

Issues No.	Description	Date
1	Issued for Rezoning / Development Permit	2025/08/27
2	Re-issued for Rezoning / Development Permit	2026/04/01
3	Re-issued for Rezoning / Development Permit	2026/06/15



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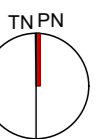
Client:

**CASCADIA**  
Green Development

Project Title:  
**MULTI-FAMILY RENTAL DEV.**

2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:  
**Overall Landscape Plan**

Project North:  Drawn By: **MH**  
Checked By: **MP**

Scale: **1:100** Job No.: **25-070**

Sheet No.:

**L0.0**

**Legend:**

1A L4.0	CIP Concrete Paving On-grade	4 L4.0	Rubber Tile	7B L4.1	Metal Planter Roof Deck	12 L4.2	Chess Table & Stools	17 L4.2	Bike Ramp	21 L4.3	Deciduous Tree Planting to CNV Standards
1B L4.0	CIP Concrete Paving On-slab	5A L4.0	CIP Concrete Planter Wall On-Grade	8 L4.1	Metal Planter (with Seating)	13 L4.2	Bike Rack	18 L4.2	Garden Storage	22 L4.3	Coniferous Tree Planting to CNV Standards
2A L4.0	Concrete Unit Paving Level 1	5B L4.0	CIP Concrete Planter Wall On-Slab	9 L4.1	CIP Concrete Stairs	14 L4.2	Harvest Table	19A L4.3	Play Equipment Log Circle	23 L4.3	Tree Protection to CNV Standards
2B L4.0	Concrete Unit Paving Roof Deck	6 L4.1	Gravel Strip	10 L4.2	Aluminum Gate	15 L4.2	Outdoor Lounge Set	19B L4.3	Play Equipment Crawl Tunnel	24 L4.3	Sodded Lawn
3 L4.0	Feature Unit Paving	7A L4.1	Metal Planter Level 1	11 L4.2	Custom Wood Bench	16 L4.2	Barbecue and Outdoor Kitchen Counter	20 L4.3	Shrubs and Groundcover Planting		

**Lighting Legend**

WL	Recessed Wall Light
BL	Building Light (by Architecture)

**Notes:**  
- Read this plan in conjunction with Electrical and Architectural drawings

**Graphic Legend**

[Hatched Box]	Road Dedication
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Client:  
**CASCADIA**  
Green Development

Project Title:  
**MULTI-FAMILY RENTAL DEV.**

2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:  
**Landscape Key Plan  
Level P1 + Level 1**

Project North: Drawn By: **MH**  
Checked By: **MP**

Scale: **1:100** Job No.: **25-070**

Sheet No.:

**Legend:**

1A (L4.0) CIP Concrete Paving On-grade	4 (L4.0) Rubber Tile	7B (L4.1) Metal Planter Roof Deck	12 (L4.2) Chess Table & Stools	17 (L4.2) Bike Ramp	21 (L4.3) Deciduous Tree Planting to CNV Standards
1B (L4.0) CIP Concrete Paving On-slab	5A (L4.0) CIP Concrete Planter Wall On-Grade	8 (L4.1) Metal Planter (with Seating)	13 (L4.2) Bike Rack	18 (L4.2) Garden Storage	22 (L4.3) Coniferous Tree Planting to CNV Standards
2A (L4.0) Concrete Unit Paving Level 1	5B (L4.0) CIP Concrete Planter Wall On-Slab	9 (L4.1) CIP Concrete Stairs	14 (L4.2) Harvest Table	19A (L4.3) Play Equipment Log Circle	23 (L4.3) Tree Protection to CNV Standards
2B (L4.0) Concrete Unit Paving Roof Deck	6 (L4.1) Gravel Strip	10 (L4.2) Aluminum Gate	15 (L4.2) Outdoor Lounge Set	19B (L4.3) Play Equipment Crawl Tunnel	24 (L4.3) Sodded Lawn
3 (L4.0) Feature Unit Paving	7A (L4.1) Metal Planter Level 1	11 (L4.2) Custom Wood Bench	16 (L4.2) Barbecue and Outdoor Kitchen Counter	20 (L4.3) Shrubs and Groundcover Planting	

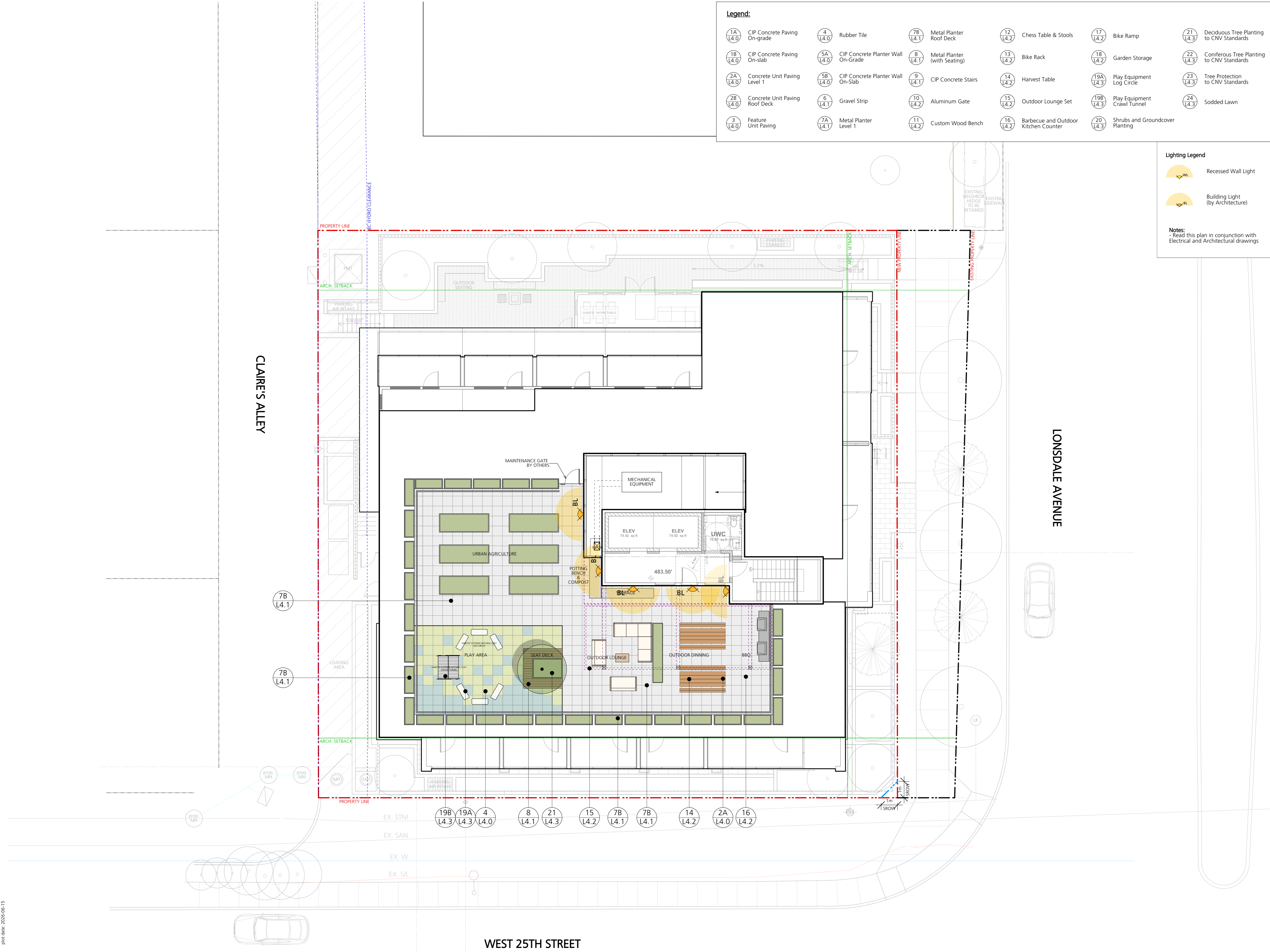
**Lighting Legend**

	Recessed Wall Light
	Building Light (by Architecture)

**Notes:**  
- Read this plan in conjunction with Electrical and Architectural drawings

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**CASCADIA**  
Green Development

Project Title:  
**MULTI-FAMILY RENTAL DEV.**  
2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:  
**Landscape Key Plan  
Roof Level**

Project North: Drawn By: **MH**  
Checked By: **MP**  
Scale: **1:100** Job No.: **25-070**  
Sheet No.:

**EXISTING TREES LEGEND**

Tree To be removed: XXX

Tree To be retained and protected: XXX

Tree Tag No. XXX

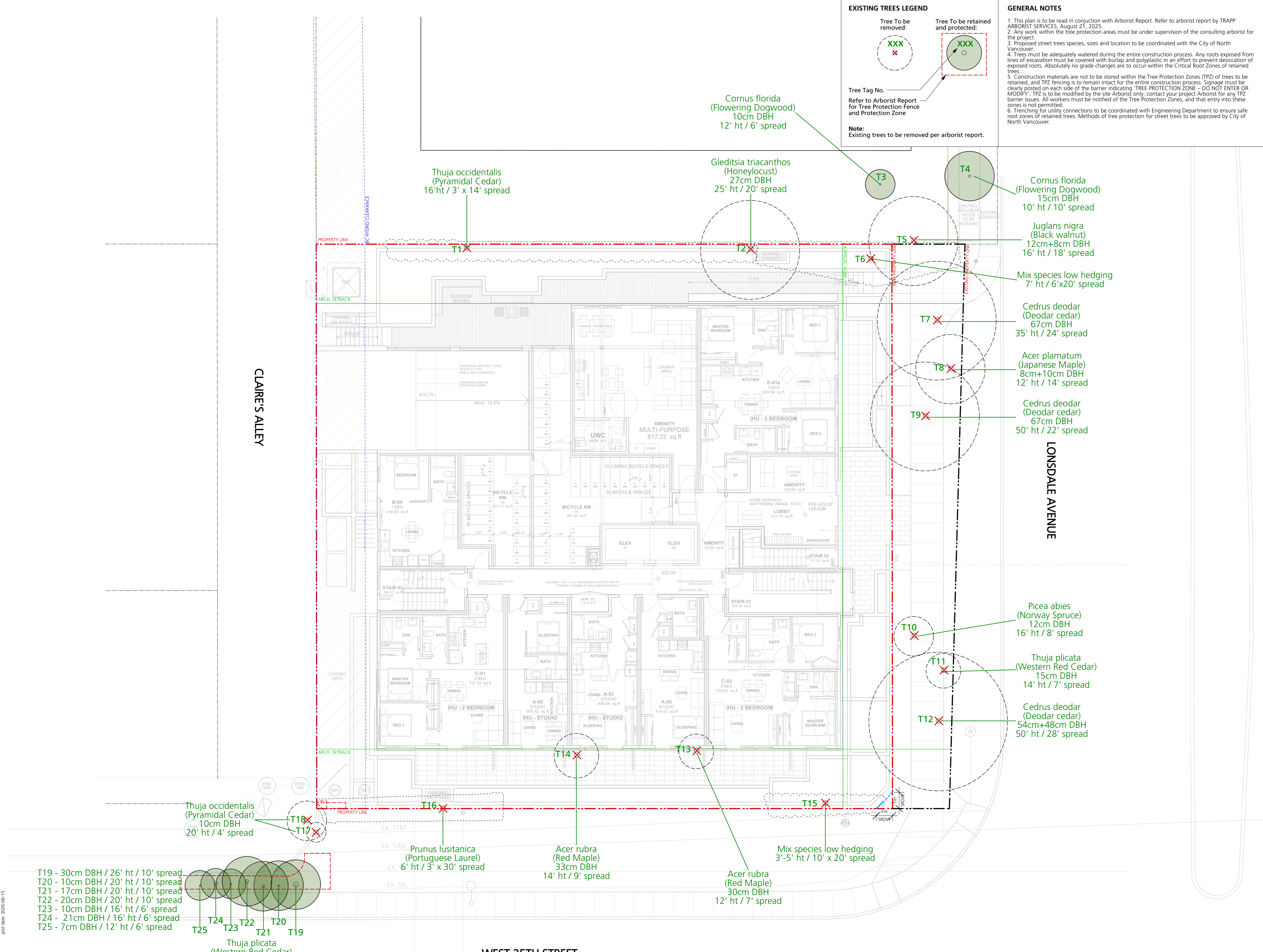
Refer to Arborist Report for Tree Protection Fence and Protection Zone

Note: Existing trees to be removed per arborist report.

- GENERAL NOTES**
- This plan is to be read in conjunction with Arborist Report. Refer to arborist report by TRAPP ARBORIST SERVICES, August 21, 2025.
  - Any work within the tree protection areas must be under supervision of the consulting arborist for the project.
  - Proposed street trees species, sizes and location to be coordinated with the City of North Vancouver.
  - Trees must be adequately watered during the entire construction process. Any roots exposed from lines of excavation must be covered with burlap and polyplastic in an effort to prevent desiccation of exposed roots. Absolutely no grade changes are to occur within the Critical Root Zones of retained trees.
  - Construction materials are not to be stored within the Tree Protection Zones (TPZ) of trees to be retained, and TPZ fencing is to remain intact for the entire construction process. Signage must be clearly posted on each side of the barrier indicating 'TREE PROTECTION ZONE - DO NOT ENTER OR MODIFY'. TPZ is to be modified by the site Arborist only; contact your project Arborist for any TPZ barrier issues. All workers must be notified of the Tree Protection Zones, and that entry into these zones is not permitted.
  - Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by City of North Vancouver.

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Client:

**CASCADIA**  
Green Development

Project Title:

**MULTI-FAMILY RENTAL DEV.**

2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:

**Tree Management Plan**

Project North:	TMPN	Drawn By:	MH
		Checked By:	MP
Scale:	1:100	Job No.:	25-070
Sheet No.:			

plot date: 2026-06-15

Legend:		Grading Notes:	
	Civil Grades	1.	Slope all paver areas to area drains.
	Interpolated Civil Grade	2.	All planting beds over slab are to be lightly compacted prior to installation of planting. Mound planters slightly (50mm) in center. Maximum slope is 3:1.
	Finish Grade	3.	Refer to Structural for maximum allowable build up/ loading over slab.
	Top of Wall Grade	4.	Contractor to cover all exposed walls/slab waterproofing with flashing painted to match handrail and metal work.
	Bottom of Wall Grade	5.	Contractor to advise consultant of any discrepancies between drawings and on site conditions.
	Top of Stair Elevation		
	Bottom of Stair Elevation		
	Top of Bench Elevation		

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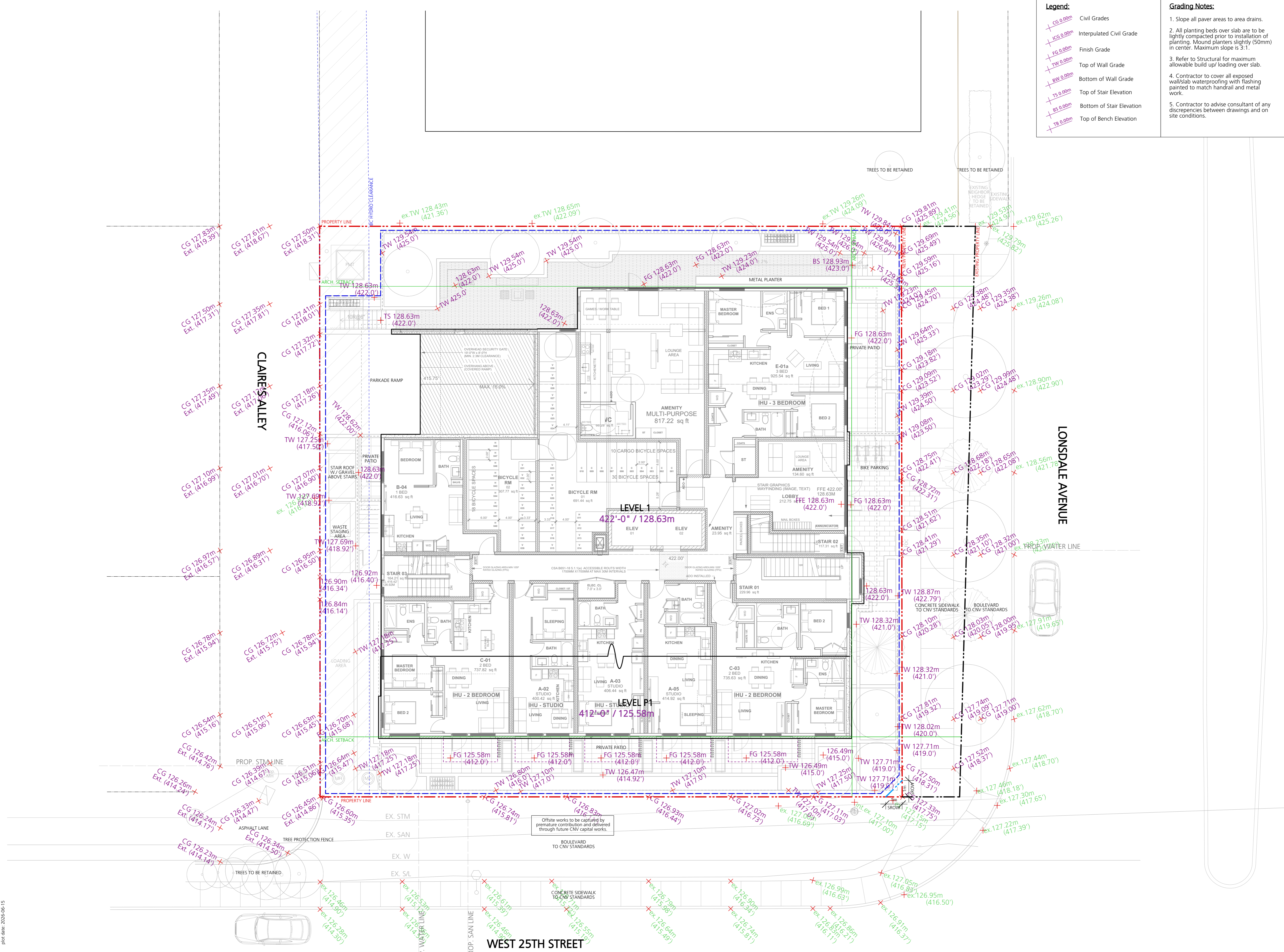


Project Title:  
**MULTI-FAMILY RENTAL DEV.**

2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:  
**Grading Plan  
Level P1 + Level 1**

Project North:		Drawn By:	MH
Scale:	1:100	Checked By:	MP
Sheet No.:		Job No.:	25-070

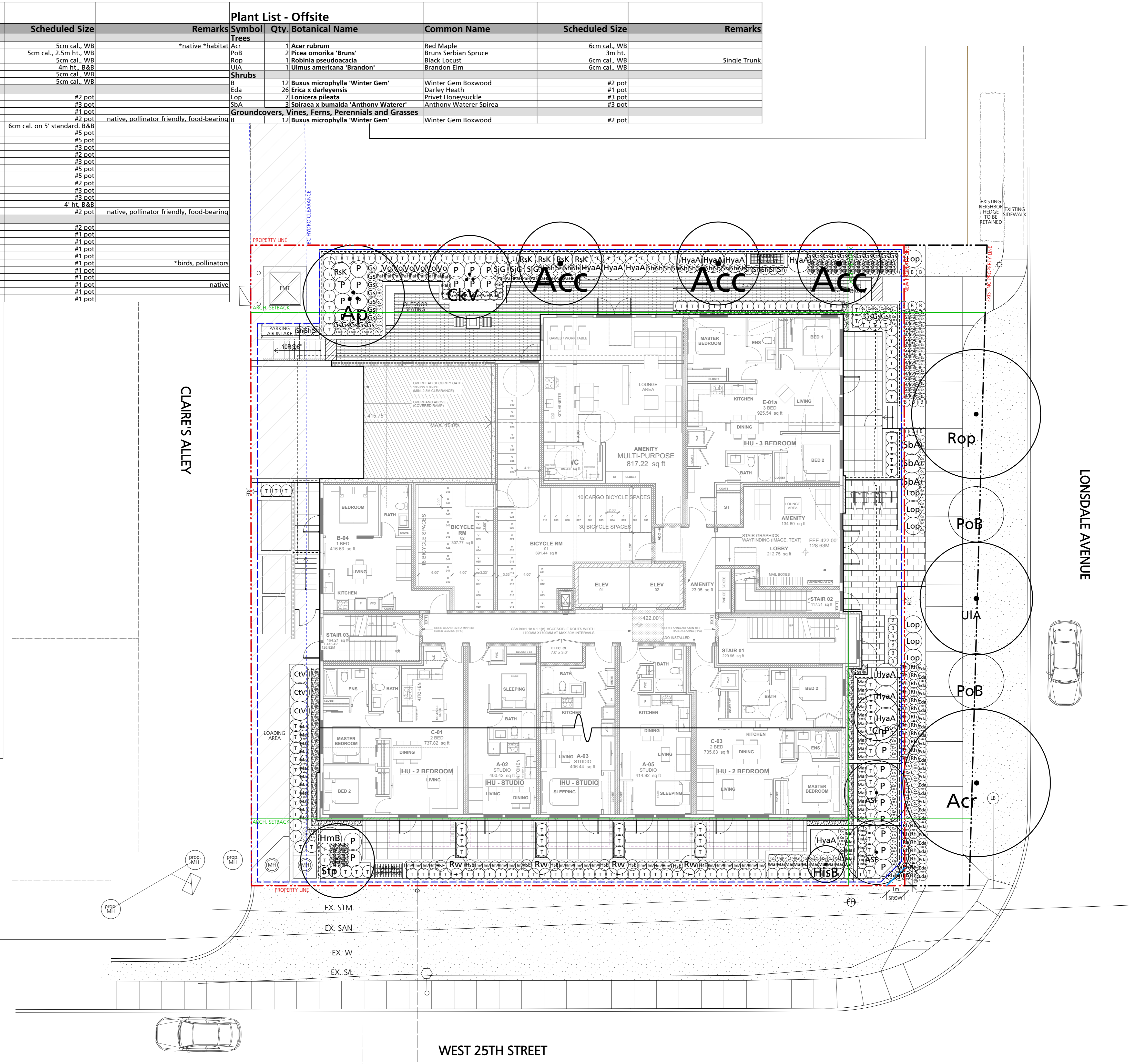


plot date: 2026-06-15

Plant List All Levels - On-site			
Symbol	Qty.	Botanical Name	Common Name
<b>Trees</b>			
Acc	3	Acer circinatum	Vine Maple
Ap	1	Acer palmatum 'Atropurpureum'	Red-Leaf Japanese Maple
ASF	2	Amelanchier laevis 'Spring Flurry'	Serviceberry 'Spring Flurry'
CnP	1	Chamaecyparis nootkatensis 'Pendula'	Nootka Cypress
CKV	1	Cornus kousa x nuttallii 'Venus'	Venus Flowering Dogwood
Stp	1	Stewartia pseudocamelia	Japanese Stewartia
<b>Shrubs</b>			
B	58	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood
CtV	3	Ceanothus thyrsiflorus 'Victoria'	Victoria Lilac
Eda	26	Erica x darleyensis	Darley Heath
Gs	26	Gaultheria shallon	Sala
HisB	2	Hibiscus syriacus 'Bluebird'	Blue Bird Rose of Sharon
HyaA	12	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
HmB	1	Hydrangea macrophylla 'Blue Bird'	Lacecap Hydrangea
Lop	7	Lonicera pileata	Privet Honeysuckle
Mar	43	Mahonia repens	Creeping Mahonia
Pl	10	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel
Rw	4	Rhododendron williamsianum	Rhododendron
Rsk	5	Ribes sanguineum 'King Edward VII'	Flowering Currant
Sh	25	Sarcococca hookeriana var. humilis	Dwarf Sweet Box
SiG	3	Spiraea japonica 'Goldmound'	Goldmound Spirea
SbA	3	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea
T	156	Taxus x media 'Hilli'	Hill's Yew
Vo	6	Vaccinium ovatum	Evergreen Huckleberry
<b>Groundcovers, Vines, Ferns, Perennials and Grasses</b>			
Ca	6	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
Co	125	Carex oshimensis 'Evergold'	Sedge
Fc	24	Fragaria chiloensis	Coastal Strawberry
HmA	31	Hakonechloa macra 'Aureola'	Japanese Forest Grass
HsE	8	Hosta sieboldiana 'Elegans'	Blue Hosta
La	32	Lavandula angustifolia 'Munstead'	English Lavender
Pt	77	Pachysandra terminalis	Japanese Spurge
Pah	53	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass
P	24	Polystichum munium	Western Sword Fern
Rh	41	Rudbeckia hirta	Black-eyed Susan
StA	32	Sedum telephium 'Autumn Joy'	Autumn Joy Sedum

Plant List - Offsite			
Symbol	Qty.	Botanical Name	Common Name
<b>Trees</b>			
Acr	1	Acer rubrum	Red Maple
PoB	2	Picea omorika 'Bruns'	Brun's Serbian Spruce
Rop	1	Robinia pseudoacacia	Black Locust
UIA	1	Ulmus americana 'Brandon'	Brandon Elm
<b>Shrubs</b>			
B	12	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood
Eda	26	Erica x darleyensis	Darley Heath
Lop	7	Lonicera pileata	Privet Honeysuckle
SbA	3	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea
<b>Groundcovers, Vines, Ferns, Perennials and Grasses</b>			
B	12	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood

- PLANTING NOTES**
- Offsite Tree Species selection to be confirmed by CNV Park Board. Final spacing, quantity and tree species to the satisfaction of CNV. New trees must be of good standard, 7cm caliper and 2m standards, and installed with approved root barriers and appropriate soil. Root barriers shall continue along both sides of the bike paths and one side of the sidewalks. Planting depth of root ball must be at sidewalk grade. Call CNV for inspection after tree planting completion.
  - All planting and landscape installation to meet or exceed the BC SLA/BC LNA - CSLA landscape standards.
  - As a minimal acceptable standard:
    - Sizes on the plant list shall be considered minimum sizes.
    - Root balls to be free of pernicious weeds.
  - Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (sudden oak death) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
  - All plant material shall be approved at the nursery by the project landscape architect.
  - The contractor shall supply all plant materials shown on all drawings.
  - No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
  - Container grown stock, shall have the container removed and the rootball be cleanly scored in two vertical locations.
  - Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
  - Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting.
  - The contractor shall locate and verify the existence of all utilities prior to starting work.
  - All planting beds to have min 50 mm depth of 25mm minus screened composted bark mulch (not on groundcover areas).
  - All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
  - The landscape contractor shall refer to the contract specifications for additional requirements.
  - All sod to be unnetted, grown on sand and at least 70% of seed (by weight) to be Tall Turf-type Fescue (Chafer Beetle resistant).
  - Plant Search area to include BC, WA, OR & CA.
  - Imported growing medium to be free from all mushroom / fungi growth.
  - Contractor is responsible to obtain and be familiar with the relevant project specifications.



