

MAPLE MEWS

PROPOSED TOWNHOUSE DEVELOPMENT

1135 SALTER ST., NEW WESTMINSTER, BC



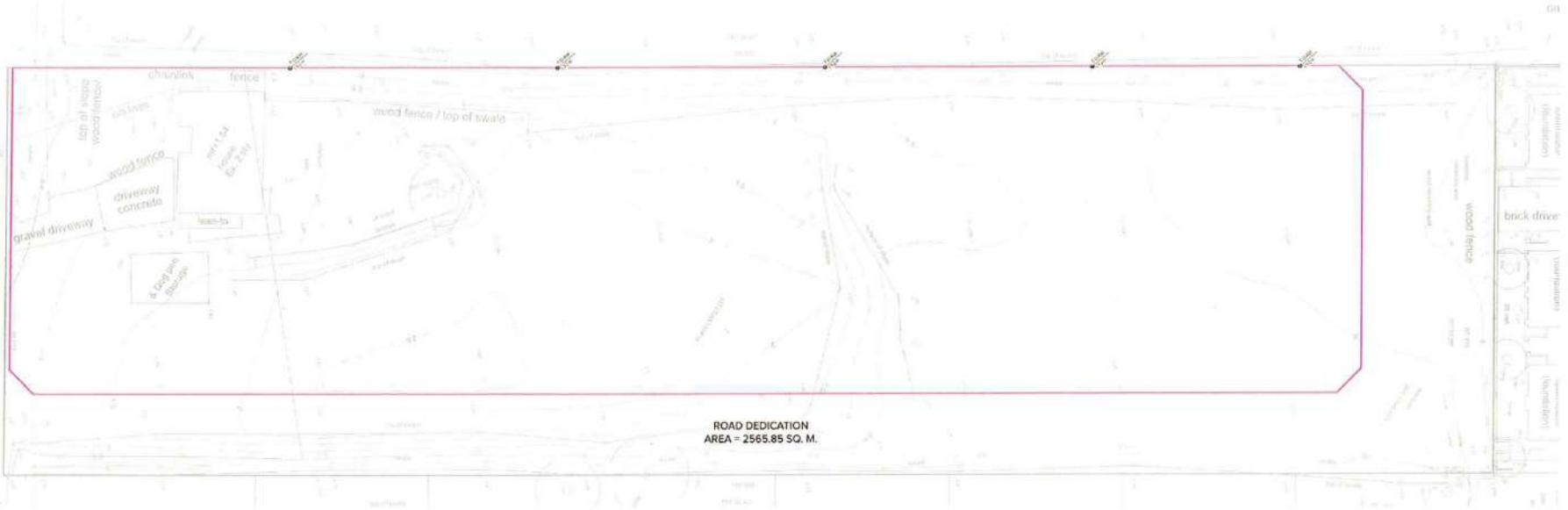
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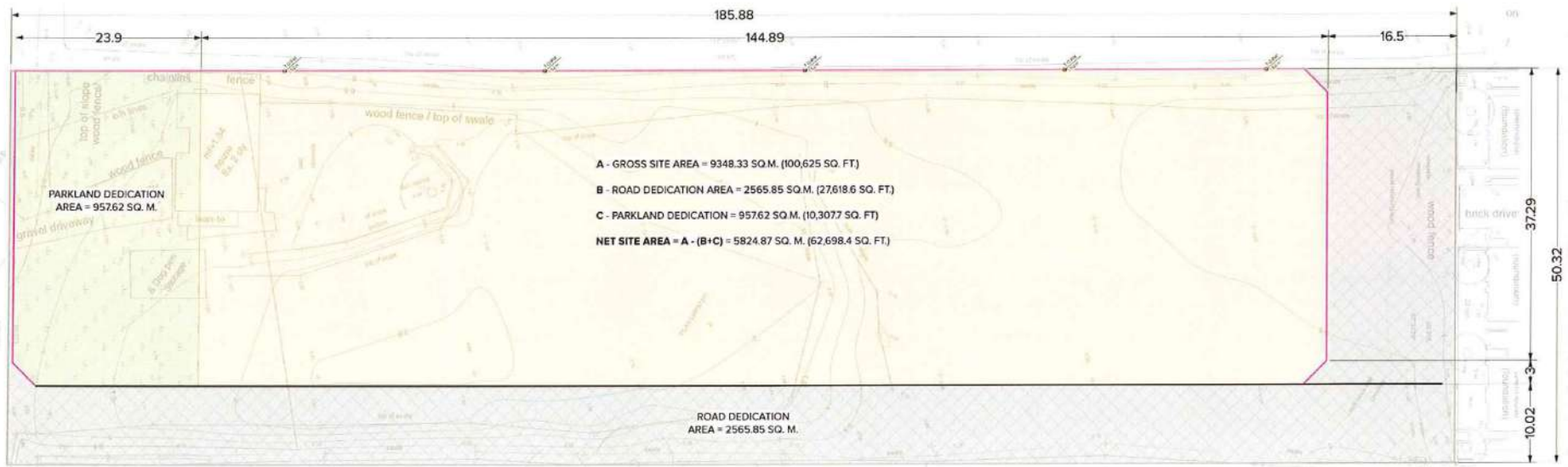
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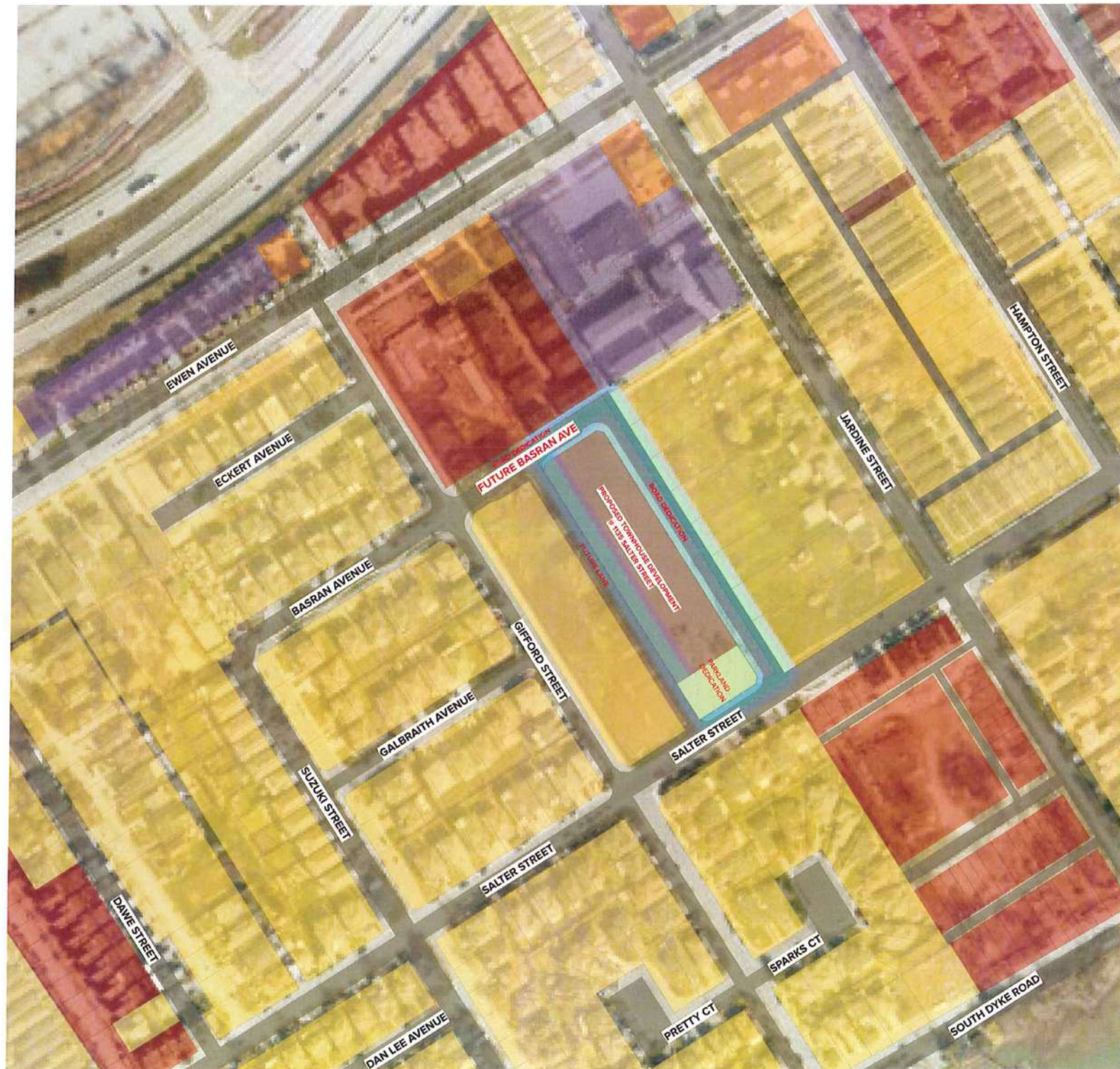
1 SURVEY
Scale: NTS



