

DESIGN RATIONALE

Project Description

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

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

Target Market

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

Relationship to Context

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

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

Building Massing

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

Amenities

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

Materials

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

Crime Prevention Through Environmental Design

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

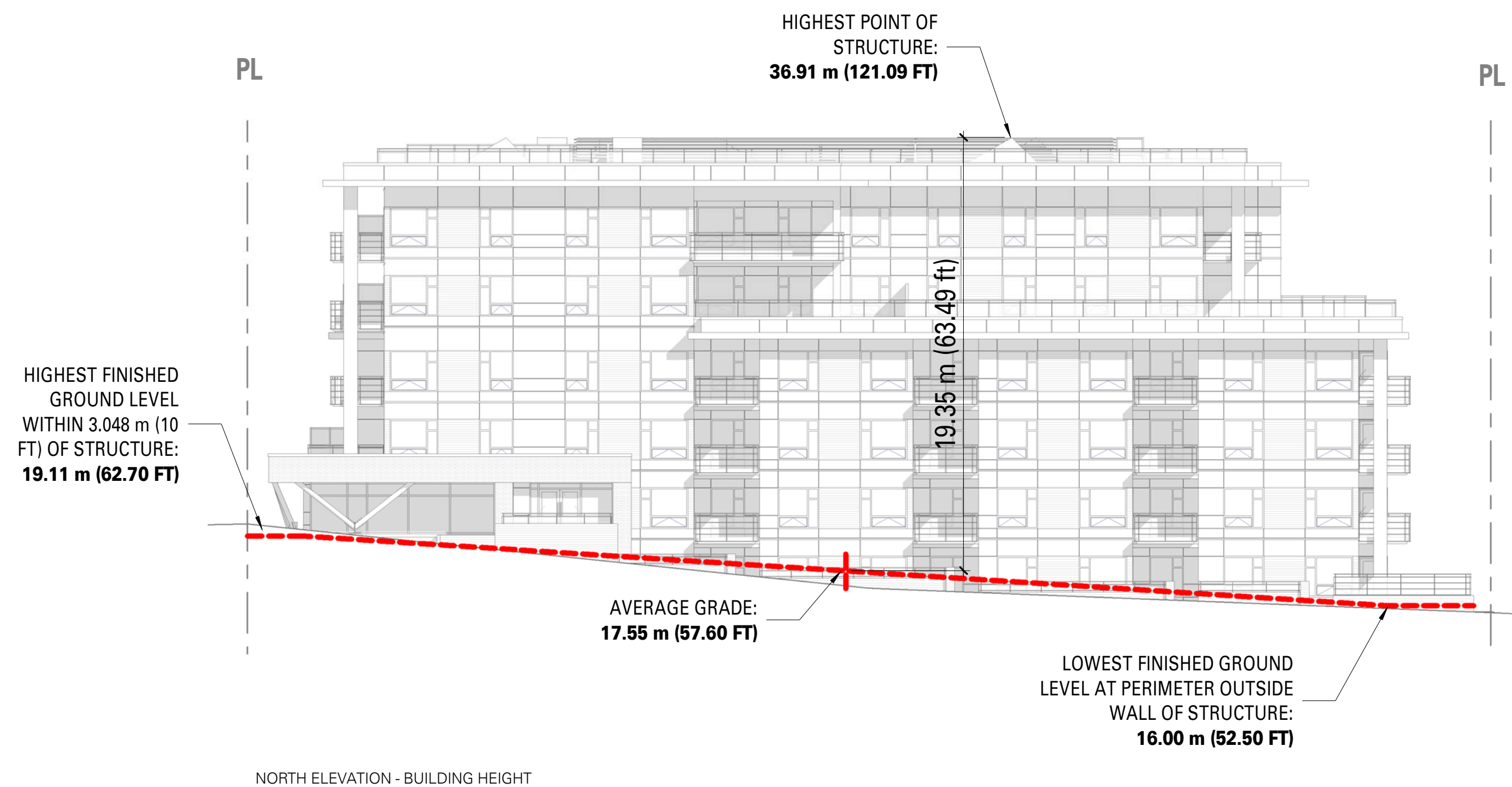
Open Space Uses and Landscape Treatment

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



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

EXPOSING BUILDING FACE 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



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

Project Title
705-717 W 15th Street

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

Pennyfarthing

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

Sheet Title
DESIGN RATIONALE

Drawn By: HK
Reviewed by: CH

Project Number
1508

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

Scale: As indicated
Issue/Revision: A

Sheet Number

Sustainability Statement
705-717 W15th Street, North Vancouver

<i>Environmental Consideration</i>	<i>Consideration Approach</i>
Site Planning	Project is located a moderately environmentally sensitive area- Not applicable for consideration.
Sediment Erosion Control	Contractor will develop an Erosion Sedimentation Control plan in accordance with City of North Vancouver by-law No. 7541, 2003.
Soil Stability	Design Project to have no slope greater than 3:1.
Transportation	Provide secure bicycle storage for occupants to support not using single occupancy vehicles.
Reduce Site Disturbance	Landscape will be selected to be native and adaptive mimic natural or existing ecology.
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.
Light Pollution	Project will not use any exterior lighting which directs lighting above 90 degrees (no up lighting).
Composting Facilities	Building will participate in City of North Vancouver's organics collection program.
Recycling Facilitates	Building will participate in City of North Vancouver's organics collection program.
Water Efficient Landscaping	Building will use water efficient irrigation controller to irrigation to be only when necessary
Water Use Reduction	Utilization of Low-Flow Fixtures, Dual-Flush or High Efficiency Toilets.

<i>Environmental Consideration</i>	<i>Consideration Approach</i>
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.
Connection to DES	Building to have hydronic heating designed to meet LEC connectivity requirements
Renewable Energy	Renewable Energy approaches have been reviewed and are not specifically being addressed as part of this submission.
CFC reduction	Project will utilize hydronic based HVAC (non VRF) systems to eliminate the need for refrigerant of any sort in the building.
Construction Waste Management	Project will use a construction waste hauler capable of sorting construction waste materials and recycling those materials accordingly.
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.
Recycled content	Recycled content has been reviewed and are not specifically being addressed as part of this submission.
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.
Durability	Building and equipment lifecycles will be identified by the design team to produce an ongoing dialog about the buildings ongoing maintainability and durability
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.
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

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

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



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JULY 08-2016 - ISSUED FOR DEVELOPMENT PERMIT

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

Pennyfarthing

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

Sheet Title
SUSTAINABILITY STATEMENT

Drawn By
 Reviewed by CH

Project Number
1508

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

Scale *Issue/Revision*
A

Sheet Number

A0.02

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VIEW TOWARDS SITE FROM NORTHEAST CORNER



VIEW TOWARDS NORTH ALONG BEWICKE AVENUE



VIEW TOWARDS EXISTING TOWNHOMES ACROSS BEWICKE AVENUE



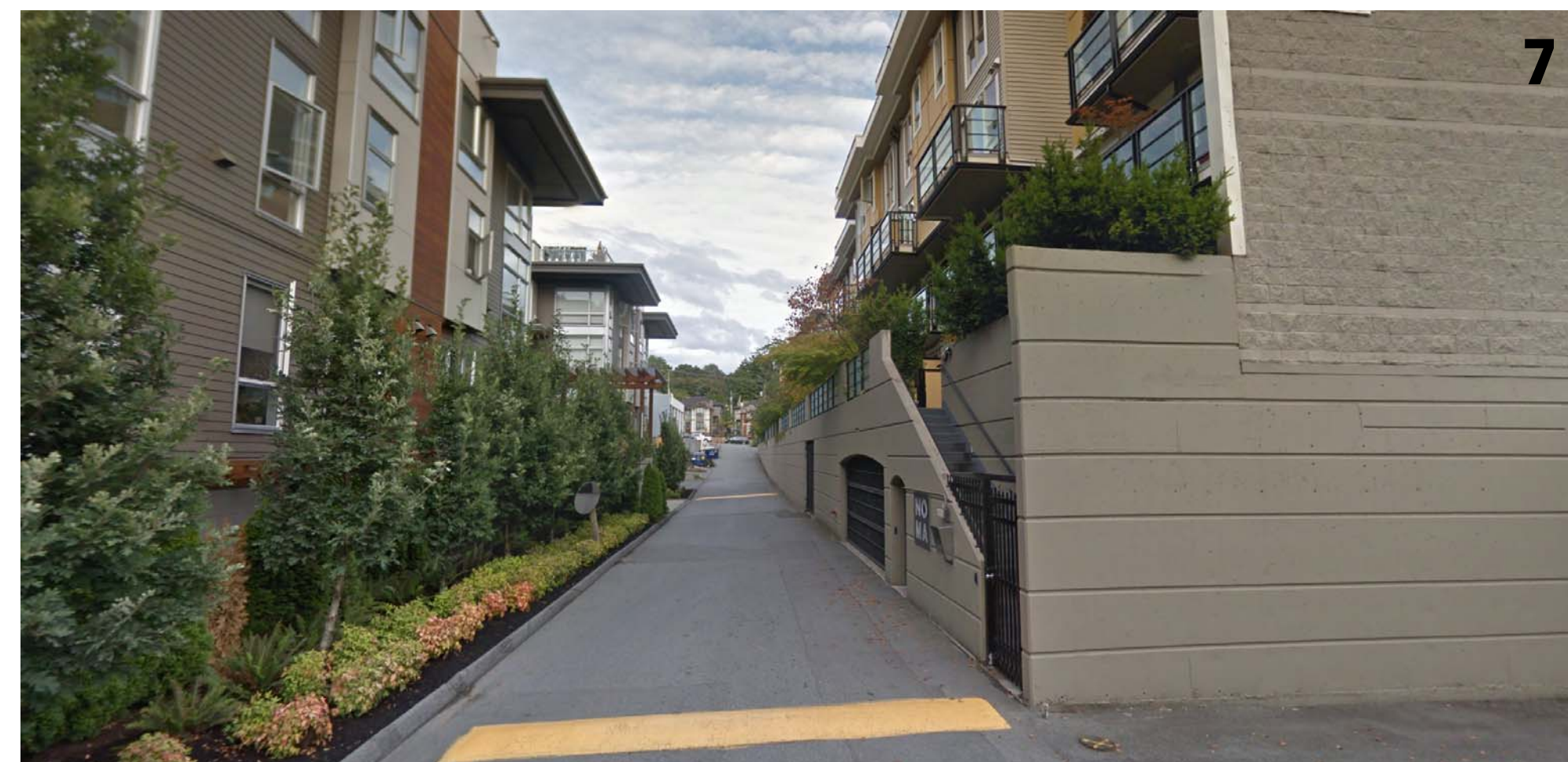
VIEW TOWARDS EXISTING TOWNHOMES AND COURTYARD TO THE WEST



VIEW TOWARDS LANE FROM SOUTHEAST CORNER



VIEW TOWARDS WEST ALONG LANE



VIEW TOWARDS EAST ALONG LANE



VIEW TOWARDS NORTH ALONG MOSQUITO CREEK LANE

JULY 08-2016 - ISSUED FOR DEVELOPMENT PERMIT

Project Title
705-717 W 15th Street

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North Vancouver, B.C. V7M 1T2

Pennyfarthing

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

SITE CONTEXT

Drawn By
Reviewed by

Author
Approver

Project Number
1508

Plot Date
2016/07/08

Issue Date
2016/07/08

Scale
As indicated

Issue/Revision
A

Sheet Number

A0.03



AERIAL VIEW FROM SW



AERIAL VIEW FROM SE



AERIAL VIEW FROM NW



AERIAL VIEW FROM NE

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

Scale A
Issue/Revision A

Sheet Number

A0.04



PERSPECTIVE VIEW FROM NE



PERSPECTIVE VIEW FROM NW



PERSPECTIVE VIEW FROM SE



PERSPECTIVE VIEW FROM SW

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BEWICKE & 15TH LIMITED PARTNERSHIP
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Vancouver B.C. V6J 5B3

Sheet Title
PERSPECTIVES

Drawn By HK
Reviewed by CH

Project Number
1508

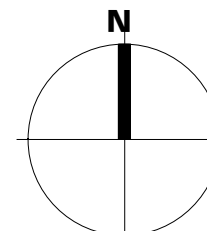
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Scale Issue/Revision
A

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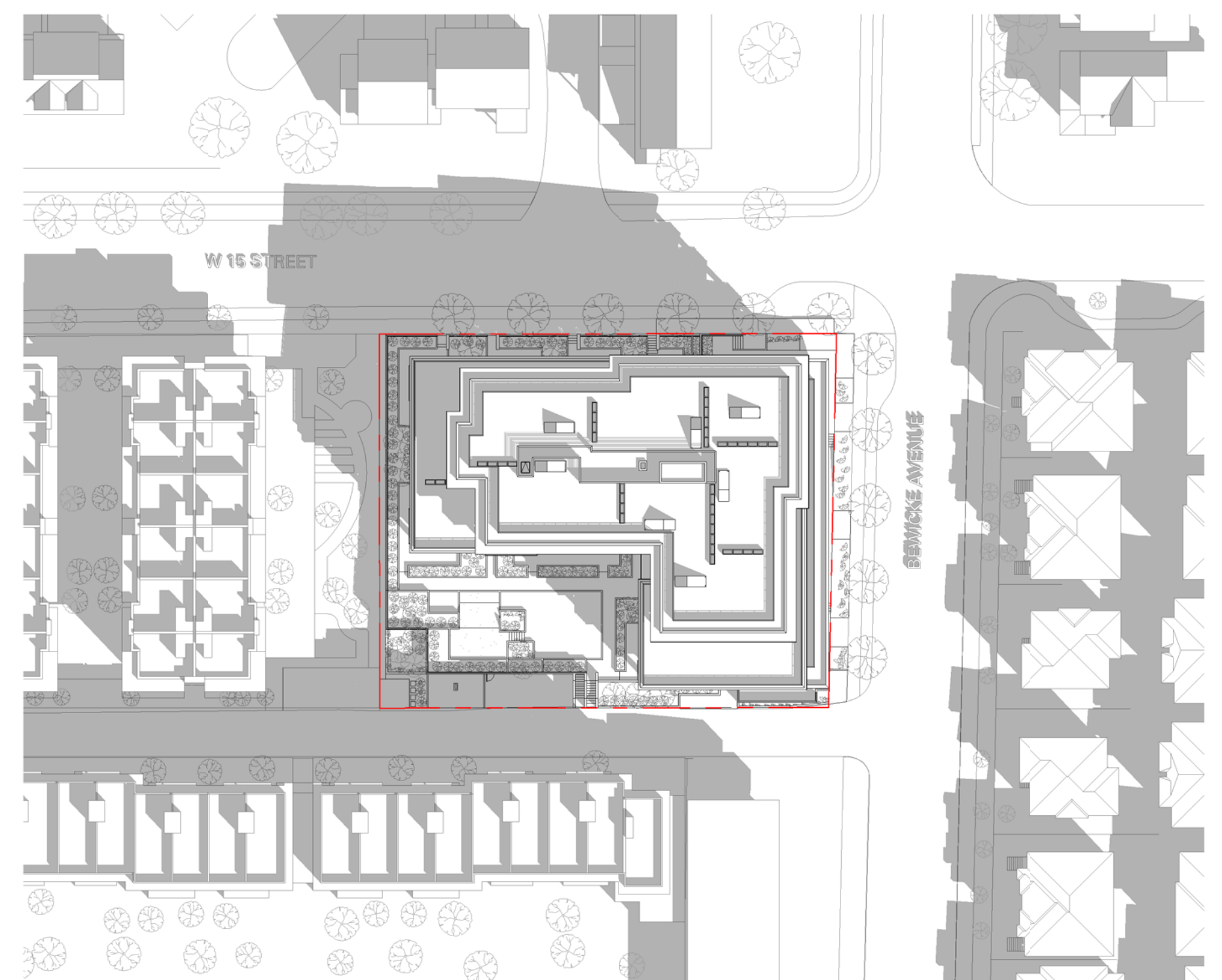
SHIFT

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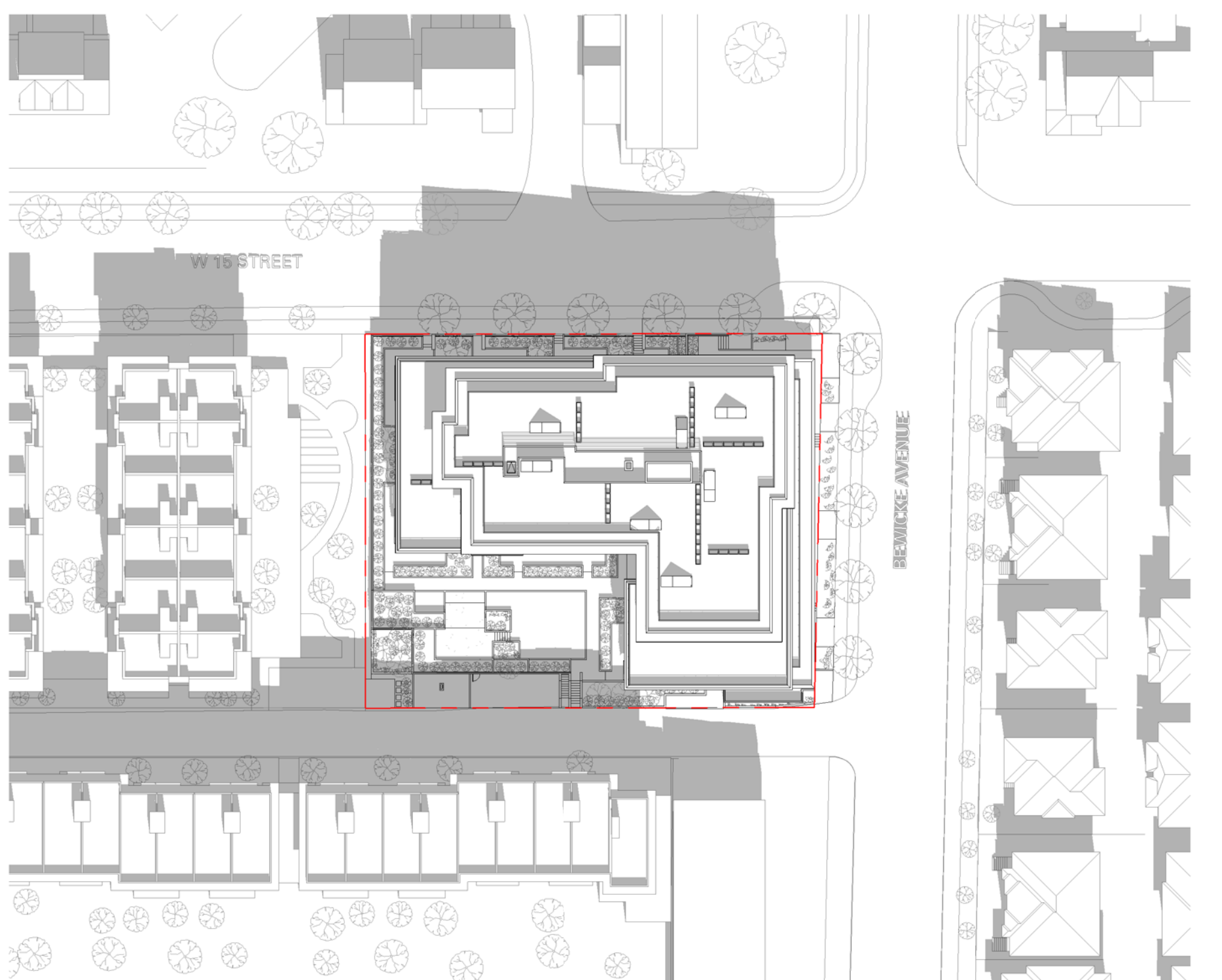
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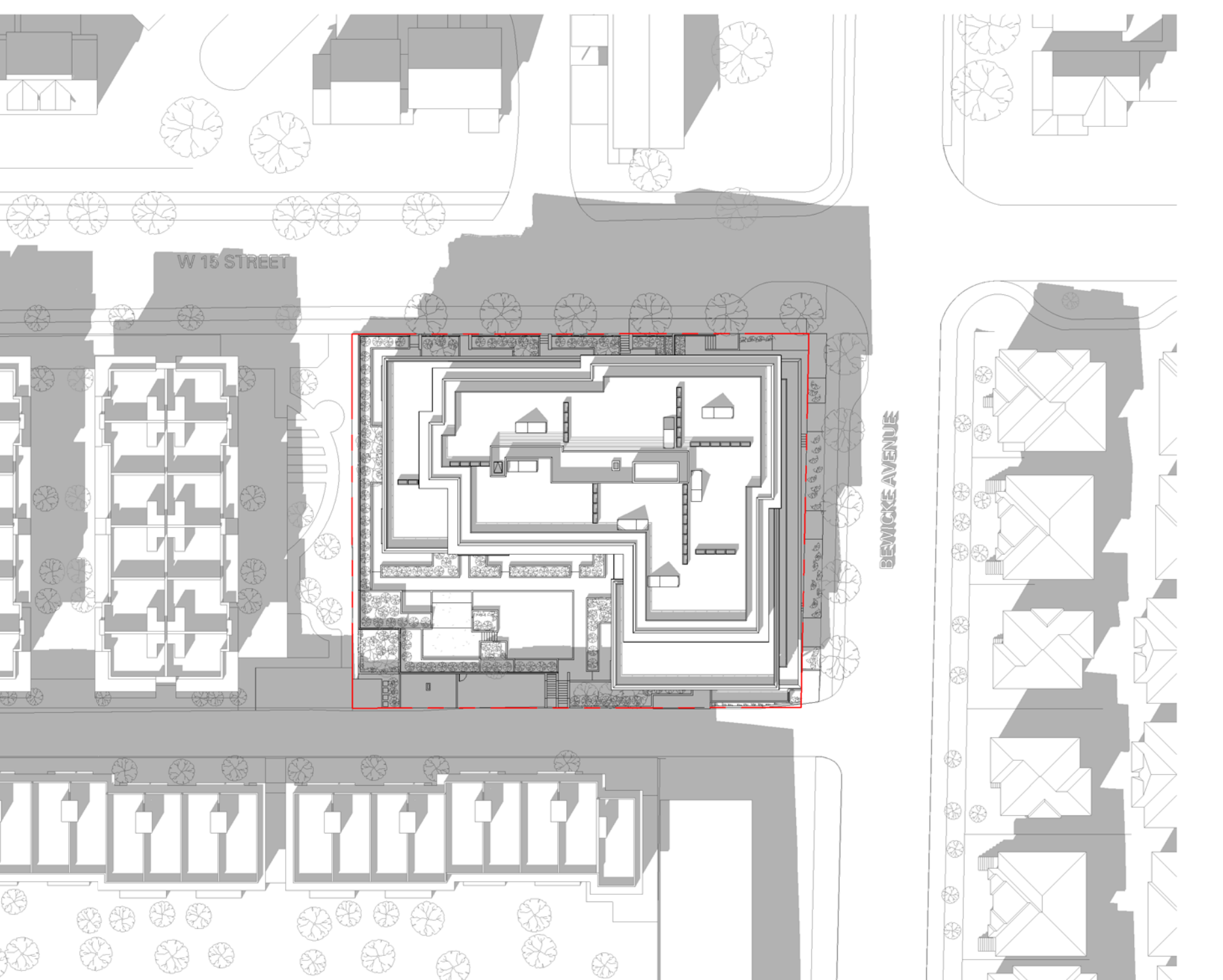
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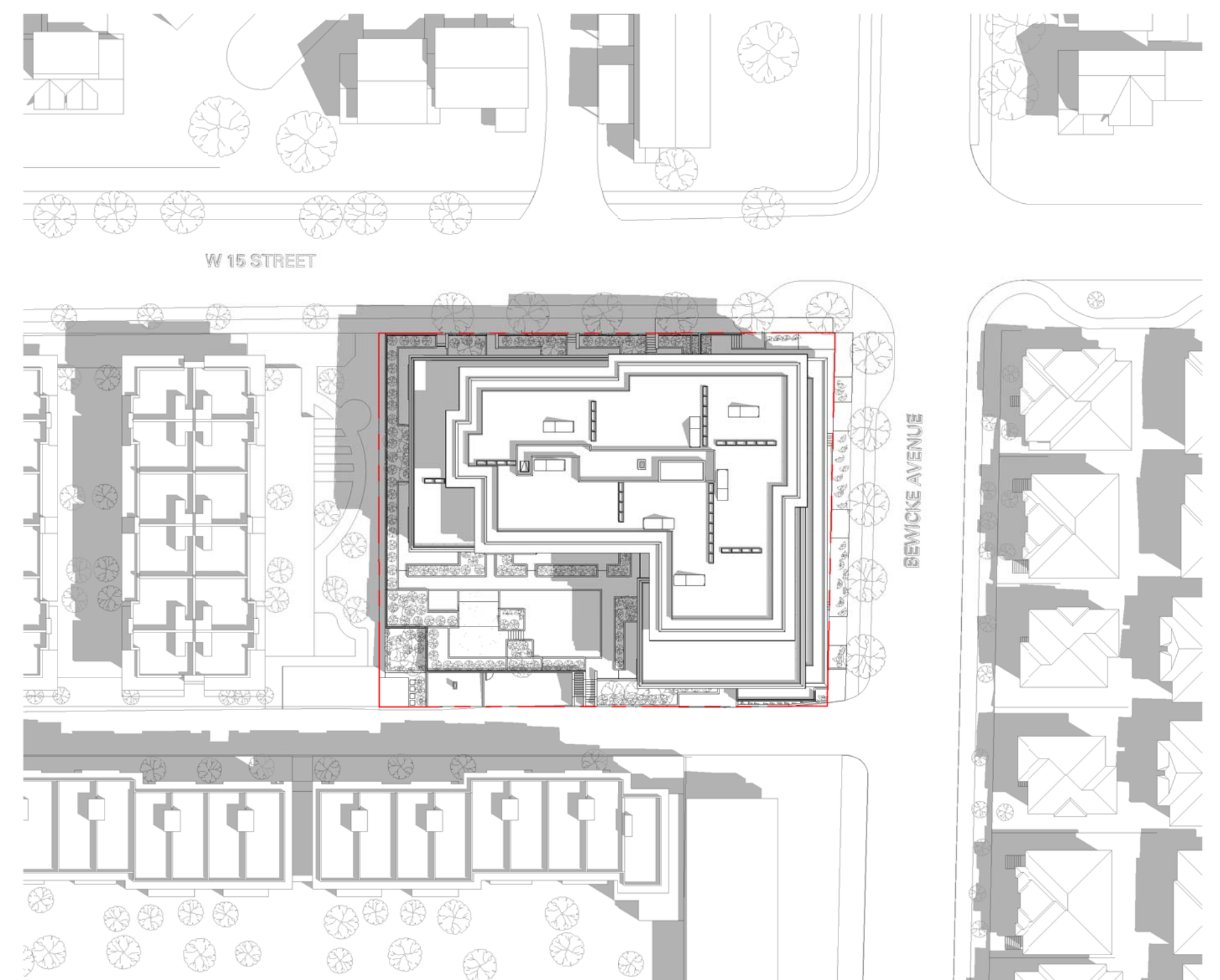
SHADOW STUDY - MAR / SEPT. 21 (10 AM)
1" = 50'-0"



