



Attachment 2

*Applicant's Architectural and
Landscape Submission Package*

QUEEN ELIZABETH ELEMENTARY ADDITION

921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8
SCHOOL DISTRICT No. 40, NEW WESTMINSTER



OWNER:

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ARCHITECTURAL DRAWING LIST

A000	COVER SHEET
A001	PROJECT SUMMARY & DESIGN RATIONALE
A002	PROJECT SUMMARY & DESIGN RATIONALE
A100	SITE PLAN
A101	CONTEXT PLAN
A101a	CONTEXT
A102	SITE SECTIONS
A200	NEW ADDITION - MAIN FLOOR PLAN
A201	NEW ADDITION - SECOND FLOOR PLAN
A202	NEW ADDITION - THIRD FLOOR PLAN
A203	NEW ADDITION - CRAWL SPACE PLAN
A204	ROOF PLAN
A400	EXTERIOR ELEVATIONS
A410	BUILDING SECTIONS
A501	EXTERIOR RENDERS

LANDSCAPE DRAWING LIST

L001	LANDSCAPE SITE PLAN
L002	LANDSCAPE ENLARGEMENT
L003	LANDSCAPE DETAILS
L004	LANDSCAPE DETAILS
L005	LANDSCAPE PRECEDENT MATERIALS, IMAGES

Queen Elizabeth Elementary School Application for Development Permit

Applicable Plans, Policies & Guidelines

- Zoning Bylaw
- Queen Elizabeth Elementary_Design_Guidelines
- Development Permit Guide
- QEES_Review_Letter_Jan 26 2023 issued by the CoNW
- ENG_2023_TR_MEMO_QEES_Transportation_Review_#3 issued by the CoNW

Proposal

The project involves the proposed construction of a new three-story addition to the Queen Elizabeth Elementary School (QEES), located at 921 Salter Street, New Westminster. The addition will include twenty-one classrooms, a multi-purpose room, learning assistance spaces, as well as two before- and -after school care rooms (NLC). The proposed addition will replace the ten temporary/portable classrooms that are located at the rear of the site behind the school. Two permanent stand-alone modular classrooms located adjacent the south-west property line will remain.

The 3-story plus crawl space addition will have a total gross floor area of approximately 2,926sm of school and related use.

Variances

1. Max. Building Height: the by-law states a maximum 9.14m or 2 stories whichever is less; this application proposes a building height of 16.8m and 3 stories.

The reason for the requested height variance is due to the by-law requirement that the main floor must be above the flood plain level, which is approximately 1.925m above the existing site grade. Modern school buildings typically have a floor-to-floor dimension of 4.2m. Thus, $4.2m \times 3 = 12.6m + 1.925m = 14.525m + \text{parapet height} = 15.6m$. Additional height is required to accommodate two roof monitors, which are part of the green building / daylighting strategy designed to bring natural light deep into the interior circulation spaces. The roof monitors represent less than 10% of the overall roof. The dominant building height, measured from existing grade to top of parapet, is 16.8m.

2. Front Setback: As per 140. 48 (a), parking stalls are not permitted in the front yard setback. The design proposes five (5) non-compliant stalls within the front setback along Howes St.

Reason for the requested variance: The proposed design locates parking stalls in the front parking lot only and restricts their use to staff mostly as there is no viable location on site for additional parking. The proposed stalls in the front parking lot are required to accommodate the number of stalls required by the bylaw and to serve the operational needs of the school.

Zoning & Policies

P-1: INSTITUTIONAL
 POLICIES: REFER TO SHEET A100

Site & Context

CONTEXT

The site is a 1.801ha parcel of land located at the corner of Salter Street and Howes Street. The existing one-story school building, currently owned and occupied by School District 40 covers approximately 25% of the site; the remainder of the site is taken up by 10 portable classrooms and 2 modular classrooms, playground facilities, hardscape play court and parking lot. Landscaping is located along the frontage of Salter Street and includes a variety of trees and shrubs. There are several old and large trees on the property. The site lies within the flood plain; hence the main level and the useable space of the floor will need to be raised to be compliant with the Ministry of Environment Provincial Flood Plain Map. A single driveway provides access to the existing parking lot, with a sidewalk crossing to Howes Street located on the south end of the site.

The property immediately north/west of the QEES site is the city owned Queensborough Community Center and Ryall Park. Lots on the south-west side of the site are occupied by single family houses. On the west side of the site is the parking lot of the adjacent Roma Hall.

SITE PLANNING

The site layout was guided by the following principles:

- Create useable outdoor social spaces for students
- Create the most interconnection between the building and the outside considering the elevation change due to the flood plain.
- Minimize the usage of the Ryall Park access road on the north-west side for emergency vehicles only and for construction of the new addition.
- Improve the vehicle circulation on site by providing a new exit from the front parking lot to Howes Street and removing the existing exit to Salter Street.

Accordingly, the proposed building has been massed and connected to the existing school in a linear configuration through a Link as to create a south-west facing outdoor student gathering space between the existing school and the addition wing. The main entrance for the addition wing has been oriented towards the connecting link and at grade, to accommodate the accessibility requirements and remove the requirement for the associated outdoor ramps.

- The footprint of the facility has been developed to be as compact and efficient as possible to reduce construction and operational costs, minimize travel distances, and enhance overall site utilization to meet sustainable design best practices.
- In keeping with LEED® guidelines (LEED Gold Equivalent), the amount of parking provided does not exceed bylaw requirements. Carpooling and the use of transit, walking and bicycling is encouraged through the design of convenient bicycle facilities and linkages to the neighborhood sidewalk system.
- The principles of CPTED have been adopted when designing the site and building elements, with an emphasis on providing visibility and durability in all areas. Security/ police vehicles will be able to easily monitor the building and site from the adjacent streets and vehicle access points.
- Potential traffic and safety concerns have been considered in the design of the arrival points, which are clearly defined and reinforced through the use of landscaping. Vehicle driveways and parking areas have been separated from pedestrian paths to reduce the potential for conflicts.
- Open space on site is clearly defined with the compact floor plan and playfield location. Landscape elements clearly define the building main entrance; publicly accessible walkways which enhance intuitive wayfinding.
- Landscaping design and site development has been taken into consideration with the use of regional materials and site features. Outdoor amenity and gathering areas have been incorporated into the design to facilitate informal student and staff gathering in different locations around the school.
- Together, the design for the building addition and site will present to the community a very positive and cohesive civic presence. The proposed building addition design is an attractive and functional expression of the school's program and aspirations. Stepped massing, articulated facades and strong horizontal lines combine with practical overhangs, effective glazing, varied materials, and color to produce an inspiring and timeless expression for this community amenity.
- The project has incorporated sustainable design best practice principles and has followed LEED® (LEED Gold Equivalent) and Zero Carbon Building Design guidelines. In accordance with carbon reduction best practices, the addition will utilize electric HVAC systems, and will not include any fossil fuel fired equipment. Electric conduit from roof to electrical room will prepare the building for future roof-mounted photovoltaic panels to achieve net zero energy use. High insulation values in the building envelope will reduce energy requirements.
- The learning environment will benefit from controlled daylight, both from sensible exterior windows and from interior windows providing borrowed light from day lit interior spaces. The design has incorporated both internal and external gathering places for collaboration and social learning.

Design Rationale & Form of Development Program

Outdoor Spaces

The relationships between the school, site uses, and the adjacent neighborhood are clear, understandable, and complementary.

- The three-story addition has been planned to optimize site utilization and maximize open space by creating a compact building form, with the site components including playfield and parking all located to maximize safety and convenience.
- The site planning including building addition and massing is context-appropriate to neighboring properties.
- Landscaping is designed to support the transition between indoors and outdoors, making outdoor areas useful extensions of the building, with provision for seating and shade devices. The landscape design has taken into account the requirements for low maintenance and the intensive use by students, while providing a significant amenity and connection to nature.
- There are clear unobstructed sightlines for security/police vehicles to monitor the building and site from the adjacent roads and school parking lots.

Exterior Building Design

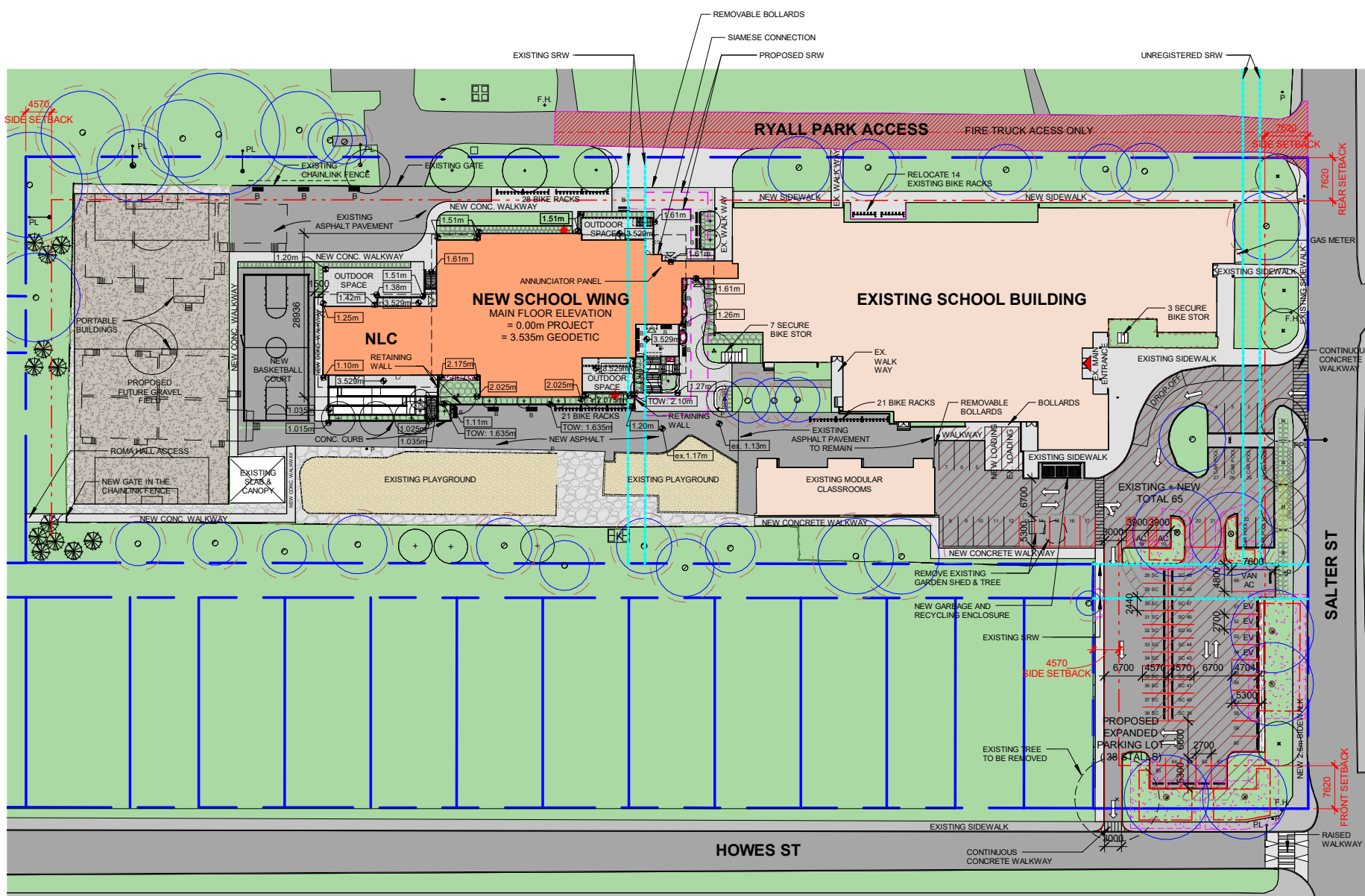
- An effort has been made to design the addition to a scale that is appropriate to the surrounding context.
- The building entrances are obvious and logically positioned, have a human scale, and are welcoming to staff, students, and visitors.
- The school's addition entrance and courtyard entrance are both identifiable and prominent as seen from the Community Centre or Salter Street.
- The exterior of the building will be designed to facilitate ease of maintenance over its life cycle.
- Exterior finishes are carefully selected on the basis of durability and low maintenance as well as aesthetic quality. Glass in anodized aluminum frames, and prefinished composite metal panels comprise the material palette for the exterior of the school. The durability of the school will be well documented as a LEED credit that ensures appropriate materials are combined with a suitable maintenance program to allow the building to age gracefully.
- The structural grid of the building is expressed in the spacing of windows, and this pleasing rhythm is reinforced in the regular spacing of doors and canopies. The solidity of the concrete cladding panels below main floor level gives the building exterior a sense of value, strength, and substance, appropriate for a public building that will guide and educate our children.
- Building envelope systems have been selected to provide a modern, durable, low maintenance envelope. Insulation values have been carefully selected to provide an economical response to the need for energy efficiency through reduction of heating and ventilation operating costs and the initial cost of installation.
- Fenestration systems are selected to provide appropriate levels of solar heat gain and visible light transmission in keeping with good natural lighting practice, while maintaining a significant contribution to energy savings.

Transportation and Parking

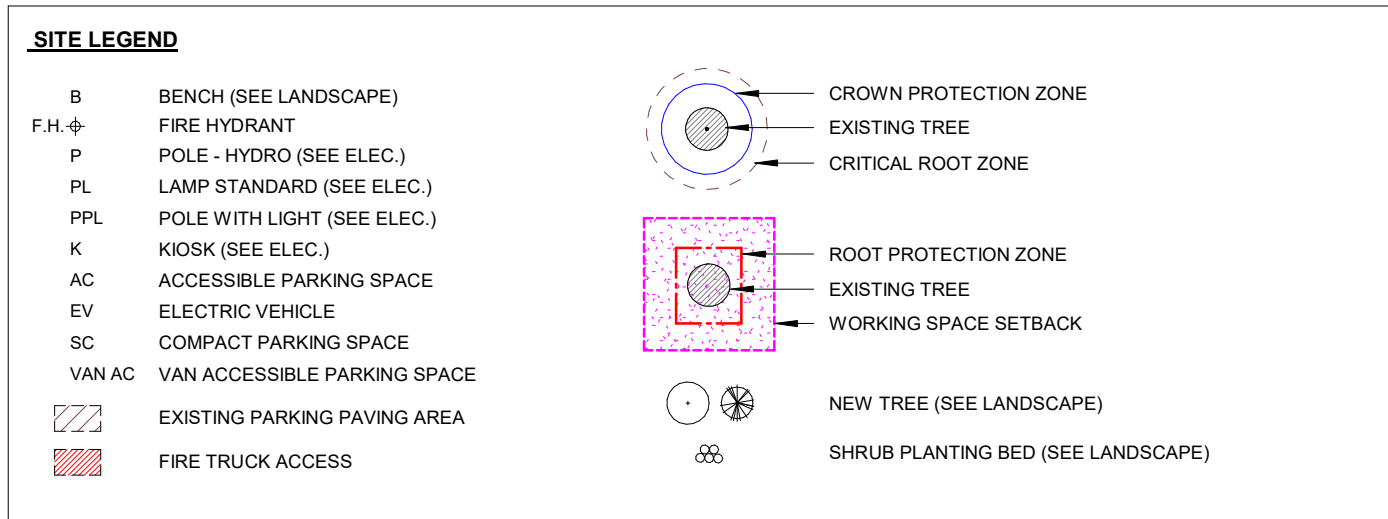
Vehicle, bicycle, and pedestrian routes are clear, complementary, and optimize the site.

Vehicle movements will be straight-forward with access and parking designed to optimize safety. The new exit to Howe Street is located to satisfy ease of circulation.

- Throughout the site, care has been taken to minimize pedestrian conflicts with vehicles. Clear demarcation of pedestrian areas has been made through parking spaces and at arrival points from surrounding streets, and sidewalks.
- Bike storage has easy access from the local network of walkways and streets. The required Class A bicycle parking stalls are located adjacent to courtyard and existing main entrance where many students approach the school, and the existing bike racks are located on the north side of the site at the pedestrian connection to the Community Centre.



