

**CONSULTANT LIST:**

**PROPERTY OWNER/DEVELOPER:** JADASI DEVELOPMENT (880 W. 15TH) LTD.  
 5454 Cortez Crescent, North Vancouver, BC V7R 4R4  
 Contact: Jamie da Silva [jamie@jadasi.ca](mailto:jamie@jadasi.ca) 604-347-9654

**ARCHITECT:** GATEWAY ARCHITECTURE INC.  
 220 - 601 Sixth Street, New Westminster, BC V3L 3C1  
 Contact: Michael Cox [mike@designvancouver.com](mailto:mike@designvancouver.com) 604-608-1868

**LANDSCAPE ARCHITECT:** DURANTE KREUK LTD.  
 102 - 637 West 5th Street Vancouver, BC V6J 1N5  
 Contact: Peter Kreuk [peter@dkl.bc.ca](mailto:peter@dkl.bc.ca) 604-684-4611

**CIVIL ENGINEER:** CREUS ENGINEERING LTD.  
 200 - 901 W. 16th Street, North Vancouver, BC V7P 1R2  
 Contact: Andrew Gondos [agondos@creus.ca](mailto:agondos@creus.ca) 604-987-9070

**CODE CONSULTANT:** CAMPHORA ENGINEERING  
 2479 Kingsway, Vancouver, BC V5R 5G8  
 Contact: Susana Chui [sdchui@camphora.ca](mailto:sdchui@camphora.ca) 604-800-9822

**ELECTRICAL ENGINEER:** LIEW ENGINEERING LTD.  
 108 - 11121 Horseshoe Way, Richmond, BC V7A 5G7  
 Contact: Richard Liew [rliewengltd@telus.net](mailto:rliewengltd@telus.net) 604-277-3157

**STRUCTURAL ENGINEER:** KORSTRUCTURAL STRUCTURED ENGINEERING  
 Suite 501 - 510 Burrard Street, Vancouver, BC V6C 3A8  
 Contact: Jason Stuart [jstuart@korstructural.com](mailto:jstuart@korstructural.com) 604-685-9533

**MECHANICAL ENGINEER:** RON WONG & ASSOCIATES INC.  
 Unit 220 - 2268 No. 5 Road, Richmond, BC V6X 2T1  
 Contact: Ron Wong [ron@ronwong.ca](mailto:ron@ronwong.ca) 604-284-5580

**SUSTAINABILITY CONSULTANT:** E3 ECO GROUP INC.  
 #400 - 8085 North Fraser Way, Burnaby, BC V5J 5M8  
 Contact: Einar Halbig [enar@e3ecogroup.com](mailto:enar@e3ecogroup.com) 604-874-3715

**ENERGY MODELING:** RED PELICAN BUILDING SCIENCE  
 Contact: Nick Schock [nick@redpelican.ca](mailto:nick@redpelican.ca) 778-873-3177

**ENVELOPE CONSULTANT:** CSA BUILDING SCIENCE WESTERN LTD.  
 #12-62 Fawcett Rd., Coquitlam, BC V3K 6V5  
 Contact: Sonny Cortez [scortez@csawest.com](mailto:scortez@csawest.com) 604-523-1366

**GEOTECHNICAL ENGINEER:** GEOPACIFIC.  
 #1779 W 75th Ave., Vancouver, BC V6P 6P2  
 Contact: Mohammed Deriszadeh [mderiszadeh@geopacific.ca](mailto:mderiszadeh@geopacific.ca) 604-439-0922

**PROPERTY ADDRESS, LEGAL DESCRIPTION & ZONING:**

**ADDRESS:** 880 W 15TH STREET  
 CITY OF NORTH VANCOUVER

**LEGAL:** LOT: A BLOCK 5 DL: 265 PLAN: 1406  
 PROPERTY ID: 011-152-206

**CURRENT ZONING:** CS-1

**CURRENT USE:** TIRE DEALERSHIP - SINGLE STOREY BUILDING

**NEIGHBORING PROPERTIES:**  
**NORTH:** 4 STOREY MULTI-FAMILY RESIDENTIAL  
**EAST:** AUTO GLASS FITMENT CENTRE  
**WEST:** AUTO DEALERSHIP  
**SOUTH:** MARINE DRIVE AND COMMERCIAL

**PROPOSED ZONING:** MIXED USE LEVEL 2 (MEDIUM DENSITY) (OCP)  
 DENSITY FSR 2.0 + MAXIMUM BONUS FSR 0.5  
 HEIGHT 6 STOREYS = 18-19 METERS

**PROPOSED SETBACKS:** SEE DRAWINGS

**SITE AREA = 1226.51m<sup>2</sup>**

**FLOOR AREAS**

(LEVEL 2-3-4-5) = a X 4	= 2796.64m <sup>2</sup>
(LEVEL 1) = a X 1	= 467.82m <sup>2</sup>
<b>SUB TOTAL</b>	<b>= 3264.46m<sup>2</sup></b>
(-WALL THICKNESS)	= -41.16m <sup>2</sup>
[MAIN+42SQF, SECOND,THREE, FOUR &FIVE+444SQF]	
(- ADAPT UNIT EXL.) [220 <sup>2</sup> X 11 UNITS = 2200 <sup>2</sup> ]	= - 20.90m <sup>2</sup>
(-AMENITY) [159 <sup>2</sup> X UNITS = 6300 <sup>2</sup> ]	= - 58.57m <sup>2</sup>
(-LOBBY)	= - 42.8m <sup>2</sup>
(-PRIMARY STAIR)	= - 35.69m <sup>2</sup>
<b>TOTAL</b>	<b>= 3065.34m<sup>2</sup> (32 995.32ft<sup>2</sup>)</b>

**PROJECT:**  
 5 storey MIXED USE RESIDENTIAL & COMMERCIAL ON GRADE

**MAX ALLOWABLE FLOOR AREA**

**1226.51m<sup>2</sup> (13 202.04ft<sup>2</sup>) x 2.5 (FSR) = 3066m<sup>2</sup> (33 005ft<sup>2</sup>)**

**NUMBER OF UNITS**

LEVEL 5	= 10 units
LEVEL 4	= 10 units
LEVEL 3	= 11 units
LEVEL 2	= 10 units
LEVEL 1 (COMMERCIAL)	= 3 units
<b>TOTAL</b>	<b>= 41 UNITS + 3 RETAIL</b>

41 RENTAL UNITS x 10% = 4 UNITS  
 MID-MARKET UNIT MIX = 1x(3-BED)+ 1x(2-BED)+ 2x(1-BED)  
**MID-MARKET UNITS REQUIRED = 4 UNITS**

**PARKING:**  
 41 RENTAL UNITS x 0.6 = 25 stalls  
 COMMERCIAL(1 STALL / 50m<sup>2</sup>) = 7 stalls  
 VISITORS (max) 0.1 / UNIT  
 41 UNITS X 0.1 = 4 stalls (INCLUDED IN REG. 25 STALLS CNV BYLAW 908/07)  
**PARKING STALLS REQUIRED = 32 STALLS**

PARKING GRADE = 6 STALLS  
 PARKADE LEVEL = 26 STALLS  
**PARKING STALLS PROVIDED = 32 STALLS**

**BICYCLES:**  
 41 RENTAL UNITS x 1.5 = 62 secure + 6 short term  
 COMMERCIAL(6 stalls/1000m<sup>2</sup> + 2 secure) = 3 short term + 2 secure total  
**BICYCLE STALLS REQUIRED = 64 SECURE STALLS + 9 SHORT TERM**

**GARBAGE RM. CALCULATION:**  
 RESIDENTIAL - 0.486m<sup>2</sup> / unit (41) = 20m<sup>2</sup> req | 20m<sup>2</sup> provided  
 COMMERTIAL - 0.023m<sup>2</sup> / m<sup>2</sup> (331) = 8m<sup>2</sup> req | 17m<sup>2</sup> provided

**DRAWING LIST**

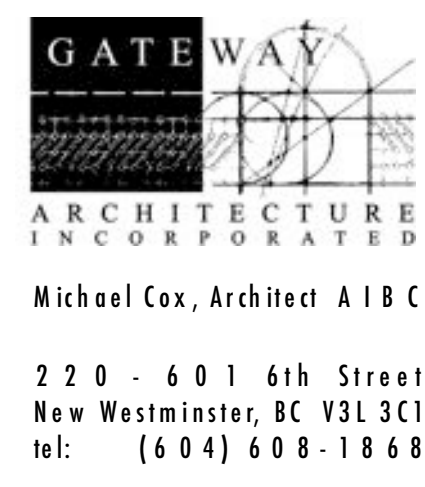
- A-0.0 COVER
- A-0.1 CONTEXT & DESIGN RATIONALE
- A-0.2 SURVEY
- A-0.3 FIRE ACCESS PLAN
- A-1.0 PARKADE LEVEL
- A-1.1 SITE PLAN
- A-1.2 MAIN LEVEL
- A-1.3 LEVEL 2
- A-1.4 LEVEL 3
- A-1.5 LEVEL 4
- A-1.6 LEVEL 5
- A-1.7 ROOF LEVEL
- A-1.8 ADAPTABLE UNITS
- A-1.9 ADAPTABLE UNITS
- A-1.10 AREA OVERLAYS
- A-1.11 AREA / FSR OVERLAYS
- A-1.12 FSR OVERLAYS
- A-2.0 BUILDING ELEVATIONS
- A-2.1 BUILDING ELEVATIONS
- A-2.2 LIMITING DISTANCE CALCULATION
- A-2.3 LIMITING DISTANCE CALCULATION
- A-3.0 SECTION 1
- A-3.1 SECTION 2
- A-4.0 SHADOW DIAGRAMS
- A-4.1 PERSPECTIVE VIEWS
- A-4.2 PERSPECTIVE VIEWS
- A-4.3 STREET ELEVATIONS
- A-4.4 EXISTING STREET VIEW
- A-5.0 MATERIAL BOARD

SETBACKS		
	RETAIL	RESIDENTIAL
FRONT	2.44m (8')	4.57m (15')
SIDES	0m	3.66m (12')
BACK	4.57m (15')	4.57m (15')

	14.63%	48.78%	24.39%	12.20%	
	COMMERCIAL	STUDIO	1 BED	2 BED	3 BED
LEVEL 5			6	3	1
LEVEL 4			6	3	1
LEVEL 3	3	4	3		1
LEVEL 2	3	4	1		2
LEVEL 1	3				
<b>TOTAL</b>	<b>3</b>	<b>6</b>	<b>20</b>	<b>10</b>	<b>5</b>

UNIT NUMBER	AREA	UNIT NUMBER	AREA	UNIT NUMBER	AREA	UNIT NUMBER	AREA	UNIT NUMBER	AREA
UNIT 101	141.53m <sup>2</sup>	UNIT 201	56.12m <sup>2</sup>	UNIT 301	56.12m <sup>2</sup>	UNIT 401	56.12m <sup>2</sup>	UNIT 501	56.12m <sup>2</sup>
UNIT 102	94.86m <sup>2</sup>	UNIT 202	56.9m <sup>2</sup>	UNIT 302	56.9m <sup>2</sup>	UNIT 402	56.9m <sup>2</sup>	UNIT 502	56.9m <sup>2</sup>
UNIT 103	93.59m <sup>2</sup>	UNIT 203	82.45m <sup>2</sup>	UNIT 303	69.66m <sup>2</sup>	UNIT 403	69.66m <sup>2</sup>	UNIT 503	69.66m <sup>2</sup>
		UNIT 204	40.97m <sup>2</sup>	UNIT 304	71.38m <sup>2</sup>	UNIT 404	77.39m <sup>2</sup>	UNIT 504	77.39m <sup>2</sup>
		UNIT 205	40.26m <sup>2</sup>	UNIT 305	40.97m <sup>2</sup>	UNIT 405	60.5m <sup>2</sup>	UNIT 505	60.5m <sup>2</sup>
		UNIT 206	40.84m <sup>2</sup>	UNIT 306	40.26m <sup>2</sup>	UNIT 406	55.66m <sup>2</sup>	UNIT 506	55.66m <sup>2</sup>
		UNIT 207	67.07m <sup>2</sup>	UNIT 307	40.84m <sup>2</sup>	UNIT 407	67.07m <sup>2</sup>	UNIT 507	67.07m <sup>2</sup>
		UNIT 208	45.97m <sup>2</sup>	UNIT 308	67.07m <sup>2</sup>	UNIT 408	45.97m <sup>2</sup>	UNIT 508	45.97m <sup>2</sup>
		UNIT 209	83.04m <sup>2</sup>	UNIT 309	45.97m <sup>2</sup>	UNIT 409	83.04m <sup>2</sup>	UNIT 509	83.04m <sup>2</sup>
		UNIT 210	52.1m <sup>2</sup>	UNIT 310	83.04m <sup>2</sup>	UNIT 410	52.1m <sup>2</sup>	UNIT 510	52.1m <sup>2</sup>
		UNIT 211	52.1m <sup>2</sup>	UNIT 311	52.1m <sup>2</sup>				
<b>TOTAL</b>	<b>329.98m<sup>2</sup></b>	<b>TOTAL</b>	<b>565.72m<sup>2</sup></b>	<b>TOTAL</b>	<b>624.29m<sup>2</sup></b>	<b>TOTAL</b>	<b>624.41m<sup>2</sup></b>	<b>TOTAL</b>	<b>624.41m<sup>2</sup></b>
<b>TOTAL RENTAL</b>	<b>= 3 551.90sqf</b>	<b>AMENITY</b>	<b>58.57m<sup>2</sup></b>						
<b>COMMON</b>	<b>137.84m<sup>2</sup></b>	<b>COMMON</b>	<b>133.44m<sup>2</sup></b>	<b>COMMON</b>	<b>74.87m<sup>2</sup></b>	<b>COMMON</b>	<b>74.75m<sup>2</sup></b>	<b>COMMON</b>	<b>74.75m<sup>2</sup></b>
<b>TOTAL</b>	<b>467.82m<sup>2</sup></b>	<b>TOTAL</b>	<b>699.16m<sup>2</sup></b>	<b>TOTAL</b>	<b>699.16m<sup>2</sup></b>	<b>TOTAL</b>	<b>699.16m<sup>2</sup></b>	<b>TOTAL</b>	<b>699.16m<sup>2</sup></b>

BALCONY % 3066.28m<sup>2</sup> x 10% = 306.63m<sup>2</sup> allowed | 256.44m<sup>2</sup> = 8.36% achieved



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**JADASI DEVELOPMENT**

Revision / Submission	
1. 21-04-29 FOR CLIENT REVIEW	
2. 21-06-02 FOR CLIENT REVIEW 2	
3. 21-07-29 FOR CLIENT REVIEW 3	
4. 21-11-26 ISSUED FOR RECORDING/DP	

Project Title: **880 W 15TH STREET, North Vancouver, BC**

Drawing Title: **COVER**

Drawn by: HEZ/ME

Date: 2020.01.06

Project Number: 924

Scale:

Revision / Submission	FOR CLIENT REVIEW 1	FOR CLIENT REVIEW 2	FOR CLIENT REVIEW 3	ISSUED FOR RECORDING/DP
no.	1. 21-04-29	2. 21-06-02	3. 21-07-29	4. 21-11-26.
Yr/mo/d				

Project Title:	880 W 15TH
Location:	880 WEST 15TH STREET, North Vancouver, BC
Drawn By:	HEZ/ME
Date:	2020.01.06
Project Number:	924
Scale:	

Drawing Number:	A - 0.1
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**DESIGN RATIONALE:**

**Site & Zoning:**

The site consists of a single property that is approximately 40.25m (132') deep by 30.5m (100') wide with a 1 storey fire dealership building. The north of the site backs onto a lane and faces W 15th Ave and Marine Drive to the south. The plaza space to the south of the site is currently used as vehicle access and parking. (Refer to survey and site plan drawings for accurate property measurements.)

The adjacent sites to the West and East are currently developed with single storey Car dealership and Auto Glass repair shop.

The site will allow for its redevelopment into a 5-storey mixed use building (6 storeys permitted) under a new Mixed-Use Level 2 zoning as per the OCP. Currently zoned CS-1 and is designated as Mixed-Use Level 2, in the land use designation contained in the Official Community Plan, with a height limit of 18-19 meters and 6 storeys. The density anticipated in the OCP is an FSR of 2 with a bonus of up to 0.5 which results in a maximum permissible of 2.5. (Refer to drawing set stats page for detailed project statistics)

**The Project and its Relationship to context:**

The proposed mixed-use residential/ commercial project will replace the former low-density service commercial within the Marine Drive Frequent Transit Development Area. This development provides lot-line to lot-line commercial units, a total of 41 residential Rental units (100% Rental) with 10% Mid-Market rental units. (Category B Bonus II - 2016 Density bonus and Community Benefits Policy). An amenity space located on the second floor, complete with an outdoor patio, has been provided for the residents and takes good advantage of views towards the north.

Rental unit mix consists of 15% Studio Units, 49% 1 Bed Units, 24% 2 Bed Units and 12% 3 Bed Units and meet a minimum 10% 3 bed units, as required by the City Housing Action Plan.

The project provides much needed new rental homes along the Marine Drive corridor with easy access to public transit. This proposal seeks to improve the quality of the urban fabric through urban densification in line with the OCP and improvement of the public realm by development of a plaza to the south of the project.

Creating a public space that has the potential to form a prominent pedestrian node where people can meet and socialize. Enhancing a pedestrian-friendly streetscape with a transit-supportive urban environment less reliant on motor vehicle traffic.

The proposed building layout has been organized to maximize the livability of the units while minimizing the impact on the surroundings. Many of the units are corner units, and in conjunction with large glazed windows, benefit from sun and the views to the North and South.

**Building Massing / Material use:**

The building form respects the site shape and urban fabric and has a commercial plinth (Spanning from Property line to Property line) that will maximize human scale interaction. The residential component is set back from the commercial base to lower the scale of the building and improving the privacy of the residential component. While also Enhancing the pedestrian friendly streetscape towards the plaza and Marine Drive.

The form and mass of the building are broken down through several approaches: a sensible use of an intentionally limited materials palette and subtle texture variations creating a clear architectural language that accentuate the corner of the building towards Marine Drive and West 15th. (Urban orientation and visual variation) This approach seeks to create a visually interesting contemporary architecture that creates a meaningful place within the urban environment.

A harmonious colour palette and architectural features visually articulate the building facades.

The natural grade of the site on the Lane slopes from East to West approximately 1 meter. This allowed the parkade entrance to be accessed from the lane at the northwest corner of the site. This location was chosen as it is the low end of the site which reduces the length of ramp required for access.

Fibre cement board artisan square channel paneling and fibre cement board paneling provide texture variation, with slim reveals and hidden connectors, were used for the facades, and a lighter colour was chosen for the top storeys of the building. Rain screen vinyl windows coupled with the use of low-e glazing were used for all residential areas. Aluminum storefront glazing is used for the commercial component.

The railings and posts are aluminum with glass balustrades and perforated metal screens for privacy. The pedestrian canopy at the commercial units consists off a glass canopy supported by wood beams and stainless-steel fittings.

The residential entryway is clad in an Architectural composite metal cladding system. The exit doors leading from the residential component are concealed by a wood grain texture composite metal cladding system to further accentuate the residential entry.

**Design:**

The building form was strongly influenced by contemporary Architectural design trends that are consistent with new development trends in the area.

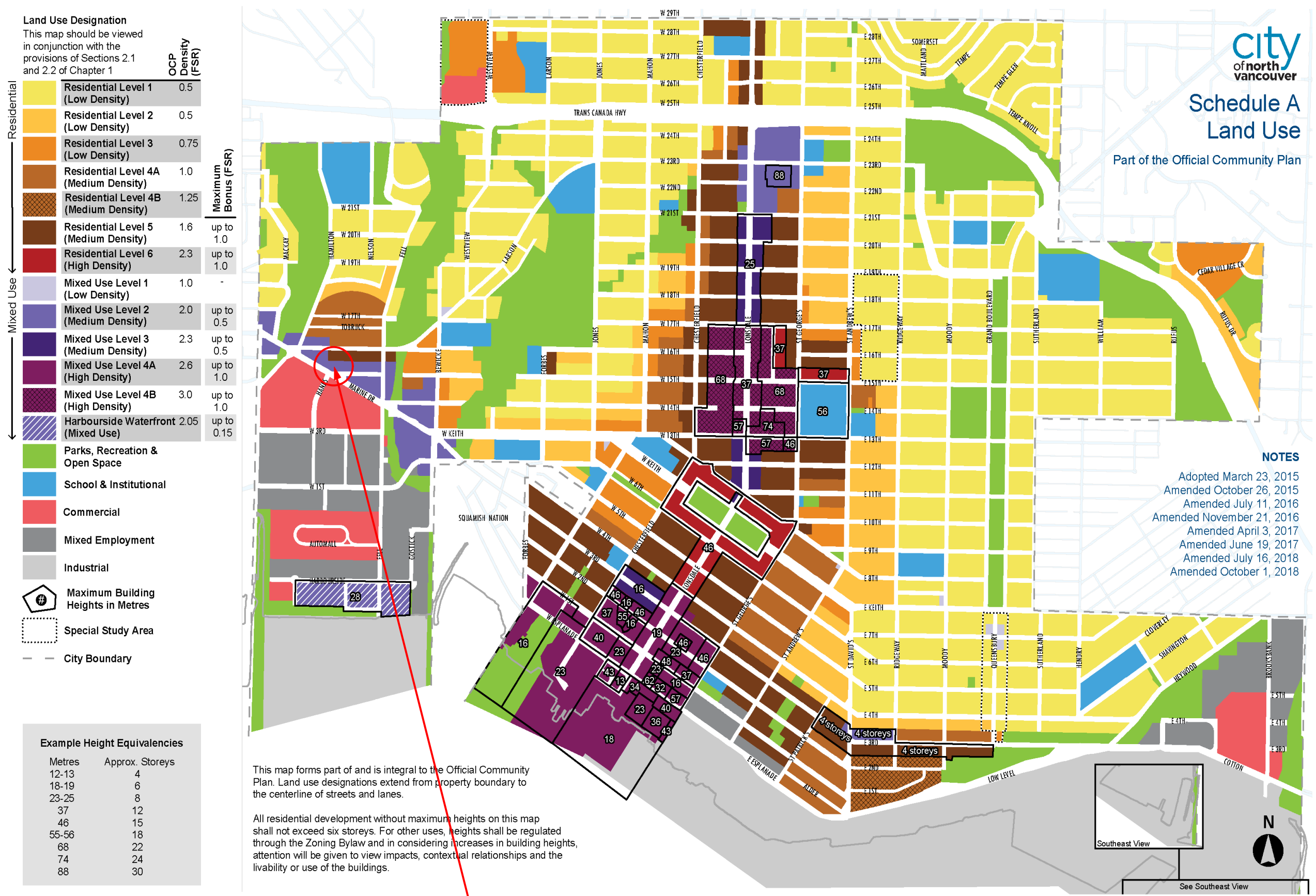
A selective use of materials consisting of concrete, fibre cement board paneling with concealed fasteners and slim reveals have been chosen to create an understated sophistication, further enhanced by a harmonious colour palette.

The elegance of archetypal form is embraced and seeks to achieve a timeless quality evident in contemporary interpretations of modernist inspired architecture. An asymmetrical design composition adds a dynamic quality and adds visual variation.



BIRDS VIEW

CONTEXT



**Land Use Designation**  
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Designation	OCF Density (FSR)	Maximum Building Height (Metres)	Maximum Building Height (Storeys)
Residential Level 1 (Low Density)	0.5	up to 1.0	4
Residential Level 2 (Low Density)	0.5	up to 1.0	6
Residential Level 3 (Low Density)	0.75	up to 1.0	8
Residential Level 4A (Medium Density)	1.0	up to 1.0	12
Residential Level 4B (Medium Density)	1.25	up to 1.0	15
Residential Level 5 (Medium Density)	1.6	up to 1.0	18
Residential Level 6 (High Density)	2.3	up to 1.0	22
Mixed Use Level 1 (Low Density)	1.0	up to 1.0	4
Mixed Use Level 2 (Medium Density)	2.0	up to 1.0	6
Mixed Use Level 3 (Medium Density)	2.3	up to 0.5	8
Mixed Use Level 4A (High Density)	2.6	up to 1.0	12
Mixed Use Level 4B (High Density)	3.0	up to 1.0	15
Harbourside Waterfront 2.05 (Mixed Use)	2.05	up to 0.15	12
Parks, Recreation & Open Space			
School & Institutional			
Commercial			
Mixed Employment			
Industrial			
Maximum Building Heights in Metres			
Special Study Area			
City Boundary			

**Example Height Equivalencies**

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24
88	30

**NOTES**  
Adopted March 23, 2015  
Amended October 26, 2015  
Amended July 11, 2016  
Amended November 21, 2016  
Amended April 3, 2017  
Amended June 19, 2017  
Amended July 16, 2018  
Amended October 1, 2018

This map forms part of and is integral to the Official Community Plan. Land use designations extend from property boundary to the centerline of streets and lanes.  
All residential development without maximum heights on this map shall not exceed six storeys. For other uses, heights shall be regulated through the Zoning Bylaw and in considering increases in building heights, attention will be given to view impacts, contextual relationships and the livability or use of the buildings.



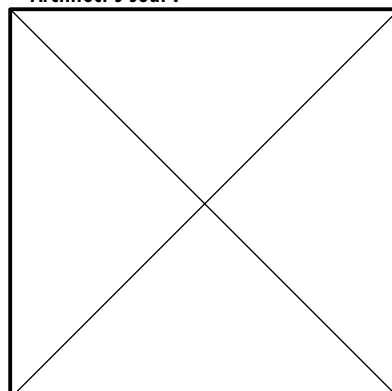
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**JADASI  
DEVELOPMENT**

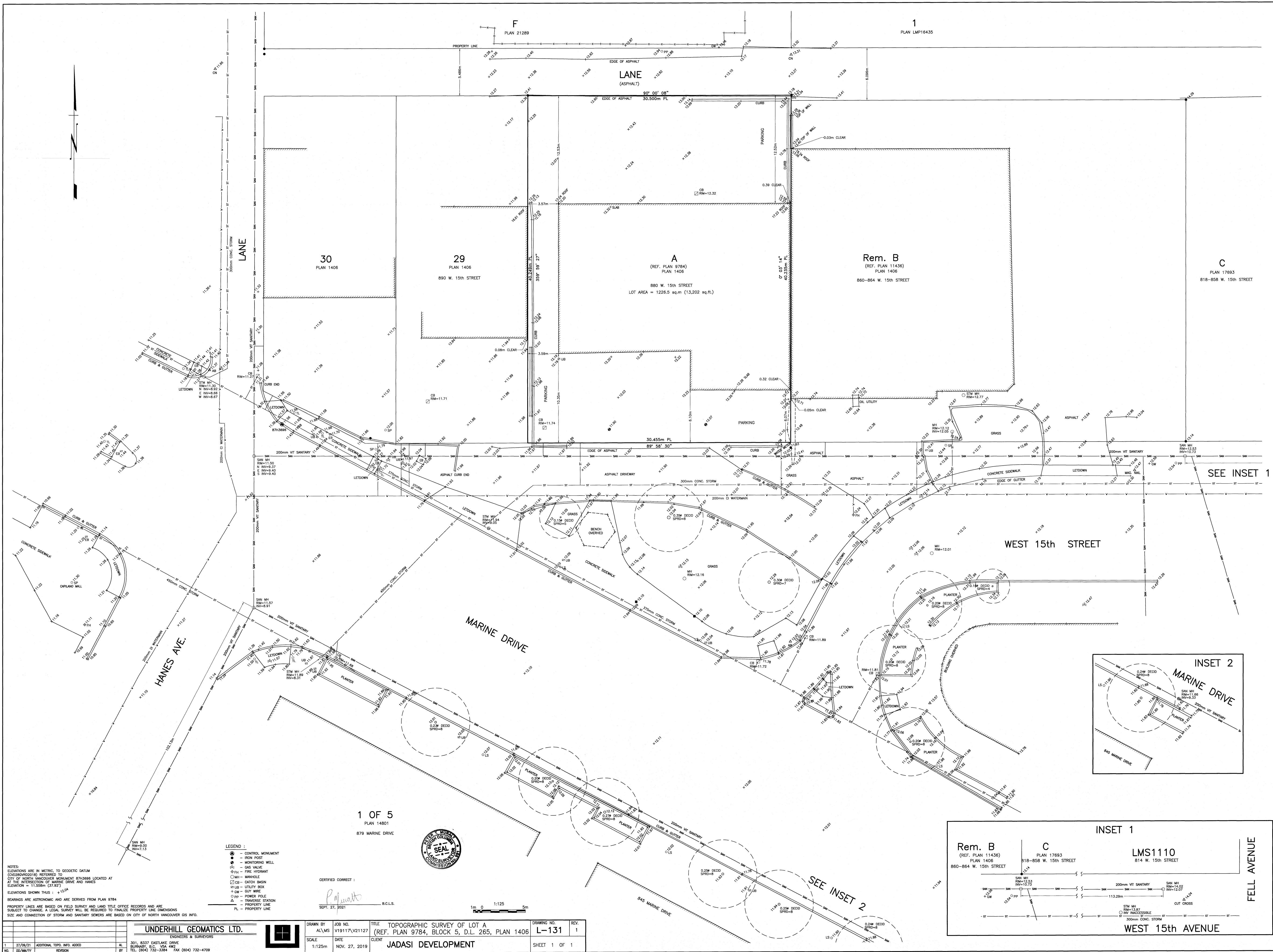
no.	Yr/mo/d	revision / submission
1.	21/04/29	FOR CLIENT REVIEW
2.	21/06/02	FOR CLIENT REVIEW 2
3.	21/07/29	FOR CLIENT REVIEW 3
4.	21/11/26	ISSUED FOR RECORDING/DP

Project Title:	880 W 15th STREET, North Vancouver, BC
Drawing Title:	SURVEY PLAN

Drawn by:	HEZ/ME
Date:	2020.01.06
Project Number:	924
Scale:	

Drawing Number:

**A - 0.2**



1 OF 5  
PLAN 14901  
879 MARINE DRIVE



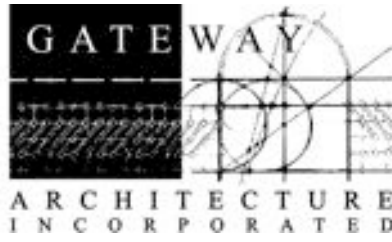
- LEGEND:
- CONTROL MONUMENT
  - IRON PILE
  - MONITORING WELL
  - GAS VALVE
  - FIRE HYDRANT
  - MANHOLE
  - CB - CATCH BASIN
  - UB - UTILITY BOX
  - GW - GUY WIRE
  - PP - POWER POLE
  - TRANSVERSE STATION
  - PROPERTY LINE
  - PL - PROPERTY LINE

NOTES:  
ELEVATIONS ARE IN METRIC, TO GEODETIC DATUM (CGVD2011) REFERRED TO CITY OF NORTH VANCOUVER MONUMENT 8743698 LOCATED AT THE INTERSECTION OF MARINE DRIVE AND HANES AVENUE. ELEVATION = 11.526m (37.927').  
ELEVATIONS SHOWN THUS: ± 12.24'  
BEARINGS ARE ASTROMERIC AND ARE DERIVED FROM PLAN 9784  
PROPERTY LINES ARE BASED ON FIELD SURVEY AND LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO CHANGE. A LEGAL SURVEY WILL BE REQUIRED TO FINALIZE PROPERTY LINE DIMENSIONS  
SIZE AND CONNECTION OF STORM AND SANITARY SEWERS ARE BASED ON CITY OF NORTH VANCOUVER GIS INFO.

CERTIFIED CORRECT:  
SEPT. 27, 2021  
B.C.L.S.

1:125m  
0 1m 5m

UNDERHILL GEOMATICS LTD.	DESIGNERS & SURVEYORS	3011 8337 EASTLAKE DRIVE BURNABY, B.C. V5A 4W2 TEL: (604) 732-3384 FAX: (604) 732-4709
NO. 27/89/21	ADDITIONAL TOPO. INFO. ADDED	AL
NO. 20/04/27	SURVEY	BT
DRAWN BY:	AL/MS	JOB NO. V19117/V21127
SCALE:	1:125m	DATE: NOV. 27, 2019
TITLE:	TOPOGRAPHIC SURVEY OF LOT A (REF. PLAN 9784, BLOCK 5, D.L. 265, PLAN 1406)	CLIENT: JADASI DEVELOPMENT
DRAWING NO.:	L-131	REV. 1
SHEET 1	OF 1	



Michael Cox, Architect A I B C

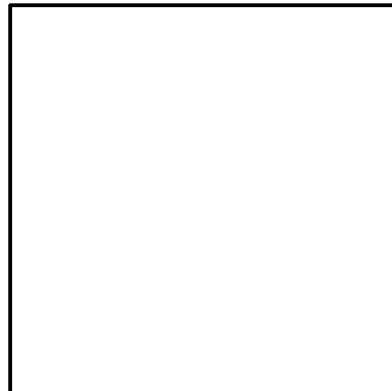
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New Westminster, BC V3L 3C1  
tel: (6 0 4) 6 0 8 - 1 8 6 8

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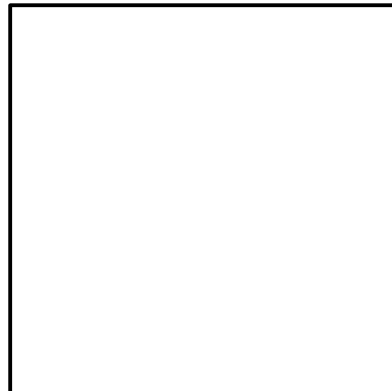
### JADASI DEVELOPMENT

no.	Yr/modifi	Revision / Submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

Project Title:	880 W 15TH 880 WEST 15TH STREET, North Vancouver, BC
Drawing Title:	FIRE ACCESS PLAN
Drawn by:	HE/ME
Date:	2020.01.06
Project Number:	924
Scale:	

Drawing Number:  
**A - 0.3**

Architect's seal:



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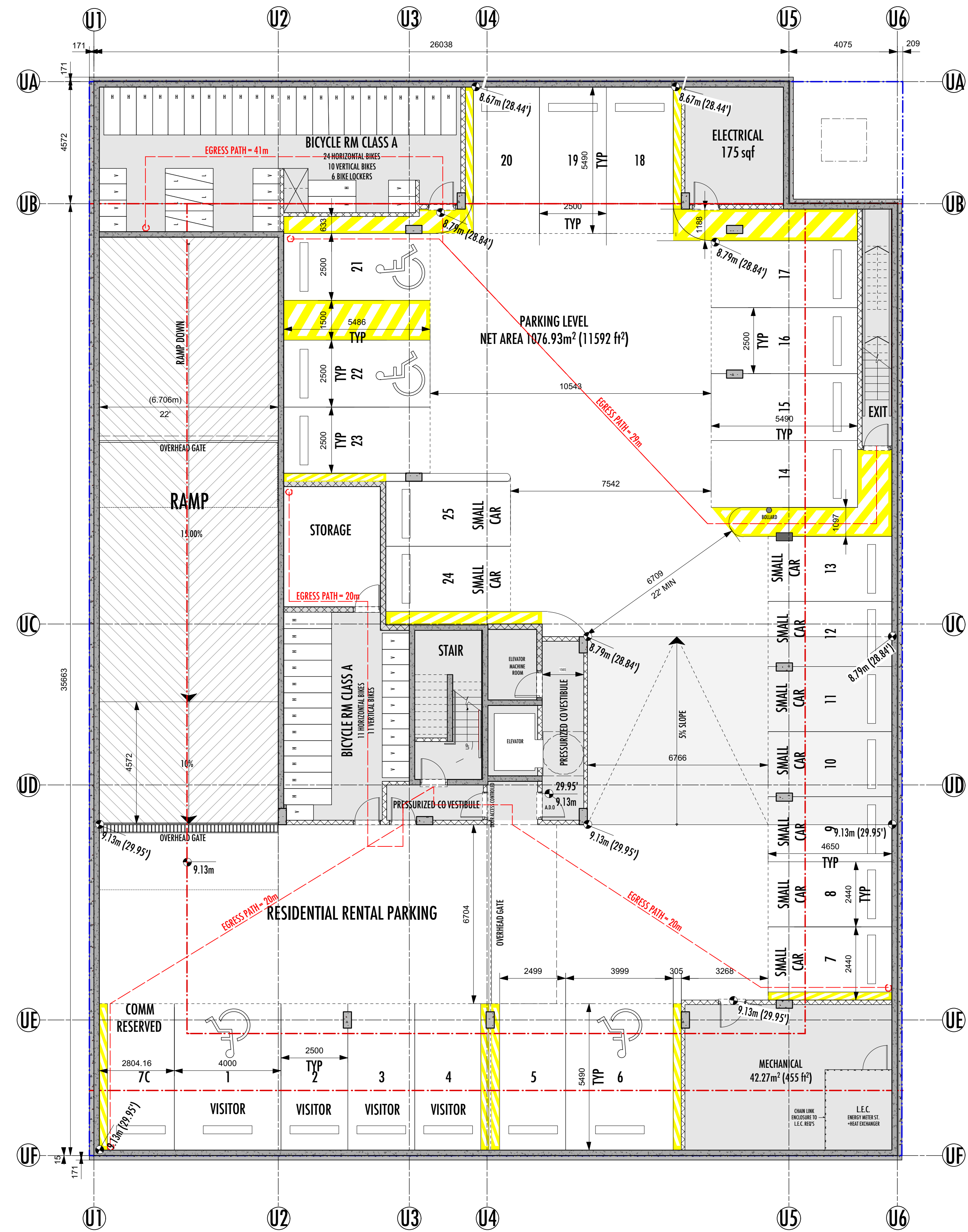
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**JADASI  
DEVELOPMENT**

no.	Yr/modifi	Revision / Submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

Project Title:	880 W 15TH PARKADE
Drawing Title:	880 WEST 15TH STREET, North Vancouver, BC
Drawn by:	HE / BM
Date:	2020.01.06
Project Number:	924
Scale:	1:100

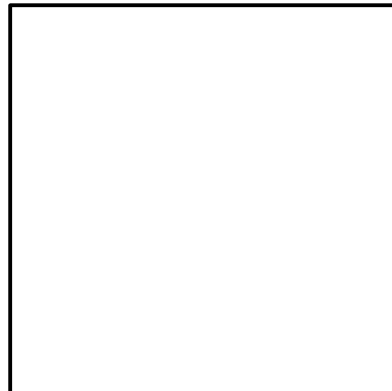
Drawing Number:  
**A - 1.0**



**FLOOR PLAN: LEVEL PARKADE**

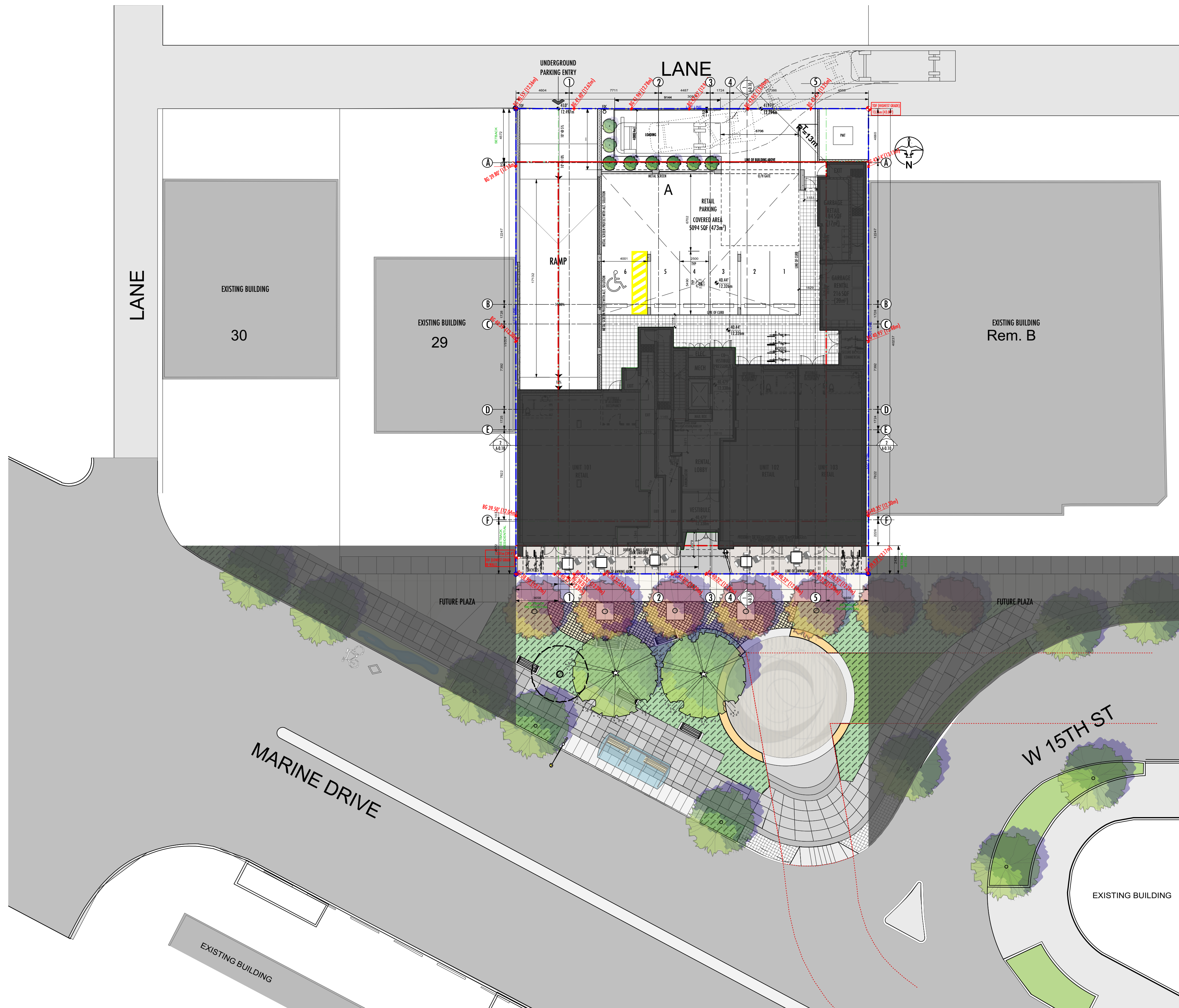
SCALE: 1:100

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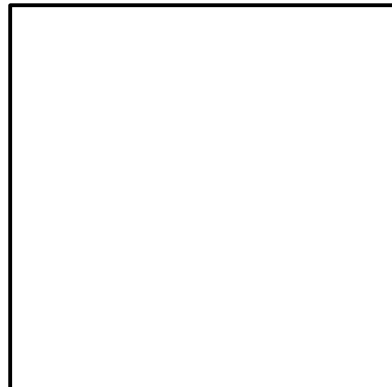
**SITE PLAN: LEVEL MAIN**  
SCALE: 1:200

**JADASI  
DEVELOPMENT**

no.	Yr/modif	revision / submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

Project Title:	Drawing Title:
<b>880 W 15TH</b>	<b>SITE PLAN</b>
Drawn by: HE / BM	880 WEST 15TH STREET, North Vancouver, BC
Date: 2020.01.06	
Project Number: 924	
Scale: 1:200	

Drawing Number:  
**A - 1.1**

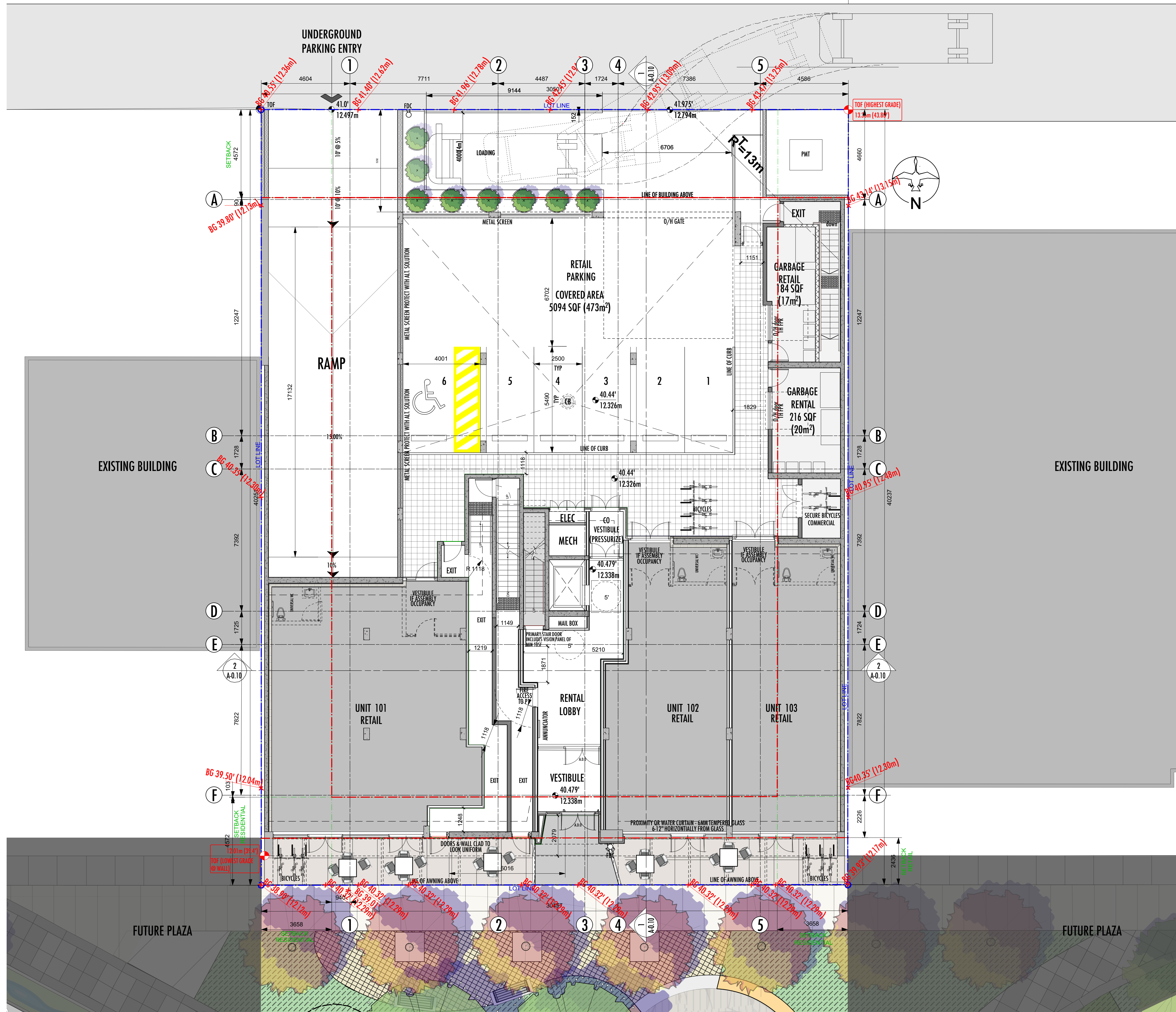


**JADASI  
DEVELOPMENT**

Revision / Submission	1. 21-04-29 FOR CLIENT REVIEW
2. 21-06-02 FOR CLIENT REVIEW 2	
3. 21-07-29 FOR CLIENT REVIEW 3	
4. 21-11-26 ISSUED FOR RECORDING/DP	
Year Modified	21-04-29
Project Title	880 WEST 15th STREET, North Vancouver, BC
Drawing Title	MAIN LEVEL

Project Title	880 WEST 15th STREET, North Vancouver, BC
Drawing Title	MAIN LEVEL
Drawn By	HE/BM
Date	2020.01.06
Project Number	924
Scale	1:100

Drawing Number	<b>A - 1.2</b>
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**FLOOR PLAN: MAIN LEVEL**

SCALE: 1:100



**FLOOR PLAN: SECOND LEVEL**

SCALE: 1:100

NOTE: ALL ADAPTABLE UNITS TO RECEIVED P.D.O ROUGH-IN TO FRONT DOORS

**JADASI  
DEVELOPMENT**

no.	Yr/Mod	Revision / Submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

Project Title:	
<b>880 W 15TH</b>	Drawing Title:
<b>880 WEST 15TH STREET, North Vancouver, BC</b>	<b>LEVEL 2</b>
Drawn by: HHE/BM	
Date: 2020.01.06	
Project Number: 924	
Scale: 1:100	

Drawing Number:  
**A - 1.3**

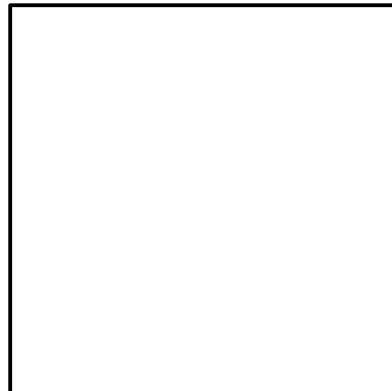


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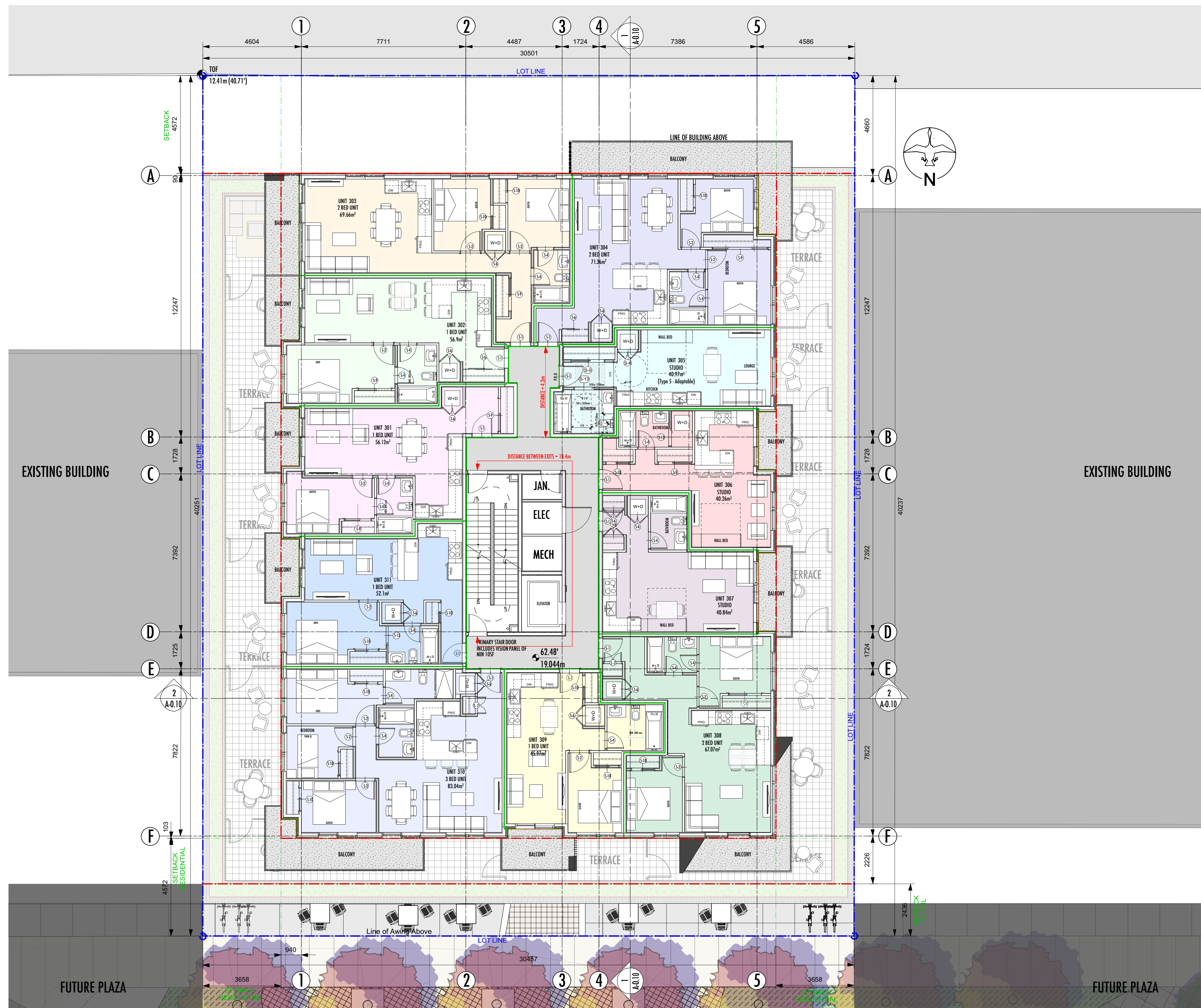
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**FLOOR PLAN: THIRD LEVEL**

SCALE: 1:100

NOTE: ALL ADAPTABLE UNITS TO RECEIVED P.D.O ROUGH-IN TO FRONT DOORS

**JADASI  
DEVELOPMENT**

no.	Yr/Mod	Revision / Submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

Project Title:	880 W 15 <sup>TH</sup>
Drawing Title:	LEVEL 3
Drawn by:	HRE / BM
Date:	2020.01.06
Project Number:	924
Scale:	1:100

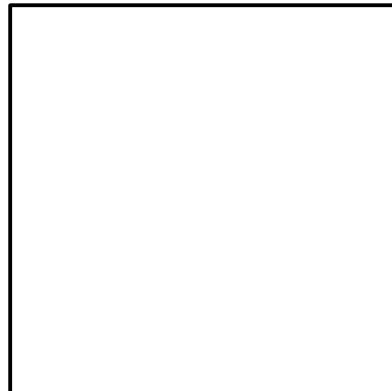
Drawing Number:  
**A - 1.4**

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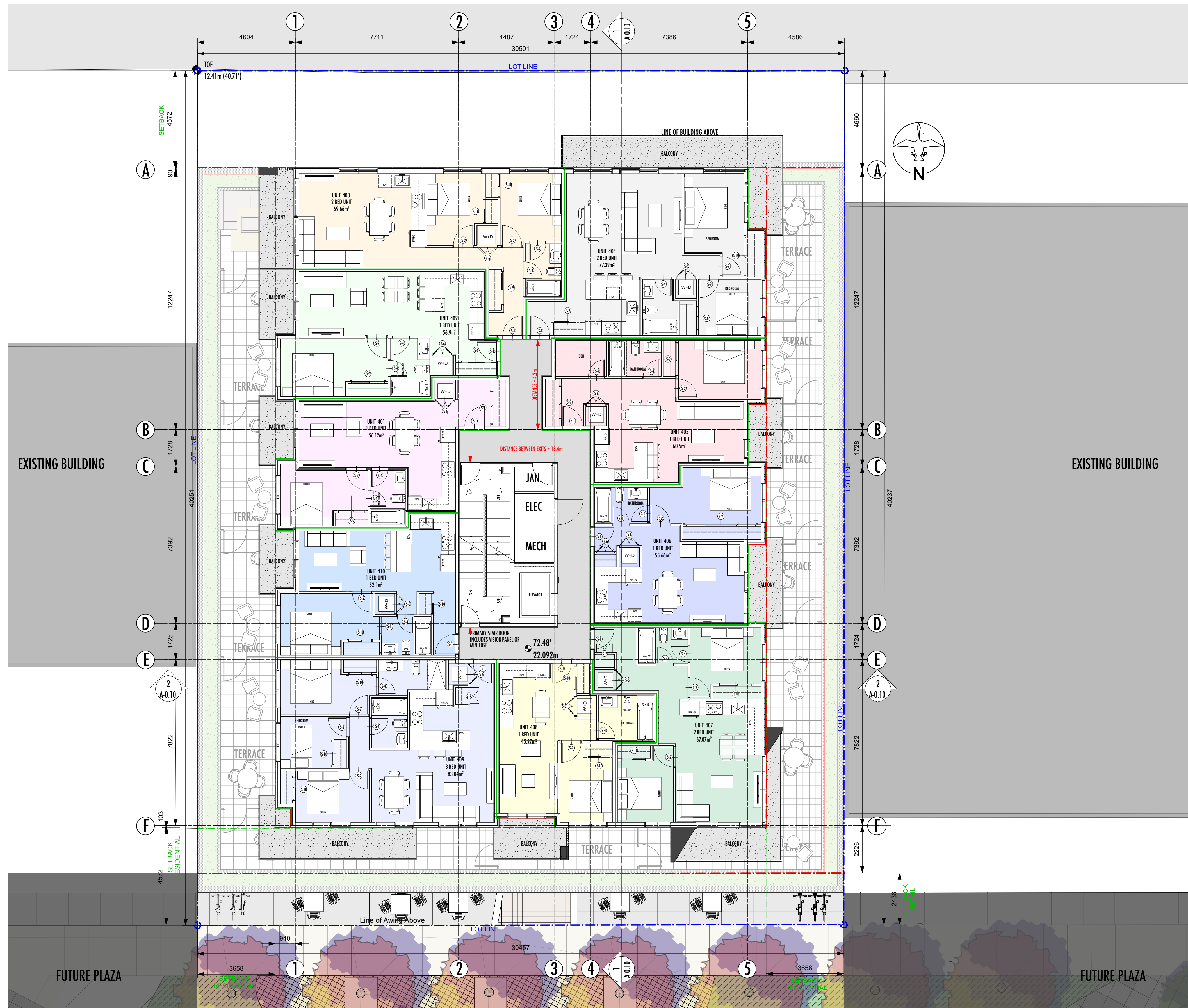
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**FLOOR PLAN: FOURTH LEVEL**

SCALE: 1:100

NOTE: ALL ADAPTABLE UNITS TO RECEIVED P.D.O ROUGH-IN TO FRONT DOORS

**JADASI  
DEVELOPMENT**

no.	Yr/Mod	Revision / Submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

Project Title:	880 W 15TH
Drawing Title:	LEVEL 4
Drawn by:	H HZ/BM
Date:	2 020 01 06
Project Number:	924
Scale:	1:100

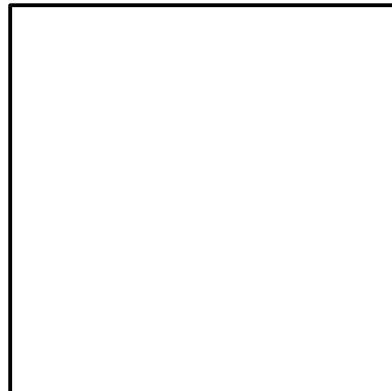
Drawing Number:	<b>A - 1.5</b>
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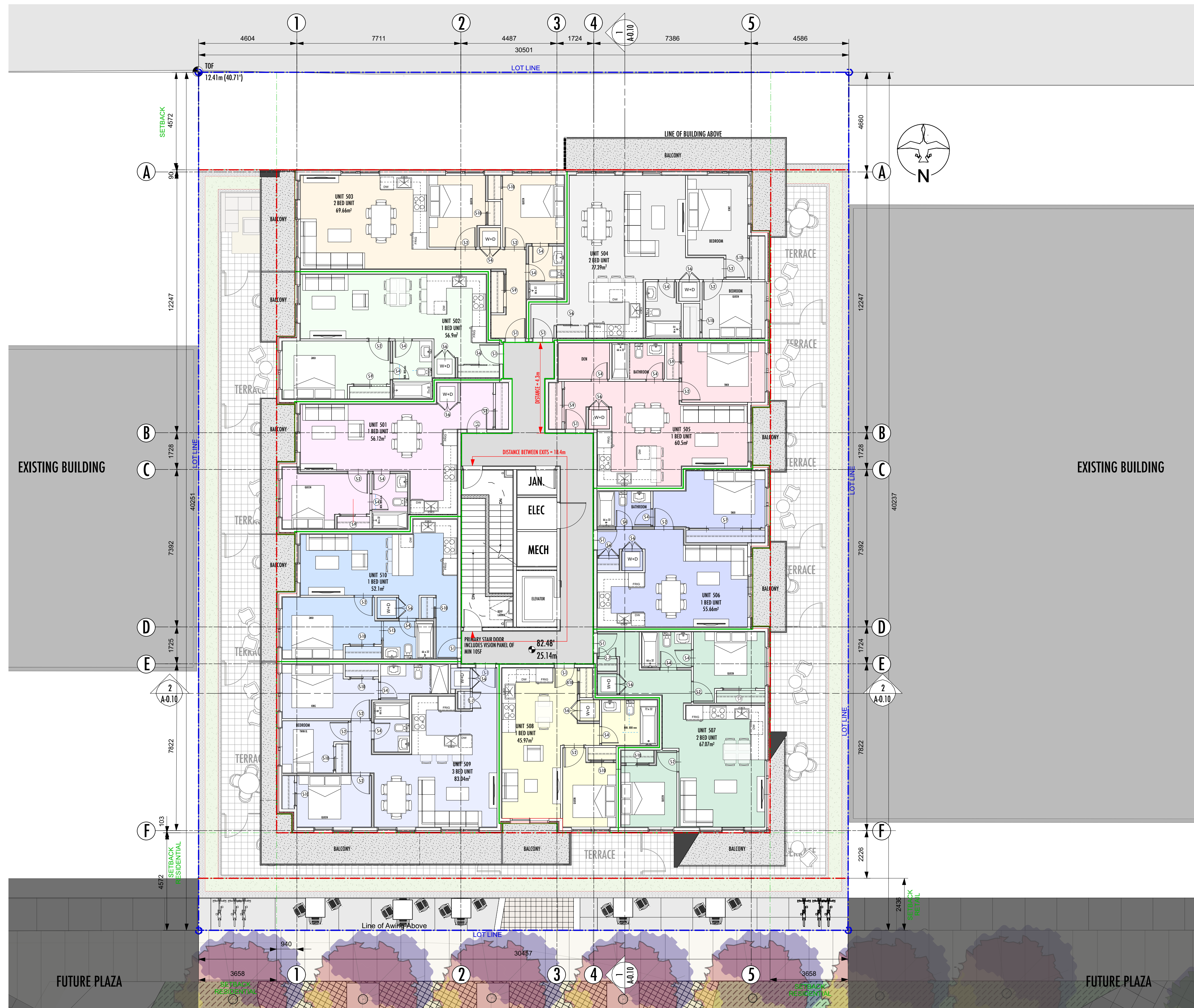
Contractors are responsible to ensure that all work is executed in conformance with the requirements of the most current applicable codes and bylaws.

