



Appendix B

Architectural and Landscape Drawings

MAPLE MEWS

PROPOSED TOWNHOUSE DEVELOPMENT

1135 SALTER ST., NEW WESTMINSTER, BC



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AHJ	City of New Westminster			

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Sheet Title
COVER SHEET

Total Sheets 26	Sheet No. A0.01
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Scale



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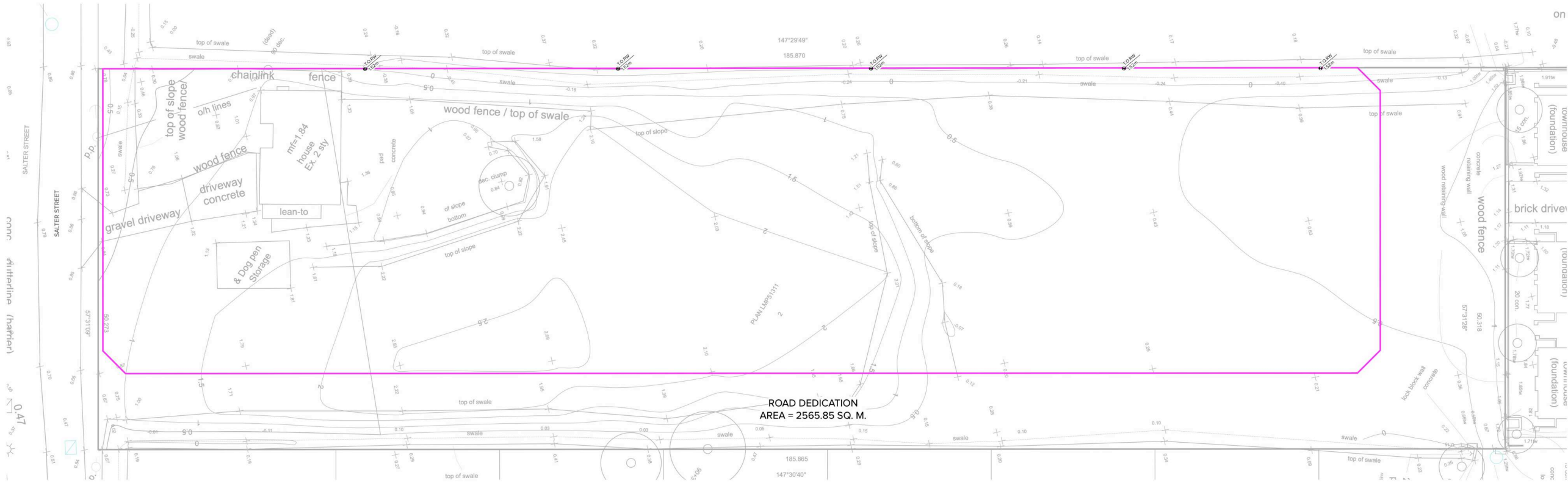
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Sheet Title
**SURVEY & DEDICATION
 PLAN**

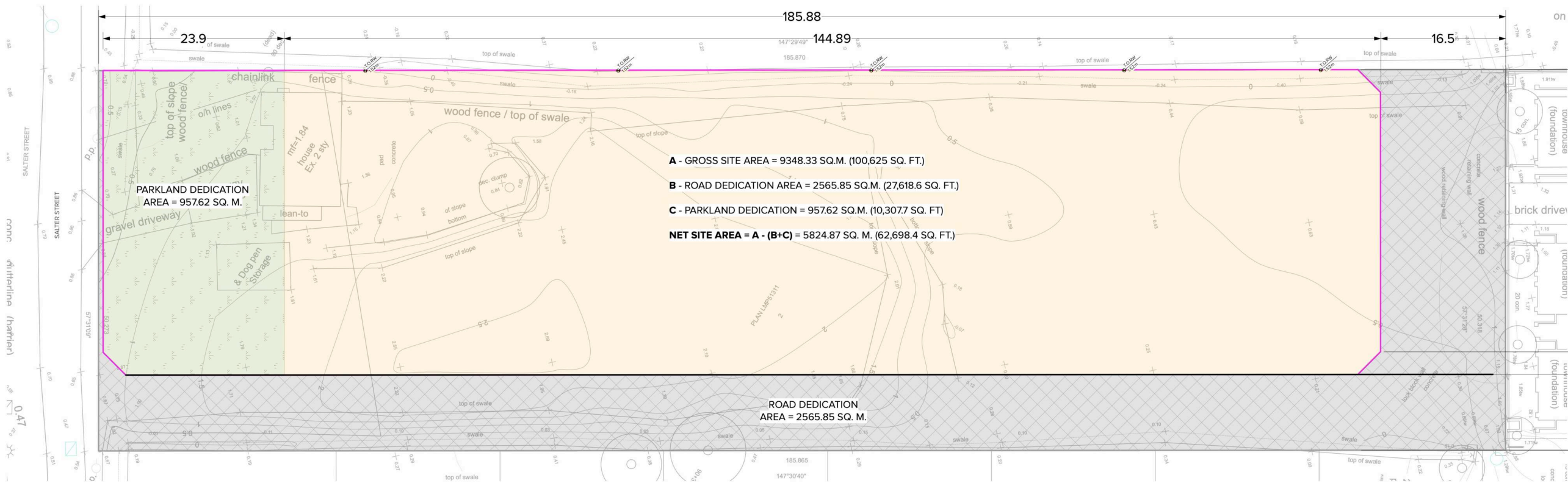
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1 SURVEY
 Scale: NTS



2 PLAN SHOWING DEDICATION
 Scale: NTS

LEGEND
 ROAD DEDICATION
 PARKLAND DEDICATION
 NET SITE





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Sheet Title NEIGHBOURHOOD CONTEXT PLAN

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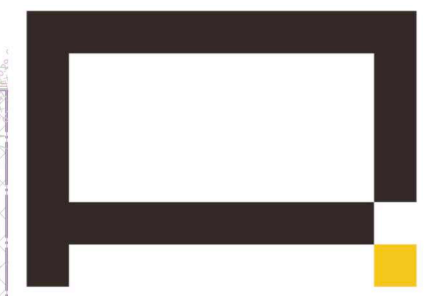
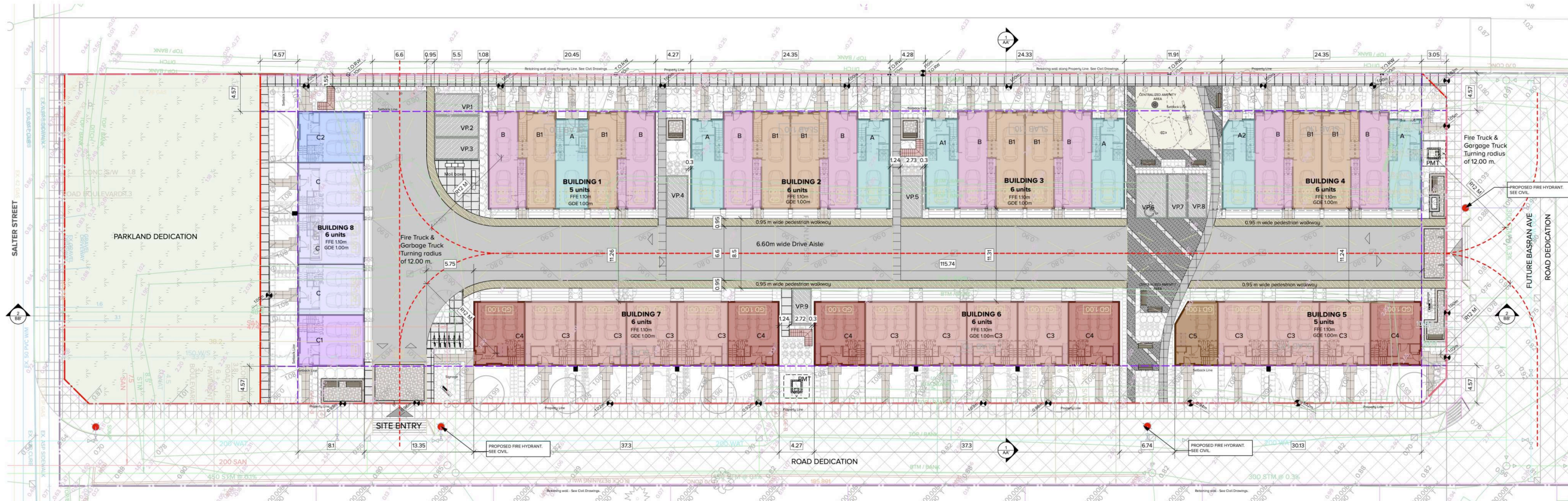
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LEGEND:

- EXISTING/PROPOSED TOWNHOUSE DEVELOPMENT
- EXISTING APARTMENT (LOW RISE)
- EXISTING SINGLE DETACHED
- EXISTING COMMERCIAL
- PARK/AGRICULTURAL LAND
- INSTITUTIONAL

1 NEIGHBOURHOOD CONTEXT PLAN
Scale: 1:1000





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DESIGN RATIONALE AND SUMMARY

The proposed project is a multi-family residential development that is located in the City of New Westminster and is included in the Queensborough Main Street Development. This project aims to provide housing that reflects the diversity of the surrounding community. The project will add 45 units of stratified units to the *Ewen Avenue Multi-Family areas*. The project is proposed to cater to a variety of family types. To make this possible and accomplish the same objective we have included a variety of proposed units that also includes few tandem units for which a variance is requested.

The form and character of the buildings was developed to maintain a harmony in design with the neighbourhood. The buildings were designed in compliance with the guidelines for *Ewen Avenue Multi-Family areas*. The site features two vehicular entries that are designed to include pedestrian plazas with additional seating that are well shaded and also sidewalks that encourages residents and well as public to use the future park. Ample ornamental planting around the mini plazas that vary in size and variety adds a more welcoming interface.

The units of Buildings that face the Future Basran Ave and the Future North - South Road have direct access from the sidewalk in the public realm, that are surrounded by soft landscapes merging mildly with the surroundings as well as providing additional privacy. Units of Building 08 has entries via a path along the south property line that is intended to be shared with the future park to be developed. All units have access to a sidewalk that leads to the open amenity areas that has been designed with a very distinct separation of areas. All private open spaces are well screened by the thoughtful proposal of shrubs and trees from common amenity spaces and sidewalks. Colors featured on the *Benjamin Moore historical Vancouver true colors* are used to create a serene color palette and is intentionally utilized to bring out the design features and forms as well as contributes to the overall quality of the community. The site has design features that encourages an effective interaction from the public through the seating areas as well multiple sidewalks. The proposed 1.5m North - South sidewalk along the West of the property can be accessed by public which will eventually take the users to future park to be developed. The intention of North-South path can be modified for various future scenarios. However, the path will still remain accessible from Basran Ave to the Proposed park at Salter st.

The onsite landscape for this project promises to ensure that the residents have an enhanced outdoor experience. The individual open spaces for all units welcomes interactions with passerby but are also protected with fences for security. Ornamental shrubs and trees to add color and texture to the buildings. Proposed trees and shrubs are chosen for not only for their low footprint factor but also owing to their mainly evergreen nature and limited maintenance and the leaf litter.

A common amenity area is provided in the center of the site away from noise and from main roads. The amenity area comprises of seating areas for the leisure of the residents as well as to supervise children playing in the nearby play area.

The close interface of the building footprint with the proposed new property line allows for this 'eyes on the road' philosophy with roads and the lane bounding two sides of the property. We have tried to ensure that there aren't any residual spaces that can be used for unauthorized activity and offer threats to the security of the development. All the private open spaces are contained and separated and the other setback areas are planted with low bushes not offering any unwanted gathering opportunities and (or) risks.

DEVELOPMENT REPORT

AREA CALCULATION	PERMISSIBLE/ MINIMUM REQ	PROPOSED	RT-3 ZONE COMPLIANCE
BUILDING HEIGHT	10.7 m	9.76 m	COMPLIANCE
GROSS SITE AREA INCLUDING ROAD & PARLAND DEDICATION		9348.33 sq m	
NET SITE AREA (EXCLUDING PARKLAND AND ROAD DEDICATION)		5824.87 sq. m.	
SITE COVERAGE	40%	37.12% (2162.23 sq.m.)	
FAR	0.8	0.793	COMPLIANCE
MINIMUM SETBACK PROVIDED			
FRONT - NORTH	3.05 m	3.05 m	COMPLIANCE
REAR - SOUTH	4.57 m	4.57 m	COMPLIANCE
SIDE - EAST & WEST	4.57 m	4.57 m	COMPLIANCE
DISTANCE BETWEEN BUILDINGS			
DISTANCE BETWEEN 2 SIDE WALLS FACE EACH OTHER OF BLDG	4.27 m	1.24 m	Bldgs 2 & 3; 6 & 7
DISTANCE BETWEEN 2 SIDE WALLS FACE EACH OTHER OF BLDG	4.27 m	4.27 m	Bldgs 1 & 2
DISTANCE BETWEEN 2 SIDE WALLS FACE EACH OTHER OF BLDG	4.27 m	11.91 m	Bldgs 3 & 4
DISTANCE BETWEEN 2 SIDE WALLS FACE EACH OTHER OF BLDG	4.27 m	6.74 m	Bldgs 5 & 6
DISTANCE BETWEEN FRONT AND REAR OF THE BUILDING	10.97 m	11.31 m	COMPLIANCE

COMPLIANCE (Green bar) VARIANCE REQUESTED (Red bar)

DENSITY CALCULATION

NUMBER OF UNITS/ AREA IN ACRE = 45/ 1.43 = 31.47 UNITS/ ACRE

UNIT AREA CALCULATION

AREA CALCULATION	NO. OF BEDROOMS	UNITS	LEVEL 1 (GARAGE LEVEL)(UNINHABITABLE)	LEVEL 1 (STAIR + FOYER)	LEVEL 2	LEVEL 3	PROPOSED UNIT AREA	PROPOSED UNIT AREA	RT-3A Compliance	TOTAL AREA
			sq.m.	sq.m.	sq.m.	sq.m.	sq.ft	sq.m.	area - 79.01 sq.m.	sq.m.
PROPOSED UNITS		45								
UNIT A	2 - Bedroom	5	43.85	11.48	40.54	43.25	1025.11	95.27		476.35
UNIT A1	2 - Bedroom	1	43.85	11.72	40.54	43.25	1027.69	95.51		95.51
UNIT A2	2 - Bedroom	1	42.71	11.11	40.54	43.25	1021.12	94.90		94.90
UNIT B	3 - Bedroom	8	49.14	5.54	45.21	45.21	1032.53	95.96		767.68
UNIT B1	2 - Bedroom	8	48.04	5.22	42.34	42.34	967.32	89.90		719.20
UNIT C	3 - Bedroom	3	49.96	14.21	48.67	52.83	1245.04	115.71		347.13
UNIT C1	3 - Bedroom	1	50.13	14.67	50.49	53.67	1278.61	118.83		118.83
UNIT C2	3 - Bedroom	1	50.13	14.67	50.45	53.63	1277.75	118.75		118.75
UNIT C3	3 - Bedroom	11	48.65	13.54	45.9	50.09	1178.54	109.53		1204.83
UNIT C4	3 - Bedroom	5	48.49	13.67	47.7	50.88	1207.81	112.25		561.25
UNIT C5	3 - Bedroom	1	38.62	13.29	47.7	50.81	1202.97	111.80		111.80

BUILDING AREA CALCULATION

AREA CALCULATION	(EXCLUDING BALCONY)	
LEVEL	AREA (sq.m.)	AREA (sq.ft)
BUILDING 1	466.99	5024.81
BUILDING 2	564.26	6071.44
BUILDING 3	562.5	6052.50
BUILDING 4	561.89	6045.94
BUILDING 5	552.64	5946.41
BUILDING 6	662.62	7129.79
BUILDING 7	662.62	7129.79
BUILDING 8	584.71	6291.48
GROSS AREA	4,618.23 sq.m.	49,692.15 sq.m.

UNIT TYPES

- A** SINGLE GARAGE UNITS : 6 UNITS
- A1** SINGLE GARAGE UNITS : 1 UNIT
- A2** SINGLE GARAGE UNITS : 1 UNIT
- B** TANDEM UNITS : 8 UNITS
- B1** TANDEM UNITS : 8 UNITS
- C** SIDE-BY-SIDE GARAGE UNITS : 3 UNITS
- C1** SIDE-BY-SIDE GARAGE UNITS : 1 UNIT
- C2** SIDE-BY-SIDE GARAGE UNITS : 1 UNIT
- C3** SIDE-BY-SIDE GARAGE UNITS : 11 UNITS
- C4** SIDE-BY-SIDE GARAGE UNITS : 5 UNITS
- C5** SIDE-BY-SIDE GARAGE UNITS : 1 UNIT
- TOTAL NUMBER OF UNITS: 45**

ELEVATION LEGENDS:

- EXISTING GRADES (Green line)
- PROPOSED CIVIL GRADES (Blue line)
- PROPOSED GRADES (Red line)
- FFE - FINISHED FLOOR ELEVATION
- GDE - GARAGE DOOR ELEVATION

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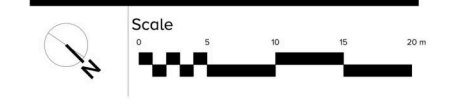
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Sheet Title
SITE PLAN

Total Sheets 26	Sheet No. A2.01
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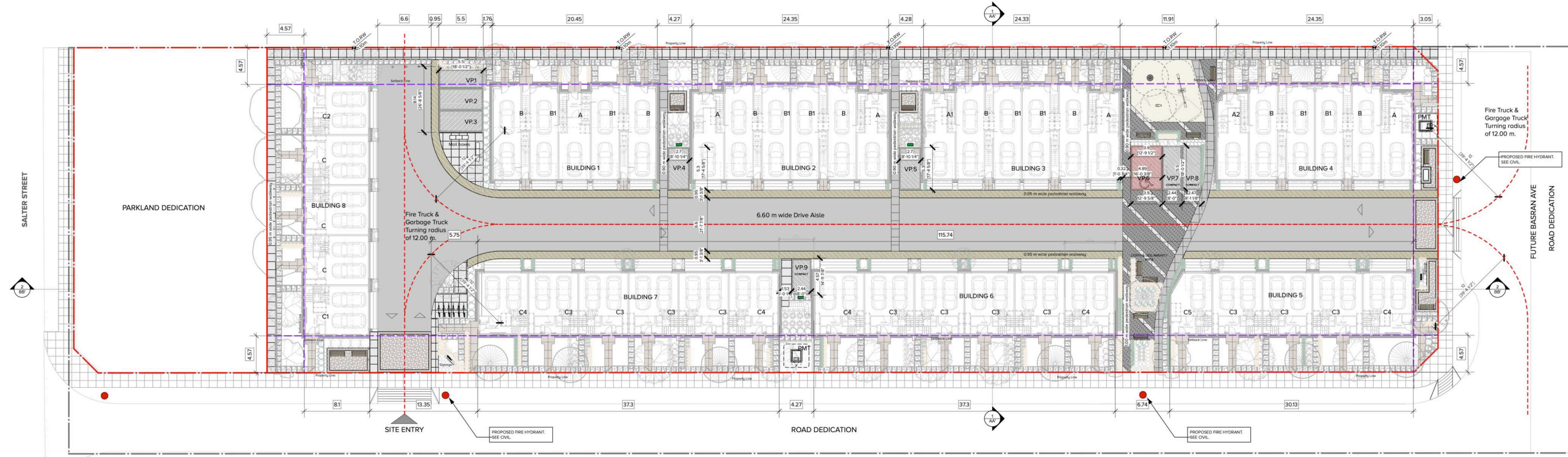
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Sheet Title
 TRANSPORTATION PLAN

Total Sheets	Sheet No.
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1 TRANSPORTATION PLAN
 Scale: NTS