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**CASCADIA**  
Green Development

Project Title:  
**MULTI-FAMILY RENTAL DEV.**

2025 Lonsdale Avenue  
North Vancouver, BC

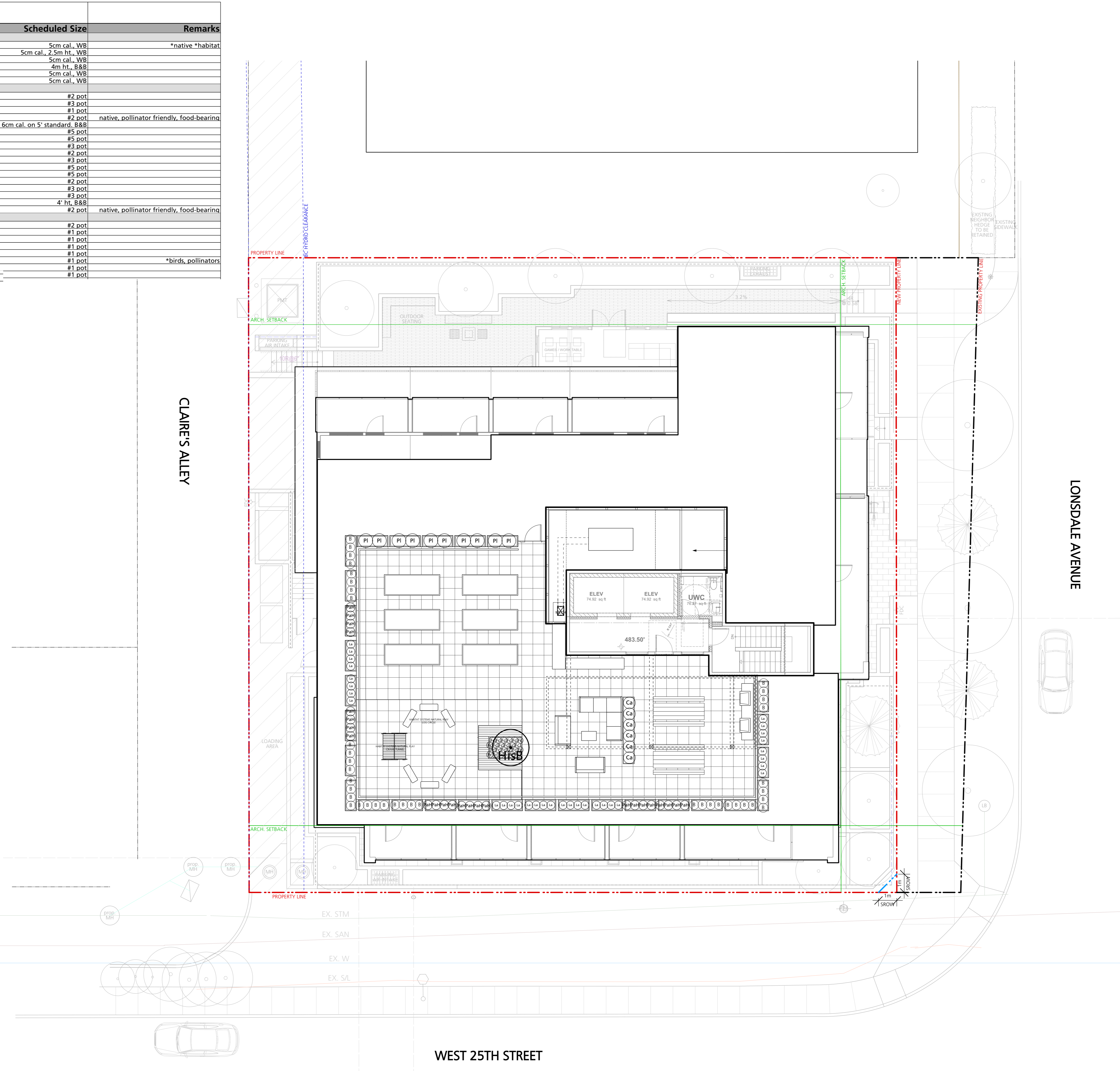
Drawing Title:  
**Planting Plan  
Level P1 + Level 1**

Project North: Drawn By: **MH**  
Checked By: **MP**

Scale: **1:100** Job No.: **25-070**

Sheet No.:

Plant List All Levels - On-site					
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
<b>Trees</b>					
Acc	3	Acer circinatum	Vine Maple	5cm cal., WB	*native *habitat
Ap	1	Acer palmatum 'Atropurpureum'	Red-Leaf Japanese Maple	5cm cal., 2.5m ht., WB	
A SF	2	Amelanchier laevis 'Spring Flurry'	Serviceberry 'Spring Flurry'	5cm cal., WB	
CnP	1	Chamaecyparis nootkatensis 'Pendula'	Nootka Cypress	4m ht., B&B	
CKV	1	Cornus kousa x nuttallii 'Venus'	Venus Flowering Dogwood	5cm cal., WB	
Stp	1	Stewartia pseudocamellia	Japanese Stewartia	5cm cal., WB	
<b>Shrubs</b>					
B	58	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
CtV	3	Ceanothus thyrsiflorus 'Victoria'	Victoria Lilac	#3 pot	
Eda	26	Erica x darleyensis	Darley Heath	#1 pot	
Gs	26	Gaultheria shallon	Salal	#2 pot	native, pollinator friendly, food-bearing
HsB	2	Hibiscus syriacus 'Bluebird'	Blue Bird Rose of Sharon	6cm cal. on 5' standard, B&B	
HyaB	12	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot	
HmB	1	Hydrangea macrophylla 'Blue Bird'	Lacecap Hydrangea	#5 pot	
Lop	7	Lonicera pileata	Privet Honeysuckle	#3 pot	
Mar	43	Mahonia repens	Creeping Mahonia	#2 pot	
PI	10	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
Rw	4	Rhododendron williamsianum	Rhododendron	#5 pot	
Rsk	5	Ribes sanguineum 'King Edward VII'	Flowering Currant	#5 pot	
Sh	25	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	
SiG	3	Spiraea japonica 'Goldmound'	Goldmound Spirea	#3 pot	
SbA	3	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	#2 pot	
T	156	Taxus x media 'Hilli'	Hill's Yew	4' ht. B&B	
Vo	6	Vaccinium ovatum	Evergreen Huckleberry	#2 pot	native, pollinator friendly, food-bearing
<b>Groundcovers, Vines, Ferns, Perennials and Grasses</b>					
Ca	6	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot	
Co	125	Carex oshimensis 'Evergold'	Sedge	#1 pot	
Fc	24	Fragaria chiloensis	Coastal Strawberry	#1 pot	
HmA	31	Hakonechloa macra 'Aureola'	Japanese Forest Grass	#1 pot	
HsE	8	Hosta sieboldiana 'Elegans'	Blue Hosta	#1 pot	
La	32	Lavandula angustifolia 'Munstead'	English Lavender	#1 pot	*birds, pollinators
PT	77	Pachysandra terminalis	Japanese Spurge	#1 pot	
PTA	32	Sedum telephium 'Autumn Joy'	Autumn Joy Sedum	#1 pot	



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Client:



Project Title:  
**MULTI-FAMILY RENTAL DEV.**

2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:  
**Planting Plan  
Roof Level**

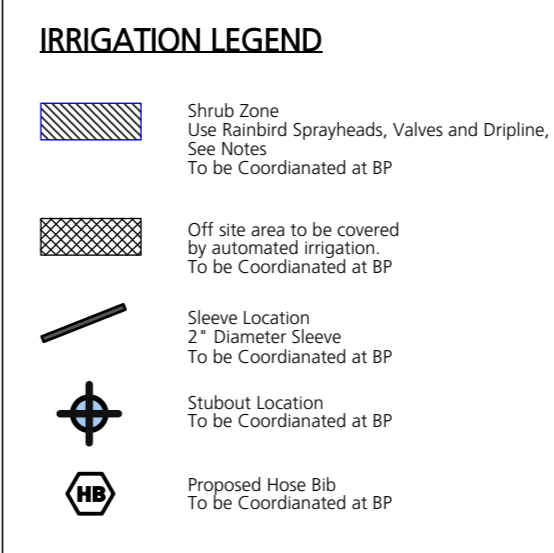
Project North: Drawn By: **MH**  
Checked By: **MP**

Scale: **1:100** Job No.: **25-070**

Sheet No.:

**Off-Site Irrigation Notes:**

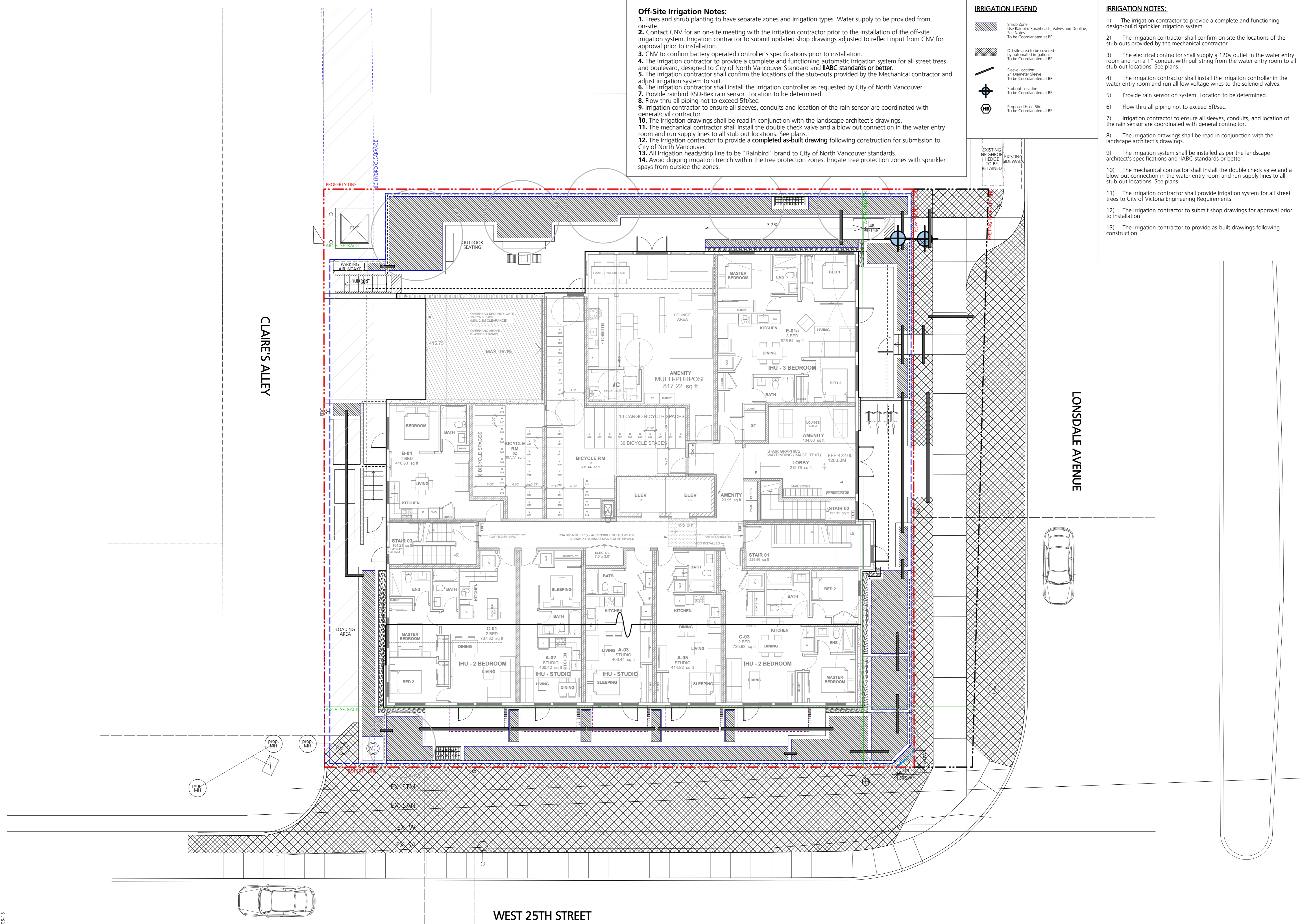
1. Trees and shrub planting to have separate zones and irrigation types. Water supply to be provided from on-site.
2. Contact CNV for an on-site meeting with the irrigation contractor prior to the installation of the off-site irrigation system. Irrigation contractor to submit updated shop drawings adjusted to reflect input from CNV for approval prior to installation.
3. CNV to confirm battery operated controller's specifications prior to installation.
4. The irrigation contractor to provide a complete and functioning automatic irrigation system for all street trees and boulevard, designed to City of North Vancouver Standard and **IIABC standards or better.**
5. The irrigation contractor shall confirm the locations of the stub-outs provided by the Mechanical contractor and adjust irrigation system to suit.
6. The irrigation contractor shall install the irrigation controller as requested by City of North Vancouver.
7. Provide rainbird RSD-Bex rain sensor. Location to be determined.
8. Flow thru all piping not to exceed 5ft/sec.
9. Irrigation contractor to ensure all sleeves, conduits and location of the rain sensor are coordinated with general/civil contractor.
10. The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
11. The mechanical contractor shall install the double check valve and a blow out connection in the water entry room and run supply lines to all stub out locations. See plans.
12. The irrigation contractor to provide a **completed as-built drawing** following construction for submission to City of North Vancouver.
13. All Irrigation heads/drip line to be "Rainbird" brand to City of North Vancouver standards.
14. Avoid digging irrigation trench within the tree protection zones. Irrigate tree protection zones with sprinkler spays from outside the zones.



- IRRIGATION NOTES:**
- 1) The irrigation contractor to provide a complete and functioning design-build sprinkler irrigation system.
  - 2) The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
  - 3) The electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
  - 4) The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
  - 5) Provide rain sensor on system. Location to be determined.
  - 6) Flow thru all piping not to exceed 5ft/sec.
  - 7) Irrigation contractor to ensure all sleeves, conduits, and location of the rain sensor are coordinated with general contractor.
  - 8) The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
  - 9) The irrigation system shall be installed as per the landscape architect's specifications and IIABC standards or better.
  - 10) The mechanical contractor shall install the double check valve and a blow-out connection in the water entry room and run supply lines to all stub-out locations. See plans.
  - 11) The irrigation contractor shall provide irrigation system for all street trees to City of Victoria Engineering Requirements.
  - 12) The irrigation contractor to submit shop drawings for approval prior to installation.
  - 13) The irrigation contractor to provide as-built drawings following construction.

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Client:  
**CASCADIA**  
Green Development






Project Title:  
**MULTI-FAMILY RENTAL DEV.**  
2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:  
**Schematic Irrigation Plan  
Level P1 + Level 1**

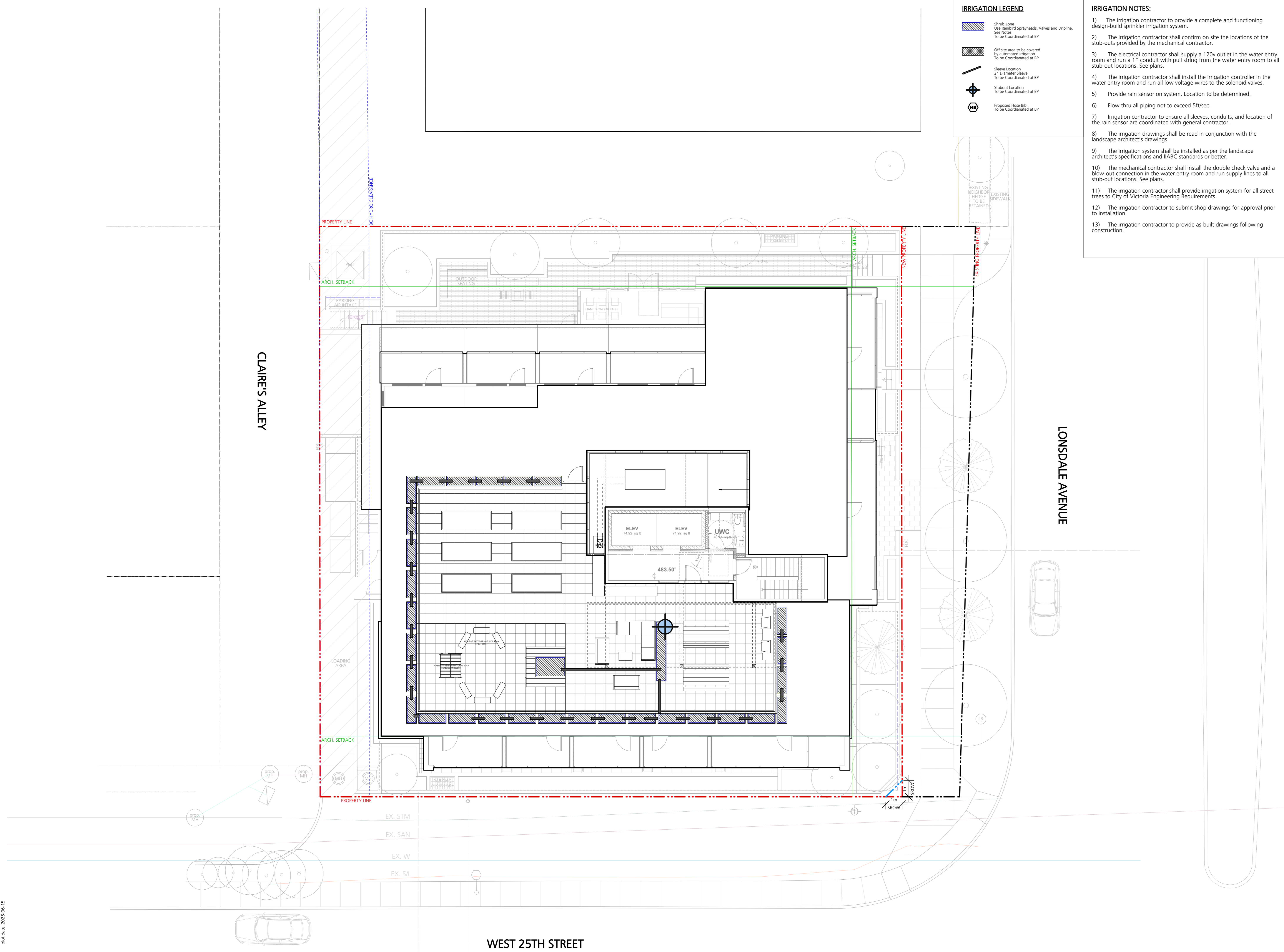
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**IRRIGATION LEGEND**

-  Shrub Zone  
Use Rainbird Sprayheads, Valves and Dripline.  
See Notes  
To be Coordinated at BP
-  Off-site area to be covered  
by automated irrigation.  
To be Coordinated at BP
-  Sleeve Location  
2" Diameter Sleeve  
To be Coordinated at BP
-  Stubout Location  
To be Coordinated at BP
-  Proposed Hose Bib  
To be Coordinated at BP

- IRRIGATION NOTES:**
- 1) The irrigation contractor to provide a complete and functioning design-build sprinkler irrigation system.
  - 2) The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
  - 3) The electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
  - 4) The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
  - 5) Provide rain sensor on system. Location to be determined.
  - 6) Flow thru all piping not to exceed 5ft/sec.
  - 7) Irrigation contractor to ensure all sleeves, conduits, and location of the rain sensor are coordinated with general contractor.
  - 8) The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
  - 9) The irrigation system shall be installed as per the landscape architect's specifications and IABC standards or better.
  - 10) The mechanical contractor shall install the double check valve and a blow-out connection in the water entry room and run supply lines to all stub-out locations. See plans.
  - 11) The irrigation contractor shall provide irrigation system for all street trees to City of Victoria Engineering Requirements.
  - 12) The irrigation contractor to submit shop drawings for approval prior to installation.
  - 13) The irrigation contractor to provide as-built drawings following construction.



