

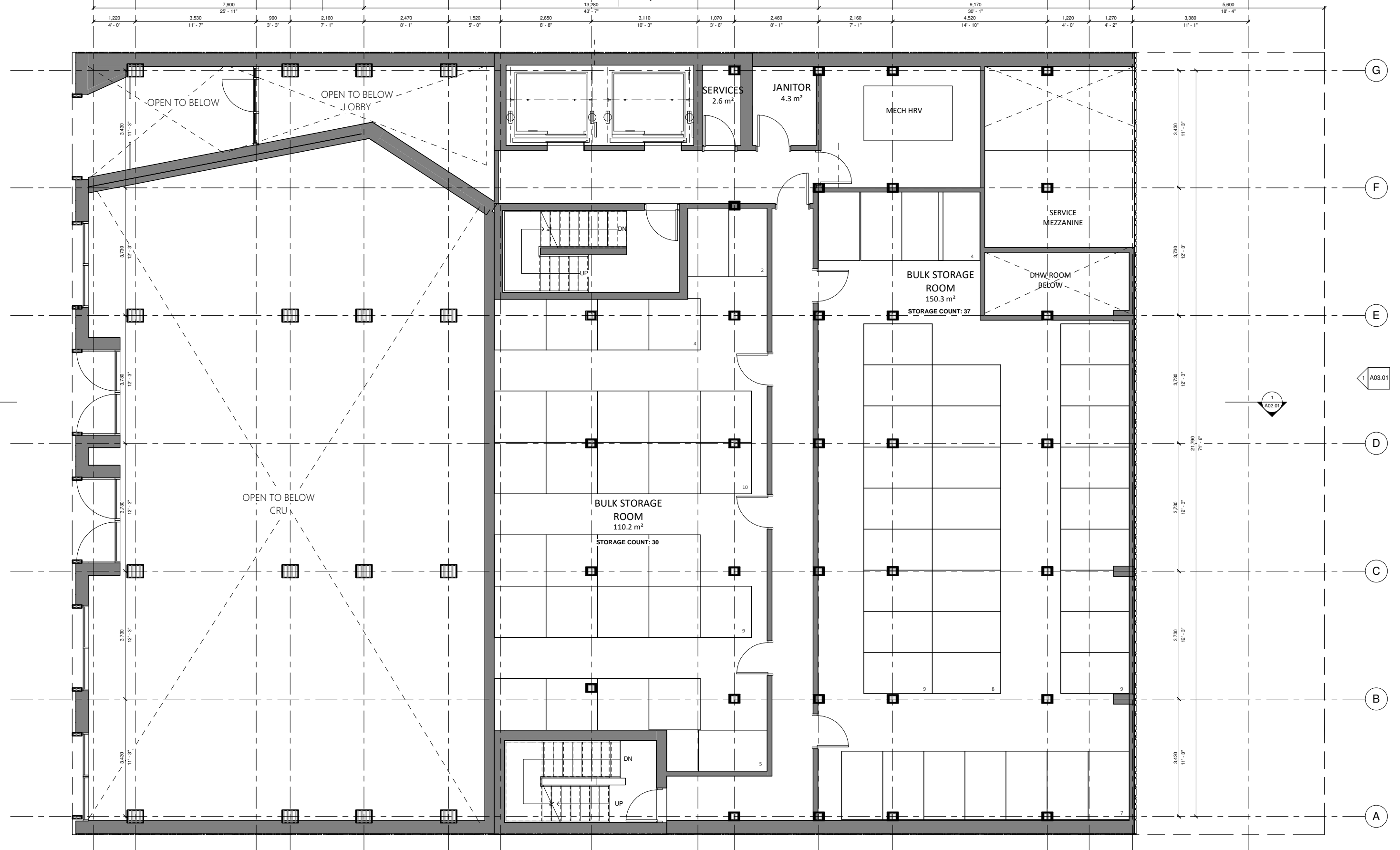


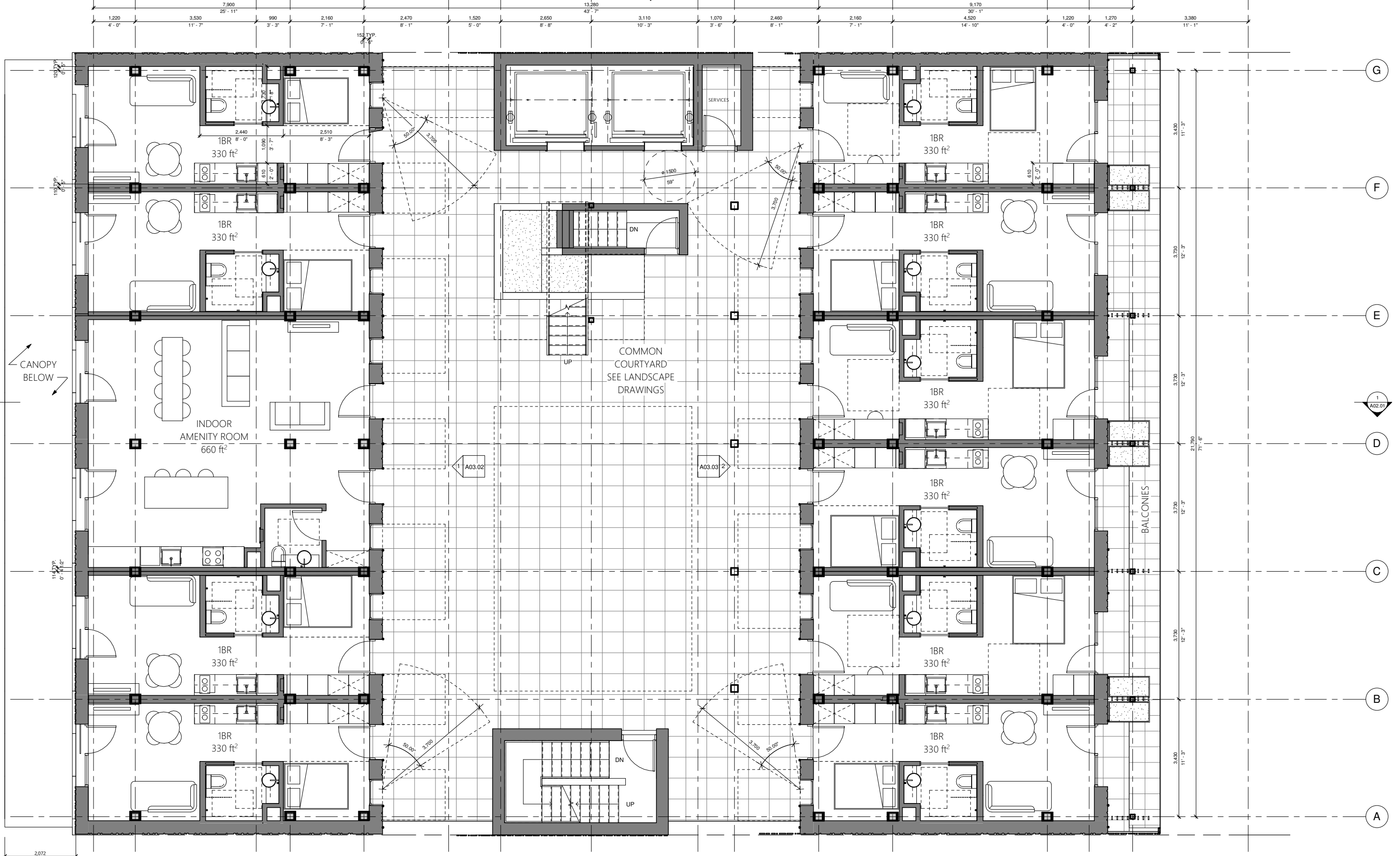


INTELLIGENT CITY

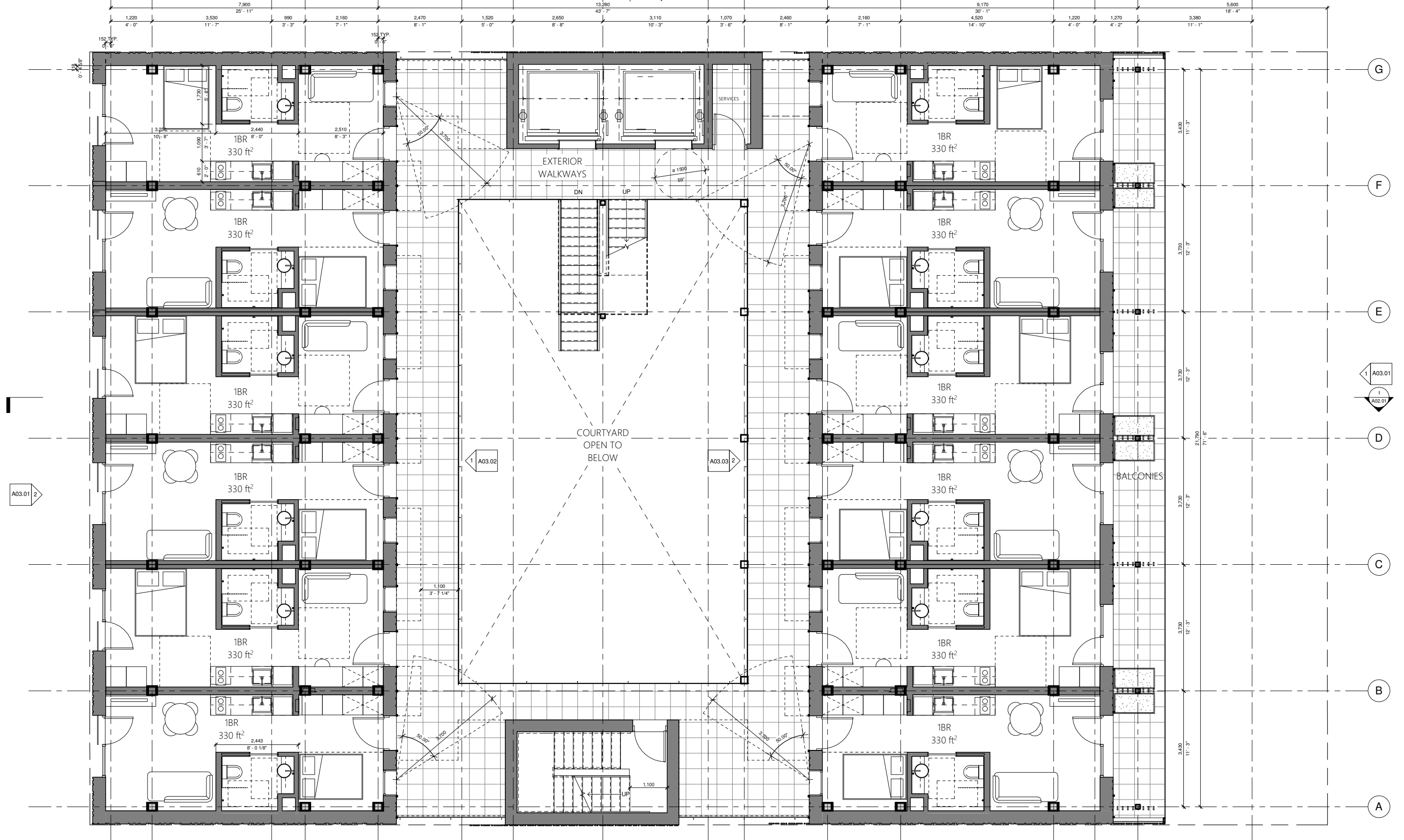
## LEVEL 01 PLAN

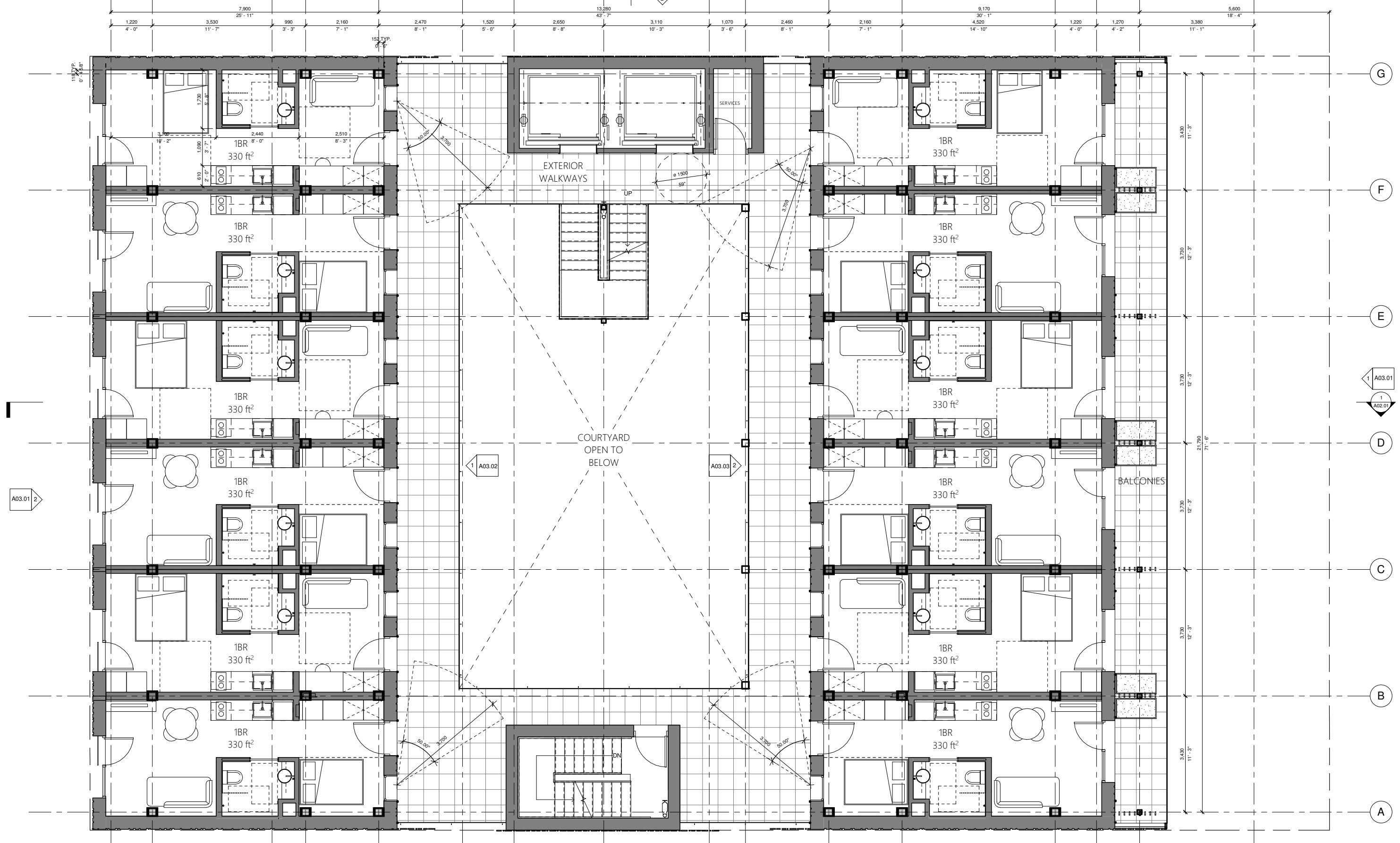
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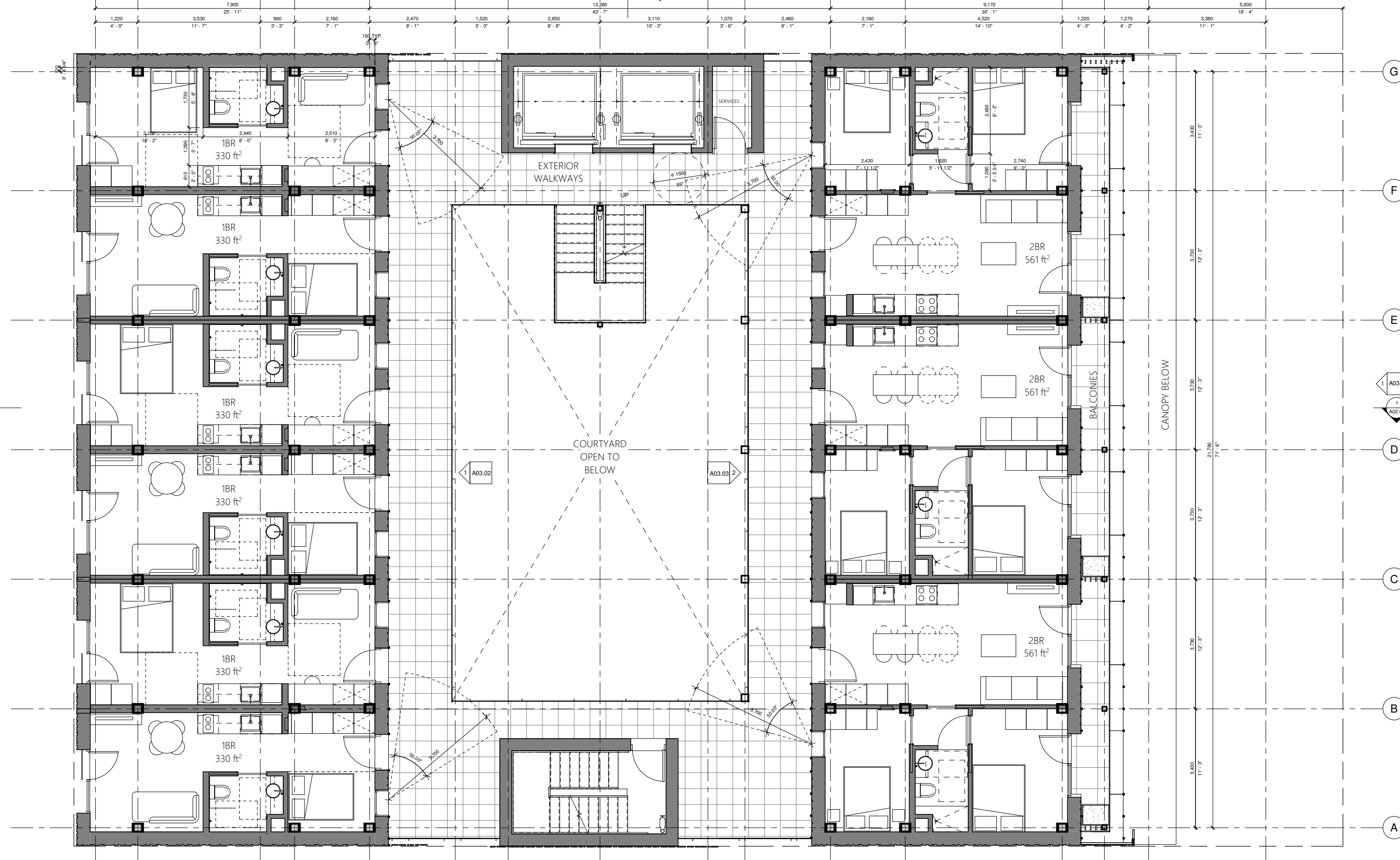


