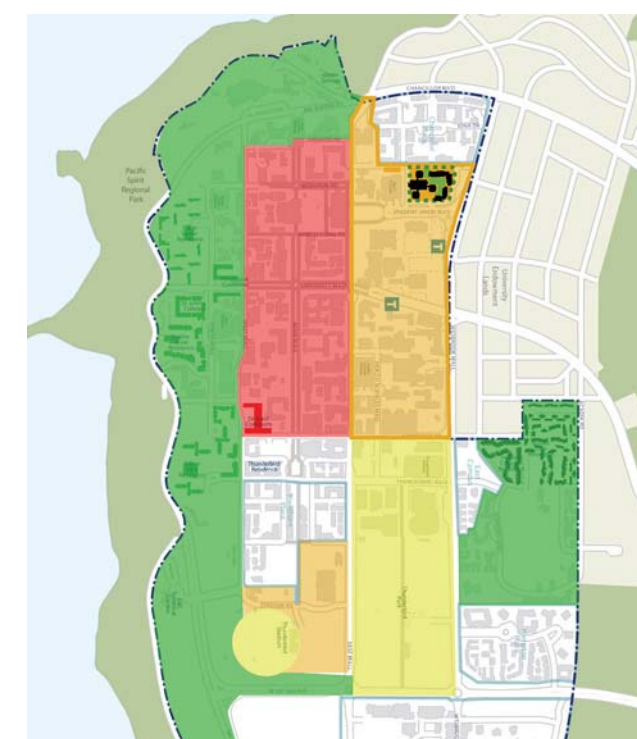


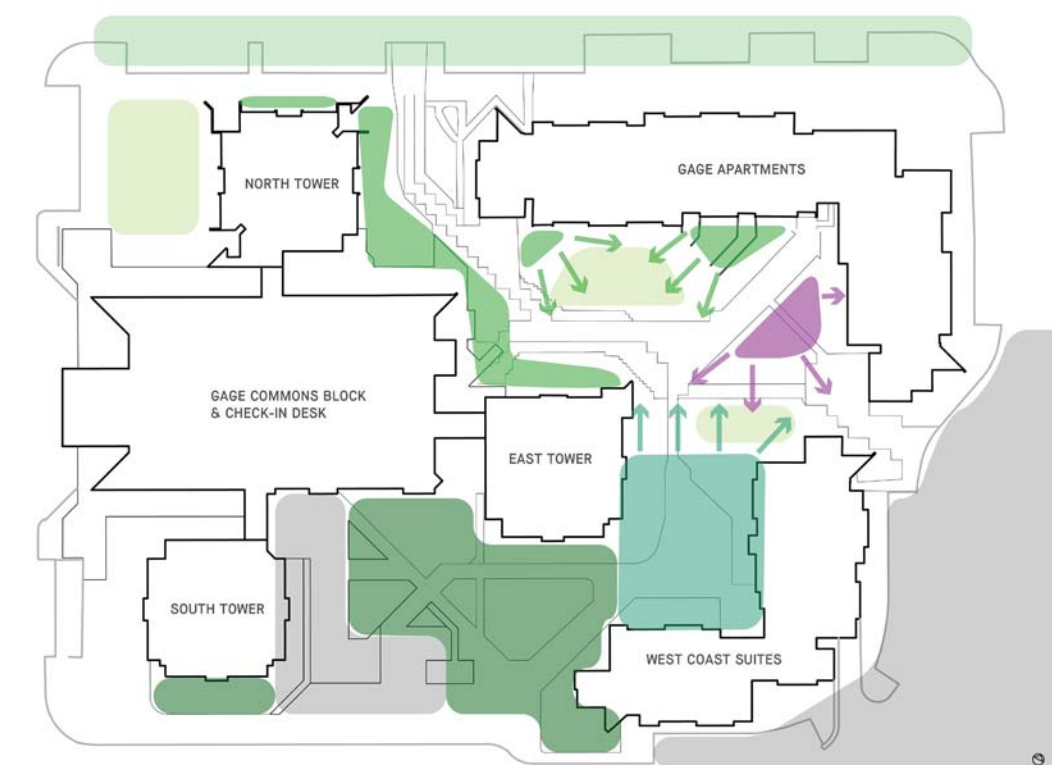
GAGE RESIDENCE COURTYARD RENEWAL LANDSCAPE DESIGN PRINCIPLES



BORROW THE LOCAL LANDSCAPE

Interpret and deploy planting strategies that are unique to Vancouver and UBC's forest setting and architectural language.

Translate forest metaphors into smaller scale designs to tell the story of 'West Coast Suites' using a mixture of native and ornamental contemporary planting styles.

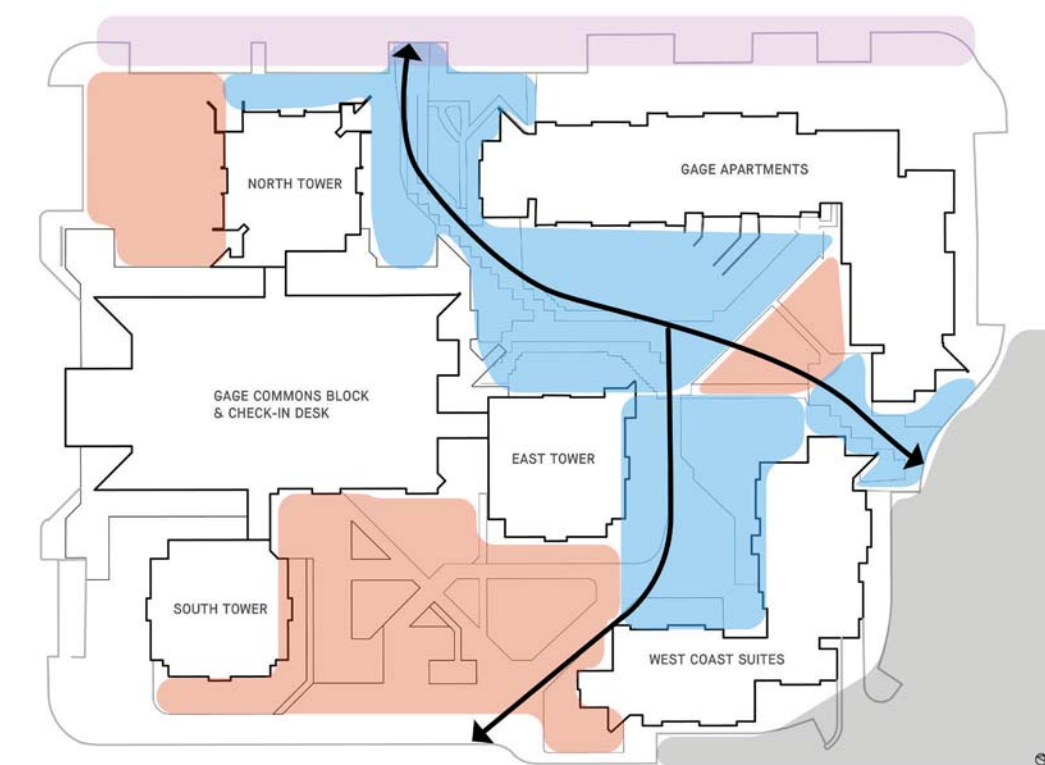


CLARIFY AND ENHANCE

Extend and enhance the existing landscape character zones on site by clarifying zones with distinct plant palettes that complement each other.

Retain as much existing vegetation as possible and translate into a courtyard with clearer design intent. Contrast the existing mid-century brutalist architectural form with striking organic plant massings to create visual interest.

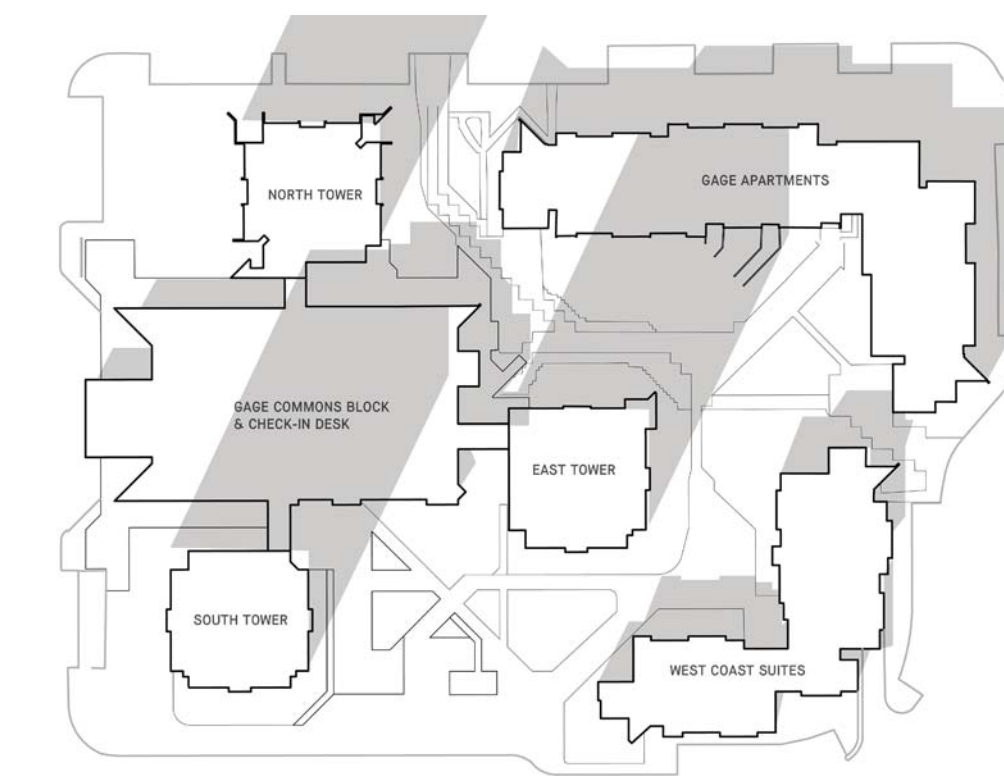
Distinguish the thresholds or entries into the site.



EBB AND FLOW

Focus on main natural circulation routes in the courtyard to emphasize flow between the commonsblock and hotel/apartment out buildings. Provide special moments of pause where there are opportunities to do so.

Make planting the focus of the courtyard as you walk through it, not paving, by narrowing the paths and bringing planting right up to their edges



FOLLOW THE SUN

Sun study shows limited sun reaching the area under renovation. Choose plantings that will succeed and flourish in lower light environments and will be highlighted by moments in the day when the sun does pour in.

Be careful not to restrict sunlight entering units on the ground floor by using deciduous trees and evergreen understory. Take advantage where we can to plant up to the building to create 'forest views' out from units.

NOT FOR CONSTRUCTION

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No.	Description	Date
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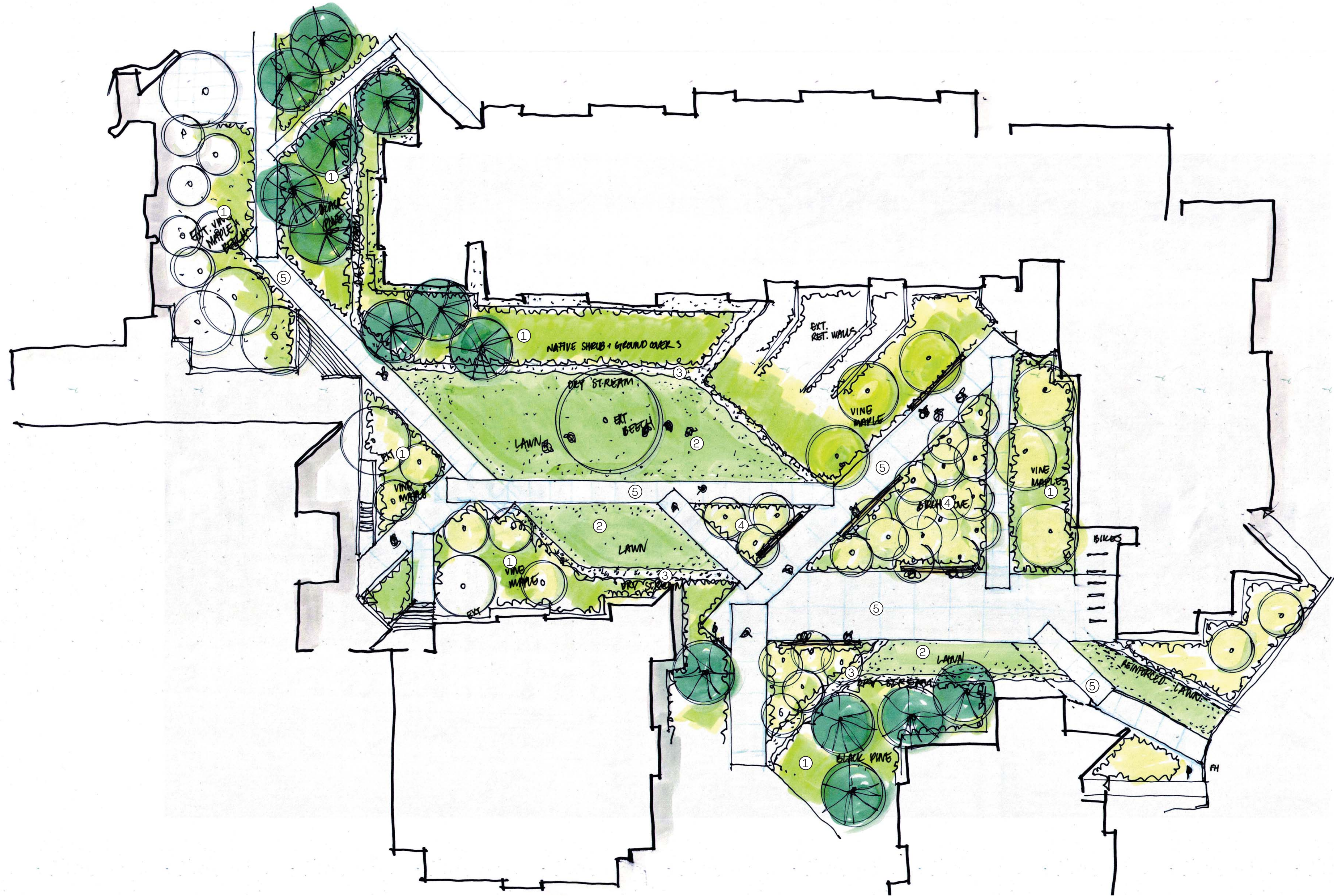
UBC Gage Residence
Courtyard Renewal

Vancouver BC

Landscape Rationale



Date	Jan. 30, 2017	Drawing Number
Project No.	1645	LO.0
Scale	n/a	
Drawn/Checked	SL	



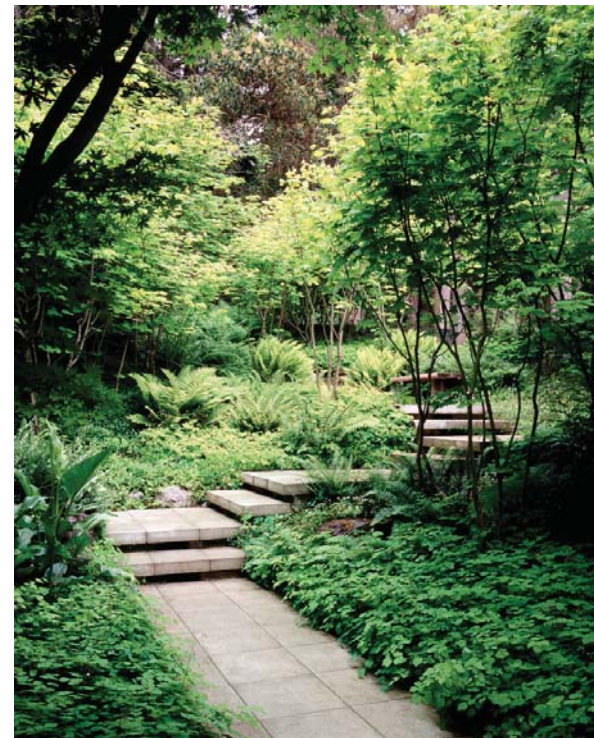
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① FIGURE/GROUND PLANTING



② CAMPUS LAWN



③ DRY STREAM BED



④ ALDER GROVE



⑤ CONCRETE PAVING

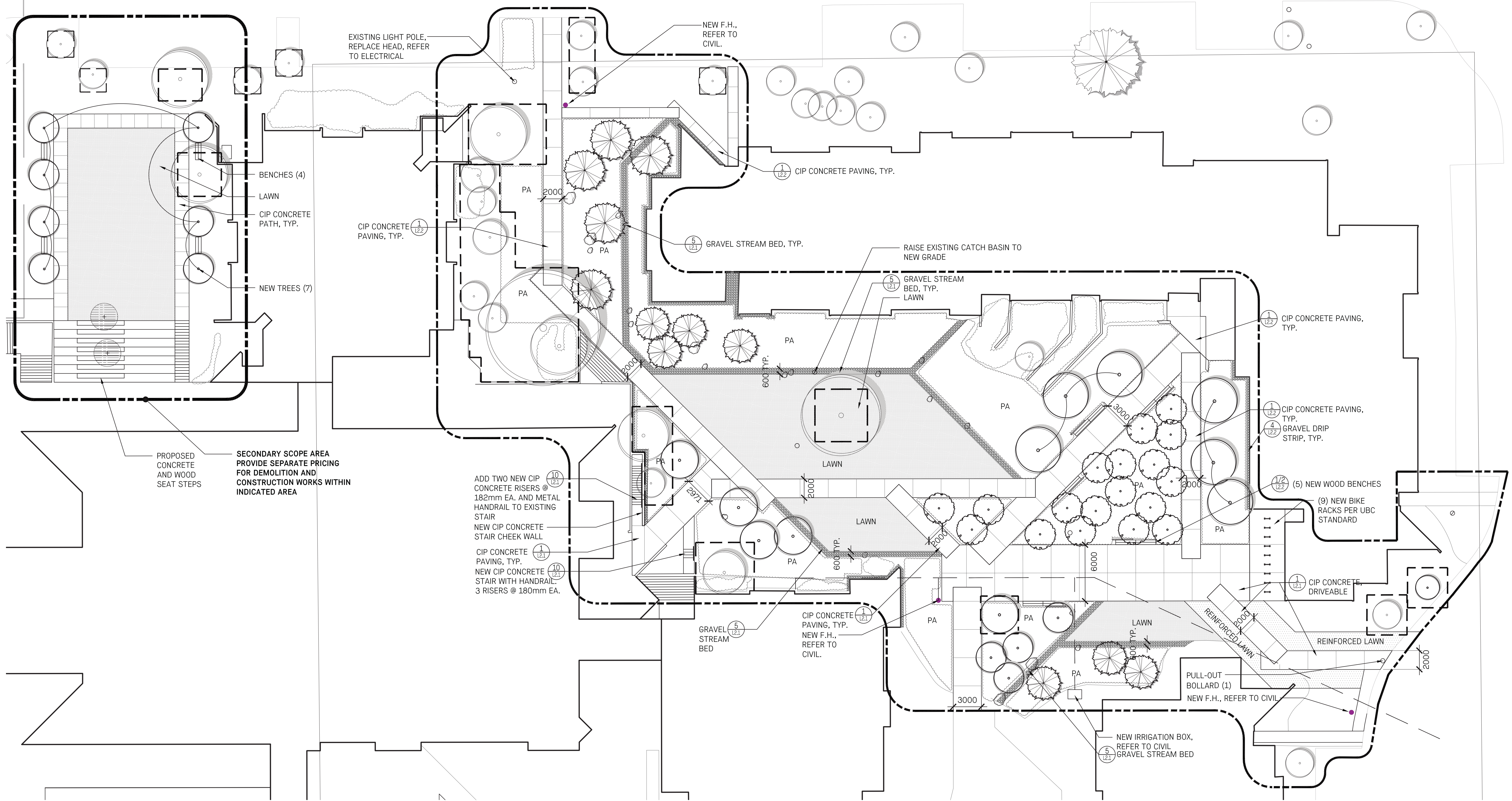


UBC Gage Residence Courtyard Renewal

Vancouver BC

Rendered Plan

Date	Jan. 30, 2017	Drawing Number
Project No.	1845	L1.0
Scale	1:200	
Drawn/Checked	SL	



NOT FOR CONSTRUCTION

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UBC Gage Residence Courtyard Renewal

Vancouver BC

Layout and Materials Plan

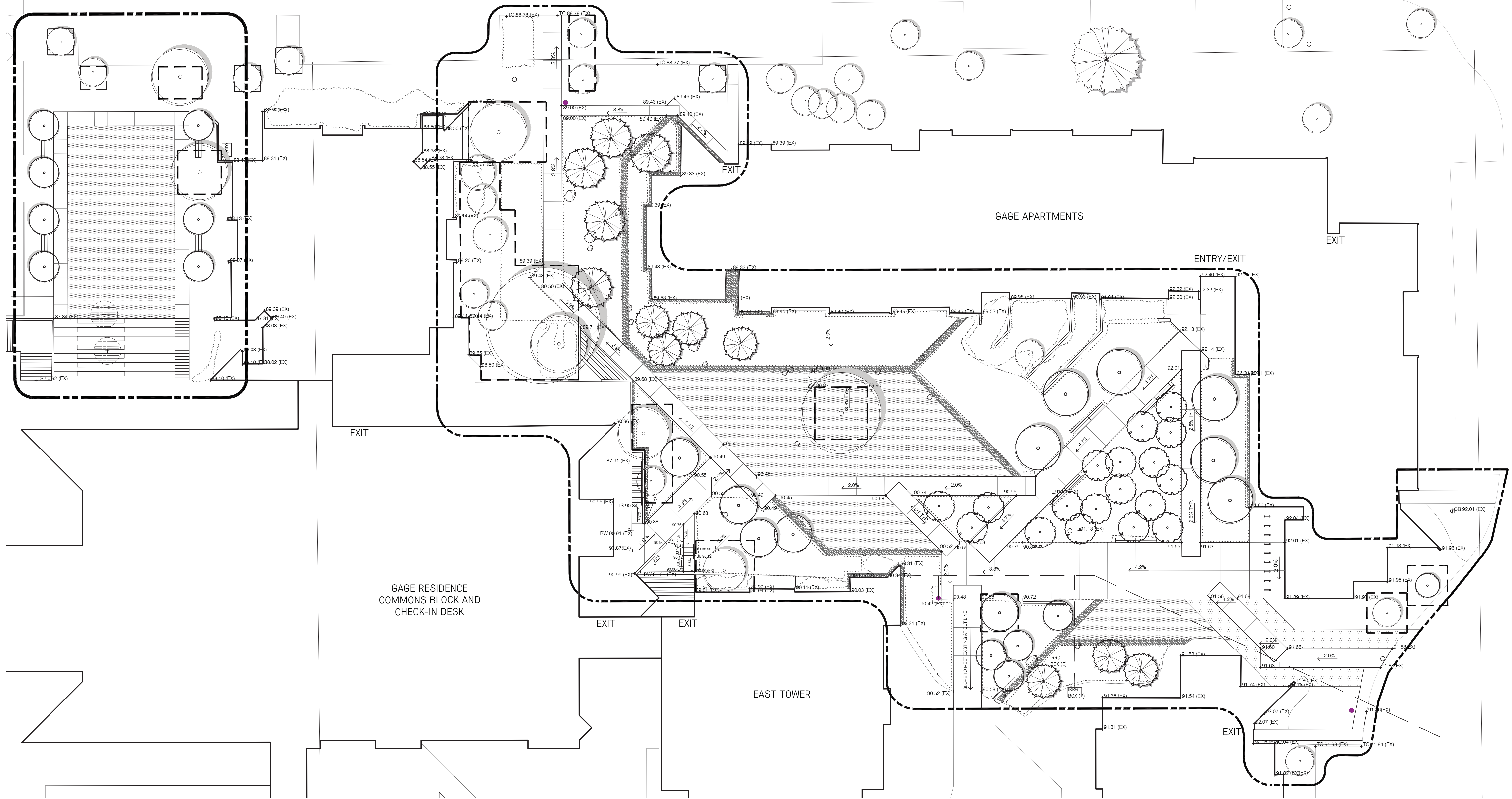
LEGEND

SCOPE OF WORK LINE - NEW CONSTRUCTION	
NEW WATER MAIN - SEE CIVIL	
DETAIL NUMBER	
SHEET ON WHICH DETAIL IS SHOWN	
REVISION	
TREE PROTECTION FENCING	
PA	PLANTING AREA
+00.00	NEW SPOT GRADE
+00.00 (EX)	EXISTING SPOT GRADE

NOTES:

- ALL DIMENSIONS ARE NOMINAL; DIMENSIONS ARE BASED ON ARCHITECTURAL GRID.
- REFER TO ARCH. FOR LAYOUT OF GUARD RAILS; REFER TO GRADING PLAN FOR HORIZONTAL CONTROL OF PAVING/LANDSCAPE AREAS.
- REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
- LANDSCAPE ELEVATIONS BASED ON SURVEY, NOT AS-BUILT DRAWINGS.
- CONTRACTOR TO VERIFY ALL CONDITIONS ON SITE.
- ALL NEW PATHS TO BE CIP CONCRETE
- PROVIDE ALTERNATE UNIT PRICING FOR BENCHES - REFER TO DETAILS.

Date	Jan, 30, 2017	Drawing Number	
Project No.	1845		
Scale	1:200		L1.1
Drawn/Checked	SL		



NOT FOR CONSTRUCTION

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UBC Gage Residence Courtyard Renewal

Vancouver BC

Grading Plan

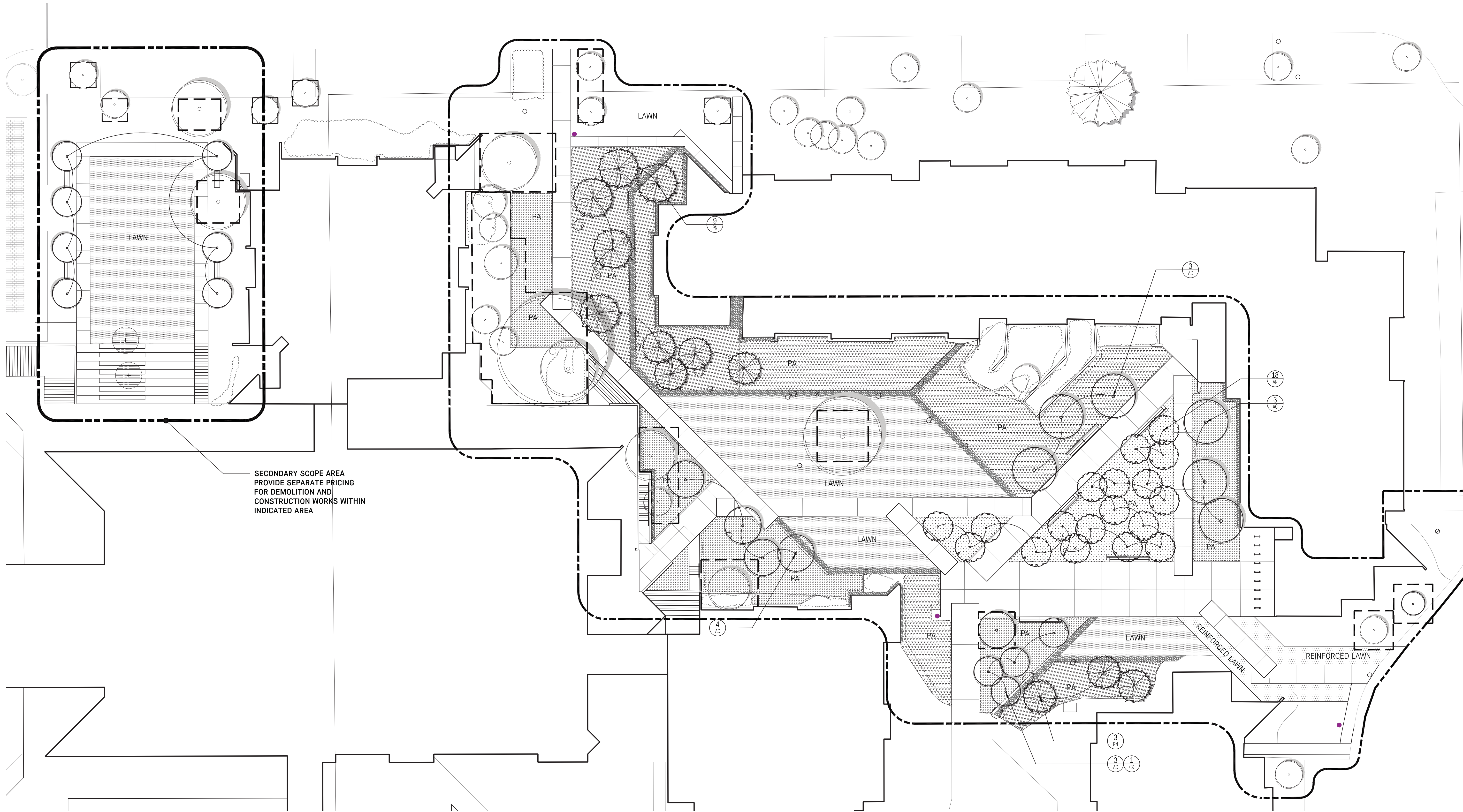
LEGEND

SCOPE OF WORK LINE - NEW CONSTRUCTION	
NEW WATER MAIN - SEE CIVIL	
DETAIL NUMBER	
SHEET ON WHICH DETAIL IS SHOWN	
REVISION	
TREE PROTECTION FENCING	
PA	PLANTING AREA
+00.00	NEW SPOT GRADE
+00.00 (EX)	EXISTING SPOT GRADE

NOTES:

- ALL DIMENSIONS ARE NOMINAL; DIMENSIONS ARE BASED ON ARCHITECTURAL GRID.
- REFER TO ARCH. FOR LAYOUT OF GUARD RAILS; REFER TO GRADING PLAN FOR HORIZONTAL CONTROL OF PAVING/LANDSCAPE AREAS.
- REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
- LANDSCAPE ELEVATIONS BASED ON SURVEY, NOT AS-BUILT DRAWINGS.
- CONTRACTOR TO VERIFY ALL CONDITIONS ON SITE.
- ALL NEW PATHS TO BE CIP CONCRETE
- PROVIDE ALTERNATE UNIT PRICING FOR BENCHES - REFER TO DETAILS.

Date	Jan. 30, 2017	Drawing Number	
Project No.	1845		
Scale	1:200		L1.2
Drawn/Checked	SL		



SECONDARY SCOPE AREA
PROVIDE SEPARATE PRICING
FOR DEMOLITION AND
CONSTRUCTION WORKS WITHIN
INDICATED AREA

NOT FOR CONSTRUCTION

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UBC Gage Residence Courtyard Renewal

Vancouver BC

Planting Plan

Plant Schedule

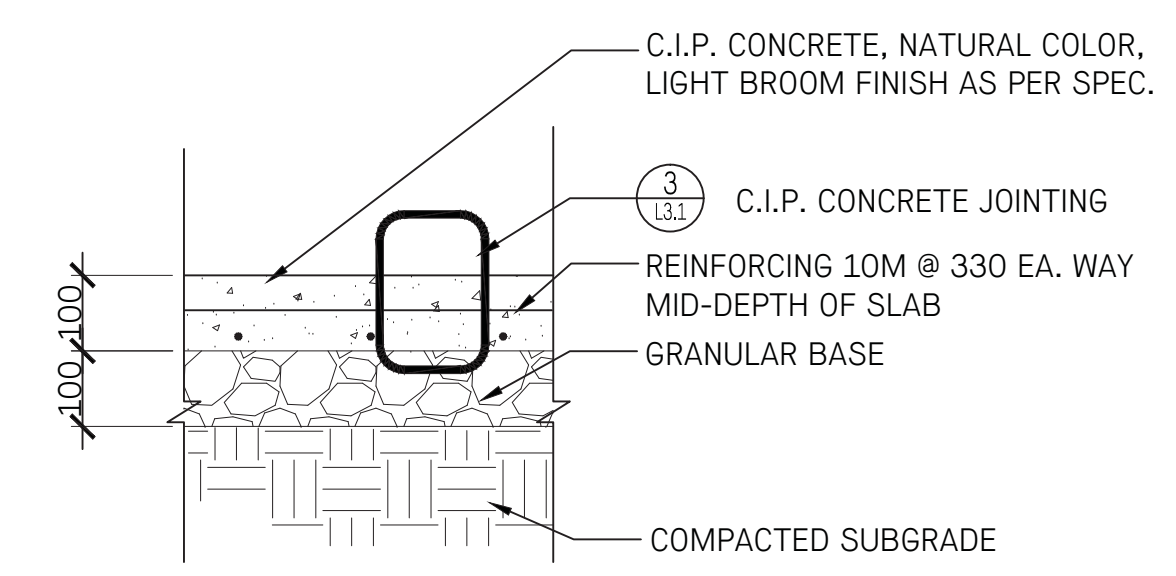
SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
TREES					
C	10	ACER CIRCINATUM	VINE MAPLE	5.0cm CAL., B6B	MULTISTEM, UNIFORM SIZE AND QUAL.
AR	18	ALNUS RUBRA	RED ALDER	5.0cm CAL., B6B	1M STANDARD, UNIFORM SIZE AND QUAL.
K	1	CORNUS KOUSA	KOUSA DOGWOOD	5.0cm CAL., B6B	MULTISTEM, UNIFORM SIZE AND QUAL.
N	12	PINUS NIGRA	BLACK PINE	5.0cm CAL., B6B	2M STANDARD, UNIFORM SIZE AND QUAL.
SHRUBS AND GROUNDCOVERS					
Gs	385	GAULTHERIA SHALLON	SALAL	#1 GAL. POT. 450mm O.C.	FULL
Sh	145	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEETBOX	#2 GAL. POT. 600mm O.C.	FULL
Pm	375	POLYSTICHUM MUNITUM	SWORD FERN	#2 GAL. POT. 750mm O.C.	FULL
Bs	350	BLECHNUM SPICANT	DEER FERN	#2 GAL. POT. 800mm O.C.	FULL
oa	6315	OXALIS OREGANA	REDWOOD SORREL	#1 GAL. POT. 300mm O.C.	FULL
Ap	225	ADIANTUM PEDATUM	MAIDENHAIR FERN	#1 GAL. POT. 450mm O.C.	FULL
Pa	315	POLYGONATUM BIFLORUM	SOLOMON'S SEAL	#1 GAL. POT. 450mm O.C.	FULL
Af	180	ATHYRIUM FILIX-FEMINA	LADY FERN	#2 GAL. POT. 600mm O.C.	FULL
Tg	315	TELLIMA GRANDIFLORA	FRINGECUP	#1 GAL. POT. 450mm O.C.	FULL

NOTES

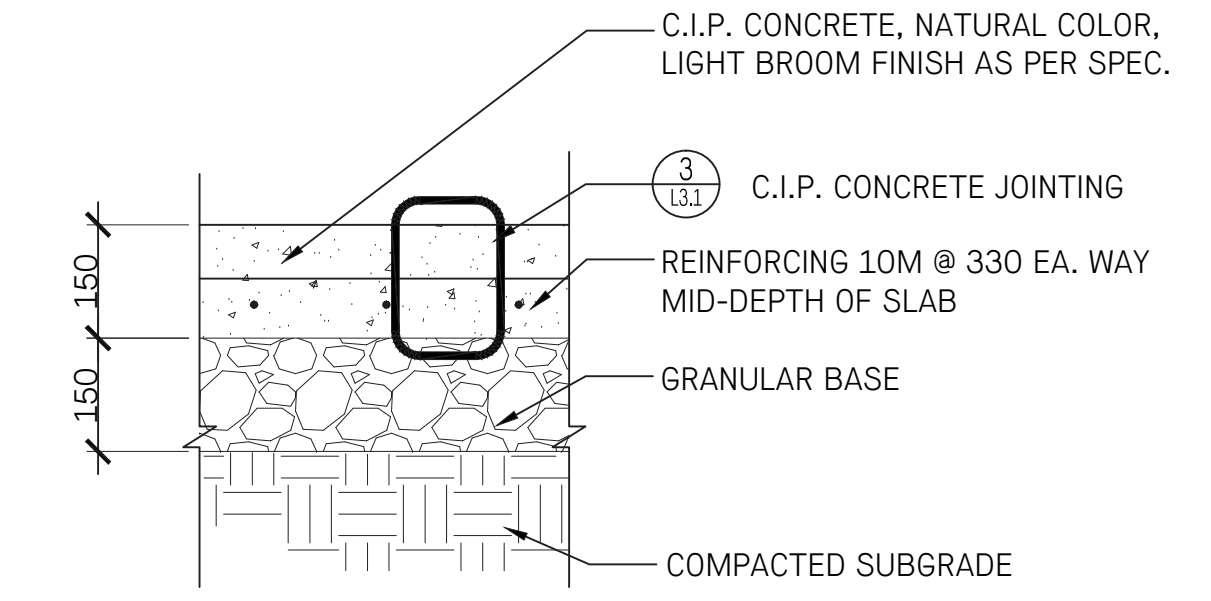
- ALL PLANT MATERIAL TO CLNA AND BC SLA STANDARDS. REFER TO THE BC LANDSCAPE STANDARD, LATEST EDITION.
- AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON.
- ALL PLANTED AREAS TO HAVE AUTOMATIC HIGH-EFFICIENCY IRRIGATION.
- REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS.



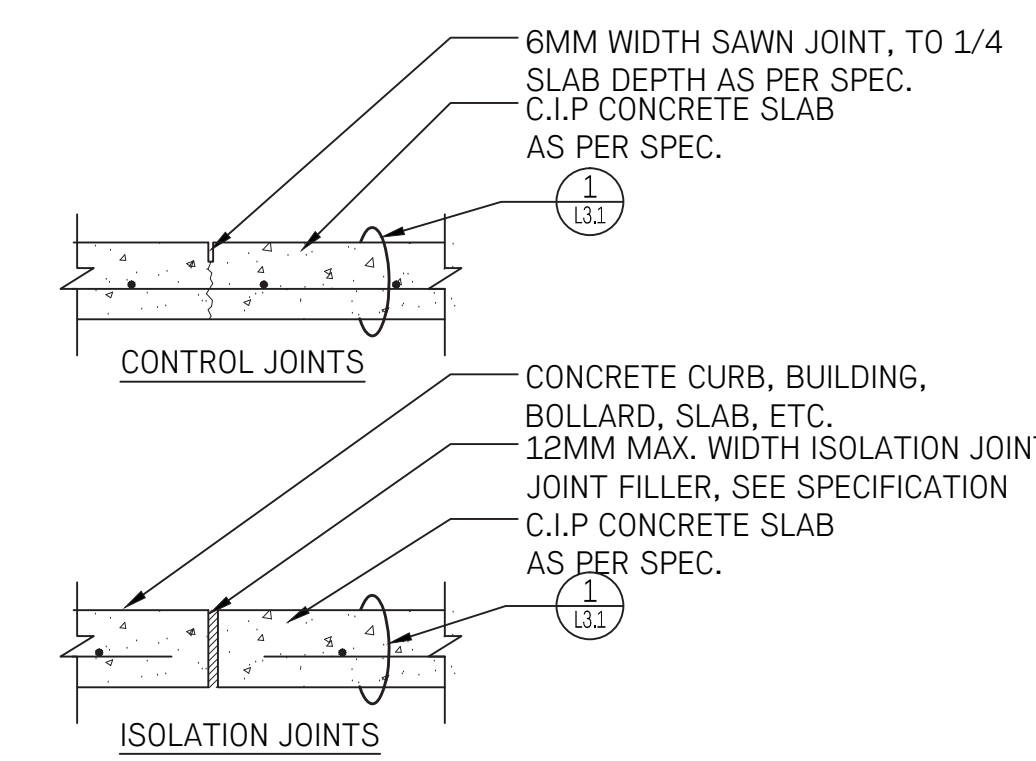
Date	Jan. 30, 2017	Drawing Number
Project No.	1645	L1.3
Scale	1:200	
Drawn/Checked	SL	



1 CIP CONCRETE PAVING, TYP.
L2.1 1:10

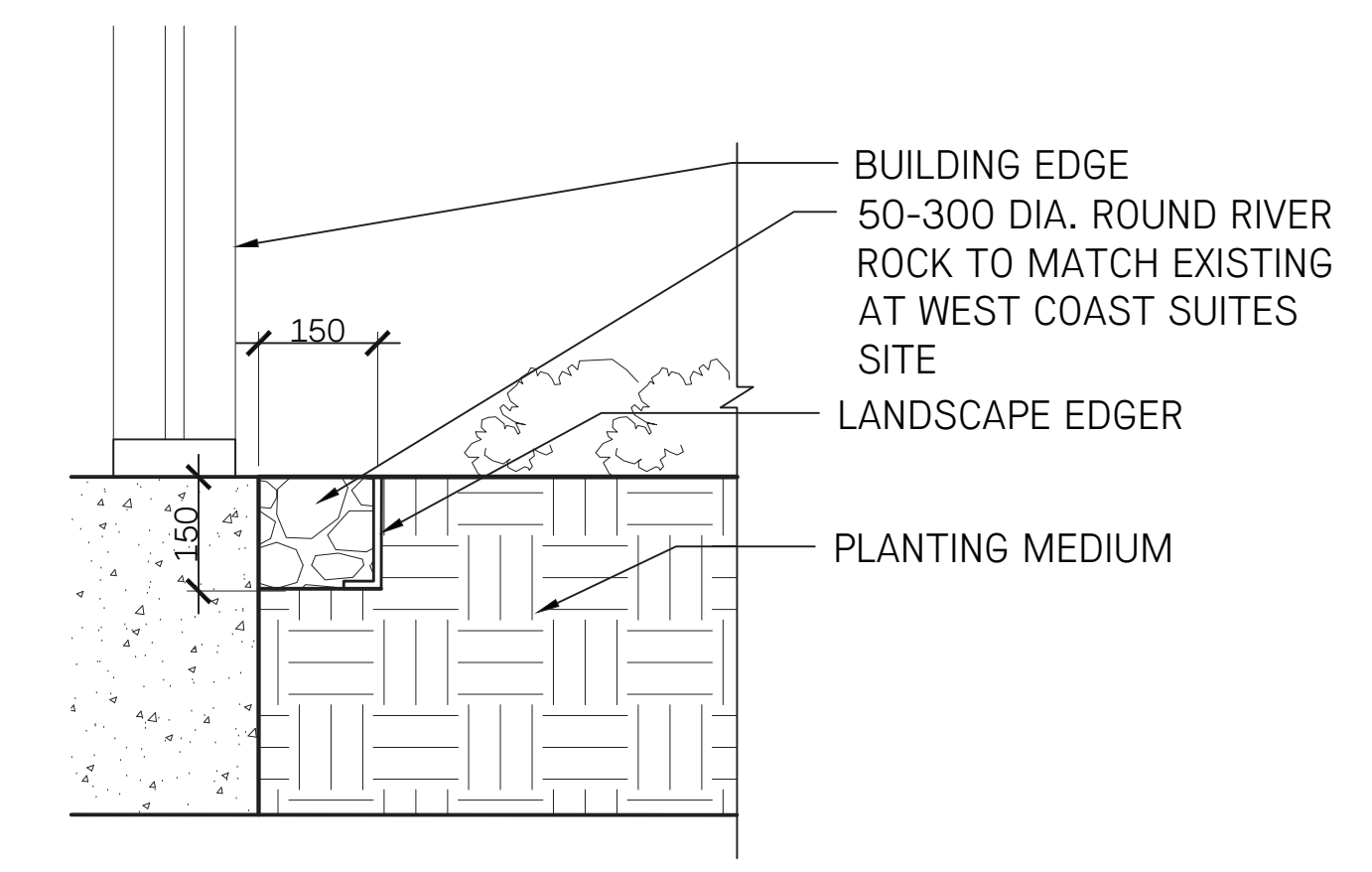


2 CIP CONCRETE PAVING, DRIVEABLE, TYP.
L2.1 1:10

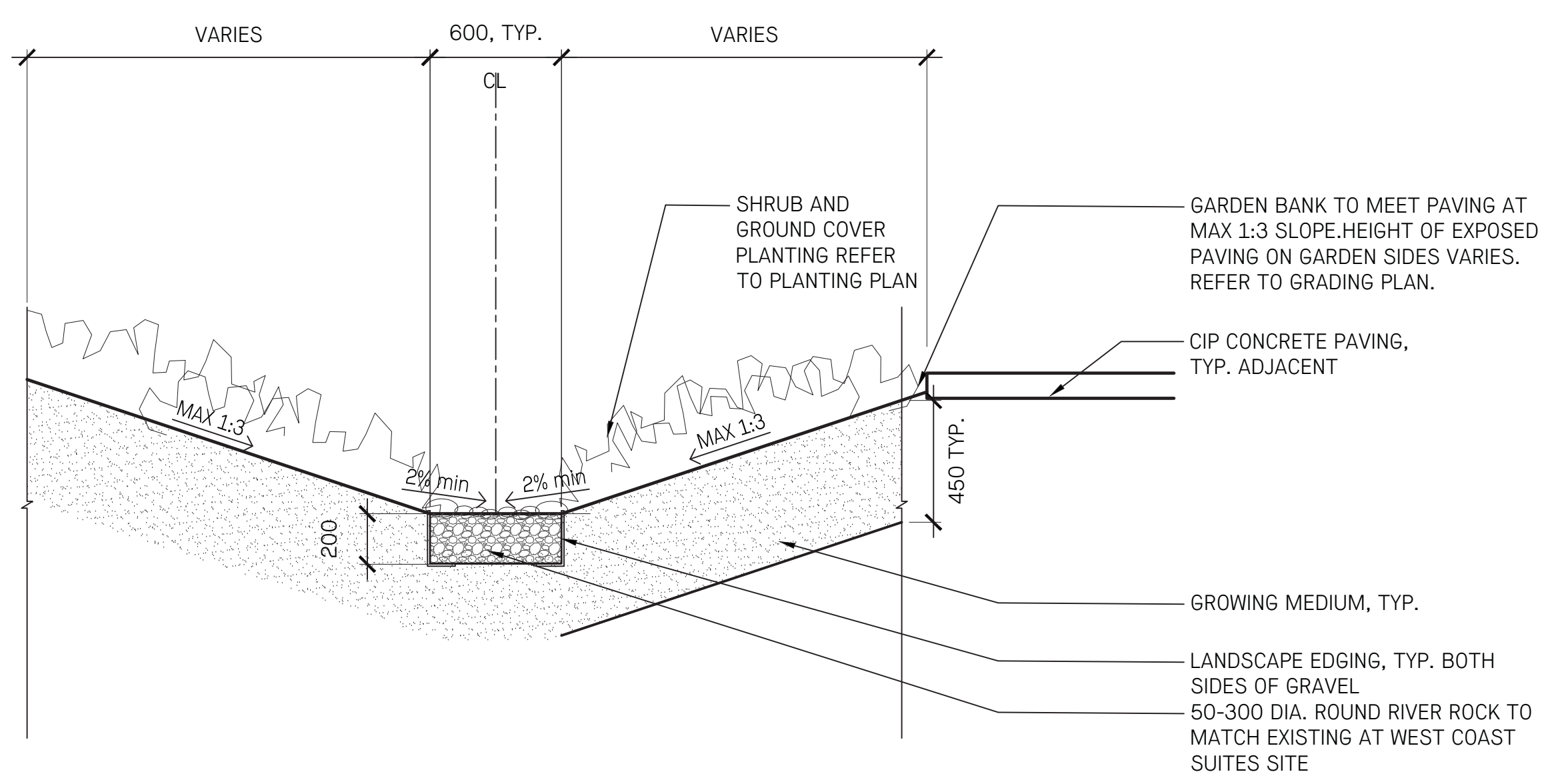


3 CONTROL JOINTS TYP.
L2.1 1:10

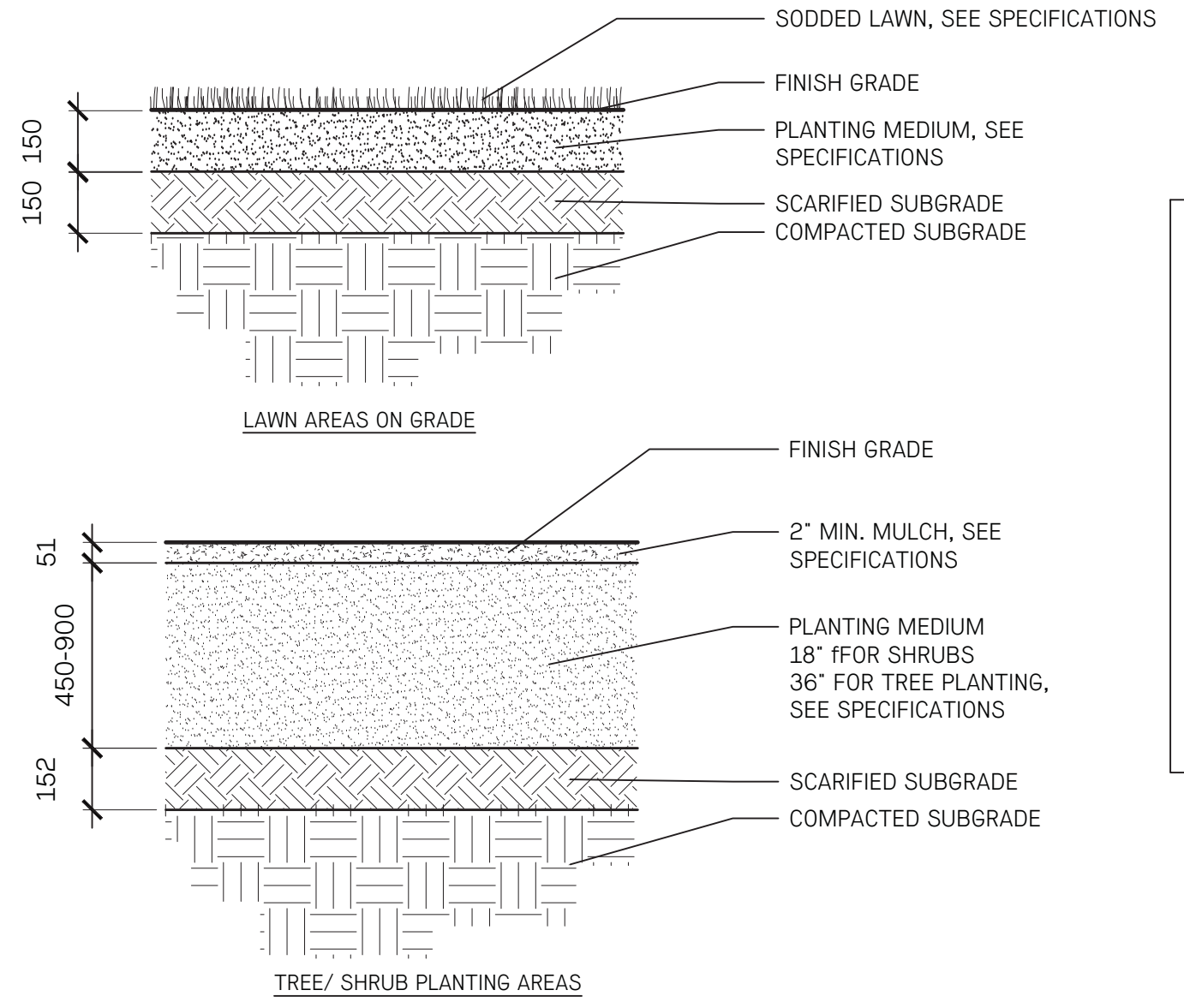
NOTE:
CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH
CUT JOINTS BEFORE RANDOM CRACKING OCCURS
ISOLATION JOINTS AT COLUMNS AND BUILDING



4 DRIP STRIP AT BUILDING EDGE, TYP.
L2.1 1:10

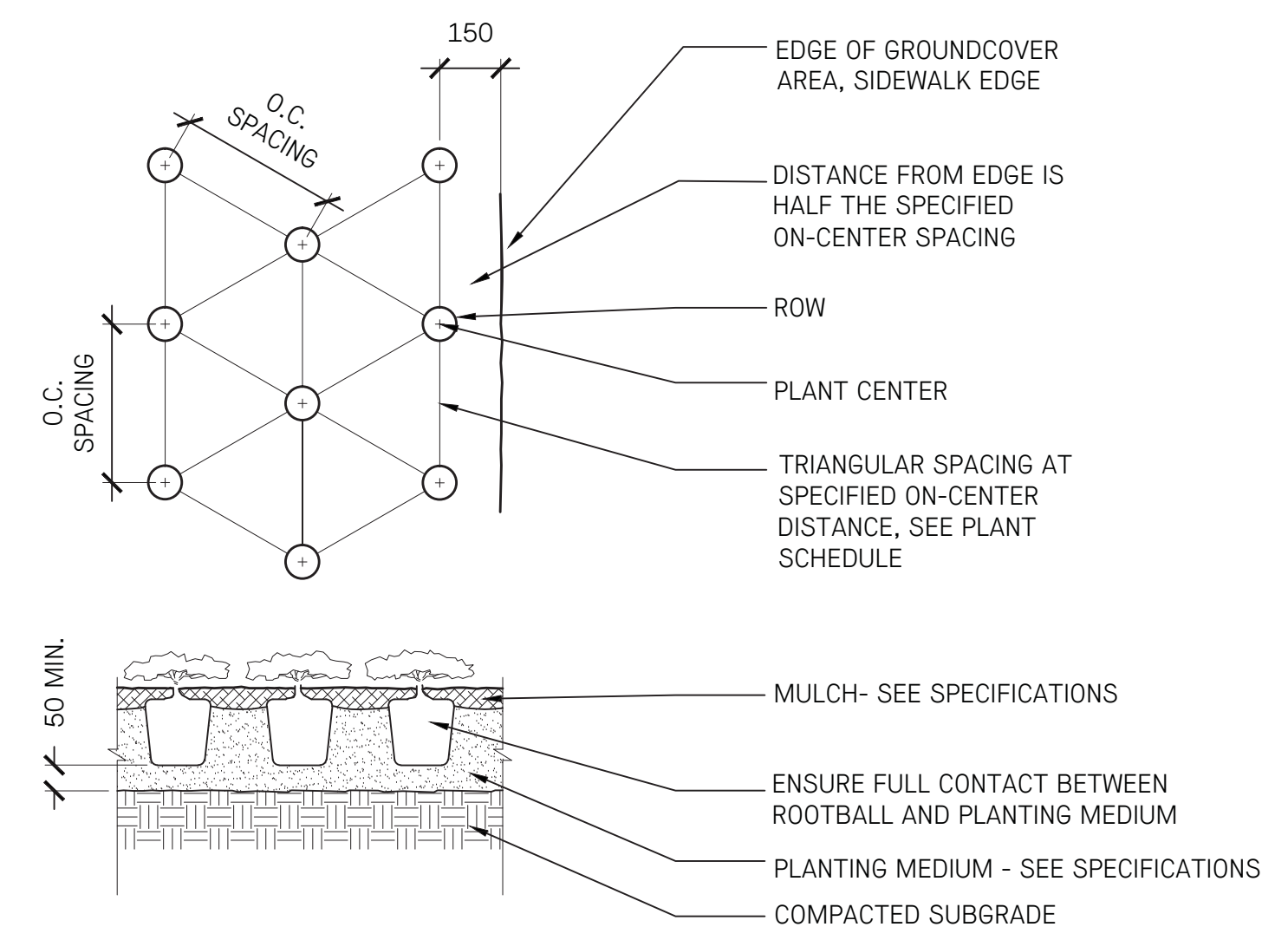


5 GRAVEL STREAM BED, TYP.
L2.1 1:20

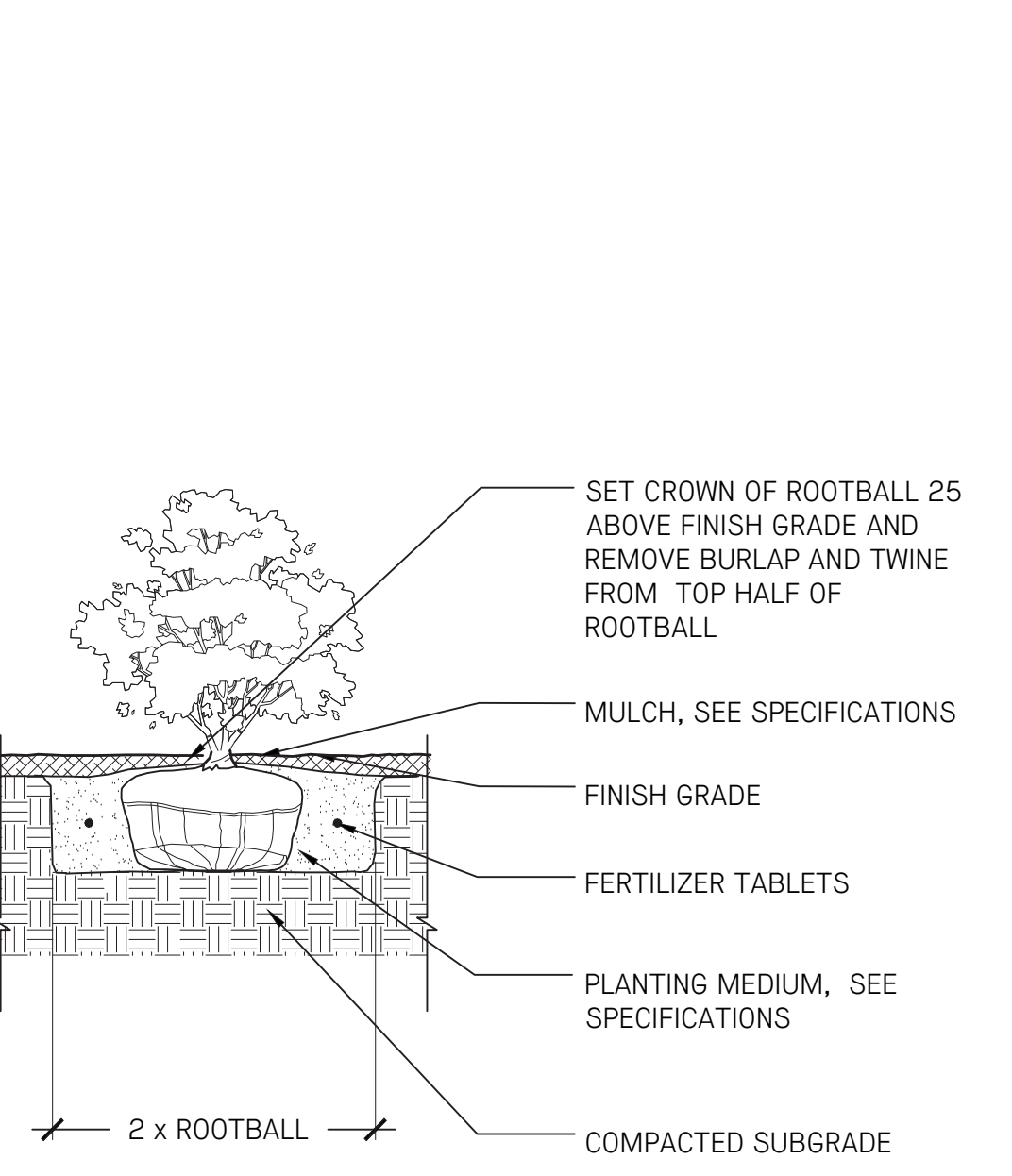


6 SOIL PROFILES
L2.1 NTS

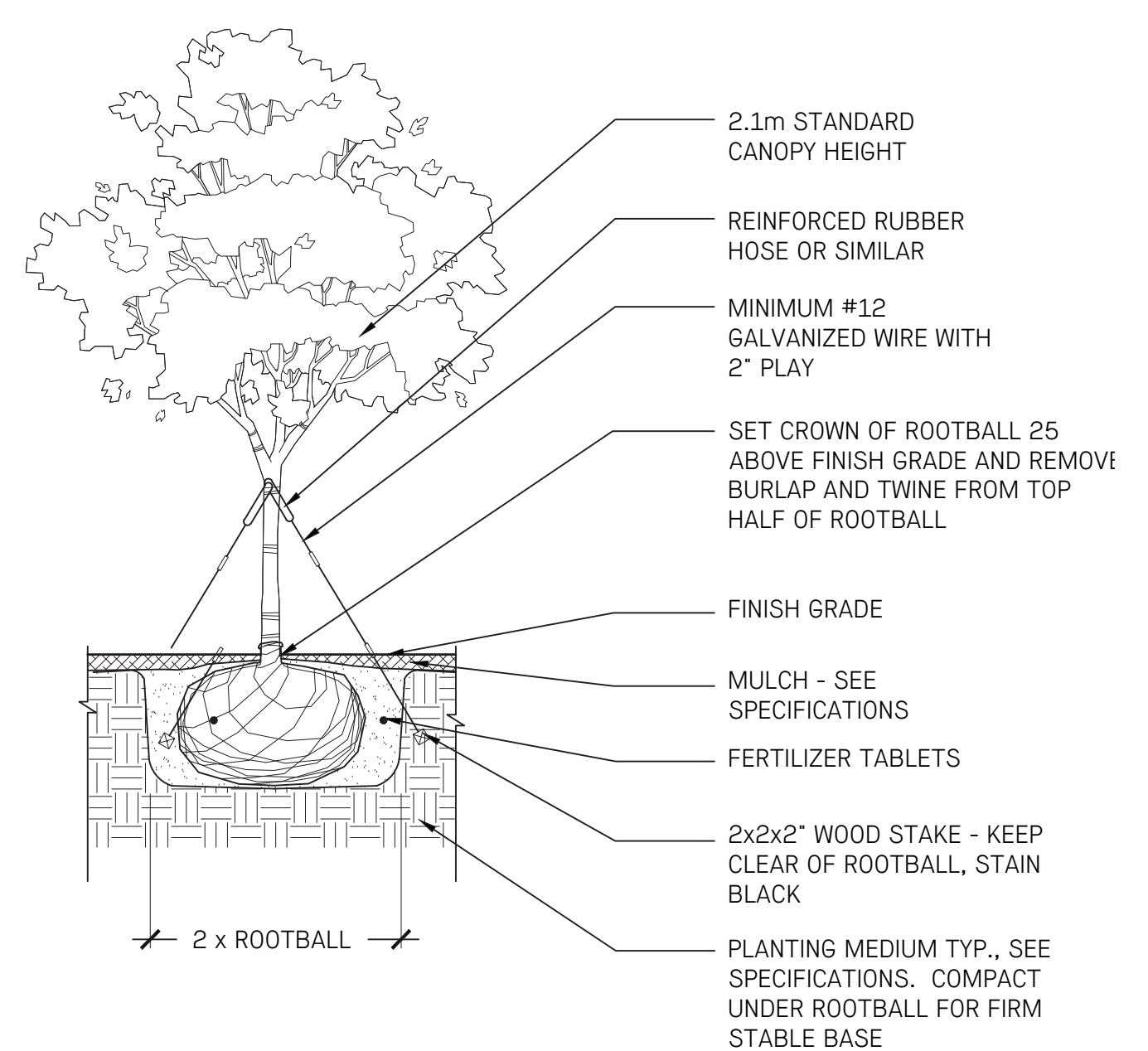
NOTE:
PLANTING MEDIUM TO MEET STANDARDS PER THE BC LANDSCAPE STANDARD, 6TH EDITION, AS FOLLOWS:
FOR LAWN AREAS: 1H STANDARD FOR HIGH TRAFFIC LAWN AREAS;
FOR TREE, SHRUB PERENNIAL AND ORNAMENTAL GRASS AREAS: 1P FOR PLANTING AREAS & PLANTERS



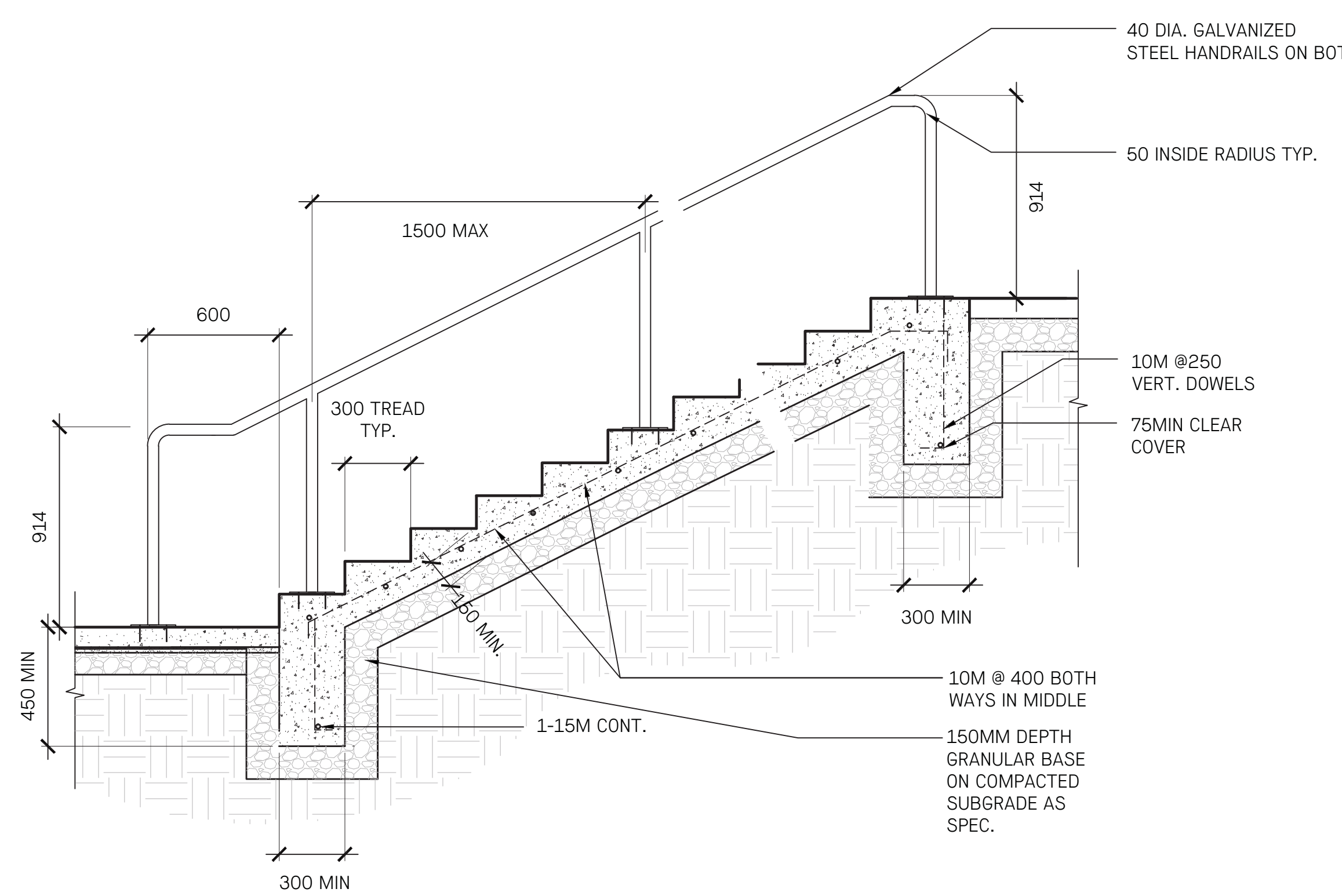
7 GROUND COVER PLANTING, TYP.
L2.1 NTS



8 SHRUB PLANTING
L2.1 NTS



9 TREE PLANTING ON GRADE
L2.1 NTS



10 TYP. CIP CONCRETE STAIR AND HANDRAIL
L2.1 1:20

HANDRAIL NOTES:
1. REFER TO LAYOUT PLAN FOR TOP/BOTTOM OF STAIR ELEVATIONS AND HANDRAIL LENGTHS.
2. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF HANDRAILS & STANCHIONS. REFER TO SPECIFICATIONS FOR CONCRETE FINISHES.
3. REFER TO STRUCTURAL FOR SPECIFICATIONS AND STANDARD DETAILS FOR C.I.P. CONCRETE
4. REFER TO STRUCTURAL FOR SPECIFICATIONS AND STANDARD DETAILS FOR C.I.P. CONCRETE
5. GRIND ALL CUT/WELDED SURFACES TO SMOOTH UNIFORM FINISH
6. REFER TO STRUCTURAL FOR CONCRETE REINFORCEMENT.
7. PROVIDE SHOP DRAWINGS STAMPED AND SIGNED BY STRUCTURAL ENGINEER.

NOT FOR CONSTRUCTION

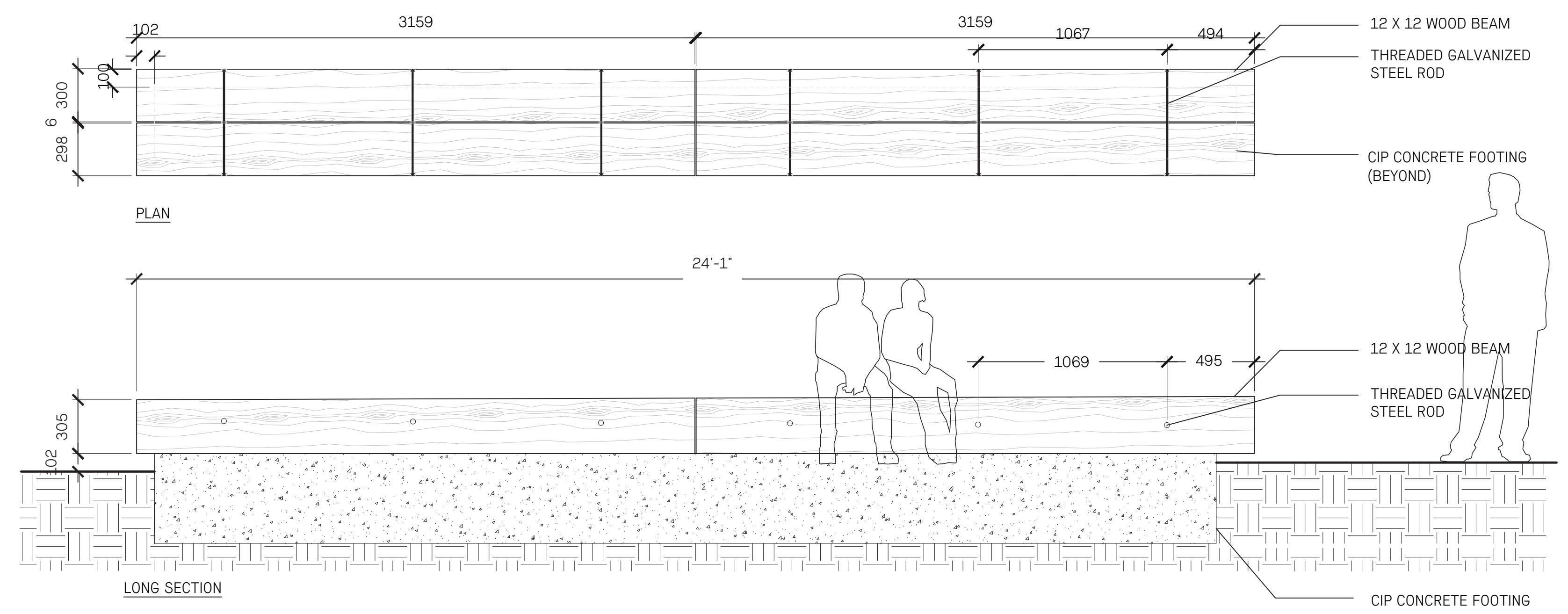
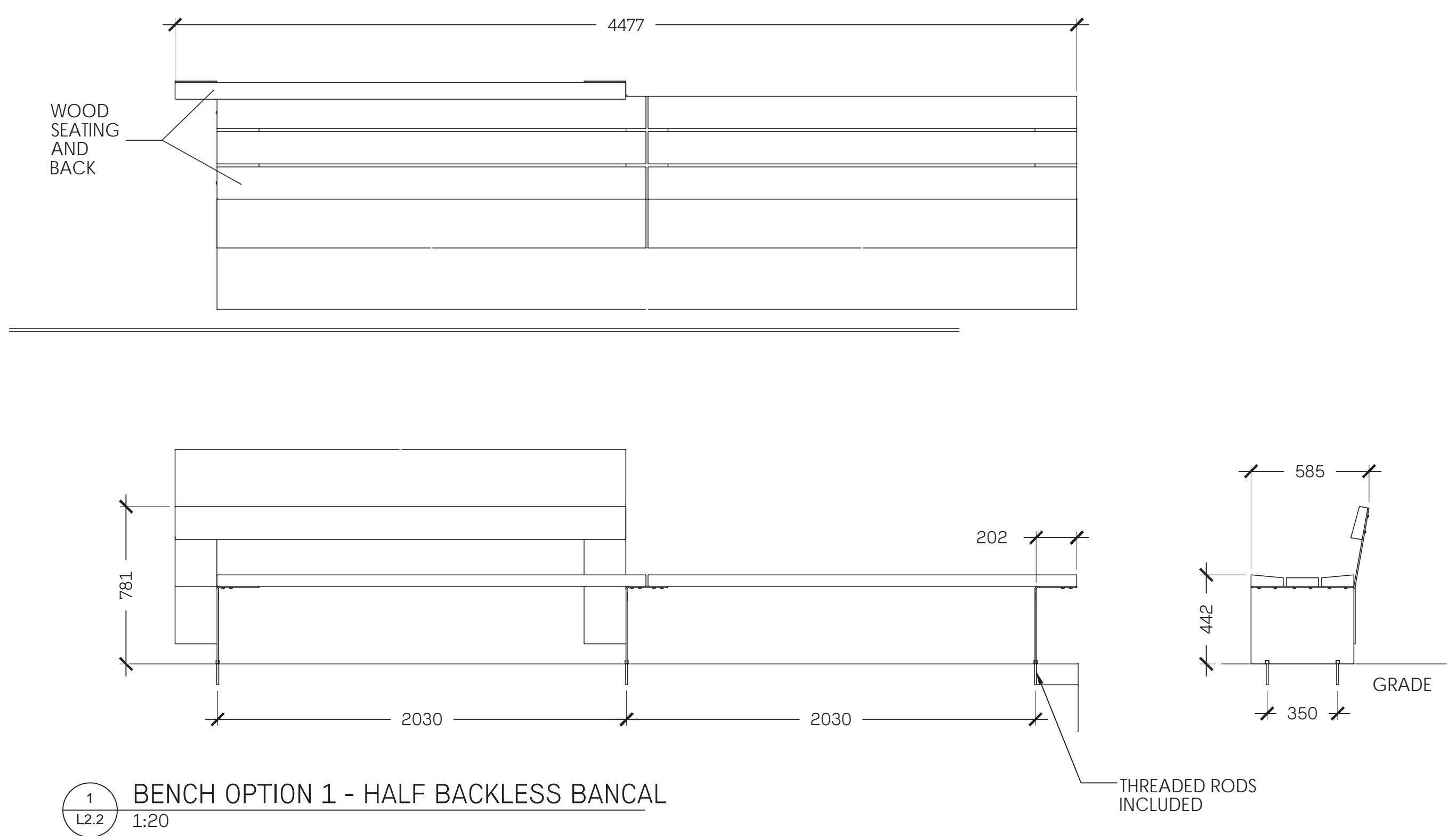
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UBC Gage Residence
Courtyard Renewal
Vancouver BC

Details
Paving, Planting, Stairs



NOTE:
 ALL WOOD TO BE YELLOW CEDAR
 PROVIDE SHOP DRAWINGS FOR ALL CUSTOM FURNISHINGS

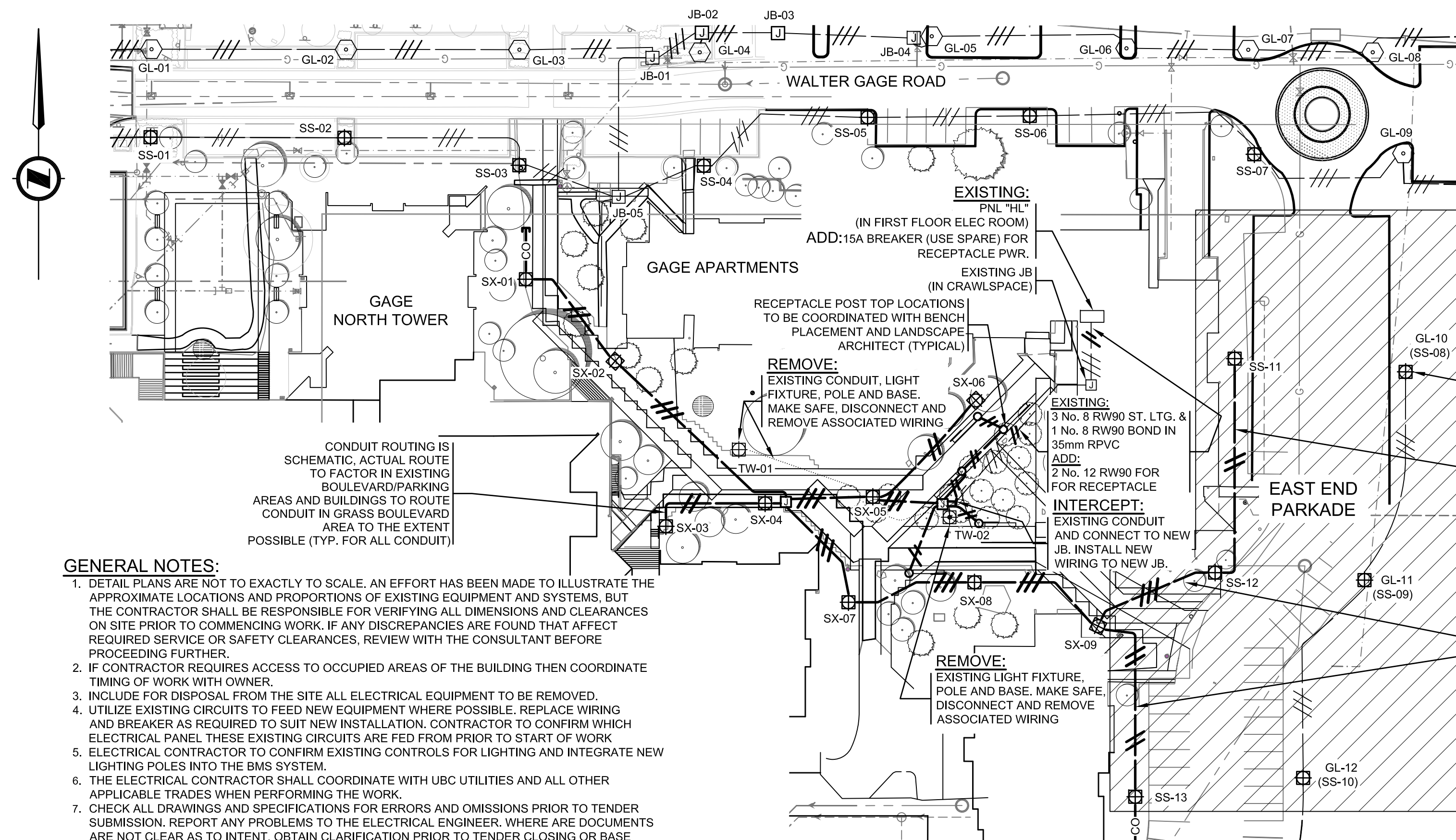
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UBC Gage Residence
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Details - Walls
 + Site Furnishings



ORIENT ALL LIGHT FIXTURES AT 90° TO ROAD EDGE

ALL EQUIPMENT IS PROPOSED UNLESS NOTED OTHERWISE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
GL-xx	GL-xx	DECORATIVE LUMEC NEW WESTMINSTER GLOBE POLE.
SS-xx	SS-xx	SDL PURE LED CUTOFF FIXTURE 54W LED I.E.S (TYPE III DISTRIBUTION) CAT #: P100-LE3-58L-120-4000K
SX-xx	SX-xx	SELUX SATURN 2 CUTOFF LED FIXTURE 65W I.E.S (TYPE III DISTRIBUTION) CAT #: SAC2L-R3-1-LG3700-40-14-120-HLXX POST TOP POLE & BASE c/w HOUSE SHIELD
CO	CO	STUB OUT AND RUN 35mm RPVC FOR FUTURE EXTENSION (CAP CONDUIT LEAVE PULL STRING INSIDE CONDUIT)
///	///	3 No. 8 RW90 ST. LTG. & 1 No. 8 RW90 BOND IN 35mm RPVC
///	///	2 No. 8 RW90 ST. LTG. & 1 No. 8 RW90 BOND IN 35mm RPVC
///	///	2 No. 12 RW90 ST. LTG. & 1 No. 12 RW90 BOND IN 35mm RPVC
□	□	JUNCTION BOX
□	□	LIGHTING PANEL
○	○	FLEXIBLE POWER PEDESTAL BODY C/W RECEPTACLE AND WEATHERPROOF COVER (REFER TO RECEPTACLE NOTES)

LANDSCAPE DESIGN BY:



project:
UBC Gage Residence Courtyard Renewal
Vancouver BC

drawing:
STREET LIGHTING

date: 11/05/2017
drawn by: BL
checked by: CC
project #: 17BC-0006

REVISIONS
issue: date:
ISSUED FOR SLP 11/05/2017

sheet:
STL-1

GENERAL NOTES:

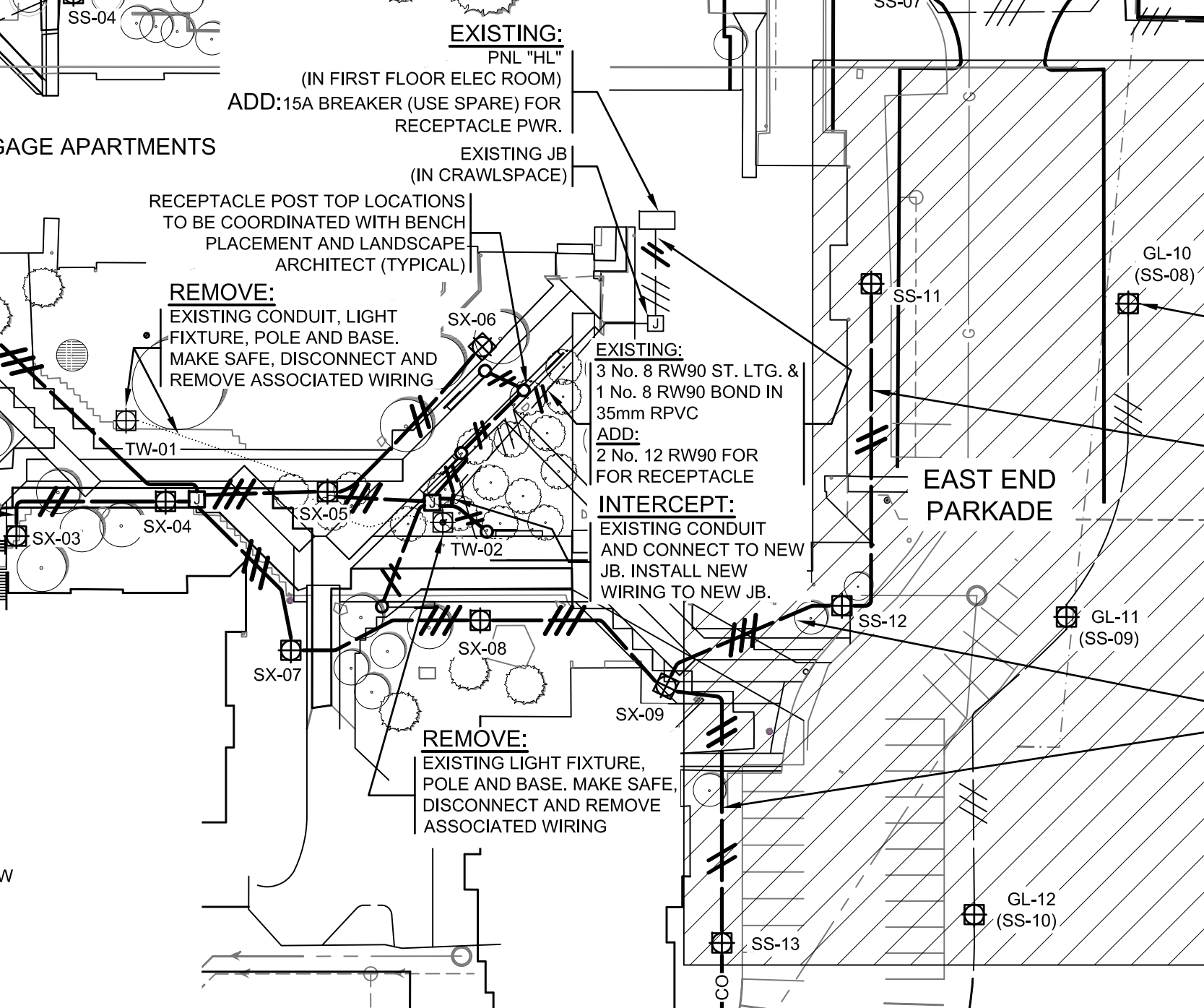
1. DETAIL PLANS ARE NOT TO EXACTLY TO SCALE. AN EFFORT HAS BEEN MADE TO ILLUSTRATE THE APPROXIMATE LOCATIONS AND PROPORTIONS OF EXISTING EQUIPMENT AND SYSTEMS. BUT THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CLEARANCES ON SITE PRIOR TO COMMENCING WORK. IF ANY DISCREPANCIES ARE FOUND THAT AFFECT REQUIRED SERVICE OR SAFETY CLEARANCES, REVIEW WITH THE CONSULTANT BEFORE PROCEEDING FURTHER.
2. IF CONTRACTOR REQUIRES ACCESS TO OCCUPIED AREAS OF THE BUILDING THEN COORDINATE TIMING OF WORK WITH OWNER.
3. INCLUDE FOR DISPOSAL FROM THE SITE ALL ELECTRICAL EQUIPMENT TO BE REMOVED.
4. UTILIZE EXISTING CIRCUITS TO FEED NEW EQUIPMENT WHERE POSSIBLE. REPLACE WIRING AND BREAKER AS REQUIRED TO SUIT NEW INSTALLATION. CONTRACTOR TO CONFIRM WHICH ELECTRICAL PANEL THESE EXISTING CIRCUITS ARE FED FROM PRIOR TO START OF WORK
5. ELECTRICAL CONTRACTOR TO CONFIRM EXISTING CONTROLS FOR LIGHTING AND INTEGRATE NEW LIGHTING POLES INTO THE BMS SYSTEM.
6. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH UBC UTILITIES AND ALL OTHER APPLICABLE TRADES WHEN PERFORMING THE WORK.
7. CHECK ALL DRAWINGS AND SPECIFICATIONS FOR ERRORS AND OMISSIONS PRIOR TO TENDER SUBMISSION. REPORT ANY PROBLEMS TO THE ELECTRICAL ENGINEER, WHERE ARE DOCUMENTS ARE NOT CLEAR AS TO INTENT, OBTAIN CLARIFICATION PRIOR TO TENDER CLOSING OR BASE TENDER ON THE MORE EXPENSIVE INTERPRETATION.
8. PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL EQUIPMENT. SHOP DRAWINGS ARE TO BE SUBMITTED FOR REVIEW PRIOR TO EQUIPMENT MANUFACTURE AND INSTALLATION. THE ELECTRICAL CONTRACTOR SHALL CHECK THE SHOP DRAWINGS, STAMP THEM WITH AN APPROVAL STAMP, AND SIGN THEM PRIOR TO SUBMITTING THEM TO THE ELECTRICAL ENGINEER FOR REVIEW. ALLOW ONE WEEK FOR TURN AROUND FROM THE ELECTRICAL ENGINEER. PROVIDE SUFFICIENT DETAIL TO ALLOW FOR A REASONABLE ASSESSMENT. WHEN MULTIPLE LISTINGS OF EQUIPMENT ARE ON THE SAME DATA SHEET, CLEARLY IDENTIFY THE EQUIPMENT WHICH IS TO BE CONSIDERED.
9. CLEAN UP ALL DEBRIS CREATED DURING THE COURSE OF CONSTRUCTION.
10. REPORT ANY DISCREPANCIES BETWEEN THE ACTUAL SITE CONDITIONS AND THESE DRAWINGS IMMEDIATELY TO THE CONSULTANTS.

STREET LIGHTING NOTES:

1. UBC ORNAMENTAL STREET LIGHT STANDARDS AND SPECIFICATIONS TO APPLY.
2. CONTRACTOR TO ARRANGE FOR EXACT SERVICE LOCATIONS WITH UBC UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. CONTRACTOR TO NUMBER POLES AS PER UBC INSTRUCTIONS.
4. ALL POLES ARE TO BE PAINTED WITH AN APPLICATION OF A THERMOSETTING POLYESTER POWDER COAT PAINT, APPLIED BY MEANS OF AN ELECTROSTATIC PROCESS.
5. CONTRACTOR SHALL OBTAIN ALL PERMITS & LICENSES PRIOR TO CONSTRUCTION.
6. ALL STREET LIGHTS ARE TO BE 1.0m CLEAR OF ALL DRIVEWAYS.
7. INSTALL A COMPLETE STREET LIGHTING SYSTEM AS SHOWN ON THIS DRAWING, AND IN ACCORDANCE WITH MASTER MUNICIPAL CONSTRUCTION DOCUMENTS & STANDARD DETAIL DRAWINGS AND ALSO IN ACCORDANCE WITH THE REQUIREMENTS OF THE CANADIAN ELECTRICAL CODE PART ONE, C 22.1 LATEST REVISION AS ADOPTED BY THE PROVINCE OF BRITISH COLUMBIA.
8. CONTRACTOR SHALL SUBMIT DRAWINGS TO INSPECTION AUTHORITIES, OBTAIN ELECTRIC PERMITS AND INSPECTIONS, MAKE ALL NECESSARY ARRANGEMENTS WITH UBC UTILITIES FOR SERVICE CONNECTIONS AND PAY ASSOCIATED FEES.
9. CONTRACTOR SHALL OBTAIN BASE TEMPLATES FROM THE POLE MANUFACTURER FOR ANCHOR BOLT INSTALLATION.
10. CONTRACTOR SHALL PROVE LOCATIONS OF ALL UTILITIES AND SERVICES BEFORE STARTING CONSTRUCTION.
11. CONDUIT TO BE INSTALLED 1m (min) BELOW GRADE TO AVOID ROOT BALLS.

RECEPTACLE NOTES:

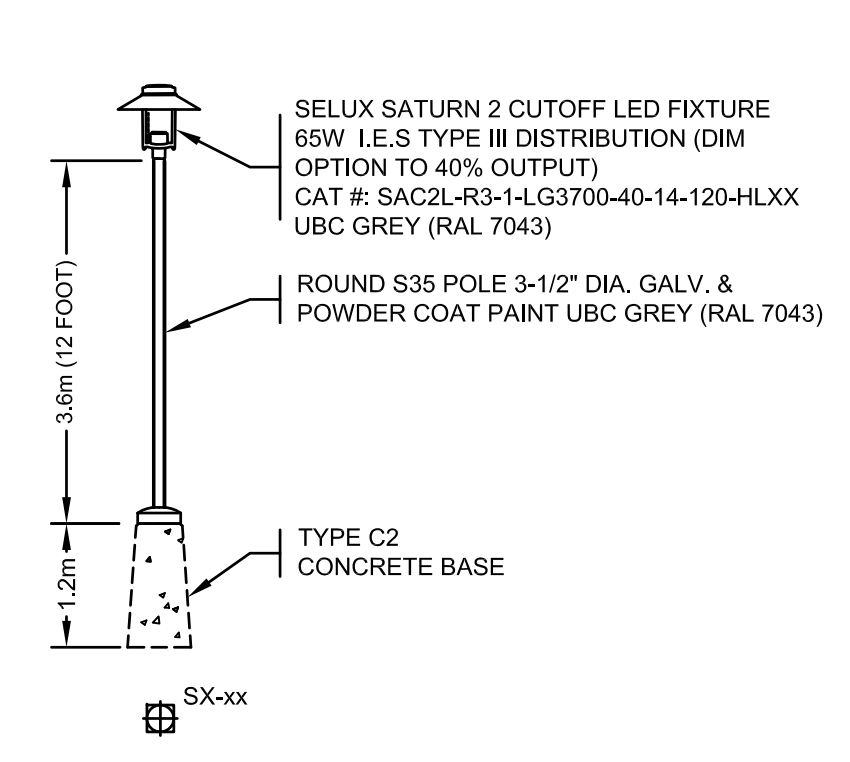
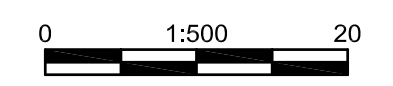
1. RECEPTACLE TO BE ON "AC DANDY" FLEXIBLE POWER PEDESTAL BODY
- MODEL#: 1FP-S-DPP-1
- DIMENSIONS H x W x D: 12 x 4 x 4 (") or 305 x 102 x 102 (mm)
2. HANDY HOOD MODEL# DR45-RV-1 TO BE INCLUDED
3. BASE TO BE PER MANUFACTURERS RECOMMENDED SPECIFICATIONS



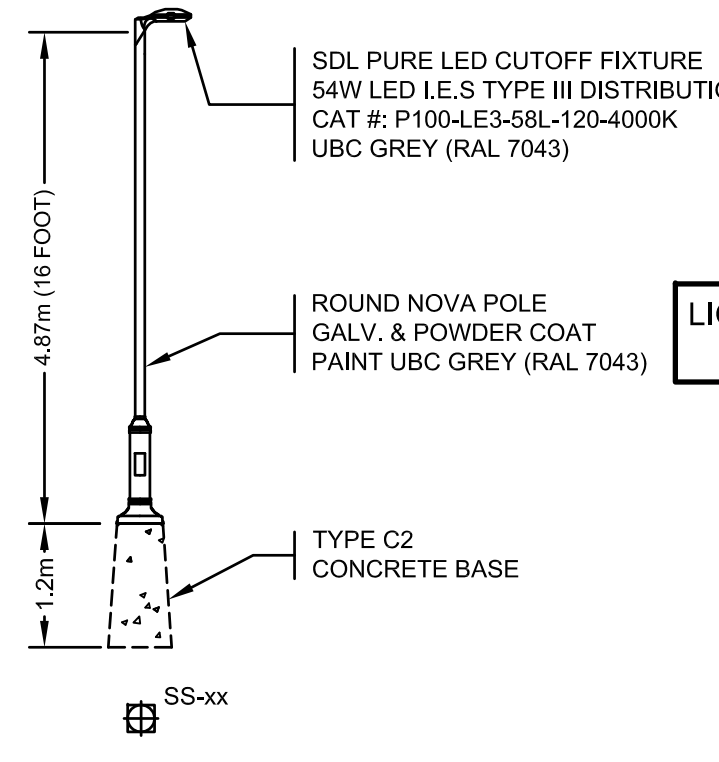
OPTION 1:
REPLACE EXISTING POLES WITH NEW SDL PURE POLES "OPTION 1"
(TYP. FOR 3 UNITS)
CONDUIT ROUTING IS SCHEMATIC. ACTUAL ROUTE TO FACTOR IN EXISTING BOULEVARD/PARKING AREAS AND BUILDINGS TO ROUTE CONDUIT IN GRASS BOULEVARD AREA TO THE EXTENT POSSIBLE

SEE TABLE-01 FOR LIGHT FIXTURE DETAILS

CONDUIT ROUTING IS SCHEMATIC. ACTUAL ROUTE TO FACTOR IN EXISTING BOULEVARD/PARKING AREAS AND BUILDINGS TO ROUTE CONDUIT IN GRASS BOULEVARD AREA TO THE EXTENT POSSIBLE

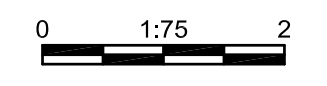


PROPOSED SELUX PATHWAY POLE TYPE SX-xx



WALTER GAGE ROAD AND EAST END PARKADE AREA PROPOSED NOVA POLE ROUND POLE C/W SDL PURE LED FIXTURE TYPE SS-xx

LIGHT POLE BASES SX-05 & SX-09 HAVE 3 CONDUITS



LIGHTING DESIGN CRITERIA					
PER: (ANSI/IES RP-8-00 & UBC PART 3 DESIGN GUIDELINES)					
ROADWAY (NAME)	WALTER GAGE ROAD	GAGE APARTMENTS COURTYARD (OPTION-1)	GAGE APARTMENTS COURTYARD (OPTION-2)	EAST END PARKADE (OPTION-1)	EAST END PARKADE (OPTION-2)
ROAD CLASSIFICATION	CAMPUS ROAD WITH SIDEWALK	PEDESTRIAN	PEDESTRIAN	PARKADE	PARKADE
PEDESTRIAN CONFLICT	N/A	N/A	N/A	N/A	N/A
ILLUMINANCE RECOMMENDED/DELIVERED	6.0 LUX / 13.6 LUX	4.0 LUX / 21.1 LUX	4.0 LUX / 8.0 LUX	4.0 LUX / 5.1 LUX	4.0 LUX / 9.2 LUX
UNIFORMITY RECOMMENDED/DELIVERED	6.0:1 / 6.5:1	6.0:1 / >=6.0:1	6.0:1 / >=6.0:1	6.0:1 / >=6.0:1	6.0:1 / 5.8:1
LIGHT LOSS FACTOR	0.78	0.78	0.78	0.78	0.78
EQUIPMENT:					
FIXTURE TYPE:	HPS / LED	LED	LED	LED	LED
WATTAGE:	100W / 54W	65W	65W (DIMMED LIGHT OUTPUT TO 40%)	54W	54W
MTG. HEIGHT:	4.26m / 4.26m	3.6m	3.6m	4.26m	4.26m
DIST TYPE:	VS / III	III	III	III	III
IES FILE:	NW-100HPS-PCC-DF (LU000144).IES P100-LE3-58W-120-NW.IES	SAC2L-1-LG3700-R3-35.IES	SAC2L-1-LG3700-R3-35.IES	P100-LE3-58W-120-NW.IES	P100-LE3-58W-120-NW.IES

CONDUCTOR COLOUR CODE	
ITEM	CONDUCTOR COLOUR
LUMINAIRE CCT. R	RED
LUMINAIRE CCT. B	BLACK
NEUTRAL	WHITE
GROUND/BOND	GREEN

FIELD LAYOUT TO BE CONFIRMED WITH ENGINEER PRIOR TO CONSTRUCTION

IN THE EVENT OF ANY UTILITY CONFLICTS THE CONTRACTOR SHALL CONTACT GREAT NORTHERN ENGINEERING AT 1-855-463-2266 3 WORKING DAYS PRIOR TO PLANNED INSTALLATION TO ARRANGE FOR THE ENGINEER TO HELP RESOLVE ANY CONFLICTS AND PROVIDE DIRECTION



CHECK BEFORE YOU DIG

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. SOME UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

Tree Inventory

Tag	Common Name	Botanical Name	DBH	Height	Overall Condition	Retention Value	Comments	Retain/Remove	Tree Retention Comments	RPZ
501	Cherry sp.	<i>Prunus sp.</i>	13	6	Normal	High	Well established young tree. Some crossed branching. Open grown in lawn.			2
502	Japanese Cherry	<i>Prunus serrulata</i>	10	4	Normal	High	This young tree could easily be transplanted. It has good form and no discernible defects			2
503	Vine maple	<i>Acer circinatum</i>	39	5	Normal	High	15, 12, 12cm stems. This is a small tree growing in a garden bed. A wall is found 1.5m from its trunk; asymmetrical due to proximity to building. Some decay at pruning wounds, but species is tolerant. Good structure overall.			2.3
504	Hazelnut	<i>Corylus sp.</i>	20	4	Normal	Medium	Multiple stems form this large woody shrub. DBH is an approximation.			2
505	Ash	<i>Fraxinus sp.</i>	19	12	Normal	High	Vigorous, well maintained street tree. Some paving 1m from base.			2
506	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	6	Normal	High	Limby, open grown tree with a good annula increment			2
1858	Golden rain tree	<i>Keolreuteria paniculata</i>	32	5	Normal	High	Beautiful, open grown, adjacent to building. Asphalt sidewalk appears to have been constructed recently in root zone - disturbance 160cm from trunk. Watermain shown of building plan as within root zone.			2
1859	European Beech	<i>Fagus sylvatica</i>	49	15	Normal	High	Mature, well maintained tree. Decay cavity at base is minor. Concrete flagstones around root zone have been heaved up by roots.			2.9
1908	Japanese Cherry	<i>Prunus serrulata</i>	20	6	Normal	High	Mature tree growing in trio. Pink flowers. Some decay at pruning wounds, otherwise vigorous.			2
1909	Japanese Cherry	<i>Prunus serrulata</i>	20	6	Normal	High	Mature tree growing in trio. Pink flowers. Some decay at pruning wounds, otherwise vigorous.			2
1910	Japanese Cherry	<i>Prunus serrulata</i>	29	6	Normal	High	14, 15cm stems. Mature tree growing in trio. Pink flowers.			2
1911	Japanese Cherry	<i>Prunus serrulata</i>	32	6	Moderate	Medium	Mature tree growing in trio. Moderate cankers on stem. Full crown, with very broad reaching limbs.			2
1912	Japanese Cherry	<i>Prunus serrulata</i>	32	6	Moderate	Medium	Mature tree growing in trio. Moderate cankers on stem. Full crown, with very broad reaching limbs.			2
1913	Japanese Cherry	<i>Prunus serrulata</i>	36	6	Moderate	Medium	Mature tree growing in trio. Moderate cankers on stem. Full crown, with very broad reaching limbs.			2.2
1914	Japanese Cherry	<i>Prunus serrulata</i>	22	6	Moderate	Low	Small tree growing in trio. Moderate cankers and decay on stem. Relatively small crown.			2
1915	Japanese Cherry	<i>Prunus serrulata</i>	37	6	Moderate	Low	23, 15cm stems. Mature tree growing in trio. Moderate cankers on stem. Several large limbs have been removed.			2.2
1916	Japanese Cherry	<i>Prunus serrulata</i>	23	6	Moderate	Low	Mature tree growing in trio. Moderate cankers on stem. Several large limbs have been removed.			2
1917	European Beech	<i>Fagus sylvatica</i>	43	12	Normal	High	Open grown, oval shaped crown has been well maintained. Very minor cankers on north side of trunk.			2.6
1933	Black Walnut	<i>Juglans nigra</i>	19	8	Excellent	High	Open grown with good crown form. Plenty of growing space for the future expansion of crown.			2
1934	Mountain Ash	<i>Sorbus aucuparia</i>	36	12	Moderate	Low	Asymmetrical crown due to competition with larger maple, adjacent. Extensive cankers and decay at pruning wounds. This tree is in decline, and is of a species which has a poor capacity for compartmentalization- it is vulnerable to further decay.			2.2
1935	Magnolia	<i>Magnolia sp.</i>	91		Moderate	High	24, 91, 25cm stems. Multiple codominant stems have large inclusions at base. Very large crown.			5.5
9778	Korean Dogwood	<i>Cornus sp.</i>	15	4	Normal	High	5 stems, each approximately 5cm. Well maintained and growing in garden bed.			2
9779	Katsura	<i>Cercidiphyllum japonicum</i>	18	9	Normal	High	Vigorous tree with fine vase shaped crown. Recent breakage of leader should be monitored and pruned. Lacks inclusion and poor apical dominance common in the species. Plenty of growing space except for relic of a walkway and handrail 140cm away.			2
9780	Vine maple	<i>Acer circinatum</i>	45	6	Normal	Medium	Treat multiple stems as approximately 45cm DBH. Very wide crown is asymmetrical, pruned away from building			3.2
9781	Dogwood	<i>C.nuttallii</i>	37	4	Moderate	Low	13,12,12 cm stems small tree growing in garden bed. Pavement over root zone. Decay cavities in trunk are relatively minor.			2
9782	Dogwood	<i>C.nuttallii</i>	30	4	Moderate	Low	3x10cm stems. Small tree growing in garden bed. Pavement over root zone. Decay cavities in stem are relatively minor			2
9783	Vine maple	<i>Acer circinatum</i>	39	5	Normal	High	15, 12, 12cm stems. Small tree growing in garden bed. Wall 1.5m from trunk. Only minor deadwood in crown.			2.7
9785	Dogwood	<i>C.nuttallii</i>	30		Moderate	Low	3x10cm stems. Small tree growing in garden bed. Decay cavities in trunk.			2
9786	Dogwood	<i>C.nuttallii</i>	20		Moderate	Low	2x10cm stems. Small tree growing in garden bed. Decay cavities in trunk.			2
9788	Vine maple	<i>Acer circinatum</i>	32	5	Normal	High	12,10,10cm stems. Small tree growing in garden bed. Wall 1.5 from trunk. Asymmetrical due to proximity to building. Some decay at pruning wounds, but species is tolerant. Good structure overall.			2
9790	Vine maple	<i>Acer circinatum</i>	20	8	Normal	Medium	4+x10cm stems. Large for the species. Long wound from loss of stem.			2
9791	Vine maple	<i>Acer circinatum</i>	20		Poor	Low	2x10cm stems. Small tree growing in garden bed. Stunted with de at cavities			2
9793	Vine maple	<i>Acer circinatum</i>	20	8	Normal	Medium	4+x10cm stems. Large for the species. Long wound from loss of stem.			2
9794	Dogwood	<i>Cornus sp.</i>	9	2	Poor	Low	Small tree with extensive internal decay and a large wound at its base.			1
9795	Vine maple	<i>Cornus sp.</i>	40	8	Normal	Medium	4+x10cm stems. Large for the species.			2.4
9806	Magnolia	<i>Magnolia sp.</i>	9	5	Normal	High	Small tree in parking lot bed. Appears vigorous. Could easily be transplanted.			1
No Tag 1	Ash	<i>Fraxinus sp.</i>	19	12	Normal	High	Vigorous, well maintained street tree. Some paving 1m from base.			2
No Tag 2	Magnolia	<i>Magnolia sp.</i>	9	5	Normal	High	Small tree in parking lot bed. Appears vigorous. Could easily be transplanted.			1
No Tag 3	Ash	<i>Fraxinus sp.</i>	19	12	Normal	High	Vigorous, well maintained street tree. Some paving 1m from base.			2



- LEGEND**
- TREE PROTECTION ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION FENCE
 - TREE TO BE RETAINED
 - UN-SURVEYED TREE
 - ✗ TREE TO BE REMOVED

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
 5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

NOTES:
 ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.
 ELEVATIONS ARE DERIVED FROM UBC MONUMENT W-12, LOCATED ON EAST MALL IN FRONT OF THE GAGE BUILDING (BETWEEN KIRCHMAYR ROAD AND UNIVERSITY BOULEVARD)
 GEODETIC ELEVATION = 83.631
 THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY; UNDOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
 TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DBH OR TREE LOCATION UNLESS SPECIFICALLY LABELLED.

- REFERENCE DRAWINGS**
1. Base Survey by: