


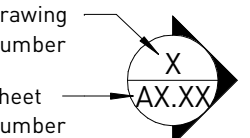
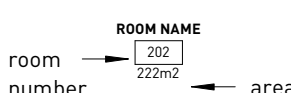




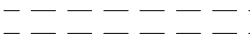
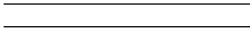
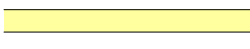














**UBC Properties Trust
Beaty Biodiversity Centre Addition**

Issued for DP R2 - 07 September 2022

Graphic legend

	north arrow
	grid line identification
	elevation relative to main floor
	section reference
	room tag
	door tag / refer to schedule
	assembly tag [see A0.01 for assemblies]
	centre line
	existing construction to remain
	existing construction to be demolished
	new construction
	0 hr fire separation
	1 hr fire separation
	2 hr fire separation
	2 hr fire separation - TYCO WS sprinklers
	45min fire separation for exit exposure protection per 3.2.3.13.
	45min fire separation - water curtain sprinkler for exit exposure protection
	45min, 1 hr and 2 hr fire separation for spatial separation 3.2.3.7.
	0 hr fire separation - existing
	1 hr fire separation - existing
	2 hr fire separation - existing
	sprinkler protected glazing - existing

Abbreviations

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

Written description

The Beatty Addition is a proposed addition of approximately 4,100 GSM (44,130 GSF) to the existing Beatty Biodiversity Centre – an academic facility designed by Patkau Architects and completed in 2007 which, in addition to administration and research functions, accommodates the Beatty Biodiversity Museum. The existing Centre is centrally located on campus, along Main Mall, the university's primary north-south spine. Upon completion, the Beatty Biodiversity Centre became home to the Beatty Biodiversity Museum at UBC and biology-related subsets of the Faculty of Sciences Zoology and Botany departments. Since 2009, the Museum has become an important landmark for the University and a one-of-a-kind natural sciences exhibition space. The Beatty Biodiversity Centre is rapidly expanding and hiring new faculty, launching new programs, and building new partnerships. The Centre's addition proposes to expand the existing research centre and add a museum storage facility that will enable it to qualify as an official BC fossil repository.

The Biodiversity precinct is characterized by bar buildings, which are placed to form edges to exterior courts. The landscape design of these existing open areas provides a deliberate visual and functional representation of the principles of biodiversity. The Addition will provide office and research space to augment the existing research programs and house the new Conservation Science Initiative. Below grade, a contiguous expansion of the Collections and Museum facilities will accommodate growth and program development.

The Biodiversity Centre site as a whole is approximately 11,350 sm in area. The existing buildings occupy 2,600 sm of the site area above grade, increasing to 4,400 sm below grade. Fairview Grove, a stand of mature Cedar and Douglas Fir trees, extending south and east from the existing Museum Lantern occupies 950 sm at the southwest of the site. The remaining unbuilt area is limited. Approximately 1,500 sm in the south court has been identified as the most suitable area for the Addition. This project development site is however tightly constrained on all sides. The site is to the south of the existing research offices wing. It is currently planted and slopes down to bring light into offices at the existing basement level. The CEME lab building to the south is an unsprinklered industrial use, which places strict limits on spatial separation to new neighbours as well as allowable area of unprotected openings. The campus District Energy System infrastructure travels across the project site beneath the pedestrian laneway. The laneway is an important east-west campus route for both pedestrian and bicycle traffic.

The existing building contains 11,500sm of academic space on a site of 11,350sm for an approximate FSR of 1. The Addition is tasked with accommodating an additional 4,100sm of space on a site area of 1,500sm, for a FSR of 2.7. Put another way: the addition adds 35% more space to the existing building, on 15% of the overall site area. Massing is a significant challenge. The functional program for the Addition consists of three primary groupings: space for researchers, space for museum collections & supporting functions, and meeting & gathering spaces shared by both groups. The research space is modular and repetitive, lending itself to an efficient stacking layout on levels. Museum expansion spaces are adjacent to the existing collections and back of house areas at the basement level, while spaces shared by the two functions occupy the ground floor and contribute to a public face for the Addition.

The proposed massing has six storeys above grade with one basement level and rooftop mechanical enclosure. It is sited to preserve daylight access to the existing south facing offices, limit the relocation of existing spaces and preserve an open South Court and existing east-west cross campus connection.

The basement level provides an efficient and functional expansion of museum facilities, with upper floors in a perpendicular bar that completes the west side of the reconfigured South Court and allows efficient stacking of research program. The Beatty Biodiversity Centre and Museum supports its strong internal community through opportunities for casual meeting and interaction in the existing building. The new Addition connects to these existing patterns of circulation and extends them. New program spaces are located adjacent to the existing spaces they augment. New connections are made at vertical circulation nodes to promote stair use and social interaction.

The Addition provides sorely needed expansion space. Space within the existing Centre is in significant demand. Care has been taken to locate the Addition's connections to limit the displacement of existing spaces which will have to be re-housed in the Addition.

Design policy compliance

The project has been designed in accordance with the Vancouver Campus Plan Part 3 requirements for academic projects. The project site is in the Campus Core 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 project is an addition to an existing building. As such, the design is considered for compliance with the Campus Plan as a single composition of new and existing components.

The campus pattern of blocks and courtyards is to be reinforced. By providing a new west edge to a preserved south court, the Addition builds on the 'edge and court' massing of the existing Biodiversity Precinct buildings, and provides a defined 'moment' along the east-west pedestrian and bicycle route. While having a green roof over museum collection space is not optimal, the extended basement level keeps all museum functions on one floor and preserves part of the project site for a pollinator garden meadow learning landscape, co-planar with the east-west connection across campus. The proposed addition is sited to avoid placing limitations on future development of CEME Labs site, and in consideration of the potential for new exterior spaces created by that eventual redevelopment.

The Addition needs to form a coherent expansion of the Biodiversity Precinct. While limited development site and program to be accommodated results in a tower form, a taller mass in this location is responsive to the verticality of Fairview Grove and acts as a counterpoint to the existing low-slung masses. In line with recommendations from the Campus Plan, the new taller mass of the addition forms a setback from the existing three-storey research building at the fourth floor of the Addition, and preserves light access to the existing central court of the Biodiversity Precinct.

At 23.4m the addition is below the preferred 28m in height for projects along Main Mall, and set back from existing Museum 'lantern' by 17.5m to respect the 5m minimum setback from Main Mall fronting facade. In line with the Campus Core Materials Palette, the primary cladding material is white brick, in the same masonry unit size and bond pattern as the existing building. The rooftop mechanical screen material is aluminum safety tread material matching the existing building. Glazing is non-reflective, and supported on dark curtain wall framing. Secondary materials include white fibre cement planks at solar shading devices, and natural colour concrete panels at grade within the lower court.

CPTED description

Amenity spaces on the ground floor and the research labs above overlook Fairview Grove to the west, while offices and the southern stair overlook the pollinator garden and cross campus connector to the east. The Addition takes advantage of the existing Centre's entry points and provides exterior doors for exiting only.

The lower courtyard is flanked by offices and other regularly occupied spaces along the entirety of the north and south edges for natural surveillance. Access to the courtyard will be controlled through a highly visible exterior stair at the east end and through the basement level of the Addition at the west end. The exterior stair runs parallel to the offices along the north and south with open mesh guards for maximum visibility. The lower courtyard's landscape will be low maintenance to demonstrate the space and larger facility is cared for.

Development permit summary

Site area:	2188.4 m ²
Building footprint:	570.0 m ²
Site coverage:	26.0%
Net area by floor:	
B1	692.3 m ²
L1	394.1 m ²
L2	407.7 m ²
L3	423.6 m ²
L4	392.5 m ²
L5	363.4 m ²
L6	333.9 m ²
Roof	45.3 m ²
Grand total	3052.9 m ²

Net area by use:	
Circulation	263.6 m ²
Dry lab	671.0 m ²
Meeting room	633.7 m ²
Office	694.9 m ²
Service	324.5 m ²
Storage	465.2 m ²
Grand total	3052.9 m ²

Gross area by floor:	
B1	1022.7 m ²
L1	570.0 m ²
L2	570.0 m ²
L3	570.0 m ²
L4	549.5 m ²
L5	542.8 m ²
L6	542.8 m ²
Roof	42.7 m ²
Grand total	4430.4 m ²

Building height	
Permitted:	28 m
Proposed:	22.9 m

Setbacks	
Front yard (west):	n/a
Rear yard (east):	n/a
Side yard (north):	n/a
Side yard (south):	n/a

Parking spaces	
Permitted:	0
Proposed:	1 accessible, 1 service

Loading spaces	
Permitted:	1
Existing:	2
Proposed:	0

Bicycle parking (long-term)	
Permitted:	0.4 to 0.8 per 100m ² of GFA = 27 to 35
Existing:	0
Proposed:	20

Bicycle parking (short-term)	
Permitted:	4 per 100m ² of GFA = 177
Existing:	82
Proposed:	16

Floor space ratio	
Permitted:	Max 3.5 net area
Proposed:	2.0

Development permit variances

Bicycle parking (long-term): A variance is requested to provide 20 long-term bicycle parking spaces in lieu of 27.

Bicycle parking (short-term): A variance is requested to provide 10 + 6 =16 short-term bicycle parking spaces in lieu of 183. The existing Centre has 82 existing short-term bicycle parking spaces.

The bicycle parking variances are requested to better correlate with the proposed Addition's future users. The proposed Addition will be populated by faculty, staff, postdoctorates and graduate students and provide 708.4 sm of new office space. The same users that occupy the offices will use the meeting rooms and dry labs.

Project team

Project Manager
Shawn Rodgers
UBC Properties Trust
200 - 3313 Shrum Lane
Vancouver, BC V6S 0C8
T: (778) 987-8965
E: srodgers@ubcproperties.com

Architect
Brian Wakelin, MAIBC, MRAIC, LEED/AP
Martina Caniglia, AIBC
PUBLIC: Architecture + Communication
1495 Frances Street
Vancouver, BC V6L 1Z1
T: (604) 736-4323
E: brian@publicdesign.ca
E: martina@publicdesign.ca

Civil Engineer
Chris Hendriksen
Thomas Schwabenbauer
Stantec
1100 - 111 Dunsmuir Street
Vancouver, BC V6B 6A3
T: (604) 696-8000
E: chris.hendriksen@stantec.com
E: thomas.schwabenbauer@stantec.com

Landscape Architect
Joseph Fry
Chris McBride
Hapa Collaborative
403 - 375 W 5th Avenue
Vancouver, BC V5Y 1J6
T: (604) 909-4150
E: jfry@hapacobe.com
E: cmcbride@hapacobe.com

Structural Engineer
William Johnston
Chris Jacques
WSP
1000 - 840 Howe Street
Vancouver, BC V6Z 2M1
T: (604) 736-5329
E: william.johnston@wsp.com
E: chris.jacques@wsp.com

Mechanical Engineer
Patrick Stewart
AME Group
200 - 638 Smith Street
Vancouver, BC V6B 1E3
T: (604) 684-5995 x107
E: patrickstewart@amegroup.ca

Electrical Engineer
Andy Su
Richard Wu
AES Engineering
950 - 505 Burrard Street
Vancouver, BC V7X 1M4
T: (604) 695-2721
E: andy.su@aesengr.com
E: richard.wu@aesengr.com

Drawing list - architectural

DP 00.01	Project information
DP 00.02	Gross area plans
DP 00.03	Shadow analysis
DP 00.04	Photographs
DP 00.10	Site plan

DP A1.00	Floor plan - B1
DP A1.01	Floor plan - L1
DP A1.02	Floor plan - L2 and L3
DP A1.03	Floor plan - L4 and L5
DP A1.04	Floor plan - L6 and roof

DP A2.00	Building elevations
DP A2.01	Building elevations

DP A3.00	Building sections
DP A3.01	Building sections

Drawing list - civil

C-201	Utilities plan
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Drawing list - landscape

L0.00	Cover page
L0.01	Urban landscape rationale
L0.02	Design principles
L0.03	Tree management plan
L1.01	Concept plan Level 1
L1.02	Concept plan Basement level
L1.10	Overall materials plan
L1.11	Materials plan Level 1
L1.12	Materials plan Basement level
L1.21	Layout plan Level 1
L1.22	Layout plan Basement level
L1.31	Grading plan Level 1

L1.41	Planting schedule Level 1
L1.42	Planting plan Level 1
L1.43	Planting schedule Basement level
L1.44	Planting plan Basement level
L2.01	Sections
L2.02	Sections

L3.10	Paving details
L3.20	Site furnishing details
L3.30	Walls and stairs details
L3.40	Planting details

Drawing list - electrical

E1	Site plan - lighting
E2	Photometric

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NO.	DATE	DESCRIPTION
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VANCOUVER, BC V6L 1Z1
TEL: 604-736-4323
WWW.PUBLICDESIGN.CA

UBC Beatty
Biodiversity Centre
Addition

2212 Main Mall, Vancouver, BC

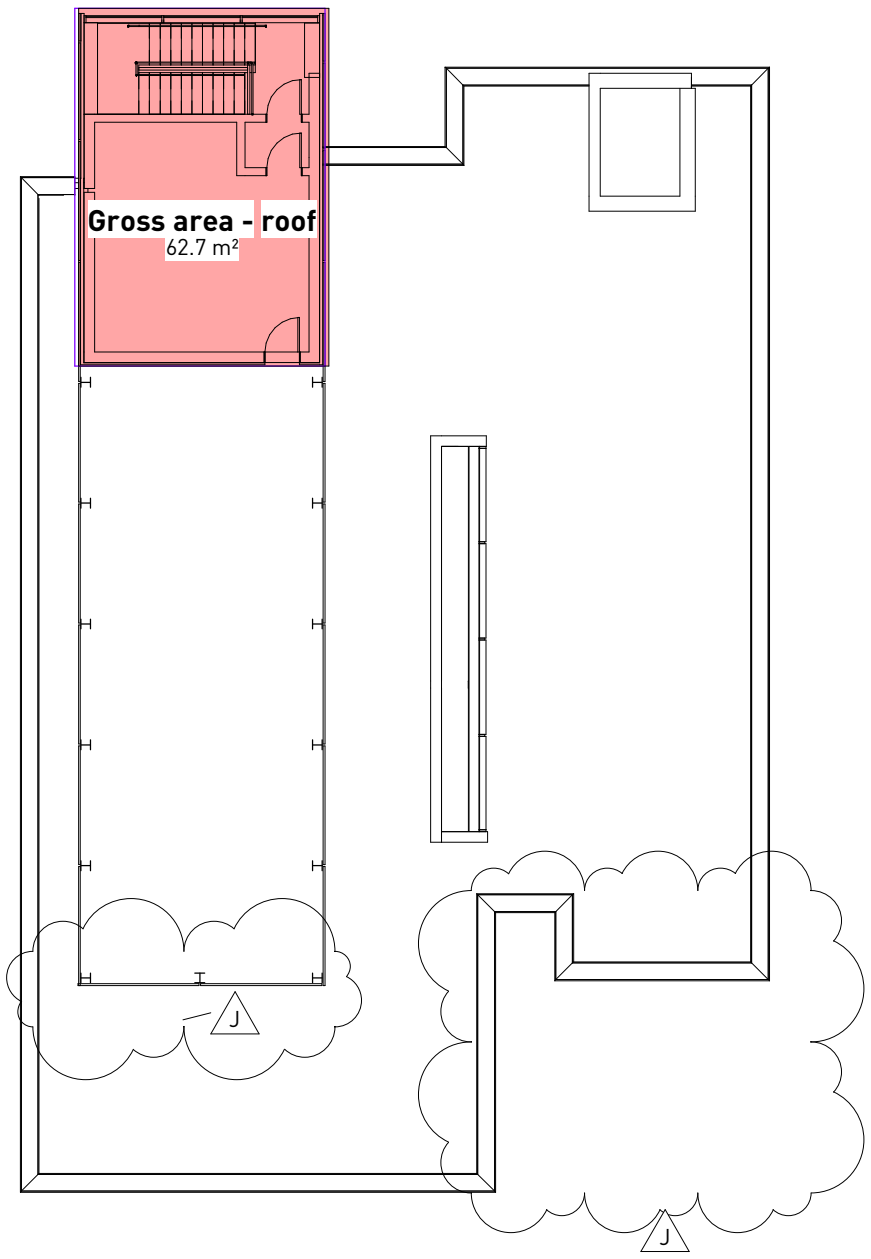
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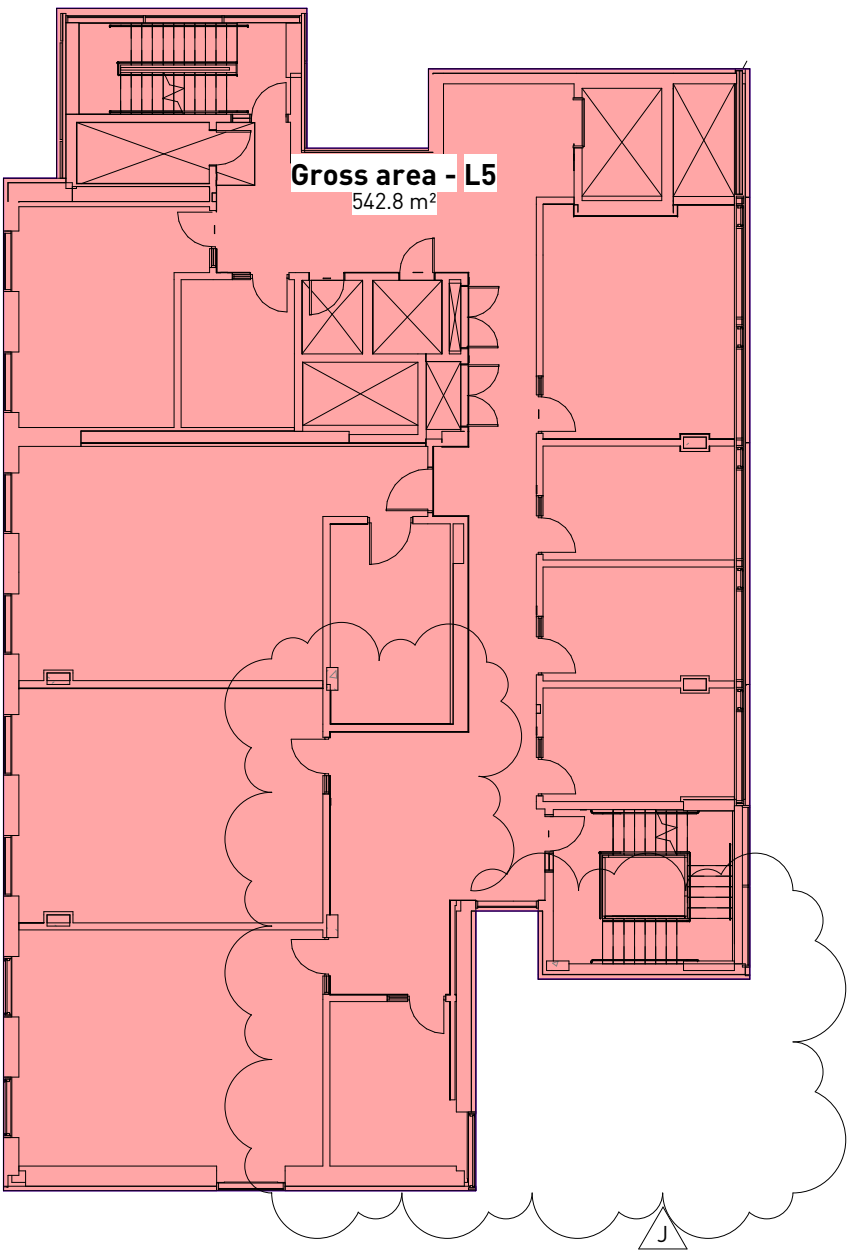
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DP 00.01

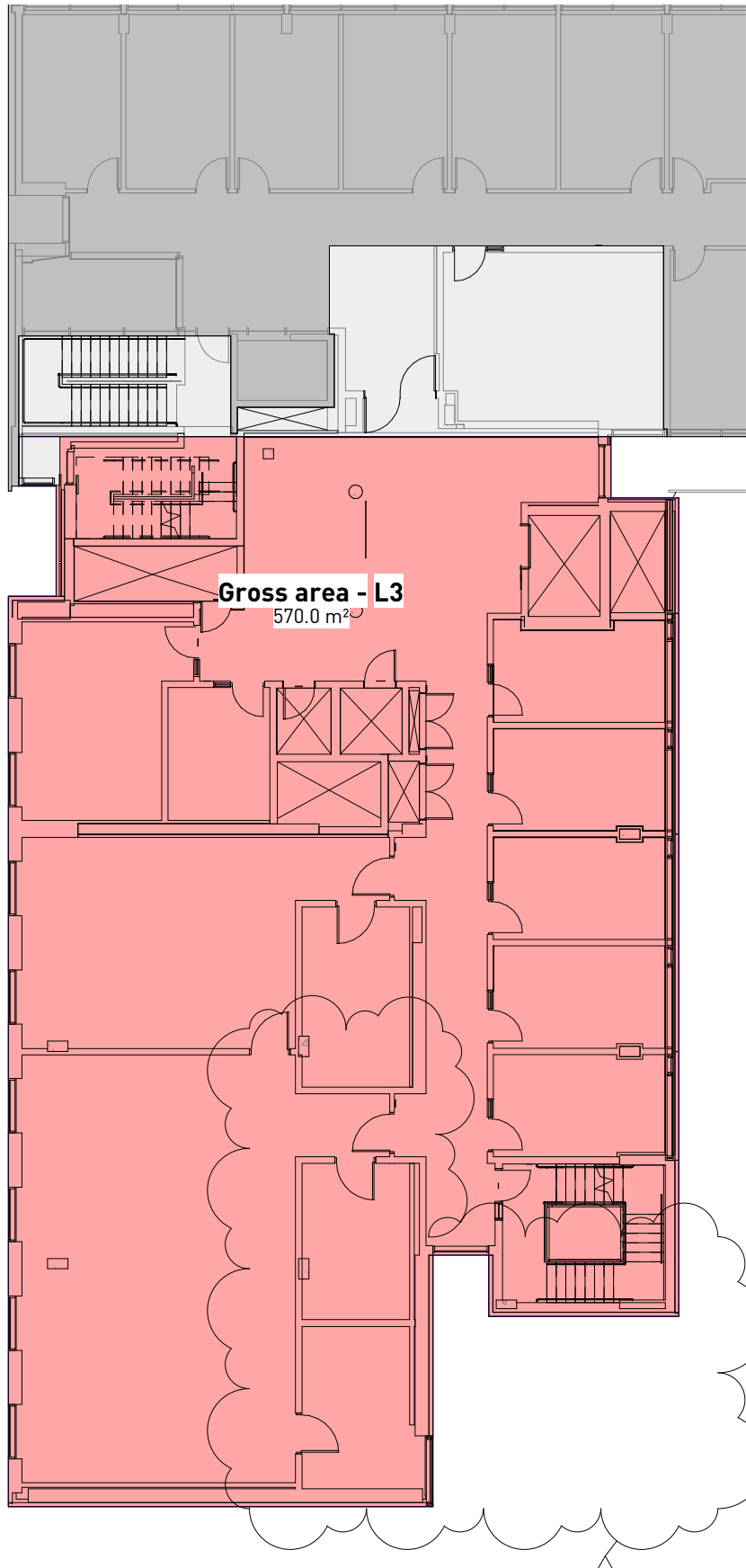
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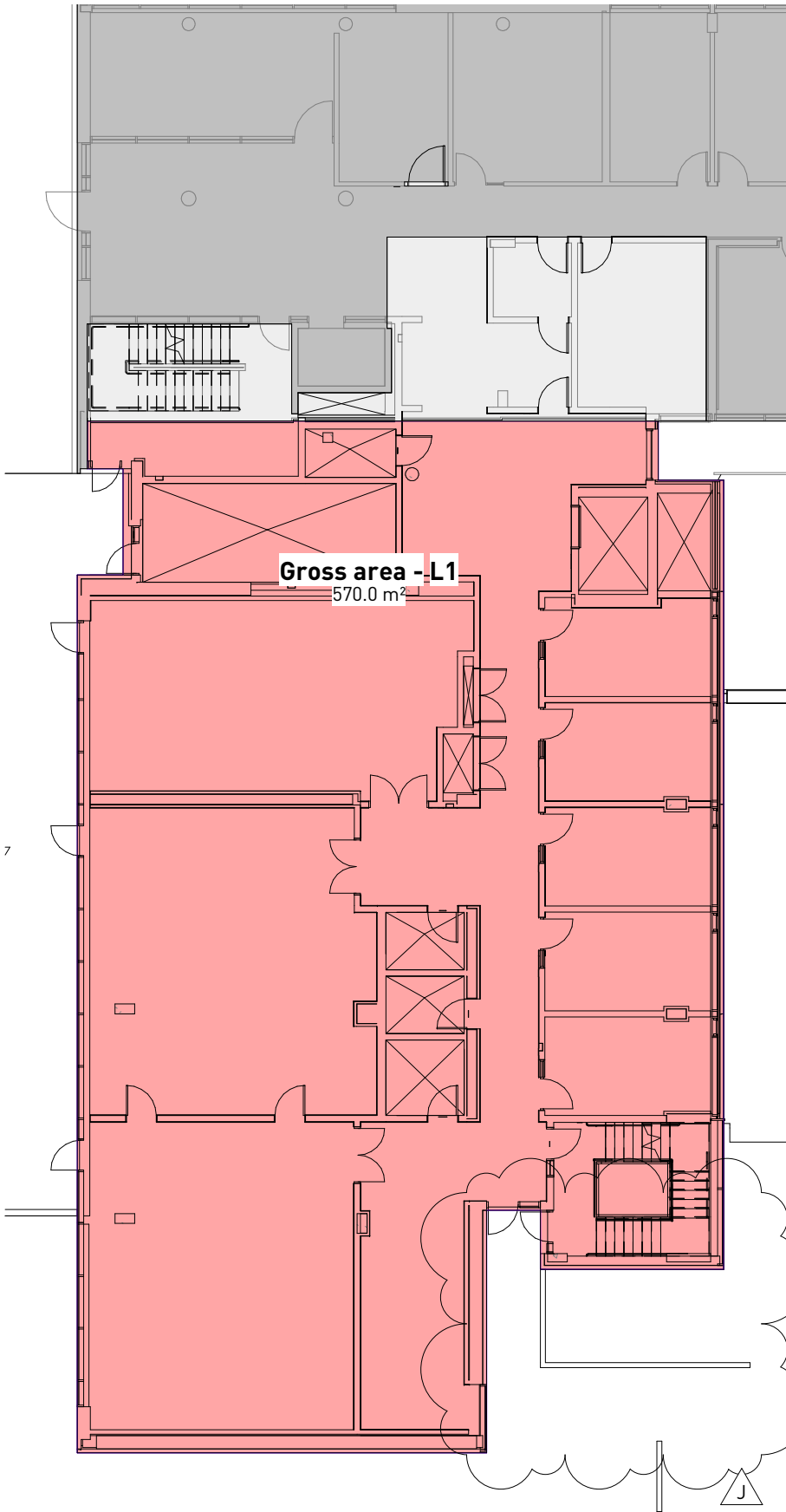
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1 / A0.31 1 : 200



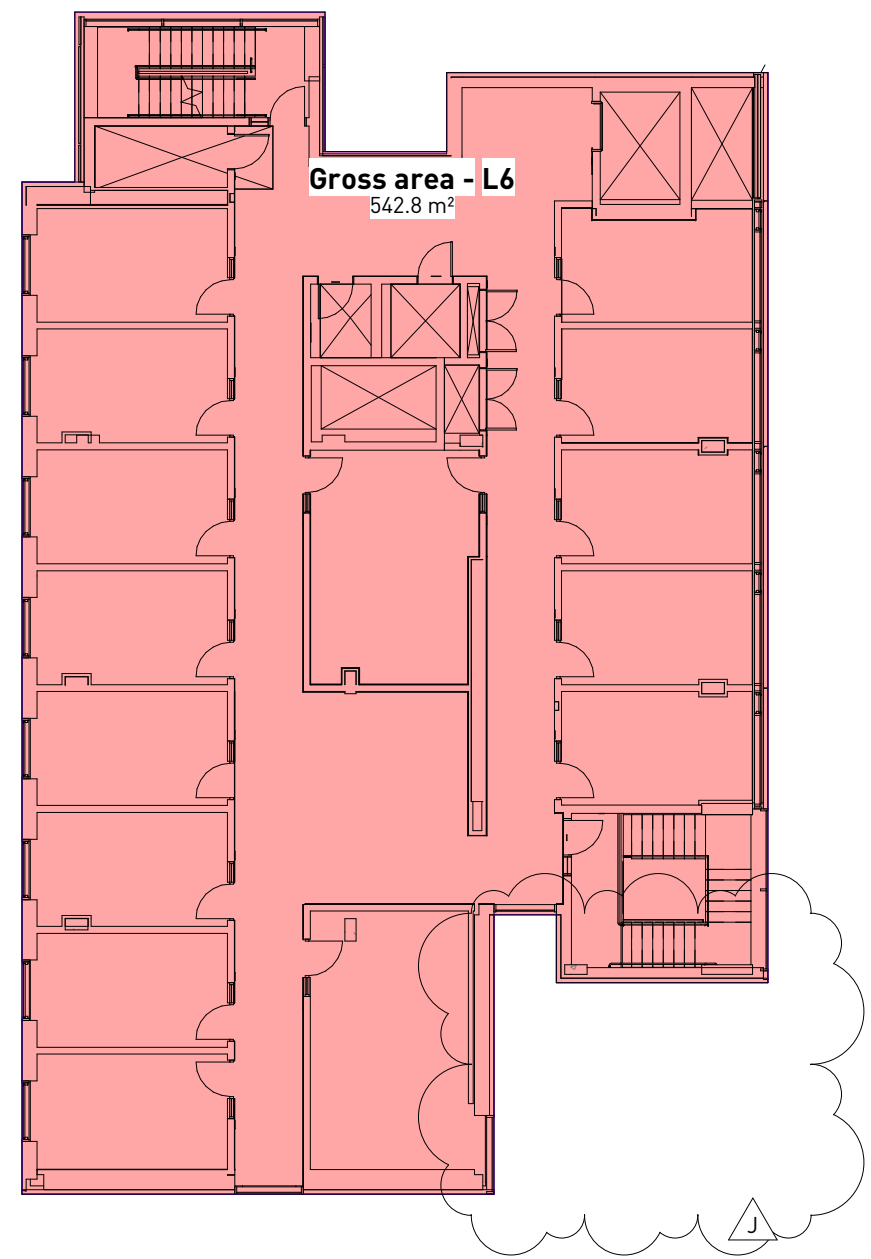
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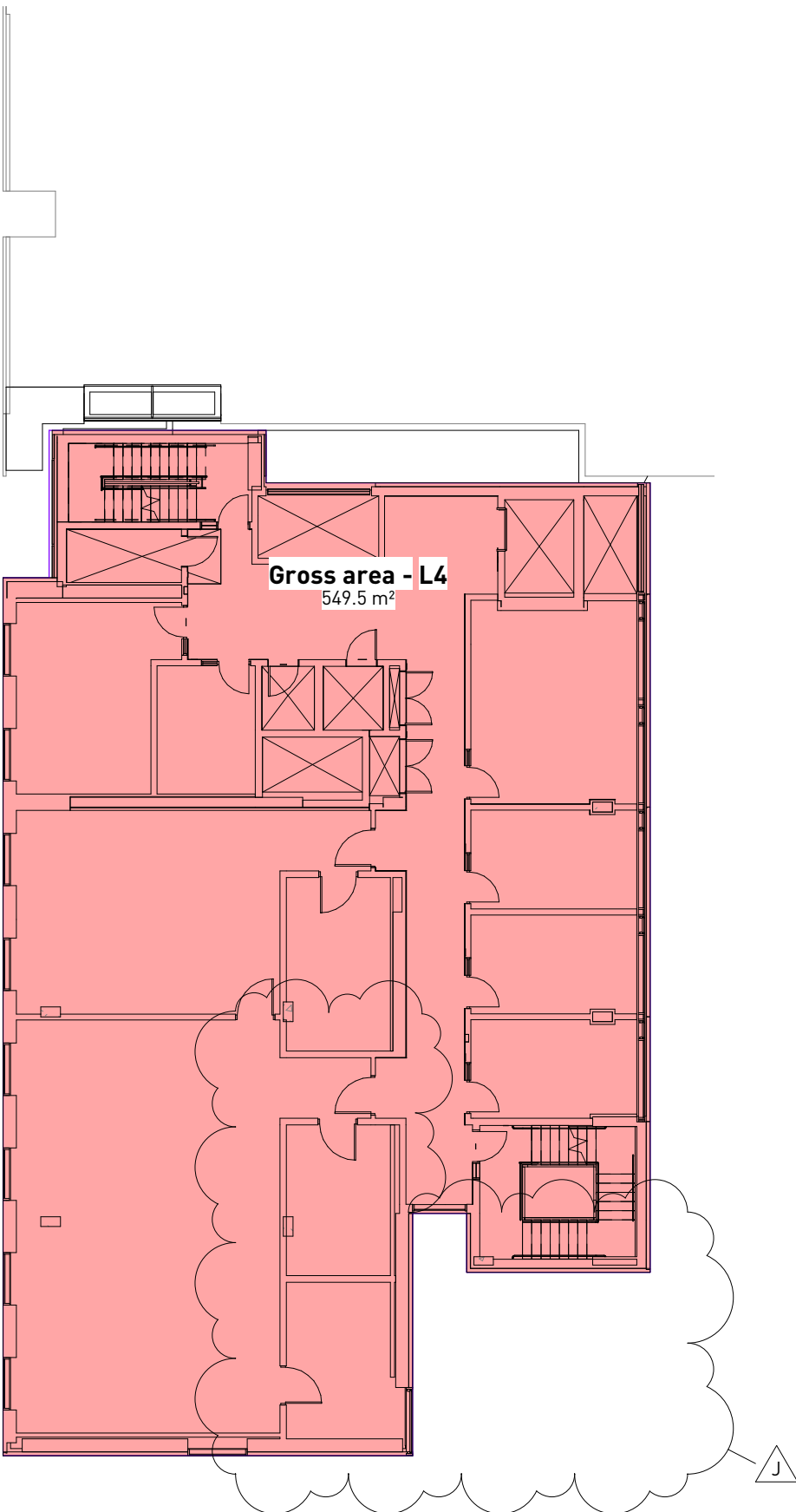
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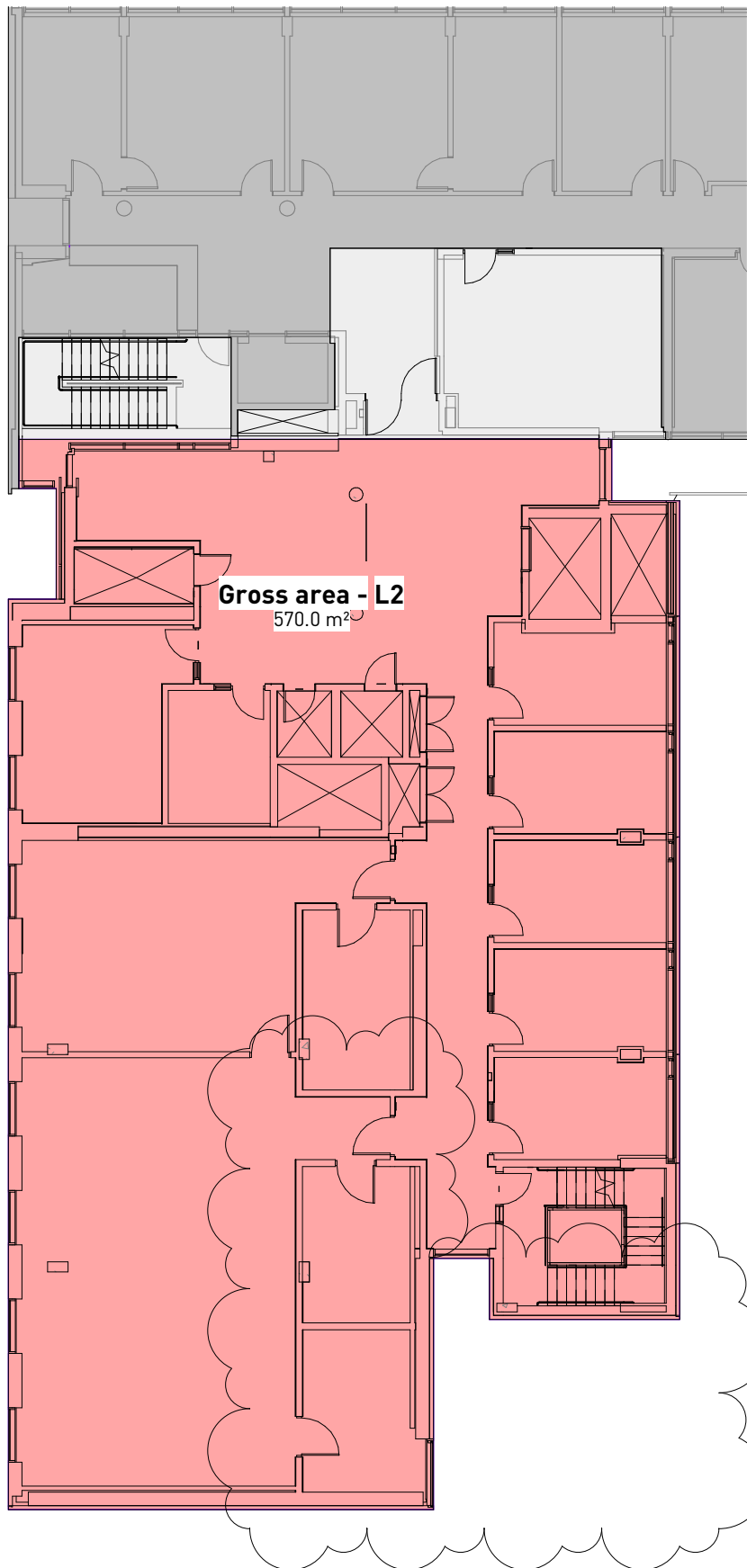
2 Gross area plan DP - L1
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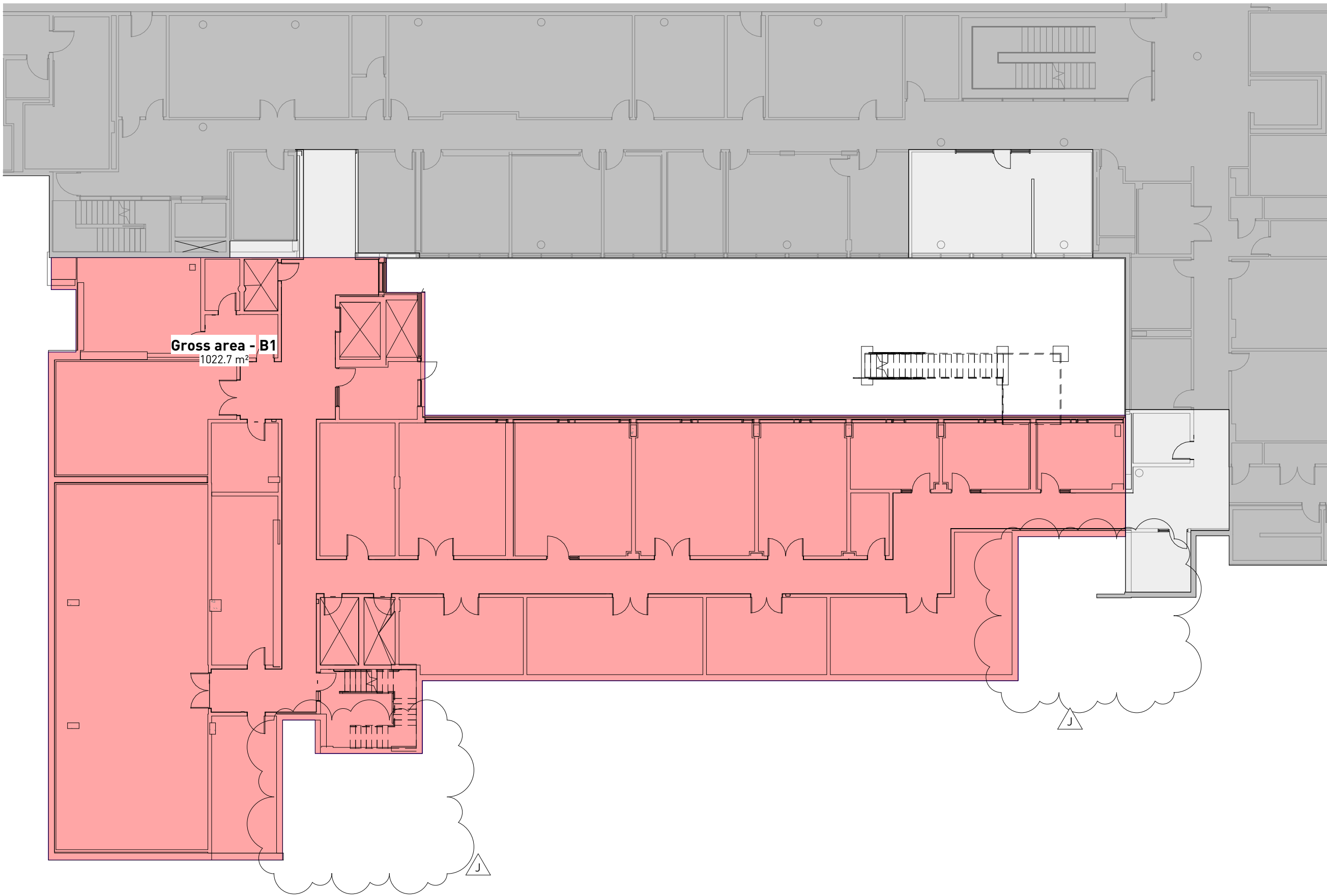
7 Gross area plan DP - L6
1 / A0.31 1 : 200



5 Gross area plan DP - L4
1 / A0.31 1 : 200



3 Gross area plan DP - L2
1 / A0.31 1 : 200



1 Gross area plan DP - B1
1 / A0.31 1 : 200

Gross area summary

B1	1022.7 m²
L1	570.0 m²
L2	570.0 m²
L3	570.0 m²
L4	549.5 m²
L5	542.8 m²
L6	542.8 m²
Roof	62.7 m²
Grand total	4430.4 m²

Legend

- New addition
- Renovation
- Existing - NIC

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UBC Beaty
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Addition

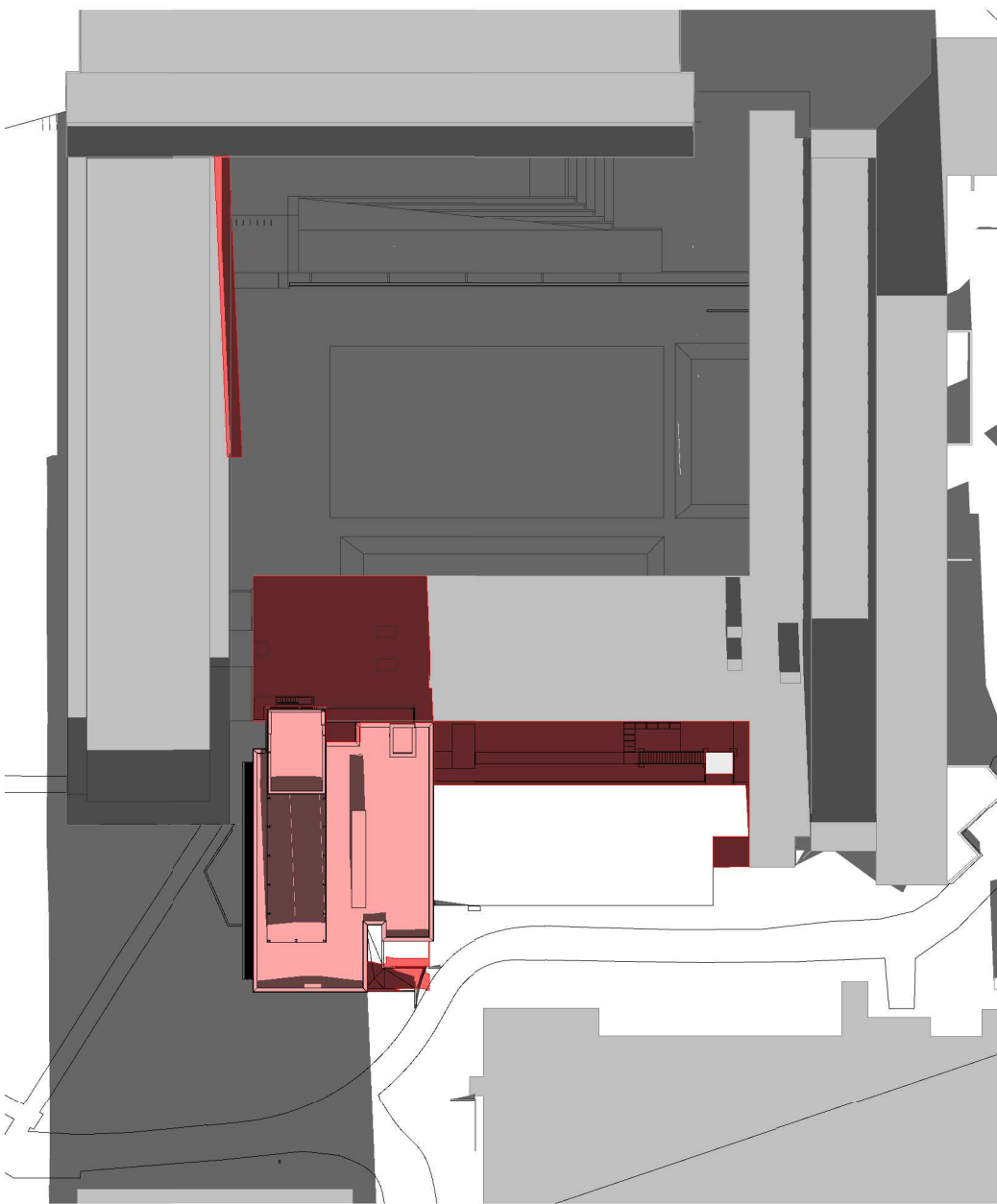
2212 Main Mall, Vancouver, BC

PROJECT CODE
2121
SCALE
As indicated

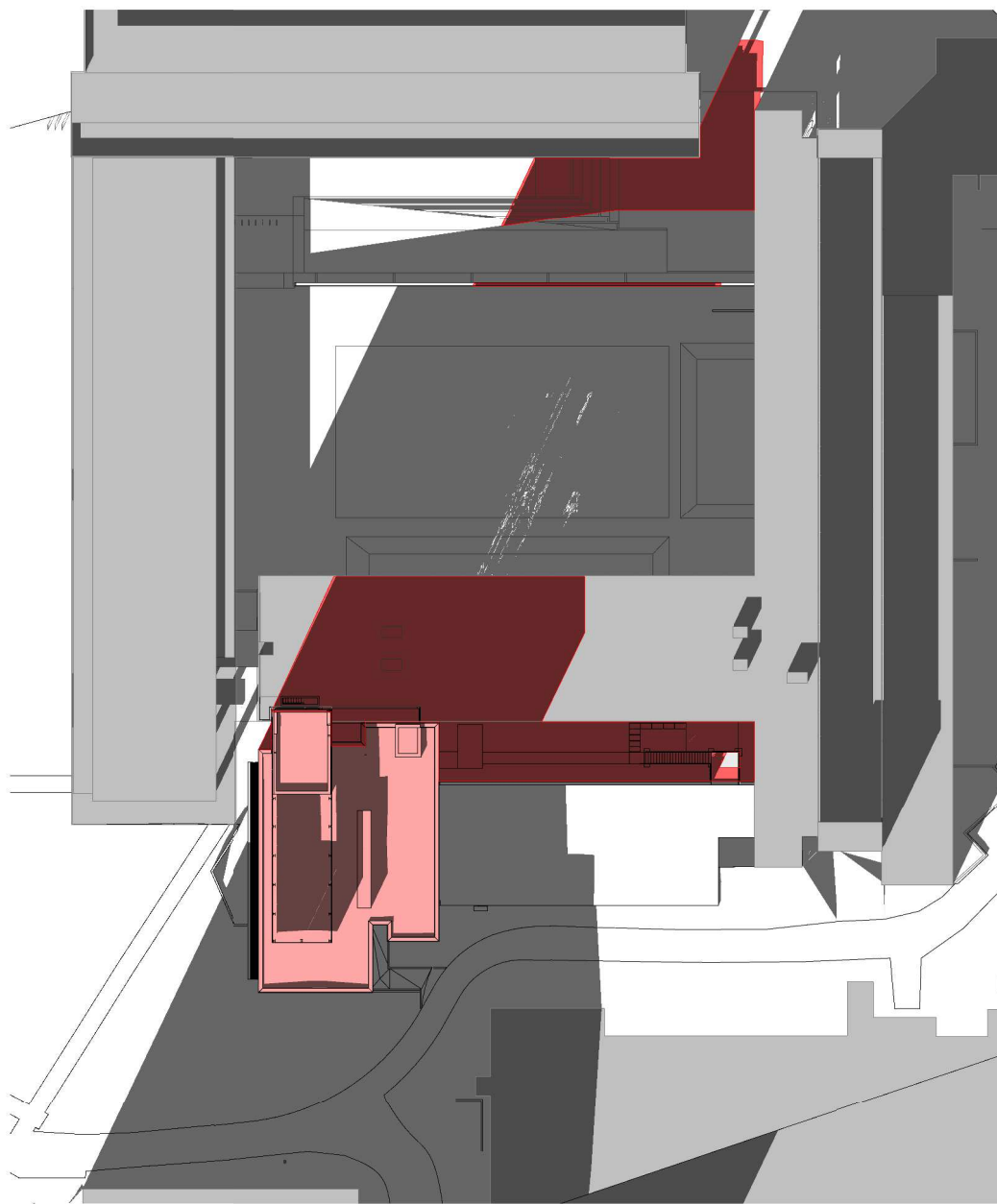
Gross area plans

SHEET

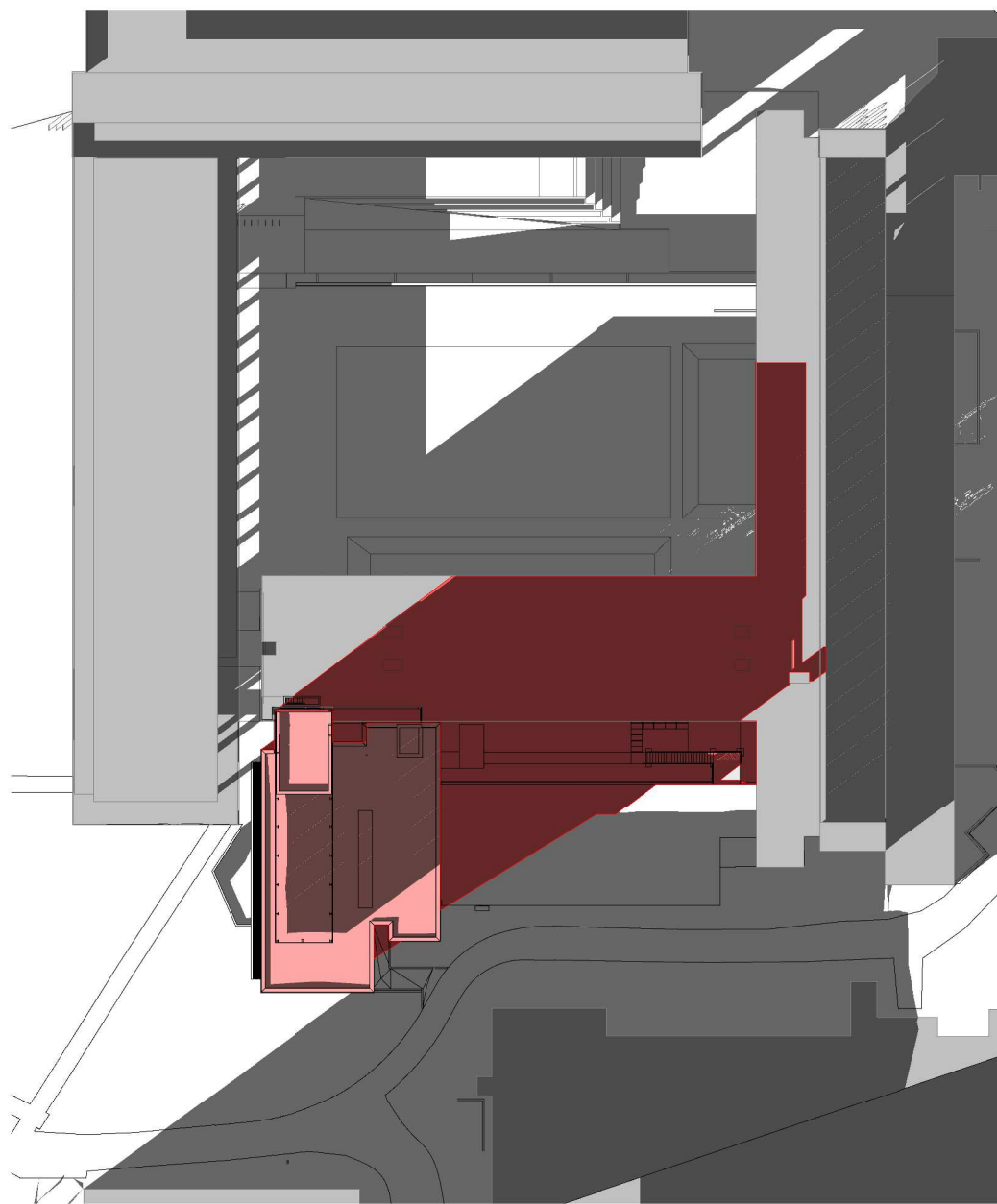
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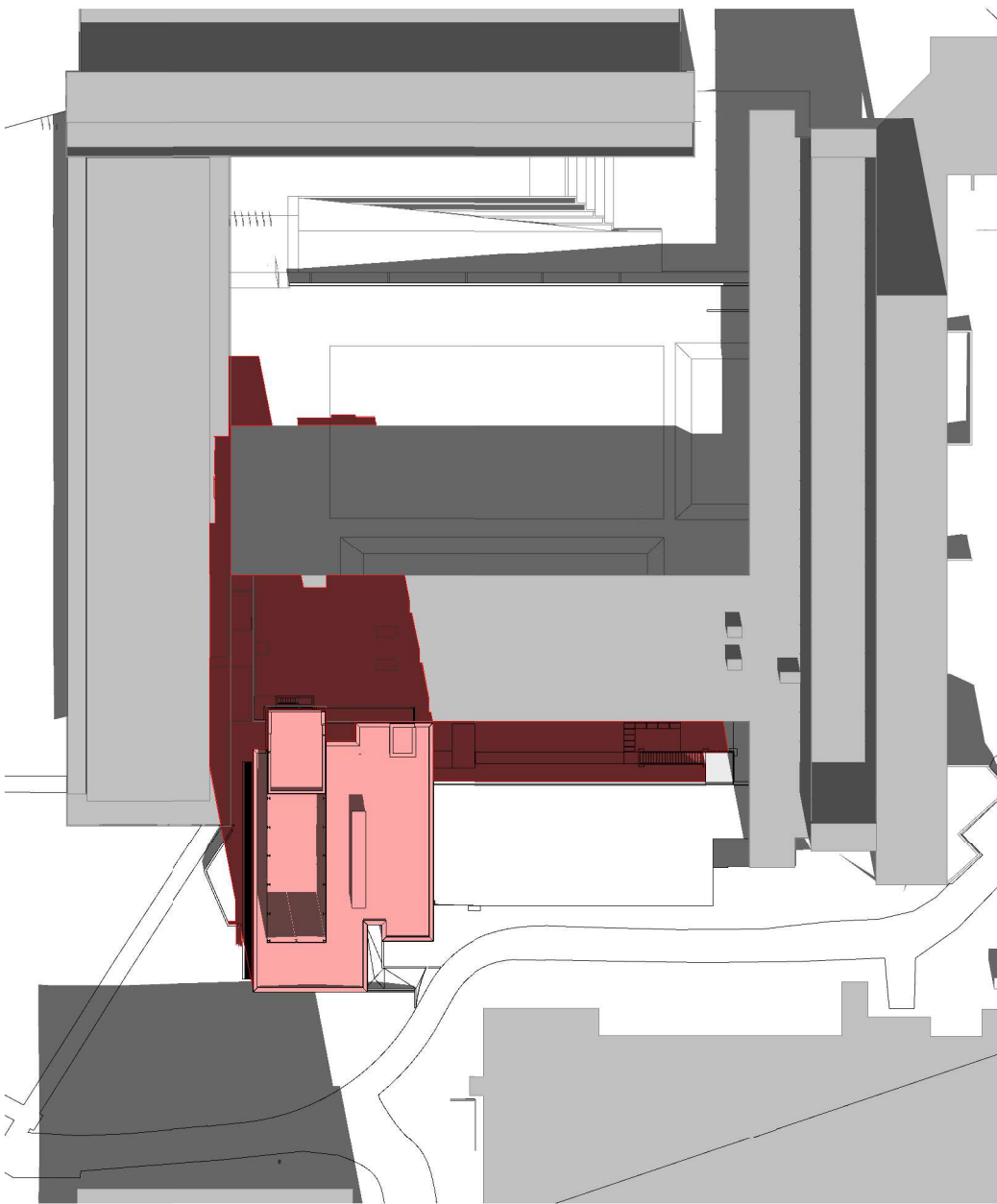
Winter solstice at 10am



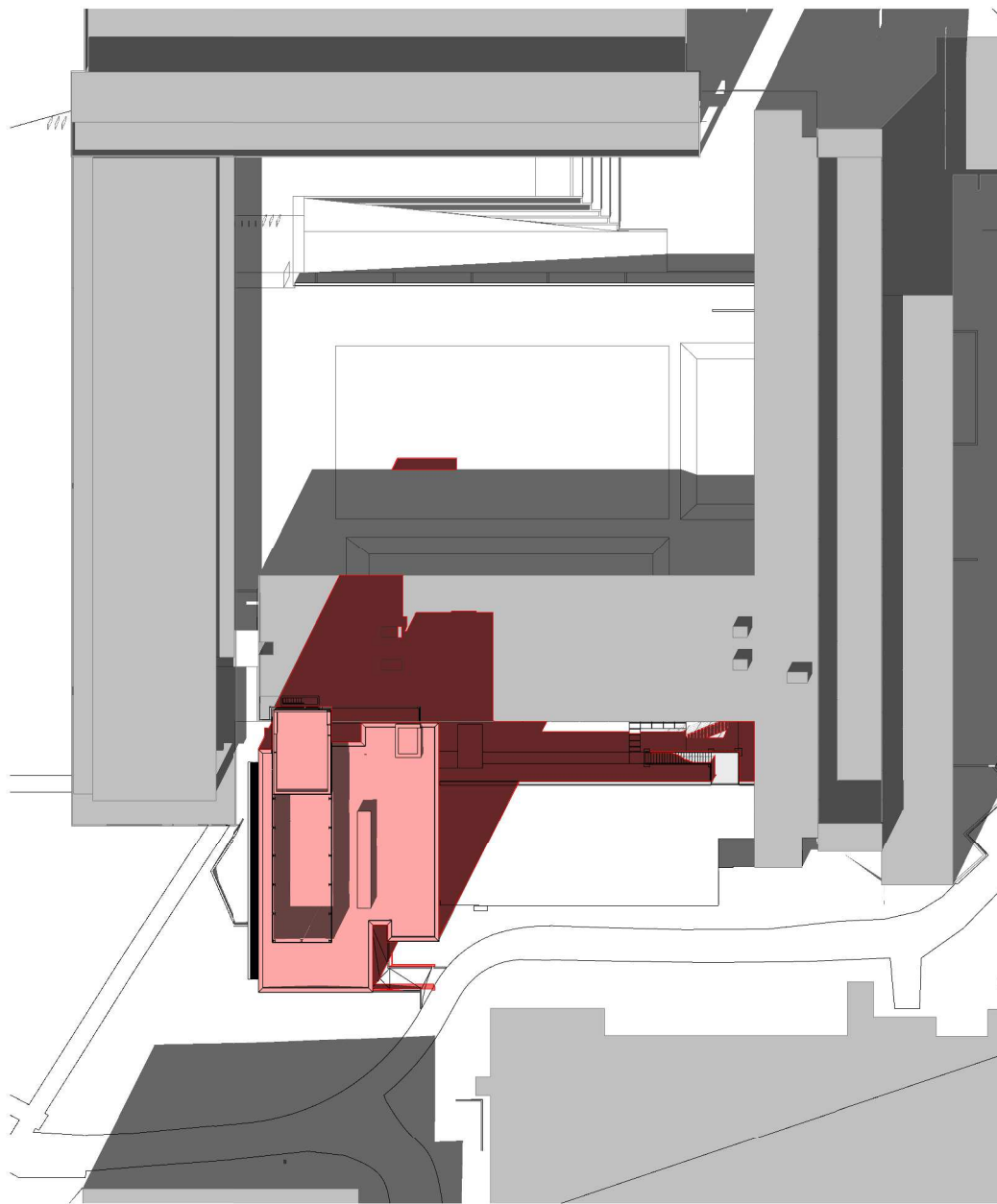
Winter solstice at 12pm



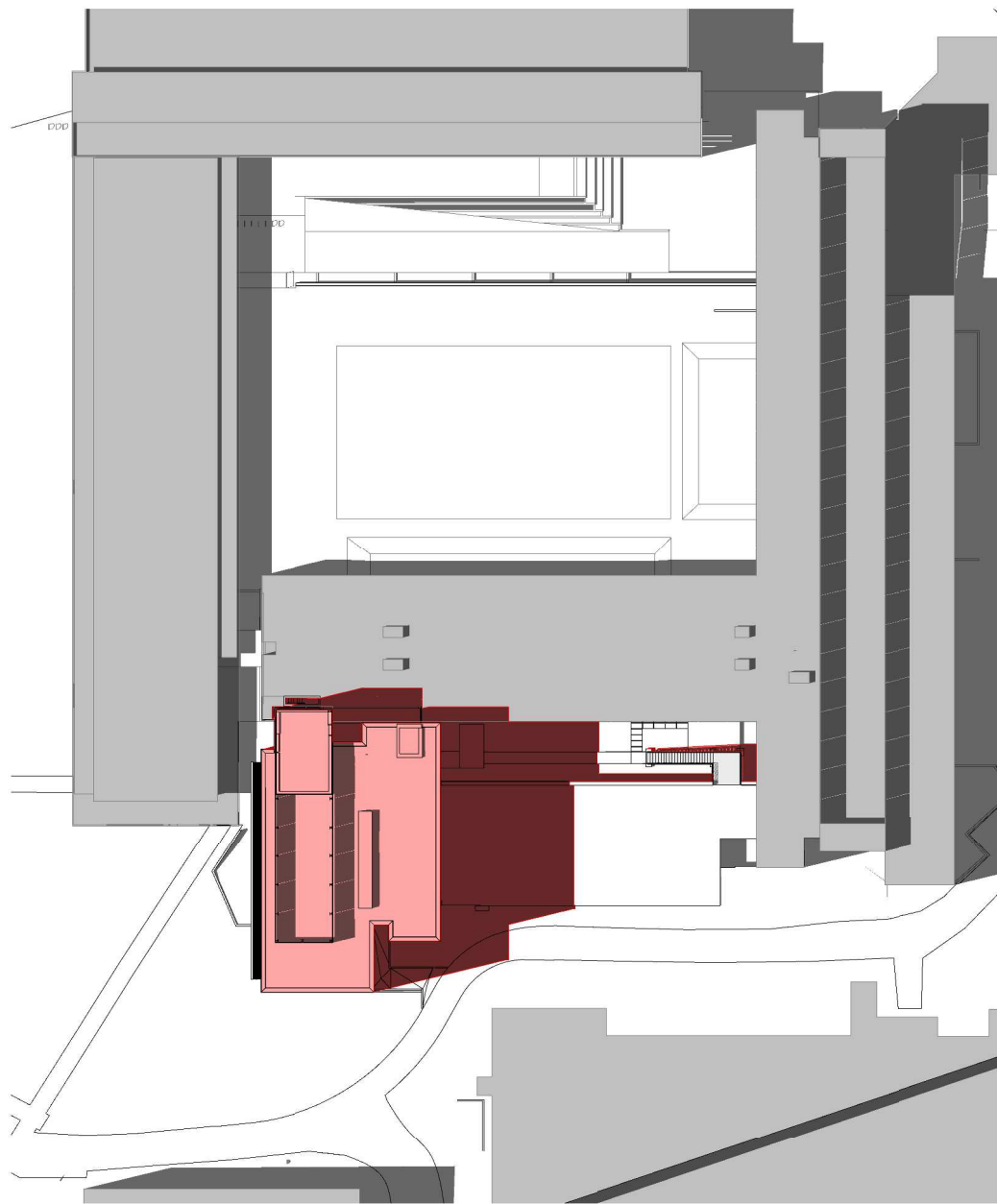
Winter solstice at 2pm



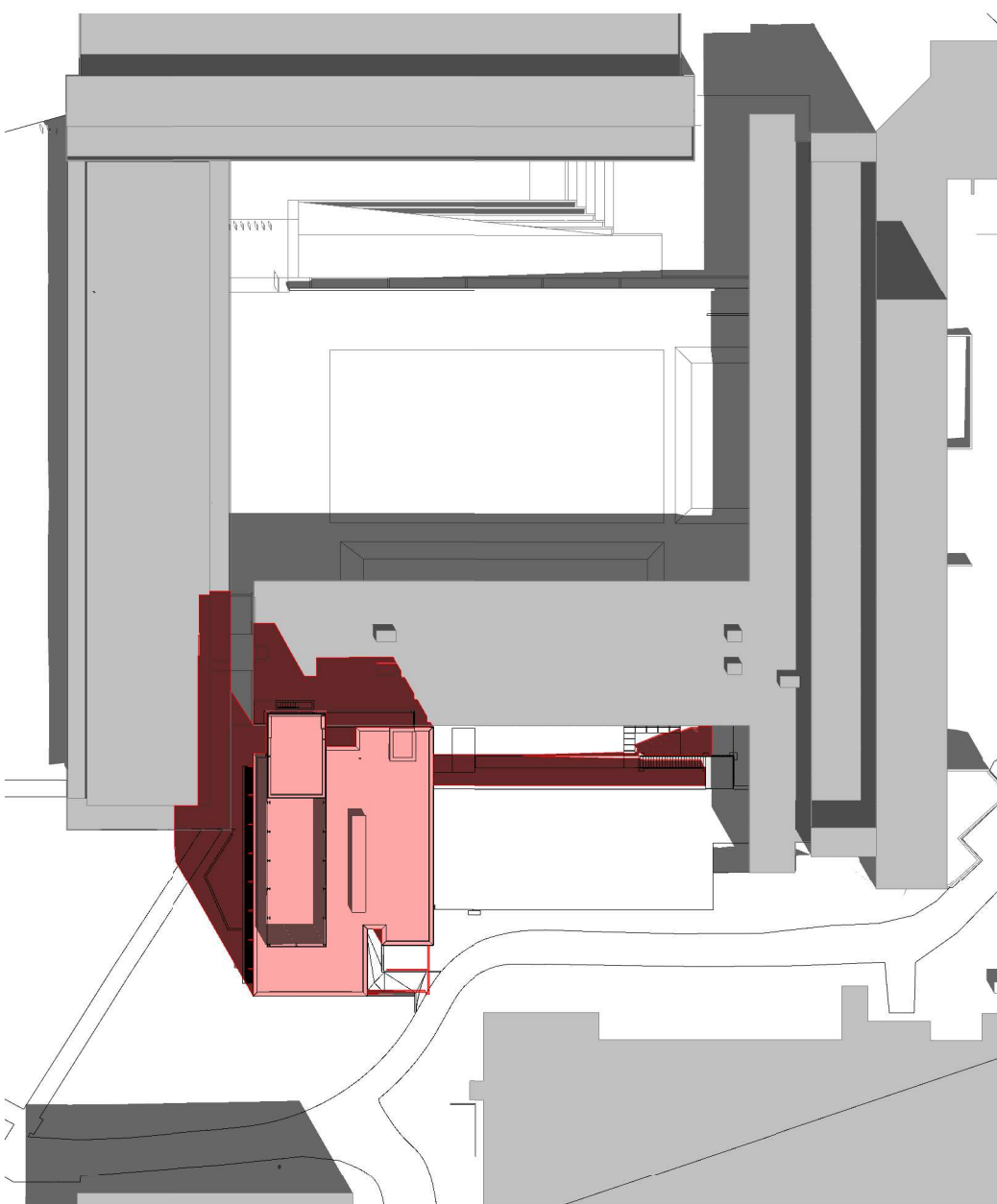
Spring equinox at 10am



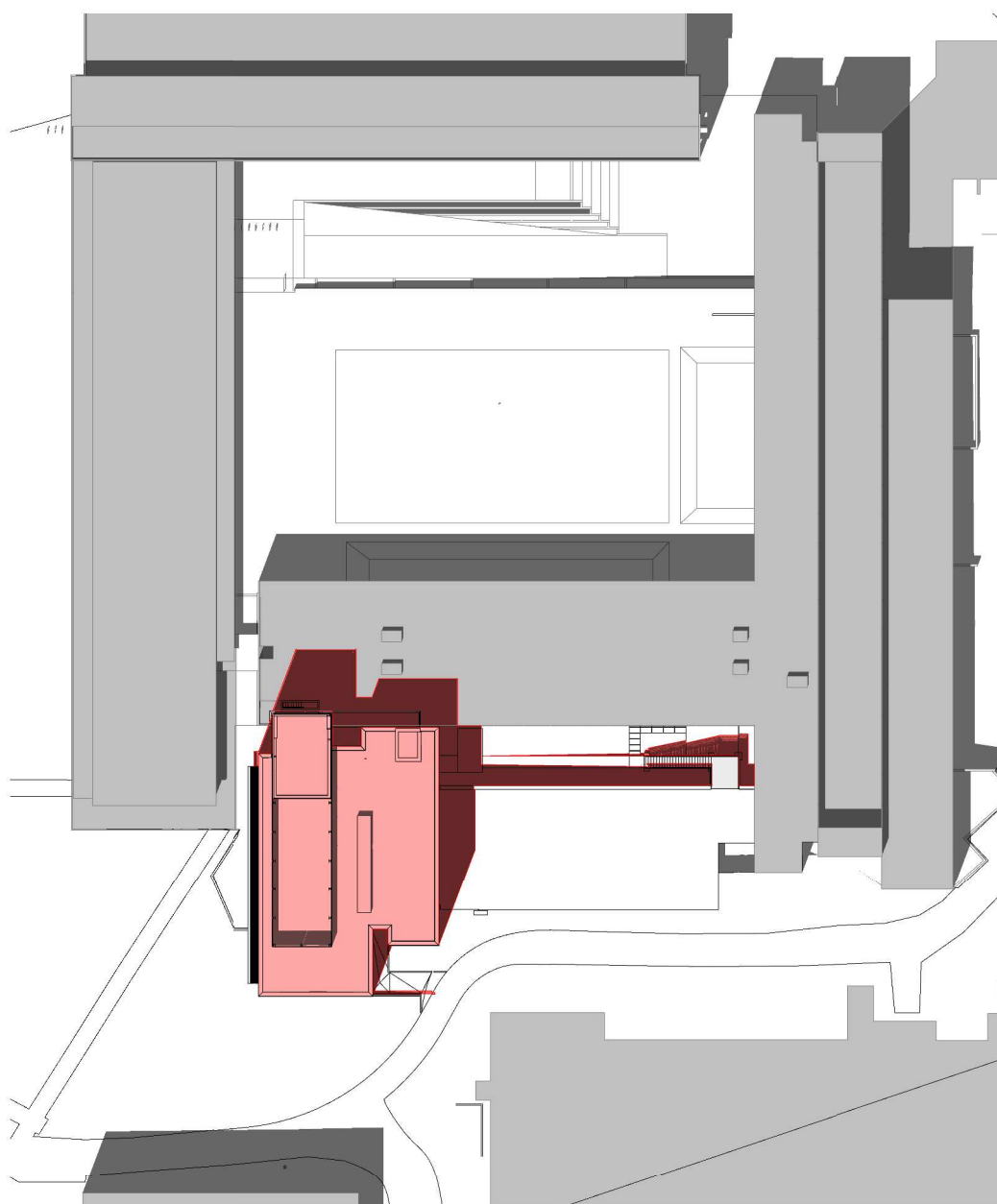
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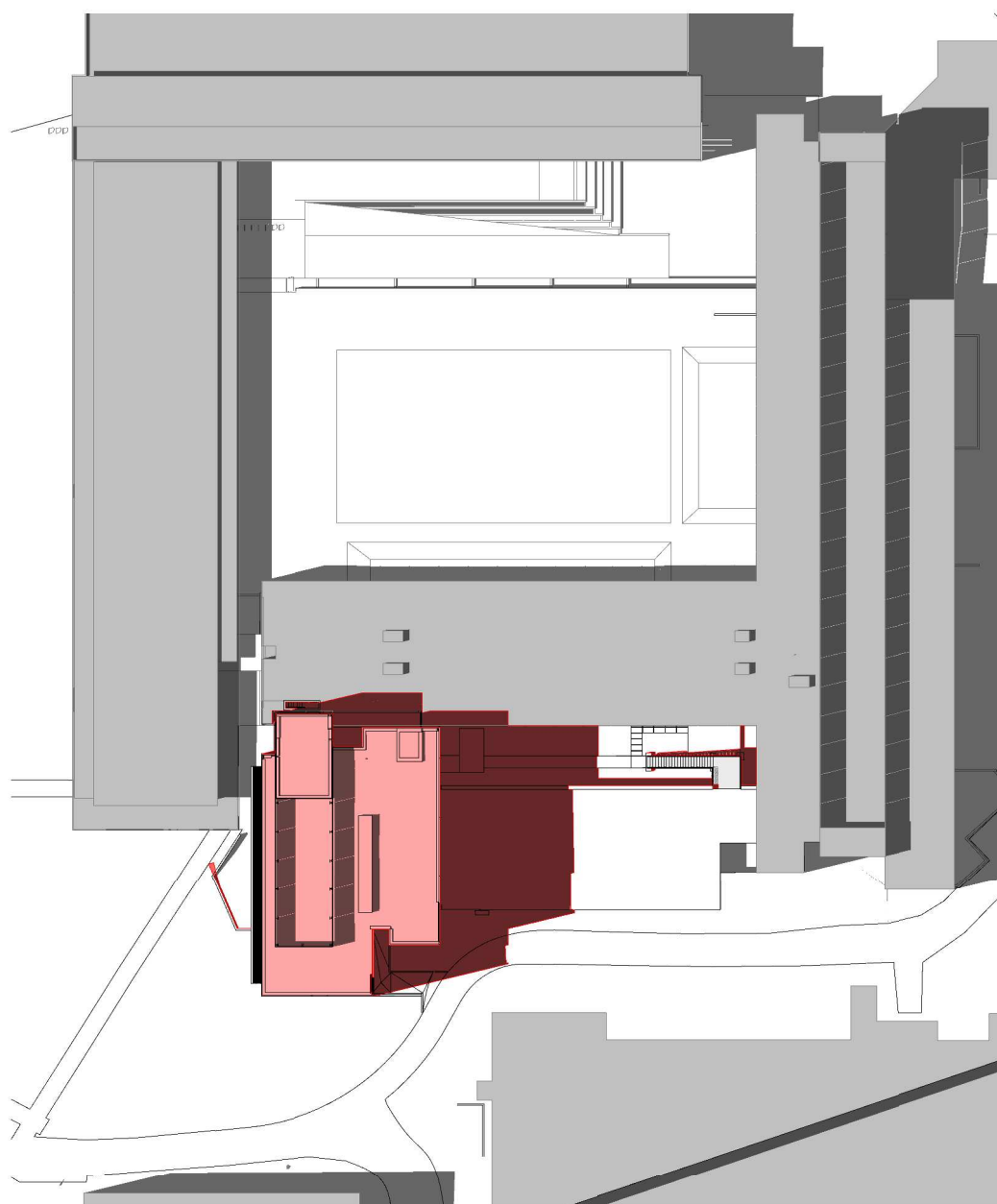
Spring equinox at 2pm



Summer solstice at 10am



Summer solstice at 12pm



Summer solstice at 2pm

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Addition

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SCALE
1 : 800

Shadow analysis

SHEET

DP G0.03



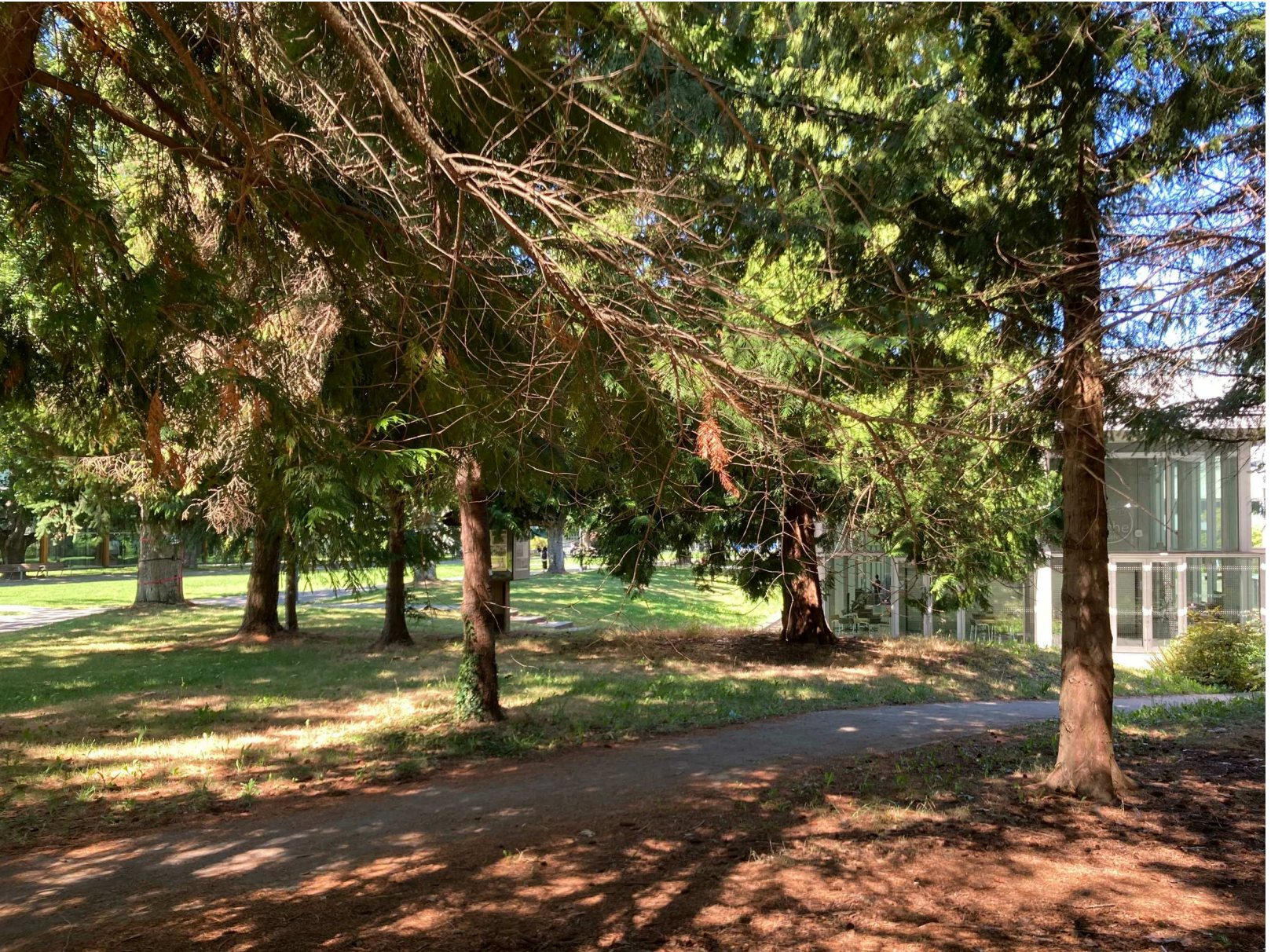
1. Looking east at project site from Main Mall



2. Looking north at project site from Civil Mechanical Engineering Building



3. Looking south at project site from existing courtyard



4. Moving east on pedestrian path from Main Mall



5. Moving west on pedestrian path from East Mall



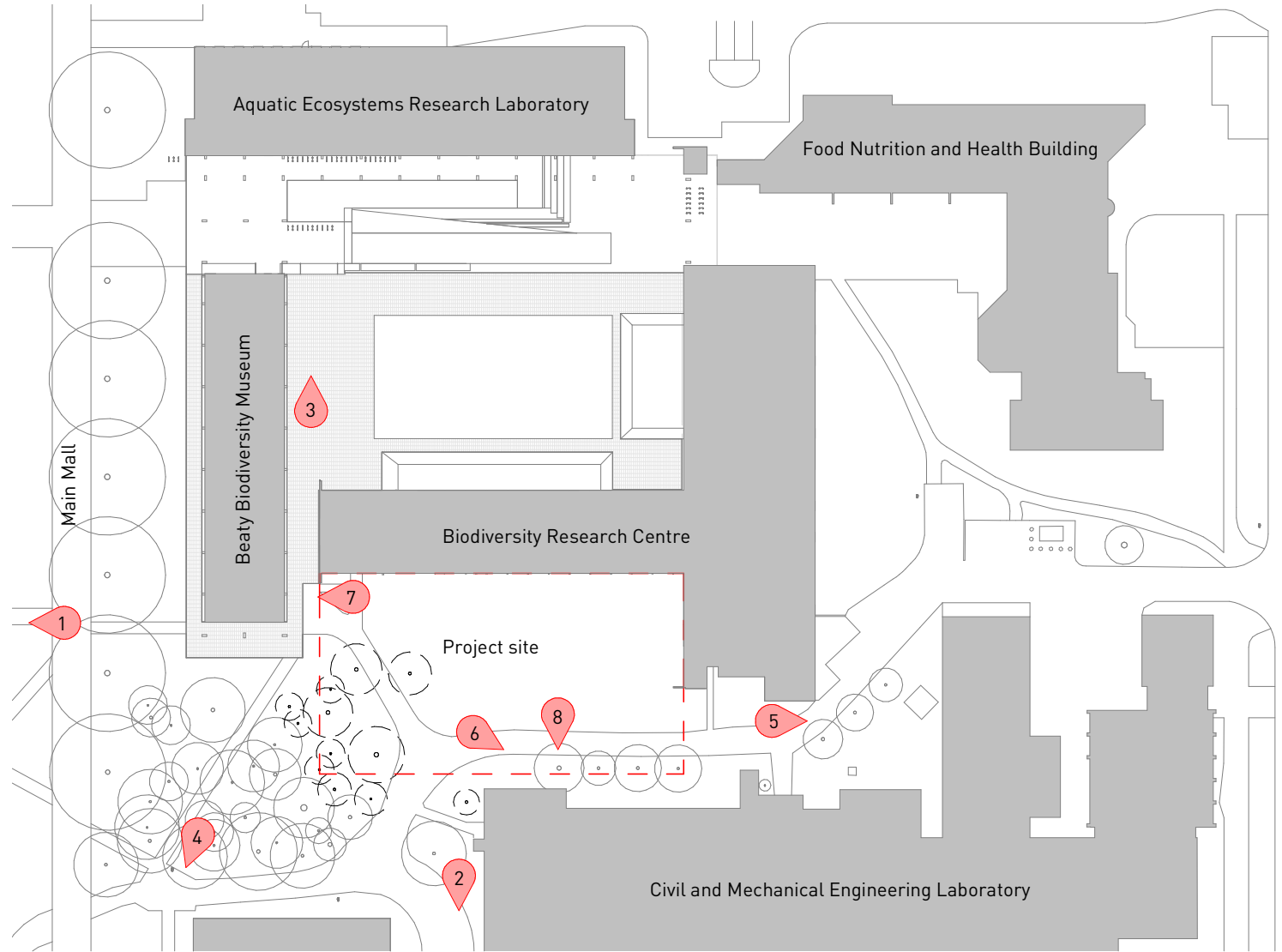
6. Moving west on pedestrian path from East Mall



7. Looking east at project site from the Beaty Biodiversity Museum



8. Looking north at project site from pedestrian path



Key plan

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UBC Beaty Biodiversity Centre Addition

2212 Main Mall, Vancouver, BC

PROJECT NORTH TRUE NORTH

PROJECT CODE
2121
SCALE
1 : 1000

Photographs

SHEET

DP G0.04

General Notes:
1. Grading plan - refer to Landscape
2. Utilities plan - refer to Civil

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As indicate

SHEET

DP G0.10

Existing to be maintained - NIC
Renovation
New construction

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PROJECT CODE
2121
SCALE
As indicated

SHEET

DP A1.00

Graphic legend

	Existing to be maintained - NIC
	Renovation
	New construction

L1 net area summary

Bike storage	23.9 m²
Comm closet	0.6 m²
Custodial	4.0 m²
Elev closet	1.8 m²
Elev 3	6.3 m²
Mech shaft	4.8 m²
Multipurpose room	76.3 m²
Office	15.2 m²
Office	15.0 m²
Office	15.2 m²
Office	14.4 m²
Open area w/ kitchenette	80.4 m²
Open collaboration	22.2 m²
Stair 1A	19.4 m²
UTR	5.5 m²
WC	4.2 m²
WC	4.2 m²
Workshop room (dirty)	65.6 m²
Grand total	394.1 m²

public

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**UBC Beaty
Biodiversity Centre
Addition**

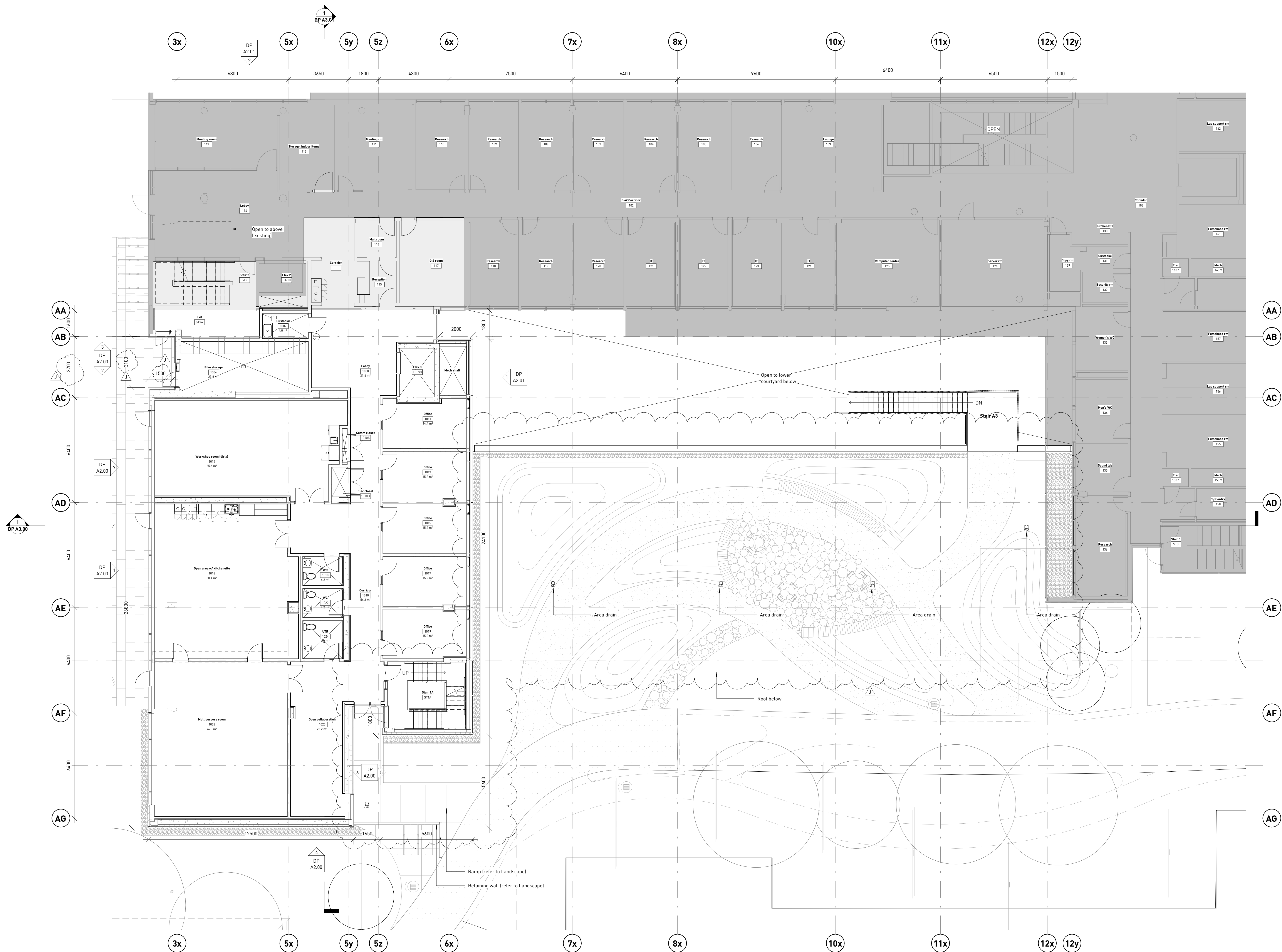
2212 Main Mall, Vancouver, BC

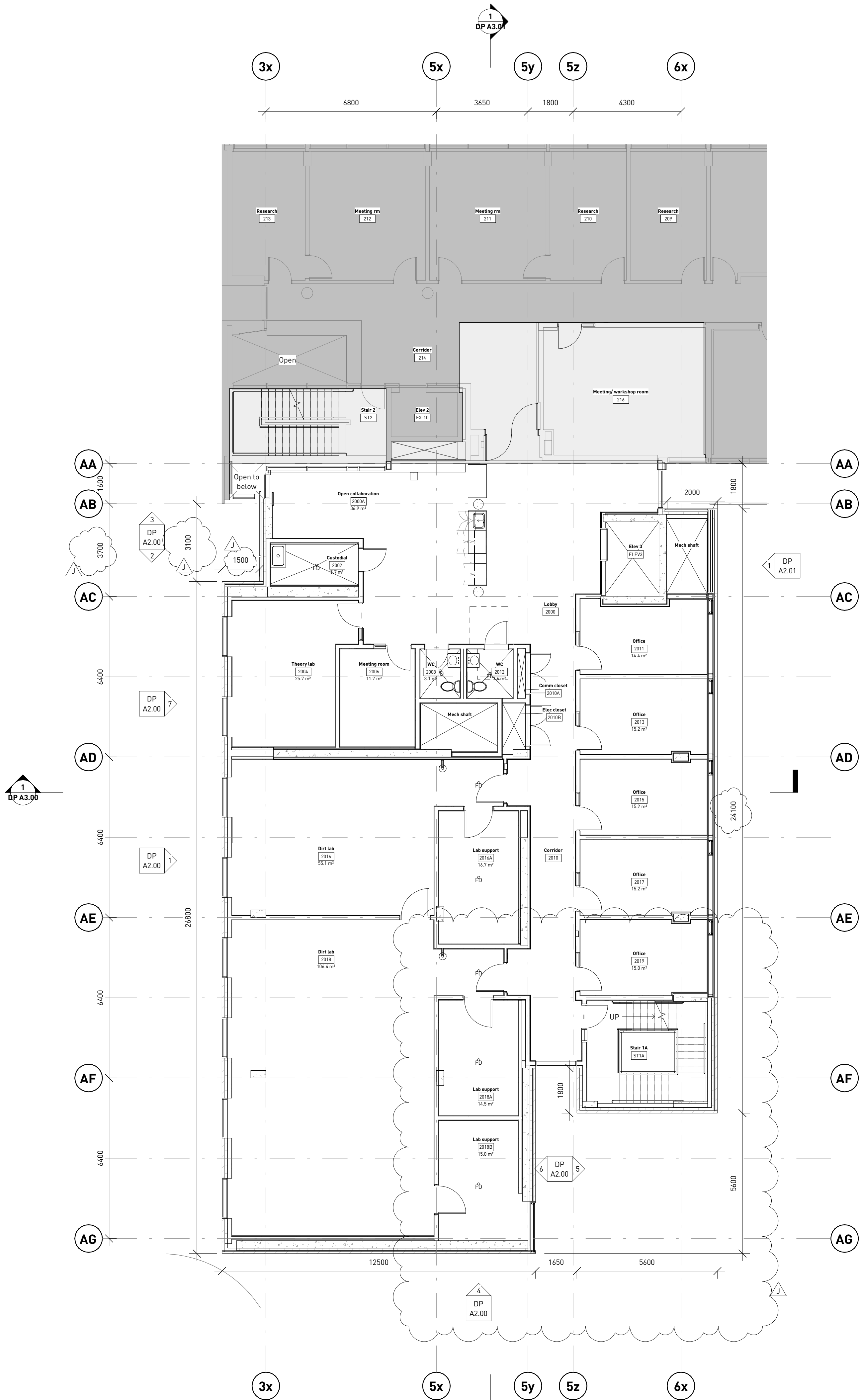
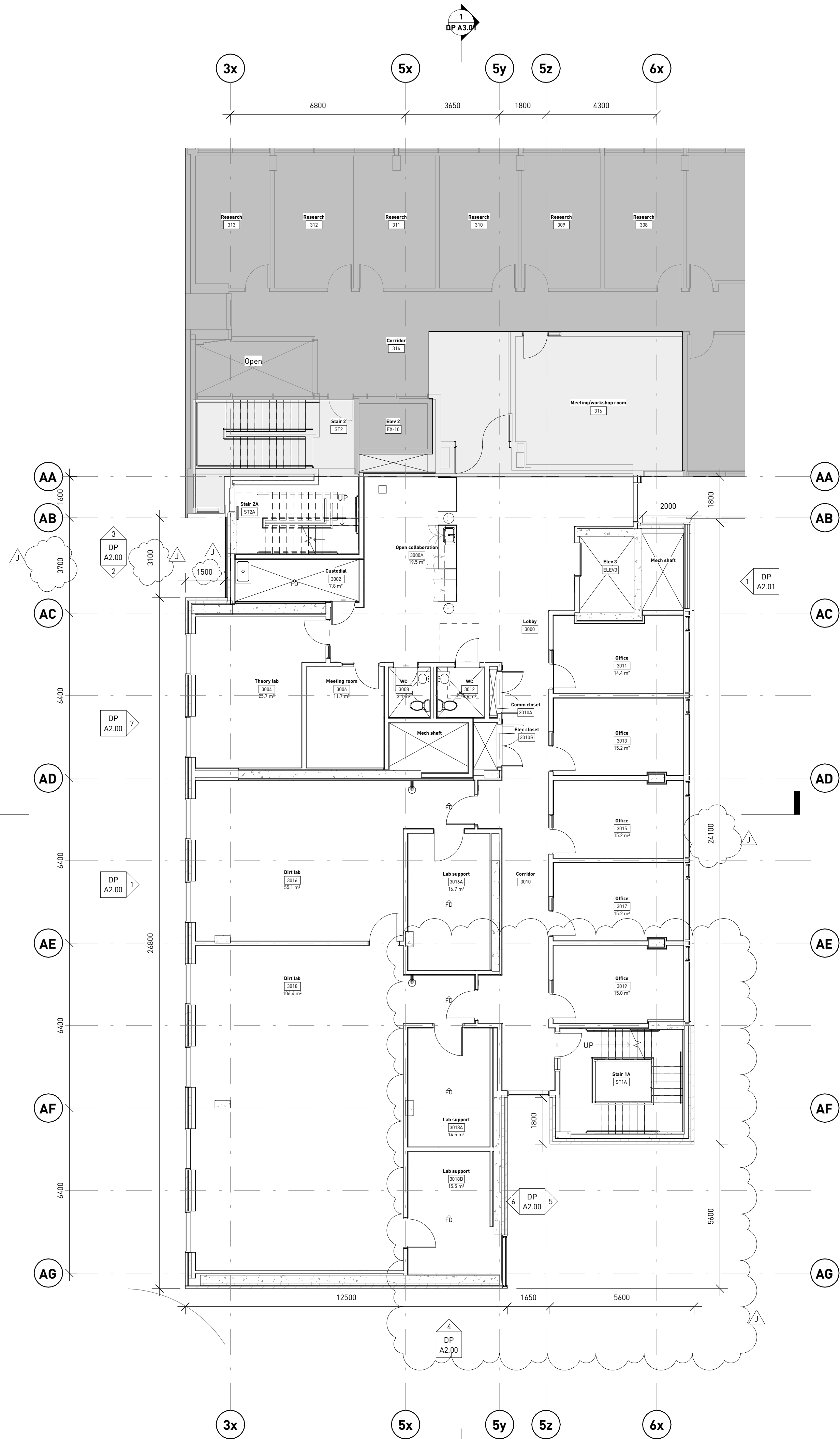
PROJECT CODE
2121
SCALE
As indicated

Floor plan - L1

SHEET

DP A1.01





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Graphic legend	
	Existing to be maintained - NIC
	Renovation
	New construction

L2 net area summary	
Comm closet	0.6 m ²
Custodial	5.7 m ²
Dirt lab	106.4 m ²
Dirt lab	55.1 m ²
Elec closet	1.8 m ²
Elev 3	6.3 m ²
Lab support	16.7 m ²
Lab support	15.0 m ²
Lab support	14.5 m ²
Mech shaft	5.8 m ²
Mech shaft	4.8 m ²
Meeting room	11.7 m ²
Office	15.2 m ²
Office	15.2 m ²
Office	14.4 m ²
Office	15.2 m ²
Office	15.0 m ²
Open collaboration	36.9 m ²
Stair 1A	19.3 m ²
Theory lab	25.7 m ²
WC	3.6 m ²
WC	3.1 m ²
Grand total	407.7 m ²

L3 net area summary	
Comm closet	0.6 m ²
Custodial	7.9 m ²
Dirt lab	106.4 m ²
Dirt lab	55.1 m ²
Elec closet	1.8 m ²
Elev 3	6.3 m ²
Lab support	16.7 m ²
Lab support	15.5 m ²
Lab support	14.5 m ²
Mech shaft	4.8 m ²
Mech shaft	5.8 m ²
Meeting room	11.7 m ²
Office	15.2 m ²
Office	14.4 m ²
Office	15.2 m ²
Office	15.2 m ²
Office	15.0 m ²
Open collaboration	19.5 m ²
Stair 1A	19.3 m ²
Stair 2A	30.7 m ²
Theory lab	25.7 m ²
WC	3.6 m ²
WC	3.1 m ²
Grand total	423.6 m ²

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
**UBC Beaty
Biodiversity Centre
Addition**
2212 Main Mall, Vancouver, BC

PROJECT CODE
2121
SCALE
As indicated

Floor plan - L2 and
L3
SHEET
DP A1.02

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
C	Mar 29, 2022	Issued for DP
H	Jun 17, 2022	Issued for DP R1
J	Sep 07, 2022	Issued for DP R2

Graphic legend

	Existing to be maintained - NIC
	Renovation
	New construction

L4 net area summary

Comm closet	0.6 m²
Custodial	5.7 m²
Dirt lab	106.4 m²
Dirt lab	55.1 m²
Elec closet	1.8 m²
Elev 3	6.3 m²
Lab support	16.7 m²
Lab support	14.5 m²
Lab support	15.5 m²
Mech shaft	4.8 m²
Mech shaft	5.8 m²
Mech shaft	7.3 m²
Meeting room	11.7 m²
Office	15.2 m²
Office	15.0 m²
Office	15.2 m²
Stair 1A	19.3 m²
Stair 2A	13.1 m²
Theory lab	25.7 m²
Theory lab	30.5 m²
WC	3.6 m²
WC	3.1 m²
Grand total	392.5 m²

L5 net area summary

Comm closet	0.6 m²
Custodial	5.7 m²
Dirt lab	54.8 m²
Elec closet	1.8 m²
Elev 3	6.3 m²
Lab support	16.7 m²
Mech shaft	4.8 m²
Mech shaft	5.8 m²
Meeting room	49.8 m²
Meeting room	11.7 m²
Office	14.1 m²
Office	15.0 m²
Office	15.2 m²
Office	15.2 m²
Open office	50.3 m²
Stair 1A	19.3 m²
Stair 2A	13.5 m²
Theory Lab	30.5 m²
Theory lab	25.7 m²
WC	3.1 m²
WC	3.6 m²
Grand total	363.4 m²

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2121
SCALE
As indicated

**Floor plan - L4 and
L5**

SHEET

DP A1.03

2 Floor plan DP - L5

1/A0.31 1 : 100

1 Floor plan DP - L4

1/A0.31 1 : 100

ISSUES + REVISIONS		
NO.	DATE	DESCRIPTION
C	Mar 29, 2022	Issued for DP
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L6 net area summary

Comm closet	0.6 m ²
Custodial	5.7 m ²
Elec closet	1.8 m ²
Elev	6.3 m ²
Mech shaft	4.8 m ²
Mech shaft	6.6 m ²
Office	14.4 m ²
Office	15.2 m ²
Office	15.2 m ²
Office	15.2 m ²
Office	15.0 m ²
Office	15.2 m ²
Office	15.2 m ²
Office	14.9 m ²
Office	15.2 m ²
Office	15.0 m ²
Office	15.2 m ²
Open collaboration	16.7 m ²
Stair 1A	19.4 m ²
Stair 2A	13.5 m ²
Theory lab	28.9 m ²
Theory lab	26.6 m ²
WC	3.1 m ²
WC	4.0 m ²
Grand total	333.9 m ²

Roof area summary

Mechanical	31.8 m ²
Stair 2A	13.5 m ²
Grand total	45.3 m ²

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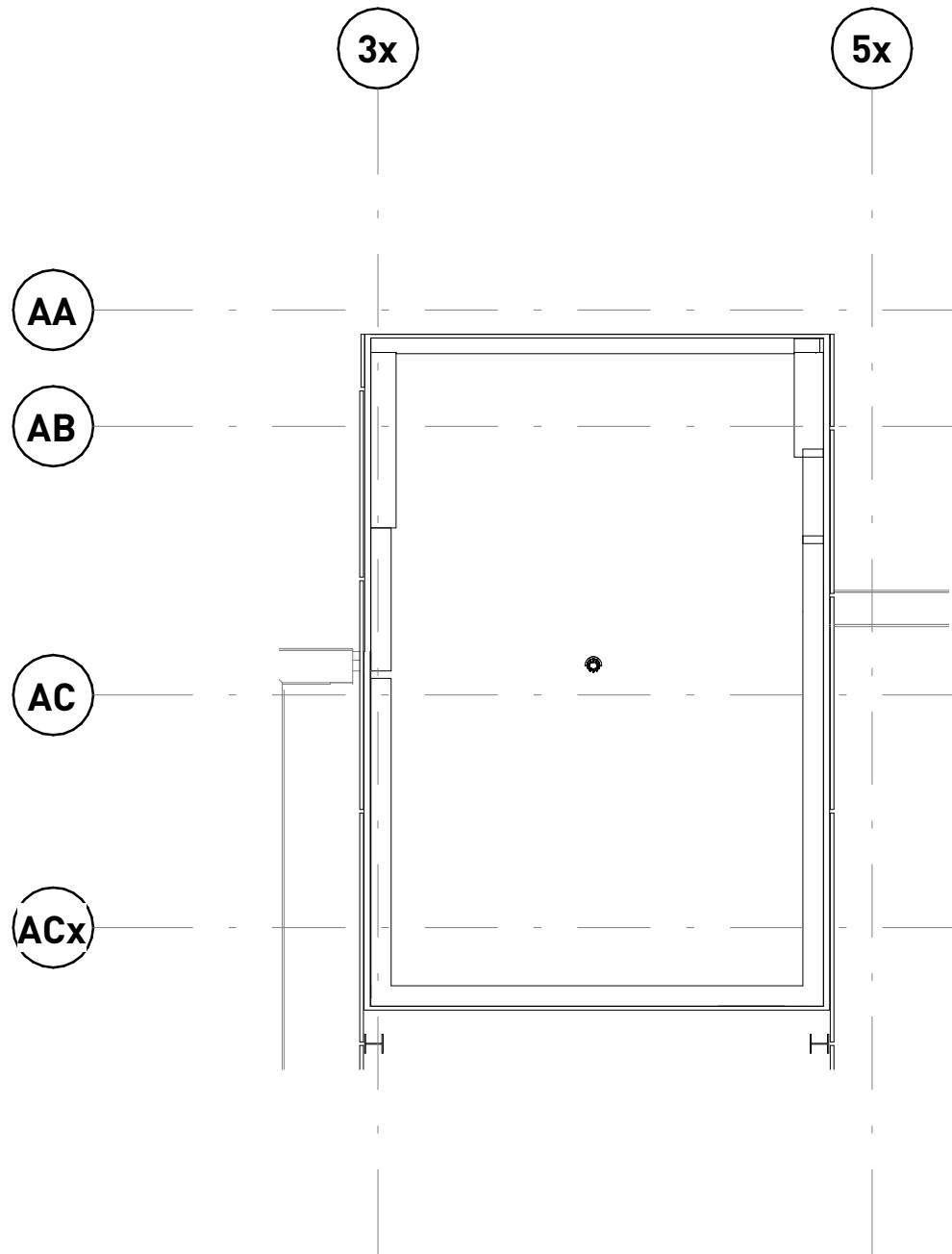
PROJECT CODE
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SCALE
1 : 100

Floor plan - L6 and
roof

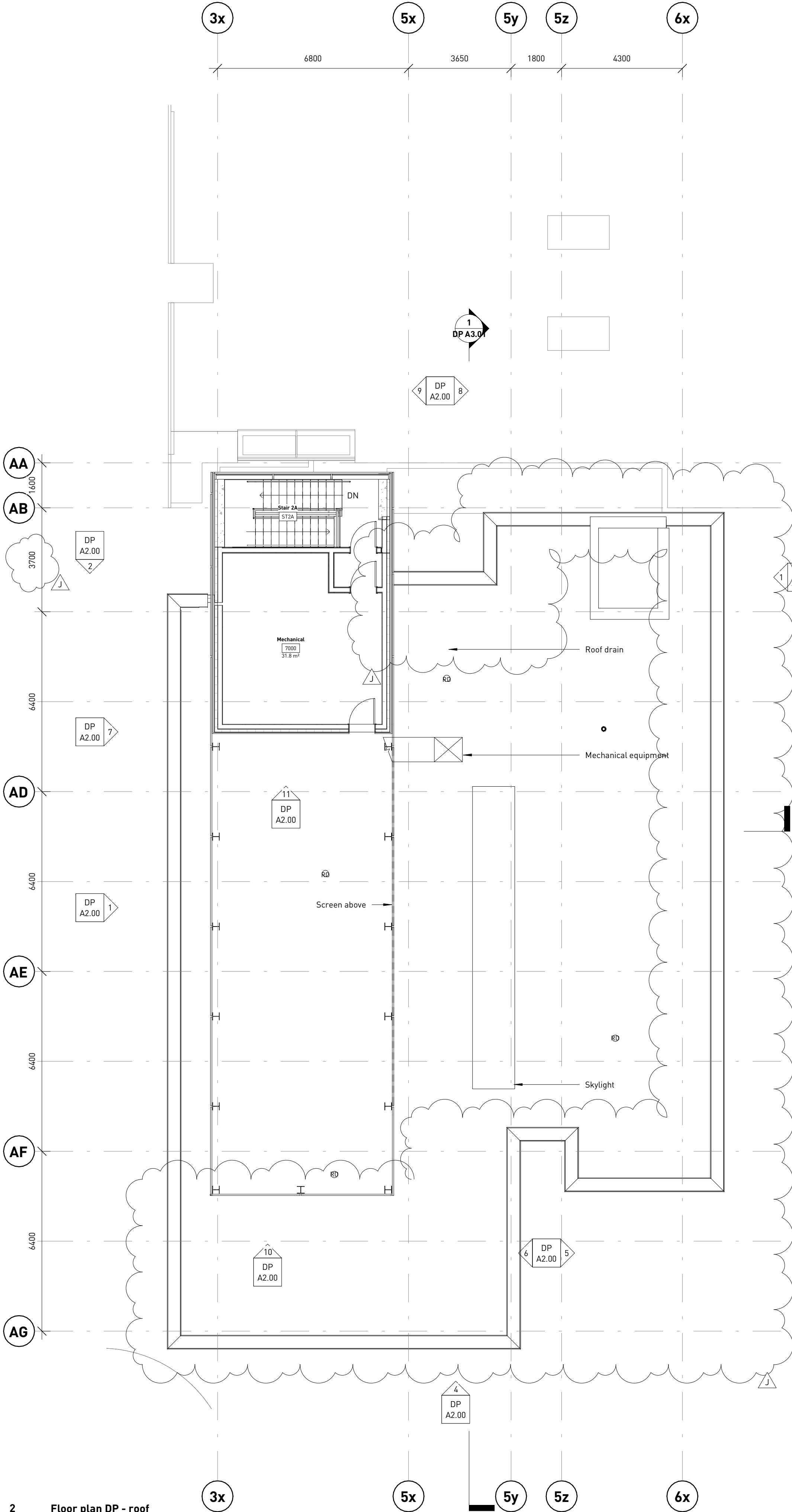
SHEET

DP A1.04

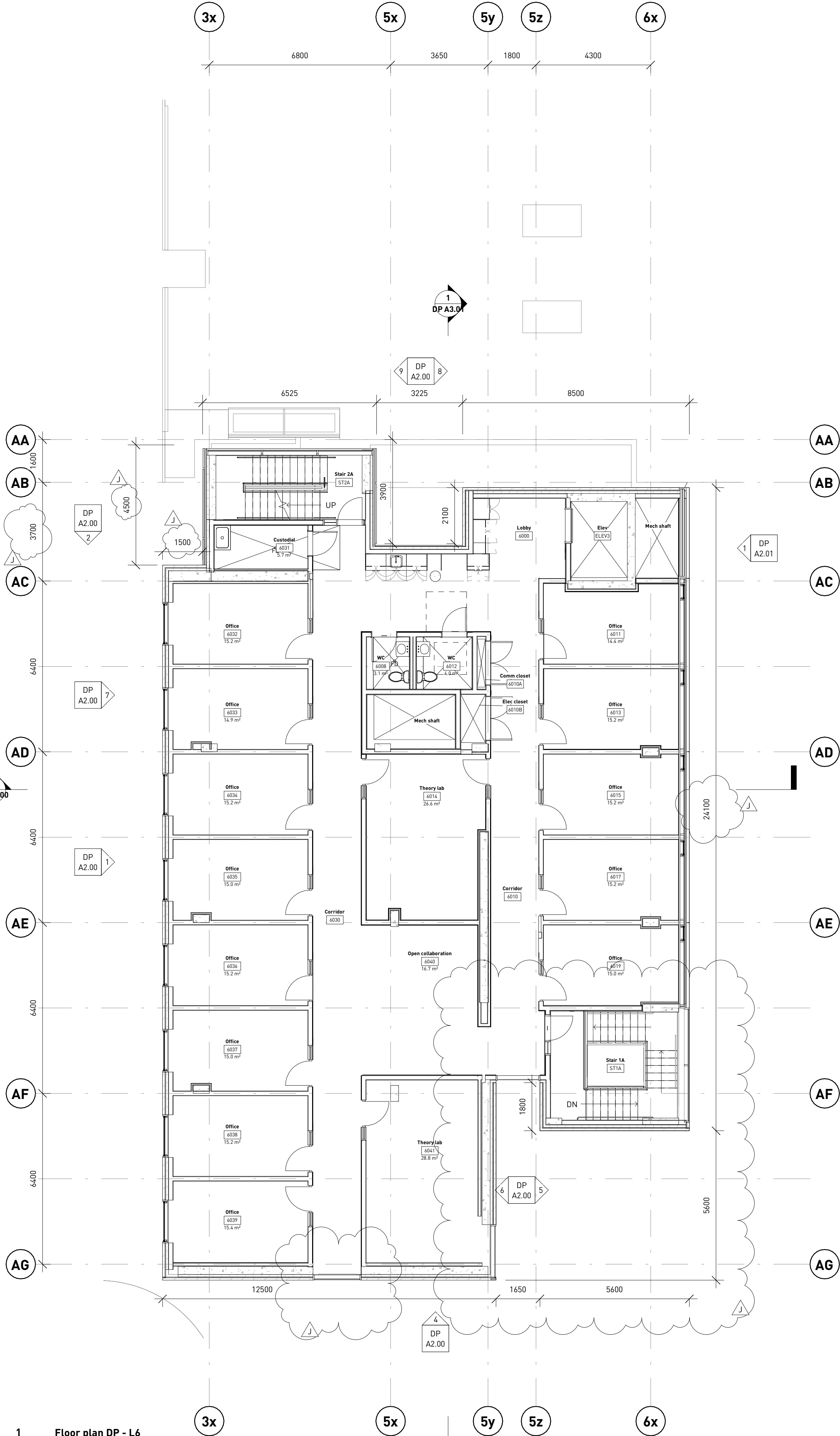
3 Floor plan DP - roof at stair 2A overrun
1 / A0.31 1 : 100



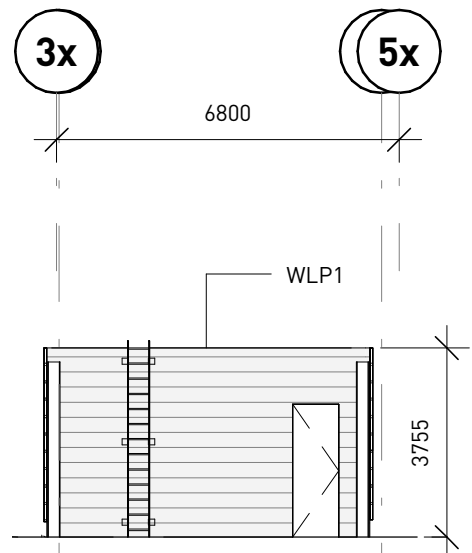
2 Floor plan DP - roof
1 / A0.31 1 : 100



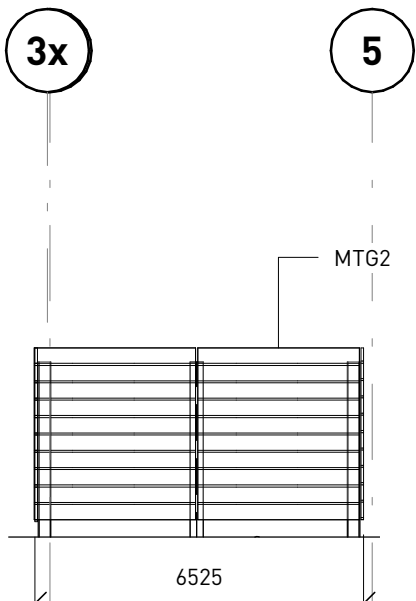
1 Floor plan DP - L6
1 / A0.31 1 : 100



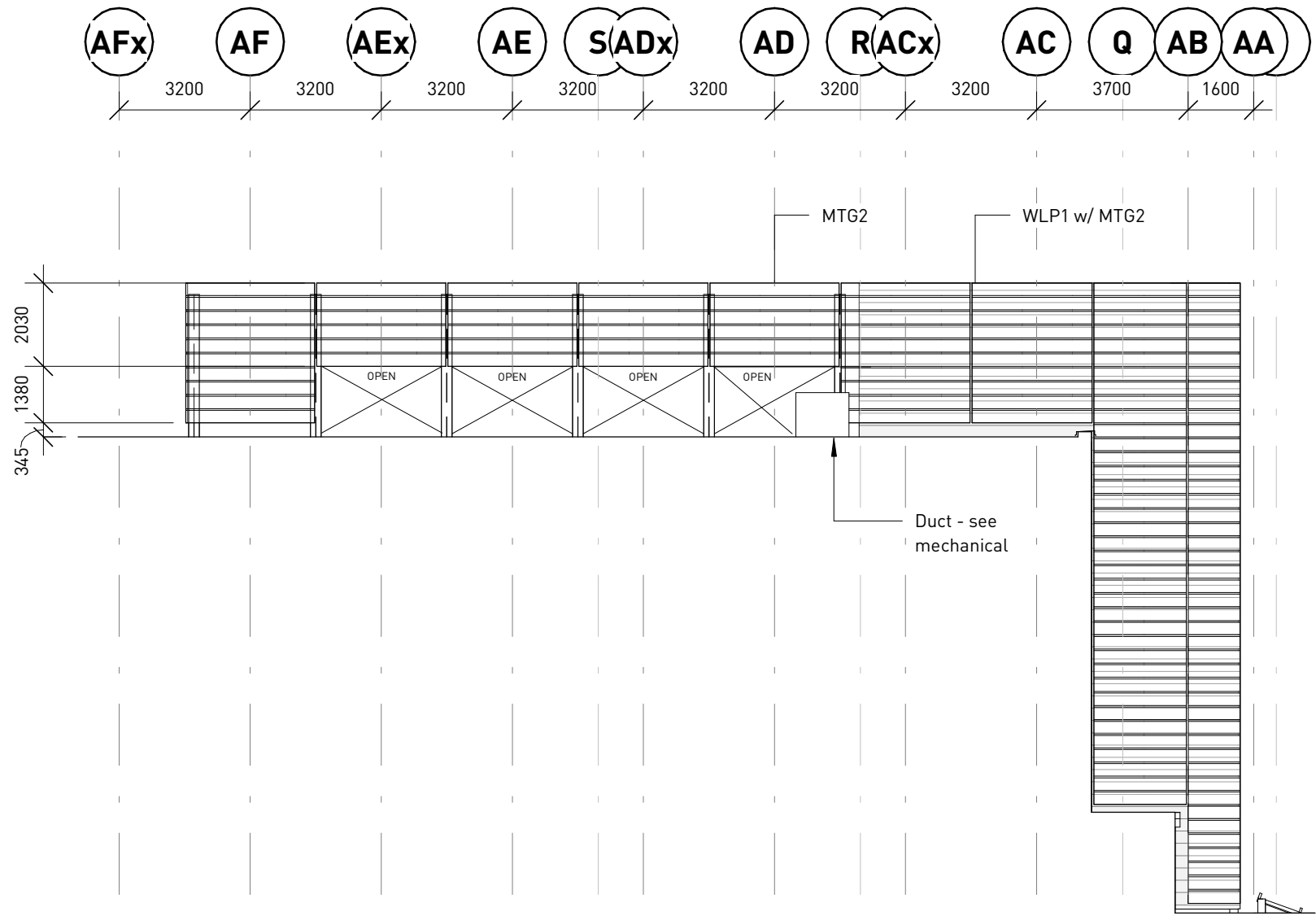
ISSUES - REVISIONS		
NO.	DATE	DESCRIPTION
C	Mar 29, 2022	Issued for DP
H	Jun 17, 2022	Issued for DP R1
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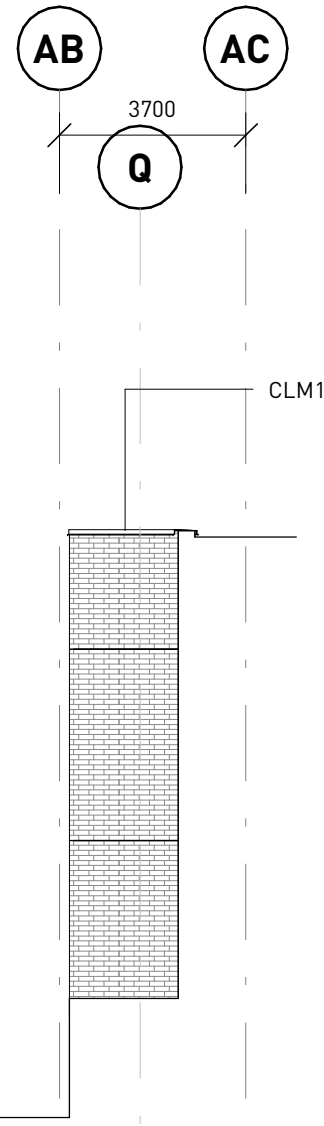
11 Building elev DP - penthouse enclosure south
2 / DP A1.04 : 150



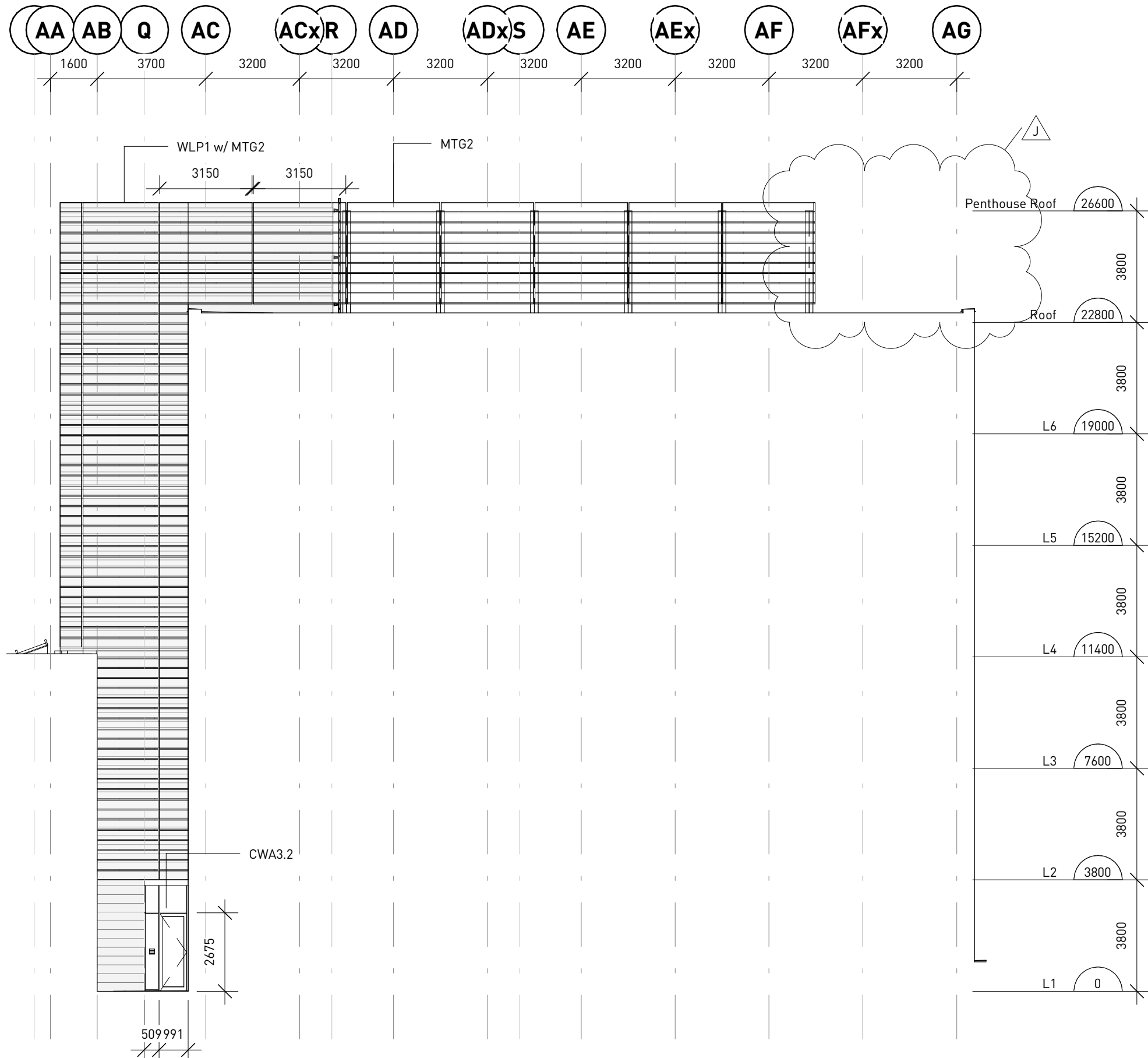
10 Building elev DP - penthouse screen south
2 / DP A1.04 : 150



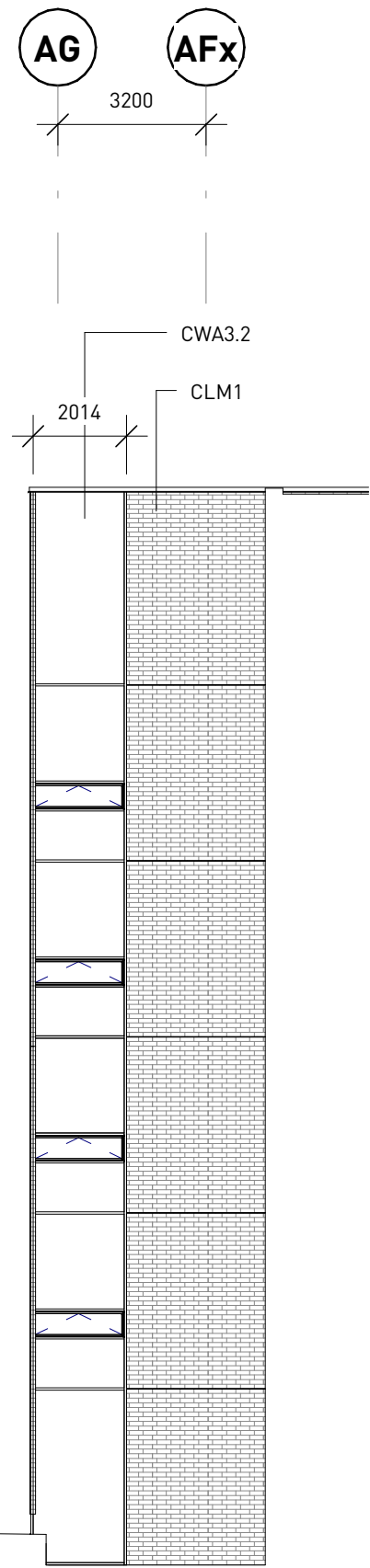
9 Building elevation DP - penthouse east
1 / AD1.05 1 : 150



8 Building elev DP - west 2
1 / AD1.05 1 : 150



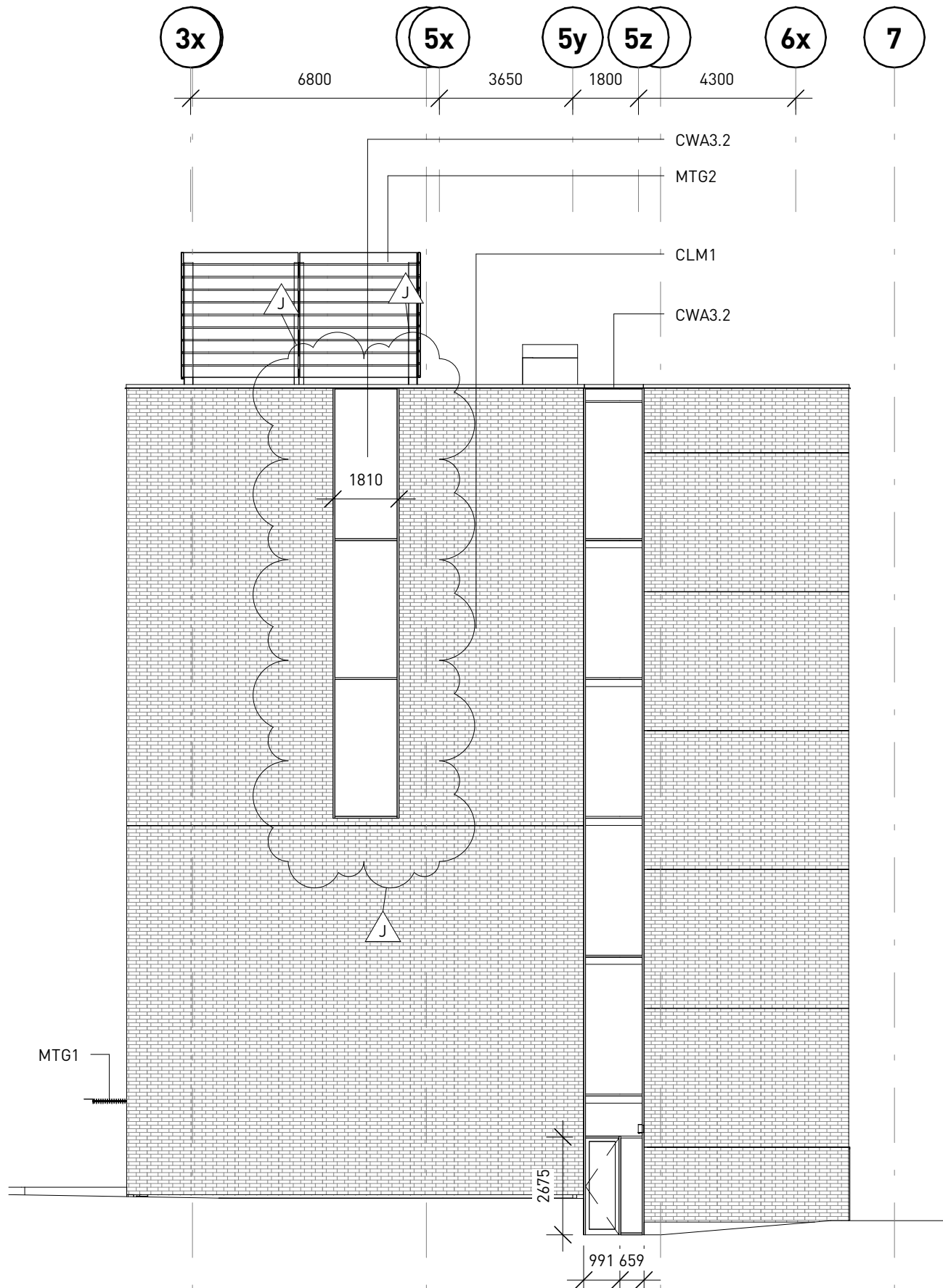
7 Building elevation DP - mechanical penthouse screen - west
1 / A7.03 1 : 150



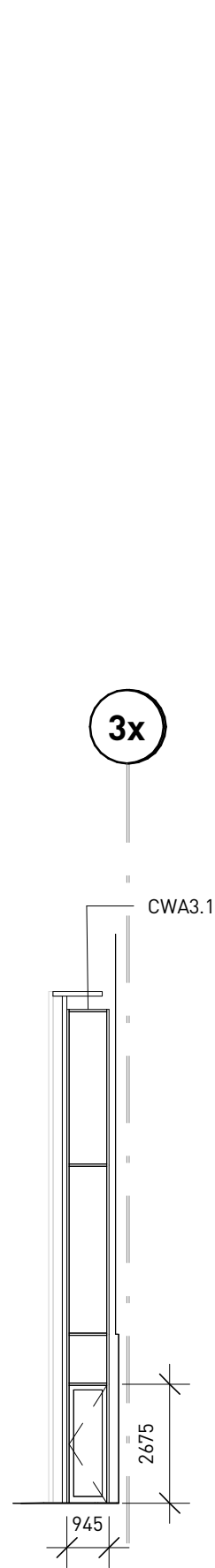
6 Building elevation DP - east 4
1 / DP A1.01 : 150



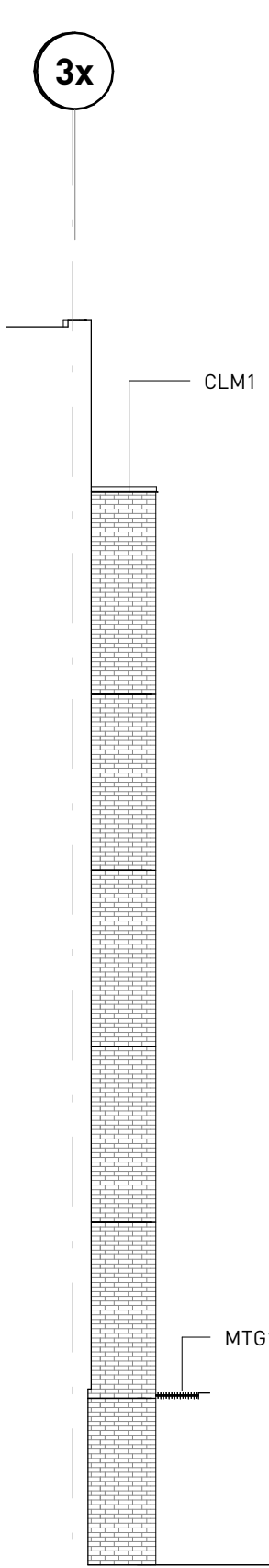
5 Building elevation DP - west 3
1 / DP A1.01 : 150



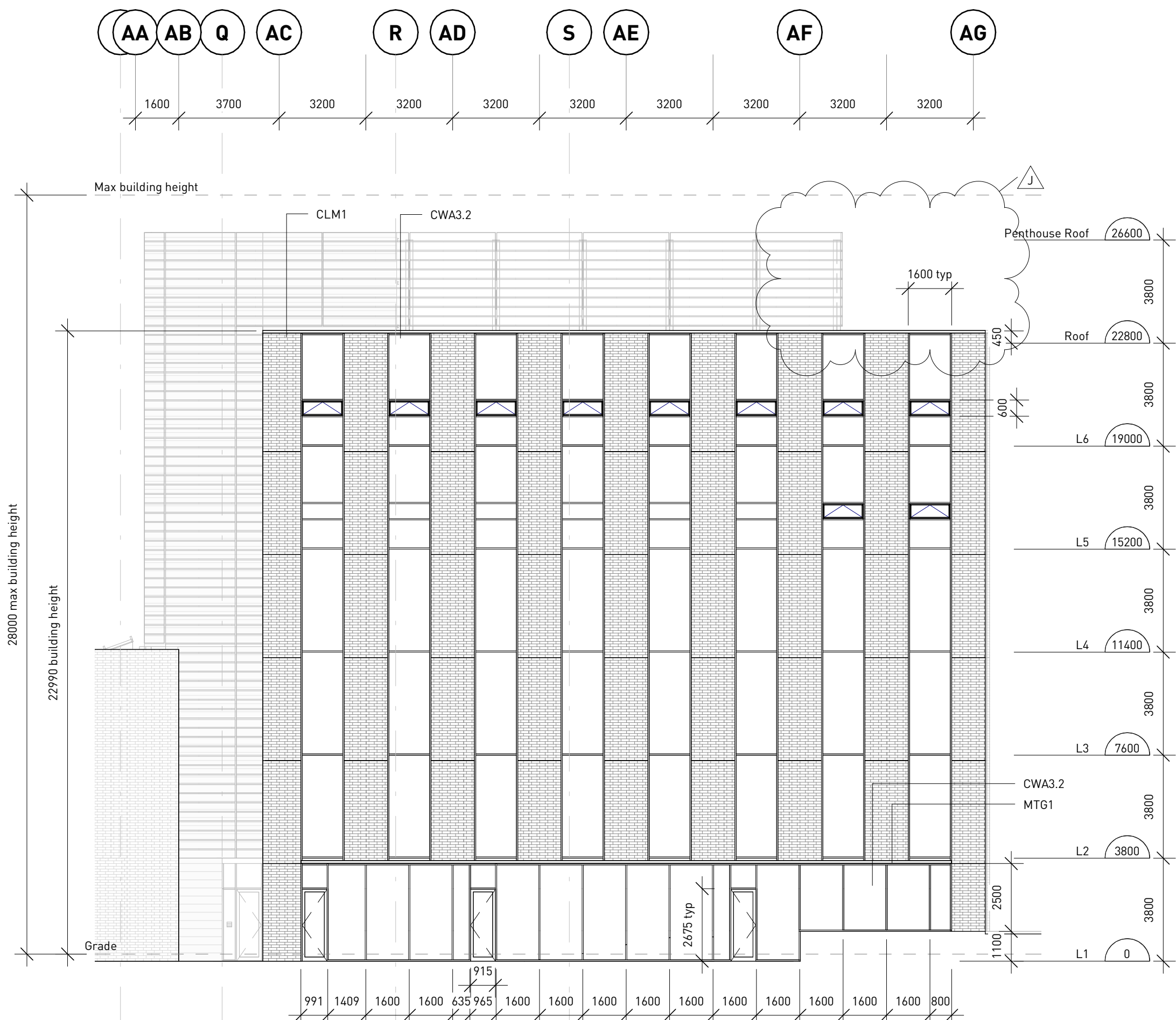
4 Building elevation DP - south
1 / DP A1.00 : 150



3 Building elevation DP - south 2
1 / A7.03 1 : 150



2 Building elevation DP - north 2
1 / A7.03 1 : 150



1 Building elevation DP - west
1 / AD1.05 1 : 150

Keynote	Description
CLM1	Brick masonry
CWA3.1	Fully captured glazed curtain wall
CWA3.2	Structural silicone glazed curtain wall
MTG1	Bar grating
MTG2	Plank grating
WLP1	Metal wall panel
WLP1 w/ MTG2	Metal wall panel w/ plank grating

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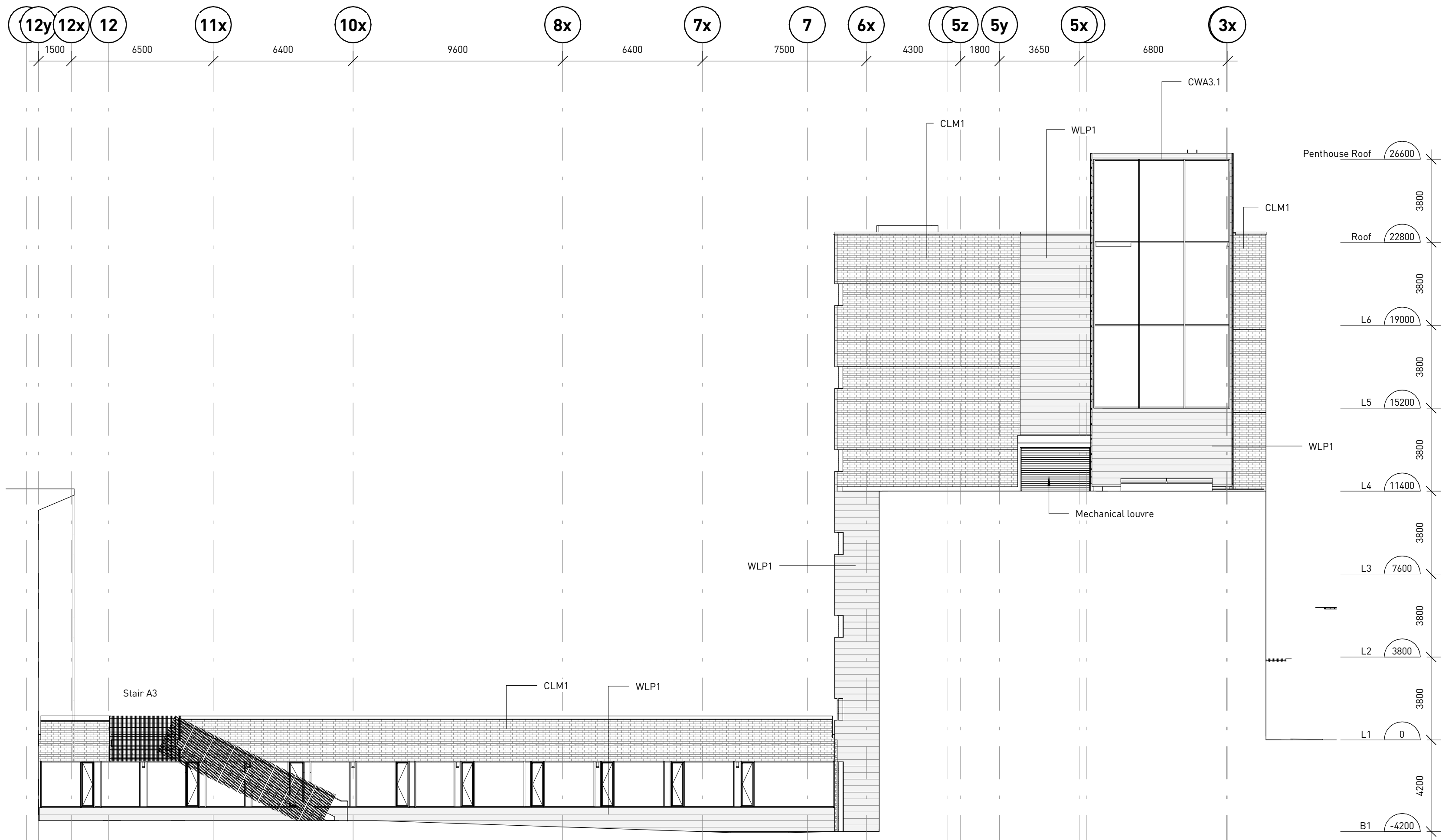
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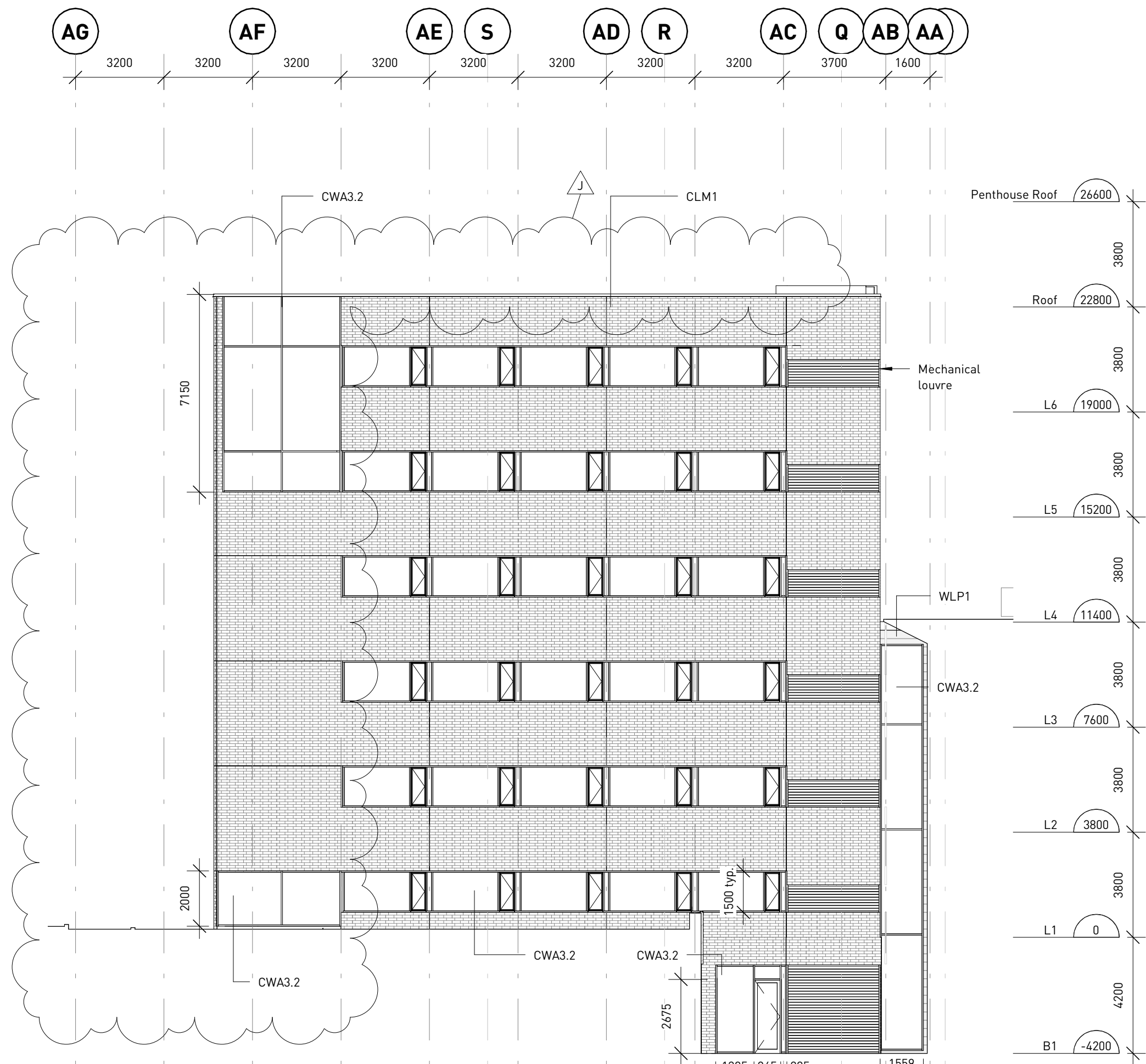
PROJECT CODE
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SCALE
1 : 150

Building elevations
DP A2.00

ISSUES • REVISIONS		
NO.	DATE	DESCRIPTION
C	Mar 29, 2022	Issued for DP
H	Jun 17, 2022	Issued for DP R1
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2 Building elevation DP - north
1/A7.03 1: 150



1 Building elevation DP - east
1/AD1.05 1: 150

Keynote	Description
CLM1	Brick masonry
CWA3.1	Fully captured glazed curtain wall
CWA3.2	Structural silicone glazed curtain wall
WLP1	Metal wall panel

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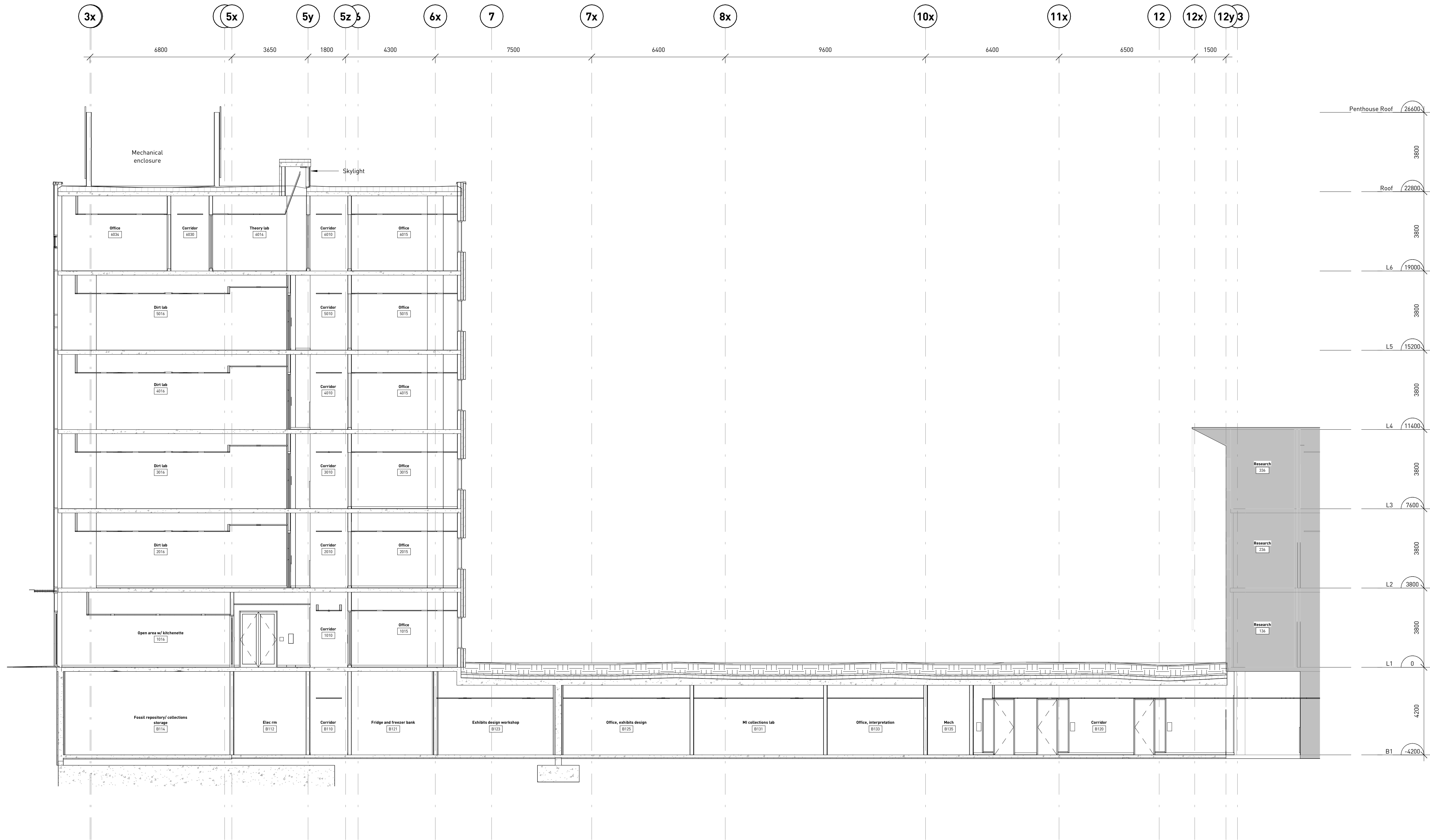
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SCALE
1 : 150

Building elevations
SHEET
DP A2.01



1 Building section DP - east west
1 / DP A1.001 : 100

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SCALE
1 : 100

Building sections

SHEET

DP A3.00

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NO.	DATE	DESCRIPTION
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1 Building section DP - north south
1/ DP A1.03 : 100

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PROJECT CODE
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SCALE
1 : 100

Building sections

SHEET

DP A3.01