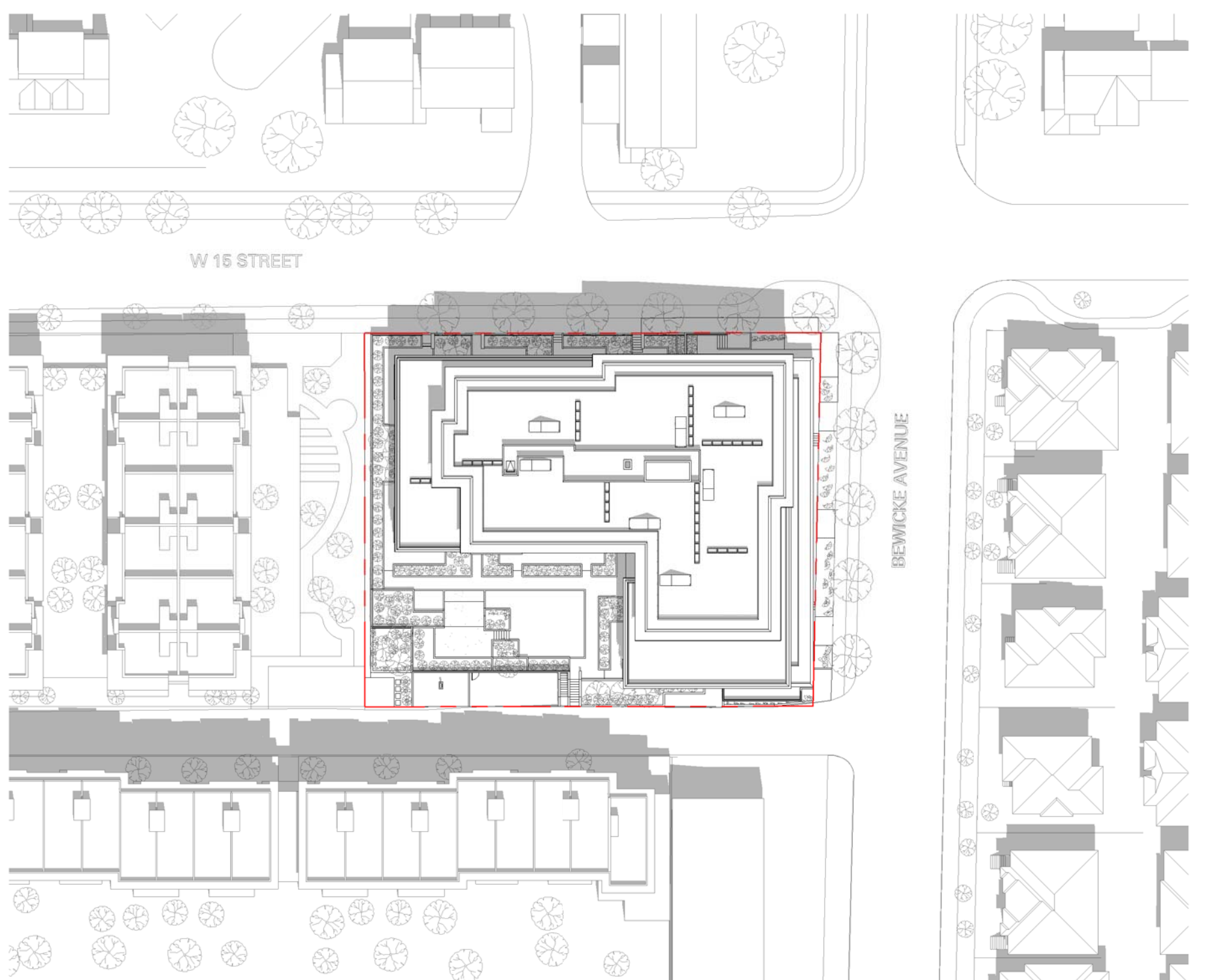
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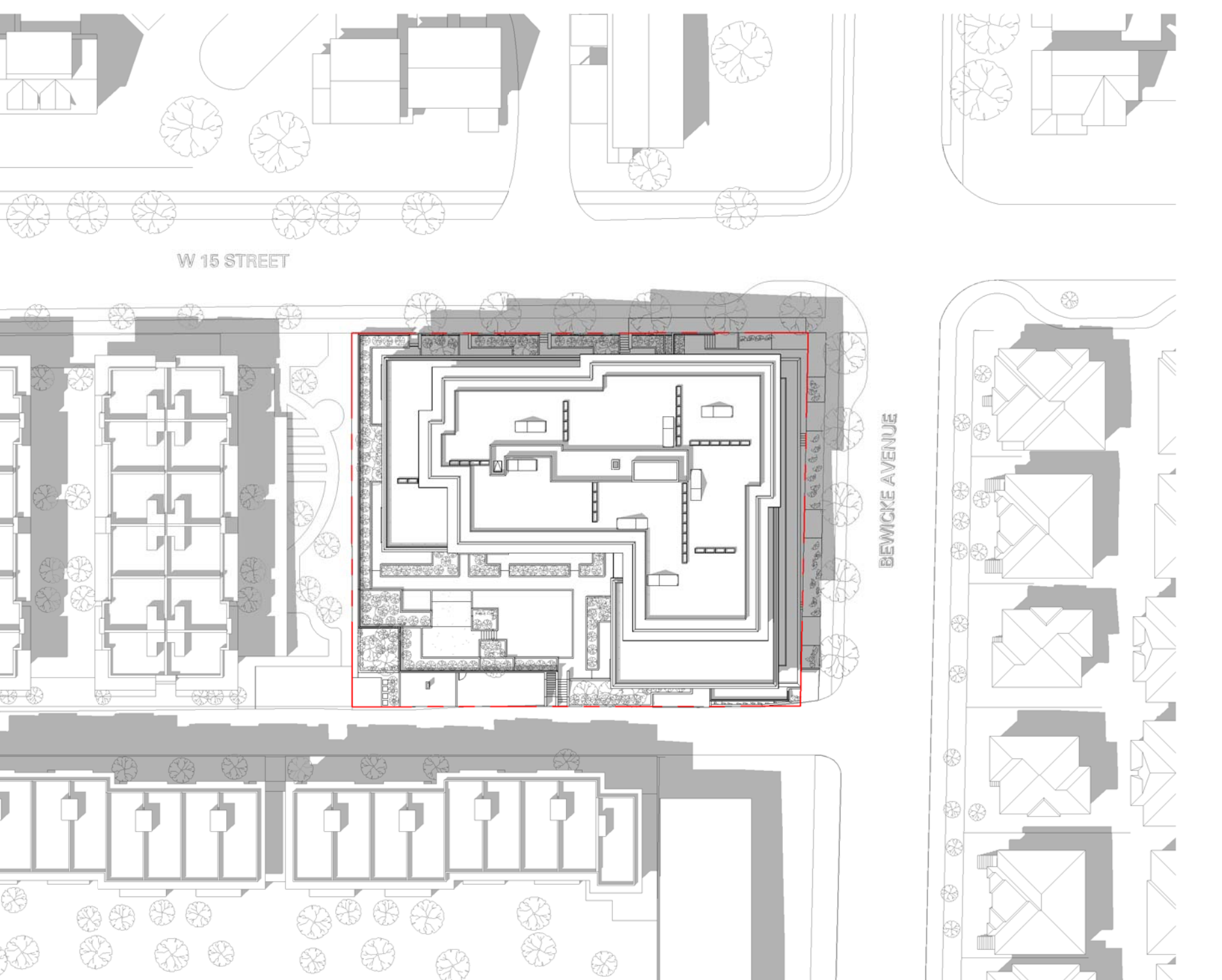
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1" = 50'-0"



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



SHADOW STUDY - JUNE 21 (12 PM)
1" = 50'-0"



SHADOW STUDY - JUNE 21 (2 PM)
1" = 50'-0"

JULY 08-2016 - ISSUED FOR DEVELOPMENT PERMIT

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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

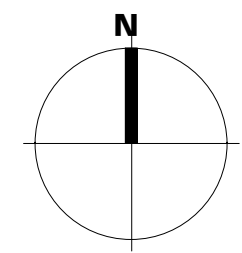
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Scale 1" = 50'-0"
Issue/Revision A

Sheet Number

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

NOTE:
 AREAS INCLUDE
 STORAGE
 EXEMPTIONS

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A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT
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LEVEL 1
 3/64" = 1'-0"



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

UNIT TYPE	UNIT COUNT	BED COUNT	AVERAGE UNIT AREA (SF)	TOTAL UNIT AREA (SF)
CRU1	1	0 Bed	1594.0	1594.0
CRU2	1	0 Bed	1622.0	1622.0
CRU3	1	0 Bed	972.0	972.0
A1	8	1 Bed	654.5	5236.0
A2	4	1 Bed	628.5	2514.0
A3	2	1 Bed	905.0	1210.0
A4	1	1 Bed	794.0	794.0
B1	8	2 Bed	1014.0	8112.0
B2	8	2 Bed	914.9	7319.0
B3	2	2 Bed	912.0	1824.0
B4	3	2 Bed	897.0	2691.0
B5	4	2 Bed	920.0	3680.0
B5b	1	2 Bed	920.0	920.0
B6	3	2 Bed	973.3	2920.0
B7	1	2 Bed	895.0	895.0
B8	3	2 Bed	1087.0	3261.0
B8b	1	2 Bed	1087.0	1087.0
B9	1	2 Bed	1117.0	1117.0
B9b	1	2 Bed	1117.0	1117.0
B10	1	2 Bed	1243.0	1243.0
B10b	1	2 Bed	1243.0	1243.0
C1	1	2 Bed	1210.0	1210.0
C1b	1	2 Bed	1284.0	1284.0
C2	1	3 Bed	1449.0	1449.0
C2b	1	3 Bed	1449.0	1449.0
C3	1	3 Bed	1426.0	1426.0
C3b	1	3 Bed	1426.0	1426.0

62 Unit	48 Bed	962 sf	59615 sf
Total Gross Buildable Area			68788 sf
Building Efficiency			86.7%

UNITS - RESIDENTIAL		
UNIT TYPE	UNIT NUMBER	AREA
LEVEL 1		
A1	101	652 SF
A1	108	652 SF
A4	102	794 SF
B1	105	1014 SF
B1	107	1014 SF
B2	104	916 SF
B2	103	913 SF
B7	109	895 SF
LEVEL 1: 8		6851 SF

LEVEL 2		
A1	208	652 SF
A1	201	656 SF
B1	205	1014 SF
B1	207	1014 SF
B2	204	916 SF
B2	203	914 SF
B4	202	897 SF
B5	210	920 SF
B6	209	974 SF
LEVEL 2: 9		7958 SF

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

LEVEL 4		
A1	408	656 SF
A1	401	656 SF
A2	410	628 SF
A2	412	629 SF
A3	411	605 SF
B1	405	1014 SF
B1	407	1014 SF
B2	404	916 SF
B2	403	914 SF
B3	413	912 SF
B4	402	897 SF
B5	415	920 SF
B6	414	973 SF
B8	409	1087 SF

UNITS - RESIDENTIAL		
UNIT TYPE	UNIT NUMBER	AREA
LEVEL 4: 14		
11821 SF		
LEVEL 5		
B5	507	920 SF
B8	504	1087 SF
B9	505	1117 SF
B10	503	1243 SF
C1	506	1210 SF
C2	502	1449 SF
C3	501	1426 SF
LEVEL 5: 7		8450 SF

LEVEL 6		
B5b	607	920 SF
B8b	604	1087 SF
B9b	605	1117 SF
B10b	603	1243 SF
C1b	606	1284 SF
C2b	602	1449 SF
C3b	601	1426 SF
LEVEL 6: 7		8524 SF
Grand total: 59		55424 SF

UNITS - COMMERCIAL		
UNIT TYPE	UNIT NUMBER	AREA
LEVEL 2		
CRU1	01	1594 SF
CRU2	02	1622 SF
CRU3	03	972 SF
LEVEL 2: 3		4188 SF
Grand total: 3		4188 SF



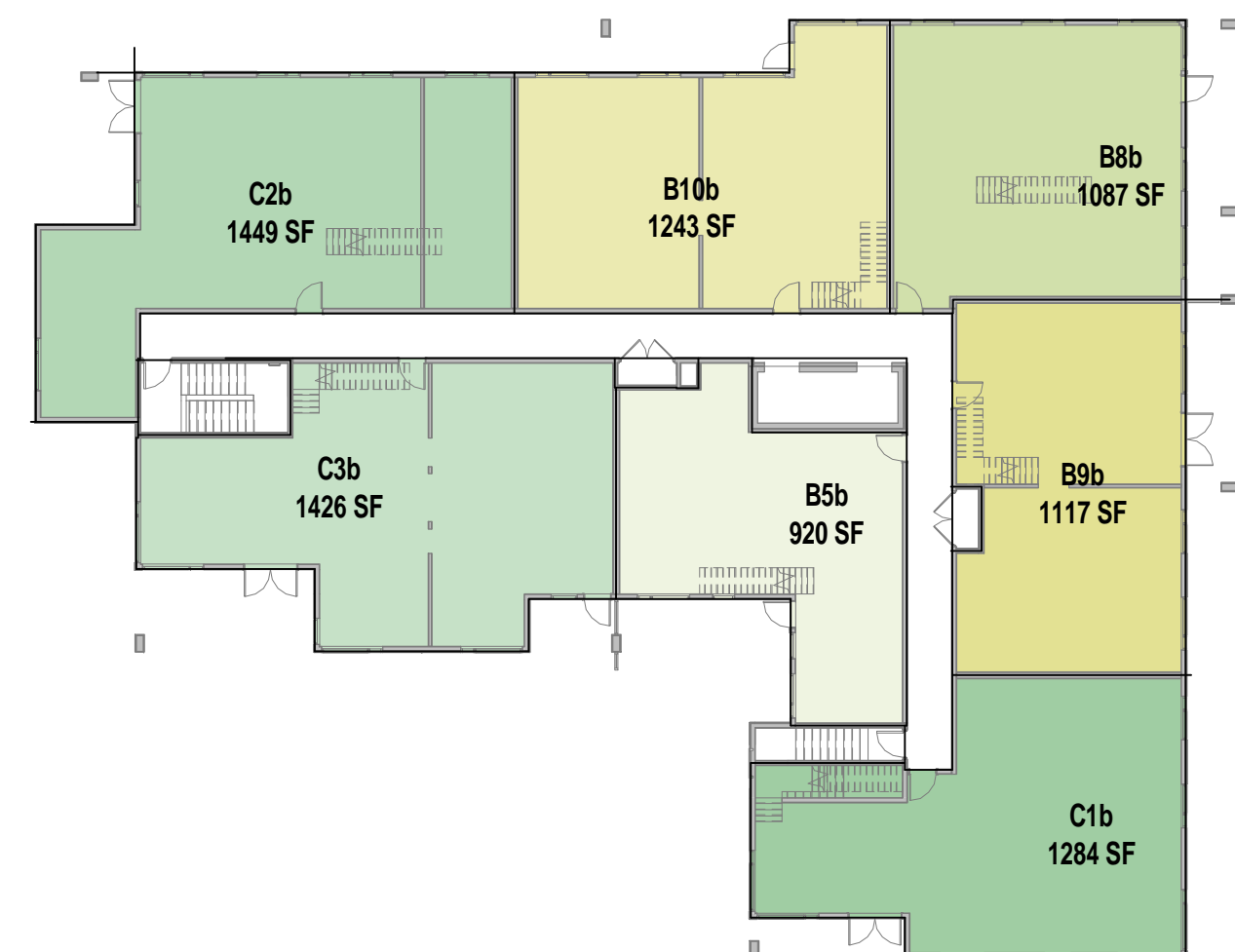
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LEVEL 4
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LEVEL 5
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LEVEL 6
 3/64" = 1'-0"

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Project Title
705-717 W 15th Street

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 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 AREAS

Drawn By
 Reviewed by

HK
 CH

Project Number
1508

Plot Date
 2016/07/08

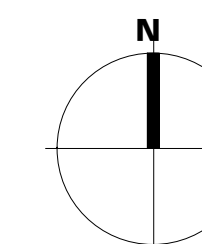
Issue Date
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Scale
3/64" = 1'-0"

Issue/Revision
A

Sheet Number

A0.07



SHIFT

SHIFT ARCHITECTURE INC

200-1000 West 3rd Street,
North Vancouver, B.C. V7P 3J6
Tel: 604-988-7501
Fax: 604-988-7510

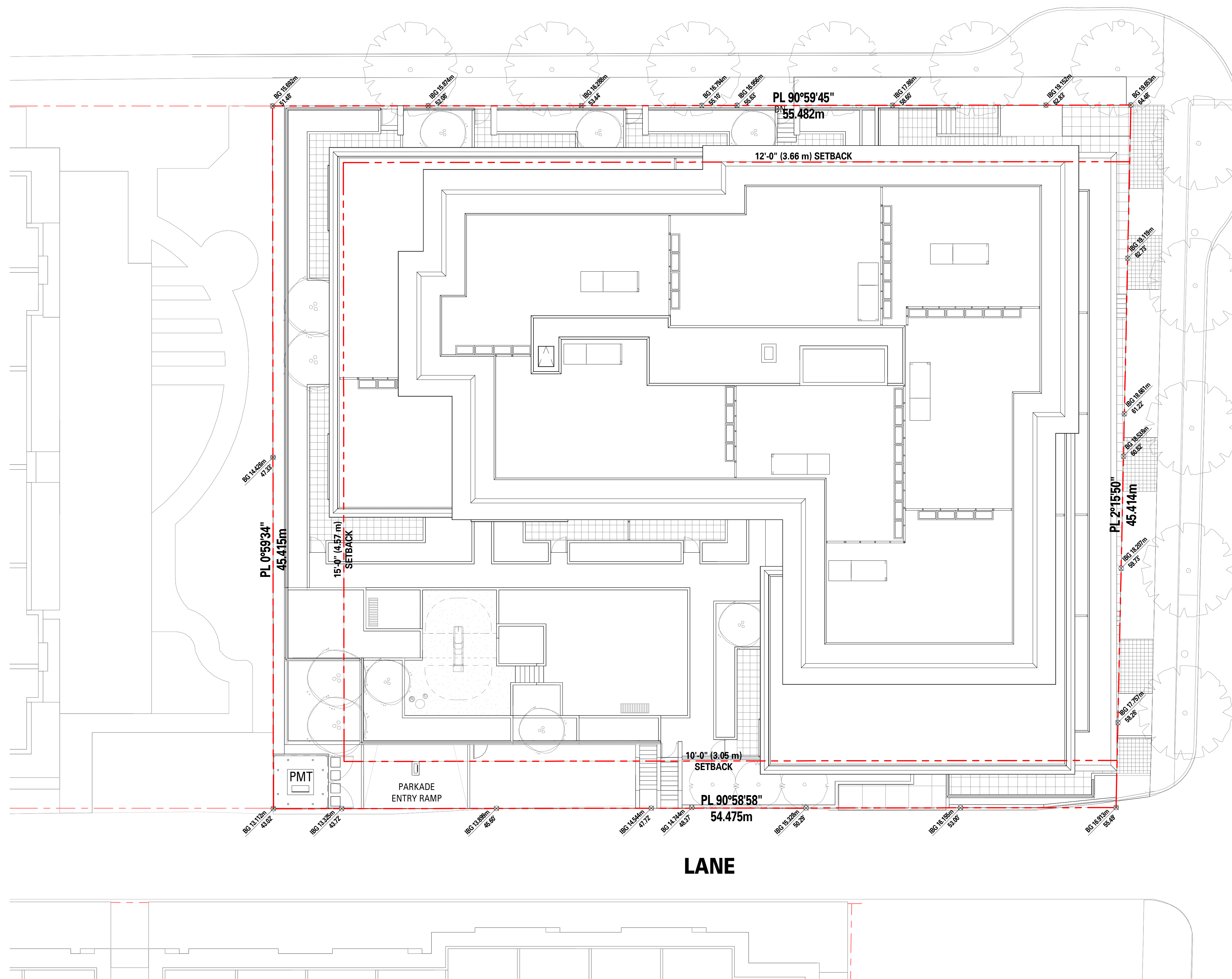
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15TH STREET W

BEWICKE AVENUE

LANE



JULY 08-2016 - ISSUED FOR DEVELOPMENT PERMIT

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705-717 W 15th Street

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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: 2016/07/08
Issue Date: 2016/07/08

Scale: 3/32" = 1'-0"
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PARKING SCHEDULE (TOTALS)	
Description	Count
ACCESSIBLE STALL	6
REGULAR STALL	73
SMALL CAR STALL	9
Grand total:	88

PARKING SCHEDULE (RESIDENT)	
Description	Count
ACCESSIBLE STALL	4
REGULAR STALL	59
SMALL CAR STALL	9
Grand total:	72

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 LOCKER (HORIZONTAL)	21
BICYCLE STALL (HORIZONTAL)	55
BICYCLE STALL (VERTICAL)	21
LEVEL P1: 97	
Grand total:	97

Project Title
705-717 W 15th Street

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

Pennyfarthing

Client/Owner
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 100-1450 Creekside Drive
 Vancouver B.C. V6J 5B3

Sheet Title
LEVEL P2 PLAN

Drawn By CH / HK
 Reviewed by CH

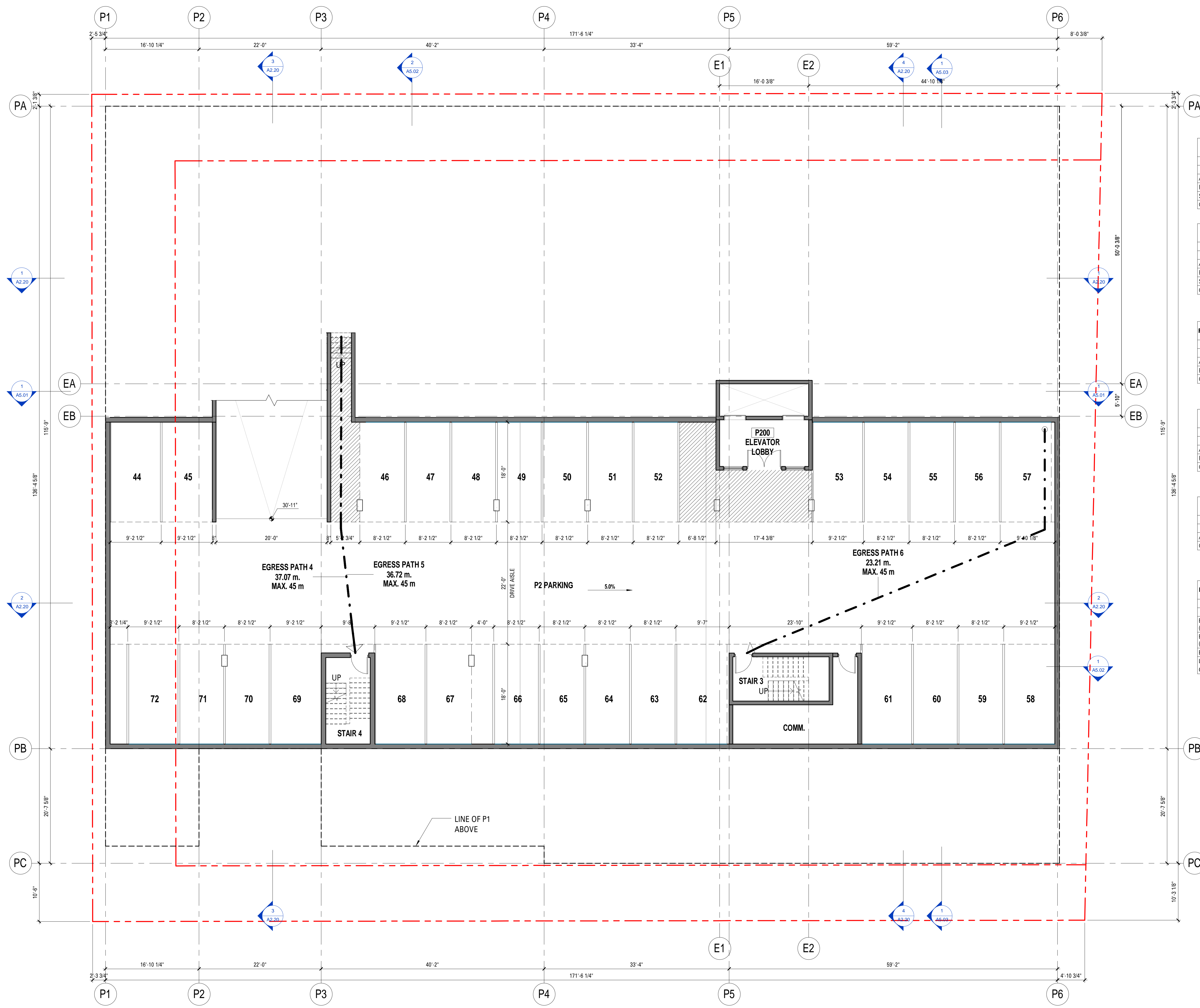
Project Number
1508

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

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

Sheet Number

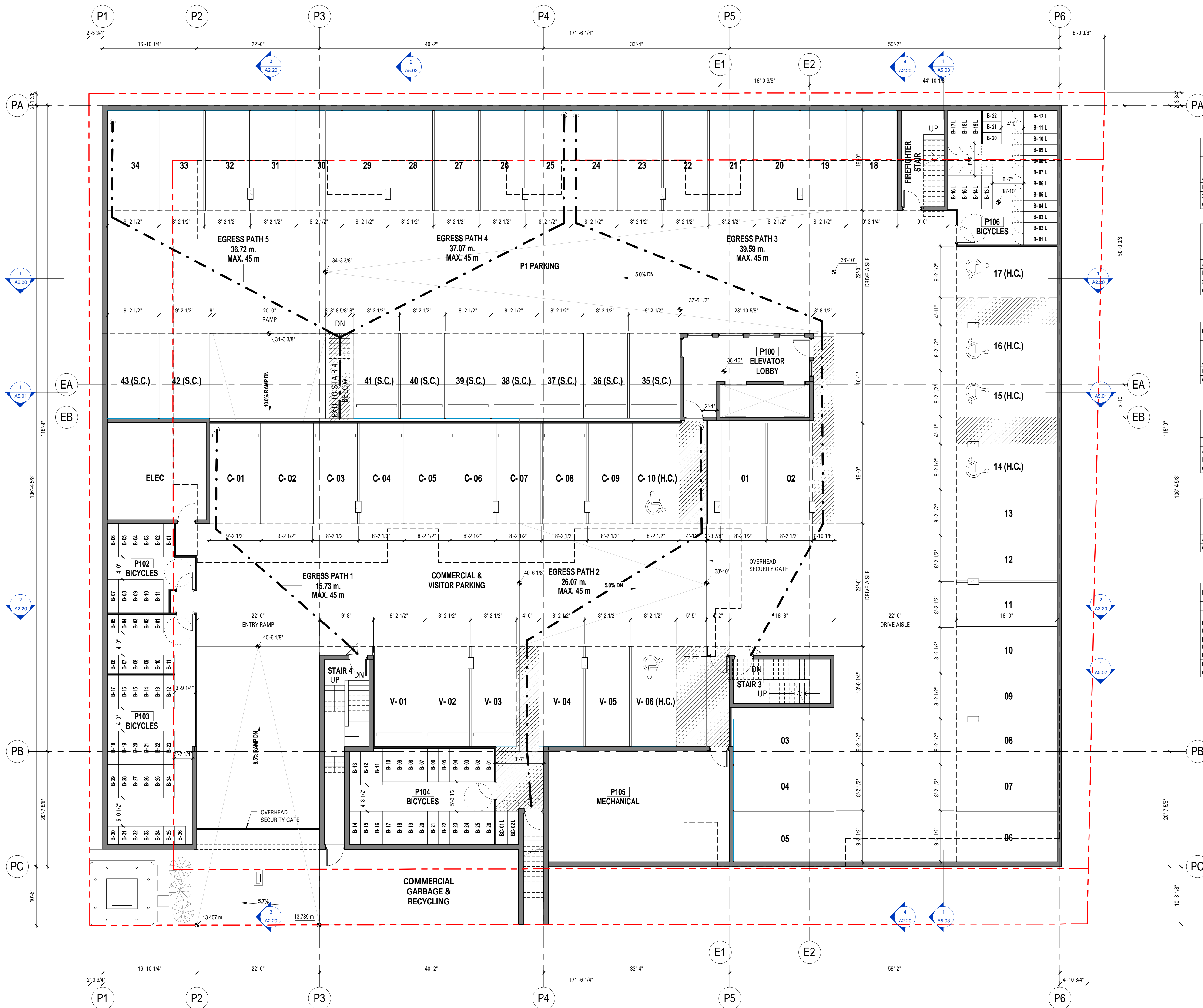
A2.01



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



PARKING SCHEDULE (TOTALS)	
Description	Count
ACCESSIBLE STALL	6
REGULAR STALL	73
SMALL CAR STALL	9
Grand total:	88