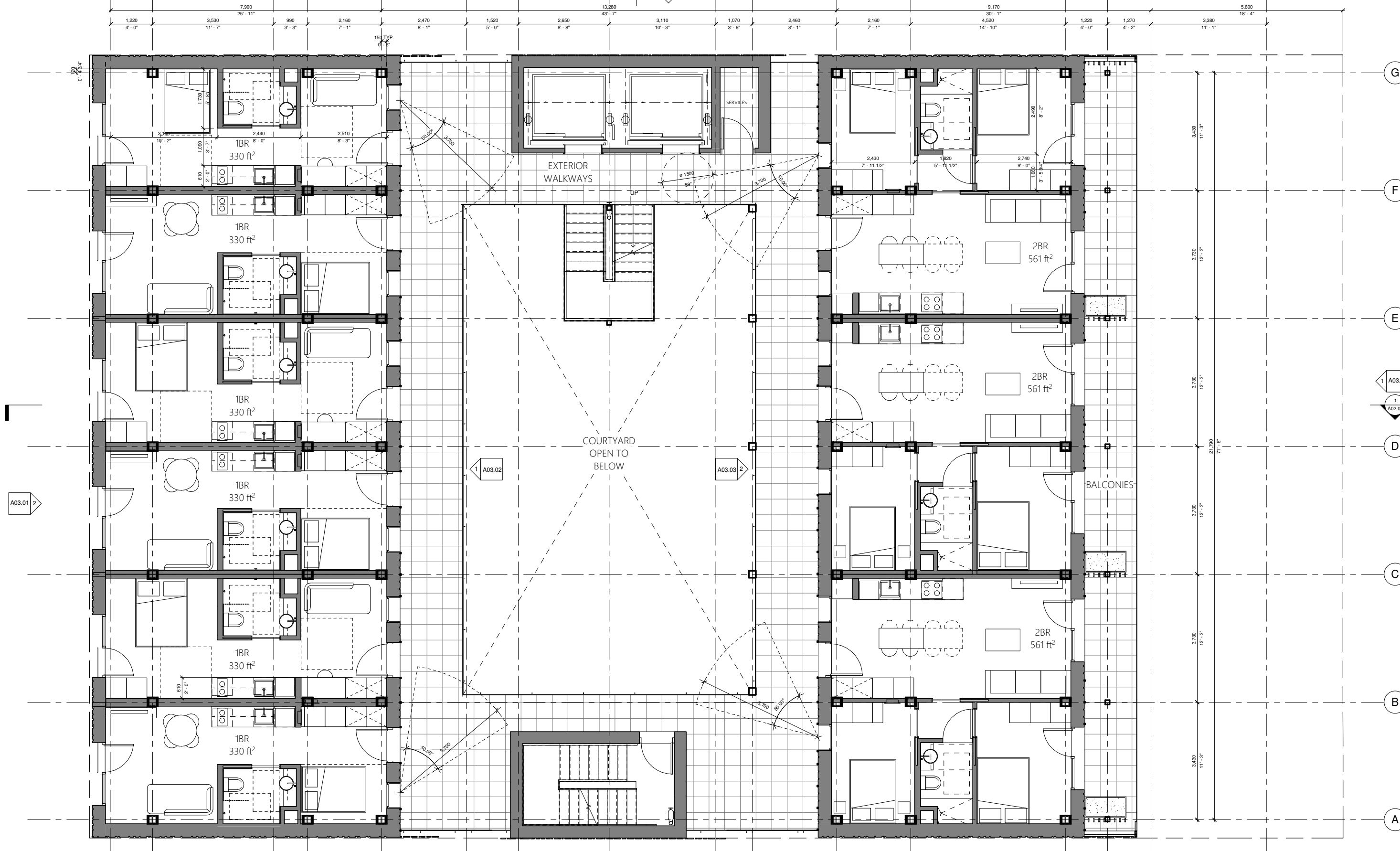


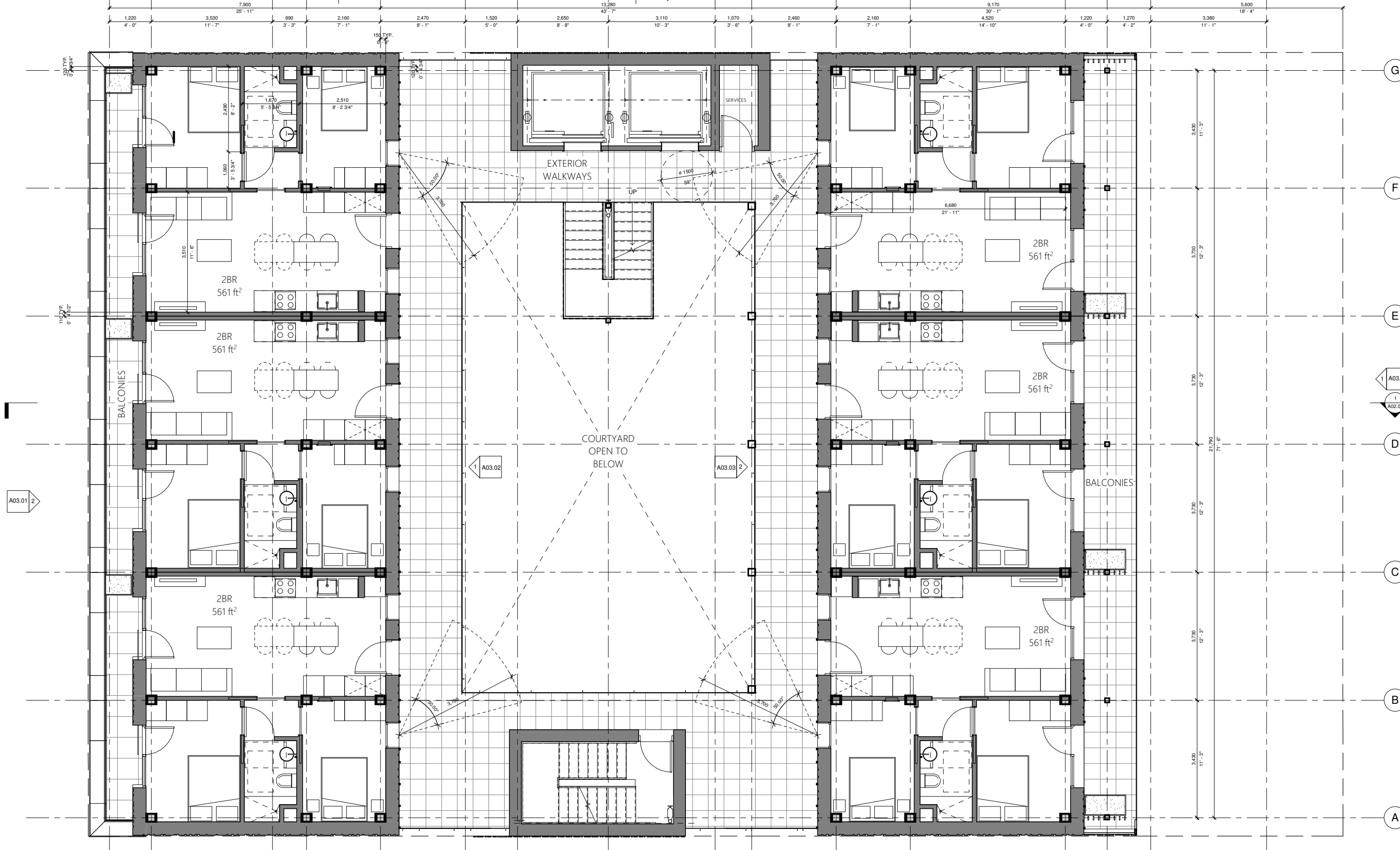




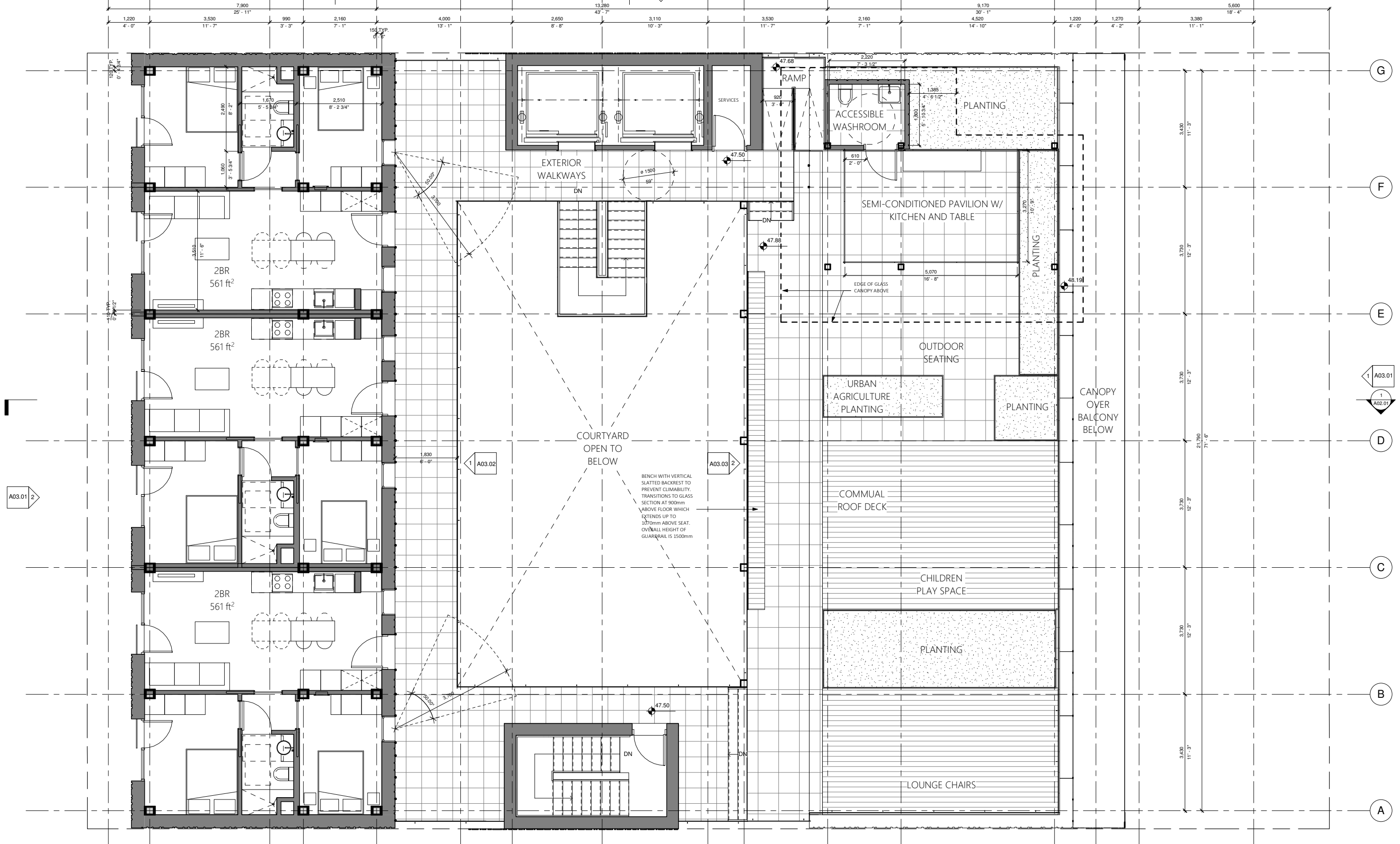


