

Planning Report Date: November 1, 2010

PROPOSAL:

- **Heritage Alteration Permit**

to allow restoration of the South Westminster School and construction of a church addition.

LOCATION:

12469 - 104 Avenue

OWNER:

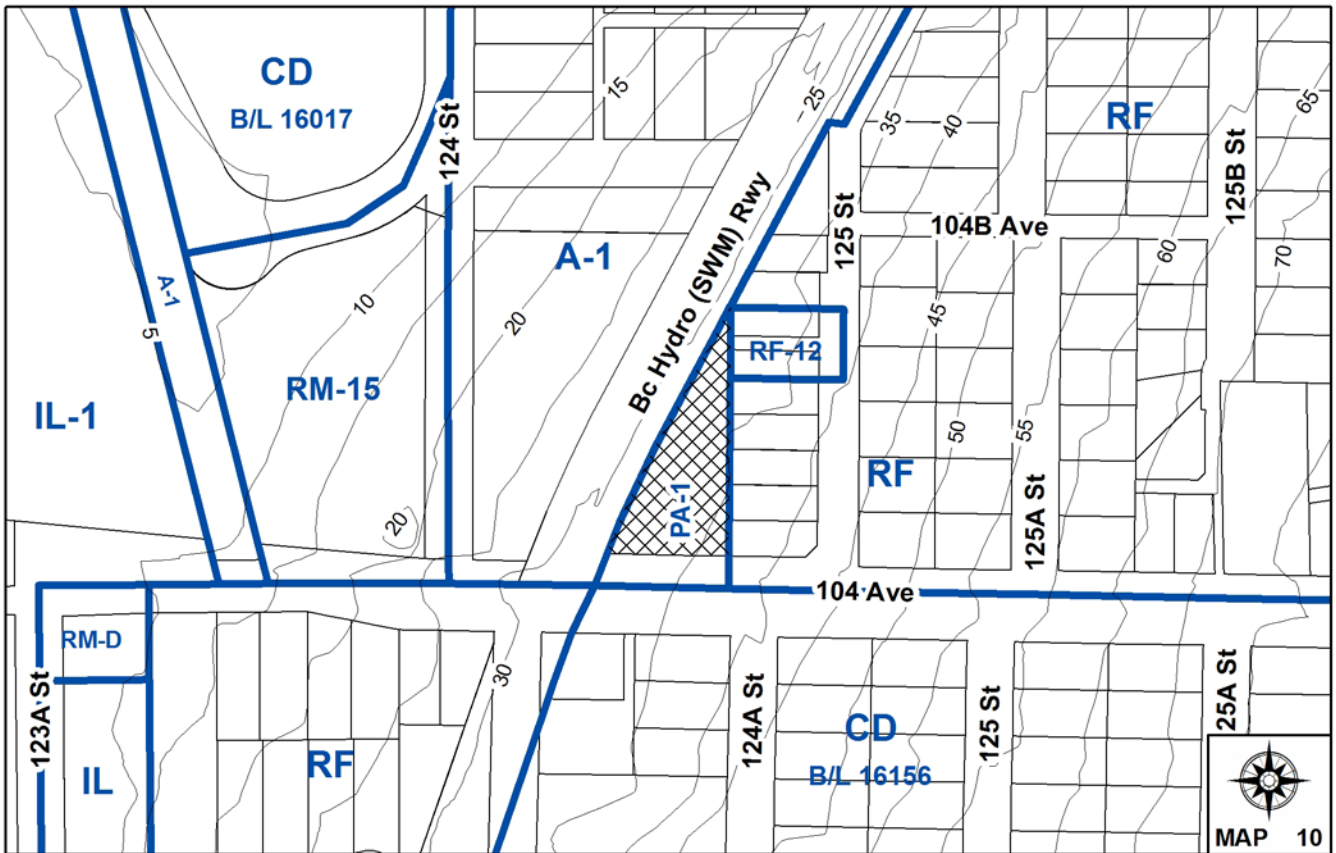
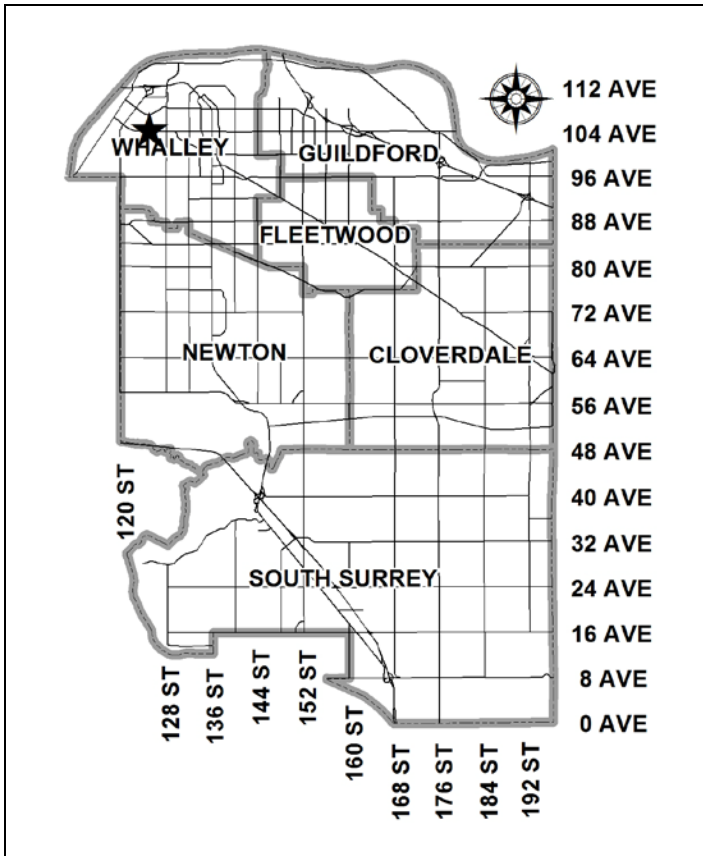
Coptic Orthodox Patriarcate, St. Mary's Coptic Orthodox Church

ZONING:

PA-1

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

- Approval and issuance of Heritage Alteration Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed Heritage Alteration Permit (HAP) is consistent with the approved Heritage Revitalization Agreement for the South Westminster School and will facilitate the restoration of some of the character defining elements.
- The proposed building renovations and addition are supported by the Heritage Advisory Commission.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Heritage Alteration Permit No. 7908-0308-00 (Appendix IV), authorize the Mayor and Clerk to sign the Heritage Alteration Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

Heritage Advisory Commission (HAC): The application was reviewed at the September 16, 2010 HAC meeting. The HAC appreciates the applicant tying together the heritage features in the proposed new addition with a glass atrium and supports the Heritage Alteration Permit (HAP).

SITE CHARACTERISTICS

Existing Land Use: The South Westminster School is located on the subject site and will be retained. A montessori school is currently operating in the existing heritage building and will remain.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	BC Hydro (SWM) Railway line and single family dwelling on an acreage.	Urban	A-1
East:	Single family dwellings.	Urban	RF and RF-12
South (Across 104 Avenue):	Single family dwellings.	Urban	CD (By-law No. 16156)
West:	BC Hydro (SWM) Railway line.	Urban	A-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject lot was created in June 2007 (File No. 7906-0165-00), which also created eight (8) single family lots along 125 Street. The South Westminster School was retained on the subject site (Lot 9) in its existing location.
- The South Westminster School is listed on Surrey's Heritage Register and is protected by Heritage Revitalization Agreement (HRA) By-law No. 16072, adopted by Council on June 11, 2007.
- At the March 18, 2009 Heritage Advisory Commission (HAC) meeting, staff informed the Commission that numerous changes had been made to the South Westminster School without the necessary HAP or building permits being in place. The most significant alteration was the replacement of the (not original) metal frame windows with vinyl frame windows.
- In order to facilitate the final occupancy of the heritage building, the Commission recommended that an HAP for the South Westminster School be issued retroactively that would allow for the replacement of the existing single-pane metal frame windows on the south, east, and west elevations of the school with double-pane vinyl windows on a temporary basis, provided that the temporary vinyl frame windows be replaced with wood frame windows upon completion of a further renovation or addition to the school pursuant to a subsequent Heritage Alteration Permit.
- As a result, the current proposal includes a restoration component to address the items raised by the HAC (see South Westminster School - Heritage Restoration Component section later in this report).

Current Proposal

- The owners of the South Westminster School, St. Mary's Coptic Orthodox Church, have submitted an application for an HAP to allow for restoration of and an addition to the heritage building.
- The 0.29-hectare (0.71-acre) subject site is located on the north side of 104 Avenue, between 124 and 125 Streets, designated Urban in the Official Community Plan (OCP) and zoned Assembly Hall 1 Zone (PA-1). The proposal conforms to both the OCP designation and the current zoning.
- The applicant is proposing a 391-square metre (4,210 sq. ft.) addition to the rear (north elevation) of the South Westminster School building to accommodate a new church sanctuary, outdoor patio, glass entrance lobby and associated accessible washrooms. The proposed sanctuary is 241 square metres (2,600 sq. ft.), which conforms to the allowable floor area for an assembly use (270 square metres/2,900 sq.ft.) under Schedule "B" of the HRA, By-law No. 16072.
- The proposed floor area ratio (FAR) of 0.30 conforms to the maximum 0.35 FAR of the PA-1 Zone. However, variances to the PA-1 Zone to vary the west side yard setback, to permit parking within the front yard setback and to vary the width of landscaping required along the east and west lot lines are required. The variances are included in the HAP, which has been reviewed by the Assistant City Solicitor and found acceptable.

Tree Preservation and Replacement

- There are no trees located on the subject site. The proposal indicates that Magnolia, Cedar and Strawberry trees and Cotoneaster and Rhododendron shrubs will be planted on site as well as a variety of other shrubs, perennials and grasses.

PRE-NOTIFICATION

Pre-notification letters were sent on October 2, 2009 and staff received one (1) phone call from a resident within the pre-notification area requesting information regarding the proposal and parking requirements.

(Staff explained the proposal and confirmed that the proposal meets the required number of parking spaces under Surrey Zoning By-law No. 12000.)

DESIGN PROPOSAL AND REVIEW

Building Design, Access and Circulation

- The proposed church addition will be two storeys in height with the main entrance located on the eastern elevation at grade.
- Accessible washrooms and mechanical rooms are located on the main floor with the sanctuary and outdoor patio located on the second floor, and accessed by stairs and elevator.
- One vehicular entry to the site is proposed from 125 Street from an existing driveway at the northern end of the site. The existing driveway on 104 Avenue will be removed.
- A pedestrian access is located at the south property line from 104 Avenue.
- The new building is proposed to be separated from the existing building by a fully glazed entrance atrium that provides a clear and transparent separation between the two buildings while still allowing them to function together. The glazed entrance atrium allows for full exposure of the existing heritage features on the school building.
- The structural columns required for the proposed building will be located away from the heritage building and will not interfere with the existing foundations. The heritage building will remain fully intact and preserved, except for existing stairs on the north elevation, which will be removed.
- The proposed building includes simple lines and forms, emphasising the heritage detailing and massing of the existing heritage building. It includes a grouping of four long windows to complement the existing window groupings on the east and west elevations. To maintain the existing scale and not overpower the existing heritage building, the proposed height of the new building (9.0 metres/30 ft.) is less than the existing heritage building (12 metres/ 39 ft.).
- The proposed exterior materials include full height curtain wall with glass and spandrel panels at the entry vestibule, large glassed double doors at both entries on the east and west elevations, exposed architectural concrete for the base at the parking level, wide vertical pattern hardiboard with aluminum strips for the main building and metal clad windows.

Landscaping

- The south property line includes a 3.0-metre (10 ft.) wide landscaping strip consisting of Blue Bird Rhododendron, Bearberry Cotoneaster, Compact Strawberry trees, English Lavender and juniper shrubs to screen the parking lot.
- A 4.27-metre (14 ft.) high free-standing metal cross with a concrete base is proposed to be located within the 3.0-metre (10 ft.) wide landscaping strip fronting 104 Avenue.
- The west property line includes a row of Pyramidal Cedar trees.
- The proposed development includes a plaza area at the north-east elevation of the subject site at the front of the church building addition. The plaza area will be finished in sawcut concrete and includes two benches and landscaping framing the area.
- Feather Reed Grass and Tortoiseshell Orange Rhododendrons frame the entrance to the site at the northern-most corner of the site.

Parking and Bicycle Storage

- The proposed development includes a total of 49 parking spaces, consisting of 44 at grade parking spaces, two of which are designated for persons with a disability and 5 within an enclosed under-building parking garage.
- The applicant has indicated that the demand for church parking will occur on weekends and during the week in the evening. The Montessori school only requires parking during the weekdays.
- The proposed number of parking spaces complies with the Surrey Zoning By-law based on the shared parking provision.
- The shared parking provision allows up to a 25% reduction in the total number of required parking spaces. Since the maximum demand for parking for the church will occur at different times than the Montessori school this provision is applicable. Separately, the school requires 35 spaces and the church requires 30 spaces for a total of 65. The shared parking provision requires a minimum of 49 spaces, which is the number of spaces proposed.
- The proposed development also includes 2 bike racks located near the west property line.

South Westminster School - Heritage Restoration Component

- The South Westminster School heritage building is currently occupied by Milestone Montessori Pre-School & Kindergarten, which is intended to remain.
- As part of the proposal, the applicant has agreed to restore the heritage character of the South Westminster School building by completing the following:

- replacement of the existing double-pane vinyl frame windows of the School with wood frame windows in their original proportions and locations, consistent with historical photographs of the School;
- reinstatement of wood frame windows on the lower level of the front elevation of the School in the original fenestration pattern;
- replacement of the existing asphalt shingle roof of the School with cedar shakes or shingles;
- replacement of the existing wood entry door of the School with a wood door consistent with historical photos;
- repainting of the School in a neutral grey with white trim and painting of wood frame windows in black;
- addition of new landscaping;
- addition of a play area at the side and front of the School on the east and south elevations;
- removal of the wooden cross from the entrance dormer on the south elevation of the School; and
- removal of rear stairs from the north elevation and restoration of the north wall and foundation of the School using existing materials from removed portions of the School or like materials where required.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found satisfactory.

BY-LAW VARIANCES WITHIN THE HAP AND JUSTIFICATION

- Under Section 972 of the Local Government Act, a Heritage Alteration Permit (HAP) may vary a by-law. Unlike Development Variance Permits, no public notification is required.
- The applicant is proposing three Zoning By-law variances within the HAP as follows:
 - (a) Requested Variances:
 - To reduce the minimum west side yard setback of the PA-1 Zone from 9.0 metres (30 ft.) to 3.5 metres (11 ft.) to the north-west corner of the proposed building and to 2.2 metres (7.2 ft.) to the proposed staircase structure.

Applicant's Reasons:

- Due to the triangular shape of the lot, options for building orientation are limited.

- The proposed addition is located at the rear of the existing building which limits visibility of the proposed addition from 104 Avenue and is sensitive to the existing heritage school.

Staff Comments:

- The reduced setback along the west property line is adjacent to the railway limiting any negative impact on neighbouring properties.
- Staff worked with the applicant to resolve site planning constraints while attempting to meet programming needs of the church addition.

(b) Requested Variances:

- To vary the PA-1 Zone, to permit off-street parking within the front yard setback.

Applicant's Reasons:

- Due to the triangular shape of the lot, parking configuration options are limited.
- In order to provide the required number of parking spaces, parking spaces are proposed within the front yard setback.

Staff Comments:

- The proposed development includes a total of 49 parking spaces, consisting of 44 at grade parking spaces, two of which are designated for persons with a disability and 5 within an enclosed under-building parking garage.
- The proposed number of parking spaces complies with the shared parking provision of Surrey Zoning By-law.
- The applicant has indicated that the demand for church parking will occur on weekends and during the week in the evening. The Montessori school only requires parking during the weekdays.
- Separately, a total of 65 spaces is required. However, the shared parking provision allows up to a 25% reduction in the total number of required parking spaces ($65 - 25\% = 49$). Since the maximum demand for parking for the church will occur at different times of day than the Montessori school this provision is applicable and 49 spaces is required and provided.
- The proposal includes a 3.0-metre (10 ft.) wide landscape strip along 104 Avenue to screen the parking spaces within the front yard setback.
- Maximizing on-site parking is important for this arterial road site.

(c) Requested Variances:

- To reduce the minimum landscaping strip of the PA-1 Zone from 3.0 metres (10 ft.) to 0.60 metre (2.0 ft.) along the west lot line and to 0 metre (0 ft.) along the east lot line.

Applicant's Reasons:

- The existing site condition does not have any landscaping.
- The addition of a landscaping strip for portions of the site will soften the edges of the site and provide an improved interface with neighbouring properties.

Staff's Comments:

- The proposed landscape strip along the western property line includes a Pyramidal Cedar hedge along the length of the property line. English Lavender, Feather Reed Grass and Tortoiseshell Orange Rhododendron are also proposed along this edge.
- The proposed landscape strip along a portion of the eastern property line includes a Pyramidal Cedar, Nikko Blue Hydrangea and Tortoiseshell Orange Rhododendron.
- Due to significant slope, a retaining wall was erected along the east property line, as part of the previous subdivision. The applicant's landscape architect has confirmed the available space between the proposed parking spaces and the retaining wall and fence structure is not sufficient to accommodate planting.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Engineering Summary
Appendix III.	Heritage Advisory Commission Minutes of September 16, 2010
Appendix IV.	Heritage Alteration Permit No. 7908-0308-00

Jean Lamontagne
General Manager
Planning and Development

JLM/kms

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. 10/7/10 10:03 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Jordan Kutev
 Address: 200 – 4701 Hastings Street
 Burnaby, BC
 V5C 2K8
 Tel: 604-299-3222

2. Properties involved in the Application
 - (a) Civic Address: 12469 – 104 Avenue

 - (b) Civic Address: 12469 – 104 Avenue
 Owner: Coptic Orthodox Patriarcate, St. Mary's Coptic Orthodox
 Church, Inc. No. 47265S
 PID: 027-104-419
 Lot 9 Section 20 Block 5 North Range 2 West New Westminster District Plan
 BCP30641

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: PA-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2,875 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	35%	21%
Paved & Hard Surfaced Areas		12%
Total Site Coverage		33%
SETBACKS (in metres)		
Front (South)	9 m	16 m
Rear		
Side #1 (East)	9 m	10.0 m
Side #2 (West)	9 m	2.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9 m
Accessory	4 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed	n/a	
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	
FLOOR AREA: Commercial	n/a	
Retail		
Office		
Total		
FLOOR AREA: Industrial	n/a	
FLOOR AREA: Institutional		864 m ²
TOTAL BUILDING FLOOR AREA	1,006 m ²	864 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.35	0.30
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	49	49
Total Number of Parking Spaces	49	49
Number of disabled stalls	1	2
Number of small cars	12	4
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES	Tree Survey/Assessment Provided	YES
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INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **October 21, 2010** PROJECT FILE: **7808-0308-00**

RE: **Engineering Requirements
Location: 12469 104 Avenue**

HERITAGE ALTERATION PERMIT

Works and Services

- Remove access and right turn lane, reinstate curb & gutter and boulevard; and
- Provide Storm Water Control Plan.

A Servicing Agreement is not required prior to issuance of this Heritage Alteration Permit.



Bob Ambardar, P.Eng.
Development Project Engineer

ssa



Surrey Heritage Advisory Commission - Minutes

Planning Meeting Room #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURS., SEPTEMBER 16, 2010
Time: 5:00 pm

Present:

Chair - Councillor Steele
W. Farrand
R. Hart
B. Hol
L. Tannen

Absent:

Guests:

Staff Present:

D. Luymes, Planning & Development
E. Schultz, Planning & Development
J. O'Donnell, Parks, Recreation and Culture
M. Petrovic, Engineering
C. Bonneville, Legislative Services

D. NEW BUSINESS

1. PLANNING & DEVELOPMENT

(e) **Heritage Alteration Permit Application
Proposed Addition to Historic South Westminster School
File No.:**

Memo dated August 25, 2010, from the Manager, Area Planning & Development – North Division.

The Commission made the following comments:

- The developer has worked with the site to the best of their ability.
- The glazed entry atrium allows for full exposure of the existing heritage features, which was quite innovative.

It was recommended by Commissioner Hart that after construction is completed staff send a letter to the owners of South Westminster School (12469 – 104 Avenue), regarding the Commission's appreciation for the developer tying together the heritage features with a new addition with a glass atrium.

It was

Moved by Commissioner Hart
Seconded by Commissioner Tannen
That the Heritage Advisory Commission:

1. Receive the report regarding the Heritage Alteration Permit ('HAP') for South Westminster School (12469 – 104 Avenue); and,
2. Recommend to the General Manager, Planning and Development that the HAP for South Westminster School (12469 – 104 Avenue) be forwarded to Council for consideration.

Carried

CITY OF SURREY

(the "City")

HERITAGE ALTERATION PERMIT

NO. 7908-0308-00

Issued To: COPTIC ORTHODOX PATRIARCATE, ST. MARY'S COPTIC
ORTHODOX CHURCH, INC. NO. 47265S

(the "Permittee")

Address of Permittee: 12469 - 104 Avenue
Surrey, BC
V3V 6A2

1. This Heritage Alteration Permit (the "Permit") is issued pursuant to Heritage Revitalization Agreement By-law, 2007, No. 16072 (the "Heritage Instrument") for the purpose of allowing alteration to the South Westminster School (the "School"), subject to compliance by the Permittee with all statutes, by-laws, orders, regulations or agreements, except as may be specified by this Permit.
2. This Permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 027-104-419
Lot 9 Section 20 Block 5 North Range 2 New Westminster District Plan BCP30641

12469 - 104 Avenue

(the "Lands").

3. None of the provisions of the Heritage Instrument are being supplemented or varied by this Permit.
4. The provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, are varied or supplemented with respect to the Lands as follows:
 - (a) In Part 31 Assembly Hall 1 Zone (PA-1), Section F, Yards and Setbacks, Sub-section F.1, the minimum west *side yard setback* is varied from 9.0 metres [30 ft.] to 3.5 metres [11 ft.] to the northwest corner of the *principal* building and to 2.2 metres [7.2 ft.] to the staircase *structure*;
 - (b) In Part 31 Assembly Hall 1 Zone (PA-1), Section H, Off-Street Parking and Loading/Unloading, off-street parking shall be permitted within the *front yard setback*; and

- (c) In Part 31 Assembly Hall 1 Zone (PA-1), Section I, Landscaping, Sub-section I.2, the minimum *landscaping* strip is varied from 3.0 metres [10 ft.] wide to 0.60 metre [2.0 ft.] along the west *lot line* and to 0 metre [0 ft.] along the east *lot line*.

(Note: Terms used in this document that are italicized are defined in Surrey Zoning By-law, 1993, No. 12000, as amended, and shall take their meaning from the by-law.)

- 5. The Permittee, its agents and subcontractors are granted permission to carry out the following works in accordance with the conditions in this Permit:
 - (a) Replacement of the existing double-pane vinyl windows of the School with wood windows in their original proportions and locations, consistent with historical photographs of the School (as further detailed in the Heritage Instrument) in accordance with the plans attached to and forming part of this Permit (the "Drawings");
 - (b) Reinstatement of wood windows on the lower level of the front elevation of the School in the original fenestration pattern in accordance with the Drawings;
 - (c) Replacement of the existing asphalt shingle roof of the School with cedar shakes or shingles (as further detailed in the Heritage Instrument);
 - (d) Replacement of existing wood entry door of the School with wood door consistent with historical photos (as further detailed in the Heritage Instrument) in accordance with the Drawings;
 - (e) Repainting of the School in a neutral grey with white trim (as further detailed in the Heritage Instrument) and painting of wood windows in black;
 - (f) Removal of the wooden cross from entrance dormer on the south elevation of the School;
 - (g) Addition of new landscaping (the "Landscaping") on the Lands in accordance with Section 6 of this Permit;
 - (h) Addition of a play area to the Lands at the side and front of the School on the east and south elevation in accordance with the Drawings;
 - (i) Addition of a free standing cross structure on the Lands in accordance with the Drawings;
 - (j) Removal of rear stairs from the north elevation and restoration of north wall and foundation of the School using existing materials from removed portion of the School or like materials where required; and
 - (k) Addition of a new sanctuary building on the Lands in accordance with the Drawings.
- 6. (a) The Landscaping shall conform to the Drawings numbered L1 and L2.

- (b) The Permittee shall complete the Landscaping within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of a building permit for the Lands, the Permittee shall submit security to the City to ensure satisfactory completion of the Landscaping. The security for the Landscaping shall consist of:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$73,926.16.

(the "Security")

- (d)
 - i. When the Landscaping is substantially completed as determined by the City in its sole discretion, without the City having to use the Security, 90% of the original Security will be returned to the Permittee. When the Landscaping receives final approval by the City, but not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned to the Permittee.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned to the Permittee. The Permittee hereby authorizes the City or its agents to enter upon the Lands to complete the Landscaping.
 - iii. If the City elects not to enter upon the Lands to complete the Landscaping and the Permittee does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of final approval of the buildings and structures referred to in the Drawings.
7. The following conditions shall apply:
- (a) The Permittee shall complete the works specified in Section 5, Sub-section (a)-(f) of this Permit to the satisfaction of the General Manager, Planning and Development within two (2) years after the date this Permit is issued.
 - (b) If the City considers that the Permittee has contravened or failed to comply with a term, requirement or condition of this Permit, the City may undertake and complete the works required to satisfy the term, requirement or condition or to ameliorate the effects of the contravention or noncompliance, at the cost of the Permittee. Completion of the works shall be at the sole discretion of the City.
 - (c) The City may recover the cost of the works undertaken by the City under Section 7, Sub-section (b) from the Permittee and if unpaid, the costs may be added to the property taxes of the Lands as taxes in arrears.
8. Minor changes to the drawings that do not affect the general form and character of the Lands, may be permitted subject to the prior written approval of the City.
9. The works specified in this Permit shall be carried out strictly in accordance with the terms and conditions of this Permit.

10. The terms of this Permit, or any amendment to it, are binding on all persons who hold this Permit on the Lands.
11. The Permittee shall bring this Permit to the attention of any prospective purchaser, leaseholder, tenant or other transferee of the Lands or School.
12. This Permit is not a building permit or a servicing agreement.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE _____ DAY OF _____, 20 ____ .
ISSUED THIS _____ DAY OF _____, 20 ____ .

Mayor - Dianne L. Watts

City Clerk - Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS HERITAGE ALTERATION PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS HERITAGE ALTERATION PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

COPTIC ORTHODOX PATRIARCATE, ST.
MARY'S COPTIC ORTHODOX CHURCH,
INC.

By: Authorized Signatory (Signature)

Name: (Print)

By: Authorized Signatory (Signature)

Name: (Print)



REVISIONS FOR:
REVIEW AND APPROVAL

DATE: 05OCT2010
SET:

JKA PROJECT NO:
1002



SAINT MARY'S CHURCH ADDITION

12469 - 104 Avenue, Surrey, British Columbia

ARCHITECTURAL

Jordan Kutev Architect
200 - 4701 Haslings Street,
Burnaby, British Columbia
V5C 2K8
Tel: 604 299 3222
Fax: 604 251 4670

CLIENT

Saint Mary's Church
12469 - 104 Avenue,
Surrey, British Columbia

LANDSCAPE

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue,
Vancouver, British Columbia
V6J 1N5
Tel: 604 684 4611
Fax: 604 684 0577

CODE CONSULTANT

Murray Johnson Engineering Ltd.
212th 6th Avenue,
New Westminster, British Columbia
V3L 1R4
Tel: 604 526 3335
Fax: 604 526 3338

- A000 COVER PAGE / DRAWING LISTS
- A100 PROJECT STATISTICS / CONTEXT PLAN
- A101 CONCEPTS
- A151 LOT GRADING
- A152 SITE PLAN
- A201 EXISTING BUILDING - PLANS AND SECTIONS
- A202 EXISTING BUILDING - ELEVATIONS AND PHOTOS
- A211 GROUND LEVEL PLAN
- A212 UPPER LEVEL PLAN
- A213 ROOF PLAN
- A401 BUILDING ELEVATIONS
- A402 ELEVATIONS / STREETScape
- A403 BUILDING SECTIONS

- L1 LANDSCAPE PLAN
- L2 LANDSCAPE DETAILS

SAINT MARY'S CHURCH ADDITION

12469 - 104 Avenue, Surrey, British Columbia

- NOTES:**
1. ALL GRADES ARE BASED ON TOPOGRAPHIC DATA
 2. ALL TREES ARE LOCATED NORTH-WEST PROPERTY LINE
 3. CITY SIDEWALK AND BOULEVARD AT SOUTH TO BE COORDINATED WITH ENGINEERING
 4. EXTERIOR LIGHTING-SEE LEGEND BELOW

- LEGEND - EXTERIOR LIGHTING**
- 12' Fixing Lot Light - 10
 - 4' Fixing Area Light - 4
 - Ascent Light - 2



Jordan kuteiv architect

454 297 3222
 5. 4000
 Burnaby BC V5C 1S8

PRIME CONSULTANT

CONSULTANT

NO	DATE	REVISIONS
1		ISSUED FOR REVIEW AND APPROVAL

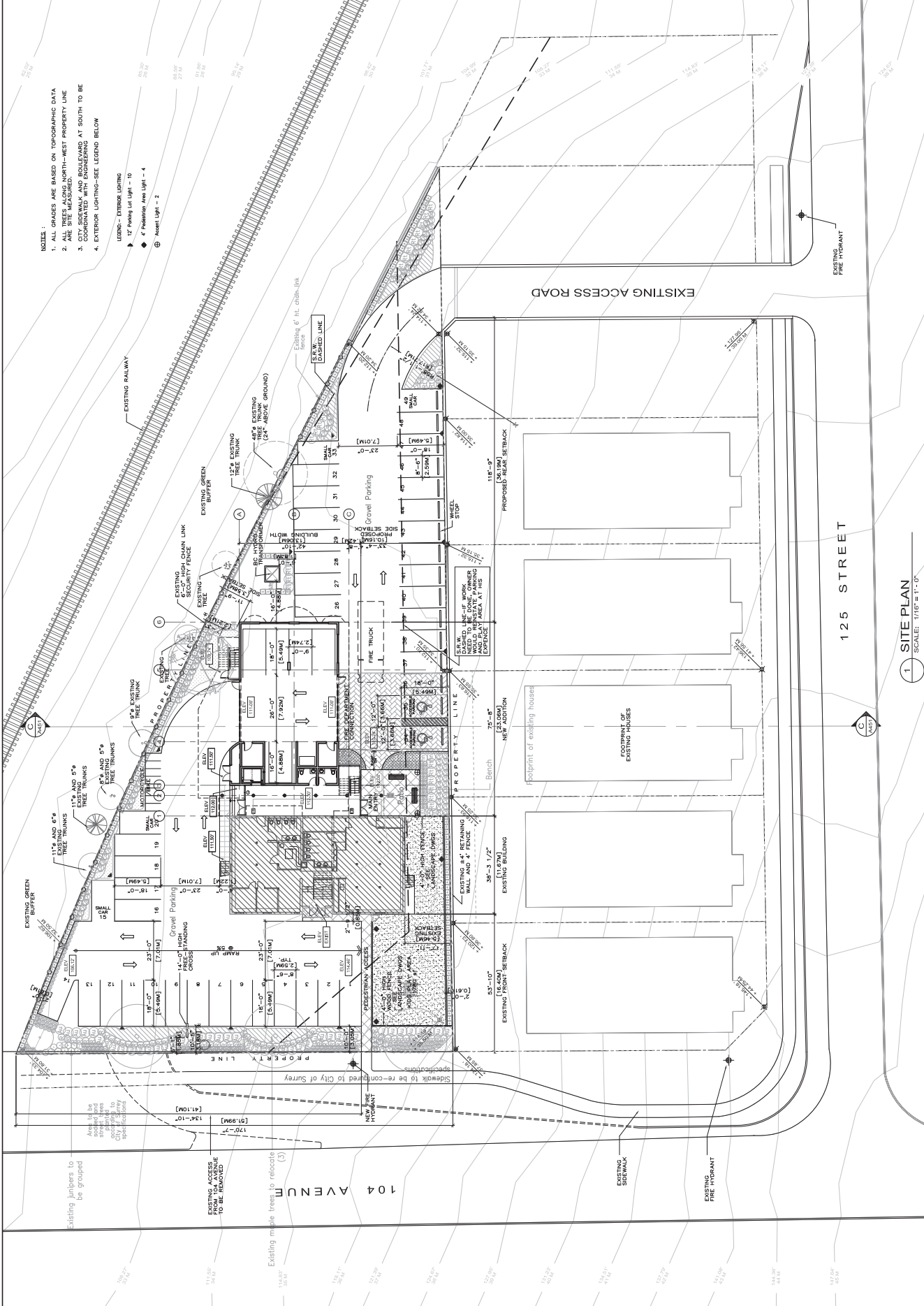
ST. MARY'S CHURCH ADDITION
 12469 - 104 AVENUE
 SURREY, B.C.

SITE PLAN

REVIEW AND APPROVAL

A152

PROJECT NO:	1002
SCALE:	1/8" = 1'-0"
DRAWN BY:	
DATE:	APR 2010
CHECKED BY:	



1 SITE PLAN
 SCALE: 1/16" = 1'-0"

STANDARD CONTRACT DOCUMENTS FOR ARCHITECTS AND ARCHITECTS-IN-CHARGE
 PREPARED BY THE ARCHITECTS' CONTRACT DOCUMENTS BOARD
 1000 AVENUE OF THE STARS, SUITE 1000
 WASHINGTON, DC 20004-4000
 (202) 462-6000
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PRIME CONSULTANT

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NO.	DATE	REVISIONS
1	10/07/2010	ISSUED FOR REVIEW AND APPROVAL

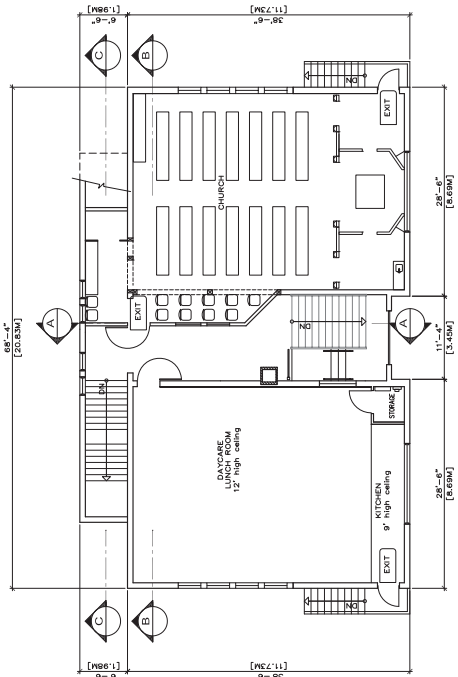
ST. MARY'S CHURCH
 ADDITION
 12469 - 104 AVENUE
 SURREY, B.C.

EXISTING BUILDING
 PLANS AND SECTIONS

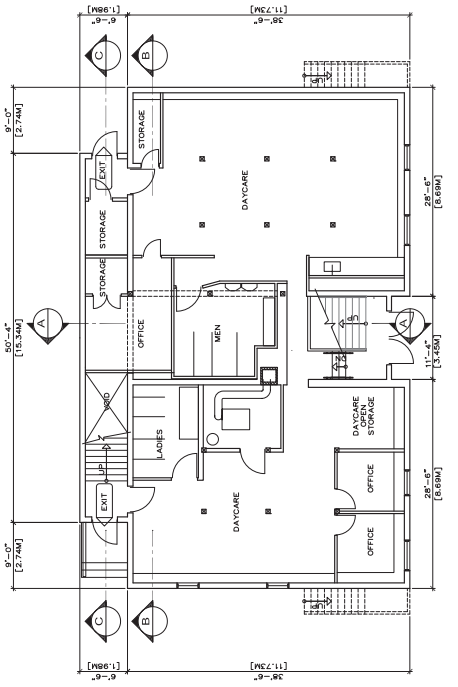
REVIEW AND APPROVAL

A201

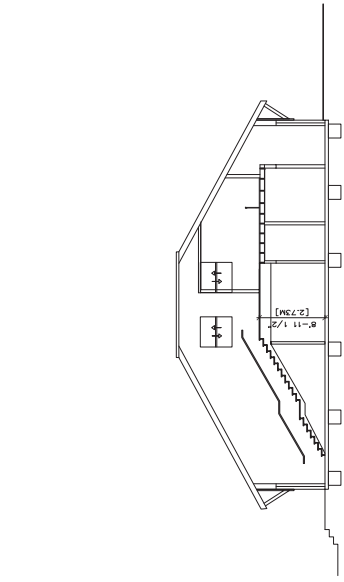
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DRAWN BY:	DATE:
CHECKED BY:	APR2010



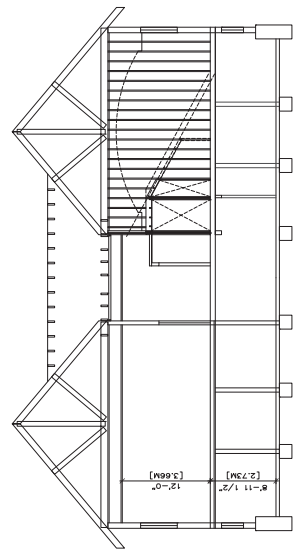
2 EXISTING UPPER LEVEL - PLAN
 SCALE: 1/8" = 1'-0"



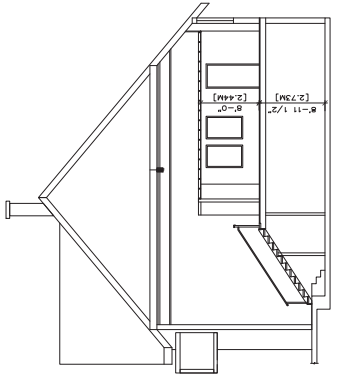
1 EXISTING GROUND LEVEL - PLAN
 SCALE: 1/8" = 1'-0"



C BUILDING SECTION
 SCALE: 1/8" = 1'-0"



B BUILDING SECTION
 SCALE: 1/8" = 1'-0"



A BUILDING SECTION
 SCALE: 1/8" = 1'-0"

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1 18/03/2010 REISSUED FOR REVIEW AND APPROVAL

NO DATE REMARKS

ST. MARY'S CHURCH
ADDITION

12469 - 104 AVENUE
SURREY, B.C.

EXISTING BUILDING
ELEVATIONS AND PHOTOS

REVIEW AND APPROVAL

A202

SCALE: 1/8" = 1'-0"

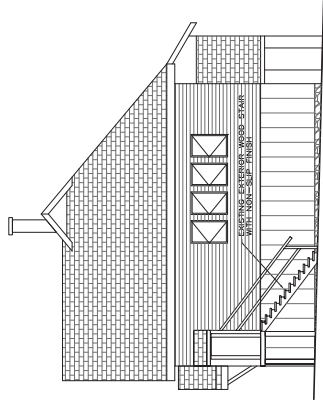
PROJECT NO: 1002

DRAWN BY: -

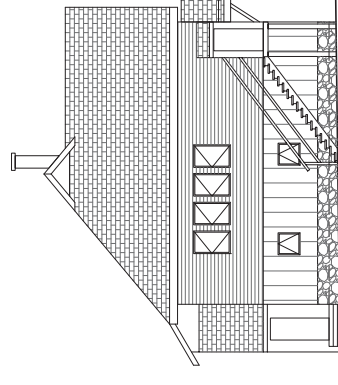
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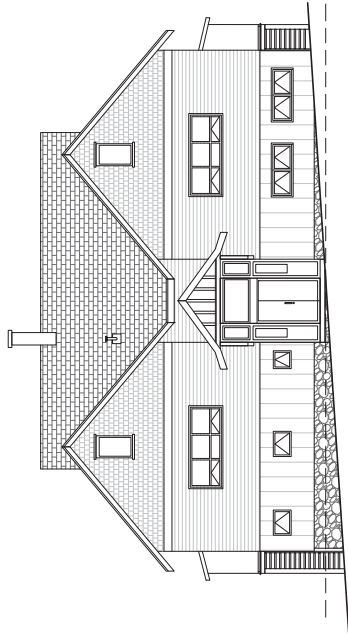
APR2010



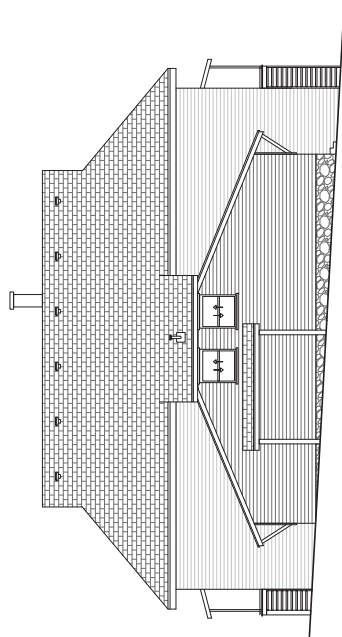
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



6 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



NORTH

Jordan Kutev
 architect

1 234 207 4022
 2 345 207 4022
 3 456 207 4022
 4 567 207 4022
 5 678 207 4022
 6 789 207 4022
 7 890 207 4022
 8 901 207 4022
 9 012 207 4022
 0 123 207 4022

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1	16/07/2010	ISSUED FOR REVIEW AND APPROVAL

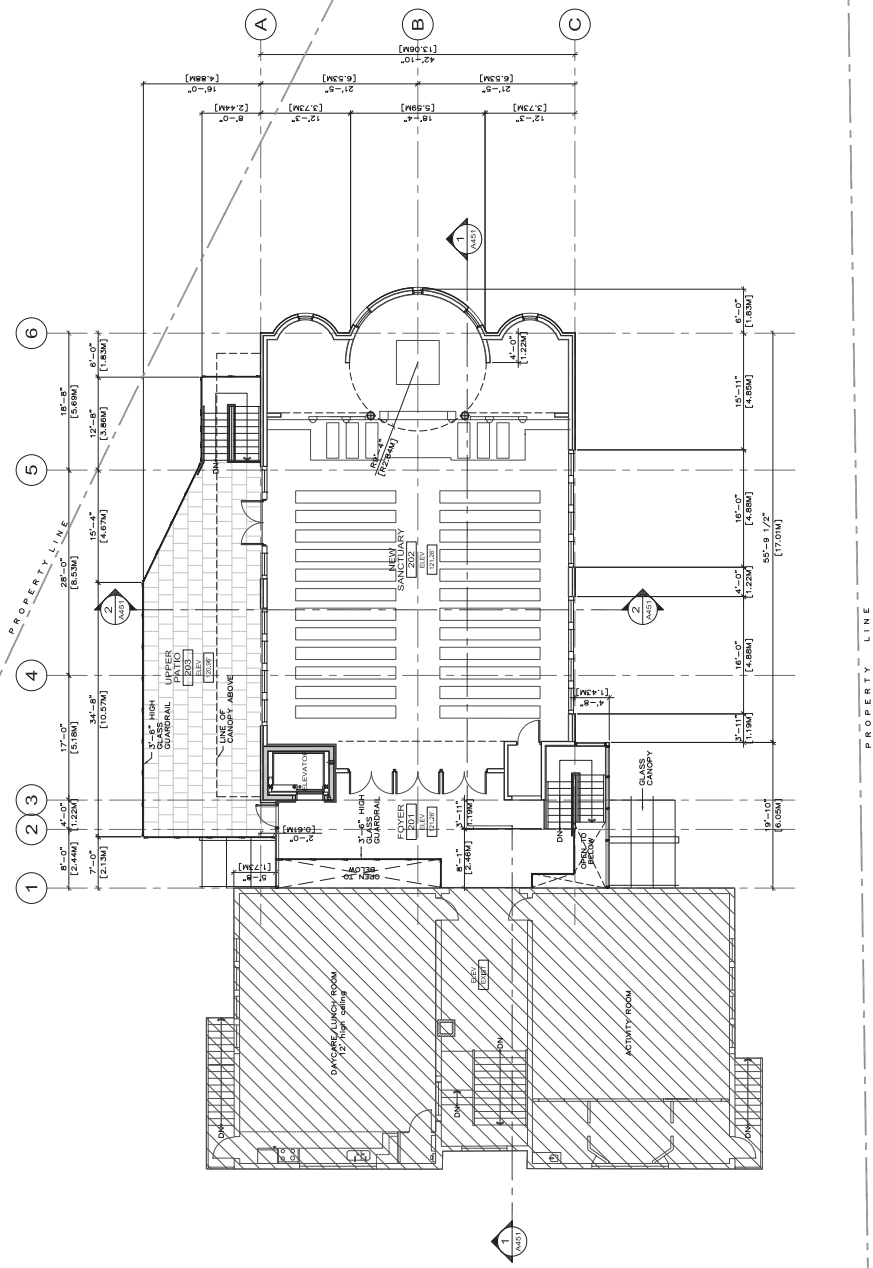
ST. MARY'S CHURCH
 ADDITION
 12469 - 104 AVENUE
 SURREY, B.C.

UPPER LEVEL PLAN

REVIEW AND APPROVAL

A212

SCALE: 1/8" = 1'-0"	PROJECT NO: 1002
DRAWN BY: -	DATE: -
CHECKED BY: -	APR2010



1 UPPER LEVEL PLAN
 SCALE: 1/8" = 1'-0"

1. I have prepared this drawing in accordance with the provisions of the Building Act 2004 and the Building Regulations 2006, and I am a registered professional engineer or architect under the Engineering Council (Registration) Act 2008.

2. I have prepared this drawing in accordance with the provisions of the Building Act 2004 and the Building Regulations 2006, and I am a registered professional engineer or architect under the Engineering Council (Registration) Act 2008.

3. I have prepared this drawing in accordance with the provisions of the Building Act 2004 and the Building Regulations 2006, and I am a registered professional engineer or architect under the Engineering Council (Registration) Act 2008.

4. I have prepared this drawing in accordance with the provisions of the Building Act 2004 and the Building Regulations 2006, and I am a registered professional engineer or architect under the Engineering Council (Registration) Act 2008.

5. I have prepared this drawing in accordance with the provisions of the Building Act 2004 and the Building Regulations 2006, and I am a registered professional engineer or architect under the Engineering Council (Registration) Act 2008.



NOTIFY
jordan kutev architect
 1. 654 297 4025
 2. 1000 UNIVERSITY BLVD
 3. SUITE 400
 4. TORONTO, ONTARIO M5G 1S7

PRIME CONSULTANT
 CONSULTANT
 SEAL

NO.	DATE	REMARKS
1	16/07/2010	ISSUED FOR REVIEW AND APPROVAL

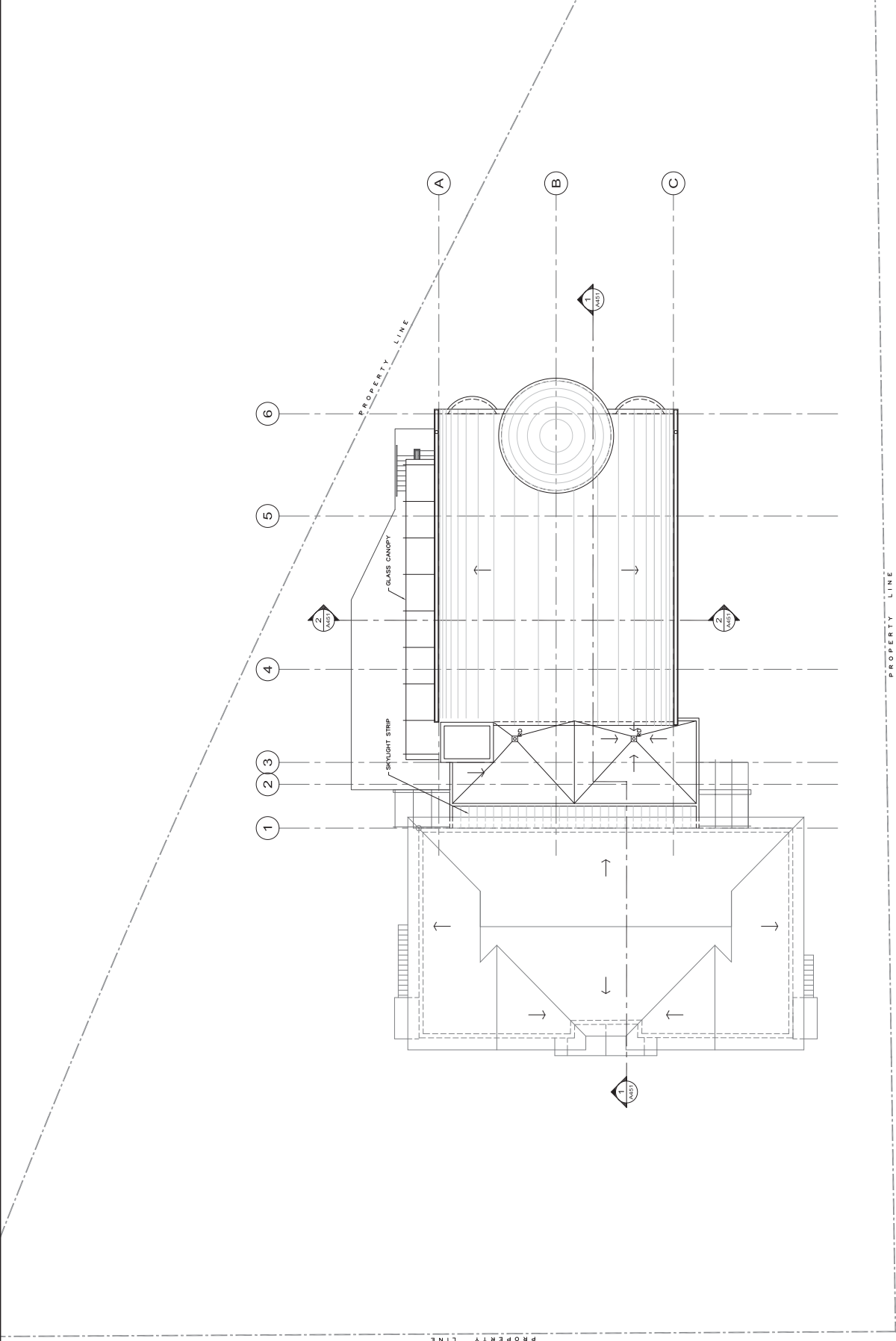
ST. MARY'S CHURCH ADDITION
 12469 - 104 AVENUE
 SURREY, B.C.

ROOF PLAN

REVIEW AND APPROVAL

A221

SCALE: 1/8" = 1'-0"
 PROJECT NO: 1002
 DRAWN BY:
 DATE:
 CHECKED BY: APR2010



1 ROOF PLAN
 SCALE: 1/8" = 1'-0"

1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1W7
 416-291-0000
 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1W7
 416-291-0000
 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1W7
 416-291-0000

ST. MARY'S CHURCH ADDITION
 12469 - 104 AVENUE
 SURREY, B.C.

PROJECT NO: 1002
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 DATE: APR 2010

ISSUED FOR REVIEW AND APPROVAL
 NO. DATE REMARKS

1. 16/07/2010

2. [REDACTED]

3. [REDACTED]

4. [REDACTED]

5. [REDACTED]

6. [REDACTED]

7. [REDACTED]

8. [REDACTED]

9. [REDACTED]

10. [REDACTED]

11. [REDACTED]

12. [REDACTED]

13. [REDACTED]

14. [REDACTED]

15. [REDACTED]

16. [REDACTED]

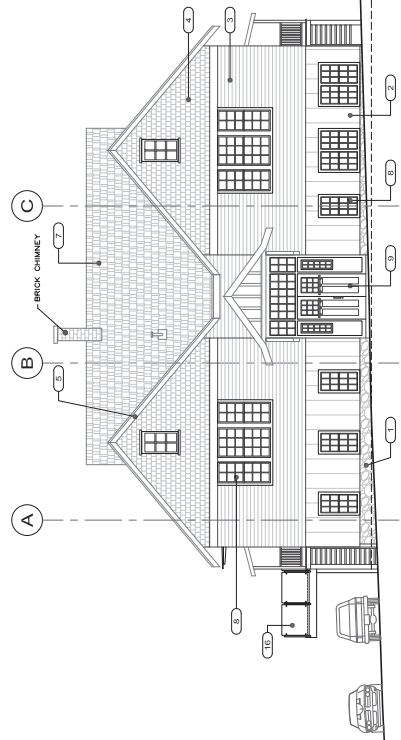
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18. [REDACTED]

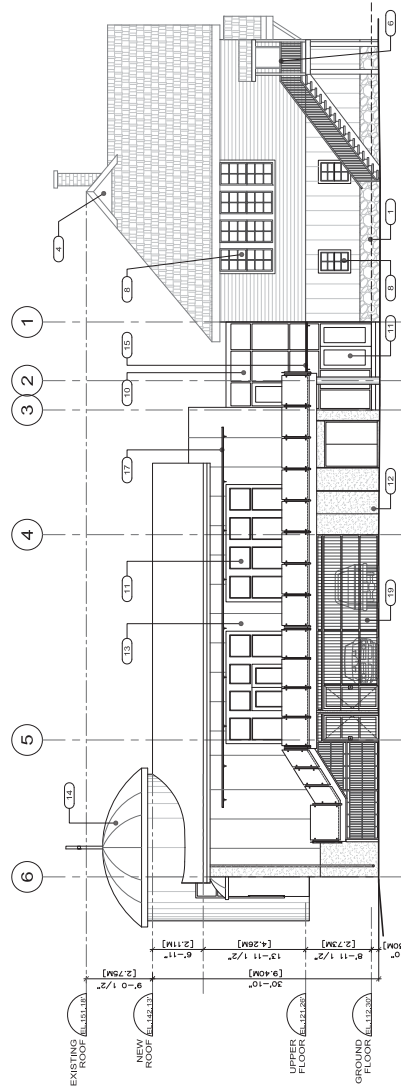
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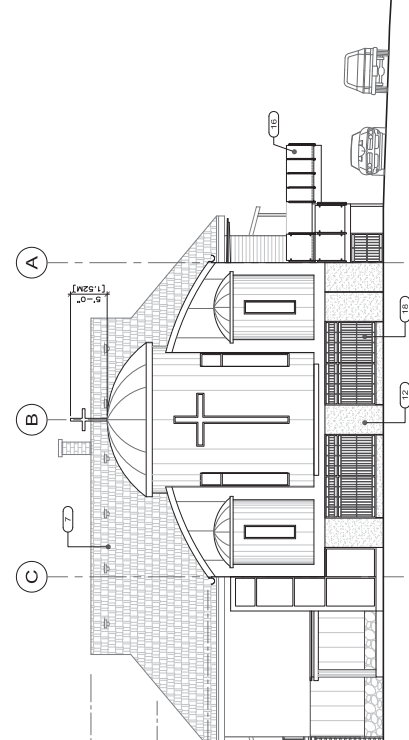
- EXTERIOR FINISH LEGEND**
- (1) RELSTONE FOUNDATION EXISTING
 - (2) VERTICAL BOARD AND BATTEN EXISTING
 - (3) HORIZONTAL WOOD 1/2" JOINT SIDING
 - (4) WOOD SHINGLES EXISTING
 - (5) ARCHITECTURAL TRIMS - EXISTING
 - (6) WOOD GUARDRAIL/HANDRAIL EXISTING
 - (7) CEDAR SHAKES/SINGLES ROOF
 - (8) DOUBLE HUNG WOOD WINDOWS TO REPLACE
 - (9) EXISTING VINYL AND TO MATCH HISTORICAL PHOTOS
 - (10) 3" TO REPLACE EXISTING DOOR - STAINED
 - (11) CURTAIN WALL GLAZING, ANODIZED ALUMINUM FRAME
 - (12) GREEN TINTED GLASS AND SPANDREL
 - (13) GREEN TINTED GLASS ANODIZED ALUMINUM FRAME
 - (14) EXPOSED ARCHITECTURAL CONCRETE
 - (15) EPS RANGESCREEN
 - (16) 6" W VERTICAL REVEALS
 - (17) COPPER ROOFING
 - (18) GLASS / METAL ENTRY CANOPY
 - (19) GLASS GUARDRAIL
 - (20) GLASS CANOPY
 - (21) PAINTED METAL GRILLE
 - (22) PAINTED OVERHEAD GATE
 - (23) WITH MAN/EXIT DOOR
- NOTE:**
 1. ALL EXTERIOR WOOD INCLUDING SIDING, TRIM ARE TO BE SMOOTH-SANDED
 2. EXISTING BUILDING TO BE PAINTED IN ACCORDANCE WITH THE HRA



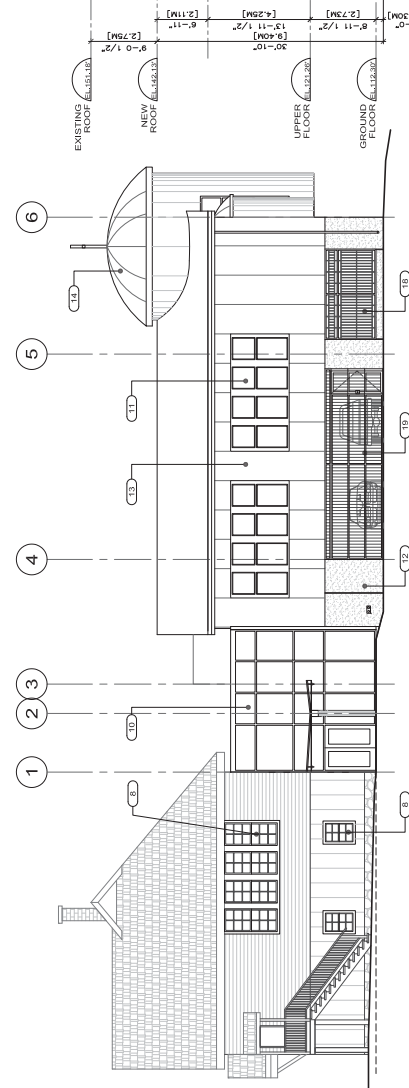
1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

A401

PROJECT NO: 1002
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 DATE: APR 2010

1000 UNIVERSITY AVENUE SUITE 1000 VANCOUVER, BC V6C 0A6
 TEL: 604.279.2822
 WWW.JORDANKUTEV.COM
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 2004.407.0001
 2004.407.0002
 2004.407.0003
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 2004.407.0010

ST. MARY'S CHURCH - NEW ADDITION
 SETBACK
 PROPERTY LINE
 104th AVENUE
 EXISTING SETBACK
 EXISTING BUILDING
 EXISTING BUILDING
 EXISTING BUILDING
 EXISTING BUILDING
 EXISTING BUILDING

ST. MARY'S CHURCH - NEW ADDITION
 SETBACK
 PROPERTY LINE
 125th STREET
 EXISTING RESIDENTIAL BUILDING
 EXISTING RESIDENTIAL BUILDING
 EXISTING RESIDENTIAL BUILDING
 EXISTING RESIDENTIAL BUILDING
 EXISTING RESIDENTIAL BUILDING

ST. MARY'S CHURCH - NEW ADDITION
 SETBACK
 PROPERTY LINE
 RAILWAY
 EXISTING BUILDING
 EXISTING BUILDING
 EXISTING BUILDING
 EXISTING BUILDING
 EXISTING BUILDING

1 WEST ELEVATION / STREETScape
 SCALE: 1/16" = 1'-0"

2 SOUTH ELEVATION / STREETScape
 SCALE: 1/16" = 1'-0"

3 NORTH ELEVATION / STREETScape
 SCALE: 1/16" = 1'-0"

104th AVENUE
 14'-0"
 17'-0"
 13'-0"
 10'-0"
 2'-6"
 2'-6"
 5'-6"
 6"
 1'-0"
 0.30M
 1.39M
 3.05M
 4.27M
 CONCRETE BASE
 METAL FRAME
 SEAL

4 FREE STANDING CROSS
 ELEVATION
 SCALE: 1/12" = 1'-0"

1 16072016 ISSUED FOR REVIEW AND APPROVAL
 NO DATE REMARKS

ST. MARY'S CHURCH ADDITION
 12489 - 104 AVENUE
 SURREY, B.C.

ELEVATIONS / STREETScape

REVIEW AND APPROVAL

A402

SCALE: 1/16" = 1'-0"
 PROJECT NO: 1002
 DRAWN BY:
 DATE:
 CHECKED BY:
 APR2010

104th AVENUE
 125th STREET
 RAILWAY

125th STREET
 RAILWAY
 PROPERTY LINE
 ST. MARY'S CHURCH - NEW ADDITION
 EXISTING BUILDING
 EXISTING BUILDING
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125th STREET
 RAILWAY
 PROPERTY LINE
 ST. MARY'S CHURCH - NEW ADDITION
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125th STREET
 RAILWAY
 PROPERTY LINE
 ST. MARY'S CHURCH - NEW ADDITION
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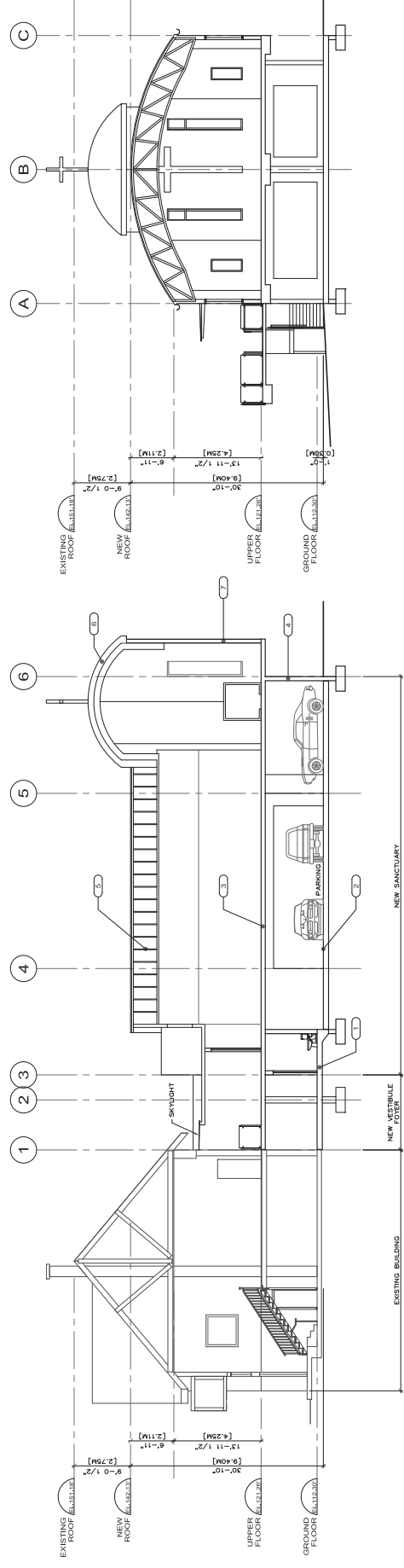
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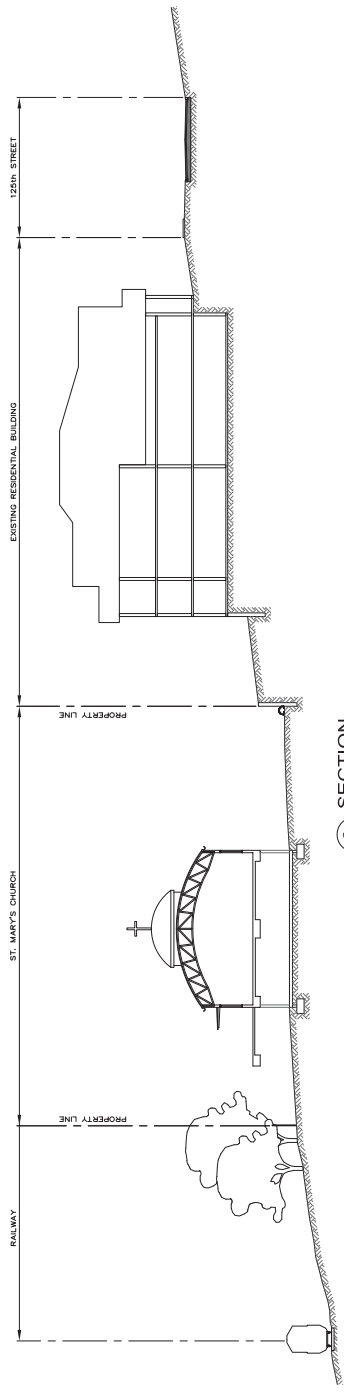
125th STREET
 RAILWAY
 PROPERTY LINE
 ST. MARY'S CHURCH - NEW ADDITION
 EXISTING BUILDING
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 EXISTING BUILDING

- ASSEMBLIES
- (1) SLAB ON GRADE
 - (2) EXTERIOR DRIVEWAY
 - (3) CONCRETE SLAB
 - (4) CONCRETE POST / STRUCTURE
 - (5) ROOF TRUSSES
 - (6) ROOF RAFTERS / DOME STRUCTURE
 - (7) 2" x 6" WOOD STUDS / EXTERIOR LOAD BEARING WALLS



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 SECTION
SCALE: 1/16" = 1'-0"

1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
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NO.	DATE	REMARKS
1	10/07/2010	ISSUED FOR REVIEW AND APPROVAL

ST. MARY'S CHURCH
 ADDITION
 12469 - 104 AVENUE
 SURREY, B.C.

BUILDING SECTIONS

REVIEW AND APPROVAL

A451

SCALE: AS SHOWN
 PROJECT NO: 1002
 DRAWN BY:
 DATE:
 CHECKED BY: APR2010

LEGEND

- Swirl Concrete
- 100 Fibers - Absorbent Concrete 60mm (Herringbone Pattern - Charcoal)
- Flair Safety Play Surface
- Bench
- Property Line
- Wood Fence
- 12' Parking Lot Light - 10
- 4 Pedestrian Area Light - 4
- Accent Light - 2

PLANT LIST

Existing maple, magnolia, genus and juniper to be transplanted as per plan
 See shrub, tree, and sod planting details for correct planting procedures

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
1	1	<i>Magnolia grandiflora</i>	Southern Magnolia	7m cal
2	228	<i>Thuja occidentalis 'Fastigiata'</i>	Pyramidal Cedar	#2 Pot, 60 cm O.C.
AU	45	<i>Evergreens 'Compact'</i>	Compact Strawberry Tree	60cm Pot
RT	140	<i>Conover's clematis</i>	Bearberry Conoverstar	10cm Pot, 60 cm O.C.
Ca	29	<i>Rhodod. Tombarahel Orange'</i>	Rhodod. Tombarahel Orange	#1 Pot
Ca	29	<i>Rhodod. Tombarahel Orange'</i>	Rhodod. Tombarahel Orange	#1 Pot
Ca	10	<i>DECIDUOUS SHRUBS</i>	Nikko Blue Hydrangea	#2 Pot
Ca	104	<i>PERENNIALS AND GRASSES</i>	Hydrangea macrophylla 'Nikko Blue'	#2 Pot
f	46	<i>Calliandra x acutiflora 'Karl Foerster'</i>	Feather Reed Grass	#2 Pot, 60 cm O.C.
lb	46	<i>Heuchera micrantha 'Palace Purple'</i>	Palace Purple Coral Bells	#1 Pot
p	159	<i>Penstemon angustifolia 'Maristead'</i>	English Lavender	#1 Pot
p	52	<i>Penstemon 'Blue Spire'</i>	Blue Russian Sage	#1 Pot
		Sodded Lawn		Area: 600m2

4' high - Wood Fence
 455 linear metres

Play Frames - Single Shifter - M 7024P

Single Shifter - M 7024P
 Shifter is a circular platform with a central vertical post and a horizontal bar. The platform is made of high-quality, weather-resistant material and is designed for children's play. It is suitable for use in parks, schools, and community centers.

TECHNICAL INFORMATION
 Single Shifter - M 7024P
 Material: High-quality, weather-resistant material
 Dimensions: 2100mm x 2100mm x 1000mm
 Weight: 150kg
 Installation: Requires 4x 100mm diameter posts and 4x 100mm diameter brackets.

