

# 15TH STREET BOUTIQUE MEDICAL

ISSUED FOR DEVELOPMENT PERMIT  
JUNE 12, 2026

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## REVISIONS

## CASCADIA 835-845

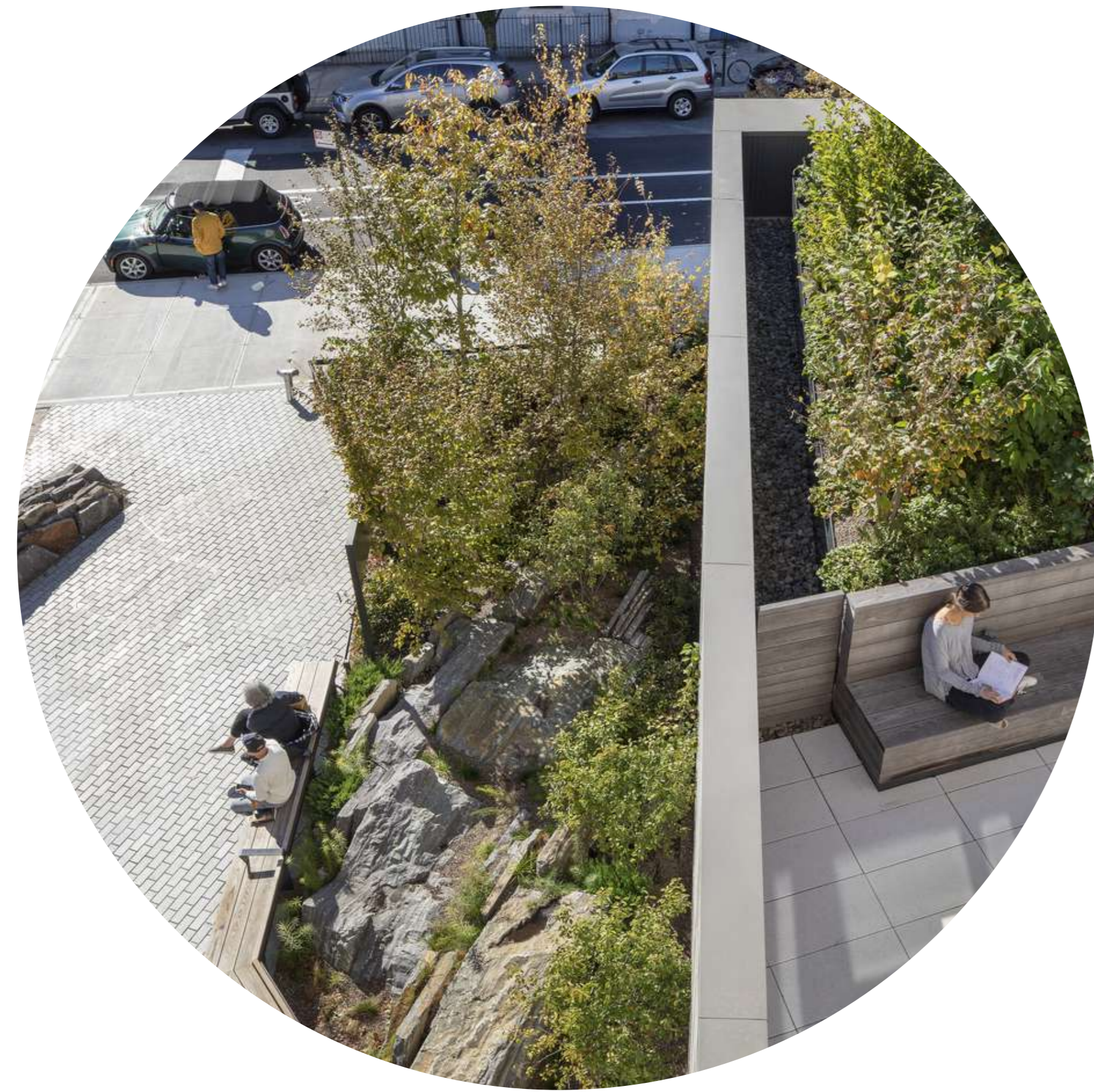
**W15**  
853-854 West 15th Street  
Vancouver, British Columbia

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

KEYPLAN



SEAL

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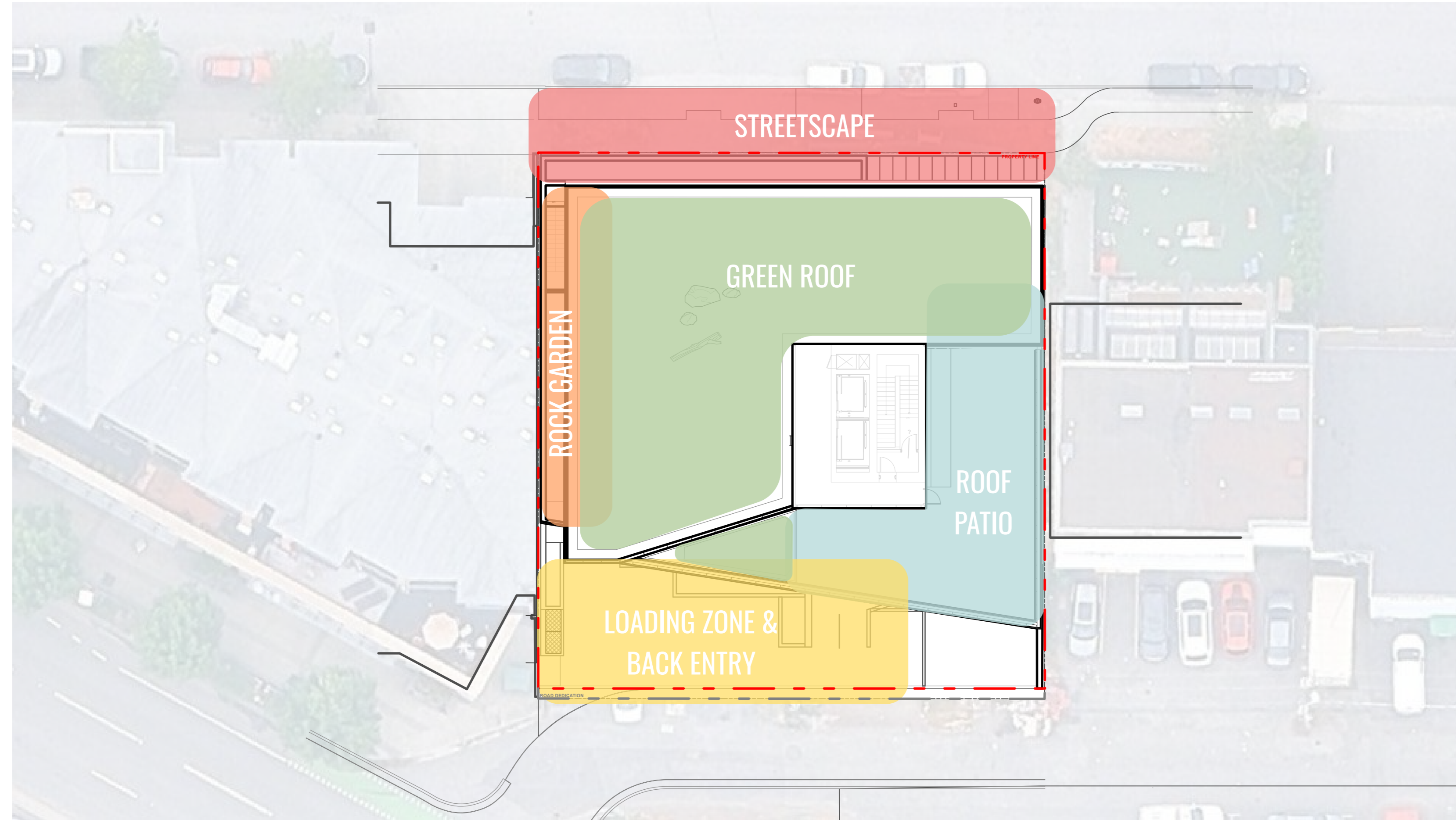
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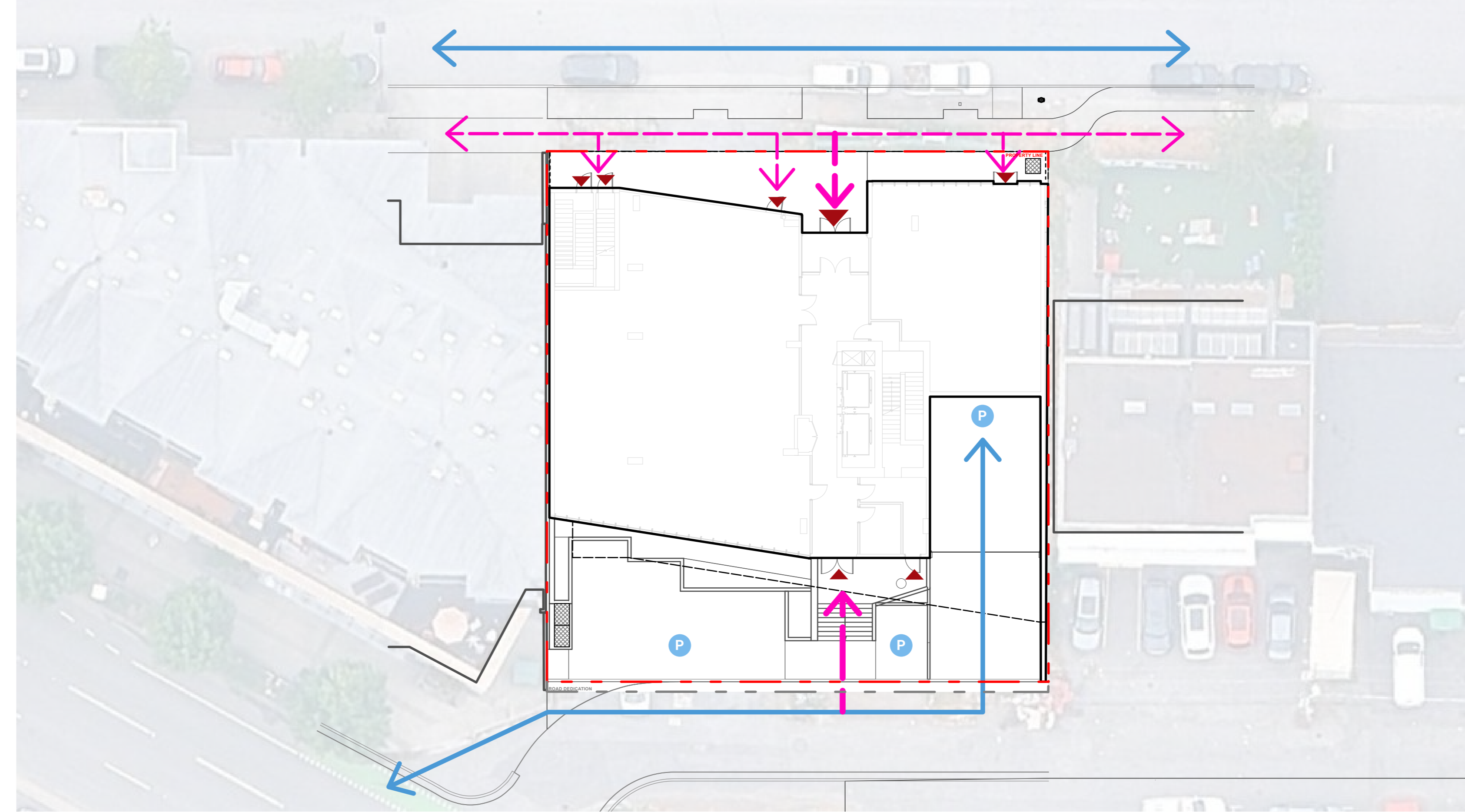
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## INSPIRATION AND PRINCIPLES

## PROGRAM

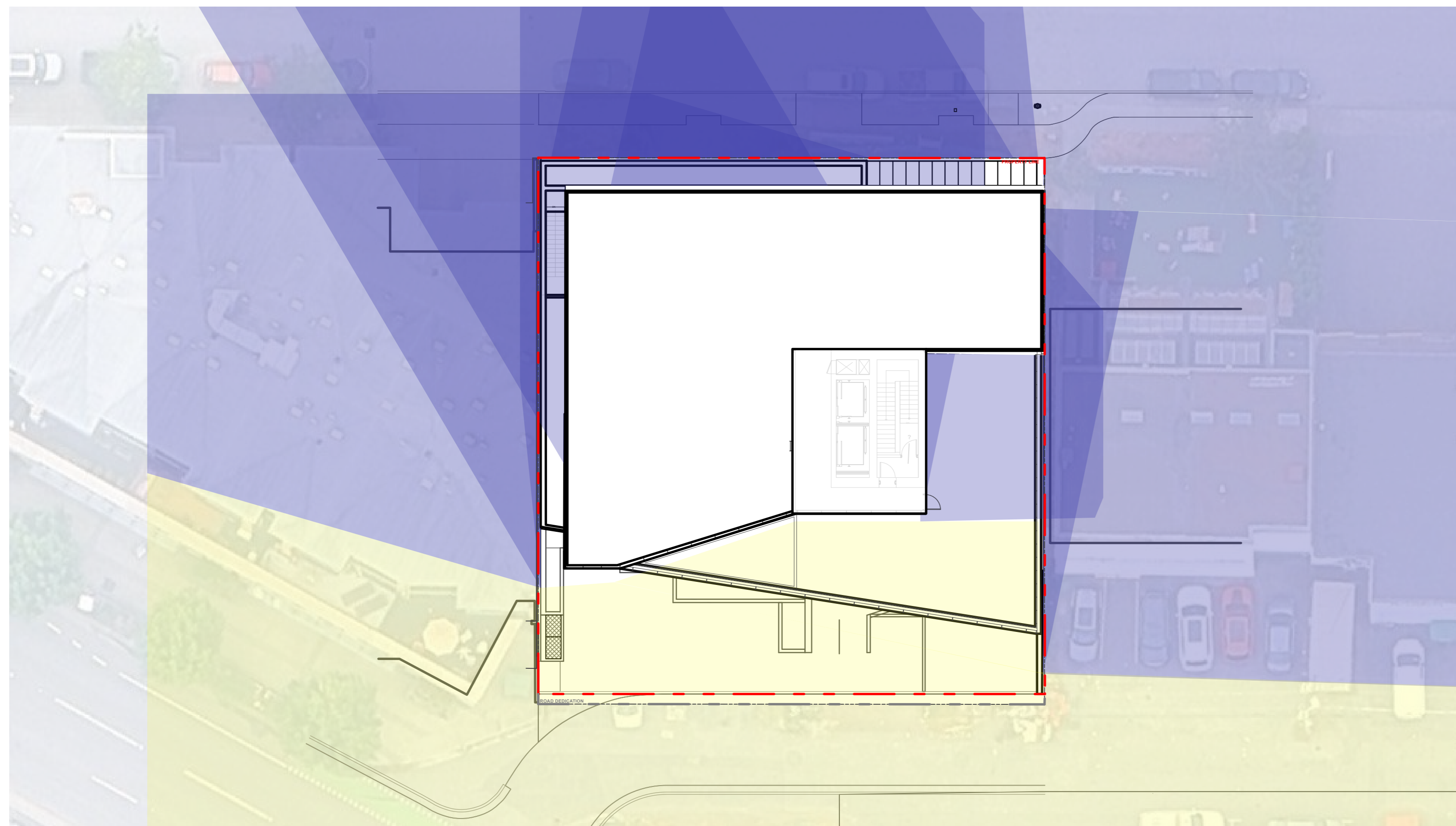


## CIRCULATION



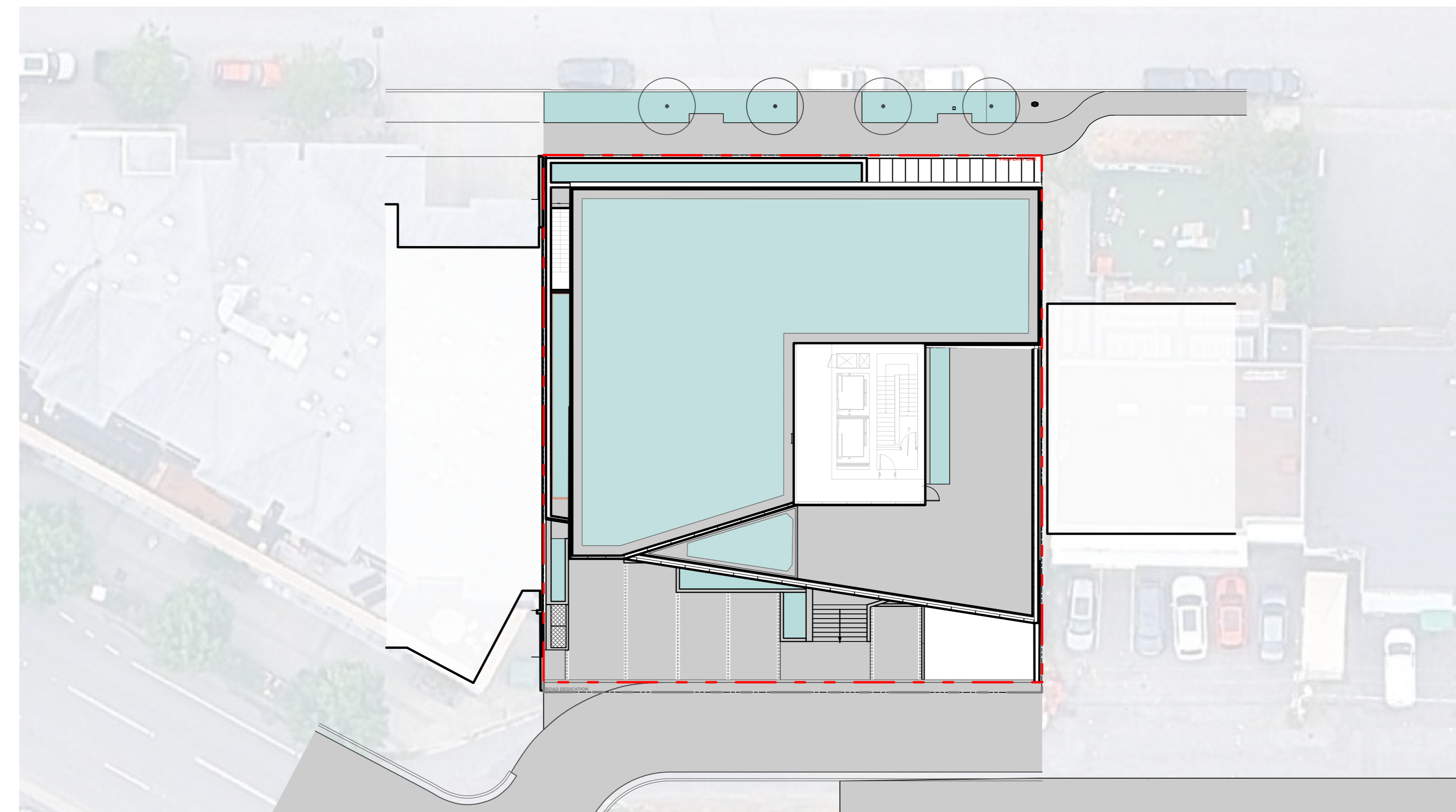
- ↔ Pedestrian Circulation
- ↔ Vehicular Circulation
- ▲ Building Entrance
- P Parking

## SUN/SHADE



- Full Sun Exposure
- Partial Sun/Shade Exposure
- Full Shade Exposure

## PERVIOUS/IMPERVIOUS



- Impervious
- Pervious

### KEYPLAN



### SEAL


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### 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 COPY FROM 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 SURVEY.
2. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
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 COMMENCING WORK.
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 DETERMINED IN THE FIELD. SHOULD LIMITS OF DISTURBANCE EXCEED BOUNDARIES DEFINED IN 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.
6. 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 THE SURVEY.
11. 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 POINTS EQUALLY.
8. THE CONTRACTOR SHALL PROVIDE SMOOTH LAYOUT ALIGNMENTS BETWEEN EXISTING CONDITIONS AND PROPOSED SITE IMPROVEMENTS.
9. ALL CURVES TO BE SMOOTH AND CONTINUOUS.

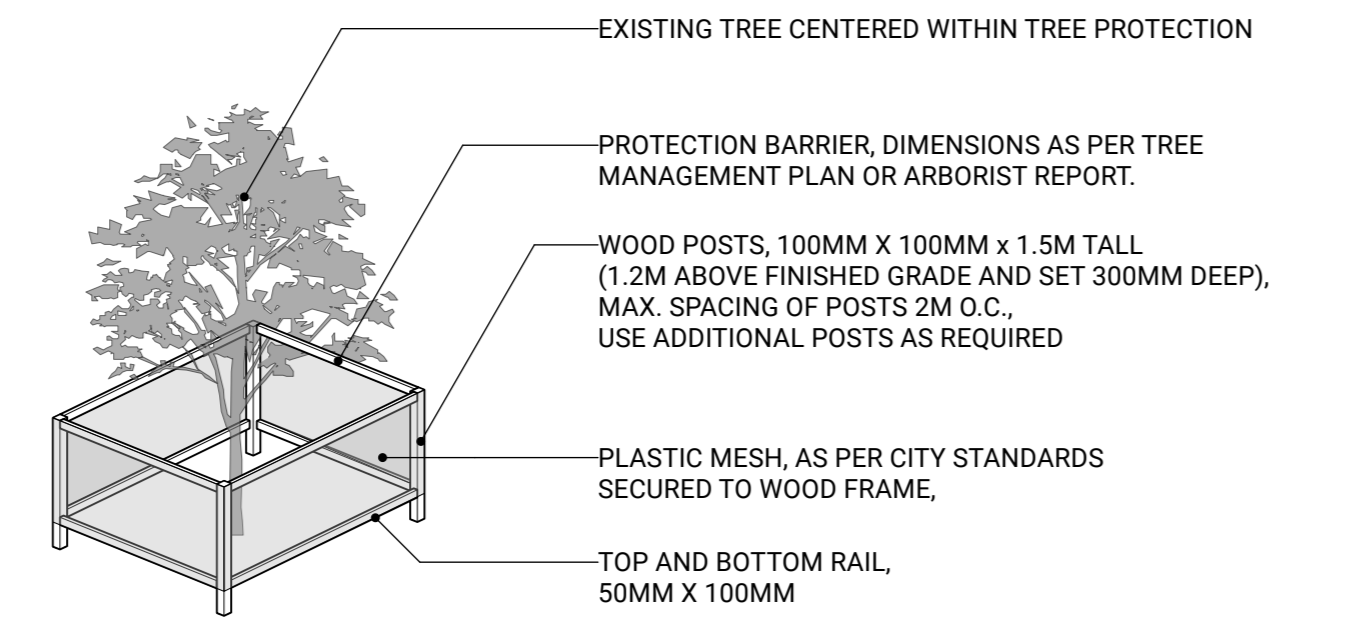
**GENERAL GRADING NOTES**

1. ALL CONTOURS / ELEVATIONS ARE METRIC (METERS). DO NOT SCALE DRAWINGS.
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 AND BE ADJUSTED FOR FUTURE MAINTENANCE ACCESS. REFER TO CIVIL.

**TREE AND PLANT PROTECTION NOTES**

1. PLANT SYMBOLS AS INDICATED ON DRAWINGS NO NOT REPRESENT ACTUAL DRIPLINES. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO CONSTRUCTION. PROPOSED FENCING SHALL BE PLACED OUTSIDE OF THE ACTUAL DRIPLINE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
2. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION 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.
3. 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.
3. 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.
4. 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.
7. 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)**



**NOTE**  
1. UNLESS NOTED BY THE MUNICIPAL STANDARDS, ANCHORED MODULAR CONSTRUCTION FENCING IS AN ACCEPTABLE ALTERNATIVE TO TIMBER-MESH FENCE TREE PROTECTION DETAIL.

**GENERAL PLANTING NOTES**

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD LATEST EDITION.
2. SEE SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS AND PLAN PROTECTION.
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 REMARKS.
5. 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 DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
6. 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 OR 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 REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

**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 IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
4. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
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 DEMONSTRATION.