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Client:



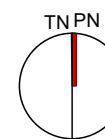
Project Title:

**MULTI-FAMILY RENTAL DEV.**

2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:

**Schematic Irrigation Plan  
Roof Level**

Project North:  Drawn By:

MH

Checked By:

MP

Scale: Job No.:

1:100 25-070

Sheet No.:

LEGEND	MIN. SOIL DEPTH	PLANTING AREA TYPE
	200 mm	Sodded Area
	450 mm	Shrub Area
	600 mm	Large Shrub/Small Tree Area
	900 mm	Tree Area

Issues	No.	Description	Date
	1	Issued for Rezoning / Development Permit	2025/08/27
	2	Re-issued for Rezoning / Development Permit	2026/04/01
	3	Re-issued for Rezoning / Development Permit	2026/06/15



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Client:  
**CASCADIA**  
Green Development

Project Title:  
**MULTI-FAMILY RENTAL DEV.**

2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:  
**Soil Depth Plan  
Level P1 + Level 1**

Project North: TNPN  
Drawn By: **MH**  
Checked By: **MP**

Scale: **1:100** Job No.: **25-070**

Sheet No.:

LEGEND	MIN. SOIL DEPTH	PLANTING AREA TYPE
	200 mm	Sodded Area
	450 mm	Shrub Area
	600 mm	Large Shrub/Small Tree Area
	900 mm	Tree Area

Issues	No.	Description	Date
	1	Issued for Rezoning / Development Permit	2025/08/27
	2	Re-issued for Rezoning / Development Permit	2026/04/01
	3	Re-issued for Rezoning / Development Permit	2026/06/15

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Client:



Project Title:  
**MULTI-FAMILY RENTAL DEV.**

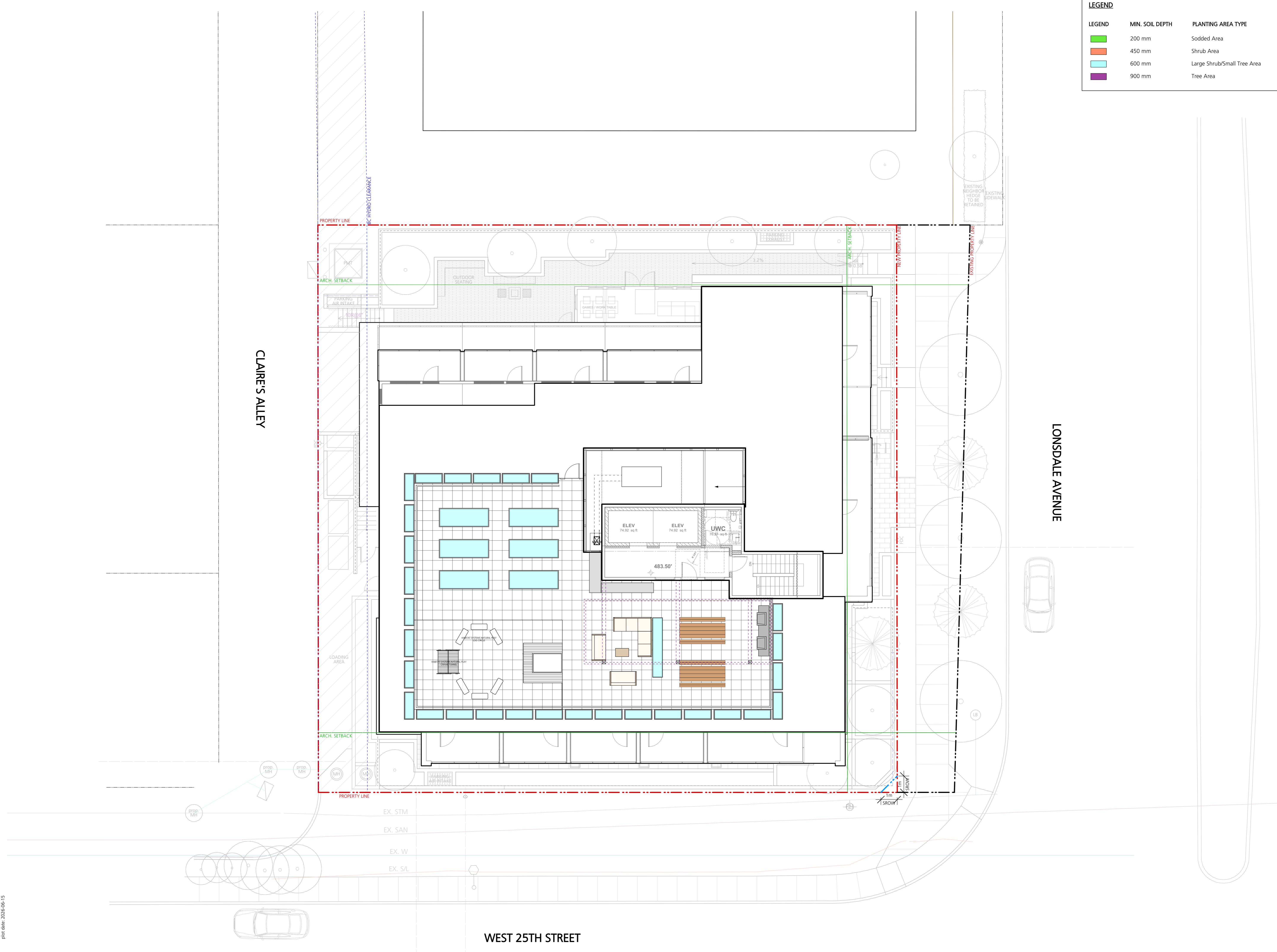
2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:  
**Soil Depth Plan  
Roof Level**

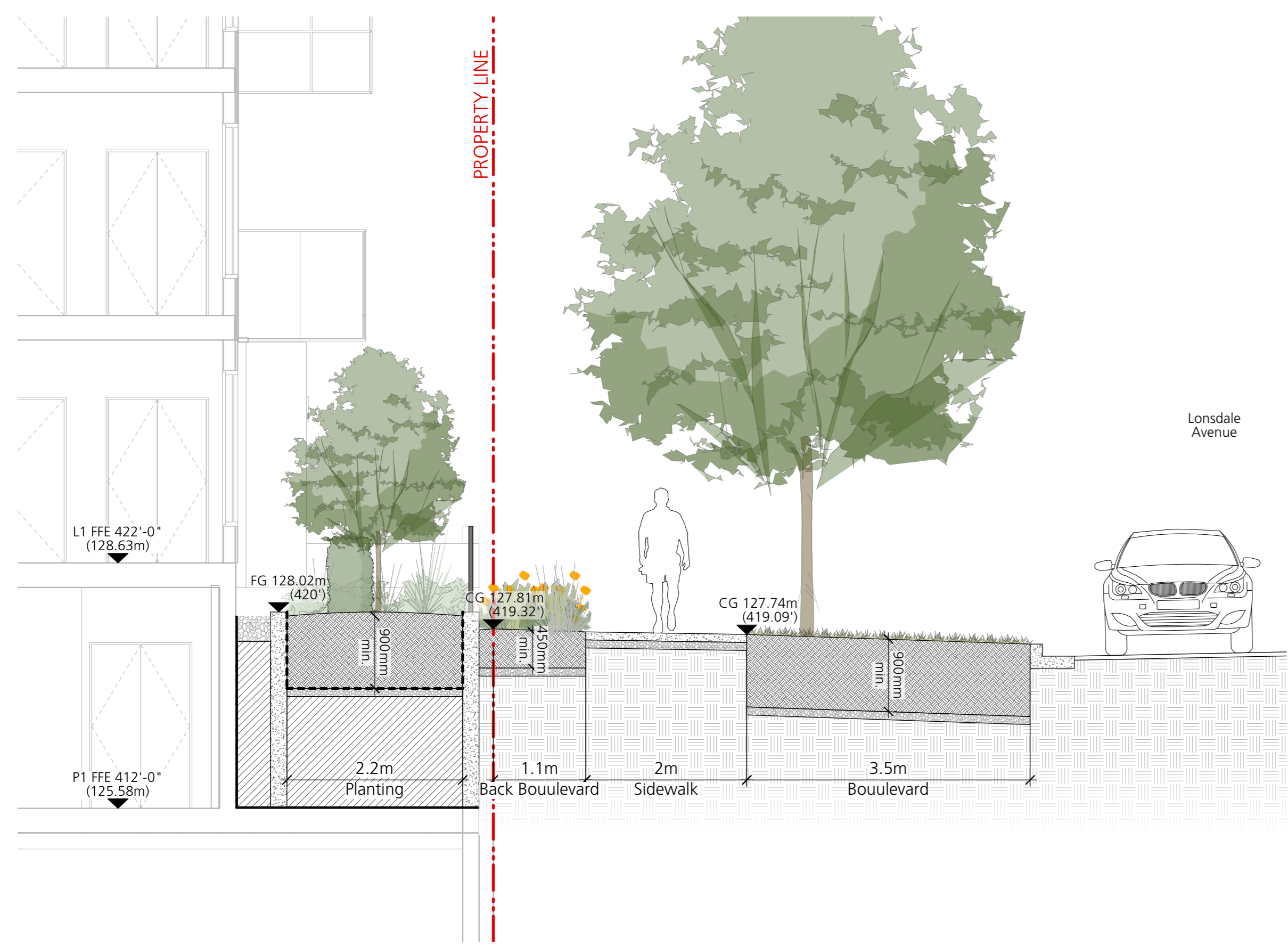
Project North: TNPN  
Drawn By: **MH**  
Checked By: **MP**

Scale: **1:100** Job No.: **25-070**

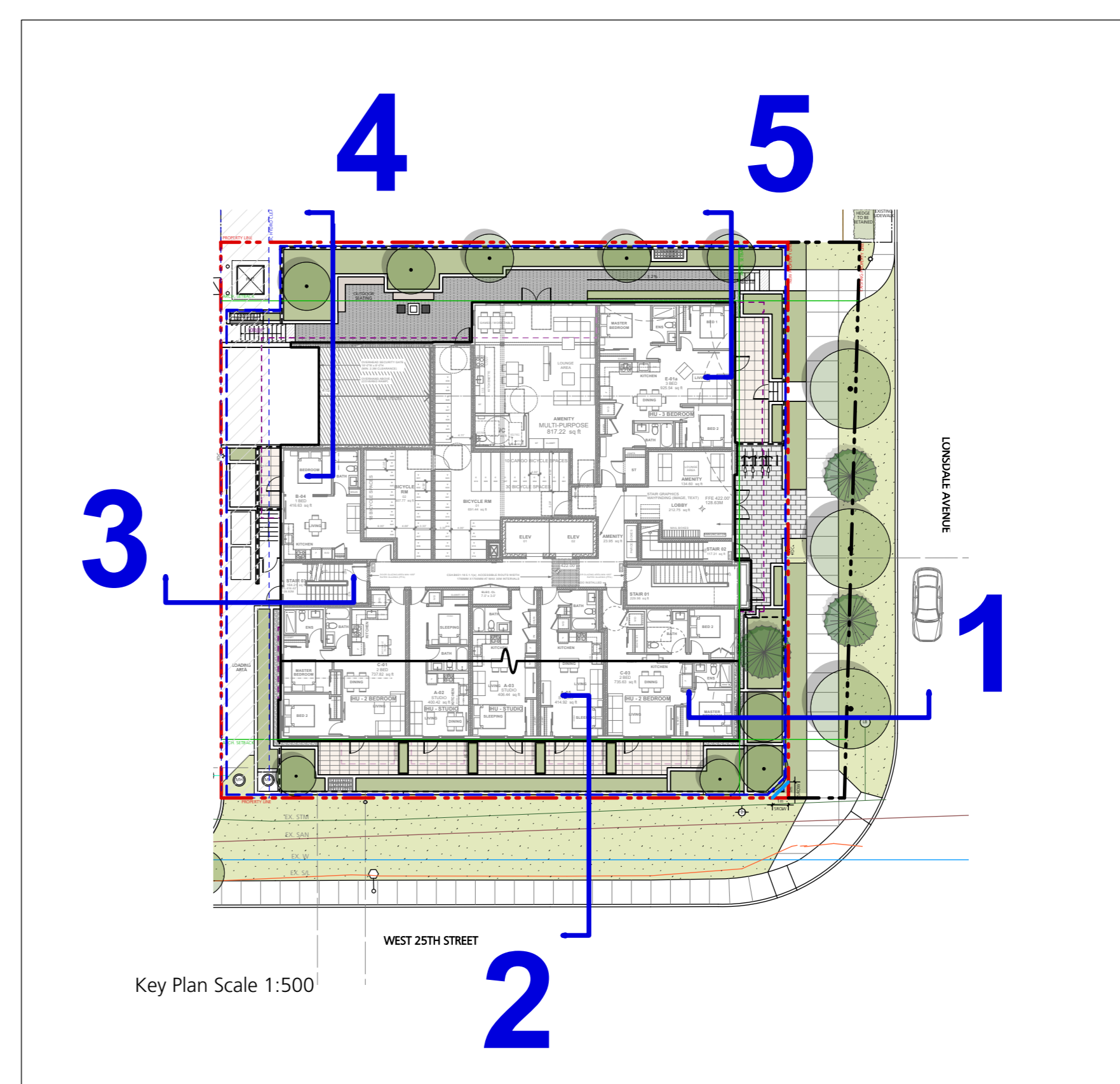
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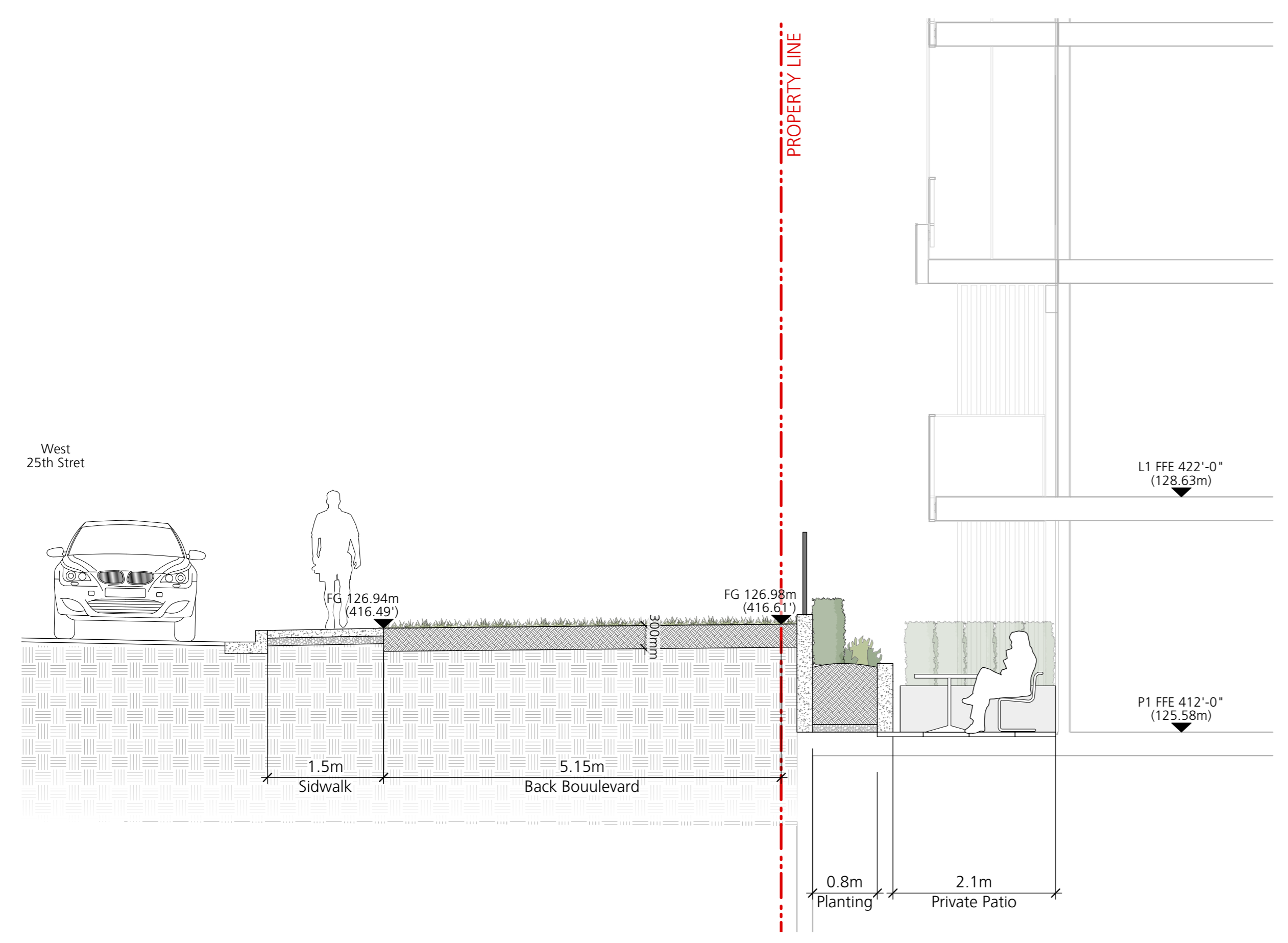
Issues	No.	Description	Date
1	Issued for Rezoning / Development Permit		2025/08/27
2	Re-issued for Rezoning / Development Permit		2026/04/01
3	Re-issued for Rezoning / Development Permit		2026/06/15



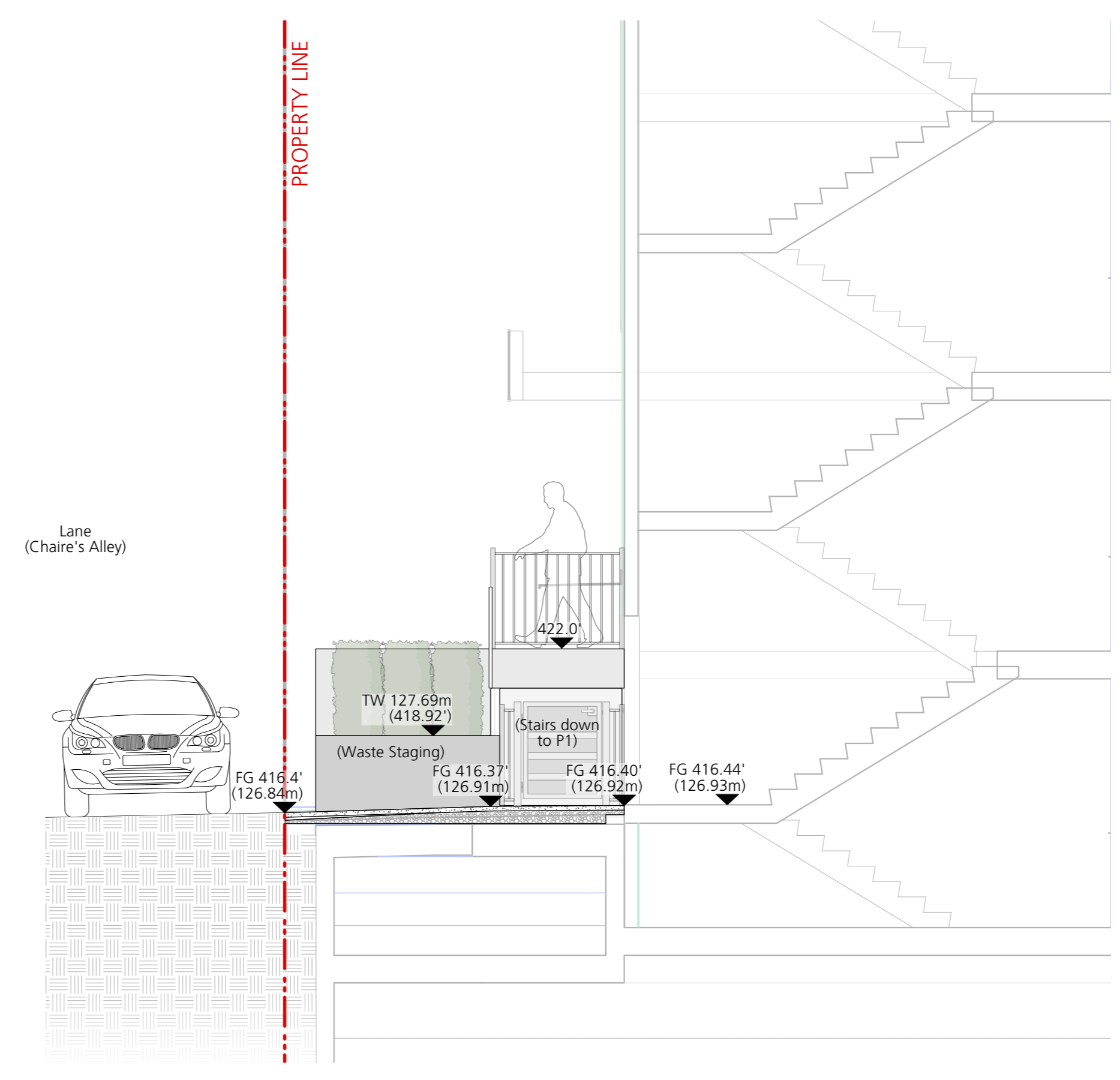
1 West Section through Lonsdale Avenue  
1:50



Key Plan Scale 1:500



2 South Section through W 25th Street  
1:50



3 West Section through Chaire's Alley  
1:50

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Client:



Project Title:

**MULTI-FAMILY RENTAL DEV.**

2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:

**Landscape Sections**

Project North: Drawn By:

MH

Checked By:

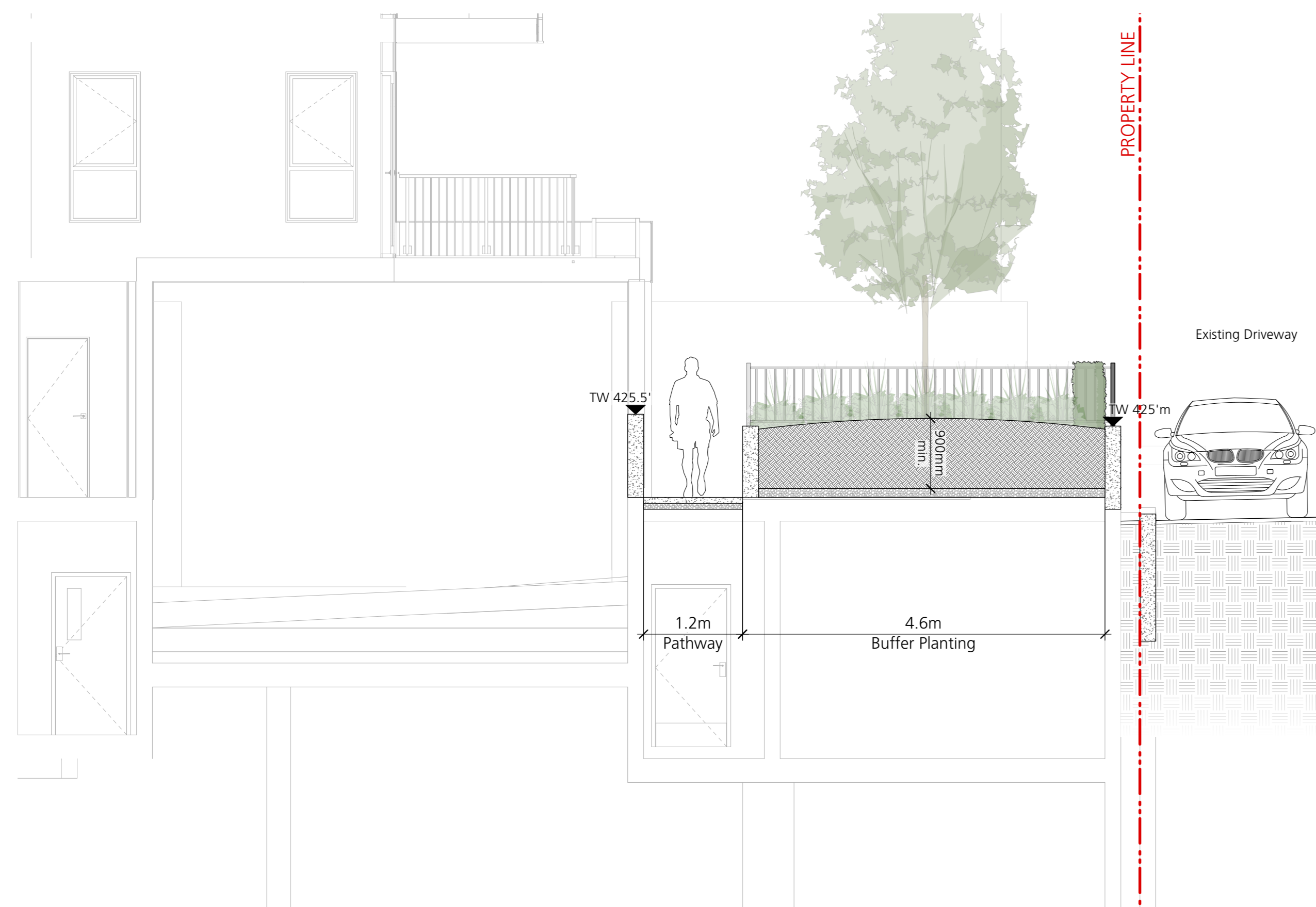
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Scale: Job No.:

