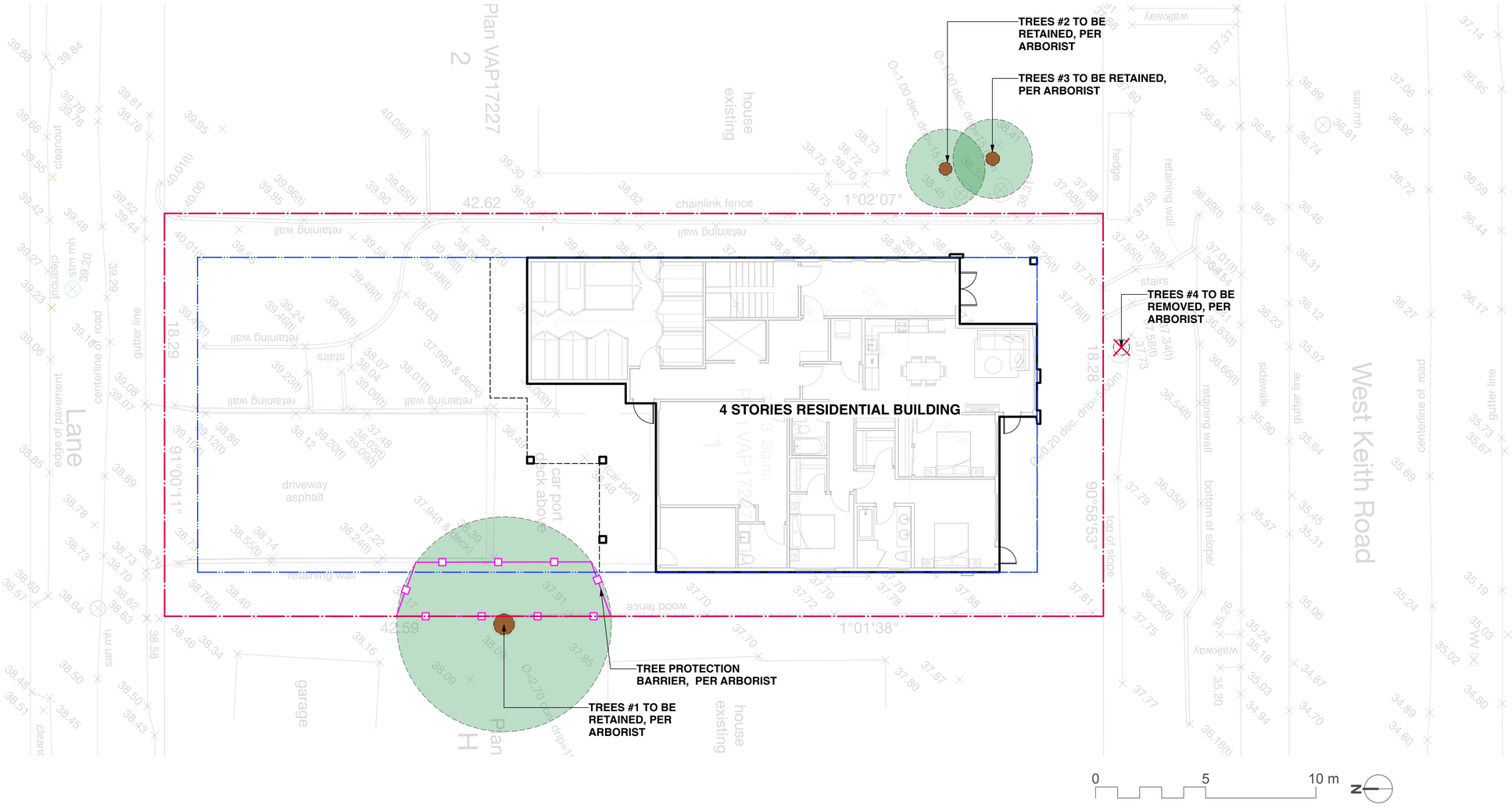

TREE MANAGEMENT LEGENDS

SYMBOL	MATERIALS
	EXISTING TREES TO BE RETAINED
	EXISTING TREES TO BE REMOVED
	TREE PROTECTION BARRIER, REFER TO ARBORIST REPORT DETAILS

TREE MANAGEMENT NOTES

1. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.

2. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE.

3. ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF NORTH VANCOUVER TREE PROTECTION BY-LAWS, AND TREE PRUNING MUST BE DONE BY CERTIFIED ARBORIST TO MAINTAIN THE HEALTH, APPEARANCE, AND SAFETY OF TREES.

4. CONSTRUCTION WORK WITHIN THE DRIP LINES OF TREES SHALL MINIMIZE DISTURBANCE TO TREES AND ROOTS AND SHALL BE DONE BY HAND.