**GENERAL ESTABLISHMENT IRRIGATION NOTES**

1. 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 REQUIRED.
5. SUBMIT SHOP DRAWING FOR TEMPORARY AUTOMATIC IRRIGATION SYSTEM FOR APPROVAL BY LANDSCAPE AND MECHANICAL PRIOR TO INSTALLATION.
6. PROVIDE TREGATOR 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. STATE 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**

<b>AD</b> AREA DRAIN	<b>LP</b> LOW POINT
<b>ALT</b> ALTERNATE	<b>M</b> METERS
<b>ALUM</b> ALUMINUM	<b>MAX</b> MAXIMUM
<b>APPROX</b> APPROXIMATE	<b>MH</b> MANHOLE
<b>ARCH</b> ARCHITECT / ARCHITECTURAL	<b>MIN</b> MINIMUM
<b>AVG</b> AVERAGE	<b>MISC</b> MISCELLANEOUS
<b>B</b> BOTTOM	<b>NIC</b> NOT IN CONTRACT
<b>BC</b> BOTTOM OF CURB ELEVATION	<b>NO</b> NUMBER
<b>BG</b> BUILDING GRADE	<b>NTS</b> NOT TO SCALE
<b>BLDG</b> BUILDING	<b>OC</b> ON CENTRE
<b>BOL</b> BOLLARD	<b>OD</b> OUTSIDE DIMENSION
<b>BR</b> BOTTOM OF RAMP	<b>PA</b> PLANTING AREA
<b>BS</b> BOTTOM OF STEP	<b>PC</b> POINT OF CURVATURE
<b>BW</b> BOTTOM OF WALL	<b>PD</b> PLANTER DRAIN
<b>CAL</b> CALIPER	<b>PER</b> PERPENDICULAR
<b>CB</b> CATCH BASIN	<b>PI</b> POINT OF INTERSECTION
<b>CIV</b> CIVIL	<b>PIP</b> POUR-IN-PLACE
<b>CJ</b> CONTROL JOINT	<b>PL</b> PROPERTY LINE
<b>CL</b> CENTRE LINE	<b>PO</b> POINT OF ORIGIN
<b>CO</b> CLEAN OUT	<b>PSI</b> POUNDS PER SQUARE INCH
<b>COJ</b> CONSTRUCTION JOINT	<b>QTY</b> QUANTITY
<b>COMP</b> COMPACTED	<b>R</b> RISER
<b>CONC</b> CONCRETE	<b>RA</b> RADIUS
<b>CONT</b> CONTINUOUS	<b>REBAR</b> REINFORCING BAR
<b>DEG</b> DEGREE	<b>REQ'D</b> REQUIRED
<b>DEMO</b> DEMOLISH, DEMOLITION	<b>ROW</b> RIGHT OF WAY
<b>DET</b> DETAIL	<b>SAN</b> SANITARY
<b>DIA</b> DIAMETER	<b>SB</b> SETBACK
<b>DIM</b> DIMENSION	<b>SECT</b> SECTION
<b>DN</b> DOWN	<b>SHT</b> SHEET
<b>DWG</b> DRAWING	<b>SPEC</b> SPECIFICATIONS
<b>E.W.</b> EACH WAY	<b>SQ</b> SQUARE
<b>EA</b> EACH	<b>SS</b> STAINLESS STEEL
<b>EJ</b> EXPANSION JOINT	<b>ST</b> STORM SEWER
<b>EL</b> ELEVATION	<b>STD</b> STANDARD
<b>ENG</b> ENGINEER/ENGINEERING	<b>STL</b> STEEL
<b>EQ</b> EQUAL	<b>T</b> TOP
<b>EX</b> EXISTING	<b>T+B</b> TOP AND BOTTOM
<b>FC</b> FLUSH CURB	<b>TAN</b> TANGENCY
<b>FFE</b> FINISHED FLOOR ELEVATION	<b>TC</b> TOP OF CURB ELEVATION
<b>FG</b> FINISHED GRADE	<b>TD</b> TRENCH DRAIN
<b>FIN</b> FINISH	<b>TEMP</b> TEMPORARY
<b>FOC</b> FACE OF CURB	<b>TF</b> TOP OF FOOTING
<b>FTG</b> FOOTING	<b>THK</b> THICK
<b>GA</b> GAUGE	<b>TOS</b> TOP OF SLAB
<b>GALV</b> GALVANIZED	<b>TPZ</b> TREE PROTECTION ZONE
<b>GEN</b> GENERAL	<b>TR</b> TOP OF RAMP
<b>HEF</b> HORIZONTAL EACH FACE	<b>TS</b> TOP OF STAIRS
<b>HP</b> HIGH POINT	<b>TW</b> TOP OF WALL
<b>HT</b> HEIGHT	<b>TYP</b> TYPICAL
<b>HWL</b> HIGH WATER LEVEL	<b>VEF</b> VERTICAL EACH FACE
<b>ID</b> INSIDE DIAMETER/DIMENSION (Ø)	<b>VERT</b> VERTICAL
<b>INCL</b> INCLUDE / INCLUDING	<b>W/</b> WITH
<b>INV</b> INVERT ELEVATION	<b>W/O</b> WITHOUT
<b>JT</b> JOINT	<b>WF</b> WATER FEATURE
<b>LOW</b> LIMIT OF WORK	<b>@</b> AT

**KEYPLAN**



**SEAL**

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**CASCADIA 835-845**

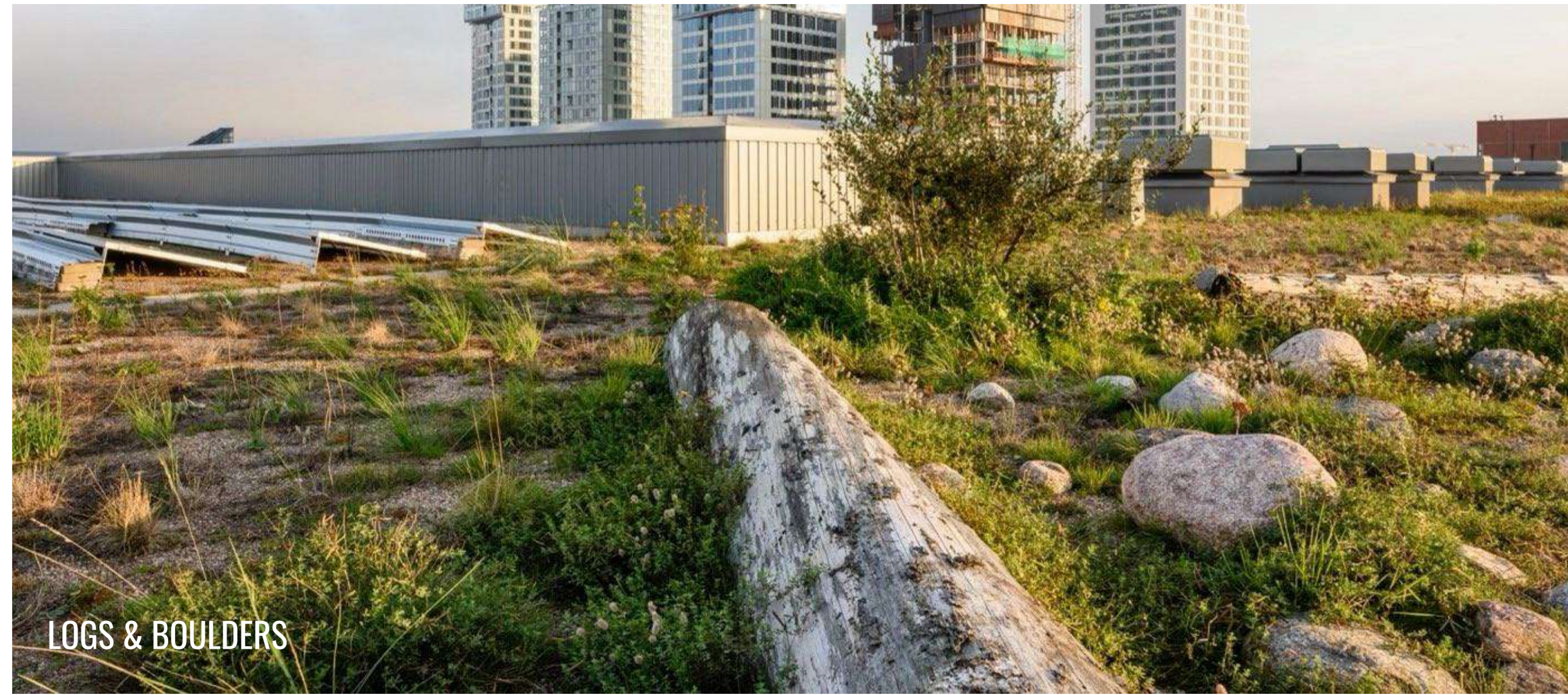
**W15**

853-854 West 15th Street  
Vancouver, British Columbia

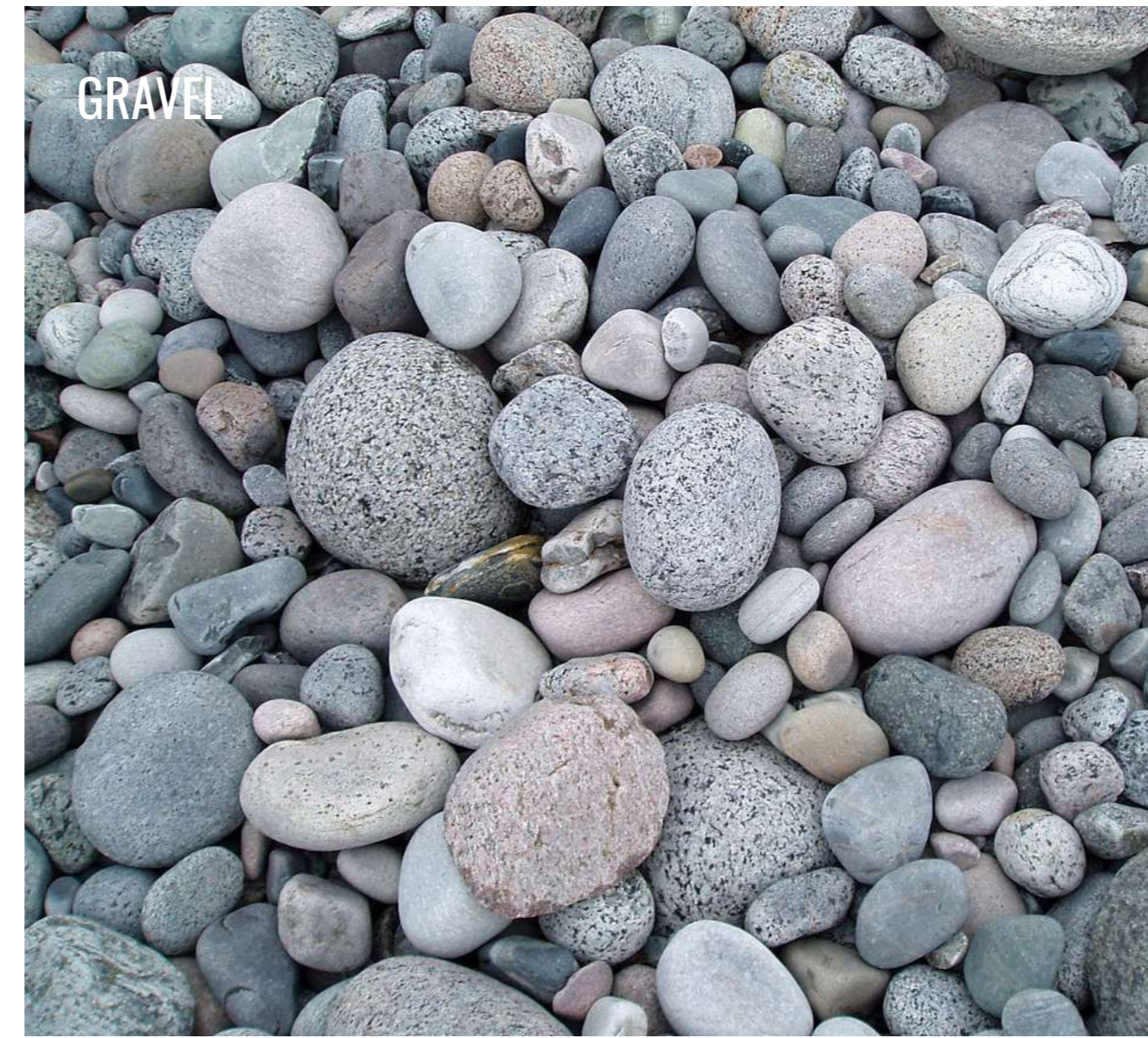
Scale:	NTS
Drawn:	OM / LN
Reviewed:	KL
Project No.	25-175

**GENERAL NOTES**

MATERIALS



LOGS & BOULDERS



GRAVEL



PRIVACY SCREEN



SEDUM MAT



BIKE RACKS



ACCENT PAVERS



NATIVE PLANTING



WEATHERED STEEL



FEATURE PAVING



NATURAL PAVERS

KEYPLAN



SEAL


9	Issued for DP	26-06-12
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1	Issued for Schematic Design	25-10-29

REVISIONS

CASCADIA 835-845

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

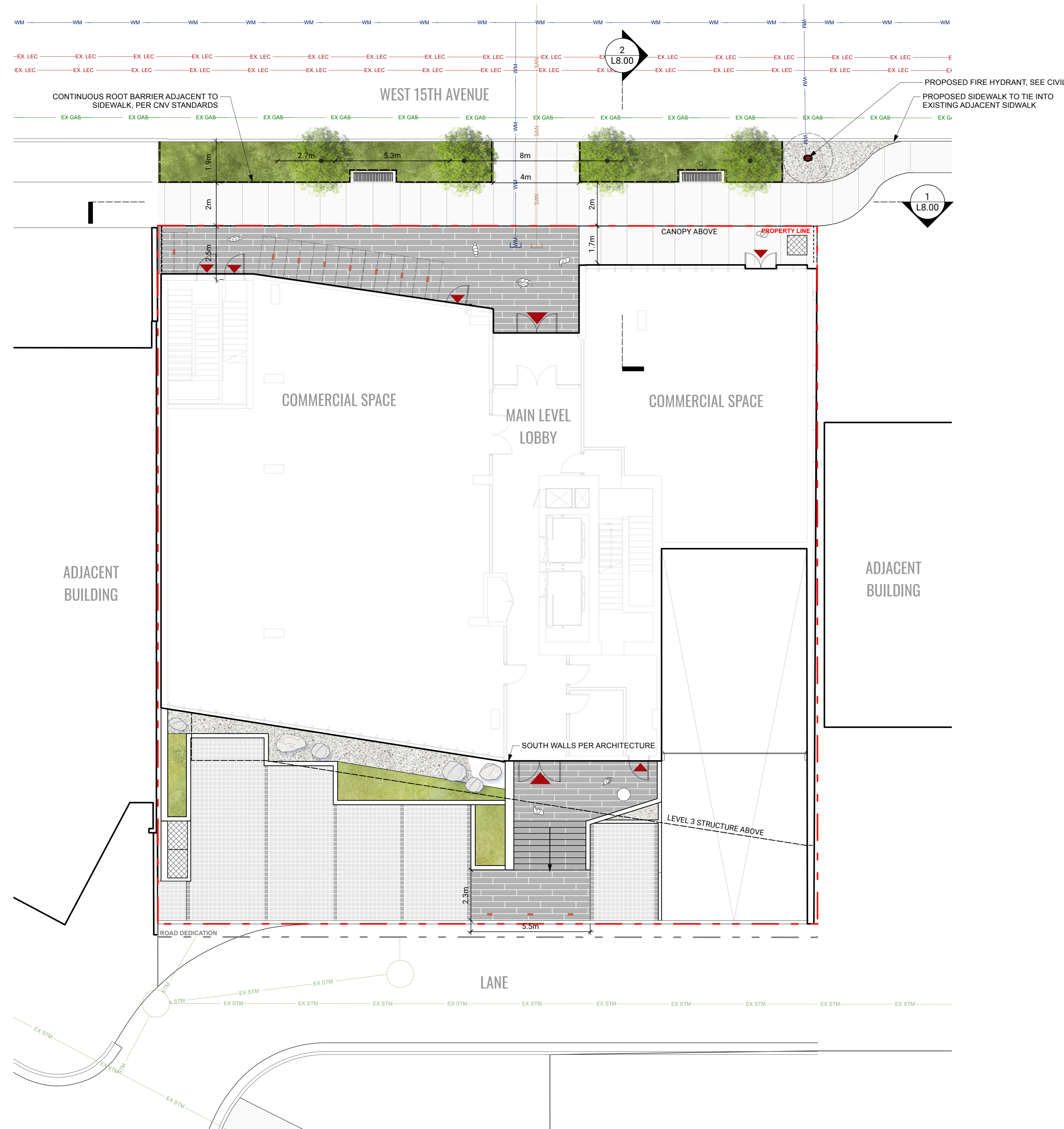
Scale:	NTS
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Project No.	25-175

MATERIALS PRECEDENT IMAGES

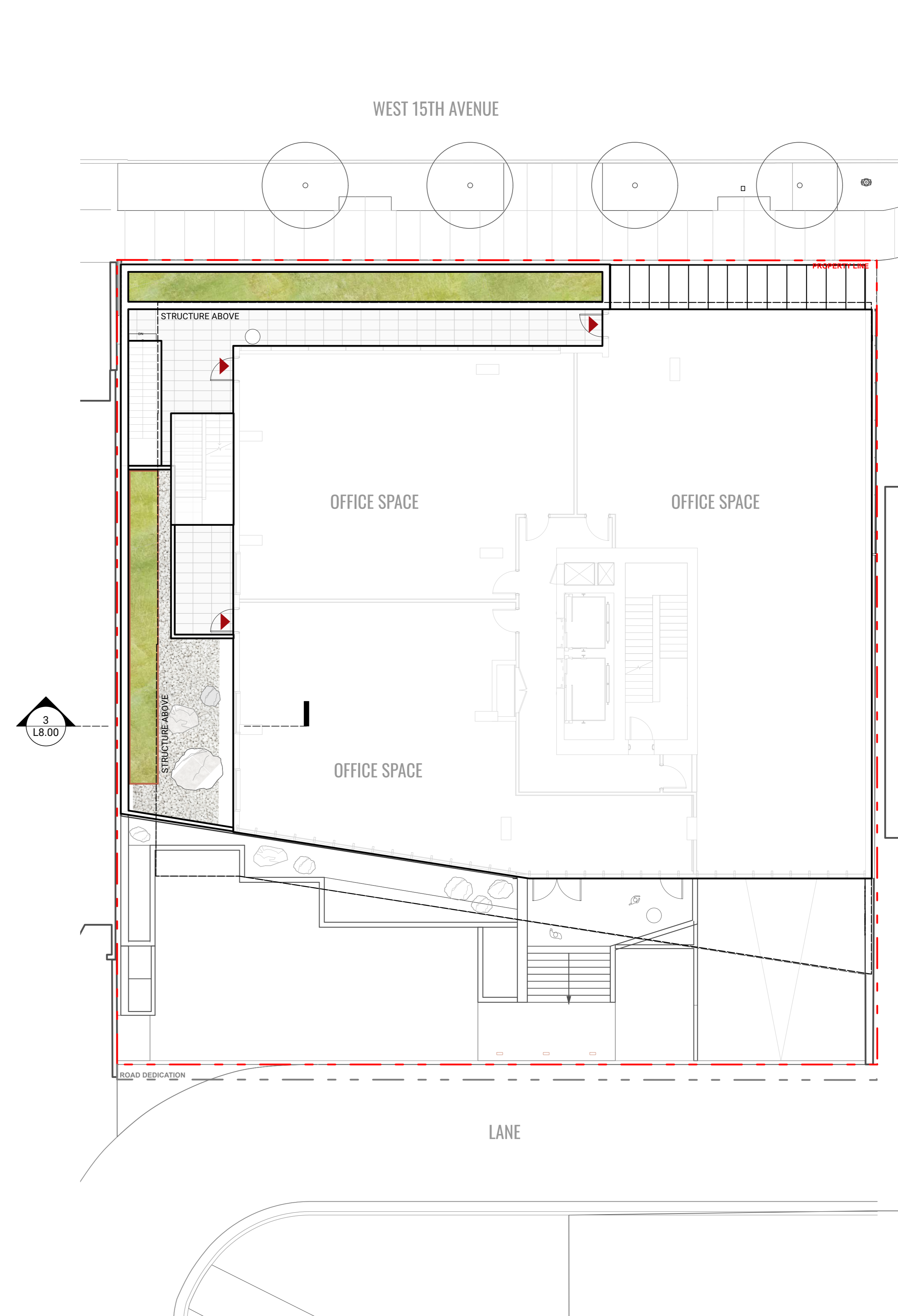
**MATERIALS LEGEND**

KEY	DESCRIPTION	DETAILS	SOFTSCAPE	FURNISHING	QUANTITY
	CIP CONCRETE PAVING (OFFSITE) PER CNV STANDARDS	2 / L9.30		BIKE RACK QTY: 8 (16 SPACES)	1 / L9.20
	CIP CONCRETE PAVING (ONSITE)	1 / L9.00		BENCH TYPE 1: METAL BENCH (OFFSITE) PER CNV STANDARDS	3 / L9.30
	CONCRETE UNIT PAVER TYPE 1 CHARCOAL COLOUR	2 / L9.00		MOVEABLE TABLE AND CHAIRS	5 / L9.20
	CONCRETE SLAB PAVER NATURAL COLOUR	4 / L9.00		BAR HEIGHT TABLE AND STOOLS	6 / L9.20
	VEHICULAR CONCRETE UNIT PAVER BASALITE COLOUR WITH CHARCOAL ACCENT LINES	3 / L9.00		BOULDERS	7 / L9.20
	GRAVEL DRIP STRIP	6 / L9.00		LOGS	7 / L9.20
	DECORATIVE RIVER ROCK	4 / L9.30 5 / L9.00		METAL PLANTERS WEATHERED STEEL 450MM TALL	2 / L9.20
				WOOD SLAT PRIVACY SCREEN	4 / L9.20

**LEVEL 1**



**LEVEL 2**



KEYPLAN



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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

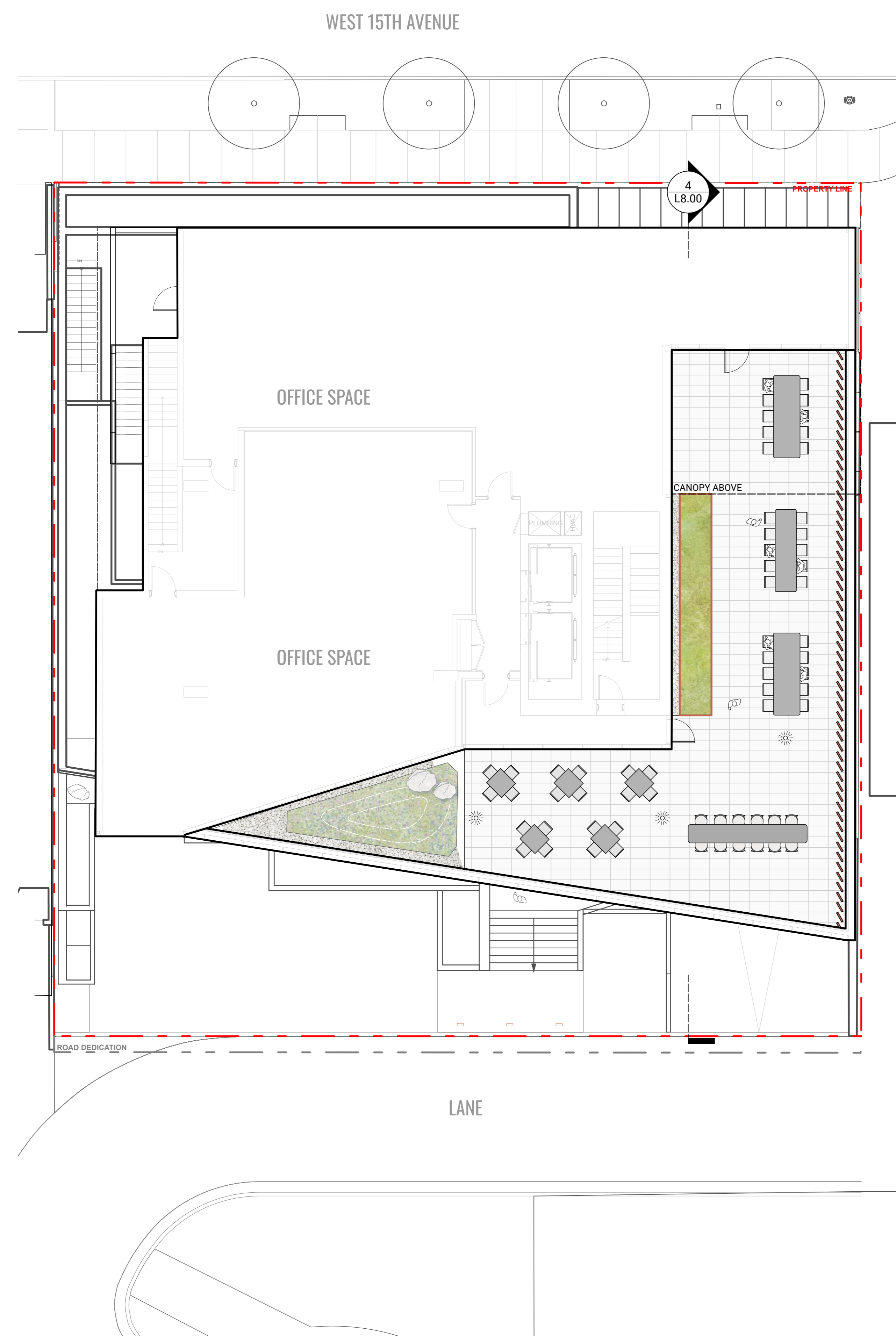
**MATERIALS PLAN - LEVEL 1 & 2**



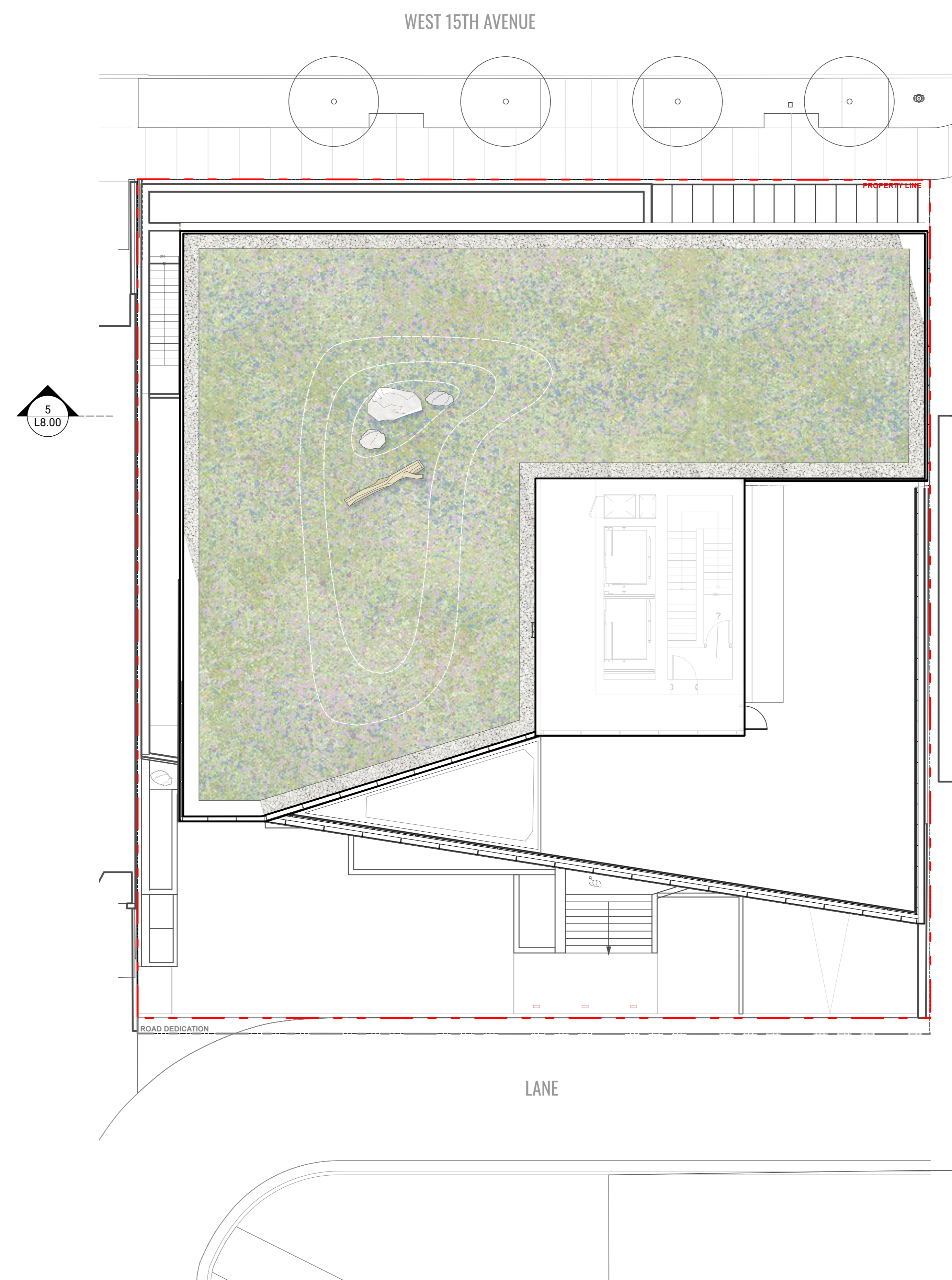
**MATERIALS LEGEND**

KEY	DESCRIPTION	DETAILS	SOFTSCAPE	FURNISHING	QUANTITY
	CIP CONCRETE PAVING (OFFSITE) PER CNV STANDARDS	2 / L9.30		BIKE RACK QTY: 8 (16 SPACES)	1 / L9.20
	CIP CONCRETE PAVING (ONSITE)	1 / L9.00		BENCH TYPE 1: METAL BENCH (OFFSITE) PER CNV STANDARDS	3 / L9.30
	CONCRETE UNIT PAVER TYPE 1 CHARCOAL COLOUR	2 / L9.00		MOVEABLE TABLE AND CHAIRS	5 / L9.20
	CONCRETE SLAB PAVER NATURAL COLOUR	4 / L9.00		BAR HEIGHT TABLE AND STOOLS	6 / L9.20
	VEHICULAR CONCRETE UNIT PAVER BASALITE COLOUR WITH CHARCOAL ACCENT LINES	3 / L9.00		BOULDERS	7 / L9.20
	GRAVEL DRIP STRIP	6 / L9.00		LOGS	7 / L9.20
	DECORATIVE RIVER ROCK	4 / L9.30 5 / L9.1		METAL PLANTERS WEATHERED STEEL 450MM TALL	2 / L9.20
				WOOD SLAT PRIVACY SCREEN	4 / L9.20

