

MAILLARDVILLE

STREETScape & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

- ADAIR AVENUE TO NELSON STREET
- NELSON STREET TO MILLSIDE SCHOOL

Approved by Council
Resolution No. 1294
October 3, 1994

PREPARED FOR: THE CITY OF COQUITLAM
SEPTEMBER 1994

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PREPARED BY:


M A R U Y A M A
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1.0 INTRODUCTION

The Maillardville Area Streetscape & Pedestrian/Bicycle Corridor Design Guideline study has evolved from the Maillardville Official Community Plan, March 1990, Policy 7.2 "Pedestrian Circulation", which states Council will consider the implementation of a pedestrian/bicycle corridor to strengthen accessibility between the neighborhood centre area and the residential areas to the west and to lessen the need for vehicular trips within the neighborhood.

The Guideline Study is limited to "Streetscape Design" and "Pedestrian/Bicycle Corridor Design".

Streetscape Design Guidelines have been prepared for Adair Avenue, Woolridge and Nelson Streets (North to Brunette Ave.) This is inclusive of the area extending from the existing parking lot near the Maillardville Village Tower and Gateway Plaza, through to Mackin Park. A 15.0 meter wide parkland acquisition (existing R.O.W.) is planned for the area between Adair Avenue and Nelson Street. This area is proposed as an open space linkage between Mackin Park and Adair Avenue. Improvements to the west side Mackin Park at the east end of the parkland acquisition will be designed to establish a visual terminus and orientation area between Adair Avenue, Mackin Park.

Pedestrian/Bicycle Corridor Design Guidelines have been prepared for the 4.9 meter wide linear corridor or lane easement between the residential developments that connects Heritage Square to Millside School. This corridor is an existing GVRD water easement. Since Mackin Park is a major open space component linking the two study areas we anticipate the need to integrate the pedestrian/bicycle pathway through the park to allow access to and from Adair Avenue. Close co-ordination with the City Parks and Leisure Services will be required to ensure that no conflicts arise between park uses and this circulation system.

This study shall establish design guidelines that express objectives of the current Maillardville revitalization and Official Community Plan for the Adair Avenue to Millside School precinct. It has also resulted in the production of typical design guidelines for the linear open space corridor. It is envisaged that these guidelines will become a planning and design requirement imposed on future developments proposed in the subject area. This will ensure that the character and image of new developments are consistent with the recently established design, theme and scale of the overall historic Maillardville Revitalization area.

The area under study is approximately 1.5 km long and extends from Gateway Plaza east along Adair Avenue to Nelson Street through to Millside School. This study is the result of a combination of two separate studies; 1. Streetscape Design Guidelines and 2. Pedestrian/Bicycle Corridor Design Guidelines. The study components are as follows:

2.0 STREETScape DESIGN GUIDELINES (Study # One)

2.1 Adair Avenue, Woolridge & Nelson Streets (To Brunette Ave. & Lougheed Highway Intersection)

Objective: to provide a logical continuation of streetscape design works within the area specified under the Maillardville revitalization program.

2.2 Adair Avenue

With existing and future developments fronting on Brunette Avenue and the Lougheed Highway, Adair Avenue will assume the role of providing for vehicular parking, access, and servicing. However, due to the limited amount of open space in the immediate vicinity, Adair Avenue will also serve as a pedestrian zone. Street trees, lighting elements, benches, special paving, a reduction in asphalt roadway surfacing and additional intersection articulation will all contribute toward a more attractive and pedestrian friendly right of way.

2.3 Woolridge Street

Serving as a link between Brunette Avenue and the Lougheed Highway, special effort has been made to establish this area as a vehicular transition zone into the main storefront Maillardville area. Paving alternatives, crosswalks, and parallel parking strips will reduce the amount of asphalt roadway and instill a smaller more pedestrian scaled environment. Trees and lawn areas will effectively serve as natural interfaces between horizontal roadway, sidewalks and vertical building development.

2.4 Parkland Acquisition

A 15 meter wide parkland acquisition zone extending east of Adair Avenue will link Mackin Park with Adair Avenue. Being similar in width to that of Adair Avenue, this area will function as a green belt essentially extending Adair Avenue to Mackin Park. A central lawn area will encourage active use with abutting pathways around the area with sitting viewing areas at either end will encourage passive uses. Future residential and general commercial uses will front this zone providing active use within and promoting inherent surveillance from beyond.

2.5 Mackin Park

Mackin Park is a major open space providing a variety of active and passive recreation uses. Although various pathways exist through out the park, the study identifies two routes allowing the most direct access as described in the following.

WEST SIDE - MACKIN PARK

At the terminus of the Adair Avenue park acquisition, the study identifies a new park entrance and orientation plaza. This plaza is located directly across Nelson Street and is the junction point of numerous pathways entering the park and adjacent parking areas. The proposed pedestrian and bicycle corridor utilizes two pathways: one - following the existing pathway along the south perimeter of the ball field and the other following the

existing pathway along the west side of the ball field continuing north towards Brunette Avenue.

EAST SIDE - MACKIN - PARK

The east side of Mackin Park is bounded by King Edward Street. The proposed pedestrian and bicycle pathways cross King Edward Street at two locations; the intersection at Brunette and further south at the road entrance to the mobile home park.

3.0 PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES (Study # Two)

3.1 Adair Avenue East and to Millside School

Objective: to provide an attractive pedestrian/bicycle corridor between the Multiple-family apartment area of Maillardville and the business area.

3.2 Heritage Square

A preliminary design study will be completed by the Iredale Partnership, Architects for the Maillardville Heritage Square separate from this study. Any further design development in this area should include pedestrian and bicycle access through the central area of Heritage Square. Rather than integrating museum and artifact elements into this Right of Way, designs for Heritage Square should encourage pedestrian movement into the central area while maintaining a clear uninterrupted access along the pedestrian - bicycle pathway.

3.3 Pedestrian / Bicycle Corridor

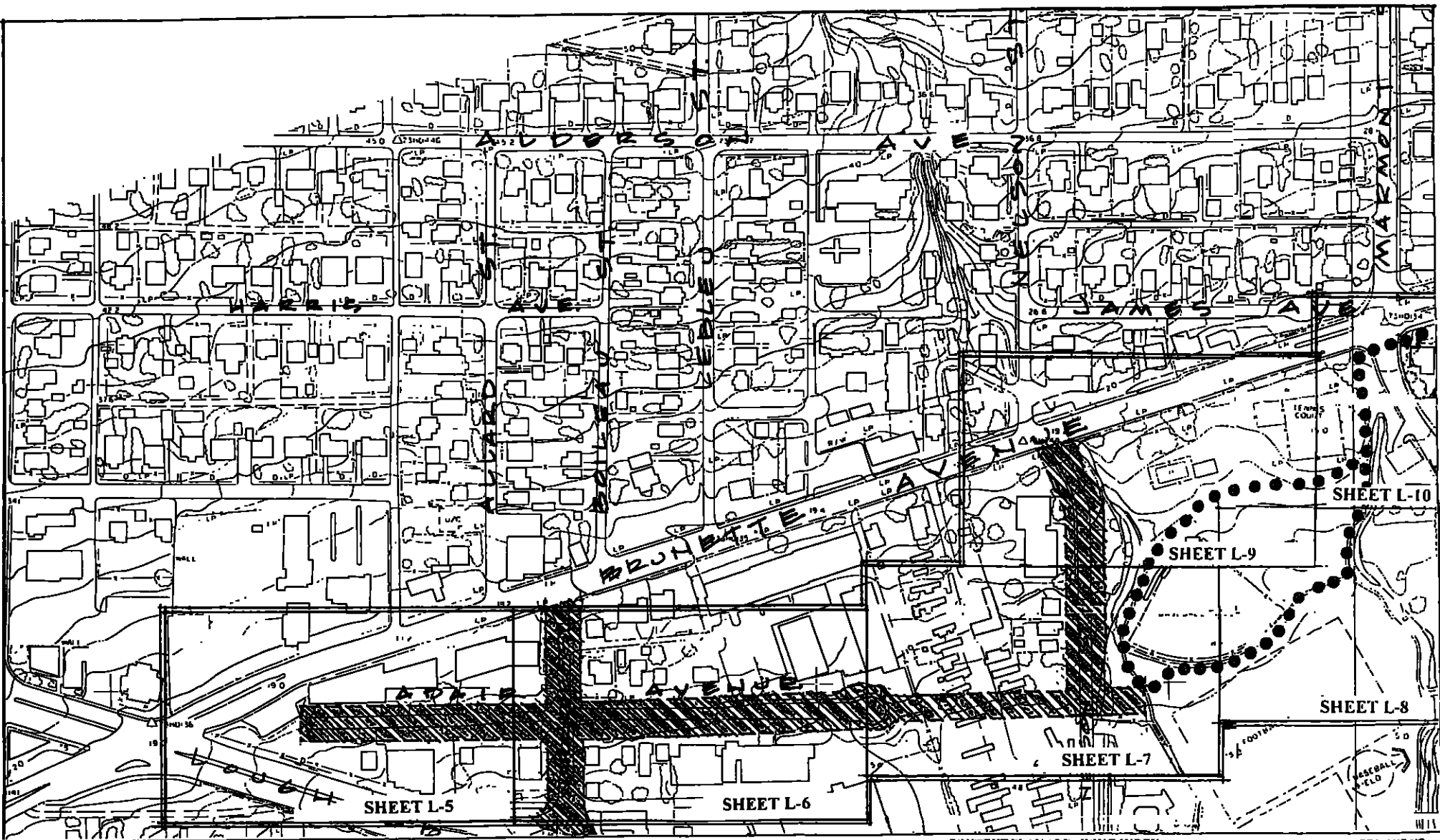
A 4.0 meter wide asphalt or other hard surface path will accommodate cyclists and pedestrians along an existing 5.0 meter wide GVRD water easement. To avoid conflict between pedestrians and cyclists a cycling line and symbols will be painted on the surface of the pathway to separate pedestrian and bicycle users. In undeveloped and developed areas landscape treatment will include tree planting, lighting to provide shade, articulation and safety. In less developed wooded areas no additional formal planting or lighting will be encouraged. At roadway crossings such as Begin Street or Laval Street, additional plantings, feature paving, and bollards will be proposed to announce a vehicular/pedestrian zone. Signage should be located along the pedestrian/bicycle corridor to identify the route. These signs should be located at appropriate intervals and where vehicular circulation could be a hazard, such as at the end of street cul-de-sacs, intersections etc. At areas of significant grade change, alternative routes have been identified to accommodate bicycle and wheelchair access. One alternative is the embankment east of Heritage Square where the corridor will follow the slope to connect into the central plaza of the Heritage Square and northward out to Brunette Avenue and the King Edward Street crosswalk. Bicycle and handicapped access could return to the sidewalk on Brunette Avenue via Begin Street where grades are better suited for access.

3.4 Millside Elementary School

Access to the Millside School yard and sports field should be incorporated. This could be achieved by means of an extension to the pedestrian bicycle pathway from Casey Street to an open area adjacent the Millside school yard. A controlled access gate would connect the school to this area. The area adjacent to the outflow culvert should be design as a pathway terminus. This terminus would be designed to accommodate student access to the creek edge for science and ecological, and salmon rehabilitation studies.

3.5 Future Access / Extensions

The City of Coquitlam Leisure and Parks Services advised/agreed that an easement extending south of Casey Street could be made available to accommodate a pedestrian/bicycle path. This could provide access back to Mackin Park via Lucille Starr Drive. Access to Schoolhouse Street could also be possible as a result of this park extension strip south of Casey Street.



PROJECT MAILLARDVILLE STREETScape & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE. CONTEXT PLAN / DRAWING INDEX

DRAWING NO

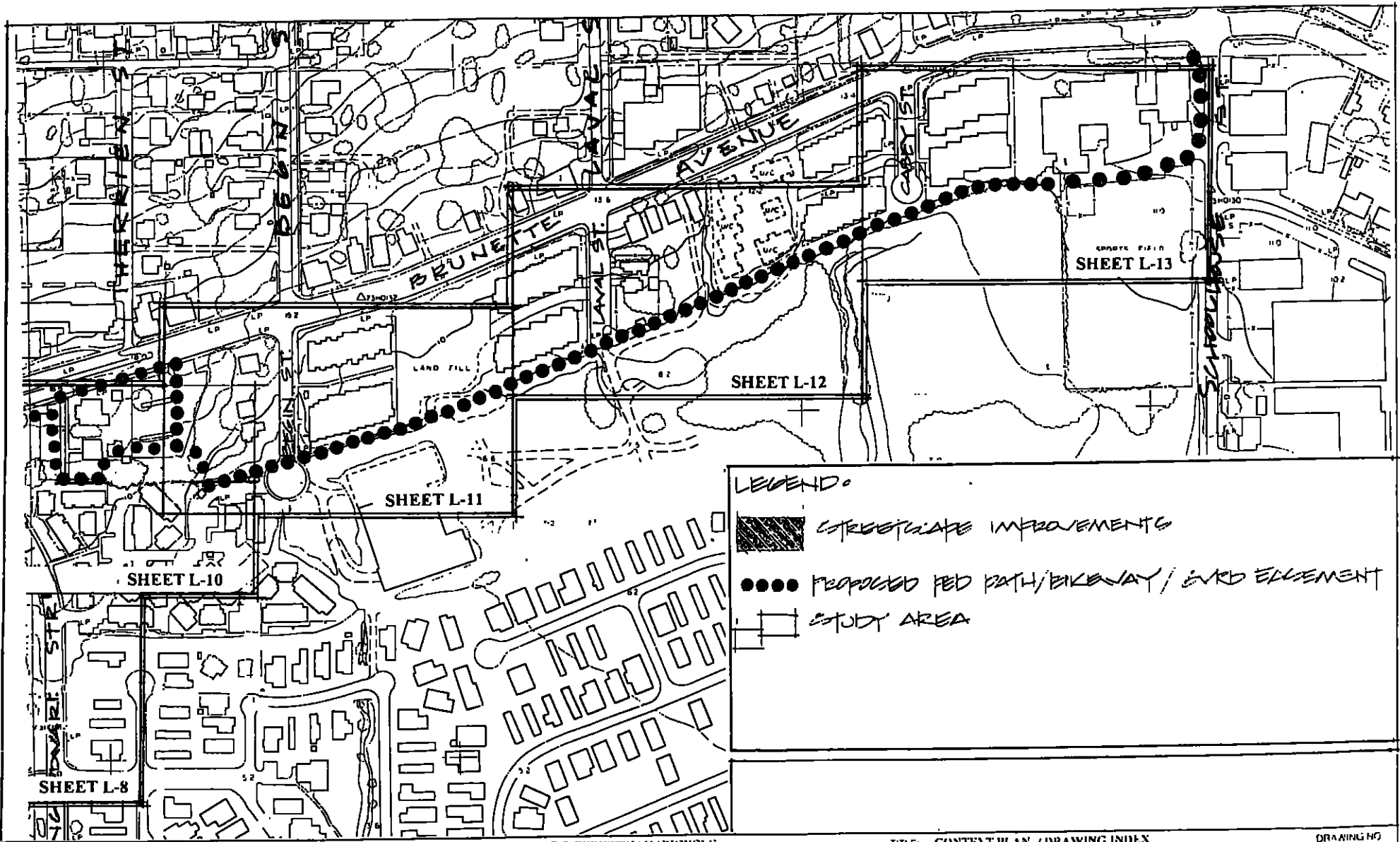


STUDY AREA OVERALL SCALE 1:2000

PROJECT NO A14401

DATE SEPT 1994

L 1



PROJECT MAILLARDVILLE STREETSCAPE & PEDESTRIAN/BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE CONTENT PLAN / DRAWING INDEX

DRAWING NO

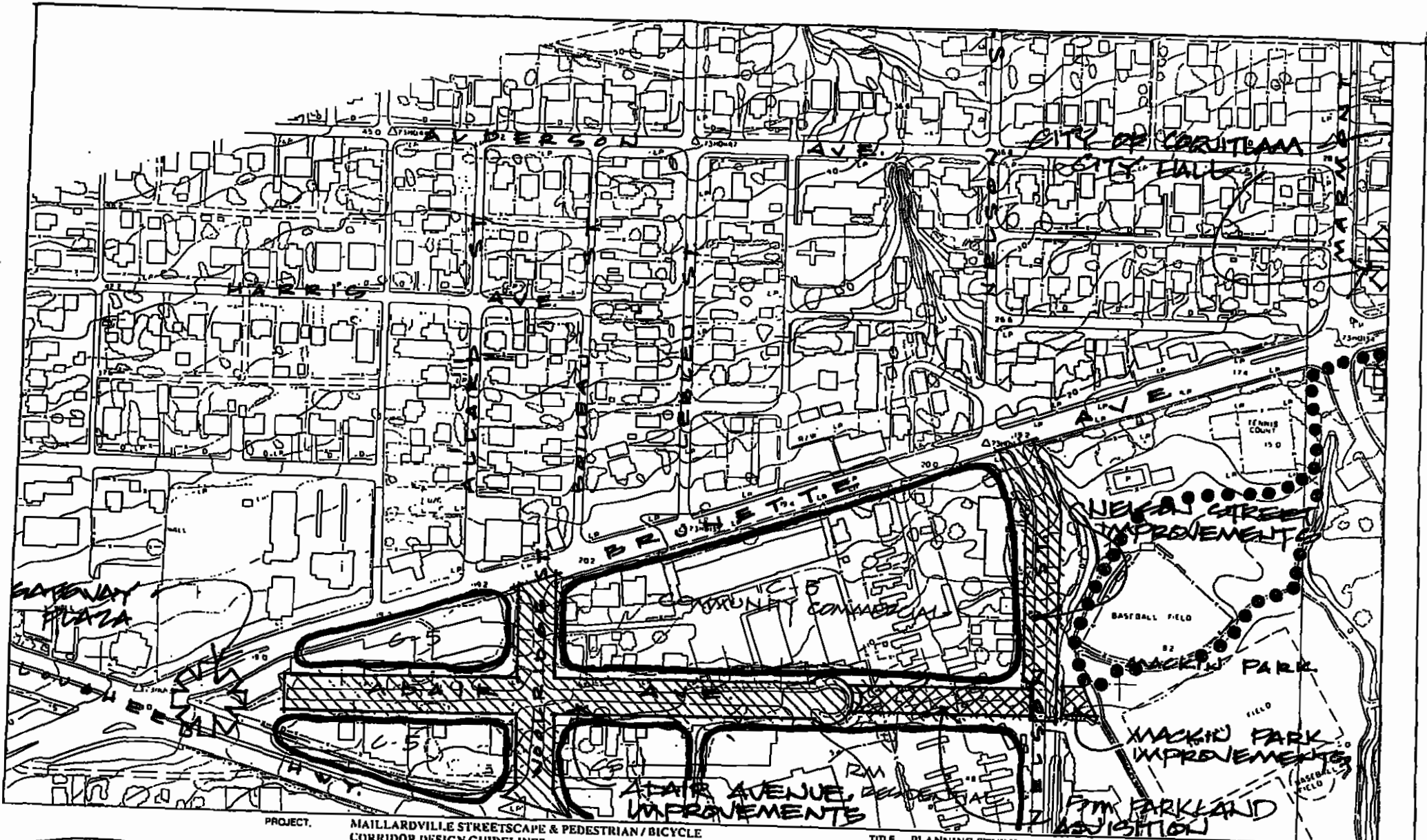
MARUYAMA ARCHITECTS

STUDY AREA OVERALL SCALE 1:2000

PROJECT NO M1401

DATE SEPT 1994

L 2



PROJECT: MAILLARDVILLE STREETScape & PEDESTRIAN/BICYCLE
CORRIDOR DESIGN GUIDELINES

TITLE: PLANNING STUDY

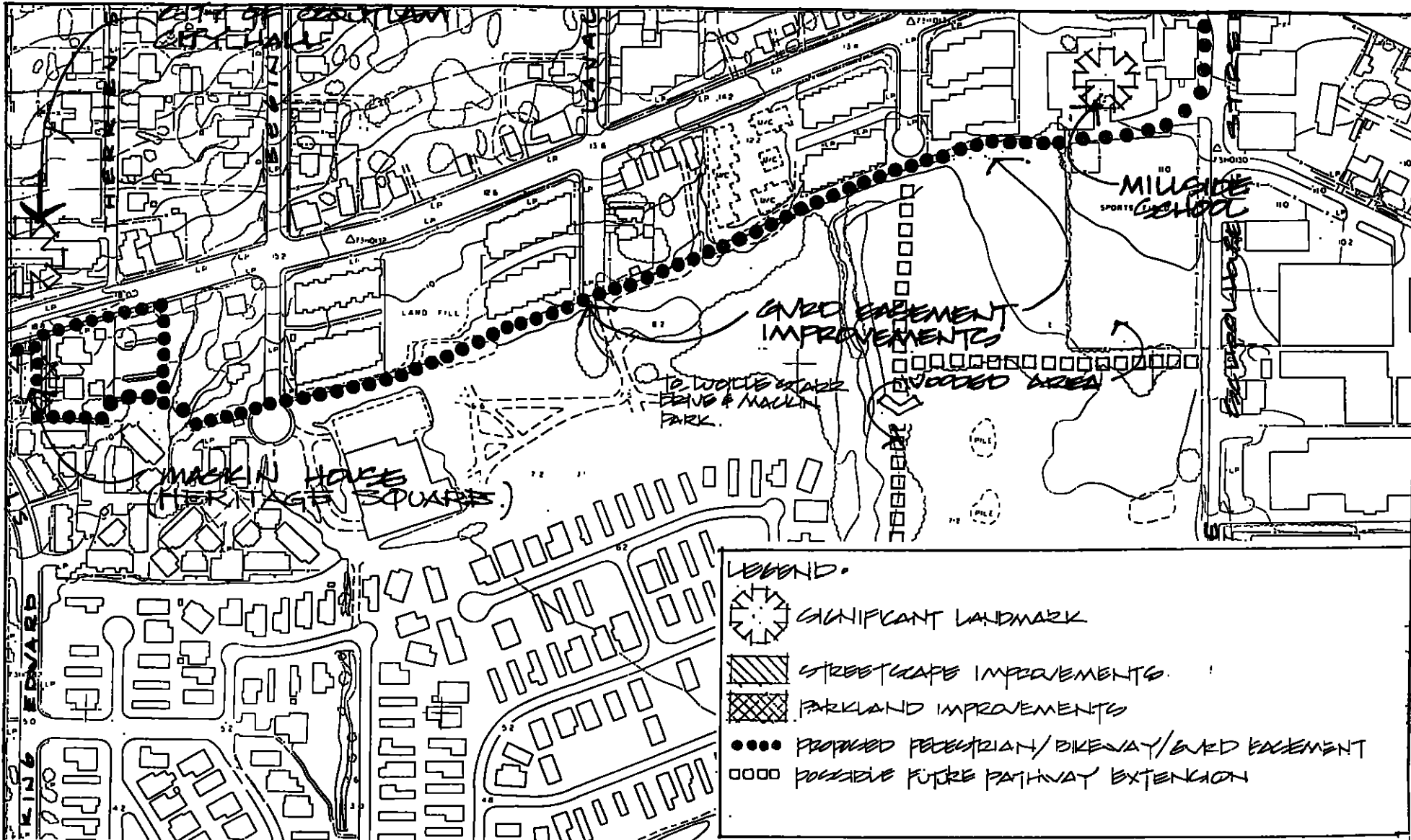
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STUDY AREA: OVERALL SCALE: 1:2000

PROJECT NO: M9401

DATE: SEPT. 1994

L 3



PROJECT: MAILLARDVILLE STREETSCAPE & PEDESTRIAN/BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE: PLANNING STUDY

DRAWING NO

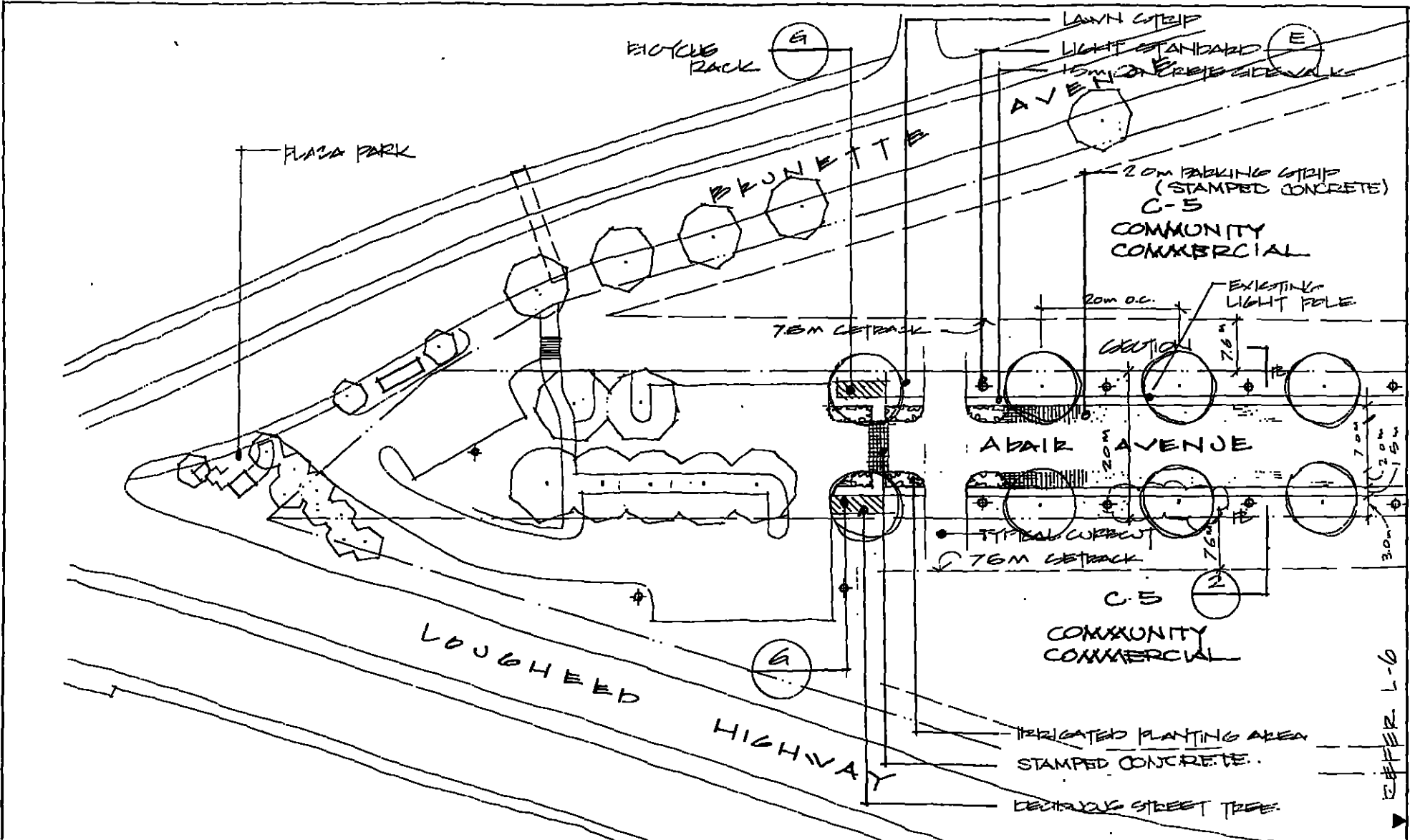
MARUYAMA ASSOCIATES

STUDY AREA: (OVERALL) SCALE: 1:2000

PROJECT NO 319401

DATE SEPT. 1994

L 4



PROJECT MAILLARDVILLE STREETScape & PEDESTRIAN/BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE STREETScape ADAIR AVE.

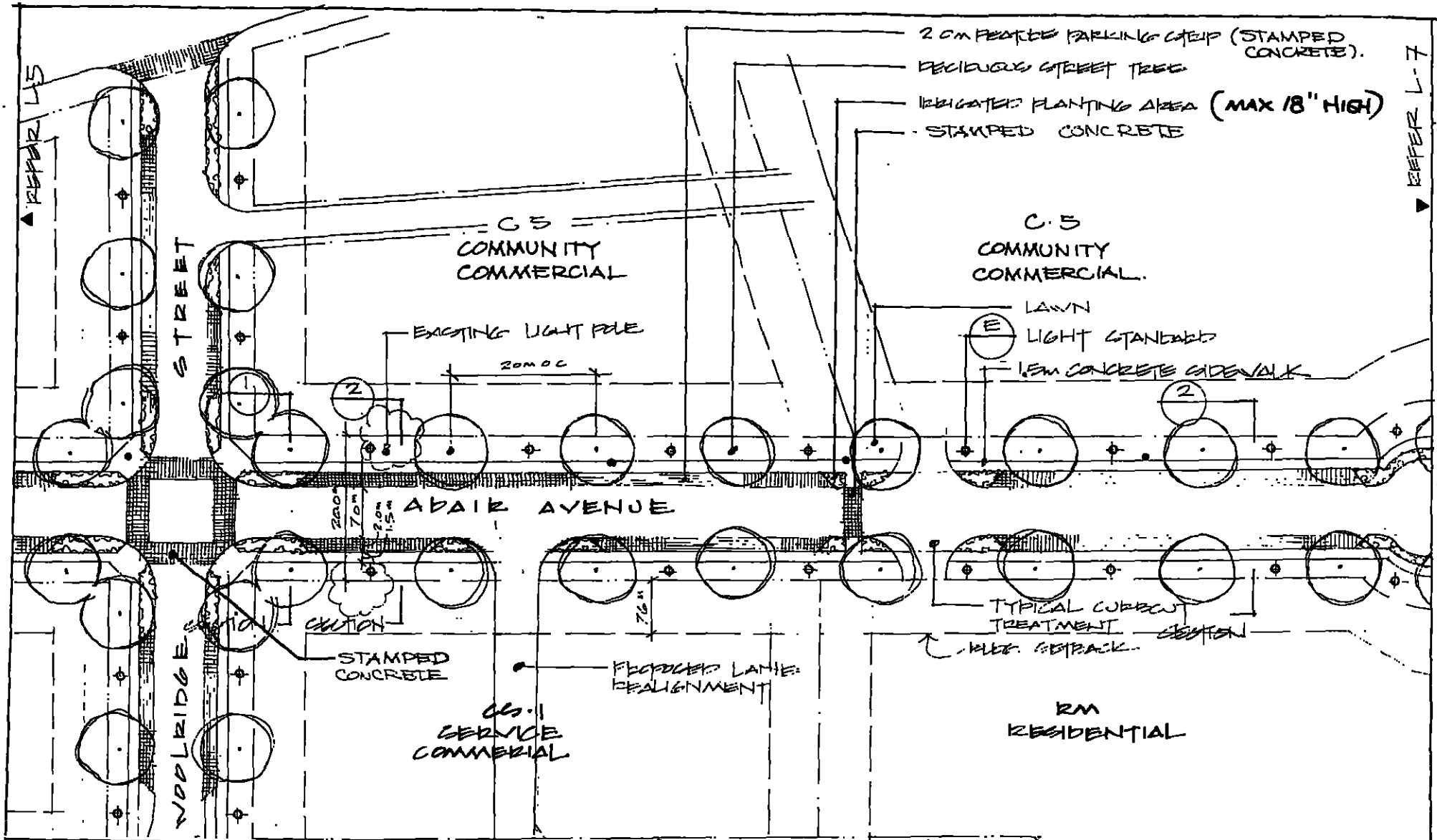
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STUDY AREA ADAIR AVENUE SCALE 1:500

PROJECT NO M94R1

DATE SEPT. 1994

L 5



PROJECT MAILLARDVILLE STREETScape & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE STREETScape: WOOLRIDGE ST.

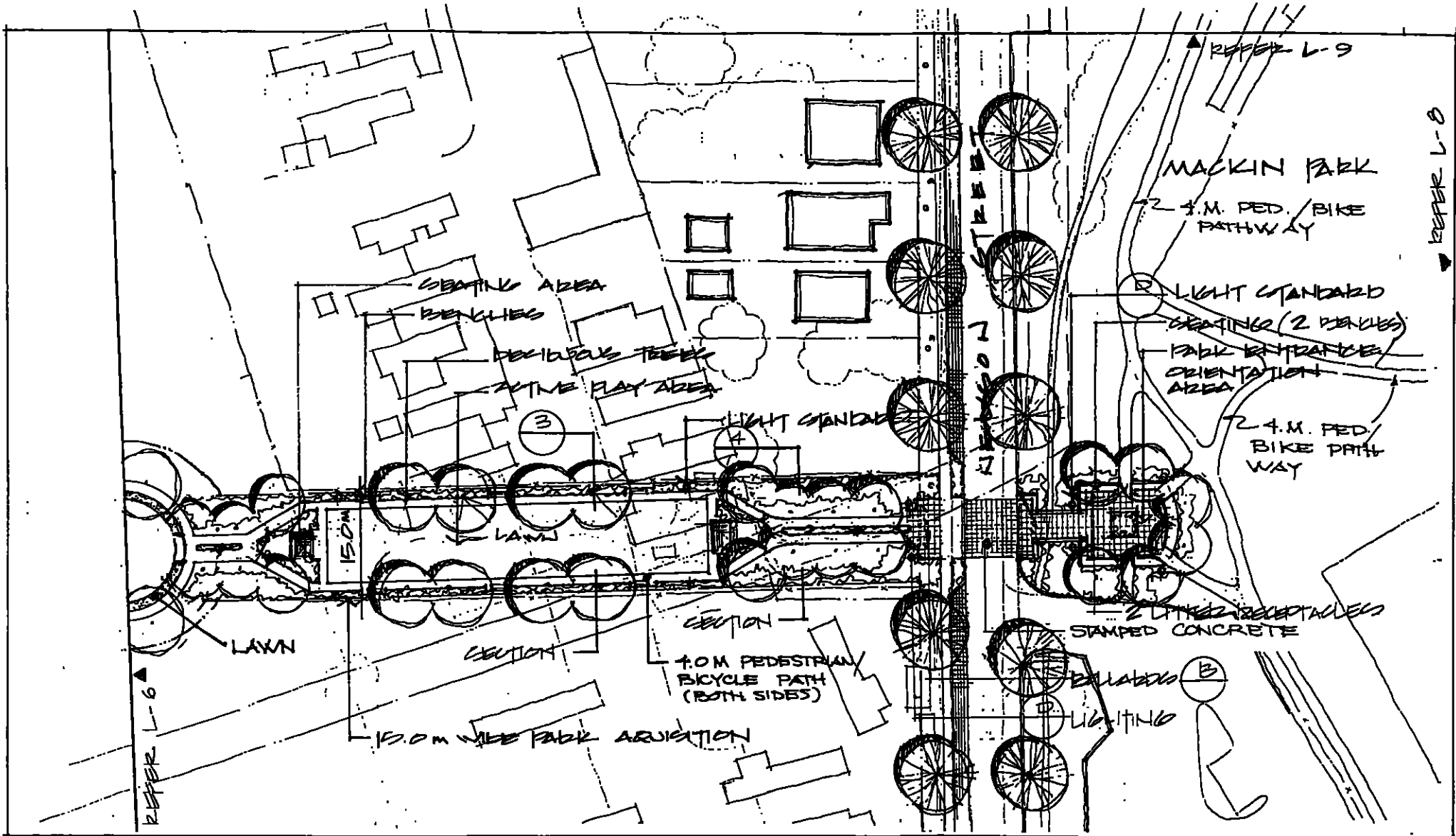
DRAWING NO

STUDY AREA ADAIR AVENUE SCALE 1:500

PROJECT NO M19401

DATE SEPT 1994

L 6



PROJECT MAILLARDVILLE STREETSCAPE & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE STREETSCAPE PARK RIGHT-OF-WAY/NELSON ST.

DRAWING NO:

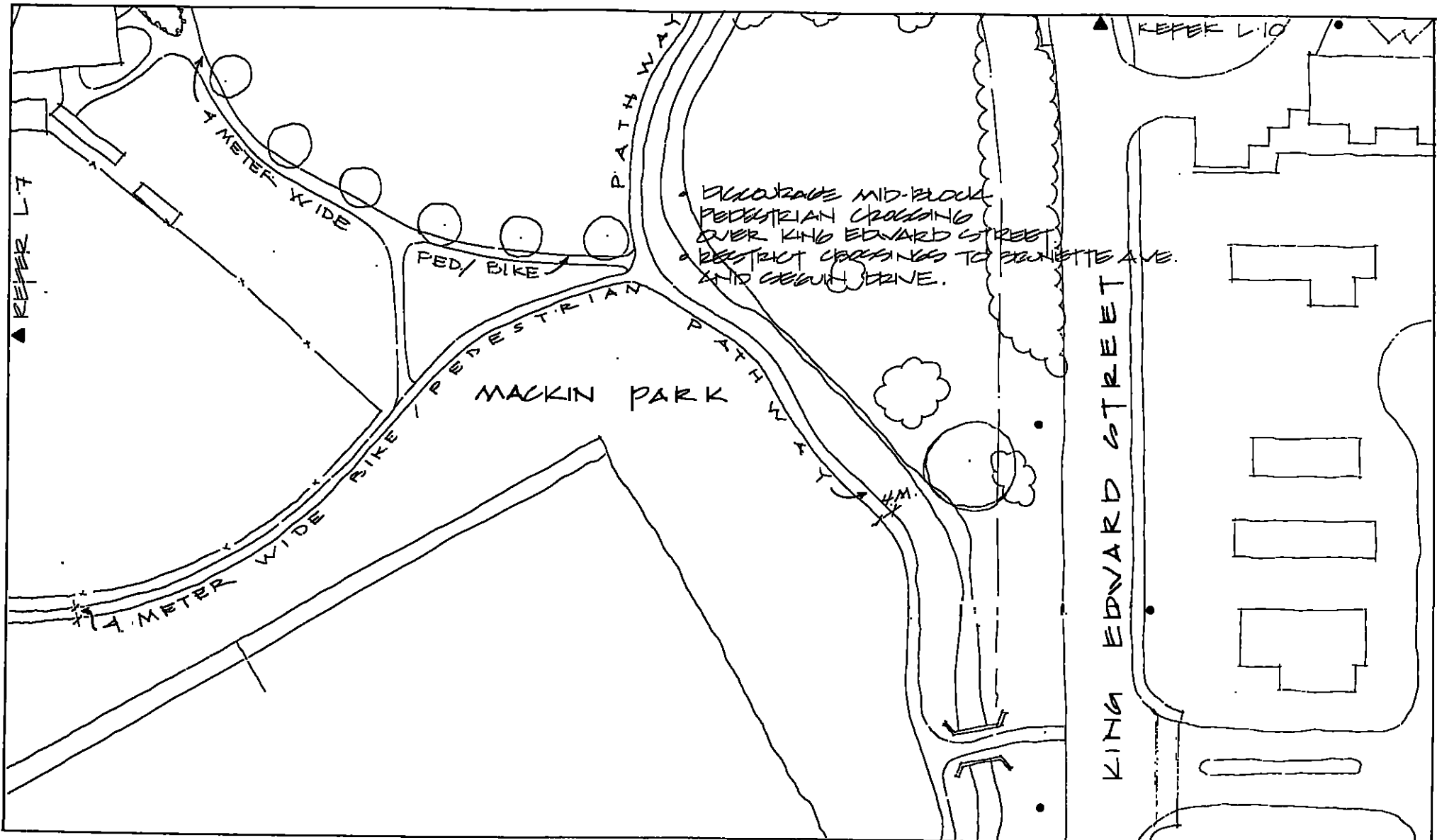
MARUYAMA ASSOCIATES

STUDY AREA ADAIR AVENUE SCALE 1:500

PROJECT NO: M9401

DATE SEPT. 1994

L 7



PROJECT MAILLARDVILLE STREETSCAPE & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE MACKIN PARK PEDESTRIAN BICYCLE THROUGHWAY

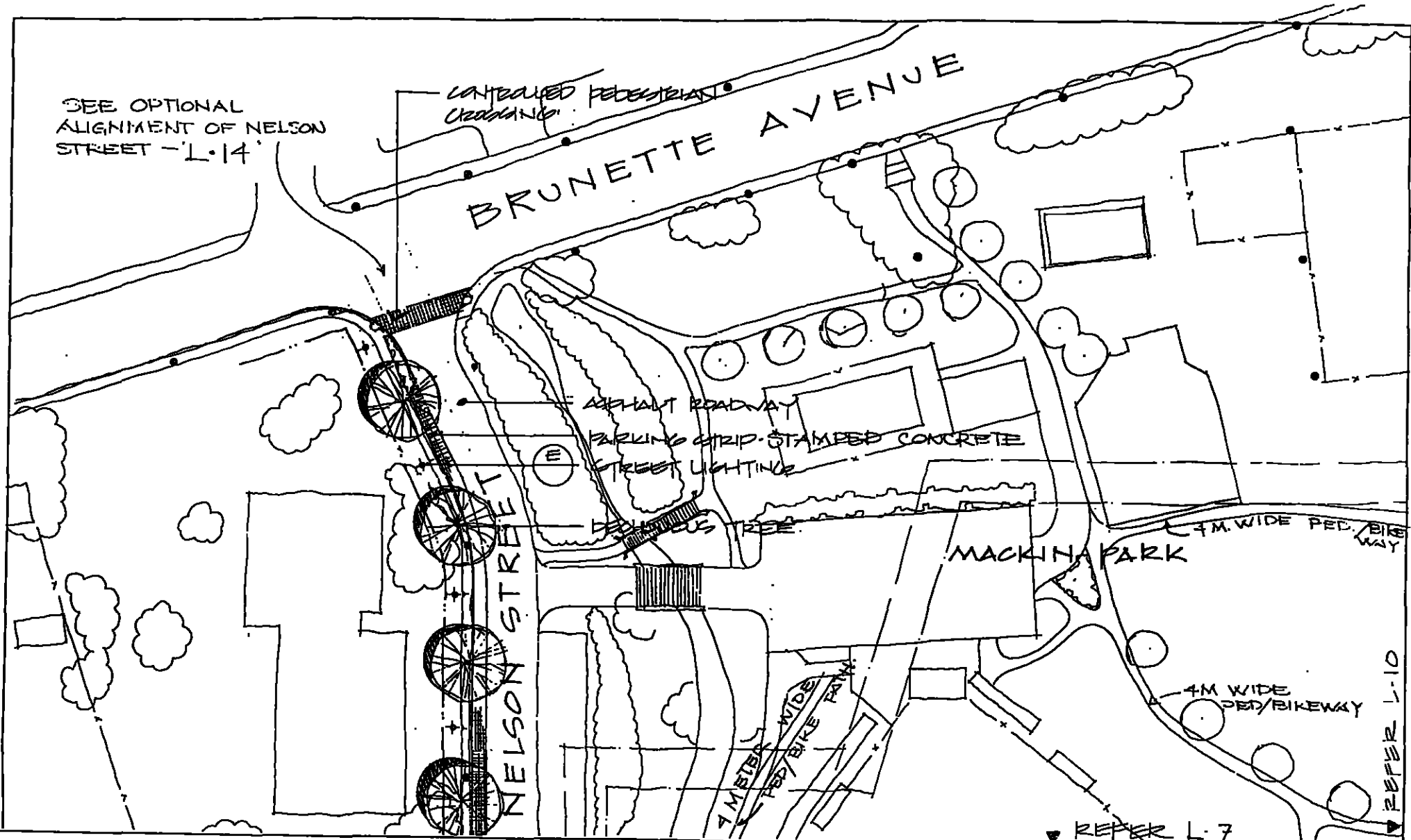
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STUDY AREA NELSON STREET - MILLSIDE SCHOOL SCALE 1:500

PROJECT NO M401

DATE SEPT. 1994

L 8



PROJECT: MAH. LARDVILLE STREETScape & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE: NELSON STREET/MACKIN PARK STREETScape/THOROUGHWAY

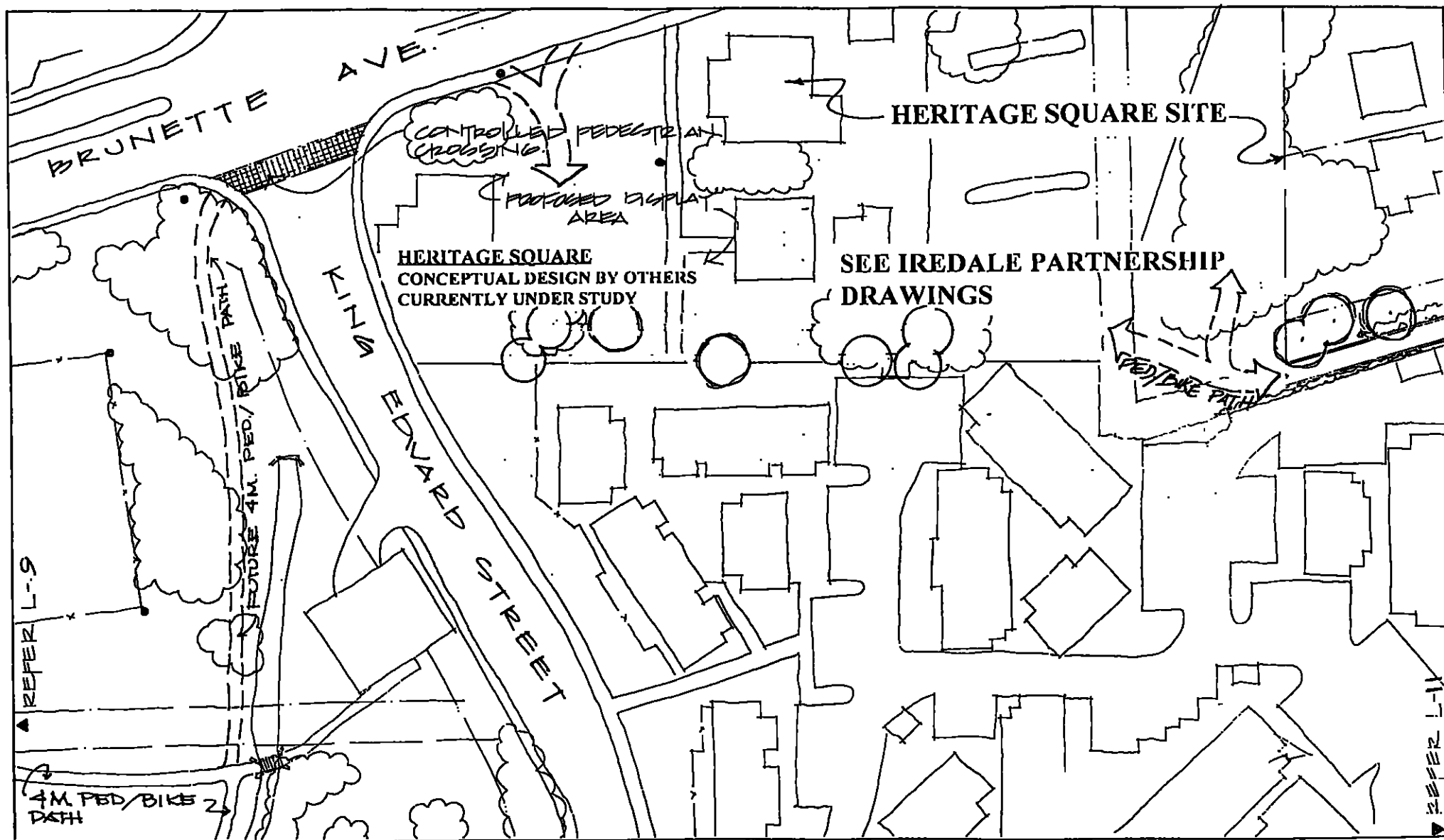
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PROJECT NO: A19401

DATE: SEPT. 1994

L 9



PROJECT: MAILLARDVILLE STREETSCAPE & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE: PEDESTRIAN/BICYCLE CORRIDOR HERITAGE SQUARE

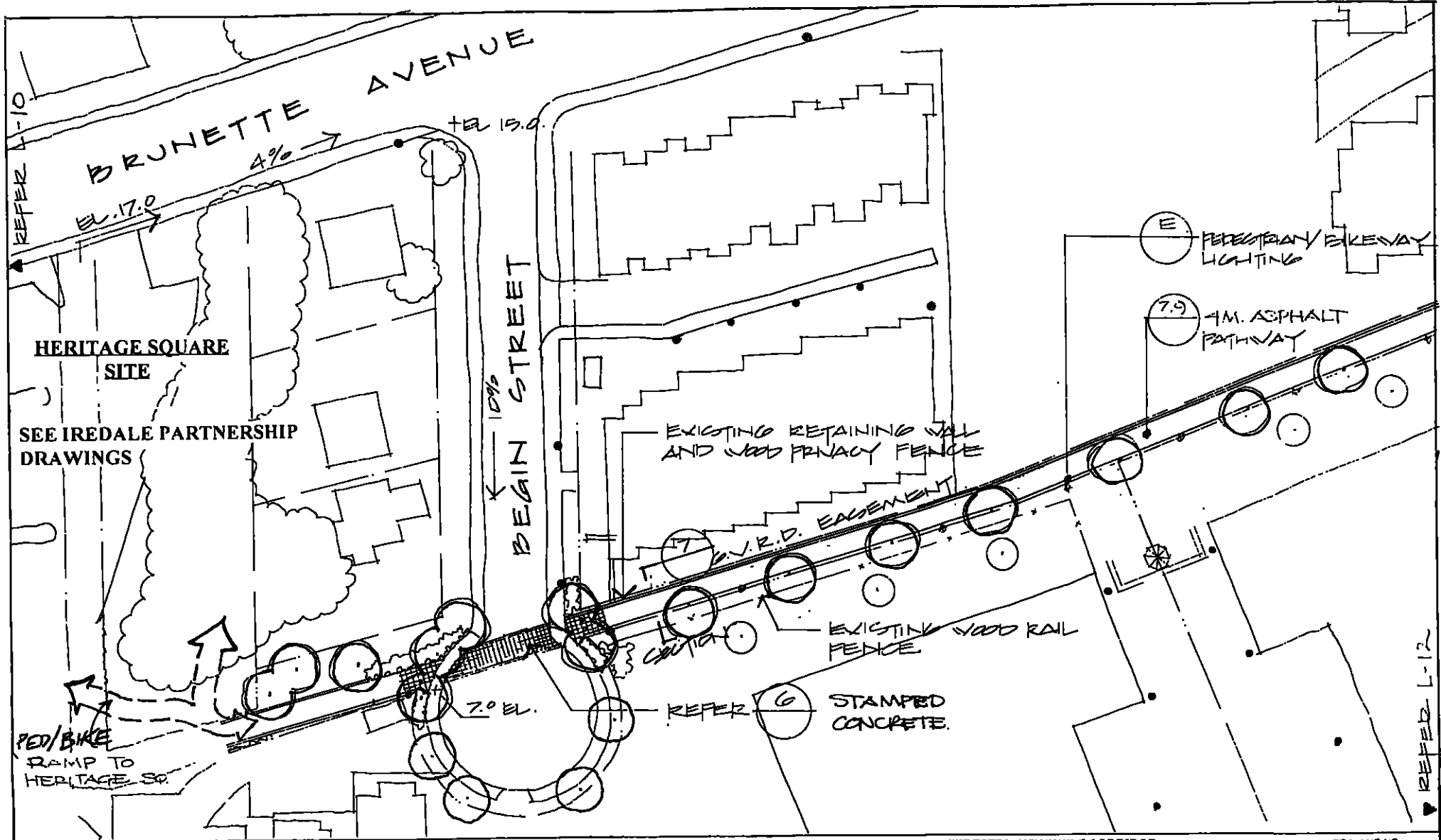
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PROJECT NO M19401

DATE SEPT 1994

L 10



PROJECT MAILLARDVILLE STREETScape & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE PEDESTRIAN/BICYCLE CORRIDOR BEGIN STREET

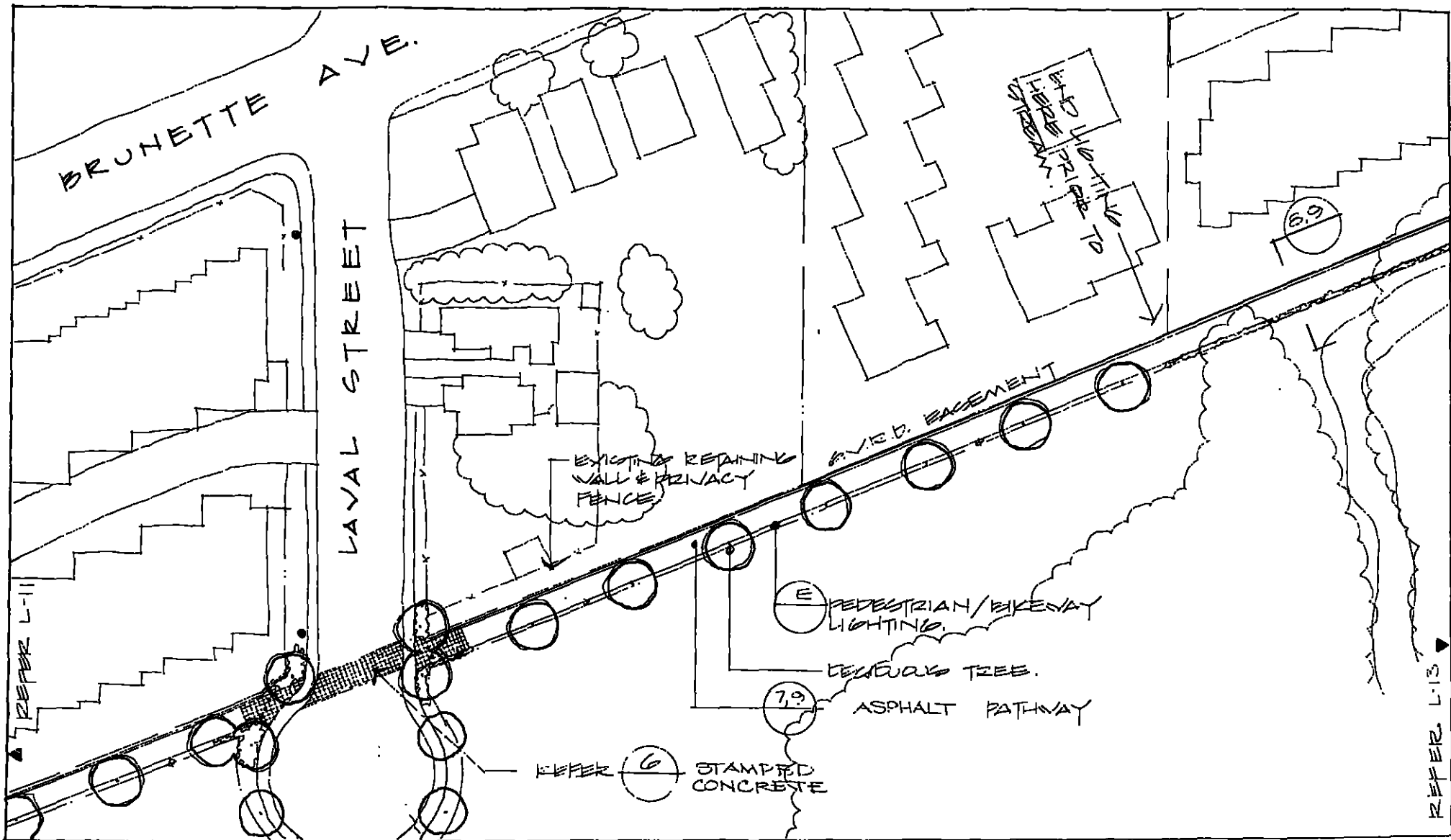
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STUDY AREA NELSON STREET - MILLSIDE SCHOOL

PROJECT NO. M9401

DATE SEPT. 1994

L 11



PROJECT MAILLARDVILLE STREETScape & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE PEDESTRIAN/BICYCLE CORRIDOR LAVAL STREET

DRAWING NO

ARUYAMA ASSOCIATES

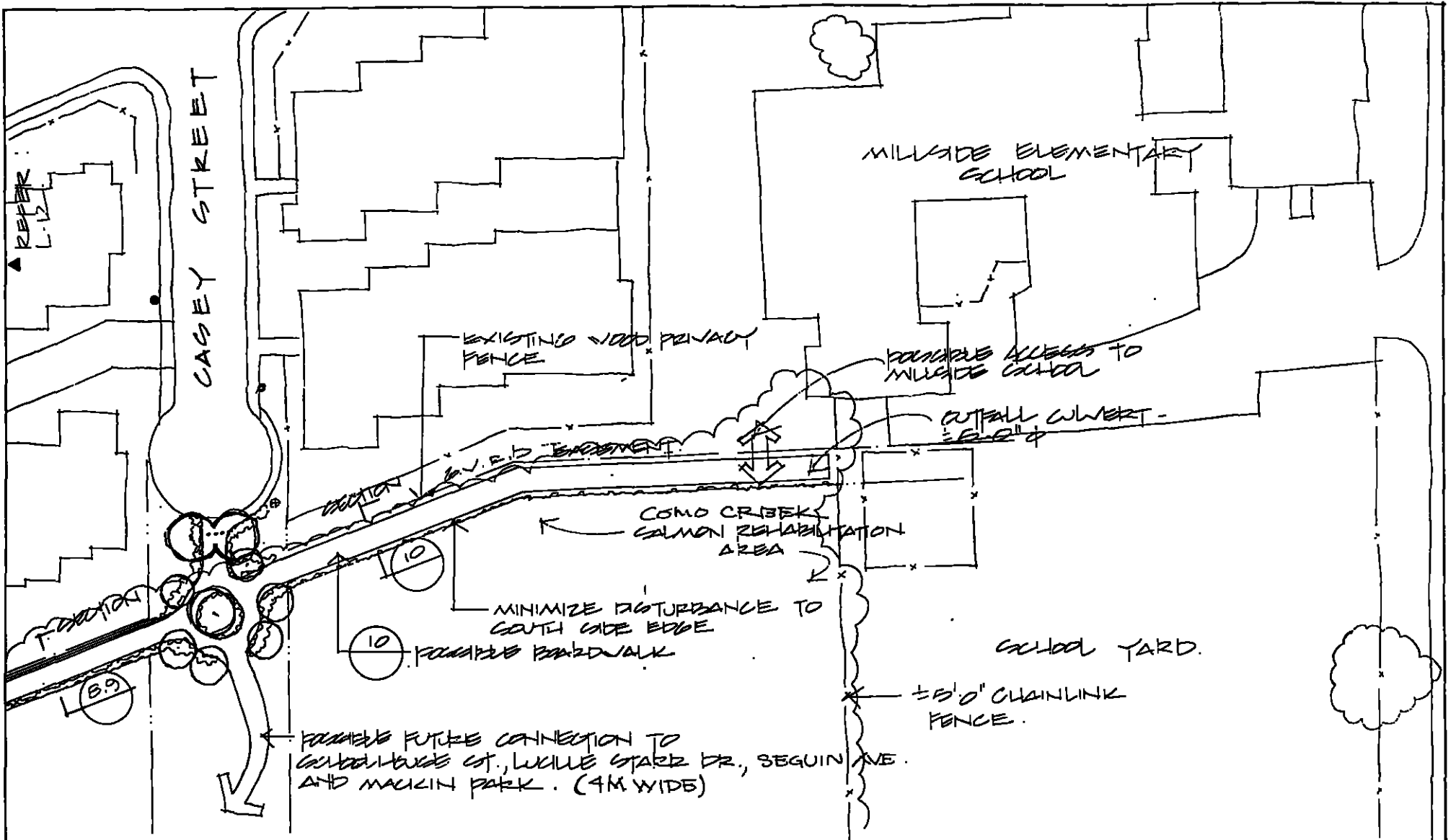
STUDY AREA NELSON STREET - MILLSIDE SCHOOL

SCALE 1:500

PROJECT NO M9401

DATE SEPT 1994

L 12



PROJECT MAILLARDVILLE STREETScape & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE PEDESTRIAN/BICYCLE CORRIDOR CASEY ST/MILLSIDE SCHOOL

DRAWING NO.

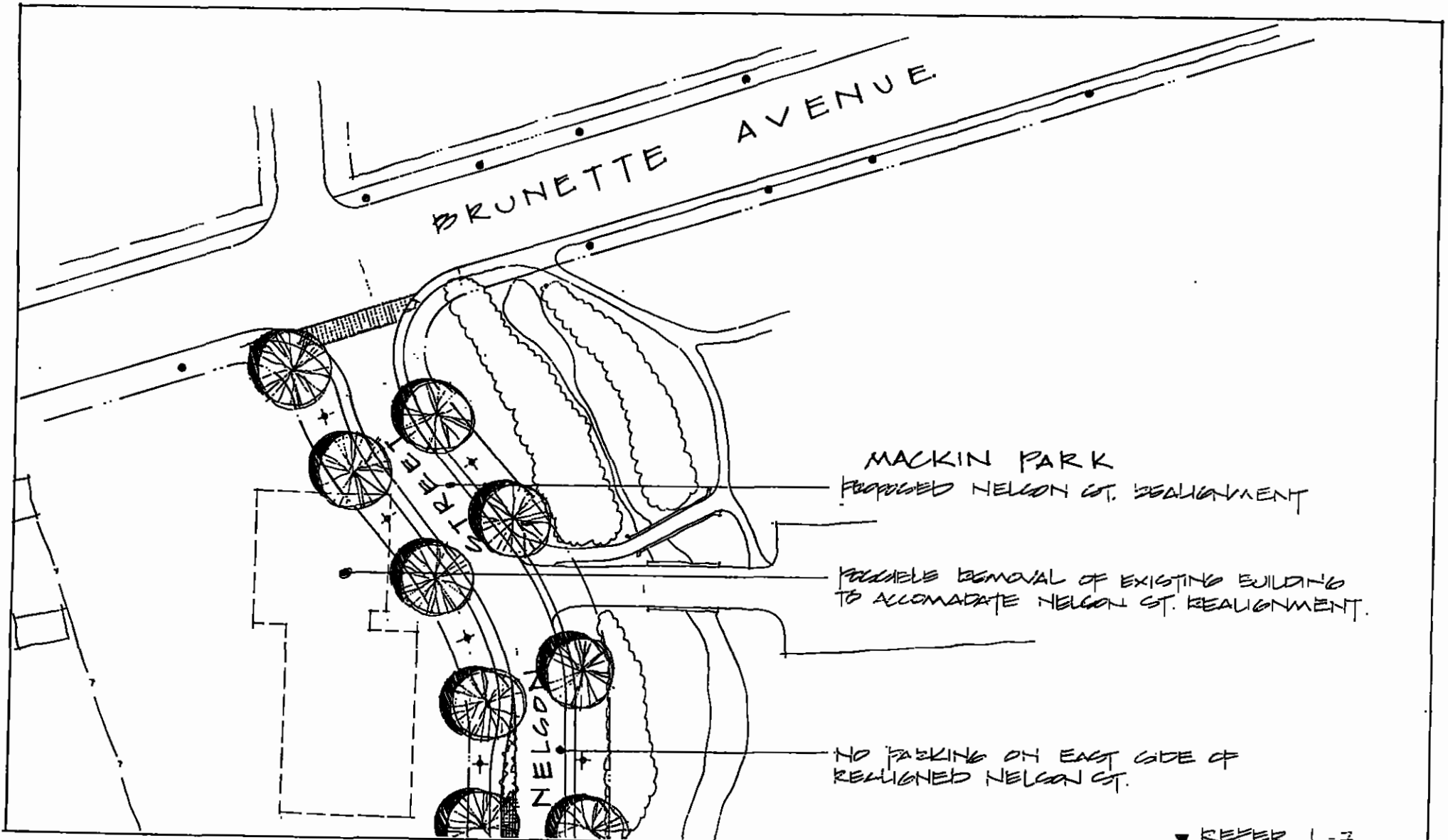
STUDY AREA NELSON STREET - MILLSIDE SCHOOL SCALE 1:500

PROJECT NO M9401

DATE SEPT 1994

MARUYAMA ASSOCIATES

L 13



PROJECT MAILLARDVILLE STREETSCAPE & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE NELSON STREET REALIGNMENT

▼ REFER L-7

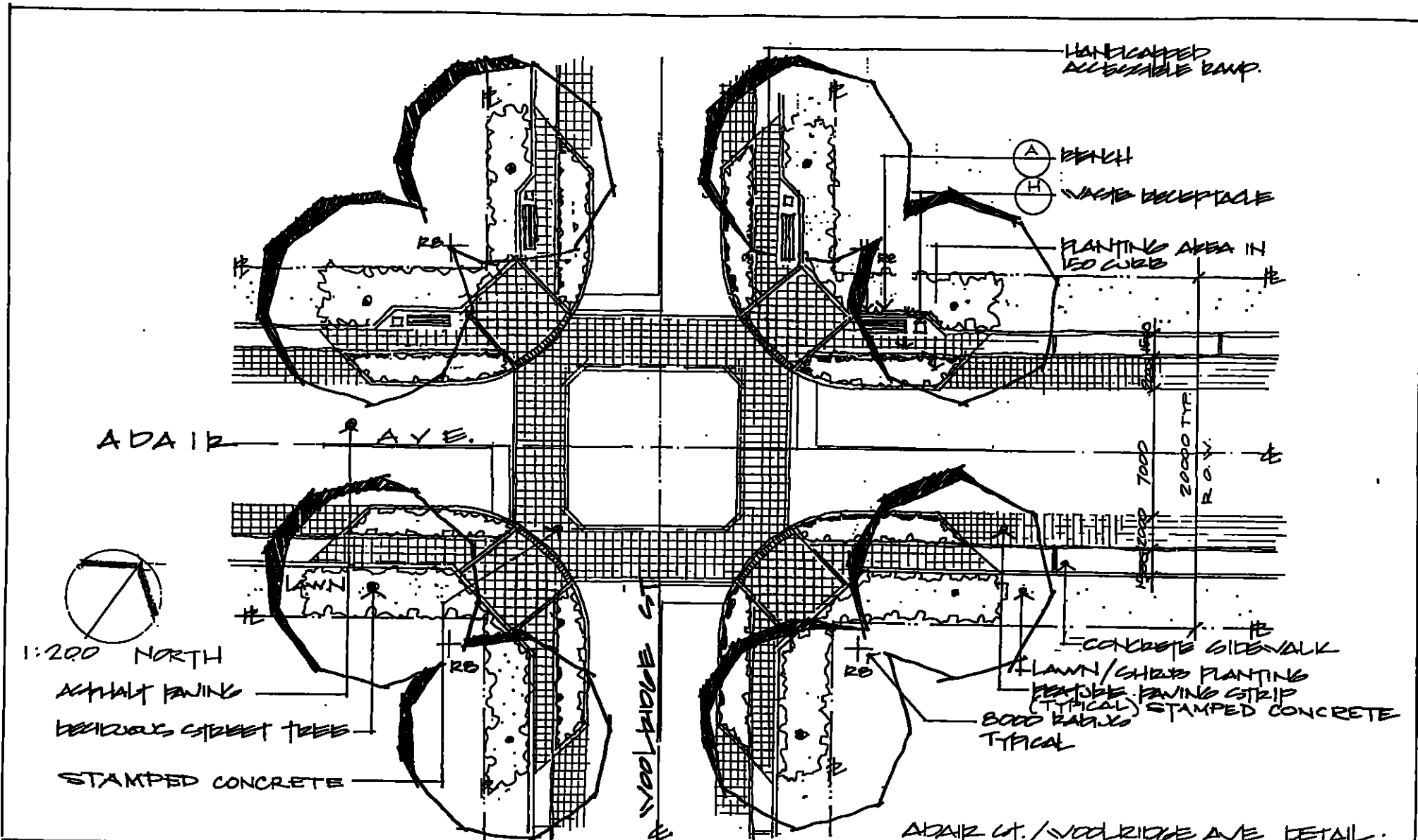
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STUDY AREA ADAIR AVENUE SCALE 1:500

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DATE SEPT. 1994

L 14



1:200 NORTH
 ASPHALT PAVING
 BELLOWS STREET TREES
 STAMPED CONCRETE

ADAIR ST. / WOOLRIDGE AVE DETAIL.

PROJECT: MAILLARDVILLE STREETScape & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE: STREETScape ADAIR/WOOLRIDGE INTERSECTION

DRAWING NO:

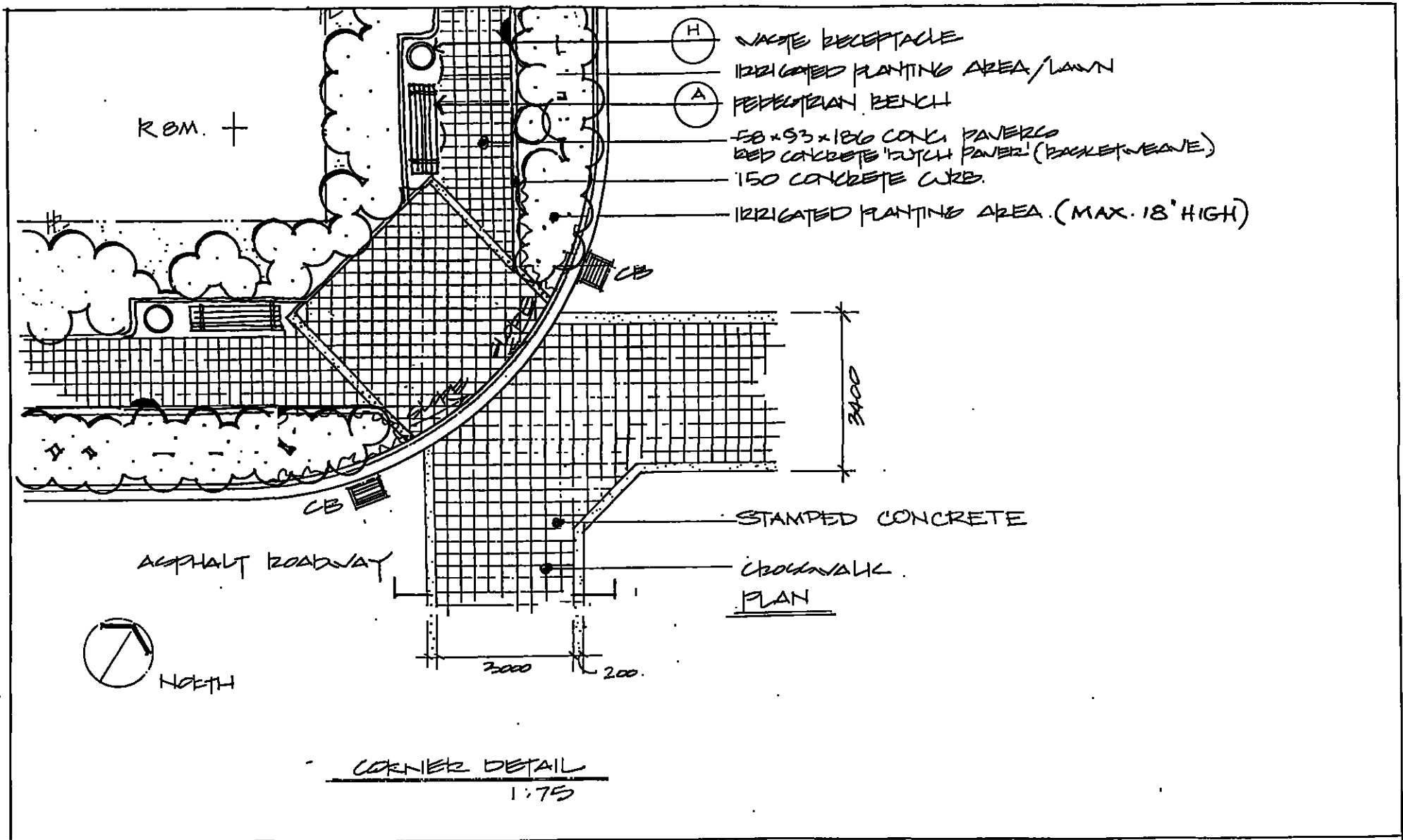
STUDY AREA: ADAIR AVENUE SCALE: 1:200

PROJECT NO: M9401

DATE: SEPT. 1994

L 15





PROJECT: MAILLARDVILLE STREETSCAPE & PEDESTRIAN/BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE: ENLARGEMENT STREET CORNER

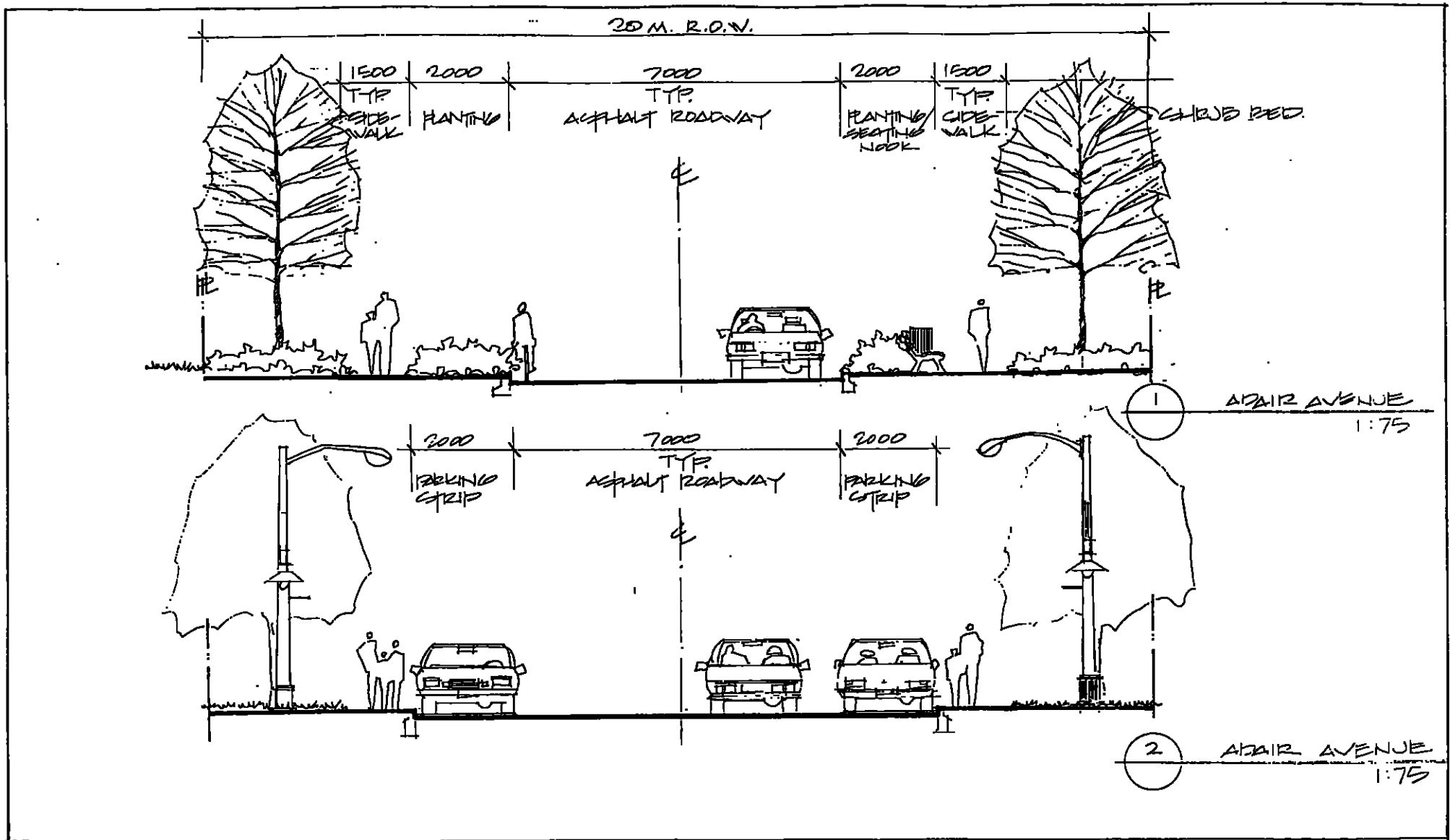
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STUDY AREA: ADAIR AVENUE

PROJECT NO: M19401

DATE: SEPT 1994

L 16



PROJECT MAILLARDVILLE STREETScape & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE SECTIONS ROADWAY

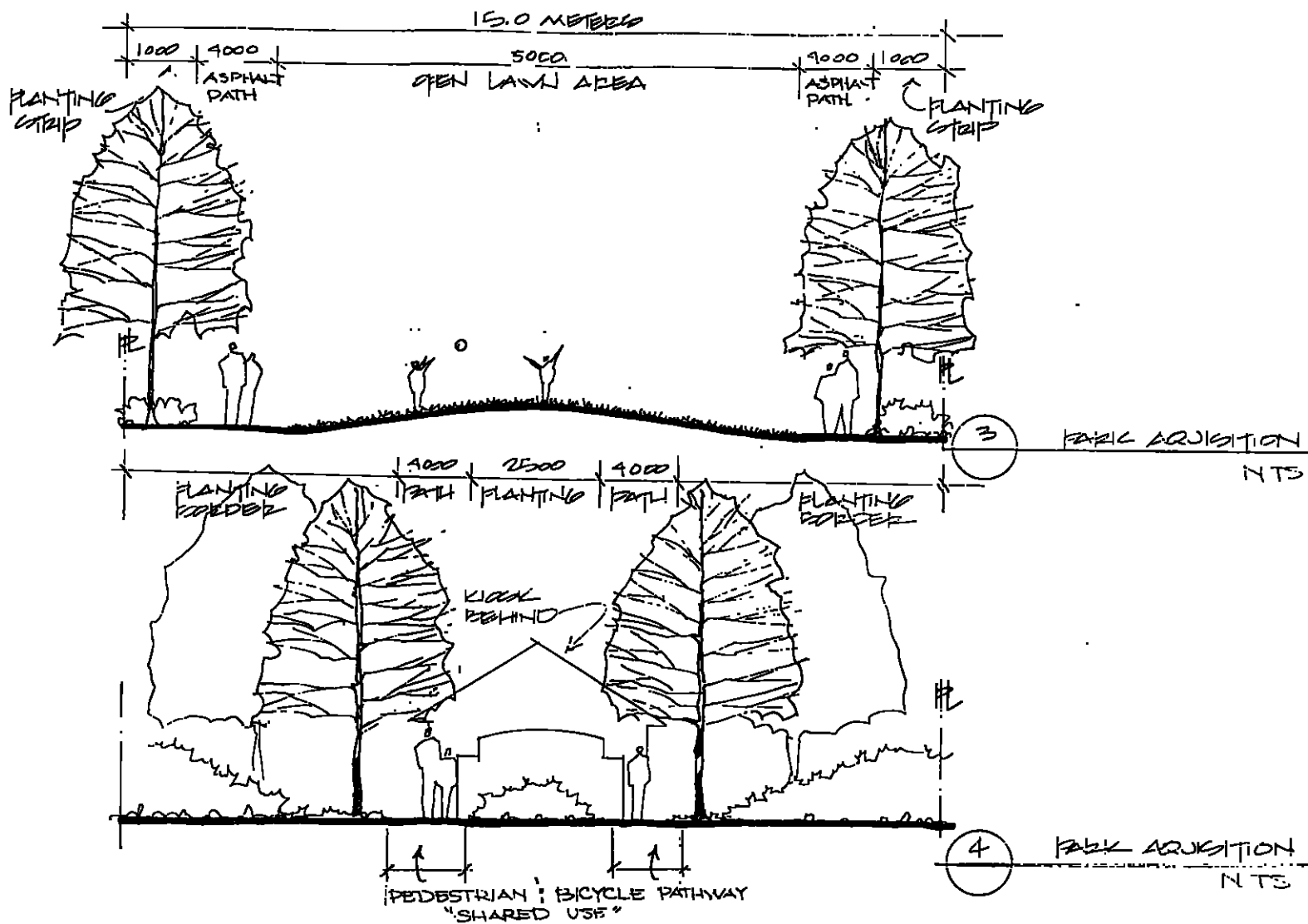
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STUDY AREA ADAIR AVENUE

PROJECT NO. M9401

DATE. SEPT. 1994

L 17



PROJECT: MAH. LARDVILLE STREETScape & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE SECTIONS PARK ACQUISITION

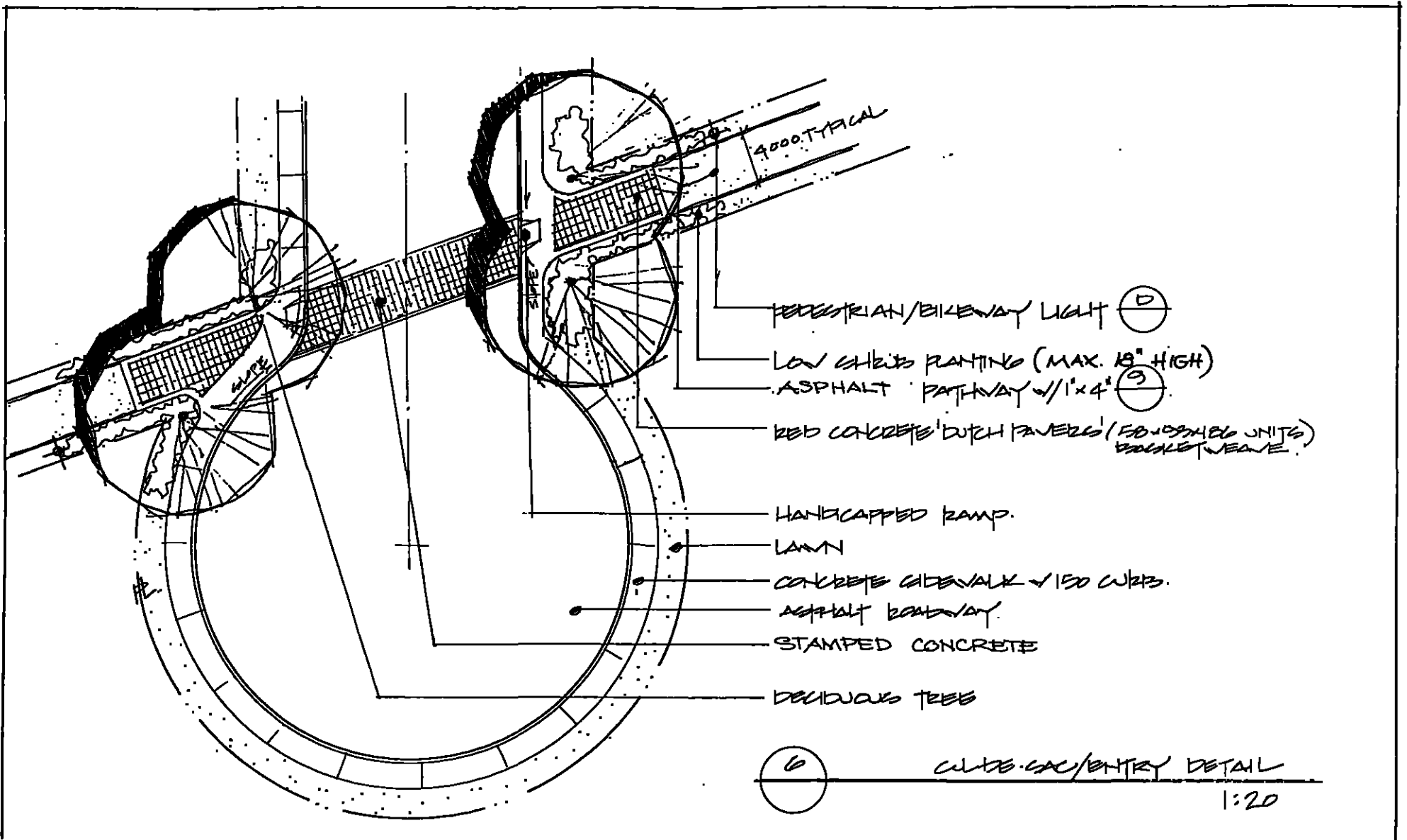
DRAWING NO

STUDY AREA: ADAIR AVENUE

PROJECT NO M19401

DATE: SEPT. 1994

L 18



6 CUL-DE-SAC/ENTRY DETAIL
1:20

PROJECT MAILLARDVILLE STREETScape & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

STUDY AREA NELSON STREET - MILLSIDE SCHOOL

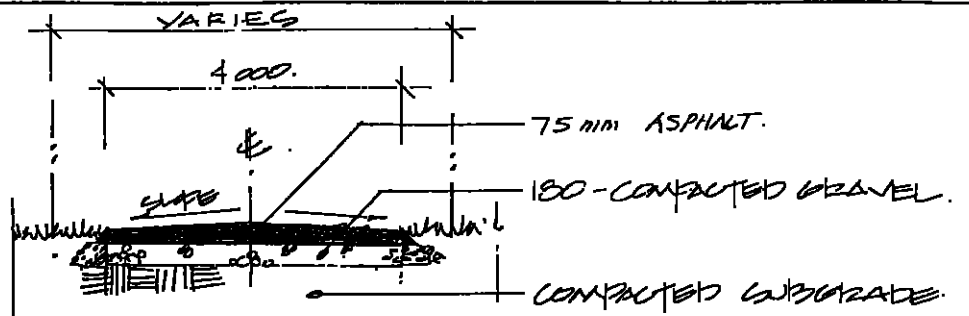
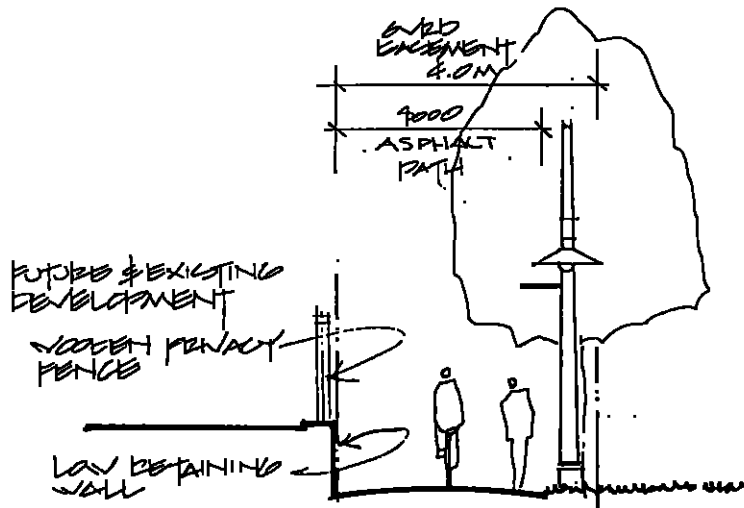
TITLE ENLARGEMENT CUL-DE-SAC CROSSING

PROJECT NO. M9401

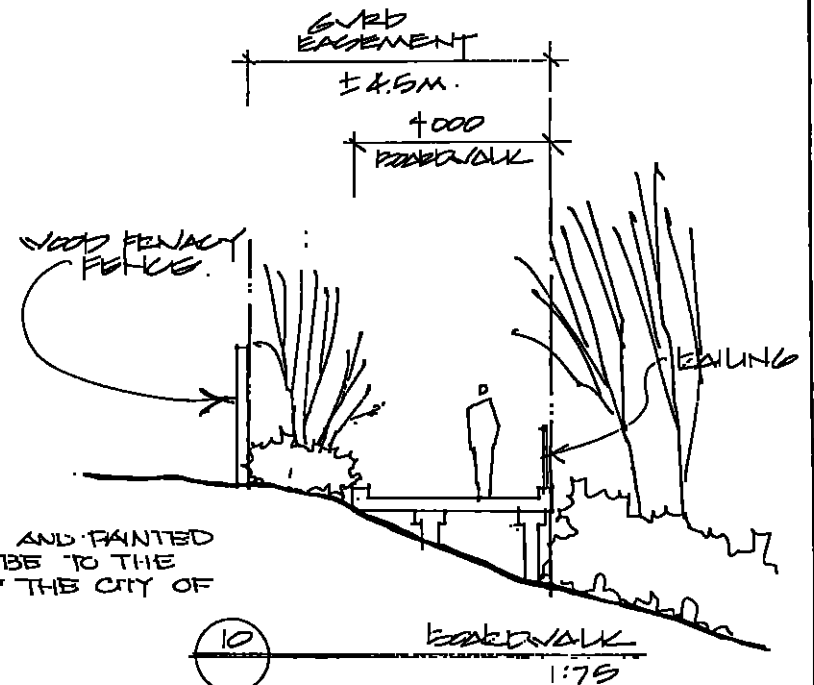
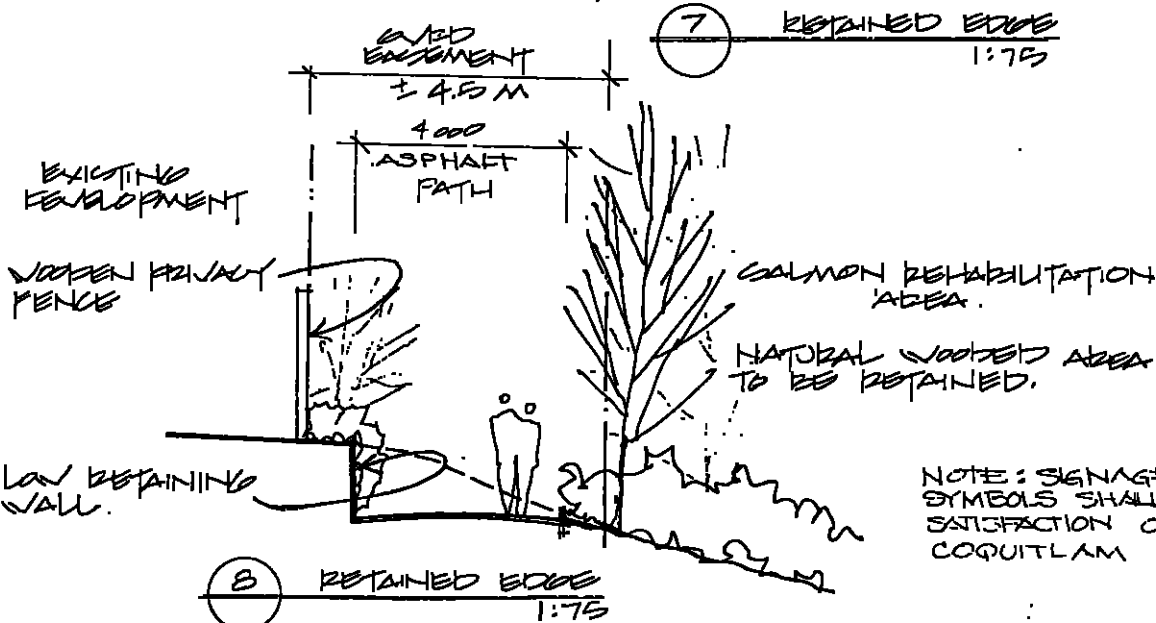
DRAWING NO

DATE: SEPT. 1993

L 19



9 ASPHALT PATH 1:50



NOTE: SIGNAGE AND PAINTED SYMBOLS SHALL BE TO THE SATISFACTION OF THE CITY OF COQUITLAM

PROJECT MAILLARDVILLE STREETScape & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE: SECTIONS PEDESTRIAN/BICYCLE CORRIDOR

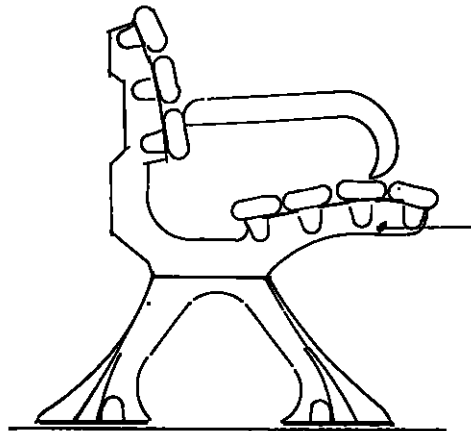
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STUDY AREA: NELSON STREE. - MILLSIDE SCHOOL

PROJECT NO: M9401

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L 20



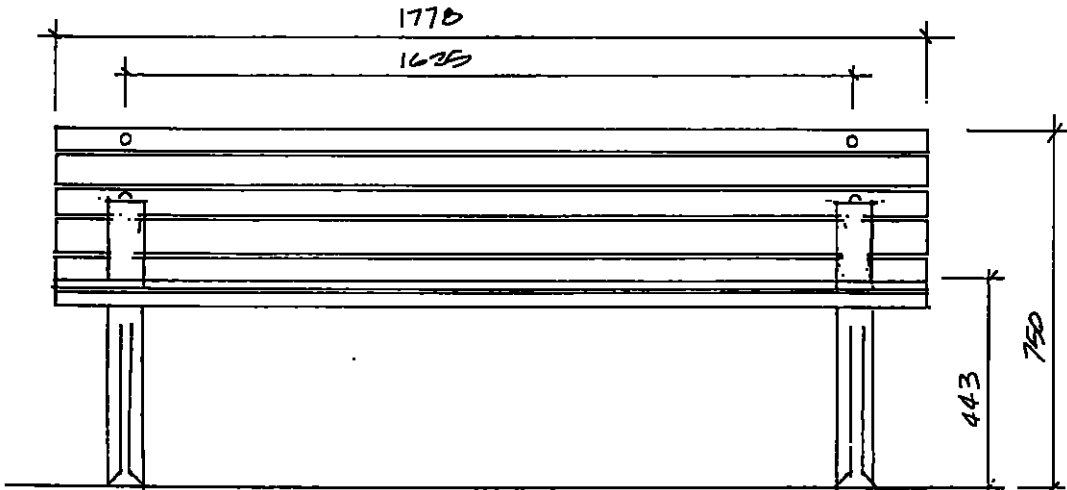
FRANCES ANDREW
MODEL C10-3A BENCH

419

SIDE VIEW

1770

1635



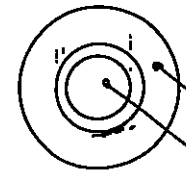
443

750

PEDESTRIAN BENCH

FRONT VIEW

1:10



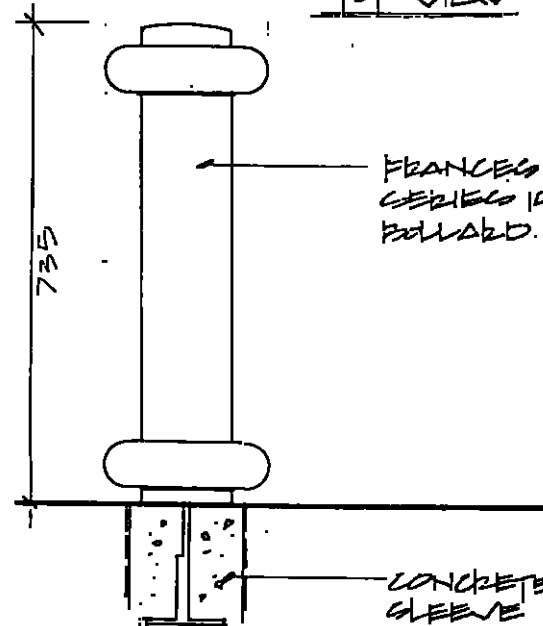
CAST ALUMINUM CAP

CAST ALUMINUM RING

254

150

TOP VIEW

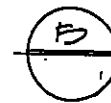


FRANCES ANDREW
SERIES 15-9 PIPELINE
BOLLARD.

735

CONCRETE FOOTING OR
GLENE

SIDE VIEW 1:75



BOLLARD DETAIL

PERMANENT / REMOVABLE

PROJECT: MAILLARDVILLE STREETSCAPE & PEDESTRIAN / BICYCLE
CORRIDOR DESIGN GUIDELINES

TITLE: SITE FURNISHINGS
BENCH, BOLLARD

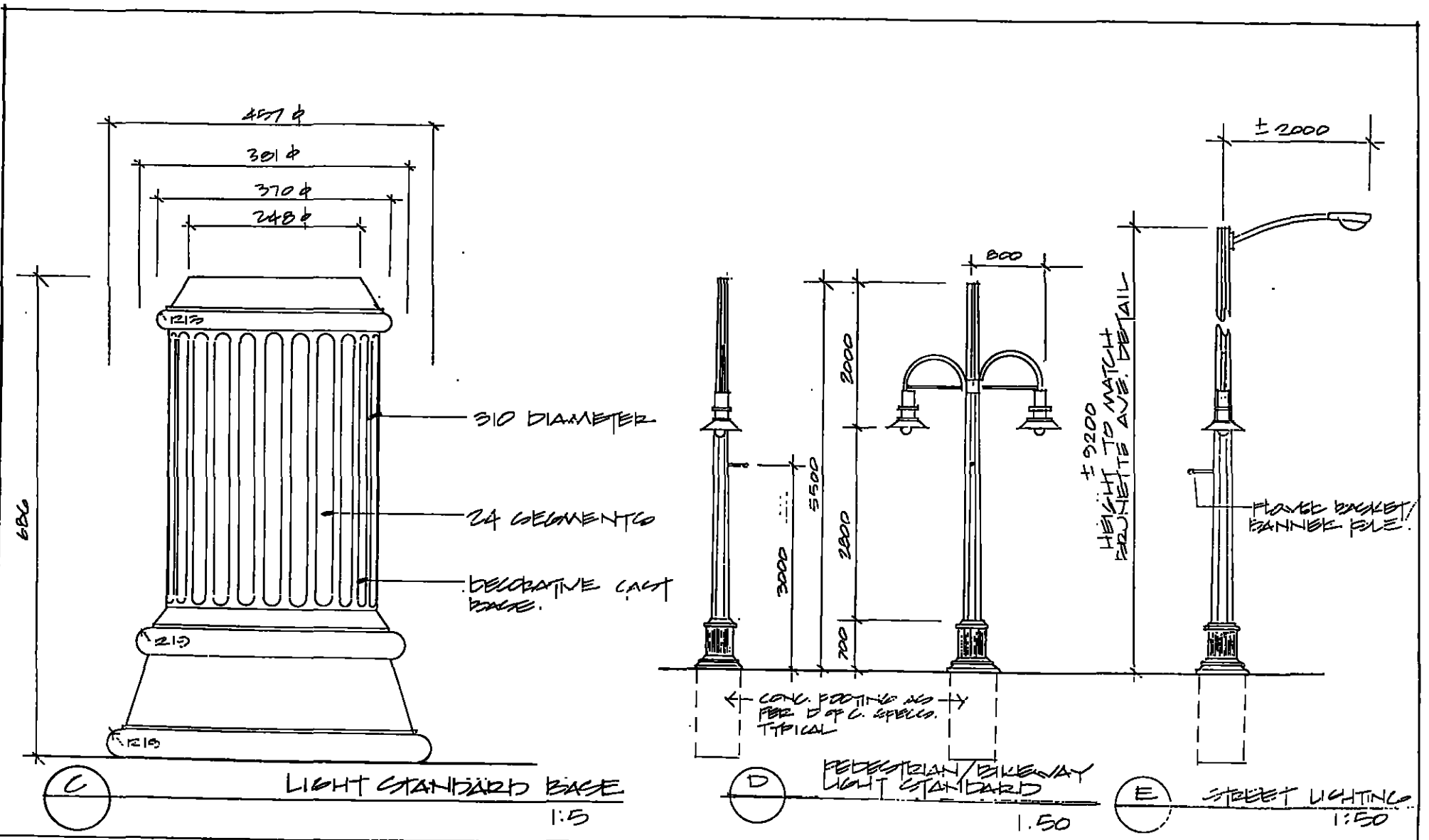
DRAWING NO

STUDY AREA: OVERALL

PROJECT NO M9401

DATE: SEPT. 1994

L 21



PROJECT MAILLARDVILLE STREETSCAPE & PEDESTRIAN/BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE SITE FURNISHINGS LIGHTING

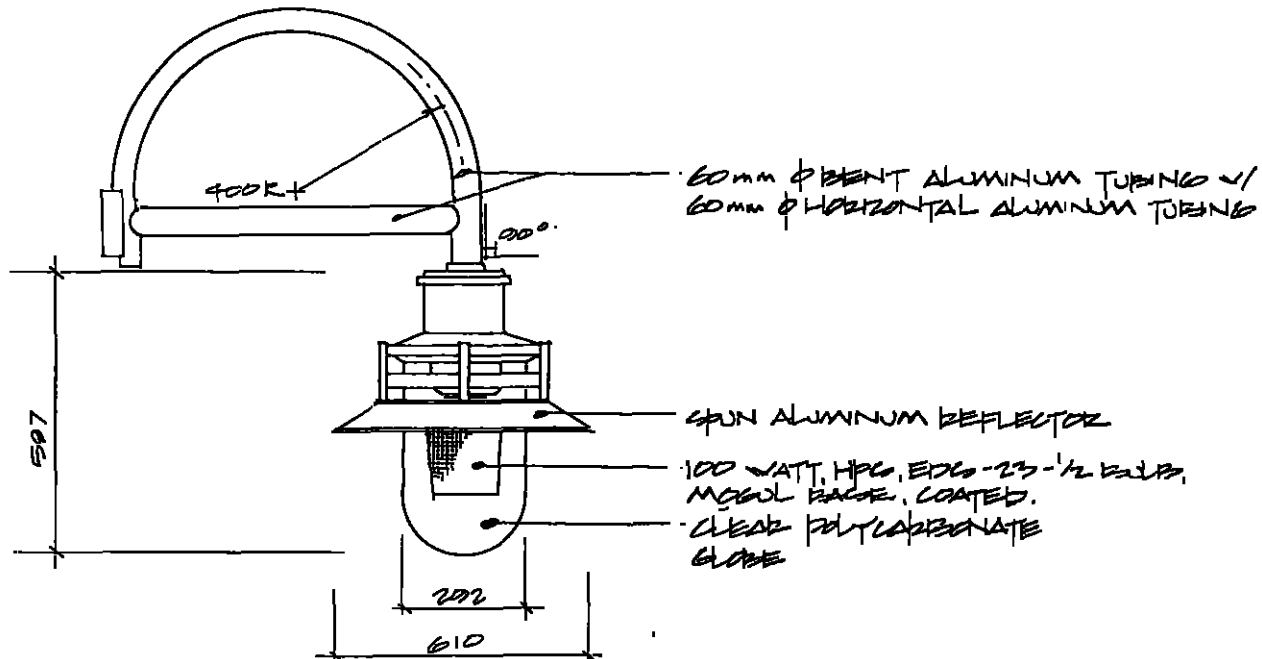
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STUDY AREA OVERALL

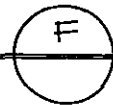
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L 22



LUMINAIRE - #100-HPC-CAND-C-6123120-RW-4287-* -TEXT
 CANOLE - #RW-4287-B1-* -TEXT.



ARM & LAMP DETAIL

1:10

PROJECT: MAILLARDVILLE STREETSCAPE & PEDESTRIAN / BICYCLE
CORRIDOR DESIGN GUIDELINES

TITLE: SITE FURNISHINGS
LIGHTING

DRAWING NO

MARUYAMA
ASSOCIATES

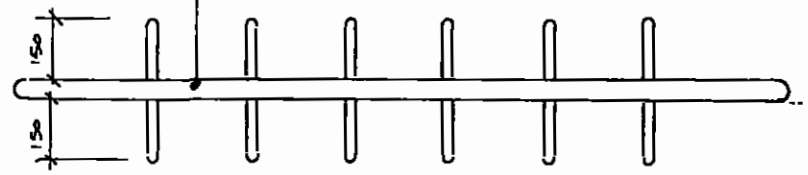
STUDY AREA: OVERALL

PROJECT NO. M19401

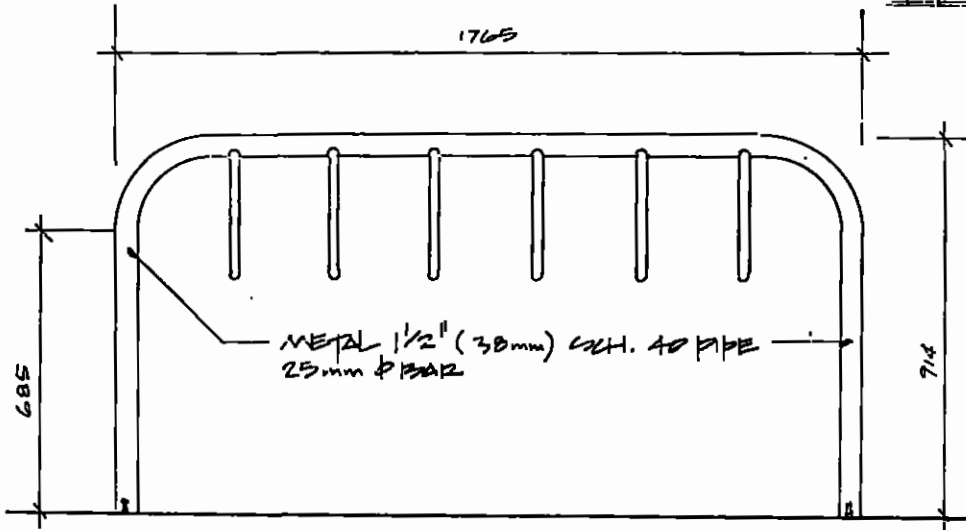
DATE: SEPT. 1994

L 23

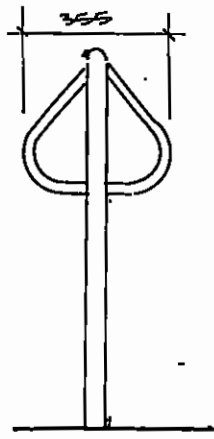
FRANCES ANTHEM - MODEL



TOP VIEW



SIDE VIEW



END VIEW

BICYCLE RACK

NTS



PROJECT: MAILLARDVILLE STREETSCAPE & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE SITE FURNISHINGS BICYCLE RACK

DRAWING NO

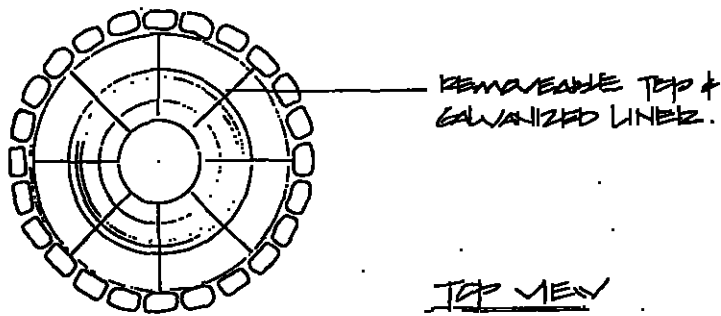
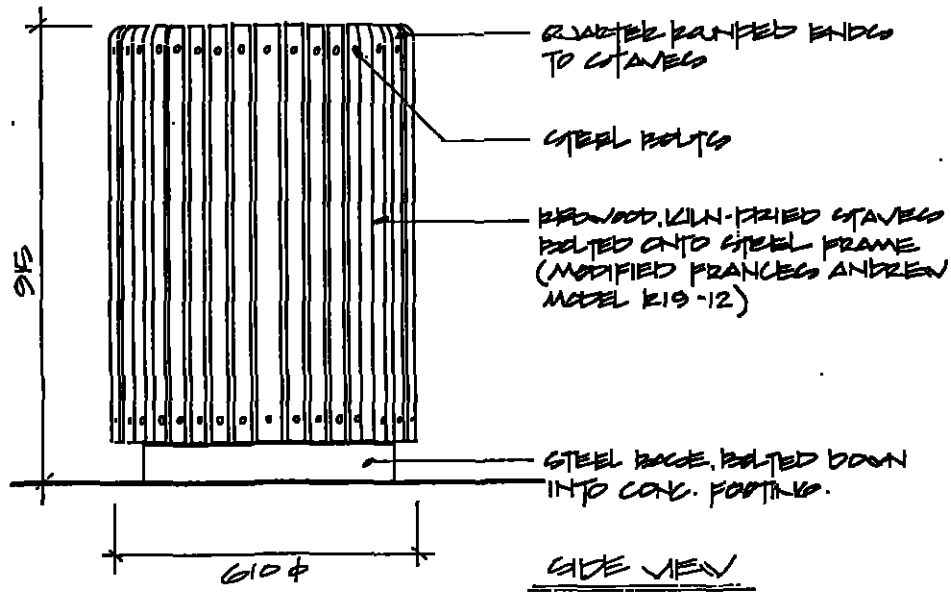
STUDY AREA: ADAIR AVENUE

PROJECT NO M4401

DATE SEPT. 1994

L 24





H LITTER RECEPTACLE
1:10

NOTE: DESIGN OF SIGNS AND SYMBOLS SHALL BE IN ACCORDANCE TO THE 'CITY OF COQUITLAM STANDARDS' & SHALL REQUIRE THEIR FINAL APPROVAL.

I SIGNAGE AND SYMBOLS

PROJECT: MAILLARDVILLE STREETSCAPE & PEDESTRIAN / BICYCLE CORRIDOR DESIGN GUIDELINES

TITLE: SITE FURNISHINGS LITTER RECEPTACLE

DRAWING NO.:

APPENDIX A

SITE FURNISHINGS

1. Lamp Standards

Selected Light Standards are located on both sides of Adair Avenue, Woolridge and Nelson Streets at 20.0 meter O.C. In addition, light standards are located within various areas along the pedestrian bicycle pathway.

Street / Pedestrian Lighting:

Lumec Candela CAND 2 - 1 Arm Mounted
Luminaire: # 100 - HPS-CAND-C-RR3D120-RSV-4287-*TEXT
Console. #RSV-4287-BI-*TEXT
Light Source: 100 WATTS, HPS,ED-23-1/2 Bulb, Mogul Base, Coated
Pedestrian WCE 18-FL-MAL-Prime Paint
Roadway WCE 30-FL-MAL
Cobra Arm: WCE-8-SD-Prime Paint
Custom Color GN4-TX Dark Green

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

2. Seating Benches

A. Four benches are required at the Adair Avenue/Woolridge Intersection. Location to be confirmed by the City of Coquitlam Planning Department or Leisure and Parks Services.

B Six benches required within Park Acquisition area and two benches for Mackin park Entry Plaza.

Seating Benches.

Model: Frances Andrew
C10 - 3A Bench, Bolt Down
1775mm length (5' - 10")
metal frame and flush head bolts custom colored to match pedestrian and streetlight standards

Supplier: Frances Andrew Site Furnishings Ltd.
18697 - 96th Avenue, Surrey, B.C. V3T 4W3
Phone: (604) 888-3712

Litter Receptacle

A. Provide two litter receptacles at the Adair Avenue/Woolridge Street intersection, locate to the satisfaction of the City of Coquitlam.

B. Provide two litter receptacles within the Adair Avenue Park acquisition; locate to the satisfaction of the City of Coquitlam.

C Provide two litter receptacles within the Mackin park entry plaza; locate to the satisfaction of the City of Coquitlam.

Litter Receptacle.

Model: Frances Andrew
Customized: R19-11 Receptacle, round, Wood Clad On Metal Drum
Removable Galvanized Liner
Fixed in-ground (concrete base)

Supplier: Frances Andrew Site Furnishings Ltd.
18697 - 96th Avenue, Surrey, B.C. V3T 4W3
Phone: (604) 888-3712

Bollards

Bollard

Model: Frances Andrew
Pipeline Bollard P15-9
Color to match Pedestrian and Streetlight Standards

Supplier: Frances Andrew Site Furnishings Ltd.
18697 - 96th Avenue, Surrey, B.C. V3T 4W3
Phone: (604) 888-3712

Bicycle Rack

A. Provide two bicycle racks along Adair Avenue as shown on drawings, locate to the satisfaction of the City of Coquitlam

Bicycle Rack:

Model: E12 - BR1 Steel Pipe Rack
Length: 1765mm
Fixed in-ground complete with concrete base
Finish: Baked on polyester powder coat; Color to match
Pedestrian and Streetlight Standards
Supplier: Frances Andrew Site Furnishings Ltd.
18697 - 96th Avenue, Surrey, B C V3T 4W3
Phone. (604) 888-3712

Unit Paving

A. Provide unit paving for all crosswalks as shown on drawings and as described in the following. Installation to the satisfaction of the City of Coquitlam

Unit paving:

Type: Holland Paver
Size: 60 x 93 x 186 mm Sidewalks
Supplier: Ocean Construction Supplies Ltd.
Vancouver, B.C
Phone (604) 261-2211

Stamped Concrete- Parking Aisles/Crosswalks

A. Provide Stamped Concrete paving texture along each 2.0 meter wide parking aisle and crosswalks as shown on drawings.

Stamped Concrete:

Color: Red Brick or approved equivalent
Supplier: Creative Colored Concrete ph 929-8204
Coastal Imprints ph: 826-6011
Robert Sutton Stamped Concrete ph: 733-8107

Pedestrian/Bicycle Signs and Symbols

A. Provide Pedestrian/Bicycle Signs and Symbols along entire length of the Pedestrian/Bicycle corridor where required by the City of Coquitlam Engineering Department. The design and installation of signs and symbols shall be to the satisfaction of the City of Coquitlam