

UBC BCR Lot 7 - Civil Engineering Drawings

Issued for Development Permit



Location Map (NTS)

Sheet List Table

Sheet Number	Sheet Title
CV-00	COVER SHEET
CV-01	KEY PLAN
CV-03	SERVICING PLAN
CN-01	CIVIL NOTES

NOT FOR CONSTRUCTION

No.	By	Description	Date
1	SH	Issued for DP	2024-06-04

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No.	By	Description	Date
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Project:
UBC BCR LOT 7

Location:
3568, 3578, 3588 Wesbrook Mall
Vancouver, B.C.

Drawn: AB	Stamp:
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Checked: TW	PP No.: 1001970
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Approved: TW	Original Sheet Size: 24"x36"
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Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS MUST BE APPROVED BY THE OWNER. DRAWINGS MUST NOT BE REPRODUCED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.
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Contact Information

VDZ+A
Project Civil Engineering

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102 - 9181 Church Street
Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio
102-355 Kingsway
Vancouver, British Columbia, V5T 3J7

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o. 604 546 0930

Alternate contacts (incase away):
Aaron Berghoffer
aaron@vdz.ca
o. 604 416 5073

Contact Information

Dys Architecture
Project Architect

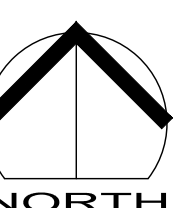
Name
260-1770 Burrard Street
Vancouver, BC
o. 604 669 7710
email@email.com

UBC Properties Trust
Project Owner

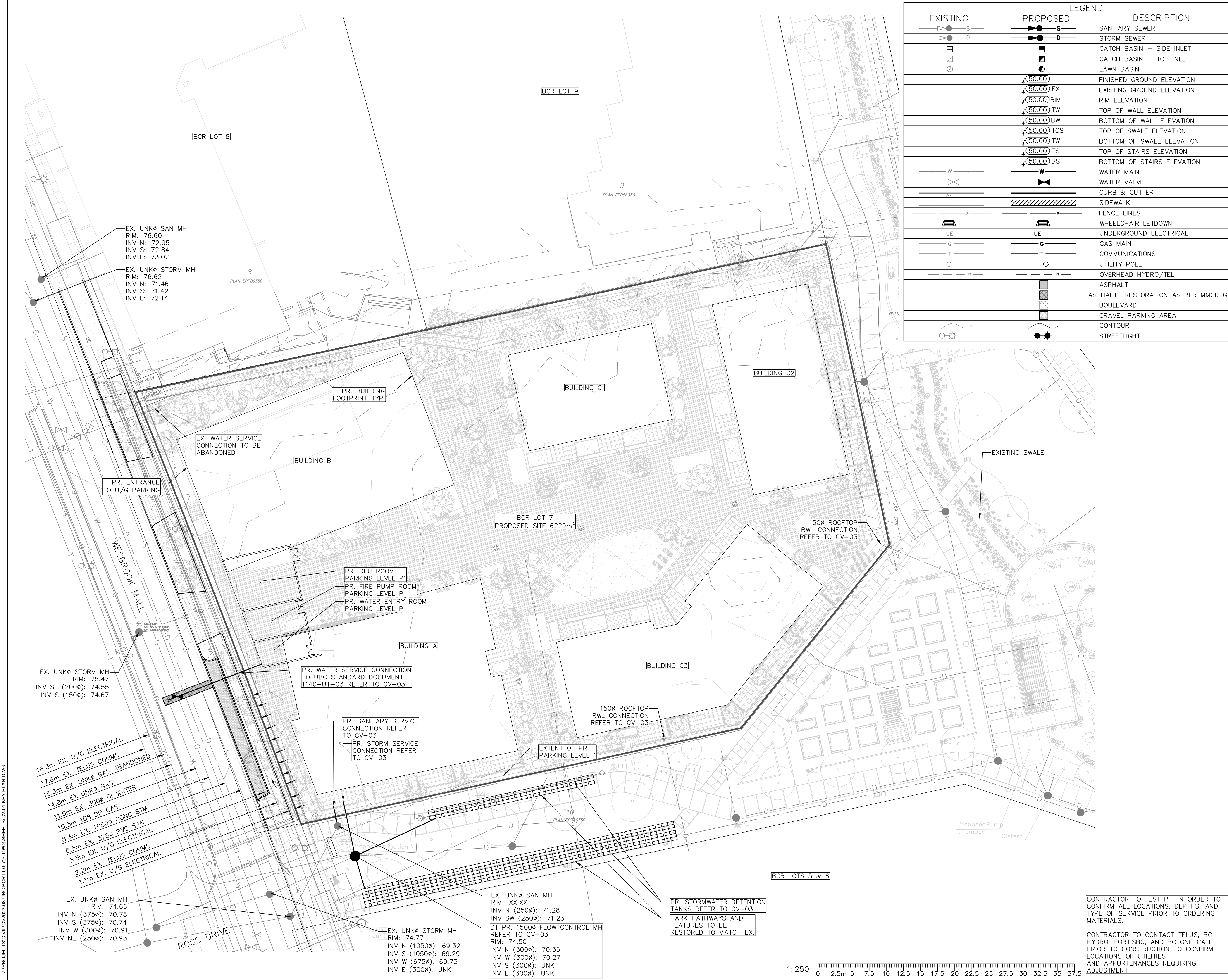
3313 Shrum Lane
Suite #200
Vancouver, BC
o. 604 731 3103
info@ubcproperties.com