PARKING REPORT	No. of Units	Required		Proposed	RT-3A ZONE Compliance
STANDARD CAR PARKING - 2 BEDROOM	7	1.4 PER TWO BEDROOM 1.4 X 7	9.8	7	COMPLIANCE
TANDEM UNITS - 2 BEDROOM	8	1.4 PER TWO BEDROOM 1.4 X 8	11.2	16	VARIANCE REQUESTED
STANDARD CAR PARKING - 3 BEDROOM	22	1.5 PER THREE BEDROOM 1.5 X 22	33	43	COMPLIANCE
TANDEM UNITS - 3 BEDROOM	8	1.5 PER THREE BEDROOM 1.5 X 8	12	16	VARIANCE REQUESTED
TOTAL RESIDENTIAL PARKING			66	82	
TOTAL VISITOR PARKING REQUIRED	45	0.2 PER UNIT	9	9	COMPLIANCE
VISITOR PARKING - STANDARD SIZE		SPACE SIZE - 2.70 m x 5.30 m		5	COMPLIANCE
VISITOR PARKING - COMPACT SIZE		SPACE SIZE - 2.44 m x 4.57 m		3	COMPLIANCE
ACCESSIBLE PARKING		SPACE SIZE - 4.20 m x 5.50 m		1	COMPLIANCE
TOTAL VISITOR PARKING			9	9	
LONG TERM BICYCLE PARKING	45	1.5 PER UNIT	67.5	90	COMPLIANCE
VISITOR BICYCLE PARKING			6	6	COMPLIANCE

COMPLIANCE VARIANCE REQUESTED

NOTE:
 Parking Garages for all units & visitor parking stalls VP-4, VP-5 & VP-9 proposed to be roughed-in for Level 2 for EV charging





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Sheet Title
 OPEN AREA PLAN

Total Sheets	26	Sheet No.	A2.03
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1 OPEN SPACE CALCULATION PLAN
 Scale: NTS

LEGEND
 PER UNIT OPEN SPACE [Green Box]
 AMENITY AREA [Light Green Box]

Open spaces provided for each unit meets Bylaw requirements. All entry paths have consciously removed from the calculations

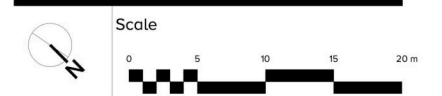
PER Section 418.23 (Open space guidelines) & PER 120.210 (Usable area definition) every unit is provided with more than or equal to 10% of open space

OPEN AREA CALCULATION	AREA	BUILDING 1 Open space/ Unit	BUILDINGS 2,3 & 4 Open space/ Unit	BUILDING 5 Open space/ Unit	BUILDING 6 Open space/ Unit	BUILDING 7 Open space/ Unit	BUILDING 8 Open space/ Unit
	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.
UNIT A	95.27	11.94 (12.53%)	11.27 (11.82%)	-	-	-	-
UNIT A1	95.51	-	11.27 (11.80%)	-	-	-	-
UNIT A2	94.9	-	11.87 (12.50%)	-	-	-	-
UNIT B	95.96	9.59(10%)	9.59 (10%)	-	-	-	-
UNIT B1	89.9	10.23 (11.37%)	9.63 (10.71%)	-	-	-	-
UNIT C	115.71	-	-	-	-	-	17.63 (15.23%)
UNIT C1	118.83	-	-	-	-	-	38.56 (32.44%)
UNIT C2	118.75	-	-	-	-	-	40.97 (34.50%)
UNIT C3	109.53	-	-	23.44 (21.40%)	23.44 (21.40%)	23.44 (21.40%)	-
UNIT C4	112.25	-	-	38.30 (34.12%)	23.67 (21.08%)	23.67 (21.08%)	-
UNIT C5	111.8	-	-	19.36 (17.31%)	-	-	-

CENTRALIZED AMENITY SPACE: 120.20 Sq.m.
 AMENITY PLAZA AT MAIN ENTRANCE: 25.75 Sq.m.
 AMENITY PLAZA AT BASRAN AVE. ENTRANCE: 57.55 Sq.m.



2 VIEW OF UNITS ON NORTH-EAST SHOWING OPEN SPACE FOR INDIVIDUAL UNITS
 Scale: NTS





1 EAST ELEVATION
Scale: 1:96



2 SOUTH ELEVATION
Scale: 1:96



3 WEST ELEVATION
Scale: 1:96



4 NORTH ELEVATION
Scale: 1:96

- FINISHES**
1. 6" HORIZONTAL HARDIE SIDING, EDWARDIAN GREY, SEE BM CHART BELOW
 2. 6" HORIZONTAL HARDIE SIDING, DUNBAR BUFF, SEE BM CHART BELOW
 3. 6" HORIZONTAL HARDIE SIDING, VICTORIAN PERidot, SEE BM CHART BELOW
 4. 6" HORIZONTAL HARDIE SIDING, PENDRELL GREEN, SEE BM CHART BELOW
 5. 6" HORIZONTAL HARDIE SIDING, STRATHCONA RED, SEE BM CHART BELOW
 6. SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - AMHEARST GREY
 7. SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - BLACK
 8. 1" X 1" MILLED FINISH HEMLOCK BEAM
 9. ENDICOTT THIN BRICK GLAZED GRAY-SN4
 10. FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE BLACK

**BENJAMIN MOORE'S HISTORICAL TRUE COLOURS
AS PER EVEN AVE MULTI-FAMILY GUIDELINES**



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BUILDINGS 1 - ELEVATIONS

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Status
DP Application

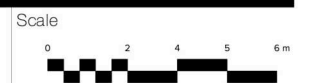
Contractors

AHJ
City of New Westminster

Consultants
Architecture Panel Inc.

Documents
DP Application

No	Date	Issue Notes
C	11-03-22	DP Re-submission
D	02-11-22	DP Re-submission
E	03-08-23	DP Re-submission
F	12-10-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-Submission
I	16-04-24	DP Re-Submission





1 EAST ELEVATION
Scale: 1:96



2 SOUTH ELEVATION
Scale: 1:96



3 WEST ELEVATION
Scale: 1:96



4 NORTH ELEVATION
Scale: 1:96

- FINISHES**
1. 6" HORIZONTAL HARDIE SIDING, EDWARDIAN GREY, SEE BM CHART BELOW
 2. 6" HORIZONTAL HARDIE SIDING, DUNBAR BUFF, SEE BM CHART BELOW
 3. 6" HORIZONTAL HARDIE SIDING, VICTORIAN PERidot, SEE BM CHART BELOW
 4. 6" HORIZONTAL HARDIE SIDING, PENDRELL GREEN, SEE BM CHART BELOW
 5. 6" HORIZONTAL HARDIE SIDING, STRATHCONA RED, SEE BM CHART BELOW
 6. SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - AMHEARST GREY
 7. SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - BLACK
 8. 1" X 1" MILLED FINISH HEMLOCK BEAM
 9. ENDICOTT THIN BRICK GLAZED GRAY-SN4
 10. FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE BLACK

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS
AS PER EVEN AVE MULTI-FAMILY GUIDELINES



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ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

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Project
1135 SALTER ST.

Owner
1080894 BC LTD.

Sheet Title
BUILDING 2 - ELEVATIONS

Sheet No.
A4.02

Drawn By
BF/SS

Reviewed By
RD

Total Sheets
26

Checked By
RD

Status
DP Application

Contractors

AHJ
City of New Westminster

Consultants
Architecture Panel Inc.

Documents
DP Application

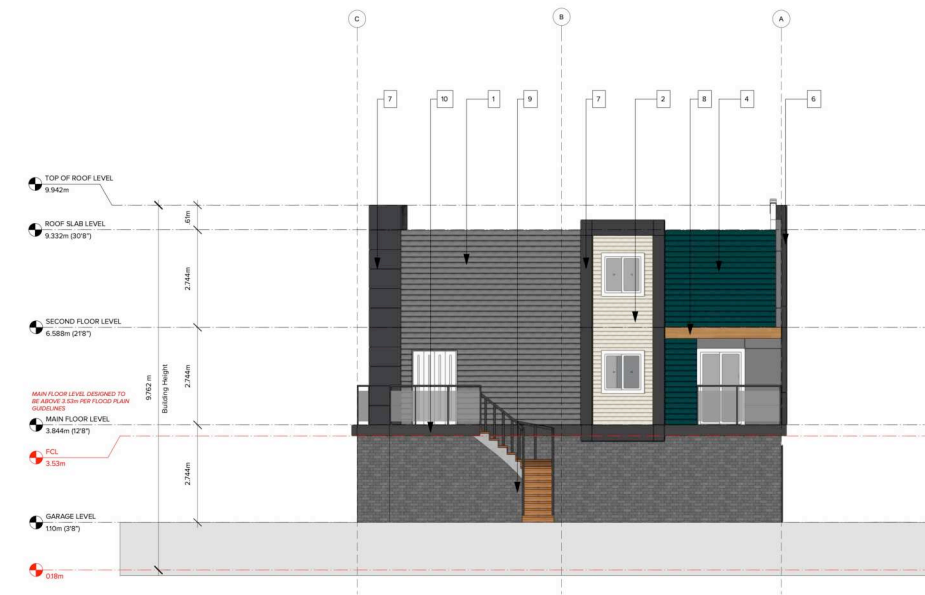
No	Date	Issue Notes
C	11-03-22	DP Re-submission
D	02-11-22	DP Re-submission
E	03-08-23	DP Re-submission
F	12-10-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-Submission
I	16-04-24	DP Re-Submission

Scale





1 EAST ELEVATION
Scale: 1:96



2 SOUTH ELEVATION
Scale: 1:96



3 WEST ELEVATION
Scale: 1:96



4 NORTH ELEVATION
Scale: 1:96

- FINISHES**
1. 6" HORIZONTAL HARDIE SIDING, EDWARDIAN GREY, SEE BM CHART BELOW
 2. 6" HORIZONTAL HARDIE SIDING, DUNBAR BUFF, SEE BM CHART BELOW
 3. 6" HORIZONTAL HARDIE SIDING, VICTORIAN PERIDOT, SEE BM CHART BELOW
 4. 6" HORIZONTAL HARDIE SIDING, PENDRELL GREEN, SEE BM CHART BELOW
 5. 6" HORIZONTAL HARDIE SIDING, STRATHCONA RED, SEE BM CHART BELOW
 6. SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - AMHEARST GREY
 7. SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - BLACK
 8. 1" X 1" MILLED FINISH HEMLOCK BEAM
 9. SMOOTH TEXTURED FACE BRICK ENDICOTT GLAZED GRAY-SN4
 10. FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE BLACK

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS
AS PER EVEN AVE MULTI-FAMILY GUIDELINES



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Project
1135 SALTER ST.

Owner
1080894 BC LTD.