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**FLOOR PLAN: FIFTH LEVEL**

SCALE: 1:100

NOTE: ALL ADAPTABLE UNITS TO RECEIVED P.D.O ROUGH-IN TO FRONT DOORS

**JADASI  
DEVELOPMENT**

no.	Yr/Mod	Revision / Submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

Project Title:	880 W 15TH
Drawing Title:	LEVEL 5
Project Location:	880 WEST 15TH STREET, North Vancouver, BC
Drawn by:	HHEZ/BM
Date:	2020.01.06
Project Number:	924
Scale:	1:100

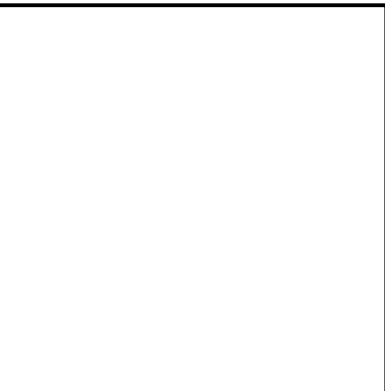
Drawing Number:  
**A - 1.6**

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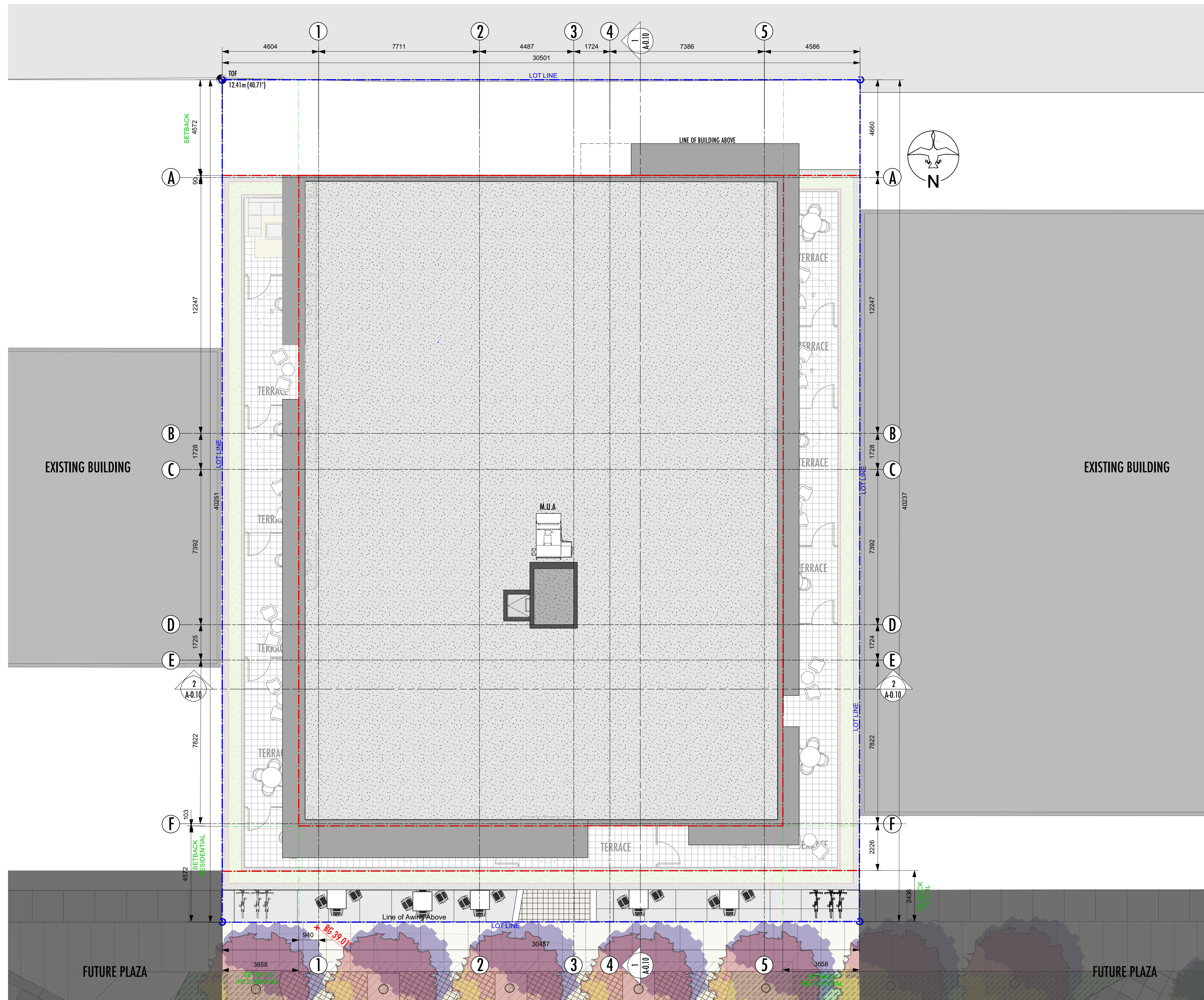
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FLOOR PLAN: ROOF LEVEL

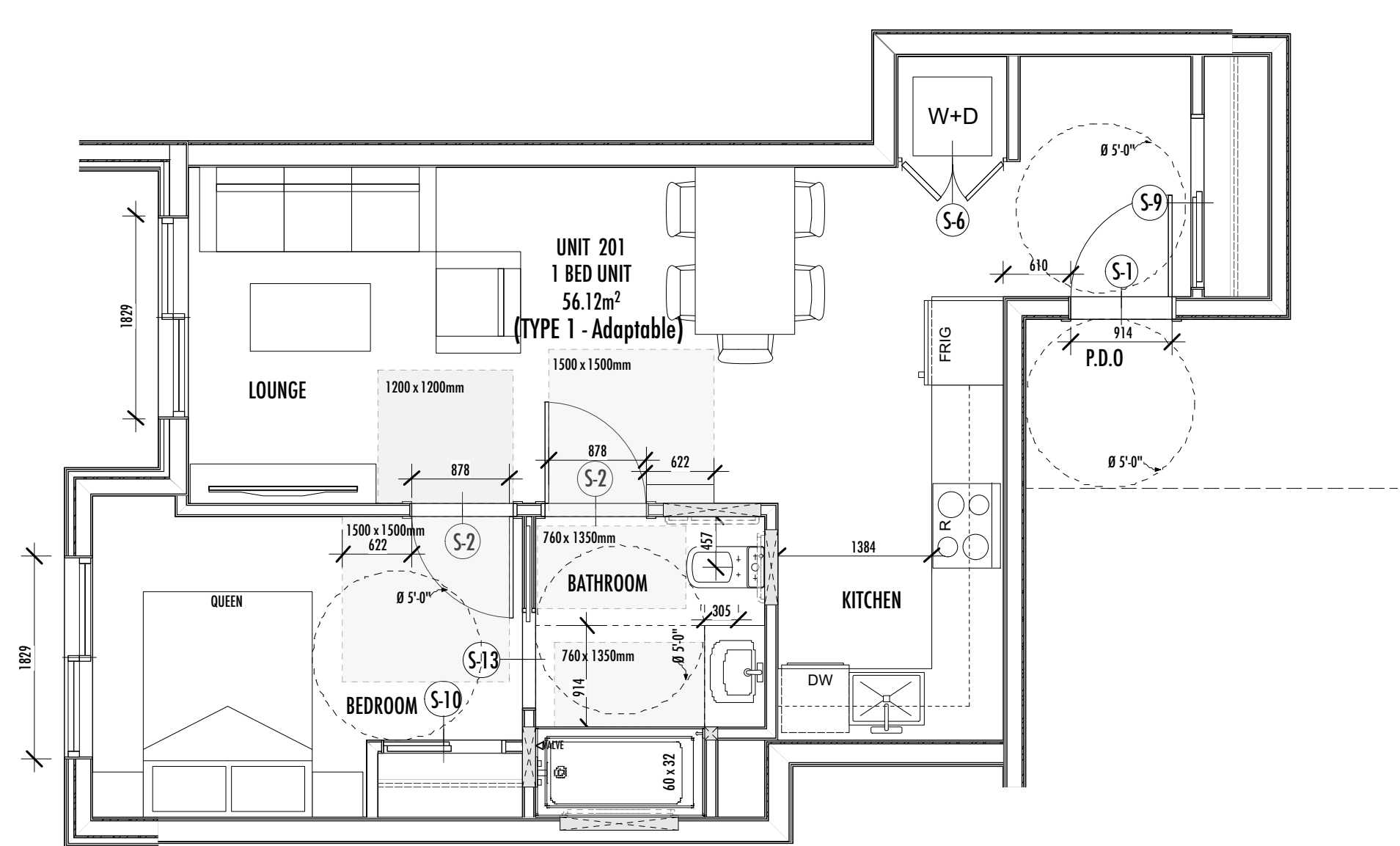
SCALE: 1:100

**JADASI  
DEVELOPMENT**

no.	yr/modifi	revision / submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

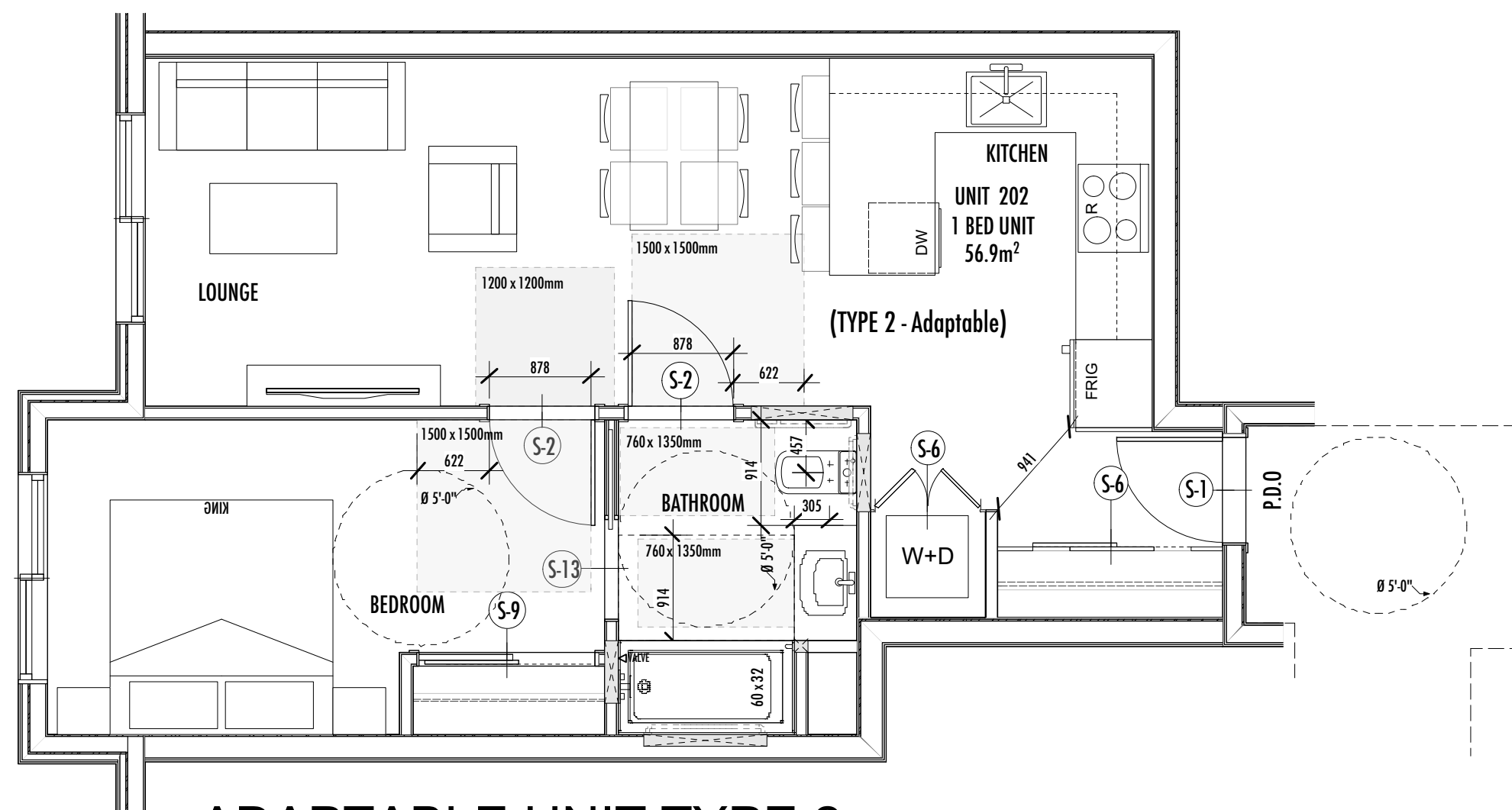
Project Title:		Drawing Title:	
880 W 15TH		LEVEL ROOF	
880 WEST 15TH STREET, North Vancouver, BC			
Drawn by:	BM	Date:	2020.01.06
Project Number:	924	Scale:	1/8" = 1'-0"

Drawing Number:  
**A - 1.7**



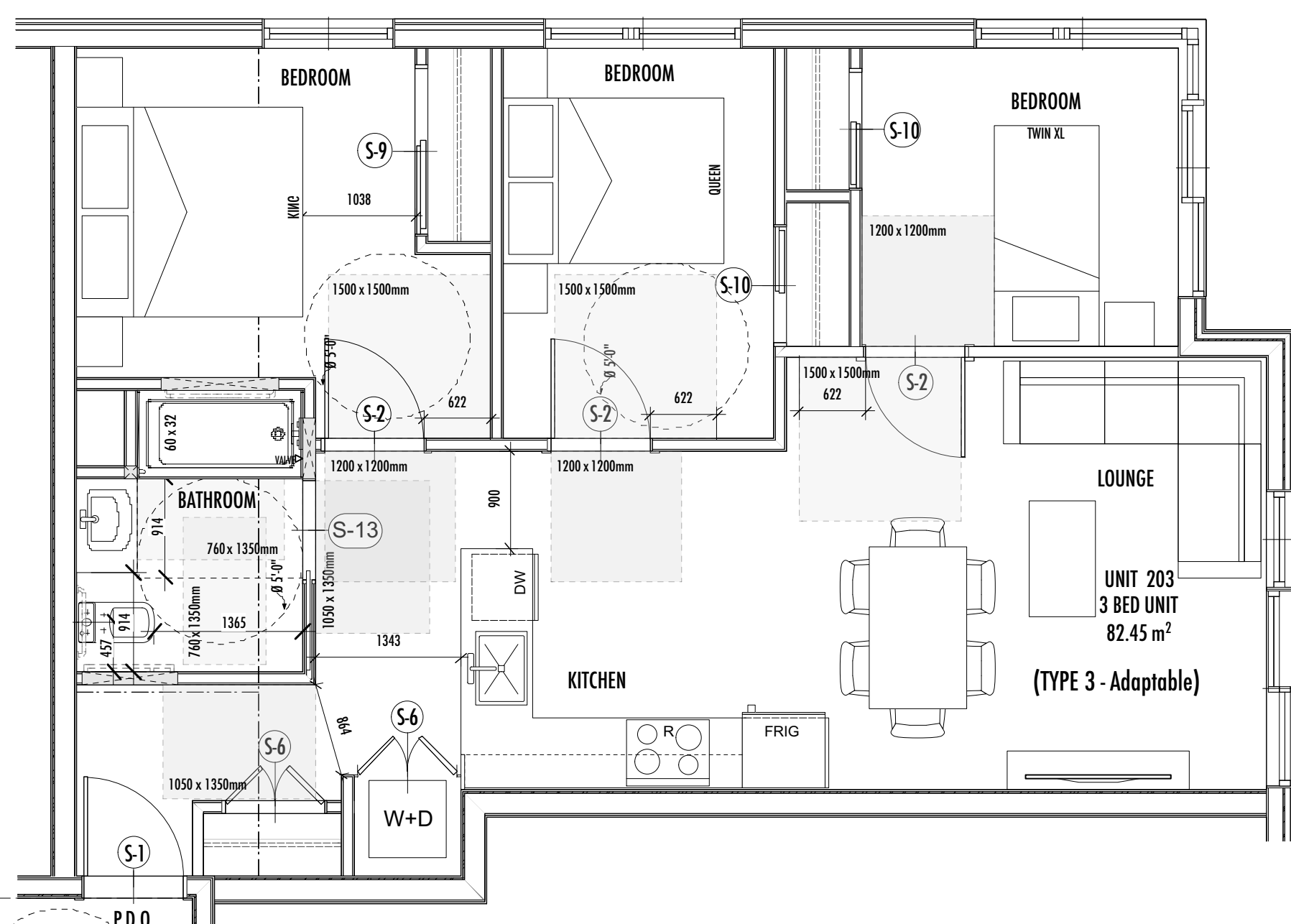
ADAPTABLE UNIT TYPE 1

SCALE: 1:50



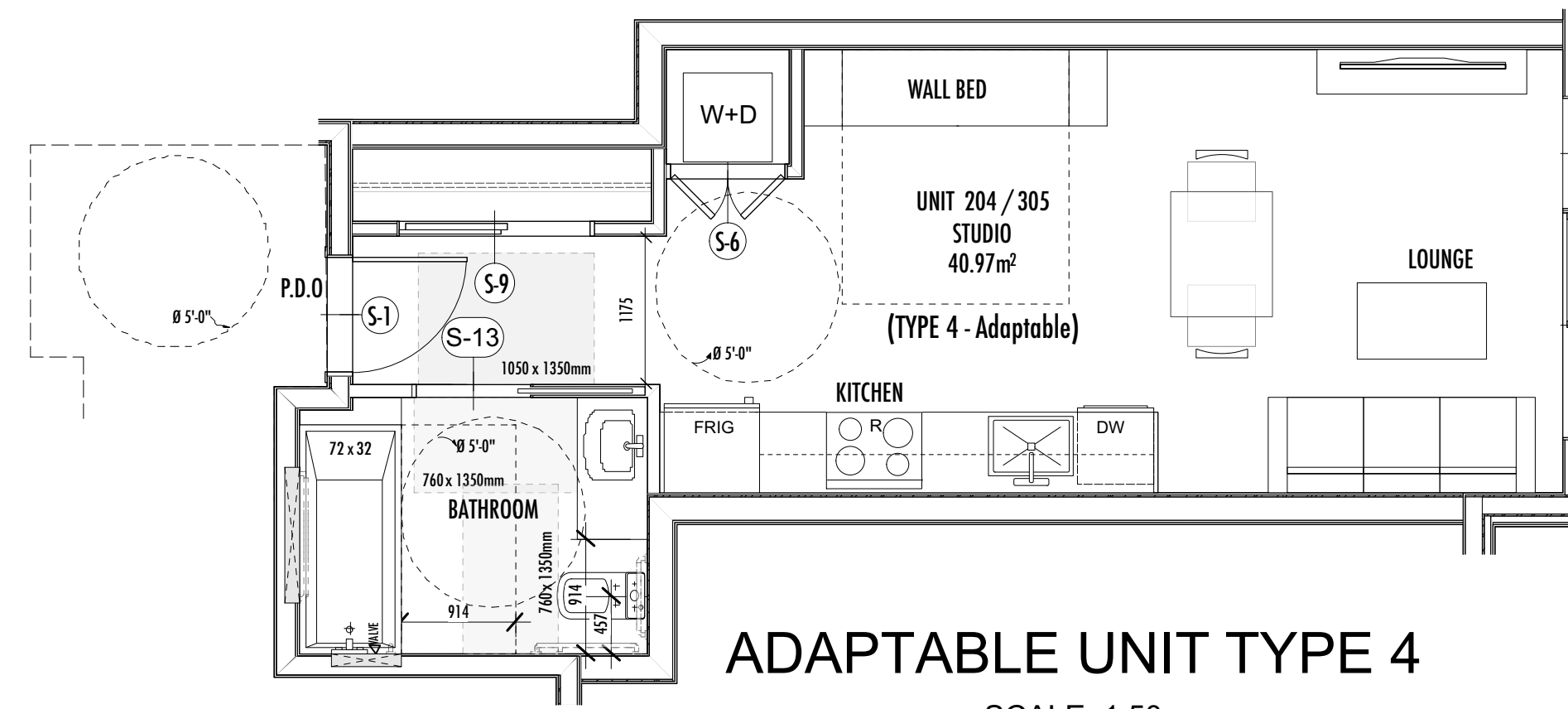
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SCALE: 1:50



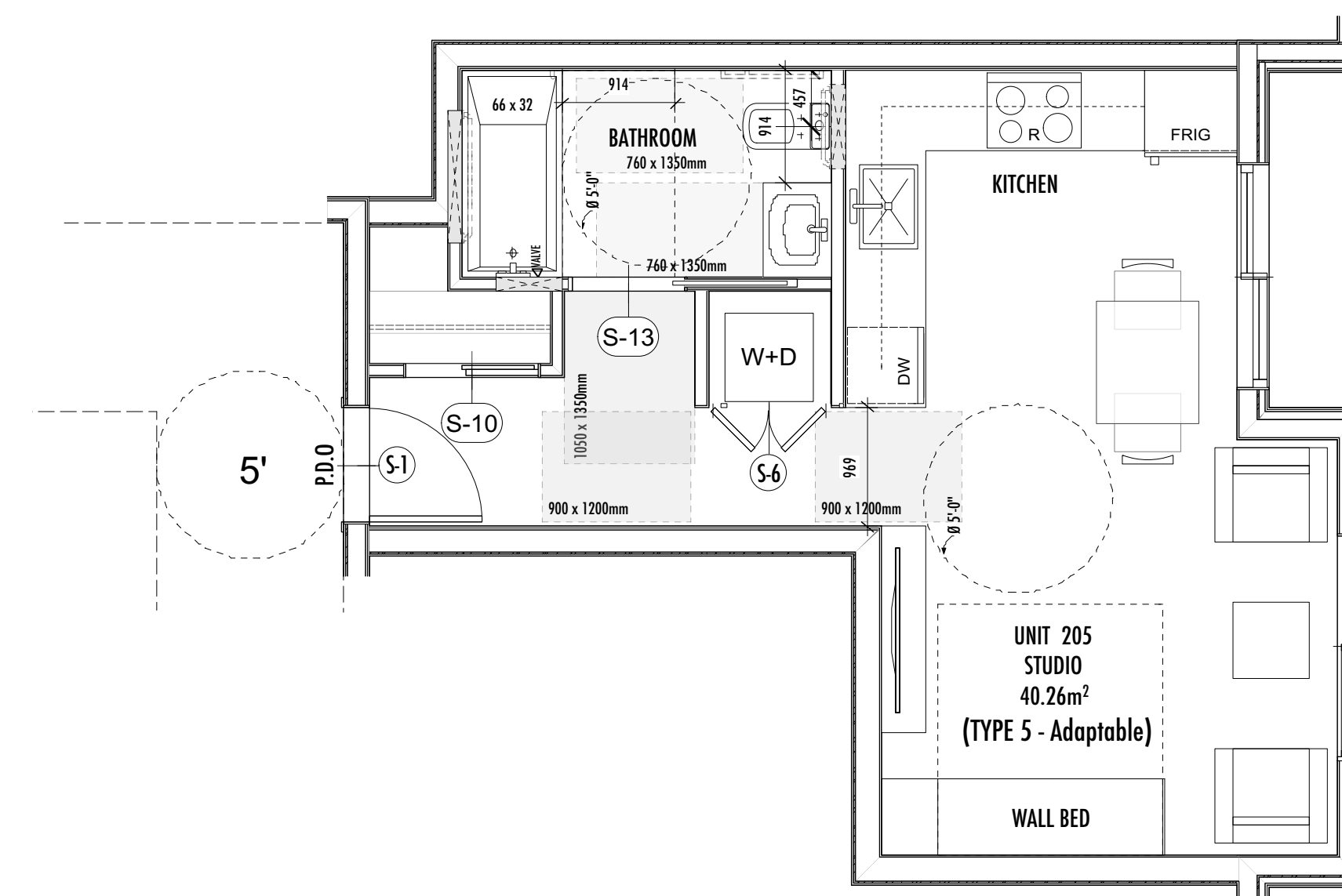
ADAPTABLE UNIT TYPE 3

SCALE: 1:50



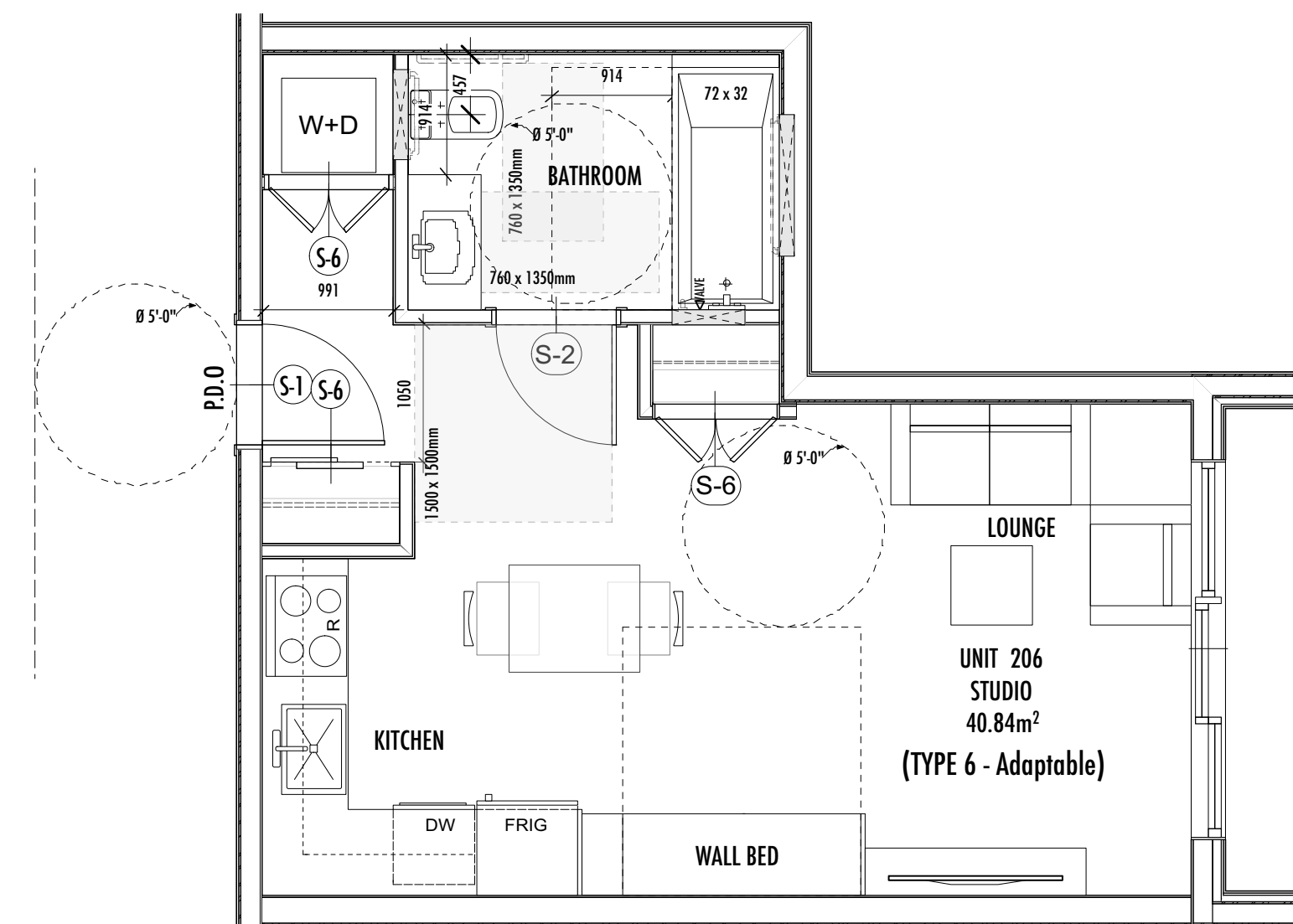
ADAPTABLE UNIT TYPE 4

SCALE: 1:50



ADAPTABLE UNIT TYPE 5

SCALE: 1:50

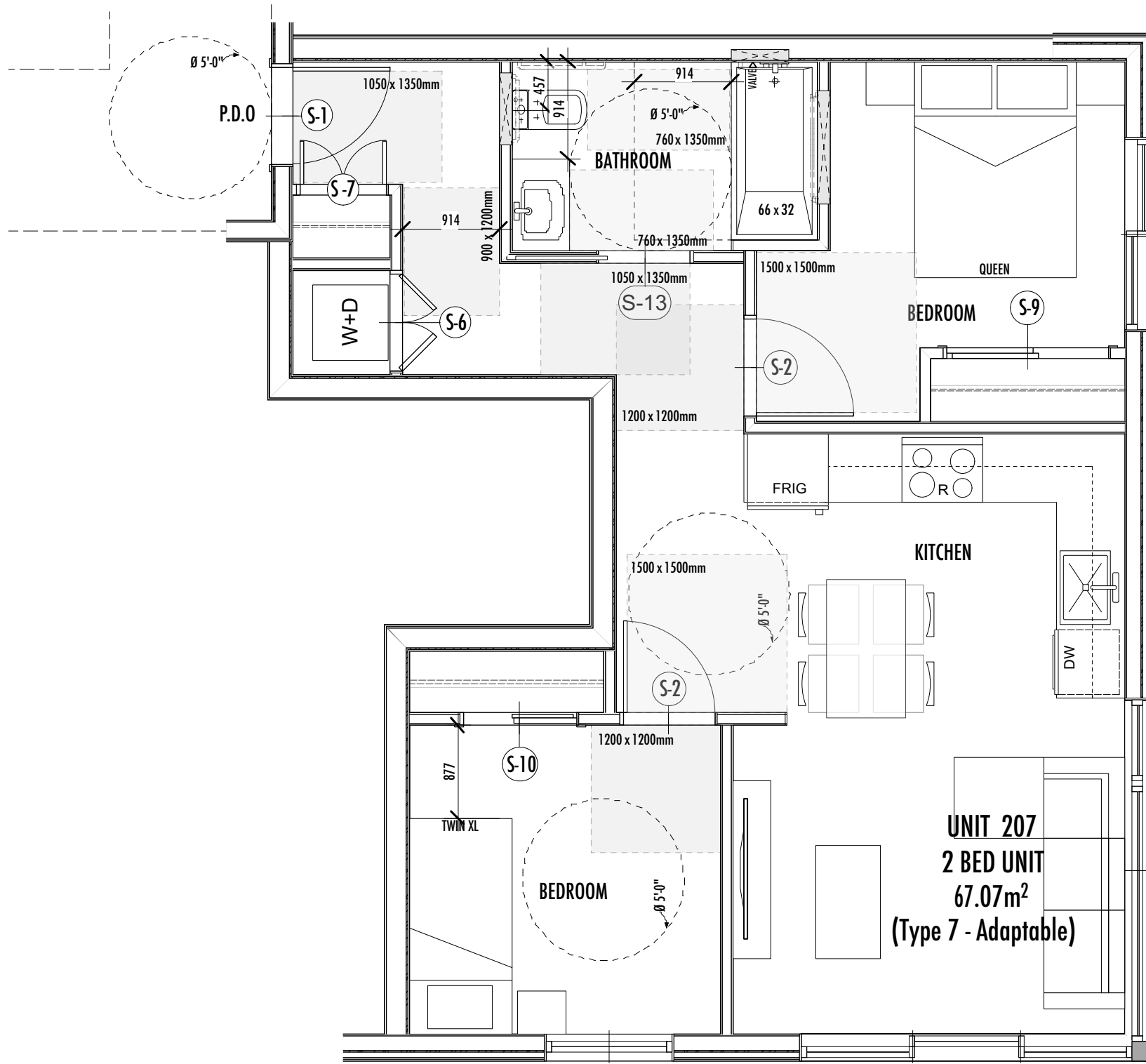


ADAPTABLE UNIT TYPE 6

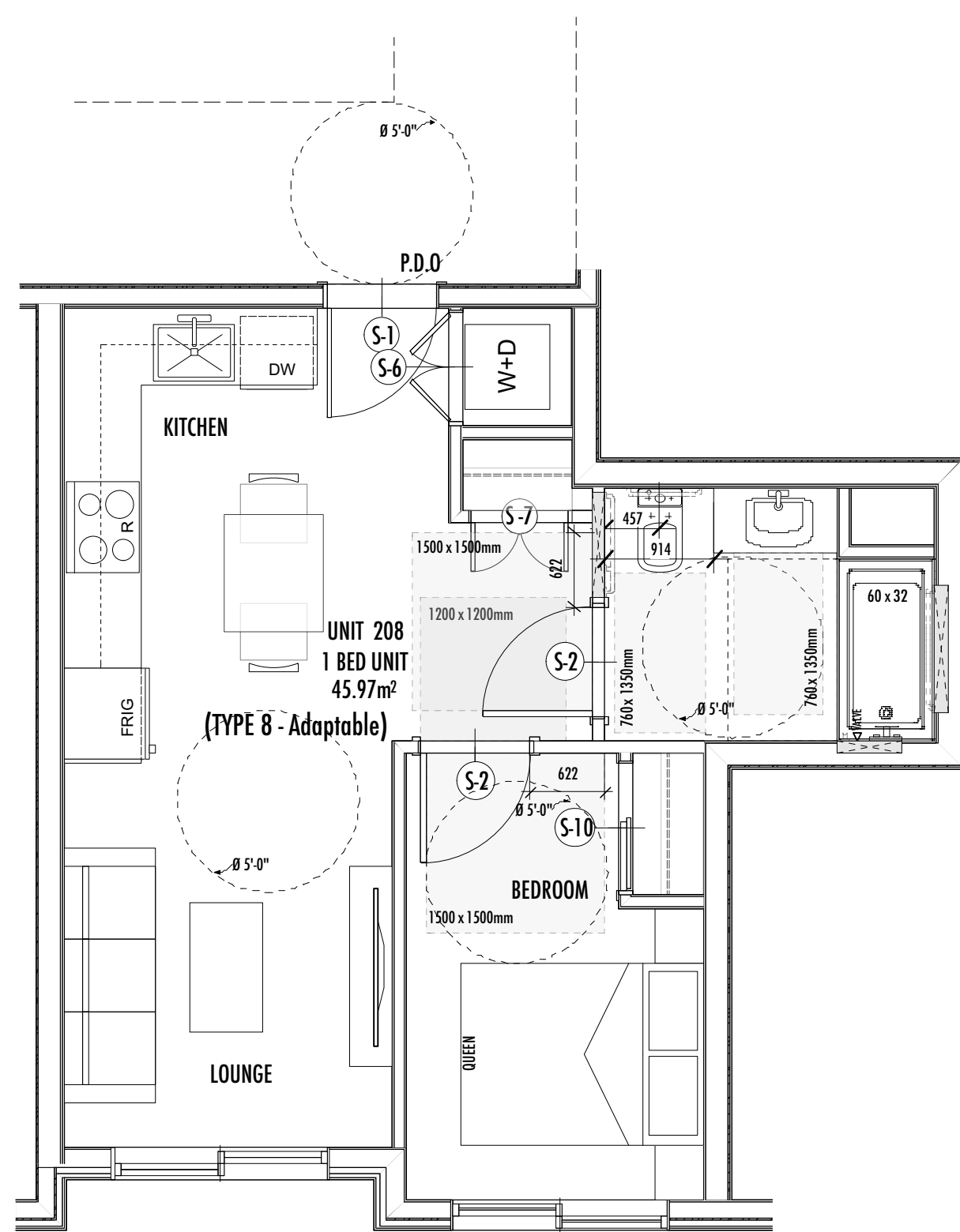
SCALE: 1:50

Revision / Submission	
1. 21-04-29 FOR CLIENT REVIEW 2	
2. 21-06-02 FOR CLIENT REVIEW 2	
3. 21-07-29 FOR CLIENT REVIEW 3	
4. 21-11-26 ISSUED FOR RECORDING/DP	
no. Yr/modl	
Project Title:	880 W 15TH 880 WEST 15TH STREET, North Vancouver, BC
Drawing Title:	ADAPTABLE UNITS
Drawn by: MHE/BM/ME	
Date:	2020.01.06
Project Number:	924
Scale:	1:50

Drawing Number:	A - 1.8
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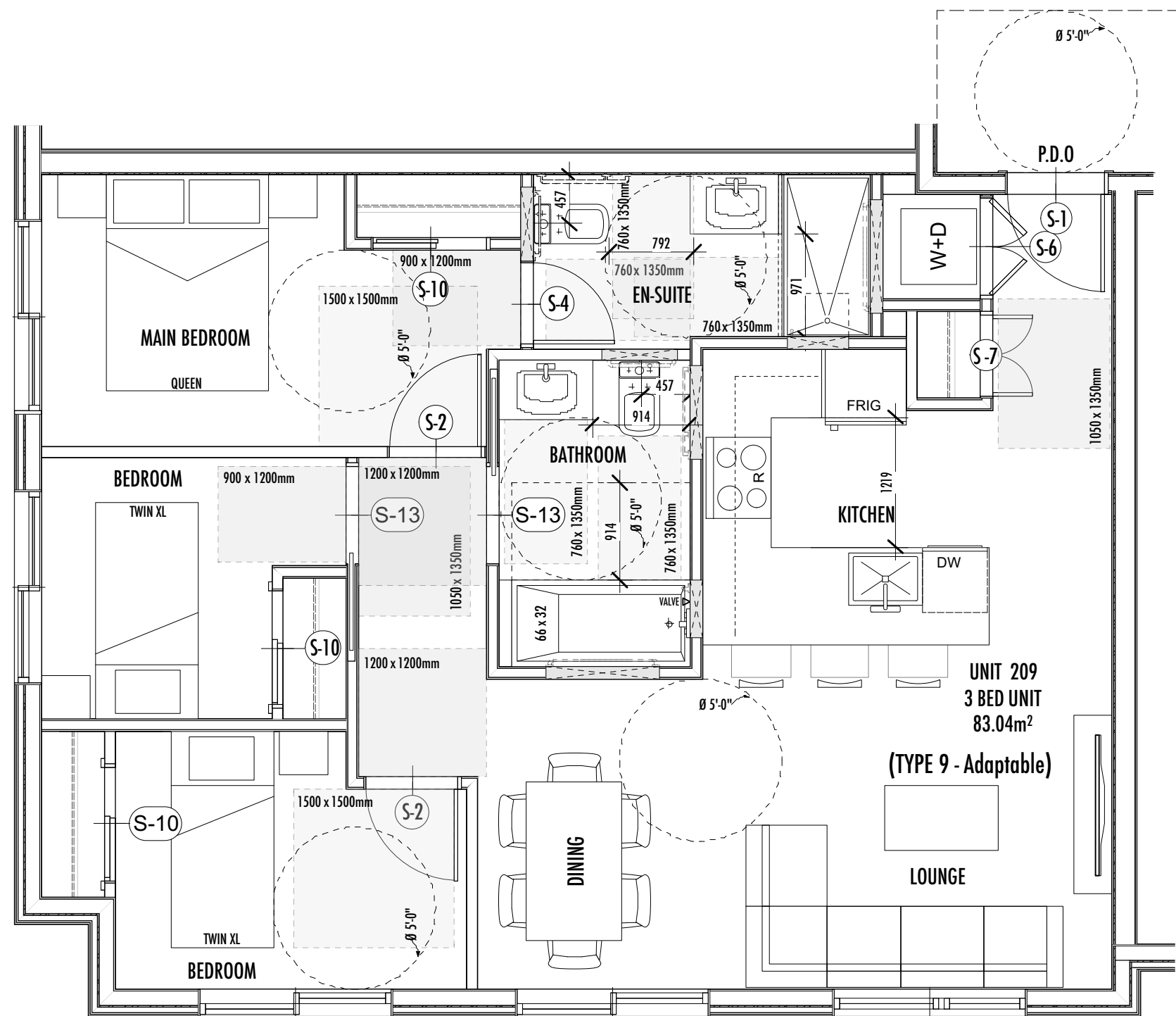


**ADAPTABLE UNIT TYPE 7**  
SCALE: 1:50

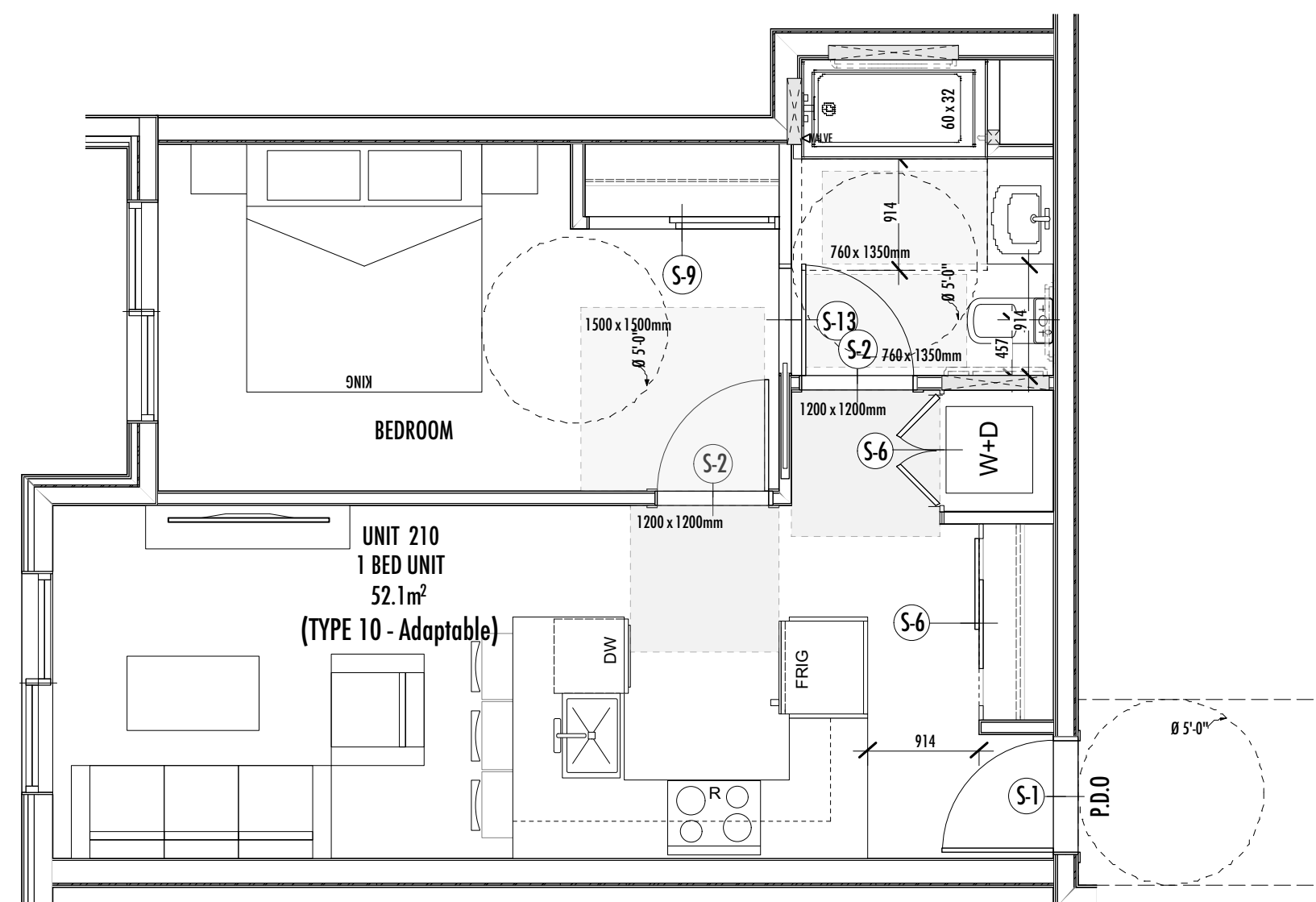


**ADAPTABLE UNIT TYPE 8**  
SCALE: 1:50

ADAPTABLE DESIGN UNIT LIST									
> 25 % OF TOTAL UNITS									
APARTM. #	UNIT TYPE	LEVEL	STUDIO	1 BED	2BED	3BED	ADAPTABLE LEVEL 2	UNIT AREA m2	UNIT AREA ft2
201	1-A	2nd FLOOR						56.12	604.08
202	2-A	2nd FLOOR						56.9	612.47
203	3	2nd FLOOR						82.45	887.49
204	4-A	2nd FLOOR						40.97	441.00
205	5-A	2nd FLOOR						40.26	433.36
206	6-A	2nd FLOOR						40.84	439.60
207	7-A	2nd FLOOR						67.07	721.94
208	8-A	2nd FLOOR						45.97	494.82
209	9-A	2nd FLOOR						83.04	893.84
210	10-A	2nd FLOOR						52.1	560.80
305	4-A	3rd FLOOR						40.97	441.00
<b>TOTAL</b>			<b>4</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>11</b>	<b>606.69</b>	<b>6530.41</b>



**ADAPTABLE UNIT TYPE 9**  
SCALE: 1:50



**ADAPTABLE UNIT TYPE 10**  
SCALE: 1:50

ADAPTABLE DESIGN - NORTH VANCOUVER		LEVEL 1	LEVEL 2
*ADDITIONAL BC ADAPTABLE DWELLING UNITS REQUIREMENTS TO ALL LEVELS			
<b>A</b>	<b>BASIC</b>	4" HIGH CONTRASTING COLOUR ADDRESS NUMBERS 100 LUX (MIN) LIGHTING LEVELS (OUTSIDE + MAIN ENTRIES / SUITE ENTRIES) NO POLISHED FINISH ON ENTRY FLOORING LEVER DOOR HANDLES ON ALL DOORS (EXC. POCKET, SLIDING, DOORS WITH OPENERS) ALL SIGNAGE IN COMMON AREAS WITH CONTRASTED COLOURS ELEVATOR BUTTONS WELL CONTRASTED	
<b>B</b>	<b>BUILDING ACCESS</b>	OUTSIDE STAIRS - COLOUR CONTRAST ON STAIR NOSING VISUAL AND TACTILE CUES ON CURB CUTS UNOBSTRUCTED ACCESS TO MAIN BUILDING ENTRANCES FROM STREET/SIDEWALKS 5' UNOBSTRUCTED CORRIDOR FROM PARKING LEVEL 2' CLEAR WALL SPACE ADJACENT TO DOOR LATCH FROM PARKING LEVEL UNOBSTRUCTED ACCESS TO GARBAGE RECEPTACLES + STORAGE LOCKERS NO STAIRS IN BUILDING CIRCULATION INCL. CORRIDORS ON RES. LEVELS ACC. STORAGE LOCKERS FOR EACH UNIT IF APPLICABLE 3' CANOPY OVER MAIN BUILDING ENTRANCES & ENTERPHONE AUTOMATIC DOOR OPENER FOR ONE MAIN ENTRY DOOR + FROM PARKADE LEVEL DISABLED PARKING PROVIDED AS PER ZONING BYLAW 3' BUILDING + SUITE ENTRY DOORS FLUSH THRESHOLDS THROUGHOUT BUILDING (MAX 1/2" HEIGHT) ACCESSIBLE BUILDING ENTERPHONE W CALL BUTTONS, SUITE DOOR BELLS	
<b>C</b>	<b>COMMON AREAS</b>	ACCESSIBLE MAILBOXES FOR AD UNITS 5' RADIUS TURNING IN FRONT OF MAILBOXES	
<b>D</b>	<b>CIRCULATION</b>	CORRIDORS MIN 4' WIDE (EXCL. SERVICE AREAS) 5' TURNING RADIUS INSIDE AND OUTSIDE ENTRY CORRIDOR OF EACH UNIT SLIP RESISTANT FLOORING COLOUR CONTRASTING EXIT DOORS * 5' TURNING RADIUS CLEAR ADJACENT TO ELEVATOR ENTRANCE	
<b>E</b>	<b>SUITE CIRCULATION / UNIT FLOORING</b>	WIRING FOR AUTOMATIC DOOR OPENER FOR SUITE ENTRY 2' CLEAR WALL SPACE ADJACENT DOOR LATCHES (DOOR SWINGS TOWARDS USER) NON-SLIP FLOORING IN KITCHEN + (MIN 1) BEDRM 1/2" MAX HIGH DENSITY, LOW LEVEL LOOP CARPET + UNDERLAY * FLOOR SPACE ON BOTH SIDES OF BATHRM. + BEDRM. DOORS TO COMPLY TO A-3.8.3.6 (11) BCBC	
<b>F</b>	<b>UNIT ENTRIES</b>	ADJUSTABLE DOOR CLOSERS DOOR HANDLE 40" ABOVE FLOOR W DEADBOLTS DIRECTLY ABOVE OR BELOW	
<b>G</b>	<b>DOORS</b>	2'10" CLEAR DOOR OPENINGS	
<b>H</b>	<b>PATIOS + BALCONIES</b>	2'10" CLEAR DOOR OPENINGS 1/2" MAX THRESHOLD (PATIO/BALCONY DOORSILL) 5' TURNING RADIUS ON PATIO/BALCONY OUTDOOR LIGHT FIXTURE PROVIDED ELECTRICAL OUTLET PROVIDED	
<b>I</b>	<b>WINDOWS</b>	OPENING MECHANISM MAX 46" ABOVE FLOOR 6' HORIZONTAL WINDOWS IN LIVING RM. + DINING RM. + MIN 1 BEDRM 2'6" MAX SILL HEIGHT ABOVE FLOOR	
<b>J</b>	<b>KITCHEN</b>	CONTINUOUS COUNTER BETWEEN STOVE AND SINK ADDITIONAL TASK LIGHTING 100LUX (MIN) AT SINK, STOVE + WORK AREA PULL-OUT WORK BOARDS AT 2'8" HEIGHT LEVER HANDLE FAUCETS + CABINET HANDLES (TYPE D OR J) ADJUSTABLE SHELVES IN ALL CABINETS	
<b>K</b>	<b>BATHROOM</b>	TOILET LOCATED ADJACENT TO WALL (MIN 3') 5' TURNING RADIUS 3' CLEARANCE ALONG TUB LENGTH TUB CONTROL VALVE AT OUTER EDGE OF TUB+ CENTRAL SPOUT SOLID BLOCKING IN WALLS OF TUB/SHOWER, TOILET AREA, TOWEL BARS PRESSURE BALANCED TUB/ SHOWER VALVES ALLOW 4" DROP IN VANITY HEIGHT (PLUMBING) PROVISION OF VANITY SINK REMOVAL ADJUSTABLE HEIGHT SHOWER HEAD * 800mm (MIN) FRONT OF WC TO FACING WALL * 760mm x 1350mm CLEAR FLOOR SPACE IN FRONT OF LAVATORY (CENTERED) * 760mm x 1350mm CLEAR FLOOR SPACE CONNECTING ROUTE * SOLID BLOCKING FOR FUTURE INSTALLATION OF GRAB RAILS (WC, TUB / SHOWER)	
<b>L</b>	<b>AMENITY</b>	PROVIDE CARPET + DRAPES	
<b>M</b>	<b>BEDROOMS</b>	PROVIDE LIGHT FIXTURE IN OR ADJACENT TO CLOSET	
<b>N</b>	<b>ELECTRICAL</b>	SEE ELECTRICAL REQUIREMENTS	

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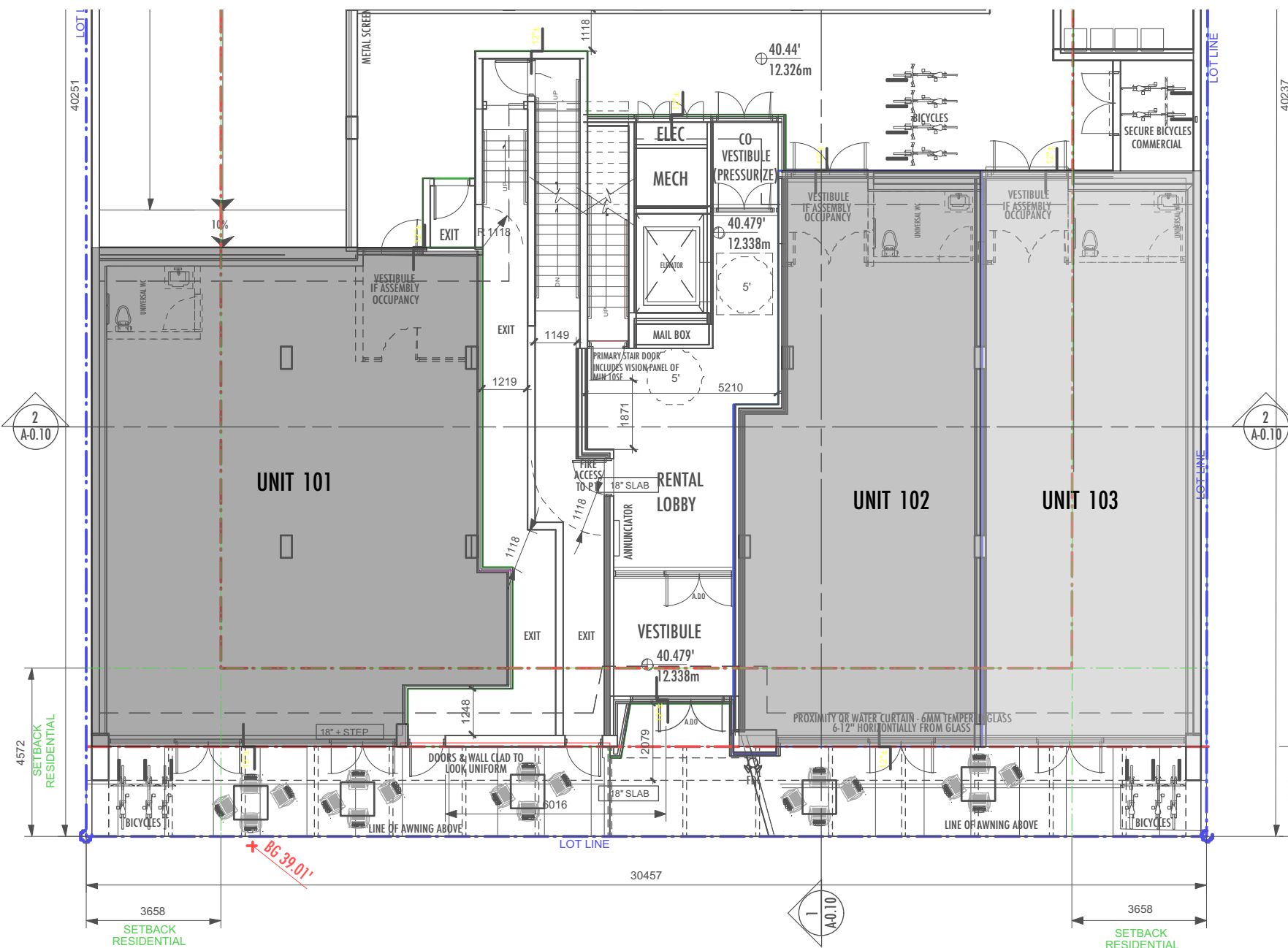
Revision / Submission	1. 21-04-29 FOR CLIENT REVIEW	2. 21-06-02 FOR CLIENT REVIEW 2	3. 21-07-29 FOR CLIENT REVIEW 3	4. 21-11-26 ISSUED FOR RECORDING/DP
Yr/mo/dy	21/04/29	21/06/02	21/07/29	21/11/26
Project Title:	880 WEST 15TH STREET, North Vancouver, BC			
Drawing Title:	ADAPTABLE UNITS			
Drawn by: JH/HE/BM/ME	880 W 15TH			
Date:	2 020 01 06			
Project Number:	924			
Scale:	1:50			

Revision / Submission	
1. 21-04-29 FOR CLIENT REVIEW	
2. 21-06-02 FOR CLIENT REVIEW 2	
3. 21-07-29 FOR CLIENT REVIEW 3	
4. 21-11-26 ISSUED FOR RECORDING/DP	
Project Title:	880 W 15TH STREET, North Vancouver, BC
Drawing Title:	AREA OVERLAYS
Drawn By:	ME
Date:	2020.01.06
Project Number:	924
Scale:	1/4"=1'-0"

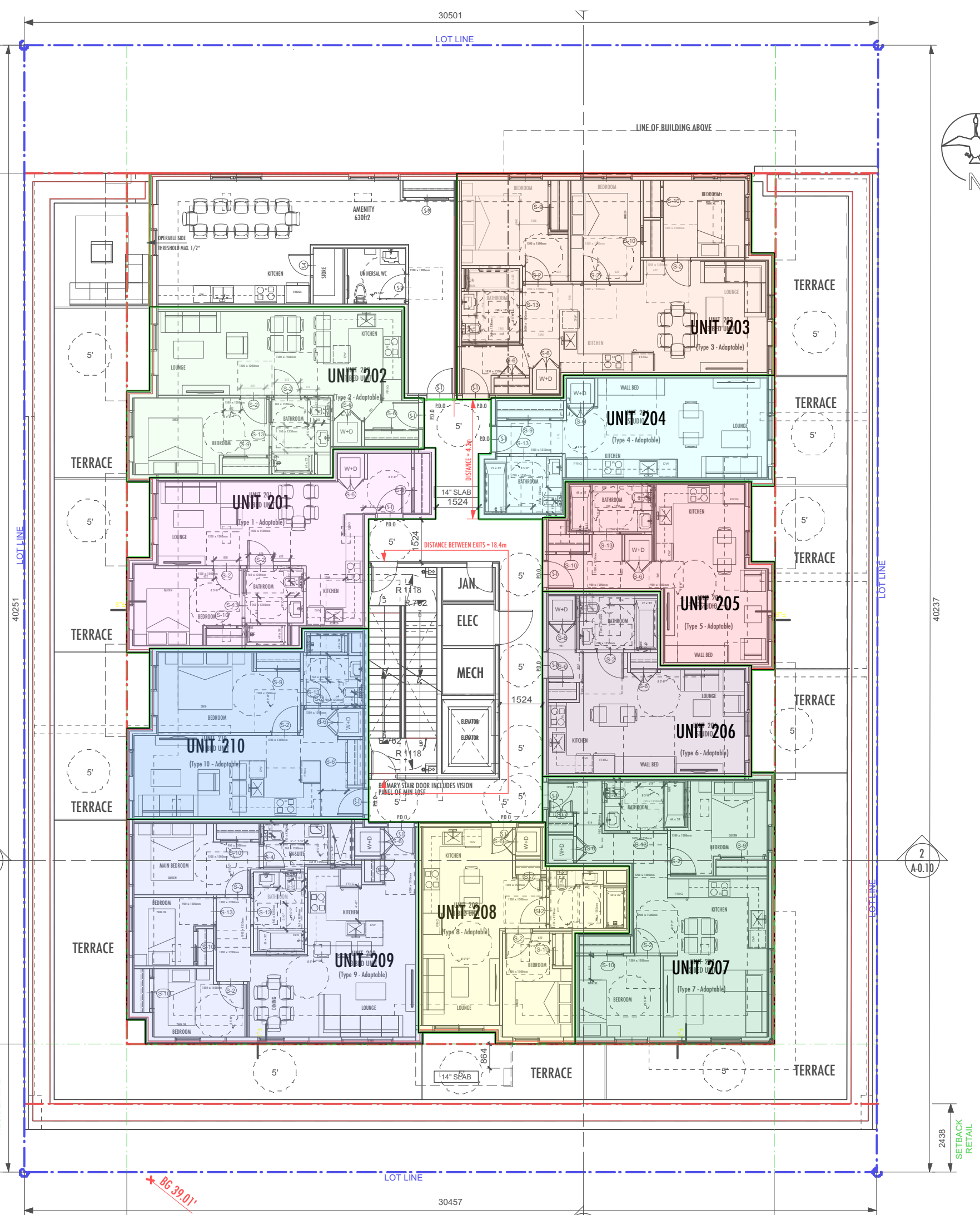
AREA SCHEDULE (COMMERCIAL)				
	UNIT TYPE	LEVEL	AREA (m2)	AREA (ft2)
<b>MAIN FLOOR</b>				
	101	RETAIL	1	141.53
	102	RETAIL	1	94.86
	103	RETAIL	1	93.59
	<b>TOTAL</b>		<b>329.98</b>	<b>3551.90</b>

AREA SCHEDULE (RESIDENTIAL)				
	UNIT TYPE	LEVEL	AREA	AREA (ft2)
<b>SECOND FLOOR</b>				
	201	1-A	2	56.12
	202	2-A	2	56.9
	203	3	2	82.45
	204	4-A	2	40.97
	205	5-A	2	40.26
	206	6-A	2	40.84
	207	7-A	2	67.07
	208	8-A	2	45.97
	209	9-A	2	83.04
	210	10-A	2	52.1
	<b>TOTAL</b>		<b>565.72</b>	<b>6089.41</b>
<b>THIRD FLOOR</b>				
	301	1	3	56.12
	302	2	3	56.9
	303	11	3	69.66
	304	12	3	71.36
	305	4-A	3	40.97
	306	5	3	40.26
	307	6	3	40.84
	308	7	3	67.07
	309	8	3	45.97
	310	9	3	83.04
	311	10	3	52.1
	<b>TOTAL</b>		<b>624.29</b>	<b>6719.86</b>

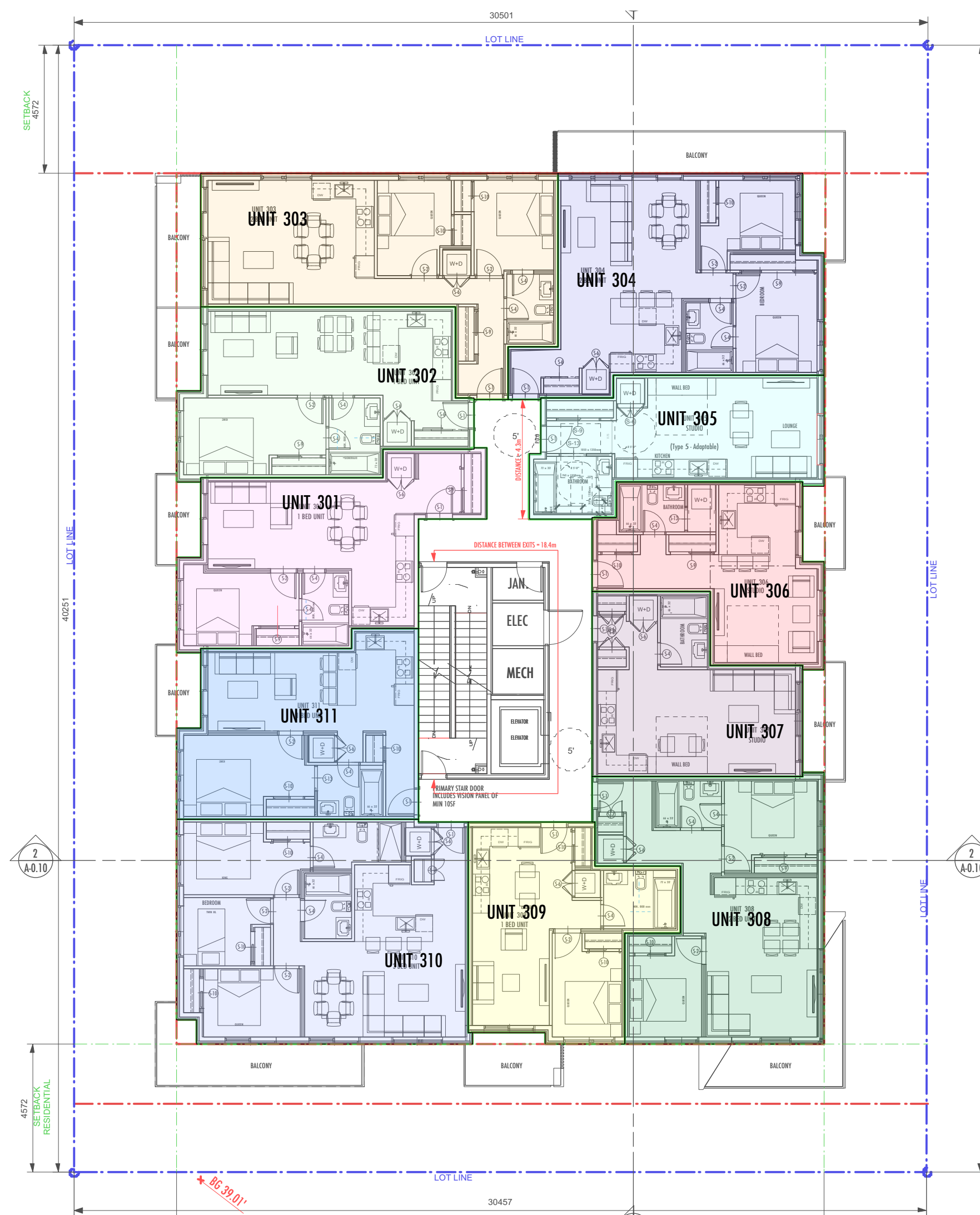
FOURTH FLOOR				
	401	1	3	56.12
	402	2	3	56.9
	403	11	3	69.66
	404	13	3	77.39
	405	14	3	60.5
	406	15	3	55.66
	407	7	3	67.07
	408	8	3	45.97
	409	9	3	83.04
	410	10	3	52.1
	<b>TOTAL</b>		<b>624.41</b>	<b>6721.15</b>
<b>FIFTH FLOOR</b>				
	501	1	3	56.12
	502	2	3	56.9
	503	11	3	69.66
	504	13	3	77.39
	505	14	3	60.5
	506	15	3	55.66
	507	7	3	67.07
	508	8	3	45.97
	509	9	3	83.04
	510	10	3	52.1
	<b>TOTAL</b>		<b>624.41</b>	<b>6721.15</b>
	<b>TOTAL:</b>		<b>2438.83</b>	<b>26251.57</b>



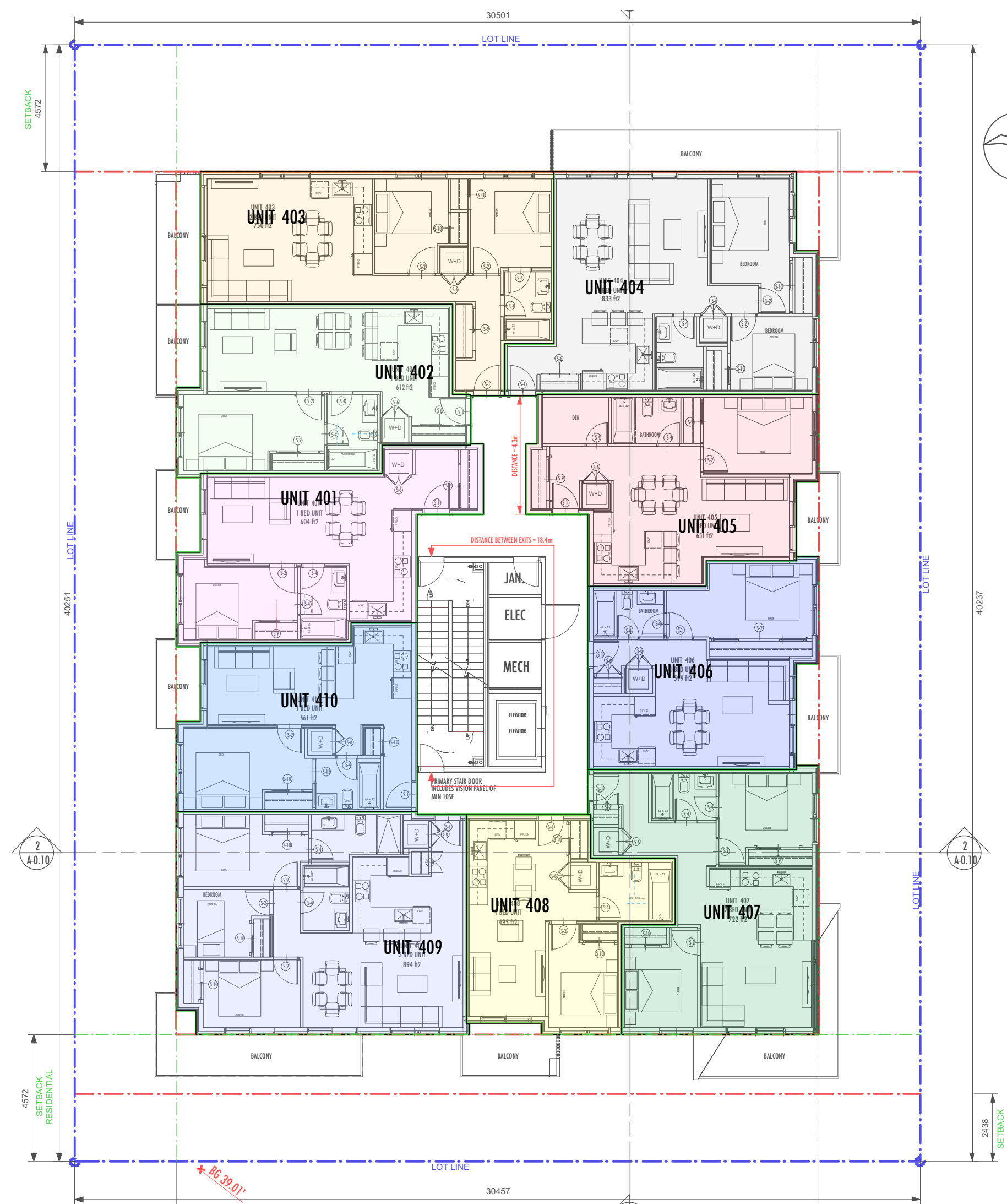
**MAIN LEVEL**  
SCALE: 1:150



**SECOND LEVEL**  
SCALE: 1:150



**THIRD LEVEL**  
SCALE: 1:150



**FOURTH LEVEL**  
SCALE: 1:150

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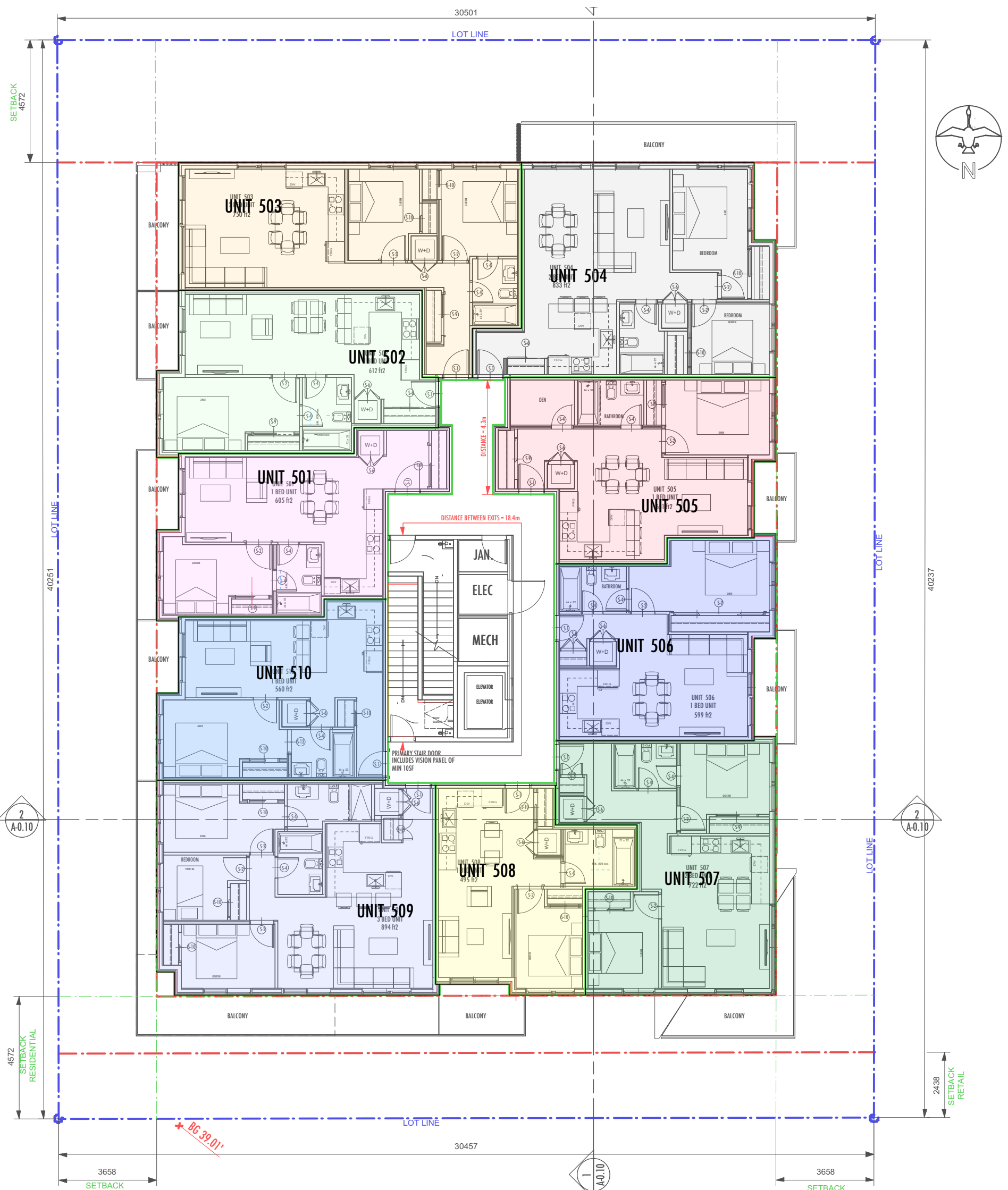
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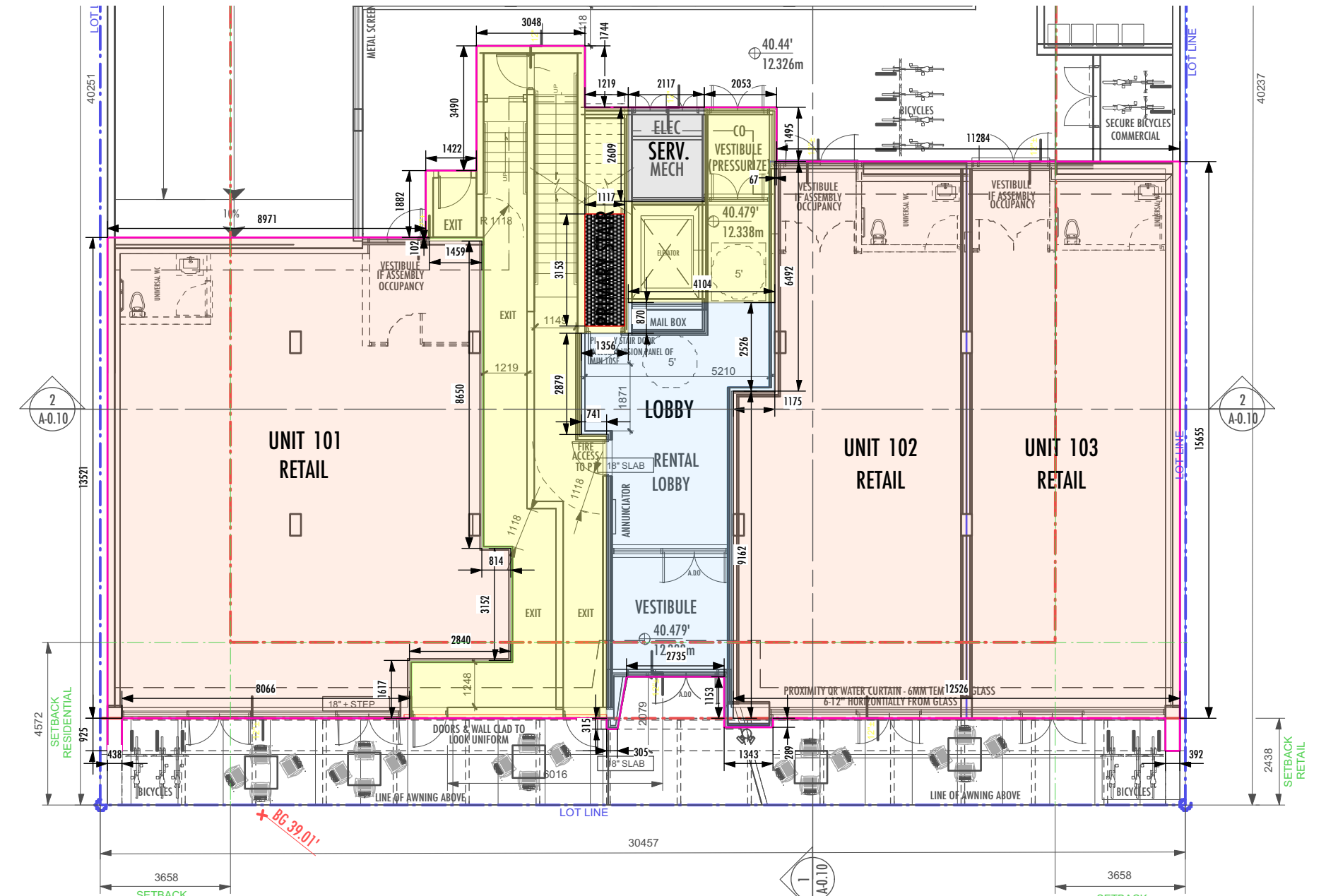


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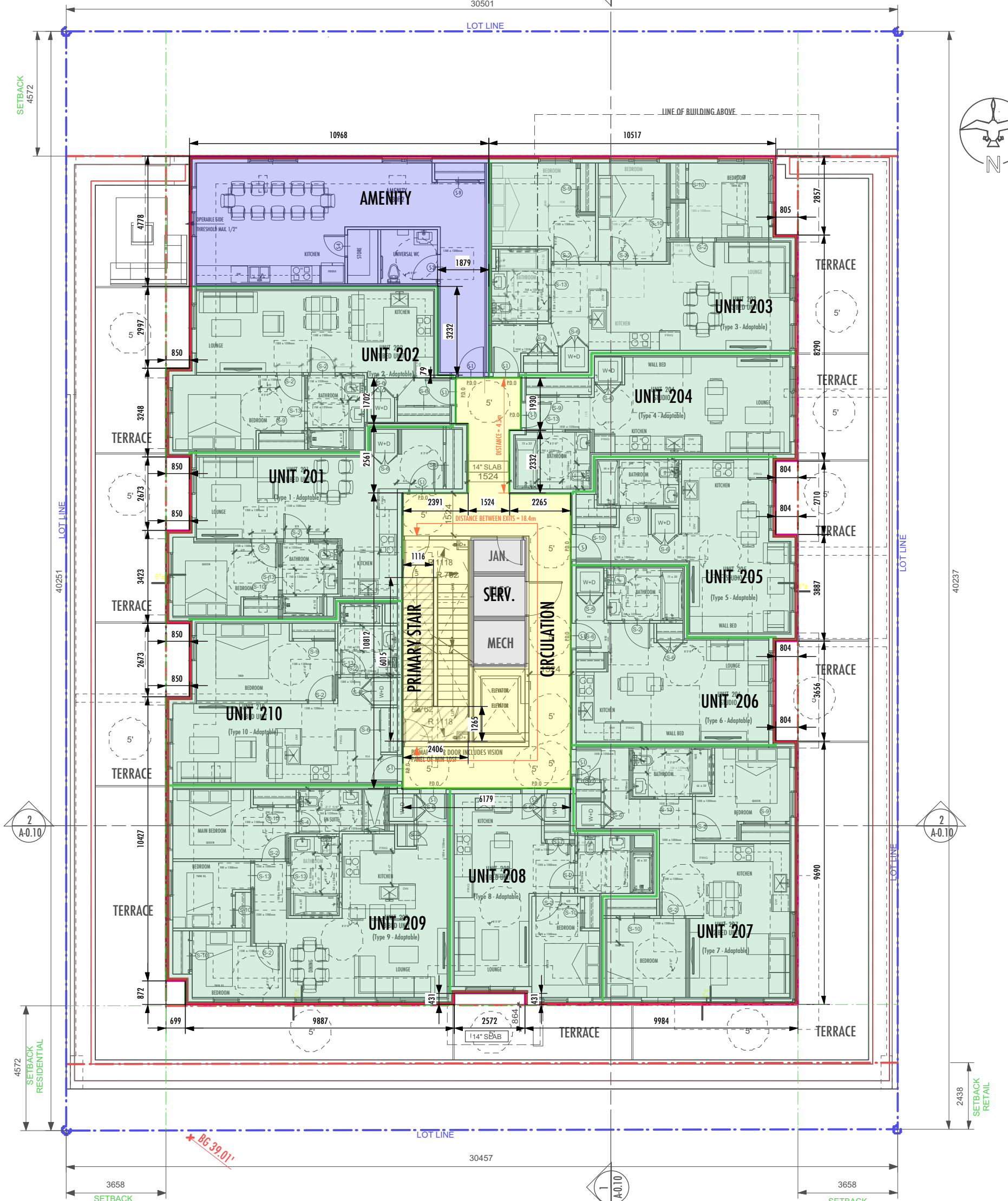
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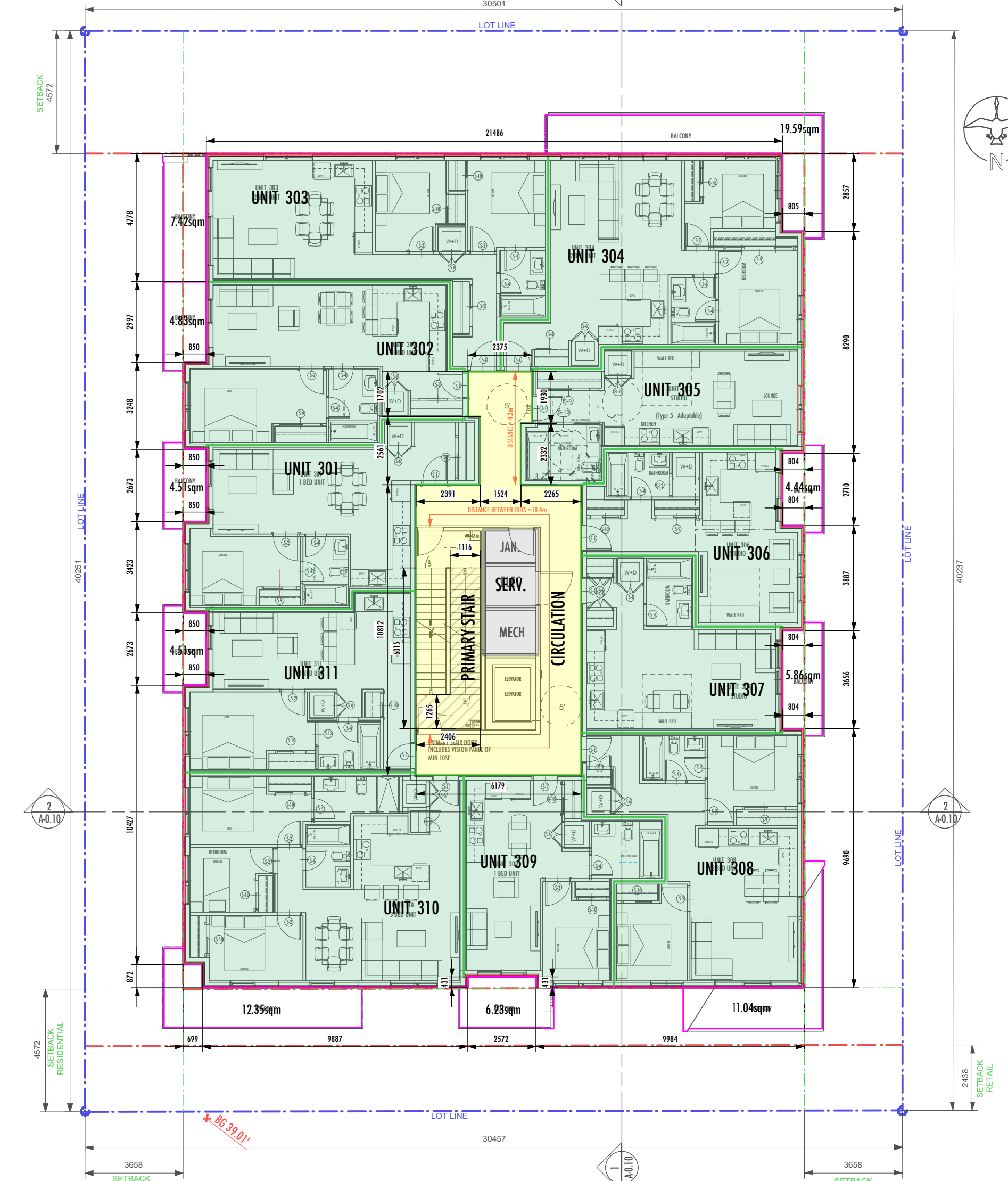
**UNIT AREAS - FIFTH LEVEL**  
SCALE: 1:150



