MIXED USE RENTAL APARTMENT

57 Lakewood Drive, Vancouver, BC

LANDSCAPE SET
DP APPLICATION DRAFT SEPTEMBER 18, 2026

LANDSCAPE DRAWING INDEX

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GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DETAILS, SPECIFICATIONS, AND/OR OTHER CORRESPONDENCE 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.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

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.

ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

FINAL SELECTION AND LAYOUT OF ALL SITE WORKS (INCLUDING, BUT NOT LIMITED TO: HARDSCAPES, SITE FURNITURE, GROWING MEDIA, TREES, AND PLANTING) IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

FINAL OFFSITE DESIGN TO BE DETERMINED AND APPROVED BY THE CITY OF VANCOUVER. THIS PLAN IS NOT FOR CONSTRUCTION OF ANY PUBLIC PROPERTY FACILITIES. PRIOR TO THE START OF ANY CONSTRUCTION ON PUBLIC PROPERTY OFFSITE DRAWINGS MUST BE APPROVED BY THE CITY OF VANCOUVER.

PLANTING NOTES

1. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.

2. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.

4. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'HUMUS BUILDER' OR APPROVED EQUAL.

6. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF VANCOUVER PRIOR TO COMMENCEMENT OF WORK.

7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.

8. CONTACT STREETS ENGINEERING (311) TO CONFIRM TREE PLANTING LOCATIONS. CONTACT THE VANCOUVER PARK BOARD (PBDevelopment.Trees@vancouver.ca) FOR TREE SPECIES AND SIZES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES IN DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE PROVIDED ADJACENT TO THE DEVELOPMENT SITE, TO BE CONFIRMED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. CALL THE PARK BOARD AT 311 FOR TREE SPECIES SELECTION AND PLANTING REQUIREMENTS. PARK BOARD TO INSPECT AND APPROVE AFTER TREE PLANTING COMPLETION.

9. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD. PROJECT ARBORIST TO BE ON SITE TO OVERSEE TRENCHING.

10. FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, INSTALLED WITH APPROVED ROOT BARRIERS AND APPROPRIATE SOIL. INSTALLATION OF ENGINEERED SOIL MAY BE REQUIRED TO OBTAIN APPROPRIATE SOIL VOLUMES BASED ON SITE CONDITIONS. ROOT BARRIERS SHALL BE OF RIGID CONSTRUCTION, 8 FEET LONG AND 18 INCHES IN DEPTH. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CONTACT PARK BOARD AT PBDEVELOPMENT.TREES@VANCOUVER.CA INSPECTION AFTER TREE PLANTING COMPLETION.

11. THIS PLAN IS "**NOT FOR CONSTRUCTION**" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.

CITY OF VANCOUVER TREE PLANTING NOTES

The Landscape Contractor MUST notify Park Board Staff at time of planting for inspection.
Please contact pbdevelopment.trees@vancouver.ca to notify an inspector.

Park Board Staff will inspect the following planting criteria:

- Correct species
- on a single leader, with the lowest branch being at least 2 metres high on the stem
- of 6 cm caliper or greater if deciduous
- of 2.5 metres height or greater if coniferous
- free of pest and disease
- free of injury, or other defects
- free of girdling roots
- straight upright planting
- of good health and vigor
- stem base free of twine or binding
- centered in planting space opening (hardscape only)
- plastic tree trunk guards (grass boulevard only)
- mulch (grass boulevard only)
- no exposed wire baskets!!
- one year after planting, any installed tree stakes must be removed

If a planting does not meet these criteria the plant must be corrected or replaced.
Plantings are to be maintained in good health and vigor for two years following planting.

Please ensure the Landscape Contractor is aware of the following:

Planting in a hardscape (concrete boulevard, planting pit, or 4-piece tree surround):

- Planting must be centered in the opening of the tree pit.
- Root flare is below grade of surrounding paving.
- Growing medium is in accordance with Engineering specifications.
- Remove the top 1/3 of the wire basket, burlap, and all nylon and binding material. Do not fold cut-off basket or burlap into hole.
- Root barriers must be installed in accordance with Engineering specifications.

Please ensure planting trees are BCLNA standard quality:

- Minimum 6 cm caliper for deciduous trees, minimum 2.5 meter height if coniferous.
- Standardized on a single leader, with the lowest branch being 2 meters high on the stem.
- Free of pests and disease, injury, girdling roots, invasive weed species or other defects.
- Exceptions to this 2 meter standard can be made – please check for Park Board consent

Please note that any tree stakes must be removed one year after Planting to allow trees to develop stronger roots and trunks.

Judy Stoyko
Landscape Architecture

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P 604.259.7082

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A	PROGRESS REVIEW	2025-05-22

REVISIONS

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
JUDY STOYKO
354

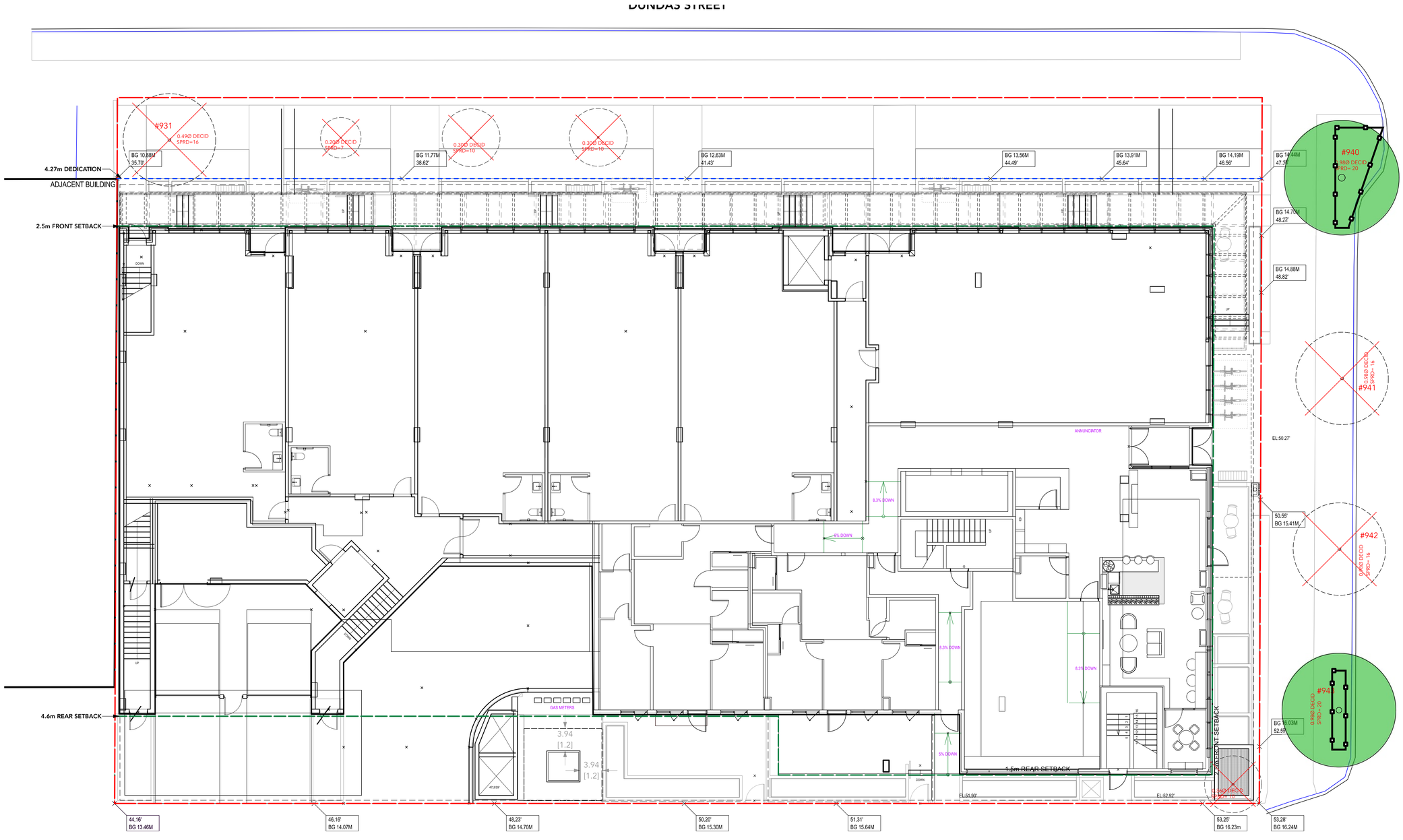
MIXED USE RENTAL APARTMENT

57 LAKEWOOD DRIVE
VANCOUVER, BC

Scale:	1:100
Drawn:	JS/MS
Reviewed:	JS
Project No.	25-005

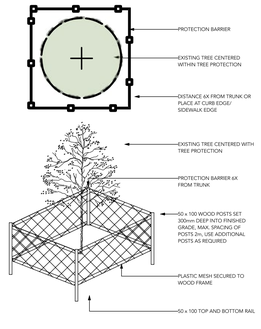
COVER SHEET

L - 0.00



TREE RETENTION / REMOVAL LEGEND

DESCRIPTION	SYMBOL
EXISTING TREE TO BE REMOVED TO BE CONFIRMED PER ARBORIST ON-SITE WITH CITY OF VANCOUVER ARBORIST PRIOR TO REMOVAL	
EXISTING TREE TO BE RETAINED	
TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY	



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57 LAKEWOOD DRIVE
VANCOUVER, BC

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TREE MANAGEMENT PLAN

L - 0.01

LANDSCAPE DESIGN PRINCIPLES

SHOWCASING NATURAL VIEWS

The design of the building amenity spaces will showcase the views of the North Shore and Burrard Inlet to maximize resident enjoyment.

DIVERSITY OF ACTIVITIES

The outdoor spaces of the building will host a diversity of activities to allow for play and rest. Clear and easily accessible circulation routes connect to neighbourhood amenities such as bike routes and parks, and building amenities.

MINDFUL DESIGN

Elements of the landscape will be mindful and considerate of the local community and ecology. The planting design will consist of native plantings that are bird-friendly and conducive to pollinator habitats.

COMFORT

Landscape amenities are designed to create large and small outdoor spaces to accomodate a range of needs and comfort levels. Materials and furnishing are all considered for comfort and function. Trees and hedges are strategically placed to help shield residents from direct view, while still maintaining good visibilty and creating a sense of safety.













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DESIGN PRINCIPLES

L - 0.02

NOTE:
LOCATION OF FUTURE STREET TREE, SIDEWALK, AND BOULEVARD TO BE WORKED OUT WITH CITY STAFF.
CITY STAFF WILL PROVIDE FINAL GEOMETRIC DESIGN FOR ALL STREET IMPROVMENTS.



2 CONCEPT GROUND LEVEL LANDSCAPE PLAN
Scale: 1:100

N

0 5 10 15 20 m

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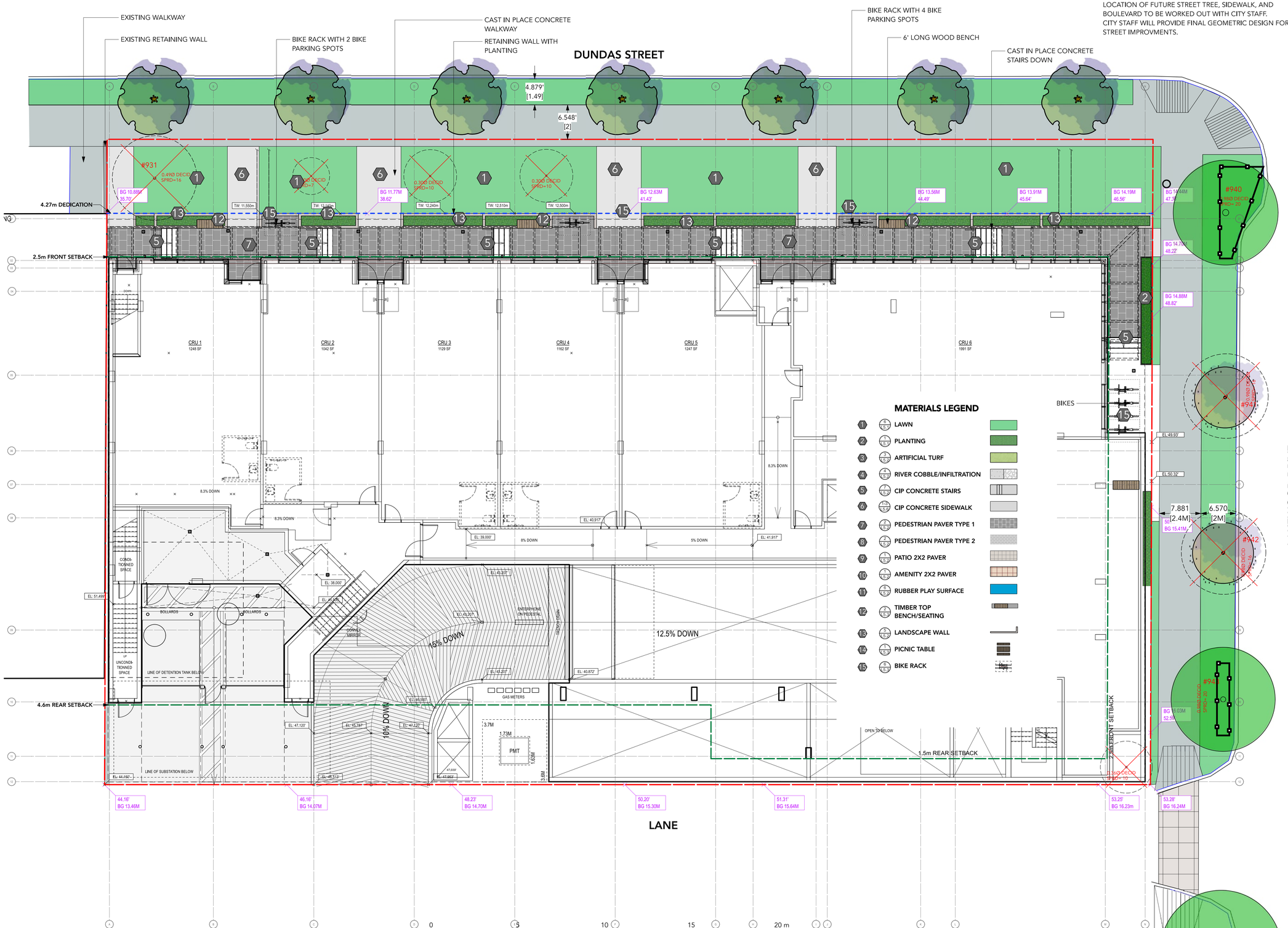
LANDSCAPE PLAN - OVERALL

L - 1.00



2 CONCEPT GROUND LEVEL LANDSCAPE PLAN
Scale: 1:100

NOTE:
LOCATION OF FUTURE STREET TREE, SIDEWALK, AND BOULEVARD TO BE WORKED OUT WITH CITY STAFF. CITY STAFF WILL PROVIDE FINAL GEOMETRIC DESIGN FOR ALL STREET IMPROVMENTS.