SCALE: 1 : 1000



PROJECT DATA

LEGAL ADDRESS:
 PARCEL 1 DISTRICT LOT 757 GROUP 1 NEW WEST MINSTER DISTRICT
 REFERENCE PLAN LMP9033

CIVIC ADDRESS:
 921 SALTER STREET, NEW WESTMINSTER, B.C. V3M 6A8

ZONING:
 P-1: INSTITUTIONAL

SITE AREA:
 18011 m²

FLOOR SPACE RATIO:

REQUIRED	PROVIDED
MAX. 0.6	0.33 (0.17 EXISTING + 0.16 ADDITION)

SITE COVERAGE:

REQUIRED	PROVIDED
MAX. 40%	24.1% (16.9% EXISTING + 7.2% ADDITION)

BUILDING HEIGHT:

REQUIRED	PROVIDED
9.14m OR TWO STOREYS WHICH IS LESS	16.8m SEE SHEET A001/ VARIANCES/ ITEM #1

SETBACK:

	REQUIRED	PROVIDED
FRONT YARD (HOWES STREET)	7.62m	7.62m
5 PARKING STALLS ARE LOCATED WITHIN THE FRONT YARD SETBACK; SEE SHEET A001/ VARIANCES/ ITEM #2		
SIDE YARD (SALTER STREET)	7.62m	7.62m EXISTING
REAR YARD (NORTH EAST)	7.62m	7.62m EXISTING
SIDE YARD (NORTH WEST)	4.57m	4.57m

AREA:

EXISTING	2896 m ² (INCLUDING 2 MODULAR CLASSROOMS)
ADDITION	2926 m ² (2696 m ² NEW SCHOOL + 230 m ² NLC)

NUMBER OF STUDENTS:

EXISTING ENROLMENT (INCLUDING PORTABLES & MODULARS): 481 STUDENTS
 TOTAL CAPACITY AFTER ADDITION: 763 STUDENTS

CURRENT SCHOOL (2022/2023)
 The current school comprises:
 • A main building of 13 classrooms (5 Kindergarten and 8 Grade 1-4)
 • 2 permanent modular classrooms (Grade 1-4)
 • 10 temporary portables (Grades 1-4)
 Total capacity of the 23 classrooms is 491 students.
 Current total 2022/2023 enrollment is 481 students (111 Kindergarten and 370 Grade 1-4)

AFTER NEW ADDITION (2025/2026)
 The school addition will provide 21 new classrooms. The 10 existing Portable units will be removed. The 2 modulars will remain.
 Net increase of 13 classrooms to 36 (6 Kindergarten and 30 Grades 1-5).
 Total capacity of the 36 classrooms will be 763 students, for a net increase of 489 students.
 Projected total enrollment for 2025/2026 is 694 students (xxx Kindergarten and xxx Grade 1-5).

PARKING:

	REQUIRED	PROVIDED
SCHOOL:	62	65 (INCLUDING 22 COMPACT PARKING AND 20 EXISTING STALLS)

PUBLIC SCHOOL: 0.5 PER SCHOOL STAFF MEMBER
 $83 \times 0.5 = 41.5 = 42$ PARKING STALLS
DROP-OFF REQUIREMENTS: 20 STALLS
 $42 + 20 = 62$

DROP-OFF: 4 EXISTING

AC STALL: 3 3 (INCLUDING 2 EXIS. STALLS & 1 NEW VAN AC)

EV STALL: - 4

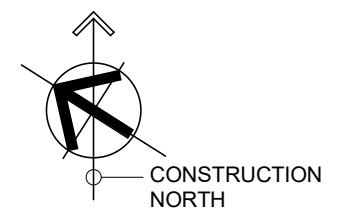
LOADING:

	REQUIRED	PROVIDED
PUBLIC SCHOOL:	2	2 (INCLUDING 1 EXISTING)
THEREOF (NET FLOOR AREA)		

CAR POOL: 4 6

BICYCLE PARKING:

	REQUIRED	PROVIDED
LONG-TERM:	6	10
1 FOR EVERY 15 STAFF MEMBER: $83 / 15 = 5.53 = 6$ STALLS		
SHORT-TERM:	77	84 (INCLUDING EXISTING 14 STALLS)
1 FOR EVERY 10 STUDENTS: $763 / 10 = 76.3 = 77$ STALLS		





1 2 3 4 5 6



27 26 25 24 23



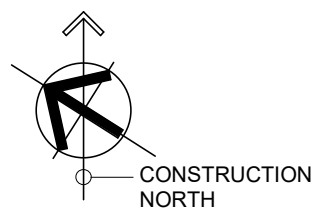
7 8 9 10 11

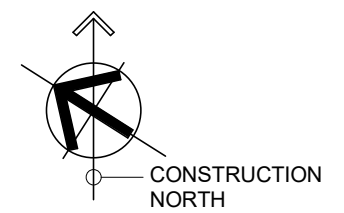


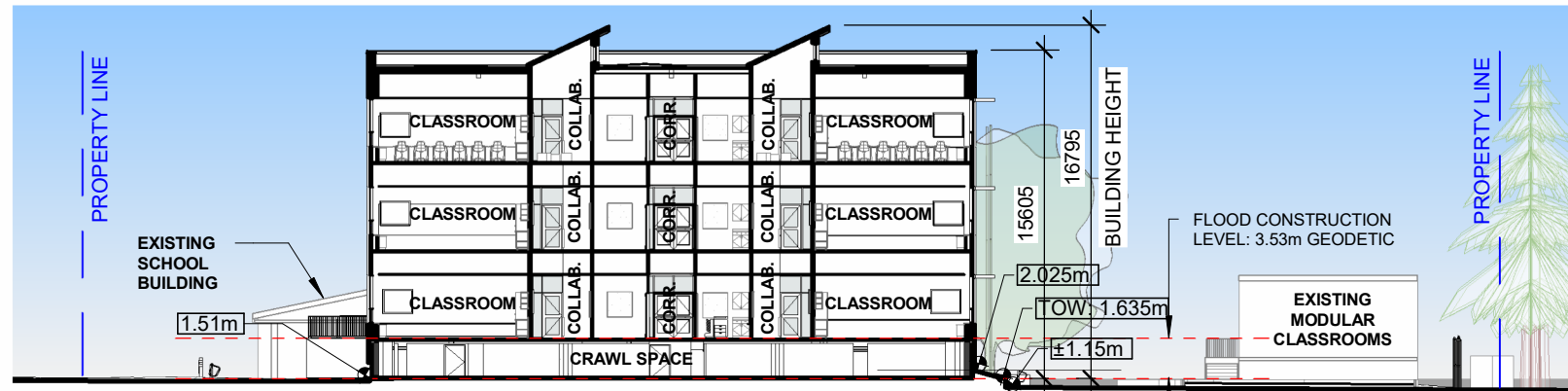
12 13 14 15 16 17



22 21 20 19 18

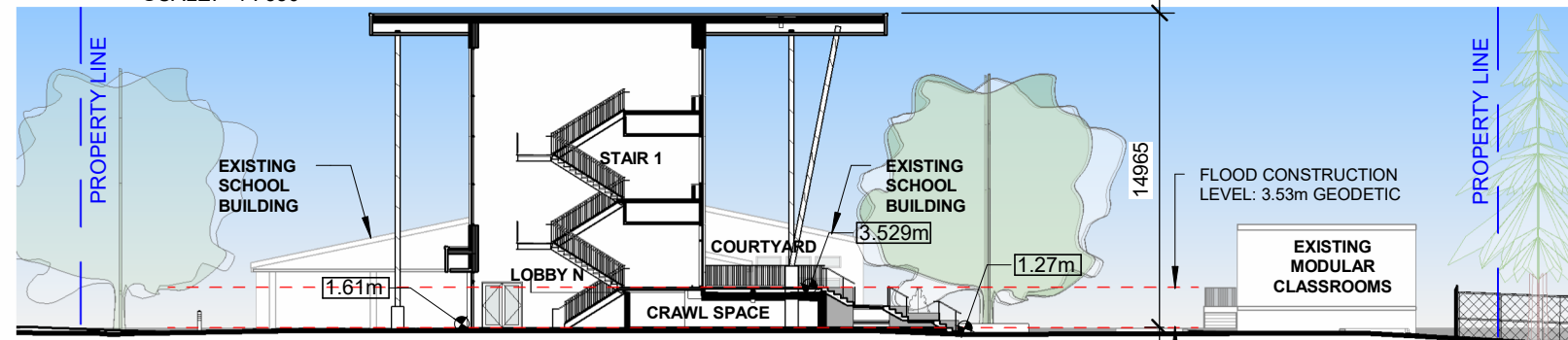






SITE SECTION A-A - NORTH-SOUTH

SCALE: 1 : 350



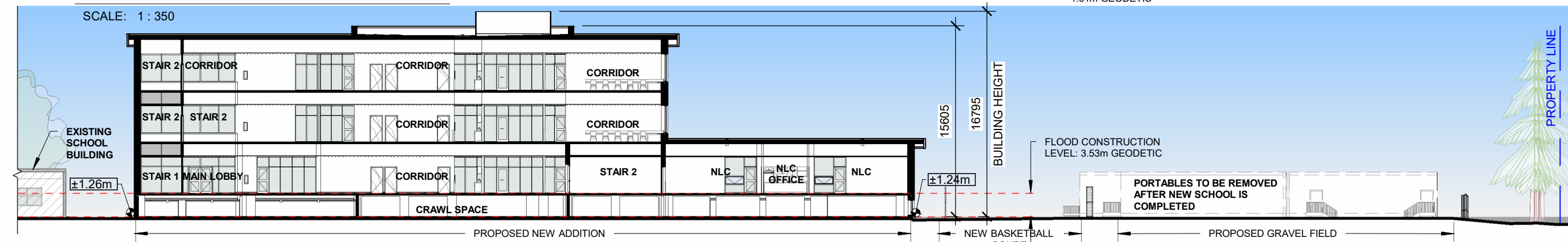
SITE SECTION B-B - NORTH-SOUTH

SCALE: 1 : 350



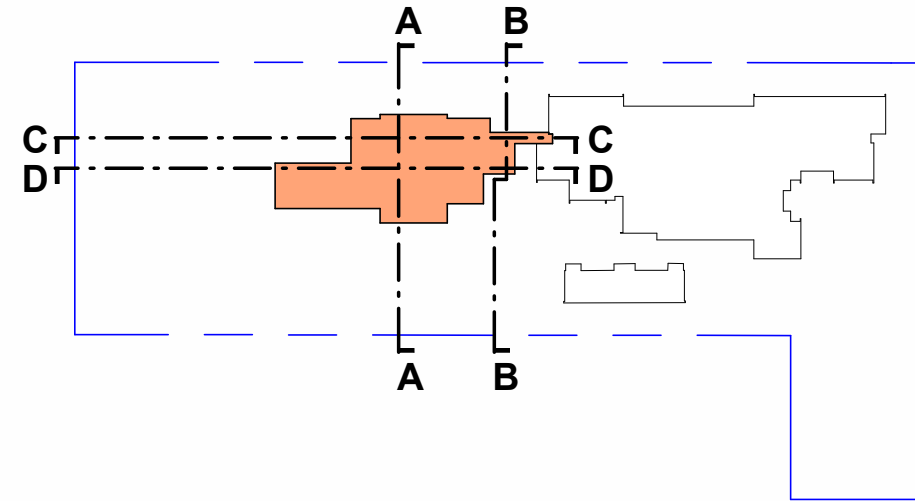
SITE SECTION C-C - EAST-WEST

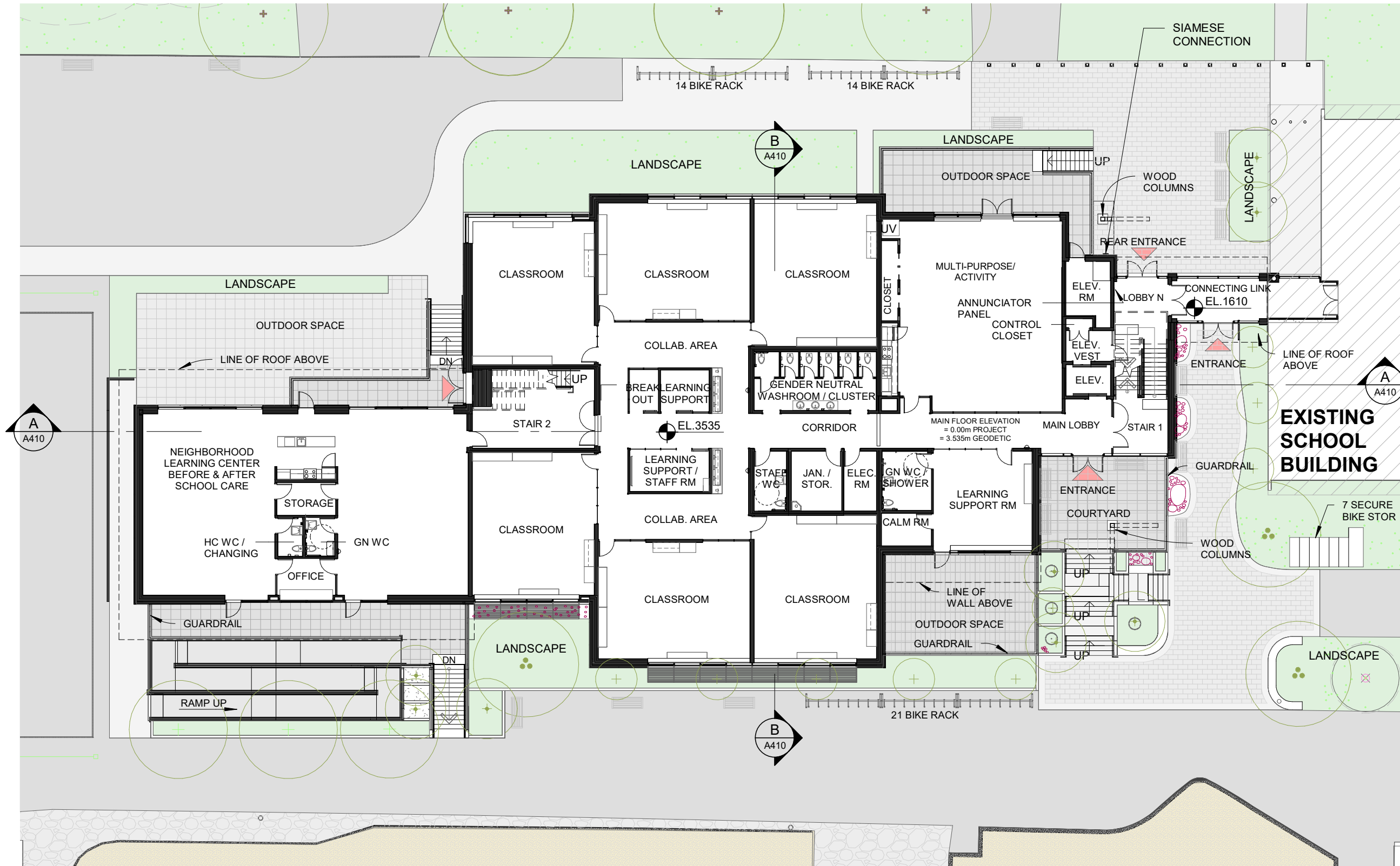
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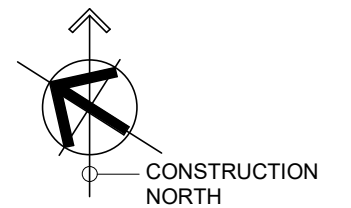
SITE SECTION D-D - EAST-WEST

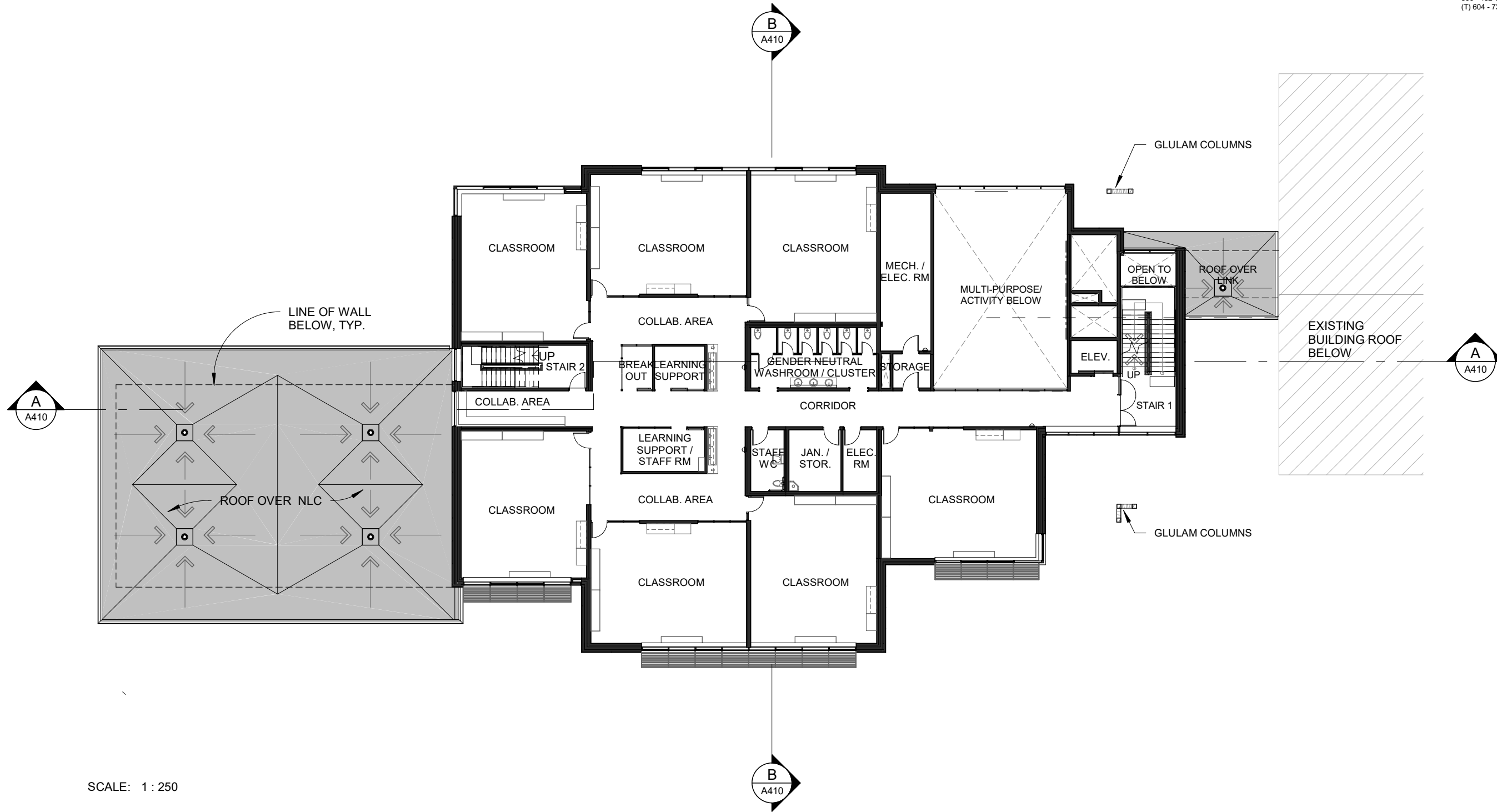
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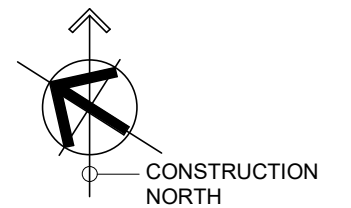


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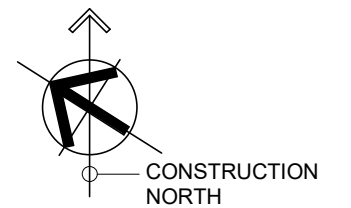


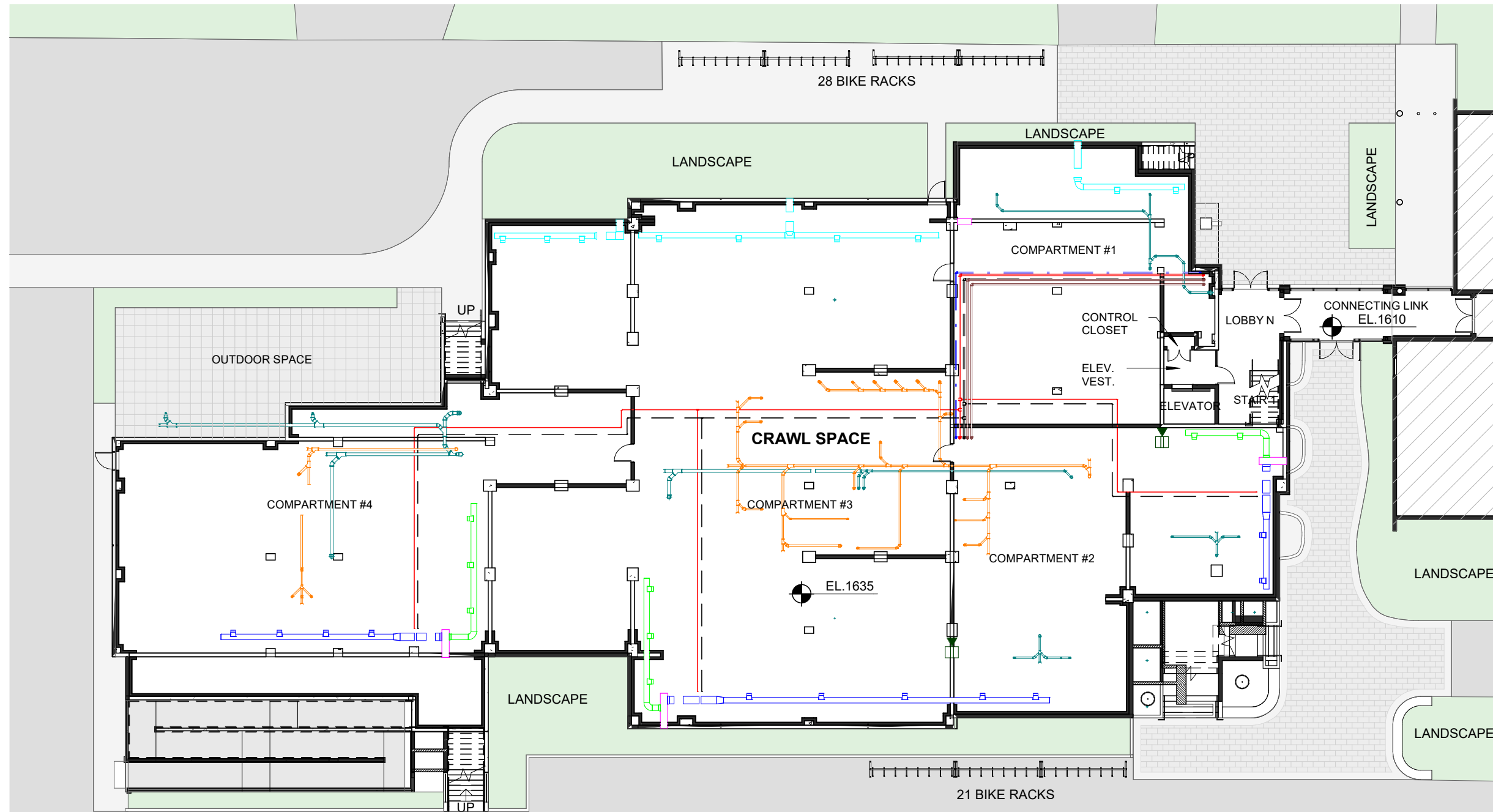
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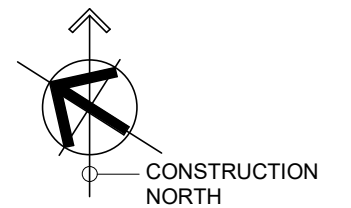


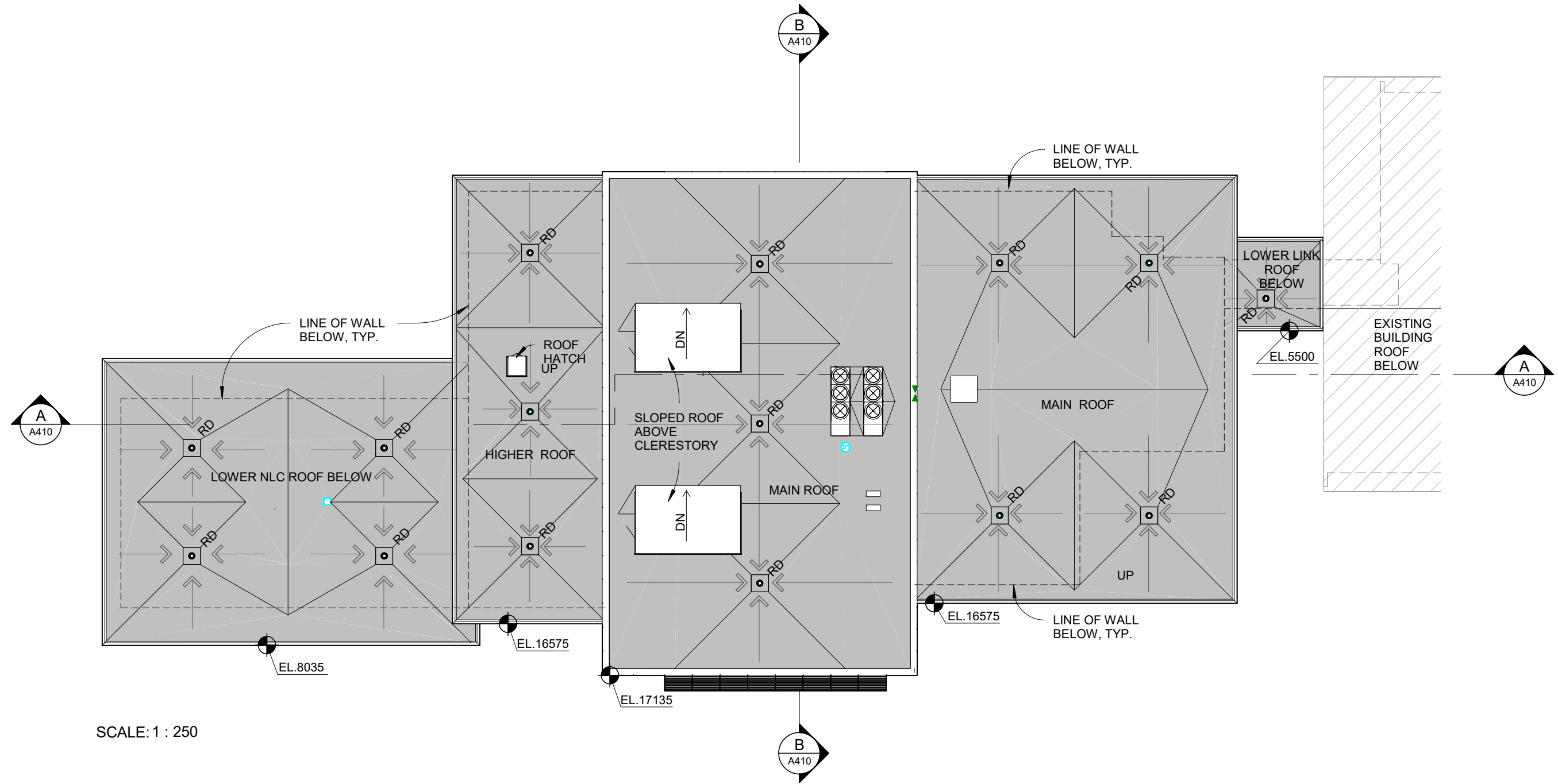
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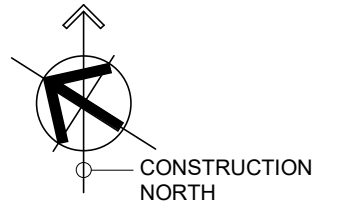


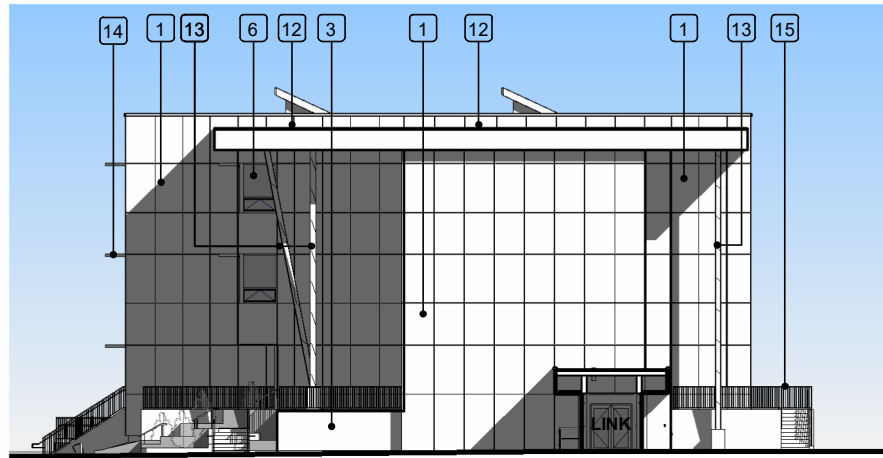
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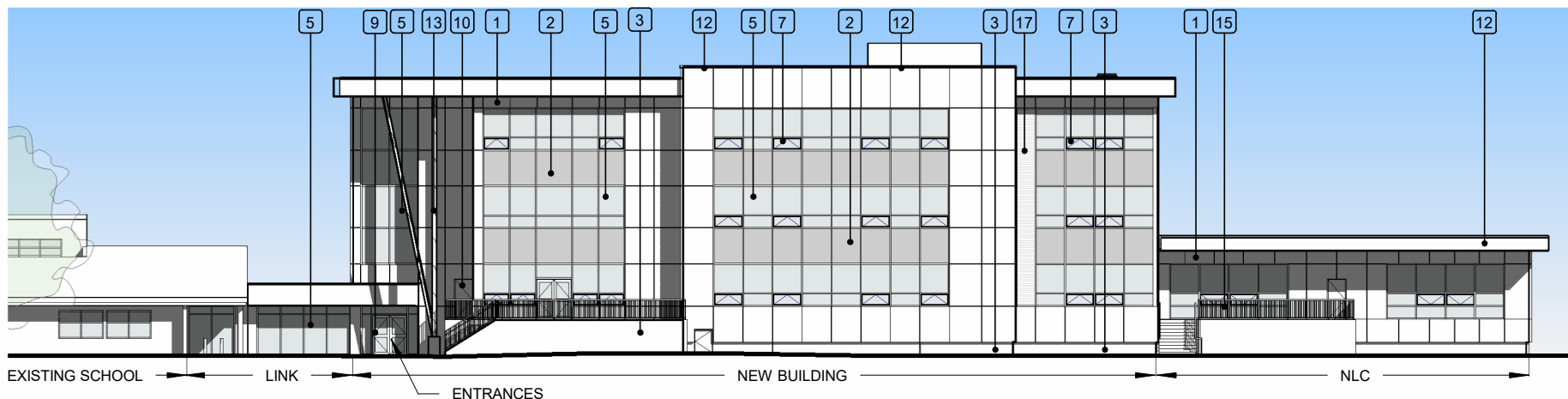
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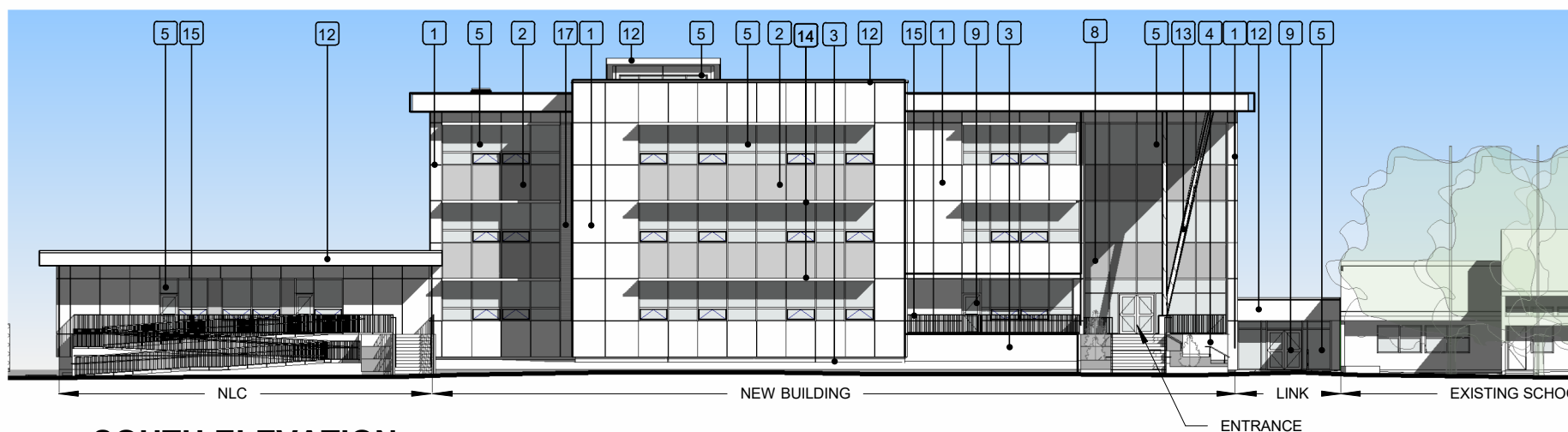
EAST ELEVATION

SCALE: 1 : 350



NORTH ELEVATION

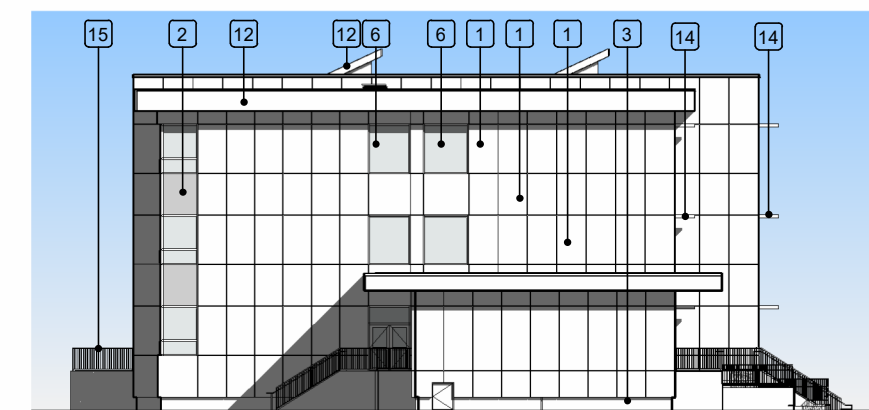
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SOUTH ELEVATION

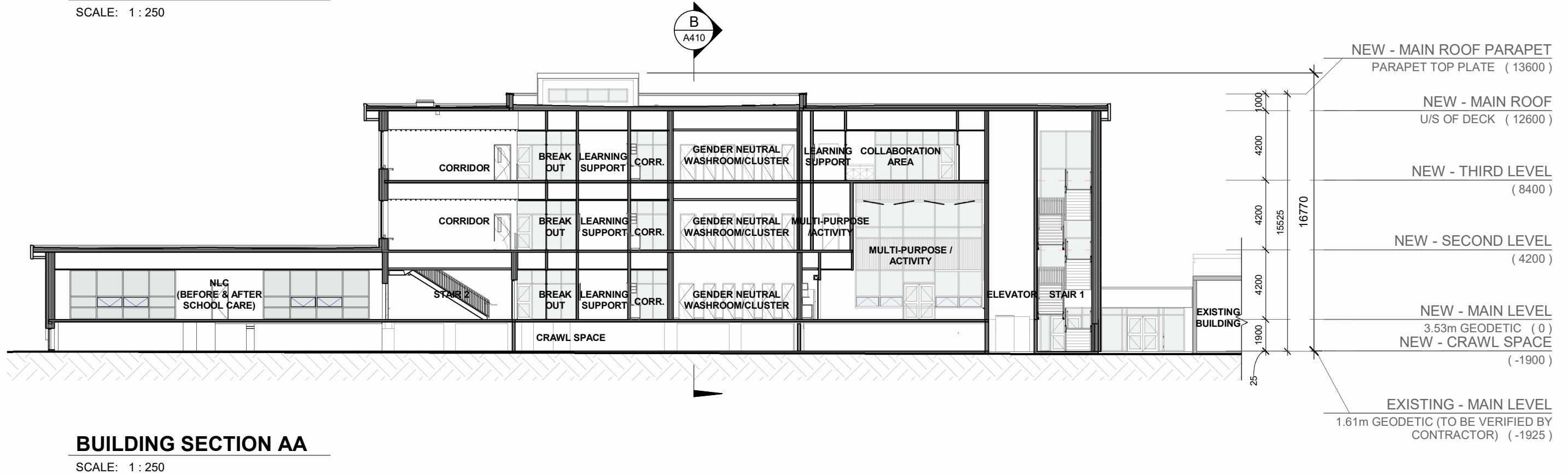
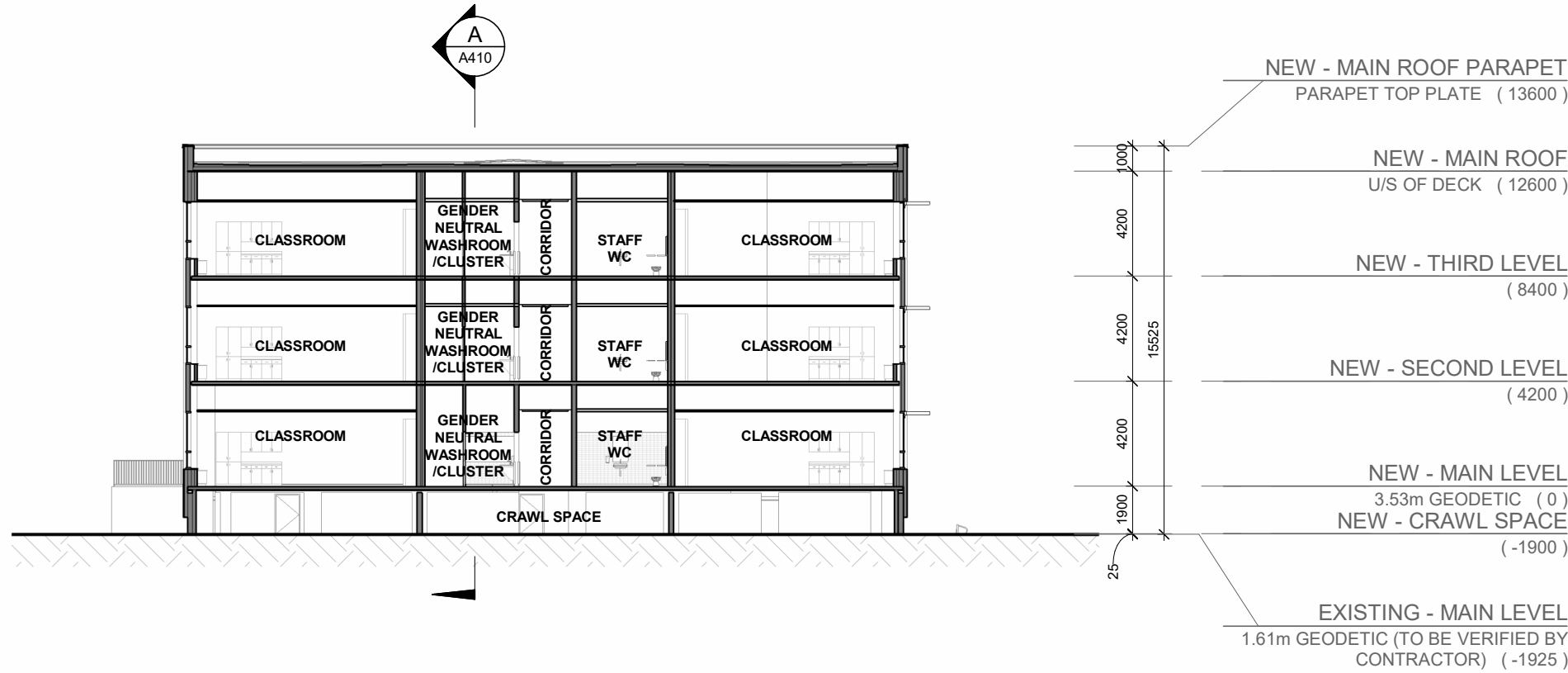
SCALE: 1 : 350

ELEVATION MATERIAL LEGEND	
1	PHENOLIC & HIGH PRESSURE LAMINATE (MAX COMPACT) PANELS CLADDING WITH ALUM. REVEAL TRIMS - FIELD COLOR: STARLIGHT 0091
2	PREFORMED CORRUGATED METAL PANEL INTEGRATED INTO CURTAIN WALL SYSTEM - VERTICAL APPLICATION - COLOR: SILVER (GALVANIZED IS NOT ACCEPTABLE)
3	EXPOSED ARCHITECTURAL FINISHED CAST-IN-PLACE CONCRETE WITH LIGHT SANDBLAST FINISH & ANTI-GRAFFITI COATING - SEALED - C/W TIE HOLES
4	ARCHITECTURAL FINISHED CAST-IN-PLACE CONCRETE WITH LIGHT SANDBLAST FINISH & ANTI-GRAFFITI COATING - SEALED
5	SEALED DOUBLE GLAZING IN ALUMINUM CURTAINWALL FRAME - CLEAR GLASS / CLEAR ANODIZED
6	SEALED DOUBLE GLAZING IN ALUMINUM PUNCHED WINDOW SYSTEM FRAME - CLEAR GLASS / CLEAR ANODIZED
7	OPERABLE GLAZING VENT - CLEAR GLASS / CLEAR ANODIZED (RESTRICT OPENING TO 100mm MAX.)
8	GLASS SPANDREL PANEL
9	ALUMINUM DOORS IN ALUMINUM FRAMES - CLEAR ANODIZED
10	HOLLOW METAL DOORS IN PRESSED STEEL FRAME - COLVERDALE - COLOR: TBD
12	PREFINISHED PAINTED METAL FASCIA OR FLASHING - VICWEST - COLOR TO MATCH ADJACENT CLADDING
13	GLULAM WOOD COLUMN
14	HORIZONTAL SUN SHADES - CLEAR ANODIZED
15	ALUMINUM PICKET RAILING - COLVERDALE - #8286 CHARCOAL SHADOW
17	ARCHITECTURAL LOUVER - CLEAR ANODIZED



WEST ELEVATION

SCALE: 1 : 350





VIEW NO.1



VIEW NO.2



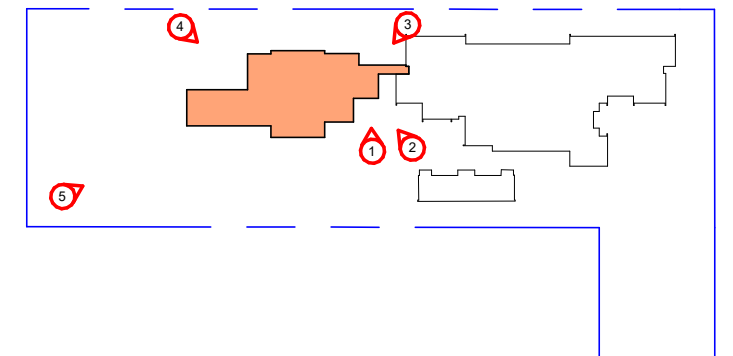
VIEW NO.3

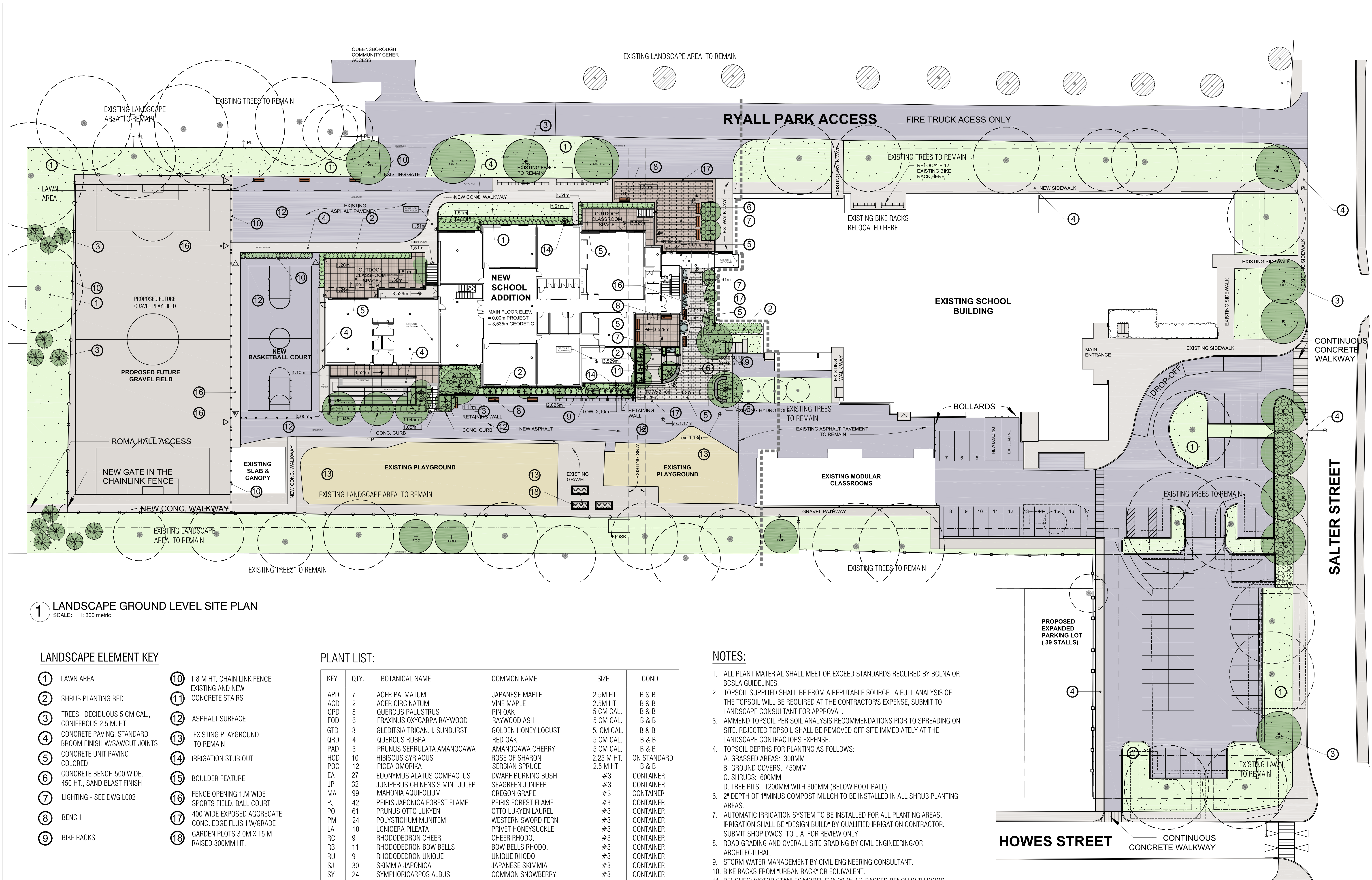


VIEW NO.4



VIEW NO.5





1 LANDSCAPE GROUND LEVEL SITE PLAN

SCALE: 1:300 metric

LANDSCAPE ELEMENT KEY

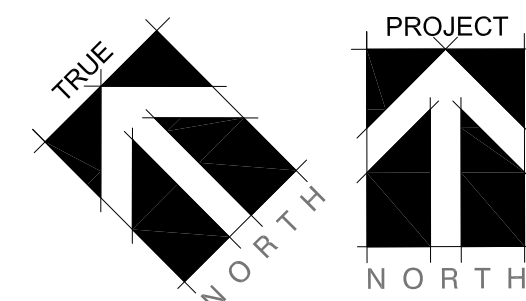
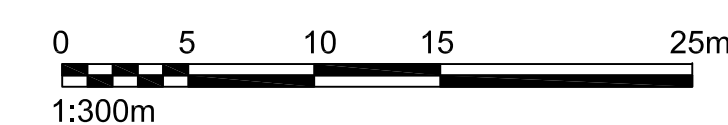
- ① LAWN AREA
- ② SHRUB PLANTING BED
- ③ TREES: DECIDUOUS 5 CM CAL., CONIFEROUS 2.5 M. HT.
- ④ CONCRETE PAVING, STANDARD BROOM FINISH W/SAWCUT JOINTS
- ⑤ CONCRETE UNIT PAVING COLORED
- ⑥ CONCRETE BENCH 500 WIDE, 450 HT., SAND BLAST FINISH
- ⑦ LIGHTING - SEE DWG L002
- ⑧ BENCH
- ⑨ BIKE RACKS
- ⑩ 1.8 M HT. CHAIN LINK FENCE EXISTING AND NEW CONCRETE STAIRS
- ⑪ ASPHALT SURFACE
- ⑫ EXISTING PLAYGROUND TO REMAIN
- ⑬ IRRIGATION STUB OUT
- ⑭ BOULDER FEATURE
- ⑮ FENCE OPENING 1.1M WIDE SPORTS FIELD, BALL COURT
- ⑯ 400 WIDE EXPOSED AGGREGATE CONC. EDGE FLUSH W/GRADE
- ⑰ GARDEN PLOTS 3.0M X 15.1M RAISED 300MM HT.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	7	ACER PALMATUM	JAPANESE MAPLE	2.5M HT.	B & B
ACD	2	ACER CIRCINATUM	VINE MAPLE	2.5M HT.	B & B
QPD	8	QUERCUS PALUSTRIS	PIN OAK	5 CM CAL.	B & B
FOD	6	FRAXINUS OXYCARPA	RAYWOOD ASH	5 CM CAL.	B & B
GTD	3	GLEDITSIA TRICAN. I.	SUNBURST GOLDEN HONEY LOCUST	5 CM CAL.	B & B
QRD	4	QUERCUS RUBRA	RED OAK	5 CM CAL.	B & B
PAD	3	PRUNUS SERRULATA	AMANOGAWA CHERRY	5 CM CAL.	B & B
HCD	10	HIBISCUS SYRIACUS	ROSE OF SHARON	2.25 M HT.	ON STANDARD
POC	12	PICEA OMORIKA	SERBIAN SPRUCE	2.5 M HT.	B & B
EA	27	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#3	CONTAINER
JP	32	JUNIPERUS CHINENSIS	MINT JULEP SEAGREEN JUNIPER	#3	CONTAINER
MA	99	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
PJ	42	PEIRIS JAPONICA	FOREST FLAME	#3	CONTAINER
PO	61	PRUNUS OTTO LUKYEN	OTTO LUKYEN LAUREL	#3	CONTAINER
PM	24	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#3	CONTAINER
LA	10	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
RC	9	RHODOGEDRON CHEER	CHEER RHODO.	#3	CONTAINER
RB	11	RHODOGEDRON BOW BELLS	BOW BELLS RHODO.	#3	CONTAINER
RU	9	RHODOGEDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SJ	30	SKIMMIA JAPONICA	JAPANESE SKIMMIA	#3	CONTAINER
SY	24	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	#3	CONTAINER
YA	4	YUCCA ANGUSTISSIMA	NARROW LEAF YUCCA	#3	CONTAINER
CZ	12	COREOPSIS VERTICILLATA	ZAGRAB TICKSEED	#1	45CM O.C.
EP	65	ECHINACEA PURPUREA	MAGNUS PURPLE CONEFLOWER	#1	45CM O.C.
GS	83	GAULTHERIA SHALLON	SALAL	#1	45CM O.C.
HS	56	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	45CM O.C.

NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
A. GRASSED AREAS: 300MM
B. GROUND COVERS: 450MM
C. SHRUBS: 600MM
D. TREE PITS: 1200MM WITH 300MM (BELOW ROOT BALL)
5. 2" DEPTH OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
6. AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED FOR ALL PLANTING AREAS. IRRIGATION SHALL BE "DESIGN BUILD" BY QUALIFIED IRRIGATION CONTRACTOR. SUBMIT SHOP DWGS. TO L.A. FOR REVIEW ONLY.
7. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.
8. STORM WATER MANAGEMENT BY CIVIL ENGINEERING CONSULTANT.
9. BIKE RACKS FROM "URBAN RACK" OR EQUIVALENT.
10. BENCHES: VICTOR STANLEY MODEL EVA 20-W VA BACKED BENCH WITH WOOD SLATS, 1.8M, STANDARD SURFACE MOUNT, BRONZE - POWDER COATED
11. ALLOW FOR A TWO-THREE MONTH PROCUREMENT PERIOD FOR ALL SITE FURNISHINGS.



REVISIONS ISSUED
 1. AUG. 08/2022 ISSUED FOR REVIEW.
 2. SEP. 22/2022 ISSUED FOR DESIGN REVIEW APPLIC.
 3. SEP. 22/2022 ISSUED FOR DESIGN REVIEW APPLIC.
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KMBR ARCHITECTS PLANNERS
 300 NEW WESTMINSTER ST., VANCOUVER B.C. V6B 5K6
 (604) 674-9931
 kmbra.com

PROJECT
QUEEN ELIZABETH ELEMENTARY SCHOOL ADDITION
 921 SALTER ST. NEW WESTMINSTER, B.C.
CLIENT: SCHOOL DISTRICT 40
ARCHITECTS: KMBR ARCHITECTS PLANNERS
 MARYUAMA & ASSOCIATES 690 C. LEG. IN BOOTH SQUARE, VANCOUVER B.C. V5Z 4B4. PH: (604) 674-9967 FX: (604) 674-9931 EM: maryuama@telus.net



DATE: SEPT. 22, 2022
 DESIGN: RMM
 DRAWN: RMM
 CHECKED: RMM
 SCALE: AS SHOWN

JOB NO. M2201
 SHEET TITLE: LANDSCAPE SITE PLAN
 SHEET NO. L001



LANDSCAPE ELEMENT KEY

- ① LAWN AREA
- ② SHRUB PLANTING BED
- ③ TREES: DECIDUOUS 5 CM CAL., CONIFEROUS 2.5 M. HT.
- ④ CONCRETE PAVING, STANDARD BROOM FINISH W/SAWCUT JOINTS
- ⑤ CONCRETE UNIT PAVING COLORED
- ⑥ CONCRETE BENCH 500 WIDE, 450 HT., SAND BLAST FINISH
- ⑦ LIGHTING - SEE DWG L002
- ⑧ BENCH
- ⑨ BIKE RACKS
- ⑩ 1.8 M HT. CHAIN LINK FENCE EXISTING AND NEW
- ⑪ CONCRETE STAIRS
- ⑫ ASPHALT SURFACE
- ⑬ EXISTING PLAYGROUND TO REMAIN
- ⑭ IRRIGATION STUB OUT
- ⑮ BOULDER FEATURE
- ⑯ FENCE OPENING 1.M WIDE SPORTS FIELD, BALL COURT
- ⑰ 400 WIDE EXPOSED AGGREGATE CONC. EDGE FLUSH W/GRADE
- ⑱ GARDEN PLOTS 3.0M X 15.M RAISED 300MM HT.

LANDSCAPE LIGHTING:

LIGHT TYPE	LEGEND	GENERAL REQUIREMENTS
WALL LIGHT	⊕	REFER TO ELECTRICAL ENGINEERING DWGS FOR MODEL TYPE, COLOR AND MOUNTING SPECS.
TREE UPLIGHT	⊕	REFER TO ELECTRICAL ENGINEERING DWGS FOR MODEL TYPE, COLOR AND MOUNTING SPECS.
BOLLARD LIGHT	⊕	REFER TO ELECTRICAL ENGINEERING DWGS FOR MODEL TYPE, COLOR AND MOUNTING SPECS.

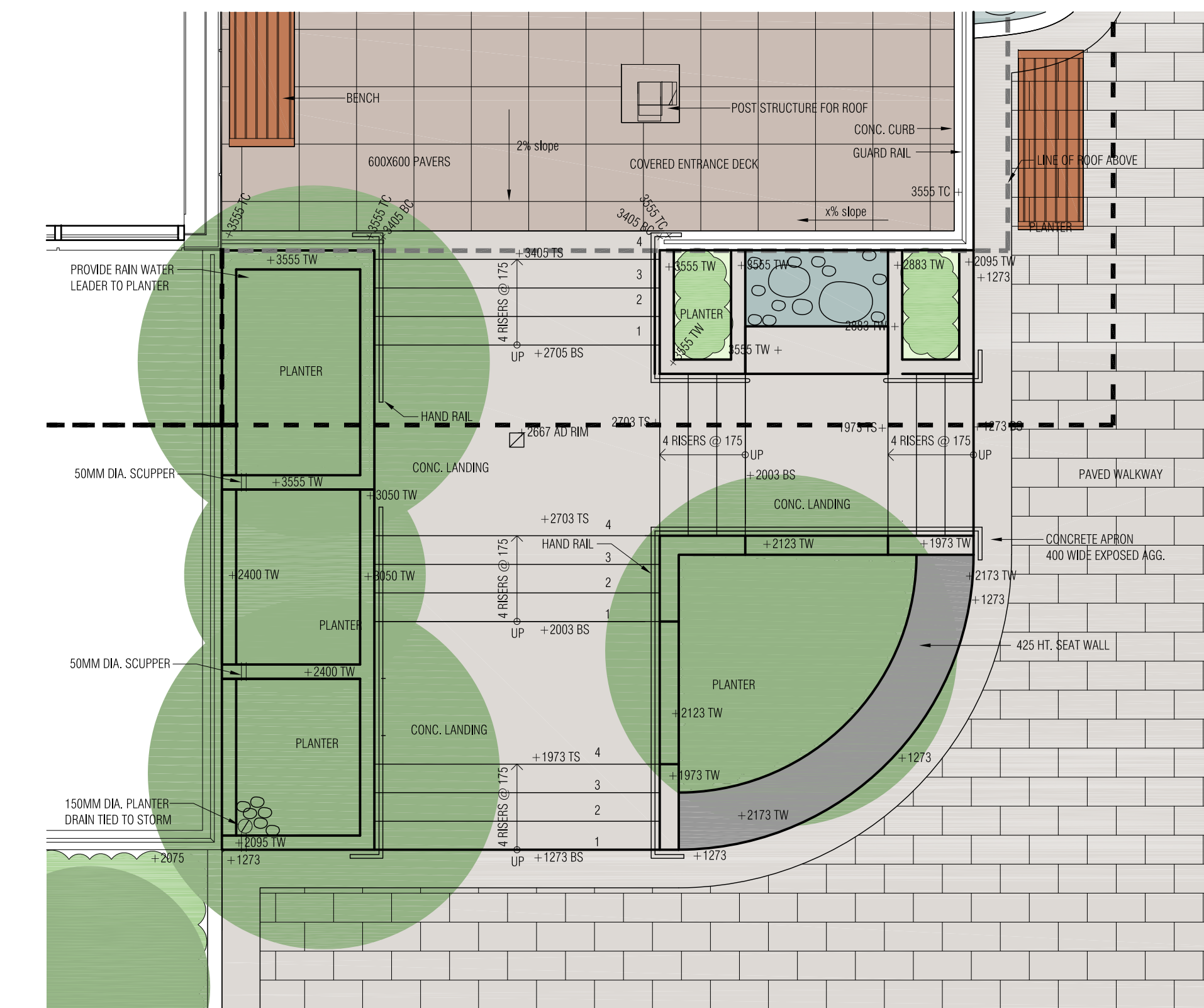
NOTE: REFER TO ELECTRICAL ENGINEER DWGS FOR FINAL SELECTION AND DETAILS OF ALL LANDSCAPE LIGHTING AND OUTDOOR RECEPTACLE COMPONENTS

NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
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10. BENCHES: VICTOR STANLEY, MODEL EVA 20-W VA BACKED BENCH WITH WOOD SLATS, 1.8M, STANDARD SURFACE MOUNT, BRONZE - POWDER COATED
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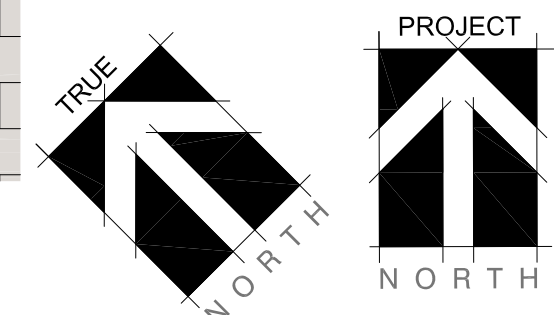
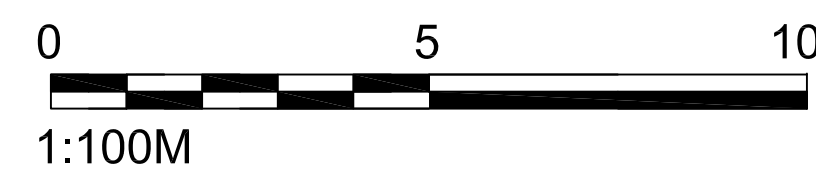
PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	7	ACER PALMATUM	JAPANESE MAPLE	2.5M HT.	B & B
ACD	2	ACER CIRCINATUM	VINE MAPLE	2.5M HT.	B & B
QPD	8	QUERCUS PALUSTRIS	PIN OAK	5 CM CAL.	B & B
FOD	6	FRAXINUS OXYCARPA RAYWOOD	RAYWOOD ASH	5 CM CAL.	B & B
GTD	3	GLEDITSIA TRICAN. I. SUNBURST	GOLDEN HONEY LOCUST	5. CM CAL.	B & B
QRD	4	QUERCUS RUBRA	RED OAK	5 CM CAL.	B & B
PAD	3	PRUNUS SERRULATA AMANOGAWA	AMANOGAWA CHERRY	5 CM CAL.	B & B
HCD	10	HIBISCUS SYRIACUS	ROSE OF SHARON	2.25 M HT.	ON STANDARD
POC	12	PICEA OMORIKA	SERBIAN SPRUCE	2.5 M HT.	B & B
EA	27	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#3	CONTAINER
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MA	99	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
PJ	42	PEIRIS JAPONICA FOREST FLAME	PEIRIS FOREST FLAME	#3	CONTAINER
PO	61	PRUNUS OTTO LUKYEN	OTTO LUKYEN LAUREL	#3	CONTAINER
PM	24	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#3	CONTAINER
LA	10	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
RC	9	RHODODENDRON CHEER	CHEER RHODO.	#3	CONTAINER
RB	11	RHODODENDRON BOW BELLS	BOW BELLS RHODO.	#3	CONTAINER
RU	9	RHODODENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SJ	30	SKIMMIA JAPONICA	JAPANESE SKIMMIA	#3	CONTAINER
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YA	4	YUCCA ANGUSTISSIMA	NARROW LEAF YUCCA	#3	CONTAINER
CZ	12	COREOPSIS VERTICILLATA ZAGRAB	ZAGRAB TICKSEED	#1	45CM O.C.
EP	65	ECHINACEA PURPUREA MAGNUS	PURPLE CONEFLOWER	#1	45CM O.C.
GS	83	GAULTHERIA SHALLON	SALAL	#1	45CM O.C.
HS	56	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	45CM O.C.



2 ENLARGEMENT - SOUTH STAIR ENTRANCE
SCALE: 1:50 metric

1 ENLARGEMENT - NORTH AND SOUTH ENTRANCES
SCALE: 1:100 metric



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PROJECT
QUEEN ELIZABETH ELEMENTARY SCHOOL ADDITION
 921 SALTER ST. NEW WESTMINSTER, B.C.
 CLIENT: SCHOOL DISTRICT 40
 ARCHITECTS: KMBR ARCHITECTS PLANNERS
 MARYUMA & ASSOCIATES 690 C. LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z 4B4. PH: (604) 674-9967 FX: (604) 674-9931 EM: maryuma@telus.net

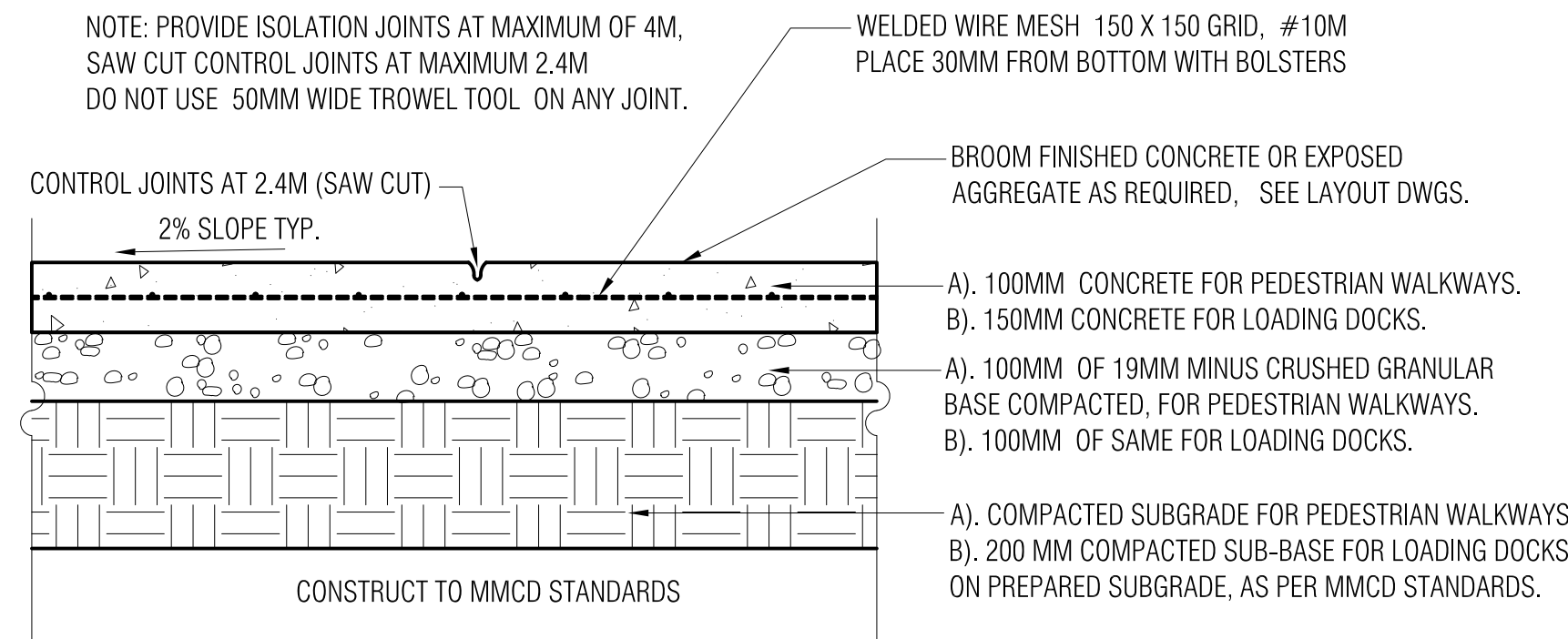
KMBR ARCHITECTS PLANNERS
 300 NEW MATHEWS ST., VANCOUVER, B.C. V6B 5R8
 (604) 674-9967

MARUYAMA LANDSCAPE ARCHITECTS
 DATE: SEPT. 22, 2022
 DESIGN: RMM
 DRAWN: RMM
 CHECKED: RMM
 SCALE: AS SHOWN
 JOB NO.: M2201

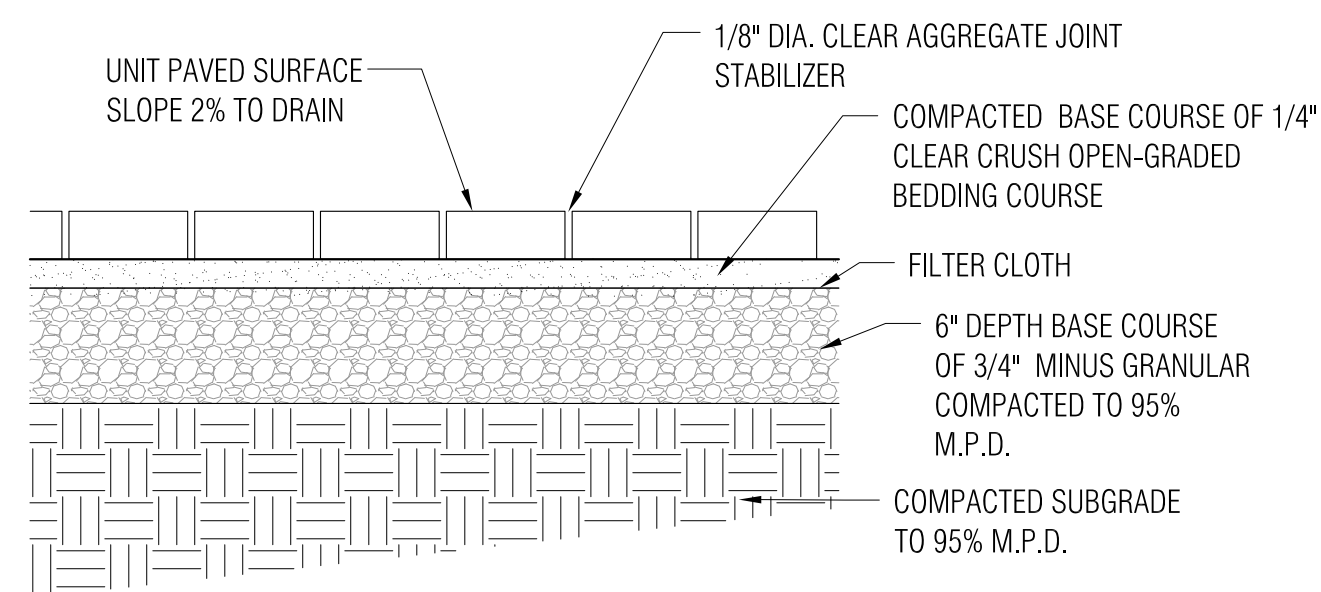
SHEET TITLE
LANDSCAPE ENLARGEMENT
 SHEET NO.
L002

NOTE: FOR THE DRIVEWAY, LOADING BAYS, PARKING OR ANY VEHICULAR AREAS, REFER TO CIVIL ENGINEER FOR SPECIFICATION AND DETAILS OF CONCRETE SURFACE, BASE COURSE AND SUBGRADE

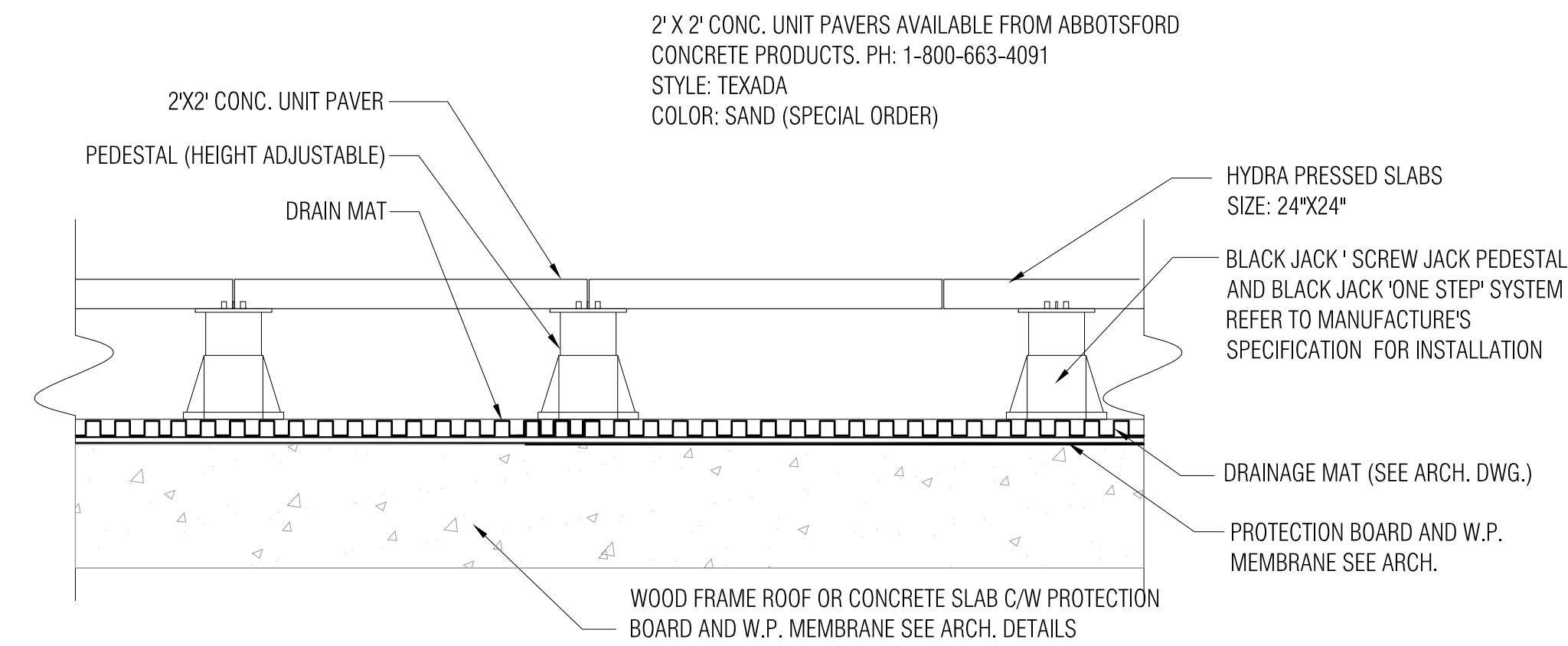
NOTE: PROVIDE ISOLATION JOINTS AT MAXIMUM OF 4M, SAW CUT CONTROL JOINTS AT MAXIMUM 2.4M DO NOT USE 50MM WIDE TROWEL TOOL ON ANY JOINT.



1 CONCRETE PAVING
1:10

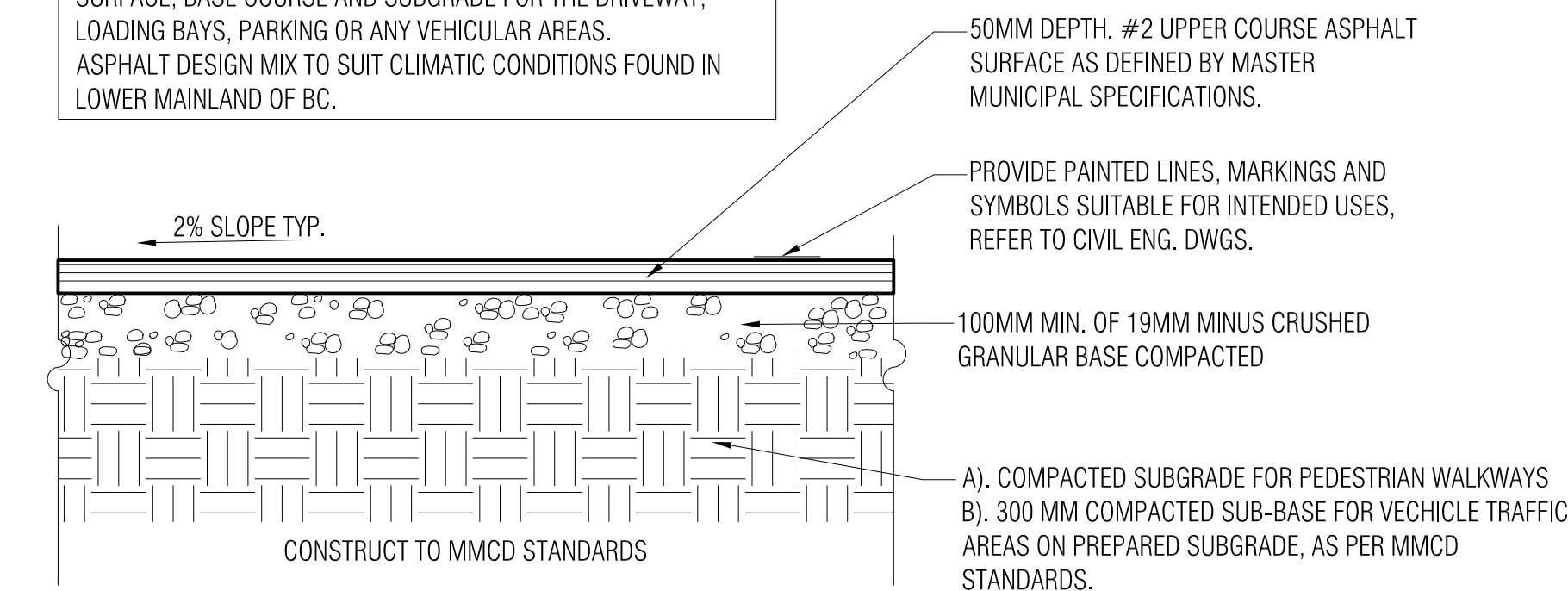


2 UNIT PAVING ON GRADE
1:10



3 600X600 UNIT PAVING ON CONCRETE BASE
1:10

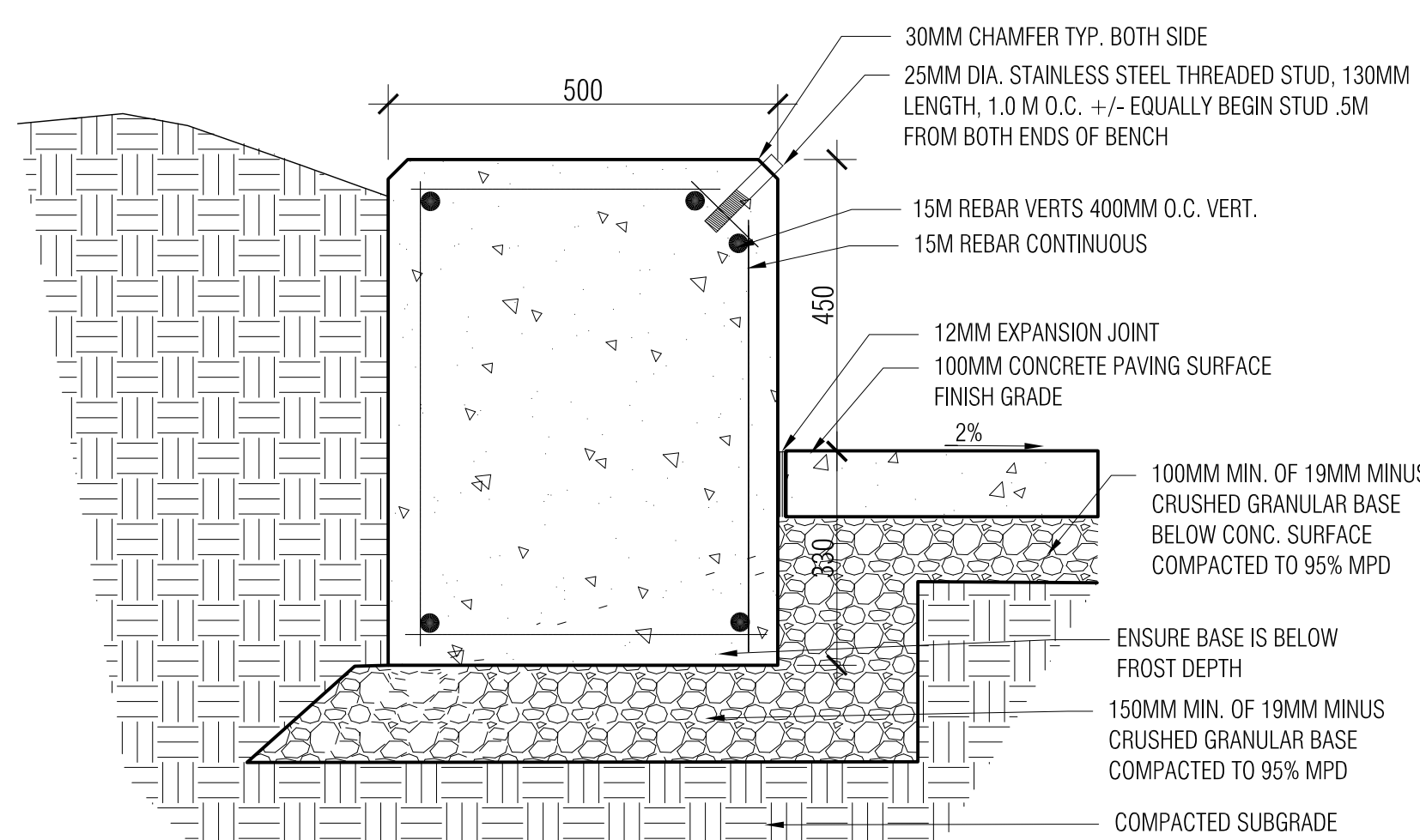
REFER TO CIVIL ENGINEER FOR SPECIFICATION OF ASPHALT PAVING SURFACE, BASE COURSE AND SUBGRADE FOR THE DRIVEWAY, LOADING BAYS, PARKING OR ANY VEHICULAR AREAS. ASPHALT DESIGN MIX TO SUIT CLIMATIC CONDITIONS FOUND IN LOWER MAINLAND OF BC.



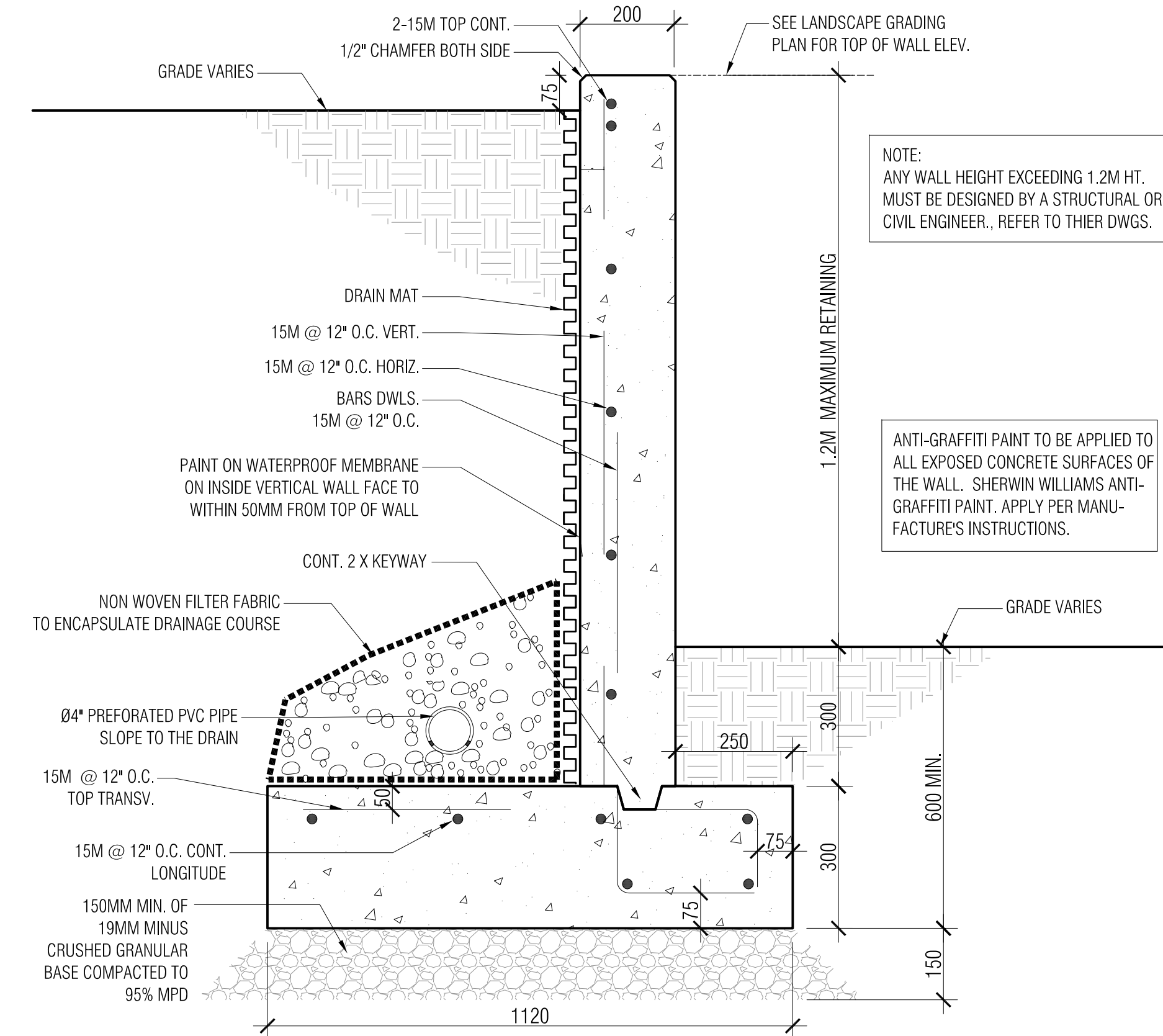
4 ASPHALT WALKWAY PAVING
1:10

NOTE: INSTALL SKATEBOARD ABATEMENT ROD ON ALL RAISED CONCRETE WALLS THAT CAN BE EFFECTED BY SKATEBOARDING. ENSURE EXPOSED ROD END HAS A SMOOTH FINISH, NO SHARP EDGES.

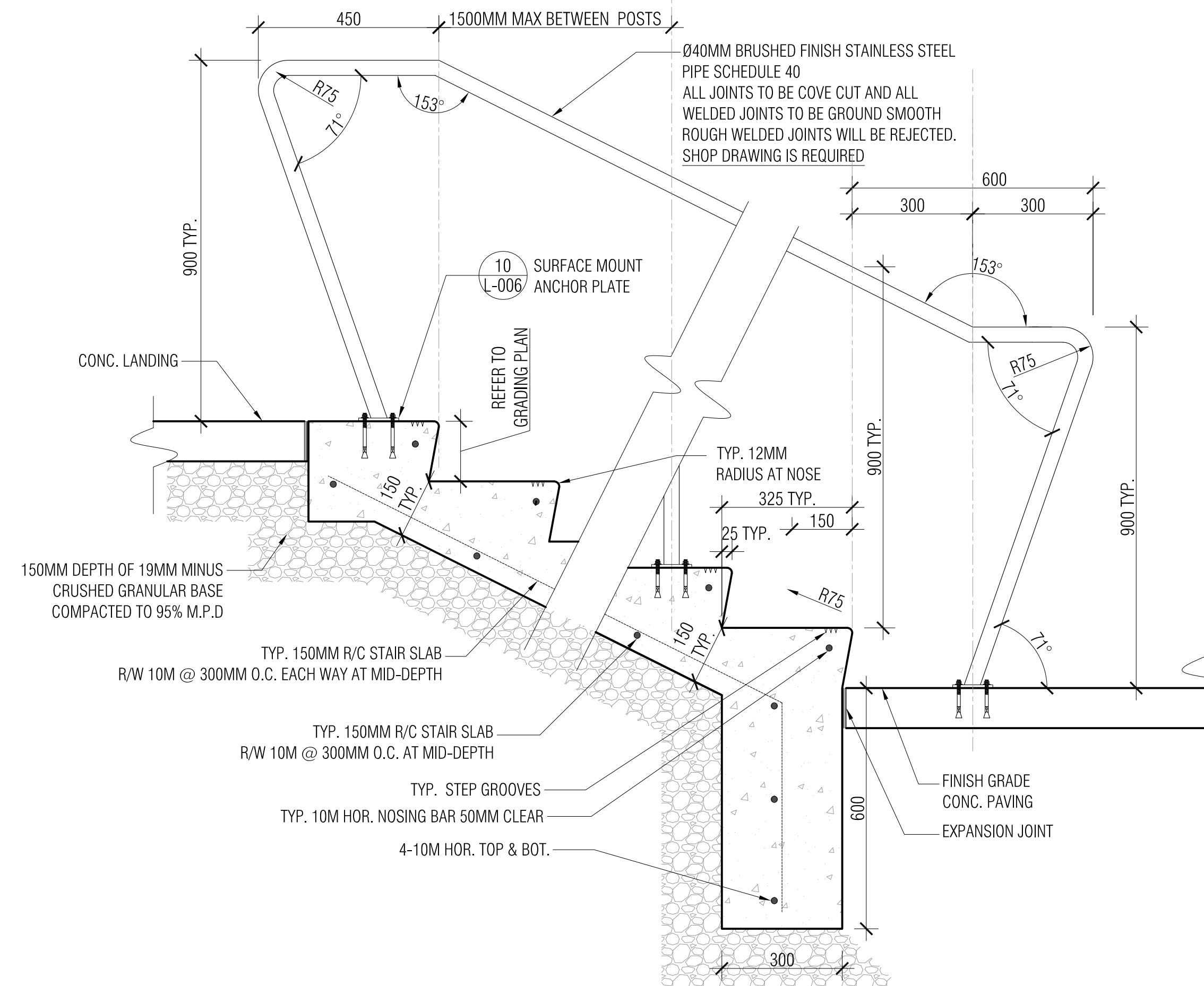
SEE STRUCTURAL ENGINEERING DWGS. FOR ALL STEEL REINFORCEMENT
LIGHT SANDBLAST FINISH REQUIRED ON ALL CONC. SEATWALL SURFACES.



5 CONCRETE SEATWALL/PLANTER
1:10



6 CONCRETE PLANTER WALL
1:10



7 CONCRETE STAIR WITH HANDRAIL
1:10

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7. NOV. 27/2023 RE-DESIGNED FOR DESIGN PANEL REVIEW.
8. NOV. 28/2023 RE-DESIGNED FOR DESIGN PANEL REVIEW.

DESIGNED BY: MARUYAMA ARCHITECTS & ASSOCIATES
DRAWN BY: MARUYAMA ARCHITECTS & ASSOCIATES
CHECKED BY: MARUYAMA ARCHITECTS & ASSOCIATES
DATE: 2023.09.22

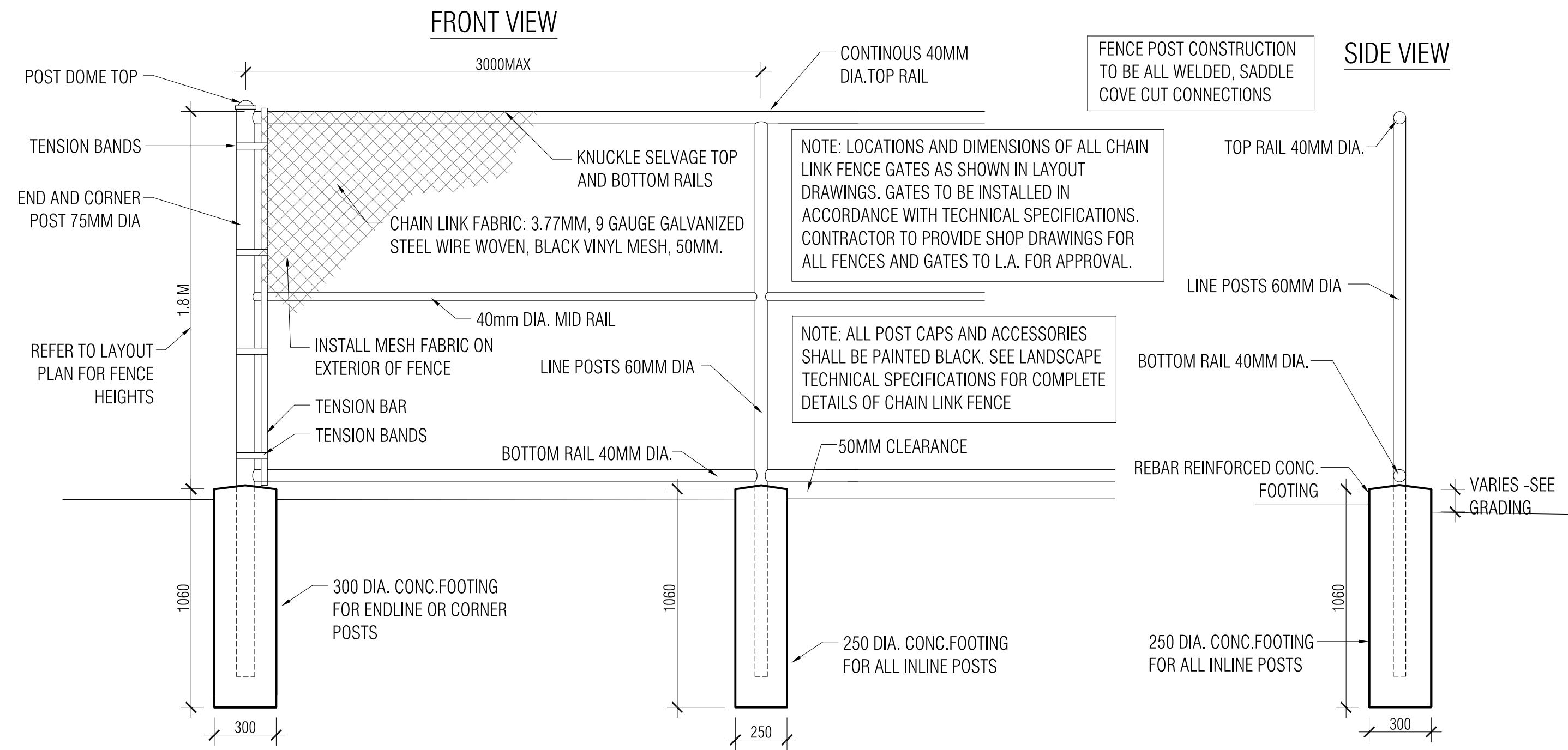
KMBR ARCHITECTS PLANNERS
300-1010 MARINE BLVD., VANCOUVER B.C. V6Z 4B4
(604) 674-9931
www.kmbra.com

PROJECT
QUEEN ELIZABETH ELEMENTARY SCHOOL ADDITION
921 SALTER ST. NEW WESTMINSTER, B.C.
CLIENT: SCHOOL DISTRICT 40
ARCHITECTS: KMBR ARCHITECTS PLANNERS
MARUYAMA & ASSOCIATES 690 C. LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z 4B4. PH: (604) 674-9967 FX: (604) 674-9931 EM: maruyama@telus.net

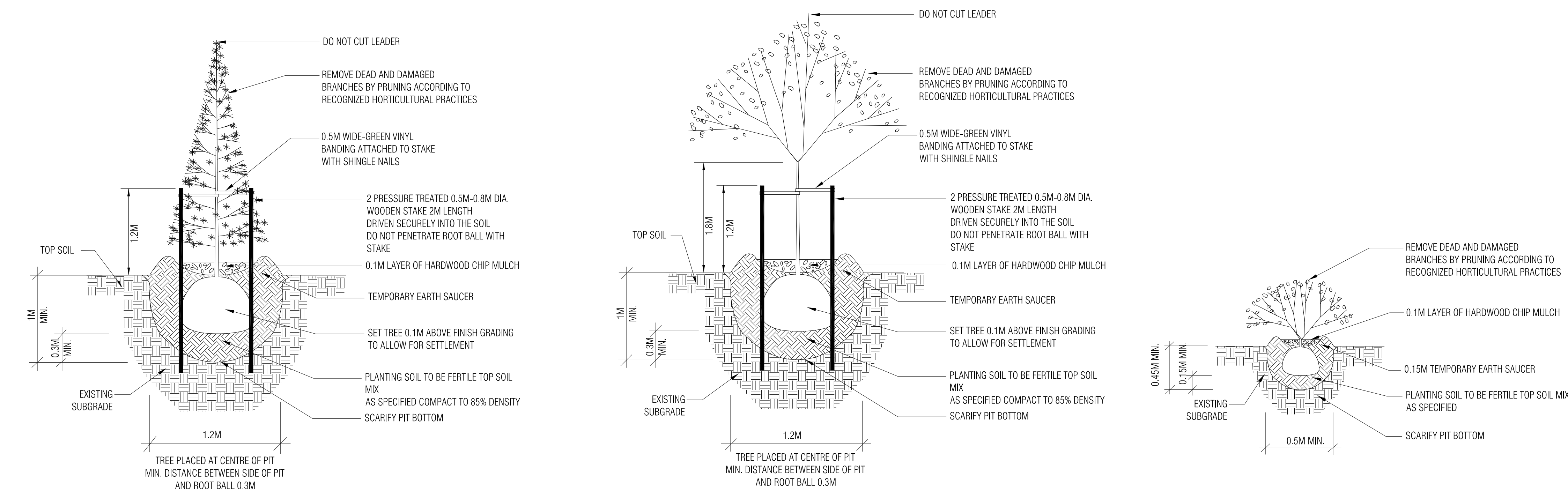


DATE: SEPT. 22, 2022
DESIGN: RMM
DRAWN: RMM
CHECKED: RMM
SCALE: AS SHOWN
JOB NO.: M2201

SHEET TITLE
LANDSCAPE DETAILS
SHEET NO.
L003



1 CHAIN LINK FENCE
1 : 20



1 PLANTING DETAILS
1 : 20

REVISIONS/ISSUED

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DESIGNED BY: M. MARUYAMA
 CHECKED BY: M. MARUYAMA
 DRAWN BY: M. MARUYAMA
 DATE: 22/09/2022

KMBR ARCHITECTS PLANNERS

300-1010 MARINE BLVD., VANCOUVER, B.C. V6Z 4G4
 TEL: (604) 674-9931
 FAX: (604) 674-9937
 EMAIL: maruyama@kmbus.net

PROJECT

QUEEN ELIZABETH ELEMENTARY SCHOOL ADDITION

921 SALTER ST. NEW WESTMINSTER, B.C.

CLIENT: SCHOOL DISTRICT 40

ARCHITECTS: KMBR ARCHITECTS PLANNERS

MARUYAMA & ASSOCIATES 690 C. LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z 4B4. PH: (604) 674-9937 FX: (604) 674-9931 EM: maruyama@kmbus.net



DATE SEPT. 22, 2022

DESIGN RMM

DRAWN RMM

CHECKED RMM

SCALE AS SHOWN

JOB NO. M2201

SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.
L004



CONCRETE SEATWALL
DESCRIPTION: CAST IN PLACE CONCRETE, SANDBLAST FINISH WITH SKATEBOARD DETERANT



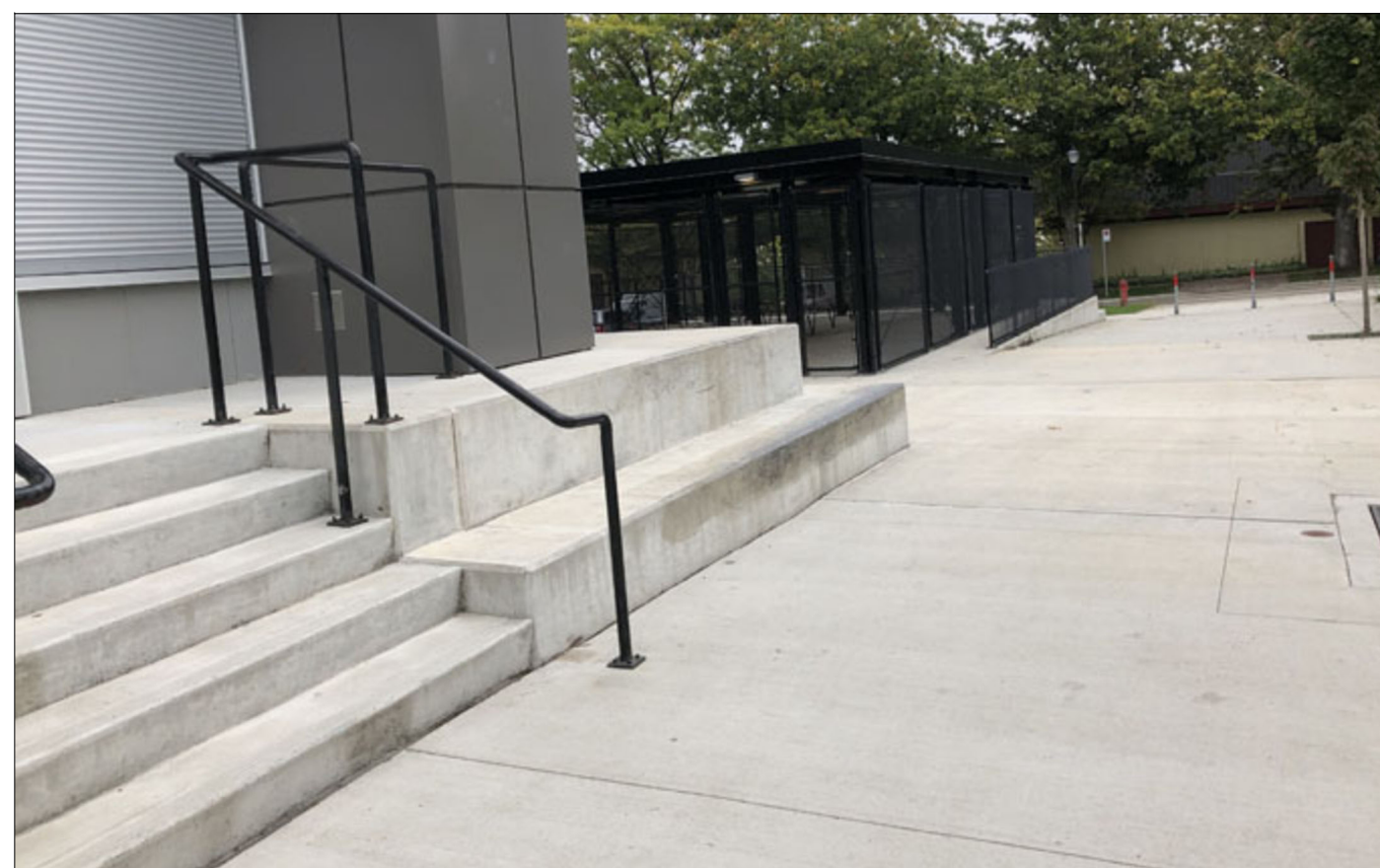
CONCRETE SEATWALL
DESCRIPTION: CAST IN PLACE CONCRETE, SANDBLAST FINISH WITH WALL LIGHTING



CONCRETE STAIR - LANDING
DESCRIPTION: CAST IN PLACE CONCRETE, SANDBLAST FINISH WITH EXPOSED AGGREGATE BANDS & HAND RAILS



CONCRETE STAIR - SEATWALLS
DESCRIPTION: CAST IN PLACE CONCRETE, SANDBLAST FINISH WITH EXPOSED AGGREGATE BANDS & HAND RAILS



CONCRETE STAIR - SEATWALLS
DESCRIPTION: CAST IN PLACE CONCRETE, WITH SEATWALLS SANDBLAST FINISH WITH HAND RAILS



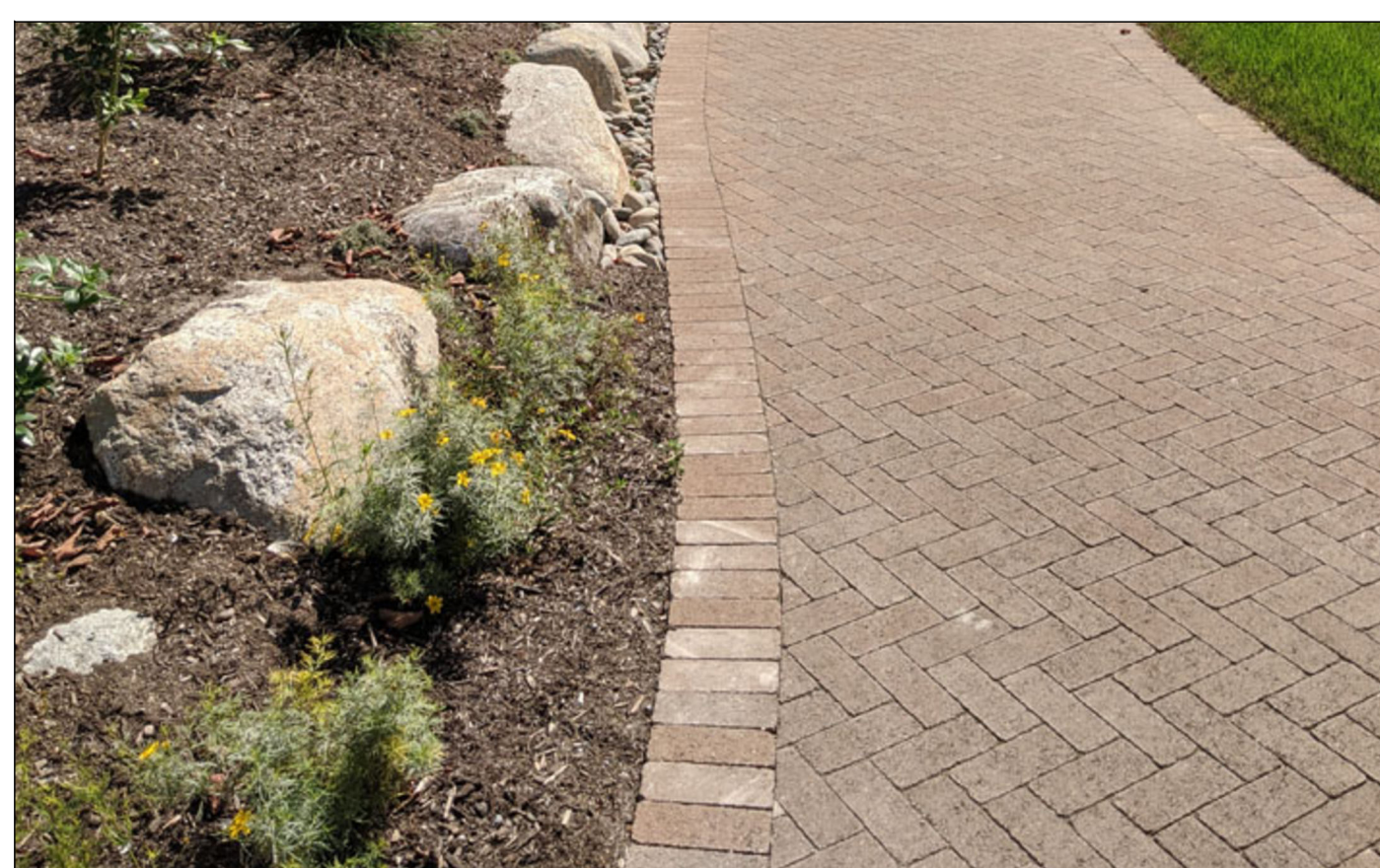
CONCRETE STAIR - SEATWALLS
DESCRIPTION: CAST IN PLACE CONCRETE, WITH SEATWALLS SANDBLAST FINISH, HAND RAILS



CONCRETE UNIT PAVERS FOR PATIOS
DESCRIPTION: 600X600 (2'X2') CONCRETE UNIT PAVERS WITH PLASTIC PEDESTAL



CONCRETE UNIT PAVERS FOR WALKWAYS
DESCRIPTION: CONCRETE UNIT PAVERS SOLDIER OR RUNNING BOND PATTERN



CONCRETE UNIT PAVERS
DESCRIPTION: CONCRETE UNIT PAVERS SOLDIER OR HERRINGBONE PATTERN



LANDSCAPE LIGHTING
DESCRIPTION: BOLLARD LIGHT - LED



LANDSCAPE LIGHTING
DESCRIPTION: WALL LIGHTS



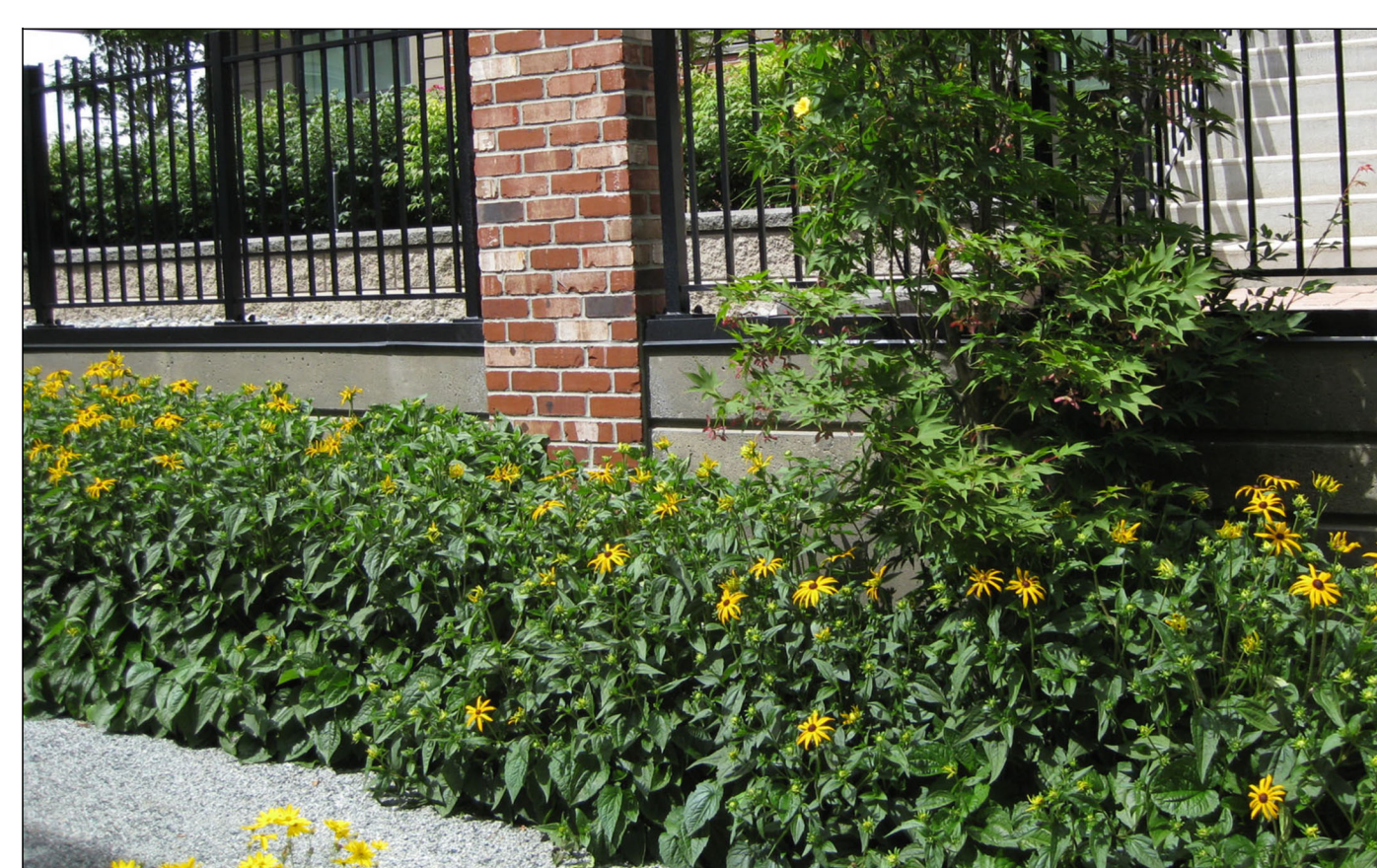
LANDSCAPE LIGHTING
DESCRIPTION: WALL LIGHTS



BICYCLE RACKS
DESCRIPTION: METAL PIPE BIKE RACKS GALVANIZED OR POWDER COATED BLACK.



LANDSCAPE SHRUB PLANTING
DESCRIPTION: FOUNDATION PLANTING, LOW MAINTENANCE



LANDSCAPE SHRUB PLANTING
DESCRIPTION: FOUNDATION PLANTING, LOW MAINTENANCE



CHAIN LINK FENCE FOR SPORTS FIELD
DESCRIPTION: ALL WELDED GALVANIZED STEEL CHAIN LINK FENCE

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5. OCT. 10/2022 ISSUED FOR D.P. REVIEW.
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KMBR ARCHITECTS PLANNERS
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(604) 674-5261
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921 SALTER ST. NEW WESTMINSTER, B.C.
CLIENT: SCHOOL DISTRICT 40
ARCHITECTS: KMBR ARCHITECTS PLANNERS
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DATE SEPT. 22, 2022
DESIGN RMM
DRAWN RMM
CHECKED RMM
SCALE AS SHOWN
JOB NO. M2201

SHEET TITLE
LANDSCAPE PRECEDENT MATERIALS, IMAGES
SHEET NO. **L005**