



VIEW FROM SOUTH- 15TH STREET



VIEW FROM SW CORNER- 15TH STREET



PERSPECTIVE VIEW FROM SE- 15TH STREET

No.	Date	Revision Notes
A	26/01/22	ISSUED FOR RZ/ DP

26 JANUARY 2021 - ISSUED FOR RZ/ DP

Project Title
PH NV 15

820 W 15th St, North Vancouver BC V7P 1M6



Client/Owner
Polygon Development 237 Ltd.

Sheet Title
PERSPECTIVES

Drawn By
Reviewed by

Author
Approver

Project Number
2003

Plot Date
2021/01/22

Issue Date
26/01/22

Scale
A

Sheet Number

A0.04a

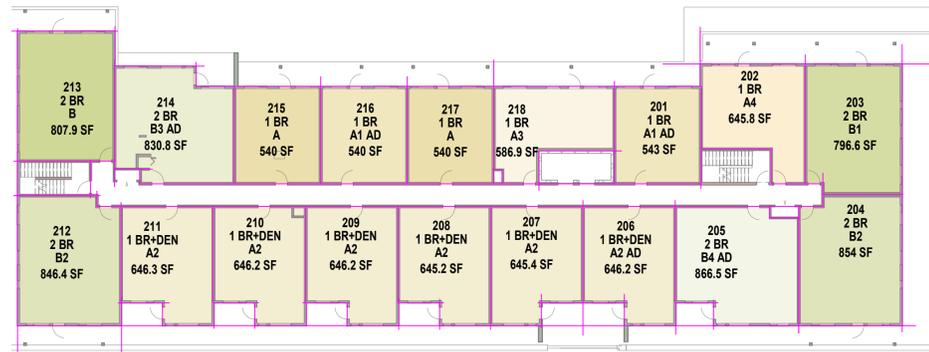
No.	Date	Revision Notes
A	26/01/22	ISSUED FOR RZ/DP



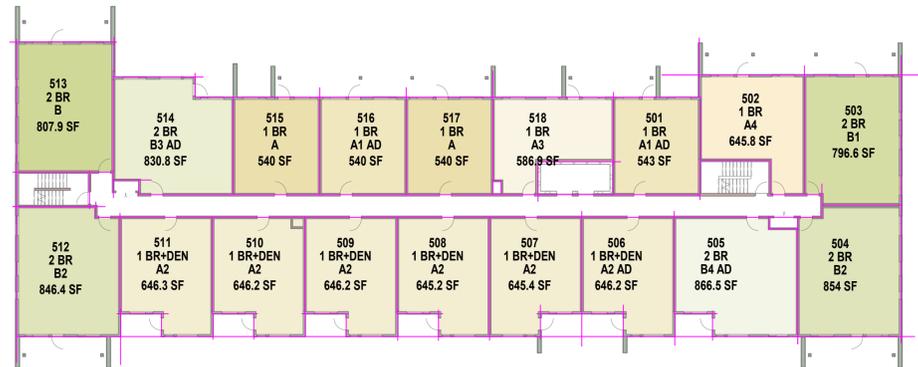
1 LEVEL 1
1" = 20'-0"



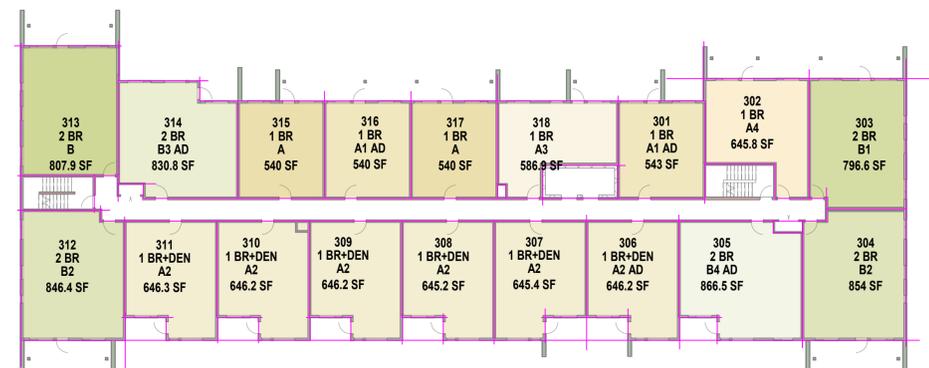
4 LEVEL 4
1" = 20'-0"



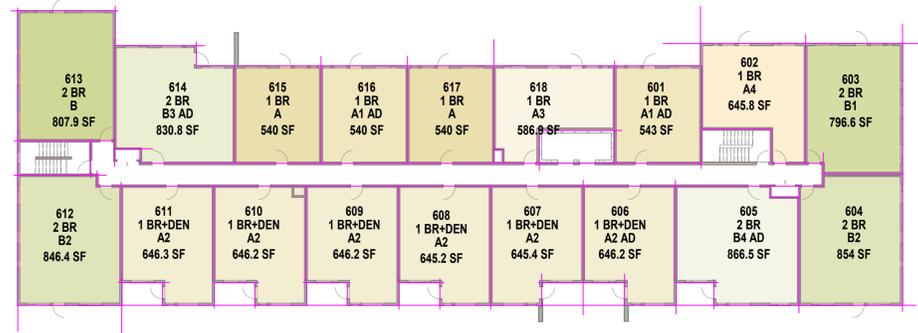
2 LEVEL 2
1" = 20'-0"



5 LEVEL 5
1" = 20'-0"



3 LEVEL 3
1" = 20'-0"



6 LEVEL 6
1" = 20'-0"

Area Schedule (Commercial)				
Type	Name	Area	Floors	TOTAL
LEVEL 1				
CRU-01	CRU-01	1474.1 SF	1	1474.1 SF
CRU-02	CRU-02	1231.5 SF	1	1231.5 SF
CRU-03	CRU-03	1231.5 SF	1	1231.5 SF
CRU-04	CRU-04	1231.5 SF	1	1231.5 SF
CRU-05	CRU-05	1231.5 SF	1	1231.5 SF
CRU-06	CRU-06	1247.7 SF	1	1247.7 SF
CRU-07	CRU-07	840.2 SF	1	840.2 SF
CRU-08	CRU-08	1006.5 SF	1	1006.5 SF
CRU-09	CRU-09	1188.4 SF	1	1188.4 SF
TOTAL:		10682.9 SF	9	10682.9 SF

Area Schedule (Units)				
Type	Name	Area	Floors	TOTAL
LEVEL 2				
A	1 BR	540 SF	1	540 SF
A	1 BR	540 SF	1	540 SF
A1 AD	1 BR	540 SF	1	540 SF
A1 AD	1 BR	543 SF	1	543 SF
A2	1 BR+DEN	646.2 SF	1	646.2 SF
A2	1 BR+DEN	646.2 SF	1	646.2 SF
A2	1 BR+DEN	645.2 SF	1	645.2 SF
A2	1 BR+DEN	645.4 SF	1	645.4 SF
A2	1 BR+DEN	646.3 SF	1	646.3 SF
A2 AD	1 BR+DEN	646.2 SF	1	646.2 SF
A3	1 BR	586.9 SF	1	586.9 SF
A4	1 BR	645.8 SF	1	645.8 SF
B	2 BR	807.9 SF	1	807.9 SF
B1	2 BR	796.6 SF	1	796.6 SF
B2	2 BR	846.4 SF	1	846.4 SF
B2	2 BR	854 SF	1	854 SF
B3 AD	2 BR	830.8 SF	1	830.8 SF
B4 AD	2 BR	866.5 SF	1	866.5 SF
TOTAL:		12273.4 SF	18	12273.4 SF

