

CONNECT LANDSCAPE ARCHITECTURE INC.  
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PERSON(S) OF ITS INTENTION TO CARRY OUT ITS  
OPERATIONS.

# PROPOSED RESIDENTIAL INFILL DEVELOPMENT

## LANDSCAPE SET: RE-ISSUED FOR REZONING

### FEBRUARY 4, 2019

#### PROJECT INFORMATION

##### ARCHITECT:

BURROWES HUGGINS ARCHITECTS  
CONTACT NAME: MIKE HUGGINS  
205 - 1628 WEST 1ST AVENUE  
VANCOUVER, BRITISH COLUMBIA  
EMAIL: MIKEH@BHA.CA  
PH: 604.730.8100

##### LANDSCAPE ARCHITECT:

CONNECT LANDSCAPE ARCHITECTURE INC.  
CONTACT NAME: DAVID STOYKO  
2305 HEMLOCK STREET,  
VANCOUVER, BRITISH COLUMBIA, V6H 2V1  
EMAIL: DAVID@CONNECTLA.CA  
PH: 604.681.3303

#### LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L 0.0	COVER SHEET AND DRAWING LIST
L 1.1	LANDSCAPE CONCEPT PLAN
L 1.2	LANDSCAPE CONCEPT LIGHTING PLAN
L 1.3	ROOF LEVEL PLAN
L 2.1	PLANT MATERIALS / LANDSCAPE MATERIALS
L 2.2	LANDSCAPE PLANTING PLAN
L 2.3	ROOF PLANTING PLAN
L 2.4	TREE PROTECTION AND REMOVAL

#### GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

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FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF NORTH VANCOUVER.

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5	ISSUED FOR REVIEW	18-12-11
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3	RE-ISSUED FOR REZONING	17-01-09
2	ISSUED FOR REZONING	16-11-22
1	ISSUED FOR REVIEW	16-10-20

#### REVISIONS



#### PROPOSED RESIDENTIAL INFILL 151 EAST KEITH ROAD

North Vancouver, BC

Scale:	n/a
Drawn:	KW
Reviewed:	DS
Project No.	06-516

#### COVER PAGE DRAWING INDEX

L0.0

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North Vancouver, BC

Scale: 3/32" = 1'-0" (1:128)

Drawn: KW

Reviewed: DS

Project No. 06-516

**LANDSCAPE CONCEPT  
PLAN**

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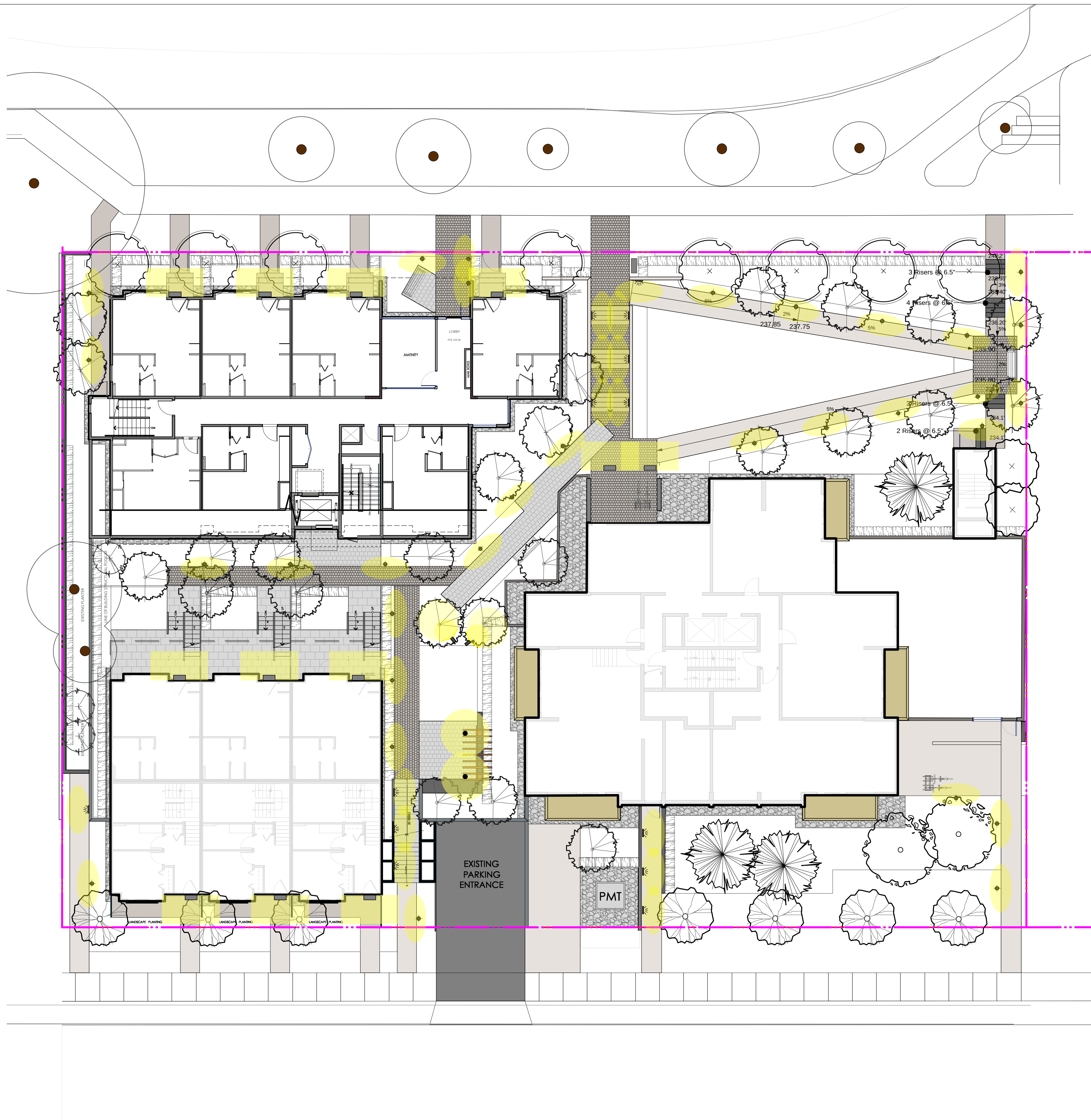
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Drawn: KW

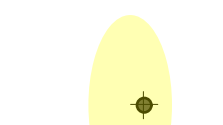
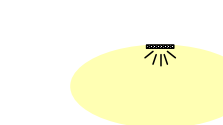
Reviewed: DS

Project No. 06-516

**LANDSCAPE CONCEPT  
LIGHTING PLAN**



**SYMBOL**



**LEGEND LIGHTING**

**TYP. ENTRY DOOR LIGHT**

REFER TO ARCHITECTURAL AND ELECTRICAL DWGS

**WALL / STEP LIGHT**

PEDESTRIAN IN-WALL LIGHTS FOR ILLUMINATING STAIRS AND PATHS  
SLV LIGHTING FEMA SQUARE  
15W CFL LAMP  
MODEL# 3230030U - BLACK COLOUR



**BOLLARD LIGHTING**

PEDESTRIAN LIGHT BOLLARD FOR PATH LIGHTING  
SLV LIGHTING F-POL BOLLARD  
13W LED LAMP  
MODEL #4231595U - ANTHRACITE COLOUR



**UP-LIGHTING**

AT SPECIMEN TREES AND MONUMENT LOCATIONS  
SLV LIGHTING SITRA 360 SPIKE (GX53 LED)  
5W LED 60 DEGREE LAMP  
MODEL# 5231525U - ANTHRACITE COLOUR



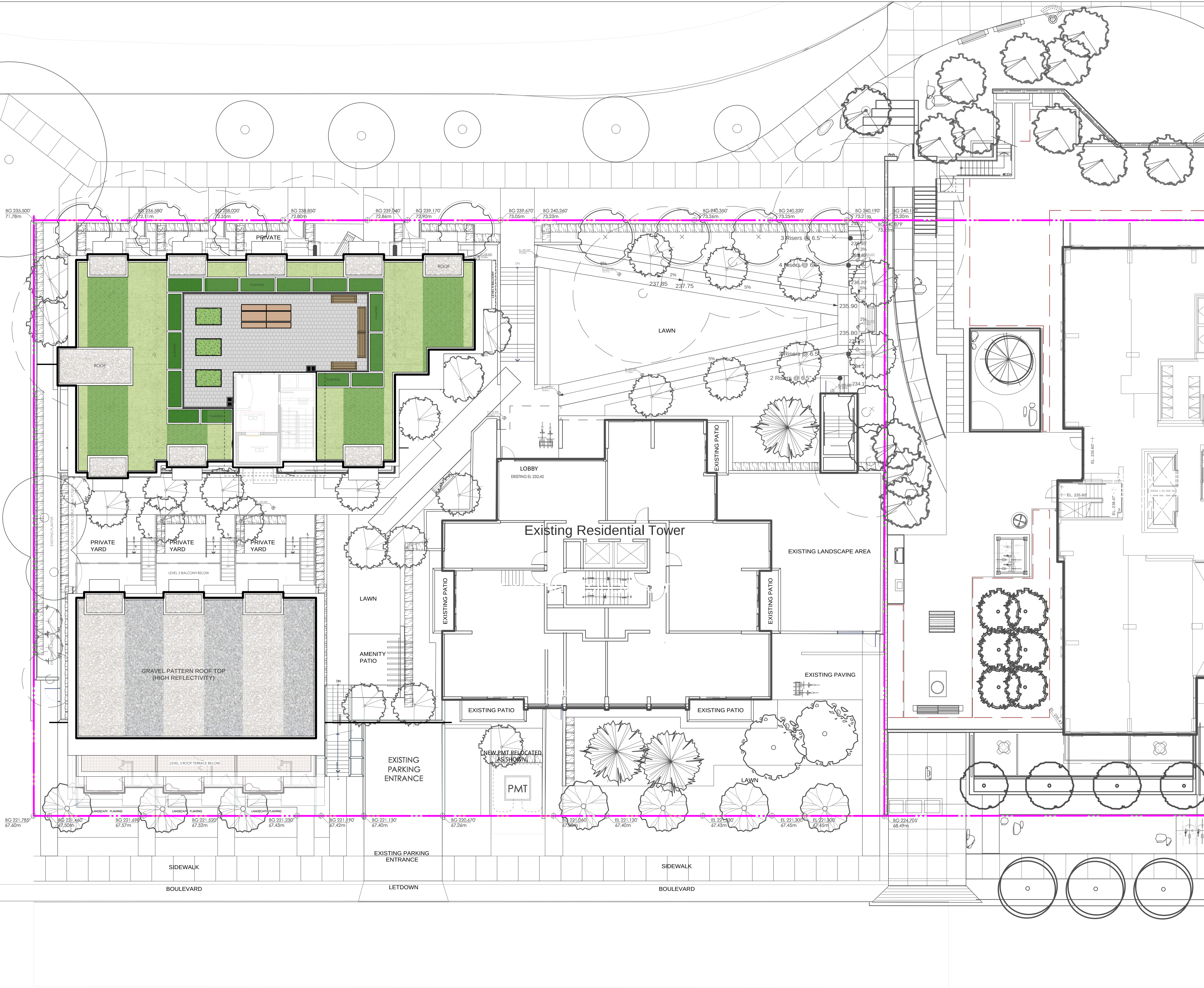
**DOWN-LIGHTING**

AT TRELLIS FEATURE  
SLV LIGHTING SITRA 360 WL (GX53 LED)  
5W LED 60 DEGREE LAMP  
MODEL# 3231515U - ANTHRACITE COLOUR



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Drawn: KW

Reviewed: DS

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**ROOF LEVEL  
PLAN**

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**PAVING**



FEATURE AREAS



WALKWAYS



PATIOS

**PLANTING CHARACTER**

**EVERGREEN AND SHADE PLANTS**



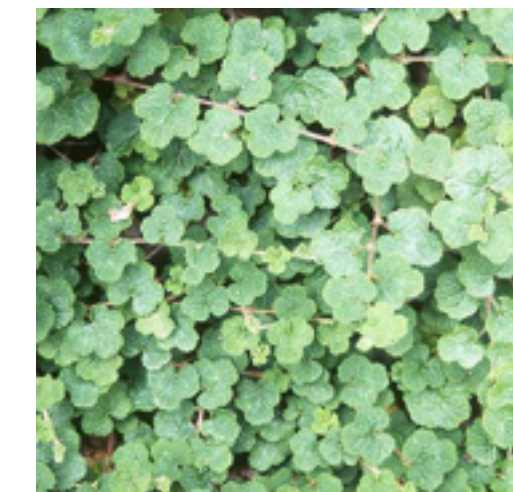
*Dicentra formosa*  
**Bleeding Heart**



*Polystichum munitum*  
**Western Sword Fern**



*Fragaria chiloensis*  
**Beach Strawberry**



*Rubus calycinoides*  
**Emerald Carpet**

**PACIFIC NORTHWEST PLANTS**



*Achillea millefolium*  
**Yarrow**



*Blechnum spicant*  
**Deer Fern**



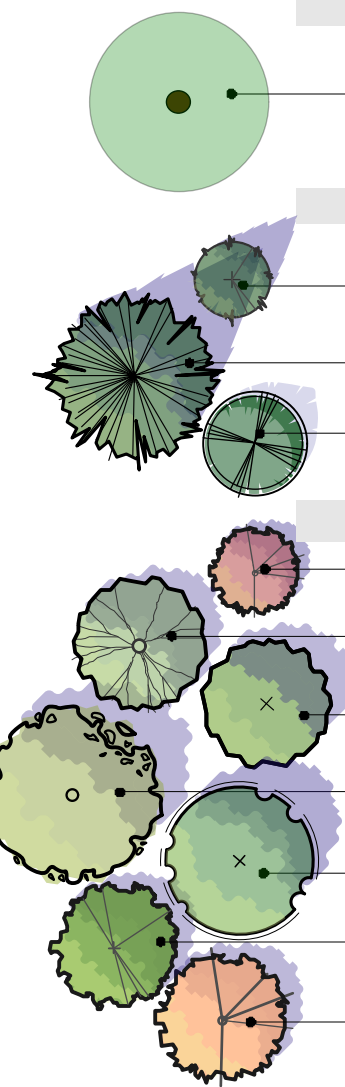
*Cryptogramma crispera*  
**Parsley Fern**



*Iris tenax*  
**Oregon Iris**

**PLANT MATERIAL LIST**

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
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Existing Tree To Remain;  
install Tree Protection Fencing around dripline perimeter

**PROPOSED CONIFEROUS TREES**

3	<i>Picea omorika</i>	Serbian Spruce	3m HT. B&B	As shown
3	<i>Picea orientalis aurea</i>	Golden Oriental Spruce	3m HT. B&B	As shown
54	<i>Pinus parviflora 'Hillier'</i>	Hillier Japanese White Pine	1.5m HT. B&B	As shown

**PROPOSED DECIDUOUS TREES**

17	<i>Acer circinatum</i>	Vine Maple	6cm cal., B&B	As shown
7	<i>Acer griseum</i>	Paperbark Maple	5cm cal., B&B	As shown
2	<i>Acer palmatum 'Osakazuki'</i>	Japanese Maple	5cm cal., B&B	As shown
2	<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm cal., B&B	As shown
8	<i>Fraxinus penn. 'Prairie Spire'</i>	Prairie Spire Ash	6cm cal., B&B	As shown
4	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	Slender Silhouette Sweetgum	5cm cal., B&B	As shown
4	<i>Syringa reticulata</i>	Japanese Tree Lilac	5cm cal., B&B	As shown

