



PROJECT DESCRIPTION

This project consists of a relocation of the existing outdoor basketball court currently along Thunderbird Blvd. This relocation is needed to provide a site for an integral component of the Applied Sciences Transportation Testbed research project, the Hydrogen Generation and Refueling Station.

The site has a unique position on campus that allows researchers to study the critical links between energy, transportation and urban design by co-locating advanced EV chargers, a hydrogen station and (future) solar panels array. This location also enables future research goals given to the proximity to the Campus Energy Centre and Substation.

We understand how important the outdoor basketball court is to the campus, providing a recreational facility to the UBC community (residents, students, staff and faculty) and the general public. The proposed court is designed to be a "like for like" replacement with similar size and both a full and half court options for play. Although the existing parking lot lighting would allow night time play, acceptable "Hours of Play" will need to be defined given the closer proximity of residents nearby.

DESIGN RATIONALE

Walkways / Pedestrian Paths

Informal pedestrian access via Thunderbird Blvd will be preserved and enhanced with an accessible, widened connection to the pass through / "waiting area".

Site Furnishings

Two benches, a 2-stream recycling/trash receptacle, and a bike rack are proposed for the area.

Protection of Existing Trees

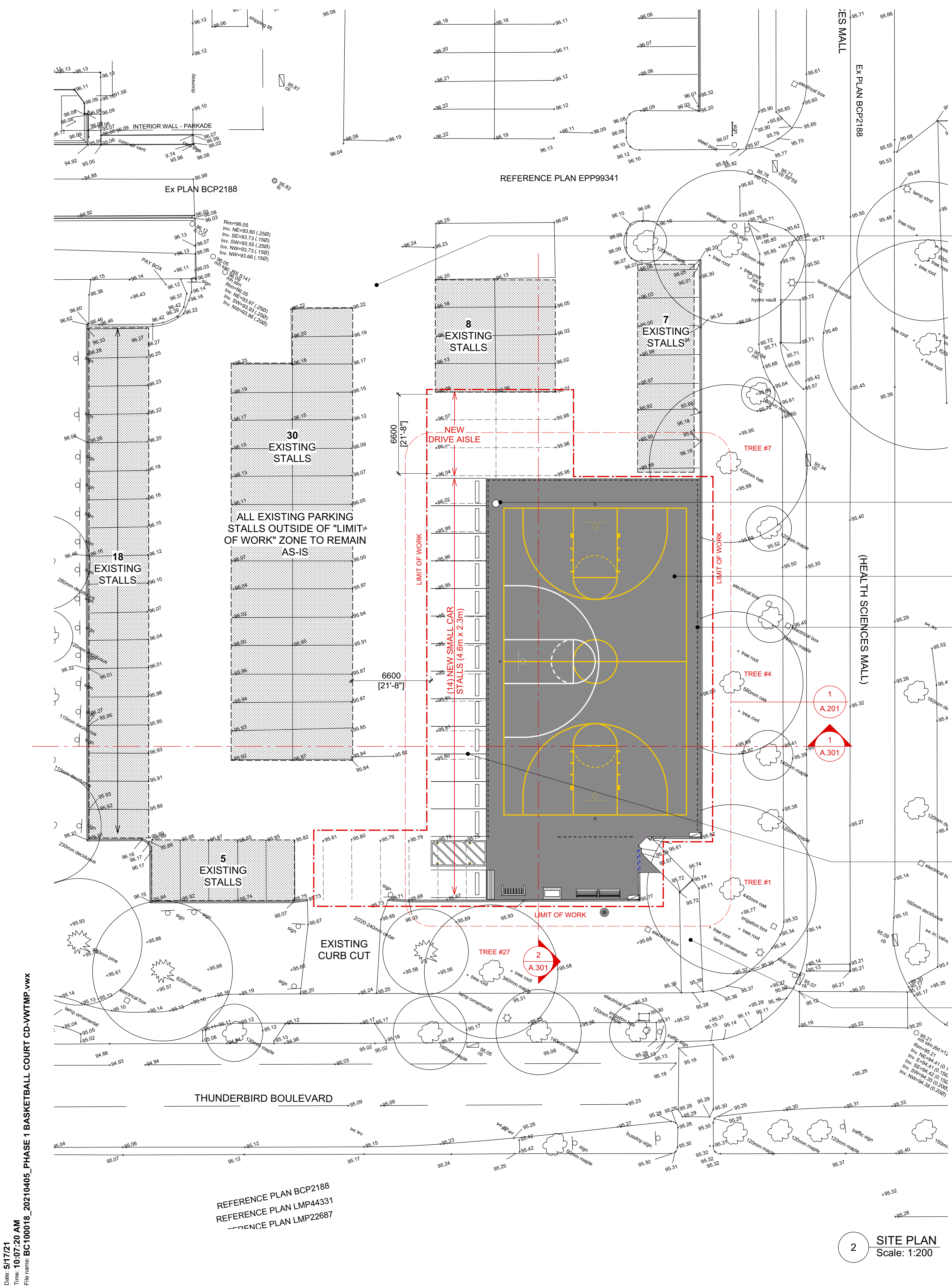
There are several mature deciduous trees adjacent to the proposed basketball court. The project will be following protection recommendations to preserve the health of the trees. The fence along the tree line will be reduced in height to minimize disturbance to the tree canopy.