Sheet Title
BUILDING 3 - ELEVATIONS

Sheet No.
A4.03

Drawn By
BF/SS

Reviewed By
RD

Total Sheets
26

Checked By
RD

Status
DP Application

Contractors

AHJ
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Documents
DP Application

No	Date	Issue Notes
C	11-03-22	DP Re-submission
D	02-11-22	DP Re-submission
E	03-08-23	DP Re-submission
F	12-10-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-Submission
I	16-04-24	DP Re-Submission

Scale





1 EAST ELEVATION
Scale: 1:96



3 WEST ELEVATION
Scale: 1:96



2 SOUTH ELEVATION
Scale: 1:96



4 NORTH ELEVATION
Scale: 1:96

FINISHES

1. 6" HORIZONTAL HARDIE SIDING, EDWARDIAN GREY, SEE BM CHART BELOW
2. 6" HORIZONTAL HARDIE SIDING, DUNBAR BUFF, SEE BM CHART BELOW
3. 6" HORIZONTAL HARDIE SIDING, VICTORIAN PERidot, SEE BM CHART BELOW
4. 6" HORIZONTAL HARDIE SIDING, PENDRELL GREEN, SEE BM CHART BELOW
5. 6" HORIZONTAL HARDIE SIDING, STRATHCONA RED, SEE BM CHART BELOW
6. SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - ROCKY COAST
7. SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - BLACK
8. 1" X 1" MILLED FINISH HEMLOCK BEAM
9. SMOOTH TEXTURED FACE BRICK ENDICOTT GLAZED GRAY-SN4
10. FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE BLACK

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS AS PER EVEN AVE MULTI-FAMILY GUIDELINES



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Project
1135 SALTER ST.

Owner
1080894 BC LTD.

Sheet Title
BUILDING 4 - ELEVATIONS

Sheet No.
A4.04

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RD

Total Sheets
26

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RD

Status
DP Application

Contractors

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Architecture Panel Inc.

Documents
DP Application

No	Date	Issue Notes
C	11-03-22	DP Re-submission
D	02-11-22	DP Re-submission
E	03-08-23	DP Re-submission
F	12-10-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-Submission
I	16-04-24	DP Re-Submission

Scale





1 SOUTH ELEVATION
Scale: 1:96



2 EAST ELEVATION
Scale: 1:96



3 NORTH ELEVATION
Scale: 1:96



4 WEST ELEVATION
Scale: 1:96

- FINISHES**
- 6" HORIZONTAL HARDIE SIDING, EDWARDIAN GREY, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, DUNBAR BUFF, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, VICTORIAN PERidot, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, PENDRELL GREEN, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, STRATHCONA RED, SEE BM CHART BELOW
 - SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - ROCKY COAST
 - SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - BLACK
 - 1" X 1" MILLED FINISH HEMLOCK BEAM
 - ENDICOTT THIN BRICK GLAZED GRAY-SN4
 - FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE BLACK

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS
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Project
1135 SALTER ST.
Owner
1080894 BC LTD.
Sheet Title
BUILDING 5 - ELEVATIONS

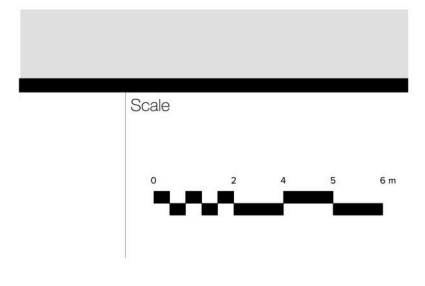
Sheet No.
A4.05
Drawn By
BF/SS
Reviewed By
RD

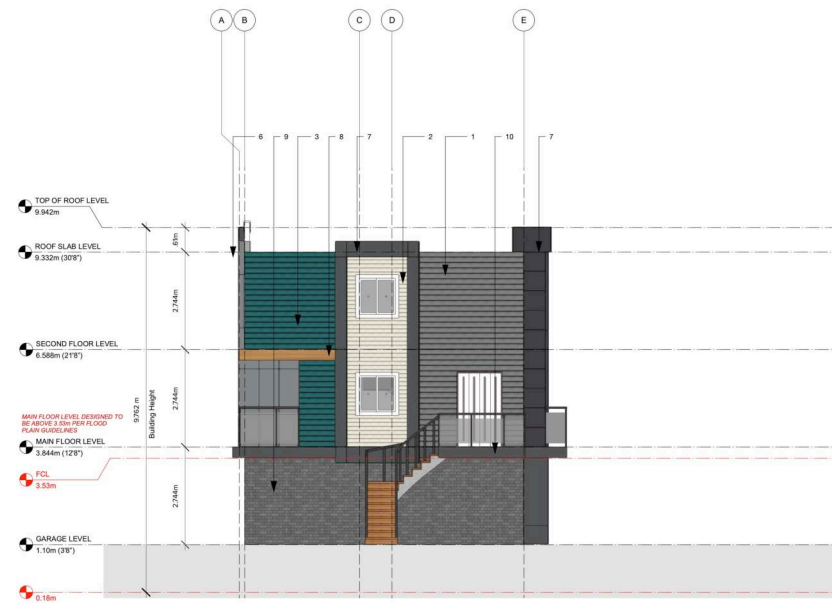
Total Sheets
26
Checked By
RD
Status
DP Application

Contractors
**AHJ
City of New
Westminster**

Consultants
Architecture Panel Inc.
Documents
DP Application

No	Date	Issue Notes
C	11-03-22	DP Re-submission
D	01-11-22	DP Re-submission
E	03-08-23	DP Re-submission
F	12-10-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-submission
I	16-04-24	DP Re-Submission



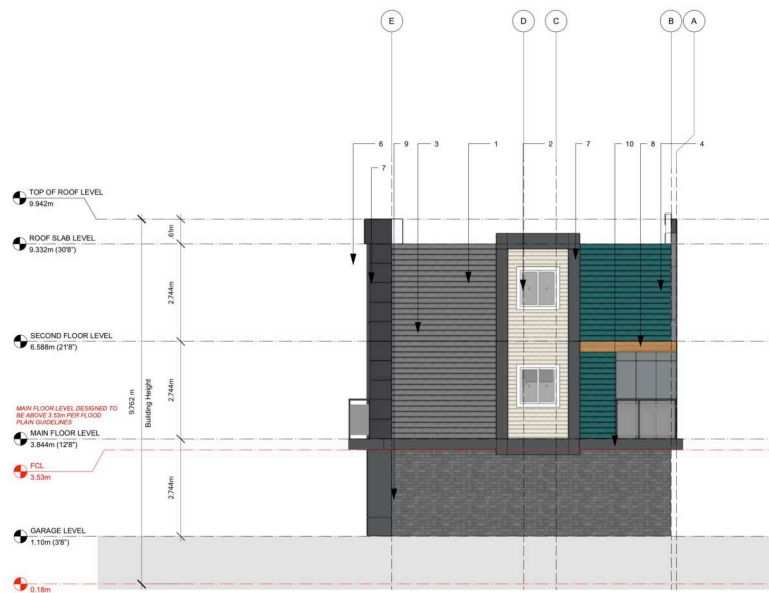


1 SOUTH ELEVATION
Scale: 1:96



2 EAST ELEVATION
Scale: 1:96

- FINISHES**
- 6" HORIZONTAL HARDIE SIDING, EDWARDIAN GREY, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, DUNBAR BUFF, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, VICTORIAN PERidot, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, PENDRELL GREEN, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, STRATHCONA RED, SEE BM CHART BELOW
 - SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - ROCKY COAST
 - SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - BLACK
 - 1" X 1" MILLED FINISH HEMLOCK BEAM
 - ENDICOTT THIN BRICK GLAZED GRAY-SN4
 - FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE BLACK



3 NORTH ELEVATION
Scale: 1:96



4 WEST ELEVATION
Scale: 1:96

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS
AS PER EVEN AVE MULTI-FAMILY GUIDELINES

HISTORICAL TRUE COLOURS				
VC-1 Oxford Ivory	VC-2 Oxford Cream	VC-3 Pendrell Cream	VC-4 Harris Cream	VC-5 Dunbar Buff
VC-6 Edwardian Buff	VC-7 Edwardian Cream	VC-8 Mount Pleasant Buff	VC-9 Strathcona Gold	VC-10 Dunbar Gold
VC-11 Kilbuck Gold	VC-12 Mount Pleasant Tan	VC-13 Bull Terrier	VC-14 Dunbar Gray	VC-15 Hastings Gray
VC-16 Corrie Sage	VC-17 Victorian Peridot	VC-18 Pendrell Green	VC-19 Corrie Green	VC-20 Vancouver Green
VC-21 Harris Green	VC-22 Pendrell Sage	VC-23 Edwardian Peridot	VC-24 Harris Gray	VC-25 Harris Gray
VC-26 Edwardian Peridot Gray	VC-27 Strathcona Red	VC-28 Harris Red	VC-29 Pendrell Red	VC-30 Hastings Red
VC-31 Mount Pleasant	VC-32 Dunbar Brown	VC-33 Harris Brown	VC-34 Strathcona Marigold	VC-35 Olive Black



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Project
1135 SALTER ST.

Owner
1080894 BC LTD.

Sheet Title
BUILDING 6 - ELEVATIONS

Sheet No.
A4.06

Drawn By
BF/SS

Reviewed By
RD

Total Sheets
26

Checked By
RD

Status
DP Application

Contractors

AHJ
City of New Westminster

Consultants
Architecture Panel Inc.

