PROJECT DESCRIPTION

ROSS PARK IS UNDERGOING A COMPREHENSIVE REDESIGN AND REDEVELOPMENT. AS PART OF THE REDEVELOPMENT, THE VANCOUVER PARK BOARD WOULD LIKE TO IMPLEMENT A PUBLIC WASHROOM BUILDING FOR PARK USERS TO REPLACE THE EXISTING AGING FIELDHOUSE THAT DOES NOT MEET CURRENT ACCESSIBILITY OR GENDER-INCLUSIVE SERVICE LEVELS.

THE PUBLIC WASHROOM BUILDING COMPRISES 2 UNIVERSAL WASHROOMS, AND 2 UNIVERSAL ACCESSIBLE WASHROOMS ALL INDEPENDENTLY ACCESSED FROM THE EXTERIOR. THE BUILDING ALSO HOUSES MECHANICAL EQUIPMENT FOR THE SPLASH PAD AS WELL AS MULTIPURPOSE COMMUNITY ROOM.

THE PUBLIC WASHROOMS ARE PRIVATE, SAFE, DURABLE AND ACCESSIBLE FOR ALL PARK USERS. THE BUILDING CONSTRUCTION COMPRISES INSULATED CMU BLOCK WALLS, A CLT ROOF, AND A PERFORATED CORRUGATED METAL PARAPET SCREEN. A MURAL WILL FEATURE ON THE SOUTH FACADE.

SITE PLANNING DATA

CIVIC ADDRESS:	7474 ROSS ST
LEGAL DESCRIPTION	BLOCK 26 PLAN VAP1397 DISTRICT LOT 200 NEW WESTMINSTER EXPL PLN 15016
PID	014808951
PLAN	VAP1397
ZONING	R1-1: RESIDENTIAL INCLUSIVE DISTRICT
USE	PROPOSED - PUBLIC WASHROOM + FIELDHOUSE
SITE AREA	15,347.83 SM

	EXISTING	PERMITTED	PROPOSED	COMPLIES
FSR	0.008	0.60	0.006	YES
TOTAL FLOOR AREA:	129M2	9057M2	93.56M2	YES
SITE COVERAGE		NO MAX.		YES
BUILDING HEIGHT		MAX 11.5M	4.1M	YES
YARD SETBACKS: SITE DEPTH (D) = 91.70M SITE WIDTH (W) = 167.37M				
FRONT YARD		MIN. 4.9M	ALL SETBACKS > 13M.	YES

APPLICABLE POLICIES AND GUIDELINES

1. CITY OF VANCOUVER FACILITIES STANDARD MANUAL, 2024.
2. VANCOUVER BUILDING BYLAW 2025
3. VANCOUVER BOARD OF PARKS AND RECREATION PARKS WASHROOM STRATEGY, 2020
4. CITY OF VANCOUVER PUBLIC WASHROOM DESIGN & TECHNICAL GUIDELINES, 2024
5. ALL OTHER RELEVANT CODES, STANDARDS, POLICIES, BYLAWS, GUIDELINES AND BEST PRACTICES, AS OUTLINED IN THE CONTRACT DOCUMENTS

ASHRAE

CLIMATE ZONE 4 (A,B,C)

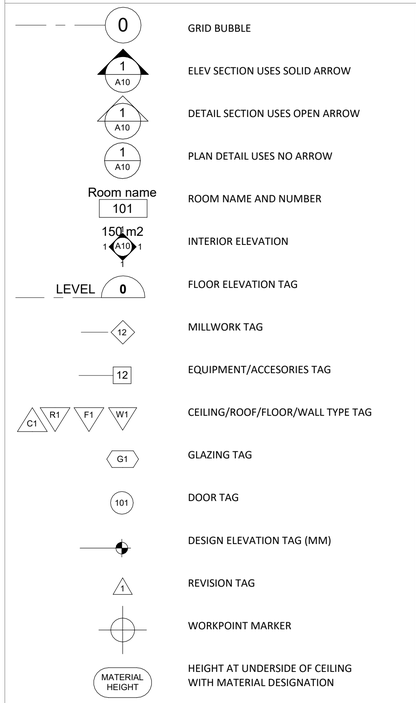
NON-RESIDENTIAL

VERTICAL FENESTRATION AREA
· ALLOWABLE FENESTRATION: (40%)

INSULATION MIN. R-VALUE
· ROOFS (INSULATION ENTIRELY ABOVE DECK): R-30 CI
· WALLS, ABOVE GRADE (MASS): R-9.5 CI
· WALLS, BELOW GRADE: R-7.5 CI
· FLOORS (MASS): R-14.6 CI
· SLAB ON GRADE FLOORS (UNHEATED): R-15 FOR 24 IN.
· OPAQUE DOORS (SWINGING): U-0.370

FENESTRATION
· VERTICAL GLAZING-METAL FRAMING, FIXED: U-0.36 MAX.
· SKYLIGHTS: U-O.50

DRAWING SYMBOLS



ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	NA	NOT APPLICABLE
AFF	ABOVE FINISHED FLOOR	NIC	NOT IN CONTRACT
ALUM	ALUMINUM	NLT	NAIL LAMINATED TIMBER
ANOD	ANODIZED	OC	ON CENTRE
AP	ACCESS PANEL	PFAB	PREFABRICATED
APPROX	APPROXIMATE	PFIN	PREFINISHED
BG	BUILDING GRADE	PH	POLYHOUSE
BO	BOTTOM OF	PL	PLASTIC LAMINATE
BRG	BAR GRATING	PS	PRESSED STEEL
BS	BOTTOM OF STAIR	PT	PAINTED
BW	BOTTOM OF WALL	RB	RUBBER BASE
BC	BOTTOM OF CURB	RD	ROOF DRAIN
CB	COVE BASE	RF	RESILIENT FLOORING
CC	CONCRETE CURB	RH	RADIANT HEATER
CF	CLEAR FINISH	RWL	RAINWATER LEADER
CG	CLEAR GLASS	SB	SANITARY COVE BASE
CIP	CAST IN PLACE	SC	SEALED CONCRETE
CLT	CROSS LAMINATED TIMBER	SCN	SCREEN
		SCW	SOLID CORE WOOD
CM	CEILING MOUNTED	SF	SAFETY FLOORING
CMU	CONCRETE MASONRY UNIT	SG	SOIL GRADE
		SL	SEALED
CONC	CONCRETE	SLT	SEALANT
CT	CERAMIC TILE	SM	SURFACE MOUNT
CW	CURTAIN WALL	SP	SEPARATE PRICE
C/W	COMPLETE WITH	SS	STAINLESS STEEL
DG	DESIGN GRADE	SSH	SPECIAL SHEATHING
EBG	EXTRAPOLATED BUILDING GRADE	ST	STAINED
		STRUC	STRUCTURE
EG	EXISTING GRADE	SPH	SOLID PHENOLIC
EX	EXISTING	TB	TILE BACKER (MOLD RESISTANT)
EXMM	EXPANDED METAL MESH		
EXP	EXPOSED	TBR	T-BAR
EXT	EXTERIOR	TD	TRENCH DRAIN
FD	FLOOR DRAIN	TG	TEMPERED GLASS
FF	FIXED FURNITURE	TO	TOP OF
FFE	FINISHED FLOOR ELEVATION	TP	TOILET PARTITION
		TS	TOP OF STAIR
FG	FLOOR GRADE	TW	TOP OF WALL
FM	FLUSH MOUNT	TYP	TYPICAL
FRM	FLOOR MOUNTED	TC	TOP OF CURB
FRR	FIRE RESISTANCE RATING	US	UNDERSIDE
GALV	GALVANIZED	WB	SPECIAL WALL BOARD
GF	GROUND FACE	WDB	WOOD BASE
GL	GLASS	WD	WOOD
GLZ	GLAZING	WG	WHITE GLASS
GS	GALVANIZED STEEL	WM	WALL MOUNTED
GWB	GYPSUM WALL BOARD	WP	WORK POINT
HB	HOSE BIB		
HD	HEAVY DUTY		
HDPE	HIGH-DENSITY POLYETHYLENE		
HM	HOLLOW METAL		
INT	INTERIOR		
MD	METAL DECK		
MG	METAL GRATE		
MM	METAL MESH		
MO	MASONRY OPENING		
MP	METAL PANELS		
MR	MOISTURE RESISTANT		

CITY OF VANCOUVER

ROSS PARK

OWNER

City of Vancouver

Glenis Canete, Project Manager
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ARCHITECTURAL

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A0.0	COVER SHEET AND PROJECT DATA	A0
A0.1	SITE PLAN AND FSR PLAN	A0
~~A0.3~~	~~CODE SUMMARY~~	~~A0~~
~~A0.5~~	~~DOOR SCHEDULE~~	~~A0~~
~~A0.10~~	~~ASSEMBLIES~~	~~A0~~
~~A0.16~~	~~TYPICAL MOUNTING HEIGHTS~~	~~A0~~
~~A0.17~~	~~ACCESSIBLE CLEARANCES~~	~~A0~~
~~A1.0~~	~~SURVEY~~	~~A1~~
~~A1.6~~	~~SITE PLAN~~	~~A1~~
A2.1	FLOOR AND ROOF PLAN	A2
~~A2.2~~	~~FOUNDATION PLAN AND REFLECTED CEILING PLAN~~	~~A2~~
~~A2.10~~	~~DETAIL FLOOR PLAN~~	~~A2~~
A3.1	BUILDING SECTIONS	A3
A4.1	ELEVATIONS	A4
~~A5.1~~	~~INTERIOR ELEVATIONS~~	~~A5~~
~~A6.1~~	~~WALL SECTIONS~~	~~A6~~
~~A7.1~~	~~DETAILS~~	~~A7~~
~~A8.1~~	~~MILLWORK~~	~~A8~~

STRUCTURAL

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201-2313 West Railway Street
Abbotsford, BC V2S 2E3
P (604) 853-8522

~~S1.0 GENERAL NOTES AND TYPICAL DETAILS~~

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~~M0.0 COVER SHEET~~

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~~E0.0 COVER PAGE~~

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~~CV-00 COVER SHEET~~

LANDSCAPE

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~~L-00 COVER PAGE~~

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REGISTERED ARCHITECT
MARK JEFFREY WOTTON
BRITISH COLUMBIA
2026-07-09

1	ISSUED FOR DEVELOPMENT PERMIT	2026 07 09

ISSUED FOR TENDER
ISSUED FOR 100% CD
ISSUED FOR BP
ISSUED FOR 90% CD
ISSUED FOR 60% CD

REVISIONS

Carscadden

JOB TITLE
ROSS PARK FIELDHOUSE

PROJECT ADDRESS
7474 ROSS STREET, VANCOUVER, BC

SHEET TITLE
COVER SHEET AND PROJECT DATA

DRAWN	CHECKED
CB/HM	MW

JOB NO.	DATE
2529	JAN 2026

SCALE

SHEET
A0.0

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