THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning
2210 West Mall
Vancouver, BC Canada V6T 1Z4

Phone 604 822 6991
Fax 604 822 6119
Email: grant.miller@ubc.ca
www.planning.ubc.ca

March 18, 2025

Diona Fong
UBC Properties Trust
200 - 3313 Shrum Lane
Vancouver, BC V6S 0C8

DEVELOPMENT PERMIT
DP24010 AMENDMENT 1 - REVISED

Re: DP24010-1: Relocate Building and Expand Enclosed Outdoor Play Area
The open space along West Mall in front of Orchard Commons, 6363 Agronomy Road

Dear Diona Fong,

Development Permit DP24010 is hereby revised to move the building footprint 3 metres to the north in order to expand the outdoor enclosed play area at for the childcare facility (Orchard Childcare) located within the open space along West Mall in front of Orchard Commons, 6363 Agronomy Road. There are also minor architectural, landscape, and stormwater management revisions. This permit is issued subject to the conditions listed below:

1. Approval is based upon general conformance to the following attached drawings:

- Architectural drawings dated January 10, 2025 prepared by Public Architecture [13 pages]
- Landscape drawings dated March 3, 2025 and prepared by Public Grounds Name [12 pages]
- Civil drawings dated February 05, 2025 prepared by InterCAD Consulting Engineers [4 pages]
- Lighting Level Calculation Report dated February 5, 2025 prepared by O'M Engineering [7 pages]

2. General Conditions:

2.1. The applicant shall consult with Planning and Design on the relocation of the existing planters north of the building once there is greater clarity on feasibility and prior to finalizing.

2.2. The details on the landscape drawings and detailing, including but are not limited to: chainlink finish, landscape composition and arrangement, hard surface paving, and exiting treatment, are subject to be to the satisfaction of the Landscape Architect, Municipal Services.

2.3. All provisions of DP24010 issued November 5, 2024 remain in effect.

Please apply to the Chief Building Official for a Building Permit. This Development Permit will expire if development does not substantially commence within 12 months from the date of permit issuance.

If you have any questions, please call 604-822-6991.

Sincerely,

Grant Miller
Director of Planning, Development Services

Enclosures: Approved Development Permit Documents

cc: K. Russell, Development Services
E. Lin, Chief Building Official
B. Liljefors, Urban Designer (Architect)
D. Gregory, Landscape Architect – Municipal Services
J. Li, Green Infrastructure Engineer, Municipal Engineer
R. Lussier, Landscape Architect / Planner – Planning and Design C+CP
K. Falkner, Manager, Transportation Engineering
P. Martyn, Manager, Green Building
J. Liu, Mechanical Utilities Engineer
D. Kiloh, Director Facilities and Building Services

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Campus & Community Planning
University of British Columbia
By:
Date: March 18, 2025

2025-01-10

UBC Orchard Child Care

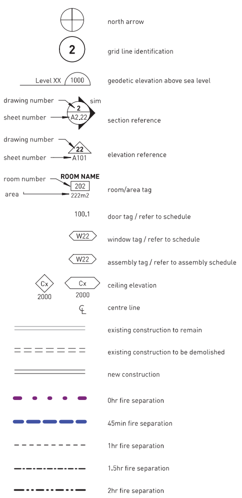
PUBLIC Architecture • UBC Properties Trust

Issued for DP - Amendment 2

Jan 10, 2025

public

Graphic legend



Abbreviation legend

aff	= above finished floor
cl	= centre line
c/w	= complete with
eq	= equal
exist	= existing
ext	= exterior
fec	= fire extinguisher cabinet
int	= interior
max	= maximum
min	= minimum
na	= not applicable
nic	= not in contract
oc	= on centre
osci	= owner supplied contractor installed
osoi	= owner supplied owner installed
rec	= recessed
reqd	= required
rm	= room
sim	= similar
tme	= to match existing
t/o	= top of
typ	= typical
uno	= unless noted otherwise
u/s	= underside
vif	= verify in field
w/	= with

Written Description

The project is a proposed one-storey 246 gross square meter purpose-built child care facility with and additional 246 square meters of outdoor activity space, providing 24 new child care spaces for the UBC campus.
Equitable access to child care is critical in meeting UBC's goals of increasing equity, diversity and inclusion and reducing barriers for historically underserved, marginalized or excluded families. Currently, families can wait up to 2.5 years for child care on campus. On February 9, 2024, the Province of BC announced that more than 700 child care spaces across BC will move into the $10 a Day ChildCareBC program, including more than 300 group child care spaces at UBC Child Care. The proposed Orchard Child Care (OCC) will provide 24 of these childcare spaces. The facility will be centrally located along the western edge of the main open space of the Orchard Commons fronting West Mall.
The Orchard Child Care will create an excellent physical environment to support the best practices of high-quality child care in a facility that also enhances the campus experience at Orchard Commons.
The primary goals include:
• Develop a child care facility in close collaboration with UBC Child Care that reflect and support their values, pedagogical philosophy and practices in the delivery of high-quality child care;
• Use the creation of an excellent child care facility to enhance the functions, performance and qualities that support a positive experience of Orchard Commons.

Design Policy Compliance

The project has been designed in accordance with the Vancouver Campus Plan Part 3 requirements. The project is sited within the Campus Core District at the edge with the Forest District, and is therefore subject to additional requirements outlined in section 3.1 of the Campus Plan Part 3 which are addressed by the design as follows.
The OCC single storey building is sited on the western edge of the public open space of Orchard Commons which is bound by two tower blocks sitting on a U-shaped academic and student services podium. The podium and towers, which are home to over 1000 students, flank the north, east and south sides of the open space. The Commons open space acts as a neighbourhood living room for residents and the surrounding community. The quadrangle and south facing bleachers are highly used and integral to larger gatherings and outdoor teaching.
The Orchard Commons dining facilities serve the broader campus. In particular, the open space is used by walking students travelling between the campus core and the Totem and Thunderbird student residence precincts. The project development is tightly constrained on all sides. To the south and west are existing Energy and Water Services, to the north is fire department access to the northern tower block.

As a gathering space the existing Commons' western edge lacks definition, tapering out to West Mall. The OCC will improve the Commons' sense of enclosure and define its west edge.
The Commons' existing orthogonal grid does not address key pedestrian desire lines. The proposed building siting will reinforce existing and new pathways. A new diagonal portal and shade garden will welcome pedestrians entering the Commons from the south to access dining facilities and access to the campus core. Those entering from the north will be guided through an opening framed by the existing tower and bleachers on the one side and OCC on the other. The existing sidewalk and plantings along West Mall will remain to maintain the priority, clarity and flexibility of the West Mall street corridor. Like the CIRS building to the north, OCC occupies an inflection point in West Mall where the street chicanes westward. Because the OCC is sited to maximize open space to the east, the massing will define the shape of West Mall.
Surrounded by active public space on all sides, the OCC enclosure creates a protective and suitably scaled space for children. Where safe and appropriate, visual connections will animate the surrounding public realm with windows and openings at a variety of levels suitable to building inhabitants that may sit in high chairs, crawl on tummies, lie on backs while facing skyward, as well as play actively indoors and out.

The OCC's volume is clad in standing seam metal cladding. As a low building with 20 storey residential neighbours, the roof is a fifth elevation with many viewers. Walls and openings rise and fold in a unified wrap of prefinished metal.
The proposed location and massing for the OCC seeks to balance the following considerations:

- Contribute to a coherent Orchard Commons Precinct with a low mass that responds to the raked massing of the south facing bleacher and acts as a counterpoint to the taller tower masses.
- Build on the perimeter massing of the existing Orchard Commons Precinct buildings by providing a new west edge to a preserved court.
- Respond to the West Mall street alignment by aligning the OCC with the curb alignment and integrate with the orthogonal geometry of the Commons at north and south elevations, and via a roof ridge line aligned to act as a visual anchor from south on West Mall.
- Unify the building and landscape into a single integrated composition to support a unique sense of place.
- Screen mechanical equipment from view by integrating within the overall building expression.
- Reinforce existing pedestrian pathways that support movement around the site.
- Create a sense of enclosure to enhance the safety and comfort within the Commons.
- Allow the existing court to the north as a construction staging area to minimize disruption to the existing Commons.

Development permit variences

Site constraints do not afford the ability to accommodate new loading or accessible parking stalls. A variance is requested use the existing building spaces and spaces along lane along north side of Orchard Commons.

CPTED description

The OCC will improve natural surveillance at Orchard Commons. Its activity spaces overlooks the open space to the east. The OCC outdoor play area in turn benefits from line of site from the tower blocks. Access to the outdoor play area will be controlled through a fence with gates. Key CPTED strategies include:
1. Choice of routes in and out of the space.
2. Diverse mix of building programming that supports activities during different times of the day.
3. Visibility into the space from the street and from different building interiors.
4. Strategic placement of lighting.

Development permit summary

Site area:	TBD
Building footprint:	280m²
Site coverage:	TBD
Net area by floor:	n/a
Net area:	211.5 m²
Gross area:	238.1 m²
Building height:	5m
Setbacks	
Front yard (West):	n/a
Rear yard (East):	n/a
Side yard (North):	n/a
Side yard (South):	n/a
Parking spaces	
Required	0
Proposed:	0
Loading spaces	
Required	0
Proposed:	0
Bicycle parking (long-term)	
Requested:	0
Proposed:	0
Bicycle parking (short term)	
Requested:	10
Proposed:	10
Floor space ratio	
Permitted:	n/a
Proposed:	n/a

Project team

Client
Diona Fong
UBC Properties Trust
200 - 3313 Shrum Lane
Vancouver, BC V6S 0C8
T: (604) 626 6260
E: dfong@ubcproperties.com

Architect
Brian Wakelin, MAIBC, MRAIC, LEED/AP
Martina Caniglia, AIBC
PUBLIC: Architecture + Communication
1495 Frances Street
Vancouver BC V5L 1Z1
T: (604) 738-4323
E: brian@publicdesign.ca
E: martina@publicdesign.ca

Landscape Architect
Dustin Dilts, MLArch, CSLA, BCSLA, AALA
Public Grounds Landscape Architecture
Vancouver BC
T: (204) 996 6214
E: dustin@publicgrounds.ca

Civil Engineer
Graham Wood
InterCAD Services Ltd
Vancouver BC
T: (604)-739-7707
E: mail@intercad.bc.ca

Drawing list

Architectural

A0.0 - General	
DP - A0.00	Cover sheet
DP - A0.01	Project information and drawing list
DP - G0.02	Area plan
DP - G0.03	Shadow Analysis
DP - G0.04	Photographs
A1.0 - Floor and ceiling plans	
DP - A0.10	Site plan
DP - A0.11	Context plan
DP - A1.01	L1 Floor plan
DP - A1.02	Roof plan
A2.0 - Elevations	
DP - A2.01	Elevations
A3.0 - Sections	
DP - A3.01	Sections
A6.0 - Schedules	
DP - A6.01	Door and frame schedule
DP - A6.10	Window schedule

ISSUES + REVISIONS

NO	DATE	DESCRIPTION
E	July 23, 2024	Issued for DP - Amendment 1
F	Sept 20, 2024	Issued for DP - Amendment 1 R1
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UBC Orchard Child Care

2378 West Mall , Vancouver, BC V6T 1Z4

PROJECT CODE
2316
SCALE
As indicated

Project information and drawing list

SHEET
DP - A0.01

Net Assignable Square Metres Schedule

Name	Required NASM	Proposed NASM	Difference
1 - Activity			
Gross motor	30.0 m²	30.8 m²	0.8 m²
Open play	98.0 m²	99.7 m²	1.7 m²
	128.0 m²	130.5 m²	2.5 m²
2 - Support			
Art sink	0.0 m²	2.1 m²	2.1 m²
Child WC	9.0 m²	10.0 m²	1.0 m²
Cubby	14.0 m²	17.9 m²	3.9 m²
Kitchen	8.1 m²	9.1 m²	1.0 m²
Laundry / Janitorial	7.0 m²	6.5 m²	-0.5 m²
Office	4.5 m²	10.0 m²	5.5 m²
Storage	7.0 m²	9.3 m²	2.3 m²
Universal WC	8.0 m²	8.3 m²	0.3 m²
	57.6 m²	73.2 m²	15.6 m²
Total Net-ASM	185.6 m²	203.7 m²	18.1 m²

Non-Assignable Square Metres Schedule

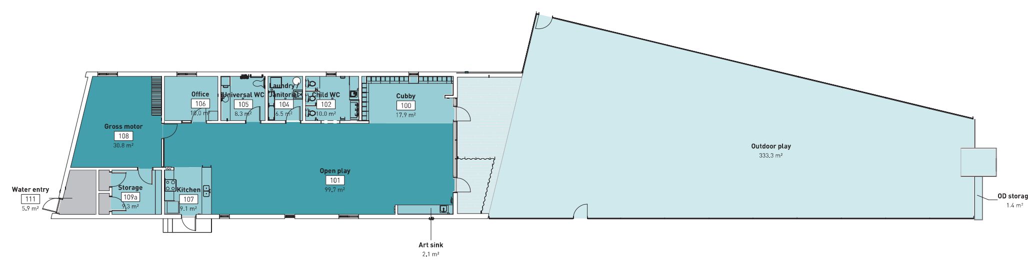
Name	Required NASM	Proposed NASM	Difference
3 - Service			
Comms Closet	0.0 m²	0.9 m²	0.9 m²
Elec Closet	0.0 m²	0.9 m²	0.9 m²
Water entry	0.0 m²	5.9 m²	5.9 m²
	0.0 m²	7.8 m²	7.8 m²
Total Non-ASM	0.0 m²	7.8 m²	7.8 m²

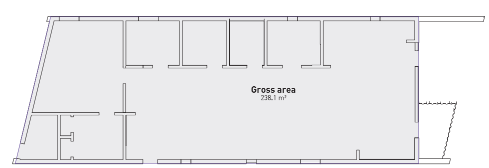
Outdoor space

Name	Required NASM	Proposed NASM	Difference
4 - Outdoor			
OD storage		1.4 m²	
Outdoor play	240.0 m²	333.3 m²	93.3 m²
	240.0 m²	334.7 m²	93.3 m²
Total Non-ASM	240.0 m²	334.7 m²	93.3 m²

Gross Area Schedule

Area
238.1 m²





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PROJECT NORTH **TRUE NORTH**

PROJECT CODE
2316
SCALE
1 : 150

Area plan

SHEET
DP - G0.02

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E	July 23, 2024	Issued for DP - Amendment 1
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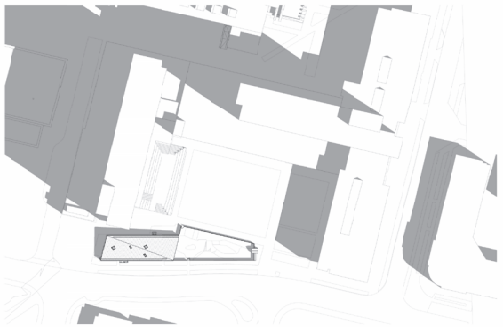
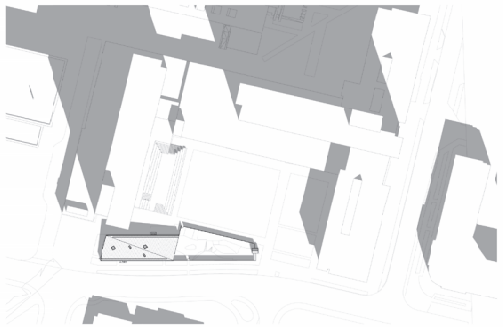
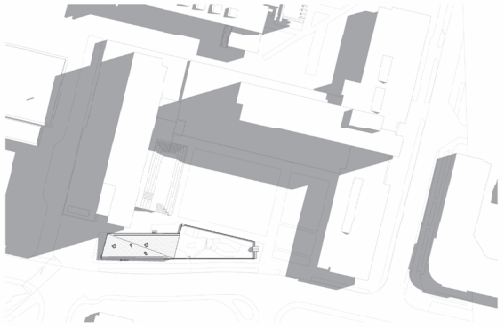
Spring Equinox: 10.00



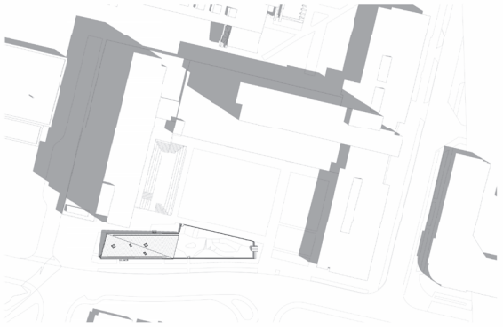
Spring Equinox: 12.00



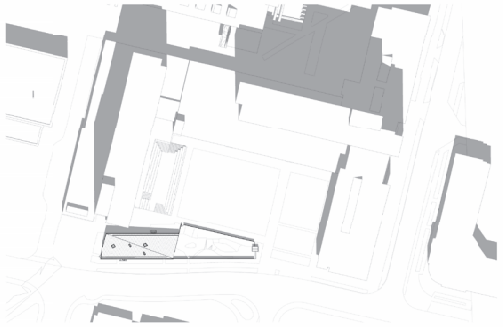
Spring Equinox: 14.00



Summer Solstice: 10.00



Summer Solstice: 12.00



Summer Solstice: 14.00

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PROJECT NORTH | TRUE NORTH

PROJECT CODE
2316
SCALE
1 : 900

Shadow Analysis

SHEET
DP - G0.03








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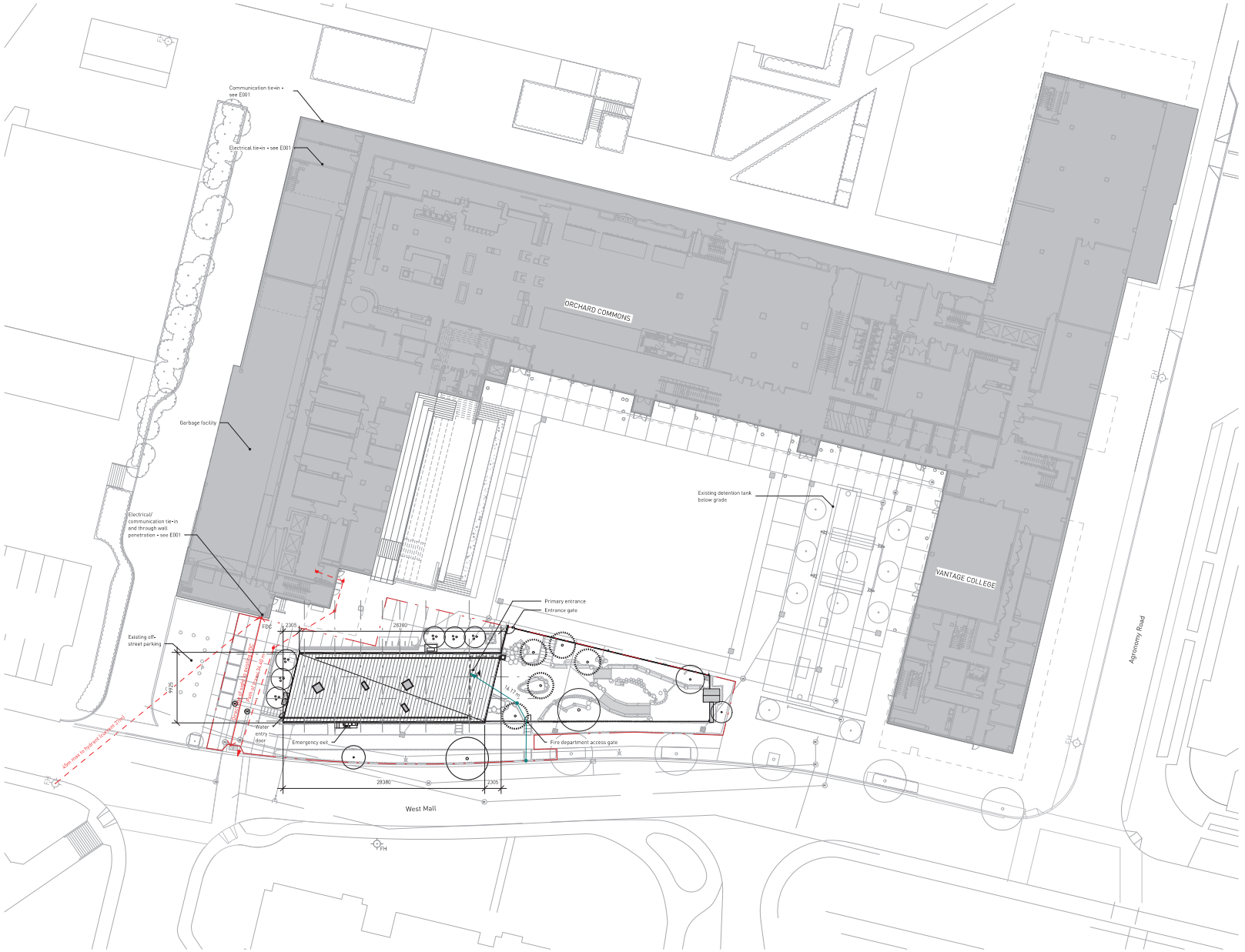
PROJECT CODE
2316
SCALE

Photographs

SHEET
DP - G0.04



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Legend

- 300 STM — Existing storm line
- 300 SAN — Existing sanitary line
- 300 WM — Existing water main
- New water main, refer to civil
- Path of travel
- FH to FDC
- Property line
- Existing man hole
- New man hole, refer to civil and landscape
- Existing fire hydrant
- Fire department connection, refer
- Electrical pull box, refer to elec and landscape
- Existing tree
- New single stem deciduous tree, refer to landscape
- New multistem deciduous tree, refer to landscape
- New coniferous tree, refer to landscape
- Primary entrance
- Emergency exit

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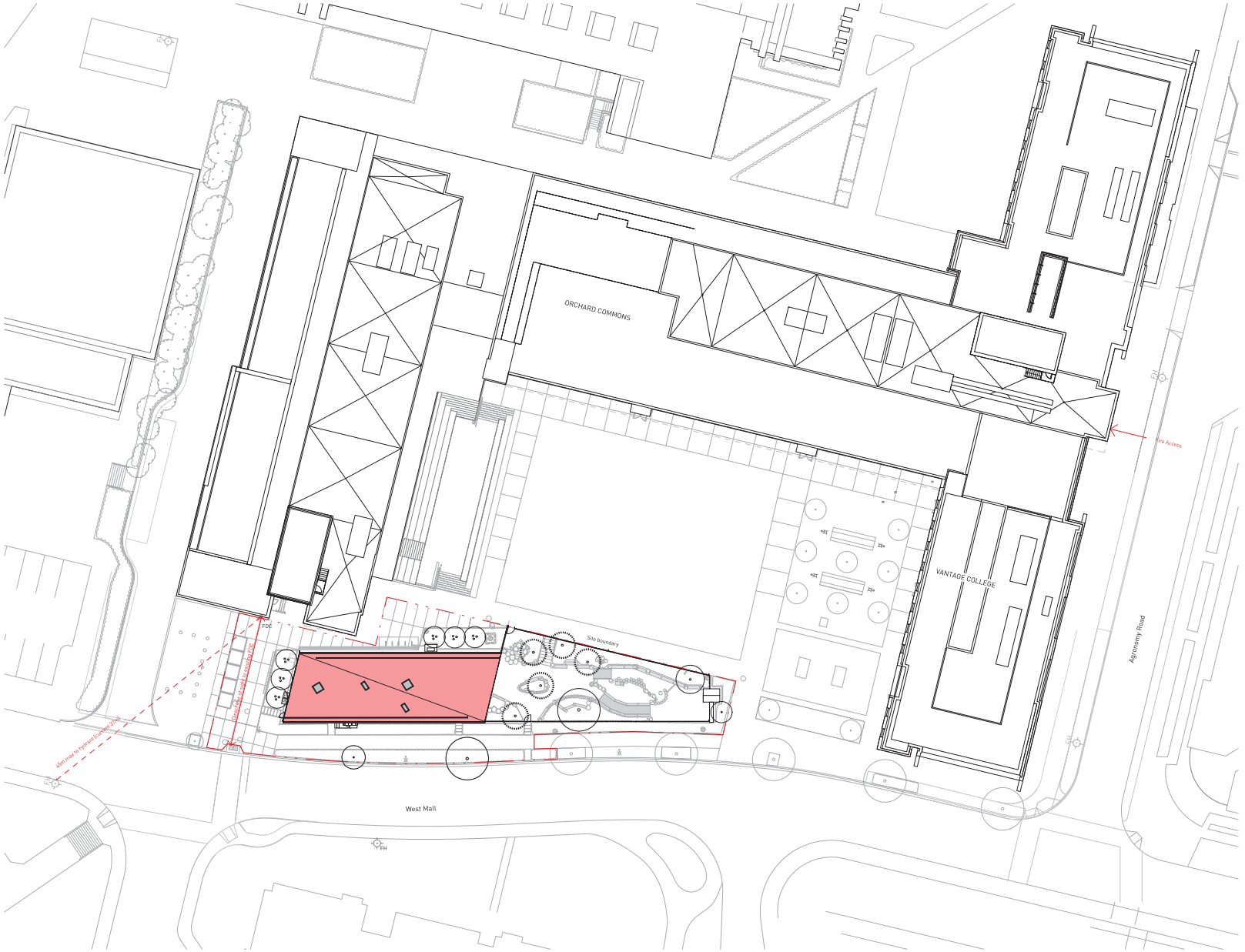
PROJECT NORTH | TRUE NORTH

PROJECT CODE
2316
SCALE
1 : 250

Site plan

SHEET
DP - A0.10



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PROJECT CODE
2316
SCALE
1 : 250

Context plan

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DP - A0.11

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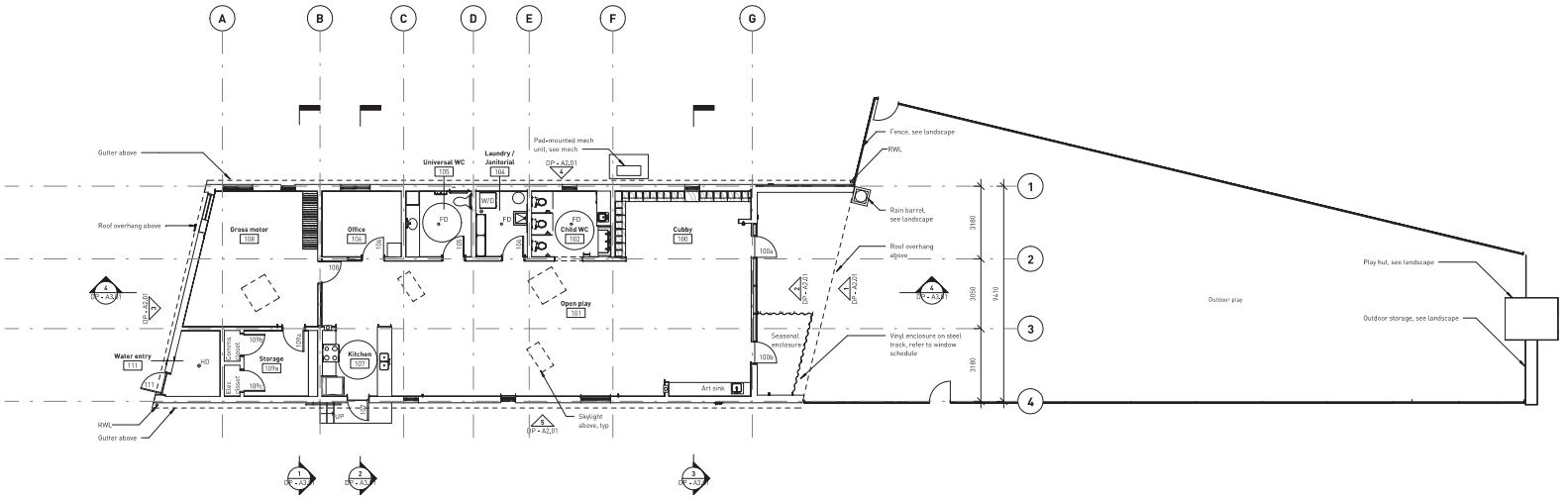

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PROJECT NORTH | TRUE NORTH

PROJECT CODE
2316
SCALE
1 : 100

L1 Floor plan

SHEET
DP - A1.01

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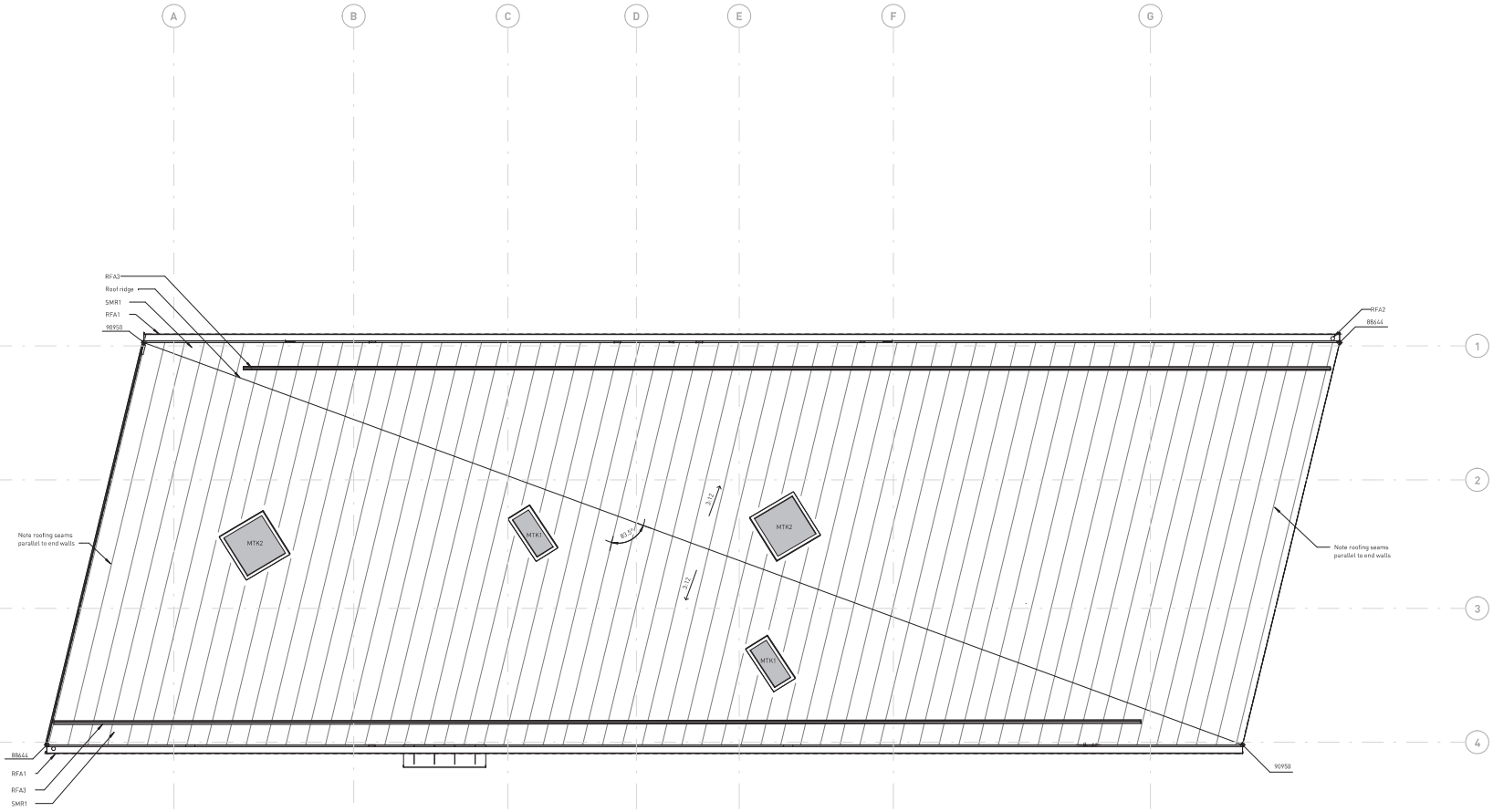

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Keynote	Description
RFA1	Roof sheet metal gutter, galvalume
RFA2	Roof sheet metal rainwater leader, galvalume
RFA3	Roof sheet metal snow guard, galvalume
SMR1	Standing seam sheet metal roofing, galvalume

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PROJECT NORTH | TRUE NORTH

PROJECT CODE
2316
SCALE
1 : 50

Roof plan

SHEET
DP - A1.02

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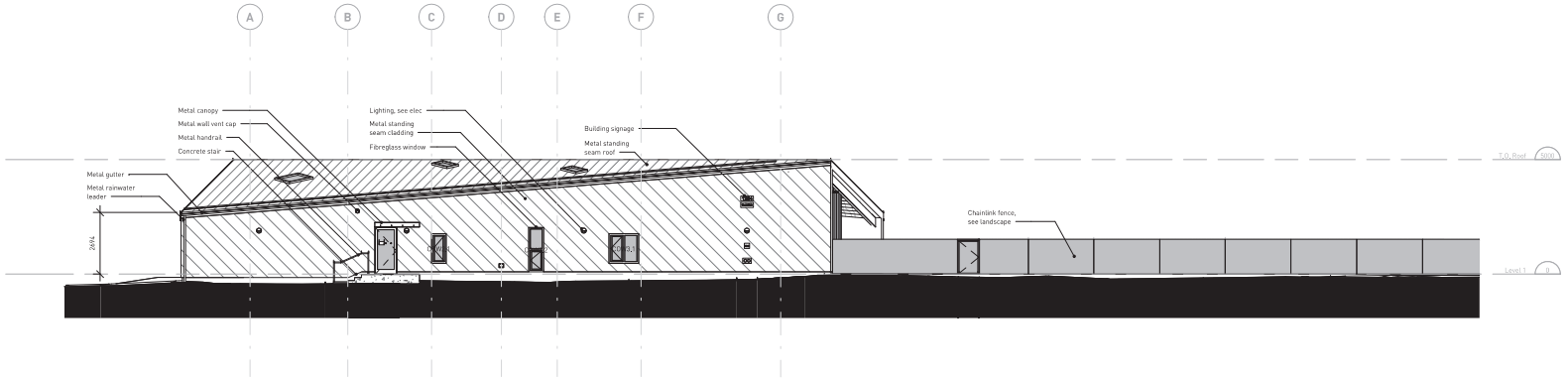
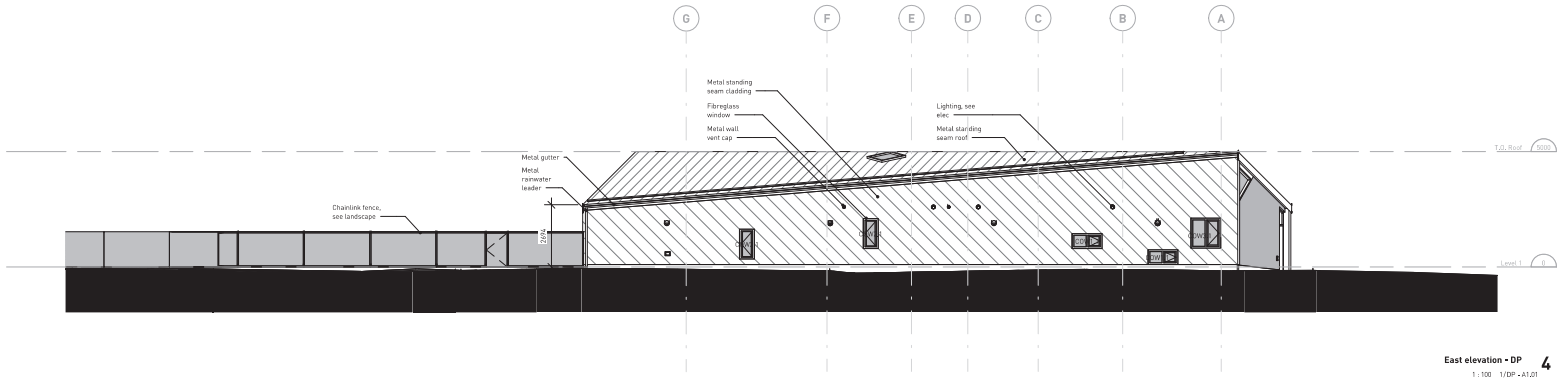
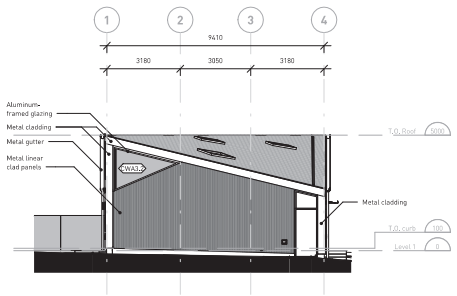


