

UNIVERSITY OF BRITISH COLUMBIA AQUATIC CENTRE

2329 WEST MALL
VANCOUVER, BC CANADA V6T 1Z4

DEVELOPMENT PERMIT SUBMISSION
APRIL 25, 2013

DRAWING LIST:

- C1 PRELIMINARY SITE SERVICING PLAN
- L0.1 TREE SURVEY
- L0.2 CONTEXT PLAN
- L2.1 SITE PLAN
- L2.2 SITE PLAN
- L2.3 SITE PLAN
- L3.1 PLANTING PLAN
- L4.1 TYPICAL DETAILS
- A001 SITE PLAN & CONTEXT PLAN
- A101 GROUND FLOOR PLAN
- A102 MEZZANINE PLAN
- A103 BASEMENT PLAN
- A104 ROOF PLAN
- A200 ELEVATIONS
- A300 SECTIONS
- A400 SHADOW ANALYSIS
- E101 LIGHTING PLAN - LEVEL 1
- E102 LIGHTING PLAN - LEVEL 2

PROJECT STATISTICS	
Site Area (unconfirmed - boundary provided by VIA Architects)	59821m
Site Coverage - Footprint (99%)	59164m
Building Height	13.5m
Project Setbacks	11m (SIC)
	25.5m (SIB)
Parking Spaces	N/A
Bicycle Spaces (15 racks)	70
Loading Spaces	1
FSR - (unconfirmed site boundary)	108

PROGRAM AREA SUMMARY		GROSS AREA (sqm)	NET AREA (sqm)
Netatorium			
50 metre tank		1,300	1,300
25 metre tank		542	542
Leisure tank		400	400
Hot tub		55	55
Drink space		160.2	161.2
Spectator seating (viewing & ondeck - swimmers)		90	90
Stems		0	0
Sauna		0	0
subtotal		3,999	3,999
Services			
Change Rooms	Male	140	110
	Female	140	110
	Family	315	265
subtotal		595	485
Staff Room / Change		50	48
On deck control / supervision		40	32
On deck storage room		175	163
Wet Multipurpose classroom		50	48
Wet/Dry Meeting /Event Room(Lobby)		40	38
Washrooms (all levels)		50	45
Kitchen		0	0
Meeting room (for swim meet judges)		20	18
Entrance / lobby		180	180
Offices / Reception		150	93
Retail for general public		140	130
Loading		20	18
subtotal		1,460	1,298
Mechanical / Electrical			
Main Floor	chemical storage	35	32
	Comm/Utility	30	25
Basement	filtration room	480	440
	boiler room	33	83
	Electrical Room	75	70
	Generator Room	30	28
	Area Well	7	7
subtotal		710	685
TOTAL PROGRAM AREA		6,899	6,112
GFA Main Floor			5,916
GFA 2nd Floor (spectator seating)			134
GFA Basement			150
TOTAL GFA			7,000

DETAILED SPECIFICATIONS

1.0. EXTENT OF WORK
THIS CONTRACT IS FOR THE SUPPLY AND INSTALLATION OF SANITARY SEWER, STORM SEWER, WATERMAIN, AND ROADWORKS TO SUBGRADE.
THE CONTRACTOR SHALL MAKE ALLOWANCES FOR PROVIDING THE NECESSARY CAPS AND TEST POINTS FOR THE WATERMANS, STORM AND SANITARY SEWER. THE CAPS OR TEST POINTS ARE NOT SHOWN IN THE DRAWINGS.
THE CONTRACTOR SHALL HAVE A FULL TIME ON-SITE SUPERINTENDENT.
THE DRAWINGS HAVE BEEN PREPARED USING INFORMATION FOR OTHERS, BUT THE EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES WILL ONLY BE DETERMINED BY FIELD LOCATES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE FINAL LOCATION OF ALL PROPOSED WORKS. THE CONTRACTOR IS TO NOTIFY, IN WRITING, THE PROJECT ENGINEER OF ANY CHANGES.
THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATION WITH ALL UBC AGENCIES FOR EXISTING UTILITIES RELOCATION AND CONNECTION TO EXISTING UTILITIES.
THE CONTRACTOR SHALL APPLY FOR ALL PERMITS.

2.0. SPECIFICATIONS
ALL WORK MUST BE DONE IN ACCORDANCE WITH UBC TECHNICAL GUIDELINES AND MASTER MUNICIPAL CONTRACT DOCUMENTS (VOLUME II 2000). IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FOR HIMSELF A CURRENT COPY OF THE ABOVE NOTED SPECIFICATIONS. THE UTILITY MAPS CAN BE OBTAINED FROM UBC CAMPUS PLANNING AT AN APPROXIMATE COST OF \$5.00 PLUS HST EACH.

3.0. HOURS OF WORK
WORK IS ONLY PERMITTED WITHIN THE HOURS OF 7:30am TO 7:00pm MONDAY TO FRIDAY, AND 8:00am TO 5:00pm ON SATURDAY. NO NOISE OUTSIDE THESE WORKING HOURS. THIS INCLUDES BUT IS NOT LIMITED TO, DELIVERIES, IDLING MACHINES, BACKING UP OF MACHINES, AND SERVICING ETC. THE HOURS OF WORK AND LIMITED NOISE HOURS WILL BE STRICTLY ENFORCED.
NO WORK IS PERMITTED ON SUNDAY. THE CONTRACTOR MAY BE SUBJECT TO A FINE FOR WORKING OUTSIDE THESE HOURS.

4.0. SCHEDULE
THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A WEEKLY SCHEDULE OF ACTIVITIES TO THE OWNER AND THE CONSULTANT TWO (2) DAYS PRIOR TO THE WEEKLY SITE MEETING.

5.0. EXPOSE EXISTING UTILITIES
THE CONTRACTOR SHALL BE RESPONSIBLE FOR INFORMATION PROVIDED BY UBC UTILITIES AND FIELD SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES AS SHOWN ON THE CONTRACT DOCUMENTS, AND THE UBC PLANT MAPS. THE CONTRACTOR WILL PROVIDE THE LOCATION AND INVERT ELEVATION OF EXPOSED UTILITIES TO THE PROJECT ENGINEER. THE PROJECT ENGINEER WILL REVIEW THE DATA FOR CONFLICTS WITH THE DUCTMANS AND SUPPLY, TO THE CONTRACTOR, THE ADJUSTED GRADES, IF REQUIRED. THE CONTRACTOR SHALL SCHEDULE THE UTILITY LOCATES SUCH THAT, THE PROJECT ENGINEER WILL HAVE FIVE (5) WORKING DAYS TO REVIEW THE DATA AND PREPARE ADJUSTMENTS AS REQUIRED. FAILURE TO EXPOSE THE EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF A CONFLICT IS ENCOUNTERED, DUE TO THE FAILURE TO EXPOSE THE UTILITIES, THE COST TO ADJUST THE DESIGN WILL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST TO ADJUST THE DESIGN, AND ANY COST TO ADJUST THE DESIGN AND ANY INSTALLED DUCTS OR MANHOLES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. IF A UTILITY IS DISCOVERED THAT IS NOT SHOWN ON THE PROJECT DRAWINGS AND THE UBC PLANT MAP, THE OWNER WILL BE RESPONSIBLE FOR THE COST TO ADJUST THE DESIGN OR THE INSTALLED DUCTS AND MANHOLES.

UNDERGROUND UTILITY SERVICES SECTION 02610

1. UBC UTILITIES JURISDICTION
UBC UTILITIES IS PART OF LAND & BUILDING SERVICES AT THE UNIVERSITY. IT IS RESPONSIBLE FOR DESIGN, OPERATION, MAINTENANCE AND OVERALL STEWARDSHIP FOR EACH OF THE FOLLOWING UNDERGROUND UTILITY SERVICES:
SECTION 0260 WATER DISTRIBUTION
SECTION 0265 NATURAL GAS DISTRIBUTION
SECTION 0265 STEAM DISTRIBUTION
SECTION 0270 STORM SEWERS
SECTION 0270 SANITARY SEWERS
SECTION 0290 POWER UTILITIES
THE DEMARCATION POINT OF SERVICE DEFINING UBC UTILITIES' RESPONSIBILITY IS INCLUDED IN THE RESPECTIVE SECTIONS AS LISTED ABOVE.

2. UBC UTILITIES CONTACT INFORMATION
ADMINISTRATION OFFICE:
UBC UTILITIES
2040 WEST MALL
VANCOUVER, BC V6T 1 Z
TEL: 604-822-9445
FAX: 604-822-8833

WATER DISTRIBUTION SECTION 02660

1. GENERAL
THE UNIVERSITY OF BRITISH COLUMBIA OWNS AND OPERATES ITS OWN WATER DISTRIBUTION SYSTEM. THE UNIVERSITY ENDOWMENT LANDS (UEL) ADMINISTRATION SUPPLIES WATER TO THE CAMPUS, WHILE THE UEL PURCHASES WATER FROM THE GREATER VANCOUVER REGIONAL DISTRICT (GVRD). UEL AND UBC ARE FED FROM GVRD'S SASAMAT RESERVOIR LOCATED SOUTH OF 16TH AVENUE IN PACIFIC SPIRIT PARK. ULTIMATELY TWO PIPES FEED UBC:
24" (600mm) WATER MAIN ON UNIVERSITY BOULEVARD, WHICH IS THE SECTION LINE SUPPLYING THREE CENTRAL BOOSTER PUMPS LOCATED IN THE POWERHOUSE. THE DISCHARGE PRESSURE FROM THE POWERHOUSE BOOSTER PUMPS IS SET AT 100 PSIG (689 kPa). THIS SUPPLIES UBC'S "HIGH-PRESSURE ZONE."
12" (300mm) WATER MAIN ON 16TH AVENUE, WHICH SUPPLIES UBC'S "LOW-PRESSURE ZONE." THE LOW-PRESSURE ZONE IS SEPARATED FROM THE HIGH-PRESSURE ZONE BY 60# PRESSURE REDUCING VALVE (PRV) STATIONS.

2. WATER DISTRIBUTION STANDARDS & POLICIES
THE LATEST REVISIONS OF THE FOLLOWING STANDARDS SHALL APPLY TO WATER DISTRIBUTION AT UBC:
UBC SUSTAINABILITY DEVELOPMENT POLICY #5 (www.policy.ubc.ca)
B.C. MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCO)
B.C. WATER & WASTE ASSOCIATION (BCWWA)
AMERICAN WATER WORKS ASSOCIATION
CSA STANDARDS (AS APPLICABLE).
WHERE THERE IS A DIFFERENCE BETWEEN THESE, DIVISION 2, SECTION 02660 AND THE REFERENCED STANDARDS, UBC TECHNICAL GUIDELINES SHALL APPLY.

3. MATERIALS

1. SERVICE CONNECTIONS AND WATERMANS:
a. PIPE SHALL BE CLASS 20 DUCTILE IRON PIPE MANUFACTURED TO AWWA C151, CEMENT MORTAR LINED TO AWWA C104 AND COATED 1 MIL THICK ASPHALT.
b. COPPER UP TO 75 mm DIAMETER, TYPE K, JOINTS GRAZED ONLY.
c. JOINTS SHALL BE SINGLE RUBBER GASKET FOR PUSH-ON BELL AND SPIGOT TYPE JOINTS TO AWWA C111, TYTON OR APPROVED EQUAL.
d. FLANGED JOINTS SHALL BE AWWA C110, FLAT FACED CONFORMING TO ANSI B16.1, CLASS 150.
e. FITTINGS SHALL BE DUCTILE TO AWWA C110 SUITABLE FOR PRESSURE RATINGS OF 2415 PSI CEMENT MORTAR LINED TO AWWA C104 MINIMUM DESIGN PRESSURE FOR PIPE 1.2xOP.
f. BOLTS SHALL BE MEDIUM CARBON STEEL OR MARTENSITIC STEEL, ASTM A325 HEAVY HEX FINISHED, HOT-DIP GALVANIZED TO ASTM A153. COARSE THREADS SHALL HAVE CLASS 2A TOLERANCE BEFORE GALVANIZING. BOLT SIZES SHALL BE AS MANUFACTURED BY THE SUPPLIER.
g. NUTS SHALL BE HEAVY STEEL HEX CARBON STEEL TO ASTM A563 GRADE C HOT-DIP GALVANIZED TO ASTM A153.
h. THE ROADS SHALL BE CONTINUOUSLY THREADED, QUENCHED AND TAMPERED ALLOYED STEEL TO ASTM A325 GRADE B, HOT-DIP GALVANIZED TO ASTM A153.
i. JOINT RESTRAINT DEVICES: EACH JOINT SHALL BE RESTRAINED WITH THE SPOCKET PIP CLAMP (GRUNNELL FIGURE 606) OR EQUAL WITH PRIOR APPROVAL.

2. VALVES AND VALVE BOXES:
a. GATE VALVES SHALL BE MANUFACTURED TO AWWA C509, DUCTILE IRON BODY, RESILIENT SEATED, NON-RISING STEM, HUB OR FLANGED ENDS.
b. STEM SEAL SHALL BE O-RING TYPE. VALVES TO BE COMPLETED WITH 50mm SQUAR NUT FOR UNDERGROUND OPERATION. MANUFACTURER SHALL BE CLOW.
c. CIRCULAR VALVE BOXES SHALL BE NON-FLAME TYPE AS MANUFACTURED BY TERMINAL CITY OR DORNEY FOUNDRY. VALVE BOX RISER PIPE TO BE 150mm DIAMETER PVC DR35.
d. MAXIMUM DISTANCE BETWEEN ISOLATING DISTRIBUTION VALVES TO BE 100m.

3. HYDRANTS:
a. FIRE HYDRANTS TO BE 150mm DIAMETER TERMINAL CITY TYPE C-71-P HYDRANT SUBJECTED TO HYDRANTIC PRESSURE TEST OF 2070 kPa IN COMPLIANCE WITH AWWA C502.
b. MAXIMUM DISTANCE 100m.
c. MINIMUM SIZE OF PIPE CONNECTION 150mm.
d. FIRE HYDRANT SHALL HAVE ISOLATION VALVE NOT MORE THAN 1m IN FRONT OF IT.

SANITARY SEWERS SECTION 02730

1. GENERAL
THE CAMPUS HAS A DEDICATED SANITARY SEWER SYSTEM WHICH DISCHARGES TO THE OSWAGO TRUNK SYSTEM, BOTH TO THE NORTH AND TO THE SOUTH. THERE ARE CURRENTLY 5 COMMUNAL PUMP STATIONS AND 30 INDIVIDUAL BUILDING PUMP STATIONS WITHIN THE CAMPUS WIDE SYSTEM. EACH DISCHARGE TO THE GVRD SYSTEM IS EQUIPPED WITH A FLOW METER. UBC UTILITIES MAINTAINS A SANITARY SEWER MASTER SERVING PLAN AND AN ENGINEERING SANITARY SEWER MODEL, IN SANISYS.

2. RESPONSIBILITIES
UBC UTILITIES IS PRIMARILY RESPONSIBLE FOR OPERATION, MAINTENANCE, AND OVERALL STEWARDSHIP OF THE SANITARY SEWER IN COOPERATION WITH THE FOLLOWING DEPARTMENTS/ORGANIZATIONS:
UBC HEALTH, SAFETY, & ENVIRONMENT
UBC SUSTAINABILITY
UBC PROPERTIES TRUST
UBC CAMPUS PLANNING & DEVELOPMENT
UBC PLANT OPERATIONS
THE DEMARCATION OF UBC UTILITIES POINT OF SERVICE WILL BE DEFINED BY UBC.
THE PROJECT DESIGNER MUST INCORPORATE ALL SPECIFIC REQUIREMENTS FOR DESIGN AND MATERIALS AND EXECUTION OF THIS SECTION INTO THE CONTRACT DRAWINGS IN THE FORM OF JOB-SPECIFIC NOTES. ONLY MAKING REFERENCE TO UBC TECHNICAL GUIDELINES IN THE DRAWINGS IS NOT SUFFICIENT.

3. SANITARY SEWERS STANDARDS
THE LATEST REVISIONS OF THE FOLLOWING STANDARDS SHALL APPLY TO SANITARY SEWERS AT UBC:
B.C. MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCO)
GVRD SEWER USE BYLAW No. 164 - INCLUDING SCHEDULES A, B, C, AND D
UBC ENVIRONMENTAL PROTECTION POLICY # 6 (www.policy.ubc.ca)
UBC SUSTAINABILITY DEVELOPMENT POLICY # 5 (www.policy.ubc.ca)
B.C. PROVINCIAL HEALTH ACT

7. MATERIALS
UNLESS OTHERWISE APPROVED IN WRITING BY THE MANAGER, MECHANICAL UTILITIES, UBC UTILITIES, ONLY THE FOLLOWING PIPE MATERIAL SHALL BE USED FOR THE GRAVITY SANITARY SEWER SYSTEM:
-1 PVC CLASS SDR 26 (150mm) AND SDR 35 (200mm) IN DIAMETER AND LARGER).
-3 CONCRETE (REINFORCED C76 REQUIRED FOR ALL PIPES 600mm IN DIAMETER AND LARGER).
-3 PVC PIPING IS PREFERRED FOR ALL PIPING 450mm IN DIAMETER OR SMALLER.
UNLESS OTHERWISE APPROVED IN WRITING BY THE MANAGER, MECHANICAL UTILITIES, UBC UTILITIES, ONLY THE FOLLOWING PIPE MATERIAL SHALL BE USED FOR SANITARY SEWER FORCE MAINS:
-4 PVC, CLASS C900 (300mm) AND SMALLER) AND C905.
-5 DUCTILE IRON (DI), CLASS C151.
-6 PVC PIPING IS PREFERRED, THEREFORE DI PIPE WILL ONLY BE APPROVED UNDER UNIQUE

STORM SEWERS SECTION 02720

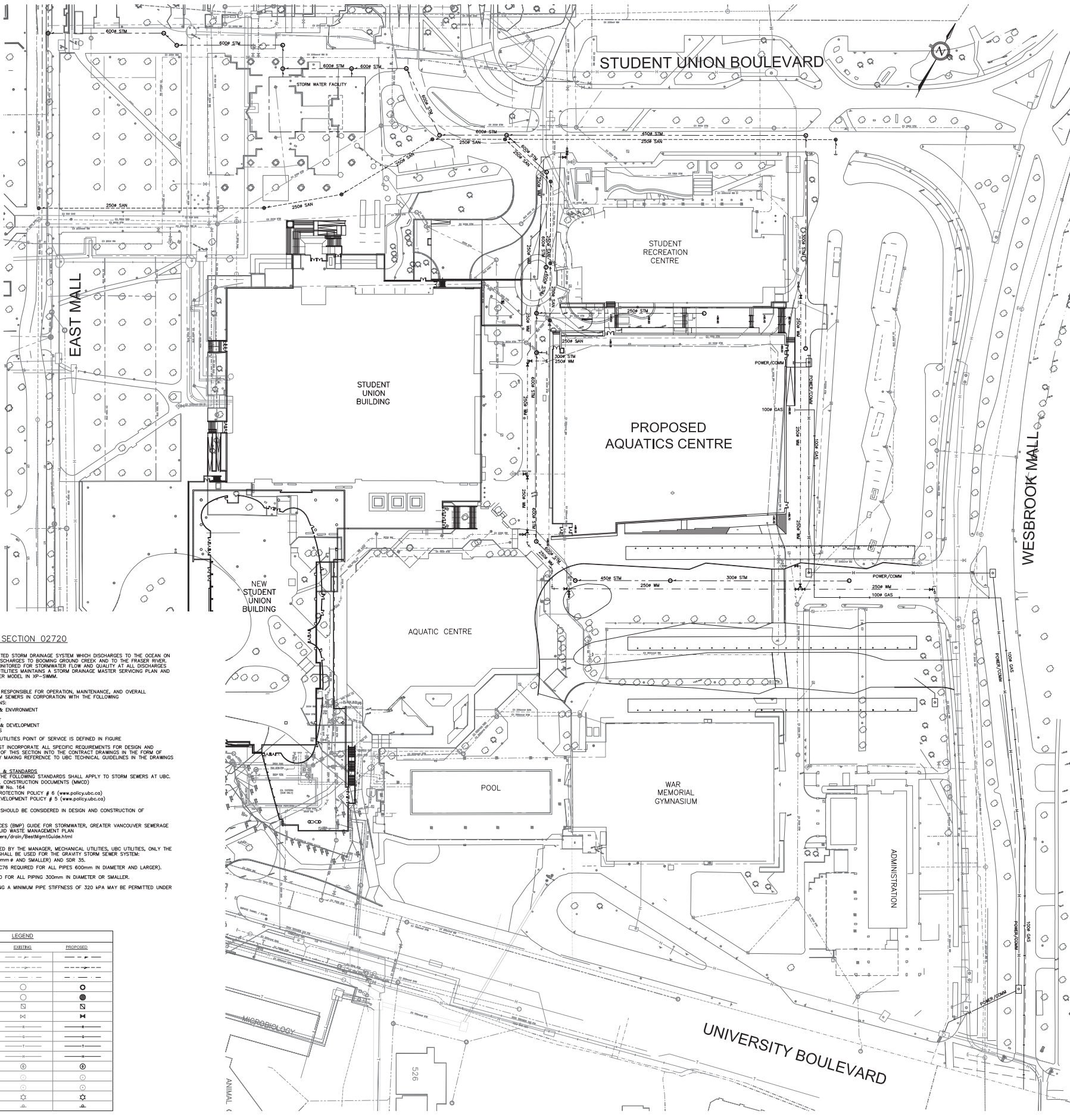
1. GENERAL
THE CAMPUS HAS A DEDICATED STORM DRAINAGE SYSTEM WHICH DISCHARGES TO THE OCEAN ON THE NORTH, THE SOUTH DISCHARGES TO BOOMING GROUND CREEK AND TO THE FRASER RIVER. THE PRESENT SYSTEM IS MONITORED FOR STORMFLOW AND QUALITY AT ALL DISCHARGES FROM THE CAMPUS. UBC UTILITIES MAINTAINS A STORM DRAINAGE MASTER SERVING PLAN AND AN ENGINEERING STORMFLOW MODEL IN XP-SWMM.

2. RESPONSIBILITIES
UBC UTILITIES IS PRIMARILY RESPONSIBLE FOR OPERATION, MAINTENANCE, AND OVERALL STEWARDSHIP OF THE STORM SEWERS IN COOPERATION WITH THE FOLLOWING DEPARTMENTS/ORGANIZATIONS:
UBC HEALTH, SAFETY, & ENVIRONMENT
UBC SUSTAINABILITY
UBC PROPERTIES TRUST
UBC CAMPUS PLANNING & DEVELOPMENT
UBC PLANT OPERATIONS
THE DEMARCATION OF UBC UTILITIES POINT OF SERVICE IS DEFINED IN FIGURE THE PROJECT DESIGNER MUST INCORPORATE ALL SPECIFIC REQUIREMENTS FOR DESIGN AND MATERIALS AND EXECUTION OF THIS SECTION INTO THE CONTRACT DRAWINGS IN THE FORM OF JOB-SPECIFIC NOTES. ONLY MAKING REFERENCE TO UBC TECHNICAL GUIDELINES IN THE DRAWINGS IS NOT SUFFICIENT.

3. STORMWATER STANDARDS & STANDARDS
THE LATEST REVISIONS OF THE FOLLOWING STANDARDS SHALL APPLY TO STORM SEWERS AT UBC:
B.C. MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCO)
GVRD SEWER USE BYLAW No. 164
UBC ENVIRONMENTAL PROTECTION POLICY # 6 (www.policy.ubc.ca)
UBC SUSTAINABILITY DEVELOPMENT POLICY # 5 (www.policy.ubc.ca)
FISHERIES ACT
THE FOLLOWING GUIDELINES SHOULD BE CONSIDERED IN DESIGN AND CONSTRUCTION OF STORMWATER SYSTEMS:
"BEST MANAGEMENT PRACTICES (BMP) GUIDE FOR STORMWATER, GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT LIQUID WASTE MANAGEMENT PLAN
www.gvrd.bc.ca/fer/ices/fer/ices/fer/ices/BestMgmtGuide.html

7. MATERIALS
UNLESS OTHERWISE APPROVED BY THE MANAGER, MECHANICAL UTILITIES, UBC UTILITIES, ONLY THE FOLLOWING PIPE MATERIAL SHALL BE USED FOR THE GRAVITY STORM SEWER SYSTEM:
-1 PVC CLASS SDR 26 (150mm) AND SMALLER) AND SDR 35.
-2 CONCRETE (REINFORCED C76 REQUIRED FOR ALL PIPES 600mm IN DIAMETER AND LARGER).
-3 PVC PIPING IS PREFERRED FOR ALL PIPING 300mm IN DIAMETER OR SMALLER.
-4 CORRUGATED HDPE HAVING A MINIMUM PIPE STIFFNESS OF 320 kPa MAY BE PERMITTED UNDER UNIQUE CIRCUMSTANCES.

	LEGEND	
	EXISTING	PROPOSED
STORM SEWER	---	---
SANITARY SEWER	---	---
WATERMAIN	---	---
STORM MANHOLE	○	○
SANITARY MANHOLE	○	○
CATCH BASIN	□	□
VALVE	+	+
TREAP LINE (REGULATED)	---	---
GAS	---	---
TELECOM	---	---
HYDRO LINE	---	---
UTILITY POLE	○	○
UTILITY/DRO MANHOLE	○	○
TREAP MANHOLE	○	○
LIGHT STANDARD	+	+
IRON	+	+



Contractor must check and verify all dimensions on the job, and report any discrepancies to the Architect before proceeding with the work. Do not scale this drawing.

REVISIONS AND ISSUES	DATE	BY
1. ISSUED FOR DEVELOPMENT PERMIT	APR 26, 2013	AMJ/AMM
2.		
3.		
4.		
5.		
6.		
7.		

MJMA + AOA
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1000-1015 14th St
Vancouver, BC V6E 2E6
TEL: (604) 681-1111
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KAMPS ENGINEERING LTD.
Civil Engineers
79 Gordon Ave.
Vancouver, BC V6H 1Z7
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PHILLIPS FAREVAAG SMALLENBERG
Mechanical Engineers
1777 West 34th Ave.
Vancouver, BC V6M 1K7
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EQUILIBRIUM
Structural Engineers
232-308 W 8th Avenue
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AME CONSULTING GROUP
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Electrical Engineers
430-400 West Pender Street
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WTI TECHNOLOGIES
Acoustic Consultants
100 West 4th Street
Vancouver, BC V6C 1A4
TEL: (604) 681-1111 FAX: (604) 681-1112

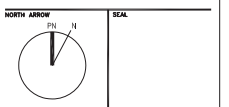
LEMO
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DANIEL LYZUN & ASSOCIATES
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367-601 West 34th Street
North Vancouver, BC V7P 3P5
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430 Terminal Avenue North
Vancouver, BC V6C 1A4
TEL: (604) 755-4000 FAX: (604) 755-4001

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2220 WEST MALL
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TEL: 604-822-2111



PROJECT TITLE
UBC AQUATIC CENTRE

DRAWING TITLE
PRELIMINARY SITE SERVICING PLAN

SCALE
1:500

DATE
APRIL 2013

PROJECT NUMBER
1208

DRAWING NUMBER
C1