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LANDSCAPE PLAN - COMMERCIAL GROUND LEVEL

L - 1.01

NOTE:
LOCATION OF FUTURE STREET TREE, SIDEWALK, AND BOULEVARD TO BE WORKED OUT WITH CITY STAFF.
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DUNDAS STREET

4.879' [1.49]

6.548' [2]

4.27m DEDICATION

ADJACENT BUILDING

2.5m FRONT SETBACK

4.6m REAR SETBACK

LANE

LAKEWOOD DRIVE

MATERIALS LEGEND

1	6 / L-1	LAWN
2	1 / L-1	PLANTING
3	3 / L-2	ARTIFICIAL TURF
4	4 / L-2	RIVER COBBLE/INFILTRATION
5	7 / L-2	CIP CONCRETE STAIRS
6	1+2 / L-2	CIP CONCRETE SIDEWALK
7	2 / L-2	PEDESTRIAN PAVER TYPE 1
8	2 / L-2	PEDESTRIAN PAVER TYPE 2
9	1 / L-2	PATIO 2X2 PAVER
10	1 / L-2	AMENITY 2X2 PAVER
11	6 / L-2	RUBBER PLAY SURFACE
12	2 / L-3	TIMBER TOP BENCH/SEATING
13	6 / L-2	LANDSCAPE WALL
14	1 / L-3	PICNIC TABLE
15	6 / L-3	BIKE RACK

BIKE PARKING FOR 8 BIKES

WOOD BENCH

PROJECT SIGNAGE

FIRE DEPARTMENT CONNECTION

SHRUB AND GROUND COVER PLANTING ALONG LAKEWOOD DRIVE

PLANTING WITH TALL HEDGE TO SCREEN PMT AND LOW SHRUBS AT THE BASE FOR VISIBILITY

PRIVACY SCREEN BY OTHERS

LOCKING PATIO GATE AND FENCE, TYP.

2' (600mm) HIGH PLANTERS WITH PLANTING TO BUFFER NEIGHBOURING PROPERTY

18"(450mm) HIGH PLANTERS WITH LOW PLANTING IN FRONT OF GYM WINDOW

1 CONCEPT GROUND LEVEL LANDSCAPE PLAN
Scale: 1:100

N

0 5 10 15 20 m

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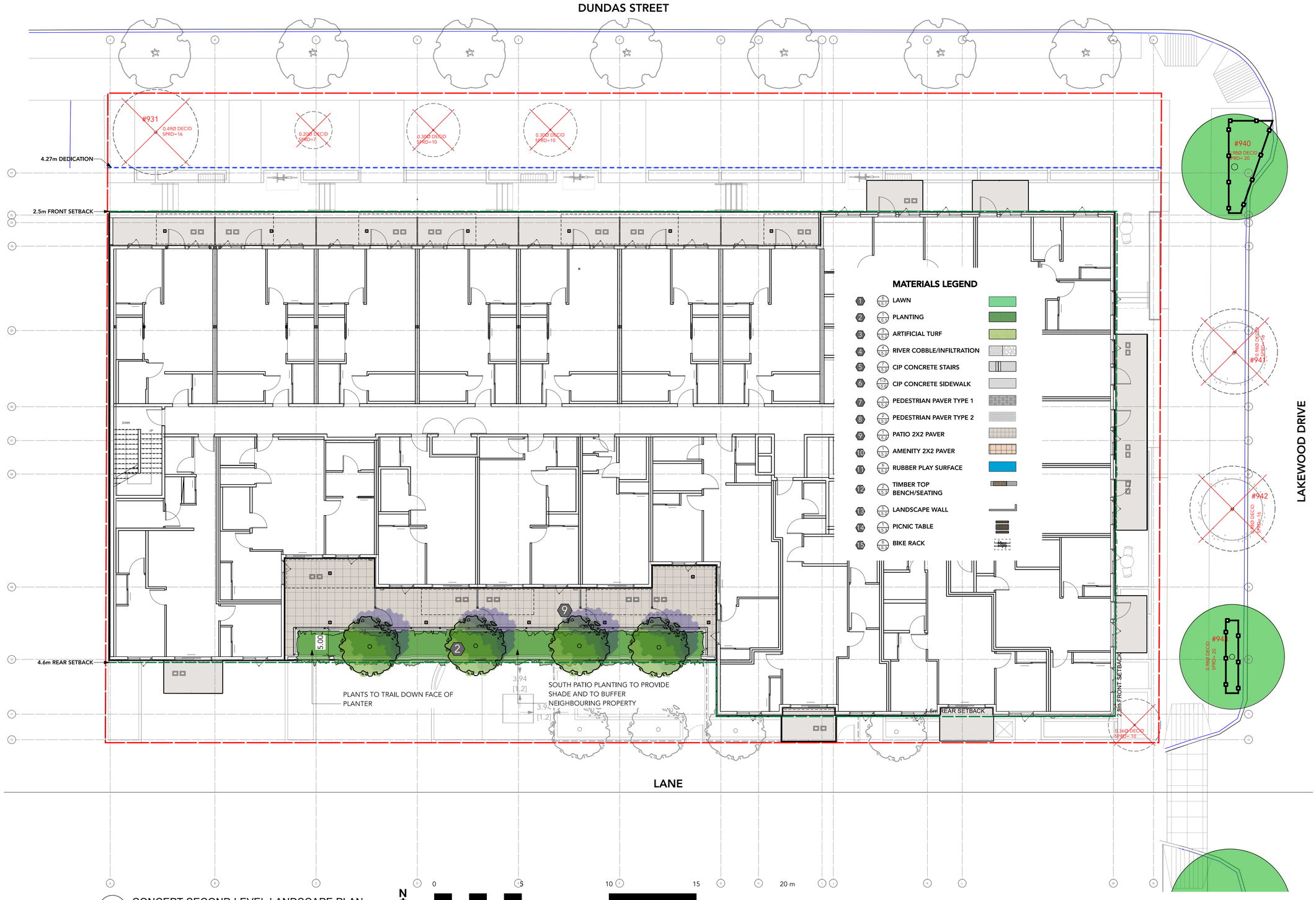
LANDSCAPE PLAN - RESIDENTIAL GROUND LEVEL

L - 1.02



1 CONCEPT SECOND LEVEL LANDSCAPE PLAN
Scale: 1:100

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REVISIONS

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REGISTERED MEMBER
JUDY STOYKO
354

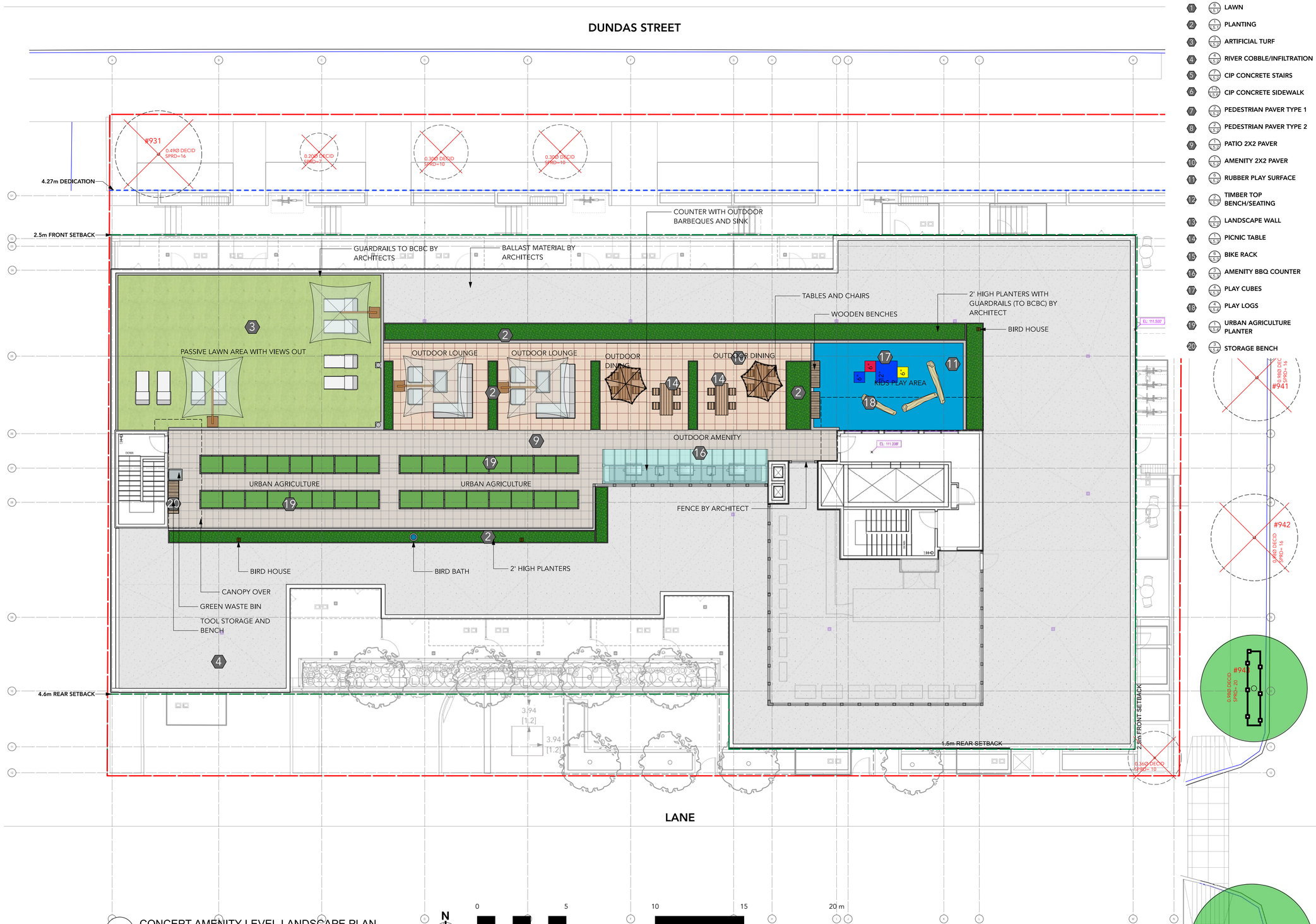
MIXED USE RENTAL APARTMENT

57 LAKEWOOD DRIVE
VANCOUVER, BC

Scale:	1:100
Drawn:	JS/MS
Reviewed:	JS
Project No.	25-005

LANDSCAPE PLAN - SECOND LEVEL

L - 1.03



MATERIALS LEGEND

1	6 A.5.7	LAWN
2	1 A.5.7	PLANTING
3	1 A.5.7	ARTIFICIAL TURF
4	4 A.5.7	RIVER COBBLE/INFILTRATION
5	7 A.5.7	CIP CONCRETE STAIRS
6	1.5 A.5.7	CIP CONCRETE SIDEWALK
7	2 A.5.7	PEDESTRIAN PAVER TYPE 1
8	2 A.5.7	PEDESTRIAN PAVER TYPE 2
9	1 A.5.7	PATIO 2X2 PAVER
10	1 A.5.7	AMENITY 2X2 PAVER
11	6 A.5.7	RUBBER PLAY SURFACE
12	2 A.5.7	TIMBER TOP BENCH/SEATING
13	6 A.5.7	LANDSCAPE WALL
14	1 A.5.7	PICNIC TABLE
15	6 A.5.7	BIKE RACK
16	3 A.5.7	AMENITY BBQ COUNTER
17	4 A.5.7	PLAY CUBES
18	4 A.5.7	PLAY LOGS
19	1 A.5.7	URBAN AGRICULTURE PLANTER
20	3 A.5.7	STORAGE BENCH

1 CONCEPT AMENITY LEVEL LANDSCAPE PLAN
Scale: 1:100

N

0 5 10 15 20 m

Judy Stoyko
Landscape Architecture

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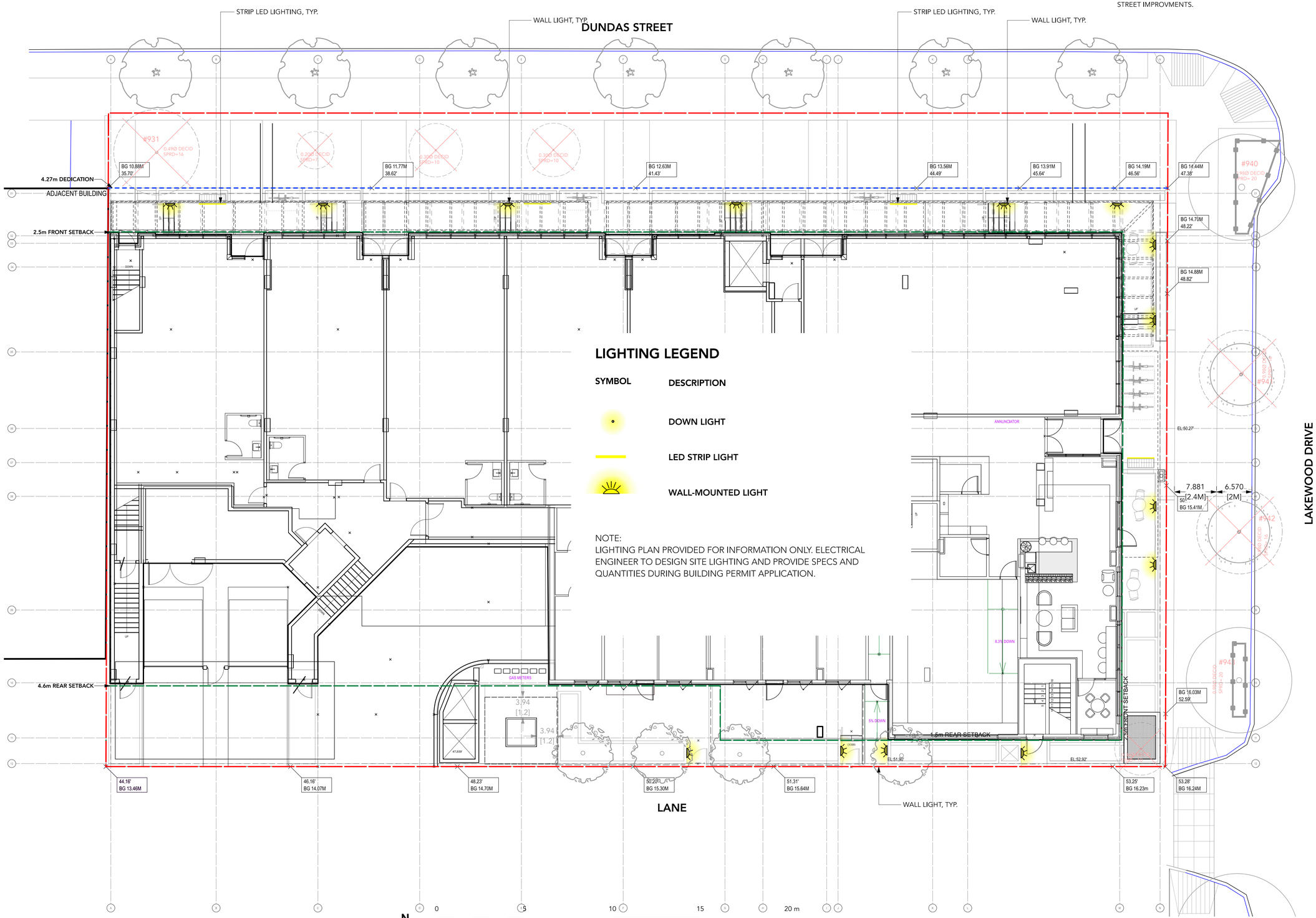
LANDSCAPE PLAN - AMENITY LEVEL

L - 1.04



LIGHTING LEGEND

SYMBOL	DESCRIPTION
	DOWN LIGHT
	LED STRIP LIGHT
	WALL-MOUNTED LIGHT

NOTE:
LIGHTING PLAN PROVIDED FOR INFORMATION ONLY. ELECTRICAL ENGINEER TO DESIGN SITE LIGHTING AND PROVIDE SPECS AND QUANTITIES DURING BUILDING PERMIT APPLICATION.