**SHRUBS**

164	<i>Berberis thunbergii 'Rose Glow'</i>	Rose Glow Japanese Barberry	No. 2 Pot	600mm o.c.
60	<i>Cornus stolonifera</i>	Red Twig Dogwood	No. 3 Pot	900mm o.c.
13	<i>Forsythia intermedia</i>	Yellow Forsythia	No. 2 pot	600mm o.c.
122	<i>Lavandula angustifolium 'Hidcote'</i>	Hidcote Blue English Lavender	No. 2 Pot	450mm o.c.
83	<i>Pieris japonica</i>	Japanese Pieris	No. 3 Pot	900mm o.c.
68	<i>Polystichum munitum</i>	Western Sword Fern	No. 1 pot	450mm o.c.
199	<i>Ilex crenata</i>	Japanese Holly	No. 2 Pot	600mm o.c.
24	<i>Rhododendron 'Ken Janeck'</i>	Pink Rhododendron	No. 3 Pot	450mm o.c.
72	<i>Rhododendron 'Unique'</i>	Pink Rhododendron	No. 3 pot	600mm o.c.
45	<i>Sarcococca hookerana 'Humilis'</i>	Himalayan Sweetbox	No. 2 Pot	600mm o.c.
105	<i>Skimmia japonica</i>	Japanese Skimmia	No. 2 Pot	600mm o.c.
82	<i>Spiraea x bumalda 'Goldflame'</i>	Goldflame Spirea	No. 2 Pot	600mm o.c.
73	<i>Symphoricarpos alba</i>	Snowberry	No. 3 pot	600mm o.c.
251	<i>Taxus x media 'Hilli'</i>	Hicks Yew (male form)	No. 5 Pot	450mm o.c.

**GROUNDCOVERS**

148	<i>Ceanothus griseus horizontalis</i>	Creeping Ceanothus	No. 1 pot	380mm o.c.
127	<i>Fragaria chiloensis</i>	Beach Strawberry	No. 1 Pot	380mm o.c.
216	<i>Geranium cantabrigiense</i>	Cranesbill Geranium	4" (10cm) Pot	450mm o.c.
9	<i>Pachysandra terminalis</i>	Japanese Spurge	4" (10cm) Pot	380mm o.c.
66	<i>Rubus calycinoides</i>	Emerald Carpet	4" (10cm) Pot	380mm o.c.
37	<i>Thymus praecox 'Purple Carpet'</i>	Purple Carpet Creeping Thyme	4" (10cm) Pot	300mm o.c.

**PERENNIALS**

22	<i>Dicentra formosa</i>	Western Bleeding Heart	No. 1 Pot	450mm o.c.
34	<i>Echinacea purpurea</i>	Purple Coneflower	No. 1 Pot	450mm o.c.
18	<i>Hosta 'Blue Angel'</i>	Blue Angel Hosta	No. 1 Pot	600mm o.c.
42	<i>Iris tenax</i>	Tough-Leaf Iris	4" (10cm) Pot	380mm o.c.

**GREEN ROOF MIXES**

60m2	Species TBD	Dark Mix	Tray system	As shown
110m2	Species TBD	Light Mix	Tray system	As shown

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Drawn:	KW
Reviewed:	DS
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**PLANT MATERIALS  
LANDSCAPE MATERIALS**

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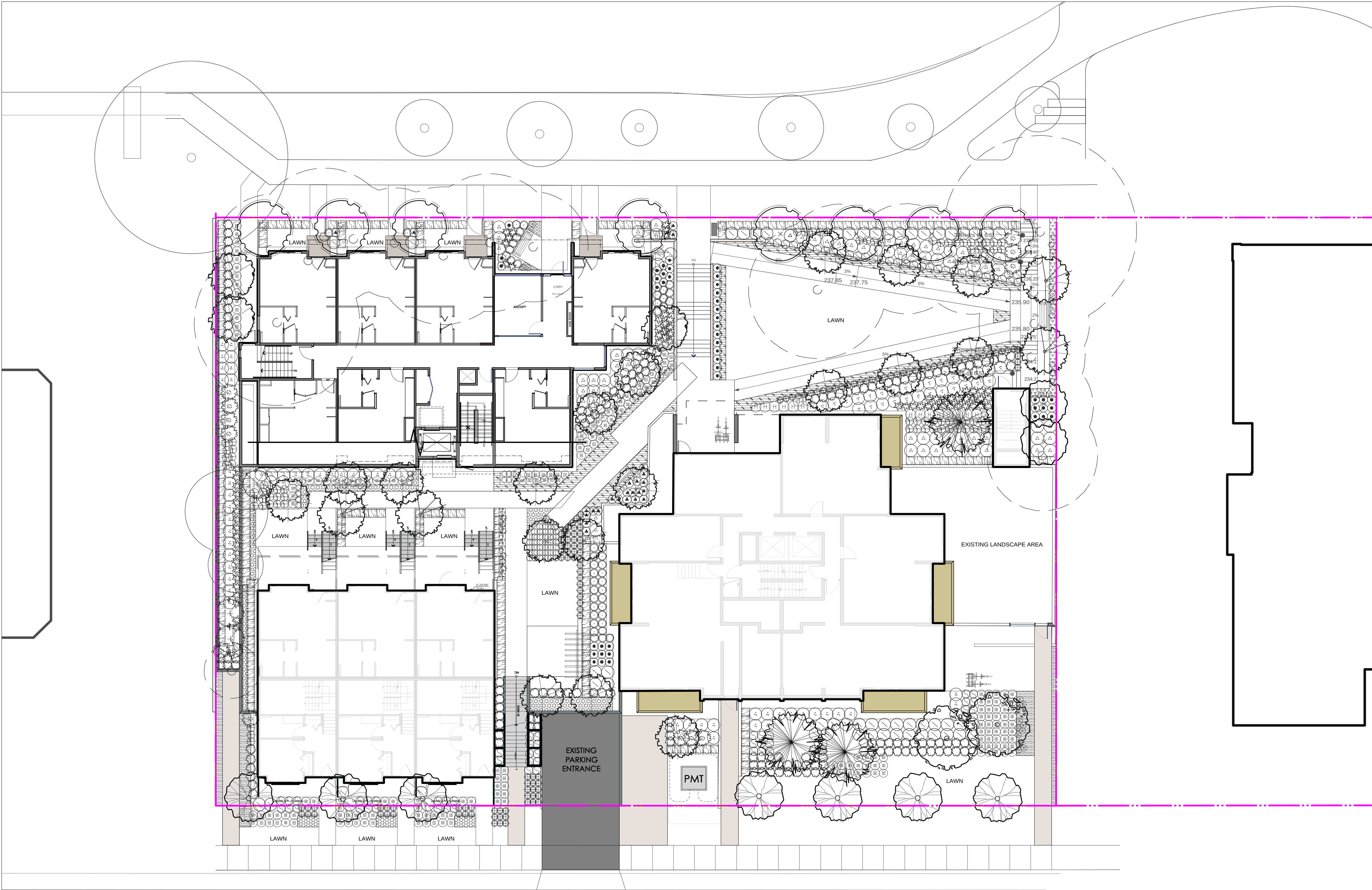
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**LANDSCAPE PLANTING  
PLAN**

NOTE: SEE SHEET L2.1 FOR FULL PLANT LIST



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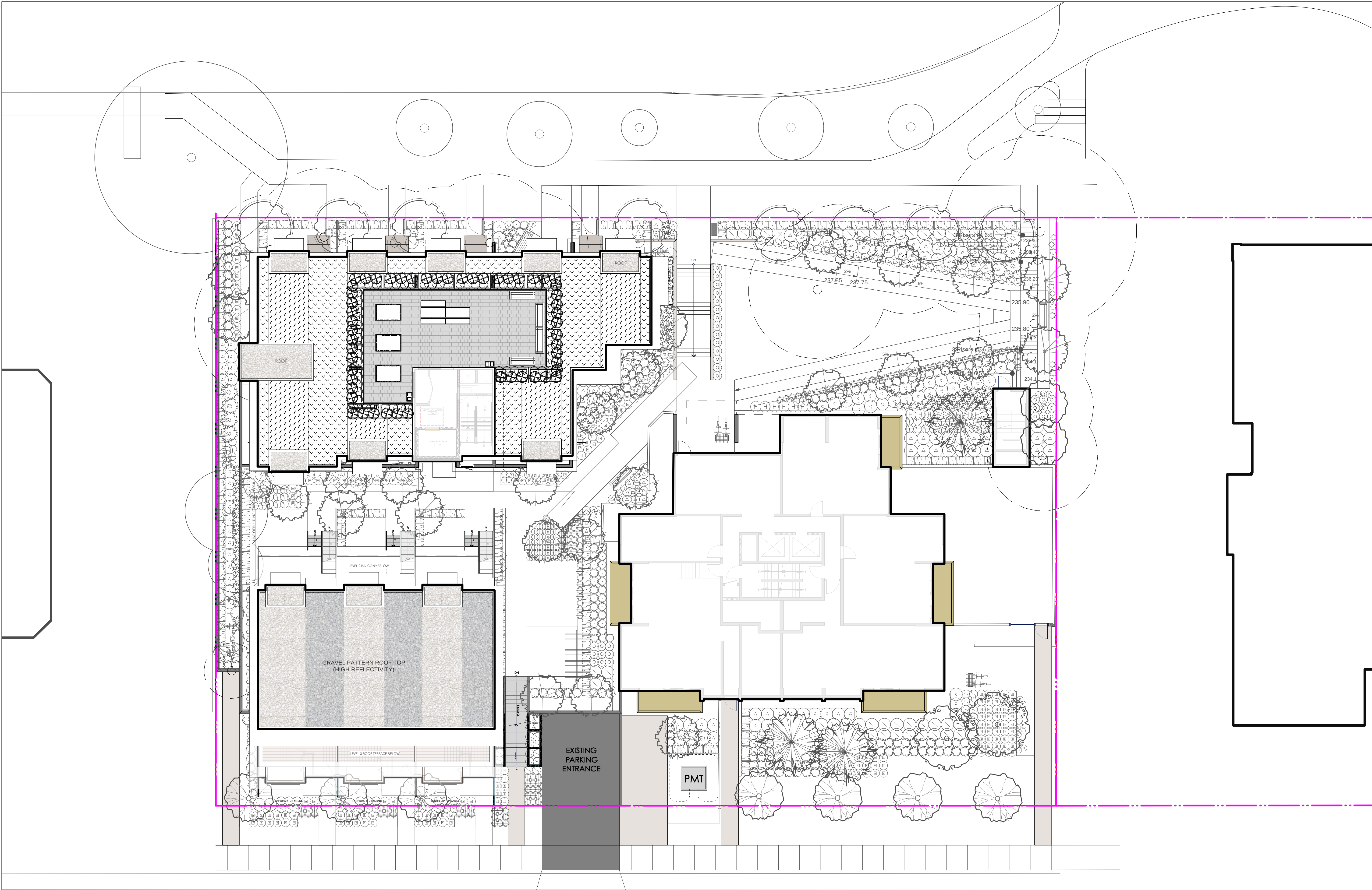
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**ROOF LEVEL  
PLANTING PLAN**

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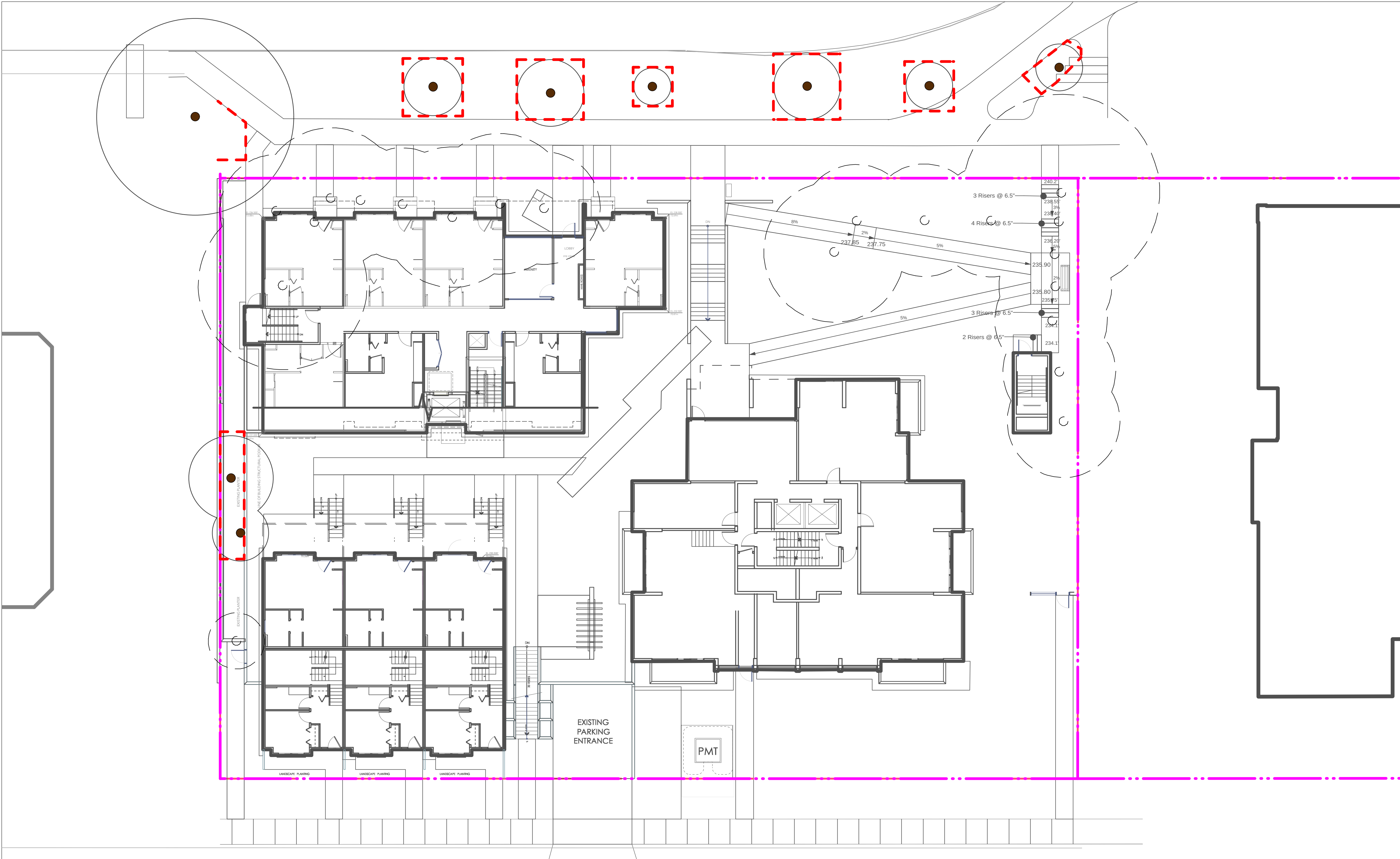
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**TREE PROTECTION  
AND REMOVAL**



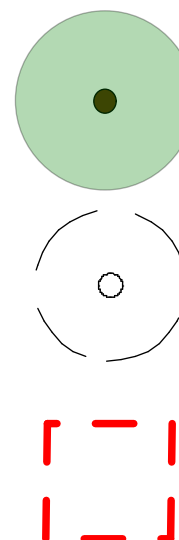
**TREE REPLACEMENT STATISTICS**

DESCRIPTION	QUANTITY
EXISTING TREES TO BE RETAINED ON-SITE	2
EXISTING TREES TO BE RETAINED OFF-SITE (BOULEVARDS AND ADJACENT EDGES)	7
EXISTING TREES TO BE REMOVED	21
NEW REPLACEMENT TREES (APPROXIMATELY 2.33:1 REPLACEMENT)	49

**TREE RETENTION LEGEND**

DESCRIPTION	SYMBOL
EXISTING TREE TO BE RETAINED	
EXISTING TREE TO BE REMOVED	
TREE PROTECTION FENCING	

SYMBOL



**TREE RETENTION NOTES**

- REFER ALSO TO SURVEY DRAWINGS. ANY EXISTING TREES NOT IDENTIFIED ON DRAWINGS ARE TO BE PROTECTED UNTIL CONSULTANTS CAN REVIEW AND DETERMINE THE CIRCUMSTANCES.
- WHERE REQUIRED INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF NORTH VANCOUVER STANDARDS AND SPECIFICATIONS. INFORM LANDSCAPE ARCHITECT WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS PRIOR TO CONSTRUCTION ACTIVITY.
- DO NOT REMOVE OR RELOCATE ANY TREE. ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF NORTH VANCOUVER TREE PROTECTION BY-LAWS. CONTRACTOR TO CONTACT CITY ARBORIST AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES IS NOT PERMISSABLE. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING OR AIR SPADE. DO NOT CUT MAIN LATERAL ROOTS. FOR CARE AND PROTECTION OF ROOT CURTAIN SYSTEM, SEE IFC SPECIFICATIONS. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES.