



ARCHITECTURAL DRAWINGS:

A001 CONTEXT PLAN
 A002 SITE PLAN
 A003 SURVEY PLAN
 A004 LIGHTING PLAN
 A005 UTILITIES
 A006 EXISTING TREE SURVEY

A007 CONTEXT PHOTOS
 A008 SHADOW ANALYSIS

A010 PERSPECTIVES

A101 FLOOR PLAN - GROUND FLOOR
 A102 FLOOR PLAN - MEZZANINE & ROOF

A201 ELEVATIONS - NORTH & EAST

A301 CROSS SECTIONS - N-S
 A302 CROSS SECTIONS - E-W

LANDSCAPE DRAWINGS:

L1.00 LANDSCAPE DEMOLITION PLAN
 L1.10 MATERIALS, LAYOUT & PLANTING PLAN
 L2.00 PAVING AND SITE FURNISHINGS
 L2.10 STAIR & HANDRAIL DETAILS
 L2.20 PLANTING DETAILS

UBC BOOKSTORE

EXPANSION + RENOVATION

ISSUED FOR DEVELOPMENT PERMIT
 OCT 10, 2012

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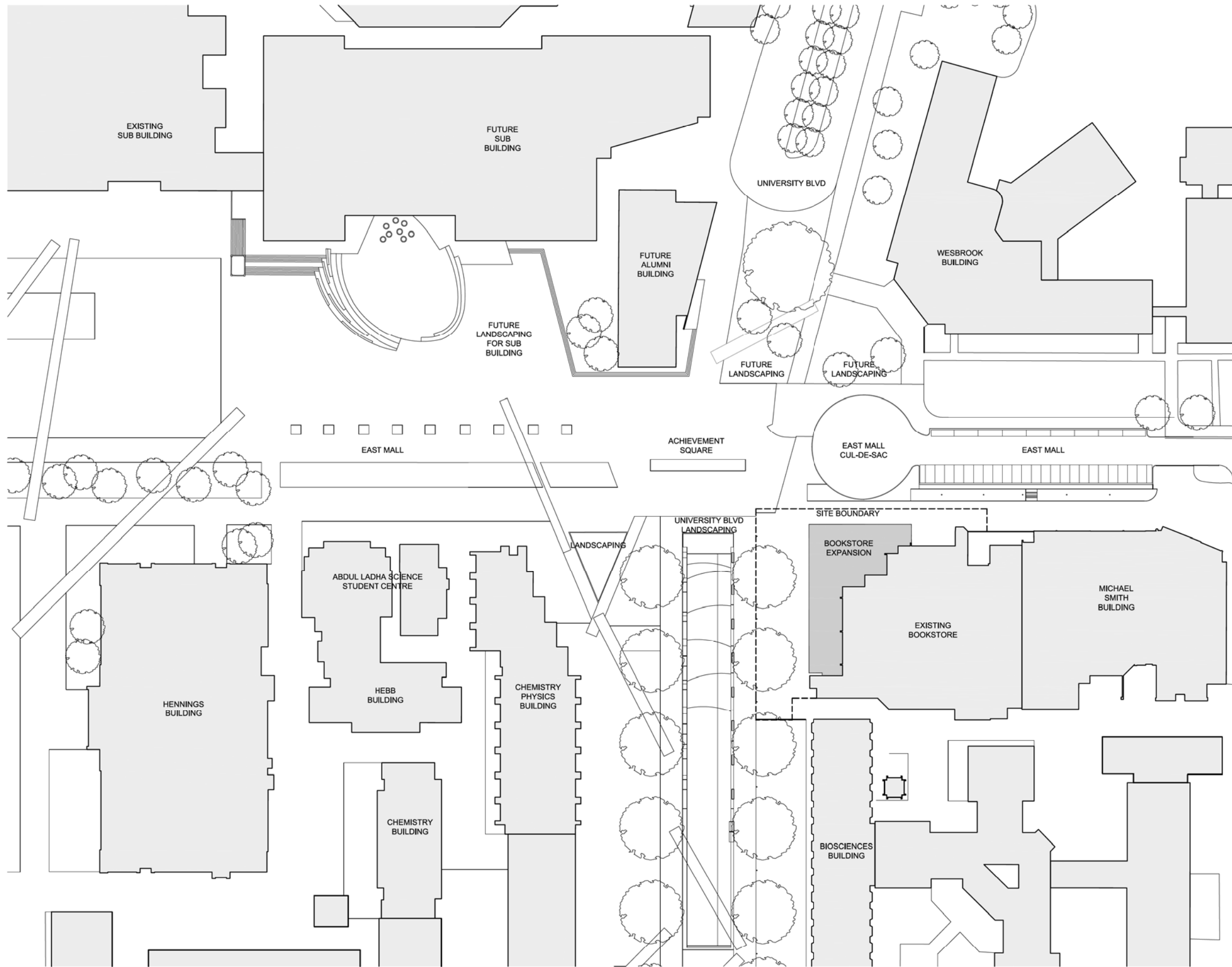
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PROJECT STATISTICS

PROJECT ADDRESS:
6200 UNIVERSITY BOULEVARD,
VANCOUVER, BRITISH COLUMBIA

PROJECT DESCRIPTION:
2 STOREY ADDITION TO THE EXISTING BOOKSTORE

LEGAL DESCRIPTION:
PARCEL IDENTIFIER: 015-891-909
DISTRICT LOT 3044 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT
FIRSTLY; PART ON PLAN 6147
SECONDLY; PART ON PLAN 9301
THIRDLY; PART ON PLAN BCP6556
FOURTHLY; PART ON PLAN BCP23719

SITE AREA: 1,726 SM (18,578 SF)

SITE COVERAGE: 601 SM (6,469 SF)

PROGRAM AREAS:

RETAIL 230 SM (2,476 SF)
CAFÉ 223 SM (2,400 SF)
CONVENIENCE STORE 116 SM (1,250 SF)
OTHER (CIRCULATION, STORAGE) 137 SM (1,475 SF)

GROSS BUILDING AREA 706 SM (7,600 SF)

BUILDING HEIGHT (BOOKSTORE ADDITION):
7.05M

VARIANCES:
THE UBC BOOKSTORE PROJECT INVOLVES AN EXPANSION OF AN EXISTING BUILDING REQUIRED TO BE OF NON-COMBUSTIBLE CONSTRUCTION. IT IS DESIRED TO INCORPORATE COMBUSTIBLE WOOD ELEMENTS INTO THE DESIGN OF THE BOOKSTORE EXPANSION, BEYOND THOSE PERMITTED BY THE PRESCRIPTIVE REQUIREMENTS OF THE BUILDING CODE. THESE COMBUSTIBLE ELEMENTS INCLUDE:

- USE OF TIMBER ROOF MEMBERS
- USE OF AN EXTERIOR WOOD SOFFIT

EACH OF THESE TWO COMBUSTIBLE ELEMENTS WILL REQUIRE AN ALTERNATIVE SOLUTION.

IN ADDITION TO THESE, AN ALTERNATIVE SOLUTION IS REQUIRED TO ADDRESS THE REQUIRED 1H FIRE RESISTANCE RATING FOR THE PROPOSED NEW MEZZANINE STRUCTURE WITHIN THE BOOKSTORE EXPANSION. THE ALTERNATIVE SOLUTION WILL UTILIZE A SPRINKLER-BASED APPROACH IN LIEU OF TRADITIONAL SPRAY-ON FIRE PROOFING, TO ACHIEVE THE DESIRED AESTHETIC LOOK OF A CLEAN STEEL STRUCTURE.

BICYCLE SPACES:
56 CLASS 2 SPACES

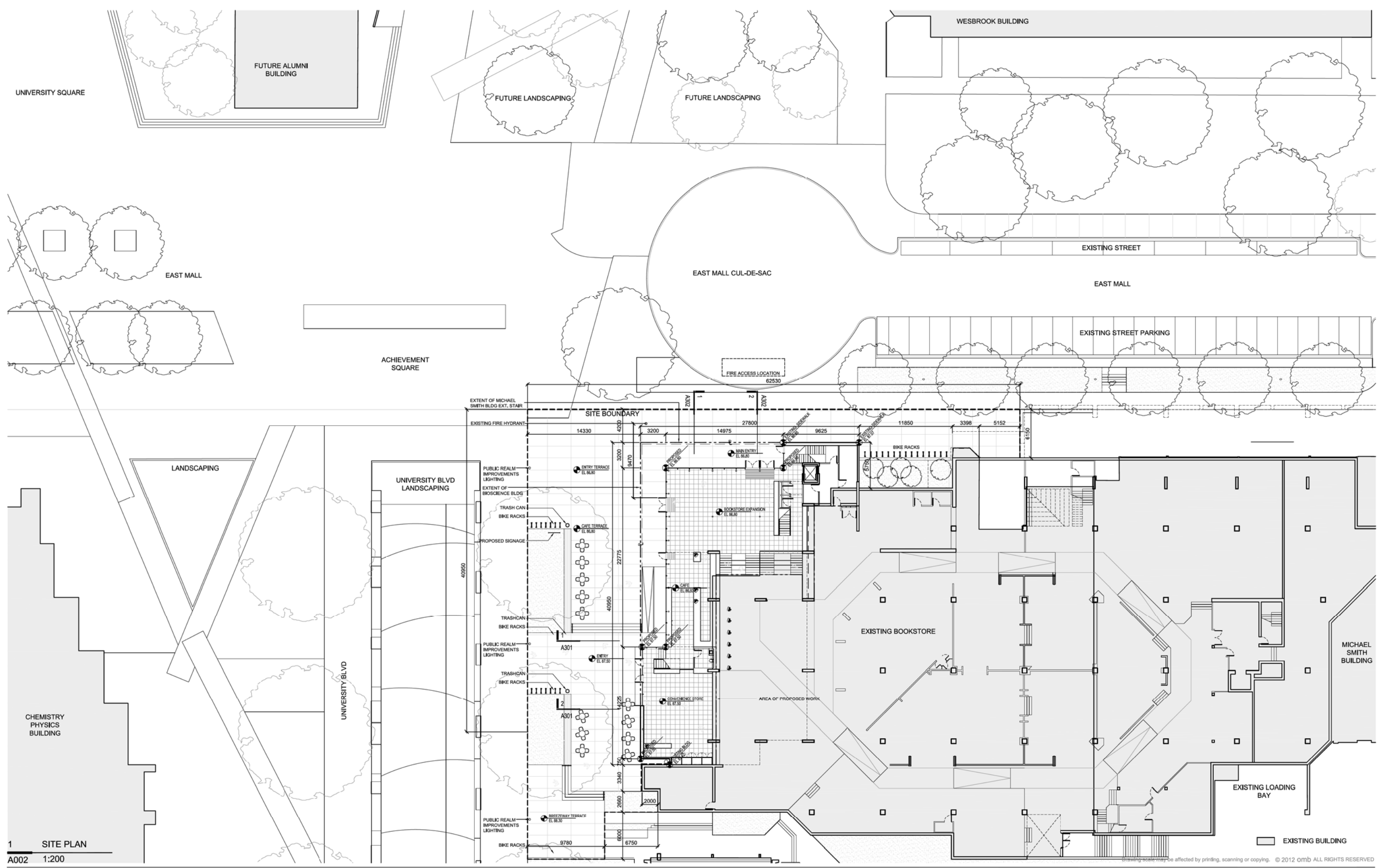
- BUILDING EXPANSION
- EXISTING BUILDING
- - - SCOPE BOUNDARY LINE

1 CONTEXT PLAN
A001 1:500

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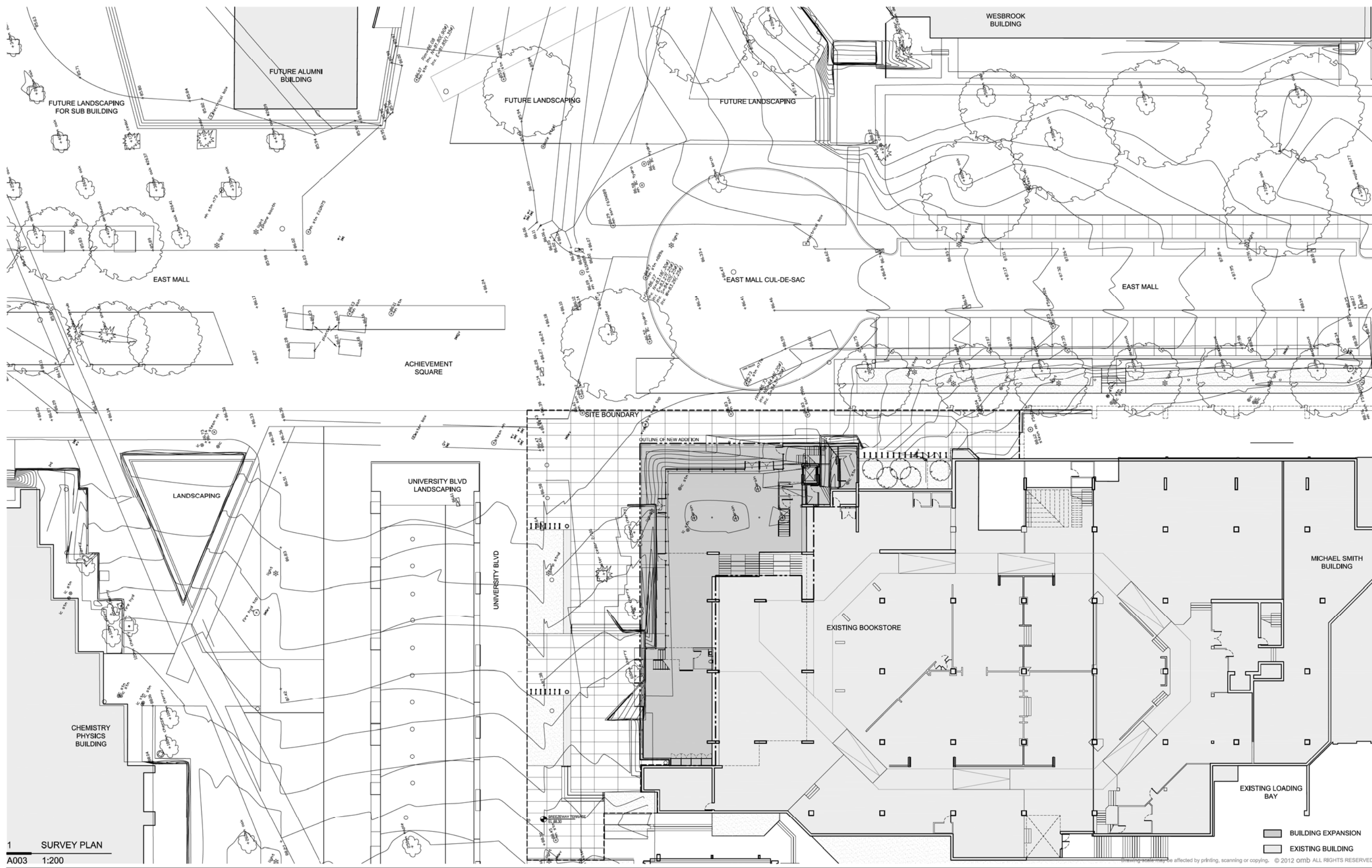
1 SITE PLAN
A002 1:200

EXISTING BUILDING

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1 SURVEY PLAN
A003 1:200

BUILDING EXPANSION
 EXISTING BUILDING

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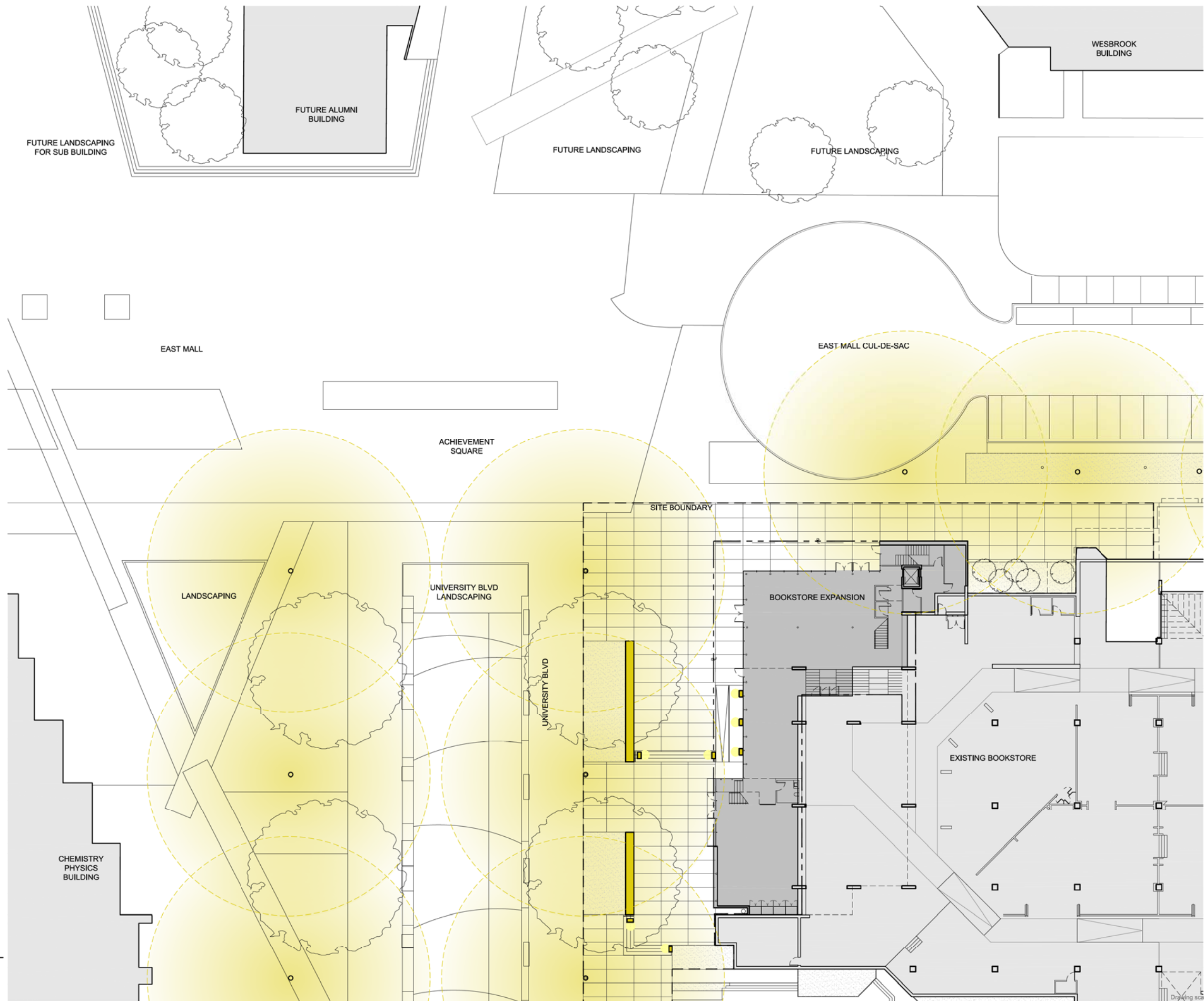
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UBC BOOKSTORE
 VANCOUVER, BC
 2012-008





SURVEY PLAN
 FOR INFORMATION ONLY

A003



-  POLE LIGHTING
-  BENCH ACCENT LIGHTING
-  STEP LIGHTING

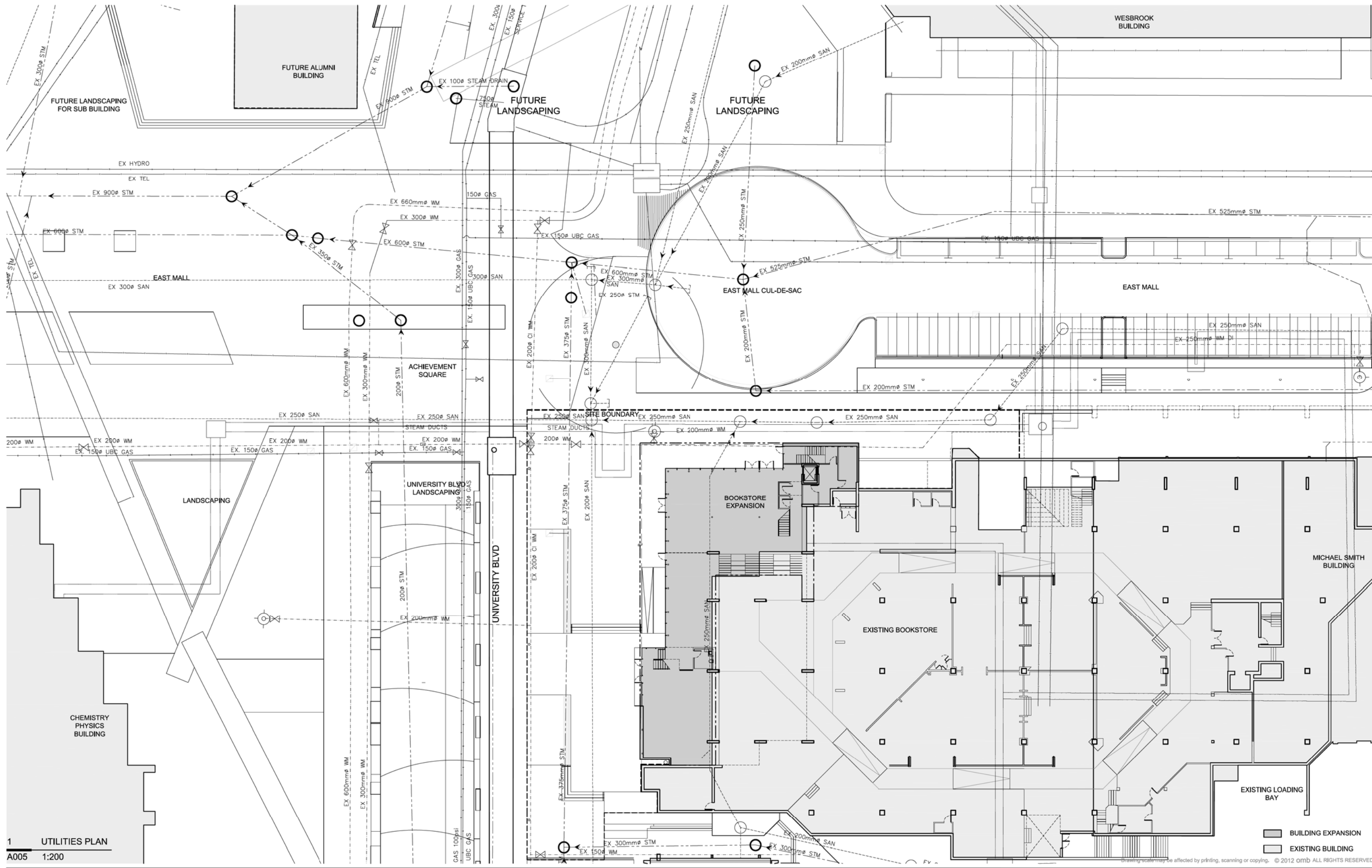
1 LIGHTING PLAN
A004 1:200

-  BUILDING EXPANSION
-  EXISTING BUILDING

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1 UTILITIES PLAN
A005 1:200





BUILDING EXPANSION
 EXISTING BUILDING

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-  EXISTING TREE TO BE REMOVED
 - Ø640 CHERRY
 - Ø400 CHERRY
 - Ø600 CHERRY
 - Ø1100 CEDAR
-  EXISTING TREE TO BE RETAINED
-  FUTURE TREE NOT IN PROJECT SCOPE
-  TREE TO BE REMOVED NOT IN PROJECT SCOPE

1 EXISTING TREE SURVEY
 A006 1200

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 VANCOUVER, BC
 2012-008



EXISTING TREE SURVEY

A006



EXISTING BOOKSTORE EAST ELEVATION



EXISTING BOOKSTORE NORTH ELEVATION



EXISTING BOOKSTORE EAST CORNER



CORNER LOOKING SOUTH



CORNER LOOKING WEST

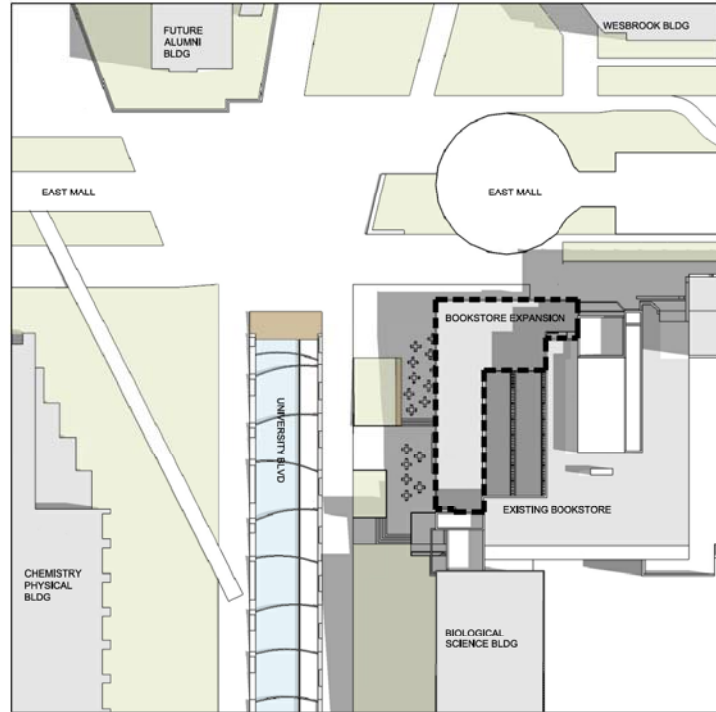


CORNER LOOKING NORTH

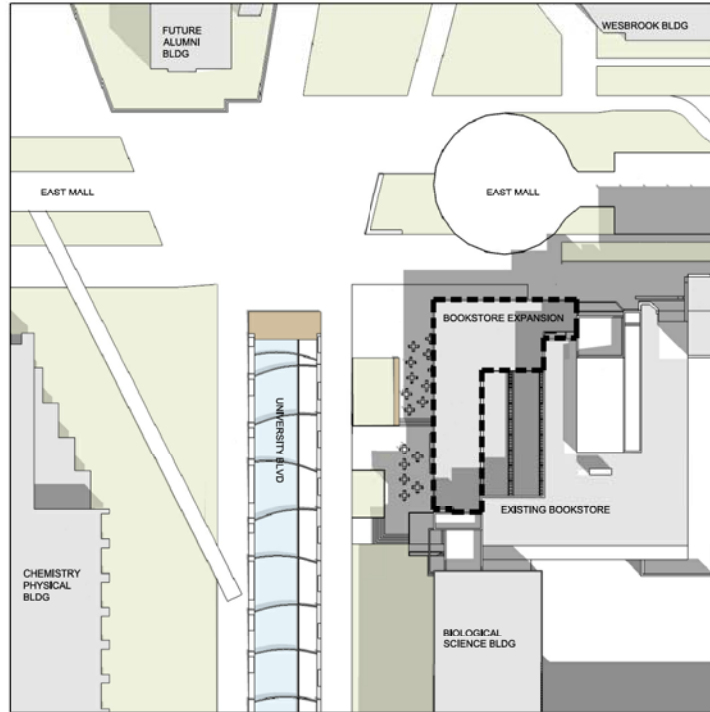
1 CONTEXT PHOTOS
A007 NTS

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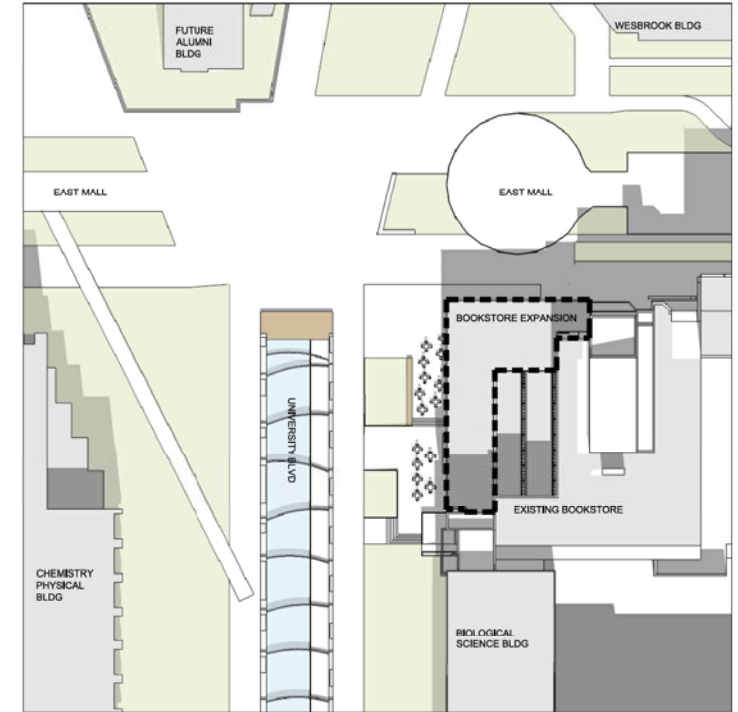
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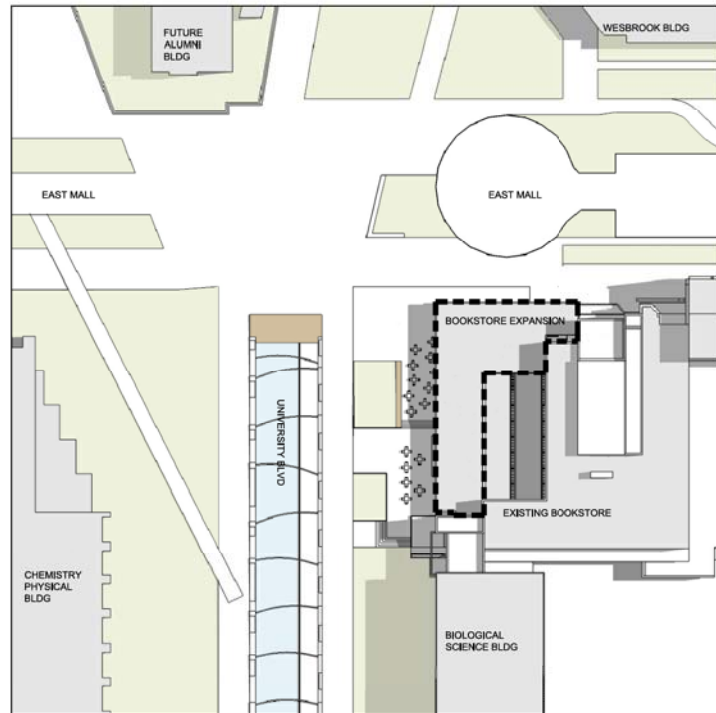
SPRING 10AM



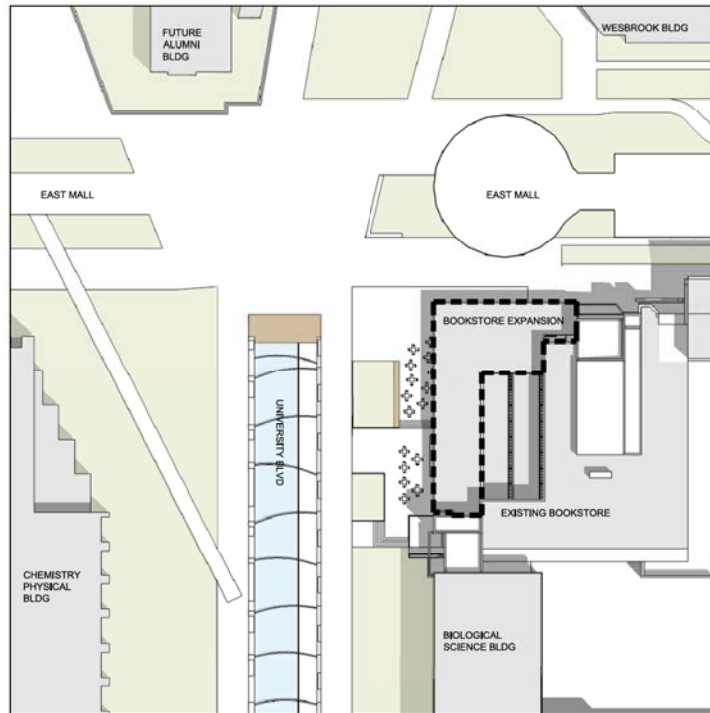
SPRING 12PM



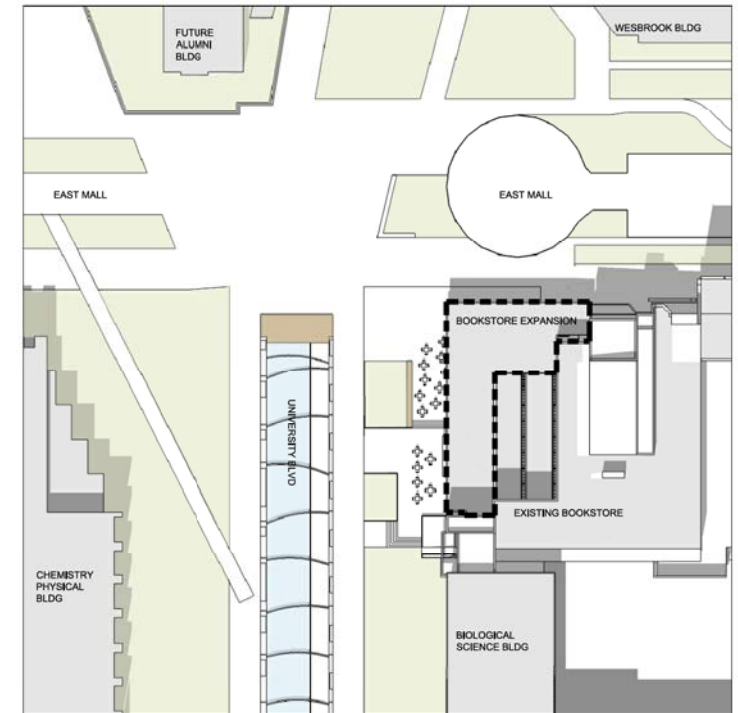
SPRING 2PM



SUMMER 10AM



SUMMER 12PM



SUMMER 2PM



BOOKSTORE EXPANSION EAST ENTRANCE VIEW



BOOKSTORE EXPANSION CORNER VIEW