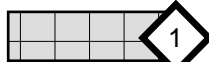





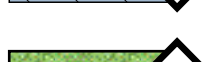
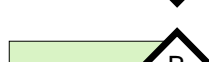
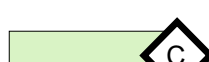


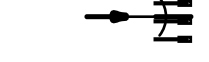
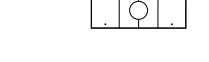
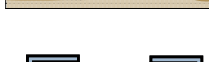



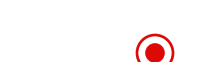






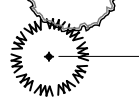
MATERIAL LEGEND

|   |   |  |
|---|---|--|
|  | 1 | Hydrapressed Slabs (2'x2')<br>Colour = Charcoal  |
|  | 2 | Granite Slabs (2'x2' Minimum)<br>Cambrian / Platinum Granite - Supplied by Bedrock Granite Sales or tested alternative approved by the City of Vancouver     |
|  | 3 | CIP Concrete (Broom Finish) Sidewalk<br>To City of Vancouver Engineering Design Manual, Construction Specifications and Standard Detail Drawings             |
|  | 4 | Basalt Slabs (2'x2' Minimum)- Private Entries<br>Cambrian Basalt - Supplied by Bedrock Granite Sales or tested alternative approved by the City of Vancouver |
|  | 5 | Rubber Play Surfacing<br>Colour and Design TBD   |
|  | 6 | Decking<br>Material and Design TBD   |
|  | 7 | Resilient Rubber Sport Surfacing<br>Colour and Design TBD  |
|  | A | Planted Area<br>Refer to plant list for symbols  |
|  | B | Lawn Area<br>Non-netted, sand based sod  |
|  | C | Lawn Area<br>Artificial turf in Dog area with pet infill for odor control  |

LEGEND

|   |   |
|---|---|
|  | Custom Wood Bench<br>Full submittal package for metal support and wood to be provided         |
|  | Bike Racks<br>Advantage 45° angle loop (HILo)   |
|  | Tree Grate<br>Standard COV 4 piece tree surround  |
|  | Custom Wood Feature Bench<br>Full submittal package for metal support and wood to be provided |
|  | Outdoor Furniture<br>By Future Tenant   |
|  | Recessed Linear LED Light   |
|  | Sconce Light  |
|  | Step Light<br>Cast into concrete walls  |
|  | Recessed/Ceiling Light<br>Transit Entrance  |
|  | Recessed/Ceiling Light<br>Linear  |
|  | Up Light<br>Tree Spot   |

PLANT LIST

| TREES   |     |  |                        |           |              |      |
|---|-----|--|------------------------|-----------|--------------|------|
| SYMBOL  |     | Botanical Name                                   | Common Name            | Size      | Comments     | Bird |
|  | 5   | Cercis c. 'Ace of Hearts'                        | Green leaf Redbud      | 8' Height | B&B Specimen | *    |
|  | 11  | Gleditsia 'Halka'                                | Thornless Honey Locust | 2" Cal.   | B&B Speicmen | *    |
|  | 1   | Pinus contorta 'Contorta'                        | Shore Pine             | 8' Height | B&B Specimen | *    |
|  | 5   | Street Tree to match Broadway - selected by City |                        | 6cm Cal.  | B&B Specimen |      |
| SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS  |     |  |                        |           |              |      |
| SYMBOL  |     | Botanical Name                                   | Common Name            | Size/     | Comments     | Bird |
| C   | 126 | Calamagrostis a. 'Karl F'                        | Feather Reed Grass     | #2 Pot    | 18" O.C.     | *    |
| f   | 24  | Fragaria chiloensis                              | Beach Strawberry       | #1 Pot    | 12" O.C.     | *    |
| l   | 68  | Lavandula a. 'Munstead'                          | Lavander               | #1 Pot    | 18" O.C.     |      |
| L   | 131 | Liriope muscari 'Big Blue'                       | Lilyturf               | #1 Pot    | 18" O.C.     |      |
| Lp  | 324 | Lonicera pileata                                 | Privet Honeysuckle     | #2 Pot    | 24" O.C.     | *    |
| Pm  | 23  | Pinus mugo 'Jakobsen'                            | Dwarf Pine             | #5 Pot    | Specimen     | *    |
| R1  | 4   | Rhodo. 'Anah Kruschke'                           | Purple Rhododendron    | #5 Pot    | Specimen     | *    |
| St  | 436 | Stipa tenuissima                                 | Mexican Feather Grass  | #1 Pot    | 18" O.C.     | *    |
| □   | 81  | Tausus media 'Hilli'                             | Hill's Yew (Male Only) | 4' Ht.    | RB to RB     |      |
| Vc  | 10  | Vaccinium corymbosum                             | Blueberry              | #2 Pot    | 24" O.C.     | *    |