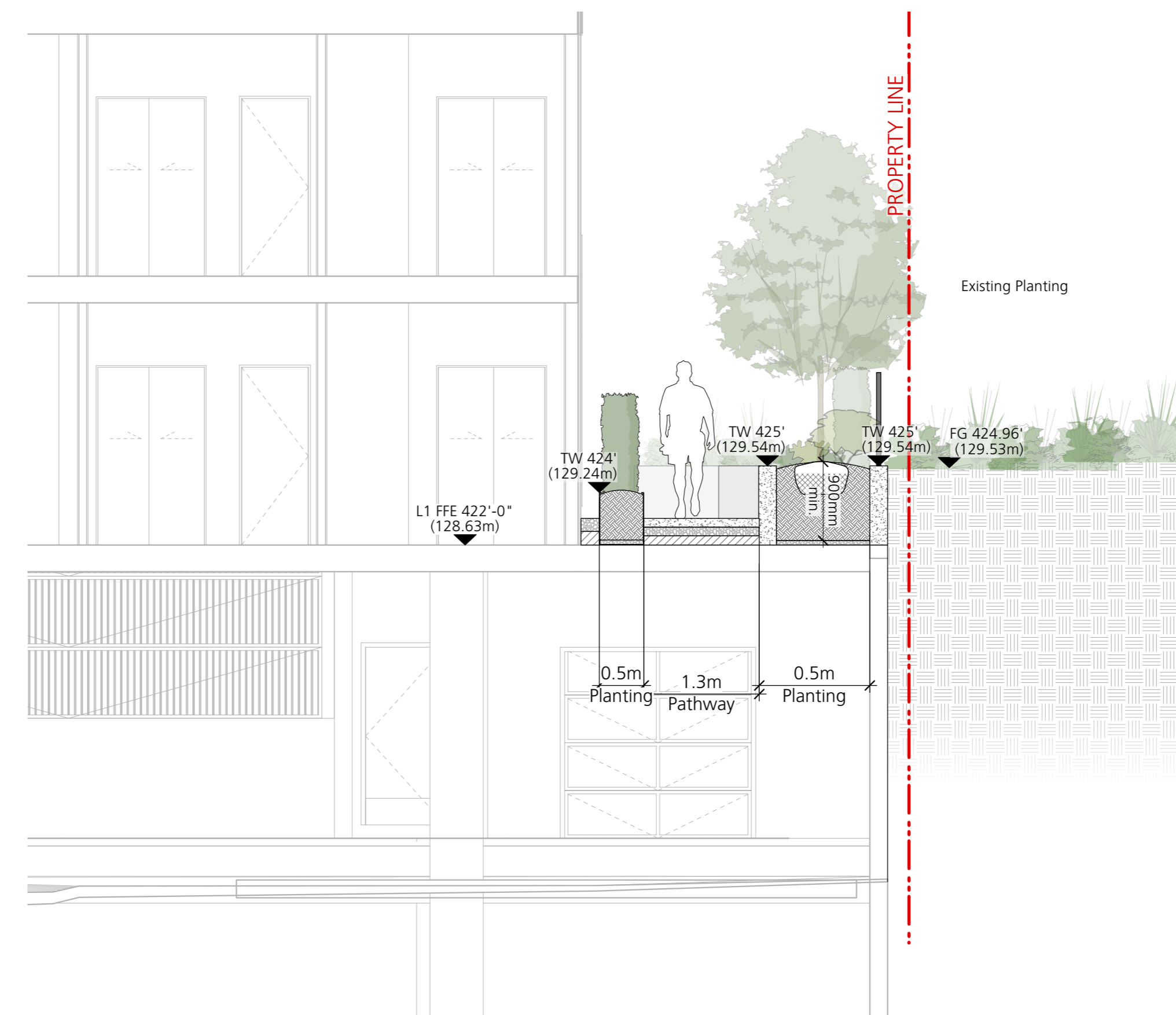
As Shown 25-070

Sheet No.:

No.	Description	Date
1	Issued for Rezoning / Development Permit	2025/08/27
2	Re-issued for Rezoning / Development Permit	2026/04/01
3	Re-issued for Rezoning / Development Permit	2026/06/15



4 North Section through Existing Driveway  
1:50



5 North Section through Pathway  
1:50

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Client:

**CASCADIA**  
Green Development

Project Title:

**MULTI-FAMILY RENTAL DEV.**

2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:

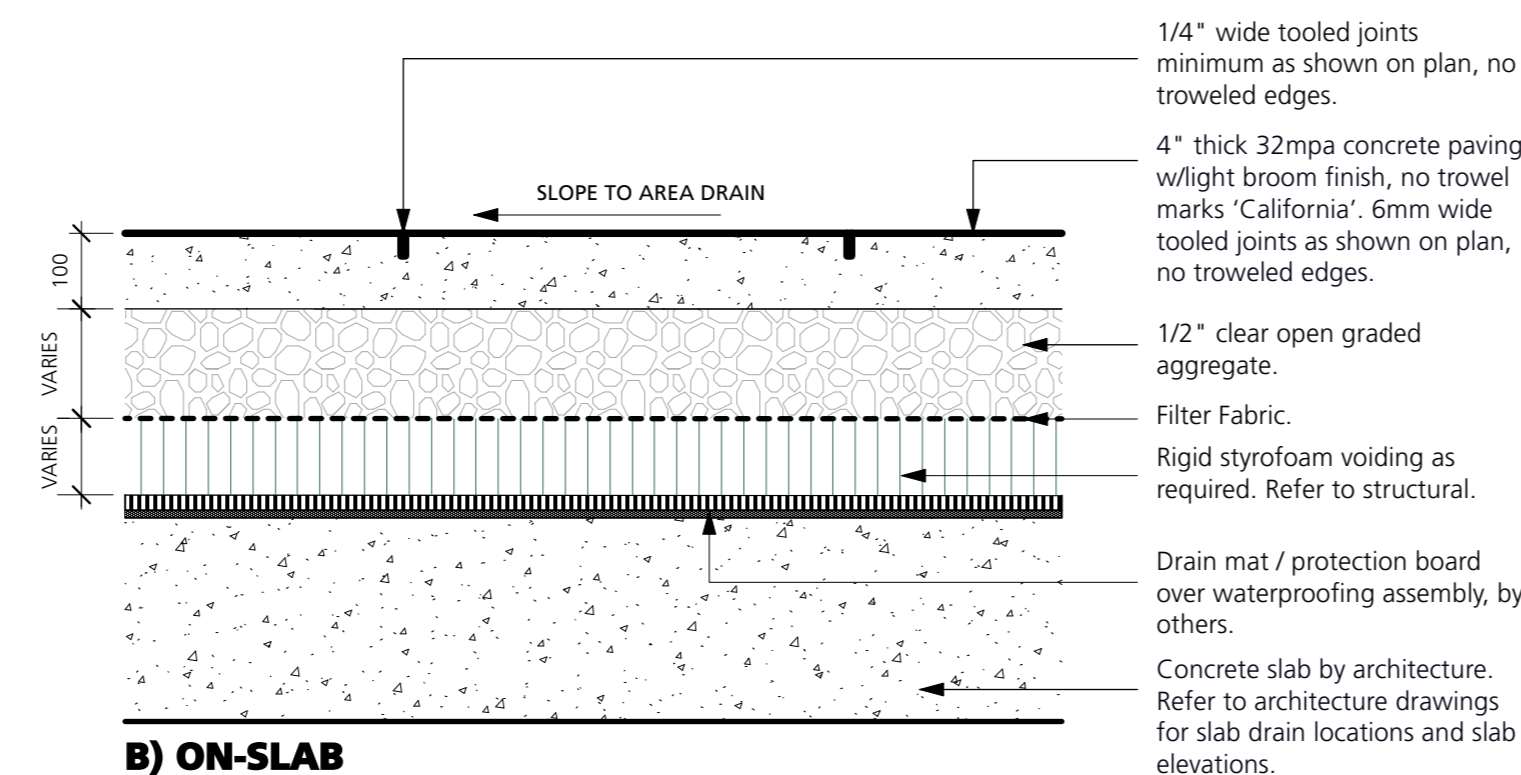
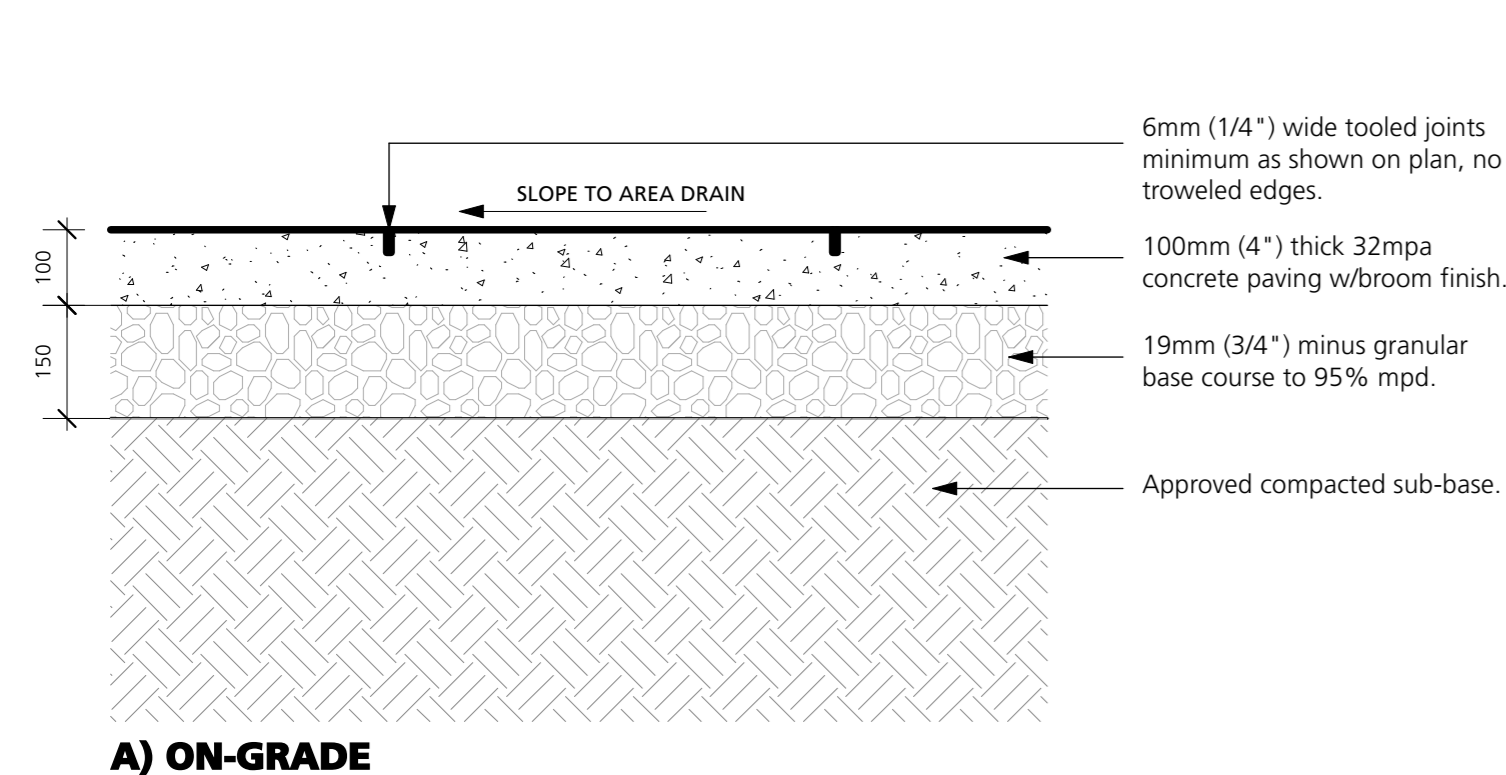
Project North: Drawn By: **MH**

Checked By: **MP**

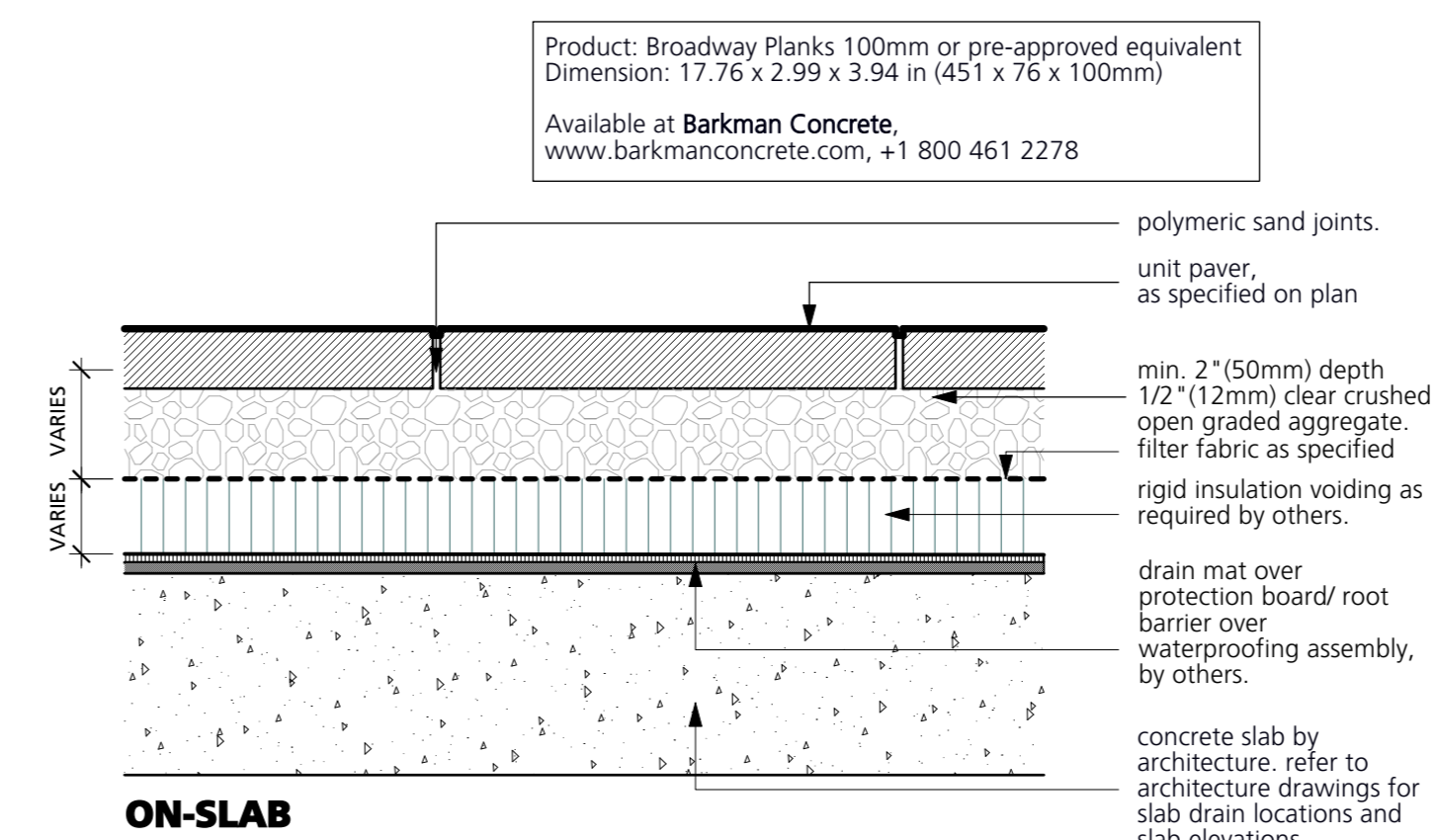
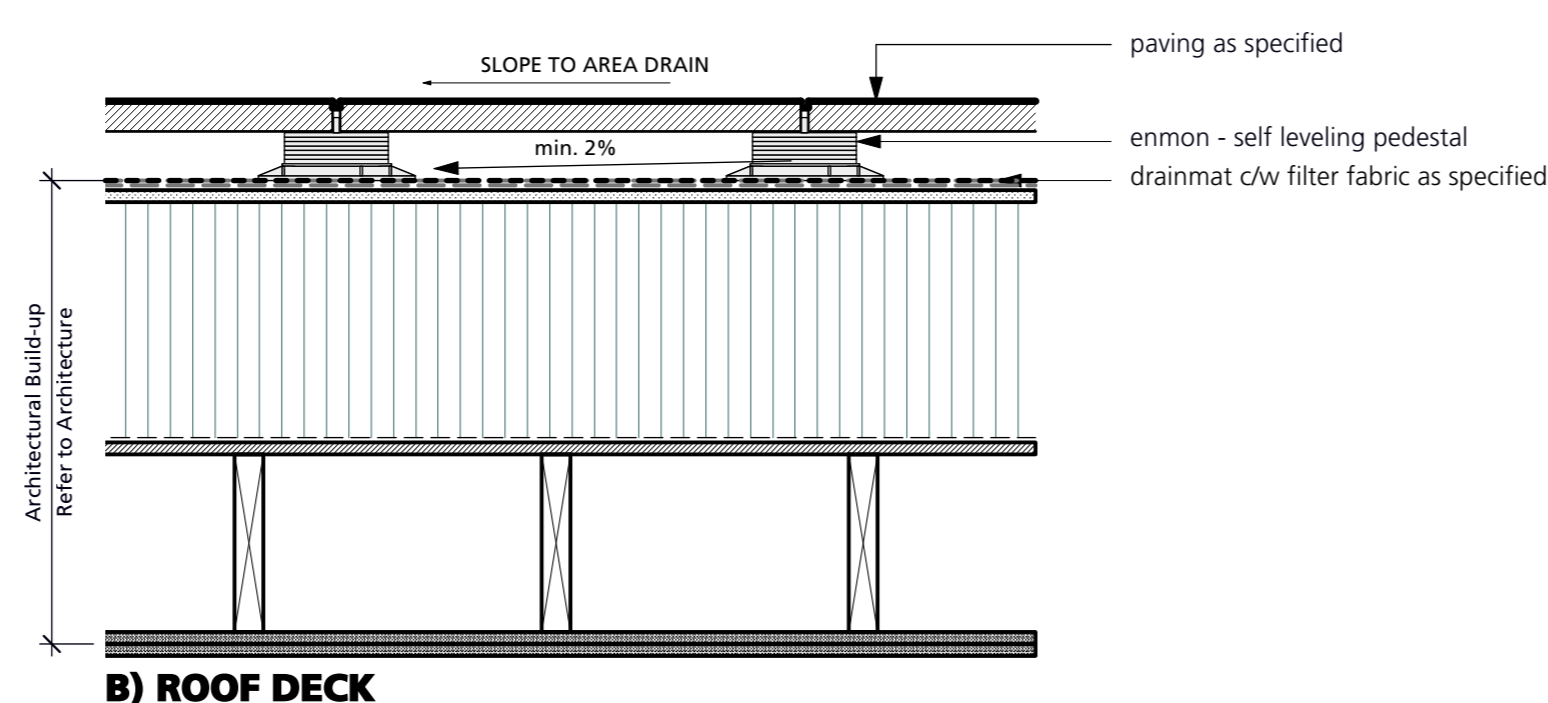
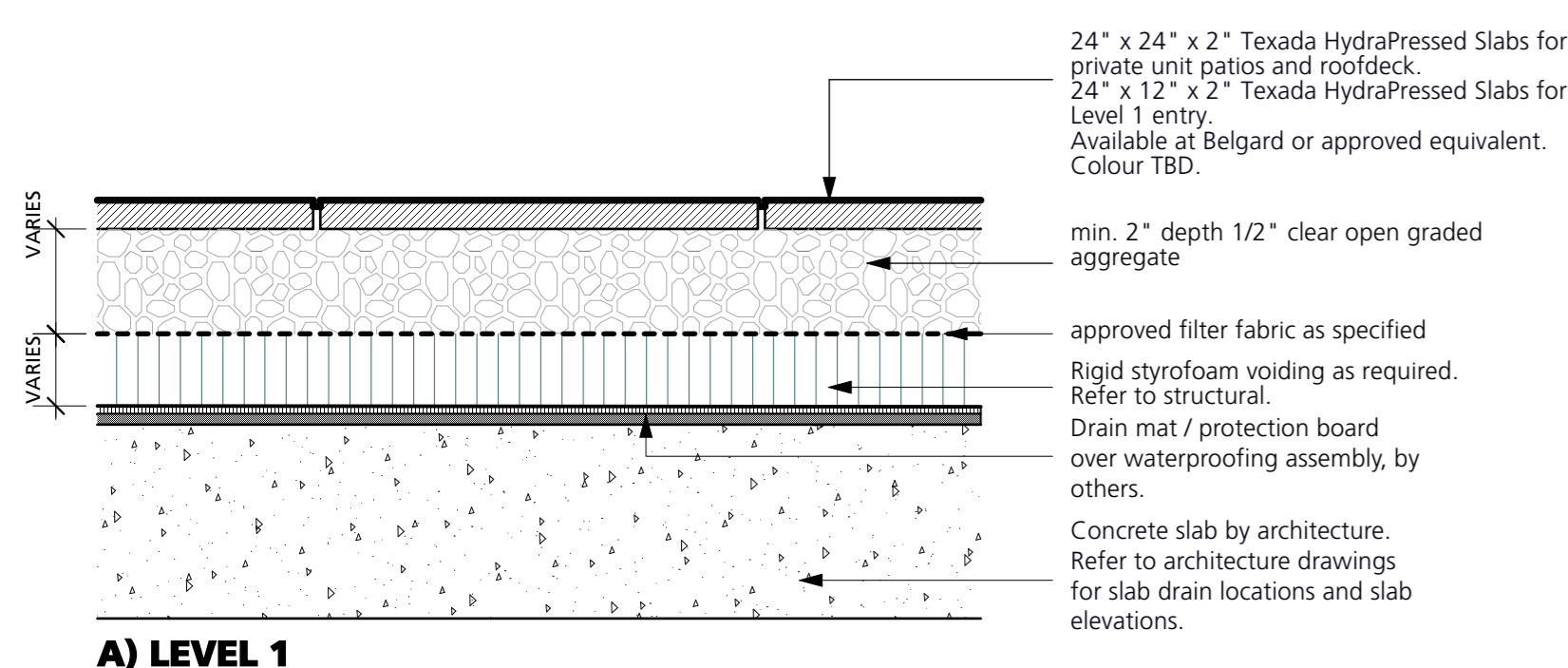
Scale: Job No.: **As Shown 25-070**

Sheet No.:

Issues	No.	Description	Date
1	Issued for Rezoning / Development Permit		2025/08/27
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3	Re-issued for Rezoning / Development Permit		2026/06/15

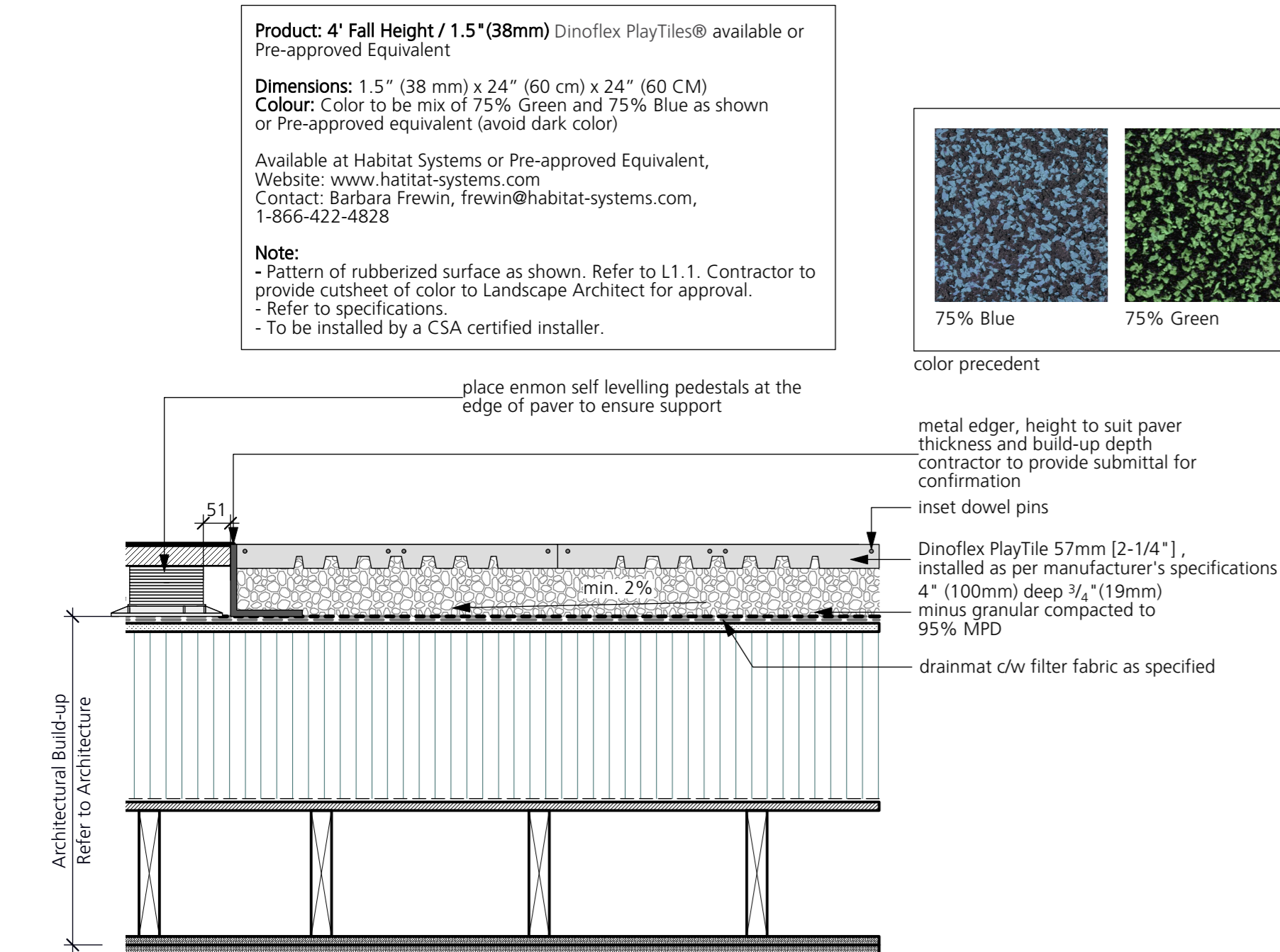


1 C.I.P. Concrete Paving  
1:10

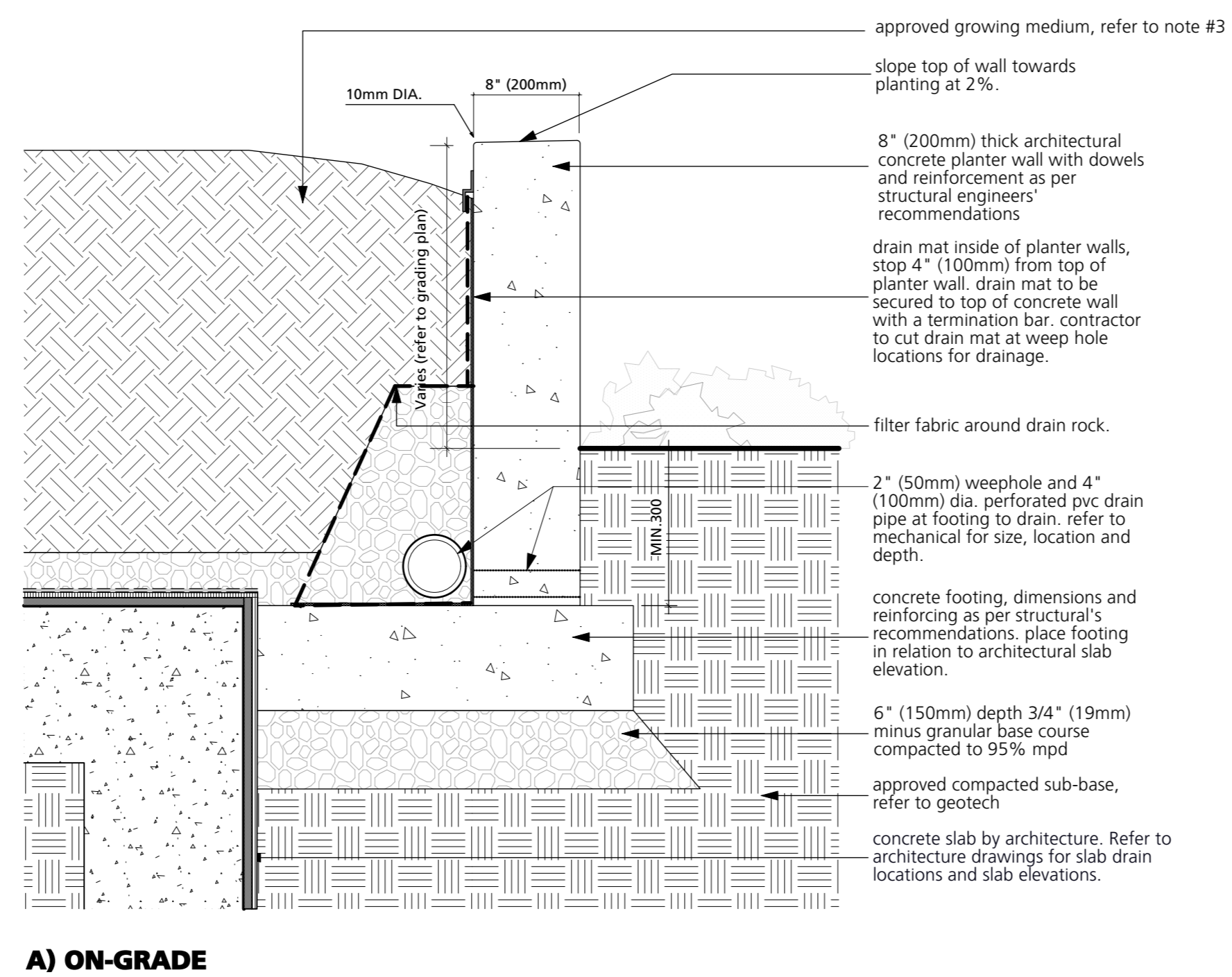


2 Concrete Unit Paving  
1:10

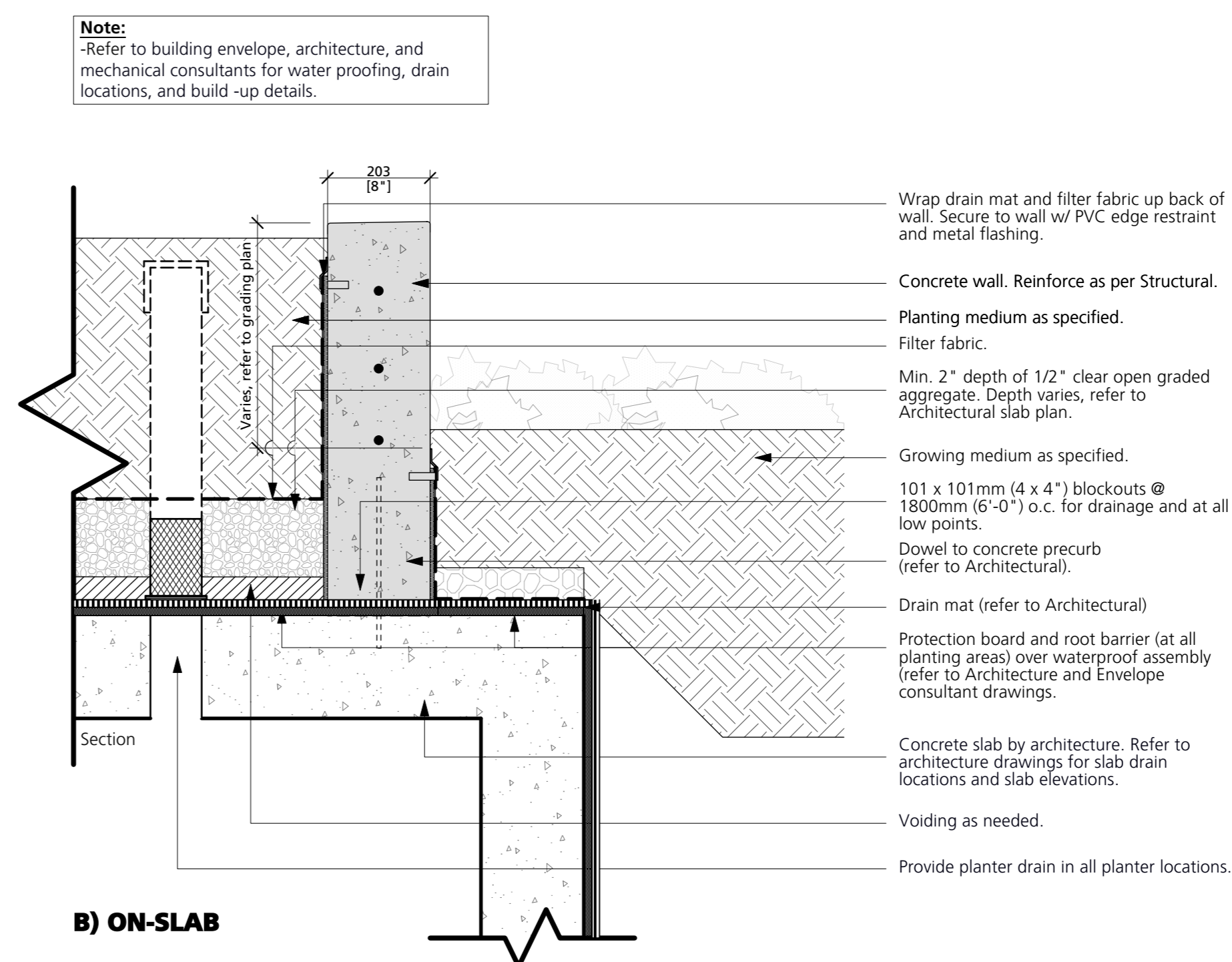
3 Feature Paving  
1:10



4 Rubber Tiles (On Roof)  
1:10



5 C.I.P. Concrete Planter  
1:10



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Client:

**CASCADIA**  
Green Development

Project Title:

**MULTI-FAMILY RENTAL DEV.**

1025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:

**Landscape Details**

Project North:

Drawn By:

**MH**

Checked By:

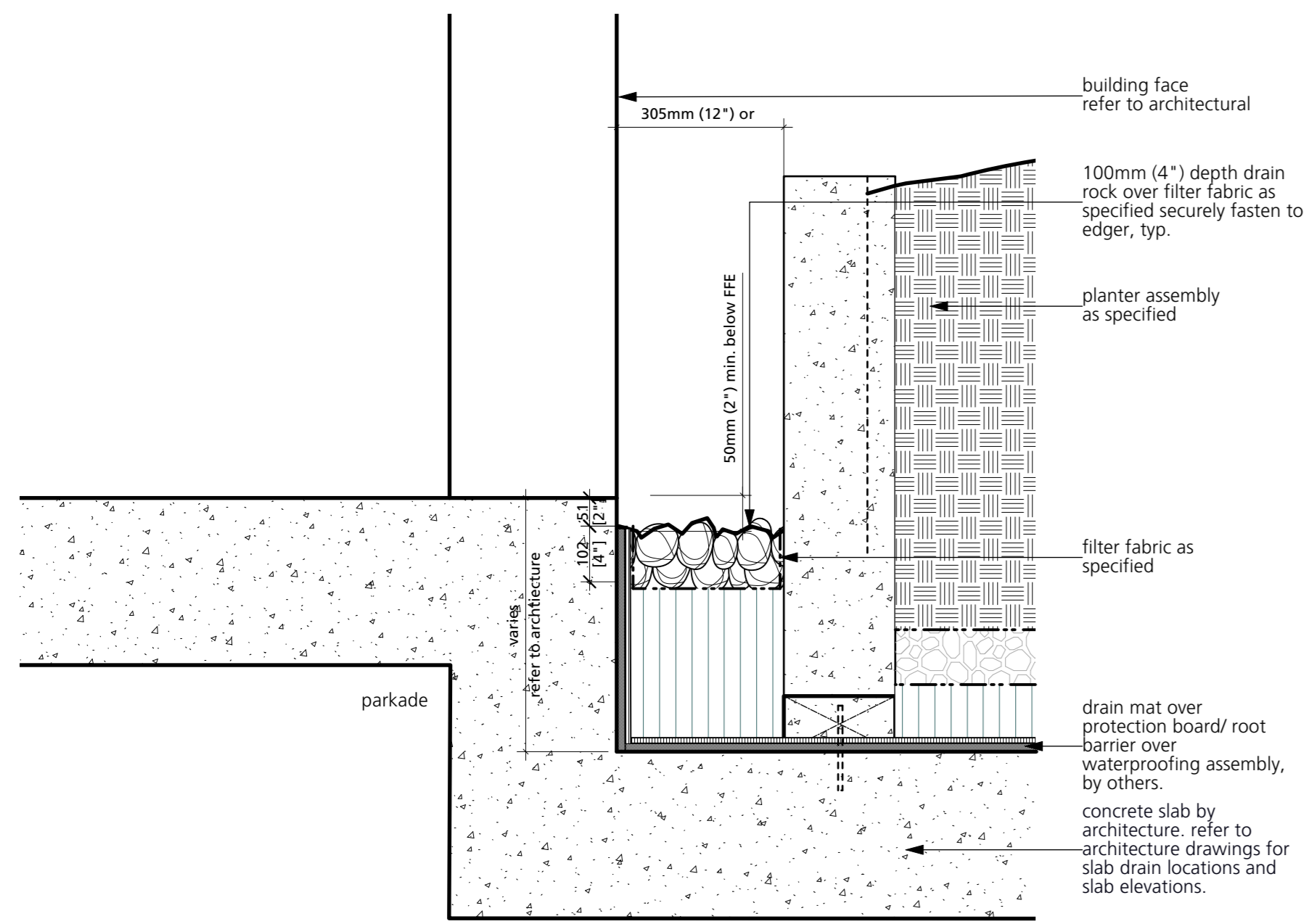
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Scale:

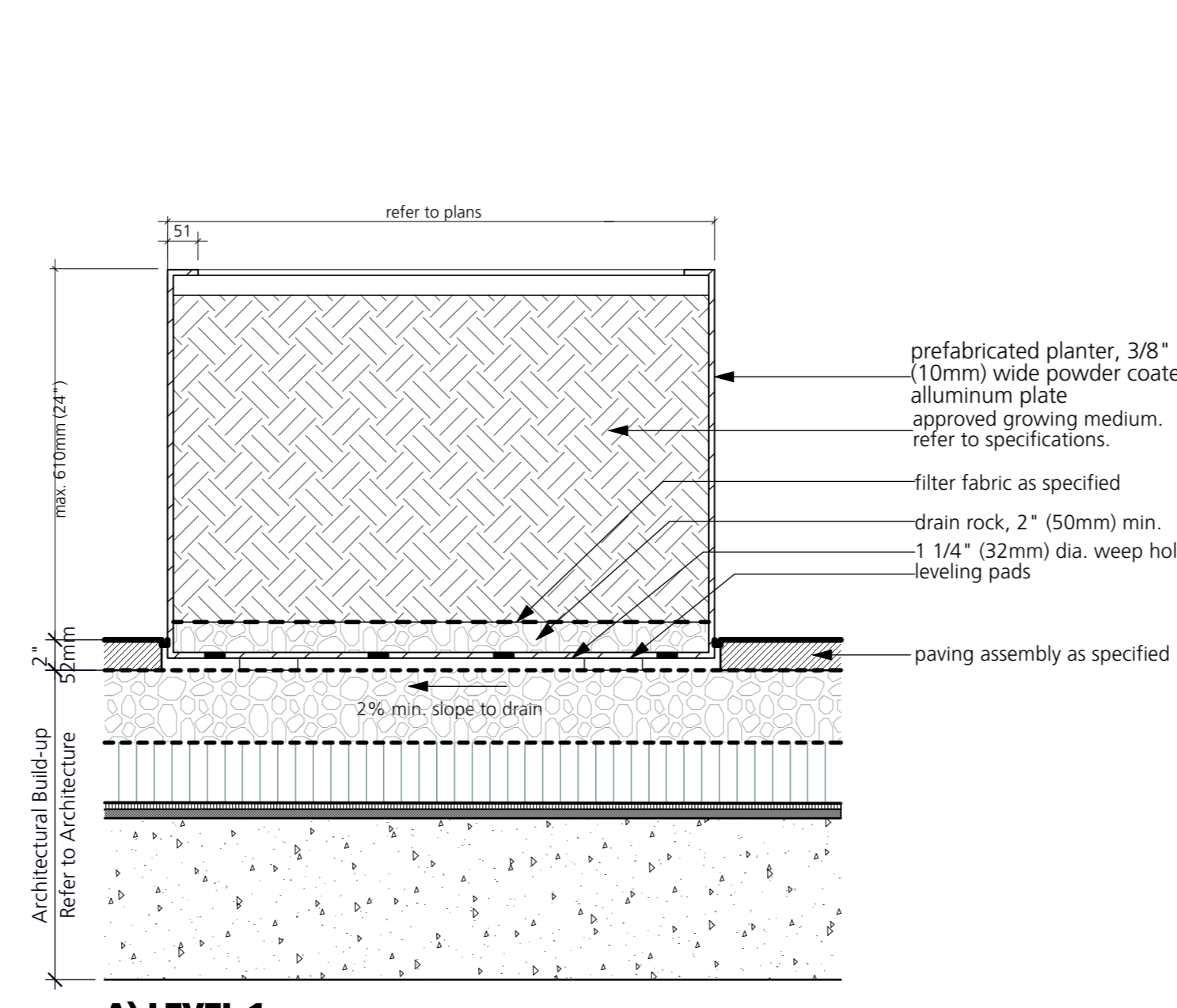
Job No.:

**As Shown** 25-070

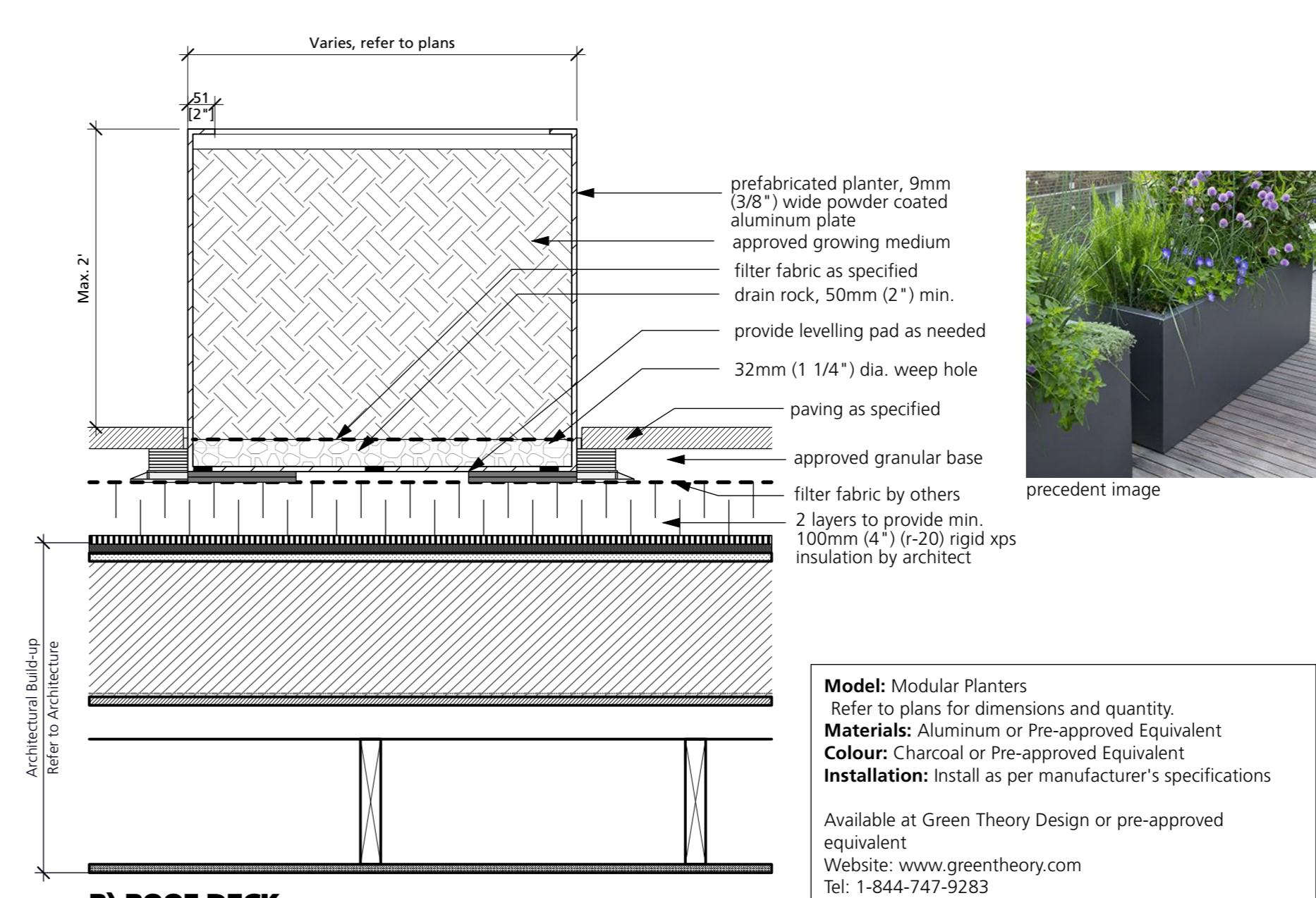
Sheet No.:



6 Gravel Strip  
1:10



7 Metal Planter  
1:10



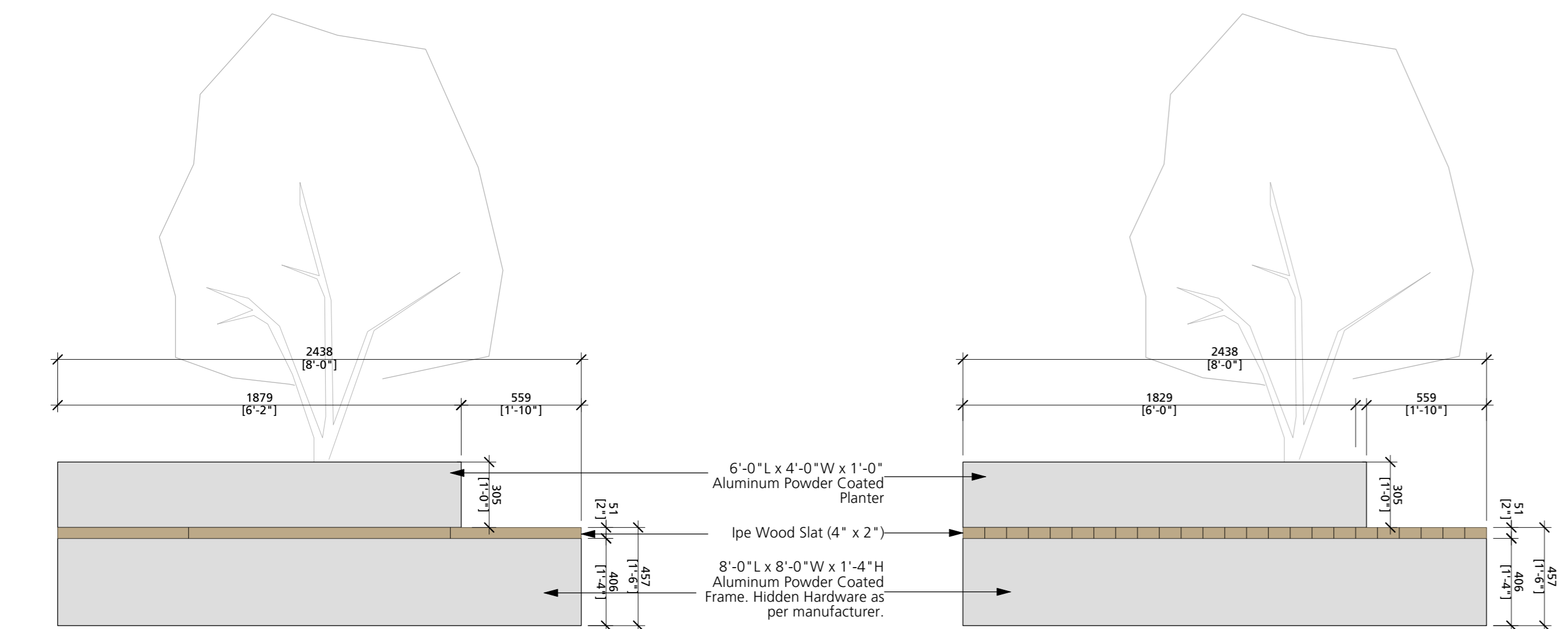
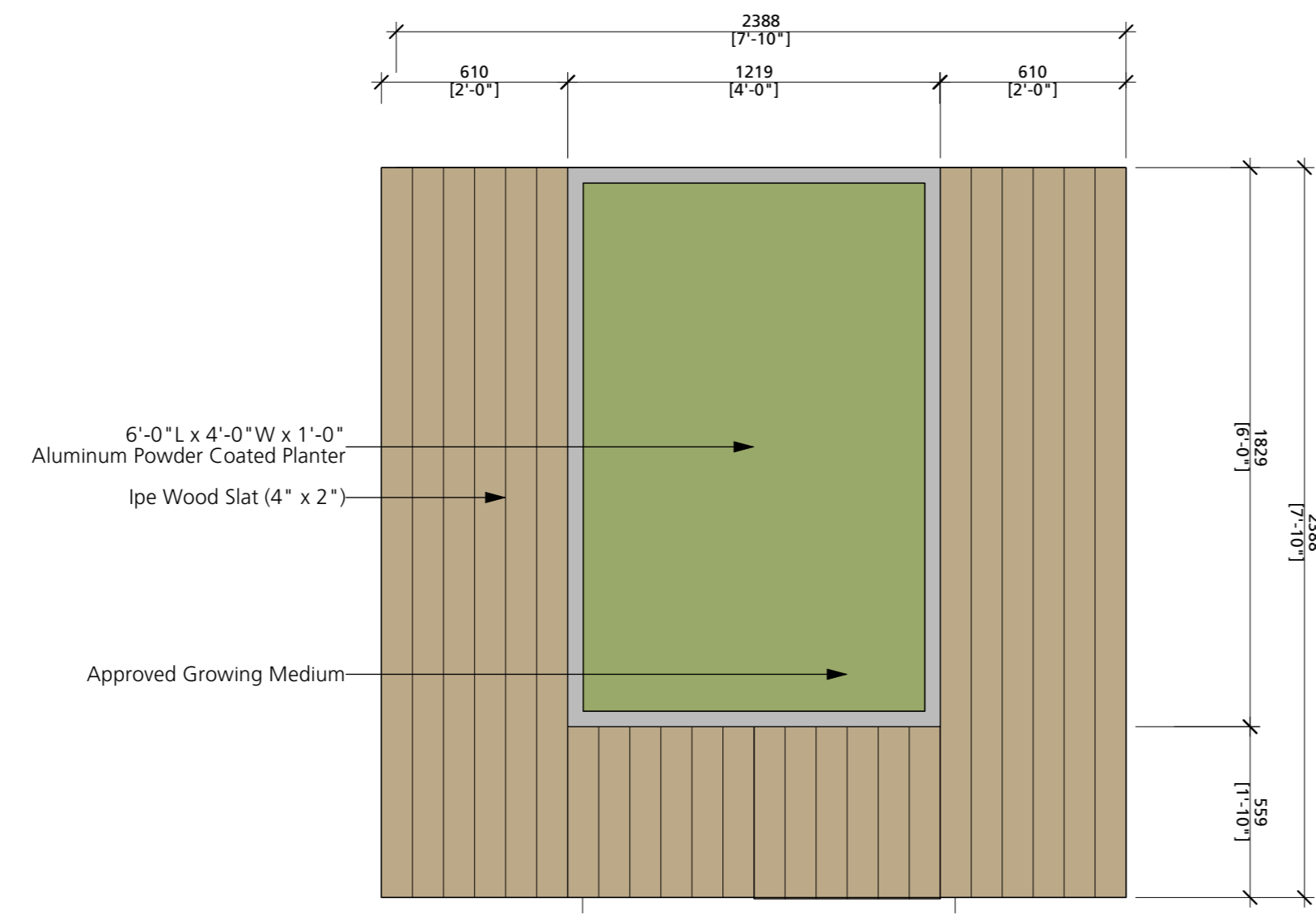
7 Metal Planter  
1:10



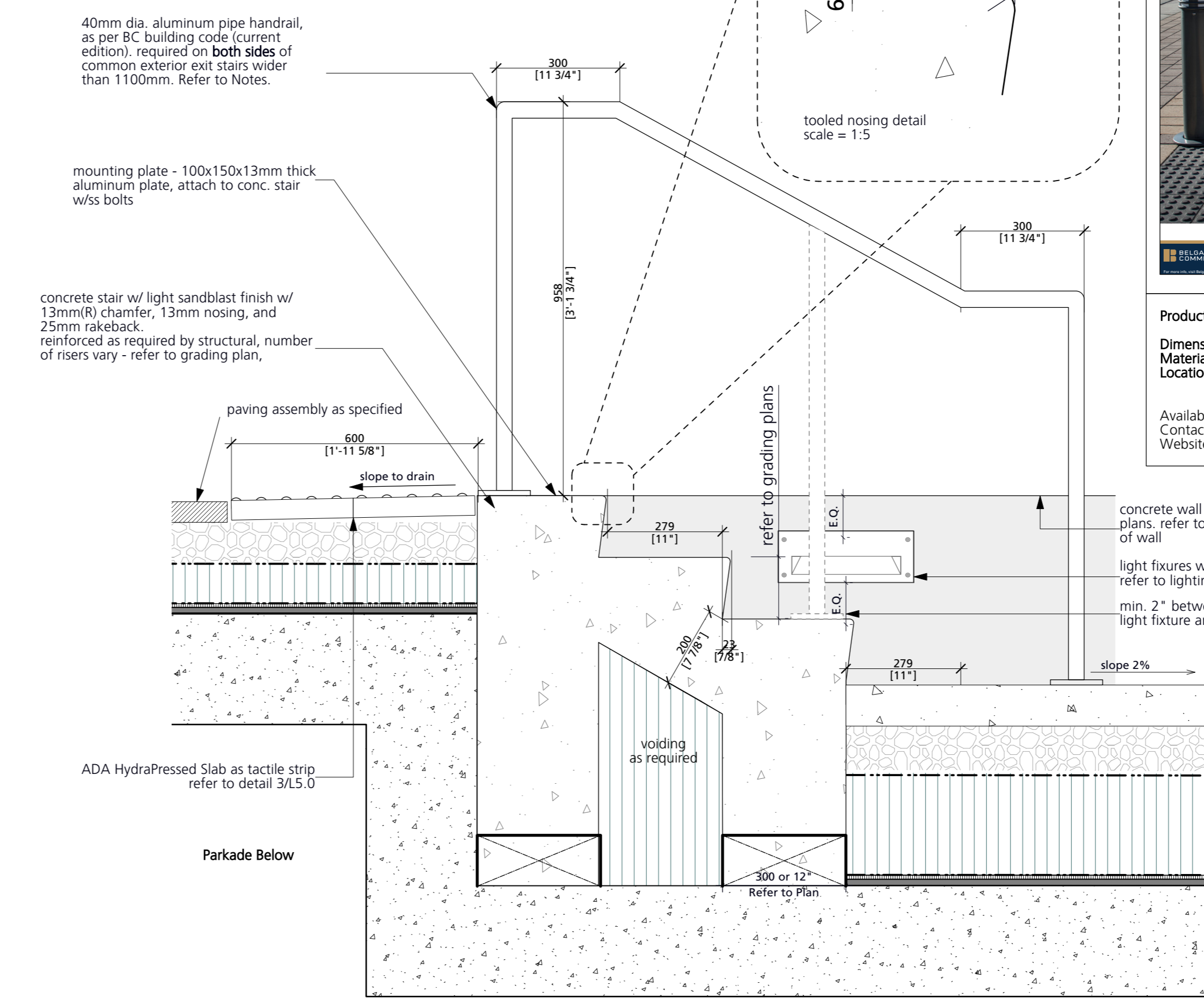
**Model:** Modular Planters  
Refer to plans for dimensions and quantity.  
**Materials:** Aluminum or Pre-approved Equivalent  
**Colour:** Charcoal or Pre-approved Equivalent  
**Installation:** Install as per manufacturer's specifications  
  
Available at Green Theory Design or pre-approved equivalent  
Website: www.greentheory.com  
Tel: 1-844-747-9283

**ALL METALWORK NOTES:**  
- ALL METAL TO BE POWDER-COATED ALUMINUM UNLESS OTHERWISE SPECIFIED.  
- ALL WELDS TO BE GROUND SMOOTH.  
- ALL MEASUREMENTS TO BE VERIFIED ON SITE WITH AS BUILT CONDITIONS PRIOR TO FABRICATION.  
-METALWORK MANUFACTURER TO COORDINATE WITH GENERAL CONTRACTOR REGARDING BASE ATTACHMENT. SOME FENCES/GATES ARE TO BE SECURED TO TOP OF CONCRETE WALLS AND SOME ARE TO BE SECURED TO INDIVIDUAL CONCRETE FOOTINGS.  
-ALL ATTACHMENTS, END CAPS, AND OTHER COMPONENTS ARE TO MATCH COLOUR.  
- CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL METAL COMPONENTS WITH FINISHES, CONNECTIONS, HARDWARE, AND FOOTING TYPE, AND SUBMIT FOR APPROVALS PRIOR TO FABRICATION.  
-LANDSCAPE ARCHITECT TO BE INFORMED OF METALWORK INSTALLATION ON SITE FOR INSPECTION AND COORDINATION.

Model: Modular Planter and Bench  
Supplier: Green Theory or Approved Alternate  
Contact: <https://www.greentheorydist.com/>  
Colour: Matte Black for Metal Component  
Note:  
-Powder Coat all metal components to match planters.  
-Provide cut sheets and shop drawings for all components for approval.  
-Provide drain holes at the bottom of all components.



8 Metal Planter (with Seating)  
1:20



9 C.I.P. Concrete Stair  
1:10

**Notes:**  
- all metal to have powdercoat finish to match architectural.  
- all welds to be ground smooth.  
- contractor to submit shop drawings for all finishes, connections and hardware to IA for approval.  
- refer to plan for location of handrails.  
- all railings to meet BCBC (current editions)  
- contractor to cover all exposed wall/slab waterproofing with flashing painted to match handrail and metal work.  
- rigid insulation for voiding where required. see structural.  
- refer to structural for loading requirements.  
- seed tray void form is not acceptable under paved surfaces.



**Product:** Moduline Slab w/ Truncated Domes or Pre-approved Equivalent  
**Dimensions:** 305mm x 305mm x 60mm (12" x 12" x 2-3/8")  
**Materials:** Concrete. **Colour:** Natural  
**Location:** Top of public stairs as noted on plans  
  
Available at Belgard or Pre-approved Equivalent,  
Contact: Grace Lee, Grace.Lee@oldcastle.com, 604-616-8191  
Website: www.belgard.com

Issues

No.	Description	Date
1	Issued for Rezoning / Development Permit	2025/08/27
2	Re-issued for Rezoning / Development Permit	2026/04/01
3	Re-issued for development Permit	2026/06/15

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Client:  
**CASCADIA**  
Green Development

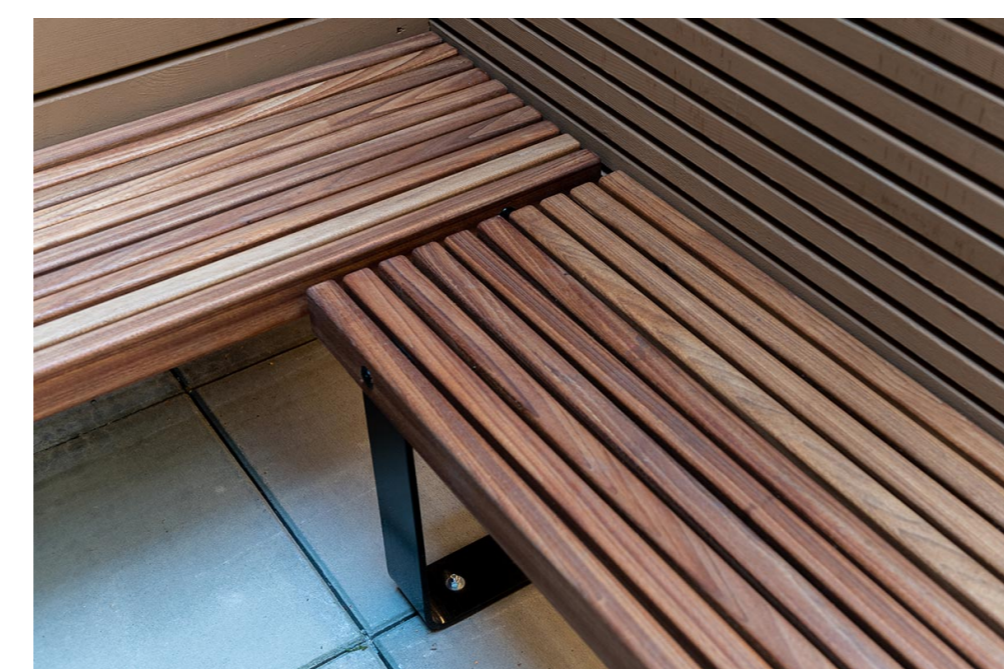
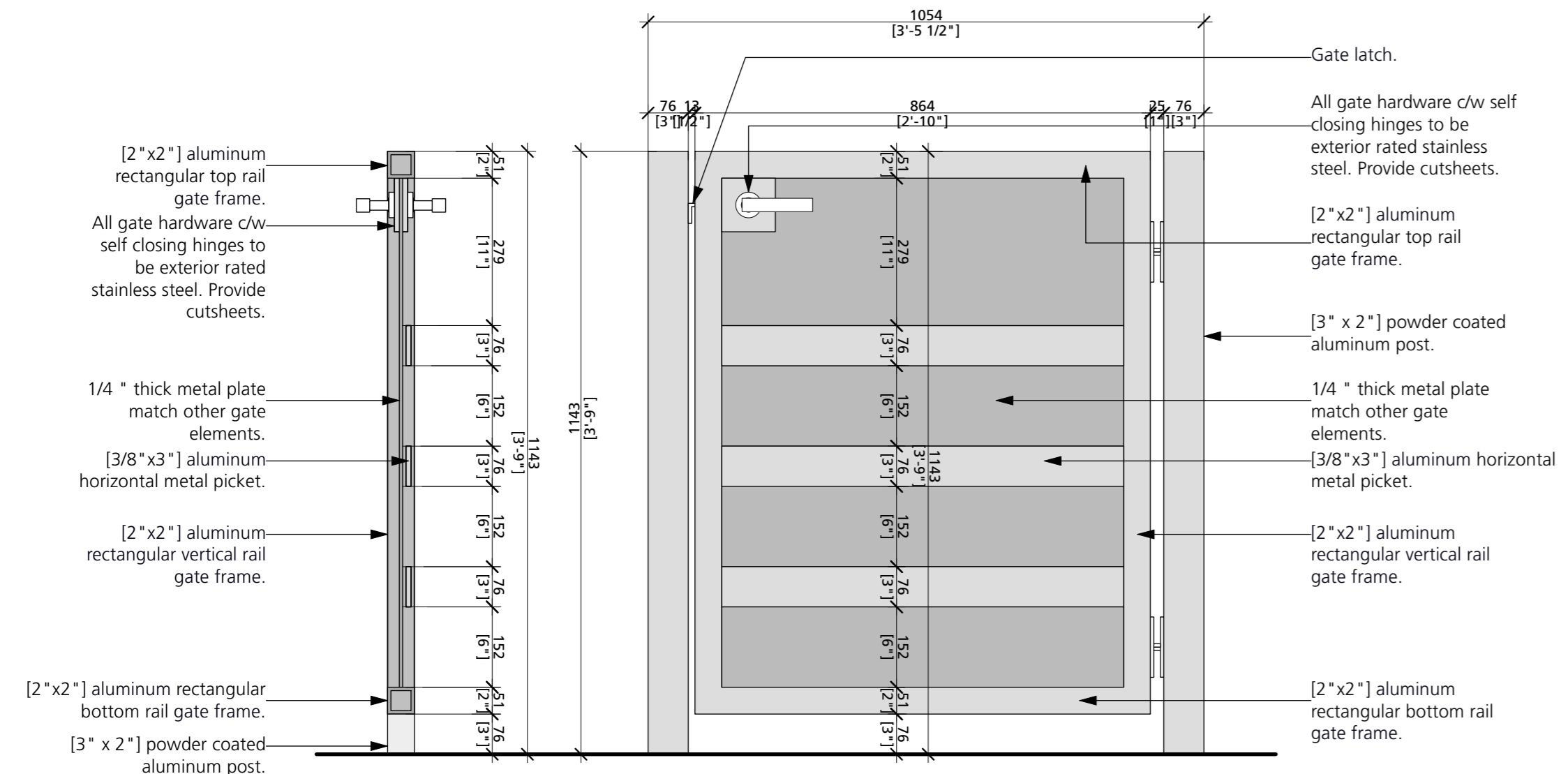
Project Title:  
**MULTI-FAMILY RENTAL DEV.**

2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:  
**Landscape Details**

Project North: Drawn By: **MH**  
Checked By: **MP**  
Scale: **As Shown** Job No.: 25-070  
Sheet No.:

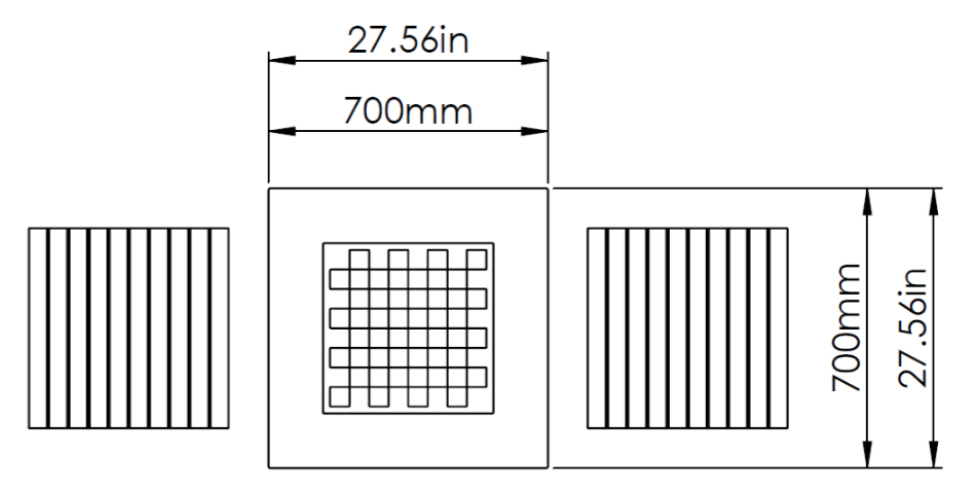
No.	Description	Date
1	Issued for Rezoning / Development Permit	2025/08/27
2	Re-issued for Rezoning / Development Permit	2026/04/01
3	Re-issued for Rezoning / Development Permit	2026/06/15



**Model:** Custom Bench  
**Manufacturer:** Frances Andrew or Pre-approved Equivalent  
**Material:** Thermally Modified Ash with powder coated aluminum  
**Colour:** metal color to be powder coated black  
**Finish:** UV protection sealant, penofin verde or approved equivalent.  
**Quantity:** 2  
**Dimension:** Refer to Plan  
**Contact:** www.francesandrew.com, 604-888-3712  
**Installation:**  
- Mount as per manufacturer's specifications  
- Contractor to provide submittal for review and approval



**Model:** Chess Table & Stools  
**Manufacturer:** Frances Andrew or Pre-approved Equivalent  
**Material:** Stool Seat Top Thermally Modified Ash with powder coated aluminum  
**Colour:** metal color to be powder coated black  
**Finish:** UV protection sealant, penofin verde or approved equivalent.  
**Quantity & Dimensions:**  
1 x 700 x 700 mm Chess Table,  
2 x 500 x 500 mm stools  
**Contact:** www.francesandrew.com, 604-888-3712  
**Installation:**  
- Mount as per manufacturer's specifications  
- Contractor to provide shop drawing to confirm materials, dimensions, color and finishes for review and approval

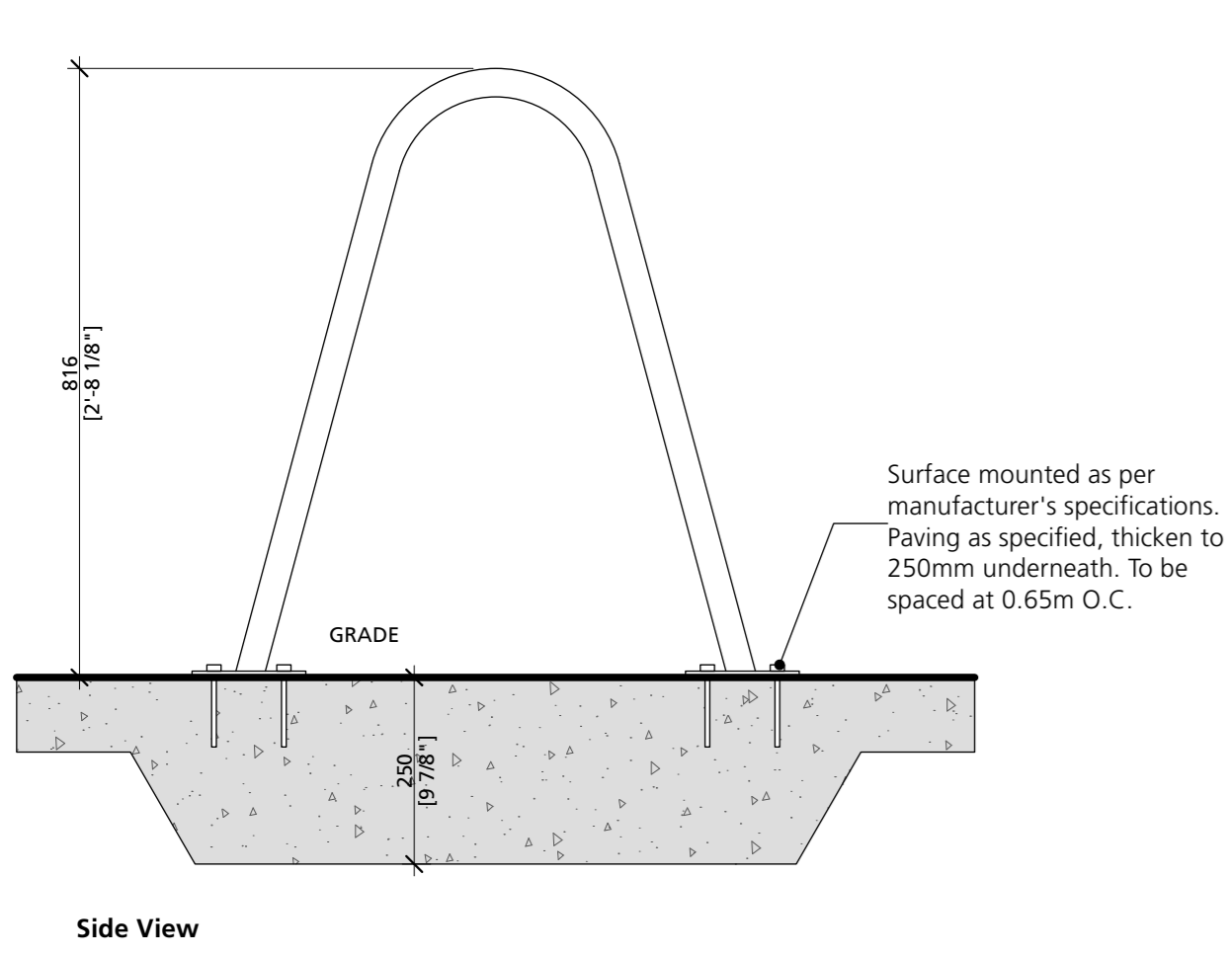


- Notes:**
1. all railings and guards to meet BCBC (current edition).
  2. all railings colour to be powdercoated and match architectural railings color.
  3. contractor to verify all dimensions before fabrication.
  4. all welded connectors to be ground smooth.
  5. all gates hardware to be exterior rated aluminum hinges and gate latch.
  6. metal panel to be black and raised aluminum numbers colour to match architectural
  7. contractor to provide cut sheets and engineered shop drawings with colour samples for review and approval by landscape architect.
  8. provide samples of aluminum numbers and font, and colors for LA approval.