**FSR - MAIN LEVEL**  
SCALE: 1:150



**FSR - SECOND LEVEL**  
SCALE: 1:150



**FSR - THIRD LEVEL**  
SCALE: 1:150

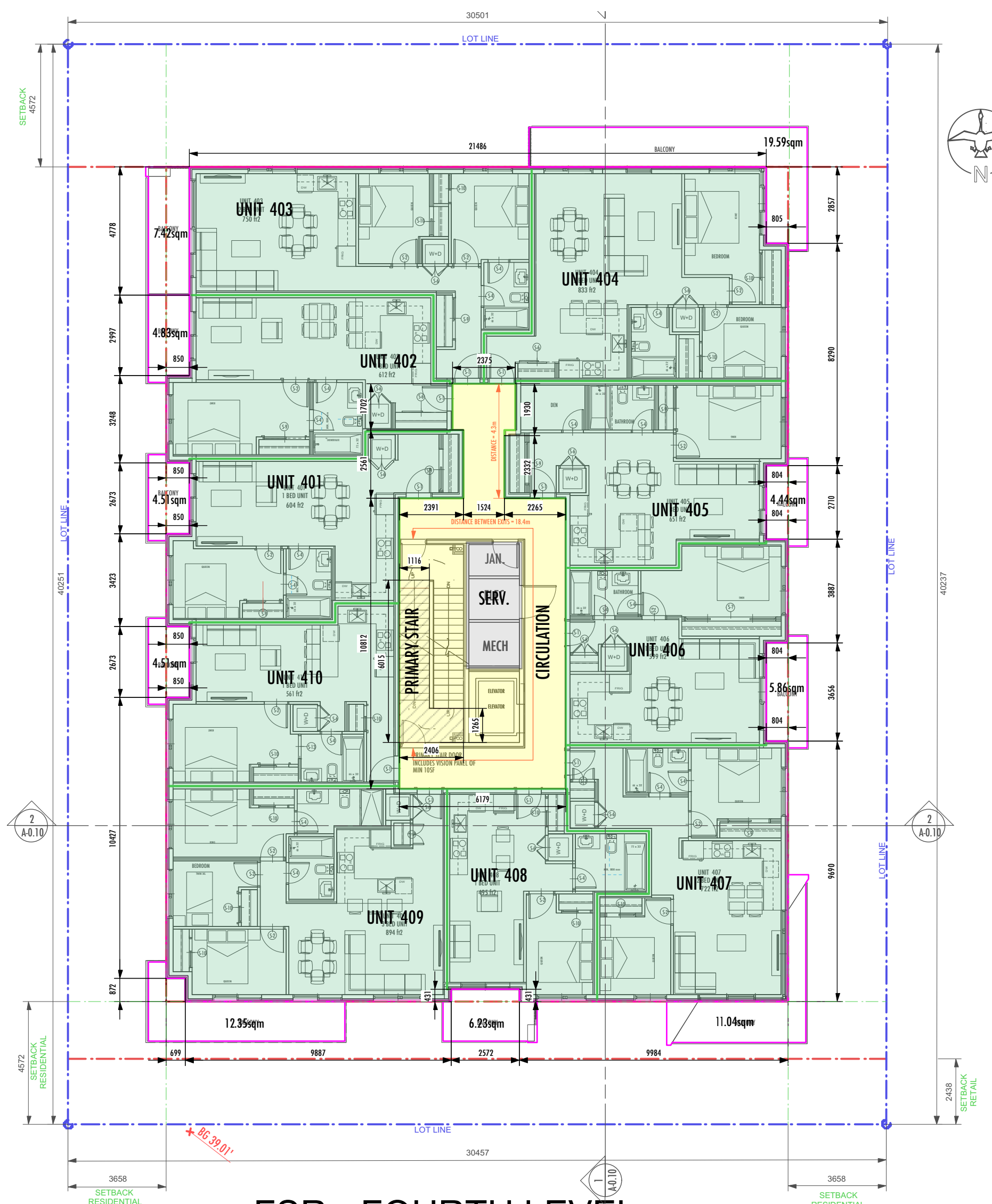
**JADASI  
DEVELOPMENT**

no.	Yr/Mod	Revision / Submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

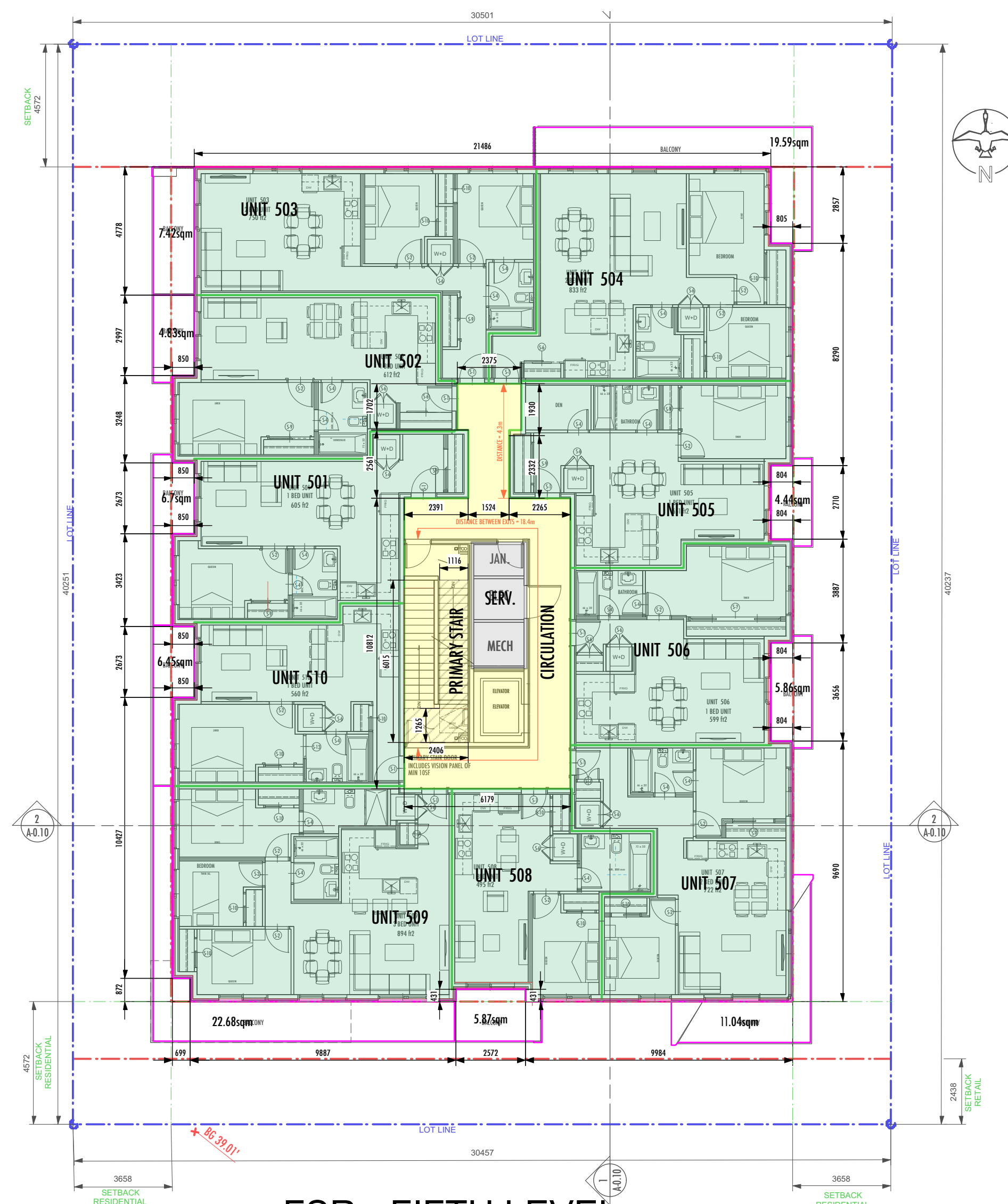
Project Title: <b>880 W 15TH AREA/FSR OVERLAYS</b>		Drawing Title:	
Drawn By: ME	Date: 2020.01.06	Project Number: 924	Scale: 1/4"=1'-0"

Drawing Number:  
**A - 1.11**



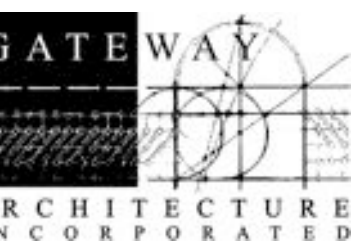


**FSR - FOURTH LEVEL**  
SCALE: 1:150



**FSR - FIFTH LEVEL**  
SCALE: 1:150

FSR OVERLAYS		
	AREA (m <sup>2</sup> )	AREA (ft <sup>2</sup> )
<b>GROSS FLOOR AREA - MAIN LEVEL</b>		
RETAIL	329.98	3551.90
CIRCULATION	88.36	951.11
SERVICE	5.52	59.42
LOBBY	42.8	460.70
ARC. ELEMENTS	1.16	12.49
<b>TOTAL</b>	<b>467.82</b>	<b>5035.61</b>
<b>GROSS FLOOR AREA - SECOND LEVEL</b>		
RESIDENTIAL	565.74	6089.63
CIRCULATION	65.15	701.27
AMENITY	58.57	630.45
SERVICE	9.7	104.41
<b>TOTAL</b>	<b>699.16</b>	<b>7525.76</b>
<b>GROSS FLOOR AREA - THIRD &amp; FOURTH LEVEL</b>		
RESIDENTIAL	624.31	6720.07
CIRCULATION	65.15	701.27
SERVICE	9.7	104.41
<b>TOTAL</b>	<b>699.16</b>	<b>7525.76</b>
<b>GROSS FLOOR AREA - FIFTH LEVEL</b>		
RESIDENTIAL	624.31	6720.07
CIRCULATION	65.15	701.27
SERVICE	9.7	104.41
<b>TOTAL</b>	<b>699.16</b>	<b>7525.76</b>
<b>GROSS BALCONY AREAS</b>		
THIRD LEVEL	80.78	869.52
FOURTH LEVEL	80.78	869.52
FIFTH LEVEL	94.88	1021.29
<b>TOTAL</b>	<b>256.44</b>	<b>2760.32</b>
TOTAL SITE AREA x 2.5	1226.51	3066.28
10% allowance		306.63
<b>TOTAL FSR CALC</b>		
TOTAL LEVEL 1	467.82	5035.61
TOTAL LEVEL 2-5	2796.64	30103.03
<b>TOTAL</b>	<b>3264.46</b>	<b>35138.65</b>
<b>DEDUCTIONS</b>		
WALL THICKNESS	-41.16	-443.05
ADAPT. UNIT EXCL.	-20.9	-224.97
AMENITY	-58.57	-630.45
LOBBY	-42.8	-460.70
PRIMARY STAIR	-35.69	-384.17
<b>TOTAL</b>	<b>3065.34</b>	<b>32995.32</b>



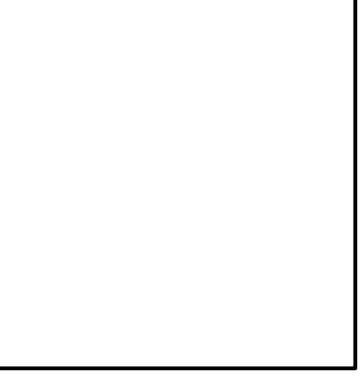
Michael Cox, Architect A I B C

2 2 0 - 6 0 1 6th Street  
New Westminster, BC V3L 3C1  
tel: (6 0 4) 6 0 8 - 1 8 6 8

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**JADASI DEVELOPMENT**

Revision / Submission	
FOR CLIENT REVIEW	
FOR CLIENT REVIEW 2	
FOR CLIENT REVIEW 3	
ISSUED FOR RECORDING/DP	
no.	Yr/Mod
1.	21-04-29
2.	21-06-02
3.	21-07-29
4.	21-11-26
Project Title:	880 W 15TH
Drawing Title:	FSR OVERLAYS
Drawn by:	ME
Date:	2020.01.06
Project Number:	924
Scale:	1/4" = 1'-0"

Drawing Number:

**A - 1.12**

FINISHES & COLOUR LEGEND :	
1	ASPYRE CEMENT PANELS - ARTISAN SQUARE CHANNEL (BM CC-30 (OXFORD WHITE))
2	FIBRE CEMENT PANELS - BM AF-700 (STORM)
3	FIBRE CEMENT PANELS - BM HC-178 (CHARCOAL SLATE)
4	AL13 ARCH SYSTEMS - ARCHITECTURAL PANEL (BRAZILIAN TEAK)
5	AL13 ARCH SYSTEMS - PANEL SYSTEM (WHITE)
6	VINYL WINDOWS & DOORS - (BLACK)
7	ALUMINIUM STORE FRONT - (BLACK)
8	RAILINGS - POWDER COATED BLACK WITH CLEAR GLASS
9	ALUMINIUM PROFILE - (TO MATCH CHARCOAL SLATE PANELS)



EAST ELEVATION SCALE: 1:100



WEST ELEVATION SCALE: 1:100

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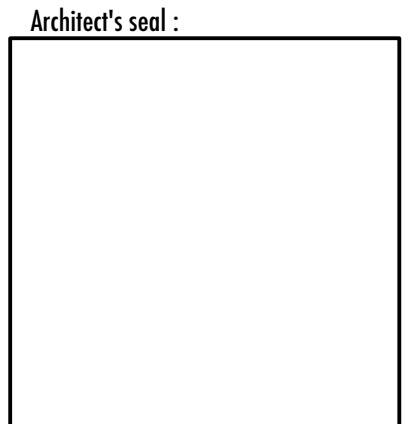
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Revision / Submission	1. 21-04-29 FOR CLIENT REVIEW 1	2. 21-06-02 FOR CLIENT REVIEW 2	3. 21-07-29 FOR CLIENT REVIEW 3	4. 21-11-26 ISSUED FOR RECORDING/DP
no. / Yr/mo/dy	1. 21-04-29	2. 21-06-02	3. 21-07-29	4. 21-11-26
Project Title:	880 W 15 <sup>TH</sup> STREET, North Vancouver, BC			
Drawing Title:	EAST & WEST ELEV.			
Drawn By:	HE / BM			
Date:	2020.01.06			
Project Number:	924			
Scale:	AS SHOWN			
Drawing Number:	A - 2.0			



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FINISHES & COLOUR LEGEND :	
1	ASPYRE CEMENT PANELS - ARTISAN SQUARE CHANNEL (BM CC - 30 (OXFORD WHITE))
2	FIBRE CEMENT PANELS - BM AF - 700 (STORM)
3	FIBRE CEMENT PANELS - BM HC - 178 (CHARCOAL SLATE)
4	AL13 ARCH SYSTEMS - ARCHITECTURAL PANEL (BRAZILIAN TEAK)
5	AL13 ARCH SYSTEMS - PANEL SYSTEM (WHITE)
6	VINYL WINDOWS & DOORS - (BLACK)
7	ALUMINIUM STORE FRONT - (BLACK)
8	RAILINGS - POWDER COATED BLACK WITH CLEAR GLASS
9	ALUMINIUM PROFILE - (TO MATCH CHARCOAL SLATE PANELS)



**SOUTH ELEVATION** SCALE: 1:100



**NORTH ELEVATION** SCALE: 1:100

**JADASI**

**DEVELOPMENT**

no.	Yr/modi	revision / submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

Project Title:	880 W 15TH NORTH & SOUTH ELEV.
Drawing Title:	880 WEST 15TH STREET, North Vancouver, BC
Drawn by:	HE / BM
Date:	2 020 01 06
Project Number:	924
Scale:	AS SHOWN

Drawing Number:  
**A - 2.1**



EAST ELEVATION SCALE:1:100



NORTH ELEVATION SCALE: 1:100

**LIMITING DISTANCE CALCULATION**

TABLE 3.2.3.1.D  
UNPROTECTED OPENING LIMITS  
FOR A FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT  
GROUP C, DIVISION 3 OCCUPANCIES

UNIT TYPE	BUILDING FACE		UNPROTECTED OPENING LIMITS		
	AREA	LIMITING DISTANCE	ALLOWABLE MAX. AREA (%)	ALLOWABLE MAX. AREA (m2)	PROPOSED MAX. AREA (m2)
	(m2)	(m)	(%)	(m2)	(m2)
AMENITY	12.93	4.51	100	12.93	3.62
TYPE 1A	16.5	3.66	60	9.90	7.25
TYPE 2A	16.9	3.66	60	10.14	7.25
TYPE 9A	21.72	3.66	52	11.29	7.25
TYPE 10A	16.09	3.66	60	9.65	7.25
TYPE 1	16.5	3.66	60	9.90	6.41
TYPE 2	16.9	3.66	60	10.14	6.41
TYPE 9	21.72	3.66	52	11.29	5.58
TYPE 10	16.09	3.66	60	9.65	6.41
TYPE 11	12.93	4.51	100	12.93	6.41

UNIT TYPE	BUILDING FACE		UNPROTECTED OPENING LIMITS		
	AREA	LIMITING DISTANCE	ALLOWABLE MAX. AREA (%)	ALLOWABLE MAX. AREA (m2)	PROPOSED MAX. AREA (m2)
	(m2)	(m)	(%)	(m2)	(m2)
TYPE 3	19.52	3.68	60	11.71	10.77
TYPE 4A	10.65	3.68	74	7.88	5.3
TYPE 5A	17.85	3.67	60	10.71	7.8
TYPE 6A	9.89	4.48	100	9.89	5.49
TYPE 7A	26.22	3.66	46	12.06	11.19
TYPE 5	17.85	3.67	60	10.71	6.69
TYPE 6	9.89	4.48	100	9.89	5.49
TYPE 7	26.22	3.66	46	12.06	10.08
TYPE 12	19.52	3.68	60	11.71	10.77
TYPE 13	19.52	3.68	60	11.71	10.77
TYPE 14	17.98	3.68	60	10.79	6.69
TYPE 15	20.41	3.67	52	10.61	8.28

UNIT TYPE	BUILDING FACE		UNPROTECTED OPENING LIMITS		
	AREA	LIMITING DISTANCE	ALLOWABLE MAX. AREA (%)	ALLOWABLE MAX. AREA (m2)	PROPOSED MAX. AREA (m2)
	(m2)	(m)	(%)	(m2)	(m2)
AMENITY	29.68	7.24	100	29.68	7.8
TYPE 3	30.64	7.23	100	30.64	11.06
TYPE 11	34.53	7.24	100	34.53	11.71
TYPE 12	25.79	7.25	100	25.79	12.36
TYPE 13	25.79	7.25	100	25.79	12.36

UNIT TYPE	BUILDING FACE		UNPROTECTED OPENING LIMITS		
	AREA	LIMITING DISTANCE	ALLOWABLE MAX. AREA (%)	ALLOWABLE MAX. AREA (m2)	PROPOSED MAX. AREA (m2)
	(m2)	(m)	(%)	(m2)	(m2)
TYPE 7A	19.26	28.18	100	19.26	8.96
TYPE8A	14.72	26.69	100	14.72	6.69
TYPE9A	28.65	19.71	100	28.65	10.59
TYPE 7	19.26	28.18	100	19.26	8.96
TYPE8	14.74	26.69	100	14.74	6.69
TYPE9	28.65	19.71	100	28.65	10.59
VESTIBULE	12.79	24.64	100	12.79	5.84

**LIMITING DISTANCE CALCULATION**

TABLE 3.2.3.1.E  
UNPROTECTED OPENING LIMITS  
FOR A FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT  
GROUP E (MERCANTILE)

UNIT TYPE	BUILDING FACE		UNPROTECTED OPENING LIMITS		
	AREA	LIMITING DISTANCE	ALLOWABLE MAX. AREA (%)	ALLOWABLE MAX. AREA (m2)	PROPOSED MAX. AREA (m2)
	(m2)	(m)	(%)	(m2)	(m2)
UNIT 101	39.4	14.8	100	39.40	24.25
UNIT 102	31.09	24.62	100	31.09	16.37
UNIT 103	27.47	25.39	100	27.47	16.89

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**JADASI**  
DEVELOPMENT

no.	revision / submission	
	1. 21/04/29 FOR CLIENT REVIEW	
	2. 21/06/02 FOR CLIENT REVIEW 2	
	3. 21/07/29 FOR CLIENT REVIEW 3	
4. 21/11/26 ISSUED FOR RECORDING/DP		
Project Title:	880 W 15TH STREET, North Vancouver, BC	
Drawing Title:	LIMITING DISTANCE CALCULATIONS	
Drawn by:	ME	
Date:	2020.01.06	
Project Number:	924	
Scale:	AS SHOWN	

Drawing Number:

**A - 2.2**

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WEST ELEVATION SCALE: 1:100



SOUTH ELEVATION SCALE: 1:100

JADASI  
DEVELOPMENT

Revision / Submission	no.	Yr/modf	Project Title:	Drawing Title:
1. 21/04/29 FOR CLIENT REVIEW	1.	21/04/29	880 W 15TH	880 WEST 15TH STREET, North Vancouver, BC
2. 21/06/02 FOR CLIENT REVIEW 2	2.	21/06/02	LIMITING DISTANCE	LIMITING DISTANCE
3. 21/07/29 FOR CLIENT REVIEW 3	3.	21/07/29	CALCULATIONS	CALCULATIONS
4. 21/11/26 ISSUED FOR RECORDING/DP	4.	21/11/26	Drawn by: ME	Date: 2020.01.06
			Project Number: 924	Scale: AS SHOWN

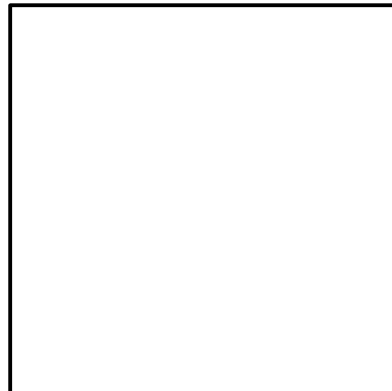
Drawing Number:  
**A - 2.3**

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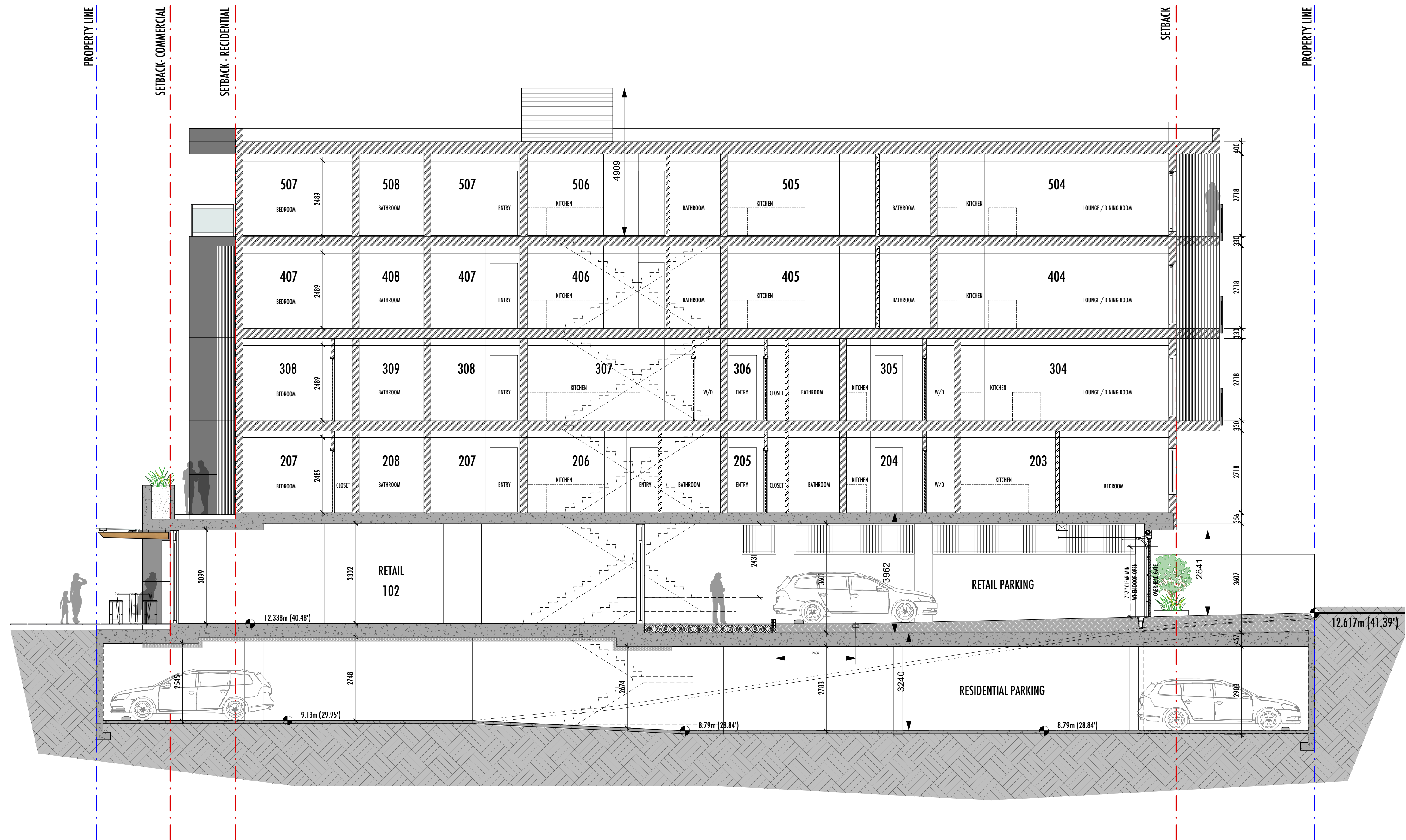
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**SECTION 1**  
SCALE: 1:75

**JADASI  
DEVELOPMENT**

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1. 21-04-29 FOR CLIENT REVIEW	
2. 21-06-02 FOR CLIENT REVIEW 2	
3. 21-07-29 FOR CLIENT REVIEW 3	
4. 21-11-26 ISSUED FOR RECORDING/DP	
no. Yr/mo/dy	

Project Title:	880 W 15TH
Drawing Title:	SECTION 1
Drawn By:	ME
Date:	2020.01.06
Project Number:	924
Scale:	AS SHOWN

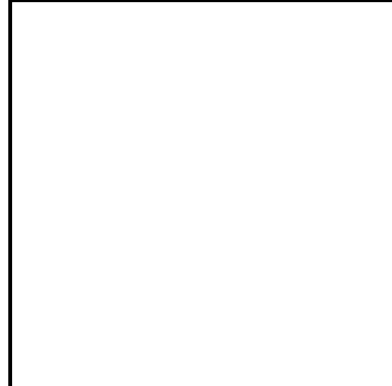
Drawing Number:  
**A - 3.0**

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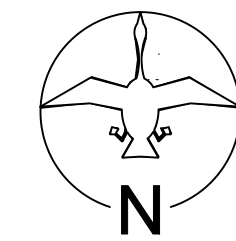
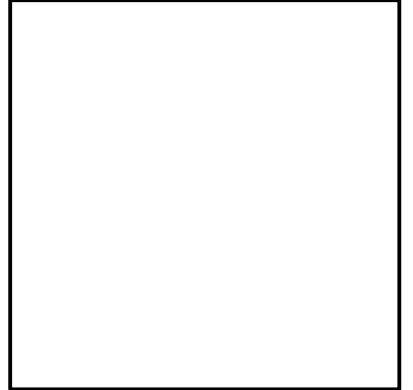
**JADASI  
DEVELOPMENT**

no.	yr/modifi	revision / submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

Project Title:	880 W 15TH STREET, North Vancouver, BC
Drawing Title:	SECTION 2
Drawn by:	ME
Date:	2020.01.06
Project Number:	924
Scale:	AS SHOWN