DRAWING LIST

|      |                                |
|------|--------------------------------|
| L1.0 | COVER                          |
| L1.1 | LANDSCAPE PLAN (GROUND LEVELS) |
| L1.2 | LANDSCAPE PLAN (LEVEL 6)       |
| L1.3 | LANDSCAPE PLAN (LEVEL 7)       |
| L1.4 | LANDSCAPE PLAN (LEVEL 8)       |
| L1.5 | LANDSCAPE PLAN (LEVEL 9)       |
| L1.6 | LANDSCAPE PLAN (LEVEL 10)      |
| L1.7 | LANDSCAPE PLAN (LEVEL 36)      |
| L1.8 | LANDSCAPE PLAN (LEVEL 39)      |
| L2.1 | LANDSCAPE SECTIONS             |
| L2.2 | LANDSCAPE SECTIONS             |
| L3.1 | LANDSCAPE DETAILS              |
| L3.2 | LANDSCAPE DETAILS              |
| L3.3 | LANDSCAPE DETAILS              |

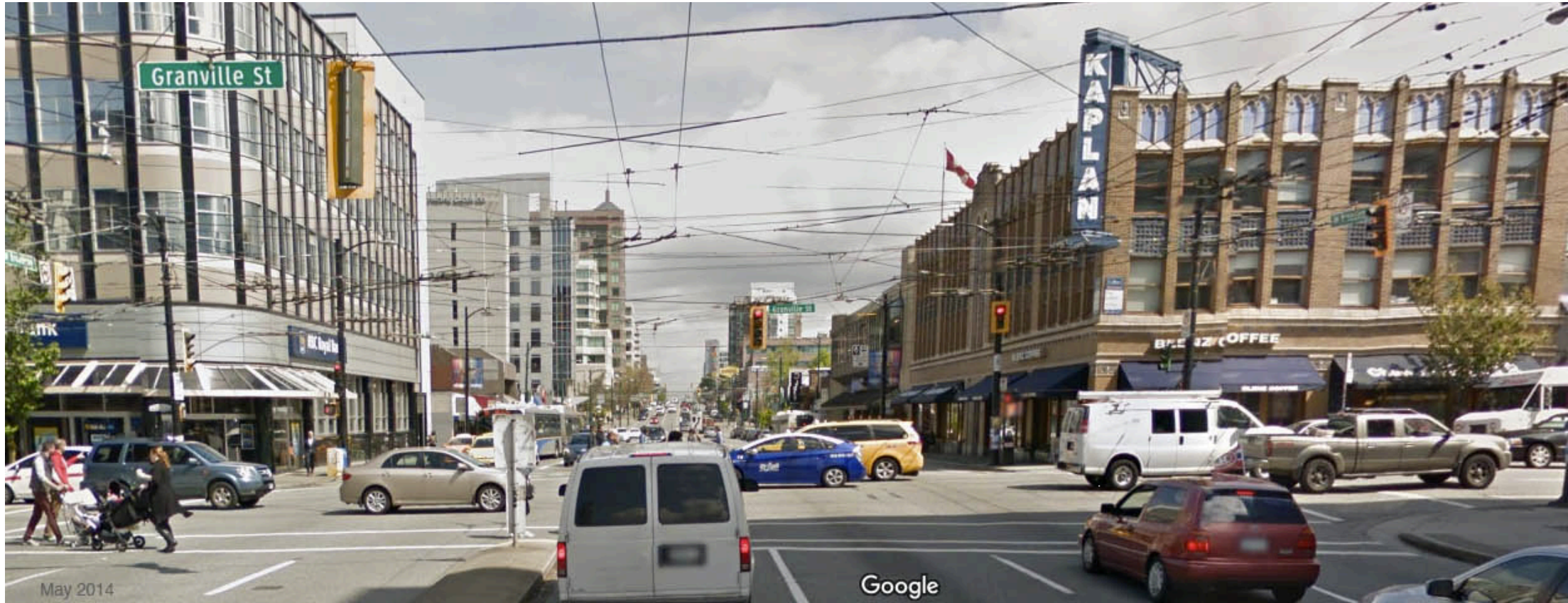
LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the current edition of the Canadian Landscape Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
- All 'Soft Landscape Areas' are to be irrigated with either: 1. a high efficiency design build DRIP irrigation system to IABC Standards, c/w rain sensor or 2. a float valve triggered top up for the perm avoid storage area below the pavers. Some levels do not have a Permavoid storage system and will require conventional drip only. The levels with Permavoid storage will have a potable top up supply to supplement the reservoir and wicking system provided by Permavoid. The design build submittal shall provide a separate price for adding a drip system to the levels that are irrigated by a float valve to top up the reservoir.
- All trees to be staked in accordance with BCNTA Standards.
- ALL STREET TREES Install 8' x 18" Deep Root Barrier centred on each tree between tree pit and sidewalk (side of tree adjacent to sidewalk). Refer to Specification
- Soil depths to meet or exceed the Canadian Landscape Standard.
- Complete plant list provided below is a representation of proposed plant material, but is shown for reference only. NO PLANTS SHALL BE PURCHASED until the planting plans have been submitted for DP and approved by the City.
- 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.
- New street trees to be confirmed prior to issuance of the building permit. Park Board to inspect and approve after tree planting completion.
- Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) 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 Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.
- The streetscape 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. Contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."
- For all offsite layout and grading information - REFER TO CIVIL.
- For the dimensioned Site Plan - REFER TO ARCHITECTURAL.
- Lighting to be at safety levels with accent lighting in key areas - REFER TO ELECTRICAL..

CONTEXT



VIEW NORTH



VIEW EAST

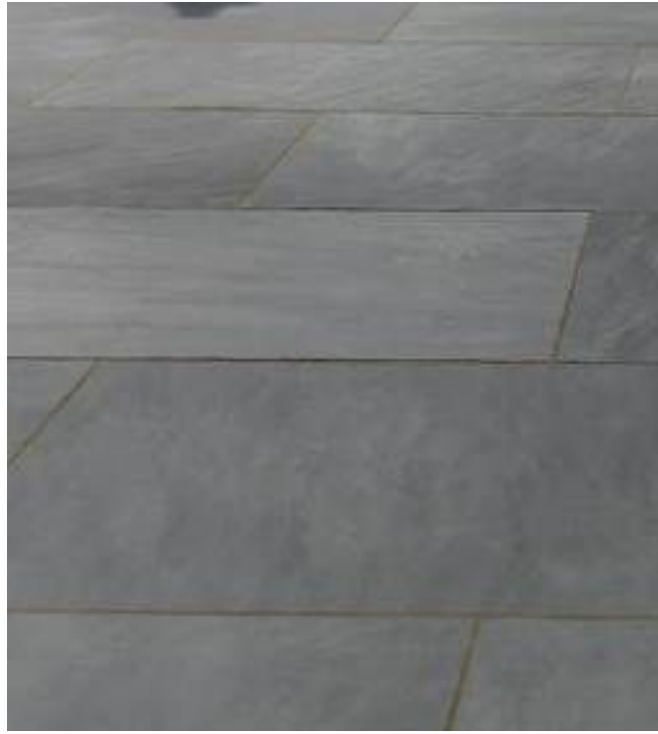


COV STANDARD AGGREGATE BANDING

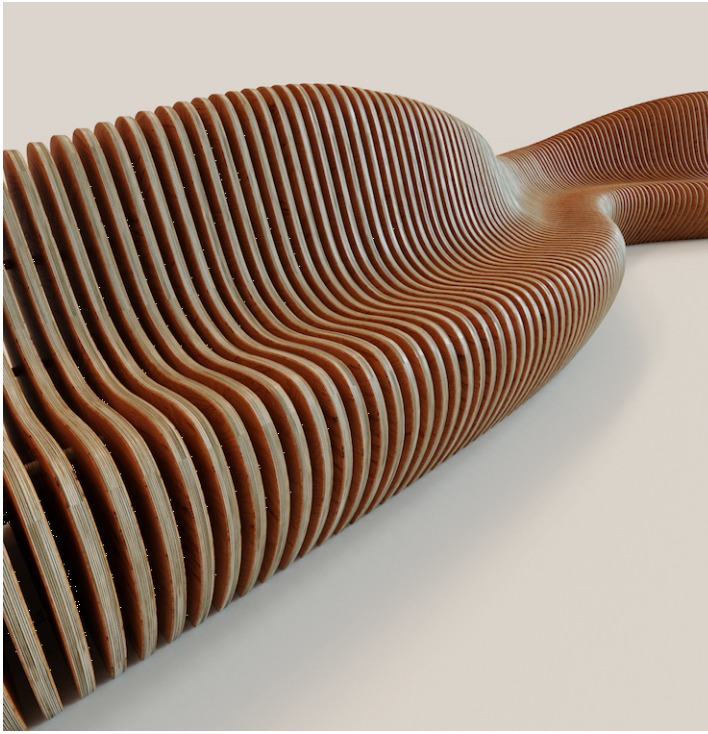
PUBLIC REALM / TRANSIT PLAZA



CONTINUOUS INDOOR / OUTDOOR PAVING



LARGE STONE SLAB PAVING



ARTISTIC BENCH

UPPER LEVEL AMENITIES



RUGGED ALPINE TREES AND SHRUBS



COVES WITH SEATING



KIDS PLAY WITH NATURAL EDGES AND ADJACENT LAWN



AMENITY CHARACTER

DESIGN RATIONALE

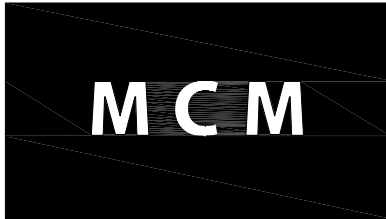
The fifth Station along the Westward Skytrain expansion recently announced by the Provincial government, the South Granville Station will be distinguished at ground level by a prominent stone plaza, high quality finishing, and an entry sequence that unites with the surrounding streetscape by utilizing City of Vancouver standard ground plane patterning at it's edge. At the property line the ground plane transitions from concrete and exposed aggregate reflected on every side of both Granville and Broadway Ave, into large slabs of stone through-out the outdoor plaza and open foyer of the transit station entry. The design and furniture will be coordinated with Translink, so as to keep the entry open and unobstructed. On the reverse of the building, the alley way is given life by a suspended trellis system, attached to the building for twining evergreen clematis to weave between levels.

On the 6th and 7th levels, two amenity patios utilize perimeter planting to define the edges of the space and create unique spatial experiences. The 8th level provides another much larger patio with similar rationale to the lower patios. A change in material from pavers to wood decking and movable planters create coves with flexible boundaries, and the open plaza-like entry to these coves invite the interior space to activate the exterior. The perimeter planting is meant to reflect the shore and alpine ecosystem visible from the deck to North, where the North Shore Mountains rise up out of the ocean. Sculptural shore pine and blueberry bushes reflect the rugged alpine while windswept grasses animate the space in contrast. The planting palette is highly drought tolerant and will flourish during the hot dry summers when the patio will enjoy it's most use by tenants.

The office podium will be covered by a landscaped terrace for the exclusive use of the residential tower. As part of the architectural expression, the perimeter of the level 9.5 and 10 will be planted. On level 9.5, an outdoor area will be provided for the fitness program to spill out. Level 10 will be covered by a mix of paving and intensive green roof that will provide valuable habitat and food sources for nesting birds. In addition to habitat, these soft landscape areas will provide storm water benefits and will reduce the peak flows by absorbing water from rainfall events. The slab will be dropped to accommodate the soil requirements of the trees, without the need for raised planter walls, except where desired.

On level 10, a range of programmatic elements are included in the amenity terrace design. The range of program will include an two entertaining areas with BBQ's off the amenity rooms, outdoor social pods, a central lawn, children's play, garden plots and a dog off leash area. Pathways will provide opportunities for people to experience the courtyards with smaller, more intimate spaces throughout. The design tries to maximize the ability for several people to use the courtyard independently, with opportunities to come together as a community or host large family events. A central lawn area will allow for a flexible range of active and passive uses.

On the rooftop, two amenity patios will spill off a central amenity room. The north terrace will have a BBQ area and social space framing the view to the north shore mountains with planting and small trees. The south patio will be a sun terrace with planting to soften the wall of the mechanical area and paving to allow for flexible program.



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| Revisions           | YYYY-MM-DD |

Seal

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Granville

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Project

COVER

Drawing

Scale

N/A

Project

19010

Sheet

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deal

Broadway and  
Granville

489 W Broadway

Vancouver

## project

## GROUND LEVELS

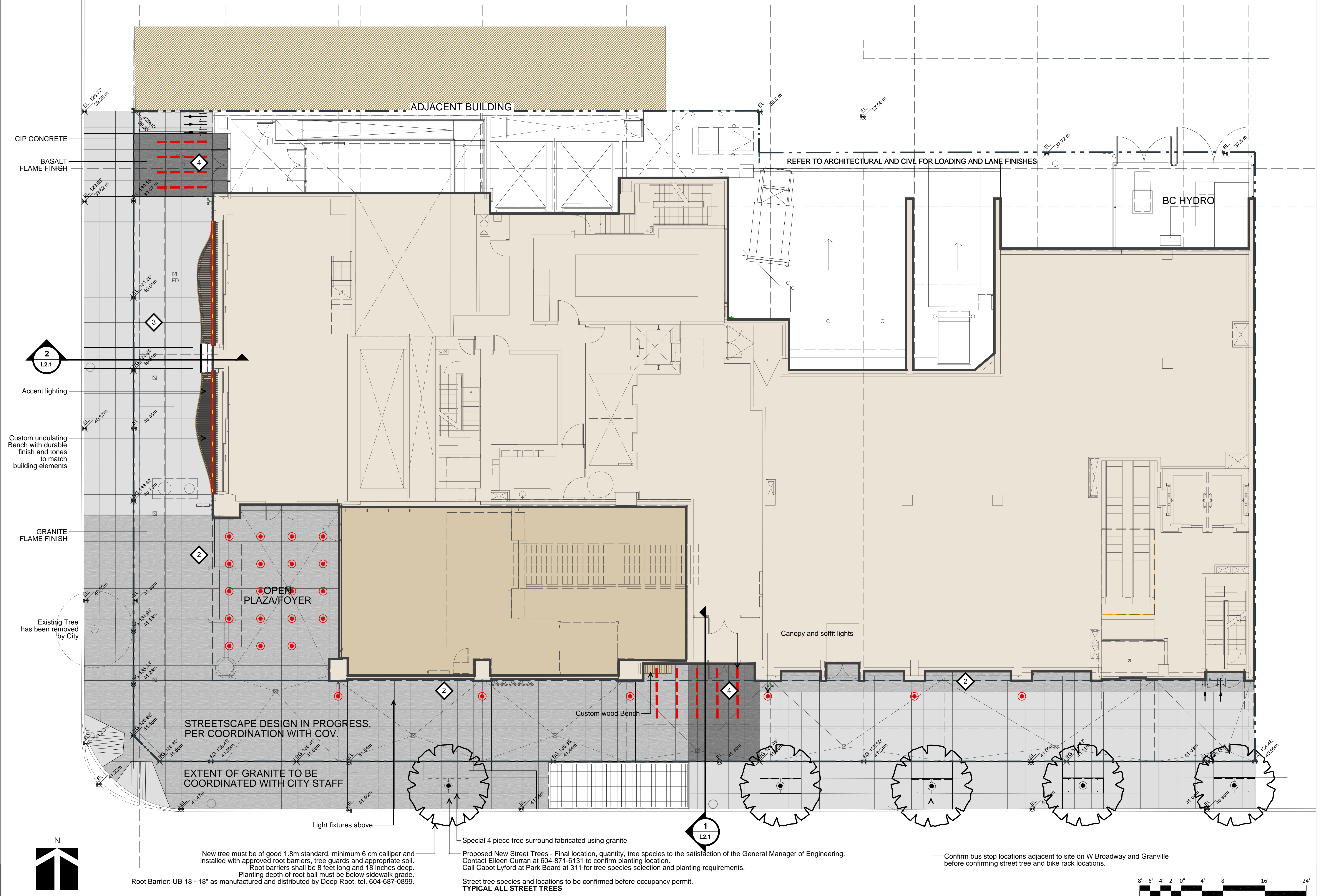
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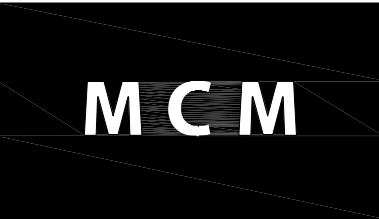
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sheet **L1.1**





