15TH STREET BOUTIQUE MEDICAL

ISSUED FOR REZONING / DEVELOPMENT PERMIT
OCTOBER 31, 2025

CONTACTS

CONNECT LANDSCAPE ARCHITECTURE 2305 HEMLOCK STREET, VANCOUVER, BC V6H 2V1

KEN LARSSON, SR. PRINCIPAL LANDSCAPE ARCHITECT 604.681.3303 x 236 | KEN@CONNECTLA.CA

OREN MIZRAHI, PRINCIPAL 604-681-3303 x 231 | OREN@CONNECTLA.CA

LIVIA NEWMAN, PROJECT COORDINATOR 604-681-3303 | LIVIA@CONNECTLA.CA

CASCADIA GREEN DEVELOPMENT 252 ESPLANADE W #106, NORTH VANCOUVER, BC V7M 0E9

> SHAPE ARCHITECTURE INC 1462 WEST 7th AVE, VANCOUVER, BC V6H 0C3

ALEC SMITH, PRINCIPAL 778.858.2248 | A.SMITH@SHAPEARCHITECTURE.CA

LANDSCAPE DRAWING INDEX

HEET NO. SHEET NAME

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KEYPLAN

2 Issued for Rezoning / DP 25-10-31
1 Issued for Schematic Design 25-10-29

CASCADIA 835-845

W15

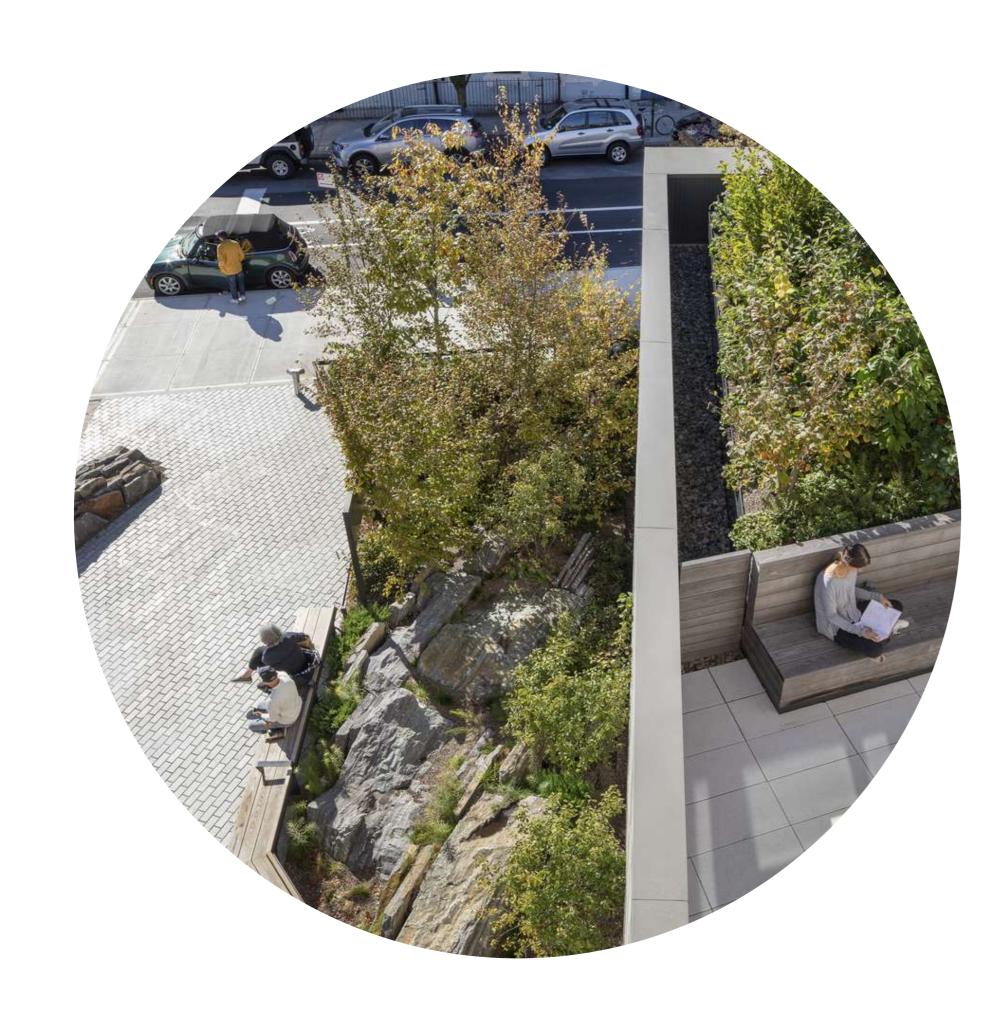
853-854 West 15th Street Vancouver, British Columbia

Scale:	NTS
Drawn:	OM / LN
Reviewed:	KL
Project No.	25-175

COVER SHEET

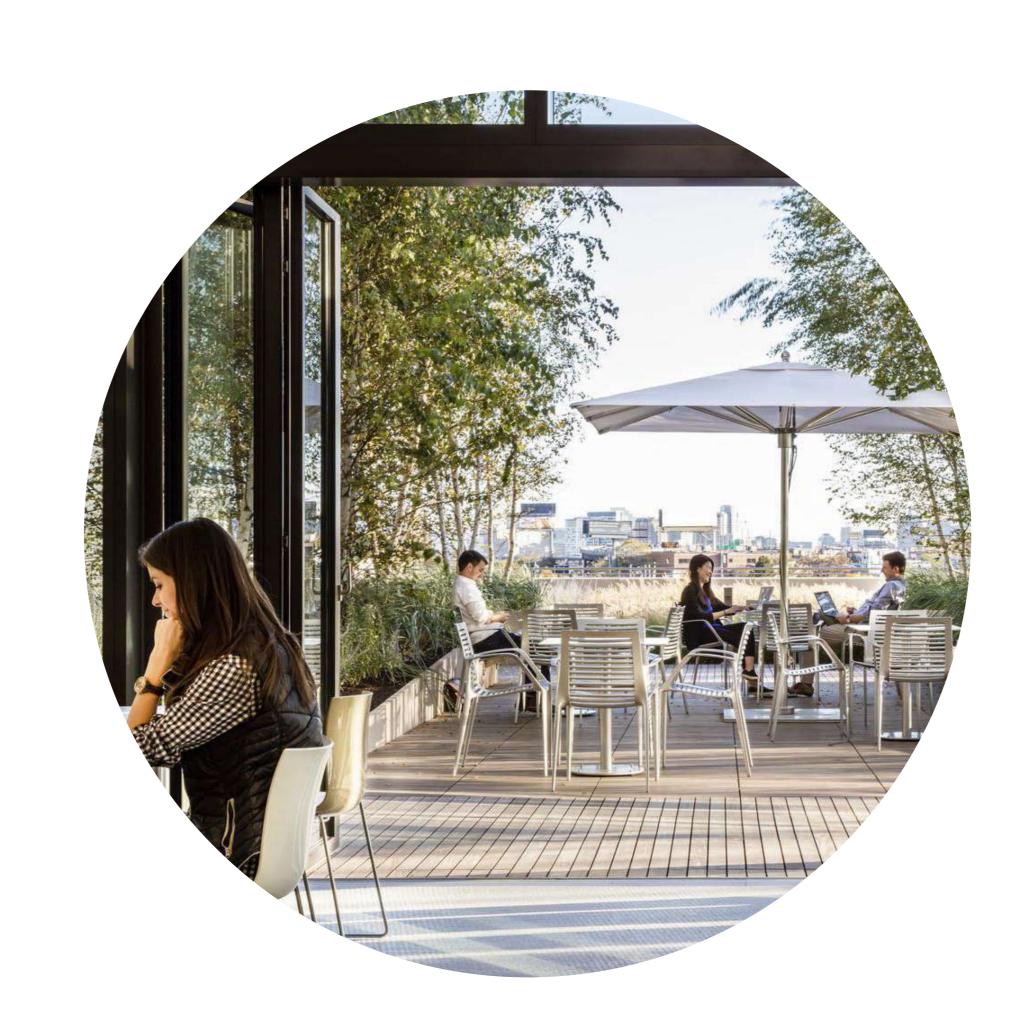
VISION

A contemporary North Shore landscape that brings nature into the rhythm of the everyday work environment. Outdoor spaces restore energy, spark focus, and support well-being. Native plants and ecology anchor people to place and celebrate the 'living city'.



THE 'LIVING CITY'

NORTH SHORE CONTEMPORARY URBAN NATURE



INDOOR TO OUTDOOR

RESTORATIVE ENVIRONMENTS OUTDOOR OFFICE SPACE



BIODIVERSITY

CONNECTION OF PEOPLE AND NATURE
CELEBRATION OF LOCAL ECOLOGY

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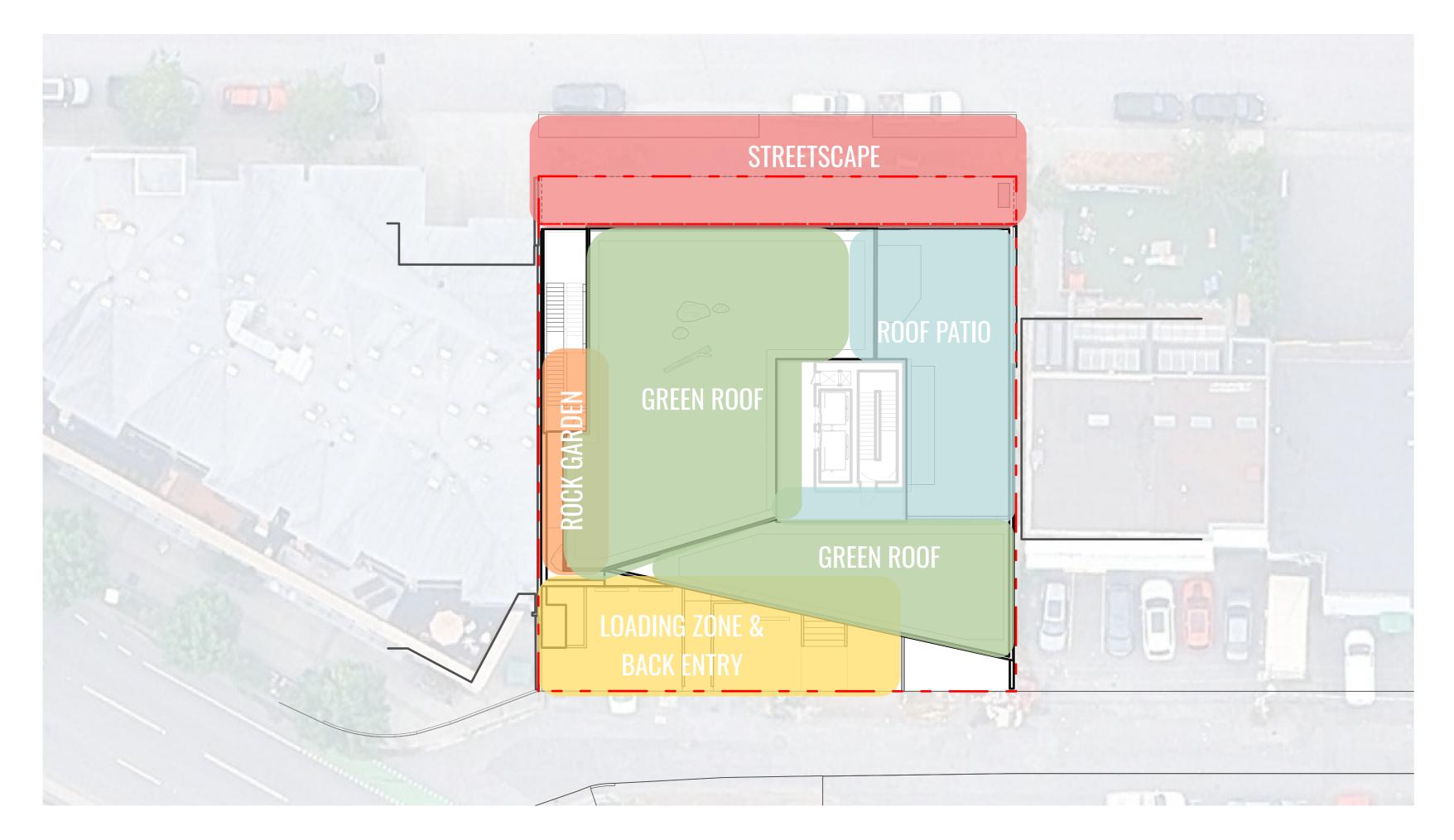
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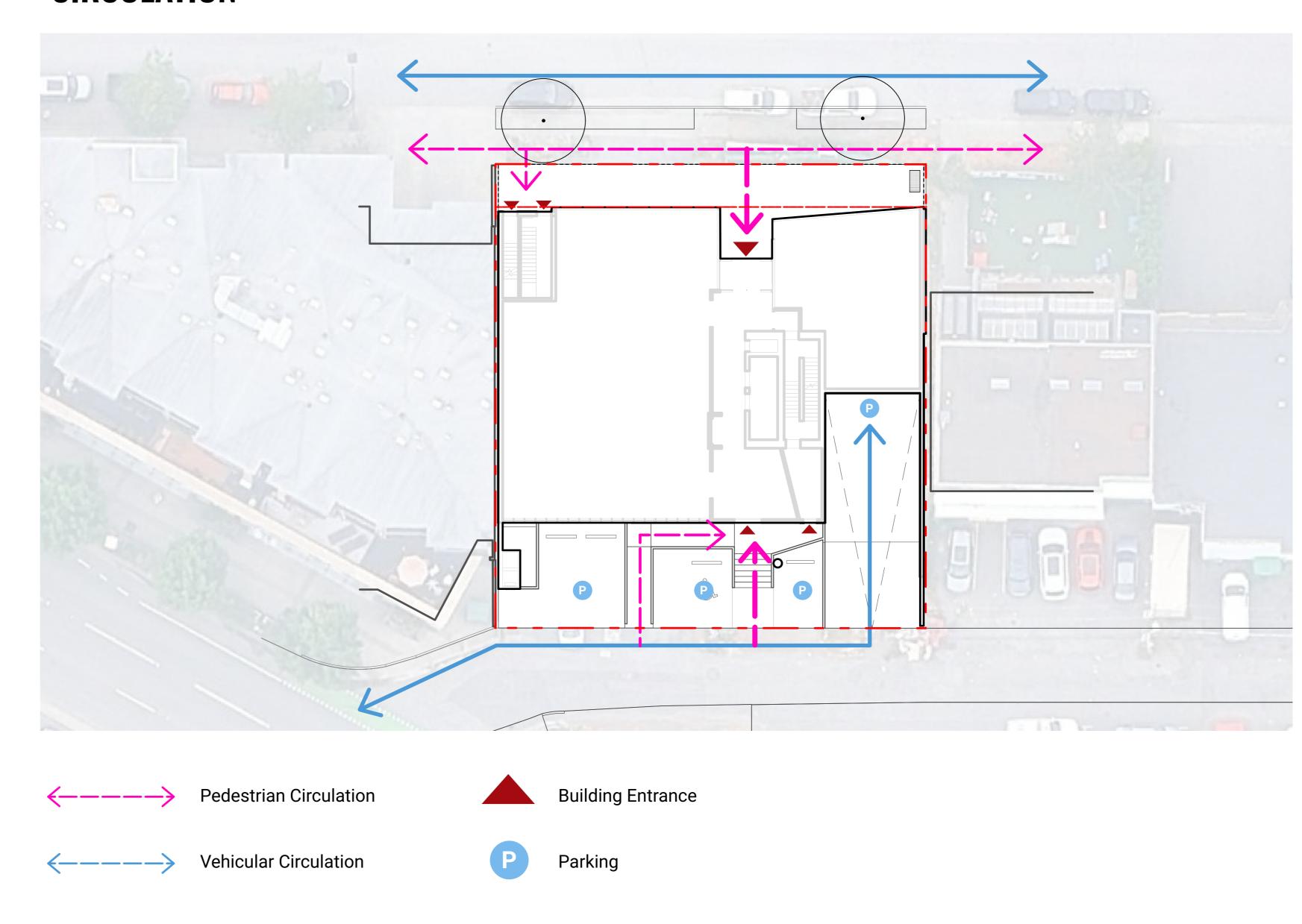
Project No. 25-175

INSPIRATION AND PRINCIPLES

PROGRAM



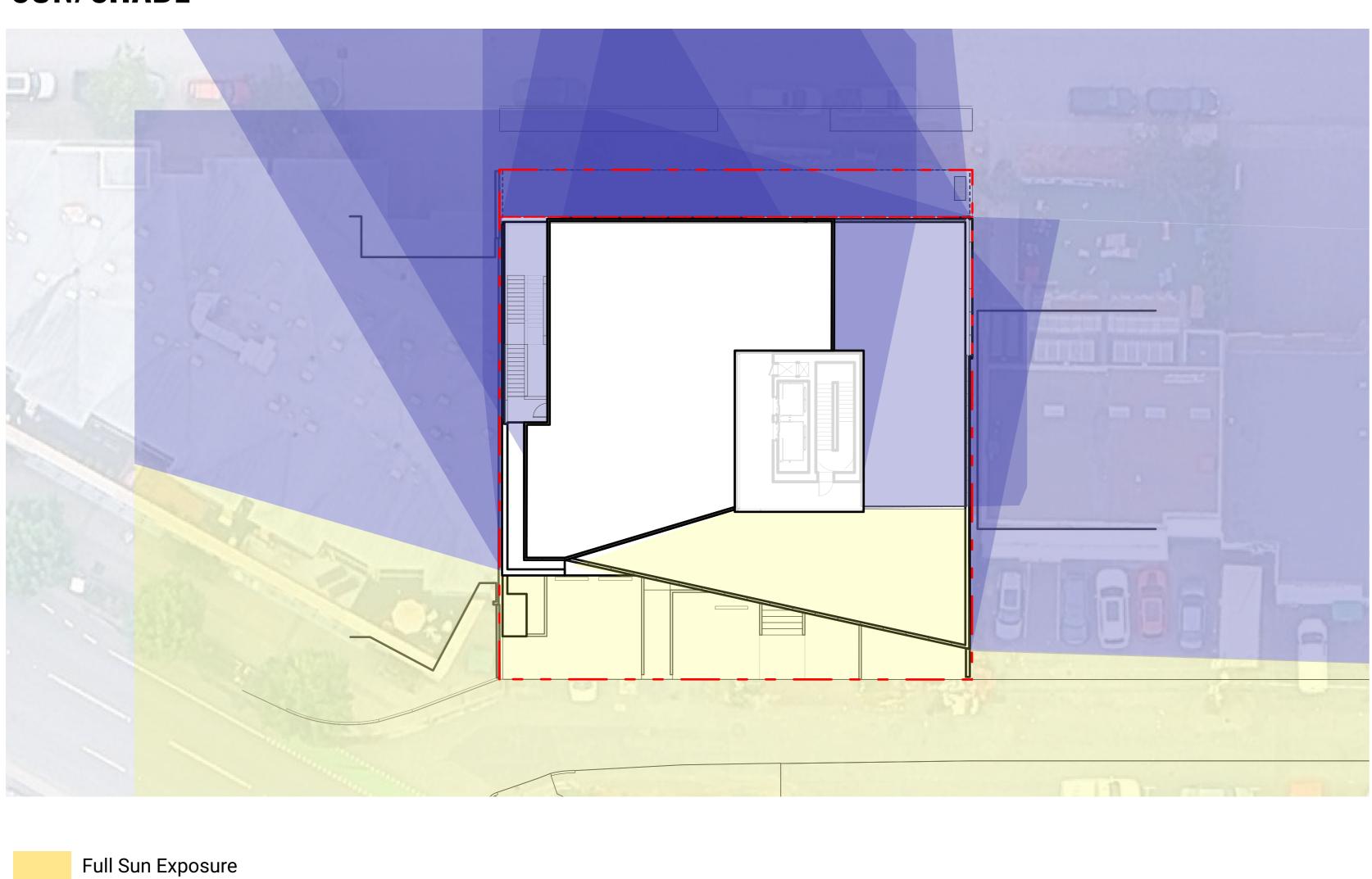
CIRCULATION



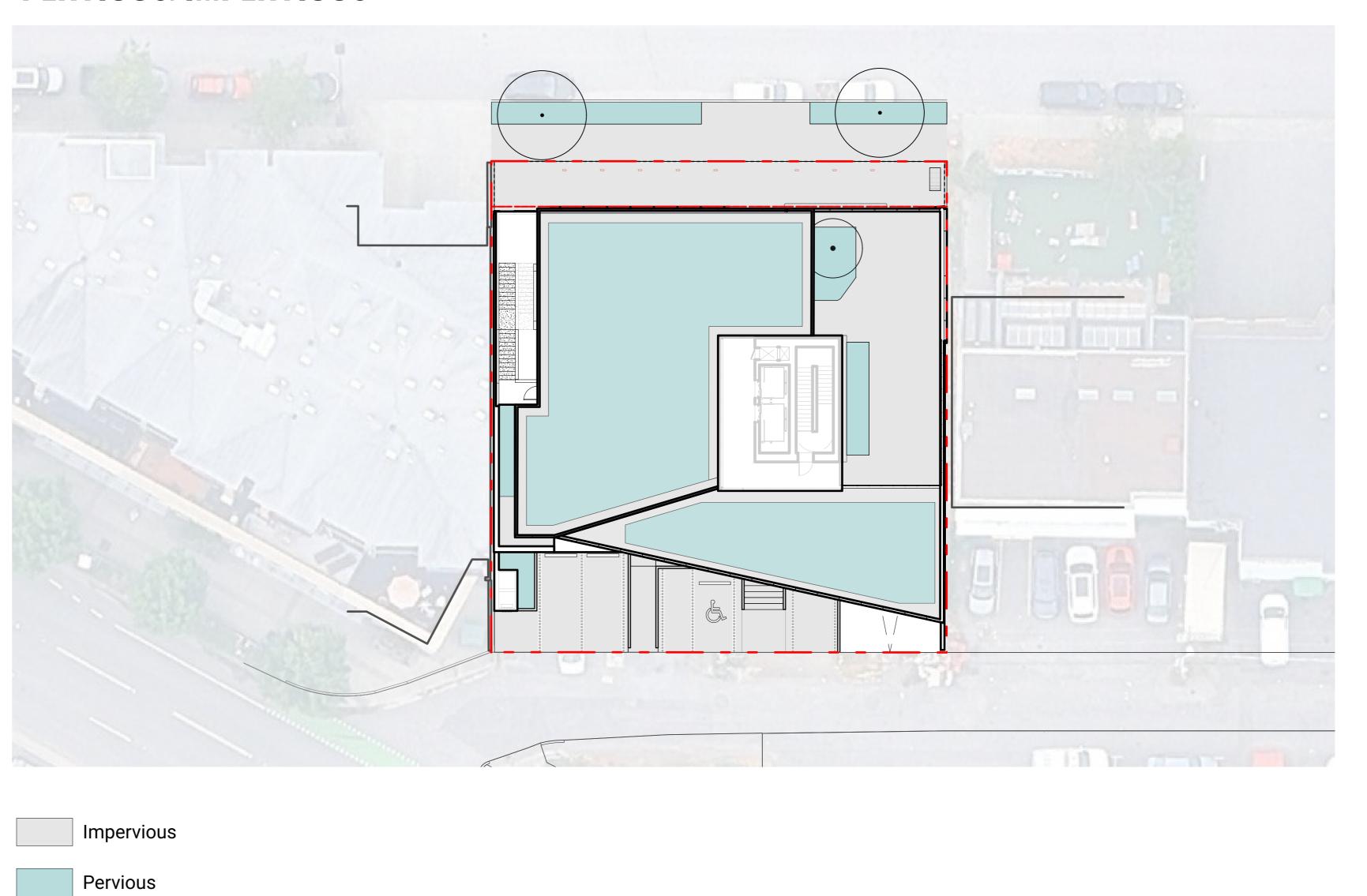
SUN/SHADE

Partial Sun/Shade Exposure

Full Shade Exposure



PERVIOUS/IMPERVIOUS



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Reviewed: KL

Project No. 25-175

DIAGRAMS

GENERAL NOTES

- 1. A SURVEY HAS BEEN PROVIDED BY THE CLIENT FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARING THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN AN OFFICIALLY SIGNED COPYFROM THE CLIENT AND BECOME FAMILIAR WITH IT. THE EXISTING CONDITIONS AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF
- 2. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.