5. ALL ROOTS GREATER THAN 2cm IN DIAMETER SHOULD BE HAND PRUNED.

6. ADEQUATELY CARE FOR TREES THROUGHOUT CONSTRUCTION, WATER THE RETAINED TREES REGULARLY.

HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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Revisions

NO.	Date	Note
1	2026-09-18	ISSUED FOR REZONING/DP
2	2026-10-09	ISSUED FOR REZONING/DP
3	2026-10-30	ISSUED FOR REZONING/DP

522-524 WEST KEITH ROAD

PROJECT ADDRESS:
522-524 WEST KEITH ROAD,
NORTH VANCOUVER, BC, CANADA

PROJECT NUMBER: 26-40

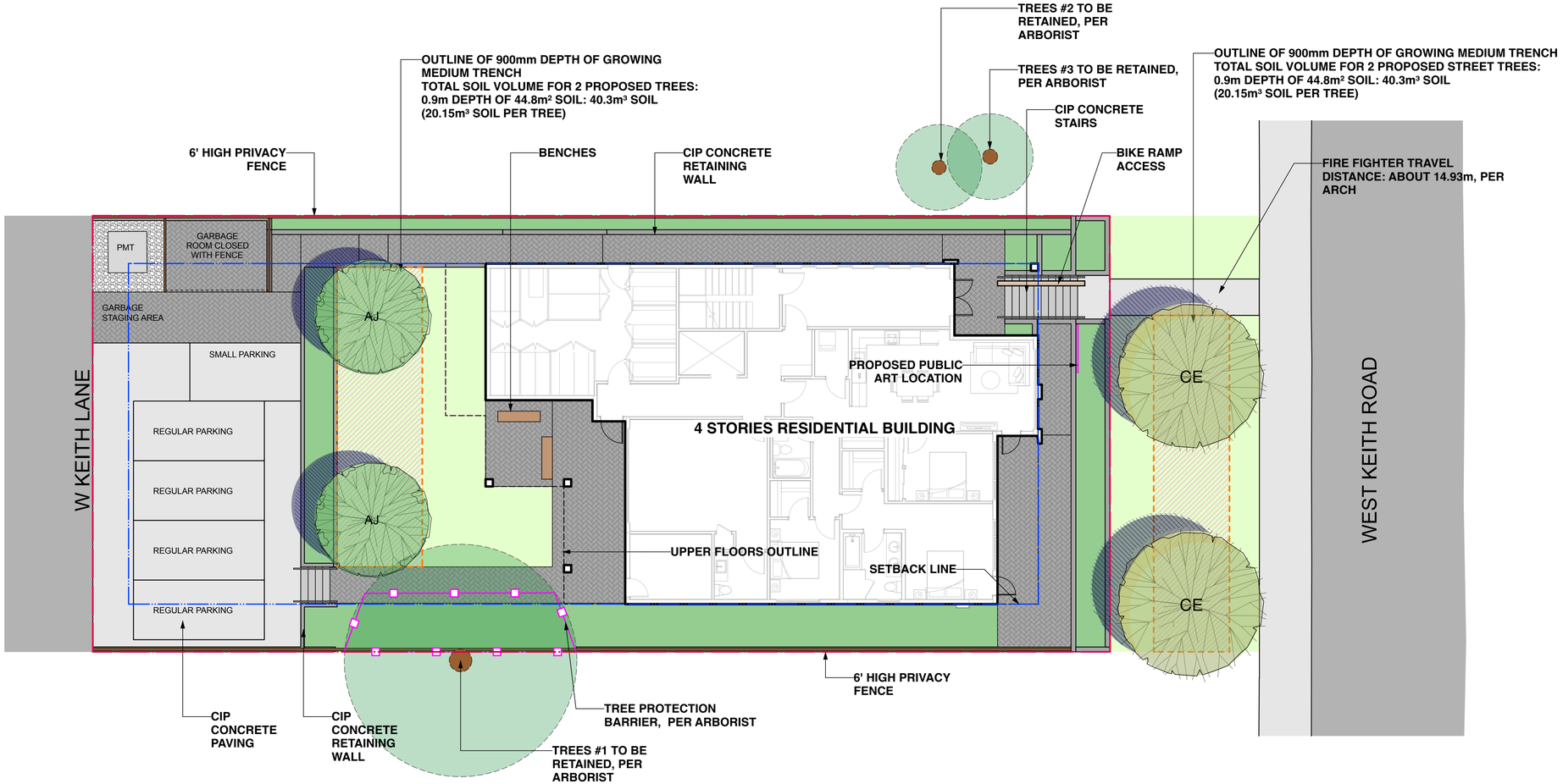
SCALE: 1:100

DRAWN BY: EL / SK

REVIEWED BY: EL

Landscape Tree Management Plan

L1.0



LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PERMEABLE PAVER	3/L2.0
	CIP CONCRETE PAVING	1/L2.0
	GRAVEL	2/L2.0
	PLANTING BED	
	LAWN	
	CONCRETE RETAINING WALL	
	6' HIGH FENCE	5/L2.0

SYMBOL	MATERIALS	DETAILS
	EXISTING TREES TO BE RETAINED	
	TREE PROTECTION BARRIER, REFER TO ARBORIST REPORT DETAILS	
	PROPOSED 900mm DEPTH OF GROWING MEDIUM TRENCH	

LANDSCAPE NOTES

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3.ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.

4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.

5. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF NORTH VANCOUVER STANDARDS.

IRRIGATION NOTE:

ALL LANDSCAPING WILL BE IRRIGATED BY A HIGH EFFICIENCY IRRIGATION SYSTEM, INCLUDING ALL PLANTING ON ROOF DECKS. OFFSITE TO BE IRRIGATED AS PER CNV STANDARDS.

HOMING LANDSCAPE ARCHITECTURE

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522-524 WEST KEITH ROAD

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NORTH VANCOUVER, BC, CANADA

PROJECT NUMBER: 26-40

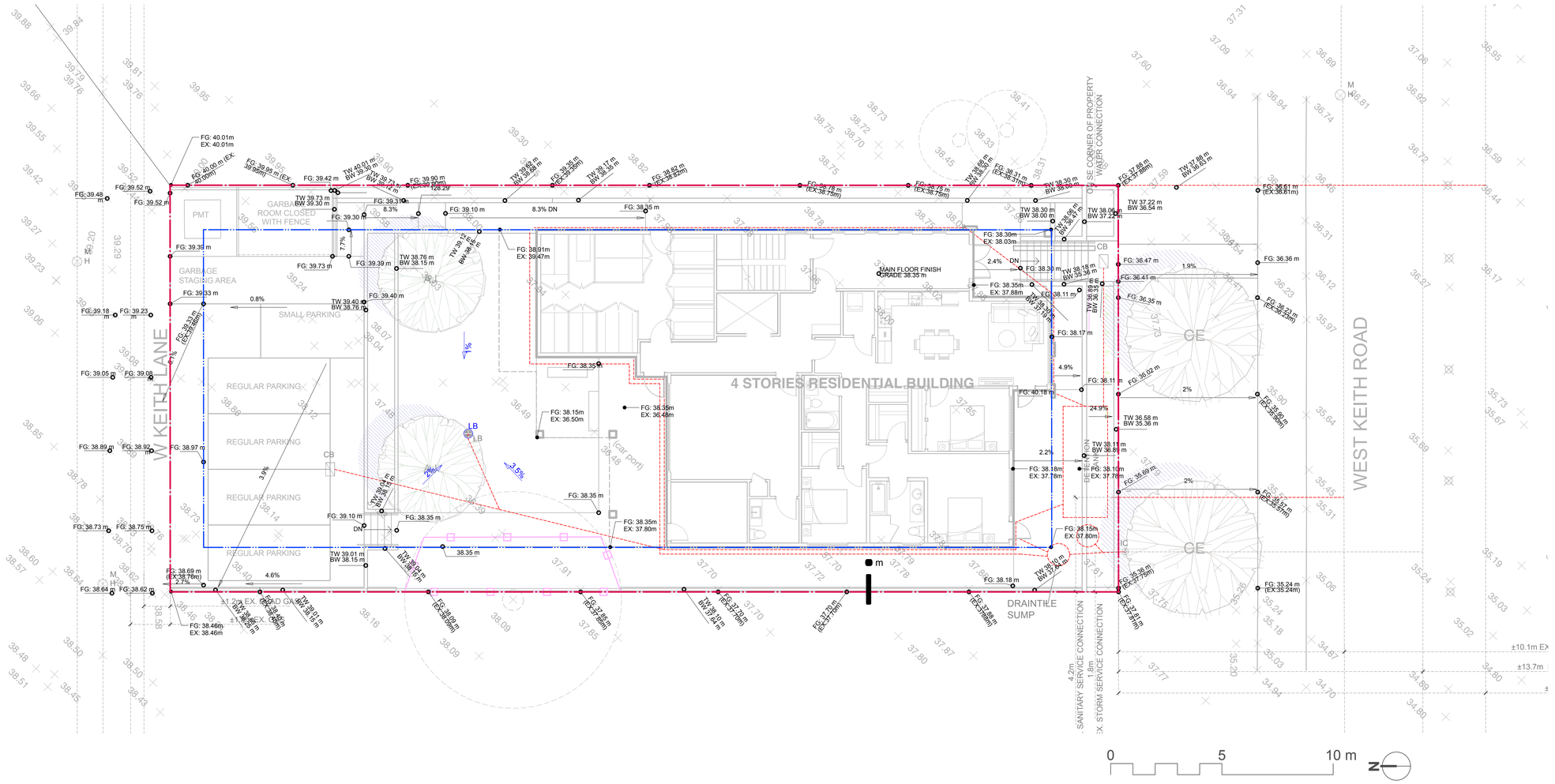
SCALE: 1:100

DRAWN BY: EL / SK

REVIEWED BY: EL

Landscape Layout and Materials Plan - Ground Level

L1.1



GRADING LEGEND

KEY	DESCRIPTION
127.13 39.75 m	PROPOSED SPOT ELEVATION, PER ARCH
TW 39.65 m BW 38.35 m	PROPOSED TOP OF WALL, BOTTTOM OF WALL ELEVATION, PER ARCH
2%	SLOPE PERCENTAGE, PER ARCH
2%	LAWN SLOPE PERCENTAGE
LB	LAWN BASIN, PER ENGINEER
39.95	EXISTING ELEVATION, PER SURVEY

GRADING NOTES

1. ALL DIMENSIONS/ELEVATIONS ARE METRIC (FEET, UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.

2. ALL GRADING INFORMATION IS PRELIMINARY ONLY.

3. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.

4. ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.

5. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH ULTITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.

6. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.

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522-524 WEST KEITH ROAD

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PROJECT NUMBER: 26-40

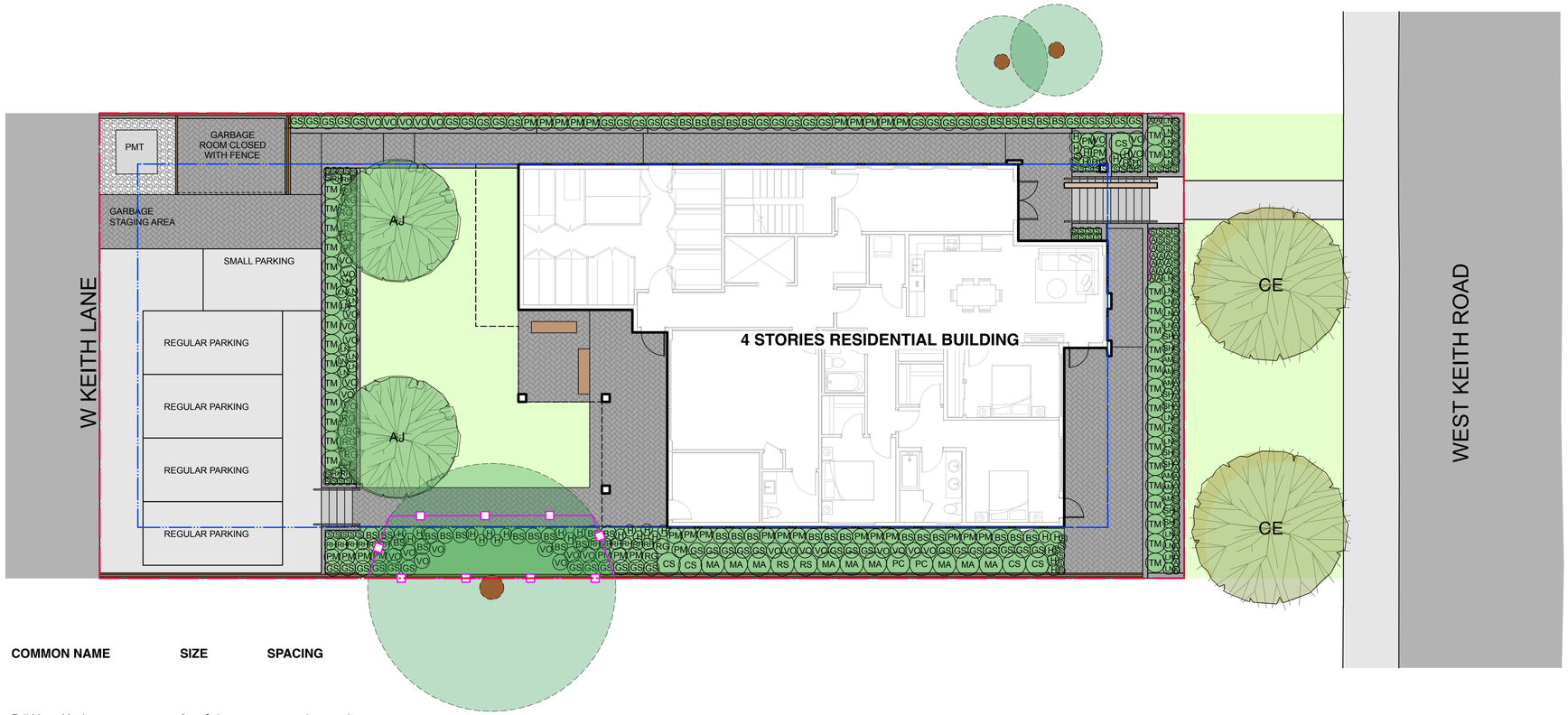
SCALE: 1:100

DRAWN BY: EL / SK

REVIEWED BY: EL

Landscape Grading and Drainage Plan - Ground Level

L1.2



ON-SITE PLANT LIST

QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
2	AJ	Acer japonicum	Full Moon Maple	6cm Cal.	as per plan, on-site
SHRUBS					
32	TM	Taxus x media 'Hicksii'	Hicks yew	4-5' high	75 cm
9	MA	Mahonia aquifolium*	Tall Oregon Grape	#2 pot	90 cm
2	PC	Physocarpus capitatus*	Pacific Ninebark	#2 pot	90 cm
5	CS	Cornus sericea*	Red-osier Dogwood	#2 pot	90 cm
2	RS	Ribes sanguineum*	Red-flowering Currant	#3 pot	90 cm
57	GS	Gaultheria shallon*	Salal	#2 pot	60 cm
10	RG	Rosa gymnocarpa*	Baldhip Rose	#2 pot	60 cm
33	VO	Vaccinium ovatum*	Evergreen Huckleberry	#2 pot	60 cm
8	SH	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	45 cm
PERENNIALS & GROUNDCOVERS					
32	PM	Polystichum munitum*	Western Sword Fern	#1 pot	60 cm
36	BS	Blechnum spicant*	Deer Fern	#1 pot	60 cm
27	LN	Lupinus nootkatensis*	Nootka lupine	#1 pot	45 cm
28	RH	Rudbeckia hirta	Black-eyed Susan	#1 pot	45 cm
6	AM	Achillea millifolium*	Common Yarrow	#1 pot	45 cm
31	H	Hosta spp.	Hosta (various types)	#1 pot	45 cm
128	S	Sedum spp,	Stonecrop (various types)	#1 pot	30 cm
35	A	Arctostaphylos uva-ursi*	Kinnikinnick	#1 pot	30 cm
10	LA	Lavandula angustifolia 'Hidcote'	English lavendar	#1 pot	45 cm
LAWN					
88		m2			

NOTES:
1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
3) All planting beds to be installed with 2"(50mm) mulch per specifications.