Drawing Number:	<b>A - 3.1</b>
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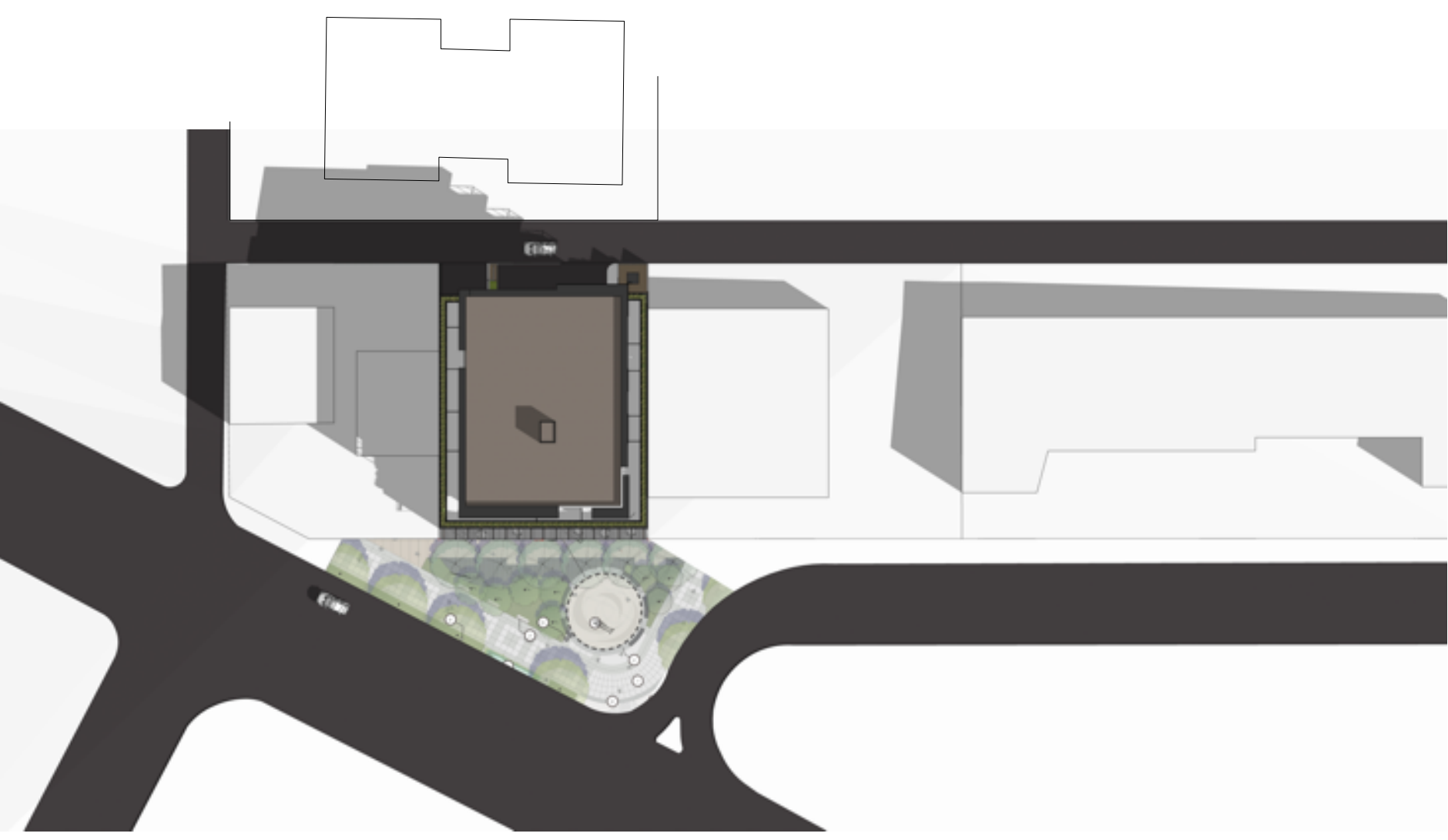


**JADASI  
DEVELOPMENT**

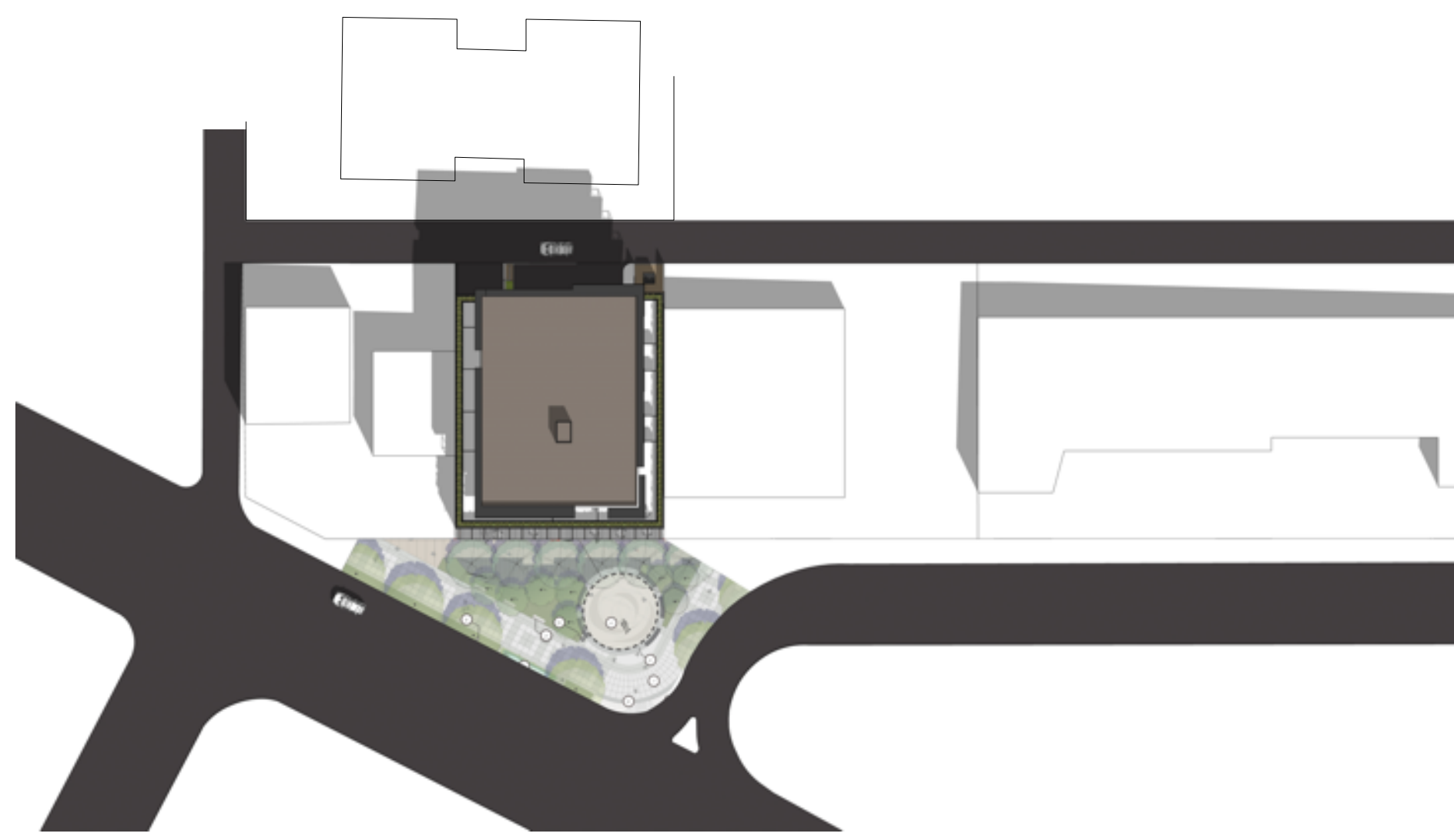
no.	Yr/Mod	Revision / Submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

Project Title:	Drawing Title:
<b>880 W 15TH</b>	<b>SHADOW DIAGRAMS</b>
880 WEST 15TH STREET, North Vancouver, BC	
Drawn by: HEZ/ME	Scale: 924
Date: 2020.01.06	
Project Number: 924	
Scale: 924	

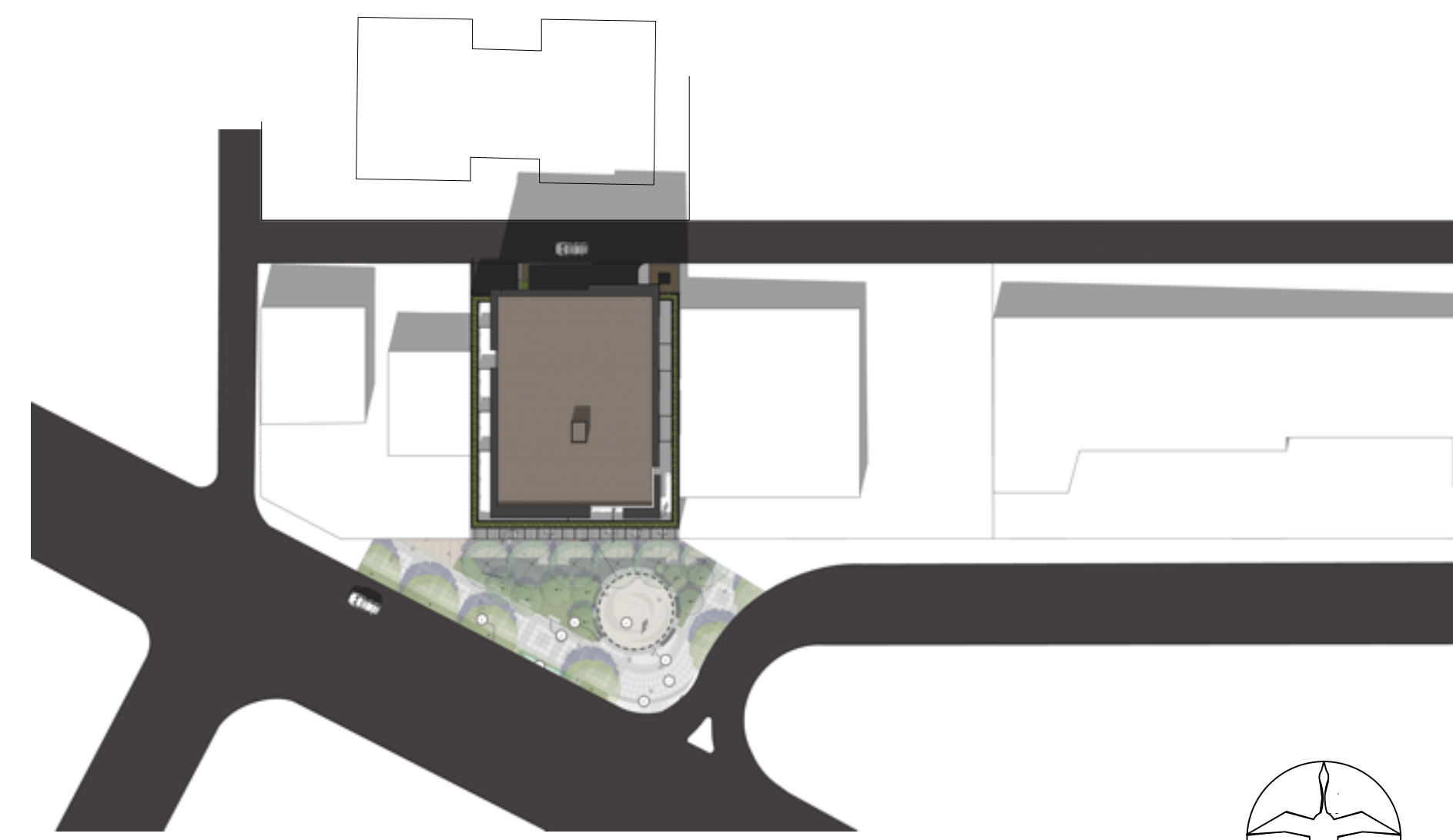
Drawing Number:
<b>A - 4.0</b>



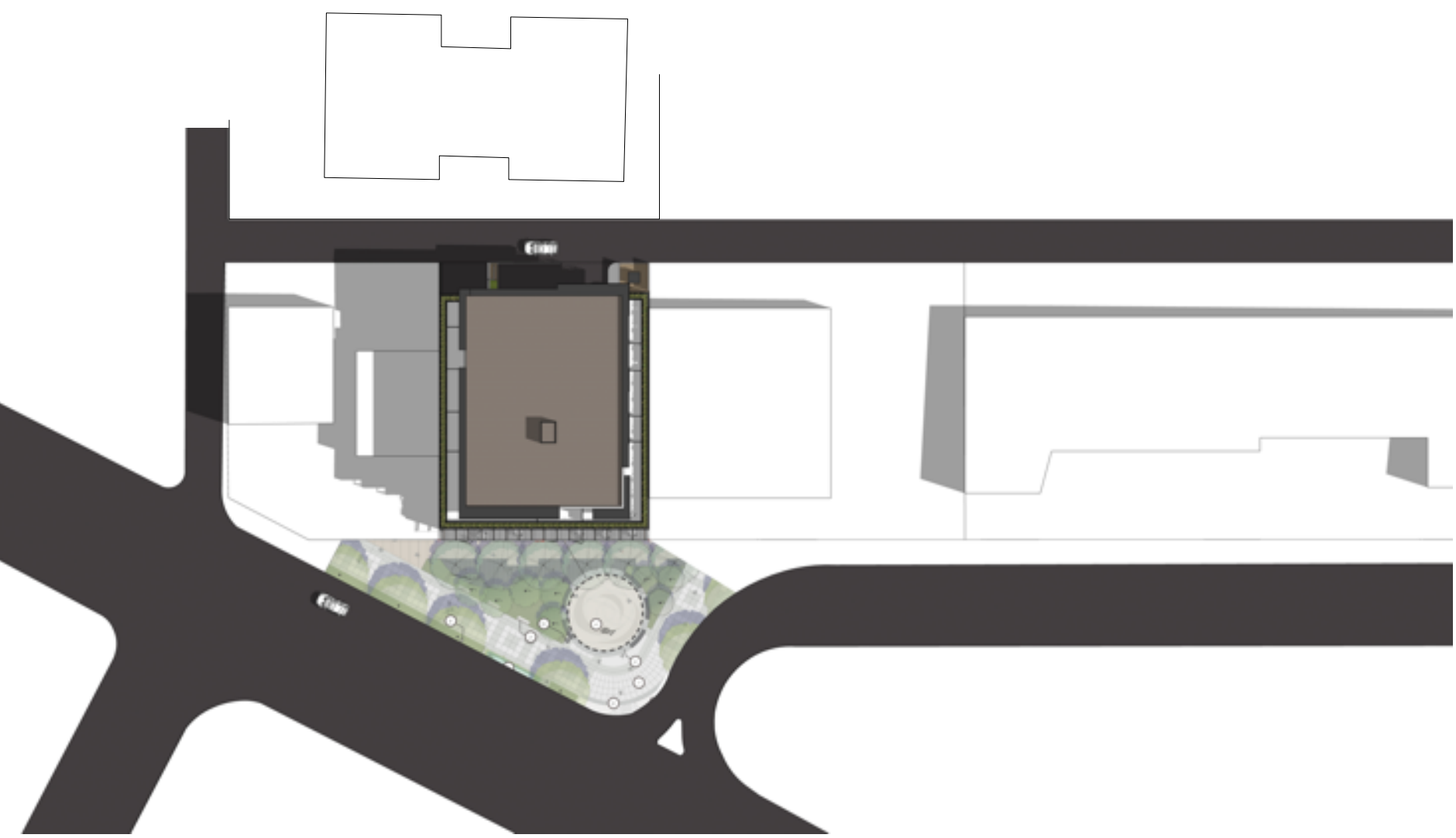
MARCH 21 AT 10 : 00 am



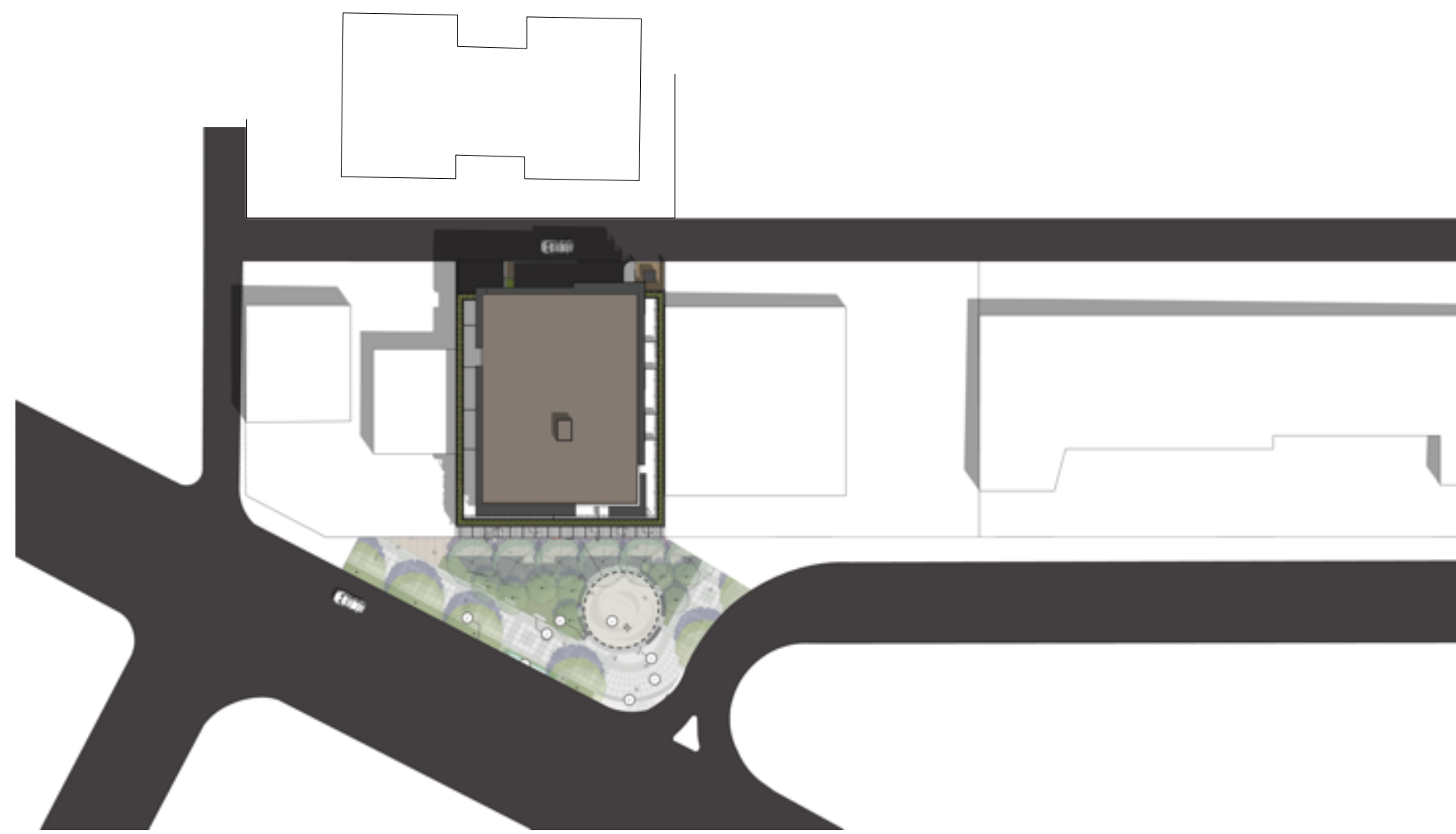
MARCH 21 AT 12 : 00 pm



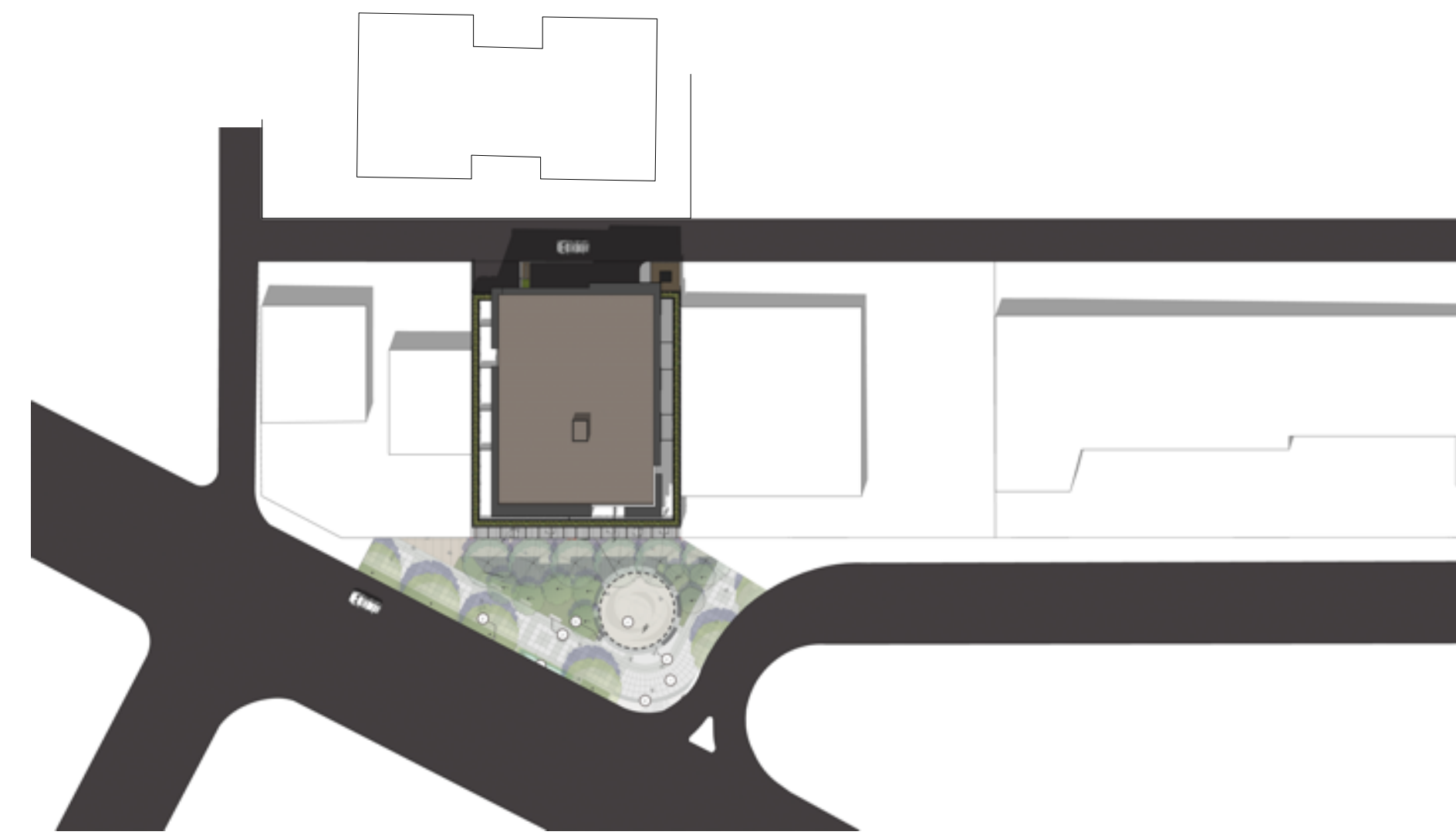
MARCH 21 AT 2 : 00 pm



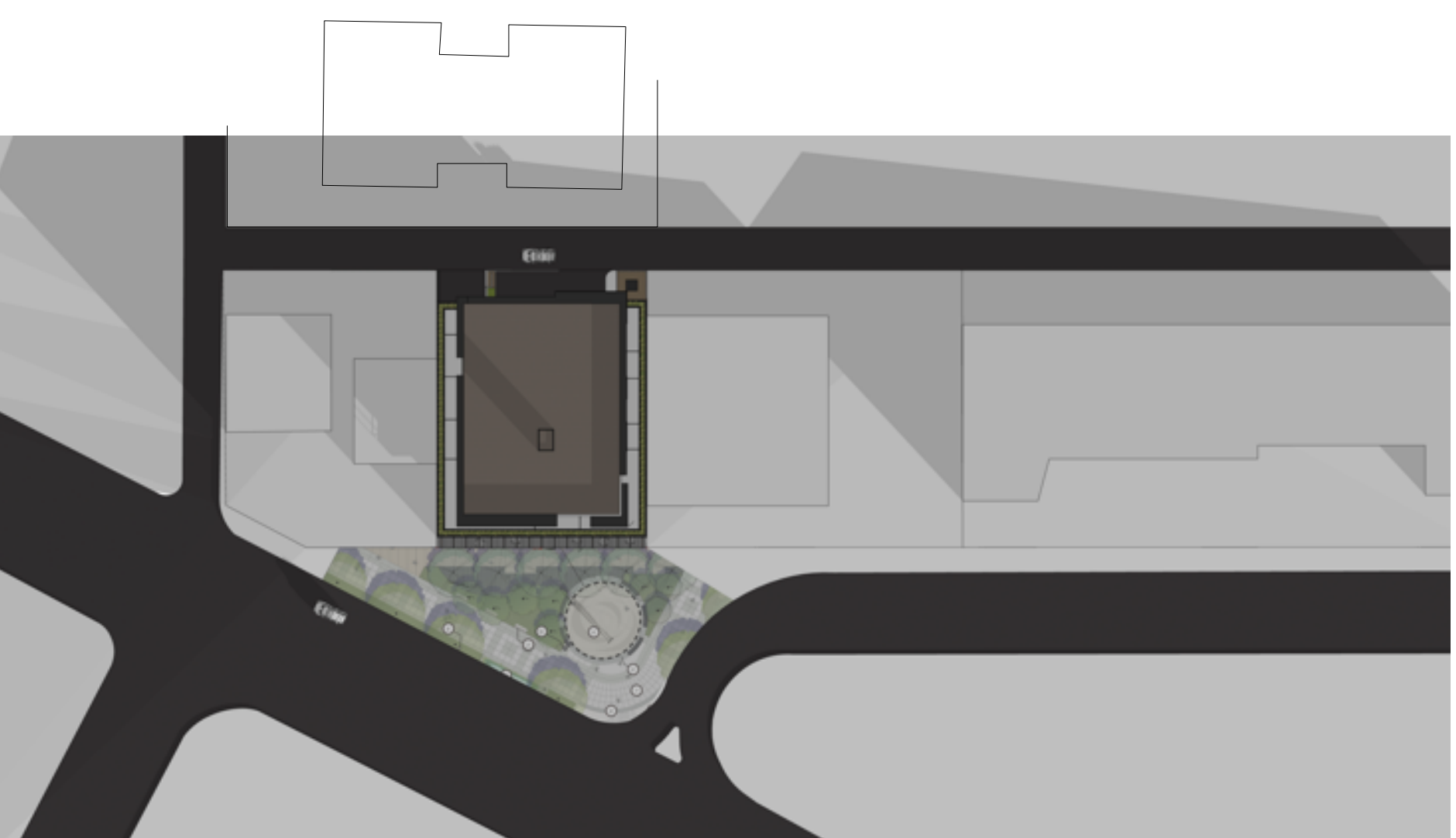
JUNE 21 AT 10 : 00 am



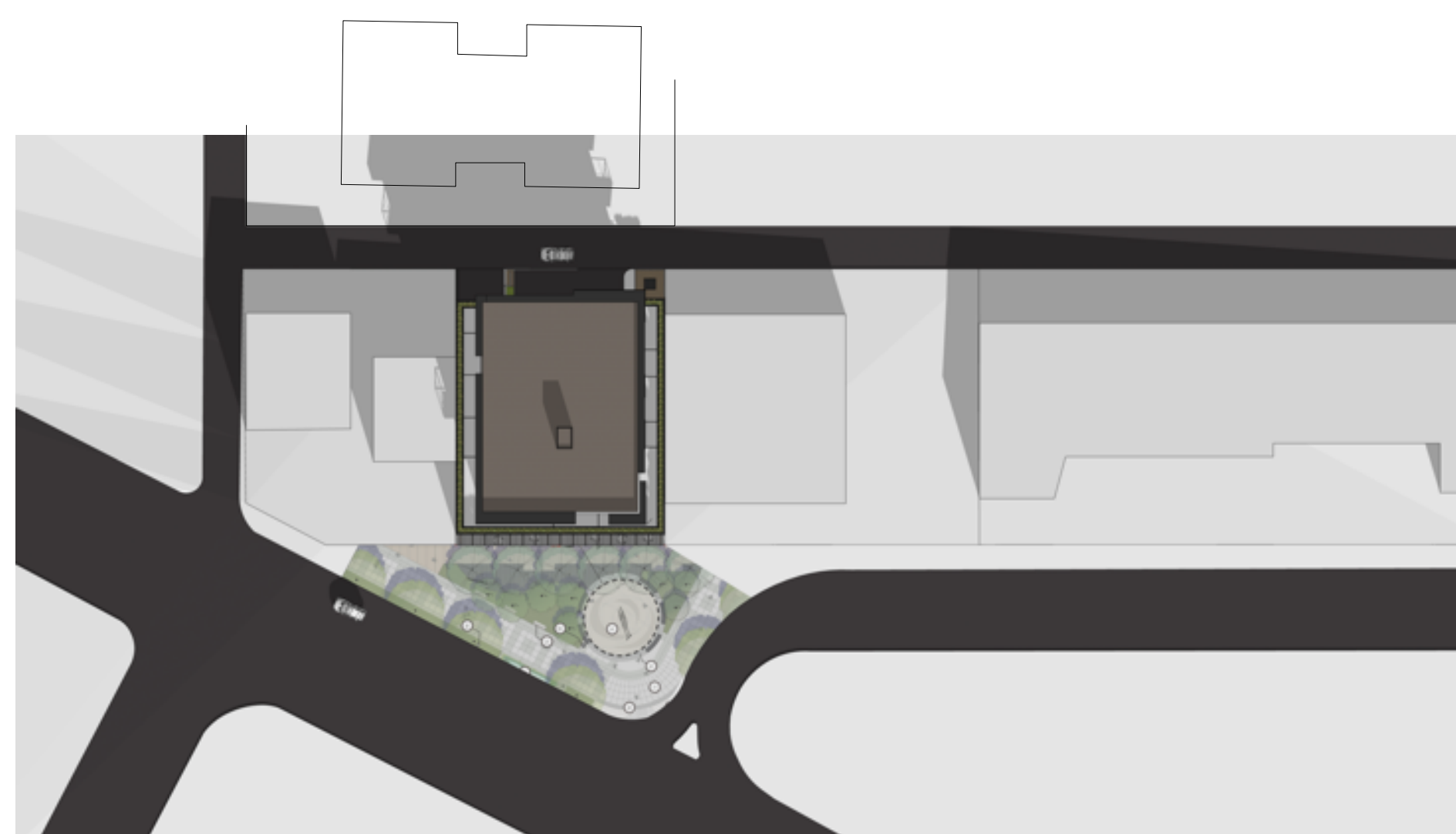
JUNE 21 AT 12 : 00 pm



JUNE 21 AT 2 : 00 pm



DECEMBER 21 AT 10 : 00 am



DECEMBER 21 AT 12 : 00 pm



DECEMBER 21 AT 2 : 00 pm



PERSPECTIVE VIEW FROM MARINE DRIVE LOOKING TOWARDS SOUTH - EAST

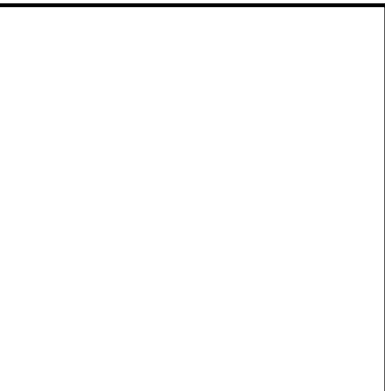


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Architect's seal:



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**JADASI  
DEVELOPMENT**

no.	Yr/modified	revision / submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

Project Title:	Drawing Title:
<b>880 W 15TH</b>	<b>PERSPECTIVES</b>
880 WEST 15TH STREET, North Vancouver, BC	
Drawn by: HE	Project Number: 924
Date: 2020.01.06	Scale: AS SHOWN

Drawing Number:  
**A - 4.1**

PERSPECTIVE VIEW FROM LANE LOOKING TOWARDS NORTH - WEST



PERSPECTIVE VIEW FROM LANE LOOKING TOWARDS NORTH - EAST



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**JADASI  
DEVELOPMENT**

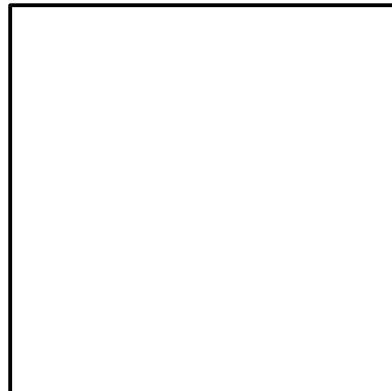
no.	yr/modifi	revision / submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

Project Title:	Drawing Title:
<b>880 W 15TH</b>	<b>PERSPECTIVES</b>
880 WEST 15TH STREET, North Vancouver, BC	
Drawn by: BM	
Date: 2020.01.06	
Project Number: 924	
Scale: AS SHOWN	

Drawing Number:  
**A - 4.2**

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JADASI

DEVELOPMENT

Revision / Submission	FOR CLIENT REVIEW
1. 21-04-29	FOR CLIENT REVIEW 2
2. 21-06-02	FOR CLIENT REVIEW 3
3. 21-07-29	ISSUED FOR RECORDING/DP
4. 21-11-26	

Project Title: Drawing Title:

<b>880 W 15TH</b>	<b>STREET ELEVATIONS</b>
880 WEST 15TH STREET, North Vancouver, BC	
Drawn by: HE / ME	Date: 2020.01.06
Project Number: 924	Scale: AS SHOWN

Drawing Number:

**A - 4.3**



SOUTH ELEVATION - MARINE DRIVE / W 15TH AVENUE



NORTH ELEVATION - LANE



VIEW FROM MARINE DIRVE  
LOOKING EAST



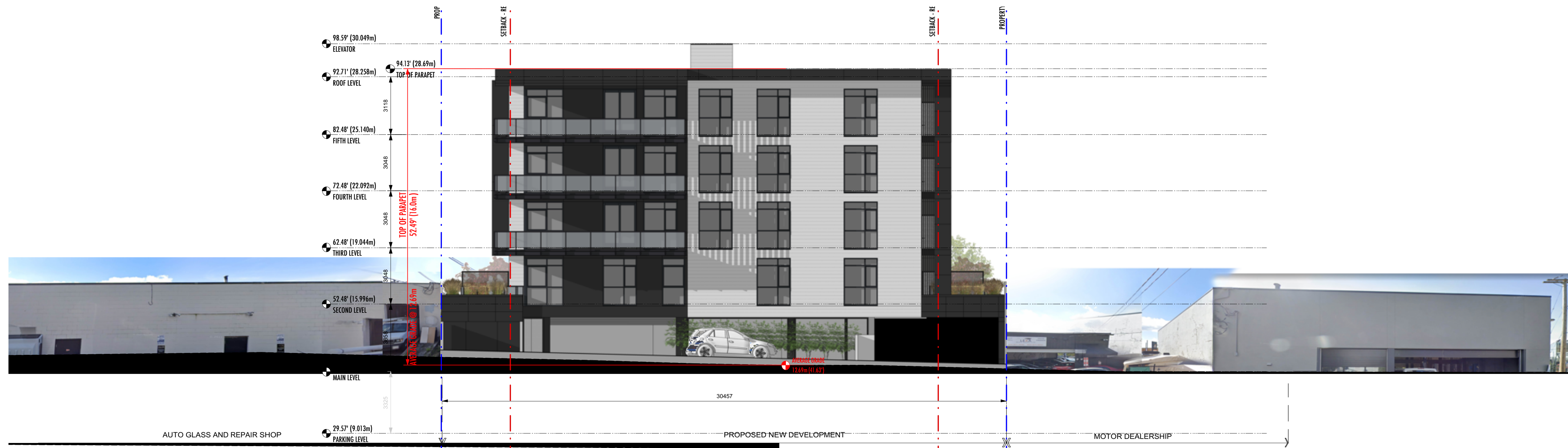
VIEW FROM W 15TH ST LOOKING  
WEST



VIEW FROM LANE LOOKING WEST



SOUTH ELEVATION - MARINE DRIVE / W 15TH AVENUE SCALE: 1/8" = 1'-0"



NORTH ELEVATION - LANE SCALE: 1/8" = 1'-0"

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DEVELOPMENT

no.	Yr/modified	Revision / Submission
1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

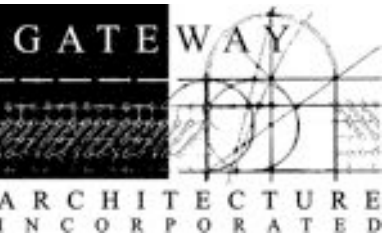
Project Title:	880 W 15TH EXISTING STREET VIEW
Drawing Title:	880 WEST 15TH STREET, North Vancouver, BC
Drawn By:	HE / NE
Date:	2020 01 06
Project Number:	924
Scale:	AS SHOWN

Drawing Number:	A - 4.4
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SOUTH ELEVATION SCALE: 1/8" = 1'-0"

FINISHES & COLOUR LEGEND :	
1	ASPYRE CEMENT PANELS - ARTISAN SQUARE CHANNEL (BM CC - 30 (OXFORD WHITE))
2	FIBRE CEMENT PANELS - BM AF - 700 (STORM)
3	FIBRE CEMENT PANELS - BM HC - 178 (CHARCOAL SLATE)
4	AL13 ARCH SYSTEMS - ARCHITECTURAL PANEL (BRAZILIAN TEAK)
5	AL13 ARCH SYSTEMS - PANEL SYSTEM (WHITE)
6	VINYL WINDOWS & DOORS - (BLACK)
7	ALUMINIUM STORE FRONT - (BLACK)
8	RAILINGS - POWDER COATED BLACK WITH CLEAR GLASS
9	ALUMINIUM PROFILE - (TO MATCH CHARCOAL SLATE PANELS)



Michael Cox, Architect A I B C

2 2 0 - 6 0 1 6th Street  
New Westminster, BC V3L 3C1  
tel: (6 0 4) 6 0 8 - 1 8 6 8

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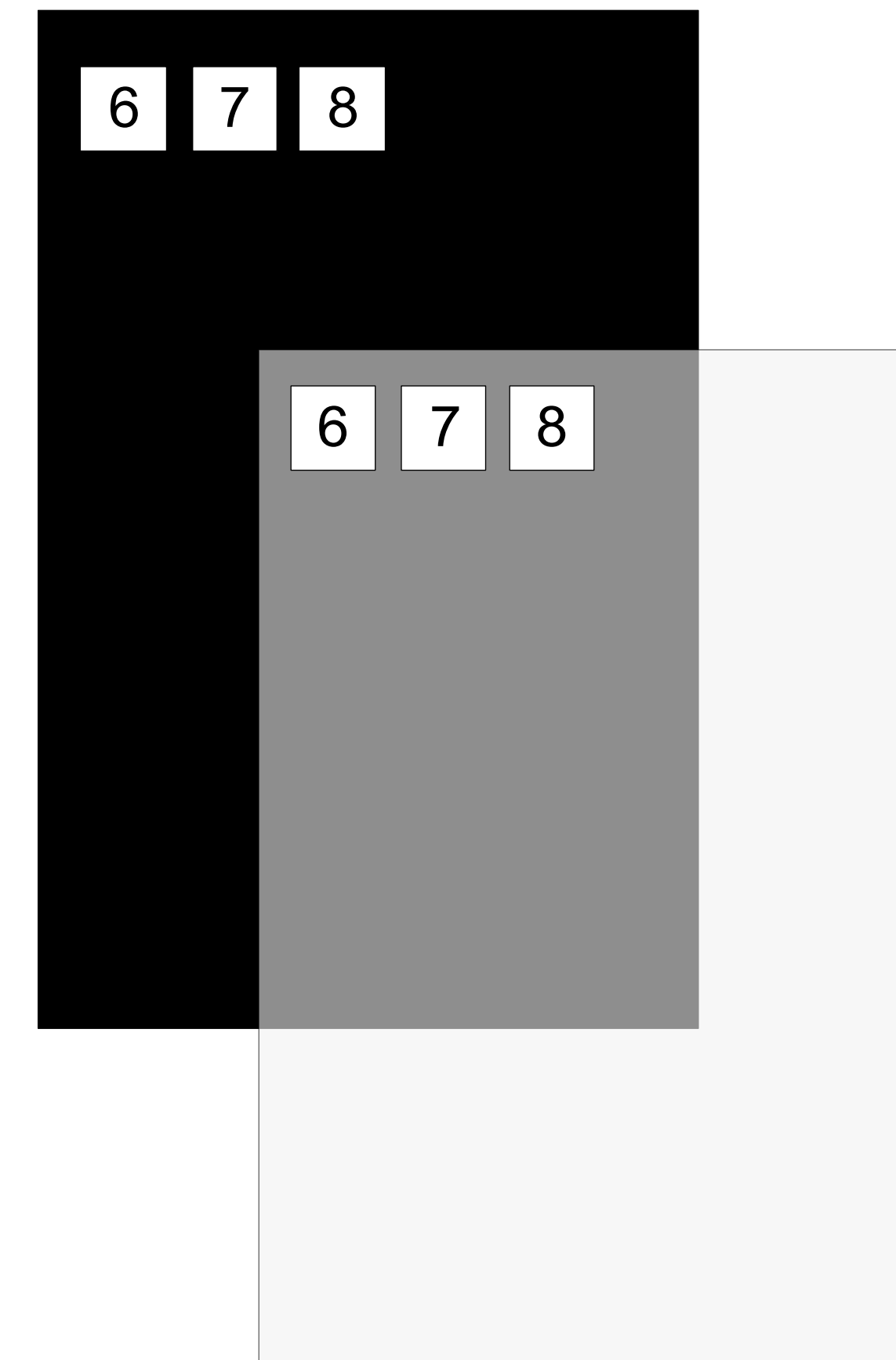
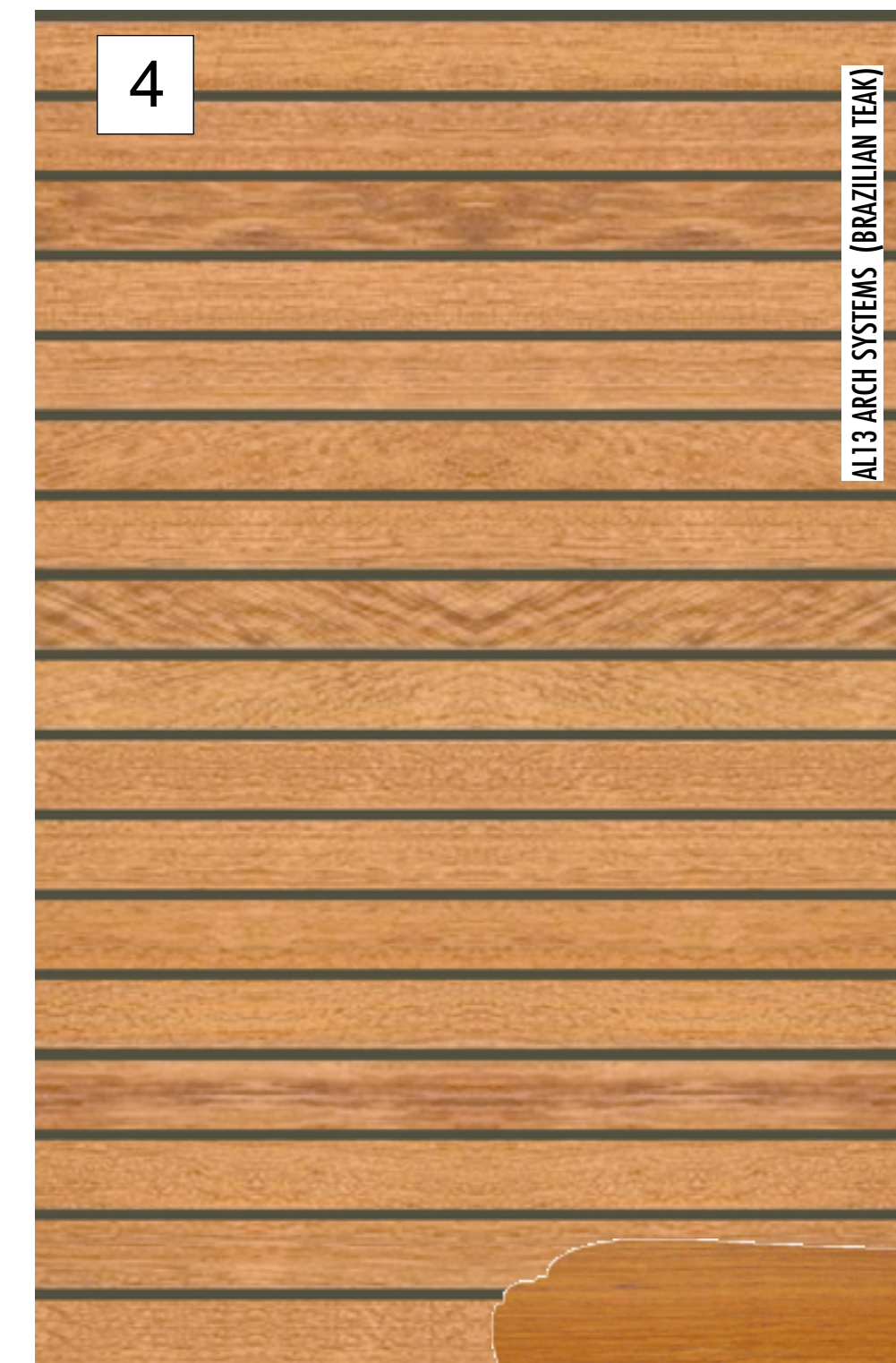
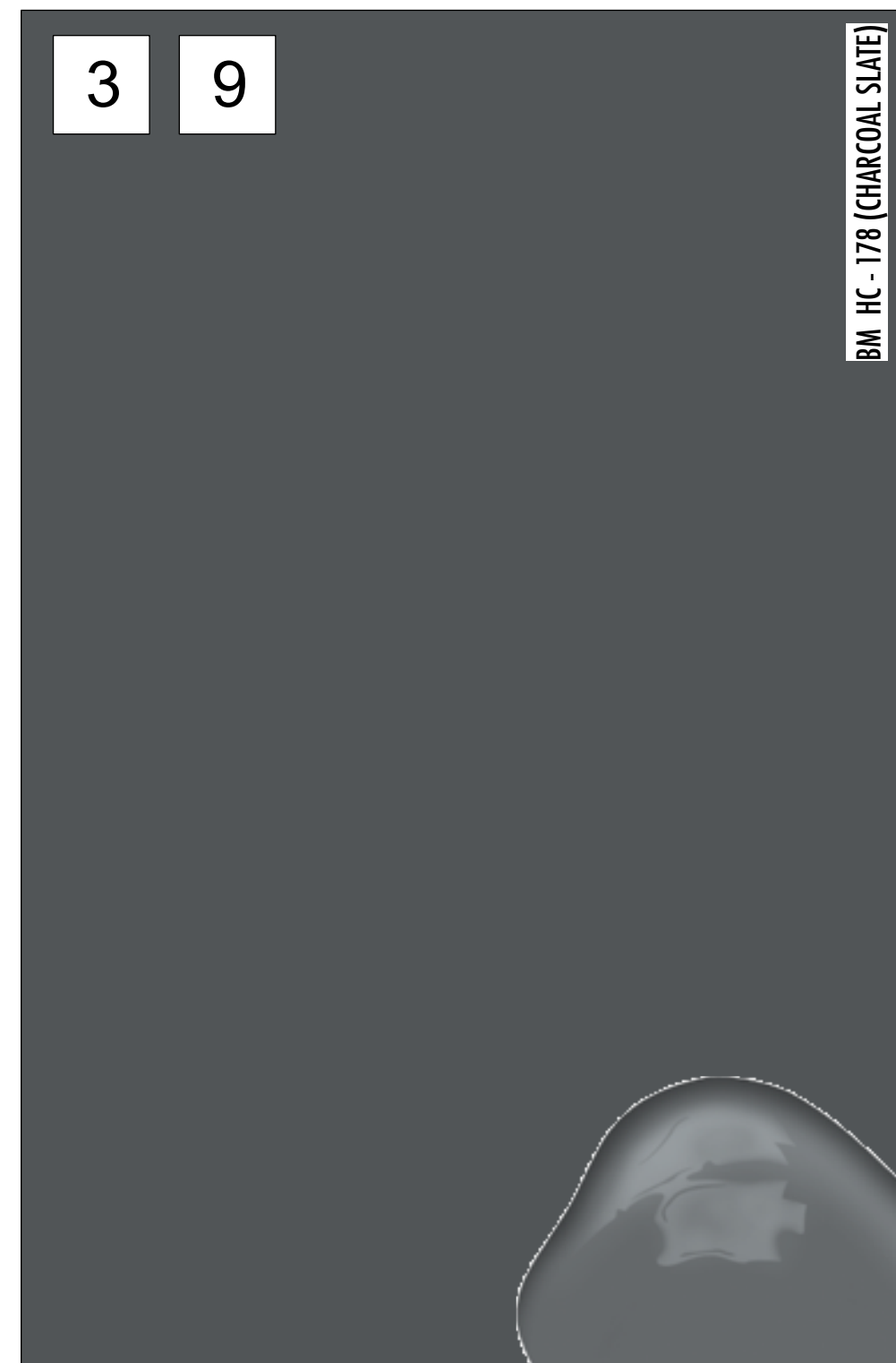
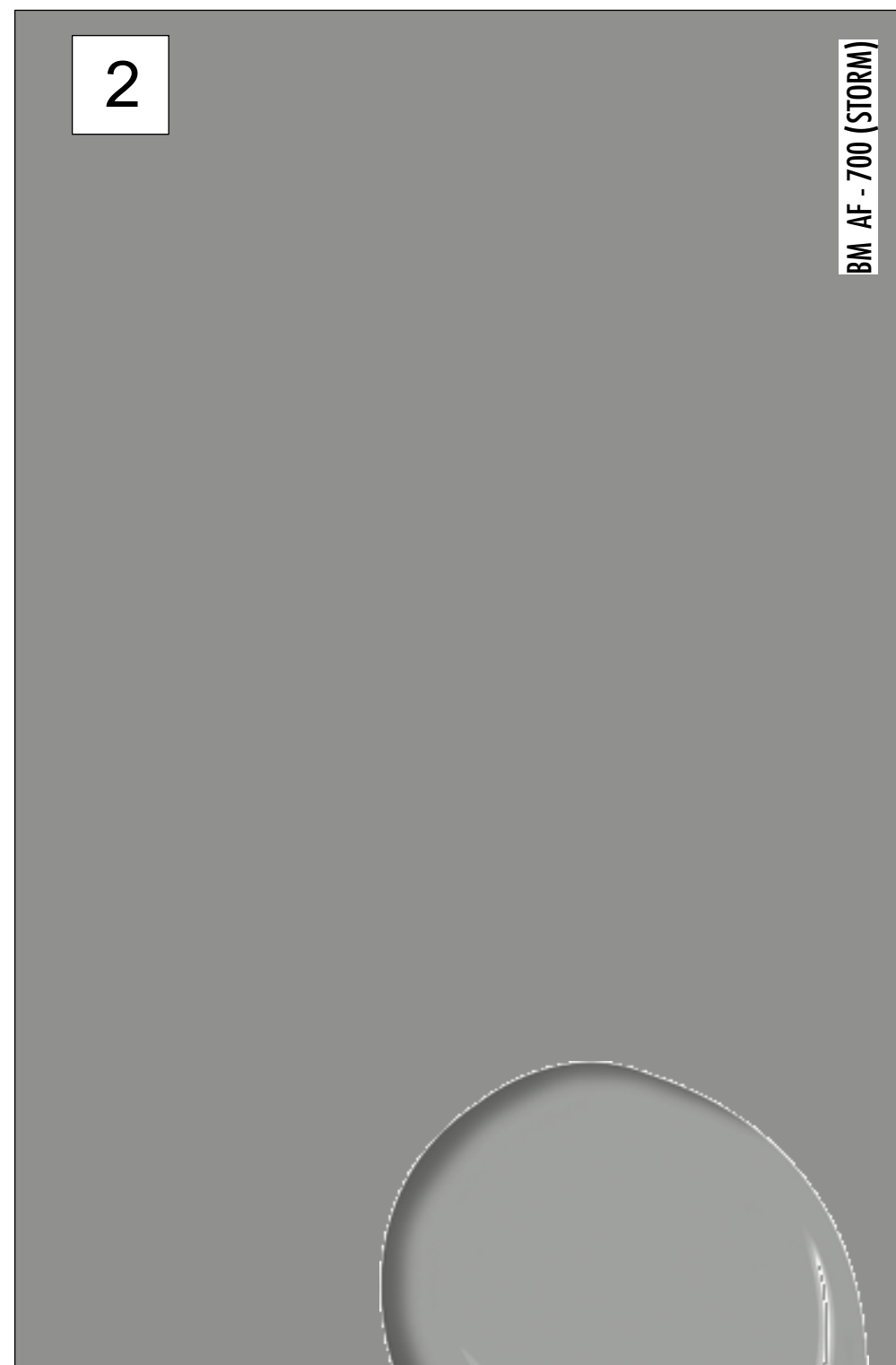
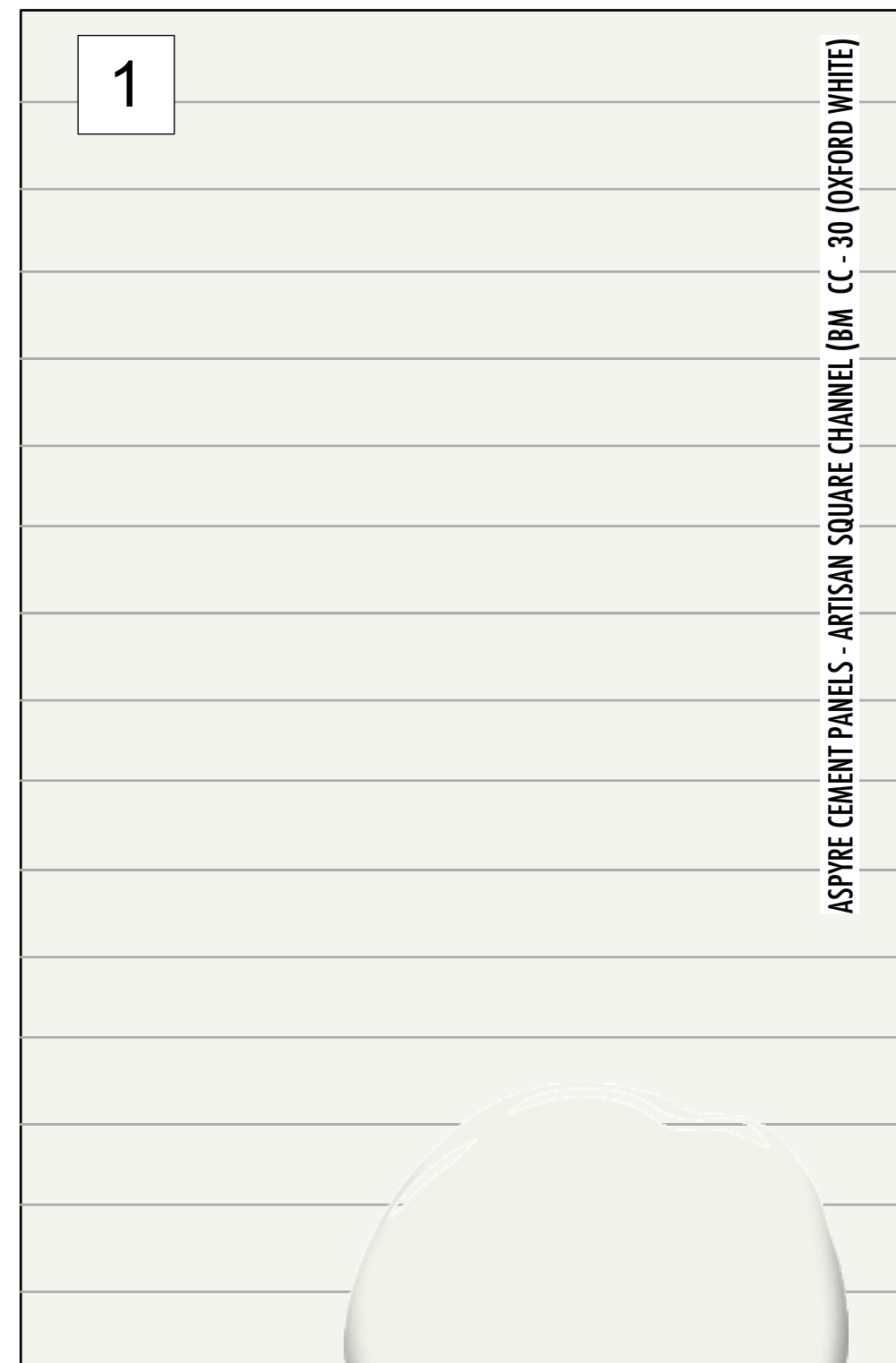
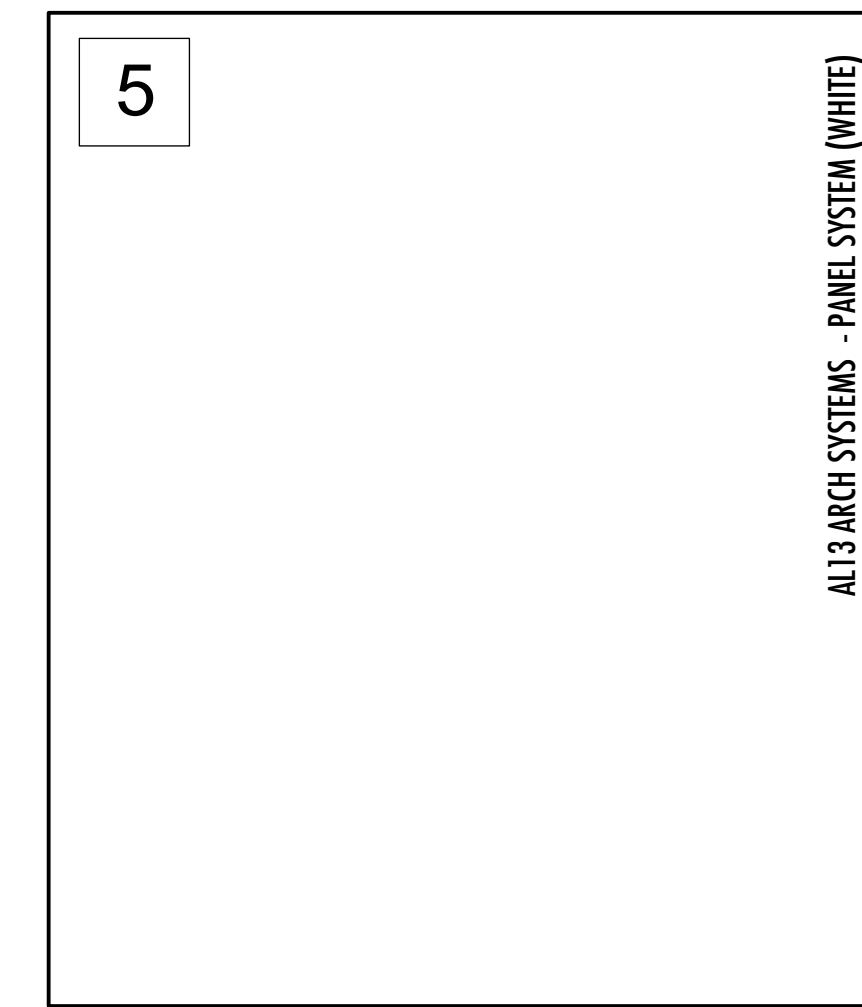
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JADASI DEVELOPMENT

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1.	21-04-29	FOR CLIENT REVIEW
2.	21-06-02	FOR CLIENT REVIEW 2
3.	21-07-29	FOR CLIENT REVIEW 3
4.	21-11-26	ISSUED FOR RECORDING/DP

Project Title:	Drawing Title:
880 W 15TH	MATERIAL BOARD
880 WEST 15TH STREET, North Vancouver, BC	
Drawn By: M.O	Project Number: 924
Date: 2020.01.06	Scale: AS SHOWN
Drawing Number:	
A - 5.0	