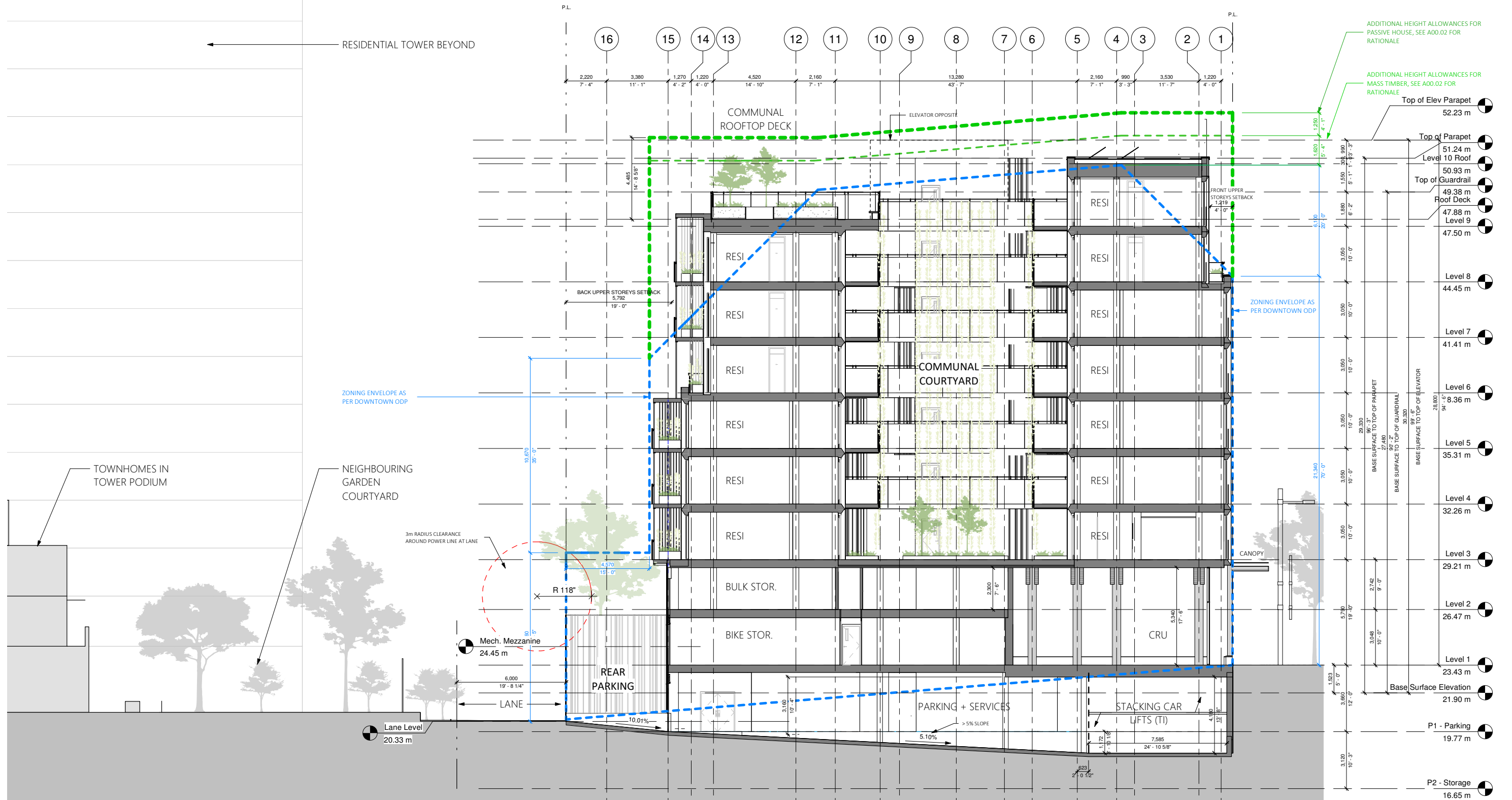


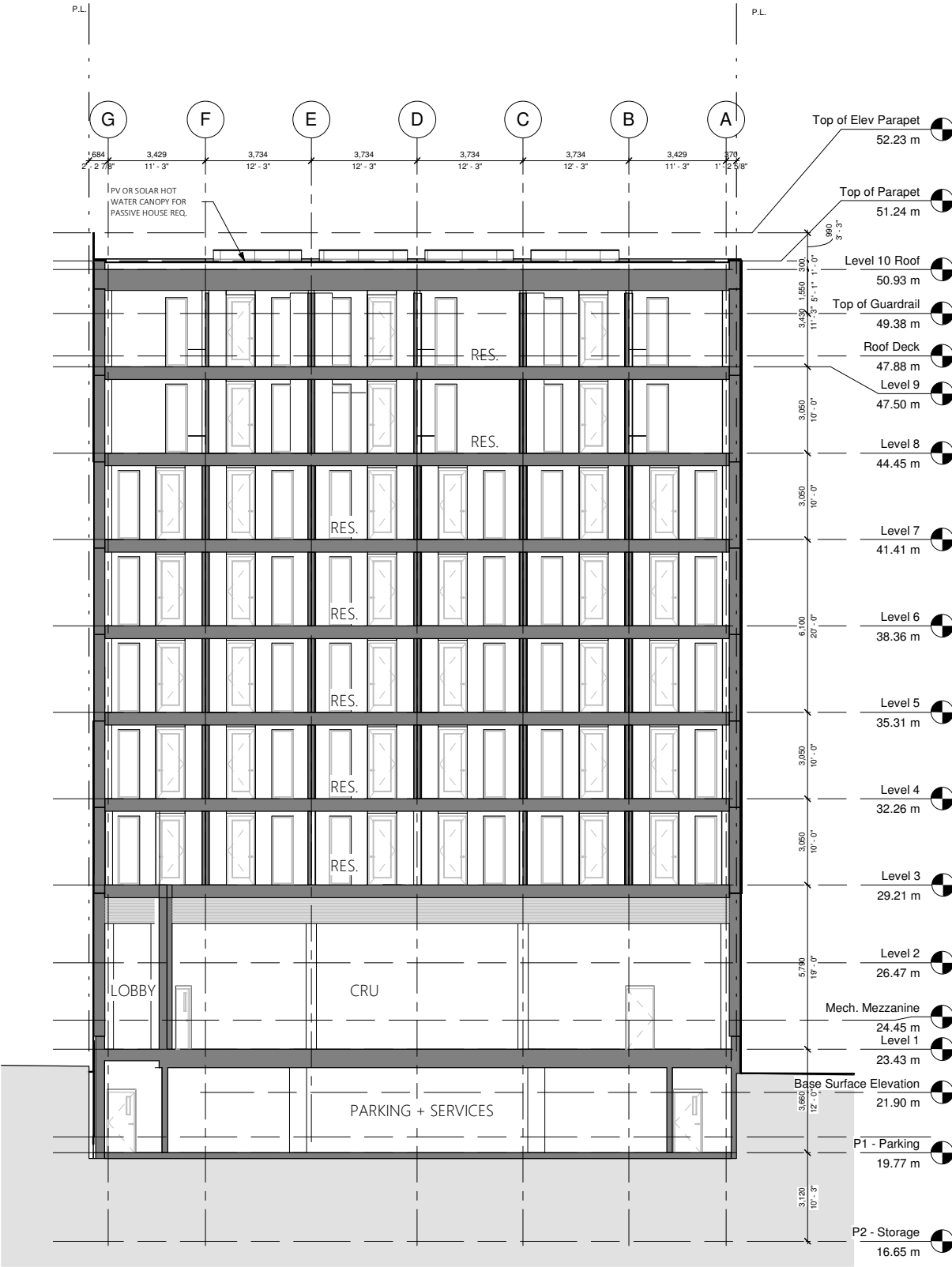
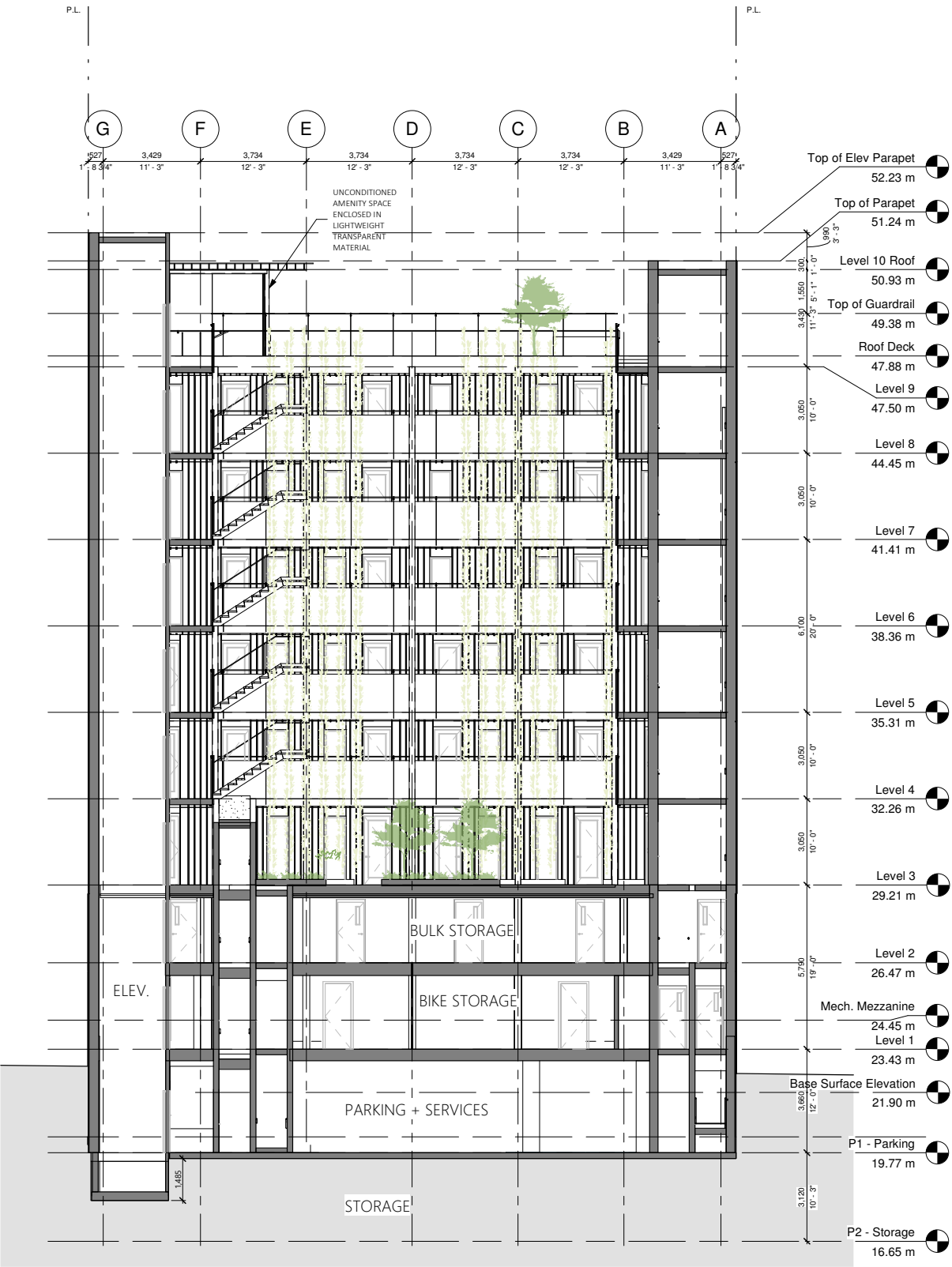






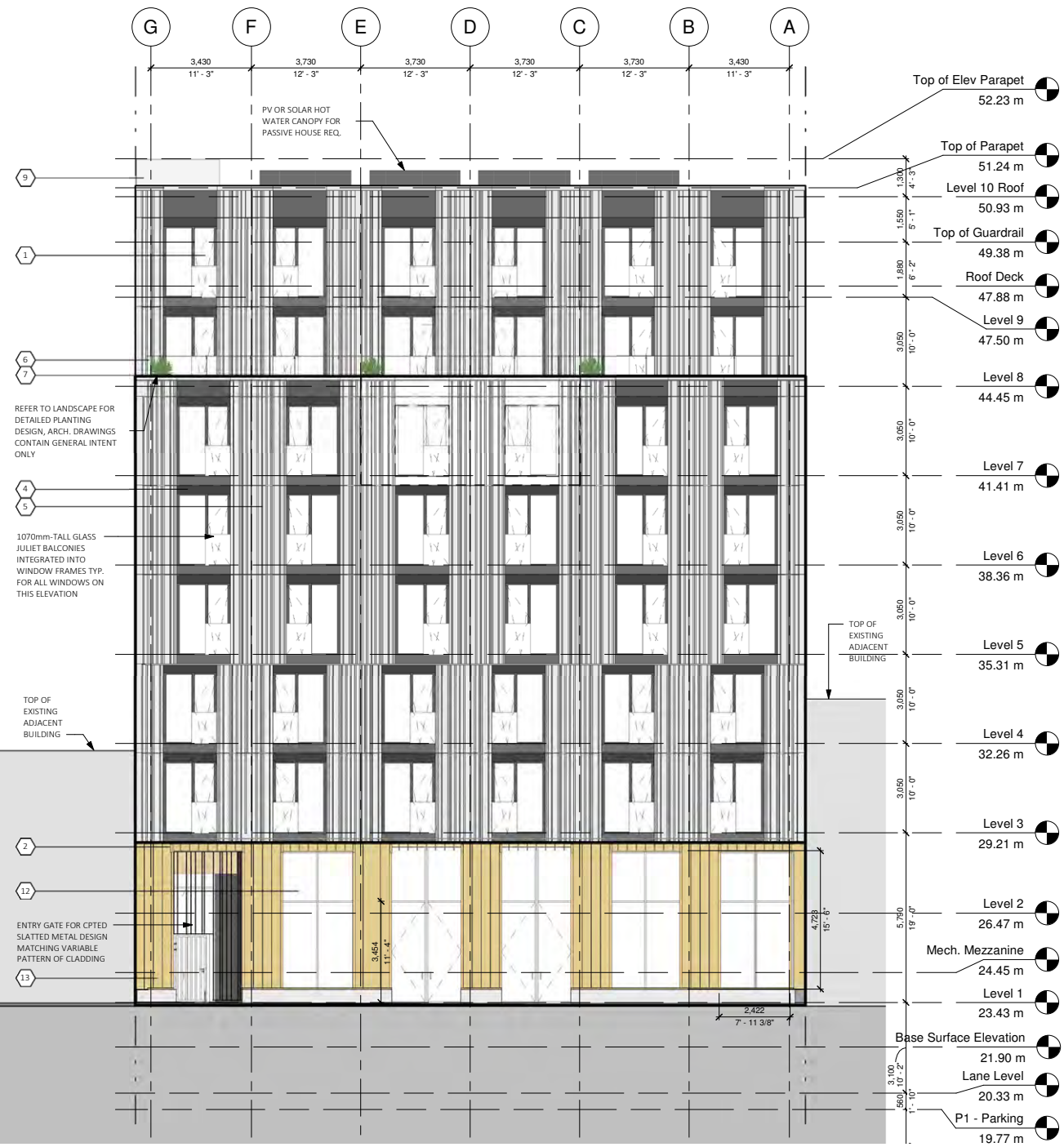


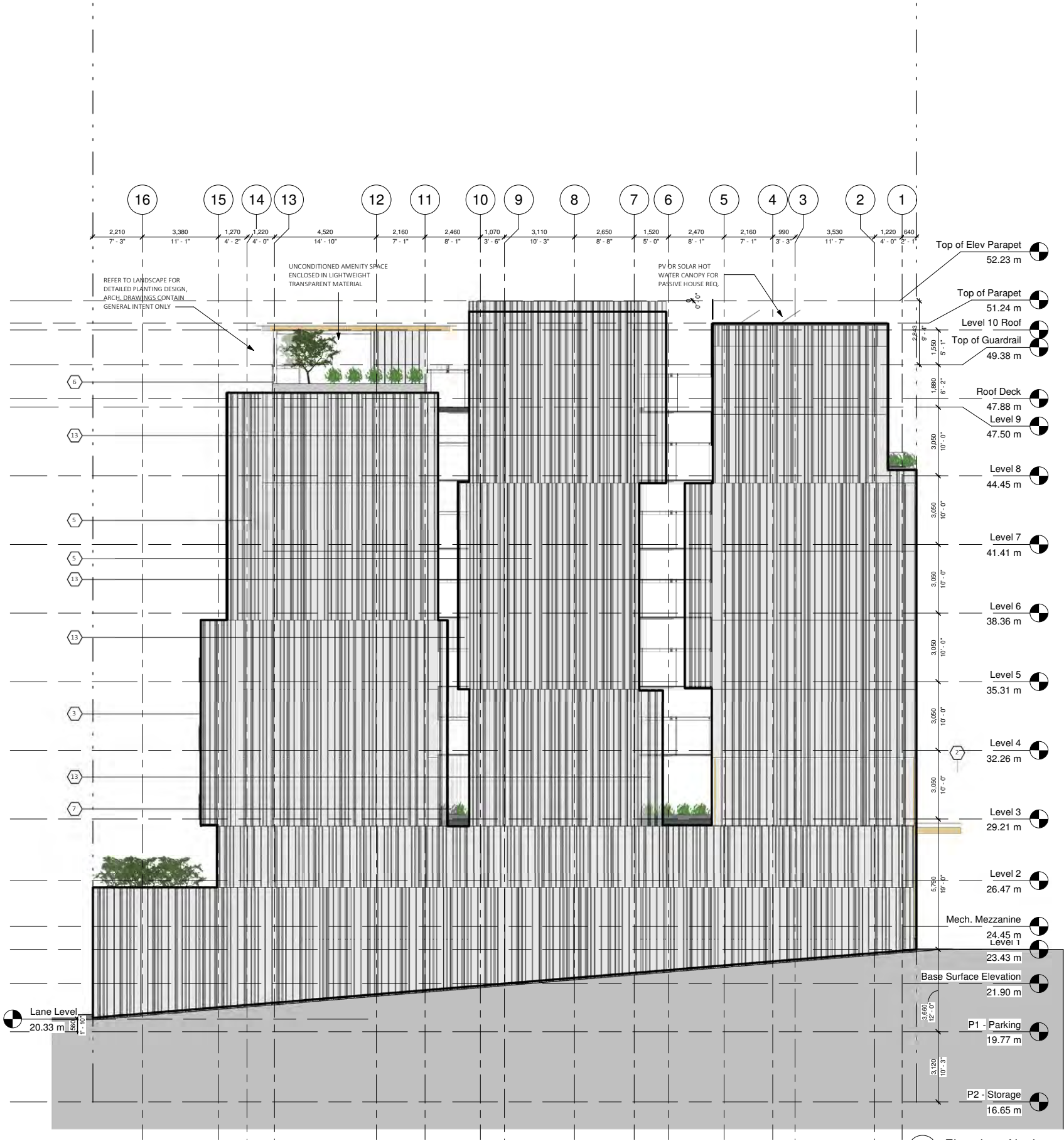






- Material Legend**
- 1 Tilt and Turn Windows w/ fixed side lite - black metal frame
  - 2 Glass Canopy on Glulam Beams
  - 3 Architectural privacy/solar screen slats - weather-resistant wood or simulated-wood material
  - 4 Window Flashing/Cladding - Matte Black Steel, angled taper at top and bottom
  - 5 Folded Metal Cladding Vertical Panels - White-Silver
  - 6 Glass Guardrail: 1070mm-High w/ Aluminum Pickets
  - 7 Black Metal Landscape Planters (see Landscape Drawings)
  - 8 Wood Veneer Composite Panels w/ durable, tamper and weather-resistant finish.
  - 9 Exposed Architectural Concrete
  - 10 Glass Entry Door - Black Metal Frame
  - 11 Exterior CLT Walkway/Balcony - exposed CLT soffit, black or white metal flashing on edges
  - 12 Storefront Glazing
  - 13 Perforated, Semi-Opaque Folded Metal Cladding Vertical Panels - White-Silver
  - 14 Tilt and Turn Windows - opening swing limits to 100mm gap for fall prevention

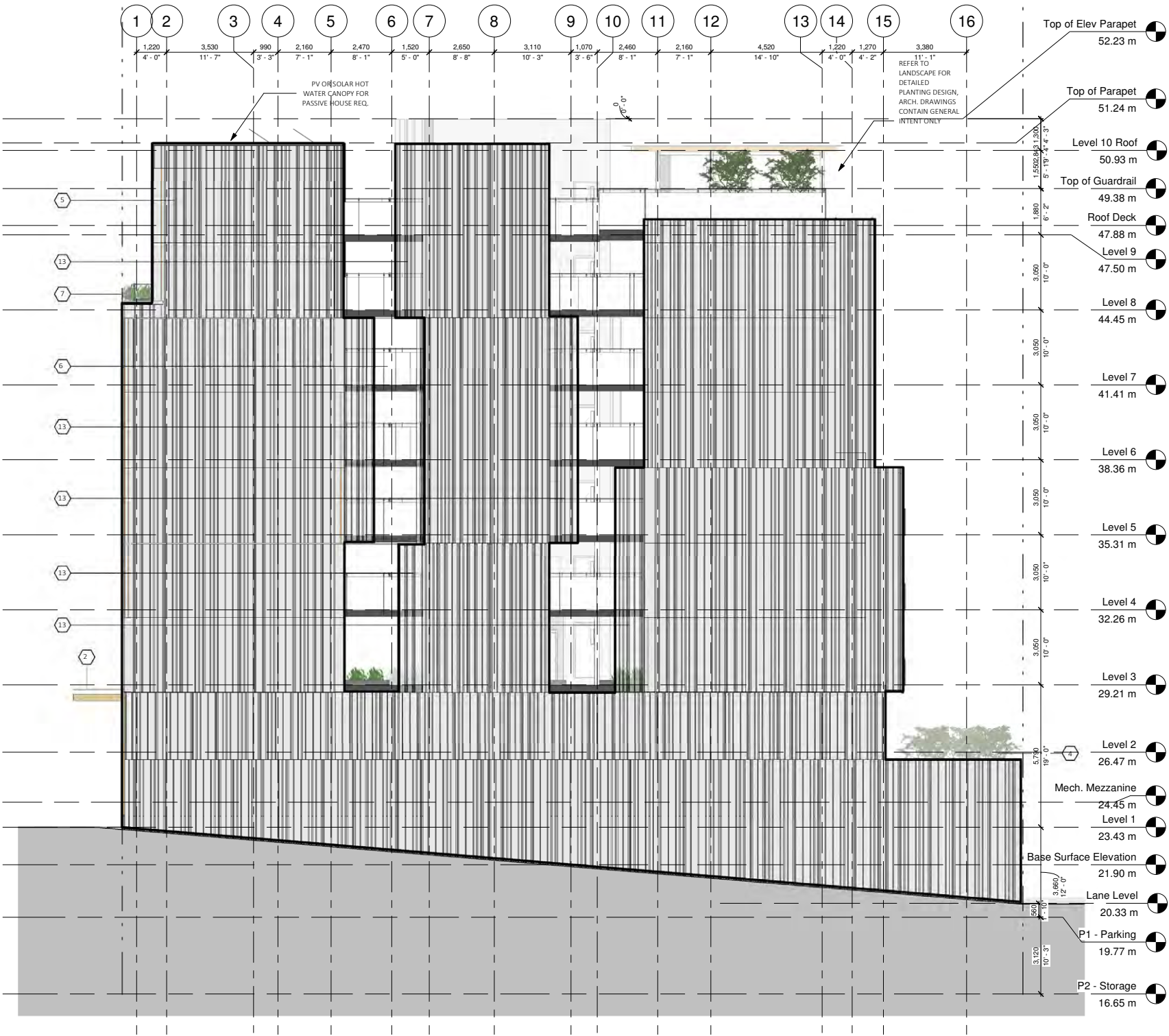




1 Elevation - Courtyard Looking West  
1:100

- Material Tag Legend**
- 1 Tilt and Turn Windows w/ fixed side lite - black metal frame
  - 2 Glass Canopy on Glulam Beams
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  - 14 Tilt and Turn Windows - opening swing limits to 100mm gap for fall prevention

