

GAGE GREEN - PUBLIC REALM

RE-ISSUED FOR DEVELOPMENT PERMIT REV01

DATE: SEPTEMBER 30, 2020

UBC Properties Trust

Suite 200 - 3313 Shrum Lane, Vancouver, BC V5T 1E2
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UBC Campus + Community Planning

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LANDSCAPE ARCHITECT

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Vancouver, BC V6J 1K7
Dustin Dilts / Chris Phillips
Tel | 604.736.5163

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215 - 35 W 5th Avenue
Vancouver, BC V57 1H4
Kai Hotson - Tel | 604.558.6956

CIVIL

APLIN & MARTIN
1818 - 1177 W Hastings St
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Roy Skeet - Tel | 604.678.4498

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INTEGRAL GROUP
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Samson Tam - Tel | 604.687.1800

WAYFINDING

PUBLIC DESIGN
1495 Frances St
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Susan Mayor - Tel | 604.738.4323

ELECTRICAL

AES ENGINEERING
950 - 505 Burrard St
Vancouver, BC V7X 1M4
Andy Su - Tel | 604.695.2714

STRUCTURAL

BUSH BOHLMAN
1550 - 1500 W Georgia St
Vancouver, BC V6G 2Z6
Mike Mariotto - Tel | 604.688.9861

LANDSCAPE DRAWING LIST

L100	DEMOLITION AND TREE MANAGEMENT PLAN
L200	LAYOUT PLAN
L300	MATERIALS PLAN
L400	GRADING PLAN
L500	PLANTING PLAN
L600	IRRIGATION PLAN
L700	LIGHTING PLAN
L701	SIGNAGE PLAN
L800	LANDSCAPE SECTIONS
L801	LANDSCAPE SECTIONS
L900	STANDARD PLANTING DETAILS
L901	HARDSCAPE DETAILS + STAIRS
L902	UBC STANDARD SITE DETAILS
L903	LANDSCAPE ELEMENTS DETAILS
L904	RAIN GARDEN DETAILS
L950	BENCH ENLARGEMENT LAYOUT DETAILS
L951	CUSTOM SEATING DETAILS
L952	CUSTOM SEATING DETAILS
L953	CUSTOM SEATING + SKATE DETERRENT DETAILS

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ADHERENCE TO ORDINANCES, REGULATIONS, LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY PRIOR TO COMMENCING WORK.
3. ALL MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL MEET THE UNIVERSITY OF BRITISH COLUMBIA SPECIFICATIONS AND DESIGN STANDARDS .
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVING FOR ELECTRIC, DRAINAGE, IRRIGATION, AND UTILITIES PRIOR TO THE INSTALLATION OF COMPACTED SUB-GRADE, SUB-BASE AND PAVEMENT AS NECESSARY. SLEEVES TO BE INSTALLED AT A MINIMUM DEPTH BELOW GRADE AS PER UNIVERSITY STANDARDS.
6. ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE AND EMERGENCY APPARATUS DURING CONSTRUCTION.
7. SEE CIVIL FOR SEDIMENTATION AND EROSION CONTROL

CLIENT:



PROJECT TEAM:

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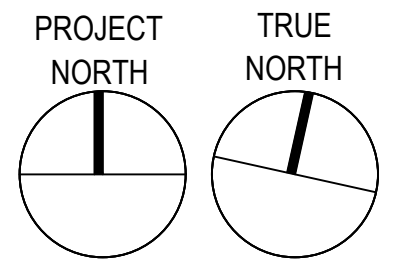
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ISSUANCE:

No.	Date	Details	By
1	2019.11.26	ISSUED FOR DEVELOPMENT PERMIT	DD
2	2020.07.10	ISSUED FOR REVIEW	DD
3	2020.07.20	ISSUED FOR STREETS + LANDSCAPE PERMIT	DD
4	2020.08.21	ISSUED FOR REFERENCE ONLY	PFS
5	2020.09.25	ISSUED FOR REVIEW	DD
6	2020.09.30	ISSUED FOR REVISED DEVELOP. PERMIT REV01	DD



STAMP:

NOT FOR CONSTRUCTION

PROJECT NAME:

UBC GAGE RESIDENCE PLAZA

DRAWING TITLE:

DEMOLITION AND TREE MANAGEMENT PLAN

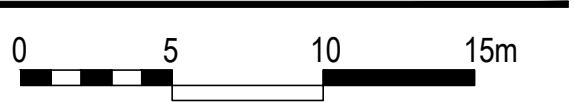
PFS PROJECT NUMBER:
18058

DATE:
2019/10/29

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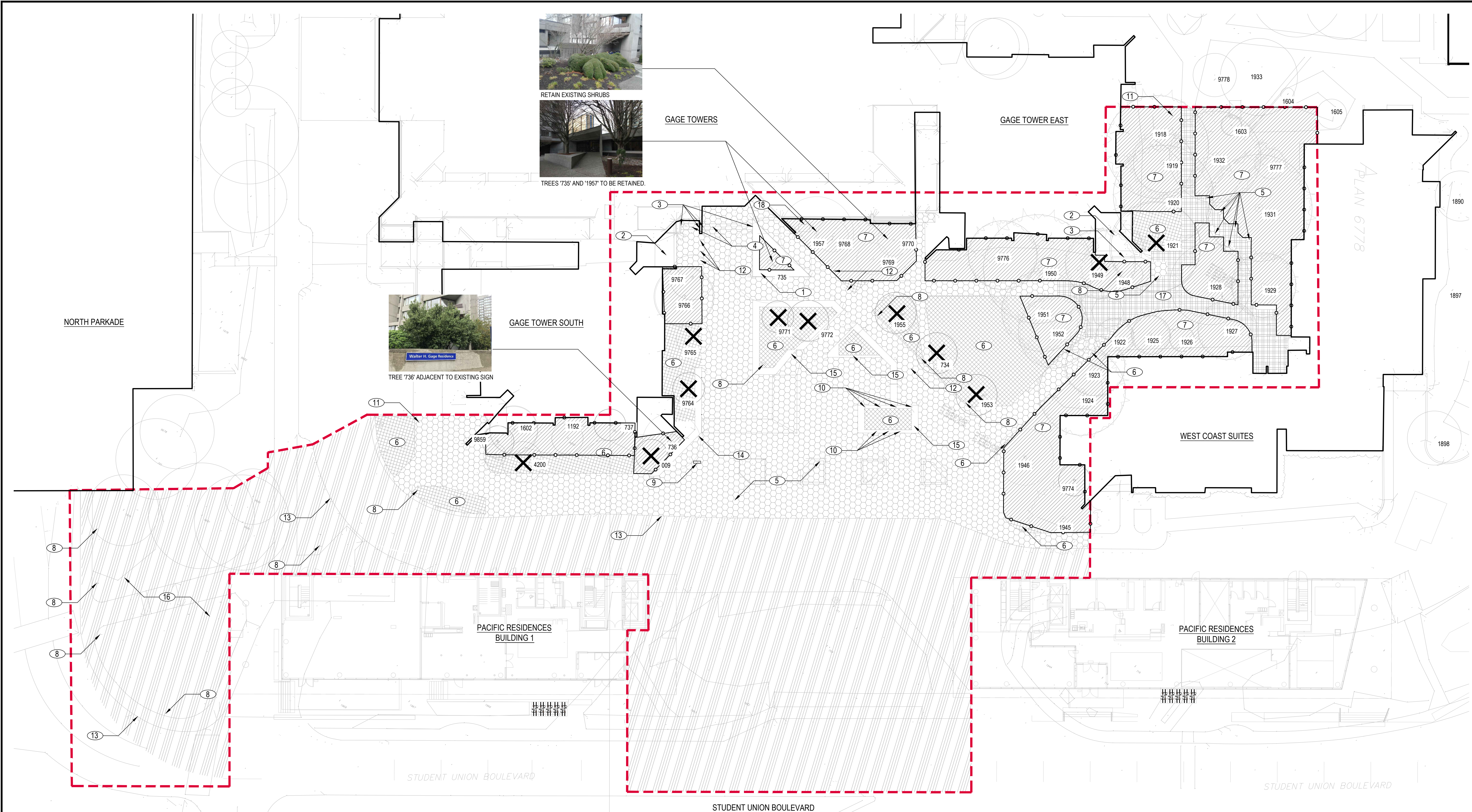
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SCALE:
1:250



DWG. NO.:

L100



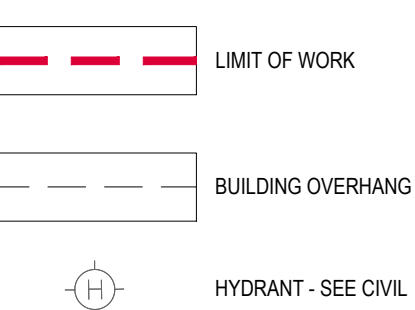
DEMOLITION NOTES

- PLAN BASED ON SURVEY CONDUCTED BY MURRAY & ASSOCIATES, SURREY, BC AND SUPPLIED BY USC.
- 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.
- REFER TO CIVIL FOR UTILITY DEMOLITION AND PROTECTION MEASURES.
- REFER TO CIVIL FOR EROSION CONTROL MEASURES.
- CONTRACTOR TO MAKE GOOD ANY DAMAGE DONE DURING THE CONSTRUCTION PERIOD TO EXISTING FEATURES TO BE RETAINED.
- REMOVE AND STOCKPILE ANY EXISTING SITE FURNISHINGS WITHIN AREA TO BE DEMOLISHED.
- ARBORIST TO BE ENGAGED IN DEMO AND SUB BASE PREP WHEN WORKING NEAR EXISTING TREES.

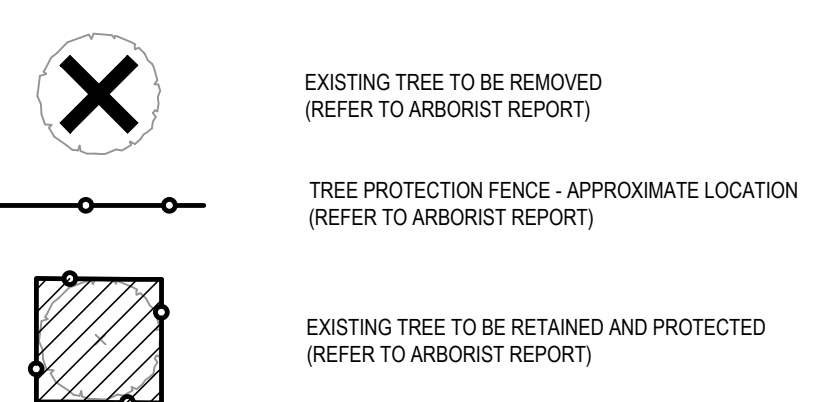
TREE PROTECTION NOTES

- LOCATION OF TREE PROTECTION FENCING AND LIMIT OF ACCESS FENCING TO BE VERIFIED WITH CONSULTANT AND PROJECT ARBORIST PRIOR TO INSTALLATION.
- NO STORAGE OF BUILDING / CONSTRUCTION MATERIALS WITHIN PROTECTED AREAS OR AGAINST PROTECTION BARRIER.
- HAND EXCAVATE ONLY WITHIN DRIPLINE OF TREES TO BE RETAINED. SEVER ROOTS CLEANLY. CONTACT PROJECT ARBORIST FOR APPROVAL PRIOR TO SEVERING ROOTS IN EXCESS OF 50mm DIA.
- 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.
- BASED ON CONTRACTOR'S STAGING AND ACCESS REQUIREMENTS, ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED.
- TREES IDENTIFIED TO BE RELOCATED REQUIRE ASSESSMENT AND COORDINATION WITH THE PROJECT ARBORIST AND CAMPUS LANDSCAPE ARCHITECT. RELOCATION TO BE DETERMINED BY CAMPUS LANDSCAPE ARCHITECT.
- THE TREE PROTECTION ZONE SHOWN IS A GRAPHICAL REPRESENTATION OF THE CRITICAL ROOT ZONE. REFER TO THE ARBORIST REPORT FOR TREE PROTECTION REQUIREMENTS.
- ALL EXCAVATION WORK WITHIN TWO METERS OF A TREE PROTECTION ZONE SHOULD BE CONDUCTED UNDER ARBORIST SUPERVISION.

GENERAL LEGEND

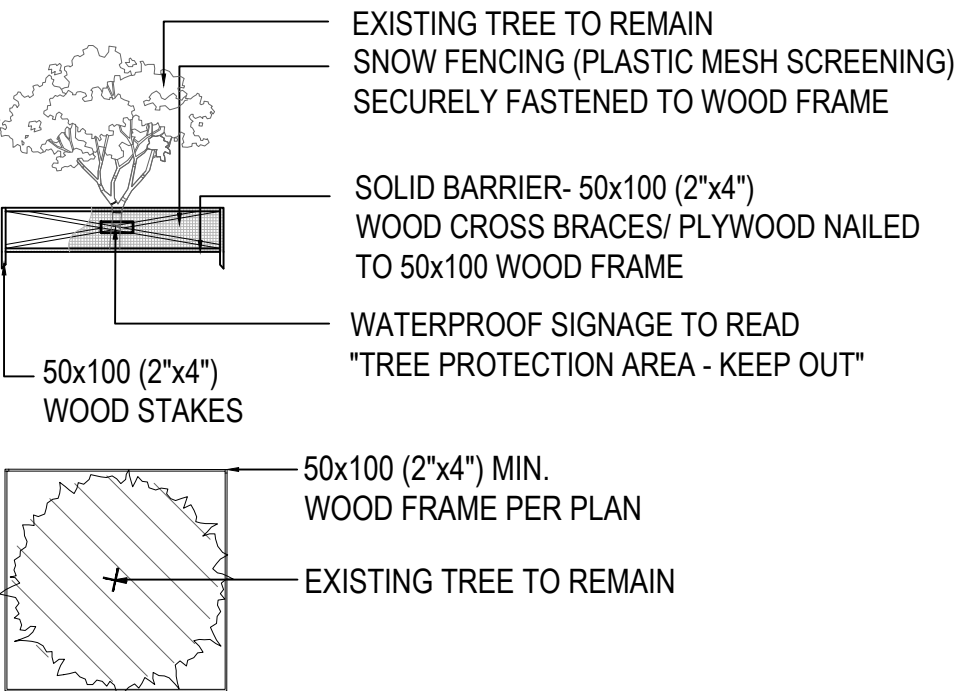


TREE PROTECTION LEGEND

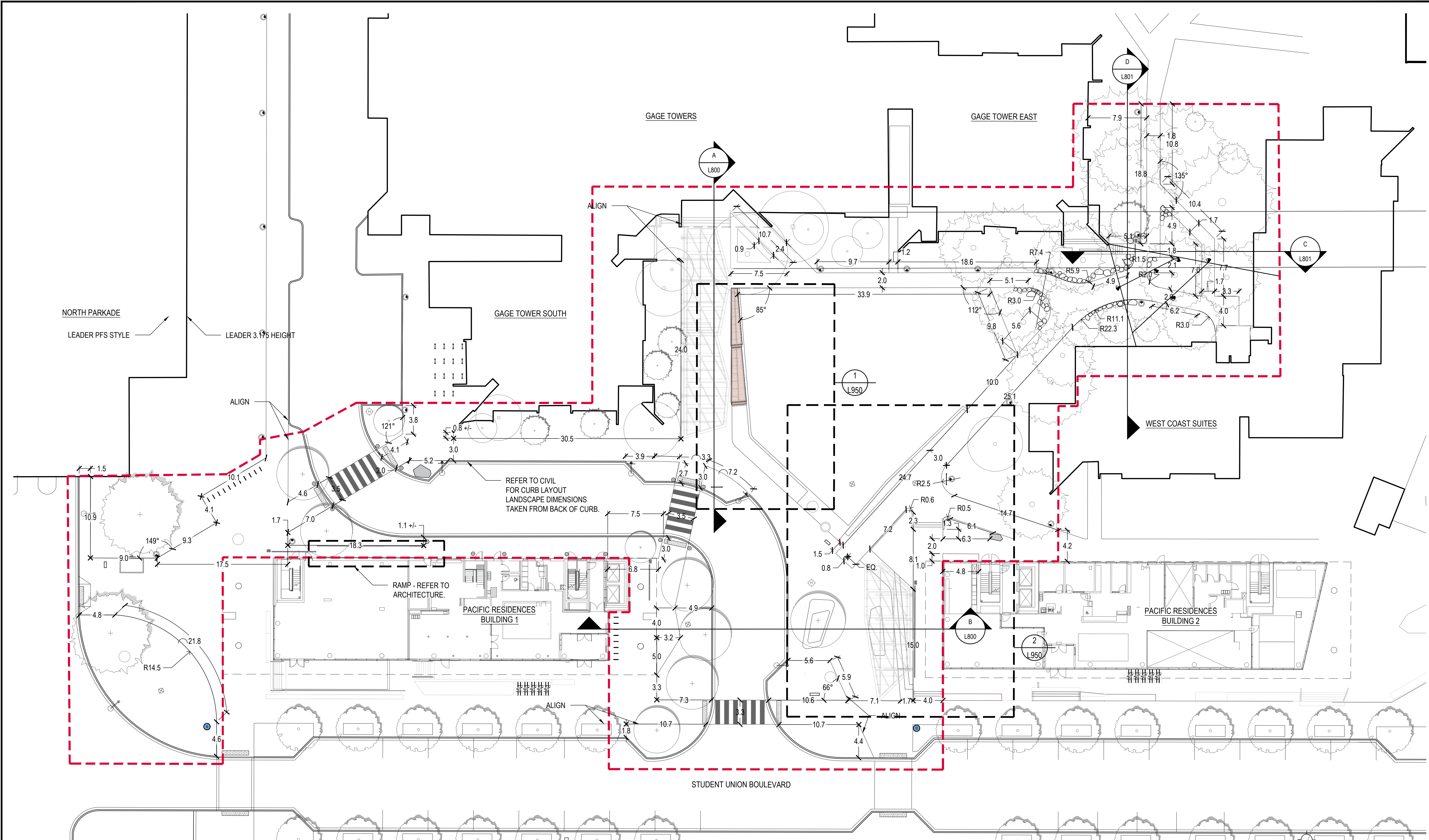


DEMOLITION REFERENCE NOTES

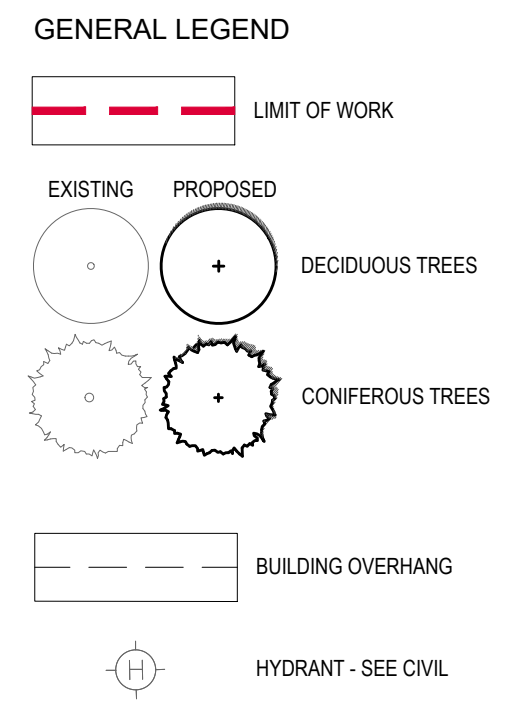
- EXISTING PLANTER TO REMAIN.
- EXISTING STAIRS TO REMAIN.
- EXISTING TRENCH DRAIN TO REMAIN.
- EXISTING STAIRS TO BE REMOVED - CONFIRM EXTENT OF BUILDING STRUCTURE UNDER EXISTING CONCRETE AND BUILDING ENTRY. REFER TO L300 MATERIALS PLAN FOR ADDITIONAL NOTES.
- HARDSCAPE TO BE REMOVED.
- SOFTSCAPE TO BE REMOVED.
- SOFTSCAPE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- REMOVE EXISTING LIGHT.
- EXISTING SIGN. CAREFULLY REMOVE FOR RE-USE. REFER TO SIGNAGE PACKAGE.
- REMOVE EXISTING FLAG POLES.
- EXISTING LIGHT TO REMAIN.
- REMOVE EXISTING BOLLARDS.
- REMOVE EXISTING CURBS.
- REMOVE EXISTING WALL AND WALL SIGN. MUST BE LIFTED L AND AWAY FROM ROOT ZONE OF TREE T36 TO BE SUPERVISED BY PROJECT ARBORIST.
- REMOVE EXISTING PLANTER WALLS.
- HARD AND SOFTSCAPE TO BE REMOVED AS REQUIRED TO EXECUTE PROJECT. VERIFY ON SITE WITH CONSULTANT.
- REMOVE EXISTING HARDSCAPE WITH CARE AS TO NOT DAMAGE EXISTING TREES.
- REFER TO GRADING PLAN. WHERE GRADE CHANGES ARE REQUIRED NO RE-GRADING IS TO OCCUR WITHIN EXISTING ADJACENT SOFTSCAPE OF TREE PROTECTION AREAS. REFER TO DETAIL 3/L303 FOR BOULDER EDGING WITH FRENCH DRAIN.
- EXISTING IRRIGATION CHAMBER. REMOVE AND REPLACE. REFER TO LANDSCAPE IRRIGATION DRAWING.



1 TREE PROTECTION FENCE
SCALE: NTS



- LAYOUT NOTES**
- DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
 - LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
 - LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
 - VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
 - REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
 - ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
 - ALL DIMENSIONS LABELED 'EQ' ARE TO INDICATE EQUAL MEASUREMENTS BETWEEN THE DIMENSIONS END POINTS ON THE DRAWING.
 - THE CONTRACTOR SHALL STAKE THE LAYOUT AND ALIGNMENT OF ALL PAVEMENTS, WALLS, AND OTHER SITE FEATURES IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION.



CLIENT:
UBC PROPERTIES TRUST

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LANDSCAPE ARCHITECT
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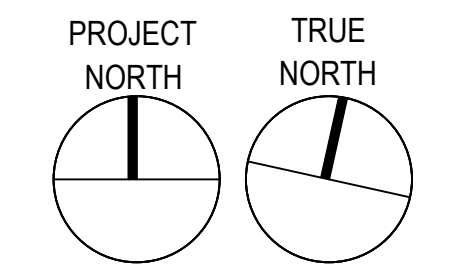
MECHANICAL
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STRUCTURAL
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PFS STUDIO
 PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
 1777 West 3rd Avenue
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 604.796.5168
 pfs@pfs.ca
 www.pfs.ca

STAMP:

PROJECT NAME:
UBC GAGE RESIDENCE PLAZA

DRAWING TITLE:
LAYOUT PLAN

PFS PROJECT NUMBER: 18058 DATE: 2019/10/29

DRAWN BY: DD CHECKED BY: DD

SCALE: 1:250

DWG. NO.:
L200

CLIENT:



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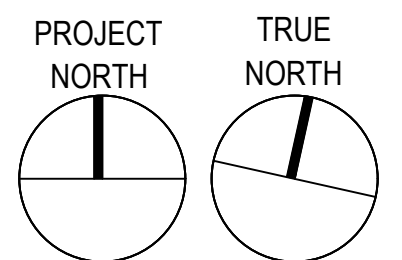
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DRAWING TITLE:

MATERIALS PLAN

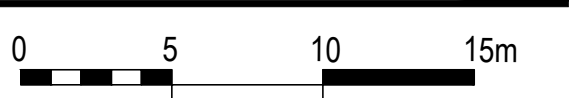
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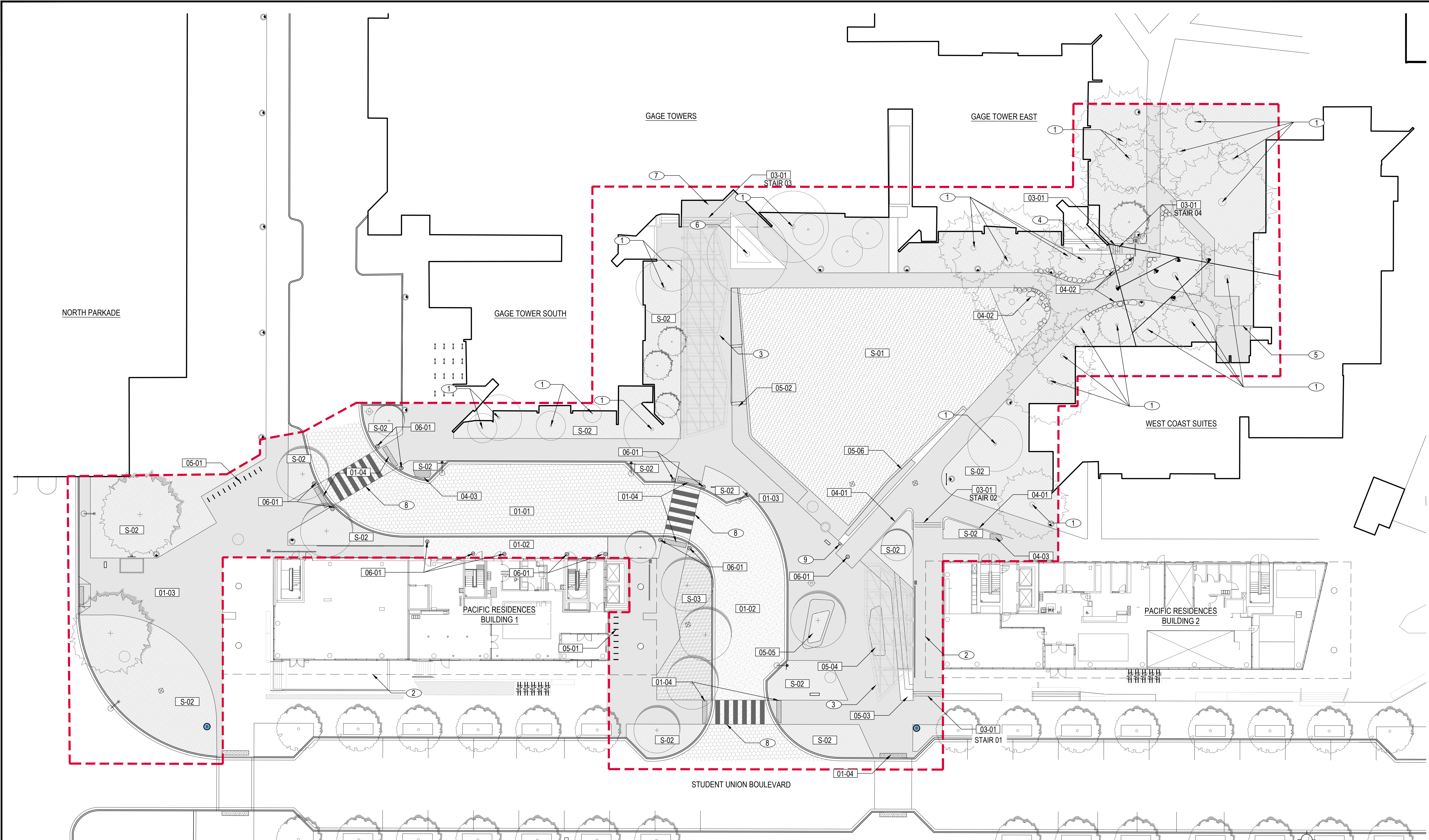
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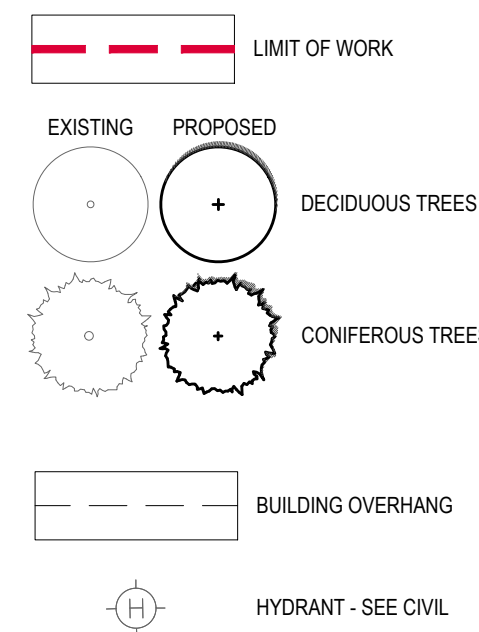
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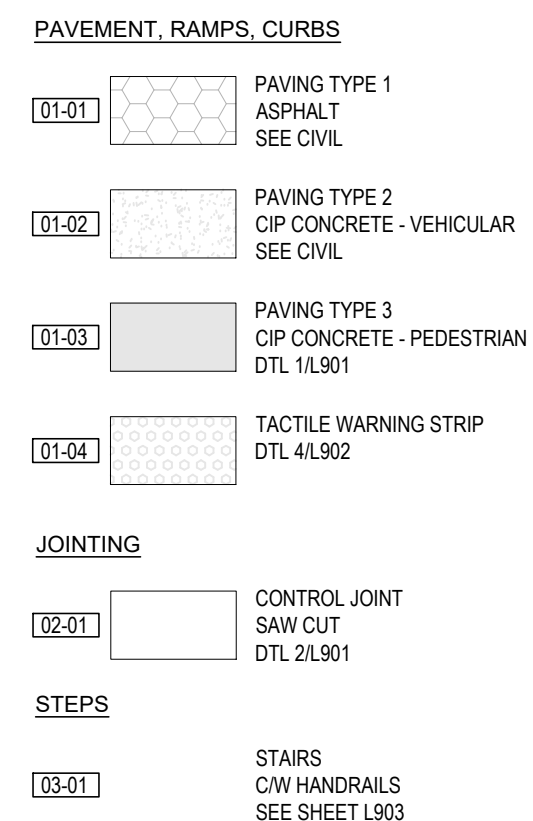


MATERIAL NOTES
1. MATERIAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.

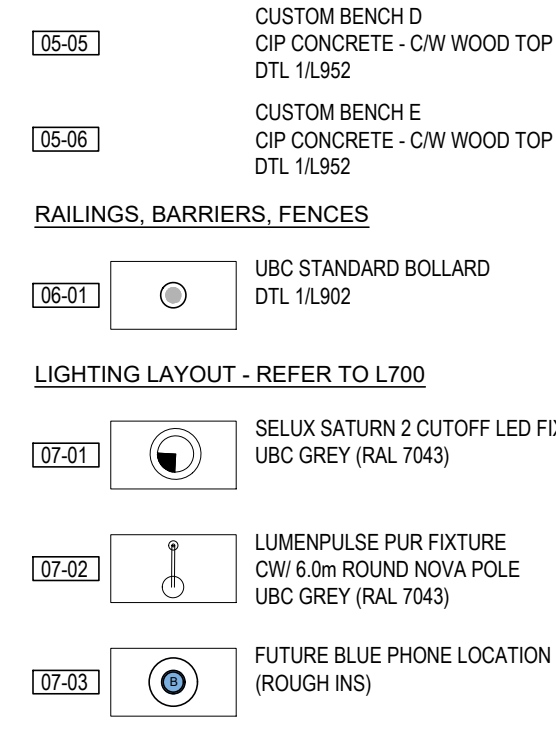
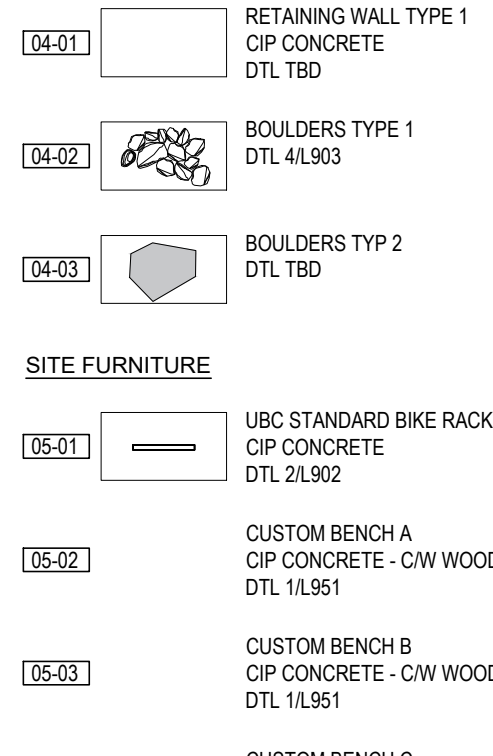
GENERAL LEGEND



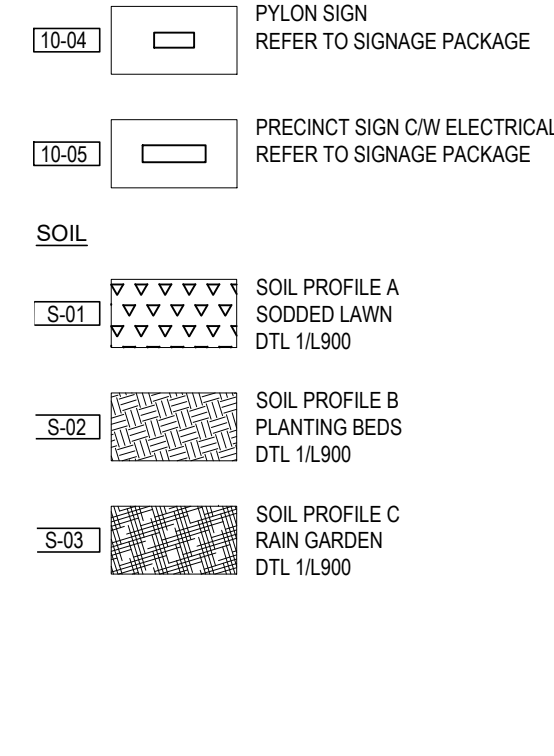
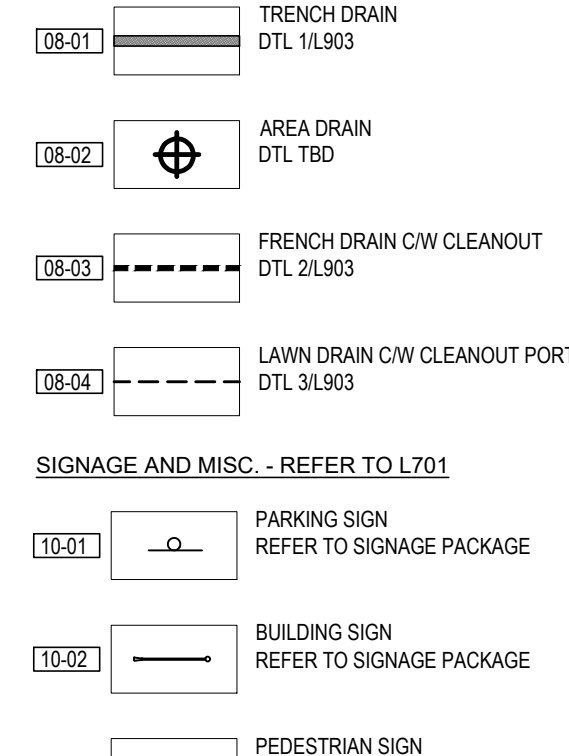
MATERIALS LEGEND



SITE WALLS / EMBANKMENTS / BOULDERS

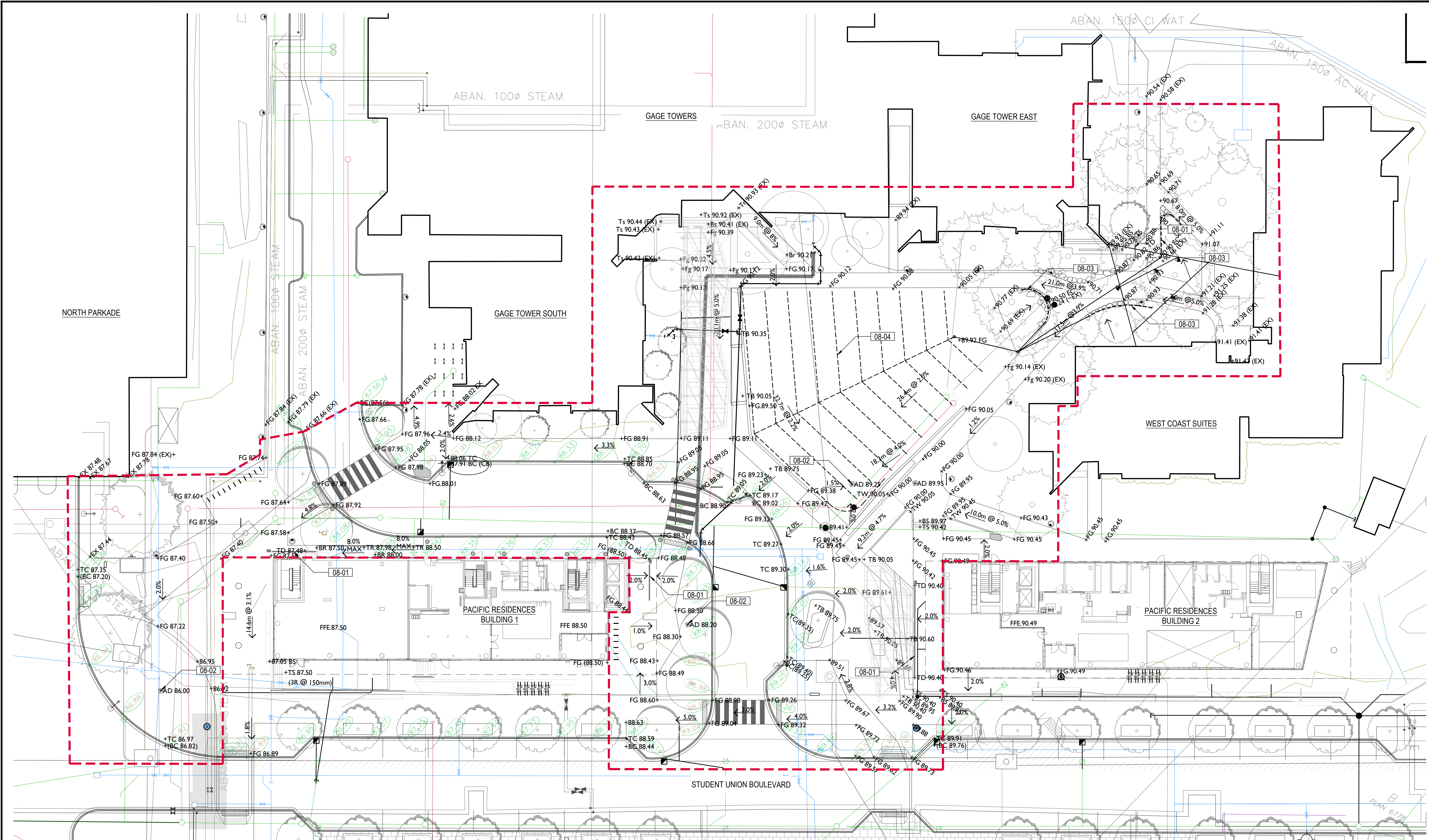


DRAINAGE - REFER TO L400

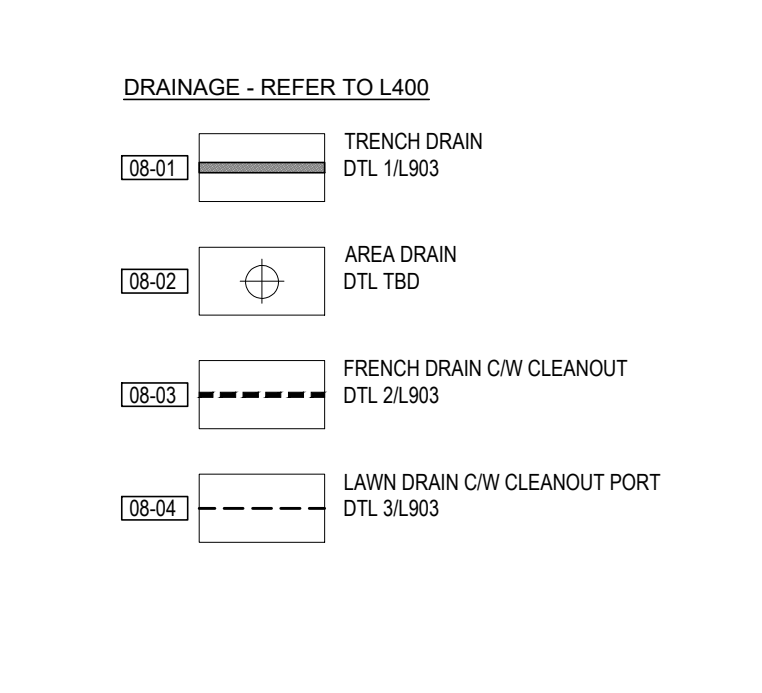
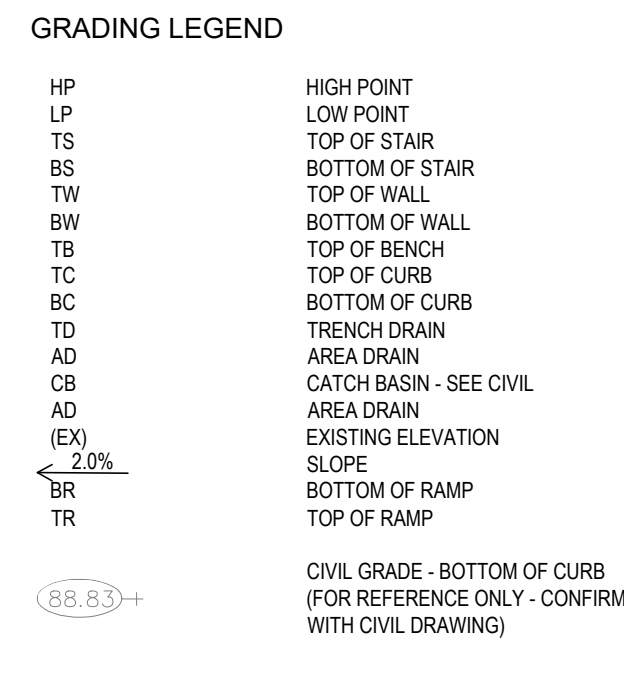
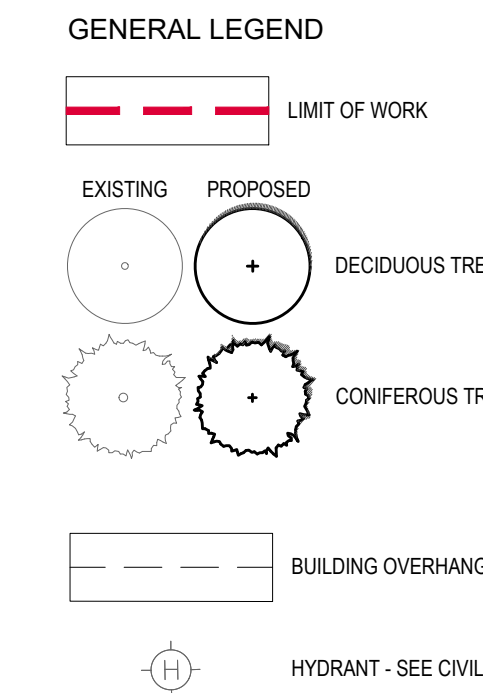


MATERIALS REFERENCE NOTES

- ① EXISTING TREE. DO NOT DISTURB.
- ② EXISTING BUILDING CANOPY.
- ③ NEW CANOPY. REFER TO ARCHITECTURE.
- ④ EXISTING TRENCH DRAIN.
- ⑤ EXISTING BUILDING CANOPY - WEST COAST SUITES. REFER TO SIGNAGE PACKAGE.
- ⑥ RAISE AND DIRECTIONALLY PRUNE TREE TO ENSURE CLEARANCE OF PROPOSED CANOPY STRUCTURE. WORK TO BE UNDERTAKEN BY ISA CERTIFIED ARBORIST AND SUPERVISED / GUIDED BY THE PROJECT ARBORIST (DIAMOND HEAD CONSULTING).
- ⑦ CONFIRM EXTENT OF BUILDING STRUCTURE UNDER EXISTING CONCRETE AT BUILDING ENTRY. PERFORM SCALANT INSPECTION OF WATERPROOFING MEMBRANE PRIOR TO POURING NEW CONCRETE SLAB. SUBMIT COPIES TO CONSULTANT AND UBCTP.
- ⑧ PEDESTRIAN CROSSING PAINT - REFER TO SPECIFICATIONS.
- ⑨ FIRE DEPARTMENT CONNECTION - REFER TO MECHANICAL.



- GRADING NOTES**
- REFER TO SURVEY PLAN FOR EXISTING ELEVATIONS.
 - ALL SPOT ELEVATIONS IN METRIC METER MEASUREMENT UNITS UNLESS OTHERWISE INDICATED.
 - REFER TO CIVIL DRAWINGS FOR ALL SUBSURFACE DRAINAGE
 - ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO STORM DRAINS.
 - UTILITY LIDS/COVERS TO BE PROTECTED DURING DEMOLITION, ADJUSTED TO FINAL GRADE AND BE ADJUSTED FOR FUTURE MAINTENANCE ACCESS. REFER TO CIVIL.



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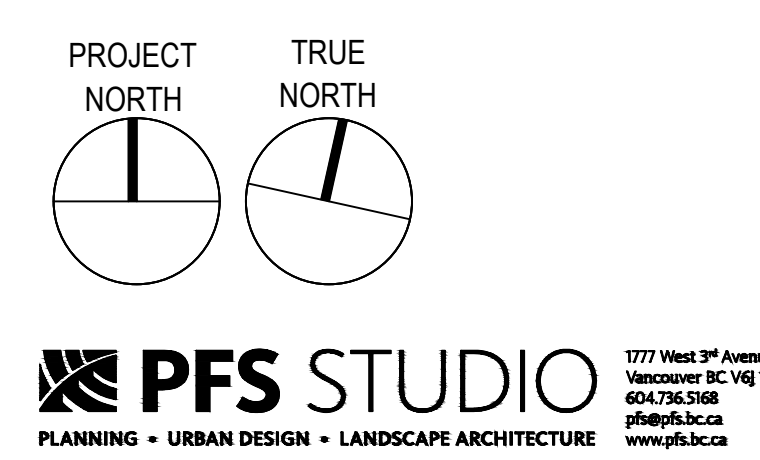
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GRADING PLAN

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SCALE:
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DWG. NO.:
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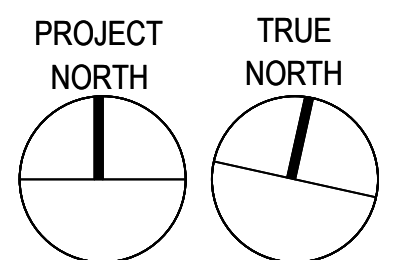
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UBC GAGE RESIDENCE
PLAZA

DRAWING TITLE:

PLANTING PLAN

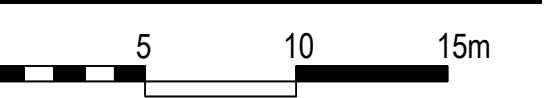
PFS PROJECT NUMBER:
18058

DATE:
2020/04/20

DRAWN BY:
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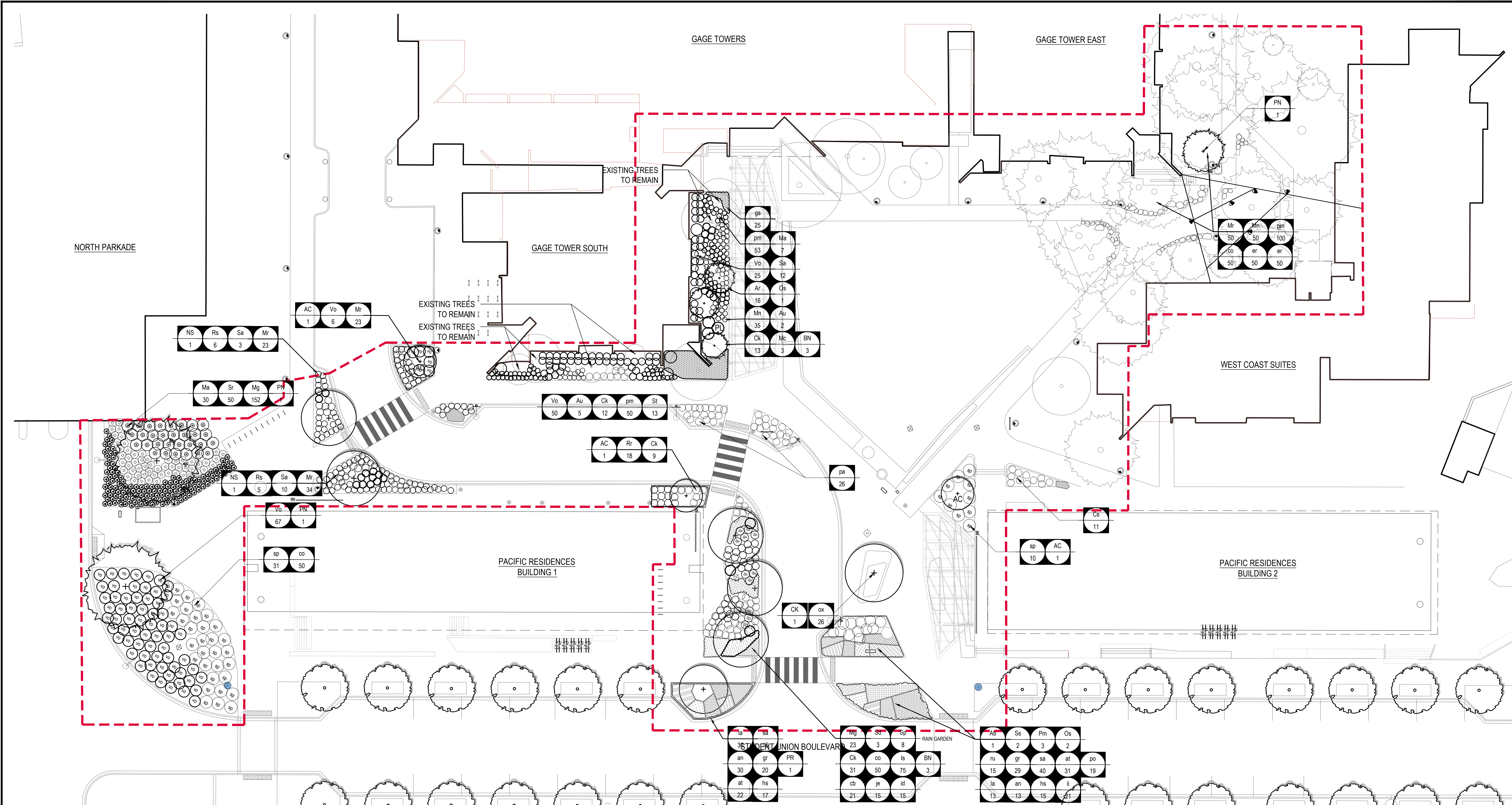
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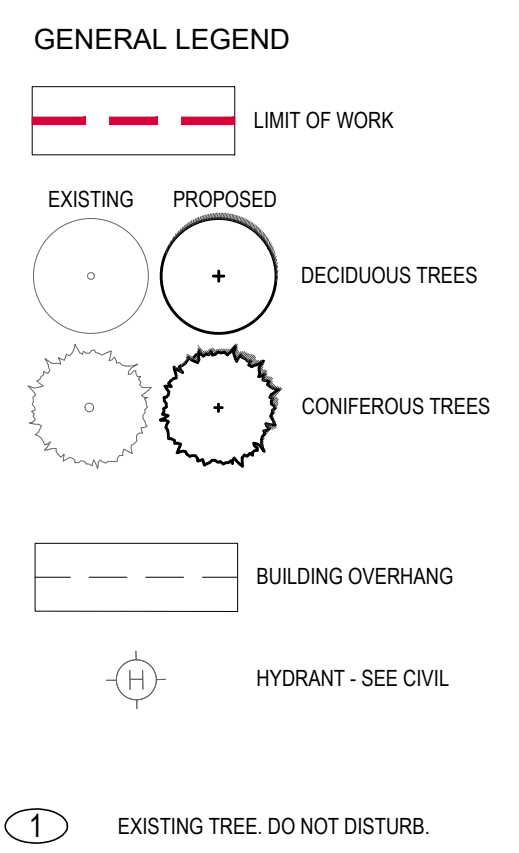


DWG. NO.:

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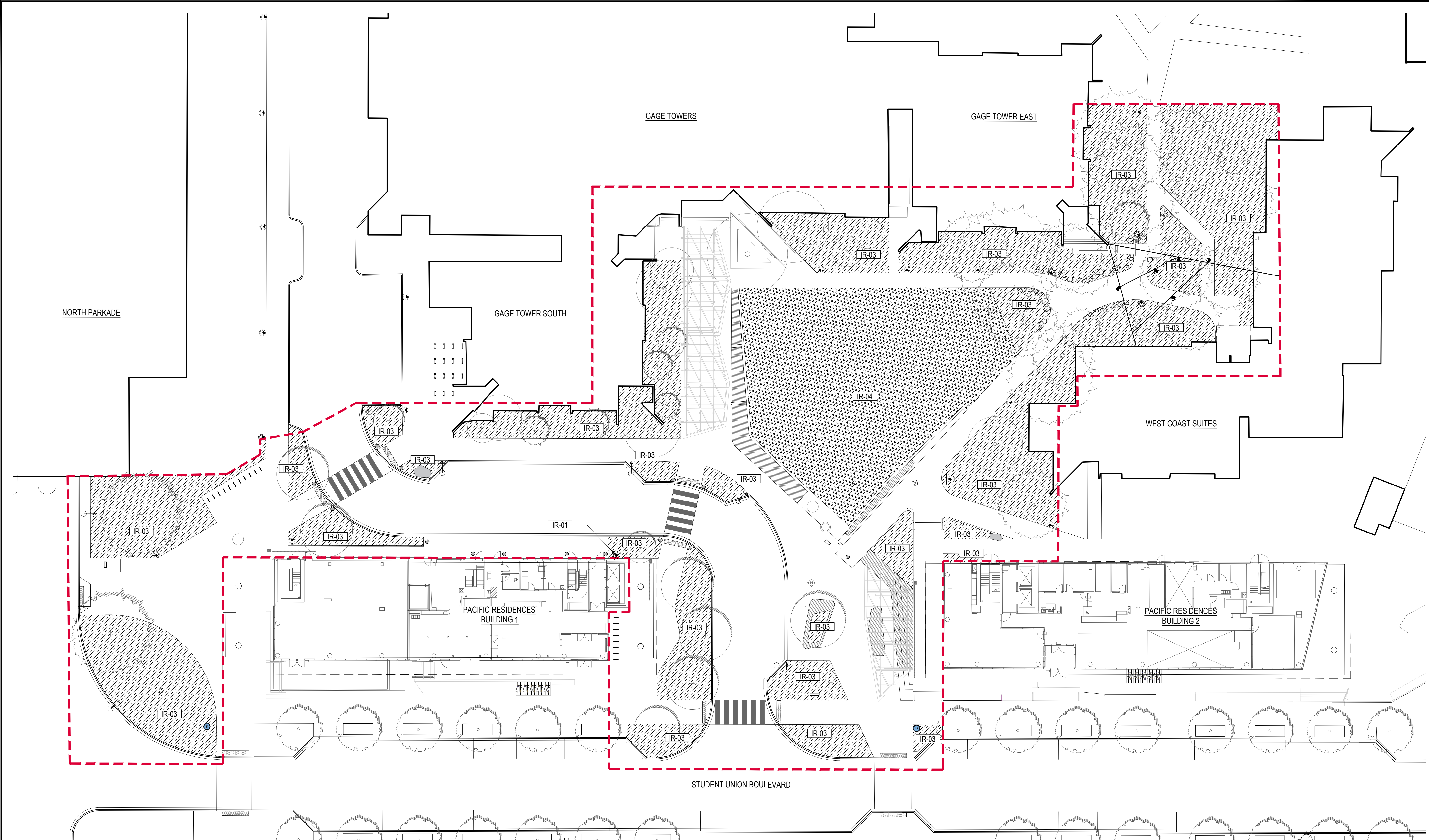
- PLANTING NOTES**
- ALL NEW TREES TO BE PLANTED A MINIMUM OF 1M AWAY FROM UTILITIES (FROM EDGE OF ROOTBALL).
 - ANY LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES TO BE RAKED AND RE-SEED POST CONSTRUCTION ACTIVITIES.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE CANADIAN NURSERY STOCK STANDARD (CNSS) AND PER PROJECT SPECIFICATIONS.
 - SEARCH AREA FOR ALL PLANT MATERIAL MUST OCCUR WITHIN 402KM OF PROJECT SITE.
 - PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
 - ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
 - THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT - AS PER SPECIFICATIONS - PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
 - THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
 - PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE



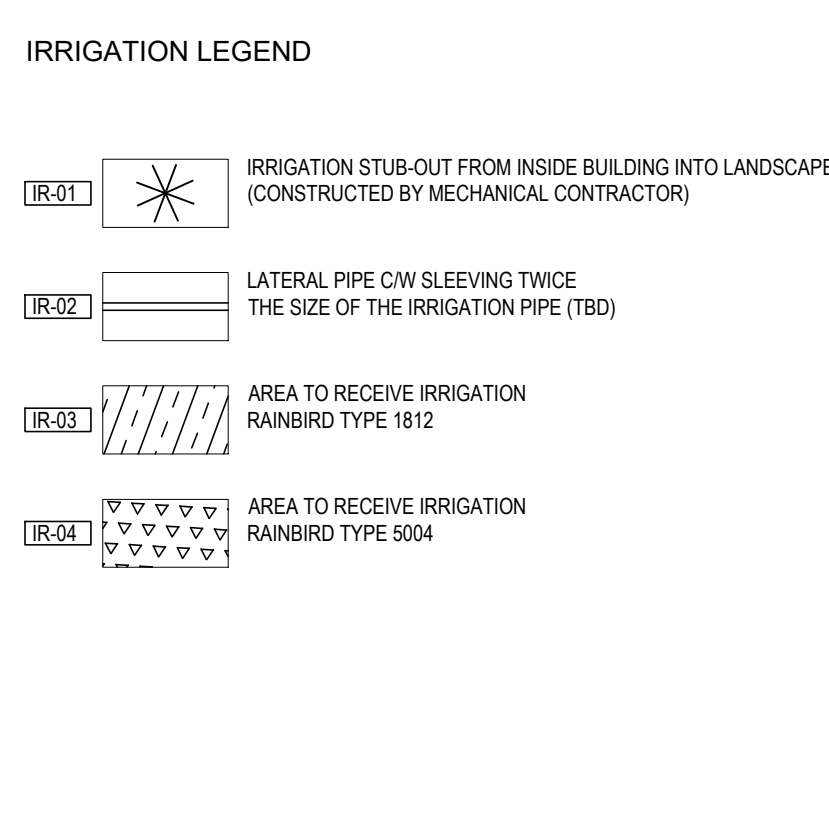
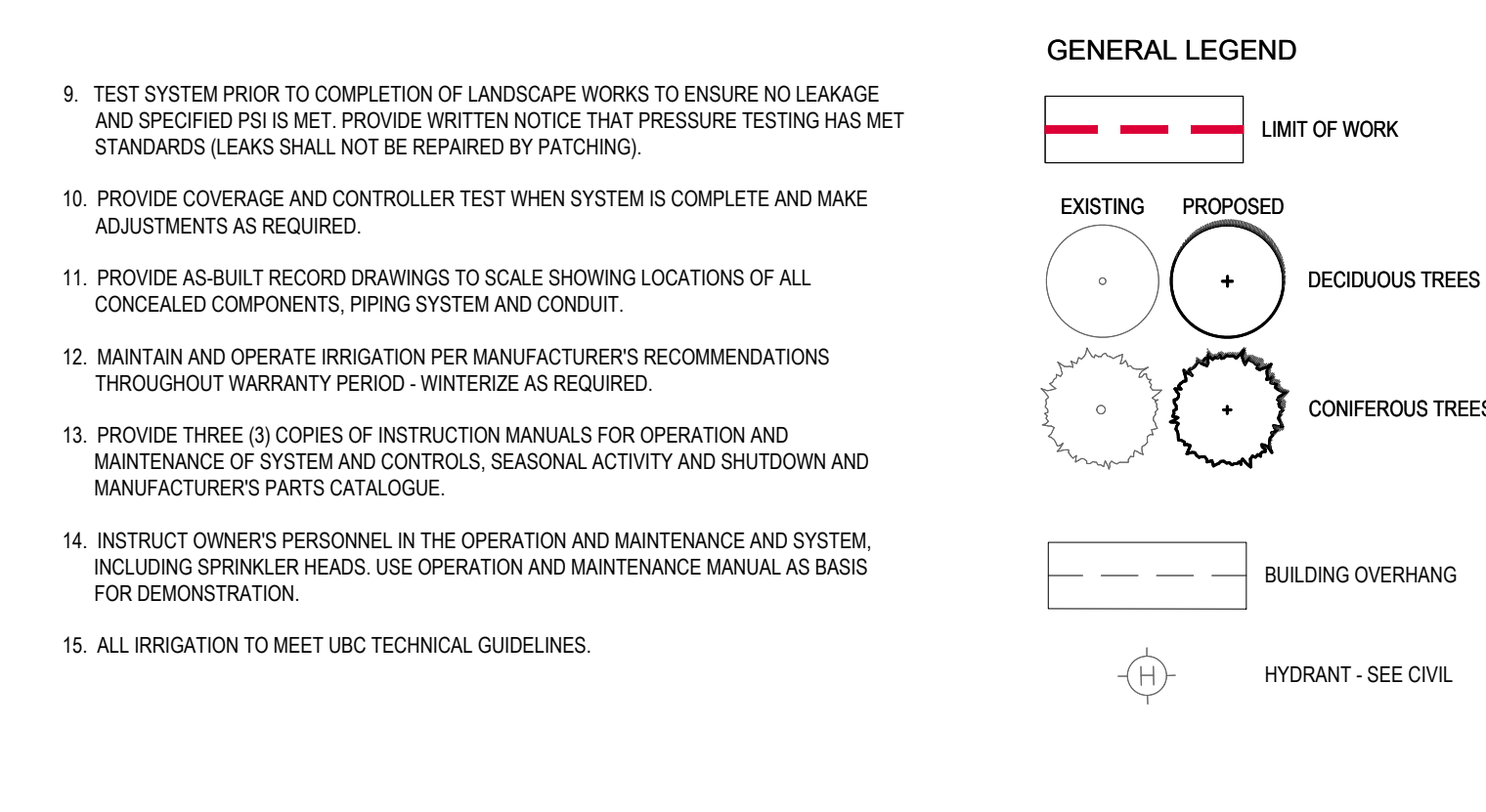
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
TREES					
AC	3	Acer circinatum	VINE MAPLE	3.0m HT. MULTISTEM	AS SHOWN
BN	6	Betula nigra 'Heritage'	RIVER BIRCH	7cm CAL., MULTISTEM	AS SHOWN
CK	1	Cornus kousa	KOUSA DOGWOOD	8cm CAL.	AS SHOWN
PN	3	Pinus nigra	BLACK PINE	4.0m HT.	AS SHOWN
PR	1	Prunus sargentii 'Rancho'	SARGENT CHERRY	5cm CAL.	AS SHOWN
NS	2	Nyssa sylvatica	BLACK TUPELO	8cm CAL.	AS SHOWN
SHRUBS					
Ma	37	Mahonia aquifolium	TALL OREGON GRAPE	#1	450 mm
Sr	50	Sambucus racemosa	RED ELDERBERRY	#2	900 mm
Mg	175	Myrica gale	SWEET GALE	#2	750 mm
Sp	19	Salix purpurea 'Nana'	DWARF PURPLE WILLOW	#2	450 mm
Sa	38	Symphoricarpos albus	SNOWBERRY	#2	750 mm
Vo	196	Vaccinium ovatum	EVERGREEN HUCKLEBERRY	#2	900 mm
Cs	82	Cornus sericea 'Kelsey'	KELSEY DOGWOOD	#2	900 mm
Sd	3	Spirea douglasii	WESTERN SPIREA	#2	900 mm
Mc	5	Myrica californica	WAX MYRTLE	#5	AS SHOWN
Os	6	Osmanonia cerasiformis	INDIAN PLUM	#2	900 mm
Au	11	Arbutus unedo	STRAWBERRY BUSH	#10	AS SHOWN
St	13	Spirea betulifolia 'Tor'	TOR SPIREA	#3	450 mm
Rr	13	Rhododendron 'Rampo'	RAMPO RHODODENDRON	#3	300mm
GROUNDCOVERS/PERENNIALS					
st	56	Stipa	RED ELDERBERRY	#1	300 mm
pa	11	Sambucus racemosa	RED ELDERBERRY	#1	450 mm
sa	56	Myrica gale	SWEET GALE	#1	300 mm
co	50	Salix purpurea 'Nana'	DWARF PURPLE WILLOW	#1	600 mm
Mr	125	Symphoricarpos albus	SNOWBERRY	#1	450 mm

Mn	35	Vaccinium ovatum	EVERGREEN HUCKLEBERRY	#1	450 mm
au	50	Cornus sericea 'Kelsey'	KELSEY DOGWOOD	#1	450 mm
ac	50	Spirea douglasii	WESTERN SPIREA	#1	300 mm
gs	125	Myrica californica	WAX MYRTLE	#1	450 mm
Fc	50	Osmanonia cerasiformis	INDIAN PLUM	#1	450 mm
Ar	16	Sambucus racemosa	RED ELDERBERRY	#1	450 mm
er	50	Myrica gale	SWEET GALE	#1	450 mm
gr	50	Salix purpurea 'Nana'	DWARF PURPLE WILLOW	#1	450 mm
hc	50	Symphoricarpos albus	SNOWBERRY	#1	450 mm
la	43	Vaccinium ovatum	EVERGREEN HUCKLEBERRY	#1	450 mm
at	53	Cornus sericea 'Kelsey'	KELSEY DOGWOOD	#1	450 mm
ls	32	Spirea douglasii	WESTERN SPIREA	#1	450 mm
pa	50	Myrica californica	WAX MYRTLE	#1	450 mm
an	43	Osmanonia cerasiformis	INDIAN PLUM	#1	450 mm
FERNS					
pm	150	Polystichum munitum	SWORD FERN	#1	450 mm
bs	100	Blechnum spicant	DEER FERN	#1	300 mm
de	100	Dryopteris expansa	SPINY WOOD FERN	#1	450 mm
af	100	Athyrium felix-femina	LADY FERN	#1	450 mm
RAIN GARDEN					
cb	21	Carex obnupta	SLOUGH SEDGE	#1	450 mm
jn	15	Juncus ensifolius	DAGGER LEAF SEDGE	#1	450 mm
ce	21	Carex o. 'Everlime'	EVERLIME SEDGE	#1	450 mm
id	75	Iris douglasiana	DOUGLAS IRIS	#1	450 mm
is	75	Iris tenax	OREGON IRIS	#1	450 mm



- IRRIGATION NOTES**
- ALL ON-SITE LANDSCAPE PLANTED AREAS TO BE IRRIGATED.
 - IRRIGATION CONTRACTOR PERFORMING WORK MUST HAVE FIVE (5) YEARS DOCUMENTED EXPERIENCE AND BE A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
 - IRRIGATION TO CONFIRM WITH LOCAL PLUMBING AND ELECTRICAL CODES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
 - IRRIGATION TO CONFIRM TO ALL IIABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
 - MATERIALS SECTION 8B: ALL PIPE TO BE MINIMUM CLASS 200
 - MATERIALS SECTION 5G: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL.
 - COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
 - PROVIDE STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
 - PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC. AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
 - HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO INCLUDED, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES AND MOTION SENSOR/RAIN DELAY CONTROLLER.
 - TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
 - PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
 - PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
 - MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
 - PROVIDE THREE (3) COPIES OF INSTRUCTION MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
 - INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE AND SYSTEM, INCLUDING SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MANUAL AS BASIS FOR DEMONSTRATION.
 - ALL IRRIGATION TO MEET UBC TECHNICAL GUIDELINES.



CLIENT:
 UBC PROPERTIES TRUST

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 AES ENGINEERING
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MECHANICAL
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STRUCTURAL
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4	2020.08.21	ISSUED FOR REFERENCE ONLY	PFS
5	2020.09.25	ISSUED FOR REVIEW	DD
6	2020.09.30	ISSUED FOR REVISED DEVELOP. PERMIT REV01	DD

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 pfs@pfs.ca
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UBC GAGE RESIDENCE PLAZA

DRAWING TITLE:
IRRIGATION PLAN

PFS PROJECT NUMBER:
 18058

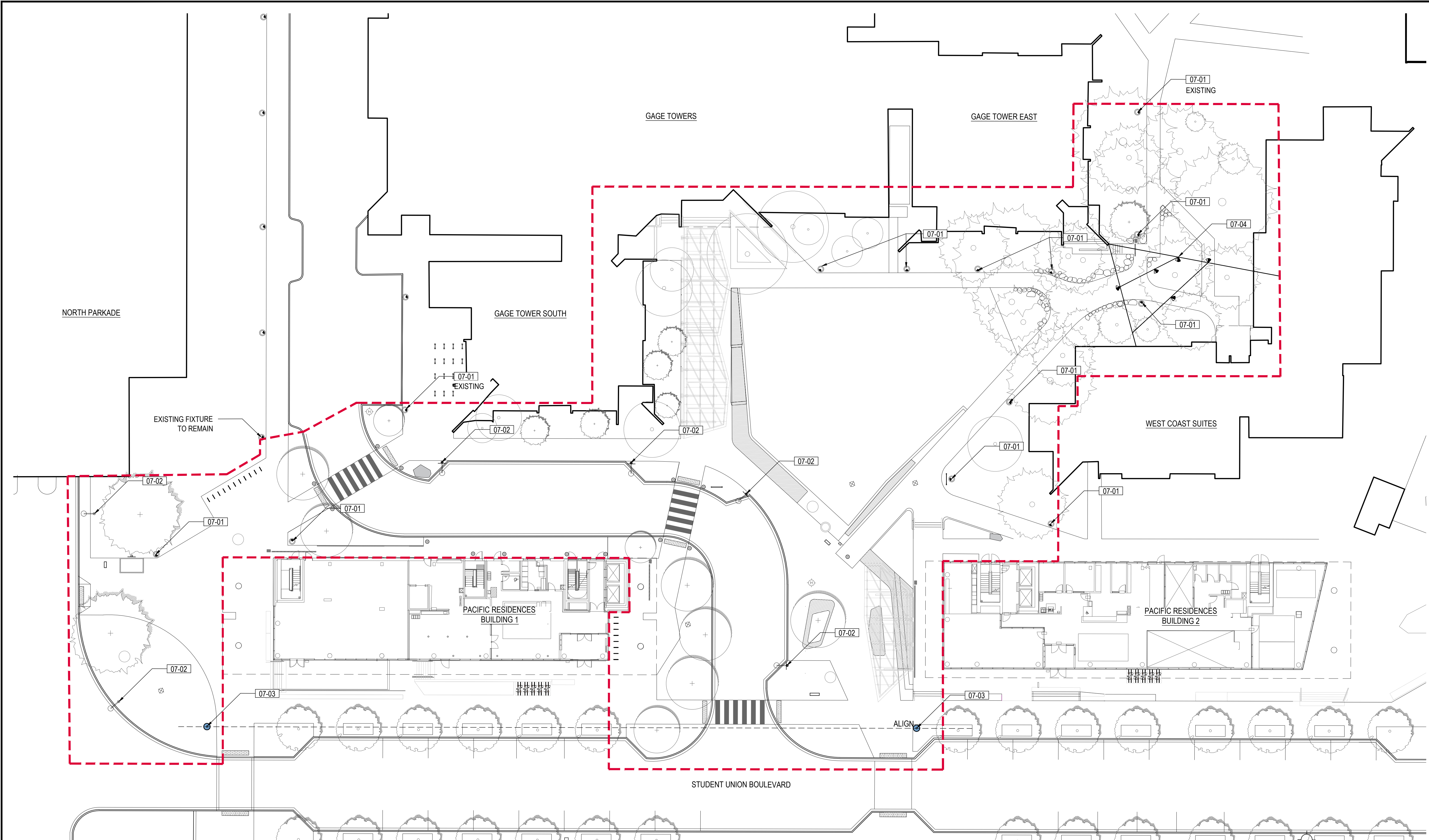
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 2020/06/30

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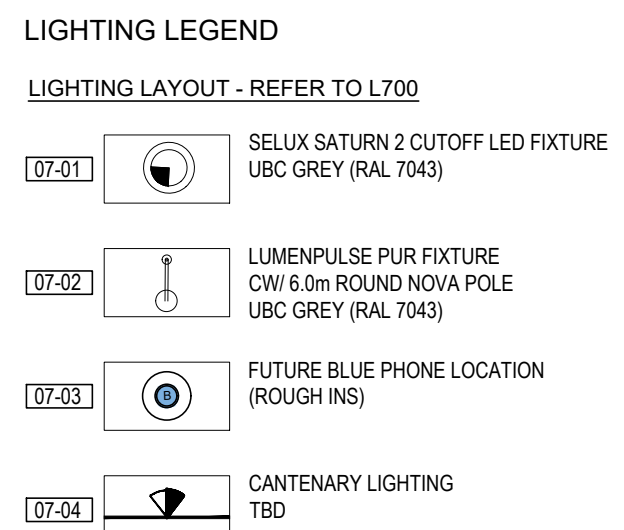
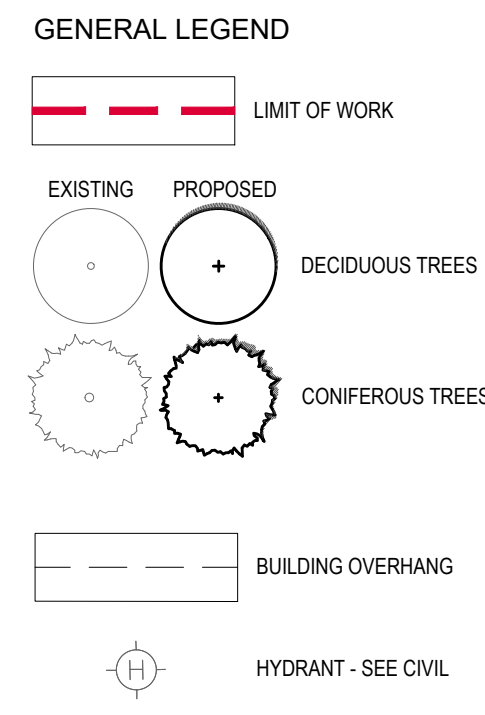
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DWG. NO.:
L600



LIGHTING NOTES

1. FIXTURES ARE IDENTIFIED FOR TYPE AND LOCATION ONLY. REFER TO ELECTRICAL FOR FIXTURE SPECIFICATIONS.
2. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR CONNECTIONS, WIRING, AND JUNCTION BOX DETAILS.
3. ALL POLE LIGHTING TO BE OFFSET FROM THE PATHWAY 750mm, TYPICAL.



CANTENARY LIGHTING IMAGE REFERENCES (07-04) ABOVE.

- SECONDARY TO UBC STANDARD LIGHTING TO CREATE ATMOSPHERE AND IDENTITY FOR THE SPACE AS A DESIGN FEATURE.
- TO HAVE THEIR OWN CONTROLLER TO CUSTOMIZE ON/OFF TO CONTROL LIGHT LEVELS AND POLLUTION.
- FIXTURES TO BE DETERMINED.
- SUBMIT SHOP DRAWINGS SHOWING LOCATIONS.
- TO BE ENGINEERED FOR SEISMIC LOADING.

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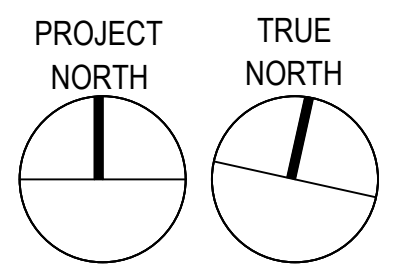
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LIGHTING PLAN

PFS PROJECT NUMBER:
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DWG. NO.:
L700

CLIENT:



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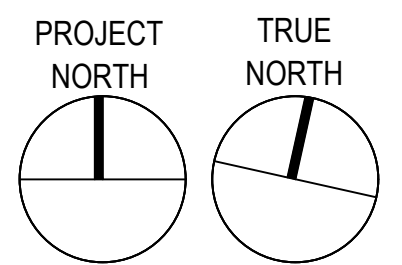
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SITE SIGNAGE PLAN

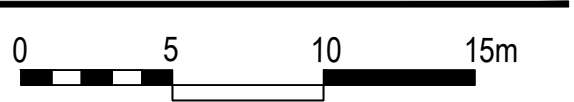
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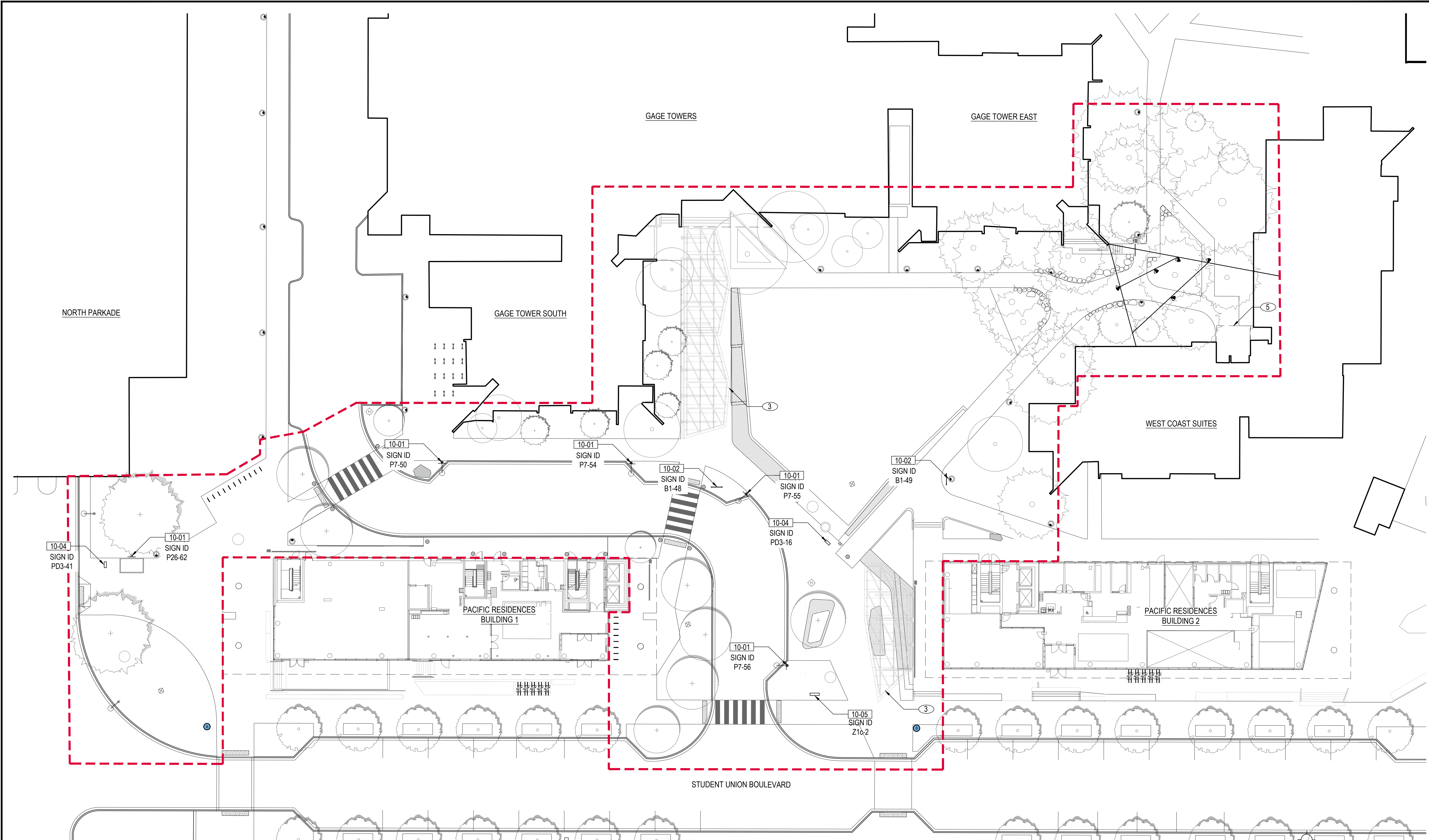
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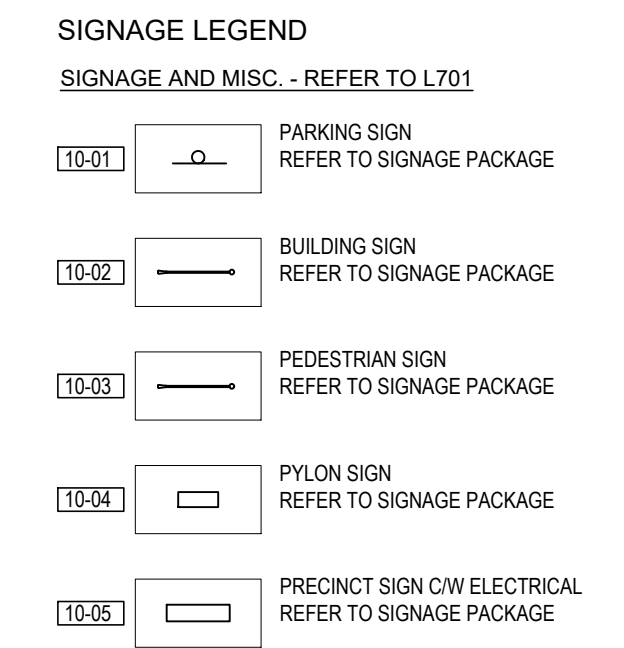
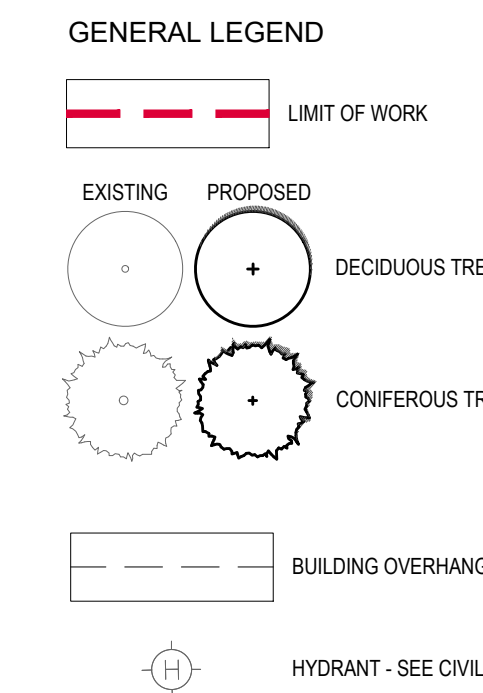


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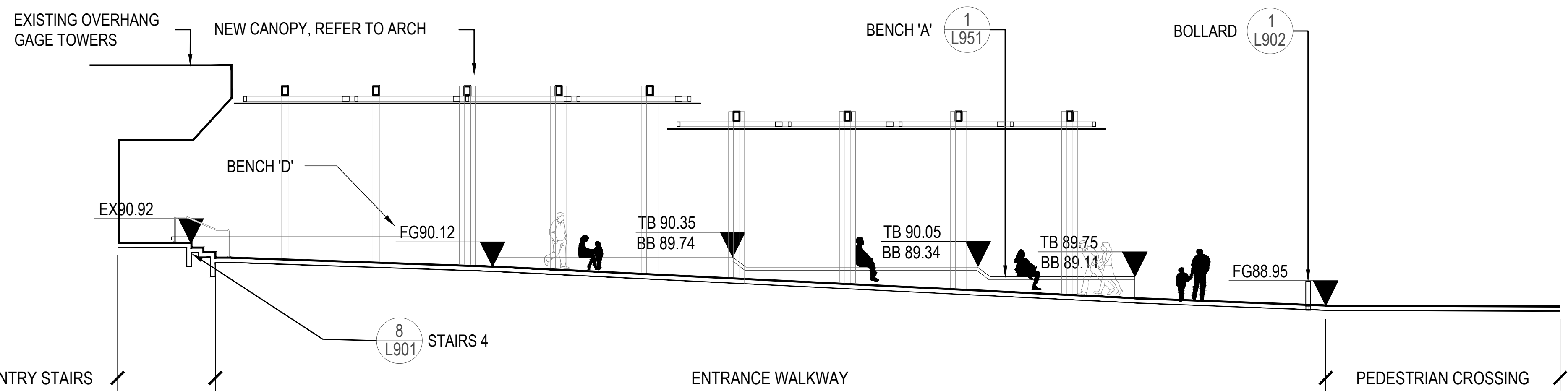


SITE SIGNAGE NOTES
1. STAKE OUT LOCATION OF SIGNAGE AND CONFIRM PLACEMENT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. REFER TO SIGNAGE PACKAGE FOR SIGN DESIGN.
3. REFER TO STRUCTURAL FOR FOUNDATIONS.

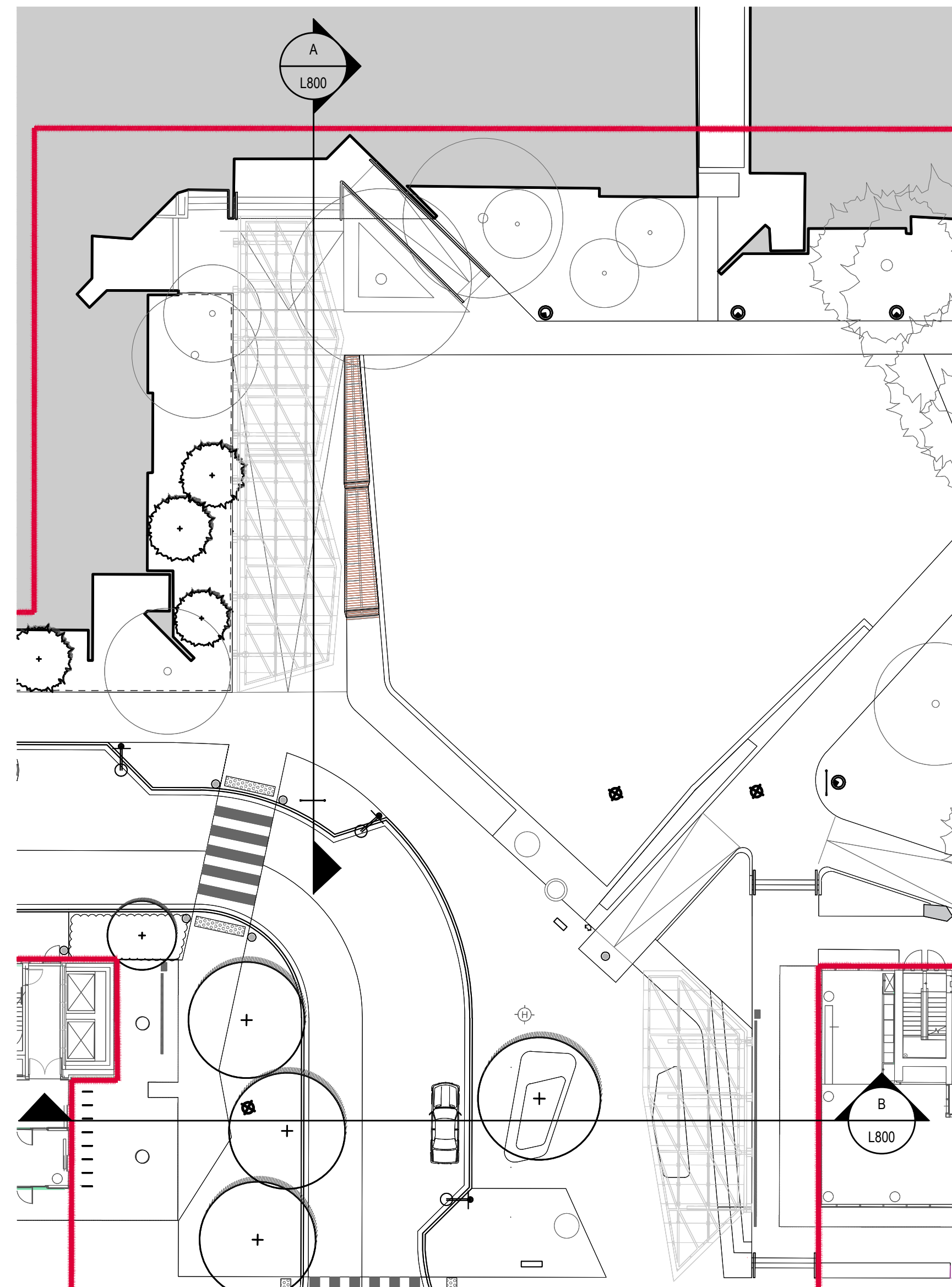


MATERIALS REFERENCE NOTES

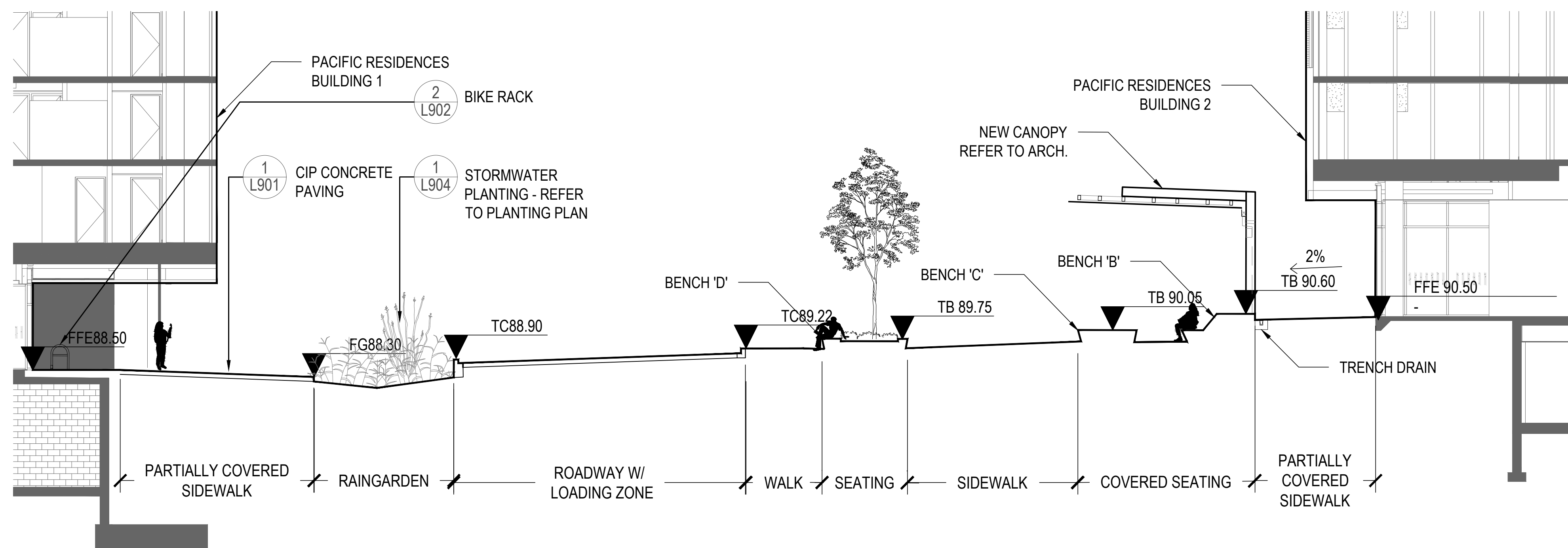
- 1 EXISTING TREE. DO NOT DISTURB.
- 2 EXISTING BUILDING CANOPY.
- 3 NEW CANOPY. REFER TO ARCHITECTURE.
- 4 EXISTING TRENCH DRAIN.
- 5 EXISTING BUILDING CANOPY - WEST COAST SUITES. REFER TO SIGNAGE PACKAGE.
- 6 RAISE AND DIRECTIONALLY PRUNE TREE TO ENSURE CLEARANCE OF PROPOSED CANOPY STRUCTURE. WORK TO BE UNDERTAKEN BY ISA CERTIFIED ARBORIST AND SUPERVISED / GUIDED BY THE PROJECT ARBORIST (DIAMOND HEAD CONSULTING).
- 7 CONFIRM EXTENT OF BUILDING STRUCTURE UNDER EXISTING CONCRETE AT BUILDING ENTRY. PERFORM SEALANT INSPECTION OF WATERPROOFING MEMBRANE PRIOR TO POURING NEW CONCRETE SLAB. SUBMIT COPIES TO CONSULTANT AND UBPCPT.
- 8 PEDESTRIAN CROSSING PAINT - REFER TO SPECIFICATIONS.
- 9 FIRE DEPARTMENT CONNECTION - REFER TO MECHANICAL.



1 SECTION A
SCALE: 1:100



KEY PLAN
1:250



2 SECTION B
SCALE: 1:100

CLIENT:



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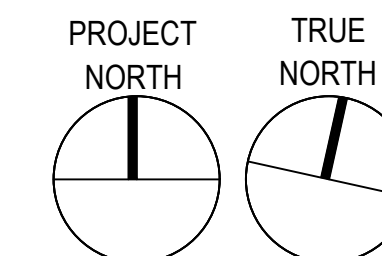
STRUCTURAL
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DRAWING TITLE:

LANDSCAPE SECTIONS

PFS PROJECT NUMBER:
18058

DATE:
2019/10/29

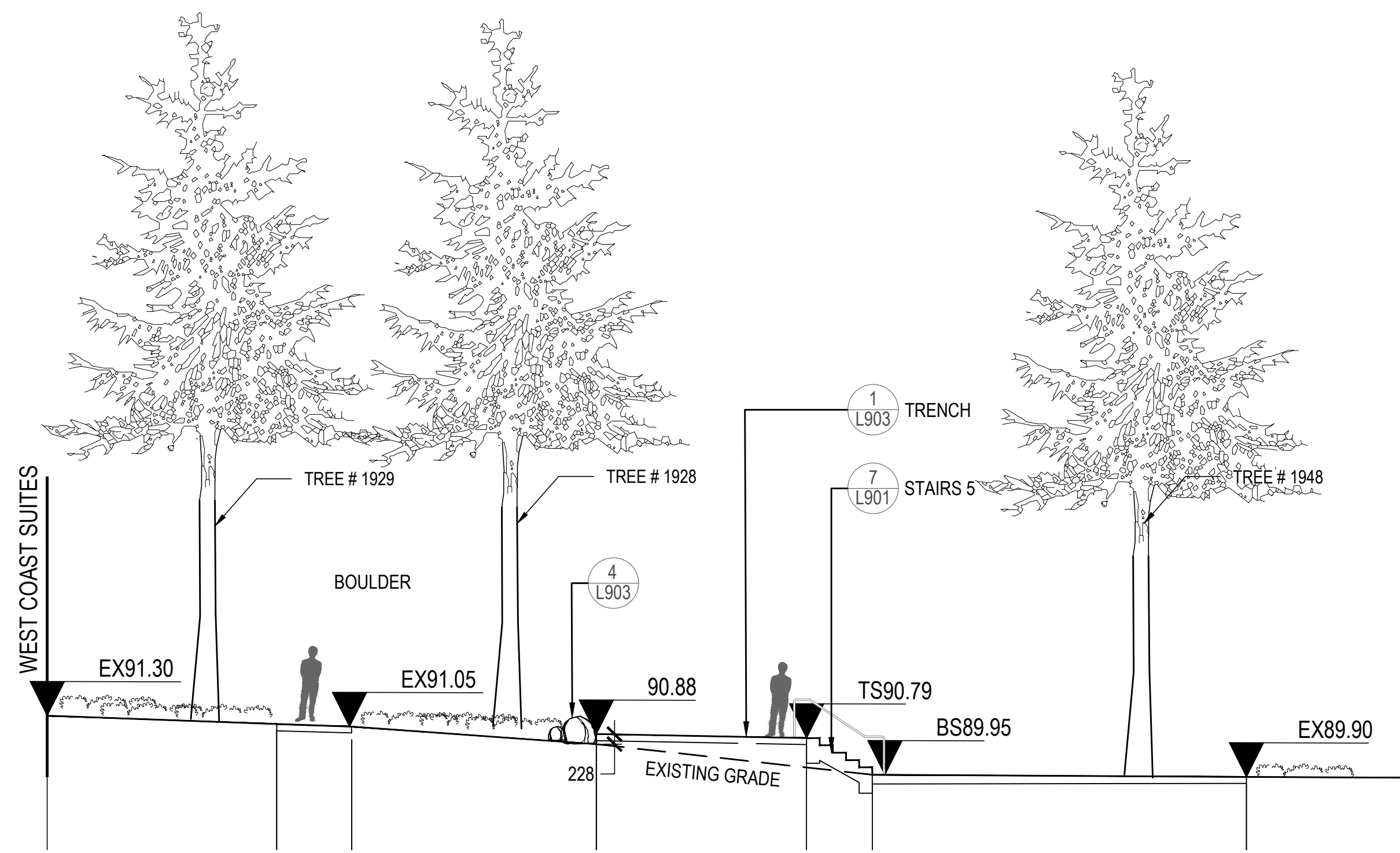
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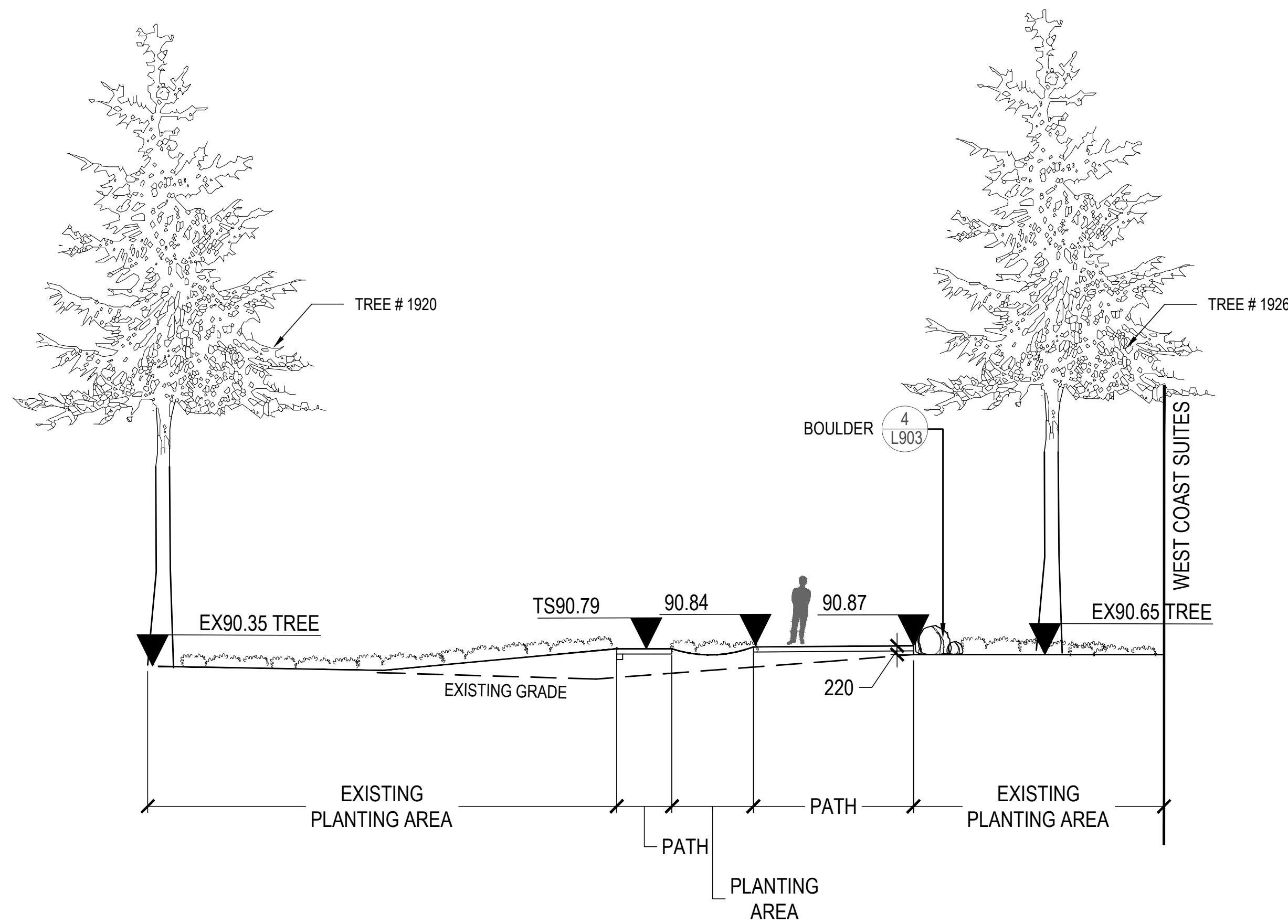
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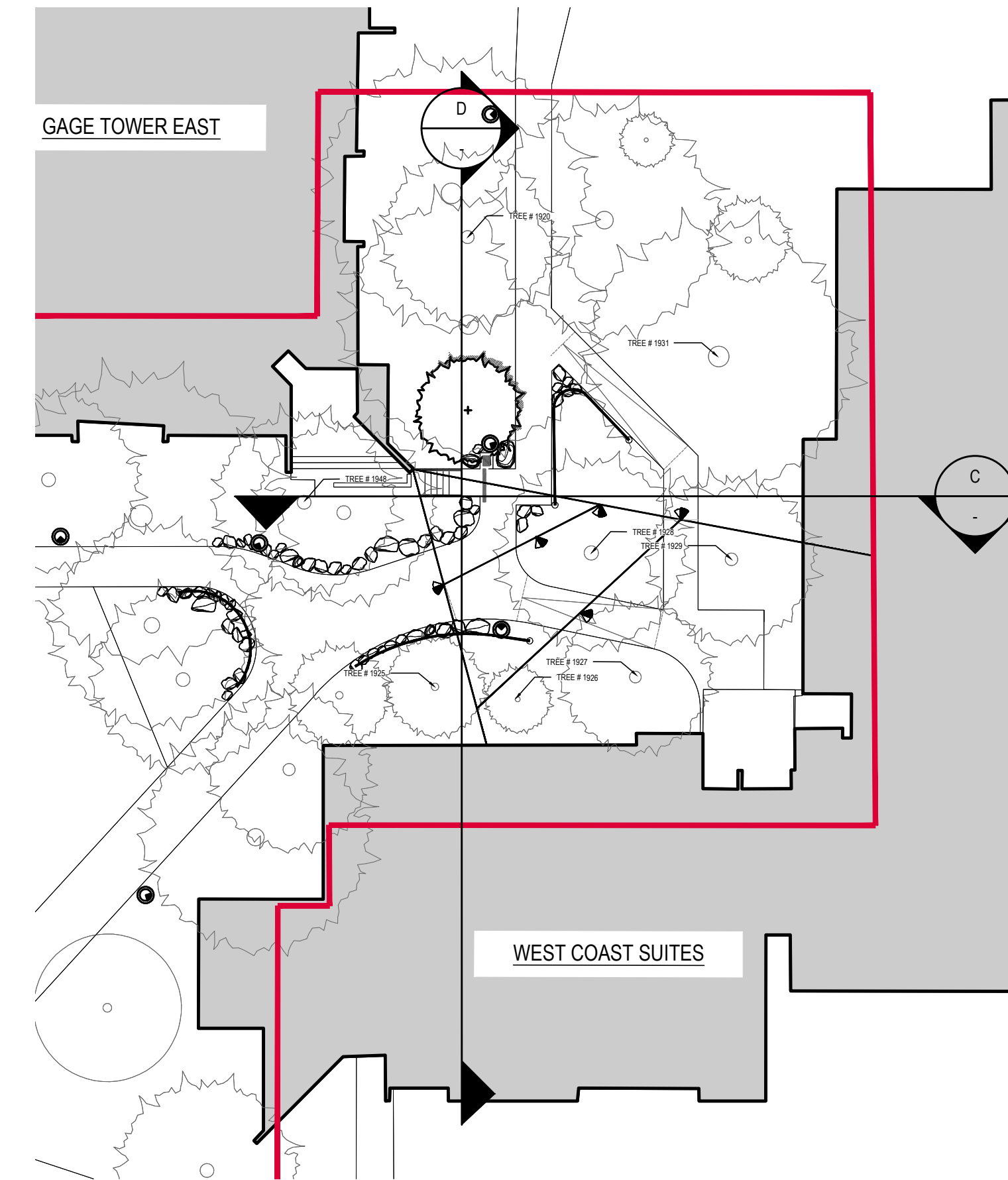
L800



1 SECTION C
SCALE: 1:100



2 SECTION D
SCALE: 1:100



KEY PLAN
1:250

CLIENT:



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INTEGRAL GROUP
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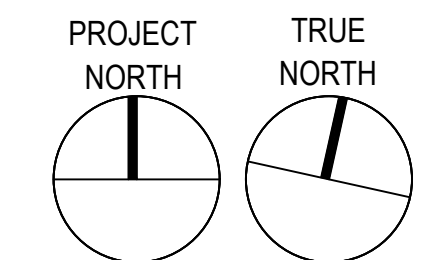
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5	2020.09.25	ISSUED FOR REVIEW	DD
6	2020.09.30	ISSUED FOR REVISED DEVELOP. PERMIT REV01	DD



STAMP:

PROJECT NAME:

**UBC GAGE RESIDENCE
PLAZA**

DRAWING TITLE:

LANDSCAPE SECTIONS

PFS PROJECT NUMBER:
18058

DATE:
2019/02/02

DRAWN BY:
JGG + SS

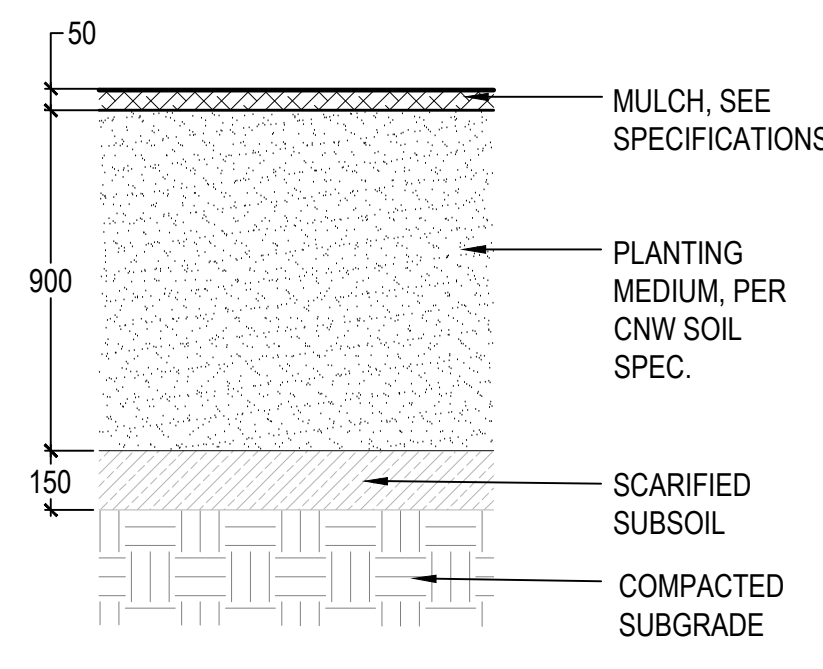
CHECKED BY:
DD

SCALE:
AS SHOWN

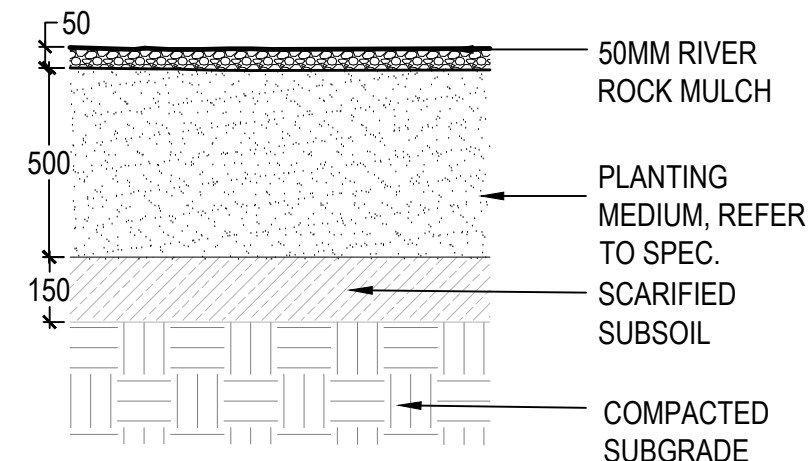
DWG. NO.:

L801

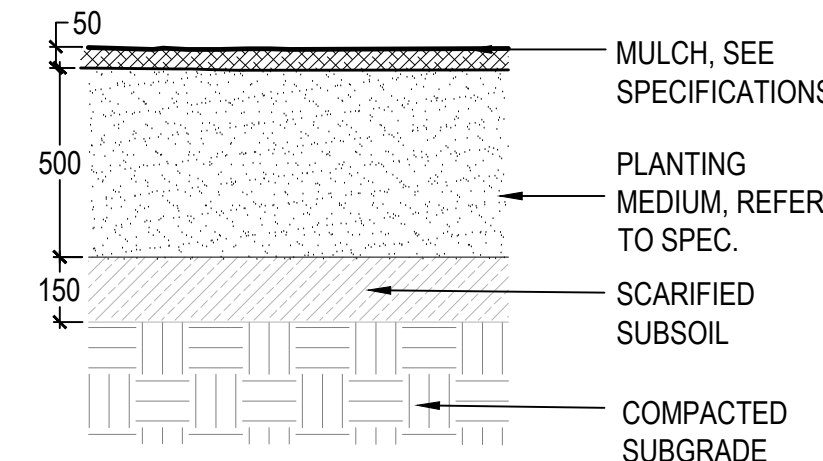
NOT FOR CONSTRUCTION



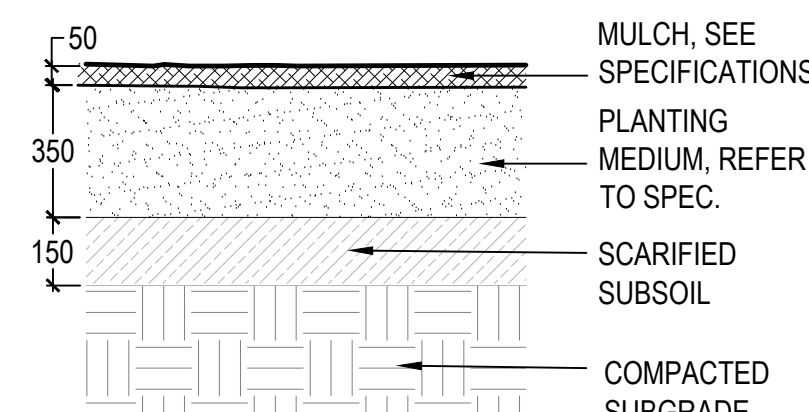
TREE PLANTING



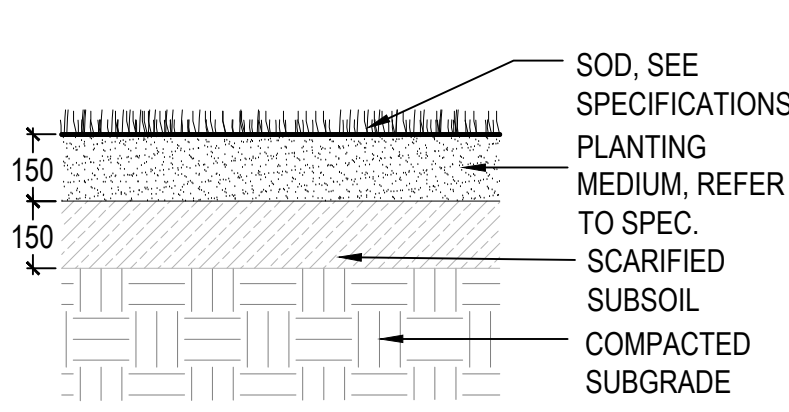
RAINGARDEN PLANTING



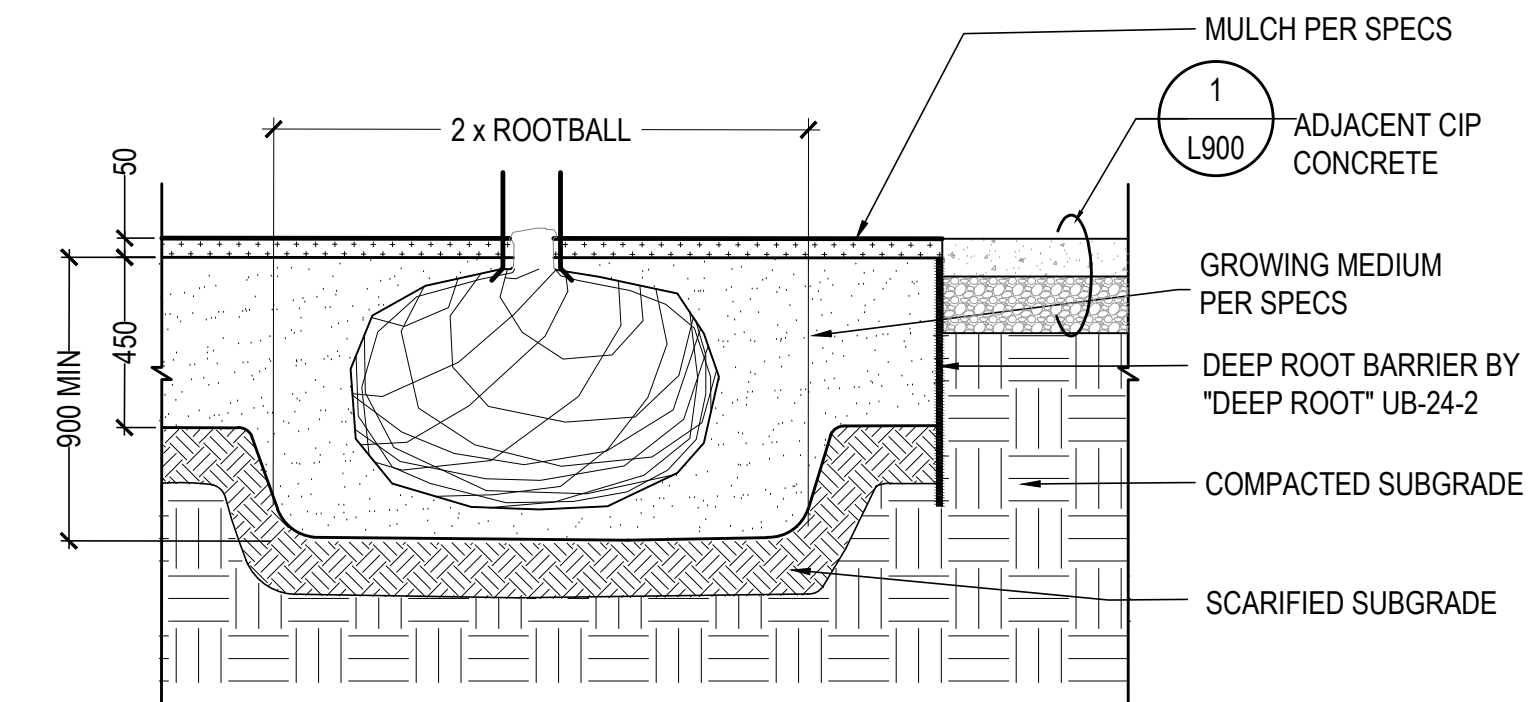
SHRUB PLANTING



GROUNDCOVER PLANTING



SODDED LAWN

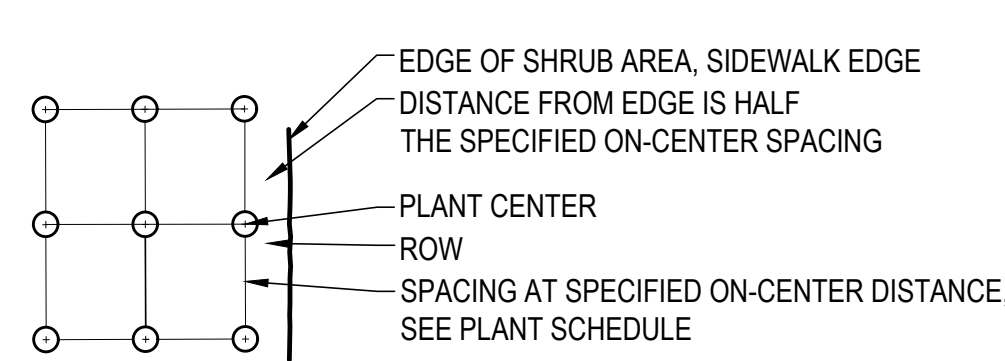


2 ROOT BARRIER

SCALE: 1:20

1 SOIL PROFILES

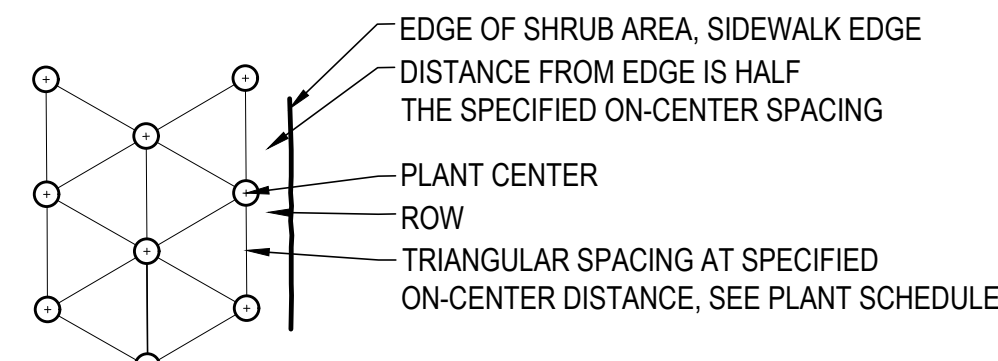
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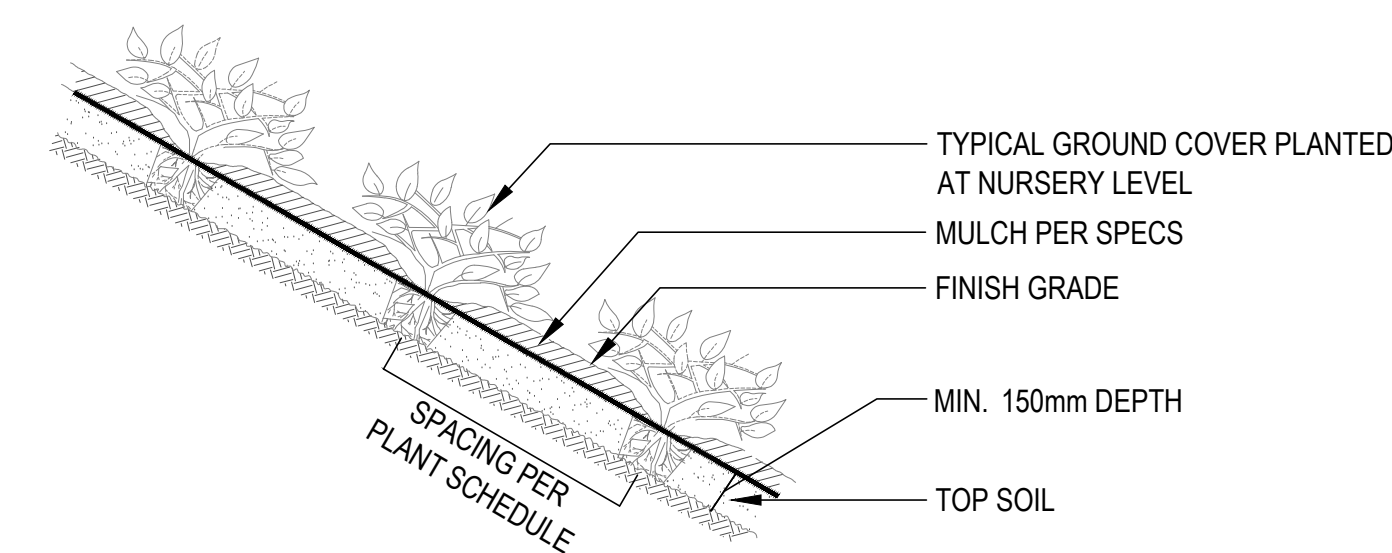
FORMAL

3 SHRUB PLANTING DETAILS

SCALE: 1:20

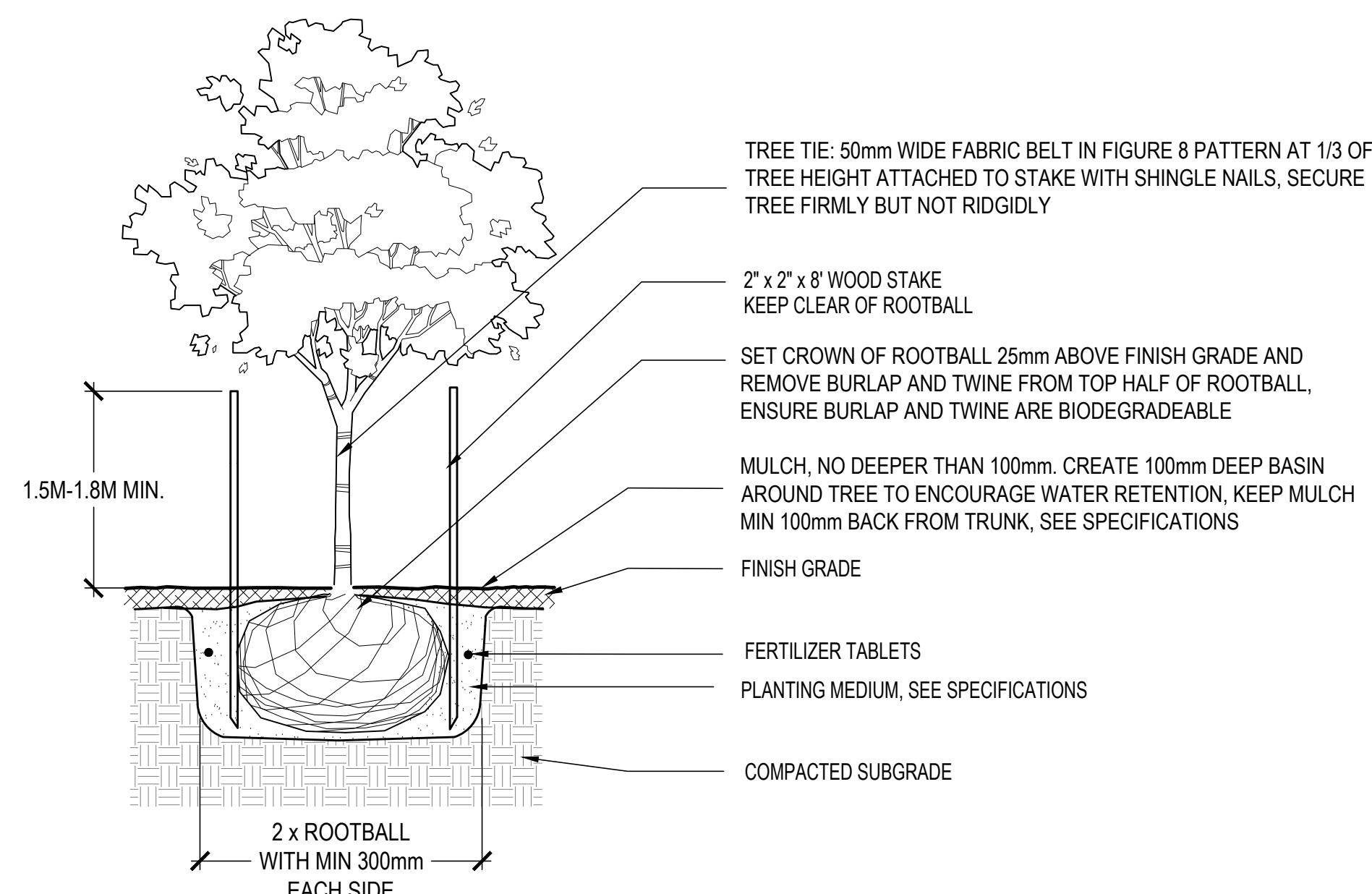


TRIANGULATION



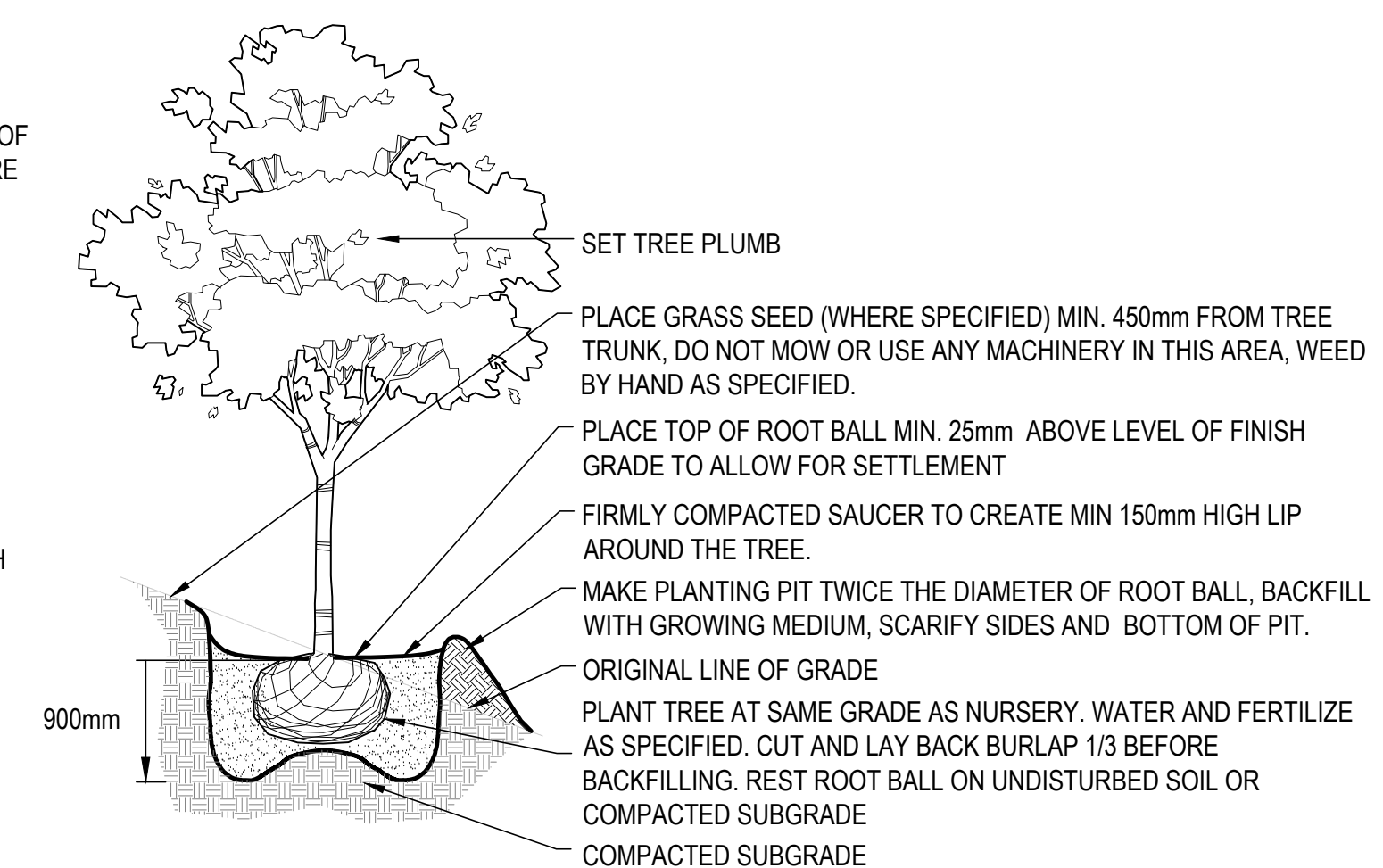
4 PLANTING ON SLOPE

SCALE: 1:25



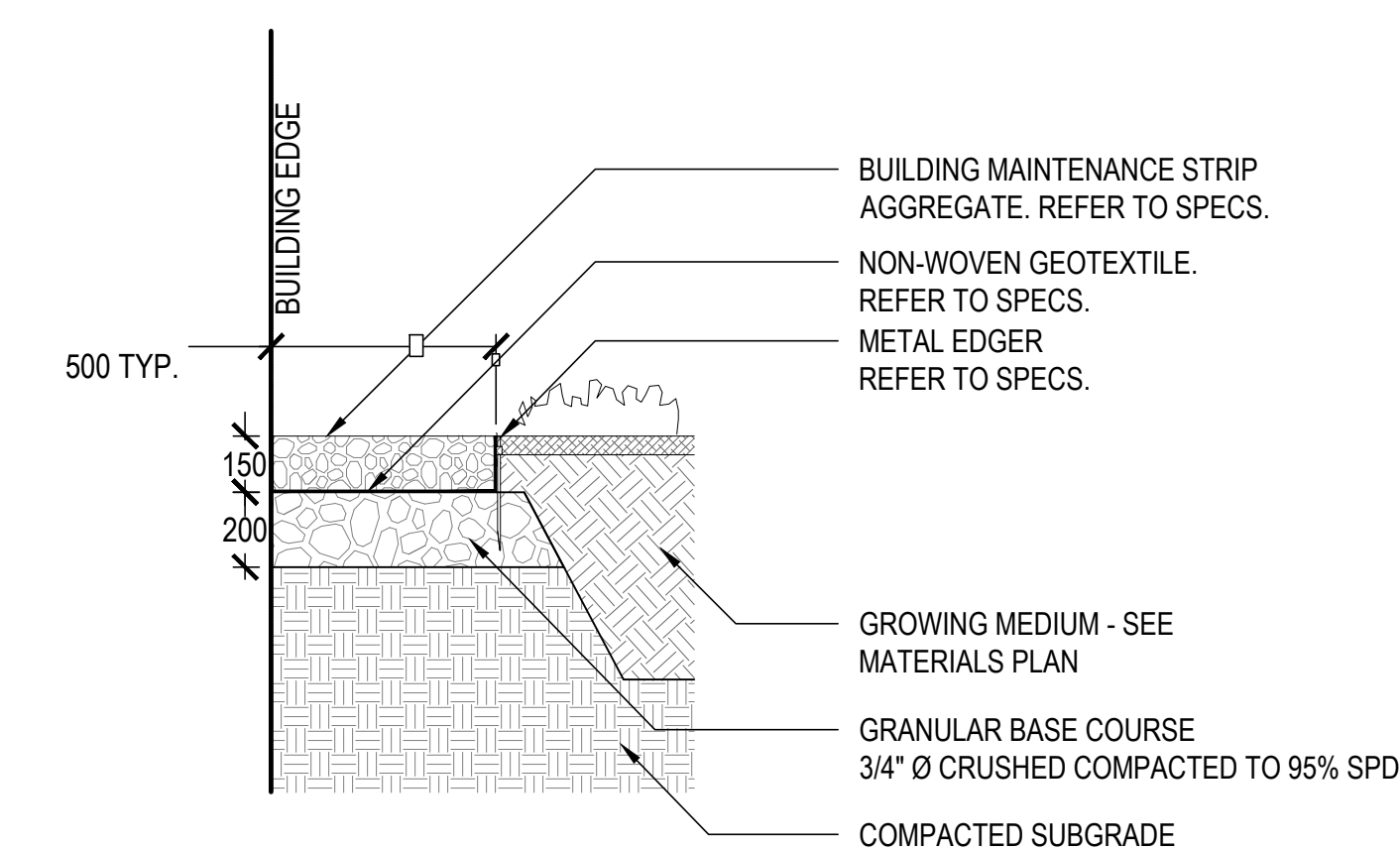
6 DECIDUOUS TREE PLANTING

SCALE: 1:50



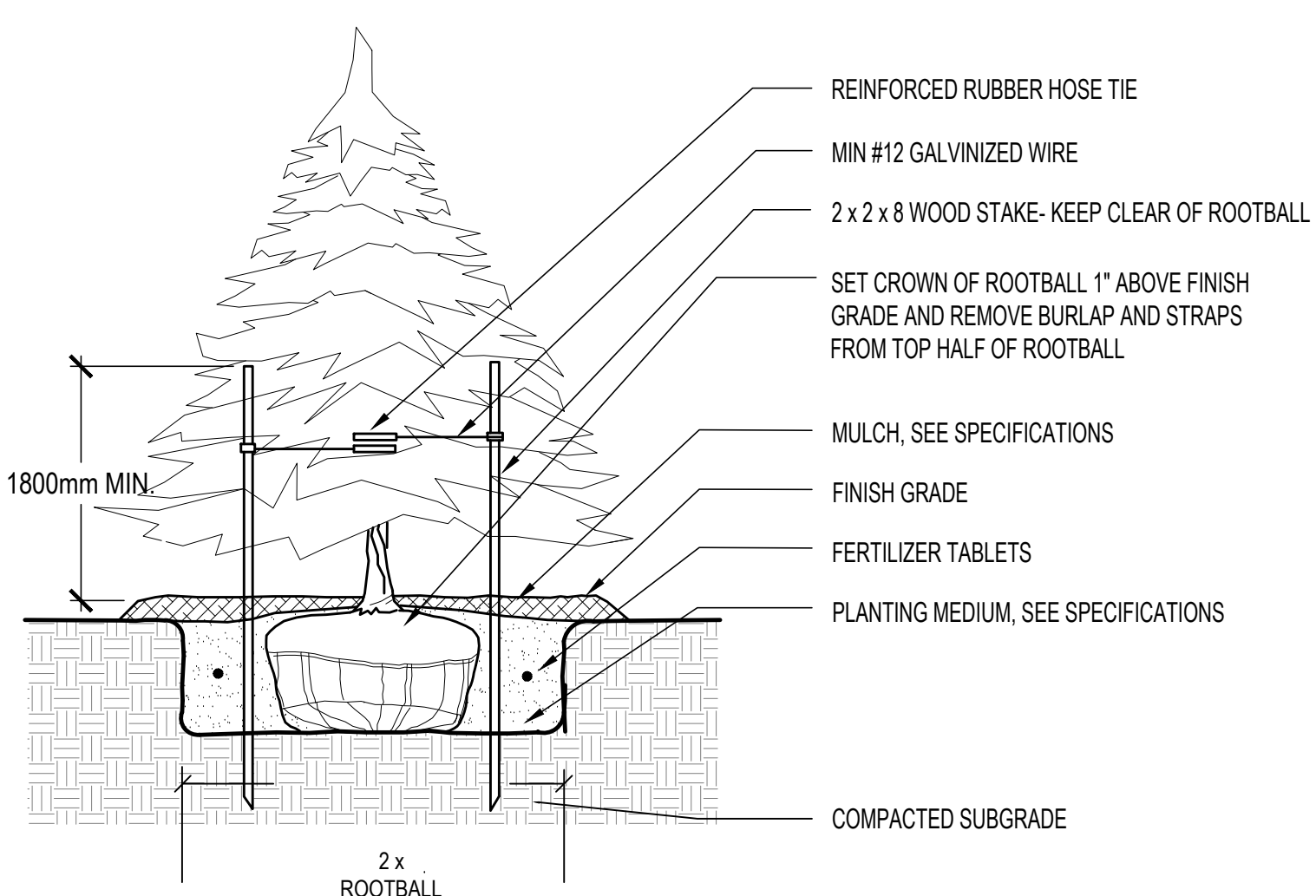
7 DECIDUOUS TREE PLANTING ON SLOPE <2.5:1 (H:V)

SCALE: 1:50



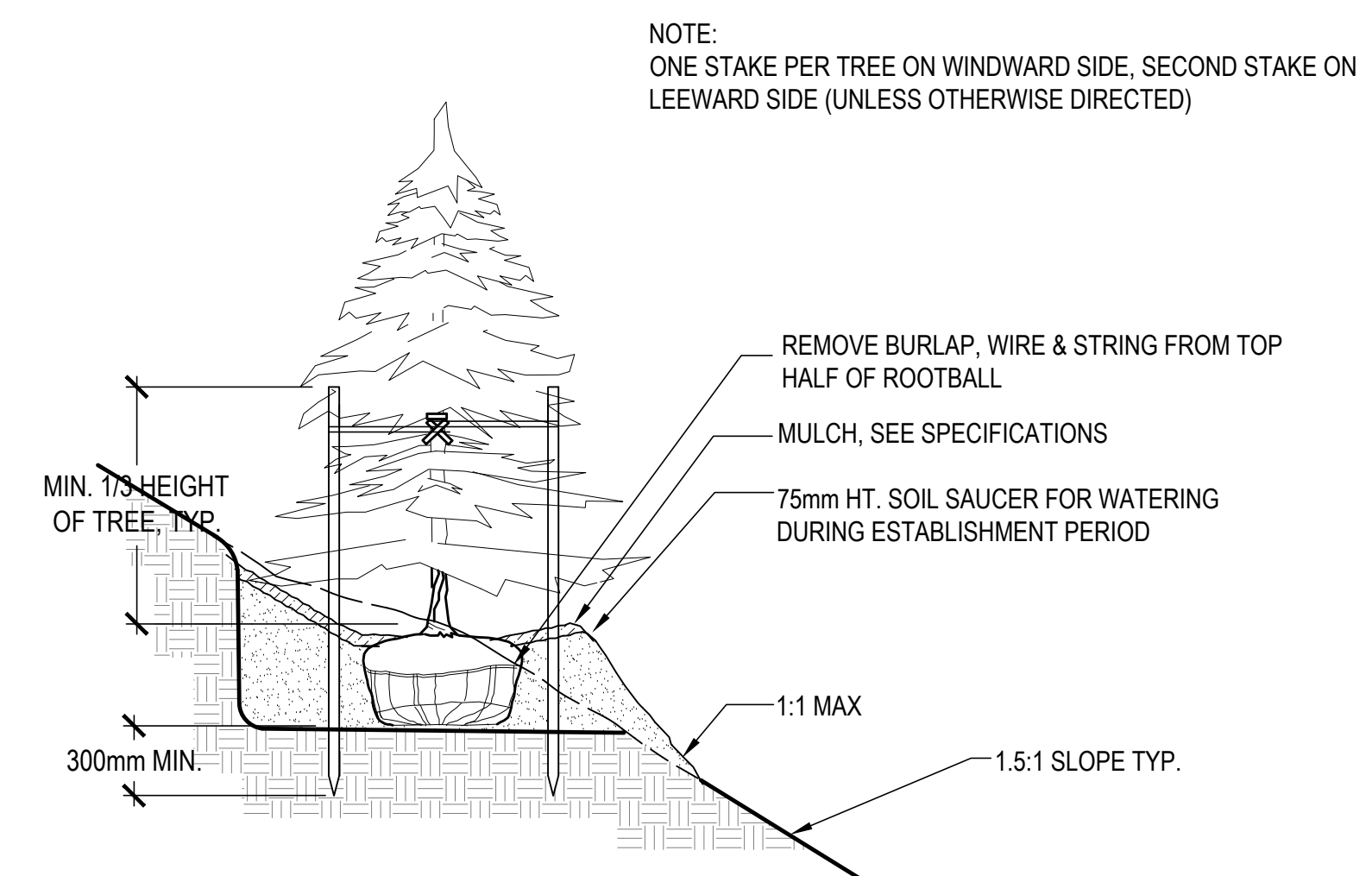
5 AGGREGATE MAINTENANCE STRIP

SCALE: 1:20



8 CONIFER TREE PLANTING

SCALE: 1:50



9 CONIFER TREE PLANTING ON SLOPE <2.5:1 (H:V)

SCALE: 1:50

CLIENT:



PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 W 3rd Avenue
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ARCHITECT
HOTSON Architecture Inc.
215 - 35 W 5th Avenue
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CIVIL
APLIN & MARTIN
1818 - 1177 W Hastings St
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MECHANICAL
INTEGRAL GROUP
180 - 200 Granville St
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WAYFINDING
PUBLIC DESIGN
1495 Frances St
Vancouver, BC V5L 1Z1

ELECTRICAL
AES ENGINEERING
950 - 505 Burrard St
Vancouver, BC V7X 1M4

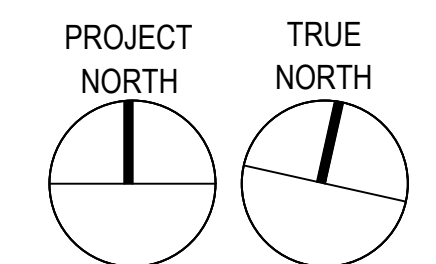
STRUCTURAL
BUSH BOHLMAN
1550 - 1500 W Georgia St
Vancouver, BC V6G 2Z6

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STAMP:

PROJECT NAME:

UBC GAGE RESIDENCE PLAZA

DRAWING TITLE:

STANDARD PLANTING DETAILS

PFS PROJECT NUMBER: 18058

DATE: 2020/07/17

DRAWN BY: JG

CHECKED BY: DD

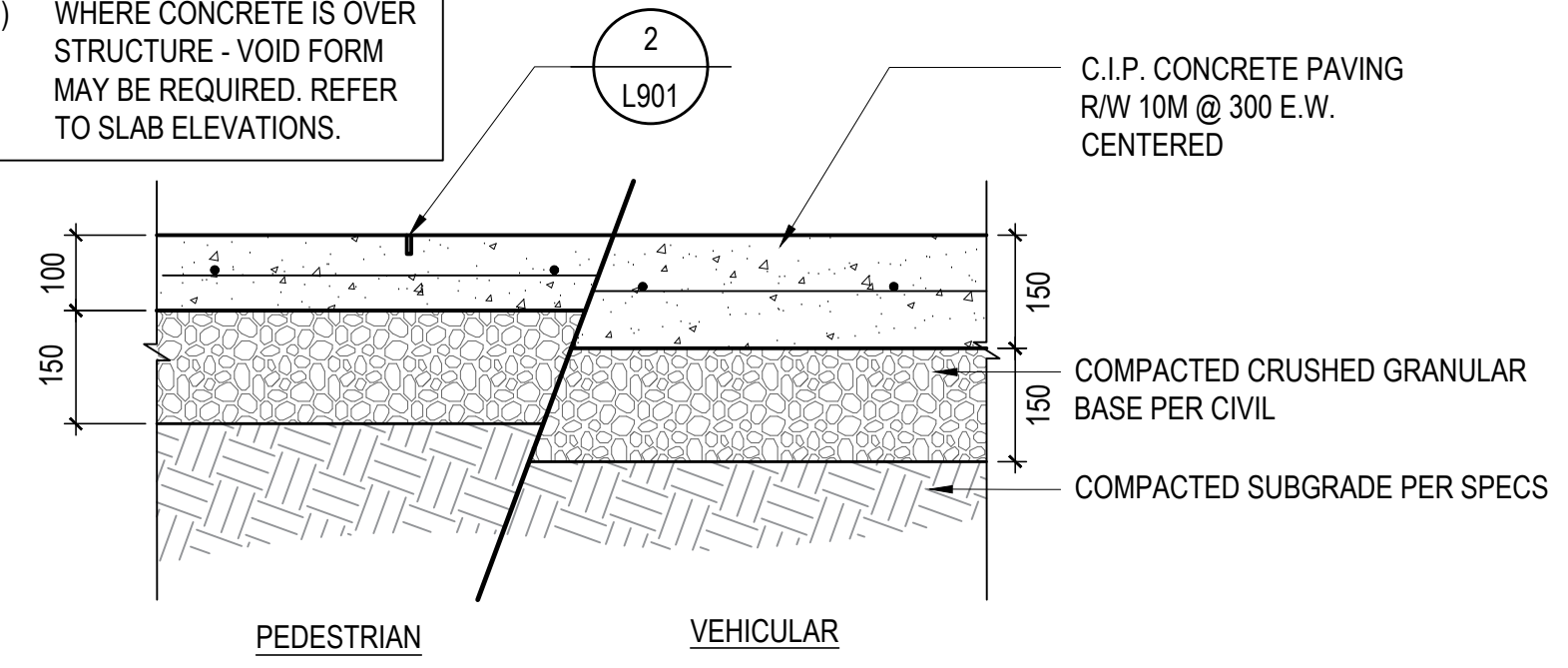
SCALE: AS SHOWN

DWG. NO.:

L900

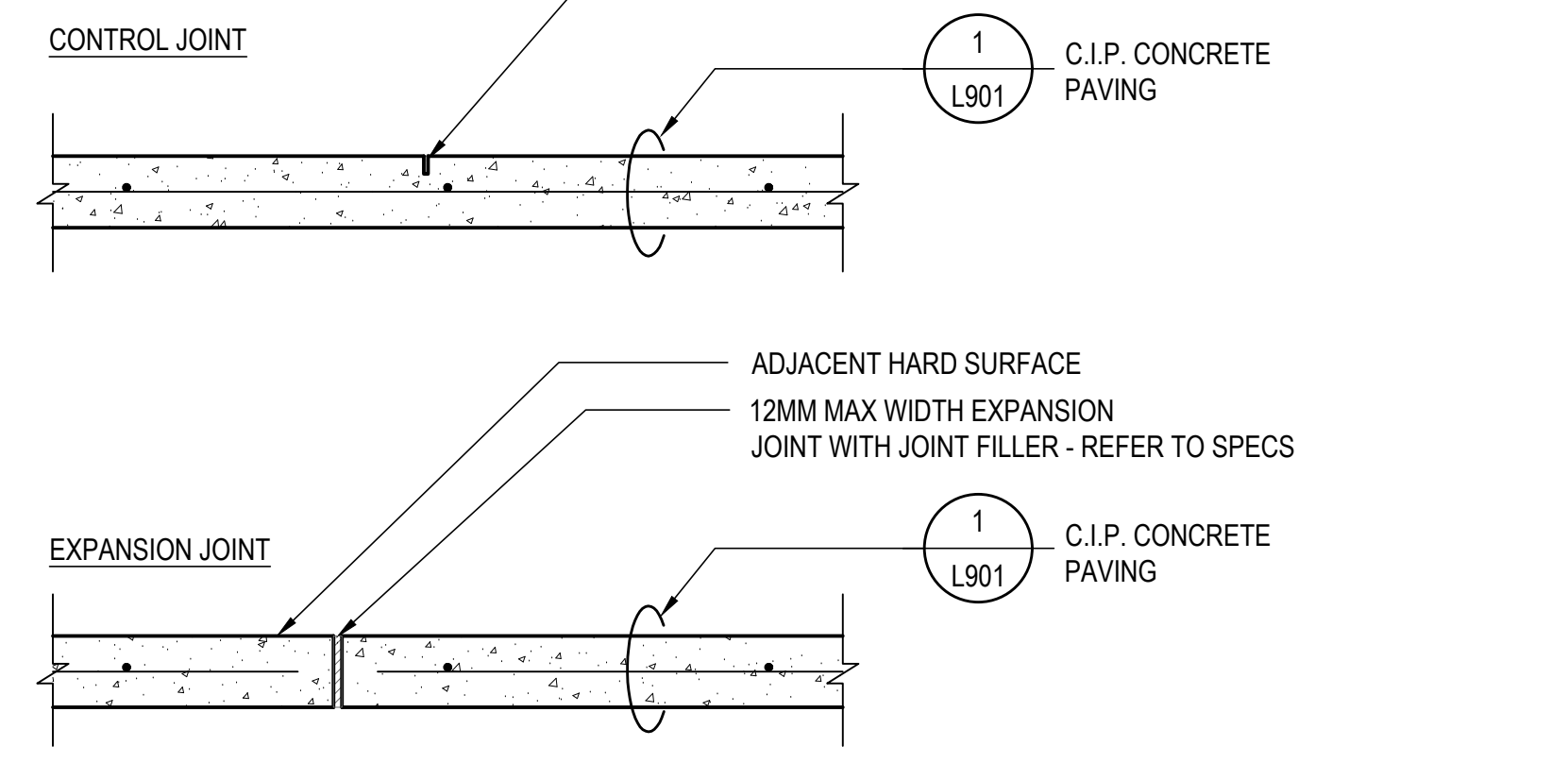
NOT FOR CONSTRUCTION

NOTES:
 1) CONCRETE FINISH TO BE LIGHT-MEDIUM BROOM WITH SAWCUTS.
 2) WHERE CONCRETE IS OVER STRUCTURE - VOID FORM MAY BE REQUIRED. REFER TO SLAB ELEVATIONS.

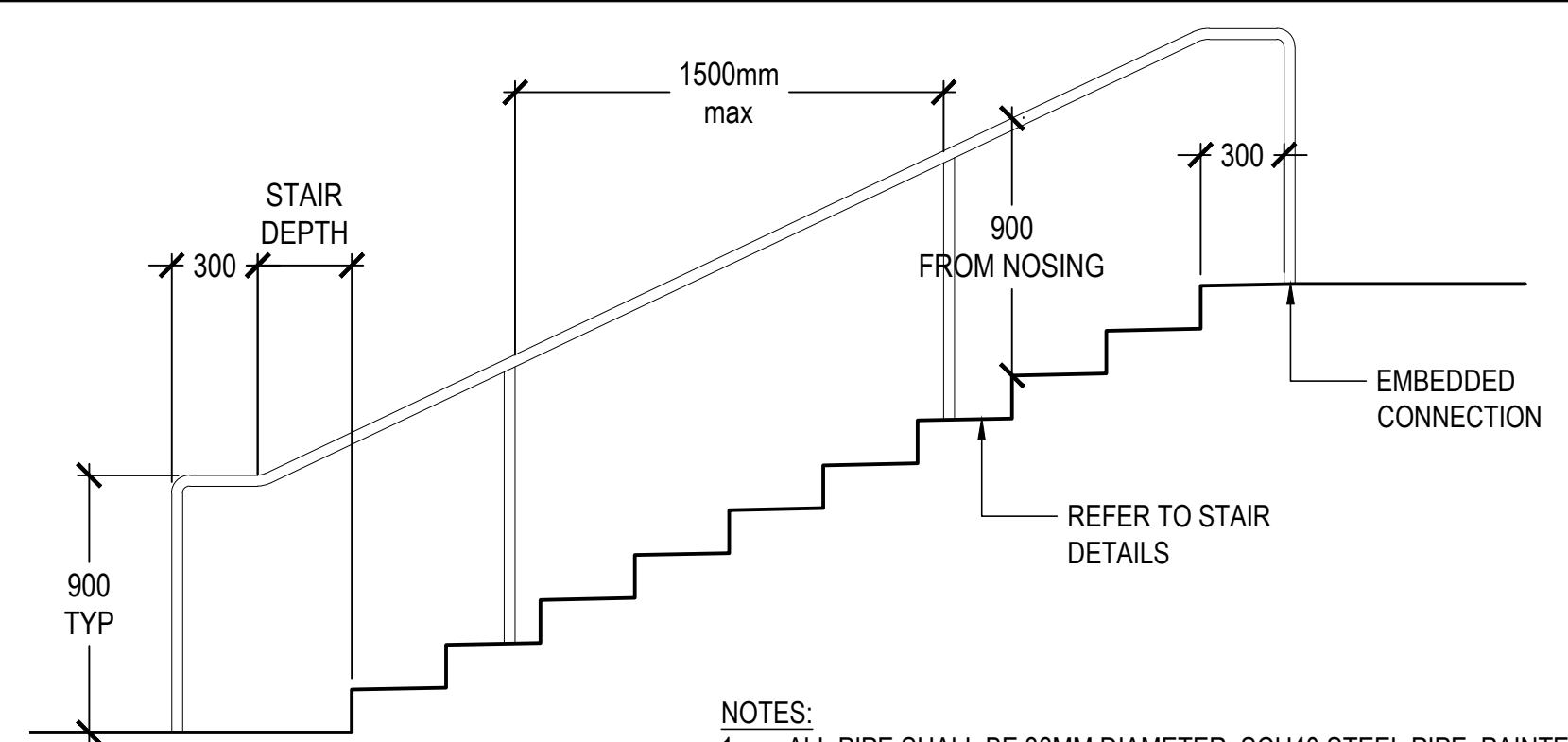


1 CIP CONCRETE PAVING
 SCALE: 1:10

NOTE: CONTROL JOINTS MUST BE SAWN WITHIN 12 HRS OF CONCRETE BEING POURED

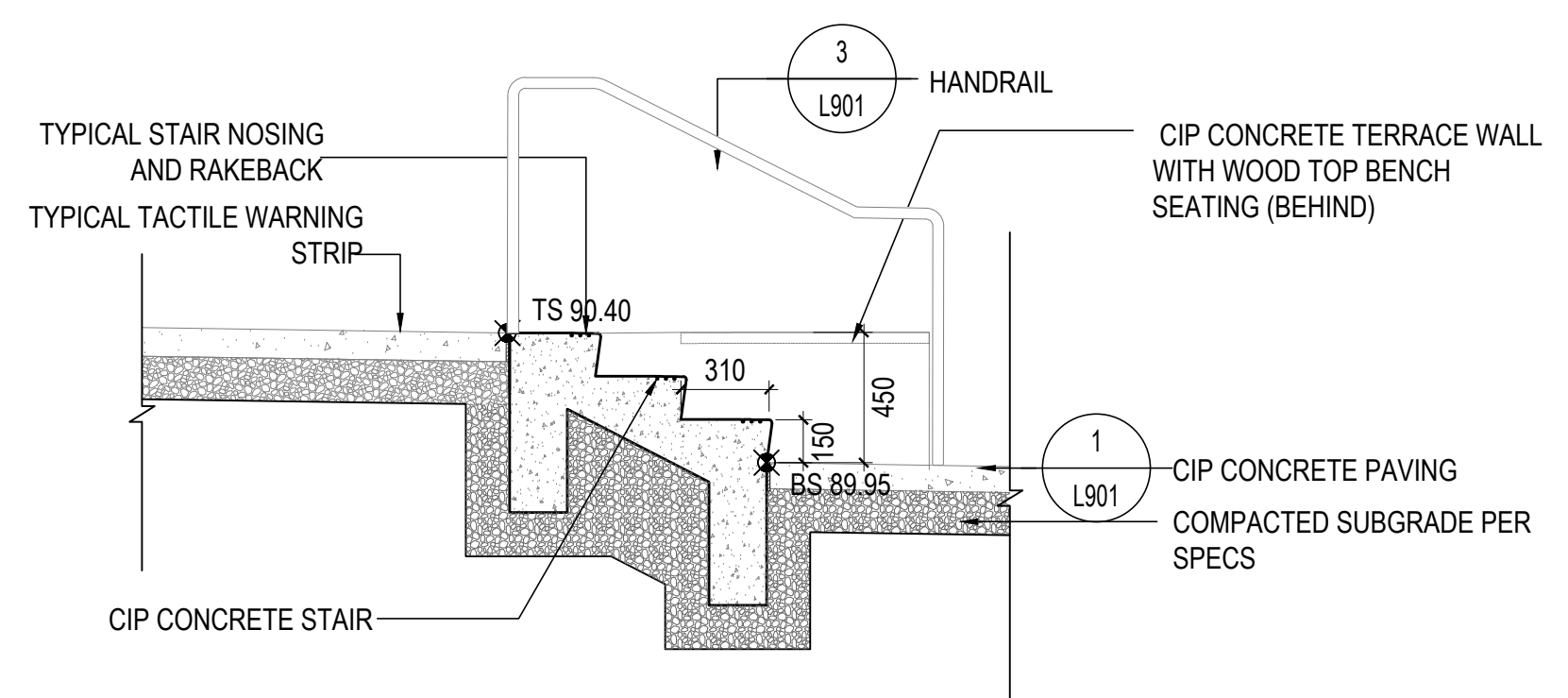


2 TYPICAL CIP CONCRETE PAVING JOINTS
 SCALE: 1:10

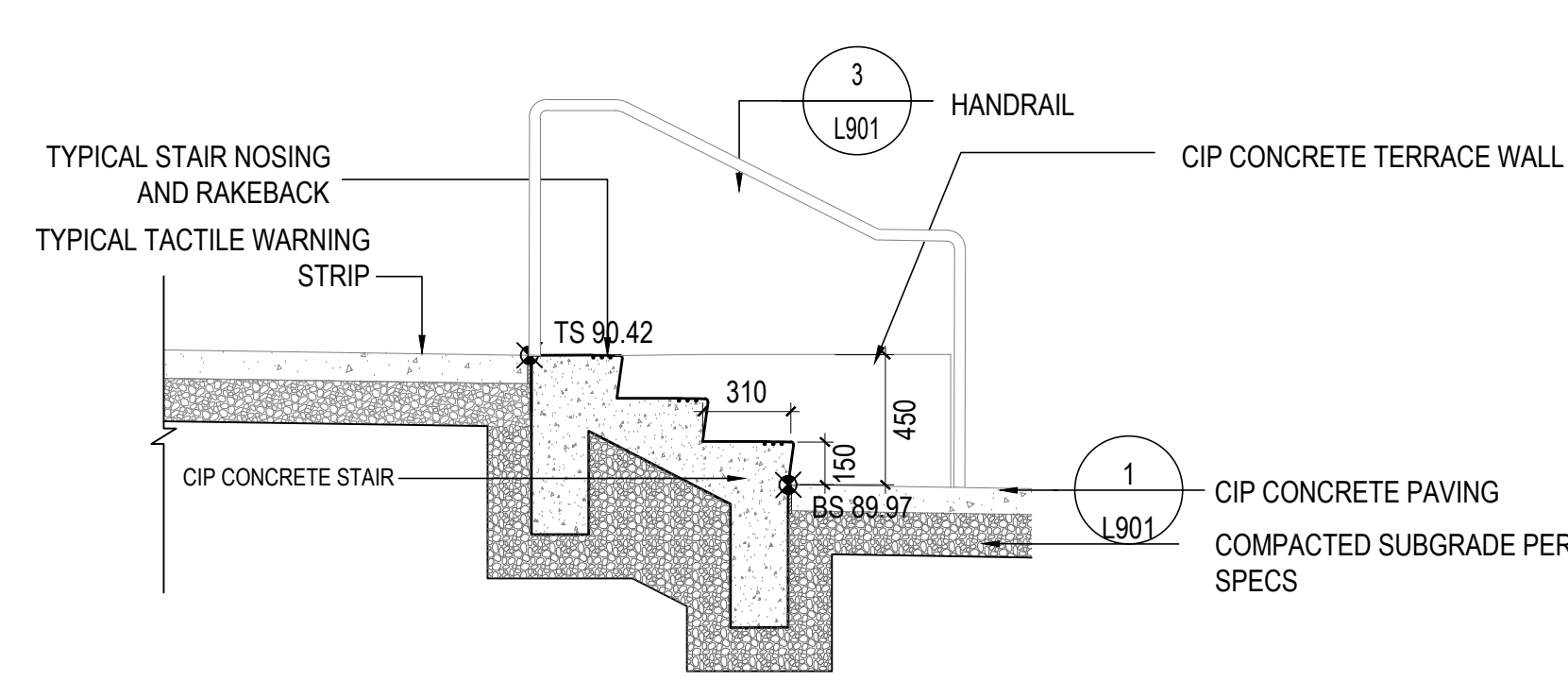


NOTES:
 1. ALL PIPE SHALL BE 38MM DIAMETER, SCH40 STEEL PIPE, PAINTED COLOUR UBC GREY.
 2. GRIND WELD JOINTS SMOOTH.
 3. DESIGN COMPLIES WITH BUILDING ACCESS HANDBOOK (LATEST EDITION)
 4. PROVIDE ENGINEERED SHOP DRAWINGS FOR RAILING LAYOUT (PLAN AND ELEVATION) ENGINEER TO CONFIRM SPACING OF VERTICALS AND DESIGN EMBEDS/PLATES FOR THE HANDRAILS
 5. INCLUDE ROUND SKATE DETERRENTS ON ALL RAILS PER UBC STANDARDS

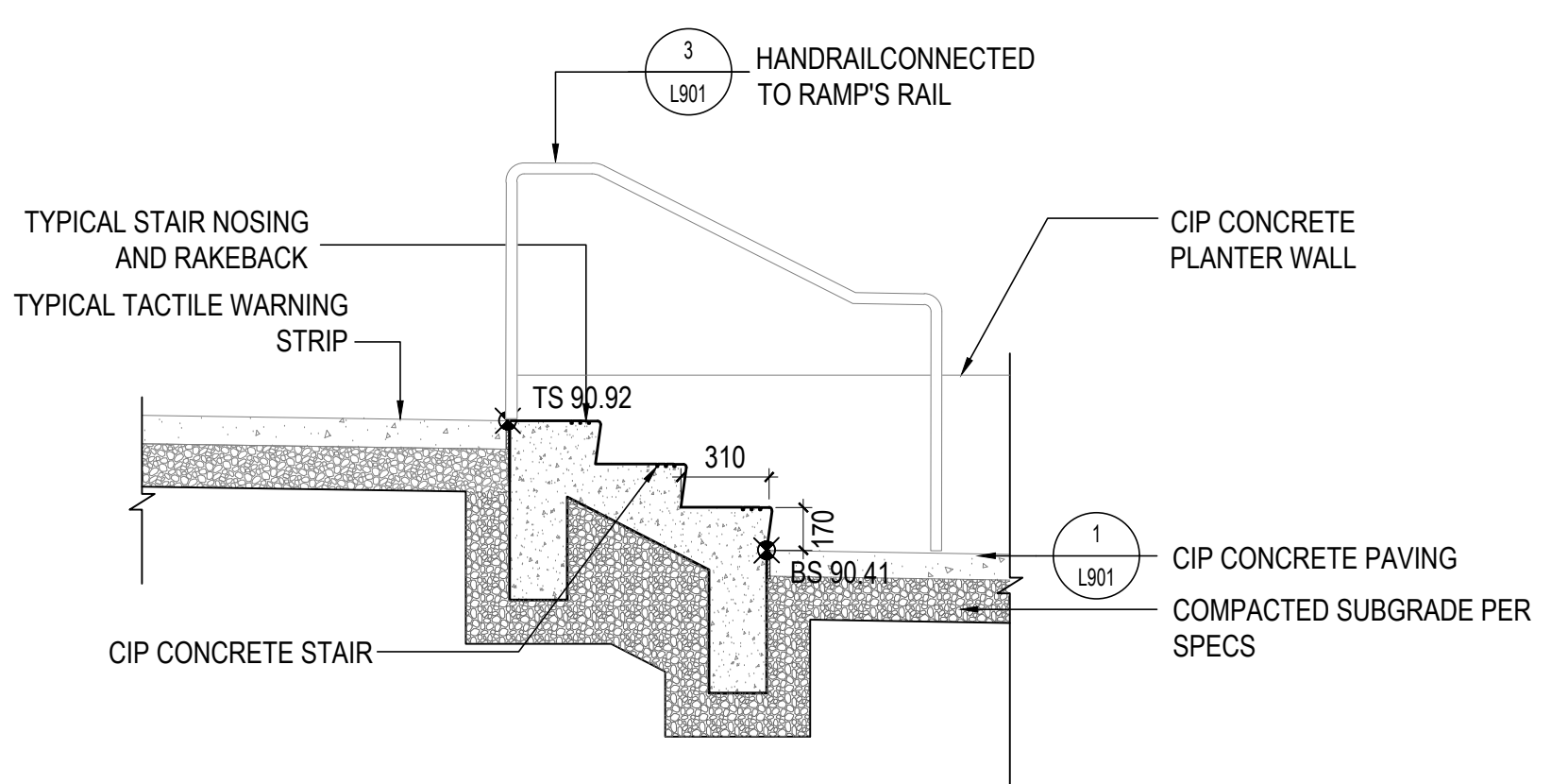
3 TYPICAL HANDRAIL DETAIL
 SCALE: 1:25



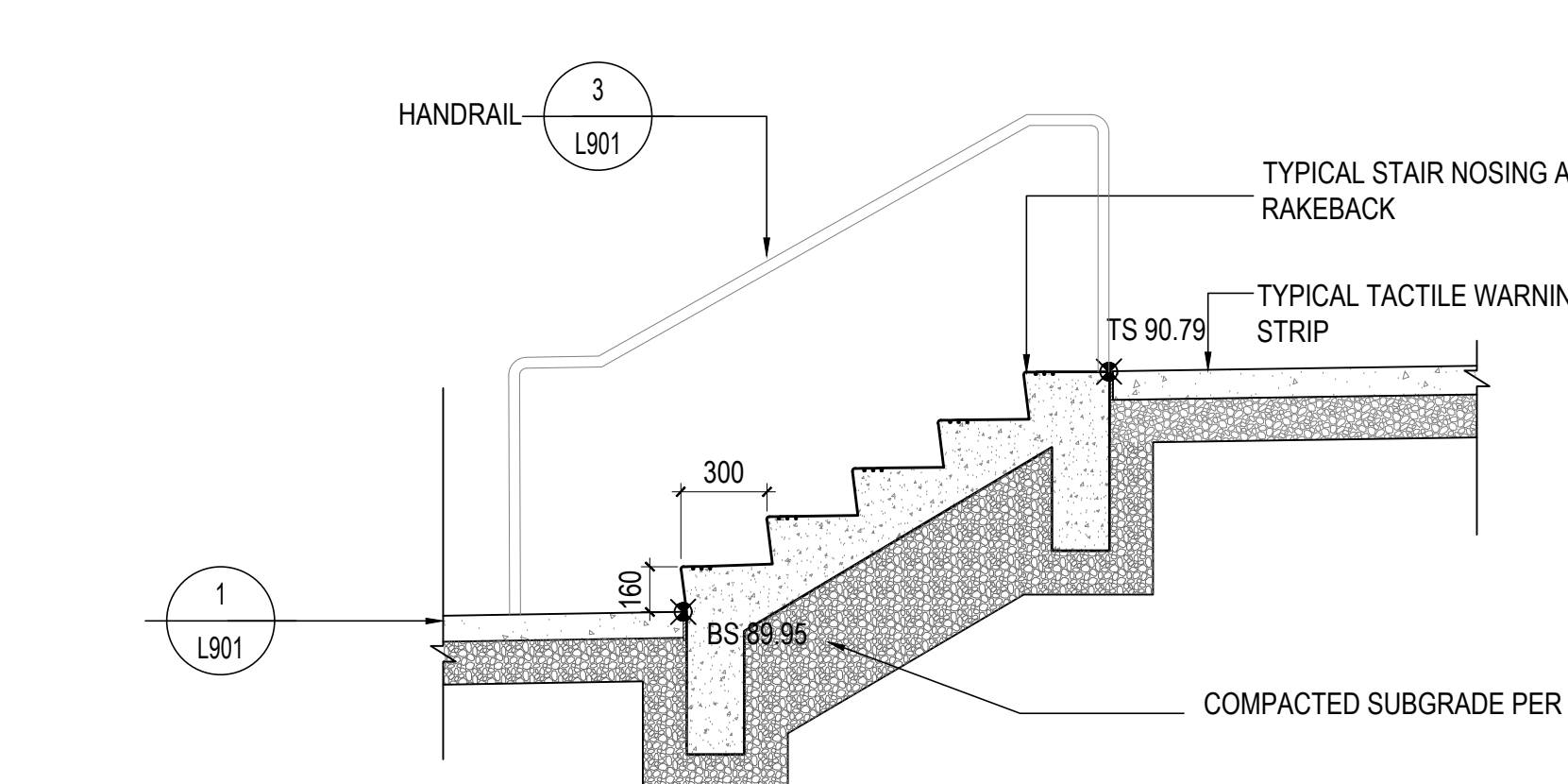
4 STAIRS 1 (3 RISERS @ 150mm)
 SCALE: 1:25



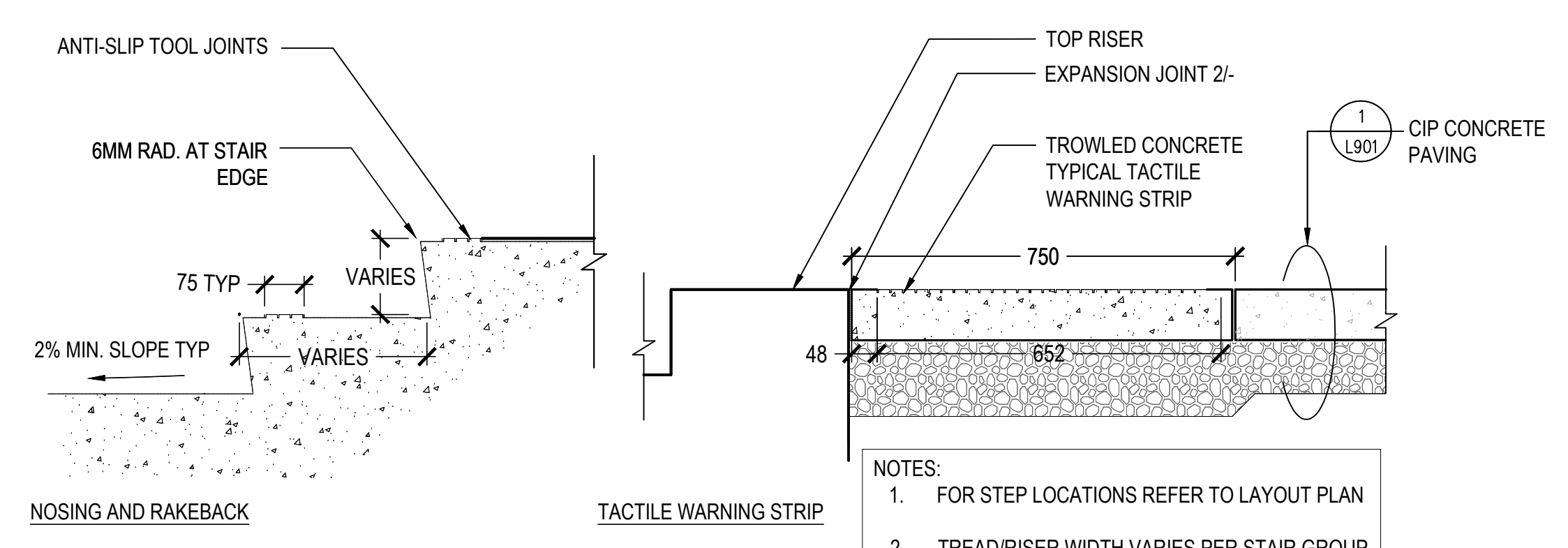
5 STAIR 2 (3 RISERS @ 150mm)
 SCALE: 1:25



6 STAIR 3 (3 RISERS @ 170mm)
 SCALE: 1:25

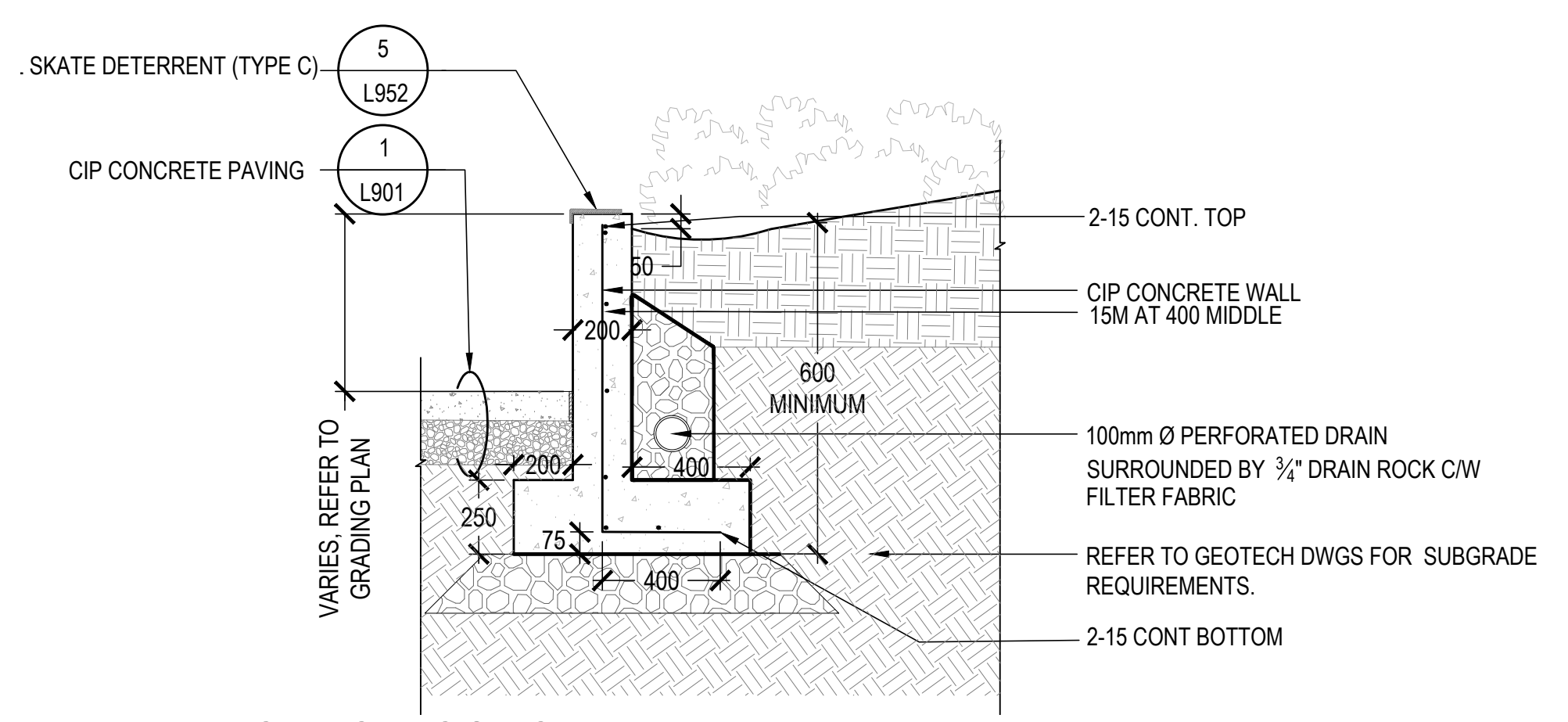


7 STAIR 4 (5 RISERS @ 160mm)
 SCALE: 1:25

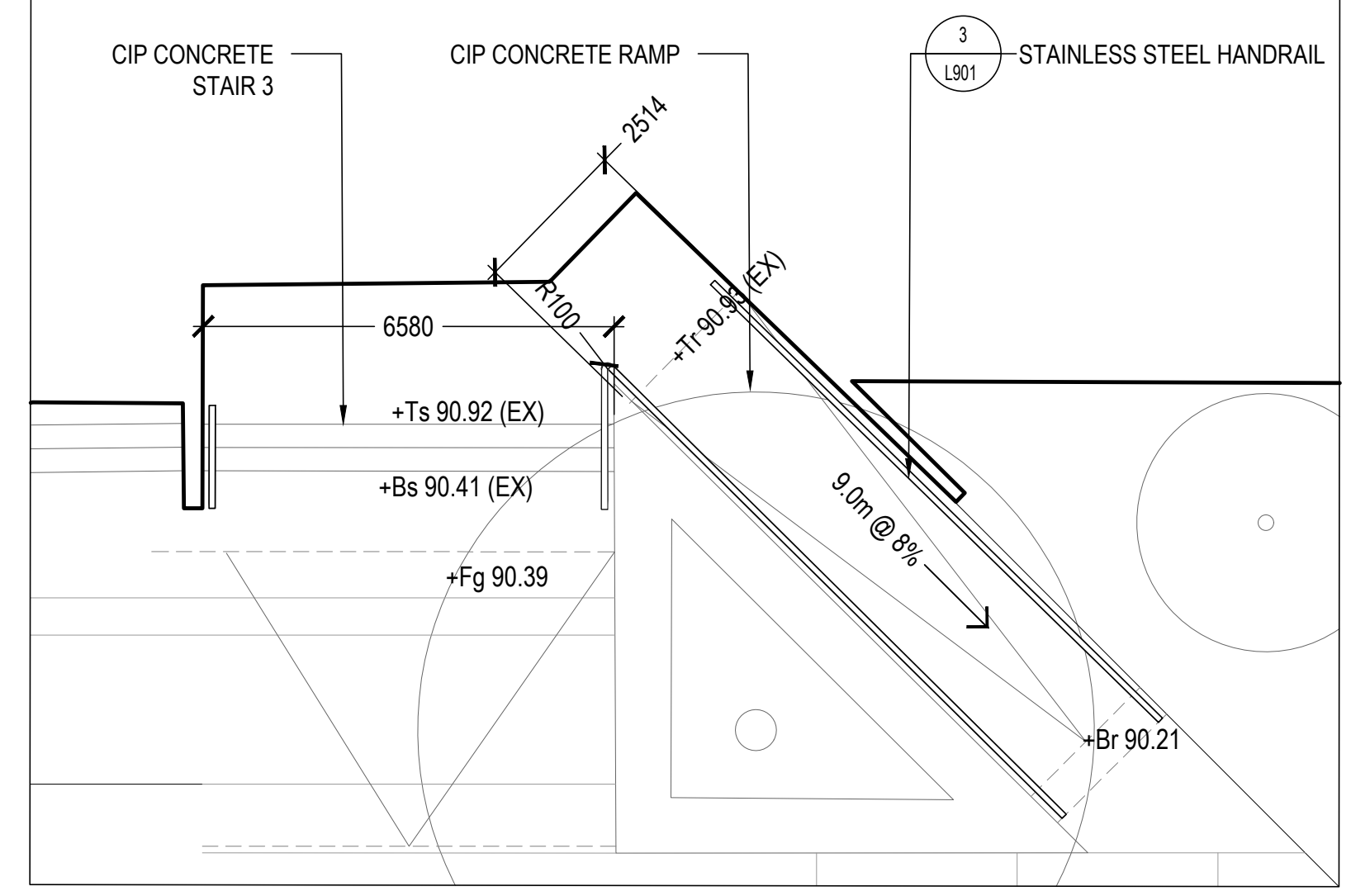


5 TYPICAL STAIR DETAILS
 SCALE: 1:10

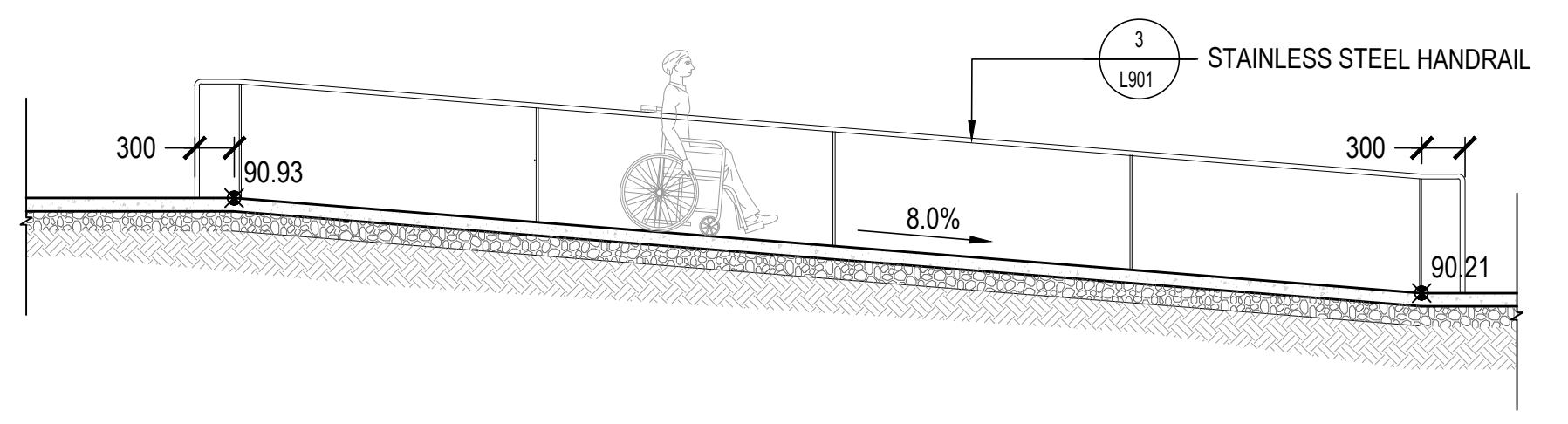
NOTES:
 1. FOR STEP LOCATIONS REFER TO LAYOUT PLAN
 2. TREAD/RISER WIDTH VARIES PER STAIR GROUP -REFER TO LAYOUT AND GRADING PLANS
 3. 20MM RAKEBACK ON ALL STEPS



9 TYPICAL CIP CONCRETE WALL
 SCALE: 1:20



10 RAMP PLAN
 SCALE: 1:100



11 RAMP SECTION
 SCALE: 1:50

CLIENT:
UBC PROPERTIES TRUST

PROJECT TEAM:
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 PFS Studio
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 PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

1777 West 3rd Avenue
 Vancouver BC V6J 1K7
 604.778.5188
 pfs@pfs.ca
 www.pfs.ca

STAMP:

NOT FOR CONSTRUCTION

PROJECT NAME:
UBC GAGE RESIDENCE PLAZA

DRAWING TITLE:
HARDSCAPE DETAILS + STAIRS

PFS PROJECT NUMBER: 18061 DATE: 2020/07/17

DRAWN BY: JG CHECKED BY: DD

SCALE:
 AS SHOWN

DWG. NO.:
L901

CLIENT:



PROJECT TEAM:

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Vancouver, BC V6C 1S4

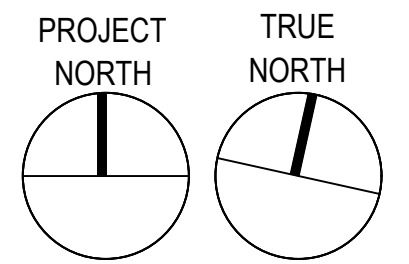
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STAMP:

NOT FOR CONSTRUCTION

PROJECT NAME:

**UBC GAGE RESIDENCE
PLAZA**

DRAWING TITLE:

**UBC STANDARD
SITE DETAILS**

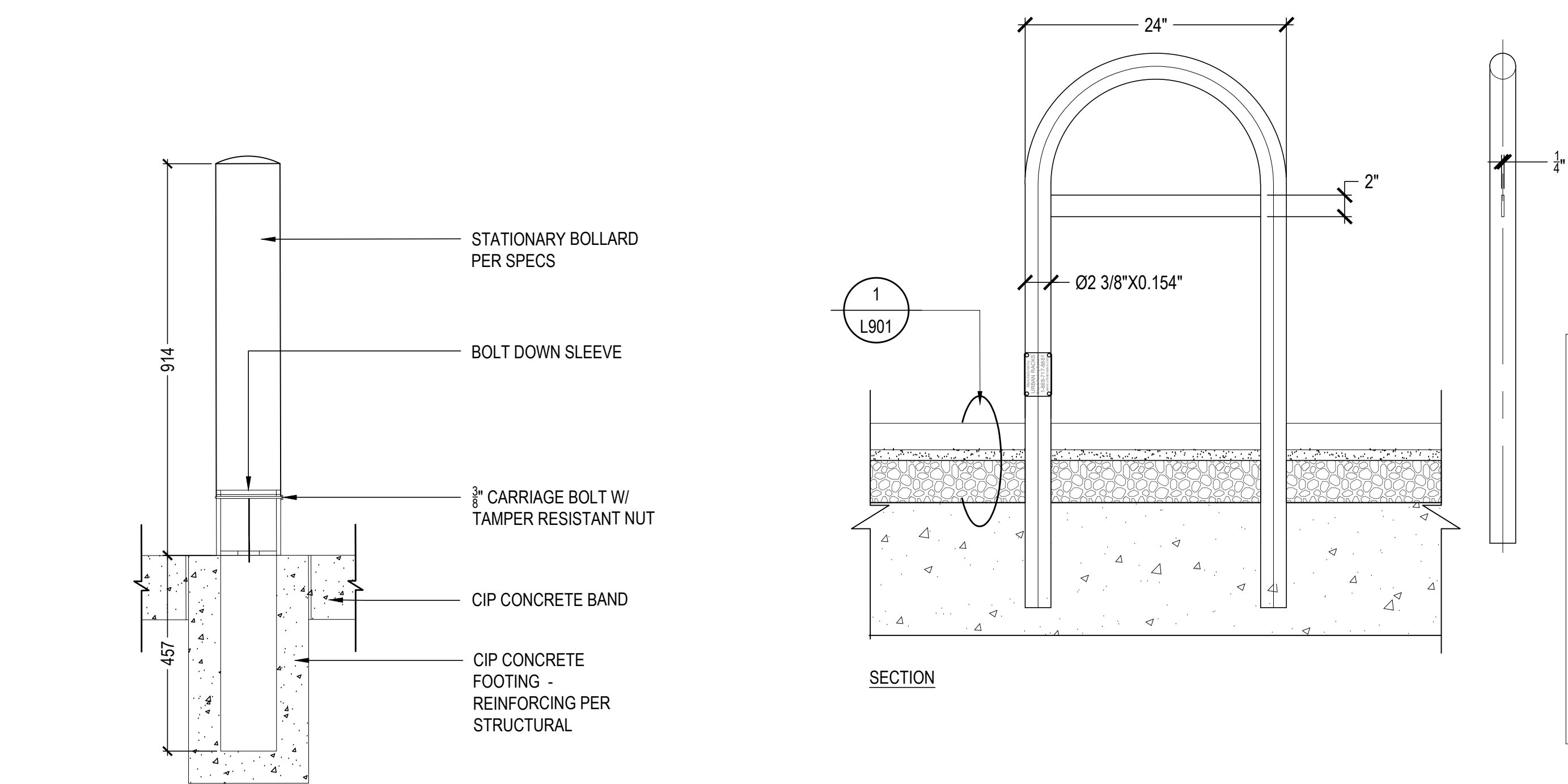
PFS PROJECT NUMBER: 18061 DATE: 2020/07/17

DRAWN BY: JG CHECKED BY: DD

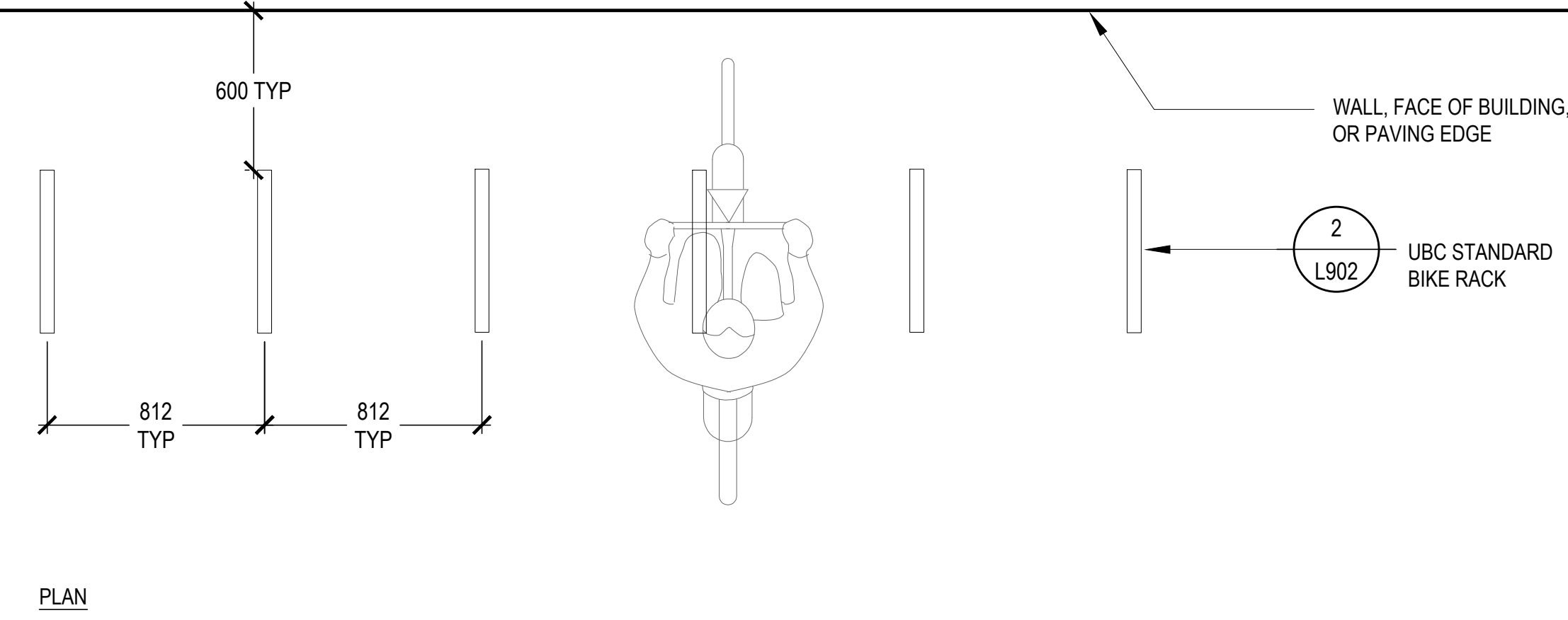
SCALE:
AS SHOWN

DWG. NO.:

L902



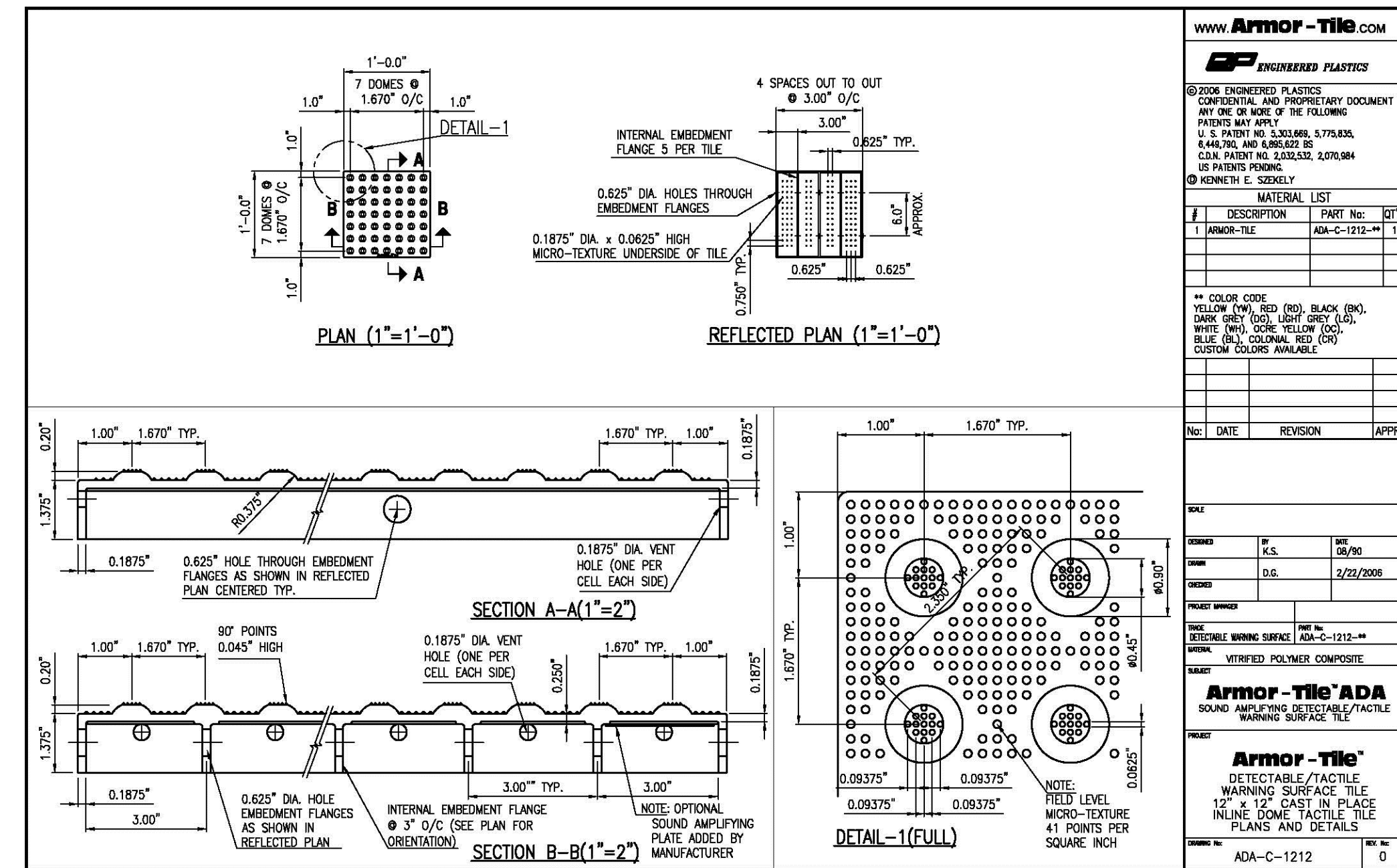
NOTES:
BIKE RACKS TO BE EMBED MOUNTED IN RECESSED CONCRETE FOOTING - PAVERS TO HAVE A RADIAL CUT TO CLEANLY RECEIVE BIKE TUBING - SQUARE CUTS AROUND METAL PIPE WITH NOT BE ACCEPTED
INSTALL PER MANUFACTURER'S SPECIFICATIONS



1 UBC STANDARD BOLLARD - STATIONARY
SCALE: 1:10

2 UBC STANDARD BIKE RACK-EMBED MOUNT
SCALE: 1:10

3 TYP. BIKE RACK LAYOUT
SCALE: 1:20



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MATERIAL LIST

DESCRIPTION	PART NO.	QTY
1 ARMOR-TILE ADA-C-1212	ADA-C-1212	1

++ COLOR CODE
YELLOW (Y), RED (R), BLACK (BK), DARK GREY (DG), LIGHT GREY (LG), WHITE (WH), COBE, YELLOW (CO), BLUE (BL), COBALT RED (CR) CUSTOM COLORS AVAILABLE

NO. DATE REVISION APPR.

SCALE: 1:10

DESIGNER: P.K.L. DATE: 3/29/2008
CHECKER: D.H.

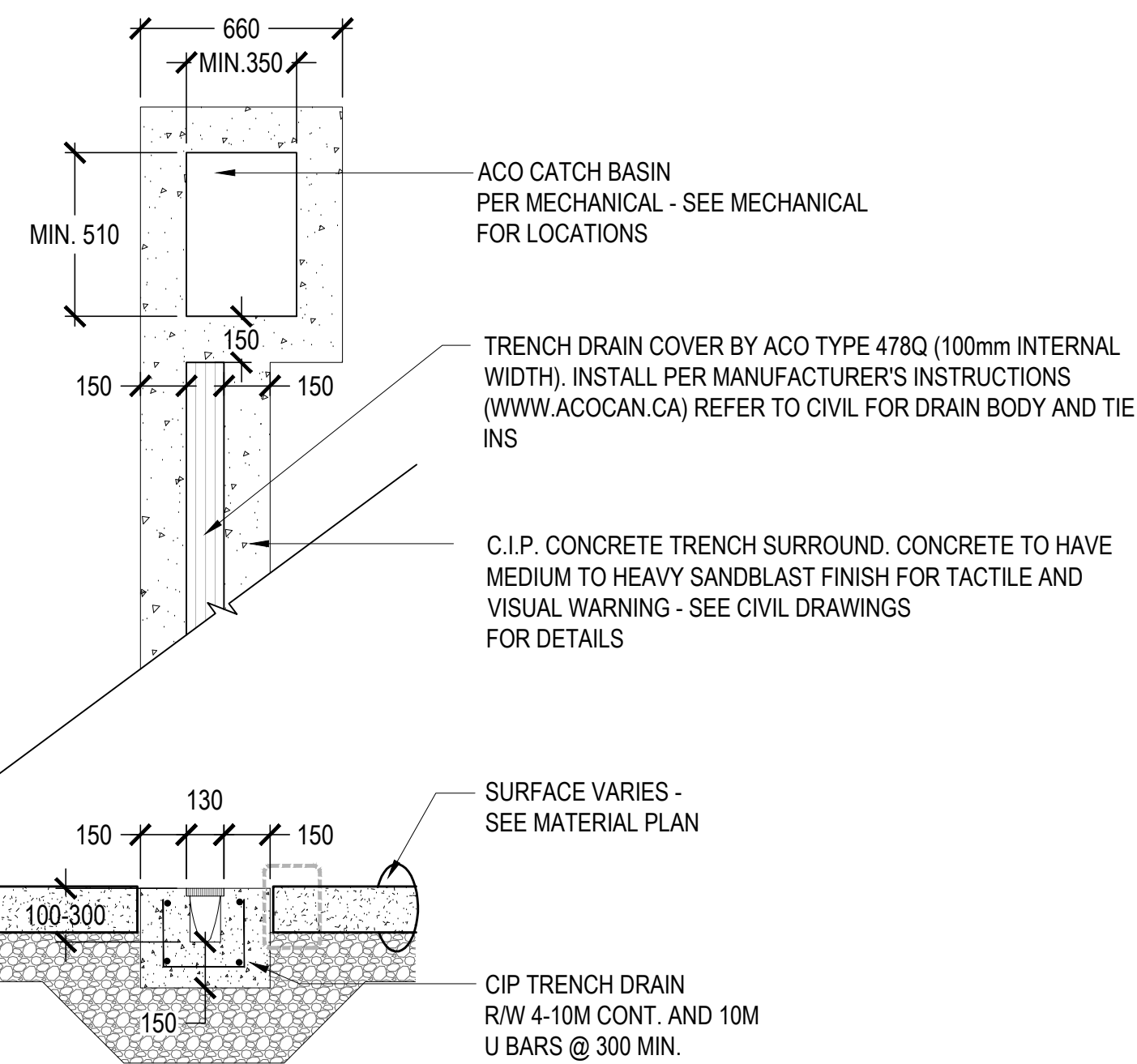
PROJECT NUMBER: ADA-C-1212-11
SHEET: 01 OF 01

Armor-Tile ADA
SOUND AMPLIFYING DETECTABLE/TACTILE WARNING SURFACE TILE

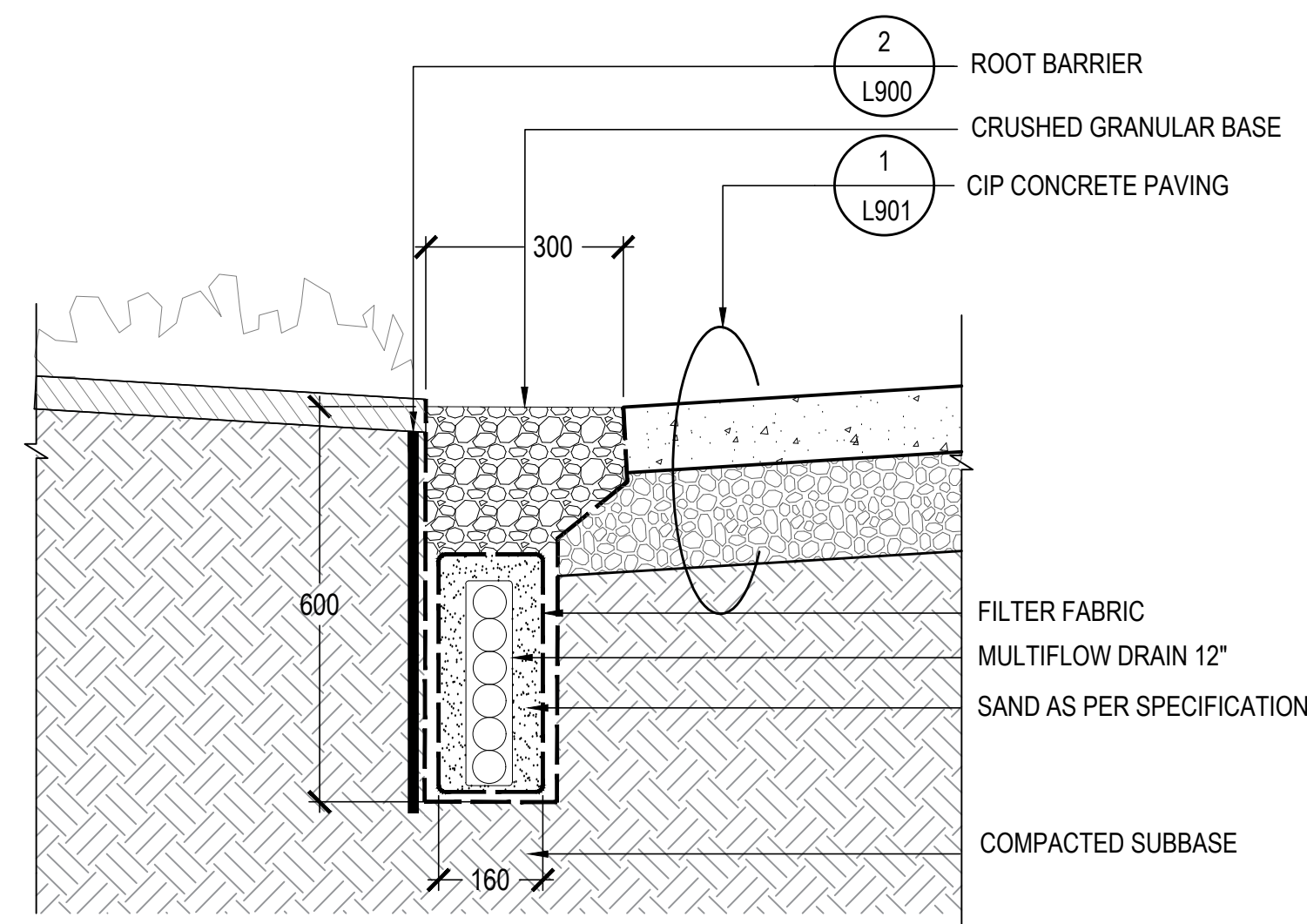
Armor-Tile
DETECTABLE/TACTILE WARNING SURFACE TILE
12" x 12" CAST IN PLACE
INLINE DOME TACTILE TILE
PLANS AND DETAILS

NOTE: FIELD LEVEL MICRO-TEXTURE 41 POINTS PER SQUARE INCH

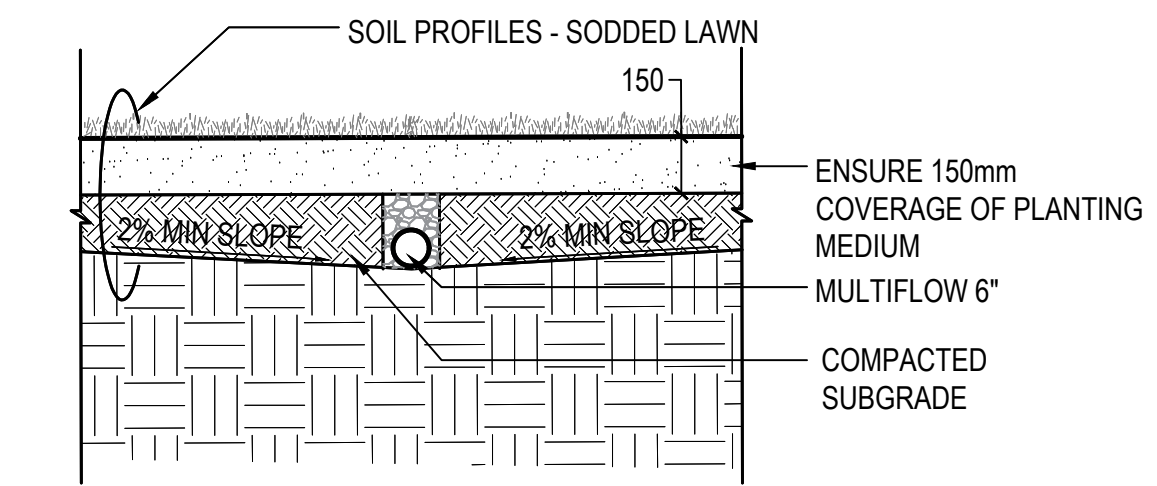
4 UBC STANDARD CROSSING TACTILE INDICATOR
SCALE: 1:10



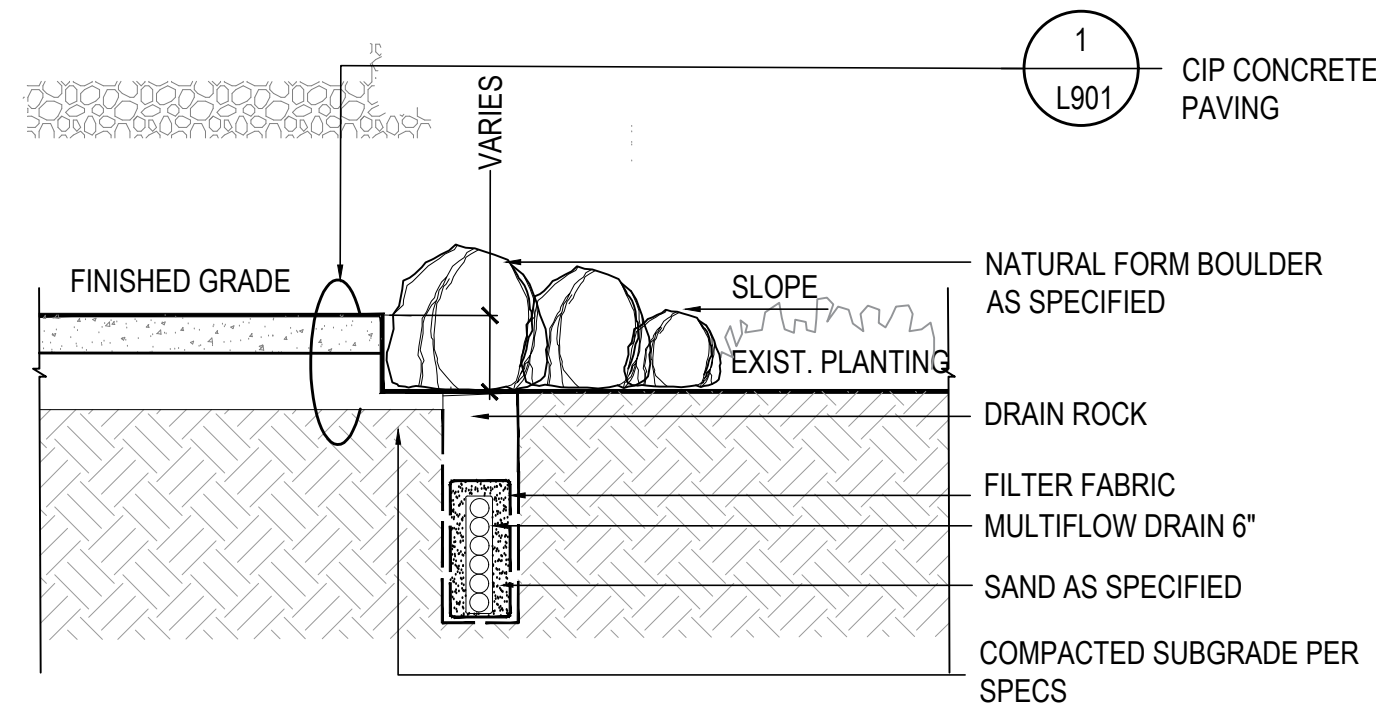
1 TRENCH DRAIN
SCALE: 1:20



2 FRENCH DRAIN
SCALE: 1:10



3 LAWN DRAIN
SCALE: 1:20



3 FRENCH DRAIN AT PATHWAY GRADE CHANGE
SCALE: 1:20

CLIENT:



PROJECT TEAM:

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INTEGRAL GROUP
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Vancouver, BC V6C 1S4

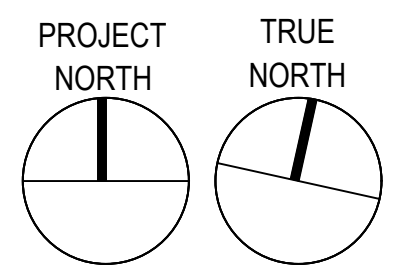
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STAMP:

PROJECT NAME:

UBC GAGE RESIDENCE
PLAZA

DRAWING TITLE:

LANDSCAPE ELEMENTS
DETAILS

PFS PROJECT NUMBER:
18061

DATE:
2020/07/17

DRAWN BY:
JG/DD

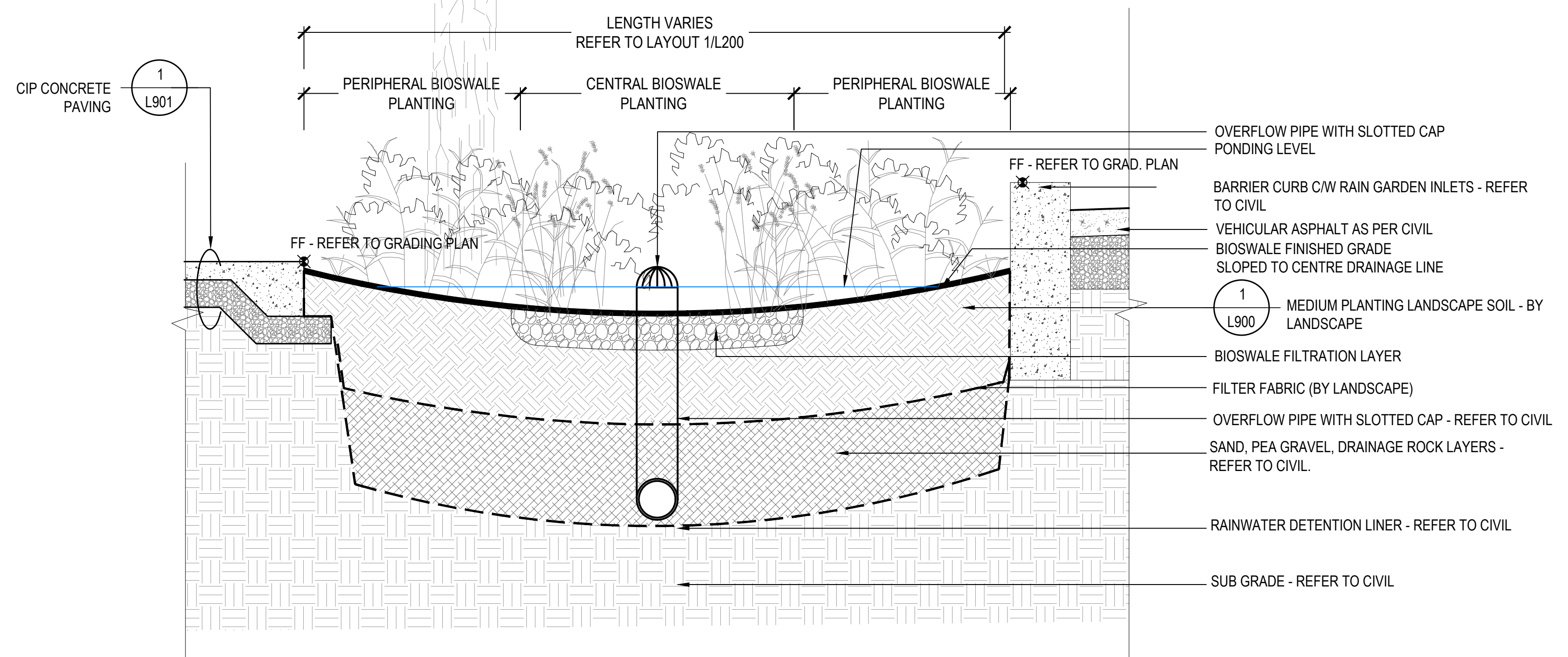
CHECKED BY:
DD

SCALE:
AS SHOWN

DWG. NO.:

L903

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1 RAIN GARDEN
SCALE: 1:20

CLIENT:



PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 W 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT
HOTSON Architecture Inc.
215 - 35 W 5th Avenue
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CIVIL
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INTEGRAL GROUP
180 - 200 Granville St
Vancouver, BC V6C 1S4

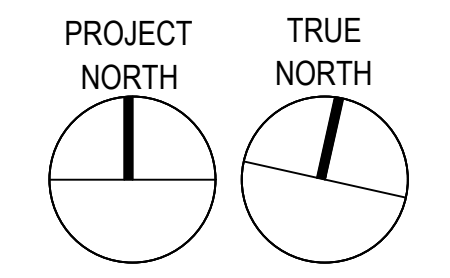
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6	2020.09.30	ISSUED FOR REVISED DEVELOP. PERMIT REV01	DD



STAMP:

NOT FOR CONSTRUCTION

PROJECT NAME:

UBC GAGE RESIDENCE
PLAZA

DRAWING TITLE:

RAIN GARDEN DETAILS

PFS PROJECT NUMBER:
18058

DATE:
2020/07/17

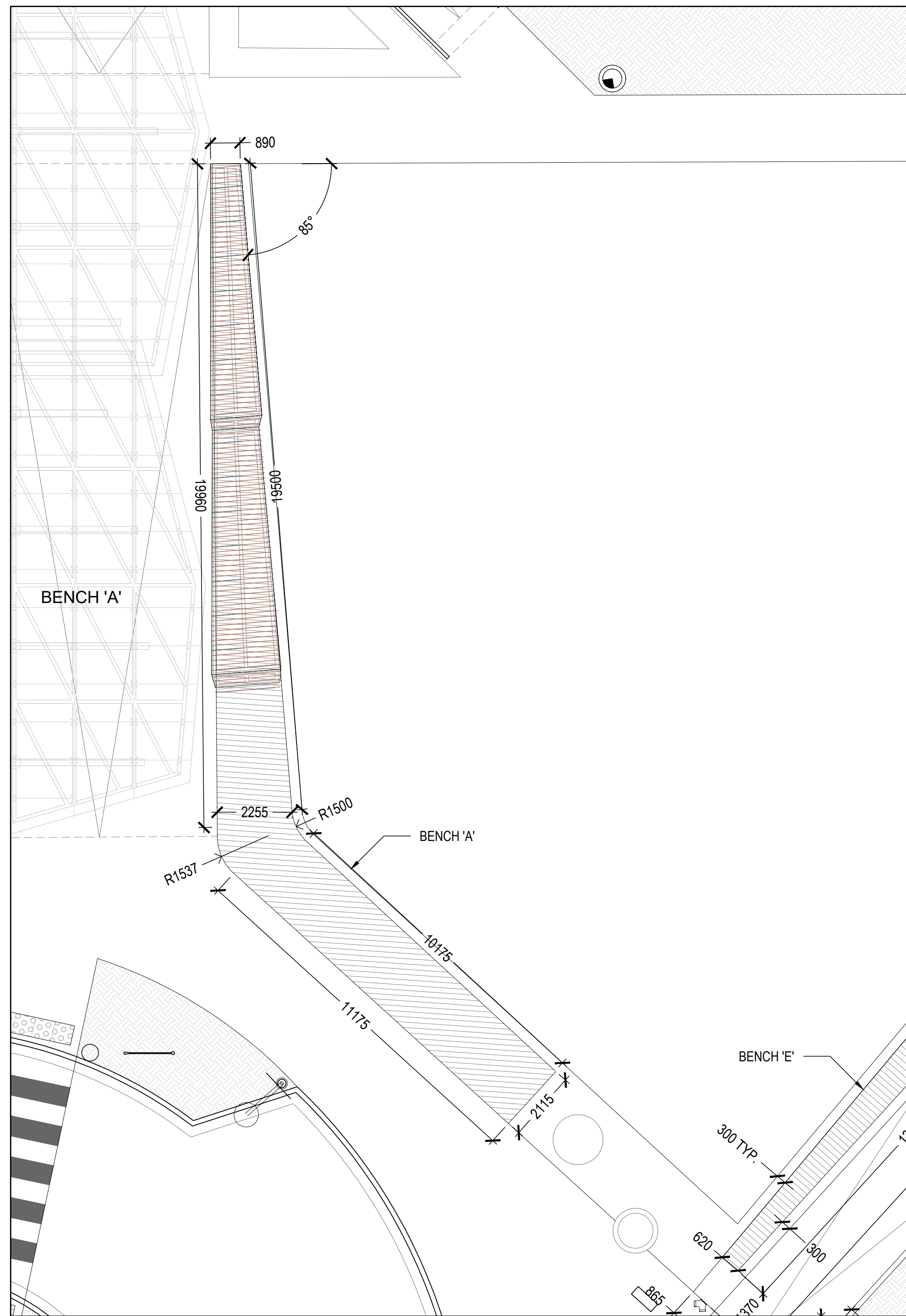
DRAWN BY:
JG

CHECKED BY:
DD

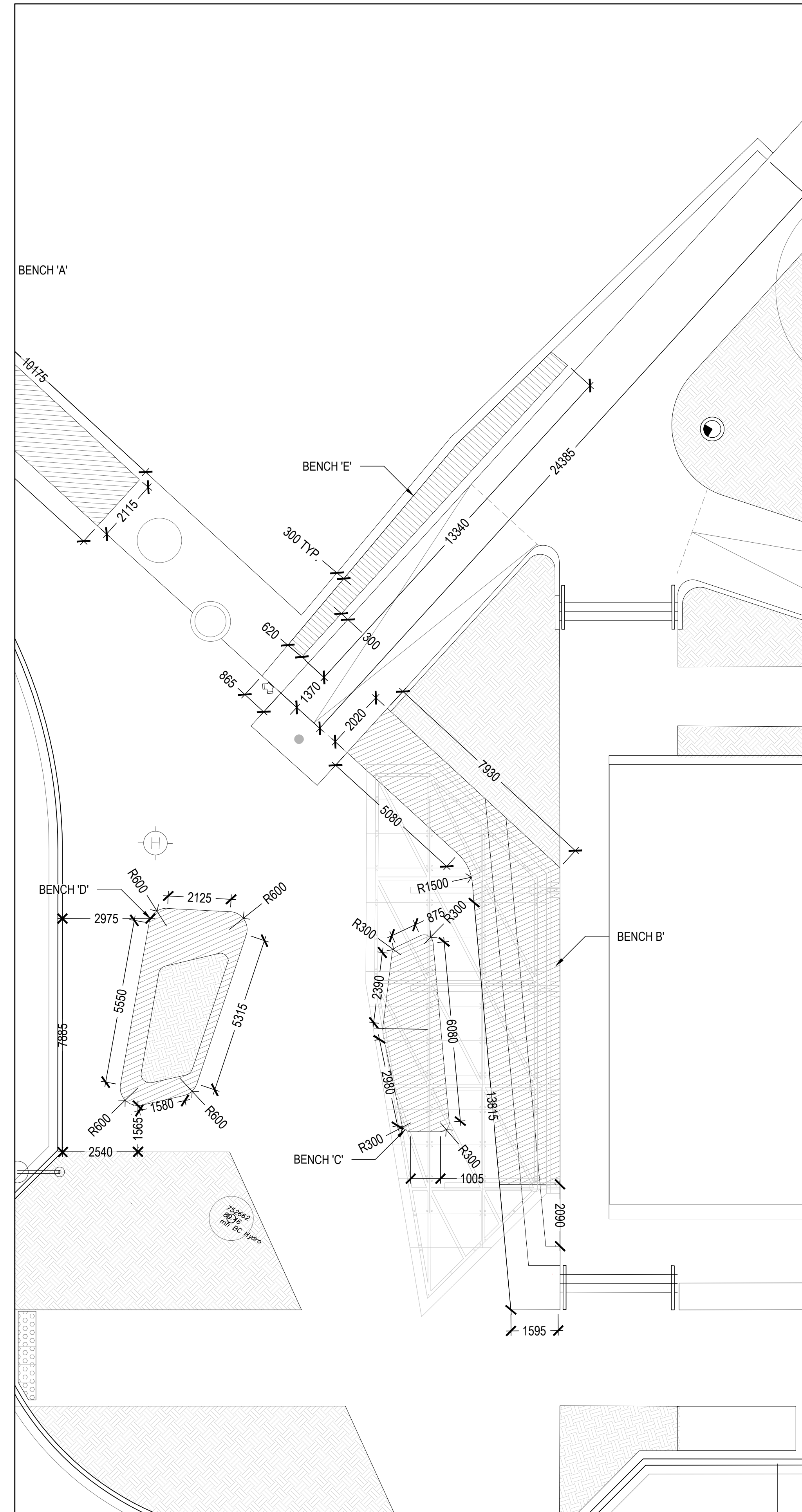
SCALE:
AS SHOWN

DWG. NO.:

L904



1 ENLARGEMENT BENCH 'A'
SCALE: 1:100



2 ENLARGEMENT BENCH 'B'/'C'/'D'/'E'
SCALE: 1:100

CLIENT:



PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 W 3rd Avenue
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ARCHITECT
HOTSON Architecture Inc.
215 - 35 W 5th Avenue
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CIVIL
APLIN & MARTIN
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ELECTRICAL
AES ENGINEERING
950 - 505 Burrard St
Vancouver, BC V7X 1M4

MECHANICAL
INTEGRAL GROUP
180 - 200 Granville St
Vancouver, BC V6C 1S4

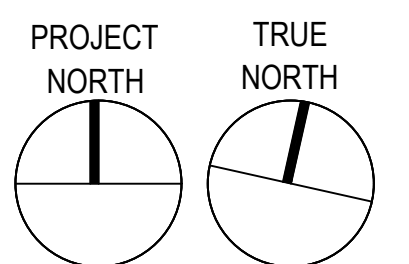
STRUCTURAL
BUSH BOHLMAN
1550 - 1500 W Georgia St
Vancouver, BC V6G 2Z6

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ISSUANCE:

No.	Date	Details	By
1	2019.11.26	ISSUED FOR DEVELOPMENT PERMIT	DD
2	2020.07.10	ISSUED FOR REVIEW	DD
3	2020.07.20	ISSUED FOR STREETS + LANDSCAPE PERMIT	DD
4	2020.08.21	ISSUED FOR REFERENCE ONLY	PFS
5	2020.09.25	ISSUED FOR REVIEW	DD
6	2020.09.30	ISSUED FOR REVISED DEVELOP. PERMIT REV01	DD



STAMP:

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PROJECT NAME:

UBC GAGE RESIDENCE
PLAZA

DRAWING TITLE:

BENCH ENLARGEMENTS
LAYOUT DETAILS

PFS PROJECT NUMBER:
18058

DATE:
2020/07/17

DRAWN BY:
JG

CHECKED BY:
DD

SCALE:
1:100

DWG. NO.:

L950

CLIENT:



PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 W 3rd Avenue
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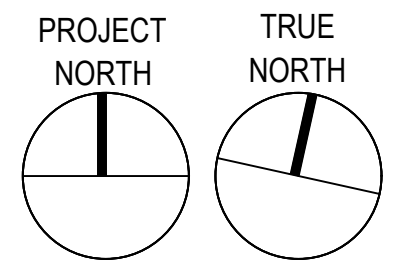
MECHANICAL
INTEGRAL GROUP
180 - 200 Granville St
Vancouver, BC V6C 1S4

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STAMP:

PROJECT NAME:
UBC GAGE RESIDENCE PLAZA

DRAWING TITLE:
CUSTOM SEATING DETAILS

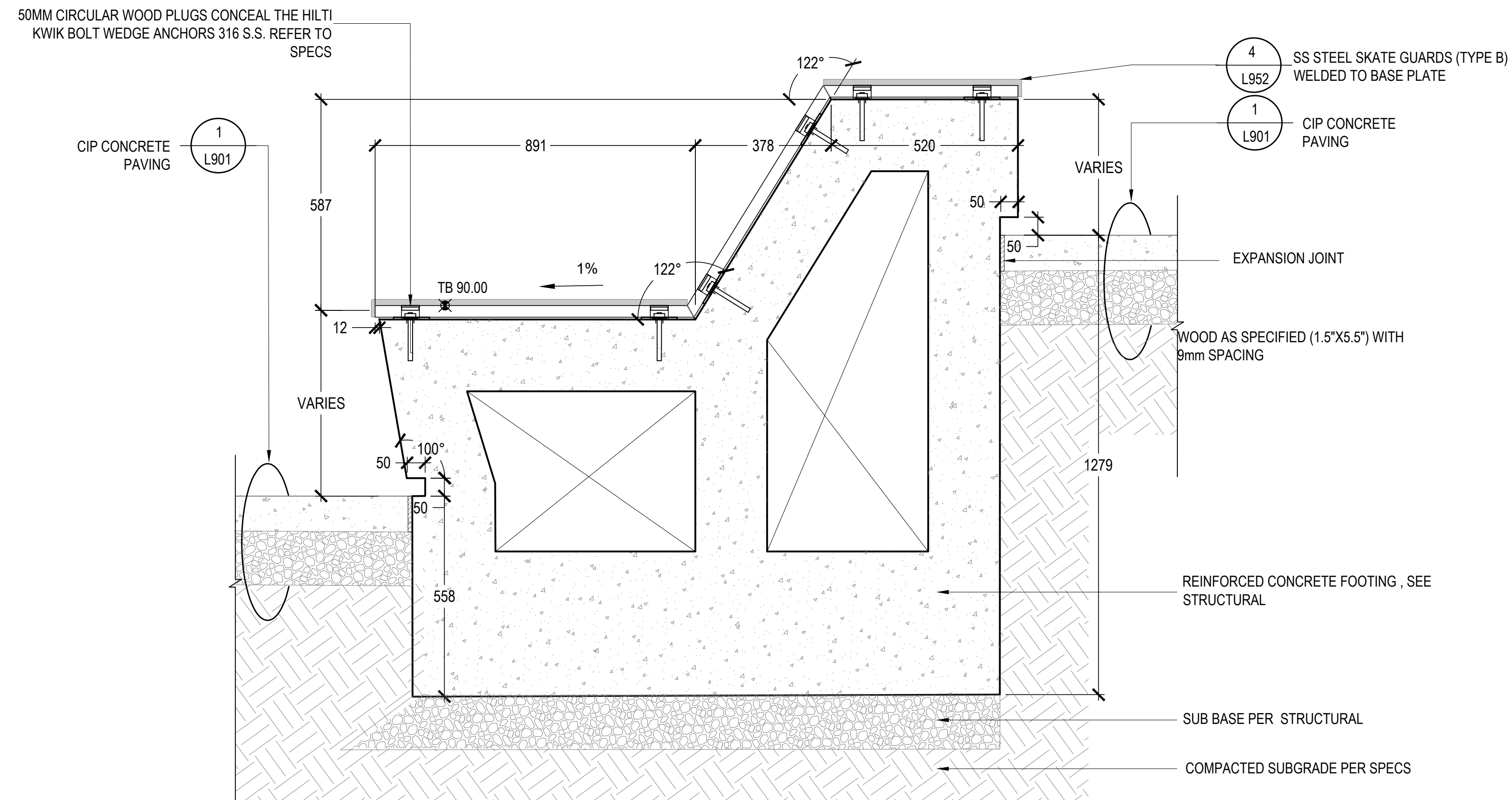
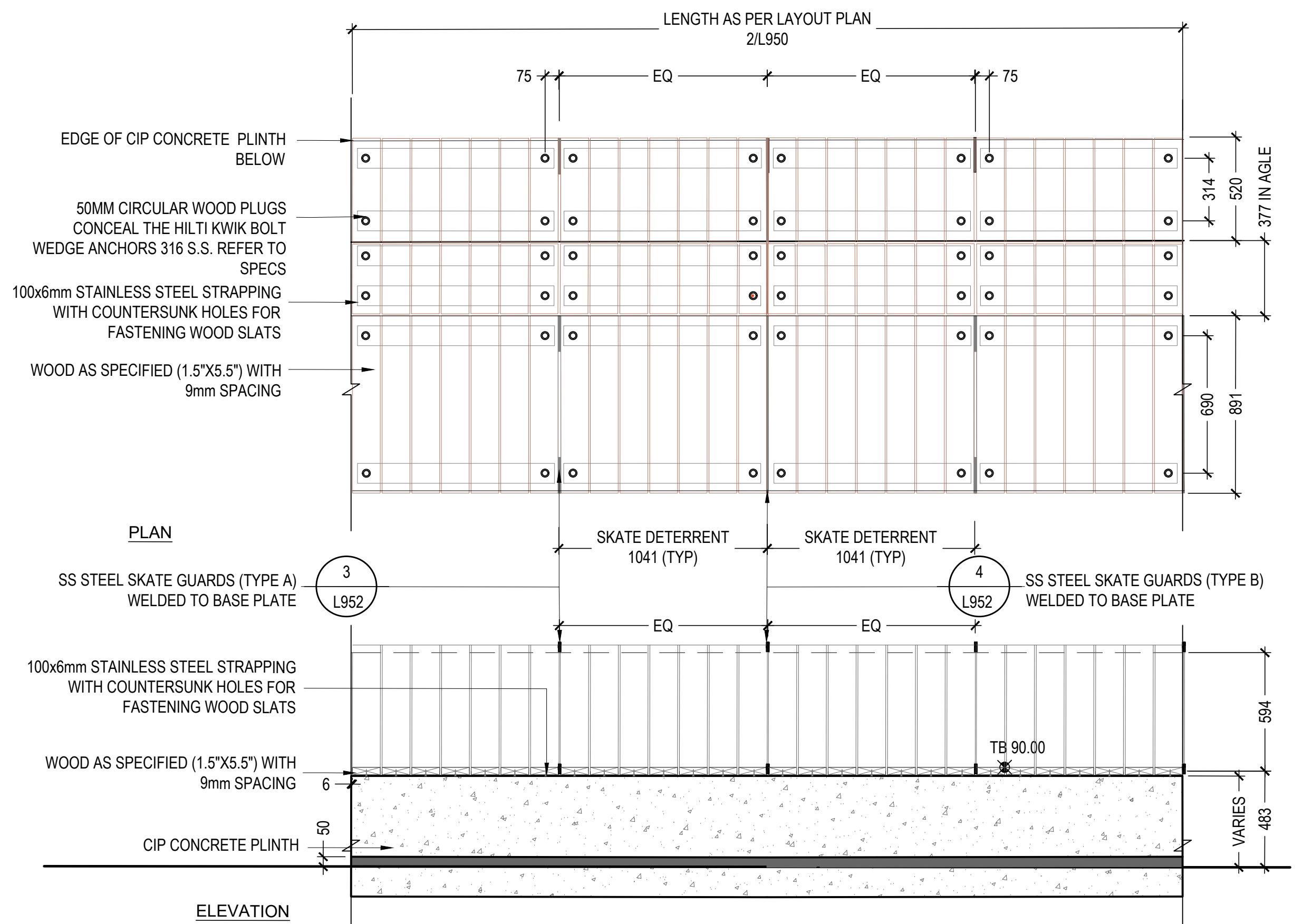
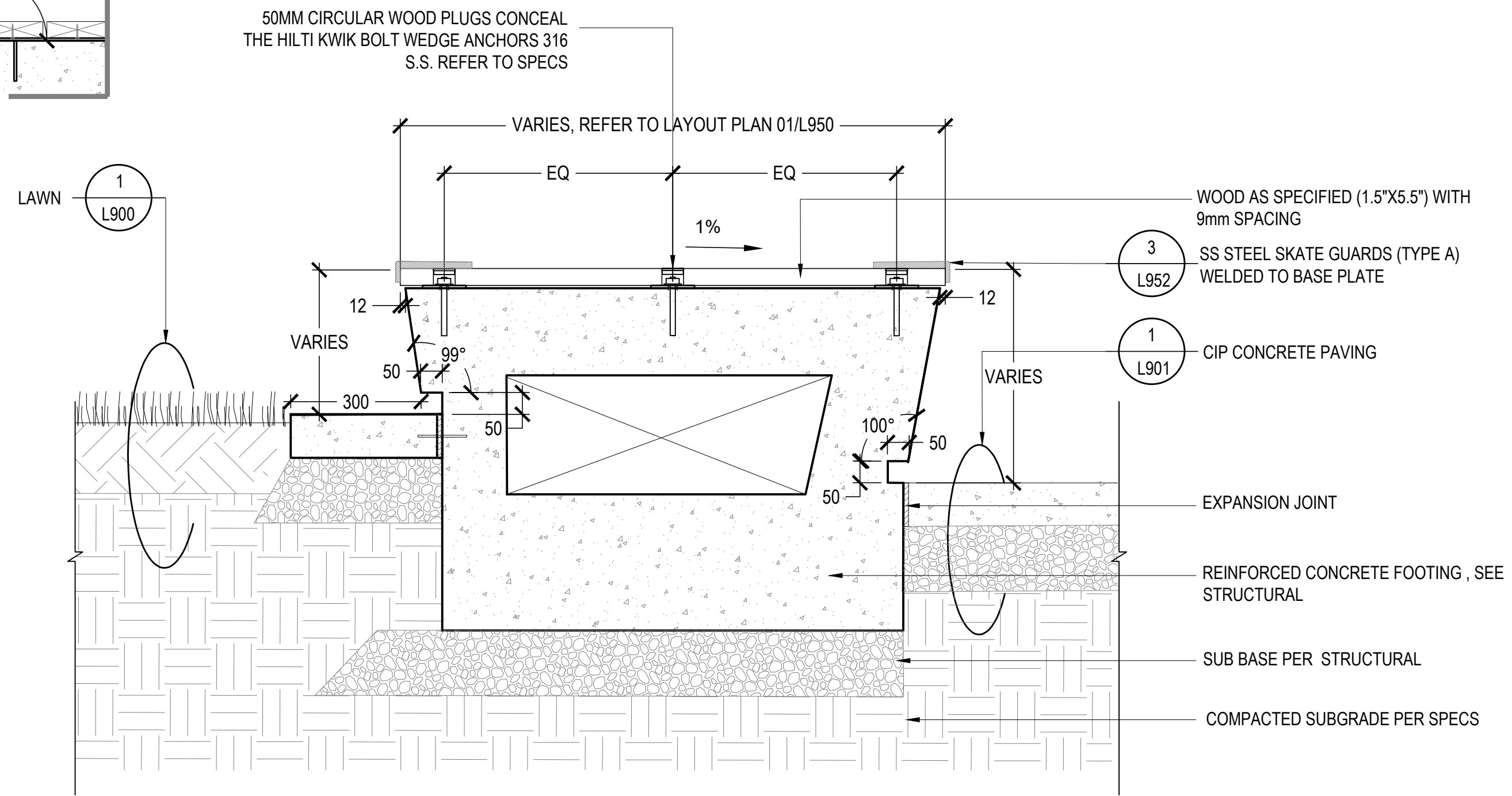
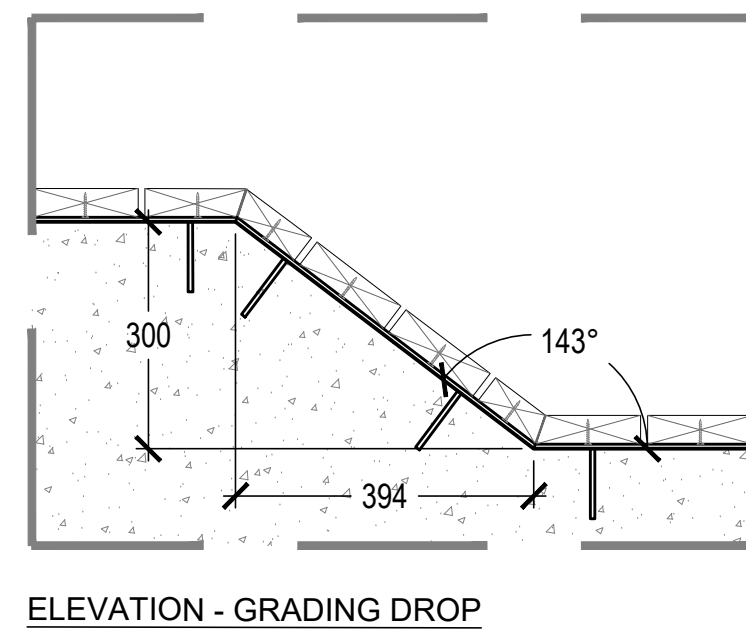
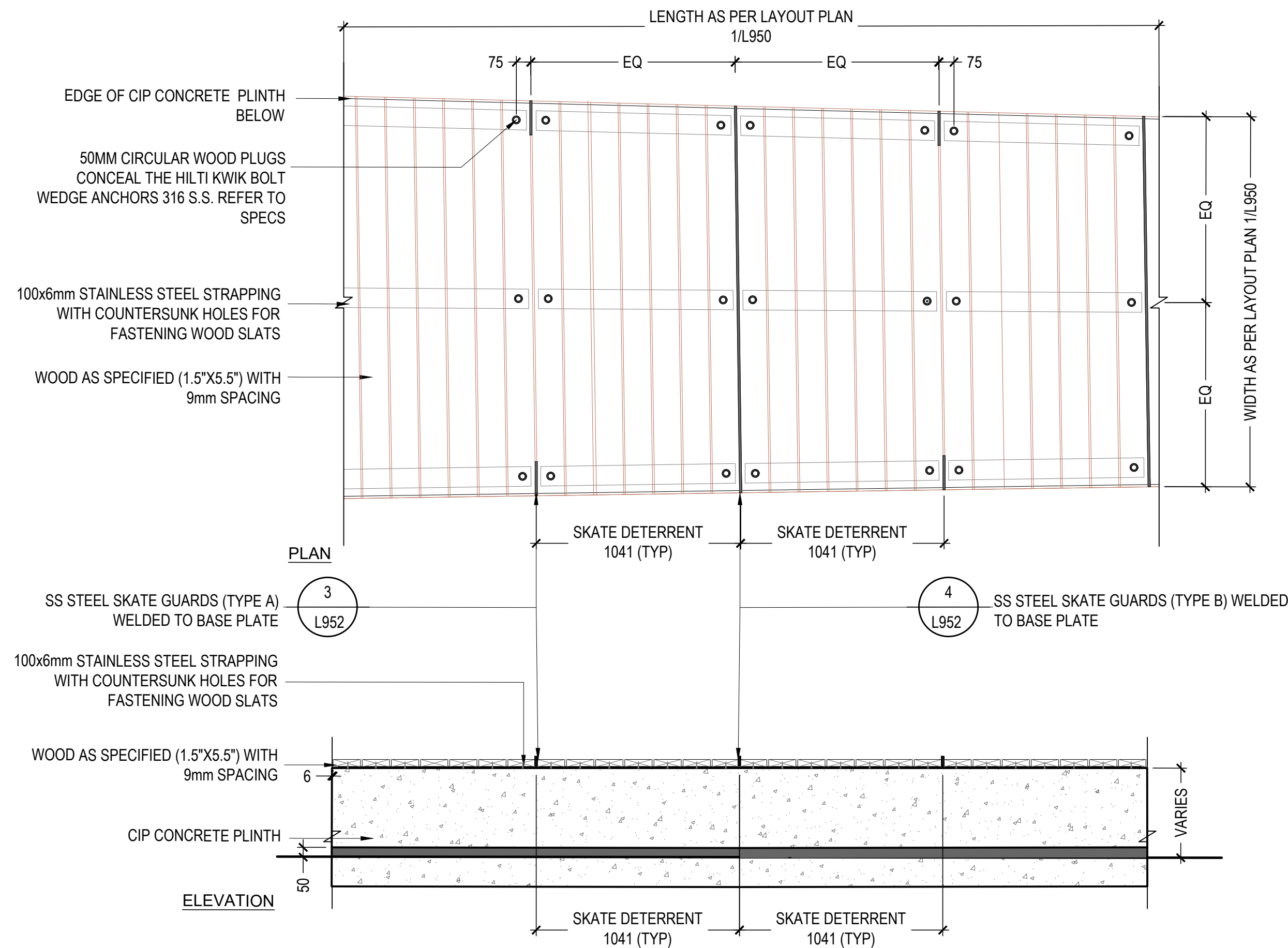
PFS PROJECT NUMBER: 18061
DATE: 2020/07/17

DRAWN BY: JG
CHECKED BY: DD

SCALE:
AS SHOWN

DWG. NO.:

L951



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CLIENT:



PROJECT TEAM:

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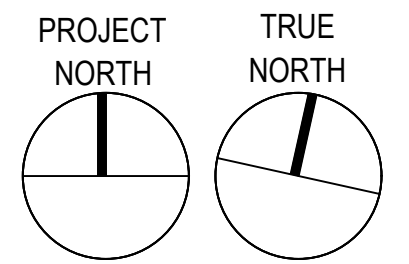
MECHANICAL
INTEGRAL GROUP
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STRUCTURAL
BUSH BOHLMAN
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6	2020.09.30	ISSUED FOR REVISED DEVELOP. PERMIT REV01	DD



STAMP:

NOT FOR CONSTRUCTION

PROJECT NAME:

**UBC GAGE RESIDENCE
PLAZA**

DRAWING TITLE:

**CUSTOM SEATING +
SKATE DETERRENT DETAILS**

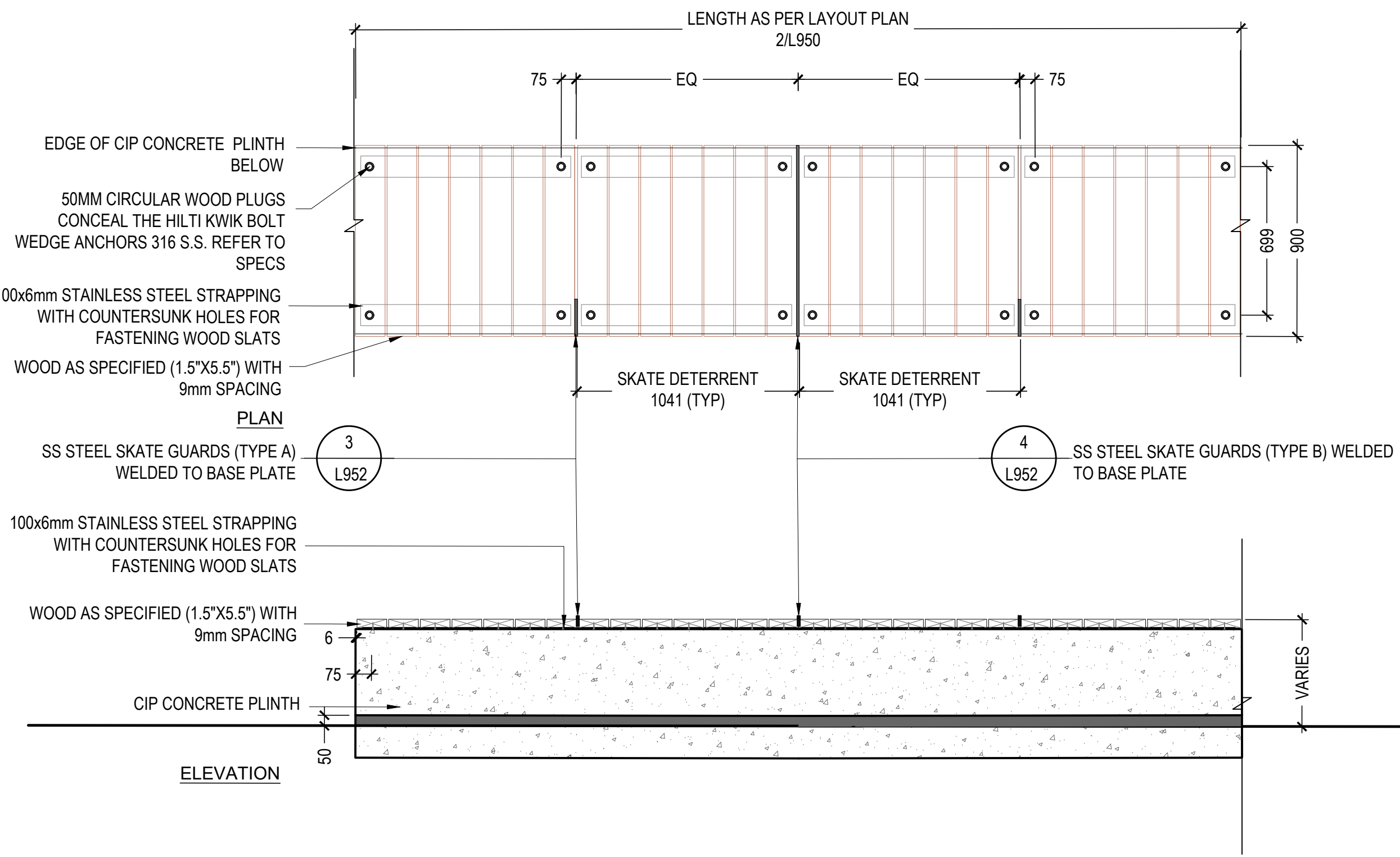
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DRAWN BY: Jg CHECKED BY: DD

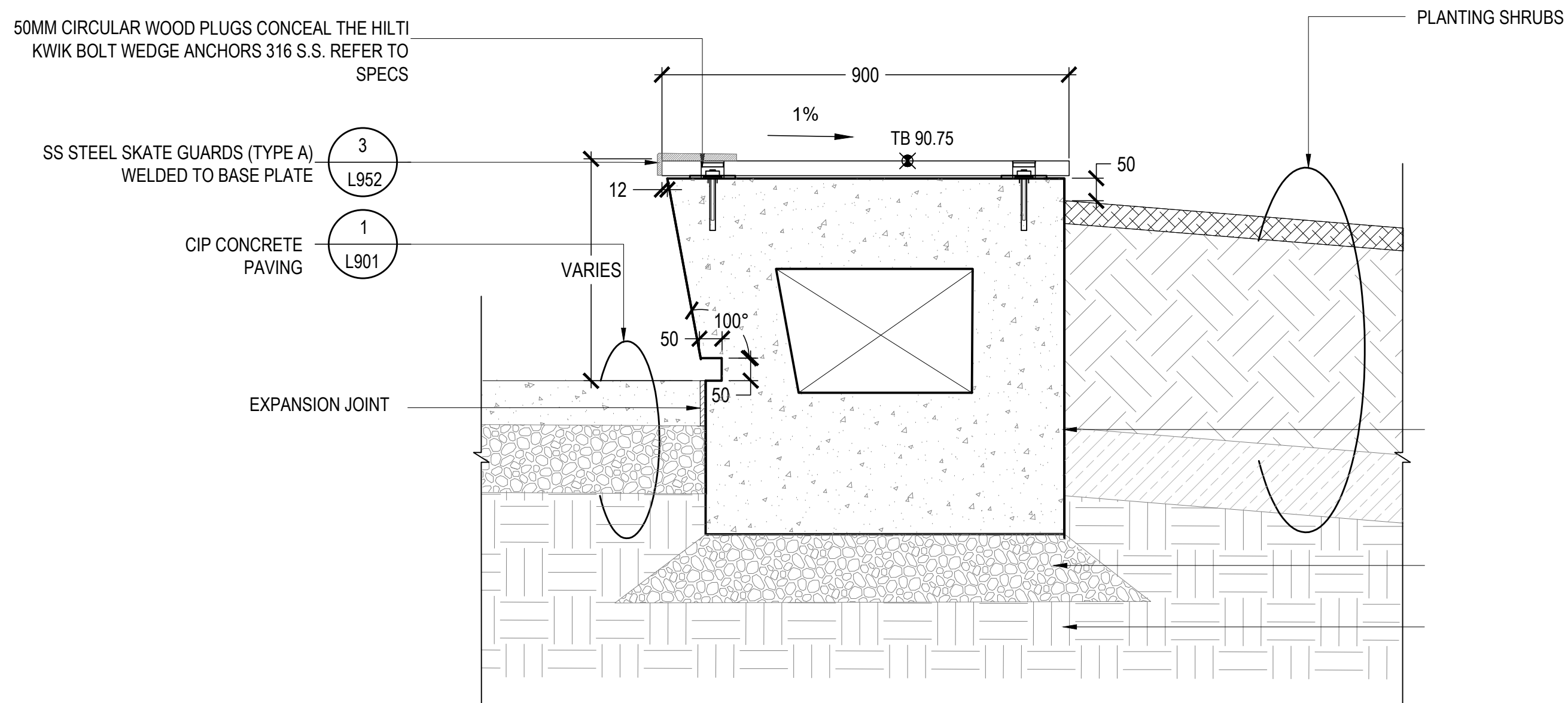
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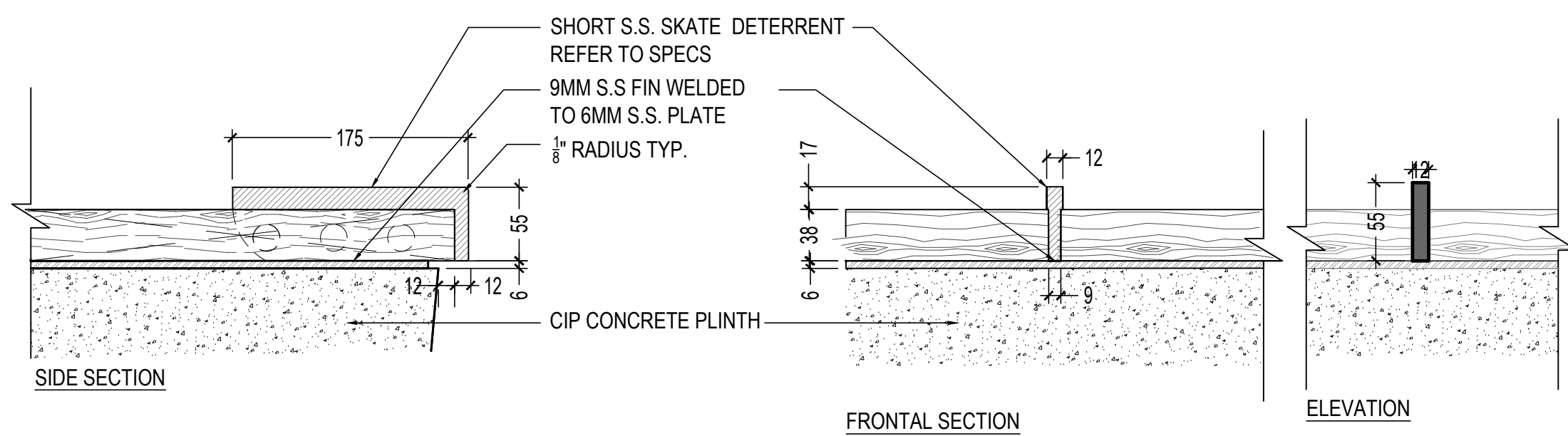
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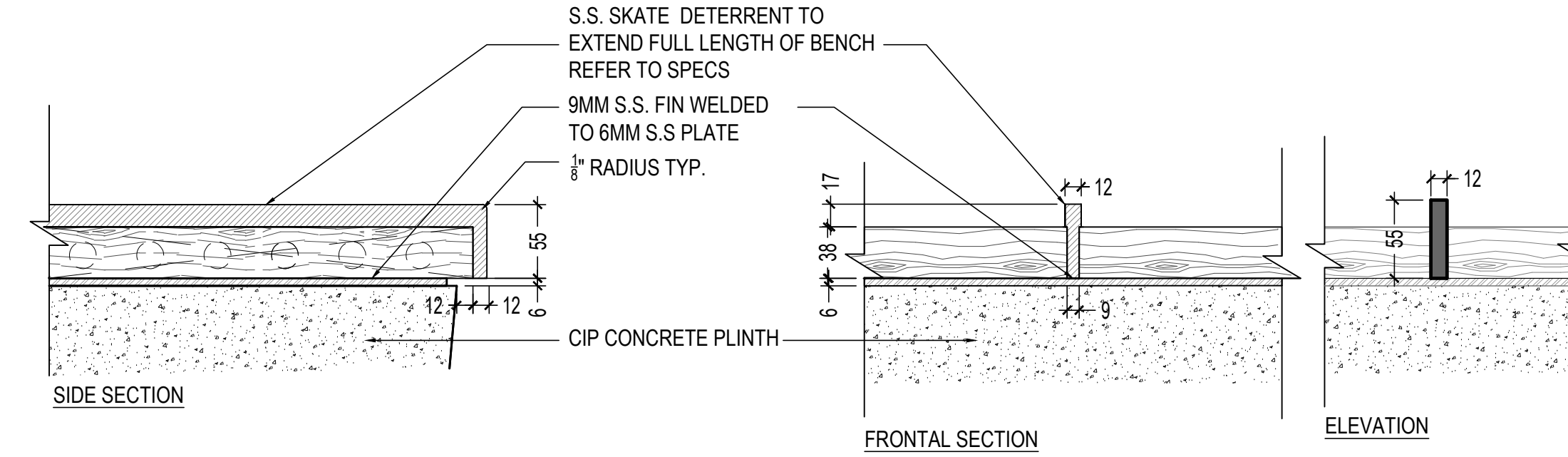
1 BENCH 'E' - TYP. PLAN + ELEVATION
SCALE: 1:20



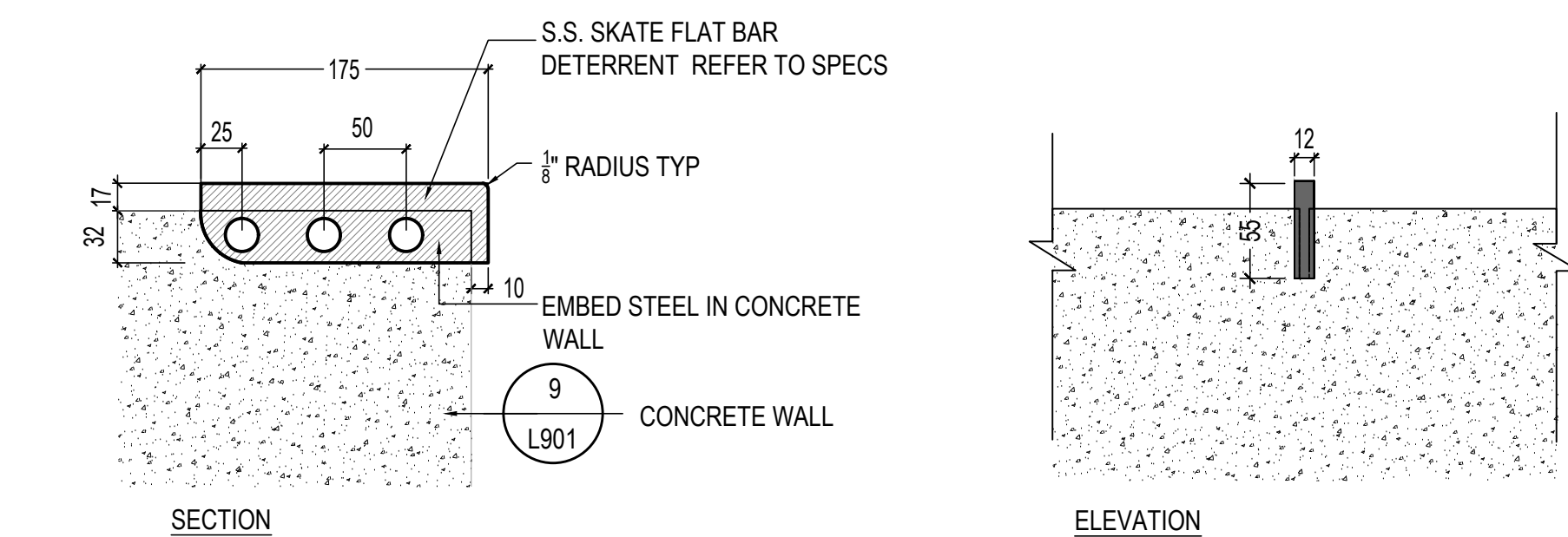
2 BENCH 'E' - TYP. SECTION
SCALE: 1:10



3 BENCH TOP - SKATE DETERRENT TYPE A
SCALE: 1:4



4 BENCH TOP - SKATE DETERRENT TYPE B
SCALE: 1:4



5 WALLTOP - SKATE DETERRENT TYPE C
SCALE: 1:4