**LEVEL 5**



**ROOF**



KEYPLAN



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REVISIONS

**CASCADIA 835-845**

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Project No.	25-175

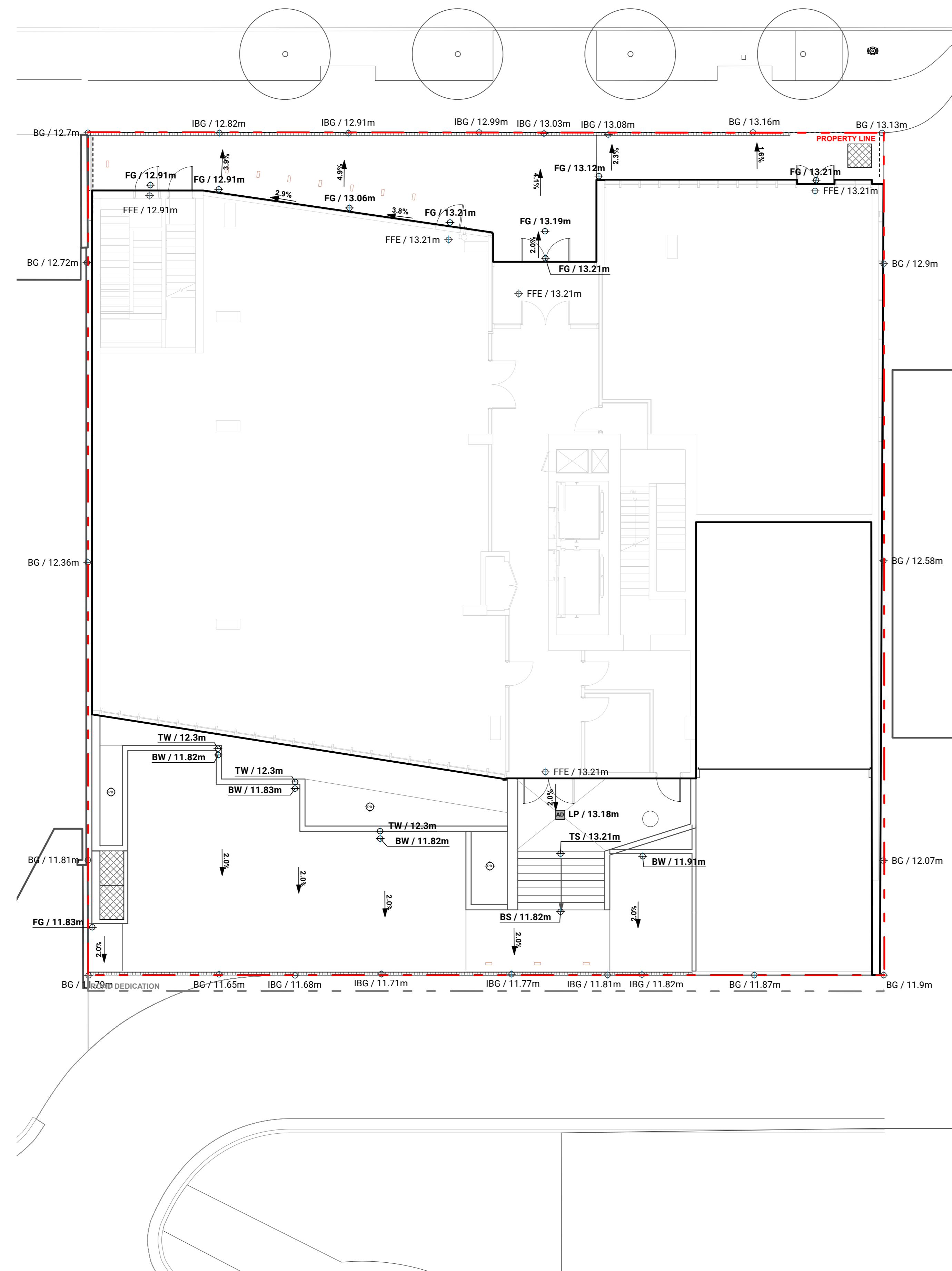
**MATERIALS PLAN - LEVEL 5  
& ROOF**



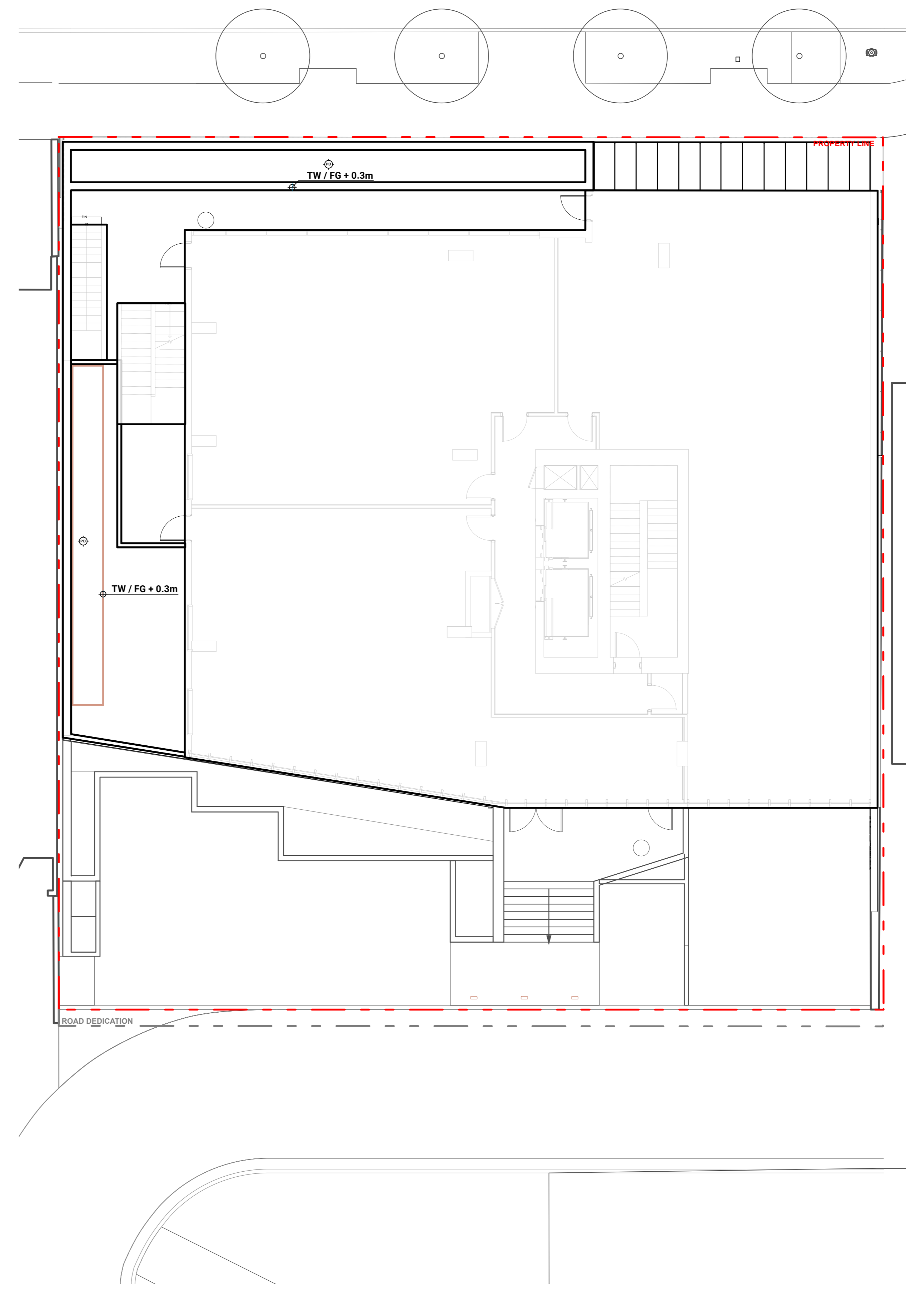
**GRADING LEGEND**

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

**LEVEL 1**



**LEVEL 2**



KEYPLAN



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**CASCADIA 835-845**

**W15**  
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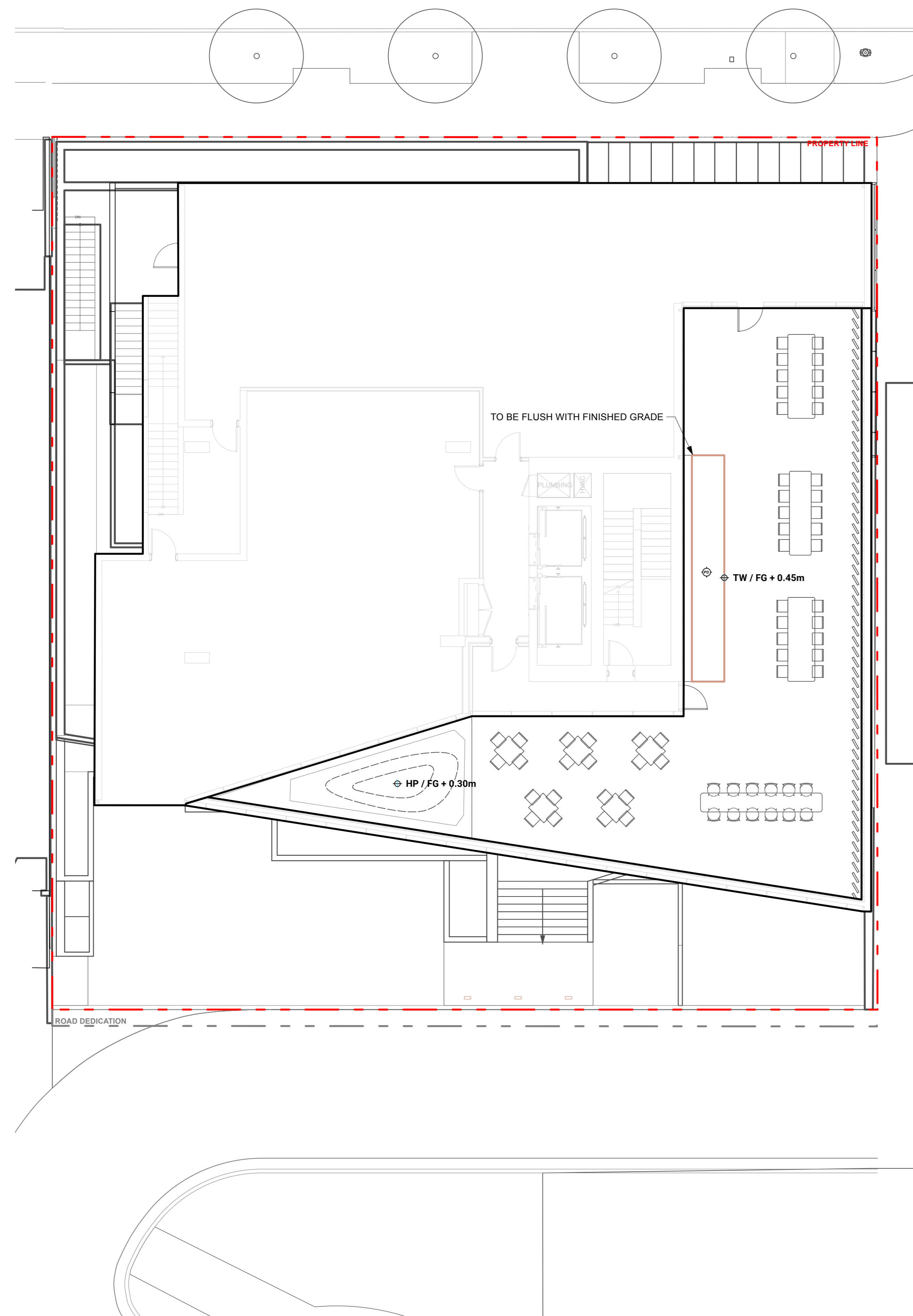
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Drawn:	OM / LN
Reviewed:	KL
Project No.	25-175

**GRADING PLAN - LEVEL 1 & 2**

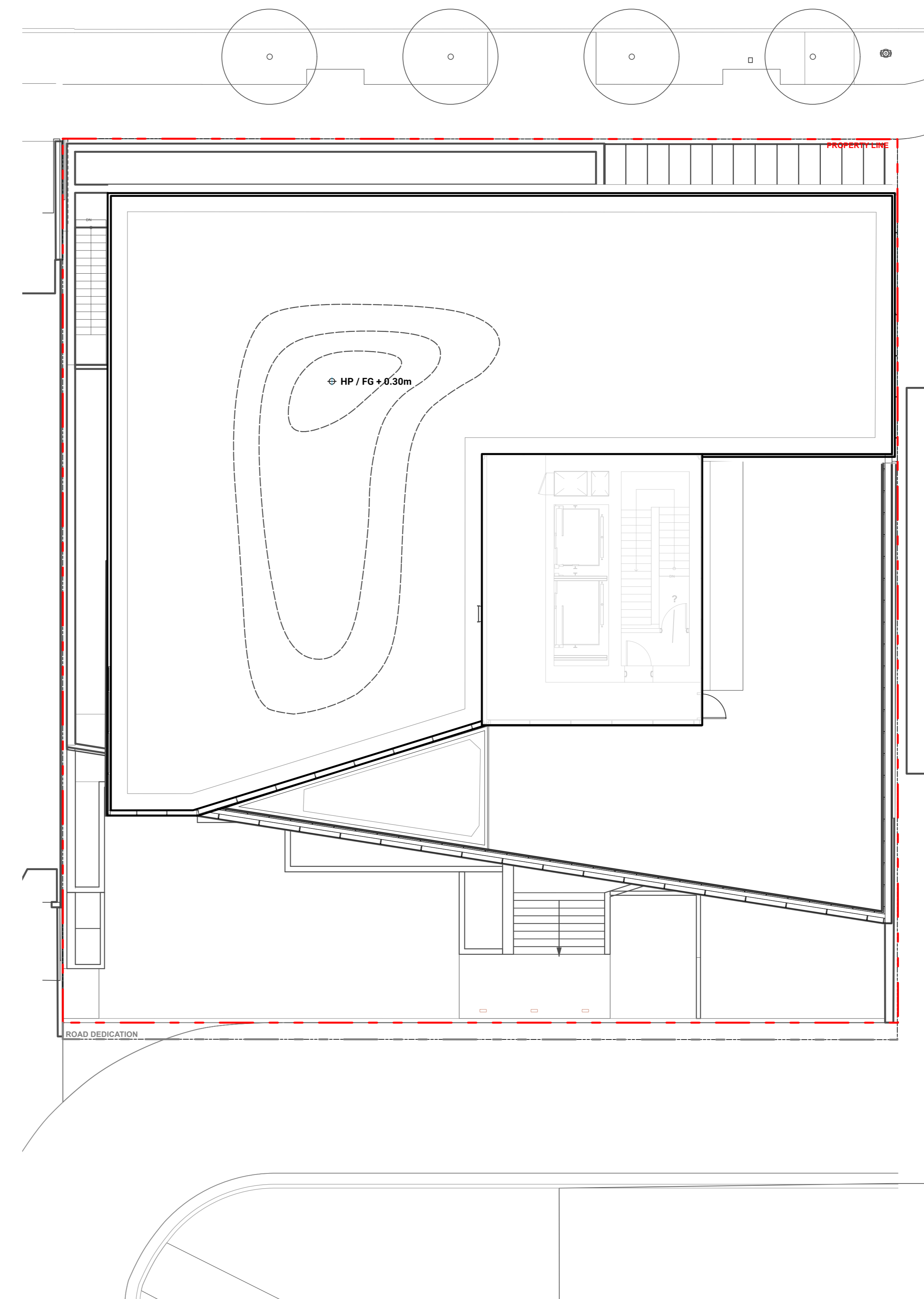
**GRADING LEGEND**

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

**LEVEL 5**



**ROOF**



KEYPLAN



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REVISIONS

**CASCADIA 835-845**

**W15**  
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Vancouver, British Columbia

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

**GRADING PLAN - LEVEL 5 & 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

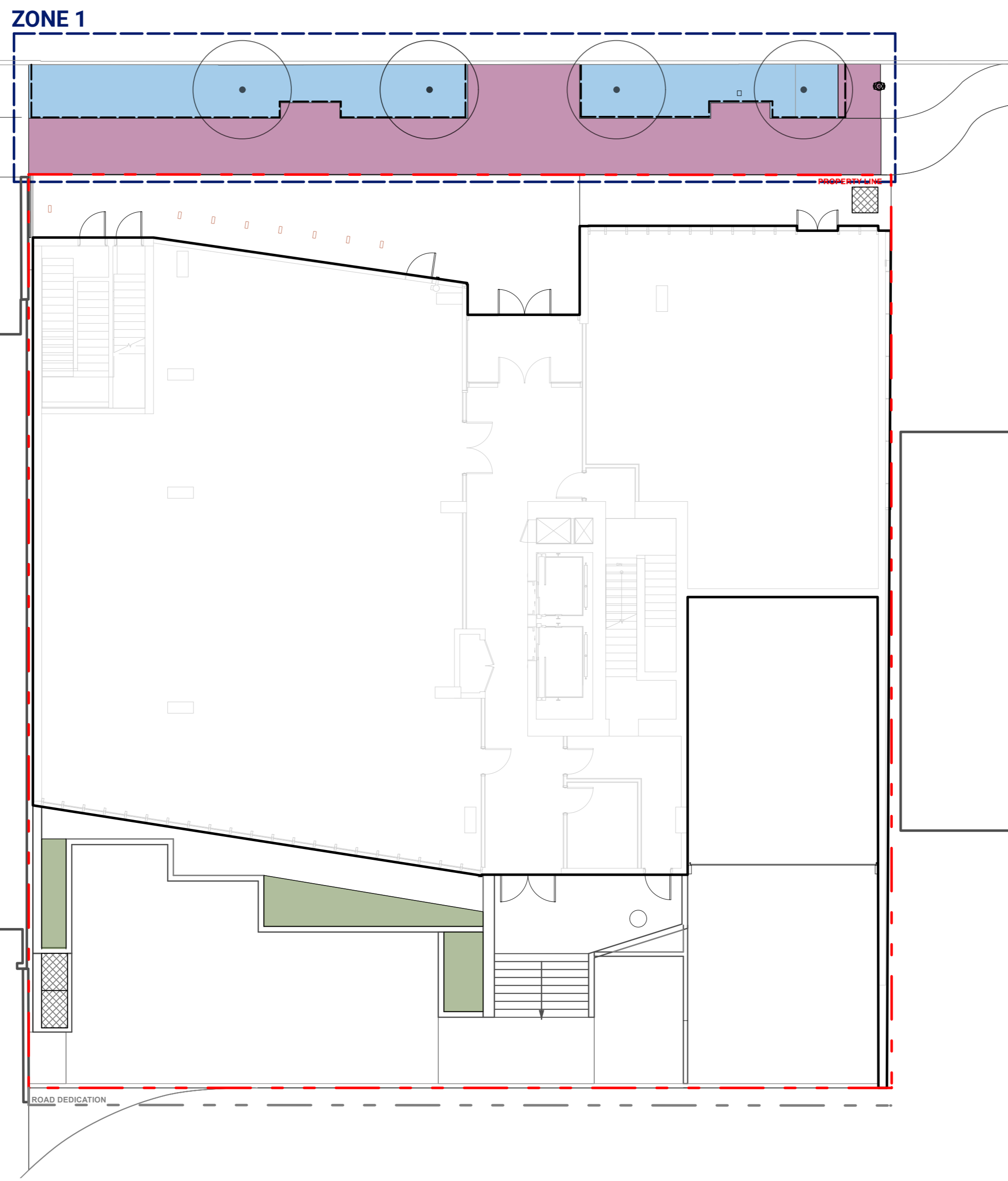
SOILS LEGEND

KEY	DESCRIPTION
	GROWING MEDIUM 150MM DEPTH
	GROWING MEDIUM 300MM DEPTH
	GROWING MEDIUM 450MM DEPTH
	GROWING MEDIUM 900MM DEPTH
	STRUCTURAL SOIL 900MM DEPTH
	GROWING MEDIUM 300MM DEPTH SOIL ABOVE STRUCTURAL SOIL

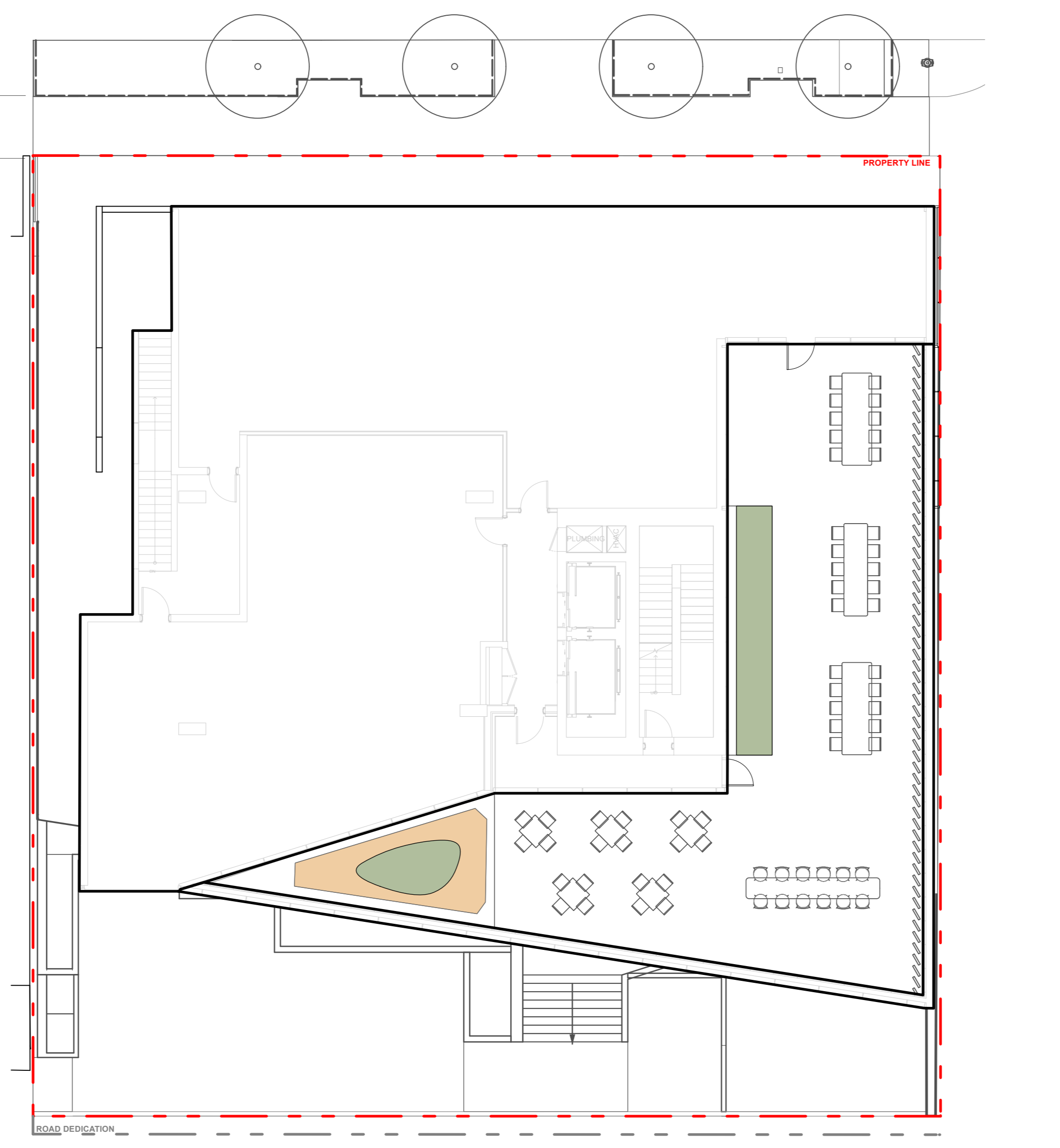
TREE SOIL VOLUME LEVEL 1

ZONE	AREA	SOIL VOLUME
ZONE 1 (OFFSITE) 900MM DEPTH GROWING MEDIA ON GRADE	45 m <sup>2</sup>	40m <sup>3</sup>
STRUCTURAL SOIL ON GRADE	73 m <sup>2</sup>	13m <sup>3</sup>
ABOVE STRUCTURAL SOIL		
<b>SUM</b>		53m <sup>3</sup>
<b>NO. OF SMALL TREES</b>		4
<b>SOIL VOLUME/TREE</b>		13m <sup>3</sup>

