WEST 41st AVENUE & BALACLAVA

KNOX FELLOWSHIP

CHARACTER SKETCH AT ENTRY

PROJECT DESCRIPTION

PROPOSED ANNEX FOR KNOX UNITED CHURCH AT THE EAST OF EXISTING KNOX CHURCH ON BALACLAVA STREET, MULTI PURPOSE ROOMS & OFFICES ON 1st FLOOR, 20 CHILDREN PRESCHOOL ON THE 2nd FLOOR, ALL ABOVE 2 1/2 LEVELS OF UNDERGROUND PARKING WITH ACCESS FROM BALACLAVA STREET

MUNICIPAL ADDRESS
5590 BALACLAVA STREET

LEGAL DESCRIPTION
LOT A (REFERENCE PLAN 10053) PLAN 3269, AND LOTS 1 TO 4 PLAN 7918, ALL OF BLOCK 12, DISTRICT LOT 2027, GROUP 1, NWD

SITE AREA
2529.47 sq.m 27226.99 SF

CURRENT ZONING
CD-1

BUILDING HEIGHT

ALLOWED				
	9.8 m	32.15 FEET		
PROPOSED				
	9.8 m	32.15 FEET		

GFA

ALLOWED				
	1226 sq.m	13196.55 SF		
PROPOSED				
	1226 sq.m	13196.55 SF		

SETBACKS (SEE SITE PLAN)

	REQUIRED		PROPOSED	
SOUTH	N/A		5.18 m	17 FEET
NORTH	2.1 m	6.89 FEET	2.18 m	7.15 FEET
WEST	N/A			
EAST	1 m	3.28 FEET	1.37 m	4.50 FEET

FIRE PROTECTION
FULLY SPRINKLERED BUILDING TO NFPA 13, COMBUSTIBLE CONSTRUCTION

PARKING STALL SIZE

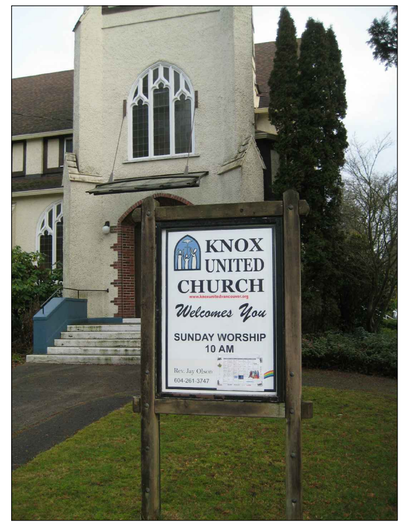
REGULAR	2.5 x 5.5 m	8'-2" x 18'-0"
SMALL	2.3 x 4.6 m	7'-6" x 15'-1"
ACCESSIBLE	4.0 x 5.5 m	13'-2" x 18'-0"

OVERALL STATISTICS

	Sq. Feet	Sq. meter
Total Area	**72174.00**	**6705.18**
Sub-Area 1	27226.66	2529.44
Allowable GFA	13197	1226
Proposed GFA	13196	1225.95
Excluded area (preschool)	3255	302.40
Sub-Area 1 FSR		**0.48**
Sub-Area 2	**44947**	**4175.74**
Allowable GFA	87564	8135
Proposed GFA	87564	8134.96
Excluded area (resid. amenity)	2606	242.11
Sub-Area 2 FSR		**1.95**
Total GFA		
Allowable GFA	**100761**	**9361**
Proposed GFA	**100760**	**9360.91**
Allwoable excluded area	**9926**	**922.20**
Proposed excluded area	**5861**	**544.50**
Total FSR		**1.40**

PROJECT DIRECTORY

		CONTACT	PHONE	E-MAIL
OWNER	HON TOWERS KERRISDALE LTD. c/o JAKIN ENGINEERING LTD. #100 - 11300 No. 5 Road Richmond BC, V7A 5J7	JAMES YONG	604-276-8367	jamesy@jakin.ca
ARCHITECT	ROSITCH HEMPHILL ARCHITECTS #10 - 120 Powell Street Vancouver, BC V6A 1G1	KEITH HEMPHILL ANCA HURST	604-669-6002	keith@rharchitects.ca anca@rharchitects.ca
LANDSCAPE ARCHITECT	PFS STUDIO 1777 West 3rd Avenue Vancouver BC, V6J 1K7	CHRIS PHILLIPS LIN LIN	604-736-5168	cphillips@pfs.bc.ca llin@pfs.bc.ca
SURVEYOR	KEN K. WONG & ASSOCAITES 5624 East Hastings Street Burnaby BC, V5B 1R4	STEVE WONG	604-294-8881	wong_associates@shawbiz.ca
GEOTECHNICAL ENGINEER	TROW CONSULTING ENGINEERING 7025 Greenwood Street Burnaby, BC V5A 1X7	MELISSA MAGNUSON	604-874-1245	
ARBORIST CONSULTANT	ARBORTECH CONSULTING #200 - 3740 Chatham Street Richmond, BC V7E 2Z3	NORM HOL	604-604-275-348	norm@aclgroup.ca
ACOUSTICAL CONSULTANT	BROWN STRACHAN ASSOCIATES #2-1290 Homer Street Vancouver, BC V6B 2Y5	ANDREW FAWCETT	604-689-0514	bsa@brownstrachan.com
LEED CONSULTANT	STANTEC #110 - 111 Dunsmuir Street Vancouver, BC V6B 6A3	GRAHAM TWYFORD-MILES	604-696-8389	Graham.Twyford-Miles@stantec.com
SENIORS SOCIETY	THE LUMINA GROUP #900 - 555 Burrard Street Vancouver BC, V7X 1M9	KATE MANCER	604-432-7949	



DRAWINGS LIST

A0.0	COVER SHEET / STATS	N/A
A0.1	CONTEXT PHOTOS	
A1.0	SITE PLAN	20' = 1'-0"
A2.0	P3 PARKING PLAN	3/32" = 1'-0"
A2.1	P2 PARKING PLAN	3/32" = 1'-0"
A2.2	P1 PARKING PLAN	3/32" = 1'-0"
A3.0	1st FLOOR PLAN	3/32" = 1'-0"
A3.1	2nd FLOOR PLAN	3/32" = 1'-0"
A3.2	ROOF PLAN	3/32" = 1'-0"
A4.0	MATERIAL BOARD	N/A
A4.1	BUILDING ELEVATIONS	3/32" = 1'-0"
A4.2	BUILDING ELEVATIONS	3/32" = 1'-0"
A5.0	BUILDING SECTIONS	3/32" = 1'-0"
A6.0	VIEWS	N/A
A6.1	PERSPECTIVES	N/A
	TOTAL PAGES	15

CONTEXT PLAN

PROJECT STATISTICS

	SF	m²	SF	m²	SF	m²
Sub-Area 2:	**27227**	**2529.47**				
Allowable GFA	**13196.55**	**1226**				
Proposed GFA:	**Included in GFA**		**Excluded from GFA**			
Existing Church:	7472	694.17				
1st Floor:	5724	531.78				
1st Floor (preschool):			358	33.26		
2nd Floor(preschool)			2897	269.14		
Total Preschool:			3255	302.40		
Total Building Area (existing church + new annex):					**16451.00**	**1528.35**
TotalGFA:	**13196**	**1226**				
FSR:		**0.48**				

PARKING						
		Church		**Preschool**	**Total**	
		one space/11 sq.m of assembly area		2 spaces for staff; one space for every 8 children		
Required			**41**	**5**		**46**
Provided	Assembly area (sq.m):		447.98			
small			12	0		
standard			27	0		
disability			2	5		
Total			**41**	**5**		**46**
LOADING						
Required						
Class A	0					0
Class B	0					1
Class C	0					0
Provided						
Class A	0					0
Class B	0					0
Class C	0					0
BICYCLE						
Required						
Class A	0					0
Class B	6					6
Provided						
Class A	3					3
Class B	6					6

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ISSUED:		DATE:
1.	COORDINATION	13 MAY 2014
2.	REVIEW	8 SEPTEMBER 2014
3.	OPEN HOUSE	2 DECEMBER 2014
4.	DP APPLICATION	26 JANUARY 2015
5.	DP RESUBMISSION	17 AUGUST 2015

ISSUED FOR
D.P. RESUBMISSION
17 AUGUST 2015

NO. REVISION:	DATE:

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CLIENT:
HON TOWERS KERRISDALE LTD.
6005 11th STREET SE, CALGARY, AB T2H 2Z3

PROJECT:
KNOX FELLOWSHIP
5590 BALACLAVA STREET
VANCOUVER, B.C.

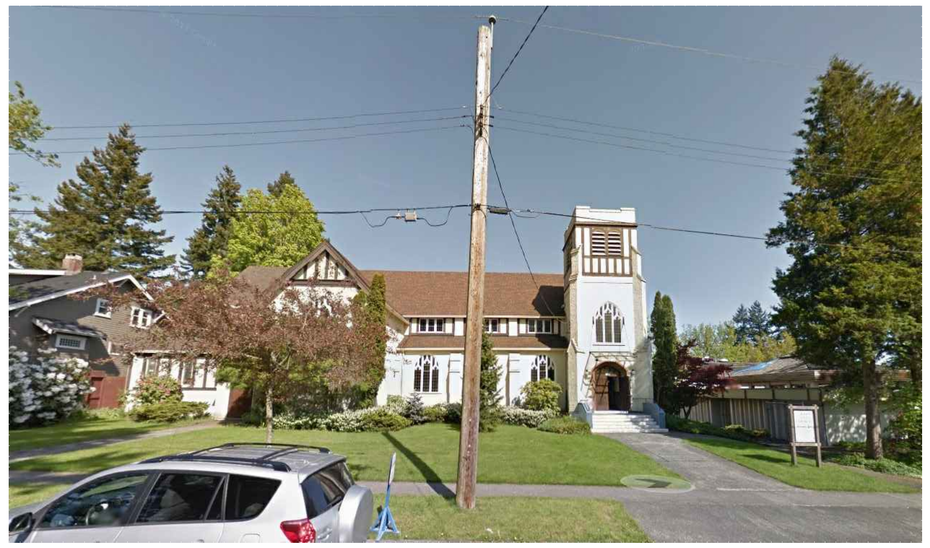
DRAWING TITLE:
COVER SHEET STATISTICS

BASE FILE : 1324-A0.0.DWG
SCALE : N/A
PLOT DATE : AUG. 2015
DRAWN : AH
CHECKED : KSH

PROJECT NO. 1324

DWG. NO. **A0.0**

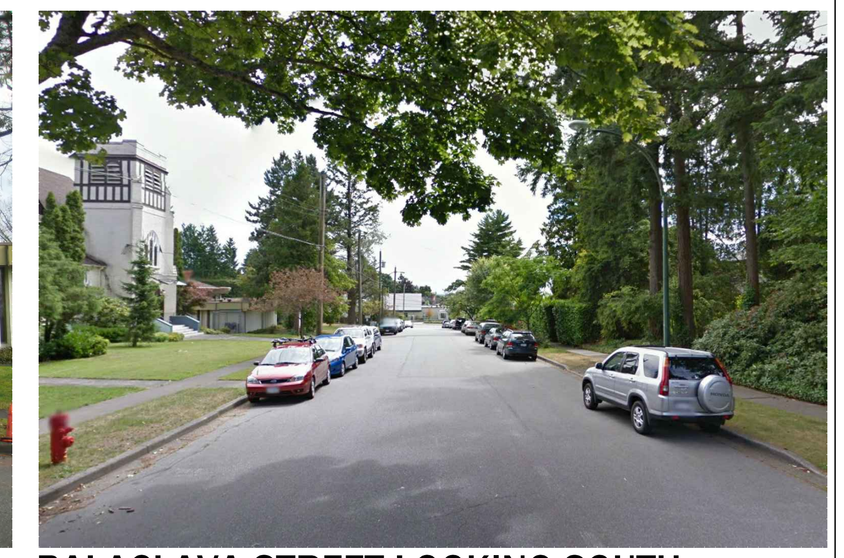
DP: DE-
BP: BU-



KNOX UNITED CHURCH AT BALACLAVA STREET

WEST SIDE AT NEW DRIVEWAY

EXISTING ANNEX BUILDING



BALACLAVA STREET LOOKING SOUTH

MEMORIAL GARDEN

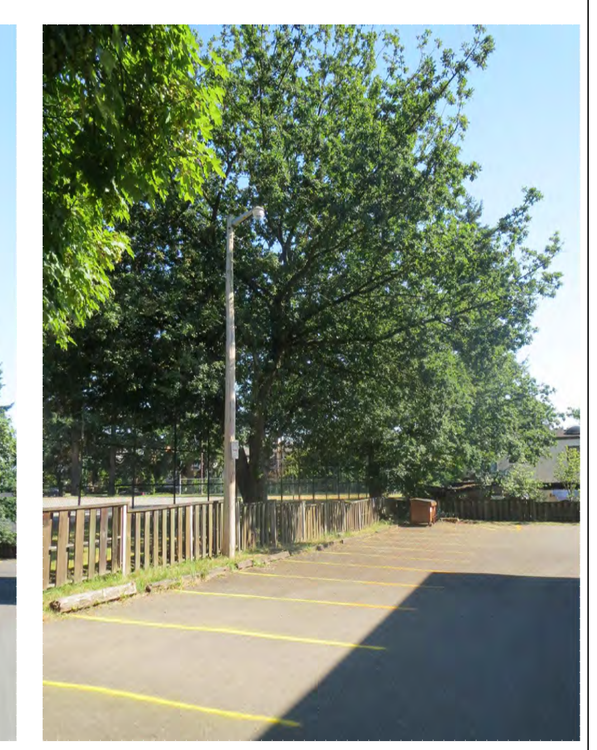
SOUTH ELEVATION

MAIN ENTRY AT COURTYARD

EAST ELEVATION AT COURTYARD

NORTH WEST VIEW AT BALACLAVA

EAST SIDE OF SITE



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PROJECT:
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5590 BALACLAVA STREET
VANCOUVER, B.C.

DRAWING TITLE:
CONTEXT PHOTOS

BASE FILE : 1324-A0.1.dwg
SCALE : 3/32"=1'-0"
PLOT DATE : AUG. 2015
DRAWN : AH
CHECKED : KSH

PROJECT NO. 1324

DWG. NO. **A0.1**

DP: DE-
BP: BU-

NOTES:
REFER TO LANDSCAPE PLANS FOR GRADING, PLANTERS, PLANTING, PAVING, OUTDOOR LIGHTING, DIRECTIONAL SIGN, FENCE, GATES AND OTHER LANDSCAPE FEATURES

DIMENSIONS ON THIS PLAN ARE MEASURED TO THE OUTSIDE OF BUILDING CLADDING

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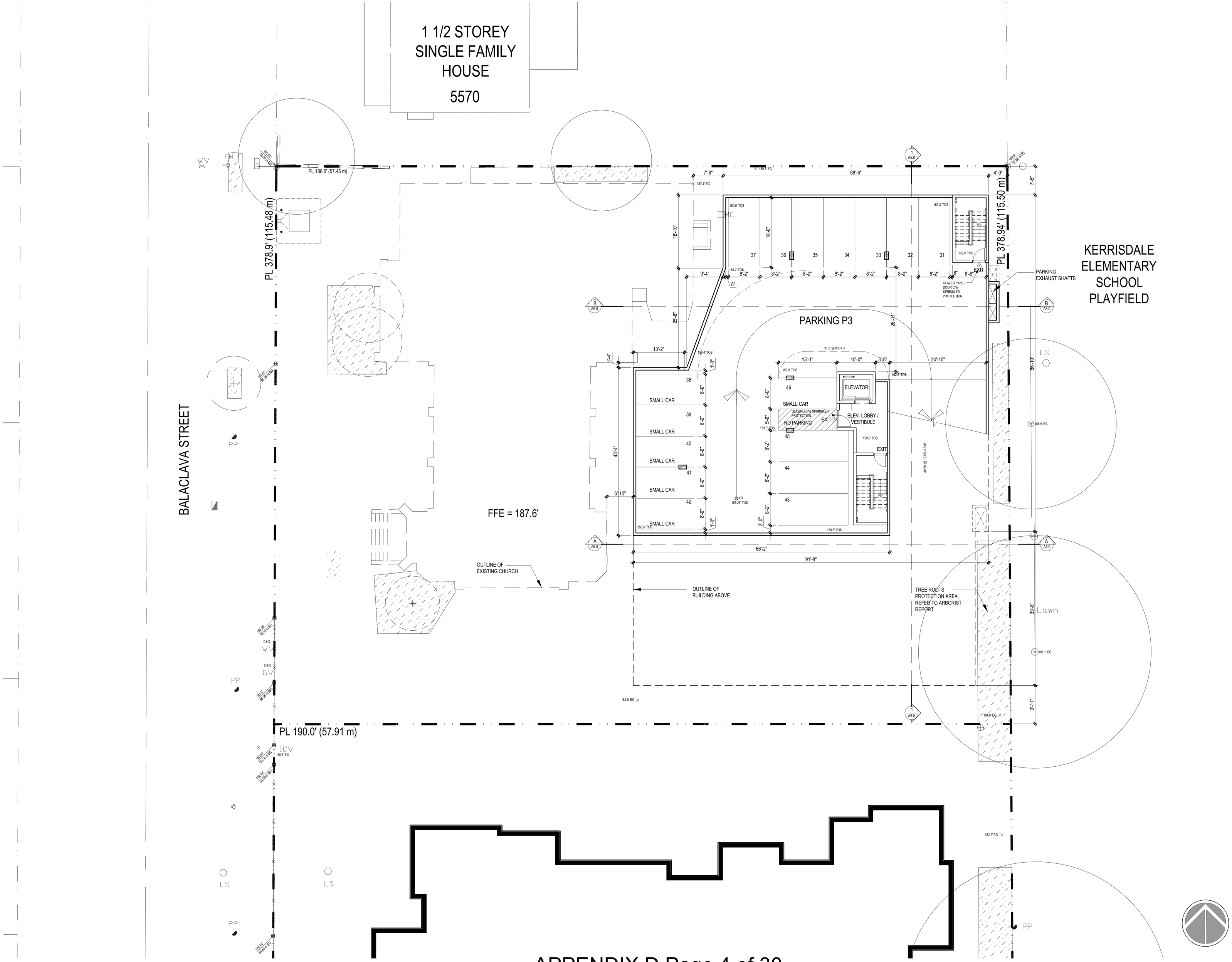
DRAWING TITLE:
TEMPORARY SITE PLAN DURING CONSTRUCTION

BASE FILE : 1324-A3.0.dwg
SCALE : 20' =1'-0"
PLOT DATE : AUG. 2015
DRAWN : AH
CHECKED : KSH

PROJECT NO. 1324

DWG. NO. **A1.0**

DP: DE-
BP: BU-



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PROJECT:
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VANCOUVER, B.C.

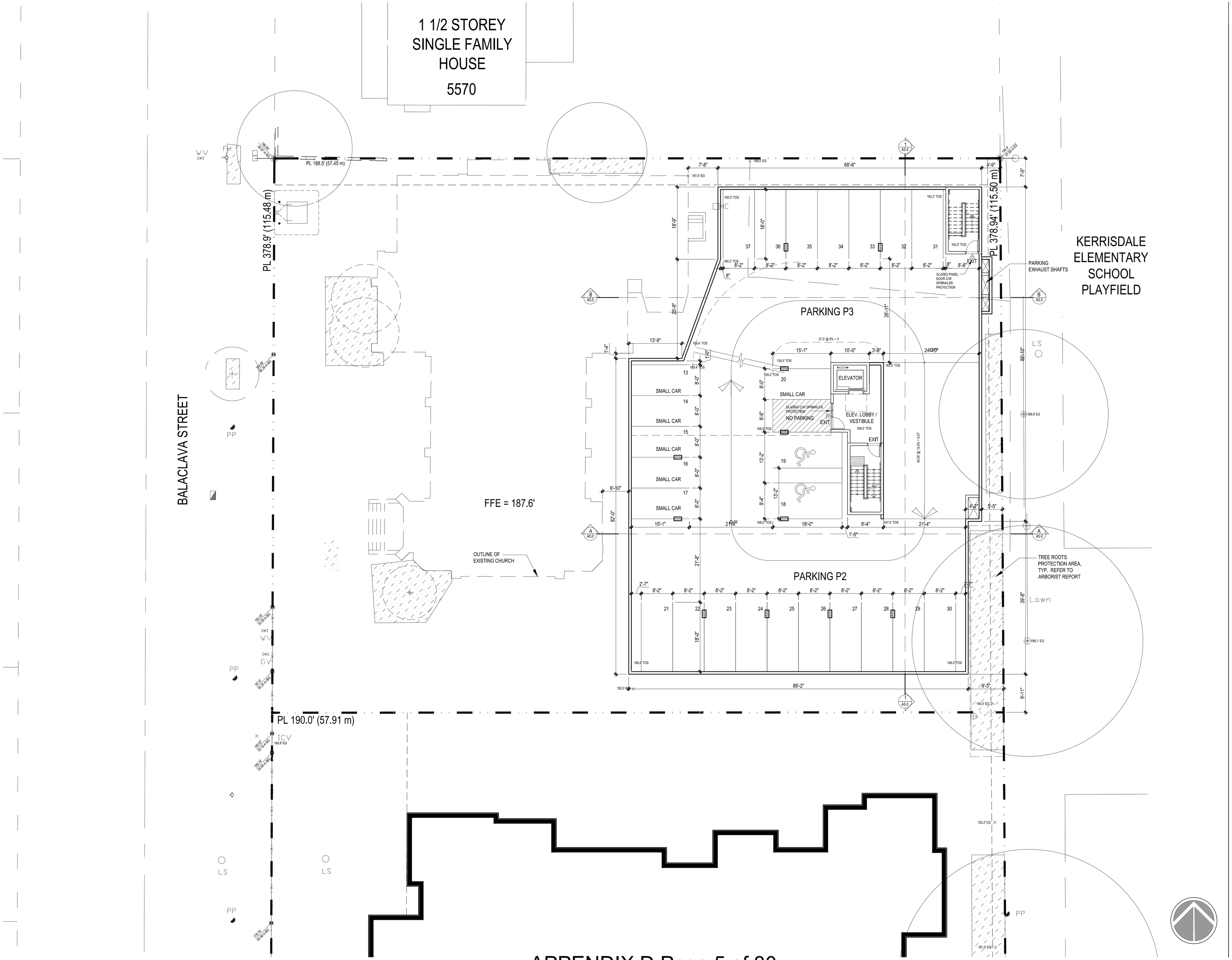
DRAWING TITLE:
PARKING PLAN P3

BASE FILE : 1324-A3.0.dwg
SCALE : 3/32"=1'-0"
PLOT DATE : AUG. 2015
DRAWN : AH
CHECKED : KSH

PROJECT NO. 1324

DWG. NO. **A2.0**

DP: DE-
BP: BU-



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PROJECT:
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VANCOUVER, B.C.

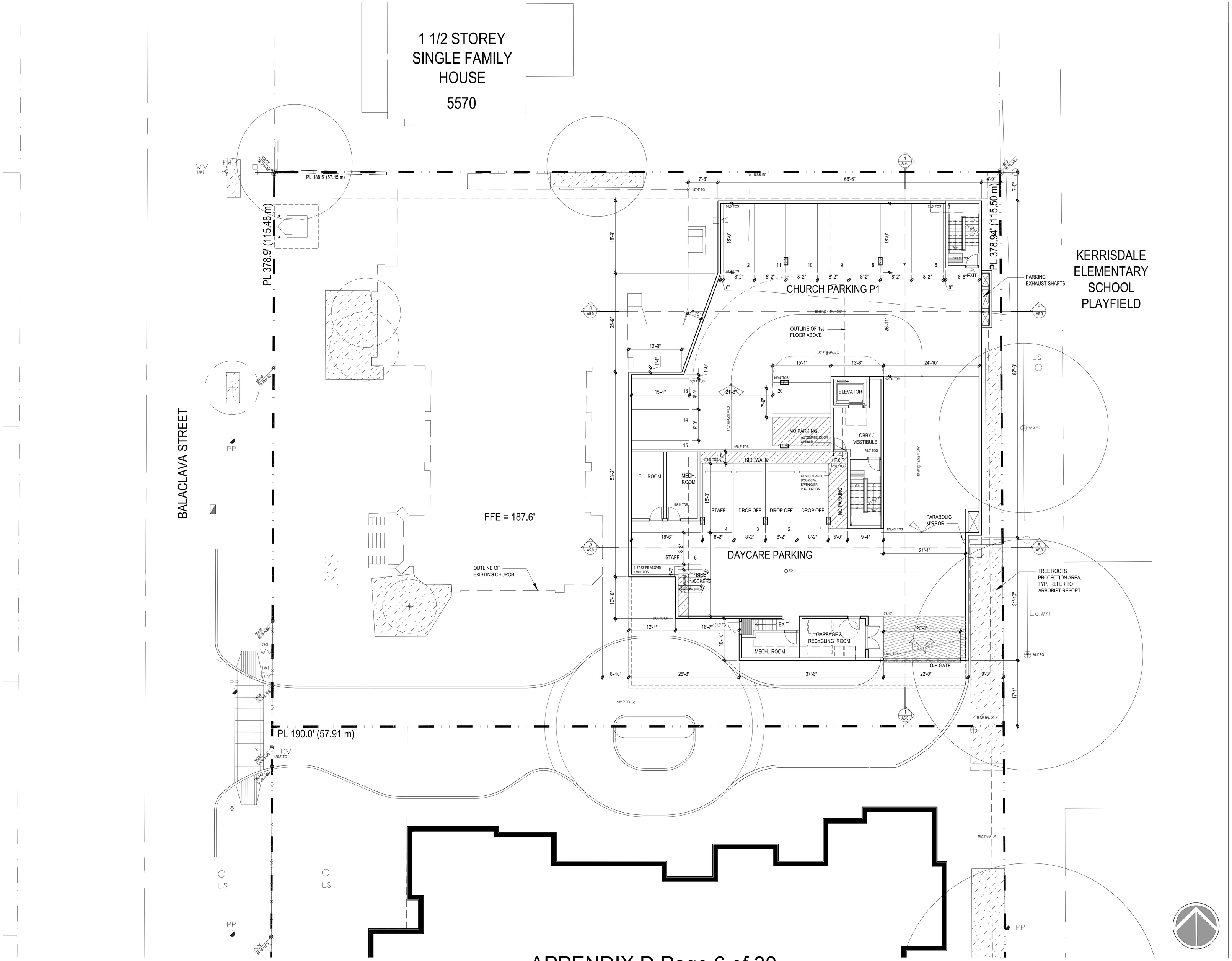
DRAWING TITLE:
PARKING PLAN P2

BASE FILE : 1324-A3.0.dwg
SCALE : 3/32"=1'-0"
PLOT DATE : AUG. 2015
DRAWN : AH
CHECKED : KSH

PROJECT NO.
1324

DWG. NO.
A2.1

DP: DE-
BP: BU-



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DRAWING TITLE:
PARKING PLAN P1

BASE FILE : 1324-A3.0.dwg
SCALE : 1/8"=1'-0"
PLOT DATE : AUG. 2015
DRAWN : AH
CHECKED : KSH

PROJECT NO. 1324

DWG. NO. **A2.2**

DP: DE-
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PROJECT:
KNOX FELLOWSHIP
5590 BALACLAVA STREET
VANCOUVER, B.C.

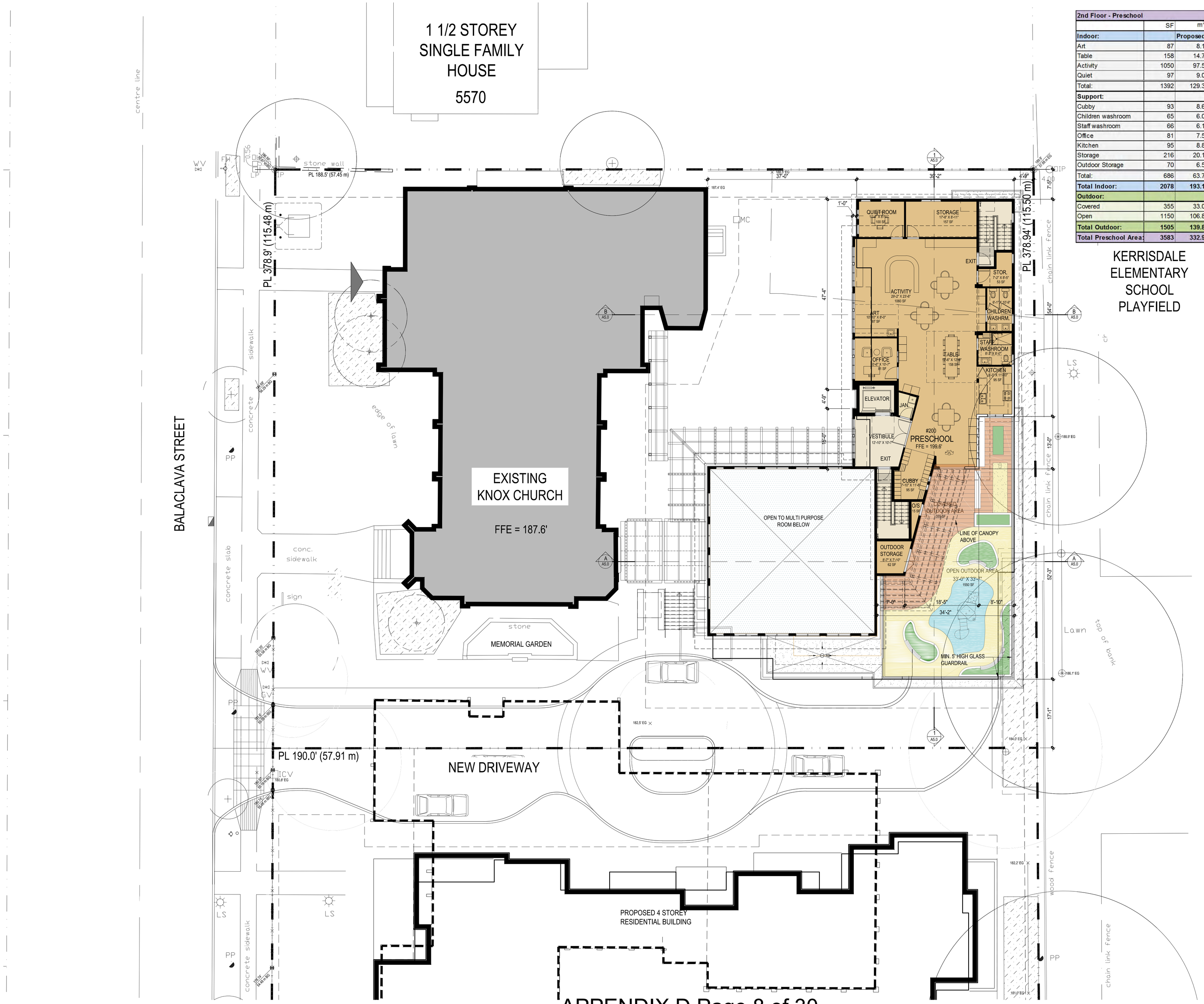
DRAWING TITLE:
1st FLOOR PLAN

BASE FILE : 1324-A3.0.dwg
SCALE : 3/32"=1'-0"
PLOT DATE : AUG. 2015
DRAWN : AH
CHECKED : KSH

PROJECT NO.
1324

DWG. NO.
A3.0

DP: DE-
BP: BU-



2nd Floor - Preschool				
	SF	m²		m²
Indoor:		**Proposed**		**Required**
Art	87	8.1		7.5
Table	158	14.7		14
Activity	1050	97.5		47.5
Quiet	97	9.0		9
Total:	1392	129.3		78
Support:				
Cubby	93	8.6		12
Children washroom	65	6.0		7
Staff washroom	66	6.1		
Office	81	7.5		12
Kitchen	95	8.8		
Storage	216	20.1		9
Outdoor Storage	70	6.5		
Total:	686	63.7		40
Total Indoor:	**2078**	**193.1**		**118**
Outdoor:				
Covered	355	33.0		33
Open	1150	106.8		107
Total Outdoor:	**1505**	**139.8**		**140**
Total Preschool Area:	**3583**	**332.9**		**258**

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PROJECT:
KNOX FELLOWSHIP
5590 BALACLAVA STREET
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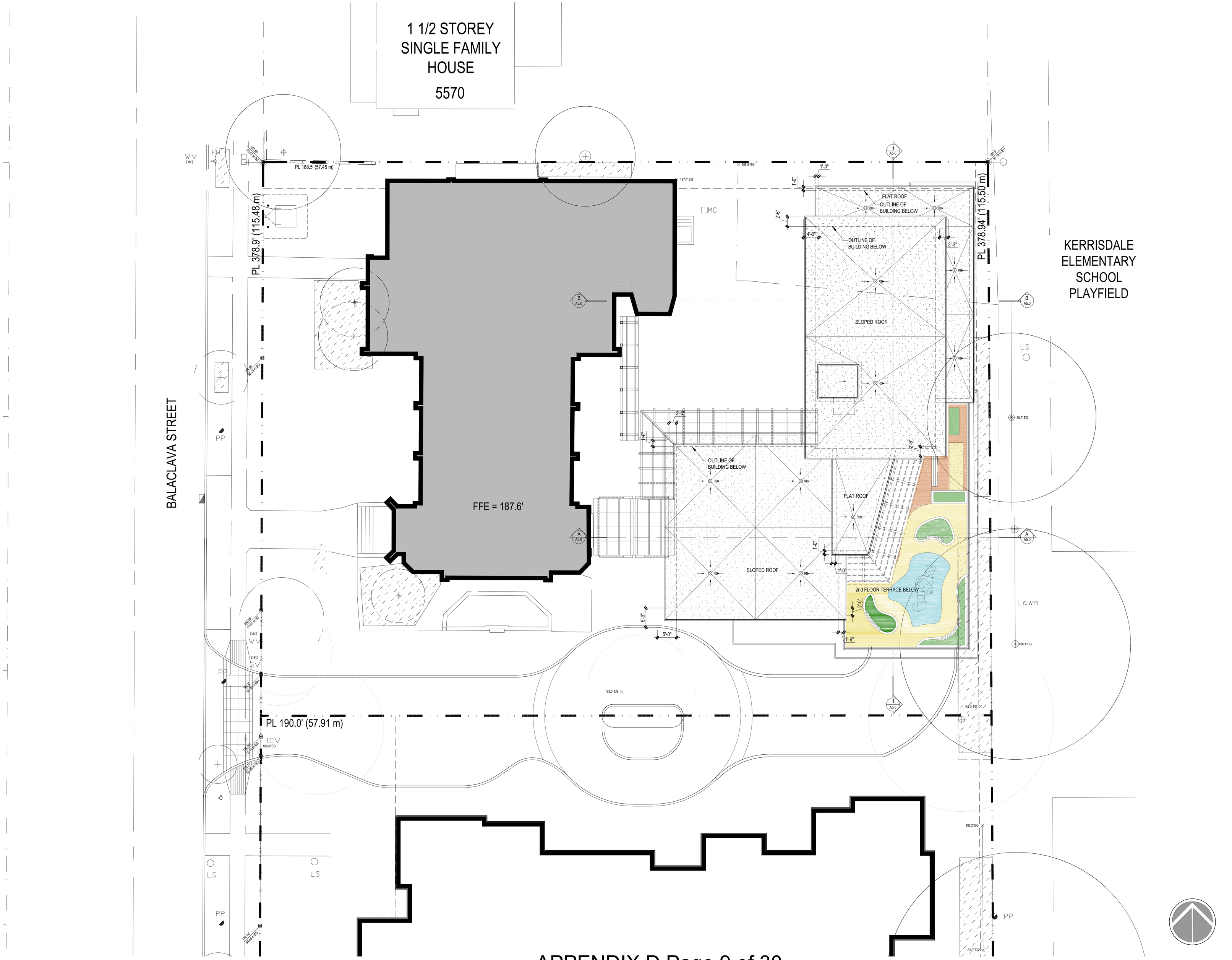
DRAWING TITLE:
2nd FLOOR PLAN PRESCHOOL

BASE FILE : 1324-A3.0.dwg
SCALE : 3/32"=1'-0"
PLOT DATE : AUG. 2015
DRAWN : AH
CHECKED : KSH

PROJECT NO. 1324

DWG. NO. **A3.1**

DP: DE-
BP: BU-



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PROJECT:
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VANCOUVER, B.C.

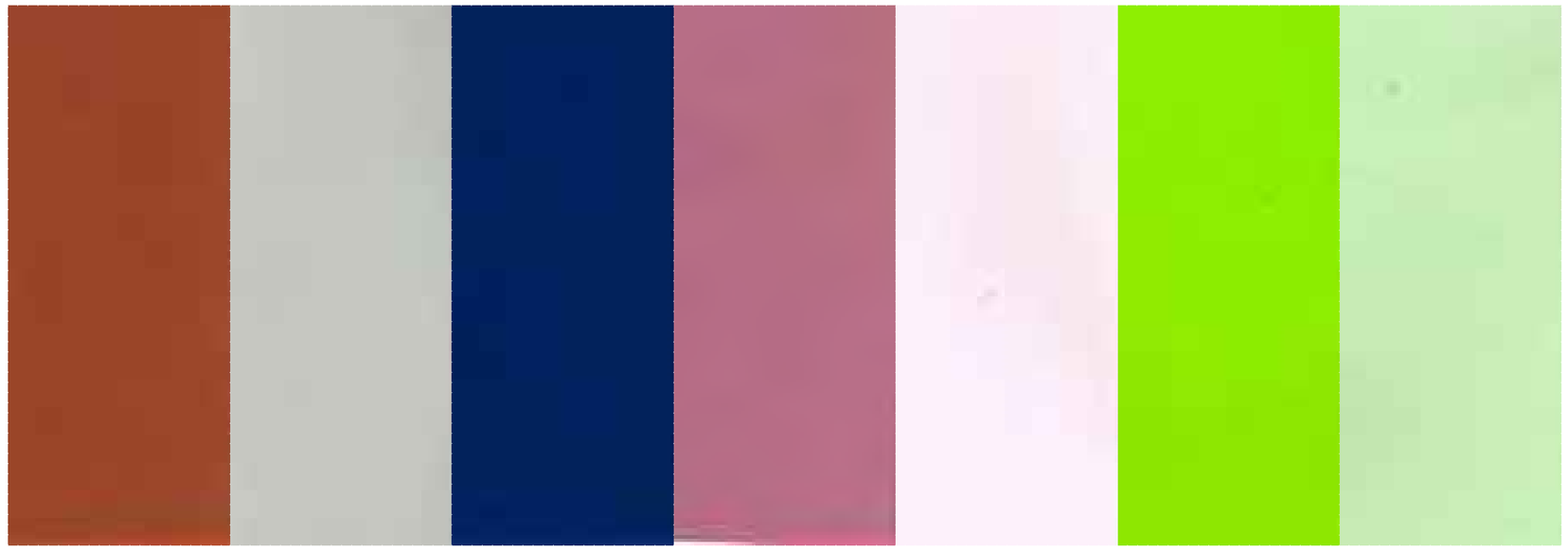
DRAWING TITLE:
ROOF PLAN

BASE FILE : 1324-A3.0.dwg
SCALE : 3/32"=1'-0"
PLOT DATE : AUG. 2015
DRAWN : AH
CHECKED : KSH

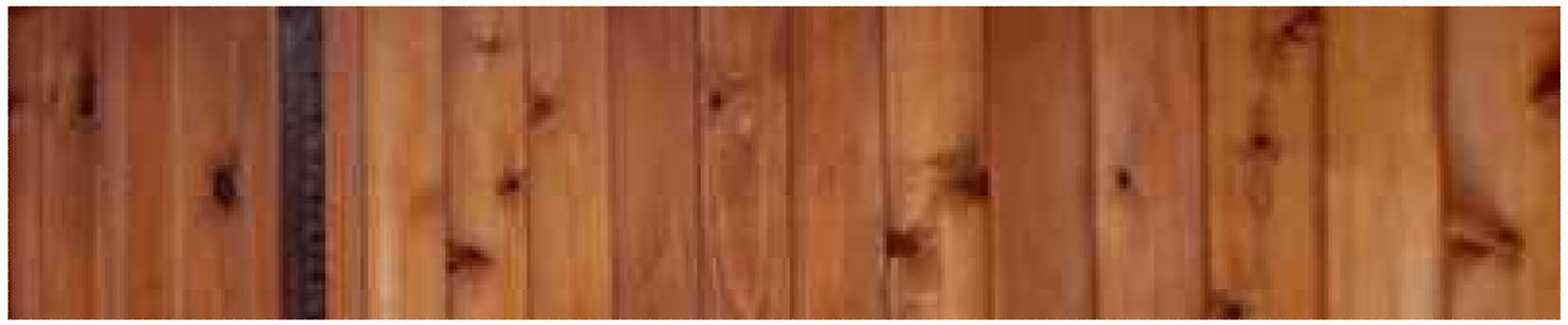
PROJECT NO. 1324

DWG. NO. **A3.2**

DP: DE-
BP: BU-



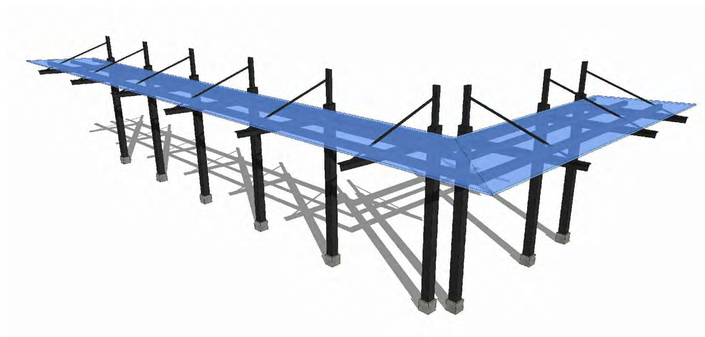
1 STUCCO 2 STUCCO 3 STUCCO 4 STUCCO 5 STUCCO 6 STUCCO 7 STUCCO



13 CEDAR SOFFIT

14 VINYL FRAME WINDOW UNIT-DOUBLE GLAZED

15 WOOD ENTRY DOOR-INSULATED



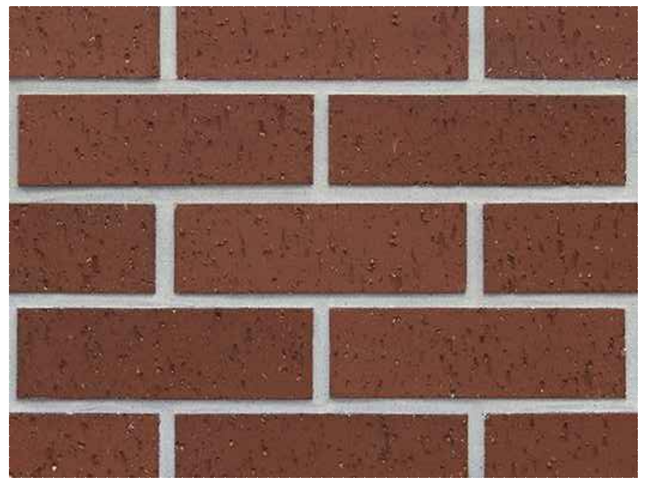
18 ALUMINUM + GLASS BRIS SOLEIL

13 ALUMINUM + GLASS RAILING

MATERIAL LEGEND

MATERIALS		COLORS
WALLS AND EXPOSED STRUCTURE		
1 STUCCO	PAINTED	CC-96 FLOWER POT
2 STUCCO	PAINTED	OC-19 SEAPEARL
3 STUCCO	PAINTED	CC-842 MISTRAL
4 STUCCO	PAINTED	2085-40 TASTE OF BERRY
5 STUCCO	PAINTED	2000-60 LIGHT CHIFFON PINK
6 STUCCO	PAINTED	2026-10 LIME GREEN
7 STUCCO	PAINTED	2034-50 ACADIA GREEN
8 BRICK	PREFINISHED	DL - HEBRON GARNET VELOUR
9 ARCHITECTURAL CONCRETE - SACKED/ STUCCO	PAINTED	HC-169
ROOFS, SOFFITS AND FLASHING		
10 22 GAUGE ALUMINUM FLASHING	PREFINISHED	BAYCOAT 8000+ BLACK
12 ROOFING MEMBRANE BALLAST		LIGHT COLOUR GRAVEL/SOLAR REFLECTANCE INDEX OF 78
DOORS AND WINDOWS		
14 VINYL FRAME WINDOW- DOUBLE GLAZED	PREFINISHED	BLACK
15 WOOD ENTRY DOOR - INSULATED	PREFINISHED	MANUFACTURER STOCK "NATURAL"
16 METAL EXIT DOOR - INSULATED	PREFINISHED	BLACK
MISCELLANEOUS		
17 ALUMINUM+ GLASS RAILING	PREFINISHED ALUMINUM	BLACK
18 GLASS + STEEL CANOPY	PREFINISHED STEEL	BLACK

10 ALUMINUM FLASHING



8 BRICK

9 PAINTED ARCHITECTURAL CONCRETE/ STUCCO

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ISSUED:		DATE:
1.	COORDINATION	13 MAY 2014
2.	REVIEW	8 SEPTEMBER 2014
3.	OPEN HOUSE	2 DECEMBER 2014
4.	DP APPLICATION	26 JANUARY 2015
5.	DP RESUBMISSION	17 AUGUST 2015

ISSUED FOR
D.P. RESUBMISSION
17 AUGUST 2015

NO.	REVISION:	DATE:

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CLIENT:
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6005 11th STREET SE, CALGARY, AB T2H 2Z3

PROJECT:
KNOX FELLOWSHIP
5590 BALACLAVA STREET
VANCOUVER, B.C.

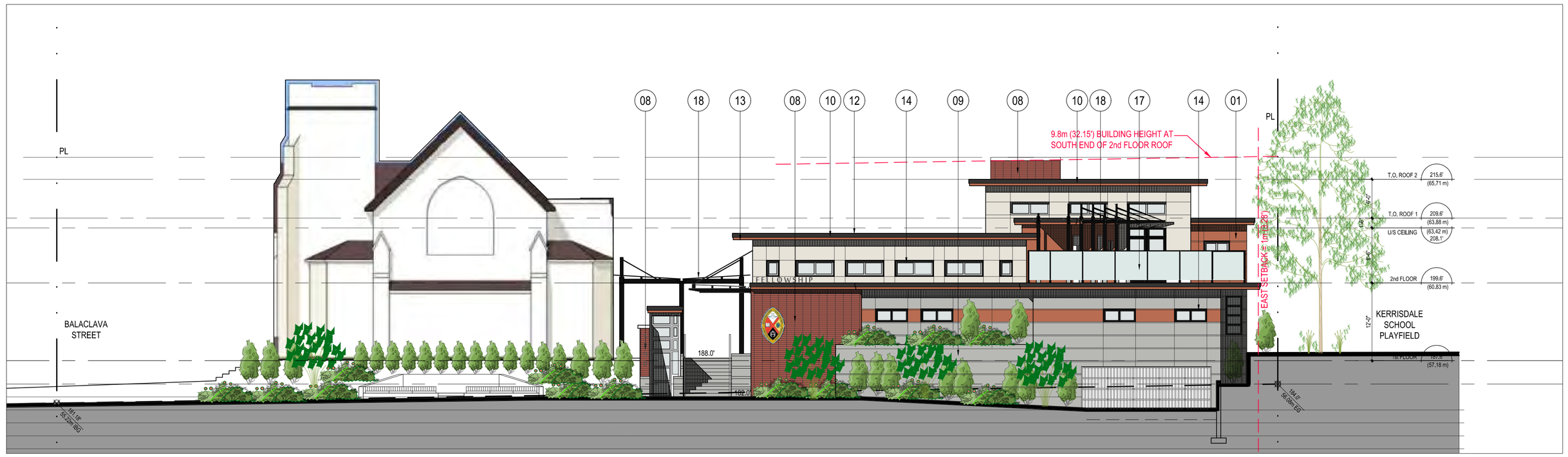
DRAWING TITLE:
MATERIAL BOARD

BASE FILE : 1324-A4.0.dwg
SCALE : N/A
PLOT DATE : AUG. 2015
DRAWN : CH
CHECKED : KSH

PROJECT NO. 1324

DWG. NO. **A4.0**

DP: DE-
BP: BU-



SOUTH ELEVATION

WEST ELEVATION

MATERIAL LEGEND

MATERIALS		COLORS
WALLS AND EXPOSED STRUCTURE		
1 STUCCO	PAINTED	CC-06 FLOWER POT
2 STUCCO	PAINTED	OC-19 SEAPEARL
3 STUCCO	PAINTED	CC-642 MISTRAL
4 STUCCO	PAINTED	2085-40 TASTE OF BERRY
5 STUCCO	PAINTED	2000-60 LIGHT CHIFFON PINK
6 STUCCO	PAINTED	2026-10 LIME GREEN
7 STUCCO	PAINTED	2034-50 ACADIA GREEN
8 BRICK	PREFINISHED	EXL - HEBRON GARNET VELOUR
9 ARCHITECTURAL CONCRETE - SACKED/ STUCCO	PAINTED	HC-169
ROOFS, SOFFITS AND FLASHING		
10 22 GAUGE ALUMINUM FLASHING	PREFINISHED	BAYCOAT 8000+ BLACK
12 ROOFING MEMBRANE BALLAST		LIGHT COLOUR GRAVEL/SOLAR REFLECTANCE INDEX OF 78
DOORS AND WINDOWS		
14 VINYL FRAME WINDOW- DOUBLE GLAZED	PREFINISHED	BLACK
15 WOOD ENTRY DOOR - INSULATED	PREFINISHED	MANUFACTURER STOCK "NATURAL"
16 METAL EXIT DOOR - INSULATED	PREFINISHED	BLACK
MISCELLANEOUS		
17 ALUMINUM+ GLASS RAILING	PREFINISHED ALUMINUM	BLACK
18 GLASS + STEEL CANOPY	PREFINISHED STEEL	BLACK

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D.P. RESUBMISSION
17 AUGUST 2015

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PROJECT:
KNOX FELLOWSHIP
5590 BALACLAVA STREET
VANCOUVER, B.C.

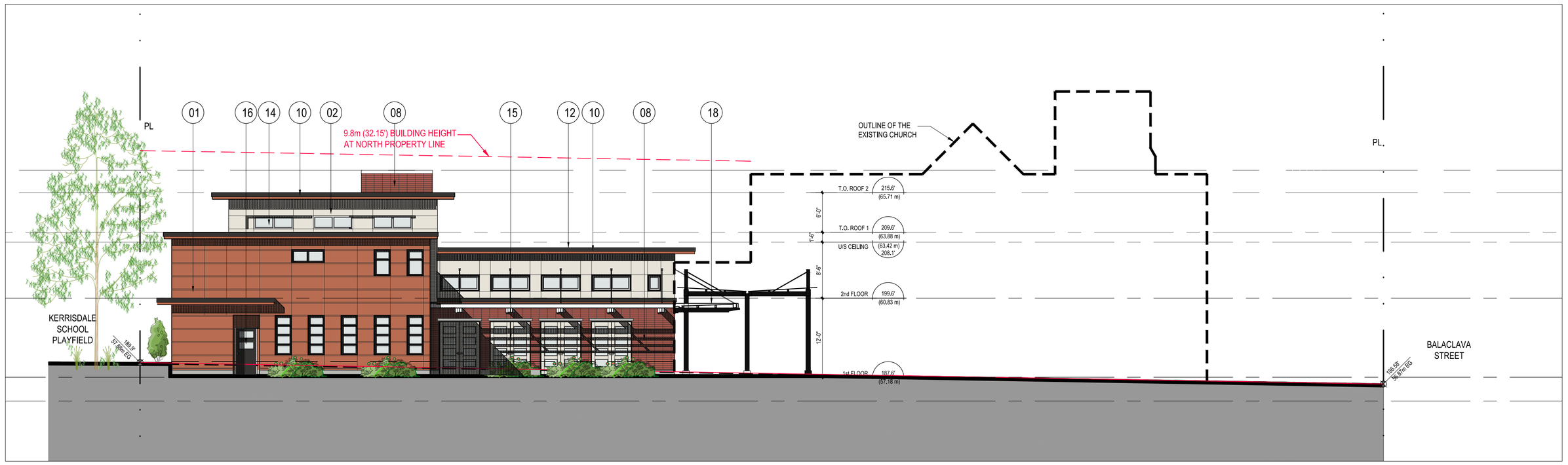
DRAWING TITLE:
ELEVATIONS SOUTH AND WEST

BASE FILE : 1324-A4.1.dwg
SCALE : 3/32"=1'-0"
PLOT DATE : AUG. 2015
DRAWN : AH
CHECKED : KSH

PROJECT NO. 1324

DWG. NO. **A4.1**

DP: DE-
BP: BU-



NORTH ELEVATION

EAST ELEVATION

MATERIAL LEGEND

MATERIALS		COLORS
WALLS AND EXPOSED STRUCTURE		
1 STUCCO	PAINTED	CC-96 FLOWER POT
2 STUCCO	PAINTED	OC-19 SEAPEARL
3 STUCCO	PAINTED	CC-842 MISTRAL
4 STUCCO	PAINTED	2085-40 TASTE OF BERRY
5 STUCCO	PAINTED	2000-60 LIGHT CHIFFON PINK
6 STUCCO	PAINTED	2026-10 LIME GREEN
7 STUCCO	PAINTED	2034-50 ACADIA GREEN
8 BRICK	PREFINISHED	EKL - HEBRON GARNET VELOUR
9 ARCHITECTURAL CONCRETE - SACKED/ STUCCO	PAINTED	HC-169
ROOFS, SOFFITS AND FLASHING		
10 22 GAUGE ALUMINUM FLASHING	PREFINISHED	BAYCOAT 8000+ BLACK
13 ROOFING MEMBRANE BALLAST		LIGHT COLOUR GRAVEL-SOLAR REFLECTANCE INDEX OF 78
DOORS AND WINDOWS		
14 VINYL FRAME WINDOW- DOUBLE GLAZED	PREFINISHED	BLACK
15 WOOD ENTRY DOOR + INSULATED	PREFINISHED	MANUFACTURER STOCK "NATURAL"
16 METAL EXIT DOOR + INSULATED	PREFINISHED	BLACK
MISCELLANEOUS		
17 ALUMINUM+ GLASS RAILING	PREFINISHED ALUMINUM	BLACK
18 GLASS + STEEL CANOPY	PREFINISHED STEEL	BLACK

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D.P. RESUBMISSION
17 AUGUST 2015

NO.	REVISION:	DATE:

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PROJECT:
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5590 BALACLAVA STREET
VANCOUVER, B.C.

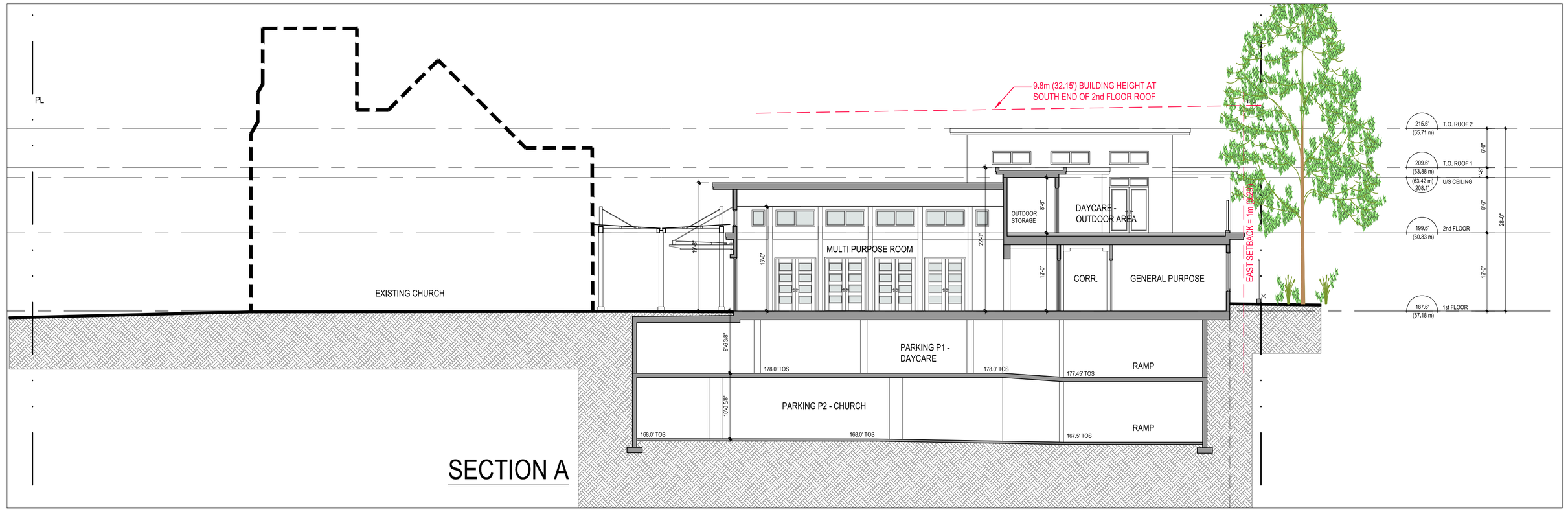
DRAWING TITLE:
ELEVATIONS NORTH & EAST

BASE FILE : 1324-A4.1.dwg
SCALE : 3/32"=1'-0"
PLOT DATE : AUG. 2015
DRAWN : AH
CHECKED : KSH

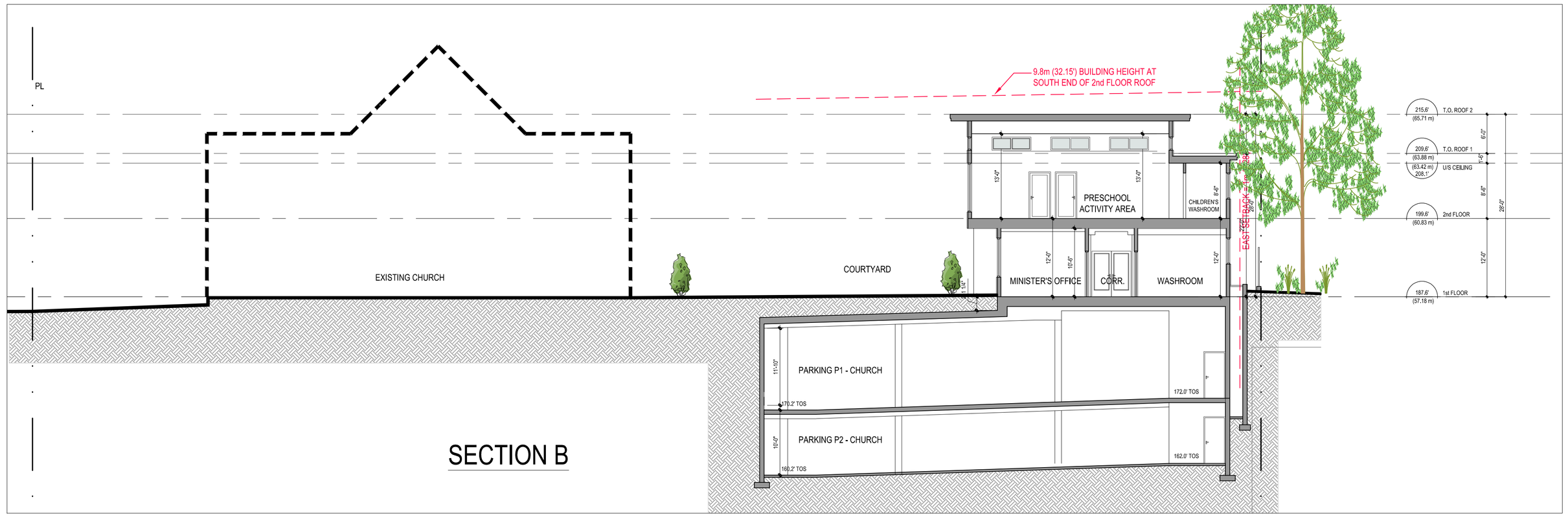
PROJECT NO. 1324

DWG. NO. **A4.2**

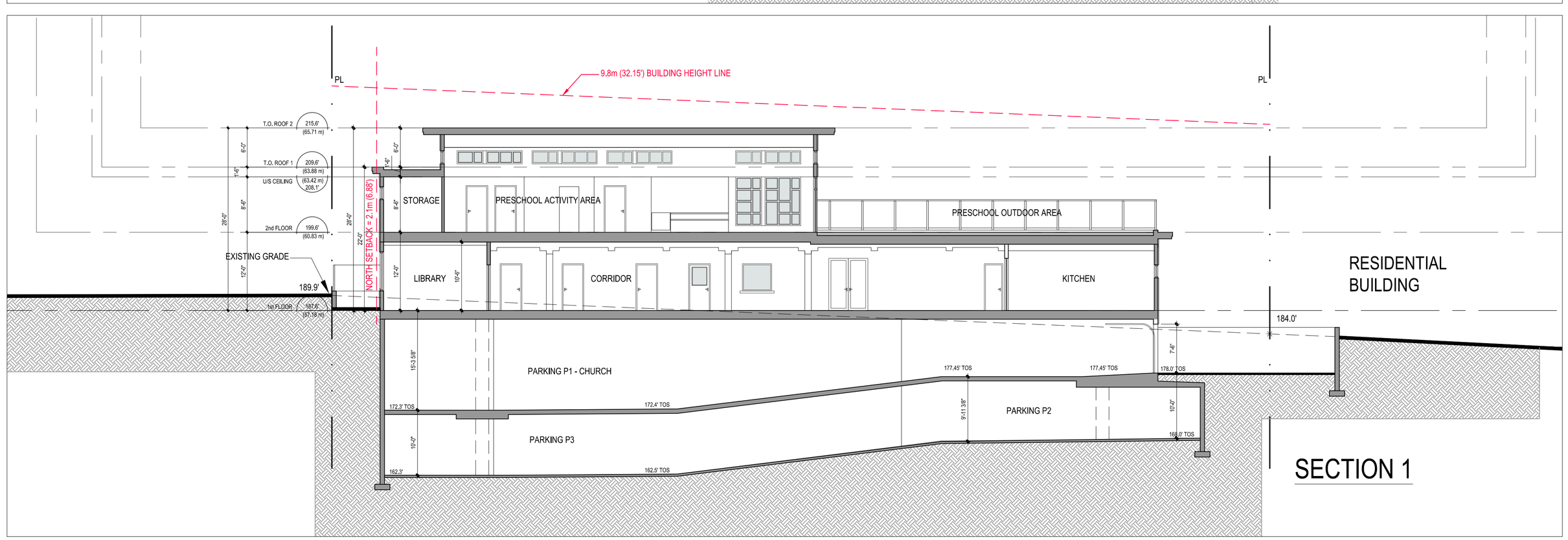
DP: DE-
BP: BU-



SECTION A



SECTION B



SECTION 1

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PROJECT:
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5590 BALACLAVA STREET
VANCOUVER, B.C.

DRAWING TITLE:
SECTIONS A, B AND 1

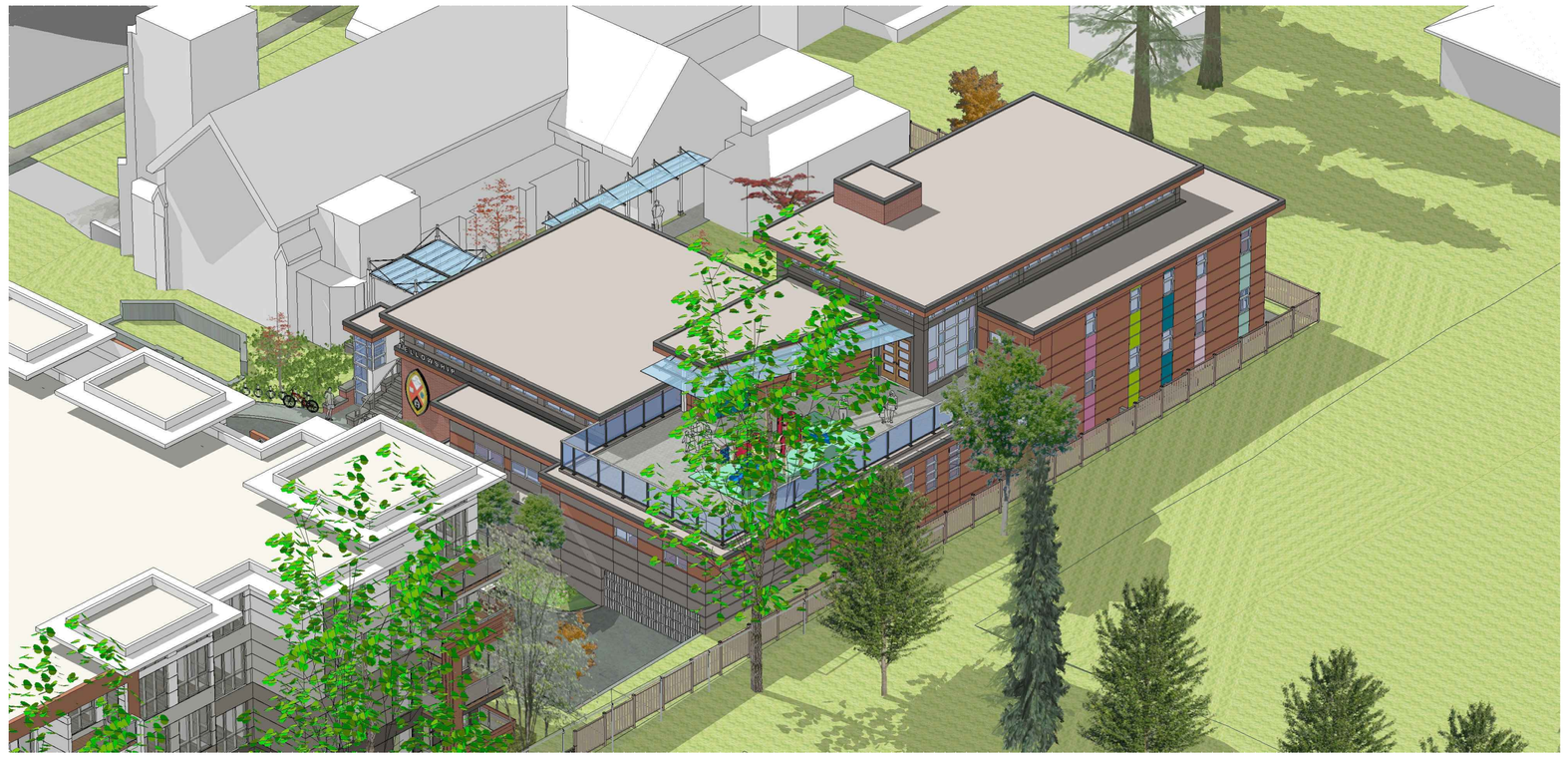
BASE FILE : 1324-A5.0.dwg
SCALE : 3/32"=1'-0"
PLOT DATE : AUG. 2015
DRAWN : AH
CHECKED : KSH

PROJECT NO. 1324

DWG. NO. **A5.0**

DP: DE-
BP: BU-

SOUTH WEST



SOUTH EAST

NORTH WEST

NORTH EAST

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17 AUGUST 2015

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PROJECT:
KNOX FELLOWSHIP
5590 BALACLAVA STREET
VANCOUVER, B.C.

DRAWING TITLE:
BIRD'S EYE VIEWS

BASE FILE : 1324-A6.0.DWG
SCALE : N/A
PLOT DATE : AUG. 2015
DRAWN : PS
CHECKED : KSH

PROJECT NO. 1324

DWG. NO. **A6.0**

DP: DE-
BP: BU-

SOUTH SIDE

SOUTH EAST CORNER

COURTYARD

FELLOWSHIP MAIN ENTRY

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17 AUGUST 2015

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6005 11th STREET SE, CALGARY, AB T2H 2Z3

PROJECT:
KNOX FELLOWSHIP
5590 BALACLAVA STREET
VANCOUVER, B.C.

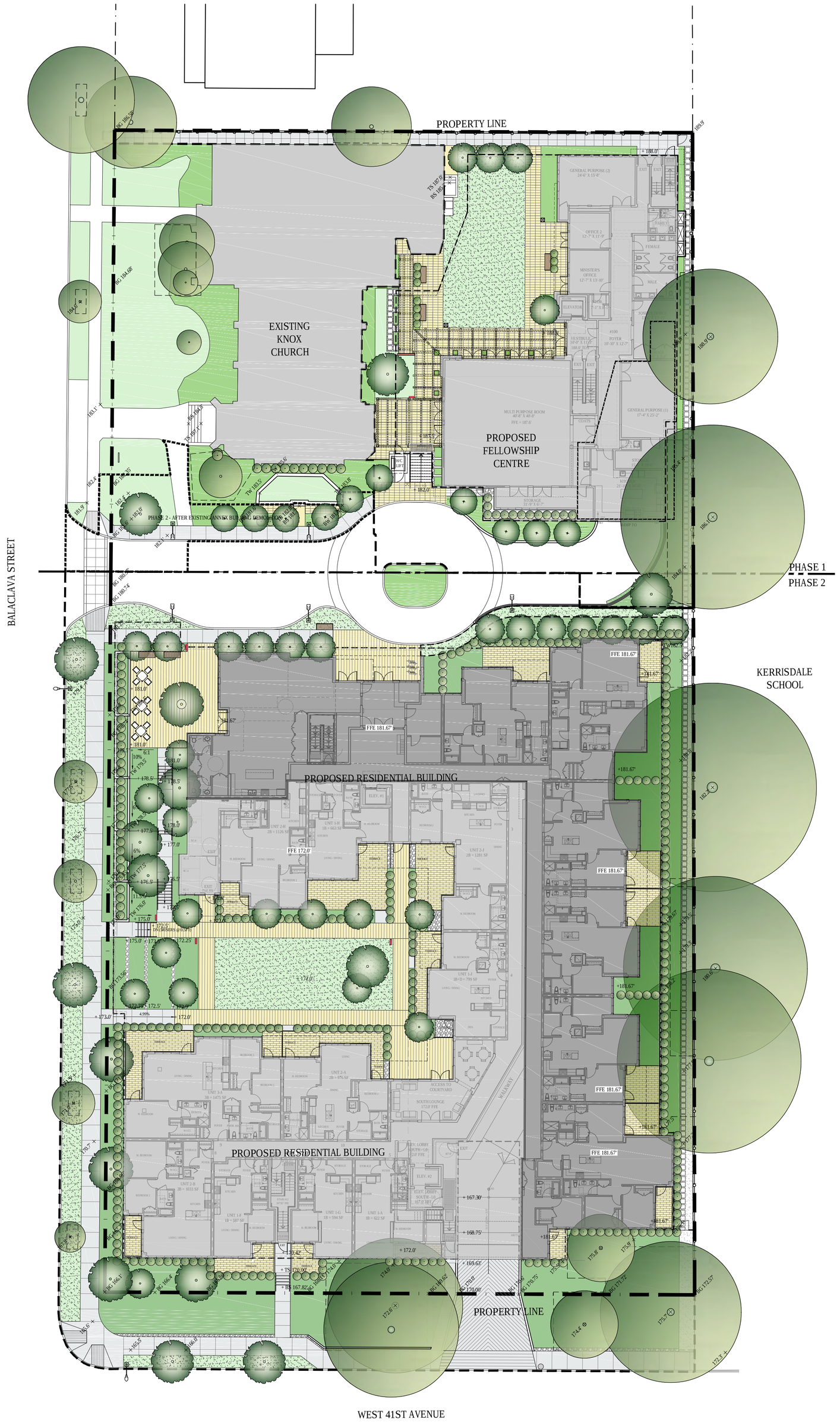
DRAWING TITLE:
PERSPECTIVES

BASE FILE : 1324-A6.0.DWG
SCALE : N/A
PLOT DATE : AUG. 2015
DRAWN : PS
CHECKED : KSH

PROJECT NO. 1324

DWG. NO. **A6.1**

DP: DE-
BP: BU-



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1. ISSUED FOR DP	JANUARY 26, 2015
1. REISSUED FOR DP	AUGUST 17, 2015

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CLIENT:
HON TOWERS KERRISDALE LTD.
6005 11th STREET SE, CALGARY, AB T2H 2Z3

PROJECT:
KNOX_FELLOWSHIP&RESIDENTIAL_BUILDING
WEST 41st AVE & BALACLAVA
VANCOUVER, B.C.

DRAWING TITLE:
OVERALL SITE PLAN

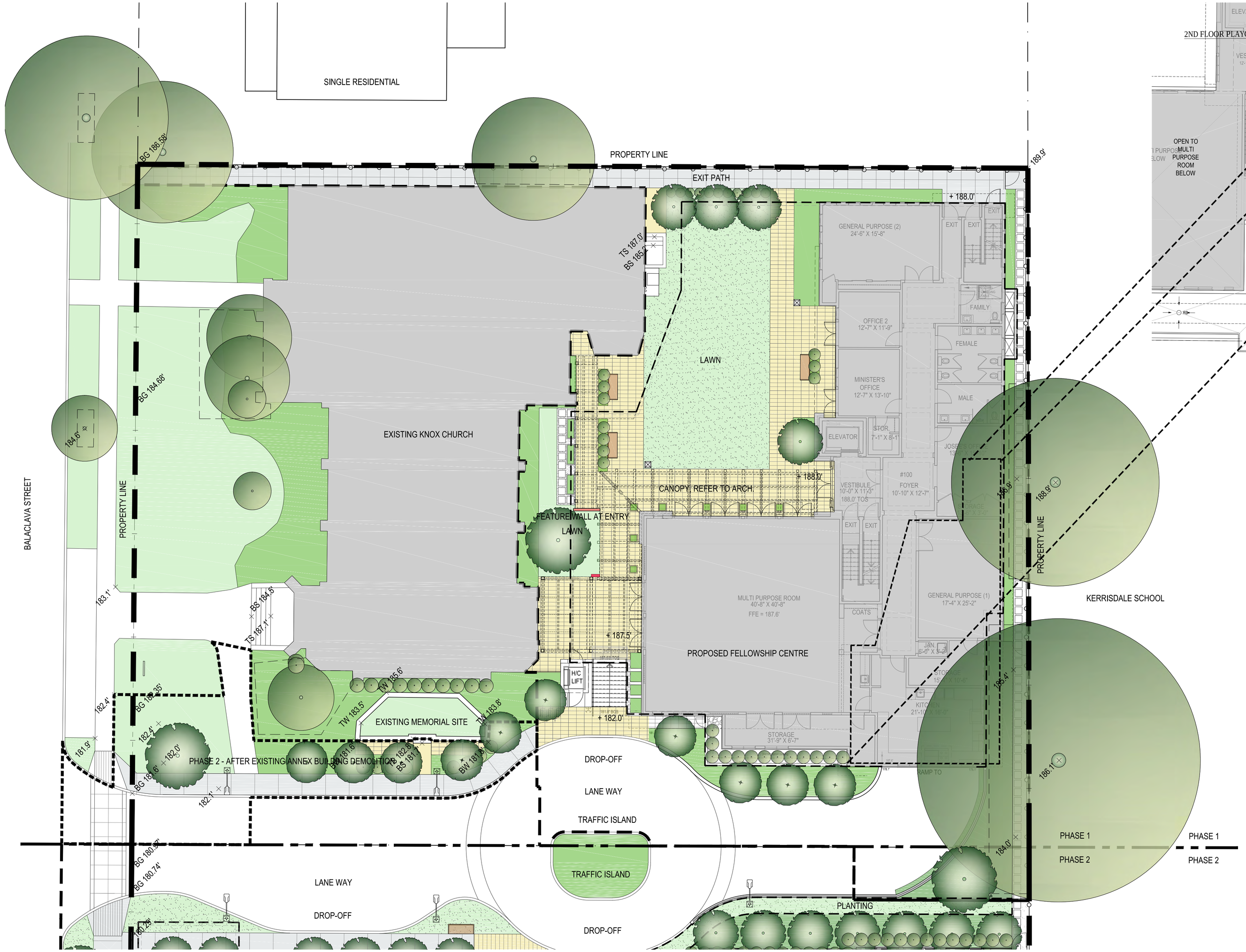
BASE FILE :
SCALE : NOT TO SCALE
PLOT DATE :
DRAWN : LL/HL
CHECKED :

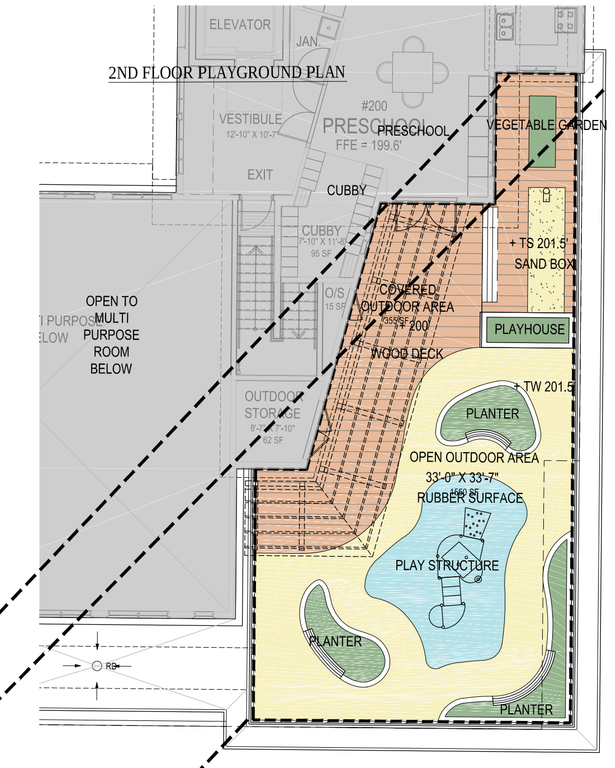
PROJECT NO. 13012

DWG. NO. **L0.0**

DP: DE-
BP: BU-

P:\2013\13012 - 41st and Balaclava\13012 - AutoCAD\13012 - 41st Balaclava landscape base - coloured plans.dwg Plot Date: 8/13/2015 6:58:14 PM User: Lin Lin



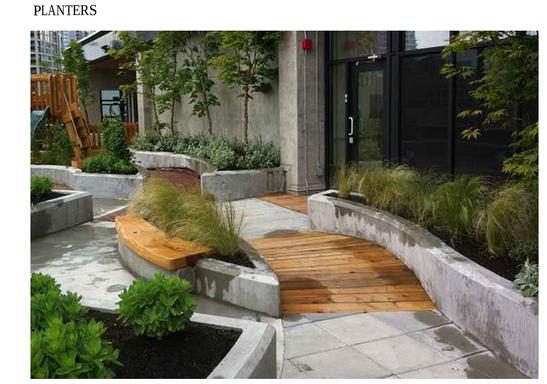


PRECEDENT IMAGES - PLAYGROUND

RUBBER SURFACE

SAND BOX

PLANTERS



PRECEDENT IMAGES - KNOX FELLOWSHIP CENTRE COURTYARD

PROGRAM EXAMPLE - OUTDOOR WEDDING (LAWN)

FEATURE WALL AT ENTRY

PAVING A - PRECAST CONCRETE PAVING

PAVING B - STEPPING STONE

SITE FURNITURE A - BENCHES

SITE FURNITURE B - PLANTERS

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PROJECT:
KNOX_FELLOWSHIP
WEST 41st AVE & BALACLAVA
VANCOUVER, B.C.

DRAWING TITLE:
LANDSCAPE SITE PLAN
GROUND & 2ND FLOOR PLAYGROUND

BASE FILE :
SCALE : 3/32"=1'-0"
PLOT DATE :
DRAWN : LL/HL
CHECKED :

PROJECT NO. 13012

DWG. NO. **L0.1**

DP: DE-
BP: BU-

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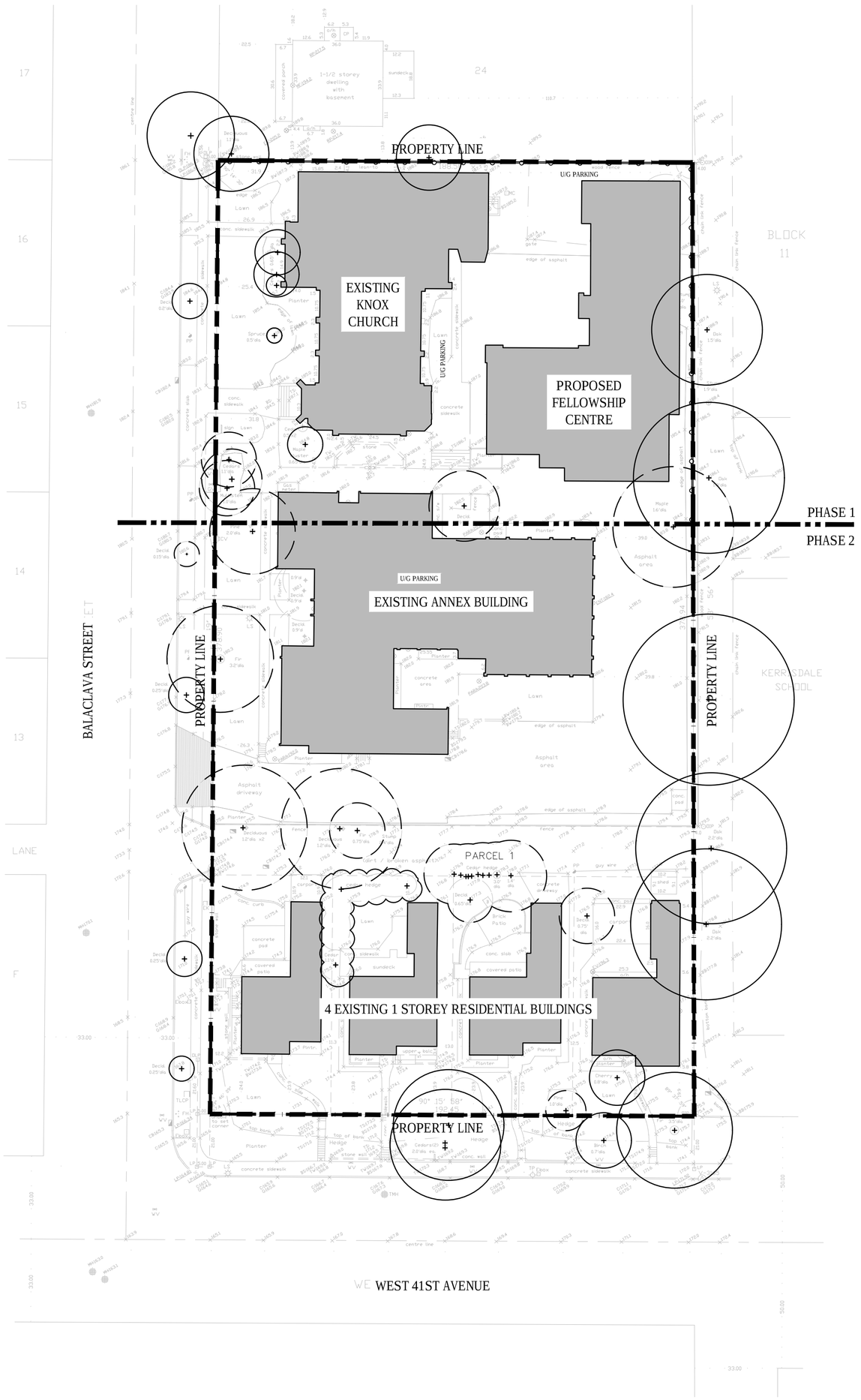
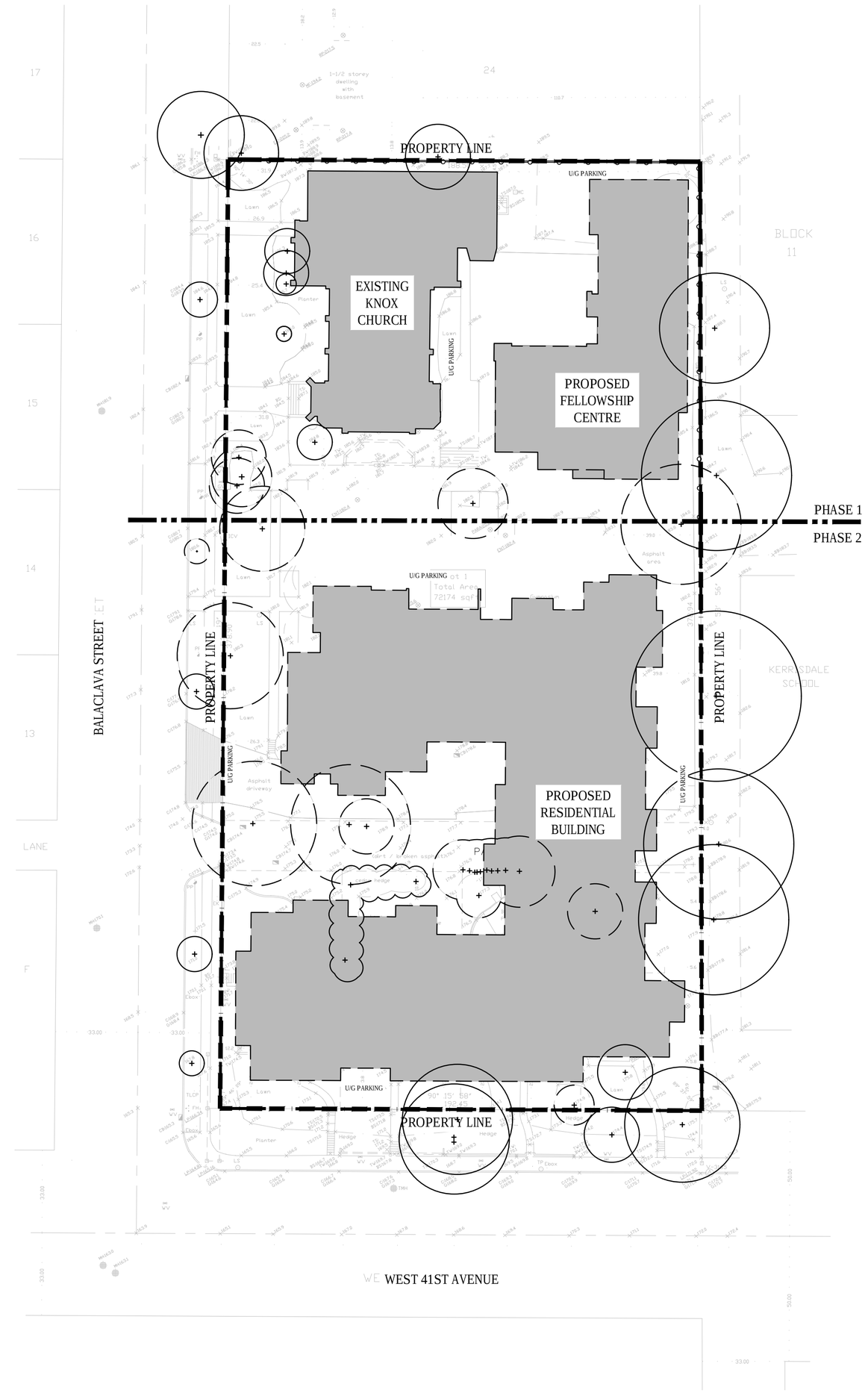


1 - PHASE 1 - EXISTING KNOX CHURCH & FELLOWSHIP CENTRE

SCALE: 1/32"=1'-0"



2 - PHASE 2 - RESIDENTIAL BUILDING

SCALE: 1/32"=1'-0"

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PROJECT:
KNOX_FELLOWSHIP
WEST 41st AVE & BALACLAVA
VANCOUVER, B.C.

DRAWING TITLE:
PHASE PLAN

BASE FILE :
SCALE : 1/32"=1'-0"
PLOT DATE :
DRAWN : LL/HL
CHECKED :

PROJECT NO. 13012

DWG. NO. **L1.0**

DP: DE-
BP: BU-

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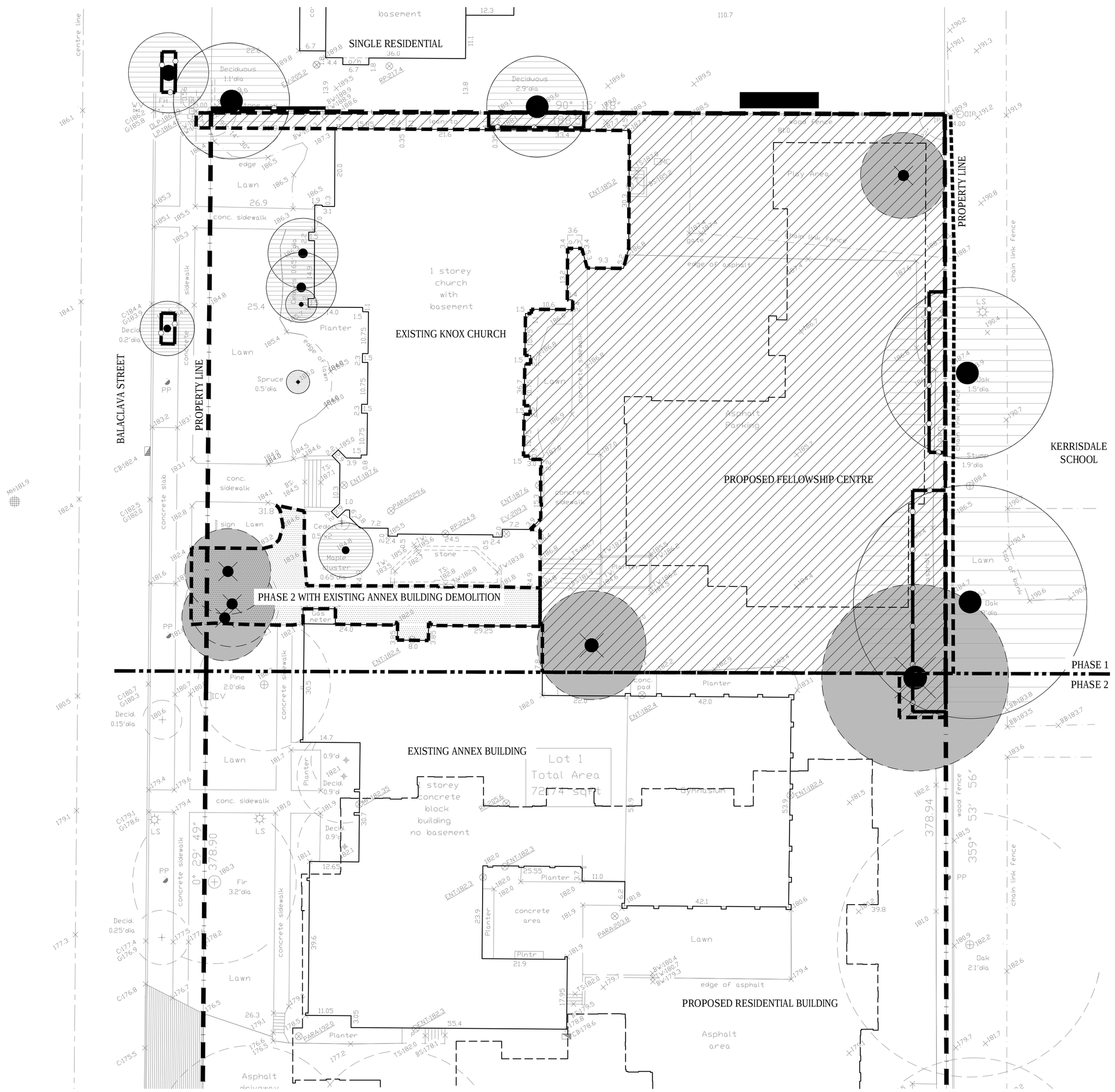


LEGEND

- HARDSCAPE TO BE REMOVED - PHASE 1
- HARDSCAPE TO BE REMOVED - PHASE 2
- WOOD FENCE TO BE REMOVED
- PROPERTY LINE
- PHASE LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- TREES TO BE REMOVED
- TREES TO BE RETAINED
- EXTENT OF TREES PROTECTION FENCING

NOTES

1. THIS DRAWING IS FOR REFERENCE ONLY. REFER TO THE SURVEY MAP DATED MARCH 27, 2013 PROVIDED BY KEN K. WONG AND ASSOCIATES CANADA AND B.C. LAND SURVEYORS.

2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO LANDSCAPE FEATURES REMOVAL.

3. ALL PRUNING TO BE DONE UNDER THE SUPERVISION OF THE APPOINTED ARBORIST AS PER SPEC.

4. REFER TO CIVIL DRAWINGS FOR REMOVAL, RETENTION AND/OR RELOCATION OF EXISTING PARKING AND SITE SERVICES.

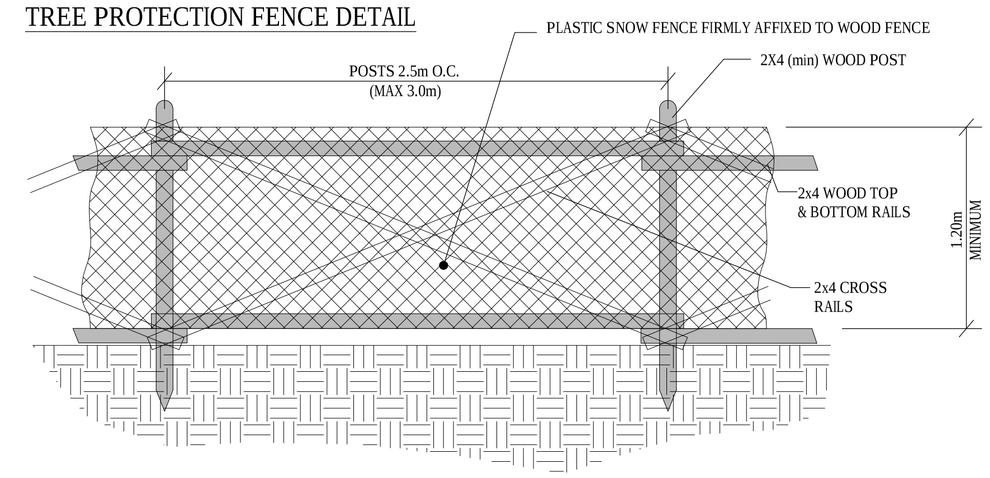
5. REFER TO ELECTRICAL DRAWINGS FOR ALL SERVICE TERMINATION AND REINSTATEMENT.

6. ALL ONSITE LANDSCAPE FEATURES AND PLANTS NOT IDENTIFIED FOR RETENTION ARE TO BE REMOVED.

7. REFER TO CERTIFIED ARBORISTS TREE MANAGEMENT PLAN FOR TREE PRESERVATION.

8. ALL EXISTING STREET CURBS TO BE RETAINED UNLESS OTHERWISE NOTED.

TREE PROTECTION FENCE DETAIL



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PROJECT:
KNOX_FELLOWSHIP
WEST 41st AVE & BALACLAVA
VANCOUVER, B.C.

DRAWING TITLE:
TREE DEMOLITION AND PROTECTION PLAN

BASE FILE :
SCALE : 1/16"=1'-0"
PLOT DATE :
DRAWN : LL/HL
CHECKED :

PROJECT NO. 13012

DWG. NO. **L2.0**

DP: DE-
BP: BU-

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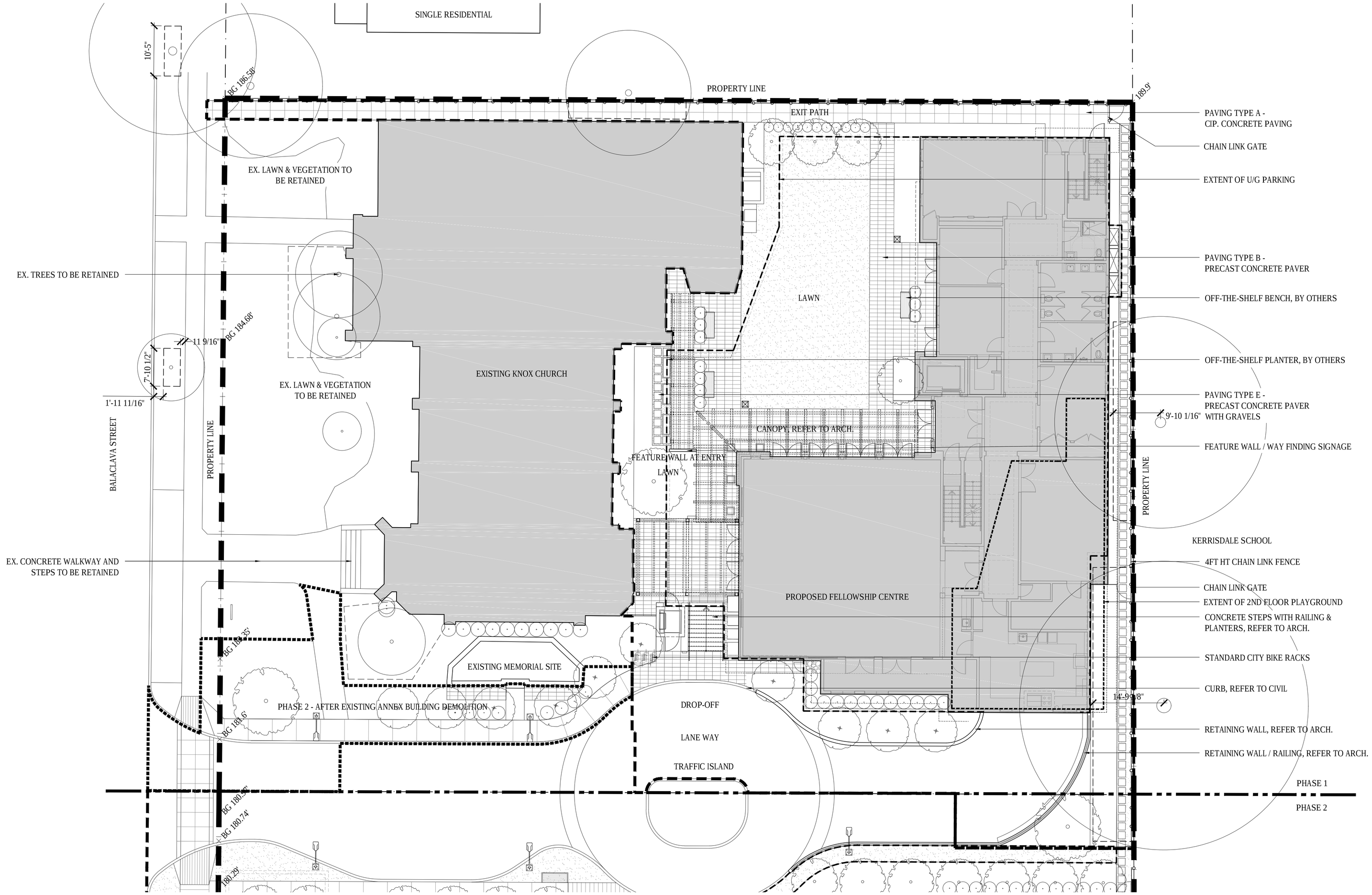

LEGEND

- PHASE 1 LIMIT OF WORK
- PHASE 2 LIMIT OF WORK
  AFTER EXISTING ANNEX BUILDING DEMOLITION
- PROPERTY LINE
- PHASE LINE
- U/G PARKING
- TREE ROOT ZONE

MATERIALS LEGEND

CIP CONC. PAVING TYPES

PAVING TYPE A - CIP. CONCRETE PAVING
WALKWAYS

PRECAST CONC. PAVING TYPES

PAVING TYPE B - PRECAST CONCRETE PAVER
ENTRY, EXISTING MEMORIAL SITE & COURTYARD AREA

PAVING TYPE E - PRECAST CONCRETE PAVER WITH GRAVELS
SECONDARY WALKWAYS

OTHER

- FEATURE WALL / WAY FINDING SIGNAGE
  COURTYARD AREA
- 4FT HT CHAIN LINK FENCE
  NORTH & EAST PERIMETER
- CHAIN LINK GATE
  EAST PERIMETER
- STANDARD CITY BIKE RACKS
  ENTRY AREA
- OFF-THE-SHELF BENCH, BY OTHERS
  COURTYARD AREA
- OFF-THE-SHELF PLANTER, BY OTHERS
  COURTYARD AREA

GENERAL NOTES

1. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
2. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
3. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
4. REFERENCE CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
5. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
6. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF VANCOUVER STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF VANCOUVER PARK BOARD.
7. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
8. ALL DIMENSIONS ARE NOMINAL
9. VERIFY ALL MEASUREMENTS ON SITE

N

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PROJECT:
KNOX_FELLOWSHIP
WEST 41st AVE & BALACLAVA
VANCOUVER, B.C.

DRAWING TITLE:
LANDSCAPE SITE PLAN

BASE FILE :
SCALE : 3/32"=1'-0"
PLOT DATE :
DRAWN : LL/HL
CHECKED :

PROJECT NO. 13012

DWG. NO. **L3.0**

DP: DE-
BP: BU-

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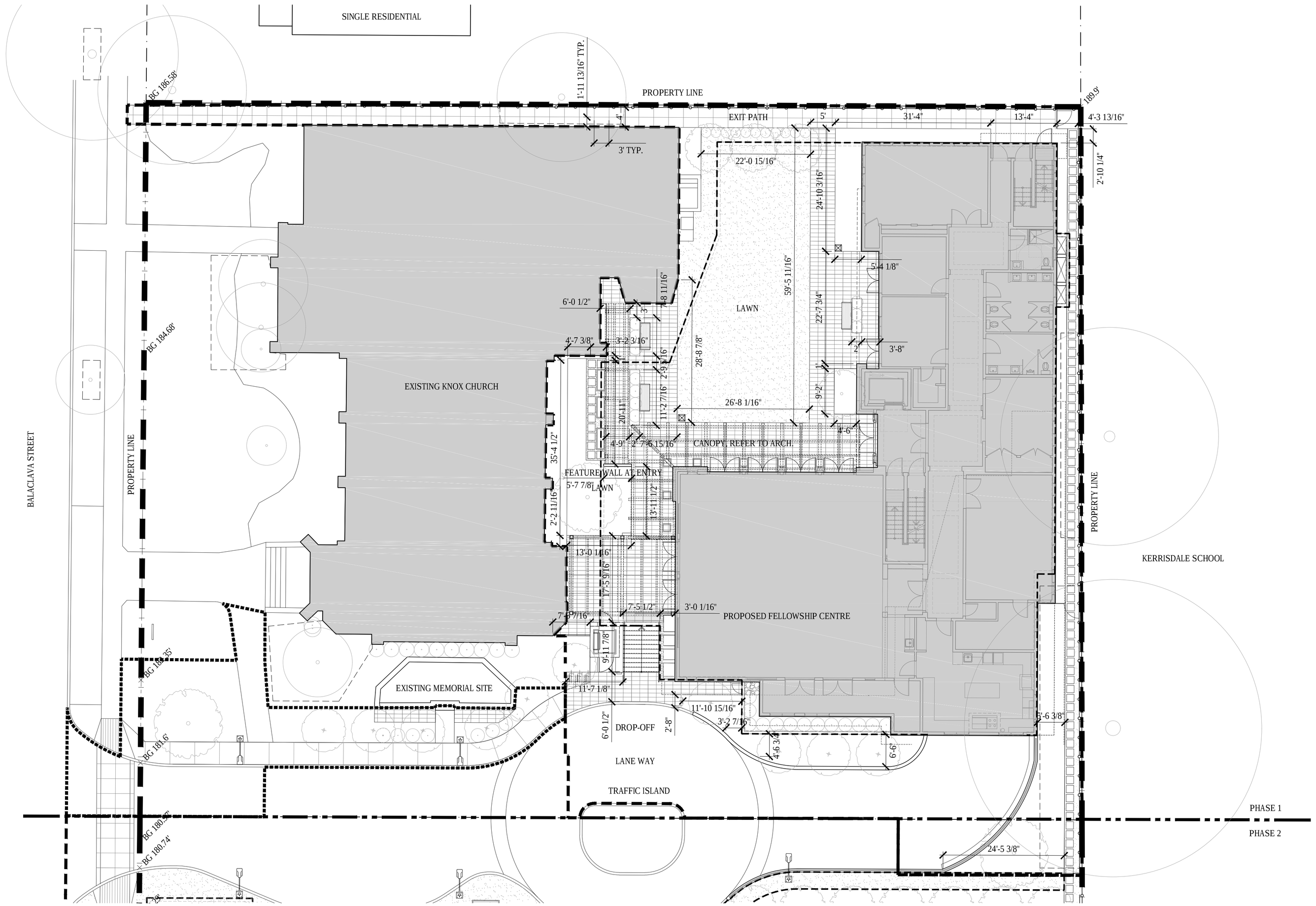

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DRAWING TITLE:
LANDSCAPE LAYOUT PLAN

BASE FILE :
SCALE : 3/32"=1'-0"
PLOT DATE :
DRAWN : LL/HL
CHECKED :

PROJECT NO. 13012

DWG. NO. **L4.0**

DP: DE-
BP: BU-

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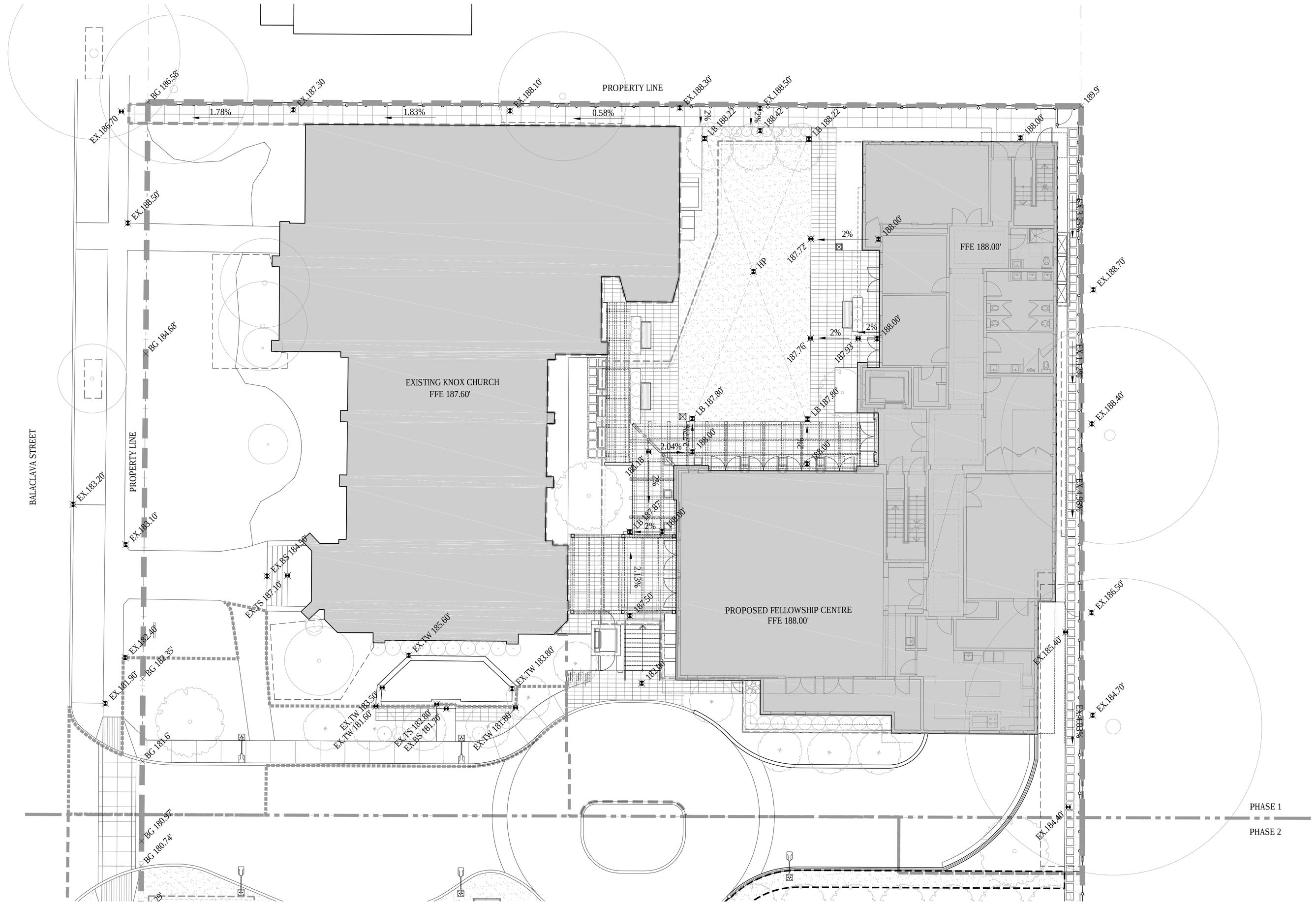

LEGEND

PB	POOL BOTTOM	BW	BOTTOM OF WALL	RIM	DRAIN - RIM ELEVATION	RC	ROAD CROWN
WL	WATER LEVEL	TC	TOP OF CURB	LB	LAWN BASIN		CITY GRADE
TS	TOP OF STAIR	BC	BOTTOM OF CURB	AD	AREA DRAIN		EXISTING GRADE
BS	BOTTOM OF STAIR	TR	TOP OF RAMP	FFE	FINISH FLOOR ELEVATION		PROPOSED FINISH GRADE
TW	TOP OF WALL	BR	BOTTOM OF RAMP	HP	HIGH POINT		SLOPE

GRADING GENERAL NOTES

1. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
2. UNLESS OTHERWISE NOTED, ALL DRAINS LOCATED IN LAWN OR PLANTED AREA ARE TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT.
3. PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSACPE SURFACES.
4. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 4:1 (25%) AT ALL SOFT LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
5. ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.
6. SEE ARCHITECTURAL DRAWINGS FOR THE LOCATIONS AND GRADE.S OF ROOFTOP AREA DRAIN.

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DRAWING TITLE:
LANDSCAPE GRADING PLAN

BASE FILE :
SCALE : 3/32"=1'-0"
PLOT DATE :
DRAWN : LL/HL
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PROJECT NO. 13012

DWG. NO. **L5.0**

DP: DE-
BP: BU-

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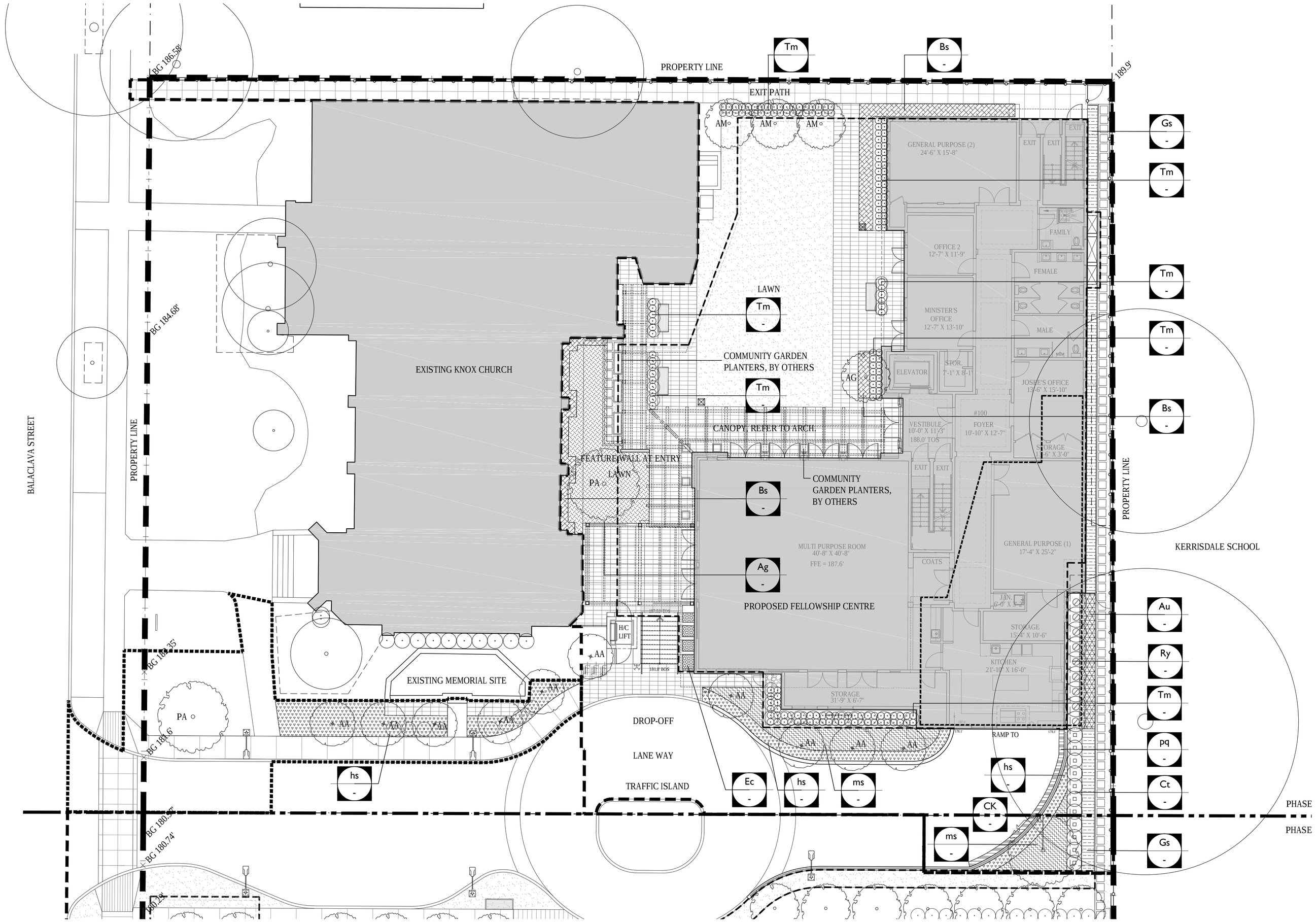

MASTER PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
AA	10	ACER ARMSTRONG X FREEMANII	ARMSTRONG MAPLE	12' HT, W/B	
AG	1	ACER GINNALA BERGIANA FLAME	AMUR MAPLE	6CM CAL. W/B, MULTI-STEMMED TREE FORM, SPECIMEN QLTY.	
PA	2	PRUNUS X AKEBONO YEDOENSIS	AKEBONO YOSHINO CHERRY	12 CM CAL. W/B, SPECIMEN QLTY.	
AM	3	AMELANCHIER GRANDIFLORA AUTUMN BRILLIANCE	SERVICEBERRY	7CM CAL. W/B, MULTI-STEMMED, SPECIMEN QLTY	
CK	1	CORNUS KOUSA	KOUSA DOGWOOD	4M HT, W/B, SPECIMEN QLTY.	
SHRUBS / GROUND COVERS					
Au	-	ARCTOSTAPHYLOS UVA URSI	KINNIKINNICK	#2 POT	15" O.C.
Ag	-	AZALEA GUMPO WHITE	GUMPO WHITE AZALEA	#2 POT	18" O.C.
Bs	-	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT	15" O.C.
Ct	-	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT	30" O.C.
Ec	-	EUPHORBIA CHAR. WOLFENII	EVERGREEN SPURGE	#3 POT	24" O.C.
Gs	-	GULTHERIA SHALLON	SALAL	#2 POT	18" O.C.
Ry	-	RHODODENDRON YAKU PRINCESS	YAKU PRINCESS RHODODENDRON	#3 POT	35" O.C.
Tm	-	TAXUS MEDIA 'HICKSSII'	HICK'S YEW - MALE	#2 POT	15" O.C. 40" HT. FIELD GROWN 15" O.C., FULL, PRIVACY HEDGE
VINES / PERENNIALS / GRASSES					
hs	-	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT	18" O.C.
ms	-	MISCANTHUS SINENSUS 'GRACILIUS'	MAIDEN GRASS	#1 POT	18" O.C.
pq	-	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#1 POT	12" O.C.

PLANTING GENERAL NOTES

1. INSTALL ALL PLANT MATERIAL TO CITY OF VANCOUVER REQUIREMENTS. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BCSLA / BCNLA LANDSCAPE STANDARD, LATEST EDITION.
2. AREA OF SEARCH: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON, AND OREGON.
3. PROVIDE DISEASE AND PEST-FREE PLANT MATERIAL FROM S.O.D. CERTIFIED NURSERIES, PROVIDE GUARANTY OF CERTIFICATION.
4. FINAL SPACING, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHOULD BE 8 FEET IN LENGHT AND 18 INCHES IN DEPTH. CALL THE PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION, DIAL 311 FOR STREET TREE DIVISION, PARK BOARD.
5. PLANTINGS WITHIN THE TREED MEDIAN TO THE APPROVAL OF PARK BOARD.
6. A HIGH EFFICIENCY IRRIGATION SYSTEM WILL BE INSTALLED IN ALL RESIDENTIAL COMMON LANDSCAPE AREAS (WITH THE EXCEPTION OF URBAN AGRICULTURE PLOTS). THE SYSTEM INCLUDES MOISTURE SENSORS, COMPUTER-CONTROLLED MONITORING AND SCHEDULE MODIFICATION FROM A CENTRAL LOCATION. HOSE BIBS WILL BE PROVIDED IN PRIVATE PATIO AREAS MEASURING 100 SQ. FT. OR LARGER AND IN COMMON AMENITY GARDENING AREAS. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION ASSOCIATION OF BC STANDARDS AND GUIDELINES LATEST STANDARD.

N

PLANT IMAGES

1

2

3

4

5

1 ACER ARMSTRONGI X FREEMANII - ARMSTRONG MAPLE
2 ACER GINNALA BERGIANA FLAME - AMUR MAPLE
3 PRUNUS X AKEBONO YEDOENSIS - AKEBONO YOSHINO CHERRY
4 AMELANCHIER GRANDIFLORA AUTUMN BRILLIANCE - SERVICEBERRY
5 CORNUS KOUSA - KOUSA DOGWOOD

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DRAWING TITLE:
LANDSCAPE PLANTING PLAN

BASE FILE :
SCALE : 3/32"=1'-0"
PLOT DATE :
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PROJECT NO. 13012

DWG. NO. **L6.0**

DP: DE-
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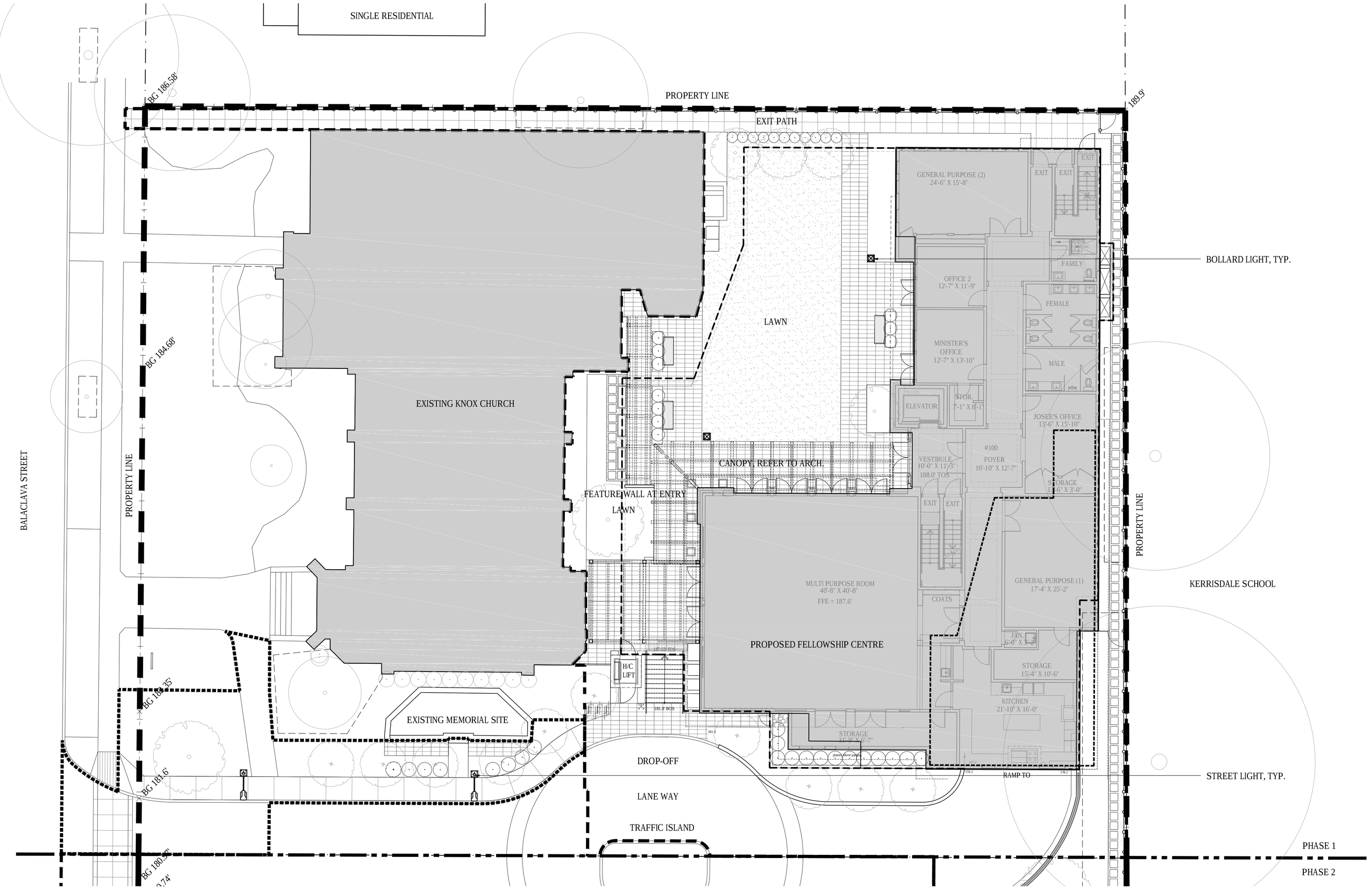

LEGEND

PEDESTRIAN LIGHT
SHARED LANEWAY

BOLLARD LIGHT
COURTYARD AREA

LIGHTING GENERAL NOTES

NOTE: THIS PLAN IS FOR REFERENCE ONLY. SEE ELECTRICAL DRAWINGS FOR MORE DETAILS.

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DRAWING TITLE:
LANDSCAPE LIGHTING PLAN

BASE FILE :
SCALE : 3/32"=1'-0"
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PROJECT NO. 13012

DWG. NO. **L8.0**

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BP: BU-

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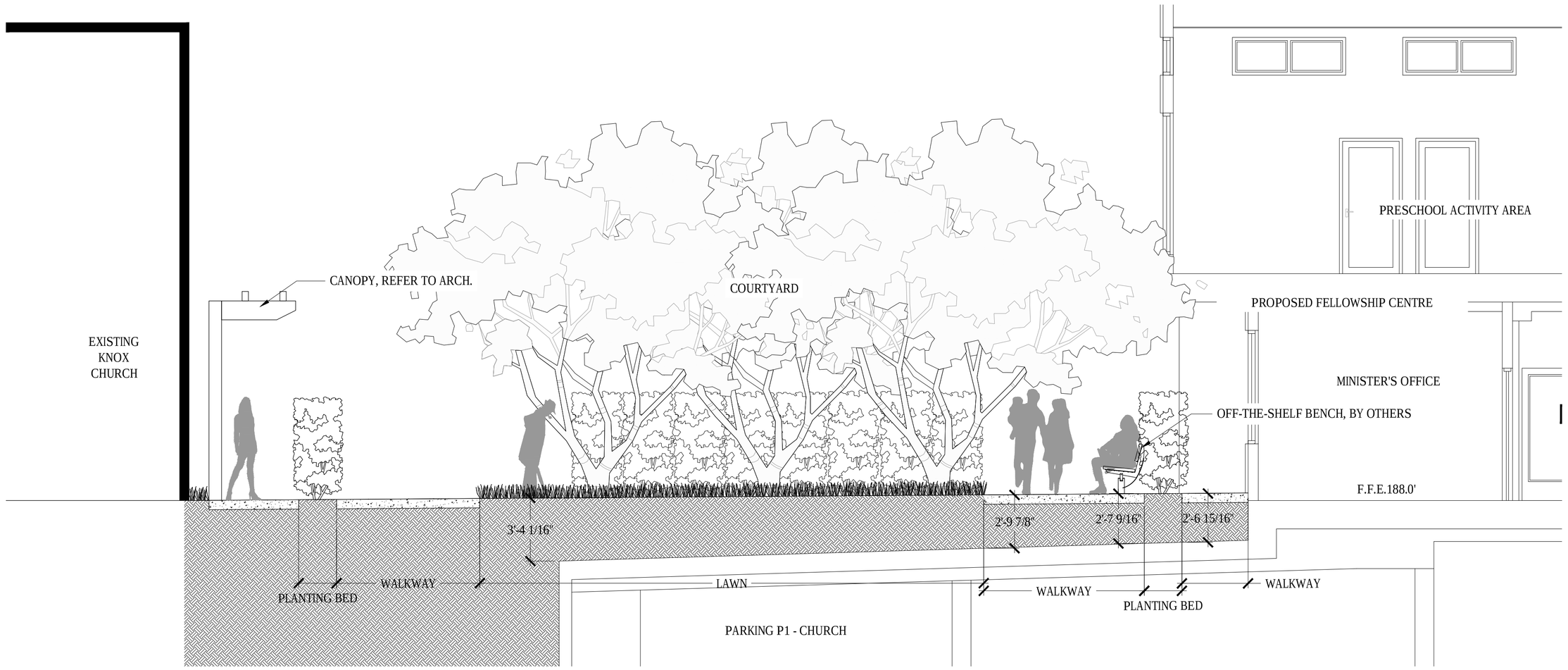
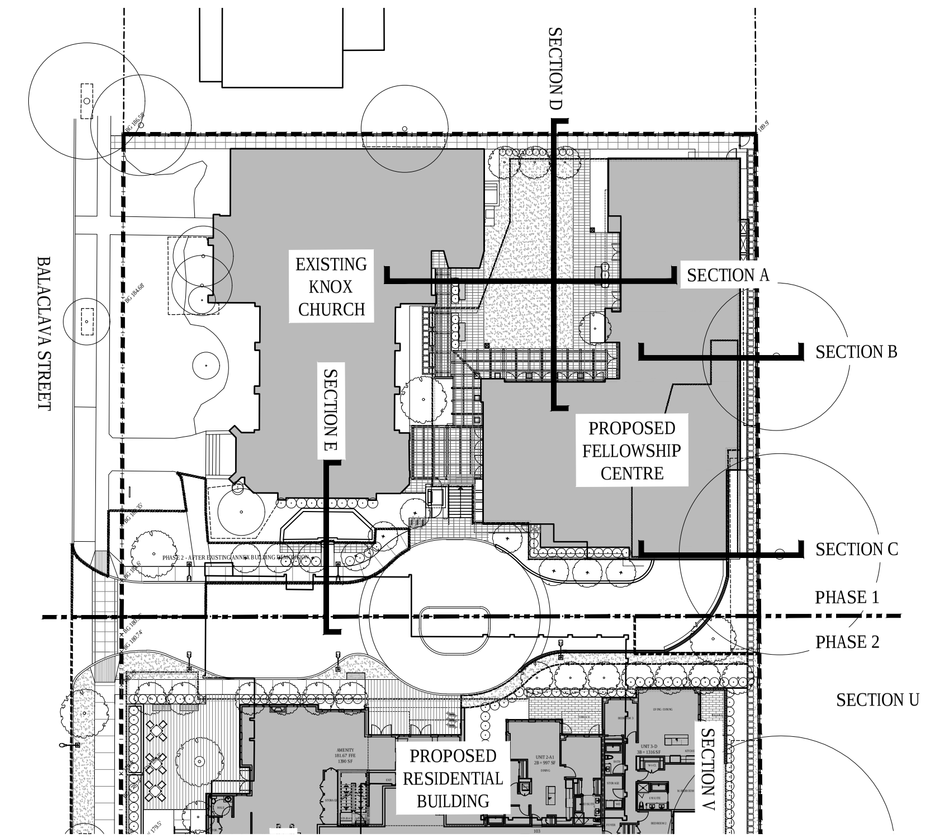
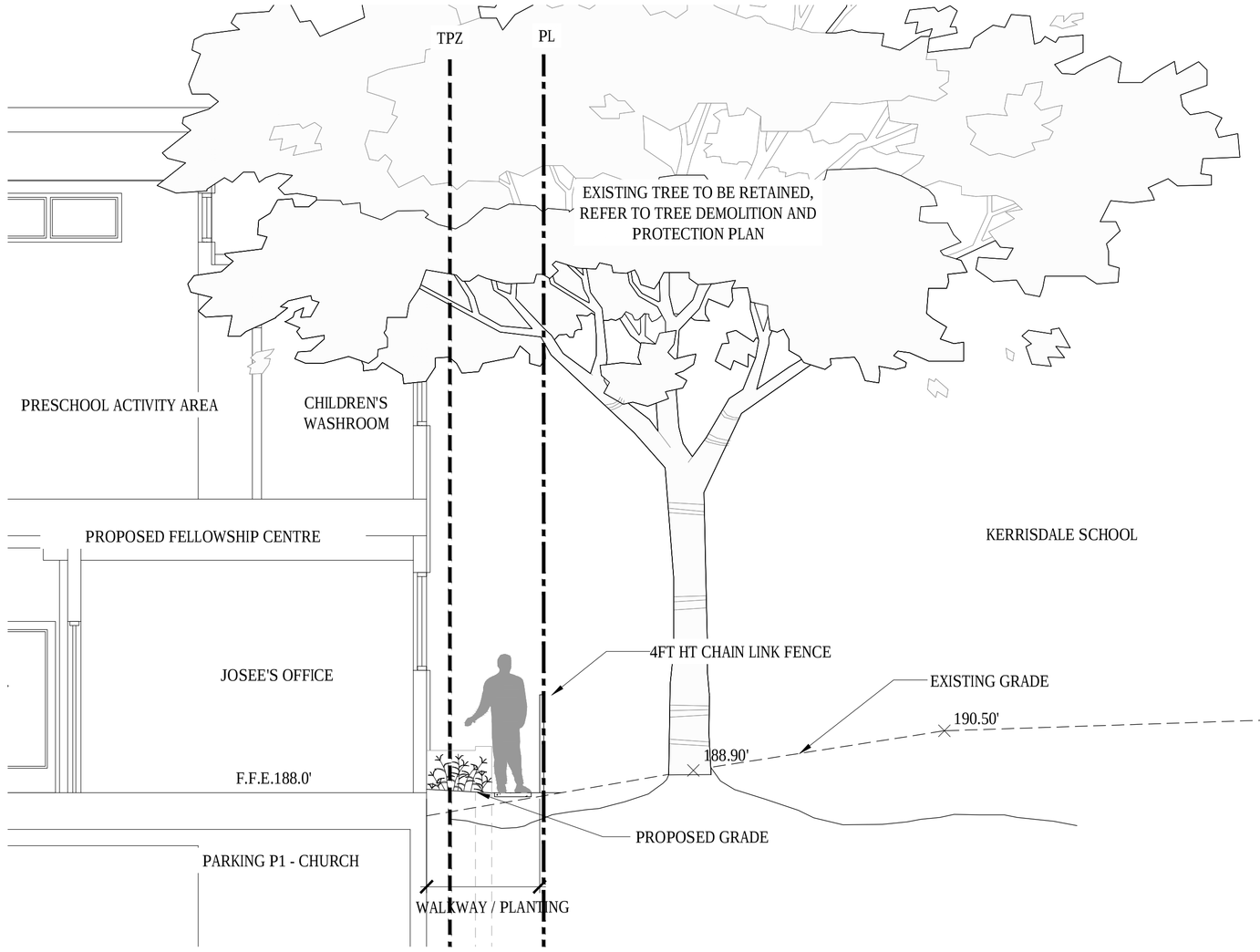


1 SECTION A
SCALE: 1/4"=1'-0"

EXISTING CHURCH AND PROPOSED FELLOWSHIP CENTRE SECTIONS KEYMAP - 1/32"=1'-0"





1 SECTION B
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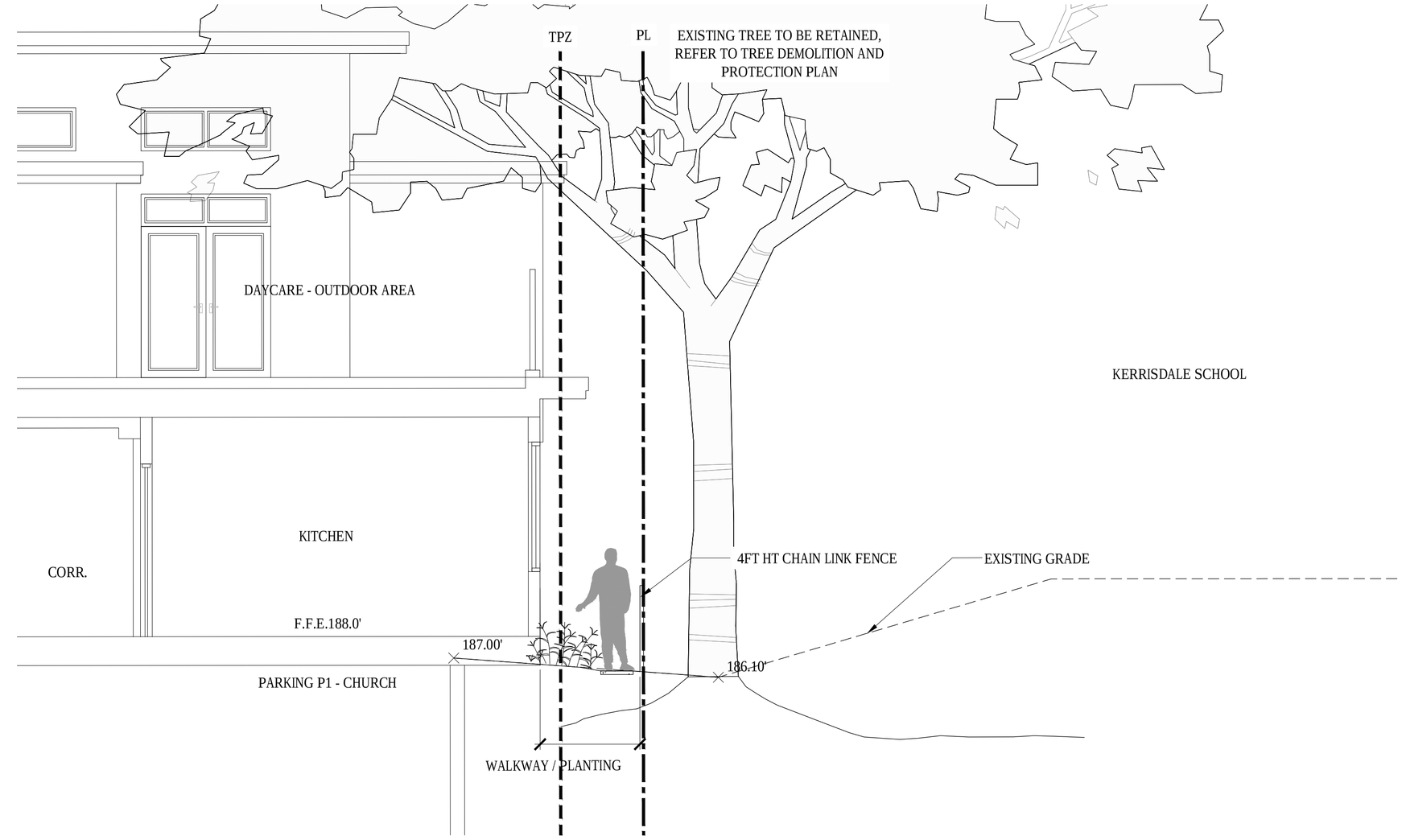

1 SECTION C
SCALE: 1/4"=1'-0"

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HON TOWERS KERRISDALE LTD.
6005 11th STREET SE, CALGARY, AB T2H 2Z3

PROJECT:
KNOX_FELLOWSHIP
WEST 41st AVE & BALACLAVA
VANCOUVER, B.C.

DRAWING TITLE:
LANDSCAPE SECTIONS A~C

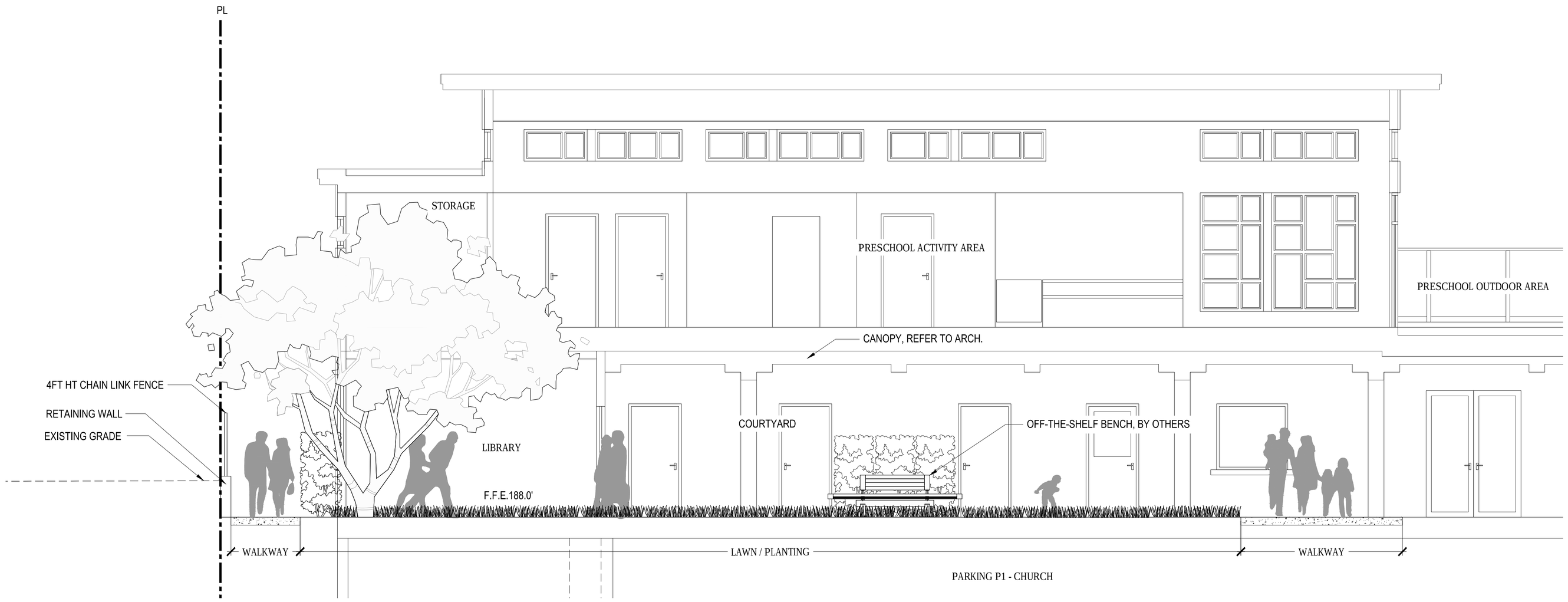
BASE FILE :
SCALE : 1/4"=1'-0"
PLOT DATE :
DRAWN : LL/HL
CHECKED :

PROJECT NO. 13012

DWG. NO. L9.1

DP: DE-
BP: BU-

P:\2013\13012 - 41st and Balaclava\13012 - AutoCAD\DP\Church\13012_L9.0_Landscape Sections.dwg Plot Date: 8/14/2015 5:07:18 PM User: Simone Levy



1 - SECTION D
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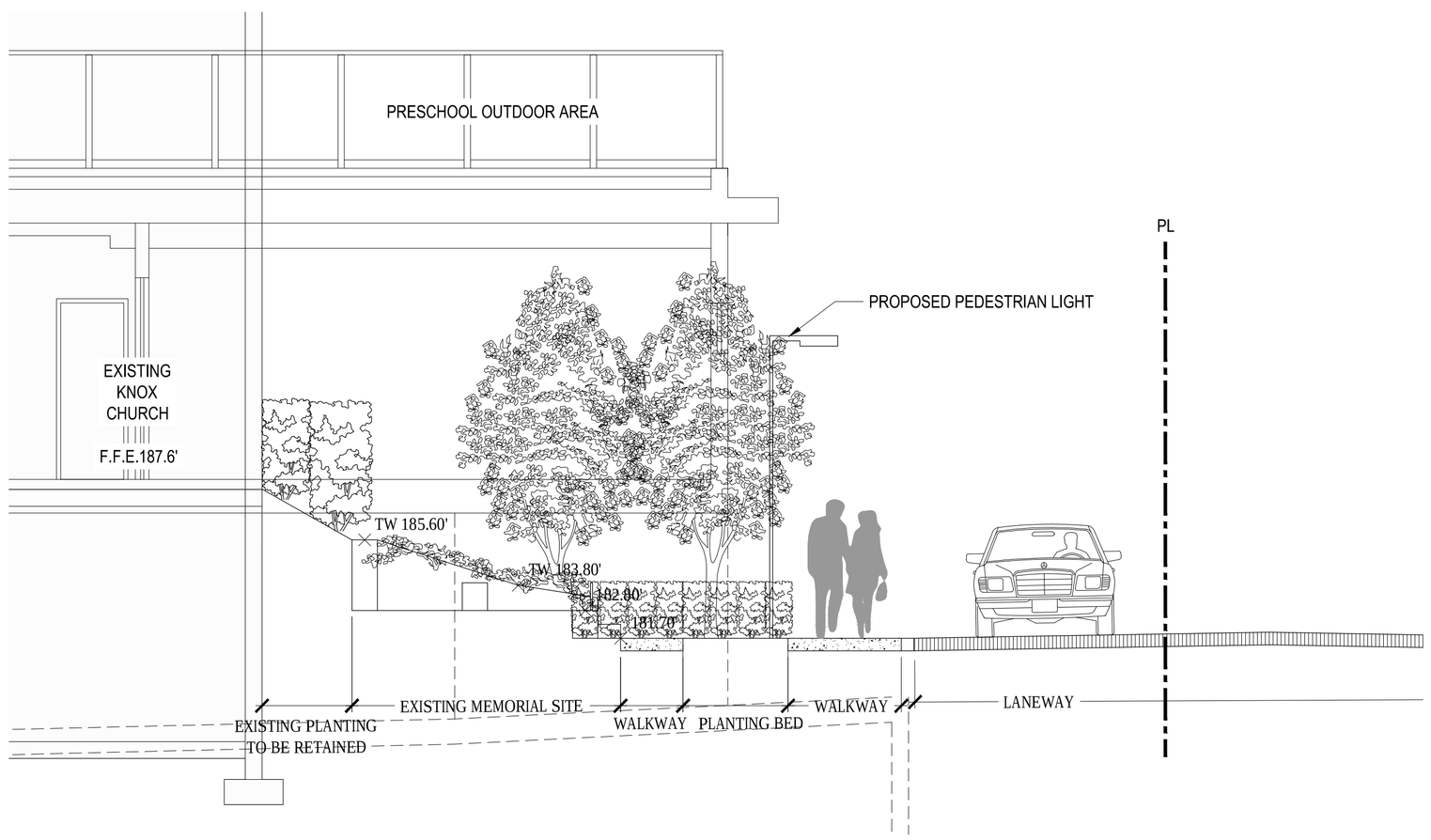
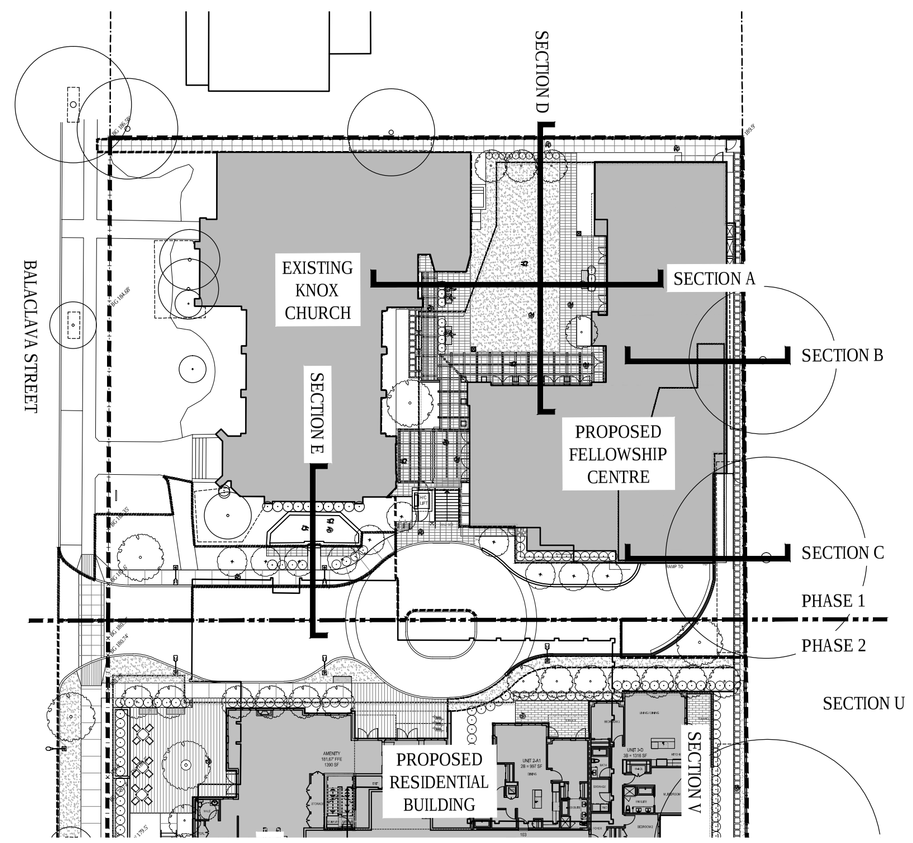


1 - SECTION E
SCALE: 1/4"=1'-0"

EXISTING CHURCH AND PROPOSED FELLOWSHIP CENTRE SECTIONS KEYMAP - 1/32"=1'-0"



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WEST 41st AVE & BALACLAVA
VANCOUVER, B.C.

DRAWING TITLE:
LANDSCAPE SECTIONS D~E

BASE FILE :
SCALE : 1/4"=1'-0"
PLOT DATE :
DRAWN : LL/HL
CHECKED :

PROJECT NO. 13012

DWG. NO. **L9.2**

DP: DE-
BP: BU-

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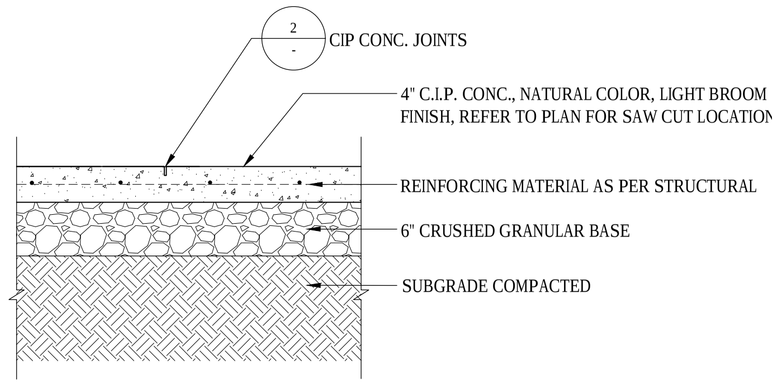
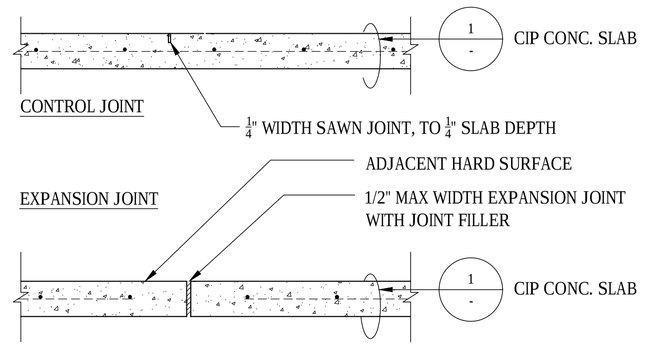
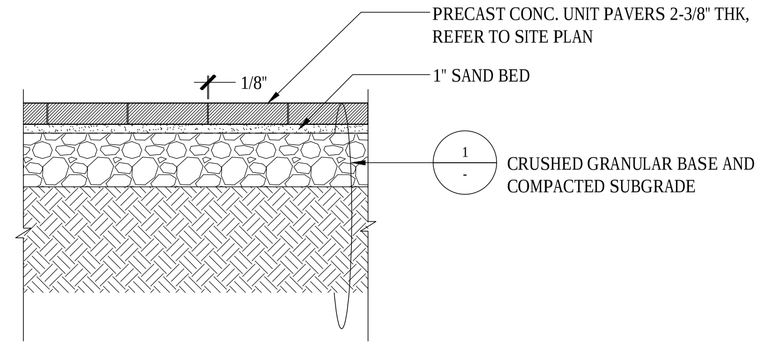


CIP CONC. ON GRADE TYP.
SCALE: 1"=1'-0"

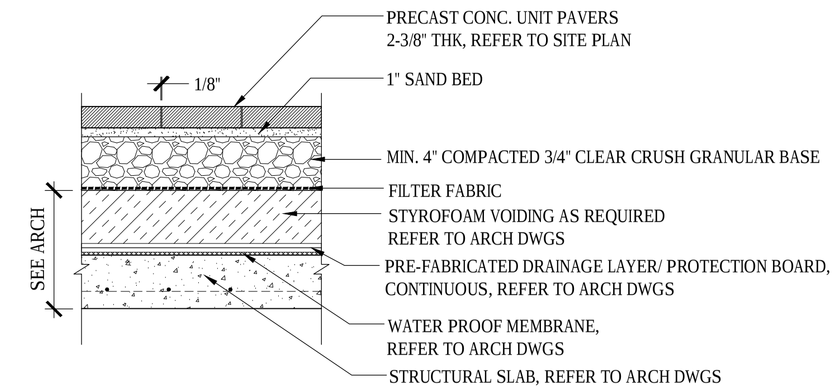
NOTE:
- CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH
- CUT JOINTS BEFORE RANDOM CRACKING OCCURS
- CONFIRM ALL CONSTRUCTION JOINTS & SAW CUTS WITH PFS PRIOR TO COMMENCING RELATED WORK. SPACE AT 10' MAX. REFER TO LAYOUT PLAN.



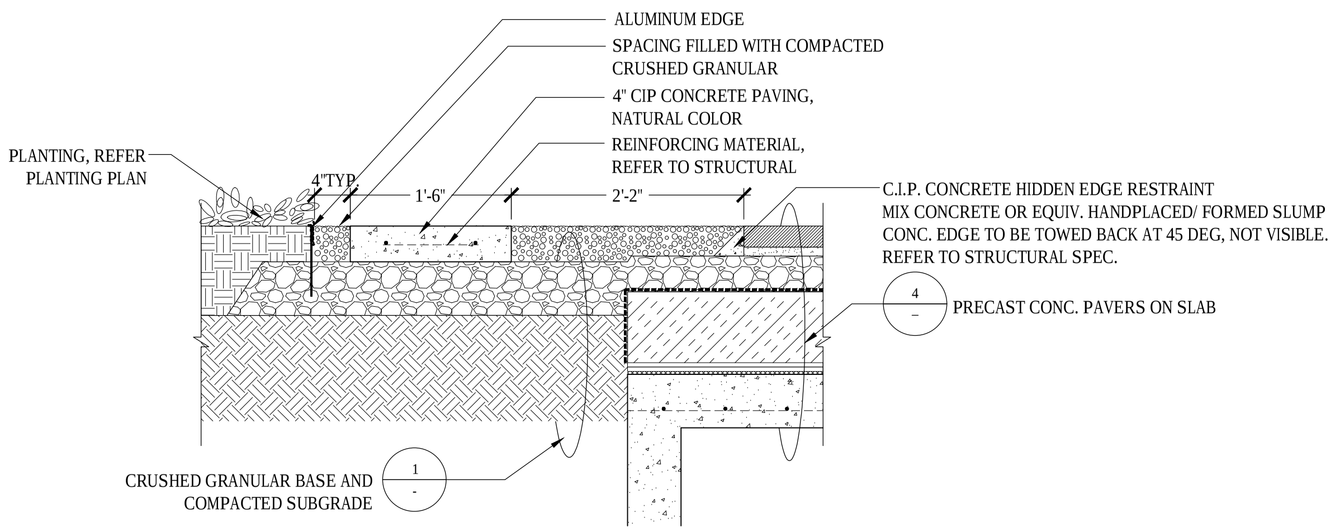
CIP CONCRETE JOINTS TYP.
SCALE: 1"=1'-0"



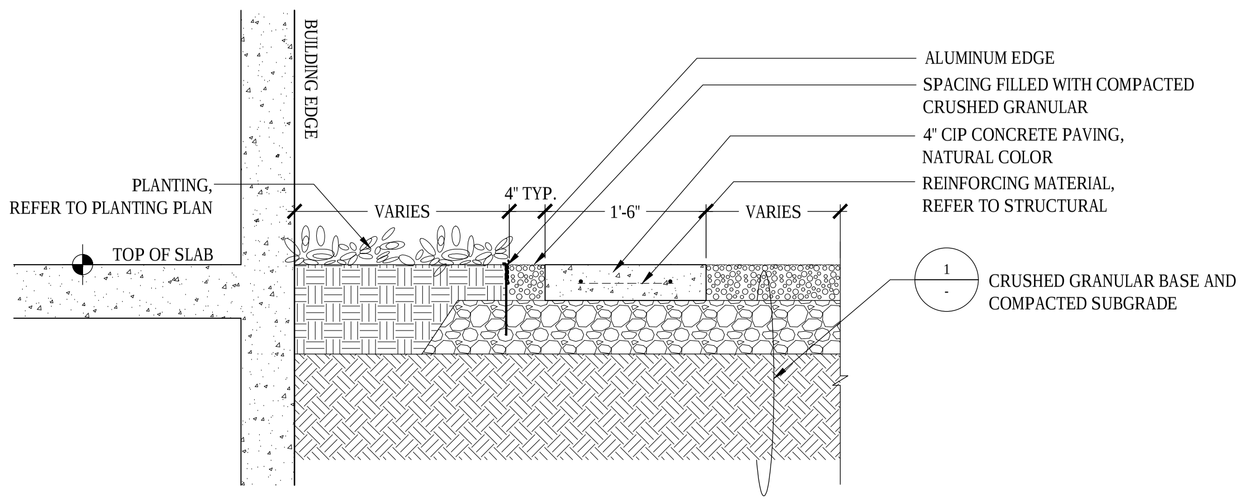
PRECAST CONC. PAVING ON GRADE TYP.
SCALE: 1"=1'-0"



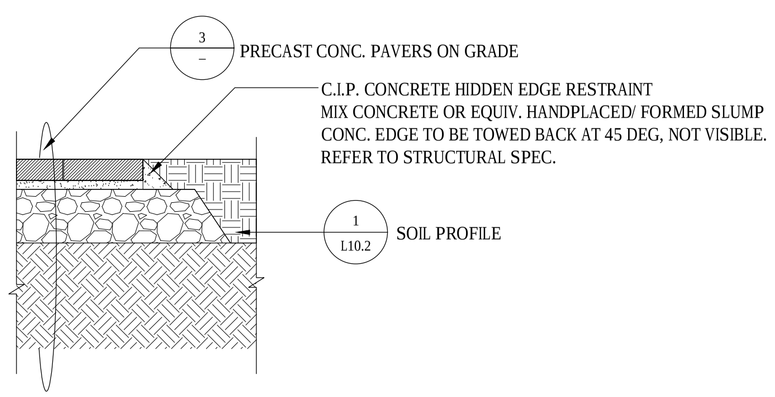
PRECAST CONC. PAVING ON SLAB TYP.
SCALE: 1"=1'-0"



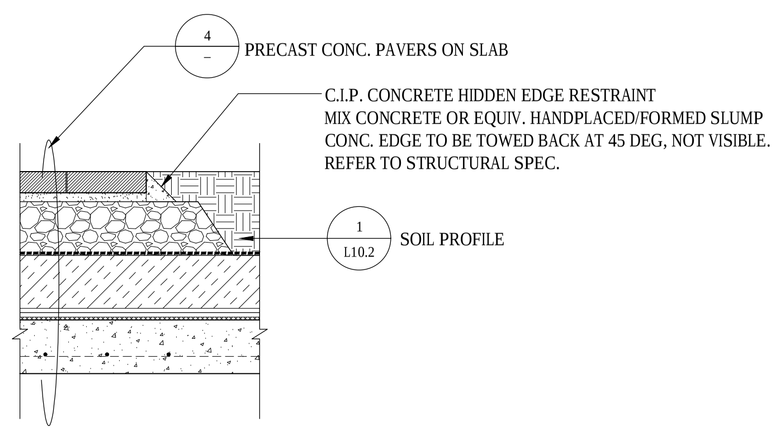
PRECAST CONC. PAVING WITH GRAVELS ON/OFF SLAB @ COURTYARD
SCALE: 1"=1'-0"



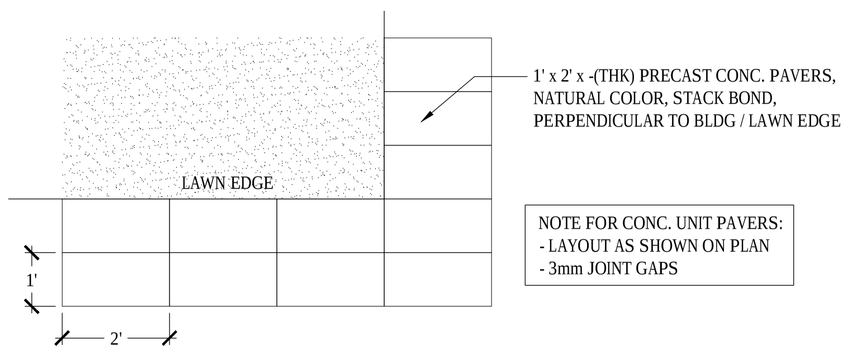
PRECAST CONC. PAVING WITH GRAVELS ON GRADE @ EAST PERIMETER
SCALE: 1"=1'-0"



NON-VISIBLE CONC. CURB FOR PRE-CAST CONC. PAVING ON GRADE
SCALE: 1"=1'-0"



NON-VISIBLE CONC. CURB FOR PRE-CAST CONC. PAVING ON SLAB
SCALE: 1"=1'-0"



PAVING TYPE B PATTERN
SCALE: 1/2"=1'

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6005 11th STREET SE, CALGARY, AB T2H 2Z3

PROJECT:
KNOX_FELLOWSHIP
WEST 41st AVE & BALACLAVA
VANCOUVER, B.C.

DRAWING TITLE:
LANDSCAPE DETAILS - PAVING

BASE FILE :
SCALE : AS SHOWN
PLOT DATE :
DRAWN : LL/HL
CHECKED :

PROJECT NO. 13012

DWG. NO. **L10.1**

DP: DE-
BP: BU-

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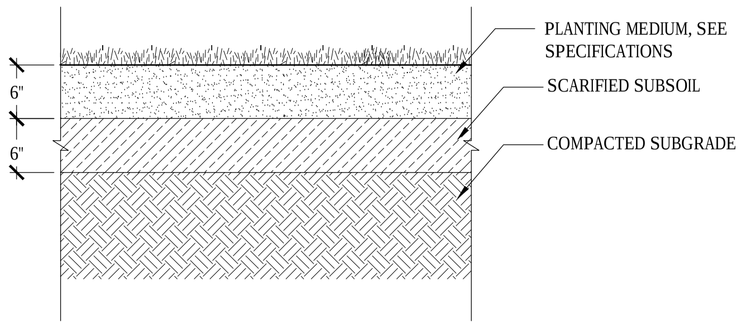
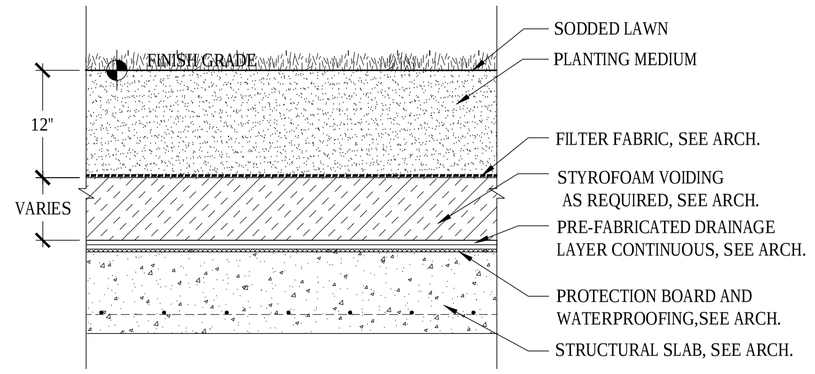
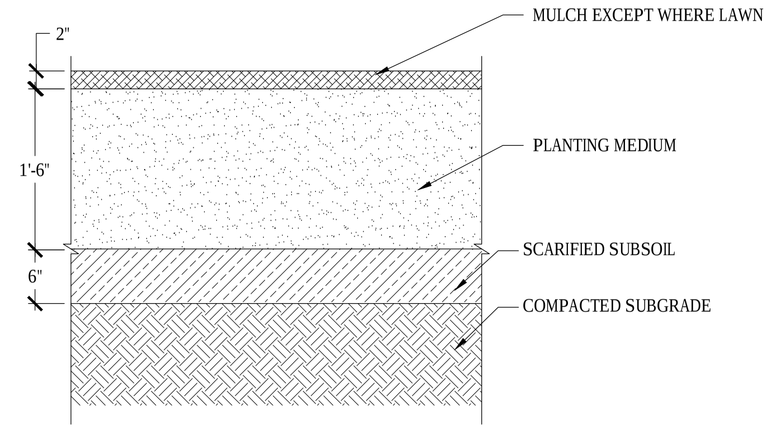


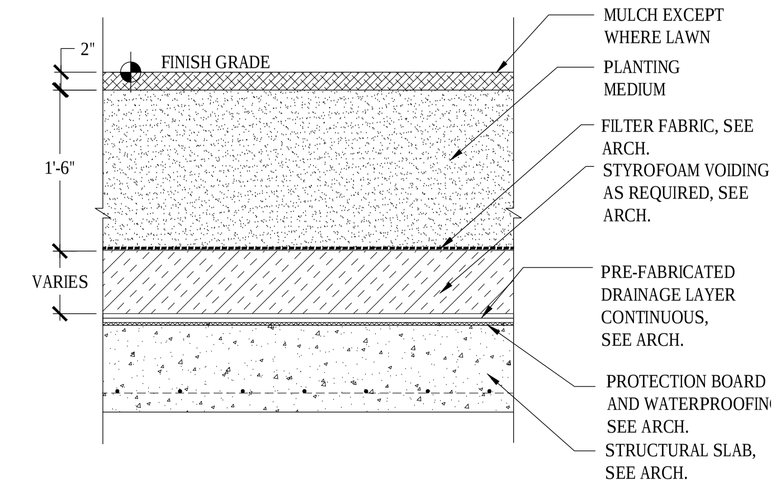
LAWN TYP. ON GRADE
SCALE: 1"=1'-0"



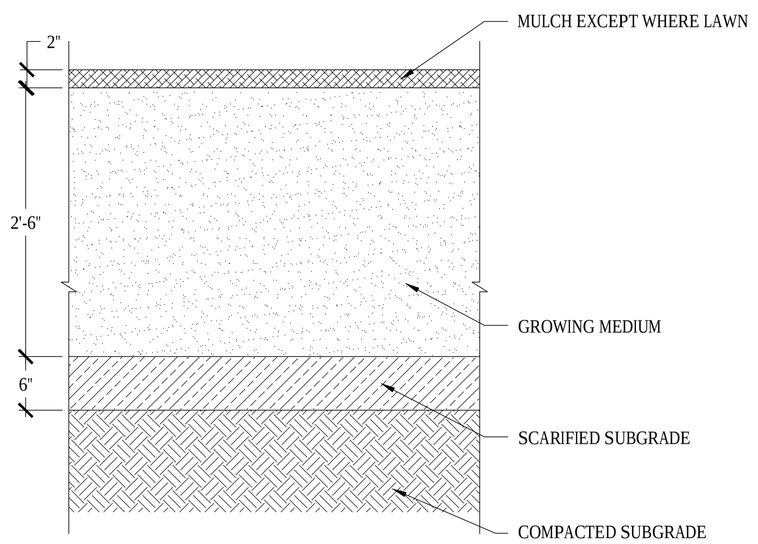
LAWN TYP. ON SLAB
SCALE: 1"=1'-0"



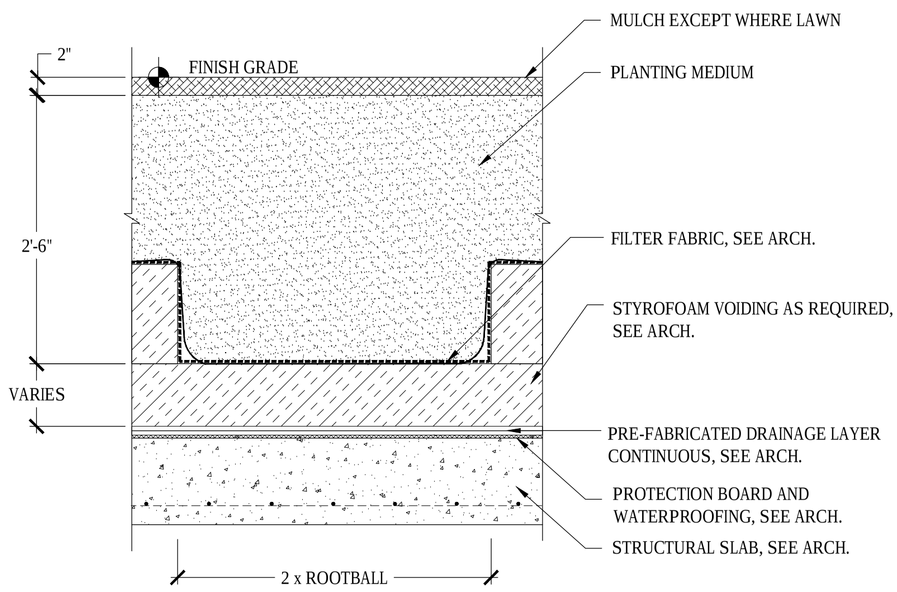
SHRUB TYP. ON GRADE
SCALE: 1"=1'-0"



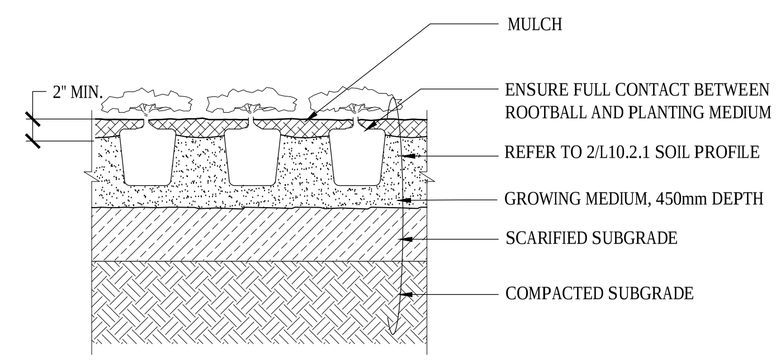
SHRUB TYP. ON SLAB
SCALE: 1"=1'-0"

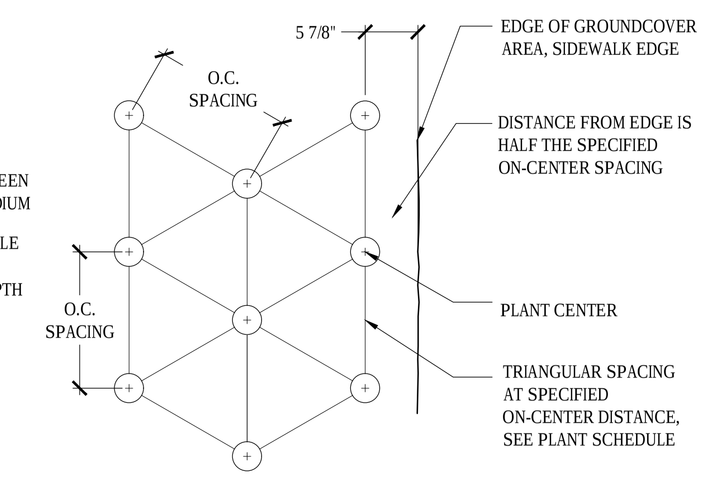


TREE TYP. ON GRADE
SCALE: 1"=1'-0"



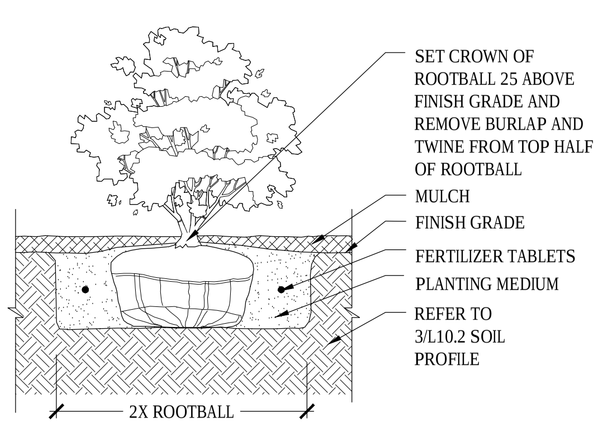
TREE TYP. ON SLAB
SCALE: 1"=1'-0"



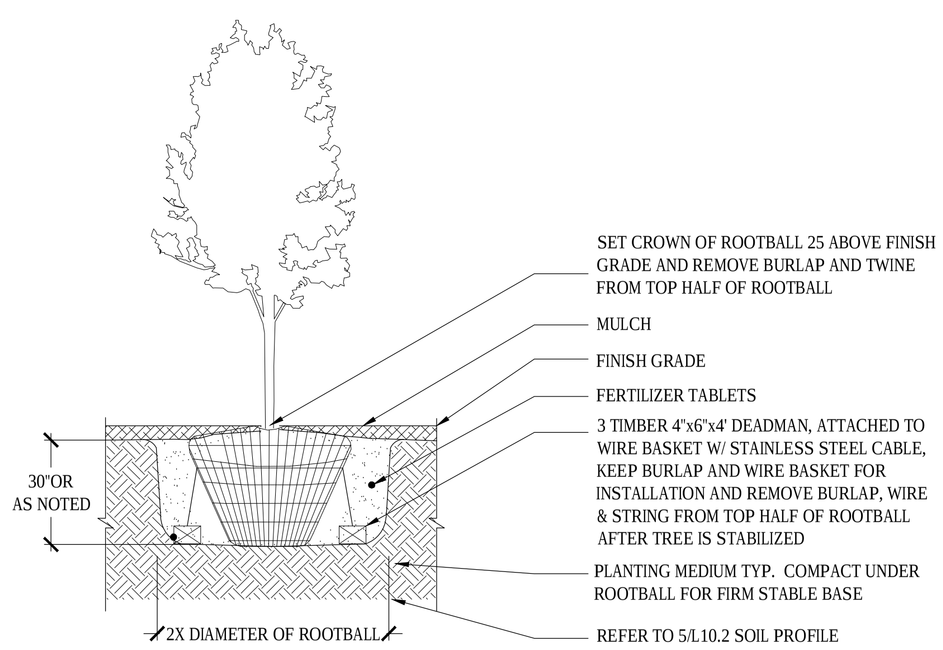


PLANT LAYOUT

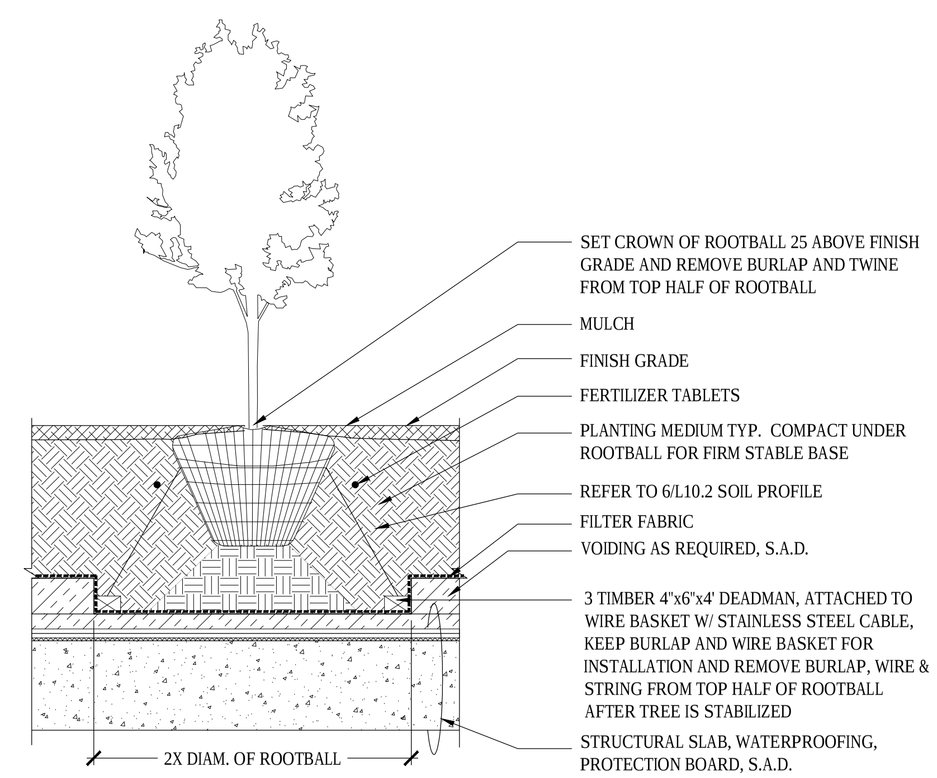
GROUND COVER PLANTING
SCALE: 1"=1'-0"



SHRUB COVER PLANTING ON GRADE
SCALE: 1"=1'-0"



TREE PLANTING ON GRADE
SCALE: 1"=1'-0"



TREE PLANTING ON SLAB
SCALE: 1"=1'-0"

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DRAWING TITLE:
LANDSCAPE DETAILS - PLANTING

BASE FILE :
SCALE : AS SHOWN
PLOT DATE :
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PROJECT NO. 13012

DWG. NO. **L10.2**

DP: DE-
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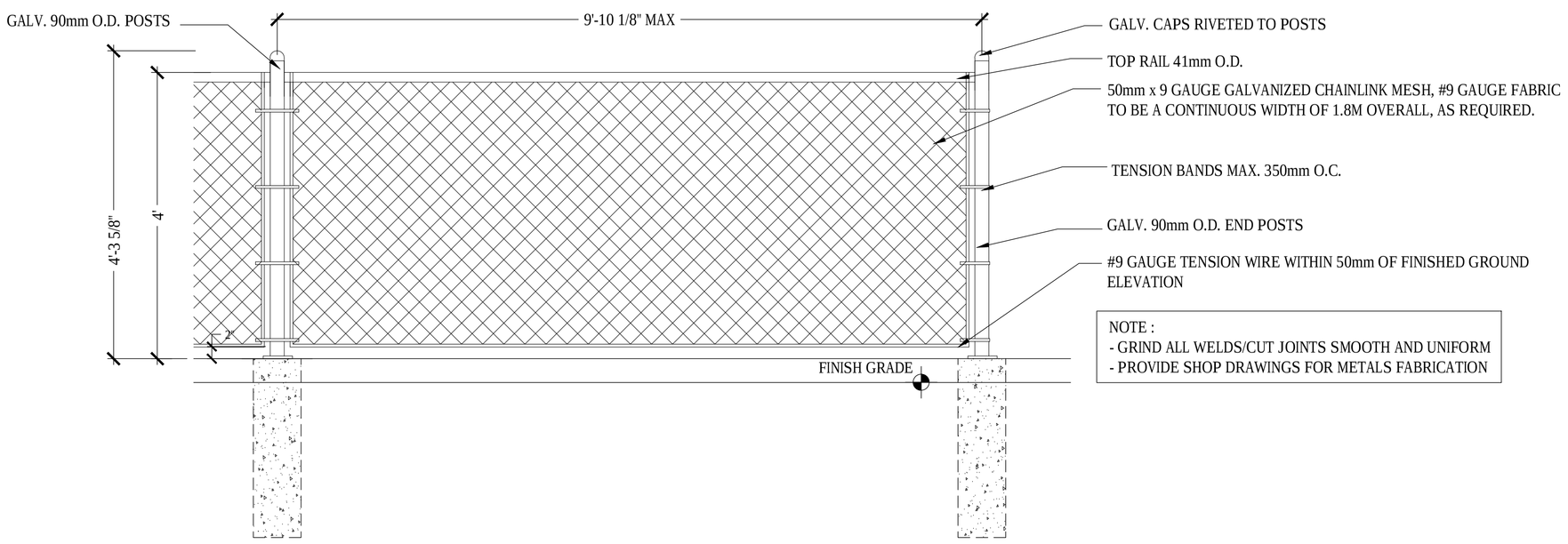
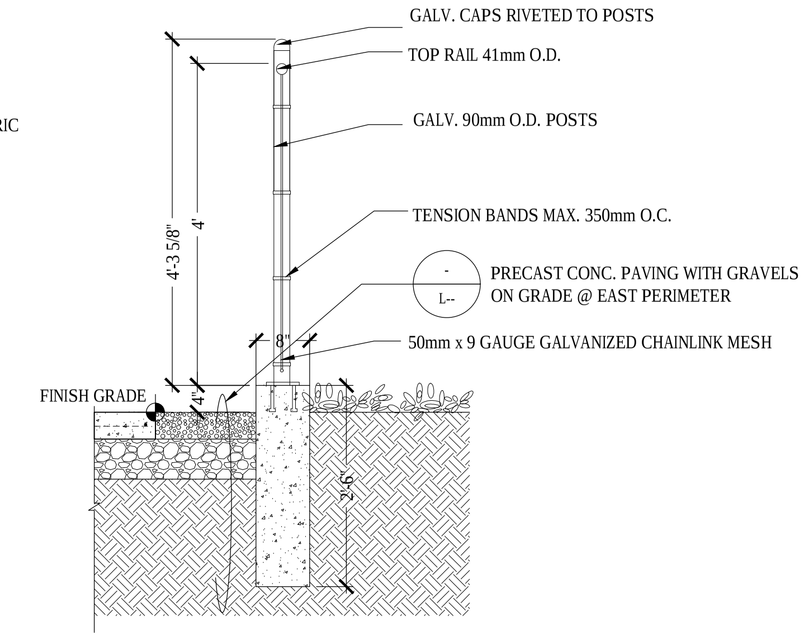


NOTE :
- GRIND ALL WELDS/CUT JOINTS SMOOTH AND UNIFORM
- PROVIDE SHOP DRAWINGS FOR METALS FABRICATION

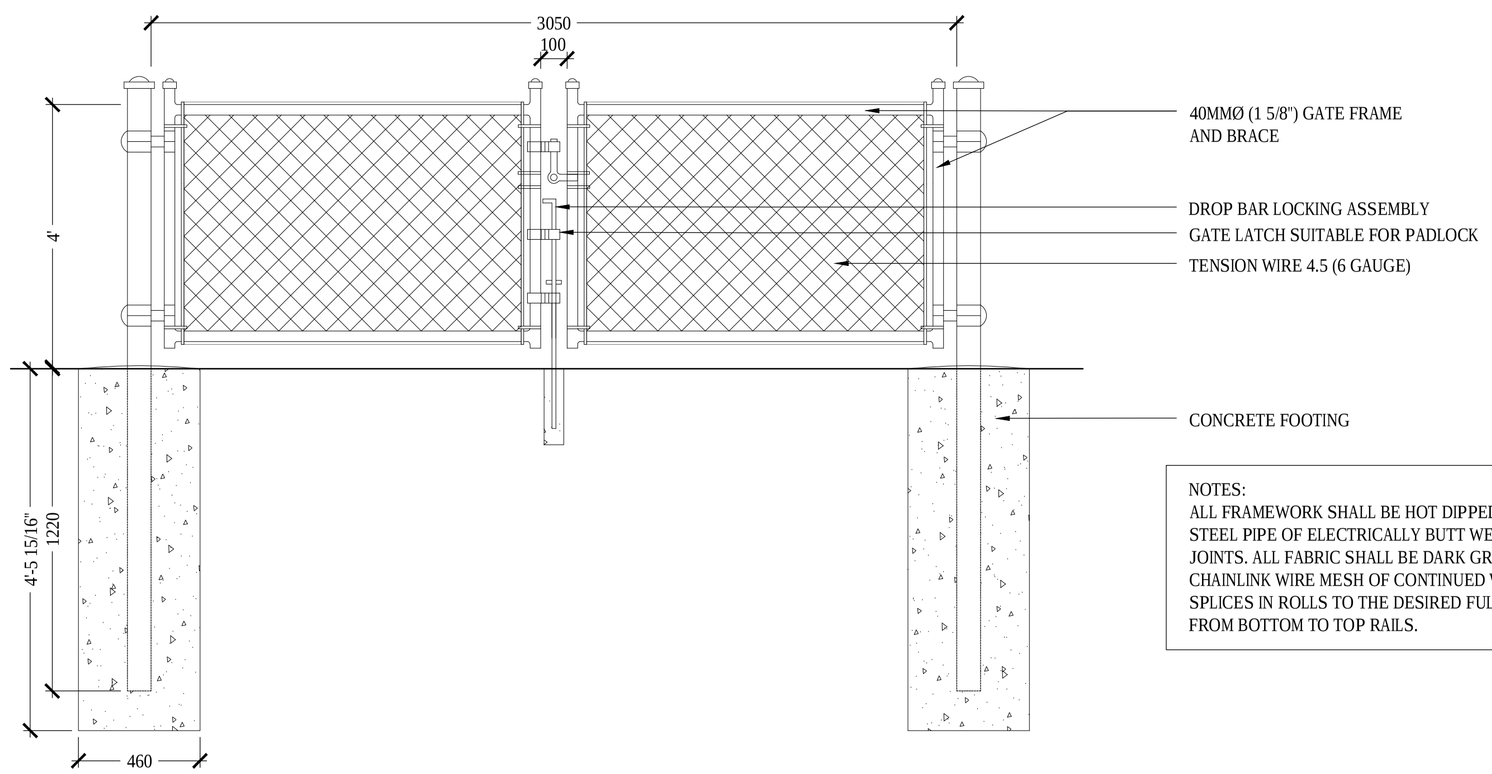
FRONT VIEW



SIDE VIEW

1 CHAIN LINK FENCE

SCALE: 3/4"=1'-0"



NOTES:
ALL FRAMEWORK SHALL BE HOT DIPPED GALVANIZED SCHEDULE 40 STEEL PIPE OF ELECTRICALLY BUTT WELDED CONSTRUCTION AT ALL JOINTS. ALL FABRIC SHALL BE DARK GREEN VINYL COATED 9 GAUGE CHAINLINK WIRE MESH OF CONTINUED WIDTH SUPPLIED WITHOUT SPLICES IN ROLLS TO THE DESIRED FULL HEIGHT AND CONTINUOUS FROM BOTTOM TO TOP RAILS.

2 CHAIN LINK GATE

SCALE: 3/4"=1'-0"

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DRAWING TITLE:
LANDSCAPE DETAILS - FURNITURE

BASE FILE :
SCALE : AS SHOWN
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PROJECT NO. 13012

DWG. NO. **L10.3**

DP: DE-
BP: BU-

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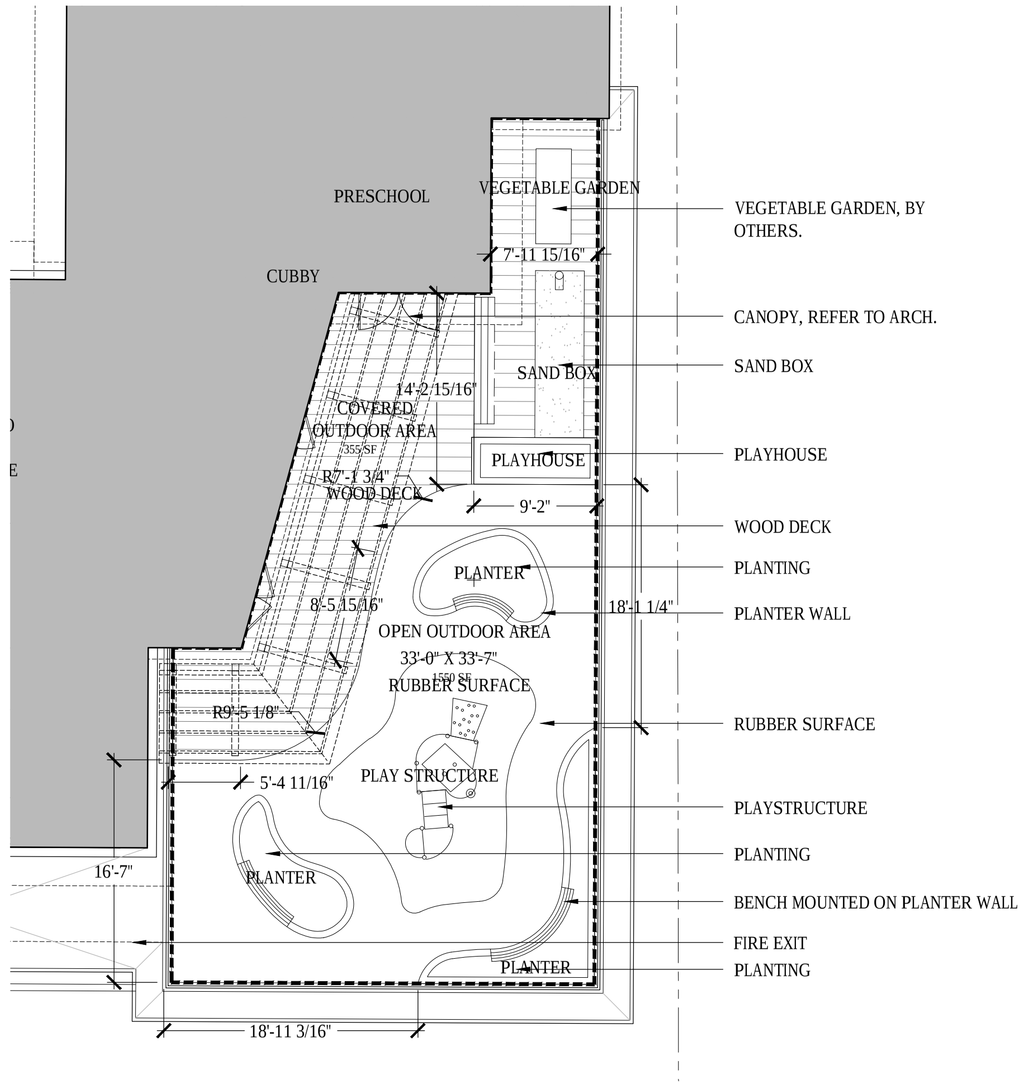


1 SITE / LAYOUT PLAN
SCALE: 1/8"=1'-0"

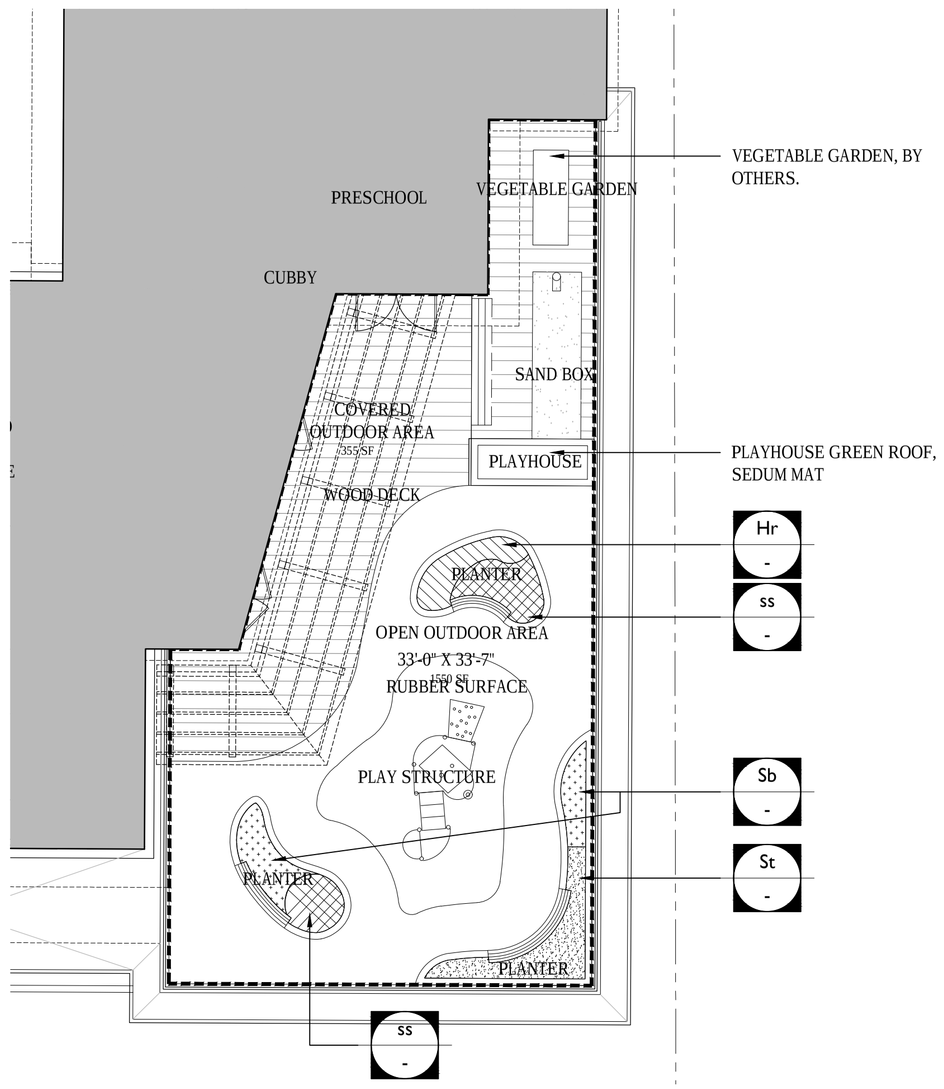
NOTES : THE DRAWING IS FOR REFERENCE ONLY. THE FINAL PLANS AND DETAILS WILL BE SUBMITTED AS TENANT IMPROVEMENT WORK.

LEGEND

LIMIT OF WORK

GENERAL NOTES

1. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
2. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
3. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
4. REFERENCE CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
5. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
6. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF VANCOUVER STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF VANCOUVER PARK BOARD.
7. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
8. ALL DIMENSIONS ARE NOMINAL
9. VERIFY ALL MEASUREMENTS ON SITE



2 PLANTING PLAN
SCALE: 1/8"=1'-0"

MASTER PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS / GROUND COVERS					
Hr	-	HEBE 'RED EDGE'	RED EDGE HEBE	#2 POT	12" O.C.
Sb	-	STASCHYS BYZANTINA	LAMB'S EARS	#2 POT	12" O.C.
St	-	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#4 POT	18" O.C.
VINES / PERENNIALS / GRASSES					
ss	-	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	#2 POT	20" O.C.

PLANTING GENERAL NOTES

1. INSTALL ALL PLANT MATERIAL TO CITY OF VANCOUVER REQUIREMENTS. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BCSLA / BCNLA LANDSCAPE STANDARD, LATEST EDITION.
2. AREA OF SEARCH: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON, AND OREGON.
3. PROVIDE DISEASE AND PEST-FREE PLANT MATERIAL FROM S.O.D. CERTIFIED NURSERIES, PROVIDE GUARANTY OF CERTIFICATION.
4. FINAL SPACING, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHOULD BE 8 FEET IN LENGHT AND 18 INCHES IN DEPTH. CALL THE PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION, DIAL 311 FOR STREET TREE DIVISION, PARK BOARD.
5. PLANTINGS WITHIN THE TREED MEDIAN TO THE APPROVAL OF PARK BOARD.
6. A HIGH EFFICIENCY IRRIGATION SYSTEM WILL BE INSTALLED IN ALL RESIDENTIAL COMMON LANDSCAPE AREAS (WITH THE EXCEPTION OF URBAN AGRICULTURE PLOTS). THE SYSTEM INCLUDES MOISTURE SENSORS, COMPUTER-CONTROLLED MONITORING AND SCHEDULE MODIFICATION FROM A CENTRAL LOCATION. HOSE BIBS WILL BE PROVIDED IN PRIVATE PATIO AREAS MEASURING 100 SQ. FT. OR LARGER AND IN COMMON AMENITY GARDENING AREAS. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION ASSOCIATION OF BC STANDARDS AND GUIDELINES LATEST STANDARD.

N

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ISSUED:	DATE:
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PROJECT:
KNOX_FELLOWSHIP
WEST 41st AVE & BALACLAVA
VANCOUVER, B.C.

DRAWING TITLE:
PLAYGROUND PLANS

BASE FILE :
SCALE : 1/8"=1'-0"
PLOT DATE :
DRAWN : LL/HL
CHECKED :

PROJECT NO. 13012

DWG. NO. L11.0

DP: DE-
BP: BU-

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