



**Fairview Commons:**  
**Main Mall**  
**University of British Columbia**  
**Vancouver, BC**

Legal address: 2200 Block Main Mall  
 Legal Description: PID 015-891-909 District Lot 3044, group 1, NWD  
 UBC Project No. 10020

ISSUED FOR TENDER: Jan 31st, 2012



**Owner: University of British Columbia** - UBC Properties Trust - Dave Poettcker  
 101 - 555 Great Northern Way, Vancouver BC, V5T 1E2, 604-742-3231  
**Landscape & Lead Consultant: Phillips Farevaag Smalenberg** - Andrew Robertson / Sara Kasaei  
 1777 West 3rd Avenue, Vancouver, BC, V6K 3H1, 604-736-5163  
**Civil: Core Group** - Cormac Nolan / Brian Carnahan  
 320-8988 Fraserton Court, Burnaby BC, V5J 5H8, 604-299-0605  
**Structural: Equilibrium Consulting** - Bernhard Gafner  
 202-388 W 8th Avenue, Vancouver, BC, V5Y 3X2, 604-730-1422  
**Lighting/ Electrical: CTMS Engineering Inc.** - Colin Commandeur  
 29288 Sunvalley Cresnet, Abbotsford, BC, V4X 1J1, 604-628-7112

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**LANDSCAPE:**

Sheet No.	Sheet Name				
L1.0	Demolition Plan	L7.3	Details: Steps & Plinth	L7.14	Details:Water Basin & Channel
L2.0	Detail Key & Materials Plan	L7.4	Details: Walls 1-8	L7.15	Details:Bioswale
L2.1	Detail Key & Paving Plan	L7.5	Details: Ziggurat Walls	L7.16	Details:Trellis
L3.0	Layout Plan	L7.6	Details: Boulders	L7.17	Details:Trellis Info Panels & Light Feature
L4.0	Grading Plan	L7.7	Details: Benches 1 & 2	L7.18	Details: Scuppers, Toerails & Handrails
L5.0	Planting Plan	L7.8	Details: Bench 3	L7.19	Details: Planting & French Drain
L6.0	Irrigation Plan	L7.9	Details: Benches 4 & 5		
L7.0	Details: Concrete Paving 1	L7.10	Details: Benches 6-9		
L7.1	Details: Conc Paving 2/ Stone Paving 1	L7.11	Details: Bench 10		
L7.2	Details: Stone Paving 2	L7.12	Details: Benches 11-13		
		L7.13	Details: Benches 14-16 & Study Table		



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KEY PLAN



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	JAN. 13, 2012	ISSUED FOR PRE-TENDER	-
2	JAN. 31, 2012	ISSUED FOR TENDER	-

PROJECT

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DRAWING TITLE

DEMOLITION PLAN

DATE: DEC 2009 PROJECT NO.: 09058

SCALE: 1:200 DRAWING NO.:

DRAWN BY: SK/AR

CHECKED BY: AR

LI.0

LEGEND

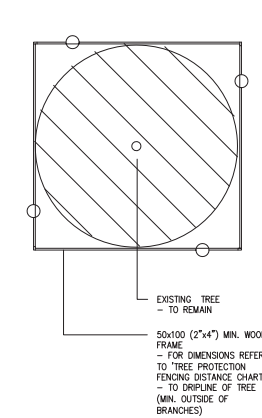
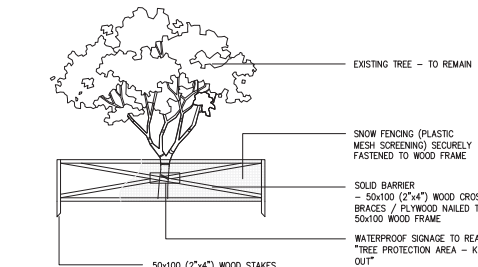
- EXISTING SOFTSCAPE TO BE STRIPPED. DO NOT DISTURB TREE ROOTS
- WALLS/CURBS TO BE REMOVED
- EXISTING ROADWAY/WALKWAY/ PLAZA SURFACING TO BE REMOVED
- EXISTING EARTH AND OCEAN SCIENCES EAST, - DEMOLISHED
- EXISTING TREE - TO BE RETAINED AND PROTECTED
- EXISTING TREE - TO BE REMOVED
- EXISTING ROCKS
- EXISTING PLAQUES
- TREE PROTECTION FENCING
- LIMIT OF WORK

GENERAL NOTES:

1. PLAN BASED ON SURVEY PROVIDED BY UBC, NO DATE.
2. LOCATION OF SITE SERVICES SHOWN ON DRAWINGS ARE INDICATIVE ONLY. CONTRACTOR TO VERIFY LOCATION AND PROTECT ALL SITE SERVICES WITHIN SCOPE OF WORK PRIOR TO COMMENCEMENT OF EXCAVATION. REFER TO CIVIL DWGS.
3. CONTRACTOR TO UNDERTAKE TREE PROTECTION MEASURES TO UNIVERSITY OF BRITISH COLUMBIA STANDARDS. CLEANLY SEVER ALL DAMAGED ROOTS. CONSULT WITH UNIVERSITY ARBORIST (COLIN VARNER 604-822-2428) PRIOR TO ANY EXCAVATION WITHIN DRIPLINE OF EXISTING TREES.
4. LOCATION OF TREE PROTECTION FENCING AND LIMIT OF ACCESS FENCING TO BE VERIFIED BY CONSULTANT PRIOR TO INSTALLATION.
5. ERECT SEDIMENT CONTROL AROUND EXISTING CATCHBASINS AND EROSION CONTROL MEASURES WHERE APPLICABLE TO UBC STANDARD. REFER TO CIVIL.
6. HAND EXCAVATE ONLY WITHIN DRIPLINE OF TREES TO BE RETAINED. SEVER ROOTS CLEANLY. CONTACT UNIVERSITY ARBORIST FOR APPROVAL PRIOR TO SEVERING ROOTS IN EXCESS OF 100mm DIA.
7. CONTRACTOR TO MAKE GOOD ANY DAMAGE DONE DURING THE CONSTRUCTION PERIOD TO EXISTING FEATURES TO BE RETAINED.
8. CONTRACTOR IS TO BECOME FAMILIAR WITH THE SITE AND REMOVE ANY AND ALL DEBRIS ASSOCIATED WITH CONSTRUCTION OF FAIRVIEW COMMONS.
9. REFER TO CIVIL DRAWINGS FOR ALL UTILITY WORK.

TREE PROTECTION NOTES

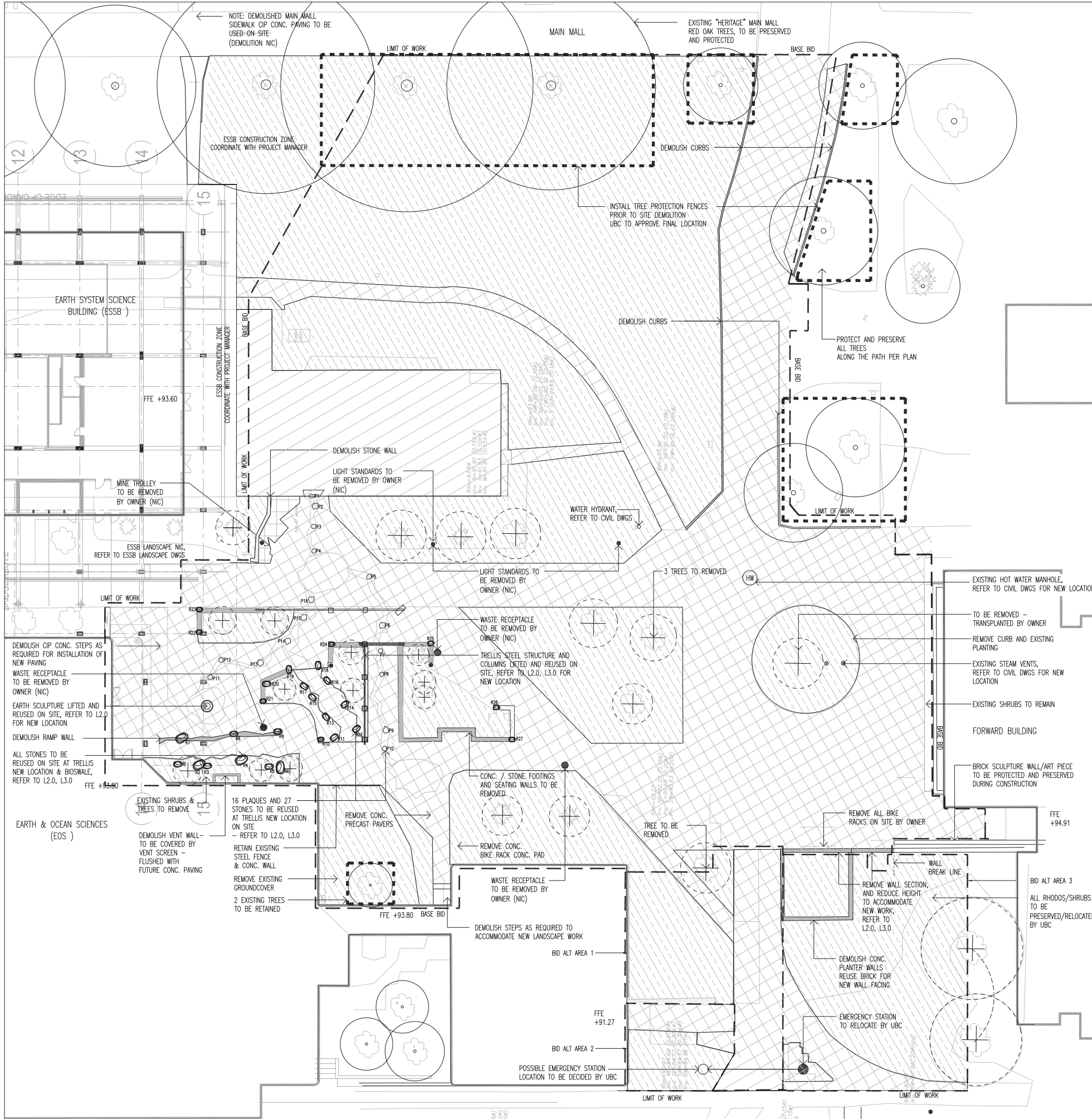
1. NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
2. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY A PROFESSIONAL ARBORIST
3. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH
4. REFER TO SPECIFICATIONS



TREE PROTECTION FENCING DISTANCE TABLE

Trunk Diameter (cm)	Minimum Distance in Meters From Tree (=d+dx12)
15.0	1.8
20.0	2.4
25.0	3.0
30.0	3.6
35.0	4.2
40.0	4.8
45.0	5.4
50.0	6.0
55.0	6.6
60.0	7.2
75.0	9.0
90.0	10.0
100.0	12.0

NOTE: MINIMUM TO DRIPLINE



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KEY PLAN



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	NOV. 03, 2011	DRC SUBMISSION	-
2	NOV. 29, 2011	ISSUED FOR LIGHTING REVIEW	-
3	DEC. 08, 2011	ISSUED FOR CIVIL REVIEW	-
4	JAN. 05, 2012	ALL CONSULTANT COORDINATION	-
5	JAN. 06, 2012	ISSUED FOR STRUCT. REVIEW	-
6	JAN. 13, 2012	ISSUED FOR PRE-TENDER	-
7	JAN. 31, 2012	ISSUED FOR TENDER	-

PROJECT

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DRAWING TITLE

**DETAIL KEY AND MATERIALS PLAN**

DATE: DEC 2009 PROJECT NO.: 09058

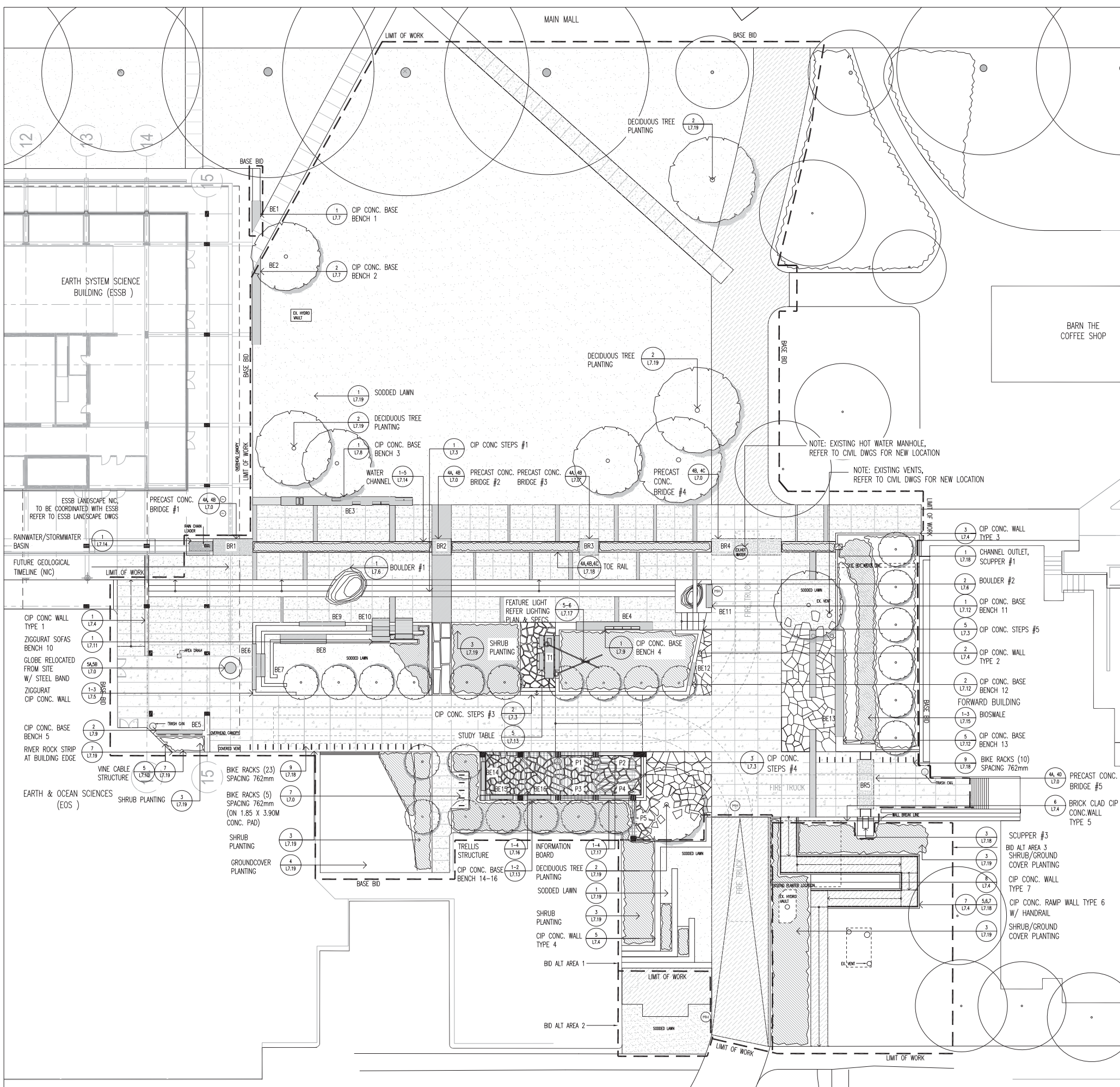
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KEY

