The following Development Permit Application is intended to document the development of the project from early conceptual drivers into a refined design proposal. Project goals have been balanced against program objectives and a comprehensive contextual analysis.

The design team has met with owner and stakeholder representatives throughout the schematic design process to review ongoing design work and confirm user requirements and overall project direction.

This document illustrates the contextual analysis and resultant schematic design for Campus + Community Planning’s consideration.

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Executive Summary

The New UBC Recreation Centre adds significant new state-of-the-art recreation space for the campus community, while resolving a complex set of existing site conditions.

The building defines and activates the south edge of the new Arrival Court and Green public realm. A new Recreation Gallery is created in the space between Life and the New Recreation Centre, which is animated on both sides with views into both adjacent student facilities. The building’s north edge continues the new street wall of the student residences along Student Union Boulevard, while the west edge facing the Bosque aligns with the existing Life Building.

The project knits these edges together with a coherent and legible massing with articulations to define key moments of engagement. The defining characteristic being a generous new exterior walkway that continues the north-south student services spine into the public realm, linking together interior with exterior.

The building responds to the existing pedestrian circulation that crosses the site by creating new accessible connections that address many existing grade issues. New continuous weather protected pathways along the north and south edges lead to the three main entrances on the north, south and west. All three entrances offer accessible connections to the main lobby atrium, which further connects to the existing Life Building L0. The building massing and articulations are optimized for solar access to the public realms on the north and south, while also controlling solar gain to the heating dominated fitness and gym spaces.

This recreation centre will be a new destination for the health and wellness of the campus community. It connects and extends the student services spine, creates opportunities for formal and informal play, and will be accessible to and inclusive of the entire campus community.

The following sections articulate and illustrate the rationale for the urban and architectural design of this exciting new facility.
Project Scope

The UBC Recreation Centre is a brand new 9,377 square meter (101,000 square feet) facility comprised of three gymnasia, an interior walking track, cardio and weight-lifting fitness areas, multi-purpose rooms, changerooms, and administrative offices. The project scope boundary is defined as approximately 6 meters from the building edge on all sides. The adjacent Arrival Court and Green public realm scope will be submitted as a separate project.
INTRODUCTION

Project Team

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Submission Requirements

The following additional Submission Requirements will be provided separately as individual files:

- Application Form
- Application Fee
- Written Description
- Title Search
- Site Profile
- Tree Survey
- Geotechnical Report
- Photos
- DP Sign Notification
- 3D Model
Design Policy Compliance

Urban Design
URBAN DESIGN RATIONALE

Edges

FROM C+CP DESIGN BRIEF

Student Union Boulevard
The vision for Student Union Boulevard is a consolidated, legible arrival experience that reflects the prominence of the street a destination in the heart of campus. With the eastern portion already upgraded, changes adjacent to the new recreation centre will complete this vision and tie into the surrounding campus fabric.

DESIGN RESPONSE

Reinforce the Street Edge
Three primary elevations reinforce campus context street edges; the south-east edge being the terminus of Athlete’s Way. The north elevation of the New Recreation Centre will contribute to the entrance experience through the new Arrival Court and Green public realm.
Accessible Connections

FROM C+CP DESIGN BRIEF

Student Services Complex
The new building - as an addition to this student service hub - will need to enhance and build upon the hub’s pattern of student services and create clear connections that draw people in and through.

DESIGN RESPONSE

Accessible Connections
Addressing the adjacent connection to UBC Life requires reconciling the vertical level change between L1 and L0 in order to address accessibility and approach.

The exterior space between the UBC Life Building and the New Recreation Centre has the potential to form a significant new pedestrian connection to the new bus terminus and Athlete’s Way to the east and the north-south pedestrian connections to the student services complex and bosque.

There’s an opportunity to extend the public realm through the building, connecting the student services complex to the Arrival Court and Green.
Public Realm

FROM C+CP DESIGN BRIEF

Campus Commons: The Porch and The Bosque
To extend the Porch around the new recreation centre, tying the new building into the larger civic hub while also extending and connecting the social life of the new building to the Bosque, the green and (possibly) the arrival court.

DESIGN RESPONSE

Delineating the Public Realm
Once the extension of the public realm through the building has been established, opportunities for animating the Arrival Court and the Green will enhance the experience of the north entrance as the new face of health and wellness in the University Boulevard Precinct.
BUILDING MASS

FROM C+CP DESIGN BRIEF

Athlete’s Way and Athletics + Recreation Hub
The new recreation centre will create an inviting place for arriving athletic teams at the arrival court and Athlete’s Way. In doing so it should prioritize Pedestrian movement and comfort and reinforce the hub’s identity.

DESIGN RESPONSE

Shaping the Building Mass
Reducing the building height for the west mass minimizes shadowing on the public realm to the north.

Tapering the massing at the corners directs visitors to the primary entrances.

Tapering the massing to avoid conflict with the existing loading area reduces the massing on the east edge.
Programming

FROM C+CP DESIGN BRIEF

Formal and Informal Play
The new recreation centre is a 9,377 gsm (101,000 gsf) UBC Athletics and Recreation building and will provide much needed recreation space including three non-varsity gymnasiums, an interior walking track, an administrative suite, active spaces including space for strength training, functional fitness, cardio, stretching, and multipurpose studios, meeting rooms, change rooms, and back of house.

DESIGN RESPONSE

Programming the Massing
The fundamental spatial requirements of the program elements suggest gymnasium programming on the east and fitness programming on the west sitting atop a unifying podium.
Design Policy Compliance

Architectural
ARCHITECTURAL DESIGN RATIONALE

Height and Massing

Building Height and Program
The minimum building height was determined by the clearance required for the athletic program spaces contained within. The roof peak aligns with the main north-south exterior connection and the north, south and west entrances, which all connect to the main lobby atrium along this axis.

The interior volume at this peak contains fitness programming on the western portion and a mechanical penthouse above the gymnasium on the east. This peak slopes down to the west and east; the west contains an outdoor space and two double-height interior volumes to face the bosque; while the east steps down to the height of the tall gym volumes and running track.

By reducing the building height on the narrow east and west edges of the building, a foreshortened perspective is experienced along the long north facade, thus reducing the perceived building mass.
Looking south towards the roof peak that marks the exterior walkway and north entrance, with the building height sloping down to the west edge for improved solar access to the public realm.
ARCHITECTURAL DESIGN RATIONALE

Accessibility

Existing Issues of Accessibility
The existing north access to the UBC Life Building is extremely limited in terms of accessible connections to both L0 and L1. The elevation is broken with long runs of stairs going both up and down, as well as a lengthy and unpleasant ramp to the basement level.

Existing Accessibility Issues
**Accessibility**

**Creating New Connections**

The New Recreation Centre creates new connections to these existing disparate levels and integrates the experience into the facility itself. A north-south sloped exterior walkway extends the student services spine from the Nest and Life buildings to the new north public realm.

The Recreation Gallery between the Life Building and New Recreation Centre is at the same level as the existing L1 of Life. This passage now extends to the west with a new accessible connection to the bosque and greater campus beyond.

A new sloped walkway also extends to the West Entrance from along the bosque. This entrance has a shared vestibule with direct level access to both the Life Building and the New Recreation Centre.

**Proposed Accessibility Solutions**

![Proposed Accessibility Solutions Diagram]
Pediastrian Circulation

Pedestrian Priority

The network of exterior pedestrian connections that exist through the site directly informed the massing of the building. Most significantly, the exterior walkway that bisects the east and west massing extends both the exterior public realm between the buildings, while also weaving the interior of the New Recreation Centre and north public realm with the existing Life and Nest Buildings.

The east-west connection between the existing Life building is heavily used by people arriving to the campus from the main bus loop and heading to the north-west heart of campus. The north edge of the New Rec Centre defines the pedestrian experience of Student Union Boulevard which links the Pacific, Exchange and Gage student residences to campus. Athlete’s Way continues past the east edge of the building, animated by the running track above the existing loading bay, and extending into the new public realm and beyond. The west edge enhances the pedestrian experience that connects various student service building, from Brock Hall to the Nest; animated with significant glazing of the fitness levels facing the Bosque, as well as the welcoming main West Entrance.
Looking north along Athlete’s Way, with a glimpse into the running track cantilever.
Building Entrance Identity
Three main building entrances are intuitively represented through massing, weather protection and transparency while creating direct accessible connections to the main lobby atrium via entrance vestibules. The covered nature of these entrances extend the building into the landscape, and vice versa.

The North and South Entrances align with the main exterior walkway that bisects the building and is further emphasized by the roof peak. The West Entrance is identified with a large cantilever over it’s entire approach, and is expressed as a double height transparent element under the main soffit line. All entrances are welcoming with ample views into the lobby, gym and/or fitness areas along their approach.
Generous North Entrance announces the main building entrance to the public realm, and offers views into various levels of the facility.

South Entrance adjacent to the exterior walkway that connects to the Life Building, with views into the gymnasium that define this new Recreation Gallery.

West Entrance facing the Bosque, offering weather protection with a large cantilever and views into the fitness area.
ARCHITECTURAL DESIGN RATIONALE

Public Spaces

Creating New Connections
Due to the existing levels of the Life Building, and an ambition to knit these existing disparate elevations together, the main entrance level of the New Rec Building matches L0 of the Life Building, and the second level matches L1 of the Life Building. These two levels are interconnected by the main north-south exterior walkway; the exterior stair and ramp between Life and Rec; as well as an interior feature stair and elevator.

The exterior entrances are extended into the interior by way of a continuous soffit condition. Each entrance leads to the main lobby atrium, visually connecting three levels of the facility. From the main lobby, other public spaces of the facility can be accessed. The reception desks, changerooms, multi-purpose room, admin offices, Physical Activity Office and controlled access to fitness are all available on this level. A stair and elevator takes users from this level to the gymnasia on L1.

Furthermore, there is a direct connection from the lobby to the running track and multi-purpose room on L2, both of which are publicly accessible.
Main lobby atrium looking south towards stairs that go from the south entrance vestibule up to the running track and down to the main level of the facility

Looking into the gyms from the south-west edge of the walking track toward the north public realm

Looking north into the main lobby atrium from the south entrance vestibule
ARCHITECTURAL DESIGN RATIONALE

CPTED

Connecting to Recreation and the Campus
Strategic placement of windows, benches and landscaping further enhance this connection and encourage a dialogue between interior and exterior. Having both formal and informal recreation on display draws the larger campus into the sphere of health and wellness. People inside also have the opportunity to locate themselves within the surrounding campus, both physically and metaphorically.

In terms of CPTED, transparency along the ground plane creates passive surveillance of the public realm. Site lighting assists this visual control to enhance the safety and legibility of pedestrian routes to and from the larger campus.
Looking from the ground level fitness through the double-height space that faces north-west towards the bosque and public realm.
The project integrates sustainability principles related to all three core tenets: environmental, social and economic. As a guiding framework, the LEED checklist will qualify the project as LEED Gold. To ensure environmental performance, quantitative energy use metrics are being measured and targeted per the C+CP Design Brief. To qualify the universal design, the project will be pursuing the Rick Hansen Foundation Accessibility Certified Gold.

Social sustainability is a driving principal in the core concept of the project, in terms of accessibility and inclusivity. The facility strives to be a new destination for health and wellness open to the entire campus community. New accessible pedestrian connections across the site and into both the new building and the existing Life Building are enabled by this project. A central exterior north-south sloped walkway divides the building mass in two, creating a new connection from the existing L1 of the Life north concourse, and connects this space to the new north public realm. This walkway aligns and connects both the north and south entrances to the New Recreation Centre. In addition, a West Entrance across from the Bosque leads to a new shared vestibule that connects L0 of the Life Building and the main lobby atrium of the New Recreation Centre.

The environmental performance of the project has been considered and embedded into the core design. The overall massing and glazed areas address solar access to the exterior public realm and interior spaces. The majority of glazing on the heating-dominated fitness and gymnasium areas are north facing, while the minimal glazing that is south-facing is sheltered by overhangs. Furthermore, passive cooling through natural ventilation will be incorporated into these areas as well. The mechanical system and envelope assemblies are designed through energy modelling to meet the TEDI, EUI and DHW targets outlined in the Design Brief as follows:

- Energy use intensity (EUI) 130 kWh/m²/yr
- Thermal energy demand intensity (TEDI) 30 kWh/m²/yr
- Domestic hot water (DHW) 15 kWh/m²/yr

The best approach to limit embodied carbon is to limit the amount of material required. This design approach fits with the program, where exposed structure and services will limit the amount of wall and ceiling finishes. Furthermore, a Life Cycle Analysis is underway to quantify the elements which are contributing and identifying opportunities for optimizing the concrete mixes, insulation types, and structural steel cross sections to minimize their carbon impacts through materials, manufacturing, transportation.

From an economic perspective, the project judiciously strives to maximize value for future users by creating a durable and flexible building that will last generations. Both material selection and design layout align with this goal.
ARCHITECTURAL DESIGN RATIONALE

Green Building Certification

Sustainability Workshops 1 and 2 were held with various stakeholders, and the following four themes emerged to guide the project design in pursuit of LEED Gold:

Energy and Carbon
Selecting the best system to support low-carbon operations.

Site, Water and Landscape
Weaving together the relationship between the public realm and building to maximize environmental benefit.

Materials
Sensible approach: measured use of materials and finishes to limit embodied carbon.

Social Sustainability
Enhancing accessibility and embedding inclusivity into the building and public realm design.
ARCHITECTURAL DESIGN RATIONALE

Weather Protection

Continuous Soffit
The running track that wraps the three gymnasiums integrates a covered walkway into the massing of the building along the north and south elevations, creating a weather protected zone that is continuous between all building entrances.

North Elevation
The main pedestrian route along Student Union Boulevard offers weather protection integrated into the massing of the building, with seating below and views into the recreational spaces within.
Looking east along the north elevation, which continues the pedestrian connection along Student Union Boulevard and offers weather protection, seating, and views into the gymnasium.
Solar Access

Recreation Gallery
Both the horizontal and vertical dimensions and proportions of the space between the Life Building and the New Recreation Centre were carefully considered to maximize solar access along its length. The massing steps back on this level to further liberate the public realm, while also providing solar protection to the heating-dominated fitness and gymnasium spaces that front this Recreation Gallery.

The Green
To maximize solar access to the north public realm, the massing slopes down significantly to the west. The above diagram illustrates shadowing at noon on the summer and winter solstices and both equinox.
Looking south along the bosque, illustrating the alignment of the Life and Rec building faces and the transparent facade facing north and west.
ARCHITECTURAL DESIGN RATIONALE

Space Between

Recreation Gallery
The proportion, materiality, alignment, colour, transparency and shape were all carefully considered when designing the space between the existing Life Building and the New Rec Building along its entire experience. The space serves to orient pedestrians to the adjacent facilities, but also to the larger campus through the recognizable wayfinding elements of the Bosque and Athlete’s Way.

With buildings on both the north and south, the space is sheltered, with its own micro-climate. Covered space wraps the south edge, offering rain protection, shading for the heat-dominated gymnasia, while still allowing sunshine to fill this edge and, along with views into the gymnasium, encourage dwelling. Light-coloured cladding will reflect light into the shaded north edge of Life, further illuminating the space. All these elements come together to offer a comfortable place to pause.
Looking west toward the bosque from between UBC Life and Rec buildings, with views into the gym and the south entrance vestibule.
Access and Loading

The existing loading bay located at the north-east edge of the Life Building, creates significant constraints on the building position and massing, as well as the pedestrian connections through the site in both the north-south and east-west direction. The project proposes to expand the east-west connection to address this significant pinch point - refer to the following pages.
Looking to the west along Student Union Boulevard, with the existing loading bay entrance in the foreground, as the interior glows with light and activity.
ARCHITECTURAL DESIGN RATIONALE

Loading Bay and Walkway

Existing Loading Bay and Walkway

Looking north along west dock apron
Looking south along west dock apron towards Life
Looking west along Life Building and upper loading bay wall
Looking north-east to loading bay entrance ramp
Looking south-east to loading bay compactors and south dock apron
Looking north-west towards Life Building and upper loading bay wall
ARCHITECTURAL DESIGN RATIONALE

Existing Walkway Wall Remains
Significant pedestrian pinch point to south of Life Building

Walkway Wall Relocated North
Expanded public realm to south of Life Building
ARCHITECTURAL DESIGN RATIONALE

West Entrance and Stairs

Existing Loading Bay and Walkway

Looking south along between Life and the Bosque

Looking north-east from the Bosque towards Life

Looking south-east towards L0 and L1 Life Building entrances

Looking south-east towards Life stairs up to L1
Looking east toward the West Entrance, with the new ramp and stair connection from the existing Life L1 level to grade along the Bosque.
Material Approach

Robust, Honest, Minimal
With a number of new Athletics facilities in this precinct over the last several years, a clear design language has emerged that represents the ‘Contemporary District’ with a lightness and optimism to the material palette. The intent for the New Recreation Centre is to take inspiration from this material palette, while contextualizing it to the fitness program within.

For the interior, a durable, cost-effective and minimal material palette is most appropriate. This includes concrete floors, exposed ceiling services, and exposed structure. The exterior continues this approach, with a unitized curtainwall and metal cladding system with metal bar grate layered in specific locations. A metal bar grate soffit extends this language as a layered, semi-transparent experience that unifies horizontal and vertical planes.

This minimal, monochromatic material palette, along with a similar approach to detailing, assists to descale the overall building mass by simplifying it's expression.

ARCHITECTURAL DESIGN RATIONALE

Plan diagram of the ‘rules’ for locating solid and transparent elements within the unitized system at both a perpendicular and obtuse corner.

A standard cladding module was chosen to stretch the budget and condense the construction schedule. This system allows larger panels to be lifted into place as a single complete envelope element; thus simplifying the process and result. There are four elements: glazed; glazed with bar grate; solid with bar grate; solid.

Irving K Barber Learning Centre (left) and the UBC Aquatic Centre (right) are both in the Contemporary District and utilize a light coloured cladding material and abundant glazing.
Looking east approaching the weather-protected West Entrance, with views into the adjacent fitness levels.
Elevation Strategy

The interior program was diagrammed to understand moments of intense occupation; glazing was placed at these locations following the previously outlined rules.

**East Elevation**
Locating glazing on both faces of each corner of the running track allows users to always have a view to the exterior in front of them, helping to locate themselves in the larger campus.

**South Elevation**
Glazing is located along the approach to the west entrance, offering views into the fitness. The south entrance vestibule and south gym wall are transparent to activate the space between Life and Rec.
ARCHITECTURAL DESIGN RATIONALE

West Elevation
Four levels of fitness face directly to the bosque to the west and the new public realm to the north; glazing was maximized at these edges to animate the plaza and create a strong connection to the immediate trees. An outdoor fitness area on the upper level amplifies this connection; sweating in the treetops.

North Elevation
As the most visible face of the New Recreation Centre, it has an important relationship to the new public realm. Glazing along the entire length of the running track will animate the plaza below, both day and night, and offer a unique experience to those exercising. The lower-level gymnasia also have a visual connection, offering views through the building to the space between Life and Rec.
Universal Design

Designing for Everyone
Inclusive design can and should be seen as a means for creative design thinking - as a springboard for innovation - not simply an application of building code and regulations. Inclusive design should be invisible in a way - designed so that people are not even aware that they are using an accessibility feature.

Rick Hansen Foundation Accessibility Certification
We will be working with the Rick Hansen Foundation Accessibility Certification™ (RHFAC) rating survey as a framework to organize our process, and we will expand on this by engaging in ongoing research and precedence studies as well as a review of other similar facilities on campus.

The project is targeting RHF Accessibility Certified Gold, and the design team is working with Kuno Architecture to facilitate this process.

Universal Design
Creating universal and accessible change and washroom facilities can help ensure the protection of an individual's privacy, dignity and security while accommodating a much wider user group. This facility includes both universal and gender-specific washroom options, with universal washrooms available on all levels.

Ongoing dialogue between the design team, stakeholder group, the UBC Equity and Diversity Office as well as the UBC Centre for Accessibility have been a productive method for iteratively developing changeroom layouts that address many nuanced considerations.

Key considerations have been the relationship between the gendered and universal washrooms; balancing sight lines for privacy and surveillance; creating an intuitive layout for the various user ‘change’ sequences; ensuring primary pathways are dimensionally appropriate.

Universal washroom design evolution through stakeholder workshops

January 5 2021
Early designs had the gendered changerooms access through the universal changerooms, however this tended to ‘gender’ each side of the universal area.

January 20 2021
The gendered changerooms were relocated to be accessed directly from the main circulation; universal layouts varied based on locker and stall configurations.

February 2 2021
Refinement of the universal changeroom layout, with a vertical division of lockers and stalls preferred; investigations of corridor furniture ongoing.
Looking north from the Recreation Gallery, with the South Entrance vestibule on the left, the gymnasium on the right, and glimpses into the running track above.
Architectural Design Rationale

Extending the Public Realm
The main north-south exterior walkway through the building creates a new connection from the student services buildings to the south with the north public realm. This new pathway is both accessible and inclusive, with its gentle slope and weather protection. It also connects the north and south entrances, and offers views into the main lobby atrium, gymnasium, and fitness areas. This feature allows the building to unify a once disconnected landscape into a destination of health and wellness for everyone.
Recreation Centre North
6140 Student Union Bld.
Level 0 Plan
Development Permit Application  
UBC Recreation Centre North  
March 2021

Recreation Centre North
Level 3 Plan
6140 Student Union Blvd.

1 March 2021
MBH/JW
NS/AT

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Sections E-W

General Notes:

Recreation Centre North

Development Permit Application  UBC Recreation Centre North  March 2021
UPGRADED CONCRETE PAVER
638 Smithe Street
1:200
Checker
16m
611 Alexander Street
2002698
OVERALL SITE LANDSCAPE PLAN

CUSTOM BUILT
TO FEATURE SILVA CELLS IN HARDSCAPE
THE BOSQUE
PROPOSED ACCESSIBLE RAMP
FOR FULL GROWING MEDIUM -
IN SEATING ELEMENTS AS REQUIREMENTS.

HARDSCAPE
EXISTING NORTH/SOUTH WALK TO BE NARROWED TO ALIGN WITH UBC
NEST STAIRS AND TO BE REPAVED. NO CHANGES TO GRADE OR IMPACTS TO BOSQUE PROPOSED.

THE 'PORCH'

SOFTSCAPE
HARDSCAPE
CUSTOM BUILT -
BROCK HALL
IN SEATING ELEMENTS AS
SOFTSCAPE
HARDSCAPE
LEVEL
RECREATION CENTRE DOWN TO BOSQUE
CONCRETE STAIRS & ACCESS FROM
RECREATION OR GROUP GATHERING
THE GREEN
(NEW)
SECONDARY DIAGONALS USING
LEARNER'S GROVE
RECREATION OR GROUP GATHERING
ACCESS TO RECREATION CENTRE L0

FITNESS & CARDIO
UBC NORTH

SCALE 1:200
0m
4m
8m
L6.00
1
3
HARD SCAPES
SITES
HARDSCAPE
HILLEL HOUSE
PUBLIC REALM
SOFTSCAPE
HARDSCAPE
UBC NORTH
CENTRE
SPACES
CAMPUS STANDARD CONCRETE UNIT PAVING AT PUBLIC REALM PLAZA
HARDSCAPE
RECONFIGURED ENTRY/EXIT INTO
HARDSCAPE
LAWNS
LAWN
TREATMENT AT INTERFACE WITH UBC
LIFE BUILDING
AND TURN AROUND
ROADWAY, REFER TO CIVIL. TYP.
CONTINUATION OF STUDENT UNION
ROADWAY
LAWN
BOULEVARD TREE ALLEE
HARDSCAPE
- OFF
L6.00
13
4
5.00
3
1
3
L6.00
1
GRADE TRANSITION
FEATURE SEATING WALL AT
RECONFIGURED HOUSE TO AREAS

UBC LIFE BUILDING
ATHLETE'S WAY
SOUTH
PHASE OF ATHLETE'S WAY TO THE
DESIGN TO INTEGRATE WITH PREVIOUS
BOULEVARD STREETSCAPE
JOIN IN WITH STUDENT UNION CONTINUATION OF ATHLETE'S WAY TO
BOULEVARD WORKS
PREVIOUS PHASE OF STUDENT UNION UPGRADED STREETSCAPE AS PART OF INTERFACE
INTERFACES
PEDESTRIAN PRIORITY RAISED END OF ATHLETE'S WAY TO SCREEN
NEW PLANTING ADJACENT TO NORTH
HARDSCAPE

EXISTING ENTRY TO LOADING ZONE TO BE MAINTAINED
WIDENED PATHWAY ABOVE EXISTING
LOADING ZONE
NEW SEATING ELEMENT & SCREENING
EXISTING LOADING ZONE BELOW

WIDENED PATHWAY ABOVE EXISTING
LOADING ZONE
EXISTING TREES TO BE RETAINED TO
ABOVE EXTENTS OF NEW BUILDING ROOF
EXCLUDED FROM DEVELOPMENT PERMIT
PROJECT SITE BOUNDARY LINE
BUILDING LINE FOR DEVELOPMENT PERMIT
PROJECT TRUE SCOPE OF WORK AROUND

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT
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METRIC -

SOUTH
PHASE OF ATHLETE'S WAY
TO THE
DESIGN TO INTEGRATE WITH PREVIOUS
BOULEVARD STREETSCAPE
JOIN IN WITH STUDENT UNION
CONTINUATION OF ATHLETE'S WAY
TO BOULEVARD WORKS
PREVIOUS PHASE OF STUDENT UNION
UPGRADED STREETSCAPE AS PART OF INTERFACE
PREVENT CLARIFICATION BEFORE COMMENCING WITH THE WORK.
WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO
DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT
FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.
REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT
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A) ON GRADE

L6.00

SECTION

A) VEHICULAR - ON - GRADE

2

GROWING MEDIUM PROFILE

CONCRETE RETAINING WALL

SCALE:

2% min. cross slope

200

APPROVED COMPACTED SUB

GEOTECH.

SCARIFY TOP 300MM OF SUB

LARGER FEATURE PLANTINGS.

LOCATIONS TO BE 900MM, AND REFER TO GRADING PLAN

MIN. 450MM DEPTH GROWING MEDIUM AS SPECIFIED FOR

300MM DEPTH 75MM MINUS GRANULAR SUB

COMPACTED TO 95% MPD. (REFER TO CIVIL FOR ALL BASE

SCORE LINES, NO TROWEL MARKS

ATTACHMENT TO FOOTING AS PER STRUCTURAL.

ADJACENT TOPSOIL/PAVING AS SPECIFIED, REFER TO PLAN

COMPACTED TO 95% MPD

150MM DEPTH 19MM MINUS GRANULAR BASE COURSE

CONCRETE FOOTING (32 MPA @ 28 DAY STRENGTH),

19MM CLEAR CRUSH OPEN

REFER TO ELECTRICAL.

EXPOSED FACES (32 MPA @ 28 DAY STRENGTH). REINFORCE MENT &

JOINTS MAX. 10 METERS O.C. AND AT INTERFACE

SAWCUT CONTROL JOINTS TO BE PROVIDED MAX. 1.2

5MM WIDE X 12MM DEEP SAWCUT CONTROL JOINT

GEOTECH.

100MM DEPTH 19MM MINUS GRANULAR BASE COURSE

INSTALL ON 25MM SAND SET BEDDING SAND COURSE.

BASE OR SUB GRADE PER

BASE COURSE & REQUIRED GEOTEXTILE

SECTION

A) TYPICAL AT GRADE

TYPICAL GROUNDCOVER PLANTING DETAIL

SCALE:

VARIES

DISTANCE, SEE PLANT SCHEDULE.

DISTANCE FROM EDGE IS HALF THE SPECIFIED ON

EDGE OF PLANTING AREA AND/OR PAVED EDGE.

APPROVED COMPACTED SUB-BASE OR SUB-GRADE

UNLESS ADJACENT TO SHRUB PLANTING.

6" (150MM) DEPTH GROWING MEDIUM AS SPECIFIED,

CROWN OF ROOTBALL 25MM ABOVE GROWING MEDIUM.

SHRUB AND SPACING AS SPECIFIED ON PLANTING PLANS. S ET

2" (50MM) DEPTH DECOMPOSED BARK MULCH AS SPECIFIED.

STAKES, EXTEND INTO SUBGRADE MIN. 6" (150MM).

2 X PRESSURE TREATED 2

STAKE W/ 1" (25MM) GALVANIZED ROOFING NAILS OR

2" (50MM) WIDE MIN. 'ARBOR TIE' BANDING, SECURE TO

CALIPER MEASURED AT 4.6' (1.4M) ABOVE GRADE,

TREE AS SPECIFIED ON PLANT LIST. MINIMUM 6 CM

TO PAVING AREAS.

SHAPE Architecture Inc.
TECHNICAL DOCUMENTS

Lighting Plan

By DIALOG