PARKING SCHEDULE (RESIDENT)	
Description	Count
ACCESSIBLE STALL	4
REGULAR STALL	59
SMALL CAR STALL	9
Grand total:	72

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 LOCKER (HORIZONTAL)	21
BICYCLE STALL (HORIZONTAL)	55
BICYCLE STALL (VERTICAL)	21
LEVEL P1: 97	
Grand total:	97

Project Title
705-717 W 15th Street

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 North Vancouver, B.C. V7M 1T2

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 Vancouver B.C. V6J 5B3

Sheet Title
LEVEL P1 PLAN

Drawn By: CH / HK
 Reviewed by: CH

Project Number
1508

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

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

Sheet Number

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No.	Date	Revision Notes
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Sheet Title
PARKADE SECTIONS

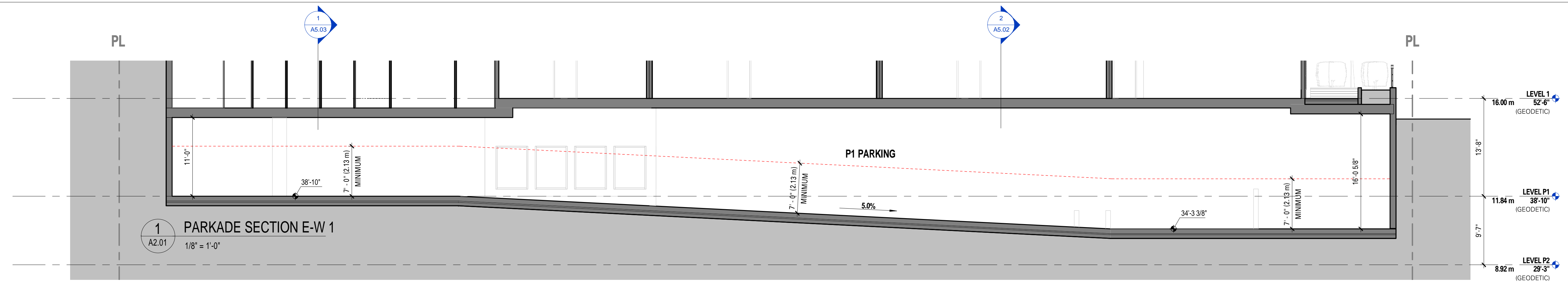
Drawn By KW / HK
Reviewed by CH

Project Number
1508

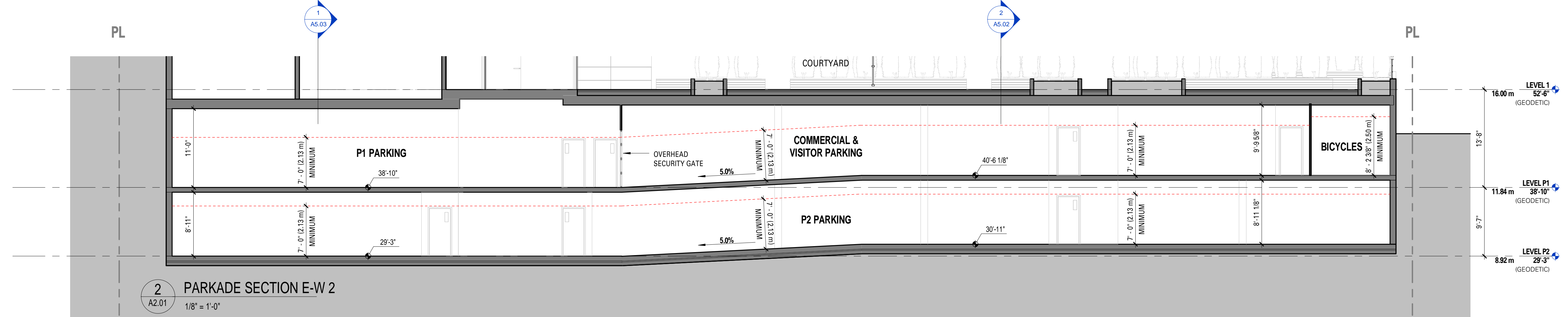
Plot Date 2016/07/08
Issue Date 2016/07/08

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

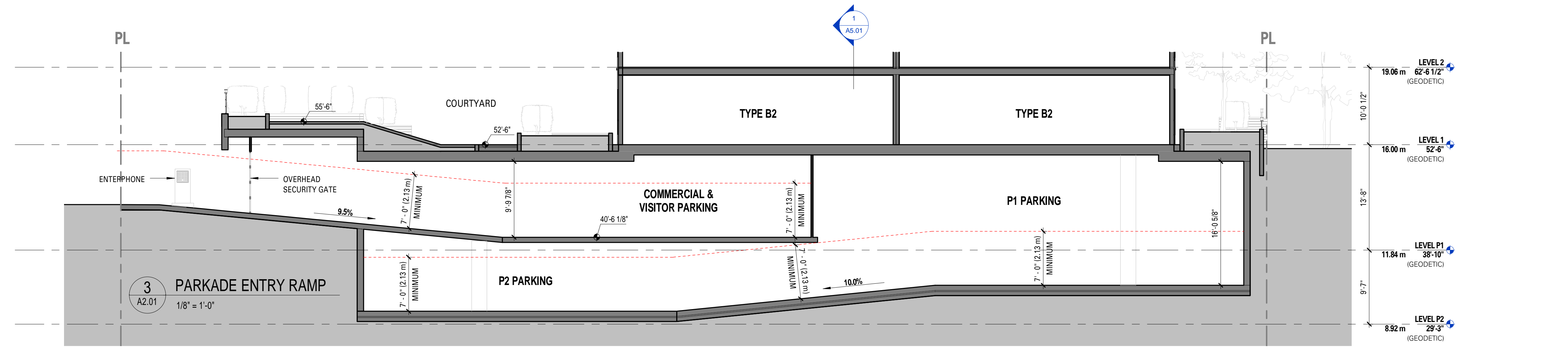
Sheet Number



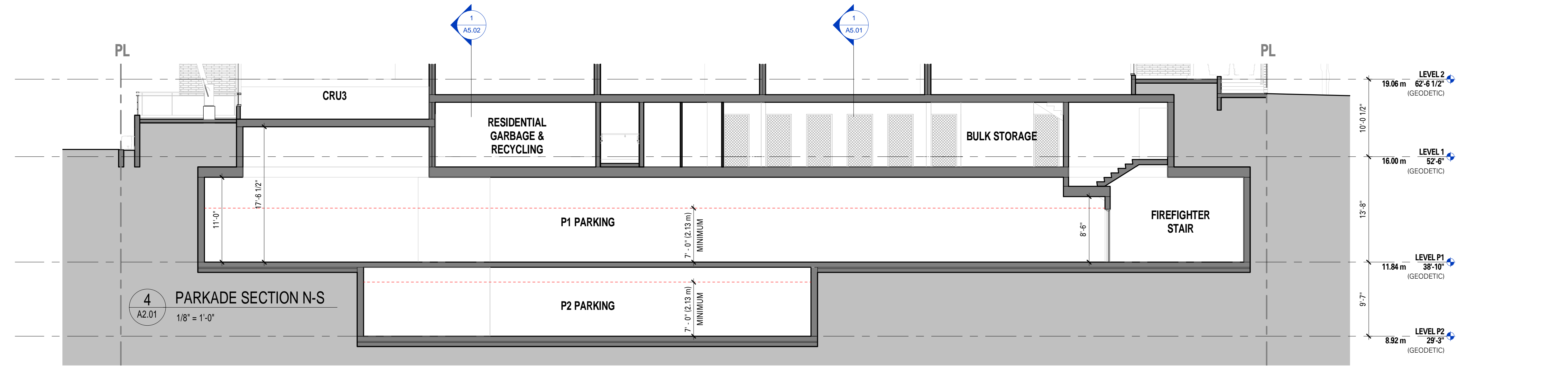
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A2.01 1/8" = 1'-0"



2 PARKADE SECTION E-W 2
A2.01 1/8" = 1'-0"



3 PARKADE ENTRY RAMP
A2.01 1/8" = 1'-0"



4 PARKADE SECTION N-S
A2.01 1/8" = 1'-0"

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

No.	Date	Revision Notes
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Project Title
705-717 W 15th Street

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Vancouver B.C. V6J 5B3

Sheet Title
LEVEL 1 PLAN

Drawn By: HK
Reviewed by: CH

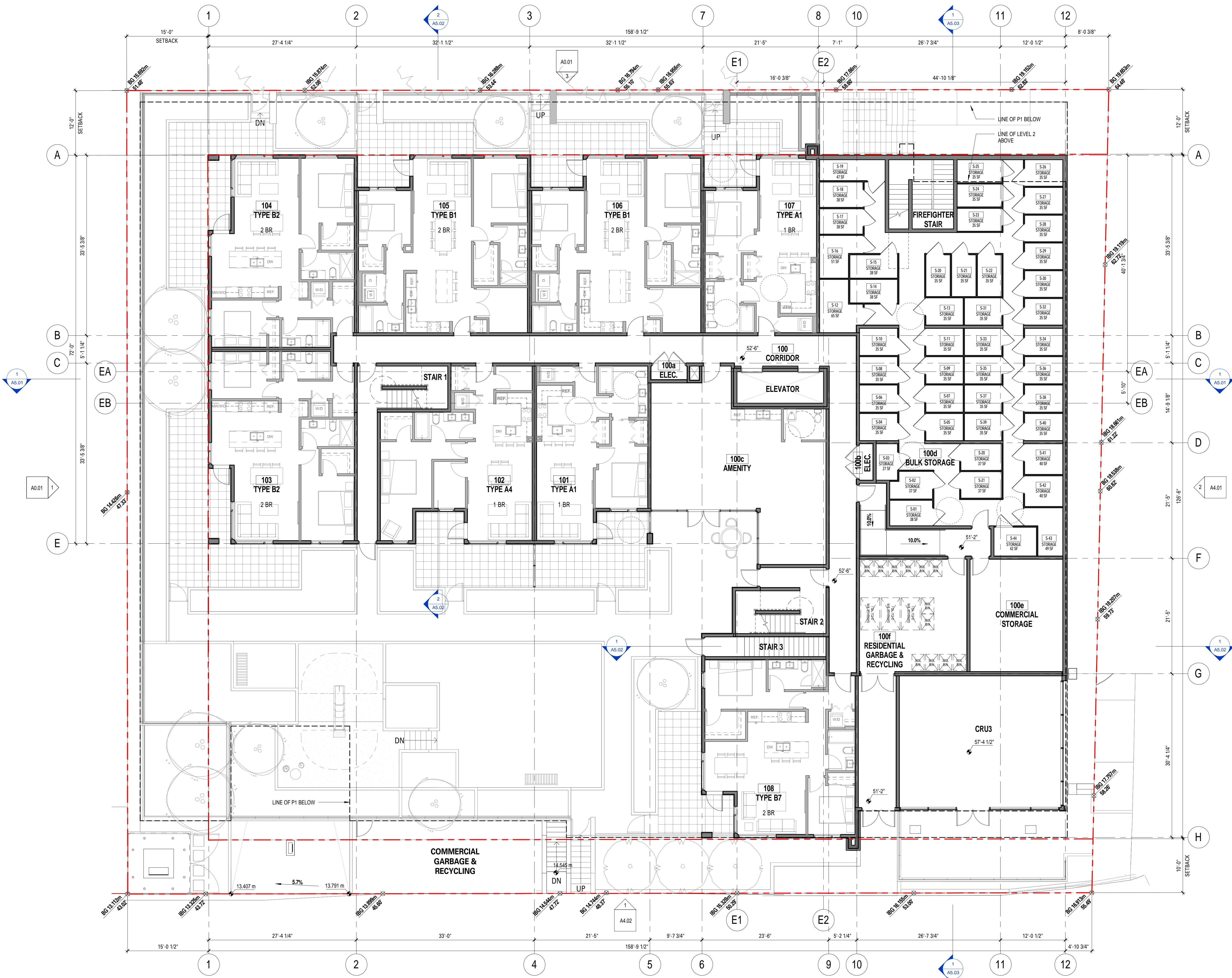
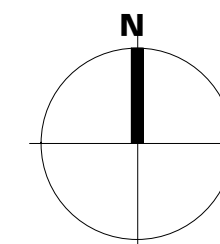
Project Number
1508

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

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

Sheet Number

A3.01

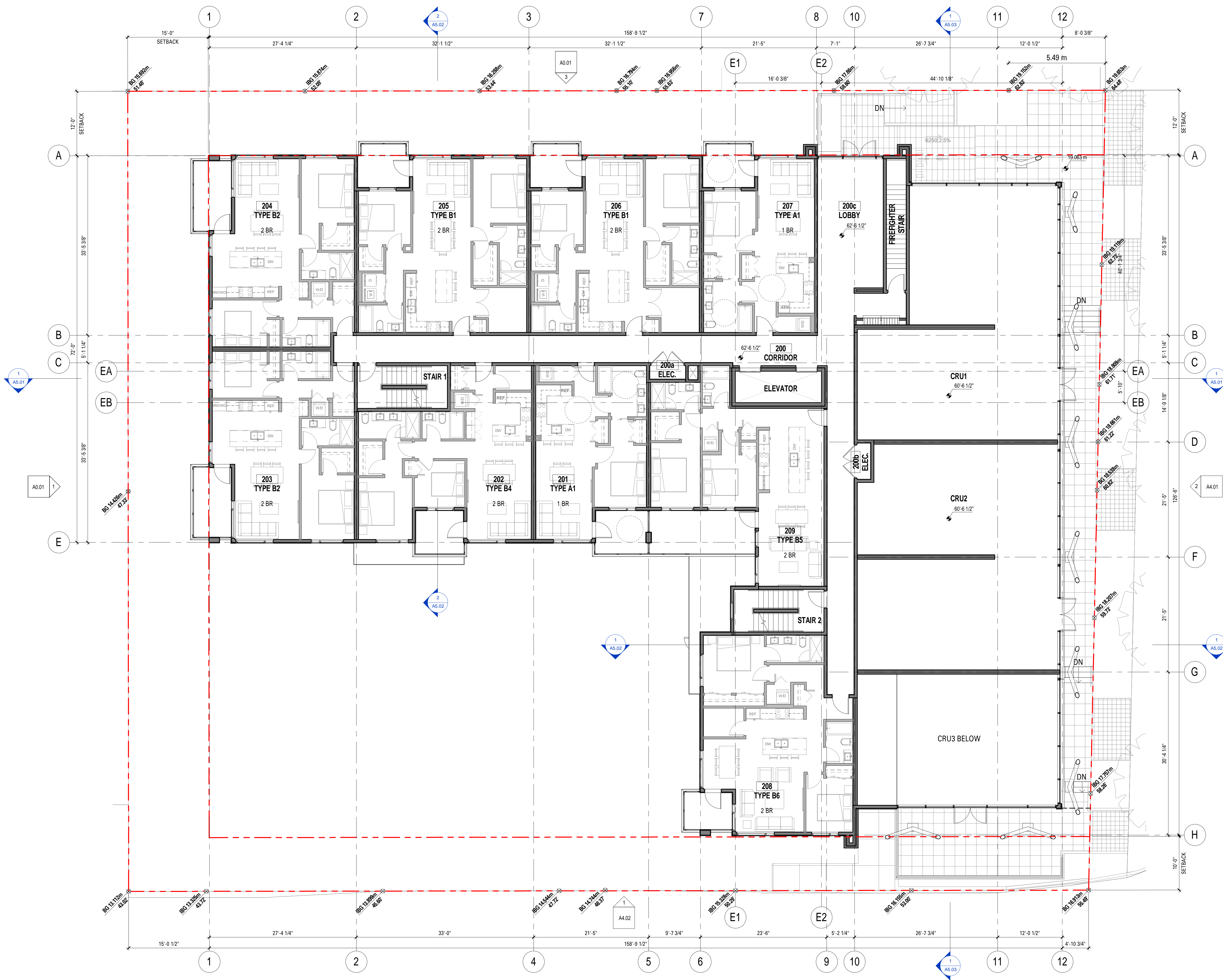
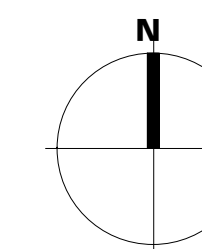


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No.	Date	Revision Notes
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Sheet Title
LEVEL 2 PLAN

Drawn By HK
Reviewed by CH

Project Number
1508

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

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

Sheet Number

A3.02

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No.	Date	Revision Notes
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No.	Date	Revision Notes
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Project Title
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Vancouver B.C. V6J 5B3

Sheet Title
LEVEL 3 PLAN

Drawn By: HK
Reviewed by: CH

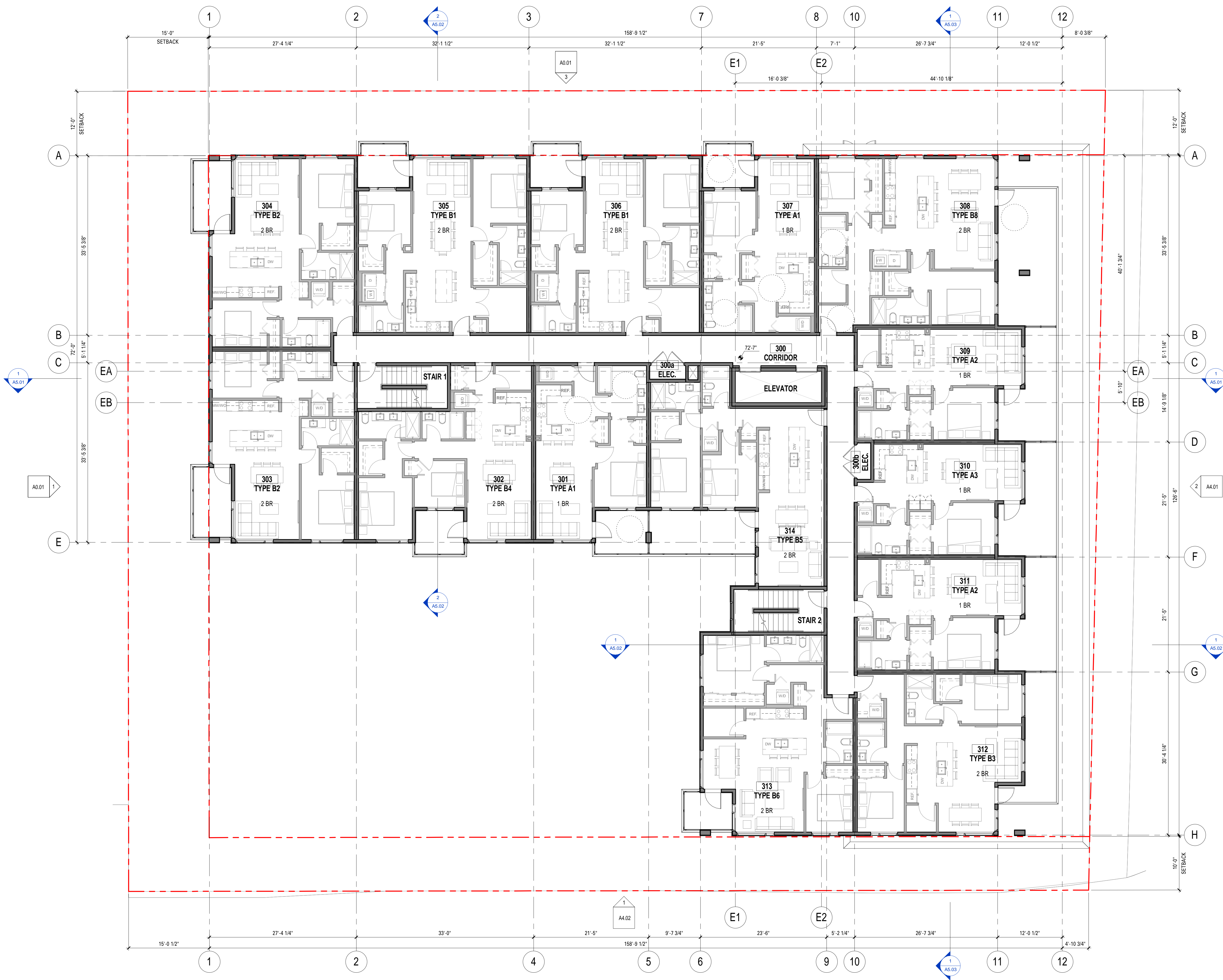
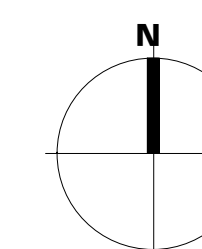
Project Number
1508

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

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

Sheet Number

A3.03



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No.	Date	Revision Notes
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Vancouver B.C. V6J 5B3

Sheet Title
LEVEL 4 PLAN

Drawn By: HK
Reviewed by: CH

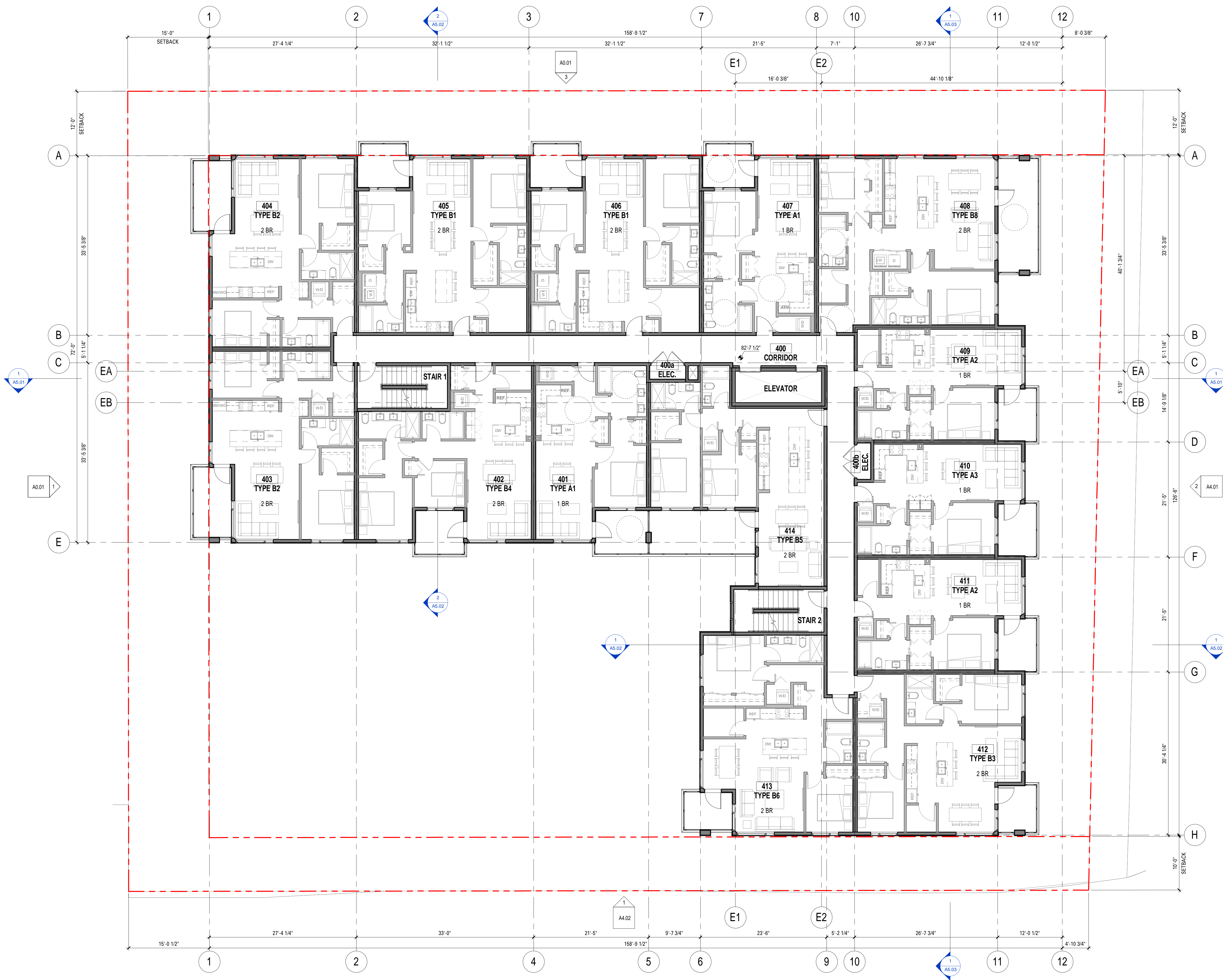
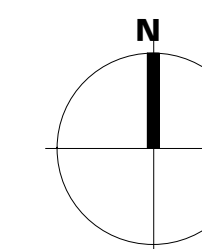
Project Number
1508

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

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

Sheet Number

A3.04

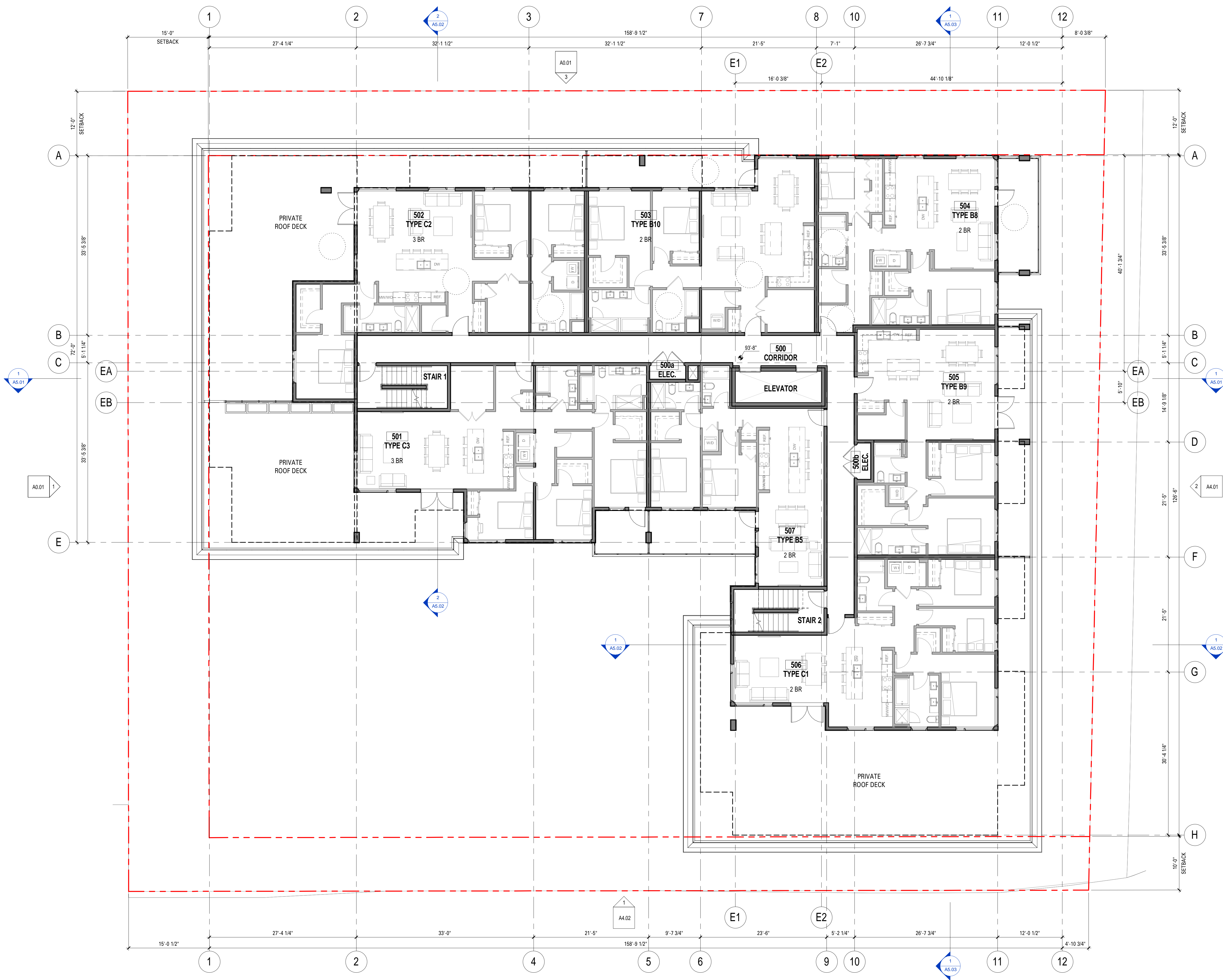
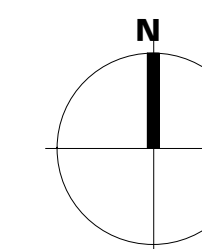


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No.	Date	Revision Notes
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Project Title
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Sheet Title
LEVEL 5 PLAN

Drawn By HK
Reviewed by CH

Project Number
1508

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

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

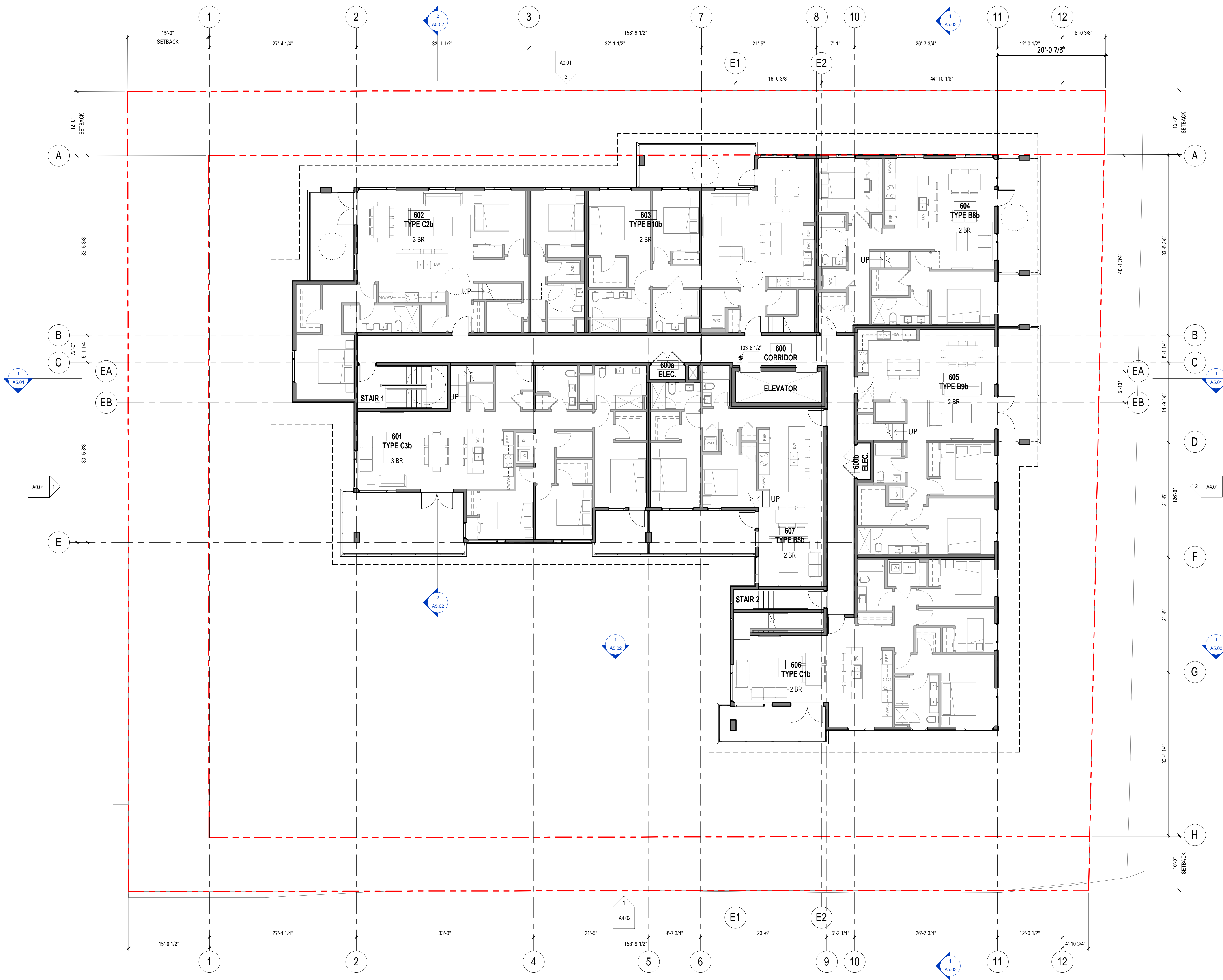
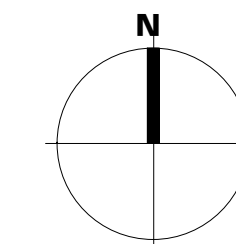
Sheet Number

A3.05

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Sheet Title
 LEVEL 6 PLAN

Drawn By HK
Reviewed by CH

Project Number
 1508

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

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

Sheet Number

A3.06

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A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT

No.	Date	Revision Notes
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Project Title
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 North Vancouver, B.C. V7M 1T2

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 Vancouver B.C. V6J 5B3

Sheet Title
ROOF PLAN

Drawn By: HK
 Reviewed by: CH

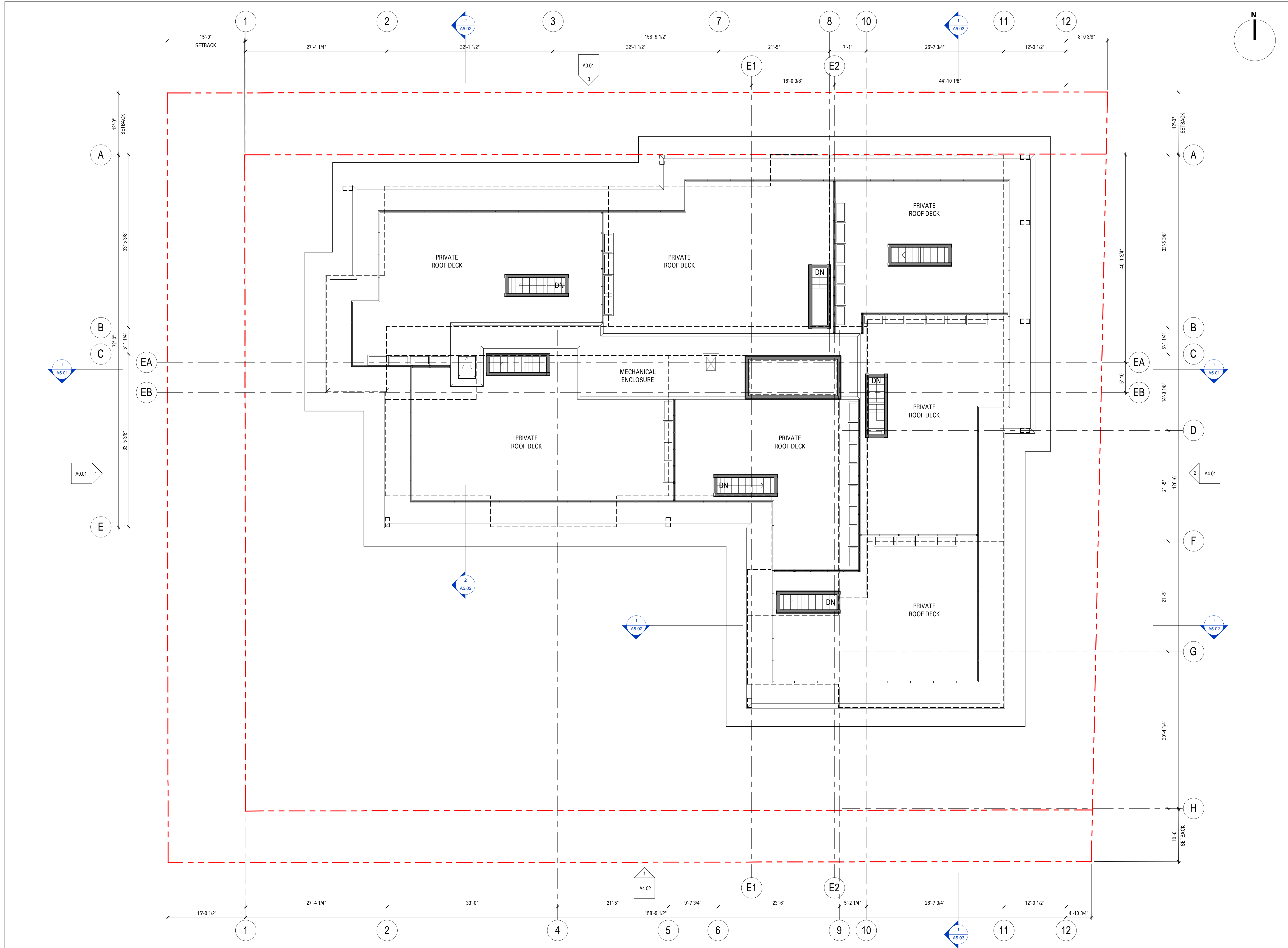
Project Number
1508

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

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

Sheet Number

A3.07



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



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

MATERIAL LEGEND	
ITEM	MATERIAL
CL-01	CEMENTITIOUS CLADDING PANELS C/W TRIM AND FLASHINGS TO MATCH - BM 'DISTANT GREY' OC-68
CL-02	HORIZONTAL CEMENTITIOUS SIDING C/W TRIM AND FLASHINGS TO MATCH - BM 'ELEPHANT GREY' 2109-50
CL-03	CEMENTITIOUS CLADDING PANELS C/W TRIM AND FLASHINGS TO MATCH - P&L 'GOSSAMER' 32-26
CL-04	HORIZONTAL CEMENTITIOUS SIDING C/W TRIM AND FLASHINGS TO MATCH - BM 'SEA LIFE' 2118-40
CL-05	STAINED WOOD-LIKE SOFFIT - SIKKENS NATURAL
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
RG-01	GUARDRAIL (ALUMINUM & GLASS) - POWDER COAT - P&L 'GETTYSBURG' 29-20
RG-02	PRIVACY SCREEN (ALUMINUM & TRANSLUCENT GLASS) - POWDER COAT - P&L 'GETTYSBURG' 29-20
TMP-01	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS 'STONE GREY'
TMP-02	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS 'CHARCOAL GREY'
TMP-03	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS 'CHARCOAL GREY'
TMP-04	PAINTED FASCIA - TO MATCH P&L 'GETTYSBURG' 29-20
WD-01	EXPOSED TIMBER COLUMN - CLEAR FINISH
WD-02	EXPOSED GLULAM BEAM - CLEAR FINISH

MATERIALS	
	MAKIN METALS 'STONE GREY'
	MAKIN METALS 'CHARCOAL GREY'
	BENJAMIN MOORE OC-68 'DISTANT GREY'
	BENJAMIN MOORE 2109-50 'ELEPHANT GREY'
	PRATT & LAMBERT 32-26 G.D. #2303 'GOSSAMER'
	BENJAMIN MOORE 2118-40 'SEA LIFE'
	PRATT & LAMBERT 29-20 G.D. #2342 'GETTYSBURG'

Project Title
705-717 W 15th Street

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

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

ELEVATIONS

Drawn By: HK
Reviewed by: CH

Project Number
1508

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

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

Sheet Number

A4.01

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

No.	Date	Revision Notes
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MATERIAL LEGEND

ITEM	MATERIAL
CL-01	CEMENTITIOUS CLADDING PANELS C/W TRIM AND FLASHINGS TO MATCH - BM 'DISTANT GREY' OC-68
CL-02	HORIZONTAL CEMENTITIOUS SIDING C/W TRIM AND FLASHINGS TO MATCH - BM 'ELEPHANT GREY' 2109-50
CL-03	CEMENTITIOUS CLADDING PANELS C/W TRIM AND FLASHINGS TO MATCH - P&L 'GOSSAMER' 32-26
CL-04	HORIZONTAL CEMENTITIOUS SIDING C/W TRIM AND FLASHINGS TO MATCH - BM 'SEA LIFE' 2118-40
CL-05	STAINED WOOD-LIKE SOFFIT - SIKKENS NATURAL
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
RG-01	GUARDRAIL (ALUMINUM & GLASS) - POWDER COAT - P&L 'GETTYSBURG' 29-20
RG-02	PRIVACY SCREEN (ALUMINUM & TRANSLUCENT GLASS) - POWDER COAT - P&L 'GETTYSBURG' 29-20
TMP-01	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS 'STONE GREY'
TMP-02	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS 'CHARCOAL GREY'
TMP-03	PREFINISHED ALUMINUM FLASHINGS - MAKIN METALS 'CHARCOAL GREY'
TMP-04	PAINTED FASCIA - TO MATCH P&L 'GETTYSBURG' 29-20
WD-01	EXPOSED TIMBER COLUMN - CLEAR FINISH
WD-02	EXPOSED GLULAM BEAM - CLEAR FINISH

MATERIALS

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Project Title
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Sheet Title
 ELEVATIONS

Drawn By HK
Reviewed by CH

Project Number
 1508

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

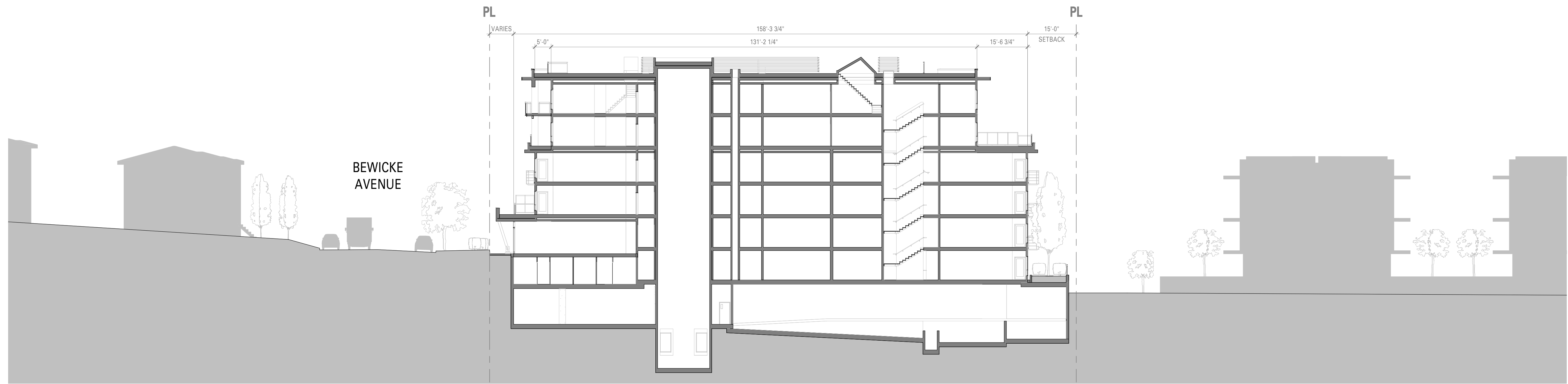
Scale As indicated **Issue/Revision** A

Sheet Number

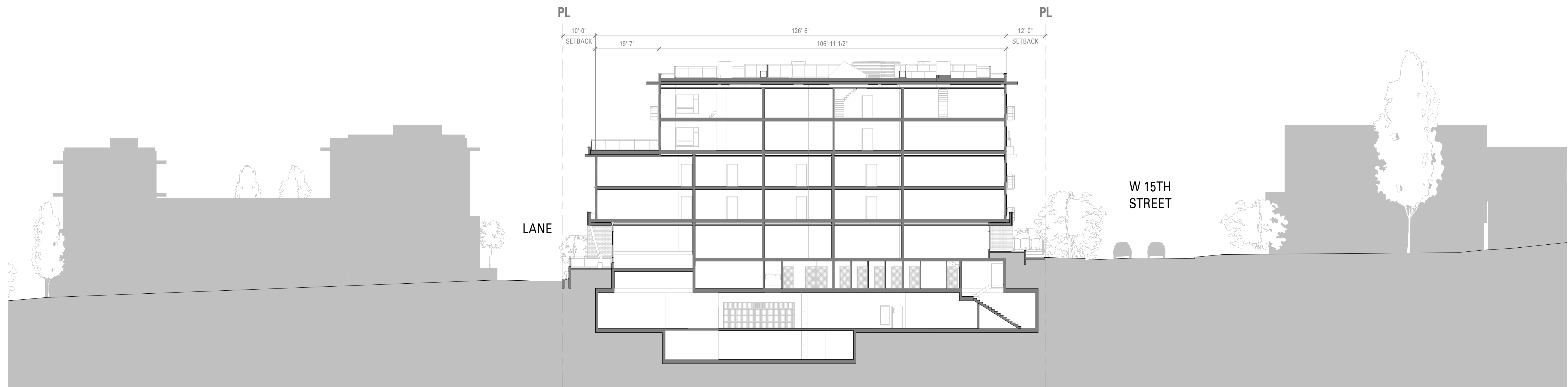
A4.02

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SITE SECTION - EAST-WEST



SITE SECTION - NORTH-SOUTH

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Project Title
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Sheet Title
 SITE SECTIONS

Drawn By HK
Reviewed by CH

Project Number
 1508

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

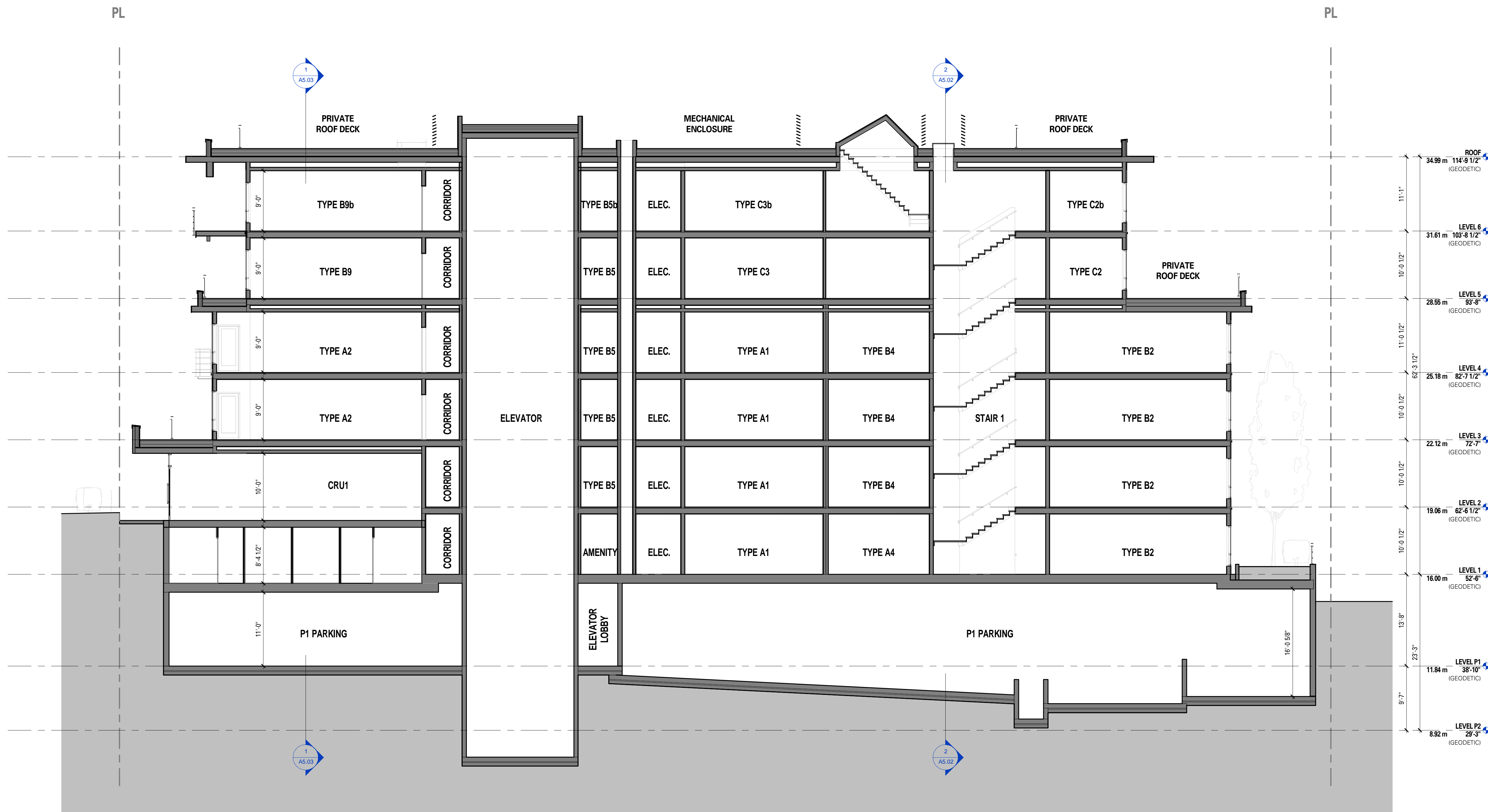
Scale 1/16" = 1'-0"
Issue/Revision A

Sheet Number

A5.00

No.	Date	Revision Notes

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



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

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Project Title

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Sheet Title

BUILDING SECTIONS

Drawn By: KW / HK
Reviewed by: CH

Project Number
1508

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

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

Sheet Number

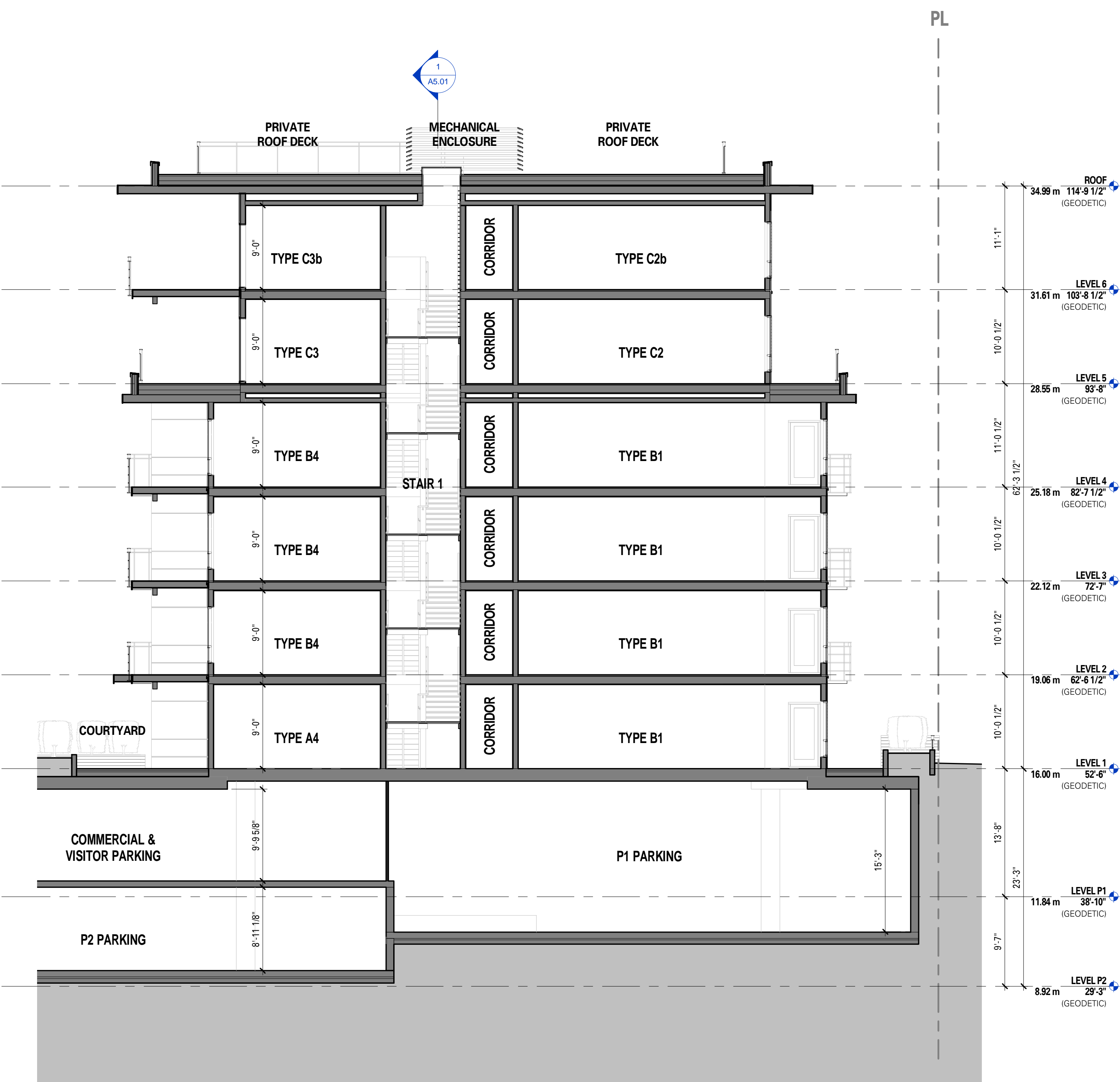
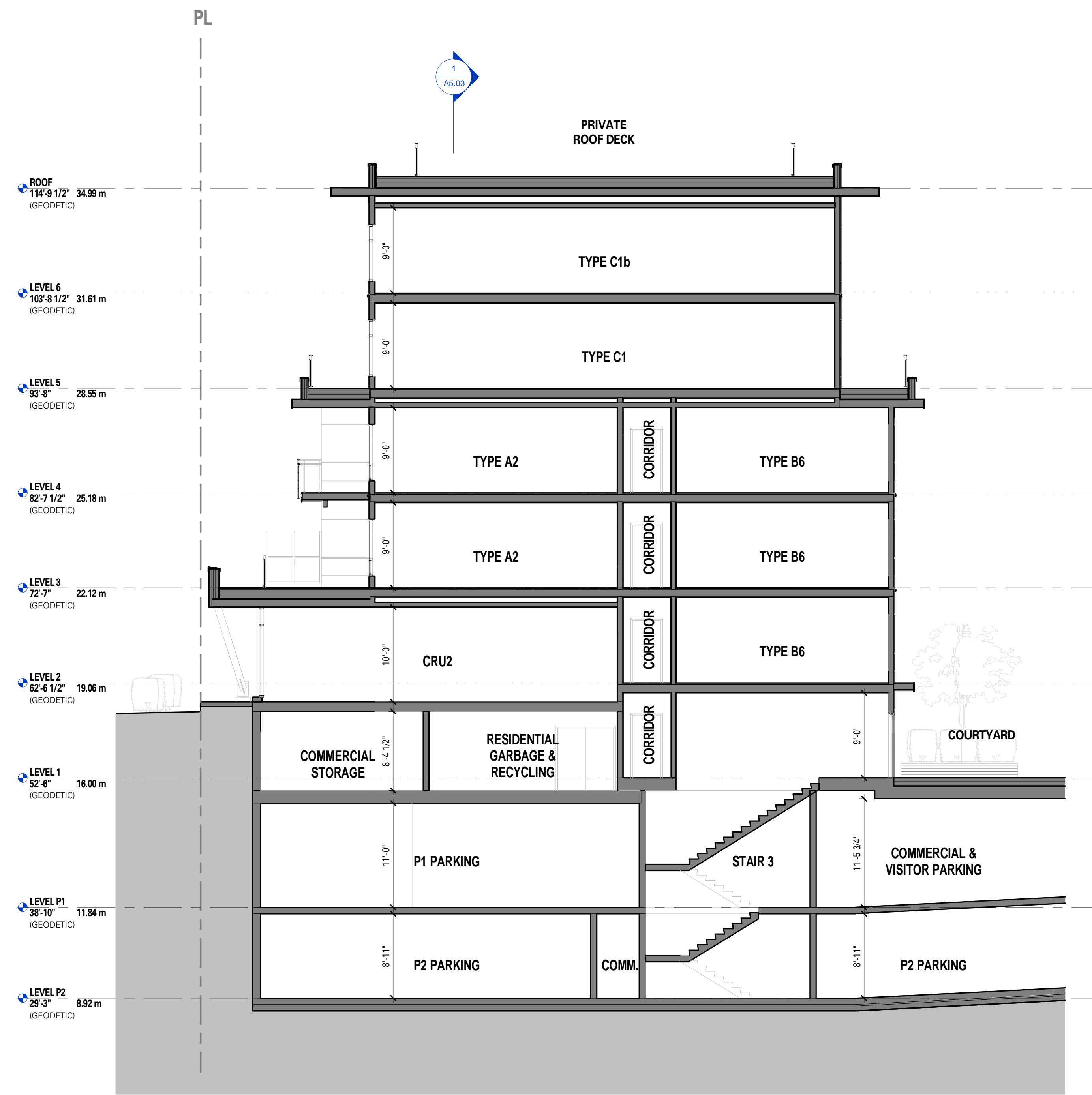
A5.01