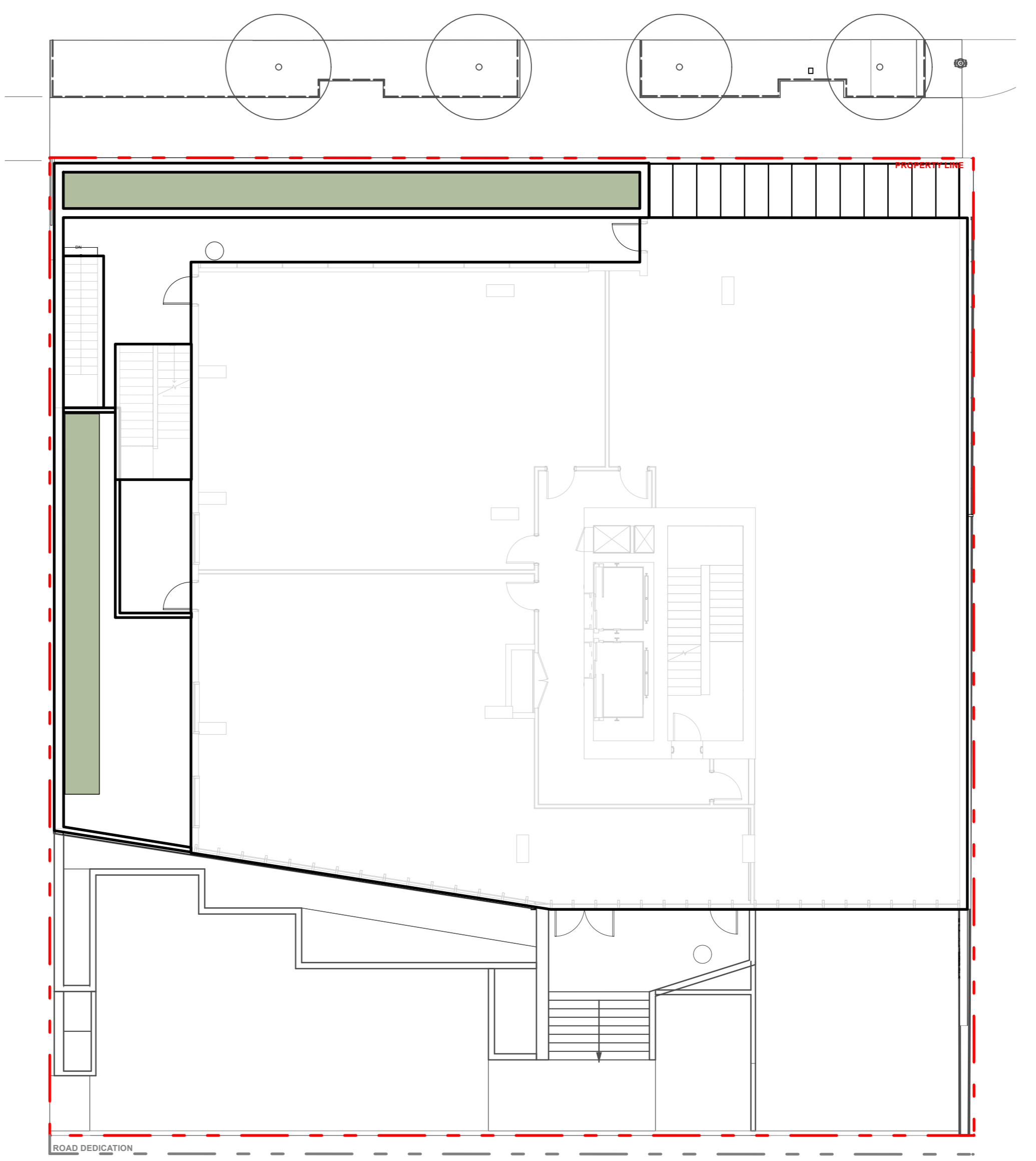
LEVEL 1



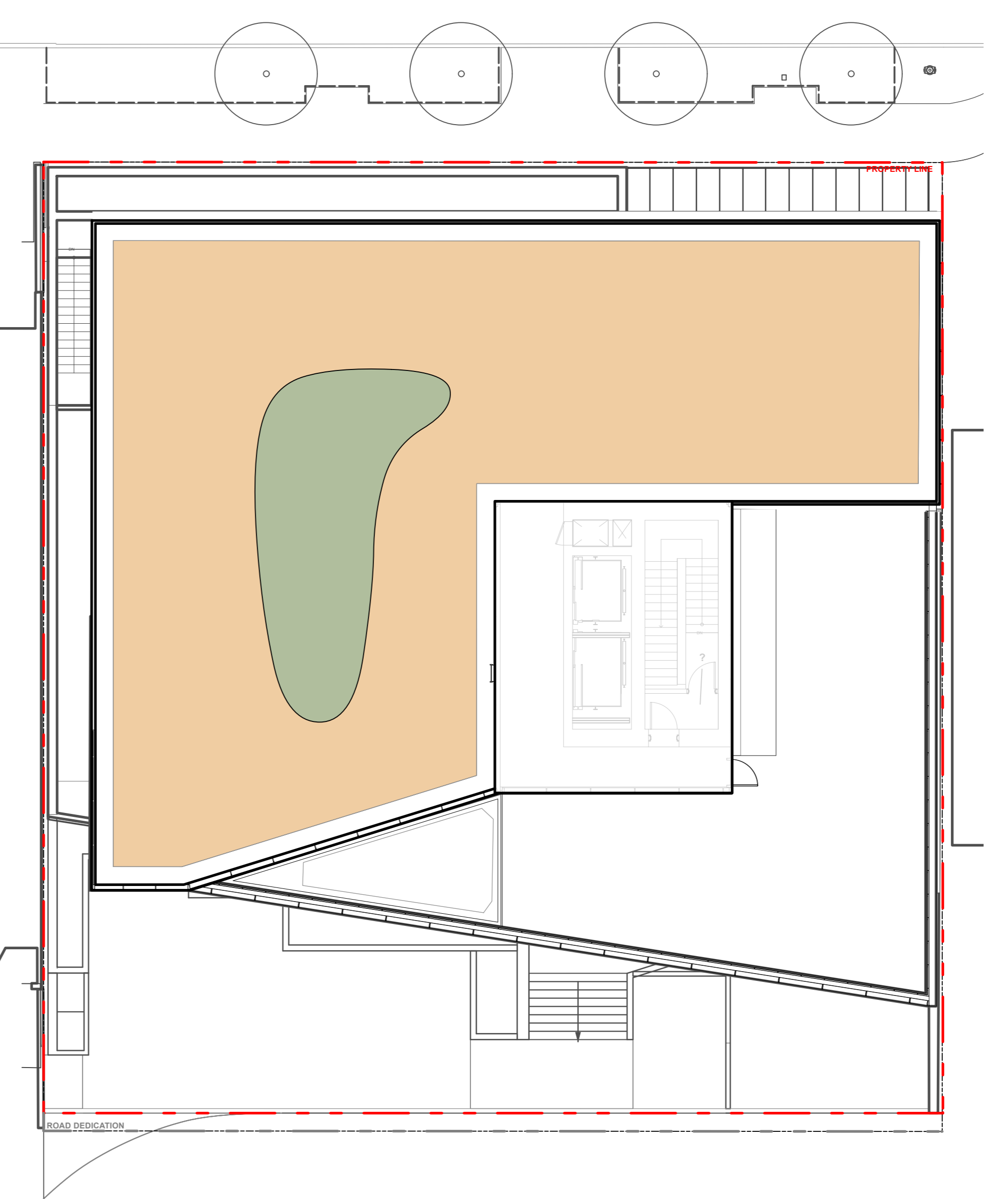
LEVEL 5



LEVEL 2



ROOF

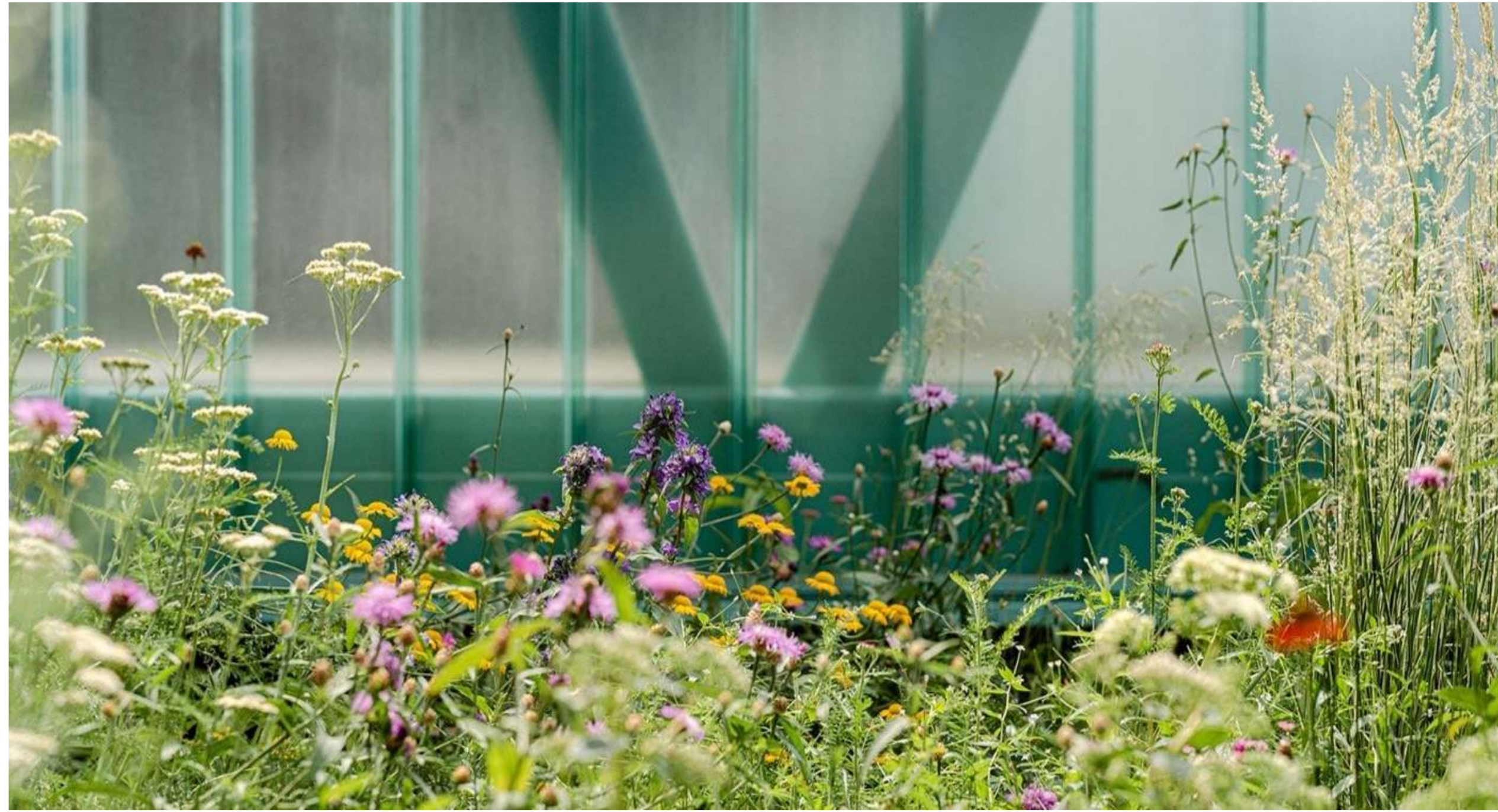
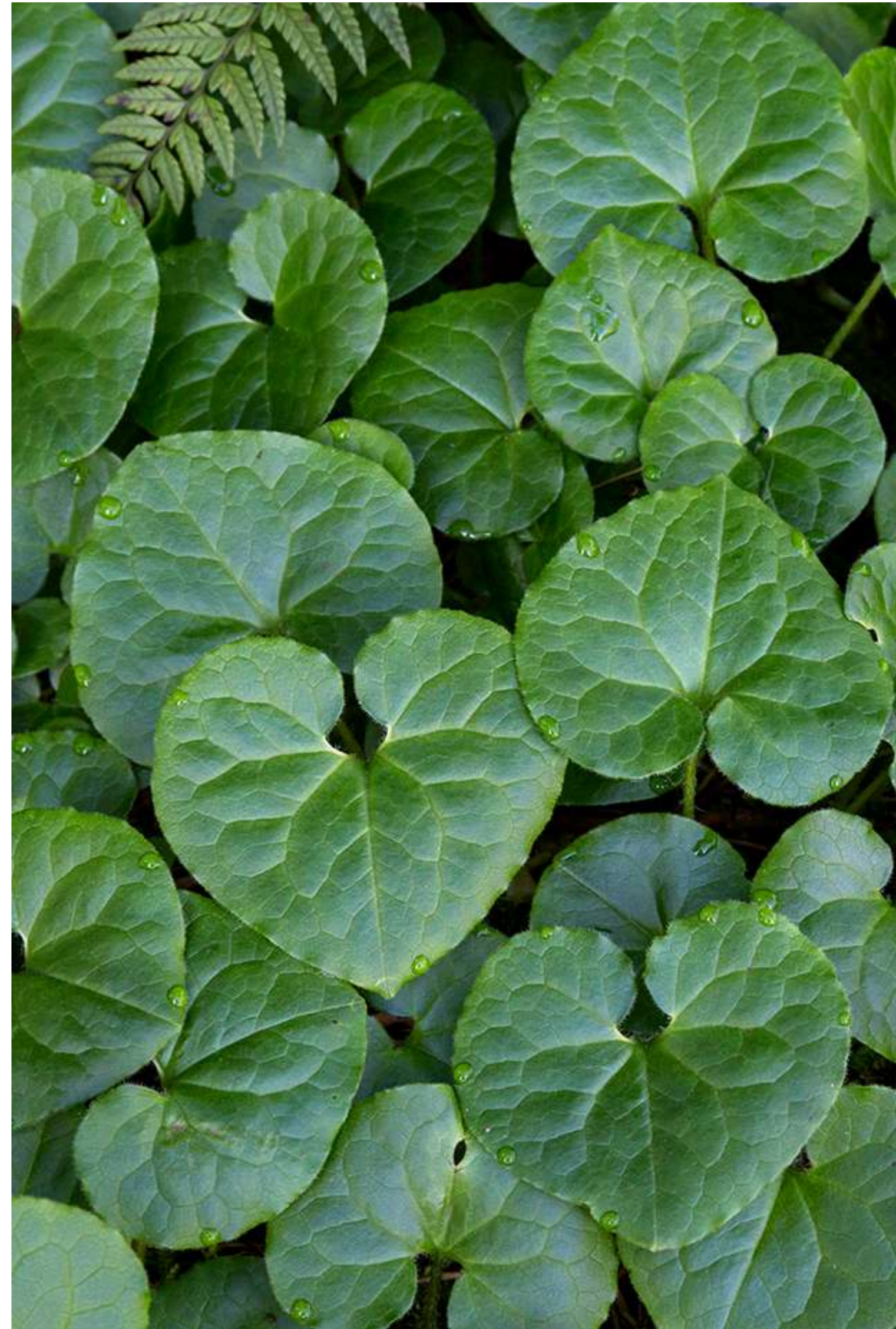


TREE LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>DECIDUOUS TREES</b>					
3		Offsite Street Trees (Small)	To City of North Vancouver Standards		as shown

PLANT LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>SHRUBS</b>					
Auc 9		<i>Arbutus unedo</i> 'Compacta'	Strawberry Bush	#10 pot	900 o.c.
Pol 4		<i>Prunus laurocerasus</i> 'Otto Luyker'	English Laurel	#2 pot	900 o.c.
<b>PERENNIALS</b>					
schm 25		<i>Achillea millefolium</i>	Common Yarrow	#1 pot	450 o.c.
anm 62		<i>Anemone multifida</i>	Pacific Anemone	#1 pot	450 o.c.
arm 81		<i>Armeria maritima</i>	Sea Thrift	#1 pot	450 o.c.
lhb 12		<i>Lavandula angustifolia</i> 'Hidcote Blue'	Lavender	#1 pot	450 o.c.
<b>GROUNDCOVERS</b>					
asu 118		<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	300 o.c.
Mar 82		<i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot	450 o.c.
pat 8		<i>Pachysandra terminalis</i>	Japanese Spruce	#1 pot	450 o.c.
<b>FERNS</b>					
bla 101		<i>Blechnum spicant</i>	Deer Fern	#1 pot	450 o.c.
pom 37		<i>Polystichum munium</i>	Sword Fern	#2 pot	900 o.c.
<b>GRASSES</b>					
elm 55		<i>Elymus magellanicus</i>	Blue Wheat Grass	#2 pot	600 o.c.
hes 40		<i>Helictotrichon sempervirens</i>	Blue oat grass	#2 pot	600 o.c.
350 sq m		Etera Sedum Tile	Tuff Stuff	12 x 24 Tile	
		Calliergonelle cuspidata	Pointed Spear Moss		



KEYPLAN



SEAL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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REVISIONS

CASCADIA 835-845

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

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

PLANT LIST AND IMAGES

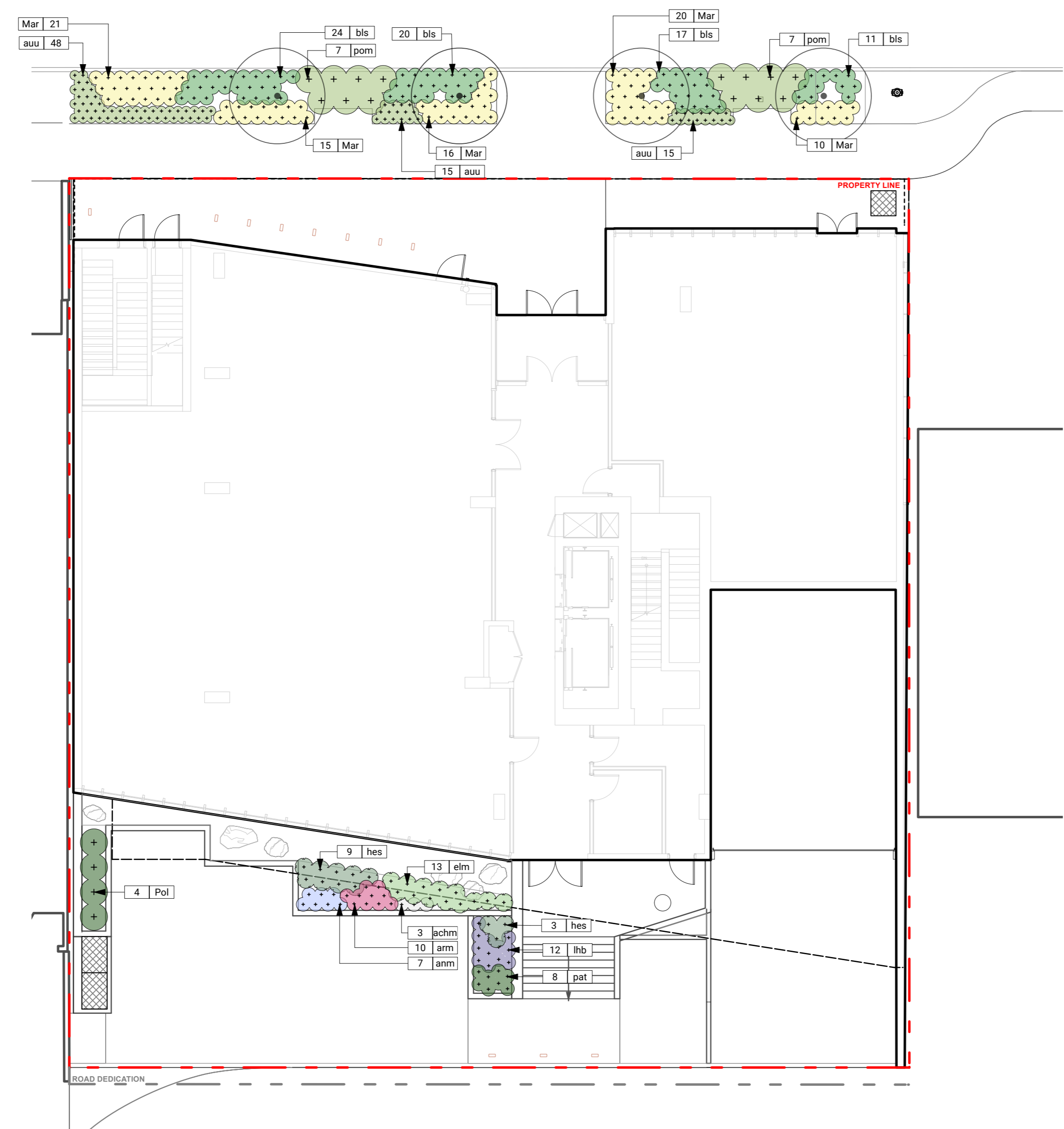
**PLANTING PLAN LEGEND**

ID	BOTANICAL NAME	COMMON NAME
<b>SHRUBS</b>		
Auc	Arbutus unedo 'Compacta'	Strawberry Bush
Pol	Prunus laurocerasus 'Otto Luyker'	English Laurel
<b>PERENNIALS</b>		
achm	Achillea millefolium	Common Yarrow
arm	Arenaria multifida	Pacific Arenaria
arm	Armeria maritima	Sea Thrift
lhb	Lavandula angustifolia 'Hidcote Blue'	Lavender
<b>GROUNDCOVERS</b>		
asu	Arctostaphylos uva-ursi	Kinnikinnick
Mar	Mahonia repens	Creeping Oregon Grape
pat	Pachysandra terminalis	Japanese Spruce
<b>FERNS</b>		
bls	Blechnum spicant	Deer Fern
pom	Polystichum munifolium	Sword Fern
<b>GRASSES</b>		
elm	Elymus magellanicus	Blue Wheat Grass
hes	Helictotrichon sempervirens	Blue oat grass

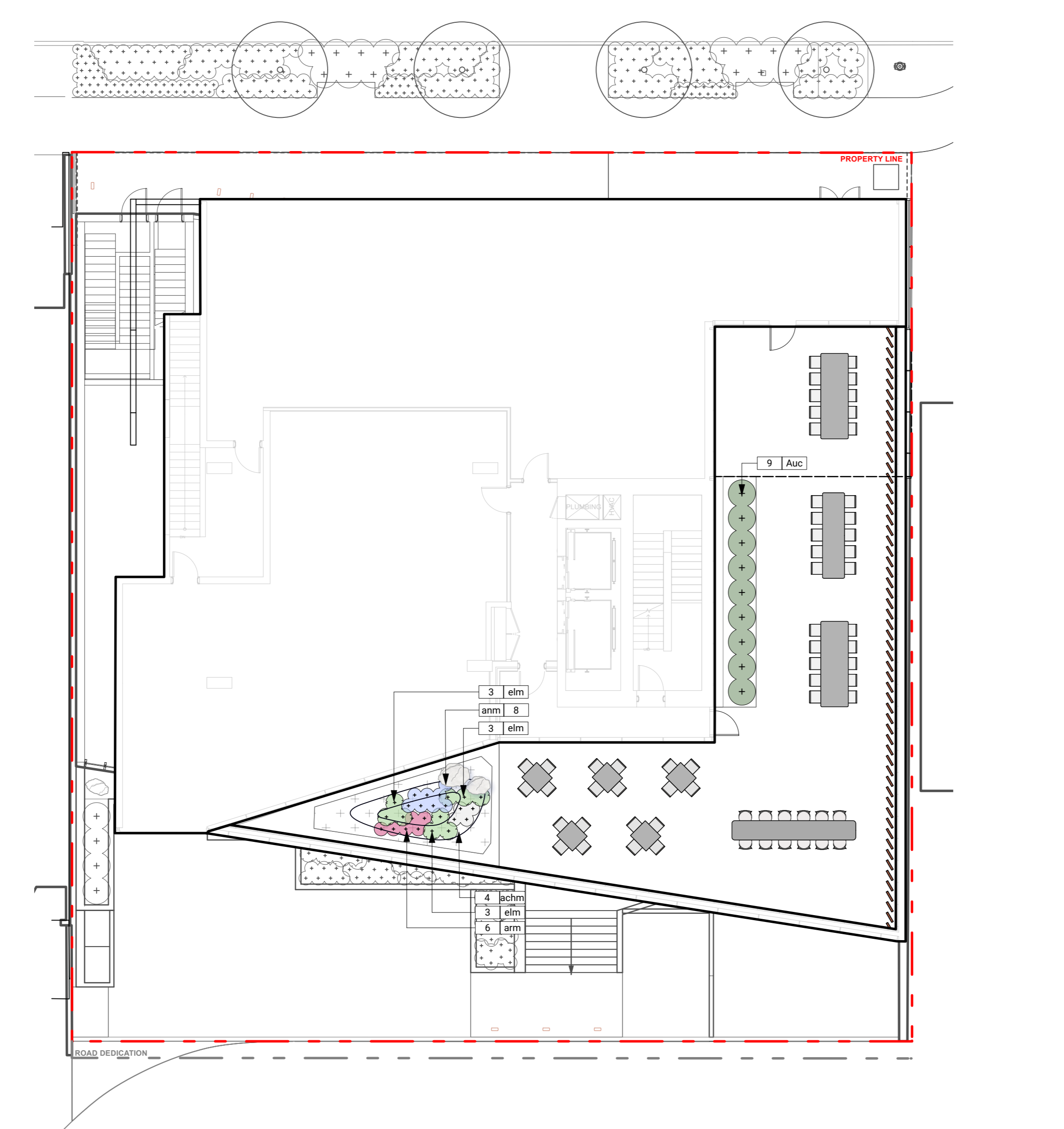
**NOTES**  
 1. FOR REFERENCE ONLY. REFER TO PLANT LIST AND IMAGES SHEET FOR FULL LIST OF PLANTS, QUANTITIES, SIZE, O.C. SPACING, AND PLANTING NOTES.



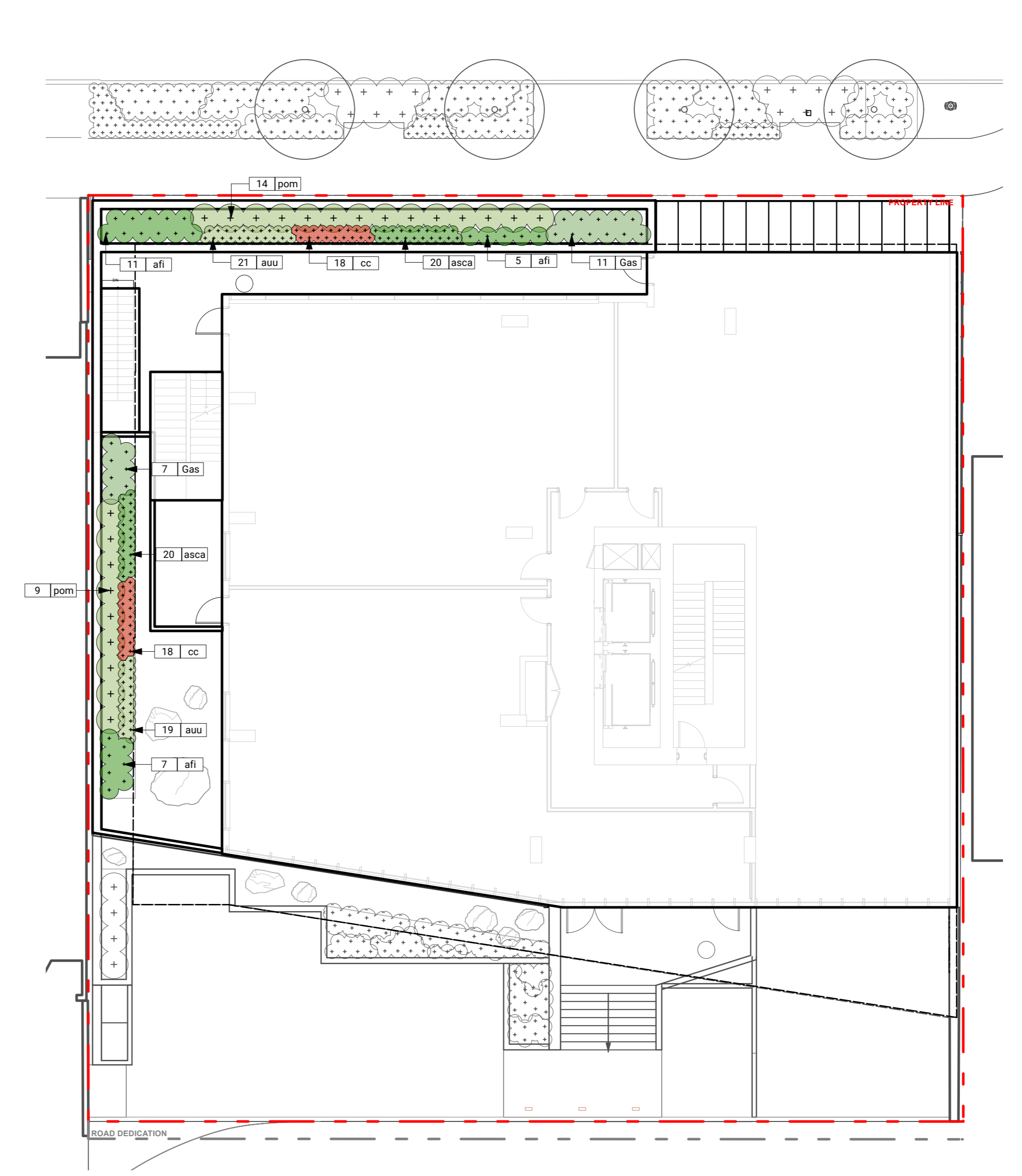
**LEVEL 1**



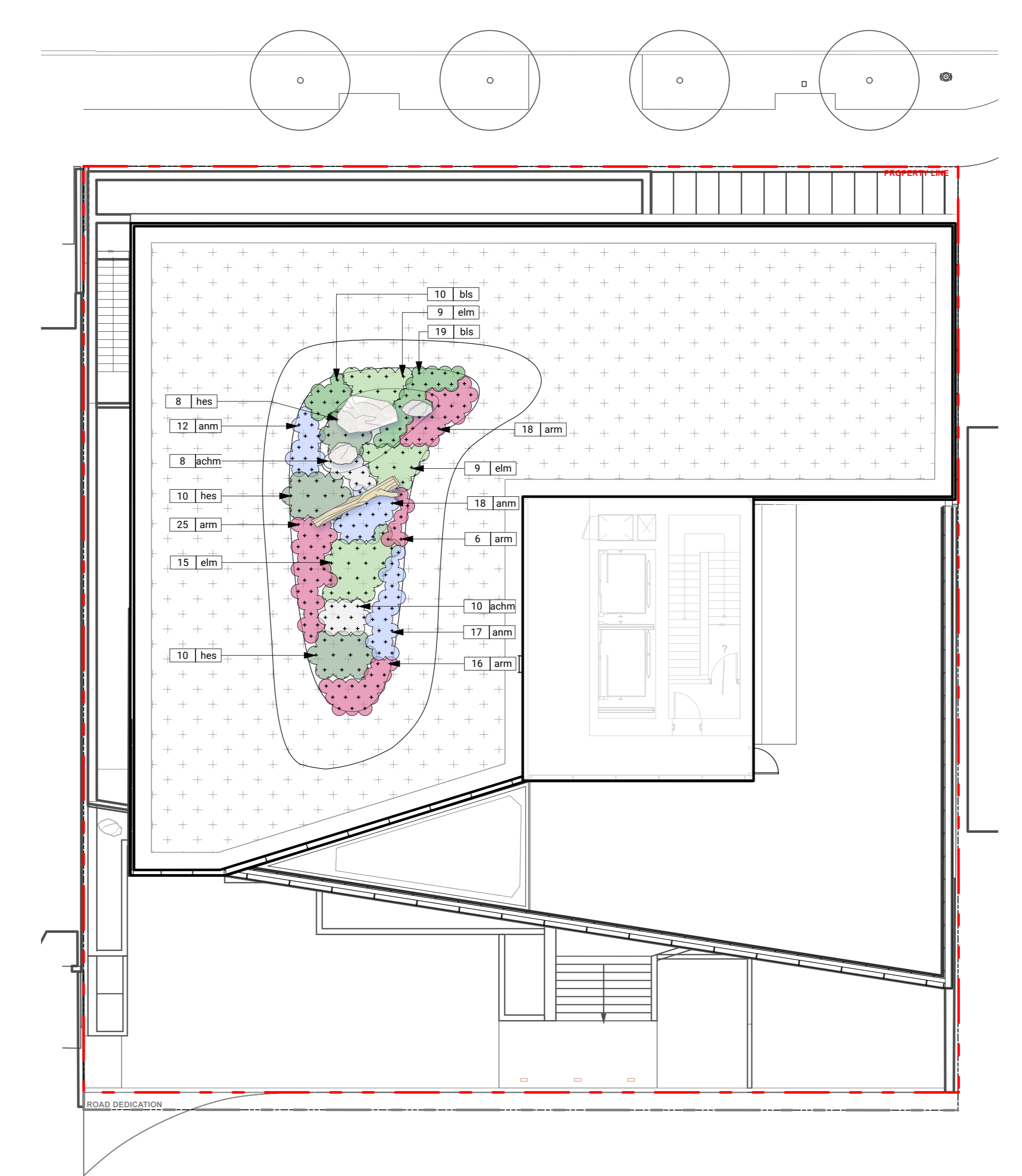
**LEVEL 5**



**LEVEL 2**



**ROOF**



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**CASCADIA 835-845**

**W15**  
 853-854 West 15th Street  
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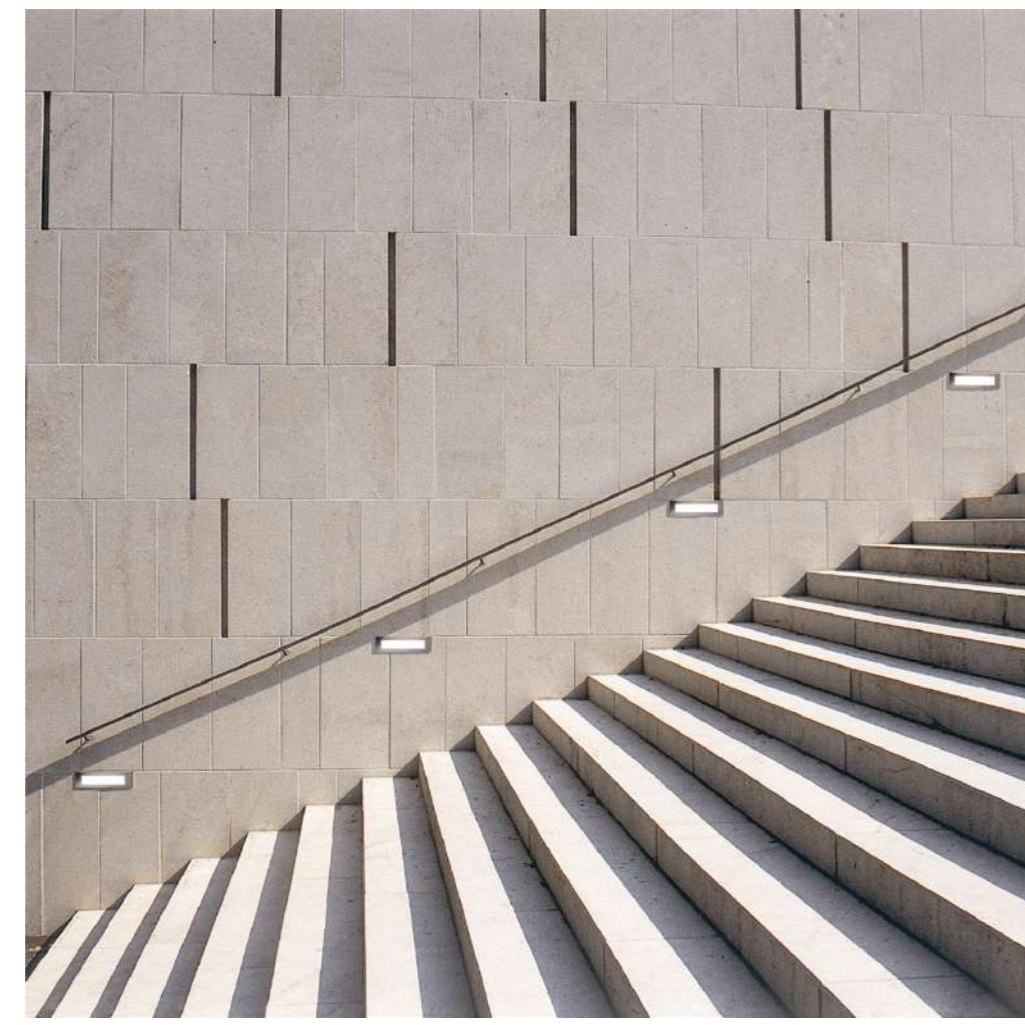
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 Drawn: OM / LN  
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 Project No. 25-175

**PLANTING PLAN**

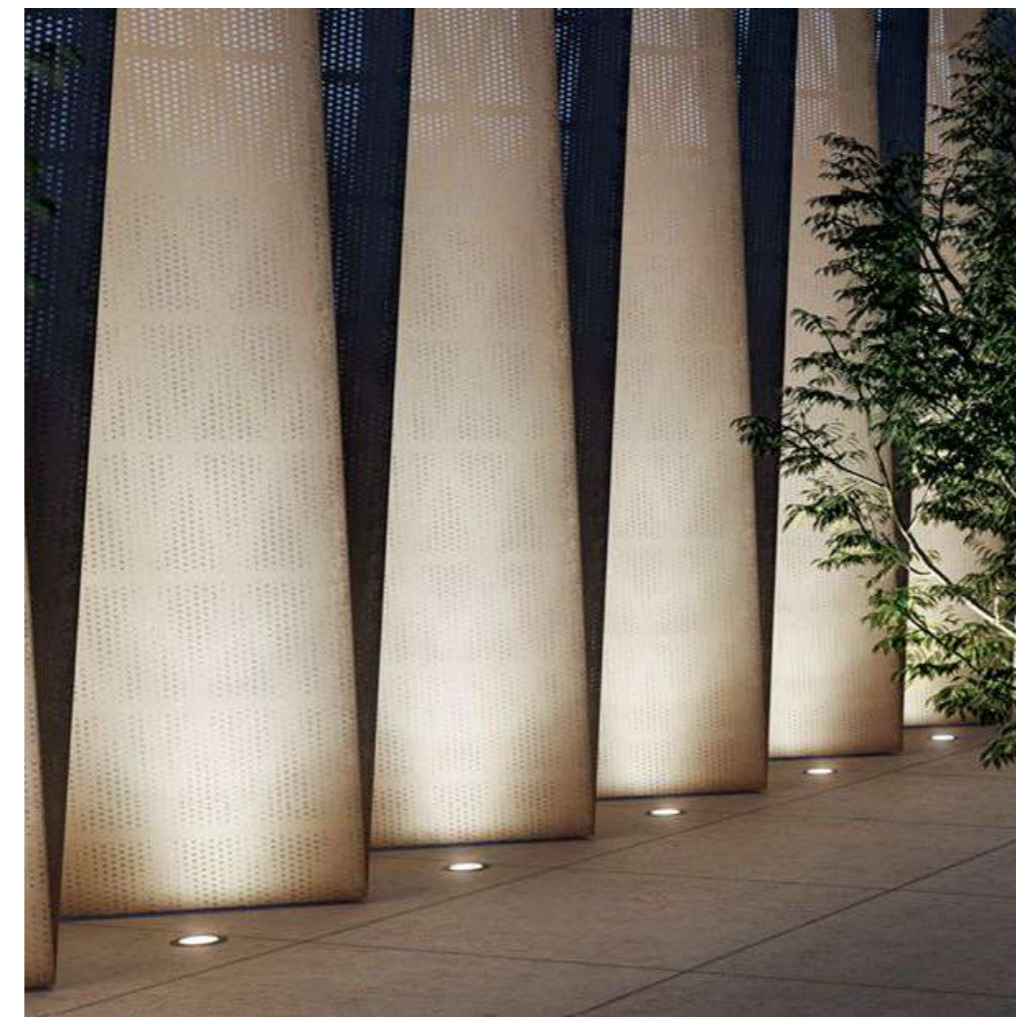
**LIGHTING LEGEND**

- | KEY | DESCRIPTION                                      |
|-----|--|
|     | LIGHT TYPE 1: WALL / STEP LIGHT                  |
|     | LIGHT TYPE 2: IN-GROUND LIGHT                    |
|     | LIGHT TYPE 3: LED STRIP LIGHT                    |
|     | LIGHT TYPE 4: BOLLARD LIGHT                      |
|     | LIGHT TYPE 5: POT LIGHTS IN ARCHITECTURAL CANOPY |

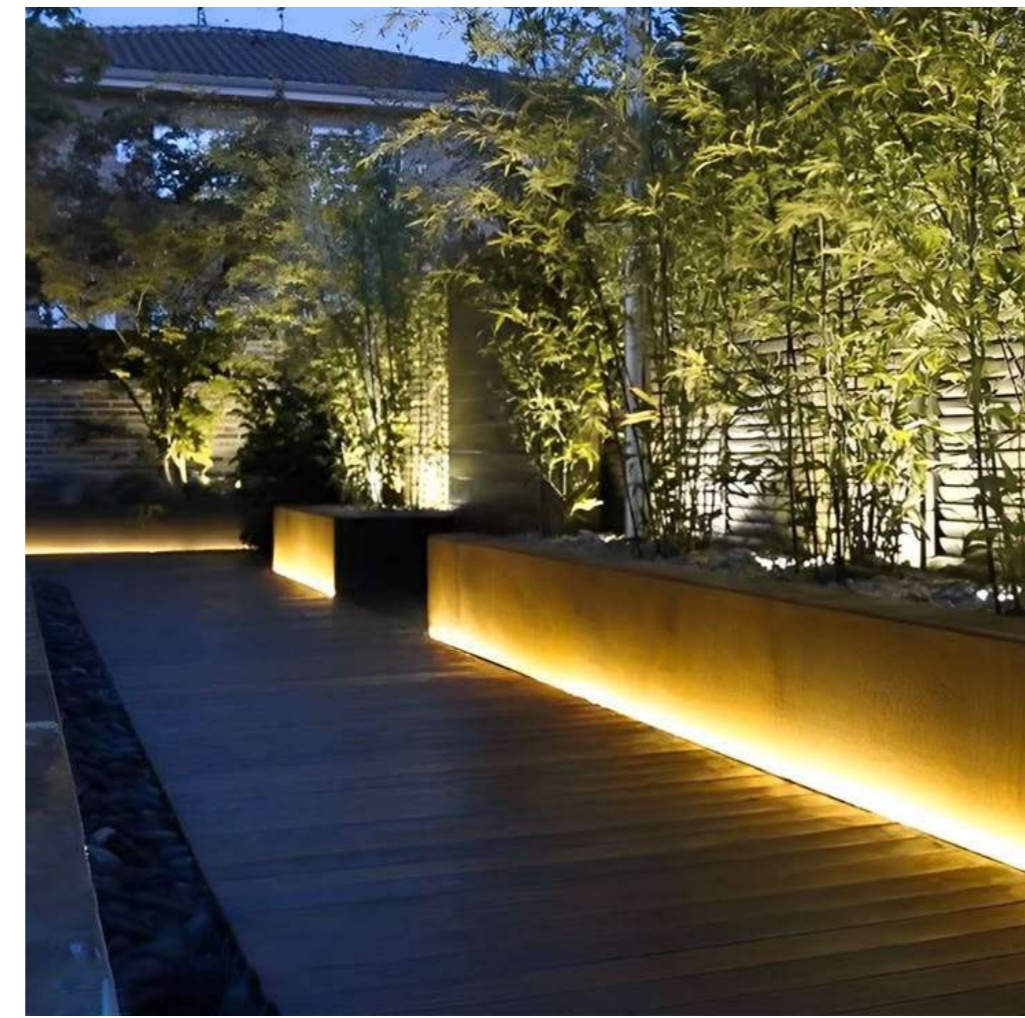
NOTE:  
LIGHTS AS PER ELECTRICAL. SHOWN FOR REFERENCE ONLY.



LIGHT TYPE 1



LIGHT TYPE 2

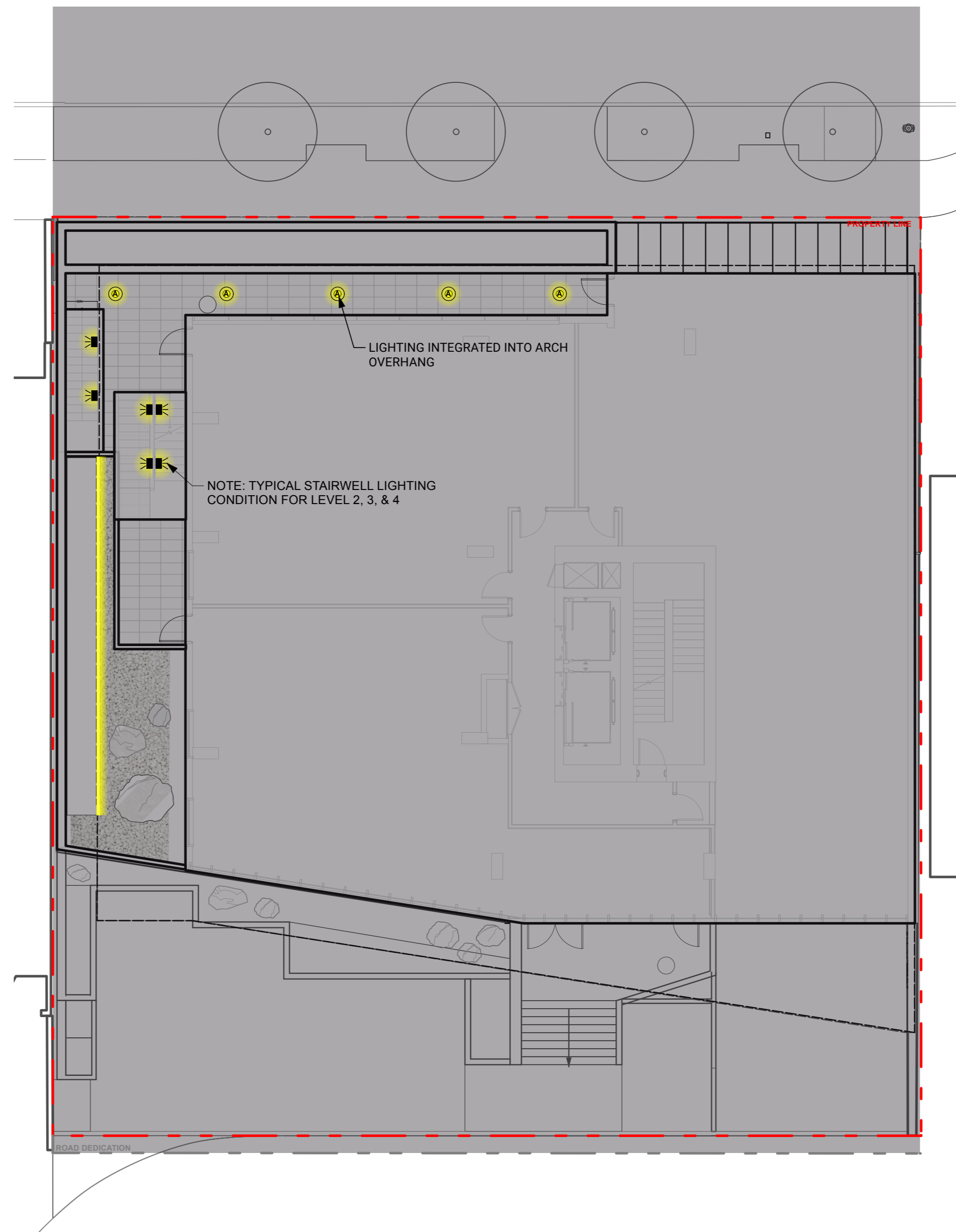


LIGHT TYPE 3



LIGHT TYPE 4

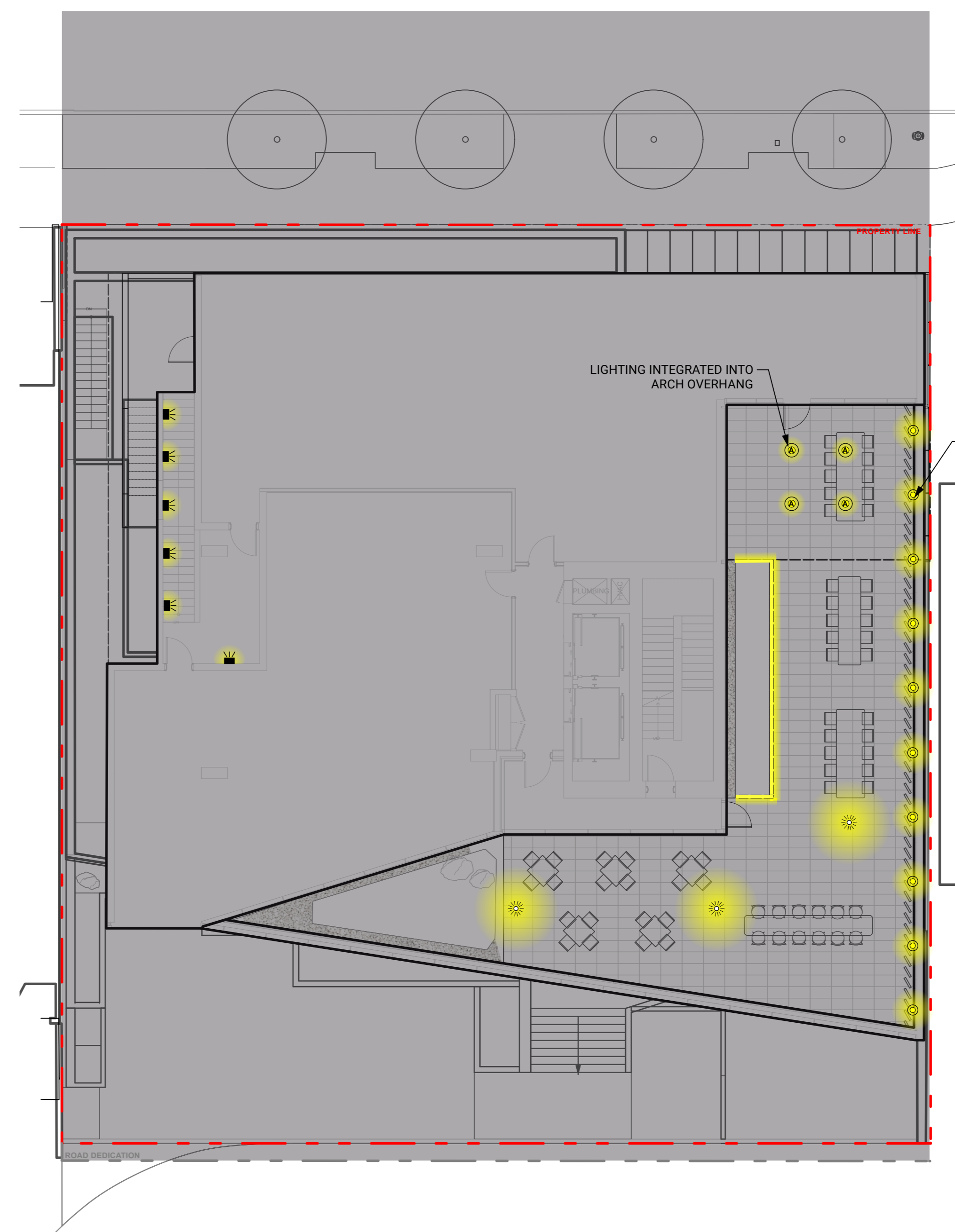
**LEVEL 2**



**LEVEL 1**



**LEVEL 5**



KEYPLAN



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**CASCADIA 835-845**



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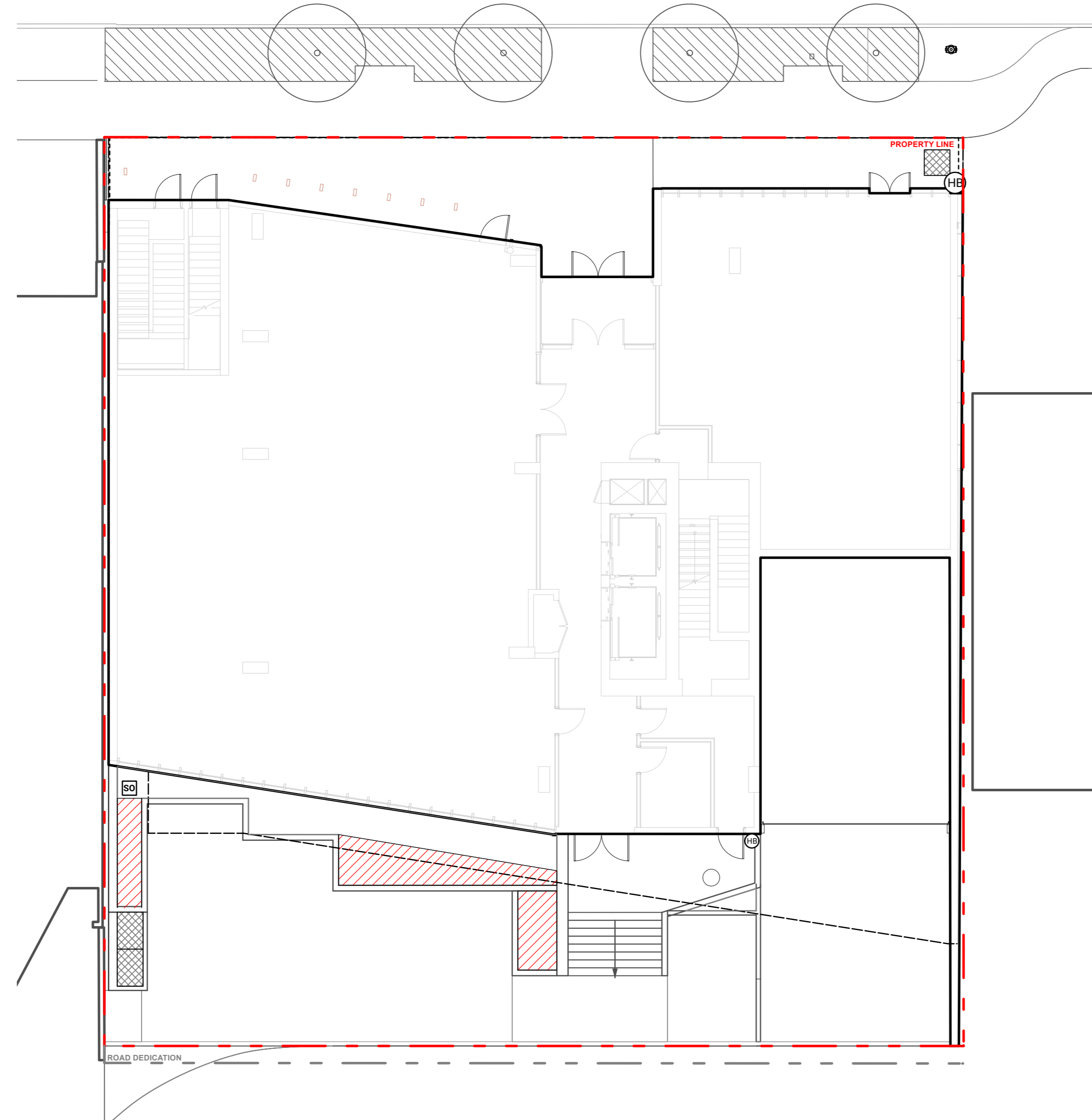
**LIGHTING PLAN**



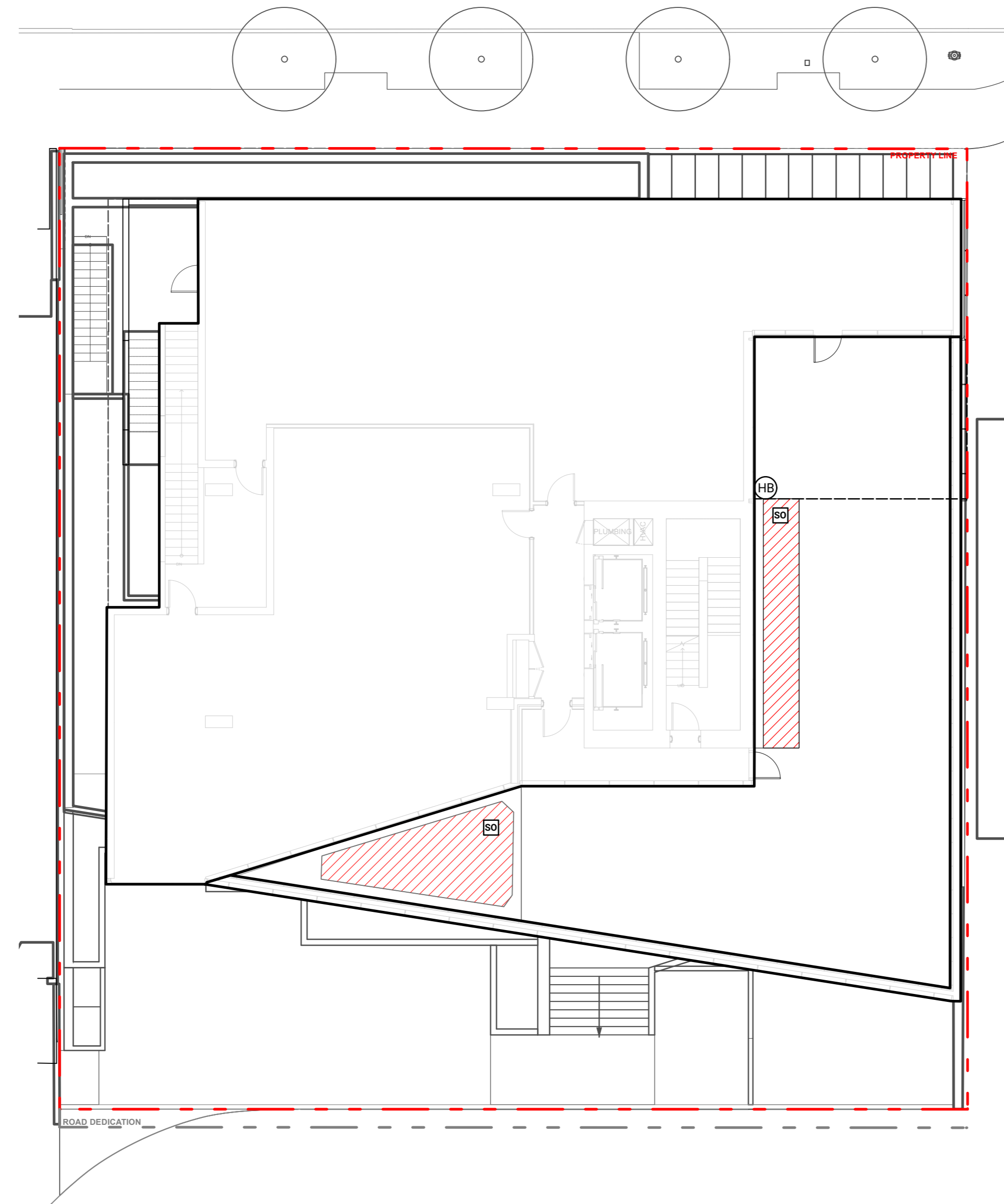
**IRRIGATION LEGEND**

KEY	DESCRIPTION
SO	STUB-OUT REFER TO ELECTRICAL & MECHANICAL
HB	HOSE BIB REFER TO MECHANICAL
	ON-SITE IRRIGATED AREA SPRAY IRRIGATION
	OFF-SITE IRRIGATED AREA PER CITY OF NORTH VANCOUVER STANDARDS AND SPECIFICATIONS

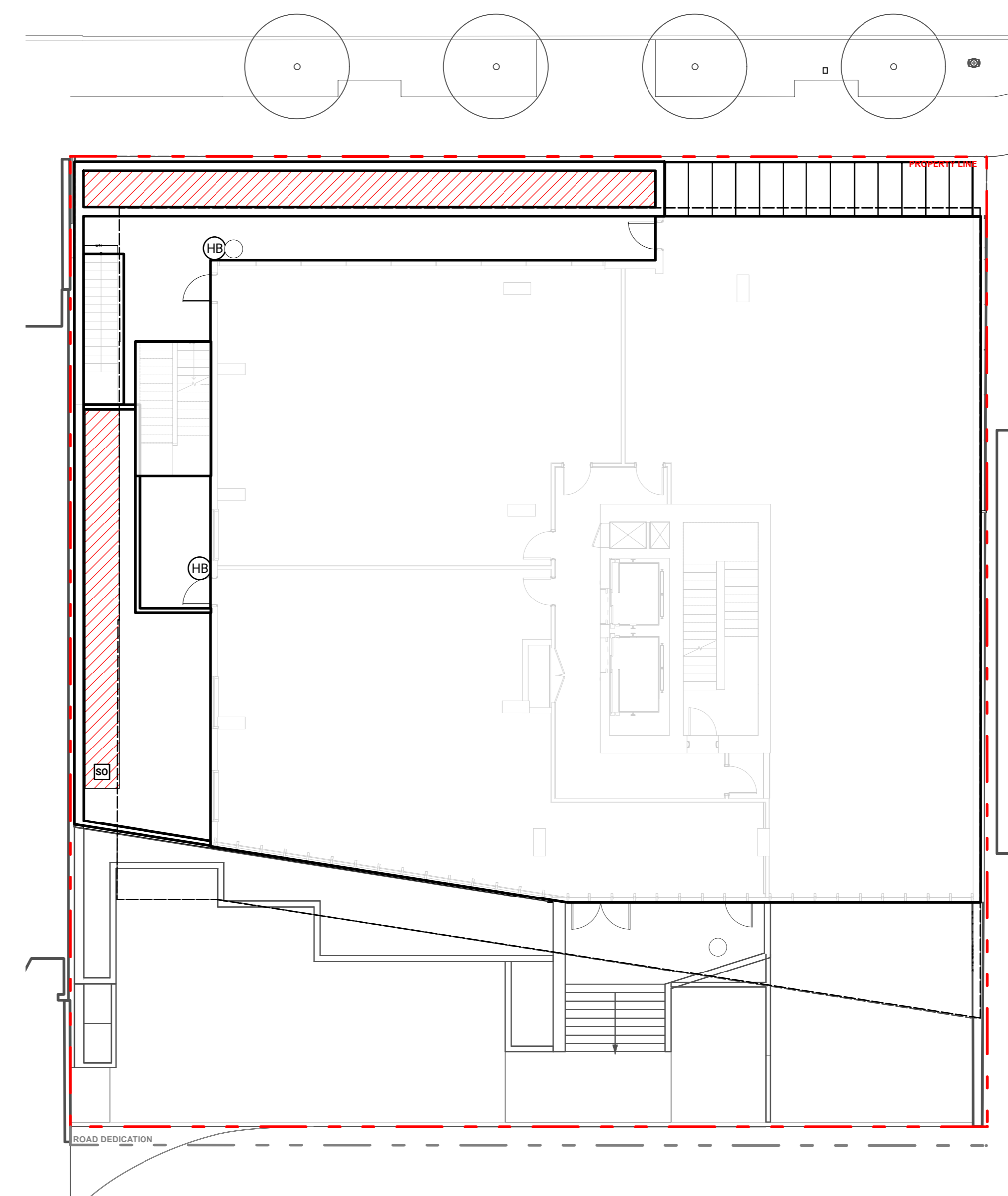
**LEVEL 1**



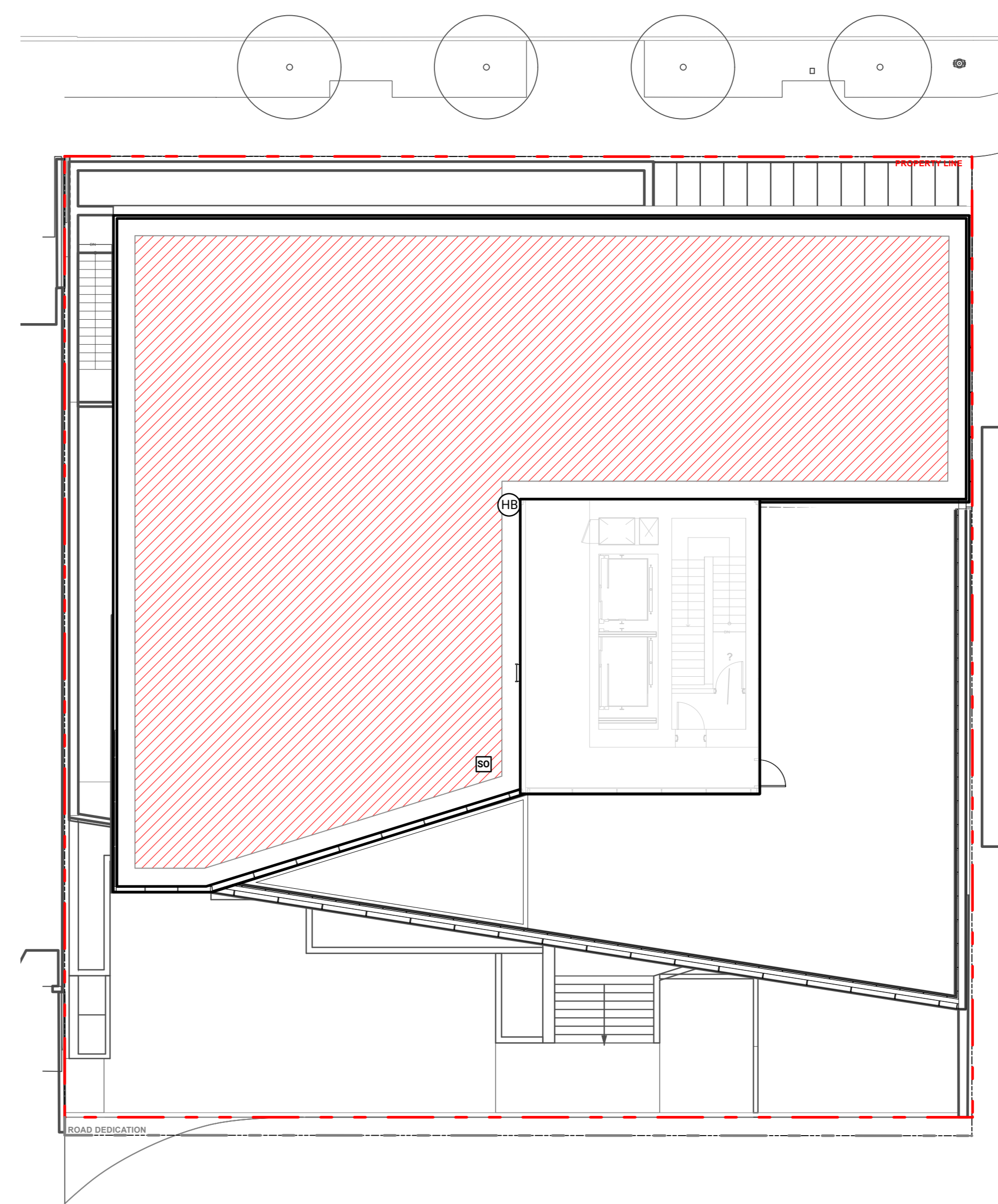
**LEVEL 5**



**LEVEL 2**



**ROOF**



KEYPLAN



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REVISIONS

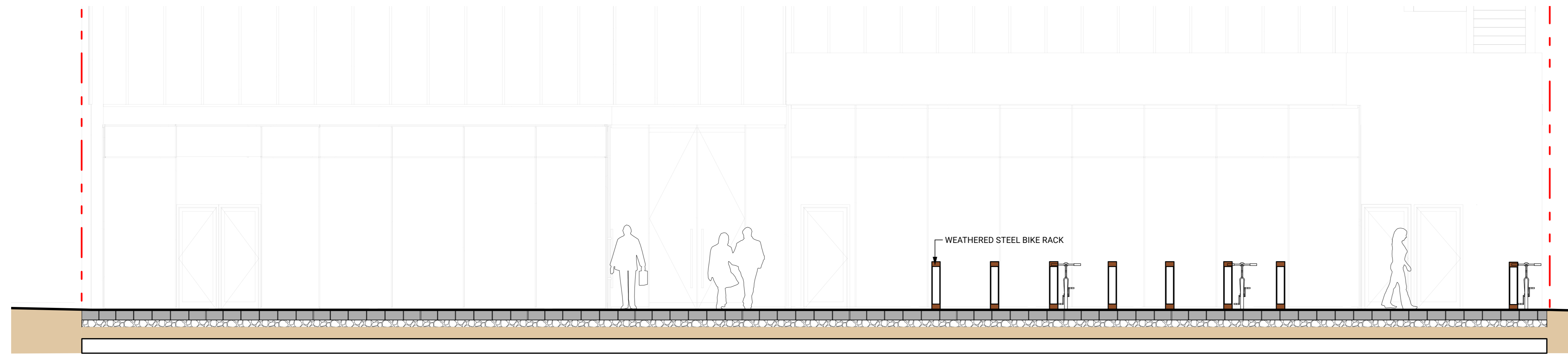
**CASCADIA 835-845**

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853-854 West 15th Street  
Vancouver, British Columbia

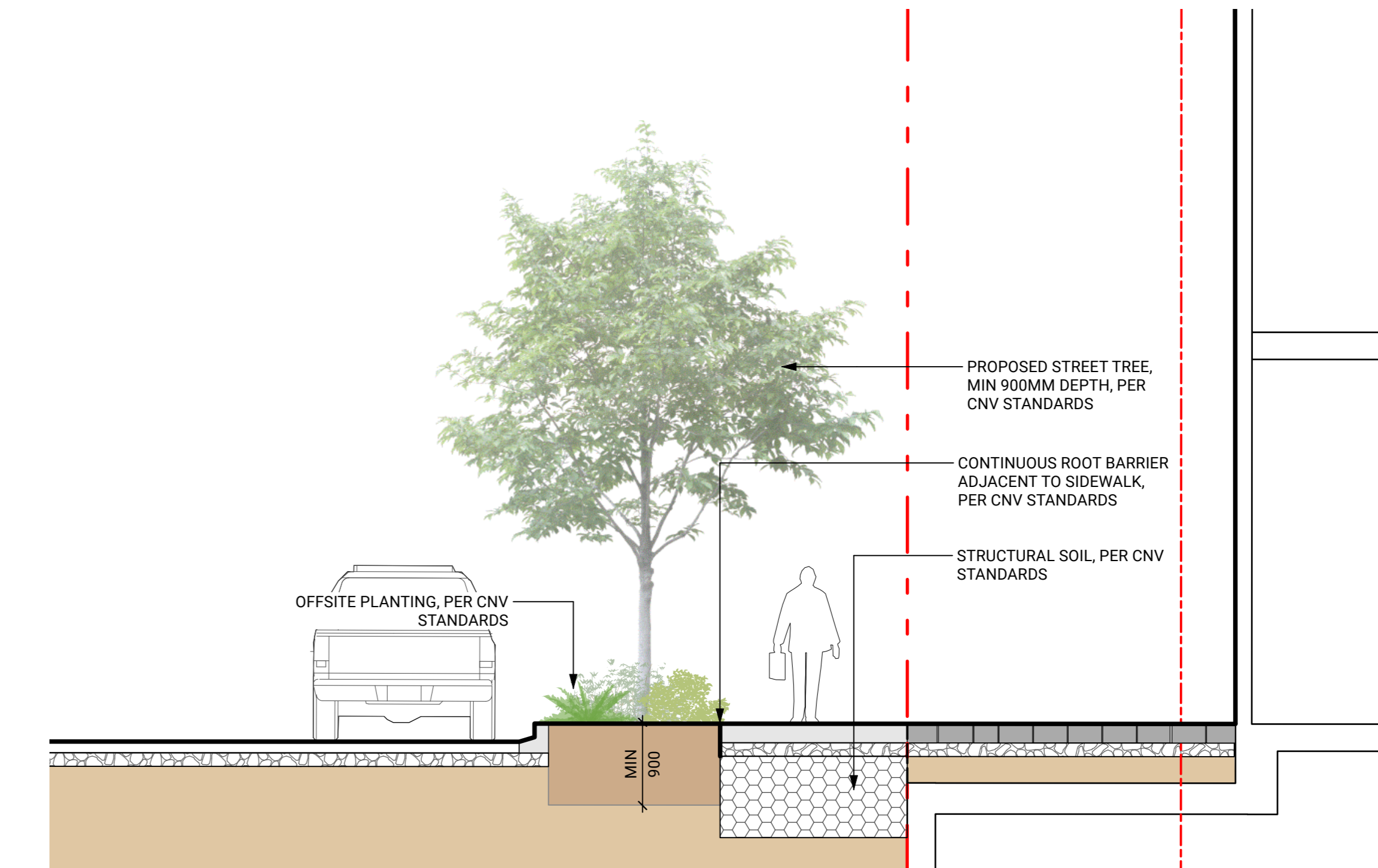
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Drawn: OM / LN  
Reviewed: KL  
Project No. 25-175

**IRRIGATION PLAN**

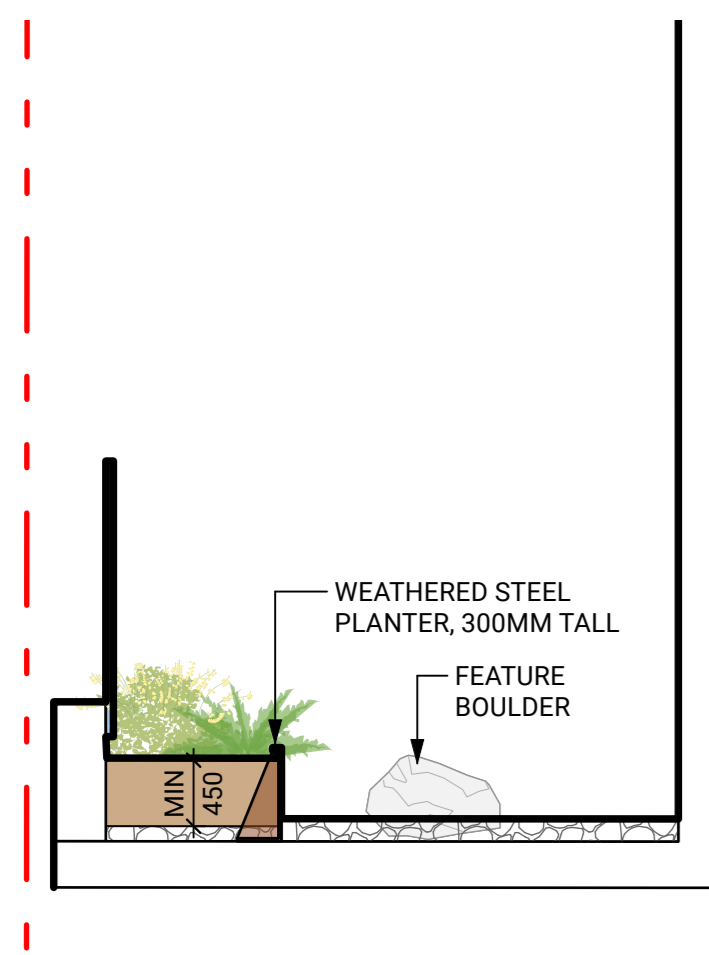




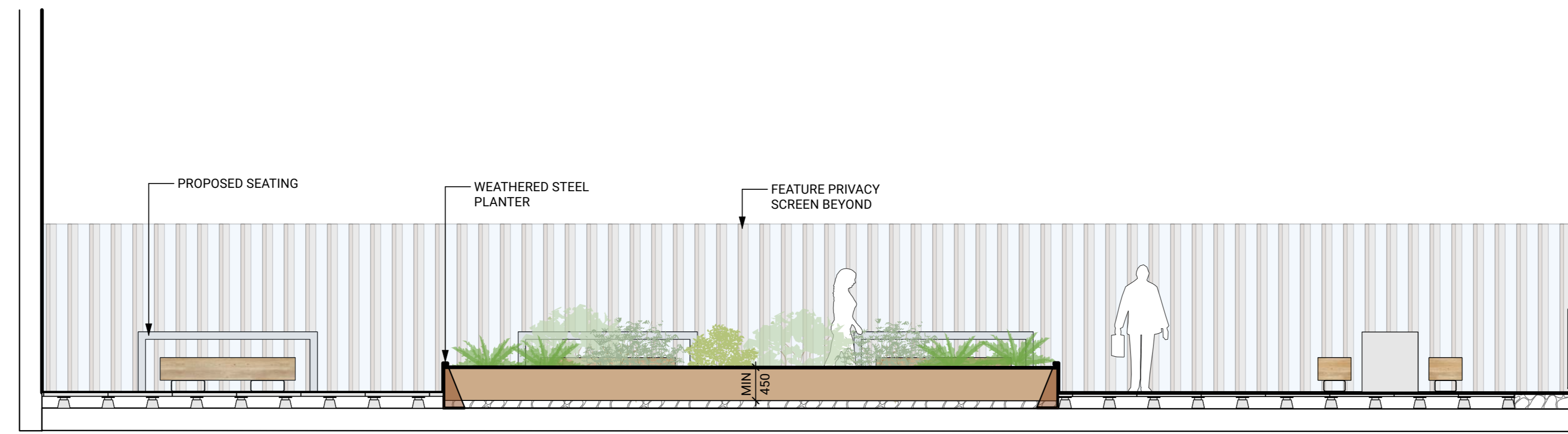
1 FRONT ENTRANCE ELEVATION  
Scale: 1:50



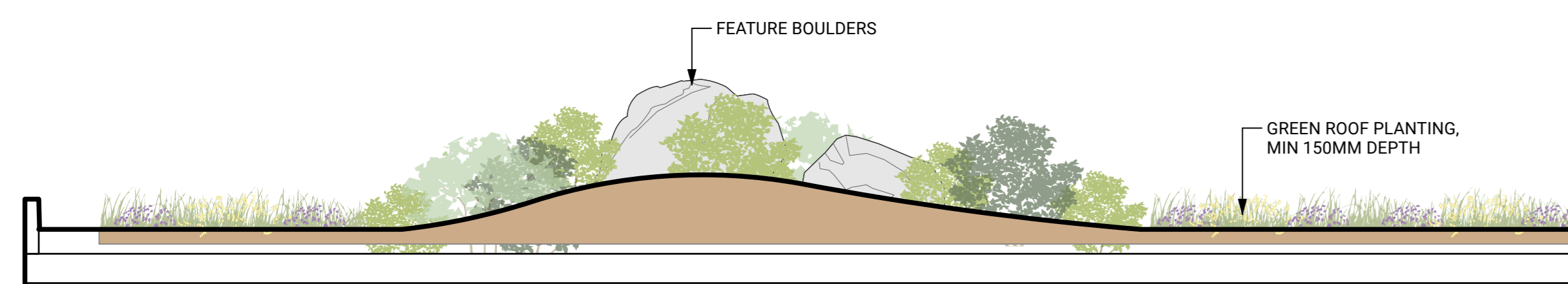
2 SECTION THROUGH FRONT ENTRANCE  
Scale: 1:50



3 SECTION THROUGH L2 ROCK GARDEN  
Scale: 1:50



4 SECTION THROUGH ROOF PATIO  
Scale: 1:50



5 SECTION THROUGH SEMI INTENSIVE GREEN ROOF  
Scale: 1:50

KEYPLAN



SEAL

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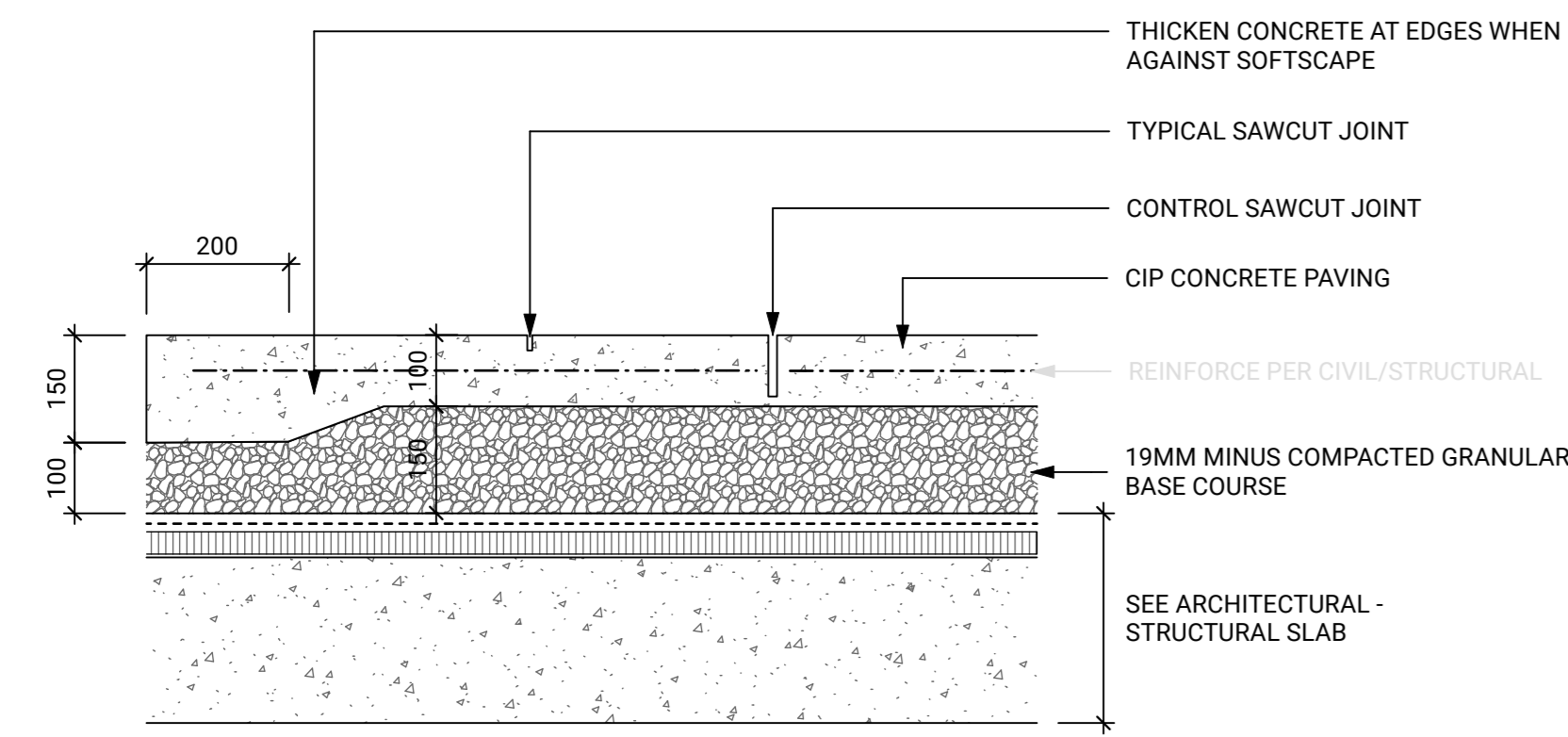
REVISIONS

CASCADIA 835-845

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

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

SECTIONS + ELEVATIONS

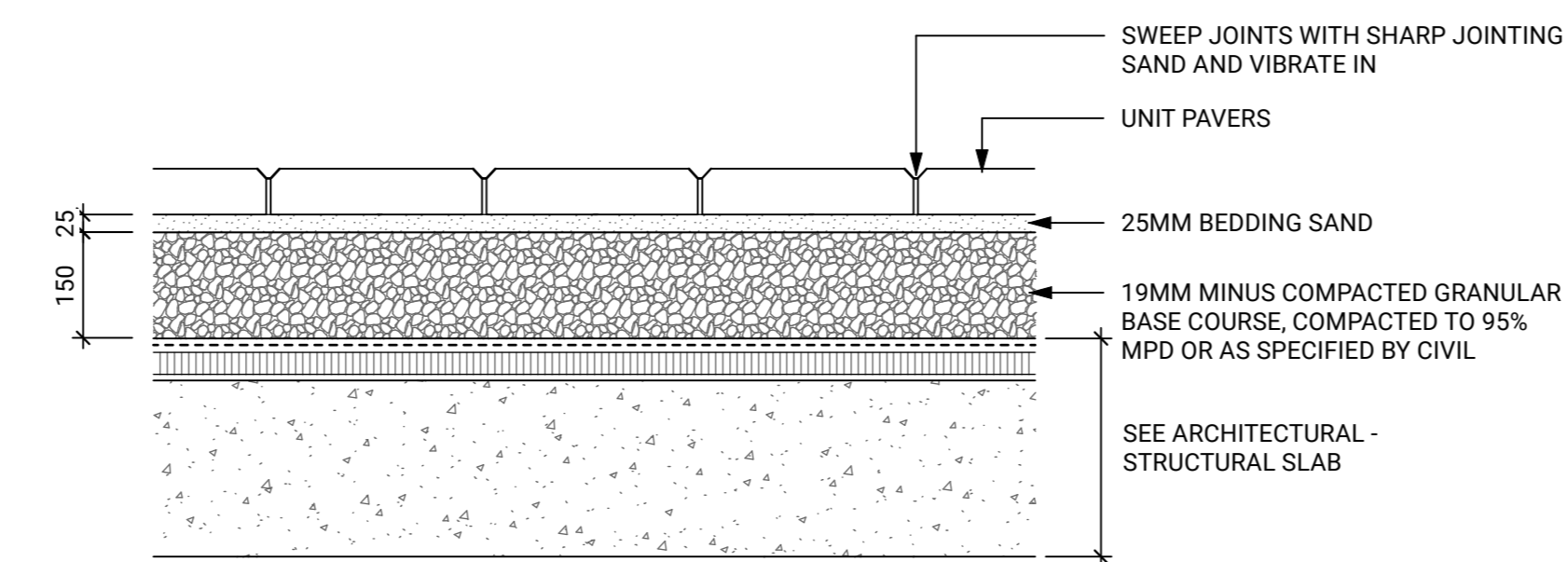


- NOTES:**
1. EXPANSION JOINTS 6M O.C. MAX, CONTROL JOINTS @ 1.5M O.C. UNLESS SHOWN OTHERWISE.
  2. ALL JOINTS/SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
  3. REFER TO CITY STANDARDS FOR ALL OFF-SITE CONCRETE FLAT WORKS.

**1 CIP CONCRETE - ON SLAB**  
Scale: 1:10



**UNIT PAVER TYPE 1**  
SUPPLIER: BARKMAN  
TYPE: BROADWAY PLANKS OR APPROVED ALTERNATE  
COLOUR: NATURAL  
THICKNESS: 100  
SIZE: 451 X 76

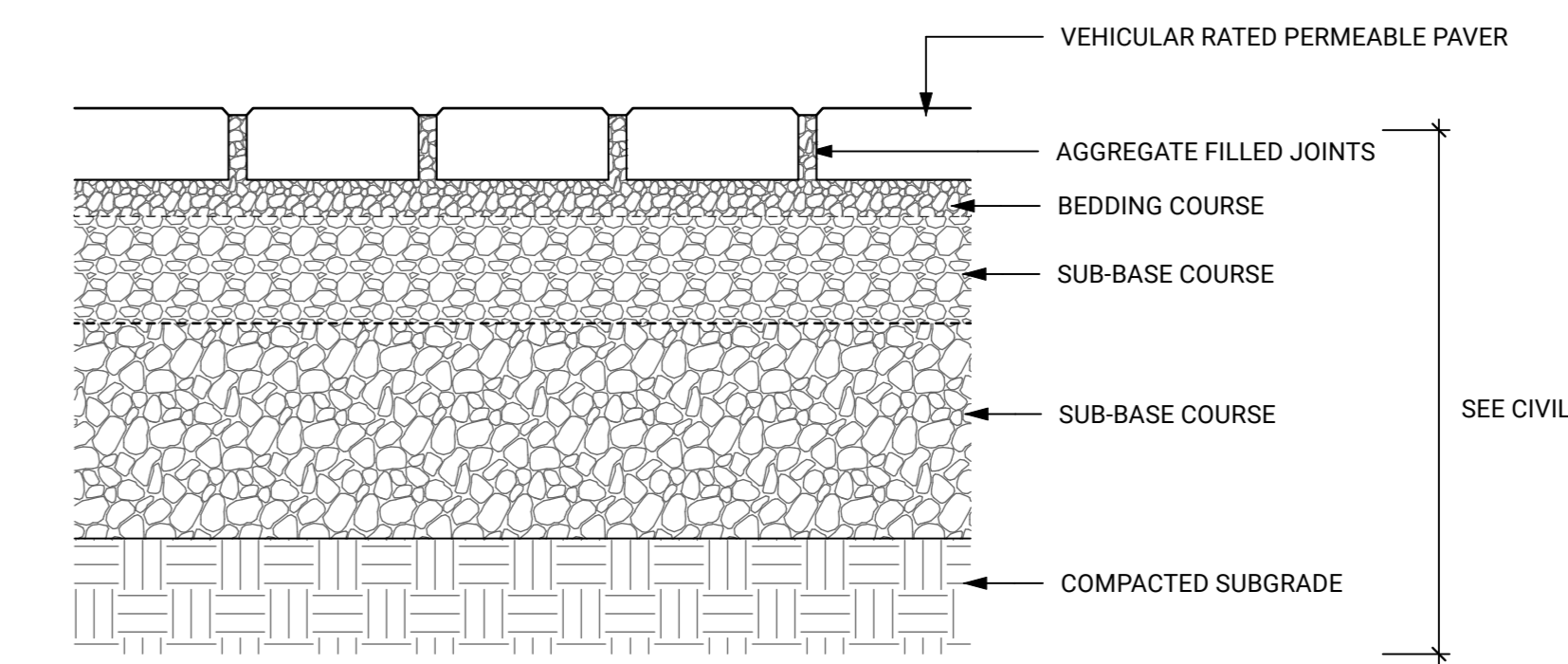


- NOTES:**
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION

**2 PEDESTRIAN UNIT PAVERS - ON SLAB**  
Scale: 1:10

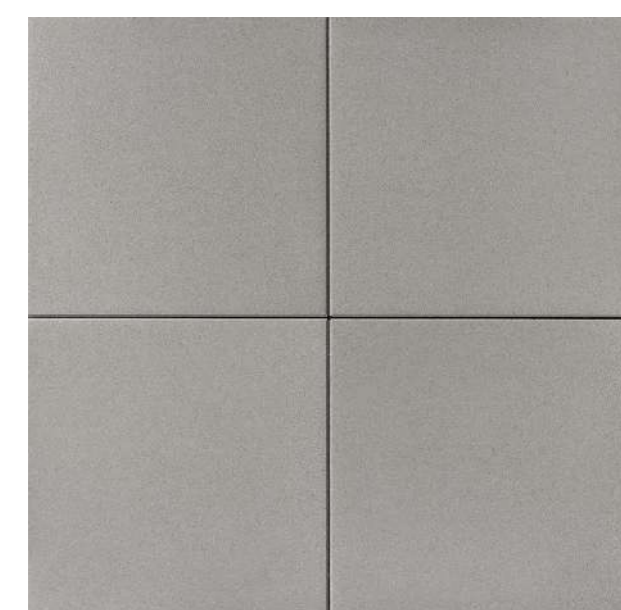


**SUPPLIER: BASALITE CONCRETE PRODUCTS**  
TYPE: SF RIMA PERMEABLE PAVERS OR APPROVED ALTERNATE  
COLOUR: GRANITE WITH NATURAL GREY BANDS  
THICKNESS: 80MM  
SIZE: 8" X 8"

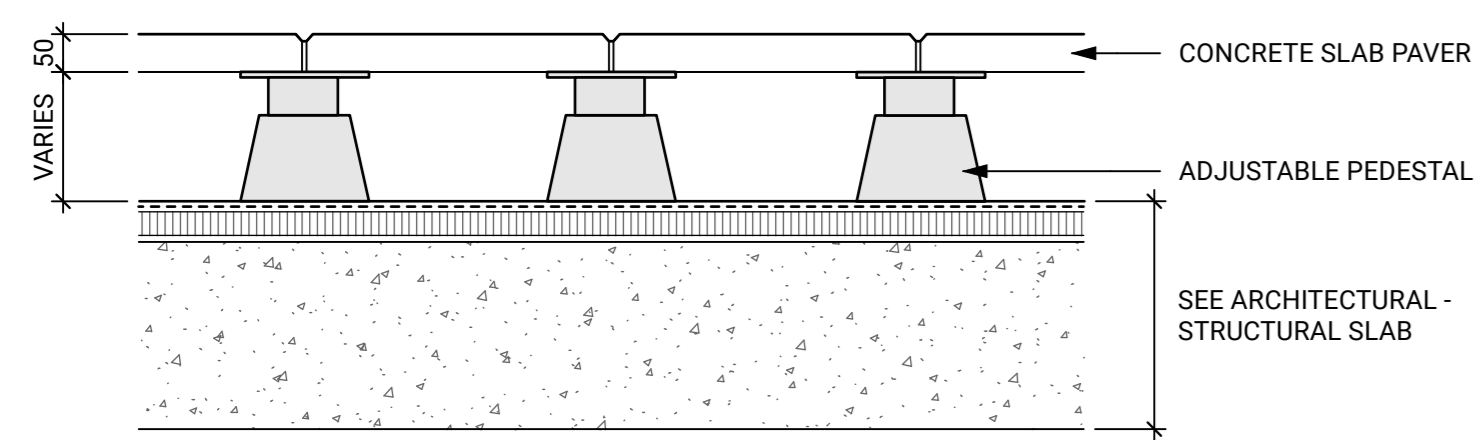


- NOTES:**
1. DETAIL FOR REFERENCE, REFER TO CIVIL FOR PERMEABLE PAVING DETAILS.
  2. JOINT SPACING PER PERMEABLE PAVER MANUFACTURER.

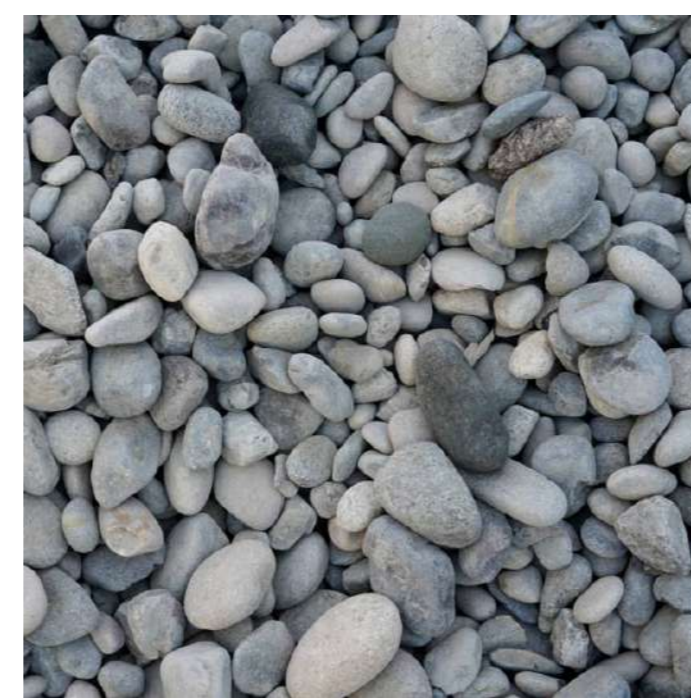
**3 VEHICULAR PERMEABLE PAVERS - ON GRADE**  
Scale: 1:10



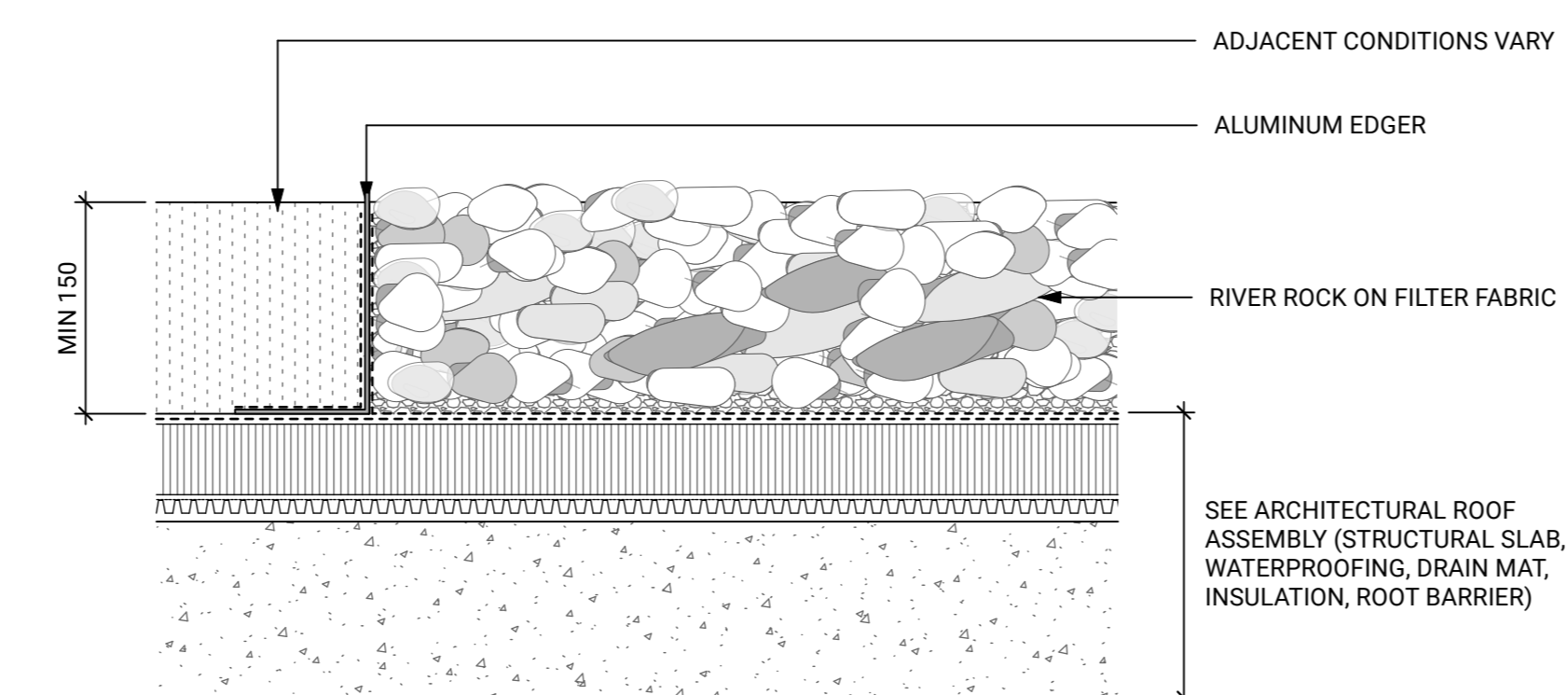
**SUPPLIER: NEWSTONE**  
TYPE: MANHATTAN SLABS OR APPROVED ALTERNATE  
COLOUR: NATURAL  
THICKNESS: 2"  
SIZE: 18" X 36"



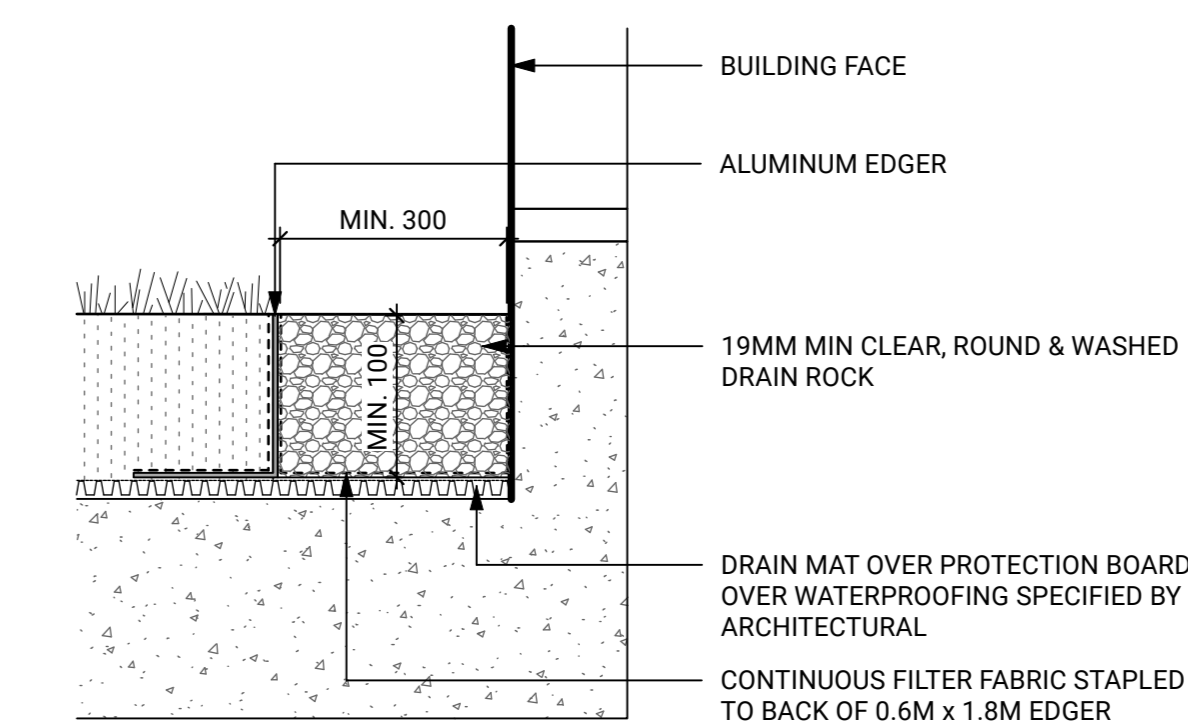
**4 CONCRETE SLAB PAVERS ON PEDESTAL - ON SLAB**  
Scale: 1:10



**SUPPLIER: NORTHWEST LANDSCAPE SUPPLY**  
TYPE: BULK RIVER ROCK  
SIZE: 2" - 8"



**5 DECORATIVE ROCK - ON SLAB**  
Scale: 1:10



**6 GRAVEL DRIP STRIP - ON SLAB**  
Scale: 1:10

KEYPLAN



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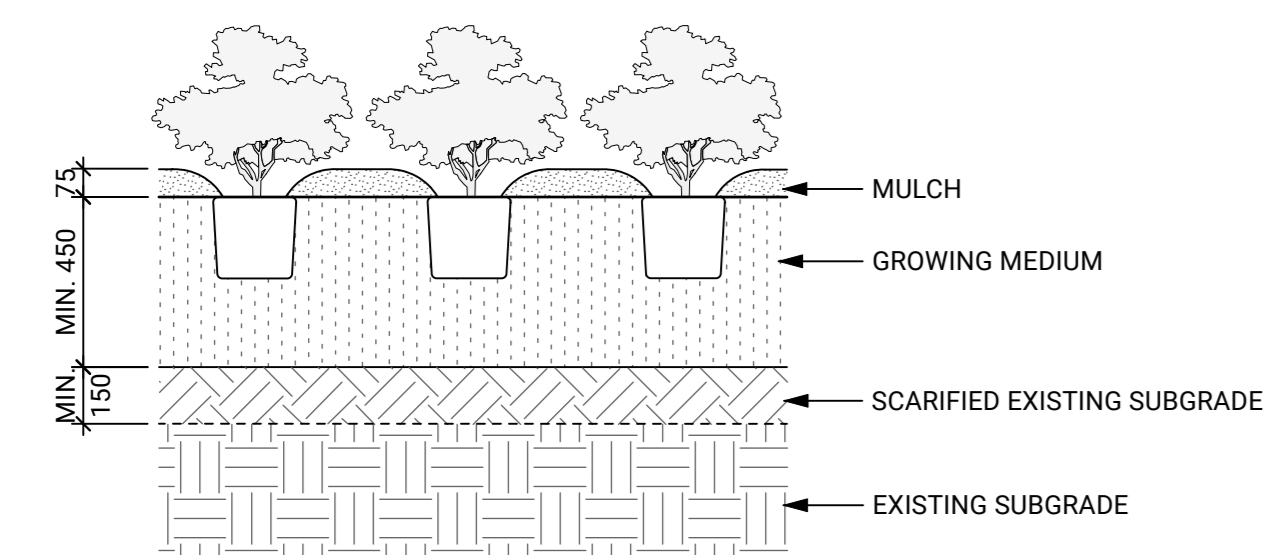
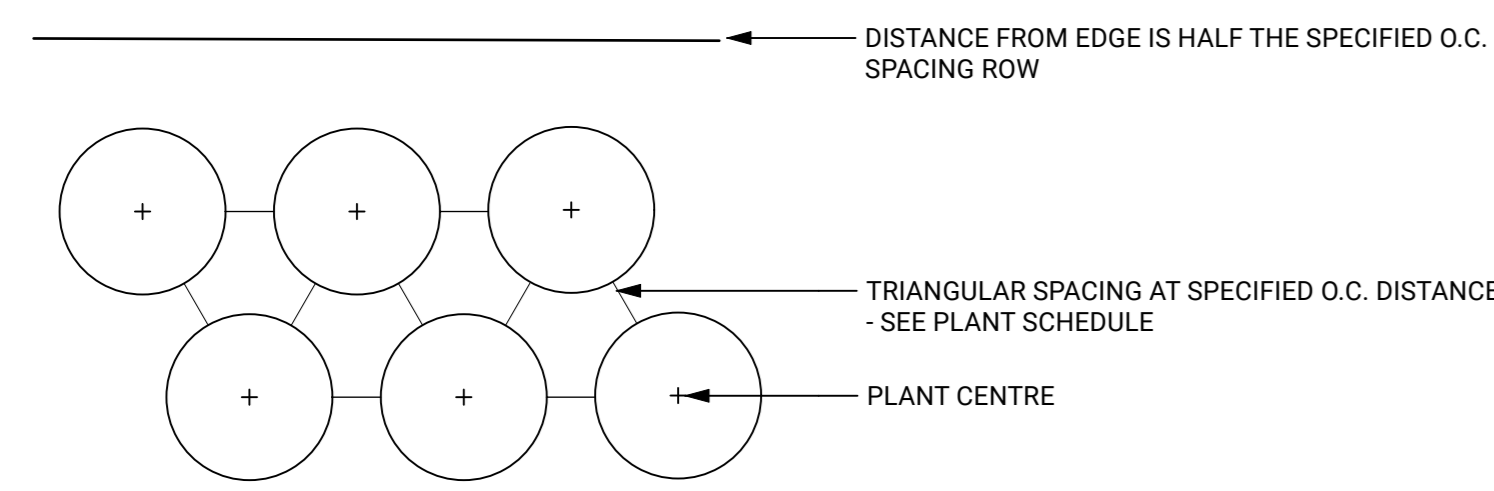
REVISIONS

**CASCADIA 835-845**

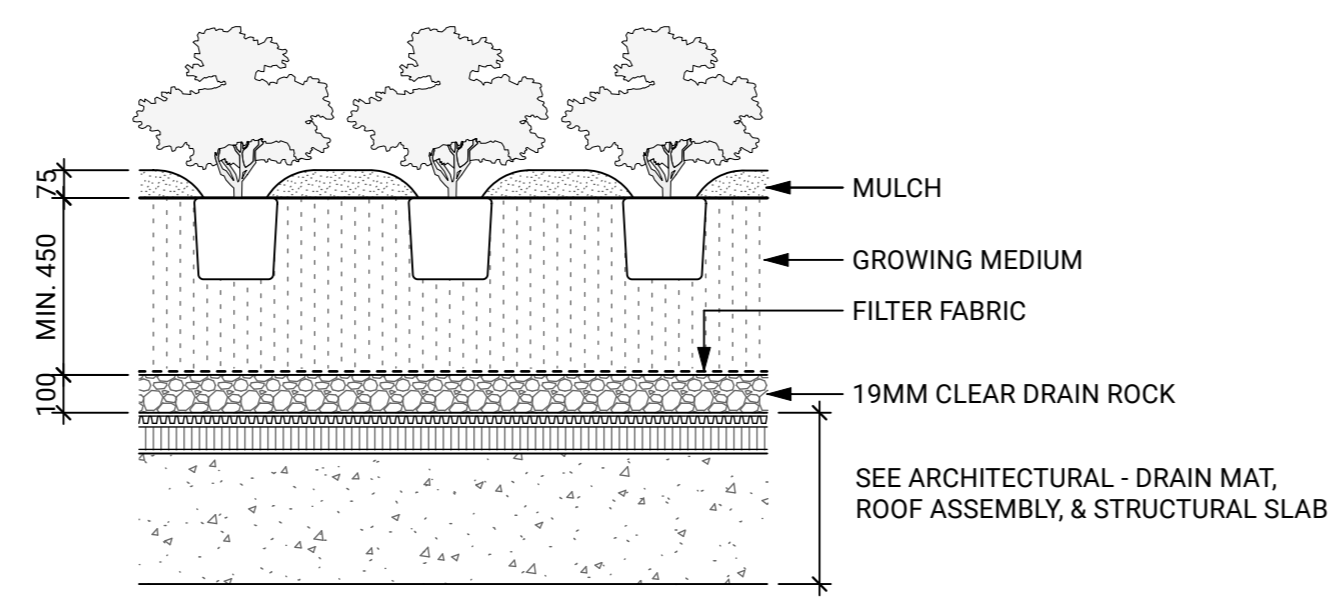
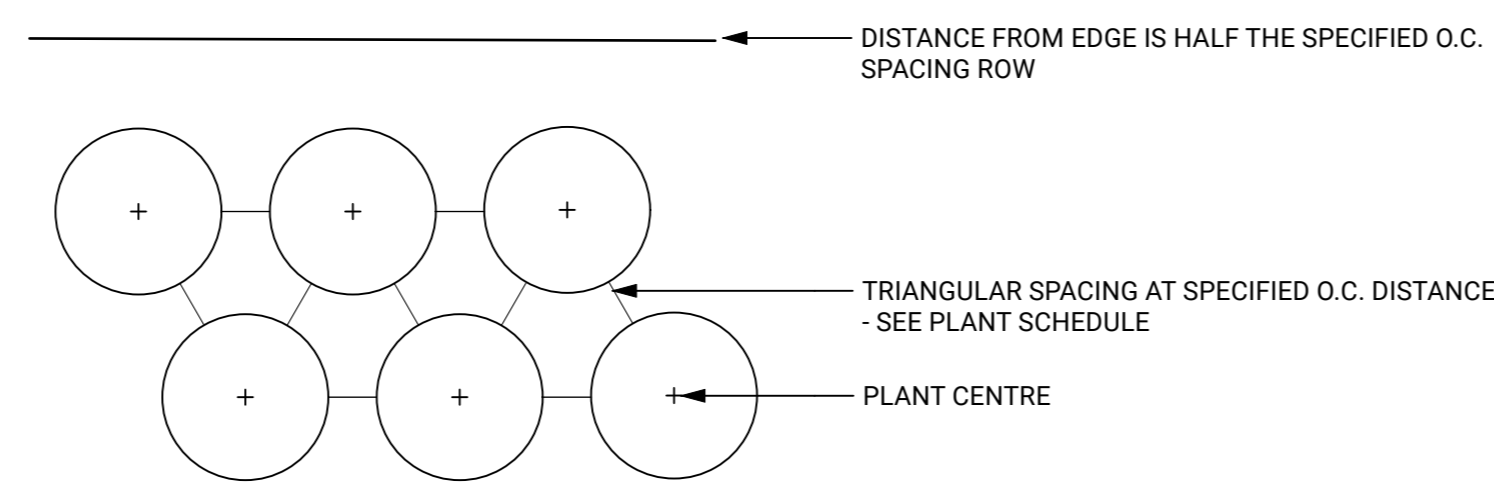
**W15**  
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Vancouver, British Columbia

Scale:	AS SHOWN
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Reviewed:	KL
Project No.	25-175

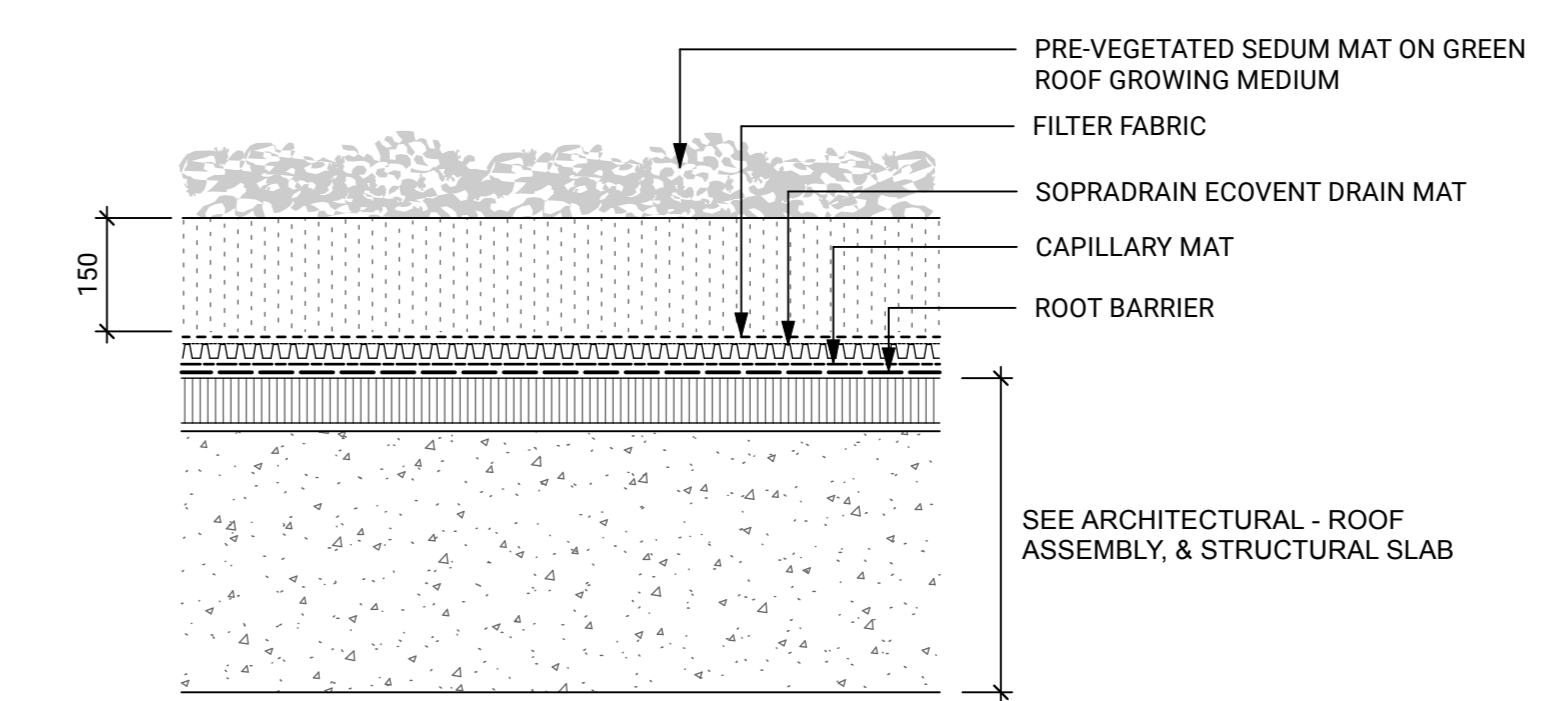
**HARDSCAPE DETAILS**



**1 PLANTING - ON GRADE**  
Scale: 1:20



**2 PLANTING - ON SLAB**  
Scale: 1:20



**3 PRE-VEGETATED SEDUM MAT**  
Scale: 1:10

KEYPLAN



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REVISIONS

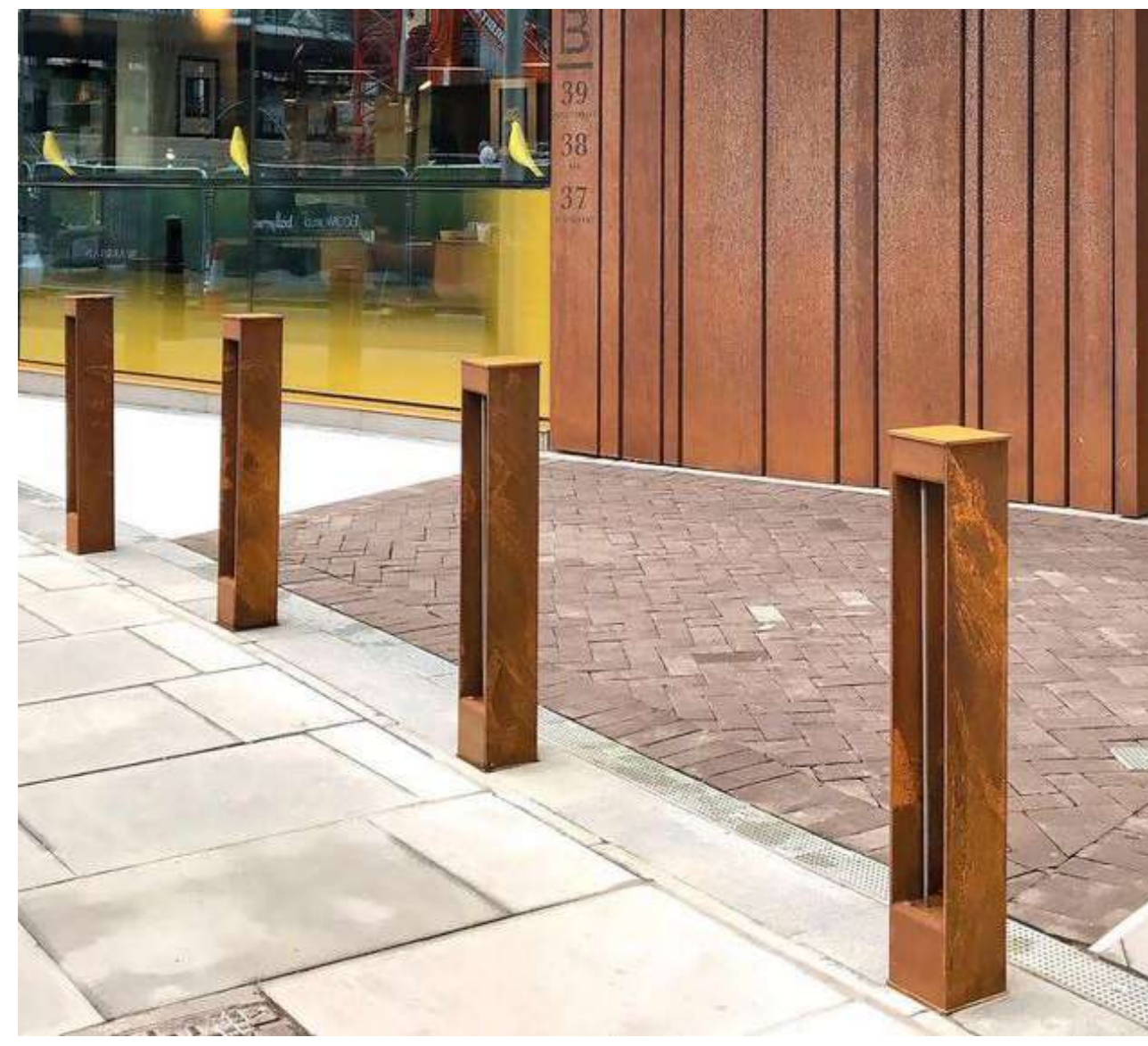
**CASCADIA 835-845**

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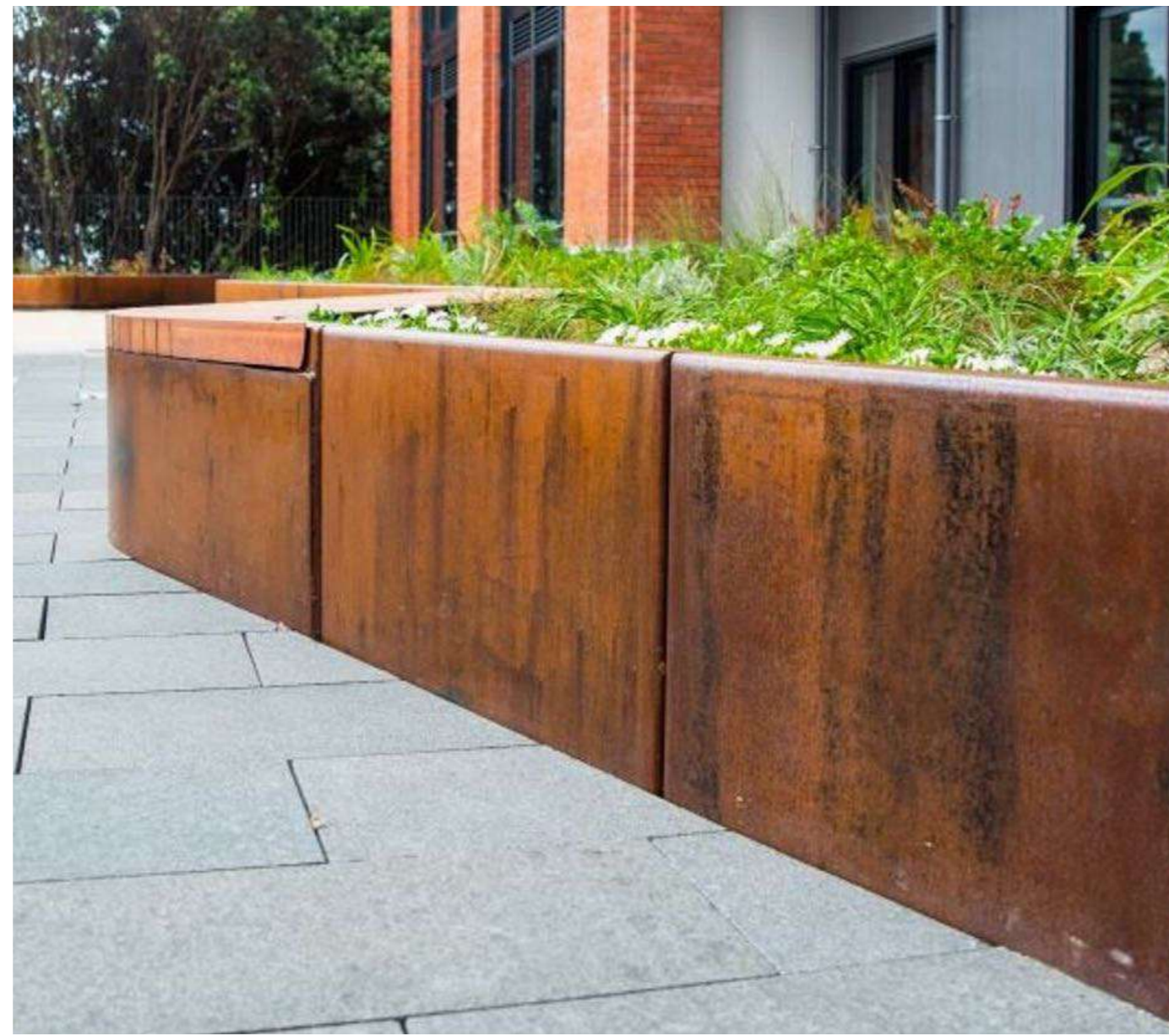
**SOFTSCAPE DETAILS**

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



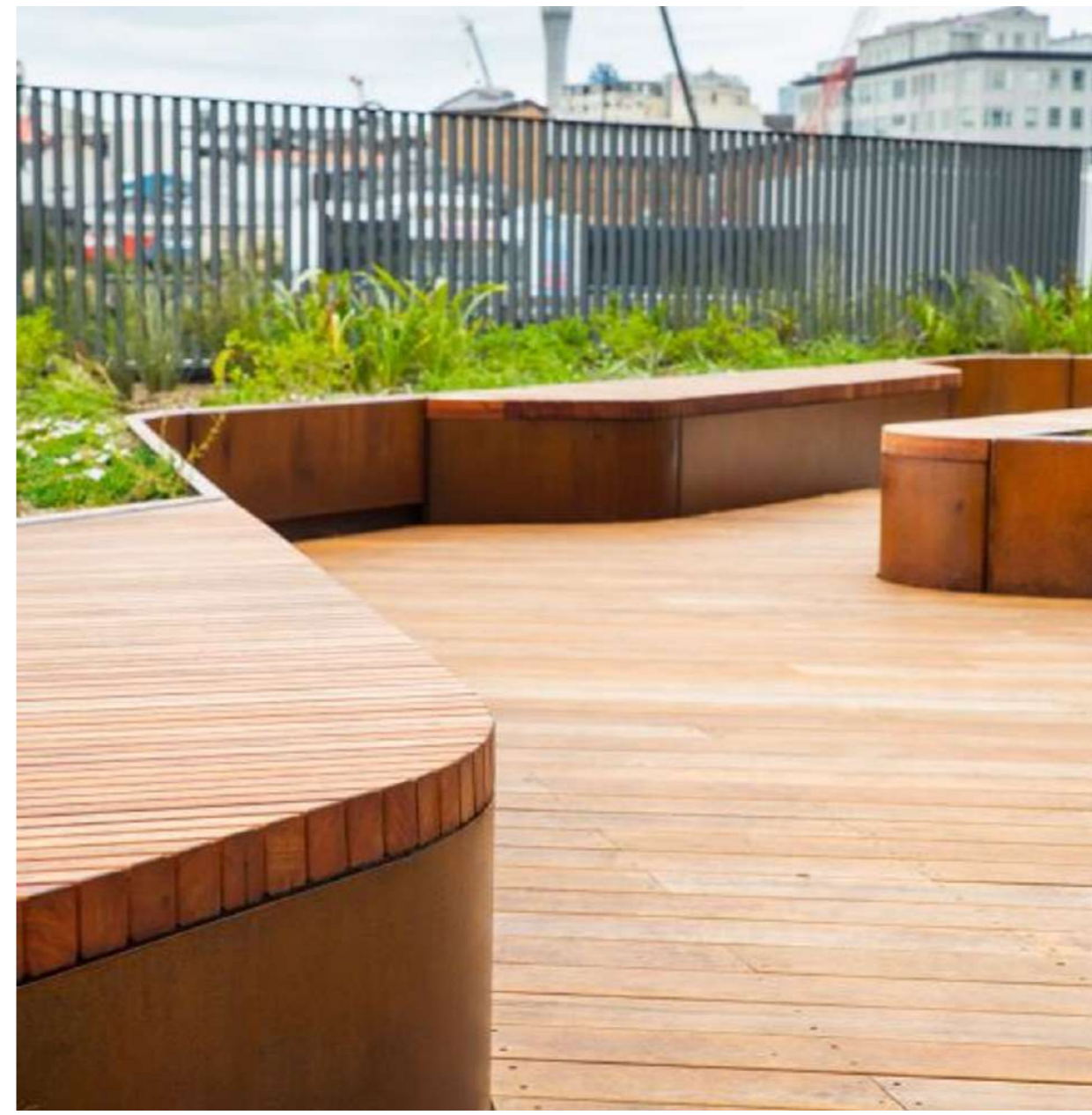
1 BIKE RACKS  
Scale: 1:10

SUPPLIER: GREEN THEORY OR APPROVED ALTERNATE  
TYPE: JOIN EDGING  
COLOUR / MATERIAL: WEATHERED STEEL



2 METAL PLANTERS  
Scale: 1:10

SUPPLIER: GREEN THEORY OR APPROVED ALTERNATE  
TYPE: JOIN SEATING  
COLOUR / MATERIAL: WEATHERED STEEL, HARDWOOD TIMBER



3 BENCH  
Scale: 1:10

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



4 PRIVACY SCREEN  
Scale: 1:10

SUPPLIER: LANDSCAPE FORMS OR APPROVED ALTERNATE  
TYPE: CATENA TABLE AND 21 CHAIR OR APPROVED ALTERNATE  
COLOUR / MATERIAL: POWDERCOATED METAL, COLOUR TBD



5 MOVEABLE TABLE AND CHAIRS  
Scale: 1:10

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



6 BAR HEIGHT TABLE AND STOOLS  
Scale: 1:10

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



7 BOULDERS AND LOGS  
Scale: 1:10

KEYPLAN



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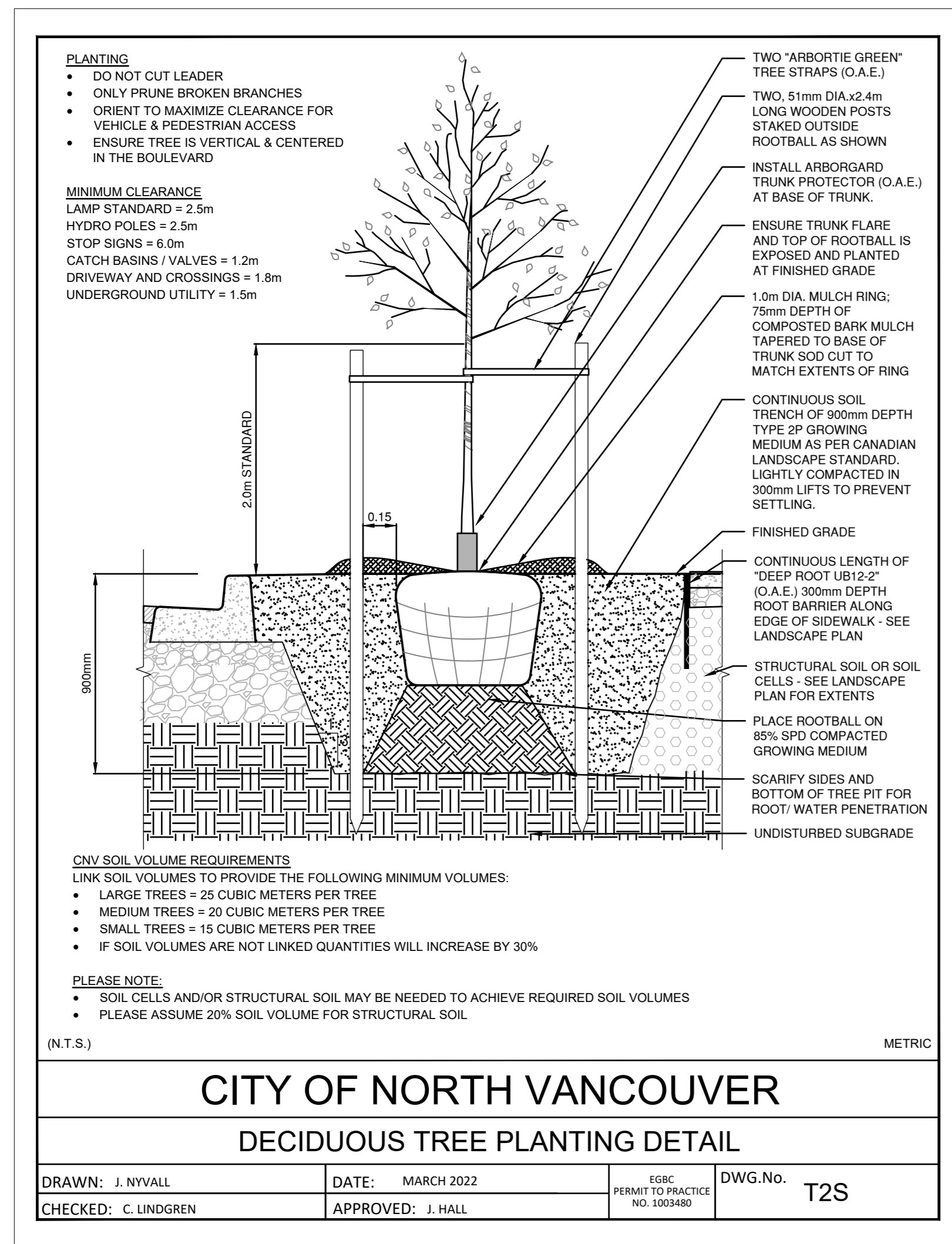
REVISIONS

**CASCADIA 835-845**

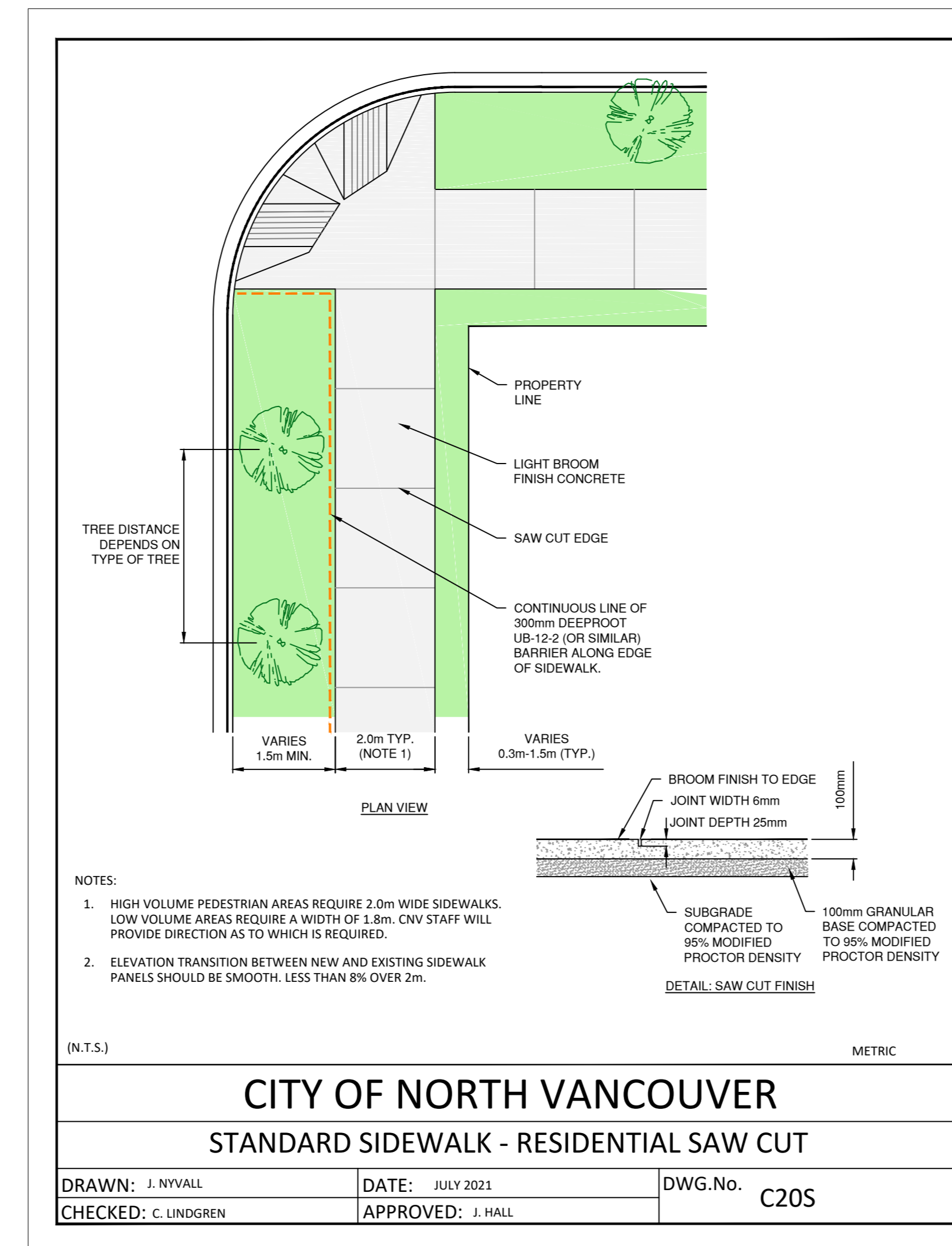
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**FURNISHING DETAILS**



1 **CNV TREE PLANTING**  
Scale: Actual Size

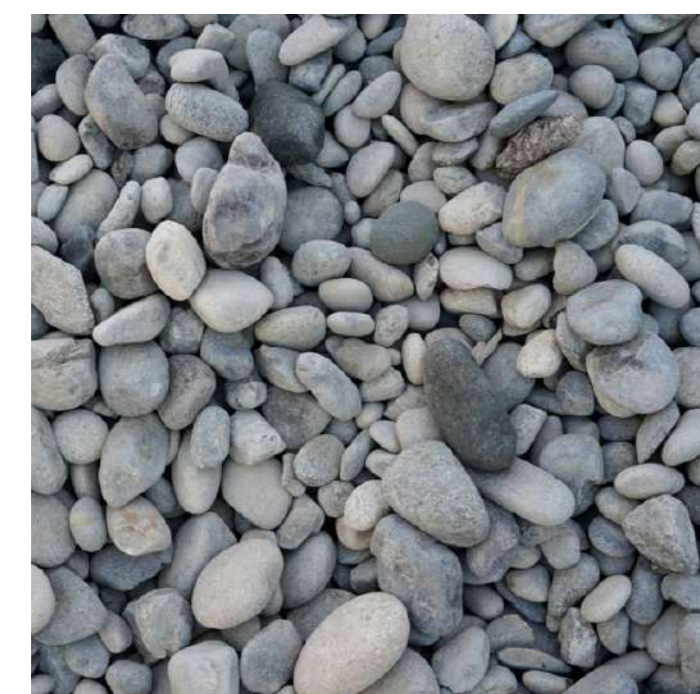


2 **CNV CONCRETE PAVING**  
Scale: Actual Size

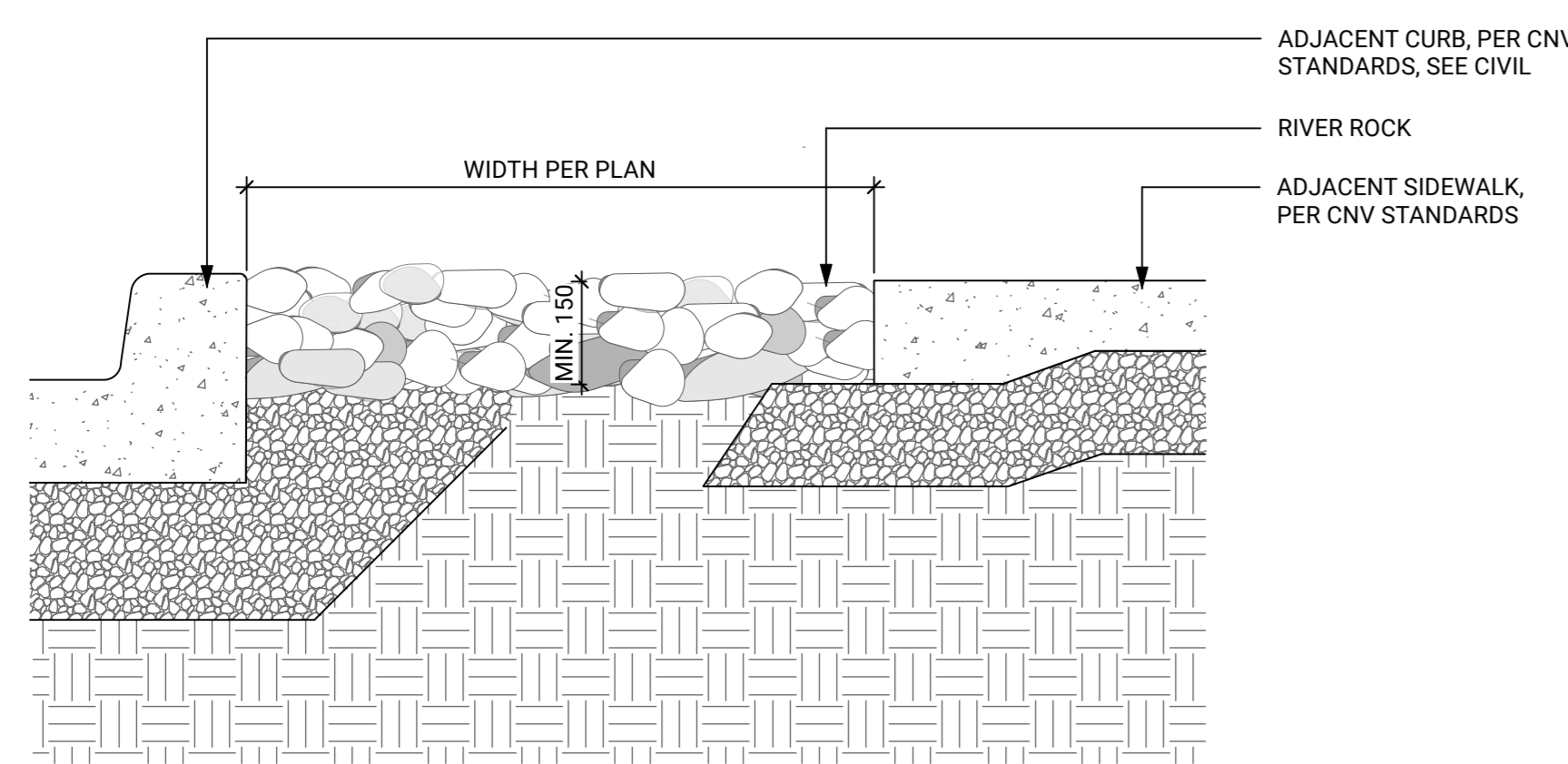
**SUPPLIER: VICTOR STA NLEY**  
**TYPE: RB-28**  
**COLOUR / MATERIAL: BLACK / STEEL**



3 **CNV BENCH**  
Scale: Actual Size



**SUPPLIER: NORTHWEST LANDSCAPE SUPPLY**  
**TYPE: BULK RIVER ROCK**  
**SIZE: 2" - 8"**



4 **DECORATIVE ROCK - ON GRADE**  
Scale: 1:10

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**OFF-SITE DETAILS**