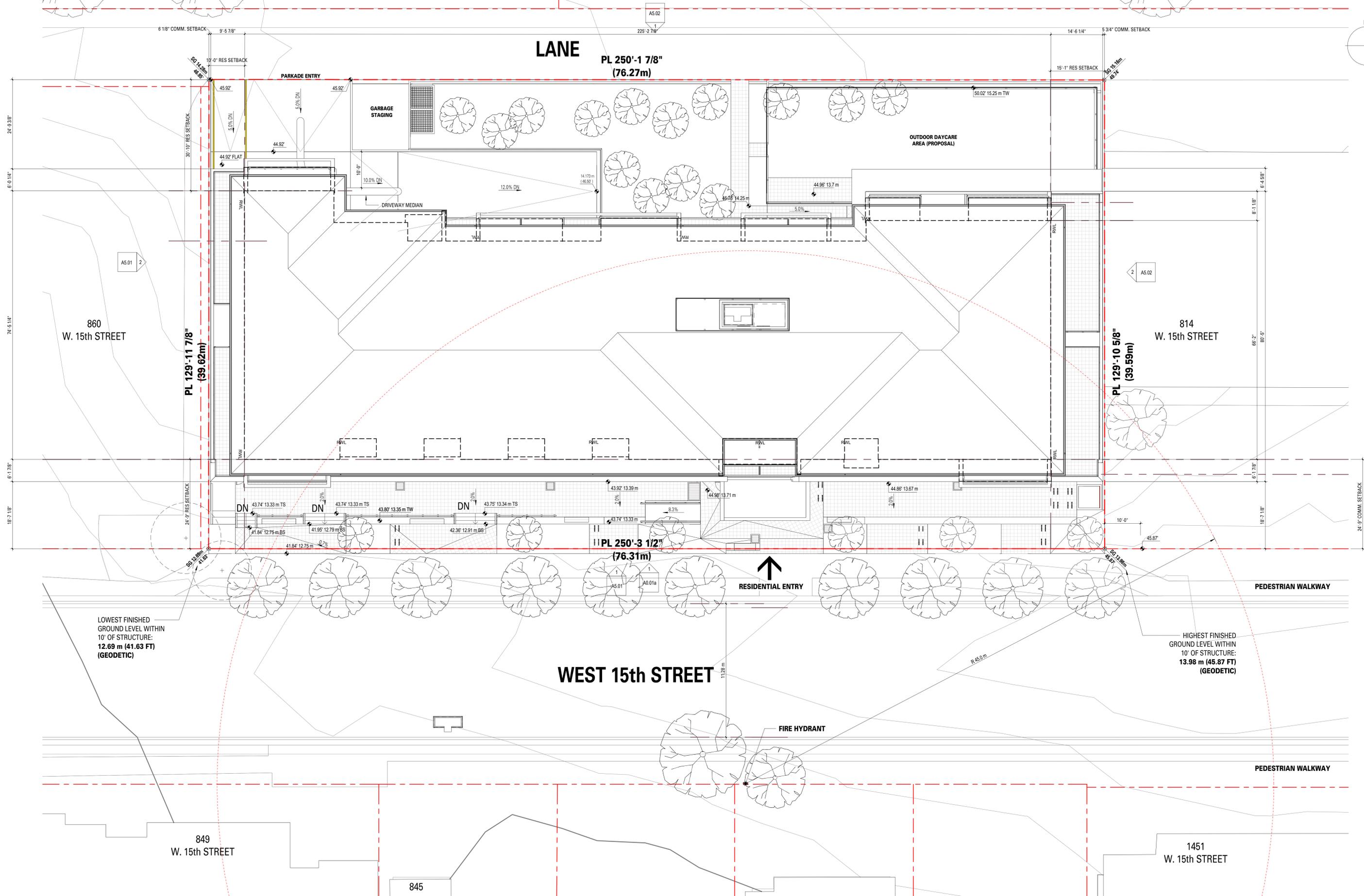
LEVEL 3				
Type	Name	Area	Floors	TOTAL
A	1 BR	540 SF	1	540 SF
A	1 BR	540 SF	1	540 SF
A1 AD	1 BR	540 SF	1	540 SF
A1 AD	1 BR	543 SF	1	543 SF
A2	1 BR+DEN	646.2 SF	1	646.2 SF
A2	1 BR+DEN	646.2 SF	1	646.2 SF
A2	1 BR+DEN	645.2 SF	1	645.2 SF
A2	1 BR+DEN	645.4 SF	1	645.4 SF
A2	1 BR+DEN	646.3 SF	1	646.3 SF
A2 AD	1 BR+DEN	645.4 SF	1	645.4 SF
A2 AD	1 BR+DEN	646.2 SF	1	646.2 SF
A3	1 BR	586.9 SF	1	586.9 SF
A4	1 BR	645.8 SF	1	645.8 SF
B	2 BR	807.9 SF	1	807.9 SF
B1	2 BR	796.6 SF	1	796.6 SF
B2	2 BR	846.4 SF	1	846.4 SF
B2	2 BR	854 SF	1	854 SF
B3 AD	2 BR	830.8 SF	1	830.8 SF
B4 AD	2 BR	866.5 SF	1	866.5 SF
TOTAL:		12273.4 SF	18	12273.4 SF

LEVEL 4				
Type	Name	Area	Floors	TOTAL
A	1 BR	540 SF	1	540 SF
A	1 BR	540 SF	1	540 SF
A1 AD	1 BR	540 SF	1	540 SF
A1 AD	1 BR	543 SF	1	543 SF
A2	1 BR+DEN	646.2 SF	1	646.2 SF
A2	1 BR+DEN	646.2 SF	1	646.2 SF
A2	1 BR+DEN	645.2 SF	1	645.2 SF
A2	1 BR+DEN	645.4 SF	1	645.4 SF
A2	1 BR+DEN	646.3 SF	1	646.3 SF
A2 AD	1 BR+DEN	645.4 SF	1	645.4 SF
A2 AD	1 BR+DEN	646.2 SF	1	646.2 SF
A3	1 BR	586.9 SF	1	586.9 SF
A4	1 BR	645.8 SF	1	645.8 SF
B	2 BR	807.9 SF	1	807.9 SF
B1	2 BR	796.6 SF	1	796.6 SF
B2	2 BR	846.4 SF	1	846.4 SF
B2	2 BR	854 SF	1	854 SF
B3 AD	2 BR	830.8 SF	1	830.8 SF
B4 AD	2 BR	866.5 SF	1	866.5 SF
TOTAL:		12273.5 SF	18	12273.5 SF

LEVEL 5				
Type	Name	Area	Floors	TOTAL
A	1 BR	540 SF	1	540 SF
A	1 BR	540 SF	1	540 SF
A1 AD	1 BR	540 SF	1	540 SF
A1 AD	1 BR	543 SF	1	543 SF
A2	1 BR+DEN	646.2 SF	1	646.2 SF
A2	1 BR+DEN	646.2 SF	1	646.2 SF
A2	1 BR+DEN	645.2 SF	1	645.2 SF
A2	1 BR+DEN	645.4 SF	1	645.4 SF
A2	1 BR+DEN	646.3 SF	1	646.3 SF
A2 AD	1 BR+DEN	645.4 SF	1	645.4 SF
A2 AD	1 BR+DEN	646.2 SF	1	646.2 SF
A3	1 BR	586.9 SF	1	586.9 SF
A4	1 BR	645.8 SF	1	645.8 SF
B	2 BR	807.9 SF	1	807.9 SF
B1	2 BR	796.6 SF	1	796.6 SF
B2	2 BR	846.4 SF	1	846.4 SF
B2	2 BR	854 SF	1	854 SF
B3 AD	2 BR	830.8 SF	1	830.8 SF
B4 AD	2 BR	866.5 SF	1	866.5 SF
TOTAL:		12273.4 SF	18	12273.4 SF

LEVEL 6				
Type	Name	Area	Floors	TOTAL
A	1 BR	540 SF	1	540 SF
A	1 BR	540 SF	1	540 SF
A1 AD	1 BR	540 SF	1	540 SF
A1 AD	1 BR	543 SF	1	543 SF
A2	1 BR+DEN	646.2 SF	1	646.2 SF
A2	1 BR+DEN	646.2 SF	1	646.2 SF
A2	1 BR+DEN	645.2 SF	1	645.2 SF
A2	1 BR+DEN	645.4 SF	1	645.4 SF
A2	1 BR+DEN	646.3 SF	1	646.3 SF
A2 AD	1 BR+DEN	645.4 SF	1	645.4 SF
A2 AD	1 BR+DEN	646.2 SF	1	646.2 SF
A3	1 BR	586.9 SF	1	586.9 SF
A4	1 BR	645.8 SF	1	645.8 SF
B	2 BR	807.9 SF	1	807.9 SF
B1	2 BR	796.6 SF	1	796.6 SF
B2	2 BR	846.4 SF	1	846.4 SF
B2	2 BR	854 SF	1	854 SF
B3 AD	2 BR	830.8 SF	1	830.8 SF
B4 AD	2 BR	866.5 SF	1	866.5 SF
TOTAL:		61366.9 SF	90	61366.9 SF





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No.	Date	Revision Notes
A	26/01/22	ISSUED FOR RZ/DP

Project Title
PH NV 15

820 W 15th St, North Vancouver BC V7P 1M6



Client/Owner
Polygon Development 237 Ltd.

Sheet Title
SITE PLAN

Drawn By: LC
Reviewed by: Approver

Project Number
2003

Plot Date: 2021/01/22
Issue Date: 26/01/22

Scale: 3/32" = 1'-0"
Issue/Revision: A

Sheet Number

A1.00

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No.	Date	Revision Notes
A	26/01/22	ISSUED FOR RZ/DP

PARKING SCHEDULE (TOTALS)

Description	Count
ACCESSIBLE STALL	8
BIKE LOCKER (DOUBLE)	67
LOADING	1
REGULAR STALL	121
SMALL CAR STALL	5
Grand total:	202

PARKING SCHEDULE (RESIDENT)

Description	Count
ACCESSIBLE STALL	4
REGULAR STALL	92
SMALL CAR STALL	3
Grand total:	99

PARKING SCHEDULE (VISITORS)

Description	Count
ACCESSIBLE STALL	2
REGULAR STALL	8
Grand total:	10

PARKING SCHEDULE (CAR SHARE)

Description	Count
Grand total:	0

PARKING SCHEDULE (LOADING)

Description	Count
LOADING	1
Grand total:	1

PARKING SCHEDULE (ACCESSIBLE)

Description	Count
ACCESSIBLE STALL	8
Grand total:	8

PARKING SCHEDULE (COMMERCIAL)

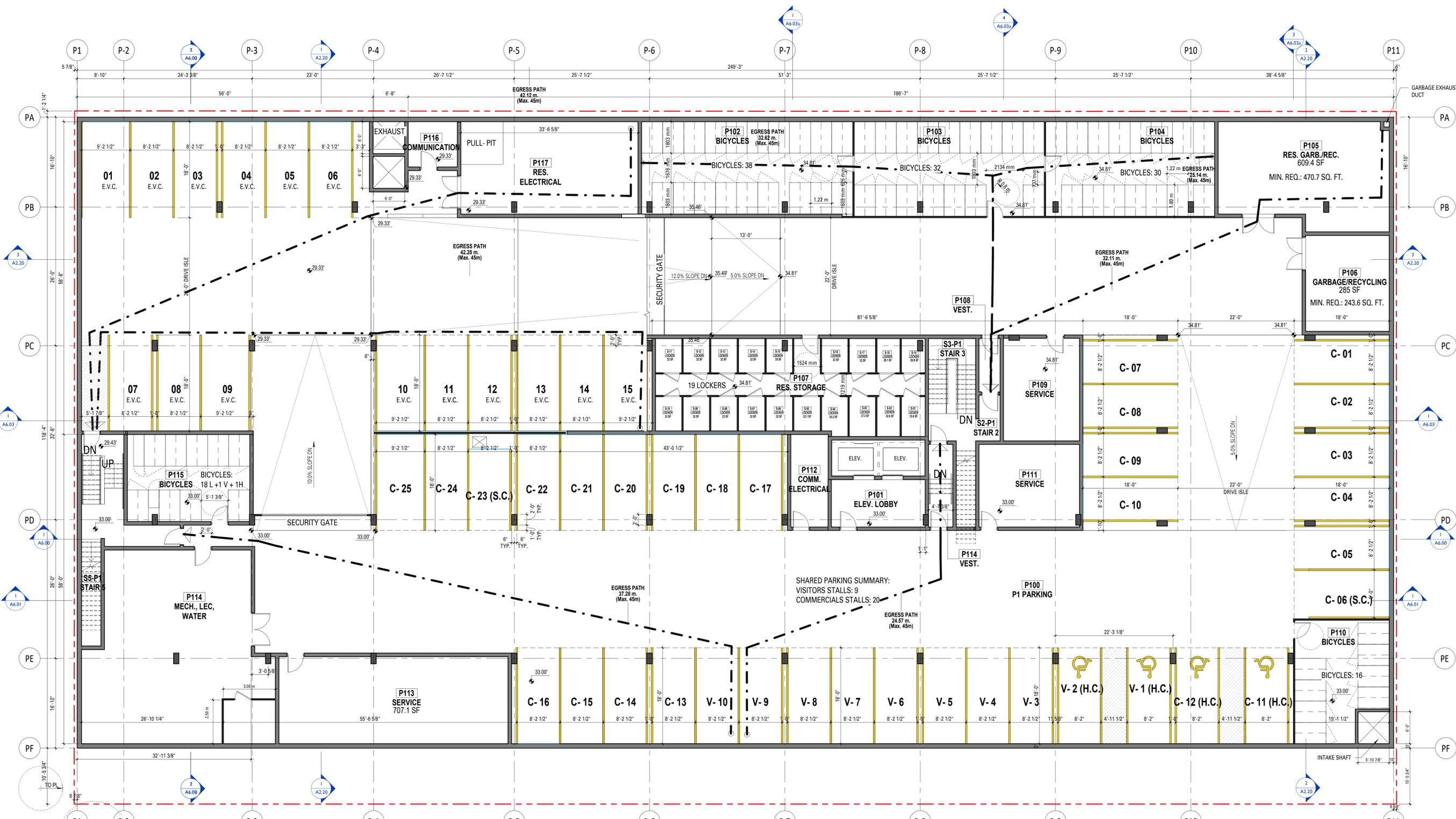
Description	Count
ACCESSIBLE STALL	2
REGULAR STALL	21
SMALL CAR STALL	2
Grand total:	25

PARKING SCHEDULE (BICYCLE RES.)

Description	Count
BICYCLE LOCKER (HORIZONTAL)	134
BICYCLE LOCKER (HORIZONTAL)	2
Grand total:	136

PARKING SCHEDULE (BICYCLE COMM.)

Description	Count
BICYCLE LOCKER (HORIZONTAL)	5
Grand total:	5



REQUIRED HEADROOM:
PROVIDE ACCESS ROUTE WITH MINIMUM CLEAR HEADROOM OF 2290mm (7'-6") TO ALL LOADING SPACES - ALL OTHER AREAS INCLUDING PARKING STALLS REQUIRE MINIMUM CLEAR HEADROOM OF 2100mm (6'-10 5/8"). GARAGE ENTRANCE TO BE MINIMUM CLEAR HEADROOM OF 2134mm (7'-0").

PARKADE FINISHES GENERAL NOTES:
1. PARKADE WALLS AND COLUMNS TO BE PAINTED WHITE TO FULL HEIGHT - TYPICAL. OWNER TO PROVIDE ALTERNATE COLOURS FOR SPECIFIC ACCENT LOCATIONS.

BICYCLE PARKING ROOM TYPICAL NOTES:
1. A MAXIMUM OF 35% OF BICYCLE PARKING STALLS TO BE VERTICAL.
2. ONE ELECTRICAL OUTLET TO BE PROVIDED FOR EVERY 4 BICYCLE PARKING SPACES IN A BICYCLE COMPOUND.
3. METAL ENCLOSURES AND DOORS TO BE "TAMPER PROOF", CONSTRUCTED OF EXPANDED METAL (DIAMOND MESH), OR SIMILAR MATERIAL, WITH MAXIMUM SHORT WAY OPENING 19mm (3/4") AND NINE GAUGE MINIMUM STRAND SIZE REQUIREMENT. NO REINFORCEMENT SHOULD BE REQUIRED, BUT THE EXPANDED METAL SHOULD BE SECURELY WELDED TO A STEEL FRAME.
4. ALL BICYCLE STALLS TO HAVE MINIMUM CLEAR HEADROOM OF 2500mm (8'-2 3/8").

STORAGE LOCKER GENERAL NOTES:
1. THE PERIMETER OF BICYCLE LOCKERS OR BANKS OF LOCKERS THAT DO NOT EXTEND TO THE CEILING ARE TO BE ENCLOSED WITH METAL MESH ENCLOSURES PREVENTING THE STORAGE OF ITEMS ON TOP OF THE STORAGE LOCKERS.
2. INDIVIDUAL SPRINKLERS OF STORAGE LOCKERS IS REQUIRED IF THE DISTANCE FROM THE USE OF FINISHED CEILING TO THE TOP OF THE STORAGE LOCKER IS LESS THAN 24".

ELECTRIC VEHICLE CHARGING REQUIREMENTS:
ALL PARKING SPACES REQUIRED FOR RESIDENTIAL USES SHALL INCLUDE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR A HIGHER CHARGER LEVEL FOR AN ELECTRIC VEHICLE EXCEPT VISITOR PARKING AND PARKING SPACES FOR ACCESSORY SECONDARY SUITE USE.

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Project Title
PH NV 15

820 W 15th St, North Vancouver BC V7P 1M6



Client/Owner
Polygon Development 237 Ltd.

Sheet Title
LEVEL P1 PLAN

Drawn By
Reviewed By

Author
Approver

Project Number
2003

Plot Date
2021/01/22

Issue Date
26/01/22

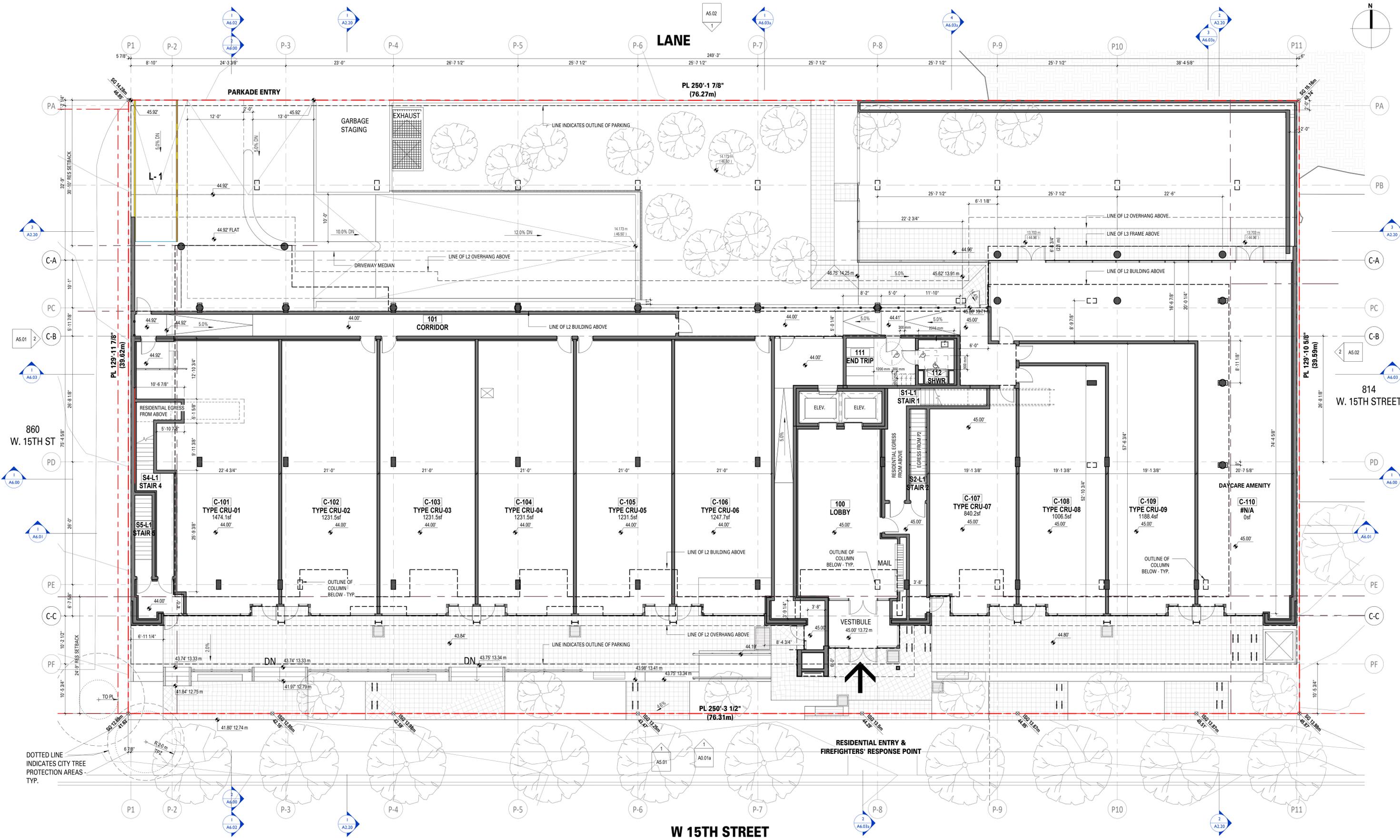
Scale
1/8" = 1'-0"

Issue/Revision
A

Sheet Number

A2.02

No.	Date	Revision Notes
A	26/01/22	ISSUED FOR RZ/DP



No.	Date	Revision Notes
A	26/01/22	ISSUED FOR RZ/DP

860 W. 15TH ST
814 W. 15TH STREET

26 JANUARY 2021 - ISSUED FOR RZ/ DP

Project Title
PH NV 15

820 W 15th St, North Vancouver BC V7P 1M6



Client/Owner
Polygon Development 237 Ltd.

Sheet Title
LEVEL 1 PLAN

Drawn By	Author
Reviewed By	Approver
Project Number	2003
Plot Date	Issue Date
2021/01/22	26/01/22
Scale	Issue/Revision
1/8" = 1'-0"	A
Sheet Number	

A2.03

No.	Date	Revision Notes
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26 JANUARY 2021 - ISSUED FOR RZ/ DP

Project Title
PH NV 15

820 W 15th St, North Vancouver BC V7P 1M6



Client/Owner
Polygon Development 237 Ltd.

Sheet Title
LEVEL 2 PLAN

Drawn By
Reviewed by

Author
Approver

Project Number
2003

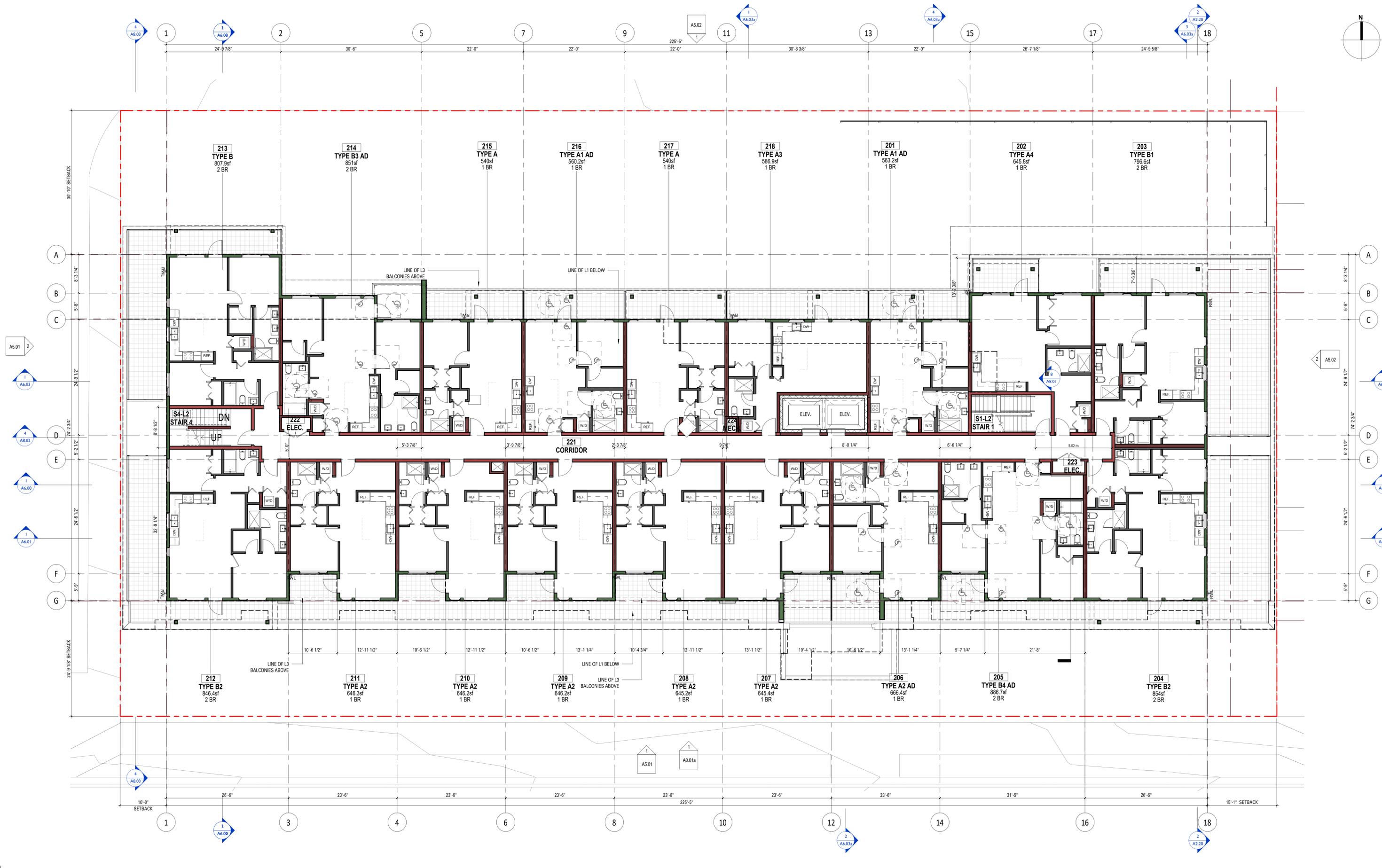
Plot Date
2021/01/22

Issue Date
26/01/22

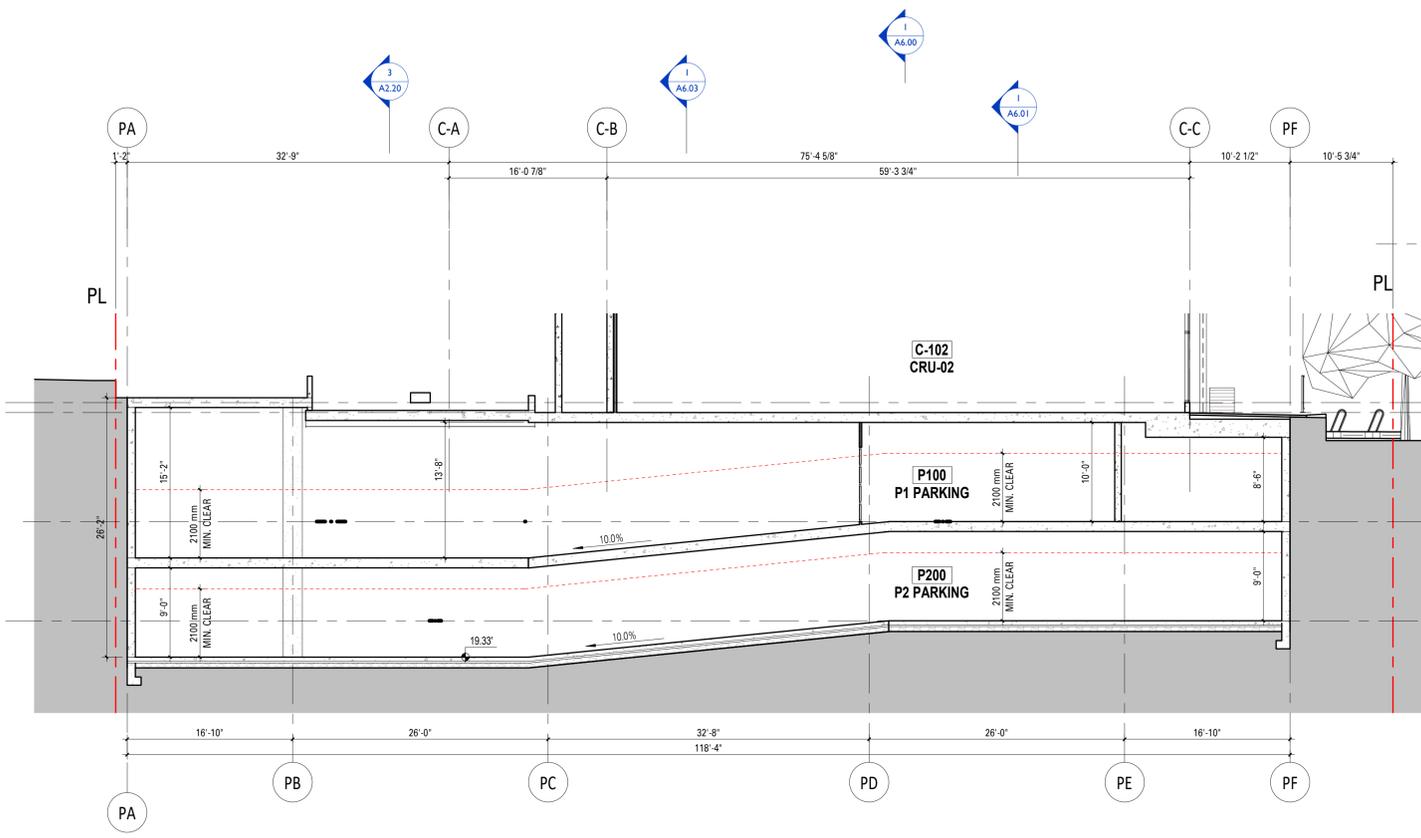
Scale
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Issue/Revision
A

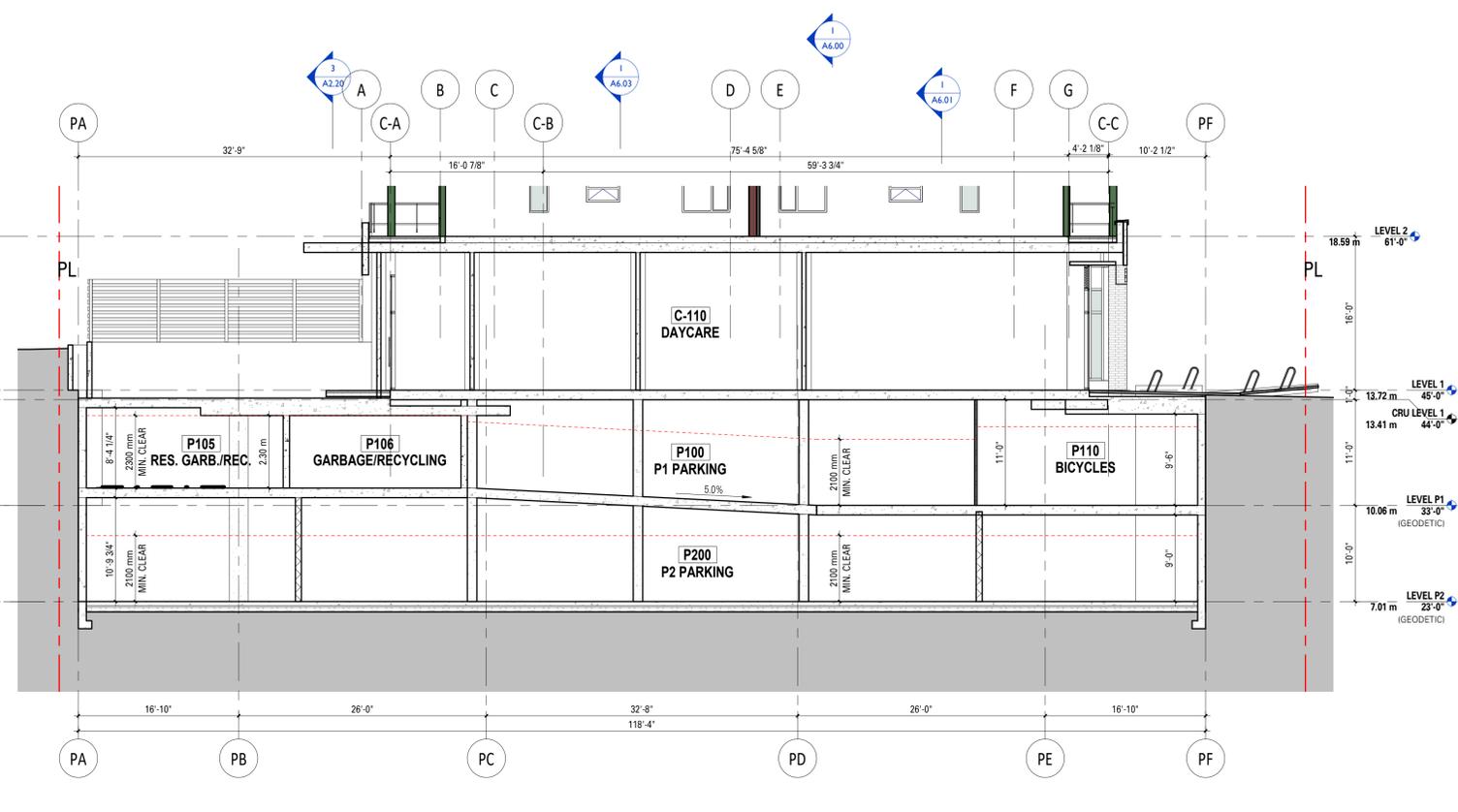
Sheet Number
A2.04



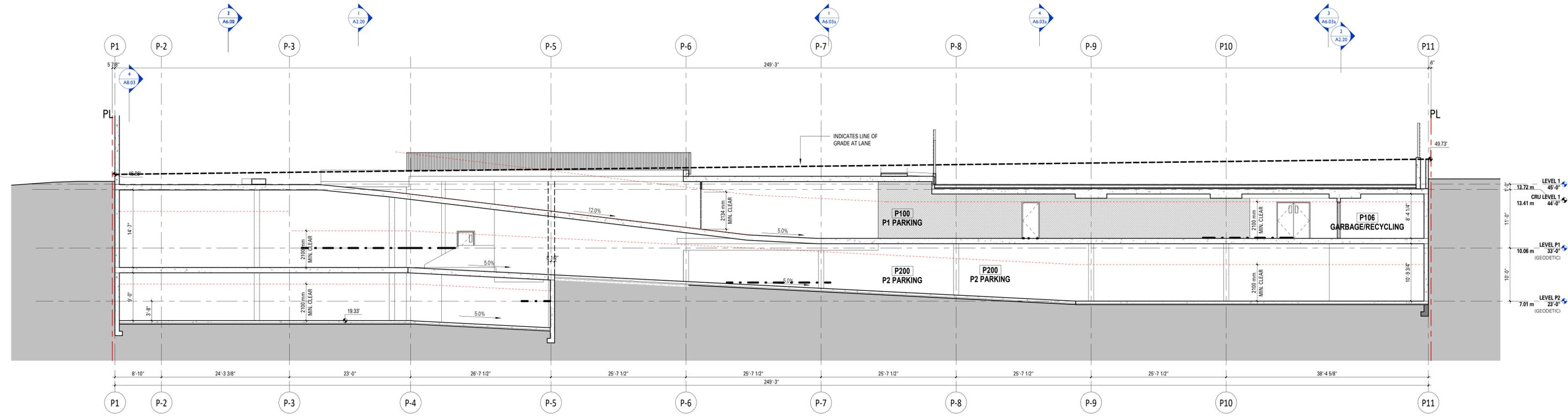
No.	Date	Revision Notes
A	26/01/22	ISSUED FOR RZ/DP



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



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



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

26 JANUARY 2021 - ISSUED FOR RZ/ DP

Project Title
PH NV 15

820 W 15th St, North Vancouver BC V7P 1M6



Client/Owner
Polygon Development 237 Ltd.

Sheet Title
PARKING SECTIONS

Drawn By: LC
Reviewed by: Approver

Project Number
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Issue Date: 26/01/22

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Issue/Revision: **A**

Sheet Number

A2.20

No.	Date	Revision Notes
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No. Date Revision Notes

No. Date Revision Notes

26 JANUARY 2021 - ISSUED FOR RZ/ DP



1 SOUTH ELEVATION
A1.00 1/8" = 1'-0"



2 WEST ELEVATION
A1.00 1/8" = 1'-0"

ITEM	MATERIAL
CL-01	STANDING SEAM METAL PANEL CLADDING C/W FLASHINGS - SHERWIN WILLIAMS 'PEPPERCORN - 7674' - REGENT GREY
CL-02	CORRUGATED METAL SIDING - SHERWIN WILLIAMS 'WALL STREET - 7665' - CHARCOAL
CL-03	CEMENTITIOUS CLADDING PANEL - ARCHTIC WHITE
CL-04	CEMENTITIOUS CLADDING PANEL - NIGHT GRAY
CL-06	TONGUE & GROOVE CORRUGATED PVC PLANK SOFFIT & WALL - 'PINE ZEBRAWOOD'
CO-01	ARCHITECTURAL CONCRETE - ELASTOMERIC PAINT - TO MATCH BM SEA HAZE - 2137-50
FIN-02	PAINTED METAL FASCIA TO MATCH STANDING SEAM CLADDING (CL-01)
FIN-03	PAINTED METAL GUTTER TO MATCH STANDING SEAM CLADDING (CL-01)
FIN-04	PAINTED METAL RWL TO MATCH STANDING SEAM CLADDING (CL-01)
MA-01	BRICK VENEER - NORMAN MODULE, 1/3 BOND - CLINKER MORA BLACK
MM-01	METAL SCREEN - SHERWIN WILLIAMS 'PEPPERCORN - 7674'
PS-01	PRIVACY SCREEN (ALUMINUM & TRANSLUCENT GLASS) - BM BENJAMIN MOORE 2129-10 MIDNIGHT DREAM
PS-02	PAINTED WOOD MECHANICAL SCREEN - NIGHT GRAY
RG-01	GUARDRAIL (ALUMINUM & GLASS) - POWDER COAT - BM 'BLACK PANTHER' 2125-10
RG-02	GUARDRAIL (ALUMINUM) - POWDER COAT - BM 'BLACK PANTHER' 2125-10

<p>CL-01</p> <p>OC 16072 CHARCOAL</p>	<p>CL-02</p> <p>OC 16082 REGENT GREY</p>	<p>CL-03</p> <p>SMOOTH ARCHTIC WHITE</p>	<p>CL-04</p> <p>SMOOTH NIGHT GRAY</p>	<p>CL-05</p> <p>SMOOTH GREY SLATE</p>
<p>CO-01</p> <p>ELASTOMERIC PAINT BM SEA HAZE 2137-50</p>	<p>MA-01</p> <p>IXL MANGANESE IRONSPOT</p>	<p>MM-01/ RG-01/ RG-02/ RG-04/ TMP-03</p> <p>PAINTED TO MATCH SHERWIN WILLIAMS 'PEPPERCORN - 7674'</p>	<p>RG-03</p> <p>POWDER COAT TO MATCH BM 'DISTANT GREY' OC-068</p>	<p>CL-06</p> <p>'PINE ZEBRAWOOD'</p>
<p>TMP-01</p> <p>MAKIN METAL 'STONE GREY'</p>	<p>TMP-02</p> <p>MAKIN METAL 'WEATHERED ZINC'</p>	<p>TMP-04</p> <p>RAL 'BLACK GREY' 7021</p>	<p>VEN-01</p> <p>VEN CAP PREMIX</p>	

Project Title
PH NV 15

820 W 15th St, North Vancouver BC V7P 1M6



Client/Owner
Polygon Development 237 Ltd.

Sheet Title
ELEVATIONS

Drawn By
Reviewed by

Author
Approver

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26/01/22

Scale
As indicated

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A

Sheet Number
A5.01

No.	Date	Revision Notes
A	26/01/22	ISSUED FOR RZ/DP



1 TYPICAL E-W SECTION AT BUILDING
A1.01 1/8" = 1'-0"

26 JANUARY 2021 - ISSUED FOR RZ/ DP

Project Title
PH NV 15
820 W 15th St, North Vancouver BC V7P 1M6



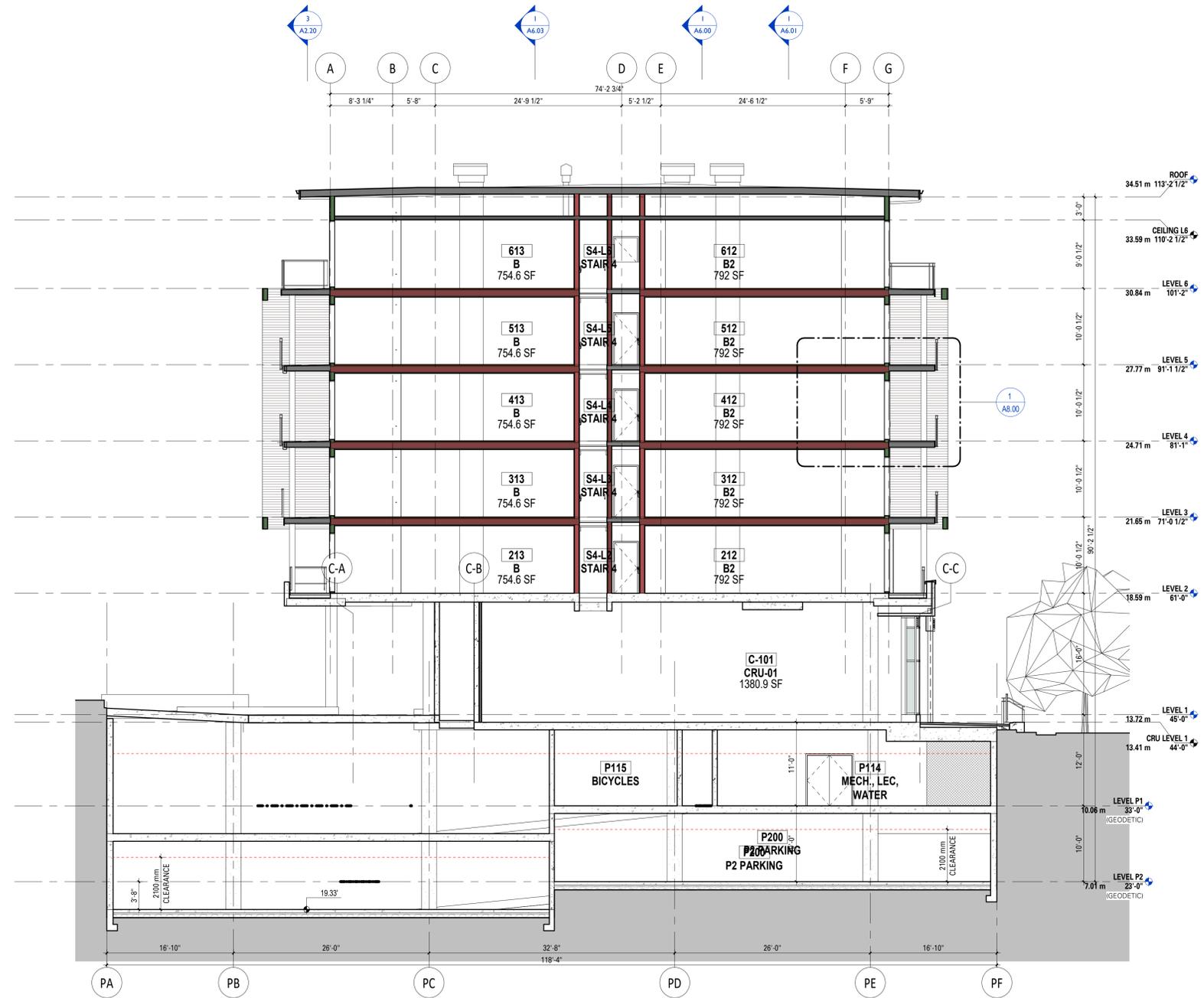
Client/Owner
Polygon Development 237 Ltd.

Sheet Title
BUILDING SECTIONS

Drawn By	Author
Reviewed by	Approver
Project Number	2003
Plot Date	Issue Date
2021/01/22	26/01/22
Scale	Issue/Revision
1/8" = 1'-0"	A
Sheet Number	

A6.01

No.	Date	Revision Notes
A	26/01/22	ISSUED FOR RZ/DP



1 TYPICAL N-S SECTION AT BUILDING
A1.01 1/8" = 1'-0"

26 JANUARY 2021 - ISSUED FOR RZ/ DP

Project Title
PH NV 15

820 W 15th St, North Vancouver BC V7P 1M6



Client/Owner
Polygon Development 237 Ltd.

Sheet Title
BUILDING SECTIONS

Drawn By
Reviewed by

Author
Approver

Project Number
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Plot Date
2021/01/22

Issue Date
26/01/22

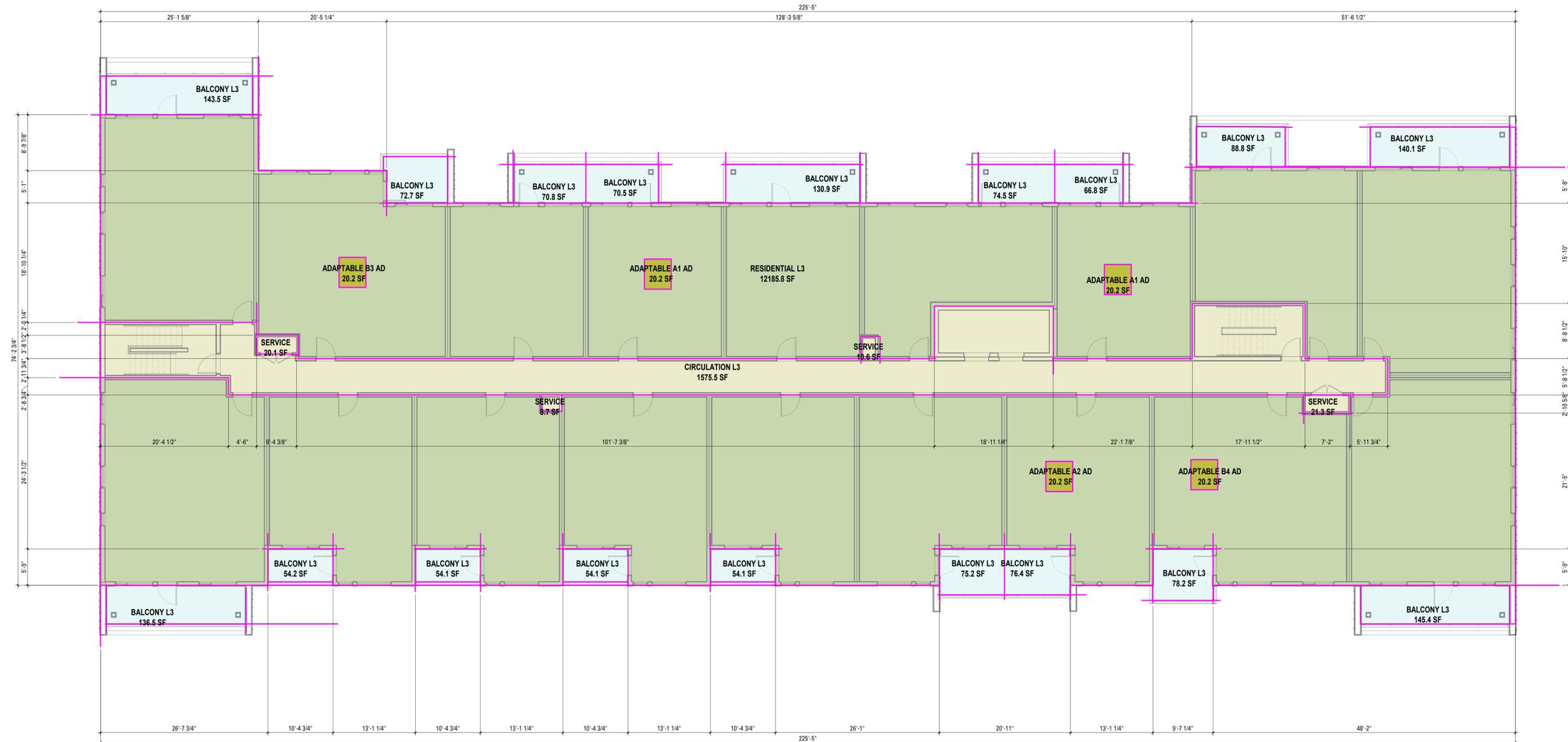
Scale
1/8" = 1'-0"

Issue/Revision
A

Sheet Number

A6.02

No.	Date	Revision Notes
A	26/01/22	ISSUED FOR RZ/DP



26 JANUARY 2021 - ISSUED FOR RZ/ DP

Project Title
PH NV 15

820 W 15th St, North Vancouver BC V7P 1M6



Client/Owner
Polygon Development 237 Ltd.

Sheet Title
FSR OVERLAY L3

Drawn By
Reviewed by

Author
Approver

Project Number
2003

Plot Date
2021/01/22

Issue/Revision
A

Scale
1/8" = 1'-0"

Sheet Number

FSR 1.04