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No.	Date	Revision Notes

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



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

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

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Project Title
705-717 W 15th Street

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

Pennyfarthing

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

Sheet Title
BUILDING SECTIONS

Drawn By KW / HK
 Reviewed by CH

Project Number
1508

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

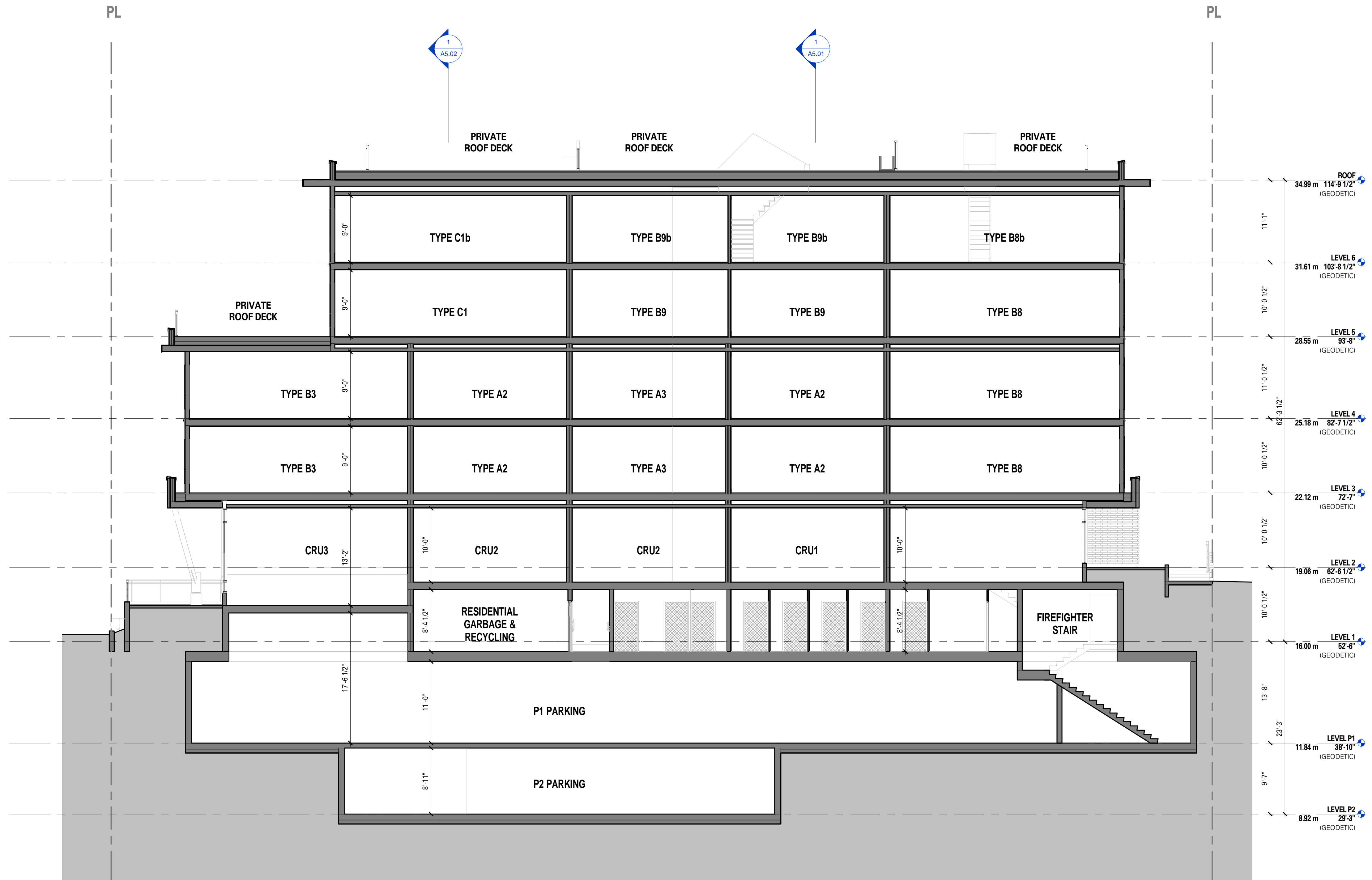
Scale 1/8" = 1'-0" Issue/Revision **A**

Sheet Number

A5.02

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

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Sheet Title
BUILDING SECTIONS

Drawn By: KW / HK
Reviewed by: CH

Project Number
1508

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

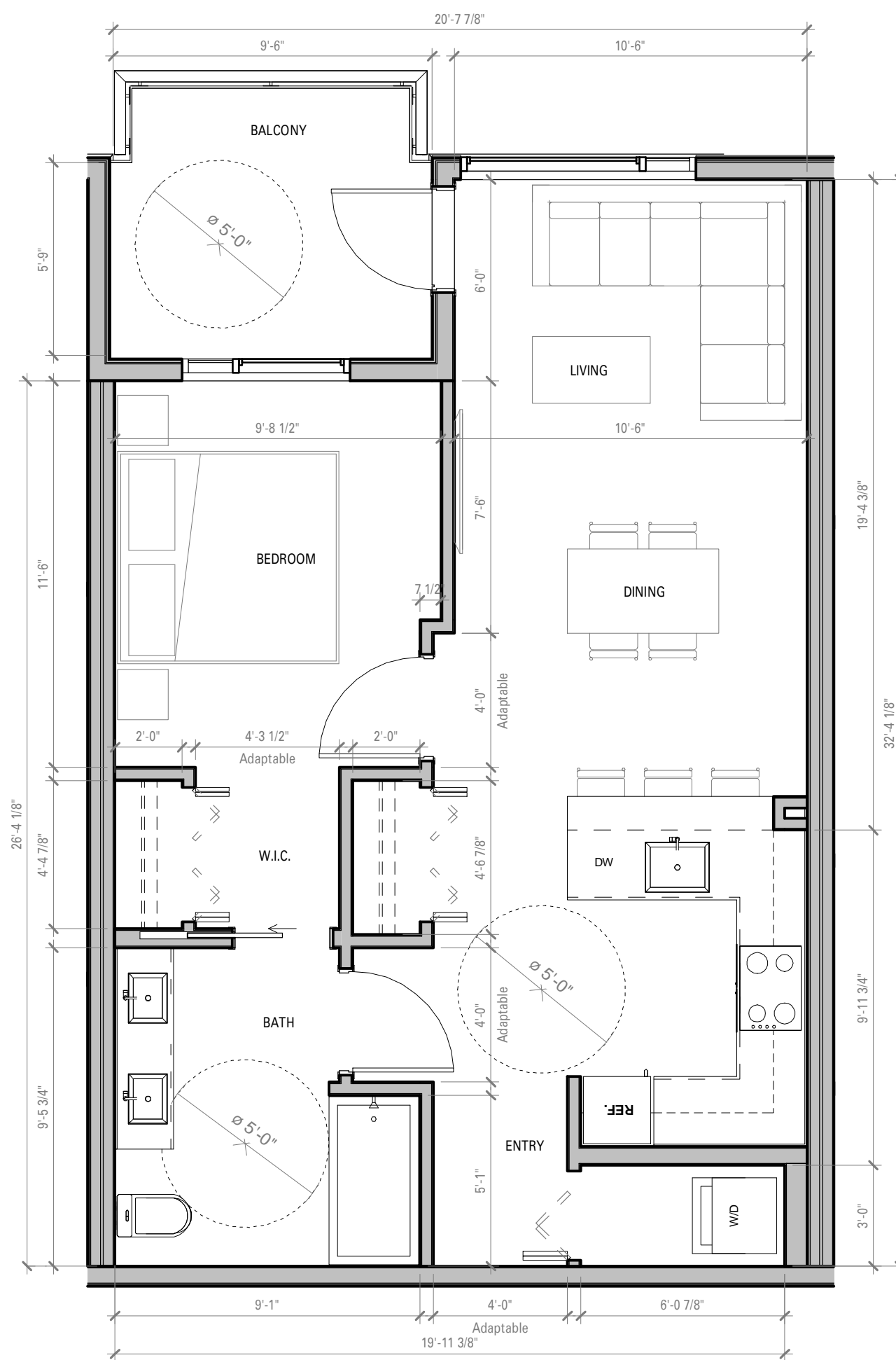
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Issue/Revision: **A**

Sheet Number

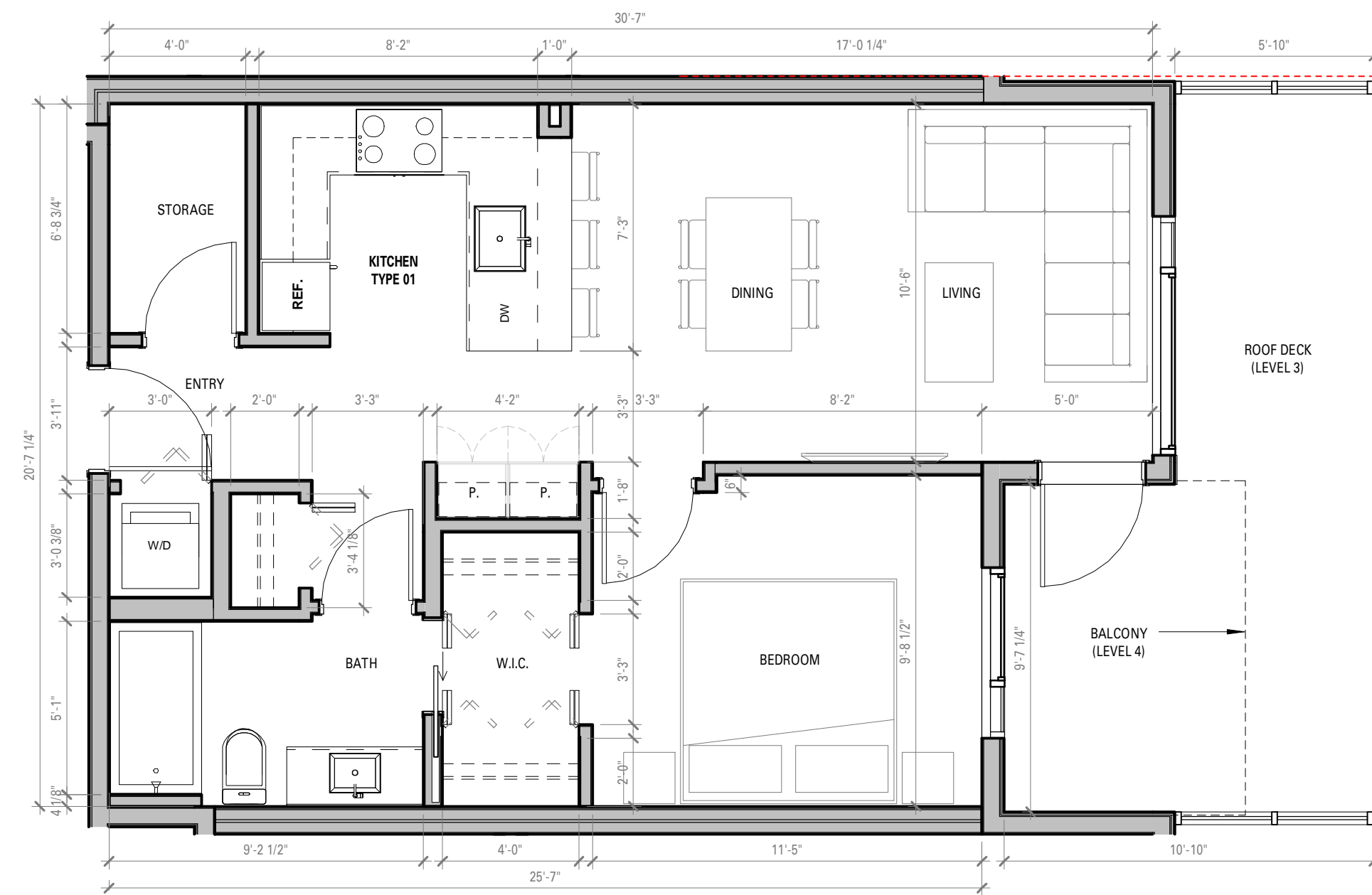
A5.03

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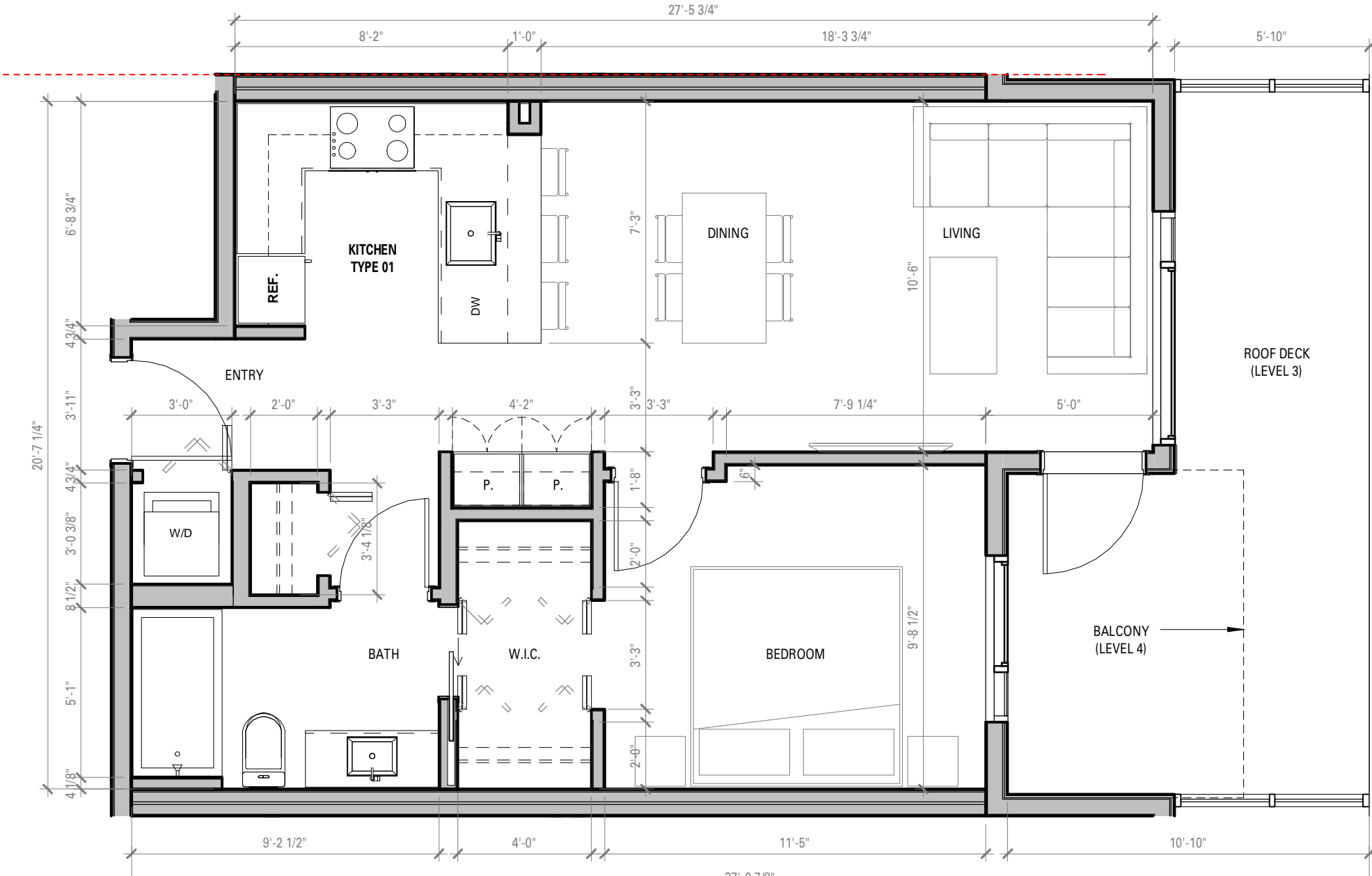
No.	Date	Revision Notes
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT



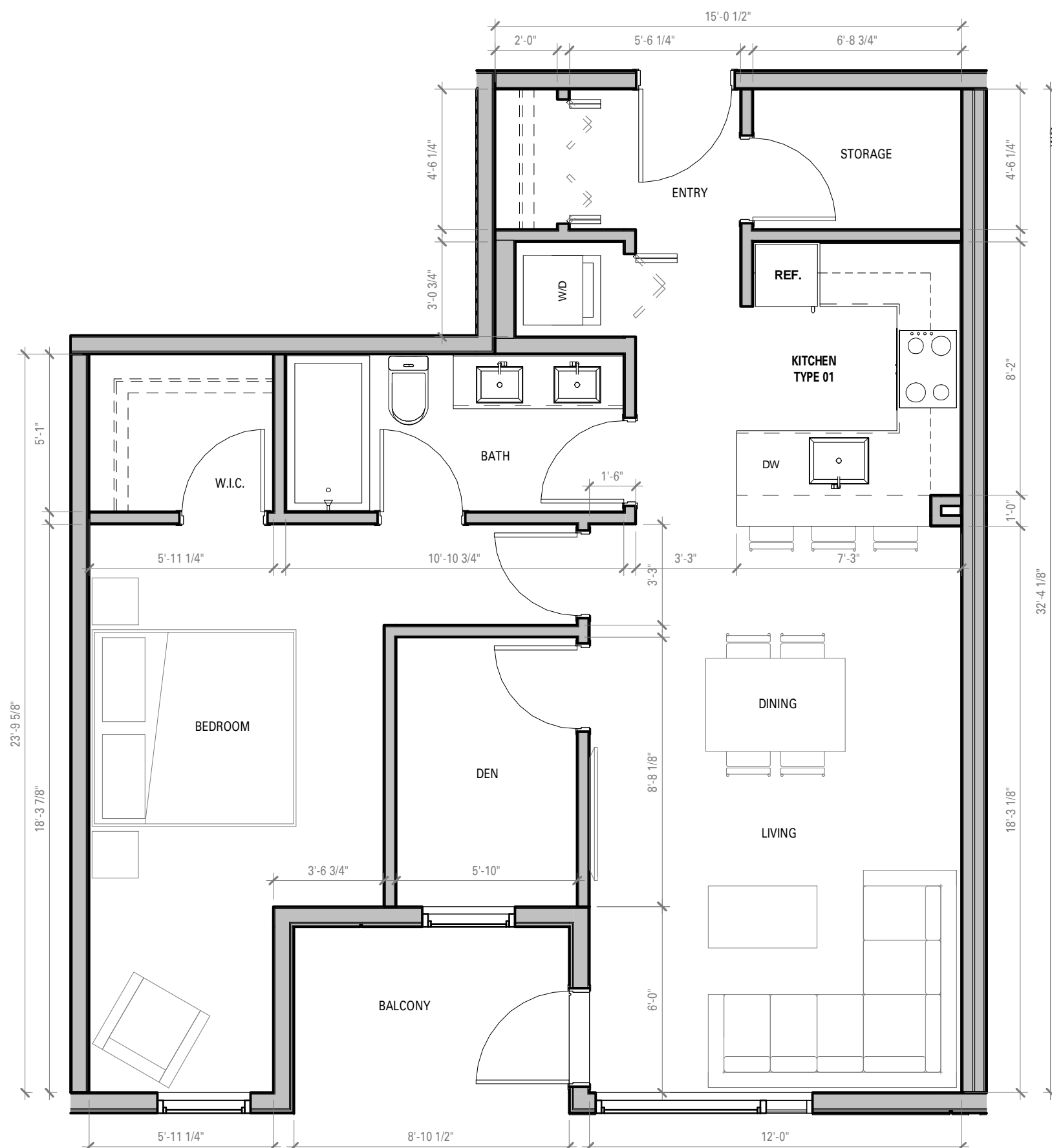
UNIT A1 - Adaptable
1/4" = 1'-0"



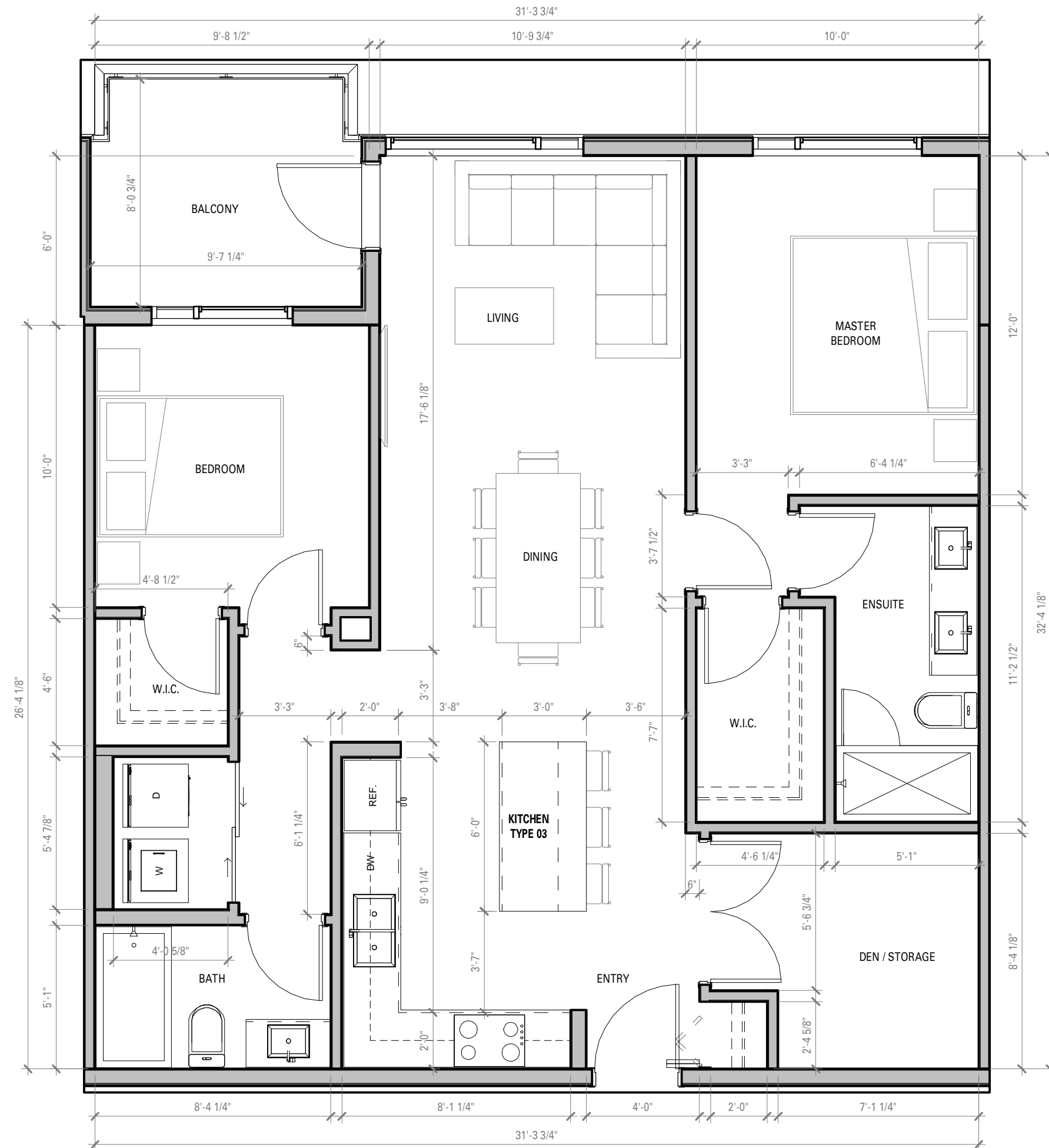
UNIT A2
1/4" = 1'-0"



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



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



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



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

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

Drawn By
Reviewed by

LC / HK
CH

Project Number
1508

Plot Date
2016/07/08

Issue Date
2016/07/08

Scale
1/4" = 1'-0"

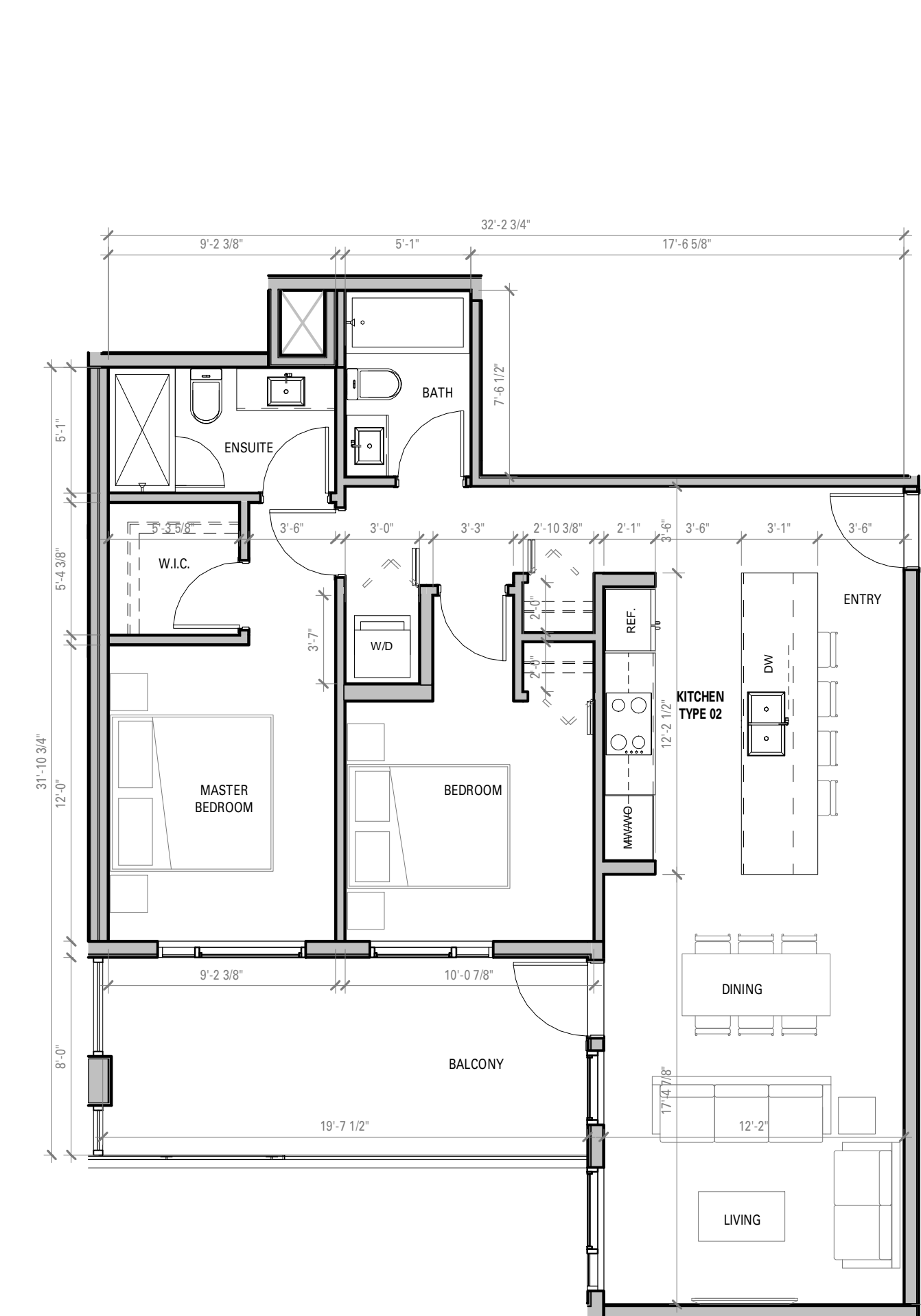
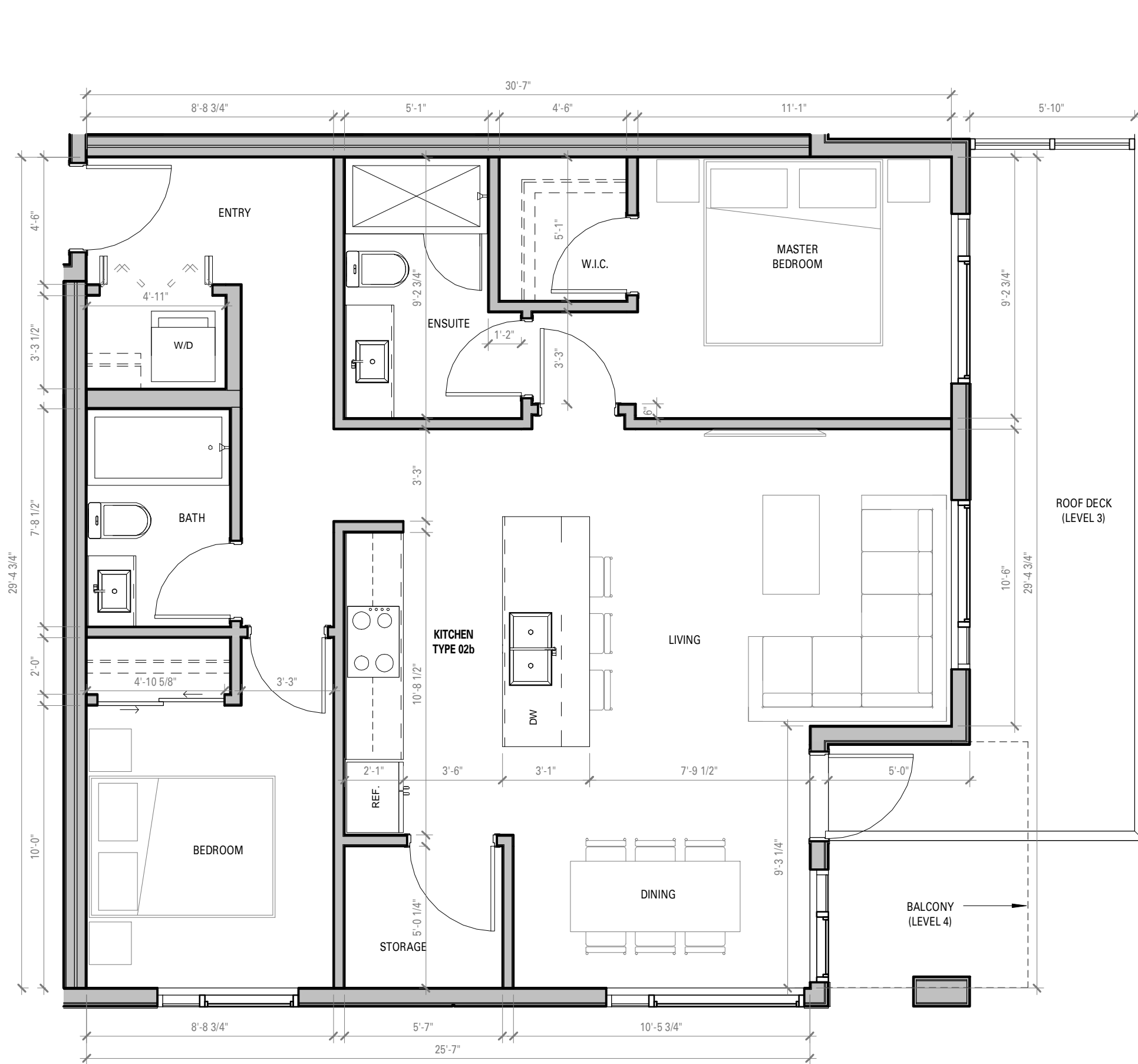
Issue/Revision
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A6.01

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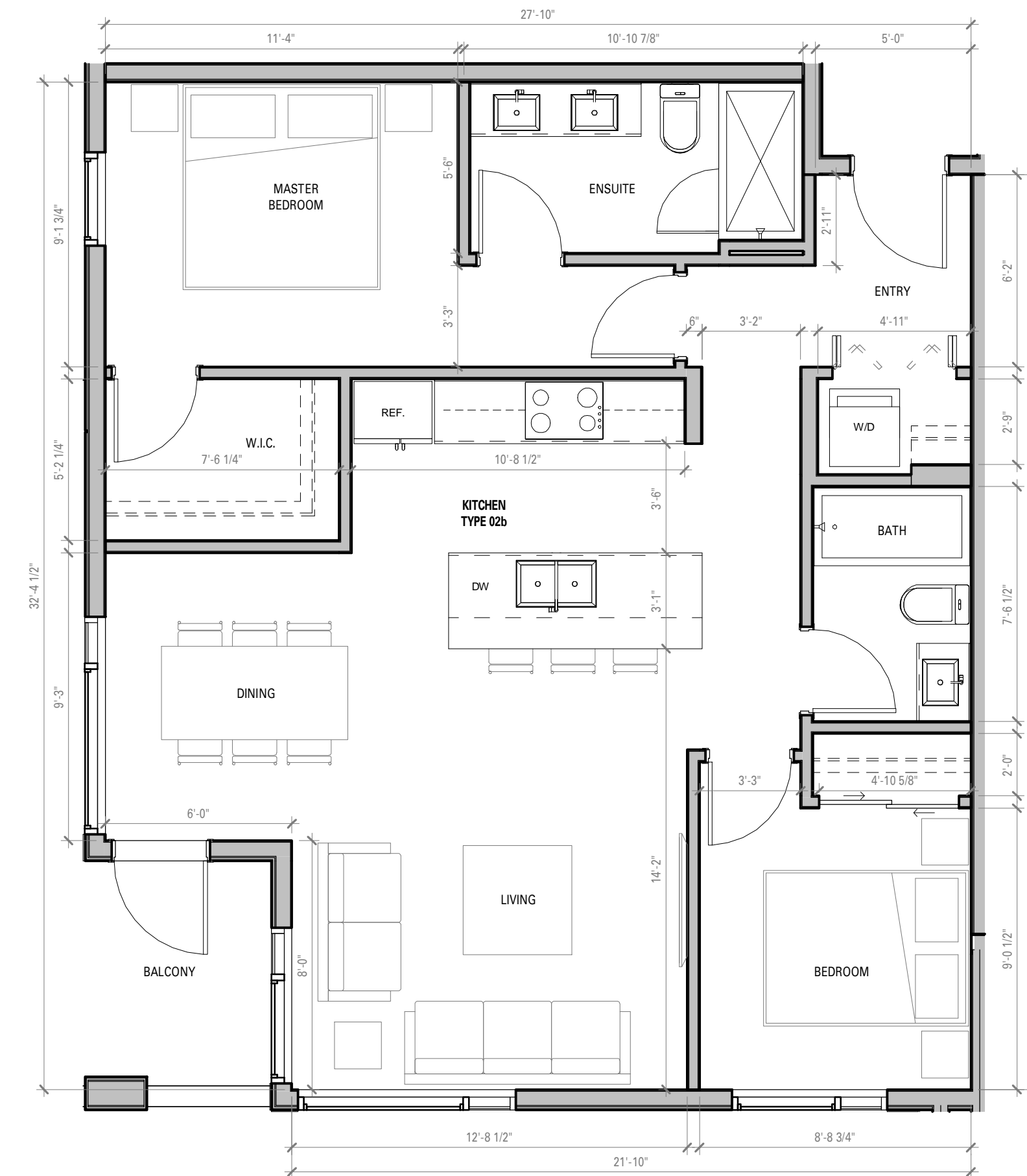
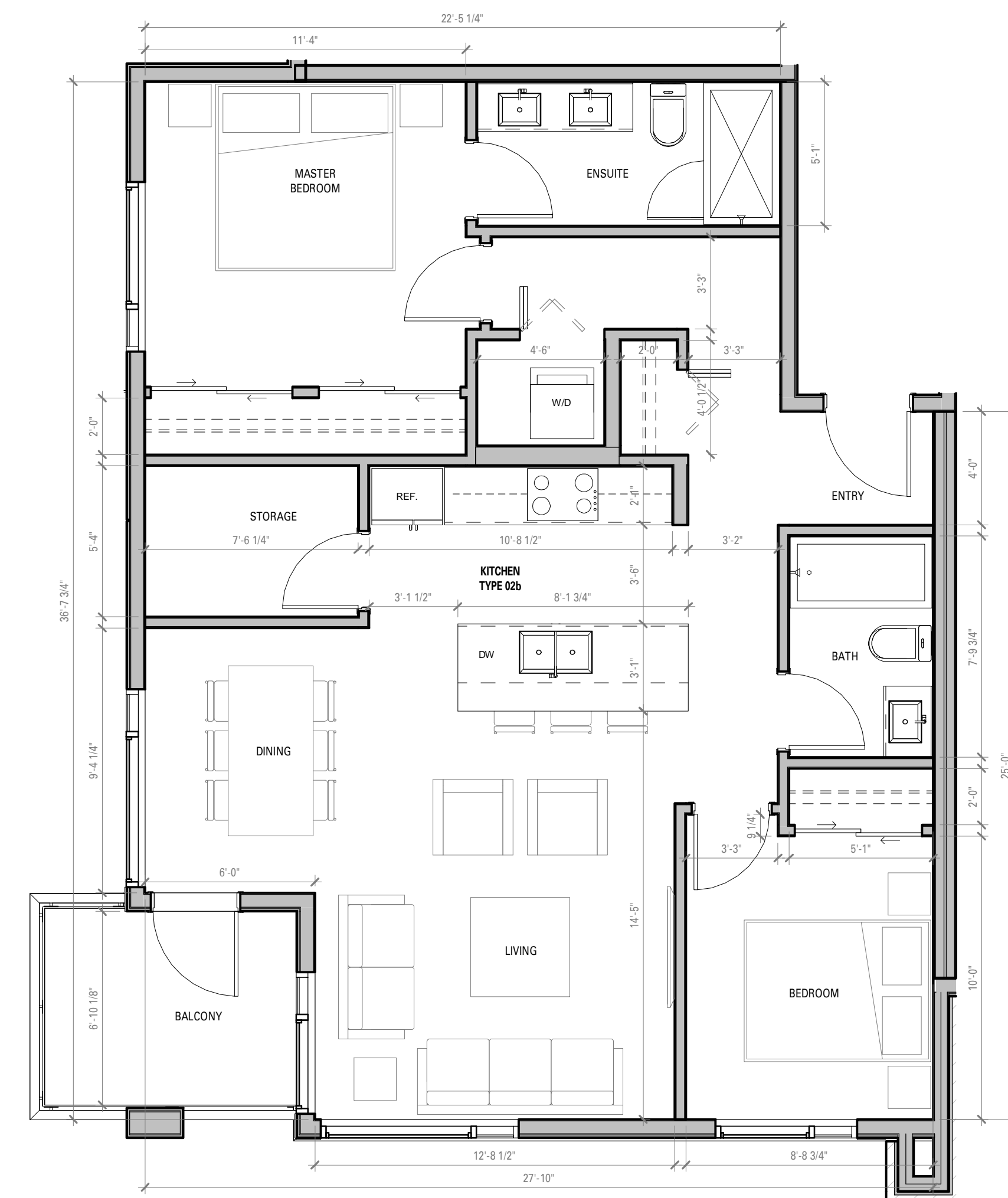
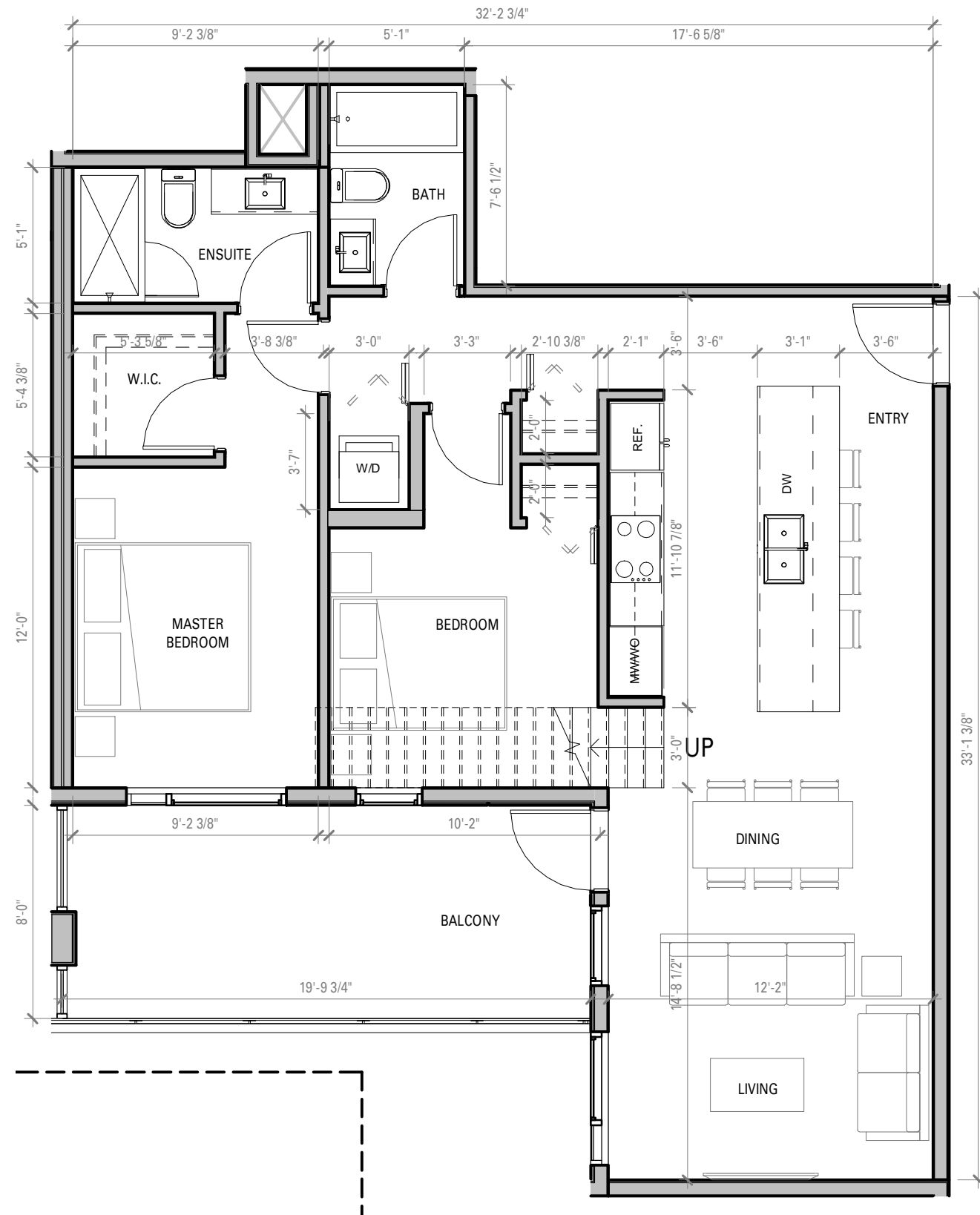
No.	Date	Revision Notes
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT



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

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

UNIT B5
3/16" = 1'-0"



UNIT B5b
3/16" = 1'-0"

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

UNIT B7
1/4" = 1'-0"

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Sheet Title
UNIT PLANS - B3, B4, B5, B5b, B6 & B7

Drawn By LC / HK
Reviewed by CH

Project Number
1508

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

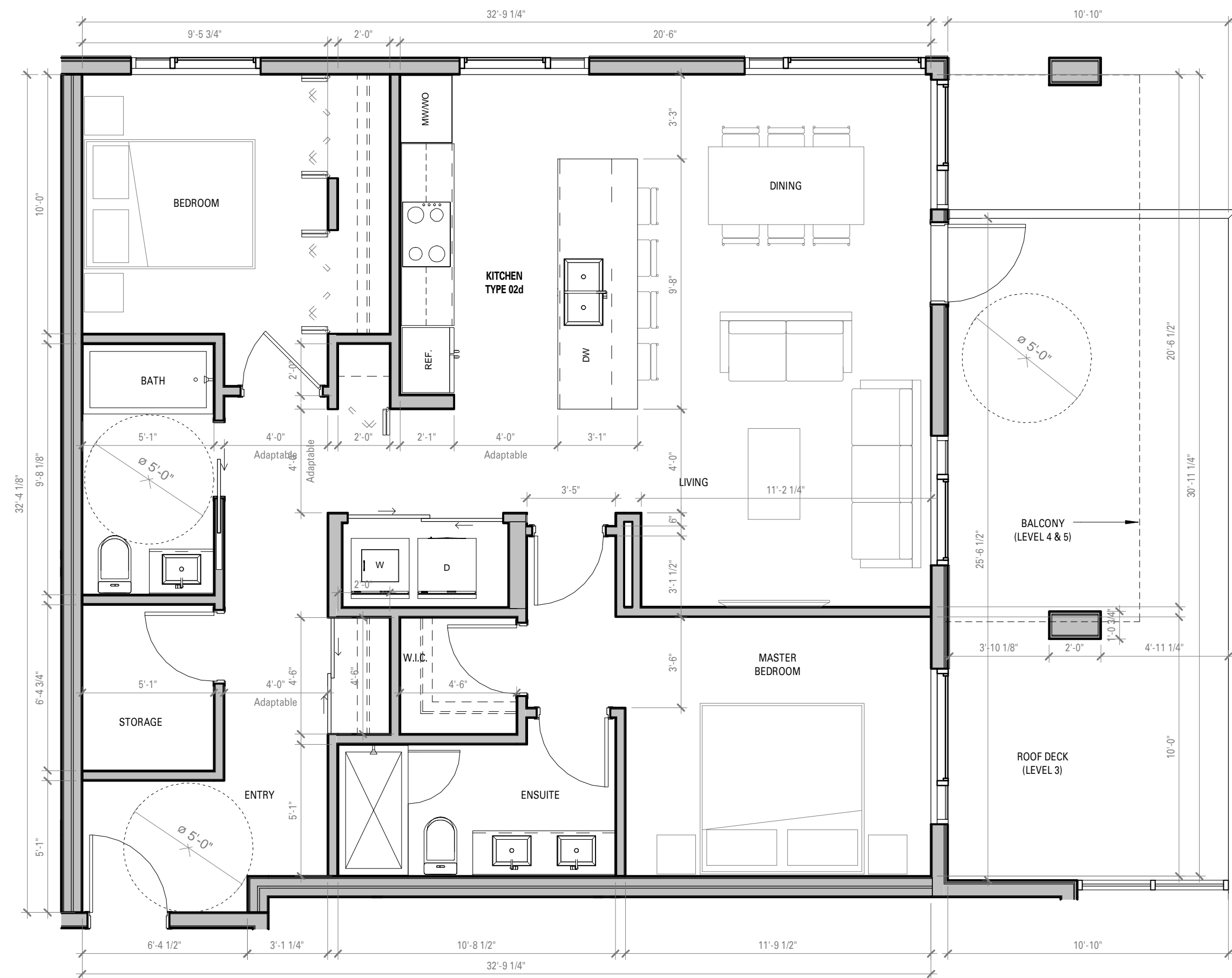
Scale As indicated Issue/Revision **A**

Sheet Number

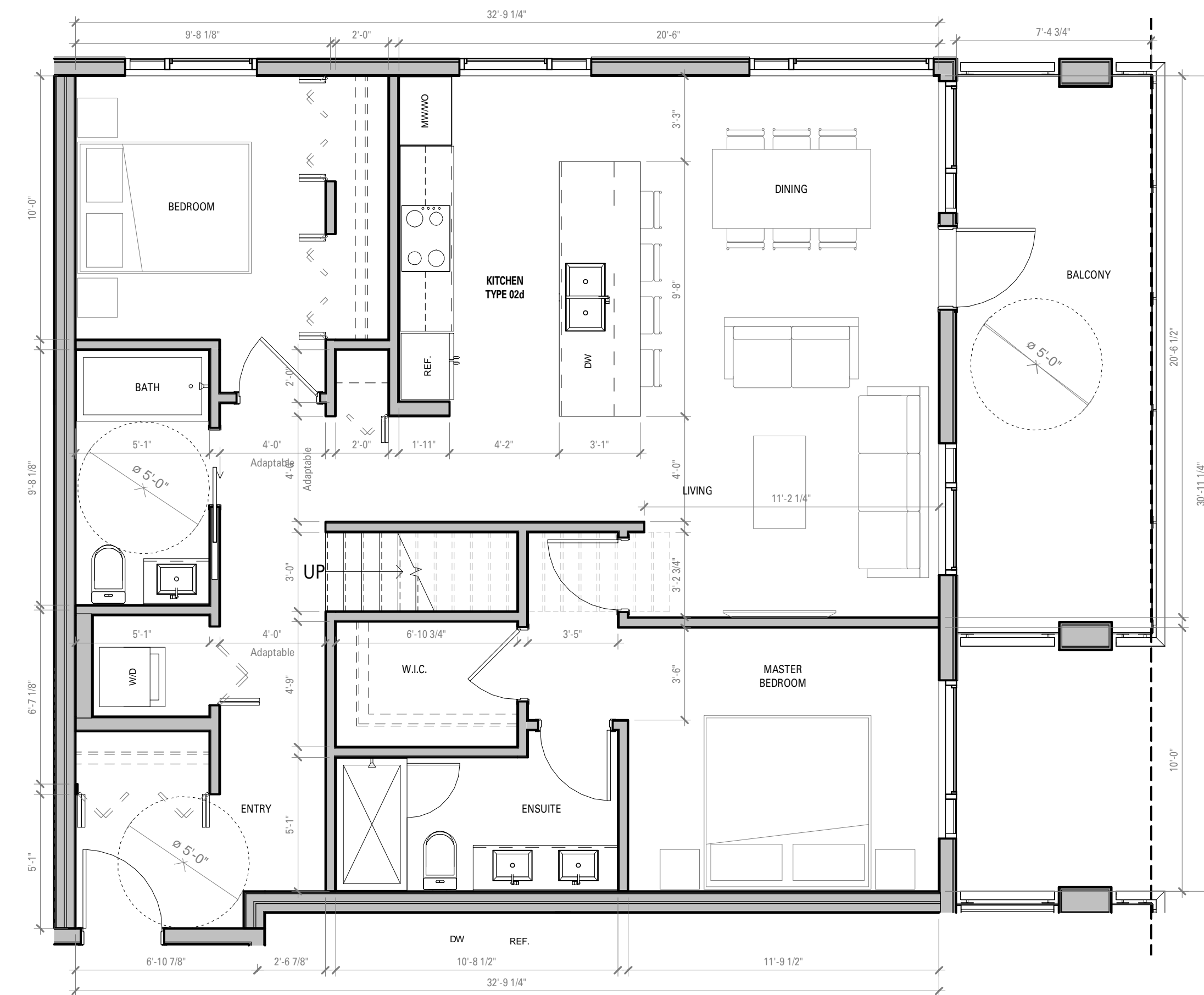
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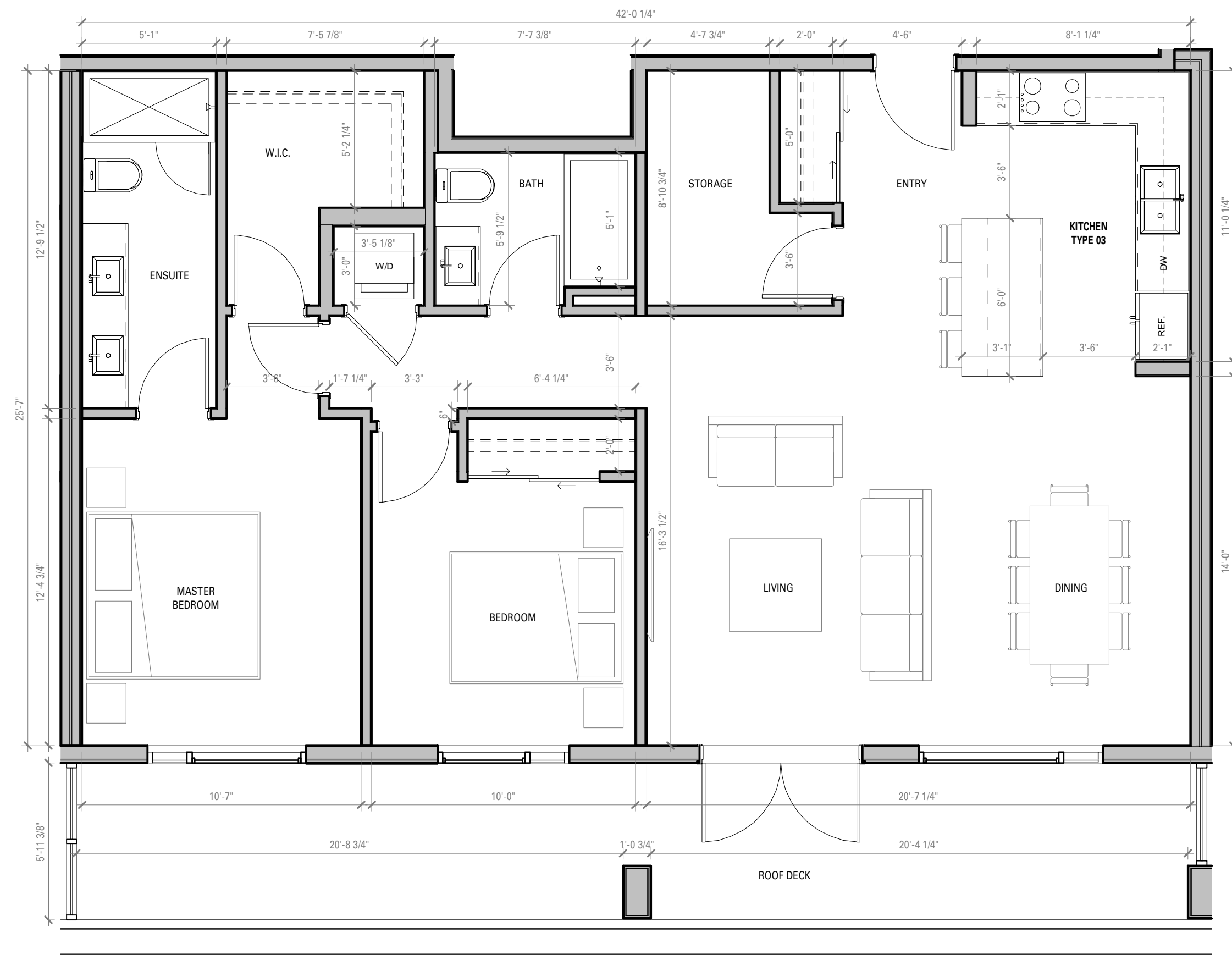
No.	Date	Revision Notes
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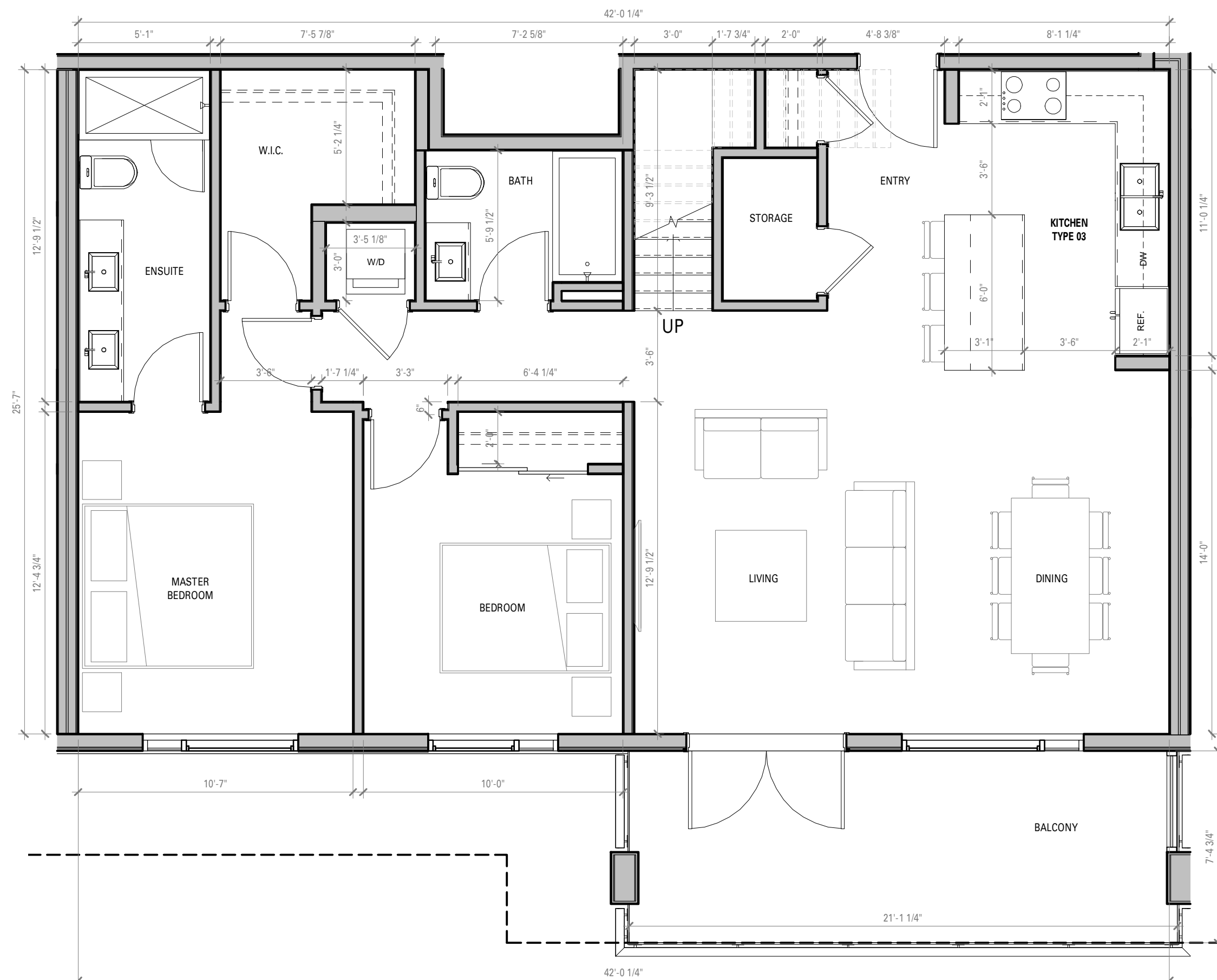
UNIT B8 - Adaptable
1/4" = 1'-0"



UNIT B8b - Adaptable
1/4" = 1'-0"



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



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

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Sheet Title
UNIT PLANS - B8, B8b, B9 & B9b

Drawn By
Reviewed by

LC / HK
CH

Project Number
1508

Plot Date
2016/07/08

Issue Date
2016/07/08

Scale
1/4" = 1'-0"

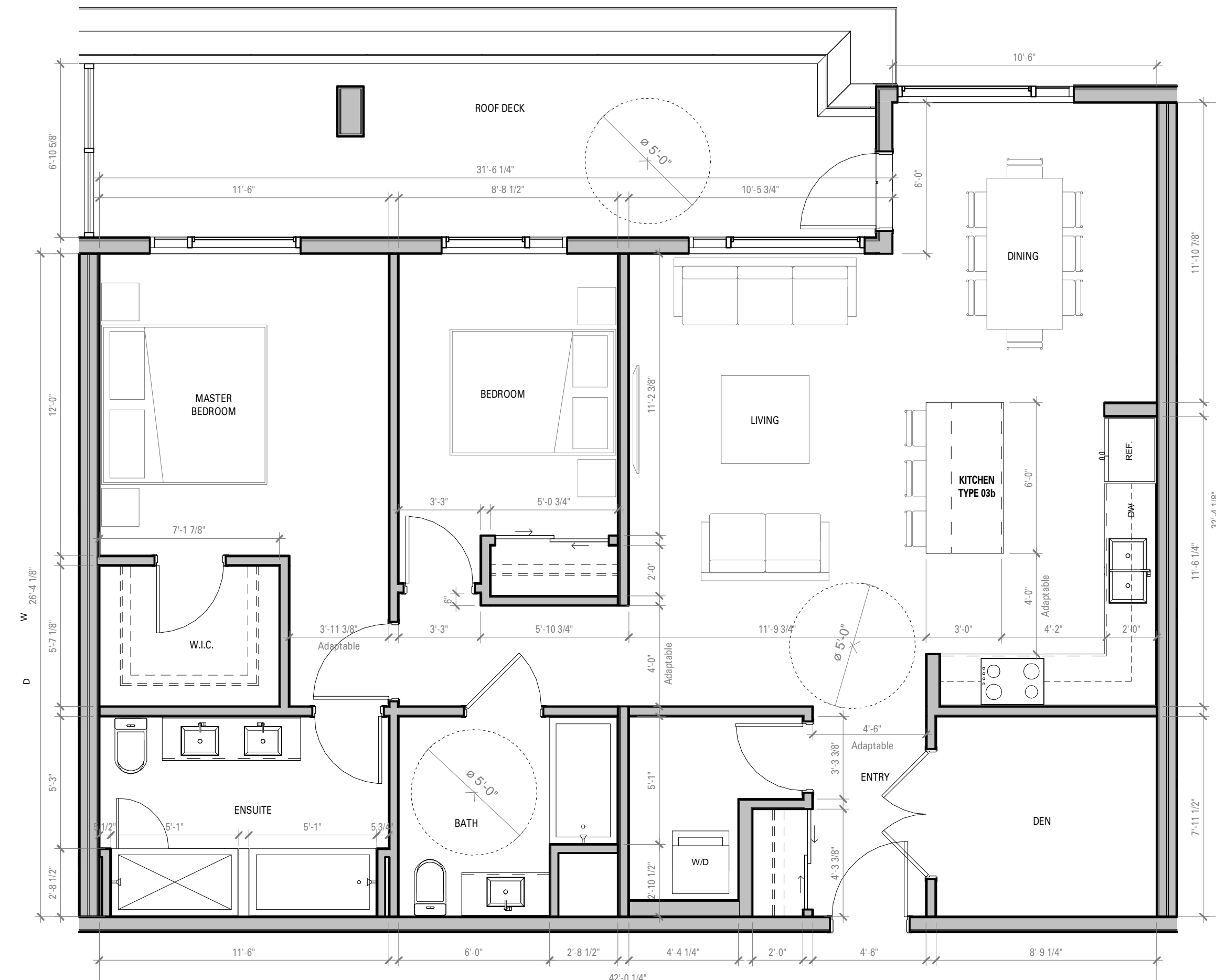
Issue/Revision
A

Sheet Number

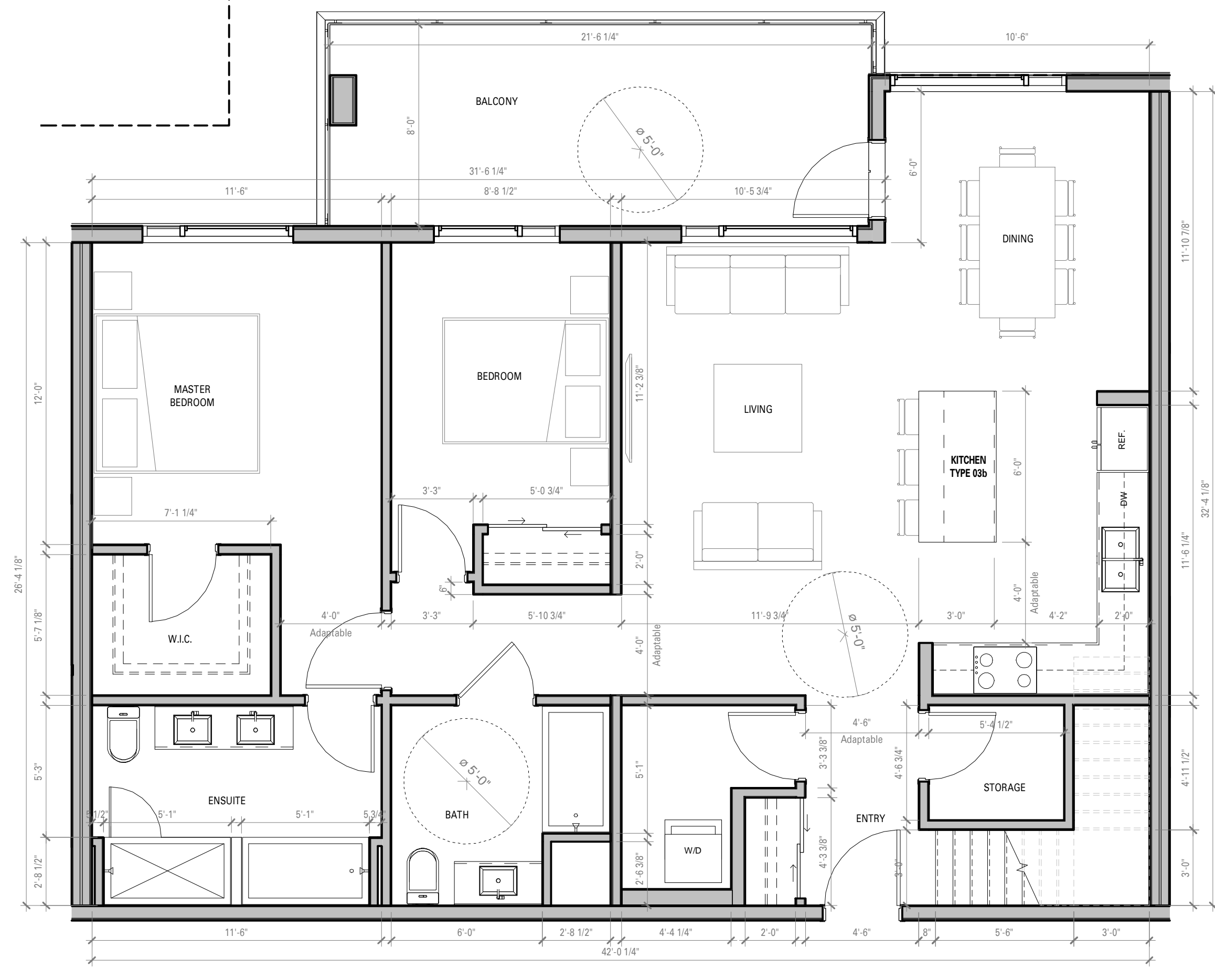
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A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT

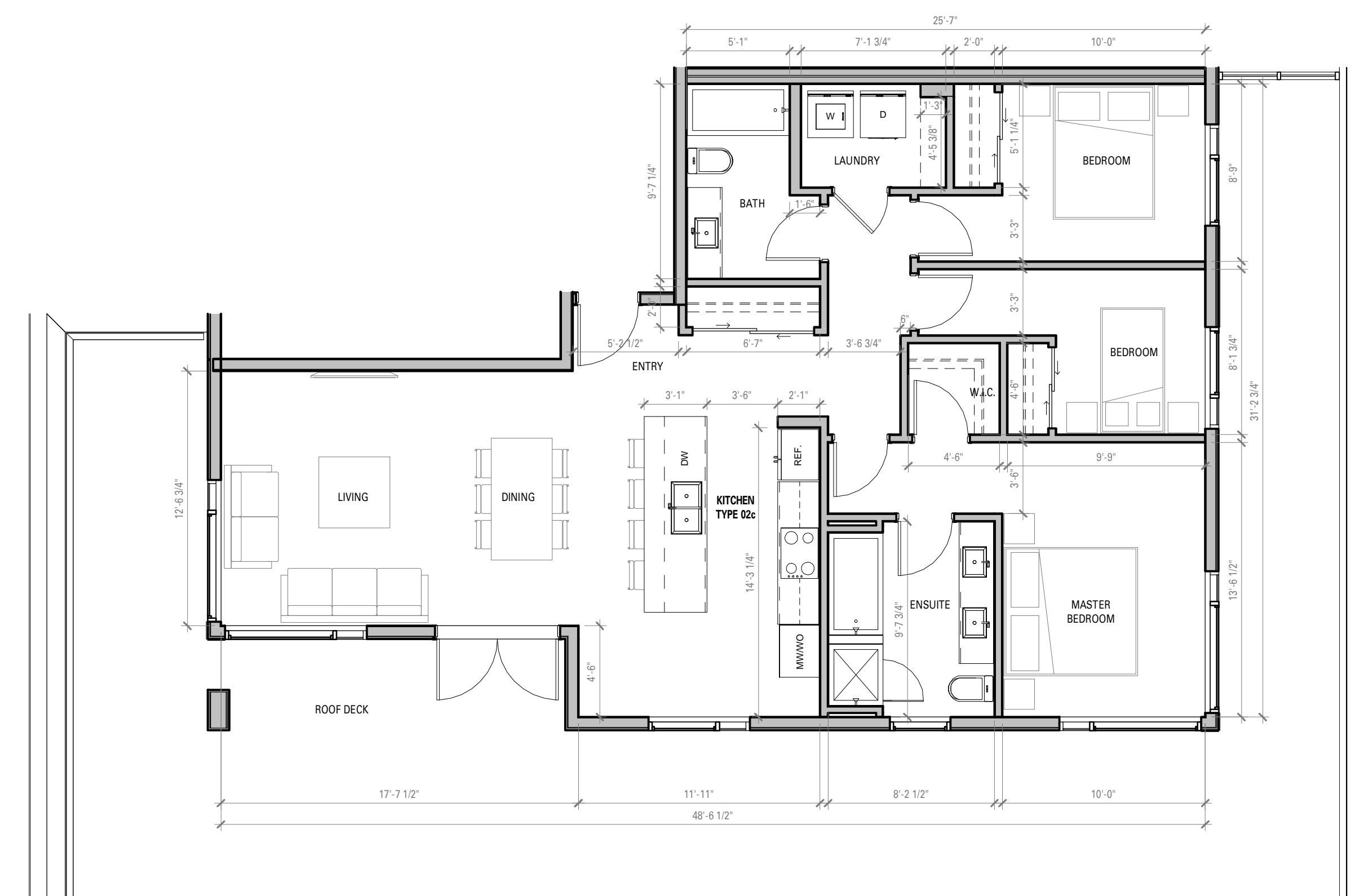
No.	Date	Revision Notes
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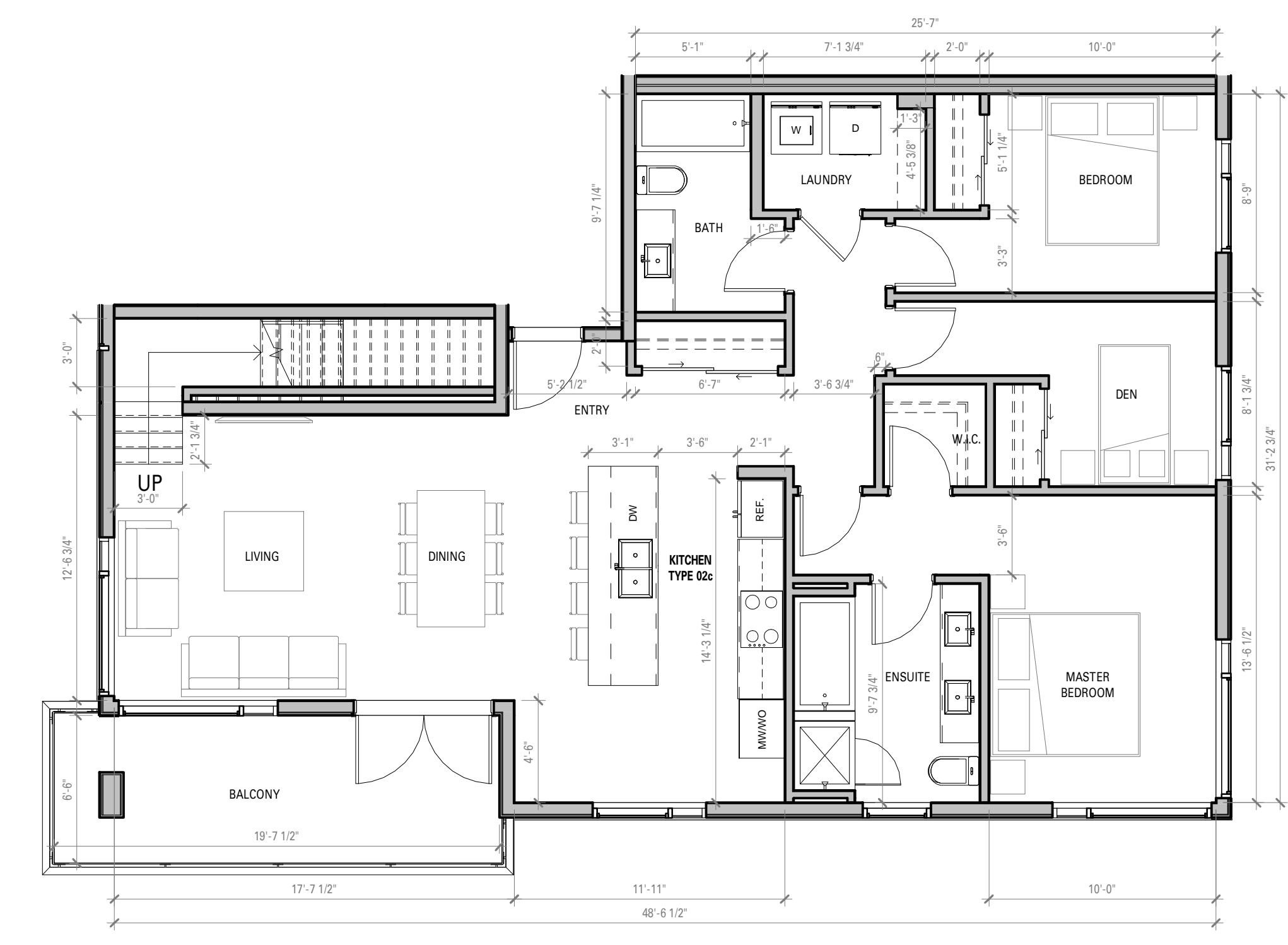
UNIT B10 - Adaptable
1/4" = 1'-0"



UNIT B10b - Adaptable
1/4" = 1'-0"



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



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

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Sheet Title
UNIT PLANS - B10, B10b, C1 & C1b

Drawn By: LC / HK
Reviewed by: CH

Project Number
1508

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

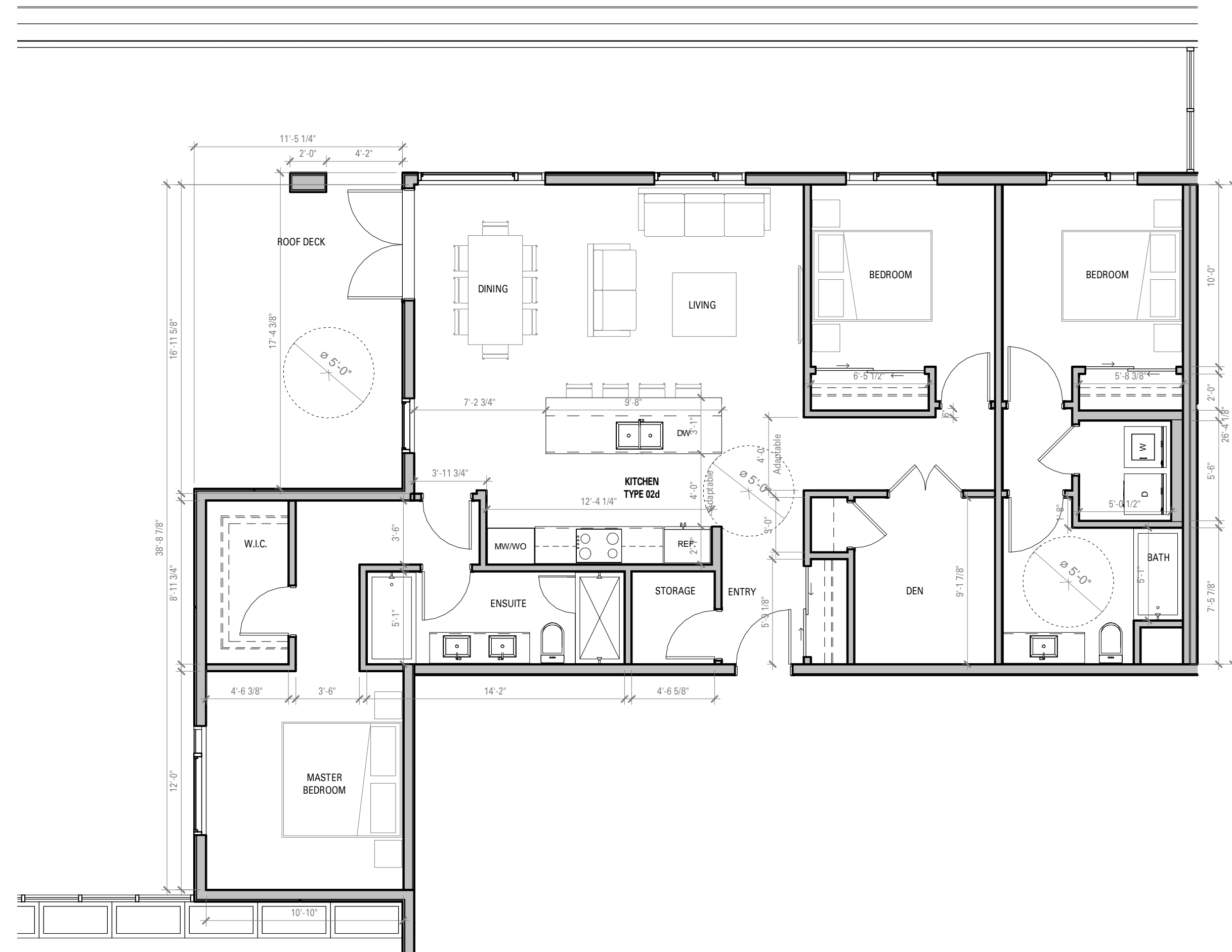
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Issue/Revision: A

Sheet Number

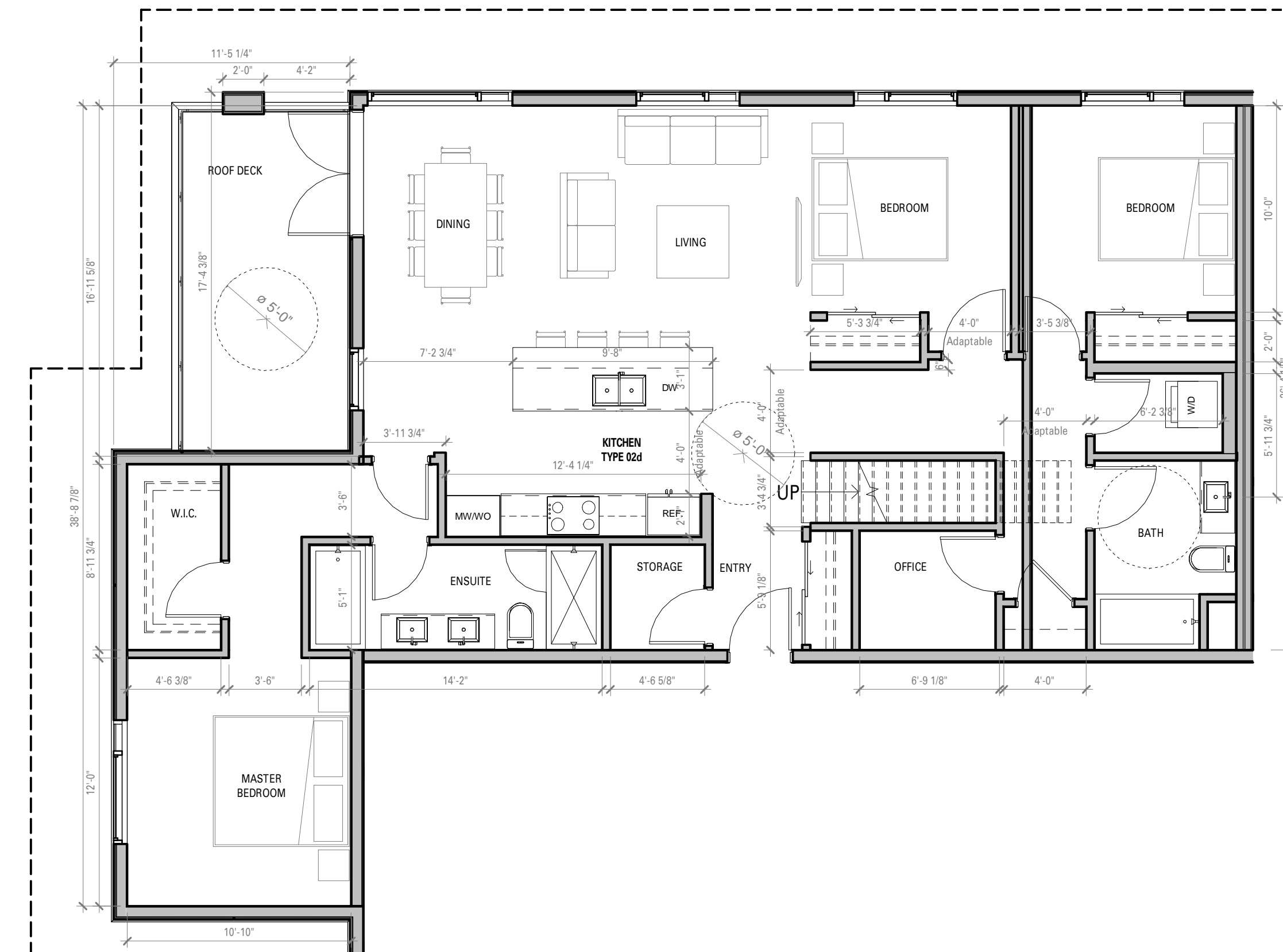
A6.04

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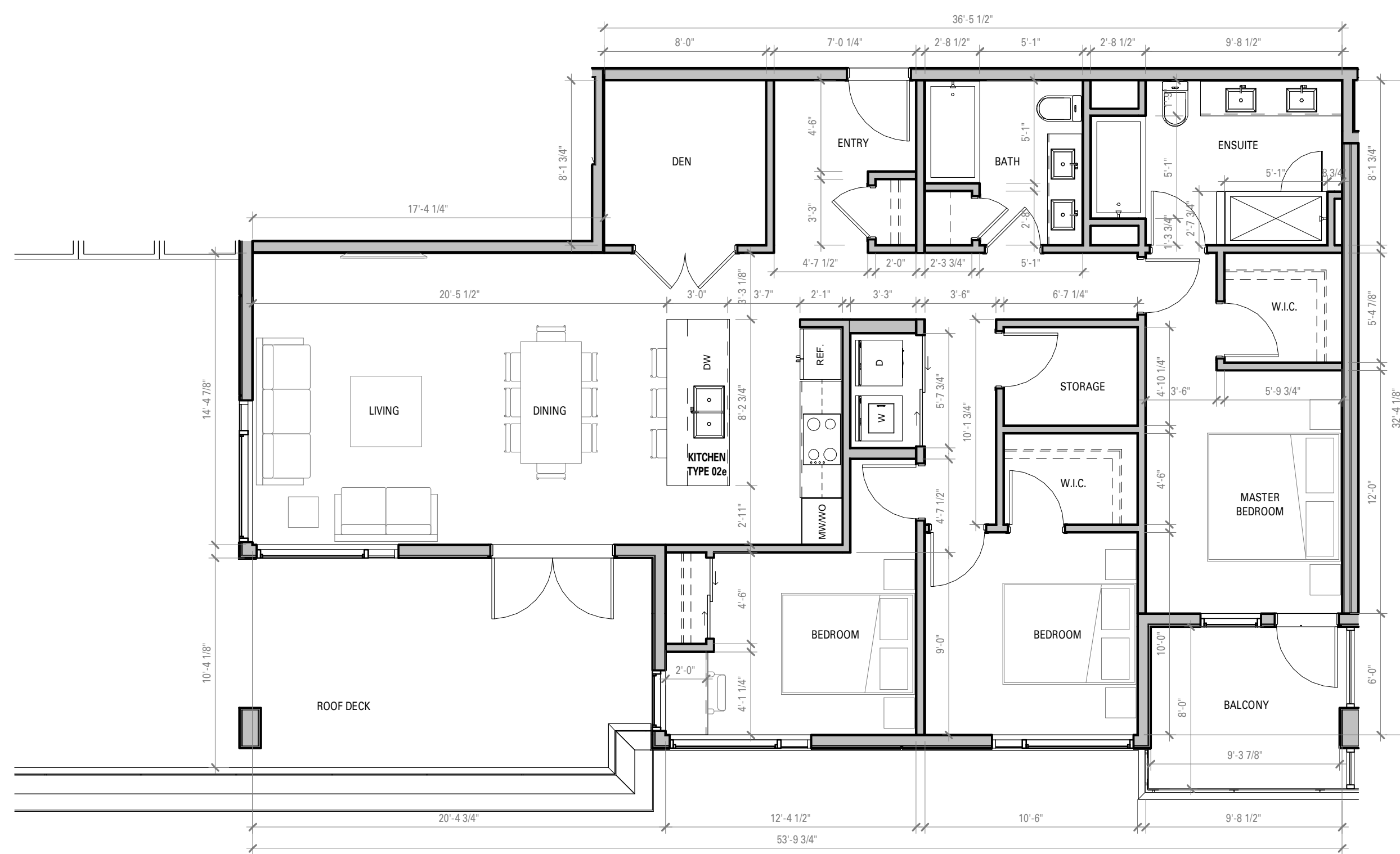
No.	Date	Revision Notes
A	2016/07/08	ISSUED FOR DEVELOPMENT PERMIT



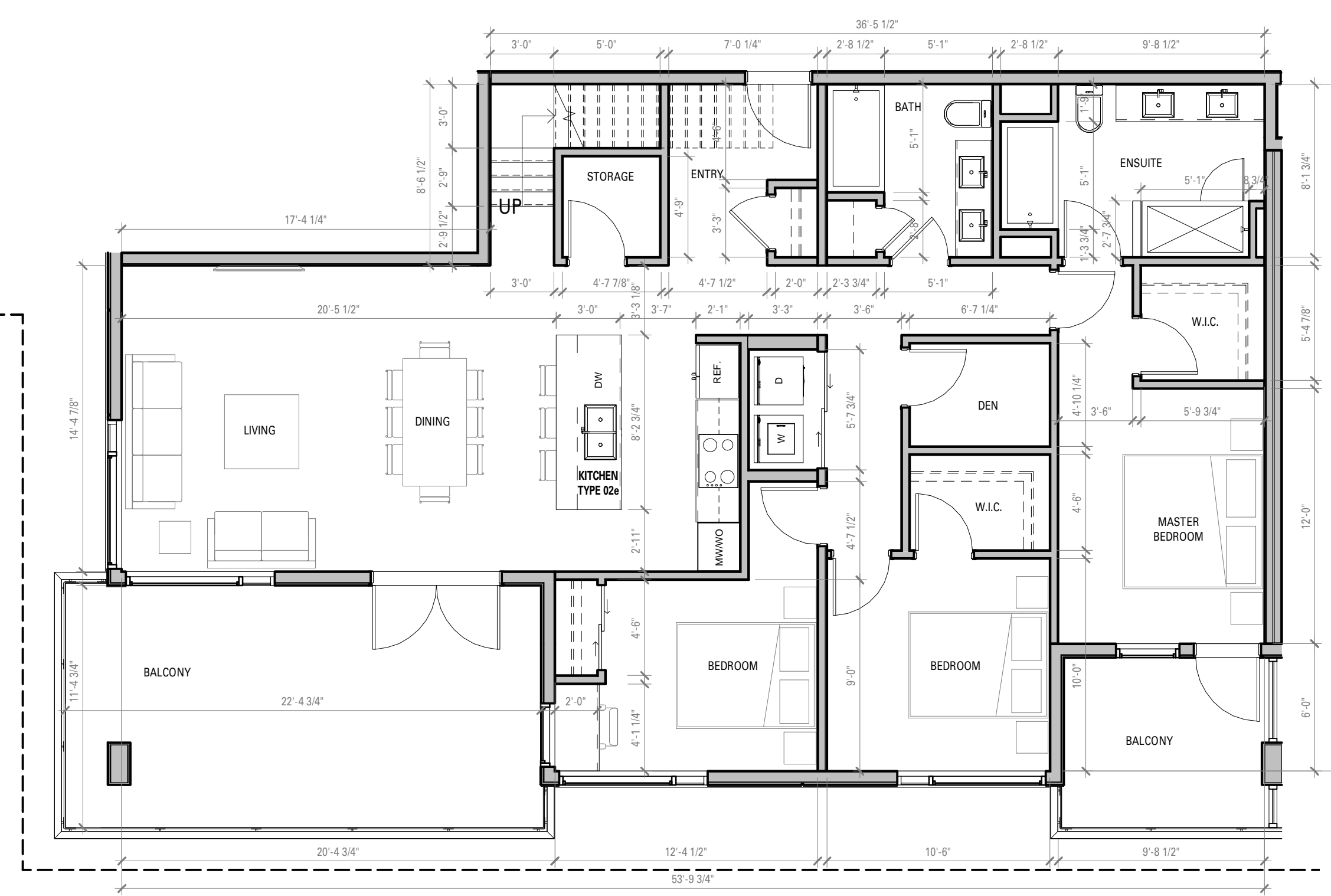
UNIT C2 - Adaptable
3/16" = 1'-0"



UNIT C2b - Adaptable
3/16" = 1'-0"



UNIT C3
3/16" = 1'-0"



UNIT C3b
3/16" = 1'-0"

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Sheet Title
UNIT PLANS - C2, C2b, C3 & C3b

Drawn By LC / HK
Reviewed by CH

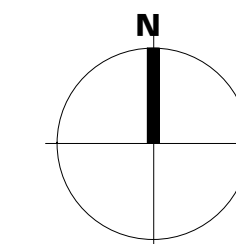
Project Number
1508

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

Scale 3/16" = 1'-0"
Issue/Revision **A**

Sheet Number

A6.05



SHIFT

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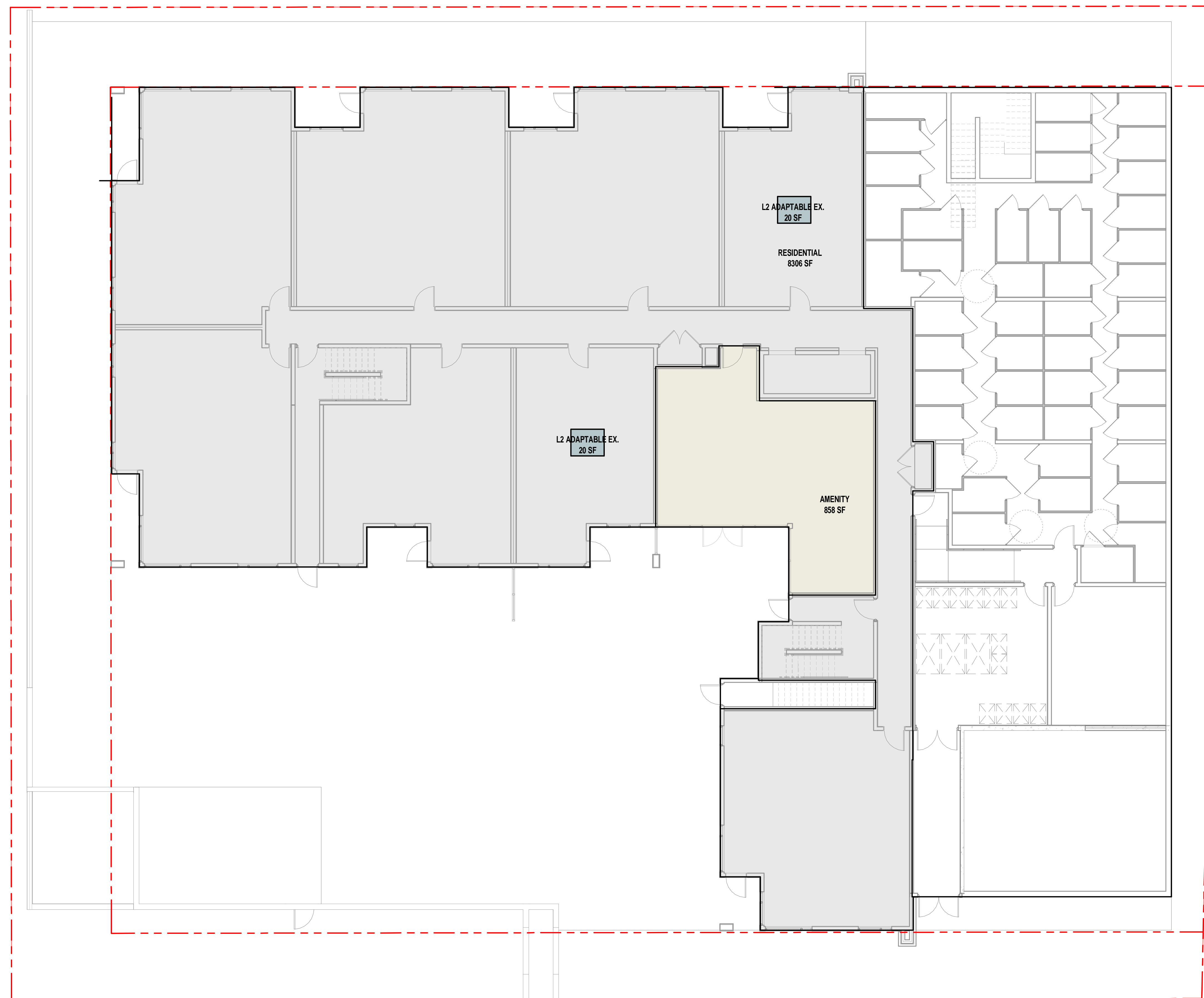
200-1000 West 3rd Street,
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Tel: 604-988-7501
Fax: 604-988-7510

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Sheet Title
FSR OVERLAY L1

Drawn By HK
Reviewed by CH

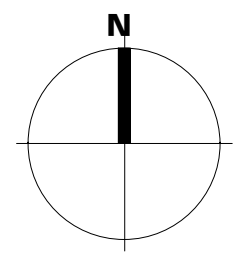
Project Number
1508

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

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

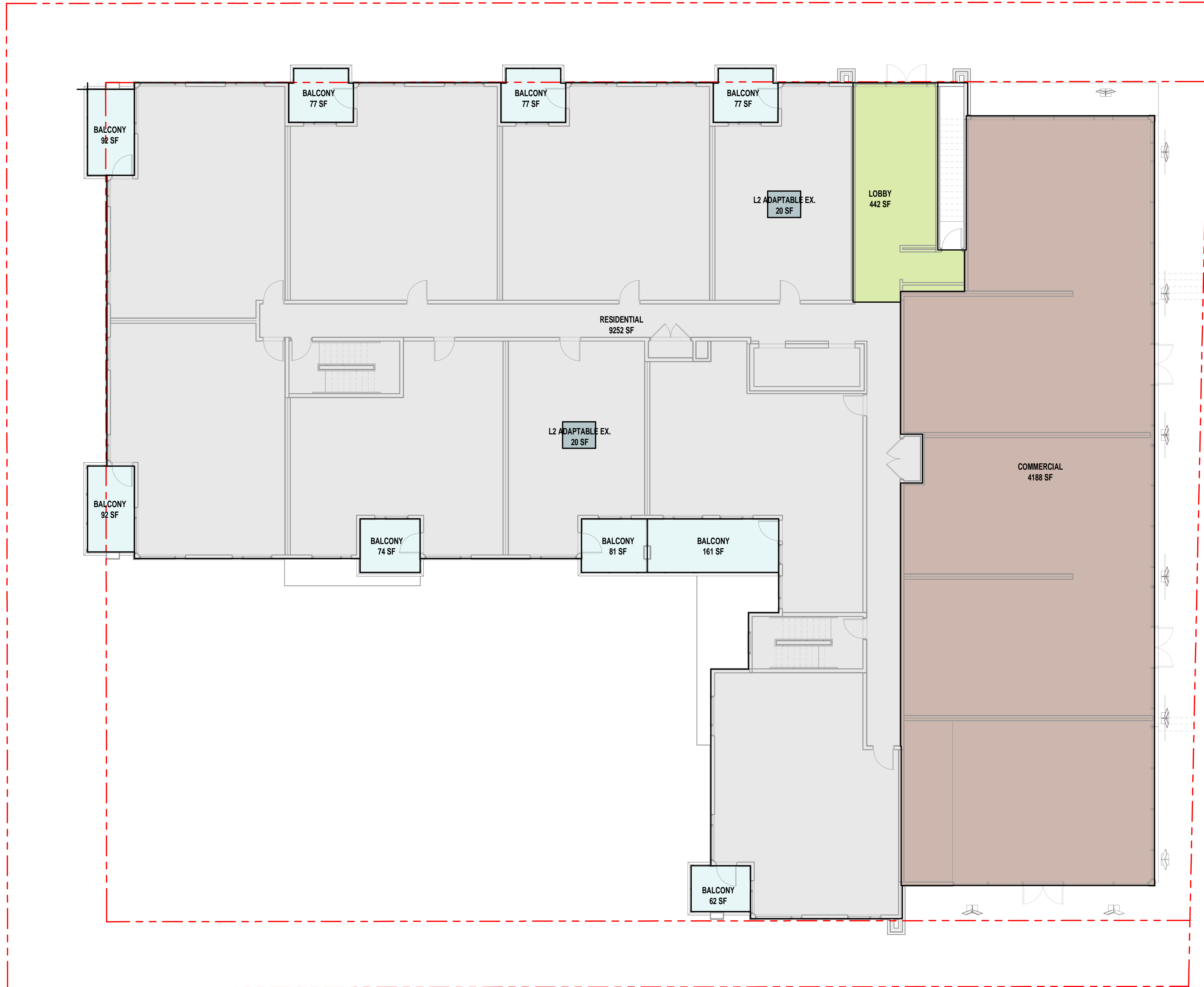
Sheet Number

FSR3.01



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Sheet Title
 FSR OVERLAY L2

Drawn By HK
Reviewed by CH

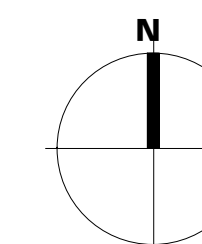
Project Number
 1508

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

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

Sheet Number

FSR3.02



SHIFT

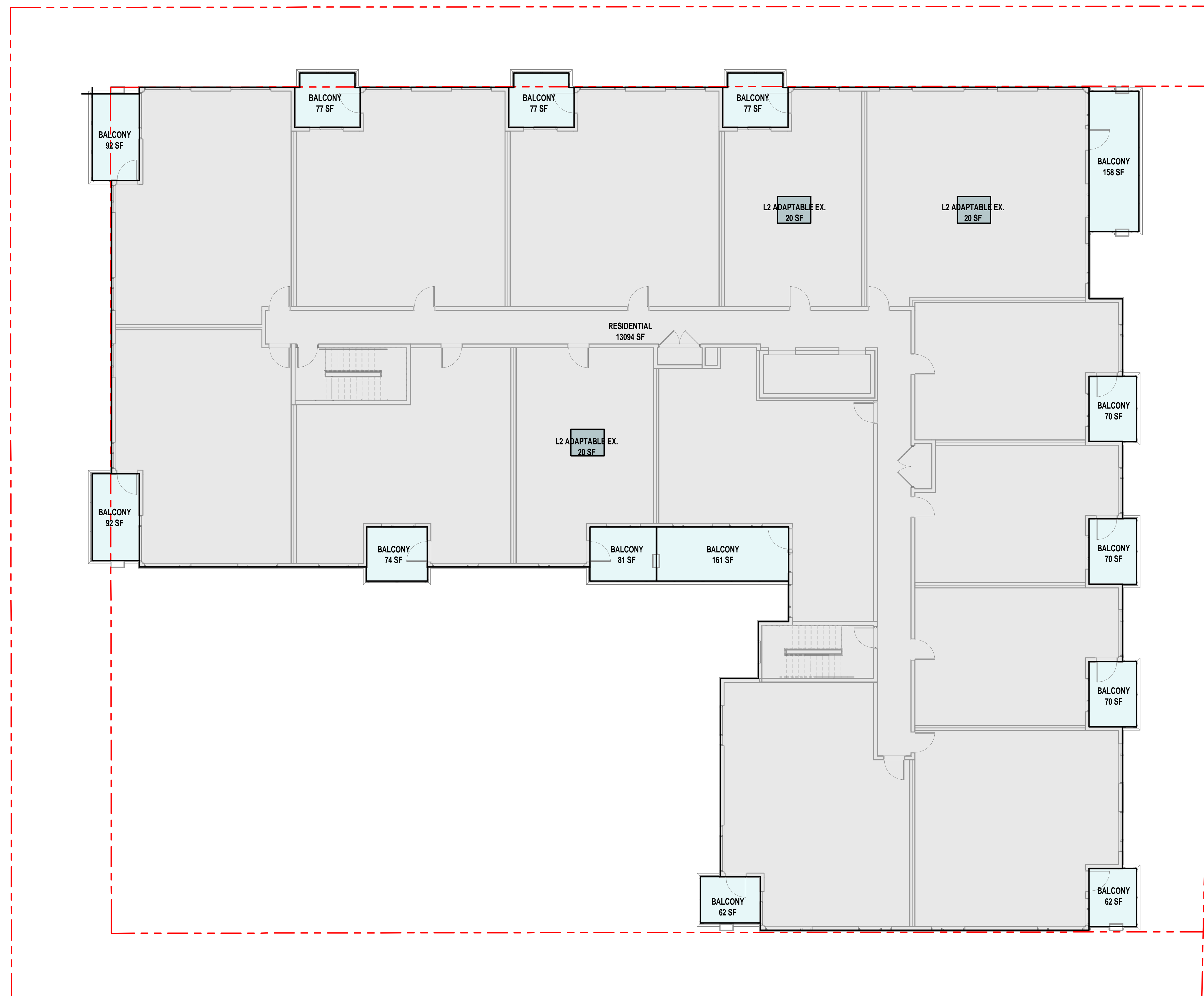
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North Vancouver, B.C. V7P 3J6
Tel: 604-988-7501
Fax: 604-988-7510

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No.	Date	Revision Notes
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Sheet Title
FSR OVERLAY L4

Drawn By: HK
Reviewed by: CH

Project Number
1508

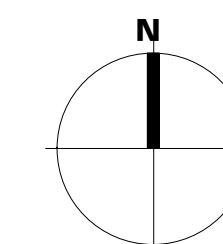
Plot Date: 2016/07/08
Issue Date: 2016/07/08

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

Sheet Number

FSR3.04

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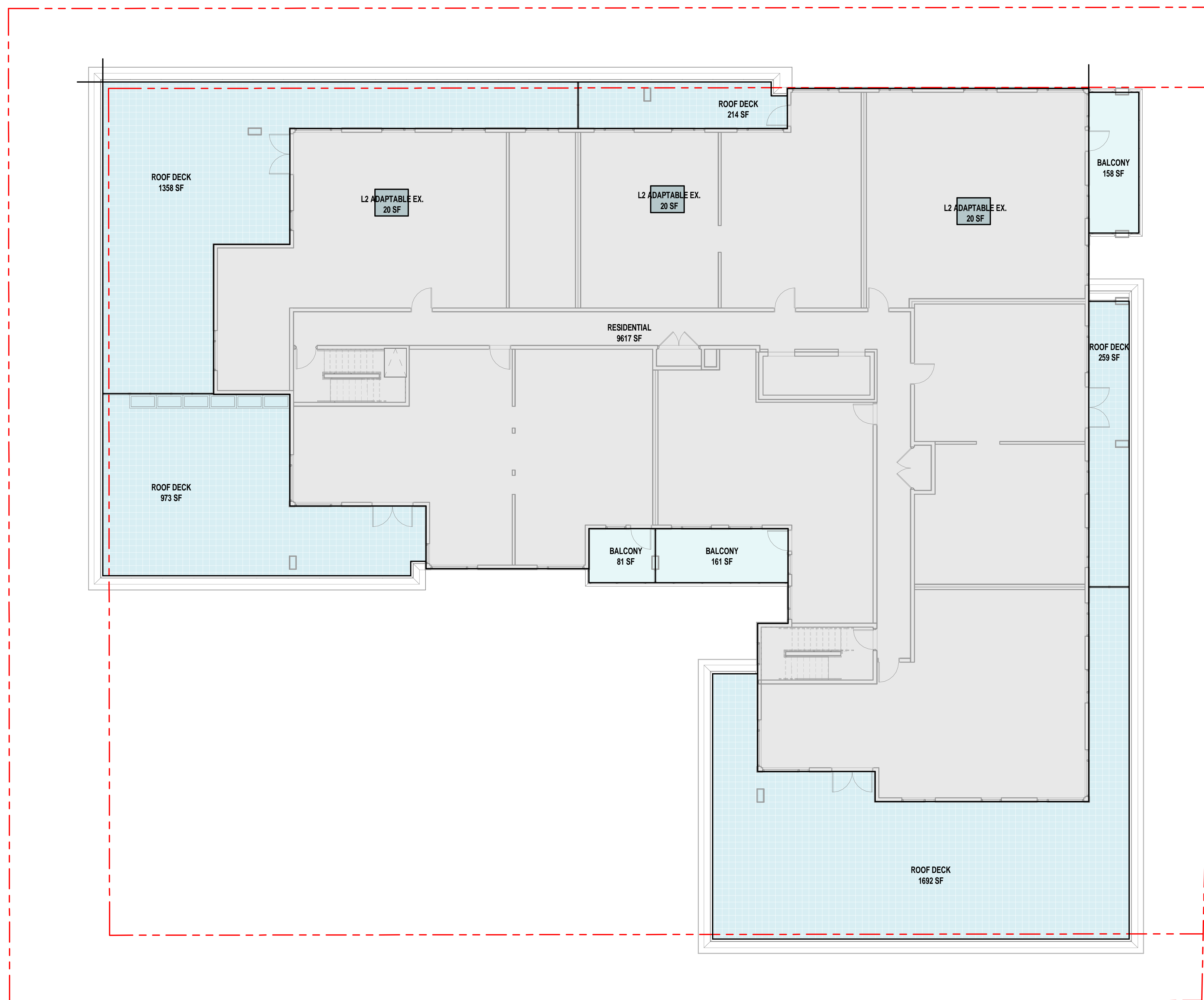
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No.	Date	Revision Notes



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Sheet Title

FSR OVERLAY L5

Drawn By

HK

Reviewed by

CH

Project Number

1508

Plot Date

2016/07/08

Issue Date

2016/07/08

Scale

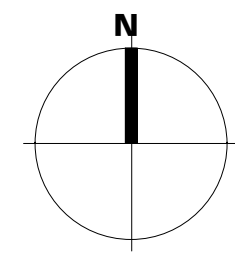
1/8" = 1'-0"

Issue/Revision

A

Sheet Number

FSR3.05



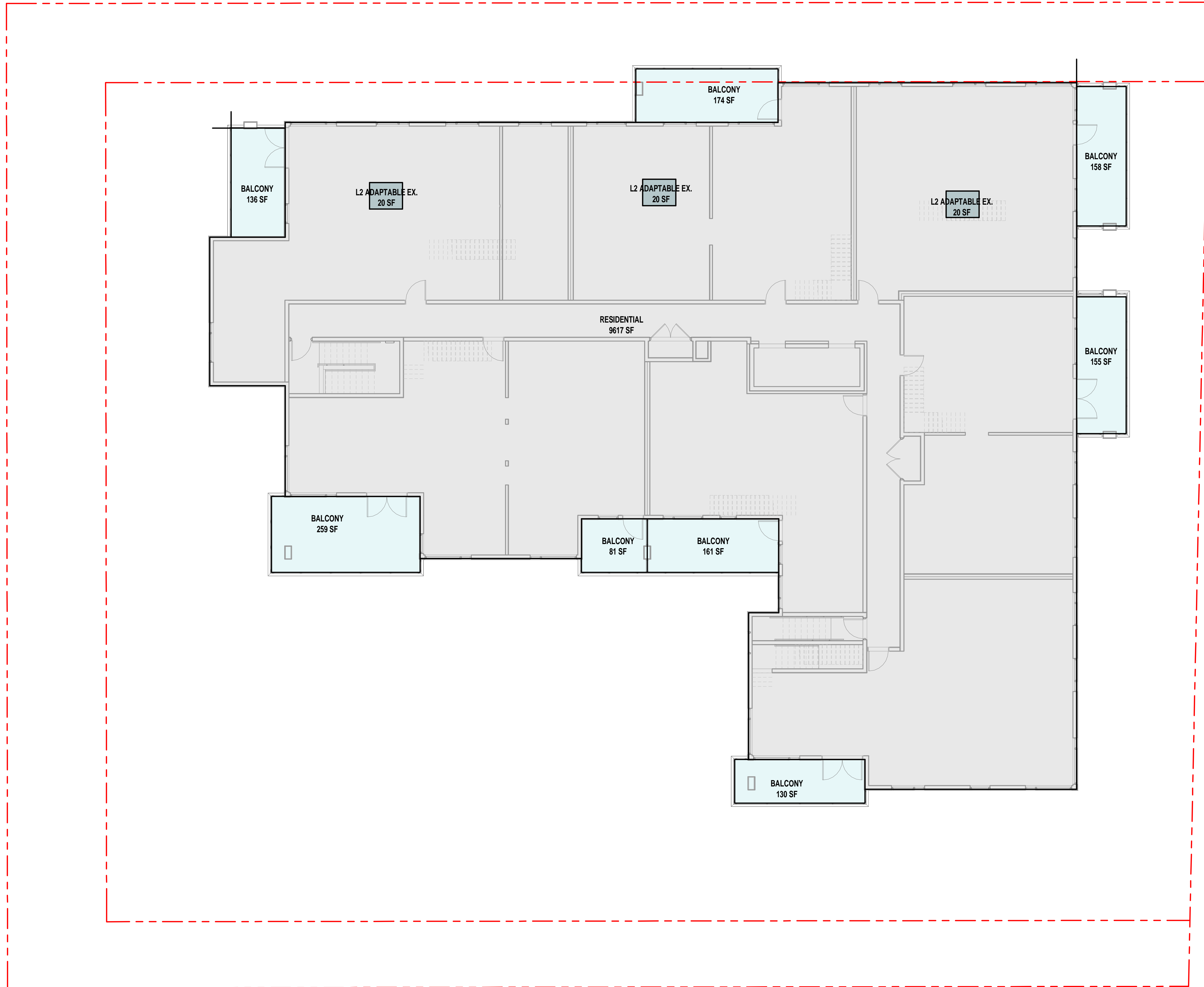
SHIFT

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 North Vancouver, B.C. V7P 3J6
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No.	Date	Revision Notes



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FSR OVERLAY L6

Drawn By HK
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Plot Date 2016/07/08 *Issue Date* 2016/07/08

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

Sheet Number

FSR3.06