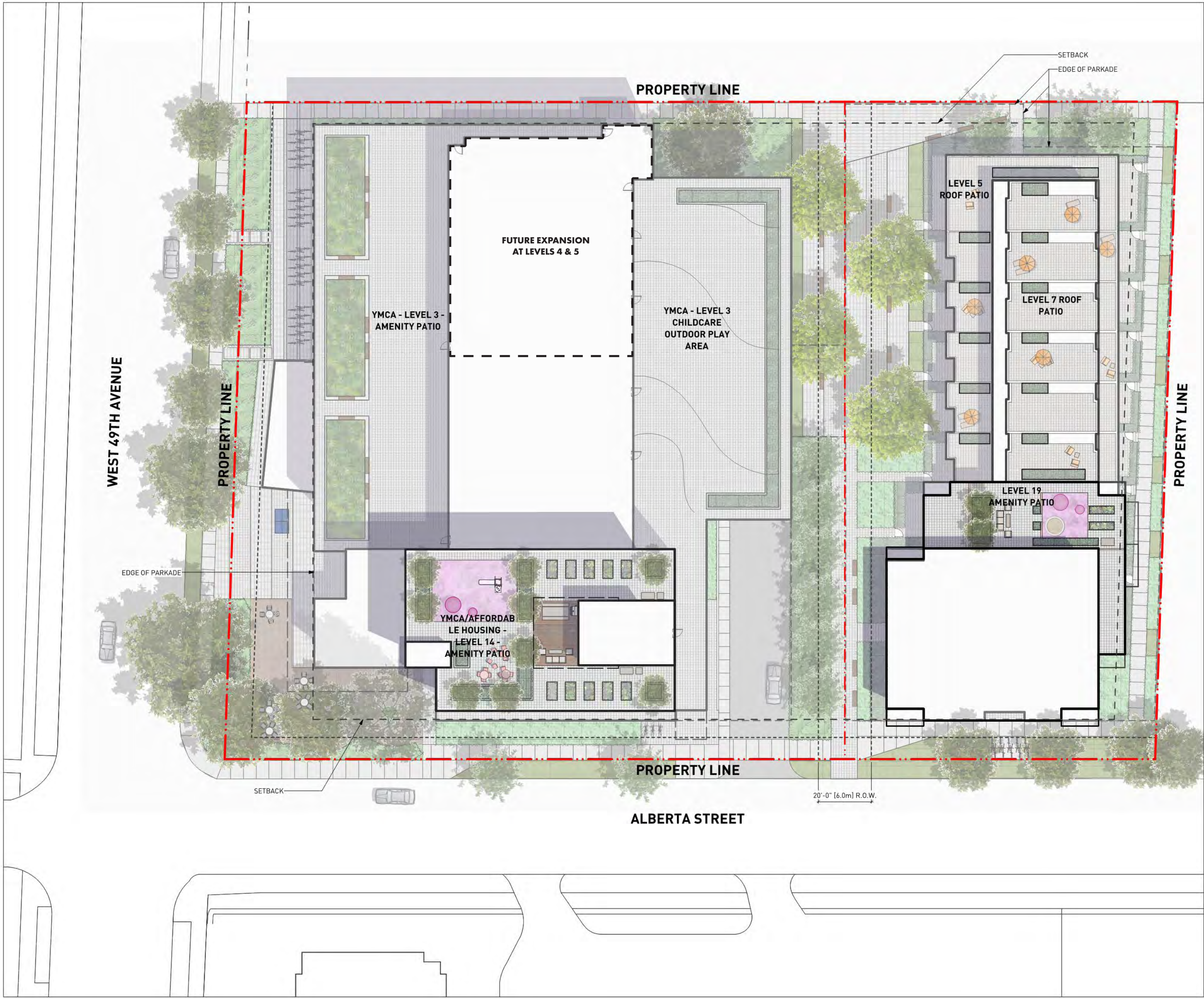


6.0 LANDSCAPE DRAWINGS



PROJECT NAME
LANGARA YMCA

CIVIC ADDRESS
282 WEST 49TH AVENUE - VANCOUVER, BC

LEGAL ADDRESS
LOT 4, BLOCK 1165, PLAN 16033, DISTRICT LOT 526
GROUP 1, NEW WESTMINSTER LAND DISTRICT

DRAWING CONTENTS	
L0.00	COVER PAGE
L0.01	TREE MANAGEMENT PLAN
L1.00	LANDSCAPE CONTEXT PLAN
L1.01	OVERALL LANDSCAPE SITE PLAN
L1.02	LANDSCAPE PLAN - LEVEL 1
L1.03	LANDSCAPE PLAN - LEVEL 3
L1.04	LANDSCAPE PLAN - ROOF
L2.01	SECTIONS
L2.02	SECTIONS
L3.01	REPRESENTATIVE PLANT LIST AND IMAGES
L3.02	PRECEDENT IMAGES



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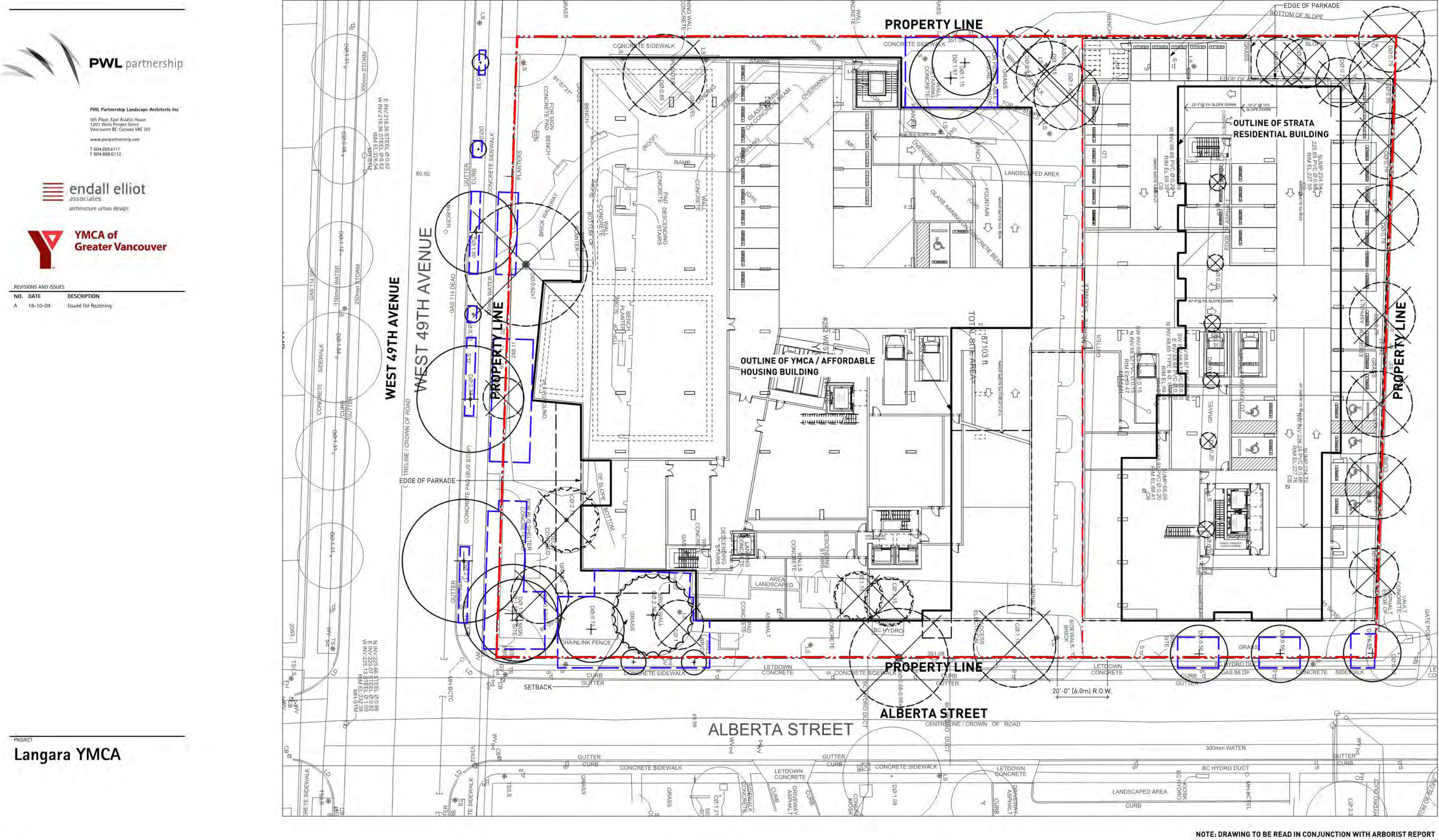
282 West 49th Avenue
Vancouver, BC

Cover Page

NORTH		SCALE
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DATE	September 25, 2018	
FILE NAME	18053 Plan.vrx	
PLOTTED	18-10-18	
DRAWN	JS	REVIEWED BH/LN

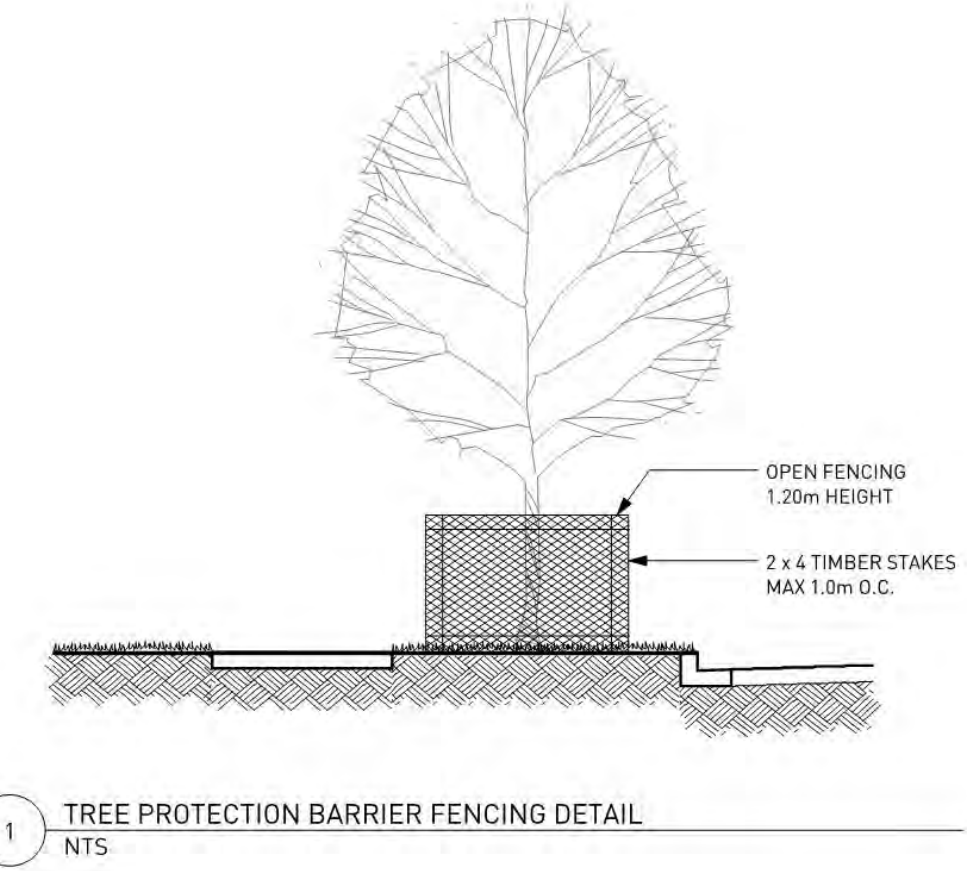
L0.00

6.0 LANDSCAPE DRAWINGS



TREE MANAGEMENT LEGEND	
	EXISTING DECIDUOUS TREE - TO BE RETAINED AND PROTECTED
	EXISTING DECIDUOUS TREE - TO BE REMOVED
	EXISTING CONIFER TREE - TO BE RETAINED AND PROTECTED
	EXISTING CONIFER TREE - TO BE REMOVED
	TREE PROTECTION BARRIER FENCE

- TREE PROTECTION GENERAL NOTES**
- A. EXCAVATION AROUND TREES**
- EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
 - DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
 - TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M (6'-0") HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES**
- HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
 - USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
 - RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
- C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES**
- TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
 - DO NOT CUT MAIN LATERAL ROOTS.
 - CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
 - ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
- D. PROTECTION OF EXPOSED ROOTS**
- DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
 - TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
 - WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.





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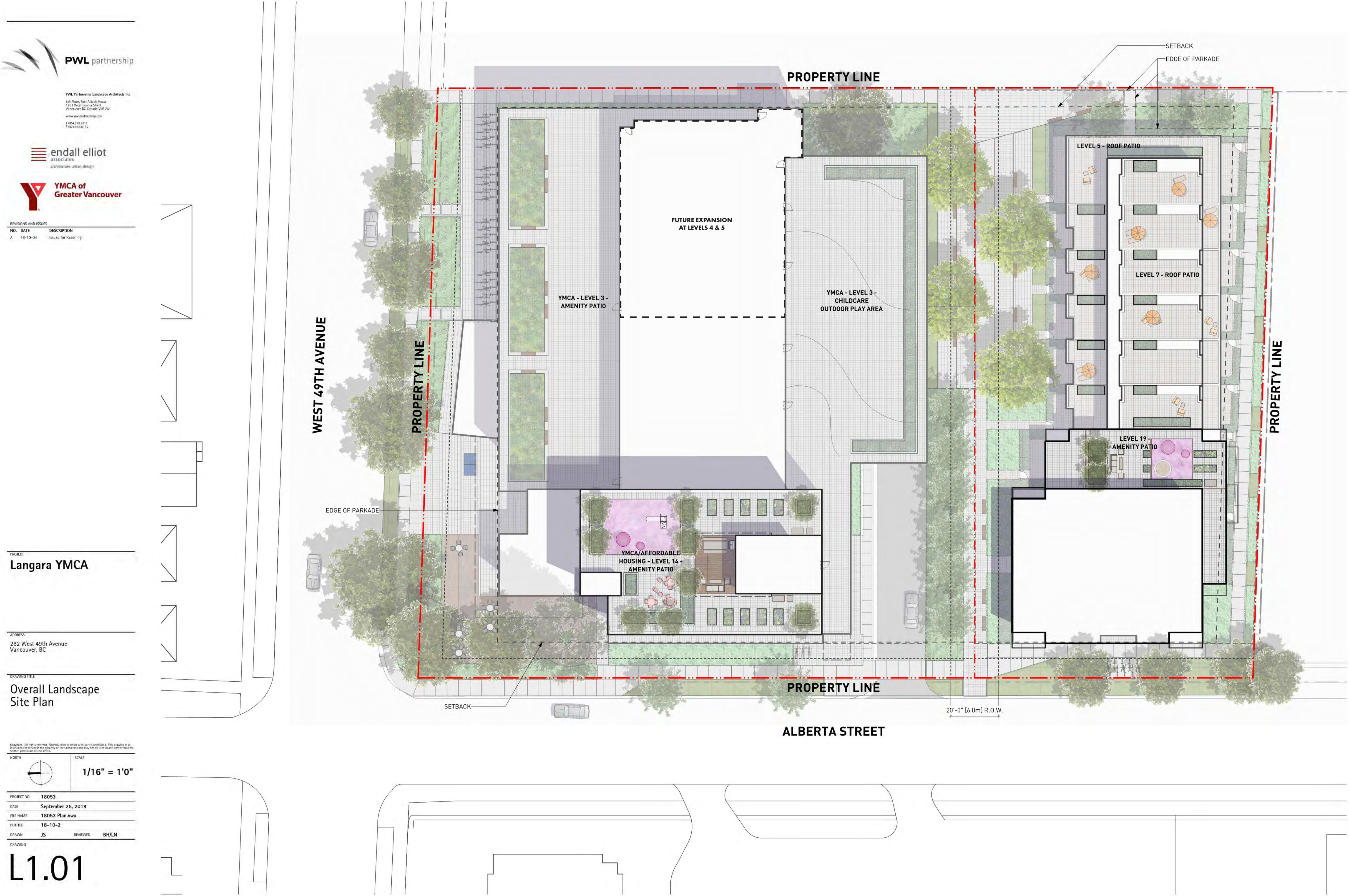
ADDRESS
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Vancouver, BC

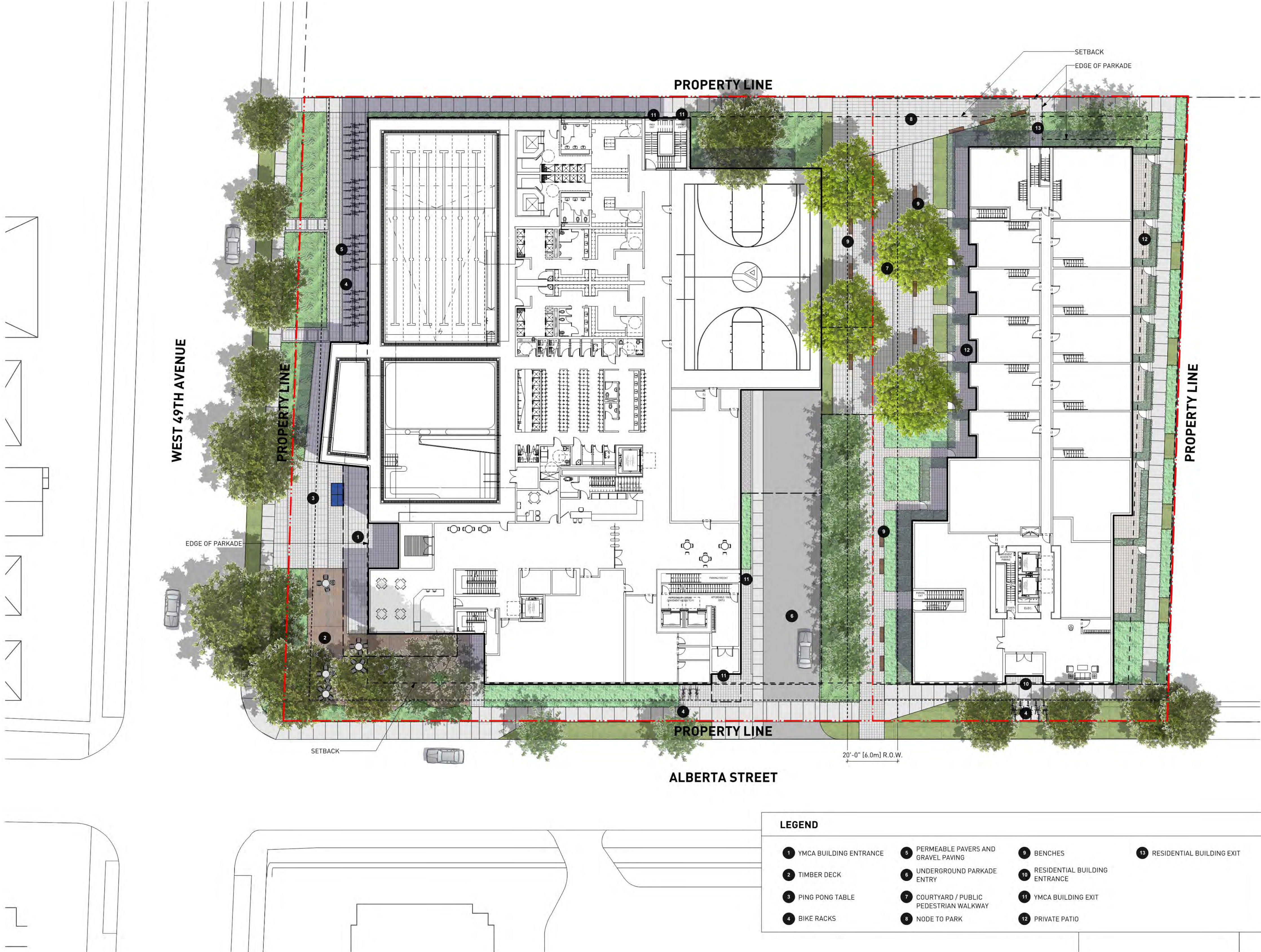
DRAWING TITLE
Landscape Context Plan

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NORTH	SCALE
PROJECT NO. 18053	DATE September 25, 2018
FILE NAME 18053 Plan.vwx	PLOTTED 18-10-2
DRAWN JS	REVIEWED BH/LN

L1.00

6.0 LANDSCAPE DRAWINGS





LEGEND

- | | | | |
|--------------------------|---|----------------------------------|------------------------------|
| 1 YMCA BUILDING ENTRANCE | 5 PERMEABLE PAVERS AND GRAVEL PAVING | 9 BENCHES | 13 RESIDENTIAL BUILDING EXIT |
| 2 TIMBER DECK | 6 UNDERGROUND PARKADE ENTRY | 10 RESIDENTIAL BUILDING ENTRANCE | |
| 3 PING PONG TABLE | 7 COURTYARD / PUBLIC PEDESTRIAN WALKWAY | 11 YMCA BUILDING EXIT | |
| 4 BIKE RACKS | 8 NODE TO PARK | 12 PRIVATE PATIO | |



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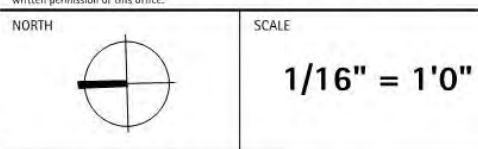
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DRAWING TITLE
Landscape Plan
Level 1

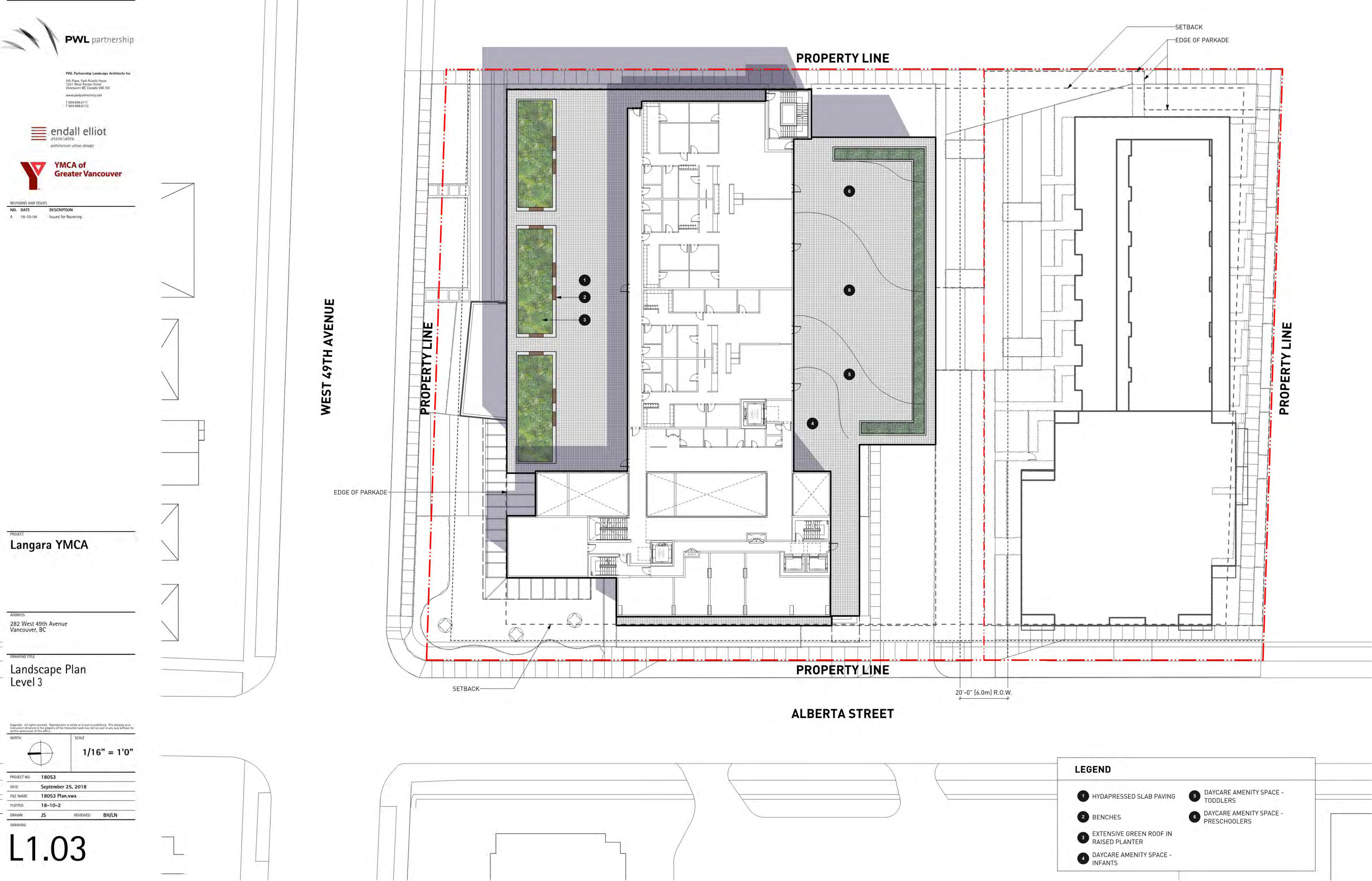
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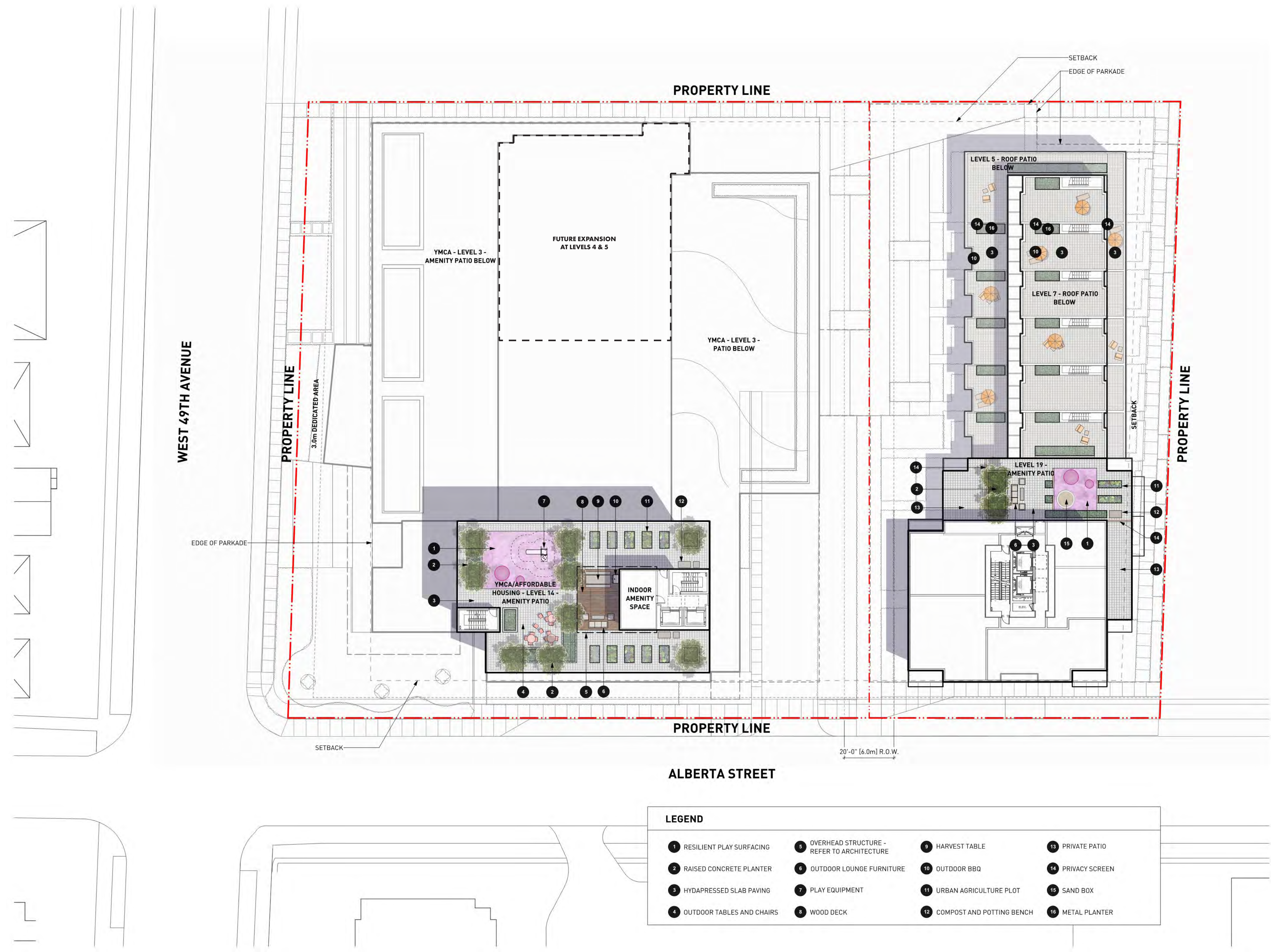


PROJECT NO.	18053
DATE	September 25, 2018
FILE NAME	18053 Plan.vwx
PLOTTED	18-10-2
DRAWN	JS
REVIEWED	BH/LN

L1.02

6.0 LANDSCAPE DRAWINGS





LEGEND

- | | | | |
|-----------------------------|--|------------------------------|-------------------|
| 1 RESILIENT PLAY SURFACING | 5 OVERHEAD STRUCTURE - REFER TO ARCHITECTURE | 9 HARVEST TABLE | 13 PRIVATE PATIO |
| 2 RAISED CONCRETE PLANTER | 6 OUTDOOR LOUNGE FURNITURE | 10 OUTDOOR BBQ | 14 PRIVACY SCREEN |
| 3 HYDAPRESSED SLAB PAVING | 7 PLAY EQUIPMENT | 11 URBAN AGRICULTURE PLOT | 15 SAND BOX |
| 4 OUTDOOR TABLES AND CHAIRS | 8 WOOD DECK | 12 COMPOST AND POTTING BENCH | 16 METAL PLANTER |



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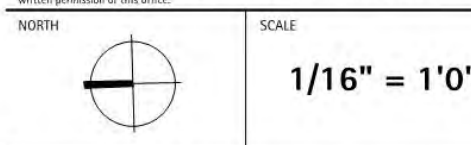
NO.	DATE	DESCRIPTION
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PROJECT
Langara YMCA

ADDRESS
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DRAWING TITLE
Landscape Plan
Roof

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L1.04

6.0 LANDSCAPE DRAWINGS



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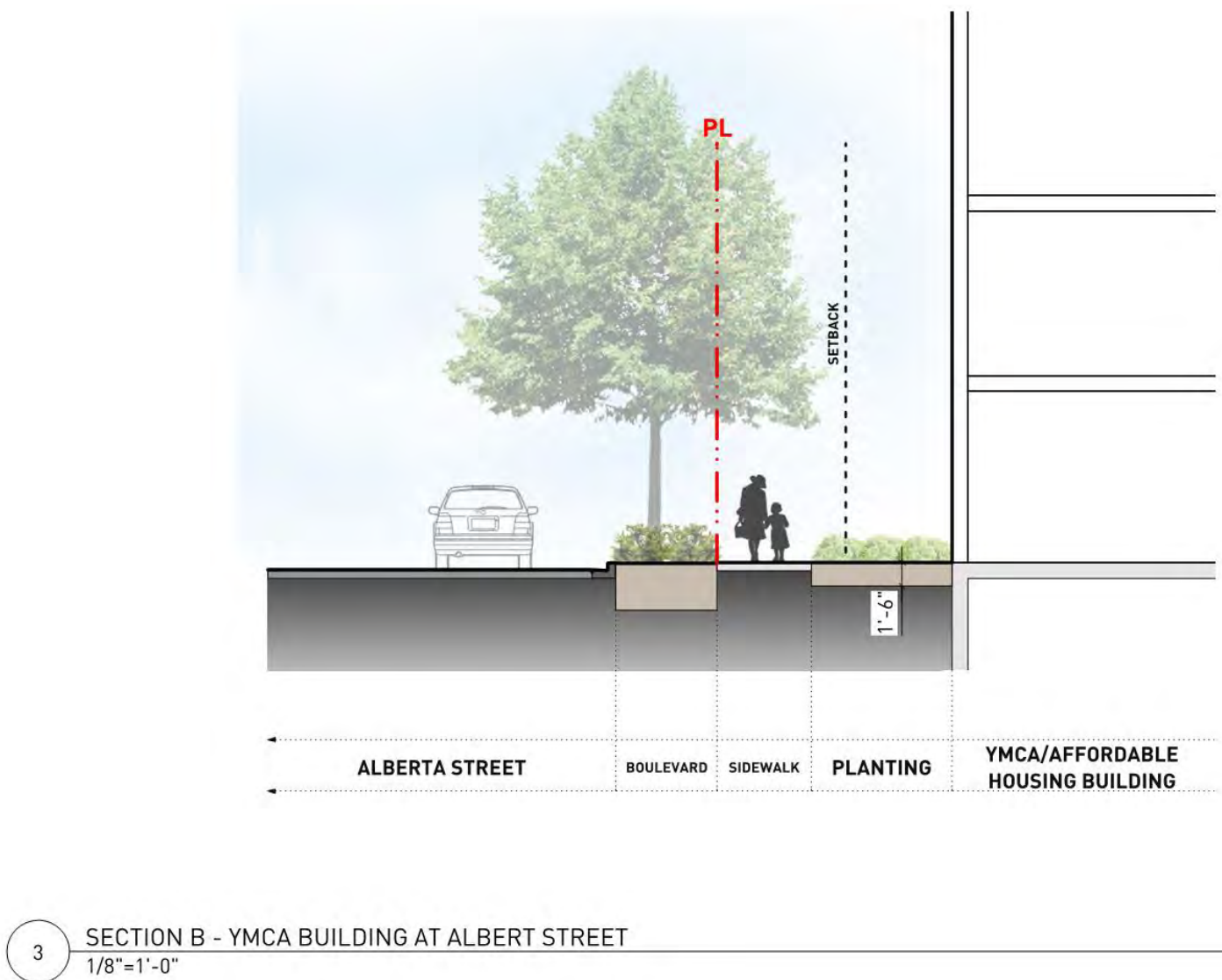
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REVIEWS AND ISSUES

NO.	DATE	DESCRIPTION
1	18-10-04	ISSUED FOR REZONING



PROJECT

Langara YMCA

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DRAWING TITLE

Sections

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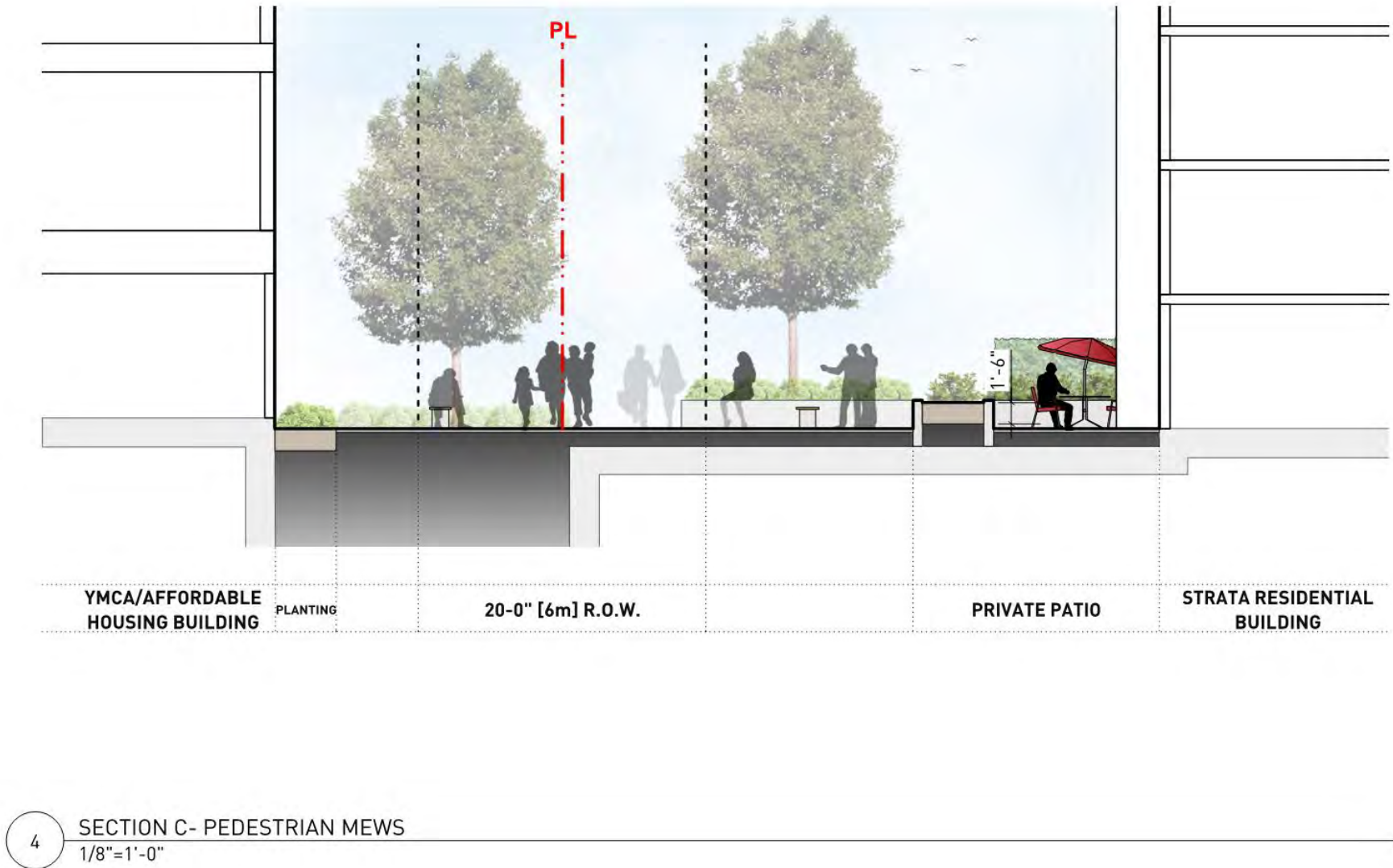
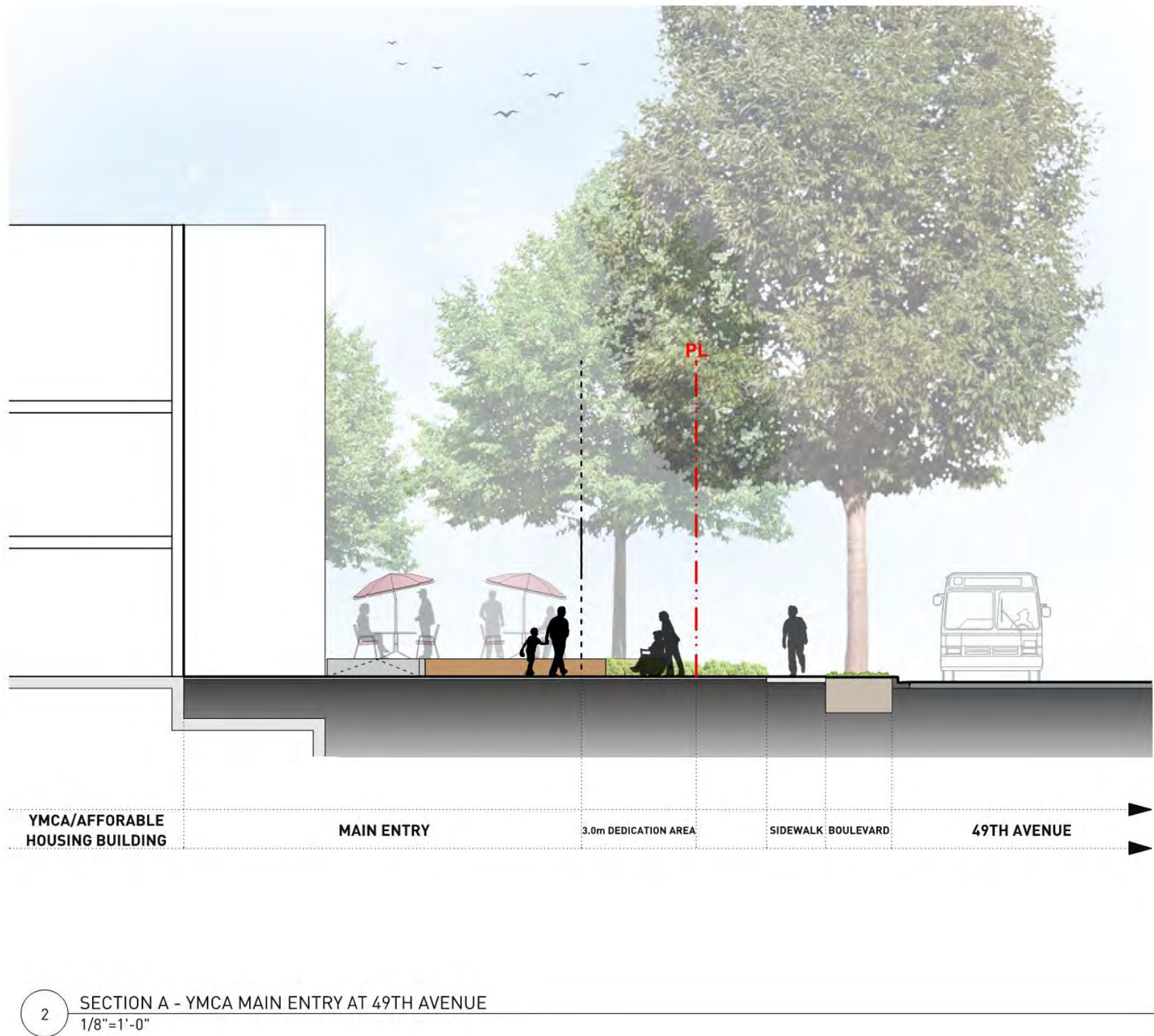
NORTH

SCALE

As Indicated

PROJECT NO.	18053
DATE	September 25, 2018
FILE NAME	18053 Sections.vwx
PLOTTED	18-10-2
DRAWN	JS/LN
REVIEWED	BH/LN

DRAWING

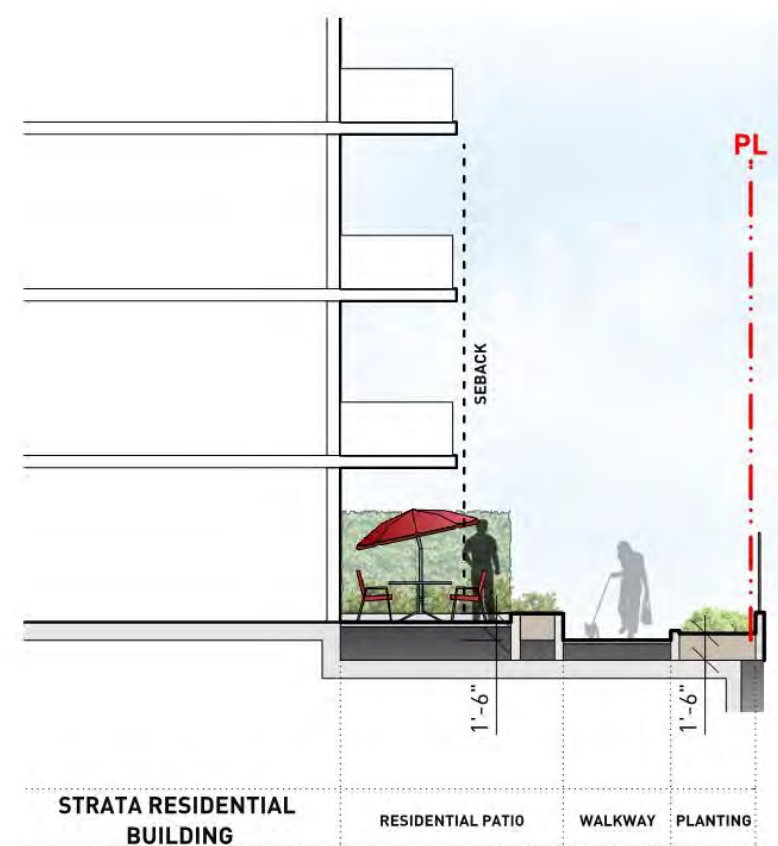


L2.01

6.0 LANDSCAPE DRAWINGS



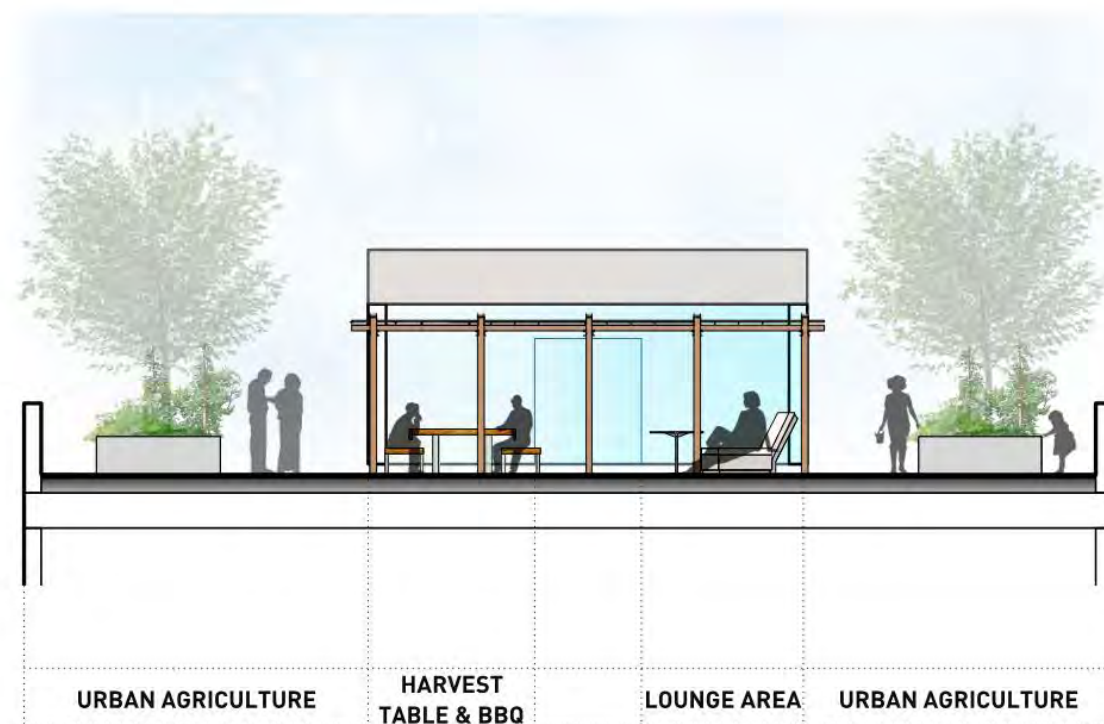
1 KEY PLAN
NTS



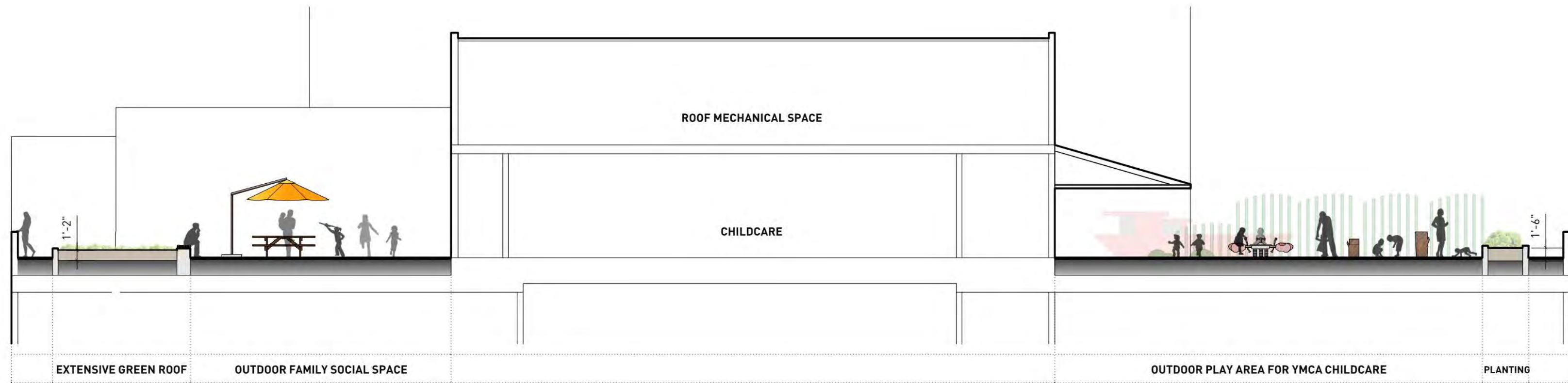
2 SECTION D - STRATA/RESIDENTIAL BUILDING - PATIO ENTRY
1/8"=1'-0"



3 SECTION E - YMCA/AFFORDABLE HOUSING - AMENITY (LEVEL 14)
1/8"=1'-0"



4 SECTION F - YMCA/AFFORDABLE HOUSING - AMENITY (LEVEL 14)
1/8"=1'-0"



5 SECTION G - YMCA - AMENITY AND CHILDREN'S DAYCARE (LEVEL 3)
1/8"=1'-0"



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REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
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PROJECT
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DRAWING TITLE
Sections

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NORTH	
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L2.02

6.0 LANDSCAPE DRAWINGS

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REVISIONS AND ISSUES

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Plant List					
Langara YMCA					
Botanical Name	Common Name	Scheduled Size	Spacing	Remarks	
Trees					
Acer circinatum	Vine Maple	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Nursery grown, minimum 3 stems	
Acer palmatum 'Green'	Green Japanese Maple	2.4 m ht. x 1.8 m w. (8'ht. x 6'w.)	As Shown	B&B, Specimen and densely branched, no included bark	
Amelanchier alnifolia	Saskatoon Serviceberry	3.0 m ht. (9'-0" ht.)	As Shown	B&B, Multi-stemmed, dense tree, nursery grown.	
Liriodendron tulipifera	American Tulip Tree	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.	
Malus 'Honeycrisp'	Honeycrisp Apple	5 cm cal. (2" cal.)	As Shown	B&B, Well branched, dense tree	
Malus 'Liberty'	Liberty Apple	5cm cal. (2" cal.)	As Shown	B&B, Well established, dense tree, 6' (1.8m) std.	
Picea omorika	Serbian Spruce	2.4 m ht. (8'-0" ht.)	As Shown	B&B, Well branched, dense tree	
Pseudotsuga menziesii-4m ht.	Douglas Fir-4m ht.	4.0 m ht. (13'-0" ht.)	As Shown	B&B, Uniform, dense branching, nursery growth	
Pseudotsuga menziesii-5m ht.	Douglas Fir-5m ht.	5.0 m ht. (16'-5" ht.)	As Shown	B&B, Uniform, dense branching, nursery growth	
Shrubs					
Abelia 'Edward Goucher'	Edward Goucher Abelia	#3 pot	75cm (30")	Well established	
Berberis x chenautili	Chenautil Barberry	#3 pot	900cm (36")	Well established	
Buxus sempervirens	Common Box	#2 pot	38cm (15")	Well established	
Ceanothus impressus 'Victoria'	Brilliant Ceanothus	#3 pot	90cm (36")	Well established	
Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	#2 pot	90cm (36")	Well established	
Fothergilla gardenii	Fothergilla	#2 pot	75cm (30")	Well established	
Gaultheria shallon	Salal	#2 pot	45cm (18")	Well established, nursery grown	
Lonicera nitida 'Baggesen's Gold'	Golden Box Honeysuckle	#3 pot	60cm (24")	Well established	
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	#2 pot	45cm (18")	Well established, nursery grown	
Pinus mugo mughus	Mugo Pine	#2 pot	45cm (18")	Well established	
Potentilla fruticosa 'Gold Drop'	Dwarf Cinquefoil 'Gold Drop'	#2 pot	60cm (24")	Well established	
Rhododendron 'Snow Lady'	Snow Lady Rhododendron	#3 pot	60cm (24")	Well established	
Rhododendron impeditum	Cloud Land Rhododendron	#2 pot	60cm (24")	Well established	
Rosa nutkana	Nootka Rose	#2 pot	90cm (36")	Well established, nursery grown	
Salix purpurea 'Nana'	Dwarf Purple Osier	#2 pot	75cm (30")	Well established	
Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm (18")	Well established	
Skimmia reevesiana	Reeves Skimmia	#2 pot	45cm (18")	Well established	
Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm (24")	Well established, dense hedging plant / B & B	
Vaccinium corymbosum 'Chandler'	Chandler Blueberry	#3 pot	120cm (48")	Well established	
Viburnum davidii	David Viburnum	#2 pot	60cm (24")	Well established	
Ground Cover					
Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	38cm (15")	15cm (6") leads. Minimum 3 leads, nursery grown	
Fragaria chiloensis	Beach Strawberry	#1 pot	30cm (12")	10cm (4") height. Well established, nursery grown	
Mahonia repens	Creeping Barberry	#1 pot	40cm (16")	Well established, nursery grown	
Perennials					
Echinacea purpurea	Purple Cone Flower	#1 pot	45 cm (18")	Well established	
Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	#1 pot	45 cm (18")	Well established	
Heuchera micrantha	Alumroot	#1 pot	30 cm (12")	Well established, nursery grown	
Lavandula angustifolia	True Lavender	#1 pot	45 cm (18")	Well established	
Lupinus nootkatensis	Nootka Lupine	#1 pot	30 cm (12")	Well established, nursery grown	
Rosemarinus officinalis	Rosemary	#1 pot	45 cm (18")	Well established	
Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	45 cm (18")	Well established	
Salvia officinalis	Garden Sage	#1 pot	30cm (12")	Well established	
Ornamental Grasses					
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reedgrass	#1 pot	75 cm (30")	Well established	
Carex morrowii 'Ice Dance'	Variegated Sedge	#1 pot	38 cm (15")	Well established	
Festuca glauca 'Elijah Blue'	Elijah's Blue Fescue	#1 pot	38 cm (15")	Well established	
Aquatic Plants					
Acorus calamus 'Variegatus'	Variegated Sweet Flag	#1 pot	45 cm (18")	Well established, planted at water's edge, planted with growing medium	
Carex elata 'Aurea'	Golden Variegated Sedge	#1 pot	30 cm (12")	Well established	
Juncus glaucaus	Blue Rush	#1 pot	30 cm (12")	Well established	
Ferns					
Dryopteris erythrosora	Autumn Fern	#1 pot	45 cm (18")	Well established	
Polystichum munium	Western Sword Fern	#1 pot	45 cm (18")	Well established, nursery grown	



Amelanchier alnifolia



Liriodendron tulipifera



Pseudotsuga menziesii



Gaultheria shallon



Dryopteris erythrosora



Pinus mugo 'Pumilo'



Sarcococca hookeriana humilis



Polystichum munitum



Heuchera micrantha



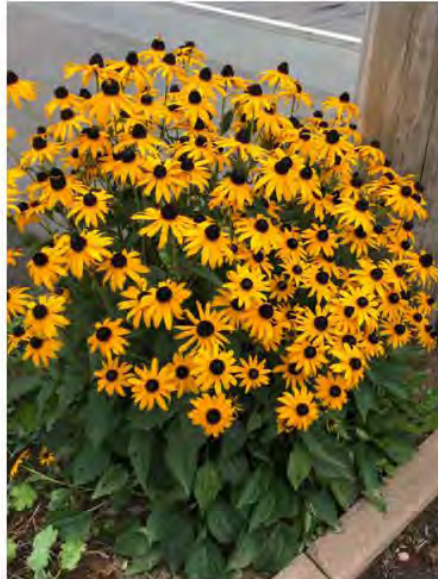
Echinacea purpurea



Festuca glauca 'Elijah Blue'



Lavandula angustifolia



Rudbeckia fulgida 'Goldstrum'



Salvia superba

PROJECT

Langara YMCA

ADDRESS

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DRAWING TITLE

Representative Plant List
And Images

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NORTH

SCALE

PROJECT NO.

18053

DATE

September 25, 2018

FILE NAME

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18-10-2

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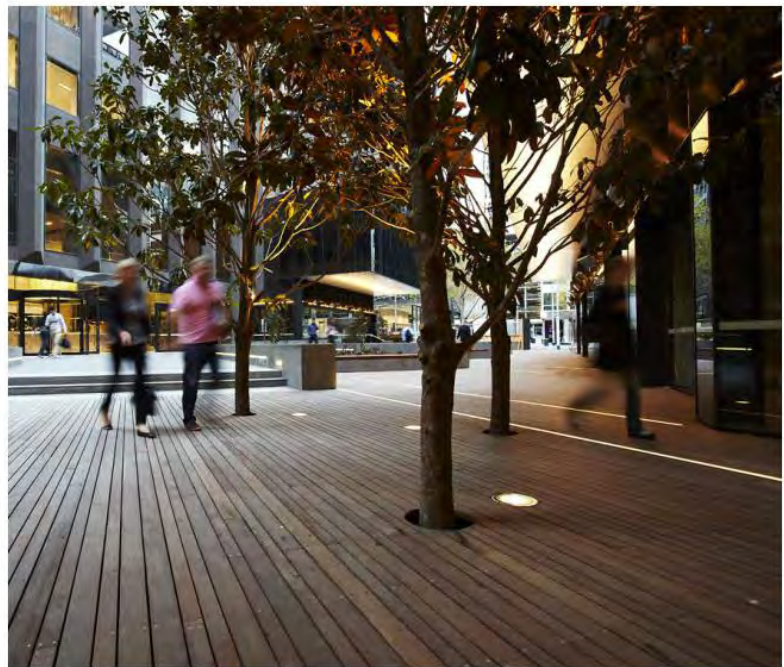
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80 LANGARA / SOUTH VANCOUVER YMCA REDEVELOPMENT REZONING APPLICATION

6.0 LANDSCAPE DRAWINGS



PAVING



WOOD DECK



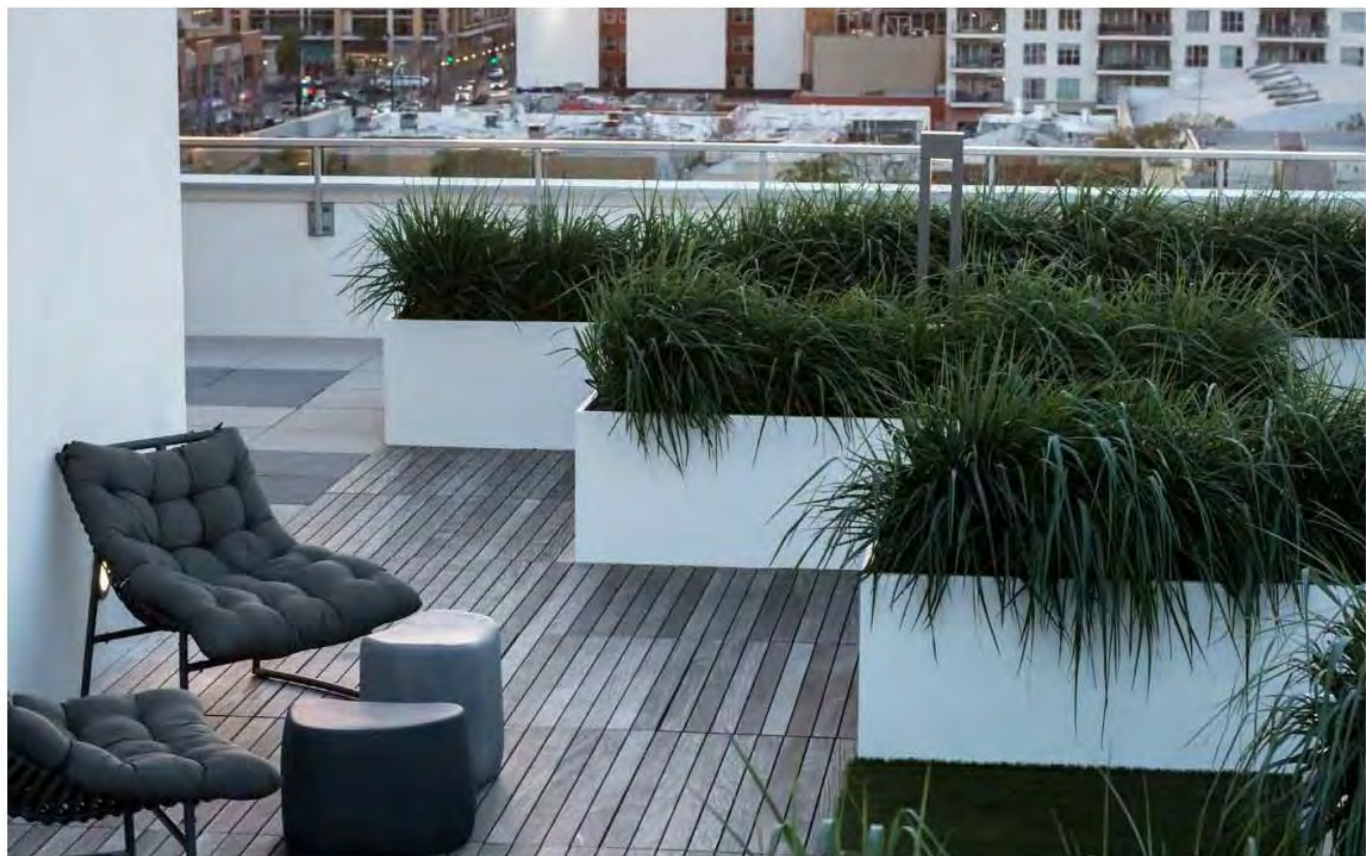
RAIN GARDEN



PING PONG TABLE



WOOD BENCH TOP



METAL PLANTER



TRELLIS



RESILIENT SURFACE AND PLAY SPHERES



HARVEST TABLE



URBAN AGRICULTURE



BIKE RACK



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