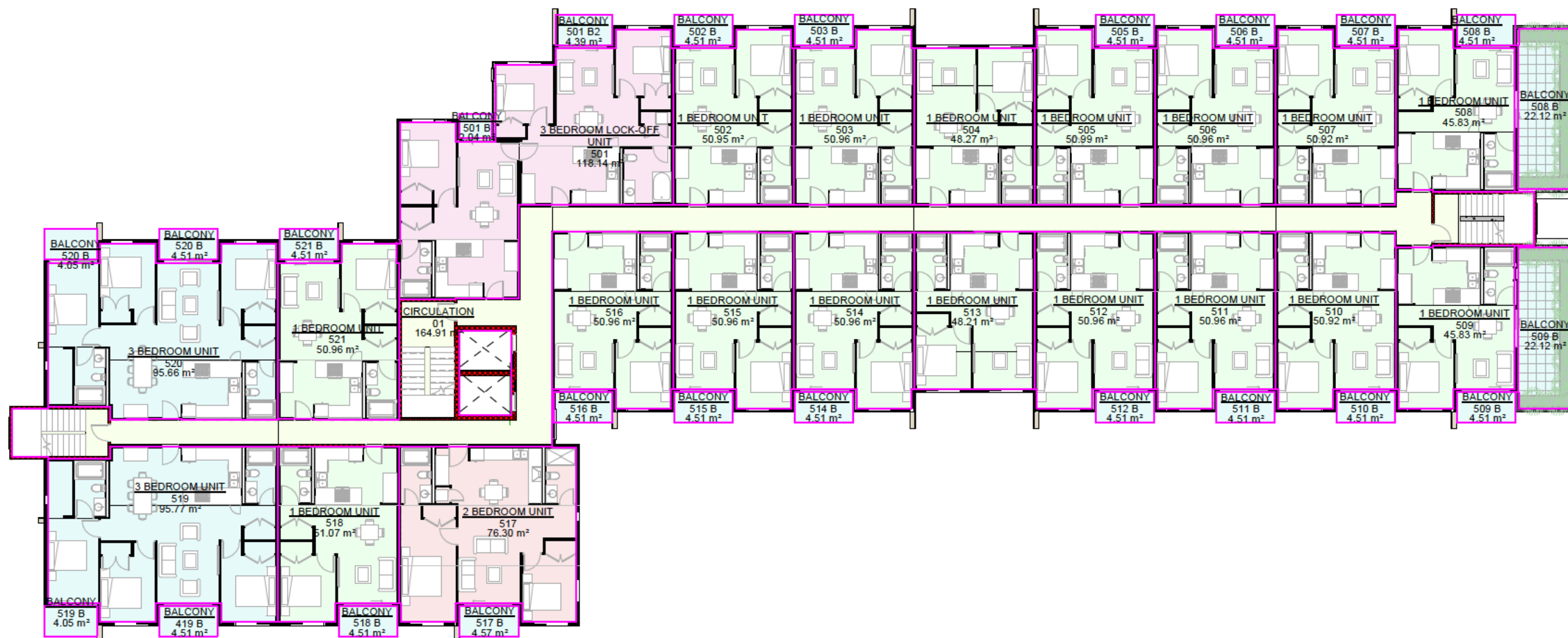
REVISION		
No.	Date	Description

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Level 4  
SCALE: 1 : 125

AREA (Gross Building) Level 4			AREA (Gross Building) Level 4		
Number	Name	Area	Number	Name	Area
401	3 BEDROOM UNIT	1271 ft²	412	1 BEDROOM UNIT	548 ft²
402	1 BEDROOM UNIT	548 ft²	413	1 BEDROOM UNIT	519 ft²
403	1 BEDROOM UNIT	548 ft²	414	1 BEDROOM UNIT	549 ft²
404	1 BEDROOM UNIT	519 ft²	415	1 BEDROOM UNIT	549 ft²
405	1 BEDROOM UNIT	548 ft²	416	1 BEDROOM UNIT	548 ft²
406	1 BEDROOM UNIT	549 ft²	417	2 BEDROOM UNIT	821 ft²
407	1 BEDROOM UNIT	548 ft²	418	1 BEDROOM UNIT	550 ft²
408	2 BEDROOM UNIT + DEN	745 ft²	419	3 BEDROOM UNIT	1031 ft²
409	2 BEDROOM UNIT + DEN	745 ft²	420	3 BEDROOM UNIT	1030 ft²
410	1 BEDROOM UNIT	548 ft²	421	1 BEDROOM UNIT	548 ft²
411	1 BEDROOM UNIT	548 ft²	21		13813 ft²
Grand total: 21			13813 ft²		



- UNITS**
- 1 BEDROOM UNIT
  - 2 BEDROOM UNIT
  - 3 BEDROOM LOCK-OFF UNIT
  - 3 BEDROOM UNIT
  - BALCONY
  - CIRCULATION

**Level 5**  
SCALE: 1 : 125

AREA (Gross Building) Level 5		
Number	Name	Area
501	3 BEDROOM LOCK-OFF UNIT	1272 ft²
502	1 BEDROOM UNIT	548 ft²
503	1 BEDROOM UNIT	548 ft²
504	1 BEDROOM UNIT	520 ft²
505	1 BEDROOM UNIT	549 ft²
506	1 BEDROOM UNIT	548 ft²
507	1 BEDROOM UNIT	548 ft²
508	1 BEDROOM UNIT	493 ft²
509	1 BEDROOM UNIT	493 ft²
510	1 BEDROOM UNIT	548 ft²
511	1 BEDROOM UNIT	548 ft²

AREA (Gross Building) Level 5		
Number	Name	Area
512	1 BEDROOM UNIT	548 ft²
513	1 BEDROOM UNIT	519 ft²
514	1 BEDROOM UNIT	549 ft²
515	1 BEDROOM UNIT	549 ft²
516	1 BEDROOM UNIT	548 ft²
517	2 BEDROOM UNIT	821 ft²
518	1 BEDROOM UNIT	550 ft²
519	3 BEDROOM UNIT	1031 ft²
520	3 BEDROOM UNIT	1030 ft²
521	1 BEDROOM UNIT	548 ft²
21		13310 ft²
Grand total: 21		13310 ft²

Project: 2306  
Owner: [REDACTED]  
718 North Road, Gibsons, BC

Drawing: AREA PLAN LEVEL 5

Project Status: Development Permit SUBMISSION

Date (YYYY-MM-DD)	Description

REVISION		
No.	Date	Description

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Scale: 1 : 125 DWG. NO: **A404**

Project: 2306  
Owner: XXXXXXXXXX  
718 North Road, Gibsons, BC

Drawing: AREA PLAN LEVEL 6

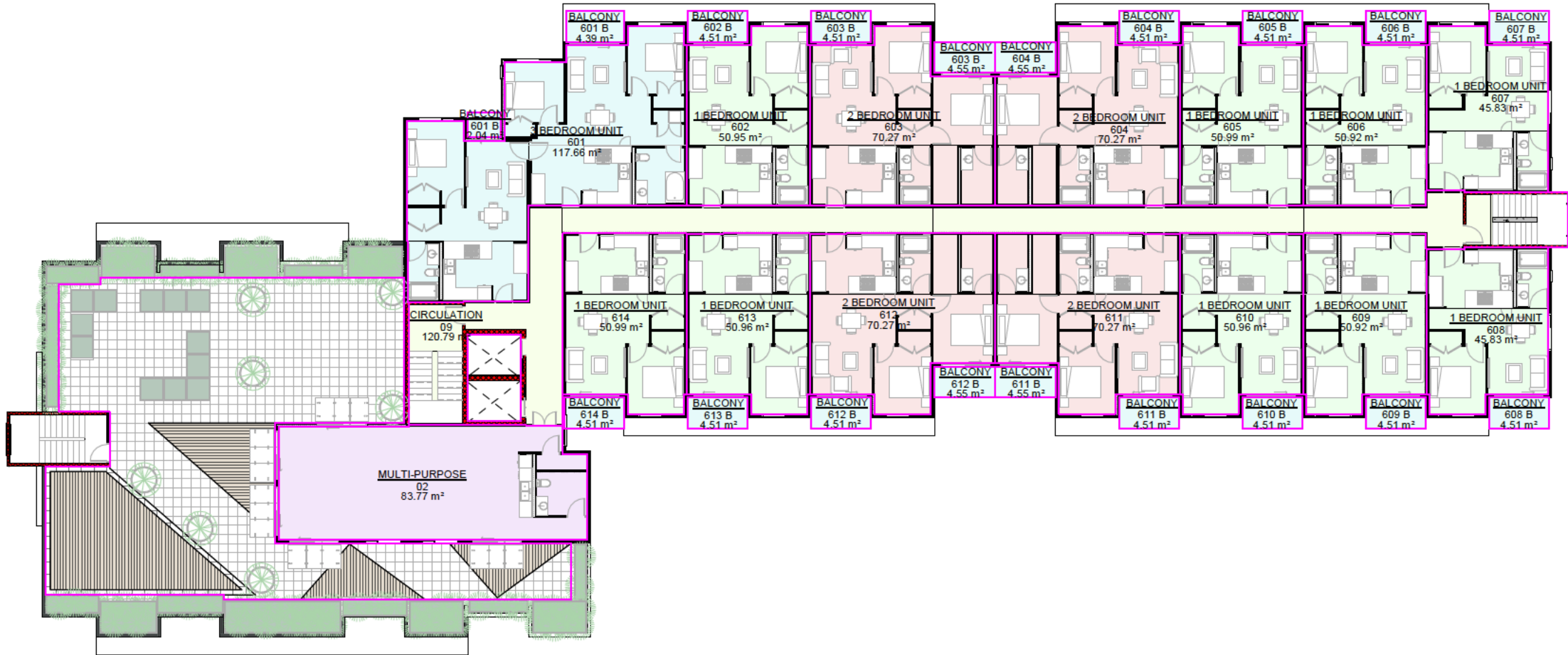
Project Status: Development Permit

SUBMISSION	
Date (YYYY-MM-DD)	Description

REVISION

No.	Date	Description

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- UNITS**
- 1 BEDROOM UNIT
  - 2 BEDROOM UNIT
  - 3 BEDROOM UNIT
  - BALCONY
  - CIRCULATION
  - MULTI-PURPOSE

**Level 6**  
SCALE: 1 : 125

AREA (Gross Building) Level 6			AREA (Gross Building) Level 6		
Number	Name	Area	Number	Name	Area
601	3 BEDROOM UNIT	1266 ft²	609	1 BEDROOM UNIT	548 ft²
602	1 BEDROOM UNIT	548 ft²	610	1 BEDROOM UNIT	548 ft²
603	2 BEDROOM UNIT	756 ft²	611	2 BEDROOM UNIT	756 ft²
604	2 BEDROOM UNIT	756 ft²	612	2 BEDROOM UNIT	756 ft²
605	1 BEDROOM UNIT	549 ft²	613	1 BEDROOM UNIT	549 ft²
606	1 BEDROOM UNIT	548 ft²	614	1 BEDROOM UNIT	549 ft²
607	1 BEDROOM UNIT	493 ft²	14		9118 ft²
608	1 BEDROOM UNIT	493 ft²	Grand total: 14		9118 ft²

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505  
Email: office@MMArchitects.com



NORTH WEST VIEW FROM NORTH ROAD



SOUTH WEST VIEW FROM NORTH ROAD



VIEW FROM NORTH ROAD



VIEW FROM NORTH ROAD

Project:  
**2306**  
Owner:  
[Redacted]  
718 North Road, Gibsons, BC

Drawing:  
**RENDERED VIEWS**

Project Status:  
**Development Permit**

SUBMISSION	
Date	Description
(YYYY-MM-DD)	

REVISION		
No.	Date	Description

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Scale: \_\_\_\_\_ DWG. NO: **A700**

Plot Date: 2024-06-13 2:12:20 PM X:\2300\_P\Projects\2306\_718 North Road, Gibsons, BC\Drawings\01 In Progress\2306\_07\_MAIN\_RZ\_718 North Road, Gibsons.rvt





DEVELOPMENT ENTRY FROM NORTH ROAD



ROOFTOP AMENITY VIEW FROM SOUTH EAST CORNER



OUTDOOR DAYCARE VIEW FROM NORTH EAST CORNER



OUTDOOR DAYCARE VIEW FROM SOUTH EAST CORNER

Project:  
**2306**

Owner:  
[Redacted]  
718 North Road, Gibsons, BC

Drawing:  
**RENDERED VIEWS**

Project Status:  
**Development Permit**

SUBMISSION	
Date	Description
(YYYY-MM-DD)	

REVISION		
No.	Date	Description

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1645 West 5th Avenue  
Vancouver, BC V6J 1N5  
Tel: (604) 872-2595 Fax: (604) 872-2505  
Email: office@AMArchitects.com

Project:  
2306  
Owner:  
718 North Road, Gibsons, BC

Drawing:  
**SPATIAL SEPARATION DESIGN**  
Project Status:  
**Development Permit**

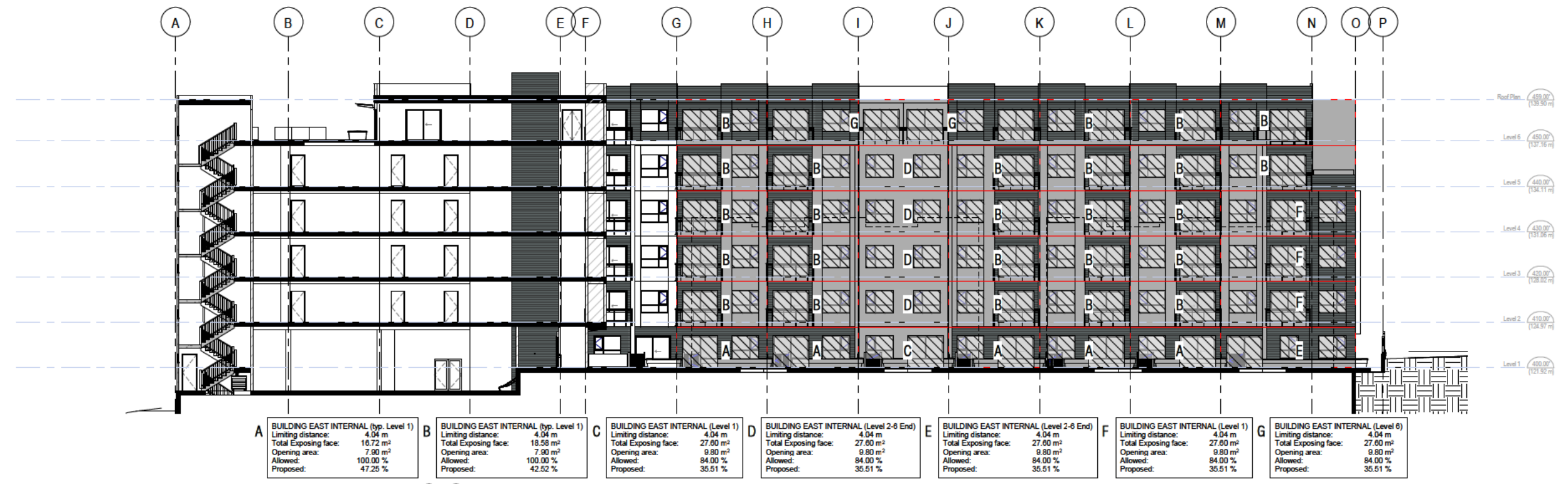
SUBMISSION	
Date (YYYY-MM-DD)	Description

REVISION		
No.	Date	Description

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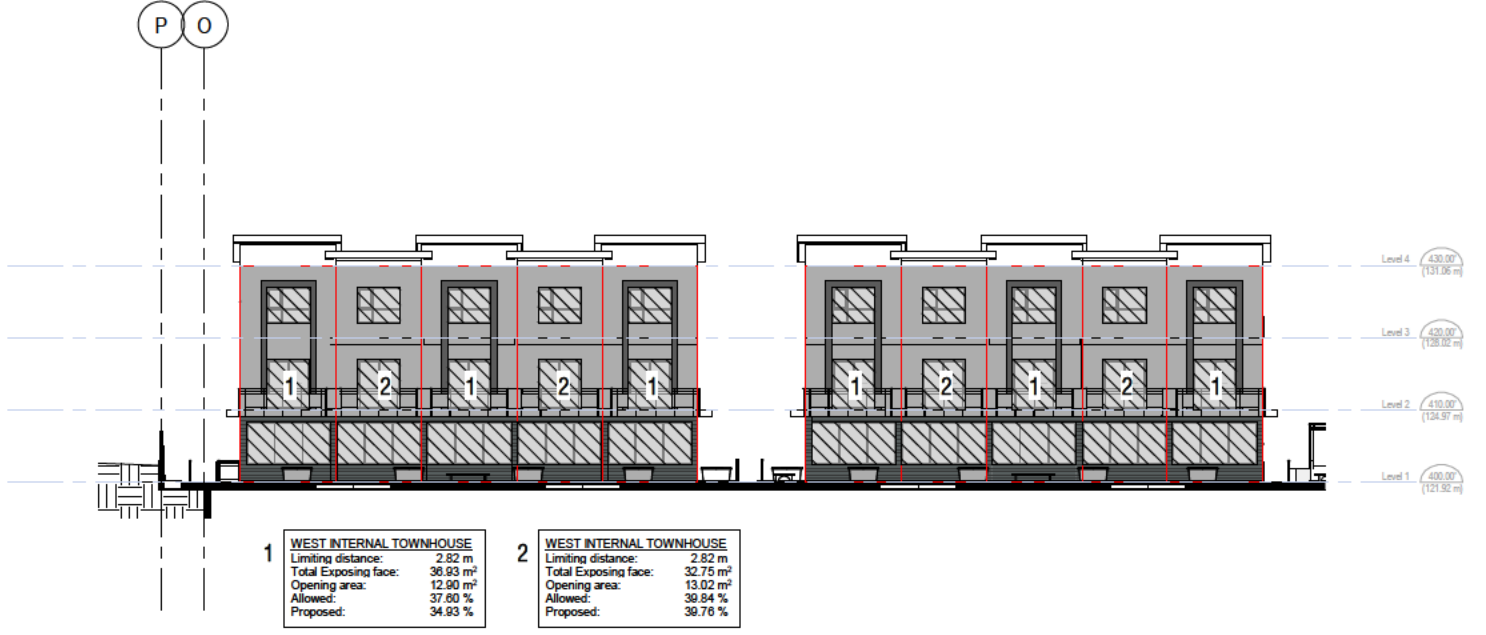
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DWG. NO:  
**A800**

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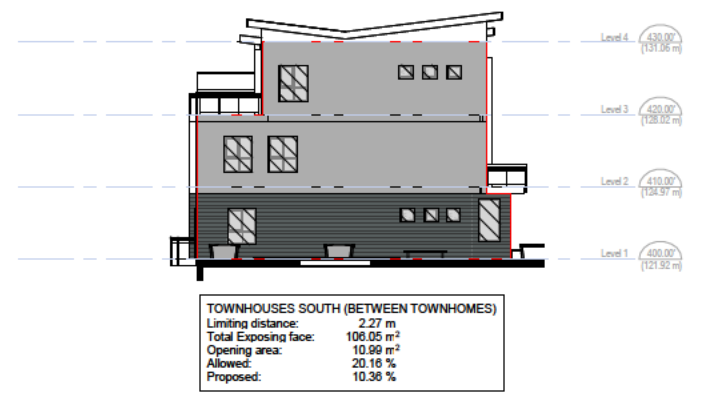


<b>A</b> BUILDING EAST INTERNAL (tp. Level 1) Limiting distance: 4.04 m Total Exposing face: 16.72 m <sup>2</sup> Opening area: 7.90 m <sup>2</sup> Allowed: 100.00 % Proposed: 47.25 %	<b>B</b> BUILDING EAST INTERNAL (tp. Level 1) Limiting distance: 4.04 m Total Exposing face: 18.58 m <sup>2</sup> Opening area: 7.90 m <sup>2</sup> Allowed: 100.00 % Proposed: 42.52 %	<b>C</b> BUILDING EAST INTERNAL (Level 1) Limiting distance: 4.04 m Total Exposing face: 27.60 m <sup>2</sup> Opening area: 9.80 m <sup>2</sup> Allowed: 84.00 % Proposed: 35.51 %	<b>D</b> BUILDING EAST INTERNAL (Level 2-6 End) Limiting distance: 4.04 m Total Exposing face: 27.60 m <sup>2</sup> Opening area: 9.80 m <sup>2</sup> Allowed: 84.00 % Proposed: 35.51 %	<b>E</b> BUILDING EAST INTERNAL (Level 2-6 End) Limiting distance: 4.04 m Total Exposing face: 27.60 m <sup>2</sup> Opening area: 9.80 m <sup>2</sup> Allowed: 84.00 % Proposed: 35.51 %	<b>F</b> BUILDING EAST INTERNAL (Level 1) Limiting distance: 4.04 m Total Exposing face: 27.60 m <sup>2</sup> Opening area: 9.80 m <sup>2</sup> Allowed: 84.00 % Proposed: 35.51 %	<b>G</b> BUILDING EAST INTERNAL (Level 6) Limiting distance: 4.04 m Total Exposing face: 27.60 m <sup>2</sup> Opening area: 9.80 m <sup>2</sup> Allowed: 84.00 % Proposed: 35.51 %
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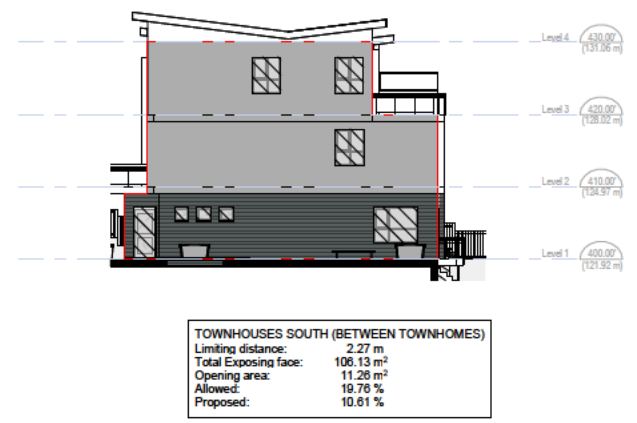
CALCULATION OF EXPOSING BUILDING FACE  
BASED ON BCBC 2018 TABLE 3.2.3.1.D.  
SEE LIMITING DISTANCES ON PLAN A100



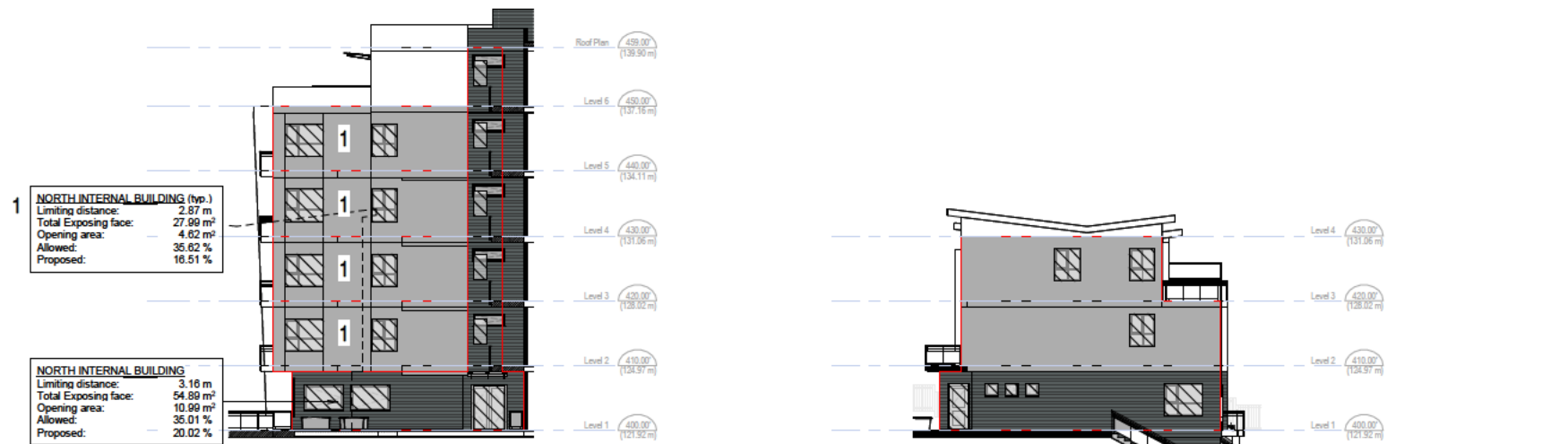
<b>1</b> WEST INTERNAL TOWNHOUSE Limiting distance: 2.82 m Total Exposing face: 36.93 m <sup>2</sup> Opening area: 12.90 m <sup>2</sup> Allowed: 37.60 % Proposed: 34.93 %	<b>2</b> WEST INTERNAL TOWNHOUSE Limiting distance: 2.82 m Total Exposing face: 32.75 m <sup>2</sup> Opening area: 13.02 m <sup>2</sup> Allowed: 39.84 % Proposed: 39.76 %
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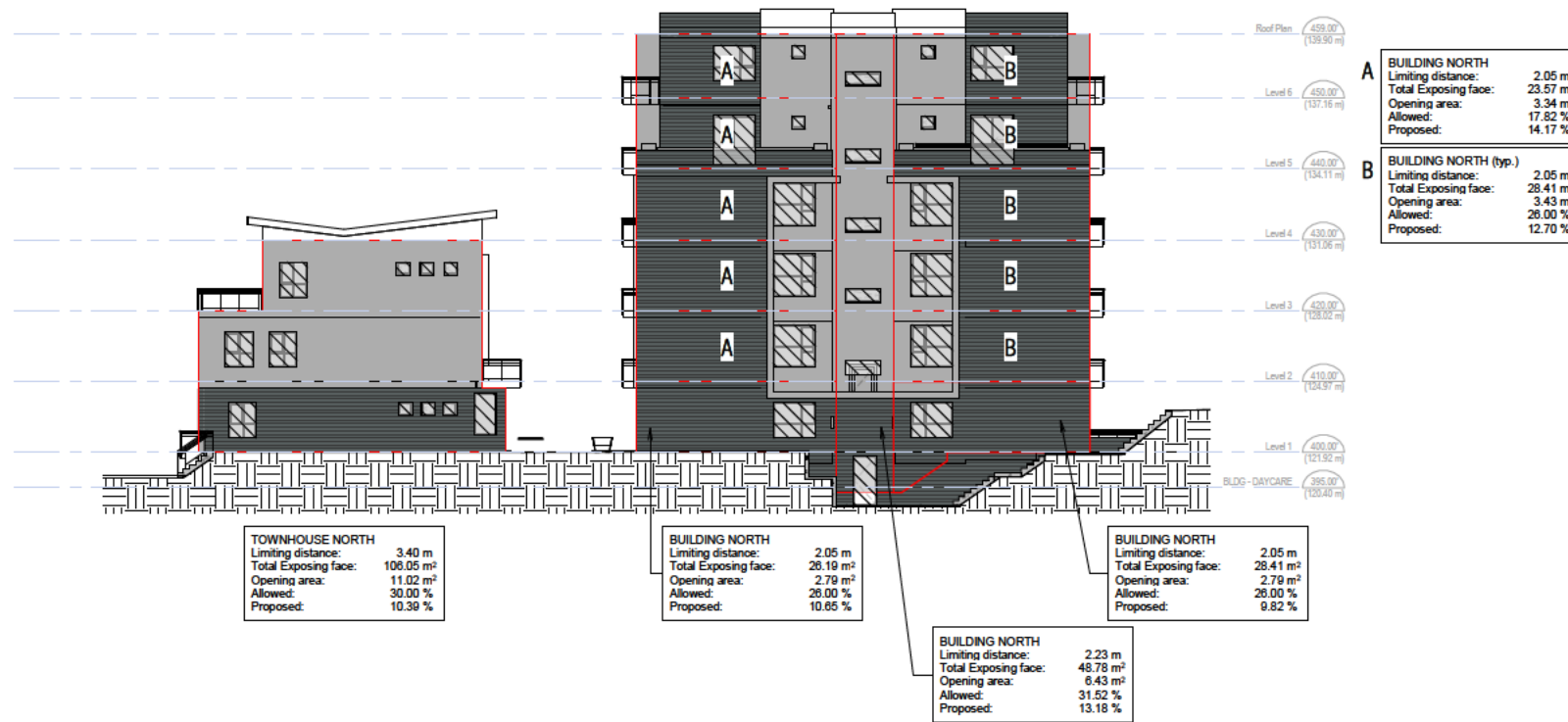
<b>TOWNHOUSES SOUTH (BETWEEN TOWNHOMES)</b> Limiting distance: 2.27 m Total Exposing face: 106.05 m <sup>2</sup> Opening area: 10.99 m <sup>2</sup> Allowed: 20.16 % Proposed: 10.36 %
---



<b>TOWNHOUSES SOUTH (BETWEEN TOWNHOMES)</b> Limiting distance: 2.27 m Total Exposing face: 106.13 m <sup>2</sup> Opening area: 11.26 m <sup>2</sup> Allowed: 19.76 % Proposed: 10.61 %
---



CALCULATION OF EXPOSING BUILDING FACE  
BASED ON BCBC 2018 TABLE 3.2.3.1.D.  
SEE LIMITING DISTANCES ON PLAN A100



Project:  
2306  
Owner:  
718 North Road, Gibsons, BC

Drawing:  
**SPATIAL SEPARATION DESIGN**  
Project Status:  
**Development Permit**

SUBMISSION	
Date	Description
(YYYY-MM-DD)	

REVISION		
No.	Date	Description

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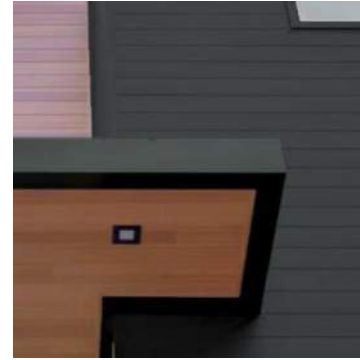
2. Horizontal Wood Siding - Colour: Cedar



i. Typical railing



1. Horizontal Wood Siding - Colour: White



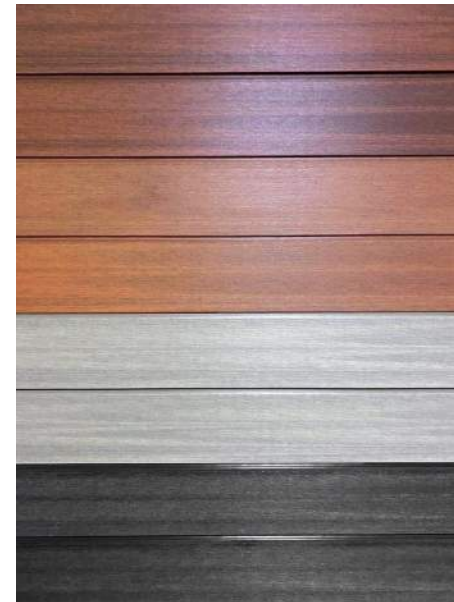
ii. Typical canopy and soffit



3. Horizontal Wood Siding - Colour: Iron Gray



4. South East corner rendering



5. Colour Palette

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505  
Email: office@AMArchitects.com

ANKENMAN MARCHAND

Project:  
2306

Owner:

718 North Road, Gibsons, BC

Drawing:

MATERIAL SAMPLE BOARD

Project Status:

Development Permit

SUBMISSION	
Date	Description
(YYYY-MM-DD)	

Date	Description
(YYYY-MM-DD)	

REVISION		
No.	Date	Description

No.	Date	Description
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Scale:

DWG. NO:

A900

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