DETERMINED IN THE FIELD. SHOULD LIMITS OF DISTURBANCE EXCEED BOUNDARIES DEFINED IN

- 3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ADHERENCE TO ORDINANCES, REGULATIONS, LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY PRIOR TO
- 4. CONTRACTOR IS RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR CONSTRUCTION. THESE DRAWINGS MAY INDICATE A LIMIT OF PROPOSED IMPROVEMENTS, LIMITS OF SITE DEMOLITION, ETC. FOR DELINEATION OF EXPECTED EXTENTS OF DISTURBANCE. HOWEVER, FINAL IMPACT SHALL BE
- DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. 5. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE
- ARCHITECT BEFORE STARTING WORK. 5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- AT NO ADDITIONAL COST TO THE OWNER. 7. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A COMPLETE UP-TO-DATE SET OF DRAWINGS AND SPECIFICATIONS AT THE CONSTRUCTION SITE AND ENSURING THE DOCUMENTS ARE READILY AVAILABLE
- FOR REVIEW BY THE LANDSCAPE ARCHITECT AND GOVERNING AGENCY. 8. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO ONE ANOTHER AND IMPLIED TO CORRESPOND WITH ONE ANOTHER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF
- THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY.
- 9. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE. 10. COMPANY X PREPARED THE SURVEY FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN OFFICIAL SIGNED COPY FROM
- COMPANY X (ADDRESS, PHONE NUMBER) AND BECOME FAMILIAR WITH IT, EXISTING CONDITIONS, AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF
- I1. COMPANY Y PREPARED THE GEOTECHNICAL INVESTIGATION AND REPORT FOR THIS PROJECT. IT HAS BEEN REFERENCED DURING PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN OFFICIAL SIGNED COPY FROM COMPANY Y (ADDRESS, PHONE NUMBER) AND BECOME FAMILIAR WITH IT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF THE REPORT.

GENERAL DEMOLITION NOTES

- 1. REMOVE ITEMS SHOWN ON THE DRAWINGS TO BE REMOVED TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS DESIGNATED TO REMAIN.
- 2. VERIFY WITH CONSULTANT THE EXTENT AND LOCATION OF ITEMS TO REMAIN (OR TO BE REMOVED) PRIOR TO COMMENCEMENT OF THE WORK.
- 3. ITEMS (SITE STRUCTURES) ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE
- BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. 4. CONTACT THE LOCAL UNDERGROUND SERVICE UPDATE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.
- 5. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS: ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE STARTING WORK.

GENERAL LAYOUT NOTES

- 1. ALL DIMENSIONS ARE METRIC (METERS) UNLESS OTHERWISE NOTED.
- 2. THE CONTRACTOR SHALL STAKE THE LAYOUT AND ALIGNMENT OF ALL PAVEMENTS, WALLS, AND OTHER SITE FEATURES IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- 3. WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALE. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS LABELED "EQ" ARE TO INDICATE EQUAL MEASUREMENTS BETWEEN THE DIMENSIONS
- END POINTS ON THE DRAWING. 5. INSTALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
- 6. PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS, AND BUILDING ELEMENTS AND AS INDICATED ON DRAWINGS AND
- SPECIFICATIONS. 7. UNLESS OTHERWISE NOTED, CONCRETE SCORE AND EXPANSION JOINTS SHALL BE ALIGNED WITH
- BUILDING FEATURES AND WITH CORNERS OF PAVEMENT. SPACE ADDITIONAL JOINTS BETWEEN THESE
- 8. THE CONTRACTOR SHALL PROVIDE SMOOTH LAYOUT ALIGNMENTS BETWEEN EXISTING CONDITIONS AND PROPOSED SITE IMPROVEMENTS.
- 9. ALL CURVES TO BE SMOOTH AND CONTINUOUS.

GENERAL GRADING NOTES

1. ALL CONTOURS / ELEVATIONS ARE METRIC (METERS). DO NOT SCALE DRAWINGS.

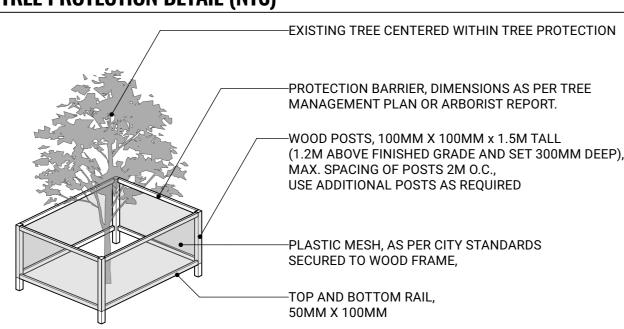
AND BE ADJUSTED FOR FUTURE MAINTENANCE ACCESS. REFER TO CIVIL.

- 2. LANDSCAPE CONTOURING AND BERM LAYOUTS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINISH GRADING. 3. REFER TO CIVIL DRAWINGS ALL SUBSURFACE DRAINAGE.
- 4. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT
- LANDSCAPE AREAS TO BE A MAXIMUM 2:1 SLOPE. 5. EXISTING UTILITY LIDS/COVERS PROTECTED DURING DEMOLITION TO BE ADJUSTED TO FINAL GRADE

TREE AND PLANT PROTECTION NOTES

- PLANT SYMBOLS AS INDICATED ON DRAWINGS NO NOT REPRESENT ACTUAL DRIPLINES. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO CONSRUCTION. PROPOSED FENCING SHALL BE PLACED OUTSIDE OF THE ACTUAL DRIPLINE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- TREE PROTECTION FENCING SHALL BE MAINTANED THROUGHOUT CONSTRUTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL OBTAIN PERMISSION TO ENTER FROM LANDSCAPE ARCHITECT PRIOR TO CONDUCTING WORK WITHIN THE PLANT PROTECTION ZONES.
- INFORM LANDSCAPE ARCHITECT WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED AND PRIOR TO CONSTRUCTION. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
- BASED ON CONTRACTOR'S STAGING AND ACCESS REQUIREMENTS, ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED.
- 5. TREES INDICATED TO BE REMOVED SHALL ALSO INCLUDE COMPLETE REMOVAL OF STUMP AND ROOTS AND FILLING IN DEPRESSION WITH SUITABLE SOIL FILL.
- 6. ALL EXCAVATION WORK WITHIN TWO METERS OF A TREE PROTECTION ZONE TO BE CONDUCTED UNDER ARBORIST SUPERVISION. THE FOLLOWING ACTIONS ARE PROHIBITED: (A) STORAGE OR DUMPING OF BUILDING MATERIALS, OIL,
- PAINT, CONSTRUCTION DEBRIS, BUILDINGS OR EQUIPMENT WITHIN THE TREE PROTECTION AREAS. (B) PASSAGE OF MACHINERY OF ANY KIND THROUGH OR WITHIN TREE PROTECTION AREAS AT ANY TIME. (C) SOIL DISTURBANCE OR STRIPPING FROM THE TREE PROTECTION AREAS. NATURAL GRADE MUST BE MAINTAINED. (D) STOCKPILING OF SOILS, FILL, SAND, GRAVEL OR OTHER EXCAVATED MATERIALS WITHIN THE TREE PROTECTION AREAS AT ANY TIME, INCLUDING THE DEMOLITION AND SITE PREPARATION PHASES. (E) DIRECT DISCHARGE OF STORM OR SITE DRAINAGE WATERS THROUGH OR INTO THE TREE PROTECTION AREAS.

TREE PROTECTION DETAIL (NTS)



GENERAL PLANTING NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD LATEST

ACCEPTABLE ALTERNATIVE TO TIMBER-MESH FENCE TREE PROTECTION DETAIL

2. SEE SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS AND PLAN PROTECTION.

1. UNLESS NOTED BY THE MUNICIPAL STANDARDS, ANCHORED MODULAR CONSTRUCTION FENCING IS AN

- 3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL. ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE LANDSCAPE ARCHITECT WILL BE REJECTED.
- 4. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANT LIST AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER
- . WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. BRING DESREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICAITON.
- PRIOR TO INSTALLATION OF PLANT MATERIAL: PLANTS MUST BE PLACED AND LANDSCAPE ARCHITECT CALLED TO SITE TO REVIEW AND APPROVE LAYOUT. CONSULTANT MAY PROVIDE DIRECTIONS FOR LAYOUT MODIFICATIONS UPON REVIEW.
- 7. CONTRACTOR IS RESPONSIBLE TO 'RESTORE' ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED THAT MEETS OF EXCEEDS THE CONDITIONS PRIOR TO DISTURBANCE.
- 8. ALL PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM. 9. TREE PLANTING SETBACKS FROM UTILITIES ARE TO FOLLOW THE REQUIRMENTS OF THE AUTHORITY

GENERAL IRRIGATION NOTES

- 1. PROVIDE COMPLETE AUTOMATIC IRRIGATION SYSTEM FOR ALL ON-SITE SOFTSCAPE PLANTING AREAS.
- 2. TEMPORARY ESTABLISHMENT IRRIGATION TO BE PROVIDED AT GRADE WHERE NO AUTOMATIC IRRIGATION IS PRESCRIBED.
- 3. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF
- 4. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. THE
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS 5. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
- 6. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
- 7. LEED WATER EFFICIENCY CREDIT CRITERIA TO BE MET (MIN. 50% REDUCTION IN POTABLE IRRIGATION WATER) AND DEMONSTRATED AS PART OF SHOP DRAWING SUBMITTAL.
- 8. HIGH-EFFICIENCY IRRIGATION TECHNOLOGY TO INCLUDE (BUT NOT LIMITED TO): CENTRAL SHUT-OFF VALVE, HIGH-EFFICIENCY DRIP IRRIGATION LINES, HIGH-EFFICIENCY POP-UP SPRINKLERS AND MOTION SENSOR / RAIN DELAY CONTROLLER.
- 9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
- 10. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR

GENERAL ESTABLISHMENT IRRIGATION NOTES

- ALL PLANTING AREAS ARE TO BE WATERED FROM TIME OF INSTALLATION FOR DURATION AS SPECIFIED. 2. ALL PLANTED AREAS ARE TO BE IRRIGATED THROUGH AN AUTOMATIC IRRIGATION SYSTEMS.
- 3. ONE-YEAR ESTABLISHMENT IRRIGATION PER SPECIFICATIONS.
- 4. STUB-OUT CONNECTIONS ARE PROVIDED AS SHOWN FOR THE INSTALLATION OF AN AUTOMATIC IRRIGATION SYSTEM. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE
- 5. SUBMIT SHOP DRAWING FOR TEMPORARY AUTOMATIC IRRIGATION SYSTEM FOR APPROVAL BY LANDSCAPE AND MECHANICAL PRIOR TO INSTALLATION.
- 6. PROVIDE 'TREEGATOR' SLOW RELEASE WATERING BAG (1) PER TREE.

GENERAL SITE LIGHTING NOTES

- 1. LIGHTING SYMBOLS ON PLANS ARE DIAGRAMMATIC. REFER TO ELECTRICAL DRAWINGS, DETAILS AND SPECIFICATIONS FOR ACTUAL DIMENSIONS, PRODUCT INFORMATION, AND WIRING. 2. LAYOUT DIMENSIONS ARE FOR GENERAL REFERENCE ONLY. STAKE LOCATION OF LIGHTS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 3. COORDINATE WITH EXISTING AND PROPOSED UTILITIES. ALL FOOTINGS TO BE MINIMUM 1.0M AWAY FROM UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOR DIRECTION ON FIXTURE PLACEMENT.

LIST OF ABBREVIATIONS

EL ELEVATION

EQ EQUAL

EX EXISTING

FIN FINISH

FTG FOOTING

GA GAUGE

GEN GENERAL

GALV GALVANIZED

HP HIGH POINT

HWL HIGH WATER LEVEL

INCL INCLUDE / INCLUDING

INV INVERT ELEVATION

HT HEIGHT

JT JOINT

LOW LIMIT OF WORK

HEF HORIZONTAL EACH FACE

ID INSIDE DIAMETER/DIMENSION

FOC FACE OF CURB

FC FLUSH CURB

FG FINISHED GRADE

ENG ENGINEER/ENGINEERING

FFE FINISHED FLOOR ELEVATION

AD AREA DRAIN **LP** LOW POINT **ALT** ALTERNATE M METERS **ALUM** ALUMINUM MAX MAXIMUM APPROX APPROXIMATE MH MANHOLE **ARCH** ARCHITECT / ARCHITECTURAL MIN MINIMUM **AVG** AVERAGE MISC MISCELLANEOUS **NIC NOT IN CONTRACT B** BOTTOM **BC** BOTTOM OF CURB ELEVATION **NO** NUMBER **BG** BUILDING GRADE NTS NOT TO SCALE **BLDG** BUILDING OC ON CENTRE **OD** OUTSIDE DIMENSION **BOL** BOLLARD **BR** BOTTOM OF RAMP PA PLANTING AREA **PC** POINT OF CURVATURE **BS** BOTTOM OF STEP **BW** BOTTOM OF WALL **PD** PLANTER DRAIN CAL CALIPER **PER** PERPENDICULAR **CB** CATCH BASIN PI POINT OF INTERSECTION CIV CIVIL PIP POUR-IN-PLACE **CJ** CONTROL JOINT **PL** PROPERTY LINE **CL** CENTRE LINE **PO** POINT OF ORIGIN CO CLEAN OUT **PSI POUNDS PER SQUARE INCH** COJ CONSTRUCTION JOINT **QTY** QUANTITY COMP COMPACTED R RISER **CONC** CONCRETE **RA** RADIUS **CONT** CONTINUOUS **REBAR** REINFORCING BAR **DEG** DEGREE **REQ'D** REQUIRED **DEMO** DEMOLISH, DEMOLITION **ROW** RIGHT OF WAY **DET** DETAIL SAN SANITARY **DIA** DIAMETER **SB** SETBACK **DIM** DIMENSION **SECT** SECTION **DN** DOWN **SHT** SHEET **DWG** DRAWING SPEC SPECIFICATIONS **EA** EACH **SS** STAINLESS STEEL **EJ** EXPANSION JOINT **ST** STORM SEWER

STD STANDARD

TAN TANGENCY

T+B TOP AND BOTTOM

TD TRENCH DRAIN

TF TOP OF FOOTING

TEMP TEMPORARY

TOS TOP OF SLAB

TR TOP OF RAMP

TW TOP OF WALL

TYP TYPICAL

VERT VERTICAL

W/ WITH

W/O WITHOUT

WF WATER FEATURE

TS TOP OF STAIRS

VEF VERTICAL EACH FACE

TPZ TREE PROTECTION ZONE

THK THICK

TC TOP OF CURB ELEVATION

STL STEEL

T TOP

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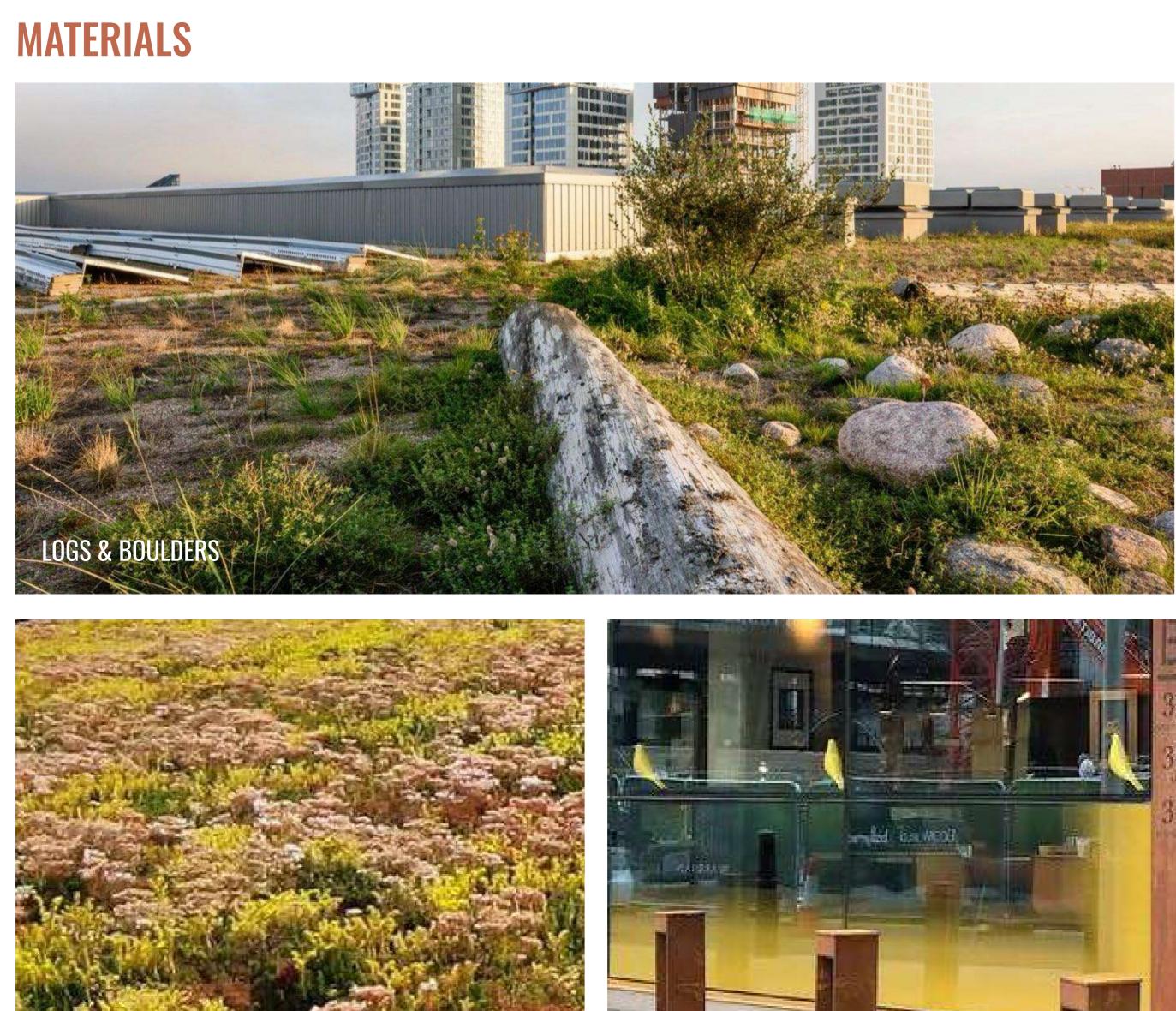
GENERAL NOTES

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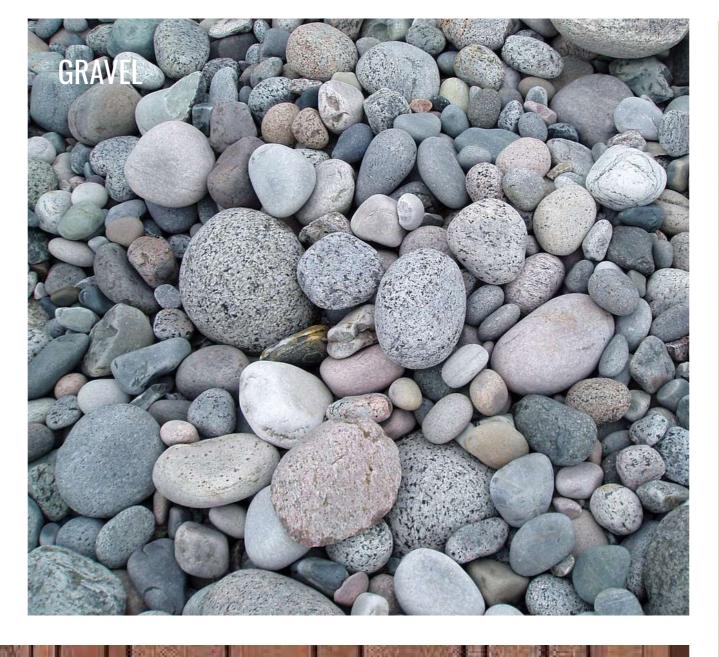
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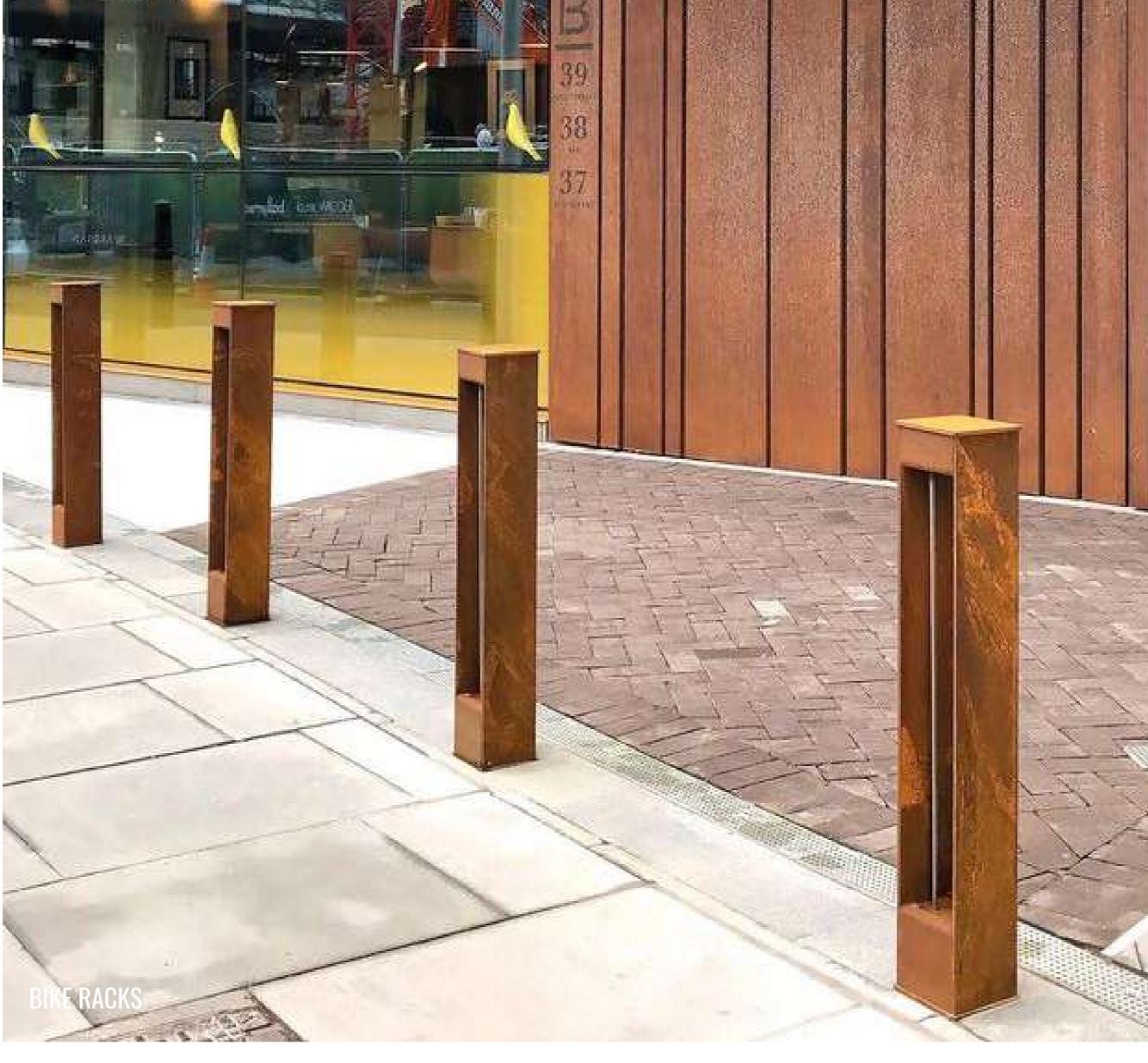
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25-175



WEATHERED STEEL

















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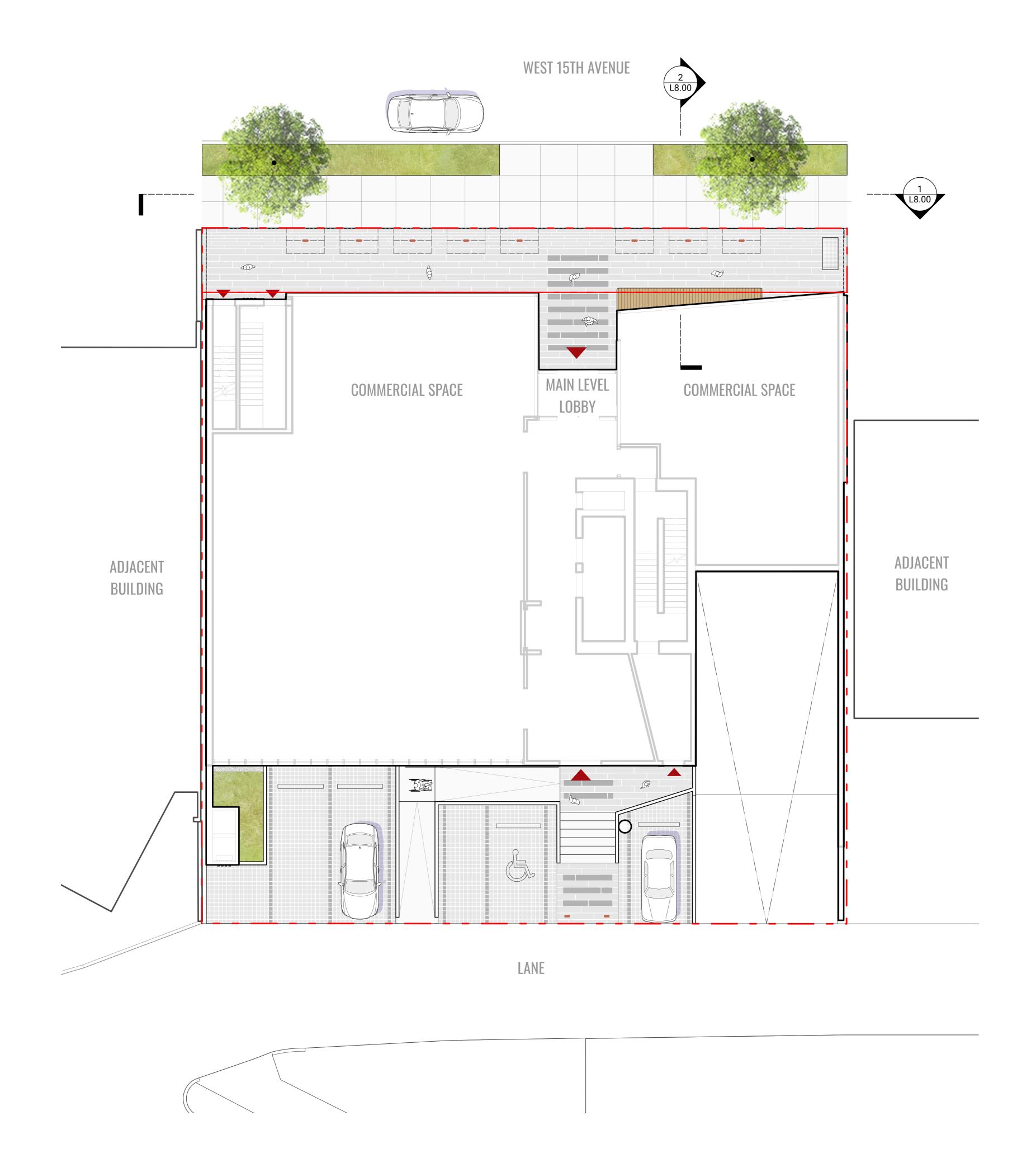
MATERIALS LEGEND

KEY	DESCRIPTION	DETAILS							
HARDSCAPE			SOFTSCAPE				FURNISHING		
	CIP CONCRETE PAVING	1 / L9.00 2 / L9.00		PLANTING AREA 1 SHRUB PLANTING	3 / L9.10 4	4 / L9.10		BIKE RACK QTY: 8 (16 SPACES)	1 / L9.20
	CONCRETE UNIT PAVER TYPE 1 NATURAL COLOUR WITH CHARCOAL ACCENT BANDS	3 / L9.00		PLANTING AREA 2 SEMI INTENSIVE GREEN ROOF	5 / L9.10			BENCH TYPE 1: WOOD BENCH ON WEATHERED STELL METAL BASE	3 / L9.20
	CONCRETE UNIT PAVER TYPE 2 NATURAL COLOUR	3 / L9.00		PROPOSED TREE				MOVEABLE TABLE AND CHAIRS	5 / L9.20
	CONCRETE SLAB PAVER NATURAL COLOUR	4 / L9.00	•	PER CITY OF NORTH VANCOUVER STANDARDS REFER TO PLANT LIST / PLANTING PLANS	1 / L9.10 2	2 / L9.10		BAR HEIGHT TABLE AND STOOLS	6 / L9.20
	VEHICULAR CONCRETE UNIT PAVER BASALITE COLOUR WITH CHARCOAL ACCENT LINES	5 / L9.00	** 6°33					BOULDERS	7 / L9.20
								LOGS	7 / L9.20
								METAL PLANTERS WEATHERED STEEL 450MM TALL	2 / L9.20

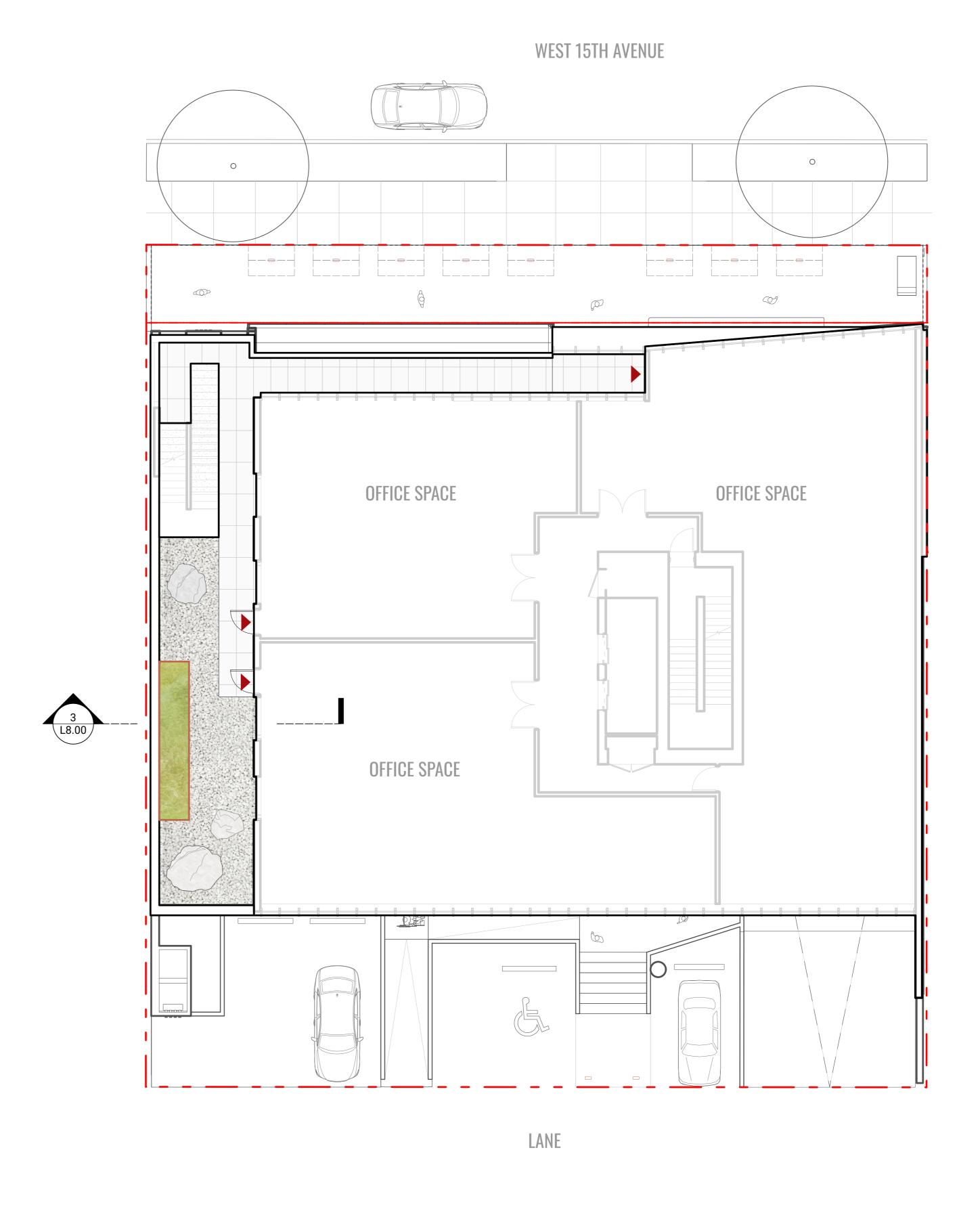
111111. WOOD SLAT PRIVACY SCREEN

4 / L9.20

LEVEL 1



LEVEL 2



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KEYPLAN

SEAL

2 Issued for Rezoning / DP 25-10-31
1 Issued for Schematic Design 25-10-29

CASCADIA 835-845

W15 853-854 West 15th Stree

853-854 West 15th Street Vancouver, British Columbia

Scale:	1:100
Drawn:	OM / LN
Reviewed:	KL
Project No.	25-175

MATERIALS PLAN - LEVEL 1

L2.00

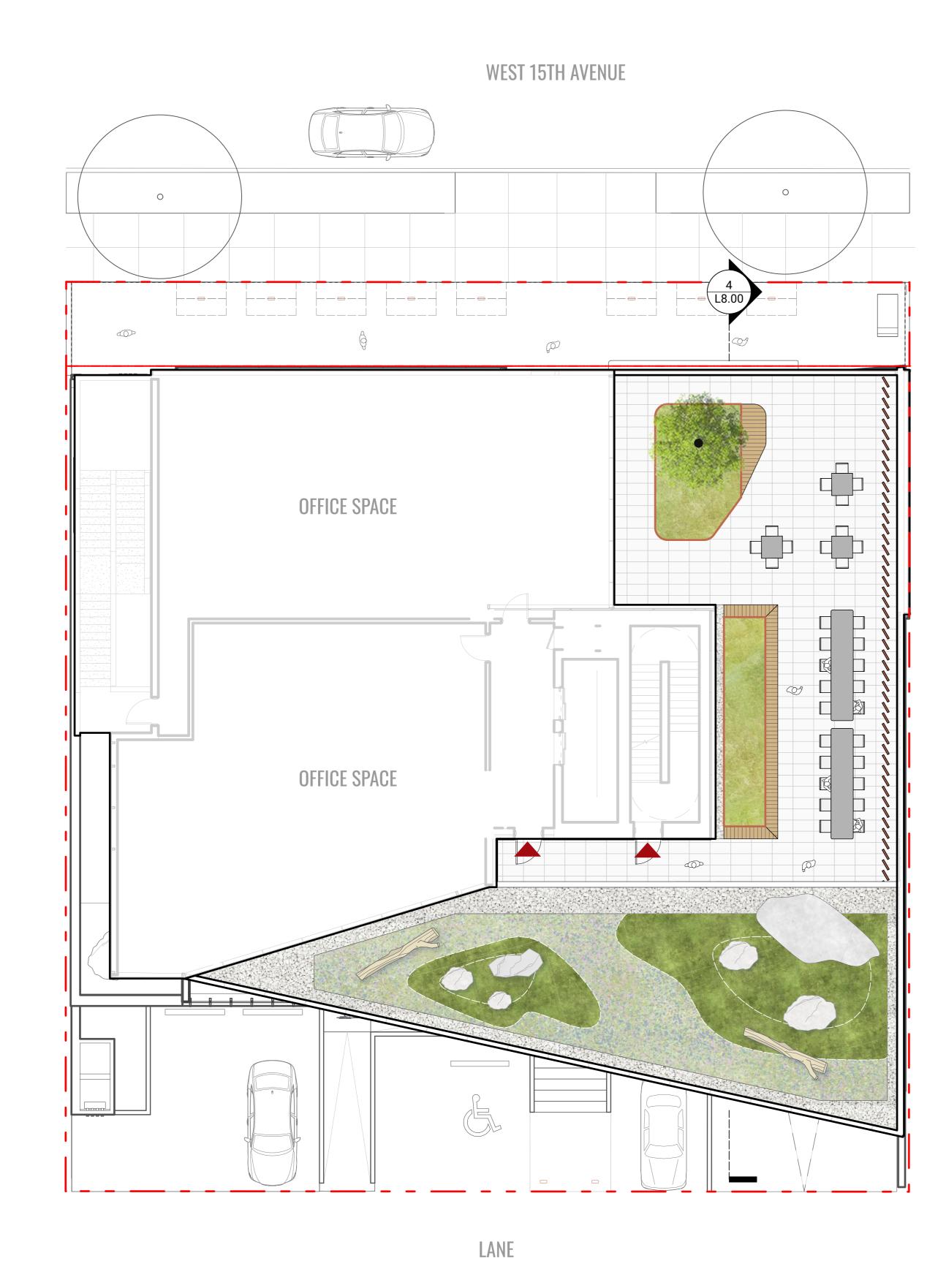
MATERIALS LEGEND

MAILMALO	LLULIID		
KEY	DESCRIPTION	DETAILS	
HARDSCAPE			
	CIP CONCRETE PAVING	1 / L9.00	2/1
	CONCRETE UNIT PAVER TYPE 1 NATURAL COLOUR WITH CHARCOAL ACCENT BANDS	3 / L9.00	
	CONCRETE UNIT PAVER TYPE 2 NATURAL COLOUR	3 / L9.00	
	CONCRETE SLAB PAVER NATURAL COLOUR	4 / L9.00	
	VEHICULAR CONCRETE UNIT PAVER BASALITE COLOUR WITH CHARCOAL ACCENT LINES	5 / L9.00	

SOFTSCAPE			
	PLANTING AREA 1 SHRUB PLANTING	3 / L9.10	4 / L
	PLANTING AREA 2 SEMI INTENSIVE GREEN ROOF	5 / L9.10	
	PROPOSED TREE PER CITY OF NORTH VANCOUVER STANDARDS REFER TO PLANT LIST / PLANTING PLANS	1 / L9.10	2 / L

FURNISHING		
- -	BIKE RACK QTY: 8 (16 SPACES)	1 / L9.20
	BENCH TYPE 1: WOOD BENCH ON WEATHERED STELL METAL BASE	3 / L9.20
	MOVEABLE TABLE AND CHAIRS	5 / L9.20
	BAR HEIGHT TABLE AND STOOLS	6 / L9.20
000	BOULDERS	7 / L9.20
The second second	LOGS	7 / L9.20
	METAL PLANTERS WEATHERED STEEL 450MM TALL	2 / L9.20
1111111.	WOOD SLAT PRIVACY SCREEN	4 / L9.20

LEVEL 5



ROOF



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REVISIONS

CASCADIA 835-845

W15 853-854 West 15th 9

Drawn: OM / LN
Reviewed: KL
Project No. 25-175

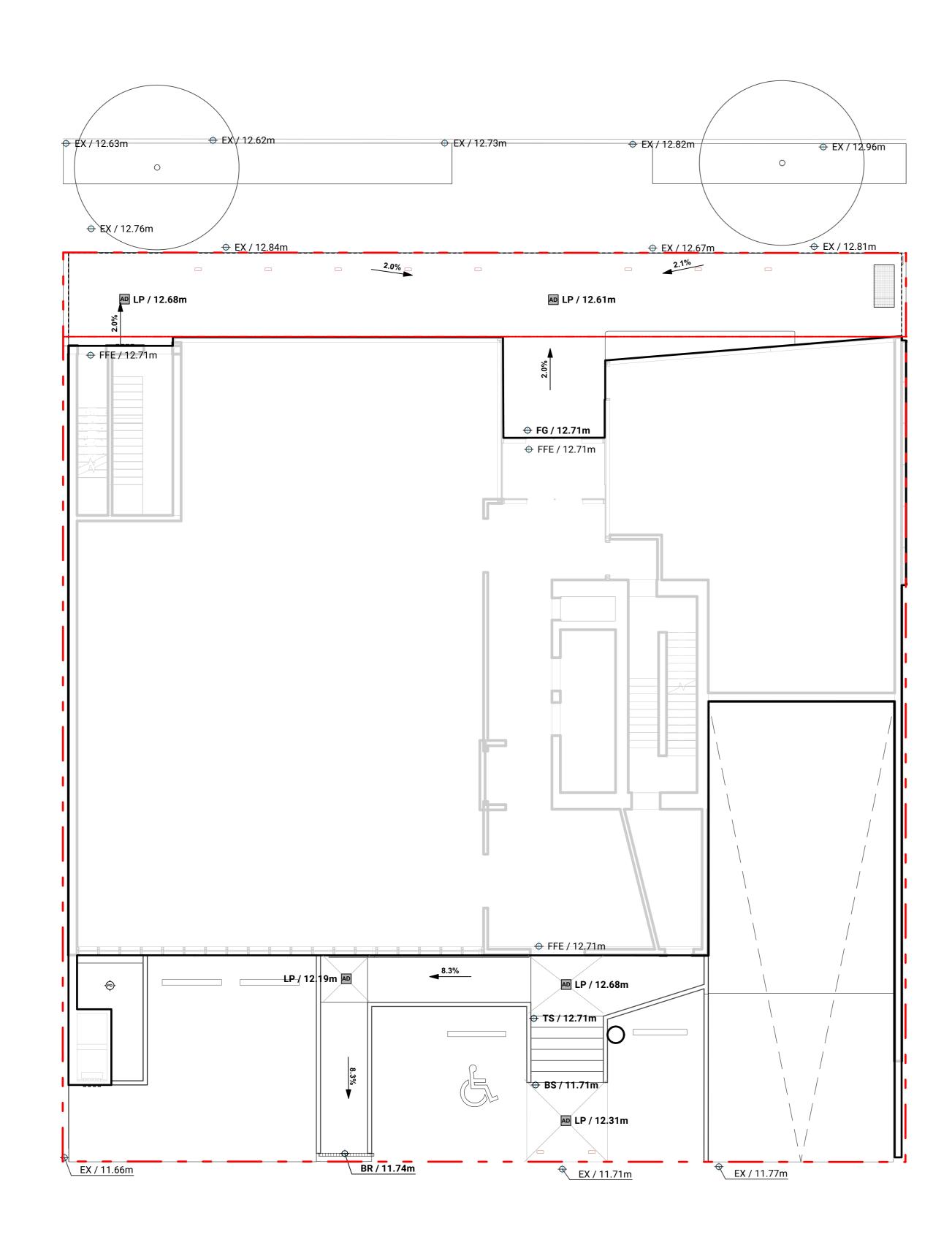
MATERIALS PLAN - LEVEL 5 & ROOF

L2.01

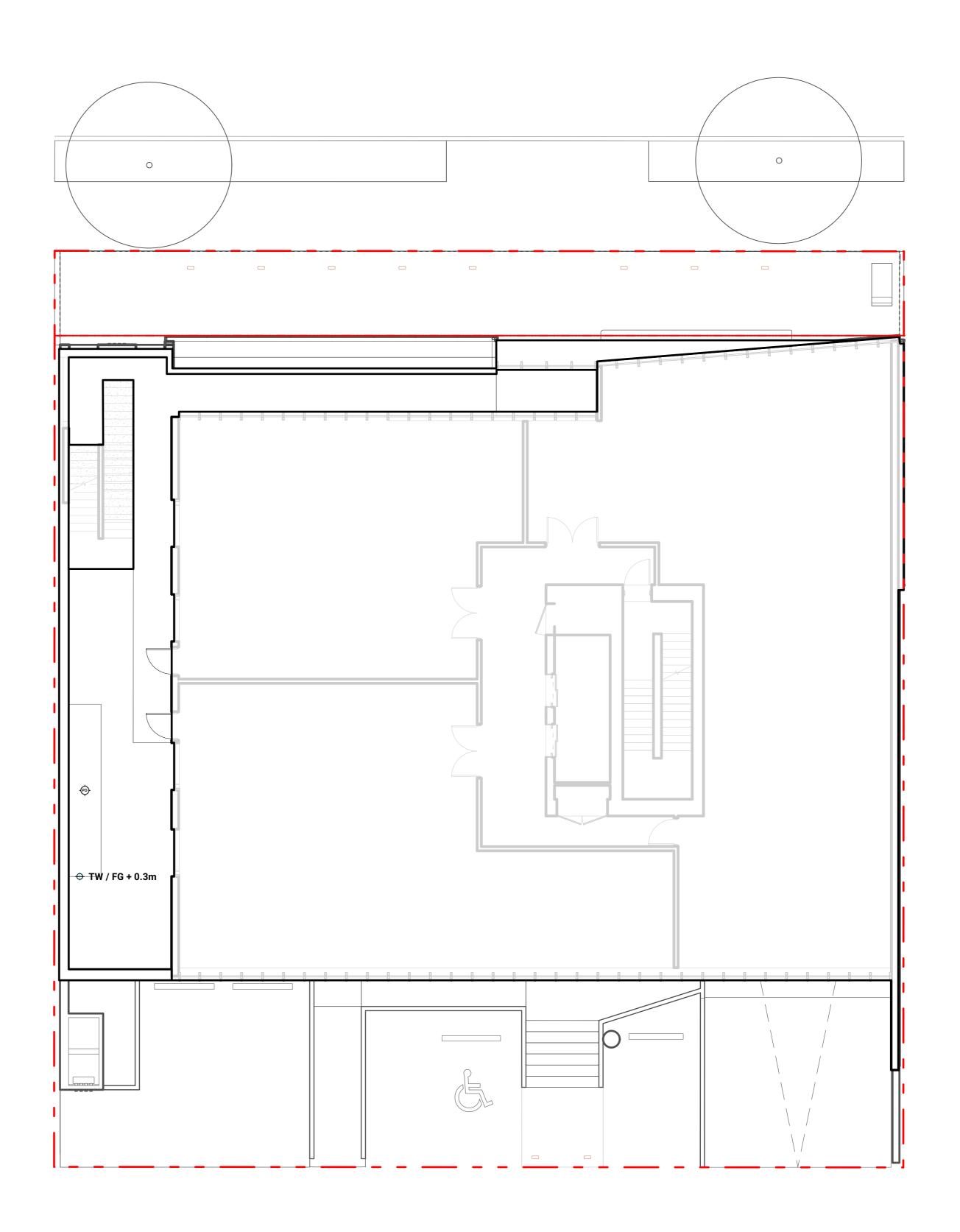
GRADING LEGEND

KEY	DESCRIPTION		
FG / 0m	PROPOSED FIELD GRADE	BG / 0m	BUILDING GRADE (PER SURVEY/ARCHITECTURE)
TS/BS / 0m	TOP OF STAIR / BOTTOM OF STAIR	IBG / 0m	INTERPOLATED BUILDING GRADE
TW/BW / 0m	TOP OF WALL / BOTTOM OF WALL	EX / 0m	EXISTING GRADE (PER SURVEY)
2.0%	PROPOSED SLOPE	TC/BC / 0m	TOP OF CURB / BOTTOM OF CURB (PER CIVIL)
HP / 0m	HIGH POINT / RIDGE ELEVATION	FFE / 0m	FINISHED FLOOR ELEVATION (PER ARCHITECTURE)
<u>LP / 0m</u>	LOW POINT / DRAIN ELEVATION	TOS / 0m	TOP OF SLAB ELEVATION (PER ARCHITECTURE)
1. <u>0m</u>	EXISTING CONTOUR	AD	AREA DRAIN PER MECHANICAL
1.0m	PROPOSED CONTOUR (MINOR)	•	PLANTER DRAIN PER MECHANICAL
5.0m	PROPOSED CONTOUR (MAJOR)		TRENCH DRAIN PER MECHANICAL

LEVEL 1



LEVEL 2





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CASCADIA 835-845

W15 853-854 West 15th Street Vancouver, British Columbia

Scale: 1:100

Drawn: OM / LN

Reviewed: KL

Project No. 25-175

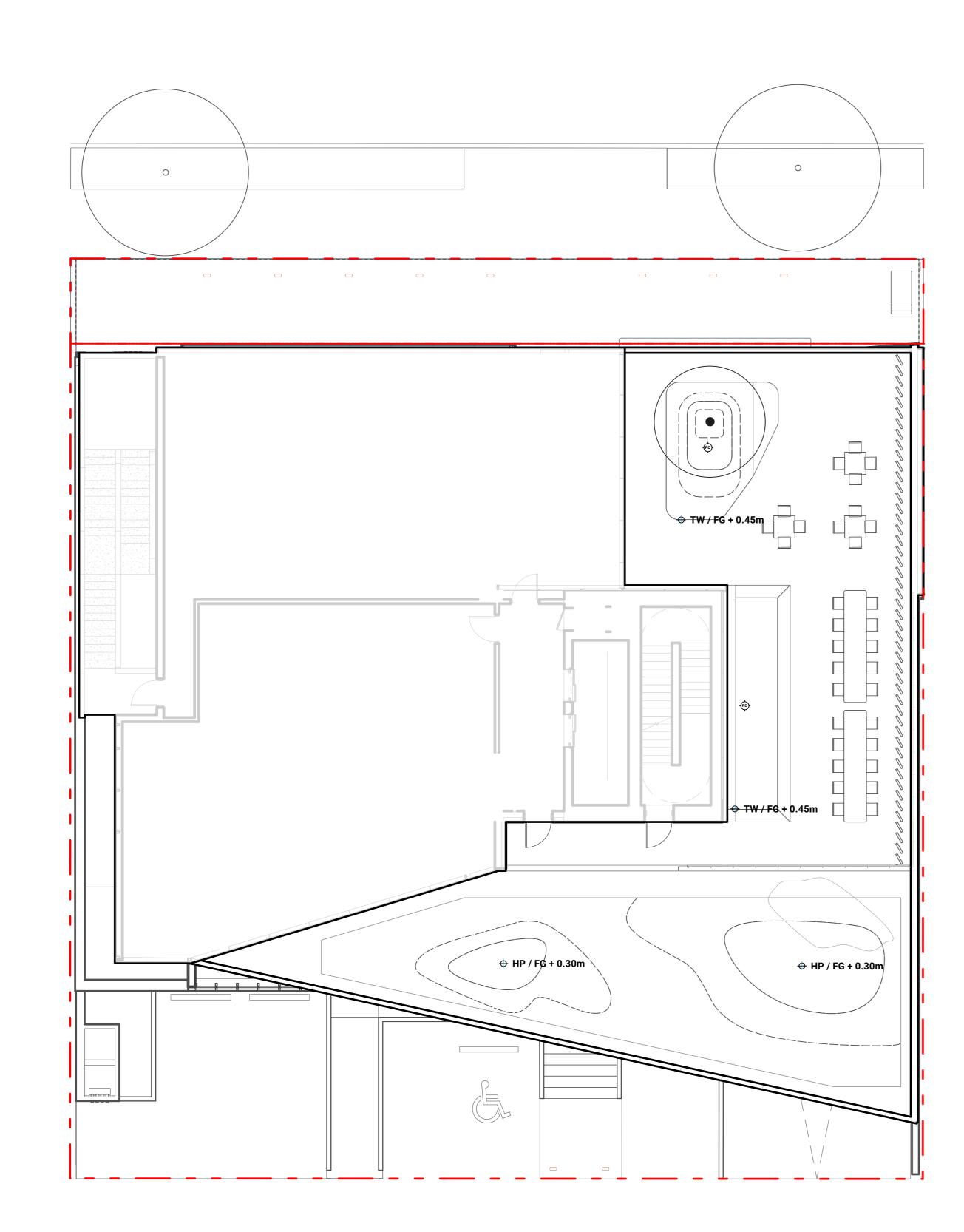
GRADING PLAN - LEVEL 1 &

L4.00

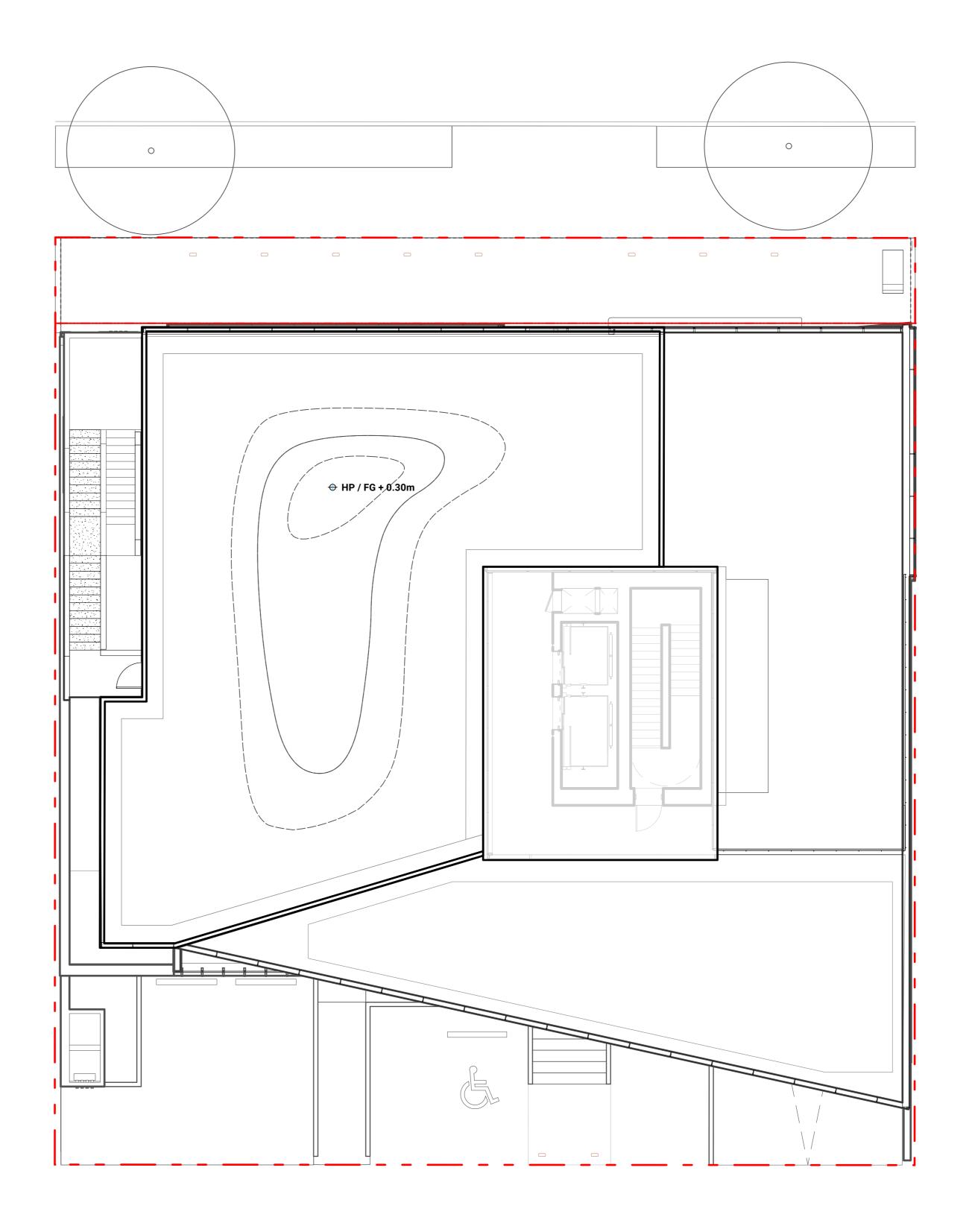
GRADING LEGEND

KEY	DESCRIPTION		
FG / 0m	PROPOSED FIELD GRADE	<u>BG / 0m</u>	BUILDING GRADE (PER SURVEY/ARCHITECTURE)
TS/BS / 0m	TOP OF STAIR / BOTTOM OF STAIR	IBG / 0m	INTERPOLATED BUILDING GRADE
TW/BW / 0m	TOP OF WALL / BOTTOM OF WALL	<u>EX / 0m</u>	EXISTING GRADE (PER SURVEY)
2.0%	PROPOSED SLOPE	TC/BC / 0m	TOP OF CURB / BOTTOM OF CURB (PER CIVIL)
HP / 0m	HIGH POINT / RIDGE ELEVATION	FFE / 0m	FINISHED FLOOR ELEVATION (PER ARCHITECTURE)
<u>LP / 0m</u>	LOW POINT / DRAIN ELEVATION	TOS / 0m	TOP OF SLAB ELEVATION (PER ARCHITECTURE)
<u>1.0m</u>	EXISTING CONTOUR	AD	AREA DRAIN PER MECHANICAL
1.0m	PROPOSED CONTOUR (MINOR)	•	PLANTER DRAIN PER MECHANICAL
5.0m	PROPOSED CONTOUR (MAJOR)		TRENCH DRAIN PER MECHANICAL

LEVEL 5



ROOF





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REVISIONS

CASCADIA 835-845

W15 853-854 West 15th Street Vancouver, British Columbia

Reviewed:

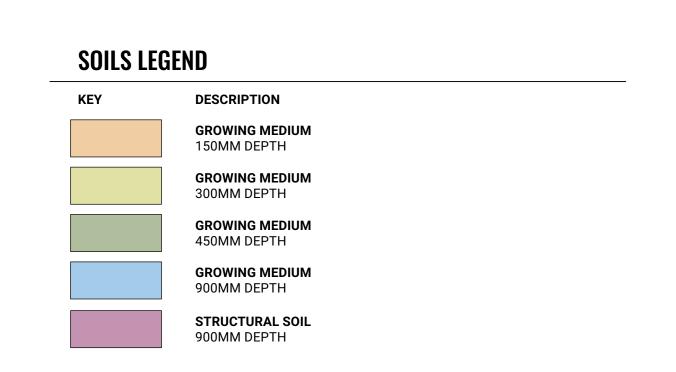
Project No.

Scale: 1:100
Drawn: OM / LN

GRADING PLAN - LEVEL 5 & ROOF

25-175

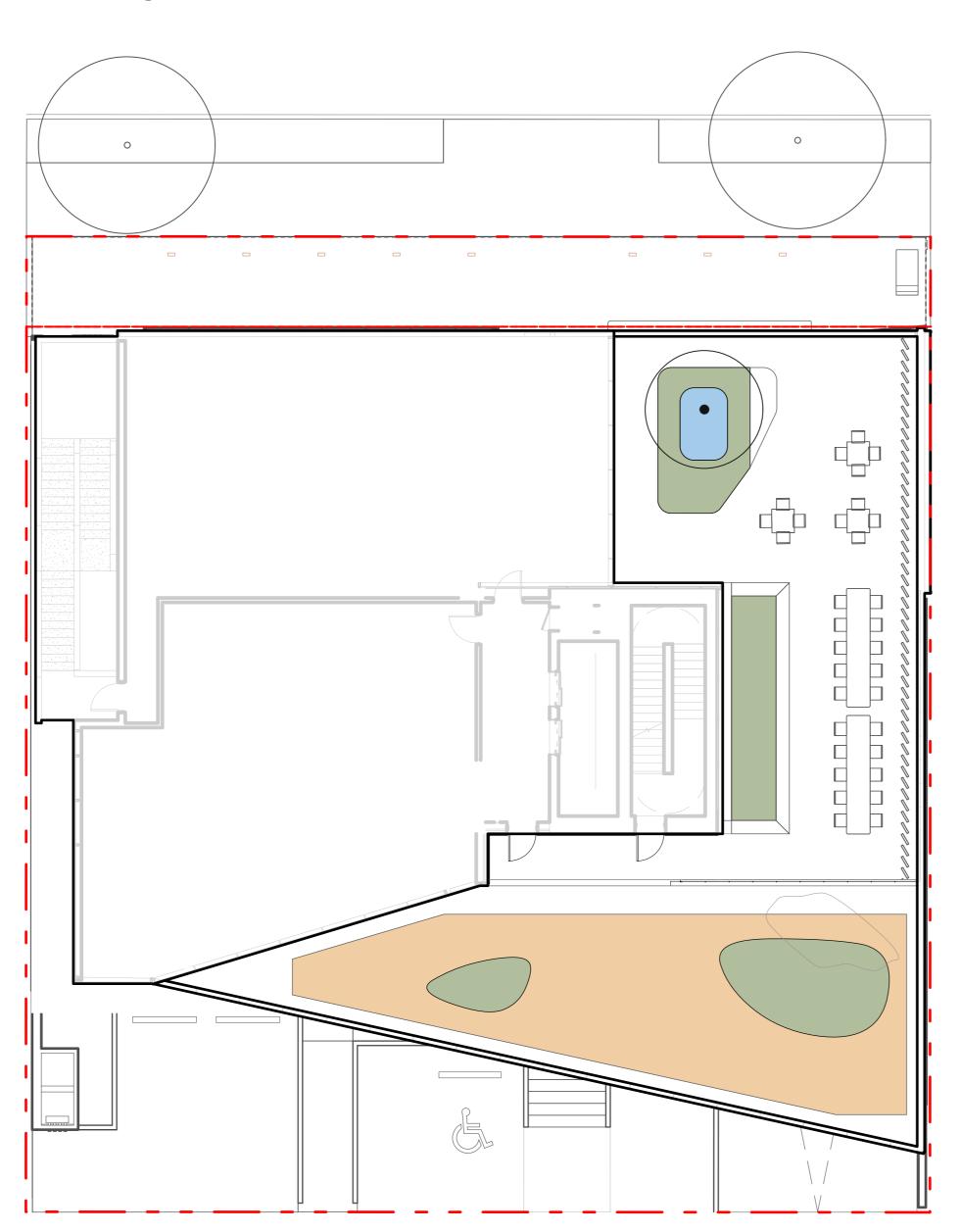
N L4.01



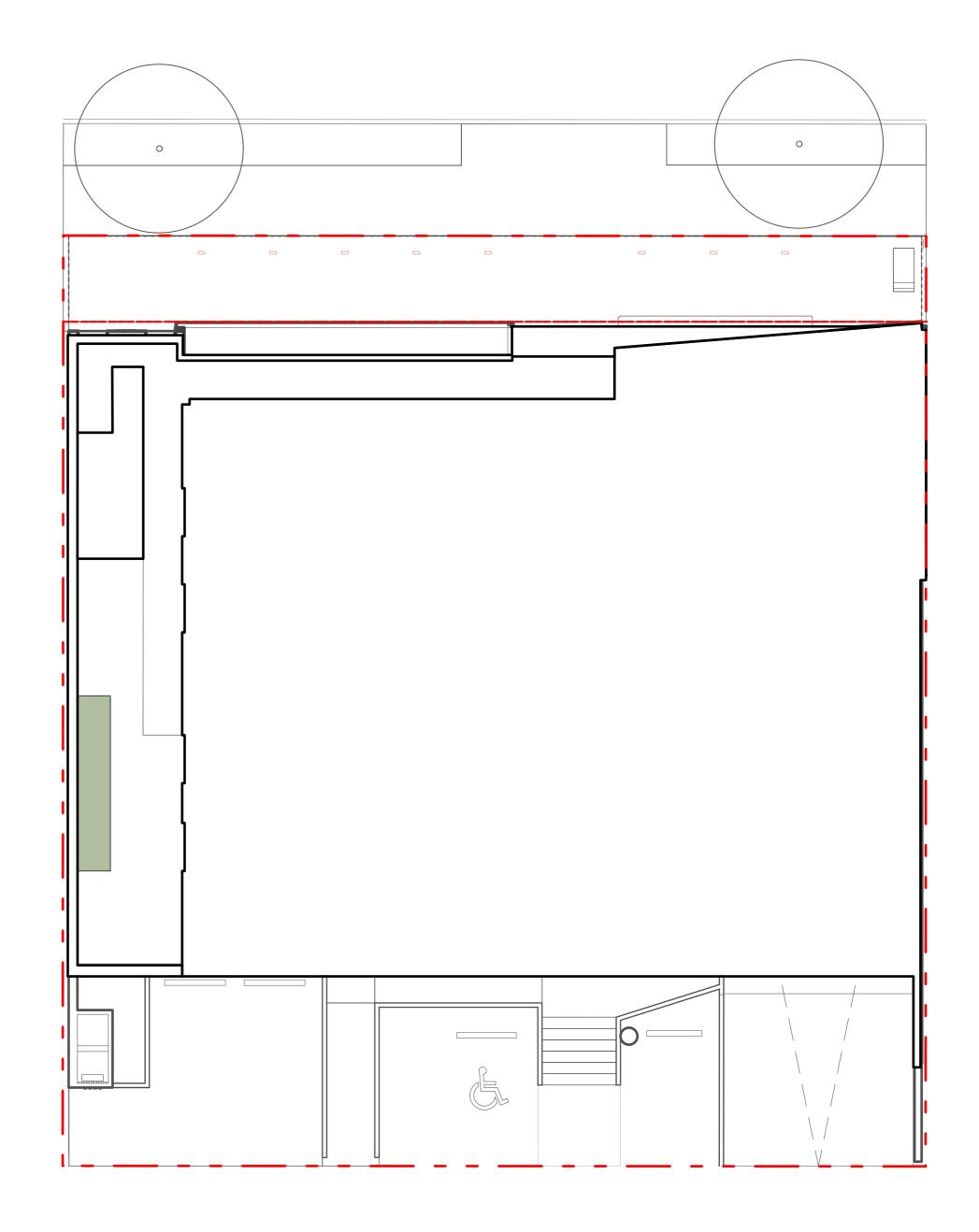
LEVEL 1



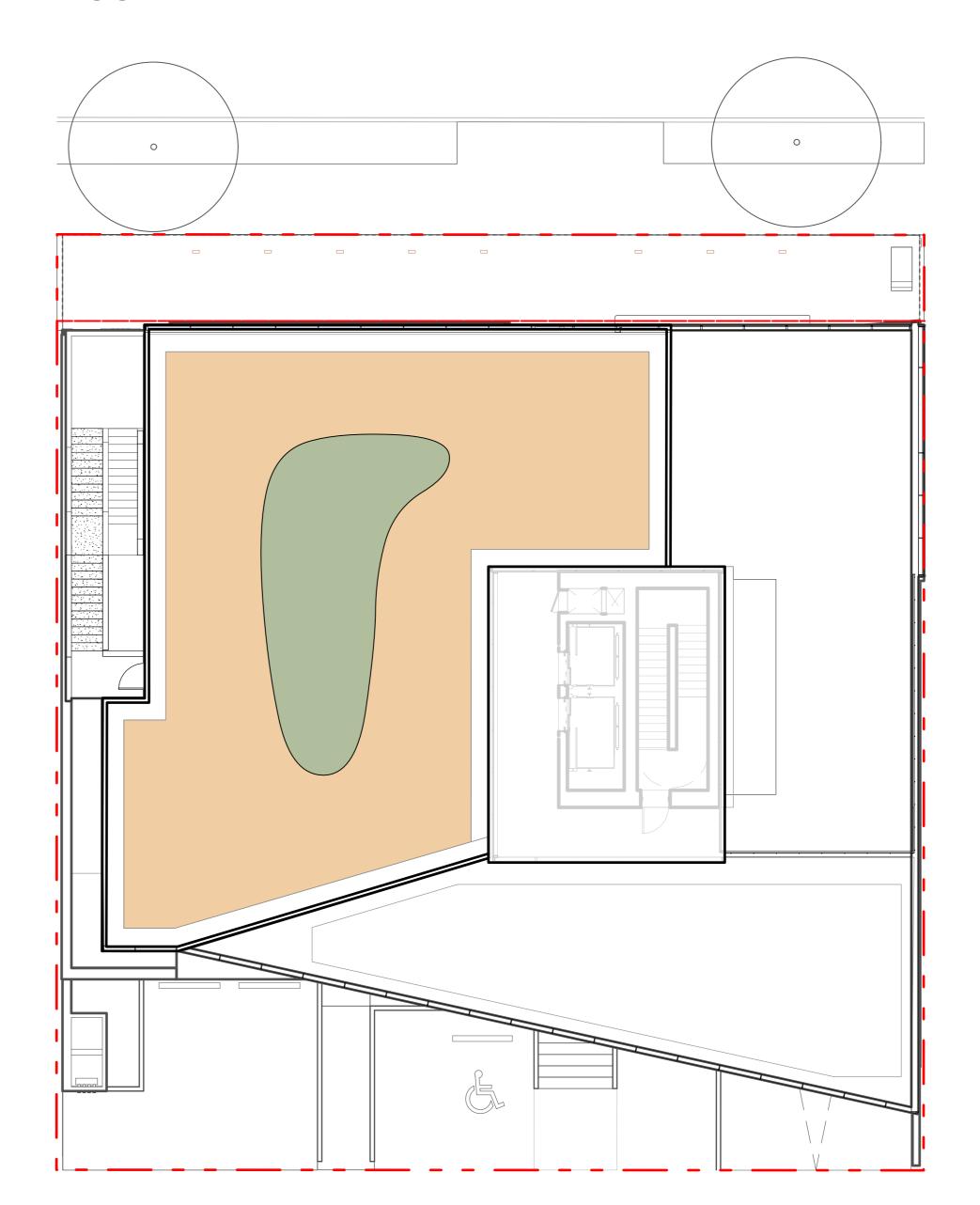
LEVEL 5



LEVEL 2



ROOF





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REVISIONS

CASCADIA 835-845

W15 853-854 West 15th Street Vancouver, British Columbia

Scale: 1:125

Drawn: OM / LN

Reviewed: KL

Project No. 25-175

SOILS PLAN



PLANT LIST

D	QTY	BOTANICAL NAME		COMMON NAME	SIZE	SPACING	
ECI	IDUOUS T	TREES					
٩Ci	1	Acer circinatum		Vine Maple	#15 pot	as shown	
	2	Offsite Street Trees		To City of North Vancouver St	andards	as shown	
MA	ASS PI	LANTING LIST					
ARE	EA NAME		QTY	% BOTANICAL NAME	COMMON NAME	SIZE	SPACI
Stre	eetscape	Planting					
			76	20% Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	300 o.
			34	20% Blechnum spicant	Deer Fern	#1 pot	450 o.
			34	20% Mahonia repens	Creeping Oregon Grape	#1 pot	450 o.
			17	40% Polystichum munitum	Sword Fern	#2 pot	900 o.
Hed	lge Planti	ing					
			9	100% Prunus laurocerasus 'Otto Luyken'	English Laurel	#2 pot	900 o.
Roo	of Deck Ex	xtensive Planting					
			29	10% Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	300 o.
			29	10% Asarum canadense	Wild Ginger	#1 pot	300 o.
			14	20% Athyrium filix-femina	Lady Fern	#1 pot	600 o.
			29	10% Cornus canadensis	Bunchberry	#1 pot	300 o.
			14	20% Gaultheria shallon	Salal	#1 pot	600 o.
			13	10% Mahonia nervosa	Dull Oregon Grape	#1 pot	450 o.
			7	20% Polystichum munitum	Sword Fern	#2 pot	900 o.
Roo	of Deck Ho	edge					
			9	100% Arbutus unedo 'Compacta'	Strawberry Bush	#10 pot	900 o.
Roo	of Deck Se	emi-Intensive Planting					
			51	10% Achillea millefolium	Common Yarrow	#1 pot	450 o.
			51	10% Anenome multifida	Pacific Anenome	#1 pot	450 o.
			51	10% Armeria maritima	Sea Thrift	#1 pot	450 o.
			51	10% Blechnum spicant	Deer Fern	#1 pot	450 o.
			72	25% Elymus magellanicus	Blue Wheat Grass	#2 pot	600 o.
			72	25% Helictotrichon sempervirens	Blue oat grass	#2 pot	600 o.
			13	10% Polystichum munitum	Sword Fern	#2 pot	900 o.
				Calliergonelle cuspidata	Pointed Spear Moss		
		_					

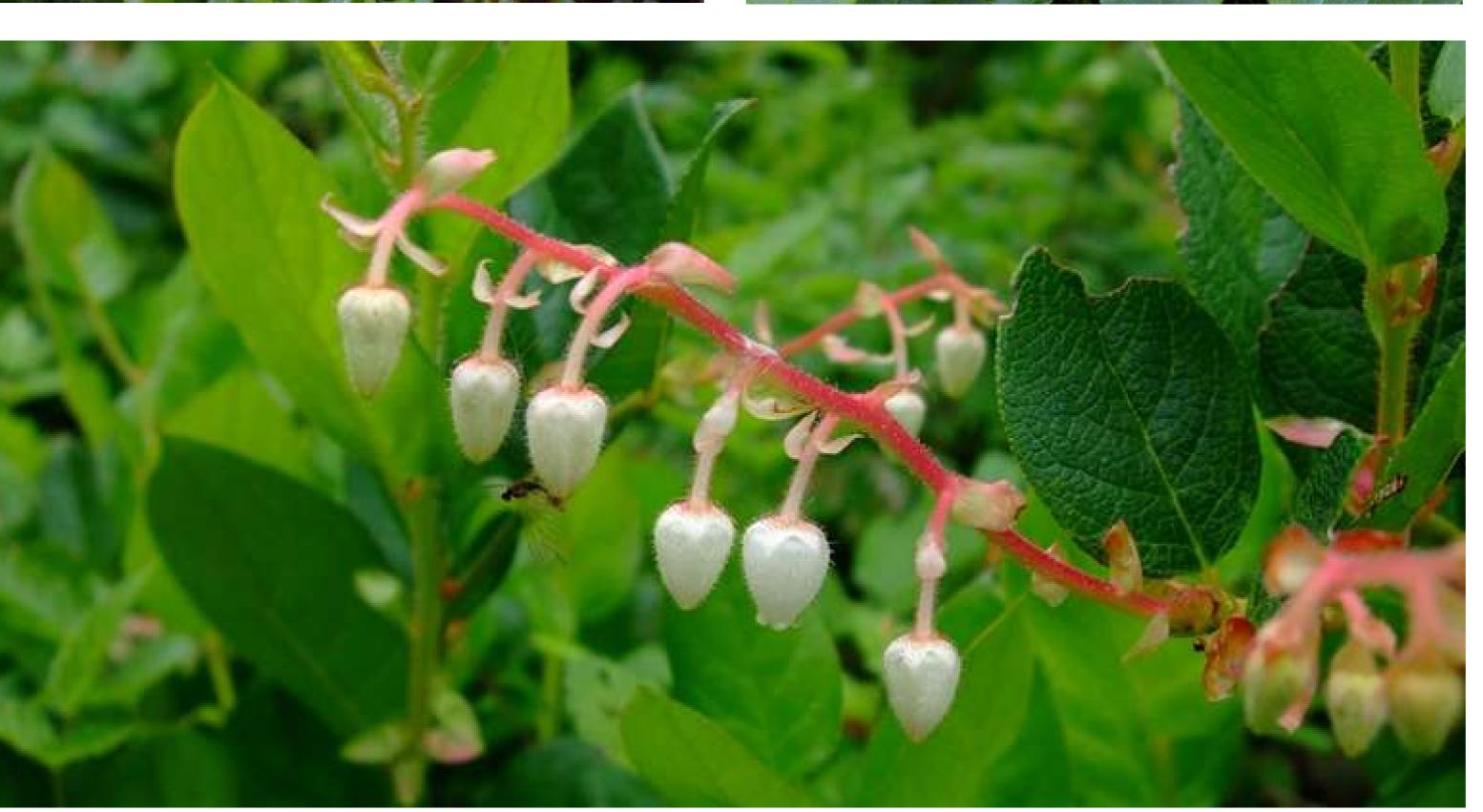
12 x 24 Tile

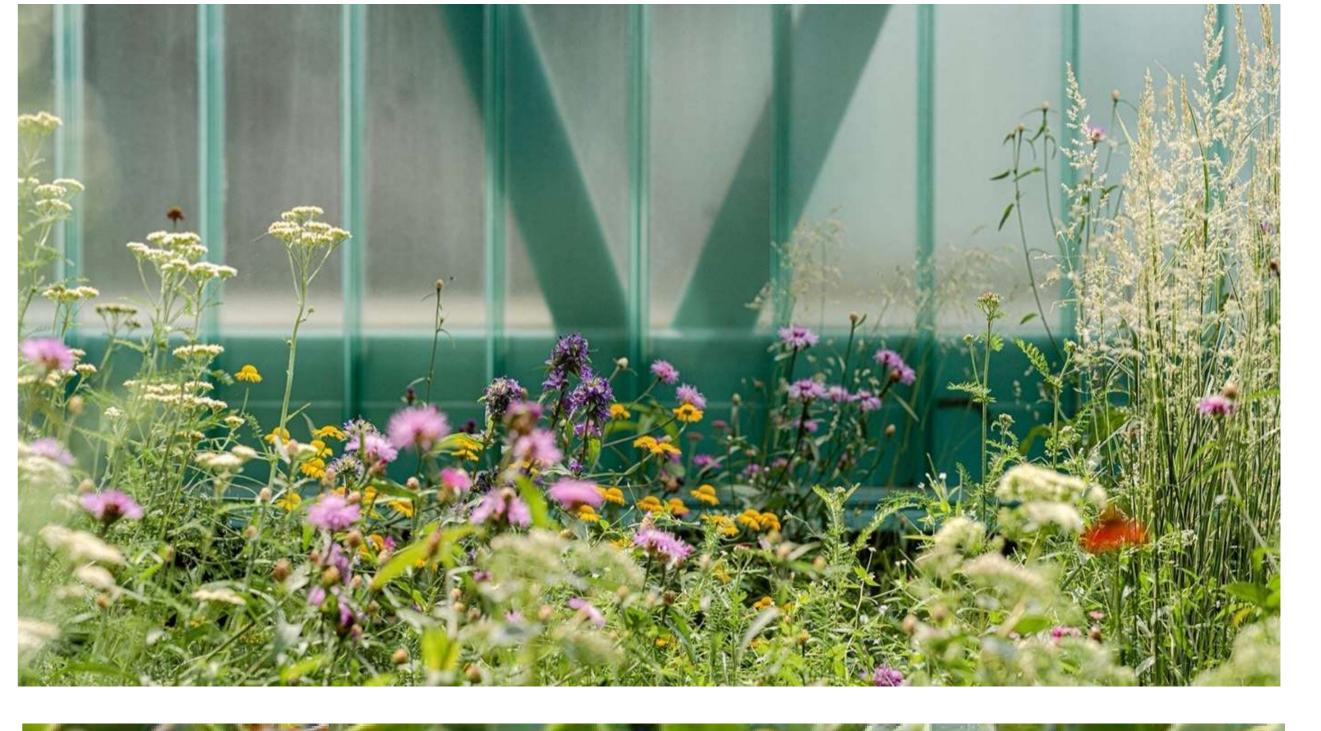
















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CASCADIA 835-845

W15 853-854 West 15th Stre

Reviewed:

853-854 West 15th Street Vancouver, British Columbia Scale:

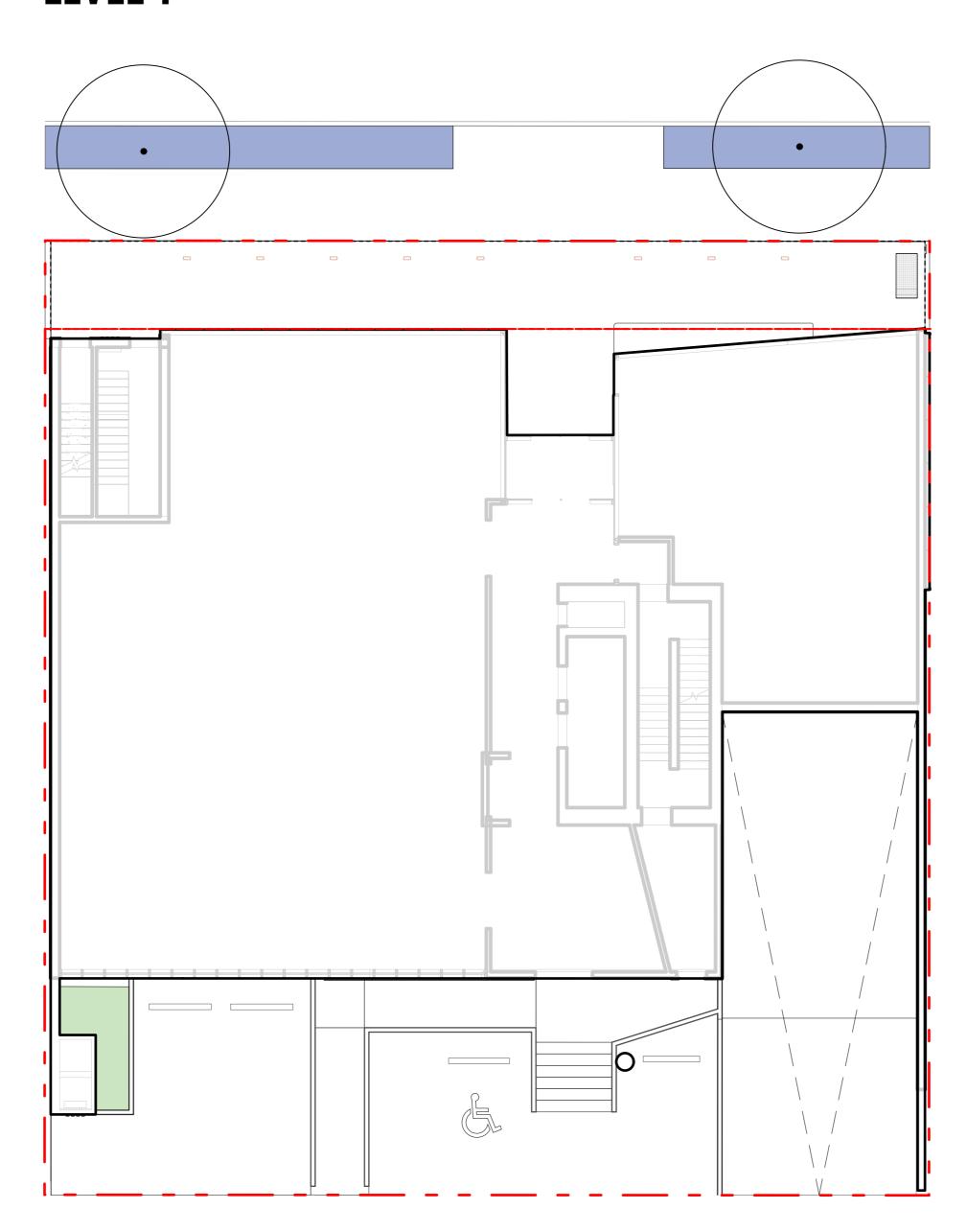
Project No. 25-175

PLANT LIST AND IMAGES

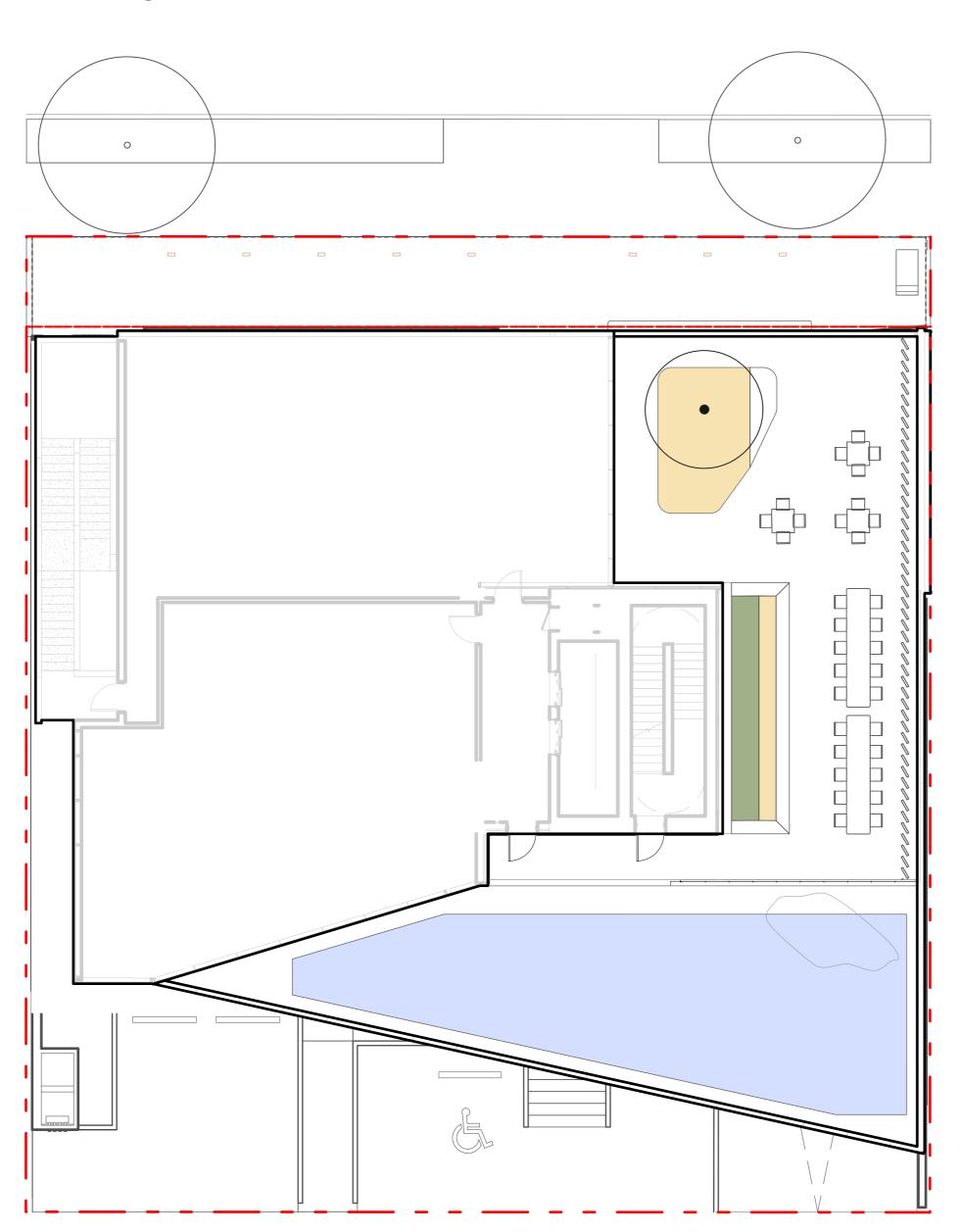
L6.00

PLANTING LEGEND KEY DESCRIPTION STREETSCAPE PLANTING ROOF DECK SEMI INTENSIVE PLANTING ROOF DECK EXTENSIVE PLANTING ROOF DECK HEDGE PLANTING HEDGE PLANTING

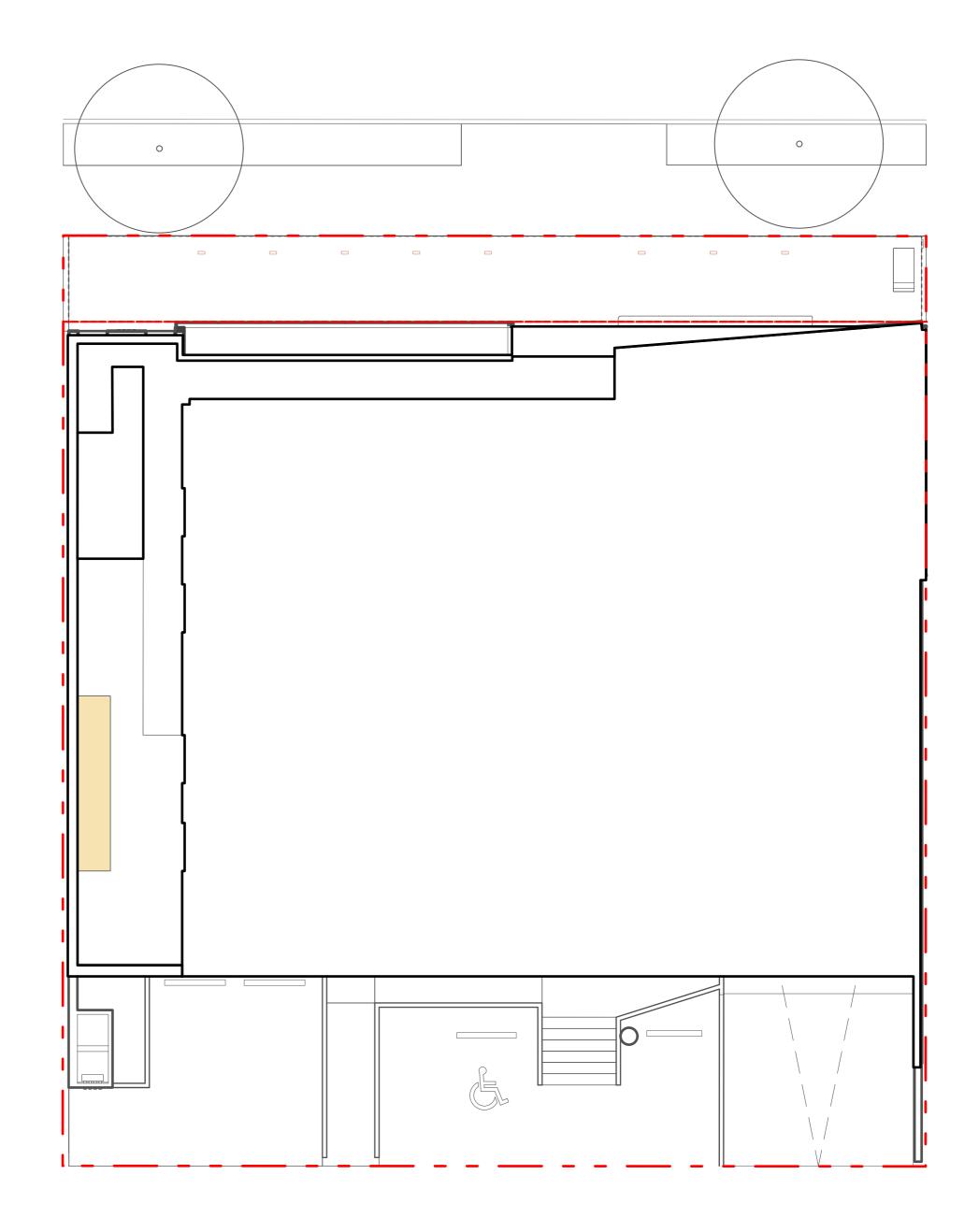
LEVEL 1



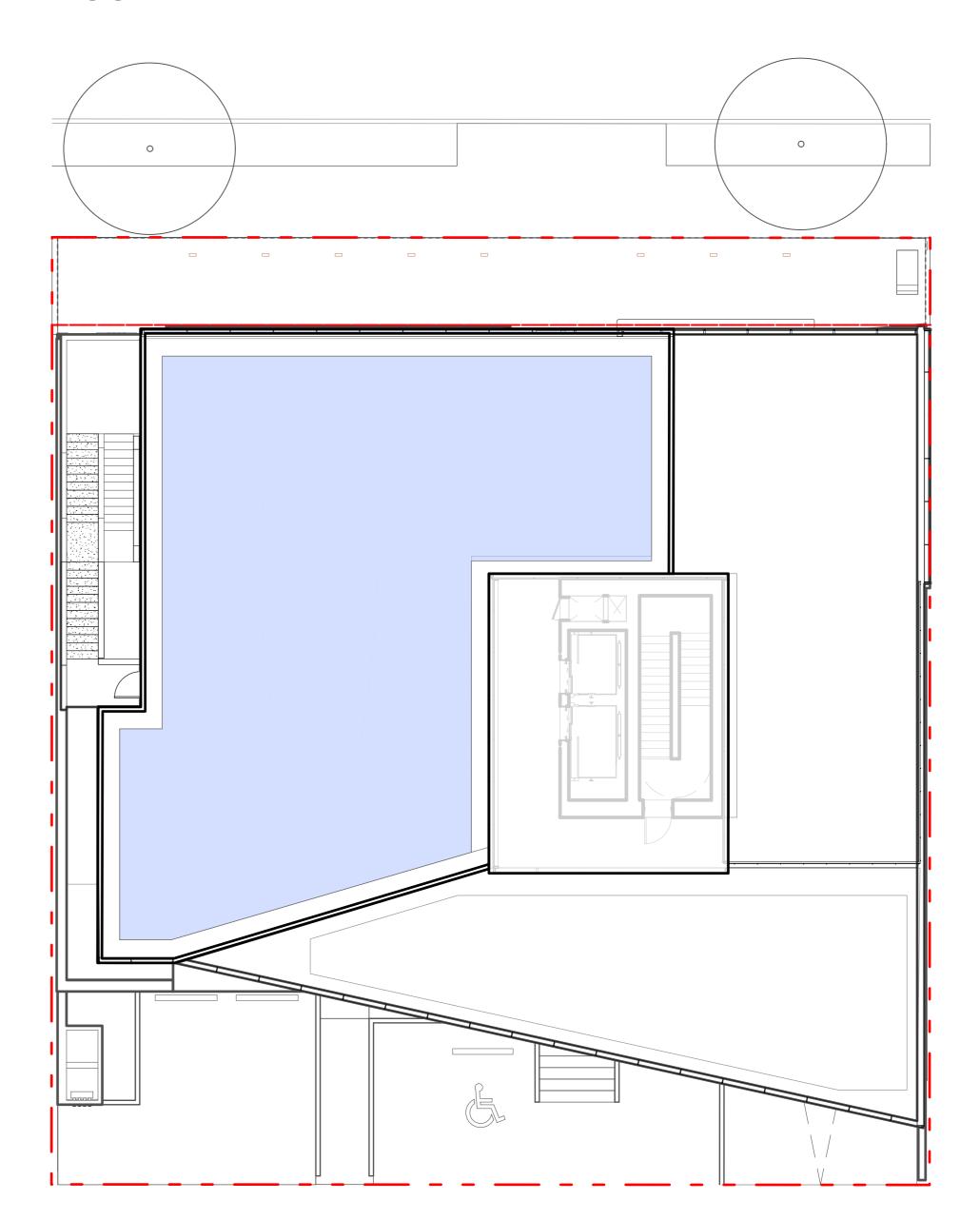
LEVEL 5



LEVEL 2



ROOF





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KEYPLAN

2 Issued for Rezoning / DP 25-10-31

1 Issued for Schematic Design 25-10-29

REVISIONS

CASCADIA 835-845

W15

853-854 West 15th Street Vancouver, British Columbia Scale:

