

UBC BCR Lot 7

ISSUED FOR DEVELOPMENT PERMIT - JUNE 4, 2024

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Precedent Images



Issues		
No.	Description	Date
1	Issued for Development Permit	2024-06-04

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Client:



Project Title:

BC Research Lot 7
Residential Development

Drawing Title:

Cover Page

Project North:		Drawn By:	JS
Scale:	1:400	Checked By:	MP
Sheet No.:		Job No.:	23-026

plot date: 2024-05-04



Issues		
No.	Description	Date
1	Issued for Development Permit	2024-06-04

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Client:



Project Title:
**BC Research Lot 7
Residential Development**

Drawing Title:
Context Plan

Project North:		Drawn By:	JS
Scale:	NTS	Checked By:	MP
Sheet No.:		Job No.:	23-026

Issues		
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1	Issued for Development Permit	2024-06-04

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Client:



Project Title:
**BC Research Lot 7
Residential Development**

Drawing Title:
**Tree Management
Plan**

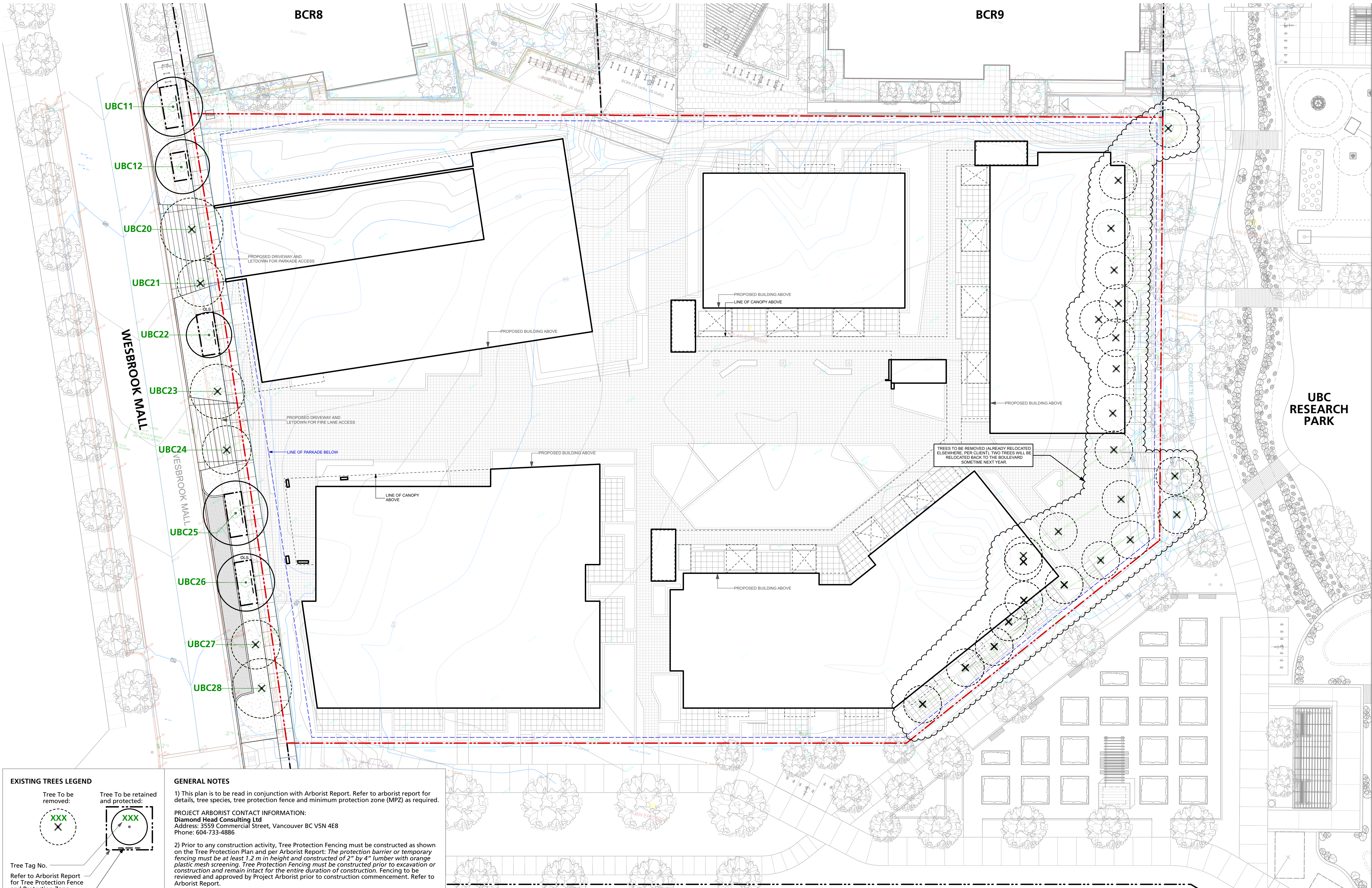
Project North:
Drawn By: JS
Checked By: MP

Scale: 1:200
Job No.: 23-026

Sheet No.:

BCR8

BCR9



EXISTING TREES LEGEND

Tree To be removed:

XXX

Tree To be retained and protected:

XXX

Tree Tag No.
Refer to Arborist Report for Tree Protection Fence and Protection Zone

Root Barrier

Note:
Existing trees to be removed per UBCPT direction. Remove and store in the UBCPT South Campus works yard for Construction and relocate for landscape installation. Confirm with General Contractor the scope of work for removal and relocation.

GENERAL NOTES

1) This plan is to be read in conjunction with Arborist Report. Refer to arborist report for details, tree species, tree protection fence and minimum protection zone (MPZ) as required.

PROJECT ARBORIST CONTACT INFORMATION:
Diamond Head Consulting Ltd
Address: 3559 Commercial Street, Vancouver BC V5N 4E8
Phone: 604-733-4886

2) Prior to any construction activity, Tree Protection Fencing must be constructed as shown on the Tree Protection Plan and per Arborist Report: *The protection barrier or temporary fencing must be at least 1.2 m in height and constructed of 2" by 4" lumber with orange plastic mesh screening. Tree Protection Fencing must be constructed prior to excavation or construction and remain intact for the entire duration of construction. Fencing to be reviewed and approved by Project Arborist prior to construction commencement. Refer to Arborist Report.*

3) No storage of materials within root protection zone.

4) Any work to be performed within the tree protection fencing and root protection zone must be done with prior approval of Project Arborist and under arborist supervision.

5) Contractor to contact UBCPT to turn off existing irrigation system prior to excavation and construction. Irrigation system to be reinstated and/or replaced if damaged by construction to match existing condition.

6) Root barrier to be reinstated and/or replaced if damaged by construction to match existing condition. Root barrier to be 2.4m length Root Barrier by DeepRoot UB 18-2.

7) Sodded boulevard to be reinstated and repaired as required to match existing condition. Provide growing medium and assembly for high traffic lawn and seeded with an appropriate seed mix. Provide shop drawings for review and approval. UBCPT to confirm.

Tag	Common Name	Species	DBH (cm)	Dripline Radius (m)	TPZ (m)	Status	Remarks
UBC11	Red Maple	Acer rubrum	28	15	2	Retain	
UBC12	Red Maple	Acer rubrum	28	15	2	Retain	
UBC20	Red Maple	Acer rubrum	19	12	2	Remove	In conflict with proposed parkade letdown.
UBC21	Red Maple	Acer rubrum	19	12	2	Remove	In conflict with proposed parkade letdown.
UBC22	Red Maple	Acer rubrum	19	12	2	Retain	
UBC23	Red Maple	Acer rubrum	20	12	2	Remove	In conflict with proposed fire lane access and letdown.
UBC24	Red Maple	Acer rubrum	22	12	2	Remove	In conflict with proposed fire lane access and letdown.
UBC25	Red Maple	Acer rubrum	20	12	2	Retain	
UBC26	Red Maple	Acer rubrum	19	12	2	Retain	
UBC27	Red Maple	Acer rubrum	19	12	2	Remove	In conflict with proposed side street parking.
UBC28	Red Maple	Acer rubrum	19	12	2	Remove	In conflict with proposed side street parking.

- Planting Notes**
- Contractor is responsible to obtain and be familiar with the relevant project specifications.
 - The contractor shall locate and verify the existence of all utilities prior to starting work.
 - All existing utility covers are to be adjusted to the final grade.
 - The contractor shall supply all plant materials shown on all drawings.
 - All trees to be planted with a minimum 1m clearance to existing water main and water valves.
 - All plant material shall be approved at the nursery by the project landscape architect.
 - All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
 - The landscape contractor shall refer to the contract specifications for additional requirements.
 - Planting to conform to all BCLNA Standards.
 - Provide root barrier as shown on Landscape Planting Plans. Root barrier to be DeepRoot UB-18. Provide cut sheet for approval.



plot date: 2024-06-04

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Client:



Project Title:
**BC Research Lot 7
Residential Development**

Drawing Title:
Landscape Plan

Project North:  Drawn By: JS
Checked By: MP

Scale: 1:200 Job No.: 23-026

Sheet No.:



plot date: 2024-06-04

LEGEND

1

FEATURE PAVING

2

PRIVATE PATIO

3

RES. AMENITY PATIO

4

ARTIFICIAL TURF

5

CIP. CONCRETE STAIRS

6

CIP. STEPPED SEATING

7

LINEAR BENCH

8

BIKE RACK

9

LOUNGE CHAIR

10

LOUNGE FURNITURE

11

BAR TABLE AND STOOL

12

OUTDOOR KITCHEN (BBQ)

13

WEATHERPROOF TRELLIS

14

CATENARY LIGHTING

15

ACCESSIBLE PATHWAYS

16

RAISED SEAT DECK

17

VEHICLE RATED BOLLARD

18

ENTRY SIGNAGE

19

PLANTING

20

FLUSH TREE PLANTING

Issues	No.	Description	Date
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Client:

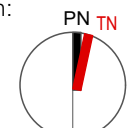
 **UBC PROPERTIES TRUST**

Project Title:

**BC Research Lot 7
Residential Development**

Drawing Title:

**Materials, Layout, and
Key Plan**

Project North:  Drawn By: JS
Checked By: MP
Scale: 1:200 Job No.: 23-026
Sheet No.:

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Client:



Project Title:

BC Research Lot 7
Residential Development

Drawing Title:

Exterior
Lighting Plan

Project North:	PN TN	Drawn By:	JS
Scale:	1:200	Checked By:	MP
Sheet No.:	23-026		

L1.2

BCR8

BCR9

WESBROOK MALL

UBC
RESEARCH
PARK

BLDG C1

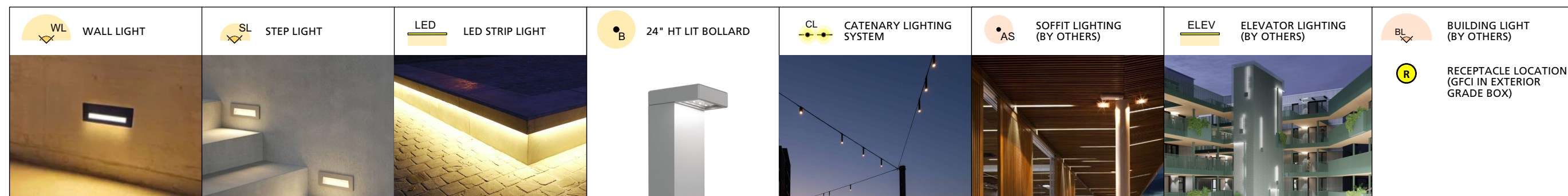
BLDG C2

BLDG B

BLDG A

BLDG C3

LIGHTING LEGEND



NOTE:
- LIGHTING PLAN AND PRECEDENT IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ELECTRICAL LIGHTING PLANS.
- CONTRACTOR TO REPORT ANY DISCREPANCIES TO CONSULTANTS FOR REVIEW.
- POWER SUPPLY FOR EACH LIGHT FIXTURE TO BE LOCATED INSIDE PLANTER OR EXTERIOR RATED AND WEATHERPROOF ENCLOSURES. REFER TO ELECTRICAL FOR SPECIFICATION.
- REFER TO ARCHITECTURAL FOR ALL SOFFIT LIGHTING.

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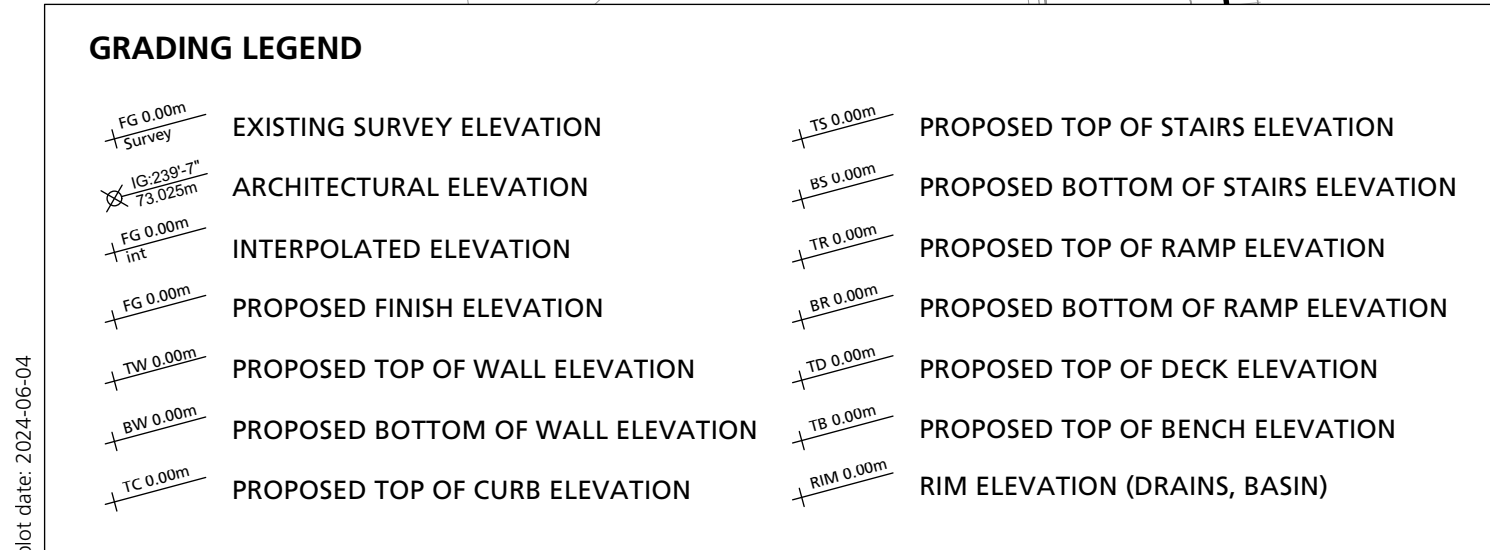

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Drawing Title:

Landscape
Grading Plan

Scale: **1:200** Job No.: **23-026**

L2.0



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Client:



Project Title:
**BC Research Lot 7
Residential Development**

Drawing Title:
**Landscape
Planting Plan**

Project North:

Drawn By:
JS

Scale:
1:200

Job No.:
23-026

Sheet No.:
L3.0

BCR8

BCR9

WESBROOK MALL

UBC
RESEARCH
PARK

BLDG B

BLDG C1

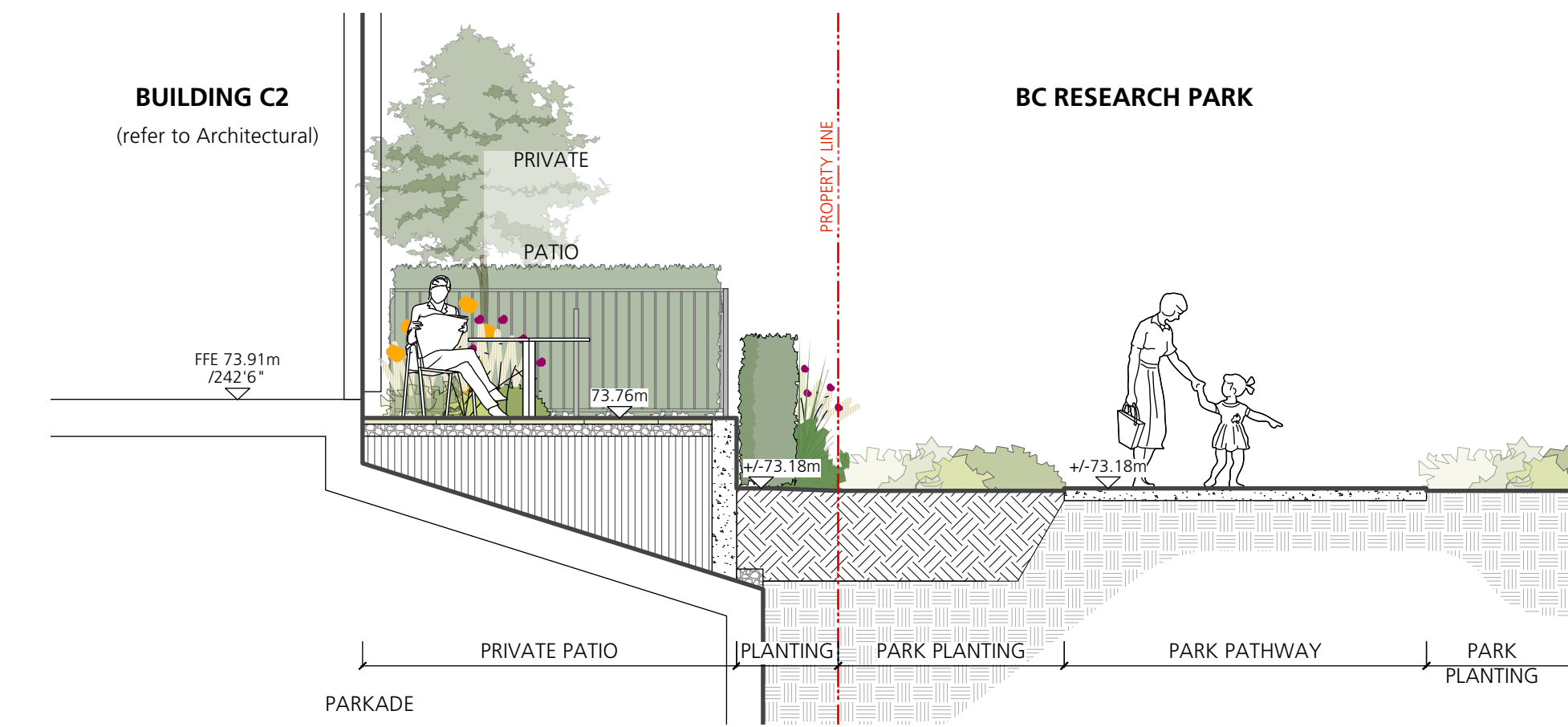
BLDG C2

BLDG A

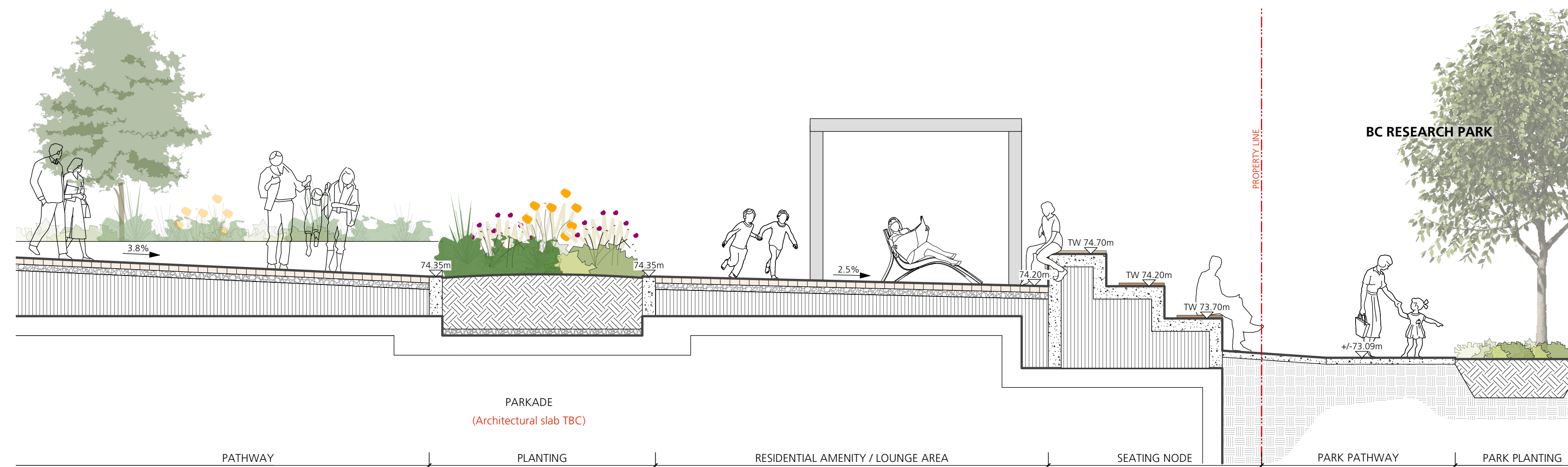
BLDG C3

Plant List	Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees						
Acc	24	Acer circinatum	Vine Maple		2.5m ht., B&S, max. 3 stems	*Native Habitat
AcP	6	Acer palmatum	Japanese Maple		6cm cal., 2.5m ht.	WB
Am	4	Amelanchier laevis 'Spring Hurry'	Saskatoon		2.5m ht., WB	*Native
Cec	3	Cornus canadensis	Eastern Redbud		6cm cal., WB	
CES	15	Cornus kousa 'Satan'	Satan Kousa Dogwood		6cm cal., WB	
Fd	3	Fagus sylvatica 'Dawyckii'	Dawyck European Beech		6cm cal., WB	syn. Fagus sylvatica 'Dawyck'
GtSk	3	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust		6cm cal., WB	
Gr	3	Grevillea pinnatifida 'Varese'	Varese Grevillea		6cm cal., WB	
PE	6	Populus tremula 'Erecta'	Columnar European Aspen		6cm cal., WB	
Sh	4	Shewartia pseudocamellia	Japanese Stewartia		6cm cal., WB	
Sh	7	Styrax japonicus	Japanese Snowbell		6cm cal., WB	Single Trunk
Shrubs						
AbM	10	Abies balsamea 'Nana'	Dwarf Balm Fir		#2 pot	*Kelowna
BmV	38	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood		#2 pot	
Cs	115	Corylia tomentosa 'Sundance'	Sundance Mexican Orange		#3 pot	
Cs	23	Cornus sericea 'Arctic Fire'	'Arctic Fire' Red Twig Dogwood		#3 pot	0.8m spread
DoA	15	Daphne odora 'Aureomarginata'	Variiegated Winter Daphne		#3 pot	syn. Daphne odora 'Marginata'
Ga	45	Gaultheria shallon	Sale		#2 pot	*Native
HIA	1	'Hamamelis x intermedia' 'Arnold Promise'	Arnold Promise Witch Hazel		#2 pot	
Lp	106	Lonicera pileata	River Honeysuckle		#3 pot	
Mar	47	Malva repens	Creeping Malva		#2 pot	Low Growing, Possibly Groundcover
PhG	3	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark		#3 pot	
Rd	34	Rhododendron 'Lemon Dream'	Lemon Dream Rhododendron		#3 pot	
RdP	99	Rhododendron 'Mary Fleming'	Mary Fleming Rhododendron		#3 pot	
RdL	115	Rhododendron 'Snow Lady'	Snow Lady Rhododendron		#3 pot	
RdU	33	Rhododendron 'Unique'	Unique Rhododendron		#3 pot	
Rw	81	Rhododendron williamsianum	Rhododendron		#3 pot	
Sh	164	Sarcococca hookeriana var. humilis	Dwarf Sweet Box		#2 pot	
Sp	119	Sarcococca ruscifolia	fragrant Sarcococca		#3 pot	
Sp	134	Skimmia japonica 'Rubella'	Skimmia		#3 pot	
SW	113	Spiraea japonica 'Walburna' Magic Carpet	Magic Carpet Spirea		#3 pot	
TrmH	657	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)		4" ht.	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses						
Av	27	Adiantum venustum	Himalayan Maidenhair Fern		#2 pot	
Ce	165	Carex oshimensis 'Evergold'	Evergold		#1 pot	
Ev	90	Epimedium x versicolor	Barrenwort		#1 pot	
GL	64	Lyonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper		#1 pot	Evergreen Groundcover, Climbing w/ Support
HK	144	Heucherella 'Kimono'	Foamy Bells		#1 pot	
Pl	267	Pachyandra terminalis	Japanese Sage		#1 pot	Groundcover
Pm	30	Polysetichum munifolium	Western Sword Fern		#1 pot	
PS	253	Polysetichum setiferum 'Divisilobum'	Soft Shield Fern		#2 pot	
Rb	45	Rubusida hirta	Black-eyed Susan		#1 pot	
SA	53	Sedum telephium 'Autumn Joy'	Autumn Joy Sedum		#1 pot	
Total	3065					

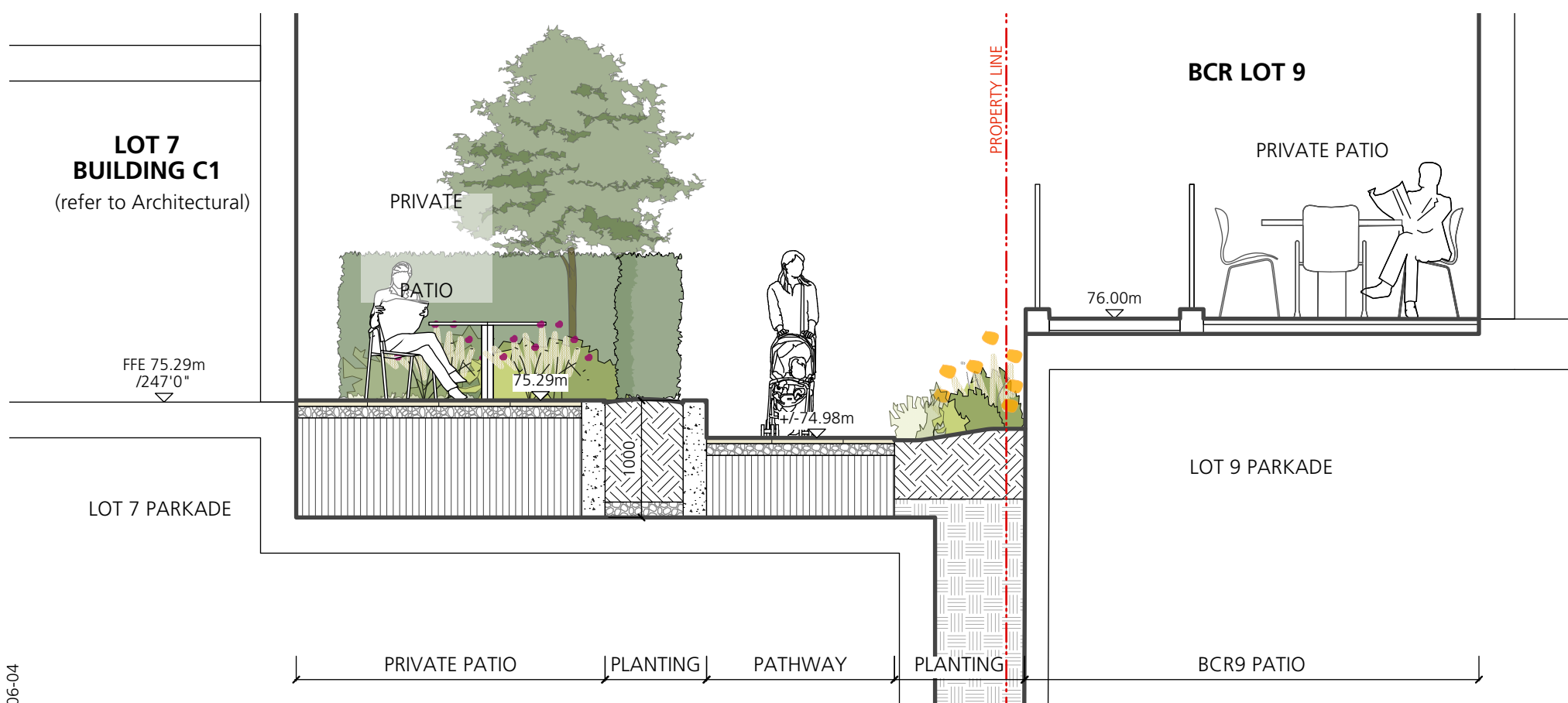
BCR5-6



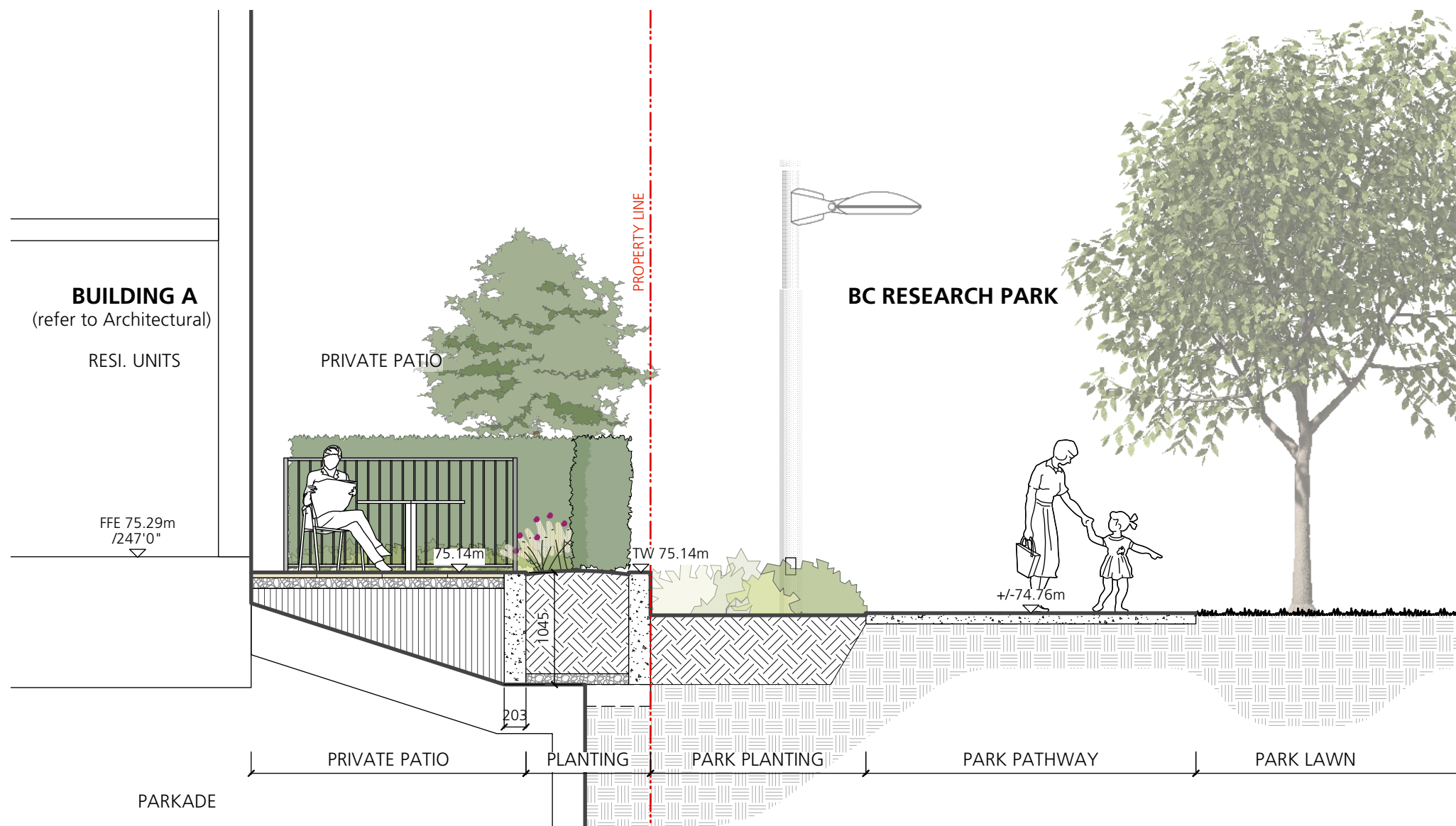
A
L4.0 Section A @ Bldg. C2
Scale: 1:50



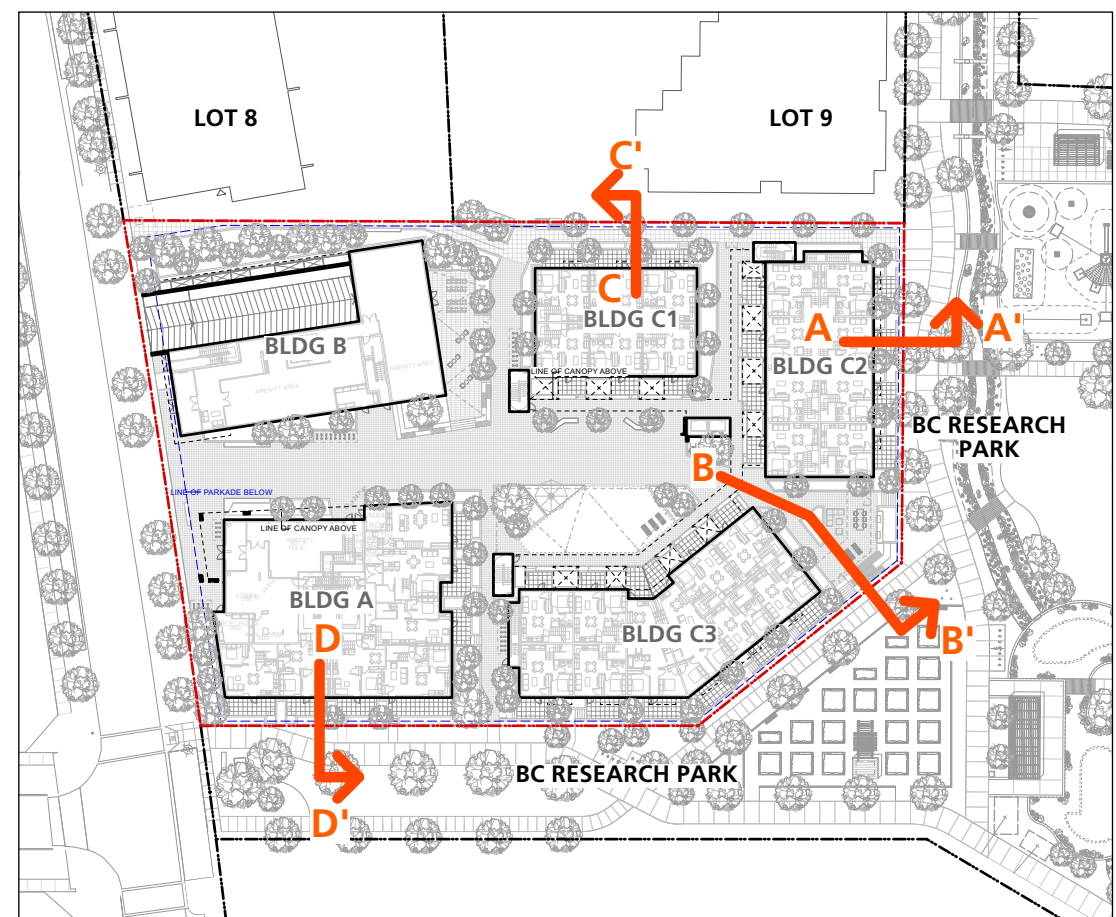
B
L4.0 Section B @ Between Bldg. C2 & C3
Scale: 1:50



C
L4.0 Section C @ Bldg. C2
Scale: 1:50



D
L4.0 Section D @ Bldg. A
Scale: 1:50



Section Key Plan (Scale 1:1000)



Section Scale Bar

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Client:



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BC Research Lot 7
Residential Development

Drawing Title:

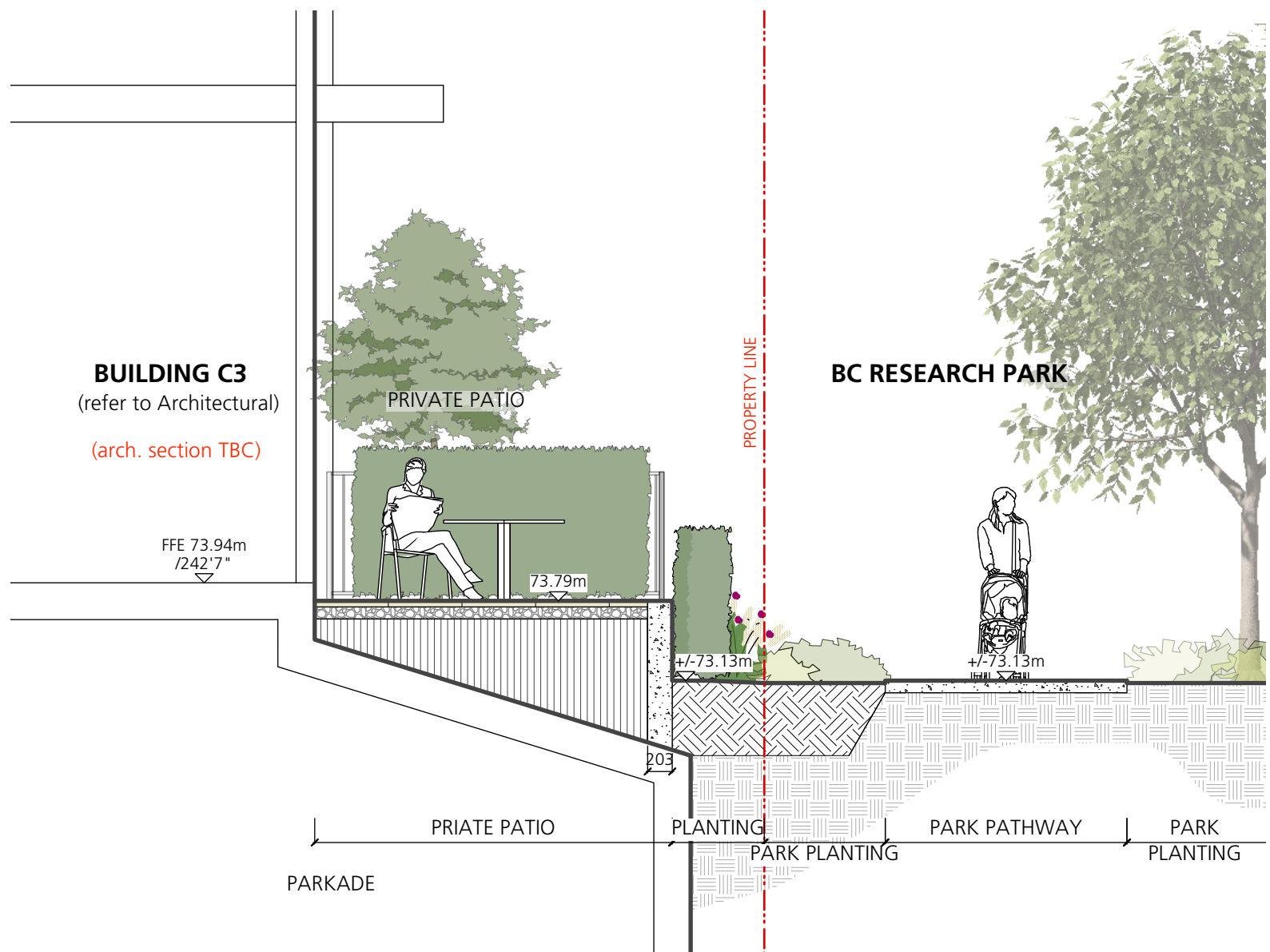
Landscape
Illustrative Sections

Project North:  Drawn By: JS

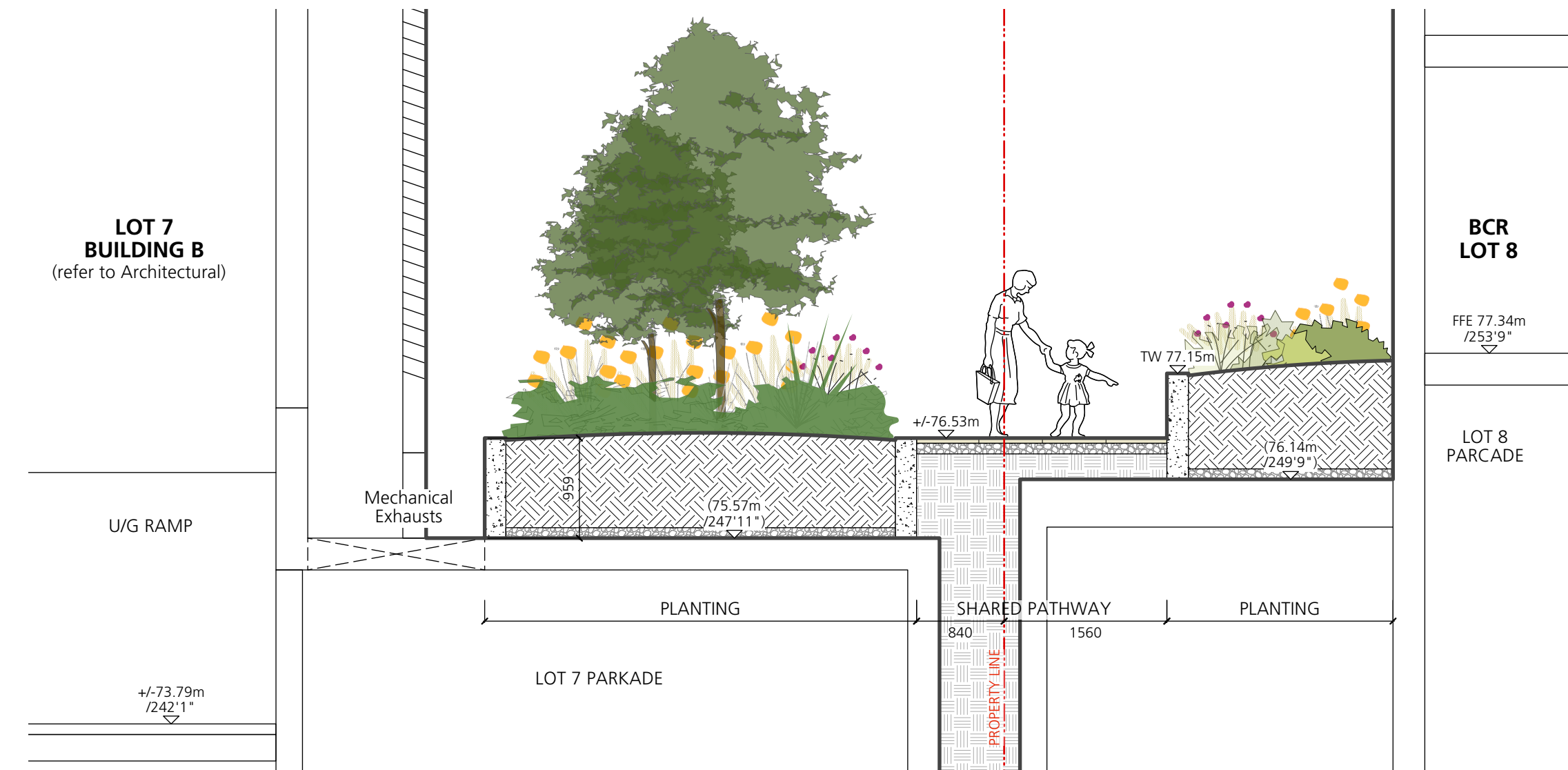
Checked By: MP

Scale: As Shown Job No.: 23-026

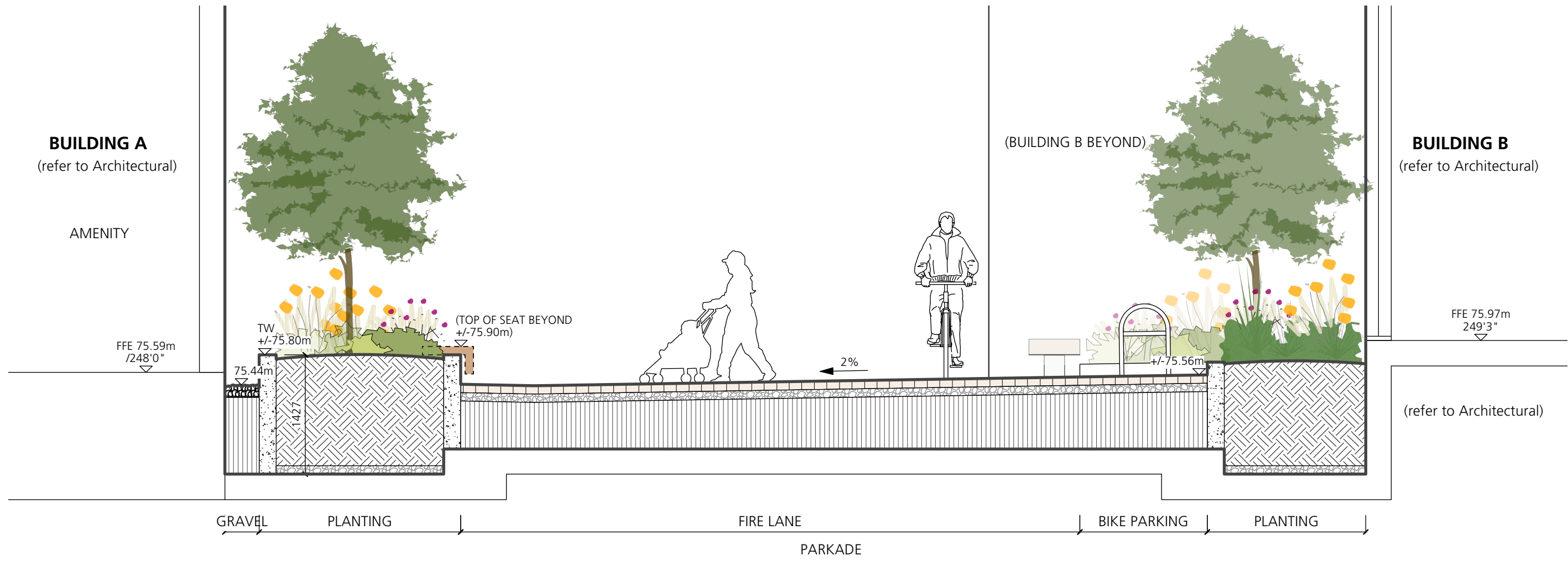
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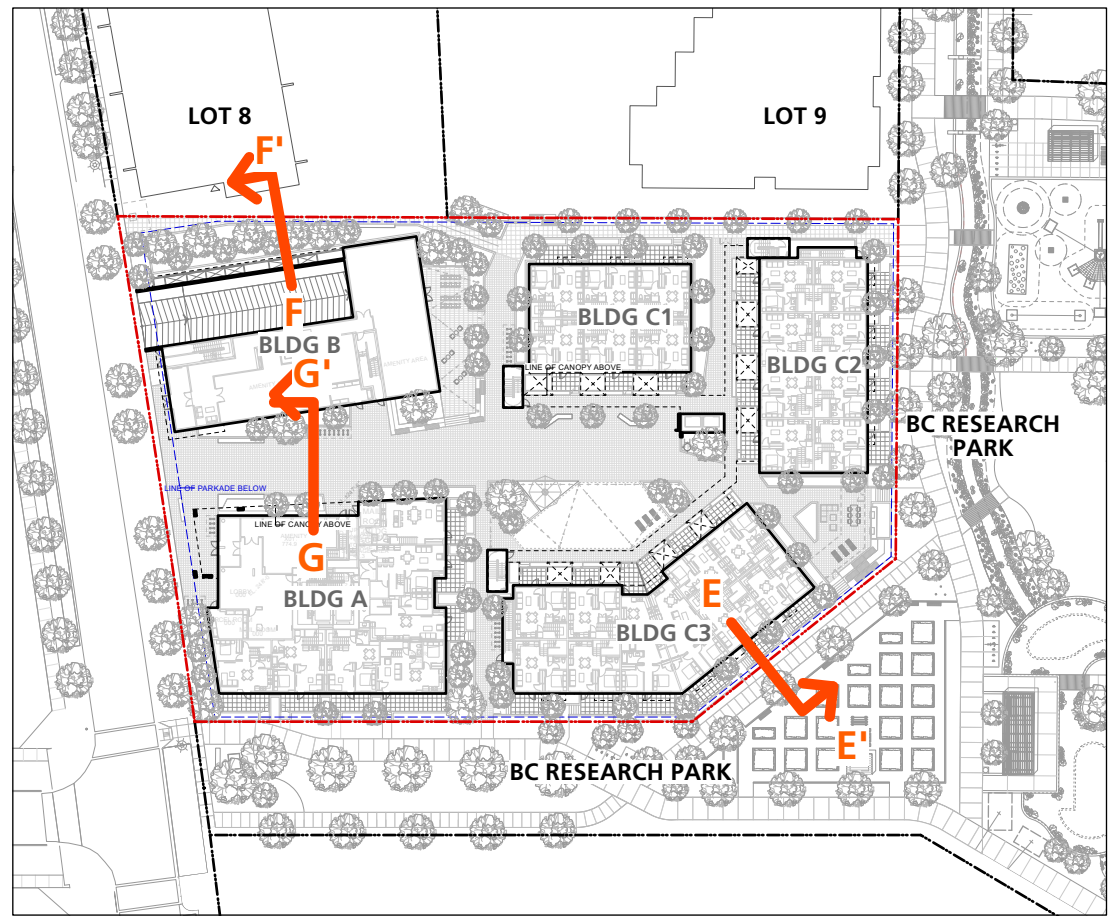
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L4.1 Scale: 1:50



F Section F @ Bldg. B
L4.1 Scale: 1:50



G Section G @ Between Bldg. A & B
L4.1 Scale: 1:50



Section Key Plan (Scale 1:1000)



Section Scale Bar

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Residential Development

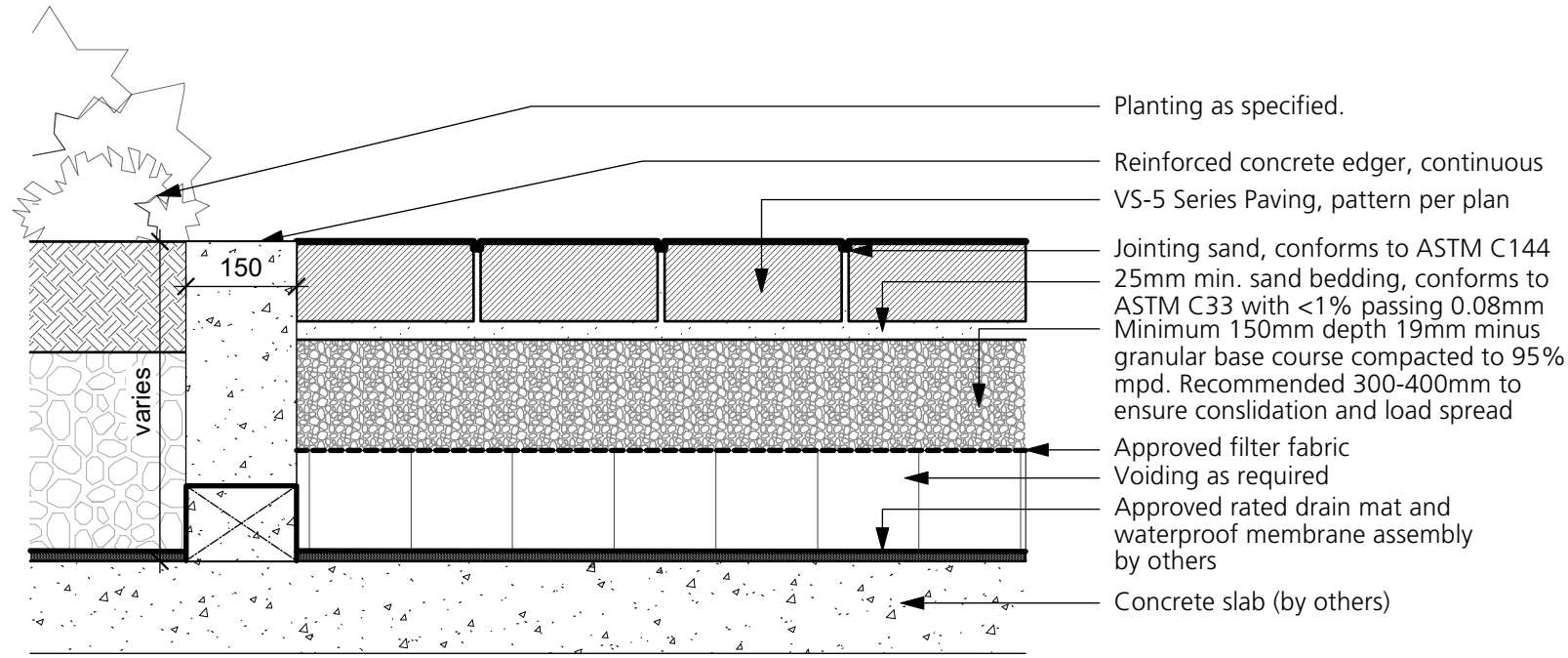
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Landscape
Illustrative Sections

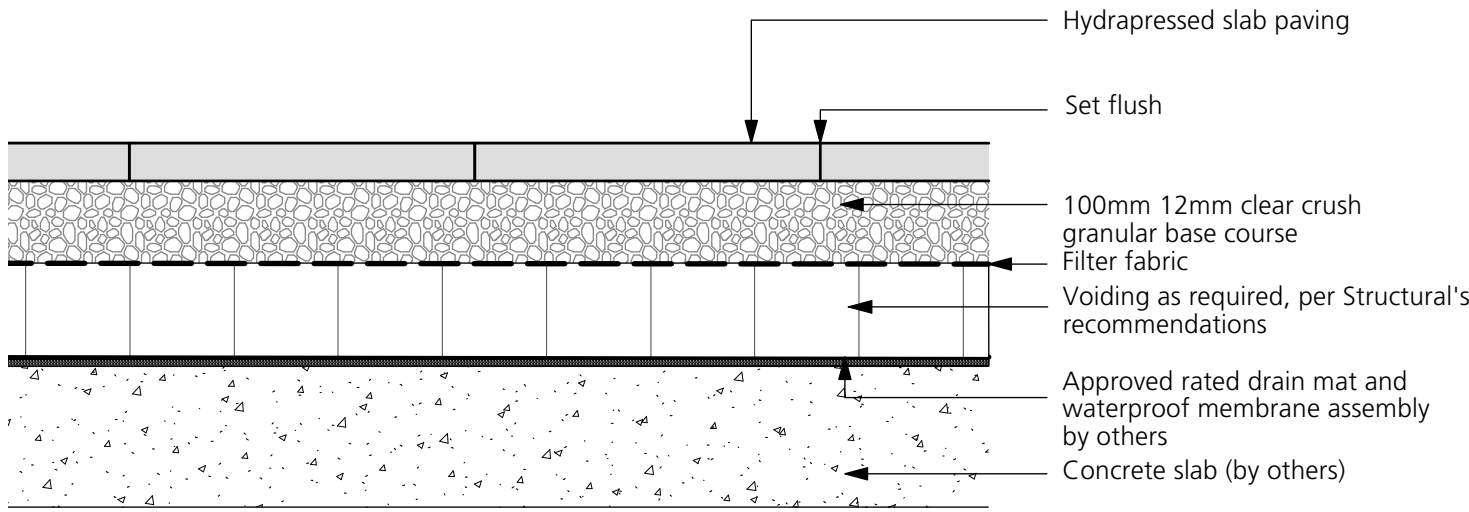
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		Checked By:	MP

Scale:	Job No.:
As Shown	23-026

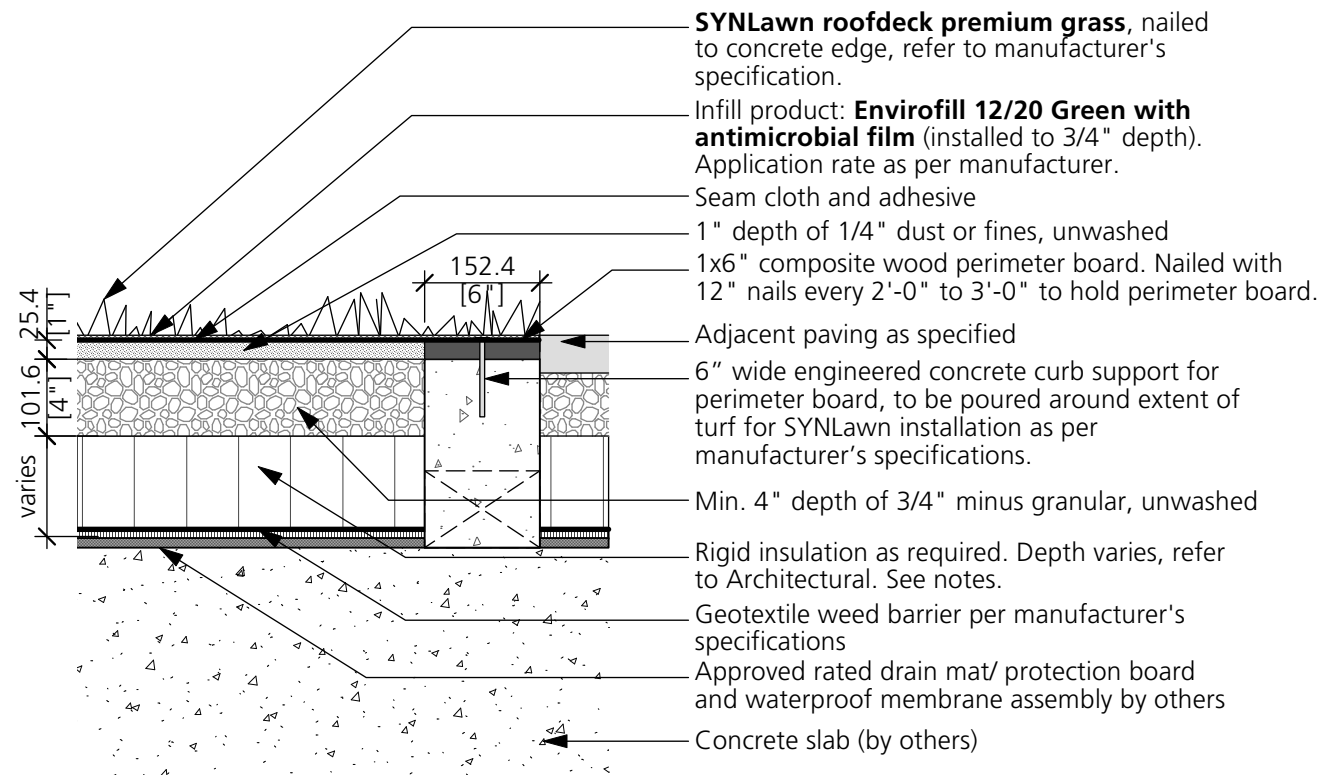
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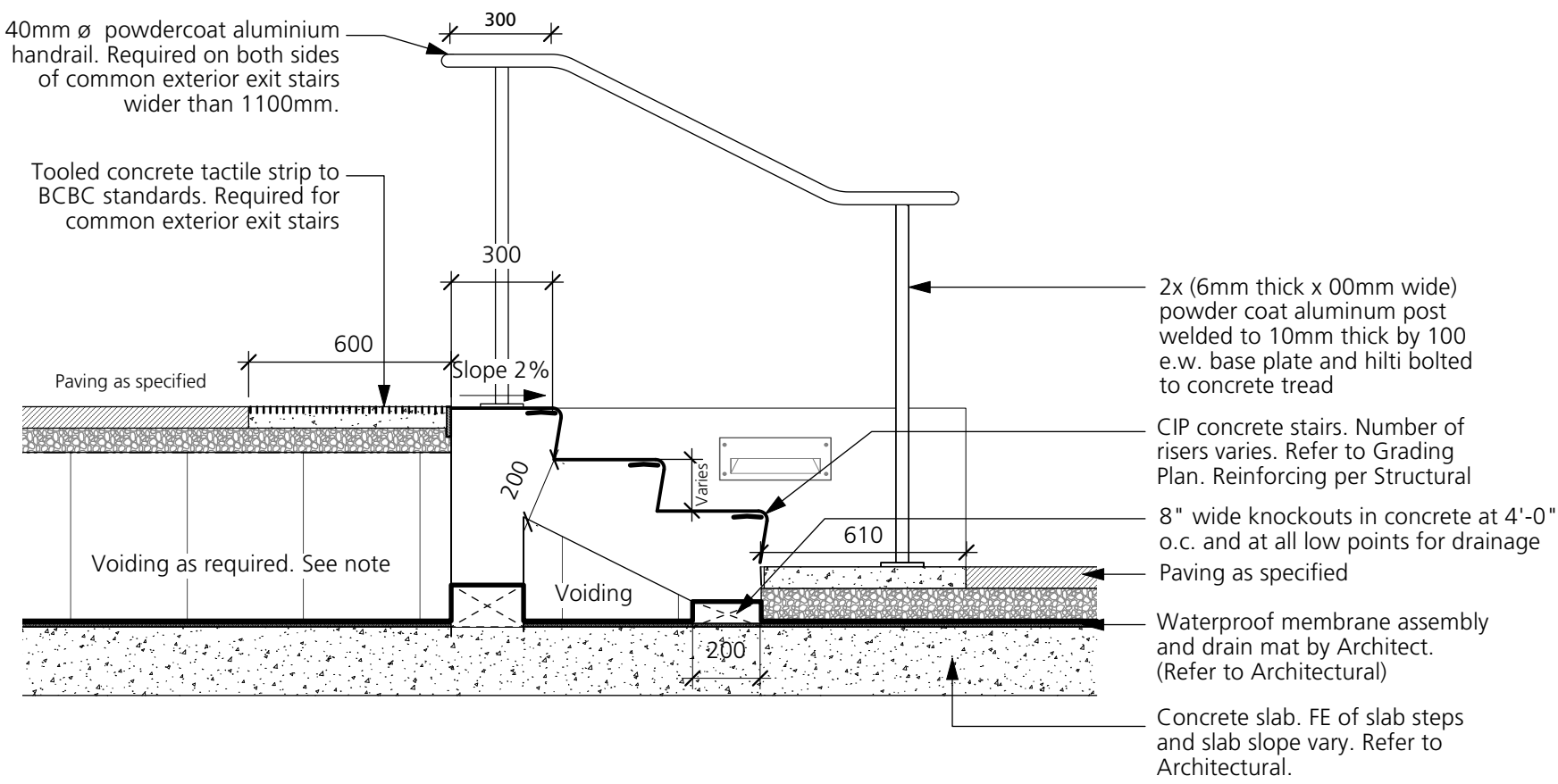
1 Feature Paving - VS-5 Vehicular Paving
Scale: 1:10



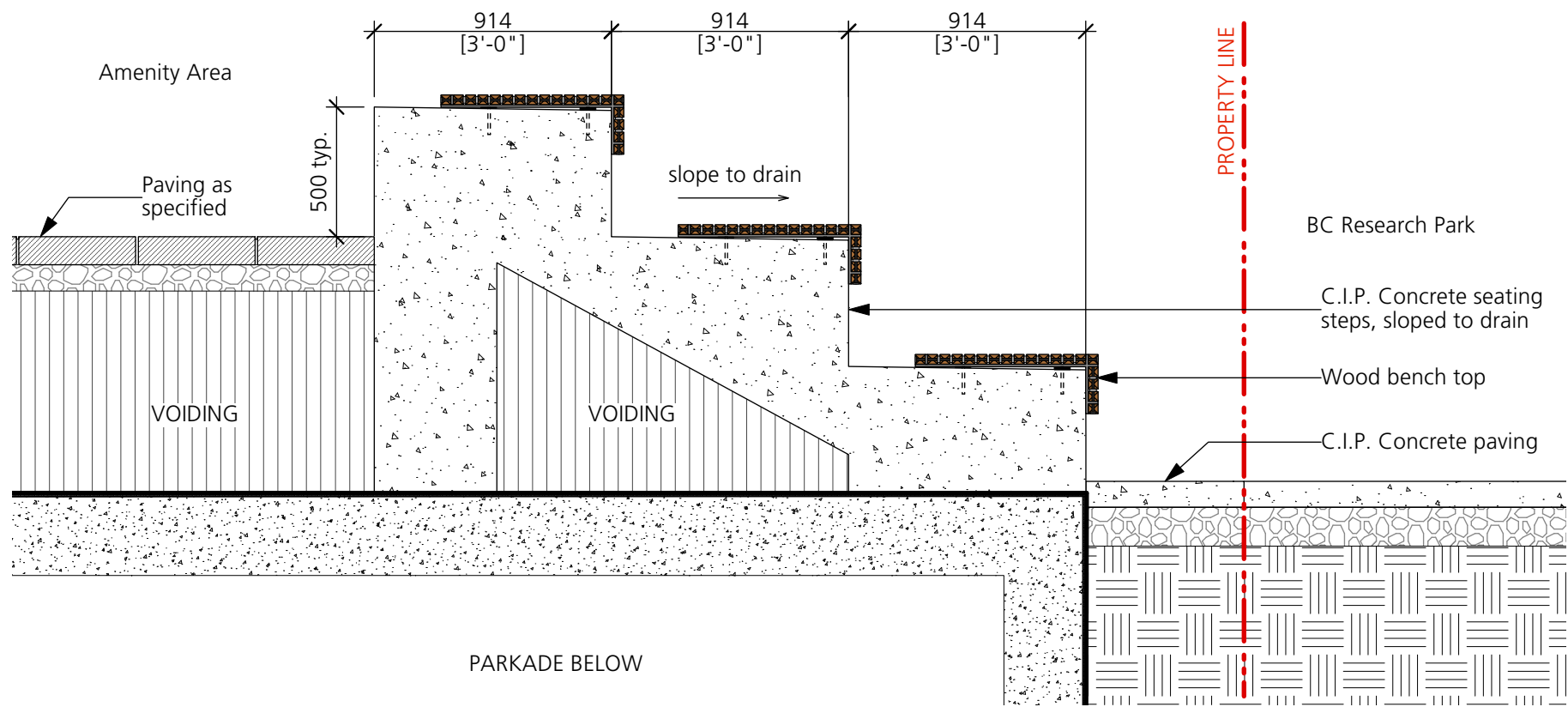
2 Hydrapressed Slab Paving
Scale: 1:10



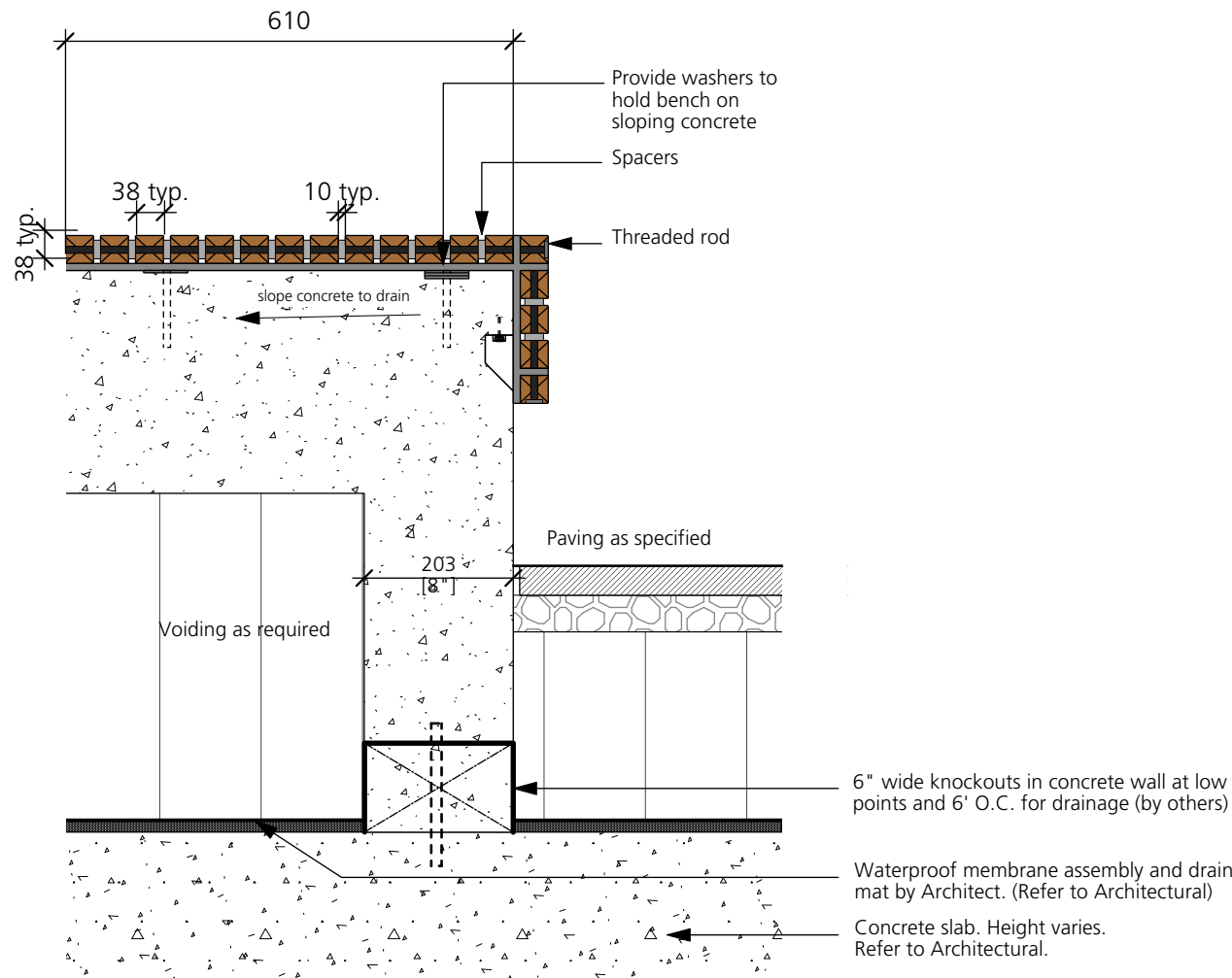
3 Artificial Turf
Scale: 1:10



4 C.I.P. Concrete Stairs c/w Handrails and Tactile Strip
Scale: 1:20



5 C.I.P. Concrete Stepped Seating
Scale: 1:25



6 Wood Bench
Scale: 1:10

Issues		
No.	Description	Date
1	Issued for Development Permit	2024-06-04

P+A

Perry + Associates
Landscape Architecture
Site Planning
112 East Broadway
Vancouver, BC V5T 1V9
T: 604.738.4118
perryandassociates.ca

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Client:

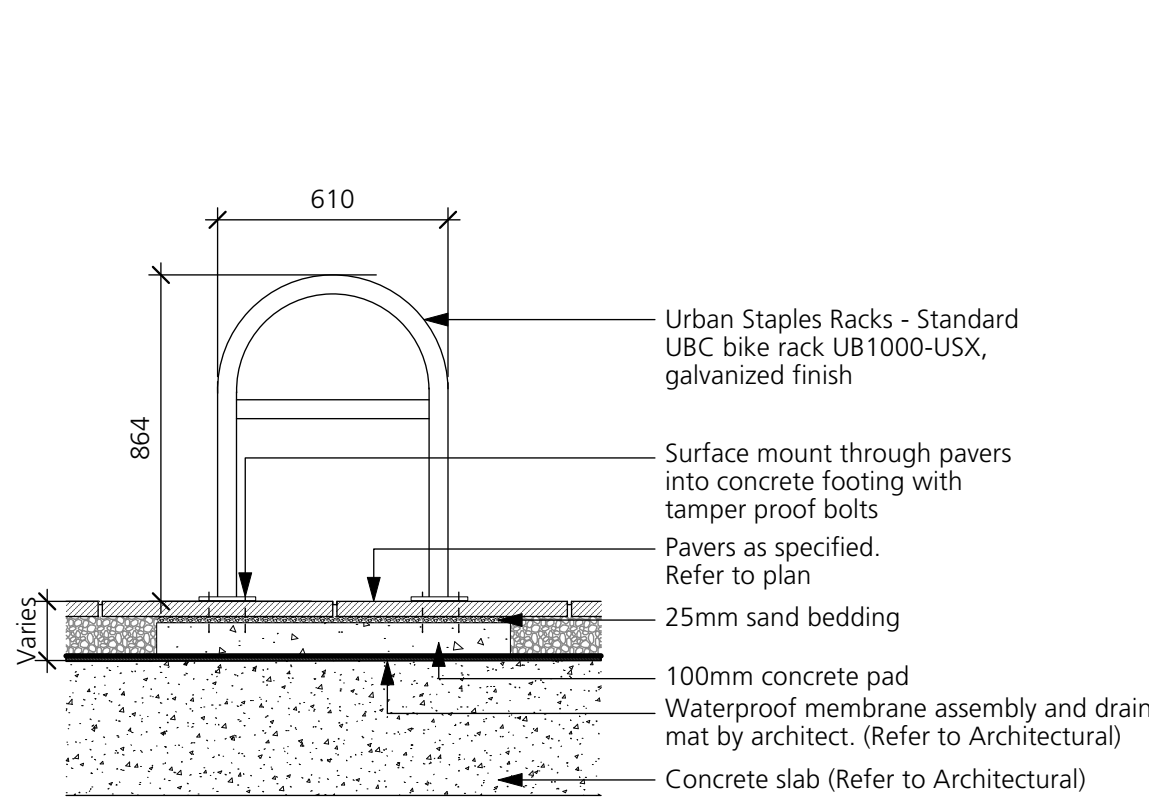


Project Title:
BC Research Lot 7
Residential Development

Drawing Title:
Hardscape Details

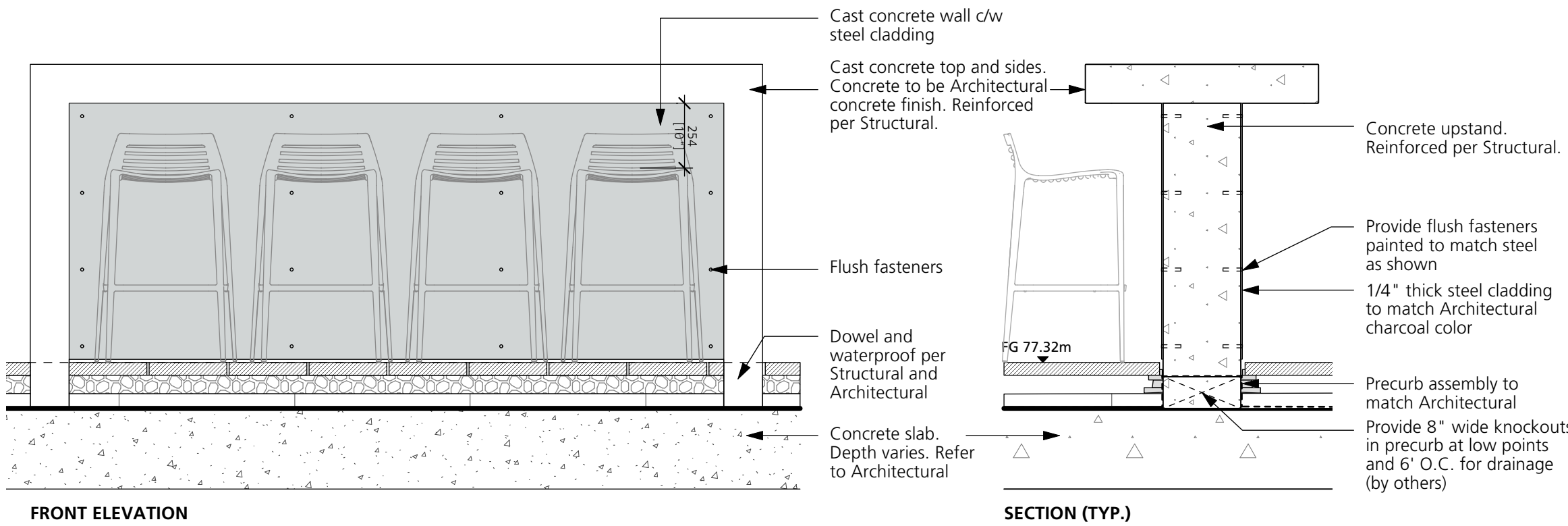
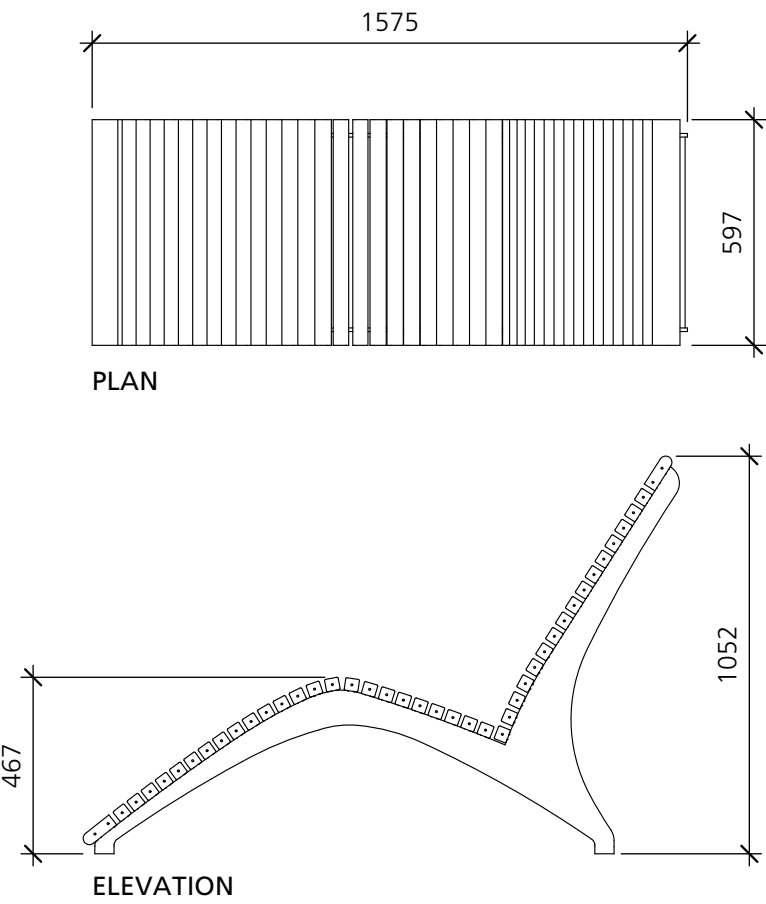
Project North:	PN	Drawn By:	JS
		Checked By:	MP
Scale:	As Shown	Job No.:	23-026
Sheet No.:			

L5.0



Maglin Chaise Lounge
Model: MCL720-W
Qty: 6
Finishes: Provide Maglin standard finishes. Steel to be powdercoat Gunmetal (gloss finish).
Installation: Surface mount, bolted into place with tamper proof bolts. Refer to manufacturer's specifications.

Available from **Maglin Site Furnitures**
Website: www.maglin.com
Tel: (885) 904-0330



1 Bike Rack
L5.1 Scale: 1:20

2 Lounge Chair
L5.1 Scale: 1:20

3 Bar Table
L5.1 Scale: 1:20



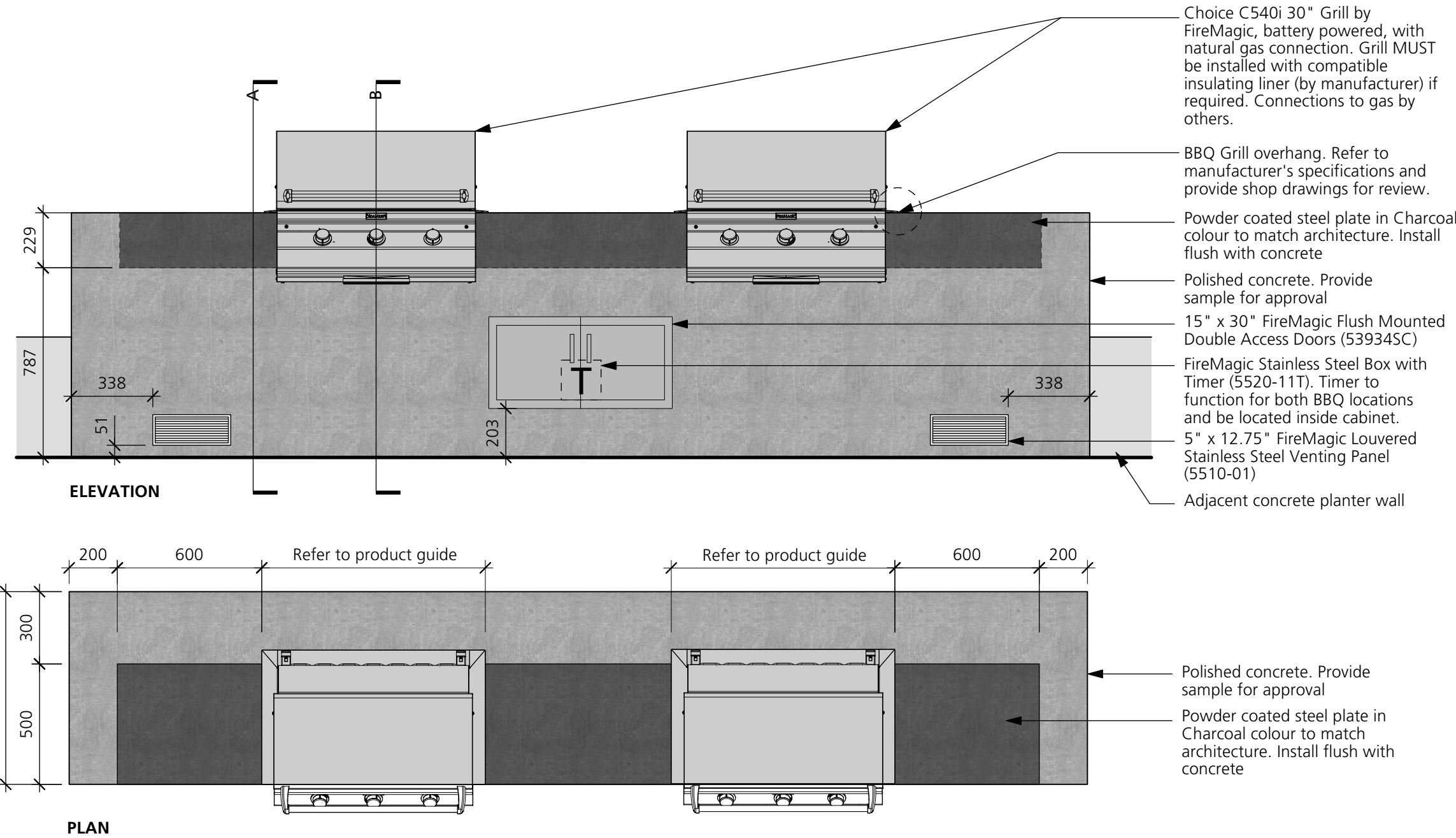
Chipman Stool - Bar Height
Dimension: 19" x 22" x 35"
Finish: Powdercoat metal
Color: Architectural Series TBD
Qty: 6

Available at **Landscape Forms**
Website: www.landscapeforms.com/
Tel: (800) 430-6206

Installation: Surface mount with anchoring hardware as per manufacturer's specifications.

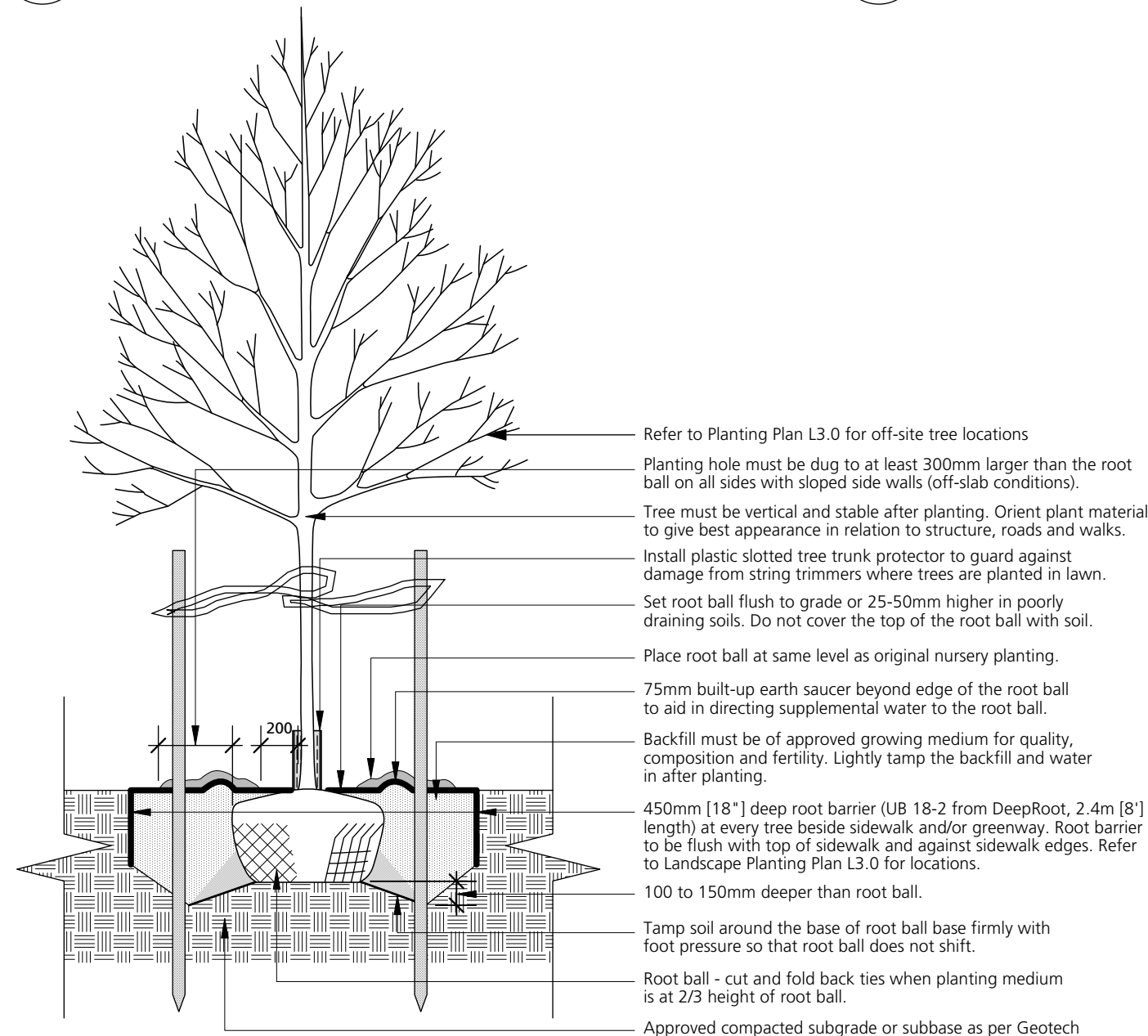
Note:

- Provide shop drawings for review and approval by Landscape Architect
- Provide color samples for consultant review and approval.



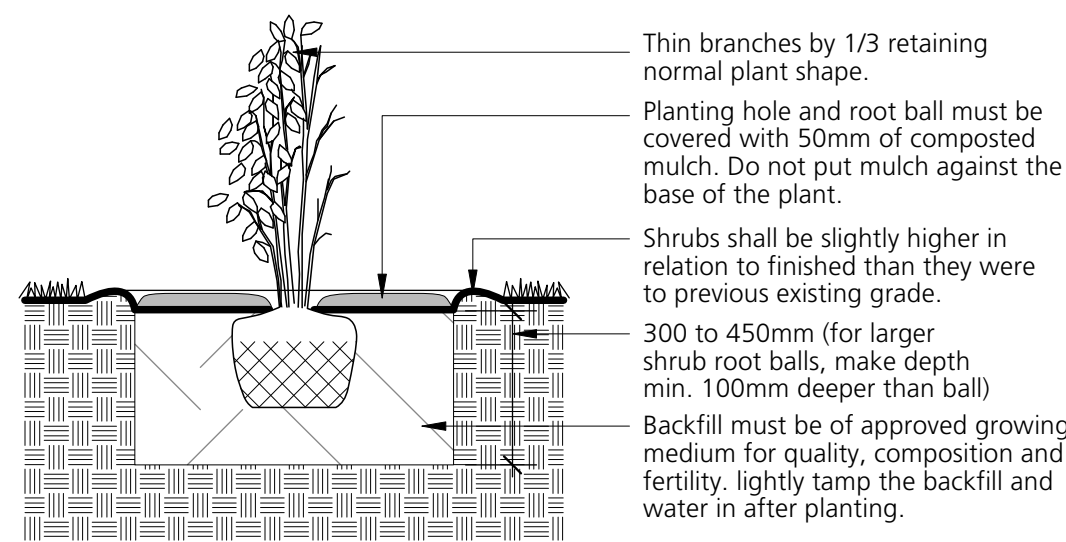
4 Bar Stools
L5.1 Scale: 1:20

5 Barbecue Enclosure
L5.1 Scale: 1:20



Note:

1. Do not cut leader.
2. Protect tree from danger during planting. Ensure rootball is protected from sun, frost or dessication.
3. Tree selection, handling, planting and maintenance must meet BC LA/BC/NA standards, be in good health and condition without wounds, have normal form, and be free of diseases and pests.
4. Site preparation must include provision for soil placement, replacement or enhancement to meet project specifications.
5. Planting holes must be free draining to the extent that rainwater and/or supplemental water does not accumulate and drown the roots. If necessary, the subgrade must be graded with positive slope and/or drainage services must be installed to suit.
6. Watering of the root ball must be undertaken immediately after planting and then for the first growing season so that the root ball is thoroughly wetted once per week (minimum).
7. The mulched root zone should be refreshed annually to replace the mulch. This area must be weeded by hand to avoid trunk and root damage from string trimmers or mowers.
8. The tree should be pruned to ANSI A3000 standards after establishment and from time to time to train it for structure to conform to the form of the species and to respond to growing site constraints. All pruning must be undertaken by or performed under the direction of a qualified arborist certified by the International Society of Arboriculture and who demonstrates proficiency in pruning.



Note:

1. Min. root spread to be in accordance with "american standards for nursery stock."
2. For container-grown shrubs, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots that circle the perimeter of the container, prune all damaged, diseased, or weak limbs and roots.
3. Cleanly prune all damaged root ends.
4. Fold burlap from top of root ball down into ground set top of ball flush with finish grade.
5. Do not allow roots to dry out during installation process.
6. Soak roots in water overnight before planting.

6 Tree Planting
L5.1 Scale: 1:25

7 Shrub Planting
L5.1 Scale: 1:20

Issues		
No.	Description	Date
1	Issued for Development Permit	2024-06-04

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Client:



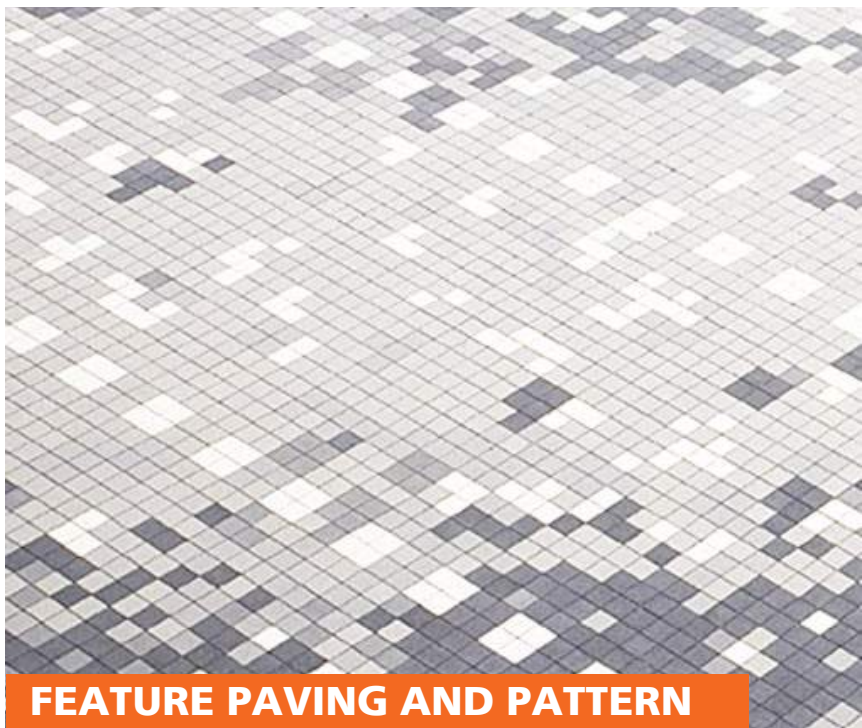
Project Title:

BC Research Lot 7
Residential Development

Drawing Title:

Furnishing and
Planting Details

Project North:	PN TN	Drawn By:	JS
		Checked By:	MP
Scale:	As Shown	Job No.:	23-026
Sheet No.:			



FEATURE PAVING AND PATTERN



PATIO PAVING



CATENARY LIGHTING



VINE MAPLE



SATOMI KOUISA DOGWOOD



PATIO STAIRS



RAISED DECK SEATING



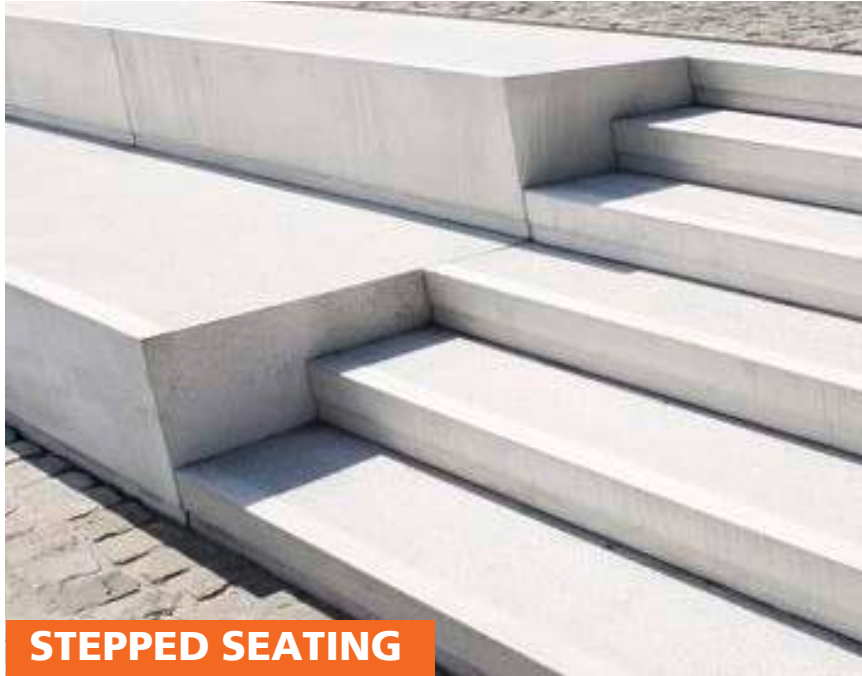
PEDESTRIAN ORIENTED PATHWAYS



SKIMMIA



COAST STRAWBERRY



STEPPED SEATING



STEPPED SEATING AT PARK



OUTDOOR BARBECUE + CANOPY



LOUNGE CHAIRS



EVERGREEN HUCKLEBERRY



OREGON GRAPE



WALL BENCHES



ARTIFICIAL TURF



METAL PLANTERS



CONCRETE PLANTERS



SWORD FERN



LOW OREGON GRAPE



LIT BOLLARDS



BIKE RACK



HONEYSUCKLE



JAPANESE SPURGE

MATERIAL AND FURNISHING PALETTE

PLANTING PALETTE

Issues No.	Description	Date
1	Issued for Development Permit	2024-06-04

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Client:



Project Title:
BC Research Lot 7
Residential Development

Drawing Title:
Precedent Images

Project North:	PN	Drawn By:	JS
		Checked By:	MP
Scale:	NTS	Job No.:	23-026
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