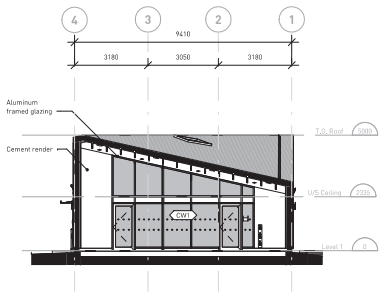
West elevation - DP 5
1 : 100 1/DP - A1.01



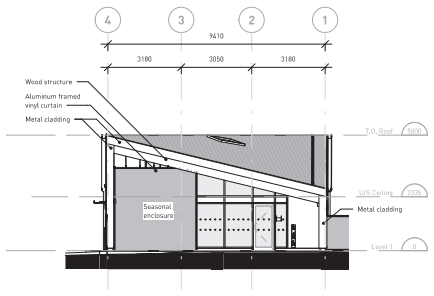
East elevation - DP 4
1 : 100 1/DP - A1.01



North elevation - DP 3
1 : 100 1/DP - A1.01



South elevation - covered outdoor - DP 2
1 : 100 1/DP - A1.01



South elevation - DP 1
1 : 100 1/DP - A1.01

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2023-01-10
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TEL 604 738 4229
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UBC Orchard Child Care

2378 West Mall , Vancouver, BC V6T 1Z4

PROJECT CODE
2316
SCALE
1 : 100

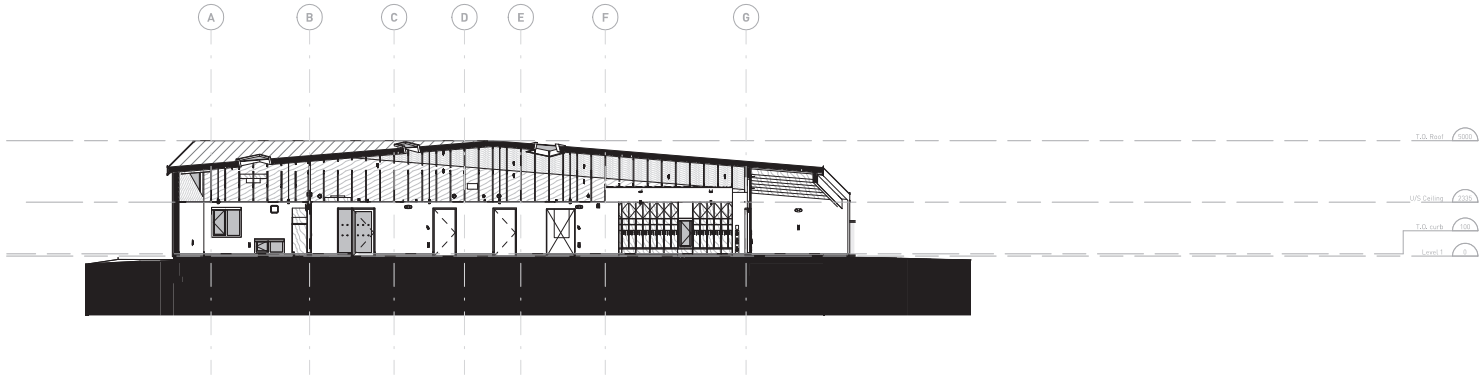
Elevations

SHEET
DP - A2.01

ISSUES + REVISIONS

NO.	DATE	DESCRIPTION
E	July 23, 2024	Issued for DP - Amendment 1
F	Sept 20, 2024	Issued for DP - Amendment 1 R1
I	Jan 10, 2025	Issued for DP - Amendment 2

APPROVED
Campus & Community Planning
University of British Columbia
By:
Date: March 18, 2025



N-S Section - DP 4
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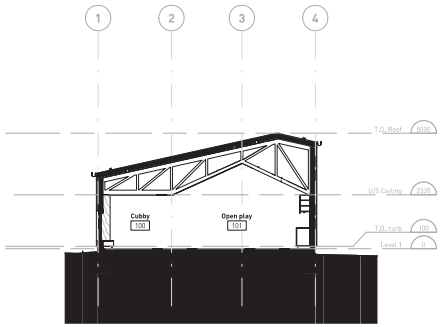
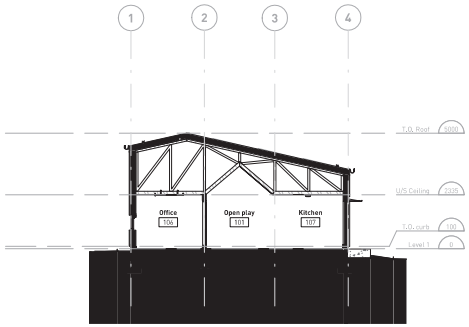


E-W Section 3 - DP 3
1 : 100 1/DP - A1.01



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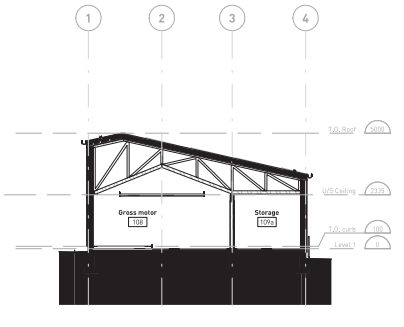

E-W Section 1 - DP 1
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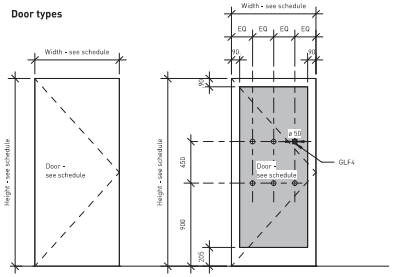
PROJECT CODE
2316
SCALE
1 : 100

Sections

SHEET
DP - A3.01

Door types



Type D1
Solid single door

Type D2
Glazed single door

Exterior door schedule

Door number	Height	Width	Door			Frame	
			Type	Finish	Configuration	Type	Configuration
100a	2032	915	D3	GLG2, GLF4	ENT1X	-	CWX
100b	2032	915	D3	GLG2, GLF4	ENT1X	-	CWX
107	2032	915	D2	GLG2, GLF4	ENT1X	F1	CWX
111	2032	915	D1	-	MTD1X	F2	MTF1X

Door legend

ENT1X	Aluminum-framed entrances (insulated exterior)
AL1	Interior aluminum
MTD1	Interior hollow metal door
MTD1X	Exterior hollow metal door (insulated exterior)
WD2	Interior flush wood door

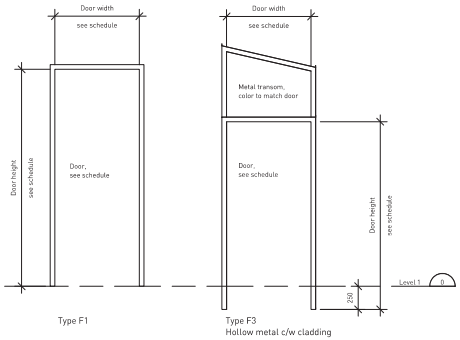
Frame legend

CWX	Exterior insulated curtain wall assembly - see Window Schedule for frame configuration
CW	Interior curtain wall assembly - see Window Schedule for frame configuration
MTF1X	Exterior hollow metal frame
WD	Interior wood frame

Glass legend

GLF4	Decorative film
GLG2.H	Exterior glass glazing - single glazing - heat strengthened
GLG2.LT.LT	Exterior glass glazing - double IGU - laminated and tempered
GLG2.T.T	Exterior glass glazing - double IGU - tempered
GLG3.HL	Interior glass glazing - heat strengthened and laminated
GLG3.T	Interior glass glazing - heat strengthened and laminated

Frame types



Type F1

Type F3
Hollow metal c/w cladding

ISSUES + REVISIONS

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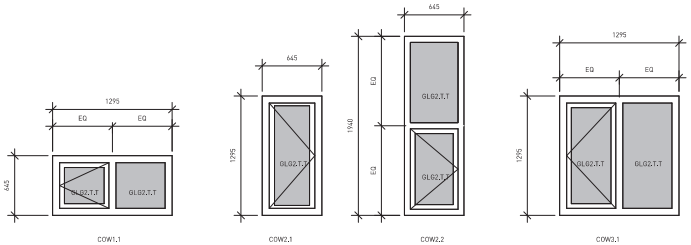
PROJECT CODE
2316
SCALE
1 : 25

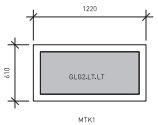
Door and frame schedule

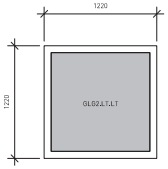
SHEET
DP - A6.01



Window Schedule					
Mark	Count	Sill Height	Height	Width	Comments
COW1.1	1	100	645	1295	
COW1.1	1	800	645	1295	
COW2.1	1	800	1295	645	
COW2.1	1	470	1295	645	
COW2.1	1	350	1295	645	
COW2.2	1	100	1940	645	
COW3.1	1	720	1295	1295	
COW3.1	1	470	1295	1295	

Window legend
1 : 25 /





Skylight Schedule				
Mark	Count	Height	Width	Comments
MTK1	2	1220	610	
MTK2	2	1220	1220	

Skylight legend
1 : 25 /

ISSUES + REVISIONS

NO.	DATE	DESCRIPTION
E	July 23, 2024	Issued for DP - Amendment 1
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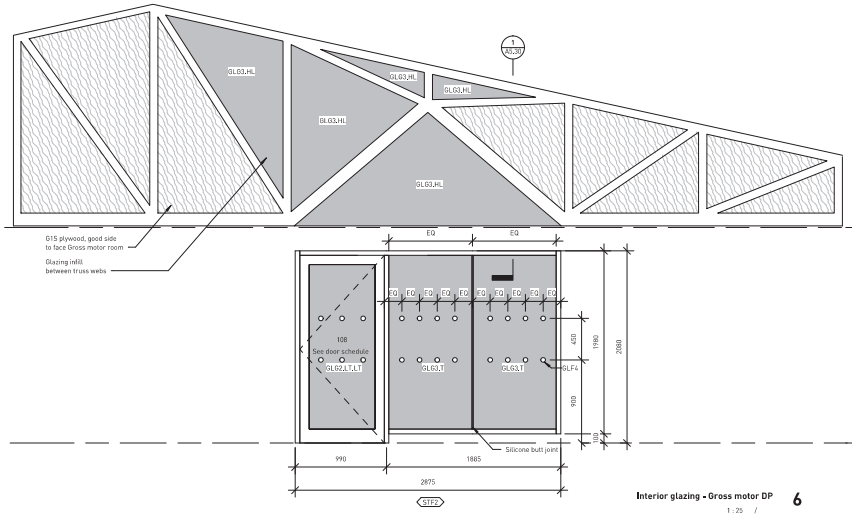
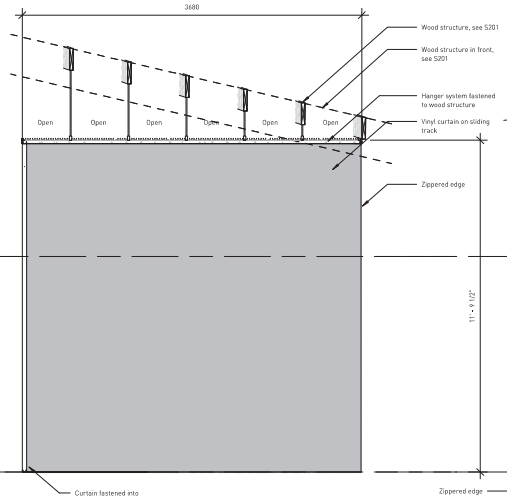
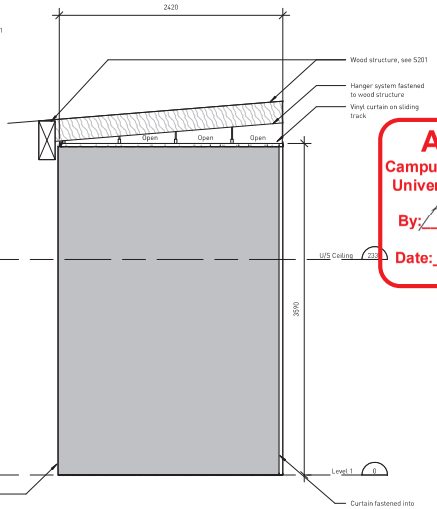


Interior glazing - Gross motor DP **6**
1 : 25 /



Vinyl seasonal enclosure - south DP **5**
1 : 25 1/A5.01



Vinyl seasonal enclosure - east DP **4**
1 : 25 /

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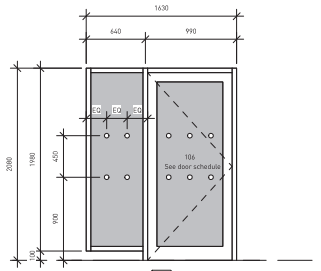
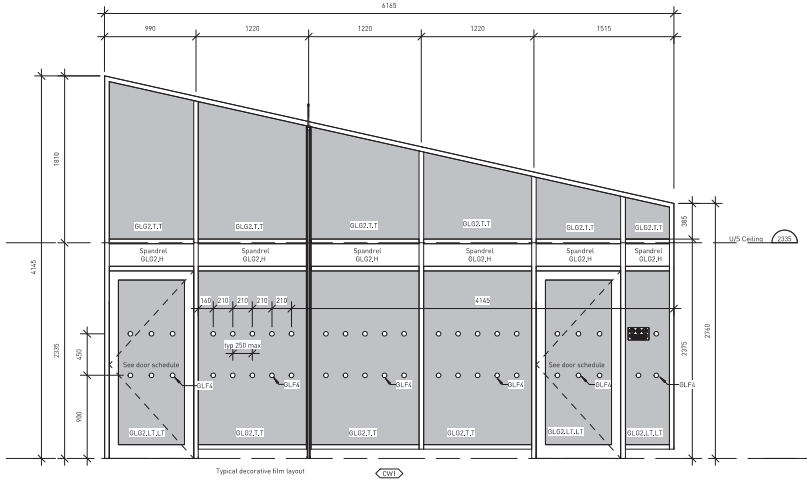
By:
Date: March 18, 2025

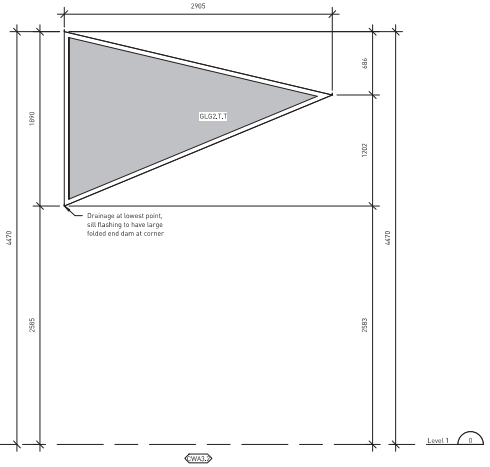
Keynote	Description
GLF4	Decorative film
GL02.H	Exterior glass glazing - single glazing - heat strengthened
GL02.LT.LT	Exterior glass glazing - double IGU - laminated and tempered
GL02.T.T	Exterior glass glazing - double IGU - tempered
GL03.HL	Interior glass glazing - heat strengthened and laminated
GL03.T	Interior glass glazing - heat strengthened and laminated



Interior glazing - Office DP **3**
1 : 25 /



Exterior glazing - south elevation - DP **2**
1 : 25 /



Exterior glazing - north elevation - DP **1**
1 : 25 6/A5.01

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UBC Orchard Child Care

2378 West Mall , Vancouver, BC V6T 1Z4

PROJECT CODE
2316
SCALE
1 : 25

Window schedule

SHEET
DP - A6.10

UBC ORCHARD CHILDCARE

LANDSCAPE DRAWING LIST

GENERAL NOTES

1. A SURVEY HAS BEEN PROVIDED BY THE CLIENT FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARING THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN AN OFFICIALLY SIGNED COPY FROM THE CLIENT AND BECOME FAMILIAR WITH IT, THE EXISTING CONDITIONS AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF SURVEY.
2. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
3. 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.
4. CONTRACTOR IS RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR CONSTRUCTION. THESE DRAWINGS MAY INDICATE A LIMIT OF PROPOSED IMPROVEMENTS, LIMITS OF SITE DEMOLITION, ETC. FOR DELINEATION OF EXPECTED EXTENTS OF DISTURBANCE. HOWEVER, FINAL IMPACT SHALL BE DETERMINED IN THE FIELD. SHOULD LIMITS OF DISTURBANCE EXCEED BOUNDARIES DEFINED IN DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A COMPLETE UP-TO-DATE SET OF DRAWINGS AND SPECIFICATIONS AT THE CONSTRUCTION SITE AND ENSURING THE DOCUMENTS ARE READILY AVAILABLE FOR REVIEW BY THE LANDSCAPE ARCHITECT AND GOVERNING AGENCY.
7. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO ONE ANOTHER AND IMPLIED TO CORRESPOND WITH ONE ANOTHER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY.
8. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
9. 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.
10. ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE AND EMERGENCY APPARATUS DURING CONSTRUCTION.
11. SEE CIVIL FOR SEDIMENTATION AND EROSION CONTROL MEASURES.
12. SEE CIVIL FOR UTILITY AND UNDERGROUND STORM DRAINAGE INFORMATION.
13. ALL MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL MEET THE UNIVERSITY OF BRITISH COLUMBIA SPECIFICATIONS AND DESIGN STANDARDS.
14. 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.

public grounds
landscape architecture

TRUE NORTH

PROJECT NORTH

APPROVED
Campus & Community Planning
University of British Columbia
By:
Date: March 18, 2025

UBC ORCHARD CHILD CARE
2378 WEST MALL
VANCOUVER, BC, V6T 1Z4

	ISSUED FOR	PROJECT NO. 23-003
2	CLASS C	2024.04.12
3	CLASS C R2	2024.05.31
4	CLASS C R3	2024.07.19
5	DP AMENDMENT 1	2024.07.23
6	DP AMENDMENT 1 R1	2024.09.20
7	50% CD COSTING	2024.10.16
8	BUILDING PERMIT	2024.11.13
9	BUILDING PERMIT R1	2025.01.08
10	DP AMENDMENT 2	2025.01.10

COVER SHEET

L0.00

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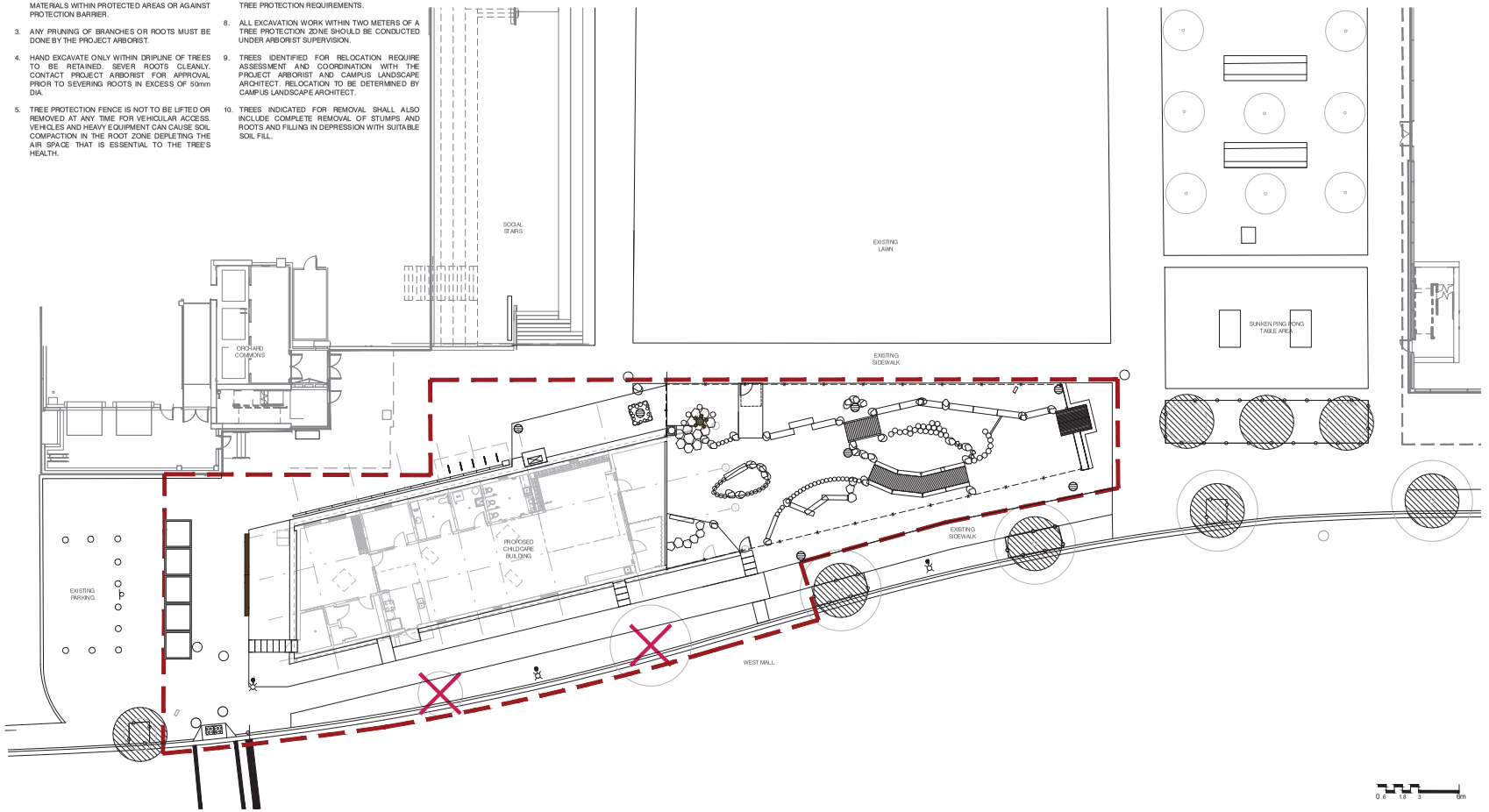
PLANT PROTECTION AND REMOVALS

1. LOCATION OF TREE PROTECTION FENCING AND LIMIT OF ACCESS FENCING TO BE VERIFIED WITH CONSULTANT AND PROJECT ARBORIST PRIOR TO INSTALLATION.
2. NO STORAGE OF BUILDING / CONSTRUCTION MATERIALS WITHIN PROTECTED AREAS OR AGAINST PROTECTION BARRIER.
3. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY THE PROJECT ARBORIST.
4. 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.
5. 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.
6. BASED ON CONTRACTOR'S STAGING AND ACCESS REQUIREMENTS, ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED.
7. THE TREE PROTECTION ZONE SHOWN IS A GRAPHICAL REPRESENTATION OF THE CRITICAL ROOT ZONE, REFER TO THE ARBORIST REPORT FOR TREE PROTECTION REQUIREMENTS.
8. ALL EXCAVATION WORK WITHIN TWO METERS OF A TREE PROTECTION ZONE SHOULD BE CONDUCTED UNDER ARBORIST SUPERVISION.
9. TREES IDENTIFIED FOR RELOCATION REQUIRE ASSESSMENT AND COORDINATION WITH THE PROJECT ARBORIST AND CAMPUS LANDSCAPE ARCHITECT. RELOCATION TO BE DETERMINED BY CAMPUS LANDSCAPE ARCHITECT.
10. TREES INDICATED FOR REMOVAL SHALL ALSO INCLUDE COMPLETE REMOVAL OF STUMPS AND ROOTS AND FILLING IN DEPRESSION WITH SUITABLE SOIL FILL.



1 TREE MANAGEMENT PLAN

1:150

GENERAL LEGEND

- LIMIT OF WORK
- BUILDING OVERHANG

EXISTING PROPOSED

- DECIDUOUS TREES
- CONIFEROUS TREES
- PA PLANTING AREA

TREE PROTECTION LEGEND

- EXISTING TREE TO BE RETAINED EXTENT OF TREE PROTECTION ZONE
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING

2025-01-10 4:01:06 PM I:\00 tree management plan.dwg

public grounds landscape architecture

TRUE NORTH

PROJECT NORTH

APPROVED
Campus & Community Planning
University of British Columbia
By:
Date: March 18, 2025

UBC ORCHARD CHILD CARE
2378 WEST MALL
VANCOUVER, BC, V6T 1Z4

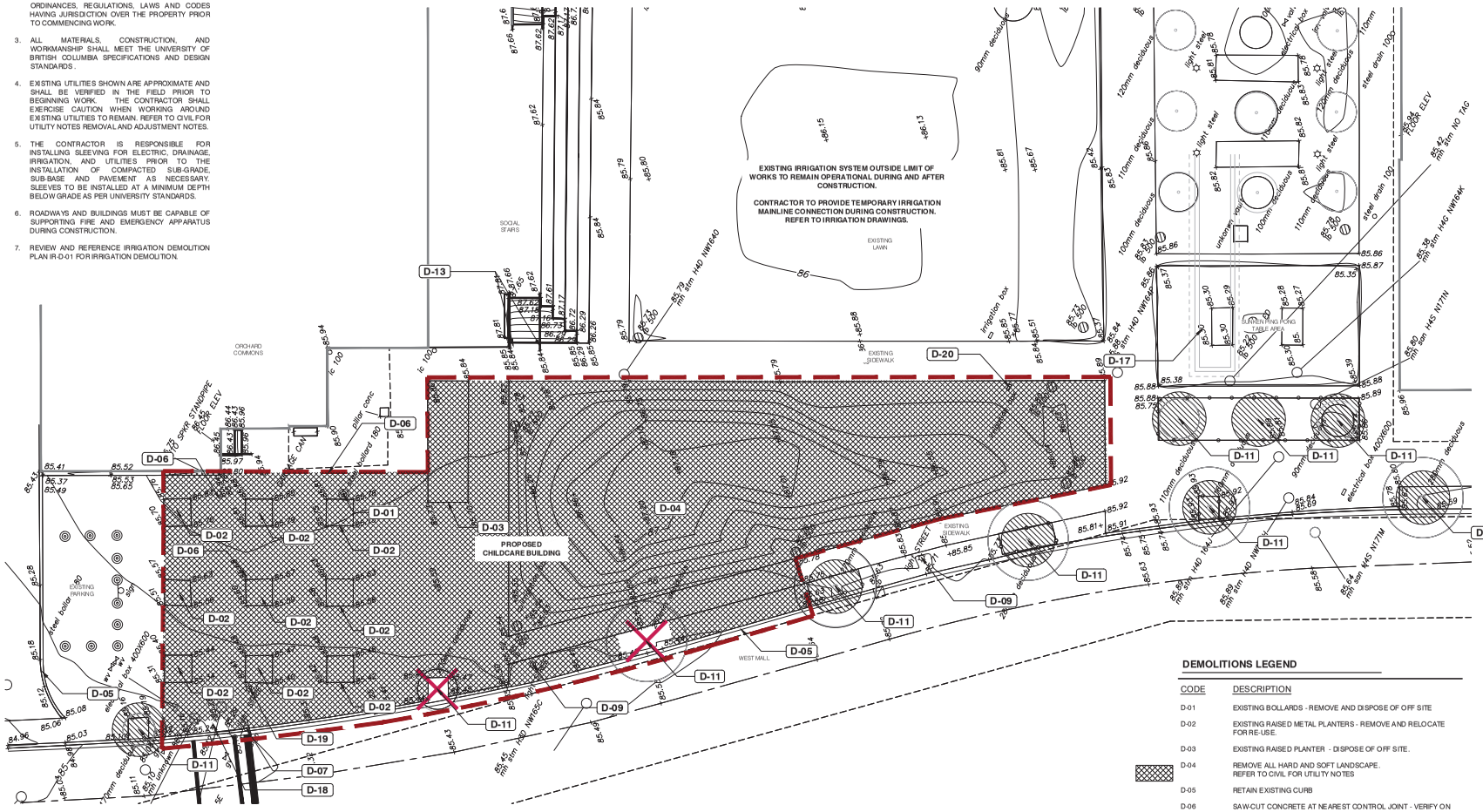
ISSUED FOR		PROJECT NO. 23-003
2	CLASS C	2024.04.12
3	CLASS C R2	2024.05.31
4	CLASS C R3	2024.07.19
5	DP AMENDMENT 1	2024.07.23
6	DP AMENDMENT 1 R1	2024.09.20
7	50% CD COSTING	2024.10.16
8	BUILDING PERMIT	2024.11.13
9	BUILDING PERMIT R1	2025.01.08
10	DP AMENDMENT 2	2025.01.10

TREE MANAGEMENT PLAN

L1.00

SITE DEMOLITION 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. REFER TO CIVIL FOR UTILITY NOTES REMOVAL AND ADJUSTMENT NOTES.
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. REVIEW AND REFERENCE IRRIGATION DEMOLITION PLAN IR-D-01 FOR IRRIGATION DEMOLITION.



1 DEMOLITION PLAN

1:150

GENERAL LEGEND

- LIMIT OF WORK
- BUILDING OVERHANG

EXISTING PROPOSED

- DECIDUOUS TREES
- CONIFEROUS TREES
- PA — PLANTING AREA

TREE PROTECTION LEGEND

- EXISTING TREE TO BE RETAINED EXTENT OF TREE PROTECTION ZONE
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING

DEMOLITIONS LEGEND

CODE	DESCRIPTION
D-01	EXISTING BOLLARDS - REMOVE AND DISPOSE OF OFF SITE
D-02	EXISTING RAISED METAL PLANTERS - REMOVE AND RELOCATE FOR RE-USE.
D-03	EXISTING RAISED PLANTER - DISPOSE OF OFF SITE.
D-04	REMOVE ALL HARD AND SOFT LANDSCAPE. REFER TO CIVIL FOR UTILITY NOTES
D-05	RETAIN EXISTING CURB
D-06	SAW-CUT CONCRETE AT NEAREST CONTROL JOINT - VERIFY ON SITE WITH CONSULTANTS. DO NOT DAMAGE EXISTING CONCRETE TO REMAIN
D-07	EXISTING STOP SIGN TO REMAIN.
D-09	EXISTING POLE LIGHT TO REMAIN
D-11	EXISTING TREE - REFER TO L1.00 TREE MANAGEMENT AND THE ARBORIST REPORT
D-13	PROTECT EXISTING RAILINGS
D-17	EXISTING UNDERGROUND TANK TO BE PROTECTED AND RETAINED
D-18	EXISTING CURB CUT TO REMAIN
D-19	REMOVE AND RELOCATE EXISTING LIGHT POLE AND BASE. REFER TO ELECTRICAL.
D-20	EXISTING IRRIGATION BOX. REFER TO IRRIGATION PLANS.

public grounds landscape architecture

TRUE NORTH — PROJECT NORTH

0.6 1.8 3 6m

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By:
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UBC ORCHARD CHILD CARE
2378 WEST MALL
VANCOUVER, BC, V6T 1Z4

ISSUED FOR		PROJECT NO. 23-003
3	ISSUED FOR CLASS C R2	2024.05.31
4	CLASS C R2 ADDENDUM 1	2024.06.11
5	ISSUED FOR CLASS C R3	2024.07.19
6	DP AMENDMENT 1	2024.07.23
7	DP AMENDMENT 1 R1	2024.09.20
8	50% CD COSTING	2024.10.16
9	BUILDING PERMIT	2024.11.13
10	BUILDING PERMIT R1	2024.01.08
11	DP AMENDMENT 2	2024.01.10

DEMOLITION PLAN

L1.50

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01 PAVING SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
	01-01	PAVING TYPE 1 - PEDESTRIAN CAST IN PLACE CONCRETE	1/L9.10
	01-02	PAVING TYPE 2 - VEHICULAR CAST IN PLACE CONCRETE	2/L9.10
	01-03	PAVING TYPE 3 - CRUSHED GRANULAR	4/L9.10
	01-04	PAVING TYPE 4 - WOOD DECKING	7/L9.10
	01-05	PAVING TYPE 5 - ARTIFICIAL TURF - BELLA TURF ELITE PLAY. INSTALL IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS. ON 300MM DEPTH COMPACTED BASE.	
	01-06	PAVING TYPE 6 - PLAY SAND	1/L9.30
	01-07	PAVING TYPE 7 - DRIP STRIP WITH METAL EDGER. MINIMUM 300MM WIDTH.	6/L9.10
	01-08	PAVING TYPE 8 - UNIT PAVERS - MANHATTAN SLABS BY NEWSTONE GROUP (450 X 910 X 50.8MM) AVAILABLE FROM NORTHWEST LANDSCAPE SUPPLY, NATURAL GREY.	5/L9.10
	01-09	PAVING TYPE 9 - STEPPING STONES YALETOWN BASALT STEPPING STONES 1¼" THICK 600MM DIA.	
	01-10	PAVING TYPE 10 - UNIT PAVERS	

05 SITE FURNISHINGS SCHEDULE

CODE	DESCRIPTION	DETAIL
05-01	BIKE RACK	2/L9.20
05-03	MOVABLE METAL PLANTER	3/L9.20

06 DRAINAGE SCHEDULE

CODE	DESCRIPTION	DETAIL
06-01	TRENCH DRAIN	8/L9.10
06-02	PERFORATED PIPE	

07 SITE LIGHTING / ELECTRICAL SCHEDULE

CODE	DESCRIPTION	DETAIL
07-02	OUTDOOR POWER PLUG - SEE ELECTRICAL	

08 SOILS SCHEDULE

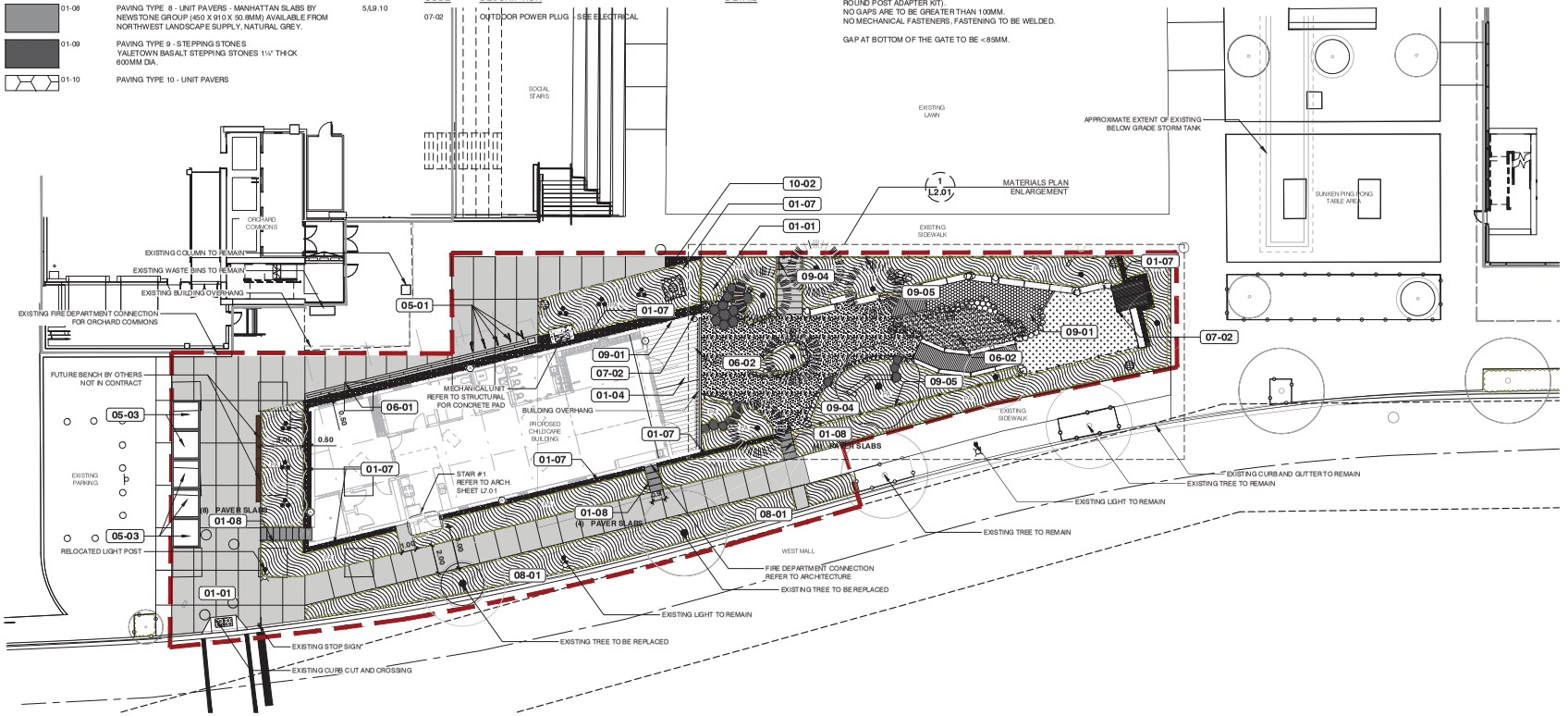
SYMBOL	CODE	DESCRIPTION	DETAIL
	08-01	SOIL TYPE 1 - PLANTING BEDS - GROWING MEDIUM TO BE TYPE 1 P IN ACCORDANCE WITH LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD (2024).	1/L9.00

09 MISCELLANEOUS SITE FEATURES SCHEDULE

CODE	DESCRIPTION	DETAIL
09-01	HOSE BIB - SEE MECHANICAL	
09-04	1.5M HT. CHAINLINK FENCE - GALVANIZED MESH <25MM. DIAMOND, NON-CLIMBABLE. NO MECHANICAL FASTENERS, FASTENING TO BE WELDED.	
09-05	1.5M HT. CHAINLINK GATE - GALVANIZED MESH <25MM (DIAMOND, NON-CLIMBABLE) OPENING C/W SELF CLOSING GATE 900MM WIDE WITH CHILD PROOF LATCH (MAGNALATCH S3 WITH ROUND POST ADAPTER KIT). NO GAPS ARE TO BE GREATER THAN 100MM. NO MECHANICAL FASTENERS, FASTENING TO BE WELDED. GAP AT BOTTOM OF THE GATE TO BE <85MM.	

10 LANDSCAPE BOULDERS SCHEDULE

CODE	DESCRIPTION	DETAIL
10-02	900MM DIA. LANDSCAPE BOULDER	2/L9.30



1 MATERIALS PLAN

1:150

GENERAL LEGEND

- LIMIT OF WORK
- BUILDING OVERHANG

EXISTING PROPOSED

- DECIDUOUS TREES
- CONIFEROUS TREES
- PA — PLANTING AREA

TRUE NORTH

PROJECT NORTH

0.6 1.8 3 6m

APPROVED
Campus & Community Planning
University of British Columbia
By:
Date: March 18, 2025

UBC ORCHARD CHILD CARE
2378 WEST MALL
VANCOUVER, BC, V6T 1Z4

ISSUED FOR		PROJECT NO. 23-003
2	COORDINATION	2024.04.10
5	CLASS C R2 ADDENDUM 1	2024.06.11
6	CLASS C R3	2024.07.19
7	DP AMENDMENT 1	2024.07.23
8	DP AMENDMENT 1 R1	2024.09.20
9	50% CD COSTING	2024.10.16
10	BUILDING PERMIT	2024.11.13
11	BUILDING PERMIT R1	2025.01.08
12	DP AMENDMENT 2	2025.01.10

MATERIALS PLAN

L2.00

2025-01-10 4:01:23 PM 23 materials plan.dwg

01 PAVING SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
	01-01	PAVING TYPE 1 - PEDESTRIAN CAST IN PLACE CONCRETE	1/L9.10
	01-02	PAVING TYPE 2 - VEHICULAR CAST IN PLACE CONCRETE	2/L9.10
	01-03	PAVING TYPE 3 - CRUSHED GRANULAR	4/L9.10
	01-04	PAVING TYPE 4 - WOOD DECKING	7/L9.10
	01-05	PAVING TYPE 5 - ARTIFICIAL TURF - BELLA TURF ELITE PLAY. INSTALL IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS. ON 300MM DEPTH COMPACTED BASE.	
	01-06	PAVING TYPE 6 - PLAY SAND	1/L9.30
	01-07	PAVING TYPE 7 - DRIP STRIP WITH METAL EDGER. MINIMUM 300MM WIDTH.	6/L9.10
	01-08	PAVING TYPE 8 - UNIT PAVERS - MANHATTAN SLABS BY NEWSTONE GROUP (450 X 910 X 50.8MM) AVAILABLE FROM NORTHWEST LANDSCAPE SUPPLY, NATURAL GREY.	5/L9.10
	01-09	PAVING TYPE 9 - STEPPING STONES YALETOWN BASALT STEPPING STONES 1¼" THICK 600MM DIA.	
	01-10	PAVING TYPE 10 - UNIT PAVERS	

10 LANDSCAPE BOULDERS SCHEDULE

CODE	DESCRIPTION	DETAIL
10-01	600MM DIA. LANDSCAPE BOULDER	2/L9.30
10-02	900MM DIA. LANDSCAPE BOULDER	2/L9.30

09 MISCELLANEOUS SITE FEATURES SCHEDULE

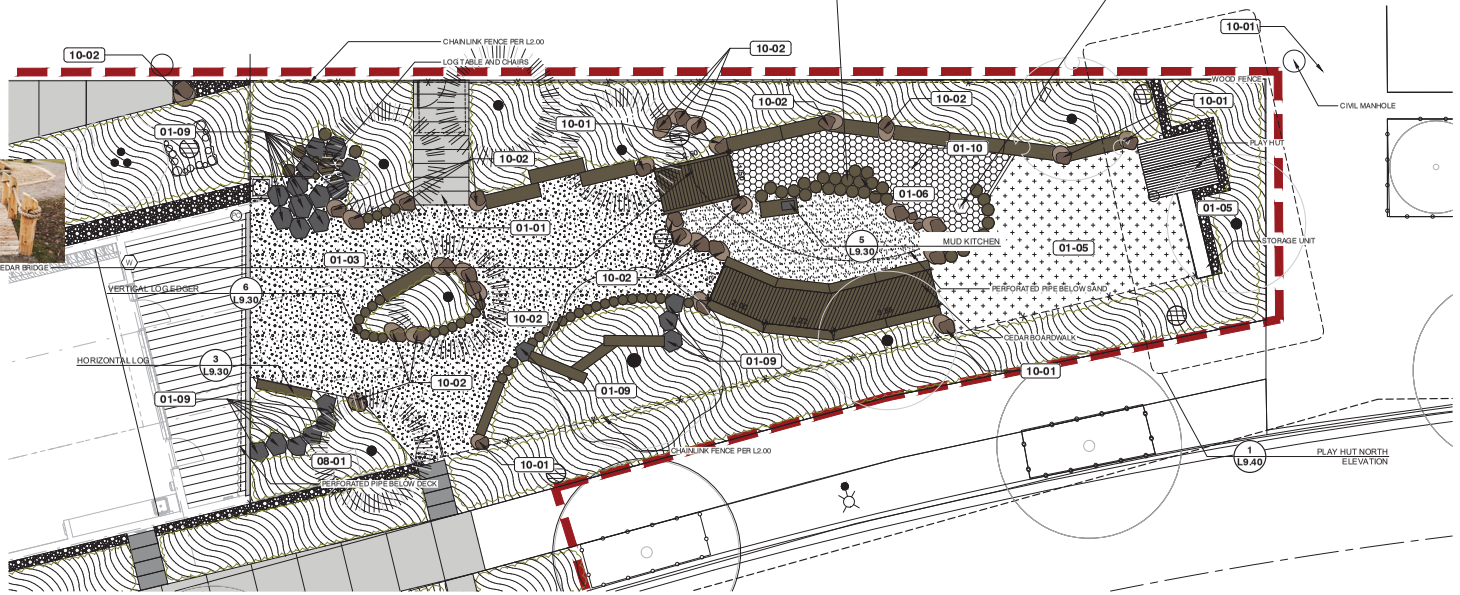
CODE	DESCRIPTION	DETAIL
09-02	HORIZONTAL LOG	3/L9.30
09-04	1.5M HT. CHAINLINK FENCE - GALVANIZED MESH <25MM. DIAMOND, NON-CLIMBABLE. NO MECHANICAL FASTENERS, FASTENING TO BE WELDED.	

EXTENDED VERTICAL LOGS

ALLOW FOR 5 'EXTENDED VERTICAL LOGS' REFER TO REFERENCE PHOTO ABOVE.

CUSTOM LOG WATER FEATURE

YELLOW CEDAR BRIDGE



1 MATERIALS PLAN ENLARGEMENT - PLAY YARD

1:50

GENERAL LEGEND

LIMIT OF WORK

BUILDING OVERHANG

EXISTING PROPOSED

DECIDUOUS TREES

CONIFEROUS TREES

PA PLANTING AREA

2025-01-10 4:01:31 PM I:\21 materials plan - enlargement.dwg

public grounds landscape architecture

TRUE NORTH

PROJECT NORTH

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Date: March 18, 2025

UBC ORCHARD CHILD CARE
2378 WEST MALL
VANCOUVER, BC, V6T 1Z4

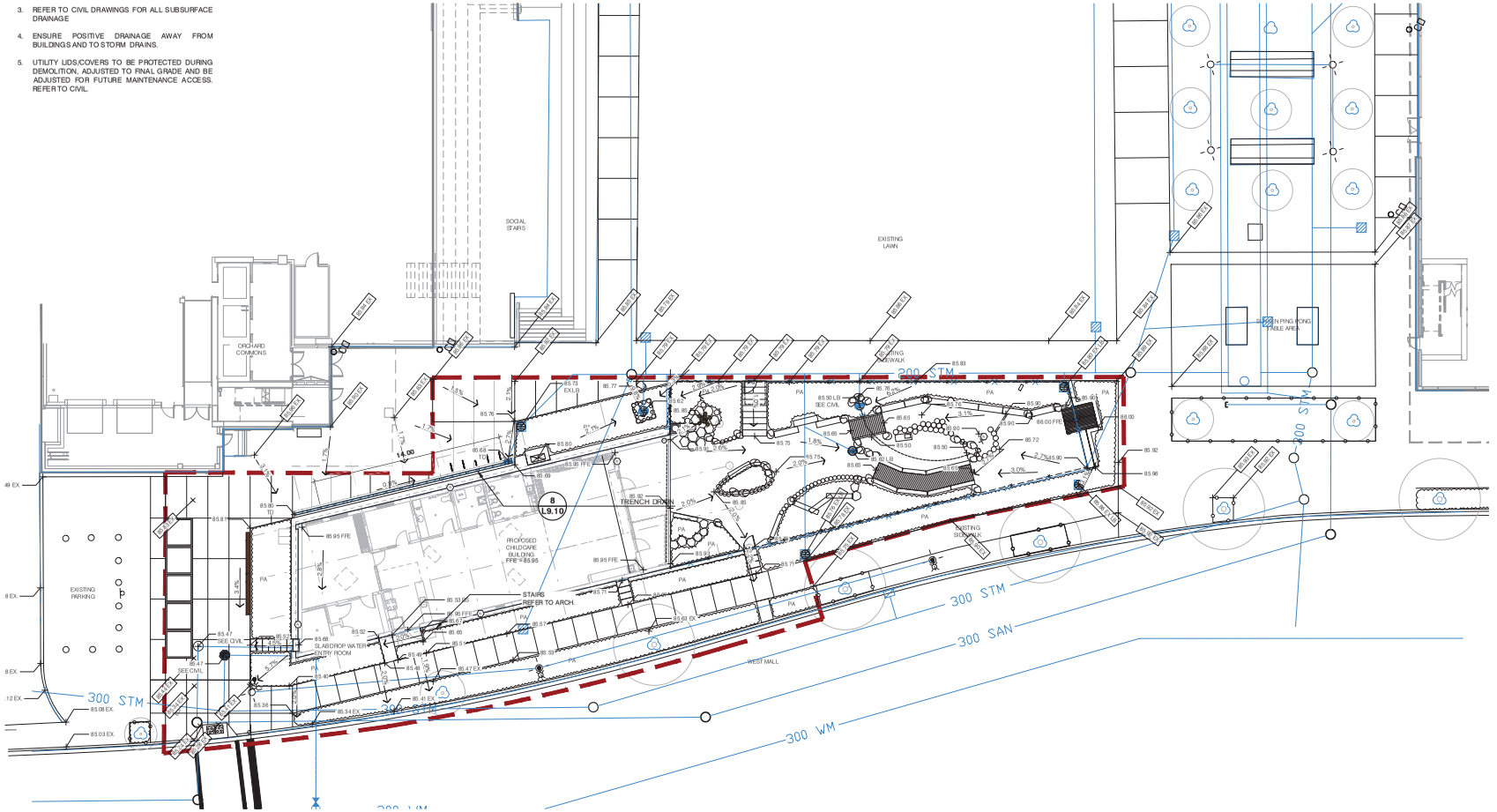
ISSUED FOR		PROJECT NO. 23-003
1	CLASS C R3	2024.07.19
2	DP AMENDMENT 1	2024.07.23
3	DP AMENDMENT 1 R1	2024.09.20
4	50% CD COSTING	2024.10.16
5	BUILDING PERMIT	2024.11.13
6	BUILDING PERMIT R1	2025.01.08
7	DP AMENDMENT 2	2025.01.10

MATERIALS PLAN - ENLARGEMENT

L2.01

GRADING NOTES

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



1 GRADING PLAN

1:150

GENERAL LEGEND

- LIMIT OF WORK
- BUILDING OVERHANG

EXISTING PROPOSED

- DECIDUOUS TREES
- CONIFEROUS TREES
- PA PLANTING AREA

GRADING LEGEND

AD	AREA DRAIN
BS	BOTTOM OF STAIRS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CO	CLEAN OUT
DI	DRAIN INLET
FFE	FINISHED FLOOR ELEVATION
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LB	LAWN BASIN
LP	LOW POINT
MH	MANHOLE
TB	TOP OF BENCH
TC	TOP OF CURB
TF	TOP OF FOOTING
TP	TOP OF PAVING
TS	TOP OF STEPS
TW	TOP OF WALL

2025-01-10 4:01:38 PM H:\06 grading plan.dwg

public grounds
landscape architecture

TRUE NORTH
PROJECT NORTH
0.6 1.8 3 6m

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VANCOUVER, BC, V6T 1Z4

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GRADING PLAN

L4.00

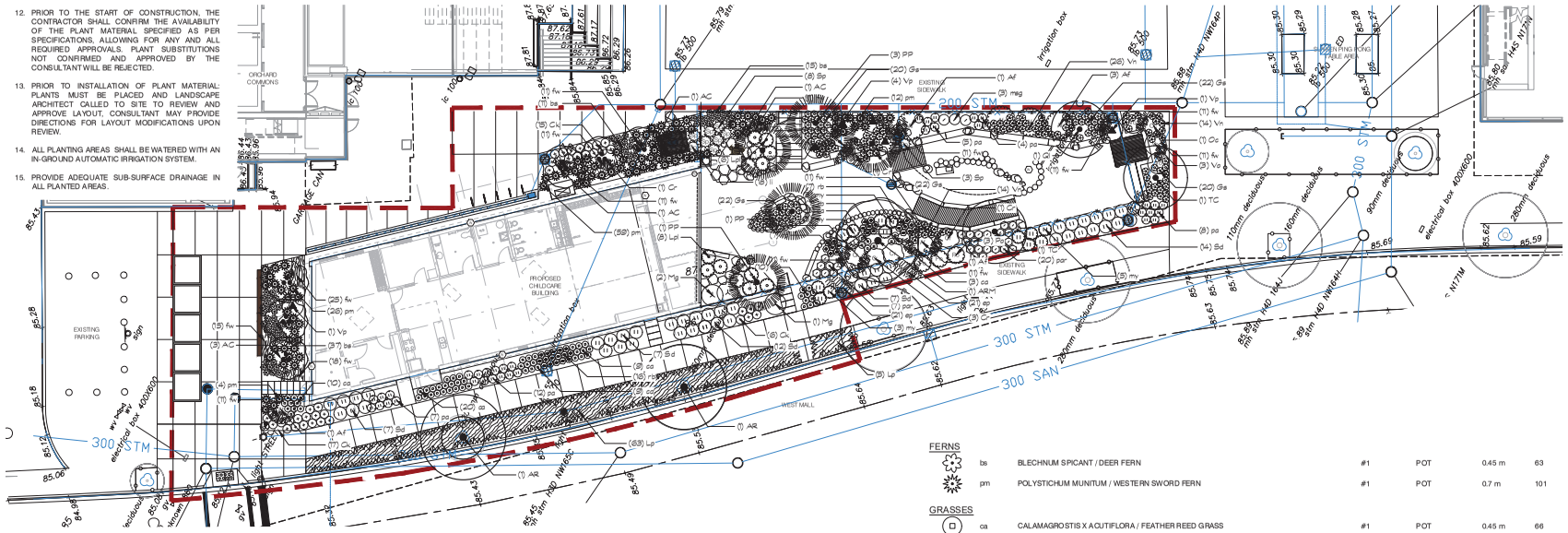
PLANTING NOTES

1. 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.
2. ALL NEW TREES TO BE PLANTED A MINIMUM OF 1.0m AWAY FROM UTILITIES (FROM EDGE OF ROOTBALL).
5. CONTRACTOR IS RESPONSIBLE TO 'RESTORE' ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED TO A CONDITION THAT MEETS OR EXCEEDS THE CONDITIONS PRIOR TO THE DISTURBANCE.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE CANADIAN NURSERY STOCK STANDARD (CNSS) AND PER PROJECT SPECIFICATIONS.
7. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
8. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
9. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
10. 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.
11. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
12. 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 CONSULTANT WILL BE REJECTED.
13. PRIOR TO INSTALLATION OF PLANT MATERIAL: PLANTS MUST BE PLACED AND LANDSCAPE ARCHITECT CALLED TO SITE TO REVIEW AND APPROVE LAYOUT, CONSULTANT MAY PROVIDE DIRECTIONS FOR LAYOUT MODIFICATIONS UPON REVIEW.
14. ALL PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
15. PROVIDE ADEQUATE SUB-SURFACE DRAINAGE IN ALL PLANTED AREAS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AC	ACER CIRCINATUM / VINE MAPLE MULTI STEM	175CM HT.	LARGE POT	6
	ARM	ACER MIYABEI 'JFS-KW3AM' / RUGGED RIDGE® MIYABE MAPLE	150CM CAL.	B&B	1
	AR	ACER RUBRUM RED SUNSET / RED SUNSET MAPLE UNIFORM SIZE AND QUALITY	70MM CAL.	B&B	2
	PP	PINUS PONDEROSA / PONDEROSA PINE	200CM HT.	B&B	5
	QI	QUERCUS ILEX / HOLLY OAK	70MM CAL.	B&B	1
	TC	TILIA CORDATA 'CORZAM' / CORINTHIAN® LITTLELEAF LINDEN	70MM CAL.	B&B	2

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUBS						
	Af	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	2.0M HT.	B&B	2 m	6
	Cr	CORNUS SERICEA / RED TWIG DOGWOOD	#2	POT	1.5 m	6
	Ck	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD	#2	POT	0.6 m	38
	Gs	GAULTHERIA SHALLON / SALAL	#2	POT	0.45 m	106
	Lpl	LONICERA PILEATA / PRIVET HONEYSUCKLE	#2	POT	1 m	14
	Mg	MYRICA GALE / SWEETGALE	#2	POT	1.5 m	3
	Oc	OEMLERIA CERASIFORMIS / OSOBERRY	#10	POT	1.5 m	1
	Po	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' / DART'S GOLD NINEBARK	#2	POT	1.2 m	3
	Sp	SALIX PURPUREA 'NANA' / DWARF PURPLE OSIER WILLOW	#2	POT	0.9 m	11
	Sd	SPIRAEA DOUGLASII / WESTERN SPIREA	#2	POT	0.9 m	47
	Vo	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	#2	POT	1.5 m	3
	Vp	VACCINIUM PARVIFOLIUM / RED HUCKLEBERRY	#2	POT	1.5 m	6
	Vn	VACCINIUM X 'NORTHSKY' / NORTHSKY BLUEBERRY	#1	POT	0.45 m	63



1 PLANTING PLAN

1:150

GENERAL LEGEND

- LIMIT OF WORK
- BUILDING OVERHANG

EXISTING PROPOSED

- DECIDUOUS TREES
- CONIFEROUS TREES
- PA — PLANTING AREA

TREE PROTECTION LEGEND

- EXISTING TREE TO BE RETAINED
  EXTENT OF TREE PROTECTION ZONE
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING

FERNS						
	bs	BLECHNUM SPICANT / DEER FERN	#1	POT	0.45 m	63
	pm	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	#1	POT	0.7 m	101
GRASSES						
	ca	CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS	#1	POT	0.45 m	66
	msg	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	#2	POT	0.75 m	3
	my	MISCANTHUS SINENSIS 'YAKU JIMA' / YAKU JIMA EULALIA GRASS	#1	POT	0.9 m	14
	pa	PENNISETUM ALOPECUROIDES 'MOUDRY' / MOUDRY FOUNTAIN GRASS	#1	POT	0.6 m	36
	par	PENNISETUM ALOPECUROIDES 'RED HEAD' / RED HEAD FOUNTAIN GRASS	#1	POT	0.6 m	27
PERENNIALS						
	rb	RUDBECKIA FULGIDA / CONEFLOWER	#1	POT	0.45 m	37
SHRUB AREAS						
	Lp	LONICERA PILEATA / PRIVET HONEYSUCKLE	#1	POT	1,000 mm	68
GROUND COVERS						
	ep	ECHINACEA PURPUREA / CONEFLOWER	#1	POT	300 mm	42
	fw	FRAGARIA VESCA / WOODLAND STRAWBERRY	#1	POT	300 mm	217
	Ii	IRIS DOUGLASIANA / DOUGLAS IRIS	#1	POT	450 mm	18

public grounds
landscape architecture

TRUE NORTH
PROJECT NORTH
0.6 1.8 3 6m

APPROVED
Campus & Community Planning
University of British Columbia
By:
Date: March 18, 2025

UBC ORCHARD CHILD CARE
2378 WEST MALL
VANCOUVER, BC, V6T 1Z4

ISSUED FOR		PROJECT NO. 23-003
2	CLASS C	2024.04.12
3	CLASS C R2	2024.05.31
4	CLASS C R3	2024.07.19
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7	50% CD COSTING	2024.10.16
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9	BUILDING PERMIT R1	2025.01.08
10	DP AMENDMENT 2	2025.01.10

PLANTING PLAN

L6.01

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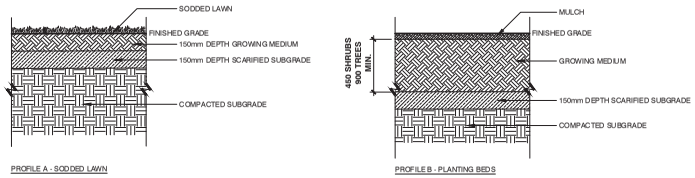
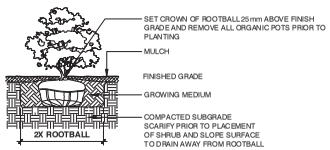


1 SOIL PROFILES

1:20 P-23.003-18

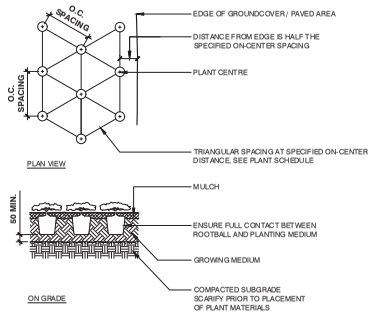
NOTES:
1. MULCH TO BE KEPT ATLEAST 50mm WAY FROM STEMS OF SHRUBS.
2. PLANTING PIT TO BE FREE DRAINING.



2 SHRUBS

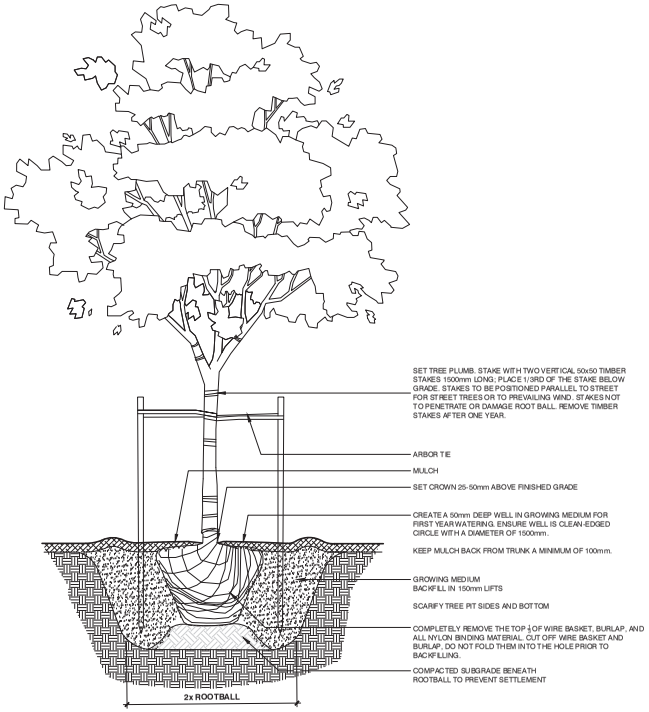
1:20 P-23.003-24

NOTES:
1. MULCH TO BE KEPT ATLEAST 50mm WAY FROM FROM STEMS.
2. PLANTING PIT TO BE FREE DRAINING.



3 GROUNDCOVERS

1:20 P-23.003-23



4 TREE DETAIL

1:20 P-23.003-22

public grounds
landscape architecture

TRUE NORTH

PROJECT NORTH

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University of British Columbia
By:
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UBC ORCHARD CHILD CARE
2378 WEST MALL
VANCOUVER, BC, V6T 1Z4

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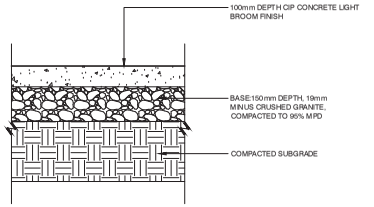
10	DP AMENDMENT 2	2025.01.10

SOFTSCAPE DETAILS

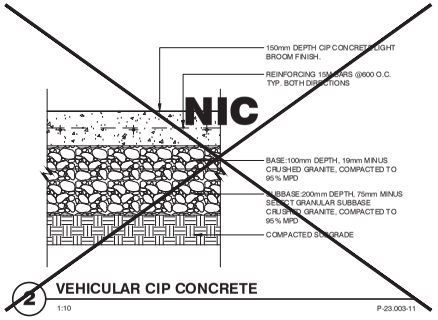
L9.00

2025-01-10 4:01:51 PM R:\00 softscape details.dwg



1 PEDESTRIAN CIP CONCRETE

1:10 P-23.003-04

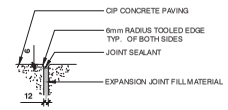


2 VEHICULAR CIP CONCRETE

1:10 P-23.003-11

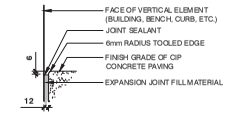
SAW CUT CONTROL JOINT

NOTES:
1. WHERE DEPTH OF CIP CONCRETE EXCEEDS 100mm SAW CUT DEPTH TO BE MIN. 1/4 THE DEPTH OF CONCRETE.
2. CONTROL JOINTS TO BE CONSTRUCTED AT MAXIMUM 9m INTERVALS OR AS SHOWN ON PROJECT DRAWINGS.



EXPANSION JOINT

NOTES:
1. EXTEND THROUGH FULL LENGTH OF CONCRETE.
2. INSTALL AT A MAXIMUM SPACING OF 9m OR AS SHOWN ON PROJECT DRAWINGS.

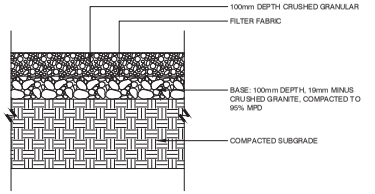


ISOLATION JOINT AT VERTICAL ELEMENT

NOTES:
1. USE 19mm PRE MOULDED HARDBOARD JOINT MATERIAL TO FORM ISOLATION JOINTS BETWEEN HORIZONTAL SURFACES AND ABUTTING WALLS AND STRUCTURES.
2. FORM ISOLATION JOINTS AROUND ALL POLES, HYDRANTS, MANHOLES, WALLS, AND ALL STRUCTURES OR OBJECTS LOCATED WITHIN CONCRETE SECTION .

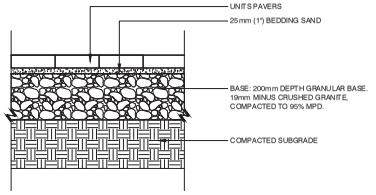
3 CIP CONCRETE JOINTING

1:5 P-23.003-05



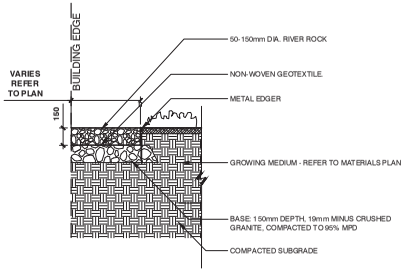
4 GRAVEL SURFACE

1:10 P-23.003-16



5 PRE-CAST CONCRETE UNIT PAVERS

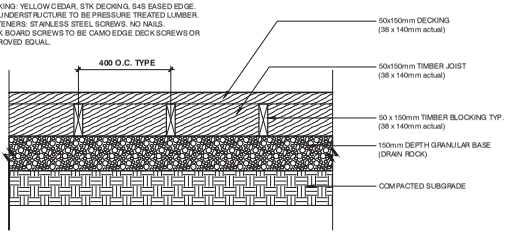
1:10 P-23.003-10



6 DRIP STRIP

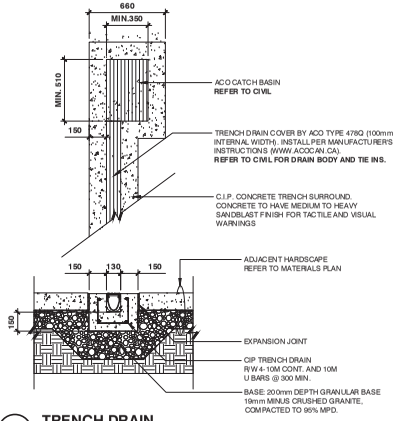
1:20 P-23.003-19

NOTES:
1. DECKING: YELLOW CEDAR, STK DECKING, S4S BASED EDGE.
2. ALL UNDERSTRUCTURE TO BE PRESSURE TREATED LUMBER.
3. FASTENERS: STAINLESS STEEL SCREWS. NO NAILS.
4. DECK BOARD SCREWS TO BE CAMO EDGE DECK SCREWS OR APPROVED EQUAL.



7 WOOD DECKING

1:10 P-23.003-01



8 TRENCH DRAIN

1:20 P-23.003-33

2025-01-10 4:01:54 PM R:\10 hardscape details.dwg

public grounds
landscape architecture

TRUE NORTH

PROJECT NORTH

APPROVED
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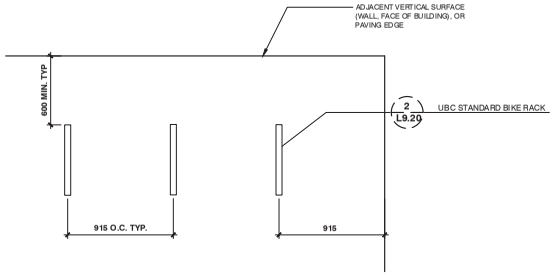
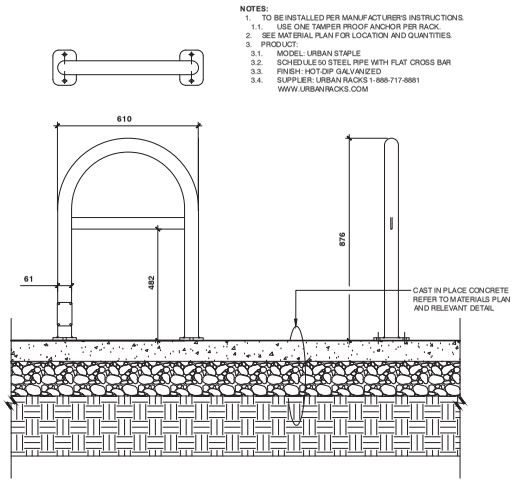
HARDSCAPE DETAILS

L9.10



1 BIKE RACK LAYOUT

1:20

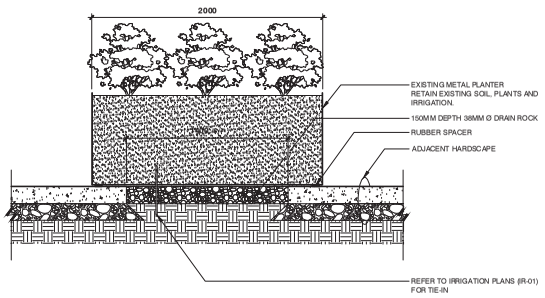


2 UBC STANDARD BIKE RACK

1:10

P-23.003-06

NOTES:
1. TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
   1.1. USE ONE TAMPER PROOF ANCHOR PER RACK.
2. SEE MATERIAL PLAN FOR LOCATION AND QUANTITIES.
3. PRODUCT:
   3.1. MODEL: URBAN STAPLE
   3.2. SCHEDULE 50 STEEL PIPE WITH FLAT CROSS BAR
   3.3. FINISH: HOT-DIP GALVANIZED
   3.4. SUPPLIER: URBAN RACKS 1-888-717-8881
        WWW.URBANRACKS.COM



3 MOVABLE METAL PLANTERS

1:20

P-23.003-34

public grounds
landscape architecture

TRUE NORTH

PROJECT NORTH

APPROVED
Campus & Community Planning
University of British Columbia
By:
Date: March 18, 2025

UBC ORCHARD CHILD CARE
2378 WEST MALL
VANCOUVER, BC, V6T 1Z4

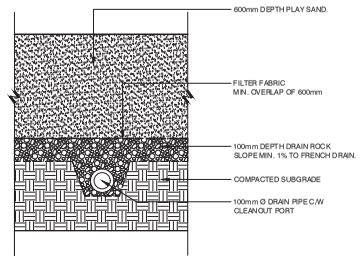
ISSUED FOR		PROJECT NO. 23-003
2	CLASS C	2024.04.12
3	CLASS C R1	2024.05.31
4	CLASS C R3	2024.07.19
5	DP AMENDMENT 1	2024.07.23
6	DP AMENDMENT 1 R1	2024.09.20
7	50% CD COSTING	2024.10.16
8	BUILDING PERMIT	2024.11.13
9	BUILDING PERMIT R1	2025.01.08
10	DP AMENDMENT 2	2025.01.10

FURNISHINGS DETAILS

L9.20

2025-01-10 4:01:57 PM R:\25 furnishings details.dwg

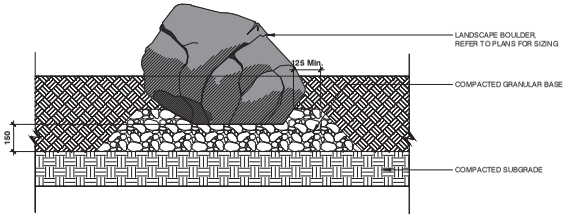
NOTES:
1. SUBMIT SAMPLE OF PLAY SAND FOR APPROVAL.



1 PLAY SAND WITH UNDERDRAIN

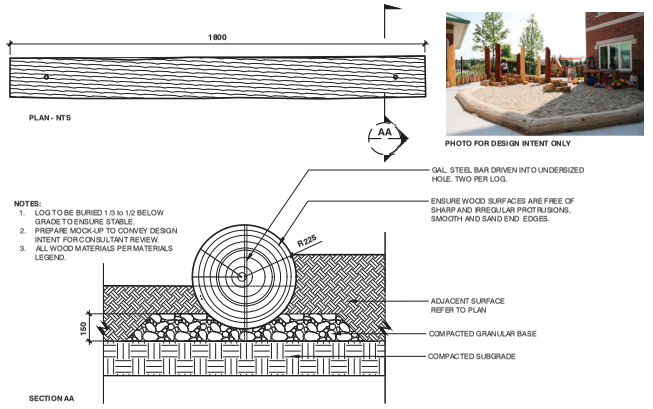
1:10 P-23.003-13

NOTES:
1. BOULDER TO BE 1/3 to 1/2 BELOW GRADE.
2. NO SHARP EDGES, CRACKS OR BROKEN EDGES TO BE EXPOSED ABOVE GRADE.



2 LANDSCAPE BOULDER

1:10 P-23.003-15



3 HORIZONTAL LOG

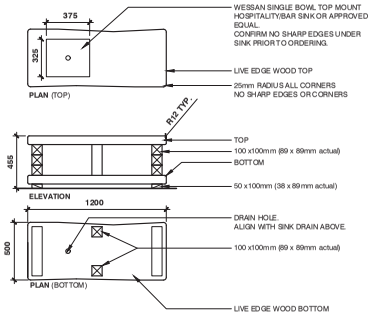
1:10 P-23.003-14

4 RAIN BARREL

1:10 DETAIL-FILE

PHOTO FOR DESIGN INTENT ONLY

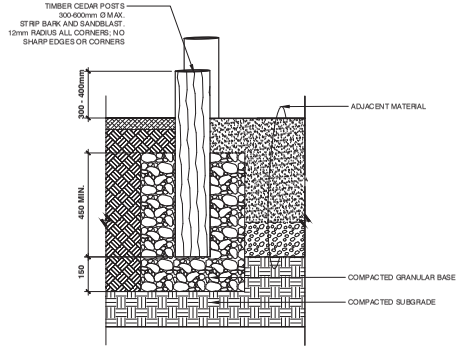
NOTES:
1. ALL WOOD TO BE YELLOW CEDAR, SANDED SMOOTH.
2. ALL FASTENERS TO BE HIDDEN WITH WOOD PLUGS.



5 MUD KITCHEN

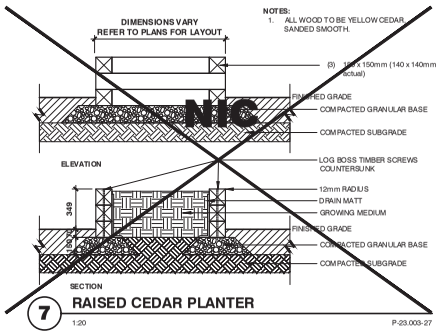
1:20 P-23.003-26

NOTES:
1. NO SHARP EDGES, CRACKS OR BROKEN EDGES TO BE EXPOSED ABOVE GRADE.



6 VERTICAL LOG EDGER

1:10 P-23.003-28



7 RAISED CEDAR PLANTER

1:20 P-23.003-27

PHOTO FOR DESIGN INTENT ONLY

TRUE NORTH

PROJECT NORTH

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Campus & Community Planning
University of British Columbia
By:
Date: March 18, 2025

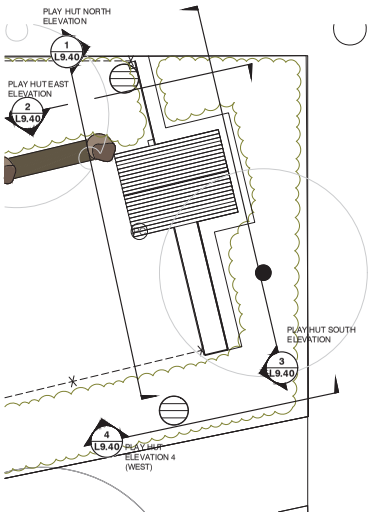
UBC ORCHARD CHILD CARE
2378 WEST MALL
VANCOUVER, BC, V6T 1Z4

ISSUED FOR		PROJECT NO. 23-003
1	CLASS C	2024.04.12
2	CLASS C R3	2024.07.19
3	DP AMENDMENT 1	2024.07.23
4	DP AMENDMENT 1 R1	2024.09.20
5	50% CD COSTING	2024.10.16
6	BUILDING PERMIT	2024.11.13
7	BUILDING PERMIT R1	2025.01.08
8	DP AMENDMENT 2	2025.01.10

PLAY DETAILS

L9.30

2025-01-10 4:02:01 PM R:\30 play details.dwg



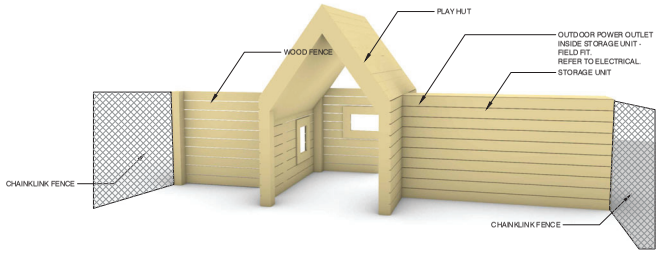
0 KEYPLAN

1:50

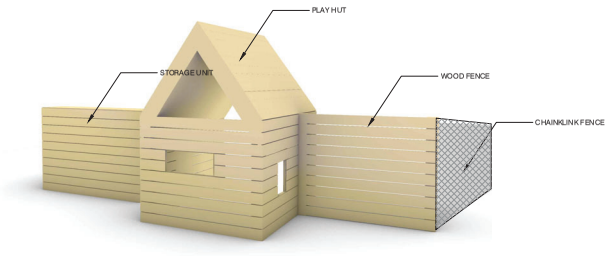
REFERENCE PHOTO FOR DESIGN INTENT ONLY - WINDOW FRAMES

REFERENCE PHOTO FOR DESIGN INTENT ONLY - LIVE EDGE SEAT

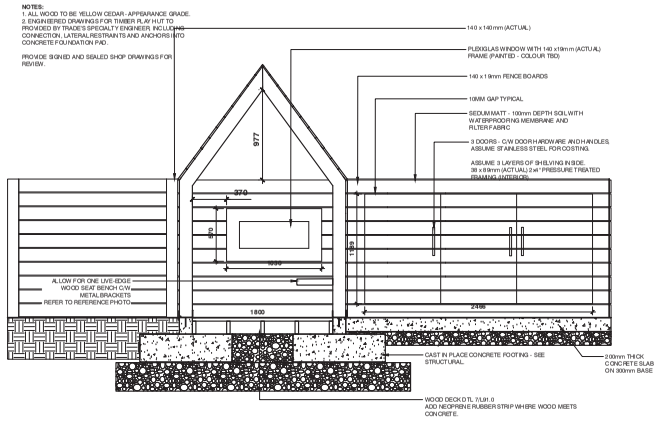
REFERENCE PHOTO FOR DESIGN INTENT ONLY - SEDUM ROOF



DESIGN INTENT: LOOKING SOUTH

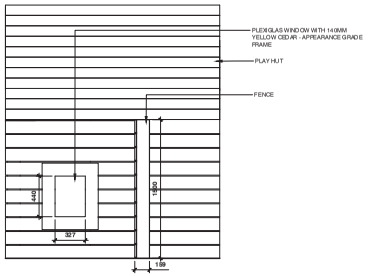


DESIGN INTENT - LOOKING NORTH WEST



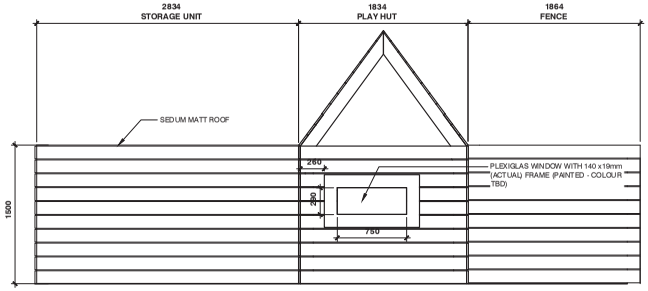
1 PLAY HUT NORTH ELEVATION

1:25 P-23.003-29



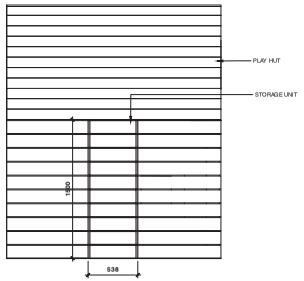
2 PLAY HUT EAST ELEVATION

1:25 P-23.003-31



3 PLAY HUT SOUTH ELEVATION

1:25 P-23.003-30



4 PLAY HUT WEST ELEVATION

1:25 P-23.003-32

public grounds
landscape architecture

TRUE NORTH

PROJECT NORTH

APPROVED
Campus & Community Planning
University of British Columbia
By:
Date: March 18, 2025

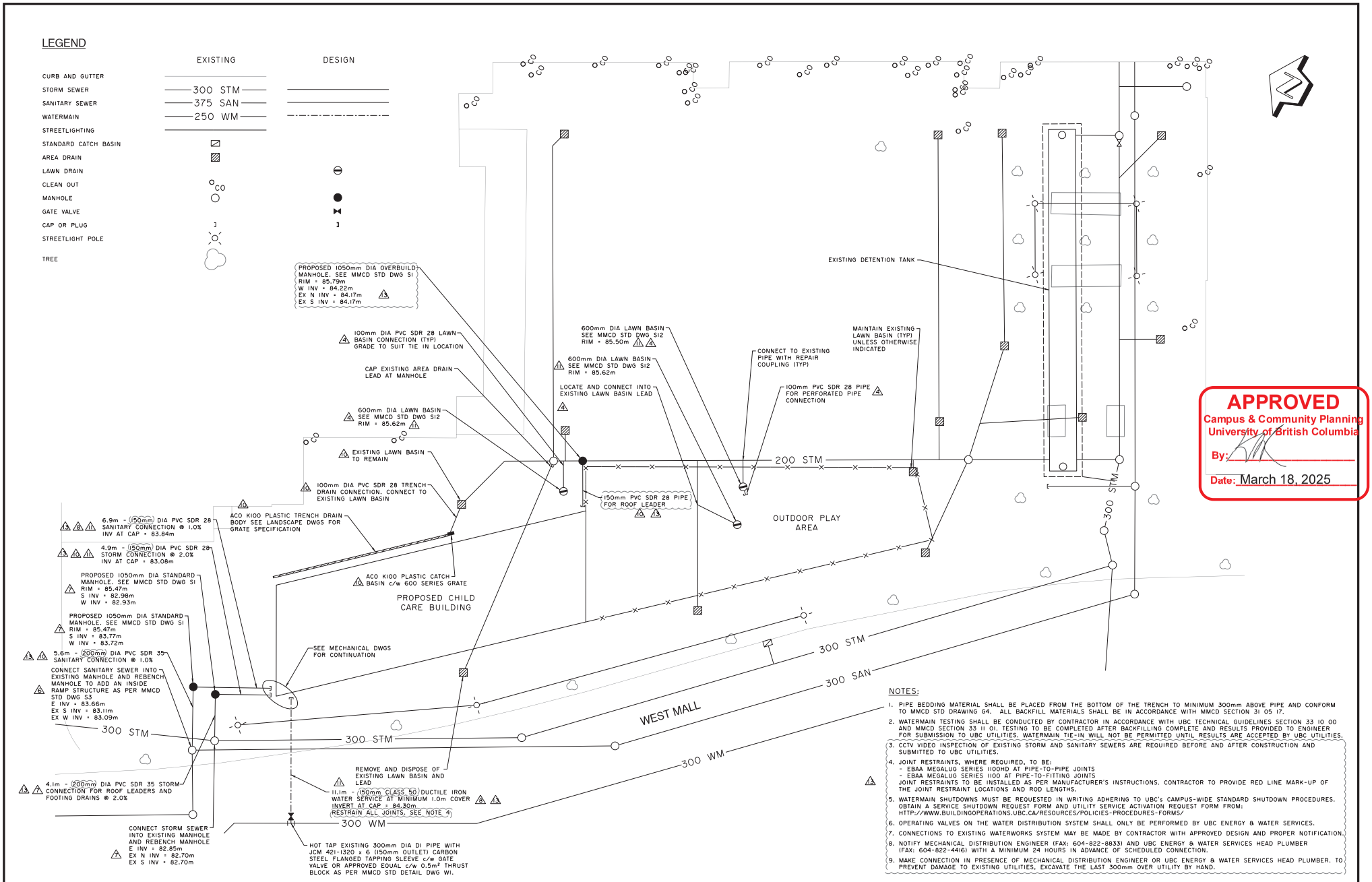
UBC ORCHARD CHILD CARE
2378 WEST MALL
VANCOUVER, BC, V6T 1Z4

ISSUED FOR		PROJECT NO. 23-003
1	CLASS C R3	2024.07.19
2	DP AMENDMENT 1	2024.07.23
3	DP AMENDMENT 1 R1	2024.09.13
4	50% CD COSTING	2024.10.16
5	BUILDING PERMIT	2024.11.13
6	BUILDING PERMIT R1	2025.01.08
7	DP AMENDMENT 2	2025.01.10

PLAY HUT DETAILS

L9.40

2025-01-10 4:02:07 PM R:\40 play hut.dwg



NOTES:

1. PIPE BEDDING MATERIAL SHALL BE PLACED FROM THE BOTTOM OF THE TRENCH TO MINIMUM 300mm ABOVE PIPE AND CONFORM TO MMCD STD DRAWING G4. ALL BACKFILL MATERIALS SHALL BE IN ACCORDANCE WITH MMCD SECTION 31 05 17.
2. WATERMAIN TESTING SHALL BE CONDUCTED BY CONTRACTOR IN ACCORDANCE WITH UBC TECHNICAL GUIDELINES SECTION 33 10 00 AND MMCD SECTION 33 11 01. TESTING TO BE COMPLETED AFTER BACKFILLING COMPLETE AND RESULTS PROVIDED TO ENGINEER FOR SUBMISSION TO UBC UTILITIES. WATERMAIN TIE-IN WILL NOT BE PERMITTED UNTIL RESULTS ARE ACCEPTED BY UBC UTILITIES.
3. CCTV VIDEO INSPECTION OF EXISTING STORM AND SANITARY SEWERS ARE REQUIRED BEFORE AND AFTER CONSTRUCTION AND SUBMITTED TO UBC UTILITIES.
4. JOINT RESTRAINTS, WHERE REQUIRED, TO BE:
   - EBAA MEGALUG SERIES 1100HD AT PIPE-TO-PIPE JOINTS
   - EBAA MEGALUG SERIES 1100 AT PIPE-TO-FITTING JOINTS
   JOINT RESTRAINTS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR TO PROVIDE RED LINE MARK-UP OF THE JOINT RESTRAINT LOCATIONS AND ROD LENGTHS.
5. WATERMAIN SHUTDOWNS MUST BE REQUESTED IN WRITING ADHERING TO UBC's CAMPUS-WIDE STANDARD SHUTDOWN PROCEDURES. OBTAIN A SERVICE SHUTDOWN REQUEST FORM AND UTILITY SERVICE ACTIVATION REQUEST FORM FROM: HTTP://WWW.BUILDINGOPERATIONS.UBC.CA/RESOURCES/POLICIES-PROCEDURES-FORMS/
6. OPERATING VALVES ON THE WATER DISTRIBUTION SYSTEM SHALL ONLY BE PERFORMED BY UBC ENERGY & WATER SERVICES.
7. CONNECTIONS TO EXISTING WATERWORKS SYSTEM MAY BE MADE BY CONTRACTOR WITH APPROVED DESIGN AND PROPER NOTIFICATION.
8. NOTIFY MECHANICAL DISTRIBUTION ENGINEER (FAX: 604-822-8833) AND UBC ENERGY & WATER SERVICES HEAD PLUMBER (FAX: 604-822-4416) WITH A MINIMUM 24 HOURS IN ADVANCE OF SCHEDULED CONNECTION.
9. MAKE CONNECTION IN PRESENCE OF MECHANICAL DISTRIBUTION ENGINEER OR UBC ENERGY & WATER SERVICES HEAD PLUMBER. TO PREVENT DAMAGE TO EXISTING UTILITIES, EXCAVATE THE LAST 300mm OVER UTILITY BY HAND.

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Tel 604.739.7707 / Fax 604.739.7727

NO.	DATE	REVISIONS	BY	APPROVED
13	25-00-04	Issued for Building Permit R1	HG	GW
12	25-01-10	Issued for DP Amendment 2	HG	GW
11	25-01-08	Building Permit Second Submission	PS	GW
10	24-11-06	Building Permit First Submission	GW	GW
9	24-10-16	Issued for 50% CD Costing	PS	PS
8	24-10-02	Revised Service Connections	HG	GW
7	24-08-21	Revised Storm Sewer	HG	GW
6	24-08-09	Revised As Per UBC Comments	HG	GW
5	24-07-23	Issued for DP Amendment 1	PS	GW

Client: UBC Properties Trust

Project: Orchard Child Care

Scale: 0 3 6 9 1:150

Design: G. Wood

Drawn: H. Godel

Plot Date: 25/02/05

Plot Time: 11:09:35 AM

Title: Servicing Plan

Drawing Number: AF46-001

Revision: 13

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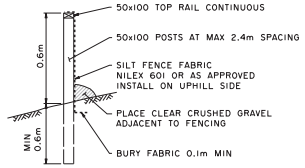
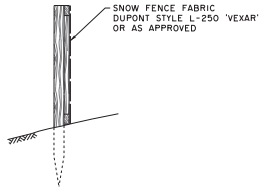
LEGEND

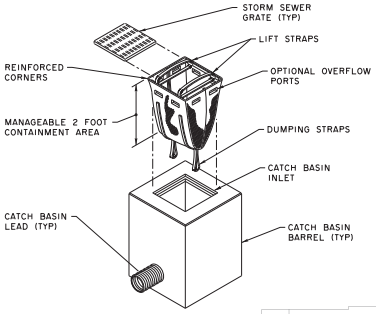
	EXISTING	DESIGN
CURB AND GUTTER		
STORM SEWER	300 STM	
SANITARY SEWER	375 SAN	
WATERMAIN	250 WM	
STREETLIGHTING		
STANDARD CATCH BASIN		
AREA DRAIN		
LAWN DRAIN		
CLEAN OUT	CO	
MANHOLE		
GATE VALVE		
CAP OR PLUG		
STREETLIGHT POLE		
TREE		



SILT FENCE DETAIL
1:25



SNOW FENCE DETAIL
1:25



DANDY SACK FILTRATION
NTS

APPROVED
Campus & Community Planning
University of British Columbia
By:
Date: March 18, 2025

NOTES

1. DRAWING INDICATES MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED DURING CONSTRUCTION.
2. EROSION AND SEDIMENT CONTROL MEASURES TO BE REVIEWED WITH THE ENGINEER ON AN ONGOING BASIS AND MODIFIED AS DIRECTED. ALL CHANGES TO THE ESC PLAN MUST BE APPROVED BY THE CITY'S ENGINEERING DEPARTMENT.
3. ALL WORK MUST BE UNDERTAKEN AND COMPLETED IN SUCH A MANNER TO PREVENT THE RELEASE OF SILT, RAW CONCRETE LEACHATE OR OTHER DELETERIOUS SUBSTANCES INTO ANY DITCH, WATERCOURSE, RAVINE OR STORM SEWER SYSTEM.
4. THE CONTRACTOR MUST REGULARLY CLEAN PAVED ROAD SURFACES OF ACCUMULATED SEDIMENTS AT THE END OF EACH DAY OR AS REQUIRED. NO SOIL, SAND OR OTHER MATERIAL WITH A HIGH SEDIMENT CONTENT SHALL BE DEPOSITED OR PILED OUTSIDE OF THE PROPERTY BOUNDARIES, PARTICULARLY ON PAVED ROAD SURFACES. STREETS ARE TO BE SWEPT. FLUSHING IS STRICTLY PROHIBITED.
5. ALL STREETS AND CATCH BASINS ARE TO BE INSPECTED DAILY AND CLEANED IF REQUIRED AT THE END OF EACH WORK DAY.
6. CONSTRUCTION ACTIVITIES ARE TO BE STOPPED AND MAINTENANCE UNDERTAKEN IF WEATHER CONDITIONS OR GRAVEL ACCESS PADS, OR OTHER SITUATION ALLOWS EXCESSIVE CONSTRUCTION MATERIAL TO BE DEPOSITED ON THE ROAD SURFACES.
7. CONTRACTOR TO LIMIT USE OF EQUIPMENT/HEAVY MACHINERY ON-SITE DURING WET WEATHER CONDITIONS.
8. COVER EXPOSED SLOPES WITH 5mil POLY. POLY TO BE STAKE OR WEIGHTED TO THE GROUND AND OVERLAPPED AT SEAMS BY MINIMUM 0.5m.

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Tel 604.739.7707 / Fax 604.739.7727

NO.	DATE	REVISIONS	BY	APPROVED
4	25-02-04	Issued for Building Permit R1	HG	GW
3	25-01-10	Issued for DP Amendment 2	HG	GW
2	25-01-08	Building Permit Second Submission	PS	GW
1	24-10-31	Building Permit First Submission	HG	GW

Client: UBC Properties Trust
Project: Orchard Child Care
Scale: 0 3 6 9 1:150
Design: G. Wood
Drawn: H. Godel
Plot Date: 25/02/05
Plot Time: 11:10:43 AM
Title: Erosion and Sediment Control Plan
Drawing Number: AF46-002
Revision: 4

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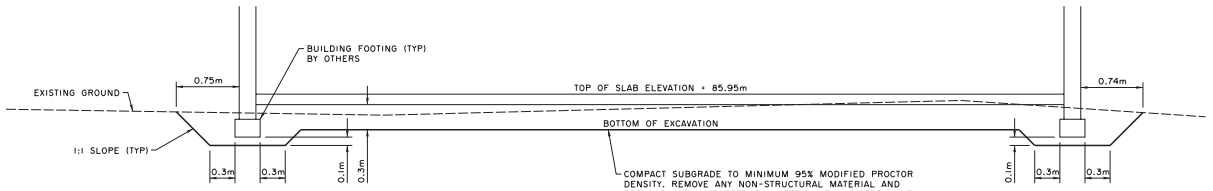
LEGEND

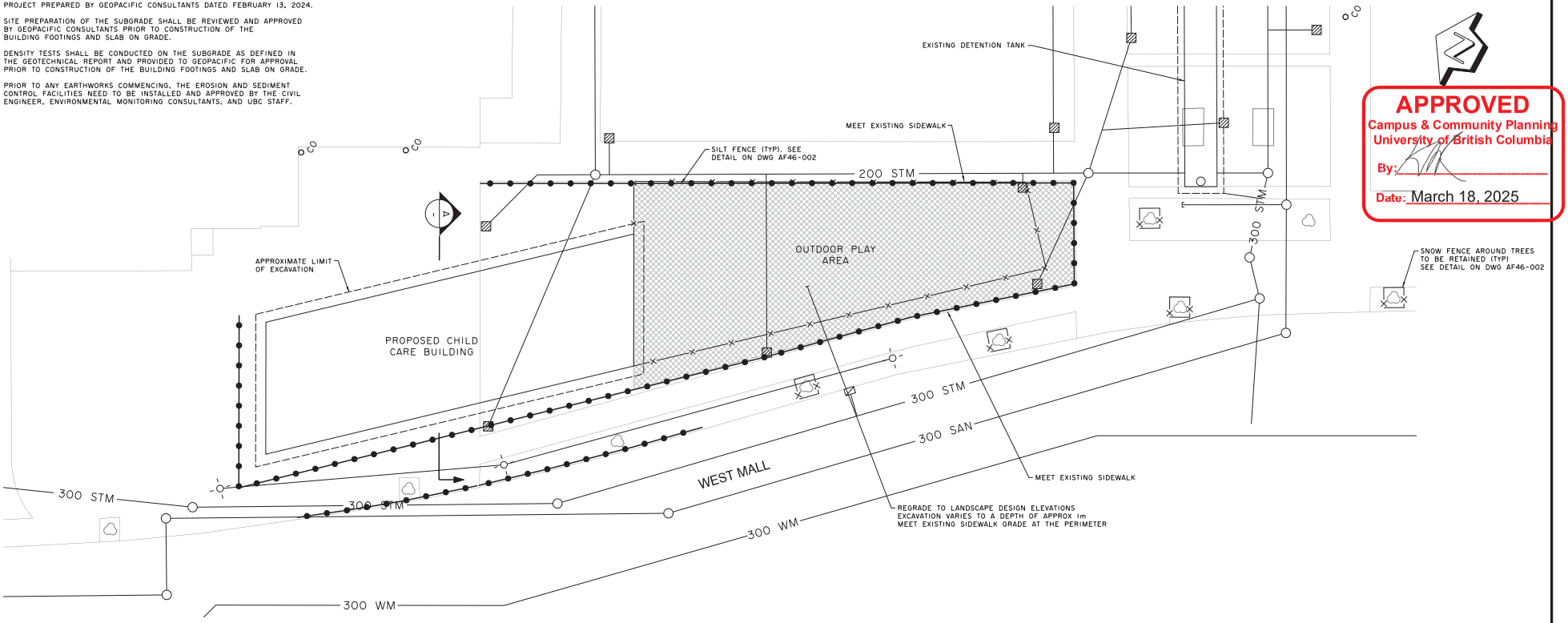
	EXISTING
CURB AND GUTTER	
STORM SEWER	300 STM
SANITARY SEWER	375 SAN
WATERMAIN	250 WM
STREETLIGHTING	
STANDARD CATCH BASIN	
AREA DRAIN	
CLEAN OUT	CO
MANHOLE	
CAP OR PLUG	
STREETLIGHT POLE	
TREE	



SECTION A
1:30

NOTES

1. ALL WORKS SHALL CONFORM TO THE GEOTECHNICAL REPORT FOR THIS PROJECT PREPARED BY GEOPACIFIC CONSULTANTS DATED FEBRUARY 13, 2024.
2. SITE PREPARATION OF THE SUBGRADE SHALL BE REVIEWED AND APPROVED BY GEOPACIFIC CONSULTANTS PRIOR TO CONSTRUCTION OF THE BUILDING FOOTINGS AND SLAB ON GRADE.
3. DENSITY TESTS SHALL BE CONDUCTED ON THE SUBGRADE AS DEFINED IN THE GEOTECHNICAL REPORT AND PROVIDED TO GEOPACIFIC FOR APPROVAL PRIOR TO CONSTRUCTION OF THE BUILDING FOOTINGS AND SLAB ON GRADE.
4. PRIOR TO ANY EARTHWORKS COMMENCING, THE EROSION AND SEDIMENT CONTROL FACILITIES NEED TO BE INSTALLED AND APPROVED BY THE CIVIL ENGINEER, ENVIRONMENTAL MONITORING CONSULTANTS, AND UBC STAFF.



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Campus & Community Planning
University of British Columbia
By:
Date: March 18, 2025

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CONSULTING ENGINEERS
1111 West 8th Avenue
Vancouver, BC V6H 1C5
Tel 604.739.7707 / Fax 604.739.7727

NO.	DATE	REVISIONS	BY	APPROVED
1	25-01-30	Issued for Building Permit RT	HG	GW

Client: UBC Properties Trust

Project: Orchard Child Care

Scale: 0 3 6 9 1:150

Design: G. Wood | Drawn: H. Godel

Plot Date: 25/02/05 | Plot Time: 11:11:35 AM

Title: Excavation Plan

Drawing Number: AF46-004 | Revision: 1

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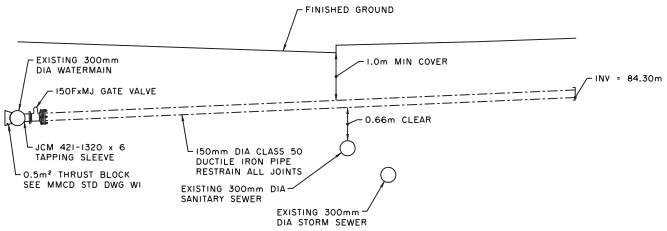
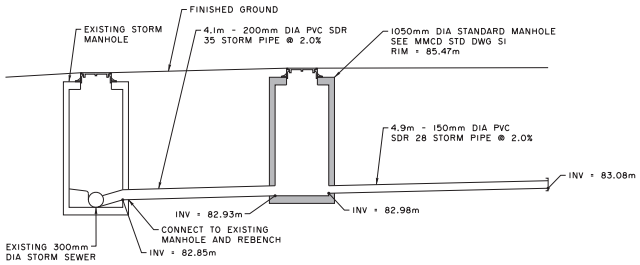


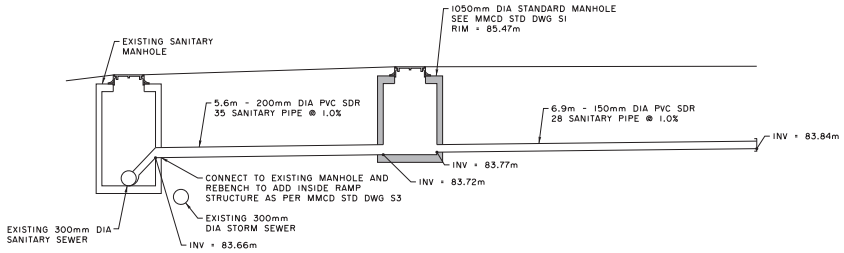
WATER SERVICE CONNECTION

1:50



STORM SERVICE CONNECTION

1:50



SANITARY SERVICE CONNECTION

1:50

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By:
Date: March 18, 2025

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NO.	DATE	REVISIONS	BY	APPROVED
1	25-02-04	Issued for Building Permit RT	HG	GW

Client: UBC Properties Trust

Project: Orchard Child Care

Scale: AS SHOWN

Design: G. Wood

Drawn: H. Godel

Plot Date: 25/02/05

Plot Time: 11:12:18 AM

Title: Servicing Profiles

Drawing Number: AF46-005

Revision: 1

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O'M Engineering
Electrical & Electronic Consulting Engineers
www.omengineering.ca

UBC CHILD CARE AT ORCHARD COMMONS

LIGHTING LEVEL CALCULATION REPORT

Prepared for:

DIONA FONG, UBC PROPERTIES

200-3313 SHURUM LANE, VANCOUVER, BC V6S 0C8

Project No.	Date	Authored by	Reviewed by
23-508	February 5, 2025	Omer Karakuzulu, Electrical Designer	Mo Khan, Pr Eng BSc.Eng. (SA)

Permit to Practice No: 1001261

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA
M. KHAN
48873
2025-02-05

PROFESSIONAL SEAL & SIGNATURE

TABLE OF CONTENTS

1.0 INTRODUCTION

This Lighting Level Calculation Report has been prepared by O'M Engineering in accordance with applicable building codes and UBC standards for the UBC Orchard Child Care facility at 2378 West Mall, Vancouver, BC. The purpose of this report is to address the comments received on the Development Permit (DP) submission regarding the lighting levels in the walkway on the northwest side of the new daycare building, located between the daycare and Orchard Commons.

To resolve this conflict, a lighting simulation was conducted to evaluate the illuminance levels in this area. The results of the simulation are presented in the following sections.

2.0 SIMULATION RESULT

The lighting simulation was performed using the Type L luminaire, model Luminis SN805-L1L8-30K-120-SWK-MST, which is installed at a height of 6 feet above the finished ground. Refer to Appendix A for more information about the chosen luminaire.

The simulation results are summarized as follows:

- Average illuminance in the walkway area: **7.91 lux**
- Maximum illuminance directly beneath the luminaire: **89.1 lux**
- Average illuminance within 2.5 meters from the wall and 5 meters to the left and right of the luminaire: **31 lux**

According to the UBC Vancouver Campus Plan (VCP), the required average illuminance for exterior edge areas should be **10 lux or less**. Refer to Appendix B for the simulation report.

The simulation confirms that the installed lighting meets the required levels, ensuring sufficient illumination for pedestrian safety while remaining within regulatory limits.

3.0 CONCLUSION

Based on the lighting simulation, the installed Luminis SN805-L1L8-30K-120-SWK-MST luminaires provide adequate lighting for the walkway between the daycare building and Orchard Commons. The measured average illuminance of 7.91 lux complies with the UBC Vancouver Campus Plan (VCP) requirement of 10 lux or less for exterior edge areas.

As a result, the current lighting installation is deemed suitable, resolving the conflict noted in the DP submission.

END OF REPORT

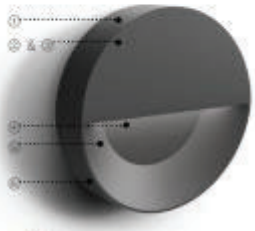
APPENDIX-A

LUMINIS

SN805
SCENA
WALL

PROJECT NAME: QUANTITY: TYPE:

ORDERING CODE:



① Corrosion resistant diecast aluminum housing.
② Integrated standard 0-10V driver.
③ Precision LEDs with individual lenses for downlight asymmetric light.
④ Clear tempered glass.
⑤ Sealed enclosure with durable gaskets.
⑥ All hardware in stainless steel.

SN805

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MATERIALS

Scena is made of aluminum diecast offering exceptional precision and durability. The main housing is perfectly sealed with durable gaskets. The integrated LED light module and 0-10V driver are protected by a clear tempered glass. With a distinctive look and perceptible quality, Scena is designed for uniform lighting performance.

ELECTRICAL DRIVER

Standard driver is 0-10V dimming-ready (min. dim 10%)* with: 120-277 multi-volt compatibility, operating temperature range of -30°C/-22°F to 60°C/140°F, over current and output short circuit protection.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI.
70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.
Optional true amber LED for turtle sensitive areas.
Wavelengths: 609nm to 620nm.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

* L11(2)A light output dims to min. 1% | dim-to-off

WARRANTY

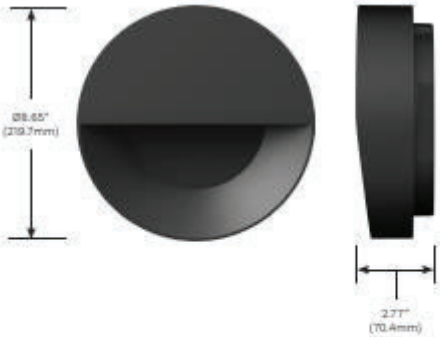
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.luminis.com/technical/warranty/

MOUNTING

Scena is designed for ease of access and installation. The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes.

MEASUREMENTS

Maximum weight: 3.6lbs (1.6kg)



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Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
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SN805
Rev. 02/09/24

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LUMINIS

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WALL

ORDERING CODE

*SERIES	*LIGHT OUTPUT	*CCT[2]	*VOLTAGE	CONDUIT COVER
SN805 	Static White **L1LS** 553 lm / 12w **L1L8** 801 lm / 19w True Amber **L1LK2A** 217 lm / 7w[1] Delivered lumens calculated at 4000K/80CRI except for amber. Typical power consumption. Refer to LCF table for outputs at other CCTs.	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K **AMB** Wavelengths: 609nm to 620nm	**120** 120V **277** 277V **MVOLT** 120V-277V	**SWK** Decorative cover for 3/4" conduit junction box

PHOTOCELL	*FINISH	ENVIRONMENT
PH Photocell	**BKT** Jet black **BZT** Bronze **CHT** Champagne **DGT** Gun metal **GRT** Titanium gray **MST** Matte silver **SGT** Steel gray **WHT** Snow white **CMC** Custom matched color[3] **RAL** RAL color[4]	**MG** Marine grade paint[5] **NT** Natatorium suitable[6]

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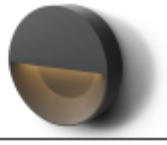
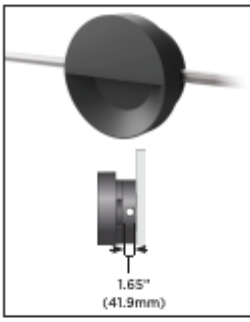
OPTION DETAILS



AMB
True amber LED for turtle sensitive areas. It protects local habitat and promotes sustainability.

PH
Button-size photocell mounted on top casted housing. Instant turn-on, standard 5-10 second turn-off time delay.



SWK
Surface (wall) mounting option for Ø4" weatherproof surface junction box (3/4" conduit trade size). Weatherproof junction box, conduit and connectors by others. The SWK option adds 1.65" to the total depth of the product. (Not ADA compliant).

NOTES
*- Denotes a required field
1- Available only with AMB.
2- For IDA certification compliance, luminaire must be ordered with 3000K or warmer.
3- Contact factory to coordinate custom matching color.
4- Specify RAL number.
5- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
6- Available only in WHT and BKT.

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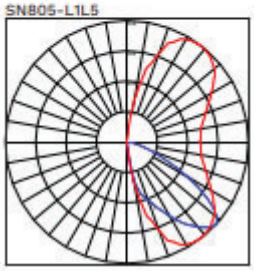
LUMINIS

SN805
SCENA
WALL

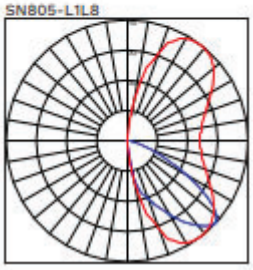
TYPICAL PHOTOMETRY SUMMARY

SN805-L1L5



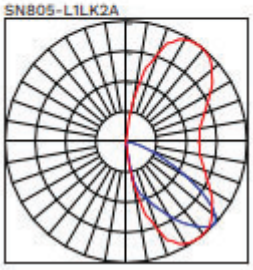
Total Lms: 563 Lumens
Total Input Watts: 12.2 W
Efficacy: 45.5 Lumens/Watt
CCT/CRI: 4000K/80
Max. Candela: 509.22 @ 52.5°H/47.5°V
BUG: B0-U0-G0

SN805-L1L8



Total Lms: 801 Lumens
Total Input Watts: 19 W
Efficacy: 43 Lumens/Watt
CCT/CRI: 4000K/80
Max. Candela: 738 @ 52.5°H/47.5°V
BUG: B0-U0-G0

SN805-L1LK2A



Total Lms: 217 Lumens
Total Input Watts: 6.8 W
Efficacy: 32 Lumens/Watt
CCT/CRI: Not applicable
Max. Candela: 199.26 @ 52.5°H/45°V
BUG: B0-U0-G0

LUMEN CONVERSION FACTOR (LCF)		
CCT	CRI	LCF
2700K	80	0.91
3000K	80	0.92
3500K	80	0.96
4000K	80	1.00

All Photometry shown use the 80CRI 4000K LEDs. Tested with jet black (BKT) paint.
Please visit our web site www.luminis.com for complete I.E.S. file.

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APPENDIX-B

Calculation Summary

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
CalcPts_2	Illuminance	Lux	7.91	89.1	0.0	N.A.	N.A.

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