Scale: 1:125

Drawn: OM / LN

Reviewed: KL

Project No. 25-175

PLANTING PLAN



LIGHTING LEGEND

KEY DESCRIPTION

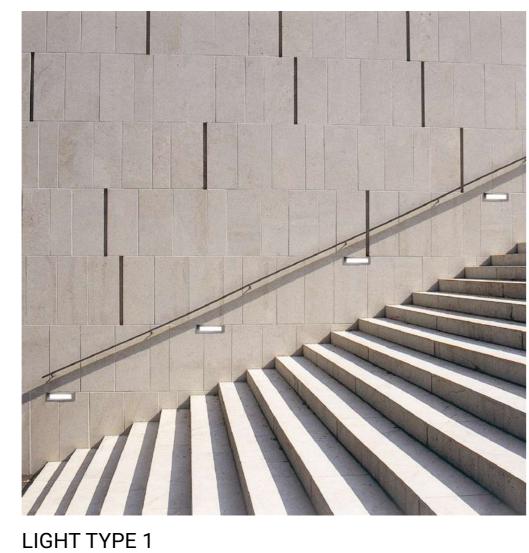
LIGHT TYPE 1: WALL / STEP LIGHT

LIGHT TYPE 2: UPLIGHT

LIGHT TYPE 3: IN-GROUND LIGHT

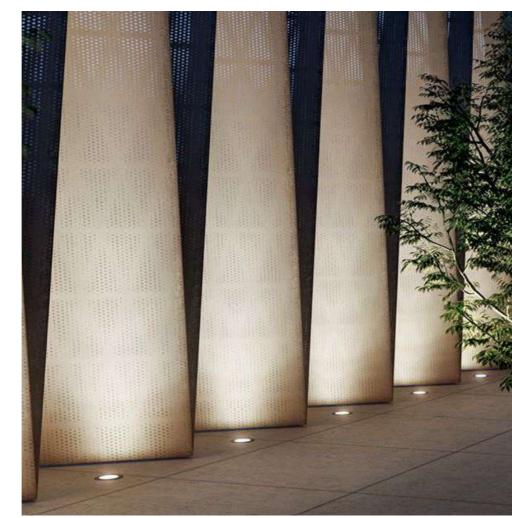
NOTE: LIGHTS AS PER ELECTRICAL. SHOWN FOR REFERENCE ONLY.

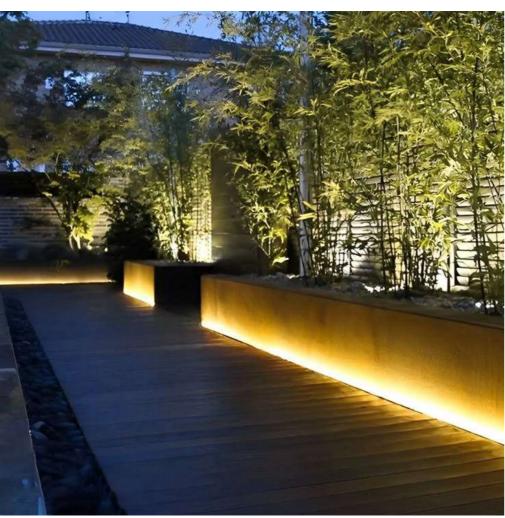
LIGHT TYPE 4: LED STRIP LIGHT





LIGHT TYPE 2

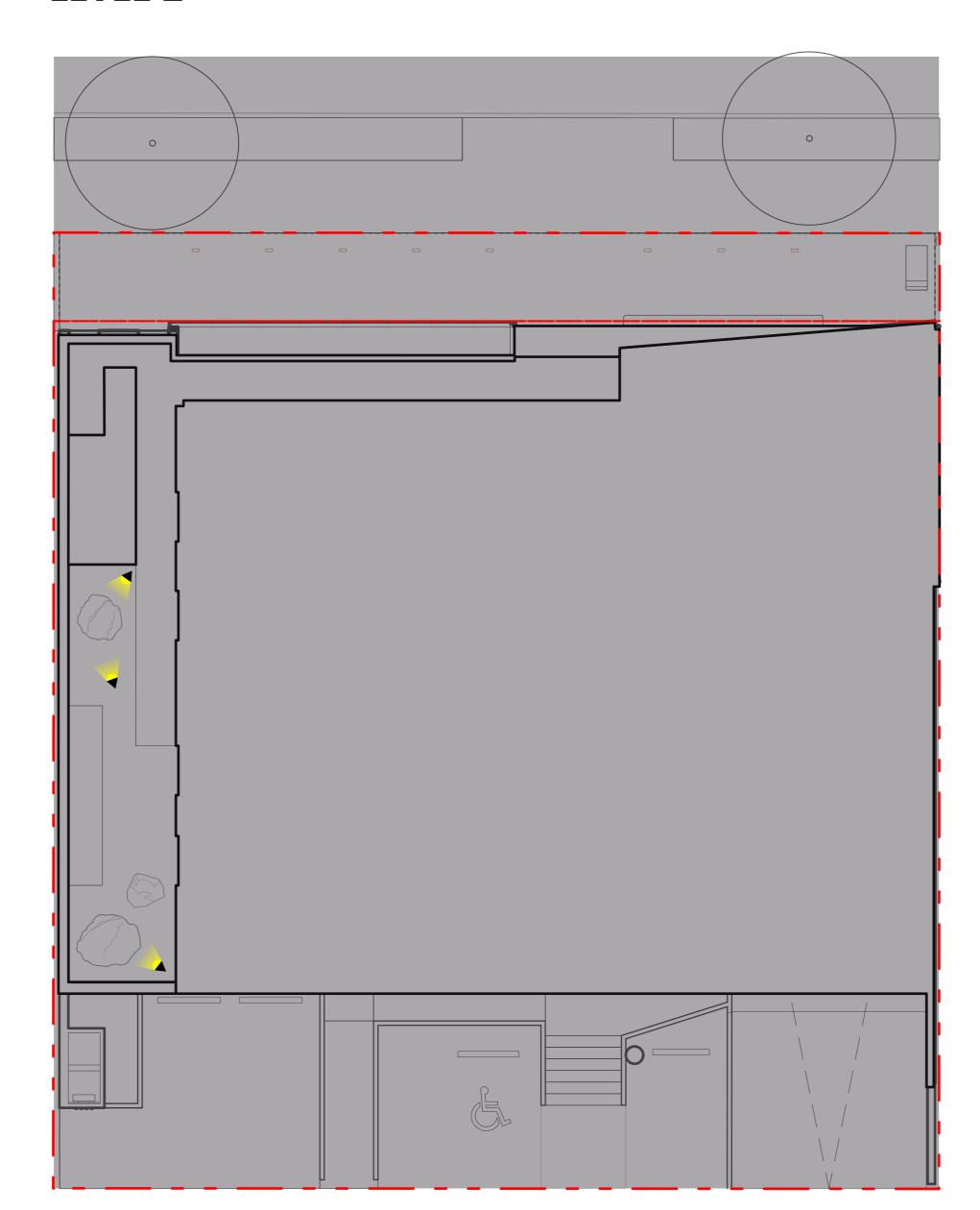




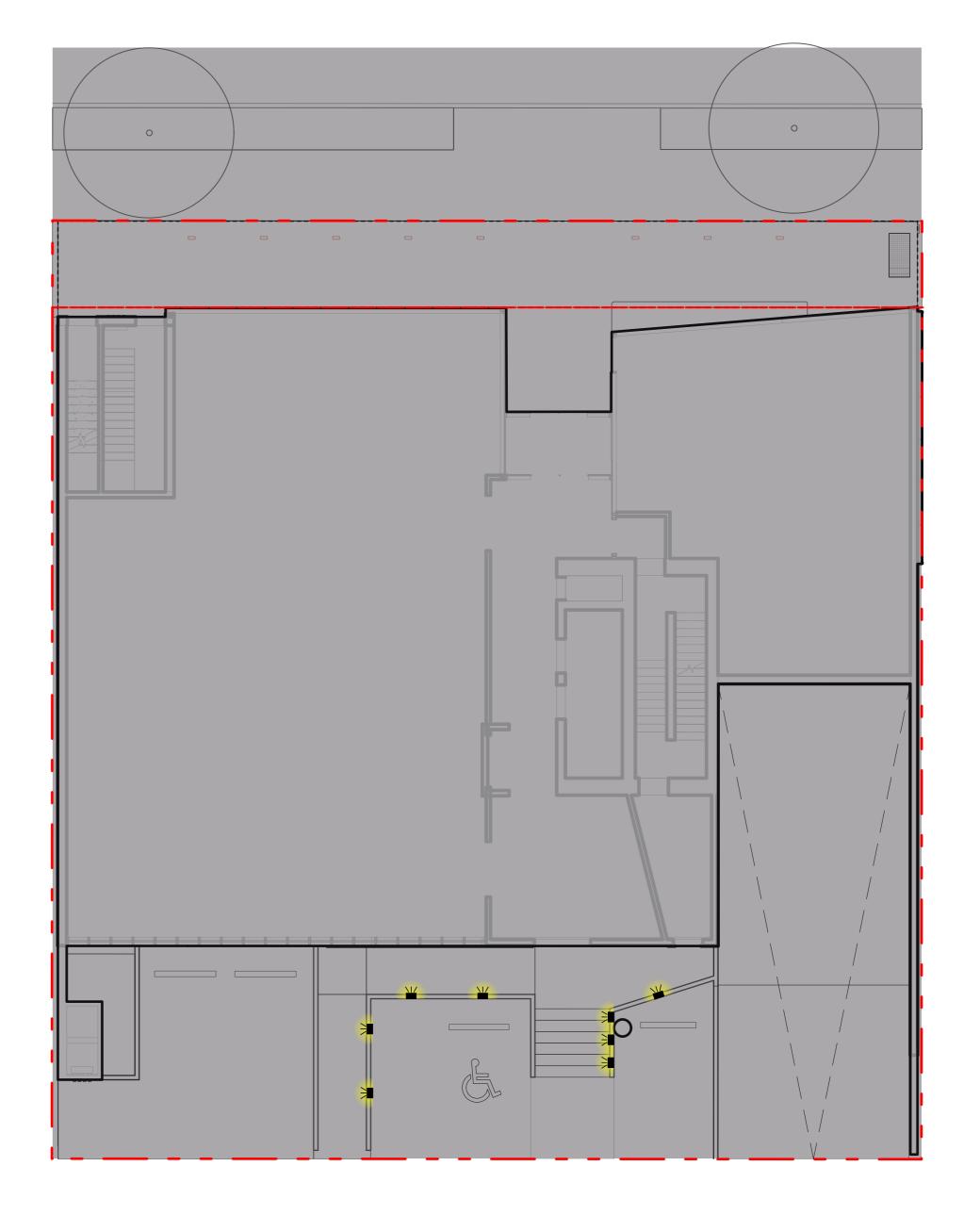
LIGHT TYPE 4

LEVEL 2

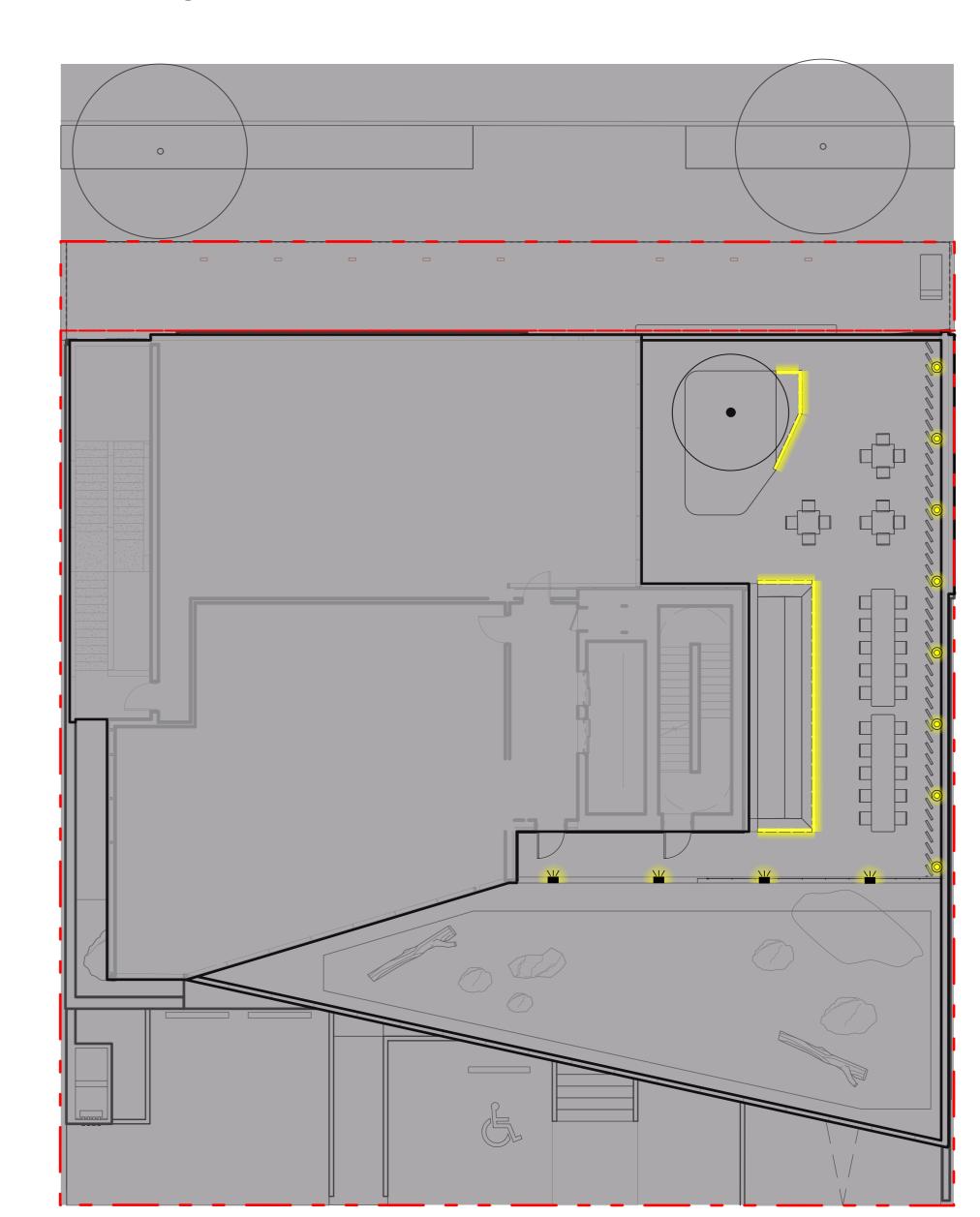
LIGHT TYPE 3



LEVEL 1



LEVEL 5





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1 Issued for Schematic Design 25-10-2

CASCADIA 835-845

853-854 West 15th Street Vancouver, British Columbia

Scale:	1:125
Drawn:	OM / LN
Reviewed:	KL
Project No.	25-175

LIGHTING PLAN



IRRIGATION LEGEND

DESCRIPTION

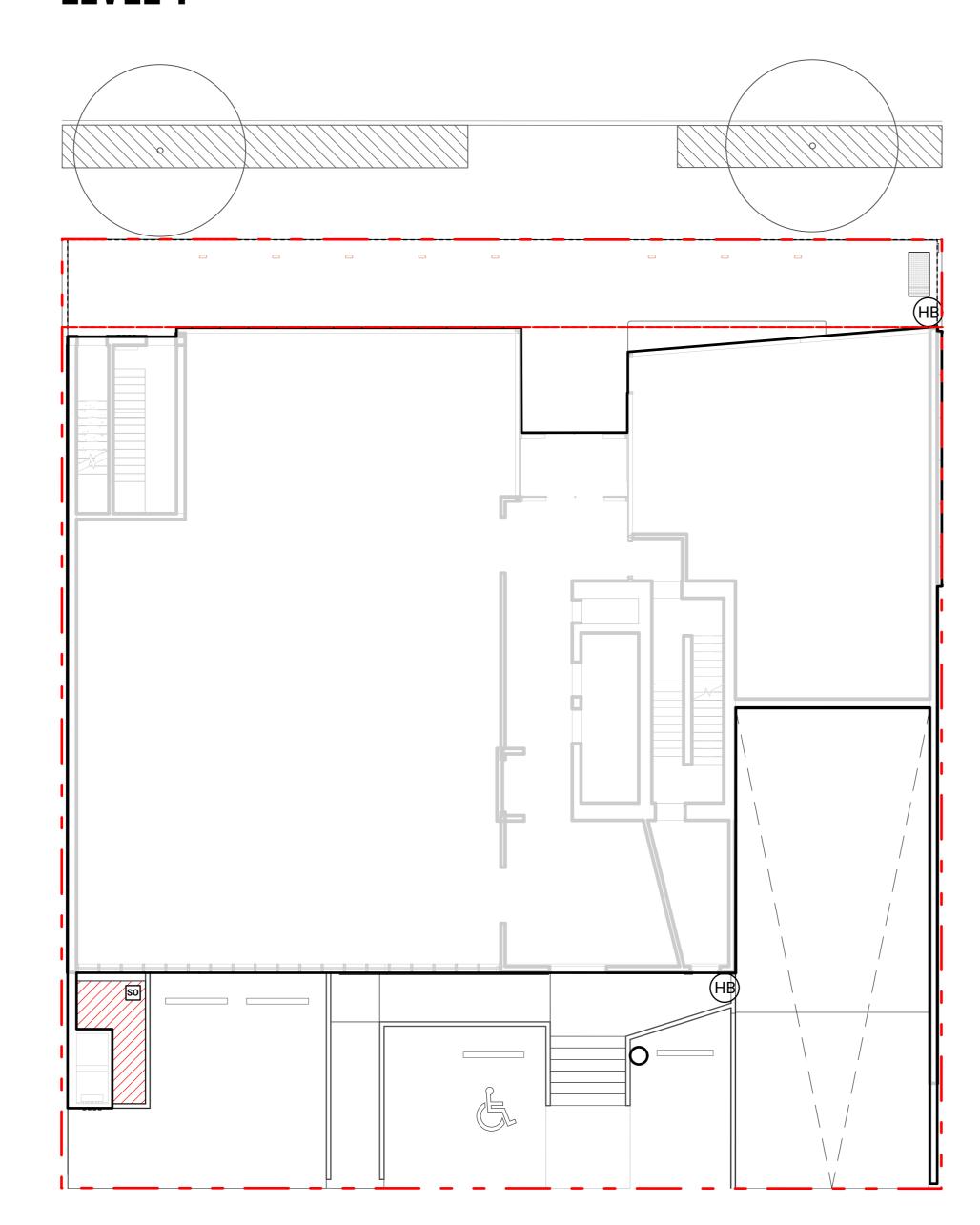
STUB-OUT
REFER TO ELECTRICAL & MECHANICAL

HOSE BIB REFER TO MECHANICAL ON-SITE IRRIGATED AREA

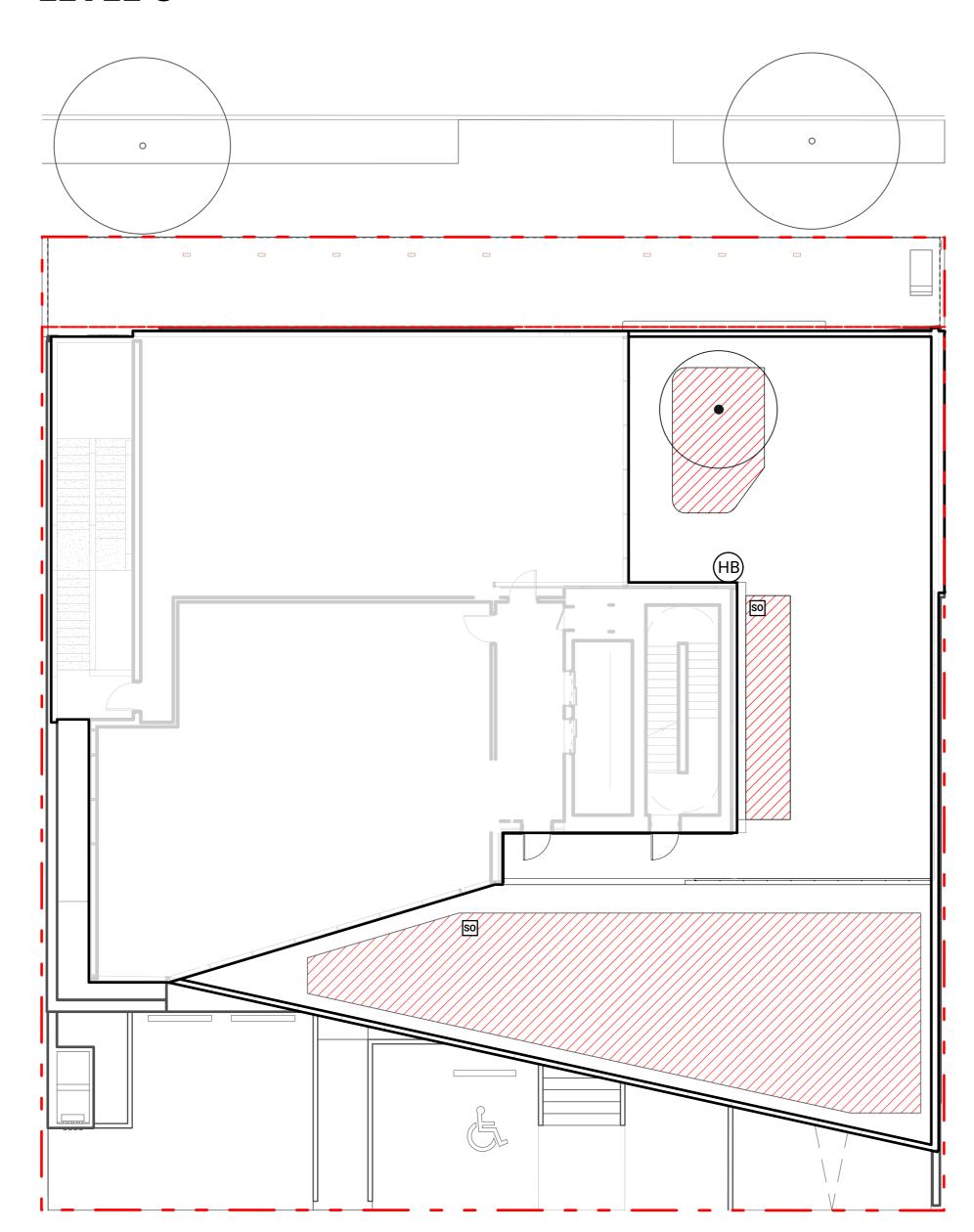
SPRAY IRRIGATION OFF-SITE IRRIGATED AREA

PER CITY OF NORTH VANCOUVER STANDARDS AND SPECIFICATIONS

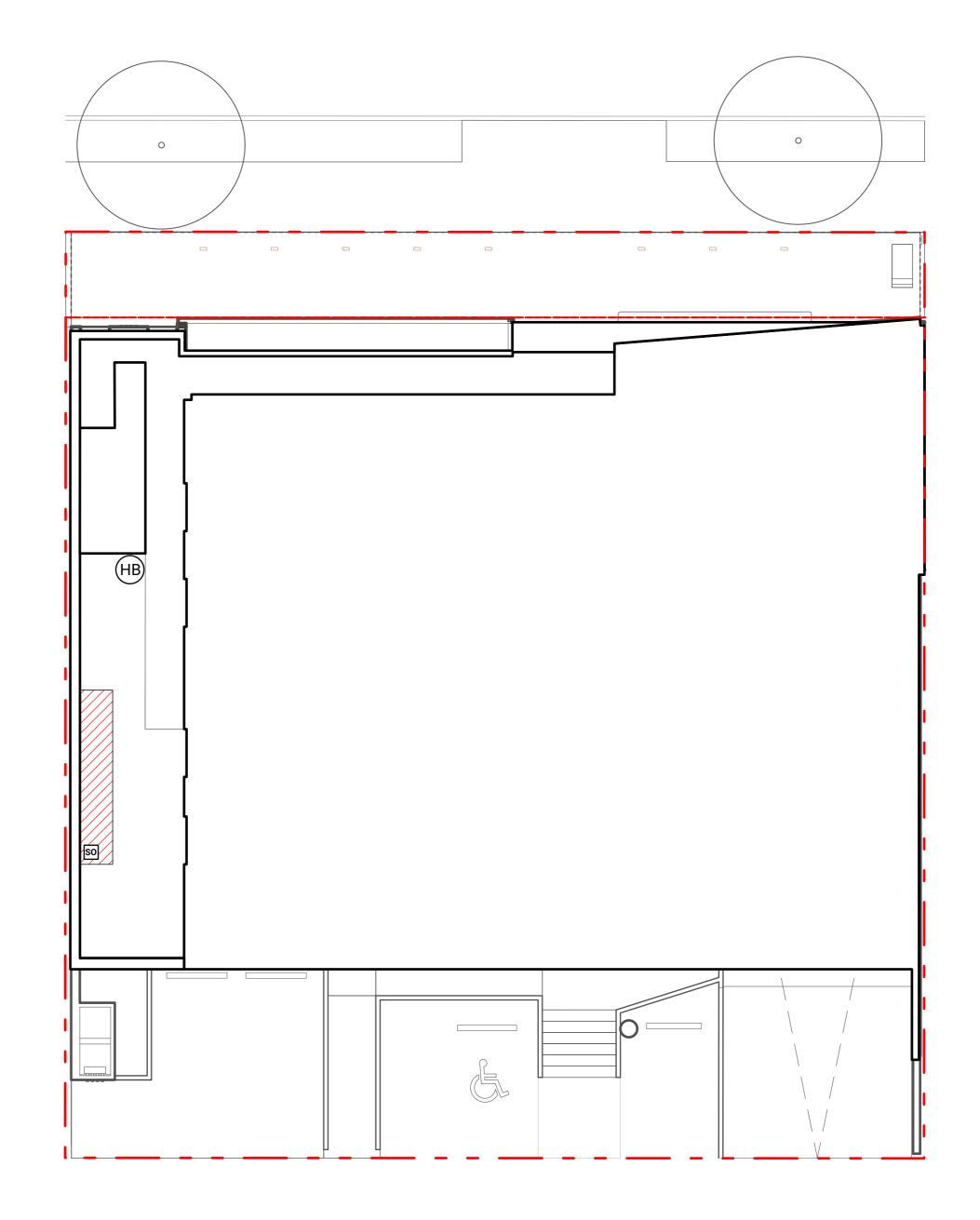
LEVEL 1



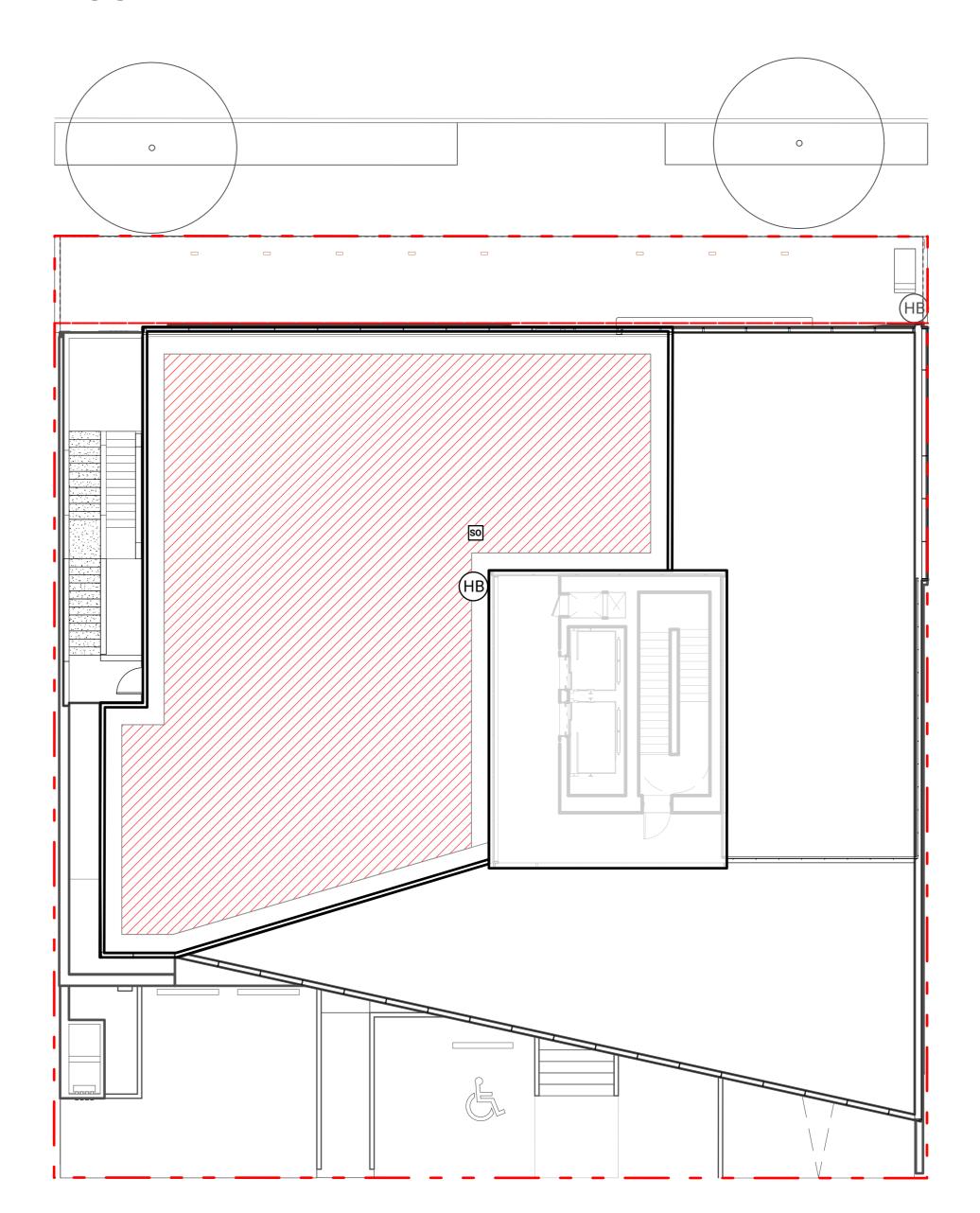
LEVEL 5



LEVEL 2



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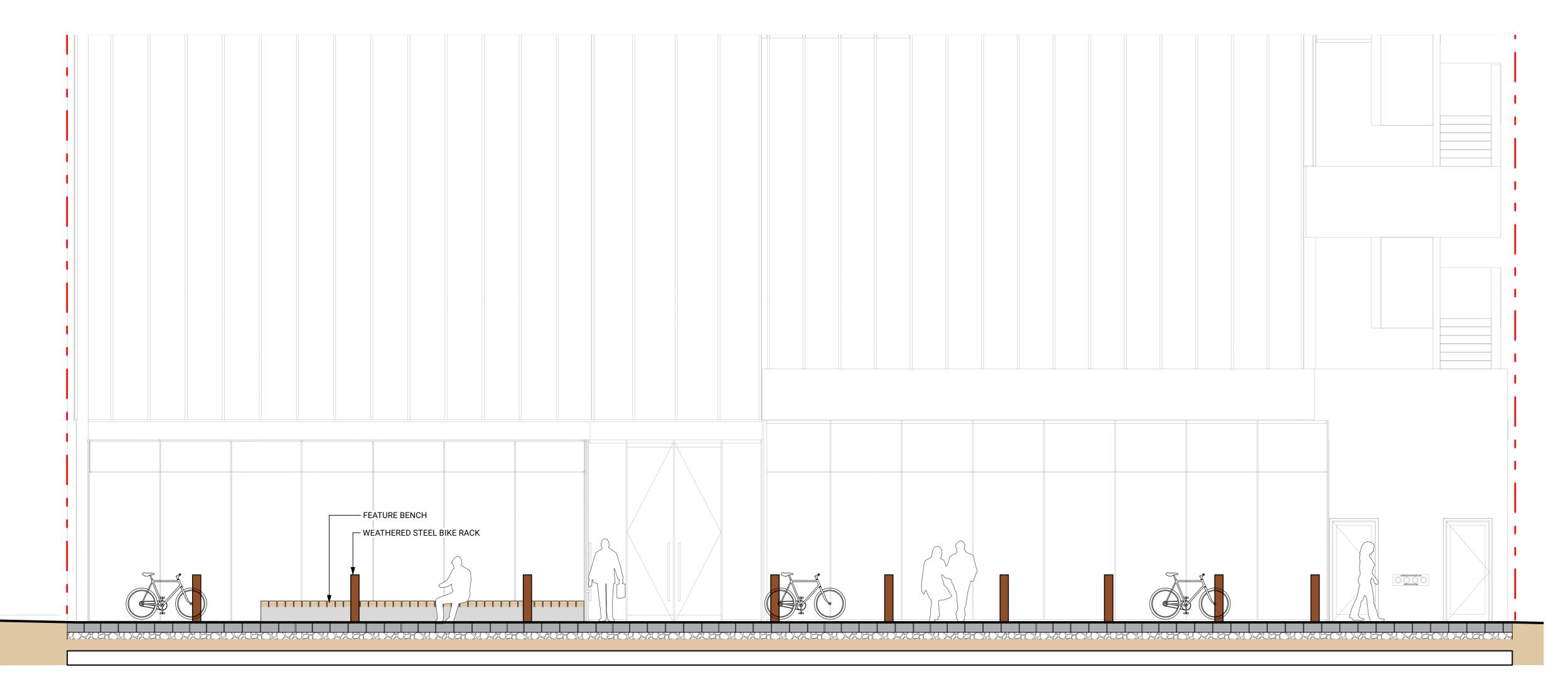
CASCADIA 835-845

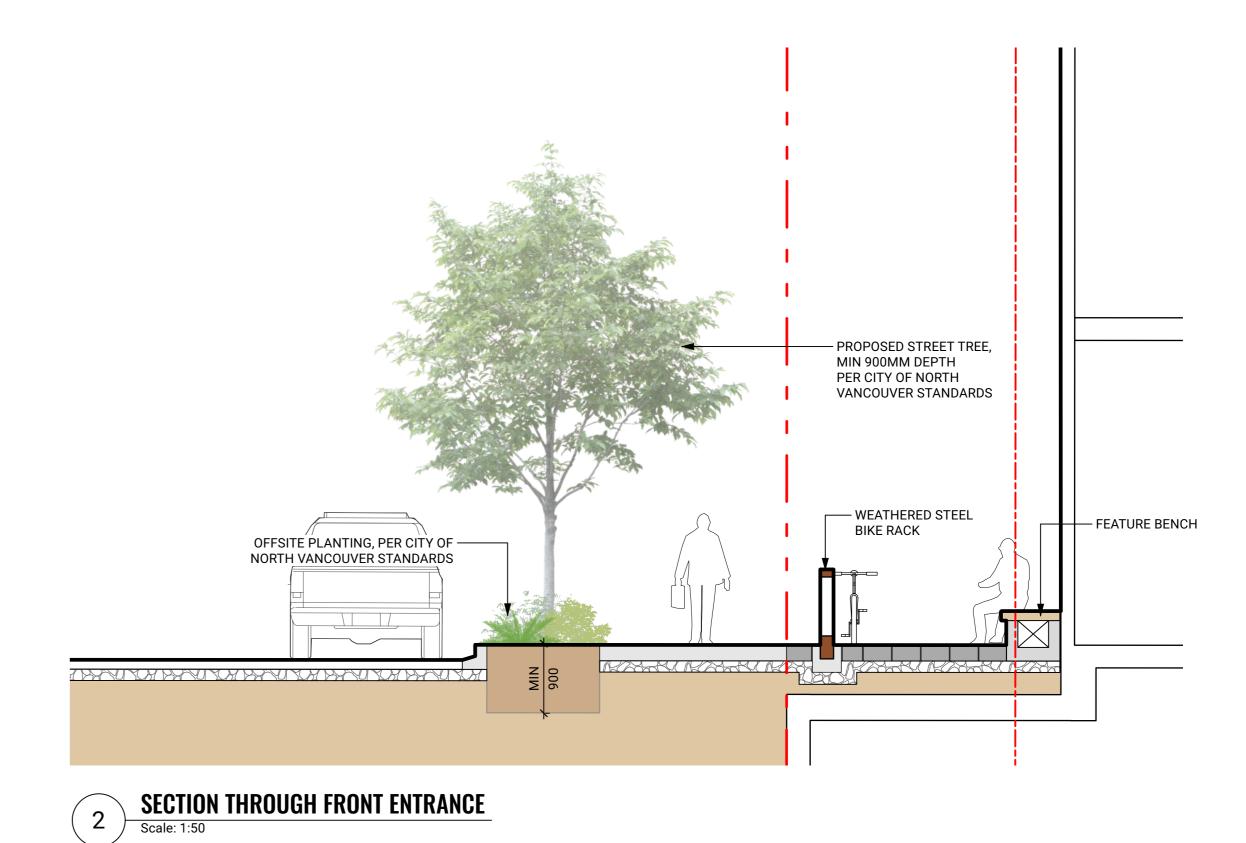
853-854 West 15th Street Vancouver, British Columbia

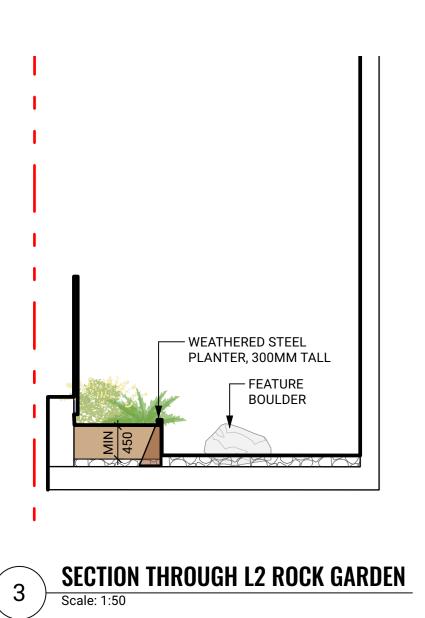
OM / LN Drawn: Reviewed: 25-175 Project No.

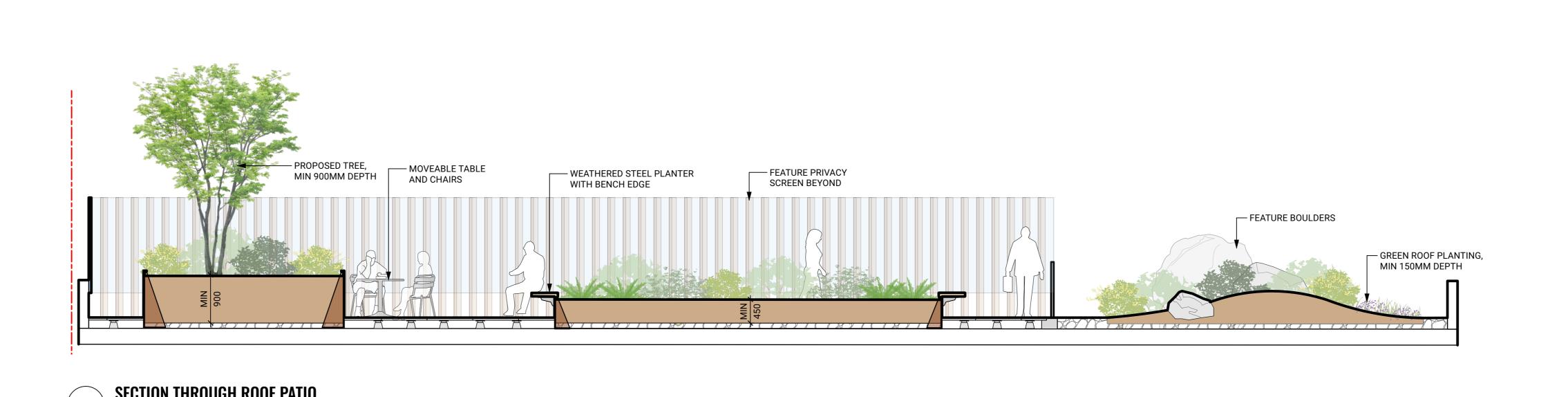
IRRIGATION PLAN

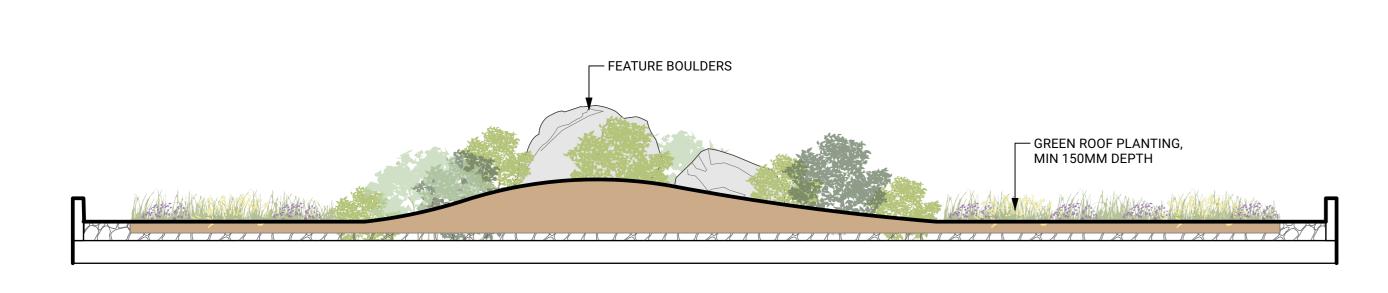












5 Scale: 1:50 Scale: 1:50

LANDSCAPE ARCHITECTURE

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2 Issued for Rezoning / DP 1 Issued for Schematic Design

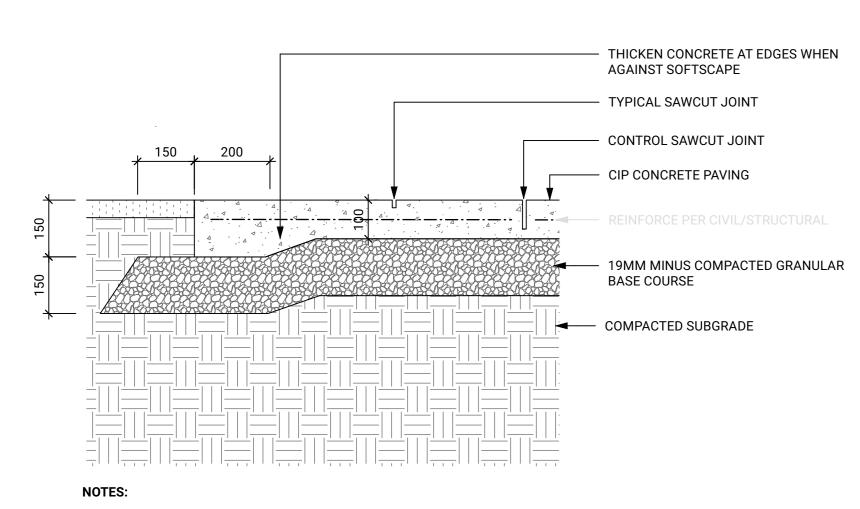
CASCADIA 835-845

853-854 West 15th Street Vancouver, British Columbia Scale:

AS SHOWN Drawn: OM / LN Reviewed: 25-175 Project No.

SECTIONS + ELEVATIONS



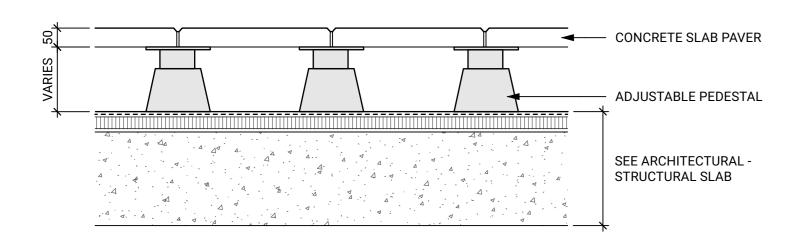


- 1. EXPANSION JOINTS 6M O.C. MAX, CONTROL JOINTS @ 1.5M O.C. UNLESS SHOWN OTHERWISE.

 2. ALL JOINTS/SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
- 3. REFER TO CITY STANDARDS FOR ALL OFF-SITE CONRETE FLAT WORKS.

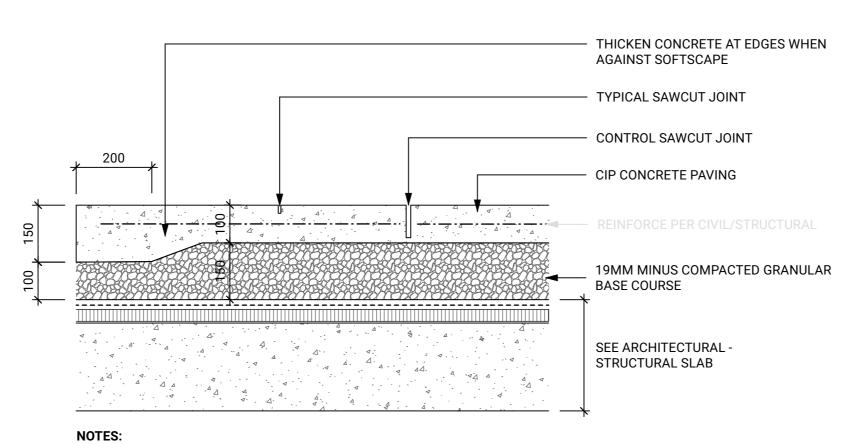
1 CIP CONCRETE - ON GRADE Scale: 1:10





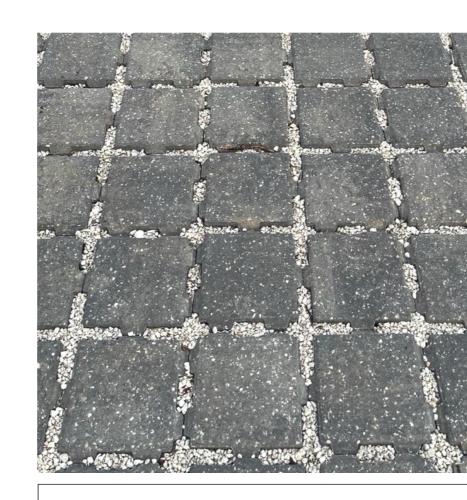


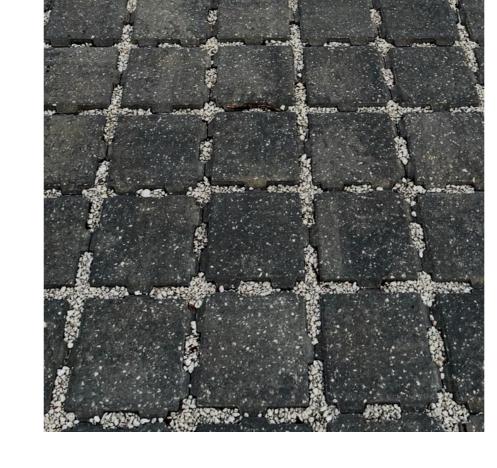




EXPANSION JOINTS 6M O.C. MAX, CONTROL JOINTS @ 1.5M O.C. UNLESS SHOWN OTHERWISE.
 ALL JOINTS/SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
 REFER TO CITY STANDARDS FOR ALL OFF-SITE CONRETE FLAT WORKS.

2 CIP CONCRETE - ON SLAB Scale: 1:10





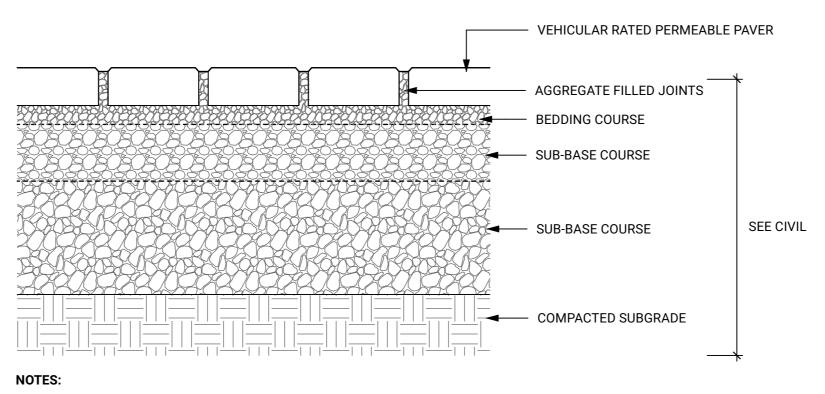
SUPPLIER: BASALITE CONCRETE PRODUCTS

TYPE: SF RIMA PERMEABLE PAVERS OR APPROVED ALTERNATE

COLOUR: GRANITE WITH NATURAL GREY BANDS

THICKNESS: 80MM

SIZE: 8" X 8"



DETAIL FOR REFERENCE, REFER TO CIVIL FOR PERMEABLE PAVING DETAILS.
 JOINT SPACING PER PERMEABLE PAVER MANUFACTURER.

5 VEHICULAR PERMEABLE PAVERS - ON GRADE Scale: 1:10



JUR. NATURAL

THICKNESS: 100

SIZE: 600 X 150

UNIT PAVER TYPE 1

SUPPLIER: BARKMAN

TYPE: BROADWAY PLANKS OR APPROVED ALTERNATE

COLOUR: NATURAL WITH CHARCOAL FEATURE BANDS

SUPPLIER: BARKMAN

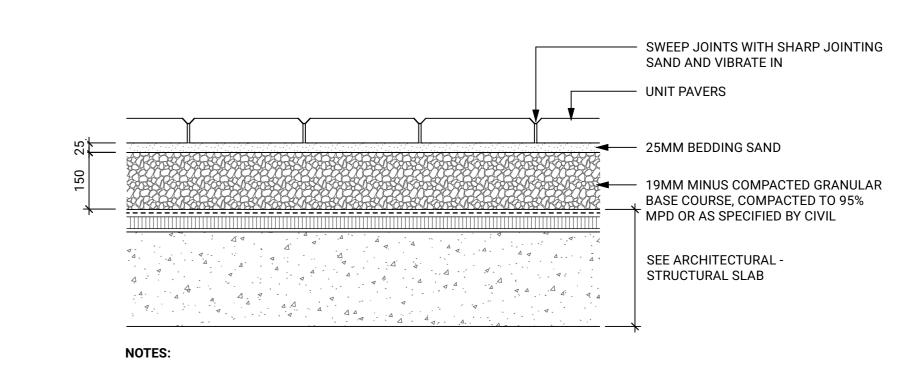
TYPE: BROADWAY PLANKS OR APPROVED ALTERNATE

COLOUR: NATURAL

THICKNESS: 100

SIZE: 451 X 76

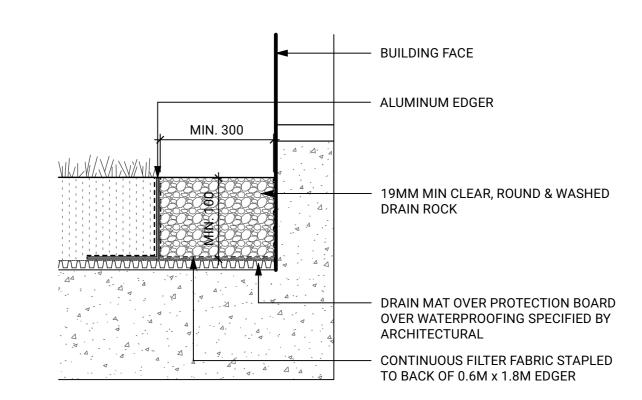
UNIT PAVER TYPE 2



1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION

3 PEDESTRIAN UNIT PAVERS - ON SLAB Scale: 1:10







Connect

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KEYPLAN		

SEAL			

2 Issued for Rezoning / DP 25-10-3

1 Issued for Schematic Design 25-10-2

REVISIONS

CASCADIA 835-845

W 10
853-854 West 15th Street
Vancouver, British Columbia

Scale: AS SHOWN

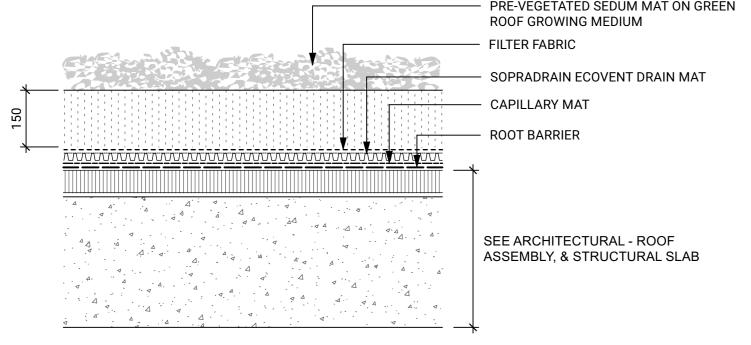
Drawn: OM / LN

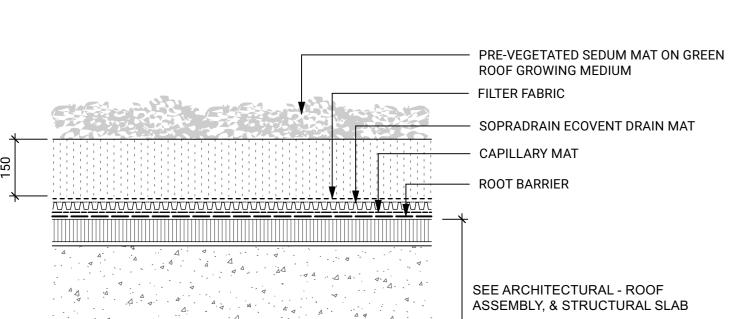
Reviewed: KL

Project No. 25-175

HARDSCAPE DETAILS

5 PRE-VEGETATED SEDUM MAT Scale: 1:10





MIN. 2x ROOT BALL

2. DECIDUOUS TREES UP TO 12CM CAL AND CONIFEROUS TREES UP TO 3M HIEGHT PLACE 2 STAKES PER TREE.

NOTES:

1. ADJACENT CONDITIONS VARY PER PLAN.

3. PLANTING PIT TO BE FREE DRAINING.

— ARBOR TIE

- TREE STAKE

- TREE ROOTBALL

— FOLD ENDS OF ARBOR TIE BACK.

SECURE TO STAKE WITH 25MM

GALVANIZED ROOFING NAIL OR USE

– ARBOUR TIE

— TREE STAKE

– SET TREE ROOTBALL AT 50MM ABOVE FINISHED GRADE

– 75MM DEPTH MULCH

GROWING MEDIUM

— ROOTBALL TO REST ON

SCARIFIED EXISTING SUBGRADE

COMPACTED GROWING MEDIUM TO

1. ADJACENT CONDITIONS VARY PER PLAN.

- ARBOR TIE

A KNOT.

- TREE STAKE

- TREE ROOTBALL

- FOLD ENDS OF ARBOR TIE BACK.

SECURE TO STAKE WITH 25MM

---- TREE GATOR BAG

₹ 75MM DEPTH MULCH

FILTER FABRIC

SEE ARCHITECTURAL - DRAIN

19MM CLEAR DRAIN ROCK

MIN. 2x ROOT BALL

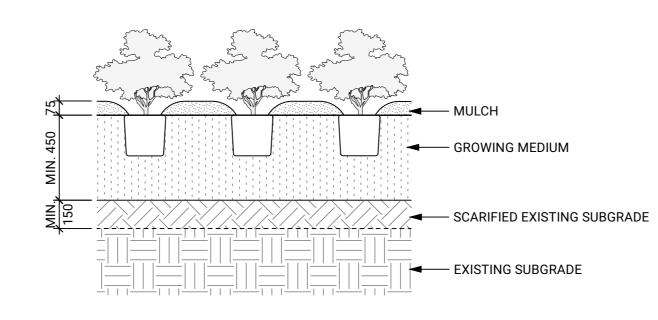
MAT, ROOF ASSEMBLI, G
STRUCTURAL SLAB

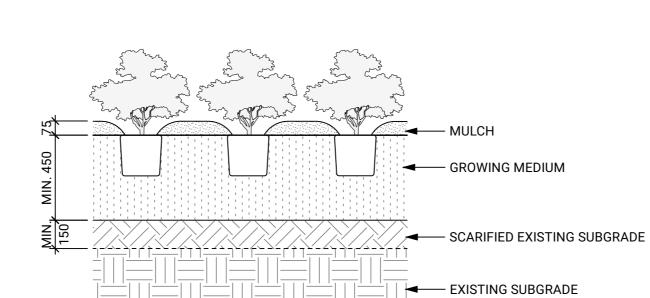
ROOTBALL TO REST ON

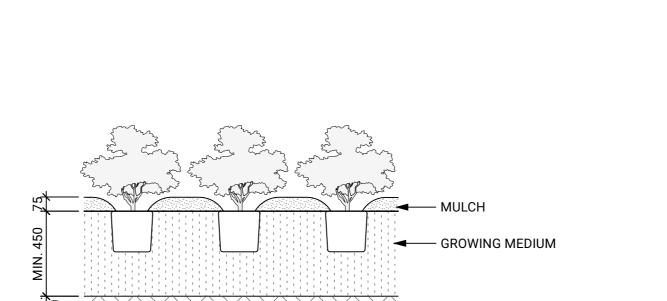
MAT, ROOF ASSEMBLY, &

COMPACTED GROWING MEDIUM TO

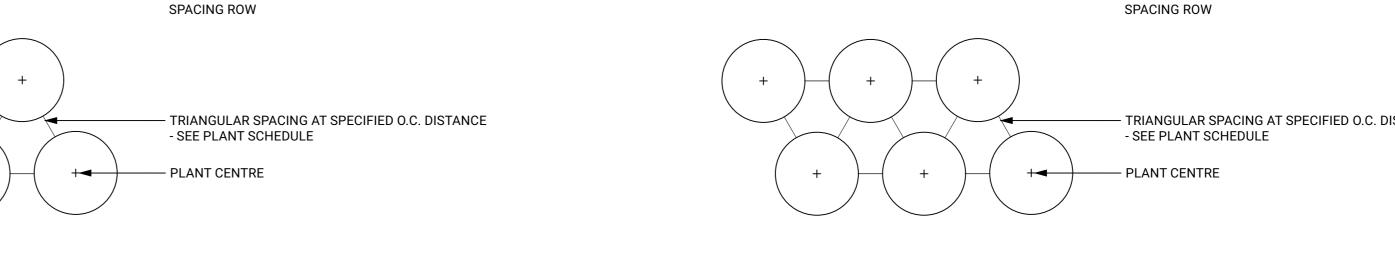
GALVANIZED ROOFING NAIL OR USE

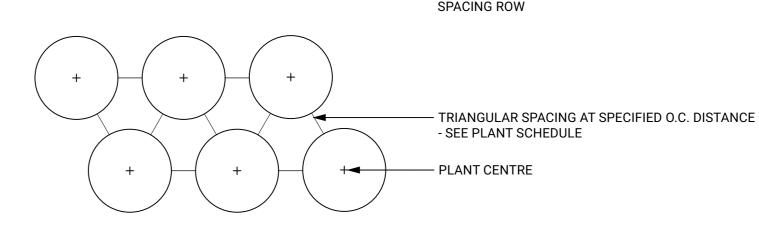






DISTANCE FROM EDGE IS HALF THE SPECIFIED O.C.





GROWING MEDIUM

SEE ARCHITECTURAL - DRAIN MAT, ROOF ASSEMBLY, & STRUCTURAL SLAB

FILTER FABRIC

19MM CLEAR DRAIN ROCK

→	— DISTANCE FROM EDGE IS HALF THE SPECIFIED O.C. SPACING ROW
+ + + +	

LANDSCAPE ARCHITECTURE

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2	Issued for Rezoning / DP	25-10-31
1	Issued for Schematic Design	25-10-29
RE	VISIONS	

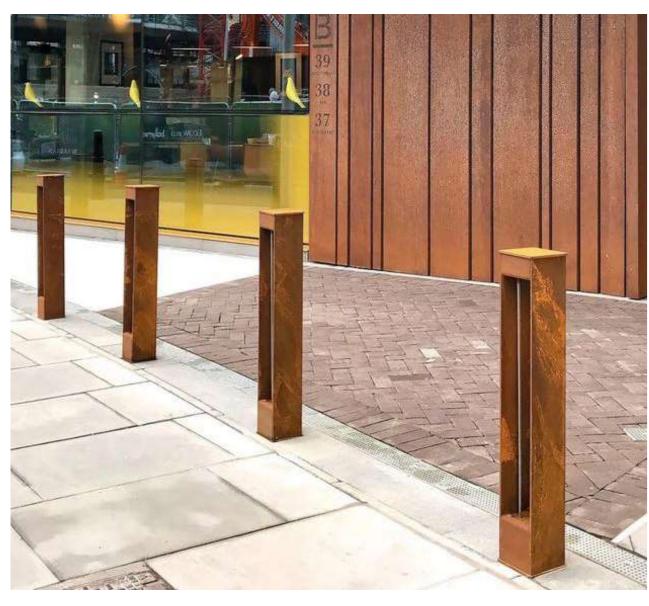
CASCADIA	835-845

W15	
853-854 West 15th Street	
Vancouver, British Columbia	

Scale:	AS SHOWN
Drawn:	OM / LN
Reviewed:	KL
Project No.	25-175

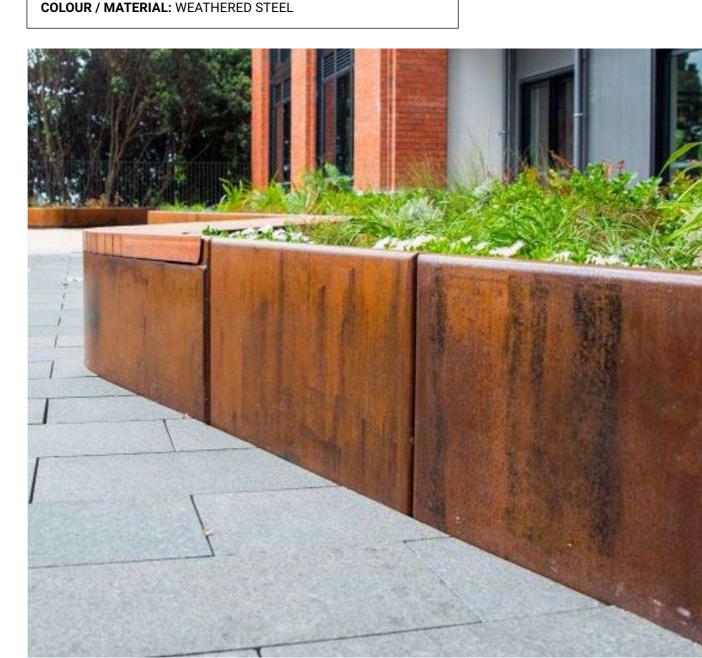
SOFTSCAPE DETAILS

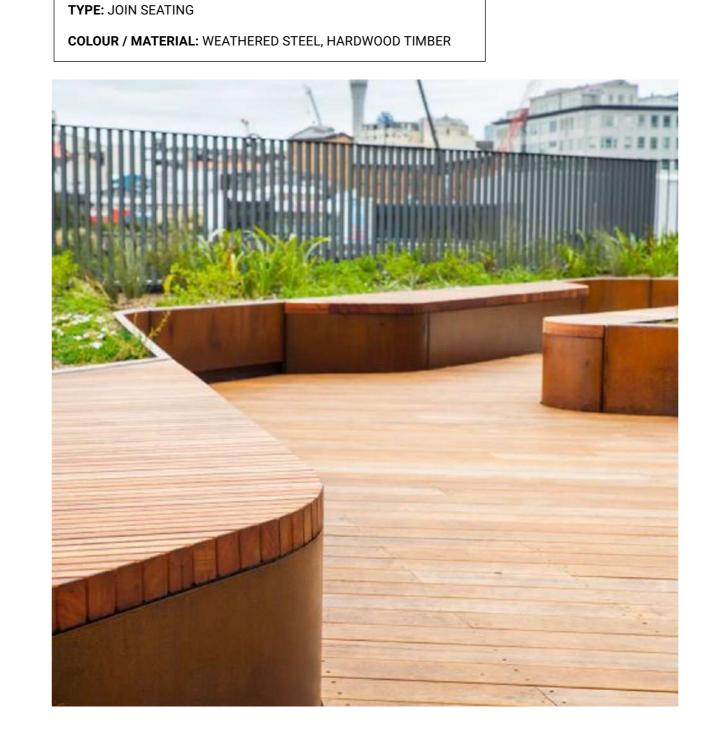
SUPPLIER: CUSTOM TYPE: BOLLARD BIKE RACK COLOUR / MATERIAL: WEATHERED STEEL



TYPE: JOIN EDGING COLOUR / MATERIAL: WEATHERED STEEL

SUPPLIER: GREEN THEORY





SUPPLIER: GREEN THEORY

SUPPLIER: CUSTOM TYPE: PRIVACY SCREEN COLOUR / MATERIAL: POWDERCOATED METAL FRAME WITH WOOD SLATS



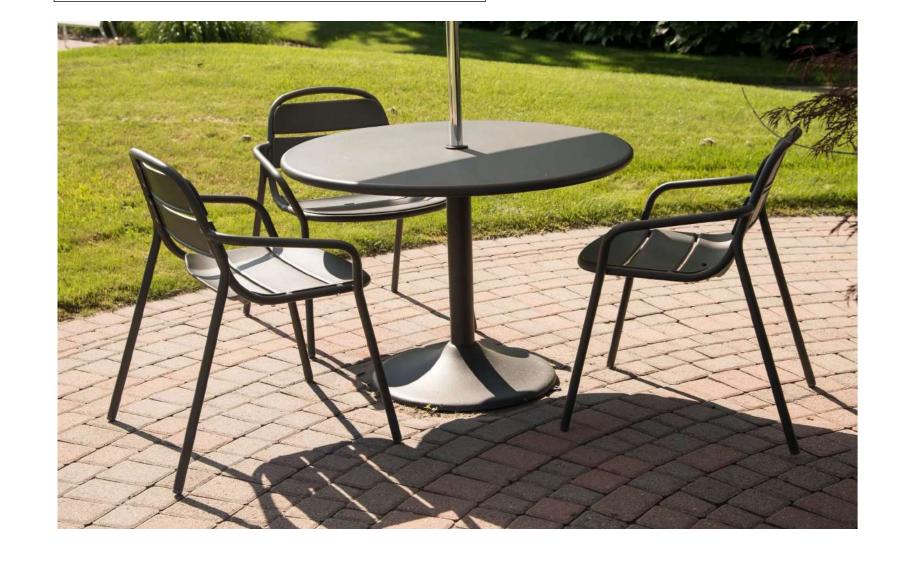
BIKE RACKS
Scale: 1:10





SUPPLIER: LANDSCAPE FORMS TYPE: CATENA TABLE AND 21 CHAIR

COLOUR / MATERIAL: POWDERCOATED METAL, COLOUR TBD



SUPPLIER: LANDSCAPE FORMS TYPE: GO OUTDOOR TABLE AND CHIPMAN STOOL COLOUR / MATERIAL: POWDERCOATED METAL, COLOUR TBD



LOG SIZE: 2500MM - 3048MM LONG, 450MM DIAMETER **BOULDER SIZE:** PER PLAN



2 Issued for Rezoning / DP 1 Issued for Schematic Design

LANDSCAPE ARCHITECTURE

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Scale: AS SHOWN Drawn: OM / LN Reviewed: 25-175 Project No.

FURNISHING DETAILS

5 MOVEABLE TABLE AND CHAIRS
Scale: 1:10

6 BAR HEIGHT TABLE AND STOOLS
Scale: 1:10

