Revision	By	Appd	YYYY.MM.DD
1 PRELIM CONCEPT	AC	JL	2025.11.03

Issued

Permit/Seal

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BENCHMARK: 67T154 (CCM28)
NORTHING: 6926628.647
EASTING: 635707.100
ELEVATION: 198.428

HORIZONTAL DATUM NOTE
PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (UTM, ZONE 11, CM 117°00'00"W)
DATUM: NAD83(2010.0)

VERTICAL DATUM NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD2013:CGG2013a) AND ARE DERIVED FROM BENCHMARK MONUMENT No.67T154 (CCM28), HAVING AN ELEVATION OF 198.428 METRES DERIVED FROM NATURAL RESOURCES CANADA [CSRS-PPP (Canadian Spatial Reference System Precise Point Positioning) GNSS OBSERVATIONS] OR [GEODETIC REFERENCE SYSTEM STATION REPORT].

Stantec Architecture Ltd.
2nd Floor 4910 53 Street, PO Box 1777
Yellowknife NT X1A 2P4
Tel: (867) 920-2882
www.stantec.com

Client/Project Logo

Client/Project
District of Fort St. James

Cottonwood Park

711 Stuart Drive West, Fort St. James, British Columbia

File Name: 115825112_ctwd_concept.dwg | AC (Dwn.) | JL (Dsgn.) | JL (Chkd.) | 2025.11.06 (YYYY.MM.DD)

Title
PRELIMINARY LANDSCAPE CONCEPT PLAN

Project No. 11582112
Scale 1:300
Revision
Sheet 1 of 2
Drawing No. L-100

1 2 3 4 5

C B A

PROPOSED TREE SPECIES


ACER NEGUNDO 'BARON' / BARON MANITOBA MAPLE


QUERCUS MACROCARPA 'SENTRY' / SENTRY COLUMNAR BURR OAK


AESCULUS GLABRA / OHIO BUCKEYE


FRAXINUS AMERICANA 'NOBILITY' / NOBILITY WHITE ASH


PINUS SYLVESTRIS / SCOTCH PINE


QUERCUS X JACKIANA 'JEFMIR' / ADMIRATION® HYBRID OAK


ALNUS HIRSUTA 'HARBIN' / PRAIRIE HORIZON® MANCHURIAN ALDER

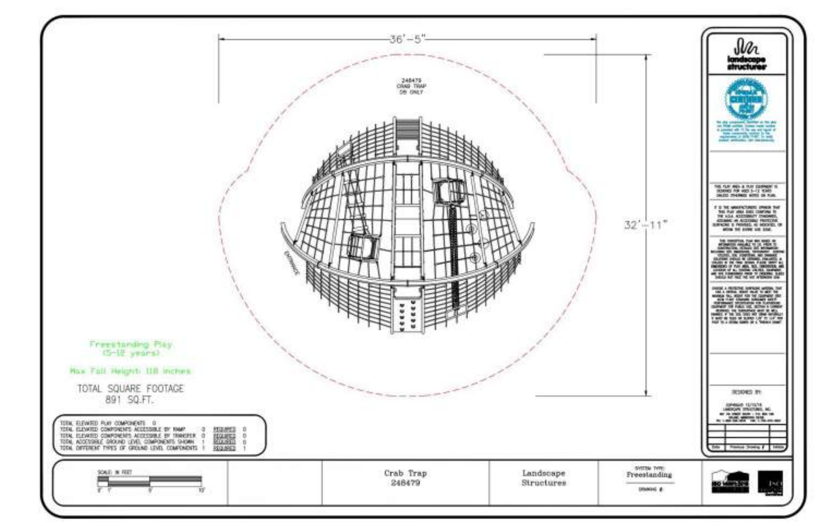

LARIX SIBIRICA / SIBERIAN LARCH

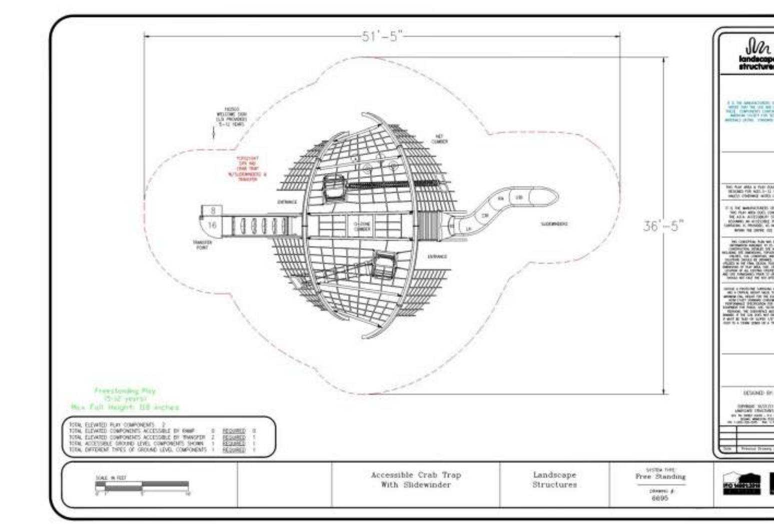
(A) LOG FRAMED PICNIC SHELTER ON CONCRETE SLAB FOR 8 PICNIC TABLES

(B) LOG FRAMED PERFORMANCE SPACE, ROOFED
OPTIONS:
1. STORAGE BEHIND OR NO STORAGE SIMPLE BACK WALL
2. BACK WALL WITH FRAME WALLS STAGGERED, OPEN, OR COVERED

(C) PLAYGROUND


NET CLIMBING PLAY
(HABITAT, QUANTIS)



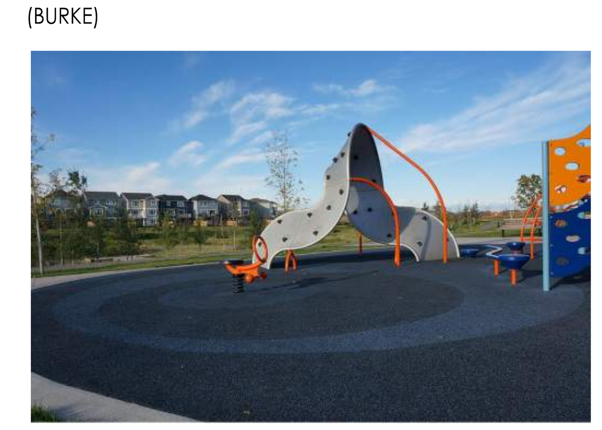


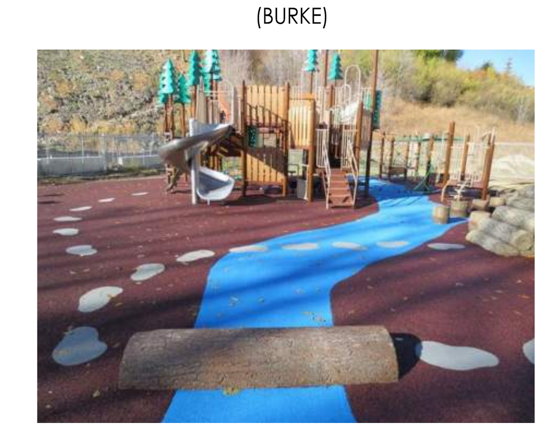

NUCLEUS 3286
(BURKE)


NUCLEUS 3286
(BURKE)


NUCLEUS 3206
(BURKE)

PLAYGROUND SURFACING


PLACE IN RUBBER SURFACE
MULTIPLE COLOUR OPTIONS
(HABITAT)



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1 For Discussion	AC	JL	2025.10.10

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2025.11.06 8:45:26 AM By: Cho, Youngjin

ORIGINAL SHEET - ANSI D

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Title

PRELIMINARY LANDSCAPE CONCEPT PLAN

Project No. 11582112

Scale 1:300 0 3 6 15

Revision

Sheet 1 of 2

Drawing No. L-100

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PHASING PLAN

Project No. 11582112

Scale 1:300

Revision

Sheet 1 of 1

Drawing No. L-102

Cottonwood Park, Fort St. James

Class C Cost Estimate

Class C estimate (±25-40%): An estimate prepared with limited site information and based on probable conditions affecting the project. It represents the summation of all identifiable project elemental costs and is used for program planning, to establish a more specific definition of client needs and to obtain preliminary project approval.

	Description	Unit	Qty	Unit Rate Low	Unit Rate High	Total Estimated Cost Low	Total Estimated Cost High
Phase 1 Stage Removal & Replacement							
1	Stage removal	l.s.	1	$ 6,000.00		$ 6,000	
2	Tree removal	ea.	6	$ 700.00		$ 4,200	
3	Chain link and post and rail fence remov	l.m.	62	$ 70.00	$ 182	$ 4,340	
4	Earthworks and Berm	s.m.	1100	$ 60.00		$ 66,000	
5	Topsoil & fine grade	s.m.	1100	$ 40.00		$ 44,000	
6	New Stage	s.m.	132	$ 2,500.00	$ 4,000	$ 330,000	$ 528,000
7	Electrical and Lighting	l.s.	1	$ 40,000.00	$ 75,000	$ 40,000	$ 75,000
8	New 1.8m ornamental fence	l.m.	62	$ 800.00		$ 49,600	
9	New post fence	l.m.	120	$ 200.00		$ 24,000	
10	Sod	s.m.	1100	$ 15.00		$ 16,500	
11	New trees	ea.	15	$ 800.00		$ 12,000	
12	Maintenance (trees and new sod)	mo.	6	$ 2,000.00		$ 12,000	
					Phase 1 Cost Low	**$ 608,640**	
					Phase 1 Cost High		**$ 797,640**
					Estimated Professional Fees 15%	**$ 91,296**	**$ 119,646**
					Contingency 30%	**$ 209,981**	**$ 275,186**
					Estimated Total with Professional Fees & Contingency	**$ 909,917**	**$ 1,192,472**

Item	Description	Unit	Qty	Unit Rate Low	Unit Rate High	Total Estimated Cost Low	Total Estimated Cost High
Phase 2 Picnic Shelter Removal and Replacement							
1	Picnic shelter removal	l.s.	1	$ 10,000.00		$ 10,000	
2	Tree removal	ea.	0	$ 700.00		$ -	
3	Earthworks	s.m.	300	$ 60.00		$ 18,000	
4	Topsoil & fine grade	s.m.	200	$ 40.00		$ 8,000	
5	New picnic shelter	s.m.	80	$ 2,150.00	$ 3,500	$ 172,000	$ 280,000
6	Electrical and Lighting	l.s.	1	$ 50,000.00	$ 75,000	$ 50,000	$ 75,000
7	Trash Receptacle	ea.	2	$ 6,500.00		$ 13,000	
8	Sod	s.m.	200	$ 15.00		$ 3,000	
9	Maintenance (new sod)	mo.	6	$ 2,000.00		$ 12,000	
					Phase 1 Cost Low	**$ 286,000**	
					Phase 1 Cost High		**$ 398,000**
					Estimated Professional Fees 15%	**$ 42,900**	**$ 59,700**
					Contingency 30%	**$ 98,670**	**$ 137,310**
					Estimated Total with Professional Fees & Contingency	**$ 427,570**	**$ 595,010**

Item	Description	Unit	Qty	Unit Rate Low	Unit Rate High	Total Estimated Cost Low	Total Estimated Cost High
Phase 3 Existing Bathroom Upgrades							
1	Roof eaves trough	l.m.	40	$ 500.00		$ 20,000	
2	Siding - concrete board	s.m.	70	$ 500.00		$ 35,000	
3	Interior fixtures	ea.	8	$ 3,500.00		$ 28,000	
					Phase 1 Cost Low	**$ 83,000**	
					Phase 1 Cost High		
					Estimated Professional Fees 15%	**$ 12,450**	
					Contingency 30%	**$ 28,635**	
					Estimated Total with Professional Fees & Contingency	**$ 124,085**	

Item	Description	Unit	Qty	Unit Rate Low	Unit Rate High	Total Estimated Cost Low	Total Estimated Cost High
Phase 4 Playground and sidewalk							
1	Tree removal	ea.	2	$ 700.00		$ 1,400	
2	Earthworks, sub-grade prep	s.m.	320	$ 60.00		$ 19,200	
3	New concrete sidewalk, 1.5m	s.m.	105	$ 250.00		$ 26,250	
4	Topsoil & fine grade	s.m.	200	$ 40.00		$ 8,000	
5	Move existing play structure	l.s.	1	$ 30,000.00		$ 30,000	$ -
6	New play structure	l.s.	1	$ 175,000.00	$ 250,000	$ 175,000	$ 250,000
7	Concrete Edger	l.m.	60	$ 300.00		$ 18,000	
8	Poured in place rubber surfacing	l.m.	200	$ 400.00		$ 80,000	
9	Sod	s.m.	200	$ 15.00		$ 3,000	
10	Bench on concrete pad	ea.	2	$ 6,500.00		$ 13,000	
11	New trees	ea.	4	$ 800.00		$ 3,200	
12	Maintenance (trees and new sod)	mo.	6	$ 1,500.00		$ 9,000	
					Phase 1 Cost Low	**$ 386,050**	
					Phase 1 Cost High		**$ 396,800**
					Estimated Professional Fees 15%	**$ 57,908**	**$ 59,520**
					Contingency 30%	**$ 133,187**	**$ 136,896**
					Estimated Total with Professional Fees & Contingency	**$ 577,145**	**$ 593,216**

Item	Description	Unit	Qty	Unit Rate Low	Unit Rate High	Total Estimated Cost Low	Total Estimated Cost High
Phase 5 Beach Side Walkway and Seating							
1	Tree removal	ea.	0	$ 700.00		$ -	
2	Removals	c.m.	126	$ 110.00		$ 13,860	
3	Earthworks, sub-grade prep	s.m.	400	$ 60.00		$ 24,000	
4	Topsoil & fine grade	s.m.	280	$ 40.00		$ 11,200	
5	New asphalt pathway	s.m.	420	$ 100.00		$ 42,000	
6	Concrete Bench Pads	ea.	4	$ 2,000.00		$ 8,000	
7	Reinstall existing benches on pads	ea.	4	$ 600.00		$ 2,400	
8	Post Fence	l.m.	60	$ 200.00		$ 12,000	
9	Sod	s.m.	280	$ 15.00		$ 4,200	
10	New trees	ea.	9	$ 800.00		$ 7,200	
11	Maintenance (trees and new sod)	mo.	6	$ 2,000.00		$ 12,000	
					Phase 1 Cost Low	**$ 136,860**	
					Phase 1 Cost High		
					Estimated Professional Fees 15%	**$ 20,529**	
					Contingency 30%	**$ 47,217**	
					Estimated Total with Professional Fees & Contingency	**$ 204,606**	