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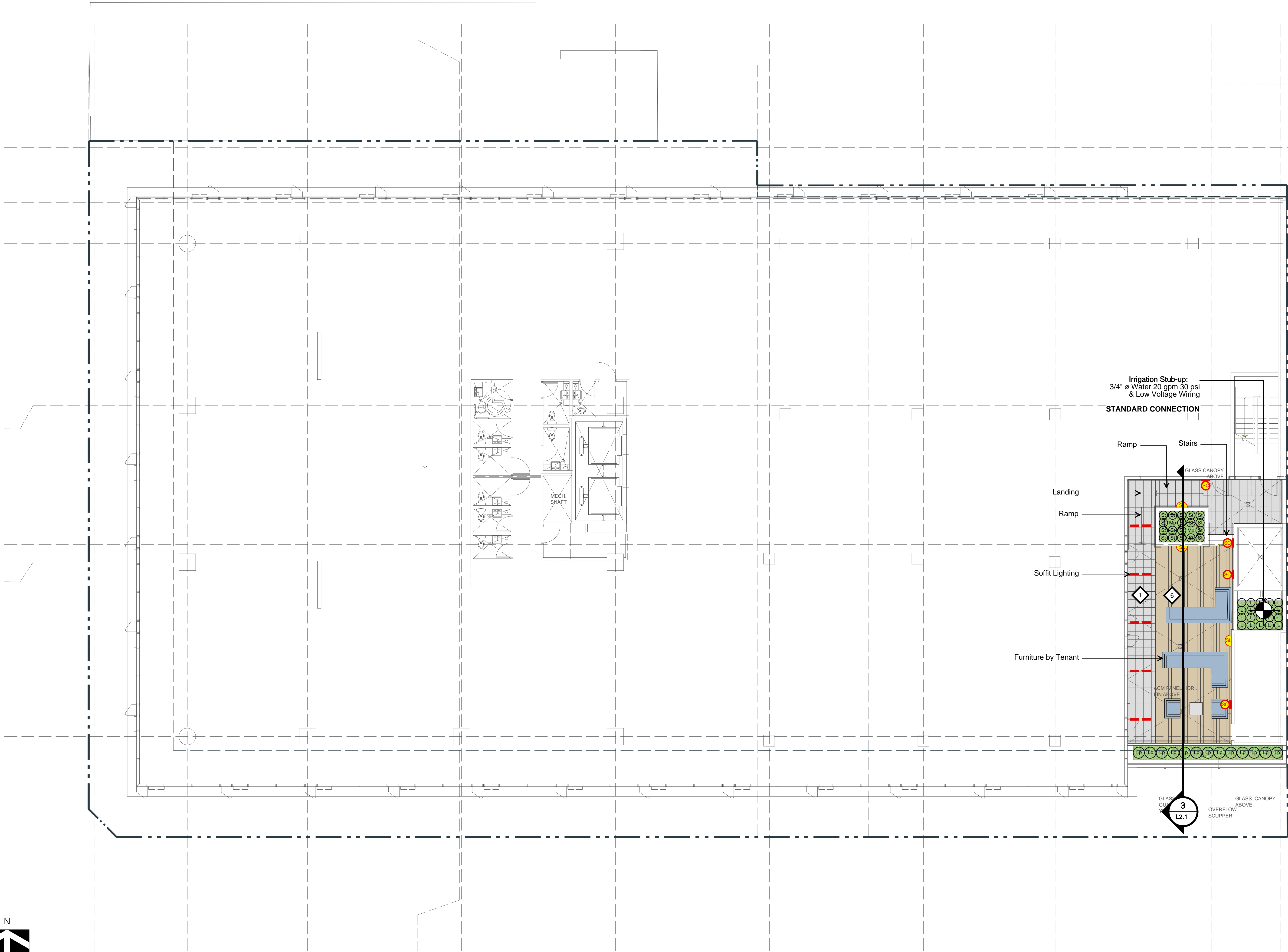
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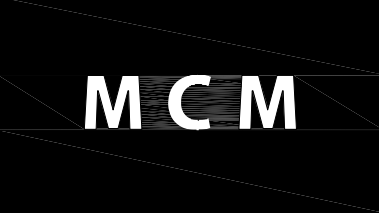
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Sheet **L1.2**





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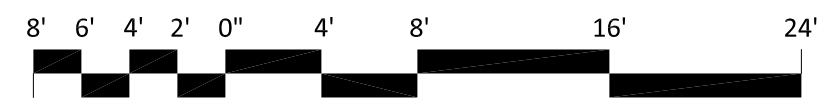
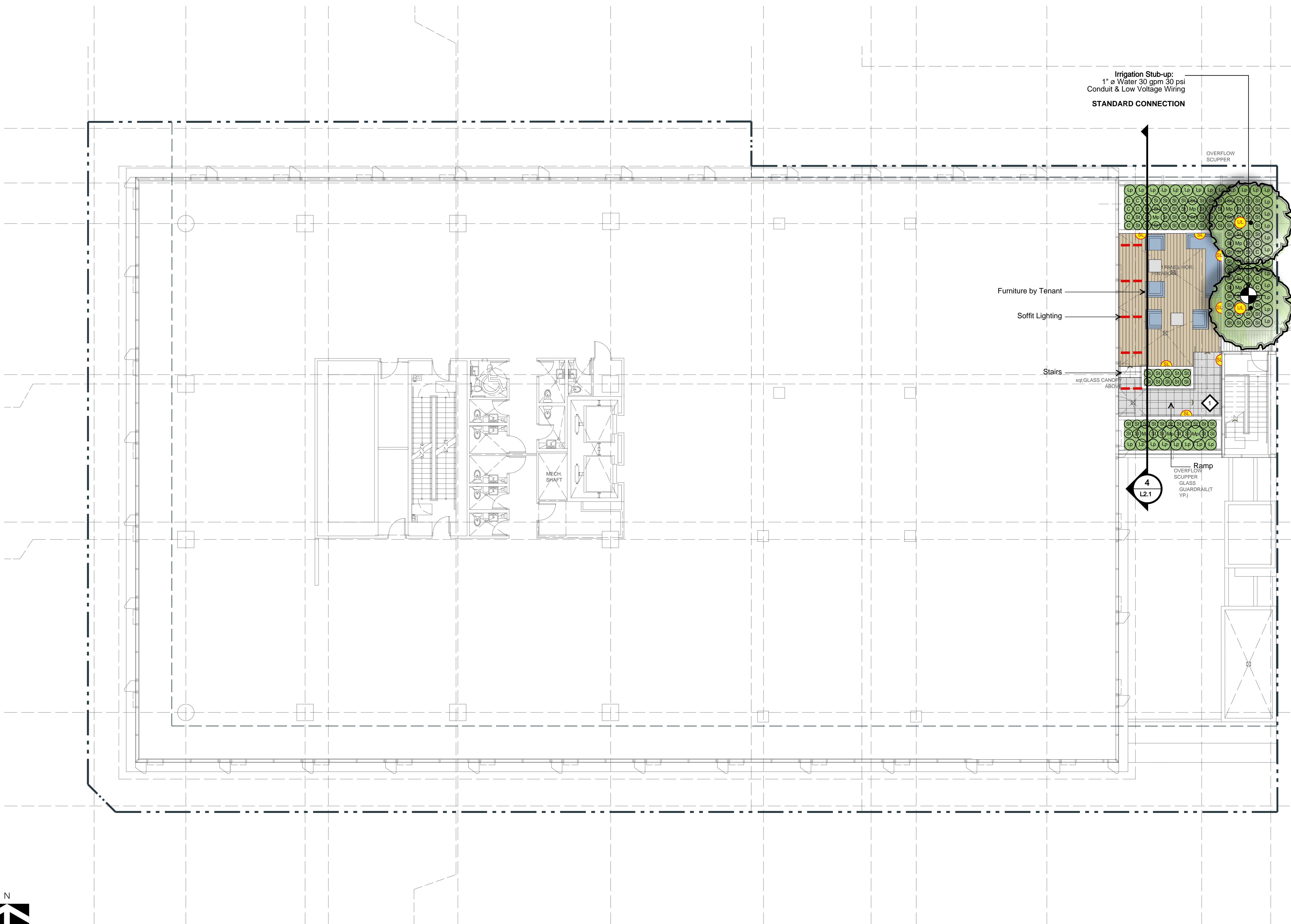
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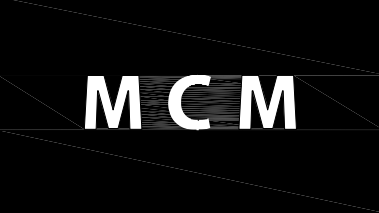
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Sheet L1.3





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LEVEL 8

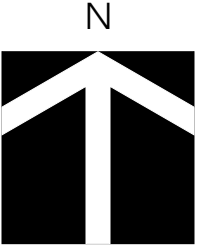
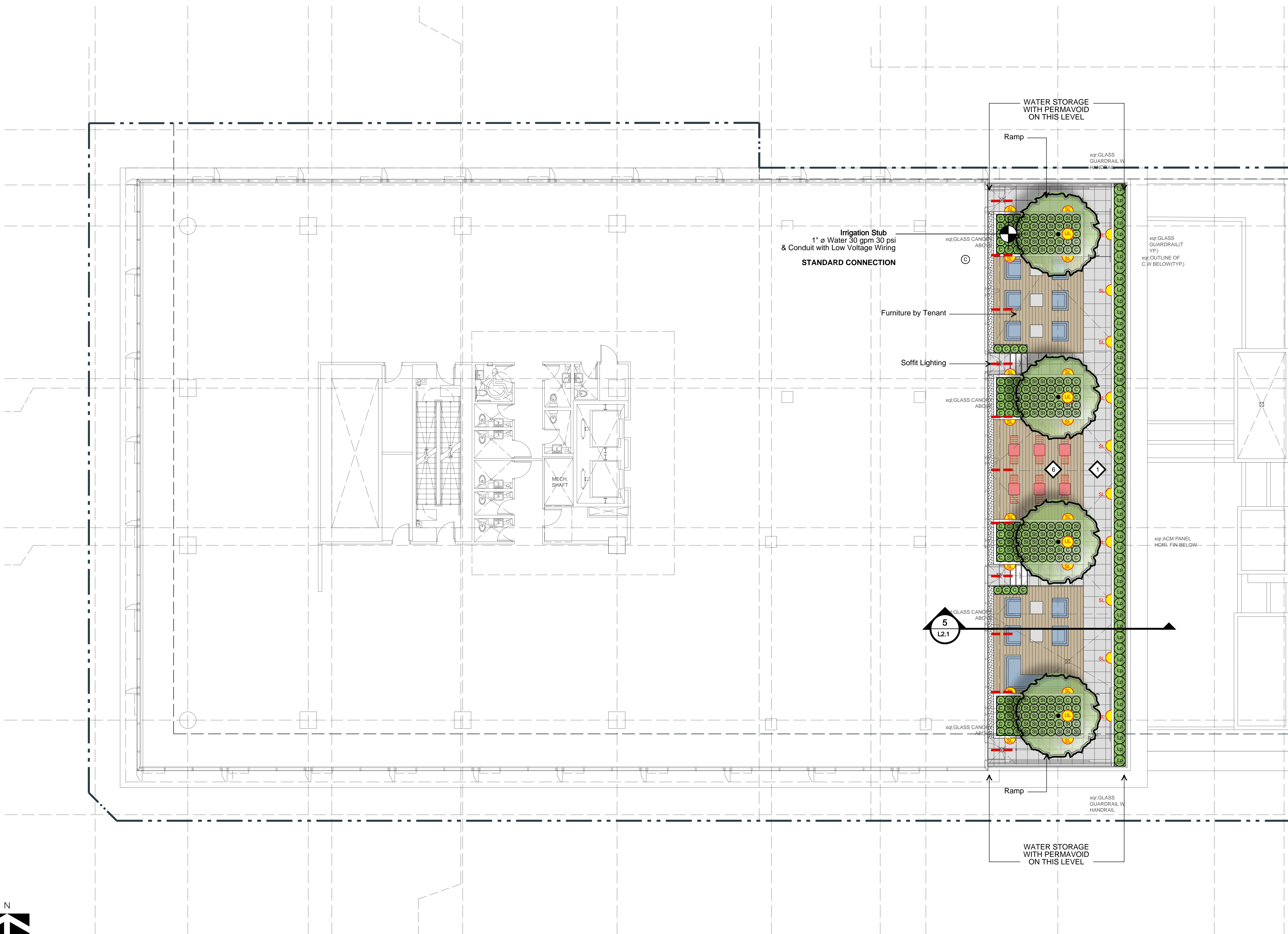
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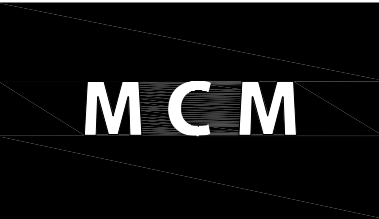
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Project 19010

Sheet

L1.4





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