2 Elevation - Courtyard Looking East  
1 : 100

## 6.0 Landscape Drawings

# 1250 GRANVILLE STREET

## ISSUED FOR DEVELOPMENT PERMIT

**CLIENT:**

**P. ROCK LTD.**  
MARIA ROECK  
mariaroeck@shaw.ca  
778.990.7821

**ARCHITECTS:**

**LANG WILSON PRACTICE IN ARCHITECTURE CULTURE**  
OLIVER LANG  
office@lwpac.net  
604.737.7600

**LANDSCAPE ARCHITECT:**

**G | ALA GAUTHIER + ASSOCIATES LANDSCAPE ARCHITECTS INC.**

BRYCE GAUTHIER  
bryce@gauthierla.com  
604.317.9682

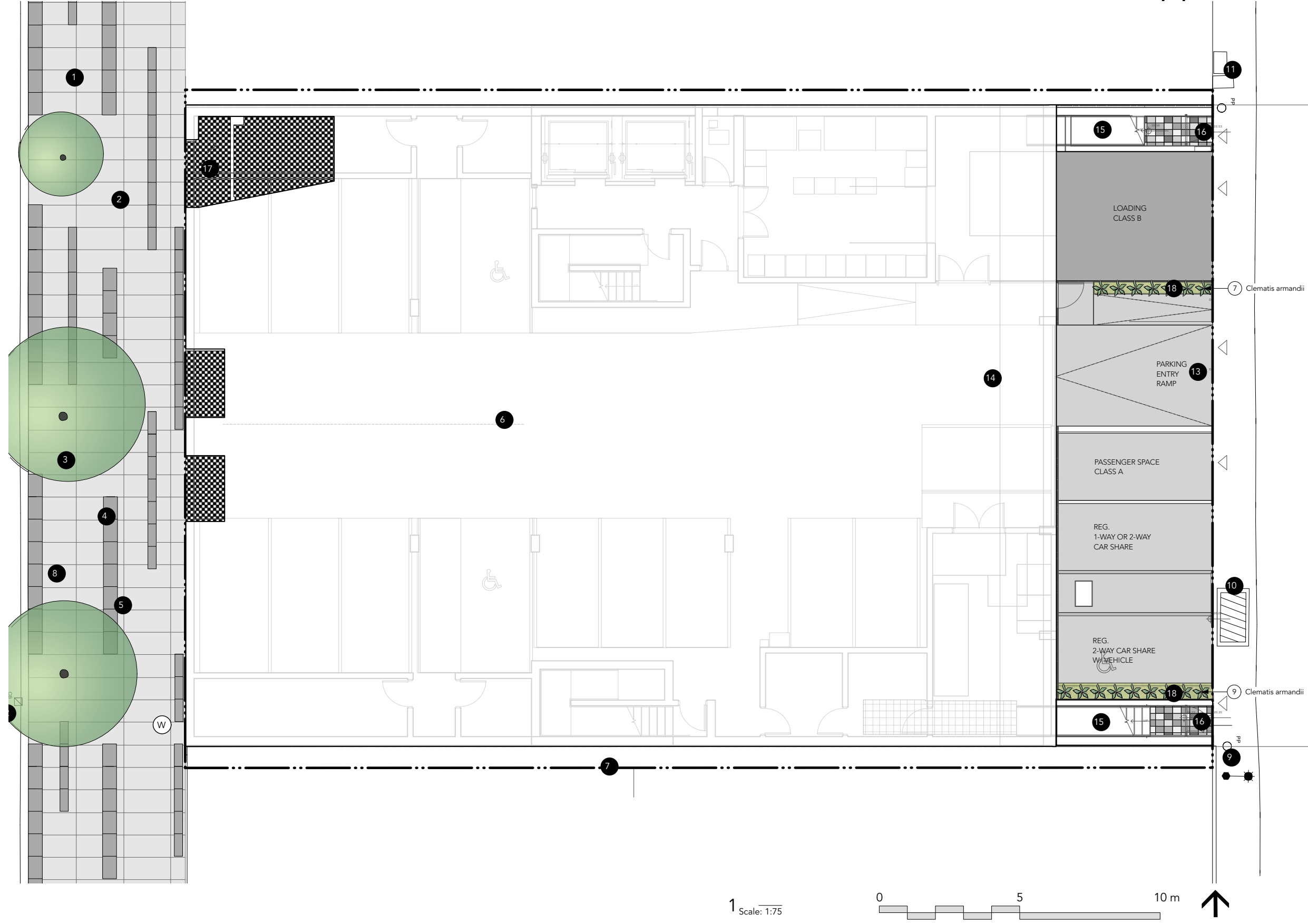
HUIJING CHEN  
huijing@gauthierla.com  
778.319.2359

**LANDSCAPE DRAWING INDEX PERMIT**

Sheet No.	Sheet Name
L0.0	COVER SHEET
L1.0	SITE PLAN
L1.1	LANDSCAPE PLAN - LEVEL 1
L2.0	LANDSCAPE PLAN - LEVEL 3
L2.1	PLANTING PLAN - LEVEL 3
L3.0	LANDSCAPE PLAN - LEVEL 4
L4.0	LANDSCAPE PLAN - LEVEL 5
L5.0	LANDSCAPE PLAN - LEVEL 6
L6.0	LANDSCAPE PLAN - LEVEL 7
L7.0	LANDSCAPE PLAN - LEVEL 8
L8.0	LANDSCAPE PLAN - LEVEL 9
L8.1	PLANTING PLAN - LEVEL 9
L9.0	PLANT LISTS
L10.0	SECTIONS
L10.1	SECTIONS
L11.0	MATERIALS AND LANDSCAPE PRECEDENTS

**GENERAL NOTES**

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
2. ALL PLANTING AREAS TO RECEIVE HIGH EFFICENCY AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR
3. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
4. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT SHALL REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
5. ALL WORKS ON CITY OF VANCOUVER PROPERTY TO BE AS PER THE CITY OF VANCOUVER STREET RESTORATION MANUAL.
6. ENNS GAUTHIER LANDSCAPE ARCHITECTS DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.
7. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING. CONTACT EILEEN CURRAN AT 604.871.6131 TO CONFIRM PLANTING LOCATION. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT. CALL CABOT LYFORD AT PARK BOARD AT 311 FOR TREE SPECIES SELECTION AND PLANTING REQUIREMENTS. PARK BOARD TO INSPECT AND APPROVE AFTER TREE PLANTING COMPLETION.
8. 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.
9. ALL LANDSCAPING AND TREATMENT OF THE OPEN PORTIONS OF THE SITE SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED DRAWINGS PRIOR TO THE ISSUANCE OF ANY REQUIRED OCCUPANCY PERMIT, OR ANY USE OR OCCUPANCY OF THE PROPOSED DEVELOPMENT NOT REQUIRING AN OCCUPANCY PERMIT, AND THEREAFTER PERMANENTLY MAINTAINED IN GOOD CONDITION.



LEGEND:

- 1 EXISTING SIDEWALK PAVING, TO REMAIN & PROTECT
- 2 EXISTING BANDING PAVING, TO REMAIN & PROTECT
- 3 EXISTING TREE, TYP., TO REMAIN & PROTECT
- 4 EXISTING LIGHT POLE, TYP., TO REMAIN & PROTECT
- 5 EXISTING BOLLARDS, TYP., TO REMAIN & PROTECT
- 6 CRU DIVISION, REFER TO ARCHITECTURE
- 7 PROPERTY LINE, REFER TO SURVEY
- 8 EXISTING ELECTRICAL INSPECTION CHAMBER, TO REMAIN & PROTECT
- 9 EXISTING POWER POLE, TYP., TO REMAIN & PROTECT
- 10 EXISTING UTILITY VAULT, TO REMAIN & PROTECT
- 11 EXISTING 2 METAL COVERS, TO REMAIN & PROTECT
- 12 EXISTING CATCH BASIN, TYP., TO REMAIN & PROTECT
- 13 PROPOSED PARKING ENTRY RAMP, REFER TO ARCHITECTURE
- 14 EXTENT OF PARKADE (BELOW)
- 15 PROPOSED STAIRS, REFER TO ARCHITECTURE
- 16 MULTICOLOUR 9"X12" STONE PAVING ON MORTAR BED
- 17 PAVING PATTERN TO BE CONFIRMED WITH THE ARCHITECT
- 18 FLUSH PLANTER WITH VINES
- (W) WATER CONNECTION WITH CODE COMPLIANT HOSE BIB

NOTES:

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- 2. HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL PLANTED AREAS.







LEGEND:

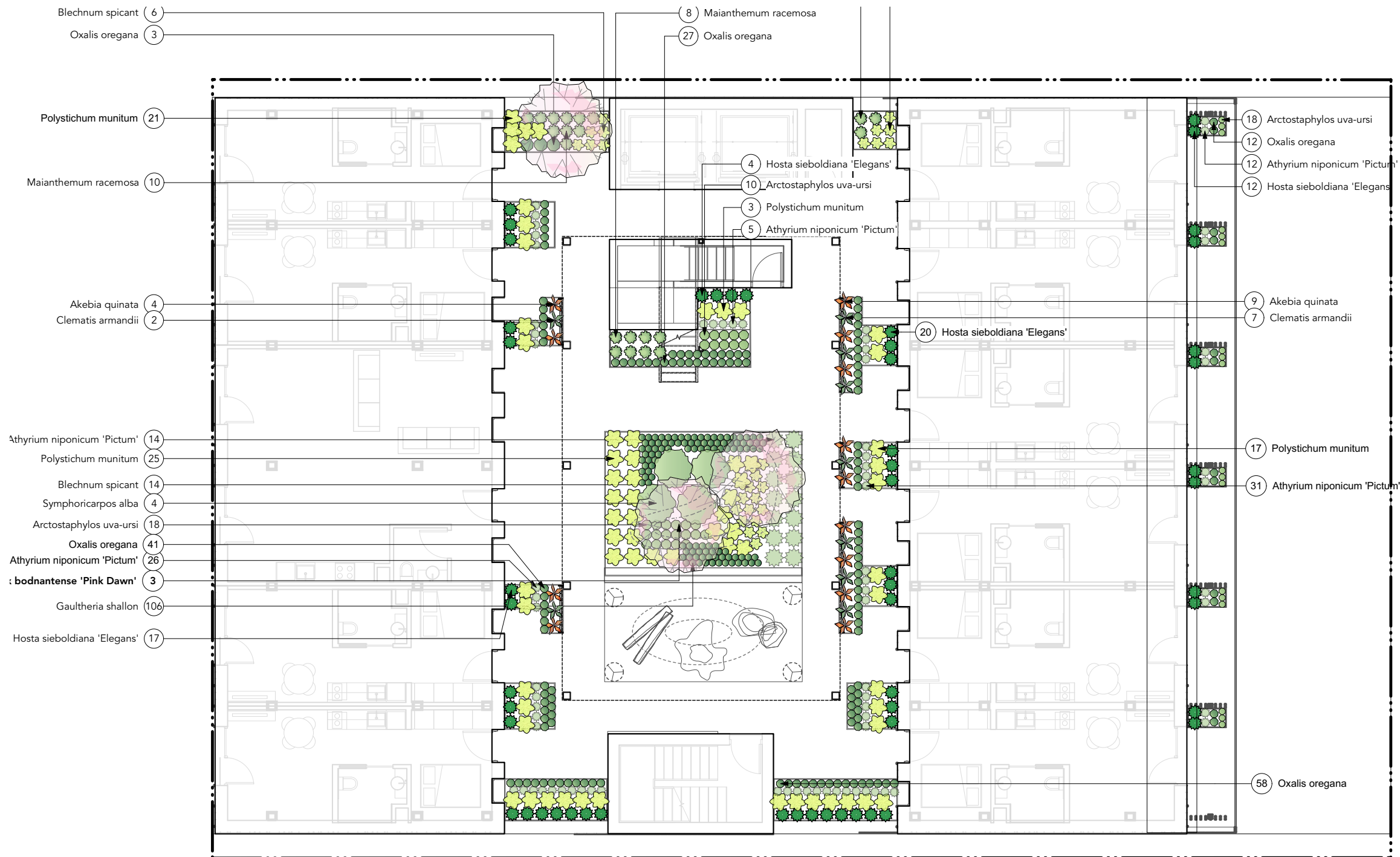
- 1 18"X18"HYDRAPRESSED PAVERS, 30% CHARCOAL & 70% GREY RANDOM PATTERN
- 2 COURTYARD PLANTING WITH BERM
- 3 CUSTOM 42"DEPHT ALUMINUM PLANTER WITH PLANTING, TYP.
- 4 PLAY LOGS, TYP.
- 5 TIMBER BENCH, TYP.
- 6 CLIMBING BOULDERS, TYP.
- 7 CHILDREN'S HANGING POD, TYP.
- 8 PIP. FALL SURFACE WITH BERM
- 9 CHILDREN'S CHALKWALL & COMMUNITY MESSAGE BOARD
- 10 CLIMBING ROOT
- 11 CUSTOM 24" DEPTH METAL PLANTER WITH PLANTING, TYP.
- 12 PLAY WALL
- 13 GREEN ROOF
- 14 VERTICAL WIRE CABLE TRELLIS WITH CLIMBING VINES

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1 Scale: 1:75





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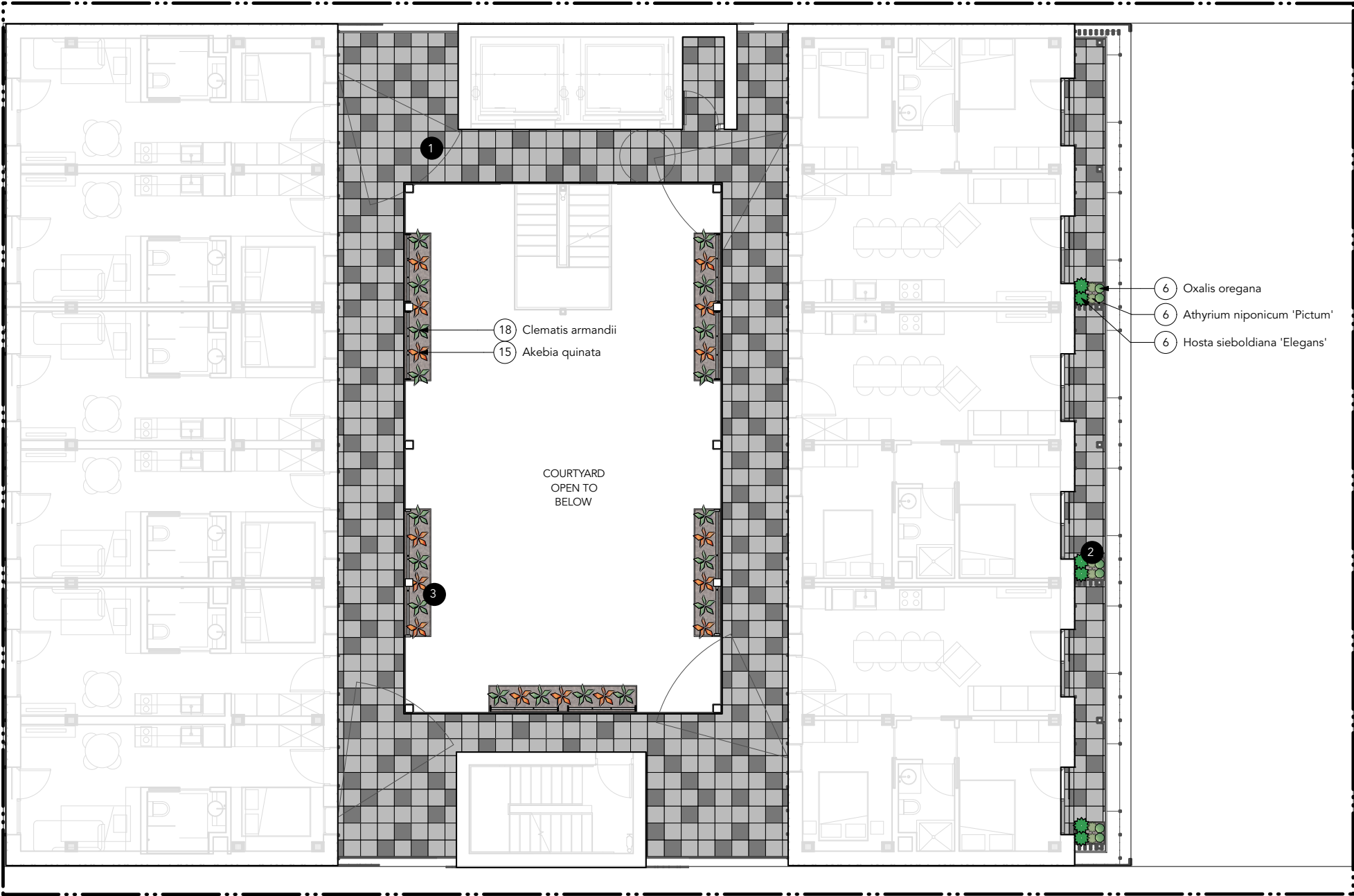




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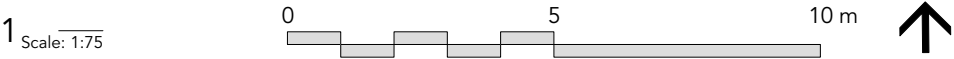
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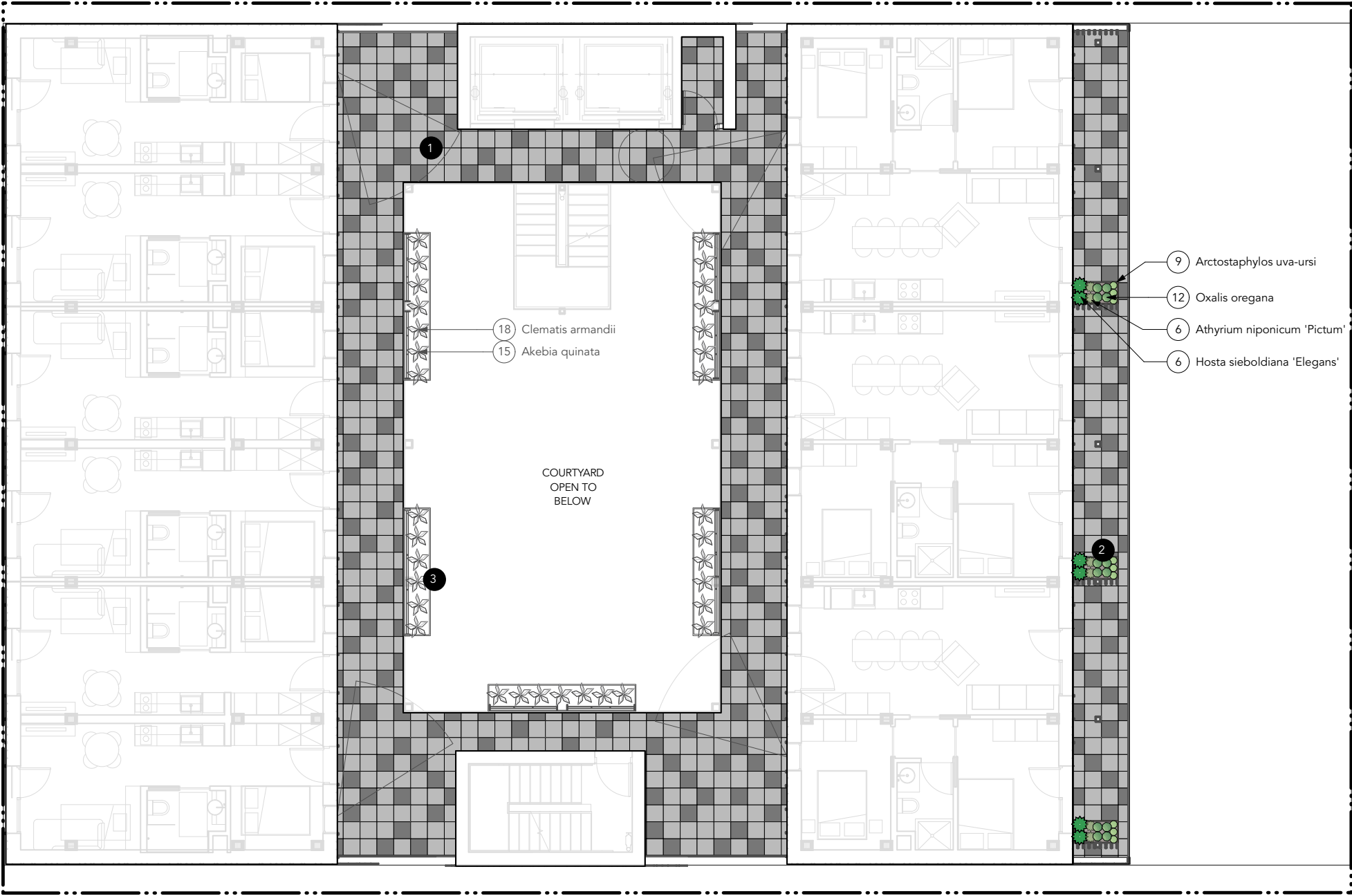


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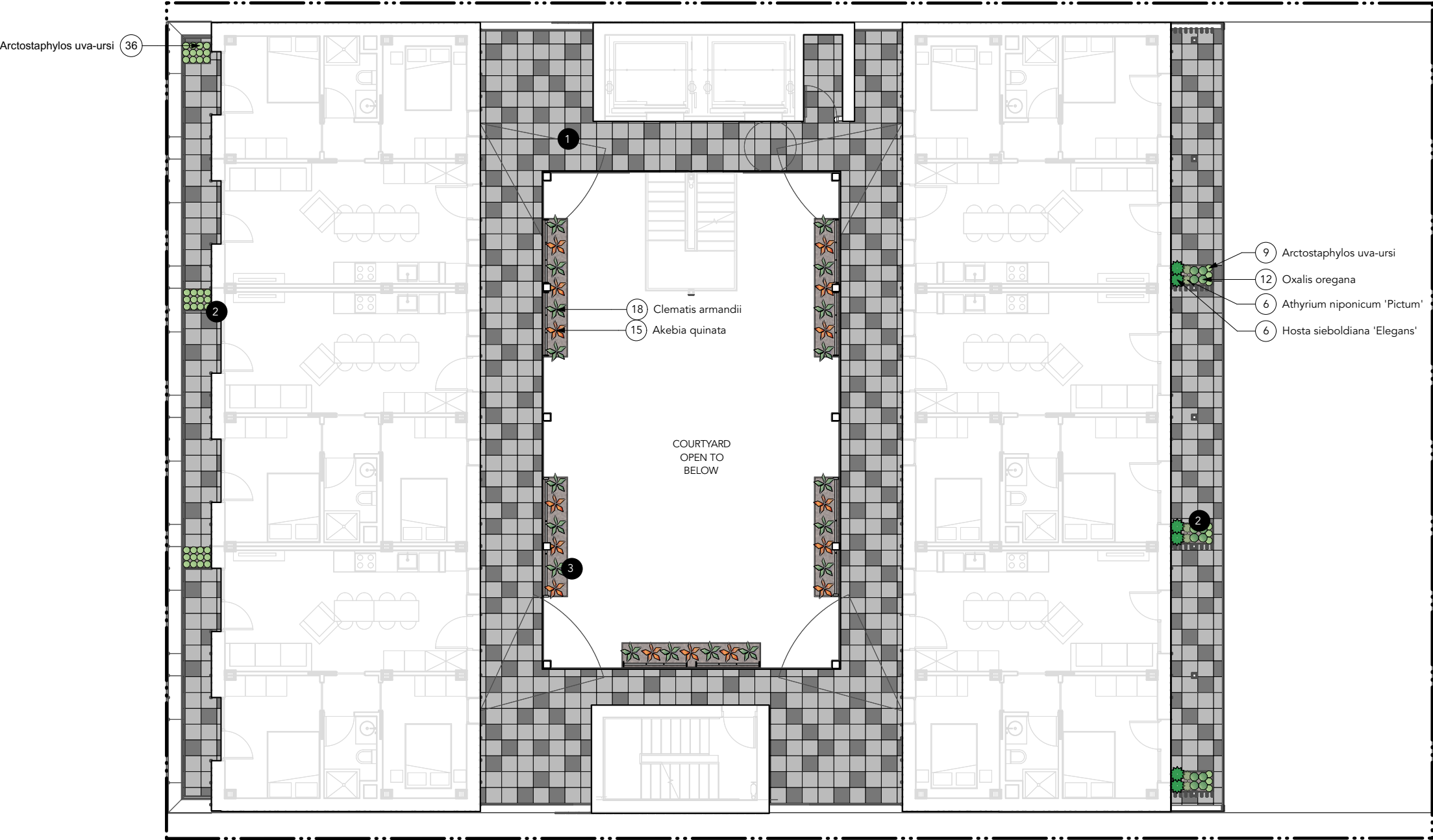




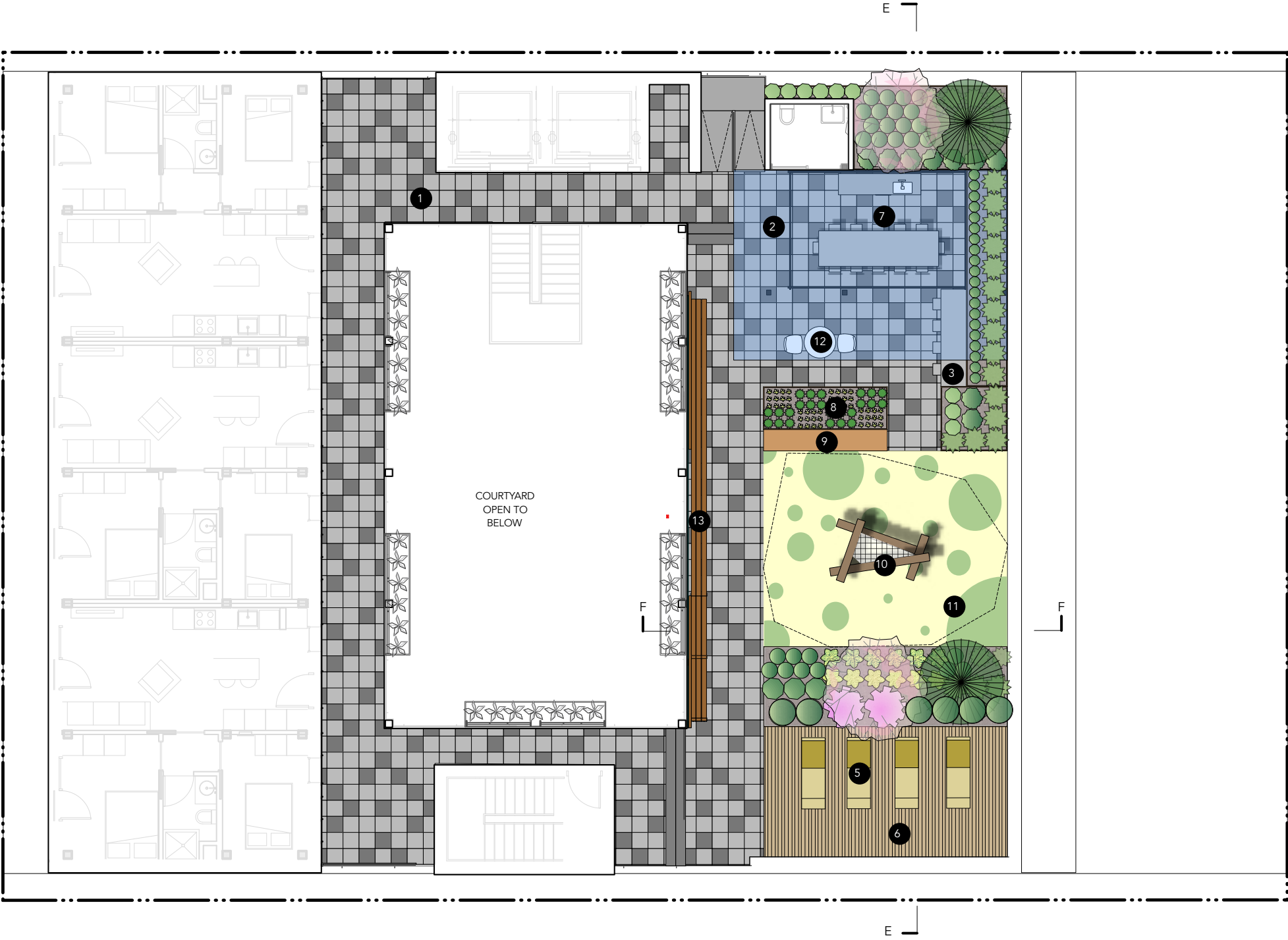
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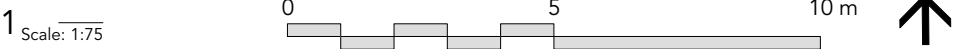


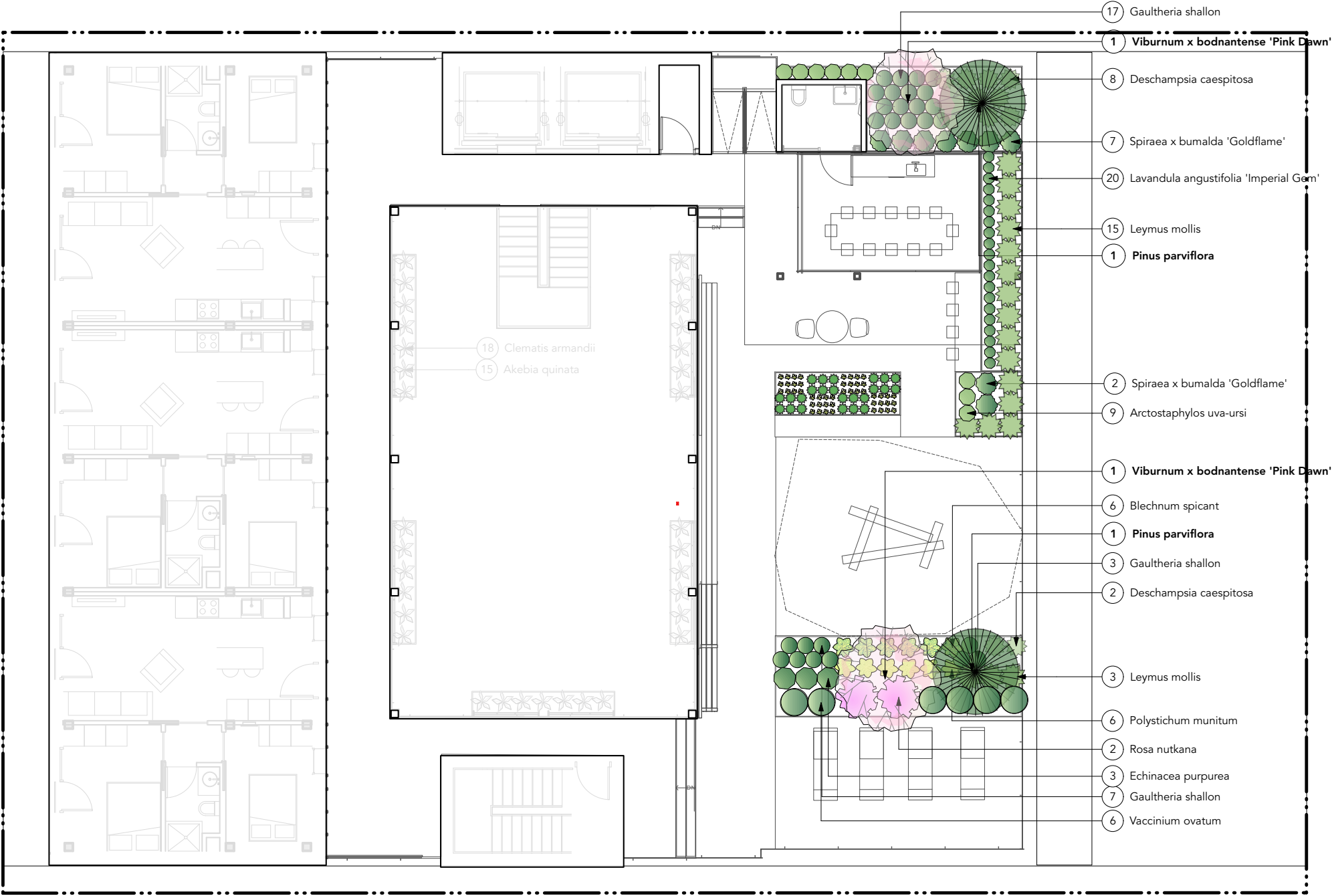
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  - 2 GLASS CANOPY
  - 3 PRECAST CONCRETE HARVEST TABLE
  - 4 42" DEPTH POWERCOATED STEEL PLANTER, TYP.
  - 5 LOUNGE CHAIR
  - 6 WOOD DECK SURFACING
  - 7 SEMI-CONDITIONED PAVILION W/ KITCHEN AND TABLE
  - 8 URBAN AGRICULTURE PLANTER, , TYP.
  - 9 LOG BENCH
  - 10 PLAY LOG/ PLAY STRUCTURE WITH NET
  - 11 POURED IN PLACE PLAY SURFACE
  - 12 OUTDOOR SEATING AREA
  - 13 WOOD BENCH (LANDSCAPEFORMS, BANCAL BENCH)

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1	Thuja plicata	Western Red Cedar	#1 Pot	As shown	B&B
2	Pinus parviflora	Japanese White Pine	4m ht.	As shown	B&B Specimen
5	Viburnum x bodnantense 'Pink Dawn'	Pink Dawn Viburnum	#5 Pot	As shown	Specimen.
6	Vaccinium ovatum	Evergreen Huckleberry	#3 Pot	800mm o.c.	
4	Symphoricarpos alba	Snowberry	#3 Pot	800mm o.c.	
9	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	#2 Pot	As shown	
2	Rosa nutkana	Nootka Rose	#5 Pot	450mm o.c.	
21	Maianthemum racemosa	False Solomon's Seal	#1 Pot	450mm o.c.	
133	Gaultheria shallon	Salal	#1 Pot	400mm o.c.	
8	Buxus sempervirens	Common Boxwood	#1 Pot	400mm o.c.	

IRASSES, GROUNDCOVER,VINES:

58	Akebia quinata	Chocolate Vine	#3 Pot	400mm o.c.	
311	Arctostaphylos uva-ursi	Bearberry, Kinnikinick	#1 Pot	400mm o.c.	
118	Athyrium niponicum 'Pictum'	Japanese Painted Fern	#1 pot	900mm o.c.	
32	Blechnum spicant	Deer Fern	#2 Pot	450mmo.c.	
79	Clematis armandii	Evergreen Clematis	#1 Pot	400mm o.c.	
10	Deschampsia caespitosa	Tufted Hair Grass	#2 Pot	400mm o.c.	
3	Echinacea purpurea	Purple Coneflower	#1 Pot	450mm o.c.	
83	Hosta sieboldiana 'Elegans'	Elegans Plantain Lily	#1 Pot	450mm o.c.	
20	Lavandula angustifolia 'Imperial Gem'	English Lavender 'Imperial Gem'	#1 Pot	450mm o.c.	
34	Leymus mollis	Dune Grass	#3 Pot	450mm o.c.	
183	Oxalis oregana	Rewood Sorrel	#1 Pot	900mm o.c.	
80	Polystichum munitum	Western sword fern	#3 Pot	900mm o.c.	

IAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA NURSERY STANDARD.  
EPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.  
AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.  
IAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.  
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Pinus parviflora  
Japanese white pine



Thuja plicata  
Western Red Cedar



Gaultheria shallon  
Salal



Vaccinium ovalifolium  
Oval-Leaved Blueberry



Spiraea bumalda 'Goldflame'  
'Goldflame' Spiraea

DECIDUOUS TREE



Magnolia stelata  
Star Magnolia



Viburnum x bodnantense 'Pink Dawn'  
Arrowwood



Rosa nutkatana  
Nootka Rose



Symphoricarpos albus  
Snowberry

PERENNIAL/FERN



Blechnum spicant  
Deer Fern



Lavandula angustifolia  
English Lavender



Polystichum munitum  
Western Sword Fern



Echinacea Purpurea 'magnus'  
Purple Coneflower



Arctostaphylos uva-ursi  
Bearberry



Arctostaphylos uva-ursi  
Bearberry



Athyrium nipponicum 'Pictum'  
Japanese Painted fern



Hosta sieboldiana 'Elegans'  
Plantain Lily



Oxalis oregana  
Redwood sorrel

GRASS



Leymus mollis



Deschampsia cespitosa

VINE



Clematis armandii



Akebia quinata





METAL PRIVACY FENCE



METAL PLANTER



LOG BENCH



VERTICAL WIRE CABLE TRELLIS WITH CLIMBING VINES



CHILDREN'S HANGING POD



PRECAST CONCRETE HARVEST TABLE

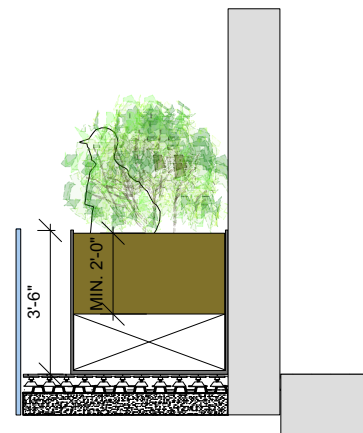


PLAY STRUCTURE WITH NET

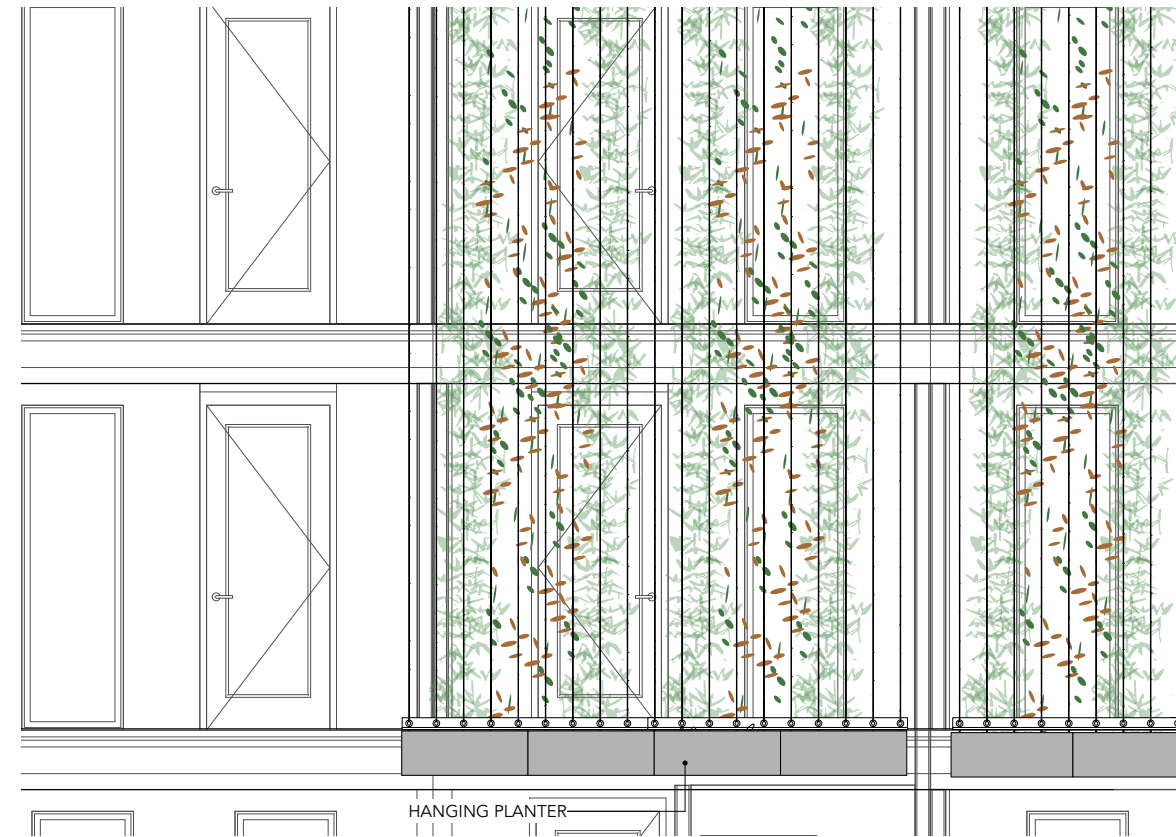


WOOD BENCH (LANDSCAPEFORMS, BANCAL BENCH)





SECTION A-A 42" DEPTH ALUMINUM PLANTER  
Scale: 1:30



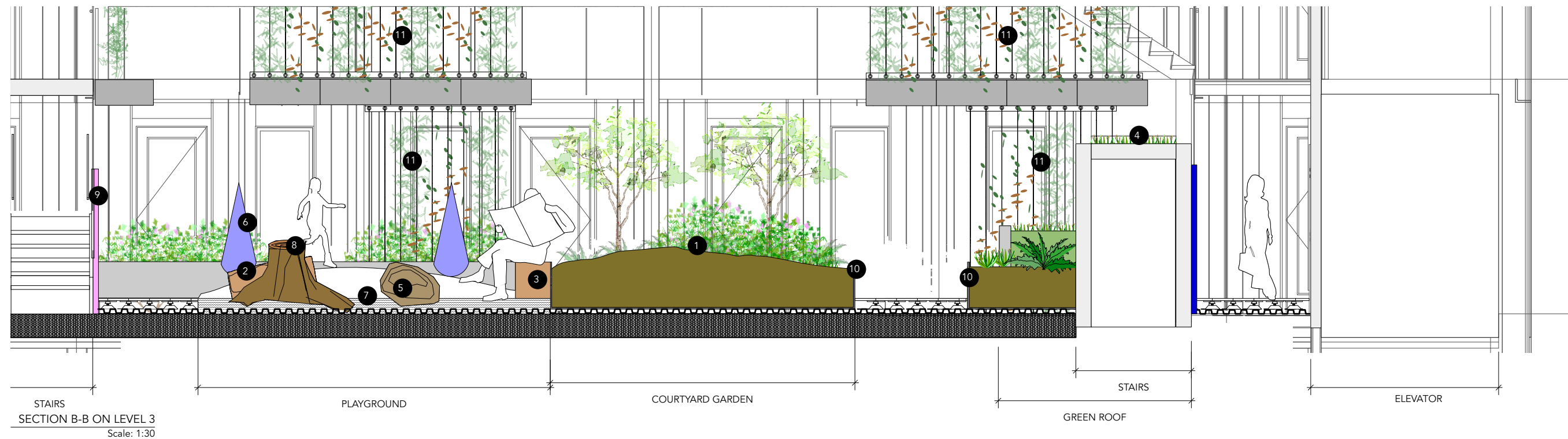
2 SECTION C-C VERTICAL CABLE TRELLIS  
Scale: 1:30



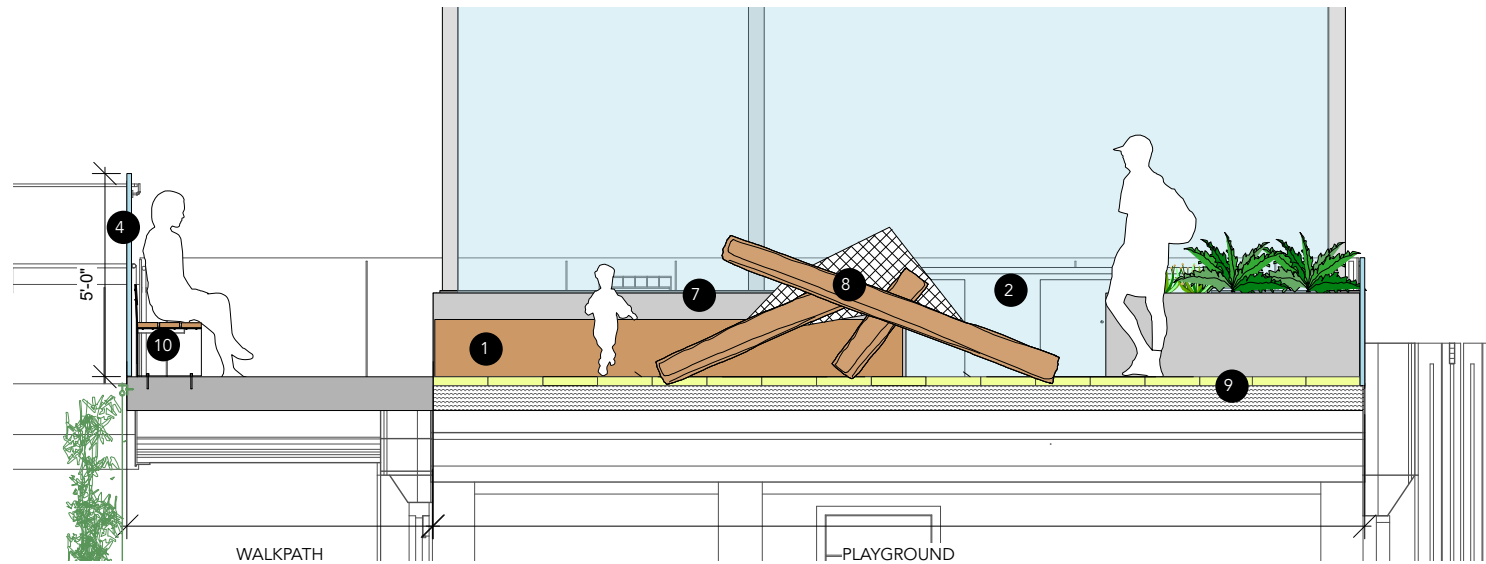
3 SECTION D-D VERTICAL CABLE TRELLIS  
Scale: 1:30

#### LEGEND:

- 1 COURTYARD PLANTING WITH BERM
- 2 PLAY LOGS, TYP.
- 3 TIMBER BENCH, TYP.
- 4 GREEN ROOF
- 5 CLIMBING BOULDERS, TYP.
- 6 CHILDREN'S HANGING POD, TYP.
- 7 PIP. FALL SURFACE WITH BERM
- 8 CLIMBING ROOT
- 9 PLAY WALL
- 10 24" DEPTH METAL PLANTER WITH PL
- 11 VERTICAL WIRE CABLE TRELLIS WITH VINES



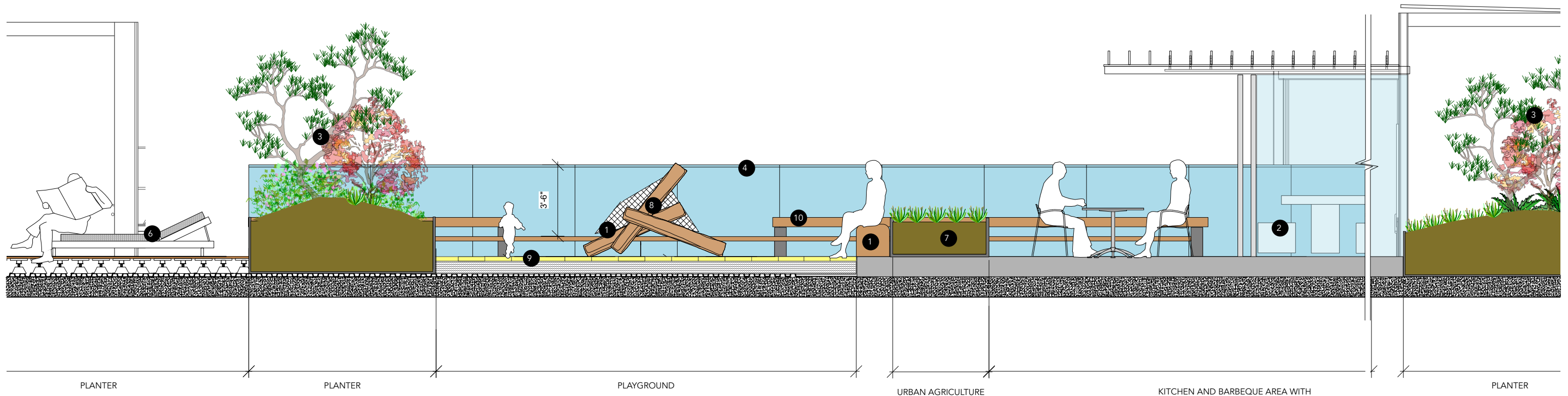
SECTION B-B ON LEVEL 3  
Scale: 1:30



1 SECTION F-F ON ROOFTOP  
Scale: 1:30

LEGEND:

- 1 LOG BENCH
- 2 KITCHEN AND BARBEQUE AREA WITH SINK ,REFER TO ARCHITECTURE
- 3 NATIVE TREES AND PLANTING ON RAISED BERM
- 4 60" HEIGHT RAILINGS, TYP.
- 5 WOOD DECK
- 6 LOUNGE CHAIR
- 7 URBAN AGRICULTURE PLANTER
- 8 PLAY LOG/ PLAY STRUCTURE WITH NET
- 9 POURED IN PLACE PLAY SURFACE
- 10 WOOD BENCH (LANDSCAPEFORMS, BANCAL BENCH)



ON E-E ON ROOFTOP  
Scale: 1:30



## 7.0 Project Features



(1) High Performance

- Carbon neutral and near-zero energy
- CLT mass timber for carbon sequestration
- Passive house certified
- Less onsite waste
- Renewable materials
- Durable quality for building longevity

(2) Positive Community Impact

- Desirable Homes meeting diverse needs
- Connecting people to community and places
- Open communal courtyard and gardens
- Privacy gradient
- Home flexibility and adaptability
- Reduced Construction Noise + Time

(3) Higher Affordability

- De-risked technology platform
- Faster, cheaper, derisked off-site prefabrication
- Scalability and automation
- Compact homes with high livability
- Low energy and maintenance cost
- Low depreciation





- Automated off-site prefabrication outperforms conventional housing projects in construction speed, accuracy and quality
- Greatly reduce on-site construction time by 30%
- Quiet construction site with prefabricated components
- Reduced traffic congestion due to less raw materials assembled on site
- Componentry verified off-site for seamless construction
- Sequenced construction for fire safety using walkway structure





## Courtyard and Outdoor Amenity

- Place of impromptu social encounters
- Strengthens community resiliency
- Open air pandemic-friendly circulation
- Improves livability for compact homes
- Visual connection to courtyard amenity, walkways, and rooftop
- Safe spaces for children's play and child-minding
- Community gardens and hanging planters
- Indoor-Outdoor connections for year round use
- Native Planting and sustainable rainwater management at courtyard and rooftop
- Access to Nature in an Urban Environment





- Compact homes with future flexibility in mind
- Adaptable homes with universal design principles
- Cross ventilation, daylight and access to views to courtyard and streetscape
- Improved daylighting and shading for passive house's tendency to overheat
- Mass timber exposed where possible
- Decentralized HRVs for home specific adjustment
- Low emitting material choices for healthy occupants