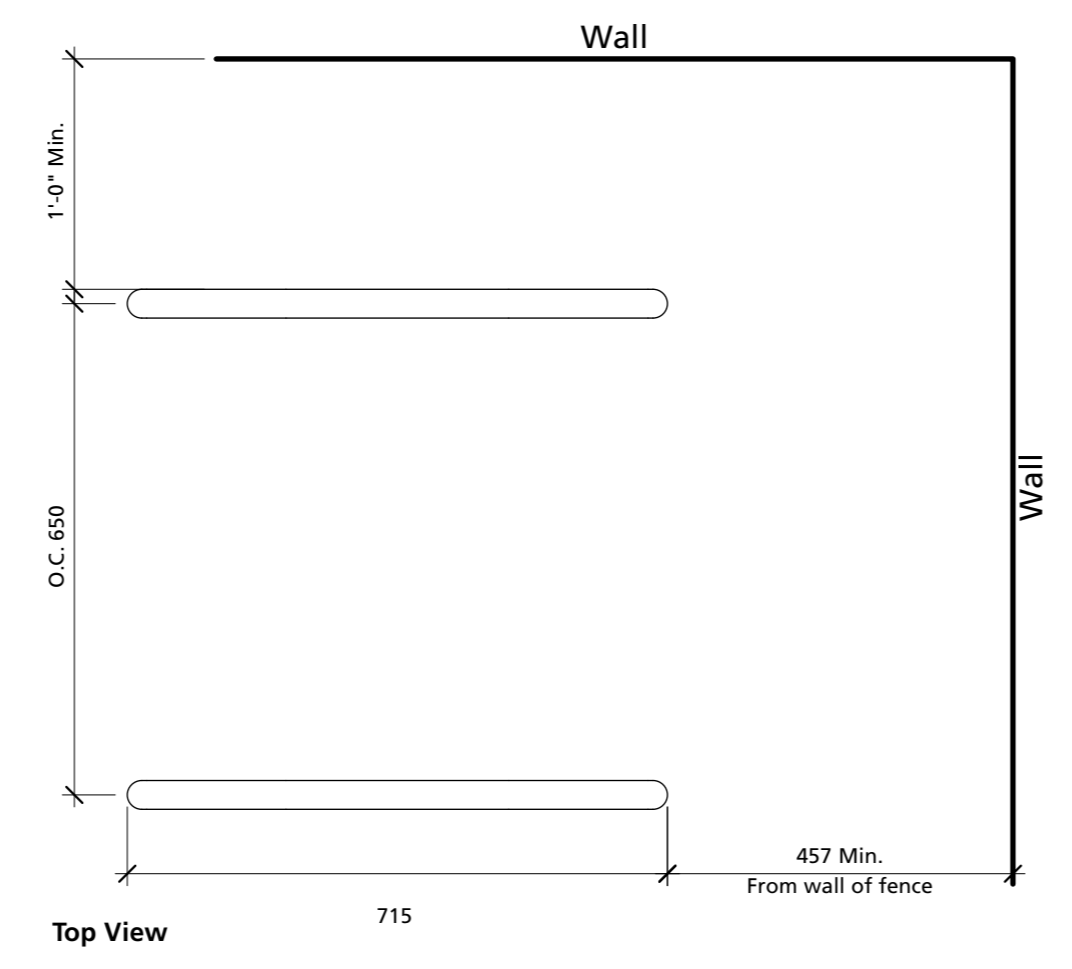
10 Custom Aluminum Gate  
1:10

11 Custom Wood Bench  
NTS

12 Chess Table & Stools  
NTS



13 Bike Rack  
1:10



14 Harvest Table  
NTS

**Summerland 28" Deck Table with Two Big Benches**  
**Model A:** Six-Foot Summerland Set (Qty: 2)  
**Model B:** Twelve-Foot Summerland Set (Qty: 1)  
**Stained Colour:** TBD by Landscape Architect  
**Manufacturer:** The Great Canadian Picnic Table Co.  
**Contact:** www.thegreatcanadianpicnic.com  
**Installation:** Install as per manufacturer's specifications. All tables with hidden screws.



**PH Sunset Beach 4pc Sectional Set + Club Chair**  
**Material:** Fabric (to be confirmed by LA), alu. wood  
**Products:** Sectional Couch (Qty: TBC), Coffee Table (Qty: TBC), Club Chair (Qty: TBC)  
**Manufacturer:** Patio & Home  
**Contact:** https://www.patioandhome.ca/  
**Installation:** Install as per manufacturer's specifications.



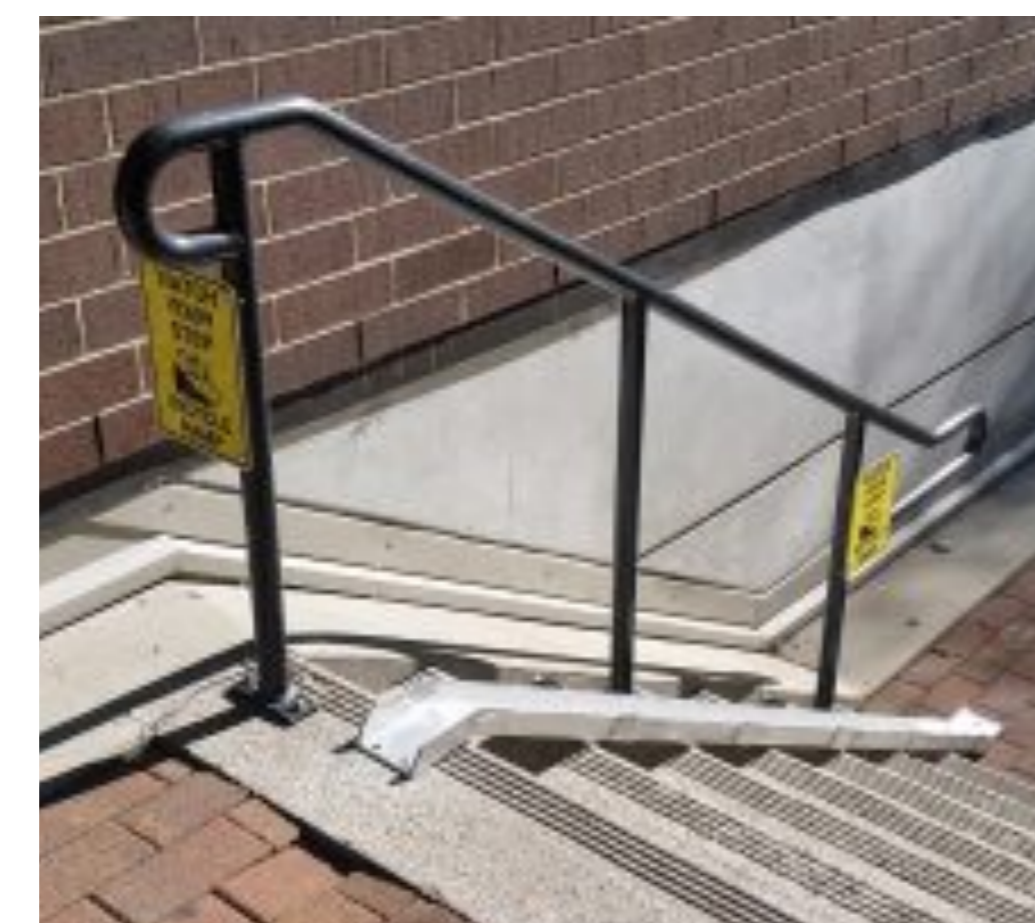
15 Outdoor Lounge Set  
NTS

**Outdoor Grill Island**  
**Model:** SKU 74689  
**Stained Colour:** TBD by Landscape Architect  
**Manufacturer:** Newage Products  
**Contact:** newageproducts.com/ca/



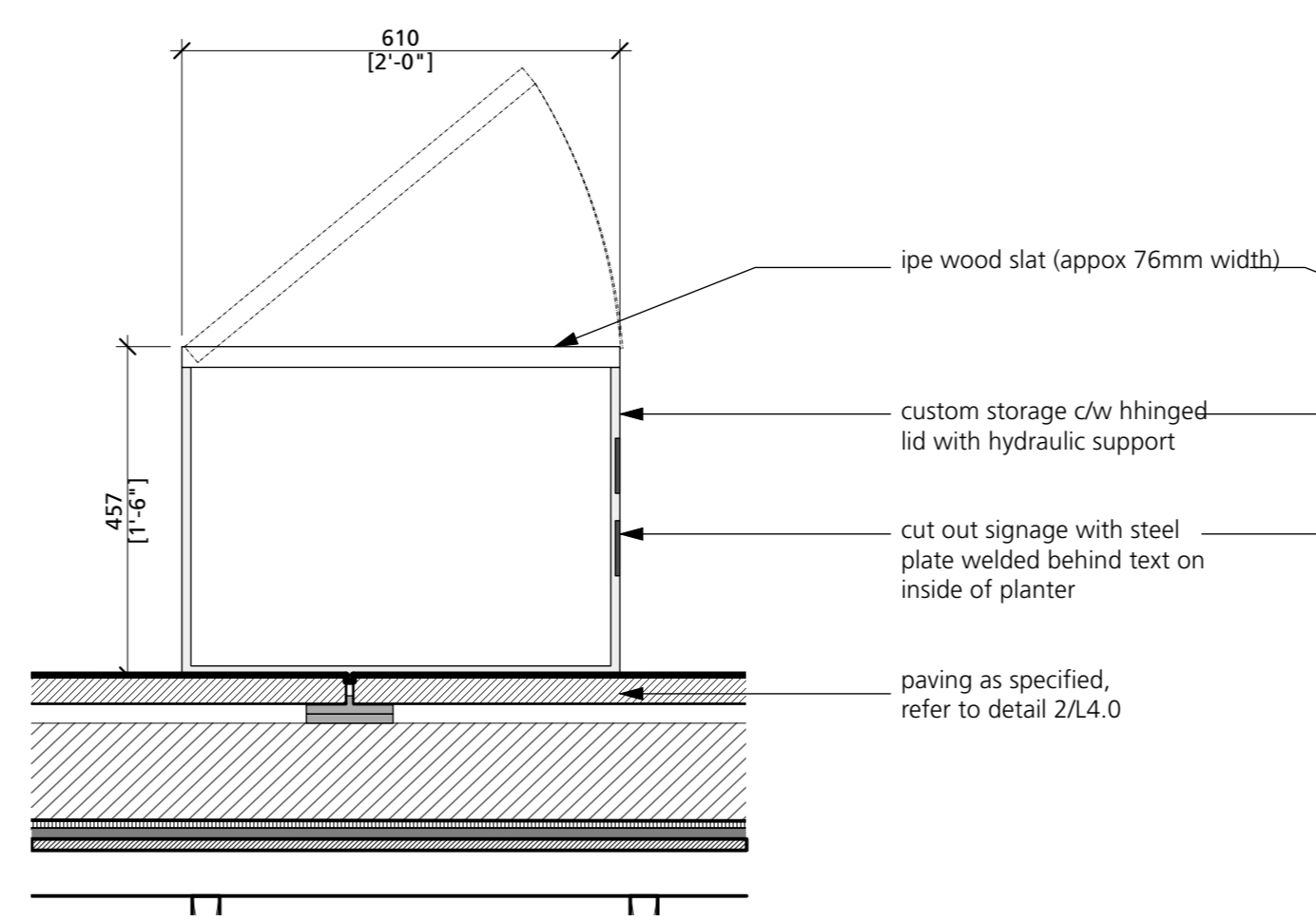
16 Barbecue and Outdoor Kitchen Counter  
1:25

**Quantity:** 1  
**Dimensions:** 5" wide x 2.25" high x 0.25" thick  
**Material:** Solid, welded aluminum construction  
**Colours:** Bare aluminum, or powder coating in various colours available  
**Item No.** 103019 or pro-approved equivalent  
**Contact:** www.bcsiteservice.com

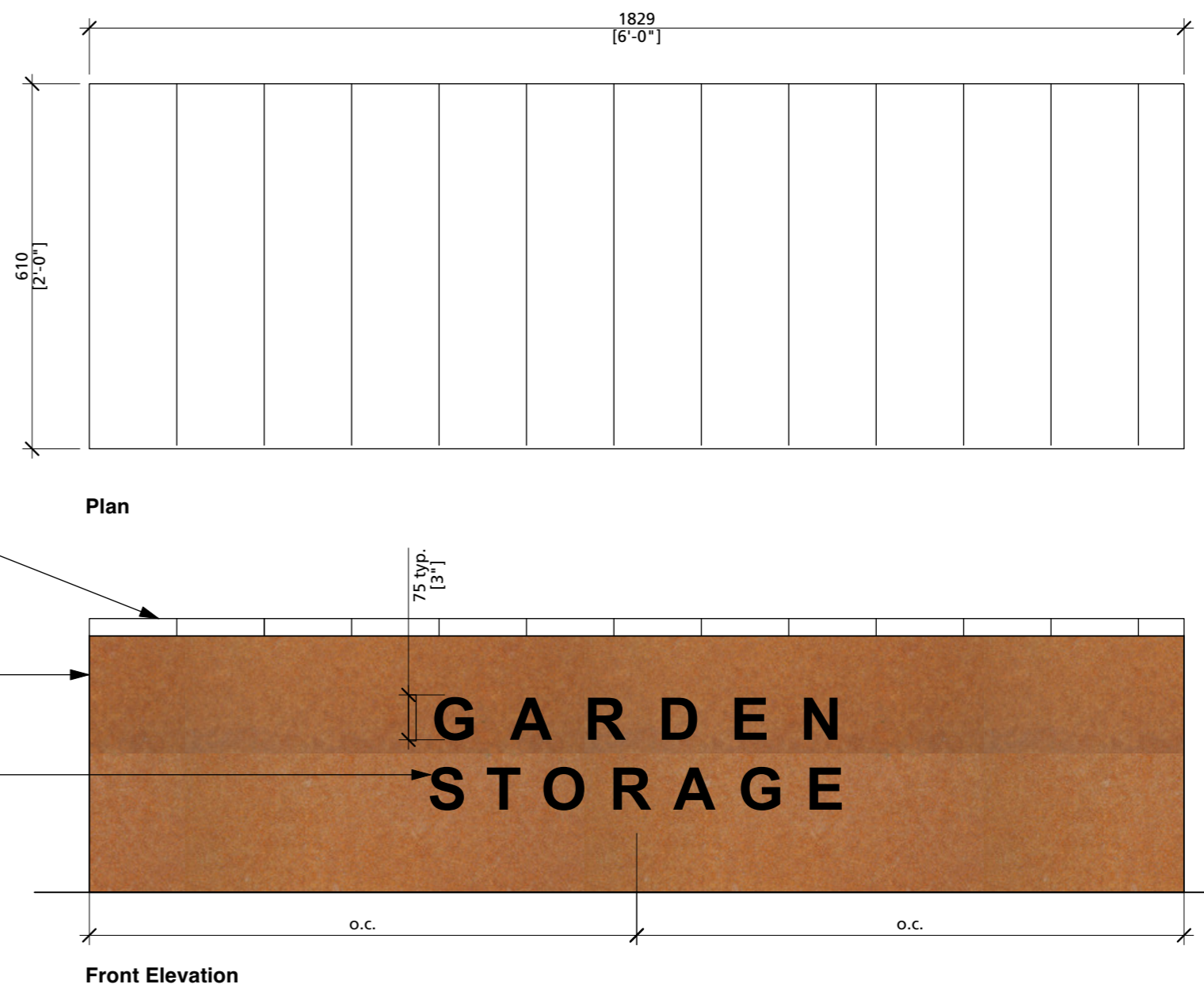


17 Custom Bike Ramp  
NTS

**Bench and Garden Storage**  
**Dimensions:** 72" x 24" x 18" (LWH)  
**Colour:** Raw Weathering Steel  
**Note:**  
- Powder Coat all metal components to match planters.  
- Provide cut sheets and shop drawings for all components for approval  
- Provide bracing as required. No bowing of walls accepted.  
**Available at:** Green Theory Design or pre-approved equivalent.  
**Website:** www.greentheory.com  
**Tel:** 1-844-747-9283



18 Garden Storage  
1:10



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Client:  
**CASCADIA**  
Green Development

Project Title:  
**MULTI-FAMILY RENTAL DEV.**

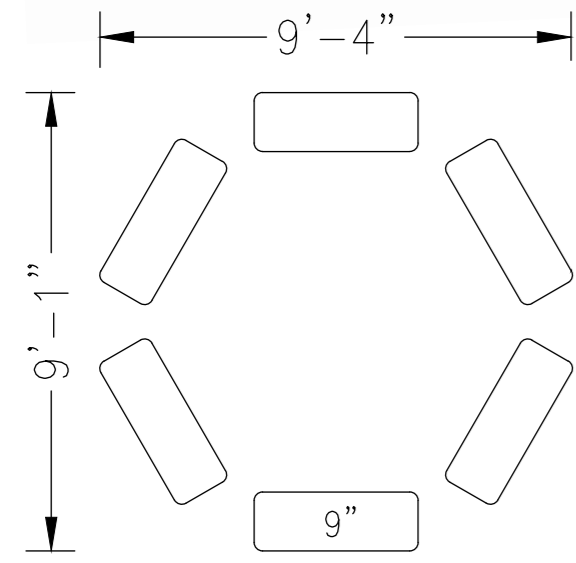
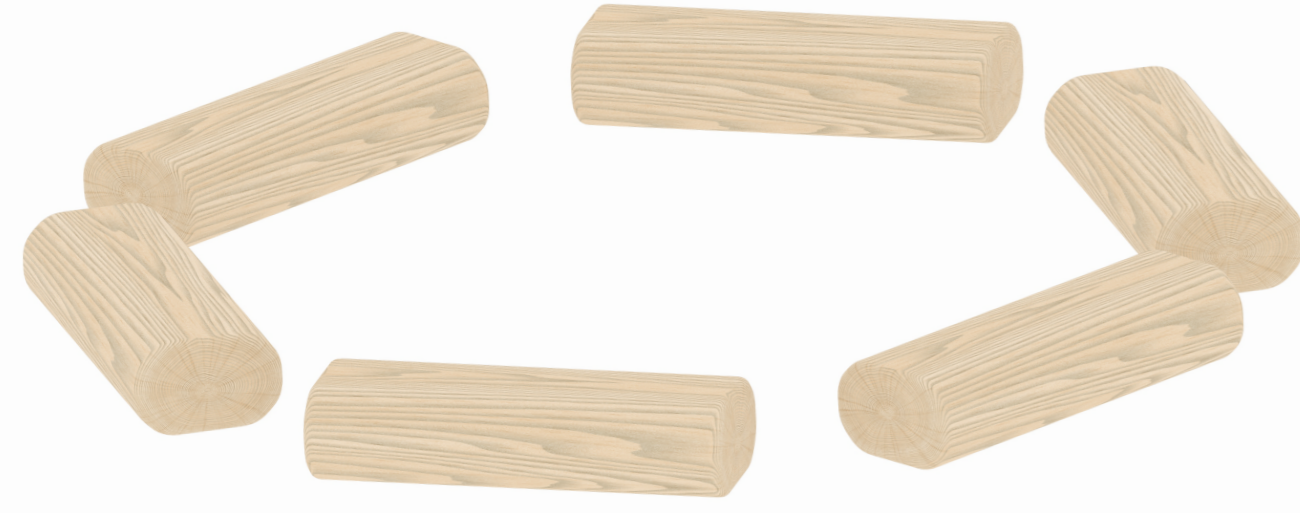
2025 Lonsdale Avenue  
North Vancouver, BC

Drawing Title:  
**Landscape Details**

Project North:	Drawn By:	MH
	Checked By:	MP
Scale:	Job No.:	25-070
		As Shown

Sheet No.:

# Log Circle



Get kids excited to learn by utilizing an outdoor classroom with natural light and fresh air! Outdoor classroom layouts provide children with seating area to learn and socialize.

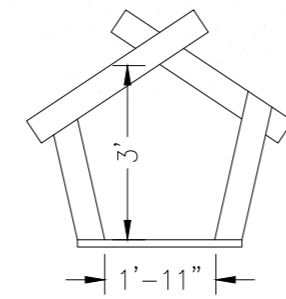
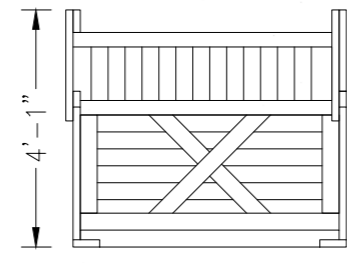
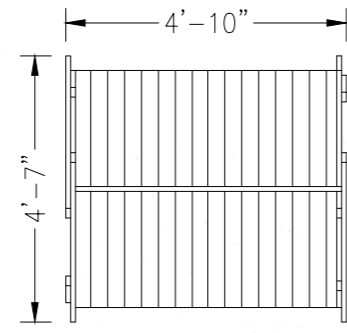
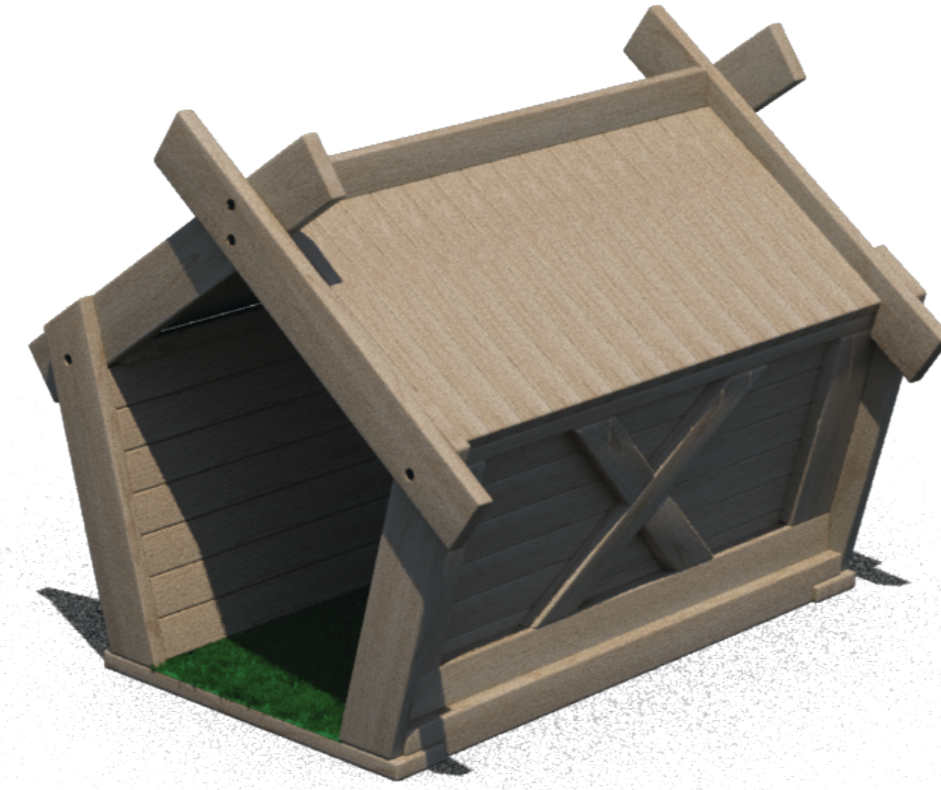
6x 3'3" logs  
Red cedar  
12"-14" diameter logs  
9" high  
Starting at \$2,839

1.866.422.4828 | info@habitat-systems.com | habitat-systems.com

**A - Log Circle**  
Quantity: 1  
Supplier: Kompan System  
Contact: Barbara Frewin, bfrewin@habitat-systems.com, 1-866-422-4828  
www.habitat-system.com  
Installation: Install as per manufacturer's specifications

**Notes:**  
- Contractor to coordinate with the supplier  
- Equipment wood components to be natural wood color no stains

# Crawl Tunnel



The Crawl Tunnel is a checkpoint in a play circuit or a shelter from active play. Building proprioception and wayfinding skills in the playground, the Crawl Tunnel encourages children to move their bodies as they navigate the playspace.

Yellow cedar  
Artificial turf crawl surface

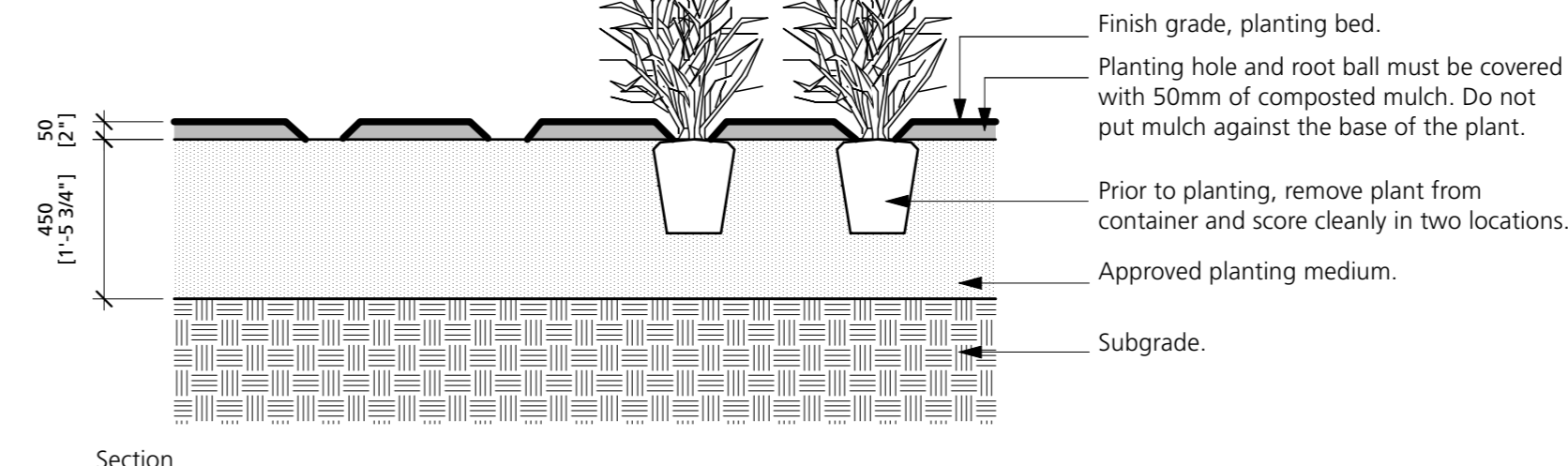
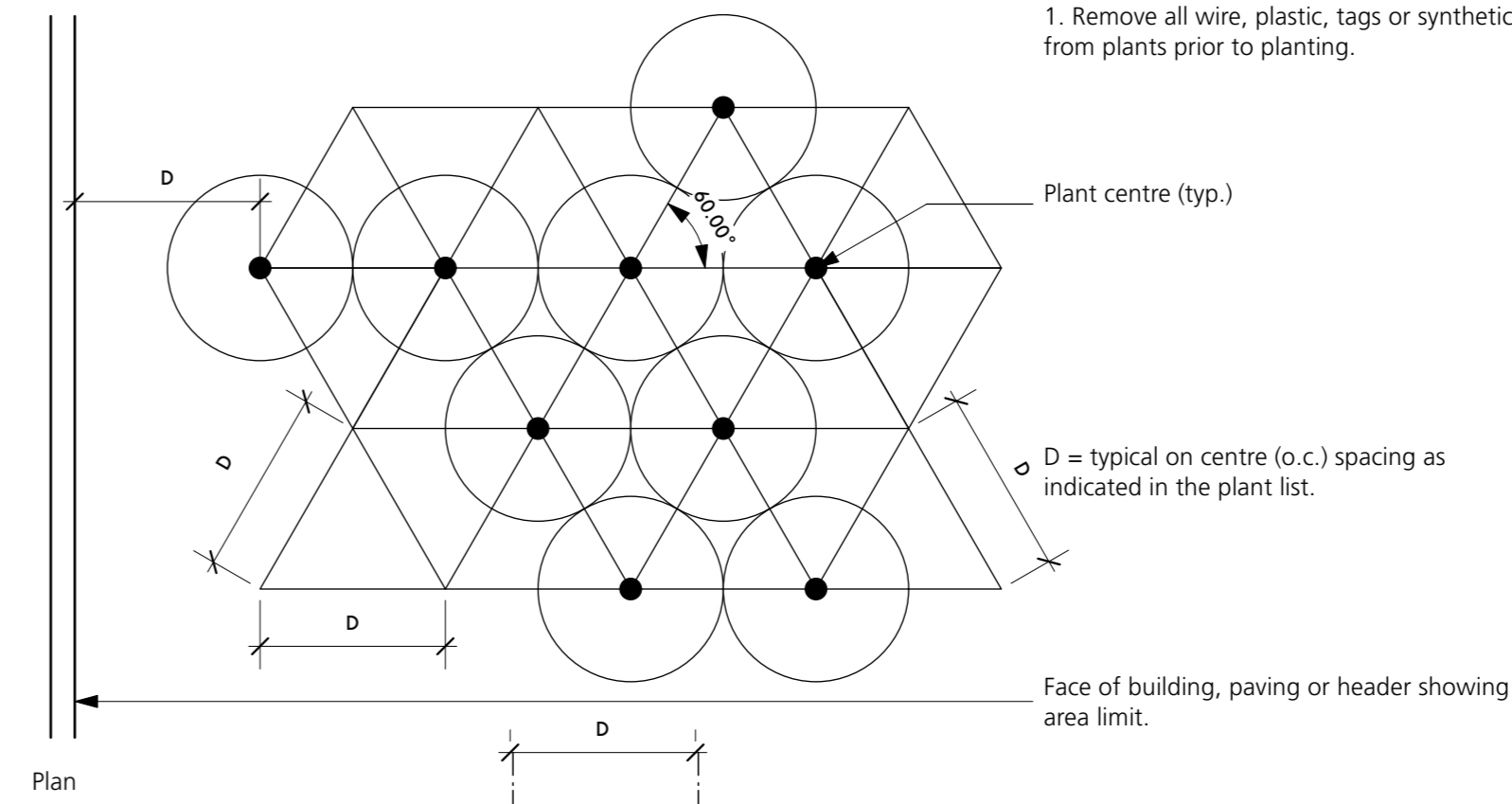
Starting at \$7,105

1.866.422.4828 | info@habitat-systems.com | habitat-systems.com

**B - Crawl Tunnel**  
Quantity: 1  
Supplier: Kompan System  
Contact: Barbara Frewin, bfrewin@habitat-systems.com, 1-866-422-4828  
www.habitat-system.com  
Installation: Install as per manufacturer's specifications

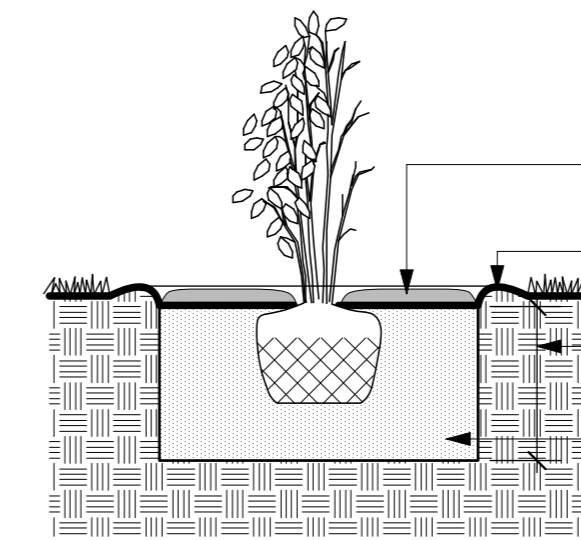
**Notes:**  
- Contractor to coordinate with the supplier  
- Equipment wood components to be natural wood color no stains

**Note:**  
1. Remove all wire, plastic, tags or synthetic material from plants prior to planting.



Minimum medium growing depth:  
-Sodded Lawn: 300mm  
-Shrubs and perennials: 450mm  
-Trees: 900mm

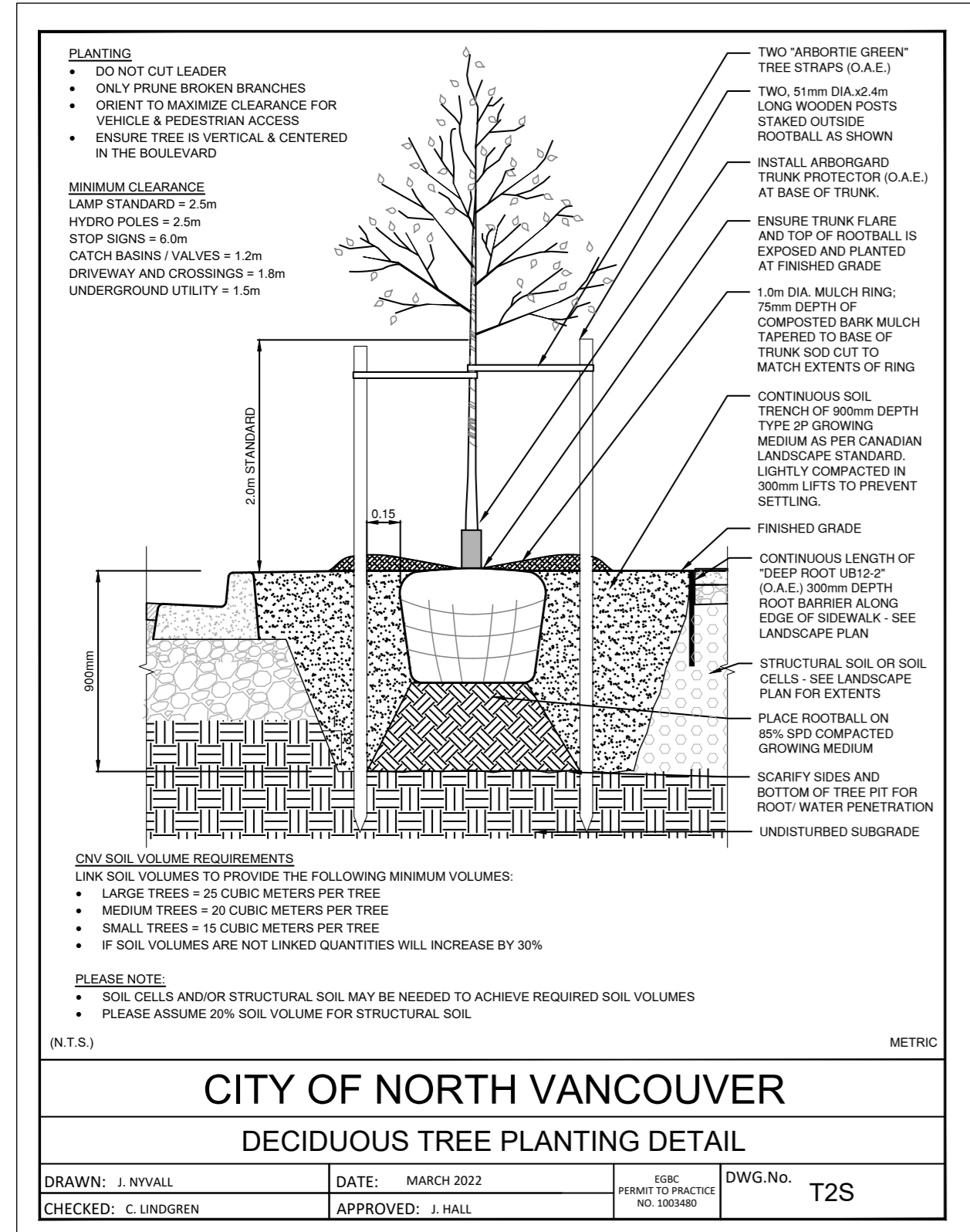
**Note:**  
1. Min. root spread to be in accordance with "Canadian standards for nursery stock."  
2. For container-grown shrubs, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots that circle the perimeter of the container. Prune all damaged, diseased, or weak limbs and roots.  
3. Cleanly prune all damaged root ends.  
4. Fold burlap from top of root ball down into ground set top of ball flush with finish grade.  
5. Do not allow roots to dry out during installation process.  
6. Soak roots in water overnight before planting.



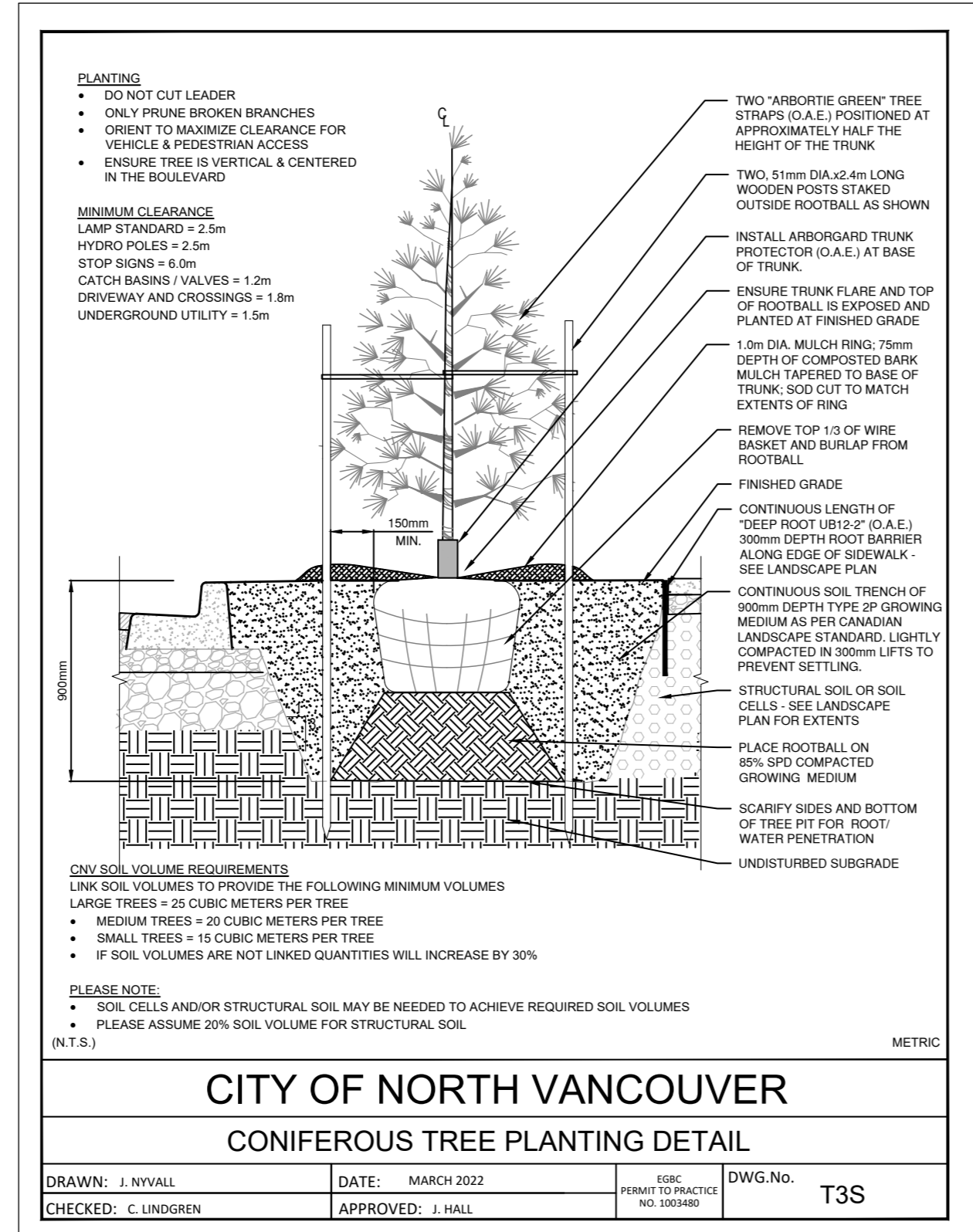
Planting hole and root ball must be covered with 50mm of composted mulch. Do not put mulch against the base of the plant.  
Prior to planting, remove plant from container and score cleanly in two locations.  
Approved planting medium.  
Subgrade.  
Planting hole and root ball must be covered with 50mm of composted mulch. Do not put mulch against the base of the plant.  
Shrubs shall be slightly higher in relation to finished than they were to previous existing grade.  
450mm (for larger shrub root balls, make depth min. 100mm deeper than ball).  
Backfill must be of approved growing medium for quality, composition and fertility. Lightly tamp the backfill and water in after planting.

20 Shrubs and Groundcover Planting  
1:20

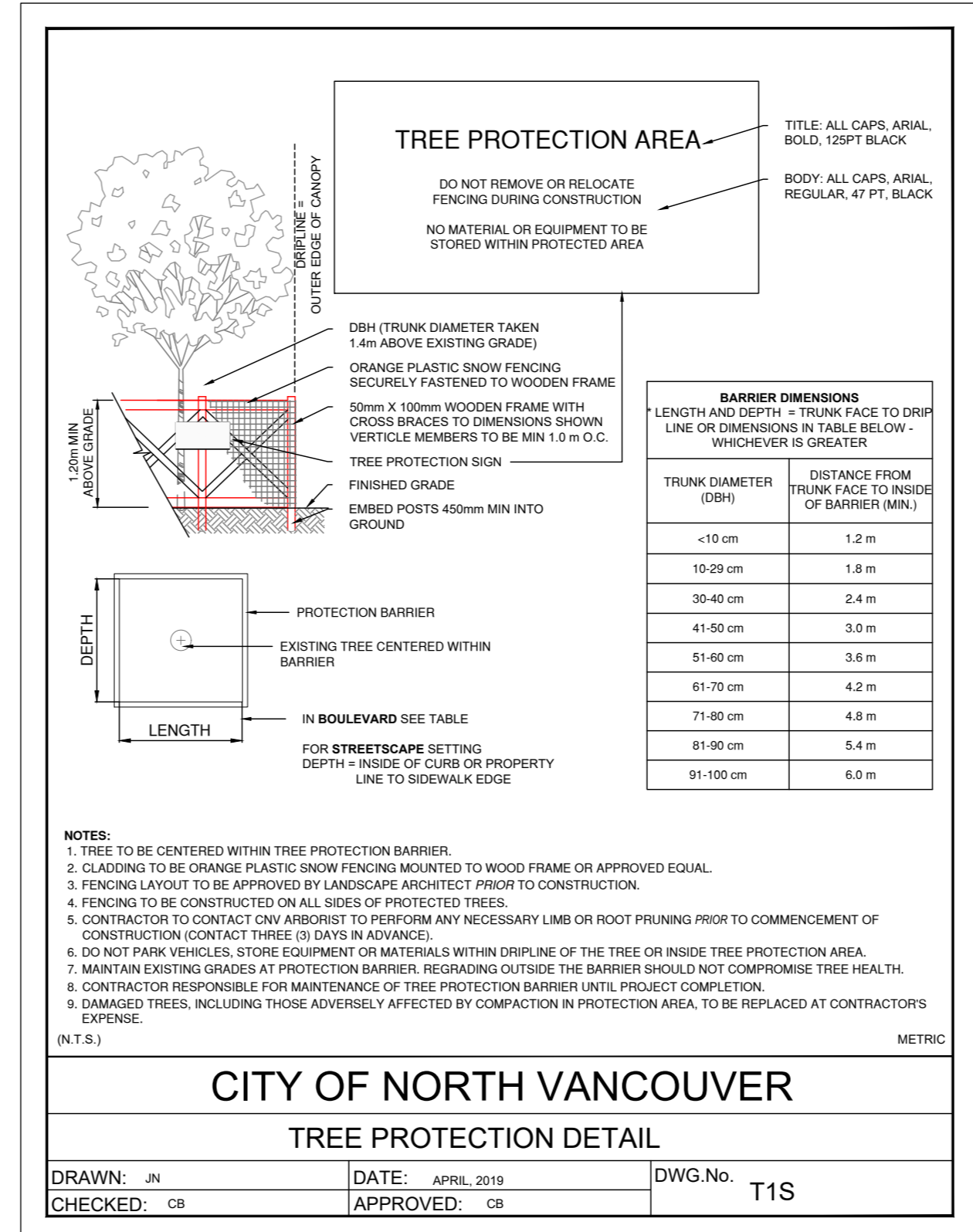
19 Play Equipment  
NTS



21 Deciduous Tree Planting - as per CNV Standards  
NTS

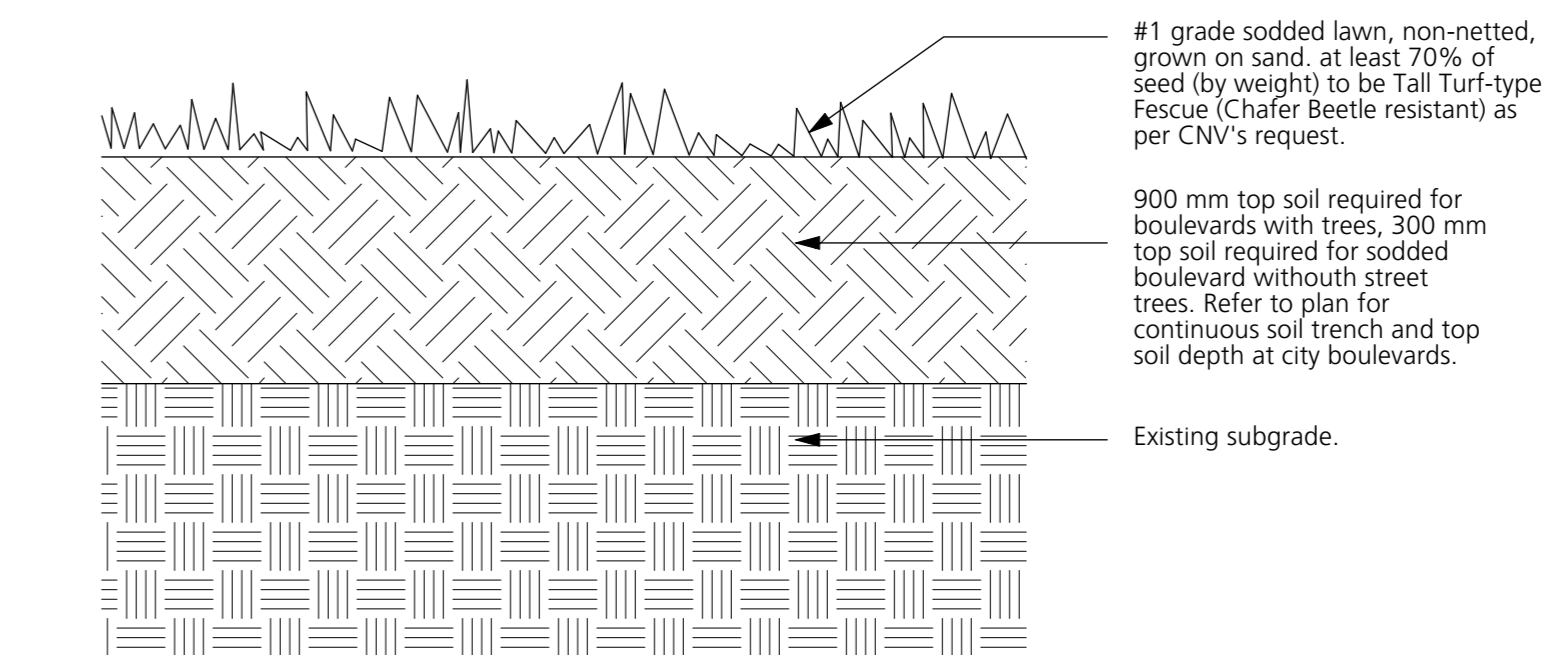


22 Coniferous Tree Planting - as per CNV Standards  
NTS



23 Tree Protection- as per CNV Standards  
NTS

24 Sodded Lawn  
1:10



No.	Description	Date
1	Issued for Rezoning / Development Permit	2025/08/27
2	Re-issued for Rezoning / Development Permit	2026/04/01
3	Re-issued for Rezoning / Development Permit	2026/06/15

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Client:

**CASCADIA**  
Green Development

Project Title:

**MULTI-FAMILY RENTAL DEV.**

2025 Lansdale Avenue  
North Vancouver, BC

Drawing Title:

**Landscape Details**

Project North:

Drawn By: **MH**

Checked By: **MP**

Scale:

Job No.: 25-070

Sheet No.: