

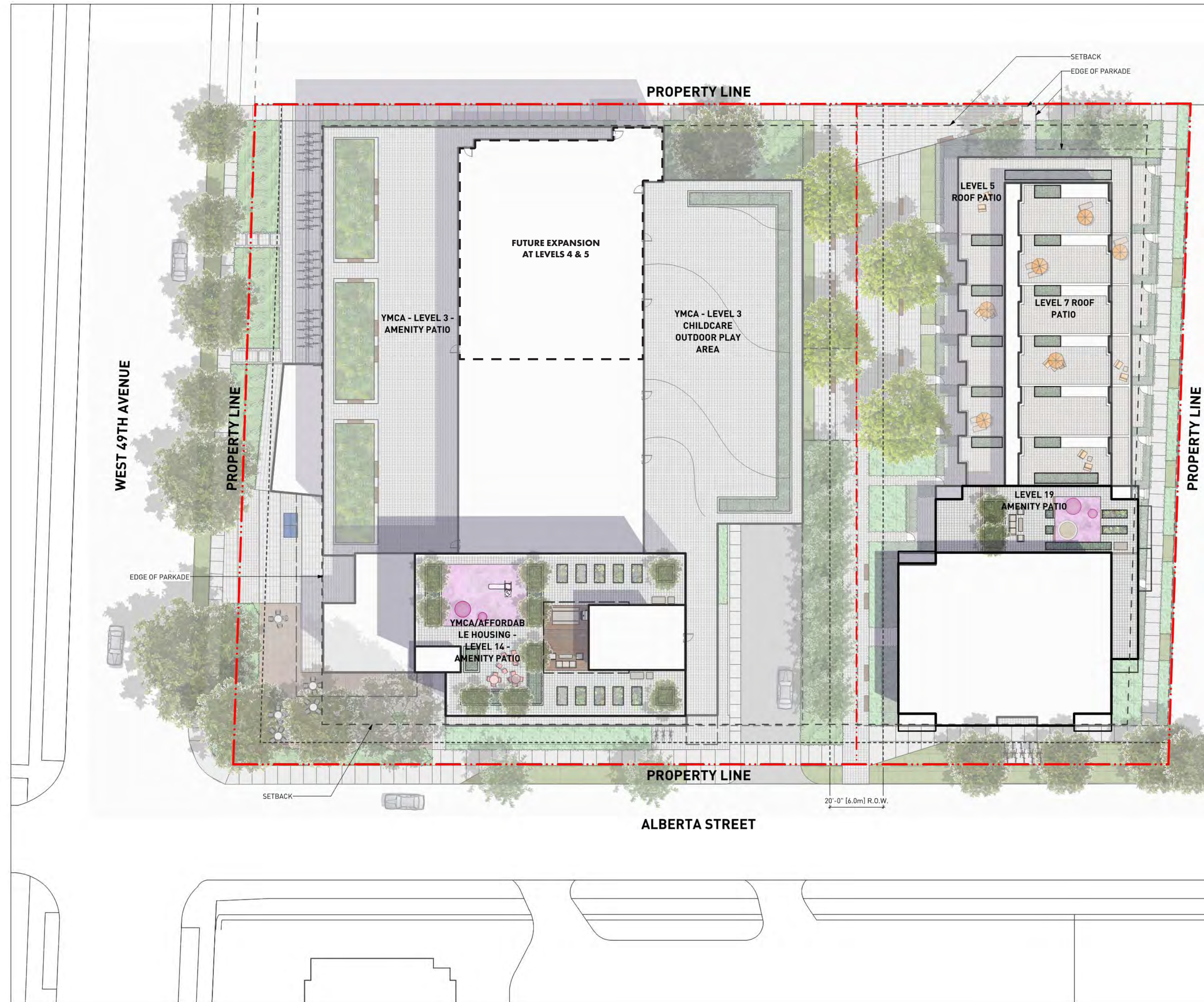
6.0 LANDSCAPE DRAWINGS



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REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
A	18-10-04	Issued for Rezoning



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

PROJECT
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DRAWING TITLE
Cover Page

SCALE	
NORTH	SCALE
	1:250

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

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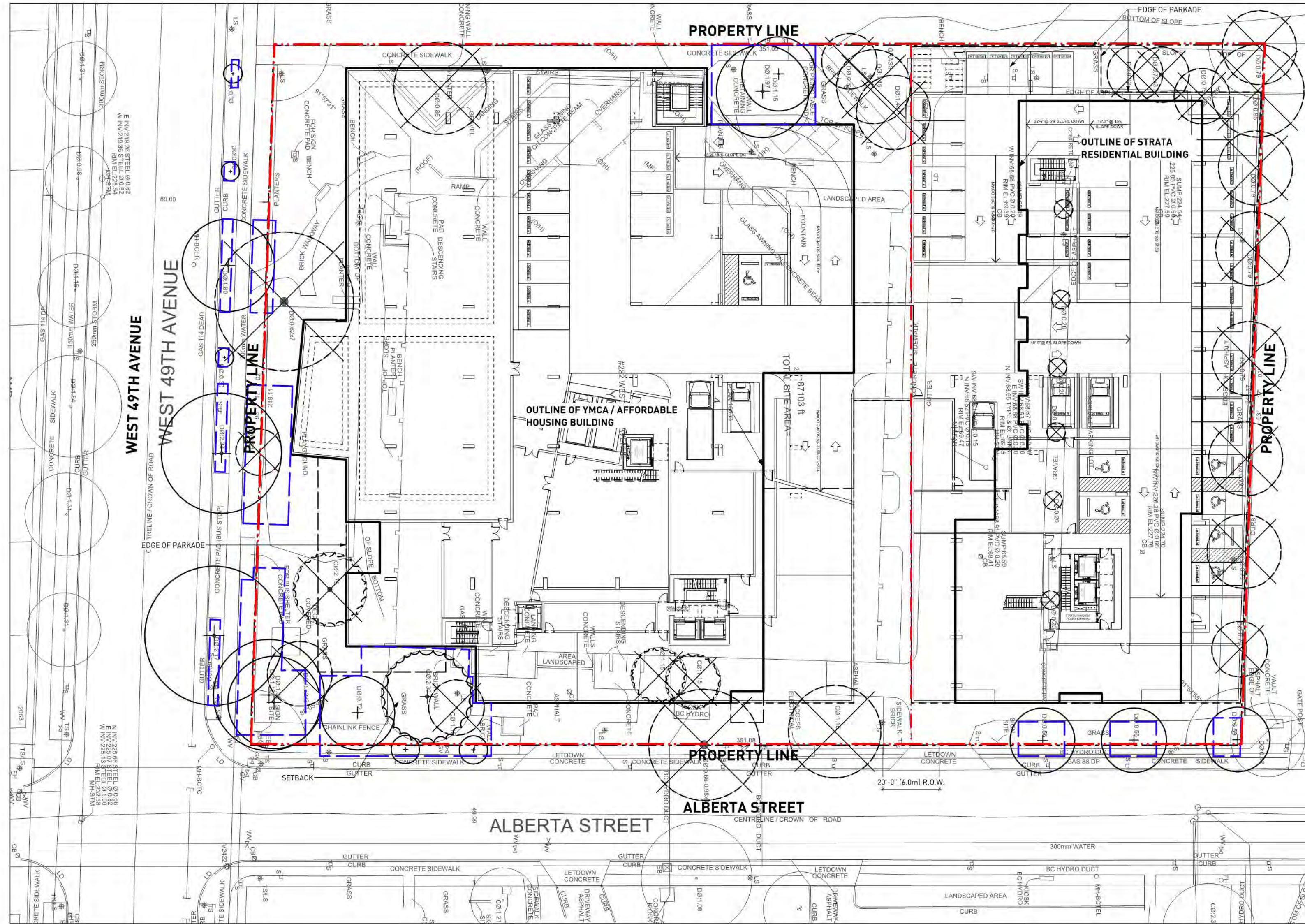
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DRAWING TITLE
Tree Management Plan

NORTH	SCALE
	NTS
PROJECT NO.	18053
DATE	September 25, 2018
FILE NAME	18053 Plan.vwx
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DRAWN	JS
REVIEWED	BH/LN

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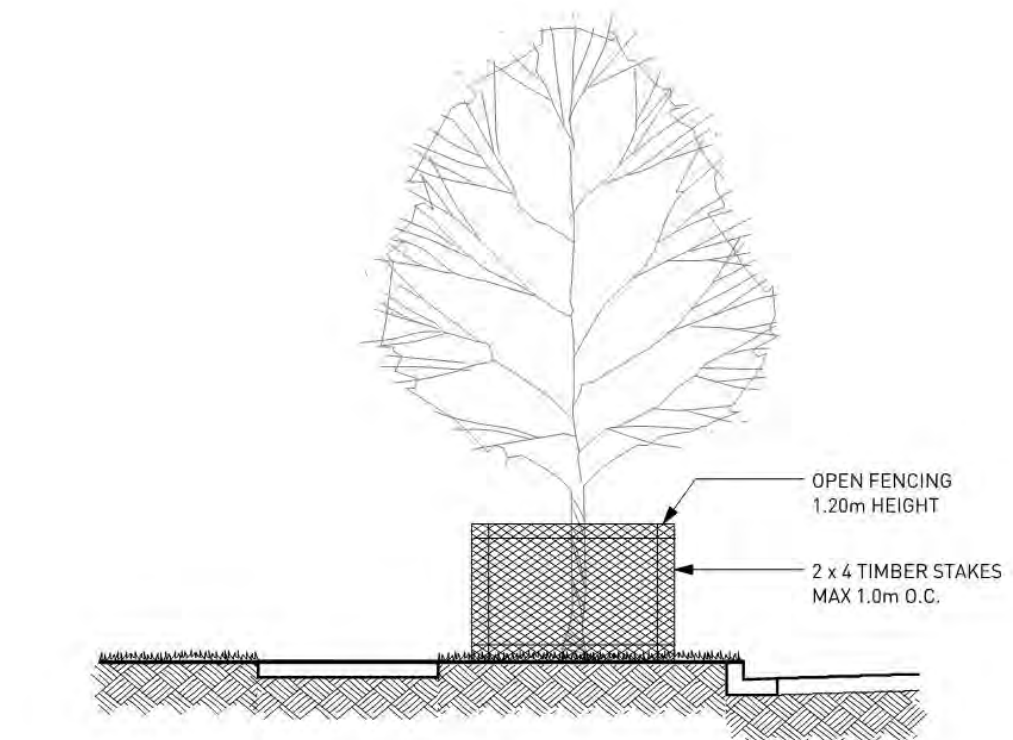


NOTE: DRAWING TO BE READ IN CONJUNCTION WITH ARBORIST REPORT

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.



1 TREE PROTECTION BARRIER FENCING DETAIL
NTS



SITE CONTEXT LEGEND

- Existing Street Trees
- Plaza / Node with Retained Trees
- Pedestrian Connections

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DRAWING TITLE
 Landscape Context Plan

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L1.00

6.0 LANDSCAPE DRAWINGS



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DRAWING TITLE
Overall Landscape
Site Plan

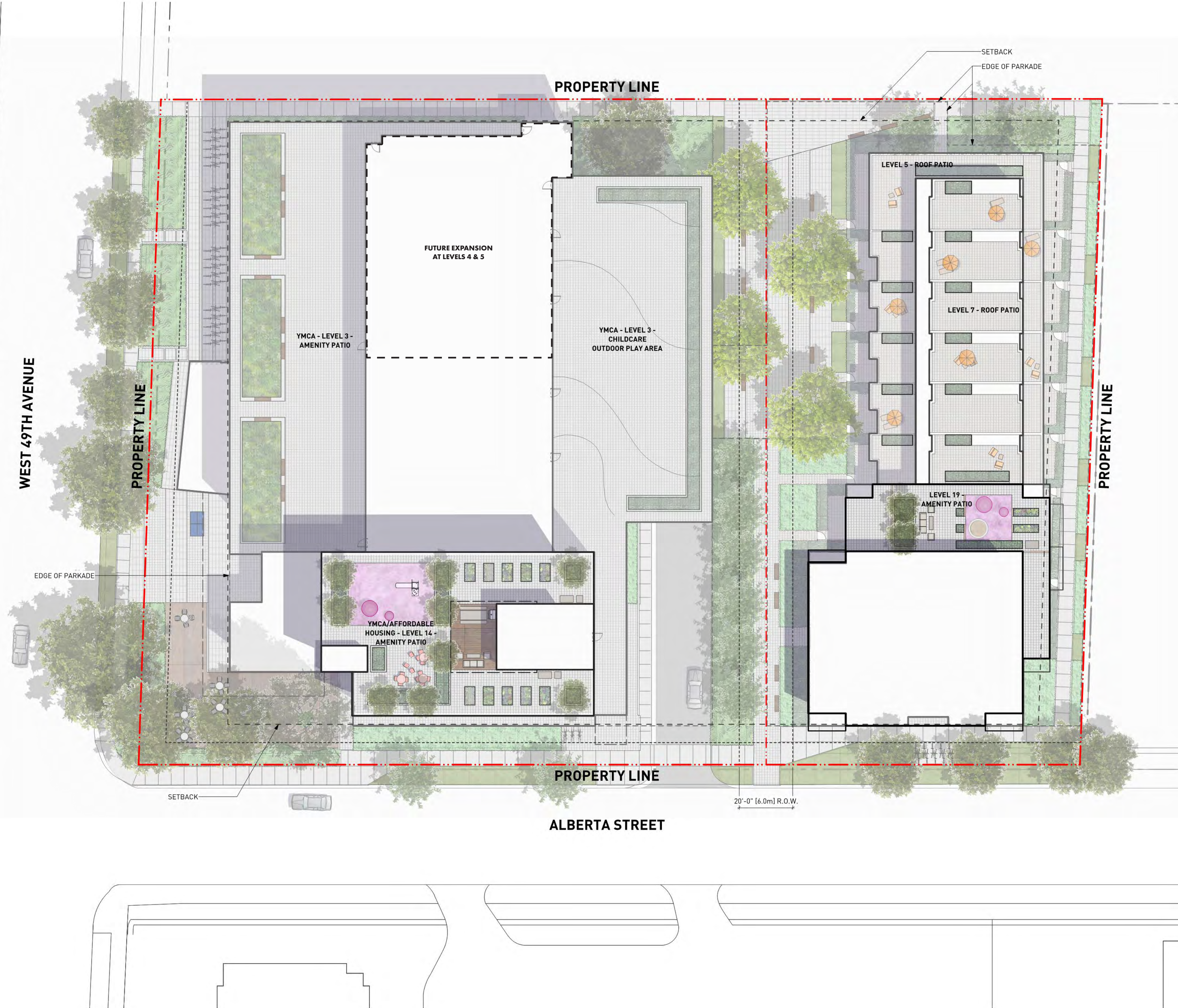
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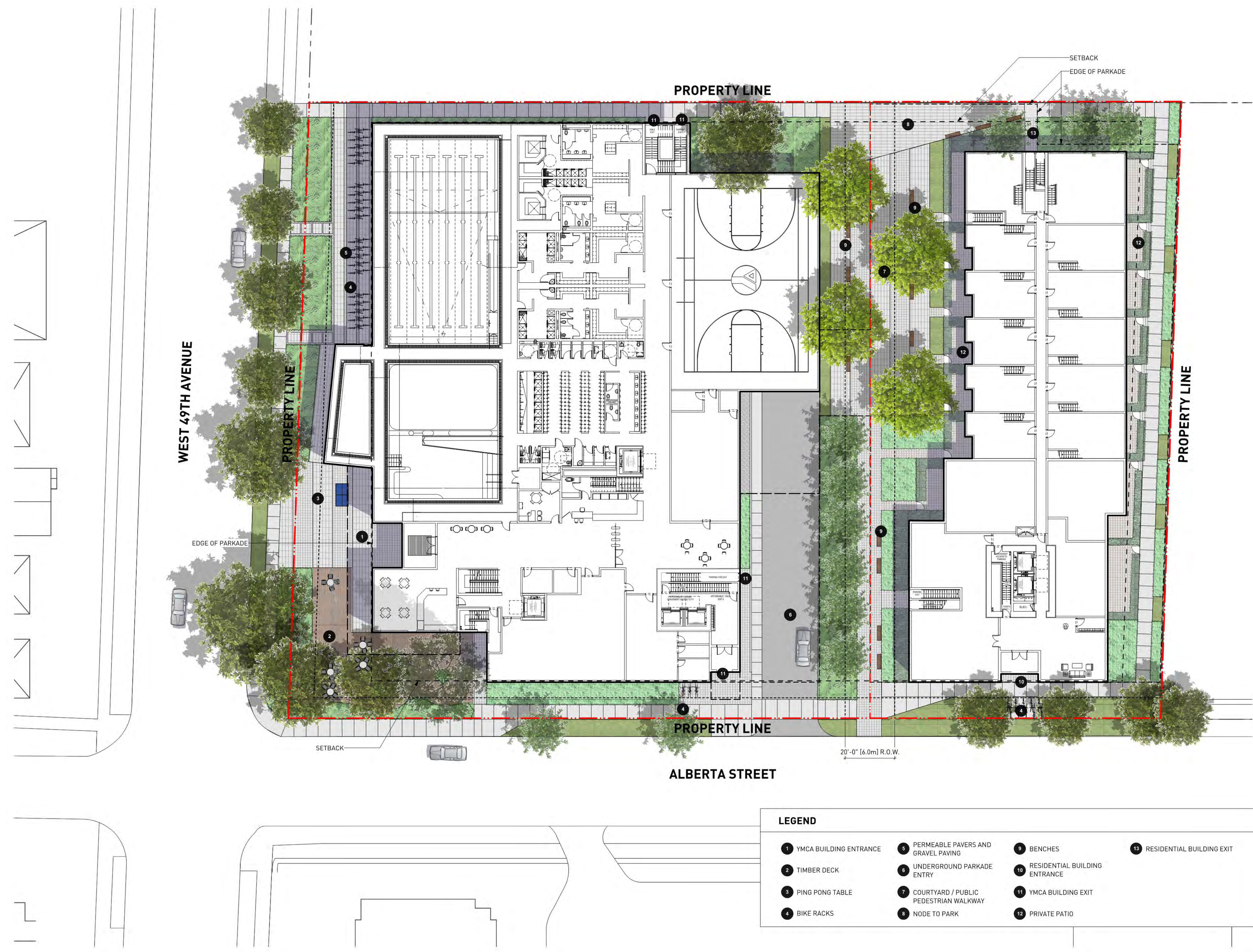
NORTH

SCALE
1/16" = 1'0"

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L1.01





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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DRAWING TITLE
**Landscape Plan
 Level 1**

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NORTH

SCALE
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6.0 LANDSCAPE DRAWINGS



