

**PROJECT STATISTICS (10 June 2015)**

PROJECT NAME: NATIONAL SOCCER DEVELOPMENT CENTRE  
 PROJECT ADDRESS: TBD  
 LEGAL DESCRIPTION: Within District Lot 4805 Group 1 New Westminster District  
 Except: Portions in Plan 9301, Statutory Right of Way Ex-Plan 20570,  
 Part Subdivided by Plan BCP3309 and Part Subdivided by Plan BCP30252  
 SITE AREA: N/A  
 SITE COVERAGE: N/A

PROPOSED FLOOR AREAS:

	GFA	Building Area
LEVEL 1	1,515 sqm	1,367.4 sqm
LEVEL 2	1,275 sqm	1,233.7 sqm
LEVEL 3	720 sqm	694.5 sqm

**TOTAL**                      **3,510 sqm (37,781 sqft)**                      **3,295.6 sqm (35,473m2)**

	<u>PERMITTED</u>	<u>PROPOSED</u>
FSR	N/A	N/A
BUILDING HEIGHT	N/A	12.85m (t.o. fascia at WFC wing) 3.70m (t.o. fascia at UBC Wing)
FRONT YARD SETBACK	N/A	N/A
SIDE YARD SETBACK	N/A	N/A
REAR YARD SETBACK	N/A	N/A
PARKING SPACES	N/A	24
LOADING SPACES	N/A	TBC
BICYCLE SPACES	TBD	TBC

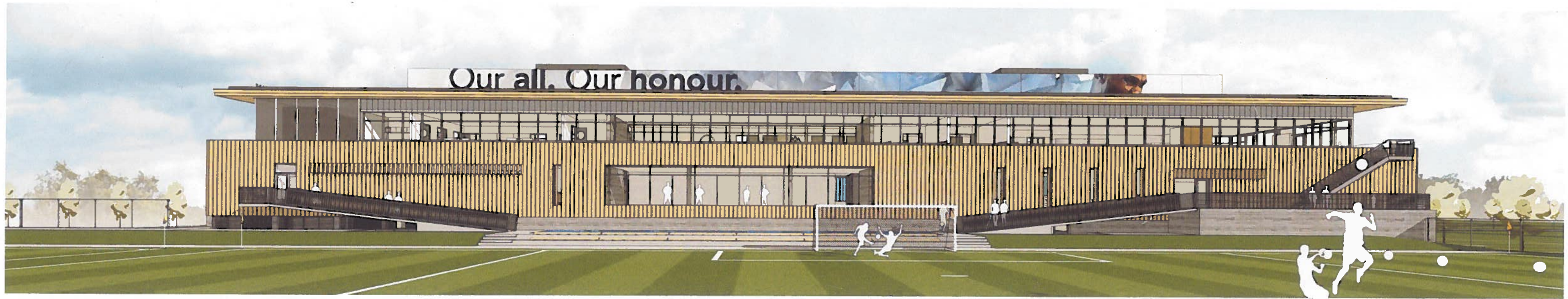
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By: *[Signature]*  
 Date: 14 Aug 15

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**ACTON OSTRY ARCHITECTS**

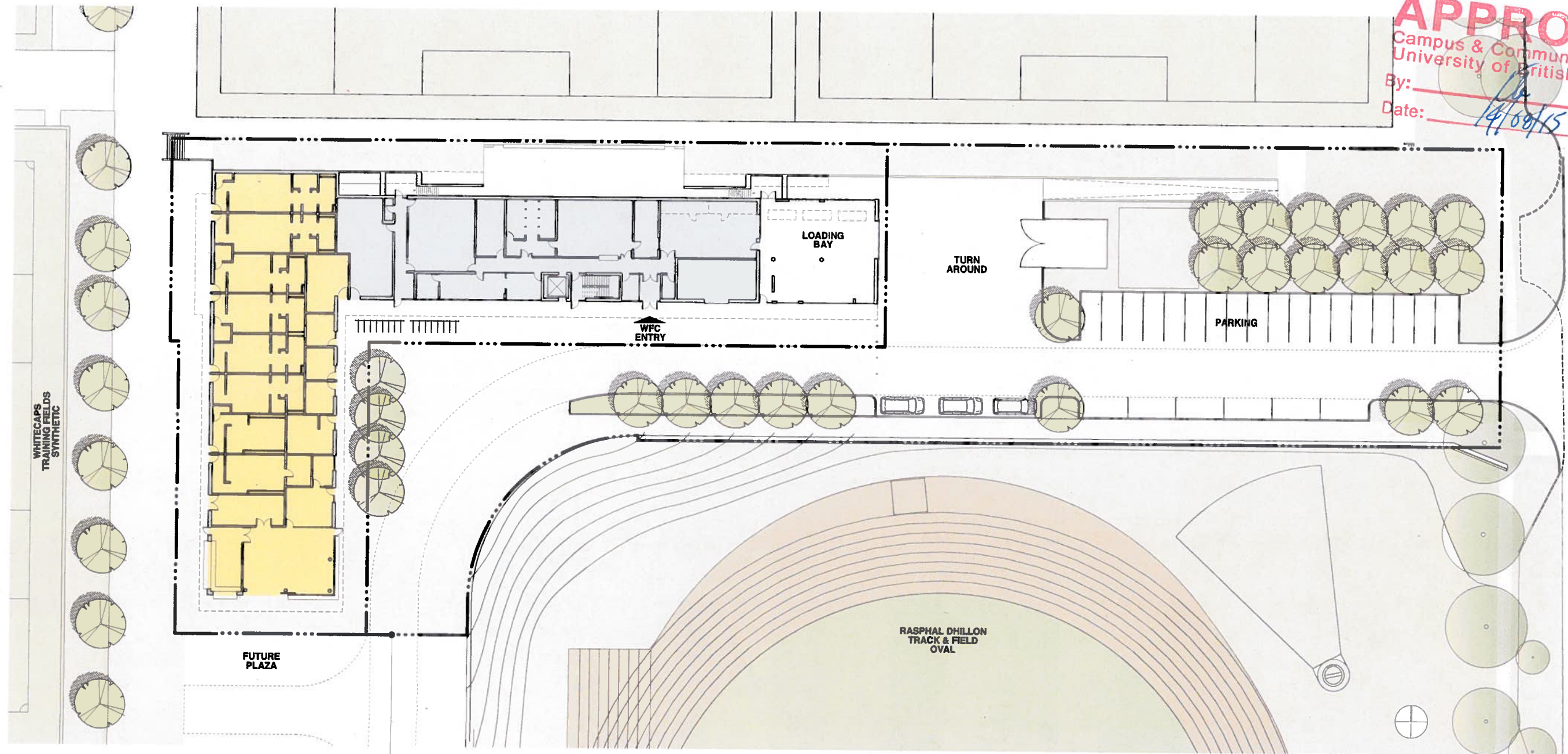
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**Prior-to Conditions Submission | NATIONAL SOCCER DEVELOPMENT CENTRE**  
15 May 2015





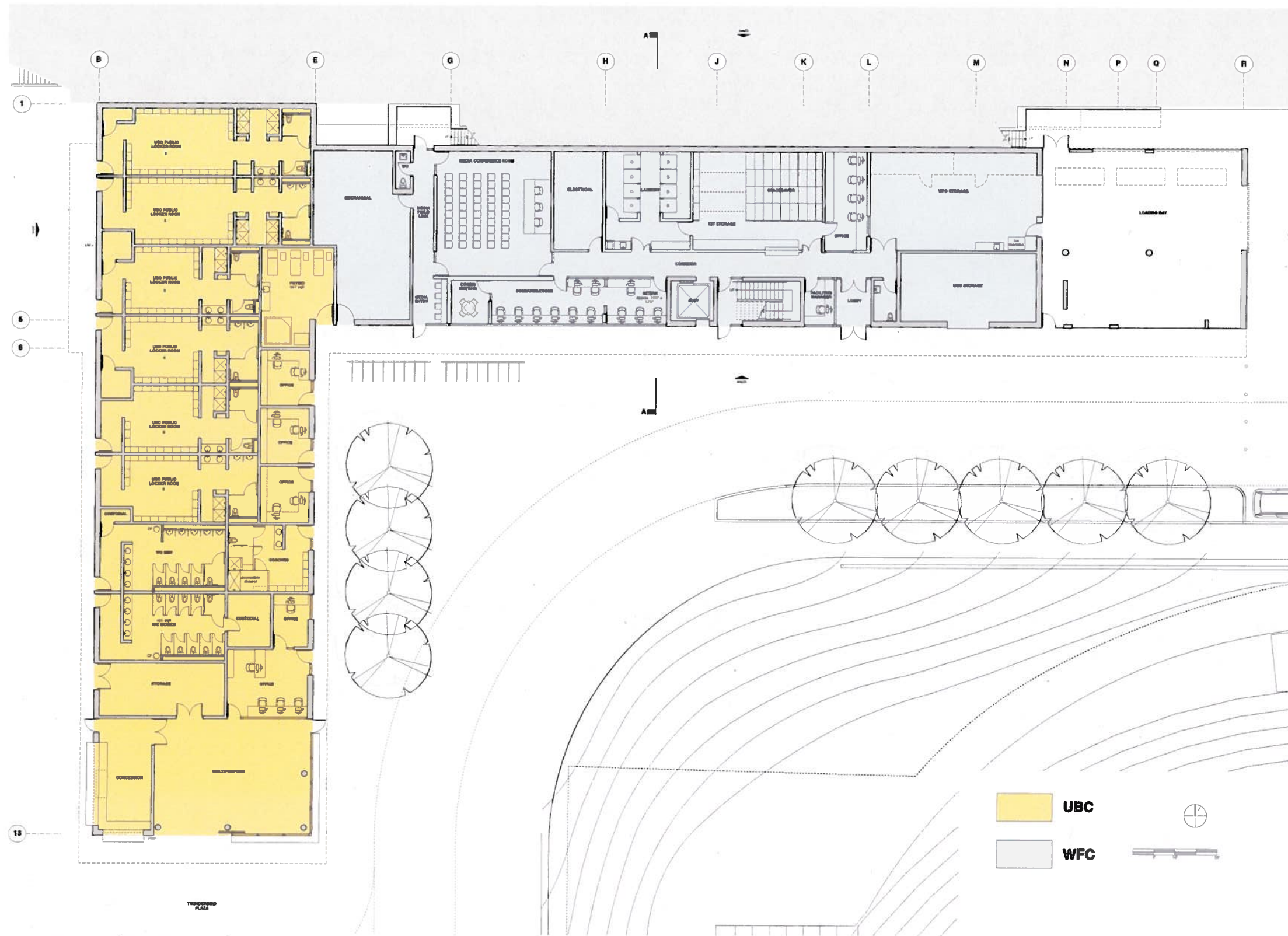
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dashed line indicates extent of DP application

**NOTE:**  
 • refer to landscape drawings for landscape design





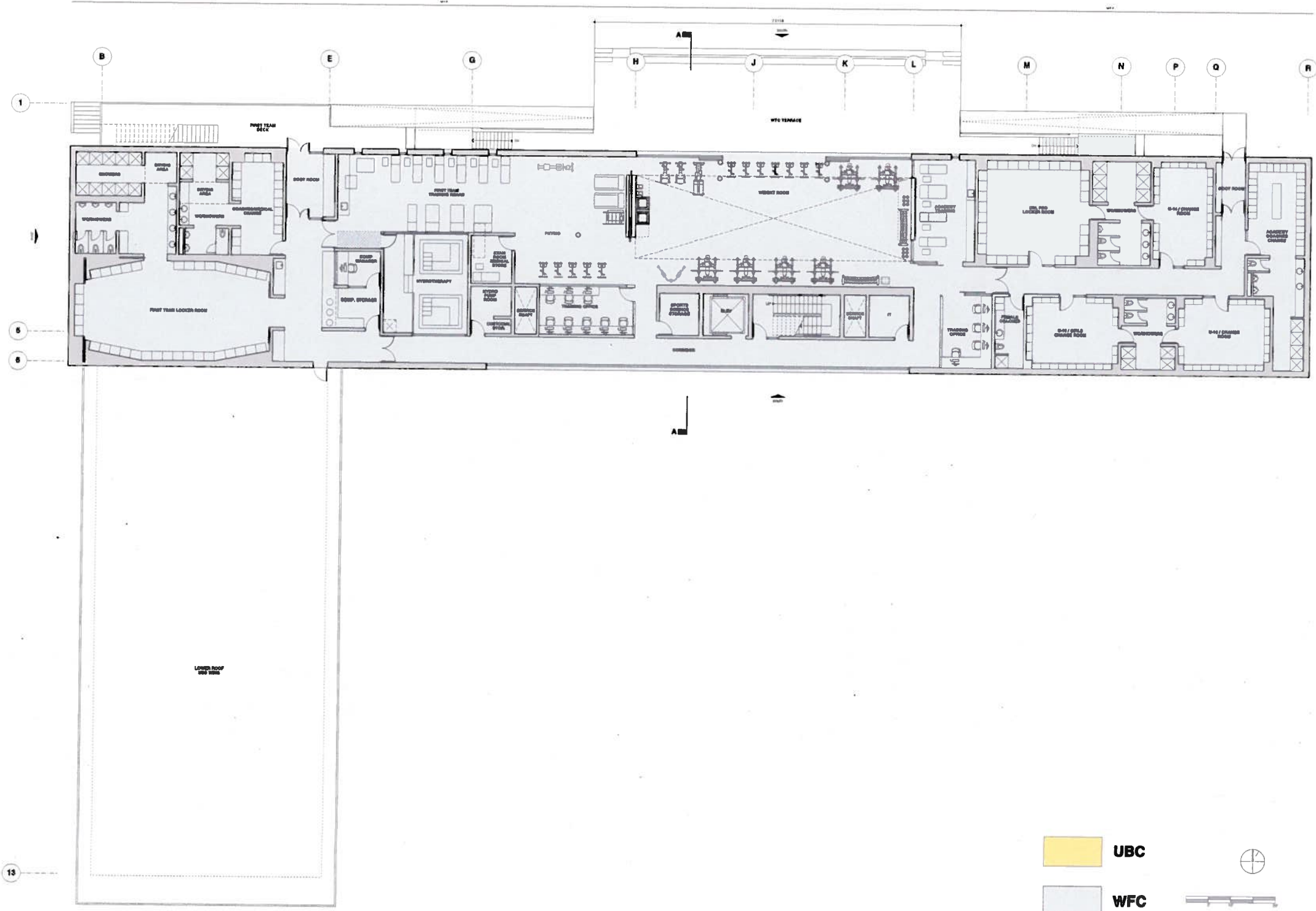
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**NOTE:**  
 • refer to landscape drawings for landscape design



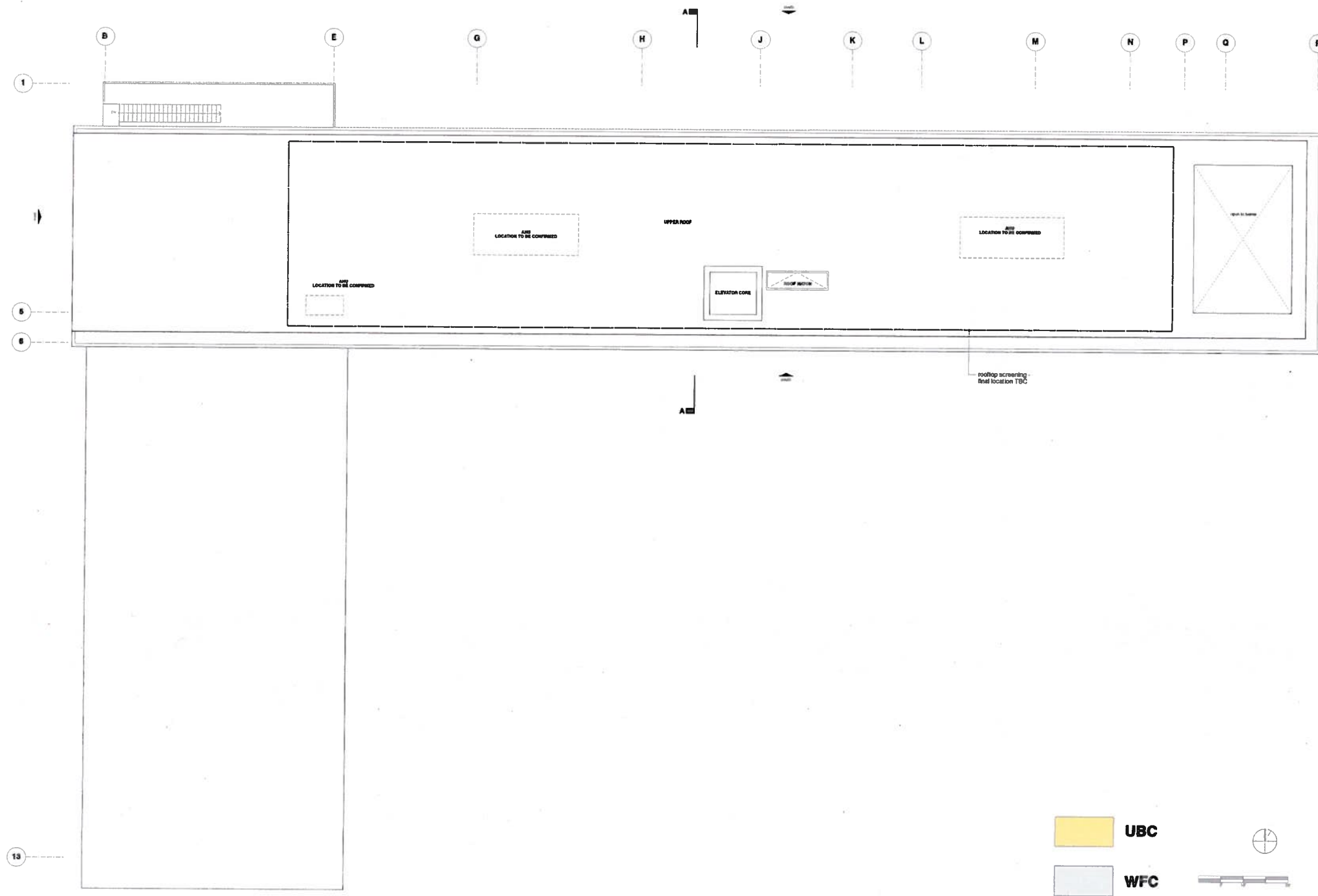


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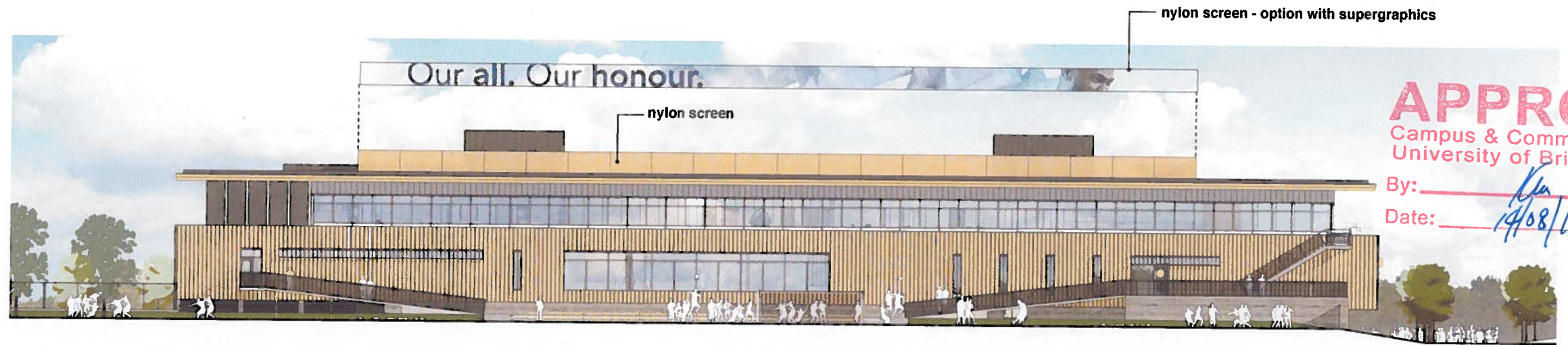
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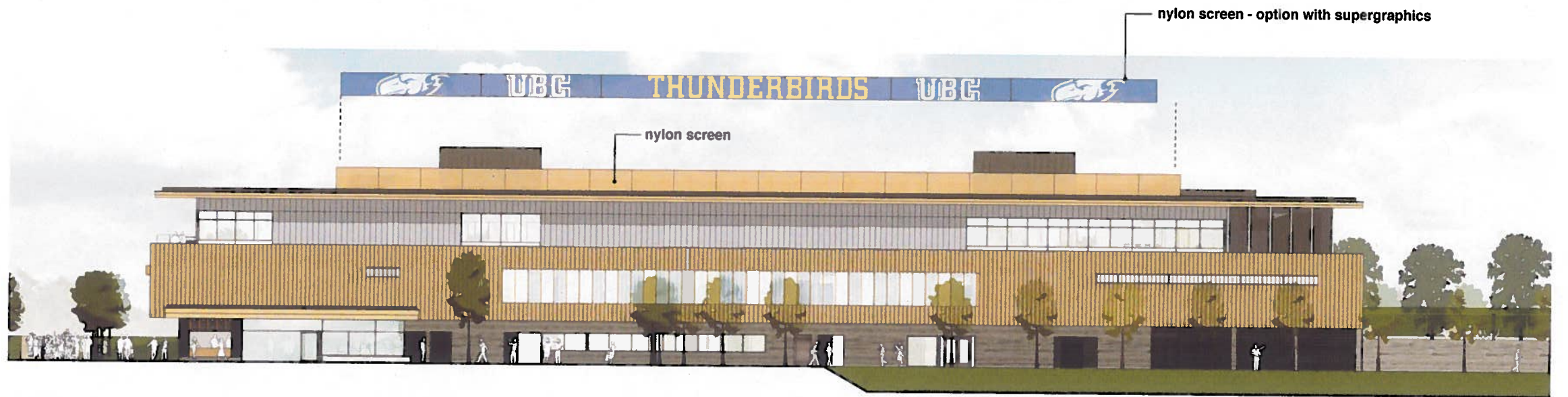
-  cast in place concrete
-  metal screen
-  board + batten siding
-  aluminum siding
-  aluminum window
-  paneled soffit
-  decking
-  nylon screen - graphics TBC



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*NORTH*  
south elevation

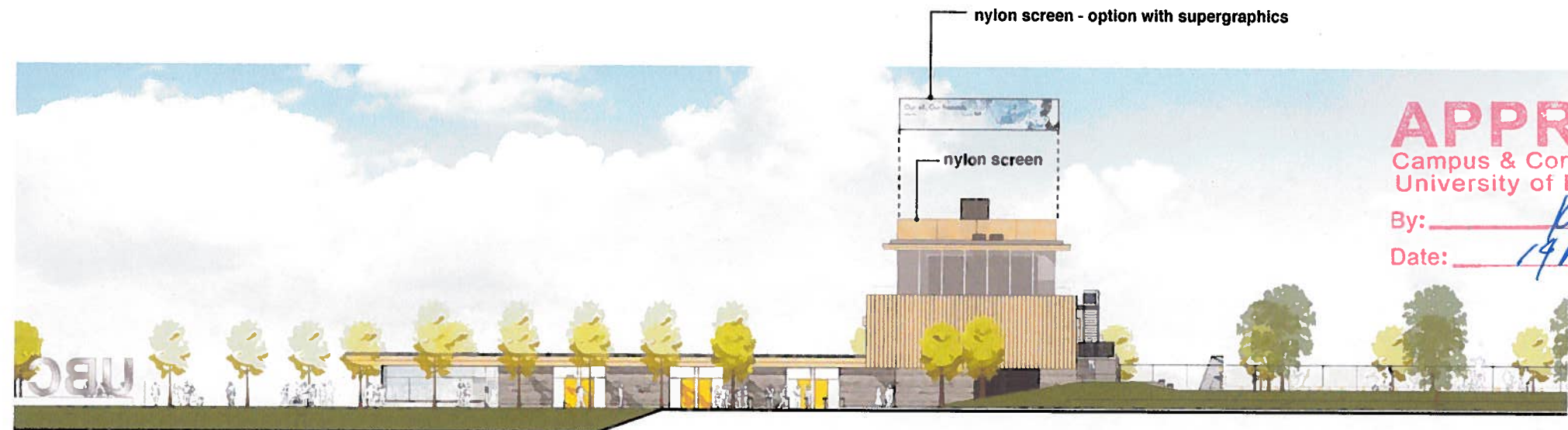


*SOUTH*  
north elevation

**NOTE:**

- final extent of rooftop screening to be confirmed
- all graphics to be accepted to the satisfaction of the Director of Planning
- refer to landscape drawings for landscape design

-  cast in place concrete
-  metal screen
-  board + batten siding
-  aluminum siding
-  aluminum window
-  paneled soffit
-  decking
-  nylon screen - graphics TBC



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east elevation



west elevation



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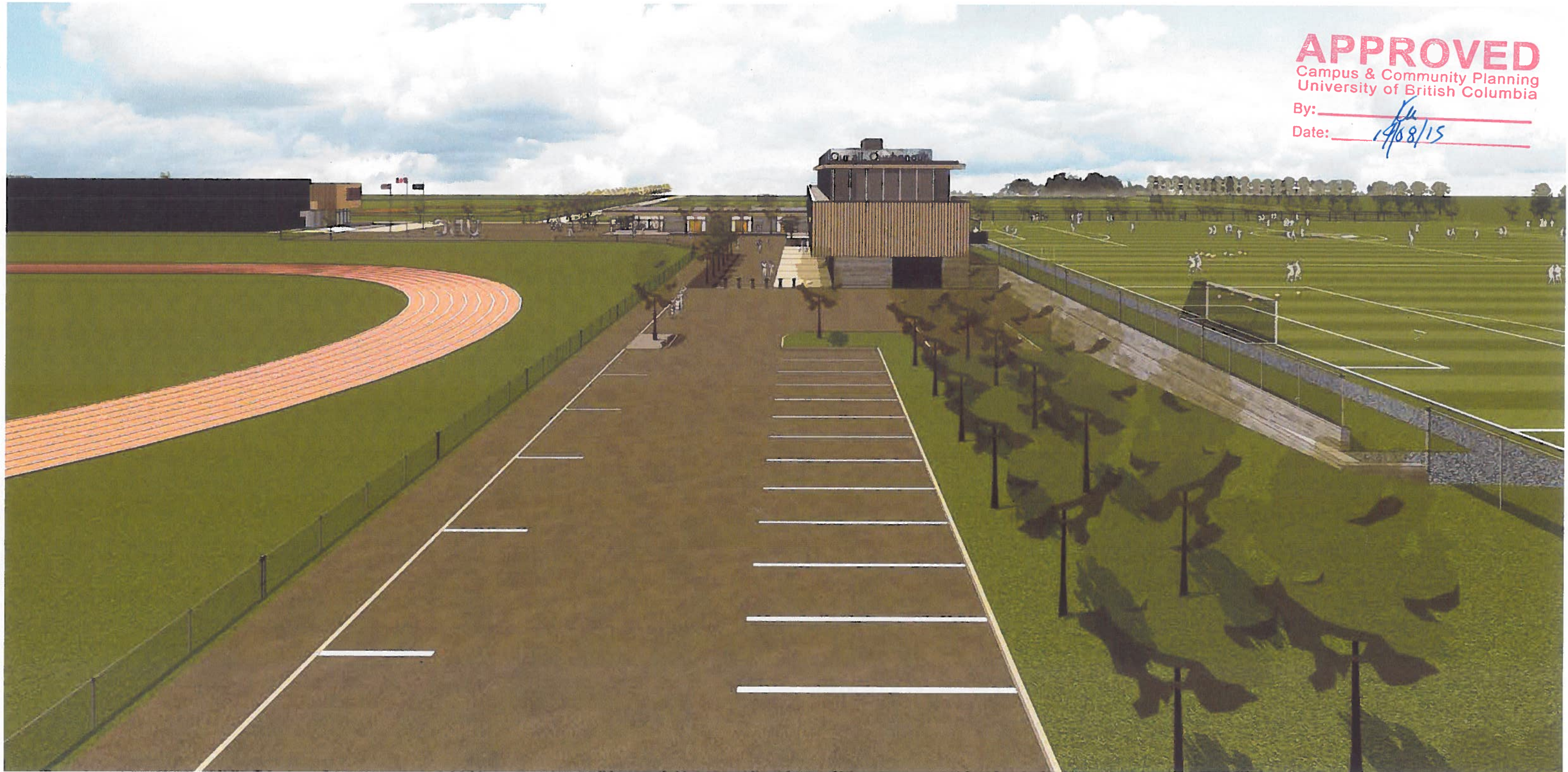


view looking south from WFC natural turf training fields



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Date: 14/08/15



view from east from Wesbrook Mall



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Date: 4/09/15



view looking north-east from Rasphal Dhillon track + field oval



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view looking north from Thunderbird plaza





view looking east from WFC synthetic turf field



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view looking north from Thunderbird plaza

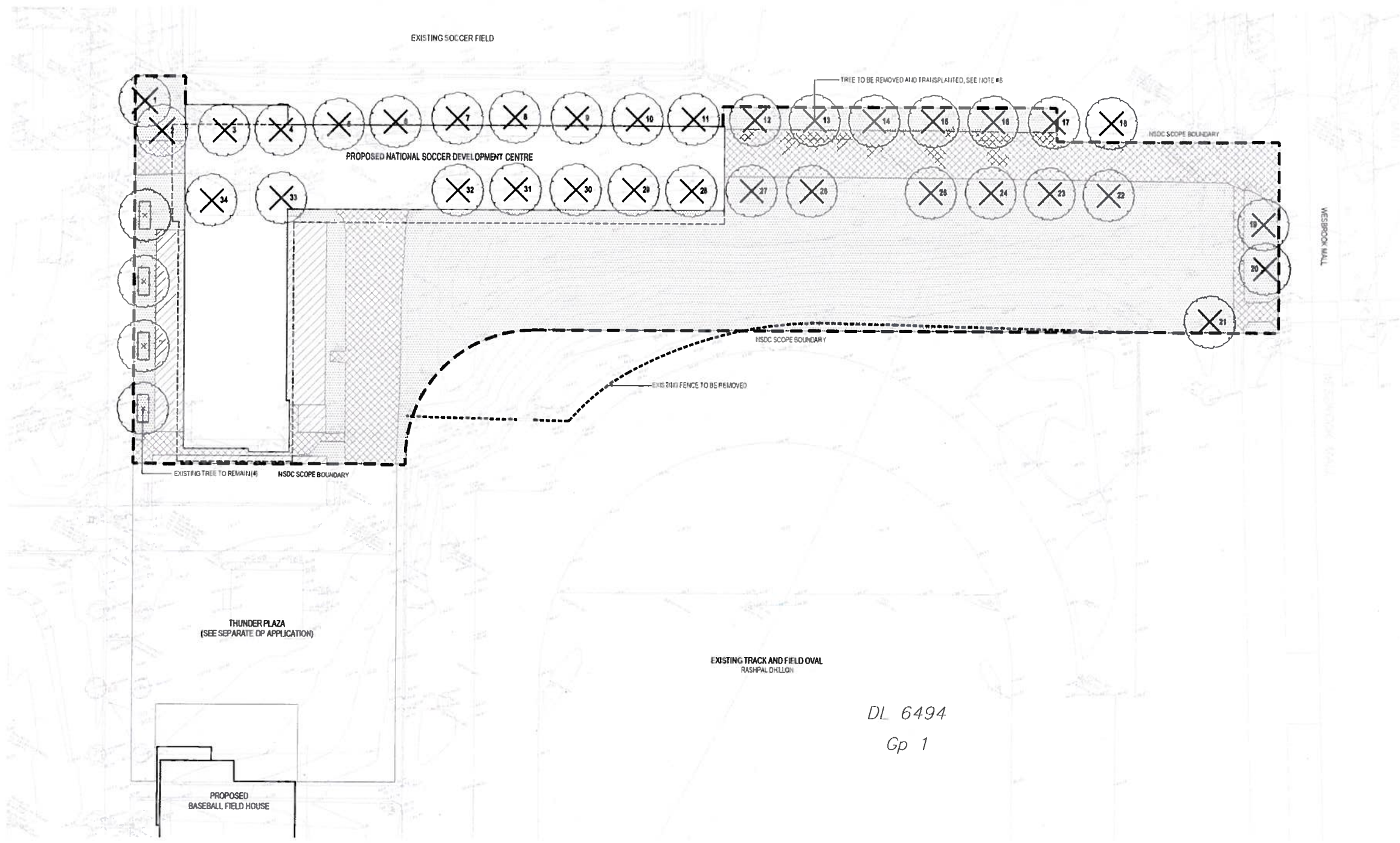


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Issue #1  
 01 May 2015 Issued for Progress Set  
 08 May 2015 Issued for DP Prior To's  
 13 May 2015 Re-issued for DP Prior To's  
 23 May 2015 Re-issued for DP Prior To's  
 05 June 2015 DP Revisions  
 15 June 2015 Full DP

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 Date: 19/08/15



**SITE DEMOLITION LEGEND**

	HARDSCAPE TO BE REMOVED
	SOFTSCAPE TO BE REMOVED
	STRUCTURE (BUILDINGS) TO BE REMOVED
	FENCE TO BE REMOVED

- SITE DEMOLITION NOTES**
1. PLAN-BASED ON SURVEY MAP DATED OCTOBER 31, 2014 PROVIDED BY MURRAY AND ASSOCIATES
  2. LOCATION OF AT-GRADE 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 FOR SUB-SURFACE UTILITY LOCATIONS.
  3. REFER TO CIVIL FOR UTILITY DEMOLITION AND PROTECTION MEASURES.
  4. REFER TO CIVIL FOR EROSION CONTROL MEASURES.
  5. CONTRACTOR TO MAKE GOOD ANY DAMAGE DONE DURING THE CONSTRUCTION PERIOD TO EXISTING FEATURES TO BE RETAINED.
  6. REMOVE AND STOCKPILE ANY EXISTING SITE FURNISHINGS WITHIN HATCHED AREAS. COORDINATE STORAGE WITH L&C PLANT OPERATIONS.
  7. REMOVE AND RETAIN ANY MEMORIAL OR HISTORIC LANDSCAPE ITEMS, PLACQUES, BENCHES, TREES, ETC. AND RETURN TO OWNER.

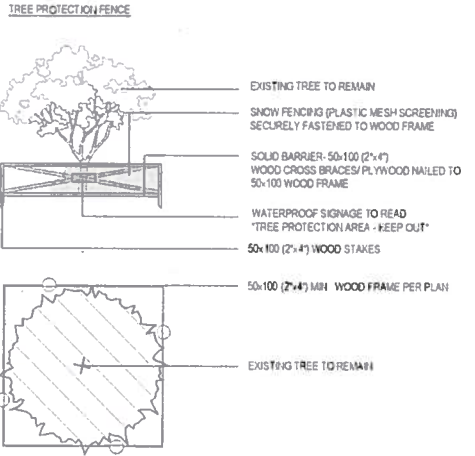
**TREE PROTECTION LEGEND**

	TREE TO BE REMOVED AND TRANSPLANTED
	TREE PROTECTION FENCE LOCATION AND QUANTITY TO BE DETERMINED
	EXISTING TREE TO REMAIN

- TREE PROTECTION NOTES**
1. NO STORAGE OF BUILDING/CONSTRUCTION MATERIALS WITHIN PROTECTED AREAS OR AGAINST PROTECTION BARRIER.
  2. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY THE PROJECT ARBORIST.
  3. CONTRACTOR TO UNDERTAKE TREE PROTECTION MEASURES TO UNIVERSITY OF BRITISH COLUMBIA STANDARDS.
  4. HAND EXCAVATE ONLY WITHIN DRILLPIE OF TREES TO BE RETAINED. SEVER ROOTS CLEANLY. CONTACT PROJECT ARBORIST FOR APPROVAL PRIOR TO SEVERING ROOTS IN EXCESS OF 100mm DIA.
  5. TREE 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.
  6. LOCATION OF TREE PROTECTION FENCING AND LIMIT OF ACCESS FENCING TO BE VERIFIED WITH CONSULTANT AND PROJECT ARBORIST PRIOR TO INSTALLATION.
  7. BASED ON CONTRACTOR'S STAGING AND ACCESS REQUIREMENTS, ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED.
  8. TREES IDENTIFIED TO BE REMOVED ARE TO BE RELOCATED TO A TEMPORARY LOCATION AND THEN TRANSPLANTED BACK TO NSDC SITE PER LANDSCAPE PLANS.

**TREE TRANSPLANT SCHEDULE**

1 50mm DECIDUOUS	11 110mm DECIDUOUS	21 350mm DECIDUOUS	31 140mm DECIDUOUS
2 100mm DECIDUOUS	12 120mm DECIDUOUS	22 120mm DECIDUOUS	32 150mm DECIDUOUS
3 120mm DECIDUOUS	13 110mm DECIDUOUS	23 140mm DECIDUOUS	33 90mm DECIDUOUS
4 120mm DECIDUOUS	14 130mm DECIDUOUS	24 140mm DECIDUOUS	34 150mm DECIDUOUS
5 120mm DECIDUOUS	15 120mm DECIDUOUS	25 150mm DECIDUOUS	
6 120mm DECIDUOUS	16 120mm DECIDUOUS	26 140mm DECIDUOUS	
7 110mm DECIDUOUS	17 120mm DECIDUOUS	27 140mm DECIDUOUS	
8 110mm DECIDUOUS	18 130mm DECIDUOUS	28 130mm DECIDUOUS	
9 120mm DECIDUOUS	19 100mm DECIDUOUS	29 130mm DECIDUOUS	
10 120mm DECIDUOUS	20 90mm DECIDUOUS	30 140mm DECIDUOUS	



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**NATIONAL SOCCER DEVELOPMENT CENTRE**

UBC ATHLETICS / WHITECAPS FC

Issue	Date
1.250	1 May 2015
Project Title	NSDC
Project No.	Full DP
Drawn	DL
Checked	DL
Reviewed	RD



Tree Management /  
 Surface Demolition Plan

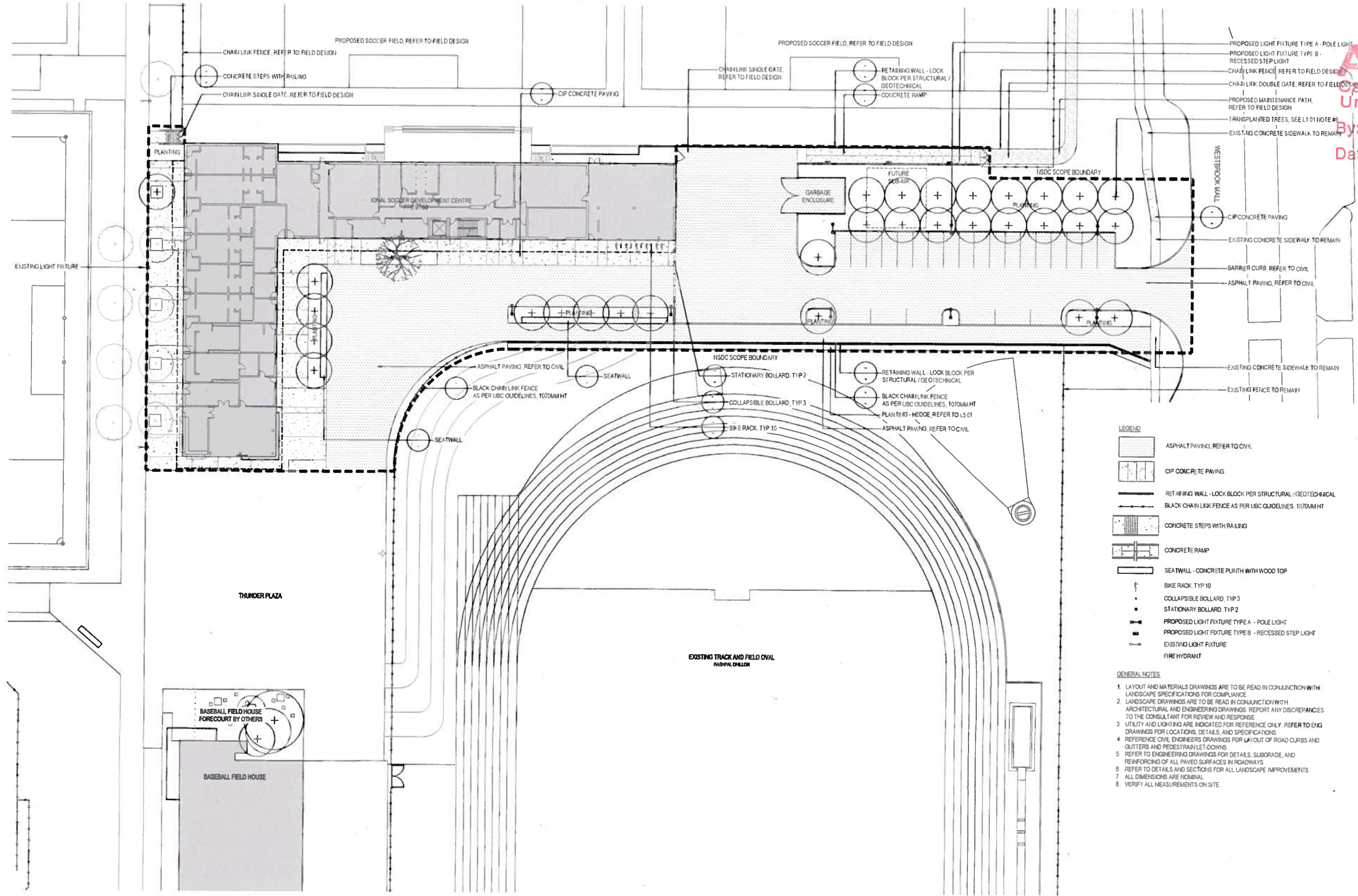
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Issue	Date	Description
01 May 2015	Issued for Program Set	
04 May 2015	Issued for DP Prior To's	
13 May 2015	Re-issued for DP Prior To's	
23 May 2015	Re-issued for DP Prior To's	
02 June 2015	DP Revisions	
15 June 2015	Full BP	

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By: \_\_\_\_\_  
 Date: 4/8/15



- LEGEND**
- ASPHALT PAVING, REFER TO CIVIL
  - CIP CONCRETE PAVING
  - RETAINING WALL - LOCK BLOCK PER STRUCTURAL / GEOTECHNICAL
  - BLACK CHAIN LINK FENCE AS PER UBC GUIDELINES, 1070MM HT
  - CONCRETE STEPS WITH RAILING
  - CONCRETE RAMP
  - SEATWALL - CONCRETE PLINTH WITH WOOD TOP
  - BIKE RACK, TYP 10
  - COLLAPSIBLE BOLLARD, TYP 3
  - STATIONARY BOLLARD, TYP 2
  - PROPOSED LIGHT FIXTURE TYPE A - POLE LIGHT
  - PROPOSED LIGHT FIXTURE TYPE B - RECESSED STEP LIGHT
  - EXISTING LIGHT FIXTURE
  - FIRE HYDRANT

- GENERAL NOTES**
- 1 LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE
  - 2 LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE
  - 3 UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS
  - 4 REFERENCE CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRIAN LET-DOWNS
  - 5 REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS
  - 6 REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS
  - 7 ALL DIMENSIONS ARE NOMINAL
  - 8 VERIFY ALL MEASUREMENTS ON SITE

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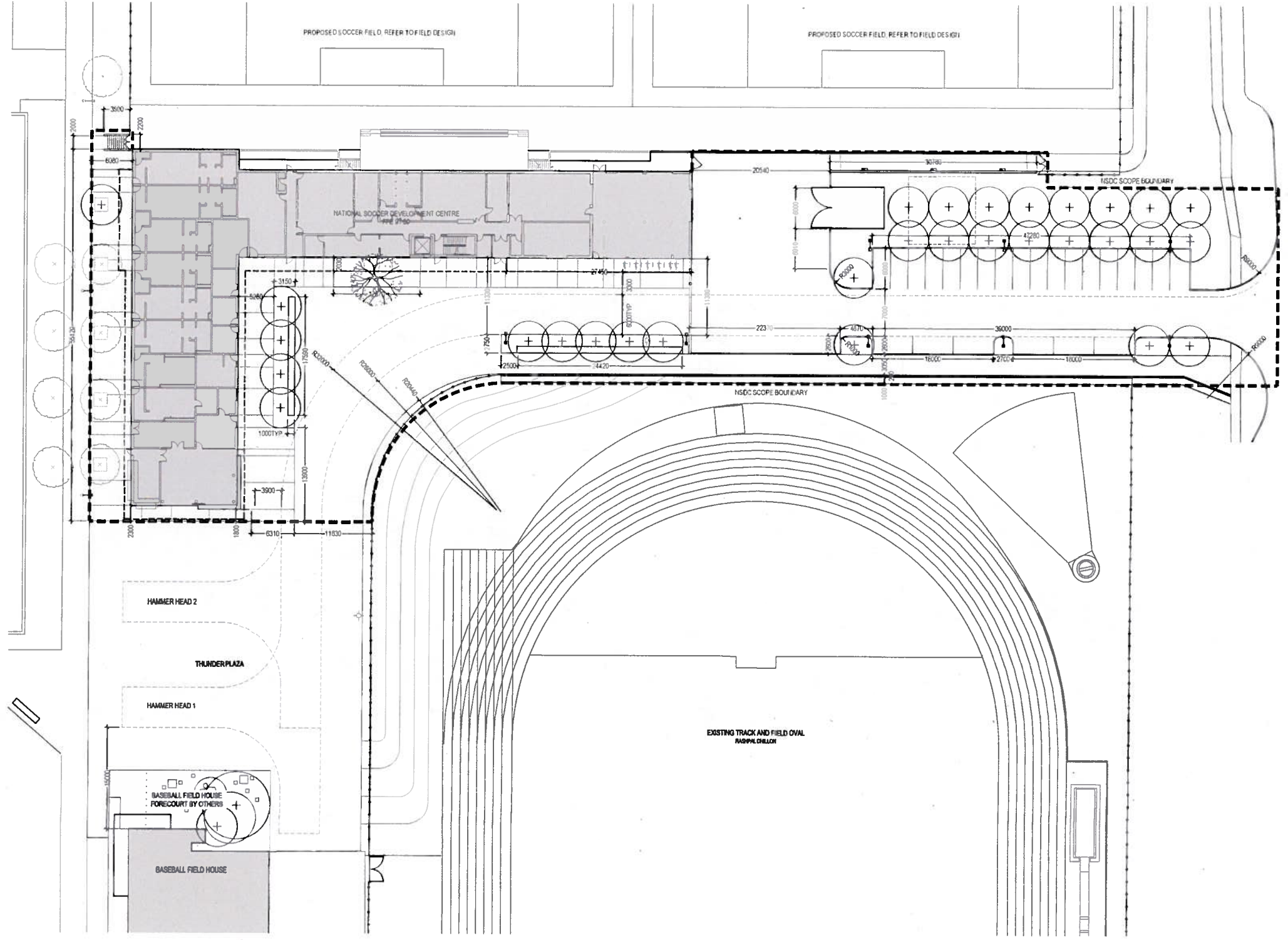
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Scale	Date
1:250	1 May 2015
Project name	NSDC
NSDC	Full BP
Author	NT/HL
NT/HL	RD



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31/04/15  
 01 May 2015 Issued for Progress Set  
 14 May 2015 Issued for DP Prior Title  
 15 May 2015 Re-issued for DP Prior Title  
 23 May 2015 Re-issued for DP Prior Title  
 05 June 2015 DP Review  
 15 June 2015 Full DP



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 Date: 17/08/15

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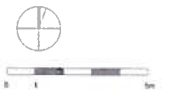
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scale	date
1:250	1 May 2015
project name	status
NSDC	Full DP
sheet	number
NT / PL	RD



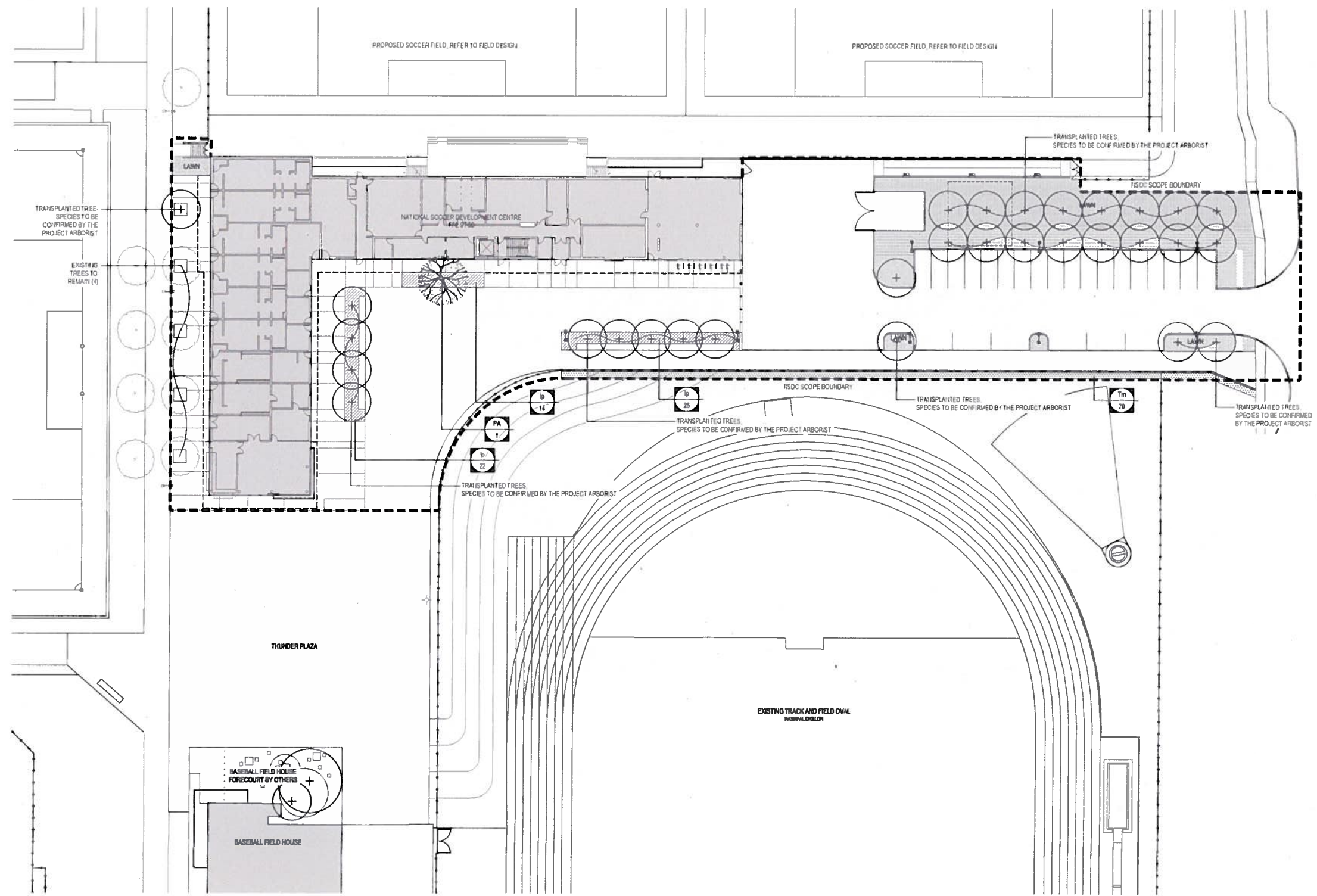
Layout Plan  
 Drawing number  
 L3.01



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Revisions

01 May 2015	Issued for Progress Set
14 May 2015	Issued for DP Permit T&E
15 May 2015	Re-issued for DP Permit T&E
25 May 2015	Re-issued for DP Permit T&E
05 June 2015	DP Revisions
15 June 2015	Full BP



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 Date: 19/08/15

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UBC ATHLETICS / WHITECAPS FC

scale	date
1:250	1 May 2015
project name	client
ISDC	Full BP
sheet	checkboxes
NT / HL	RD



**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>					
PA	1	PRUNUS X AKEBONO YEDONGENS	AKEBONO YOSHINO CHERRY	6 CM CAL. W/B	SPECIMEN QTY
OTHER TREES TO BE TRANSPLANTED SPECIES TO BE CONFIRMED BY THE PROJECT ARBORIST					
<b>SHRUBS</b>					
1m	129	TAXUS MEDIA 'HOKSII'	HOK'S YEW - MALE	#2 POT	15' O.C. 40' HT. FIELD GROWN 15' O.C. FULL
<b>GROUND COVERS</b>					
lp	81	LONICERA PILEATA	BOX-LEAVED HONEYSUCKLE	#1 POT	18' O.C.

- GENERAL NOTES**
1. INSTALL ALL PLANT MATERIAL TO USC REQUIREMENTS. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BCSLA / BCNLA LANDSCAPE STANDARD, LATEST EDITION.
  2. AREA OF SEARCH: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON, AND OREGON.
  3. PROVIDE DISEASE AND PEST-FREE PLANT MATERIAL FROM S.O.D. CERTIFIED NURSERIES, PROVIDE GUARANTEE OF CERTIFICATION.
  4. ALL PLANTED AREAS TO RECEIVE HIGH EFFICIENCY IRRIGATION AS PER UBC TECHNICAL GUIDELINES

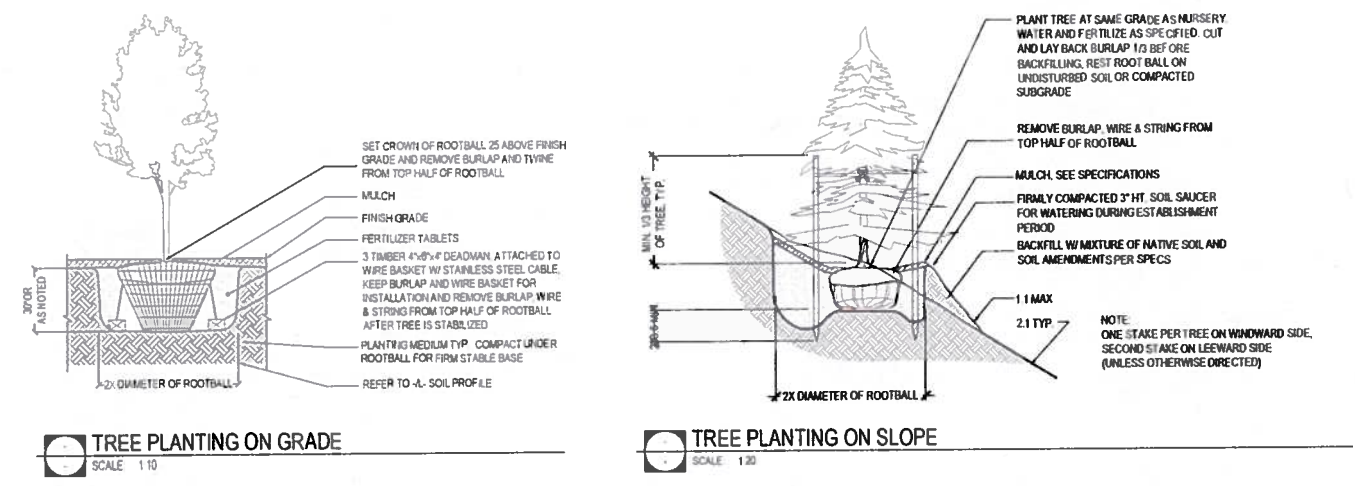
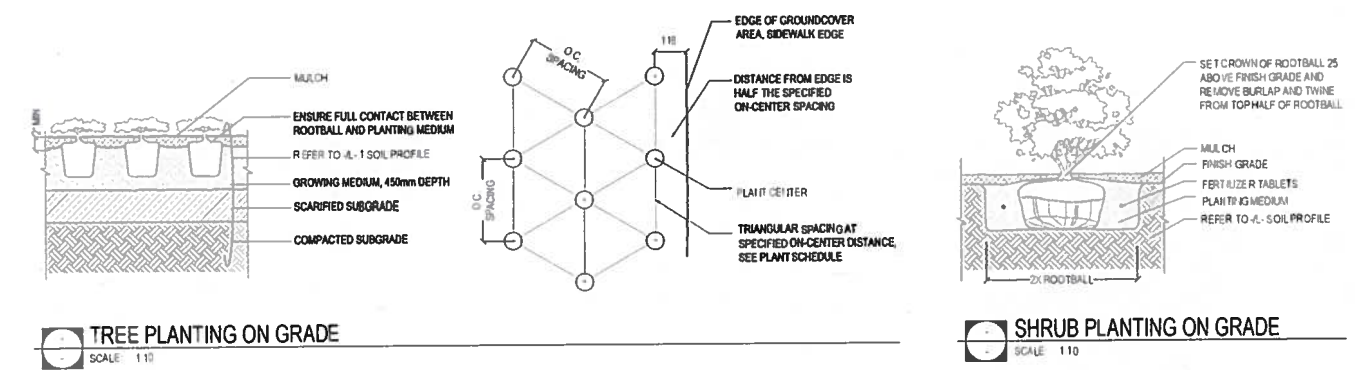
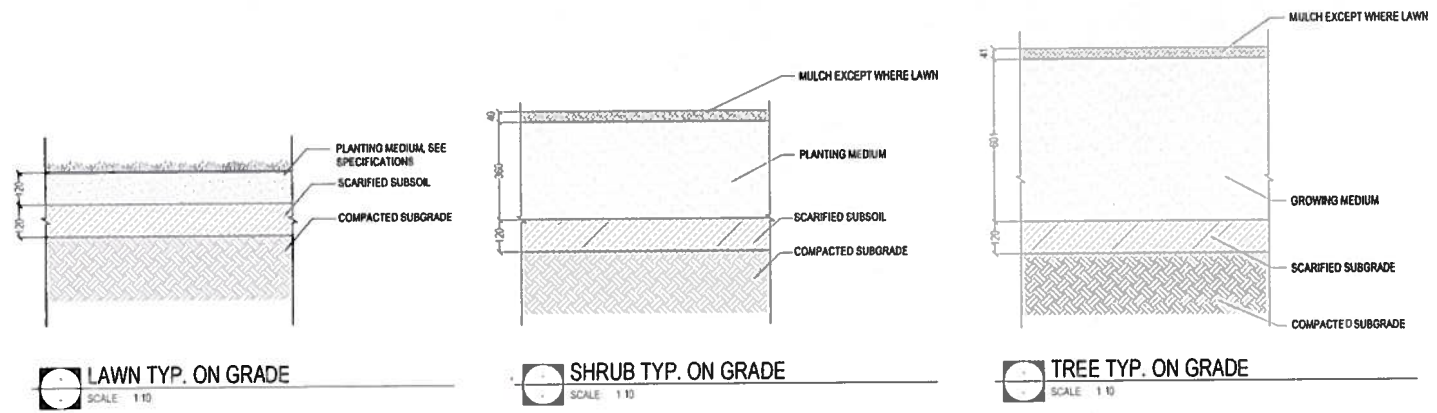




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Revisions:

01 May 2015	Issued for Progress Set
14 May 2015	Issued for CP Phase 1/10
15 May 2015	Re-issued for CP Phase 1/10
25 May 2015	Re-issued for CP Phase 1/10
02 June 2015	CP Phase 1/10
15 June 2015	Full BP



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Date: 14/06/15

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**NATIONAL SOCCER DEVELOPMENT CENTRE**  
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Scale	AS SHOWN	Date	1 May 2015
Project name	NSDC	Station	Full BP
Author	NT/HL	Checker	RD