- BE# BENCH / SEATING
- BR# BRIDGE
- B# BOULDER
- T# TABLE
- P# TRELLIS INFO PANEL
- FIRE TRUCK TURNING RADIUS



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DRAWING TITLE

**DETAIL KEY AND  
PAVING PLAN**

DATE  
DEC 2009

PROJECT NO.  
09058

SCALE  
1:200

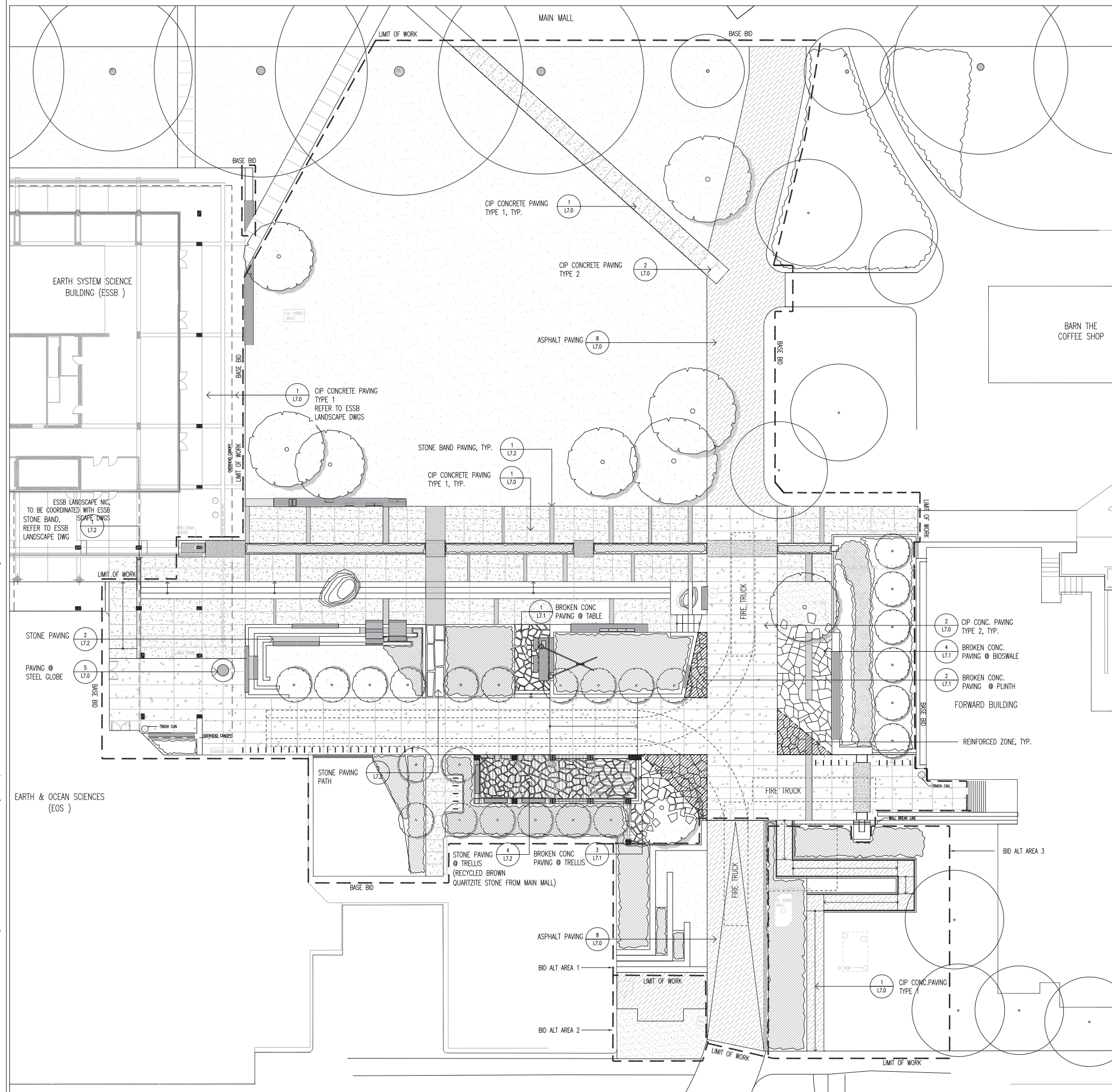
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LEGEND

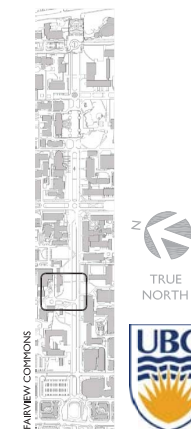
- CIP CONCRETE PAVING, TYPE 1
- CIP CONCRETE PAVING, TYPE 2
- PRECAST CONCRETE SLAB
- FLAG STONE OR BROKEN CONC. PAVING
- STONE PAVING BANDS
- ASPHALT PAVING
- TURF GRASS
- REINFORCED SURFACING



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LAYOUT PLAN

DATE  
DEC 2009

PROJECT NO.  
09058

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1:200

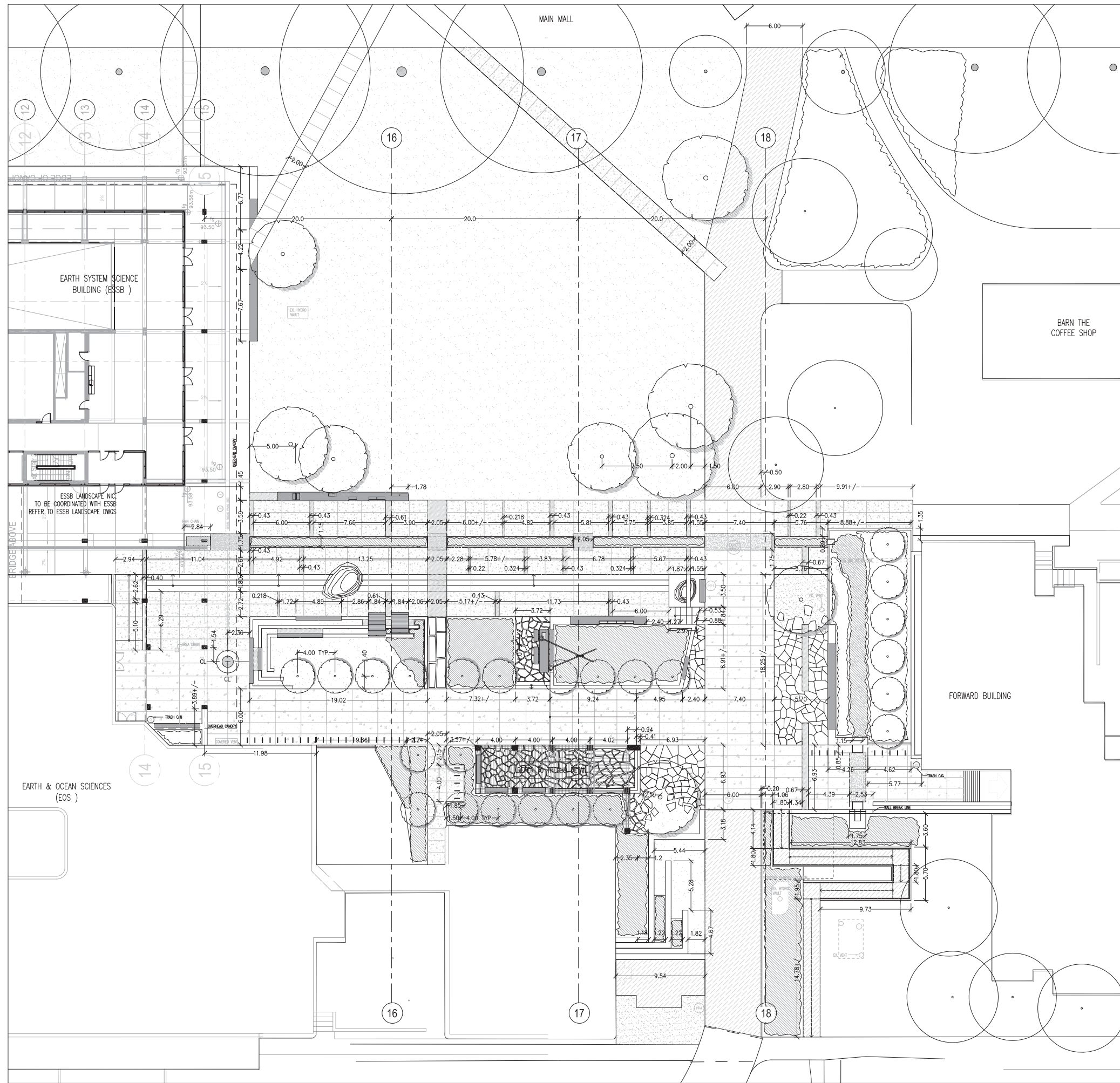
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NOTE:

1. ALL DIMENSIONS IN METRIC METER MEASUREMENT UNITS UNLESS OTHERWISE INDICATED.
2. CIP CONCRETE PAVING LAYOUT INCL. JOINT LAYOUT & STONE BAND PAVING LAYOUT TO BE COORDINATED WITH ESSB LANDSCAPE PRIOR TO CONSTRUCTION TO ENSURE HARMONIOUS PAVING INTERFACE BETWEEN PROJECTS.
3. SPECIFIC LOCATION OF BOULDER #1 TO BE DETERMINED ON SITE PENDING BOULDER SOURCING.
4. DETAIL DIMENSIONS TAKE PRECEDENT OVER LAYOUT DIMENSIONS.
5. NOTIFY CONSULTANT WHERE SITE CONDITIONS CONFLICT WITH PROPOSED LAYOUT.
6. CONSULTANT TO CONFIRM STAKE LAYOUT PRIOR TO START OF CONSTRUCTION.



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5	JAN. 31, 2012	ISSUED FOR TENDER	-

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**GRADING PLAN**

DATE: DEC 2009 PROJECT NO.: 09058

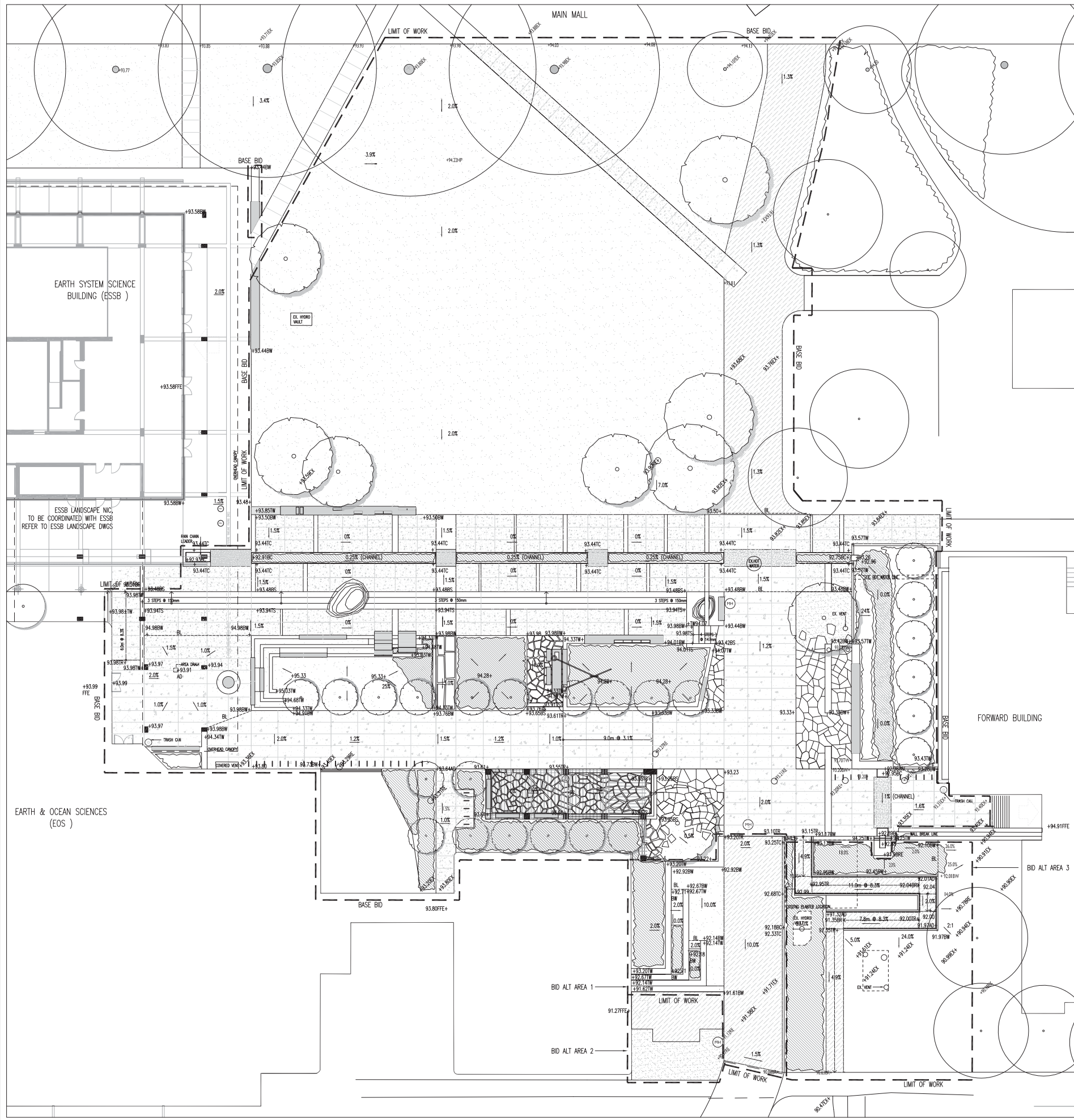
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**LEGEND**

- AD AREA DRAIN
- BC BOTTOM OF CURB/ COPING/ CHANNEL
- BS BOTTOM OF STAIR
- BW BOTTOM OF WALL
- CB CATCH BASIN
- EX EXISTING
- FFE FINISHED FLOOR ELEVATION
- MH MANHOLE
- PD PLANTER DRAIN
- RE DRAIN - RIM ELEVATION
- TC TOP OF CURB/ COPING/ CHANNEL
- TS TOP OF STAIR
- TW TOP OF WALL
- +90.97 EXISTING SPOT ELEVATION
- +90.97 NEW SPOT ELEVATION
- ↘ SLOPE
- BL BREAKLINE

**NOTES**

1. EXISTING ELEVATIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND SURVEY PLAN SUPPLIED BY UBC CAMPUS PLANNING.
2. ALL SPOT ELEVATIONS IN METRIC METER MEASUREMENT UNITS UNLESS OTHERWISE INDICATED.
3. REFER TO CIVIL DRAWINGS FOR ALL SUBSURFACE DRAINAGE.
4. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO STORM DRAINS AND WATER CHANNELS.



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**PLANTING PLAN**

DATE  
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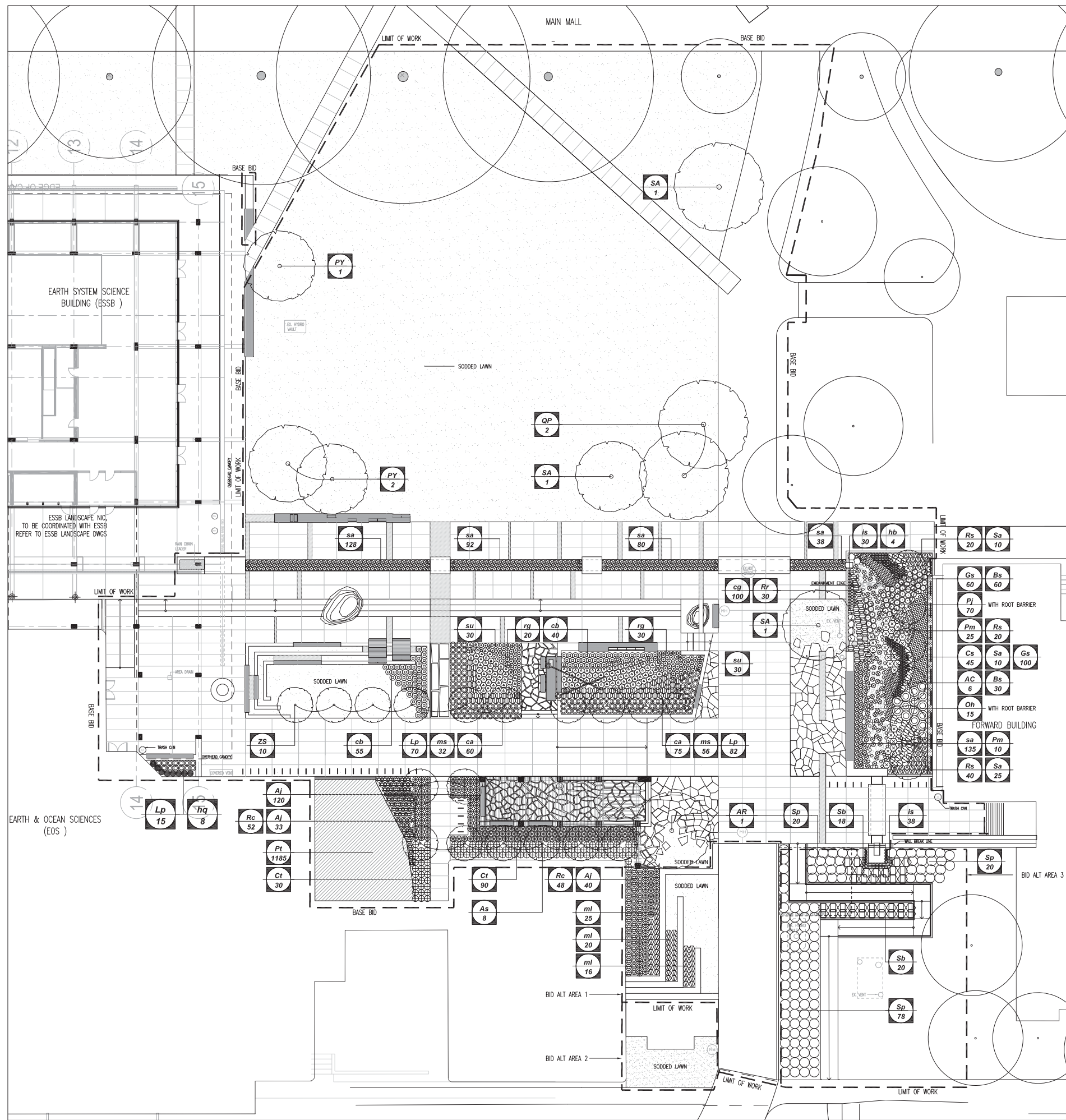
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**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/DESCRIPTION
<b>DECIDUOUS TREES</b>				
PY	3	FRUNUS YEDOENSIS AKEBONO	DAYBREAK CHERRY	8cm CAL. WB - 180cm (6') STD
ZS	10	ZELKOVA SERRATA	JAPANESE ZELKOVA	8cm CAL. WB - 180cm (6') STD
QP	2	QUERCUS PHELLOS	WILLOW OAK	8cm CAL. WB - 180cm (6') STD
AC	6	ACER CHRONATUM	VINE MAPLE	8cm CAL. WB - 350cm (12') HEIGHT
AR	1	ACER RUBRUM X FREEMANNI 'EFFERSRED'	AUTUMN BLAZE MAPLE	MULTI STEM - AT LEAST 3 STEM
AS	8	ACER RUBRUM 'SCARLET SENTINAL'	SCARLET SENTINAL MAPLE	8cm CAL. WB - 180cm (6') STD
SA	3	SORBUS ARIA LUTESCENS	WHITEBEAM	8cm CAL. WB - 180cm (6') STD
<b>SHRUBS</b>				
Ct	120	CHOISIA TERRANATA	MEXICAN ORANGE	#3 POT 750mm O.C. - FULL
Rr	30	RHOODENDRON RAMAPO	RAMAPO RHOODENDRON	#3 POT 600mm O.C. - FULL
Rc	100	RHOODENDRON CUNNINGHAM WHITE	CUNNINGHAM'S WHITE RHOODENDRON	#3 POT 600mm O.C. - FULL
Aj	193	AZALEA JAPONICA HINO WHITE	HINO WHITE AZALEA	#3 POT 600mm O.C. - FULL
Lp	167	LONICERA NITIDA	BOXLEAF HONEYSUCKLE	#1 POT 600mm O.C. - FULL
Sp	98	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	#2 POT 1000mm O.C. - FULL
Sb	20	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT 1000mm O.C. - FULL
Sa	45	SYMPHORICARPOS ALBUS	SALMBERRY	#1 POT 450mm O.C. - FULL
Rj	80	RUBUS SPECTABILIS	SALMONBERRY	#1 POT 450mm O.C. - FULL
Pj	70	PETIOTES JAPONICUS 'GIGANTEUS'	SWEET COLT'S FOOT	#2 POT 600mm O.C. - FULL
Oh	15	OPILOPANAX HORRIDUS	DEVIL'S CLUB	#5 POT 1000mm O.C. - FULL
Cs	45	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	#3 POT 600mm O.C. - FULL
<b>GROUNDCOVER/FERN</b>				
Gs	160	GAULTHERIA SHALLON	SALAL	#1 POT 300mm O.C. - FULL
Pm	40	POLYSTICHUM MUNITUM	SWARD FERN	#1 POT 750mm O.C. - FULL
Bs	90	BLECHNUM SPICANT	DEER FERN	#1 POT 450mm O.C. - FULL
Pt	1185	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	100MPOT 300mm O.C. - FULL
<b>GRASSES/RUSHES/SEDGES</b>				
sa	467	SORPUS ACUTUS	HARDSTEM BULRUSH	#1 POT 450mm O.C. - FULL
ca	135	CALAMAGROSTIS X ACUTIFLORA 'KARL FOSTER'	FEATHER REED GRASS	#2 POT 600mm O.C. - FULL
cb	95	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	#1 POT 600mm O.C. - FULL
ms	88	MISCANTHUS SINEENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	#1 POT 600mm O.C. - FULL
ml	61	MISCANTHUS SINEENSIS 'LITTLE KITTEN'	LITTLE KITTEN MAIDEN GRASS	#1 POT 600mm O.C. - FULL
cg	110	CAREX GRAYI	GRAY'S SEDGE	#1 POT 450mm O.C. - FULL
<b>PERENNIALS/SEDUM</b>				
hb	8	HOSTA 'BIG DADDY'	'BIG DADDY' HOSTA	#1 POT 750mm O.C. - FULL
is	68	IRIS SIBERIA	SIBERIAN IRIS	#1 POT 300mm O.C. - FULL
rg	50	RUDEBECKIA 'GOLDSTRUM'	BLACK-EYED SUSAN	#1 POT 450mm O.C. - FULL
su	65	SEDUM 'AUTUMN JOY'	STONECROP	#1 POT 450mm O.C. - FULL
<b>VINE</b>				
hq	8	HYDRANGEA PETIOLARIS	CLIMBLING HYDRANGEA	#1 POT 600mm O.C. - FULL
<b>SODDED LAWN</b>				

- NOTE:
1. ALL LANDSCAPE AND PLANT MATERIAL SHALL BE TO BCSLA/UBC STANDARDS.
  2. FINAL LOCATION OF PLANT SHOULD APPROVED BY LANDSCAPE CONSULTANT ON SITE.
  3. ENSURE 450mm RIVER ROCK MAINTENANCE STRIP BETWEEN BUILDING AND PLANTING BED. REFER TO SPECS.
  4. CONTINUOUS MULCH LAYER SHALL BE INSTALLED FOR 100% OF PROPOSED PLANTING AREAS EXCEPT BIOSWALE.
  5. ALLOW 2' NO PLANTING ZONE/CLEAR OPENING AROUND ALL TREE BASES.
  6. ALL RHOODENDRON PAMPAO AND SALAL TO BE PLANTED ON TOP OF BIOSWALE EMBANKMENT. DO NOT PLANT BEYOND EMBANKMENT EDGE.



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DRAWING TITLE

**IRRIGATION PLAN**

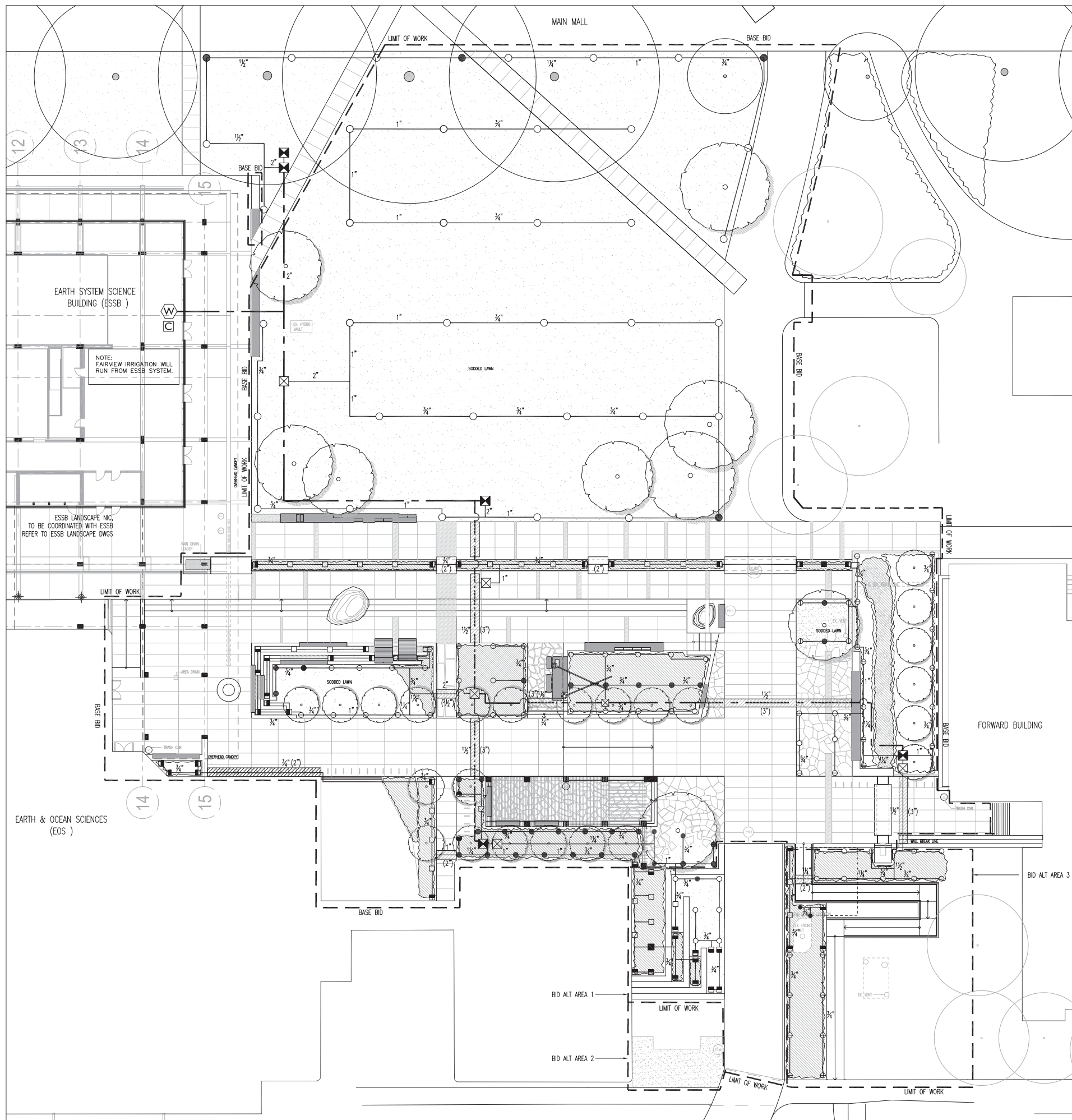
DATE	PROJECT NO.
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LEGEND

- MAIN CONNECTION - 40 GPM @ 70 PSI  
- 2" DOUBLE CHECK VALVE  
- RAINBIRD #3RC QUICK COUPLER  
- RAINBIRD ESPLX M - 12 STATIONS
- CONTROLLER - TIME CLOCK
- 
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NOTES

- INSTALL SLEEVES UNDER ALL HARD SURFACES TO ACCOMMODATE THE IRRIGATION PIPING
- RAINBIRD 1800 SPRINKLERS IN LAWN AREAS OR LOW GROUND COVER MAYBE 4" POP-UPS
- ALL PIPING TO RUN IN LANDSCAPE AREAS
- USE VAN NOZZLE FOR ANY SPRAY ARCS LESS THAN 90 DEGREES
- INSTALL RAIN SENSOR ON SYSTEM - LOCATION TO BE DETERMINED ON SITE