NOTE:
LOCATION OF FUTURE STREET TREE, SIDEWALK, AND BOULEVARD TO BE WORKED OUT WITH CITY STAFF.
CITY STAFF WILL PROVIDE FINAL GEOMETRIC DESIGN FOR ALL STREET IMPROVMENTS.

1 CONCEPT GROUND LEVEL LANDSCAPE PLAN
Scale: 1:100

N

0 5 10 15 20 m

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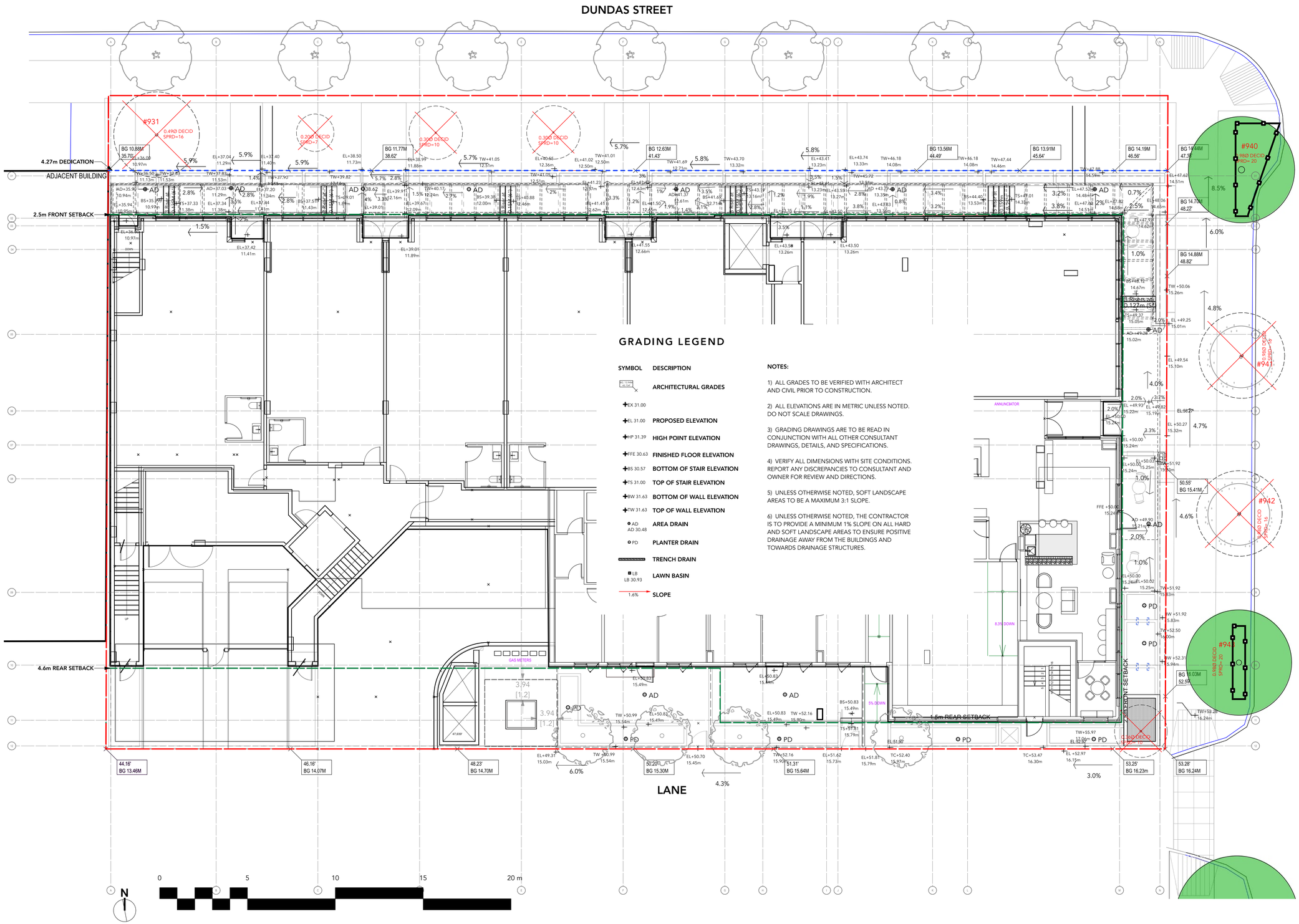
LIGHTING PLAN - GROUND LEVEL

L - 1.05



GRADING LEGEND

SYMBOL	DESCRIPTION
EX 31.00	ARCHITECTURAL GRADES
EL 31.00	PROPOSED ELEVATION
HP 31.39	HIGH POINT ELEVATION
FFE 30.63	FINISHED FLOOR ELEVATION
BS 30.57	BOTTOM OF STAIR ELEVATION
TS 31.00	TOP OF STAIR ELEVATION
BW 31.63	BOTTOM OF WALL ELEVATION
TW 31.63	TOP OF WALL ELEVATION
AD AD 30.48	AREA DRAIN
PD	PLANTER DRAIN
	TRENCH DRAIN
LB LB 30.93	LAWN BASIN
1.6%	SLOPE

NOTES:

1) ALL GRADES TO BE VERIFIED WITH ARCHITECT AND CIVIL PRIOR TO CONSTRUCTION.

2) ALL ELEVATIONS ARE IN METRIC UNLESS NOTED. DO NOT SCALE DRAWINGS.

3) GRADING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, AND SPECIFICATIONS.

4) VERIFY ALL DIMENSIONS WITH SITE CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT AND OWNER FOR REVIEW AND DIRECTIONS.

5) UNLESS OTHERWISE NOTED, SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.

6) UNLESS OTHERWISE NOTED, THE CONTRACTOR IS TO PROVIDE A MINIMUM 1% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS AND TOWARDS DRAINAGE STRUCTURES.

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GRADING PLAN - GROUND LEVEL

L - 2.00

PLANTING CONCEPT

OVERALL CONCEPT





GARDENS FOR HABITAT & POLLINATORS, USING PLANTS TYPICALLY NATIVE TO THE PACIFIC NORTHWEST

PLANT PALETTE



Fagus sylvatica 'Dawyckii Gold'
Dawyck Gold Beech



Parrotia persica 'Vanessa'
Persian Ironwood 'Vanessa'



Acer circinatum 'Pacific Fire'
Pacific Fire Vine Maple



Rosa nutkana
Nootka Rose



Ribes sanguineum
Flowering Red Currant



Sambucus racemosa
Red Elderberry



Spiraea douglasii
Rose Spiraea



Symphoricarpos albus
White Snowberry



Vaccinium ovatum
Evergreen Huckleberry



Rhododendron 'Yaku Prince'
Yaku Prince Rhododendron



Kalmia latifolia
Mountain Laurel



Arctostaphylos uva-ursi
Kinnikinnick



Eriophyllum lanatum
Wooly Sunflower



Lupinus polyphyllus
Large-Leaf Lupine



Allium cernuum
Nodding Onion



Echinacea purpurea 'Alba'
White Coneflower



Achillea millefolium
Yarrow



Armeria maritima
Common Thrift



Erigeron compositus
Cut-Leaf Daisy



Dicentra formosa
Pacific Bleeding Heart



Anemone virginiana
Tall Thimbleweed



Epimedium x youngianum
Snowy Barrenwort



Blechum spicant
Deer Fern



Polystichum munitum
Western Sword Fern

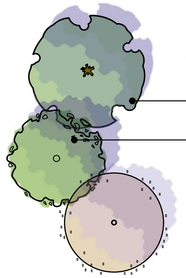


Maianthemum stellatum
Starry False Solomon's Seal



Thymus citriodorus
Lemon Thyme

PLANT LIST



QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES					
5	Acer platanoides 'Columnare'	Columnar Norway Maple	7cm cal.	As shown	B&B
8	Parrotia perisca 'Vanessa'		6cm cal.	As shown	B&B
	City of Vancouver Street Tree to be confirmed by City Arborist				
	All street trees are to meet the minimum size and form requirements by the City of Vancouver				
2	Replacement Tree To Be Similar To Existing		7cm cal.	As shown	B&B
	City of Vancouver Street Tree to be confirmed by City Arborist				
SHRUBS					
SUN/PART SHADE					
1	Arbutus unedo 'Compacta'	Compact Strawberry Tree	No. 3 Pot	4' o.c	
6	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	No. 2 Pot	24" o.c.	
4	Ribes sanguineum	Red currant	No. 3 Pot	4' o.c	
5	Rosa nutkana	Nootka Rose	No. 2 Pot	24" o.c.	
6	Spiraea japonica 'Goldflame'	Goldflame Spiraea	No. 2 Pot	24" o.c.	
37	Taxus x media 'Hicksii'	Hick's Yew	1.25M HT.	18" o.c	
SHADE					
44	Gaultheria shallon	Salal	No. 2 Pot	24" o.c.	
34	Kalmia latifolia 'Elf'	Elf Mountain Laurel	No. 2 Pot	24" o.c.	
20	Rhododendron 'Yaku Prince'	Yaku Prince Rhododendron	No. 2 Pot	30" o.c.	
38	Skimmia japonica 'Reevesiana'	Reevesiana Japanese Skimmia	No. 2 Pot	30" o.c.	
PERENNIALS AND GRASSES					
SUN/PART SHADE					
71	Achillea millefolium var. occidentalis	Yarrow	No. 1 Pot	18" o.c.	
123	Allium cernuum	Nodding Onion	No. 1 Pot	12" o.c	
51	Armeria maritima	Common Thrift	4" (10cm) Pot	12" o.c.	
12	Cynara scolymus	Globe artichoke	No. 1 Pot	18" o.c.	
93	Echinacea purpurea	Coneflower	No. 1 Pot	18" o.c	
31	Erigeron compositus	Cut-Leaf Daisy	4" (10cm) Pot	12" o.c	
39	Eriophyllum lanatum	Wooly Sunflower	No. 1 Pot	18" o.c.	
35	Lavandula angustifolia	English Lavender	No. 1 Pot	18" o.c.	
17	Lupinus polyphyllus	Large-leaf Lupine	No. 1 Pot	18" o.c	
46	Rosmarinus officinalis 'Blue Cascade'	Creeping Rosemary	No. 1 Pot	18" o.c.	
SHADE					
31	Anemone virginiana	Tall Thimbleweed	No. 1 Pot	18" o.c	
52	Blechum spicant	Deer Fern	No. 1 Pot	30" o.c.	
18	Epimedium x youngianum 'Niveum'	Barrenwort	No. 1 Pot	18" o.c	
9	Heuchera 'Carnival Cocomint'	Carnival Cocomint Coral Bells	No. 1 Pot	18" o.c	
25	Heuchera 'Palace Purple'	Palace Purple Coral Bells	No. 1 Pot	18" o.c	
27	Maianthemum stellatum	Starry False Solomons Seal	No. 1 Pot	18" o.c	
12	Polystichum munitum	Western Sword Fern	No. 1 Pot	3' o.c	
GROUNDCOVERS					
166	Asarum caudatum	Wild Ginger	4"(10cm) Pot	12" o.c	
22	Cotoneaster dammeri	Bearberry Cotoneaster	4"(10cm) Pot	12" o.c	
47	Fragaria chiloensis	Beach Strawberry	4"(10cm) Pot	12" o.c	
68	Oxalis oregana	Redwood Sorrel	4"(10cm) Pot	12" o.c	
81	Thymus citriodorus	Lemon Thyme	4"(10cm) Pot	12" o.c	

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 BC Landscape Standard, latest edition.
3) All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus builder' or approved equal.
4) All planting to be irrigated and maintained during the first year after planting to ensure establishment.

Judy Stoyko
Landscape Architecture

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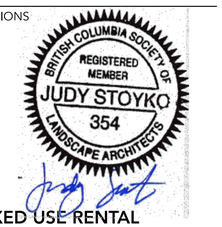

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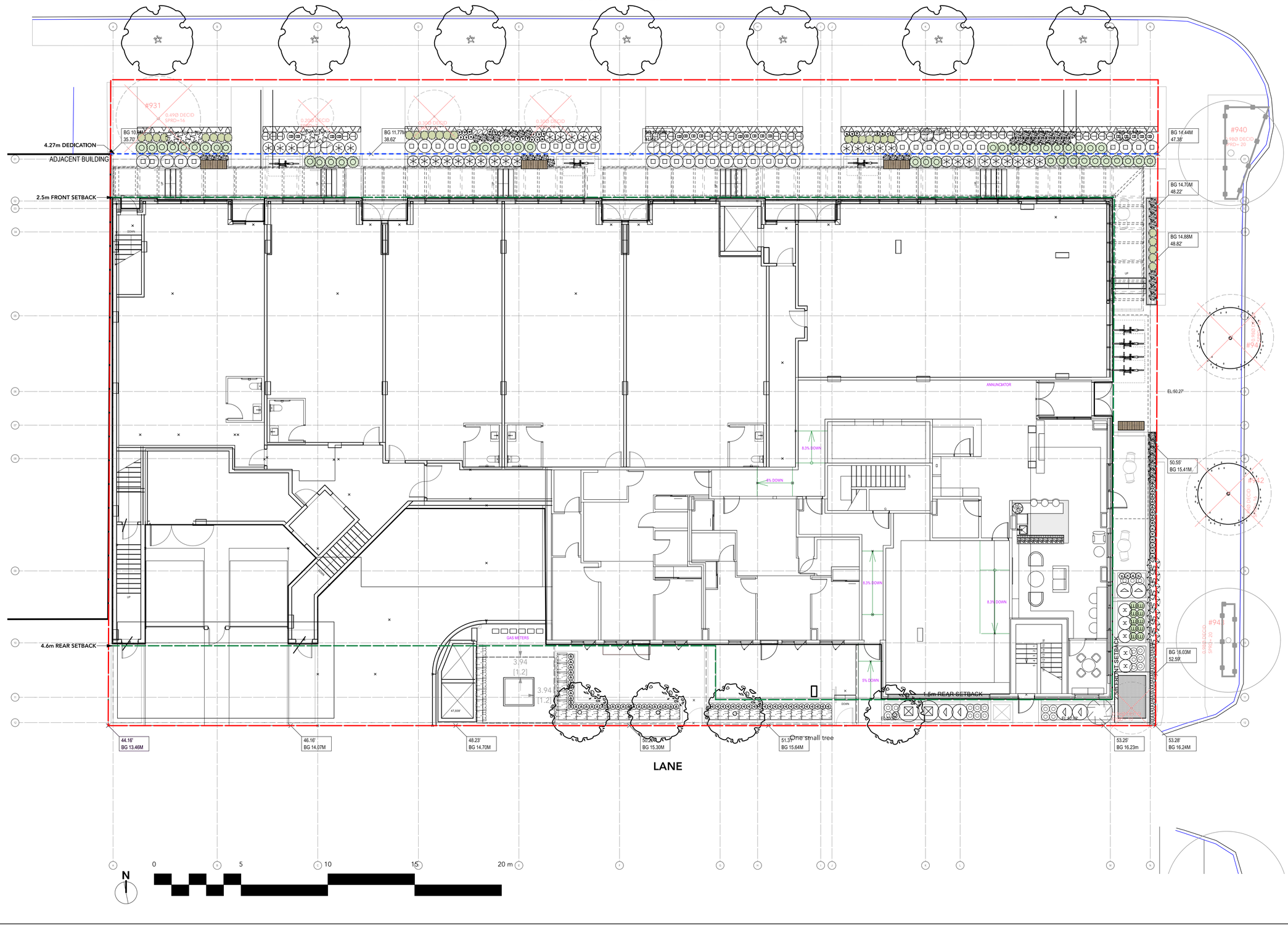
PLANT PALETTE

L - 3.00

NOTE:

1. FUTURE STREET TREE LOCATIONS TO BE WORKED OUT WITH CITY ENGINEERING STAFF AND VANCOUVER BOARD OF PARKS AND RECREATION ARBORIST FOR THE NEW ROAD ALIGNMENT.

2. TREE SPECIES TO BE COORDINATED WITH VBPR ARBORISTS ALONG DUNDAS STREET.



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PLANTING PLAN - GROUND LEVEL

L - 3.01



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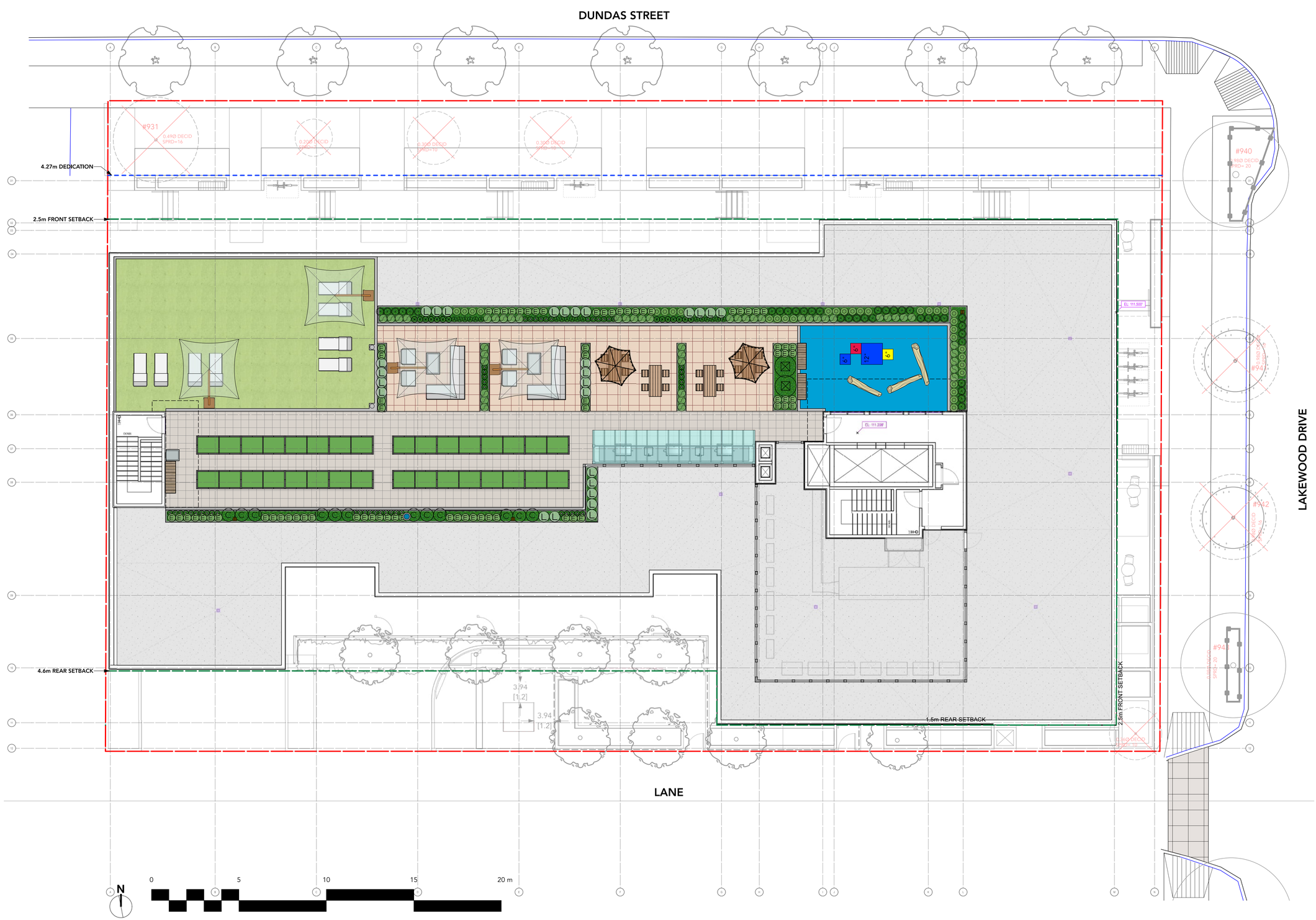
PLANTING PLAN - SECOND LEVEL

L - 3.02



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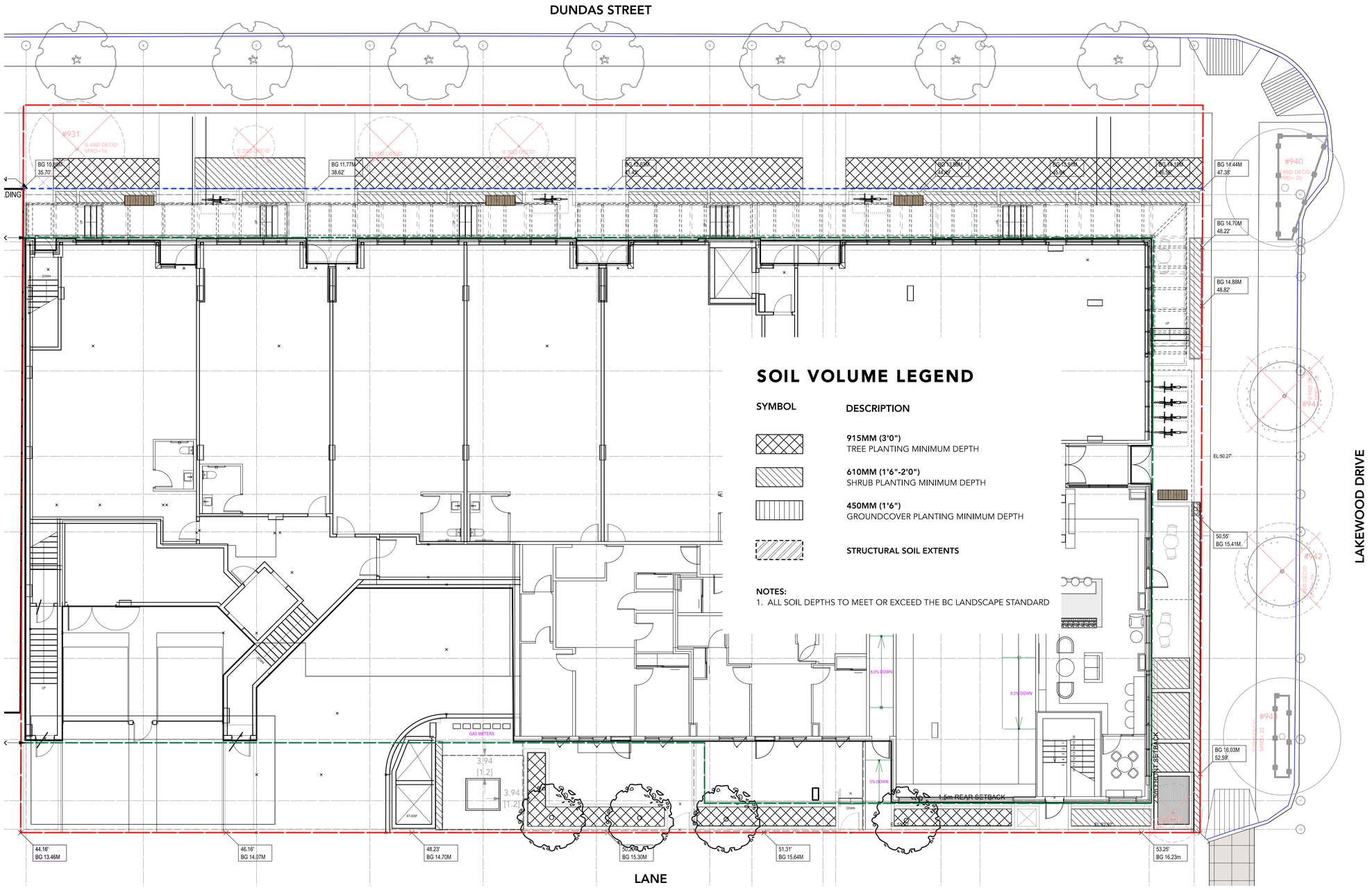
PLANTING PLAN - AMENITY LEVEL

L - 3.03

SOIL DEPTH PLAN



SOIL VOLUME LEGEND

SYMBOL	DESCRIPTION
	915MM (3'0") TREE PLANTING MINIMUM DEPTH
	610MM (1'6"-2'0") SHRUB PLANTING MINIMUM DEPTH
	450MM (1'6") GROUNDCOVER PLANTING MINIMUM DEPTH
	STRUCTURAL SOIL EXTENTS

NOTES:
1. ALL SOIL DEPTHS TO MEET OR EXCEED THE BC LANDSCAPE STANDARD

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REGISTERED MEMBER
JUDY STOYKO
354

MIXED USE RENTAL APARTMENT

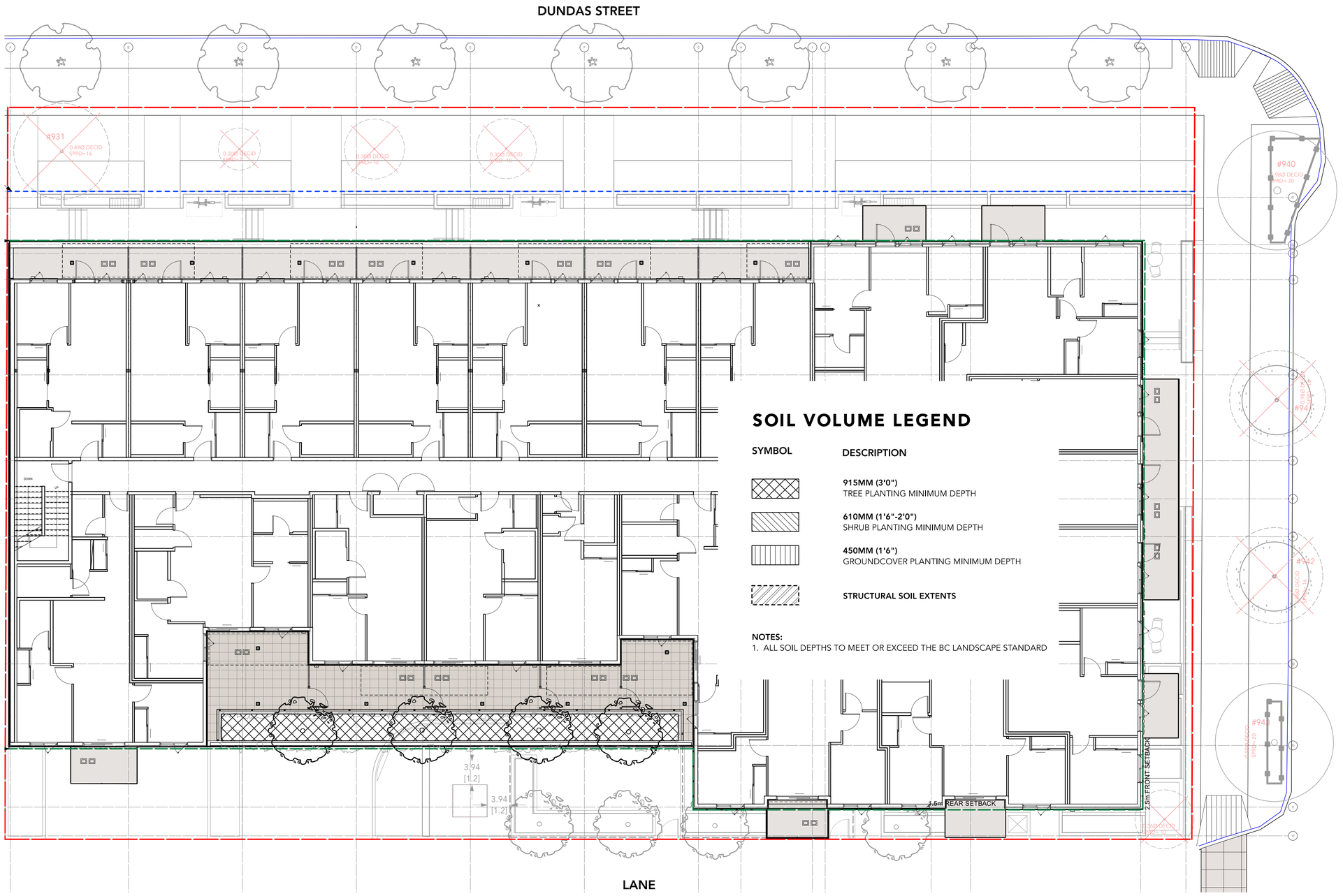
57 LAKEWOOD DRIVE
VANCOUVER, BC

Scale:	1:100
Drawn:	JS/MS
Reviewed:	JS
Project No.	25-005

SOIL DEPTH DIAGRAM - GROUND LEVEL

L - 3.04

SOIL DEPTH PLAN



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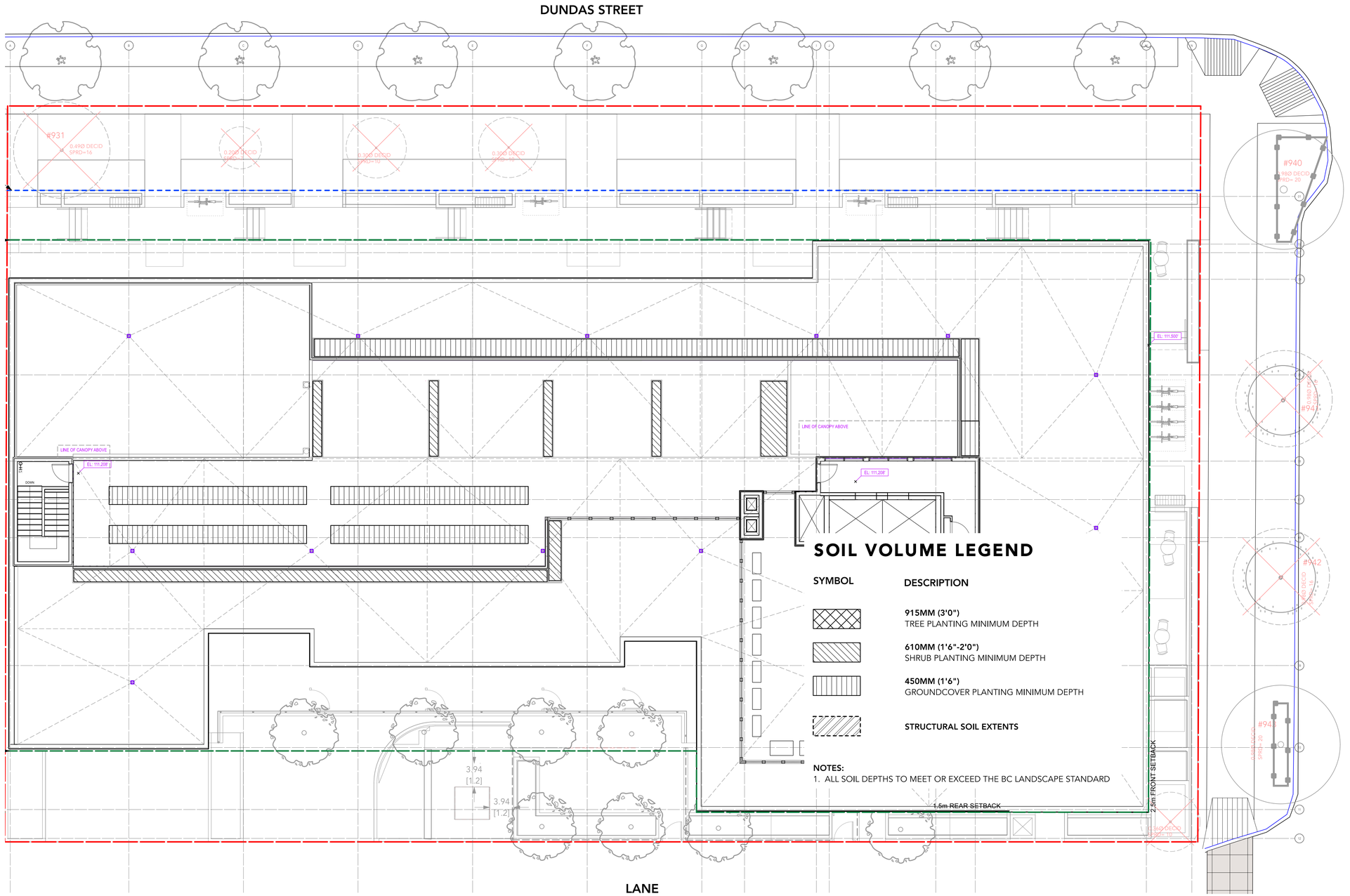
SOIL DEPTH DIAGRAM - SECOND LEVEL

L - 3.05

SOIL DEPTH PLAN



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SOIL DEPTH DIAGRAM - AMENITY LEVEL

L - 3.06

DESIGN-BUILD IRRIGATION NOTES

1. ALL ON-SITE LANDSCAPE PLANTED AREAS ARE TO BE IRRIGATED - INCLUDING ALL ON-GRADE AND ON-SLAB CONDITIONS. REFER TO MECHANICAL. NO OFF-SITE IRRIGATION ON CITY OF BURNABY PROPERTY.

2. FLOW THROUGH ALL PIPING NOT TO EXCEED 5FT./SEC.

3. ALL MAIN LINE PIPING TO RUN WITHIN THE PROPERTY LINE.

4. EXACT LOCATION, SIZING, AND ROUTING OF SLEEVES IS THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.

5. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS. TEMPORARY ESTABLISHMENT IRRIGATION TO BE PROVIDED AT GRADE WHERE NO AUTOMATIC IRRIGATION IS PRESCRIBED.

6. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).

7. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.

8. IRRIGATION TO CONFORM TO ALL IIABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
   a. MATERIALS SECTION 8B: ALL PIPE TO BE MINIMUM CLASS 200
   b. MATERIALS SECTION 5G: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL

9. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.

10. 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.

11. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES, HIGH EFFICIENCY SPRAY HEADS, AND MOISTURE SENSOR/RAIN DELAY CONTROLLER.

12. 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).

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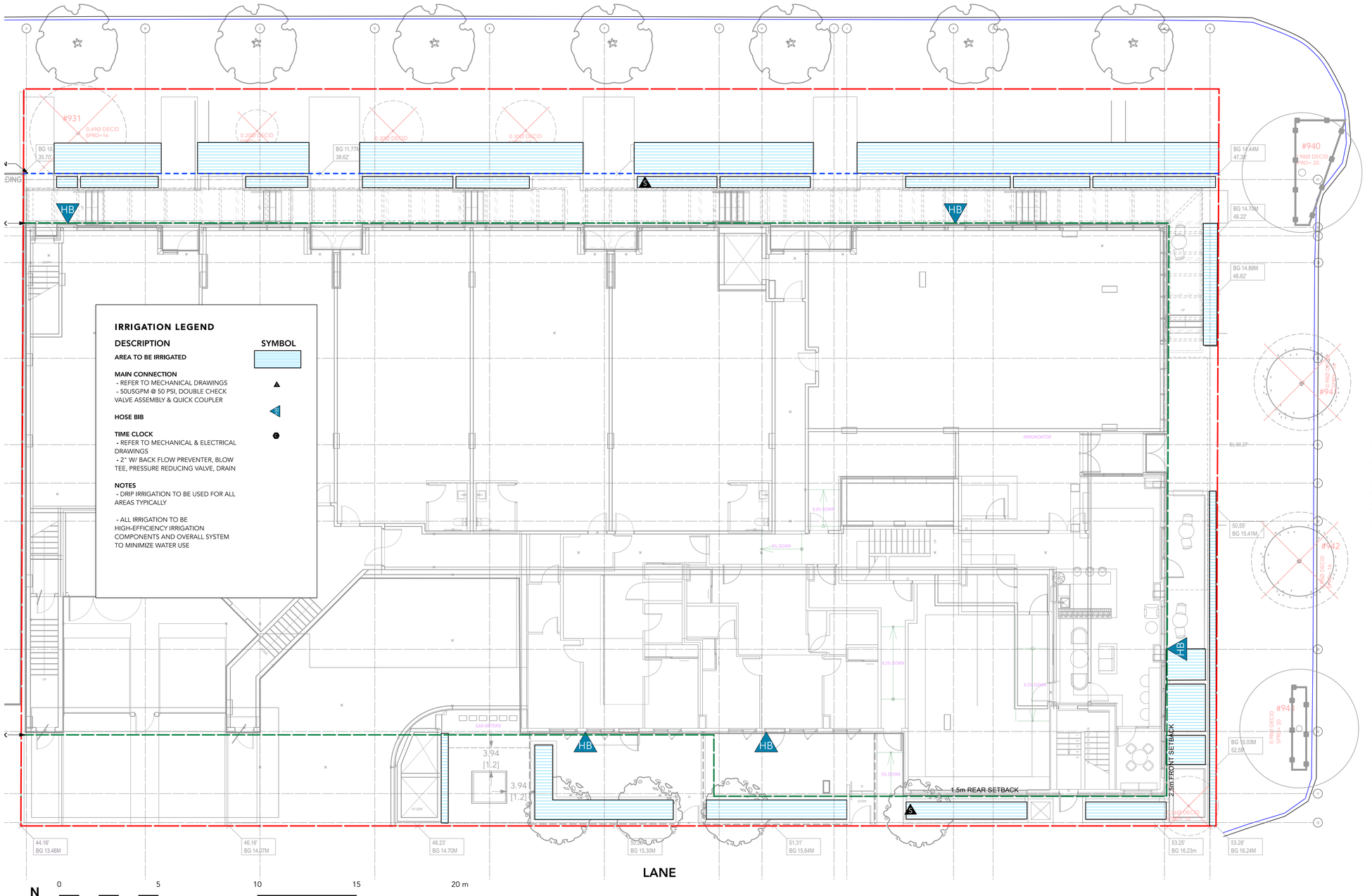
16. PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.

17. 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.



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MIXED USE RENTAL APARTMENT

57 LAKEWOOD DRIVE
VANCOUVER, BC

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Reviewed:	JS
Project No.	25-005

DESIGN BUILD IRRIGATION - GROUND LEVEL

L - 4.01

DESIGN-BUILD IRRIGATION NOTES

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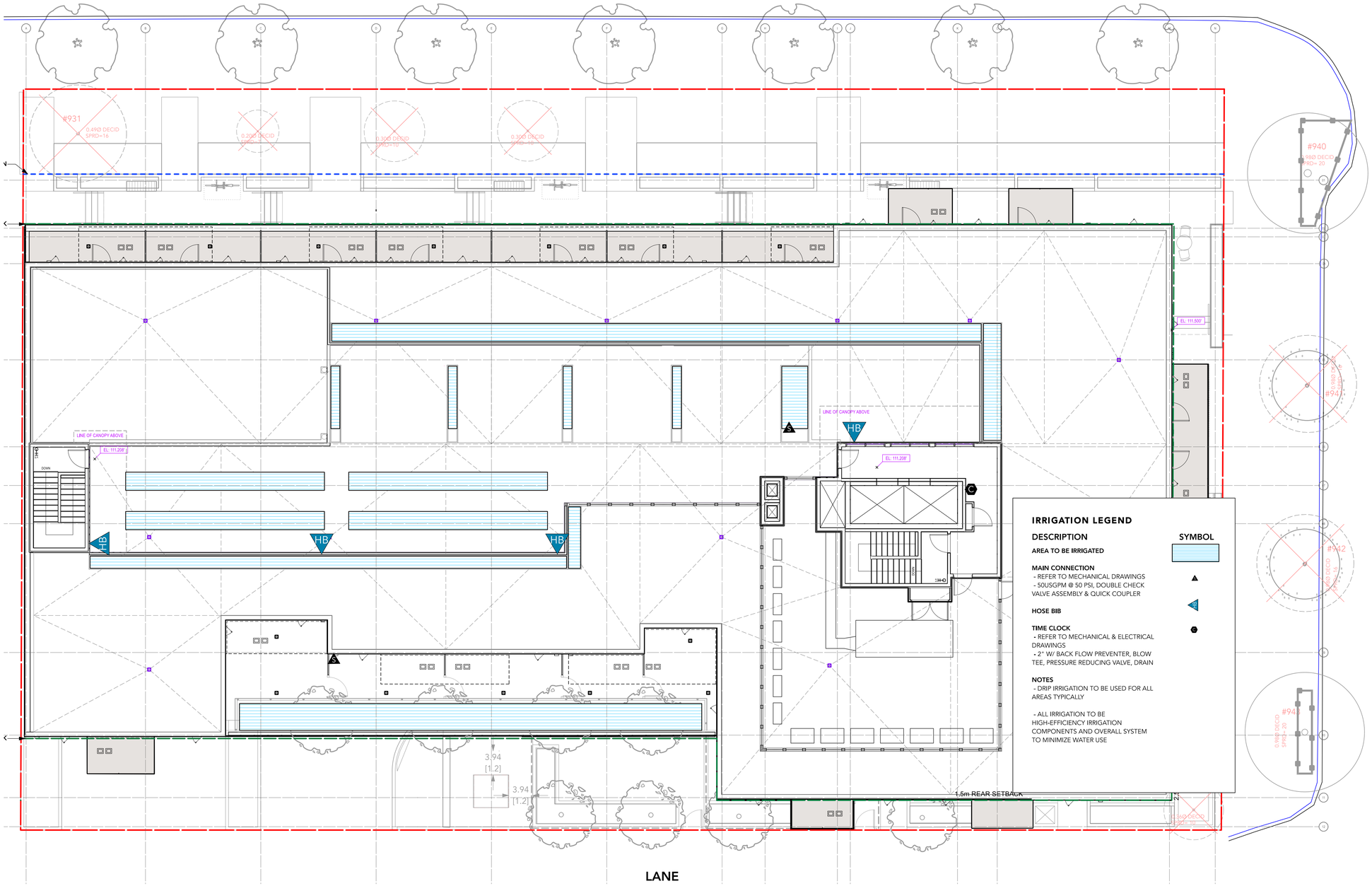

IRRIGATION LEGEND

DESCRIPTION	SYMBOL
AREA TO BE IRRIGATED	
MAIN CONNECTION - REFER TO MECHANICAL DRAWINGS - 50USGPM @ 50 PSI, DOUBLE CHECK VALVE ASSEMBLY & QUICK COUPLER	
HOSE BIB	
TIME CLOCK - REFER TO MECHANICAL & ELECTRICAL DRAWINGS - 2" W/ BACK FLOW PREVENTER, BLOW TEE, PRESSURE REDUCING VALVE, DRAIN	

NOTES
- DRIP IRRIGATION TO BE USED FOR ALL AREAS TYPICALLY

- ALL IRRIGATION TO BE HIGH-EFFICIENCY IRRIGATION COMPONENTS AND OVERALL SYSTEM TO MINIMIZE WATER USE

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MIXED USE RENTAL APARTMENT

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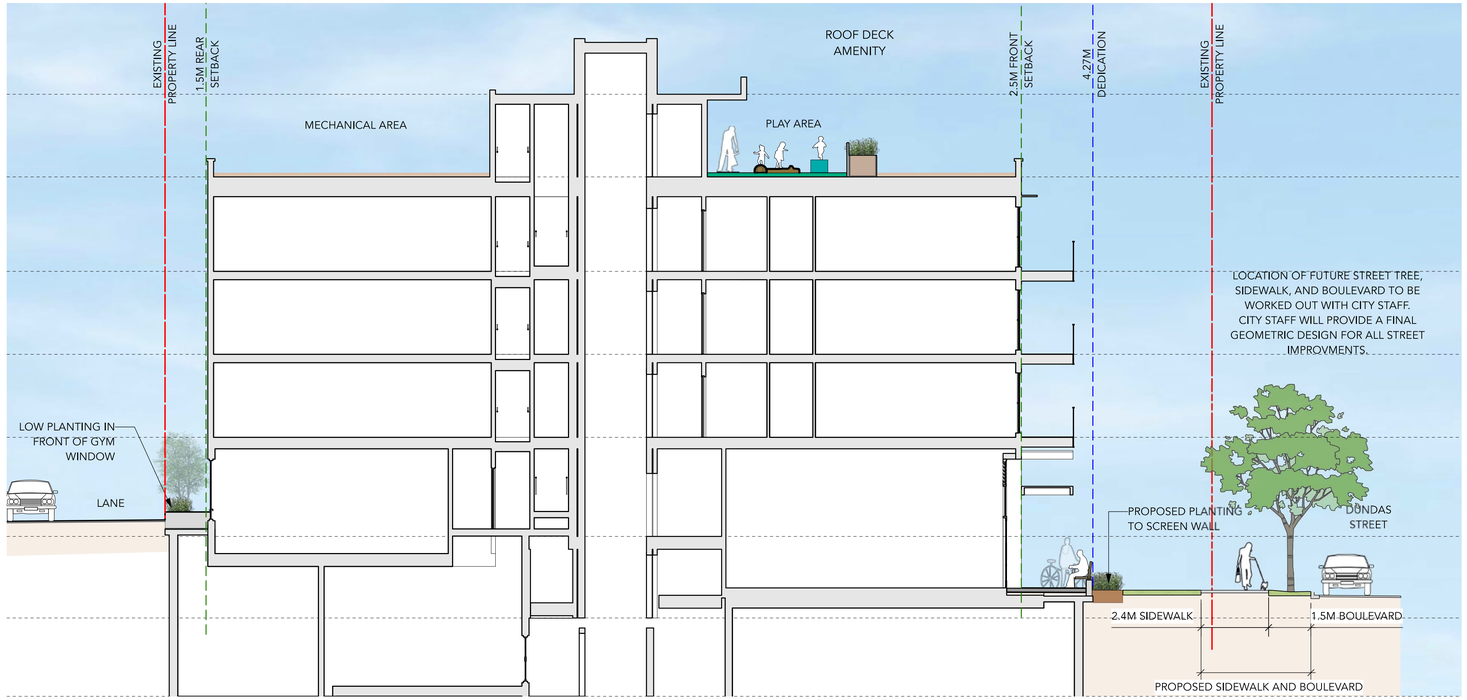
DESIGN BUILD IRRIGATION - SECOND AND AMENITY LEVEL

L - 4.02

SECTIONS



1 SECTION A
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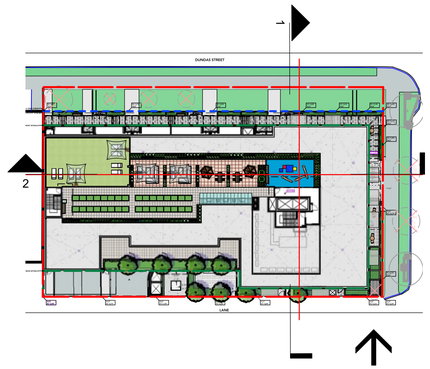
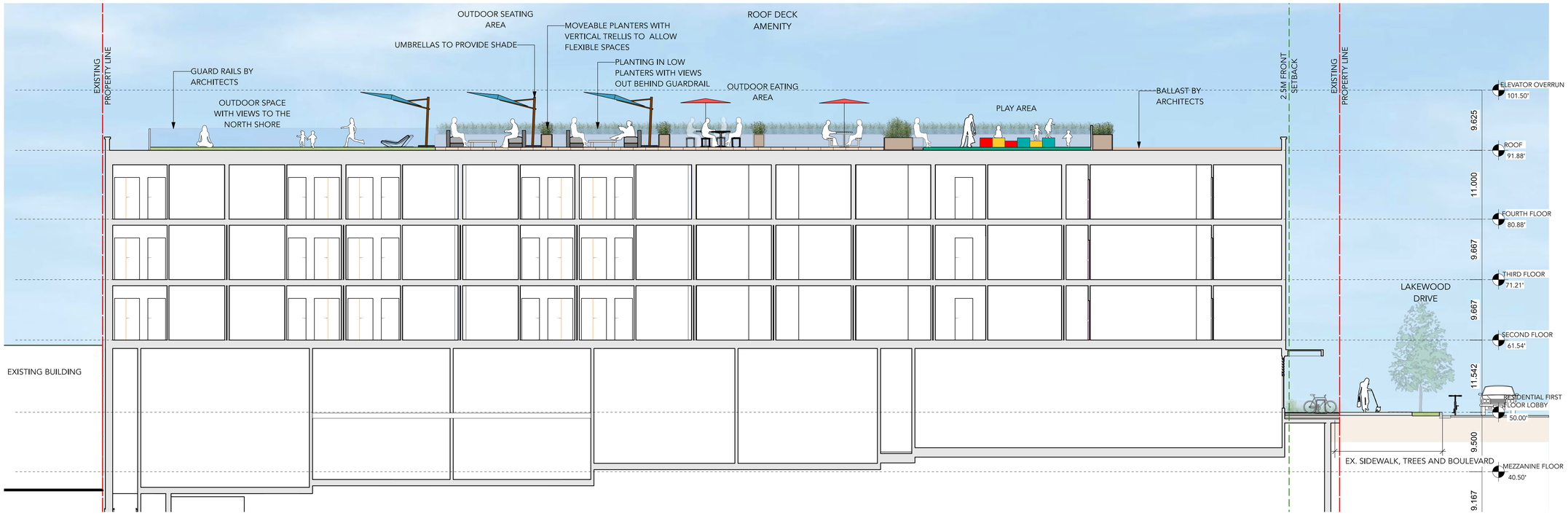


KEY PLAN



2 SECTION B
Scale: 1:100

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MIXED USE RENTAL APARTMENT

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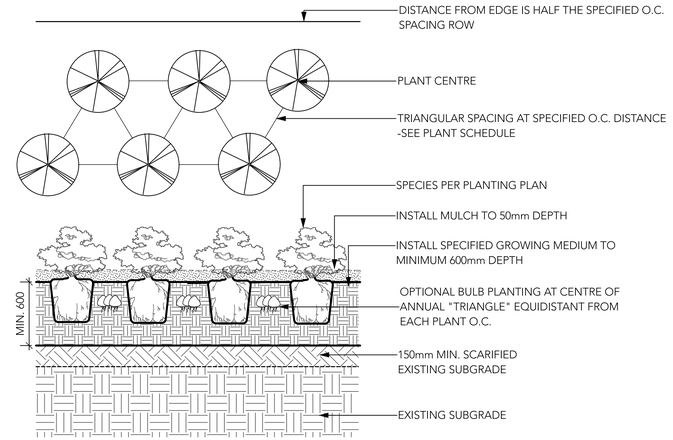
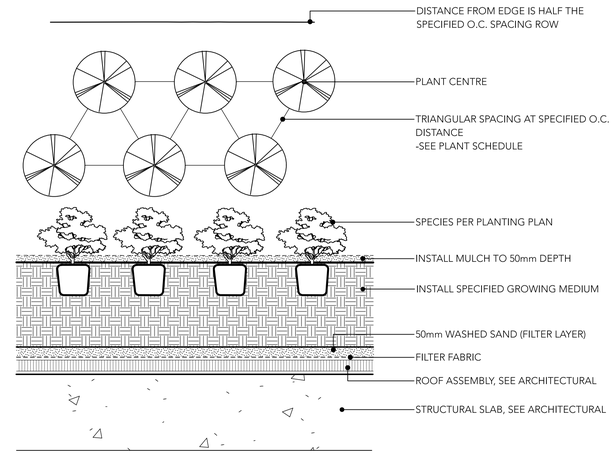
SECTIONS

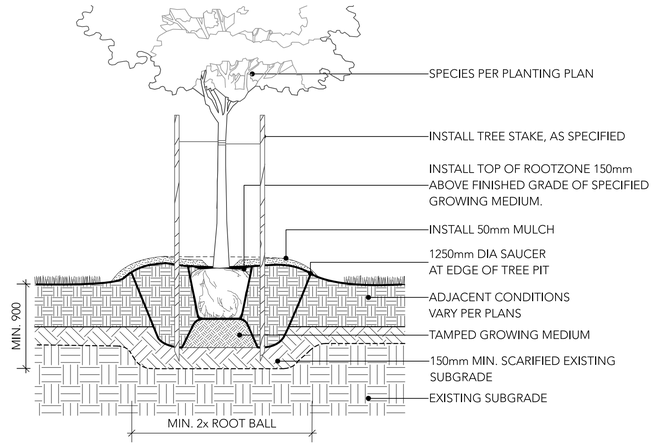
L - 5.00



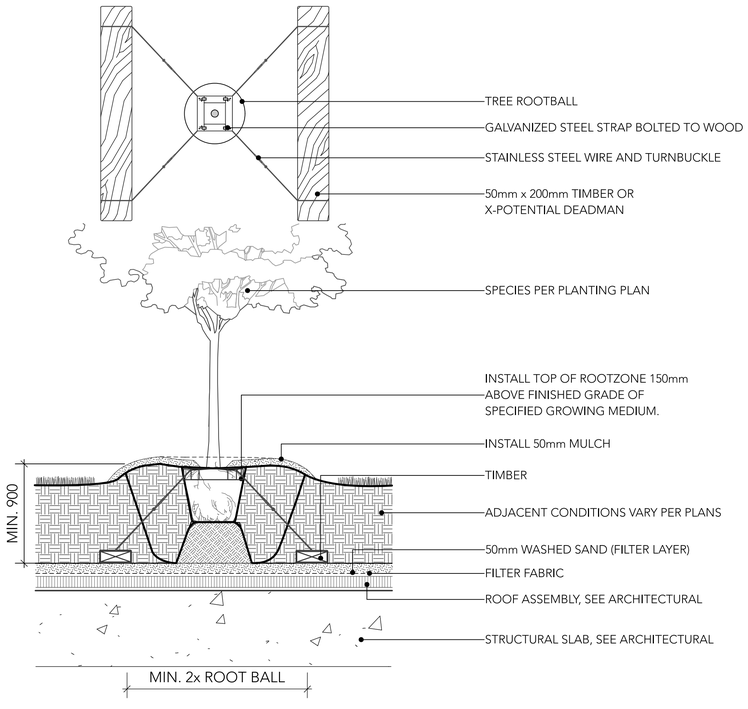
1 PLANTING ON GRADE (TYPICAL)
Scale: 1:20



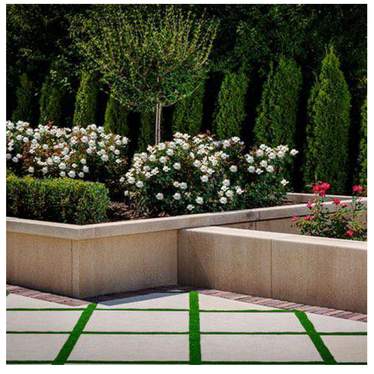
2 TYPICAL PLANTING ON SLAB
Scale: 1:20



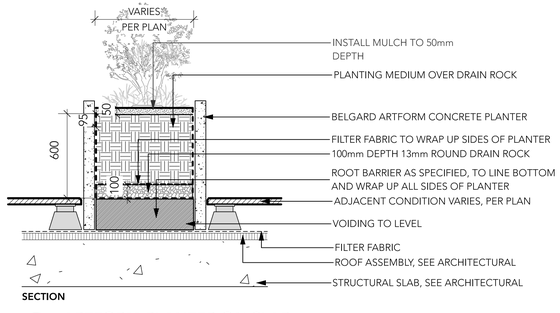
3 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



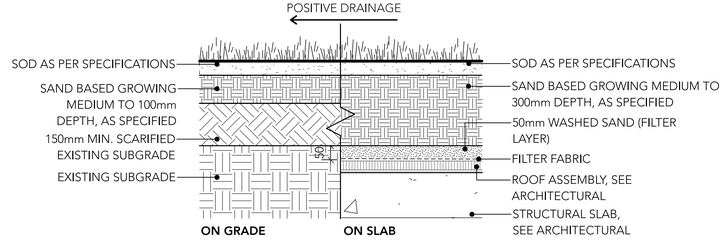
4 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20



MODEL: ARTFORM
SIZE: 24" x 36" x 3"
COLOUR: SCANDINA GRAY
MANUFACTURER: BELGARD
SUPPLIER:



5 ARTFORM PLANTER ON SLAB
Scale: 1:20



6 SOD LAWN (TYPICAL)
Scale: 1:10

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VANCOUVER BC V5M 1R3
P 604.259.7082

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REVISIONS

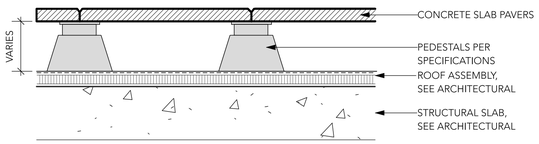
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
JUDY STOYKO
354

MIXED USE RENTAL APARTMENTS
57 LAKEWOOD DRIVE
VANCOUVER, BC

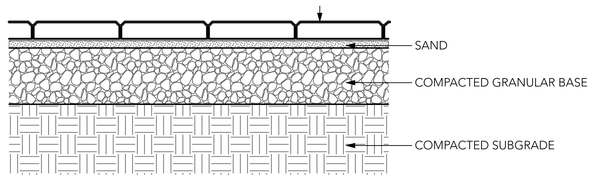
Scale:	1:100
Drawn:	JS/MS
Reviewed:	JS
Project No.	25-005

DETAILS - SOFTSCAPE

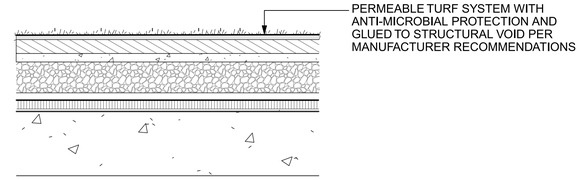
L5.1



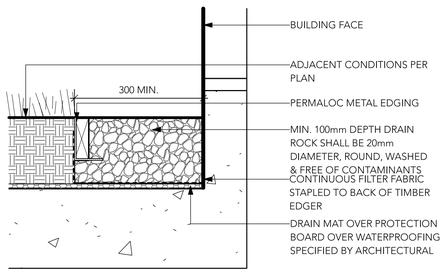
1 PATIO PAVERS ON SLAB
Scale: 1:10



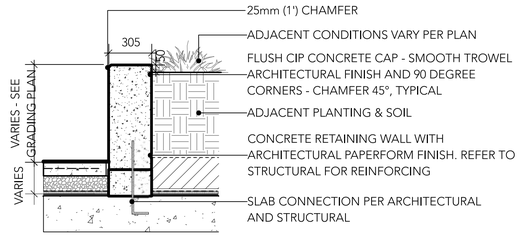
2 PEDESTRIAN UNIT PAVERS ON GRADE (TYPICAL)
Scale: 1:10



3 ASTROTURF ON SLAB
1:10

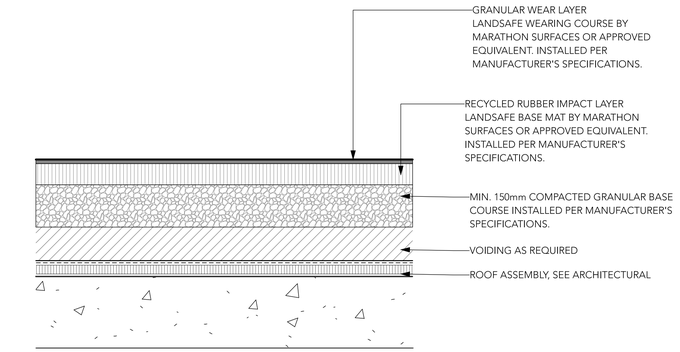


4 GRAVEL DRAIN STRIP ON SLAB
1:10



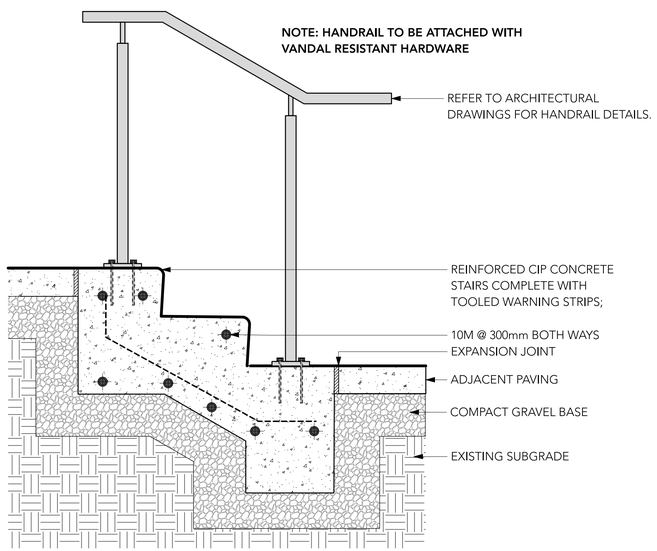
NOTE:
1. GUARDRAIL REQUIRED FOR ALL WALLS ABOVE 610mm (2').

5 CIP CONCRETE RETAINING WALL (ON SLAB)
Scale: 1:20

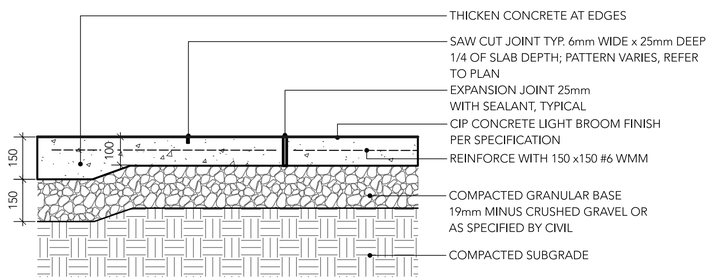


NOTES:
1. FALL SURFACING TO CONFORM TO REQUIRED CSA SAFETY STANDARDS.
2. THICKNESS OF SURFACING LAYERS TO BE DETERMINED BY CRITICAL FALL HEIGHT.
3. REFER TO SPECIFICATIONS FOR COLOURS.

6 RUBBERIZED PLAY FALL SURFACING
Scale: 1:10



7 CIP CONCRETE STAIRS (TYP.)
Scale: 1:10



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.

8 CIP CONCRETE ON GRADE
Scale: 1:10

Judy Stoyko
Landscape Architecture

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.259.7082

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MIXED USE RENTAL APARTMENTS
57 LAKEWOOD DRIVE
VANCOUVER, BC

Scale:	1:100
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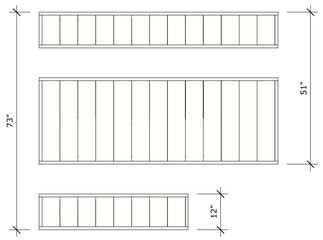
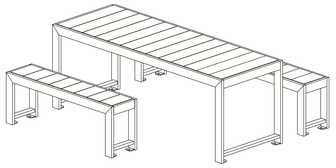
DETAILS - HARDSCAPE

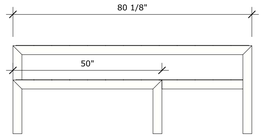
L5.2

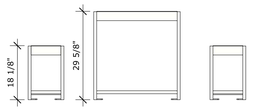






URBAN FORM HARVEST TABLE
MODEL: UFHTWC-8 (WHEELCHAIR ACCESSIBLE)
MANUFACTURER: WISHBONE SITE FURNISHINGS
COLOUR: UNSTAINED IPE SLATS AND TEXTURED SILVER
CONTACT: 604.626.0476





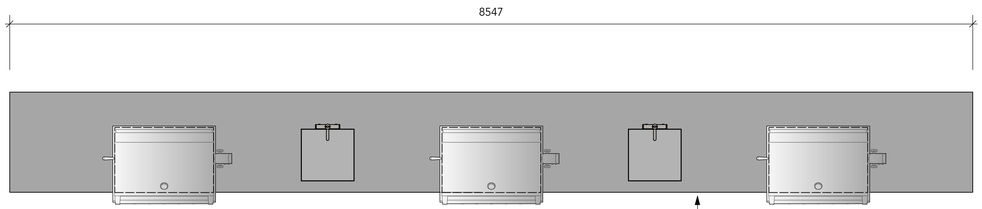
1 HARVEST TABLE AND SEATING
Scale: NTS

NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CONNECTIONS AND .

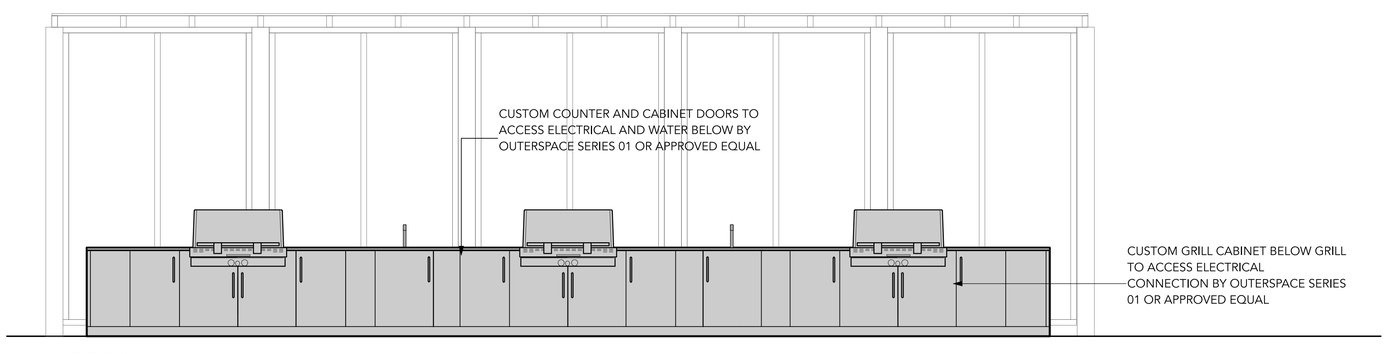
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE CONSULTANT REVIEW AND APPROVAL PRIOR TO FABRICATION OF CUSTOM COUNTER AND BARBEQUE ELEMENTS.

BUILT-IN ELECTRIC GRILL
MODEL: EMERALD 24" BUILT-IN
MANUFACTURER: ELECTRIC CHEF
CUTOUT DIMENSIONS: 16 1/4"W x 16 1/4"D x 7 3/4"H
CONTACT: OUTERSPACE 1-844-747-9283

CUSTOM OUTDOOR KITCHEN CABINETS AND COUNTER
MODEL: SERIES 01 CUSTOM GRILL CABINET AND STORAGE CABINET MODULES WITH COUNTER TOP
MANUFACTURER: OUTERSPACE
FINISH: POWDER COATED ALUMINUM
CONTACT: OUTERSPACE 1-844-747-9283



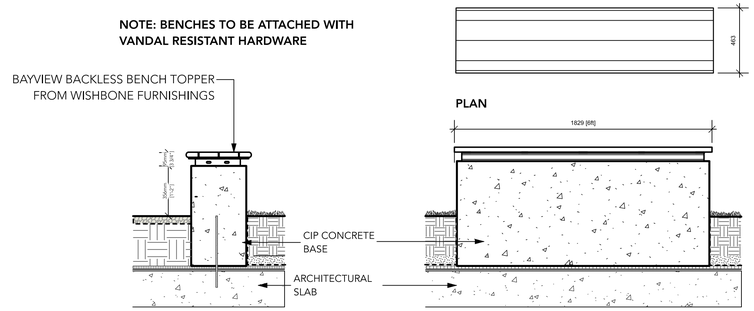
PLAN



ELEVATION

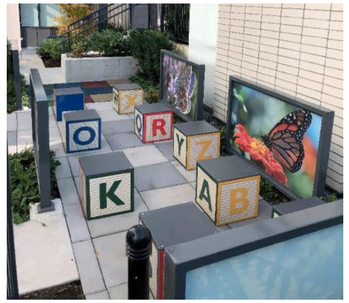
3 BBQ AND COUNTER
Scale: 1:25

NOTE: BENCHES TO BE ATTACHED WITH VANDAL RESISTANT HARDWARE



2 CUSTOM TIMBER BENCH ON SLAB - 6'
Scale: 1:20

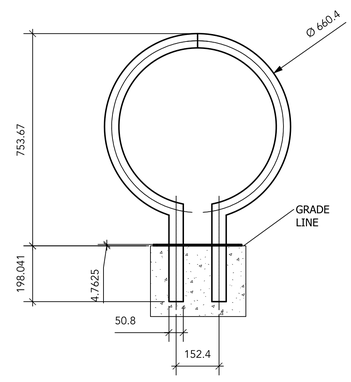
PLAY CUBES
MODEL: PIXEL CUBES
LENGTH:
COLOUR:
BY: MAGLIN SITE FURNITURE 1.800.716.5506



4 PLAY CUBES
Scale: NTS

NOTE: BIKE RACKS TO BE ATTACHED WITH VANDAL RESISTANT HARDWARE

MODEL: ICONIC BIKE RACK
MANUFACTERER: HAUSER SITE FURNITURE
COLOUR: SILVER POWDER COAT
SUPPLIER: PRECISION COMMERCIAL FURNITURE(250-733-3040)



5 BIKE RACK
Scale: 1:10

Judy Stoyko
Landscape Architecture

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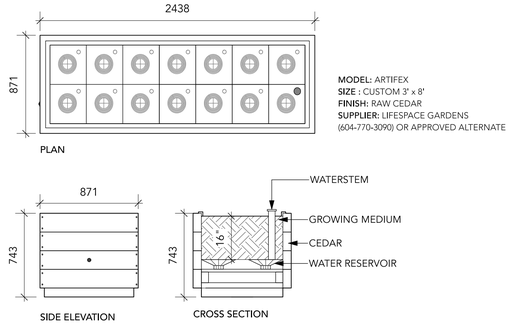
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — JUDY STOYKO — 354

MIXED USE RENTAL APARTMENTS
57 LAKEWOOD DRIVE
VANCOUVER, BC

Scale:	1:100
Drawn:	JS/MS
Reviewed:	JS
Project No.	25-005

DETAILS - FURNISHINGS

L5.3



MODEL: ARTIFEX
SIZE : CUSTOM 3' x 8'
FINISH: RAW CEDAR
SUPPLIER: LIFESPACE GARDENS
(604-770-3090) OR APPROVED ALTERNATE

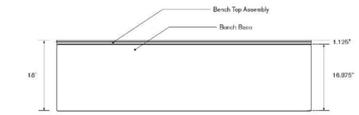
1 HEIRLOOM SELF-WATERING URBAN AGRICULTURE PLANTER
Scale: 1:25

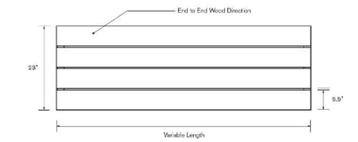
MANUFACTURER: LIFESPACE GARDENS

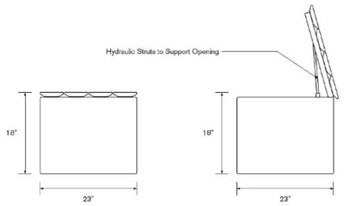


CLASSIC 17 BIRD BATH
MODEL: 645194005082
BY: SONGBIRD ESSENTIALS OR PRE-APPROVED EQUAL
SET ON GRADE - PROVIDE 2" DEEP RIVER ROCK LAYER FOR MIN. 30" DIAMETER ZONE AROUND BIRD BATH

2 BIRD FRIENDLY ELEMENTS
Scale: NTS



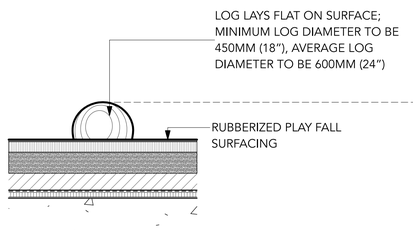




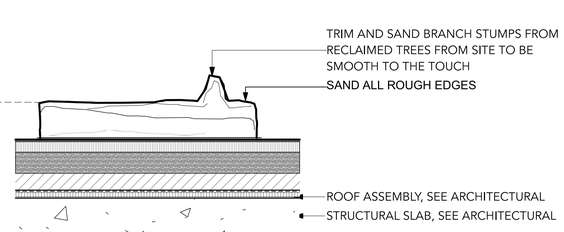


MODEL: JOIN DRY STORAGE BENCH
MANUFACTURER: GREEN THEORY (1-844-747-9283))
SIZE: 2'X6'
MATERIAL: POWDER COATED MARINE GRADE ALUMINUM (COLOUR TBD), THERMALLY MODIFIED ASH BENCH TOP
SUPPLIER: GREENTHEORY (1-844-747-9283)

3 COMMUNITY GARDEN STORAGE BENCH
Scale: Actual Size



SECTION

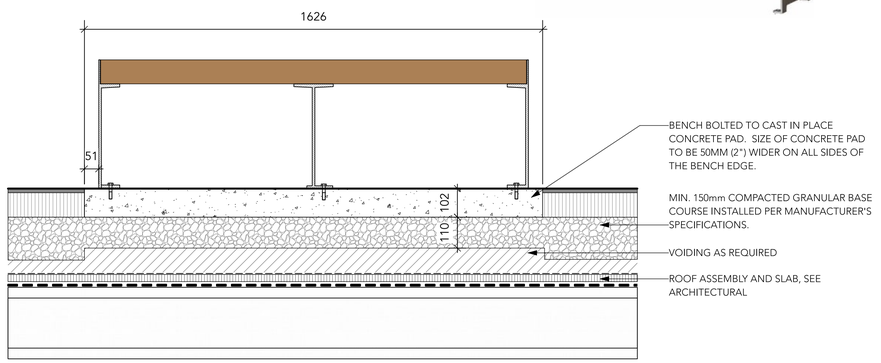


ELEVATION

4 PEELED PLAY LOG
1:20

ROOFTOP BACKLESS BENCH
MODEL: HUTCH BACKLESS BENCH
LENGTH: 5'
COLOUR: RIDEAU BROWN AND SAND
BY: WISHBONE SITE FURNISHINGS 1.866.626.0476





5 ROOFTOP BACKLESS BENCH
Scale: 1:10

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VANCOUVER, BC

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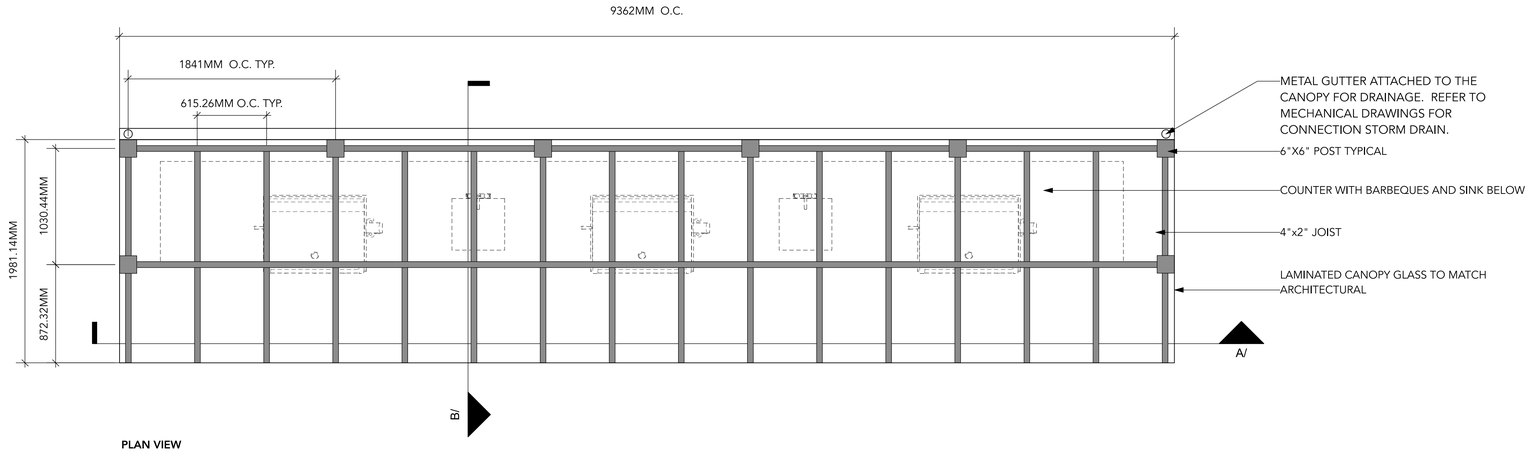
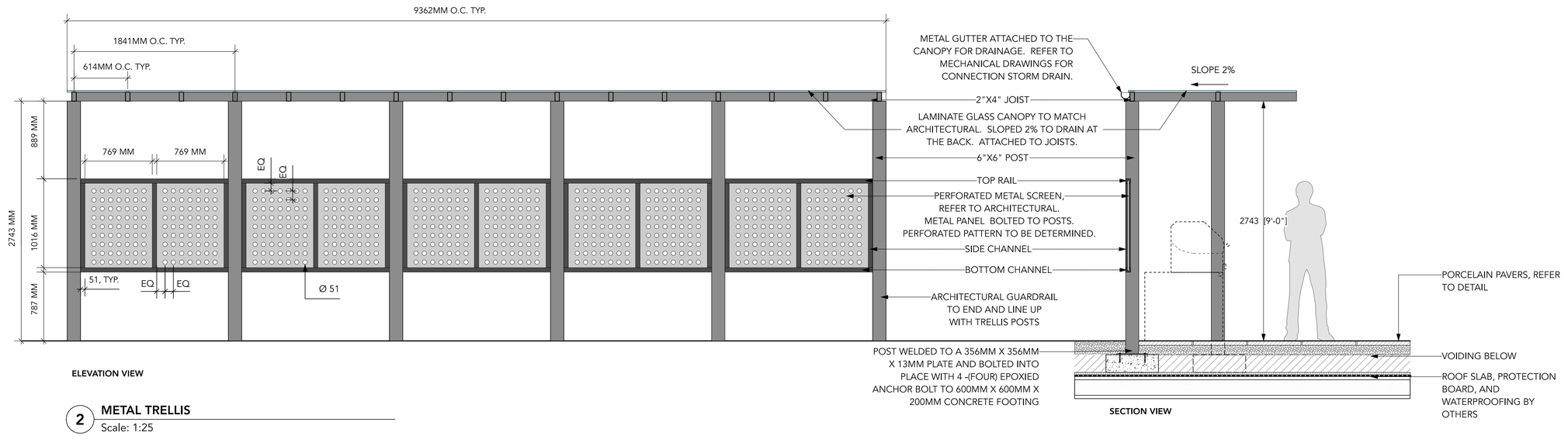
DETAILS - FURNISHINGS

L5.4



PLAN VIEW



ELEVATION VIEW

SECTION VIEW

2 METAL TRELLIS

Scale: 1:25

NOTES:

1. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CONNECTIONS FOR DOWN LIGHTS.

2. REFER TO MECHANICAL DRAWINGS FOR CONNECTION TO DRAINS.

3. CONTRACTOR TO PROVIDE STRUCTURAL SHOP DRAWINGS FOR CONSULTANTS REVIEW AND APPROVAL PRIOR TO FABRICATION OF METAL TRELLIS.

4. METAL FINISH TO MATCH ARCHITECTURAL PAINT COLOUR.

5. ALL FASTENERS TO BE HOT DIPPED GALVANIZED.

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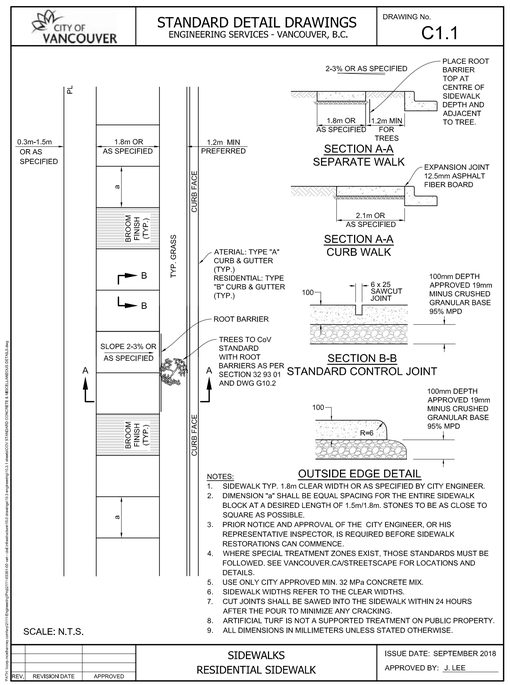
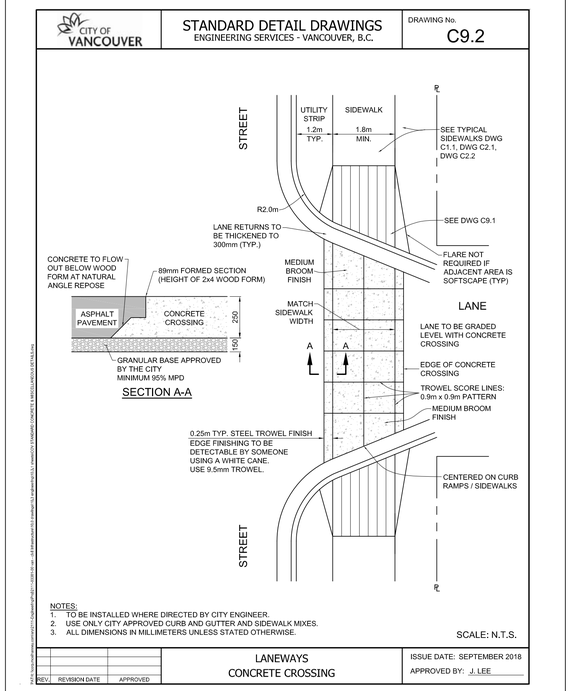
DETAILS - FURNISHINGS

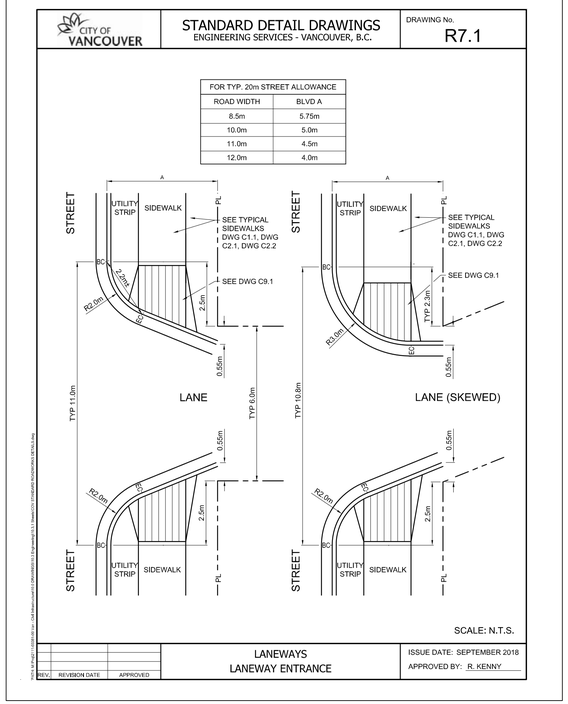
L5.5



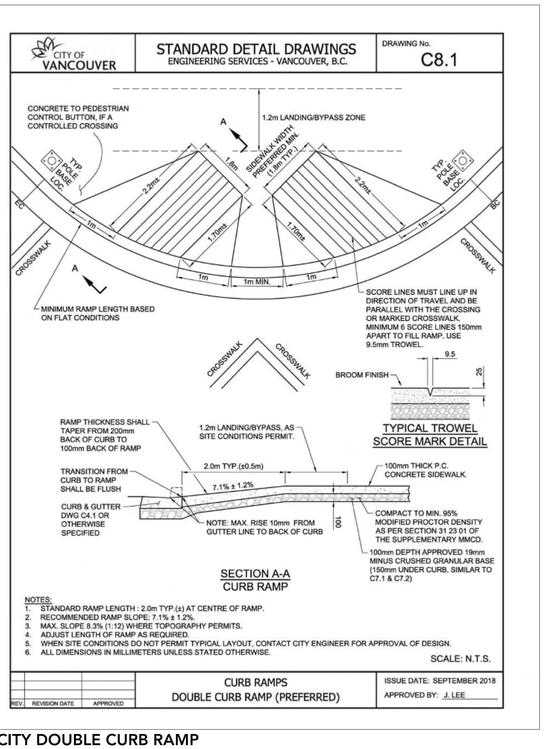
1 CITY STANDARD SIDEWALK
Scale: NTS



2 PEDESTRIAN LANE CROSSING
Scale: NTS



3 PEDESTRIAN LANE CROSSING
Scale: NTS



4 CITY DOUBLE CURB RAMP
Scale: NTS

Judy Stoyko
Landscape Architecture

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DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

NOT FOR CONSTRUCTION

L	DP APPLICATION DRAFT	2026-09-18
K	ISSUED FOR 100% IFT REVIEW	2026-09-11
J	RE-ISSUED FOR DEVELOPMENT PERMIT	2026-08-17
I	ISSUED FOR 90% IFT REVIEW	2026-08-14
H	ISSUED FOR 75% IFT	2026-07-09
G	50% IFT SUBMISSION	2026-06-12
F	DP PRIOR TO COMMENTS	2026-05-19
E	ISSUED FOR DEVELOPMENT PERMIT	2025-12-12
D	ISSUED FOR PRE-DP	2025-06-10
C	ISSUED FOR PRE-DP	2025-06-10
B	PROGRESS REVIEW	2025-05-28
A	PROGRESS REVIEW	2025-05-22

REVISIONS

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
JUDY STOYKO
354

MIXED USE RENTAL APARTMENTS
57 LAKEWOOD DRIVE
VANCOUVER, BC

Scale:	1:100
Drawn:	JS/MS
Reviewed:	JS
Project No.	25-005

DETAILS - CITY STANDARDS

L5.6