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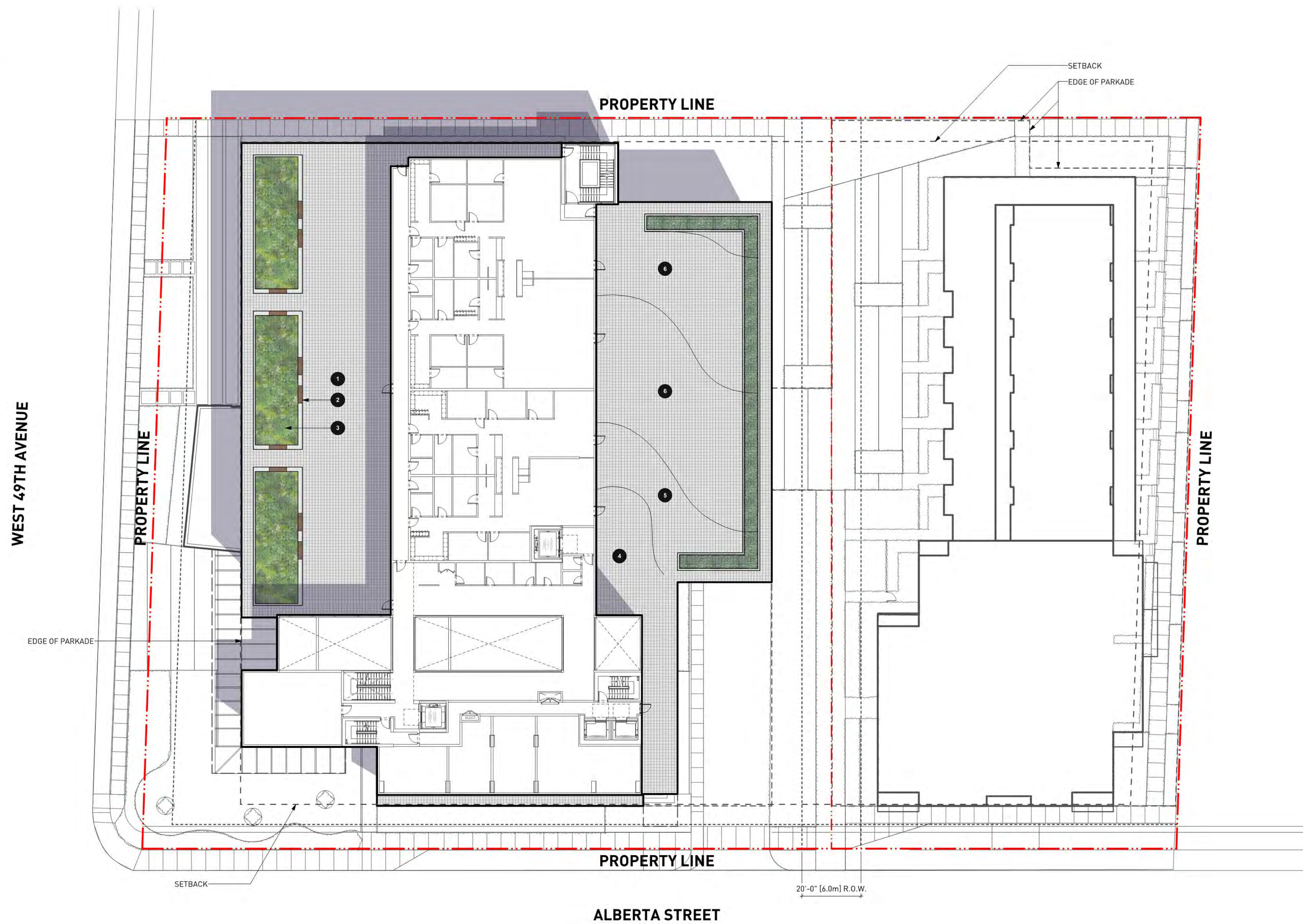
DRAWING TITLE
Landscape Plan
Level 3

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SCALE
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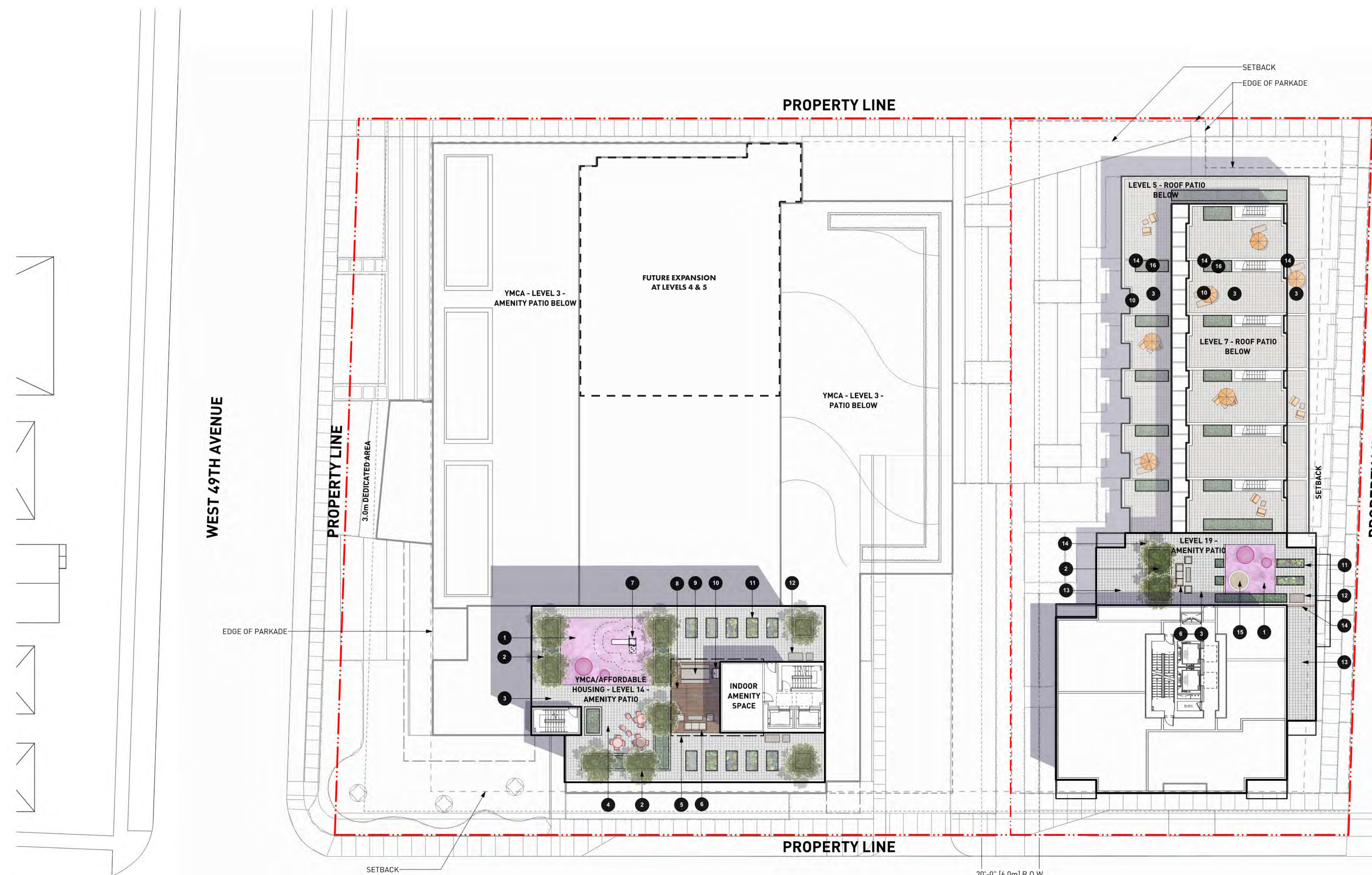
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L1.03



