



**ARCHITECTURAL DRAWINGS**

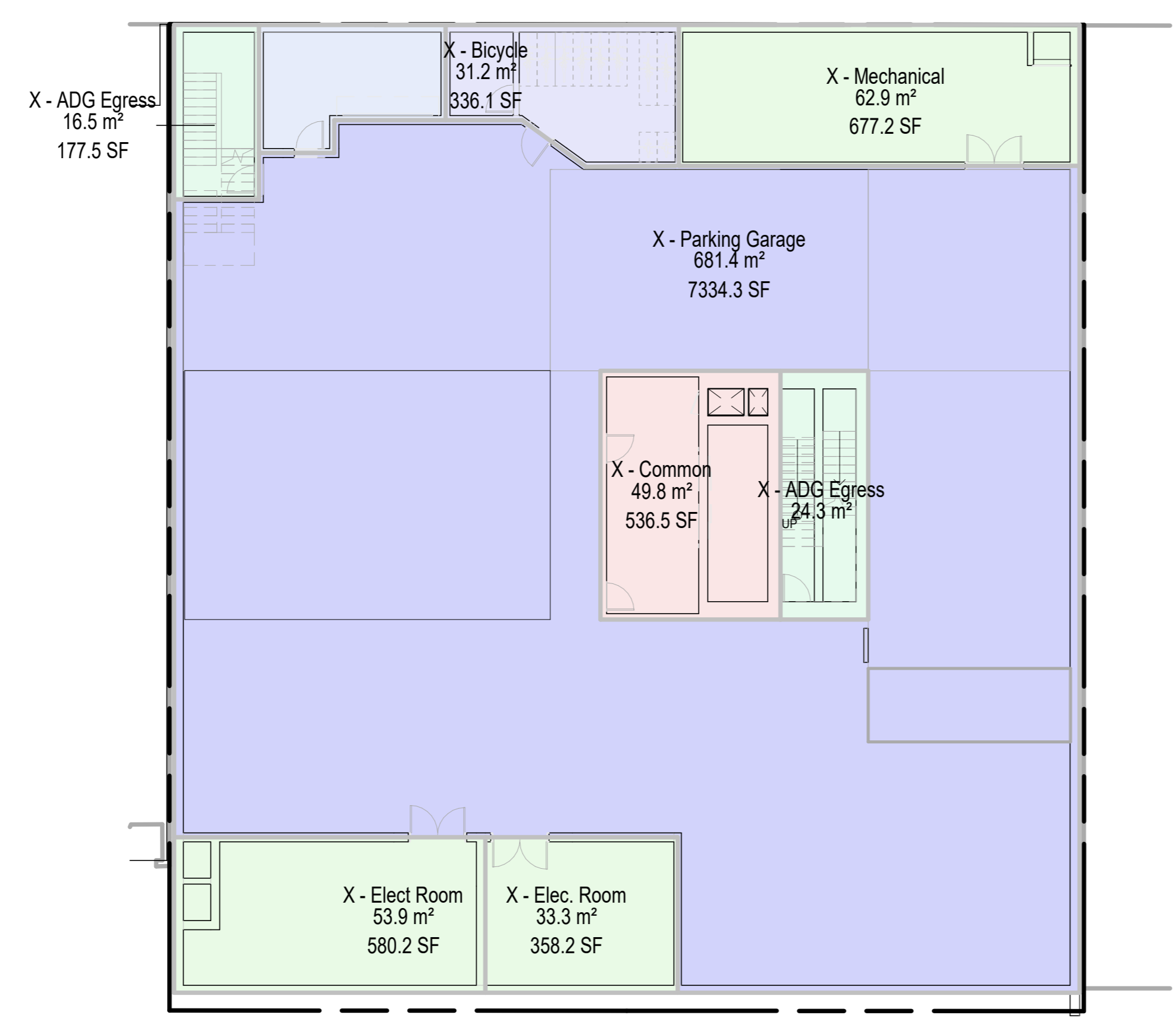
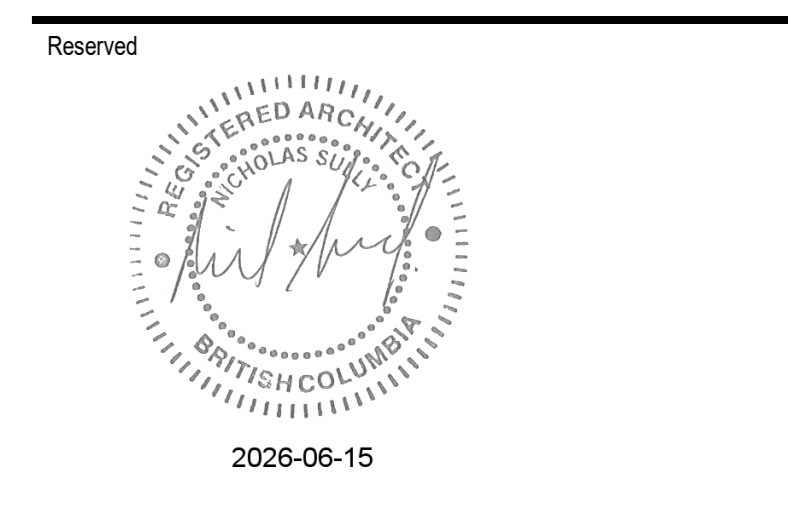
- 000 PROJECT DATA
  - A0.09 Cover + Drawing List
  - A0.04 FAR Summary
- 010 SITE
  - A0.10 Context + Coverage Plans
  - A0.11 Site Plan + Project Statistics
- 050 CITY DRAWINGS
  - A0.51 Level 1 - FAR Plan
  - A0.52 Level 1 - FAR Plan
  - A0.53 Level 2 - FAR Plan
  - A0.54 Level 3 - FAR Plan
  - A0.55 Level 4 - FAR Plan
  - A0.56 Level 5 - FAR Plan
  - A0.57 Roof Mech - FAR Plan
- 200 FLOOR PLANS
  - A2.02 Floor Plan - Parking L1
  - A2.03 Floor Plan - Level 1
  - A2.04 Floor Plan - Level 2
  - A2.05 Floor Plan - Level 3
  - A2.06 Floor Plan - Level 4
  - A2.07 Floor Plan - Level 5
  - A2.08 Floor Plan - Roof
  - A2.10 Enlarged Floor Plans - Elevator Core
- 210 RCP
  - A2.21 Level 1 - RCP
  - A2.22 Level 2 - RCP
  - A2.23 Level 3 - RCP
  - A2.24 Level 4 - RCP
  - A2.25 Level 5 - RCP
- 300 ELEVATIONS
  - A3.01 Building Elevation - South
  - A3.02 Building Elevation - West
  - A3.03 Building Elevation - East
  - A3.04 Building Elevation - North
- 400 SECTIONS
  - A4.01 Building Section - NIS at Parkade Entrance
  - A4.02 Building Section - E-W
  - A4.50 Shadow Studies

**15th Street Boutique Medical**

835-845 15th Street, North Vancouver, BC

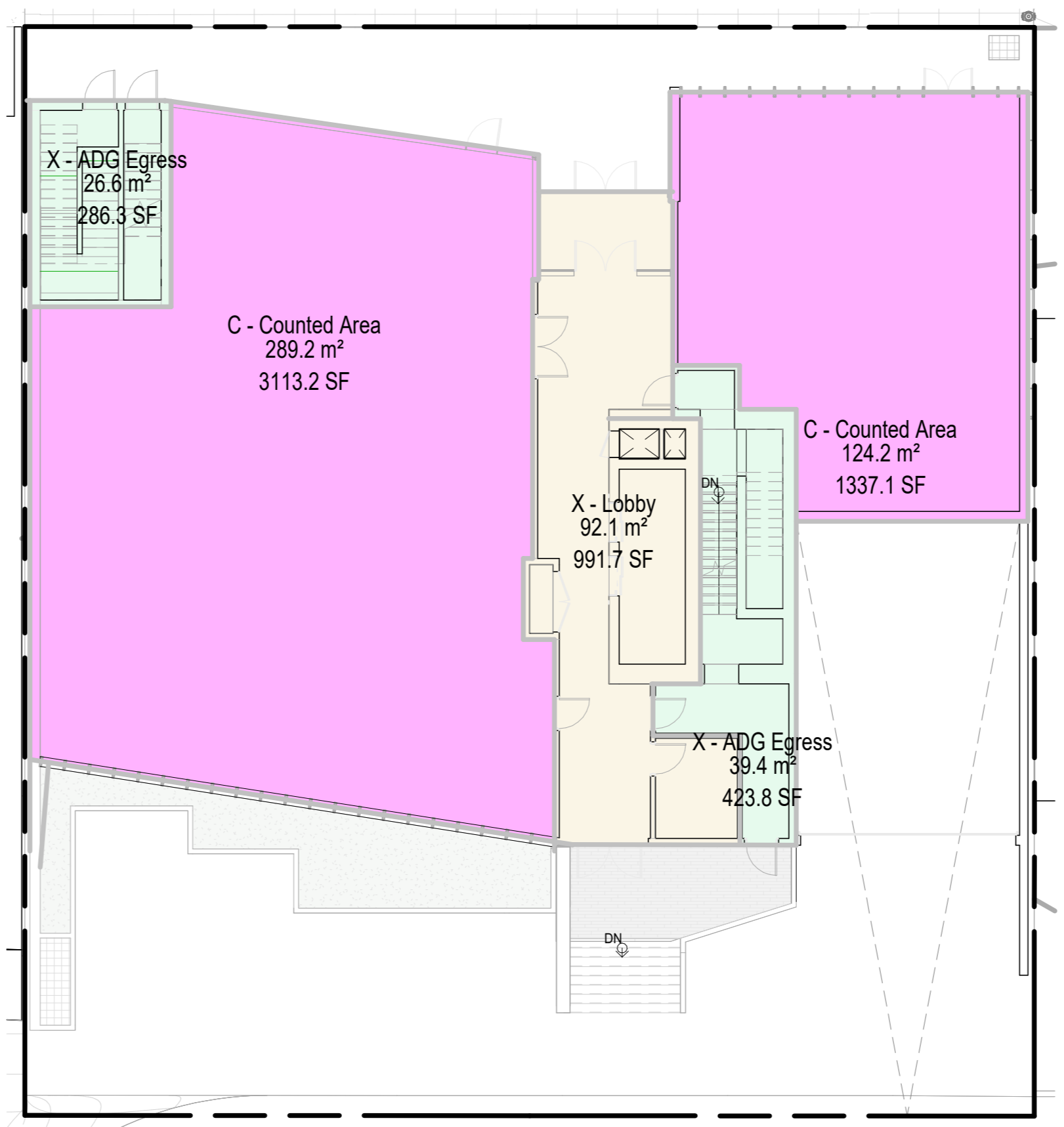
Re-Issued for Response to DP Memo 1      15 JUNE 2026

<p><b>DEVELOPER</b></p> <p>CASCADIA GREEN DEVELOPMENT 252 Esplanade W #106 North Vancouver, BC V7M 0E9 Jasraj Merani, CEO j.merani@cascadiagreendev.com Shirazeh Dabhi, EVP shirazeh@cascadiagreendev.com</p>	<p><b>ARCHITECT</b></p> <p>SHAPE ARCHITECTURE #1402 - 1494 W 7th Ave Vancouver, BC V6J 1C1 Alex Smith, Partner, C.R.P. a.smith@shapearchitecture.ca David Guenther, Sr. Associate d.guenther@shapearchitecture.ca</p>	<p><b>STRUCTURAL</b></p> <p>Gloman Simpson 1661 W 8th Ave Vancouver, BC V6J 1N5 Harrison Gloman hgloman@gotmansimpson.com</p>	<p><b>MECHANICAL</b></p> <p>EMEC 5460 152 St. #209 Surrey, BC V3R 5J9 Zeehan Watta z.watta@emec.ca</p>	<p><b>ELECTRICAL</b></p> <p>Orjinal 222-2240 68 Ave Surrey, BC V3M 1P3 Jeff Chen j.chen@orjinal.ca Rishabh Bhan r.bhan@orjinal.ca</p>	<p><b>LANDSCAPE</b></p> <p>Connect 2905 Hemlock St Vancouver, BC V6H 2V1 Ken Larson ken@connects.ca</p>	<p><b>CIVIL</b></p> <p>Ornat Suite 610, 221 Esplanade North Vancouver, BC V7M 3J3 Brock Gordon bgordon@ornat.ca Andrew Gordon agordon@ornat.ca</p>	<p><b>ENERGY MODELLING</b></p> <p>MJR #807, 1461 Howe St Vancouver, BC V6Z 0S5 Ayda Sataf asataf@murconsulting.com Golshan Nazari gnazari@murconsulting.com</p>	<p><b>BUILDING ENVELOPE</b></p> <p>GeoPacific 1779 W 79th Ave Vancouver, BC V6P 8P2 Marah Meeraf marah@geopacific.ca</p>	<p><b>GEOTECHNICAL</b></p> <p>GeoPacific 1779 W 79th Ave Vancouver, BC V6P 8P2 Patrick Merrit merrit@geopacific.ca</p>	<p><b>BUILDING CODE</b></p> <p>Cardinal 688 Hastings St. #170 Vancouver, BC V6S 1P1 Sam Edrasi sam@cardinalre.ca</p>
---	---	---	--	---	---	--	---	--	--	--



2 P1 (FSR Summary)  
 1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
P1	X - ADG Egress	439 R²
P1	X - Bicycle Storage	336 R²
P1	X - Common Floor Area	537 R²
P1	X - Mech / Elec Rm	1616 R²
P1	X - Parking Garage	7334 R²
P1	X - Waste / Recycling	243 R²

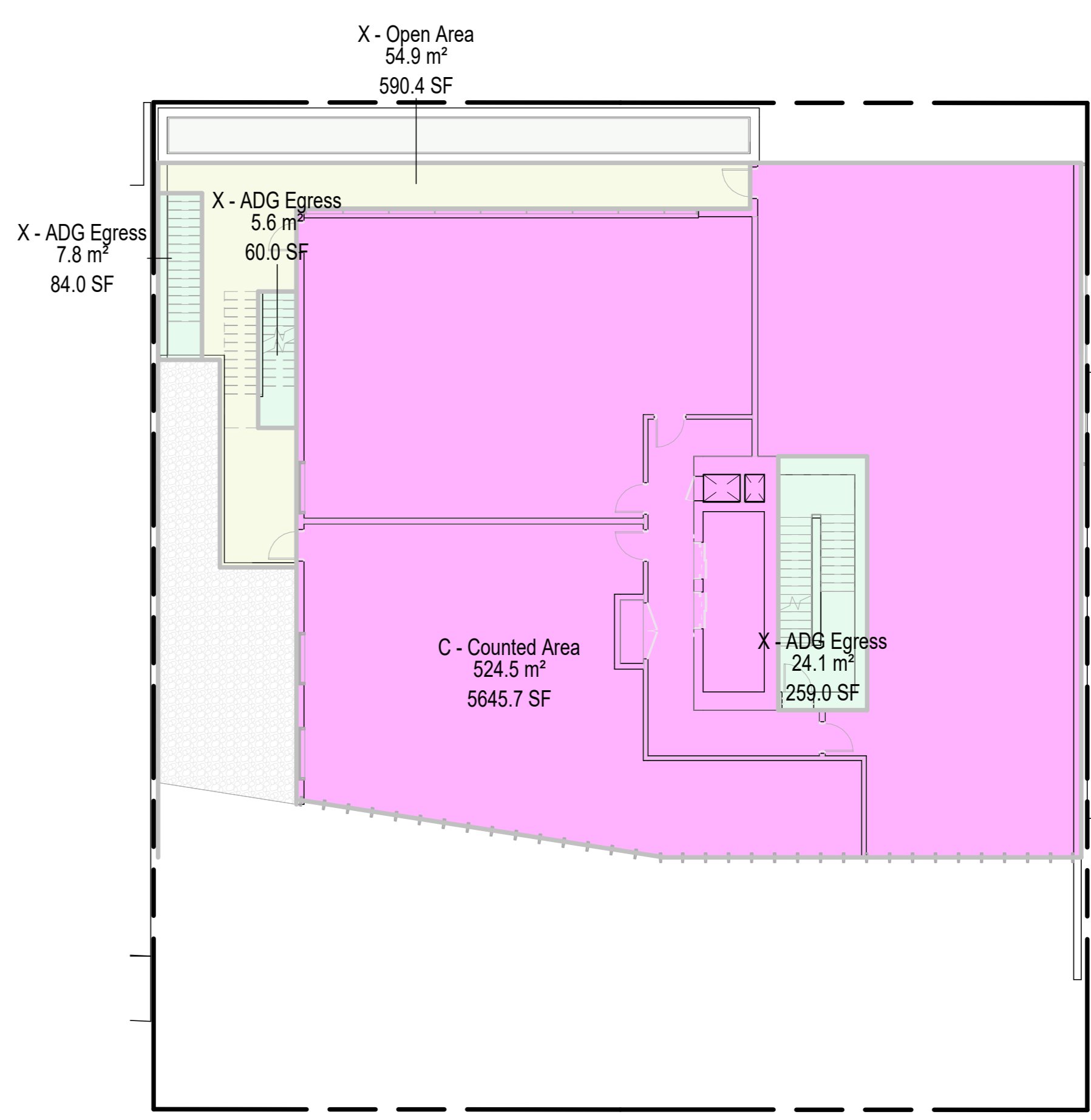


3 LEVEL 1 (FSR Summary)  
 1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 1	X - ADG Egress	710 R²
LEVEL 1	X - Lobby	992 R²

Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 1	C - Counted Area	4450 R²



4 LEVEL 2 (FSR Summary)  
 1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 2	X - ADG Egress	403 R²
LEVEL 2	X - Open Area	590 R²

Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 2	C - Counted Area	5646 R²

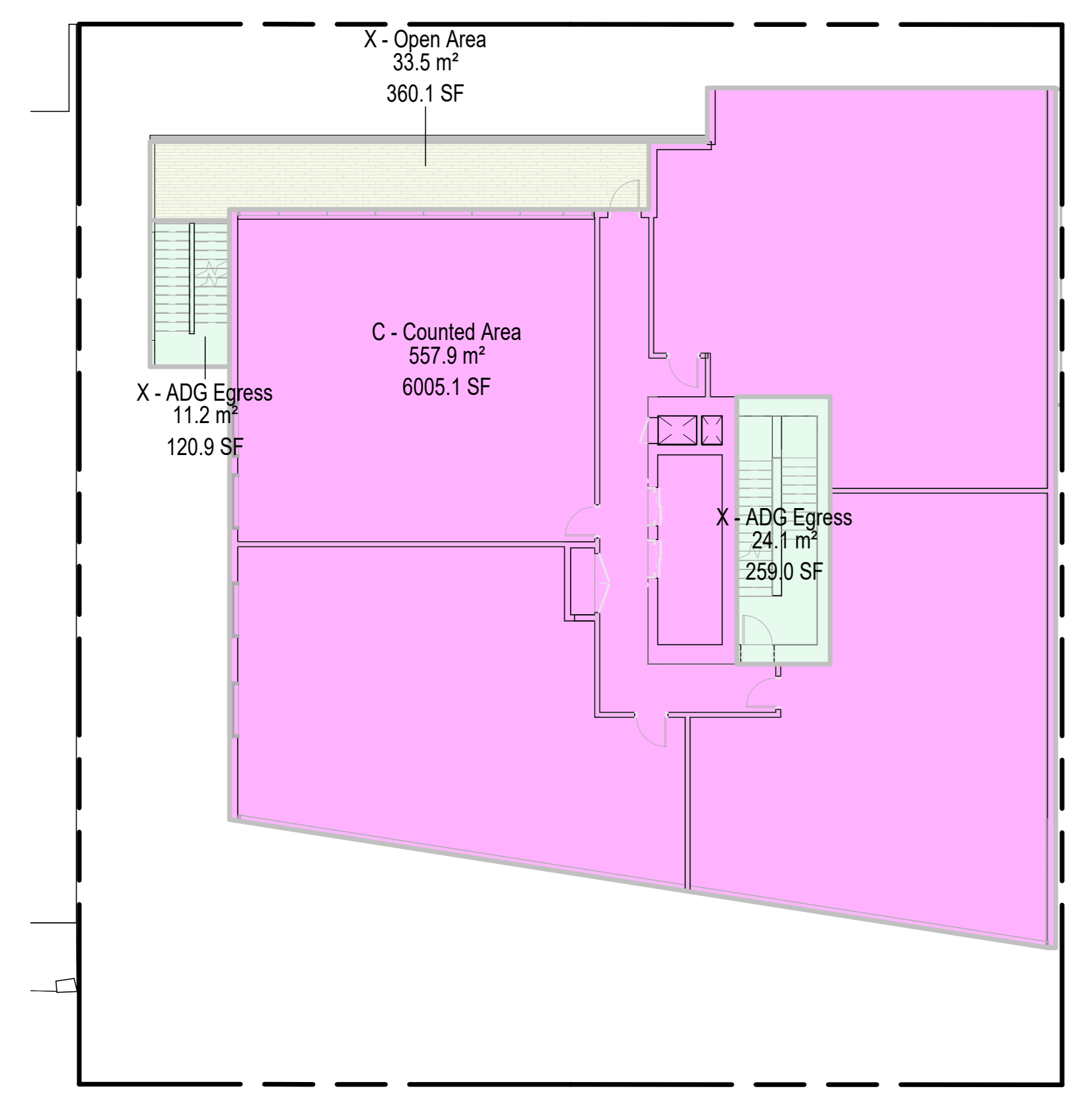
GROSS AREA SUMMARY	
P1	10605 R²
LEVEL 1	6152 R²
LEVEL 2	6639 R²
LEVEL 3	6745 R²
LEVEL 4	7233 R²
LEVEL 5	7251 R²
ROOF PLAN	5677 R²
<b>Total:</b>	<b>50102 R²</b>

EXCLUDED AREA SUMMARY	
X - ADG Egress	2831 R²
X - Bicycle Storage	336 R²
X - Common Floor Area	537 R²
X - Lobby	992 R²
X - Mech / Elec Rm	1616 R²
X - Open Area	8400 R²
X - Parking Garage	7334 R²
X - Roof Structures	853 R²
X - Waste / Recycling	243 R²
X - Green Roof	0 R²
<b>Total Exclusions:</b>	<b>23142 R²</b>

Site Area	10,810 R²
<b>FSR Total</b>	<b>26,960 R²</b>
FSR	2.50

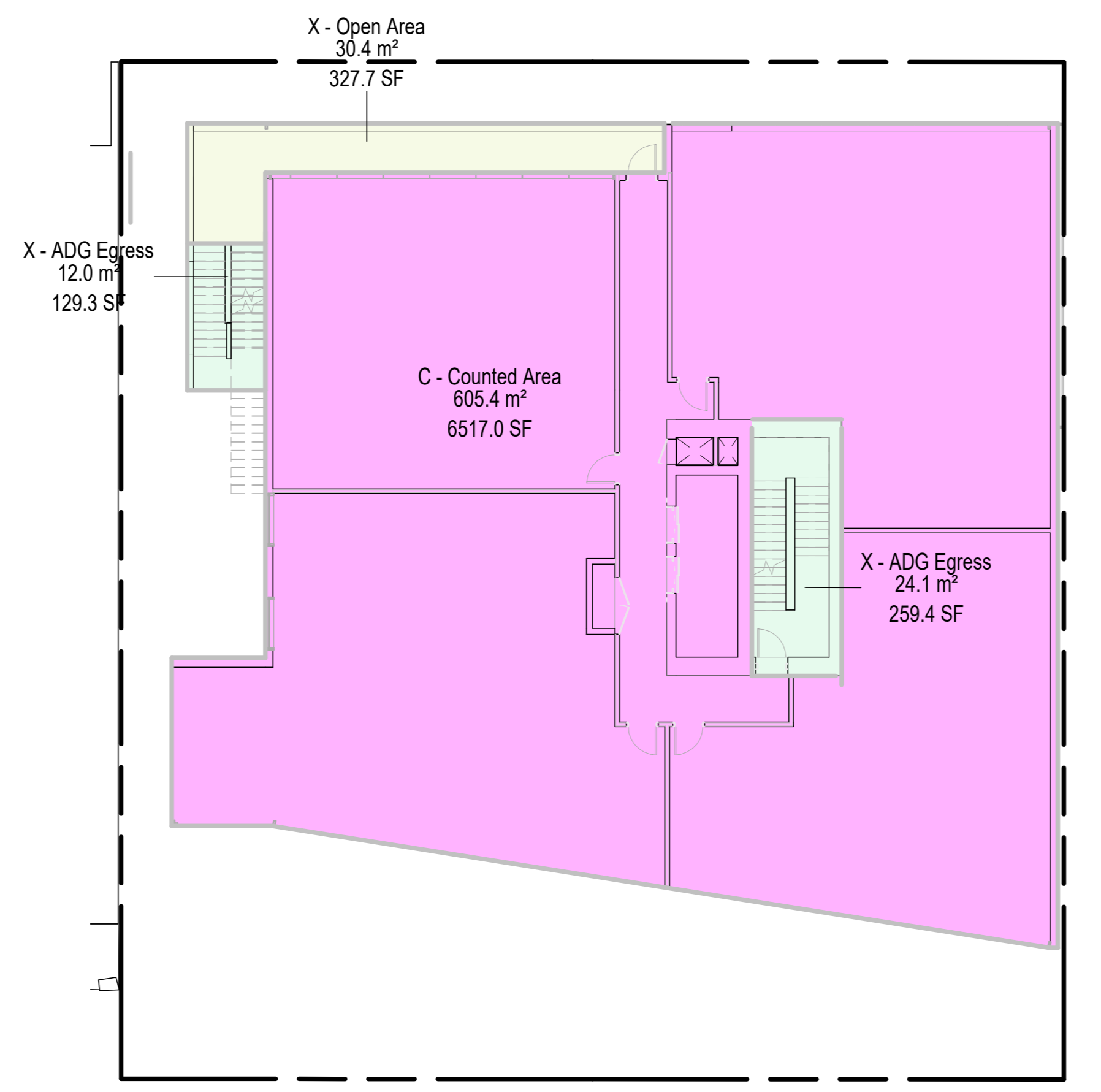


5 Level 3 (FSR Summary)  
 1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 3	X - ADG Egress	380 R²
LEVEL 3	X - Open Area	360 R²

Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 3	C - Counted Area	6005 R²

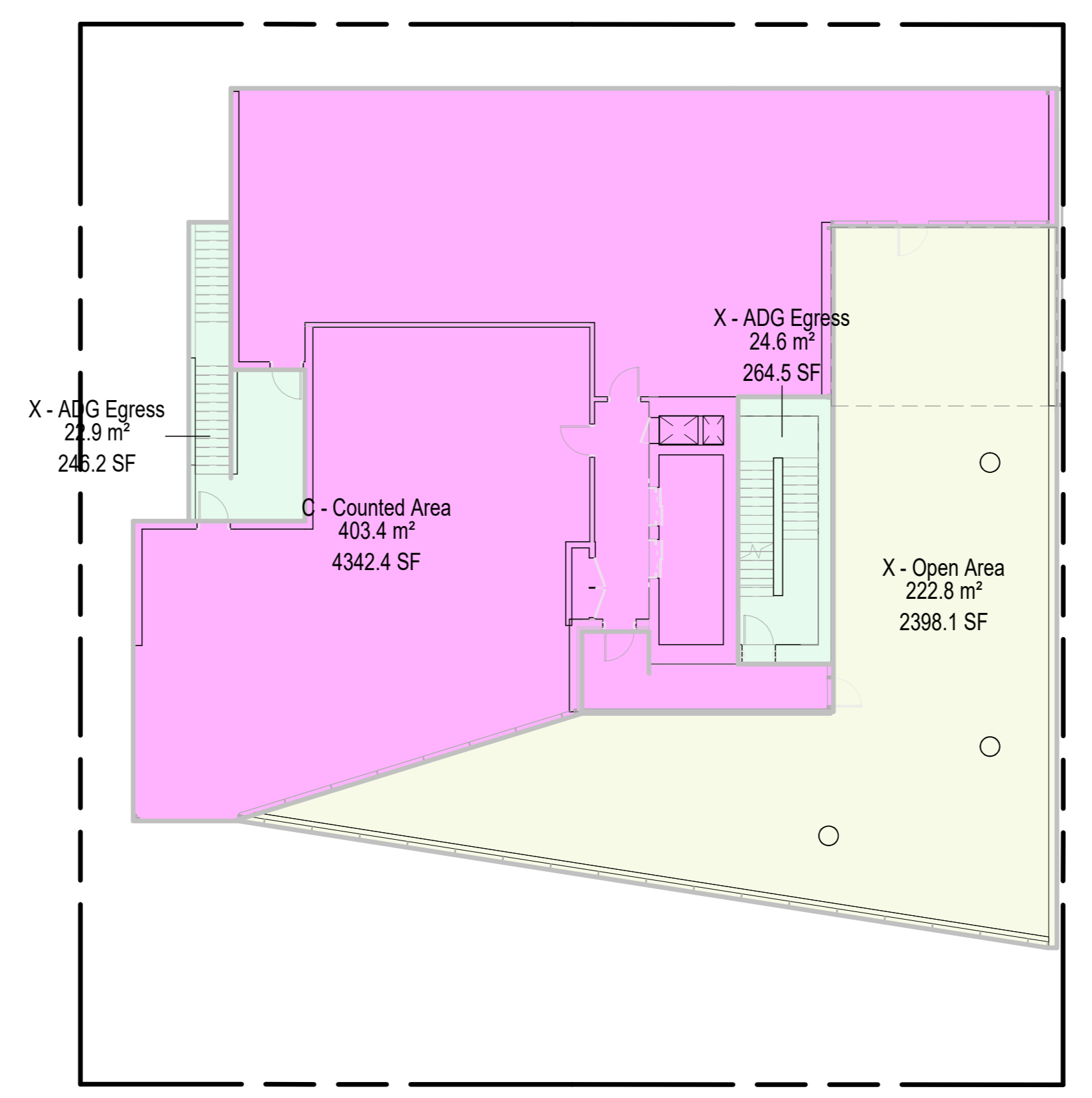


6 Level 4 (FSR Summary)  
 1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 4	X - ADG Egress	389 R²
LEVEL 4	X - Open Area	328 R²

Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 4	C - Counted Area	6517 R²

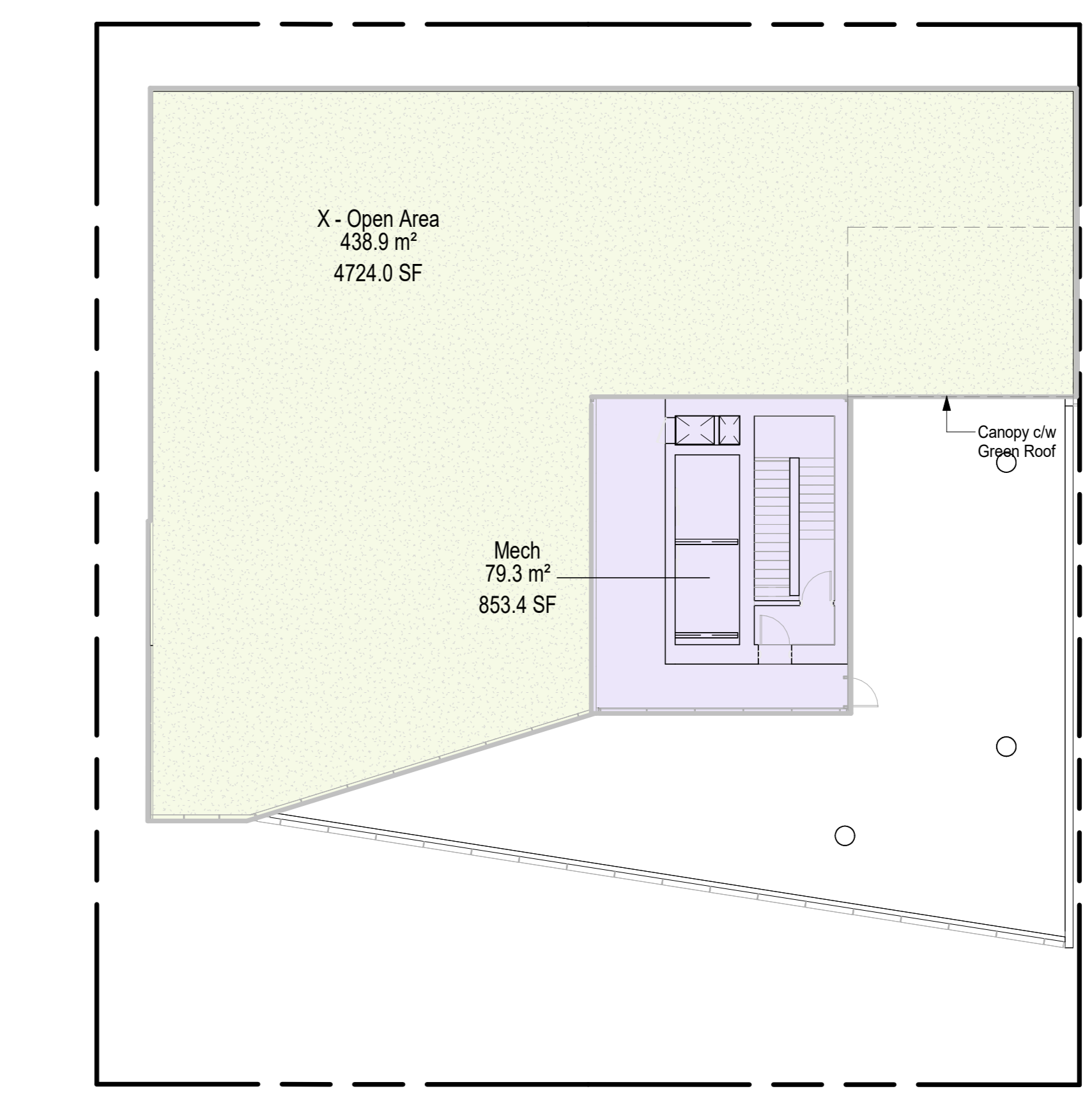


7 Level 5 (FSR Summary)  
 1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 5	X - ADG Egress	511 R²
LEVEL 5	X - Open Area	2398 R²

Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 5	C - Counted Area	4342 R²



8 Roof Plan (FSR SUMMARY)  
 1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
ROOF PLAN	X - Open Area	4724 R²
ROOF PLAN	X - Roof Structures	853 R²

Revisions		
No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

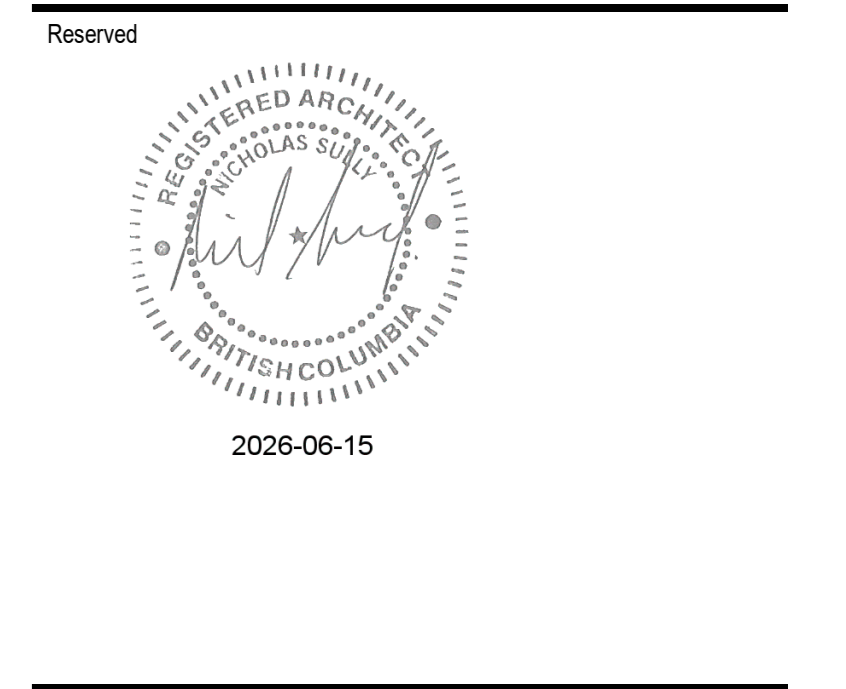
Key Plan

Project 0001  
 15th Street Boutique Medical

858-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

FAR Summary	
Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	1: 150
Original Size	A1



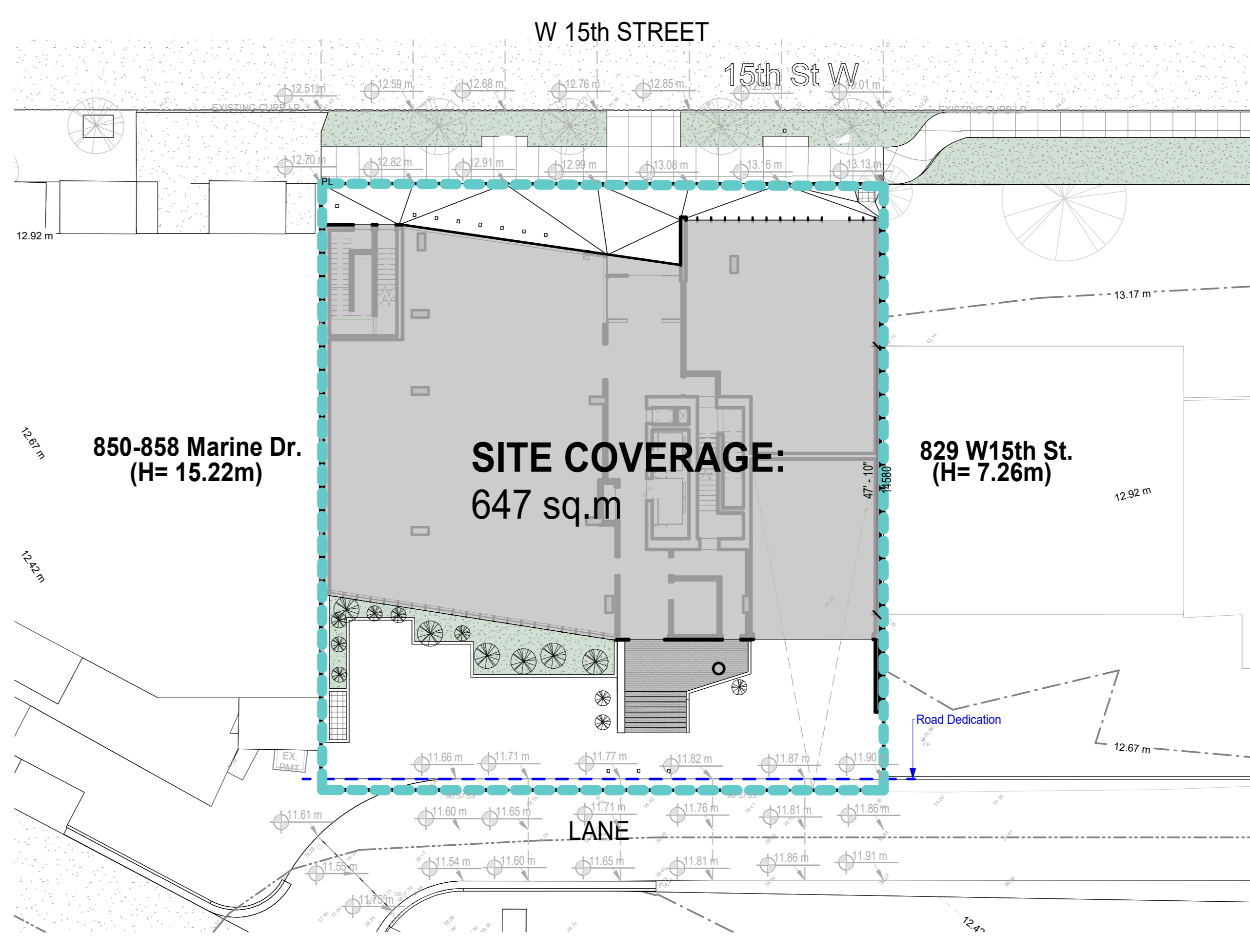
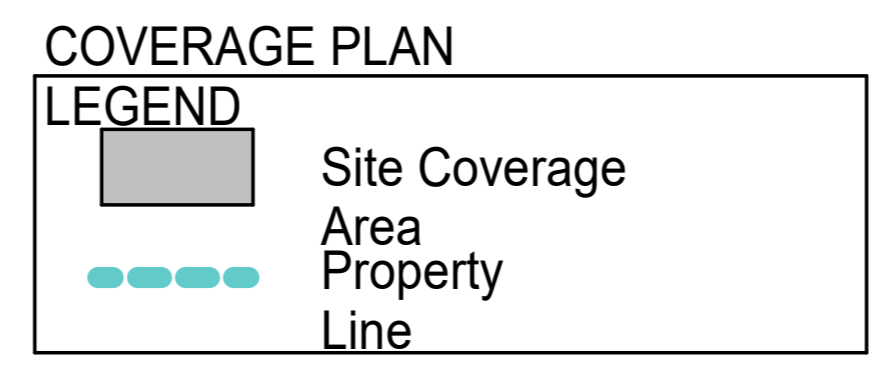
1 Context Plan 01

**SITE AREA:**

DATA	SQ.FT	SQ.M
SITE AREA PRE-DEDICATION:	3,296.39 sq.ft	1,004.74 sqm
SITE AREA: POST-DEDICATION	3,235.30 sq.ft	986.12 sqm
SITE AREA % DIFF		-1.85%

**SITE COVERAGE CALCULATION:**

DATA	SQ.FT	SQ.M
BUILDING FOOTPRINT:	6964.3 sq.ft	647.0 sqm
SITE AREA:	10,810 sq.ft	1004.2 sqm
<b>SITE COVERAGE (%):</b>	<b>64%</b>	



2 Site Coverage Plan

**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

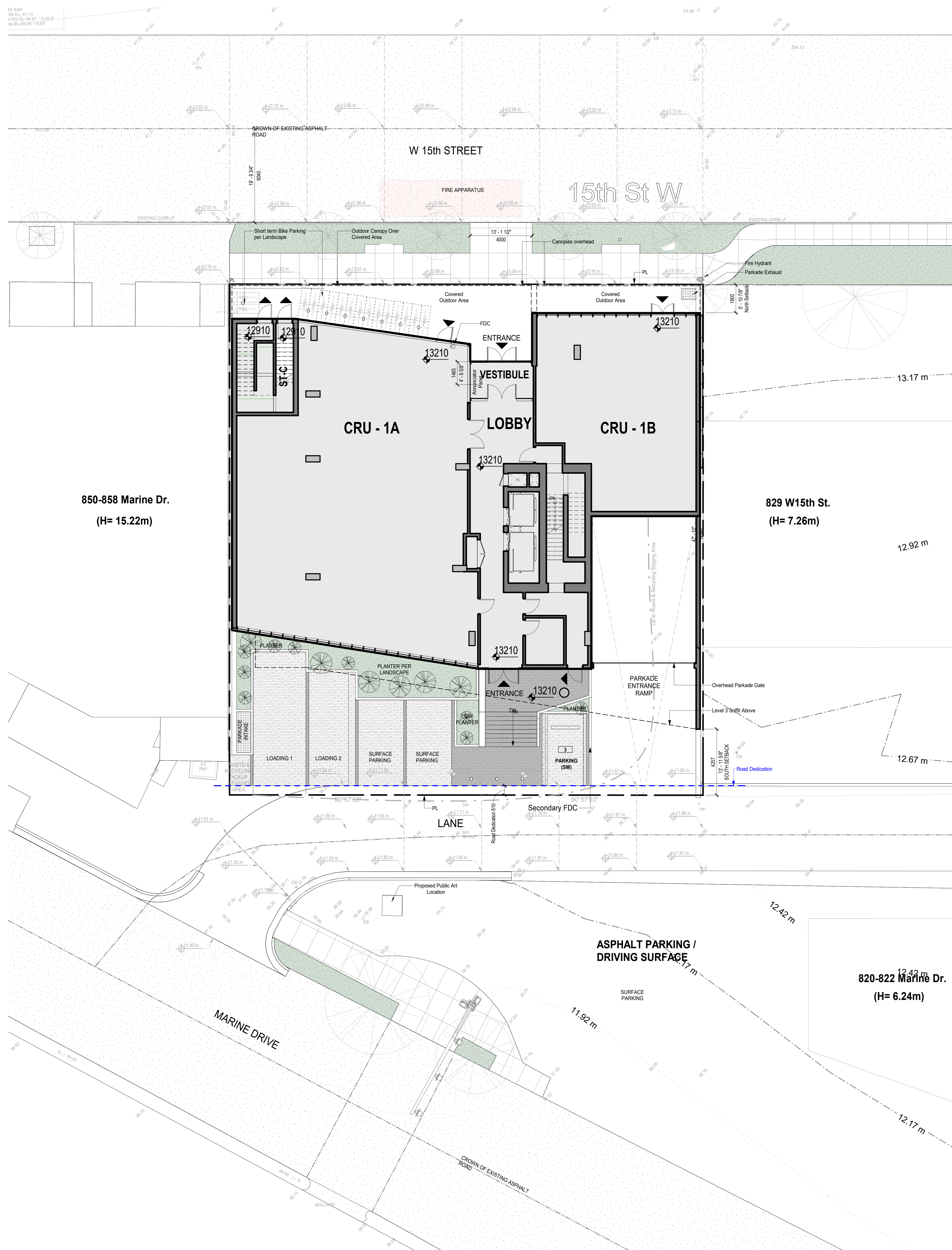
Project 0001  
 15th Street Boutique Medical

855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

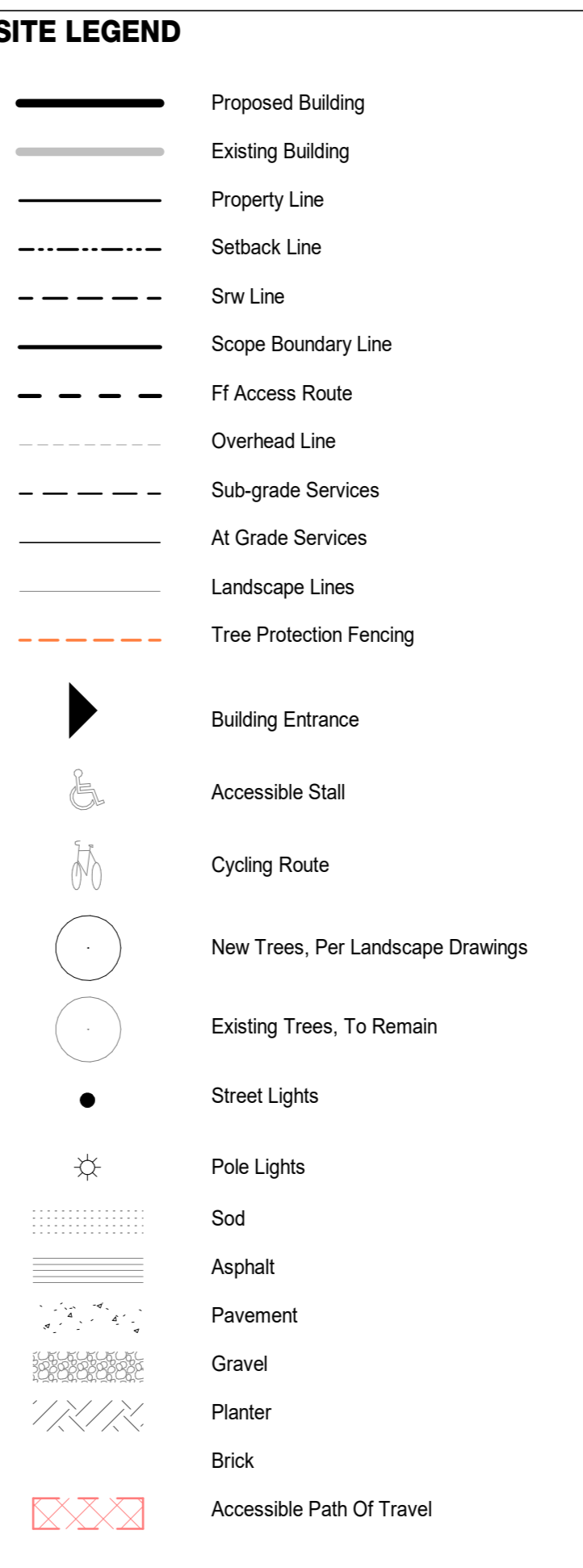
**Context + Coverage Plans**

Date	15 JUNE 2026
Drawn By	MH
Checked By	NS
Scale	As indicated
Original Size	A1

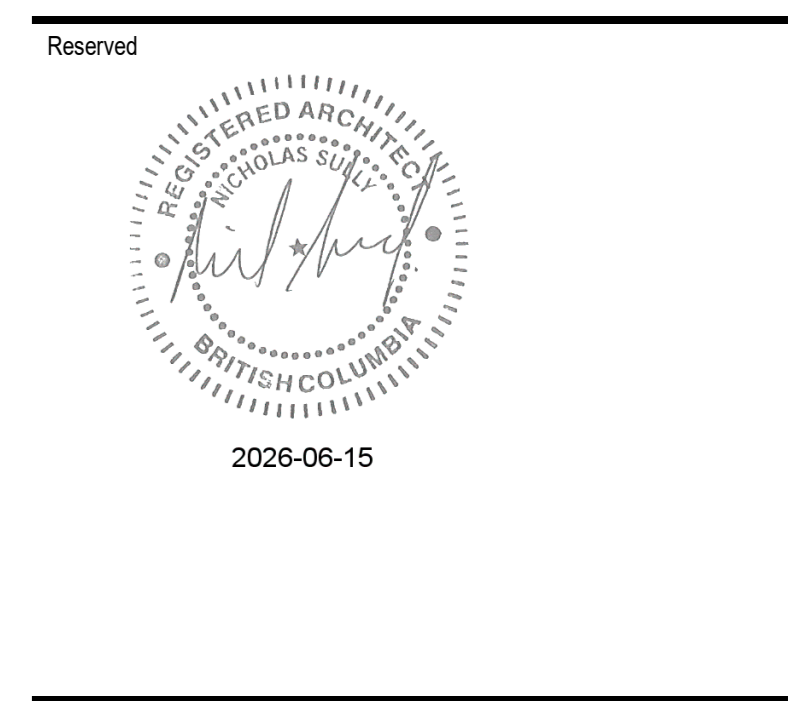


### PROJECT STATISTICS

SITE DATA		
<b>LEGAL DESCRIPTION</b>	Type: LOT, Lot 3, Block D, DL: 265, Plan 7199	
<b>CIVIC ADDRESS</b>	835-845 W 15th St, North Vancouver, British Columbia	
<b>ZONING</b>	CS-1 CD (Comprehensive Development)	
<b>EXISTING ZONING</b>	CS-1	
<b>PROPOSED ZONING</b>	CD (Comprehensive Development)	
<b>MAXIMUM FSR</b>	2.0 (+0.5)	
<b>SITE AREA</b>	1003.59m <sup>2</sup> (10,802.49ft <sup>2</sup> )	
PROJECT DATA		
<b>BUILDING HEIGHT</b>	PERMITTED	PROPOSED
BUILDING HEIGHT	N/A	24.68m
<b>SETBACKS</b>		
NORTH SETBACK	N/A	1.8m (5'9")
SOUTH SETBACK	N/A	4.26m (13'9")
EAST SETBACK	N/A	0
WEST SETBACK	N/A	0
PARKING DATA		
<b>VEHICLE PARKING STALLS</b>		
REGULAR PARKING	32	13
SMALL CAR STALLS	18(MAX)	1
ACCESSIBLE STALLS	2	2
<b>TOTAL VEHICULAR PARKING</b>	50	16
<b>BICYCLE PARKING STALLS</b>		
BICYCLE SPACES	10 (Longterm) 15 (Short-term)	10 (Longterm) 16 (Short-term)



- ### GENERAL NOTES - SITE
- Refer To Landscape And Civil Drawings For Complete Landscaping And Grading Information.
  - All Walkways And Concrete Curb Leddowns To Conform To City Of North Vancouver Bylaw 6700.
  - Topographical Information On This Drawing Has Been Created Based On Survey By Matson Peck & Toplis Surveyors & Engineers, Dated May 2, 2004, And City Of Vancouver Building Grades.
  - All Ground Planes To Be Smooth And True, Providing Positive Drainage Preventing Any Ponding Of Water. Grade At Buildings To Slope Away From Building At Minimum Slope Of 2%.
  - All Grading Shown To Be Finished Grade. Grade To Design Spot Elevations Indicated.
- Tree Retention, Protection, And Provision, Per Landscape Architect



### Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Project 0001

**15th Street Boutique Medical**

835-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

**Site Plan + Project Statistics**

Date 15 JUNE 2026  
 Drawn By MH  
 Checked By NS  
 Scale As indicated  
 Original Size A1



Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
P1	X - ADG Egress	439 R <sup>2</sup>			
P1	X - Bicycle Storage	336 R <sup>2</sup>			
P1	X - Common Floor Area	537 R <sup>2</sup>			
P1	X - Mech / Elec Rm	1916 R <sup>2</sup>			
P1	X - Parking Garage	7334 R <sup>2</sup>			
P1	X - Waste / Recycling	243 R <sup>2</sup>			

**GENERAL NOTES - AREA PLANS**

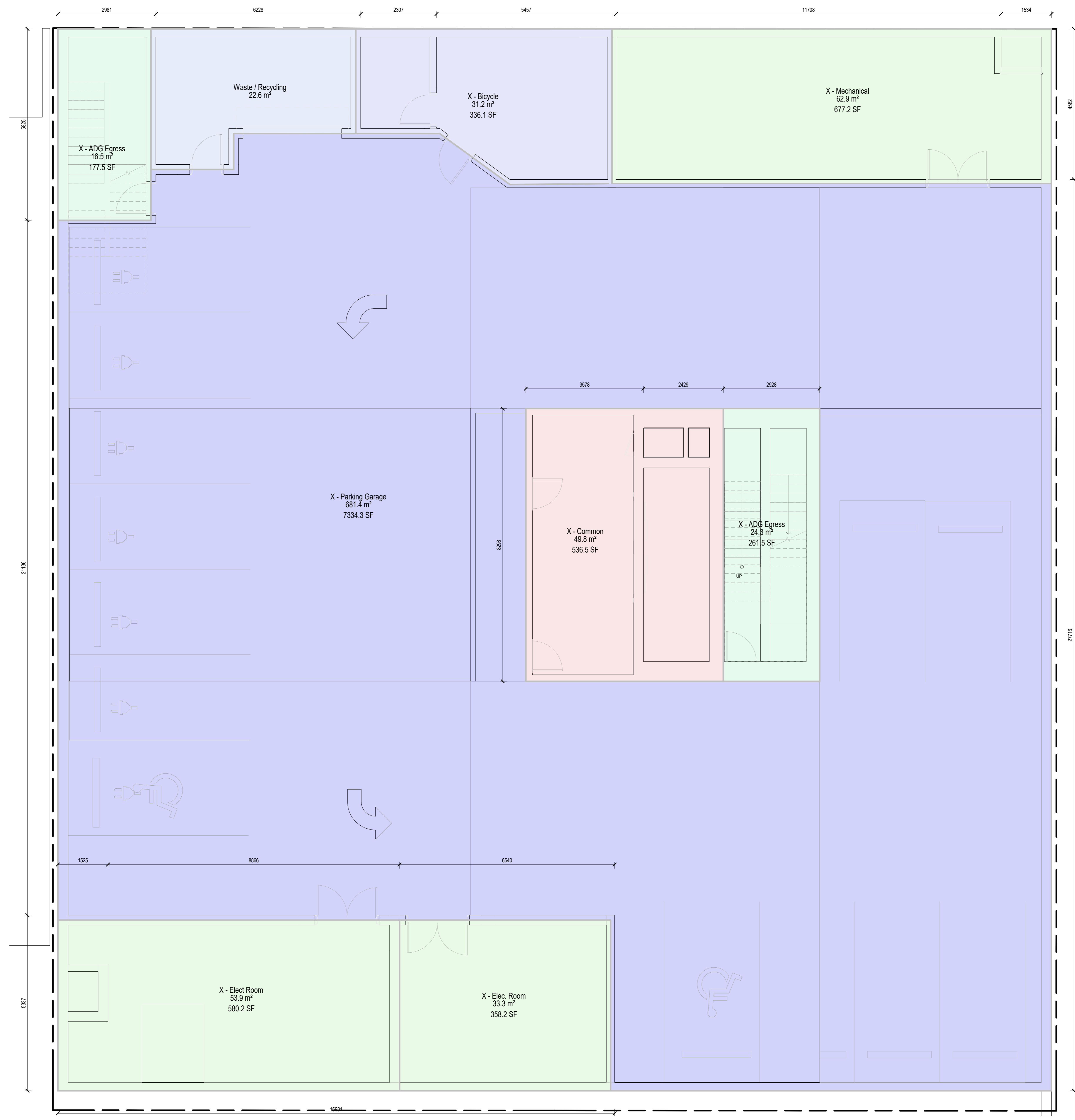
Gross floor area plan calculations are based on inclusions and exclusions as noted in 'The Corporation of the City of North Vancouver' Zoning Bylaw 1995, No. 6700.

**SHAPE**  
Architecture Inc.

1462-1464 West 7th Avenue  
Vancouver, BC V6H 1C1  
Canada

tel +1 778 735 1405  
email info@shapearchitecture.ca  
web www.shapearchitecture.ca

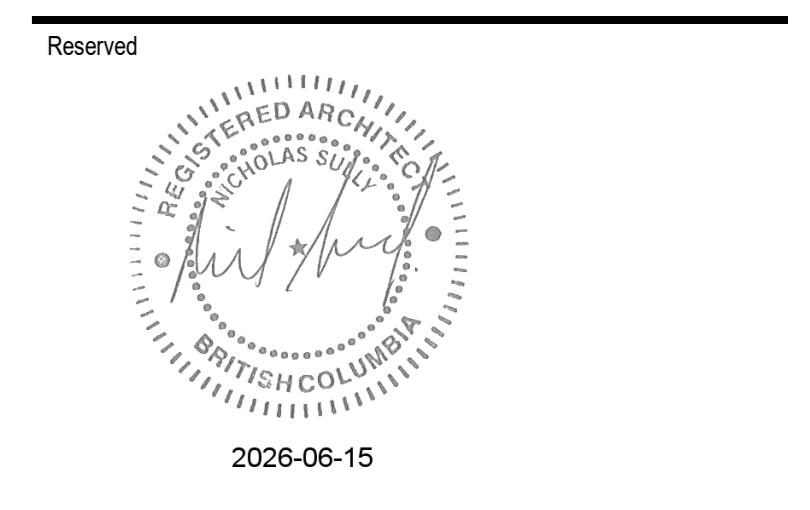
Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.



**FSR Legend**

<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3; border:1px solid #000;"></span>	X - ADG Egress
<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3; border:1px solid #000;"></span>	X - Bicycle Storage
<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3; border:1px solid #000;"></span>	X - Common Floor Area
<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3; border:1px solid #000;"></span>	X - Mech / Elec Rm
<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3; border:1px solid #000;"></span>	X - Parking Garage
<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3; border:1px solid #000;"></span>	X - Waste / Recycling

1 P1 FLOOR PLAN (FSR)  
1:50



**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Project: 0001  
**15th Street Boutique Medical**  
855-845 15th Street, North Vancouver, BC  
Re-Issued for Response to DP Memo 1

**Level P1 - FAR Plan**

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	As indicated
Original Size	A1

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
LEVEL 1			LEVEL 1		
LEVEL 1	X - ADG Egress	710 m <sup>2</sup>	LEVEL 1	C - Counted Area	4450 m <sup>2</sup>
LEVEL 1	X - Lobby	992 m <sup>2</sup>			

**GENERAL NOTES - AREA PLANS**

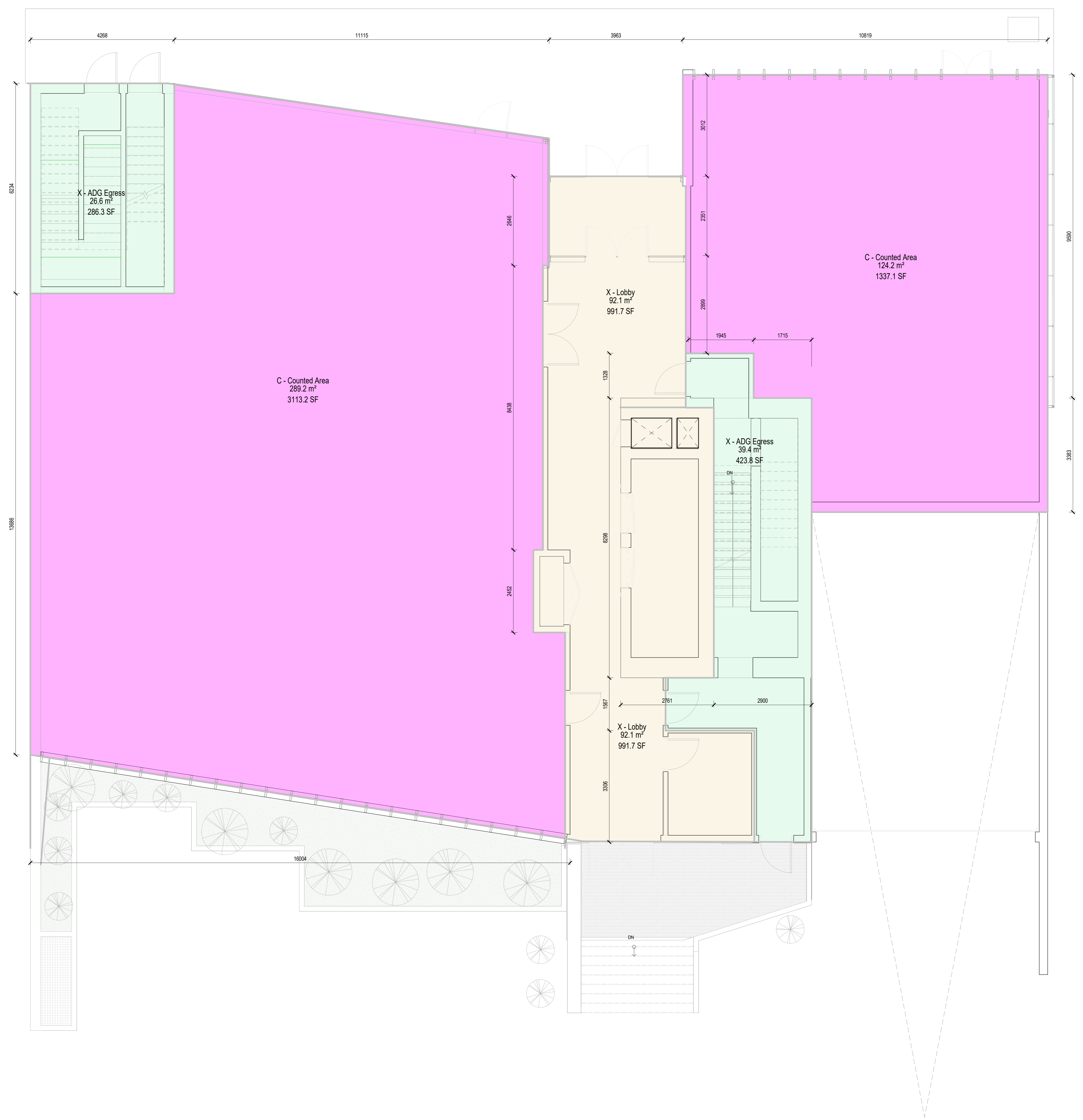
Gross floor area plan calculations are based on inclusions and exclusions as noted in "The Corporation of the City of North Vancouver" Zoning Bylaw 1995, No. 6700.

**SHAPE**  
Architecture Inc.

1462-1464 West 7th Avenue  
Vancouver, BC V6H 1C1  
Canada

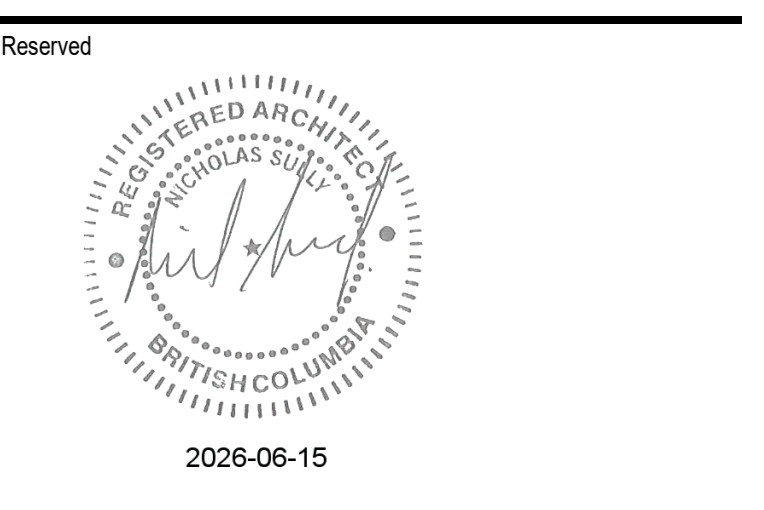
tel +1 778 735 1405  
email info@shapearchitecture.ca  
web www.shapearchitecture.ca

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.



**FSR Legend**

<span style="display:inline-block; width:10px; height:10px; background-color: #FF69B4; border: 1px solid black;"></span> C - Counted Area
<span style="display:inline-block; width:10px; height:10px; background-color: #90EE90; border: 1px solid black;"></span> X - ADG Egress
<span style="display:inline-block; width:10px; height:10px; background-color: #FFDAB9; border: 1px solid black;"></span> X - Lobby



**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

---

Project 0001

**15th Street Boutique Medical**

855-845 15th Street, North Vancouver, BC

---

Re-Issued for Response to DP Memo 1

**Level 1 - FAR Plan**

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	As indicated
Original Size	A1

1 LEVEL 1 FLOOR PLAN (FSR)  
1:50

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
LEVEL 2			LEVEL 2		
LEVEL 2	X - ADG Egress	403 m <sup>2</sup>	LEVEL 2	C - Counted Area	5646 m <sup>2</sup>
LEVEL 2	X - Open Area	590 m <sup>2</sup>			

**GENERAL NOTES - AREA PLANS**

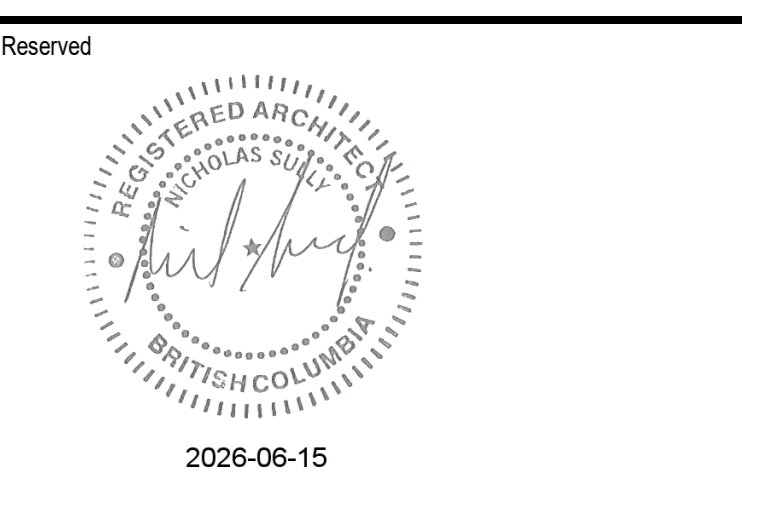
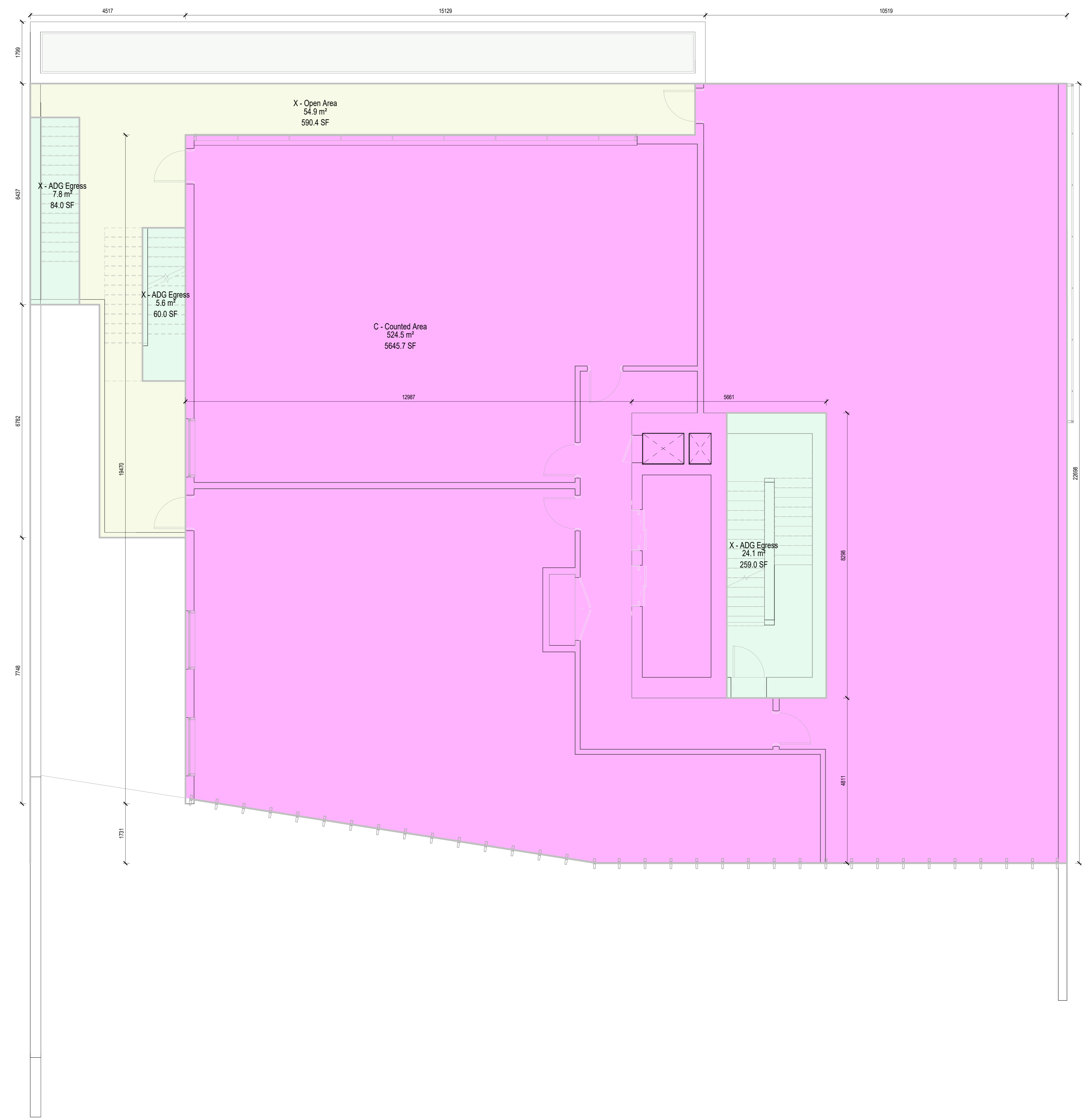
Gross floor area plan calculations are based on inclusions and exclusions as noted in "The Corporation of the City of North Vancouver" Zoning Bylaw 1995, No. 6700.

**SHAPE**  
Architecture Inc.

1462-1464 West 7th Avenue  
Vancouver, BC V6H 1C1  
Canada

tel +1 778 735 1405  
email info@shapearchitecture.ca  
web www.shapearchitecture.ca

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.



**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

Project 0001

**15th Street Boutique Medical**

855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

- FSR Legend**
- C - Counted Area
  - X - ADG Egress
  - X - Open Area

1 LEVEL 2 FLOOR PLAN (FSR)  
1:50

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
LEVEL 3			LEVEL 3		
LEVEL 3	X - ADG Egress	380 ft <sup>2</sup>	LEVEL 3	C - Counted Area	6005 ft <sup>2</sup>
LEVEL 3	X - Open Area	360 ft <sup>2</sup>			

**GENERAL NOTES - AREA PLANS**

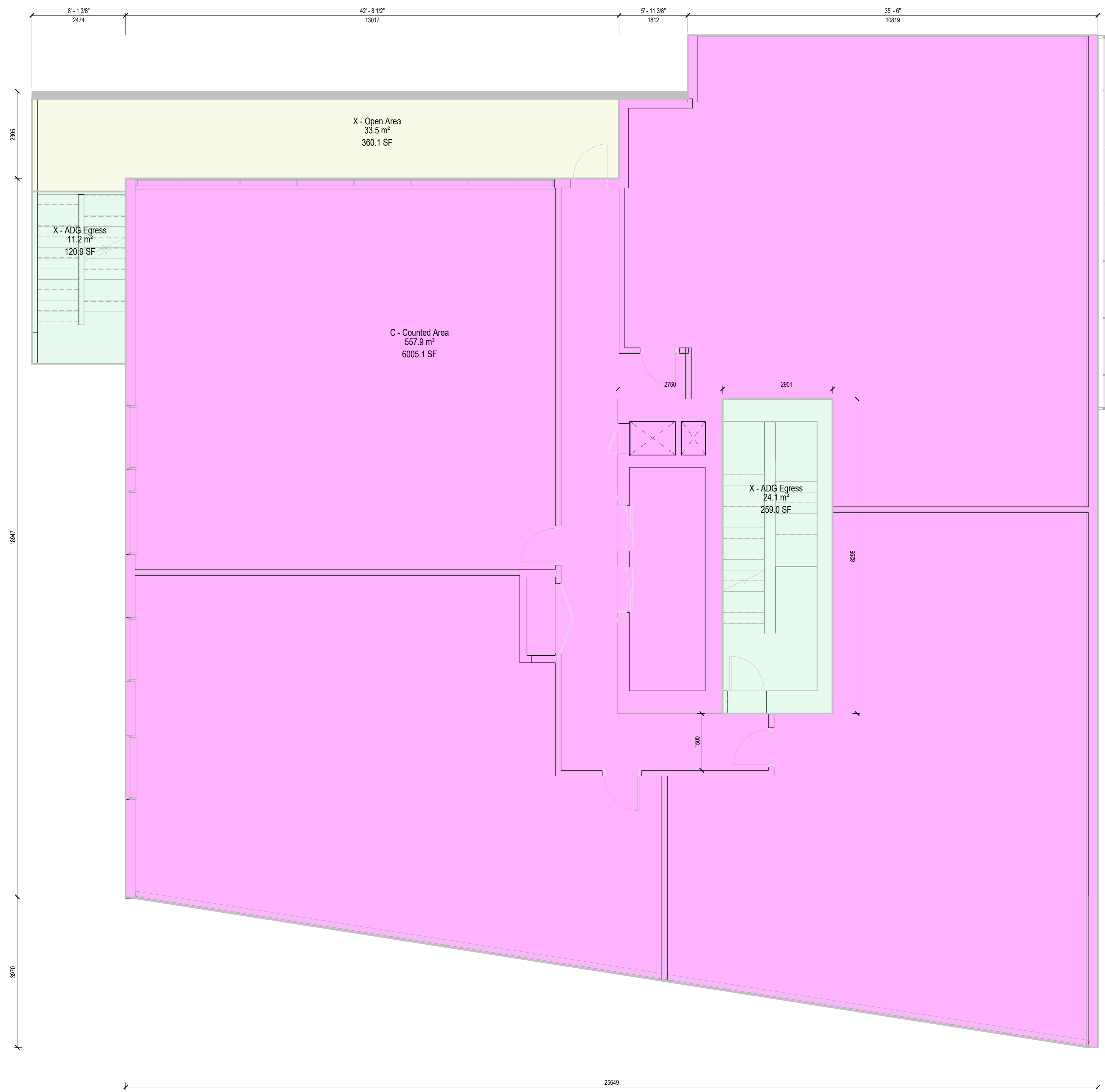
- Gross floor area plan calculations are based on inclusions and exclusions as noted in "The Corporation of the City of North Vancouver" Zoning Bylaw 1995, No. 6700.

**SHAPE**  
Architecture Inc.

1462-1464 West 7th Avenue  
Vancouver, BC V6H 1C1  
Canada

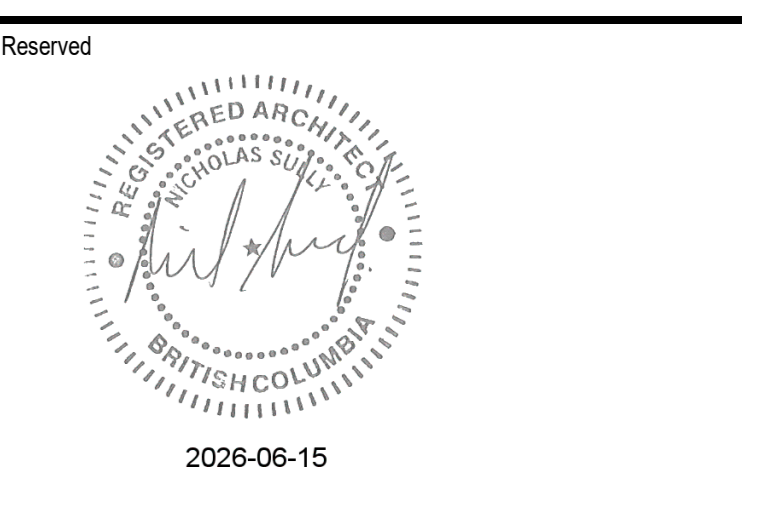
tel +1 778 735 1405  
email info@shapearchitecture.ca  
web www.shapearchitecture.ca

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.



**FSR Legend**

<span style="display:inline-block; width:10px; height:10px; background-color: #FFC0CB; border: 1px solid black;"></span> C - Counted Area
<span style="display:inline-block; width:10px; height:10px; background-color: #C8E6C9; border: 1px solid black;"></span> X - ADG Egress
<span style="display:inline-block; width:10px; height:10px; background-color: #E8F5E9; border: 1px solid black;"></span> X - Open Area



**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

---

Project 0001

**15th Street Boutique Medical**

858-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

**Level 3 - FAR Plan**

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	As indicated
Original Size	A1

1 LEVEL 3 FLOOR PLAN (FSR)  
1:50

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
LEVEL 4	X - ADG Egress	389 SF	LEVEL 4	C - Counted Area	6517 SF
LEVEL 4	X - Open Area	328 SF			

**GENERAL NOTES - AREA PLANS**

Gross floor area plan calculations are based on inclusions and exclusions as noted in "The Corporation of the City of North Vancouver" Zoning Bylaw 1995, No. 6700.

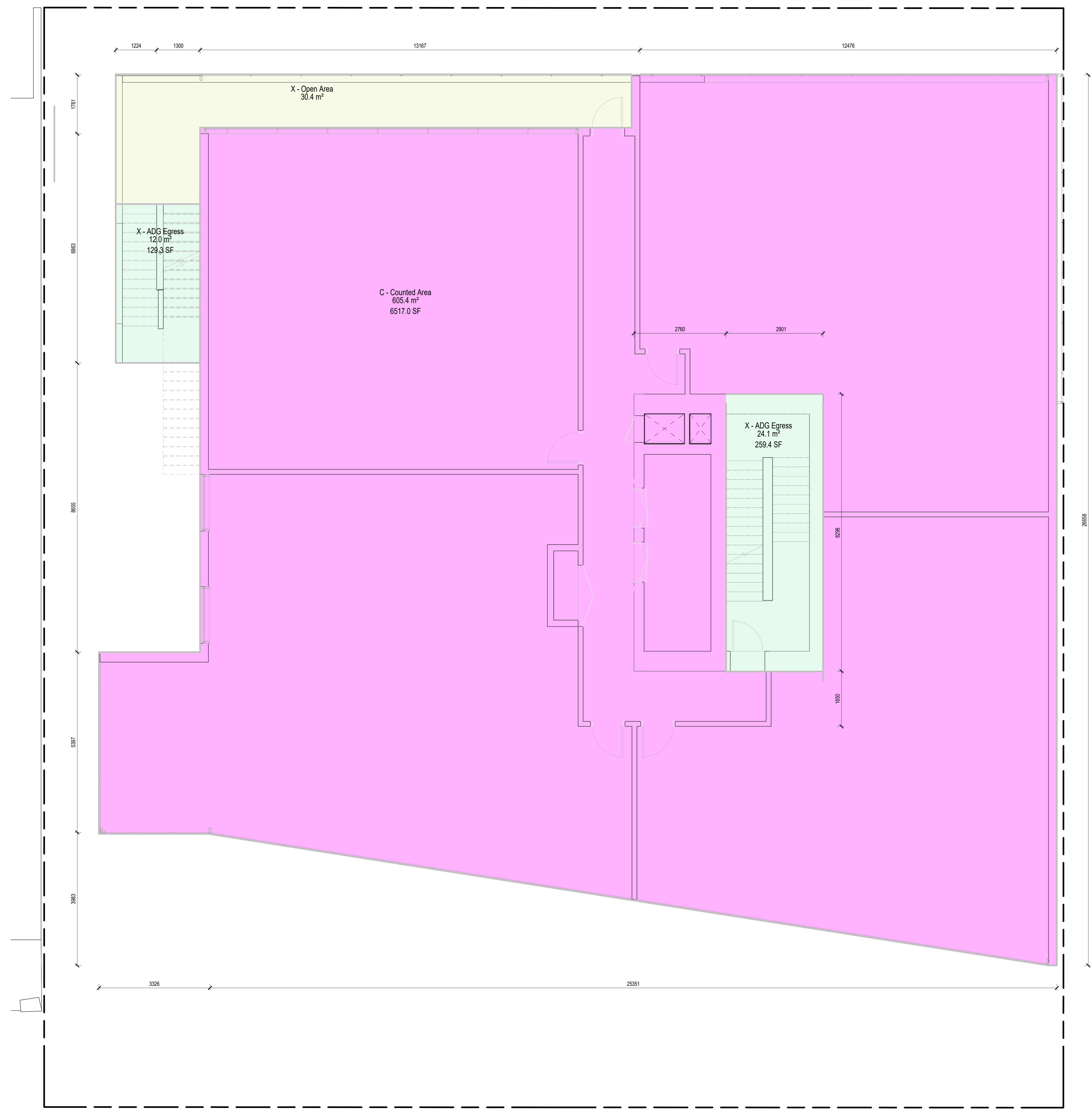
**SHAPE**  
Architecture Inc.

1462-1464 West 7th Avenue  
Vancouver, BC V6H 1C1  
Canada

tel +1 778 735 1405  
email info@shapearchitecture.ca  
web www.shapearchitecture.ca

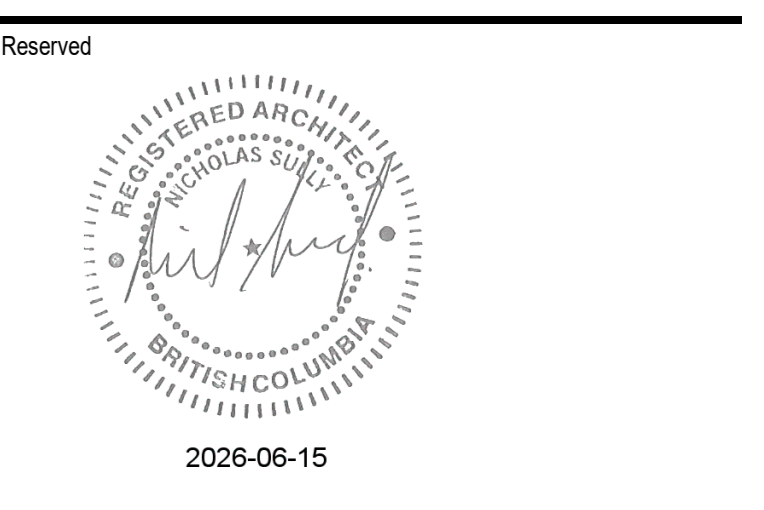
Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal



**FSR Legend**

<span style="display:inline-block; width:10px; height:10px; background-color: #FFB6C1; border: 1px solid black;"></span>	C - Counted Area
<span style="display:inline-block; width:10px; height:10px; background-color: #C8E6C9; border: 1px solid black;"></span>	X - ADG Egress
<span style="display:inline-block; width:10px; height:10px; background-color: #E8F5E9; border: 1px solid black;"></span>	X - Open Area



**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

Project 0001

**15th Street Boutique Medical**

855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

**Level 4 - FAR Plan**

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	As indicated
Original Size	A1

1 LEVEL 4 FLOOR PLAN (FSR)  
1:50

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
LEVEL 5	X - ADG Egress	511 R <sup>2</sup>	LEVEL 5	C - Counted Area	4342 R <sup>2</sup>
LEVEL 5	X - Open Area	2398 R <sup>2</sup>			

**GENERAL NOTES - AREA PLANS**

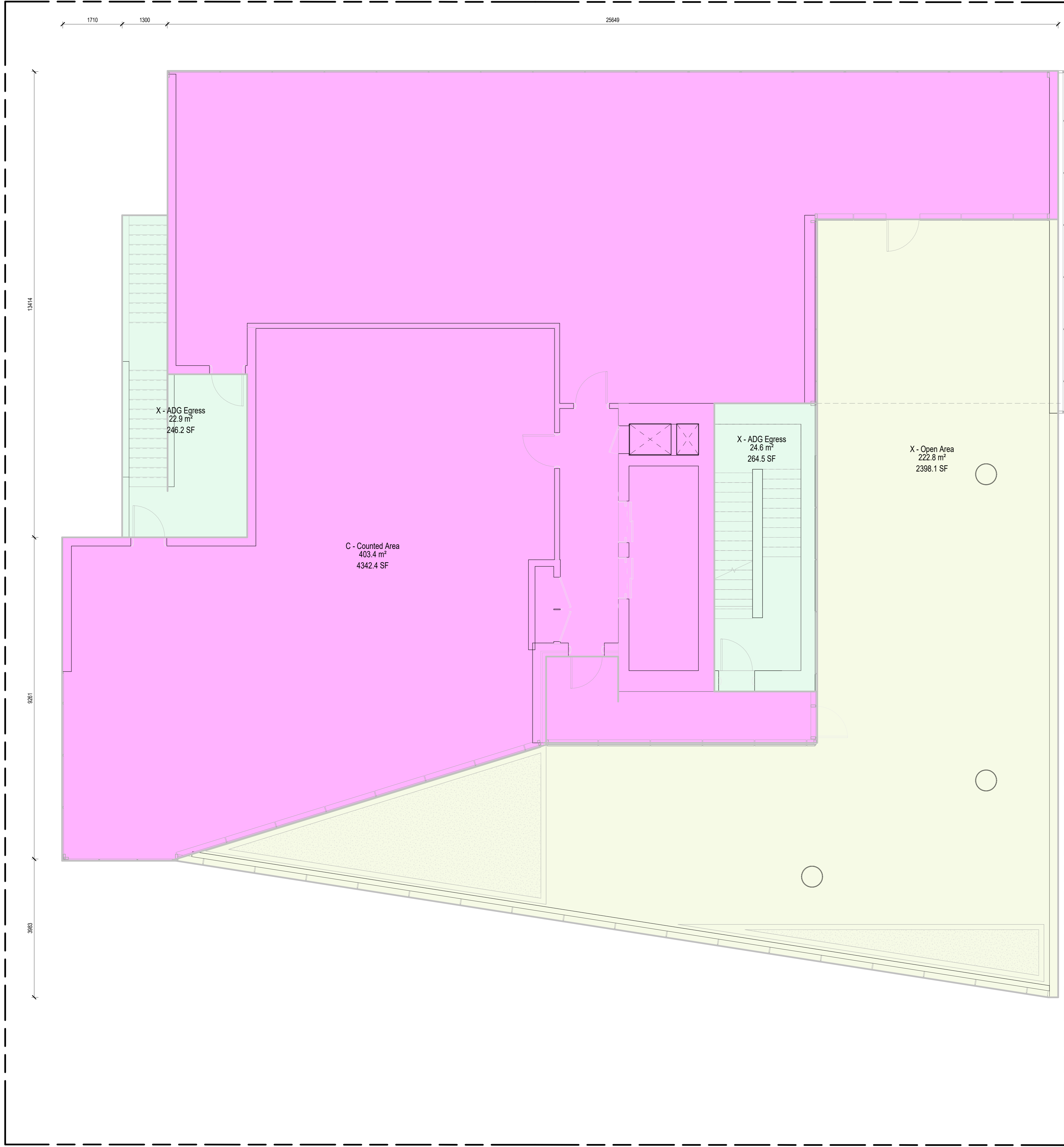
Gross floor area plan calculations are based on inclusions and exclusions as noted in "The Corporation of the City of North Vancouver" Zoning Bylaw 1995, No. 6700.

**SHAPE**  
Architecture Inc.

1462-1464 West 7th Avenue  
Vancouver, BC V6H 1C1  
Canada

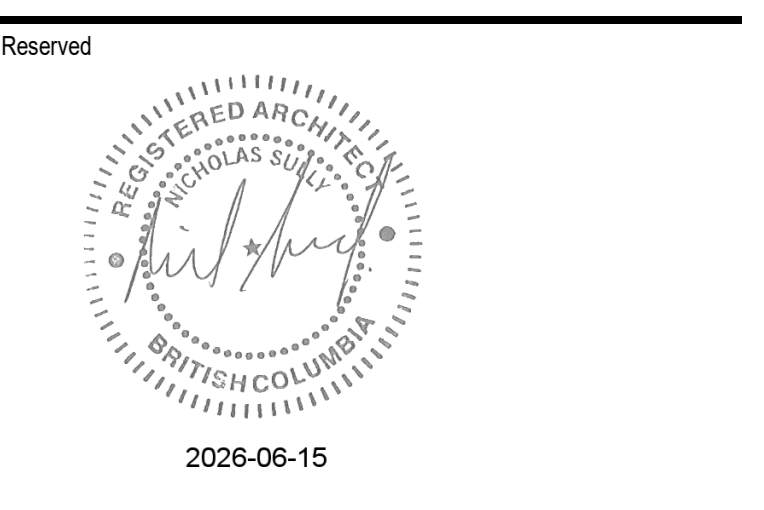
tel +1 778 735 1405  
email info@shapearchitecture.ca  
web www.shapearchitecture.ca

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.



**FSR Legend**

<span style="display:inline-block; width:10px; height:10px; background-color: #FF69B4; border: 1px solid black;"></span>	C - Counted Area
<span style="display:inline-block; width:10px; height:10px; background-color: #90EE90; border: 1px solid black;"></span>	X - ADG Egress
<span style="display:inline-block; width:10px; height:10px; background-color: #FFFF00; border: 1px solid black;"></span>	X - Open Area



**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

Project 0001

**15th Street Boutique Medical**

855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

**Level 5 - FAR Plan**

Date 15 JUNE 2020

Drawn By MH

Checked By NS

Scale As indicated

Original Size A1

1 LEVEL 5 FLOOR PLAN (FSR)  
1:50

Area Schedule (FSR Exclusions)			Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area	Level	Custom Area Type	Area
ROOF PLAN	X - Open Area	4724 R <sup>2</sup>			
ROOF PLAN	X - Roof Structures	853 R <sup>2</sup>			

**GENERAL NOTES - AREA PLANS**

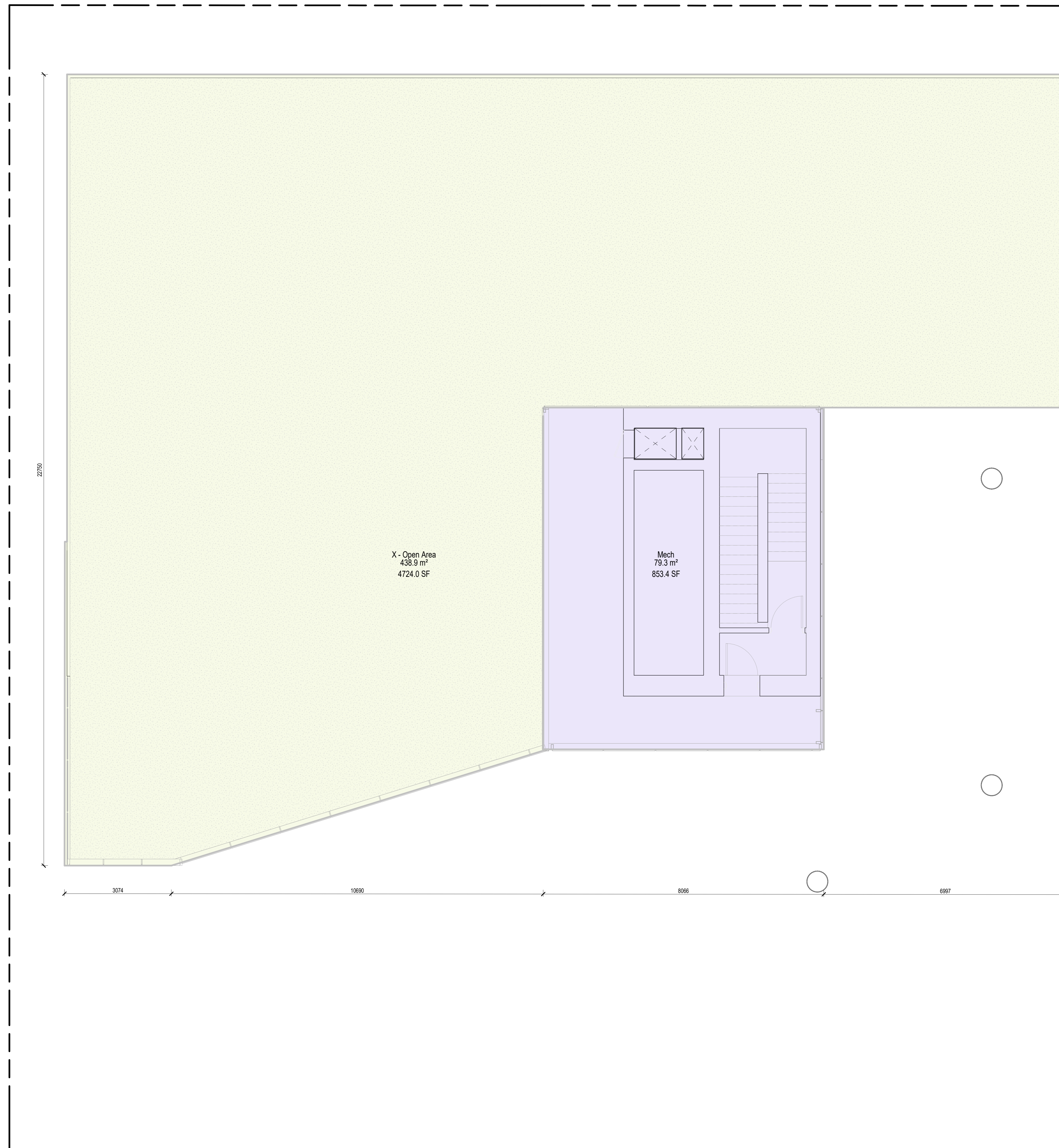
Gross floor area plan calculations are based on inclusions and exclusions as noted in "The Corporation of the City of North Vancouver" Zoning Bylaw 1995, No. 6700.

**SHAPE**  
Architecture Inc.

1462-1464 West 7th Avenue tel +1 778 735 1405  
Vancouver, BC V6H 1C1 email info@shapearchitecture.ca  
Canada web www.shapearchitecture.ca

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Reserved



**FSR Legend**

<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3; border:1px solid #ccc;"></span>	X - Open Area
<span style="display:inline-block; width:10px; height:10px; background-color:#f4cccc; border:1px solid #ccc;"></span>	X - Roof Structures

**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

Project 0001

**15th Street Boutique Medical**

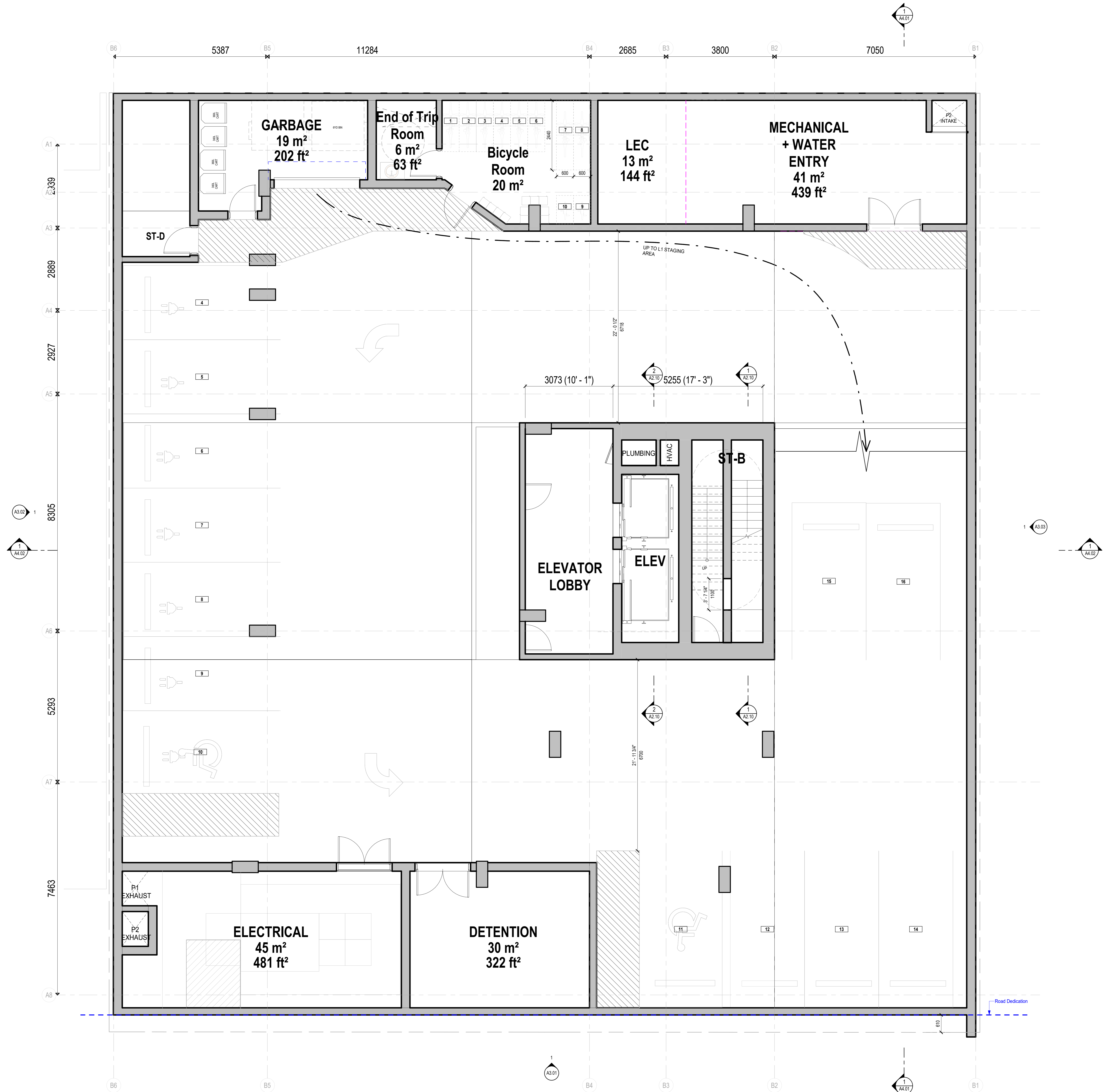
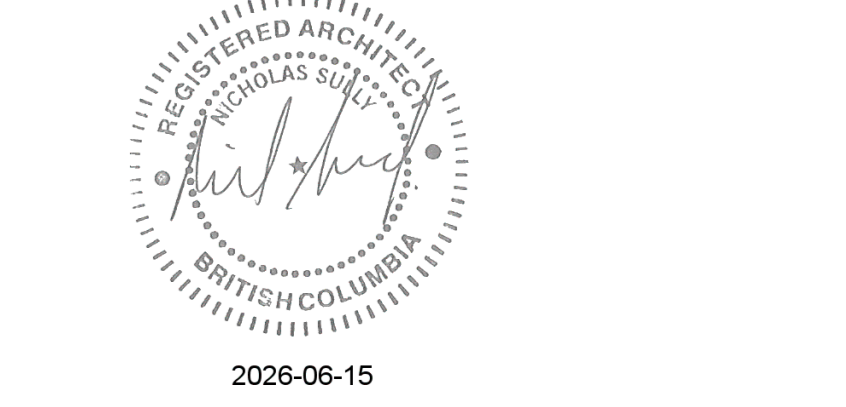
855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

**Roof Mech - FAR Plan**

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	As indicated
Original Size	A1

1 ROOF MECH FLOOR PLAN (FSR)  
1:50



1 P1 FLOOR PLAN  
 1:50

Revisions		
No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-Issued for Response to DP Memo 1	26/06/15

Key Plan

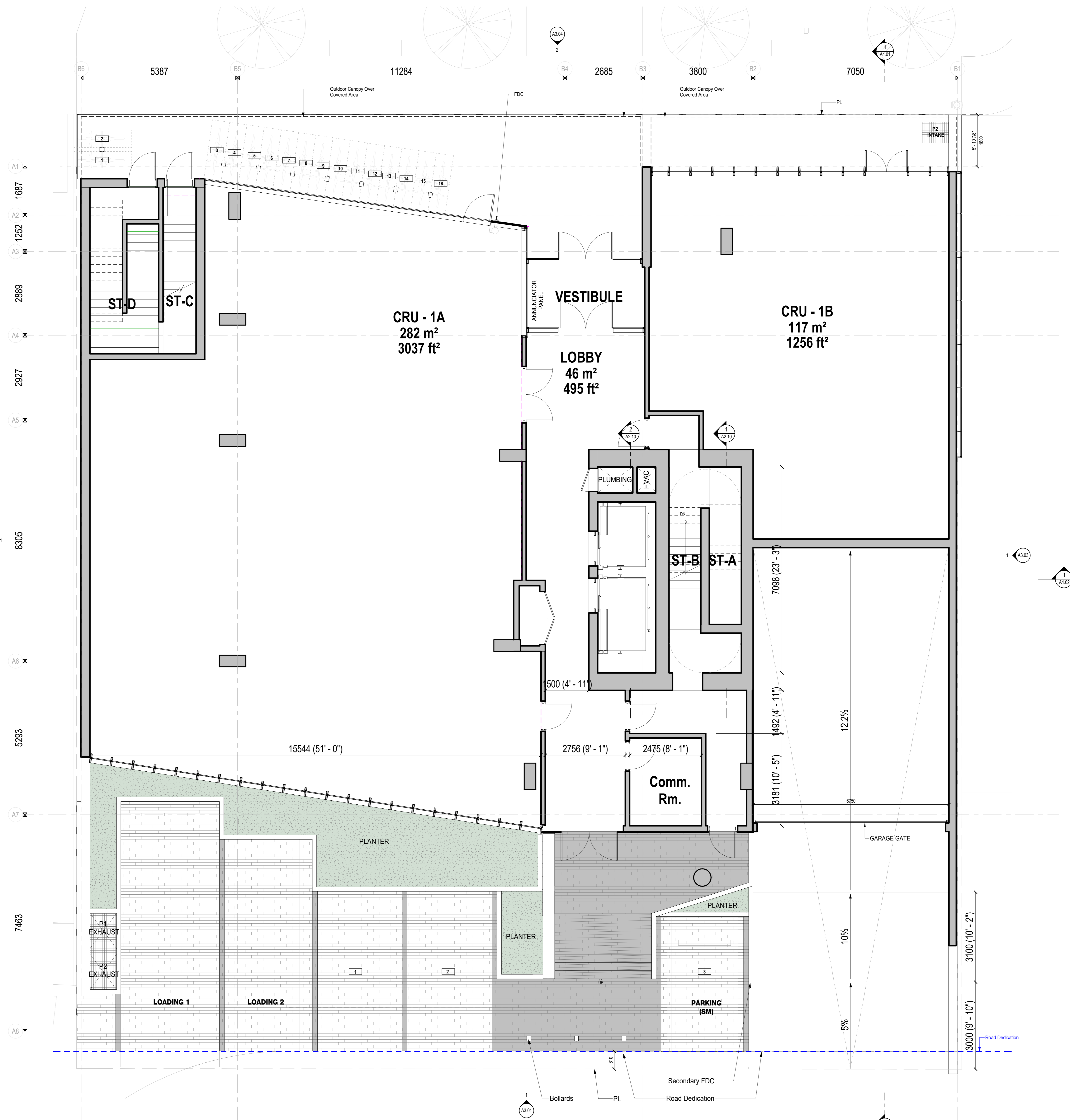
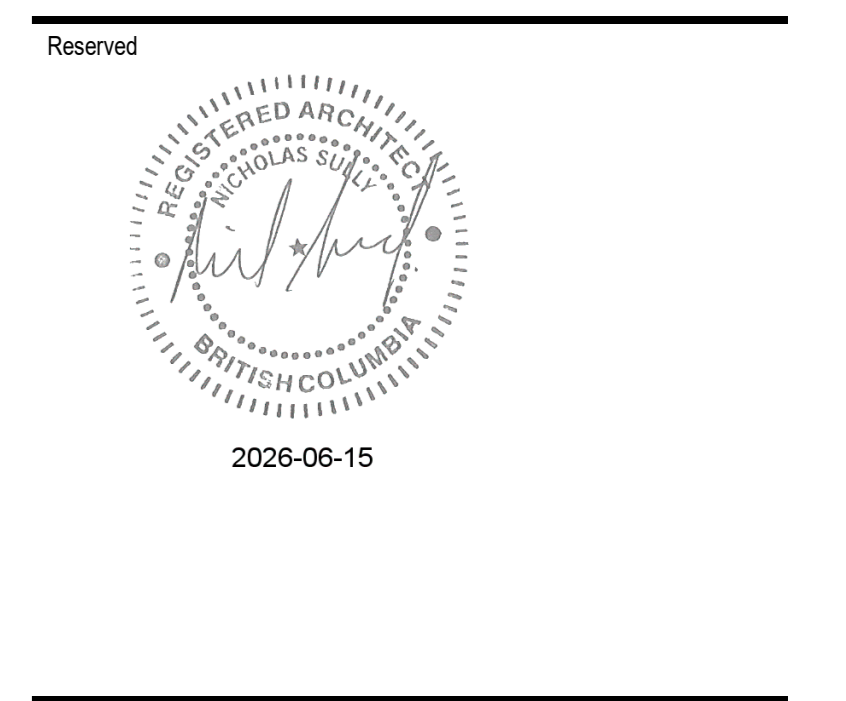
Project 0001  
**15th Street Boutique Medical**

858-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

Floor Plan - Parking L1

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	1:50
Original Size	A1



1 LEVEL 1 FLOOR PLAN  
 1:50

Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

Project 0001

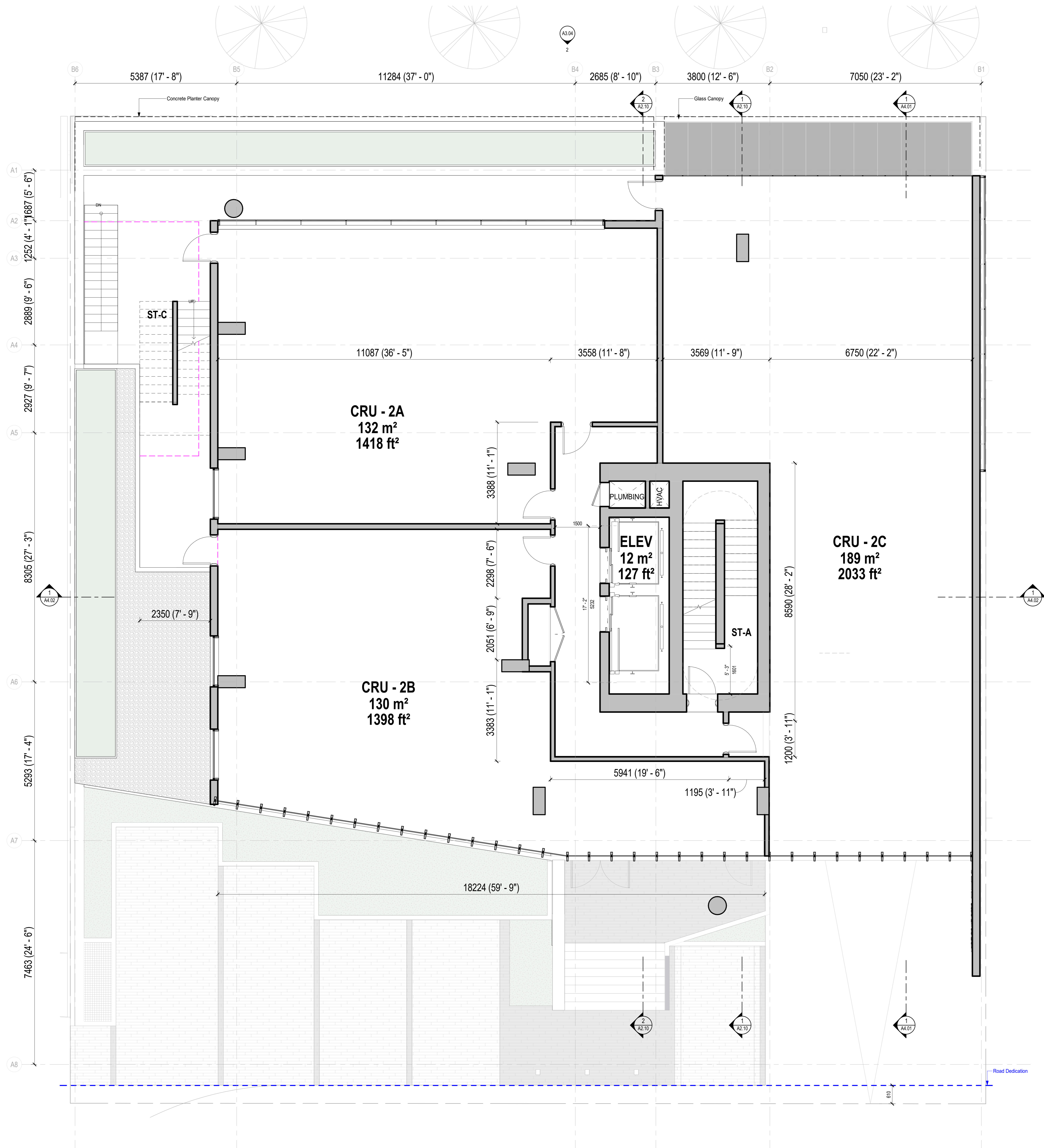
15th Street Boutique Medical

855-845 15th Street, North Vancouver, BC

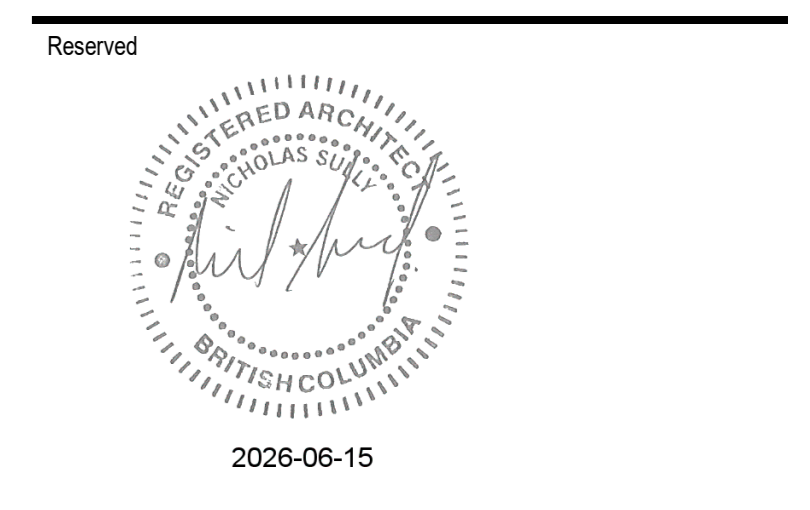
Re-Issued for Response to DP Memo 1

Floor Plan - Level 1

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	1:50
Original Size	A1



1 LEVEL 2 FLOOR PLAN  
 1:50



Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

---

Project 0001

15th Street Boutique Medical

858-845 15th Street, North Vancouver, BC

---

Re-Issued for Response to DP Memo 1

Floor Plan - Level 2

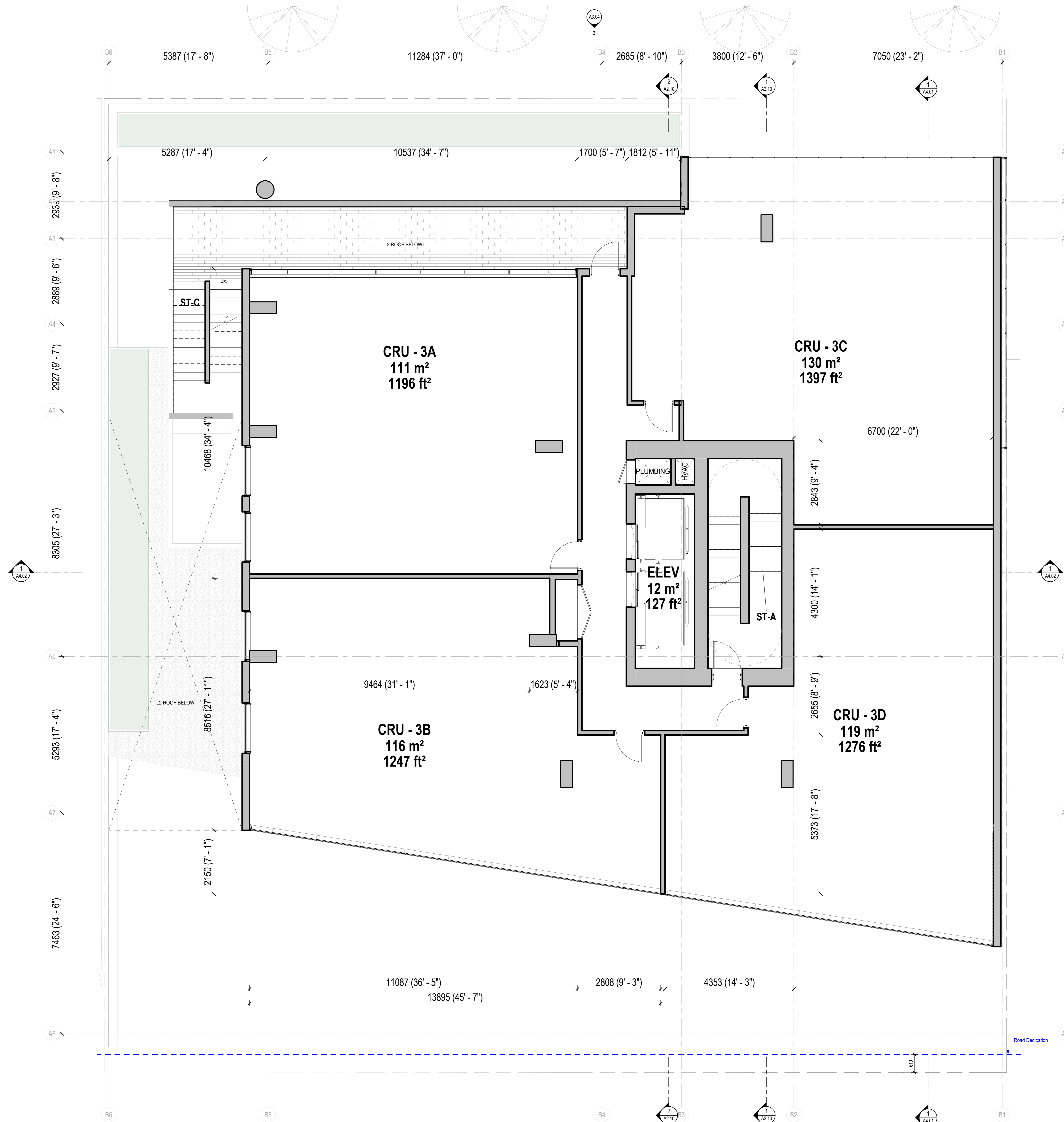
Date 15 JUNE 2026

Drawn By MH

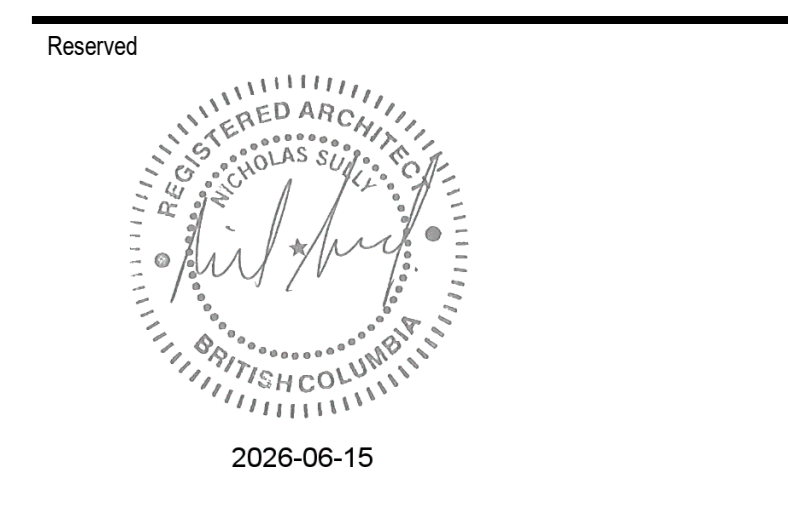
Checked By NS

Scale 1:50

Original Size A1



1 LEVEL 3 FLOOR PLAN  
 1:50



Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

Project 0001

15th Street Boutique Medical

858-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

Floor Plan - Level 3

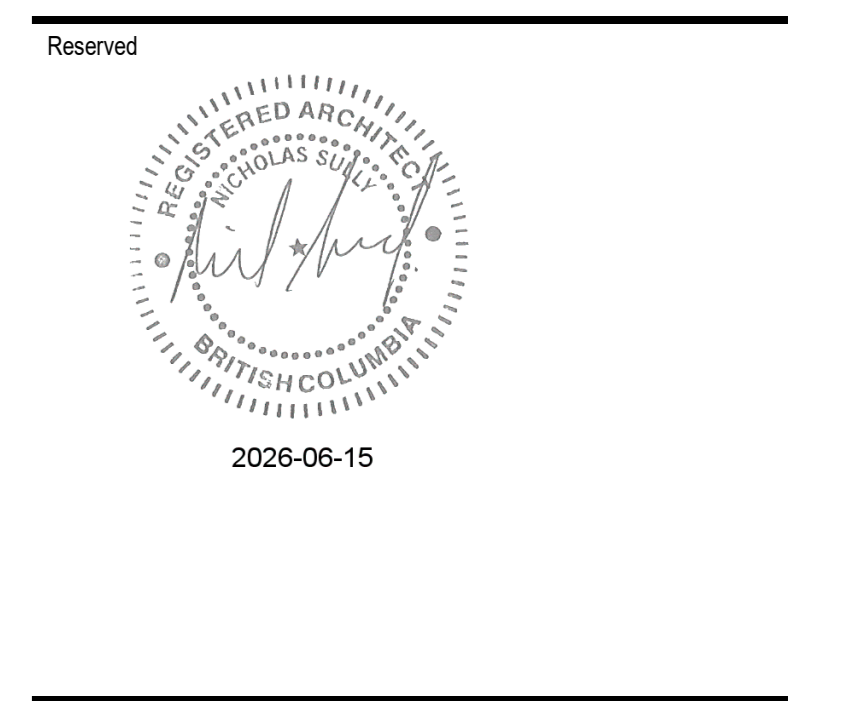
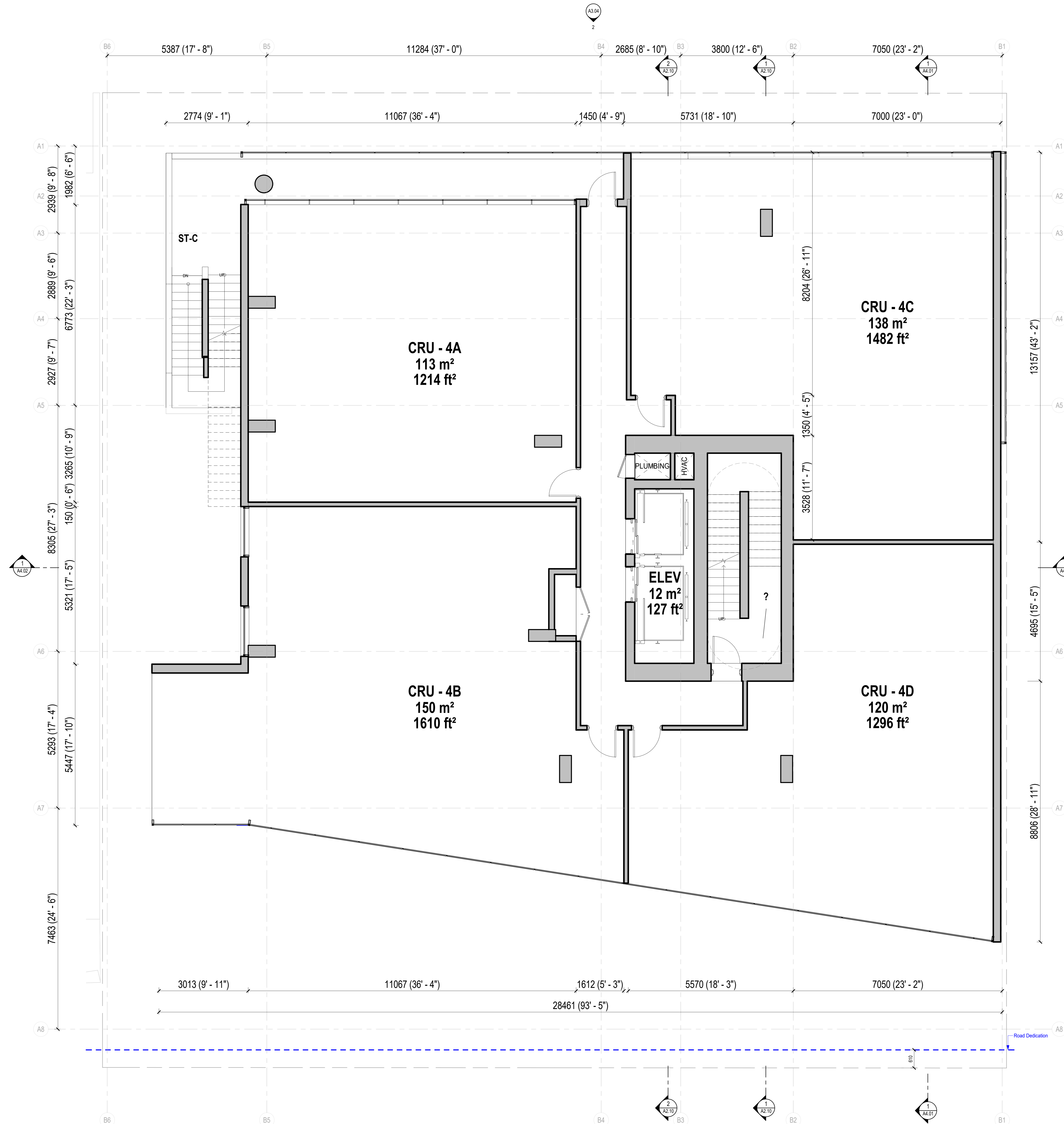
Date 15 JUNE 2026

Drawn By MH

Checked By NS

Scale 1:50

Original Size A1



Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

Project 0001

**15th Street Boutique Medical**

855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

**Floor Plan - Level 4**

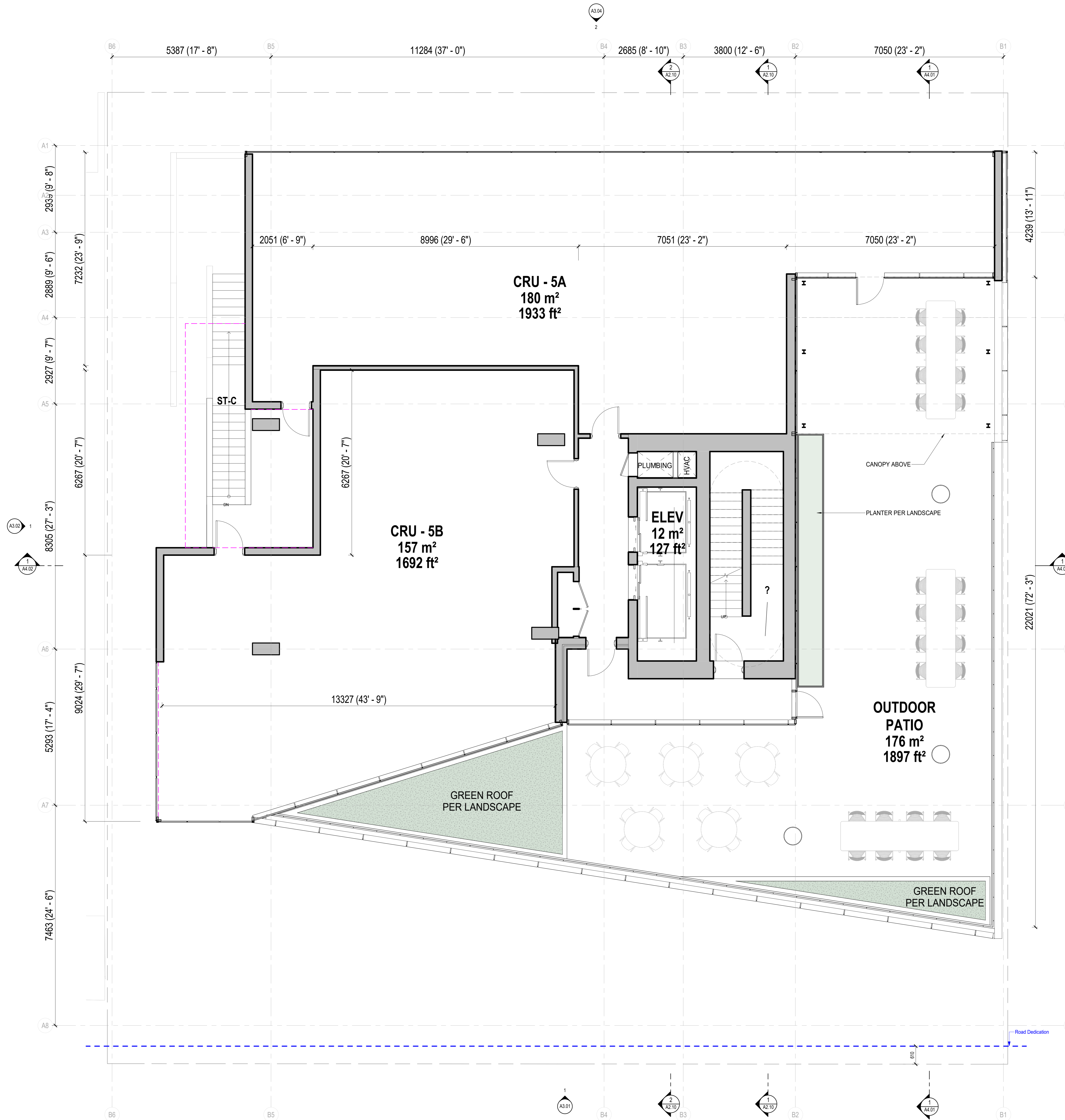
Date 15 JUNE 2020

Drawn By MH

Checked By NS

Scale 1:50

Original Size A1



1 LEVEL 5 FLOOR PLAN  
 1:50

Reserved



Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

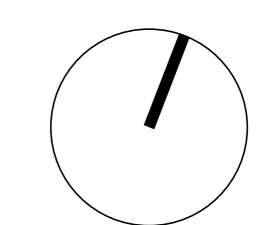
Project 0001  
 15th Street Boutique Medical

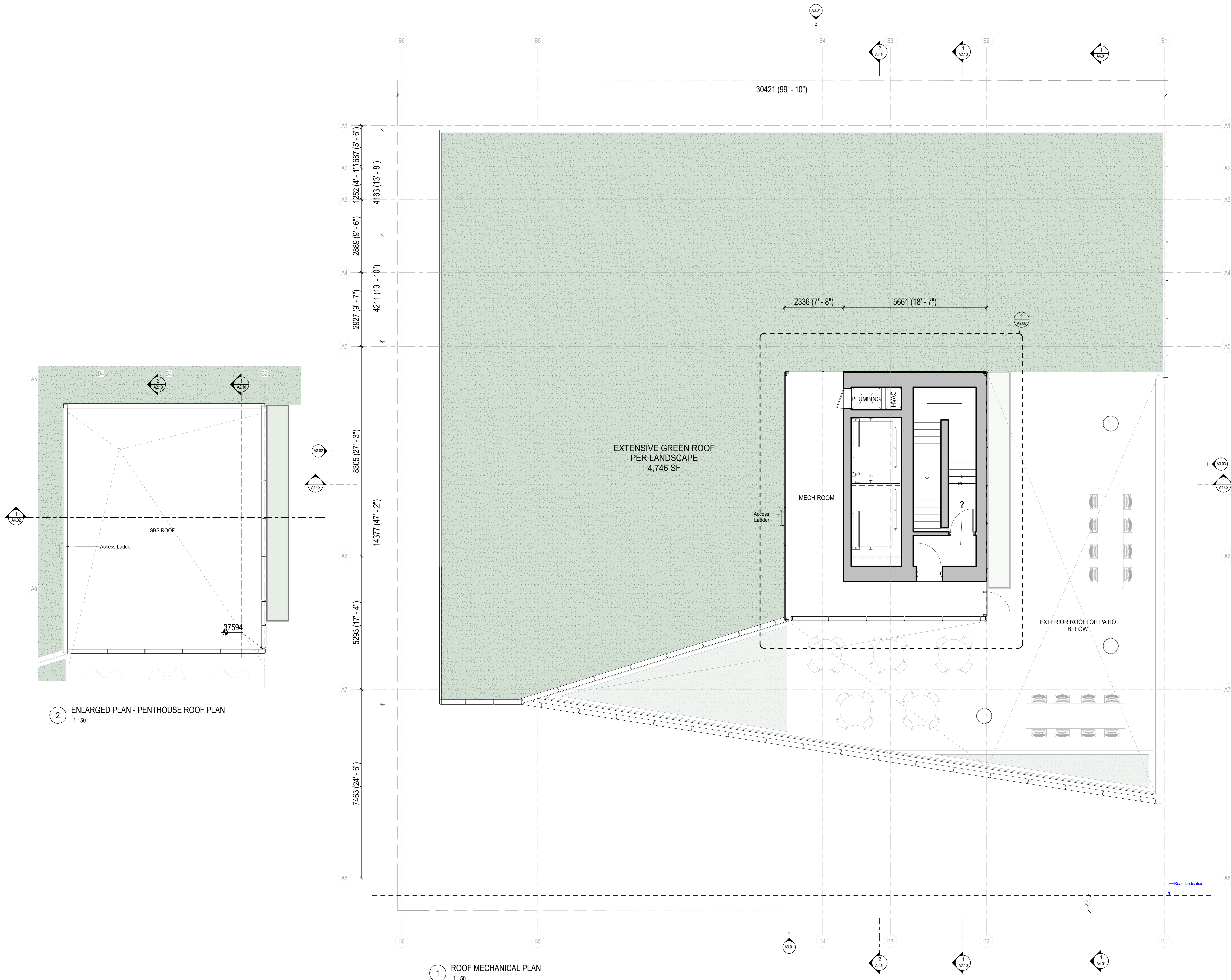
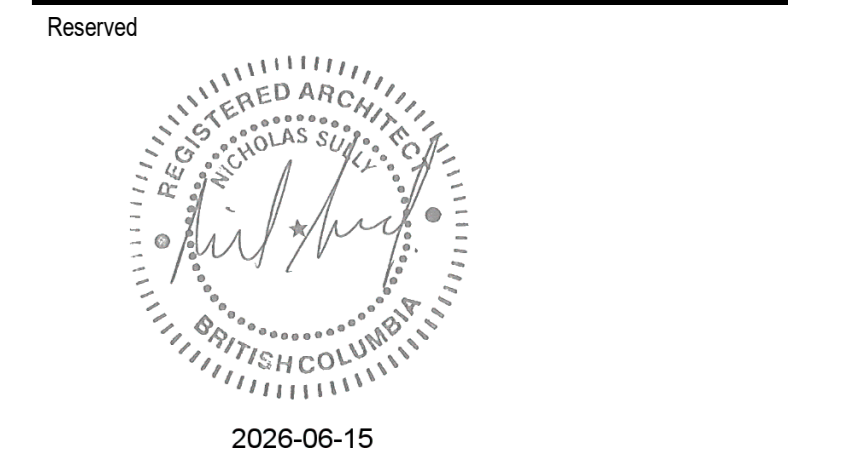
855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

Floor Plan - Level 5

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	1:50
Original Size	A1





2 ENLARGED PLAN - PENTHOUSE ROOF PLAN  
1:50

1 ROOF MECHANICAL PLAN  
1:50

Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

Project 0001

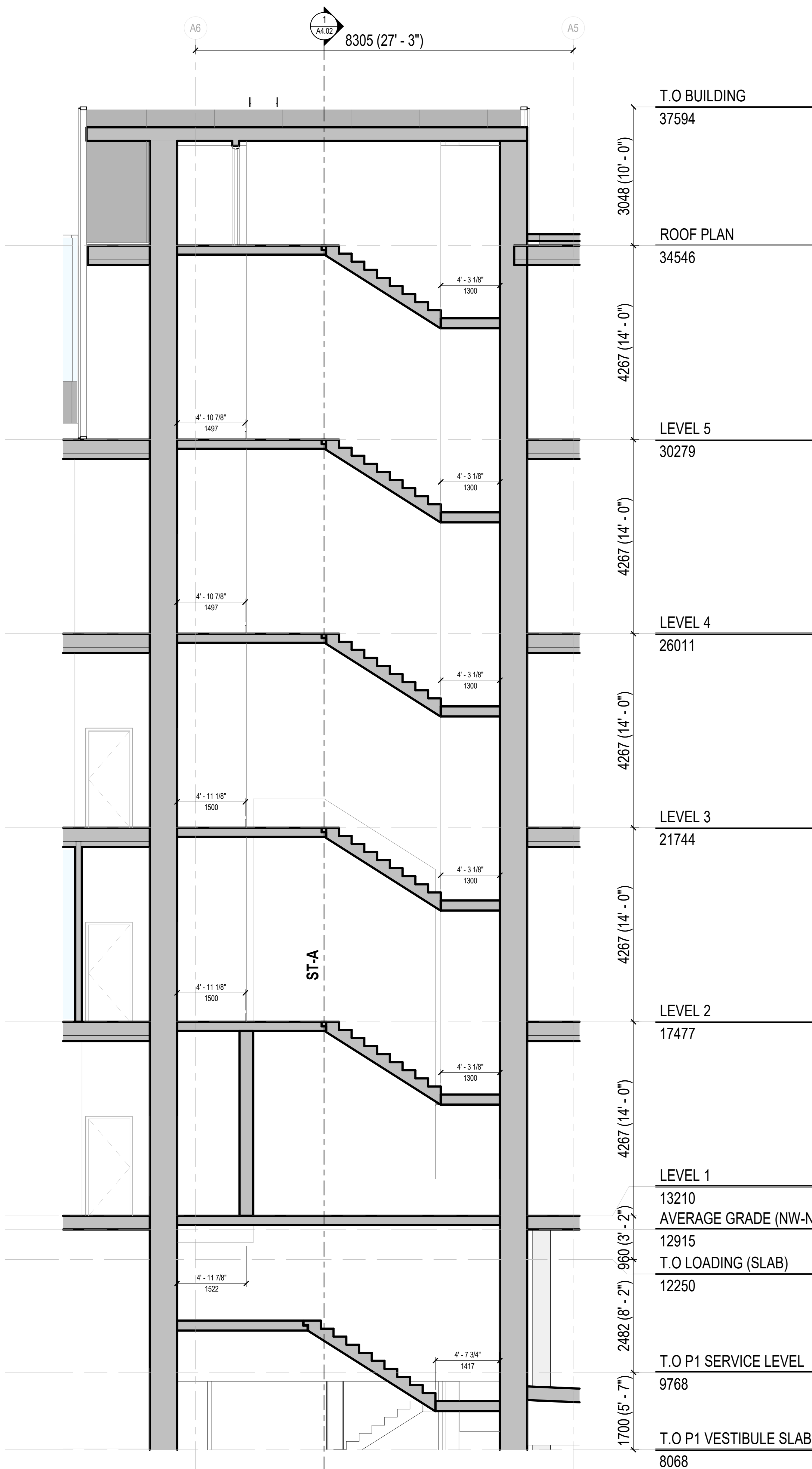
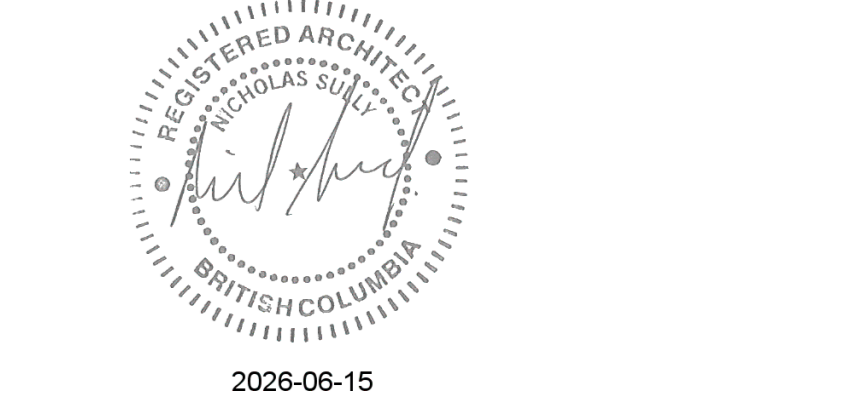
15th Street Boutique Medical

838-845 15th Street, North Vancouver, BC

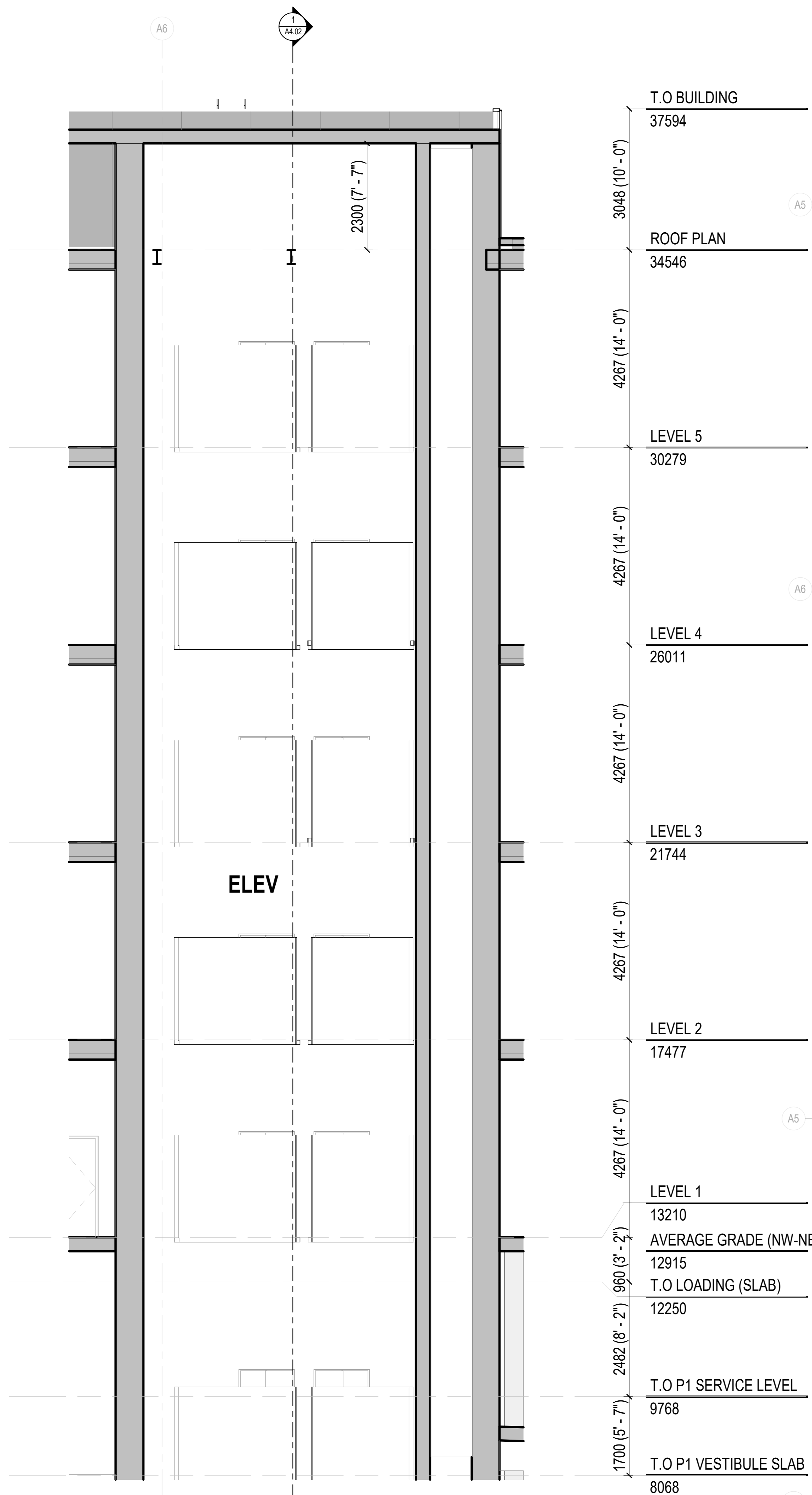
Re-Issued for Response to DP Memo 1

Floor Plan - Roof

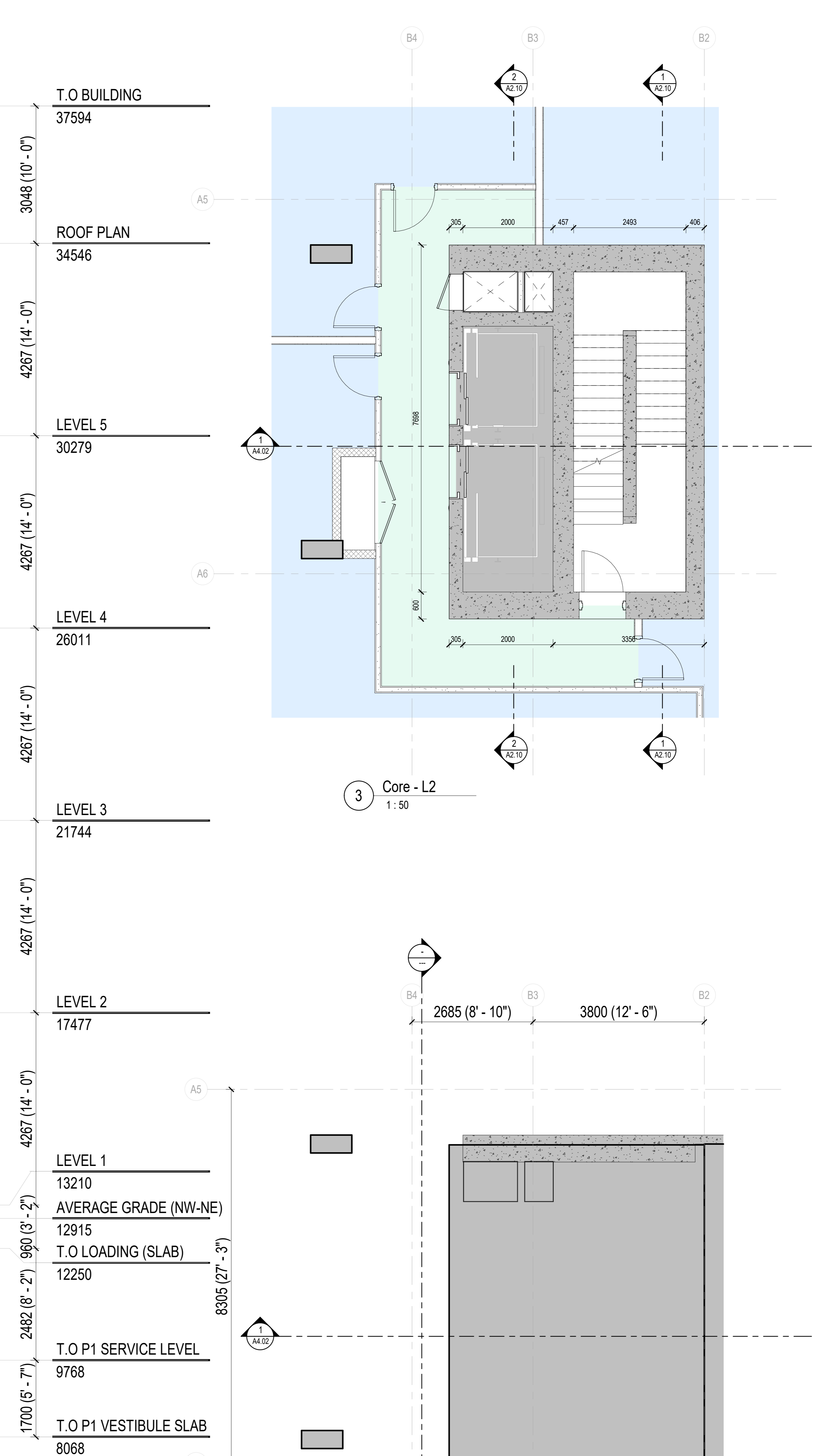
Date 15 JUNE 2020  
 Drawn By MH  
 Checked By NS  
 Scale 1:50  
 Original Size A1



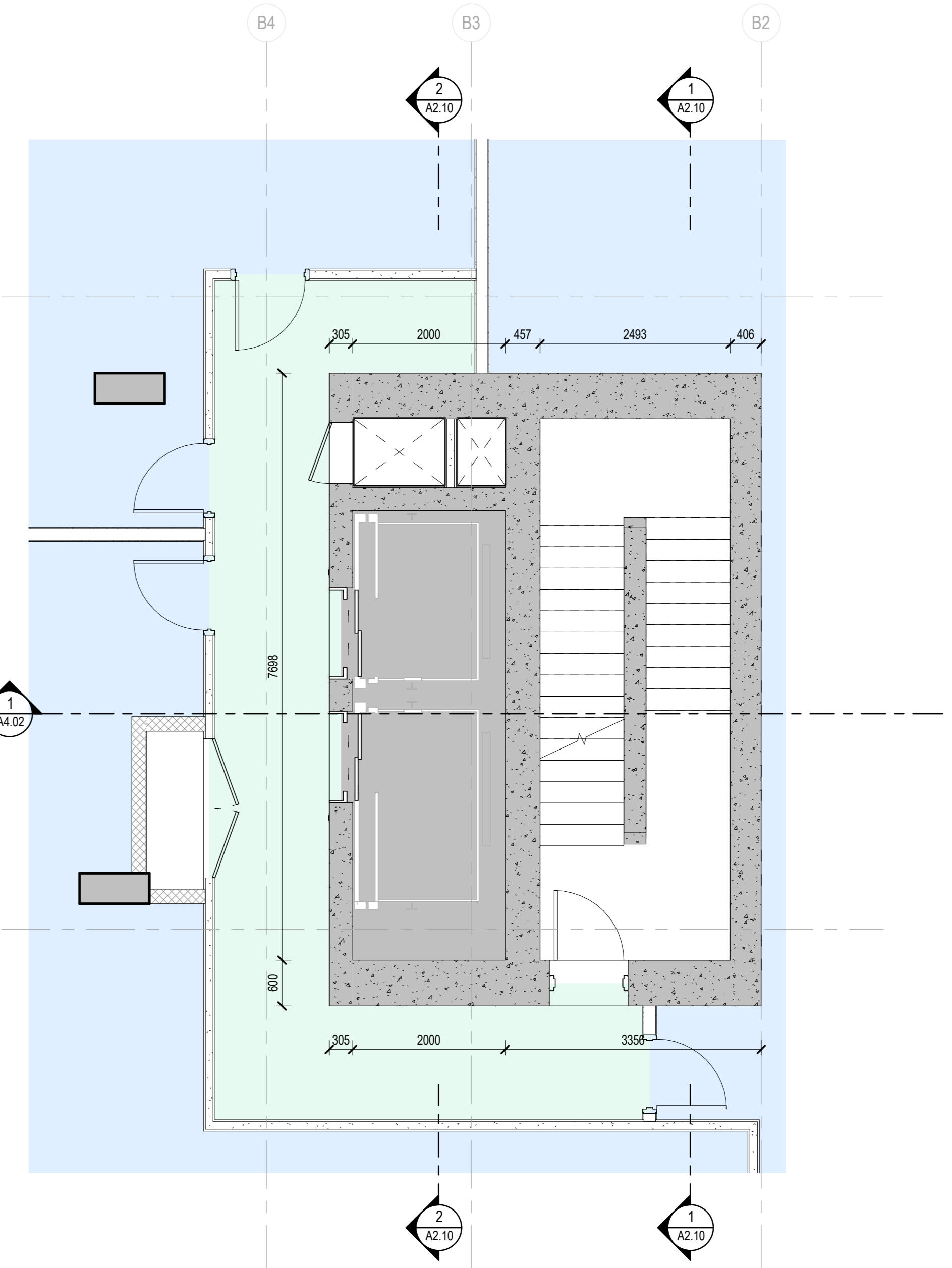
1 STAIR A - BUILDING SECTION  
1:50



2 ELEVATOR / CORE - BUILDING SECTION  
1:50



3 Core - P2  
1:50



3 Core - L2  
1:50

Revisions		
No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

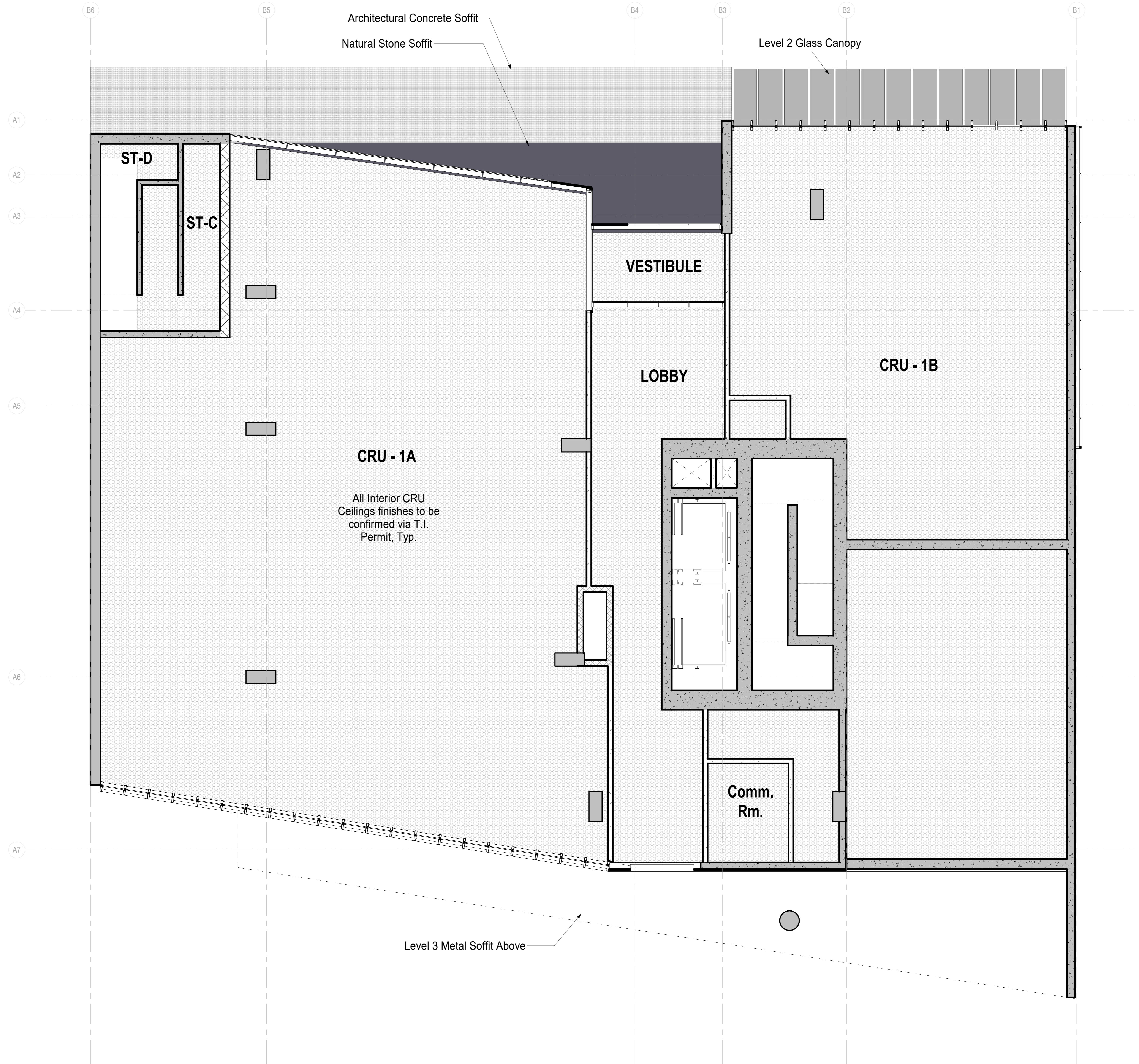
Project 0001  
**15th Street Boutique Medical**

855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

Enlarged Floor Plans - Elevator Core

Date	15 JUNE 2026
Drawn By	DG
Checked By	NS
Scale	1:50
Original Size	A1



1 LEVEL 1 RCP  
1:50

Reserved



Revisions

No.	Description	Date
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

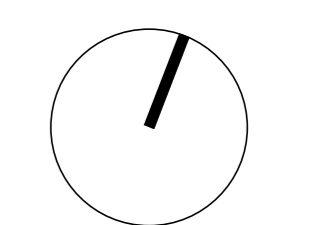
Project 0001  
15th Street Boutique Medical

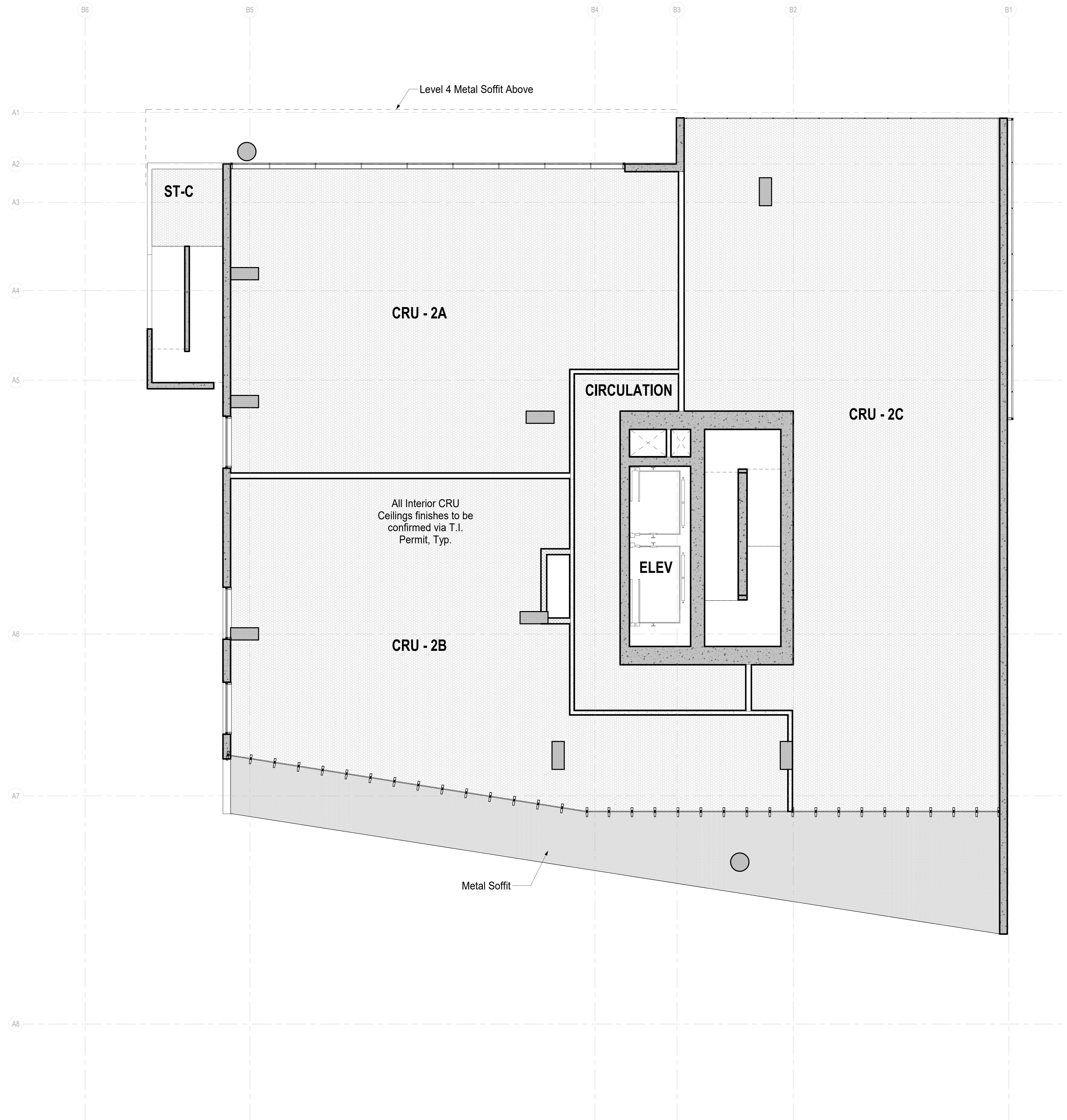
855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

Level 1 - RCP

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	1:50
Original Size	A1





Reserved



Revisions

No.	Description	Date
2	Issued for DP Memo 1 Response	26/04/20
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

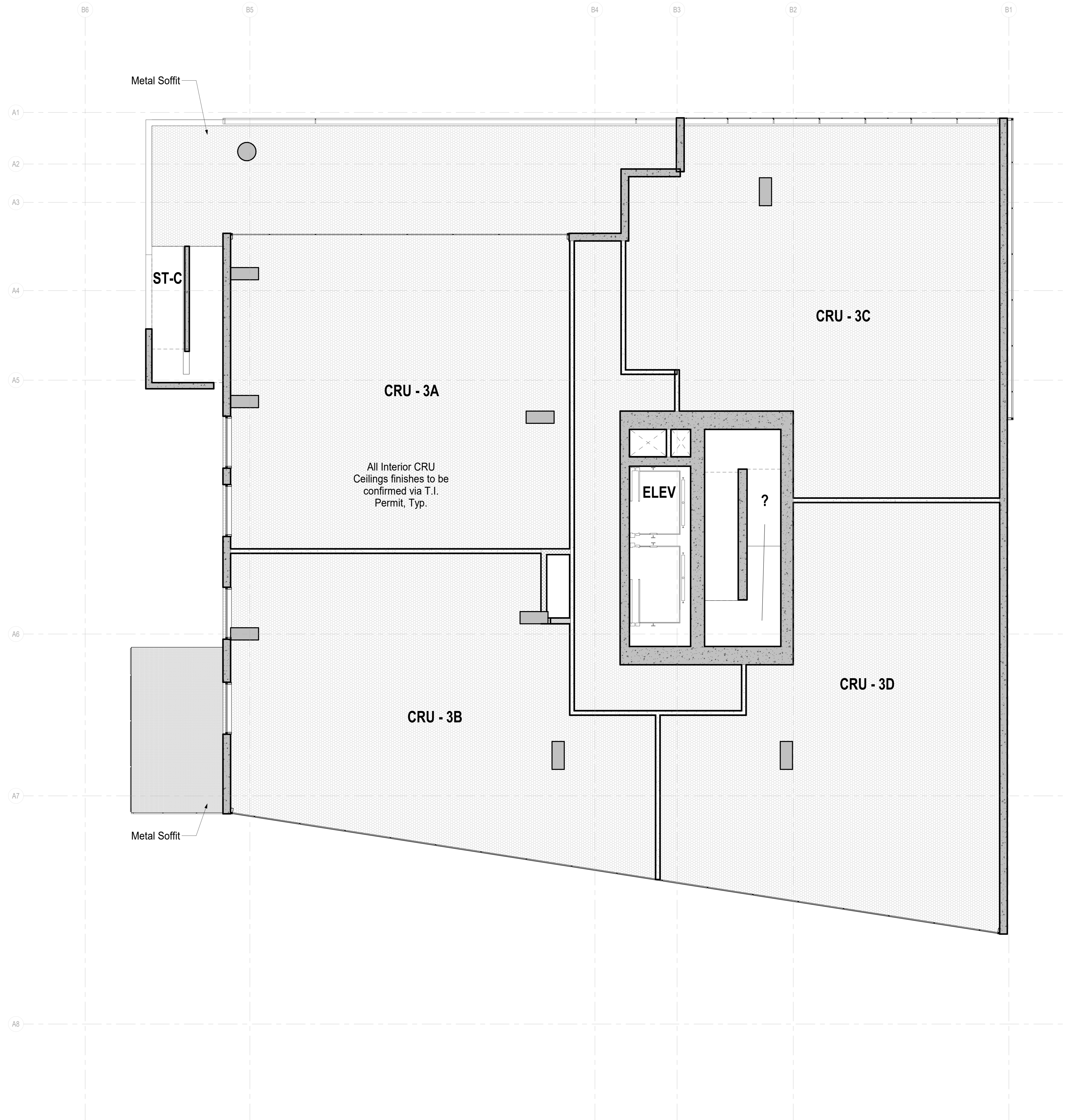
Project 0001  
 15th Street Boutique Medical

855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo  
 1

Level 2 - RCP

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	1:50
Original Size	A1



Reserved



Revisions

No.	Description	Date
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

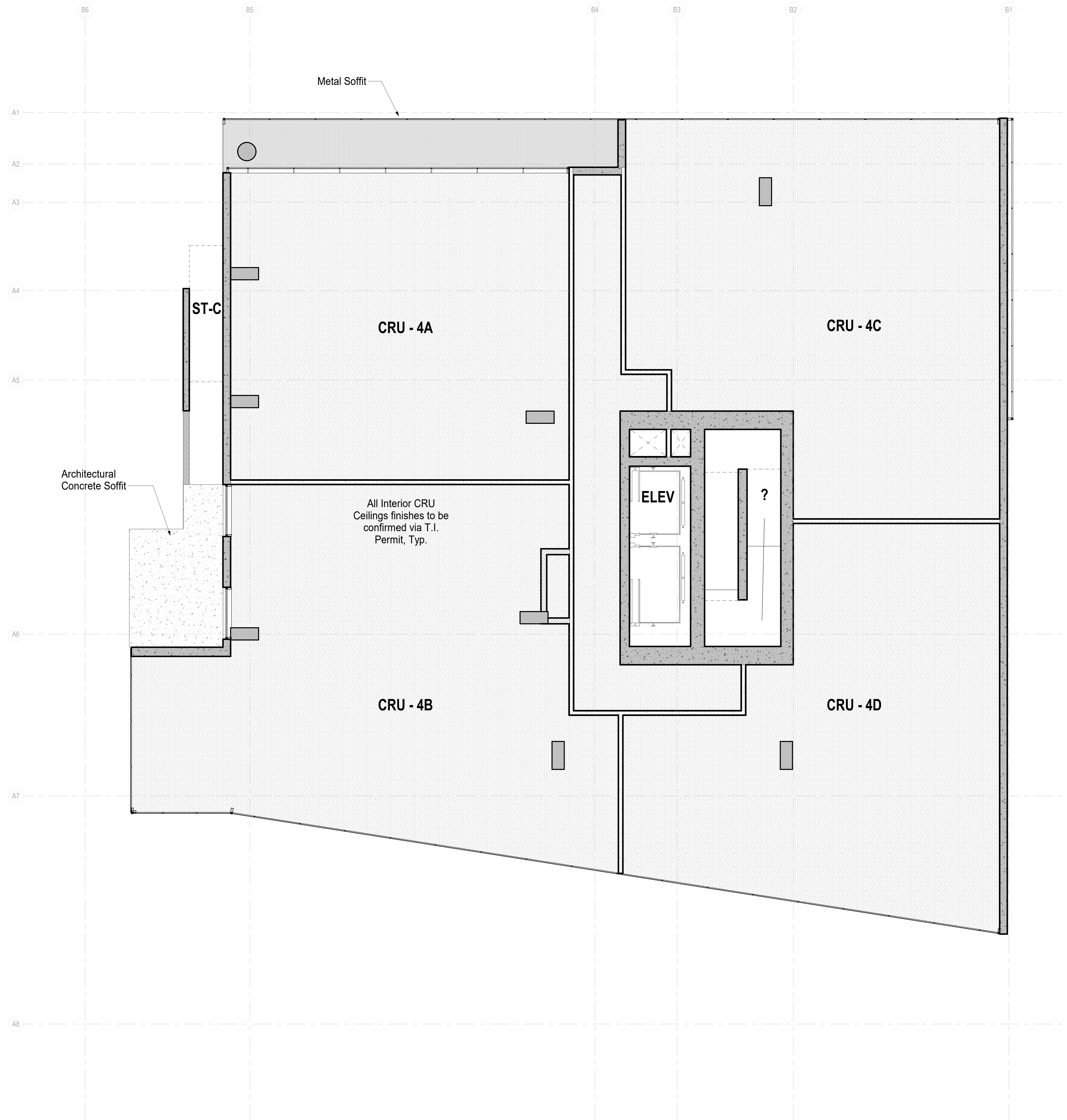
Project 0001  
 15th Street Boutique Medical

855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo  
 1

Level 3 - RCP

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	1:50
Original Size	A1



Reserved



Revisions

No.	Description	Date
2	Issued for DP Memo 1 Response	26/04/20
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

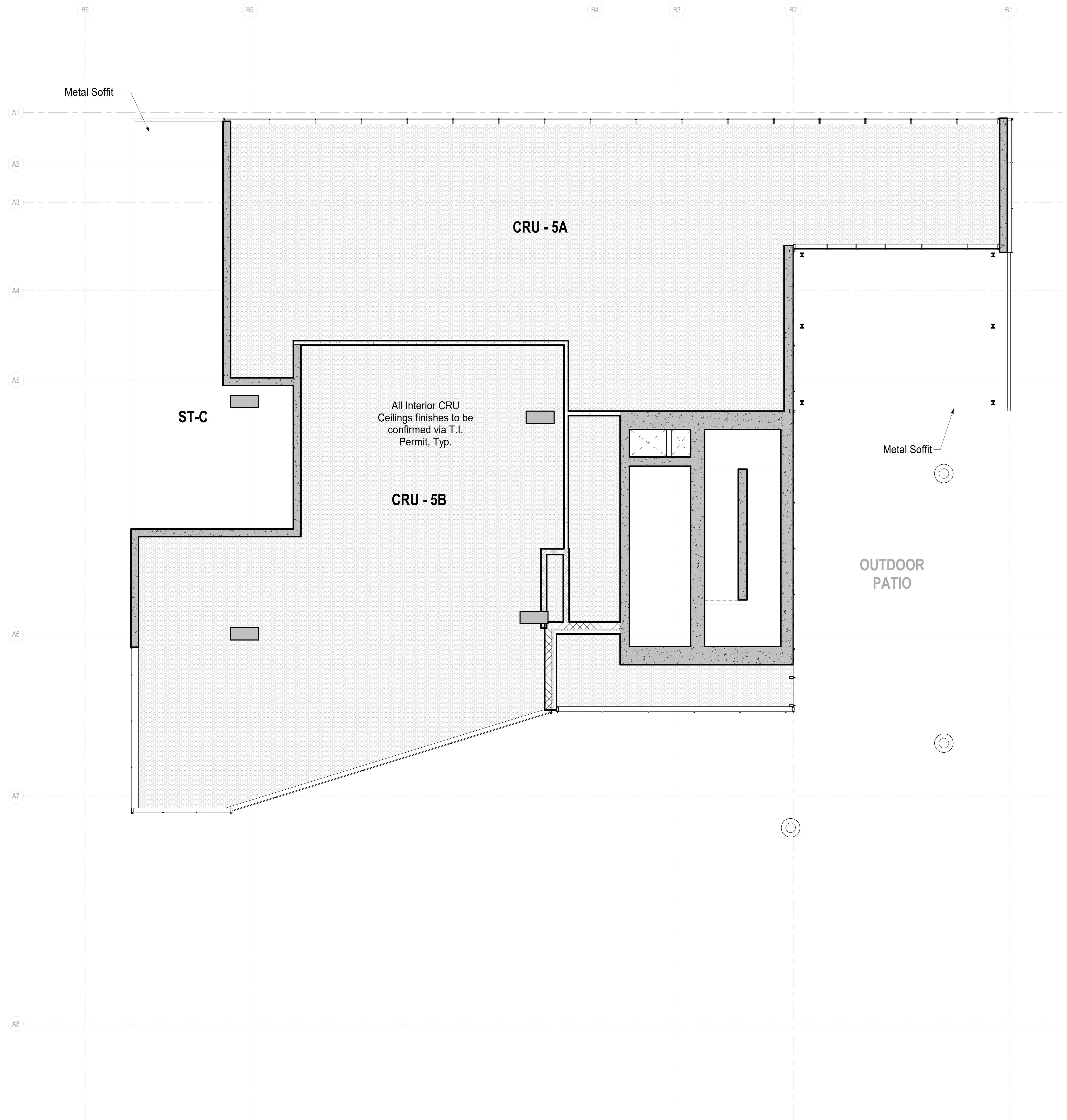
Project 0001  
 15th Street Boutique Medical

855-845 15th Street, North Vancouver, BC

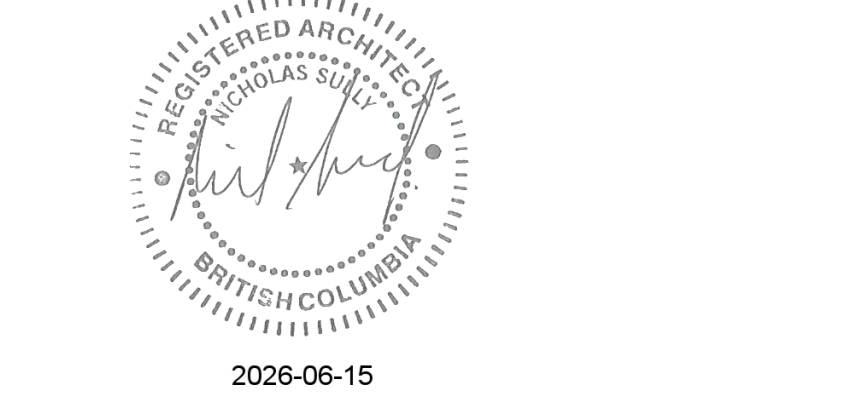
Re-Issued for Response to DP Memo  
 1

Level 4 - RCP

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	1:50
Original Size	A1



Reserved



Revisions		
No.	Description	Date
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

Project 0001

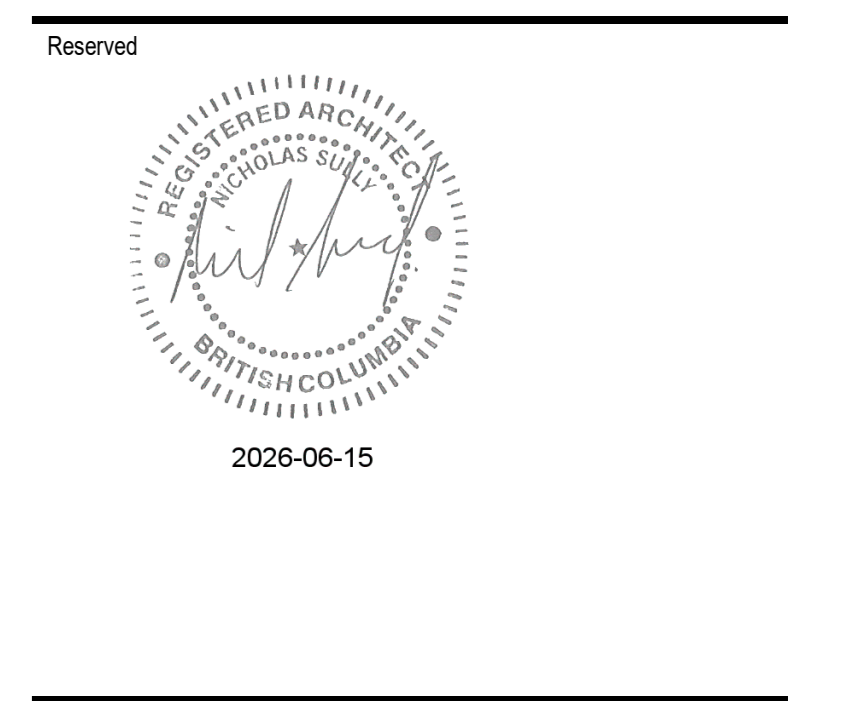
15th Street Boutique Medical

855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

Level 5 - RCP

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	1:50
Original Size	A1



1 SOUTH ELEVATION  
1:50

**MATERIAL KEYNOTE LEGEND**

1. Aluminum Framed Glazed Exterior Wall System
2. 2-Sided SSG Curtainwall Glazing
3. Overhead Garage Door
4. Prefinished Aluminum Composite Panel
5. Glass Canopy
6. Architectural Concrete
7. Active Design Glazed Door
8. Painted Exterior Door
9. Natural Stone Cladding
10. Glass Guard
11. Prefinished Metal Flashing

**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

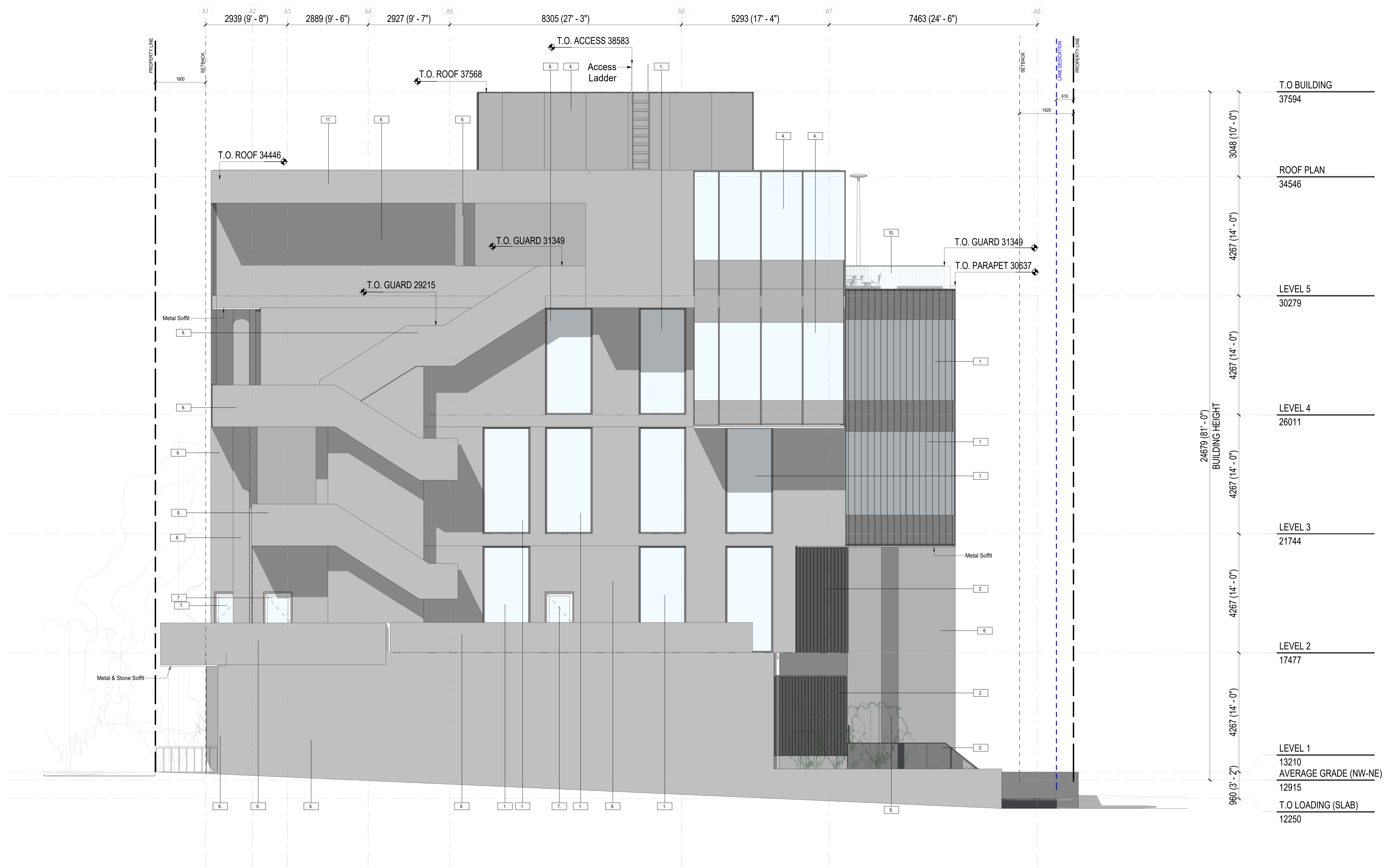
Project: 0001  
**15th Street Boutique Medical**

855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

**Building Elevation - South**

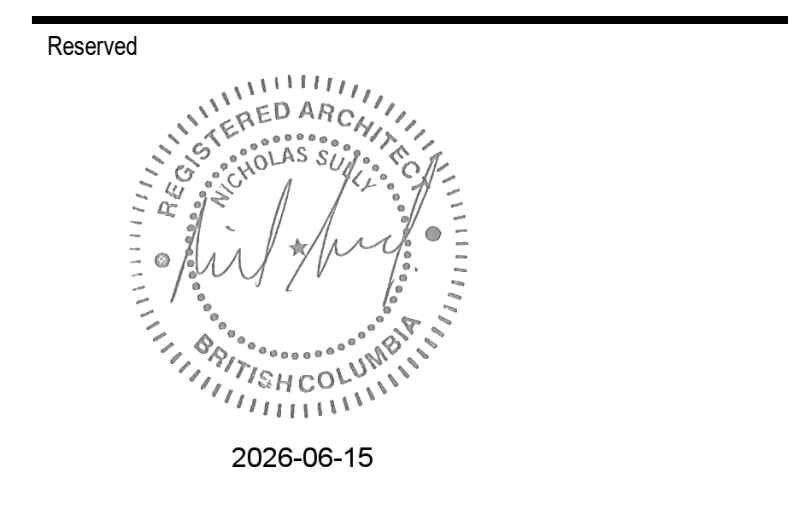
Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	As Indicated
Original Size	A1



1 WEST ELEVATION  
 1:50

**MATERIAL KEYNOTE LEGEND**

1. Aluminum Framed Glazed Exterior Wall System
2. 2-Sided SSG Curtainwall Glazing
3. Overhead Garage Door
4. Prefinished Aluminum Composite Panel
5. Glass Canopy
6. Architectural Concrete
7. Active Design Glazed Door
8. Painted Exterior Door
9. Natural Stone Cladding
10. Glass Guard
11. Prefinished Metal Flashing



**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

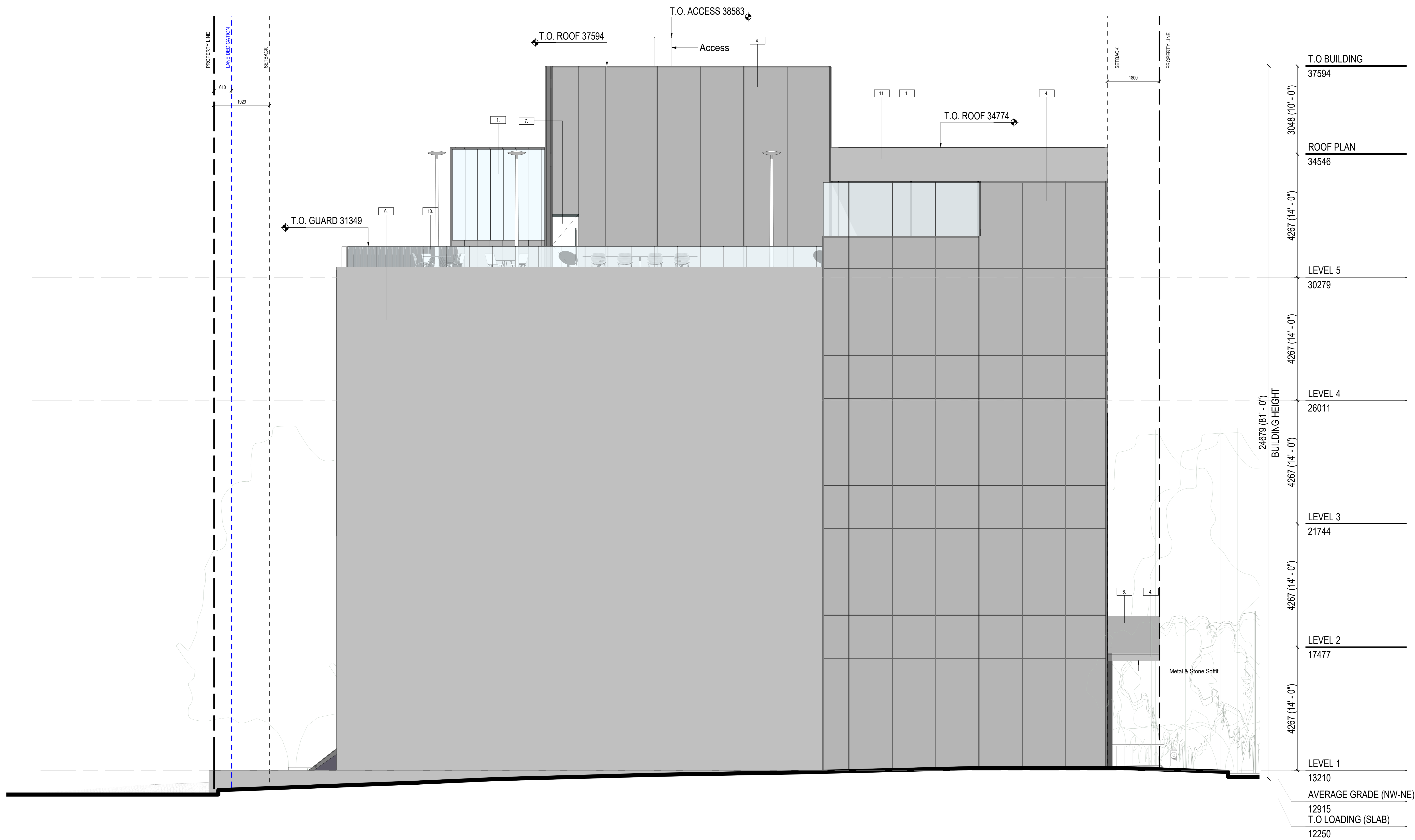
Key Plan

Project 0001  
**15th Street Boutique Medical**  
 855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

**Building Elevation - West**

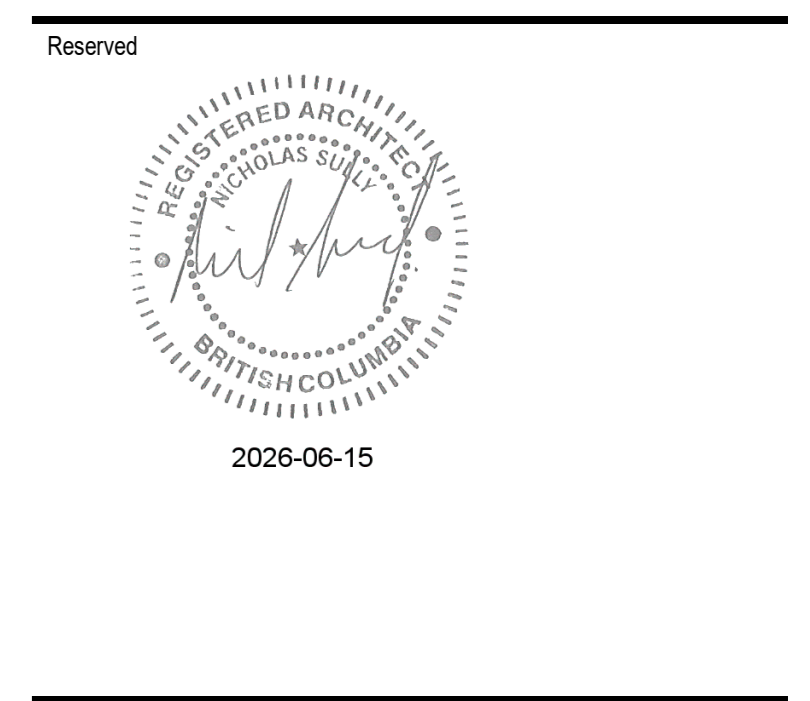
Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	As Indicated
Original Size	A1



1 EAST ELEVATION  
1:50

**MATERIAL KEYNOTE LEGEND**

1. Aluminum Framed Glazed Exterior Wall System
2. 2-Sided SSG Curtainwall Glazing
3. Overhead Garage Door
4. Prefinished Aluminum Composite Panel
5. Glass Canopy
6. Architectural Concrete
7. Active Design Glazed Door
8. Painted Exterior Door
9. Natural Stone Cladding
10. Glass Guard
11. Prefinished Metal Flashing



**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

Project 0001

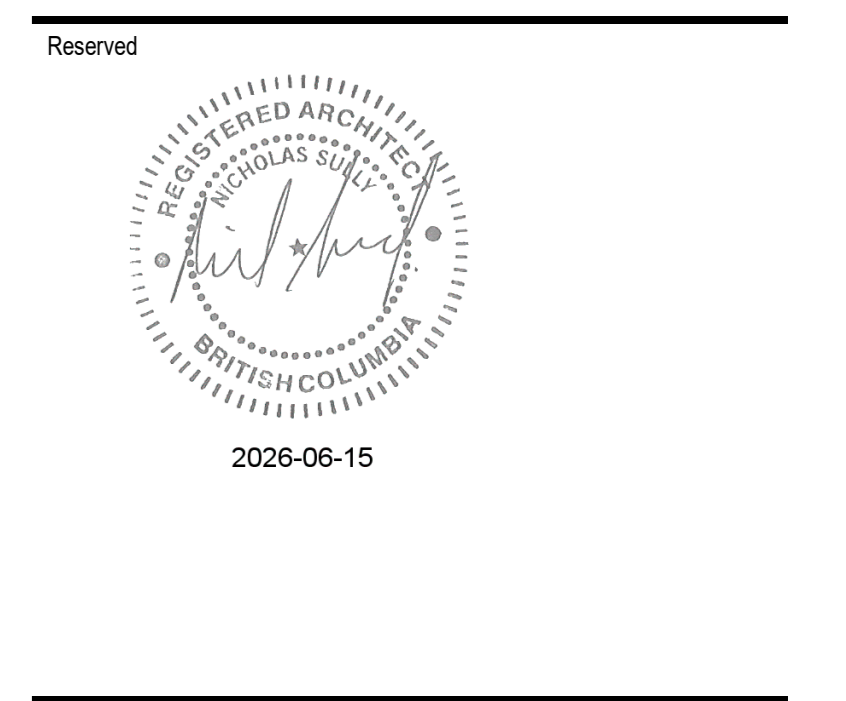
15th Street Boutique Medical

855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

Building Elevation - East

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	As Indicated
Original Size	A1



2 NORTH ELEVATION  
 1:50

**MATERIAL KEYNOTE LEGEND**

1. Aluminum Framed Glazed Exterior Wall System
2. 2-Sided SSG Curtainwall Glazing
3. Overhead Garage Door
4. Prefinished Aluminum Composite Panel
5. Glass Canopy
6. Architectural Concrete
7. Active Design Glazed Door
8. Painted Exterior Door
9. Natural Stone Cladding
10. Glass Guard
11. Prefinished Metal Flashing

**Revisions**

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Project 0001  
**15th Street Boutique Medical**  
 858-845 15th Street, North Vancouver, BC

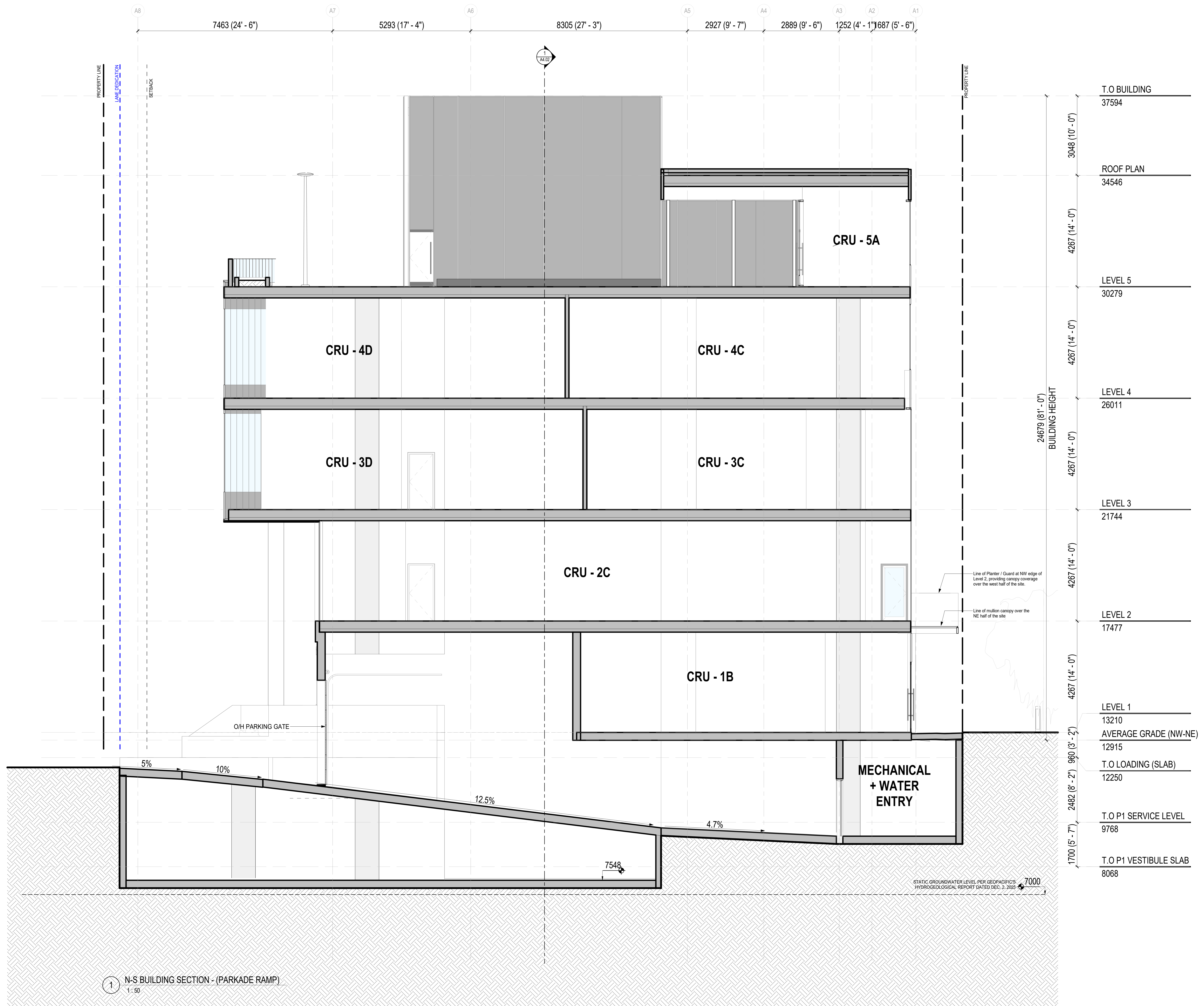
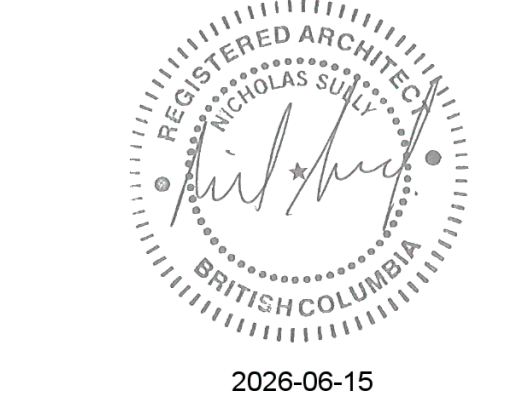
Re-Issued for Response to DP Memo 1

**Building Elevation - North**

Date 15 JUNE 2020  
 Drawn By MH  
 Checked By NS  
 Scale As Indicated  
 Original Size A1

Seal

Reserved



Revisions		
No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

Project: 0001

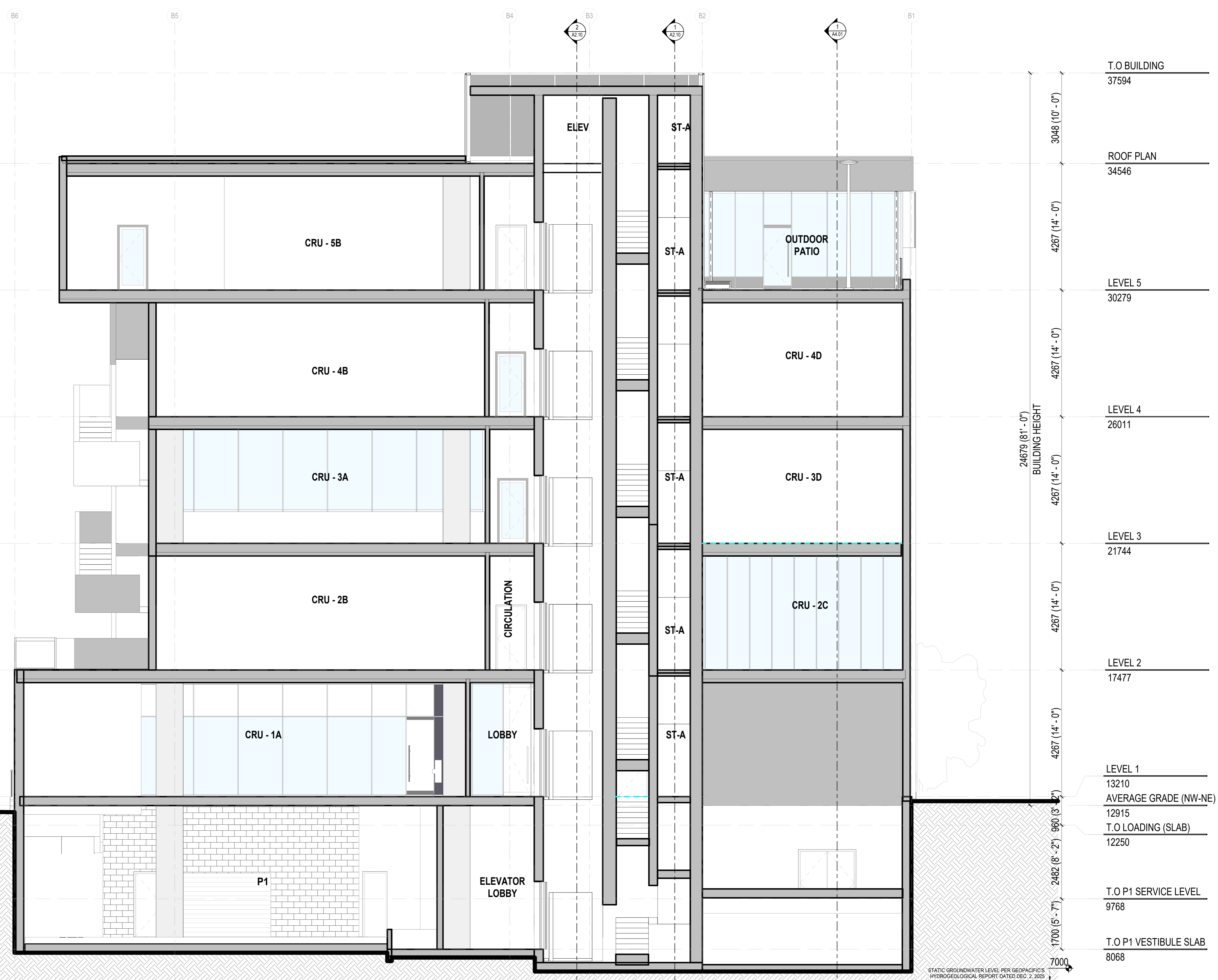
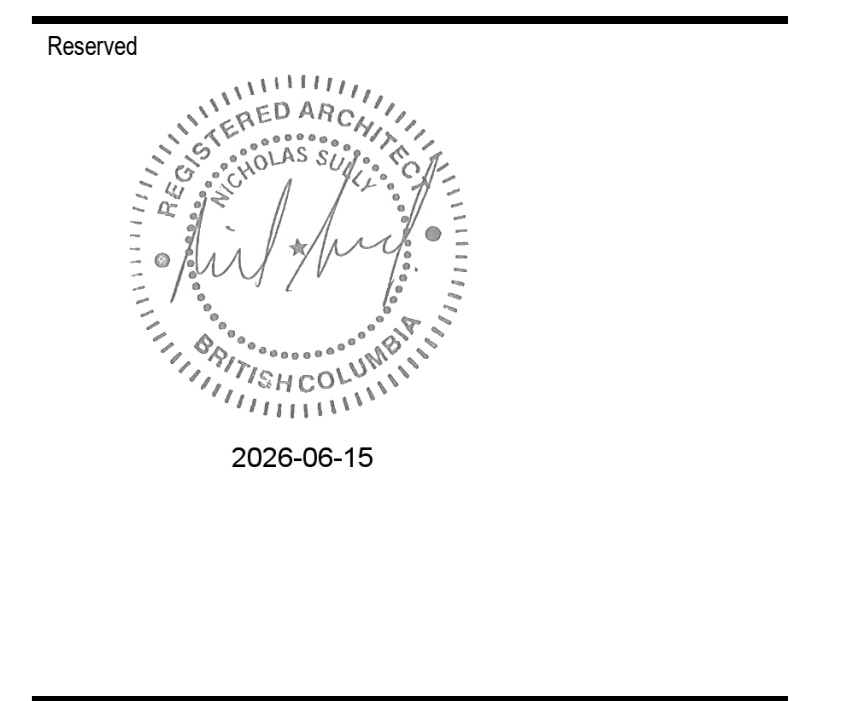
15th Street Boutique Medical

855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

Building Section - N/S at Parkade Entrance

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	1:50
Original Size	A1



T.O BUILDING	37594
ROOF PLAN	34546
LEVEL 5	30279
LEVEL 4	26011
LEVEL 3	21744
LEVEL 2	17477
LEVEL 1	13210
AVERAGE GRADE (NW-NE)	12915
T.O LOADING (SLAB)	12250
T.O P1 SERVICE LEVEL	9768
T.O P1 VESTIBULE SLAB	8068

STATIC GROUNDWATER LEVEL PER GEOPACIFIC'S HYDROGEOLOGICAL REPORT DATED DEC. 2, 2025

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

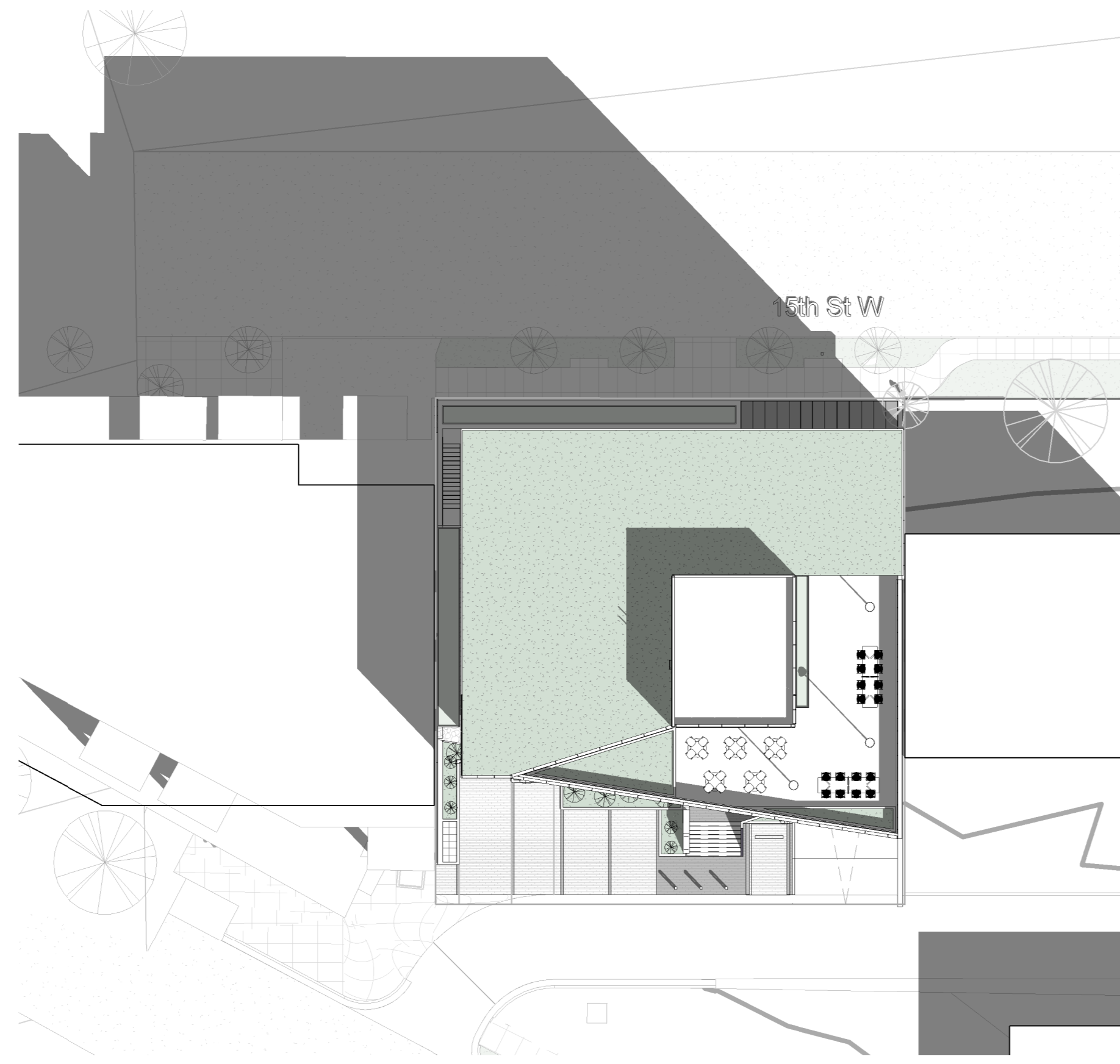
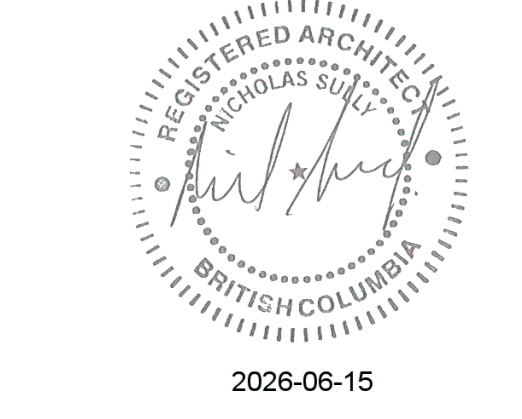
Project 0001

15th Street Boutique Medical

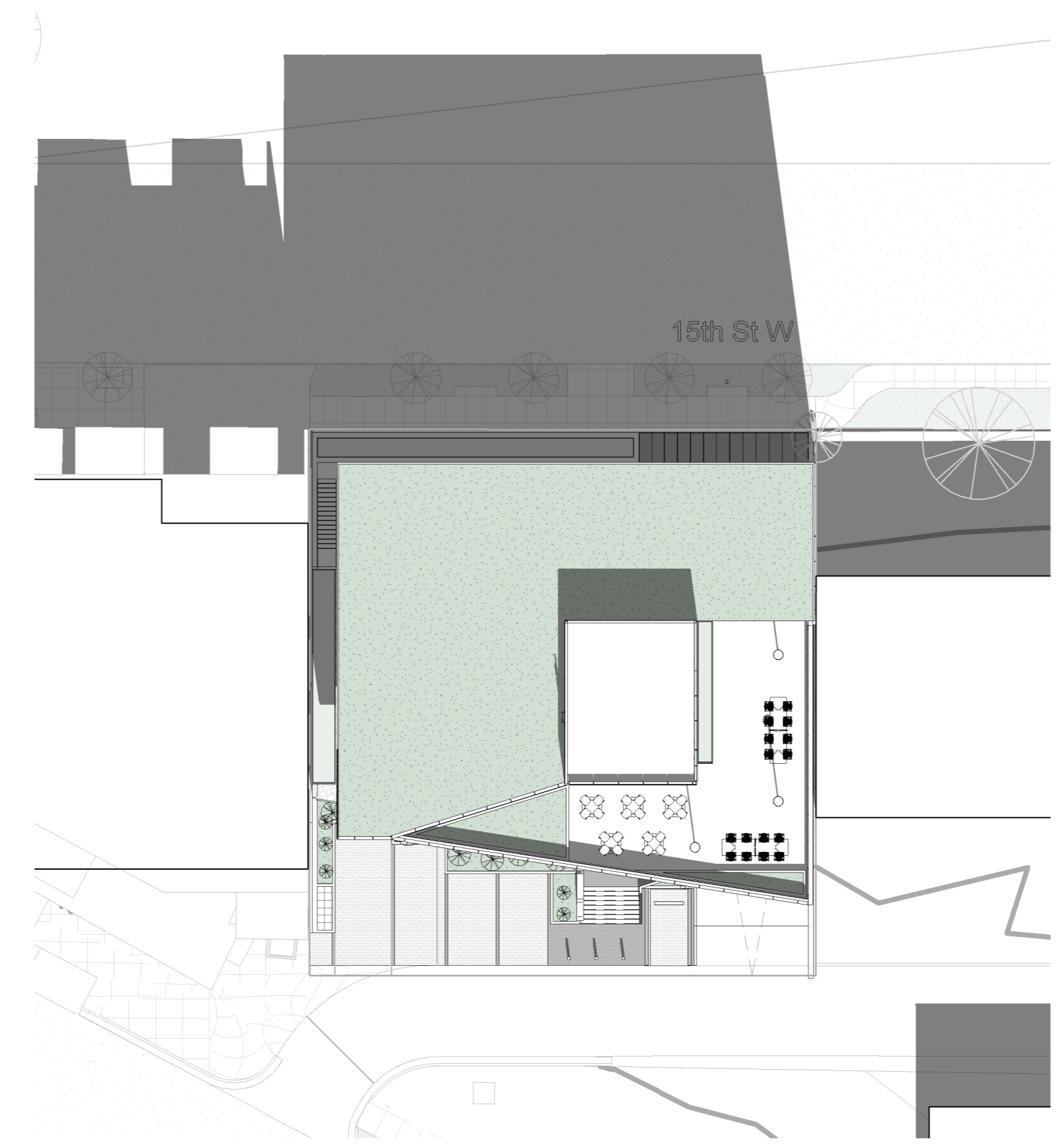
855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

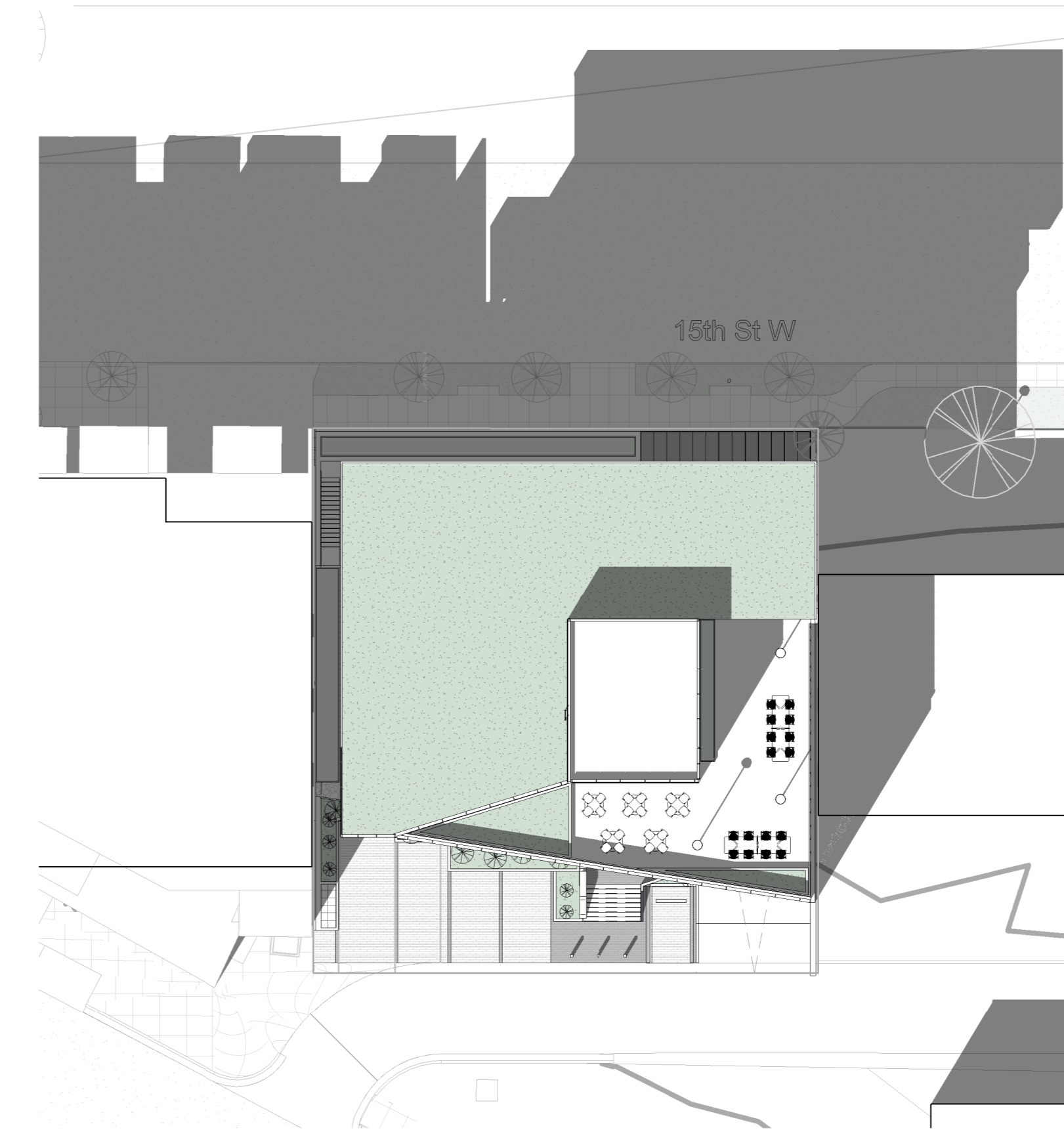
Building Section - E/W	
Date	15 JUNE 2026
Drawn By	MH
Checked By	NS
Scale	1:50
Original Size	A1



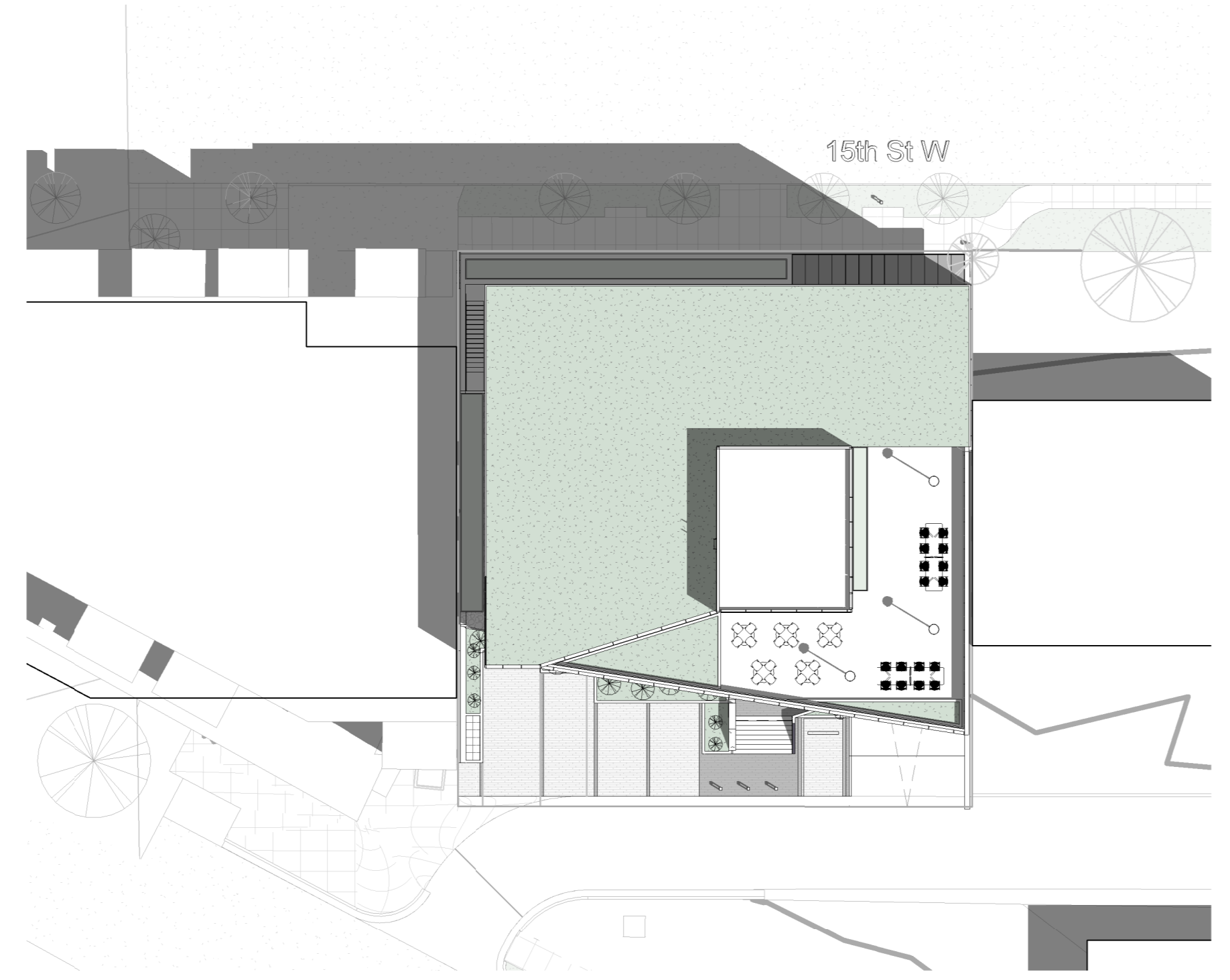
1 MARCH - 10AM  
1:300



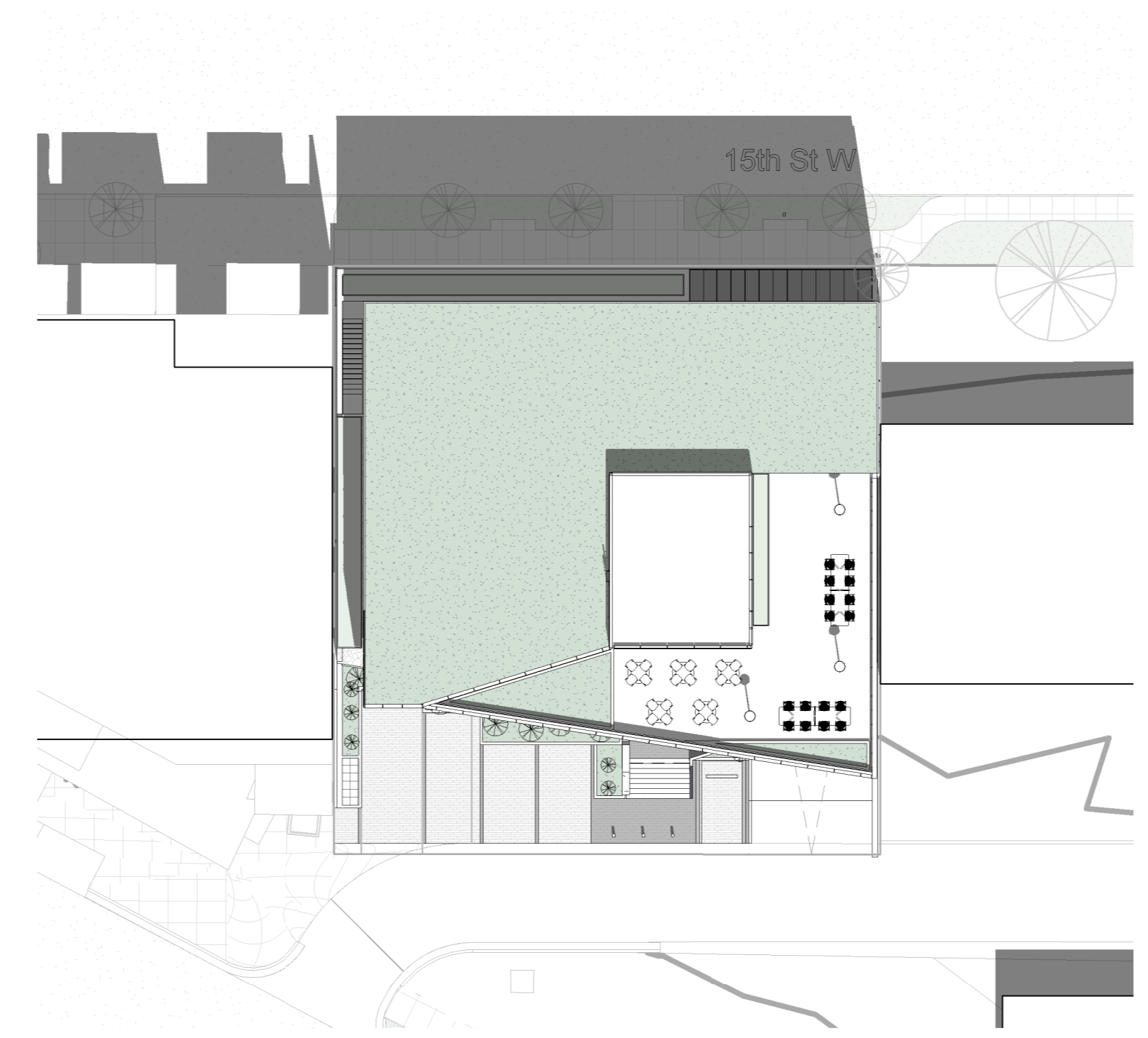
2 MARCH - 12 NOON  
1:300



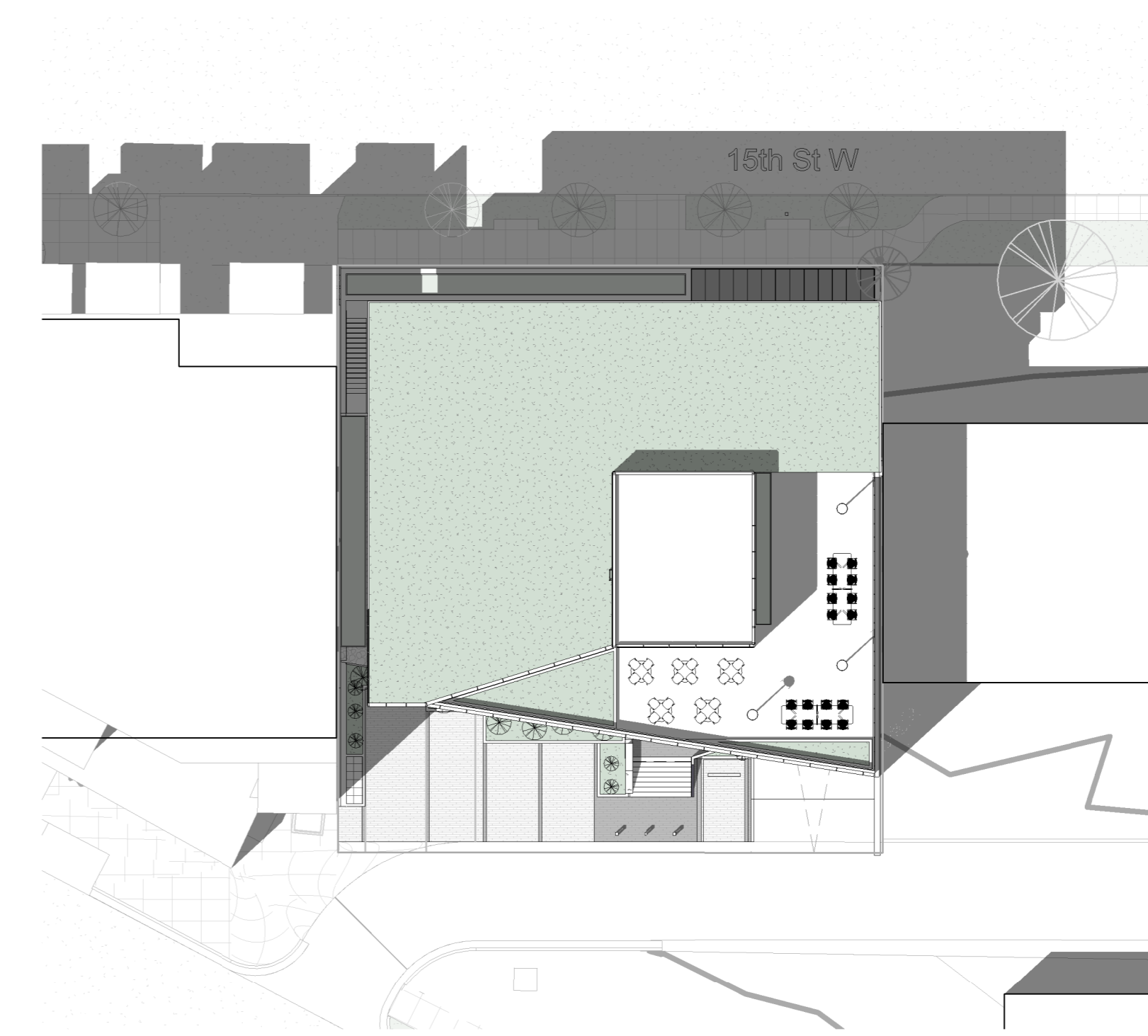
3 MARCH - 2PM  
1:300



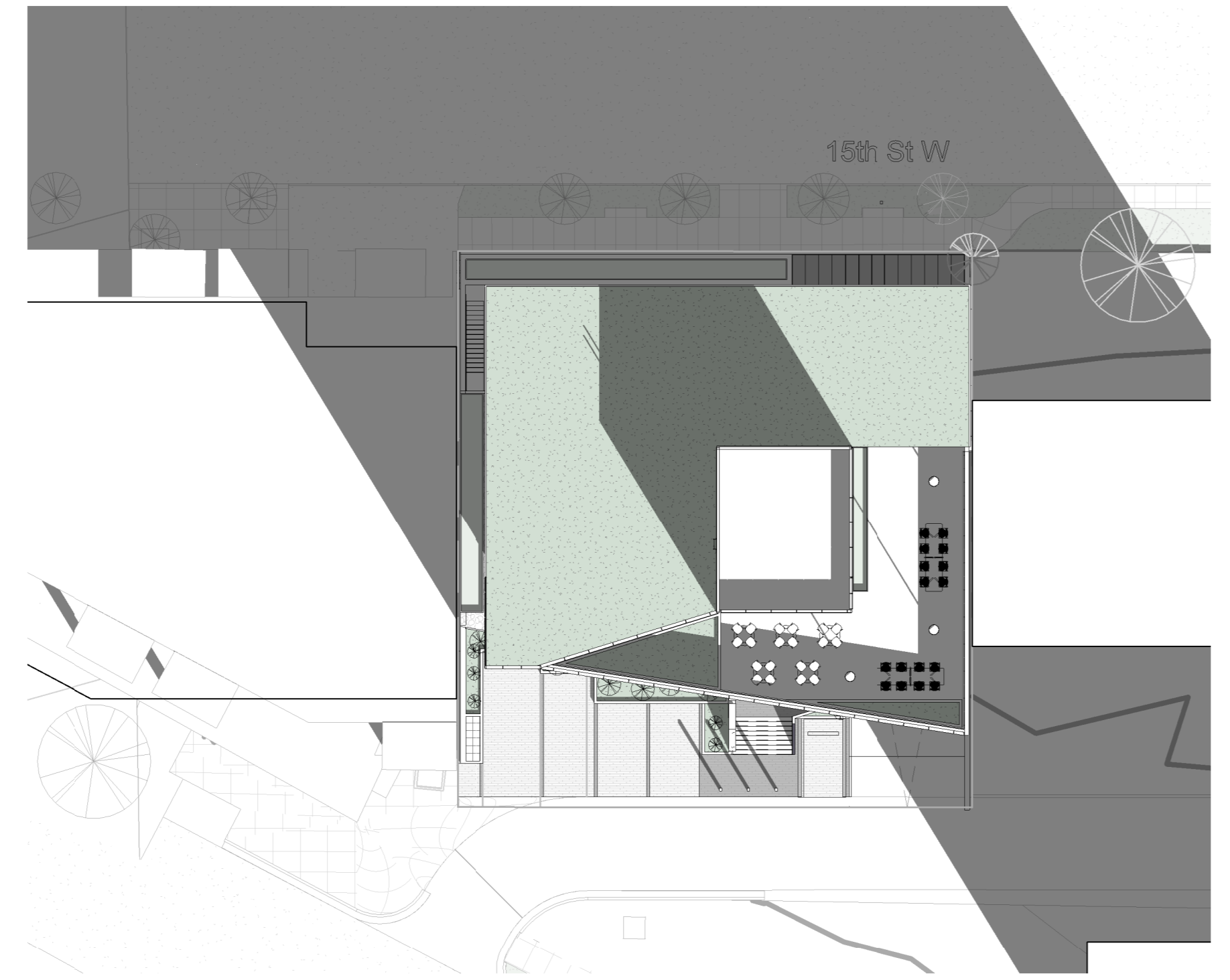
5 JUNE - 10AM  
1:300



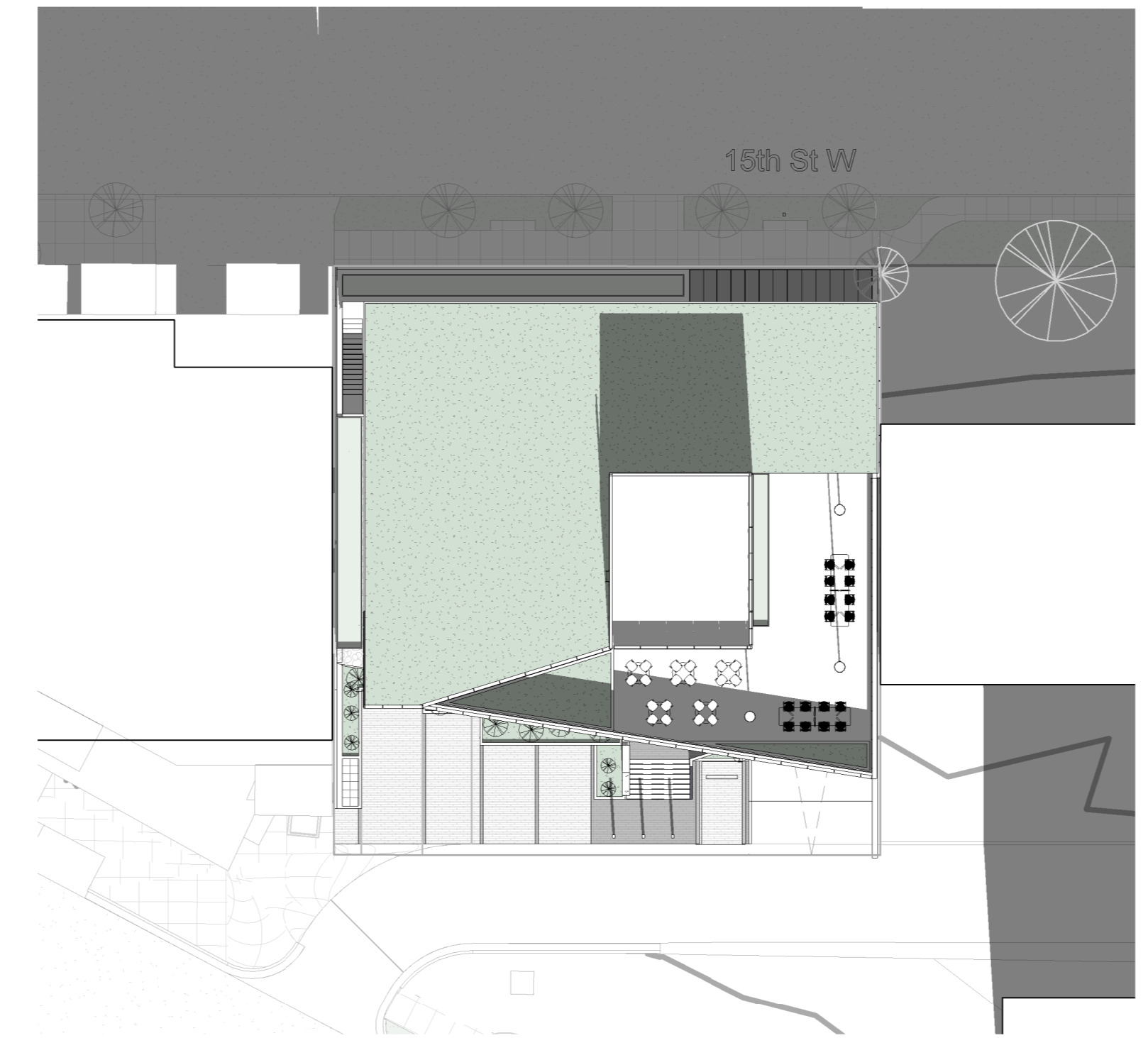
6 JUNE - 12 NOON  
1:300



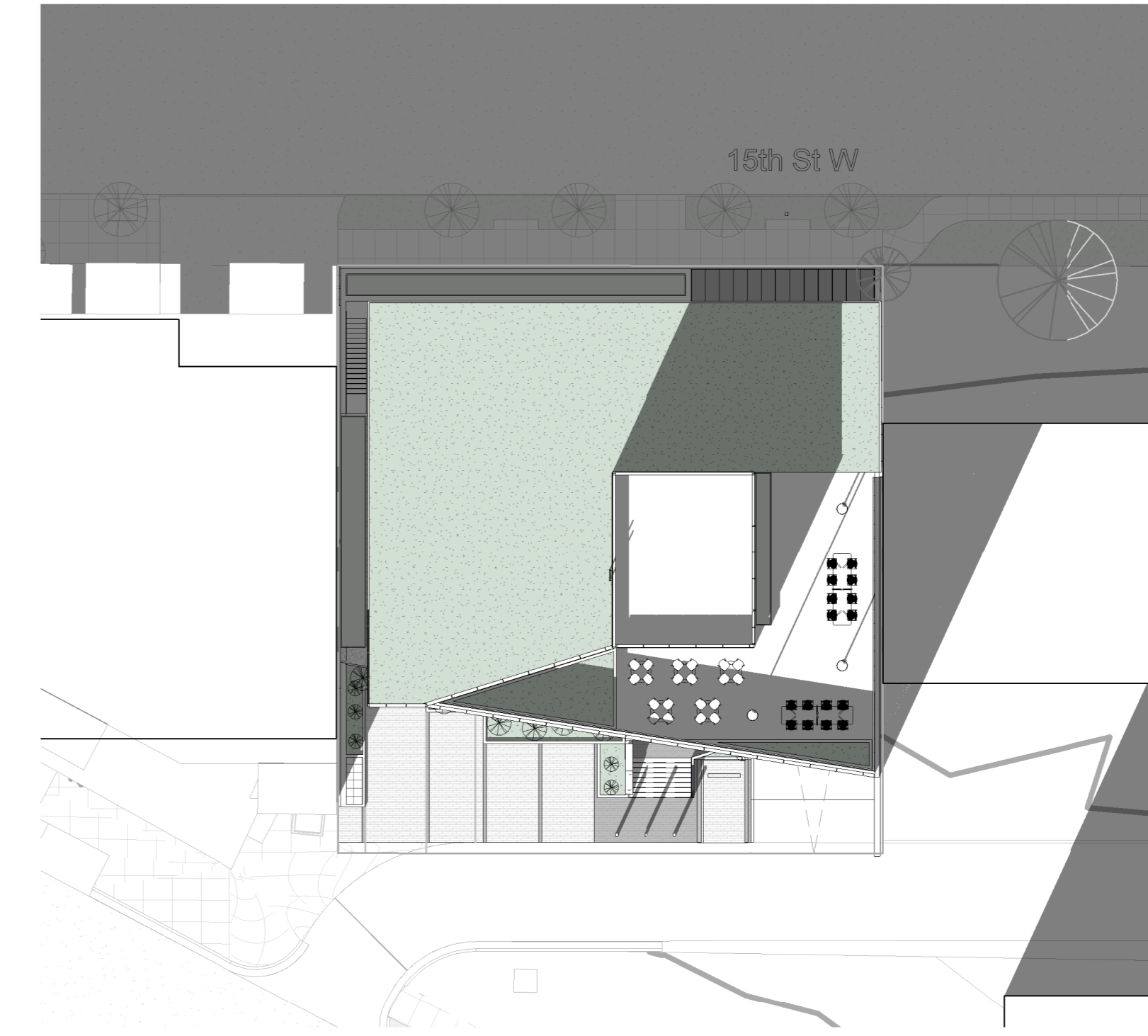
8 JUNE - 2PM  
1:300



9 DECEMBER - 10AM  
1:300



7 DECEMBER - 12 NOON  
1:300



4 DECEMBER - 2PM  
1:300

Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/06/15

Key Plan

Project 0001

15th Street Boutique Medical

855-845 15th Street, North Vancouver, BC

Re-Issued for Response to DP Memo 1

Shadow Studies

Date	15 JUNE 2020
Drawn By	MH
Checked By	NS
Scale	1:300
Original Size	A1