Documents
DP Application

No	Date	Issue Notes
C	11-03-22	DP Re-submission
D	02-11-22	DP Re-submission
E	03-08-23	DP Re-submission
F	12-10-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-submission
I	16-04-24	DP Re-Submission

Scale



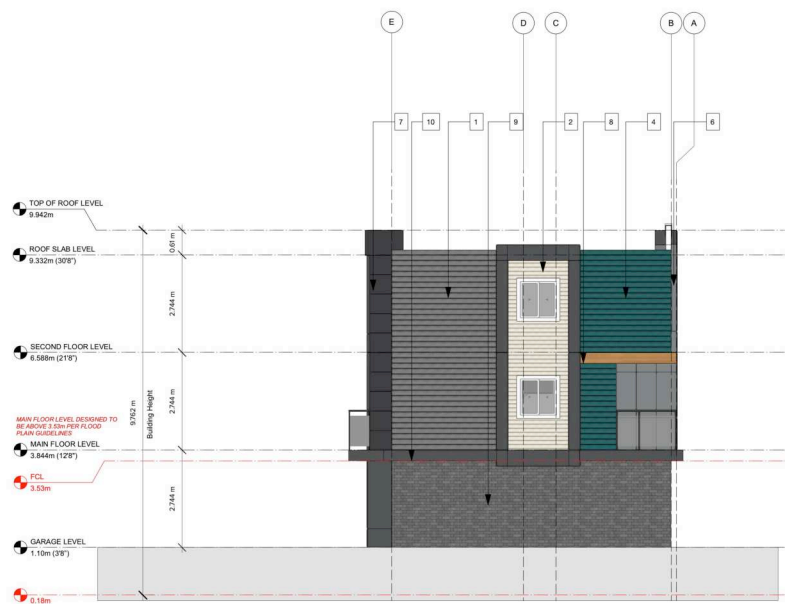


1 SOUTH ELEVATION
Scale: 1:96



2 EAST ELEVATION
Scale: 1:96

- FINISHES**
- 6" HORIZONTAL HARDIE SIDING, EDWARDIAN GREY, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, DUNBAR BUFF, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, VICTORIAN PERidot, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, PENDRELL GREEN, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, STRATHCONA RED, SEE BM CHART BELOW
 - SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - ROCKY COAST
 - SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - BLACK
 - 1" X 1" MILLED FINISH HEMLOCK BEAM
 - ENDICOTT THIN BRICK GLAZED GRAY-SN4
 - FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE BLACK



3 NORTH ELEVATION
Scale: 1:96



4 WEST ELEVATION
Scale: 1:96

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS
AS PER EVEN AVE MULTI-FAMILY GUIDELINES

HISTORICAL TRUE COLOURS				
VC-1 Oxford Ivory	VC-2 Oxford Cream	VC-3 Pendrell Cream	VC-4 Harris Cream	VC-5 Dunbar Buff
VC-6 Edwardian Buff	VC-7 Edwardian Cream	VC-8 Mount Pleasant Buff	VC-9 Strathcona Gold	VC-10 Dunbar Gold
VC-11 Kilbuck Gold	VC-12 Mount Pleasant Tan	VC-13 Bull Terrier	VC-14 Dunbar Grey	VC-15 Hastings Grey
VC-16 Cortez Sage	VC-17 Victorian Peridot	VC-18 Pendrell Green	VC-19 Cortez Green	VC-20 Vancouver Green
VC-21 Harris Green	VC-22 Pendrell Seagull	VC-23 Edwardian Pewter	VC-24 Harris Grey	VC-25 Harris Grey
VC-26 Edwardian Pearl Grey	VC-27 Strathcona Rust	VC-28 Harris Rust	VC-29 Pendrell Rust	VC-30 Hastings Rust
VC-31 Harris Brown	VC-32 Dunbar Brown	VC-33 Harris Brown	VC-34 Strathcona Mangrove	VC-35 Glass Black



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Project
1135 SALTER ST.

Owner
1080894 BC LTD.

Sheet Title
BUILDING 7 - ELEVATIONS

Sheet No.
A4.07

Drawn By
BF/SS

Reviewed By
RD

Total Sheets
26

Checked By
RD

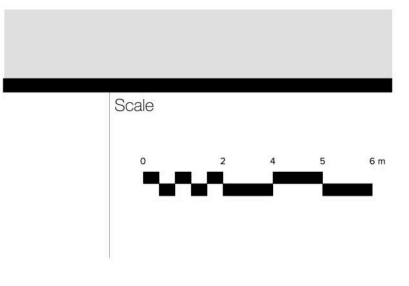
Status
DP Application

Contractors
**AHJ
City of New
Westminster**

Consultants
Architecture Panel Inc.

Documents
DP Application

No	Date	Issue Notes
C	11-03-22	DP Re-submission
D	02-11-22	DP Re-submission
E	03-08-23	DP Re-submission
F	12-10-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-submission
I	16-04-24	DP Re-Submission





1 WEST ELEVATION
Scale: 1:96



2 SOUTH ELEVATION
Scale: 1:96

- FINISHES**
- 6" HORIZONTAL HARDIE SIDING, EDWARDIAN GREY, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, DUNBAR BUFF, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, VICTORIAN PERidot, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, PENDRELL GREEN, SEE BM CHART BELOW
 - 6" HORIZONTAL HARDIE SIDING, STRATHCONA RED, SEE BM CHART BELOW
 - SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - ROCKY COAST
 - SMOOTH FINISH PANELS PRIMED FOR PAINT, BENJAMIN MOORE - BLACK
 - 1" X 1" MILLED FINISH HEMLOCK BEAM
 - SMOOTH TEXTURED FACE BRICK ENDICOTT GLAZED GRAY-SN4
 - FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE BLACK



3 EAST ELEVATION
Scale: 1:96

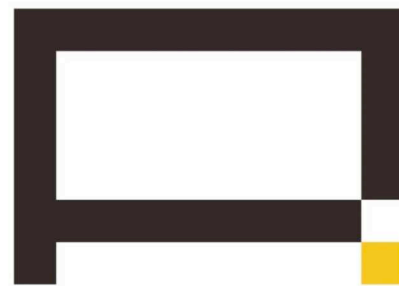


4 NORTH ELEVATION
Scale: 1:96

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS AS PER EVEN AVE MULTI-FAMILY GUIDELINES

HISTORICAL TRUE COLOURS

VC-1 Oxford Ivory	VC-2 Cashmere Cream	VC-3 Panshell Cream	VC-4 Harris Cream	VC-5 Dunbar Buff
VC-6 Edwarbian Buff	VC-7 Edwarbian Cream	VC-8 Mount Pleasant Buff	VC-9 Strathcona Gold	VC-10 Curlew Gold
VC-11 Kinkadee Gold	VC-12 Mount Pleasant Tan	VC-13 Bull Touse	VC-14 Dunbar Grey	VC-15 Haddington Grey
VC-16 Cornish Sage	VC-17 Victorian Peridot	VC-18 Pendrell Green	VC-19 Cornish Green	VC-20 Walslow Green
VC-21 Harris Green	VC-22 Panshell Verdigris	VC-23 Edwarbian Pewter	VC-24 Duck Grey	VC-25 Harris Grey
VC-26 Edwarbian Peridot Grey	VC-27 Strathcona Red	VC-28 Mallon Rust	VC-29 Panshell Red	VC-30 Haddington Red
VC-31 Mallon Mahogany	VC-32 Cashmere Brown	VC-33 Harris Brown	VC-34 Strathcona Mahogany	VC-35 Glass Black



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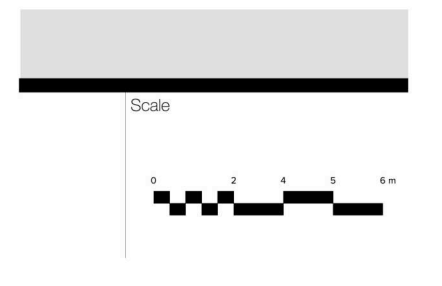
Project
1135 SALTER ST.

Owner
1080894 BC LTD.

Sheet Title
BUILDING 8 - ELEVATIONS

Sheet No. A4.08	Total Sheets 26	Contractors	Consultants Architecture Panel Inc.
Drawn By BF/SS	Checked By RD	AHJ City of New Westminster	Documents DP Application
Reviewed By RD	Status DP Application		

No	Date	Issue Notes
C	11-03-22	DP Re-submission
D	01-11-22	DP Re-submission
E	03-08-23	DP Re-submission
F	12-10-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-submission
I	16-04-24	DP Re-Submission





1 BIRDS EYE VIEW TO SITE SHOWING MAIN ENTRANCE
Scale: NTS



2 VIEW TO SITE FROM SOUTH
Scale: NTS



3 VIEW TO SITE FROM SE LOOKING AT ENTRANCE
Scale: NTS



4 BIRD EYE VIEW TO SITE FROM SW
Scale: NTS



5 BIRD EYE VIEW TO SITE FROM SW SHOWING MASSING ON THE WEST
Scale: NTS



6 BIRDS EYE VIEW TO SITE FROM EAST LOOKING WEST OVER THE ROOFS OF ADJACENT SINGLE DETACHED LOTS
Scale: NTS

THE ADJACENT ELEVATIONS OF THE BUILDINGS ON NORTH WEST & NORTH-EAST AS SHOWN HERE ARE IMAGINED TO BE BUILT UNDER SAME FLOOD PLAIN CRITERIA AND HAVE BEEN CAREFULLY CONSIDERED TO HAVE 2 FLOORS ABOVE WITH 2.75 M FLOOR HEIGHT.



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6047831450 | ruchir@architecturepanel.com

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Project
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Owner
1080894 BC LTD.

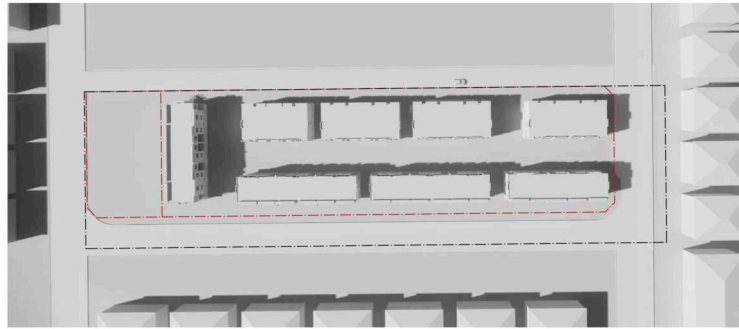
Sheet Title
MASSING STUDY

Total Sheets	Sheet No.
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Drawn By	Checked By
BF/SS/LT	RD
Reviewed By	Status
RD	
Contractors	Consultants
	Architecture Panel Inc.

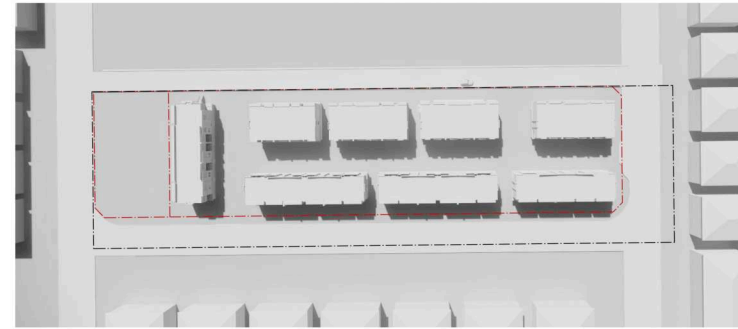
AHJ
City of New Westminster

No	Date	Issue Notes
C	11-03-22	DP Re-submission
D	02-11-22	DP Re-submission
E	03-08-23	DP Re-submission
F	16-10-23	DP Re-submission
G	03-01-24	DP Re-Submission
H	18-01-24	DP Re-submission
I	16-04-24	DP Re-Submission

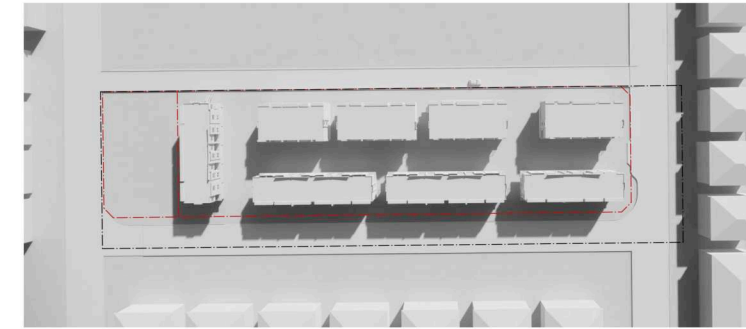
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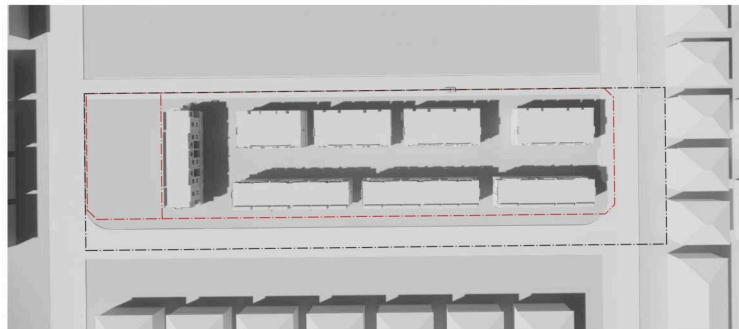
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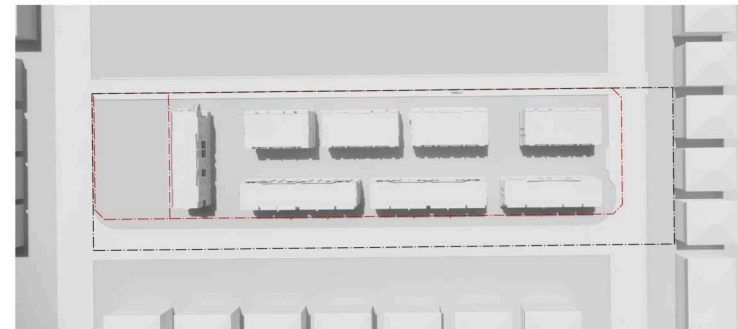
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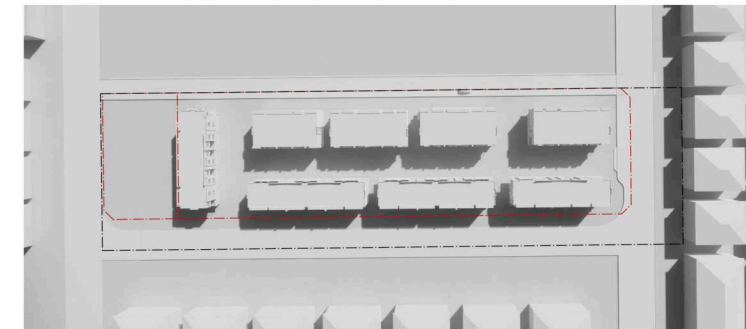
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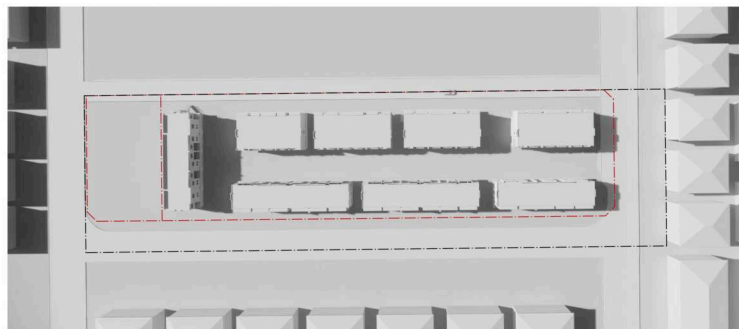
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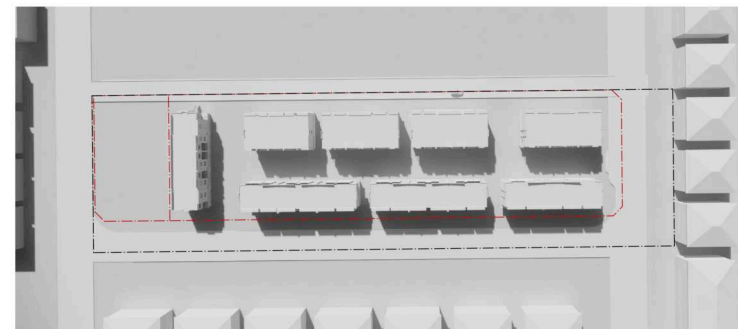
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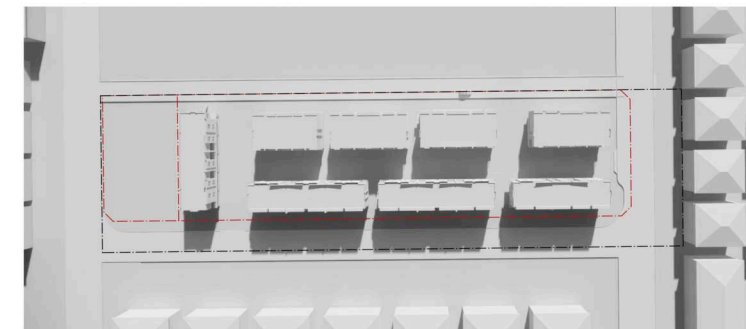
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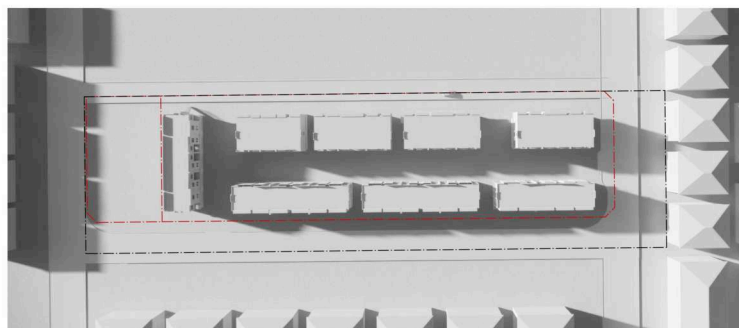
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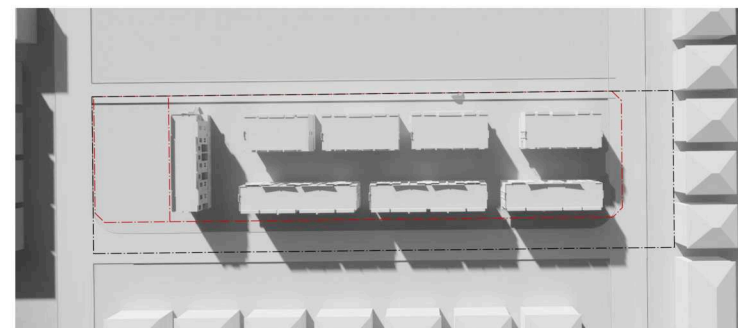
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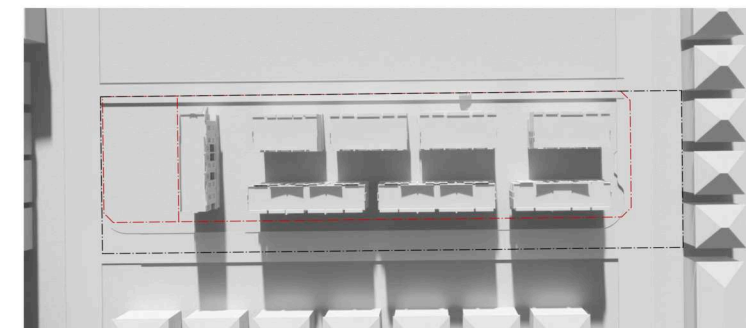
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10 JAN 9 AM
Scale: NTS



11 JAN 1 PM
Scale: NTS



12 JAN 3 PM
Scale: NTS



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Sheet Title
SHADOW STUDY

Total Sheets 26	Sheet No. A5.02
Drawn By BF/SS/LT	Checked By RD
Reviewed By RD	Status
Contractors	Consultants Architecture Panel Inc.
AHJ City of New Westminster	Documents

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C	11-03-22	DP Re-submission
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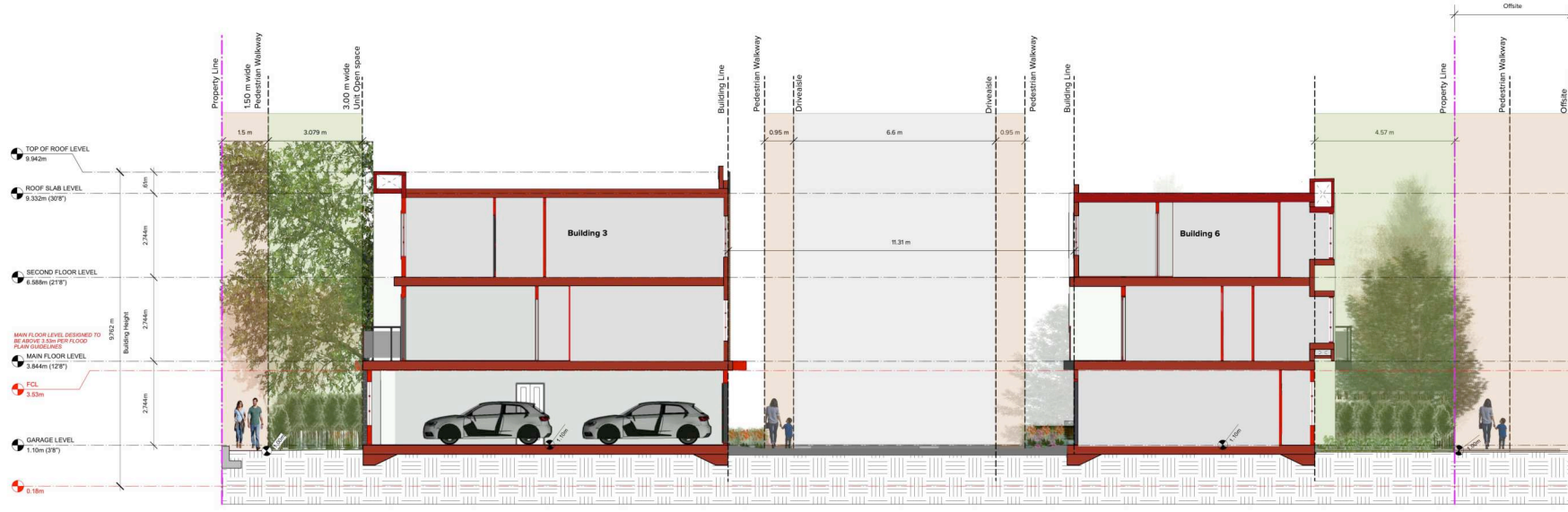
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Sheet Title
SITE SECTIONS

Total Sheets	Sheet No.
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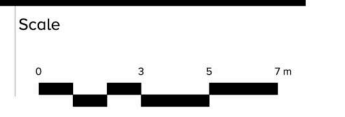
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1 SECTION AA'
Scale: 1:100



2 SECTION BB'
Scale: 1:100

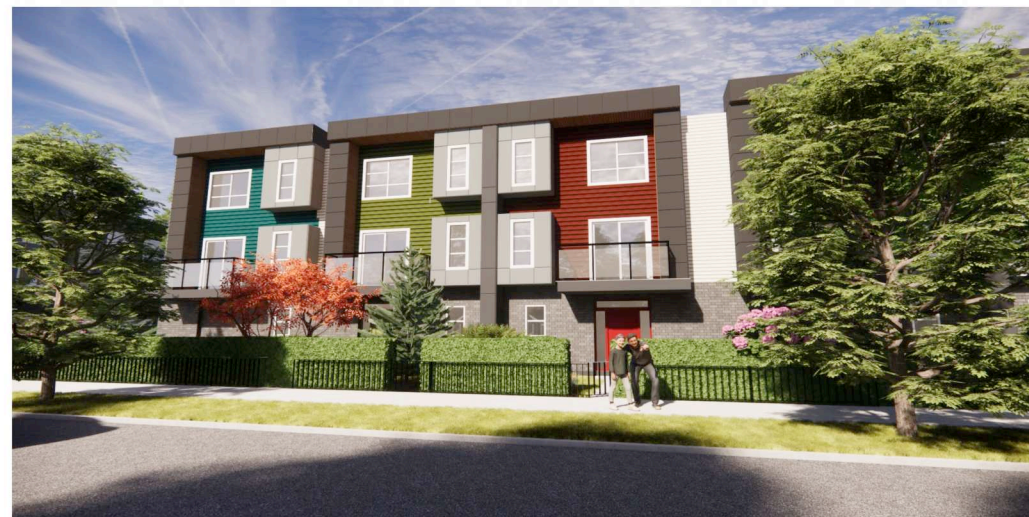




1 VIEW OF PEDESTRIAN ENTRY TO AMENITY AREA IN BETWEEN BUILDINGS 5 & 6
Scale: NTS



2 VIEW OF MAIN ENTRANCE- BASRAN AVE.
Scale: NTS



3 VIEW SHOWING USE OF HISTORICAL TRUE COLOURS
Scale: NTS



4 INTERNAL ROADSCAPE
Scale: NTS



5 VIEW OF SEATING OPPORTUNITIES IN AMENITY AREA IN BETWEEN BUILDINGS 5 & 6
Scale: NTS



6 VIEW OF CENTRAL AMENITY PLAZA
Scale: NTS



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PERSPECTIVES

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Scale



1 KEY PLAN
Scale: 1:250

DESIGN RATIONALE AND SUMMARY

This multi-family residential proposed project is located in the City of New Westminster's Queensborough Area. The project aims to provide housing which reflects the diversity of the surrounding community and provides opportunities to create a vibrant, family oriented neighborhood.

Owing to the central location of this site, it requires intricate landscape treatment in almost all directions and edges of the site. The main objective of this design is to create communal vibes with equal importance given to privacy of each unit. Every part of site is used to accentuate the overall design with careful use of Landscaping elements. Several techniques like delineation for way-finding, access control, safety and aesthetics in dealing with the design issues has precipitated this design scheme.

We are proposing an addition of textural paving distinctions to identify the varied use entrances and accentuation with the built form edge. The dense development zones and their respective demarcations have been attempted by allocating a variety of hardscape finishes such as the stained concrete, Belgard concrete hard pressed slabs, and in-situ concrete panels directing the movement and circulation.

The multi-user nature of the residential development demands privacy for the various units and their accessible spaces. The element used to define these spaces (private patios from one another) is Taxus.

The flanking and the landscape buffer zones of the site have been very strongly designed in favor of the native trees and shrubs. They are chosen for not only for their low footprint factor but also owing to their mainly evergreen nature and limited maintenance and the leaf litter.

The outdoor amenity has been designed with a very distinct separation of areas. Thoughtful use of shrubs and trees to screen private spaces from common amenity spaces. Also part of the amenity is treated as play area.

Three small plazas with seating opportunity are proposed near the two vehicular entry points of the site. The three plazas vary in size with shrubbery on the sides to for a more welcoming interface.



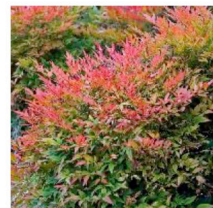
Hemerocallis x 'Lemon Yellow'



Vaccinium Ovatum



Acer Palmatum



Nandina Domestica



Acer Rubrum

See Tree Schedules, Tables and Descriptions on L3

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per 'CNTA Standards'. Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the 'BC Landscape Standard'. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:
Lawn areas 300mm
Ground Cover Areas 450mm
Shrub Areas 450mm
Tree Pits 300mm
(around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.
The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.
Plant species and varieties may not be substituted without the approval of the Landscape architect.
All wood fences to be cedar, with one coat of clear penetrating preservative.

All engineering drawings (Civil, Mechanical, Envelope and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape (planting).

All soft landscape areas to be serviced by High Efficiency Irrigation System.



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Sheet Title
LANDSCAPE KEY PLAN

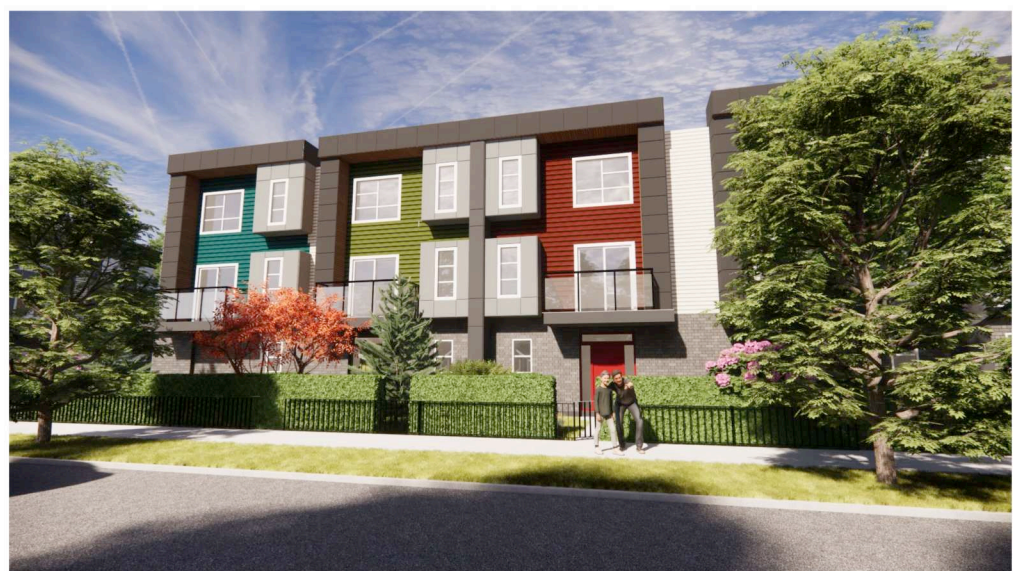
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Reviewed By	RD	Status	
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1 CONCEPT PLAN
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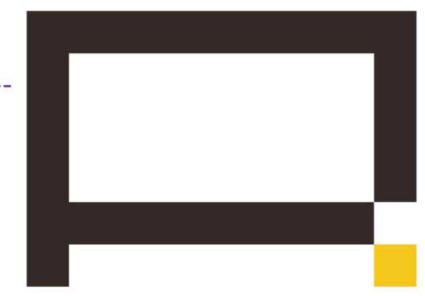
2 VIEW SHOWING THOUGHTFULLY DESIGNED PATIOS
Scale: NTS



3 VIEW OF SEATING ALONG NORTH-EAST AMENITY PLAZA
Scale: NTS



4 VIEW SHOWING TAXUS HEDGE SCREENING BETWEEN PATIOS & COMMON SPACES
Scale: NTS



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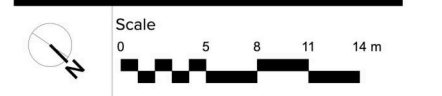
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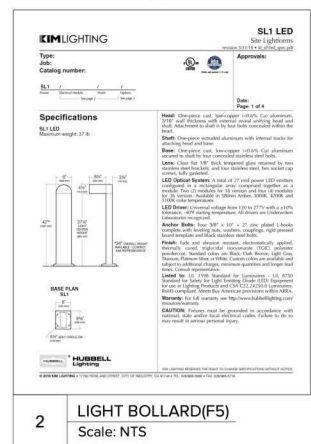




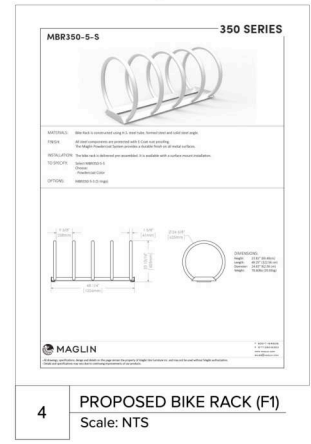
1 HARDSCAPE PLAN
Scale: 1:200

- Furniture Legend (F)**
- F1 Maglin Bike Rack, Cast Aluminum Bike Rack (See L1.03/4)
 - F2 Maglin Outdoor Bench (See L1.03/5)
 - F3 Columbia Cascade Timber riding structure (See L1.03/8)
 - F4 Ameristar 4' Fence. (See L1.05/1)
 - F5 Maglin Bollard. (See L1.03/3)
 - F6 Cedar Privacy Fence. (See L1.05/3)
 - F7 Signage. (See L1.05/11)
 - F8 Columbia Cascade Rotating Structure (See L1.03/7)
 - F9 Columbia Cascade See Saw Structure (See L1.03/6)

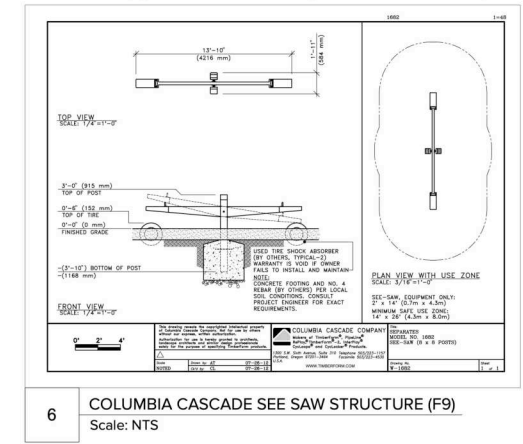
- Paving Legend (P)**
- P1 CIP Concrete with saw cut joints Light Broom Finish Natural Colour
 - P2 Belgard Venetian Cobble Series Colour Sandalwood Blend. (See L1.05/4)
 - P3 Abbotsford Concrete Texada Hydra pressed Slab Natural (See L1.03/9)
 - P4 Asphalt Road
 - P5 Belgard Classic Standard Paving System. Colour: Harvest. (See L1.05/2)
 - P6 Belgard Classic Standard pavers Colour: Natural with Charcoal border. (See L1.05/2)
 - P7 CIP Concrete with saw cut joints Light Broom Finish Stained with integral colour - Charcoal
 - P8 Belgard Moduline series plank pavers Size: 4" x 18" Colour: Grey & Charcoal



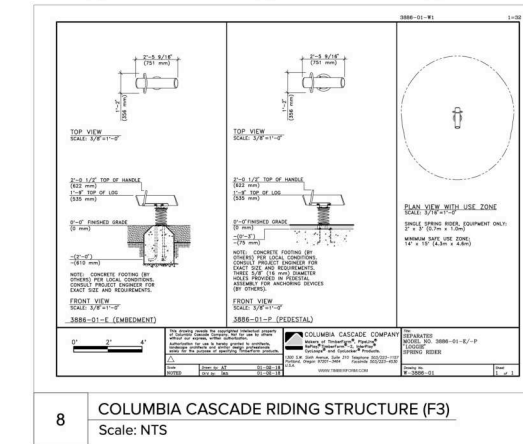
2 LIGHT BOLLARD (F5)
Scale: NTS



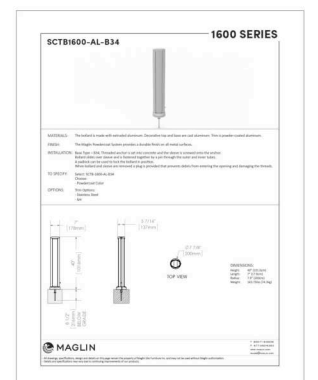
4 PROPOSED BIKE RACK (F1)
Scale: NTS



6 COLUMBIA CASCADE SEE SAW STRUCTURE (F9)
Scale: NTS



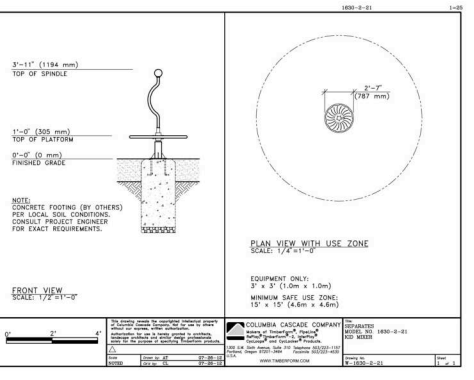
8 COLUMBIA CASCADE RIDING STRUCTURE (F3)
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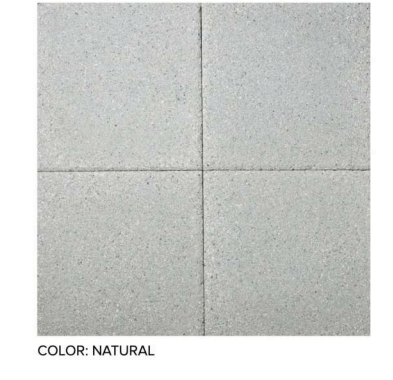
3 PROPOSED BOLLARD (F5)
Scale: NTS



5 PROPOSED OUTDOOR BENCH (F2)
Scale: NTS



7 COLUMBIA CASCADE ROTATING STRUCTURE (F8)
Scale: NTS



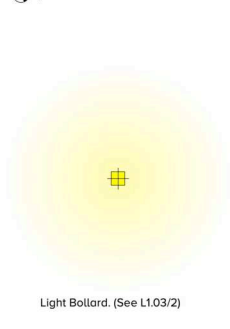
9 BELGARD TEXADA HYDRAPRESSED SLAB (P3)
Scale: NTS



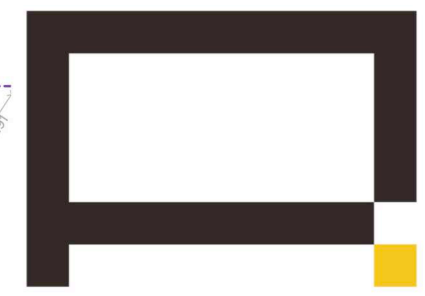
10 BELGARD MODULINE SERIES PLANK PAVERS (P8)
Scale: NTS



10 BELGARD CLASSIC STANDARD PAVERS (P5)
Scale: NTS



Light Bollard. (See L1.03/2)



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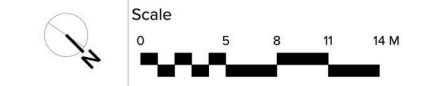
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HARDSCAPE PLAN

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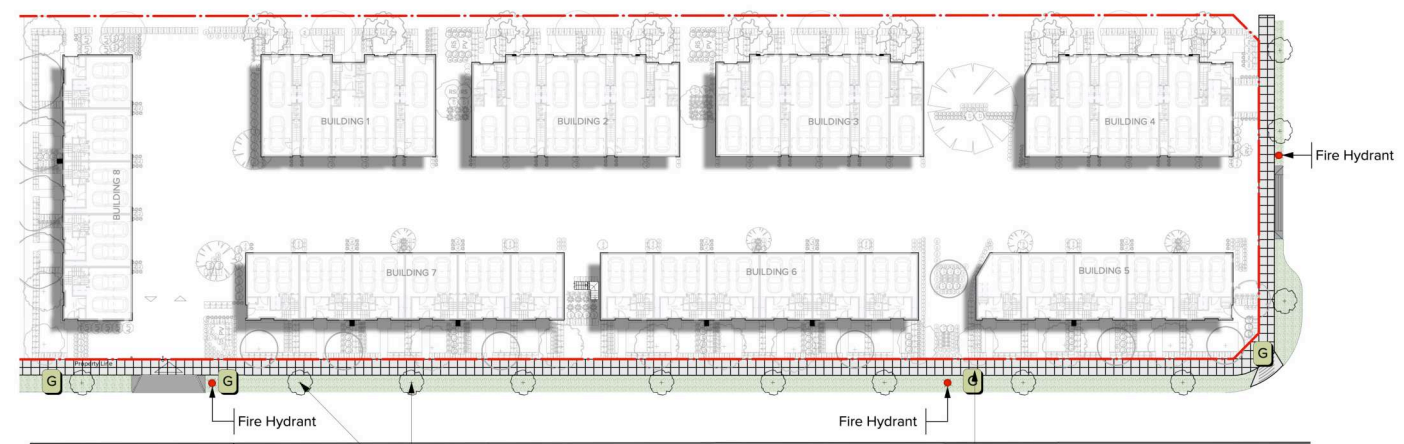
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1 PLANTING PLAN
Scale: 1:200



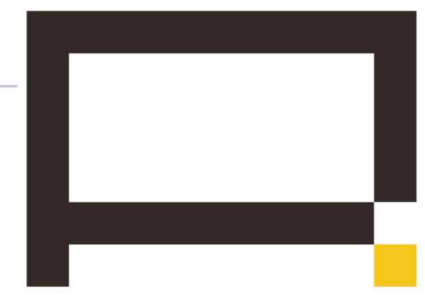
2 OFF-SITE PLAN
Scale: 1:400
Retaining wall. See civil drawings.
Street tree selection, procurement, and installation are to be undertaken by the City Arborist or their delegates.
Broom Finish Cast In Place Concrete with Saw Cut Joints

List of Proposed Trees

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	NY SY	7	Nyssa sylvatica	black tupelo	7 cm. cal.
	GSKY	8	Gleditsia triacanthos inermis 'Sky Skyline Honeylocust'		7 cm. cal.
	A.Rub	5	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.
	A.Ob	5	Acer palmatum 'Oshio-Beni'	Oshio-Beni Japanese Maple	3m ht. 5 cm cal, multi step
	Lq.SG	2	Liquidambar styraciflua	American Sweetgum	7 cm. cal.
	P.Par	6	Pinus parviflora 'Templehof'	Japanese White Pine	3.5 m. ht.
	Ma.Gr	1	Magnolia grandiflora	Southern Magnolia	7 cm. cal.
	Pomo	7	Picea omorika	Serbian Spruce	3.5 m. ht.
	Am.lv	1	Amelanchier laevis	Allegheny Serviceberry	7 cm. cal.
	Q.H	4	Quercus Heritage	Heritage Oak	7 cm. cal.

Non-Netted SOD

Note: An automatic irrigation system is going to be provided for the softscape throughout the site.



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PLANTING/ OFF-SITE

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