LEGEND

- 1 HYDAPRESSED SLAB PAVING
- 2 BENCHES
- 3 EXTENSIVE GREEN ROOF IN RAISED PLANTER
- 4 DAYCARE AMENITY SPACE - INFANTS
- 5 DAYCARE AMENITY SPACE - TODDLERS
- 6 DAYCARE AMENITY SPACE - PRESCHOOLERS



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



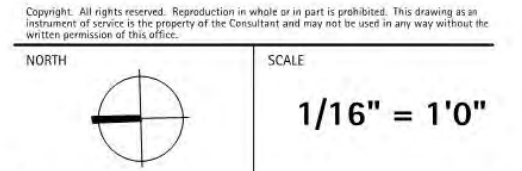
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DRAWING TITLE
**Landscape Plan
 Roof**



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6.0 LANDSCAPE DRAWINGS

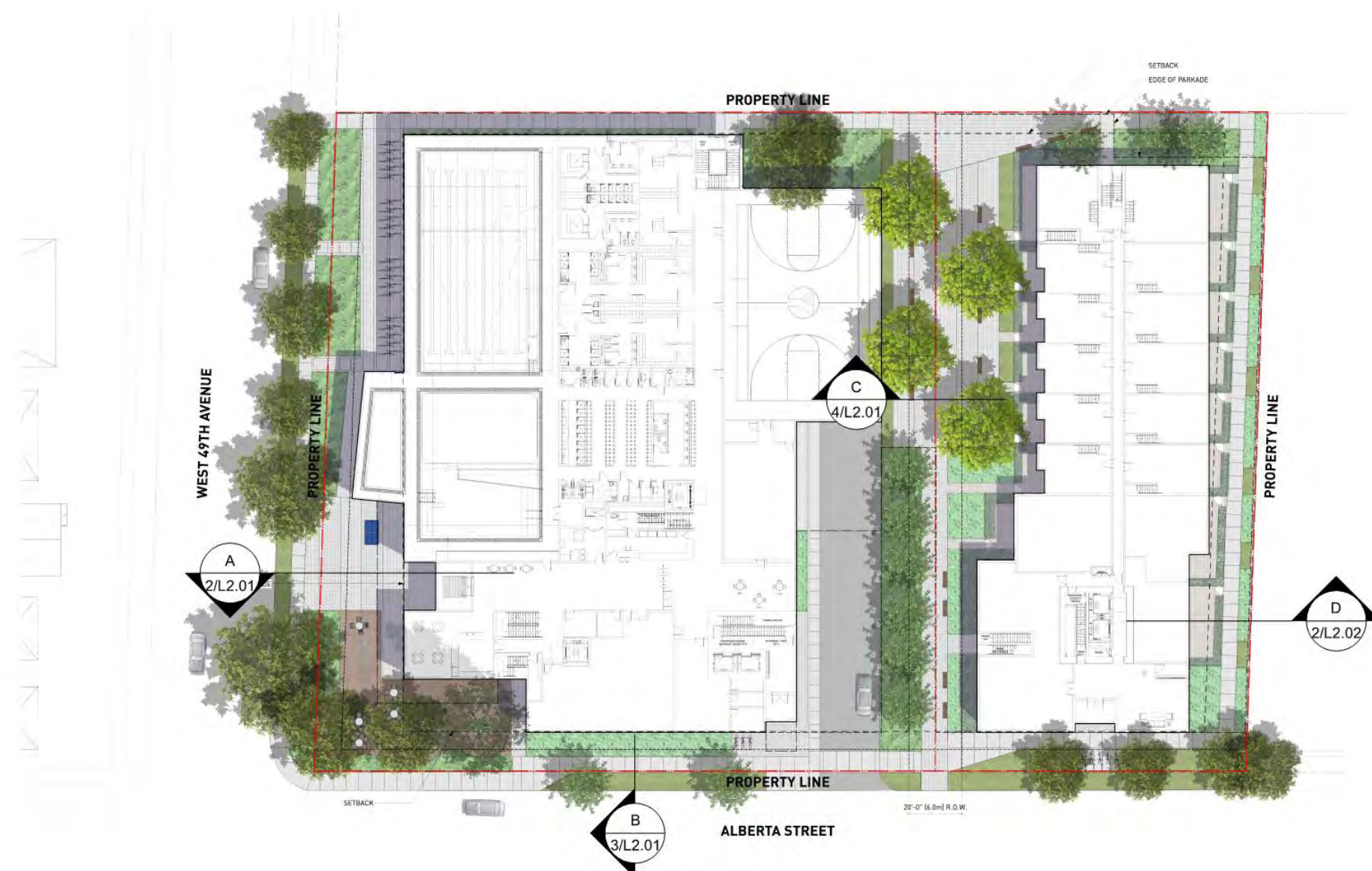
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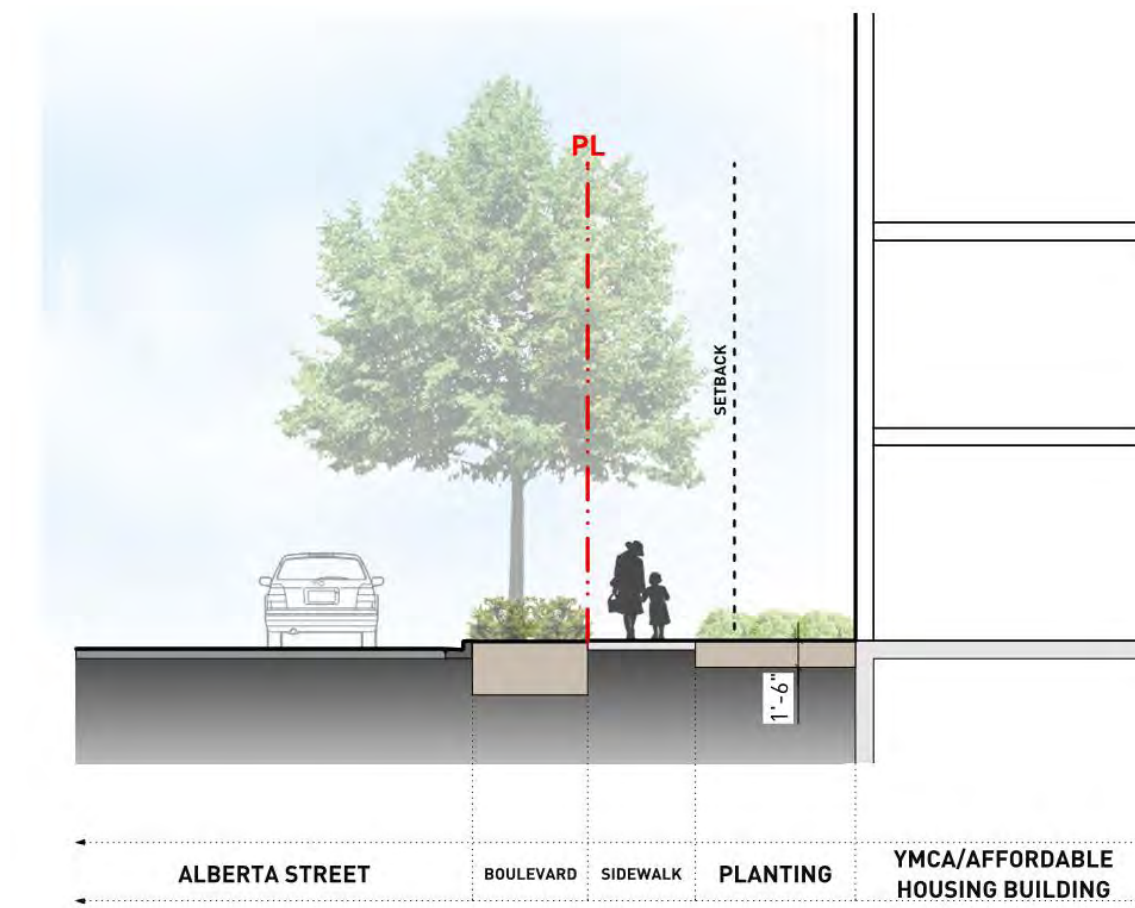
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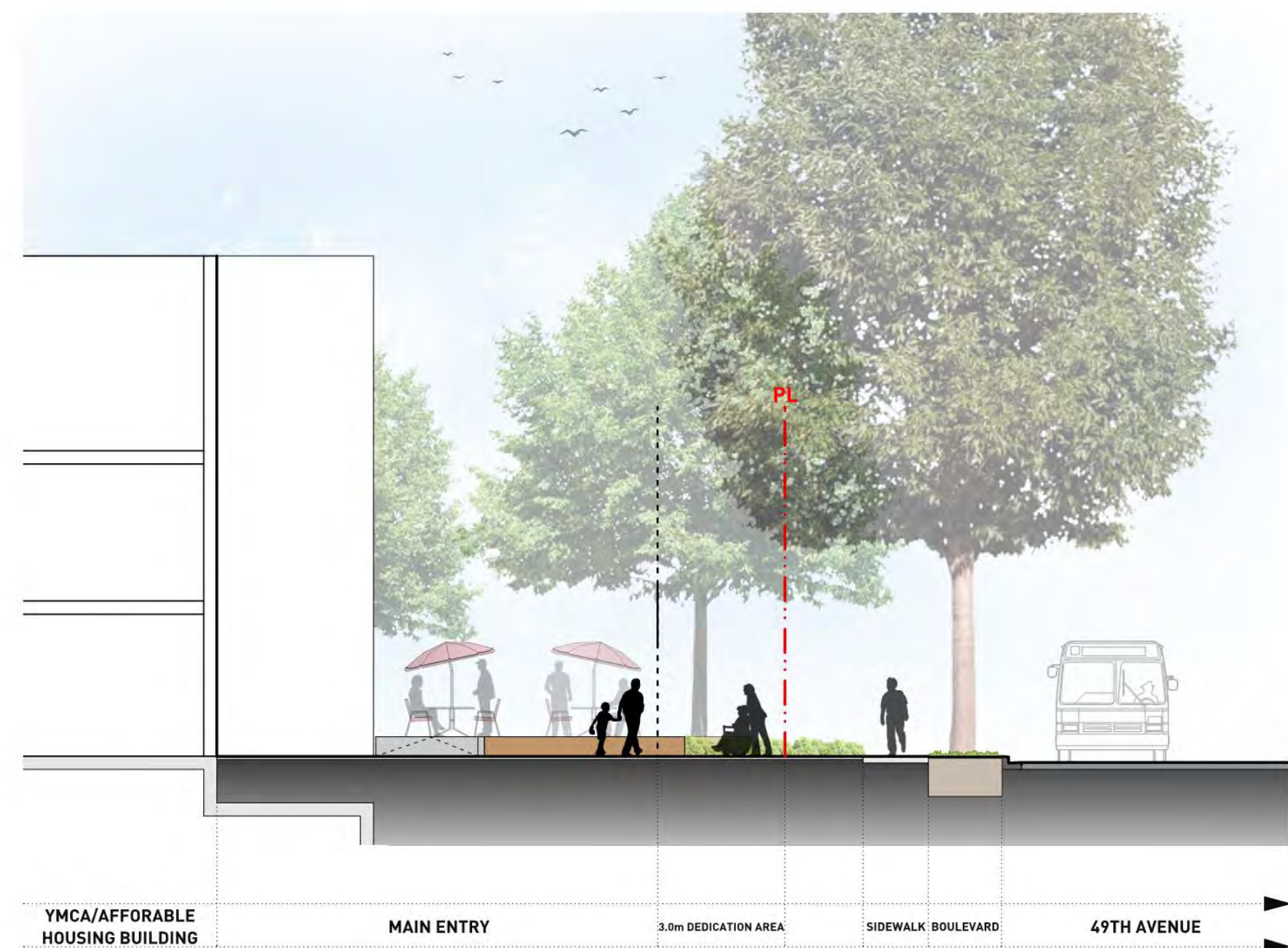
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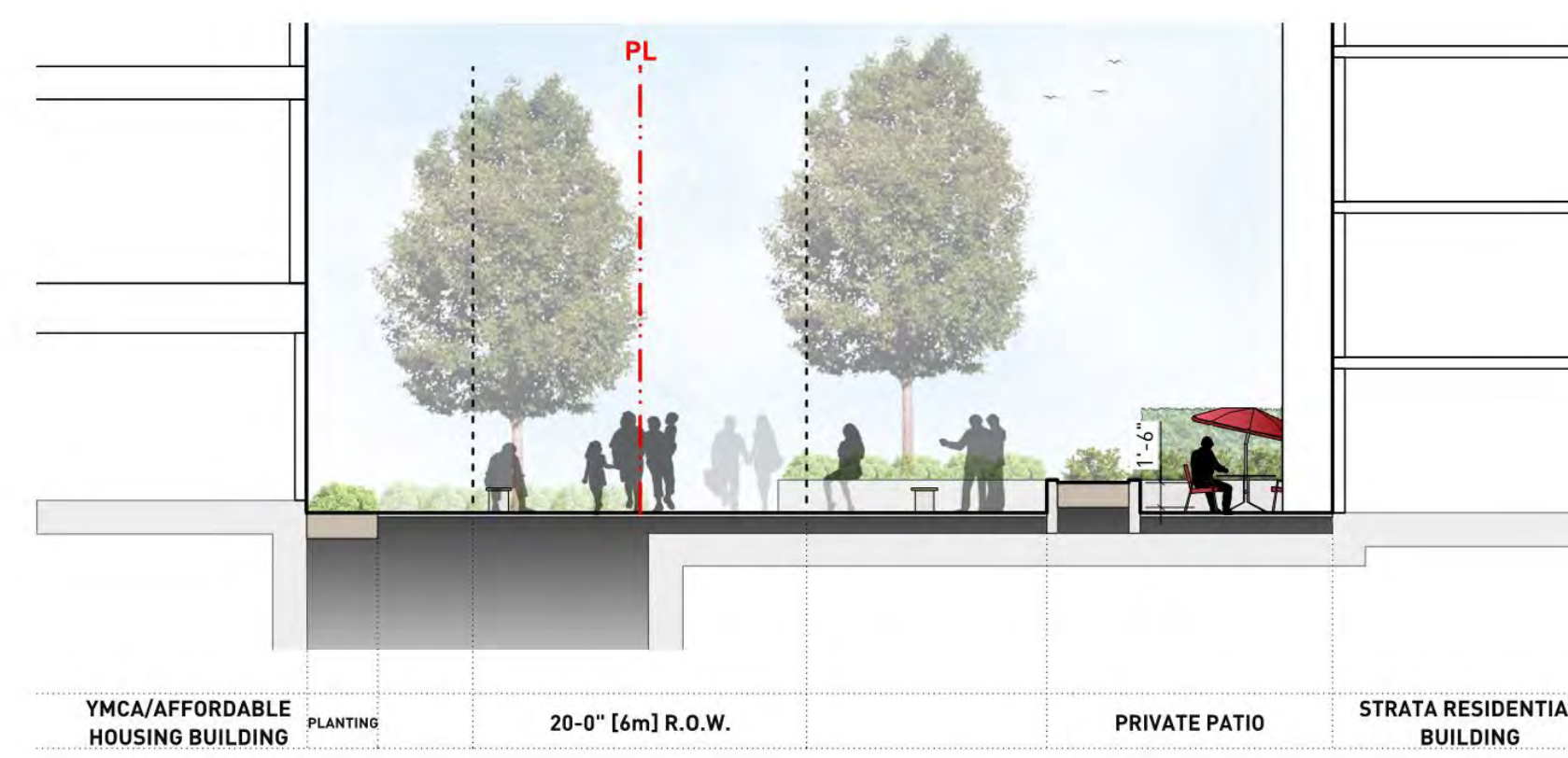
1 KEY PLAN
NTS



3 SECTION B - YMCA BUILDING AT ALBERTA STREET
1/8"=1'-0"



2 SECTION A - YMCA MAIN ENTRY AT 49TH AVENUE
1/8"=1'-0"



4 SECTION C - PEDESTRIAN MEWS
1/8"=1'-0"

PROJECT
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DRAWING TITLE
Sections

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NORTH

SCALE
As Indicated

PROJECT NO.	18053
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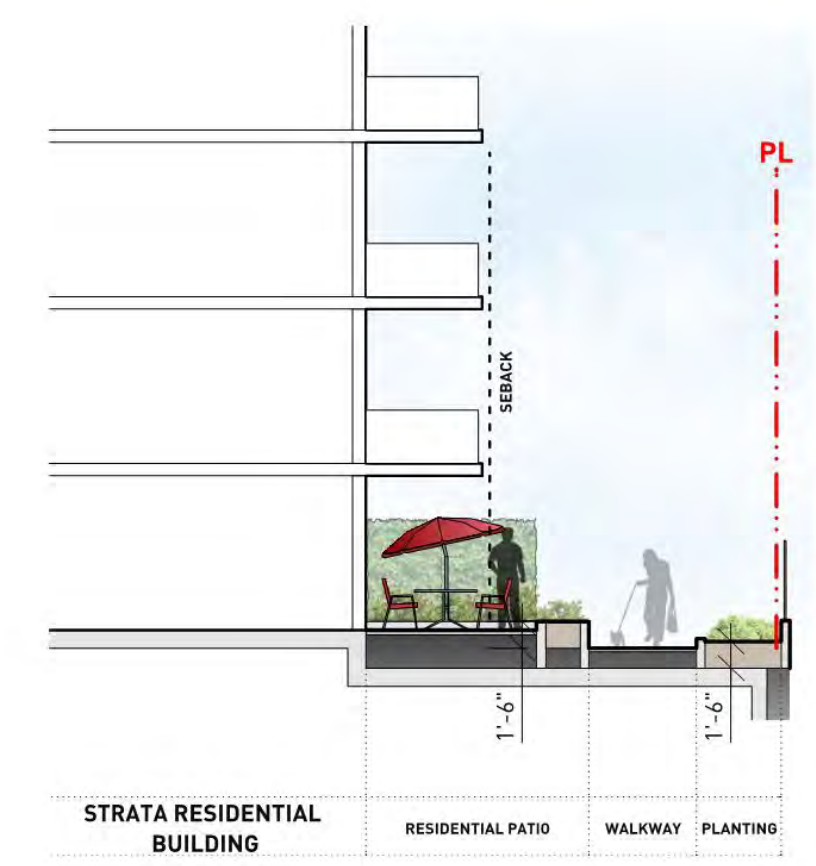
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6.0 LANDSCAPE DRAWINGS



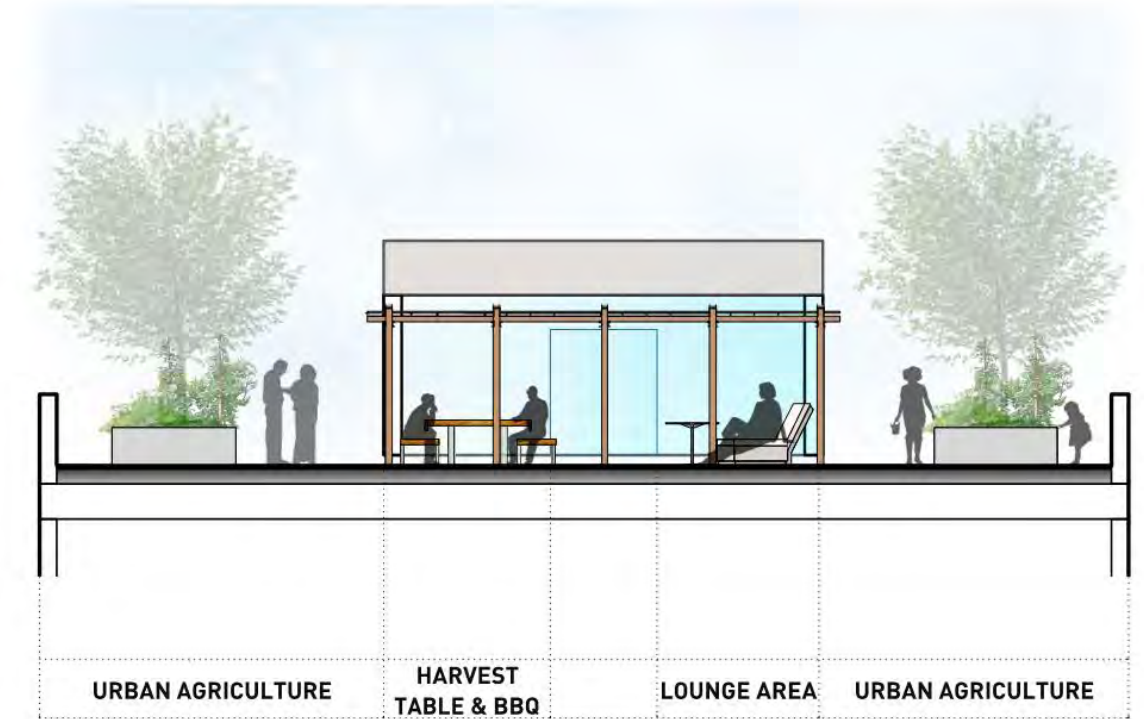
1 KEY PLAN
NTS



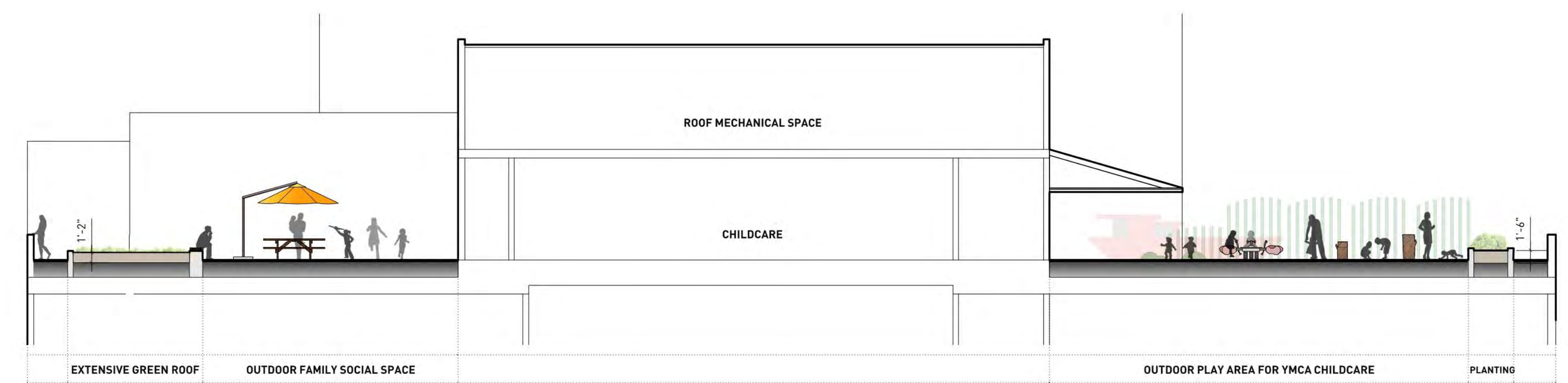
2 SECTION D - STRATA/RESIDENTIAL BUILDING - PATIO ENTRY
1/8"=1'-0"



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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L2.02

6.0 LANDSCAPE DRAWINGS

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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 chanaudii	Chenault Barberry	#3 pot	90cm (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	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 nootkanensis	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'	Variiegated 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'	Variiegated Sweet Flag	#1 pot	45 cm (18")	Well established, planted at water's edge, planted with growing medium	
Carex elata 'Aurea'	Golden Variiegated Sedge	#1 pot	30 cm (12")	Well established	
Juncus glaucus	Blue Rush	#1 pot	30 cm (12")	Well established	
Ferns					
Dryopteris erythrosora	Autumn Fern	#1 pot	45 cm (18")	Well established	
Polystichum munitum	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
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DRAWING TITLE
Representative Plant List
And Images

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L3.01

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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