0 5 10 m N

OFF-SITE PLANT LIST

QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
2	CE	Cornus × 'Eddie's White Wonder'	Eddie's White Wonder dogwood	6cm Cal.	as per plan, off-site
LAWN					
105	m2				

NOTES:
1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
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3) All planting beds to be installed with 2"(50mm) mulch per specifications.
4) Plants with * symbol are native plants.

IRRIGATION NOTE:

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522-524 WEST KEITH ROAD

PROJECT ADDRESS:
522-524 WEST KEITH ROAD,
NORTH VANCOUVER, BC, CANADA

PROJECT NUMBER: 26-40

SCALE: 1:100

DRAWN BY: EL / SK

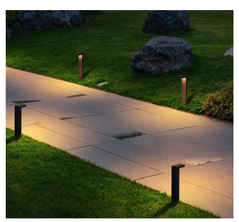
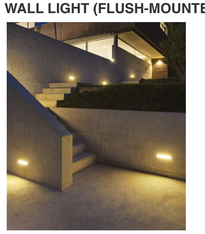
REVIEWED BY: EL

Landscape Planting Plan and Plant List - Ground Level

L1.3



LANDSCAPE LIGHTING LEGENDS

SYMBOL	MATERIALS
	BOLLARD LIGHT  
	STEP LIGHT / LANDSCAPE WALL LIGHT (FLUSH-MOUNTED) 

LIGHTING NOTES

1. LIGHTING PLANS PROVIDED FOR INFORMATION ONLY. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR ALL EXTERIOR LIGHT FIXTURES, QUANTITIES, AND LOCATIONS.

2. ALL EXTERIOR LIGHT FIXTURE LOCATIONS TO BE STAKED BY CONTRACTOR AND APPROVED BY THE CLIENTS, LANDSCAPE ARCHITECT AND ELECTRICAL ENGINEERS PRIOR TO INSTALLATION.

3. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES MUST BE INSTALLED TO MEET THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS.

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PROJECT NUMBER: 26-40

SCALE: 1:100

DRAWN BY: EL / SK

REVIEWED BY: EL

Conceptual Lighting Plan - Ground Level

L1.4



LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	CONCRETE SLAB PAVING	4/L2.0
	MOVEABLE TABLE AND CHAIRS WITH UMBRELLA	
	TABLE AND BENCHES	
	STORAGE BENCHE	
	METAL PLANTER	
	VEGETABLE GARDEN PLOT	

LANDSCAPE NOTES

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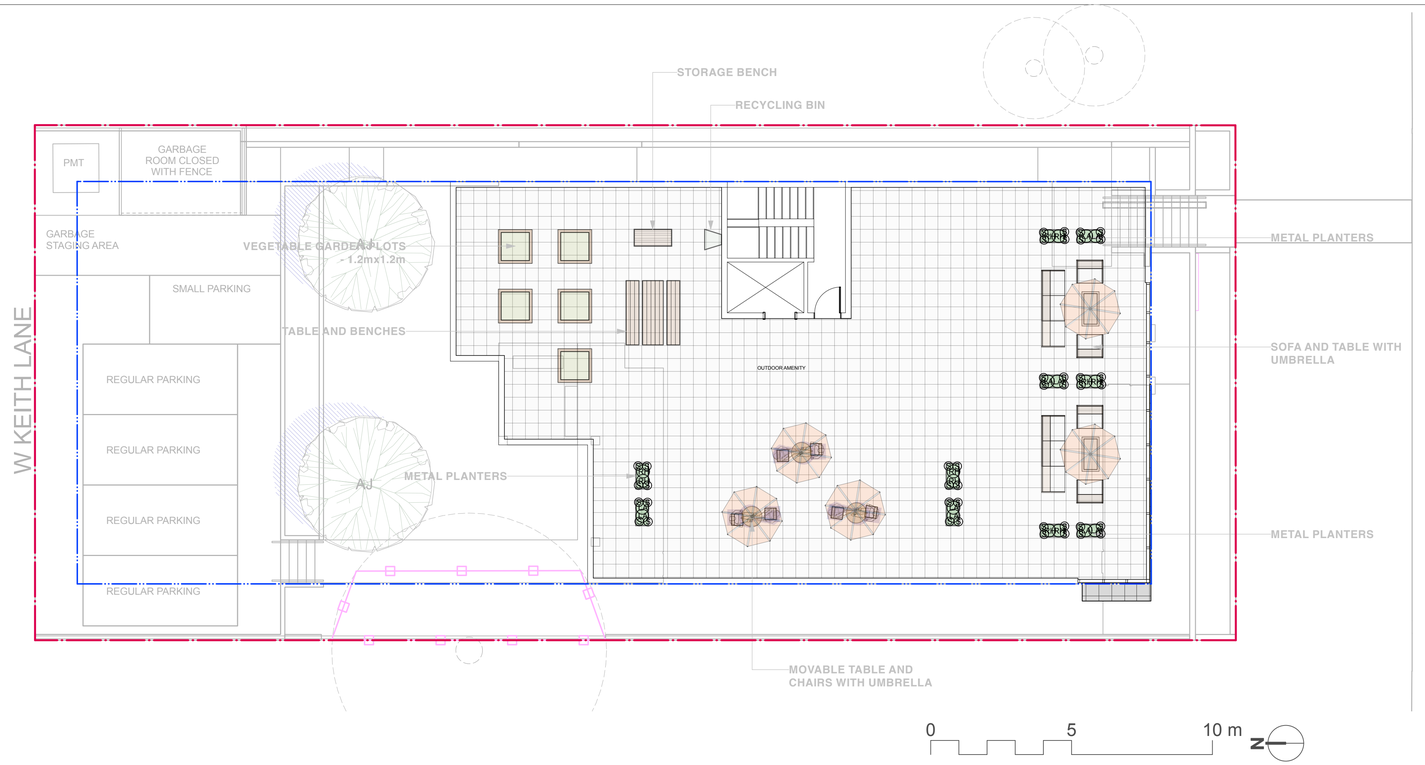
SCALE: 1:100

DRAWN BY: EL / SK

REVIEWED BY: EL

Landscape Layout and Materials Plan - Roof Level

L1.5



ON-SITE PLANT LIST

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TREES					
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SHRUBS					
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9	MA	Mahonia aquifolium*	Tall Oregon Grape	#2 pot	90 cm
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5	CS	Cornus sericea*	Red-osier Dogwood	#2 pot	90 cm
2	RS	Ribes sanguineum*	Red-flowering Currant	#3 pot	90 cm
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35	A	Arctostaphylos uva-ursi*	Kinnikinnick	#1 pot	30 cm
10	LA	Lavandula angustifolia 'Hidcote'	English lavendar	#1 pot	45 cm
LAWN					
88		m2			

NOTES:
1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
3) All planting beds to be installed with 2"(50mm) mulch per specifications.

OFF-SITE PLANT LIST

QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
2	CE	Cornus × 'Eddie's White Wonder'	Eddie's White Wonder dogwood	6cm Cal.	as per plan, off-site
LAWN					
105	m2				

NOTES:
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PROJECT NUMBER: 26-40

