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bruce carscadden ARCHITECT inc

ISSUED FOR
 DEVELOPMENT PERMIT
 18 AUGUST 2011

UBC CHEMISTRY BIKE SHELTERS

ISSUED FOR DP 18 AUG 2011
 Rev:None

Job Title
**UBC CHEMISTRY
 BIKE SHELTERS**

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Sheet Title
COVER

Drawn IRM
 Checked BC
 Job No. 1110
 Date JUNE 2011
 Scale -

Sheet
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GENERAL NOTES

1. ALL LABOUR, MATERIALS, AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF THE 2006 BCBC AND ALL OTHER APPLICABLE CODES, STANDARDS AND BYLAWS.
2. BUILDING CODE, SAFETY STANDARDS, AND REGULATORY STATUTE REFERENCES ON DRAWINGS ARE FOR AUTHORITY REVIEW PURPOSES ONLY. THE PRESENCE OF THE AFOREMENTIONED NOTES DOES NOT RELEASE THE CONTRACTOR AND ALL OTHERS INVOLVED IN THE CONSTRUCTION PROJECT FROM THEIR LEGAL STATUTORY RESPONSIBILITY TO CONFORM TO THE LAW OF THE LAND IN CONSTRUCTING AND THE CONSTRUCTION OF THE BUILDING.
3. NOTES "SEE STRUCT.", "SEE MECH.", "SEE ELEC." ON DRAWINGS ARE NOT MEANT TO IMPLY COORDINATION OR DELEGATE RESPONSIBILITY FOR AN ITEM TO A SPECIFIC TRADE OR SUPPLIER. THESE NOTES REFER ONLY TO OTHER DRAWINGS WHERE MORE INFORMATION ON AN ITEM MAY BE OBTAINED. COORDINATION AND DELEGATION OF SUPPLYING AND INSTALLING A MATERIAL OR PRODUCT IS THE PEROGATIVE OF THE CONTRACTOR (CONSTRUCTION MANAGER) OR A LOCAL UNION JURISDICTION.
4. ALL WORK PERFORMED TO COMPLY WITH THE 2009 EDITION OF THE UBC TECHNICAL GUIDELINES.

SEPARATE PRICES

BUILDING CODE SYNOPSIS

PROJECT ADDRESS: 2036 MAIN MALL, VANCOUVER, BRITISH COLUMBIA
 PROJECT DESCRIPTION: NEW BIKE STORAGE FACILITY WITH MINOR AMMENITIES
 LEGAL DESCRIPTION: PARCEL IDENTIFIER: 015-891-909
 DISTRICT LOT 3044 GROUP 1 NEW WESMINSTER DISTRICT
 CODE INTENT: NEW SECURE BIKE STORAGE FACILITY
 - PROPOSED FACILITY TO BE NON-COMBUSTIBLE
 - PROPOSED FACILITY TO BE HANDICAP ACCESSIBLE
 APPLICATION BUILDING CODE PART: BCBC 2006, PART 9, GROUP F, DIVISION 3
 NUMBER OF BUILDINGS: 1
 BUILDING AREA:
 BUILDING HEIGHT: 1 STOREY
 NUMBER OF FACING STREETS:
 SPRINKLERS:
 MAJOR OCCUPANCY: GROUP F, DIVISION 3
 NON-COMBUSTIBLE CONSTRUCTION: YES
 OCCUPANCY LOAD 9.9.1.3/T3.1.17.1: STORAGE GARAGE - 46M2 PER PERSON (SEE BELOW)
 EMERGENCY LIGHTING REQUIRED 9.9.11: YES
 LIMITING DIST. TO ADJ. BUILDING 9.10.14.4: 3M
 FIRE ALARM SYSTEM 9.10.18.2: NO
 EXIT SIGNS REQUIRED 3.4.5.1: NO
 INTERCONNECTED FLOOR SPACE: -

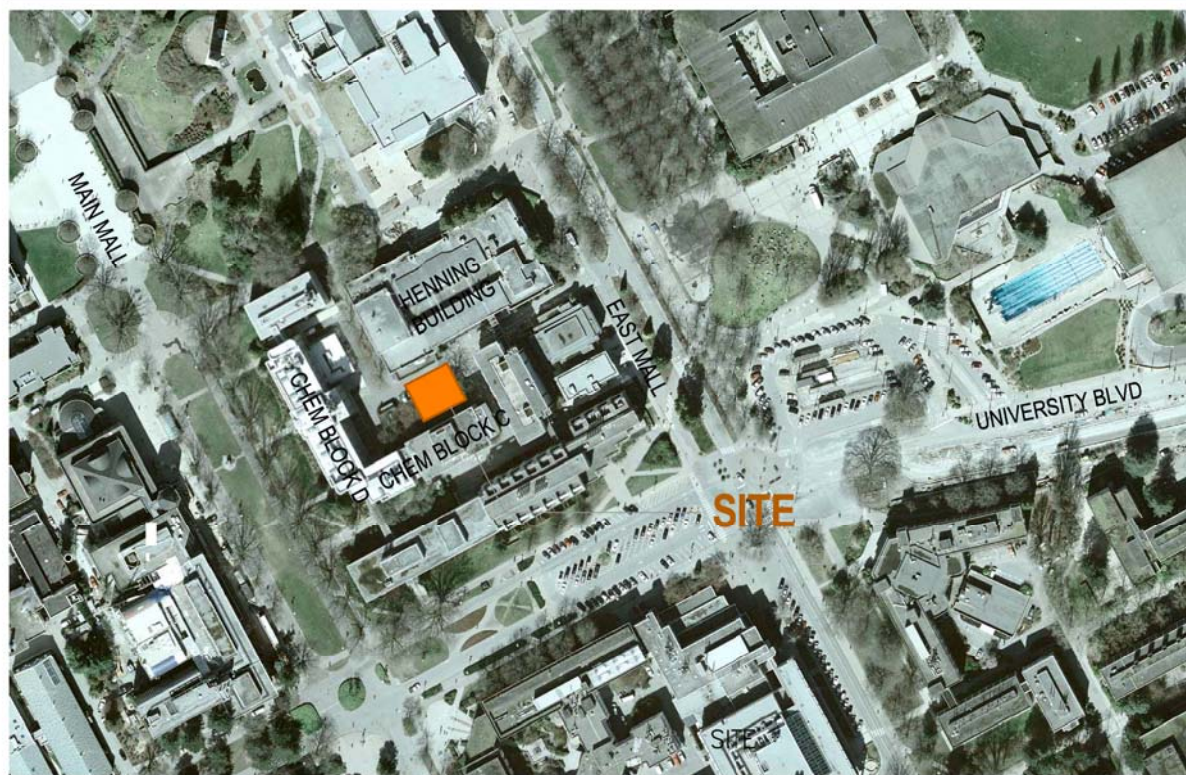
WRITTEN DESCRIPTION

THE PROPOSED BIKE SHELTER IS SITUATED WITHIN THE EXISTING PARKING COURTYARD NORTH OF CHEMISTRY BLOCK C, SOUTH OF THE HENNING BUILDING AND ADJACENT A LIQUID NITROGEN TOWER. THE PROJECT COMPRISES STORAGE FOR 50 BIKES AS WELL AS MODEST CHANGE FACILITIES THAT INCLUDE 36 LOCKERS AND A BENCH. THE INTERIOR OF THE BIKE SHELTER IS INTENDED TO BE CLEARLY VISIBLE FROM THE OUTSIDE IN ORDER TO PROMOTE SAFETY AND USE.
 THE PROJECT IS SITED FORWARD FROM CHEMISTRY BLOCK C ON FOUR EXISTING PARKING SPACES. THIS STRATEGY MAKES THE PROJECT MORE PROMINENT FROM THE NORTH AND EAST COURTYARD ENTRIES AND ALSO MAINTAINS A SIGNIFICANT PORTION OF THE LAWN TO ITS IMMEDIATE SOUTH - MAINTAINING PERMEABLE GROUND COVER AND ALLOWING FOR EASIER LAWN MAINTENANCE. THE MATERIAL EXPRESSION OF THE PROJECT IS LARGELY INFORMED BY THE UBC VANCOUVER CAMPUS PLAN (SEE DESIGN POLICY COMPLIANCE).

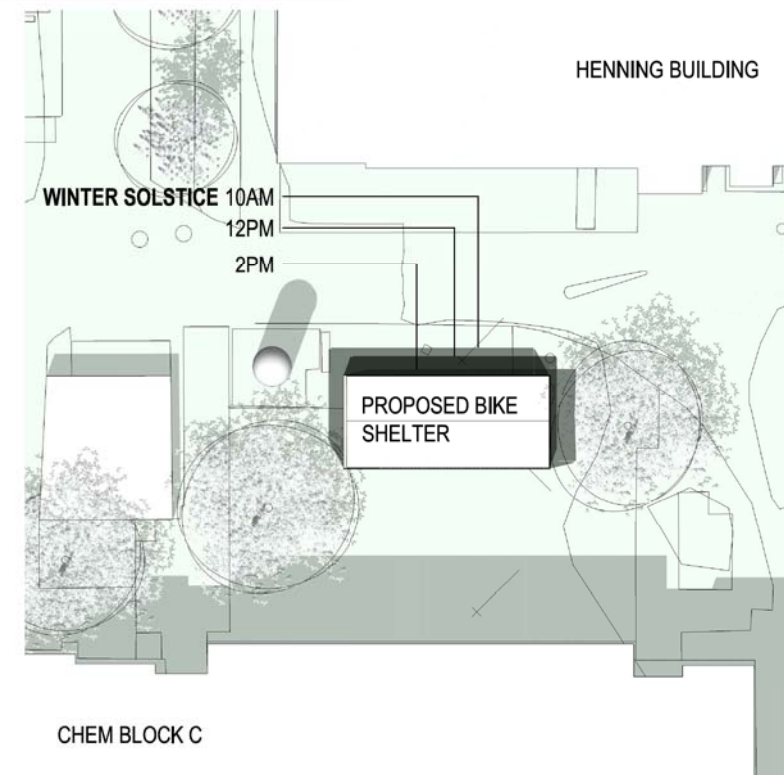
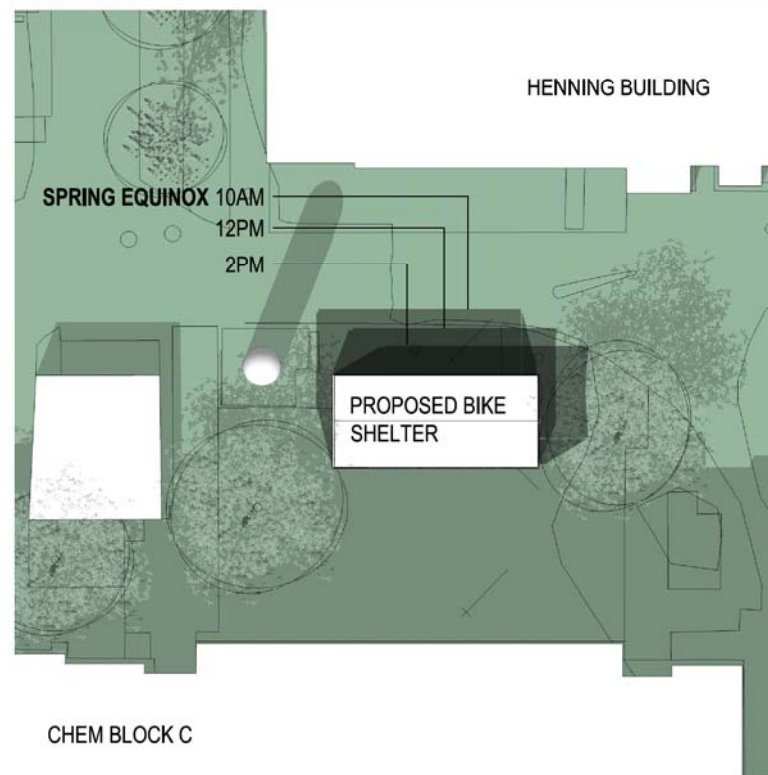
DESIGN POLICY COMPLIANCE

THE PROJECT'S MATERIAL PALETTE FOLLOWS DIRECTLY FROM THE CAMPUS DESIGN GUIDELINES ESTABLISHED IN THE UBC VANCOUVER CAMPUS PLAN. THE PROJECT UTILIZES PRIMARILY A METAL BAR GRATE AND CONCRETE FOR VERTICAL SERVICES TOGETHER WITH A CONCRETE SLAB-ON-GRADE. THE FORMER MATERIAL IS LISTED AS ONE OF TWO TYPES OF APPROPRIATE SCREEN TYPES FOR PROJECTS OF THIS SCALE AND PROGRAM. THE LATER IS CONSISTENT WITH THE MATERIAL PALETTE OF THE CAMPUS AND IN THIS CASE IS USED JUDICIOUSLY SO AS AVOID CONCRETE'S OCCASIONAL 'GLOOMY' APPEARANCE.
 THE OTHER SIGNIFICANT MATERIAL PROPOSED IS A STRUCTURAL WOOD DECK ROOF, LIT FROM IN-GROUND AS WELL AS CENTRAL COVE LIGHTS. THE INTENDED EFFECT IS TO ELEVATE AN OTHERWISE PROSAIC STRUCTURE WITH A THE WARMTH THAT WOOD CONVEYS. AS WITH CONCRETE, WOOD IS CONSISTENT WITH THE CAMPUS MATERIAL PALETTE. IT IS ALSO CONSISTENT WITH BRITISH COLUMBIA'S WOOD FIRST POLICY.

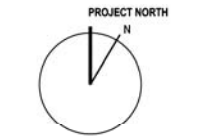
CONTEXT PLAN (NTS)



SHADOW ANALYSIS (NTS)



UBC CHEMISTRY BIKE SHELTERS



BUILDING CODE SYNOPSIS, CONTEXT PLAN

Drawn: IRM
 Checked: BC
 Job No: 1110
 Date: JUNE 2011
 Scale: 1:100/AS NOTED

A1.1

SITE PANORAMA



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VIEW OF SITE FROM NW

VIEW OF SITE FROM EAST COURTYARD ENTRY



ASSORTED PHOTOGRAPHS



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Job Title
**UBC CHEMISTRY
 BIKE SHELTERS**

Sheet Title
**EXISTING SITE
 PHOTOGRAPHS**

Drawn IRM
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