

BEWICKE & 15TH LIMITED PARTNERSHIP

CRESTON

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

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



PROJECT TEAM

- OWNER/DEVELOPER**
HEPWORTH DEVELOPMENT CORP.
Suite 100-1450 Creekside Dr, Vancouver BC V6J 5B3
(604) 734.8443
- ARCHITECT**
SHIFT ARCHITECTURE INC.
Suite 200 - 1000 W 3 St, North Vancouver BC V7P 3J6
(604) 988.7501
- LANDSCAPE ARCHITECT**
DURANTE KREUK
Suite 102 - 1637 West 5th Ave, Vancouver BC V6J 1N5
(604) 684.0577
- CIVIL ENGINEER**
CREUS ENGINEERING
Suite 200 - 901 W 16th St, North Vancouver BC V7P 1R2
(604) 987.9070

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.	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

PROPERTY INFORMATION

Legal Description: Lots 12, 13 & 14 All of Block 9 District Lot 265, Plan 1406

Zoning: Current: M-3 OCP Designation: MU2

Civic Addresses: Lot 12: 717 W 15th St. Lot 13: 709 W 15th St. Lot 14: 705 W 15th St.

Site Dimensions: North: 55.5 m (182.0 ft) East & West: 45.4 m (149.0 ft) South: 54.5 m (178.7 ft)

PROJECT STATISTICS

Zoning Calculations

Site Area
Existing 26,873.0 sq. ft. or 2,496.5 sq. m.
Proposed 16,103.0 sq. ft. or 1,496.5 sq. m.

Lot Coverage
Allowable 18,811.1 sq. ft. 70.0%
Proposed 16,103.0 sq. ft. 59.9%

Setbacks

	North	South	East	West
Allowable	-	-	-	-
Proposed	3.66m	3.05m	0.00m	4.57m

FSR
Allowable 2.5 Allowable 67,182.5 sq. ft.
Proposed 2.1 Proposed 56,410.0 sq. ft.

Amenity Exclusion Allowable 2,000 sq. ft. Proposed 885.0 sq. ft.
Lobby Exclusion Allowable 5,802 sq. ft. Proposed 442.0 sq. ft.

Building Height
Allowable 6 Storeys and N/A ft or N/A m
Proposed 4 Storeys and 40.15 ft or 12.24 m

Parking Summary

VEHICLE PARKING	Vehicle		Accessible		Small Car		Loading	
	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

BICYCLE PARKING	Secure Bicycle		Maximum Vertical		Required Lockers		Short-term Bicycle	
	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

DRAWING LIST

No.	Drawing Name
A0.00	COVER SHEET
A0.01	DESIGN RATIONALE
A0.02	SUSTAINABILITY STATEMENT
A0.03a	SITE CONTEXT
A0.03b	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	ROOF PLAN
A4.00	STREETSCAPES
A4.01	ELEVATIONS
A4.02	ELEVATIONS
A5.00	SITE SECTIONS
A5.01	BUILDING SECTIONS
A5.02	BUILDING SECTIONS
A6.01	UNIT PLANS - A1, A2, A3, A4, B1, B2
A6.02	UNIT PLANS - B3, B4, B5, B6, C1
FSR3.00	FSR SUMMARY
FSR3.01	FSR OVERLAY L1
FSR3.02	FSR OVERLAY L2
FSR3.03	FSR OVERLAY L3
FSR3.04	FSR OVERLAY L4
Grand total: 31	

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.

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.

EXCLUSIONS

	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. ft.
Level 2	14	9,752.8	3,809.0	16,103.0		442.0		60.0		502.0	15,601.0 sq. ft.
Level 3	16	13,663.8		15,409.0				80.0		80.0	15,329.0 sq. ft.
Level 4	16	13,663.8		15,408.0				80.0		80.0	15,328.0 sq. ft.
Totals	56	45,647.0	3,809.0	58,017.0	885.0	442.0		280.0		1,607.0	56,410.0 sq. ft.

Unit Distribution

UNIT TYPE	UNIT INFORMATION		LEVEL 1		LEVEL 2		LEVEL 3		LEVEL 4		UNITS SUMMARY		ADAPTABLE COUNT	BEDS	TOTAL BEDS	UNIT RATIO		
	AREA	ADAPTABLE LEVEL	COUNT	ADAPT. COUNT	COUNT	ADAPT. COUNT	COUNT	ADAPT. COUNT	COUNT	ADAPT. COUNT	TOTAL	AREA						
CRU1	1596	1			1	1596					1	1,596				1.8%		
CRU2	1464	1			1	1,464					1	1,464				1.8%		
CRU3	749	1			1	749					1	749				1.8%		
A1	652	2	1	652	1	652	1		1	652	1	4	2,608	1	4	7.1%		
A2	629	1			3	1,887			3	1,887		6	3,774	1	6	10.7%		
A3	522	1			1	522			1	522		3	1,566	1	3	5.4%		
A4	756	1	2	1,512	2	1,512			2	1,512		8	6,047	1	8	14.3%		
A5	544	1	1	544								1	544	1	1	1.8%		
B1	1005	1	2	2,010	2	2,010			2	2,010		8	8,040	2	16	14.3%		
B2	931	1	2	1,862	2	1,862			2	1,862		8	7,448	2	16	14.3%		
B3	975	2	1	975	1	975	1		1	975	1	4	3,900	2	8	7.1%		
B4	912	1			1	912			1	912		2	1,824	2	4	3.6%		
B5	1012	2	1	1,012	1	1,012	1		1	1,012	1	4	4,048	2	8	7.1%		
B6	1112	2			1	1,112	1		1	1,112	1	2	2,224	2	4	3.6%		
C1	1208	1			1	1,208			1	1,208		3	3,624	3	9	5.4%		
Totals			10	8567	3	14	13562	3	16	13664	4	16	13664	4	56	49,456	87	100.0%

PROJECT TOTALS

Commercial Count	Residential Count	Adaptable Units	Adaptable Ratio	Total Beds	Gross Area	Saleable Area	Building Efficiency
3	53	14	26%	87	58,017 sq. ft.	49,456 sq. ft.	85%

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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

COVER SHEET

Drawn By: HK
Reviewed by: CH

Project Number
1508

Plot Date: 2017/02/23
Issue Date: 2017/02/23

Scale: As indicated
Issue/Revision: **C**

Sheet Number

A0.00

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.

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.

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.



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

EXPOSING BUILDING FACE MAX. AREA, m2	AREA OF UNPROTECTED OPENING, %		
	LIMITING DISTANCE, m		
	4	4.57	5
30	78		100
34	72.4	87.22	98.4
40	64		96



NORTH ELEVATION - BUILDING HEIGHT

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.	Date	Revision Notes
C	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
DESIGN RATIONALE

Drawn By: HK
Reviewed by: CH

Project Number
1508

Plot Date: 2017/02/23
Issue Date: 2017/02/23

Scale: As indicated
Issue/Revision: **C**

Sheet Number

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



VIEW TOWARDS SITE FROM NORTHEAST CORNER



VIEW TOWARDS NORTH ALONG BEWICKE AVENUE



VIEW TOWARDS EXISTING TOWNHOMES ACROSS BEWICKE AVENUE



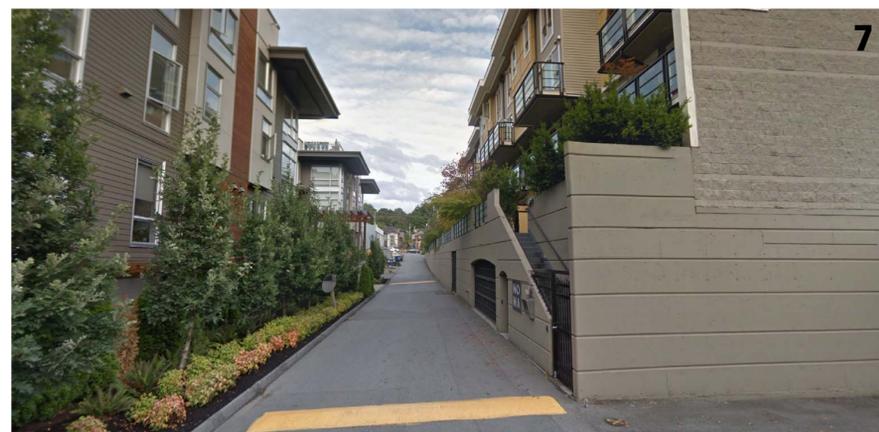
VIEW TOWARDS EXISTING TOWNHOMES AND COURTYARD TO THE WEST



VIEW TOWARDS LANE FROM SOUTHEAST CORNER



VIEW TOWARDS WEST ALONG LANE



VIEW TOWARDS EAST ALONG LANE



VIEW TOWARDS NORTH ALONG MOSQUITO CREEK LANE

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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 HK
Reviewed by CH

Project Number
1508

Plot Date 2017/02/23
Issue Date 2017/02/23

Scale
As indicated C

Sheet Number

A0.03b

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



AERIAL VIEW FROM SW



AERIAL VIEW FROM SE



AERIAL VIEW FROM NW



AERIAL VIEW FROM NE

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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 CH / HK
Reviewed by CH

Project Number
1508

Plot Date 2017/02/23
Issue Date 2017/02/23

Scale
Issue/Revision
C

Sheet Number

A0.04

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.	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



PERSPECTIVE VIEW FROM NE



PERSPECTIVE VIEW FROM NW



PERSPECTIVE VIEW FROM SE



PERSPECTIVE VIEW FROM SW

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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
PERSPECTIVES

Drawn By HK
Reviewed by CH

Project Number
1508

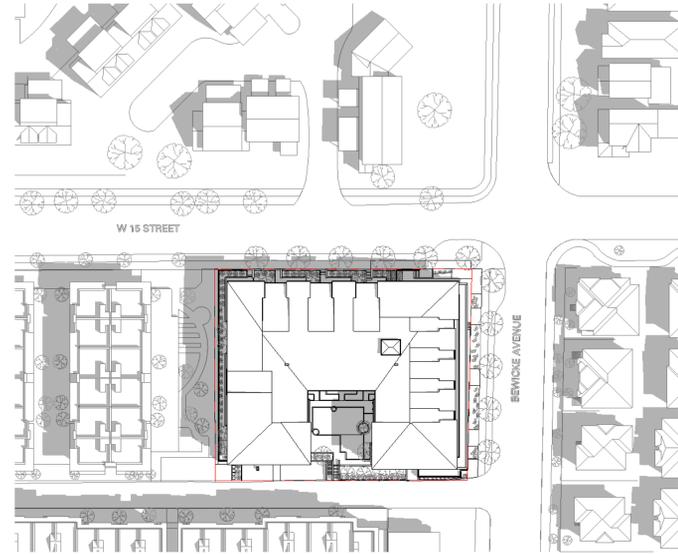
Plot Date 2017/02/23
Issue Date 2017/02/23

Scale
C

Sheet Number

A0.05

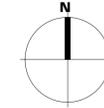
10 AM



12 PM



2 PM



SHIFT

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

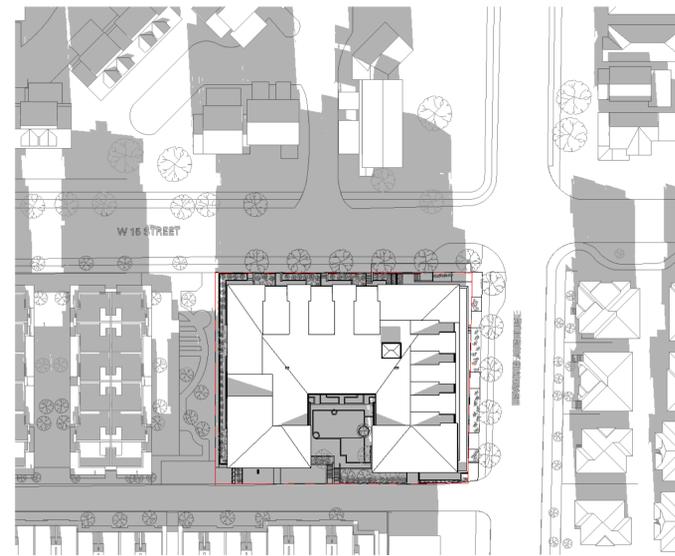
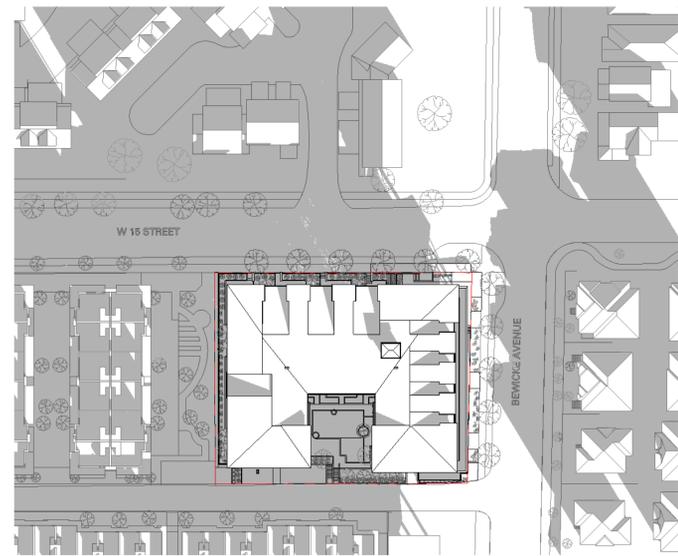
This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	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

JUNE

MARCH / SEPTEMBER

DECEMBER



23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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 CH / HK
 Reviewed by CH

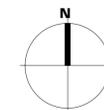
Project Number
1508

Plot Date 2017/02/23 Issue Date 2017/02/23

Scale 1" = 60'-0" Issue/Revision **C**

Sheet Number

A0.06



SHIFT

SHIFT ARCHITECTURE INC

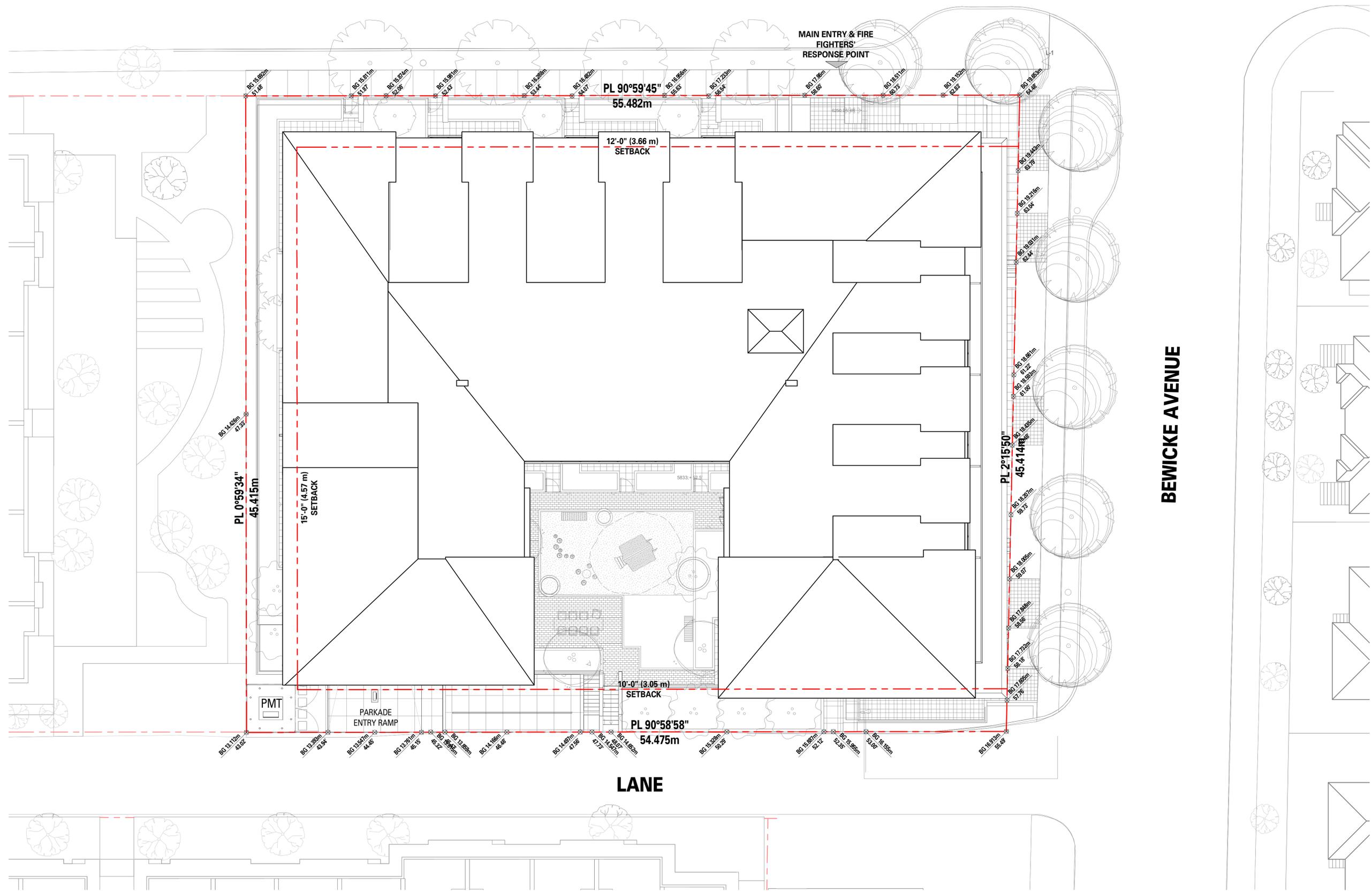
200-1000 West 3rd Street,
North Vancouver, B.C. V7P 3J6
Tel: 604.988.7501
Fax: 604.988.7510

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.	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

15TH STREET W

MAIN ENTRY & FIRE
FIGHTERS
RESPONSE POINT



BEWICKE AVENUE

LANE

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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 PLAN

Drawn By

HK

Reviewed by

CH

Project Number

1508

Plot Date

2017/02/23

Issue Date

2017/02/23

Scale

3/32" = 1'-0"

Issue/Revision

C

Sheet Number

A1.01

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

PARKING SCHEDULE (TOTALS)	
Description	Count
ACCESSIBLE STALL	6
LOADING	1
REGULAR STALL	72
SMALL CAR STALL	9
Grand total:	88

PARKING SCHEDULE (RESIDENT)	
Description	Count
ACCESSIBLE STALL	4
REGULAR STALL	58
SMALL CAR STALL	9
Grand total:	71

PARKING SCHEDULE (VISITORS)	
Description	Count
ACCESSIBLE STALL	1
REGULAR STALL	5
Grand total:	6

PARKING SCHEDULE (COMMERCIAL)	
Description	Count
ACCESSIBLE STALL	1
REGULAR STALL	9
Grand total:	10

PARKING SCHEDULE (ACCESSIBLE)	
Description	Count
ACCESSIBLE STALL	6
Grand total:	6

PARKING SCHEDULE (BICYCLE)	
Description	Count
BICYCLE STALL (VERTICAL)	7
:7	
BICYCLE LOCKER (HORIZONTAL)	21
BICYCLE STALL (HORIZONTAL)	27
BICYCLE STALL (VERTICAL)	3
LEVEL P1: 51	
BICYCLE STALL (HORIZONTAL)	18
BICYCLE STALL (VERTICAL)	15
LEVEL 1: 33	
Grand total:	91

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
LEVEL P2 PLAN

Drawn By CH / HK
 Reviewed by CH

Project Number
1508

Plot Date 2017/02/23 Issue Date 2017/02/23

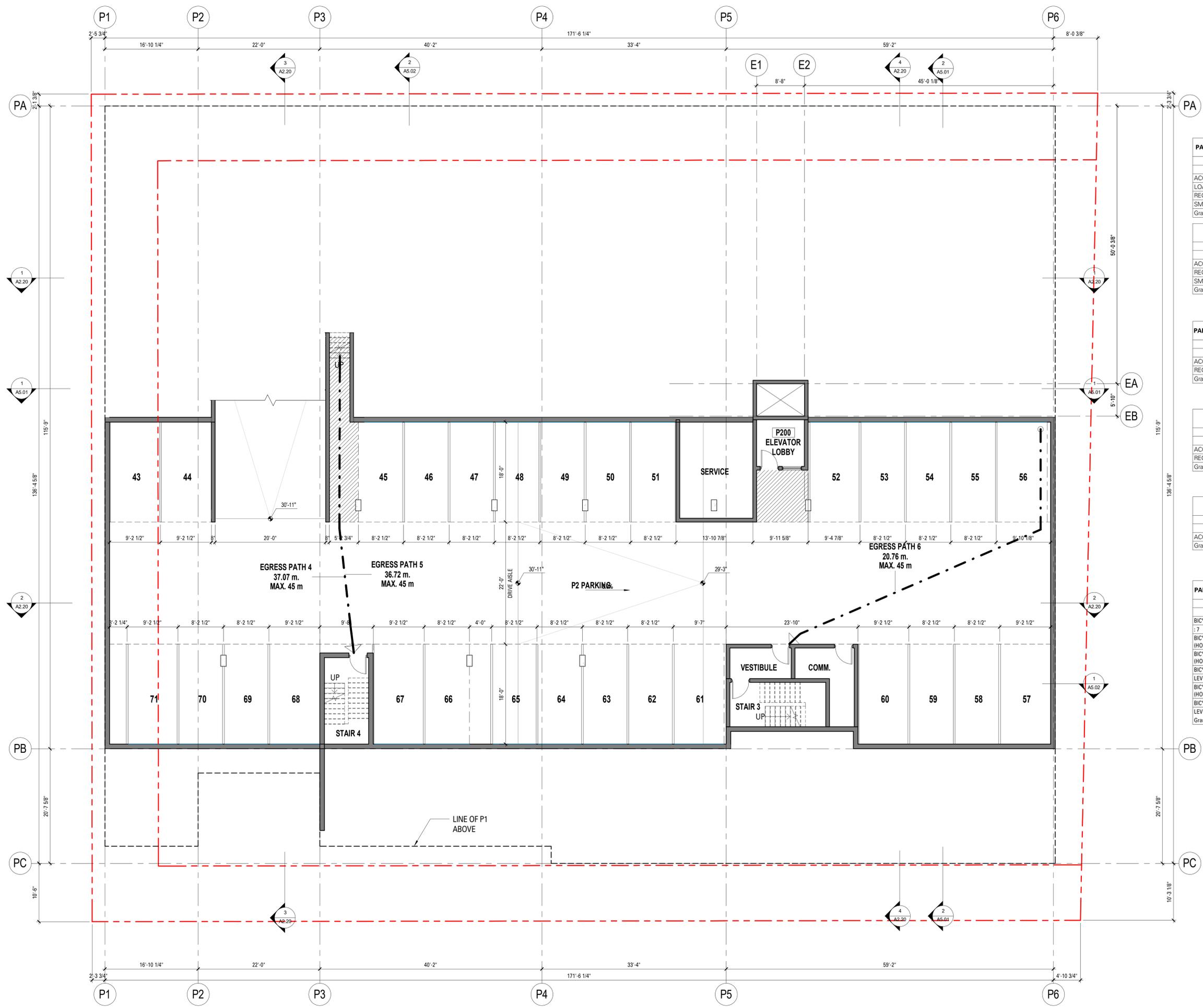
Scale 1/8" = 1'-0" Issue/Revision **C**

Sheet Number

A2.01

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

C:\REVIT_LOCAL_FILES\1508 PF NV15 BUILDING (CENTRAL)_header@shiftarchitecture.com



23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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.	Date	Revision Notes
C	2017/02/23	ISSUED FOR DEVELOPMENT PERMIT
B	2016/08/26	REISSUED FOR DEVELOPMENT PERMIT
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT

No.	Date	Revision Notes
-----	------	----------------

PARKING SCHEDULE (TOTALS)	
Description	Count
ACCESSIBLE STALL	6
LOADING	1
REGULAR STALL	72
SMALL CAR STALL	9
Grand total:	88

PARKING SCHEDULE (RESIDENT)	
Description	Count
ACCESSIBLE STALL	4
REGULAR STALL	58
SMALL CAR STALL	9
Grand total:	71

PARKING SCHEDULE (VISITORS)	
Description	Count
ACCESSIBLE STALL	1
REGULAR STALL	5
Grand total:	6

PARKING SCHEDULE (COMMERCIAL)	
Description	Count
ACCESSIBLE STALL	1
REGULAR STALL	9
Grand total:	10

PARKING SCHEDULE (ACCESSIBLE)	
Description	Count
ACCESSIBLE STALL	6
Grand total:	6

PARKING SCHEDULE (BICYCLE)	
Description	Count
BICYCLE STALL (VERTICAL)	7
:7	
BICYCLE LOCKER (HORIZONTAL)	21
BICYCLE STALL (HORIZONTAL)	27
BICYCLE STALL (VERTICAL)	3
LEVEL P1: 51	
BICYCLE STALL (HORIZONTAL)	18
BICYCLE STALL (VERTICAL)	15
LEVEL 1: 33	
Grand total:	91

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
LEVEL P1 PLAN

Drawn By CH / HK
 Reviewed by CH

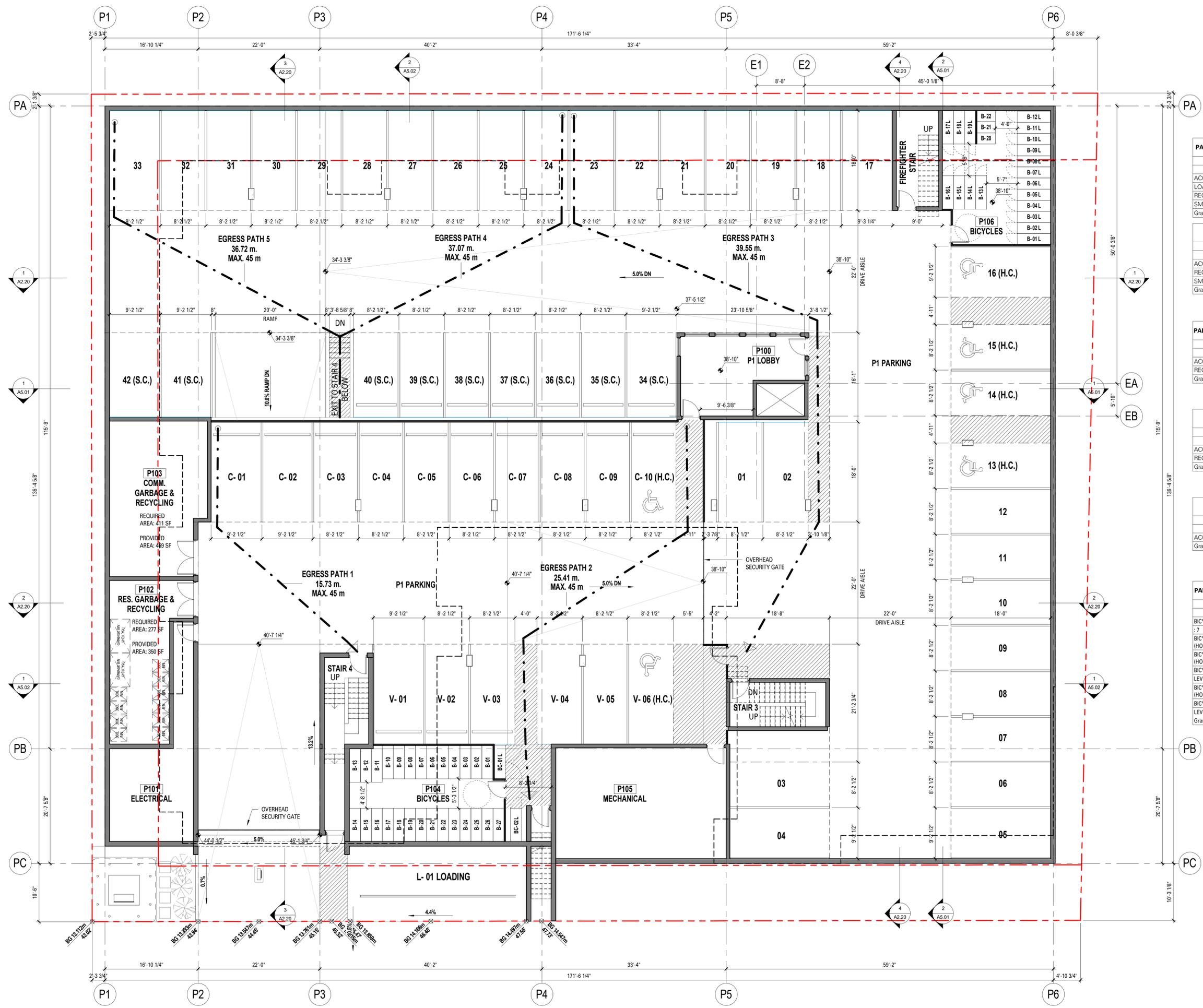
Project Number
1508

Plot Date 2017/02/23 Issue Date 2017/02/23

Scale 1/8" = 1'-0"
 Issue/Revision **C**

Sheet Number

A2.02

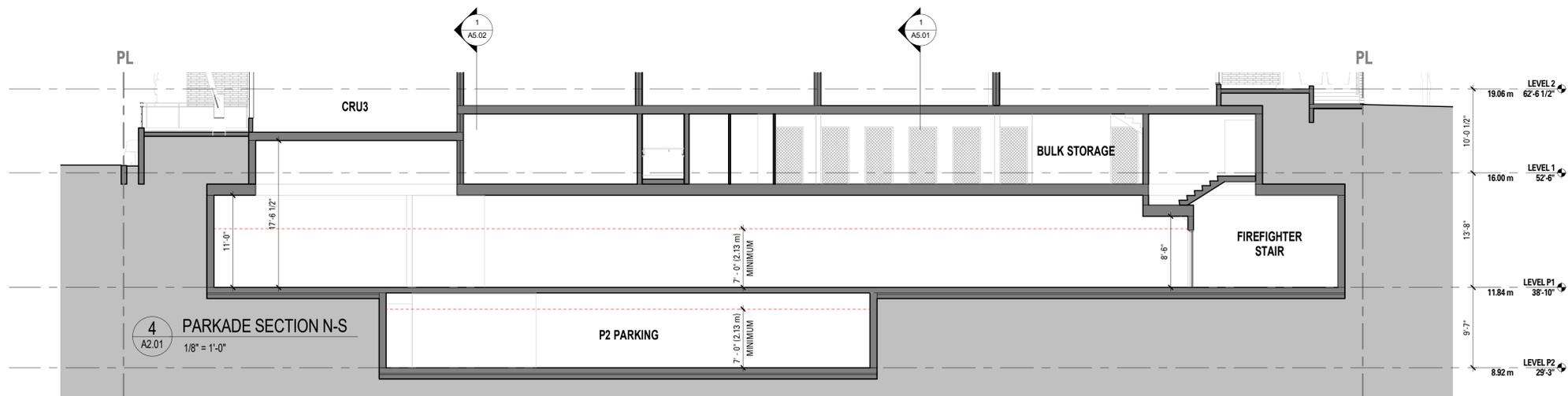
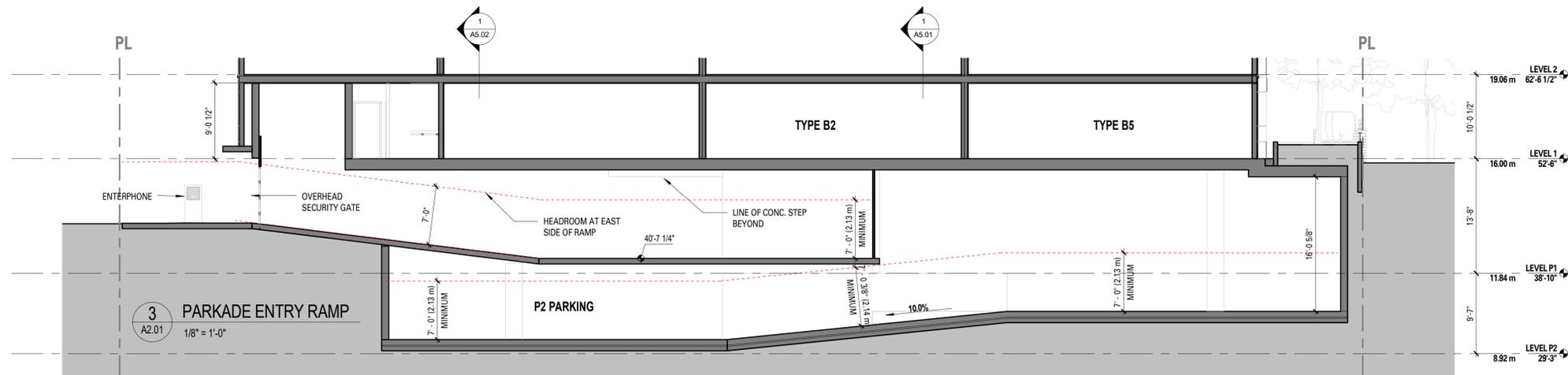
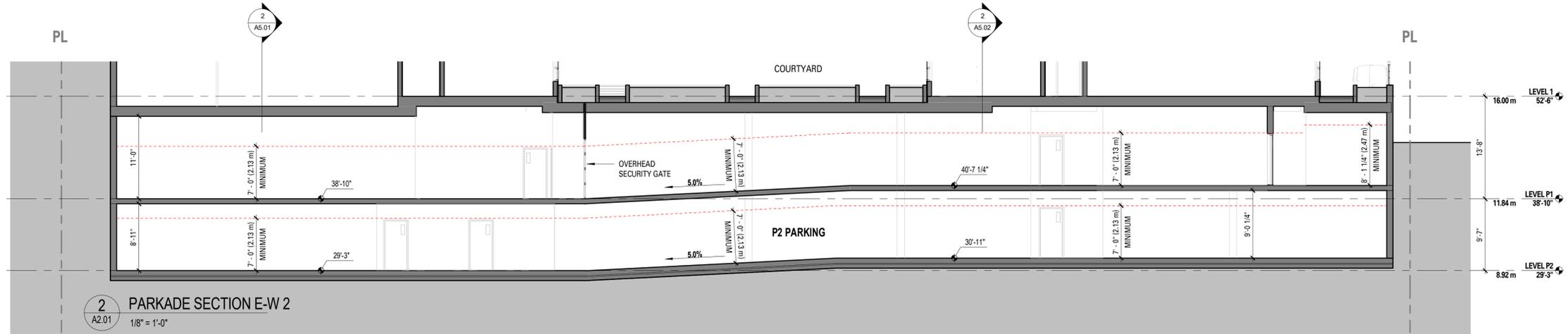
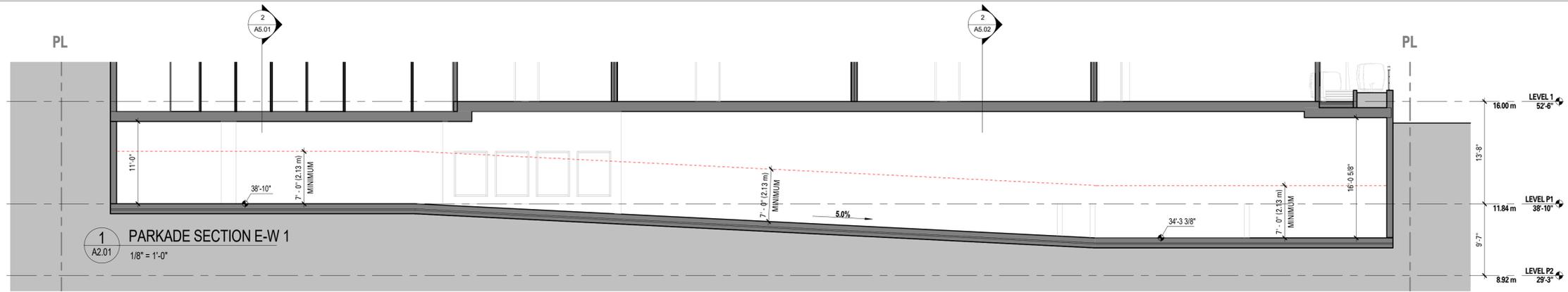


23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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.	Date	Revision Notes
C	2017/02/23	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

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
CH

Project Number
1508

Plot Date
2017/02/23

Issue Date
2017/02/23

Scale
1/8" = 1'-0"

Issue/Revision
C

Sheet Number

A2.20

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.	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

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
LEVEL 1 PLAN

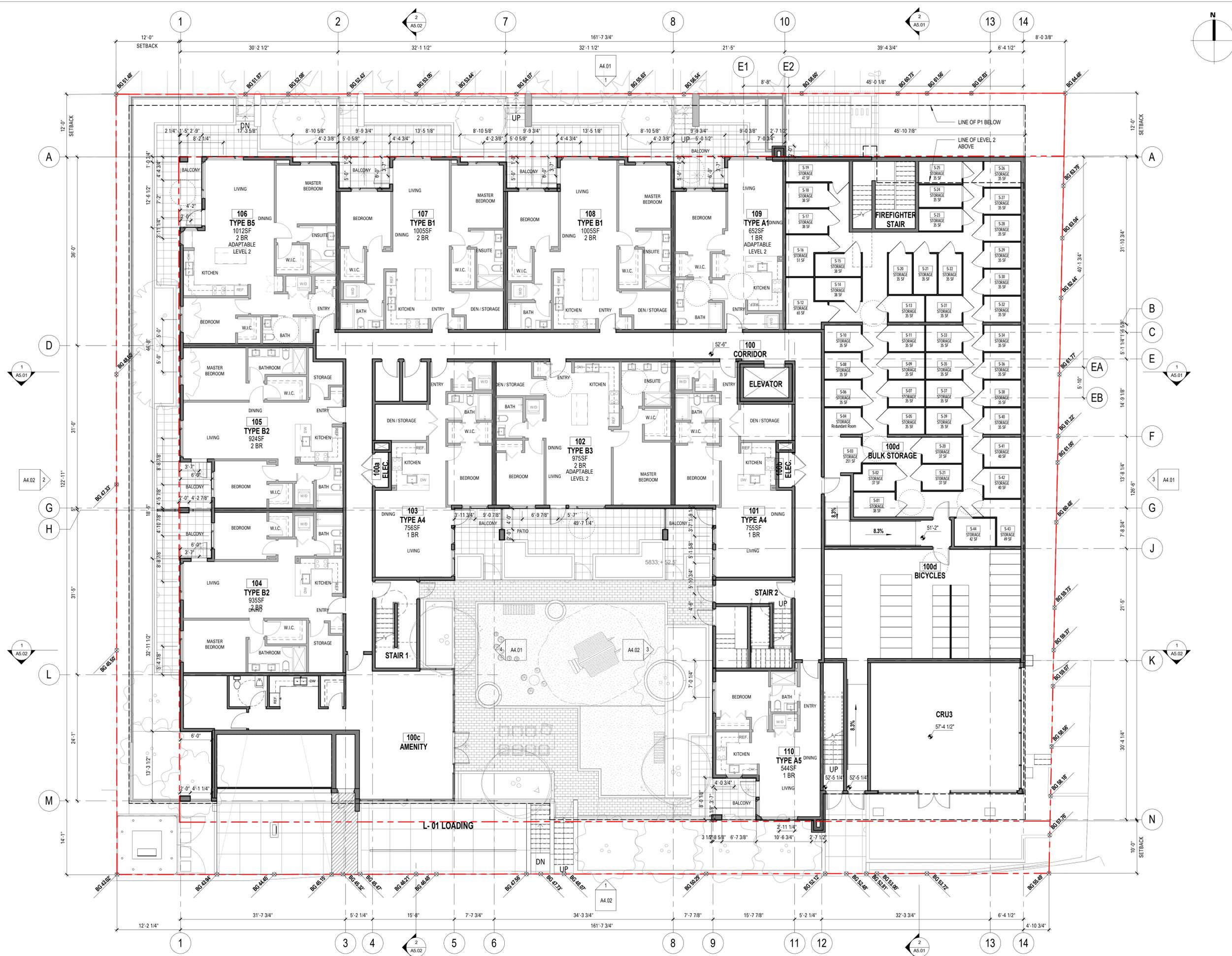
Drawn By: HK
Reviewed by: CH

Project Number
1508

Plot Date: 2017/02/23
Issue Date: 2017/02/23

Scale: 1/8" = 1'-0"
Issue/Revision: **C**

Sheet Number



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.	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

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

Sheet Title
LEVEL 2 PLAN

Drawn By: HK
 Reviewed by: CH

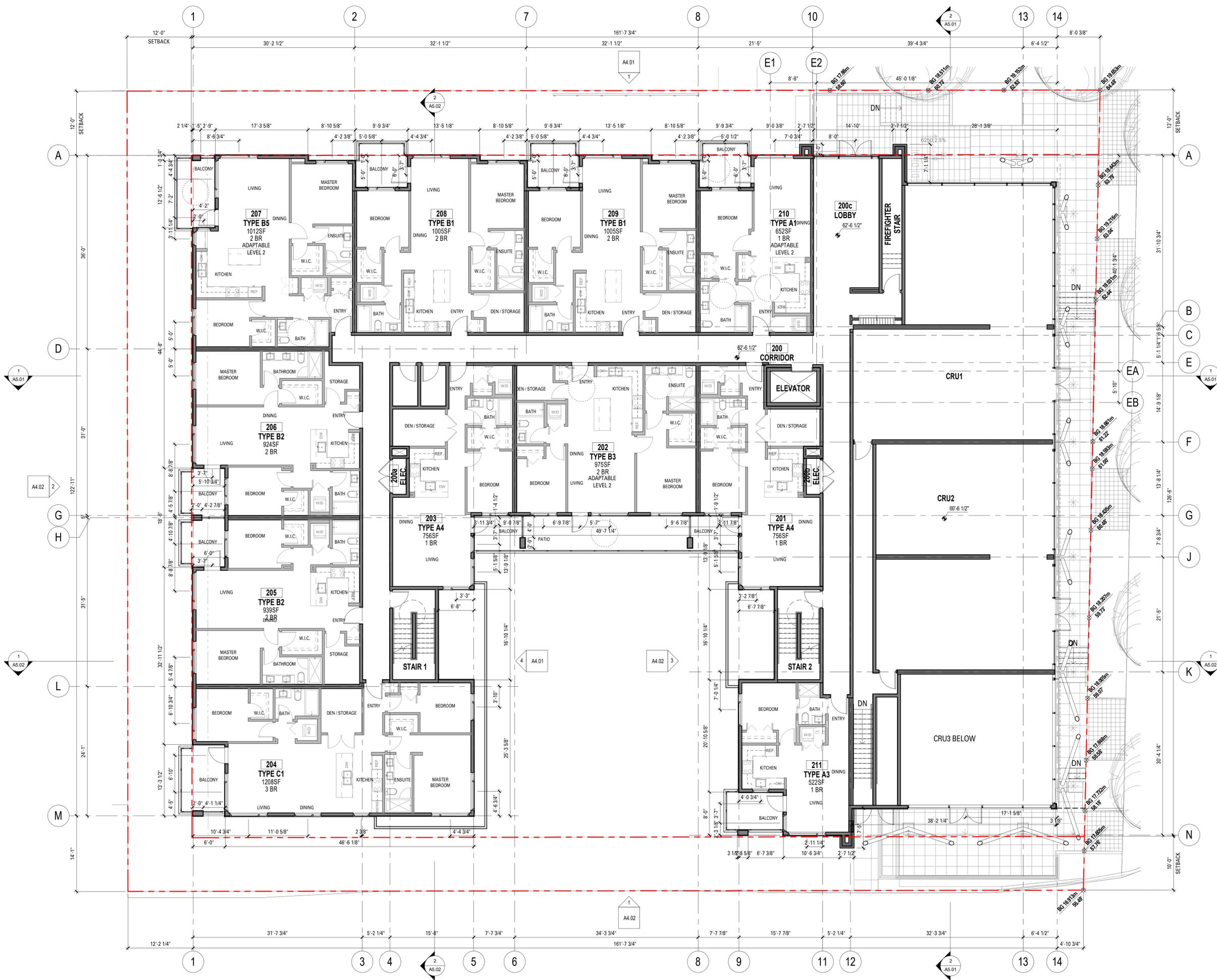
Project Number
1508

Plot Date: 2017/02/23
 Issue Date: 2017/02/23

Scale: 1/8" = 1'-0"
 Issue/Revision: **C**

Sheet Number

A3.02



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.	Date	Revision Notes
C	2017/02/23	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

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

Level 3 PLAN

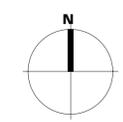
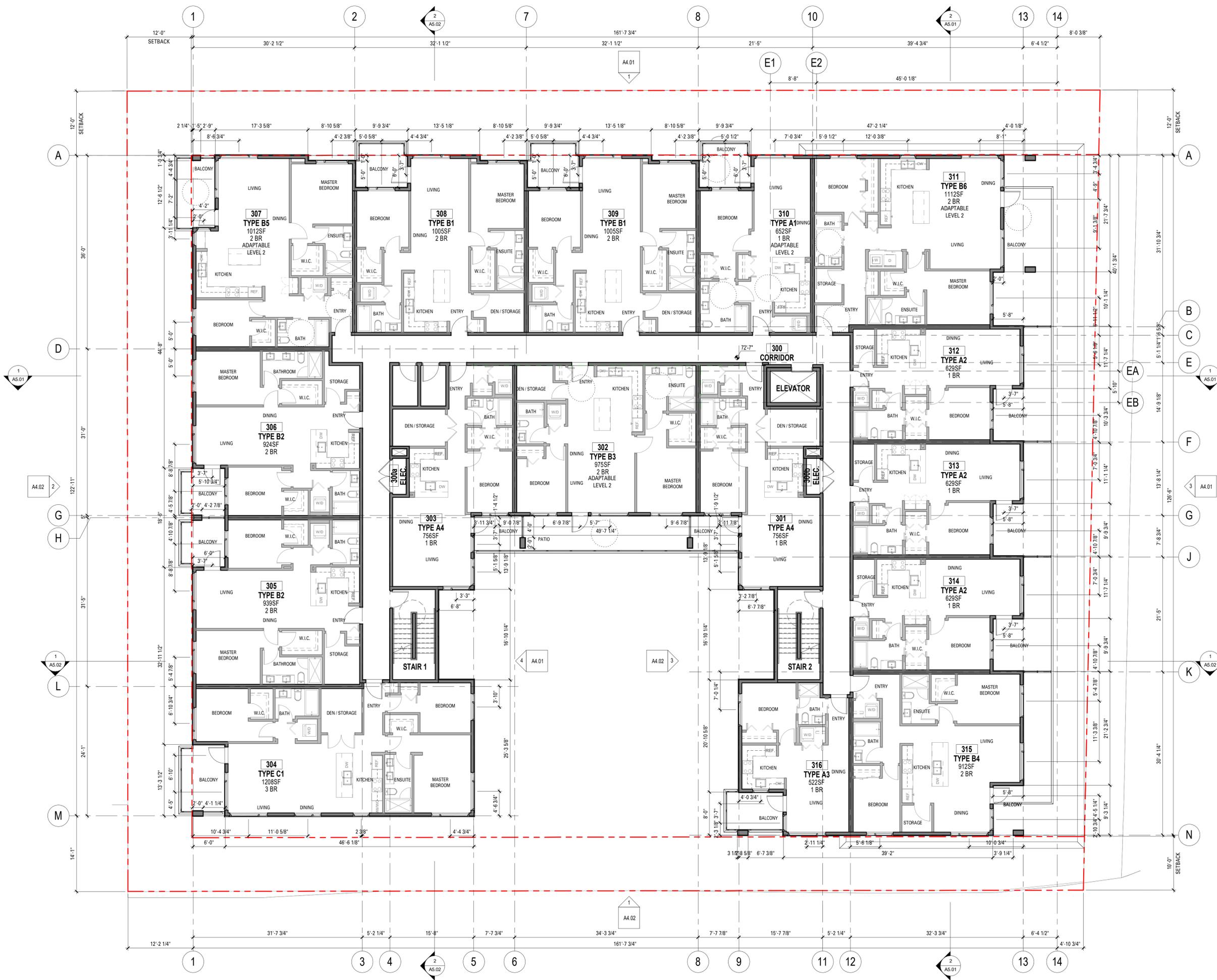
Drawn By: HK
 Reviewed by: CH

Project Number: 1508
 Plot Date: 2017/02/23
 Issue Date: 2017/02/23

Scale: 1/8" = 1'-0"
 Issue/Revision: C

Sheet Number

A3.03



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.	Date	Revision Notes
C	2017/02/23	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

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

Sheet Title
LEVEL 4 PLAN

Drawn By
 Reviewed by

HK
 CH

Project Number
1508

Plot Date
 2017/02/23

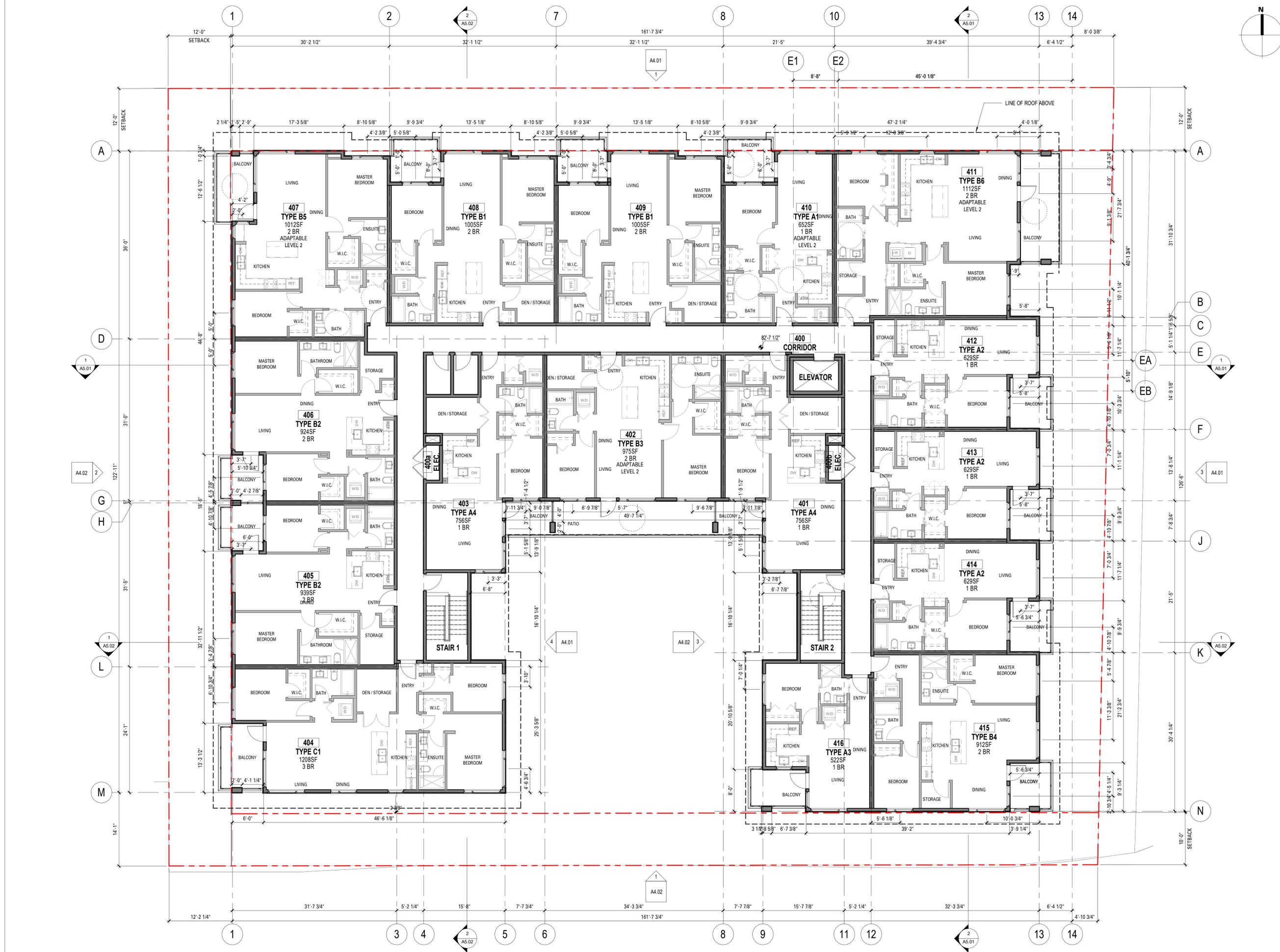
Issue Date
 2017/02/23

Scale
1/8" = 1'-0"

Issue/Revision
C

Sheet Number

A3.04



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.	Date	Revision Notes
C	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
ROOF PLAN

Drawn By HK
 Reviewed by CH

Project Number
1508

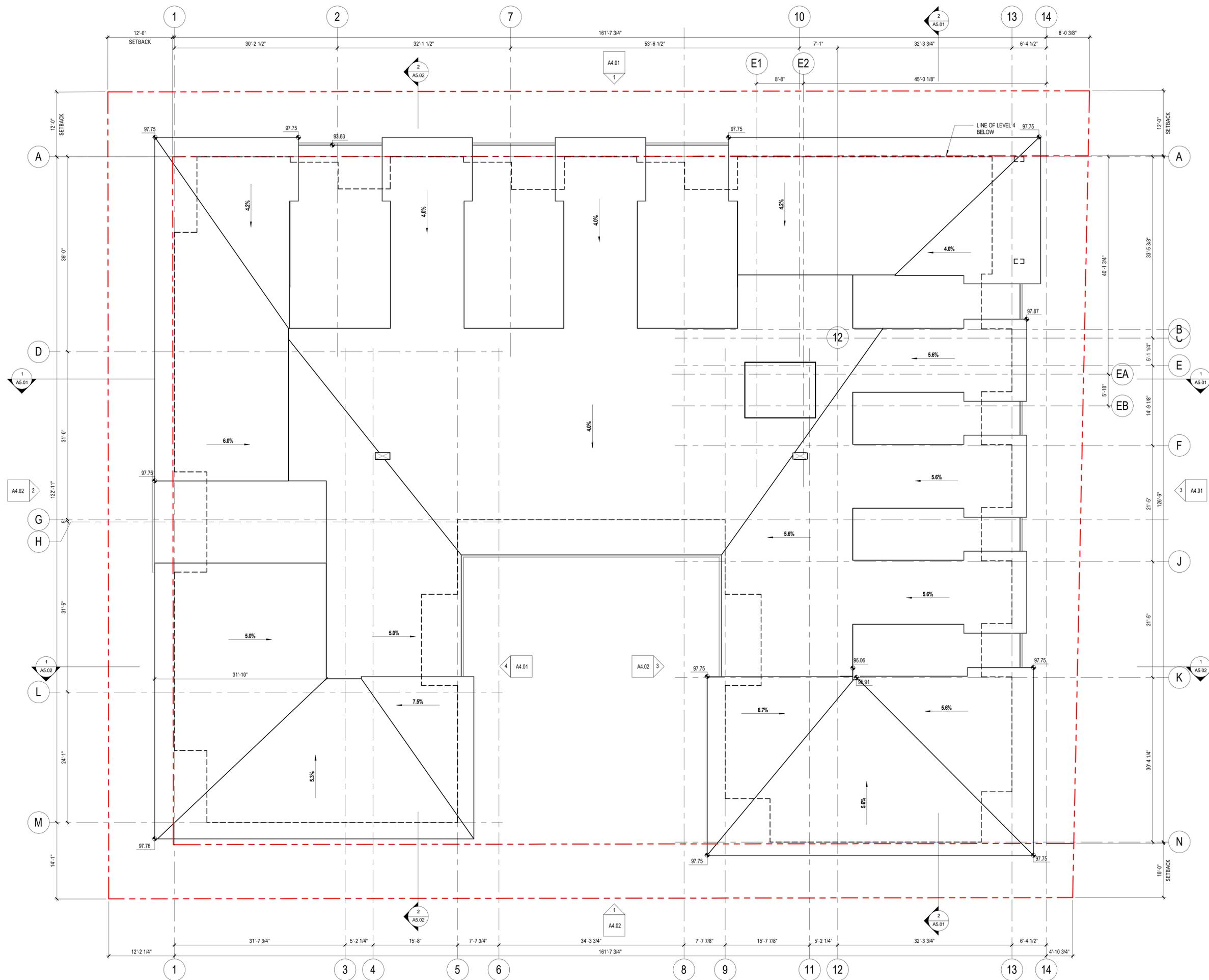
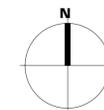
Plot Date 2017/02/23
 Issue Date 2017/02/23

Scale 1/8" = 1'-0"
 Issue/Revision **C**

Sheet Number

A3.05

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT



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

ITEM	MATERIAL
CL-01	CEMENTITIOUS CLADDING PANELS C/W TRIM AND FLASHINGS TO MATCH - BM 'DISTANT GRAY' OC-68
CL-02	HORIZONTAL CEMENTITIOUS SIDING C/W TRIM AND FLASHINGS TO MATCH - P&L 'HALF-TONE' 29-25
CL-03	CEMENTITIOUS CLADDING PANELS C/W TRIM AND FLASHINGS TO MATCH - P&L 'HALF-TONE' 29-25
CL-04	HORIZONTAL CEMENTITIOUS SIDING C/W TRIM AND FLASHINGS TO MATCH - BM 'TROUT GRAY' 2124-20
CL-05	CEMENTITIOUS SOFFIT - WOODTONE RUSTIC SERIES 'SUMMER WHEAT'
CO-01	BOARD FORMED CONCRETE LANDSCAPE WALL
DW-01	VINYL WINDOW C/W LOW-E DOUBLE GLAZING - BLACK
DW-02	PATIO DOOR C/W LOW-E DOUBLE GLAZING
DW-03	ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING
DW-04	METAL DOOR - PAINTED
MA-01	BRICK VENEER - NORMAN MODULE, 1/3 BOND - IXL MANGANESE IRONSPOT SMOOTH MODULAR
RG-01	GUARDRAIL (ALUMINUM & GLASS) - POWDER COAT - BM 'BLACK PANTHER' 2125-10
RG-02	PRIVACY SCREEN (ALUMINUM & TRANSLUCENT GLASS) - POWDER COAT - BM 'BLACK PANTHER' 2125-10
TMP-01	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS 'STONE GREY'
TMP-02	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS 'WEATHERED ZINC'
TMP-03	PAINTED FASCIA - TO MATCH BM 'BLACK PANTHER' 2125-10
TMP-04	PREFINISHED ALUMINUM GUTTER
TMP-05	FASCIA - TO MATCH SOFFIT MATERIAL
WD-01	EXPOSED TIMBER COLUMN - CLEAR FINISH
WD-02	EXPOSED GLULAM BEAM - CLEAR FINISH



1 NORTH
A3.01
1/8" = 1'-0"



4 EAST - COURTYARD1
A3.01
1/8" = 1'-0"



3 EAST
A3.01
1/8" = 1'-0"

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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
ELEVATIONS

Drawn By: HK
 Reviewed by: CH

Project Number: 1508

Plot Date: 2017/02/23
 Issue Date: 2017/02/23

Scale: As indicated
 Issue/Revision: C

Sheet Number

A4.01

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

ITEM	MATERIAL
CL-01	CEMENTITIOUS CLADDING PANELS C/W TRIM AND FLASHINGS TO MATCH - BM 'DISTANT GRAY' OC-68
CL-02	HORIZONTAL CEMENTITIOUS SIDING C/W TRIM AND FLASHINGS TO MATCH - P&L 'HALF-TONE' 29-25
CL-03	CEMENTITIOUS CLADDING PANELS C/W TRIM AND FLASHINGS TO MATCH - P&L 'HALF-TONE' 29-25
CL-04	HORIZONTAL CEMENTITIOUS SIDING C/W TRIM AND FLASHINGS TO MATCH - BM 'TROUT GRAY' 2124-20
CL-05	CEMENTITIOUS SOFFIT - WOODTONE RUSTIC SERIES 'SUMMER WHEAT'
CO-01	BOARD FORMED CONCRETE LANDSCAPE WALL
DW-01	VINYL WINDOW C/W LOW-E DOUBLE GLAZING - BLACK
DW-02	PATIO DOOR C/W LOW-E DOUBLE GLAZING
DW-03	ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING
DW-04	METAL DOOR - PAINTED
MA-01	BRICK VENEER - NORMAN MODULE, 1/3 BOND - IXL MANGANESE IRONSPOT SMOOTH MODULAR
RG-01	GUARDRAIL (ALUMINUM & GLASS) - POWDER COAT - BM 'BLACK PANTHER' 2125-10
RG-02	PRIVACY SCREEN (ALUMINUM & TRANSLUCENT GLASS) - POWDER COAT - BM 'BLACK PANTHER' 2125-10
TMP-01	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS 'STONE GREY'
TMP-02	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS 'WEATHERED ZINC'
TMP-03	PAINTED FASCIA - TO MATCH BM 'BLACK PANTHER' 2125-10
TMP-04	PREFINISHED ALUMINUM GUTTER
TMP-05	FASCIA - TO MATCH SOFFIT MATERIAL
WD-01	EXPOSED TIMBER COLUMN - CLEAR FINISH
WD-02	EXPOSED GLULAM BEAM - CLEAR FINISH

TMP-01 MAKIN METALS STONE GREY	TMP-02 MAKIN METALS WEATHERED ZINC	TMP-03 / RG-01 / RG-02 BENJAMIN MOORE 2125-10 'BLACK PANTHER'
CL-01 BENJAMIN MOORE OC-68 'DISTANT GRAY'	CL-02 / CL-03 PRATT & LAMBERT 29-25 'HALF-TONE'	CL-04 BENJAMIN MOORE 2124-20 'TROUT GRAY'



23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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
ELEVATIONS

Drawn By HK
Reviewed by CH

Project Number
1508

Plot Date 2017/02/23
Issue Date 2017/02/23

Scale As indicated
Issue/Revision C

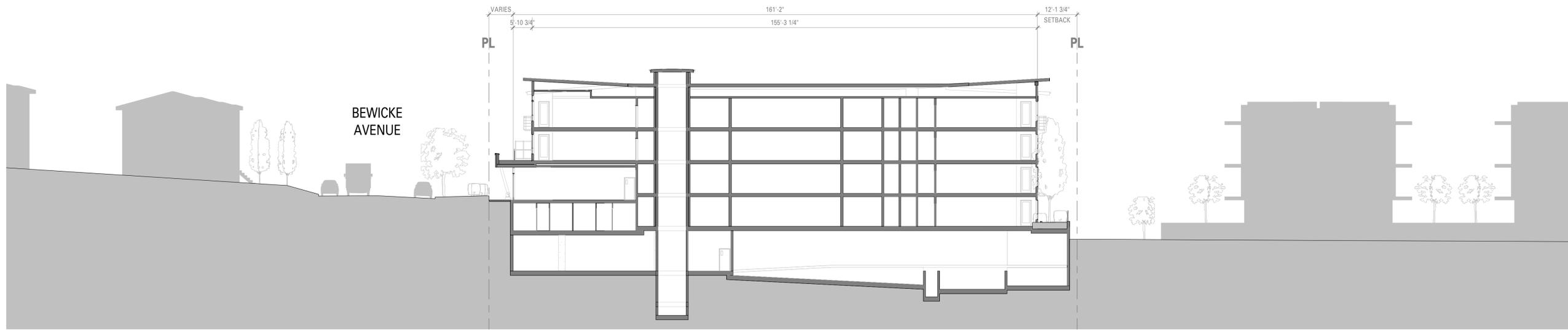
Sheet Number

2 WEST
A3.01 1/8" = 1'-0"

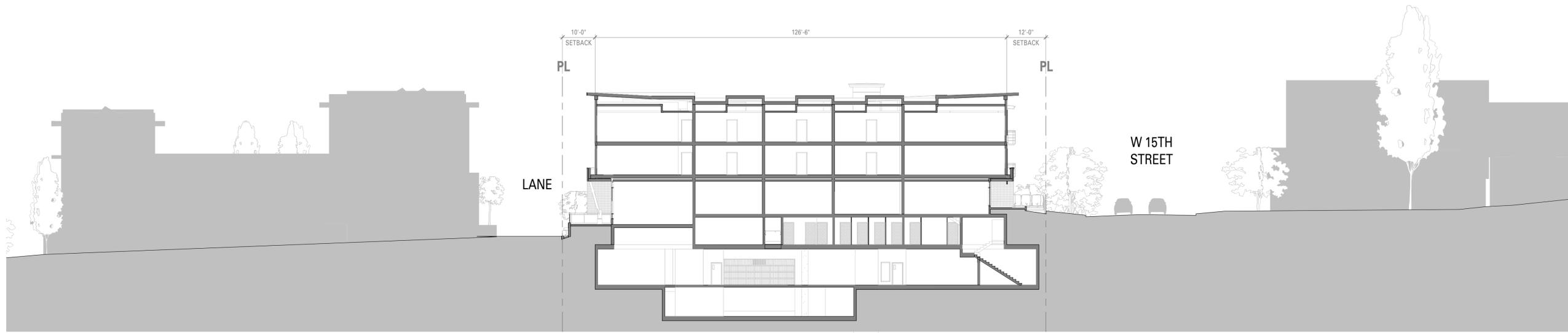
3 WEST - COURTYARD
A3.01 1/8" = 1'-0"

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



SITE SECTION - EAST-WEST



SITE SECTION - NORTH-SOUTH

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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: HK
 Reviewed by: CH

Project Number: 1508

Plot Date: 2017/02/23
 Issue Date: 2017/02/23

Scale: 1/16" = 1'-0"
 Issue/Revision: C

Sheet Number

A5.00

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.	Date	Revision Notes
C	2017/02/23	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

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

Sheet Title
BUILDING SECTIONS

Drawn By KW / HK
 Reviewed by CH

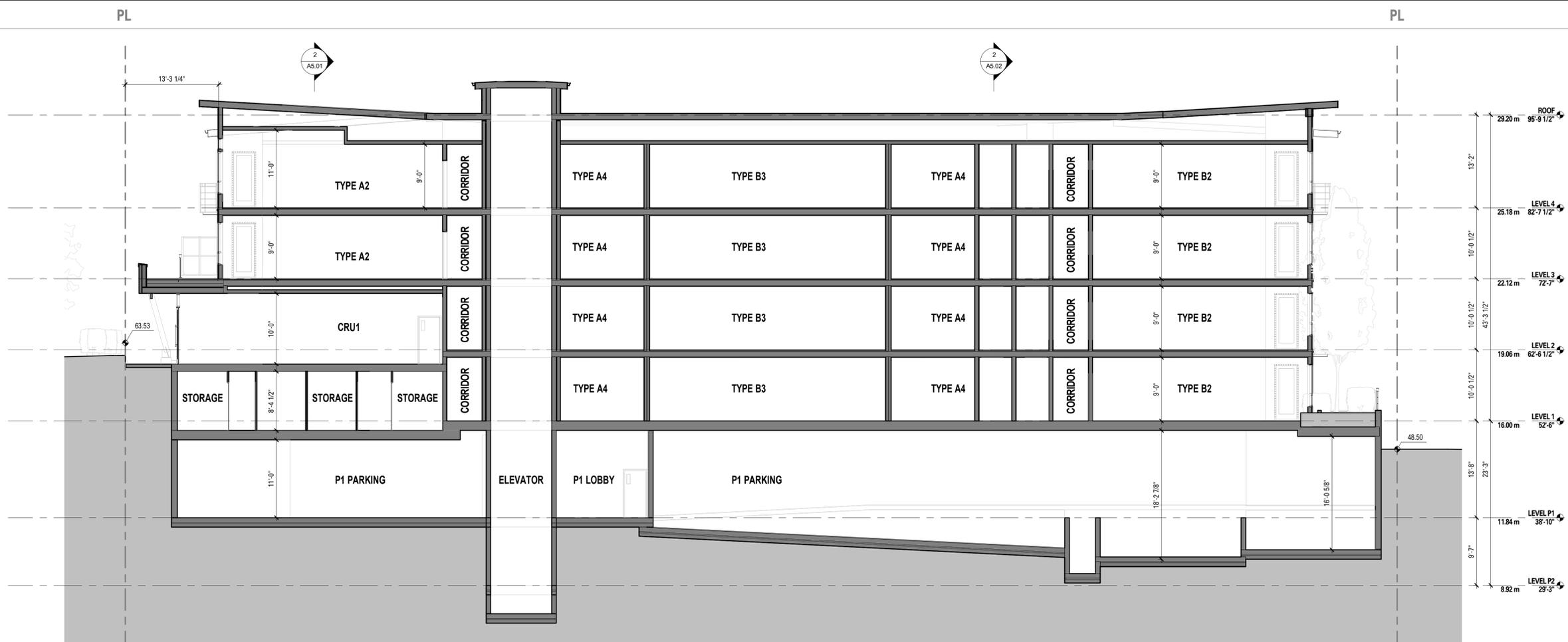
Project Number
1508

Plot Date 2017/02/23 Issue Date 2017/02/23

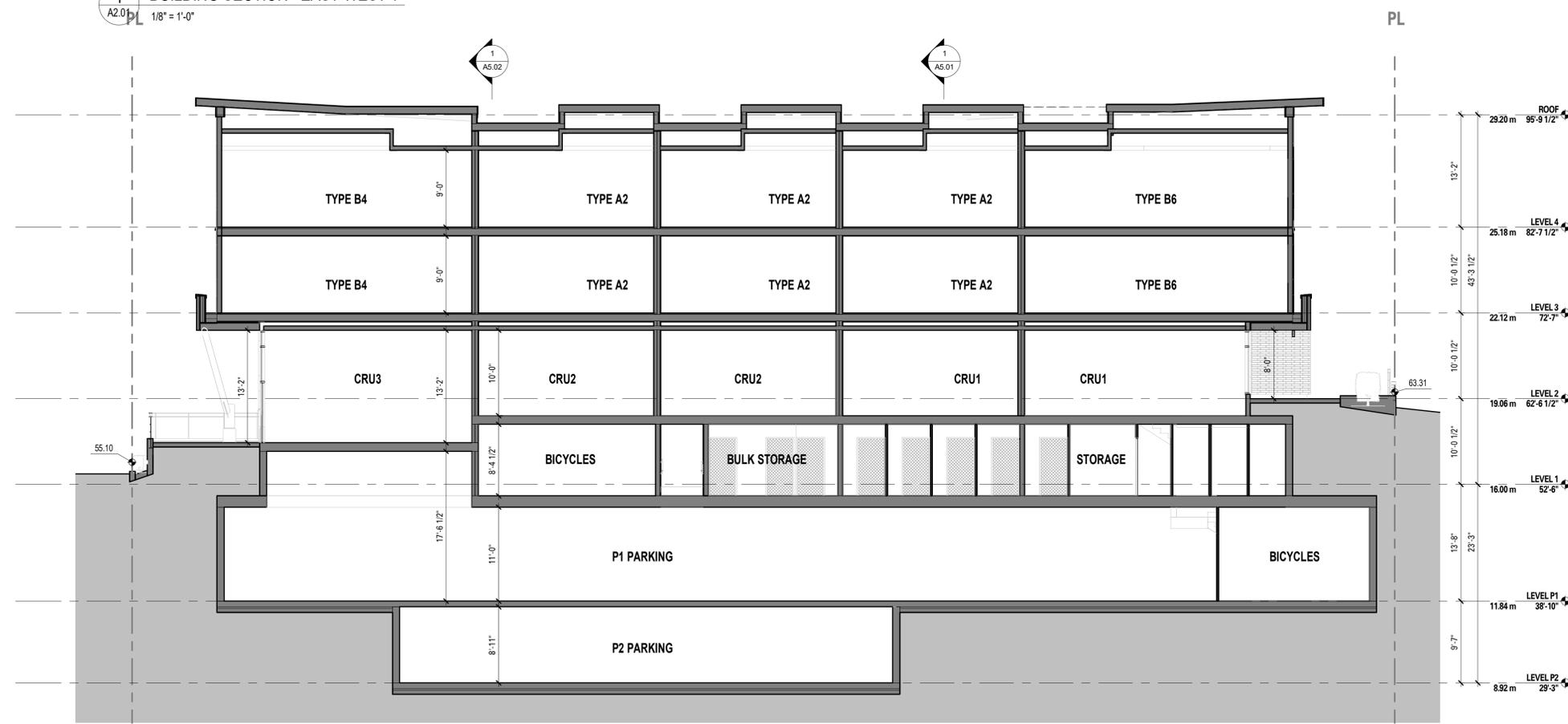
Scale 1/8" = 1'-0" Issue/Revision **C**

Sheet Number

A5.01



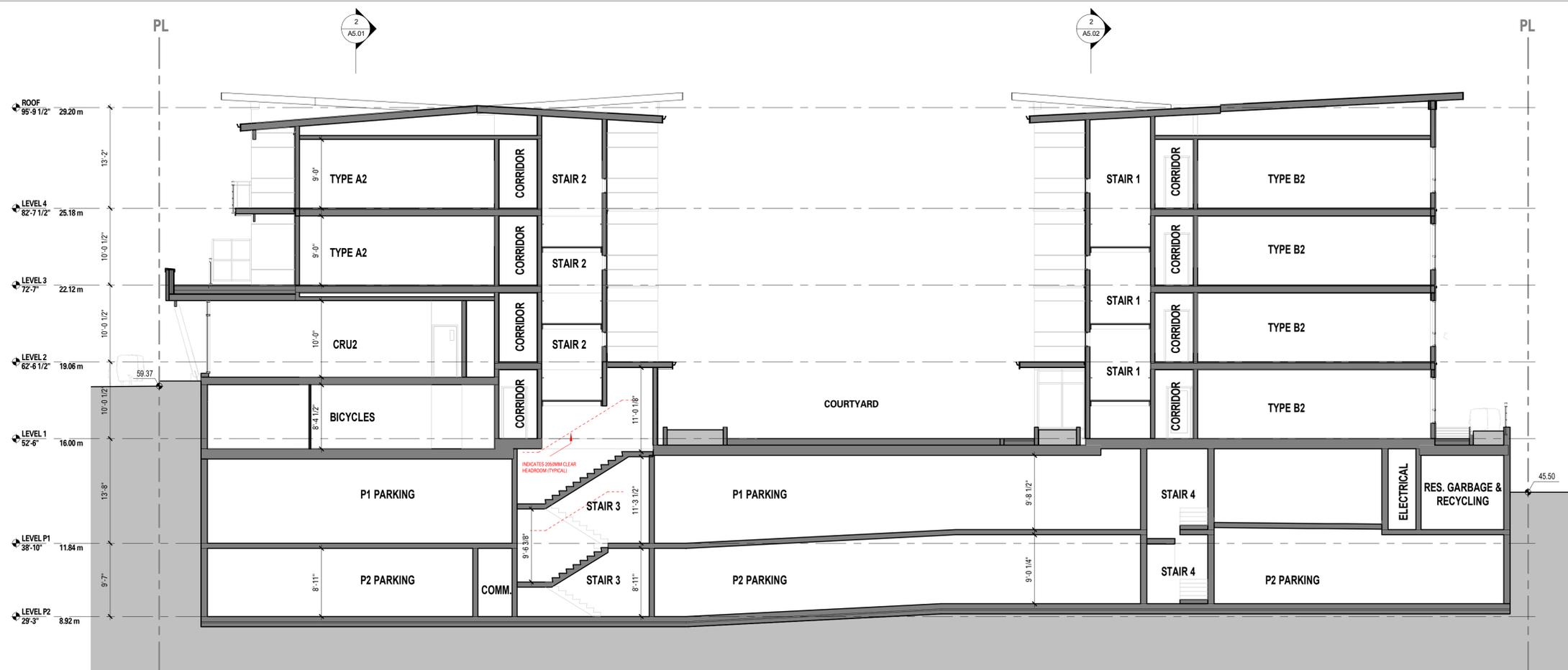
1 BUILDING SECTION - EAST-WEST 1
 A2.01 1/8" = 1'-0"



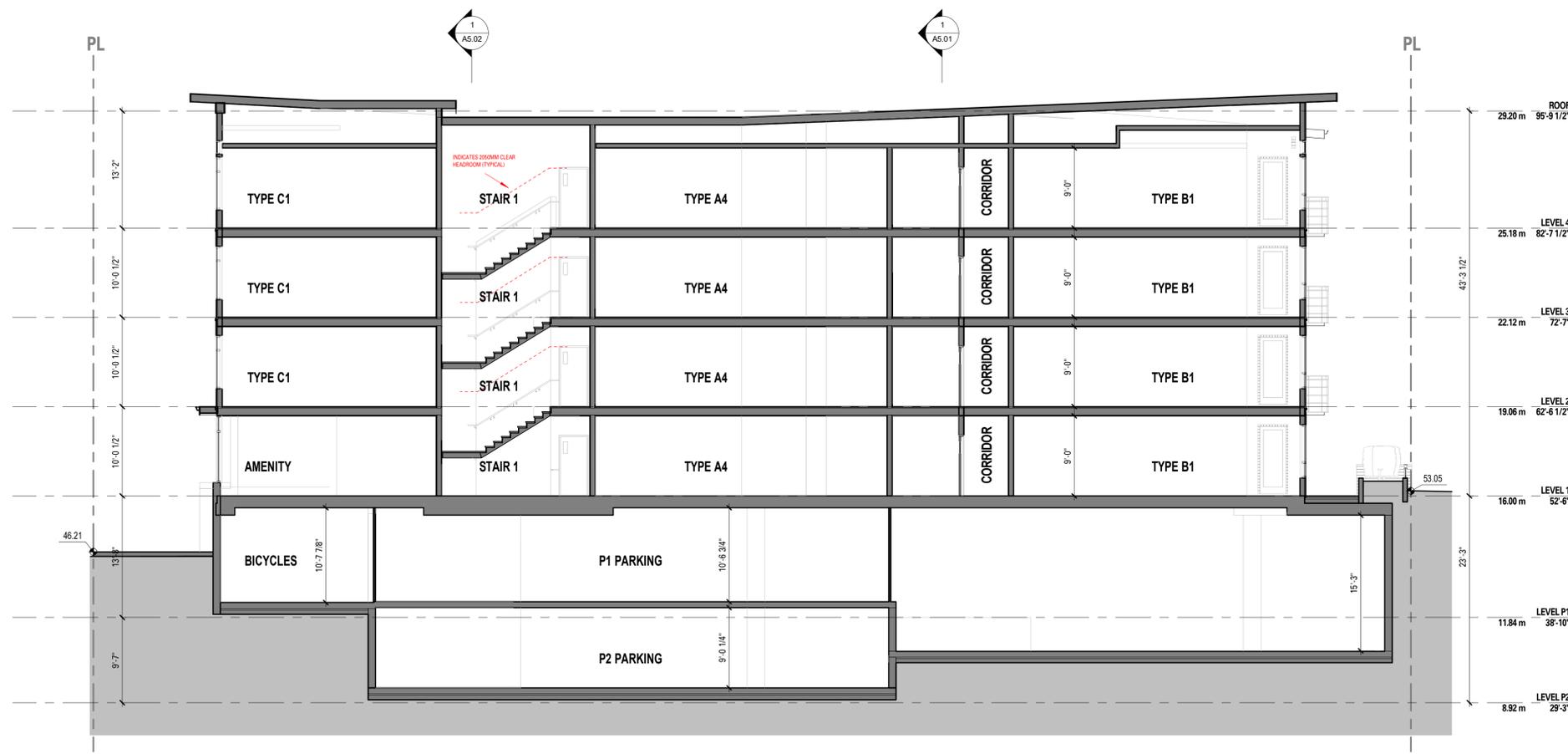
2 BUILDING SECTION - NORTH-SOUTH 2
 A2.01 1/8" = 1'-0"

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



1 BUILDING SECTION - EAST-WEST 2
A2.01 1/8" = 1'-0"



2 BUILDING SECTION - NORTH-SOUTH 1
A2.01 1/8" = 1'-0"

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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: KW / HK
Reviewed by: CH

Project Number
1508

Plot Date: 2017/02/23
Issue Date: 2017/02/23

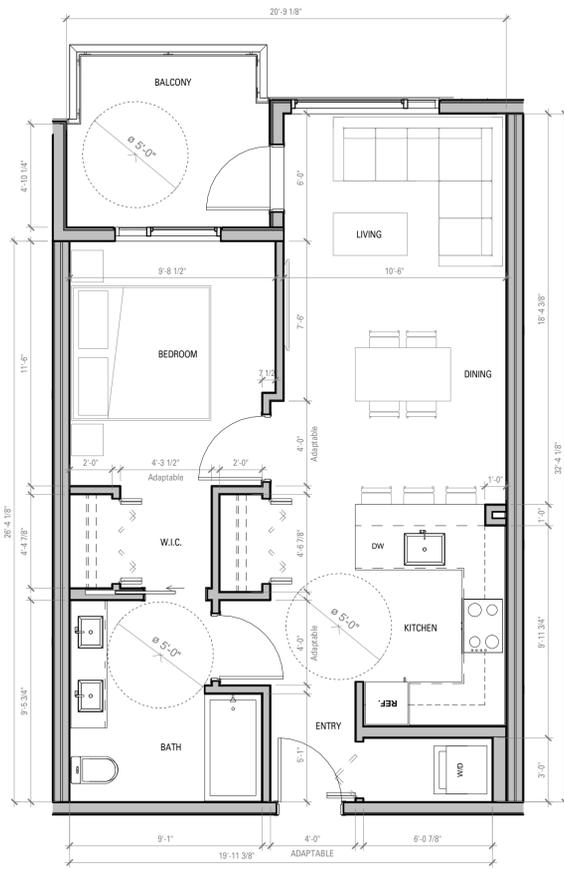
Scale: 1/8" = 1'-0"
Issue/Revision: **C**

Sheet Number

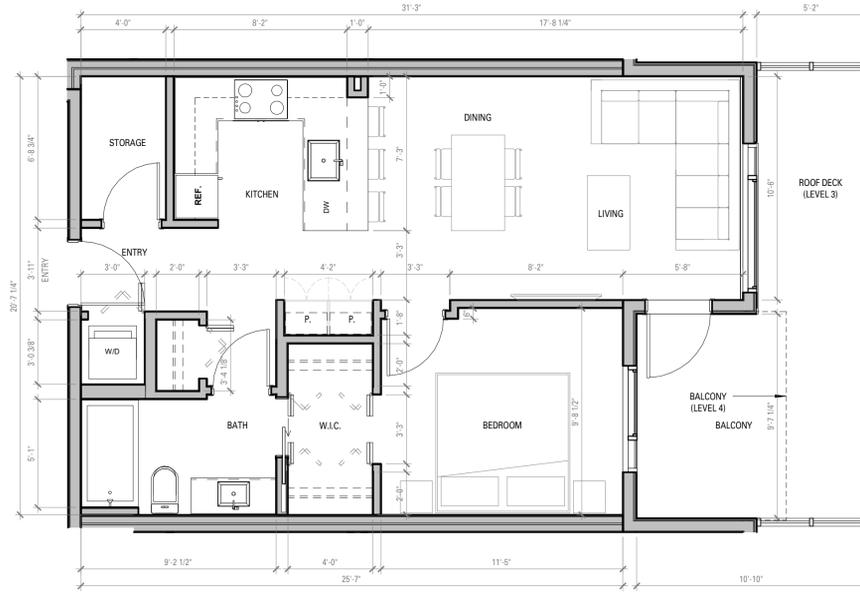
A5.02

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.

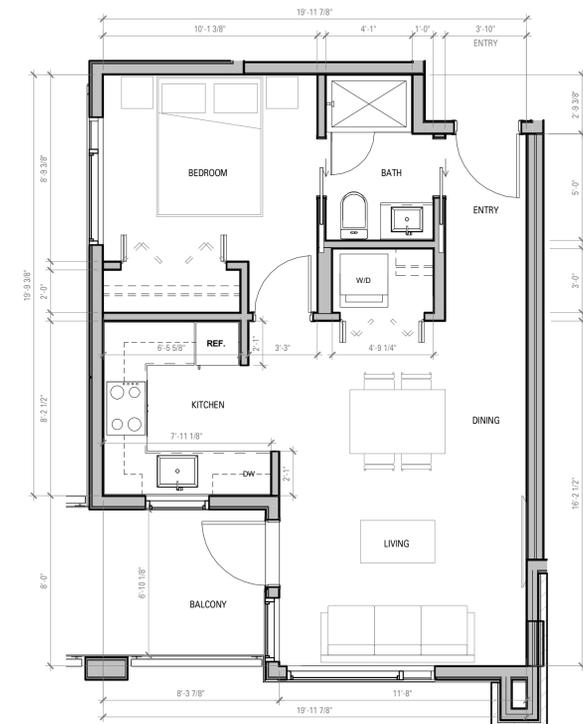
No.	Date	Revision Notes
C	2017/02/23	REISSUED FOR DEVELOPMENT PERMIT
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT
No.	Date	Revision Notes



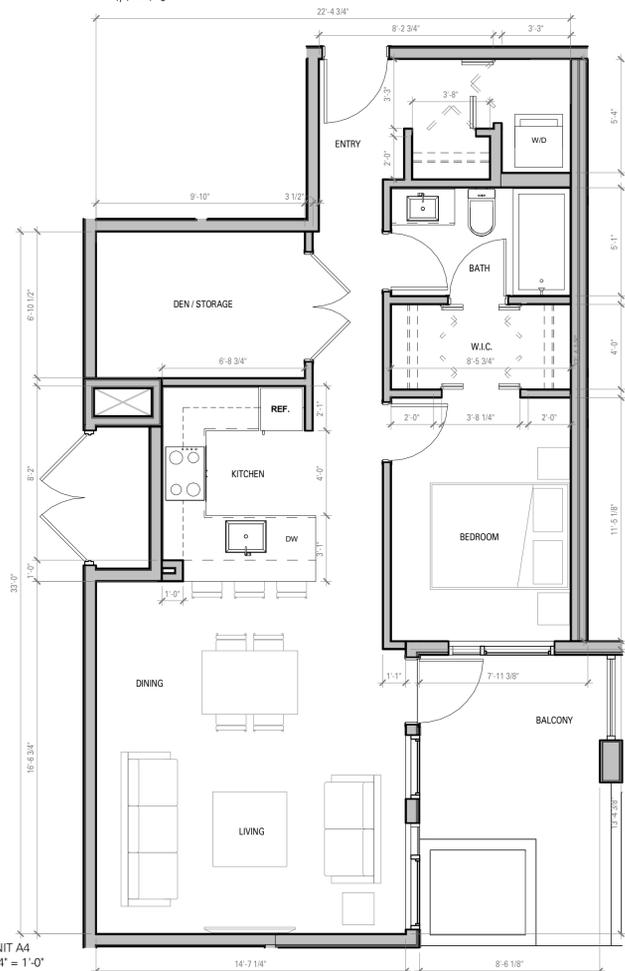
UNIT A1 - Adaptable
1/4" = 1'-0"



UNIT A2
1/4" = 1'-0"



UNIT A3
1/4" = 1'-0"



UNIT A4
1/4" = 1'-0"



UNIT B1
1/4" = 1'-0"



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

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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 LC / HK
Reviewed by CH

Project Number
1508

Plot Date 2017/02/23 Issue Date 2017/02/23

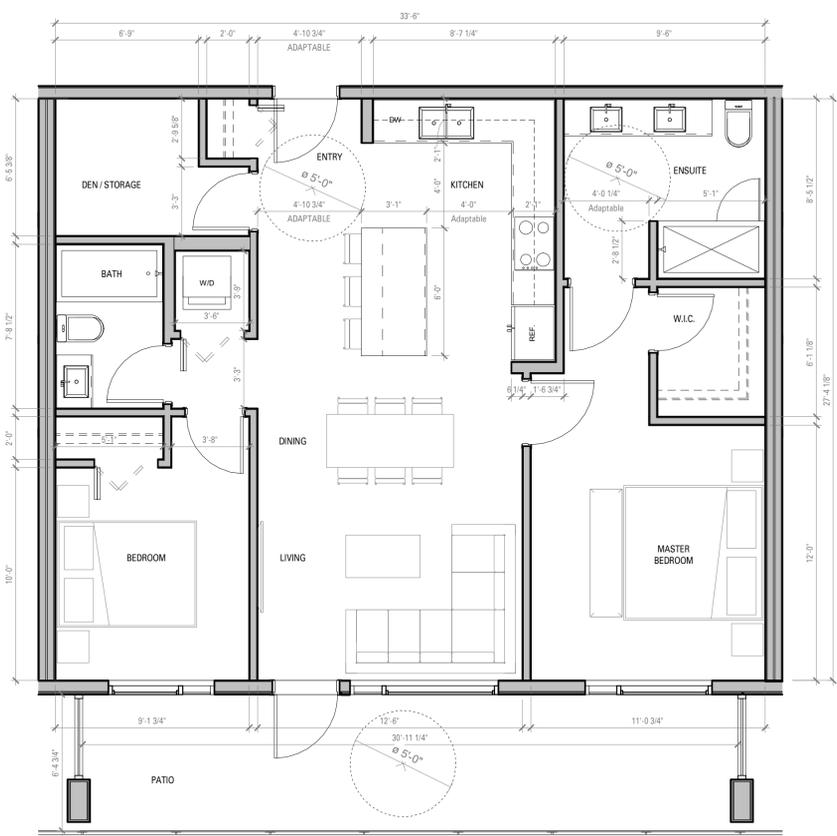
Scale 1/4" = 1'-0" Issue/Revision **C**

Sheet Number

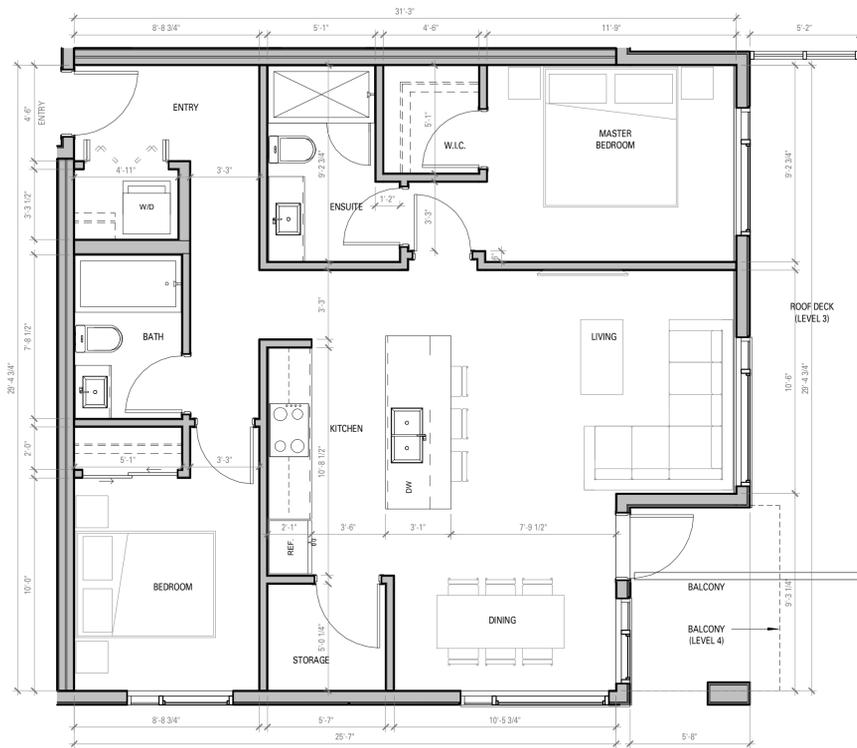
A6.01

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



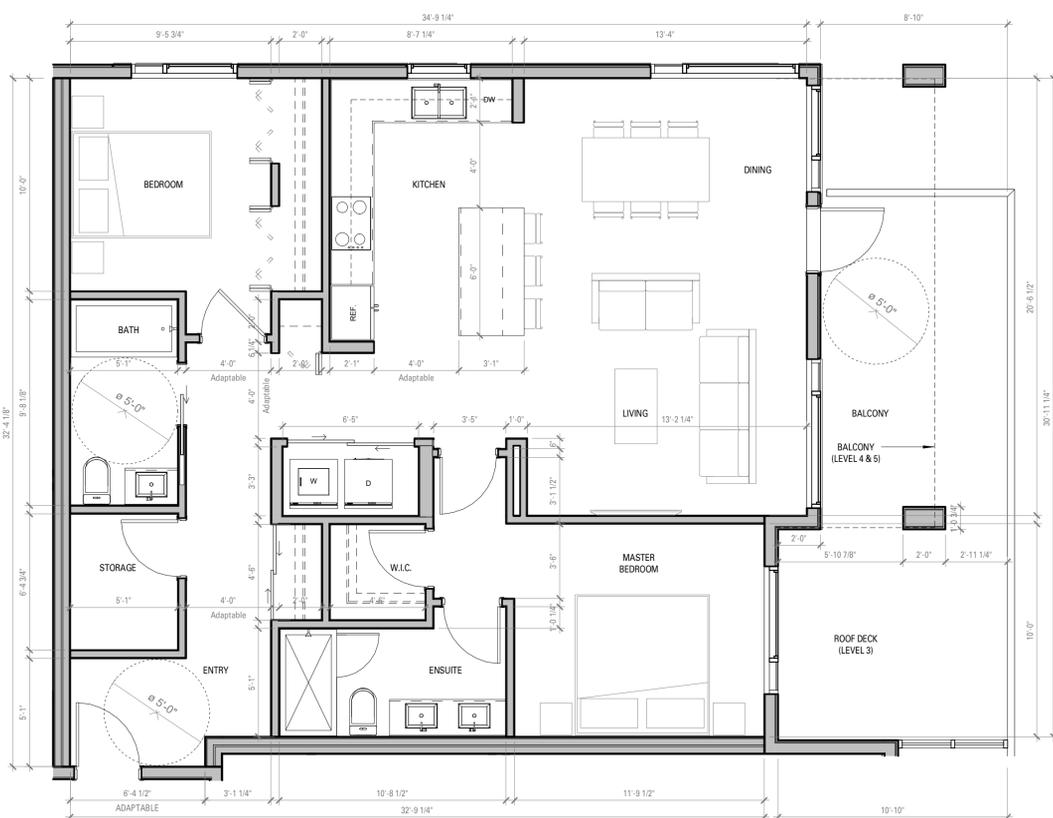
UNIT B3 - Adaptable
1/4" = 1'-0"



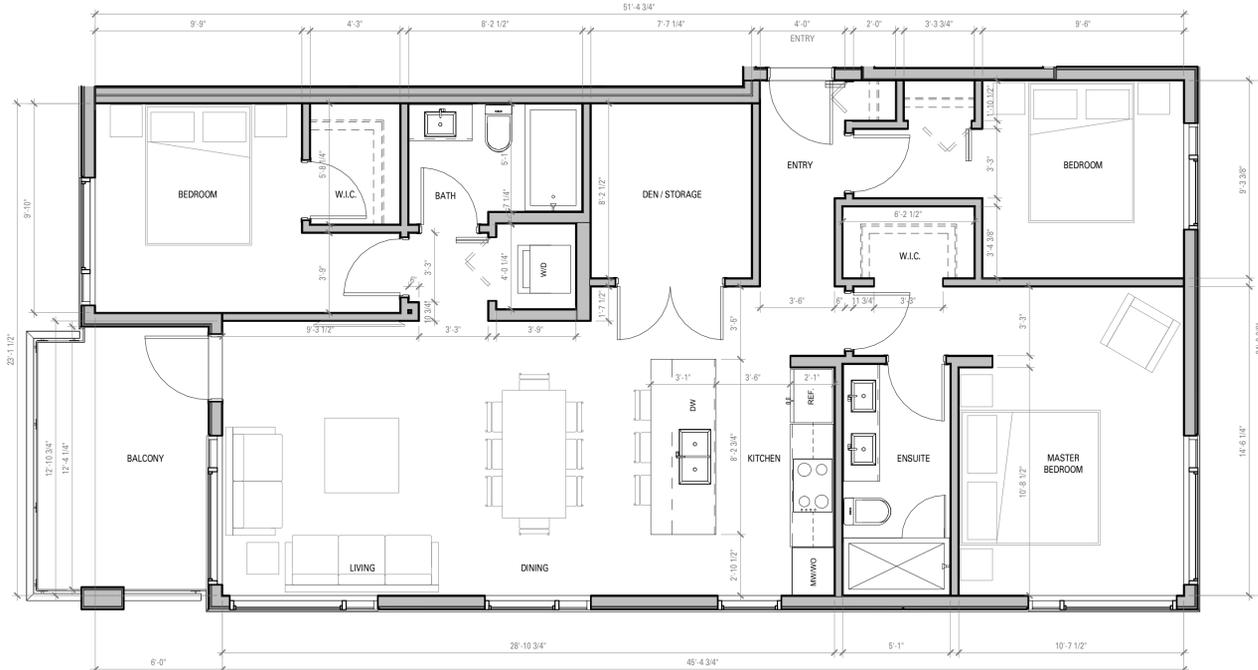
UNIT B4
1/4" = 1'-0"



UNIT B5 - Adaptable
1/4" = 1'-0"



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



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

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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

Drawn By

LC / HK

Reviewed by

CH

Project Number

1508

Plot Date

2017/02/23

Issue Date

2017/02/23

Scale

1/4" = 1'-0"

Issue/Revision

C

Sheet Number

A6.02

GROSS FLOOR AREA SUMMARIES

GROSS FLOOR AREA LEVEL P1				GROSS FLOOR AREA LEVEL 1		GROSS FLOOR AREA LEVEL 2		GROSS FLOOR AREA LEVEL 3		GROSS FLOOR AREA LEVEL 4		GFA TOTAL	
				AMENITY	885 SF	COMMERCIAL	4213 SF	RESIDENTIAL	15329 SF	RESIDENTIAL	15329 SF	GROSS FLOOR AREA TOTAL	
				RESIDENTIAL	10152 SF	LOBBY	442 SF	L2 ADAPTABLE EX.	80 SF	L2 ADAPTABLE EX.	80 SF	Level	Area
				L2 ADAPTABLE EX.	60 SF	RESIDENTIAL	11388 SF	RESIDENTIAL	15409 SF	L2 ADAPTABLE EX.	15409 SF	LEVEL 1	11096 SF
					11096 SF	L2 ADAPTABLE EX.	60 SF	L2 ADAPTABLE EX.	15409 SF			LEVEL 2	16103 SF
												LEVEL 3	15409 SF
												LEVEL 4	15409 SF
												Grand total	58018 SF

EXCLUSION SUMMARIES

FSR EXCLUSIONS LEVEL P1				FSR EXCLUSIONS LEVEL 1		FSR EXCLUSIONS LEVEL 2		FSR EXCLUSIONS LEVEL 3		FSR EXCLUSIONS LEVEL 4		EXCL. TOTAL	
				AMENITY	885 SF	LOBBY	442 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	FSR EXCLUSION TOTAL	
					885 SF		442 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	Level	Area
				L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	LEVEL 1	945 SF
				L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	LEVEL 2	502 SF
				L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	L2 ADAPTABLE EX.	20 SF	LEVEL 3	80 SF
					60 SF		80 SF		80 SF		80 SF	LEVEL 4	80 SF
					945 SF		502 SF		80 SF		80 SF	Grand total	1607 SF

EXCLUSION BREAK DOWN

FSR AMENITY TOTAL			FSR ADAPTABLE UNIT EXCLUSION TOTAL			FSR MECHANICAL TOTAL			FSR ENVELOPE TOTAL		
LEVEL 1	15	885 SF	LEVEL 1	102	20 SF						
Grand 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 total: 14		280 SF						

FSR TOTAL

FSR SUMMARY - TOTAL PROJECT	
Level	Area
LEVEL 1	10152 SF
LEVEL 2	15601 SF
LEVEL 3	15329 SF
LEVEL 4	15329 SF
	56411 SF
SITE AREA	26872 SF
FSR AREA	56411 SF
FSR	2.10 FSR

BALCONY SUMMARIES

FSR BALCONIES SUMMARY LEVEL 2				FSR BALCONIES SUMMARY LEVEL 3				FSR BALCONIES SUMMARY LEVEL 4				BALCONY TOTAL	
BALCONY				BALCONY				BALCONY				FSR BALCONY TOTAL	
A1	201	97 SF		A1	301	203 SF		A1	615	110 SF		Level	Area
A1	208	76 SF		A1	308	77 SF		A1	401	203 SF		LEVEL 2	994 SF
B1	205	76 SF		A1	610	79 SF		A1	408	77 SF		LEVEL 3	998 SF
B1	207	76 SF		A1	611	79 SF		A2	410	77 SF		LEVEL 4	1437 SF
B2	204	114 SF		A1	612	60 SF		A2	412	77 SF		Grand total	3429 SF
B4	202	112 SF		A1	617	110 SF		A3	411	77 SF			
B4	613	79 SF		B1	305	76 SF		B1	405	76 SF			
B4	614	79 SF		B1	307	76 SF		B1	407	76 SF			
B4	616	108 SF		B2	304	115 SF		B2	404	115 SF			
B5	210	114 SF		B5	315	60 SF		B2	608	79 SF			
B6	209	64 SF		B6	314	64 SF		B2	609	79 SF			
		994 SF				998 SF		B3	413	68 SF			
Grand total: 11		994 SF						B4	402	60 SF			
								B5	415	60 SF			
								B6	414	64 SF			
								B8	409	140 SF			
										1437 SF			
								Grand total: 16		1437 SF			



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

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.	Date	Revision Notes
C	2017/02/23	REISSUED FOR DEVELOPMENT PERMIT
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT

23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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

HK

Reviewed by

CH

Project Number

1508

Plot Date

2017/02/23

Issue Date

2017/02/23

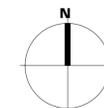
Scale

Issue/Revision

C

Sheet Number

FSR3.00



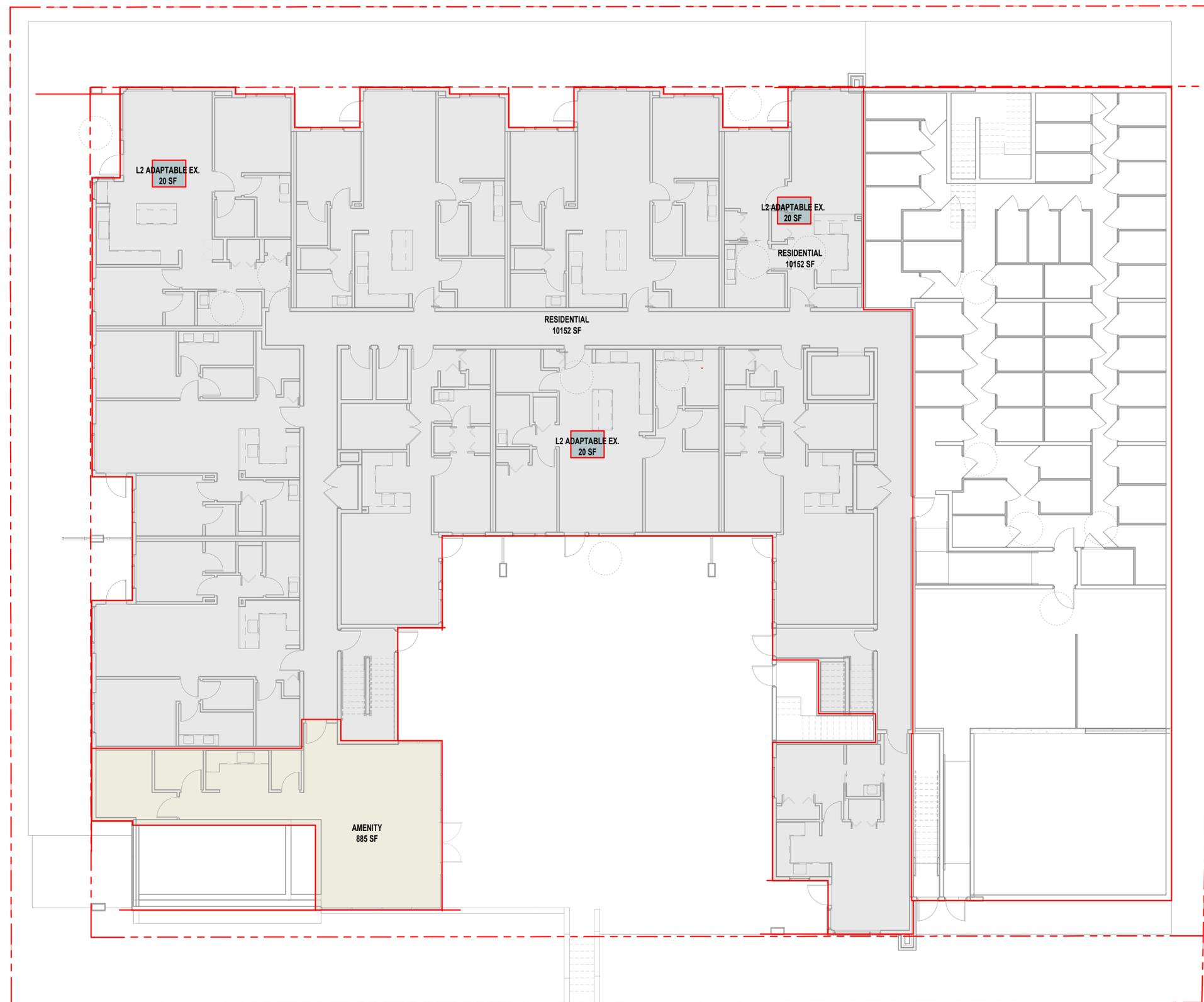
SHIFT

SHIFT ARCHITECTURE INC

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

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.	Date	Revision Notes
C	2017/02/23	REISSUED FOR DEVELOPMENT PERMIT
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT



23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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 OVERLAY L1

Drawn By

HK

Reviewed by

CH

Project Number

1508

Plot Date

2017/02/23

Issue Date

2017/02/23

Scale

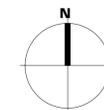
1/8" = 1'-0"

Issue/Revision

C

Sheet Number

FSR3.01



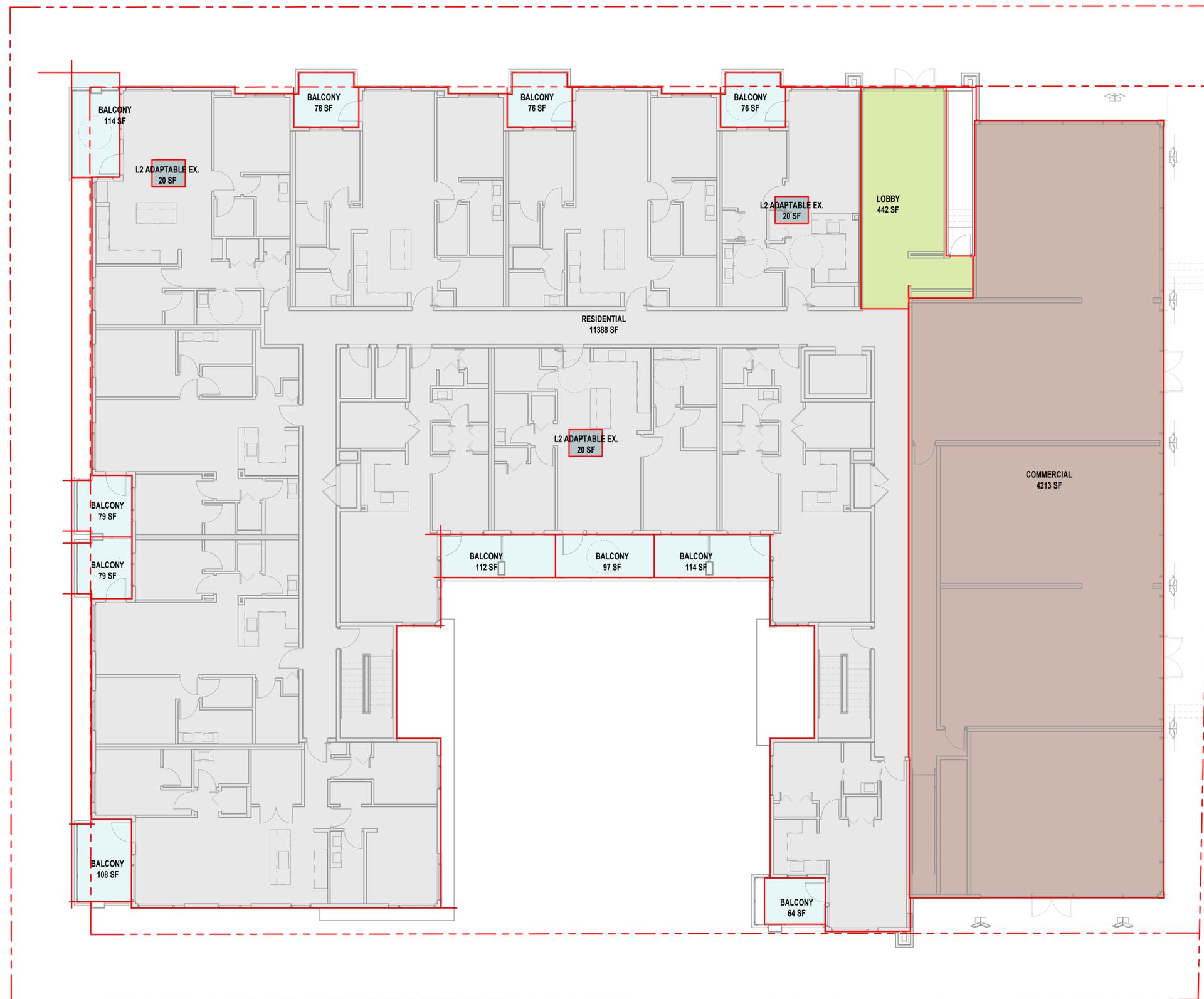
SHIFT

SHIFT ARCHITECTURE INC

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

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.	Date	Revision Notes
C	2017/02/23	REISSUED FOR DEVELOPMENT PERMIT
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT



23 FEBRUARY 2017 - REISSUED FOR DEVELOPMENT PERMIT

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 OVERLAY L2

Drawn By: HK
Reviewed by: CH

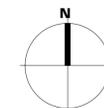
Project Number
1508

Plot Date: 2017/02/23
Issue Date: 2017/02/23

Scale: 1/8" = 1'-0"
Issue/Revision: **C**

Sheet Number

FSR3.02



SHIFT

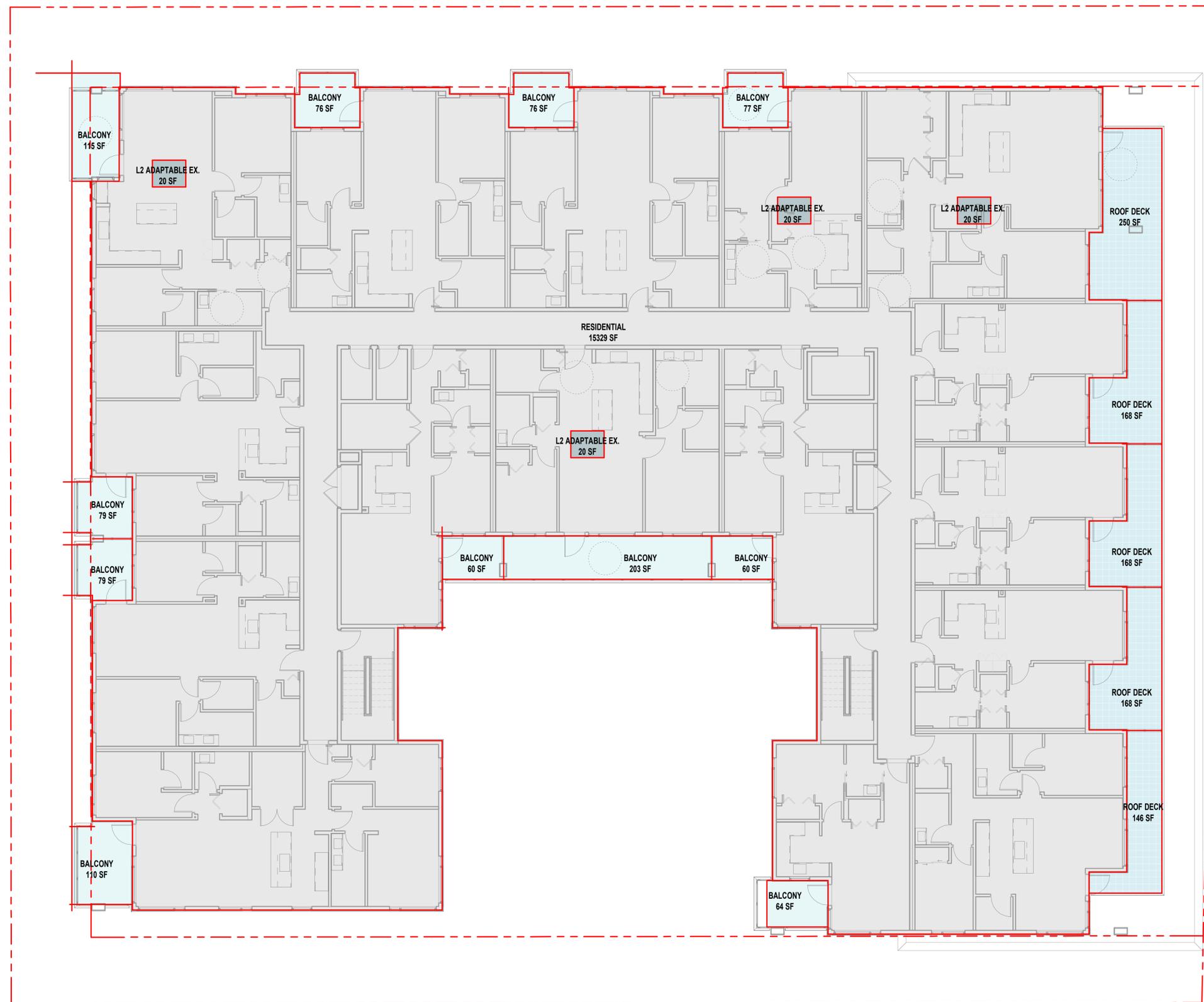
SHIFT ARCHITECTURE INC

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

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.	Date	Revision Notes
C	2017/02/23	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

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

Sheet Title
FSR OVERLAY L3

Drawn By HK
Reviewed by CH

Project Number
1508

Plot Date 2017/02/23 Issue Date 2017/02/23

Scale 1/8" = 1'-0" Issue/Revision **C**

Sheet Number

FSR3.03