North

Drawn by: BC
 Checked by: PK
 Date: July 29, 2010
 Scale: 1:100 = 1"

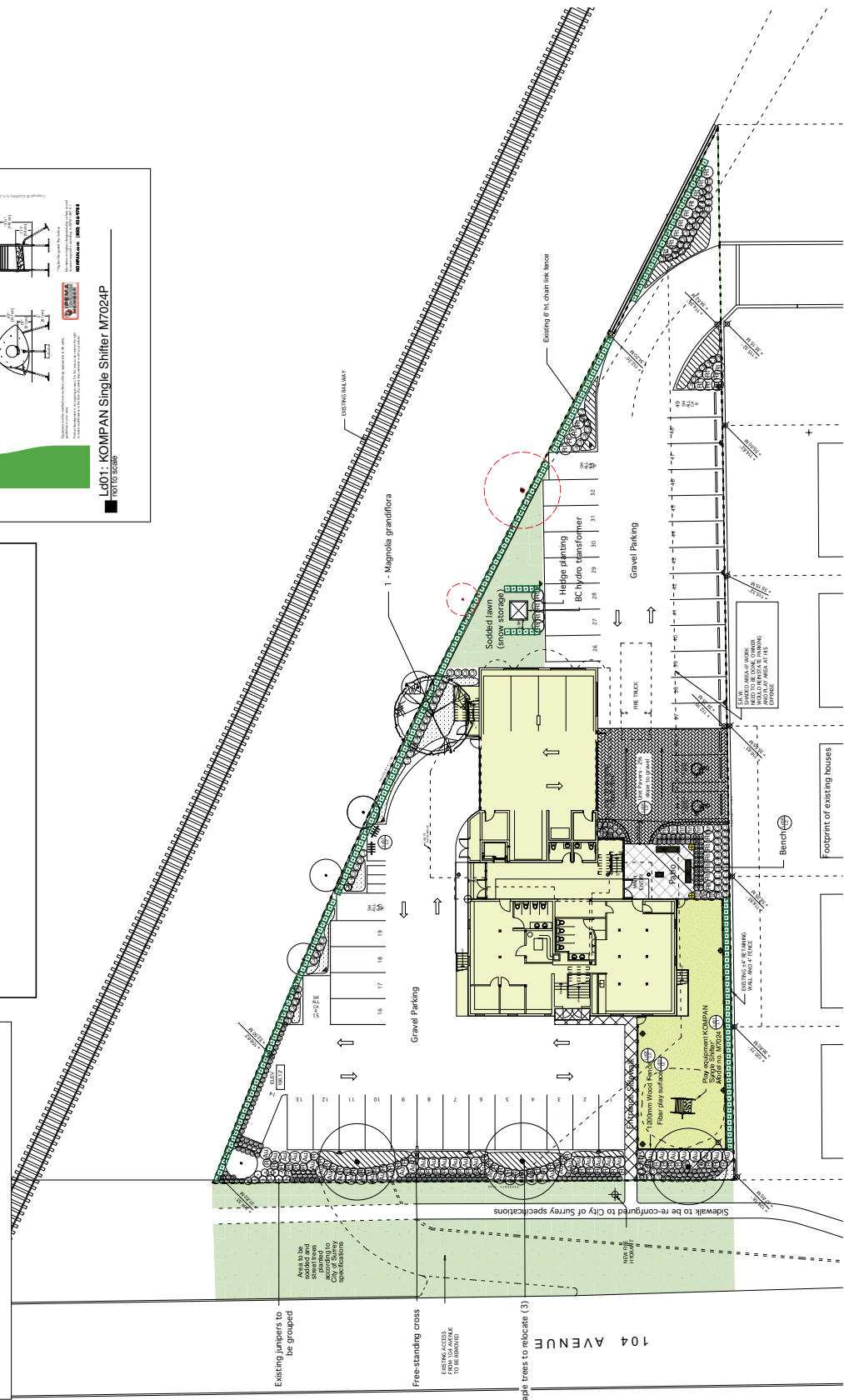
Project: **St. Mary's Church Addition**
 12469 - 104th Avenue, Surrey, BC

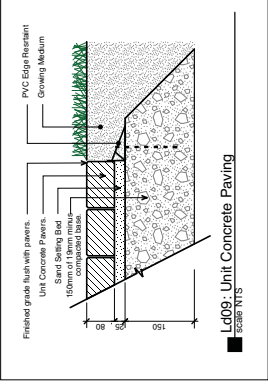
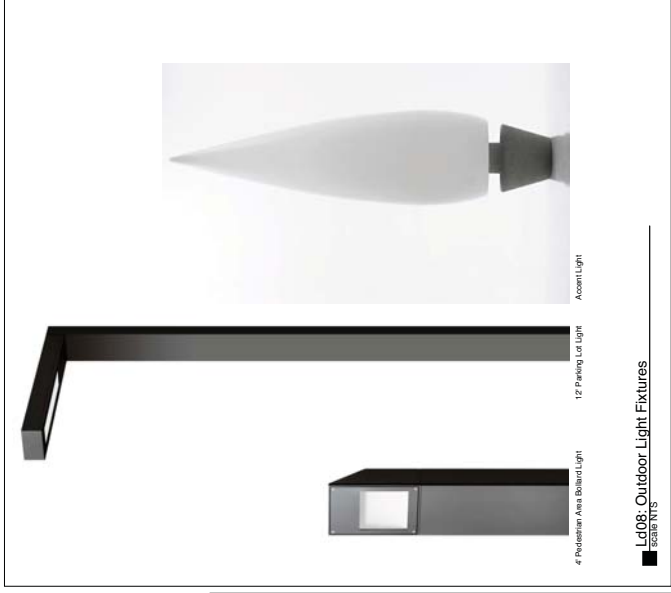
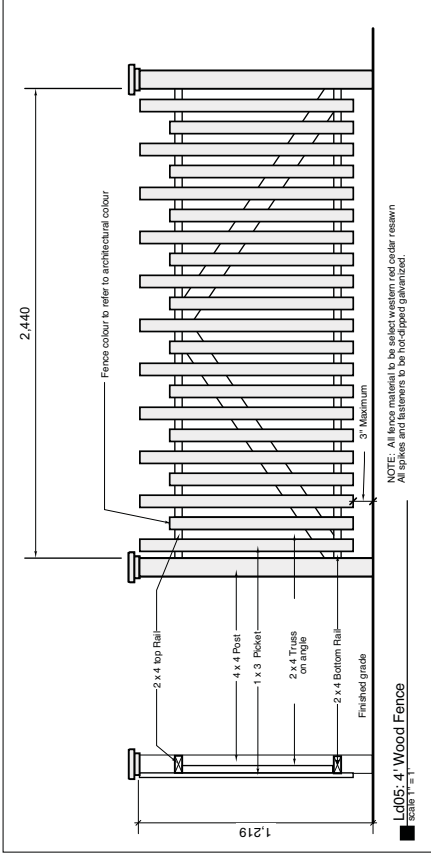
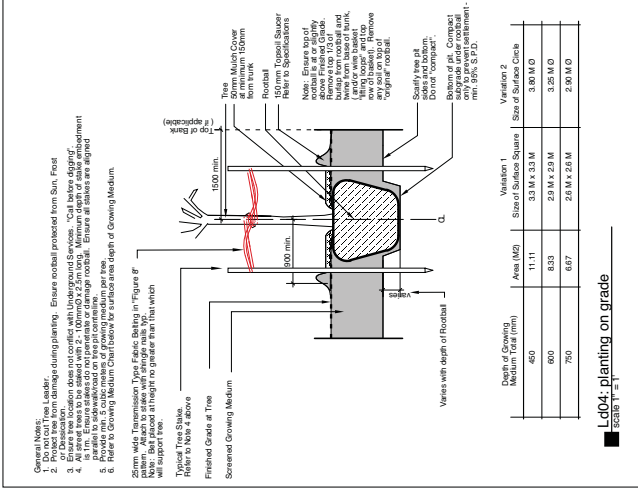
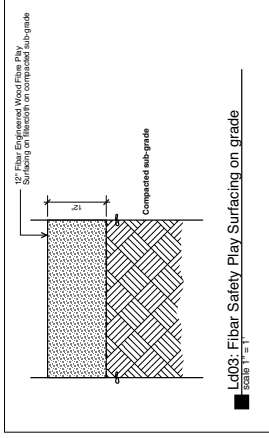
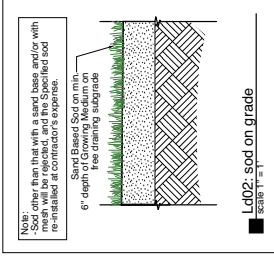
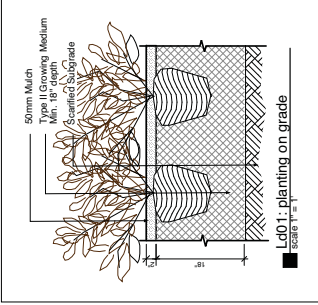
Drawn by: BC
 Checked by: PK
 Date: July 29, 2010
 Scale: 1:100 = 1"

Drawing Title: **Landscape Plan**

Project No.: **10097**
 Sheet No.: **L1**

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 102-1877 West 59th Avenue
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3 Sent 1.0.2010 Issued for Review
1 August 23.2010 Issued for Review
1 August 23.2010 Issued for Review
no. 1 date: from:

Parantelek
Durante Peak Ltd
102-107 West 59th Avenue
Vancouver, BC V6L 1N5
t: 604-684-0077
www.dpi.ca

Project: **St. Mary's Church Addition**
12469 - 104th Avenue, Surrey, BC

Drawn by: BC
Checked by: PK
Date: July 23, 2010
Scale: 1/8"=1'

Drawing Title: **Landscpe Details**
Project No.: **10097**
Sheet No.: