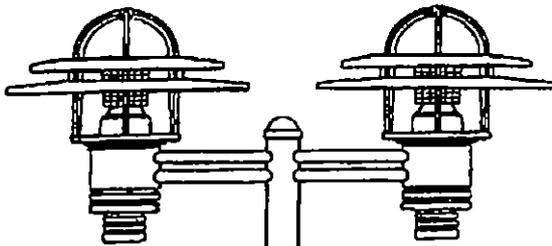


CITY OF

C O Q U I T L A M



GLEN DRIVE DESIGN GUIDELINES

Prepared By:

Hotson Bakker Architects
The DM Group Landscape Architects

August 1992
Revised September 1996

Approved by Council
Resolution No. 1570
December 21, 1992

Approved as
Revised by Council
Resolution No. 774
September 16, 1996

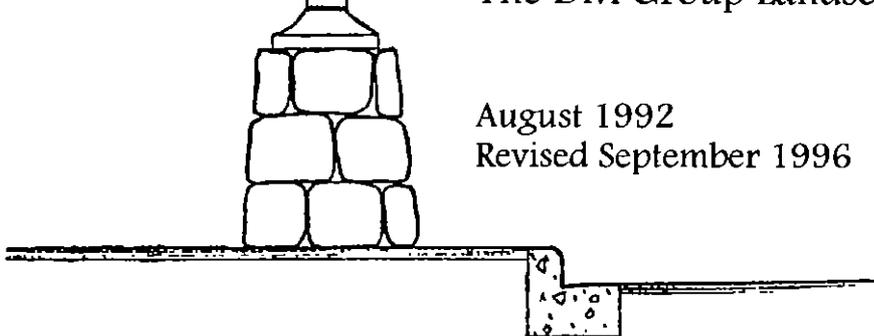


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1.0 INTRODUCTION

The Glen Drive Design Guidelines flow out of earlier documents prepared for the District of Coquitlam by the authors. These documents include the Coquitlam Town Centre Urban Design Guidelines of June 1990, which were adopted in principle by Council, the Coquitlam Civic Centre and Town Square design of December 1991 and the Pedestrian High Street Design Guidelines of June 1992.

The following Design Guidelines, in both text and graphic formats, constitute a package which, if adopted by Council, will guide all developments adjacent to Glen Drive between Pacific Street and Westwood Street, and compliance with which should form a part of the Development Permit process for each project.

These Design Guidelines propose a prototypical generic design for a section of the Glen Drive public right of way. The generic design elements will need to be applied to specific site conditions along the length of the Glen Drive, as and when Development Permit applications are made.

The following Design Guidelines have been developed with the input and advice of a District of Coquitlam interdepartmental Task Force, consisting of representatives of the Planning Department, Engineering Department and the Parks and Recreation Department.

It is the District's intention that, these Design Guidelines constitute a schedule that would have reference in the Official Community Plan.

2.0 CONTEXT

Glen Drive is designated as a municipal collector street within the Town Centre development permit area. The street runs in an east/west direction between Lansdowne Drive in the west and Pipeline Road in the east. It crosses the two principal north/south streets in the Town Centre, Johnson Street & Pinetree Way and it forms the major intersection with the proposed pedestrian High Street at the central core of the Town Centre. As such, it is anticipated to support a significant retail storefront use in this area. It is this Town Centre core area, stretching from Pacific to Westwood Streets, which forms the defined area of these design guidelines for Glen Drive.

The intent of these design guidelines is to develop Glen Drive (between Pacific and Westwood Streets) as a pedestrian-friendly, functioning storefront shopping street, while also accommodating its traffic role and functions as identified in the Official Community Plan and further defined by the appropriate authorities.

To this end, a balance has been sought between maximizing traffic flow on the street and creating an environment which supports and encourages storefront retail uses in conjunction with high density residential uses. This balance results in certain compromises between maximum vehicular traffic flow efficiency on the one hand, and maximum pedestrian/shopping amenity on the other.

These Guidelines concern themselves with surface works only, and exclude all below-grade and subsurface works, as per the original terms of reference. All users of these Guidelines should address themselves to the appropriate District authorities for requirements not covered by these Guidelines.

These guidelines should be referred to in the context of application for Development Permits for any developments on Glen Drive between Pacific and Westwood Streets, or similar commercial developments with shopfront character in the Town Centre area.

3.0 GUIDELINES AND GENERIC SPECIFICATIONS

3.1 General Design Description

Glen Drive is to be widened to accommodate its proposed function as a municipal collector street. To accommodate this function, the R.O.W. is to be expanded from the current 20m by an additional 2.55m on either side, giving a new R.O.W. of 25.10m.

This 25.1m right of way is designed to accommodate the following:

- two traffic lanes in each direction
- a central median incorporating left turn lanes where appropriate
- pedestrian sidewalks on both sides of the street

The total carriageway width proposed is 19m curb to curb. The parking lanes are considered crucial in support of the retail function of the street, and would accommodate short term convenience parking, deliveries, couriers, taxis, etc. In recognition of Glen Drive's designation as a municipal collector, and in anticipation of increased future residential density in the immediate neighbourhood, it is suggested that the parking and cycling lane designations be restricted to non-rush hour times, thus permitting two full traffic lanes in each direction in the morning and evening rush hours, if deemed necessary. This compromise will permit the essential minimum levels of amenity and practicality necessary for the proper functioning of storefront retail. Without some on-street parking, the street will most likely fail as a retail environment.

The sidewalk treatment is similar to that developed previously for the High Street sidewalks: precast concrete paving set between a standard street curb and an exposed aggregate concrete edge restraint at the property line. A regular rhythm of trees is proposed (Crimean linden) at 10m spacing, and street lighting is proposed at 20m spacing, staggered, on each side. The lighting standard proposed is the same as that for the High Street, with a 100w metal halide light source. This lighting spacing is to be confirmed by an Electrical Engineer.

Street Furniture and fixtures are the same as those proposed for High Street, and include the customized lamp pole base and lamp standard, pedestrian bench, customized tree grate, and litter receptacle.

A 5.0m wide central median is proposed. This median is planted to ground cover, shrubs and street trees on the same spacing as those on the sidewalks. The median is edged with a 300mm wide exposed aggregate concrete splash strip, at a minimum 2% slope to the curb. Where turning lanes are required, the median is reduced to a minimum raised median width of 1.5m and a turning lane of 3.5m.

3.2 Generic Specification

The following generic specifications and drawings are intended to set performance standards and identify selected products and materials in the design & implementation of Glen Drive street works. They are not intended to replace construction working drawings and specifications, which remain the responsibility of each developer's consultants.

The standards and materials described in this generic specification shall form the basis for preparation of Construction drawings and Specifications to the approval of the District of Coquitlam by each developer along the length of Glen Drive, between Pacific and Westwood Streets.

As previously stated in the notes on Context of the Work the generic specification includes guidelines for surface works only.

Developers and their consulting engineers will be expected to conform to lines, levels and elevations established in their detailed design and approved by the District of Coquitlam.

Specifications are provided for the following elements of the work:

- Site Preparation
- Finish Grading and Drainage
- Irrigation
- Topsoil
- Plants and Planting
- Mulches
- Medians Asphalt Work
- Concrete Work
- Precast Concrete Unit Paving
- Site Furnishings

The District of Coquitlam Standard Specifications of Contract Documents (latest revision) shall form the standard reference for these specifications and unless otherwise specified all work shall be performed in accordance with those documents.

Each developer will be responsible for providing site development as described in this generic specification from the centre line of the right-of-way to the property lines of their site inclusive of the 2.55m or any additional road dedication as required by the District of Coquitlam. Finish grades and levels will be expected to meet existing grades evenly and smoothly.

The District of Coquitlam may choose to execute a portion of the work as a unit - such as the road construction. In this case the District of Coquitlam reserves the right to assess each developer for the portion of construction cost relating to this individual site. The District may also choose to develop certain parts of the work to a particular stage of development - such as constructing a substandard access road. The Developer would be expected to complete the work to the requirements of District of Coquitlam Engineering Standards and this document.

The individual sections of the work are described below.

3.2.1 Site Preparation

1. Individual sites may be received in various phases of development depending on surrounding stages of development.
2. Clearing and Grubbing:
Some clearing and grubbing may have to be completed depending on the stage of surrounding development. Conform to District of Coquitlam Engineering Standards.
3. Topsoil:
Coordinate topsoil stripping with District of Coquitlam Engineering Department.
4. Site Clean-up:
Conform to District of Coquitlam Engineering Standards.

5. **Rough Grading:**
Conform to District of Coquitlam Engineering Standards for rough grading, fill materials and compaction for each area depending on intended use. Prepare rough grade to levels necessary to allow for subsequent placement of finish grade materials. Minimum subgrade depths to be determined by a civil engineer.

Slope rough grade to conform to District of Coquitlam Engineering Standards. Assure positive surface drainage to collection points.

Scarify rough grade in all landscape areas prior to placing topsoil. Loosen top 100 mm by rototiller if compacted by vehicular traffic.

6. **Erosion and Environmental Protection**
Dewater the site as required to prevent erosion or other water damage to the site or adjoining properties. Conform to all local standards and guidelines regarding environmental control.

3.2.2 Finish Grading and Drainage

1. Provide a smooth even surface with gradients and compaction appropriate to the final uses of the various areas and to District of Coquitlam Engineering Standards where required.

Landscape Planting Areas will have a smooth even surface free of rocks, roots or other debris in excess of 50 mm diameter, loose textured and firm against footprints. Mound median planting beds to provide positive surface drainage to edges of median.

2. Provide positive surface drainage to Catch Basins. Provide sub-surface landscape drainage for street trees and median planting beds as shown in the drawings. Connect all subsurface drain lines to catch basins.

3.2.3 Irrigation

1. Irrigation system shall be capable of automatic general blanket irrigation of median planting beds and tree pits. All heads must be spaced to be capable of a head to head coverage.
2. All street trees are to be connected together on a separate irrigation line. Each tree is to have two one-half circle bubblers on riser under tree grate.
3. Main lines stubbed off as required to supply stations. Use schedule 40 pipe for main lines.
4. Under paved areas, use schedule 40 pipe in 4" diameter PVC conduit sleeve. Coordinate with paving contractor prior to paving. Coordinate with forming contractor prior to forming planters.
5. Class 200 PVC Irrigation line sized as required. Velocity is not to exceed 5' per second.
6. Sprinkler heads specified are to be Toro, Hunter or Rainbird Model Numbers.
7. Completely automatic electric control system capable of 14 day programming.
8. All valves to be electric. All valves must be in valve boxes. Electrician to provide 1 1/4" conduit with pull strings for valve connections.
9. Backflow prevention to be sized and type in accordance with local codes and as specified by Mechanical Engineer.
10. Use check valves in sprinkler heads to prevent low head drainage at low points. Allow for 10% of heads to require check valves.
11. Winterization: entire irrigation system must be completely emptied of water by the blow-out connection provided and attaching an air compressor to it. This should be done before night temperatures drop below freezing upon completion of this work. The contractor shall

ensure that the Owner's representative is familiar with this procedure as specified by mechanical engineer.

12. Irrigation system shall be guaranteed for a period of one year from the date of acceptance. During this period, the contractor shall check, clean and adjust sprinkler heads and correct defects.
13. After the entire system has been pressure tested and all repairs made, the contractor shall operate the system in the presence of the Owner's representative for acceptance and approval.
14. It shall be the responsibility of the contractor to connect the irrigation system to noted water and electrical supply as per local requirements and code.
15. Control Wire to be TWU 14 gauge wire and ground wire to be TWU 12 gauge wire.
16. All damage caused to existing services, paving and planting area, whether their location is known or not will be made good without cost to the Owner.
17. All "AS BUILT" drawings and all other necessary information pertaining to the installation, operation and maintenance of the irrigation system shall be provided for the Owner by the Contractor.
18. If available water pressure is higher than pressure required, provide a pressure reducing valve to set desirable pressure.
19. All planter and drip irrigation systems to be installed to Leisure and Parks Department approval.

3.2.4 Topsoil

1. Provide a soil analysis report from an approved testing agency confirming that growing medium to be used conforms to the Requirements of the B.C. Landscape Standard according to the Table below.

TABLE ONE
PROPERTIES OF GROWING MEDIUM FOR DIFFERENT APPLICATIONS

PROPERTIES	HANGING BASKETS	PLANTING AREAS
TEXTURE Particle sizes by the Canadian System of Soil Classification	% of dry weight. mineral fraction	
Gravel: greater than 2mm less than 75mm	0	0
Sand: greater than 0.05mm less than 2mm	30 - 40	50 - 70
Silt: greater than 0.002mm less than 0.05 mm	5 - 15	10 - 30
Clay: less than 0 .002mm	2 - 5	7 - 20
ACIDITY (pH)	6.5 - 7	5.0 - 6.0
DRAINAGE: Minimum saturated hydraulic conductivity (cm/hr) in place		2.0
ORGANIC CONTENT Percent of dry weight	45	25 - 30

2. Provide all growing medium amendments required by soil analysis. Meet B.C. Landscape Standard for amendments.
3. For planting areas on slab provide drainage to collection points as appropriate. Provide either PVC perforated pipe with drain rock and filter fabric or prefabricated polymeric drainage products such as NILEX NUdrain.
4. Place topsoil to minimum depths for each type of landscape area:

Planting Beds	400 mm
Tree Pits	300 mm clear around root ball

3.2.5 Plants and Planting

1. All plant material and workmanship is to conform to the requirements of the *B.C. Landscape Standard*, latest edition and to the *Metric Guide Specification for Nursery Stock - Canadian Nursery Trades Association*, latest edition.
2. Provide a one year warranty for all plant material and a two year warranty for all street trees and material noted as "Specimen" from the date of substantial performance.
3. All planting beds are to be fully irrigated with an automatic irrigation system as described in Section 3.2.3.
4. **Street Trees:**
Provide straight and well shaped street trees, typical of their species; a stipulated supplier of pre-approved street trees will be named.

The Glen Drive street trees are to be planted in pits as per Detail. Supply each street tree with custom tree grate, tree guard, junction box, irrigation bubbler and drainage. Tree accessories are described more fully in Site Furniture.

Street trees are also planted in the median planting beds. These trees have no accessories. They are to be irrigated and drained within the irrigation strategy for the entire median. Trees are to align across the street and be centred in the median and be precisely aligned down the street.

Planting practice will conform to the requirements of the B.C. Landscape Standard. Take particular care to assure that each tree is planted absolutely straight and in the centre of the grate or median.

Conform to the requirements of the Plant List below.

SCHEDULE OF STREET TREES

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SPACING
Acer Rubrum Morgan	Morgan Maple	70 Cal Specimen 2M Std.	10 000 o.c.

5. Planted Medians:

Construct medians in location shown on drawings.

Provide the following:

- Standard Coquitlam Barrier Curbs
- Exposed Aggregate Concrete Surround
- Irrigation
- Drainage
- Topsoil
- Median Planting Beds
- Street Trees
- Mulches

Refer to appropriate sections of this generic specification for requirements of each part of the work.

Median plantings are from a set palette of hardy shrubs and groundcovers. Shrubs should be planted in regularly spaced rows to the listed spacing requirements.

Conform to the requirements of the Plant List below.

SCHEDULE OF PLANTS FOR MEDIAN BEDS

BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
Acer Rubrum Morgan	Morgan Maple	70 Cal Specimen 2M Std	10000 o.c.
Euonymus fortunei R.	Silver Queen Euonymus	No 1	450 o.c.
Pinus mugo mughus 'Pumilo'	Dwarf Mugo Pine	No 5	1000 o.c.
Narcissus 'King Alfred'	Daffodils	No 1 Bulbs	200 o.c. (average)
Rosa sevigiana 'Meidiland'	Scarlet Meidiland Rose	No 2	900 o.c.

3.2.6 Mulches

1. Provide course grade bark mulch to a depth of 75 mm in Median Planting areas.
2. Provide Rounded Granite River Rock mulch +/- 25 mm diameter 75 mm depth in tree pits under tree grates as shown in detail.

3.2.7 Asphalt

1. Construct new asphalt roadway to Coquitlam Standard for Collector Roads complete with median and curbs as shown on drawings and details. Asphalt Road to meet finish grade as established by Coquitlam Engineering Department and surrounding grades.
2. Conform to District of Coquitlam Subdivision Control Bylaw #2038. Requirements for Roads and Lanes, refer to the following sections:
 - Schedule E - General condition - design E.5.O. Roads and Lanes
 - Schedule F - Specifications of Works F.4.0 Specifications for Roadworks.
3. Curbs:

Refer to 3.2.8 of this generic specification for curb requirements.

3.2.8 Concrete (Cast in Place , Precast)

1. All concrete work and materials will comply with the District of Coquitlam Engineering Standards. Concrete work includes poured in place, curbs, median splash strips, footings and precast lamp bases and bench bases.
2. Roads/Crosswalks:
Inside turning radii at intersecting streets are as indicated on the drawings, and are formed with regular concrete curved curbs, with pedestrian crossing drops as noted.
3. Curbs:

Types	Coquitlam Standard Barrier Curb. Low Rolled Curbs at corners. A low rolled curb is 50 mm high maximum, is even with higher grade sloping to lower grade.
Finish	Concrete finish for curbs will be trowelled.
4. Edge Restraints:
All unit paving areas will have a 200 wide edge restraint of exposed aggregate finished concrete at the property line or build-to line. Provide a one metre square panel of concrete for approval.

3.2.9 Precast Concrete Unit Pavers

1. **Concrete Unit Pavers:** All pedestrian paved areas are surfaced with precast concrete hydrapressed paving units. The approved paver is supplied by Westcon Construction Products or Abbotsford Concrete Ltd. as follows:

Name: Texada
Colour: Natural Grey
Texture: Light Shot Blast
Hydrapressed Concrete Paving Unit Sizes:
Sidewalks: 610mm x 305mm x 50mm

2. **Sidewalks:**
The sidewalks are surfaced in concrete paving units as described above. A 200 mm wide exposed aggregate concrete edge strip restraint is to be located at the rear of all sidewalks at the property/right of way line. Paving is typically laid in a running bond pattern laid perpendicular to the direction of travel. All lines of joinery are to align and be perpendicular to the curbs. Tightset the paver units; the maximum width of joints is to be 3 mm.

Pavers are set on a sand levelling bed on compacted granular base and compacted subgrade to District of Coquitlam Engineering Standards. Minimum depth of base is to be 150 mm. Slope grades away from property line and structures at a minimum 2% fall. Assure positive drainage to catch basins located in the roadway curbs to District of Coquitlam Engineering Standards.

Provide additional pavers in the amount of two percent (2%) of the total required, of each kind, to be used by the District of Coquitlam for future maintenance requirements.

Provide, as part of a Maintenance Procedure Book to be turned over to the District of Coquitlam, all manufacturer's literature on paver specifications and maintenance procedures.

3.2.10 Site Furnishings

Provide the site furnishings located up to the pre-existing property lines as described below.

Provide all manufacturer's literature on product specifications and maintenance procedures as part of a Maintenance Procedure Manual to be turned over to the District of Coquitlam.

Provide all subtrades work such as electrical and concrete work required for installation of the site furnishings to District of Coquitlam Engineering Standards.

1. Lamp Standards and Flower Basket Arms

Lamp Standards are located on both sides of Glen Drive staggered at 20 m. Provide all lamp standards located on the development site as described below.

- Lumec Candela CAND 2-1 pedestrian luminaire, top-mounted.
- SPR4, 3 m height 101 mm diameter, steel pole with LBC2 Decorative Base cover to standard SPR base, complete with four anchoring bolts.
- Two halo.
- Lamp standard to be galvanized with BA-48 double banner/basket arms per lamp standard (1219 overall length) pre-drilled to accommodate internal drip irrigation system.
- Custom Colour GN4-TX Dark Green.
- Light Source: 100W Metal Halide, glass refractor.

Stipulated Supplier :

- Inter-lite Sales Inc., 2160 Springer Avenue, Burnaby, B.C., V5B 3M8, Telephone: (604) 299-4942. Contact: Randy Hanson.

Lamp Standard Bases are granite faced precast concrete to dimensions shown on Detail. Granite facing stones to be approximately 150 mm square and mortar set with maximum gap of 10 mm.

The custom granite faced lamp standard bases and bench bases should be provided from a single source.

2. Seating Benches:

Provide a minimum of two benches for each development permit application as described below:

- Modified S4-61 Standard wood-slat bench on metal support frame, anchored into custom granite-faced poured concrete support blocks on concrete footing.
- 1,775 (5'-10") length.
- Metal frame and flush head bolts custom-coloured to match Pedestrian Light Standard.

Stipulated Supplier:

- Frances Andrew Site Furnishings Ltd, 18697 - 96th Avenue, Surrey, B.C., V3T 4W2, Telephone: (604) 888-3712.

Bench Bases are granite faced concrete to dimensions shown on Details. Granite facing stones to be approximately 150 mm square and mortar set with maximum gap of 10 mm. The custom granite faced lamp standard bases and bench bases should be provided from a single source.

3. Tree Grates

Provide tree grates for each street tree on Glen Drive as described below:

- 1,200 x 1,200 x 30 square cast-iron, in two mirror parts.
- Custom design as per drawings.
- Circular breakout panel to 450 mm diameter.

Stipulated Supplier:

- Dobney Foundry Ltd. 13101 - 78A Avenue, Surrey, B.C., Telephone: (604) 596-7407.

Each tree grate is to be supplied with angle iron support to manufacturer's specification set into concrete footing .

4. Tree Guards:

Provide a tree guard for each street tree on the Glen Drive as described below.

- Dobney Foundry Standard Tree Guard 1200 tall, circular, steel ribbed
- Paint finish to match lamp standard.
- Anchor securely to tree grate

Stipulated Supplier:

- Dobney Foundry Ltd., 13101 - 78A Avenue, Surrey B.C., Telephone: (604) 596-7407.

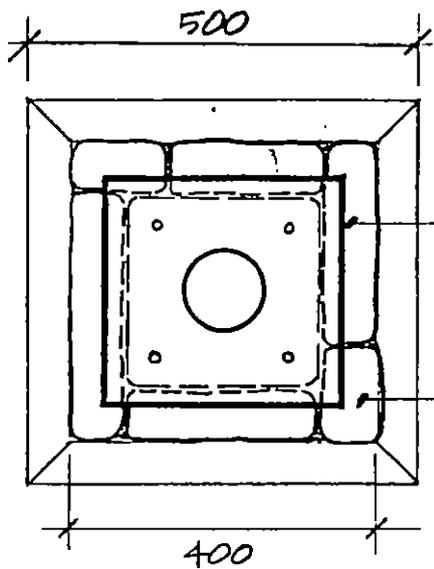
5. All equipment and installation of devices for traffic control is to be under the direction and to the requirements of District of Coquitlam Engineering Standards.

6. **Street Name Signage:**
Provide Town Centre standard signage to the location standards of the District of Coquitlam Engineering Department.
7. **Litter Receptacle**
Provide Litter Containers mounted in concrete footings, refer to Detail Description:
- Customised R19-11 receptacle, round, wood clad on metal drum.
 - Removable galvanised liner.
 - Fixed in-ground (concrete anchor).
- Stipulated Supplier:
- Frances Andrew Site Furnishings Ltd, 18697 - 96th Avenue, Surrey, B.C., V3T 4W2, Telephone: (604) 888-3712.
8. **Bicycle Rack**
Each Development to provide one bicycle rack and as described below:
- E12-BR1 steel pipe rack.
 - 1,200 length.
 - Fixed in-ground (concrete anchor).
 - Baked-on polyester powder coat finish to match Pedestrian Light Standard colour.
- Stipulated Supplier:
- Frances Andrew Site Furnishings Ltd, 18697 - 96th Avenue, Surrey, B.C., V3T 4W2, Telephone: (604) 888-3712.

4.0 DETAILS

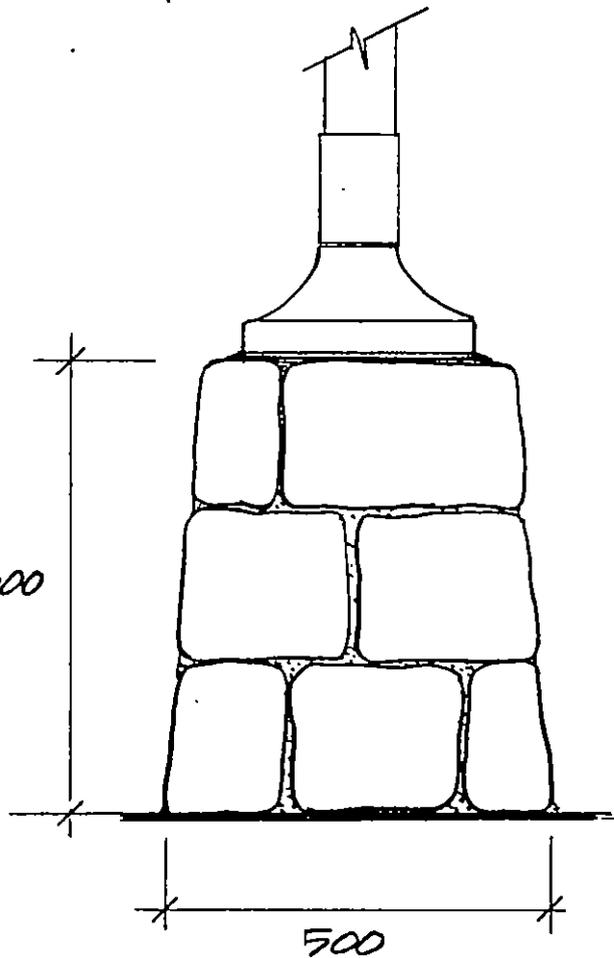
The following drawings should be read in conjunction with the appropriate generic specification, and the prototypical plan and 1:50 sections.

- Lamp Pole Base
- Lamp Standard
- Pedestrian Bench
- Tree Planting Section
- Tree Grate
- Litter Receptacle



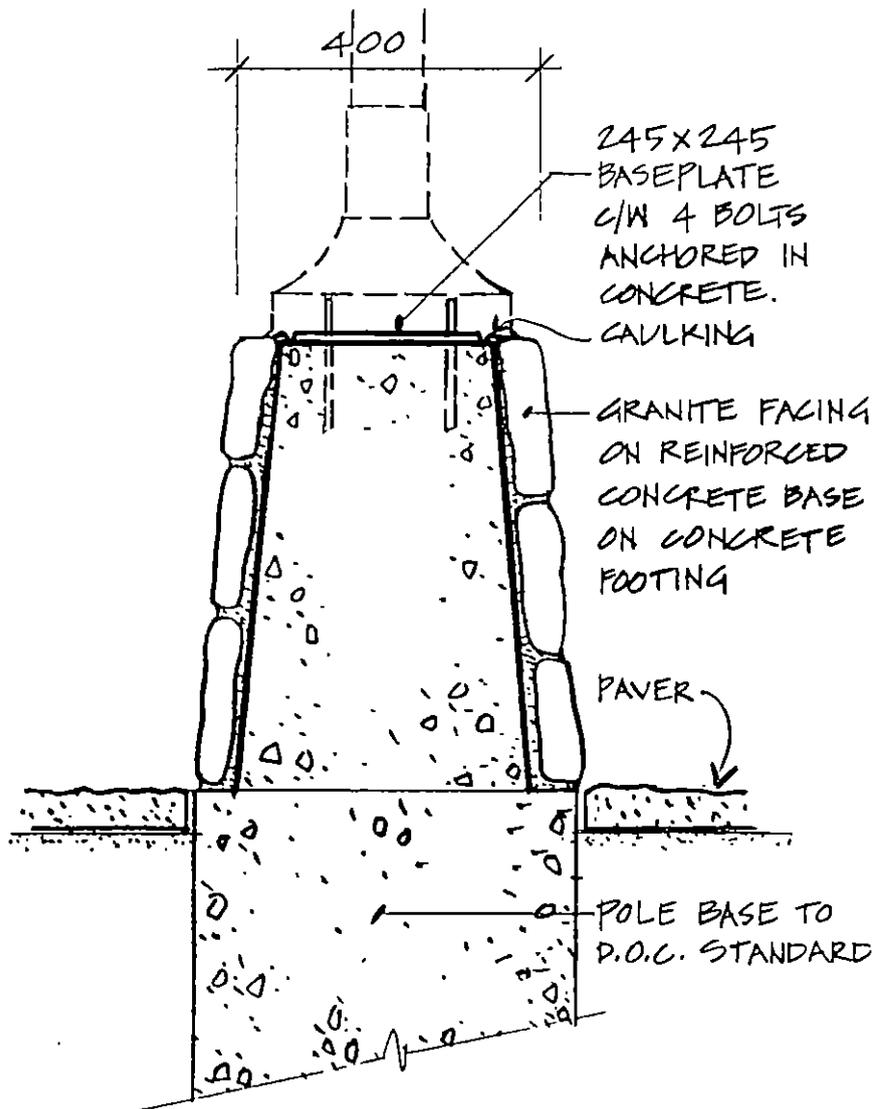
PLAN

LAMP STANDARD BASE
COVER TO CONCEAL
STONE FACING/CONG.
BASE JUNCTION
MORTAR SET GRANITE
FACING, CAULKED JOINTS
AT TOP



ELEVATION

SECTION



245X245
BASEPLATE
C/W 4 BOLTS
ANCHORED IN
CONCRETE.
CAULKING

GRANITE FACING
ON REINFORCED
CONCRETE BASE
ON CONCRETE
FOOTING

PAVER

POLE BASE TO
P.O.C. STANDARD

The DM Group Landscape Architects

HOTSON BAKKER
ARCHITECTS

GLEN DRIVE STREET DETAILS
City of Coquitlam

PROJECT NO 9132

LAMP POLE BASE

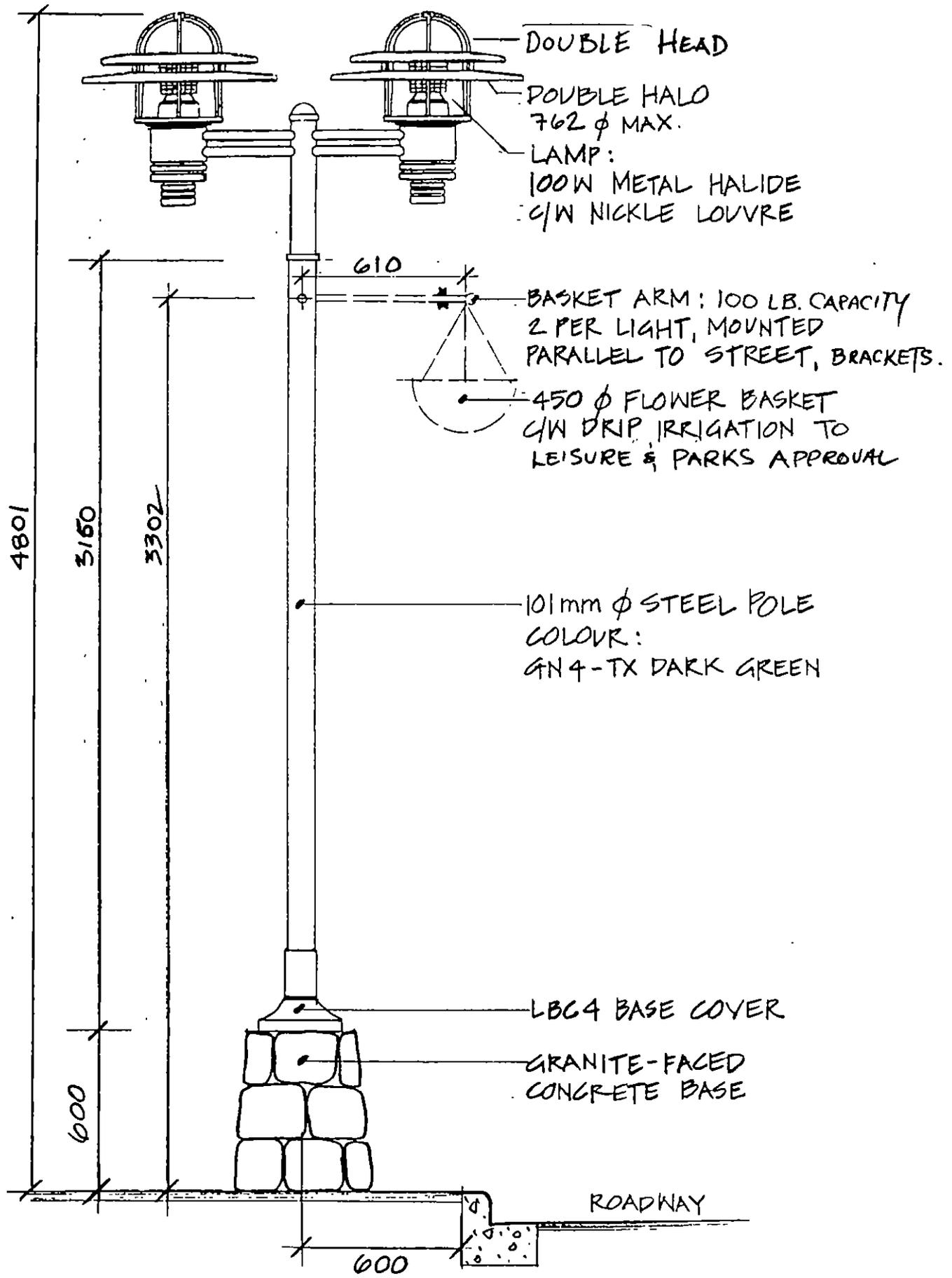
REV. SEPT. 3. 1996

DATE 10 APR. '92 SCALE 1:10

DRAWING NO

A-1

HS - 16384



The DM Group Landscape Architects

HS - 16384

**HOTSON BAKKER
ARCHITECTS**

GLEN DRIVE STREET DETAILS
City of Coquitlam

PROJECT NO 9132

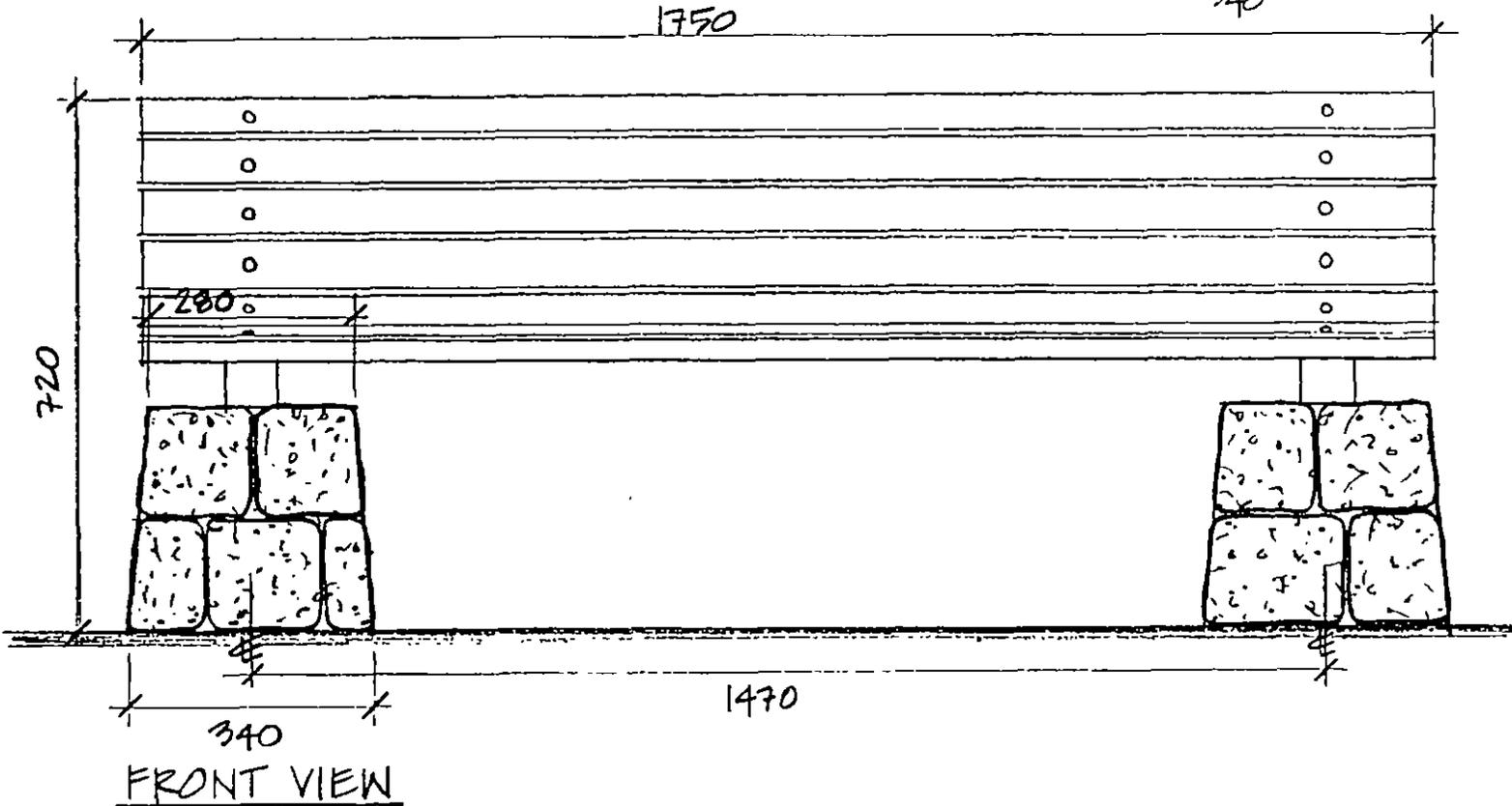
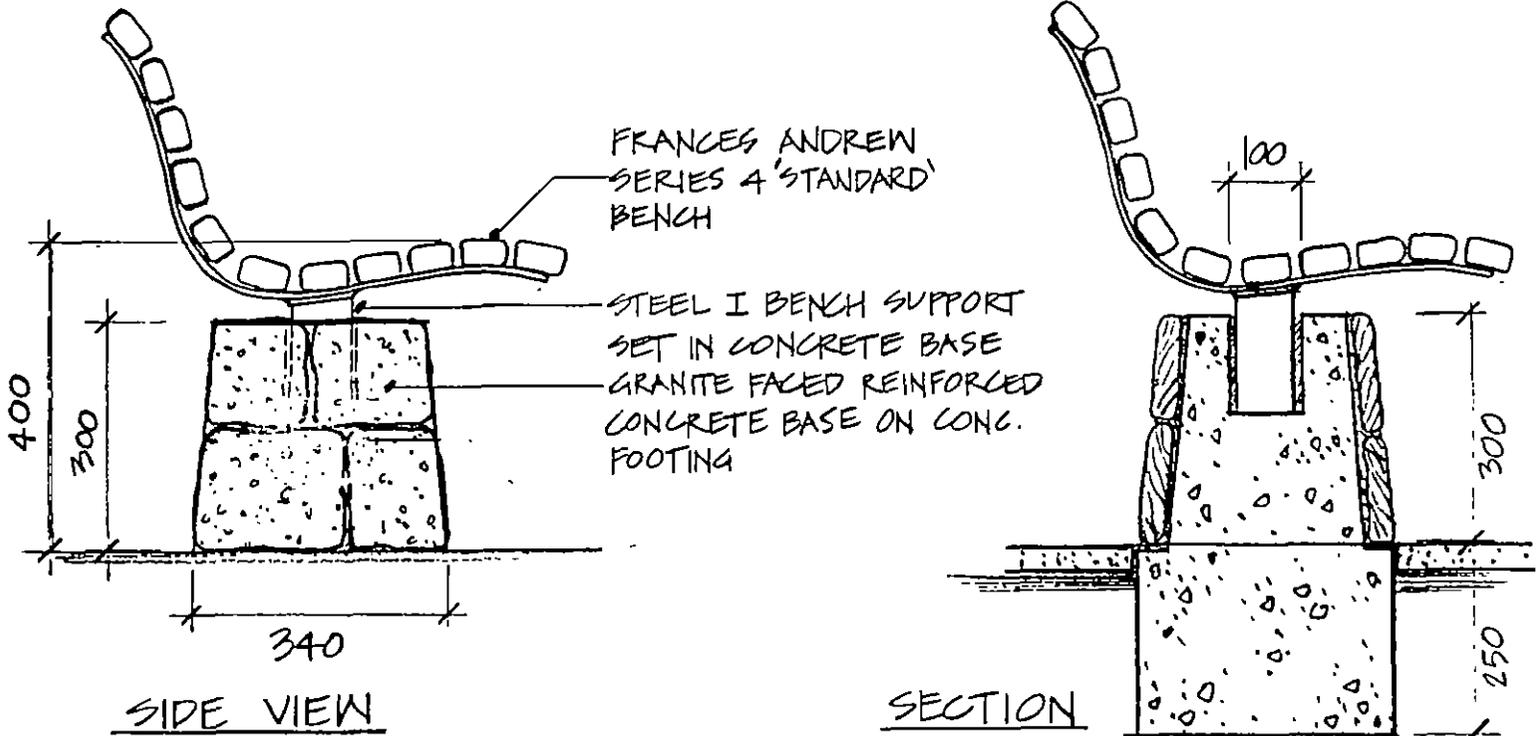
LAMP STANDARD

REV. SEPT. 3, 1996

DATE APR. 1992 SCALE 1:20

DRAWING NO

8-1



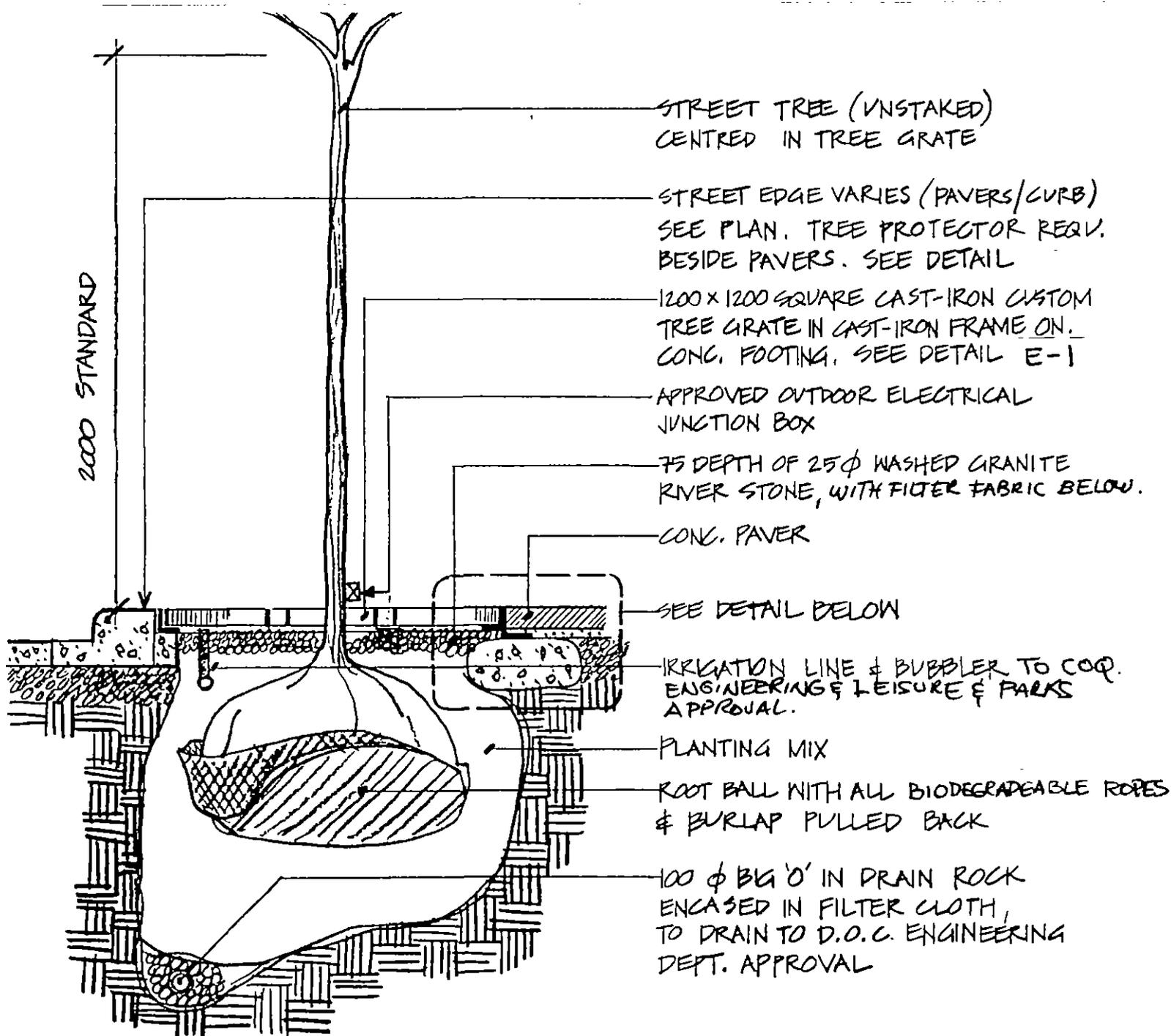
The DM Group Landscape Architects

HS - 16384



GLEN DRIVE STREET DETAILS PEDESTRIAN BENCH
City of Coquitlam
REV. SEPT. 3, 1996
PROJECT NO 9132
DATE 14 APR. '92 SCALE 1:10

DRAWING NO
C-1



STREET TREE (UNSTAKED)
CENTRED IN TREE GRATE

STREET EDGE VARIES (PAVERS/CURB)
SEE PLAN. TREE PROTECTOR REQV.
BESIDE PAVERS. SEE DETAIL

1200 X 1200 SQUARE CAST-IRON CUSTOM
TREE GRATE IN CAST-IRON FRAME ON
CONG. FOOTING. SEE DETAIL E-1

APPROVED OUTDOOR ELECTRICAL
JUNCTION BOX

75 DEPTH OF 25 ϕ WASHED GRANITE
RIVER STONE, WITH FILTER FABRIC BELOW.

CONG. PAVER

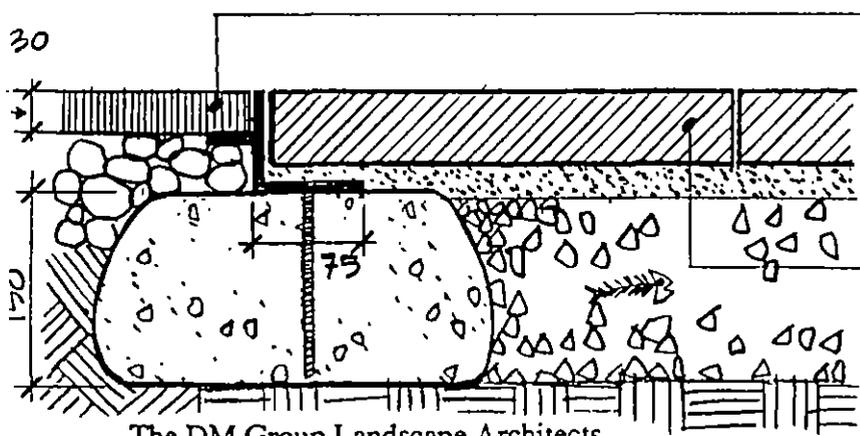
SEE DETAIL BELOW

IRRIGATION LINE & BUBBLER TO COQ.
ENGINEERING & LEISURE & PARKS
APPROVAL.

PLANTING MIX

ROOT BALL WITH ALL BIODEGRADABLE ROPES
& BURLAP PULLED BACK

100 ϕ BIG 'O' IN DRAIN ROCK
ENCASED IN FILTER CLOTH,
TO DRAIN TO D.O.C. ENGINEERING
DEPT. APPROVAL



COQUITLAM TREE GRATE ON C.I. FRAME
W/ 30 X 30 X 6 LEDGE FOR GRATE &
60 X 75 X 6 LEDGE UNDER PAVERS.
WELDED JOINTS. REBAR @ 300 O.C.
INTO CONCRETE FOOTING

PEDESTRIAN AREA CONCRETE PAVERS
50 THICK ON 25 SAND BED ON ROAD
CRUSH ON COMACTED SUB-BASE

DETAIL 1:5

The DM Group Landscape Architects

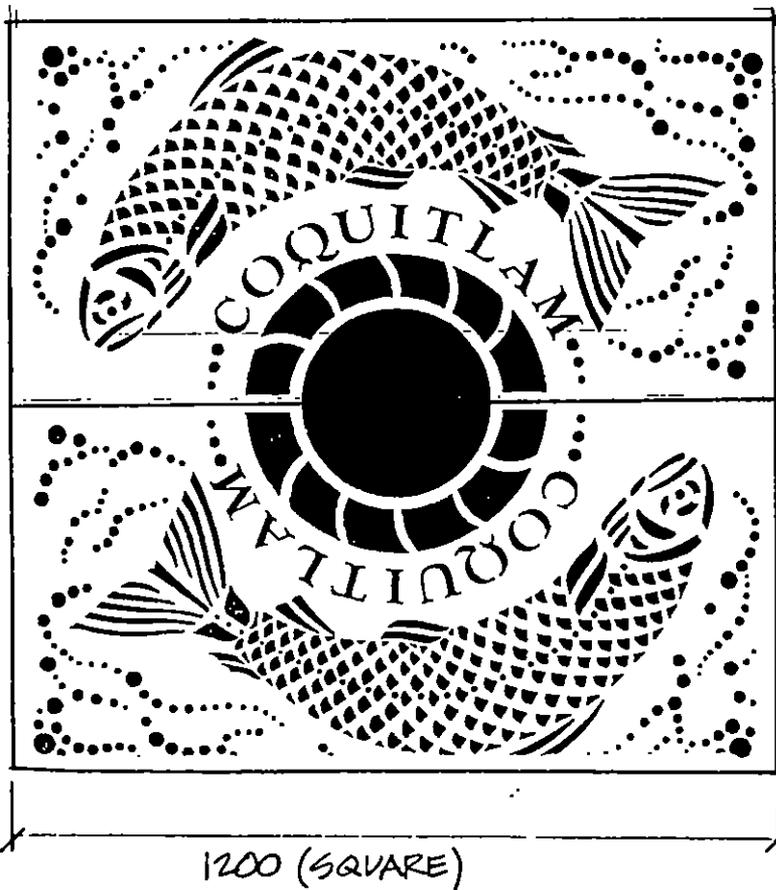
HS-16384

**HOTSON BAKKER
ARCHITECTS**

GLEN DRIVE STREET DETAILS
City of Coquitlam
PROJECT NO 9132

TREE PLANTING
SECTION REV. SEPT. 3 '96
DATE 23 APR. '92 SCALE 1:20

DRAWING NO
D-1



- 3.2 mm HOLES FOR FISH SCALES
- 25 mm MAX. WIDTH HOLES AT CENTRE
- 6.4 mm WIDTH HOLES AT-EDGE (VARIES)
- 6.4 mm WIDTH HOLES FOR OUTLINE
- 3.2 mm DEEP DEPRESSIONS IN 63 mm DIAMETER CIRCLES
- 12 mm DIAMETER HOLES
- 112 mm TREE PROTECTOR HOLE (WHERE REQUIRED)
- 25 mm DIAMETER HOLES
- 300 mm DIAMETER TREE HOLE
- 480 mm DIAMETER BREAKOUT HOLE
- 38 mm TALL 'TIMES ROMAN' TYPEFACE LETTERING HOLES

NOTE: TREE GRATE TO BE CAST IN TWO MIRROR HALVES. TREE GRATE THICKNESS: 30mm CAST-IRON BY DOBNEY FOUNDRY, SURREY, B.C.

The DM Group Landscape Architects

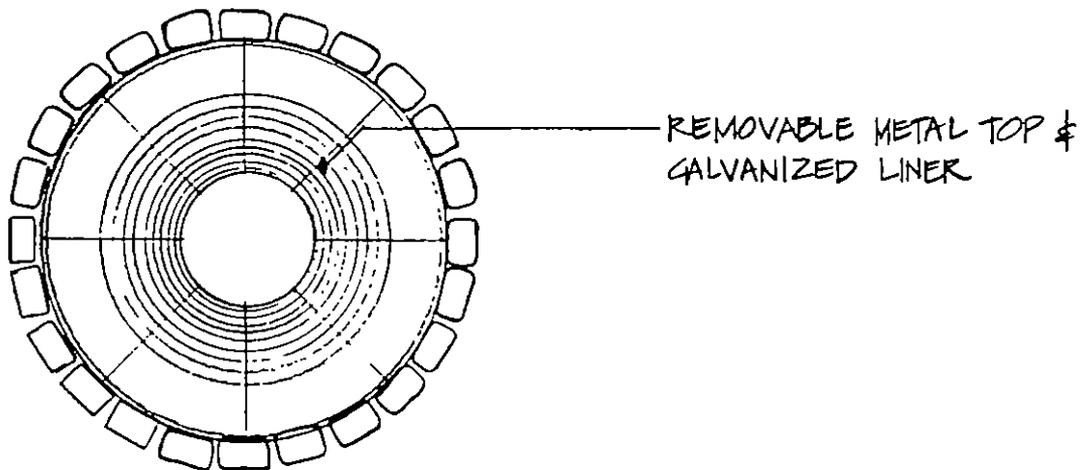
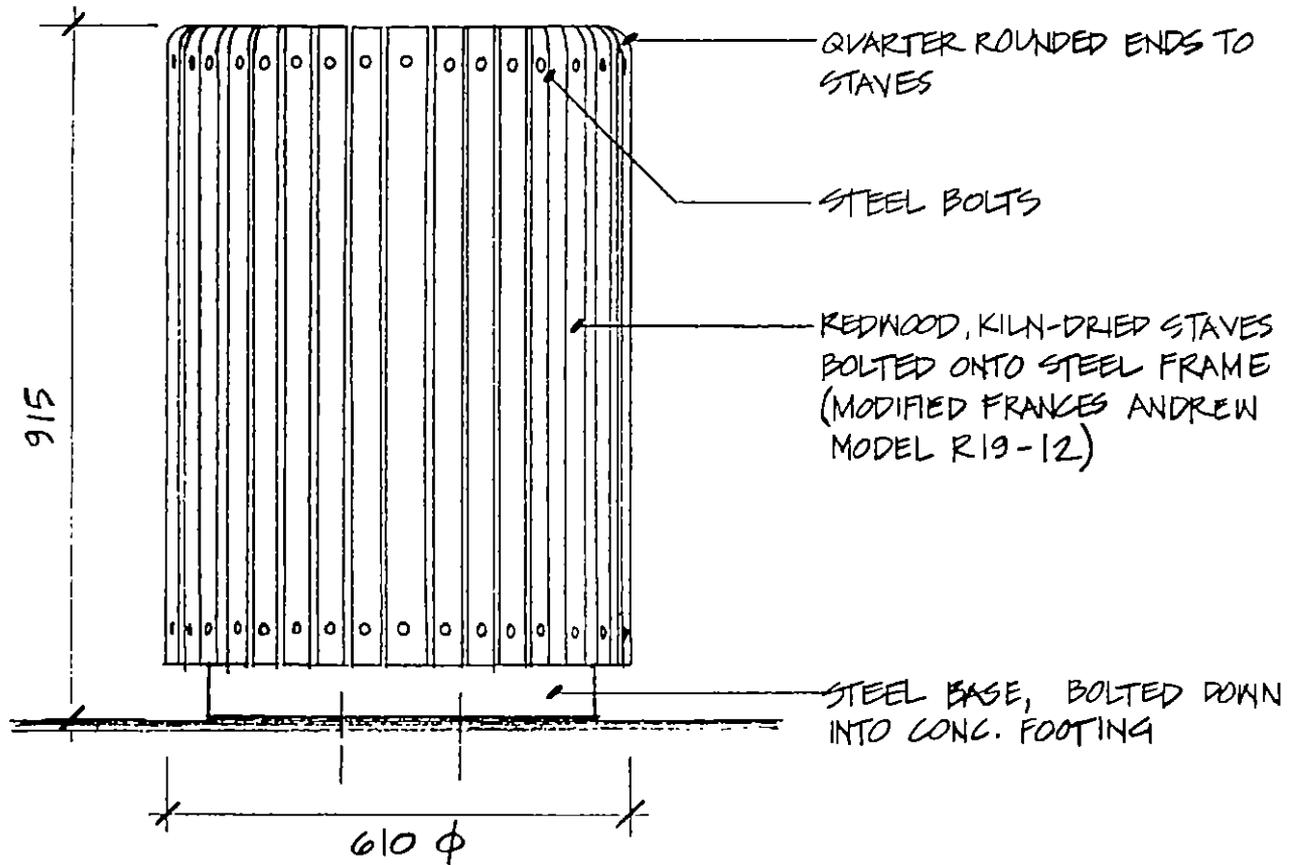
HS - 16384

HOTSON BAKKER ARCHITECTS

GLEN DRIVE STREET DETAILS
City of Coquitlam
PROJECT NO 9132

TREE GRATE
SEPT. 3, 1996
DATE 23 APR. 1992 SCALE 1:10

DRAWING NO
E-1



The DM Group Landscape Architects

**HOTSON BAKKER
ARCHITECTS**

GLEN DRIVE STREET DETAILS LITTER RECEPTACLE
City of Coquitlam

PROJECT NO

9132

REV. SEPT. 3, 1996
DATE 29 APR. '92 SCALE 1:10

DRAWING NO

F-1

HS-16394

5.0 DOCUMENTATION

- | | | |
|---|------------------------------|-------|
| ■ | Context Plan | 1:500 |
| ■ | Part Plan Detailed (Generic) | 1:50 |
| ■ | Cross Sections (Generic) | 1:50 |

Note: This plan and cross-section are a prototypical generic design for a section of Glen Drive. They are not site-specific. The design elements and principles they incorporate will need to be applied to each specific development site along Glen Drive, as they arise.