Legal Address and Description:

Lot 7, District Lot 6494, Group 1, N,W,D,
Plan EPP86350



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		STORM SEWER
		CATCH BASIN - SIDE INLET
		CATCH BASIN - TOP INLET
		LAWN BASIN
		FINISHED GROUND ELEVATION
		EXISTING GROUND ELEVATION
		RIM ELEVATION
		TOP OF WALL ELEVATION
		BOTTOM OF WALL ELEVATION
		TOP OF SWALE ELEVATION
		BOTTOM OF SWALE ELEVATION
		TOP OF STAIRS ELEVATION
		BOTTOM OF STAIRS ELEVATION
		WATER MAIN
		WATER VALVE
		CURB & GUTTER
		SIDEWALK
		FENCE LINES
		WHEELCHAIR LETDOWN
		UNDERGROUND ELECTRICAL
		GAS MAIN
		COMMUNICATIONS
		UTILITY POLE
		OVERHEAD HYDRO/TEL
		ASPHALT
		ASPHALT RESTORATION AS PER MMCD GS
		BOULEVARD
		GRAVEL PARKING AREA
		CONTOUR
		STREETLIGHT



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REVISIONS TABLE FOR SHEET

Project:
UBC BCR LOT 7

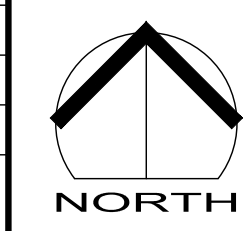
Location:
3568, 3578, 3588 Wesbrook Mall
Vancouver, B.C.

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Stamp:
PP No.: 1001970
Original Sheet Size: 24"x36"
Scale: 1:250

CONTRACTOR TO TEST PIT IN ORDER TO CONFIRM ALL LOCATIONS, DEPTHS, AND TYPE OF SERVICE PRIOR TO ORDERING MATERIALS.
 CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC, AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

Drawing Title:
KEY PLAN



VDZ Project #:
CV-2023-08

Drawing #:
CV-01

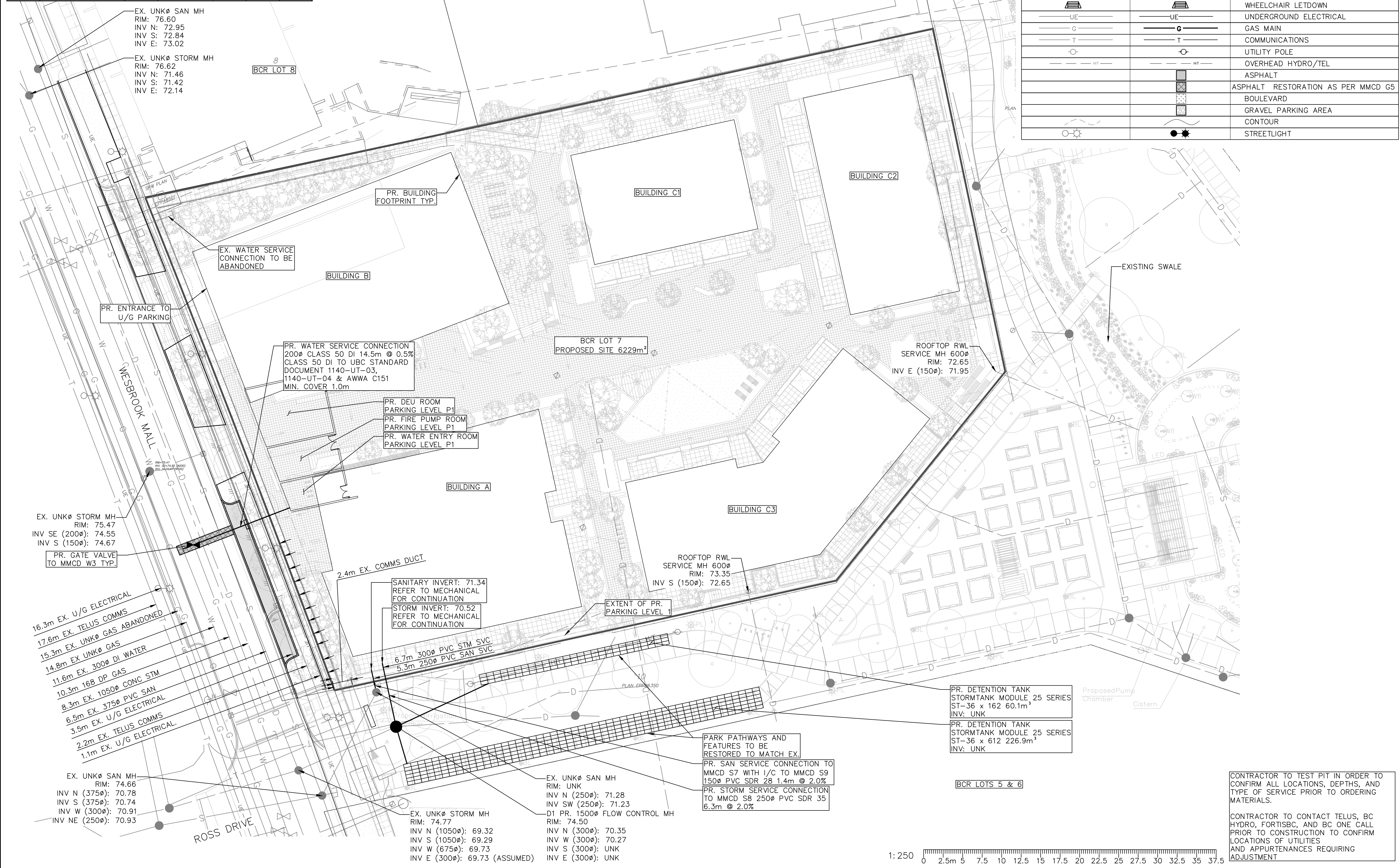
Hyd No.	Rainfall Duration Tr (min)	Rainfall Intensity I 10yr (mm/hr)	Peak Flow Qp10 (m³/s)	Inflow Runoff Volume (m³)	Max Release Qrel (m³/s)	Required Storage Volume (m³)
1	5	67.17	0.087	26	0.0003	26
2	10	46.23	0.060	36	0.0003	36
3	15	37.16	0.048	43	0.0003	43
4	30	25.57	0.033	60	0.0003	59
5	45	20.55	0.027	72	0.0003	71
6	60	17.60	0.023	82	0.0003	81
7	120	12.11	0.016	113	0.0003	111
8	180	9.74	0.013	137	0.0003	133
9	240	8.34	0.011	156	0.0003	152
10	300	7.39	0.010	173	0.0003	168
11	360	6.70	0.009	188	0.0003	182
12	480	5.74	0.007	215	0.0003	206
13	600	5.09	0.007	238	0.0003	227
14	720	4.61	0.006	259	0.0003	246
15	840	4.24	0.006	278	0.0003	263
16	960	3.95	0.005	295	0.0003	279
17	1080	3.71	0.005	312	0.0003	293
18	1200	3.50	0.005	327	0.0003	307
18	1440	3.17	0.004	356	0.0003	331

10Yr Post-development Flow:		2Yr Pre-development Flows:	
Q rel =	0.0003 m³/s	R	0.10
R =	0.75	A	0.623 ha
SAF =	1.0	N	0.00278
A =	0.623 ha	Duration	2,400 min
Tc =	10.00 min	I	1.67 mm/hr
I 10 yr =	46.23 mm/hr	Release Rate m³/s	0.0003
Qp1 =	0.0600 m³/s		

VOLUME OF WATER RETAINED IN LANDSCAPING	
LANDSCAPED AREA (m2)	931.5
ASSUMED SOIL DEPTH (m)	0.6
SOIL VOLUME (m3)	558.9
ASSUMED POROSITY	0.2
VOLUME OF WATER RETAINED IN SOIL (m3)	111.8

REQUIRED DETENTION TANK VOLUME	
TOTAL REQUIRED STORAGE (m3)	331.1
VOLUME RETAINED IN LANDSCAPING (m3)	111.8
DETENTION TANK VOLUME (m3)	219.4

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		STORM SEWER
		CATCH BASIN - SIDE INLET
		CATCH BASIN - TOP INLET
		LAWN BASIN
		FINISHED GROUND ELEVATION
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		RIM ELEVATION
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		WATER VALVE
		CURB & GUTTER
		SIDEWALK
		FENCE LINES
		WHEELCHAIR LETDOWN
		UNDERGROUND ELECTRICAL
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		COMMUNICATIONS
		UTILITY POLE
		OVERHEAD HYDRO/TEL
		ASPHALT
		ASPHALT RESTORATION AS PER MMCD GS
		BOULEVARD
		GRAVEL PARKING AREA
		CONTOUR
		STREETLIGHT



VDZ+A
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 V1M 2R8 | V1T 3J7
 www.vdz.ca | 604-882-0024

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No.	By:	Description	Date
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REVISIONS TABLE FOR SHEET

Project:
UBC BCR LOT 7

Location:
3568, 3578, 3588 Wesbrook Mall
Vancouver, B.C.

Drawn: AB	Stamp:
Checked: TW	PP No.: 1001970
Approved: GB	Original Sheet Size: 24"x36"
Scale: 1:250	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES/DRAWINGS MUST NOT BE PERFORMED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

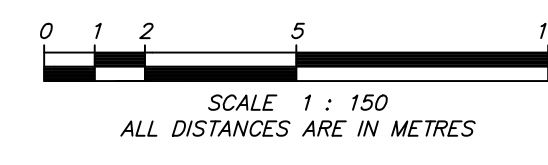
Drawing Title: **SERVICING PLAN**
 Drawing #: **CV-2023-08**
 Drawing #: **CV-03**

Z:\PROJECTS\CIVIL\2023-08 UBC BCR LOT 7 15 DWG\SHEETS\CV-03 SERVICING PLAN.DWG



SKETCH SHOWING TOPOGRAPHIC SURVEY OF
LOT 7 AND PORTIONS OF LOTS 8 AND 9
ALL OF DISTRICT LOT 6494 GROUP 1
NEW WESTMINSTER DISTRICT PLAN EPP86350

LOT 7 PLAN EPP86350 PID: 030-727-791
CIVIC ADDRESS: WESBROOK MALL VANCOUVER, BC
LOT 8 PLAN EPP86350 PID: 030-727-804
CIVIC ADDRESS: 3508 WESBROOK MALL VANCOUVER, BC
LOT 9 PLAN EPP86350 PID: 030-727-812
CIVIC ADDRESS: 5788 GRAY AVENUE, VANCOUVER, BC



PICTURE #1



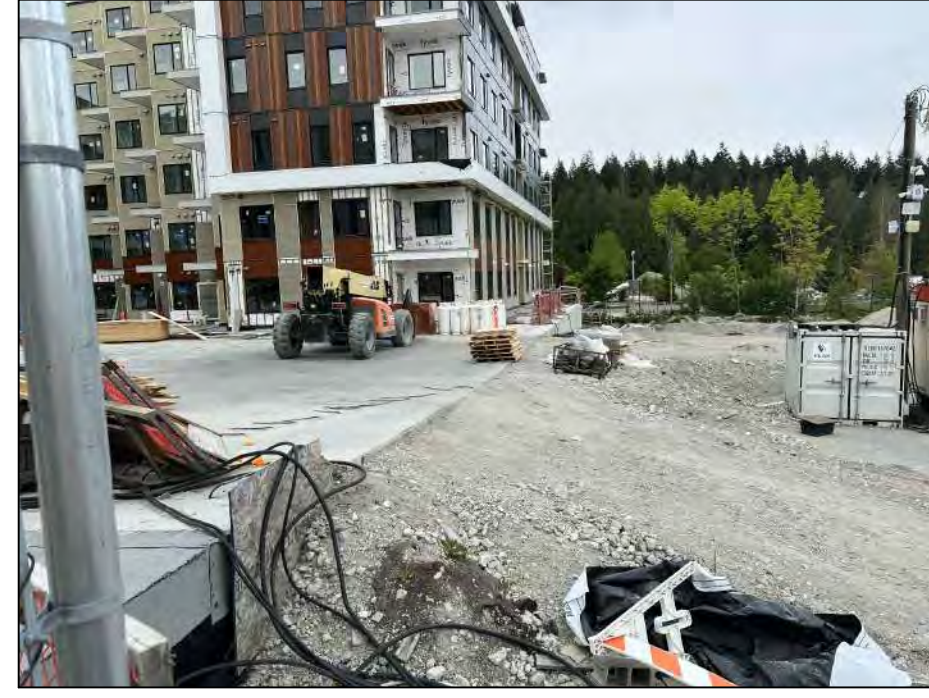
PICTURE #7



PICTURE #2



PICTURE #3



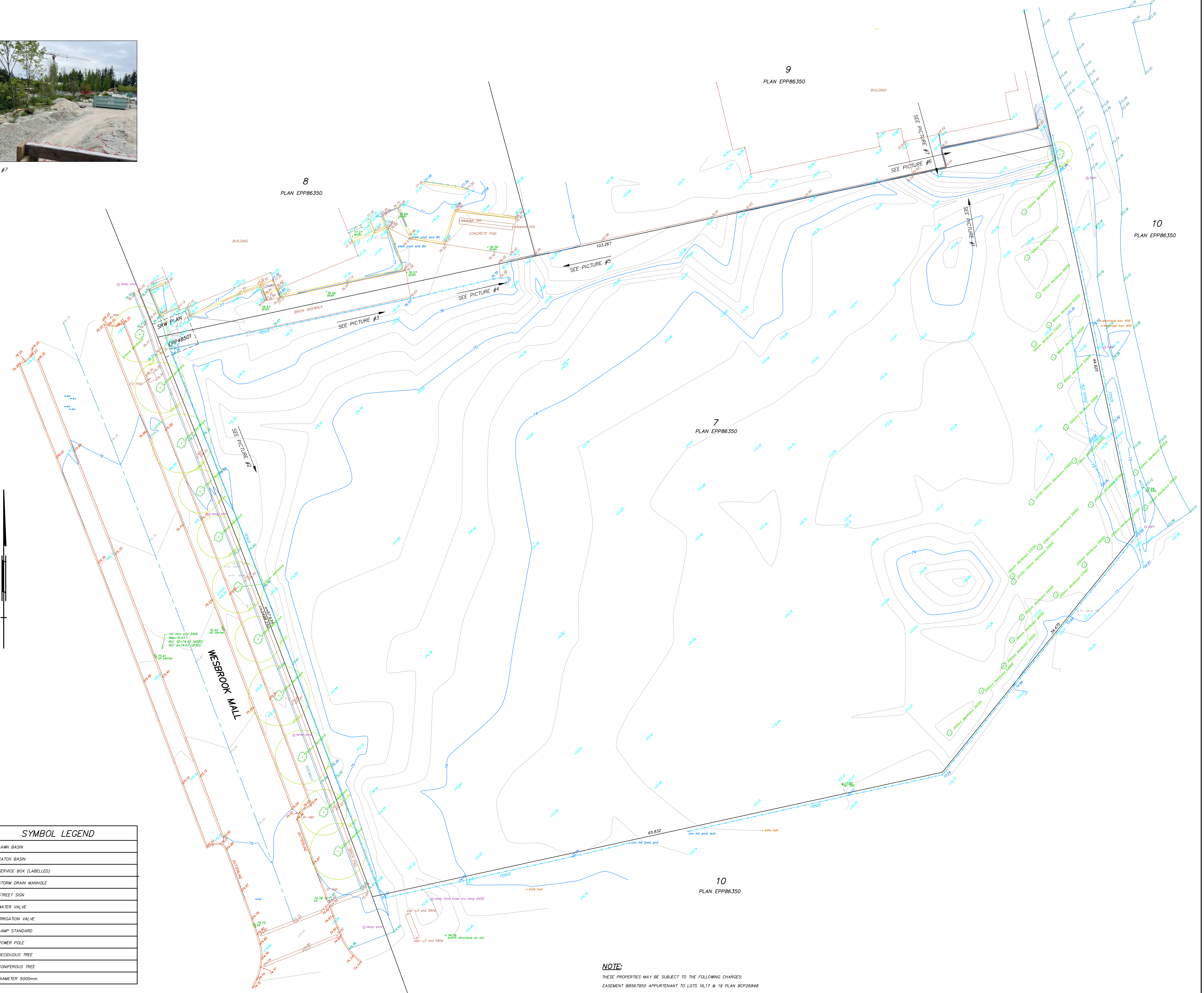
PICTURE #4



PICTURE #5



PICTURE #6

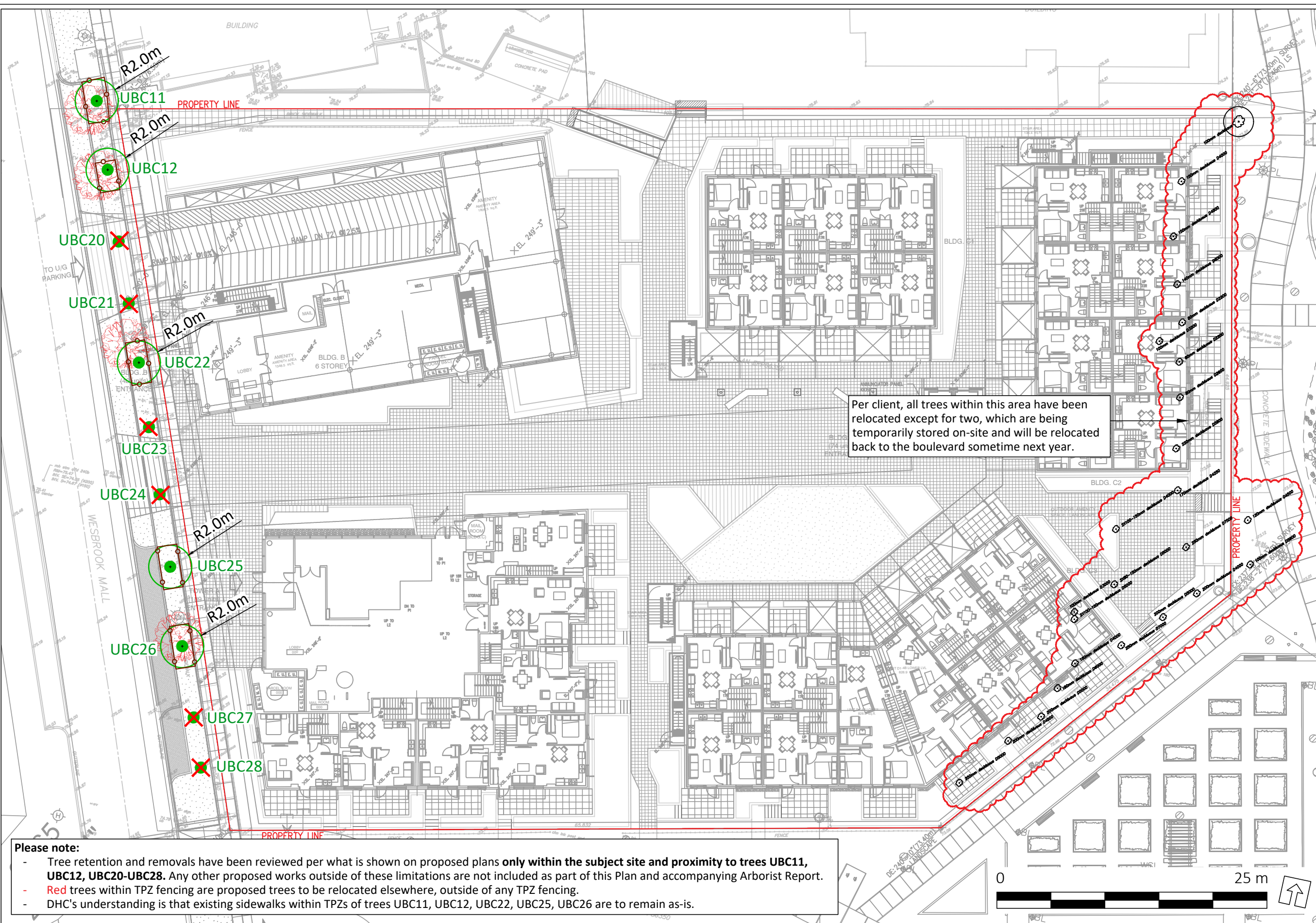


SYMBOL LEGEND	
	LAWN BASIN
	CATCH BASIN
	SERVICE BOX (LABELLED)
	STORM DRAIN MANHOLE
	STREET SIGN
	WATER VALVE
	IRRIGATION VALVE
	LAMP STANDARD
	DECIDUOUS TREE
	CONIFEROUS TREE
	D5000 DIAMETER 5000mm

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 DEMO BUILDING (BETWEEN AGRONOMY ROAD AND UNIVERSITY BOULEVARD) GEODETIC ELEVATION = 93.631
CONTOUR INTERVAL = 0.25 METRES
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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THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN APLIN & MARTIN AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

NOTE:
THESE PROPERTIES MAY BE SUBJECT TO THE FOLLOWING CHARGES:
EASEMENT B8567950 APPURTENANT TO LOTS 16,17 & 19 PLAN BOP26848
STATUTORY RIGHT OF WAY CAS039546 SHAW CABLESYSTEMS LTD.
LEASE C48671919 UBC PROPERTIES INVESTMENTS LTD.
EASEMENT B8567951 APPURTENANT TO LOTS 16,17, 18 & 20 PLAN BOP26848
LEASE CA9609040 UBC PROPERTIES INVESTMENTS LTD.



Per client, all trees within this area have been relocated except for two, which are being temporarily stored on-site and will be relocated back to the boulevard sometime next year.

- LEGEND**
- CRITICAL ROOT ZONE
 - TREE PROTECTION FENCING
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED
 - ⊗ SURVEYED TREE TO BE REMOVED
 - ⊗ UN-SURVEYED TREE TO BE REMOVED

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

Please note:

- Tree retention and removals have been reviewed per what is shown on proposed plans **only within the subject site and proximity to trees UBC11, UBC12, UBC20-UBC28**. Any other proposed works outside of these limitations are not included as part of this Plan and accompanying Arborist Report.
- Red trees within TPZ fencing are proposed trees to be relocated elsewhere, outside of any TPZ fencing.
- DHC's understanding is that existing sidewalks within TPZs of trees UBC11, UBC12, UBC22, UBC25, UBC26 are to remain as-is.

- REFERENCE DRAWINGS**
1. Base Survey by Aplin & Martin Geomatics Land Surveying Ltd. dated May 23, 2023.
 2. Proposed Architectural CAD provided by dys architecture.



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: Lot BCR 7 (3568, 3578, 3588 Wesbrook Mall, UBC)
Client: UBCPT

Drawing No: 01
Date: 2024/05/31
Drawn by: DBE
Page Size: TABLOID 11"x17"

Page #
1 of 1