BEWICKE & 15TH LIMITED PARTNERSHIP

705-717 W 15th Street, North Vancouver, B.C.

PROJECT TEAM

SHIFT ARCHITECTURE INC.

LANDSCAPE ARCHITECT

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OWNER/DEVELOPER

ARCHITECT





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No.	Date	Revision Notes
	2016/07/08	ISSUED FOR
$\overline{}$	2010/07/00	ISSULD I OIX

DEVELOPMENT PERMIT

14TH STREET W

Secure Bicycle Minimum Horizontal Maximum Vertical Required Lockers Short-term Bicycle Required Provided Required Provided Allowed Provided Required Provided Required Provided 89 95 40 55 31 21 18 19 6 6

 2
 2
 1
 1
 2
 6
 6

 91
 97
 41
 55
 32
 21
 18
 21
 12
 12

PROPERTY INFORMATION

Legal Description:	Zoning:	
Lots 12, 13 & 14 All of Block 9 District Lot 265, Plan 1406	Current: OCP Designation:	M-3 MU2

Civic Adresses:

Lot 12: 717 W 15th St.	North:	55.5 m (182.0 ft.)
Lot 13: 709 W 15th St.	East & West:	45.4 m (149.0 ft)
Lot 14: 705 W 15th St.	South:	54.5 m (178.7 ft.)

DESIGN RATIONALE

Project Description

The site consists of a parcel of three lots situated at the corner of W 15th Street and Bewicke Avenue. The bustling activity of Marine Drive lies three blocks to the South while lush greenways nearby frame the site area to the east and west. A steep slope along Bewicke Avenue cascades down towards Marine Drive and diagonally across the site, leveling out towards Mosquito Creek to the west.

The 2014 Official Community Plan allows for up to six storeys and 2.5 FSR on the site. As a result, the proposed development is a six-storey wood-frame mixed-use building with a 59-unit residential component partially seated atop a one-storey commercial podium. The proposed development fronts both W 15th Street and Bewicke Avenue in an L-shape, yielding a large courtyard to the South. Two levels of underground parking containing residential, commercial and visitor parking are accessed from the laneway.

Relationship to Context

The site's location marks a subtle transition between two distinct areas, bridging between a commercial zone along Marine Drive and a residential zone climbing the slope to the North. Direct frontage along Bewicke Avenue as it merges with Marine Drive fosters opportunities for commercial activity, yet the immediate residential context dictates a quieter, more sedentary occupancy. The commercial portion is designed to maximize flexibility in the division of units, and although it is unlikely a purely retail use would gather enough economic support in the area, office uses with small pockets of specific community-based retail could thrive.

Akin to nearby developments, the building embraces North Vancouver's natural setting through access to a common courtyard and amenity patio space. Additionally, each of the residential units have incomparable outdoor views and spaces on large private balconies or roof decks. Ground level units have front yards and entries that directly access the street, echoing the pedestrian-friendly openness of the surrounding townhomes and single-family homes.

Building Massing

Massing of the building has been carefully considered to respond to the diverse residential context and large grade changes across the site. The building is composed of three distinct elements: a strong commercial base facing Bewicke, a four-storey articulated residential podium, and a quieter six-storey residential mass that steps back on all sides. At Bewicke Avenue, the mass is concentrated towards the main intersection and steps down to respect the scale of adjacent buildings. The first level facing Bewicke is buried due to a storey of grade change across the site, reducing the building to five storeys above grade. The single-family houses sitting high on the slope across Bewicke are met with a single storey of commercial and two storeys of residential. Towards the south and west, increased setbacks at the upper storeys reduces the mass to four storeys to match the neighbouring three- to four-storey developments.

PROJECT STATISTICS

Unit Distribution

Commercial Count

Residential Count

Zoning Calcu	ulations										
Site Area						FSR					
Existing	26,873.0	sq. ft.	or	2,496.5	sq. m.	Allowable	2.5		Allowable	67,182.5 s	q. ft.
						Proposed	2.5		Proposed	67,168.0 s	q. ft.
Lot Coverage					Percent	Amenity I	Exclusion		Lobby Exclu	sion	
Allowable	18,811.1	sq. ft.			70.0%	Allowable	2,000	sq. ft.	Allowable	6,879 s	q. ft.
Proposed	13,922.0	sq. ft.			51.8%	Proposed	858.0	sq. ft.	Proposed	442.0 s	q. ft.
Setbacks		North	South	East	West	Building I	Height				
Allowable		-	-	-	-	Allowable	6 Stories	and	N/A ft	t or	N/A m
Proposed		3.66m	3.05m	0.00m	4.57m	Proposed	6 Stories	and	63.49 ft	t or	19.35 m
							EXCILIS	SIONS		1	

							EXCL	USIONS			
Area Summary	Units	Residential Area	Commercial Area	Gross Area	Amenity	Lobby	Walls	Level 2 Adaptable Unit	Storage Rooms	Total Exclusions	FSR AREA
Level 1	8	6,855.8		9,204.0	858.0			40.0		898.0	8,306.0 sq. ft.
Level 2	12	7,957.1	4,188.0	13,922.0		442.0		40.0		482.0	13,440.0 sq. ft.
Level 3	14	11,818.1		13,154.0				60.0		60.0	13,094.0 sq. ft.
Level 4	14	11,818.1		13,154.0				60.0		60.0	13,094.0 sq. ft.
Level 5	7	8,452.0		9,677.0				60.0		60.0	9,617.0 sq. ft.
Level 6	7	8,526.0		9,677.0				60.0		60.0	9,617.0 sq. ft.
Totals	62	55,427.0	4,188.0	68,788.0	858.0	442.0		320.0		1,620.0	67,168.0 sq. ft.

Adaptable Units

Adaptable Ratio

												UNIT	COUNT AND	AREAS PER	FLOOR											
UNIT	UNIT INF	ORMATION		LEVEL 1			LEVEL 2			LEVEL 3			LEVEL 4			LEVEL 5			LEVEL 6		UNITS SU	JMMARY	ADAPT. COUNT	BEDS	TOTAL	UNIT
TYPE	UNIT	ADAPTABLE	COUNT	AREA	ADAPT.	COUNT	AREA	ADAPT.	COUNT	AREA	ADAPT.	COUNT	AREA	ADAPT.	COUNT	AREA	ADAPT.	COUNT	AREA	ADAPT.	TOTAL	AREA			BEDS	RATIO
	AREA	LEVEL			COUNT			COUNT			COUNT			COUNT			COUNT			COUNT						
CRU1	1594	1				1	1594														1	1,594				1.6%
CRU2	1622	1				1	1622														1	1,622				1.6%
CRU3	972	1				1	972						-								1	972				1.6%
A1	655	2	2	1309	2	2	1309	2	2	1309	2	2	1309	2							8	5,236	8	1	8	12.9%
A2	629	1							2	1257		2	1257								4	2,514		1	4	6.5%
A3	605	1							1	605		1	605								2	1,210		1	2	3.2%
A4	794	1	1	794																	1	794		1	1	1.6%
B1	1014	1	2	2028		2	2028		2	2028		2	2028								8	8,112		2	16	12.9%
B2	915	1	2	1830		2	1830		2	1830		2	1830								8	7,319		2	16	12.9%
B3	912	1		,					1	912		1	912								2	1,824		2	4	3.2%
B4	897	1				1	897		1	897		1	897								3	2,691		2	6	4.8%
B5	920	1				1	920		1	920		1	920		1	920					4	3,680		2	8	6.5%
B5b	920	1																1	920		1	920		2	2	1.6%
В6	973	1				1	973		1	973		1	973								3	2,920		2	6	4.8%
B7	895	1	1	895																	1	895		2	2	1.6%
B8	1087	2							1	1087	1	1	1087	1	1	1087	1				3	3,261	3	2	6	4.8%
B8b	1087	2																1	1087	1	1	1,087	1	2	2	1.6%
В9	1117	1													1	1117					1	1,117		2	2	1.6%
B9b	1117	1																1	1117		1	1,117		2	2	1.6%
B10	1243	2		,											1	1243	1				1	1,243	1	2	2	1.6%
B10b	1243	2																1	1243	1	1	1,243	1	2	2	1.6%
C1	1210	1													1	1210					1	1,210		2	2	1.6%
C1b	1284	1																1	1284		1	1,284		2	2	1.6%
C2	1449	2		1											1	1449	1				1	1,449	1	3	3	1.6%
C2b	1449	2																1	1449	1	1	1,449	1	3	3	1.6%
C3	1426	1													1	1426					1	1,426		3	3	1.6%
C3b	1426	1																1	1426		1	1,426		3	3	1.6%
			8	6856	2	12	12145	2	14	11818	3	14	11818	3	7	8452	3	7	8526	3	62	59,615	16		107	100.0%
PROJECT	TOTALS																									

Gross Area

68,788 sq. ft.

Saleable Area

59,615 sq. ft.

Building Efficiency

Total Beds

Parking Summary

BICYCLE PARKING

Residential

Commercial

VEHICLE PARKING & LOADING

DRAWING LIST

No.	Drawing Name
A0.00	COVER SHEET
A0.01	DESIGN RATIONALE
A0.02	SUSTAINABILITY STATEMENT
A0.03	SITE CONTEXT
A0.04	AERIAL VIEWS
A0.05	PERSPECTIVES
A0.06	SHADOW STUDIES
A0.07	UNIT AREAS
A1.01	SITE PLAN
A2.01	LEVEL P2 PLAN
A2.02	LEVEL P1 PLAN
A2.20	PARKADE SECTIONS
A3.01	LEVEL 1 PLAN
A3.02	LEVEL 2 PLAN
A3.03	LEVEL 3 PLAN
A3.04	LEVEL 4 PLAN
A3.05	LEVEL 5 PLAN
A3.06	LEVEL 6 PLAN
A3.07	ROOF PLAN
A4.00	STREETSCAPES
A4.01	ELEVATIONS
A4.02	ELEVATIONS
A5.00	SITE SECTIONS
A5.01	BUILDING SECTIONS
A5.02	BUILDING SECTIONS
A5.03	BUILDING SECTIONS
A6.01	UNIT PLANS - A1, A2, A3, A4, B1 & B2
A6.02	UNIT PLANS - B3, B4, B5, B5b, B6 & B7
A6.03	UNIT PLANS - B8, B8b, B9 & B9b
A6.04	UNIT PLANS - B10, B10b, C1 & C1b
A6.05	UNIT PLANS - C2, C2b, C3 & C3b
FSR3.00	FSR SUMMARY
FSR3.01	FSR OVERLAY L1
FSR3.02	FSR OVERLAY L2
FSR3.03	FSR OVERLAY L3
FSR3.04	FSR OVERLAY L4
FSR3.05	FSR OVERLAY L5
FSR3.06	FSR OVERLAY L6
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SITE CONTEXT A AERIAL VIEWS PERSPECTIVES SHADOW STUDIES UNIT AREAS III SITE PLAN LEVEL P2 PLAN LEVEL P1 PLAN LEVEL P1 PLAN LEVEL 2 PLAN LEVEL 2 PLAN LEVEL 2 PLAN LEVEL 3 PLAN LEVEL 3 PLAN LEVEL 4 PLAN LEVEL 6 PLAN STREETSCAPES LEVEL 6 PLAN STREETSCAPES LEVATIONS SITE SECTIONS UNIT PLANS - A1, A2, A3, A4, B1 & B2 UNIT PLANS - B8, B8b, B9 & B9b UNIT PLANS - B10, B10b, C1 & C1b UNIT PLANS - C2, C2b, C3 & C3b SFR OVERLAY L2 3.00 FSR OVERLAY L3 3.04 FSR OVERLAY L4 3.05 FSR OVERLAY L5	· -	
AERIAL VIEWS PERSPECTIVES SHADOW STUDIES UNIT AREAS SITE PLAN LEVEL P2 PLAN LEVEL P1 PLAN LEVEL P1 PLAN LEVEL 1 PLAN LEVEL 1 PLAN LEVEL 2 PLAN LEVEL 2 PLAN LEVEL 3 PLAN LEVEL 4 PLAN LEVEL 5 PLAN LEVEL 6 PLAN LEVEL 6 PLAN STREETSCAPES LEVATIONS LEVATIONS LEVATIONS LEVATIONS LEVATIONS LEVENORS LEVATIONS LEVEL SECTIONS LEVATIONS LEVEL SECTIONS LEVEL SE)2	SUSTAINABILITY STATEMENT
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SHADOW STUDIES UNIT AREAS SITE PLAN LEVEL P2 PLAN LEVEL P1 PLAN LEVEL P1 PLAN LEVEL 1 PLAN LEVEL 1 PLAN LEVEL 2 PLAN LEVEL 2 PLAN LEVEL 3 PLAN LEVEL 4 PLAN LEVEL 6 PLAN STREETSCAPES LEVATIONS LEVENTONS SITE SECTIONS BUILDING SECTIONS UNIT PLANS - A1, A2, A3, A4, B1 & B2 UNIT PLANS - B8, B8, B9 & B9b UNIT PLANS - B10, B10b, C1 & C1b UNIT PLANS - C2, C2b, C3 & C3b SSR OVERLAY L1 SSR OVERLAY L1 SSR OVERLAY L5 SSR OVERLAY L5 SSR OVERLAY L6)4	AERIAL VIEWS
17 UNIT AREAS 11 SITE PLAN 12 LEVEL P2 PLAN 13 LEVEL P1 PLAN 14 LEVEL 1 PLAN 15 LEVEL 2 PLAN 16 LEVEL 2 PLAN 17 ROOF PLAN 18 LEVEL 5 PLAN 19 LEVEL 6 PLAN 19 LEVEL 6 PLAN 10 STREETSCAPES 10 ELEVATIONS 10 SITE SECTIONS 11 BUILDING SECTIONS 12 BUILDING SECTIONS 13 BUILDING SECTIONS 14 UNIT PLANS - A1, A2, A3, A4, B1 & B2 15 UNIT PLANS - B8, B8b, B9 & B9b 16 UNIT PLANS - B10, B10b, C1 & C1b 17 SR OVERLAY L1 18 SR OVERLAY L2 18 SR OVERLAY L4 18 SF OVERLAY L5 18 SR OVERLAY L6 19 FSR OVERLAY L6)5	PERSPECTIVES
11 SITE PLAN 12 LEVEL P2 PLAN 13 LEVEL P1 PLAN 14 LEVEL 2 PLAN 15 LEVEL 2 PLAN 16 LEVEL 3 PLAN 17 ROOF PLAN 18 STREETSCAPES 19 ELEVATIONS 19 BUILDING SECTIONS 10 BUILDING SECTIONS 10 BUILDING SECTIONS 11 BUILDING SECTIONS 12 BUILDING SECTIONS 13 BUILDING SECTIONS 14 UNIT PLANS - 81, 84, 85, 85b, 86 & B7 15 UNIT PLANS - 810, B10b, C1 & C1b 16 UNIT PLANS - 810, B10b, C1 & C1b 17 STR OVERLAY L1 18 STR OVERLAY L2 18 STR OVERLAY L4 18 STR OVERLAY L6 18 STR OVERLAY L6 19 STR OVERLAY L6)6	SHADOW STUDIES
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LEVEL 2 PLAN LEVEL 3 PLAN LEVEL 4 PLAN LEVEL 4 PLAN LEVEL 5 PLAN LEVEL 6 PLAN ROOF PLAN STREETSCAPES LEVATIONS LEVEL 10NS	20	PARKADE SECTIONS
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LEVEL 4 PLAN LEVEL 5 PLAN LEVEL 6 PLAN LEVEL 7 PLAN LEVEL)2	LEVEL 2 PLAN
LEVEL 5 PLAN LEVEL 6 PLAN LEVEL)3	LEVEL 3 PLAN
166 LEVEL 6 PLAN 177 ROOF PLAN 180 STREETSCAPES 181 ELEVATIONS 182 ELEVATIONS 180 SITE SECTIONS 181 BUILDING SECTIONS 182 BUILDING SECTIONS 183 BUILDING SECTIONS 184 UNIT PLANS - A1, A2, A3, A4, B1 & B2 185 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 185 UNIT PLANS - B8, B8b, B9 & B9b 186 UNIT PLANS - B10, B10b, C1 & C1b 187 UNIT PLANS - C2, C2b, C3 & C3b 188 SOURCE STORMARY 188 SOURCE STORMARY 189 SOURCE STORMARY 189 SOURCE STORMARY 180 STREETSCAPES 180 STREETSCAPES 180 UNIT PLANS - B2, B5b, B6 & B7 180 UNIT PLANS - C2, C2b, C3 & C3b 180 STREETSCAPES 180 STREETSCAPES 180 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 180 UNIT PLANS - C2, C2b, C3 & C3b 180 STREETSCAPES 180 UNIT PLANS - C2, C2b, C3 & C3b 180 STREETSCAPES 180 UNIT PLANS - C2, C2b, C3 & C3b 180 STREETSCAPES 180 UNIT PLANS - B2, B5b, B6 & B7 180 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 180 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 180 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 180 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 180 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 180 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 180 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 180 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 180 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 180 UNIT PLANS - B10, B10b, C1 & C1b 180 UNIT PLANS - B10, B10b, C1 & C1b 180 UNIT PLANS - B10, B10b, C1 & C1b 180 UNIT PLANS - B10, B10b, C1 & C1b 180 UNIT PLANS - B10, B10b, C1 & C1b 180 UNIT PLANS - B10, B10b, C1 & C1b 180 UNIT PLANS - B10, B10b, C1 & C1b 180 UNIT PLANS - B10, B10b, C1 & C1b 180 UNIT PLANS - B10b, B10b, C1 & C1b 180 UNIT PLANS - B10b, B10b, C1 & C1b 180 UNIT PLANS - B10b, B10b, C1 & C1b 180 UNIT PLANS - B10b, B10b, C1 & C1b 180 UNIT PLANS - B10b, B10b, C1 & C1b 180 UNIT PLANS - B10b, B10b, C1 & C1b 180 UNIT PLANS - B10b, B1)4	LEVEL 4 PLAN
ROOF PLAN STREETSCAPES ELEVATIONS ELEVATIONS BUILDING SECTIONS BUILDING SECTIONS BUILDING SECTIONS UNIT PLANS - A1, A2, A3, A4, B1 & B2 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 UNIT PLANS - B10, B10b, C1 & C1b UNIT PLANS - C2, C2b, C3 & C3b SFR SUMMARY SOLUTIONS STREETSCAPES STREE)5	LEVEL 5 PLAN
STREETSCAPES ELEVATIONS ELEVATIONS SITE SECTIONS BUILDING SECTIONS BUILDING SECTIONS UNIT PLANS - A1, A2, A3, A4, B1 & B2 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 UNIT PLANS - B10, B10b, C1 & C1b UNIT PLANS - C2, C2b, C3 & C3b SSR SUMMARY SOLUTION	06	LEVEL 6 PLAN
ELEVATIONS)7	ROOF PLAN
ELEVATIONS SITE SECTIONS BUILDING SECTIONS BUILDING SECTIONS BUILDING SECTIONS UNIT PLANS - A1, A2, A3, A4, B1 & B2 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 UNIT PLANS - B8, B8b, B9 & B9b UNIT PLANS - B10, B10b, C1 & C1b UNIT PLANS - C2, C2b, C3 & C3b SOUNT PLANS - C2, C2b, C3 & C3b SOUNT PLANS - C3, C2b, C3 & C3b SOUNT PLANS - C4, C5 & C5	00	STREETSCAPES
SITE SECTIONS BUILDING SECTIONS BUILDING SECTIONS BUILDING SECTIONS UNIT PLANS - A1, A2, A3, A4, B1 & B2 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 UNIT PLANS - B8, B8b, B9 & B9b UNIT PLANS - B10, B10b, C1 & C1b UNIT PLANS - C2, C2b, C3 & C3b SOUNT PLANS - C5, C2b, C3 & C3b SOUNT PLANS - C5)1	ELEVATIONS
BUILDING SECTIONS BUILDING SECTIONS BUILDING SECTIONS UNIT PLANS - A1, A2, A3, A4, B1 & B2 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 UNIT PLANS - B8, B8b, B9 & B9b UNIT PLANS - B10, B10b, C1 & C1b UNIT PLANS - C2, C2b, C3 & C3b SOUNT PLANS - C5, C5b SOUN)2	ELEVATIONS
BUILDING SECTIONS BUILDING SECTIONS UNIT PLANS - A1, A2, A3, A4, B1 & B2 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 UNIT PLANS - B8, B8b, B9 & B9b UNIT PLANS - B10, B10b, C1 & C1b UNIT PLANS - C2, C2b, C3 & C3b SR SUMMARY SOLUTION SPR OVERLAY L1 SOLUTION SPR OVERLAY L3 SOLUTION SPR OVERLAY L4 SOLUTION SPR OVERLAY L5 SOLUTION SPR OVERLAY L5 SOLUTION SPR OVERLAY L6	0	SITE SECTIONS
BUILDING SECTIONS UNIT PLANS - A1, A2, A3, A4, B1 & B2 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 UNIT PLANS - B8, B8b, B9 & B9b UNIT PLANS - B10, B10b, C1 & C1b UNIT PLANS - C2, C2b, C3 & C3b Solution FSR SUMMARY Solution FSR OVERLAY L1 Solution FSR OVERLAY L2 Solution FSR OVERLAY L4 Solution FSR OVERLAY L4 Solution FSR OVERLAY L5 Solution FSR OVERLAY L6)1	BUILDING SECTIONS
UNIT PLANS - A1, A2, A3, A4, B1 & B2 UNIT PLANS - B3, B4, B5, B5b, B6 & B7 UNIT PLANS - B8, B8b, B9 & B9b UNIT PLANS - B10, B10b, C1 & C1b UNIT PLANS - C2, C2b, C3 & C3b 3.00 FSR SUMMARY 3.01 FSR OVERLAY L1 3.02 FSR OVERLAY L2 3.03 FSR OVERLAY L3 3.04 FSR OVERLAY L4 3.05 FSR OVERLAY L5 3.06 FSR OVERLAY L6)2	BUILDING SECTIONS
UNIT PLANS - B3, B4, B5, B5b, B6 & B7 UNIT PLANS - B8, B8b, B9 & B9b UNIT PLANS - B10, B10b, C1 & C1b UNIT PLANS - C2, C2b, C3 & C3b 3.00 FSR SUMMARY 3.01 FSR OVERLAY L1 3.02 FSR OVERLAY L2 3.03 FSR OVERLAY L3 3.04 FSR OVERLAY L4 3.05 FSR OVERLAY L5 3.06 FSR OVERLAY L6)3	BUILDING SECTIONS
UNIT PLANS - B8, B8b, B9 & B9b UNIT PLANS - B10, B10b, C1 & C1b UNIT PLANS - C2, C2b, C3 & C3b 3.00 FSR SUMMARY 3.01 FSR OVERLAY L1 3.02 FSR OVERLAY L2 3.03 FSR OVERLAY L3 3.04 FSR OVERLAY L4 3.05 FSR OVERLAY L5 3.06 FSR OVERLAY L6)1	UNIT PLANS - A1, A2, A3, A4, B1 & B2
UNIT PLANS - B10, B10b, C1 & C1b UNIT PLANS - C2, C2b, C3 & C3b 3.00 FSR SUMMARY 3.01 FSR OVERLAY L1 3.02 FSR OVERLAY L2 3.03 FSR OVERLAY L3 3.04 FSR OVERLAY L4 3.05 FSR OVERLAY L5 3.06 FSR OVERLAY L6)2	UNIT PLANS - B3, B4, B5, B5b, B6 & B7
UNIT PLANS - C2, C2b, C3 & C3b 3.00 FSR SUMMARY 3.01 FSR OVERLAY L1 3.02 FSR OVERLAY L2 3.03 FSR OVERLAY L3 3.04 FSR OVERLAY L4 3.05 FSR OVERLAY L5 3.06 FSR OVERLAY L6)3	UNIT PLANS - B8, B8b, B9 & B9b
3.00 FSR SUMMARY 3.01 FSR OVERLAY L1 3.02 FSR OVERLAY L2 3.03 FSR OVERLAY L3 3.04 FSR OVERLAY L4 3.05 FSR OVERLAY L5 3.06 FSR OVERLAY L6)4	UNIT PLANS - B10, B10b, C1 & C1b
3.01 FSR OVERLAY L1 3.02 FSR OVERLAY L2 3.03 FSR OVERLAY L3 3.04 FSR OVERLAY L4 3.05 FSR OVERLAY L5 3.06 FSR OVERLAY L6)5	UNIT PLANS - C2, C2b, C3 & C3b
3.02 FSR OVERLAY L2 3.03 FSR OVERLAY L3 3.04 FSR OVERLAY L4 3.05 FSR OVERLAY L5 3.06 FSR OVERLAY L6	3.00	FSR SUMMARY
3.03 FSR OVERLAY L3 3.04 FSR OVERLAY L4 3.05 FSR OVERLAY L5 3.06 FSR OVERLAY L6	3.01	FSR OVERLAY L1
3.04 FSR OVERLAY L4 3.05 FSR OVERLAY L5 3.06 FSR OVERLAY L6	3.02	FSR OVERLAY L2
3.05 FSR OVERLAY L5 3.06 FSR OVERLAY L6	3.03	FSR OVERLAY L3
3.06 FSR OVERLAY L6	3.04	FSR OVERLAY L4
	3.05	FSR OVERLAY L5
nd total: 38	3.06	FSR OVERLAY L6
	nd total:	38

705-717 W 15th Street North Vancouver, B.C. V7M 1T2 Pennyfarthing Client/Owner **BEWICKE & 15TH LIMITED** PARTNERSHIP 100-1450 Creekside Drive Vancouver B.C. V6J 5B3 **COVER SHEET** Reviewed by

705-717 W 15th Street

Plot Date Issue Date 2016/07/08 2016/07/08

Issue/Revision As indicated

Sheet Number

Project Number

Project Description

The site consists of a parcel of three lots situated at the corner of W 15th Street and Bewicke Avenue. The bustling activity of Marine Drive lies three blocks to the South while lush greenways nearby frame the site area to the east and west. A steep slope along Bewicke Avenue cascades down towards Marine Drive and diagonally across the site, leveling out towards Mosquito Creek to the west.

The 2014 Official Community Plan allows for up to six storeys and 2.5 FSR on the site. As a result, the proposed development is a six-storey wood-frame mixed-use building with a 59-unit residential component partially seated atop a one-storey commercial podium. The proposed development fronts both W 15th Street and Bewicke Avenue in an L-shape, yielding a large courtyard to the South. Two levels of underground parking containing residential, commercial and visitor parking are accessed from the laneway.

Target Market

A mix of unit types containing 1-3 bedrooms offers an array of size and affordability options to homebuyers. The site's proximity to Westview Elementary School as well as a variety of multi-bedroom units appeals to growing families, while a large proportion of 1-bedroom units will attract single residents and empty-nesters looking to downsize. It is expected that this diversity of housing options will draw a complete community within the building.

Relationship to Context

The site's location marks a subtle transition between two distinct areas, bridging between a commercial zone along Marine Drive and a residential zone climbing the slope to the North. Direct frontage along Bewicke Avenue as it merges with Marine Drive fosters opportunities for commercial activity, yet the immediate residential context dictates a quieter, more sedentary occupancy. The commercial portion is designed to maximize flexibility in the division of units, and although it is unlikely a purely retail use would gather enough economic support in the area, office uses with small pockets of specific community-based retail could thrive.

Akin to nearby developments, the building embraces North Vancouver's natural setting through access to a common courtyard and amenity patio space. Additionally, each of the residential units have incomparable outdoor views and spaces on large private balconies or roof decks. Ground level units have front yards and entries that directly access the street, echoing the pedestrian-friendly openness of the surrounding townhomes and single-family homes.

Building Massing

Massing of the building has been carefully considered to respond to the diverse residential context and large grade changes across the site. The building is composed of three distinct elements: a strong commercial base facing Bewicke, a four-storey articulated residential podium, and a quieter six-storey residential mass that steps back on all sides. At Bewicke Avenue, the mass is concentrated towards the main intersection and steps down to respect the scale of adjacent buildings. The first level facing Bewicke is buried due to a storey of grade change across the site, reducing the building to five storeys above grade. The single-family houses sitting high on the slope across Bewicke are met with a single storey of commercial and two storeys of residential. Towards the south and west, increased setbacks at the upper storeys reduces the mass to four storeys to match the neighbouring three- to four-storey developments.

Amenities

A residential amenity room including a communal kitchen and seating area is centrally located on the ground floor of the building, opening up onto a shared patio space and amenity garden in the courtyard. Commercial amenities will provide services and local employment opportunities, benefitting not only the building residents but also reaching out to the community as a whole.

Materials

The materiality of the building reflects the natural character of North Vancouver, while still adhering to the non-combustible requirements of a six-storey woodframe building. The commercial façade is framed by a strong masonry element supported by heavy timber columns. The prominence of the commercial mass is countered by the calmer residential mass clad in cementitious panels. Accent panels of horizontal siding create texture and colour variation to the façade. Wood-like soffits at balconies and roof overhangs bring warmth to the building.

Crime Prevention Through Environmental Design

The mixed-use function of the building inherently facilitates crime prevention, putting eyes on the street at all times of the day. Light fixtures throughout the landscaping, particularly at the lane, create a safer environment at night. The raised courtyard activates the laneway while still maintaining privacy and security for the residents. The secure underground parkade meets CPTED requirements by maximizing openness and visibility throughout the floor area.

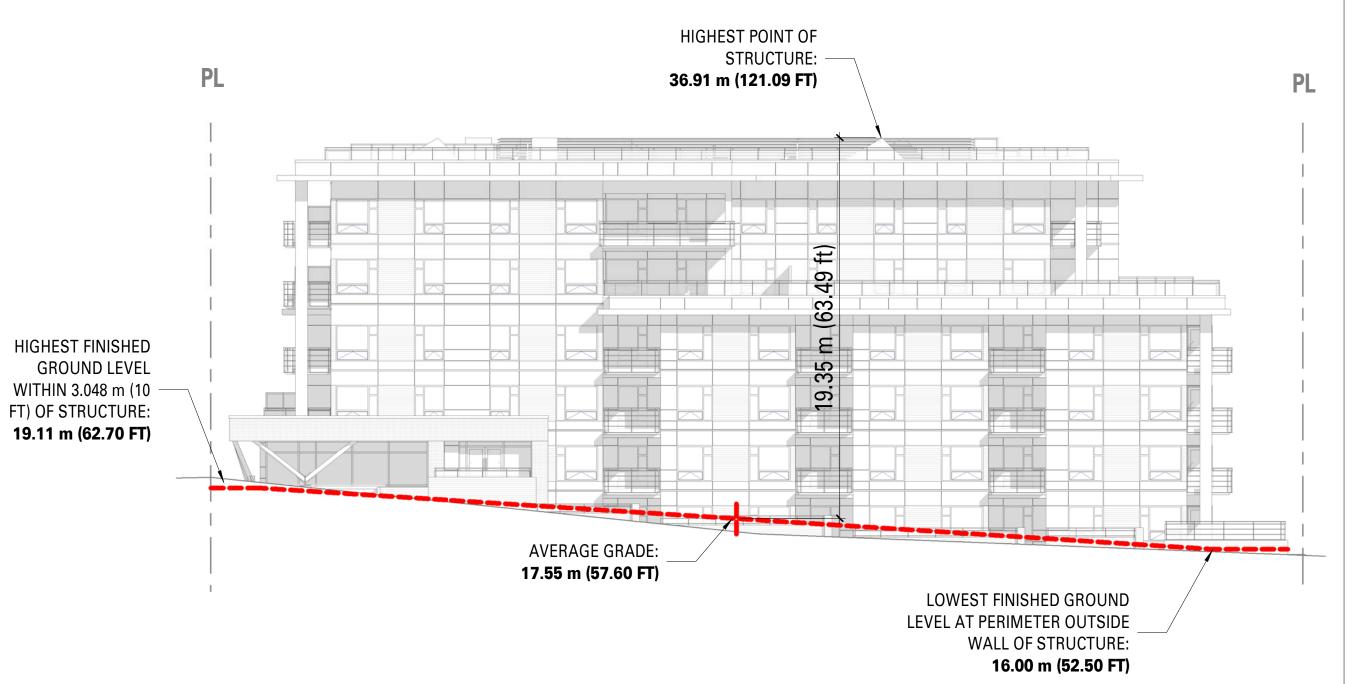
Open Space Uses and Landscape Treatment

The siting and form of the building create a variety of open exterior spaces. Private patios with gates accessing an internal pathway in the courtyard create a 'neighbourhood' feel, while a shared amenity garden and children's play area take advantage of the terracing landscape. On the building itself, large steps in the building form large roof decks for a number of units, bringing aspects of the courtyard into the upper levels of the building.



TABLE 3.2.3.1.D UNPROTECTED OPENING LIMITS FOR A BUILDING OR FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT

EXPOSING BUILDING FACE	AREA OF U	JNPROTECTED OP	ENING, %					
MAX. AREA, m2	LIMITING DISTANCE, m							
WIAA. AREA, IIIZ	4	4.57	5					
30	78		100					
34	72.4	87.22	98.4					
40	64		96					



NORTH ELEVATION - BUILDING HEIGHT

200-1000 West 3rd Street, North Vancouver, B.C. V7P 3J6 Tel: 604.988.7501 Fax: 604.988.7510

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No.	Date	Revision Notes
	2040/07/00	ICCLIED FOR
Α	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT
No.	Date	Revision Notes

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705-717 W 15th Street

705-717 W 15th Street North Vancouver, B.C. V7M 1T2

Pennyfarthing

Client/Owner

BEWICKE & 15TH LIMITED PARTNERSHIP100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

DESIGN RATIONALE

Drawn By HK
Reviewed by CH

Project Number
1508

Plot Date Issue Date
2016/07/08 2016/07/08

Scale

As indicated

As indicated

Sheet Number

A0.01

Issue/Revision

Sustainability Statement

705-717 W15th Street, North Vancouver

Environmental Consideration	Consideration Approach	Environmental Consideration	Consideration Approach	Social Consideration
Site Planning	Project is located a moderately environmentally sensitive area- Not applicable for consideration.	Energy Efficiency Design	The building will have efficient HVAC and Lighting systems. Energy star appliances will be used. A priority will be put on building envelope efficiency.	Livability
Sediment Erosion Control	Contractor will develop an Erosion Sedimentation Control plan in accordance with City of North Vancouver by-law No. 7541, 2003.	Connection to DES	Building to have hydronic heating designed to meet LEC connectivity requirements	Child care and/or children play space
Soil Stability	Design Project to have no slope greater than 3:1.	Renewable Energy	Renewable Energy approaches have been reviewed and are not specifically being addressed as part of this submission.	Location (Proximity to social services)
Transportation Provide secure bicycle storage for occupants to support not using single occupancy vehicles.		CFC reduction	Project will utilize hydronic based HVAC (non VRF) systems to eliminate the need for refrigerant of any sort in the building.	Amenities
Reduce Site Disturbance Landscape will be selected to be native and adaptive mimic natural or existing ecology.		Construction Waste Management	Project will use a construction waste hauler capable of sorting construction waste materials and recycling those materials accordingly.	Statement of Affordability
Stormwater Management	Hardscapes will be sloped towards landscaping to allow for natural stormwater infiltration. Stormwater rate and volume will be controlled by capture, storage and slow release.	Building Reuse	During the demolition of the existing building, local re-use centers will be contacted to review and identify opportunities for materials reuse. Prior to demolition, contractor will remove those items to preserve their quality and maximize their reusability.	
Light Pollution	Project will not use any exterior lighting which directs lighting above 90 degrees (no up lighting).	Recycled content	Recycled content has been reviewed and are not specifically being addressed as part of this submission.	Transit
Composting Facilities	Building will participate in City of North Vancouver's organics collection program.	Environmentally friendly materials	Interior finishes will be selected to be low VOC as defined under SCAQMD VOC limit criteria. Flooring elements, carpets, and resilient flooring will either be green label or floorscore certified as available. Selected composite wood products will be free from urea formaldehyde content.	
Recycling Facilitates	Building will participate in City of North Vancouver's organics collection program.	Durability	Building and equipment lifecycles will be identified by the design team to produce an ongoing dialog about the buildings ongoing maintainability and durability	Economic consideration Direct Employment:
Water Efficient Landscaping	Building will use water efficient irrigation controller to irrigation to be only when necessary	Air Quality	Building entrances will have entryway mats to limit to tracking of dust into the building. Outdoor air in corridors and amenity spaces will be filtered using the best available filtration.	Indirect Economic Benefits
Water Use Reduction	Utilization of Low-Flow Fixtures, Dual-Flush or High Efficiency Toilets.	Daylight and Views	Suites will have windows located to support visual access to the outdoors as well as support the penetration of natural daylight into the suite	

Social Consideration	Consideration Approach
Livability	Ensuring the development caters to a wide demographic range from young families, empty nesters and single occupant households.
Child care and/or children play space	A children's play space will be integrated into the common courtyard facility. The building is also one block away from Apple Blossom childcare centre.
Location (Proximity to social services)	One block away from Westview Elementary school and Apple Blossom Childcare centre. In close proximity to Chris Zuehlke Memorial Park
Amenities	A residential amenity room including a communal kitchen and seating area centrally located on the ground floor, opening up onto a shared patio space and amenity garden in the courtyard.
Statement of Affordability	The development provides a complete range of strata units for purchase from 1 Bedrooms, 2 Bedrooms and 3 Bedroom units. Providing a range of housing types to ensure a continuum of housing affordability. Units vary in sizes from 600 Sqft to 1,500 Sqft.
	This style of residential project benefit local neighbourhoods as they attract residents of diverse socio-economic backgrounds and are often multi generational. This includes professionals, couples with small children and retirees.
Transit	This urban development is located in a neighbourhood with a high level of walkability, and proximity to frequent transit. The development is located within 150m of a bus stope served by the 246 bus and 350m of a bus stop served by the 236, 239, 240, 241, 242, 255, 881, and N24 busses.

Economic consideration	Consideration Approach	
Direct Employment:	4000 Square Foot of Commercial Space on the main level integrated into the project. Local employment through generating construction job opportunities.	
Indirect Economic Benefits	The intensification of residents in this area will increase the city of North Vancouver's tax base stimulate economic development and increase the utilization of public transit and road infrastructure. An influx of permanent residences will increase existing business activity, encourage new business development and generate permanent building maintenance jobs.	

Revision Notes

П			
	Α	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT

JULY 08-2016 - ISSUED FOR DEVELOPMENT PERI

Project Title
705-717 W 15th Street

705-717 W 15th Street North Vancouver, B.C. V7M 1T2

Pennyfarthing

Client/Owner

BEWICKE & 15TH LIMITED PARTNERSHIP 100-1450 Creekside Drive Vancouver B.C. V6J 5B3

Sheet Title

SUSTAINABILITY STATEMENT

Drawn By
Reviewed by CH

Project Number

Plot Date 2016/07/08

Issue Date 2016/07/08 Issue/Revision

No.	Date	Revision Notes
Α	2016/07/08	ISSUED FOR

DEVELOPMENT PERMIT

705-717 W 15th Street North Vancouver, B.C. V7M 1T2

Pennyfarthing

Client/Owner

BEWICKE & 15TH LIMITED PARTNERSHIP 100-1450 Creekside Drive Vancouver B.C. V6J 5B3

SITE CONTEXT

Project Number

1508 Plot Date 2016/07/08 2016/07/08

Issue/Revision As indicated

D:\REVIT LOCAL FILES\1508 PF NV15 BUILDING (CENTRAL)_heather@shiftarchitecture.ca.rvt

VIEW TOWARDS NORTH ALONG BEWICKE AVENUE



VIEW TOWARDS EXISTING TOWNHOMES AND COURTYARD TO THE WEST

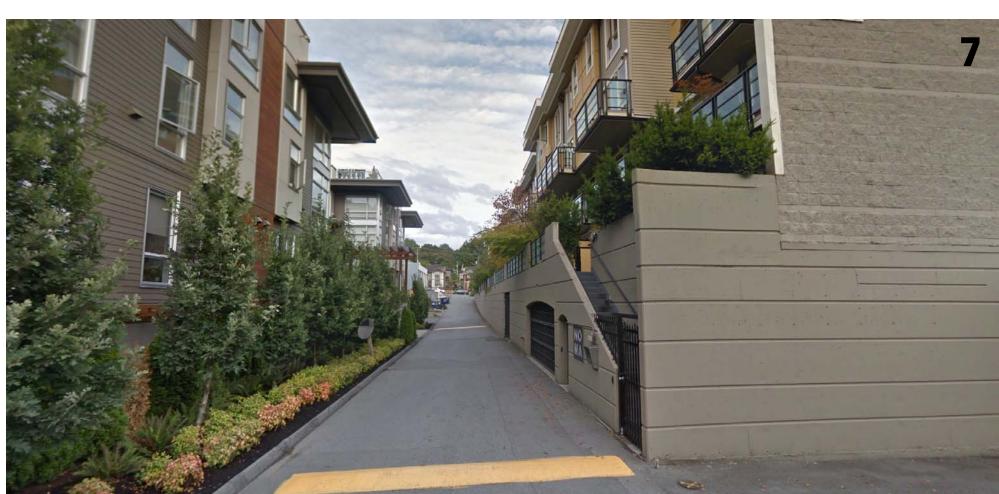


VIEW TOWARDS LANE FROM SOUTHEAST CORNER

VIEW TOWARDS SITE FROM NORTHEAST CORNER



VIEW TOWARDS WEST ALONG LANE



VIEW TOWARDS EAST ALONG LANE



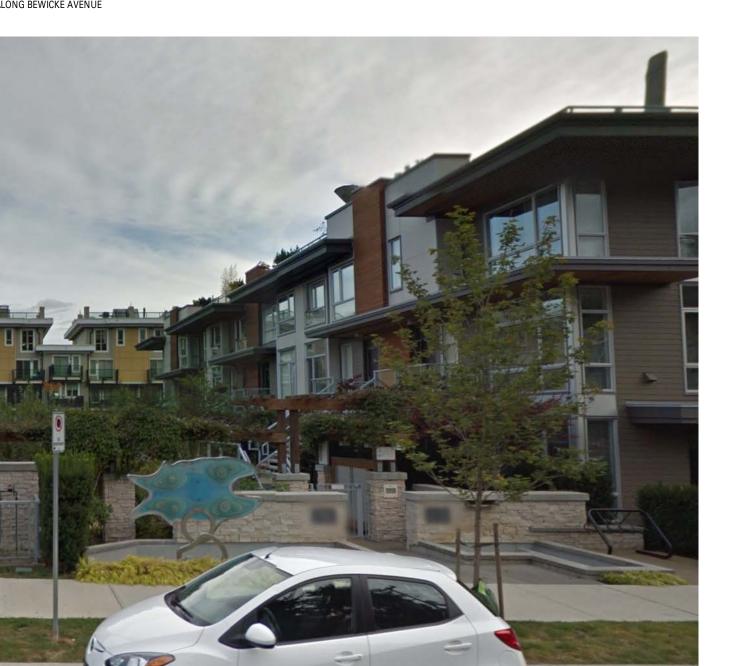
VIEW TOWARDS NORTH ALONG MOSQUITO CREEK LANE

16TH STREET W

VIEW TOWARDS EXISTING TOWNHOMES ACROSS BEWICKE AVENUE

15TH STREET W 5

14TH STREET W



	Date	1101101011110100
Α	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT

Project Title 705-717 W 15th Street

705-717 W 15th Street North Vancouver, B.C. V7M 1T2

Pennyfarthing

Client/Owner **BEWICKE & 15TH LIMITED** PARTNERSHIP 100-1450 Creekside Drive Vancouver B.C. V6J 5B3

AERIAL VIEWS

Reviewed by

Project Number

Plot Date 2016/07/08 2016/07/08

Sheet Number



AERIAL VIEW FROM SE



AERIAL VIEW FROM SW

AERIAL VIEW FROM NE



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PERSPECTIVES

Plot Date 2016/07/08 2016/07/08





PERSPECTIVE VIEW FROM NE



PERSPECTIVE VIEW FROM SE



PERSPECTIVE VIEW FROM NW



PERSPECTIVE VIEW FROM SW



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705-717 W 15th Street 705-717 W 15th Street North Vancouver, B.C. V7M 1T2

Pennyfarthing

BEWICKE & 15TH LIMITED

PARTNERSHIP 100-1450 Creekside Drive Vancouver B.C. V6J 5B3

SHADOW STUDIES

Client/Owner

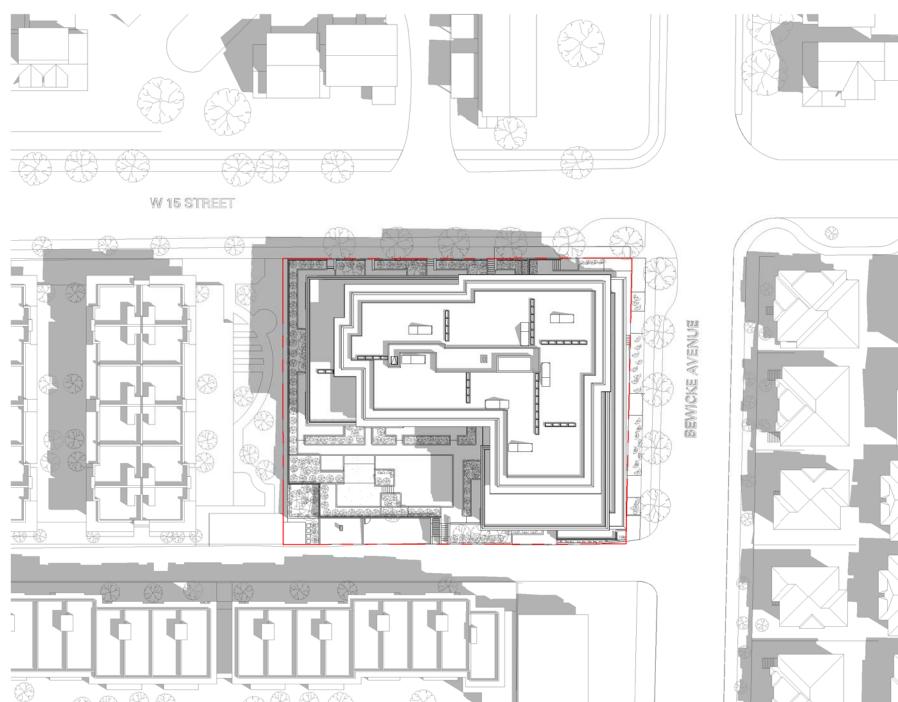
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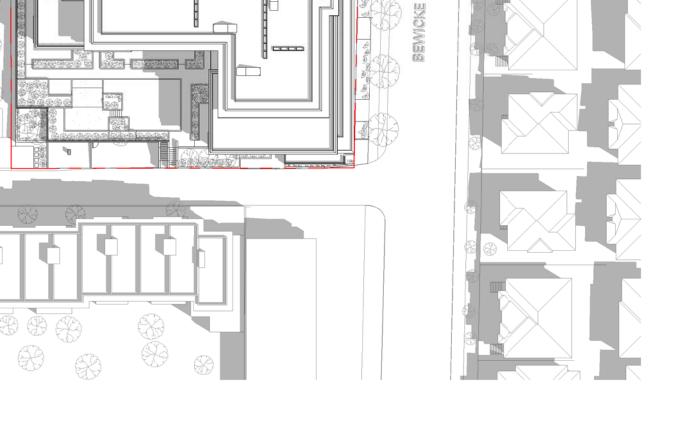
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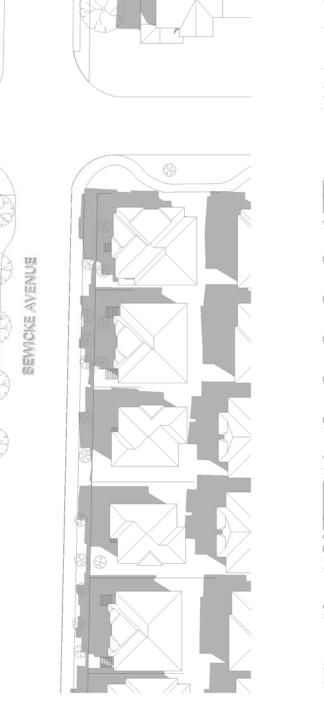
1508 Plot Date Issue Date 2016/07/08 2016/07/08 Scale Issue/Revision

1" = 50'-0" Sheet Number









SHADOW STUDY - JUNE 21 (10 AM) 1" = 50'-0"

SHADOW STUDY - MAR / SEPT. 21 (10 AM)

1" = 50'-0"

SHIFT ARCHITECTURE INC

Revision Notes

Revision Notes

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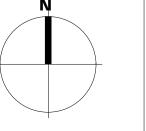
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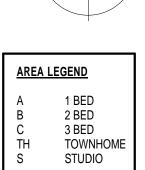
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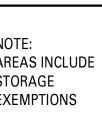
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8450 SF

920 SF

1087 SF 1117 SF

1243 SF

1284 SF

1449 SF

1426 SF 8524 SF

55424 SF

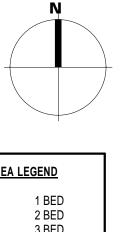
604

603

606

602

601



AREA	LEG
A B C TH S	1 2 3 T 8
NOTI AREA STOR	AS II RAG

UN	ITS - RESIDENTIA	AL	UN	IITS - RESIDENTI	AL
YPE	UNIT NUMBER	AREA	UNIT TYPE	UNIT NUMBER	AREA
			LEVEL 4: 14		11821 S
	101	652 SF			
	108	652 SF	LEVEL 5		
	102	794 SF	B5	507	920 SF
	105	1014 SF	B8	504	1087 SF
	107	1014 SF	B9	505	1117 SF
	104	916 SF	B10	503	1243 SF
	103	913 SF	C1	506	1210 SF
	109	895 SF	C2	502	1449 SF
		6851 SF	СЗ	501	1426 SF

	103	91331	
	109	895 SF	C2
EL 1: 8		6851 SF	C3
			LEVEL 5: 7
EL 2			
	208	652 SF	LEVEL 6
	201	656 SF	B5b
	205	1014 SF	B8b
	207	1014 SF	B9b
	204	916 SF	B10b
	203	914 SF	C1b
	202	897 SF	C2b
	210	920 SF	C3b
	209	974 SF	LEVEL 6: 7
EL 2: 9		7958 SF	Grand total: 59
EL3			
	308	656 SF	
	201	CEC CE	

B5	210	920 SF
B6	209	974 SF
LEVEL 2: 9		7958 SF
LEVEL 3		
A1	308	656 SF
A1	301	656 SF
A2	310	628 SF
A2	312	629 SF
A3	311	605 SF
B1	305	1014 SF
B1	307	1014 SF
B2	304	916 SF
B2	303	914 SF
B3	313	912 SF
B4	302	897 SF
B5	315	920 SF
B6	314	973 SF
B8	309	1087 SF
LEVEL 3: 14		11821 SF

UNIT

CRU1

CRU2

CRU3

A1

B9b

B10

B10b

C1

C1b

C2

C2b

C3

C3b

UNIT

TYPE COUNT

BED

COUNT

0 Bed

0 Bed

1 Bed

1 Bed

2 Bed

2 Bed

2 Bed 2 Bed

2 Bed

2 Bed

2 Bed

2 Bed

2 Bed

2 Bed

2 Bed

2 Bed

2 Bed

2 Bed

2 Bed

2 Bed

3 Bed

3 Bed

3 Bed

3 Bed

62 Unit 48 Bed

Total Gross Buildable Area

Building Efficiency

AVERAGE UNIT

AREA (SF)

1622.0

972.0

654.5

628.5

605.0

794.0

1014.0

914.9

912.0

897.0

920.0

920.0

973.3

895.0

1087.0

1087.0

1117.0

1117.0

1243.0

1243.0

1210.0

1284.0

1449.0

1449.0

1426.0

1426.0

TOTAL UNIT

AREA (SF)

1594.0

1622.0

972.0

5236.0

2514.0

1210.0

794.0

8112.0

7319.0

1824.0

2691.0

3680.0

920.0

2920.0

895.0

3261.0

1087.0

1117.0

1117.0

1243.0

1243.0

1210.0

1284.0

1449.0

1449.0

1426.0

1426.0

59615 sf

68788 sf

86.7%

B8	309	1087 SF	
LEVEL 3: 14	11821 SF		
LEVEL 4			
A1	408	656 SF	
A1	401	656 SF	
A2	410	628 SF	
A2	412	629 SF	
A3	411	605 SF	
B1	405	1014 SF	
B1	407	1014 SF	
B2	404	916 SF	
B2	403	914 SF	
В3	413	912 SF	
B4	402	897 SF	
B5	415	920 SF	
B6	414	973 SF	
B8	409	1087 SF	

UN	IITS - COMMERC	IAL
UNIT TYPE	UNIT NUMBER	AREA
LEVEL 2		
CRU1	01	1594 SF
CRU2	02	1622 SF
CRU3	03	972 SF
LEVEL 2: 3		4188 SF
Grand total: 3		4188 SF

Project Title
705-717 W 15th Street

705-717 W 15th Street North Vancouver, B.C. V7M 1T2

Pennyfarthing

Client/Owner	
BEWICKE & 15TH LIMITED	
PARTNERSHIP	
100-1450 Creekside Drive	
Vancouver B.C. V6.L5B3	

DEVIIONE & 13111 EIIVII
PARTNERSHIP
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3
Sheet Title

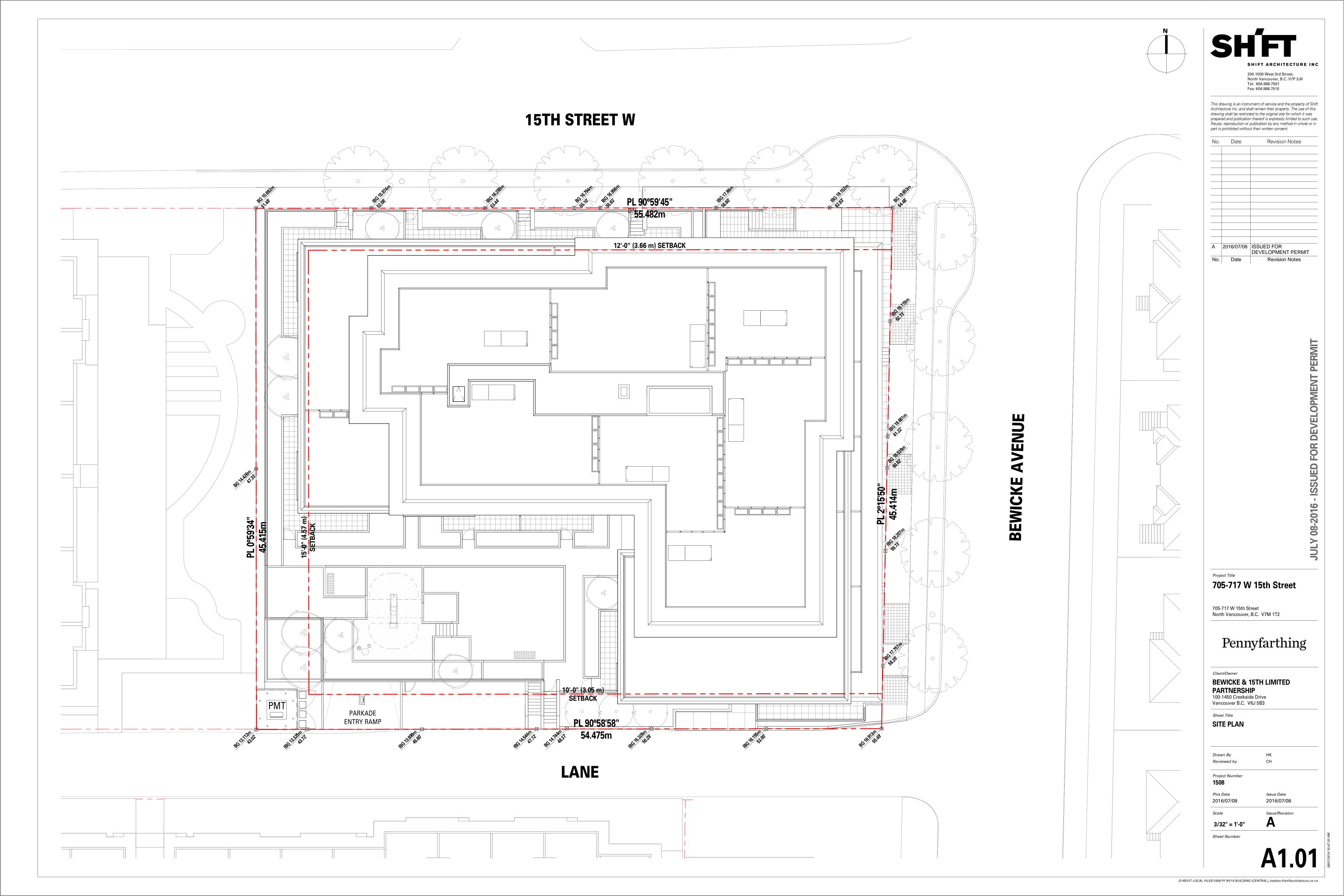
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JNIT AREAS

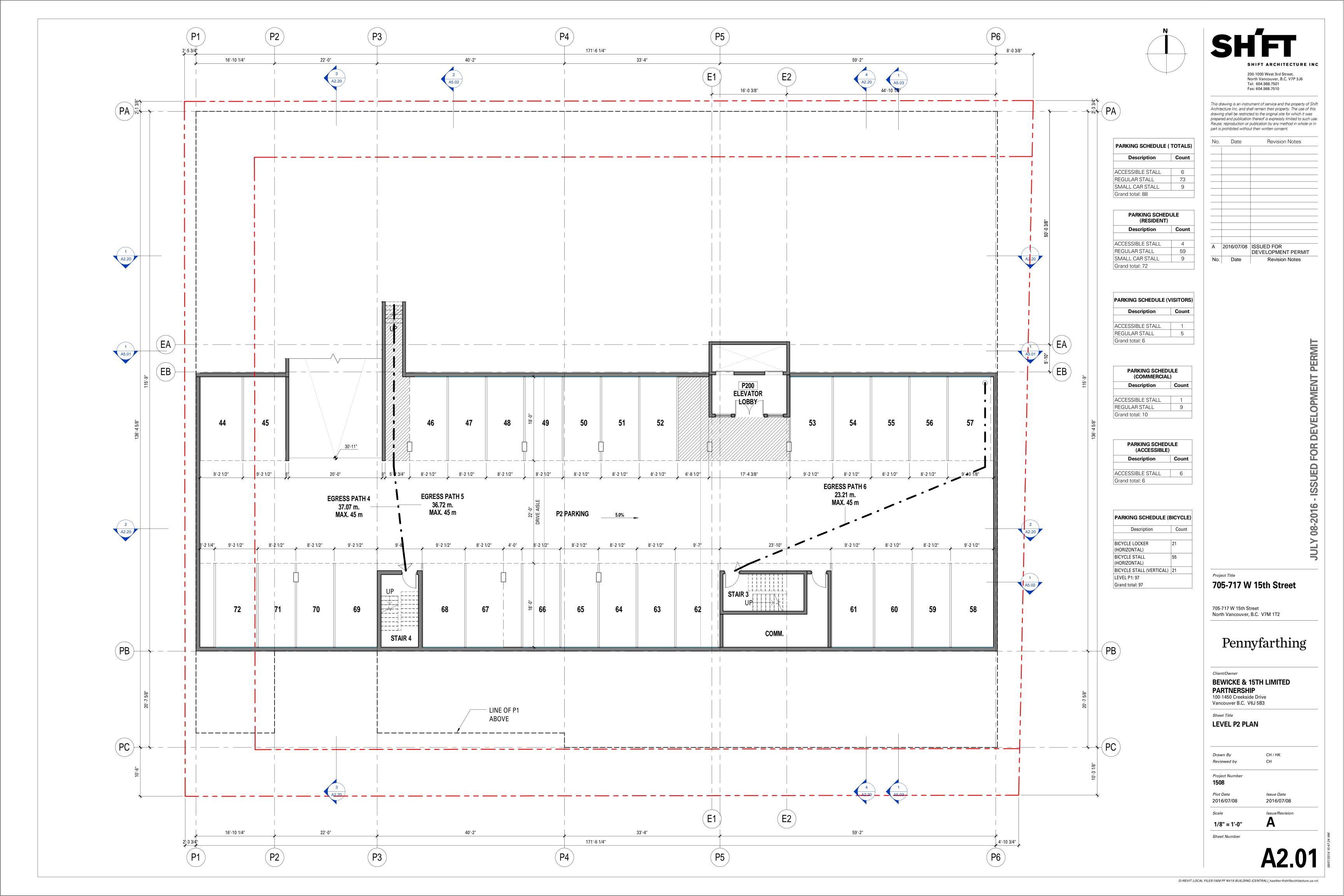
Scale	Issue/Revision
2016/07/08	2016/07/08
Plot Date	Issue Date
Project Number 1508	
Reviewed by	СН
Drawn By	НК

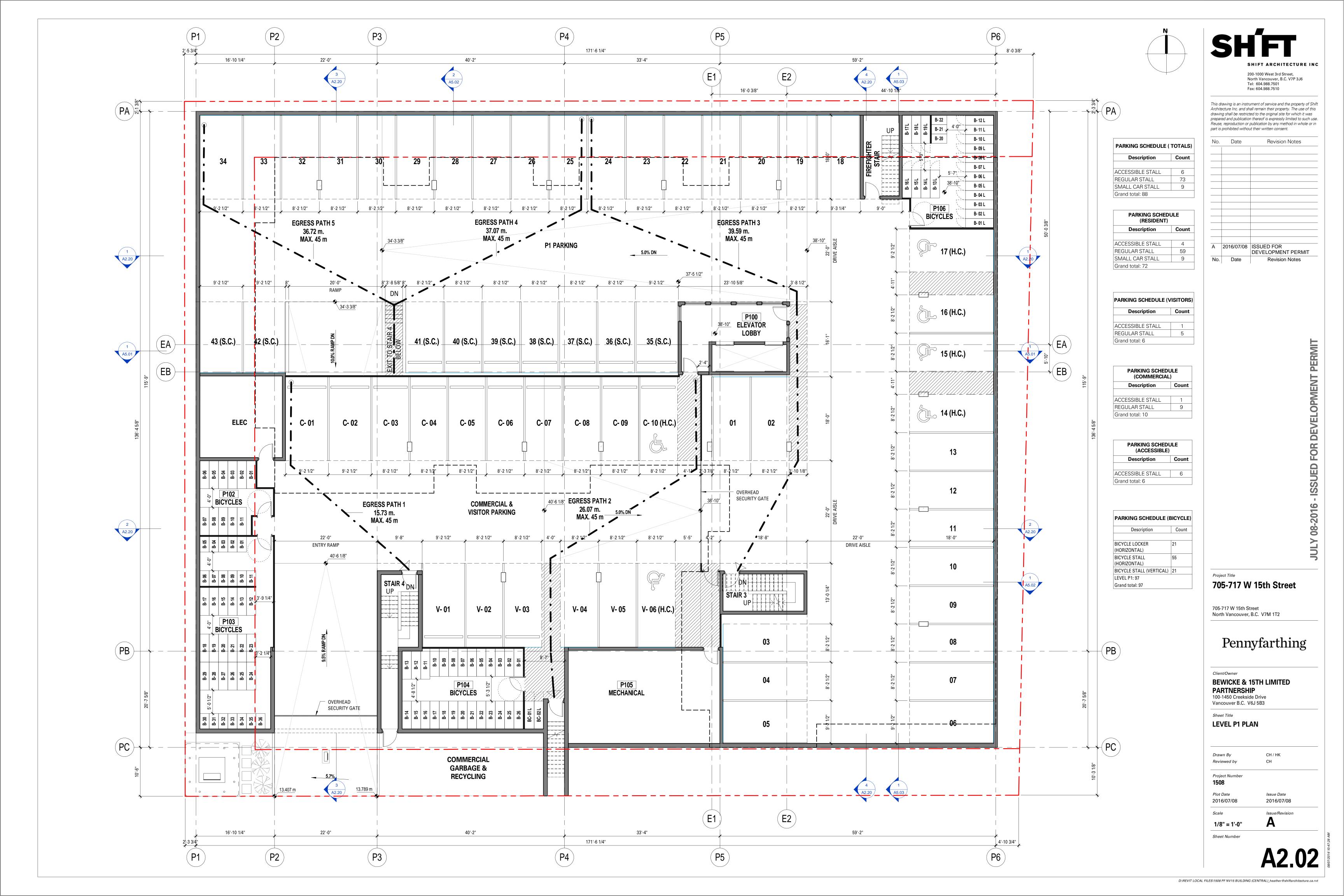
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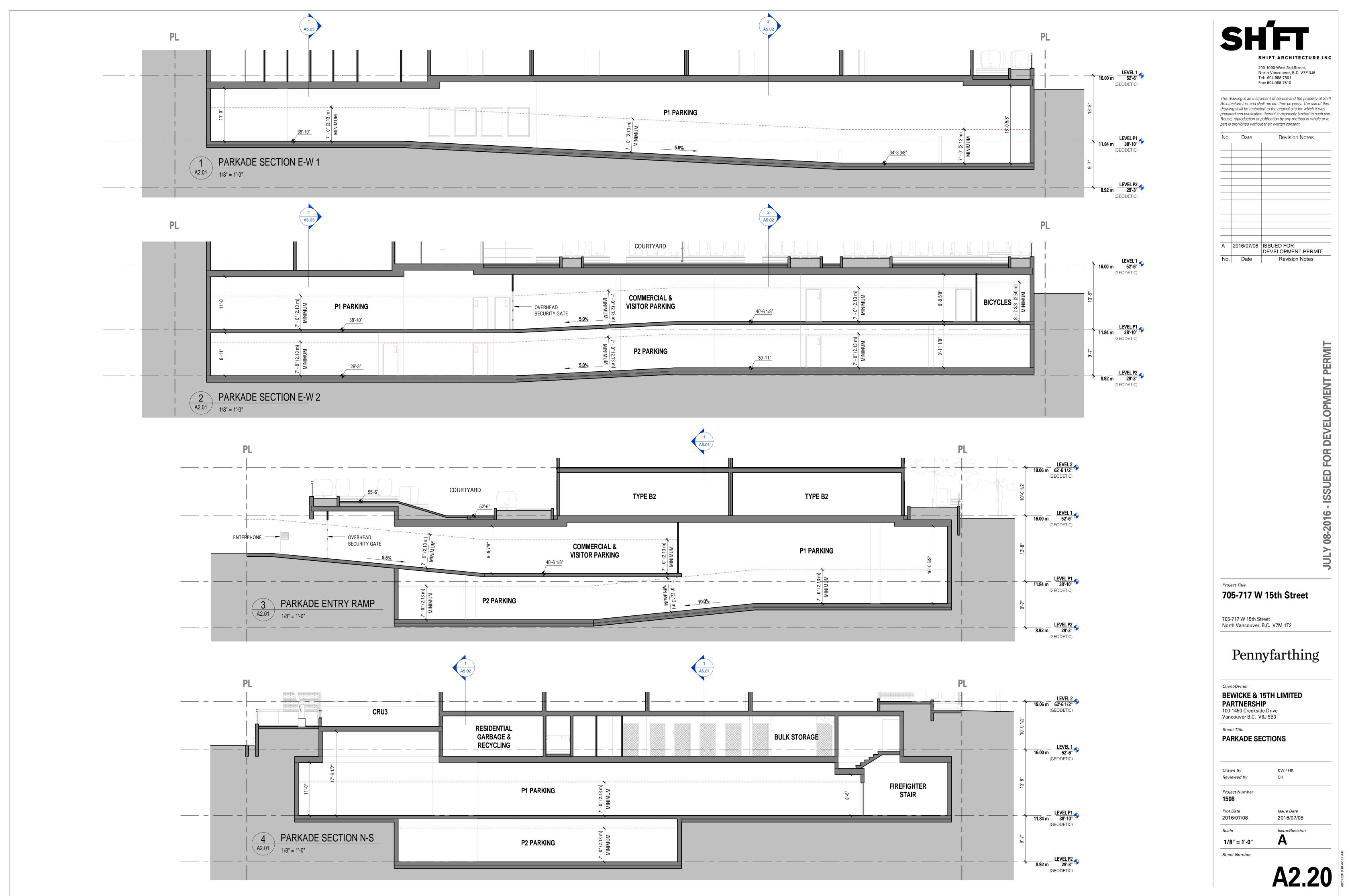
Sheet Number

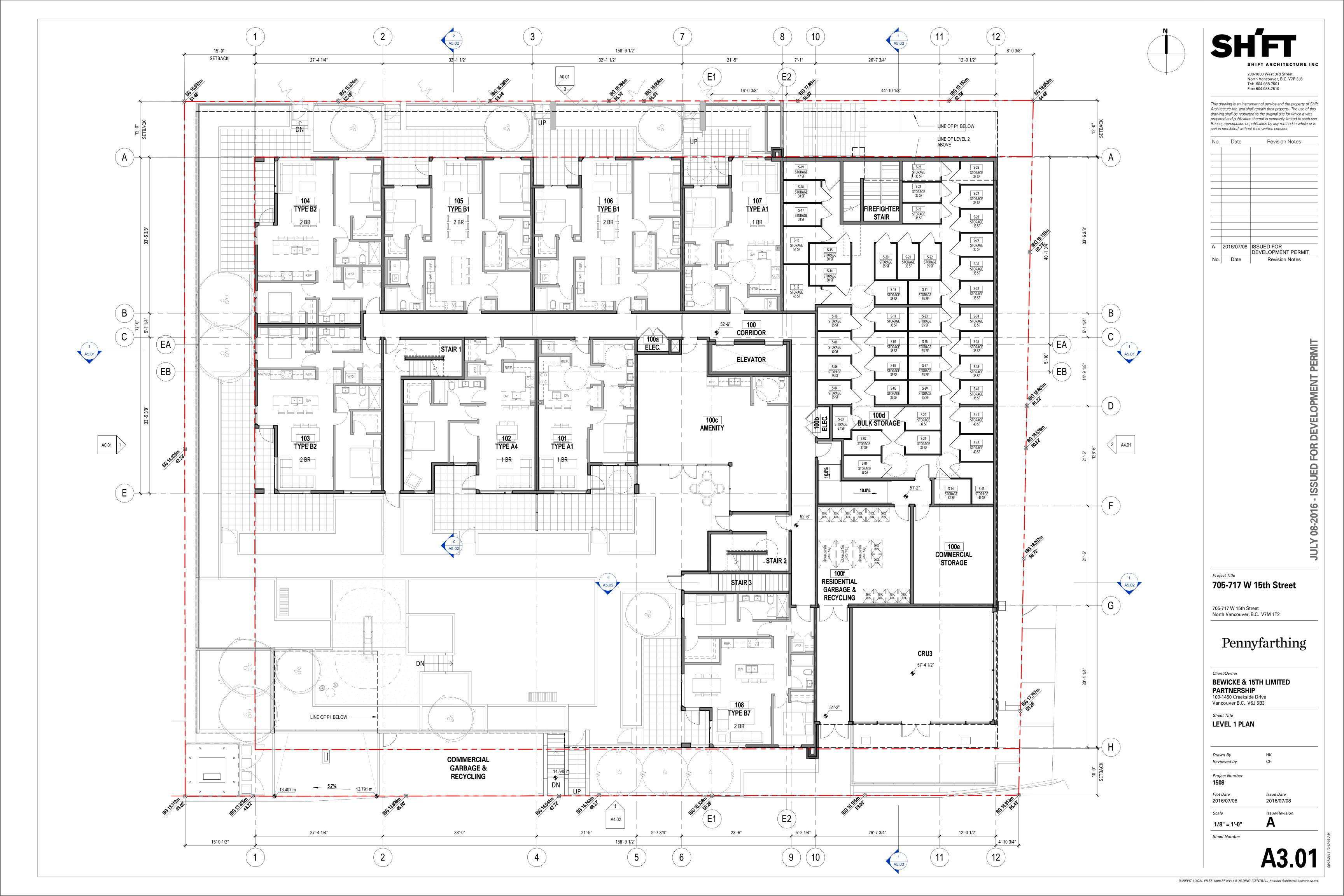


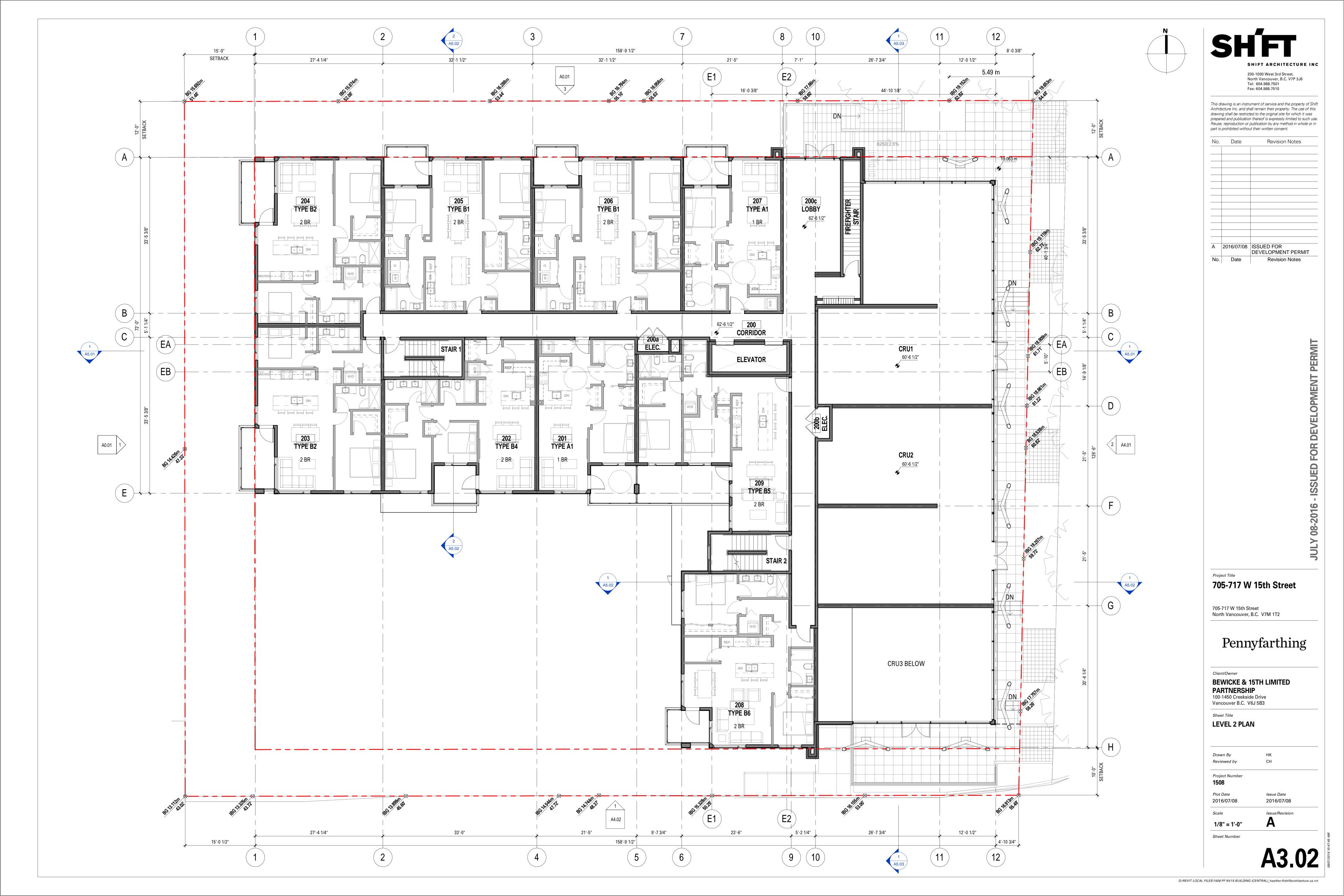


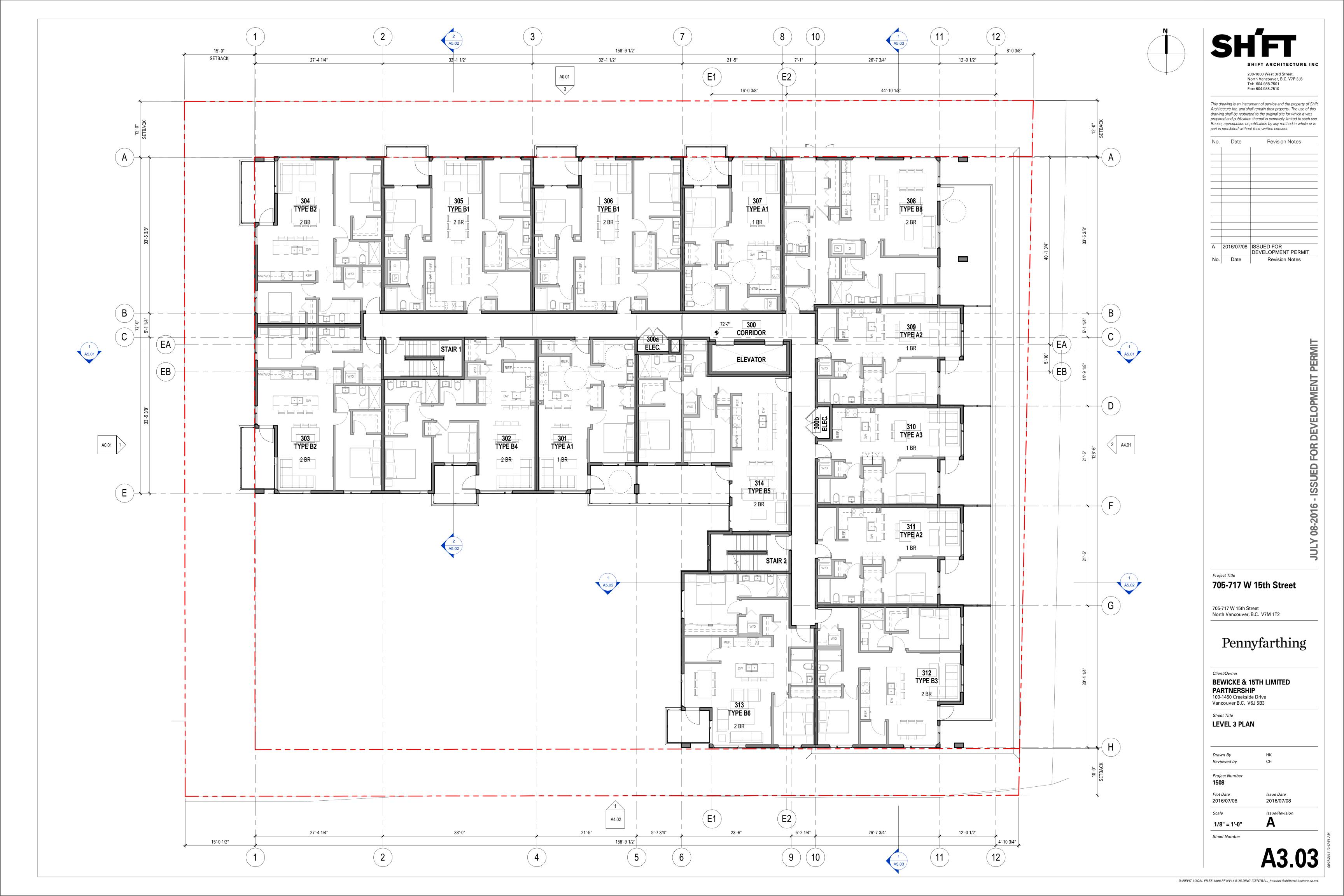


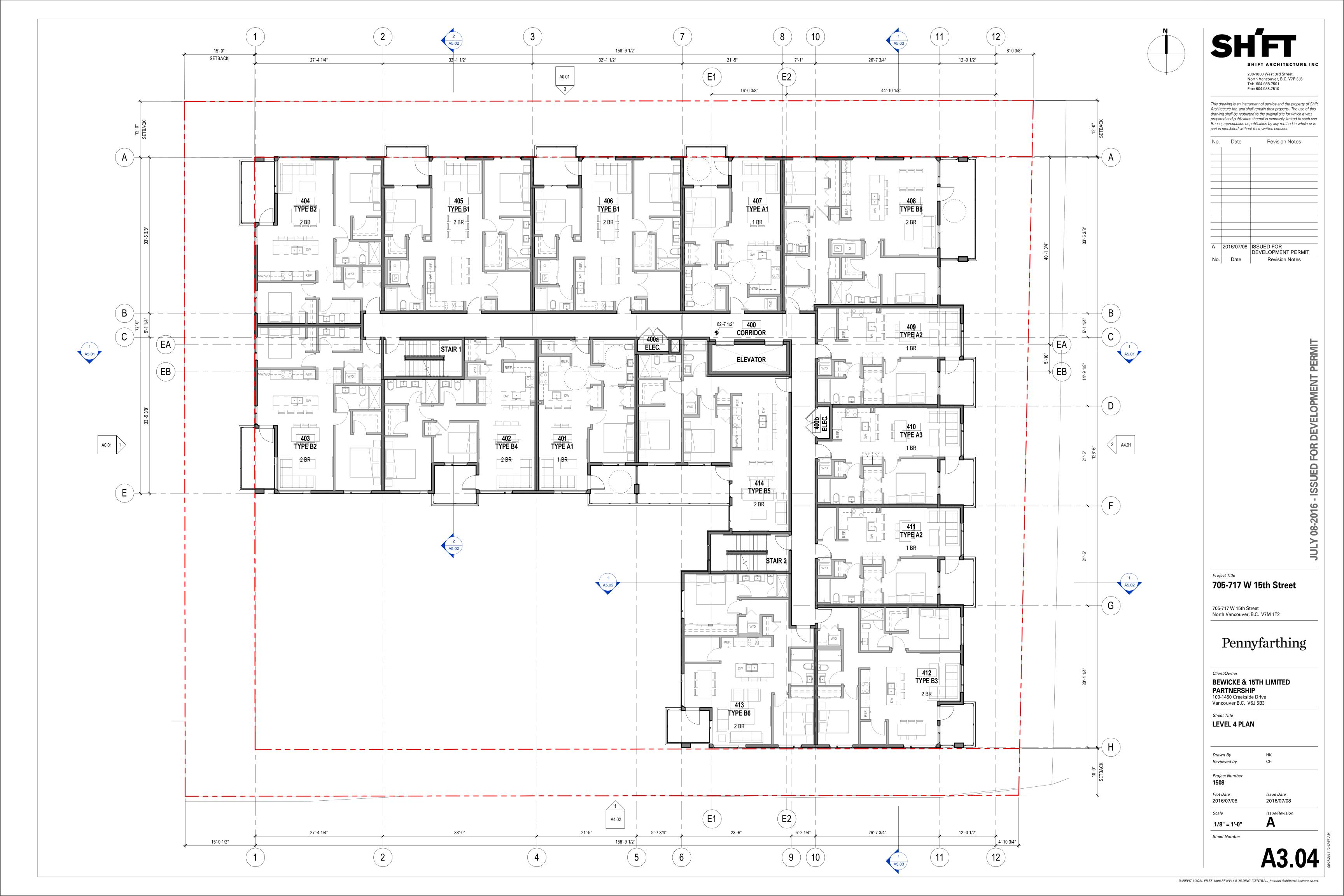


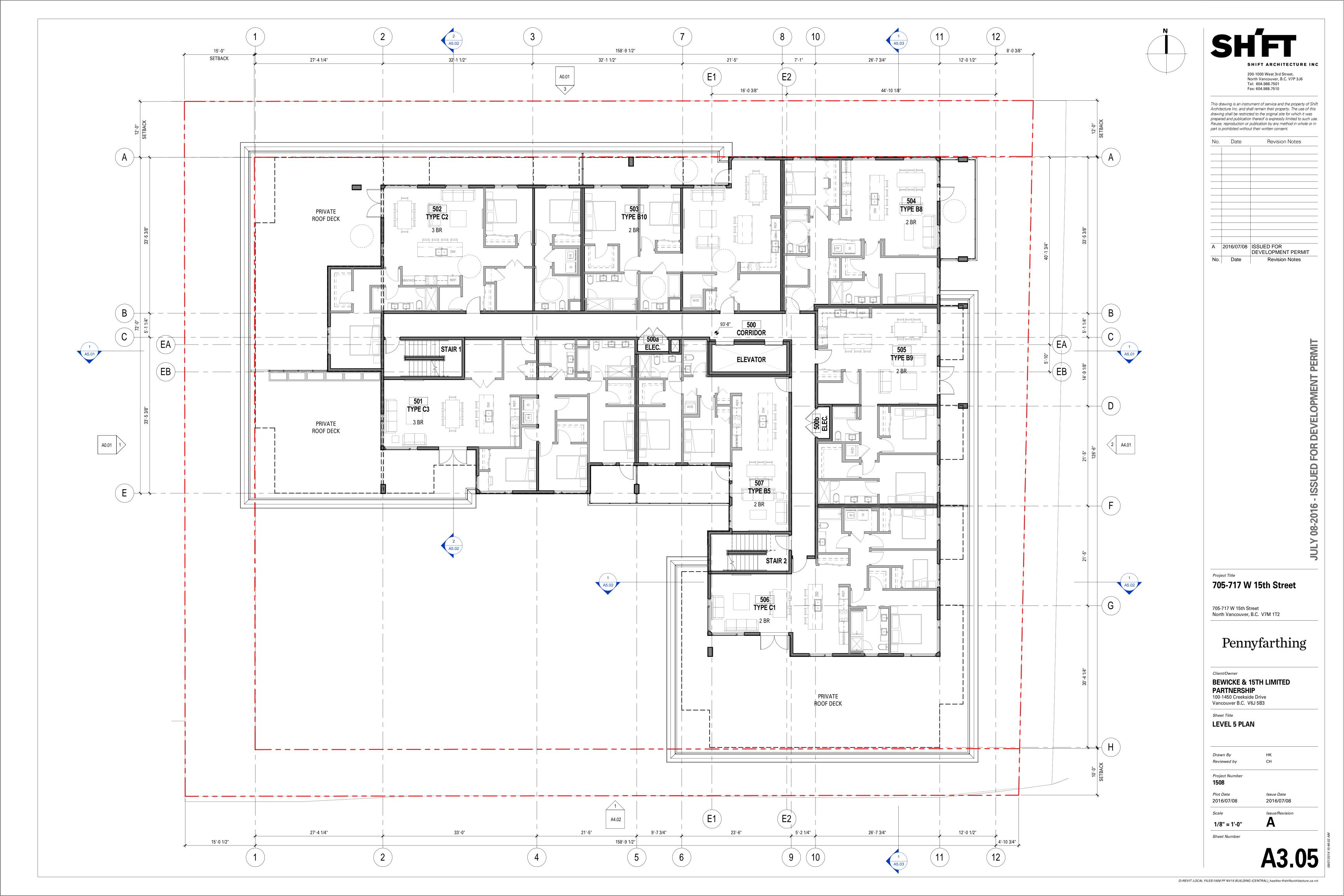


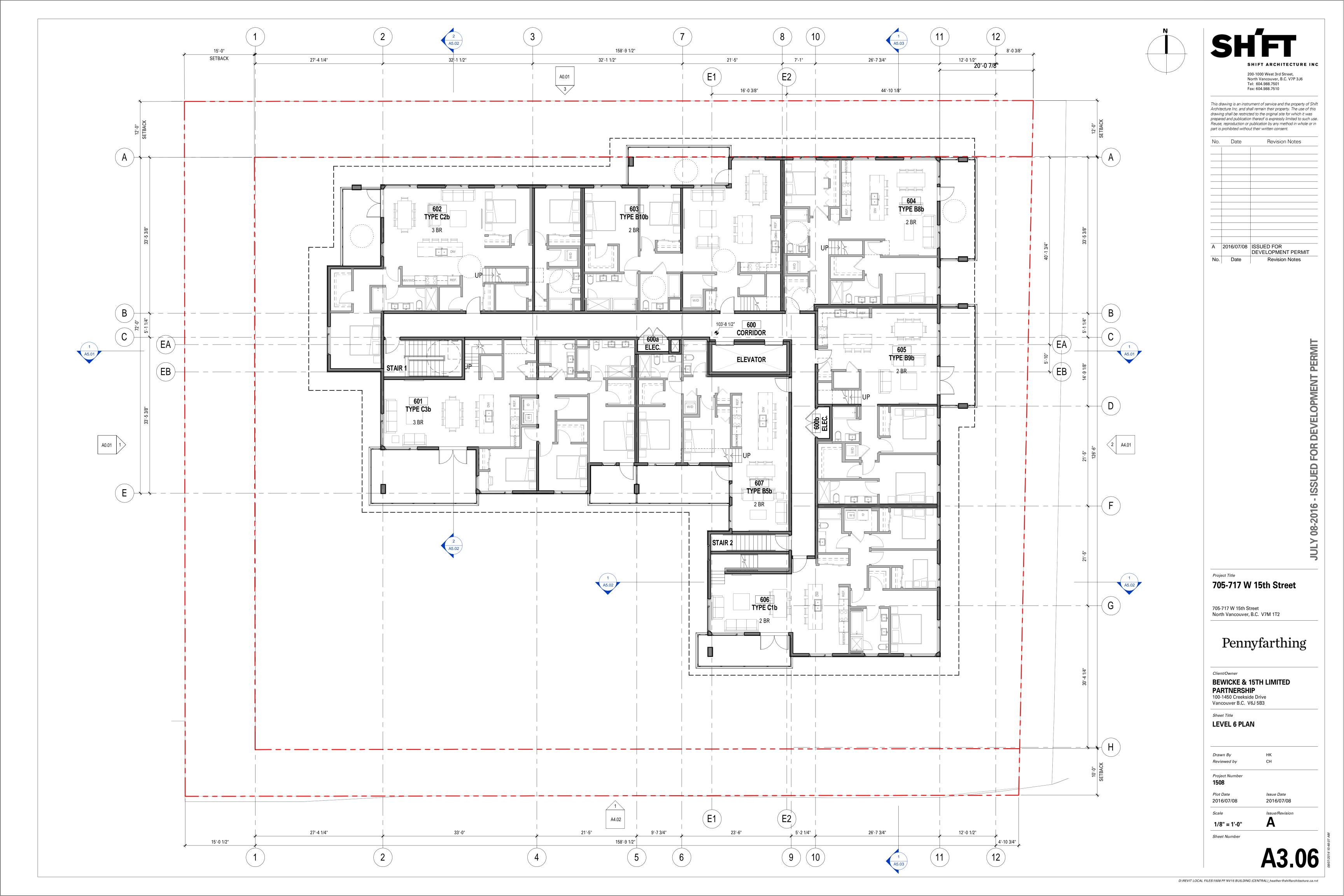


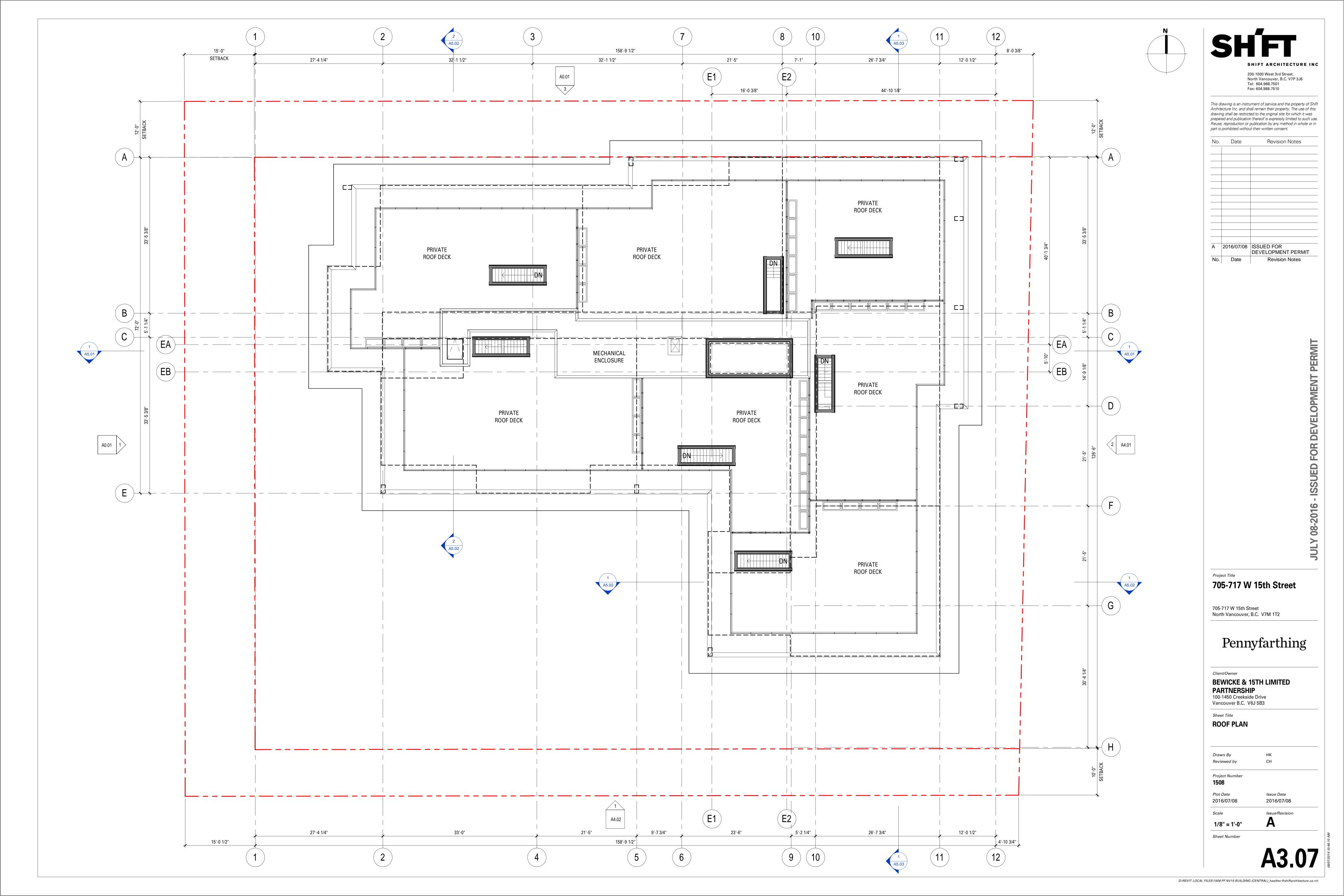












SHIFT ARCHITECTURE INC

Revision Notes

200-1000 West 3rd Street, North Vancouver, B.C. V7P 3J6 Tel: 604.988.7501

Fax: 604.988.7510

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STREETSCAPES

Reviewed by

Project Number 1508 Plot Date 2016/07/08

2016/07/08

Scale

Sheet Number

Issue/Revision





SHFT

SHIFT ARCHITECTURE INC

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A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT
No.	Date	Revision Notes

Project Title
705-717 W 15th Street

705-717 W 15th Street North Vancouver, B.C. V7M 1T2

Pennyfarthing

Client/Owner

BEWICKE & 15TH LIMITED
PARTNERSHIP
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
ELEVATIONS

Drawn By HK
Reviewed by CH

Project Number
1508

As indicated

Sheet Number

Δ4 01



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0	Date	Revision Notes

Project Title

JULY 08-2016 - ISSUED

705-717 W 15th Street
705-717 W 15th Street
North Vancouver, B.C. V7M 1T2

Pennyfarthing

Client/Owner

BEWICKE & 15TH LIMITED
PARTNERSHIP
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
SITE SECTIONS

Drawn By	НК
Reviewed by	СН
Project Number	
1508	
Plot Date	Issue Date
2016/07/08	2016/07/08

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Scale
1/16" = 1'-0"

Sheet Number

A5.00

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No.	Date	Revision Notes

Project Title
705-717 W 15th Street

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705-717 W 15th Street North Vancouver, B.C. V7M 1T2

Pennyfarthing

Client/Owner

BEWICKE & 15TH LIMITED

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100-1450 Creekside Drive

Vancouver B.C. V6J 5B3

Sheet Title
BUILDING SECTIONS

Drawn By KW / HK
Reviewed by CH

Project Number
1508

Plot Date Issue Date
2016/07/08 2016/07/08

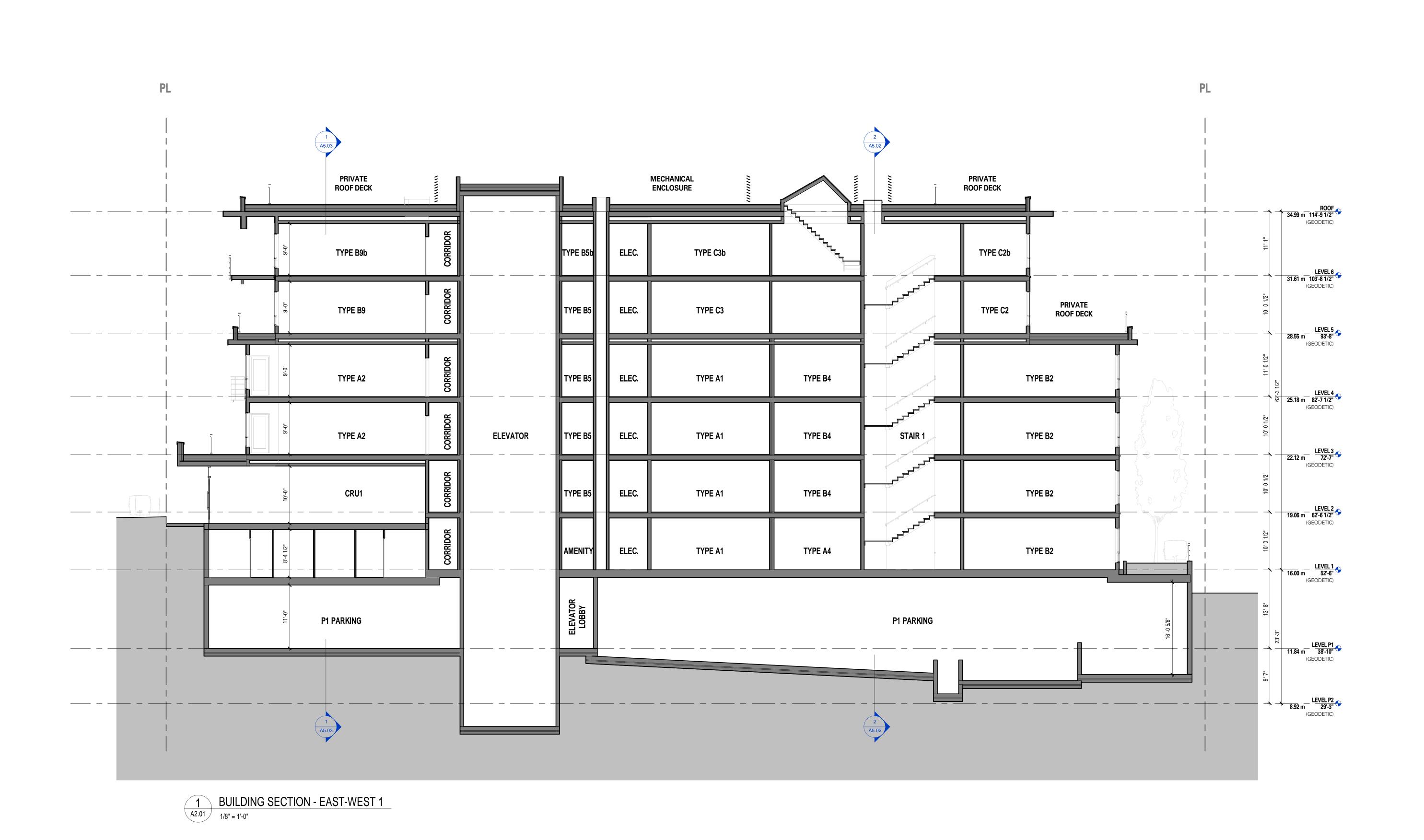
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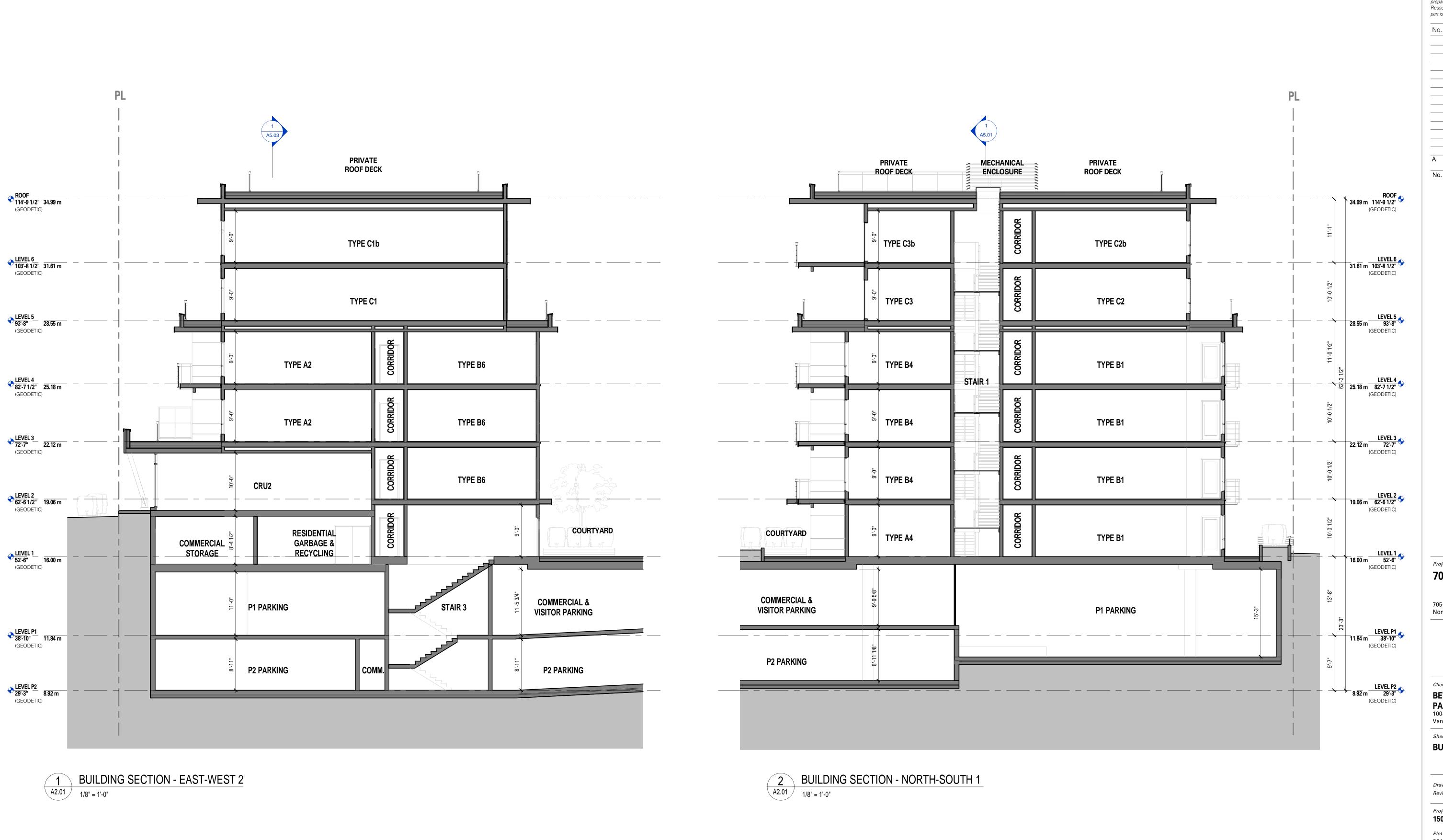
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PARTNERSHIP

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Sheet Title
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 Drawn By
 KW / HK

 Reviewed by
 CH

 Project Number
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 2016/07/08

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No.	Date	Revision Notes

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BUILDING SECTIONS

Reviewed by Project Number 1508 Plot Date Issue Date 2016/07/08

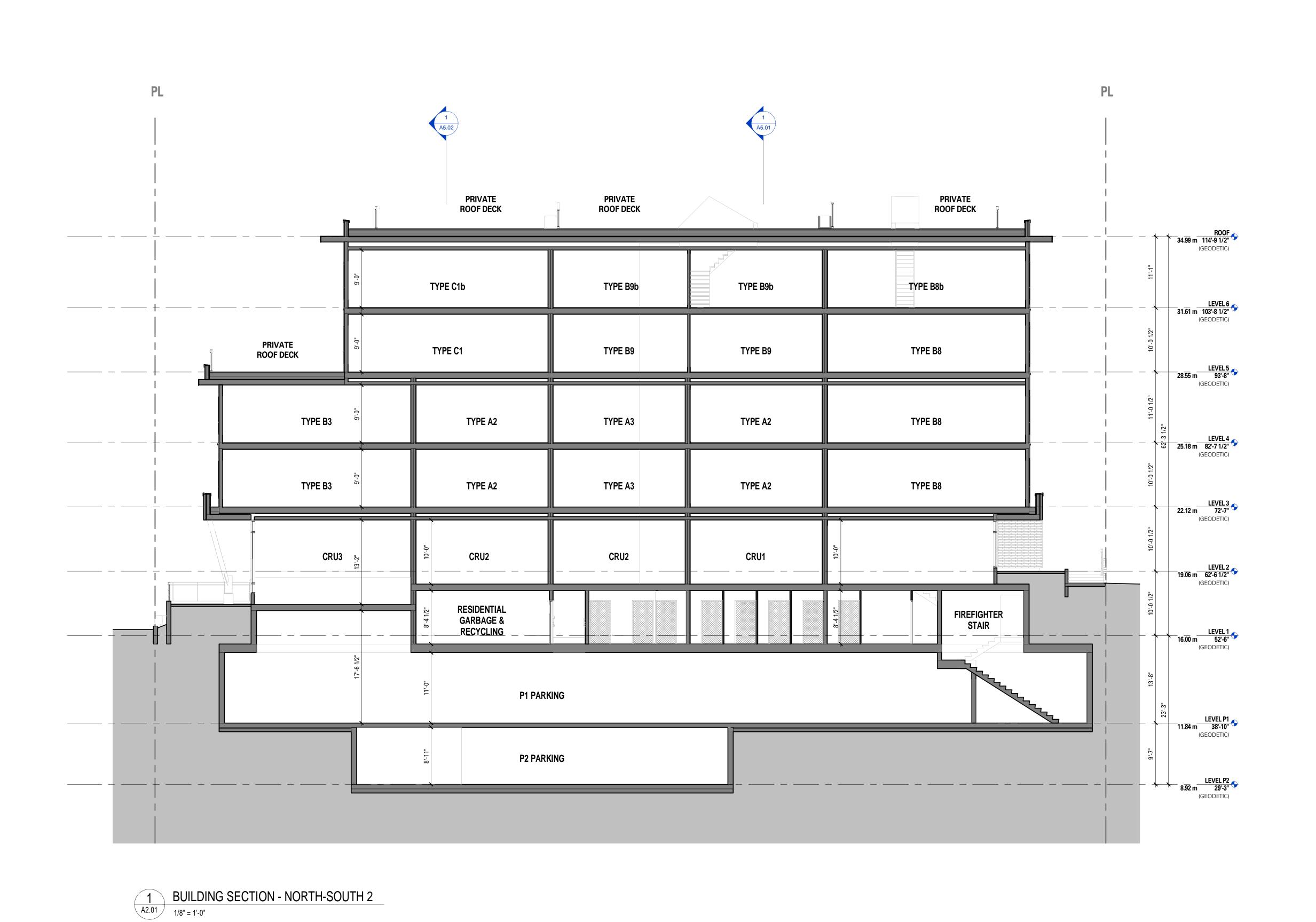
2016/07/08 Scale

Drawn By

Issue/Revision 1/8" = 1'-0"

KW / HK

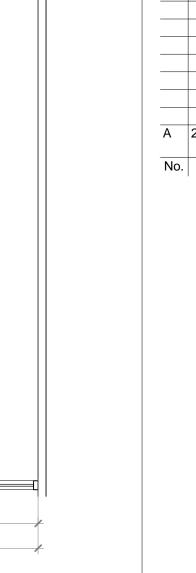
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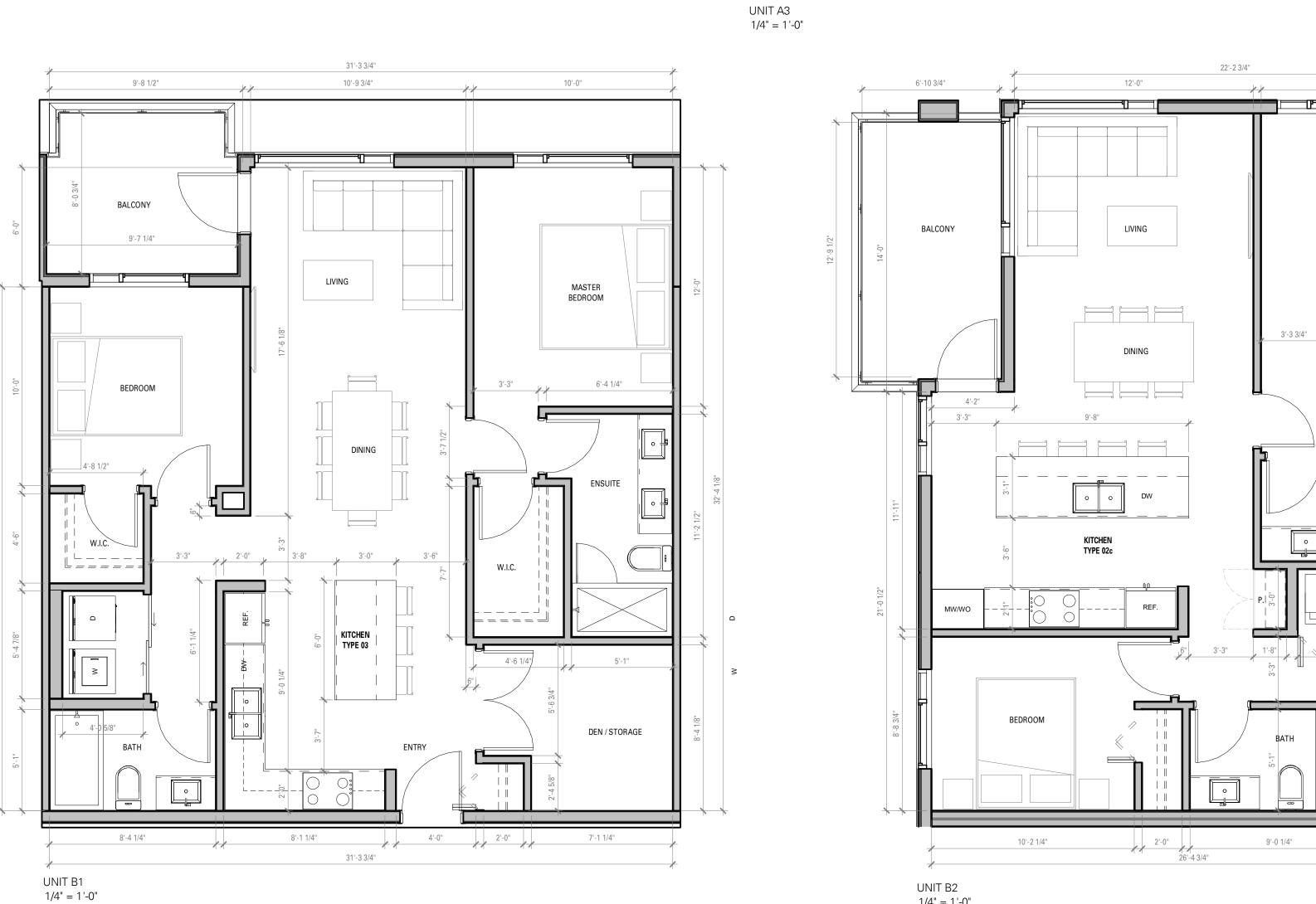
No.	Date	Revision Notes
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT
No.	Date	Revision Notes



MASTER BEDROOM

6'-1 1/2"





UNIT B2 1/4" = 1'-0"

17'-0 1/4"

BEDROOM

8'-2"

STORAGE

5'-10"

ROOF DECK

(LEVEL 3)



4'-0" Adaptable 19'-11 3/8"

20'-7 7/8"

10'-6"

6'-0 7/8"

9'-6"

BALCONY

BEDROOM

4'-3 1/2"

705-717 W 15th Street North Vancouver, B.C. V7M 1T2 Pennyfarthing

Client/Owner **BEWICKE & 15TH LIMITED PARTNERSHIP** 100-1450 Creekside Drive Vancouver B.C. V6J 5B3

705-717 W 15th Street

Project Title

UNIT PLANS - A1, A2, A3, A4, B1 & B2

LC / HK Drawn By Reviewed by Project Number 1508 Plot Date Issue Date 2016/07/08 2016/07/08

Scale Issue/Revision 1/4" = 1'-0" Sheet Number

JULY 08-2016 - ISSUED

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LC / HK

Issue Date 2016/07/08

Issue/Revision

SHIFT ARCHITECTURE INC

Revision Notes

Revision Notes

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Fax: 604.988.7510

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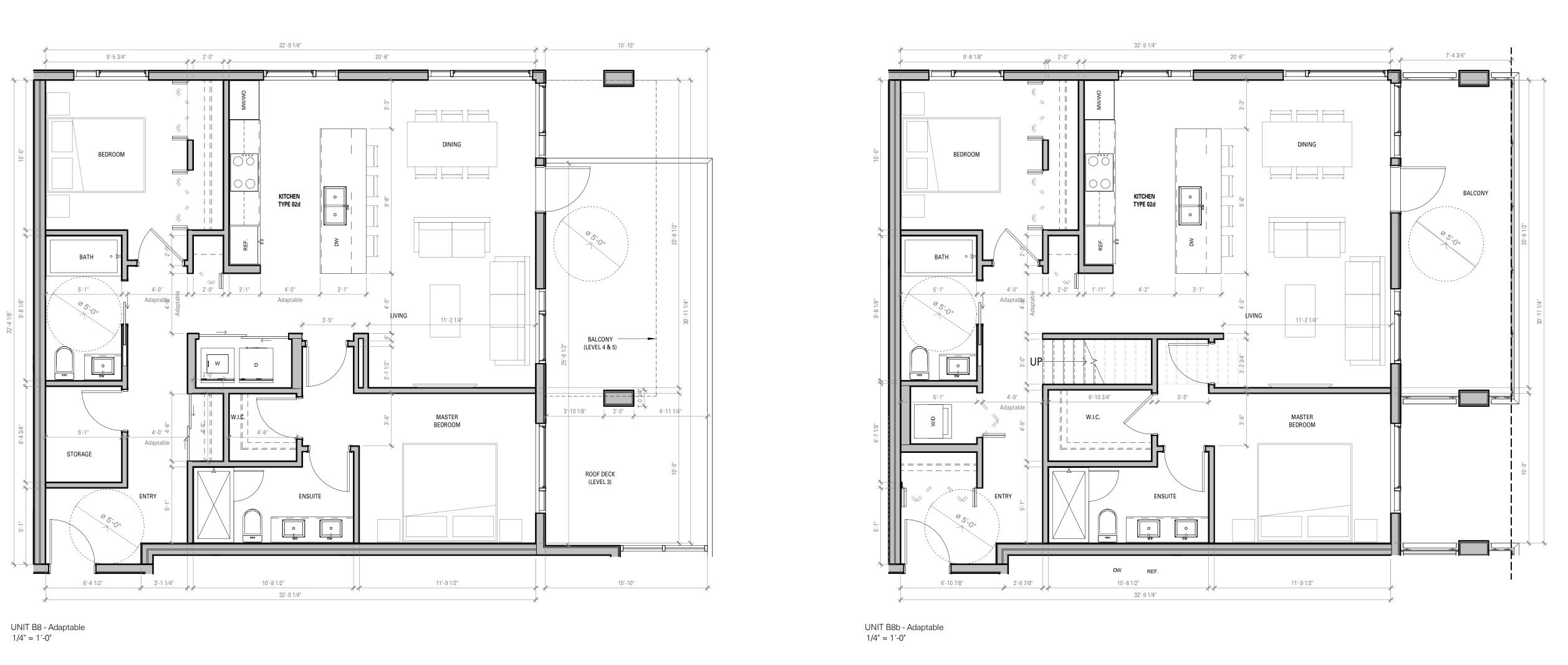
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Client/Owner **BEWICKE & 15TH LIMITED**

PARTNERSHIP 100-1450 Creekside Drive Vancouver B.C. V6J 5B3

UNIT PLANS - B8, B8b, B9 & B9b

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СН
Issue Date
2016/07/08
Issue/Revision
Α



7'-2 5/8"

6'-4 1/4"

BEDROOM

42'-0 1/4"

BALCONY

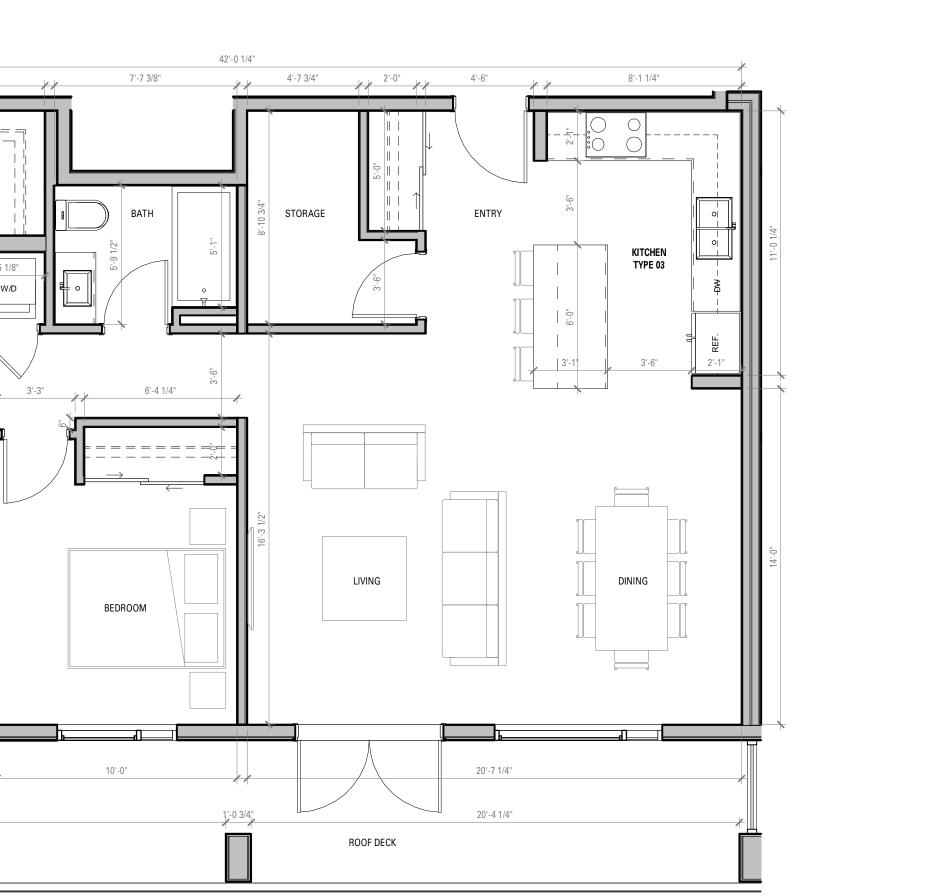
21'-1 1/4"

┗**----**

5'-1" 7'-5 7/8"

BEDROOM

UNIT B9b 1/4" = 1'-0"



7'-7 3/8" 5'-1" 7'-5 7/8" 20'-8 3/4"

UNIT B9 1/4" = 1'-0"

BEDROOM

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Project Title 705-717 W 15th Street

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UNIT PLANS - B10, B10b, C1 &

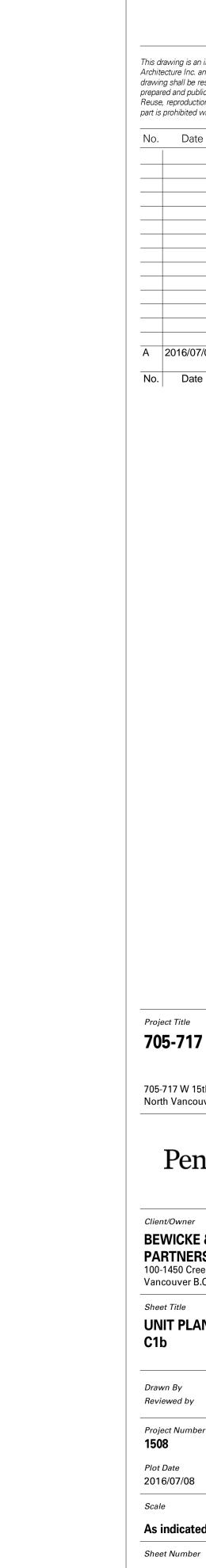
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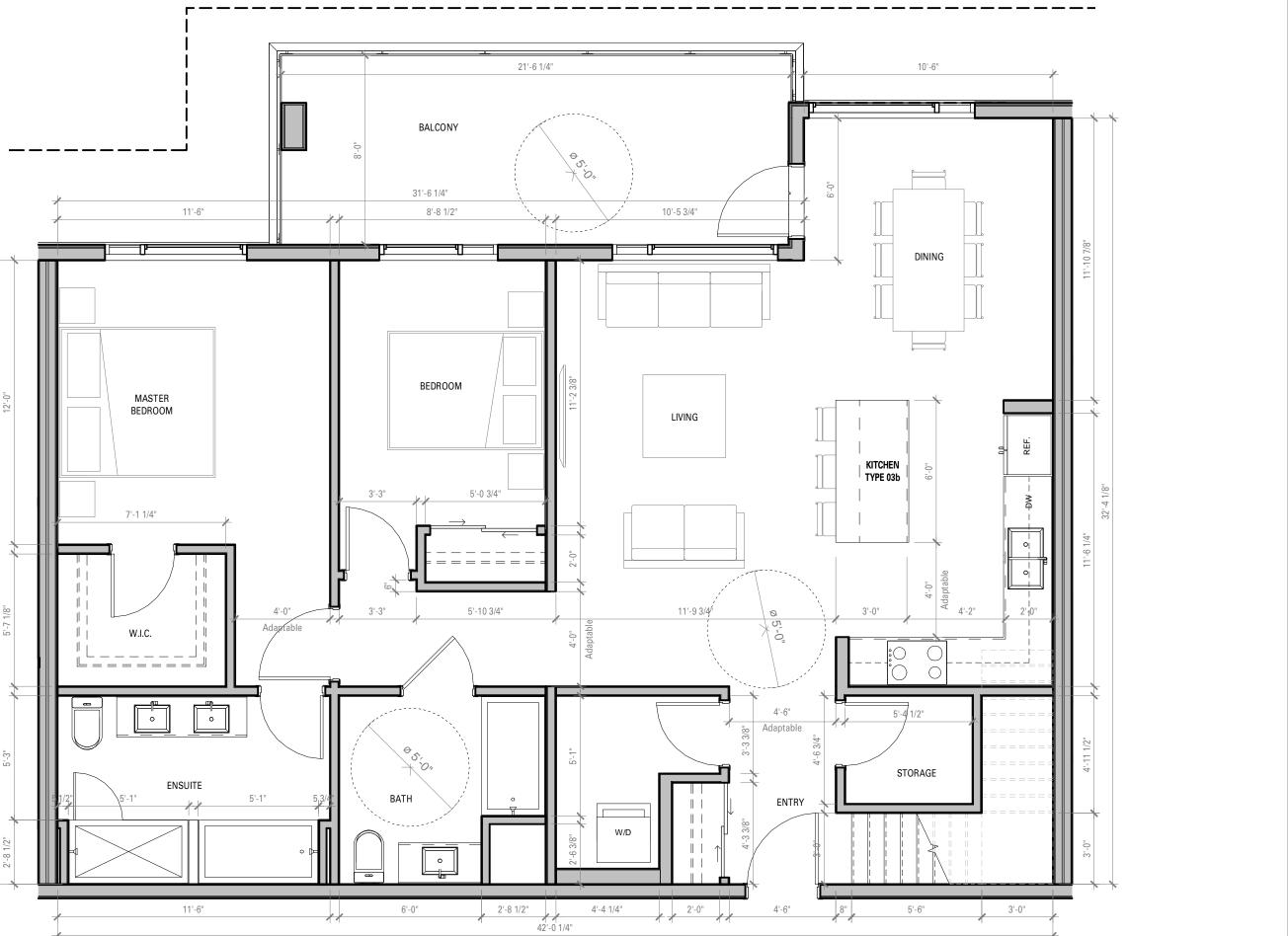
Project Number 1508 Plot Date Issue Date 2016/07/08

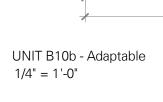
2016/07/08 Scale As indicated

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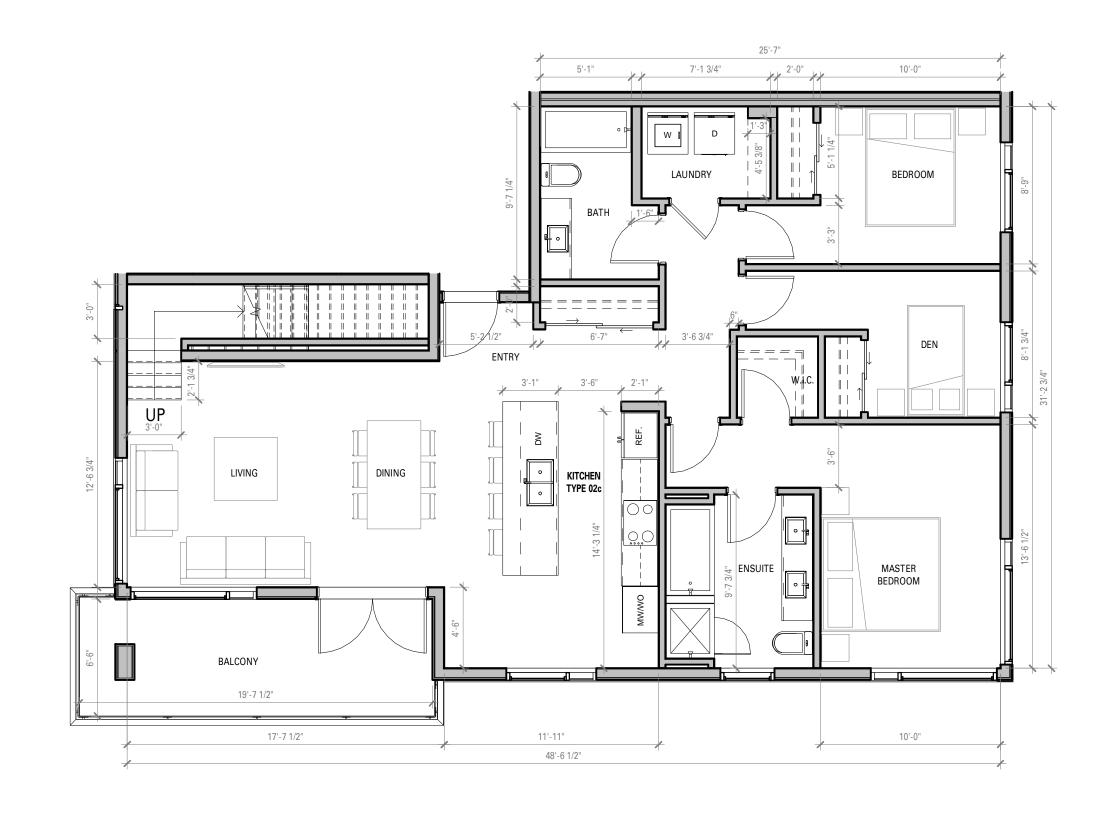
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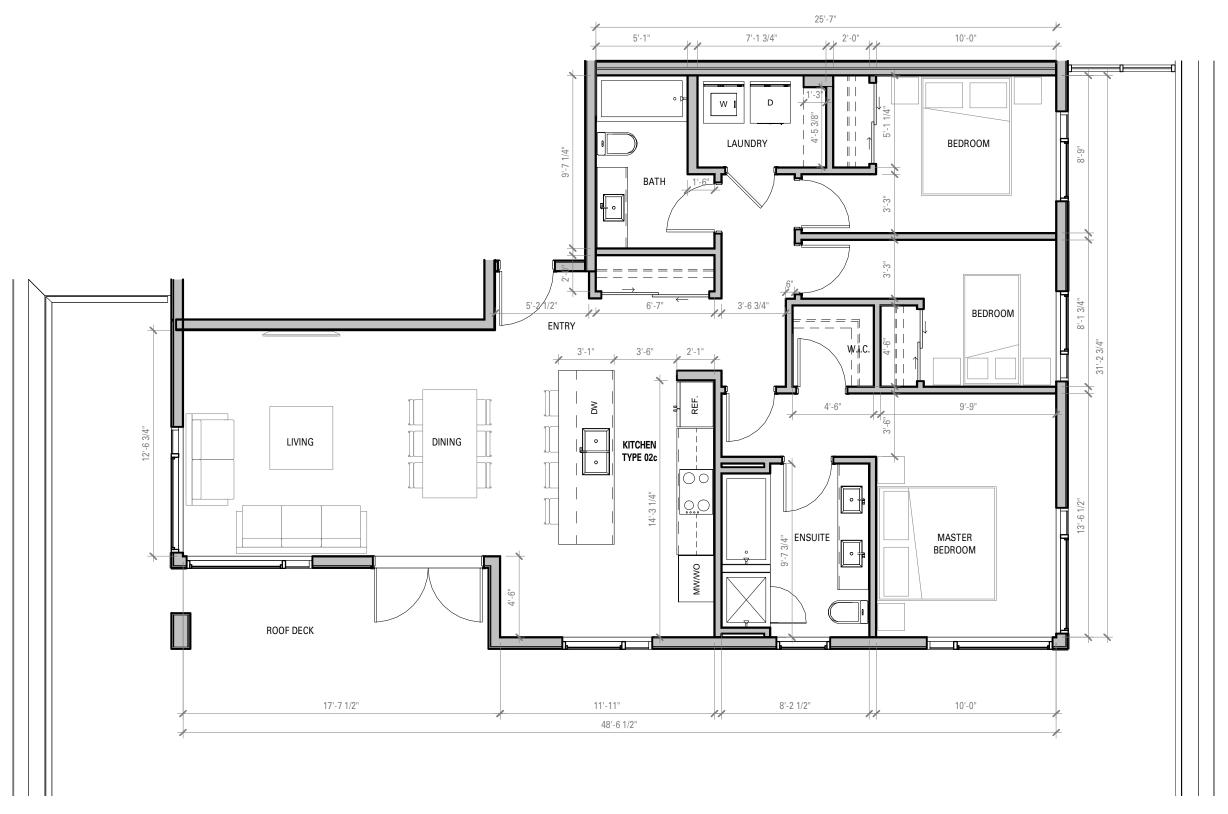






UNIT C1b 3/16" = 1'-0"





31'-6 1/4" 8'-8 1/2"

BEDROOM

5'-0 3/4"

10'-5 3/4"

11'-6"

BEDROOM

UNIT B10 - Adaptable

UNIT C1 3/16" = 1'-0"

1/4" = 1'-0"

10'-6"

KITCHEN

TYPE 03b

Adaptable

2'-8 1/2" 4'-4 1/4" 2'-0" 4'-6"

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Client/Owner **BEWICKE & 15TH LIMITED** PARTNERSHIP 100-1450 Creekside Drive Vancouver B.C. V6J 5B3

UNIT PLANS - C2, C2b, C3 & C3b

Drawn By LC / HK Reviewed by

Project Number 1508 Plot Date Issue Date 2016/07/08

2016/07/08 Scale 3/16" = 1'-0"

Sheet Number

Issue/Revision



EXCLUSION SUMMARIES EXCL TOTAL

AMENITY 858 SF 858 SF 442 SF L2 ADAPTABLE EX. 20 SF	USIONS LEVEL P1	FSR EXCLUSIO	NS LEVEL 1	FSR EXCLUSIO	NS LEVEL 2	FSR EXCLUSIO	NS LEVEL 3	FSR EXCLUSION	NS LEVEL 4	FSR EXCLUSIO	NS LEVEL 5	FSR EXCLUSION	NS LEVEL 6
L2 ADAPTABLE EX. 20 SF 60 SF 60 SF 60 SF 60 SF 40 SF 40 SF		AMENITY	858 SF	LOBBY	442 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF
L2 ADAPTABLE EX. 20 SF 40 SF 60 SF 60 SF 60 SF 40 SF 40 SF			858 SF		442 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF
L2 ADAPTABLE EX. 20 SF 60 SF L2 ADAPTABLE EX. 20 SF 60 SF L2 ADAPTABLE EX. 20 SF 60 SF 40 SF 40 SF 60 SF 40 SF 60 SF 60 SF 60 SF 60 SF 60 SF 40 SF 60 SF 60 SF						L2 ADAPTABLE EX.	20 SF						
40 SF 40 SF		L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	_	60 SF		60 SF		60 SF		60 SF
		L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF		60 SF		60 SF		60 SF		60 SF
909 SE 493 SE			40 SF		40 SF								
696 SF 462 SF			898 SF		482 SF								

EXCL. IUIAL
FSR EXCLUSION TOTAL

Level	Area
LEVEL 1	898 SF
LEVEL 2	482 SF
LEVEL 3	60 SF
LEVEL 4	60 SF
LEVEL 5	60 SF
LEVEL 6	60 SF
Grand total	1620 SF

FSR TOTAL

Level	Area
LEVEL 1	8306 SF
LEVEL 2	13441 SF
LEVEL 3	13094 SI
LEVEL 4	13094 SF
LEVEL 5	9617 SF
LEVEL 6	9617 SF
	67170 SF
SITE AREA	26872 SF
FSR AREA	67170 SF

FSR AMENITY TOTAL	FSR ADAPTABLE UNIT EXCLUSION TOTAL	FSR MECHANICAL TOTAL	FSR ENVELOPE TOTAL		
EVEL 1 15 858 SF	LEVEL 1 101 20 SF				
and total 858 SF	LEVEL 1 108 20 SF				
	LEVEL 2 201 20 SF				
	LEVEL 2 208 20 SF				
	LEVEL 3 301 20 SF				
	LEVEL 3 308 20 SF				
	LEVEL 3 309 20 SF				
	LEVEL 4 401 20 SF				
	LEVEL 4 408 20 SF				
	LEVEL 4 409 20 SF				
	LEVEL 5 502 20 SF				
	LEVEL 5 503 20 SF				
	LEVEL 5 504 20 SF				
	LEVEL 6 602 20 SF				
	LEVEL 6 603 20 SF				
	LEVEL 6 604 20 SF				
	Grand total: 16 320 SF				
	Grand total. 10 320 31				

BALCONY TOTAL

FSR BALCONIES S	UMMARY LEVEL 2	FSR BA	ALCONIES S	SUMMARY LEVEL 3	FSR BA	LCONIES S	UMMARY LEVEL 4	FSR BA	ALCONIES S	SUMMARY LEVEL 5	FSR BA	LCONIES S	SUMMARY LEVEL 6	FSR B	ALCONIES LEV	SUMMARY ROOF /EL	FSR BALC	ONY TOTAL
																	Level	Area
BALCONY		BALCO			BALCON	IY		BALCO	NY		BALCO	NY		ROOF D				
A1 201	81 SF	<u>A1</u>	301	81 SF	A1	401	81 SF	B5	507	161 SF	B5b	607	161 SF	B5b	607	874 SF	Not Placed	0 SF
A1 208	77 SF	<u>A1</u>	308	77 SF	A1	408	77 SF	B8	504	158 SF	B8b	604	158 SF	B8b	604	828 SF	LEVEL 2	793 SF
31 205	77 SF	B1	305	77 SF	A2	410	70 SF	C3	501	81 SF	B9b	605	155 SF	B9b	605	1028 SF	LEVEL 3	793 SF
31 207	77 SF	B1	307	77 SF	A2	412	70 SF			400 SF	B10b	603	174 SF	B10b	606	947 SF	LEVEL 4	1225 SF
32 203	92 SF	B2	303	92 SF	A3	411	70 SF				C1b	606	130 SF	B11b	603	1173 SF	LEVEL 5	400 SF
32 204	92 SF	B2	304	92 SF	B1	405	77 SF	ROOF [DECK		C2b	601	81 SF	C1b	602	1046 SF	LEVEL 6	1255 SF
34 202	74 SF	B4	302	74 SF	B1	407	77 SF	B9	505	259 SF	C2b	602	136 SF	C2b	601	1192 SF	Grand total	4466 SF
35 210	161 SF	B5	315	161 SF	B2	403	92 SF	B10	503	214 SF	C3b	601	259 SF			7088 SF		
36 209	62 SF	B6	314	62 SF	B2	404	92 SF	C1	506	1692 SF		·	1255 SF	Grand to	tal: 7	7088 SF		
	793 SF		·	793 SF	B3	413	62 SF	C2	502	1358 SF	Grand to	otal: 8	1255 SF					
Grand total: 9	793 SF				B4	402	74 SF	C3	501	973 SF								
		ROOF	DECK		B5	415	161 SF		·	4496 SF								
		A2	310	176 SF	B6	414	62 SF	Grand to	otal: 8	4897 SF								
		A2	312	176 SF	B8	409	158 SF											
		A3	311	176 SF			1225 SF											
		B3	313	160 SF	Grand to	tal: 14	1225 SF											
		B8	309	281 SF														
			•	970 SF														
		Grand t	otal: 14	1763 SF														



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	Α	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT
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705-717 W 15th Street

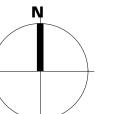
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Pennyfarthing

BEWICKE & 1!	5TH LIMITED
PARTNERSHI	P
100-1450 Creekside	e Drive
Vancouver B.C. V6	J 5B3
Sheet Title	
FSR SUMMAF	₹Y
Drawn By	НК
Reviewed by	СН

Plot Date 2016/07/08

2016/07/08



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Project Title 705-717 W 15th Street

705-717 W 15th Street North Vancouver, B.C. V7M 1T2

Pennyfarthing

Client/Owner **BEWICKE & 15TH LIMITED** PARTNERSHIP 100-1450 Creekside Drive Vancouver B.C. V6J 5B3

FSR OVERLAY L1

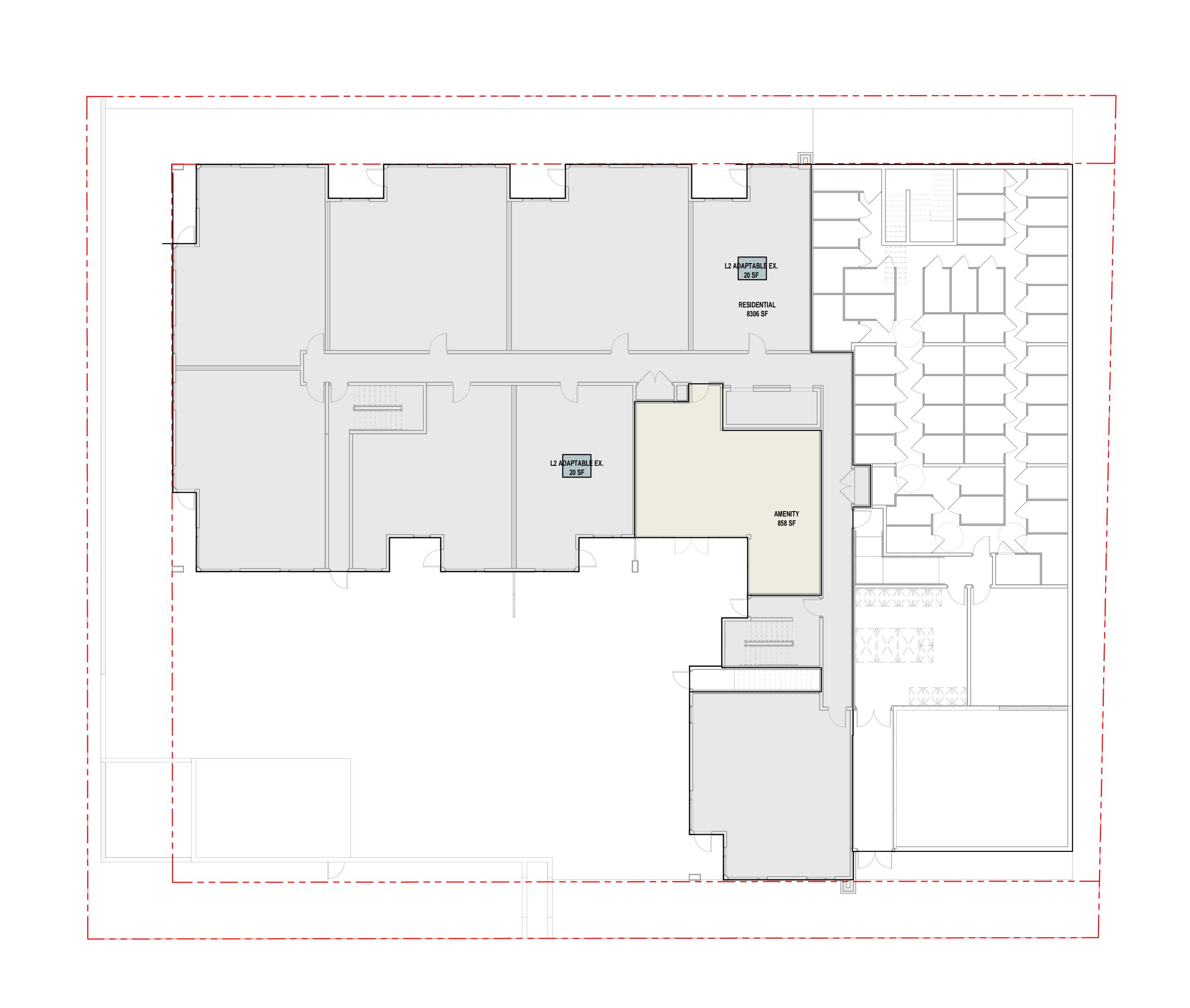
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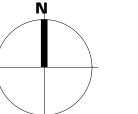
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FSR OVERLAY L2

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Project Number Plot Date

Issue Date 2016/07/08 2016/07/08 Issue/Revision

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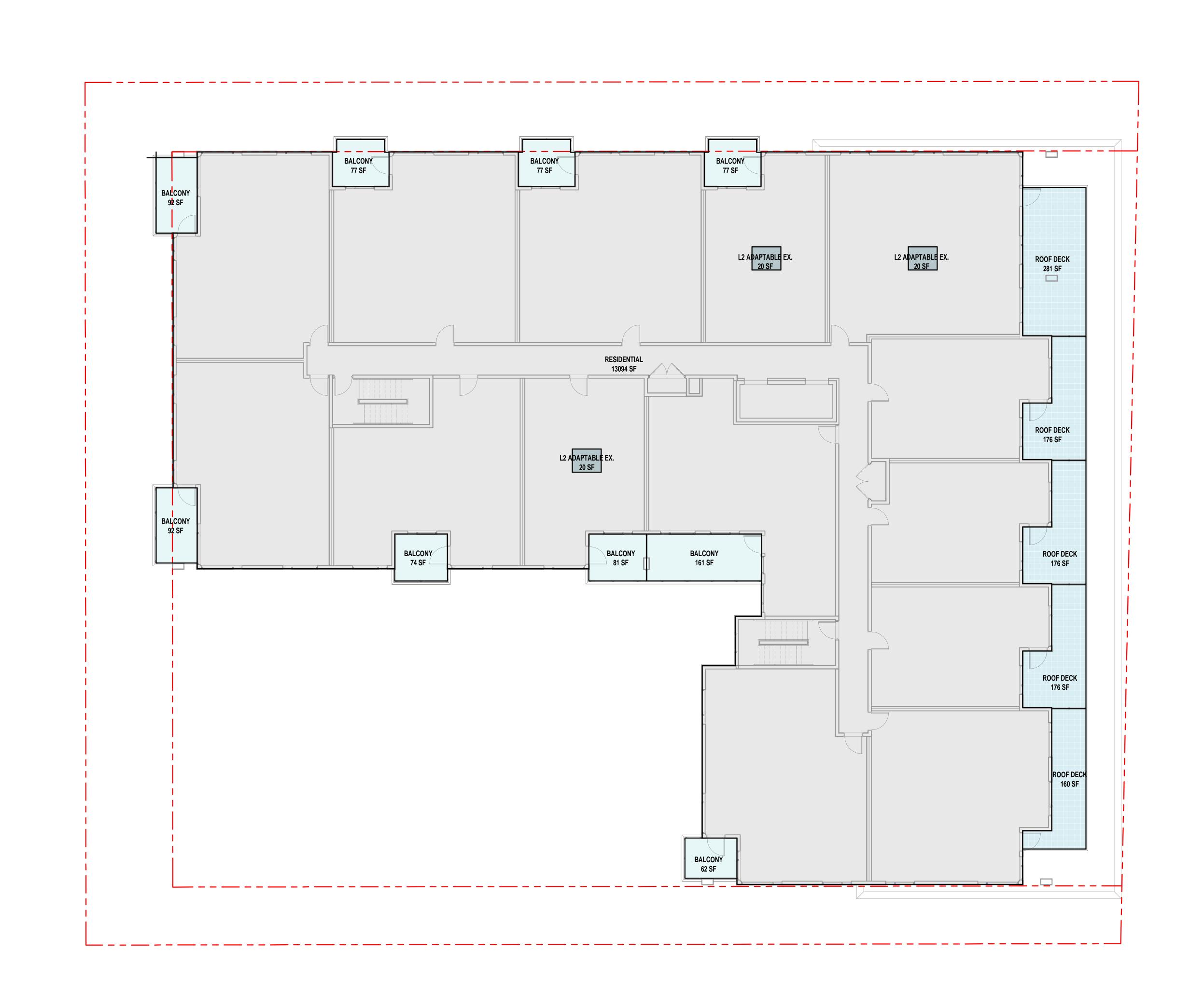
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No.	Date	Revision Notes

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FSR OVERLAY L4

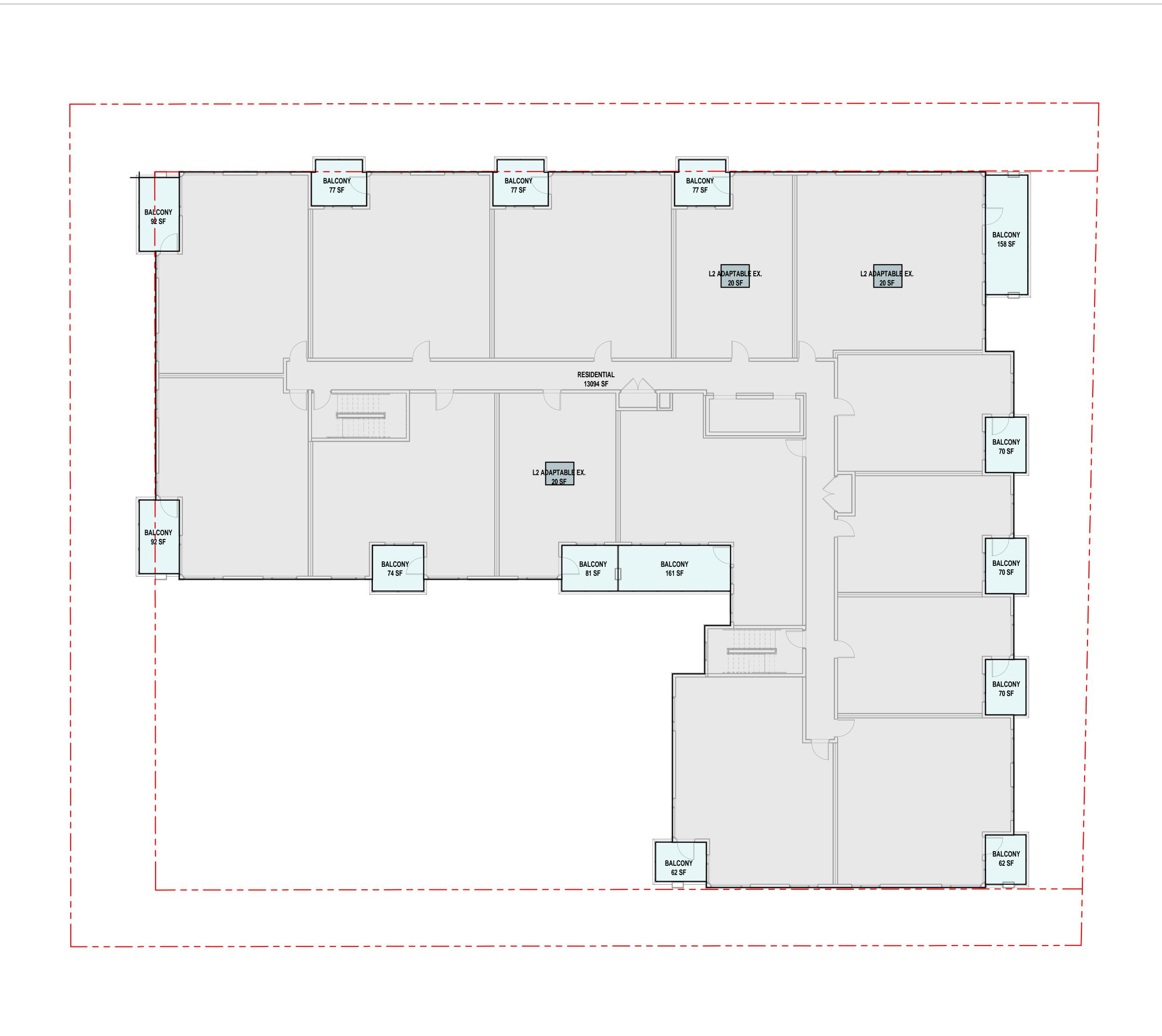
Drawn By Reviewed by

Project Number Plot Date Issue Date 2016/07/08 2016/07/08

Scale 1/8" = 1'-0"

Sheet Number

Issue/Revision



A 2016/07/08 ISSUED FOR DEVELOPMENT PERMIT

Revision Notes

Project Title 705-717 W 15th Street

705-717 W 15th Street North Vancouver, B.C. V7M 1T2

Pennyfarthing

Client/Owner **BEWICKE & 15TH LIMITED** PARTNERSHIP 100-1450 Creekside Drive Vancouver B.C. V6J 5B3

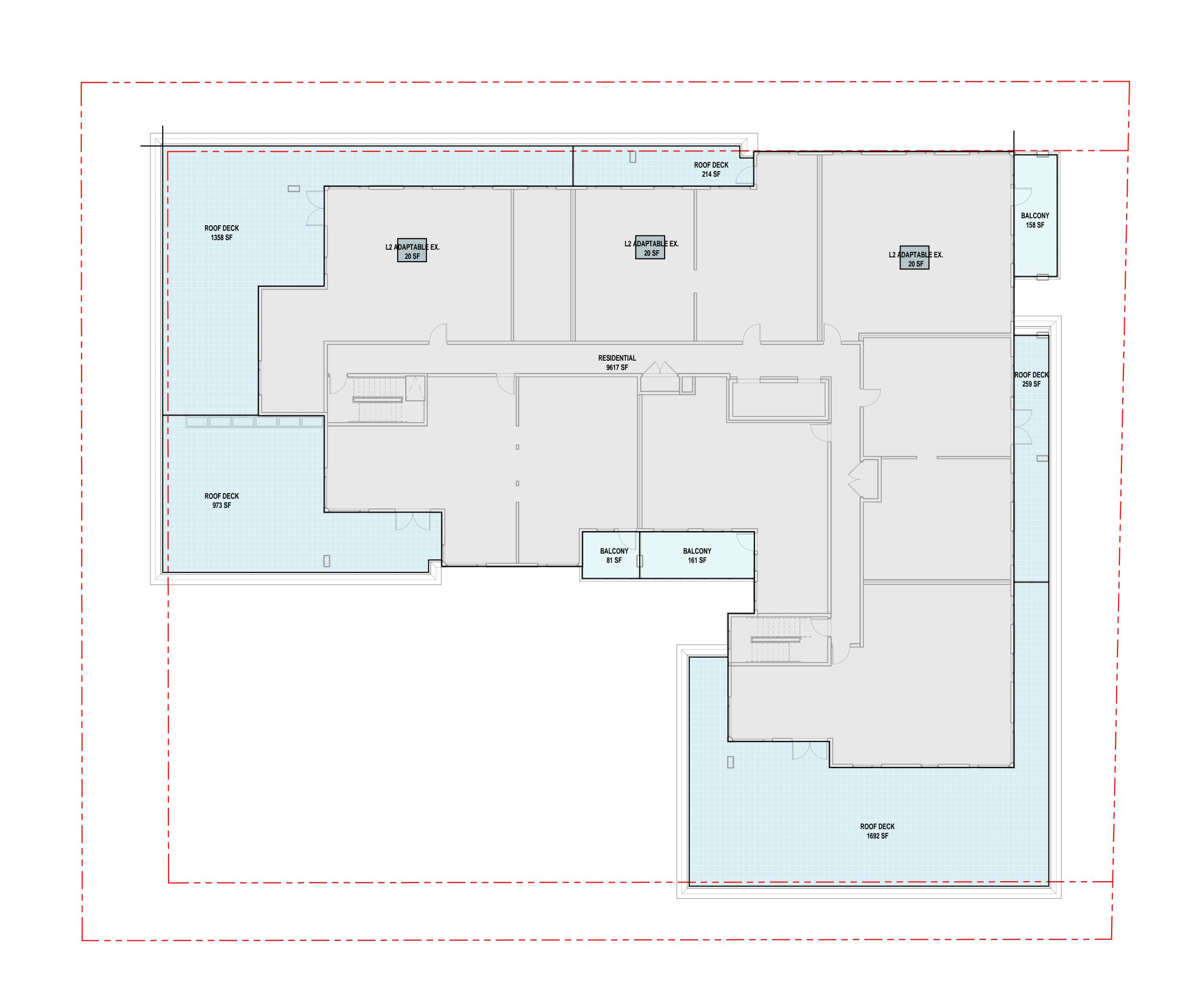
FSR OVERLAY L5

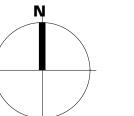
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2016/07/08 2016/07/08 Issue/Revision

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FSR OVERLAY L6

Reviewed by	СН
Project Number 1508	
Plot Date	Issue
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Project **1508**

Plot Da 2016/07/08 2016/07/08 Issue/Revision

1/8" = 1'-0"

Drawn By