SCALE: 1:100

DRAWN BY: EL / SK

REVIEWED BY: EL

Landscape Planting Plan and Plant List - Roof Level

L1.6

BIKE RAMP ACCESS



PERMEABLE PAVER



BENCH



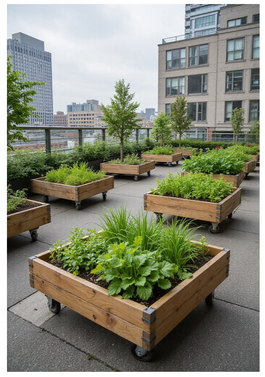
6' HIGH PRIVACY FENCE



METAL PLANTERS



VEGETABLE GARDEN PLOTS



SOFA AND TABLE



MOVABLE TABLE AND CHAIRS



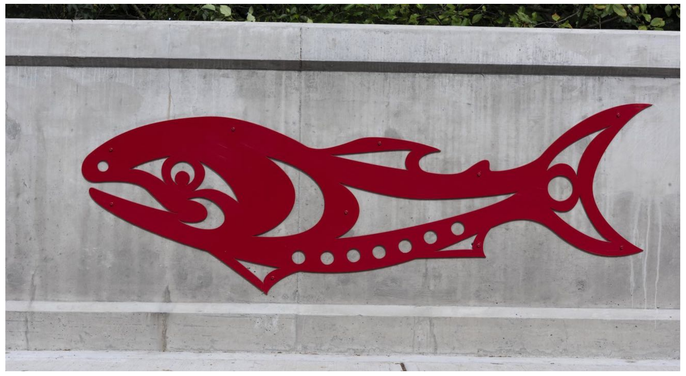
UMBRELLA



OUTDOOR SOFA AND TABLE



PUBLIC ART





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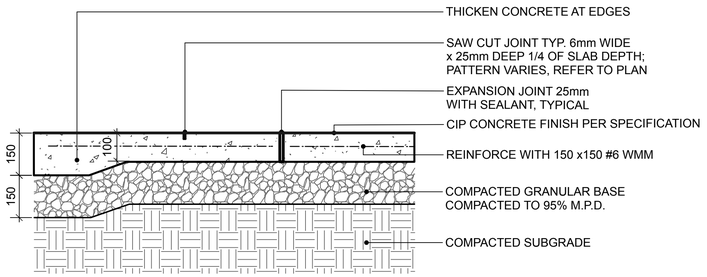
SCALE: 1:100

DRAWN BY: EL / SK

REVIEWED BY: EL

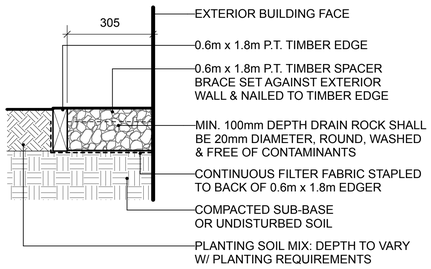
Precedent Images

L1.7



NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10



NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

2 GRAVEL DRAIN STRIP - ON GRADE
Scale: 1:10



PRECEDENT

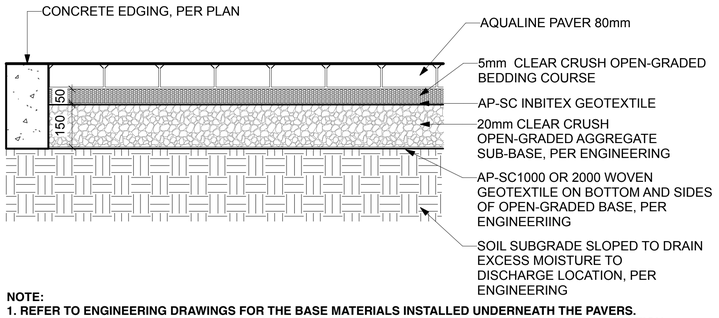
5 6' HIGH COMPOSITE FENCE
Scale: N/A

PERMEABLE PAVER AQUALINE™ SERIES BY BELGARD
(ph: 877-235-4273)

PATTERN: HERRINGBONE
LENGTH: 9" (229mm)
WIDTH: 4.5" (114mm)
THICKNESS: 3-1/8" (80mm)

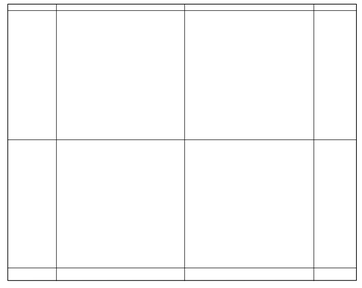


COLOR: SHADED GRAY
VISITOR PARKING



NOTE:
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

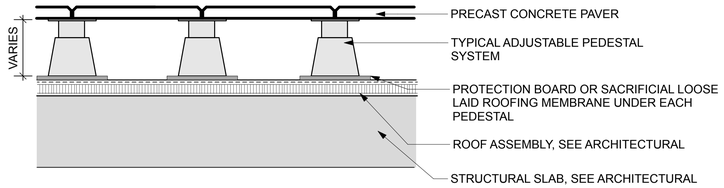
3 AQUALINEE PERMEABLE PAVER
Scale: 1:10





PLAN

TEXADA HYDRAPRESSED SLABS BY BELGARD (877-235-4273)
DIMENSIONS: 457 mm x 457 mm x 40 mm
COLOUR: NATURAL
PATTERN: GRID



NOTE:
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.
2. BLACKJACK PEDESTAL SYSTEM AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, INSTALLATION PER MANUFACTURES INSTRUCTIONS.

4 CONCRETE SLAB PAVING
Scale: 1:10

HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. 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.

Revisions

NO.	Date	Note
1	2026-09-18	ISSUED FOR REZONING/DP
2	2026-10-09	ISSUED FOR REZONING/DP
3	2026-10-30	ISSUED FOR REZONING/DP

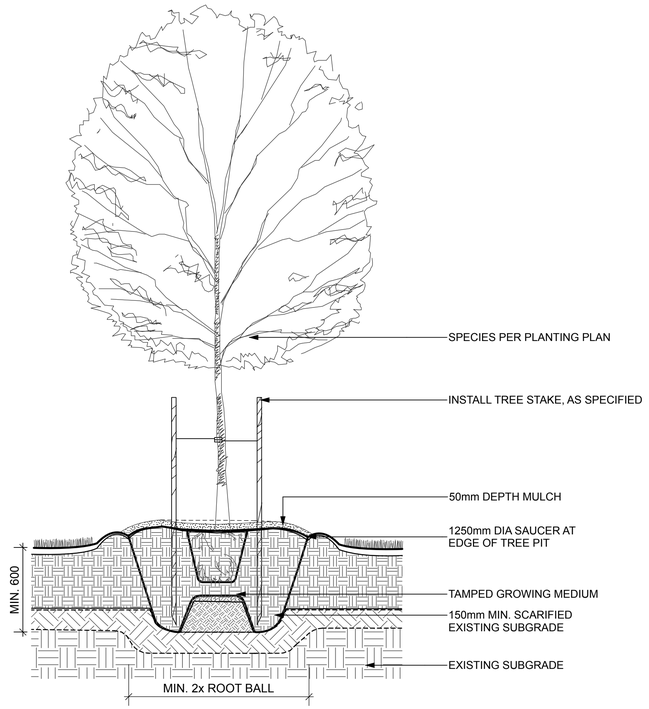
522-524 WEST KEITH ROAD

PROJECT ADDRESS:
522-524 WEST KEITH ROAD,
NORTH VANCOUVER, BC, CANADA

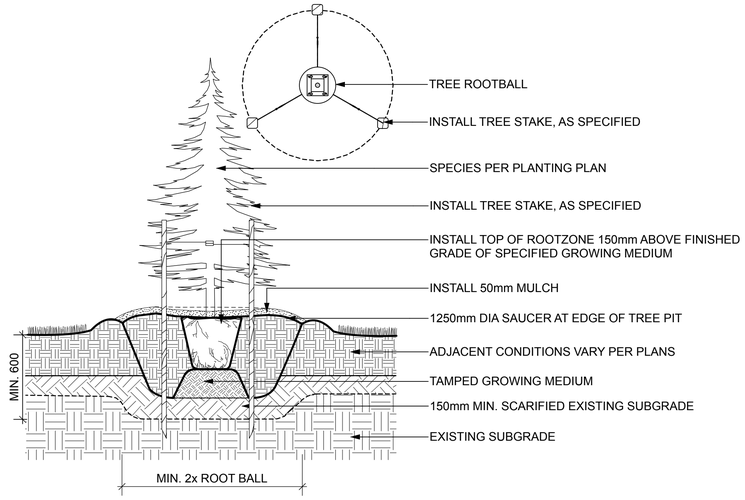
PROJECT NUMBER: 26-40
SCALE: AS SHOWN
DRAWN BY: EL / SK
REVIEWED BY: EL

Hardscape Details

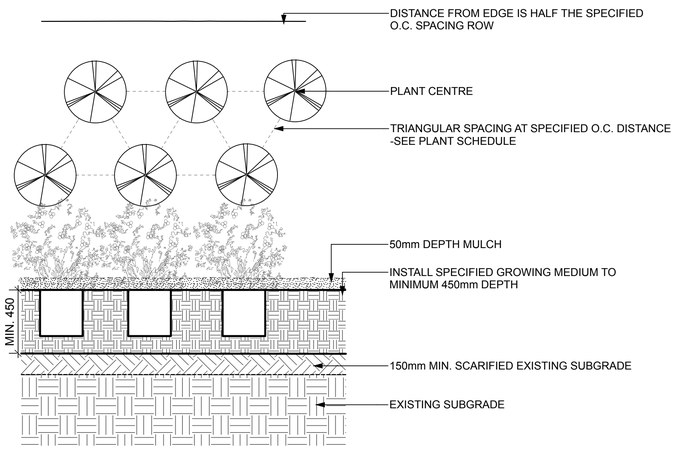
L2.0



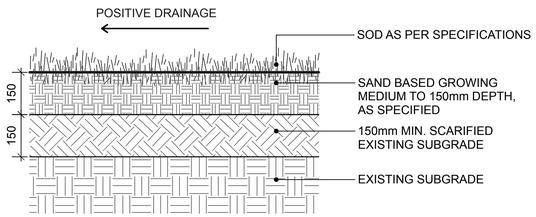
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



3 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



2 PLANTING ON GRADE (TYPICAL)
Scale: 1:20



4 SOD LAWN (TYPICAL)
Scale: 1:10

HOMING LANDSCAPE ARCHITECTURE

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VANCOUVER, BC, CANADA V6H 1K9
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522-524 WEST KEITH ROAD

PROJECT ADDRESS:
522-524 WEST KEITH ROAD,
NORTH VANCOUVER, BC, CANADA

PROJECT NUMBER: 26-40
SCALE: AS SHOWN
DRAWN BY: EL / SK
REVIEWED BY: EL

Softscape Details

L2.1