Protection of pedestrians, cyclists and vehicles

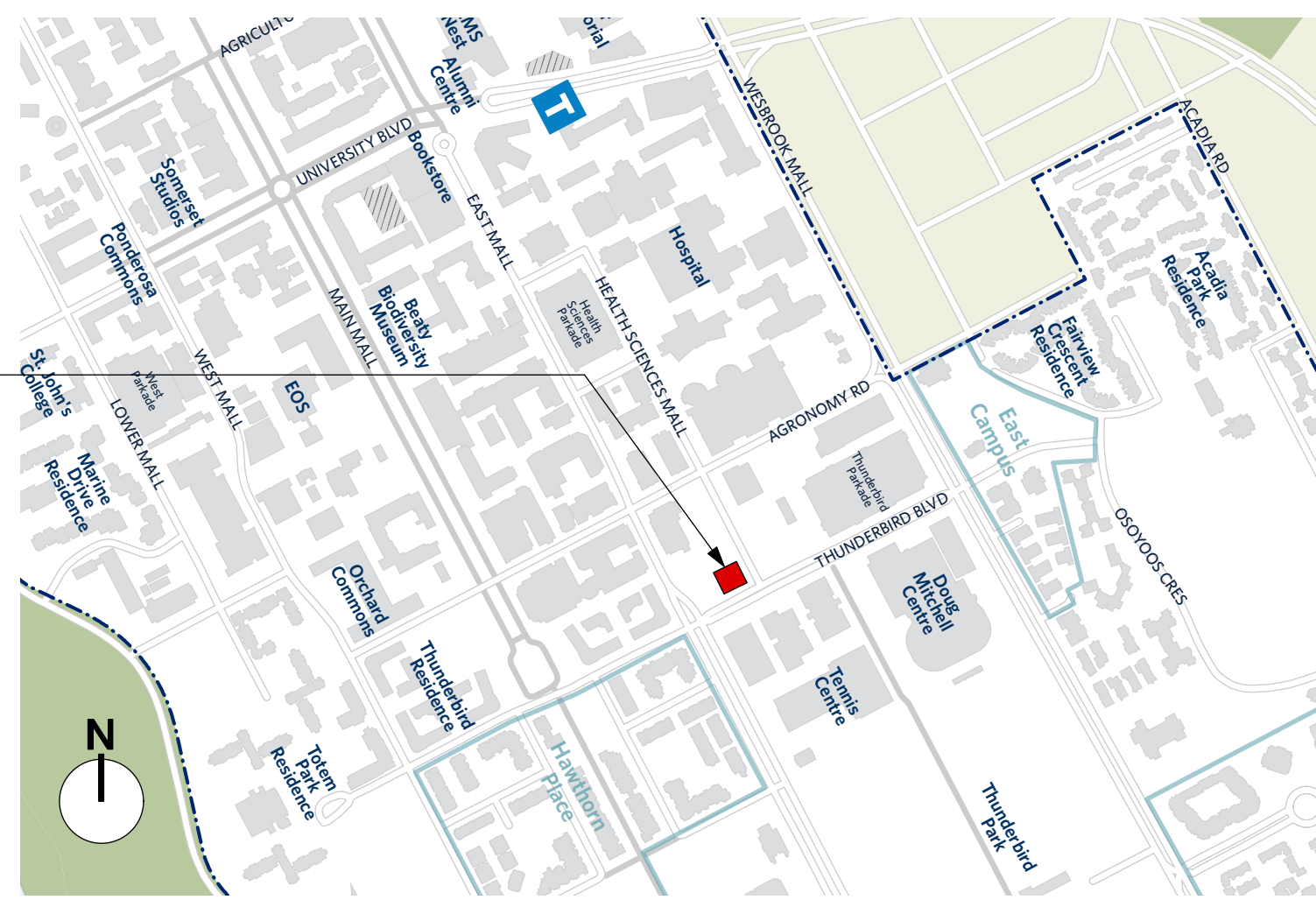
Tall fencing is proposed around the perimeter of the new court to protect pedestrians, cyclists and vehicles on nearby streets, sidewalks and parking lot.

UBC BASKETBALL COURT REPLACEMENT PROJECT

DEVELOPMENT PERMIT APPLICATION | 05 MAY 2021



PROJECT LOCATION



1 CONTEXT PLAN
N.T.S.

UBC BASKETBALL COURT REPLACEMENT PROJECT

PROJECT DATA / CODE SUMMARY

ADDRESS
C-2 Parking Lot, located at NW corner of Thunderbird Blvd and Health Sciences Mall
University of British Columbia, Vancouver Campus
Vancouver, BC V6T 2A1

LEGAL DESCRIPTION
Parcel Identifier: 015-940-357
DISTRICT LOT 4805 GROUP 1 NEW WESTMINSTER DISTRICT
EXCEPT:
PORTIONS IN PLAN 9301, STATUTORY RIGHT OF WAY EX-PLAN 20570, PART SUBDIVIDED BY PLAN BCP3309 AND PART SUBDIVIDED BY BCP30252

DRAWING LIST

Architectural	
A.001	Project Info
A.002	Context Plan
A.003	Site Photos
A.004	Perspective View
SURVEY	
A.101	Survey Plan
A.101	Demo Plan / Tree Protection Plan
A.201	Layout Plan
A.301	Sections / Elevations

EXISTING ASPHALT PARKING LOT
- EXISTING STALLS = 115
- PROPOSED STALLS = 82"

- REMOVED STALLS = 33

*NOTE: 14 STALLS CONVERTED TO SMALL CAR STALLS BASED ON COV PARKING DESIGN GUIDELINES

EXISTING PARKING LOT LIGHT POST

PROPOSED BASKETBALL COURT
- RENEWED ASPHALT SURFACE
- HIGH SCHOOL REGULATION SIZE

PROPOSED CHAIN LINK FENCING AT PERIMETER, WHERE INDICATED

PROPOSED RESTRIPE "SMALL CAR" STALLS, WITH WHEEL STOPS

EXISTING ASPHALT PATHWAY

2 SITE PLAN
Scale: 1:200

ISSUED FOR
1 2021 May 05 DEVELOPMENT PERMIT

CONSTRUCTION DOCUMENTS DISCLAIMER

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DIALOG BC ARCHITECTURE ENGINEERING
INTERIOR DESIGN PLANNING INC.
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UBC BASKETBALL COURT REPLACEMENT

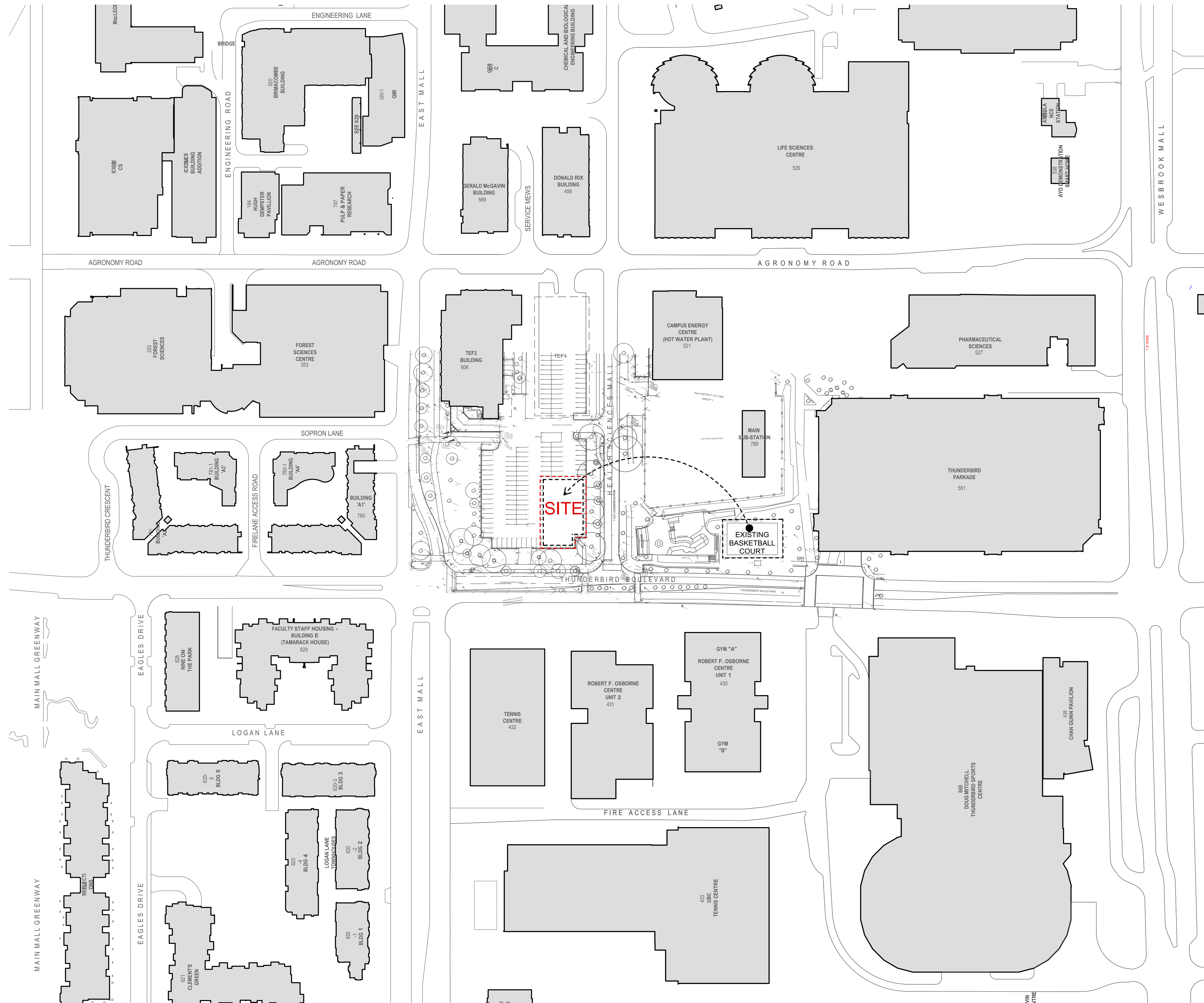
Health Sciences Mall, Vancouver, BC V6T 2A1

PROJECT INFO

DRAWN: PLOT DATE: 5/17/21 CHECKED:

A.001

BC100018



1 CONTEXT PLAN
 1:1000

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UBC BASKETBALL COURT REPLACEMENT

Health Sciences Mall, Vancouver, BC V6T 2A1

CONTEXT PLAN

DRAWN: CHECKED:
 PLOT DATE: 5/17/21

A.002

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UBC BASKETBALL COURT REPLACEMENT

Health Sciences Mall, Vancouver, BC V6T 2A1

SITE PHOTOS

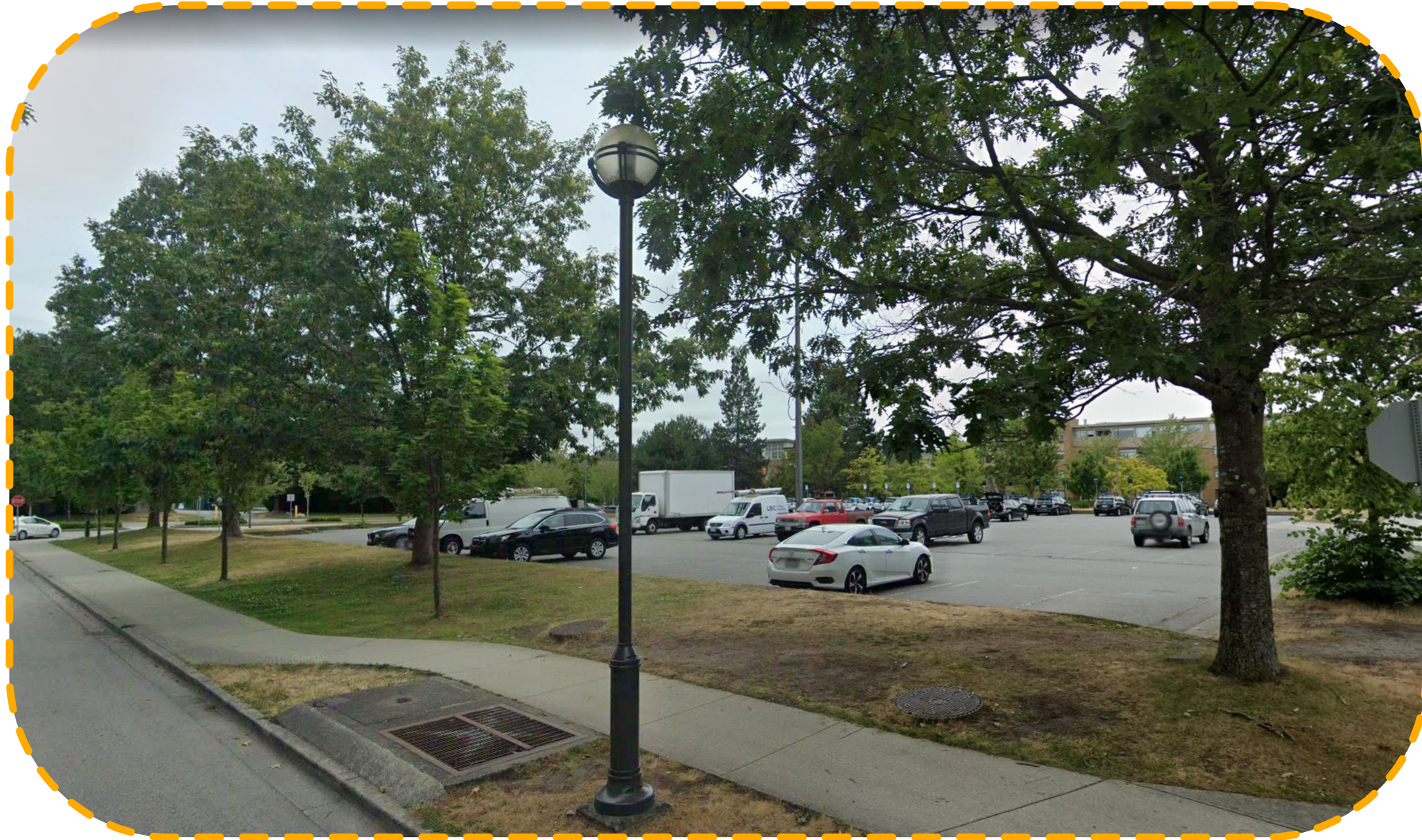
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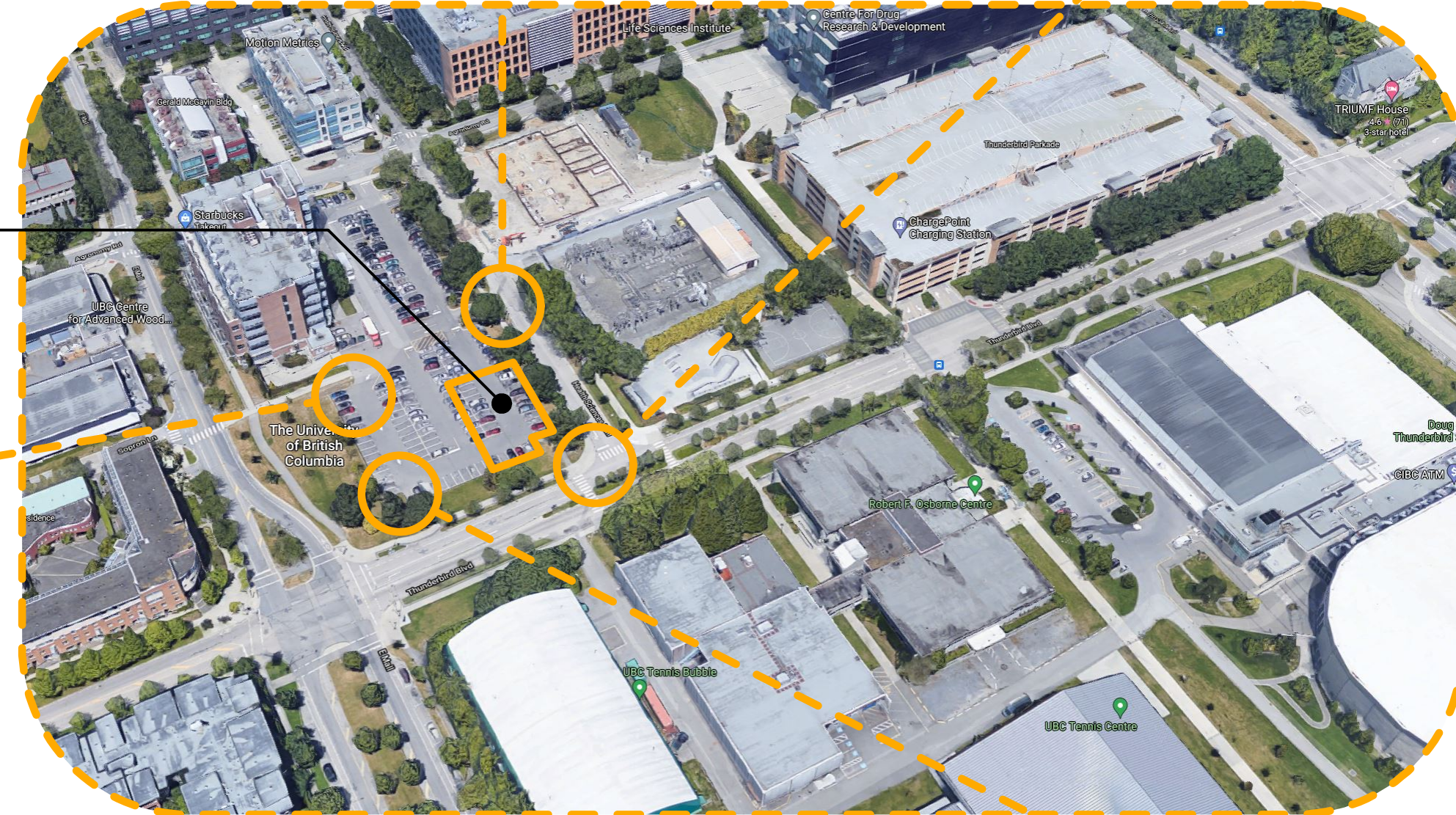
BC100018_20210405_PHASE 1 BASKETBALL COURT CD-VWTMP.vwx



LOOKING SOUTHWEST FROM HEALTH SCIENCES MALL



LOOKING NORTHWEST FROM THUNDERBIRD BLVD



PROPOSED SITE LOCATION



LOOKING SOUTHEAST FROM WITHIN THE PARKING LOT



LOOKING NORTHWEST FROM WITHIN THE PARKING LOT

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UBC BASKETBALL COURT REPLACEMENT

Health Sciences Mall, Vancouver, BC V6T 2A1

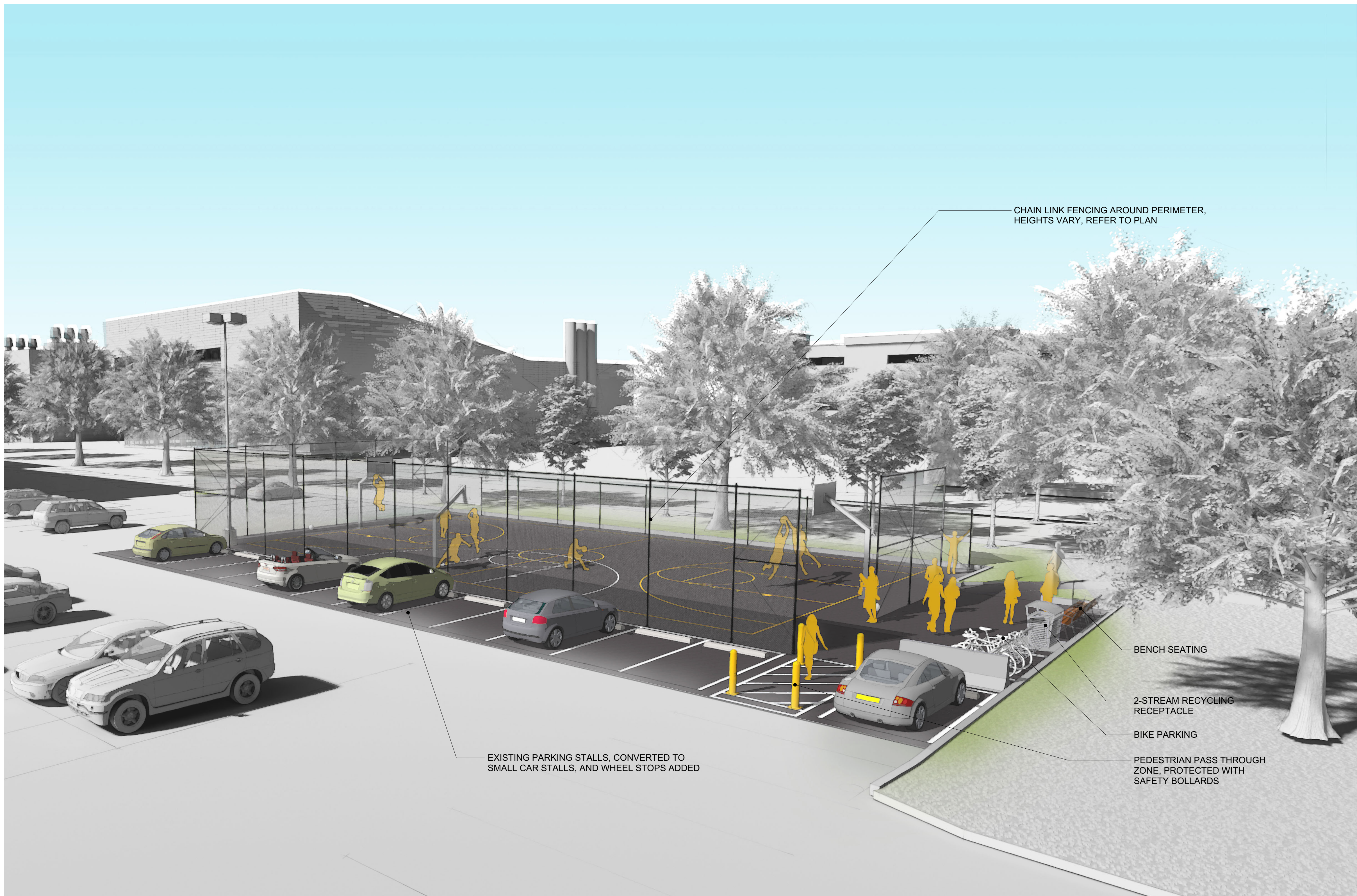
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DRAWN: CHECKED:
 PLOT DATE: 5/17/21

A.004

BC100018

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CHAIN LINK FENCING AROUND PERIMETER, HEIGHTS VARY, REFER TO PLAN

EXISTING PARKING STALLS, CONVERTED TO SMALL CAR STALLS, AND WHEEL STOPS ADDED

BENCH SEATING

2-STREAM RECYCLING RECEPTACLE

BIKE PARKING

PEDESTRIAN PASS THROUGH ZONE, PROTECTED WITH SAFETY BOLLARDS

PERSPECTIVE VIEW OF PROPOSED OUTDOOR BASKETBALL COURT

Date: 5/17/21
 Time: 10:07:21 AM
 File Name: BC100018_20210405_PHASE 1 BASKETBALL COURT CD-VWTMP.vwx

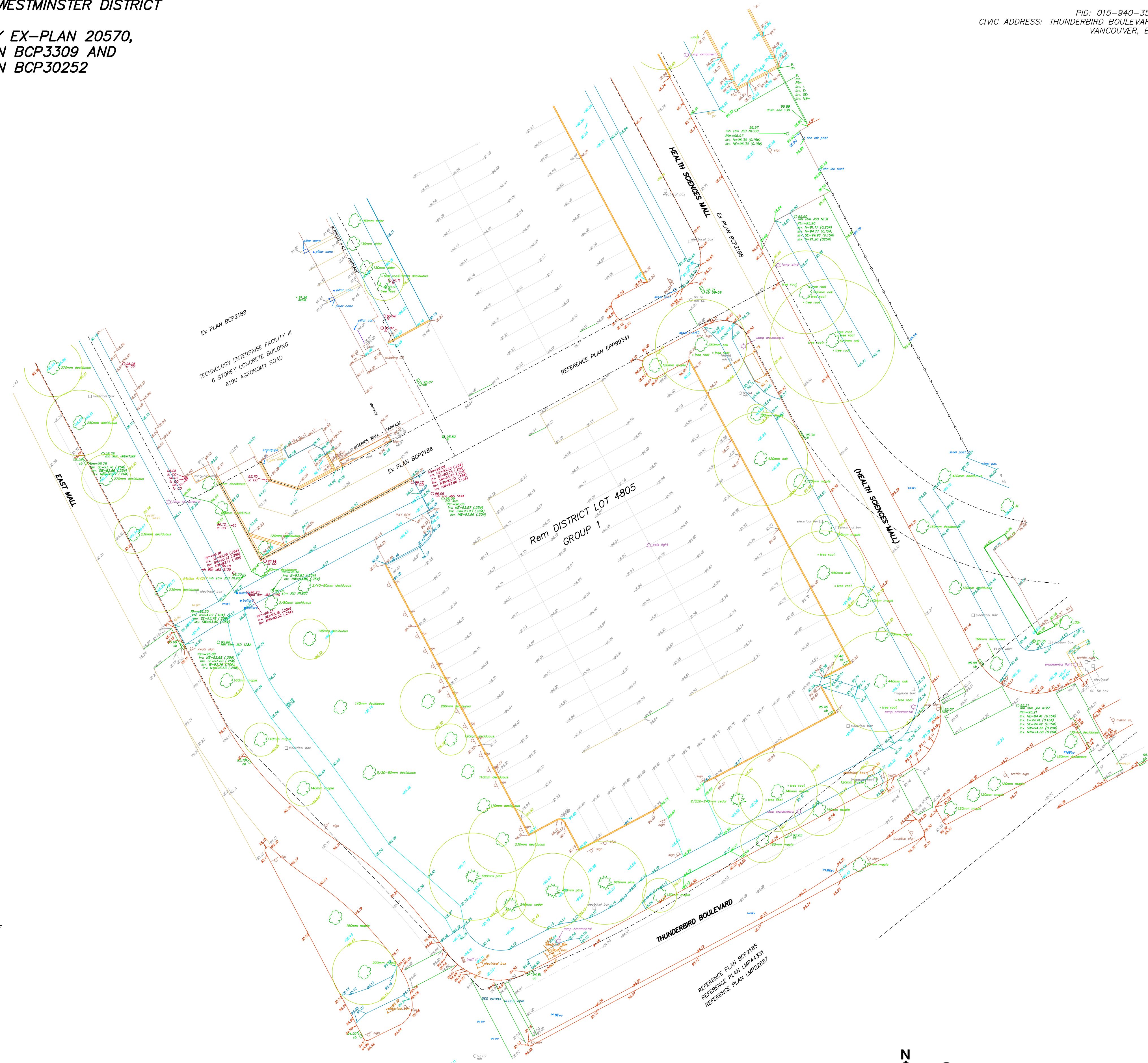
TOPOGRAPHIC SURVEY OF A PORTION OF DISTRICT LOT 4805, GROUP 1, NEW WESTMINSTER DISTRICT EXCEPT: PORTIONS IN PLAN 9301, STATUTORY RIGHT OF WAY EX-PLAN 20570, PART SUBDIVIDED BY PLAN BCP3309 AND PART SUBDIVIDED BY PLAN BCP30252

PID: 015-940-357
CIVIC ADDRESS: THUNDERBIRD BOULEVARD
VANCOUVER, BC

DIALOG

THE UNIVERSITY OF BRITISH COLUMBIA

SYMBOL LEGEND	
	LAWN BASIN
	CATCH BASIN
	SERVICE BOX (LABELLED)
	INSPECTION CHAMBER
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	STREET SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
	UNKNOWN VALVE
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	LAMP STANDARD
	TRAFFIC LIGHT



NOTE:

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING CHARGES:

- EASEMENT P78392
- EASEMENT BR206850
- EASEMENT BR206854
- EASEMENT BT461556
- STATUTORY RIGHT OF WAY BW302466
BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
- EASEMENT BA468548
- EASEMENT BA468549
- COVENANT BB264438
THE CROWN IN RIGHT OF BRITISH COLUMBIA

NOTE:

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.
THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.9995923.
LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY, AND SUBJECT TO CHANGE.
ELEVATIONS ARE DERIVED FROM UBC MONUMENT W-W, LOCATED ON EAST MALL IN FRONT OF THE CEME BUILDING (BETWEEN AGRONOMY ROAD AND UNIVERSITY BOULEVARD)
GEODETIC ELEVATION = 93.631
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
TREE SPECIES AND DIMENSIONS TO BE CONFIRMED BY A QUALIFIED ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

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GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189

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UBC BASKETBALL COURT REPLACEMENT

Health Sciences Mall, Vancouver, BC V6T 2A1

SURVEY PLAN

DRAWN: PLOT DATE: 5/17/21 CHECKED:

Survey

1 SURVEY PLAN
Scale: 1:300

BC100018

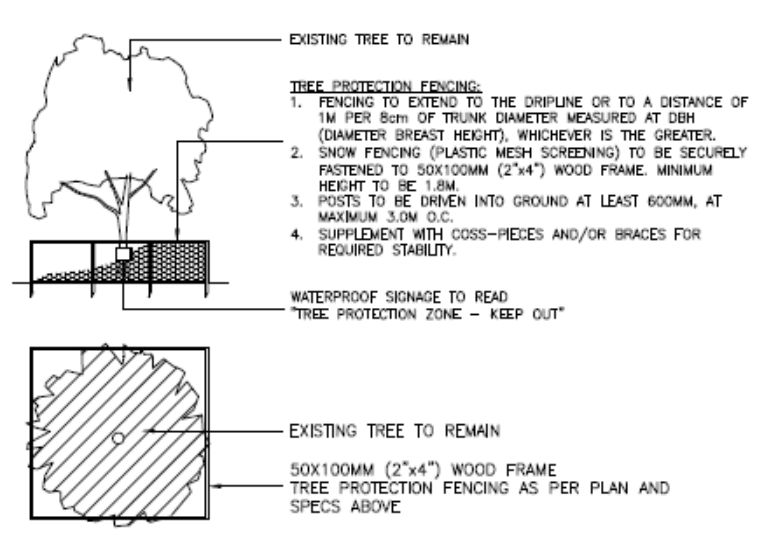
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Date: 5/17/21
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TREE PROTECTION NOTES

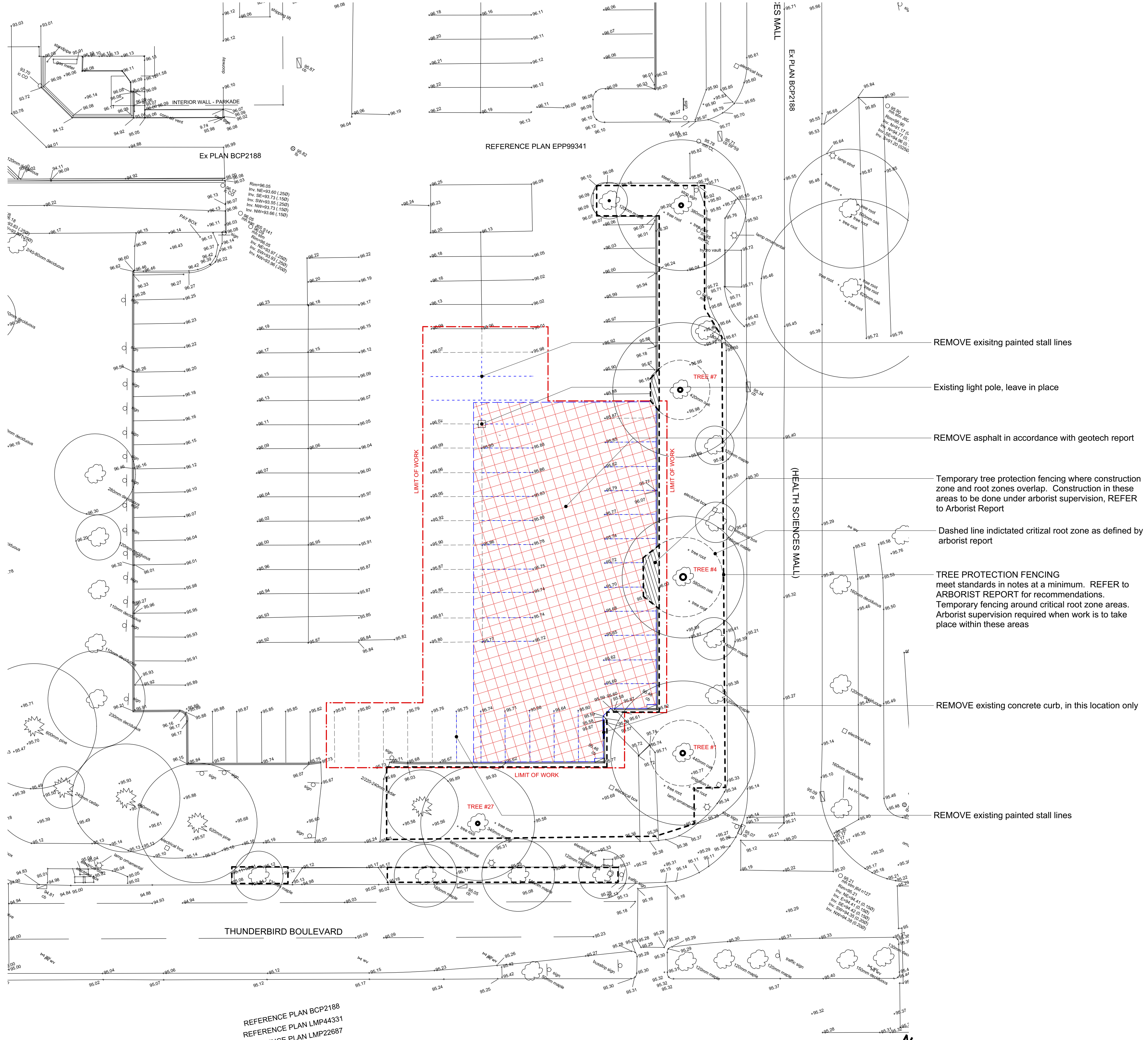
- Existing healthy trees over 10 cm caliper (diameter at breast height) on project site shall be retained as shown. Detailed recommendations for retention and protection during construction must be obtained from arborist.
- Any construction activities or grade changes within or adjacent to the root protection zone must be approved by the consultant and arborist.
- Any pruning of branches or roots must be done by a certified arborist in conjunction with UBC staff.
- Only hand excavation or hydro-excavation shall be undertaken within critical root zone of trees to be retained, under direction of arborist.
- Tree protection fencing must be built to standard shown here, or as listed in the UBC arborist guidelines. Tree protection shall be composed of wood post and frame fencing with snow fencing or mesh around it. Posts are to be driven into the ground to a depth of at least 600 mm at no more than 3 m on centre. Tree protection fencing is to be 1.8 m high.
- Tree protection fencing is to be installed at a radius around the subject tree equivalent to the greater of the following two options:
 - the drip line of the tree canopy
 - a radius equal to 1 m per 8 cm of trunk diameter measure at 300 mm for trees of less than 15 cm trunk diameter
- No vehicular access or material storage is permitted within the fence lines.
- Additional tree protection strategies or interventions may be required as work progresses. Contractor to consult with arborist.

UBC STANDARD TREE PROTECTION DETAILS



LEGEND

- Existing Tree to be Retained
- Tree Protection Fencing
- Tree Elevation



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UBC BASKETBALL COURT REPLACEMENT

Health Sciences Mall, Vancouver, BC V6T 2A1

DEMO PLAN TREE PROTECTION

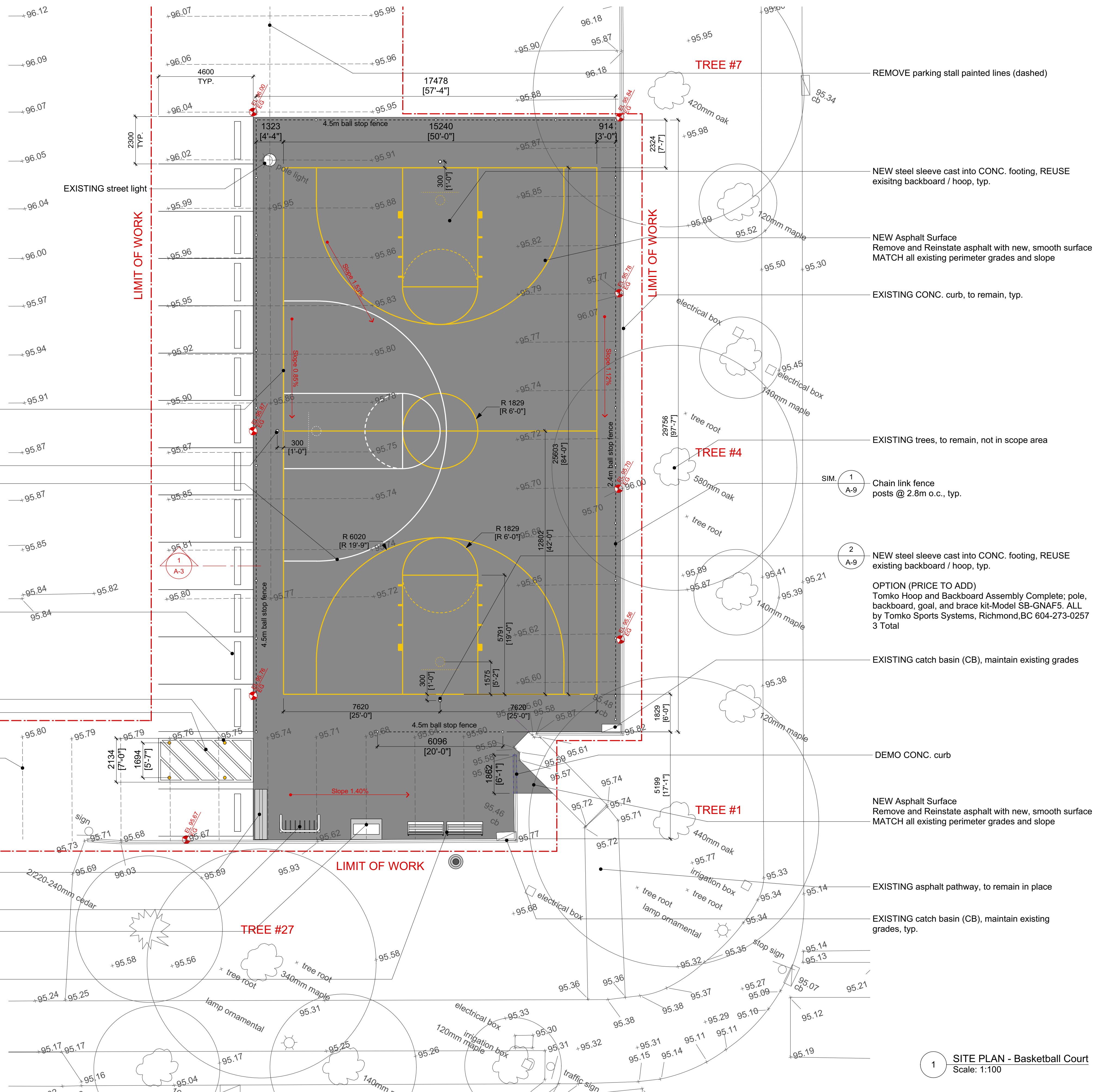
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A.101

BC100018

General Notes

1. Topographical Survey by Aplin/Martin. Survey was completed in April 2021. Contractor responsible to confirm all site conditions at time of Tender and notify Consultant/Owner of any discrepancies affecting the work.
2. Contract Limit Line as noted. Contractor responsible to remediate all damaged/disturbed areas due to work of this Contract to original (or better) condition. Any work beyond contract limits, if required, except for remediation of damaged access routes (as instance) or work specifically noted or shown as "included in the Contract", will be considered "extra" to the work of this Contract. The contractor shall identify this work and obtain written approval from UBC Project Services prior to proceeding.
3. Contractor to obtain all permits, approvals and licensing required to conduct work at UBC Vancouver Campus.
4. Verify location and existence of all existing site services (if any). Identify with the Owner all items to be saved for reinstallation. Cap all lines as necessary and be responsible to leave any "systems" encountered in fully operable condition. (Such as existing Irrigation and/or Sub-Drainage Systems), if encountered.
5. Maintain set of record drawings for all existing sub-surface drainage (or other site services encountered on site and record on prints all new lines encountered and/or discrepancies with existing services as shown on these Drawings.



NEW painted lines for High School regulation full court (50' x 84'), yellow paint

NEW steel sleeve cast into CONC. footing, REUSE existing backboard / hoop, typ.

NEW painted lines for NCAA regulation "3-Point Line" practice court, white paint

ADD Wheel stops at stalls adjacent to new court, RESTRIPE small car stall lines

NEW steel bollards
No Parking painted stripes

REMOVE parking stall painted lines (dashed)

NEW conc. jersey barriers

Surplus bike rack, to be installed by UBC Municipal Services

TRASH CAN
2-Stream model, mounted to concrete base
TBD by UBC Municipal Services

Surplus Benches (2), to be installed by UBC Municipal Services

REMOVE parking stall painted lines (dashed)

NEW steel sleeve cast into CONC. footing, REUSE existing backboard / hoop, typ.

NEW Asphalt Surface
Remove and Reinstall asphalt with new, smooth surface
MATCH all existing perimeter grades and slope

EXISTING CONC. curb, to remain, typ.

EXISTING trees, to remain, not in scope area

SIM. 1
A-9 Chain link fence posts @ 2.8m o.c., typ.

SIM. 2
A-9 NEW steel sleeve cast into CONC. footing, REUSE existing backboard / hoop, typ.

OPTION (PRICE TO ADD)
Tomko Hoop and Backboard Assembly Complete; pole, backboard, goal, and brace kit-Model SB-GNAF5. ALL by Tomko Sports Systems, Richmond, BC 604-273-0257
3 Total

EXISTING catch basin (CB), maintain existing grades

DEMO CONC. curb

NEW Asphalt Surface
Remove and Reinstall asphalt with new, smooth surface
MATCH all existing perimeter grades and slope

EXISTING asphalt pathway, to remain in place

EXISTING catch basin (CB), maintain existing grades, typ.

1 SITE PLAN - Basketball Court
Scale: 1:100

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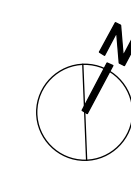
UBC BASKETBALL COURT REPLACEMENT

Health Sciences Mall, Vancouver, BC V6T 2A1

LAYOUT PLAN

DRAWN: PLOT DATE: 5/17/21 CHECKED:

A.201



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UBC BASKETBALL COURT REPLACEMENT

Health Sciences Mall, Vancouver, BC V6T 2A1

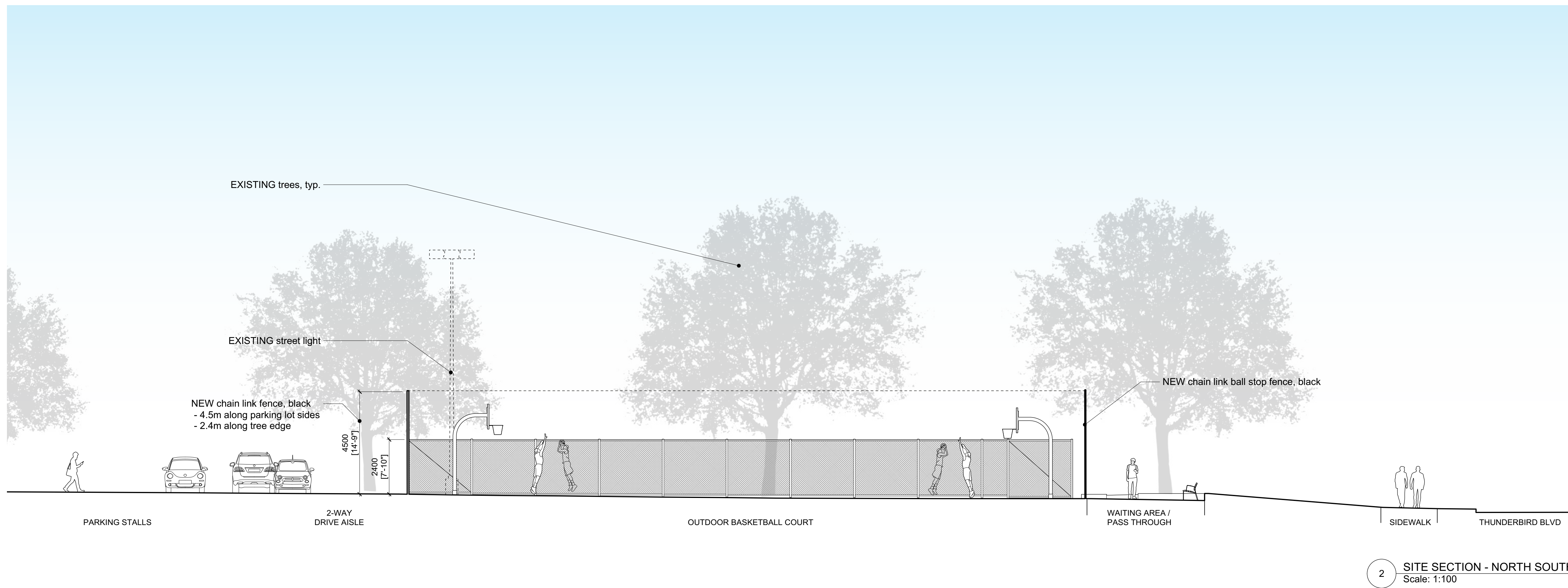
SECTION / ELEVATIONS

DRAWN: CHECKED:
 PLOT DATE: 5/17/21

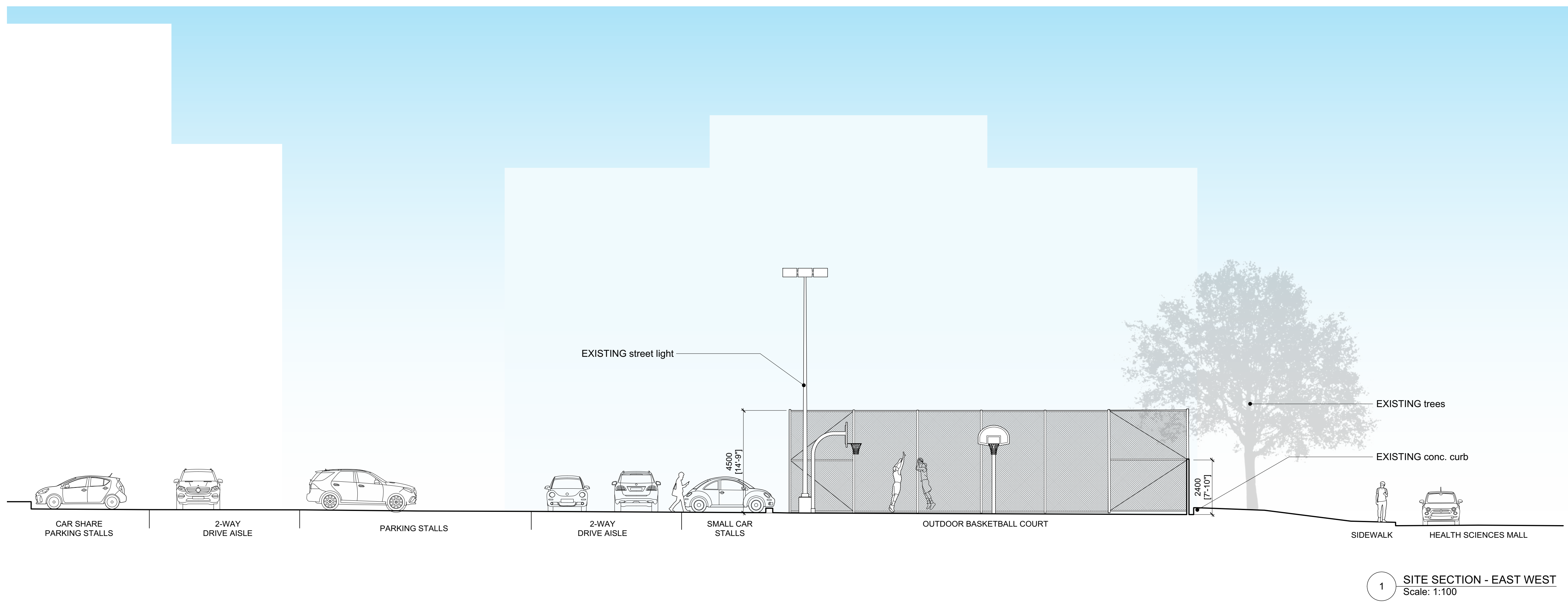
A.301

BC100018

BC100018_20210405_PHASE 1 BASKETBALL COURT CD-VWTMP.vwx



2 SITE SECTION - NORTH SOUTH
 Scale: 1:100



1 SITE SECTION - EAST WEST
 Scale: 1:100