BEWICKE & 15TH LIMITED PARTNERSHIP



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:	Site Dimensions	:

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. The proposed development is a four-storey wood-frame mixed-use building with a 53-unit residential component partially seated atop a one-storey commercial podium. The proposed development fronts both W 15th Street and Bewicke Avenue in a Ushape, framing a 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. 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 two distinct elements: a strong commercial base facing Bewicke and a four-storey residential component which wraps around the site. The first level facing Bewicke is buried due to a storey of grade change across the site, reducing the building to three 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, the grade falls away revealing four storeys to match the neighbouring three- to four-storey developments.

PROJECT STATISTICS

Site Area							FSR					
Existing	26,873.0) sq. ft.	or	2,496.5	sq. m.		Allowable	2.5		Allowable	e 67,182.5	sq. ft.
							Proposed	2.1		Proposed	56,410.0	sq. ft.
Lot Coverag	е				Percent		Amenity	Exclusion	1	Lobby Ex	clusion	
Allowable	18,811.	1 <i>sq. ft.</i>			70.0%		Allowable	2,000	sq. ft.	Allowable	e 5,802	sq. ft.
Proposed	16,103.	0 sq. ft.			59.9%		Proposed	885.0	sq. ft.	Proposed	442.0	sq. ft.
Setbacks		North	South	East	West		Building	Height				
Allowable		-	-	-	-		Allowable	6 Storeys	and	N/A	ft or	N/A m
Proposed		3.66m	3.05m	0.00m	4.57m		Proposed	4 Storeys	and	40.15	ft or	12.24 m
								EXCLU	JSIONS			
Area Sum	mary	Units	Residential Area	Commercial Area	Gross Area	Amenity	Lobby	Walls	Level 2 Adaptable Unit	Storage Rooms	Total Exclusions	FSR AREA
Level 1		10	8,566.8		11,097.0	885.0			60.0		945.0	10,152.0 sq. f
Level 2		14	9,752.8	3,809.0	16,103.0		442.0		60.0		502.0	15,601.0 sq. f
Level 3		16	13,663.8		15,409.0				80.0		80.0	15,329.0 sq. f
Level 4		16	13,663.8		15,408.0				80.0		80.0	15,328.0 sq. f
Totals		56	45,647.0	3,809.0	58,017.0	885.0	442.0		280.0		1,607.0	56,410.0 sq. f

Unit Distribution

									UNIT	COUNT A	ND AREAS	PER FLOOR								
UNIT	UNIT IN	IFORMATION		LEVEL 1			LEVEL 2			LEVEL 3			LEVEL 4		UNITS S	UMMARY	ADAPTABLE COUNT	BEDS	TOTAL	UNIT
TYPE	UNIT	ADAPTABLE	COUNT	AREA	ADAPT.	COUNT	AREA	ADAPT.	COUNT	AREA	ADAPT.	COUNT	AREA	ADAPT.	TOTAL	AREA			BEDS	RATIO
	AREA	LEVEL			COUNT			COUNT			COUNT			COUNT						
CRU1	1596	1				1	1596								1	1,596				1.8%
CRU2	1464	1				1	1464								1	1,464				1.8%
CRU3	749	1				1	749								1	749				1.8%
A1	652	2	1	652	1	1	652	1	1	652	1	1	652	1	4	2,608	4	1	4	7.1%
A2	629	1							3	1887		3	1887		6	3,774		1	6	10.7%
A3	522	1				1	522		1	522		1	522		3	1,566		1	3	5.4%
A4	756	1	2	1512		2	1512		2	1512		2	1512		8	6,047		1	8	14.3%
A5	544	1	1	544											1	544		1	1	1.8%
B1	1005	1	2	2010		2	2010		2	2010		2	2010		8	8,040		2	16	14.3%
B2	931	1	2	1862		2	1862		2	1862		2	1862		8	7,448		2	16	14.3%
B3	975	2	1	975	1	1	975	1	1	975	1	1	975	1	4	3,900	4	2	8	7.1%
B4	912	1							1	912		1	912		2	1,824		2	4	3.6%
B5	1012	2	1	1012	1	1	1012	1	1	1012	1	1	1012	1	4	4,048	4	2	8	7.1%
B6	1112	2							1	1112	1	1	1112	1	2	2,224	2	2	4	3.6%
C1	1208	1				1	1208		1	1208		1	1208		3	3,624		3	9	5.4%
																				,
																				,
			10	8567	3	14	13562	3	16	13664	4	16	13664	4	56	49,456	14		87	100.0%
															<u>.</u>	·				
PROJEC	T TOTALS	S																		
Comme	rcial Cou	nt	Residen	tial Count		Adaptab	le Units		Adaptab	le Ratio		Total Be	ds		Gross Area	a	Saleable Area	Building	g Efficienc	У
3			53			14			26%			87			58,017	sq. ft.	49,456 sq. ft.	85%		

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

ARCHITECT

(604) 988.7501

DURANTE KREUK

(604) 684.0577 **CIVIL ENGINEER** (604) 987.9070



DRAWING LIST

No.

A0.00 A0.01 A0.02 A0.03a

A0.03b

A0.04

A0.05 A0.06

A0.07

A1.01 A2.01

A2.02 A2.20

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A5.00

A5.01

A5.02

A6.01 A6.02

FSR3.00

FSR3.01

FSR3.02

FSR3.03

FSR3.04

Parking Summary

VEHICLE PARKING	Veh	nicle	Acces	ssible	Smal	ll Car	Loa	ding
VEHICLE PARKING	Required	Provided	Required	Provided	Allowable	Provided	Required	Provided
Residential	55	71	3	4	19	9	N/A	N/A
Visitor	5	6	1	1	2		N/A	N/A
Commercial	7	10	1	1	2		1	1
Total Parking	67	87	5	6	23	9	1	1

	Secure	Bicycle	Maximur	n Vertical	Required	l Lockers	Short-term Bicycle		
BICYCLE PARKING	Required	Provided	Allowed	Provided	Required	Provided	Required	Provided	
Residential	80	89	28	25	16	19	6	6	
Commercial	1	2	0			2	6	6	
Total Parking	81	91	28	25	16	21	12	12	

26% 58,017 Sq. It. 49,456 Sq. It. 85%

CRESTON



PROJECT TEAM

OWNER/DEVELOPER

HEPWORTH DEVELOPMENT CORP. Suite 100-1450 Creekside Dr, Vancouver BC V6J 5B3 (604) 734.8443

SHIFT ARCHITECTURE INC. Suite 200 - 1000 W 3 St, North Vancouver BC V7P 3J6

LANDSCAPE ARCHITECT

Suite 102 - 1637 West 5th Ave, Vancouver BC V6J 1N5

CREUS ENGINEERING Suite 200 - 901 W 16th St, North Vancouver BC V7P 1R2

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No.	Date	Revision Notes
С	2017/02/23	REISSUED FOR DEVELOPMENT PERMIT
В	2016/08/26	REISSUED FOR
		DEVELOPMENT PERMIT
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT
No.	Date	Revision Notes

Drawing Name

	COVER SHEET
	DESIGN RATIONALE
	SUSTAINABILITY STATEMENT
	SITE CONTEXT
	SITE CONTEXT
	AERIAL VIEWS
	PERSPECTIVES
	SHADOW STUDIES
	UNIT AREAS
	SITE PLAN
	LEVEL P2 PLAN
	LEVEL P1 PLAN
	PARKADE SECTIONS
	LEVEL 1 PLAN
	LEVEL 2 PLAN
	LEVEL 3 PLAN
	LEVEL 4 PLAN
	ROOF PLAN
	STREETSCAPES
	ELEVATIONS
	ELEVATIONS
	SITE SECTIONS
	BUILDING SECTIONS
	BUILDING SECTIONS
	UNIT PLANS - A1, A2, A3, A4, B1, B2
	UNIT PLANS - B3, B4, B5, B6, C1
	FSR SUMMARY
	FSR OVERLAY L1
	FSR OVERLAY L2
	FSR OVERLAY L3
	FSR OVERLAY L4
. .	01

Grand total: 31

Project Title CRESTON

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

Pennyfarthing

ΗК

СН

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

Sheet Title **COVER SHEET**

Drawn By Reviewed by

Project Number

1508 Plot Date

Issue Date 2017/02/23

Scale As indicated Sheet Number

2017/02/23

Issue/Revision С



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. The proposed development is a four-storey wood-frame mixed-use building with a 53-unit residential component partially seated atop a one-storey commercial podium. The proposed development fronts both W 15th Street and Bewicke Avenue in a U-shape, framing a 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. 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.

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Amenities

A residential amenity room including a communal kitchen and seating area is 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

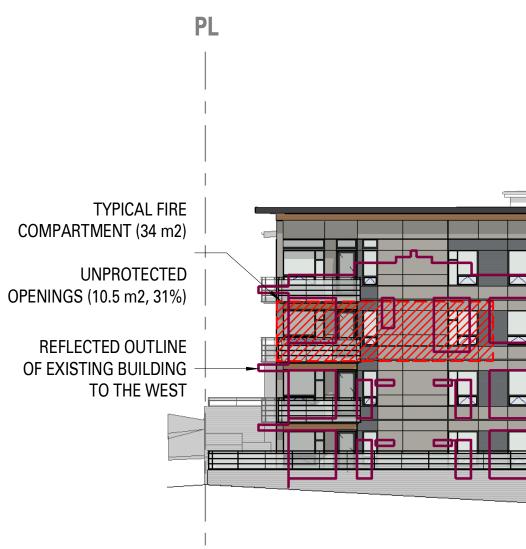
The materiality of the building reflects the natural character of North Vancouver. The commercial façade is framed by a strong masonry element supported by heavy timber columns. The prominence of the commercial mass is countered by the calmer residential mass clad in cementitious panels. Accent panels 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.



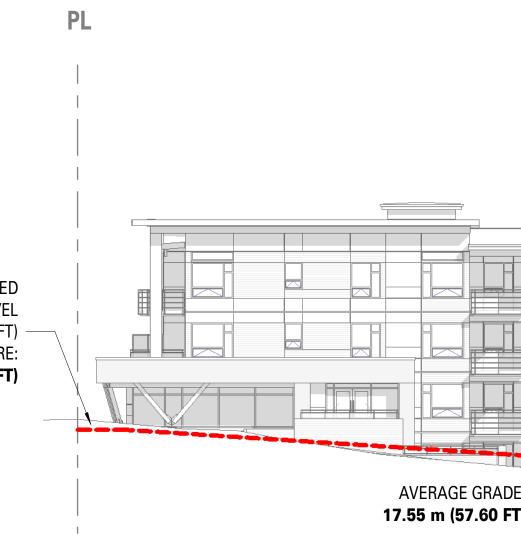
WEST ELEVATION - REFLECTED WINDOWS

UNPROTECTED OPENING L THAT IS

EXPOSING BUILDING FACE

MAX. AREA, m2

30
34
40



HIGHEST FINISHED **GROUND LEVEL** WITHIN 3.048 m (10 FT) OF STRUCTURE: 19.11 m (62.70 FT)

NORTH ELEVATION - BUILDING HEIGHT

				Fax: 604.988.7510
			PL	This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.No.DateRevision Notes
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	AREA OF L	INPROTECTED OPI	ENING, %	
		IITING DISTANCE,		REISSUED
-	4	4.57	5	BE
	70		100	2017
	78	07 22	100	
	72.4	87.22	98.4	FEBRUARY
	64		96	
			PL	Project Title CRESTON
				705-717 W 15th Street
			HIGHEST POINT OF STRUCTURE:	North Vancouver, B.C. V7M 1T2
			29.79 m (97.74 FT)	Pennyfarthing
			m (40.15 ft)	Client/Owner BEWICKE & 15TH LIMITED PARTNERSHIP 100-1450 Creekside Drive Vancouver B.C. V6J 5B3
			12.24 1	Sheet Title DESIGN RATIONALE
.DE:				Drawn By HK Reviewed by CH
FT)				Project Number 1508
			STRUCTURE:	Plot Date Issue Date 2017/02/23 2017/02/23
		10.UU M	n (52.50 FT)	Scale Issue/Revision As indicated
				Sheet Number
				A0.01

SHIFT ARCHITECTURE INC

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

Tel: 604.988.7501 Fax: 604.988.7510

Sustainability Statement

705-717 W15th Street, North Vancouver

Environmental Consideration	Consideration Approach	Environmental Consideration	Consideration Approach	Social Consideration	Consi
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	Ensuri demog nesters
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	A child the cor also or childca
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)	One bl school close p
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	A resic commu located shared courtya
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	The de strata u Bedroc range o of hous from 6
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.		This st neighb diverse often n profess retirees
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	This un neight and pr develo stope s stop se 881, ar
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	<i>Economic consideration</i> Direct Employment:	<i>Consi</i> 4000 S main le employ job op
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	The int increas stimula the util infrast resider activity and ge jobs.
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		,

nsideration Approach

suring the development caters to a wide mographic range from young families, empty sters and single occupant households.

children's play space will be integrated into common courtyard facility. The building is o one block away from Apple Blossom Idcare centre.

e block away from Westview Elementary nool and Apple Blossom Childcare centre. In se proximity to Chris Zuehlke Memorial Park.

esidential amenity room including a mmunal kitchen and seating area centrally ated on the ground floor, opening up onto a ared patio space and amenity garden in the urtyard.

e development provides a complete range of ata units for purchase from 1 Bedrooms, 2 drooms and 3 Bedroom units. Providing a age of housing types to ensure a continuum housing affordability. Units vary in sizes m 600 Sqft to 1,500 Sqft.

is style of residential project benefit local ghbourhoods as they attract residents of rerse socio-economic backgrounds and are en multi generational. This includes ofessionals, couples with small children and irees.

is urban development is located in a ghbourhood with a high level of walkability, d proximity to frequent transit. The velopment is located within 150m of a bus ope served by the 246 bus and 350m of a bus op served by the 236, 239, 240, 241, 242, 255, I, and N24 busses.

nsideration Approach

00 Square Foot of Commercial Space on the in level integrated into the project. Local ployment through generating construction opportunities.

e intensification of residents in this area will rease the city of North Vancouver's tax base, mulate economic development and increase a utilization of public transit and road rastructure. An influx of permanent idences will increase existing business ivity, encourage new business development, d generate permanent building maintenance

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

No.	Date	Revision Notes
	0017/00/00	
С	2017/02/23	REISSUED FOR DEVELOPMENT PERMIT
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT
No.	Date	Revision Notes

Project Title
CRESTON

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

Project Number **1508**

Plot Date 2017/02/23

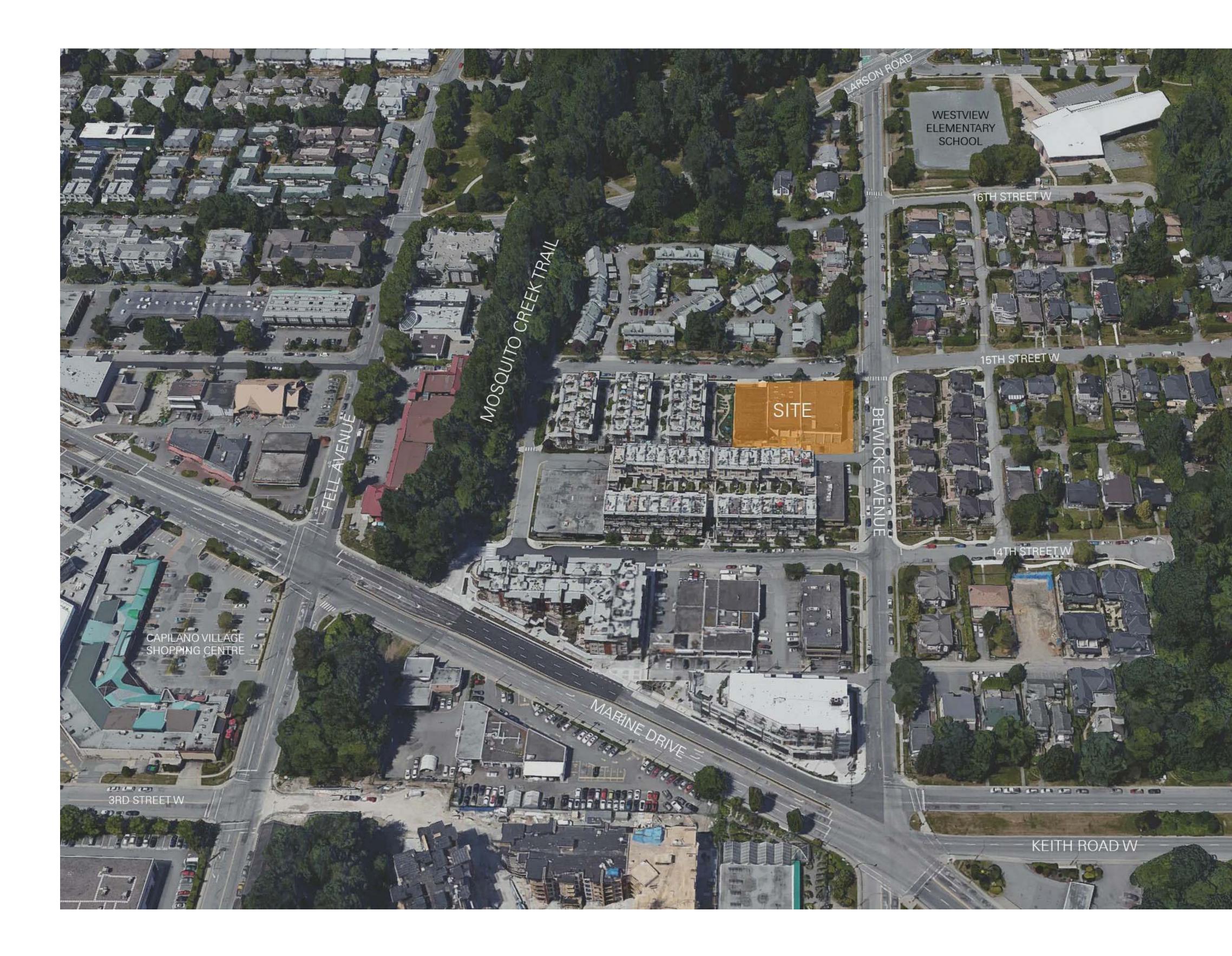
Issue Date 2017/02/23

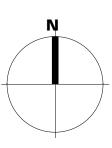
Scale

Sheet Number

Issue/Revision









No.	Date	Revision Notes
С	2017/02/23	REISSUED FOR
		DEVELOPMENT PERMIT
No.	Date	Revision Notes

ISSUED FOR DEVELOPMENT PERMIT FEBRUARY 2017 23

Project Title CRESTON

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 CONTEXT

Drawn By Reviewed by

Project Number **1508**

Issue Date 2017/02/23

ΗК СН

Scale 12" = 1'-0" Sheet Number

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

Plot Date

2017/02/23

Issue/Revision С



CHRIS ZUEHLKE MEMORIAL PARK









VIEW TOWARDS LANE FROM SOUTHEAST CORNER



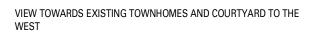


VIEW TOWARDS EAST ALONG LANE

VIEW TOWARDS WEST ALONG LANE









VIEW TOWARDS NORTH ALONG MOSQUITO CREEK LANE



SHFT SHIFT ARCHITECTURE INC 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

EISSUED FOR DEVELOPMENT PERMIT 11 23 FEBRUARY 2017

Project Title CRESTON

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 CONTEXT

Drawn By Reviewed by

Project Number

1508

Issue Date 2017/02/23

ΗК

СН

Scale As indicated

Plot Date

2017/02/23

Issue/Revision С

Sheet Number

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

03b **A0.**



AERIAL VIEW FROM SW



AERIAL VIEW FROM NW



AERIAL VIEW FROM SE



AERIAL VIEW FROM NE



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C	2017/02/23	REISSUED FOR
Ū	2011/02/20	DEVELOPMENT PERMIT
Α	2016/07/08	ISSUED FOR
		DEVELOPMENT PERMIT
No.	Date	Revision Notes

EISSUED FOR DEVELOPMENT PERMIT 11 FEBRUARY 2017 23

Project Title CRESTON

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 **AERIAL VIEWS**

Drawn By Reviewed by

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

Project Number 1508

Plot Date 2017/02/23 Scale

Issue Date 2017/02/23

Sheet Number

Issue/Revision С

CH / HK

СН





PERSPECTIVE VIEW FROM NE



PERSPECTIVE VIEW FROM SE



PERSPECTIVE VIEW FROM NW



PERSPECTIVE VIEW FROM SW

SHIFT ARCHITECTURE INC. SHIFT ARCHITECTURE INC. 200-1000 West 3rd Street, North Vancouver, B.C. V7P 3.6 Te: 604.988.7501 This drawing is an instrument of service and the property of sof this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent. No. Date Revision Notes C 2017/02/23 REISSUED FOR DEVELOPMENT PERMIT B 2016/08/26 REISSUED FOR DEVELOPMENT PERMIT A 2016/07/08 ISSUED FOR DEVELOPMENT PERMIT No. Date Revision Notes

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

Project Title
CRESTON

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

Pennyfarthing

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

Sheet Title PERSPECTIVES

Drawn By Reviewed by

Project Number

1508

Plot Date 2017/02/23 Scale

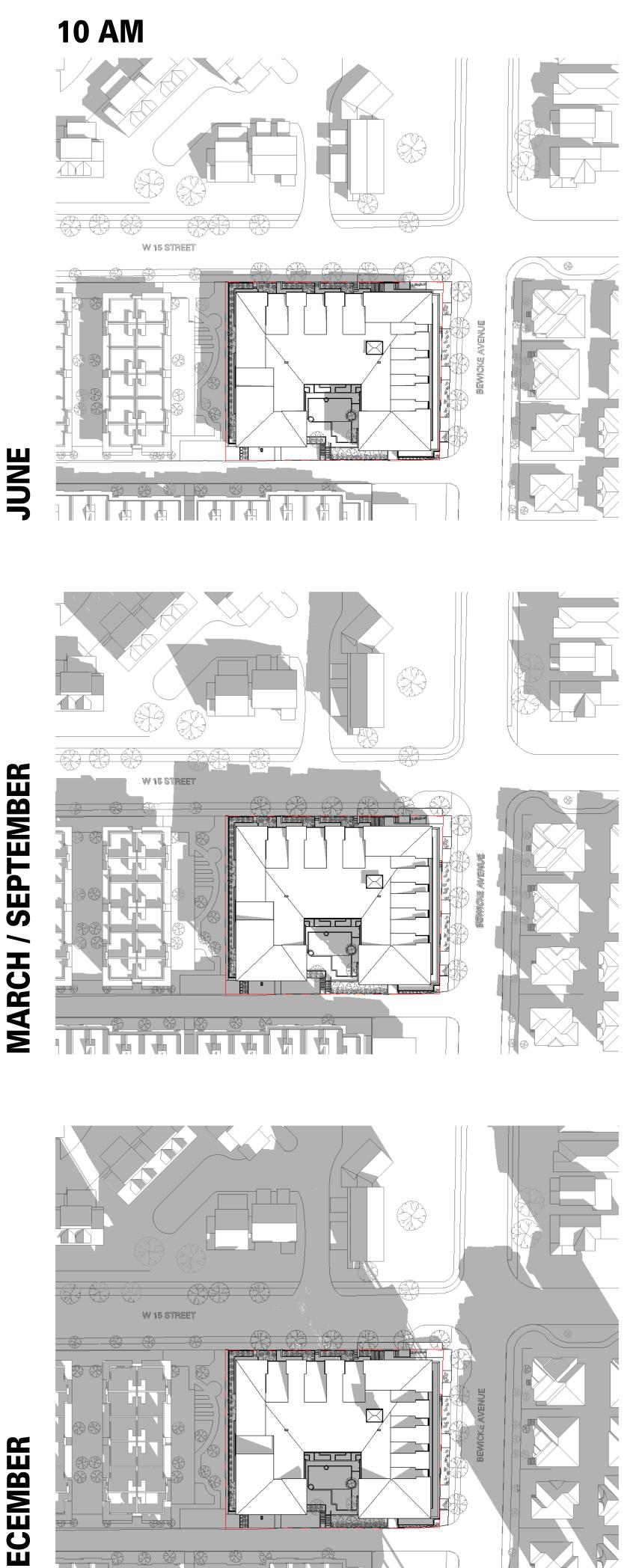
2017/02/23 Issue/Revision

Issue Date

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Sheet Number



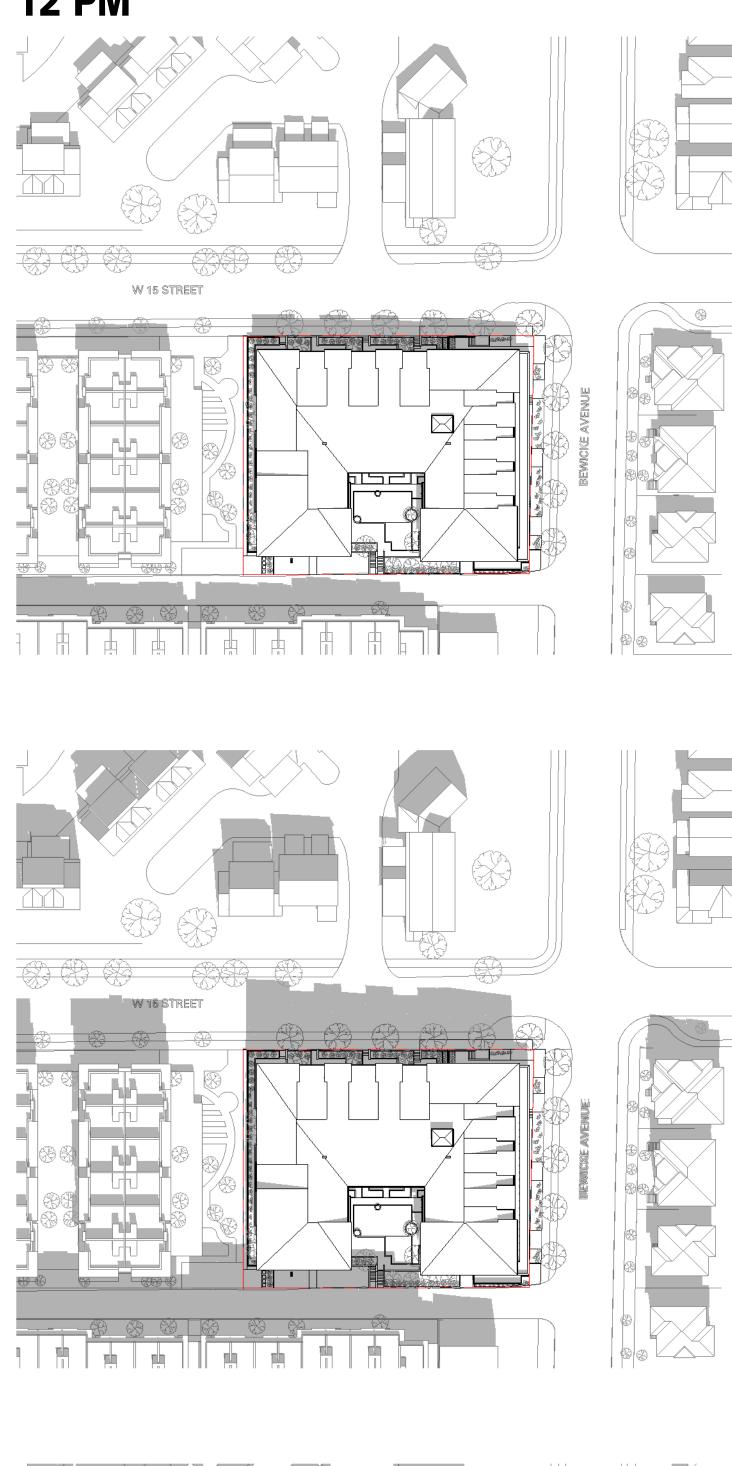


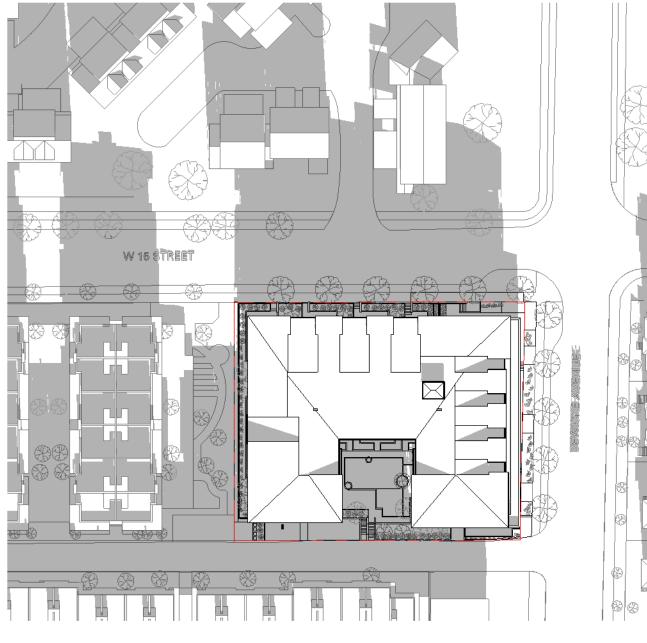
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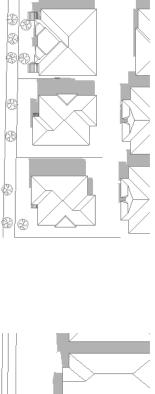
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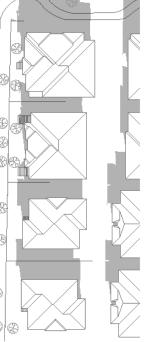
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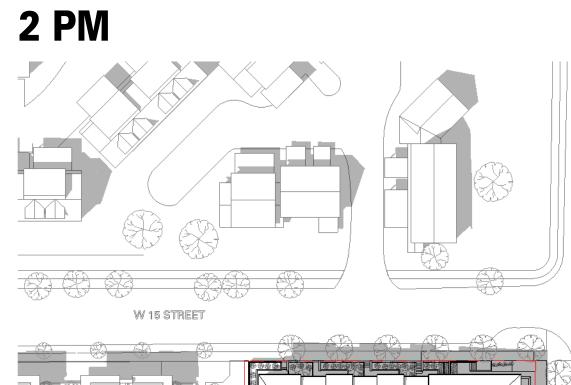


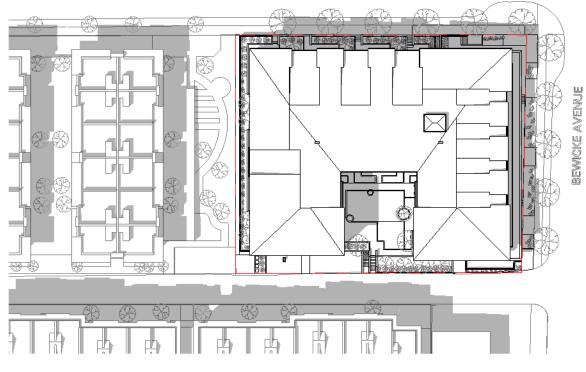


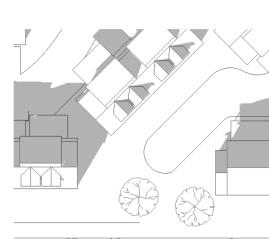


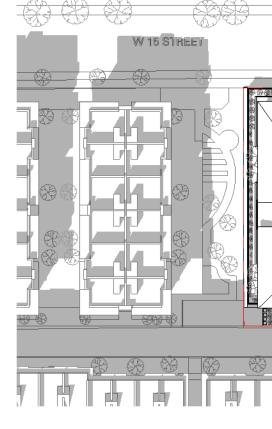


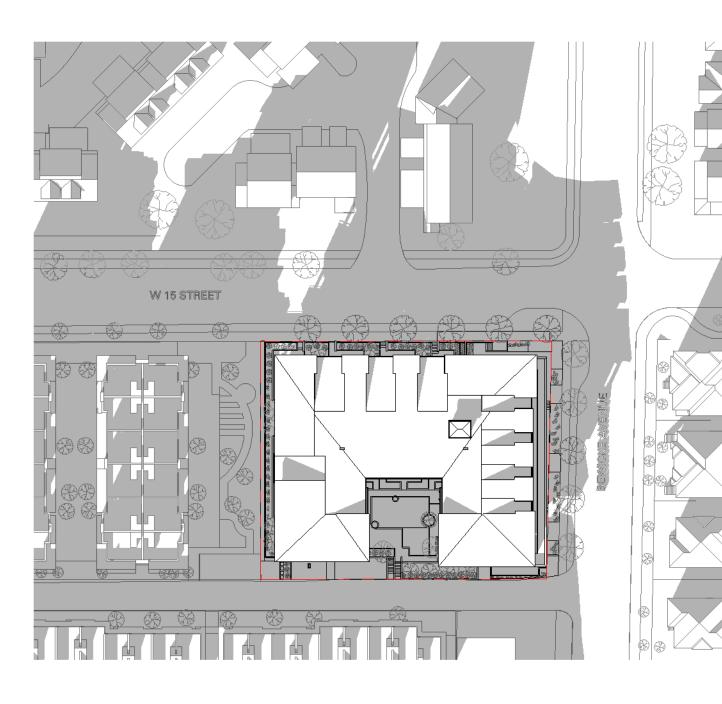
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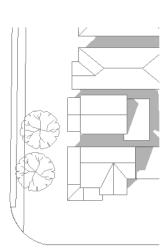


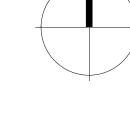












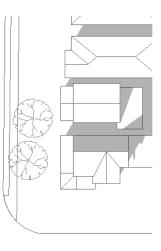


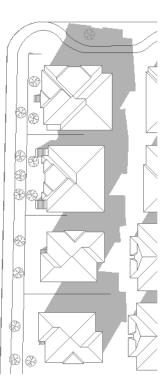
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В	2016/08/26	REISSUED FOR DEVELOPMENT PERMIT
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No.	Date	Revision Notes

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Project Title CRESTON

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 SHADOW STUDIES

Drawn By Reviewed by

Project Number

1508 Plot Date 2017/02/23

Issue Date 2017/02/23

Scale 1" = 60'-0" Sheet Number

Issue/Revision С

CH / HK

СН













LEVEL 2 3/64" = 1'-0"



UNIT	UNIT	
TYPE	COUNT	С
CRU1	1	(
CRU2	1	(
CRU3	1	(
A1	4	1
A2	6	
A3	4	
A4	8	
B1	8	2
B2	8	
B3	4	2
B4	2	2
B5	4	2
B6	2	2
C1	3	3
	56 Unit	8

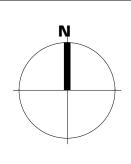
Total Gross Buildable Are Building Efficiency

UNITS - RESIDENTIAL		
UNIT TYPE	UNIT NUMBER	AREA
LEVEL 1	1 1	
A1	109	652 SF
A3	110	544 SF
A4	103	756 SF
A4	101	755 SF
B1	107	1005 SF
B1	108	1005 SF
B2	105	924 SF
B2	104	935 SF
В3	102	975 SF
B5	106	1012 SF
LEVEL 1: 10		8563 SF

LEVEL 2		
A1	210	652 SF
A3	211	522 SF
A4	203	756 SF
A4	201	756 SF
B1	208	1005 SF
B1	209	1005 SF
B2	206	924 SF
B2	205	939 SF
B3	202	975 SF
B5	207	1012 SF
C1	204	1208 SF
LEVEL 2: 11		9755 SF

UNITS - COMMERCIAL		
UNIT TYPE	UNIT NUMBER	AREA
LEVEL 2	·	
CRU1	01	1596 SF
CRU2	02	1464 SF
CRU3	03	749 SF
LEVEL 2: 3	·	3809 SF
Grand total: 3		3809 SF

LEVEL 4 3/64" = 1'-0"



AREA LEGEND			
A B C TH S	1 BED 2 BED 3 BED TOWNHOME STUDIO		

NOTE: AREAS INCLUDE STORAGE EXEMPTIONS

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	SHIFT ARCHITECTURE INC
	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

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

BED	AVERAGE UNIT	TOTAL UNIT
DUNT	AREA (SF)	AREA (SF)
Bed	1596.0	1596.0
Bed	1464.0	1464.0
Bed	749.0	749.0
Bed	652.0	2608.0
Bed	629.0	3774.0
Bed	527.5	2110.0
Bed	755.9	6047.0
Bed	1005.0	8040.0
Bed	931.0	7448.0
Bed	975.0	3900.0
Bed	912.0	1824.0
Bed	1012.0	4048.0
Bed	1112.0	2224.0
Bed	1208.0	3624.0
7 Bed	883 sf	49456 sf
rea		58017 sf
		85.2%

UNITS - RESIDENTIAL		
UNIT TYPE	UNIT NUMBER	AREA
LEVEL 3		
Δ1	310	652 SF
42	312	629 SF
42	313	629 SF
42	314	629 SF
43	316	522 SF
44	301	756 SF
44	303	756 SF
B1	308	1005 SF
B1	309	1005 SF
B2	306	924 SF
B2	305	939 SF
B3	302	975 SF
B4	315	912 SF
B5	307	1012 SF
B6	311	1112 SF
C1	304	1208 SF
LEVEL 3: 16	- I	13663 SF

LEVEL 4		
A1	410	652 SF
A2	412	629 SF
A2	413	629 SF
A2	414	629 SF
A3	416	522 SF
A4	401	756 SF
A4	403	756 SF
B1	408	1005 SF
B1	409	1005 SF
B2	406	924 SF
B2	405	939 SF
B3	402	975 SF
B4	415	912 SF
B5	407	1012 SF
B6	411	1112 SF
C1	404	1208 SF
LEVEL 4: 16		13663 SF
Grand total: 53		45645 SF

Project Title CRESTON

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

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

Sheet Title
UNIT AREAS

Drawn By Reviewed by

Project Number

1508

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

Issue Date 2017/02/23

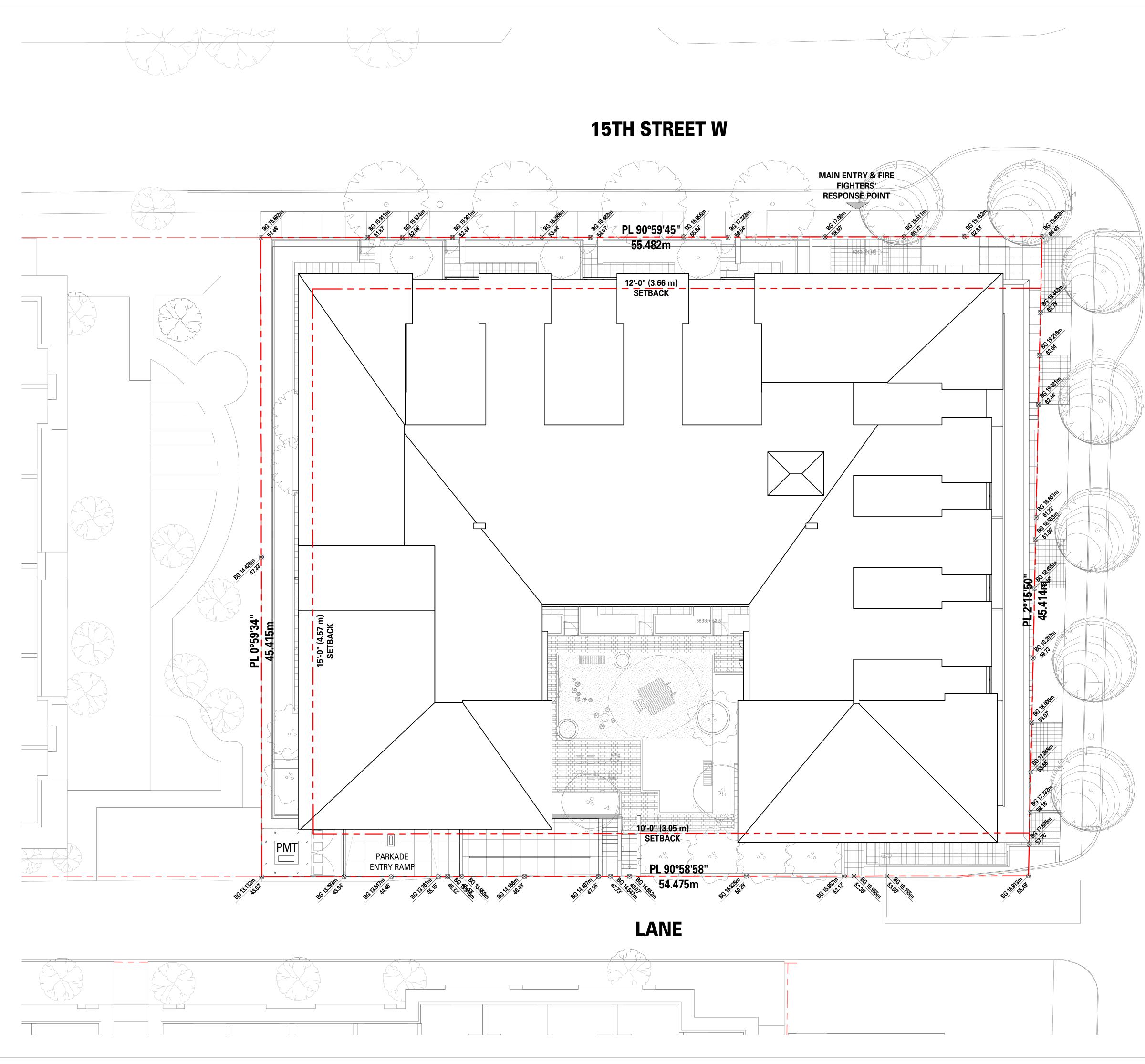
Scale **3/64" = 1'-0"** Sheet Number

Plot Date

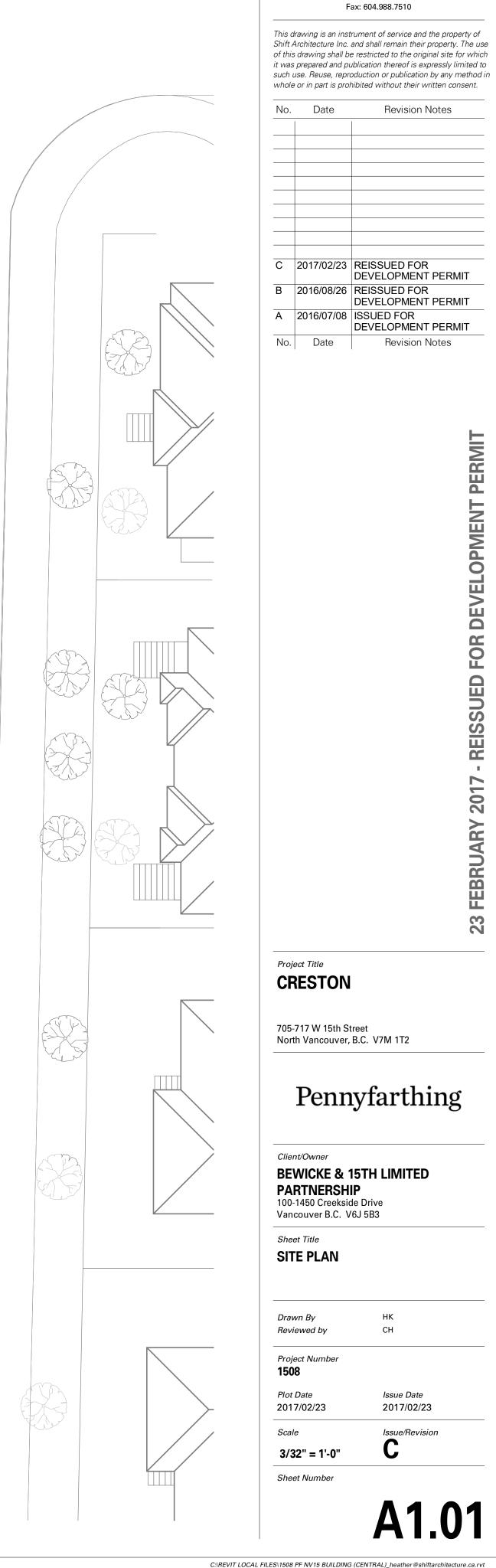
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No.	Date	Revision Notes

Project Title CRESTON

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

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Sheet Title SITE PLAN

Drawn By Reviewed by

Project Number 1508

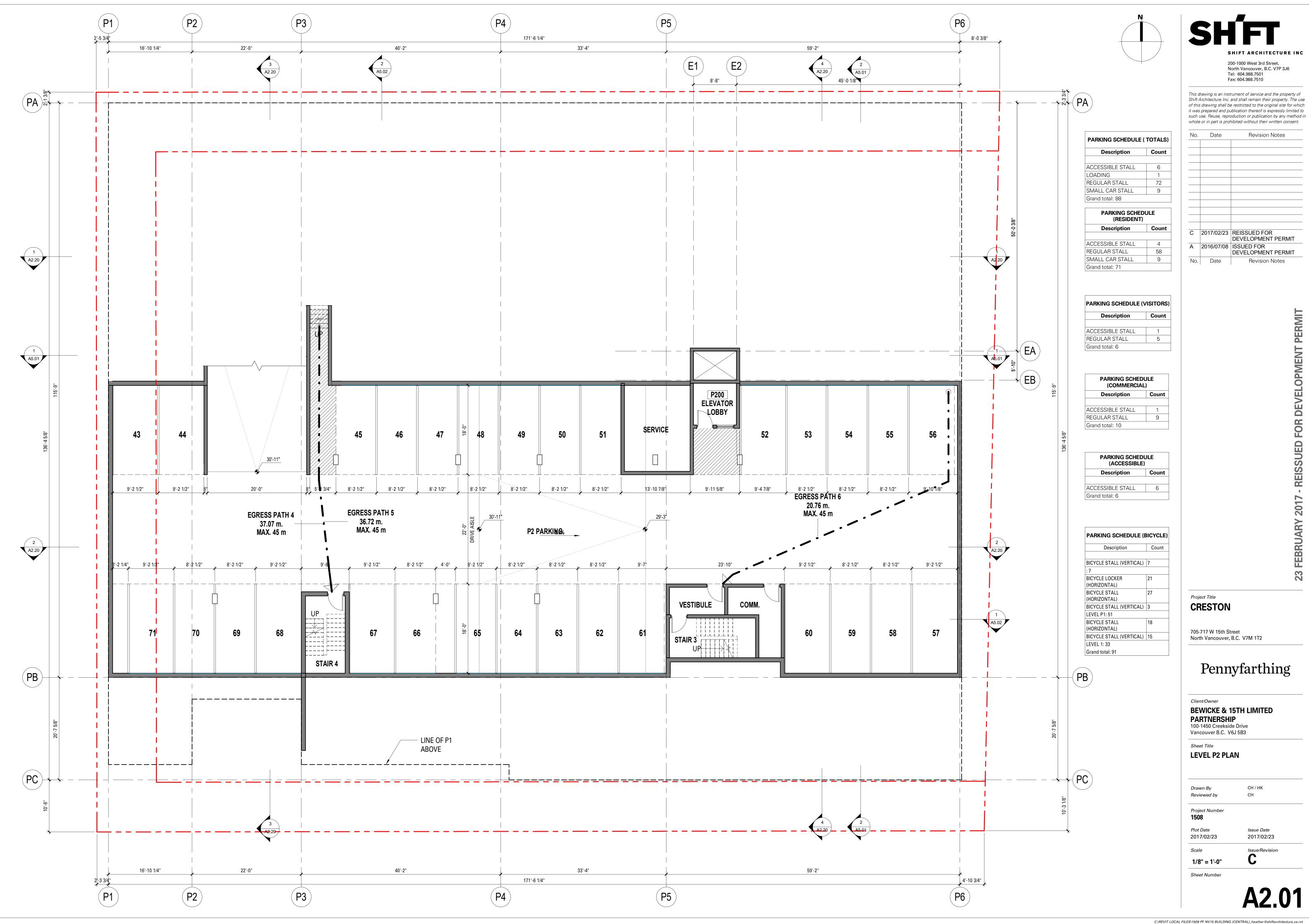
Plot Date 2017/02/23

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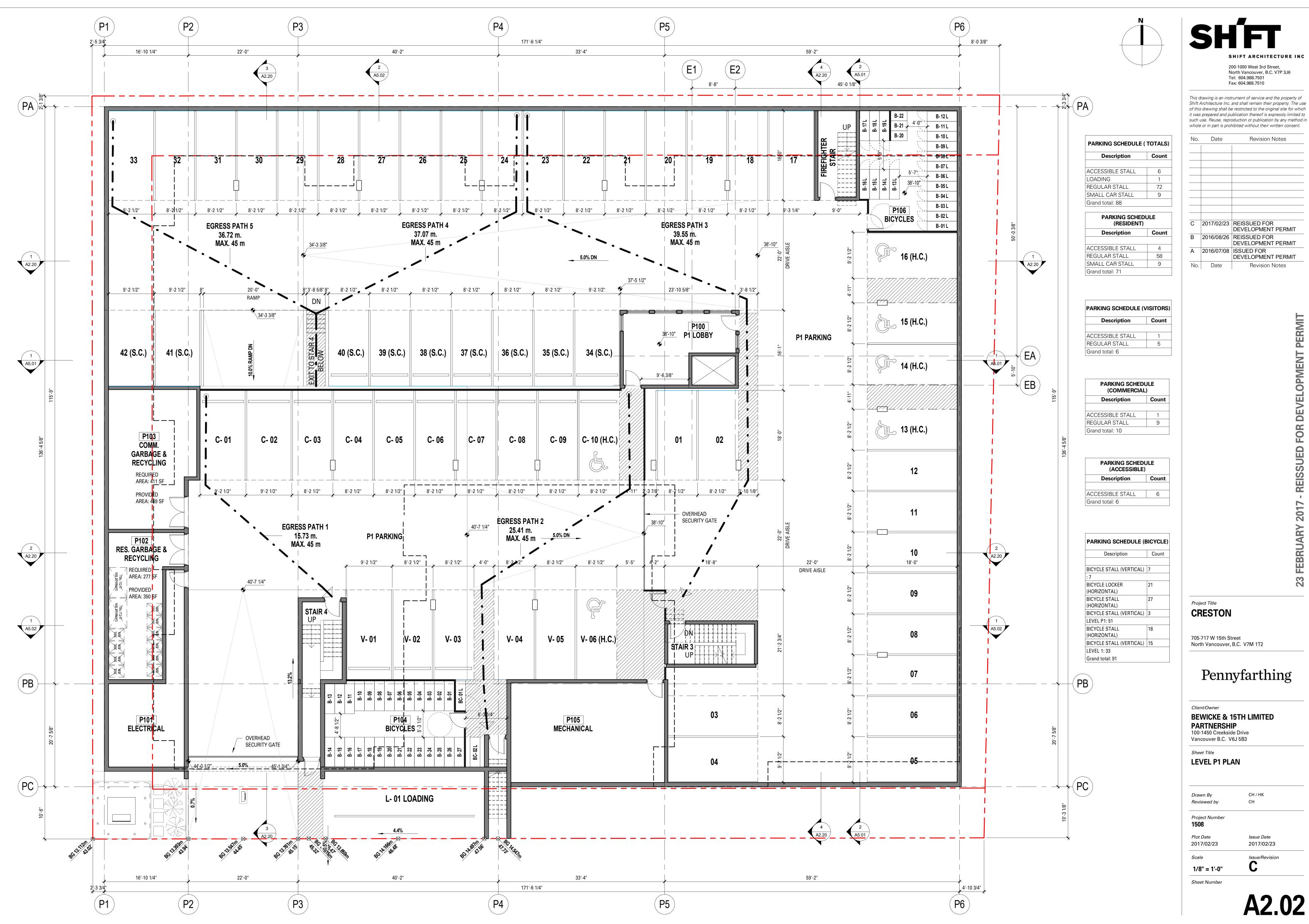
Issue Date 2017/02/23 Issue/Revision С

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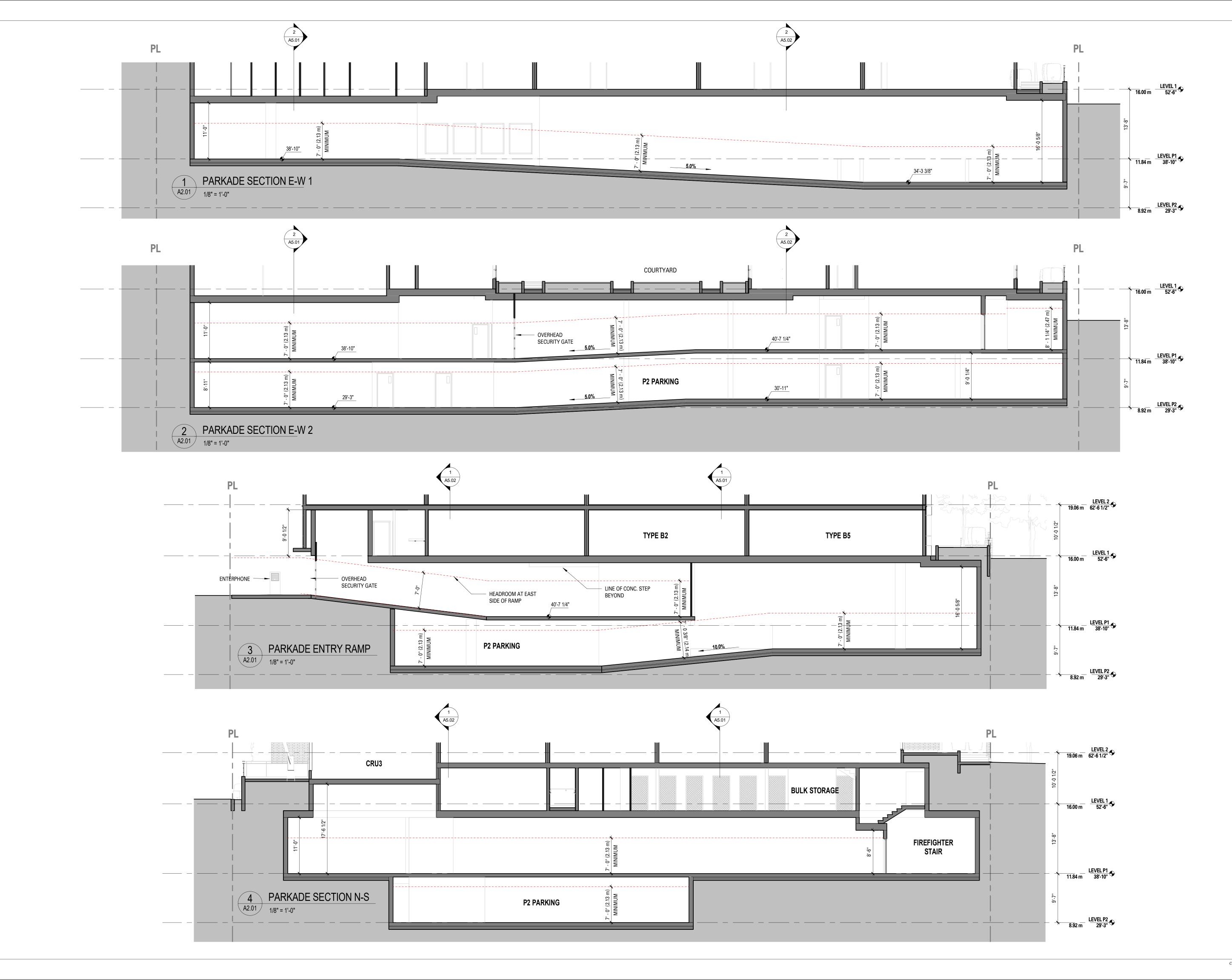


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No. | Date | Revision Notes

Project Title CRESTON

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

Sheet Title PARKADE SECTIONS

Drawn By Reviewed by KW / HK СН

Project Number **1508**

Plot Date 2017/02/23

Issue Date 2017/02/23

Scale 1/8" = 1'-0"

Sheet Number

Issue/Revision С





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No.	Date	Revision Notes

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Sheet Title LEVEL 1 PLAN

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Project Number **1508**

Plot Date 2017/02/23

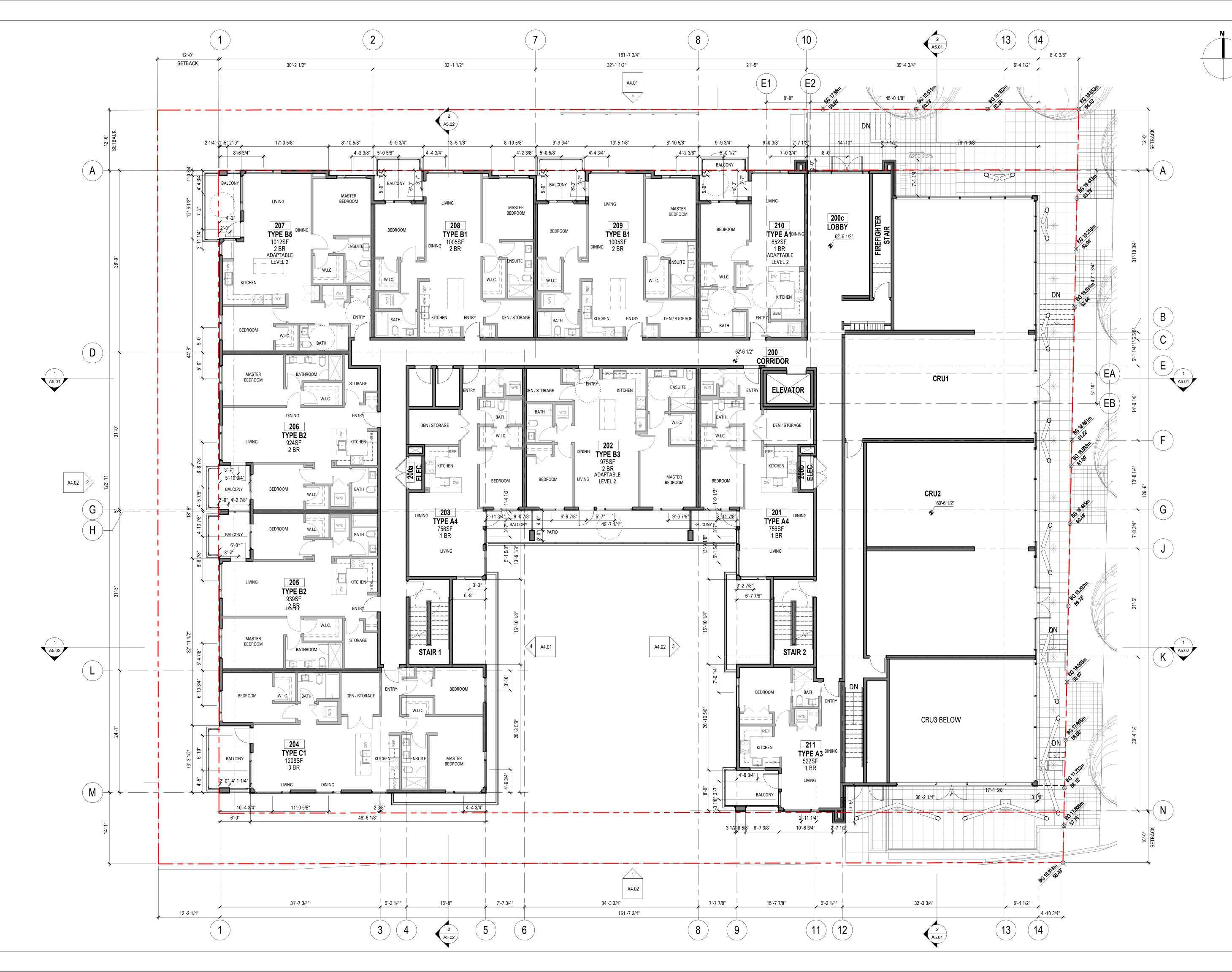
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Issue Date 2017/02/23 Issue/Revision

1/8" = 1'-0"

Issue/Revision







No.	Date	Revision Notes
С	2017/02/23	REISSUED FOR DEVELOPMENT PERMIT
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Sheet Title LEVEL 2 PLAN

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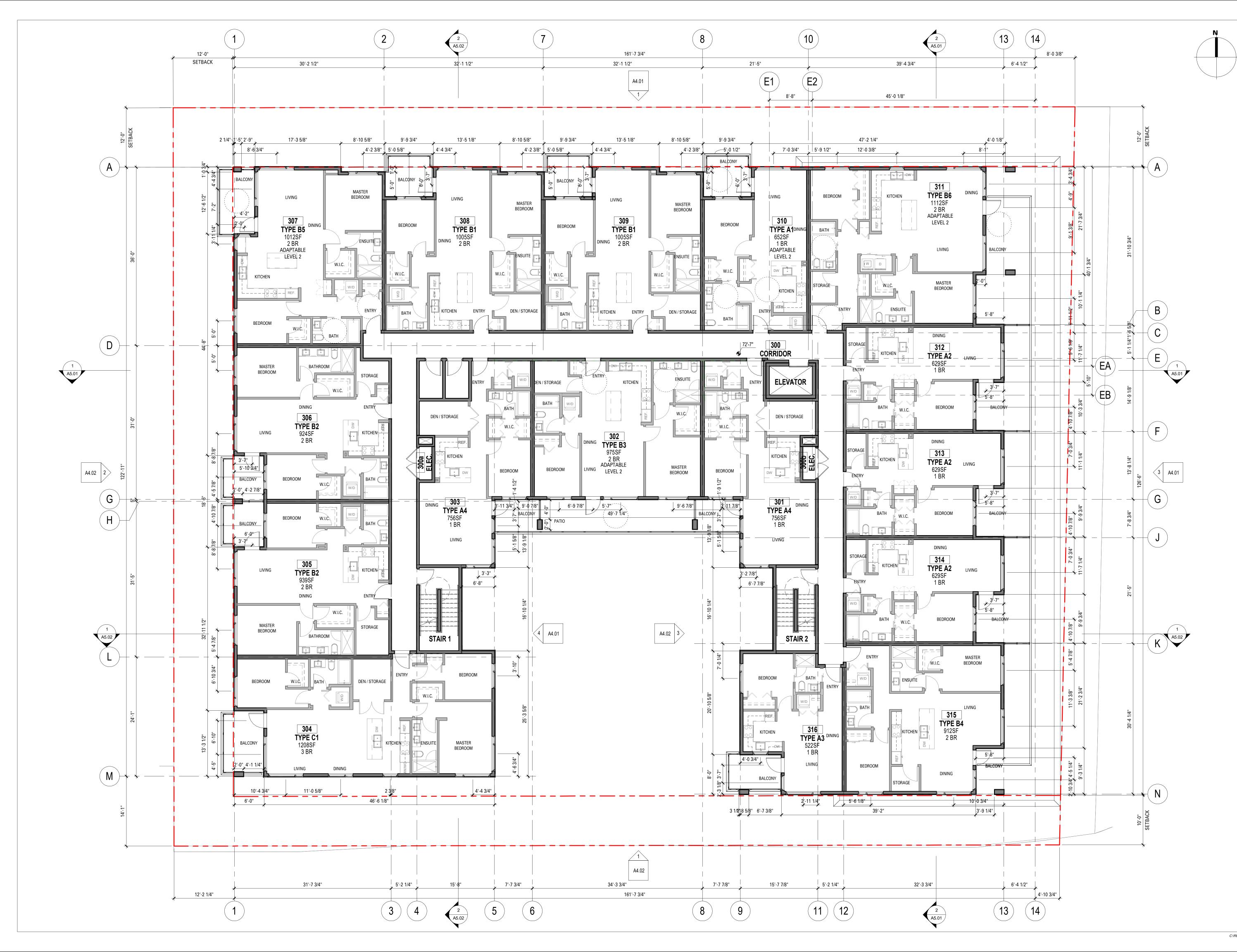
Project Number **1508**

Plot Date 2017/02/23

Issue Date 2017/02/23

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

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Sheet Title LEVEL 3 PLAN

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Project Number **1508**

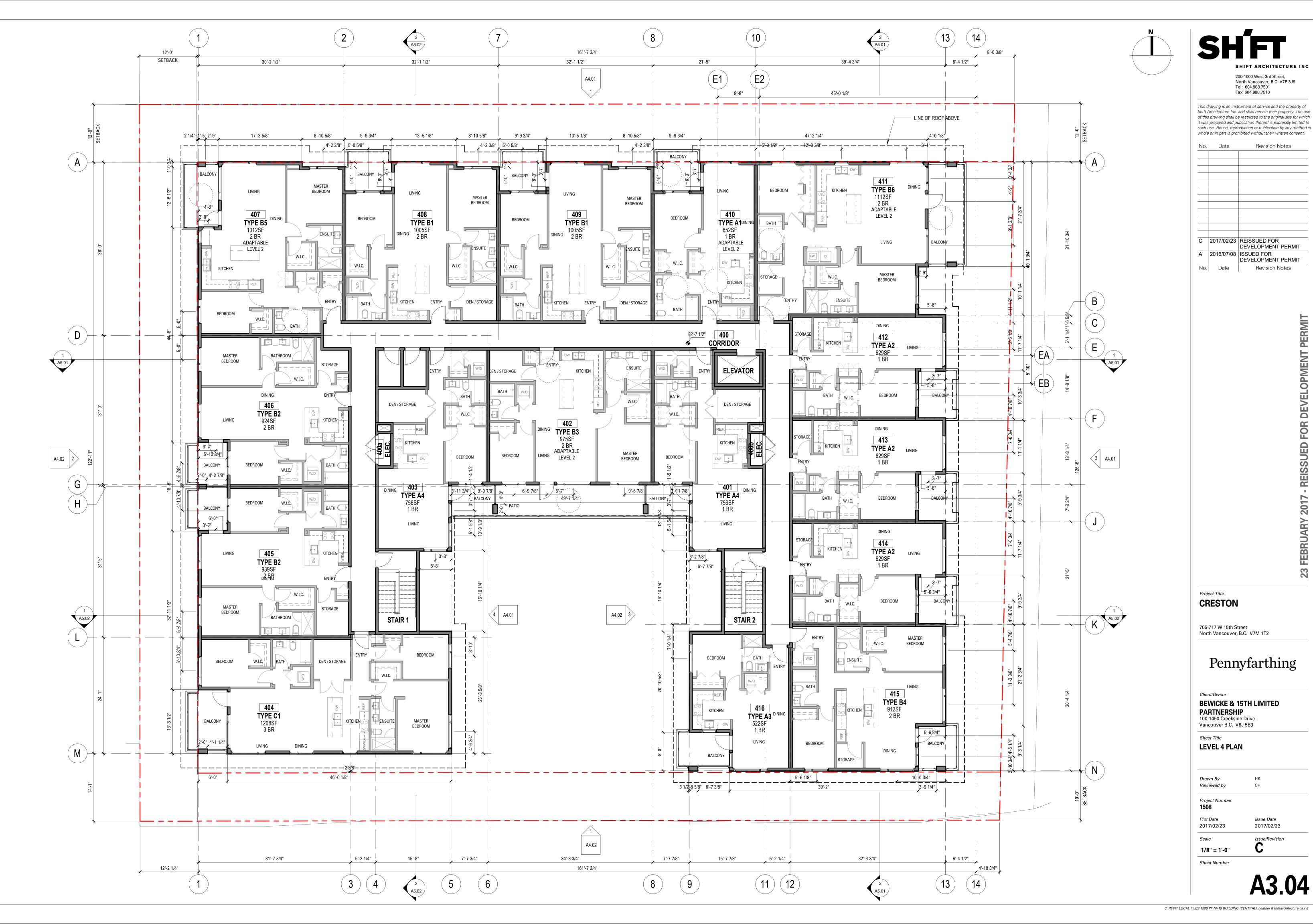
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No.	Date	Revision Notes

RM 2017 FEBRUARY 23

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Sheet Title LEVEL 4 PLAN

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Plot Date 2017/02/23

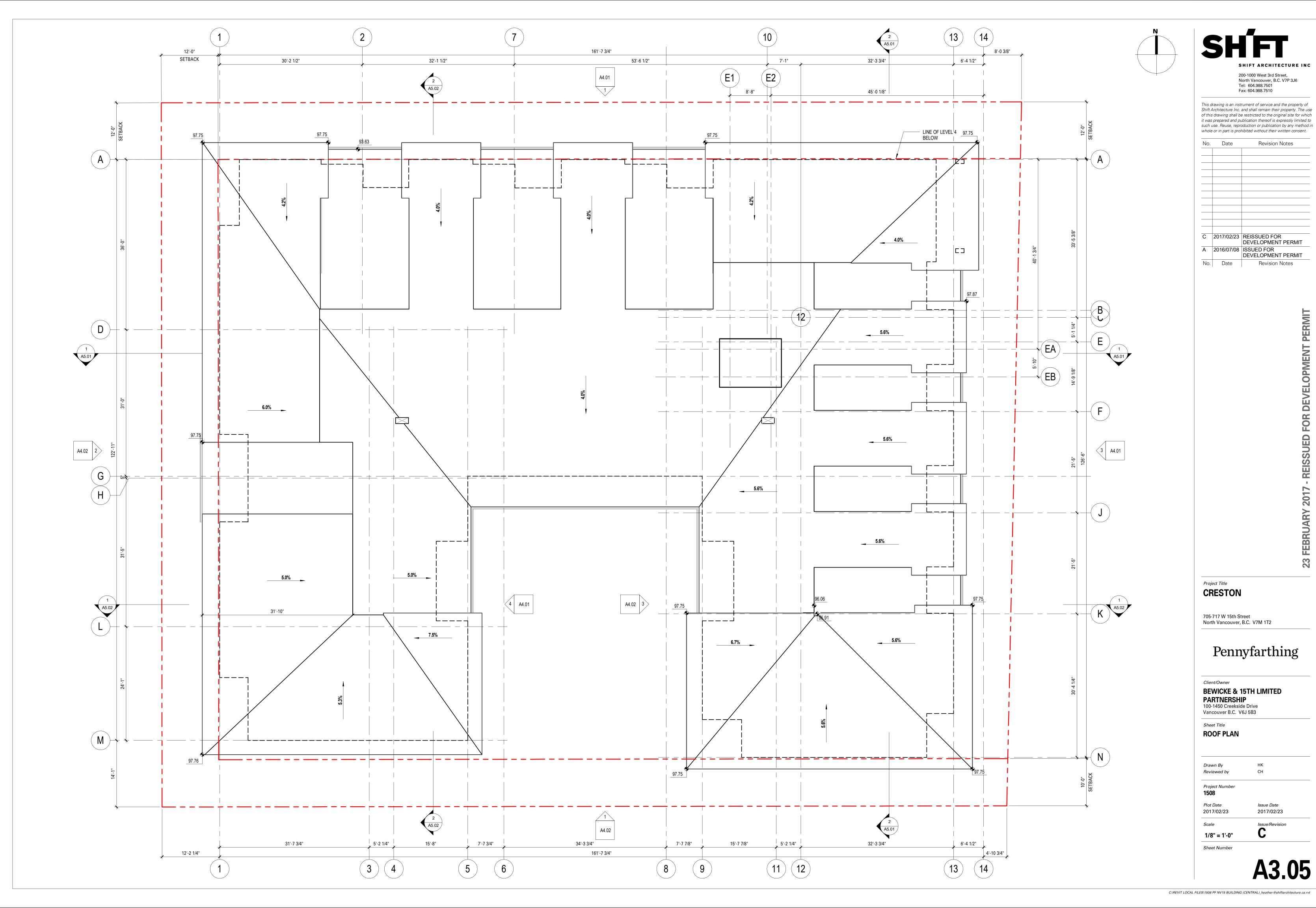
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1/8" = 1'-0" Sheet Number

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Sheet Title **ROOF PLAN**

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Project Number **1508**

Plot Date 2017/02/23

2017/02/23

1/8" = 1'-0" Sheet Number

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Issue Date









No.	Date	Revision Notes
С	2017/02/23	REISSUED FOR
0	2011/02/20	DEVELOPMENT PERMIT
A	2016/07/08	ISSUED FOR
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No.	Date	Revision Notes

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Project Title CRESTON

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Sheet Title STREETSCAPES

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Project Number **1508**

Plot Date 2017/02/23

Issue Date 2017/02/23 Issue/Revision

Sheet Number

Scale

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MATERIAL
ANELS C/W TRIM AND FLASHINGS TO MATCH - BM 'DISTANT GRAY' OC-68
SIDING C/W TRIM AND FLASHINGS TO MATCH - P&L 'HALF-TONE' 29-25
ANELS C/W TRIM AND FLASHINGS TO MATCH - P&L 'HALF-TONE' 29-25
SIDING C/W TRIM AND FLASHINGS TO MATCH - BM 'TROUT GRAY' 2124-20
DDTONE RUSTIC SERIES 'SUMMER WHEAT'
LANDSCAPE WALL
OUBLE GLAZING - BLACK
JBLE GLAZING
/STEM C/W LOW-E DOUBLE GLAZING
DDULE, 1/3 BOND - IXL MANGANESE IRONSPOT SMOOTH MODULAR
ASS) - POWDER COAT - BM 'BLACK PANTHER' 2125-10
A & TRANSLUCENT GLASS) - POWDER COAT - BM 'BLACK PANTHER' 2125-10
SHINGS - MAKIN METALS 'STONE GREY'
SHINGS - MAKIN METALS 'WEATHERED ZINC'
BM 'BLACK PANTHER' 2125-10
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SHIFT ARCHITECTURE INC

200-1000 West 3rd Street,

Tel: 604.988.7501

Fax: 604.988.7510

North Vancouver, B.C. V7P 3J6

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2017/02/23	REISSUED FOR
	DEVELOPMENT PERMIT
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Date	Revision Notes
	2016/07/08

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Project Title CRESTON

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Sheet Title ELEVATIONS

Drawn By Reviewed by

Project Number 1508

Plot Date 2017/02/23

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2017/02/23

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Issue/Revision С

Issue Date

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MATERIAL
NELS C/W TRIM AND FLASHINGS TO MATCH - BM 'DISTANT GRAY' OC-68
SIDING C/W TRIM AND FLASHINGS TO MATCH - P&L 'HALF-TONE' 29-25
NELS C/W TRIM AND FLASHINGS TO MATCH - P&L 'HALF-TONE' 29-25
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LANDSCAPE WALL
OUBLE GLAZING - BLACK
IBLE GLAZING
STEM C/W LOW-E DOUBLE GLAZING
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SHINGS - MAKIN METALS 'WEATHERED ZINC'
BM 'BLACK PANTHER' 2125-10
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Project Title CRESTON

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Sheet Title ELEVATIONS

Drawn By Reviewed by

Project Number 1508

Plot Date 2017/02/23

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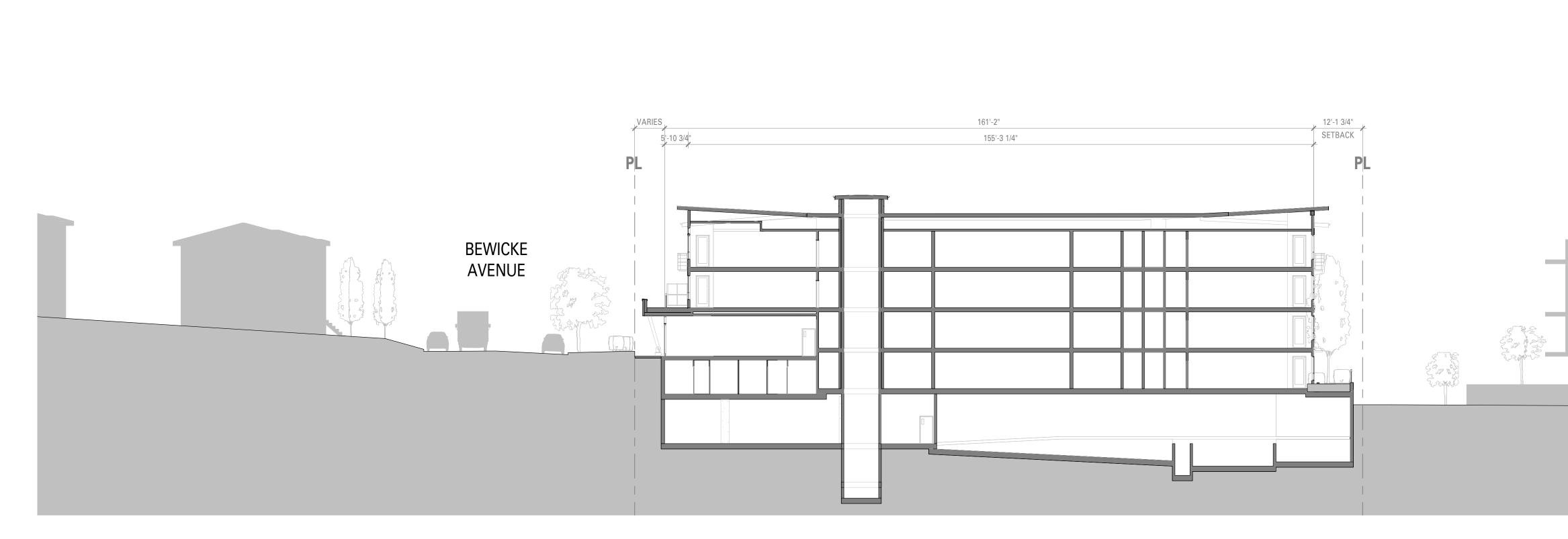
2017/02/23

Issue Date

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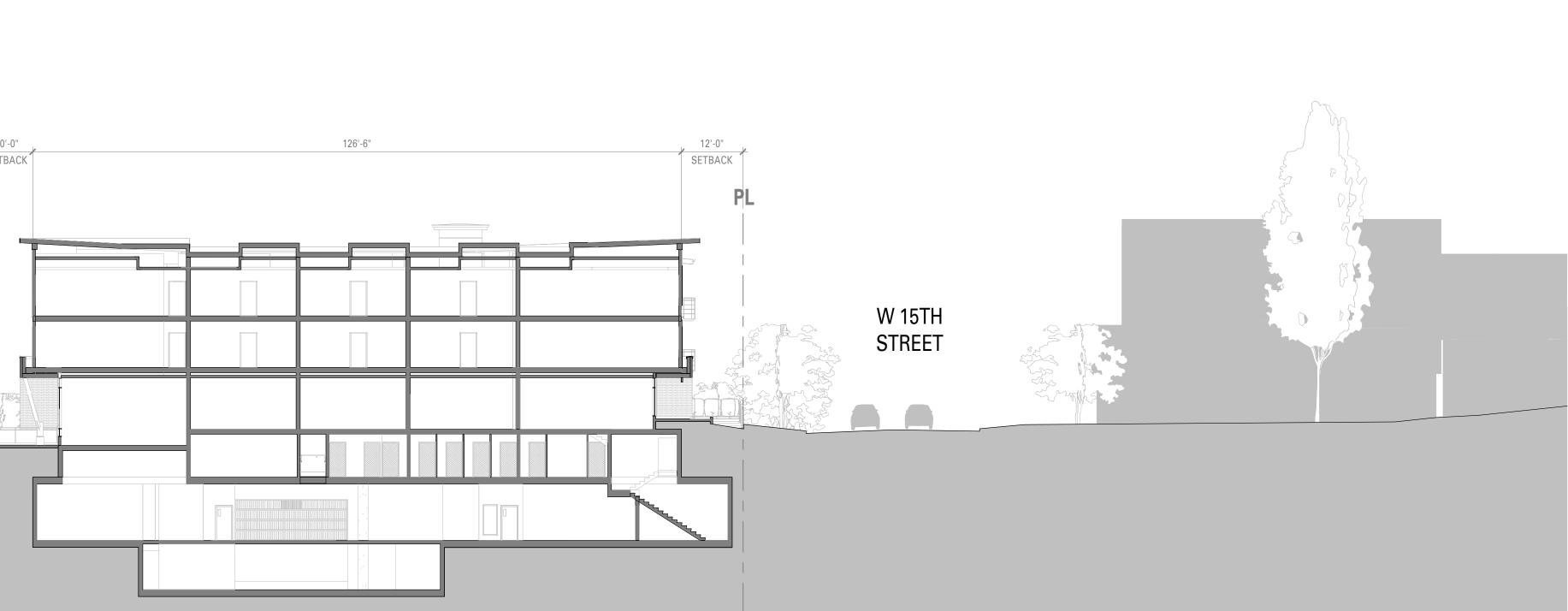




SITE SECTION - EAST-WEST

10'-0" SETBACK PL LANE

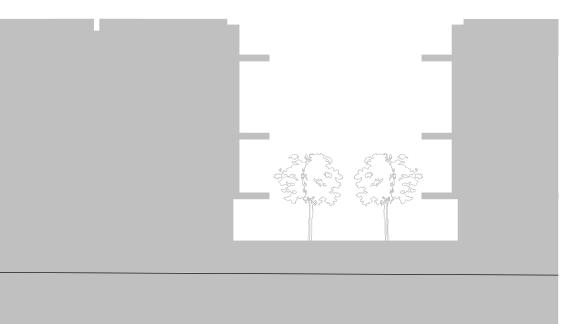
SITE SECTION - NORTH-SOUTH



	л т	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
С	2017/02/23	REISSUED FOR DEVELOPMENT PERMIT
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT
No.	Date	Revision Notes

SHFT

SHIFT ARCHITECTURE INC



Project Title CRESTON

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 Reviewed by

Project Number **1508**

Issue Date 2017/02/23 Issue/Revision

С

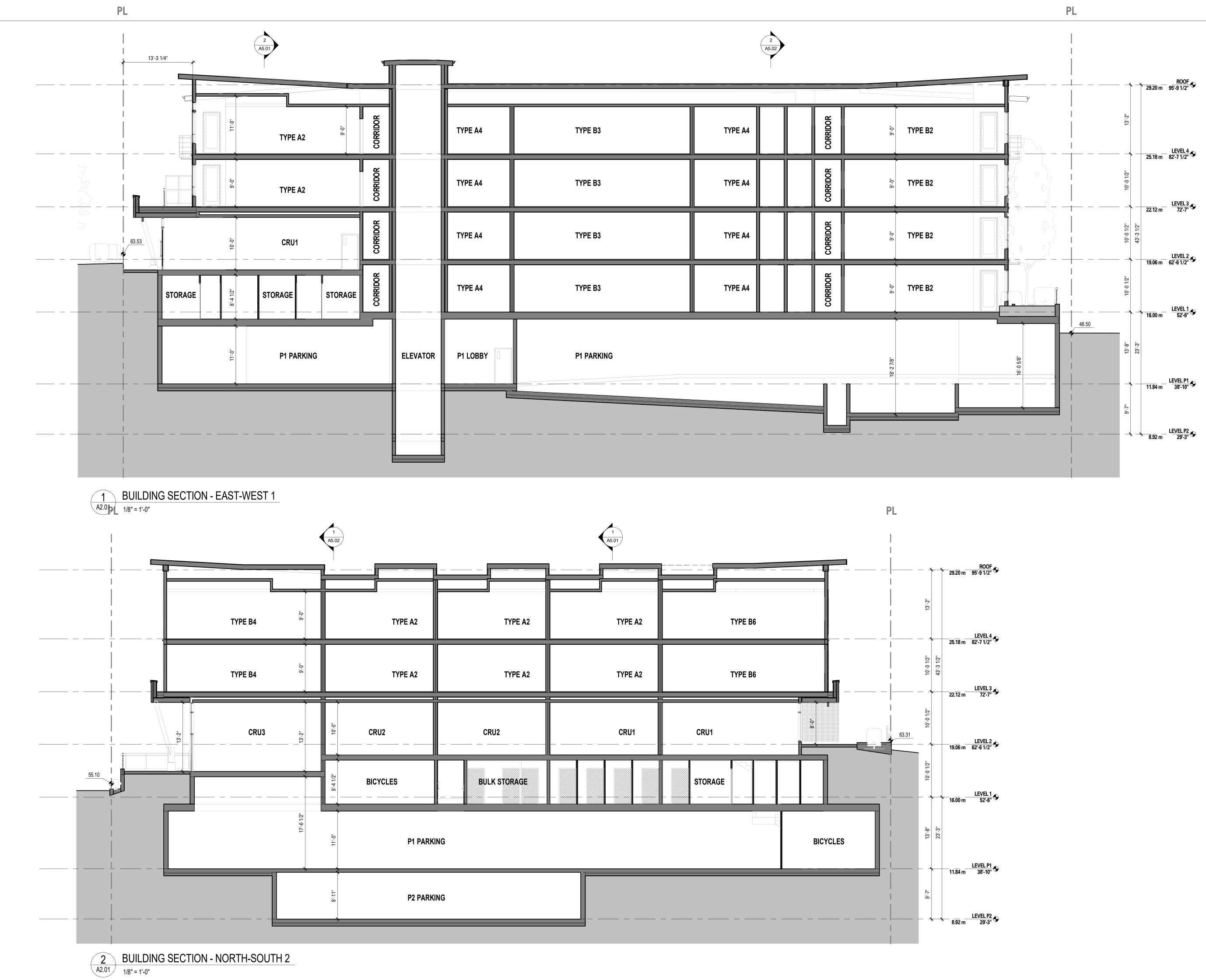
ΗК СН

Scale 1/16" = 1'-0" Sheet Number

Plot Date

2017/02/23





P '			A3.02			
TYPE A4	TYPE B3	TYPE A4		CORRIDOR	⁰⁻ .6	TYPE B2
TYPE A4	TYPE B3	TYPE A4		CORRIDOR	"0- 6	TYPE B2
TYPE A4	TYPE B3	TYPE A4		CORRIDOR	.0- -6	TYPE B2
TYPE A4	TYPE B3	TYPE A4		CORRIDOR	.0- -6	TYPE B2
P1 LOBBY	P1 PARKING				18'-2 7/8"	



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

EISSUED FOR DEVELOPMENT PERMIT 23 FEBRUARY 2017

Project Title CRESTON

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 **BUILDING SECTIONS**

Drawn By Reviewed by

СН

KW / HK

Project Number **1508**

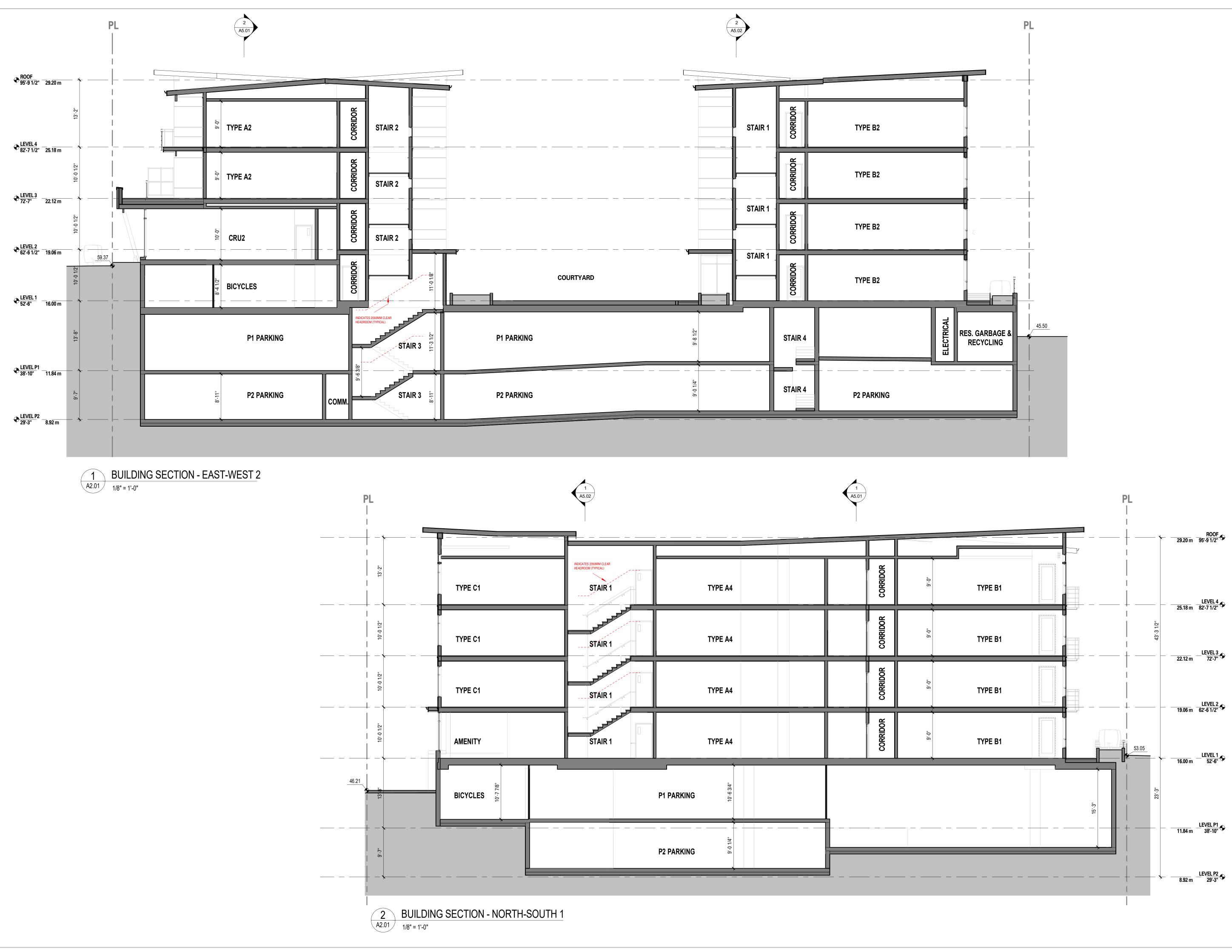
Plot Date 2017/02/23

Issue Date 2017/02/23

Scale 1/8" = 1'-0" Sheet Number

Issue/Revision С





	1 A5.02		1 A5.01			
YPE C1	INDICATES 2050MM CLEAR HEADROOM (TYPICAL) STAIR 1	 TYPE A4		CORRIDOR		
YPE C1	STAIR 1	TYPE A4		CORRIDOR	-0 _"	
YPE C1	STAIR 1	TYPE A4		CORRIDOR	.0-,6	
MENITY	STAIR 1	TYPE A4		CORRIDOR	9 ⁰ "	
		P1 PARKING176 901				
		P2 PARKING				

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Sheet Title **BUILDING SECTIONS**

Drawn By Reviewed by

Project Number **1508** Plot Date

Issue Date 2017/02/23

KW / HK

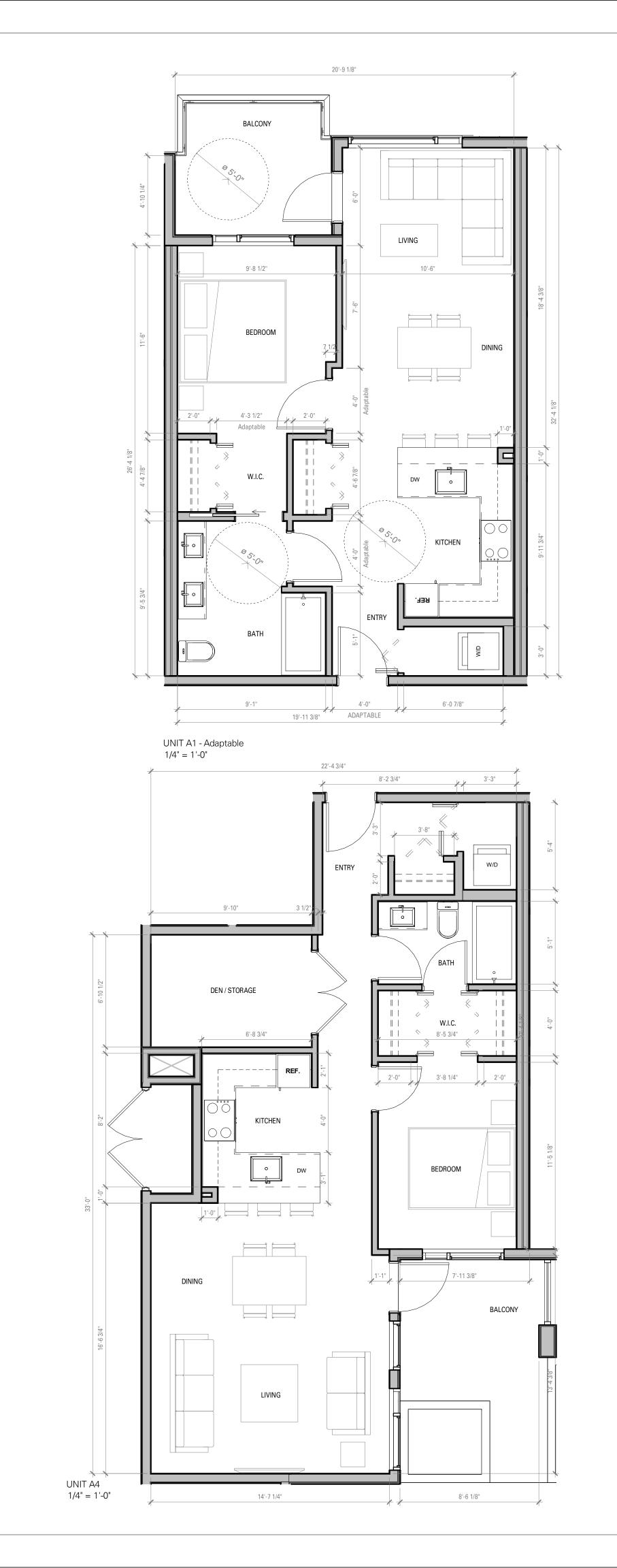
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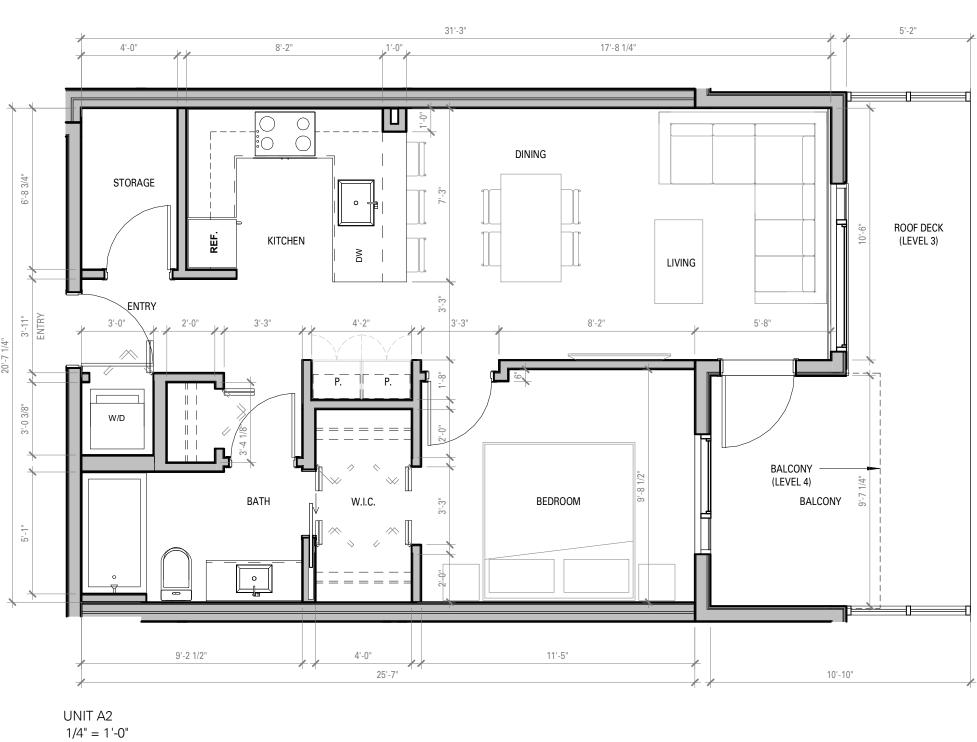
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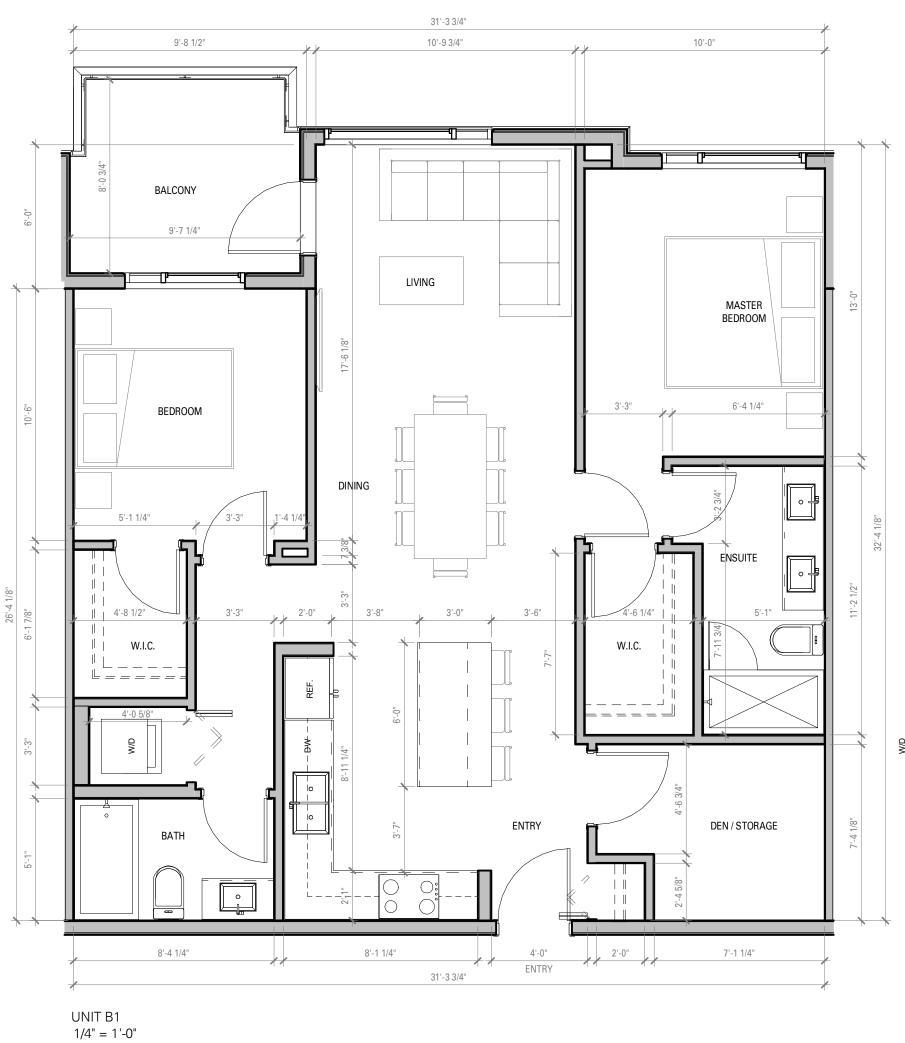
2017/02/23

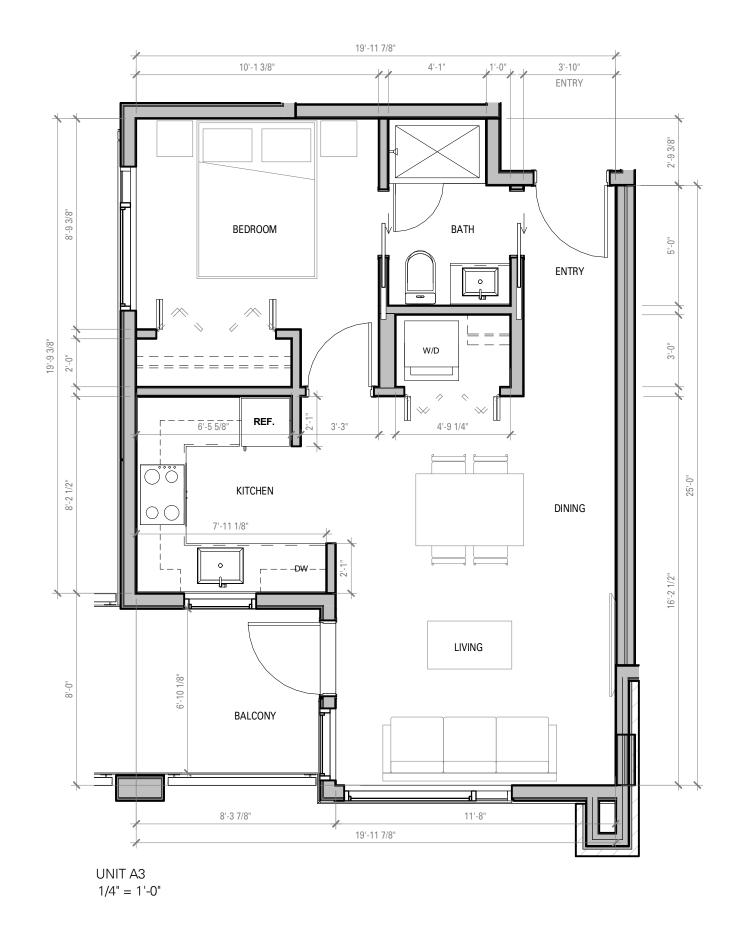
Issue/Revision С

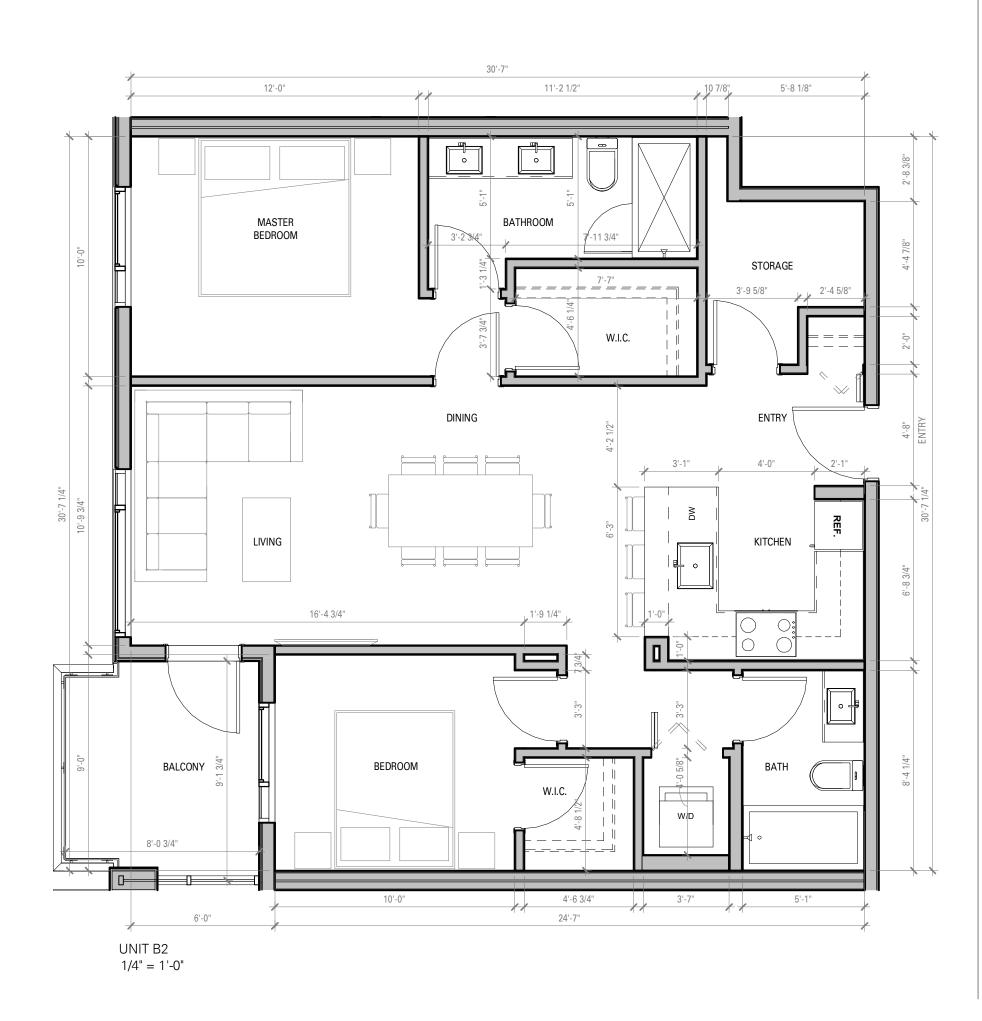












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Project Title CRESTON

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

Drawn By Reviewed by

Project Number 1508

Plot Date 2017/02/23

Scale

2017/02/23

Issue Date

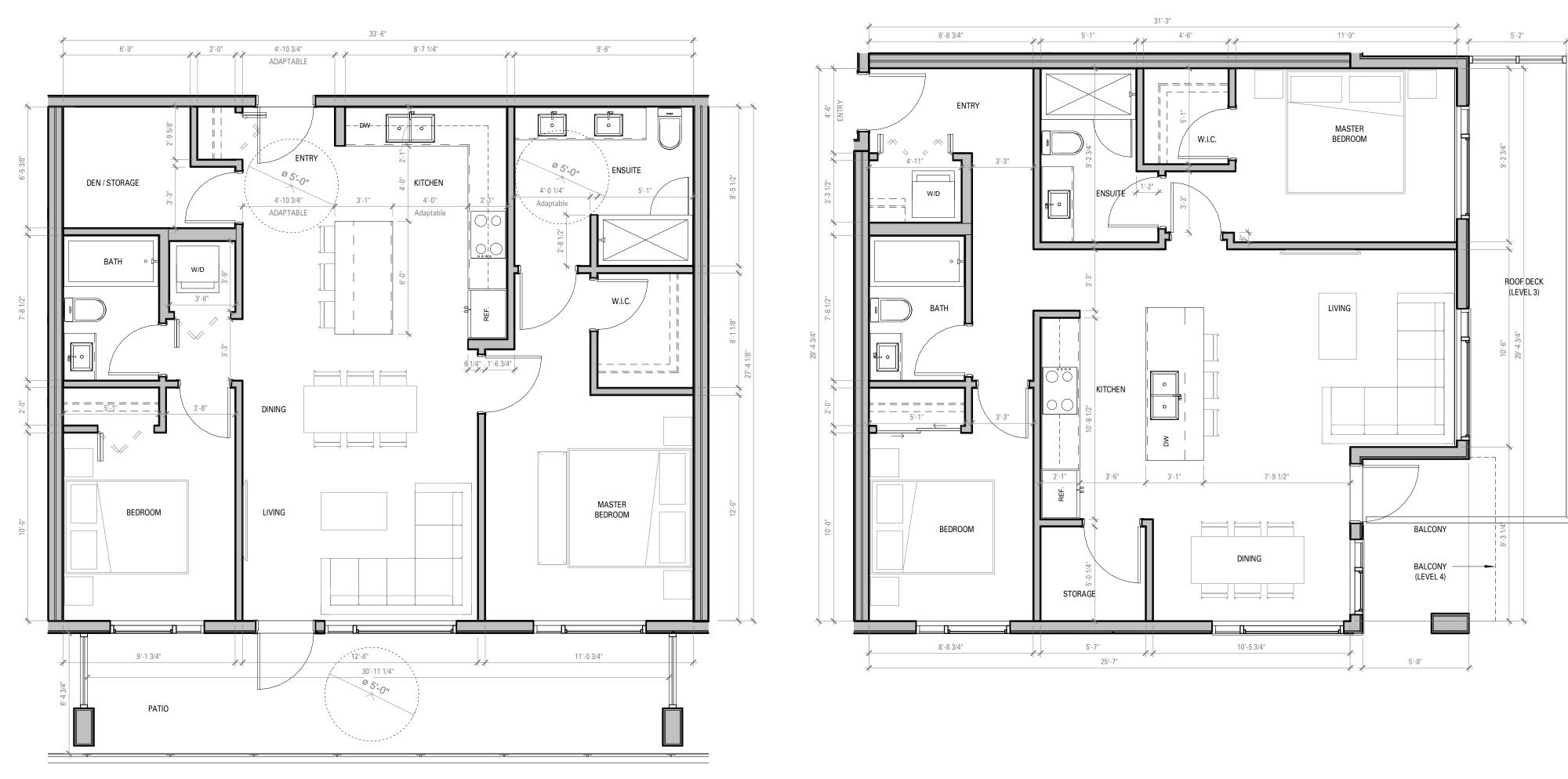
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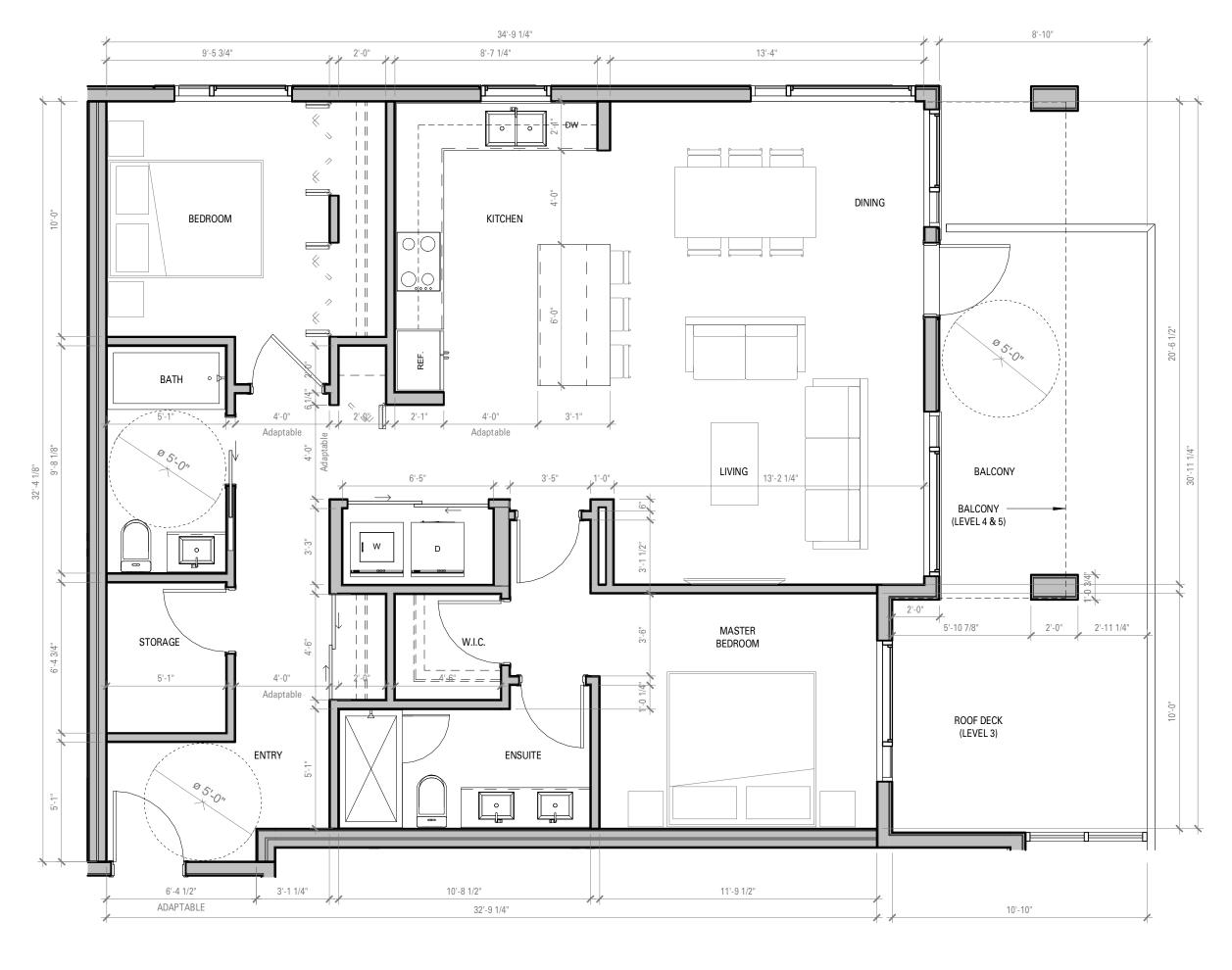
1/4" = 1'-0" Sheet Number

Issue/Revision С

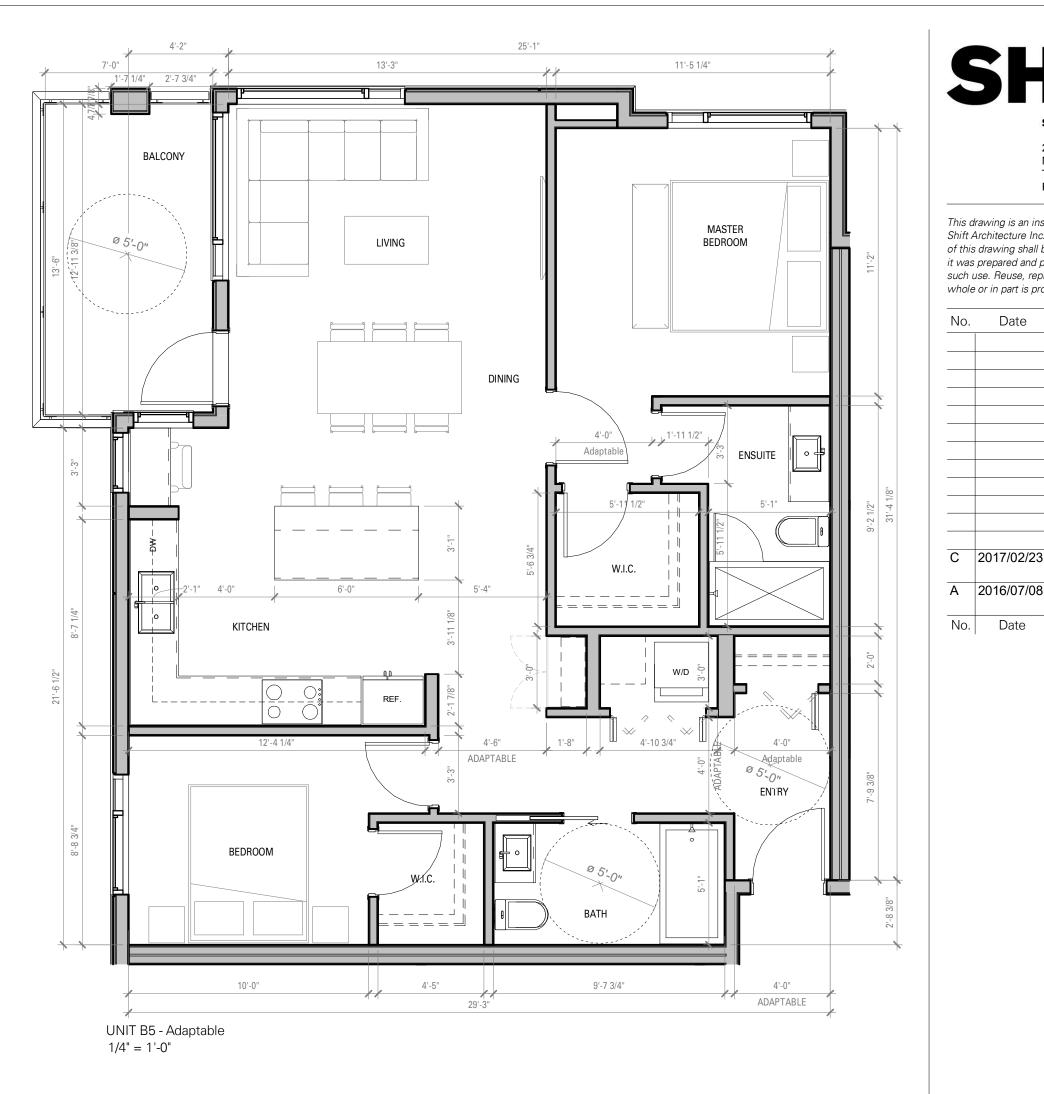




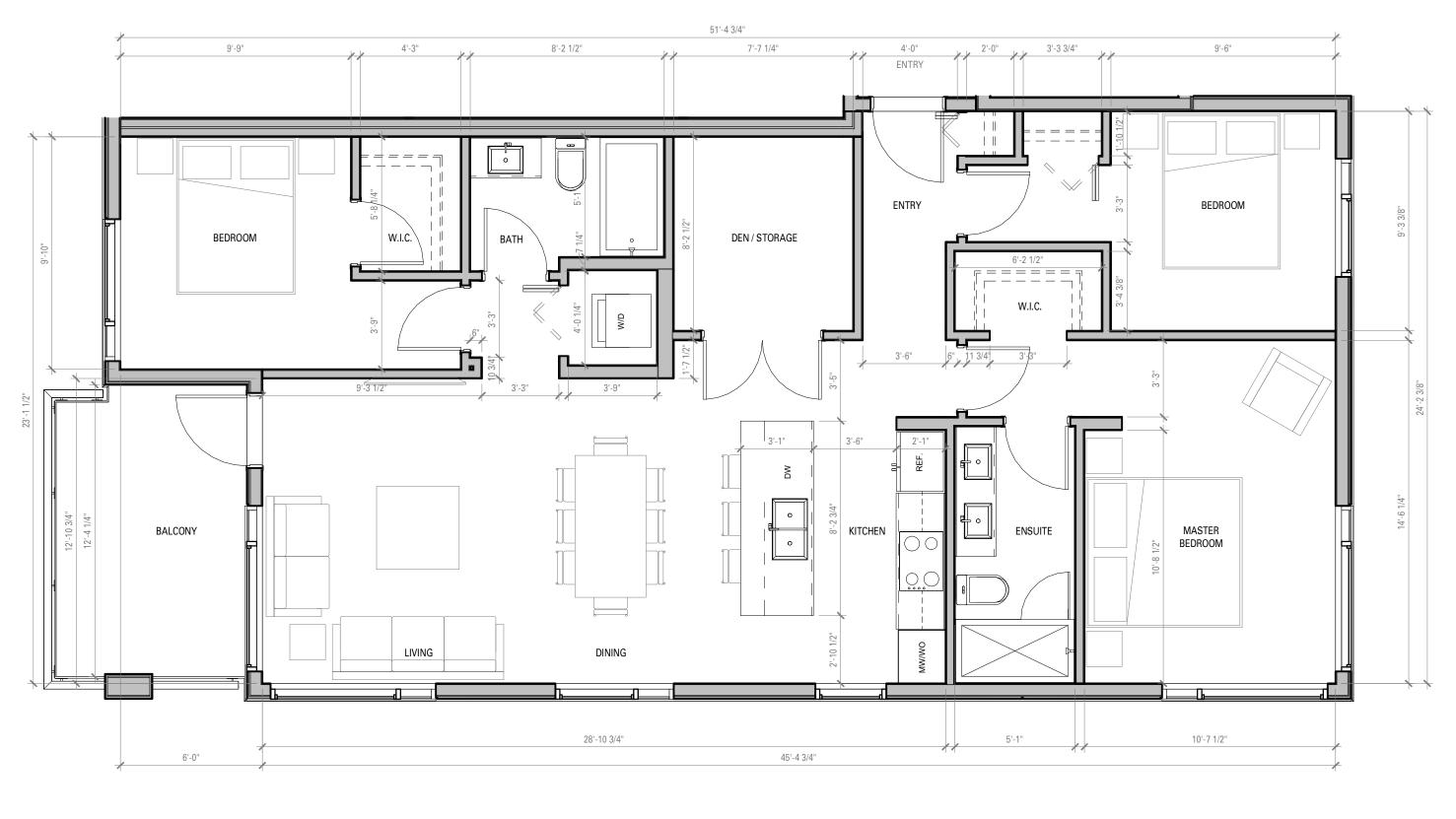
UNIT B3 - Adaptable 1/4" = 1'-0"



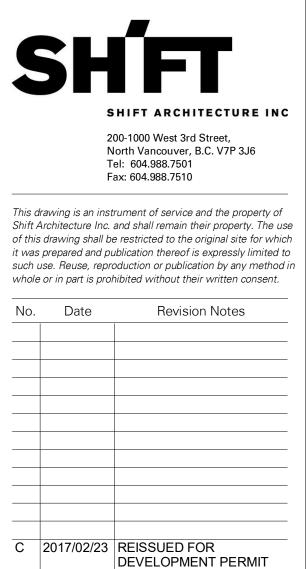
UNIT B6 - Adaptable 1/4" = 1'-0"



UNIT B4 1/4" = 1'-0"



UNIT C1 1/4" = 1'-0"



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Project Title CRESTON

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 UNIT PLANS - B3, B4, B5, B6, C1

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Project Number 1508

Plot Date 2017/02/23

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Issue Date

1/4" = 1'-0" Sheet Number

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Scale

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GROSS FLOOR AREA SUMMARIES

GROSS FLOOR AREA LEVEL P1

GROSS FLOOR AREA LEVEL 1

AMENITY	885 SF
RESIDENTIAL	10152 SF
L2 ADAPTABLE EX.	60 SF
	11096 SF

GROSS FLOOR AREA LEVEL 2

COMMERCIAL	4213 SF
LOBBY	442 SF
RESIDENTIAL	11388 SF
L2 ADAPTABLE EX.	60 SF
	16103 SF

_____ RESID L2 ADA

EXCLUSION SUMMARIES

AMENITY									
	885 SF	LOBBY	442 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF		
	885 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	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		80 SF		80 SF		
L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	-	80 SF		80 SF		
	60 SF		60 SF	-					
	945 SF		502 SF						

EXCLUSION BREAK DOWN

FSI	FSR AMENITY TOTAL		FSR ADA	FSR ADAPTABLE UNIT EXCLUSION TOTAL		
		005.05		100		
EVEL 1	15	885 SF	LEVEL 1	102	20 SF	
Frand total		885 SF	LEVEL 1	106	20 SF	
			LEVEL 1	109	20 SF	
			LEVEL 2	202	20 SF	
			LEVEL 2	207	20 SF	
			LEVEL 2	210	20 SF	
			LEVEL 3	302	20 SF	
			LEVEL 3	307	20 SF	
			LEVEL 3	310	20 SF	
			LEVEL 3	311	20 SF	
			LEVEL 4	402	20 SF	
			LEVEL 4	407	20 SF	
			LEVEL 4	410	20 SF	
			LEVEL 4	411	20 SF	
			Grand tota	al: 14	280 SF	

BALCONY SUMMARIES

\1	201	97 SF
41	208	76 SF
B1	205	76 SF
B1	207	76 SF
B2	204	114 SF
B4	202	112 SF
B4	613	79 SF
B4	614	79 SF
B4	616	108 SF
B5	210	114 SF
B6	209	64 SF
	, r	994 SF
Grand total: 11		994 SF

FSR BALCONIES SUMMARY LEVEL 2

FSR B/	ALCONIES S	SUMMARY LEVE
BALCO	NY	
A1	301	203 SF
A1	308	77 SF
A1	610	79 SF
A1	611	79 SF
A1	612	60 SF
A1	617	110 SF
B1	305	76 SF
B1	307	76 SF
B2	304	115 SF
B5	315	60 SF
B6	314	64 SF
	I	998 SF
ROOF I	DECK	
A3	311	168 SF
A3	618	168 SF
A3	619	168 SF
B3	313	146 SF
B8	309	250 SF
		901 SF
Grand t	otal: 16	1900 SF

FSI	RBAL	CONIES S	SUMMARY I
BA	CON	Y	
		615	110 SF
A1		401	203 SF
A1		408	77 SF
A2		410	77 SF
A2		412	77 SF
A3		411	77 SF
B1		405	76 SF
B1		407	76 SF
B2		404	115 SF
B2		608	79 SF
B2		609	79 SF
B3		413	68 SF
B4		402	60 SF
B5		415	60 SF
B6		414	64 SF
B8		409	140 SF

Grand	total:	16

1437 SF 1437 SF

FSR MECHANICAL TOTAL

GROSS FLOOR AR	EA LEVEL 3	GROSS FLOOR AF	REA LEVEL 4
RESIDENTIAL L2 ADAPTABLE EX.	15329 SF 80 SF 15409 SF	RESIDENTIAL L2 ADAPTABLE EX.	15329 SF 80 SF 15409 SF

FSR ENVELOPE TOTAL

BALCONY TOTAL

Level	Area	
LEVEL 2	994 SF	
EVEL 3	998 SF	
_EVEL 4	1437 SF	
Grand total	3429 SF	

GFA TOTAL

GROSS FLOOR AREA TOTAL

Level	Area
LEVEL 1	11096 SF
LEVEL 2	16103 SF
LEVEL 3	15409 SF
LEVEL 4	15409 SF
Grand total	58018 SF

EXCL. TOTAL

FSR EXCLUSION TOTAL

Level	Area	
LEVEL 1	945 SF	
LEVEL 2	502 SF	
LEVEL 3	80 SF	
LEVEL 4	80 SF	
Grand total	1607 SF	

Area 10152 S 15601 S
15601 S
15329 S
15329 S
56411 S

FSR

2.10 FSR

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No. Date **Revision Notes**

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Project Title CRESTON

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 FSR SUMMARY

Drawn By Reviewed by

Project Number

1508

Plot Date

2017/02/23

Scale

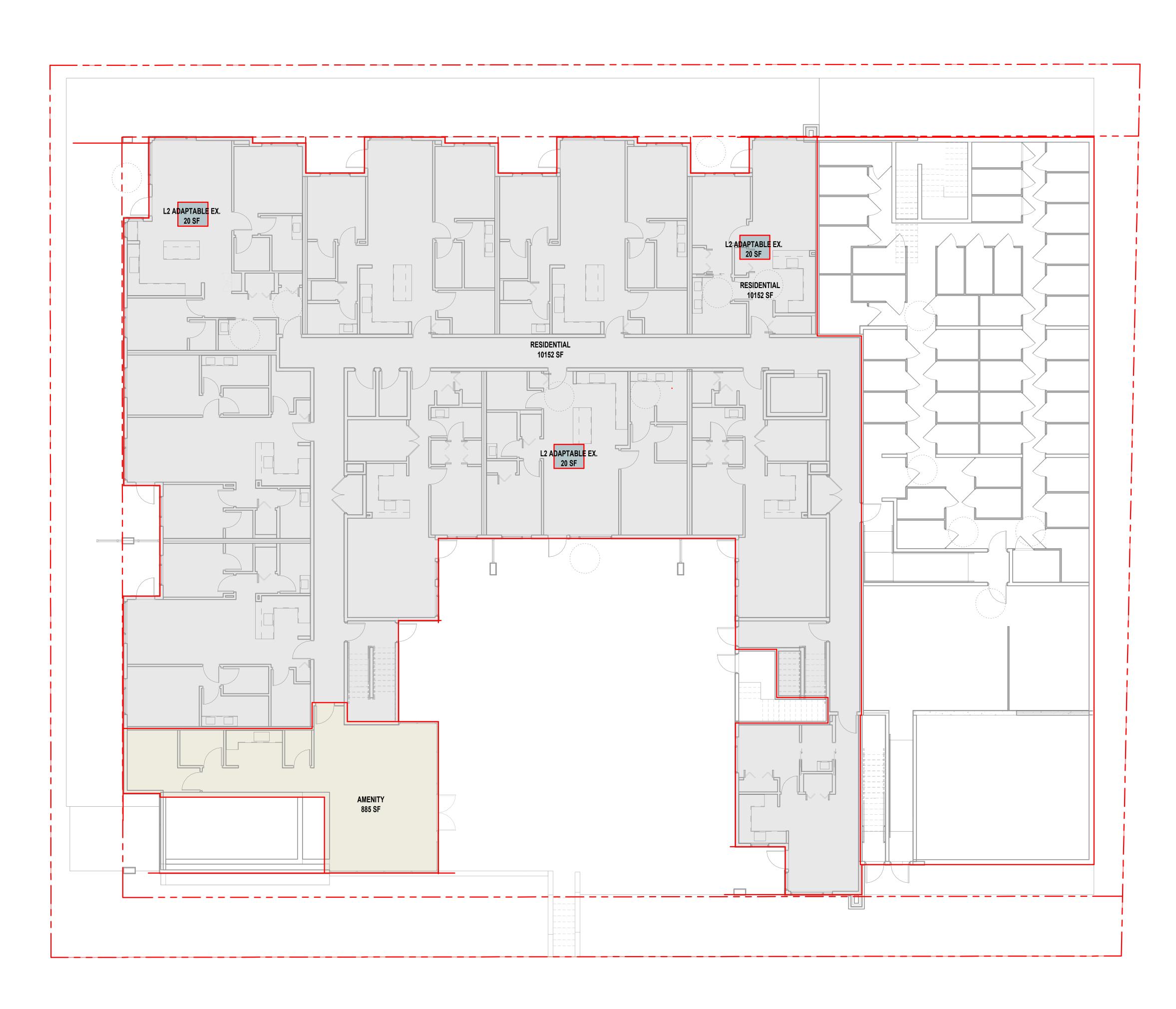
Issue Date 2017/02/23

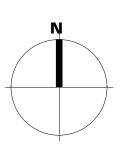
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Sheet Number **FSR3.00**







No.	Date	Revision Notes
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No.	Date	Revision Notes

EISSUED FOR DEVELOPMENT PERMIT FEBRUARY 2017 23

Project Title CRESTON

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

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

Sheet Title FSR OVERLAY L1

Drawn By Reviewed by

Project Number **1508** Plot Date

Issue Date 2017/02/23

1/8" = 1'-0" Sheet Number

2017/02/23

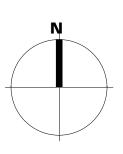
Scale

Issue/Revision С

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No.	Date	Revision Notes
С	2017/02/23	REISSUED FOR DEVELOPMENT PERMIT
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT
No.	Date	Revision Notes

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Project Title CRESTON

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

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

Sheet Title FSR OVERLAY L2

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Project Number **1508** Plot Date

Issue Date 2017/02/23

1/8" = 1'-0" Sheet Number

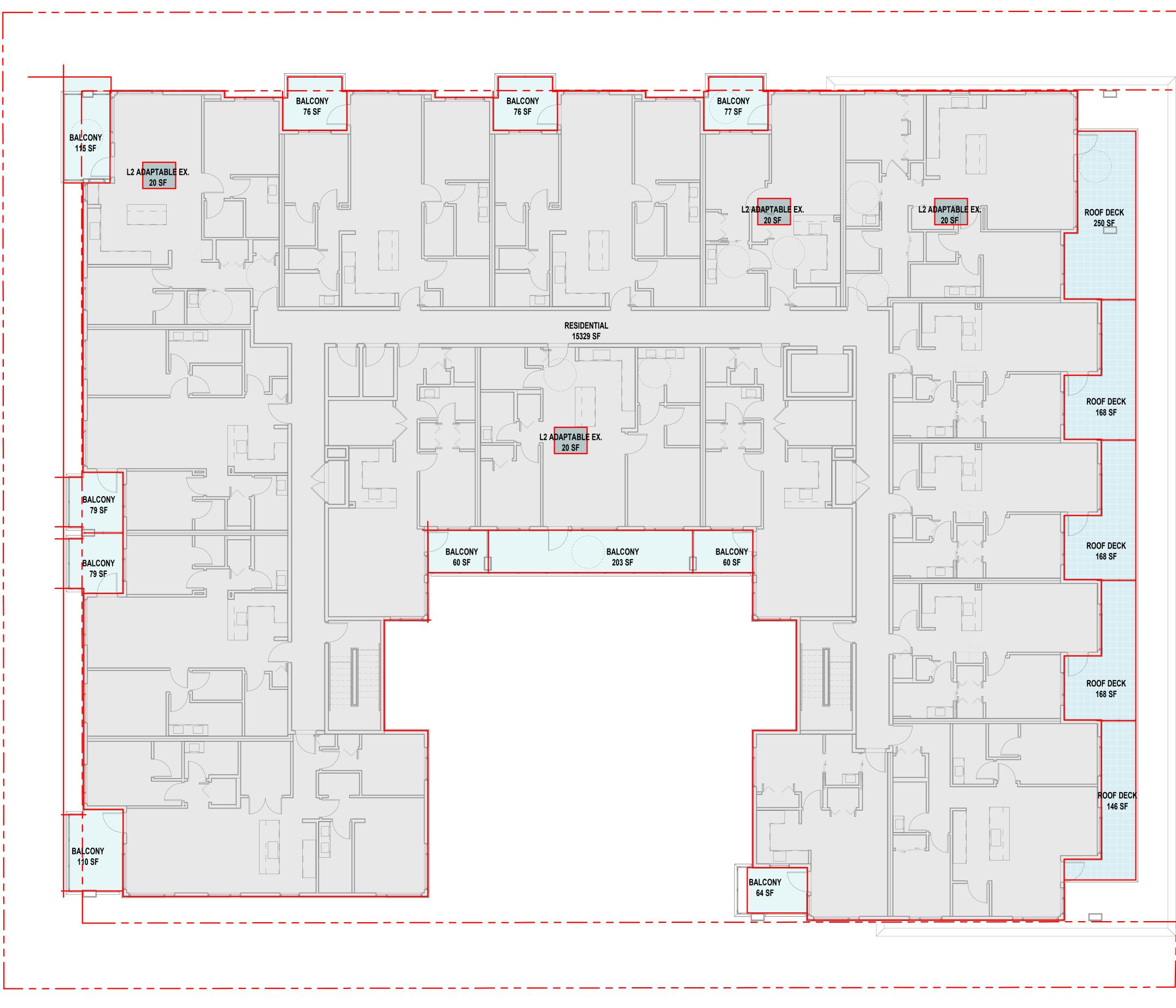
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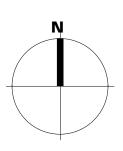
2017/02/23

Scale

Issue/Revision С









No.	Date	Revision Notes
С	2017/02/23	REISSUED FOR
C	2017/02/23	DEVELOPMENT PERMIT
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT
No.	Date	Revision Notes

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Project Title CRESTON

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

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

Sheet Title FSR OVERLAY L3

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Issue Date 2017/02/23

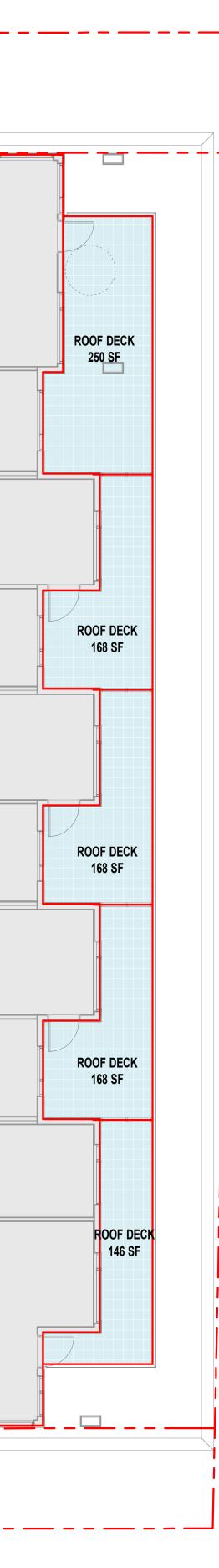
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Plot Date

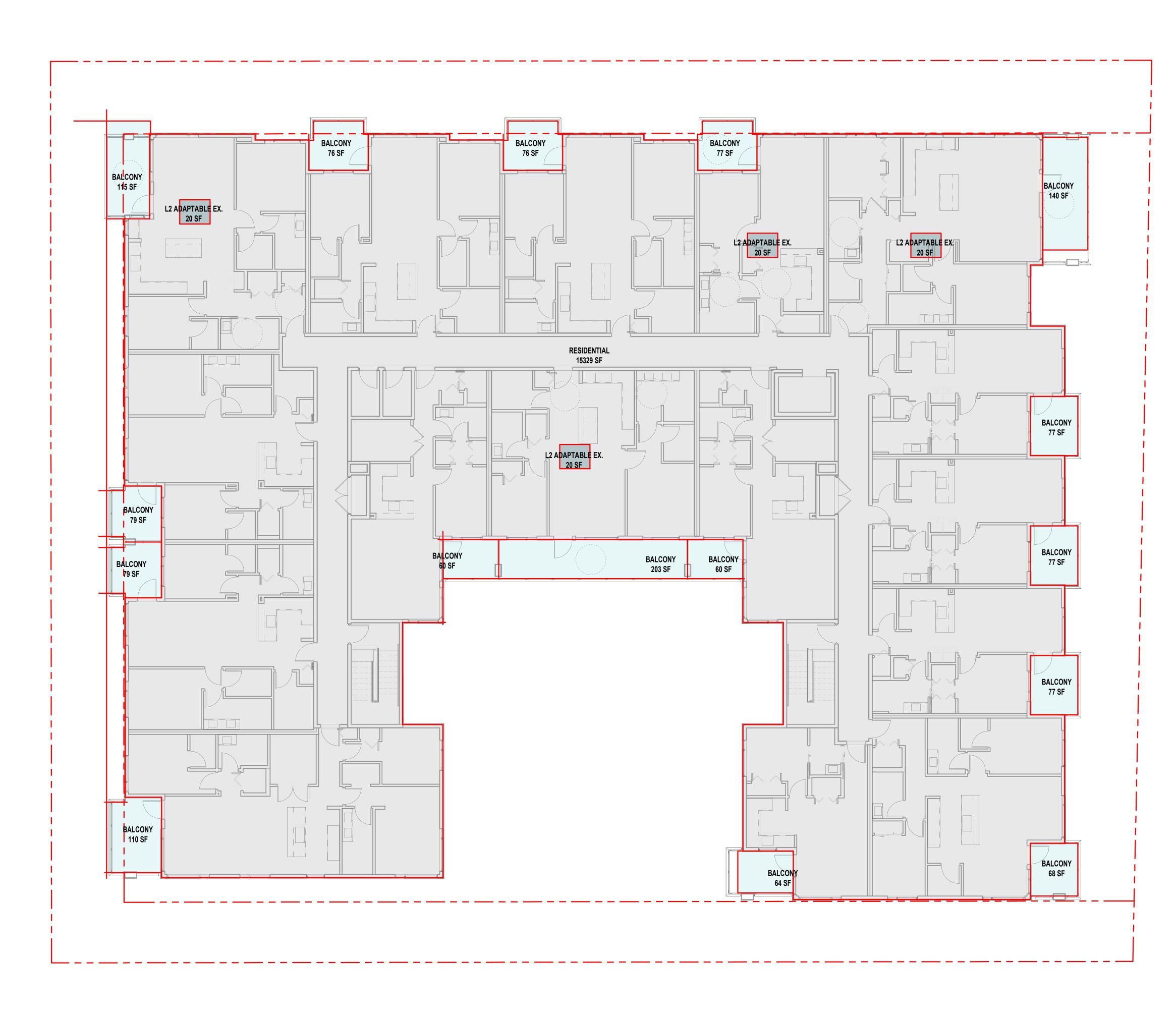
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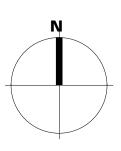
2017/02/23

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_		
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No.	Date	Revision Notes

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Project Title CRESTON

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Sheet Title FSR OVERLAY L4

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2017/02/23

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FSR3.04