2 PLAN SHOWING DEDICATION
Scale: NTS

LEGEND

ROAD DEDICATION	
PARKLAND DEDICATION	
NET SITE	



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



Features that frames and differentiates each unit in the building at the same time provides additional weather protection. The design of the frame and the balcony highlights the newly designed pedestrian recessed entry doors completed with sidelights. (EMF.9, EMF10 & EMF11)

Use of wood finish on the interiors of the frame and Benjamin Moore's Historical Vancouver True Colours (EMF.3)



Facade treatment with sloping features to establish a building design that renders a riverfront community context, finished with Benjamin Moore's Historic colors of Vancouver. These distinctive forms can be perceived as landmarks that distinguishes the project while complementing the natural surroundings. (EMF.3, EMF.5 & EMF.7)



Building 5 - Unit C5 modified and building corner tapered to facilitate better views and to steer focus to the centralized amenity area. (EMF17)

Multiple seating opportunities surrounded by ample planting and well shaded by trees. (EMF18)

Parking stalls reconfigured not to interfere with the intent of design & deliberate choice of low height plants for unobstructed views to the Central Amenity Area

1m wide cast in place concrete sidewalk finished with distinct color and light broom finish

Conscious creation of hardscape pattern with diagonally placed concrete pavers and cast in place concrete bands to enliven connections and gradually guide pedestrian users to centralized amenity area and path along west property line. (EMF17, EMF18 & EMF19)

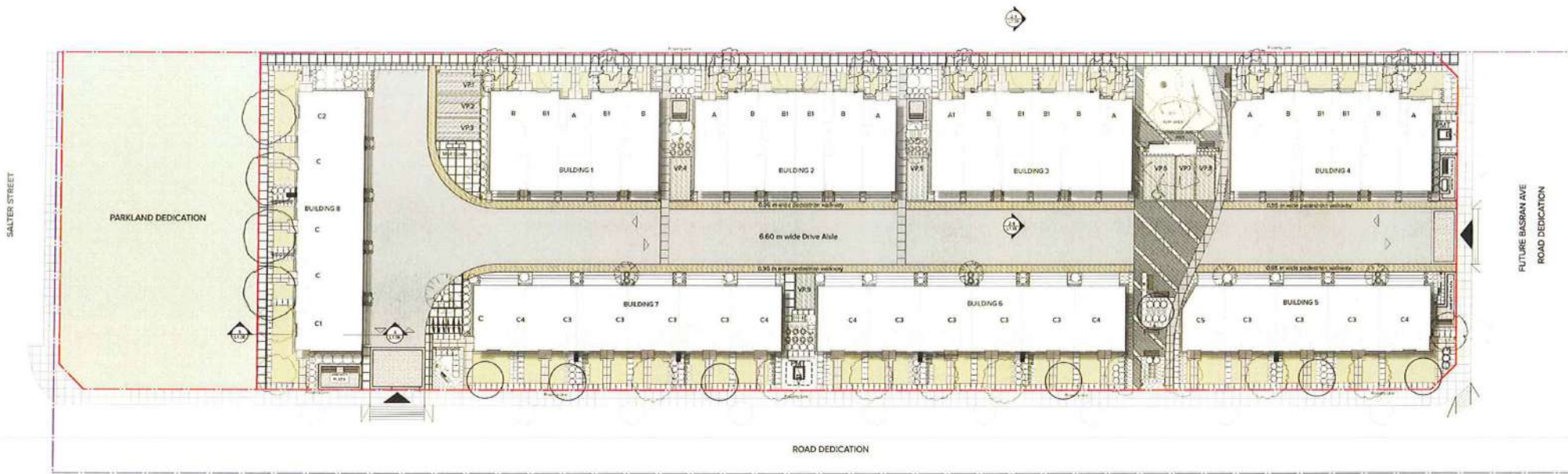


Use of Acer Rubrum trees to border the pedestrian access in between Buildings 5 and 6, leading to the centralized amenity area and additional seating opportunities within the site. (EMF19)

Redesigned, expanded and reinvigorated centralized amenity area with plenty of play equipments and well shaded seating opportunities for parents. (EMF17)

Distinctive hardscape pattern that leads pedestrian users to the path along west property line





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 vbes with equal importance given to privacy of each unit. Every part of site is used to optimize 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, Beigard 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 Taxis.

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.

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.

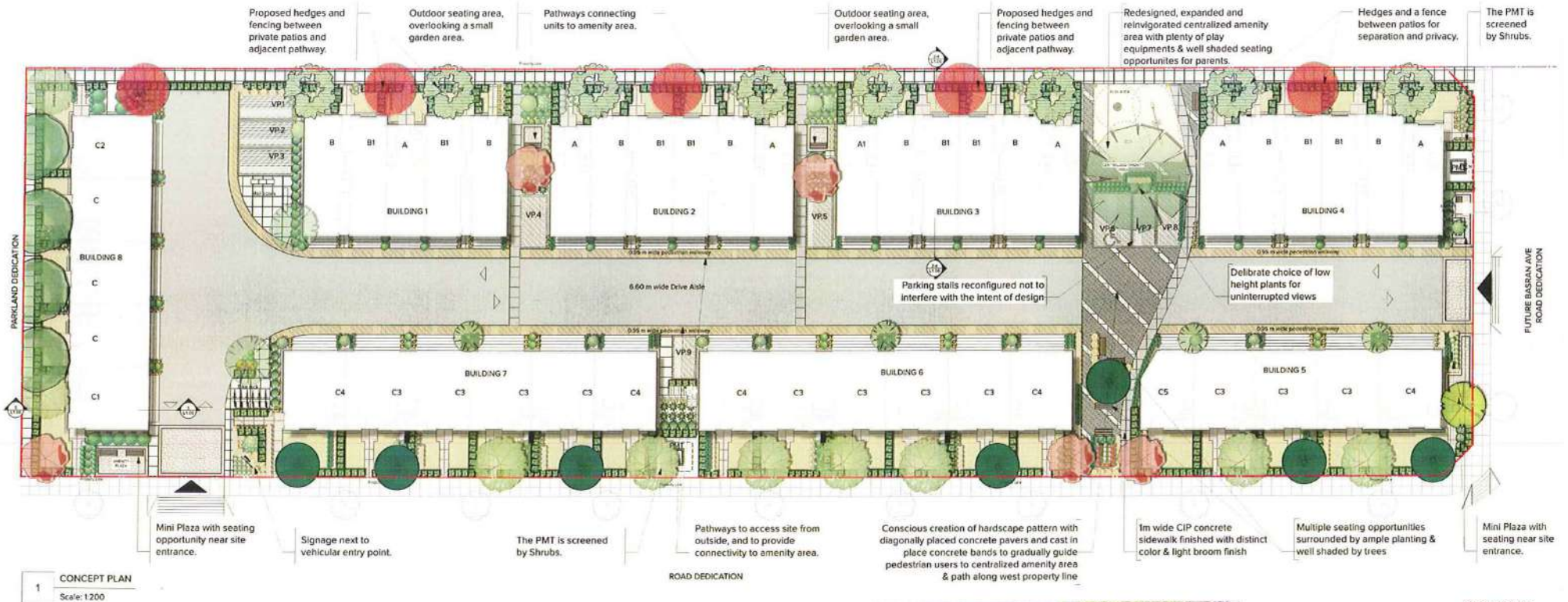
All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape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



See Tree Schedules, Tables and Descriptions on L3



2 VIEW SHOWING THOUGHTFULLY DESIGNED PATIOS
Scale: NTS

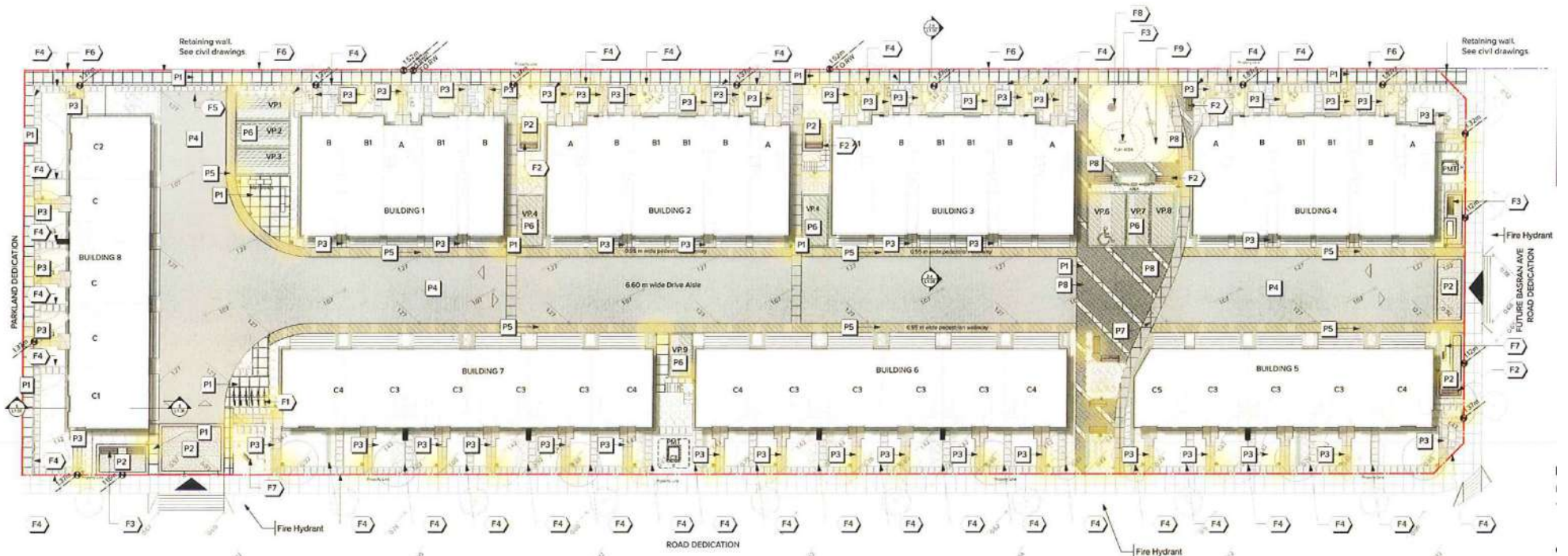


3 VIEW OF SEATING ALONG NORTH-EAST AMENITY PLAZA
Scale: NTS



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

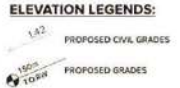
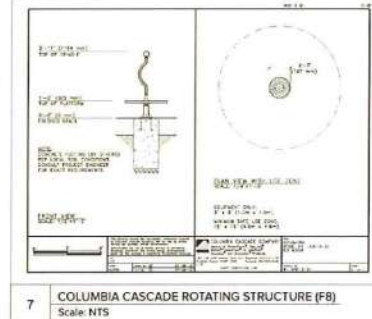
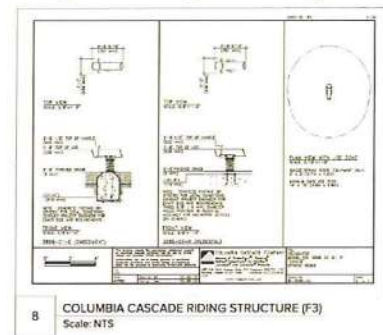
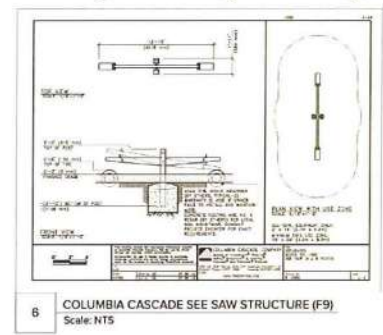
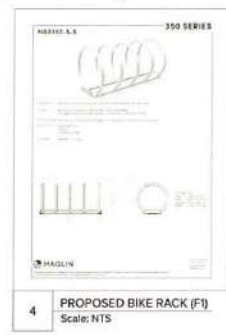
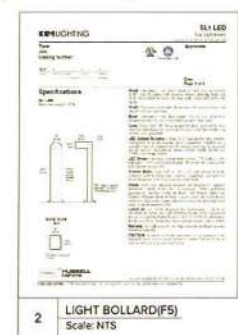
Signage next to vehicular entry point.



1 HARDSCAPE PLAN
Scale: 1:200

- Furniture Legend (F)**
- F1 Maglin Bike Rack
Cast Aluminum Bike Rack
(See L103/4)
 - F2 Maglin Outdoor Bench
(See L103/5)
 - F3 Columbia Cascade Timber riding structure
(See L103/8)
 - F4 Ameristar 4' Fence
(See L105/3)
 - F5 Maglin Bollard
(See L103/3)
 - F6 Cedar Privacy Fence
(See L105/3)
 - F7 Signage (See L105/1)
 - F8 Columbia Cascade Rotating Structure
 - F9 Columbia Cascade See Saw Structure

- Paving Legend (P)**
- P1 C/P Concrete with saw cut joints
Light Droom Finish
Natural Colour
 - P2 Belgard Venetian Cobble Series
Colour Sandalwood Blend. (See L105/4)
 - P3 Abbottsford Concrete
Texada Hydra pressed Slab
Natural (See L103/9)
 - P4 Asphalt Road
 - P5 Belgard Classic Standard Paving System.
Colour: Harvest.
(See L105/2)
 - P6 Belgard Classic Standard pavers
Colour: Natural with Charcoal border.
(See L105/2)
 - P7 C/P Concrete with saw cut joints
Light Droom Finish
Stained with integral colour - Charcoal
 - P8 Belgard Moduline series plank pavers
Size: 4' x 18"
Colour: Grey & Charcoal



Light Bollard (See L103/3)