



JACK BELL RENEWAL 2080 WEST MALL

ISSUED FOR: DEVELOPMENT PERMIT

PROJECT STATISTICS

THIS PROJECT IS TO COMPLY WITH THE BCBC 2018 CONSTRUCTION TYPE: 3.2.2.24 GROUP A, DIVISION 2, UP TO 6 STOREYS, ANY AREA, SPRINKLERED

ENERGY TARGETS: ASHRAE 90.1 AND LEED GOLD

PROJECT TYPE: MAJOR RENOVATION

SCOPE INCLUDES: SEISMIC UPGRADES, CODE, FIRE & LIFE SAFETY UPGRADES, COMPLETE REPLACEMENT (WINDOWS, CLADDING, ROOFING) AND FACADE REDESIGN, REPLACEMENT OF MECHANICAL AND ELECTRICAL SYSTEMS, INTERIOR RECONFIGURATION AND REPLACEMENT OF FINISHES, SITE DESIGN

SCOPE AREA (AS INDICATED ON DRAWINGS): 1806.768 SQM
BUILDING COVERAGE: 809.962 SQM

BUILDING HEIGHT: 3 STOREYS + ROOFTOP MECH UNIT+ NEW STAIR+ SKYLIGHT+ BASEMENT
MEASUREMENTS FROM T/O L0 SLAB
= 15.740 M T/O PARAPET
= 18.968 M T/O BUILDING
MEASUREMENTS FROM AVERAGE GRADE
= 12.737 M T/O PARAPET
= 15.965 M T/O BUILDING

SETBACKS: 37.950 M FROM THE FACE OF JACK BELL BUILDING TO THE FACE OF OLD FIREHALL BUILDING, 3.489 M FROM THE FACE OF JACK BELL BUILDING TO THE FACE OF BC BINNING STUDIOS BUILDING, 19.834 M FROM THE FACE OF JACK BELL BUILDING TO THE FACE OF PONDEROSA COMMONS OAK HOUSE
FSR: N/A

OFF STREET PARKING AND LOADING: NONE
EXISTING/ PROPOSED
LOADING STALLS: N/A
CLASS B BICYCLE SPACES (EXISTING): 16
CLASS B BICYCLE SPACES (PROPOSED): 6

SHEET LIST- DP (Draft)	
SHEET NUMBER	SHEET NAME
A0.10	CONTEXT PLAN
A0.11	SITE PLAN
A0.12	SITE SURVEY
A2.00	LEVEL 0 PLAN
A2.01	LEVEL 1 PLAN
A2.02	LEVEL 2 PLAN
A2.03	LEVEL 3 PLAN
A2.04	ROOF PLAN
A4.01	BUILDING ELEVATION
A4.02	BUILDING ELEVATION
A5.01	BUILDING SECTION
AX.SS1	SHADOW STUDY MARCH/SEPT
AX.SS2	SHADOW STUDY JUNE
AX.SS3	SHADOW STUDY DECEMBER

GFA - PROPOSED	
LEVEL	PROPOSED AREA
0	646.790 sqm
1	749.142 sqm
2	766.262 sqm
3	751.964 sqm
TOTAL	2914.158 sqm

CLIENT GROUP - UNIVERSITY OF BRITISH COLUMBIA
Noel McNally, Project Manager, UBC project services
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ELECTRICAL - AES ENGINEERING
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DESIGN ARCHITECT- TEEPLE ARCHITECTS
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LANDSCAPE - GAUTHIER LANDSCAPE ARCHITECTS
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ARCHITECT OF RECORD - PROSCENIUM ARCHITECTURE AND INTERIORS INC.
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CODE CONSULTANT - LMDG BLDG. CODE CONSULTANT
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STRUCTURAL - RJC - STRUCTURAL
Meredith Anderson
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SUSTAINABILITY CONSULTANT - RECOLLECTIVE CONSULTING
Chris Kendall
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MECHANICAL - AME GROUP
Patrick Stewart
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BUILDING ENVELOPE - RJC- BLDG. ENVELOPE
Glade Schoenfeld
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Teeple Architects INC

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LANDSCAPE ARCHITECT

GJALA

STRUCTURAL ENGINEER

RJC

MECHANICAL ENGINEER

AME

ELECTRICAL ENGINEER

AES

GEOTECHNICAL ENGINEER

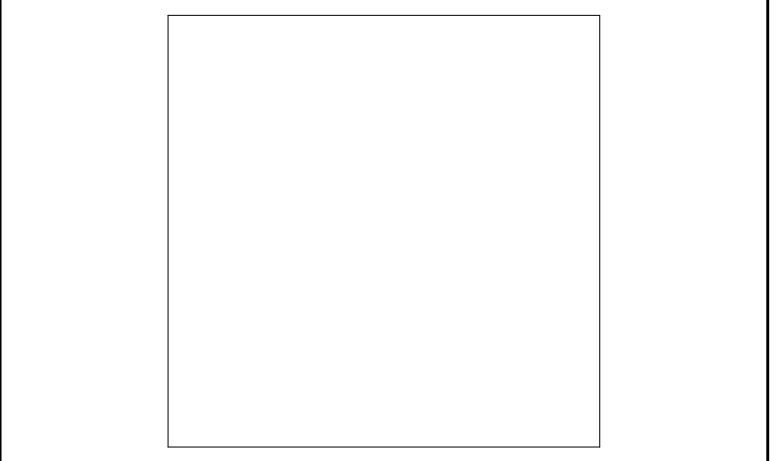
ENVELOPE

RJC

SURVEYOR

CIVIL ENGINEER

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION			



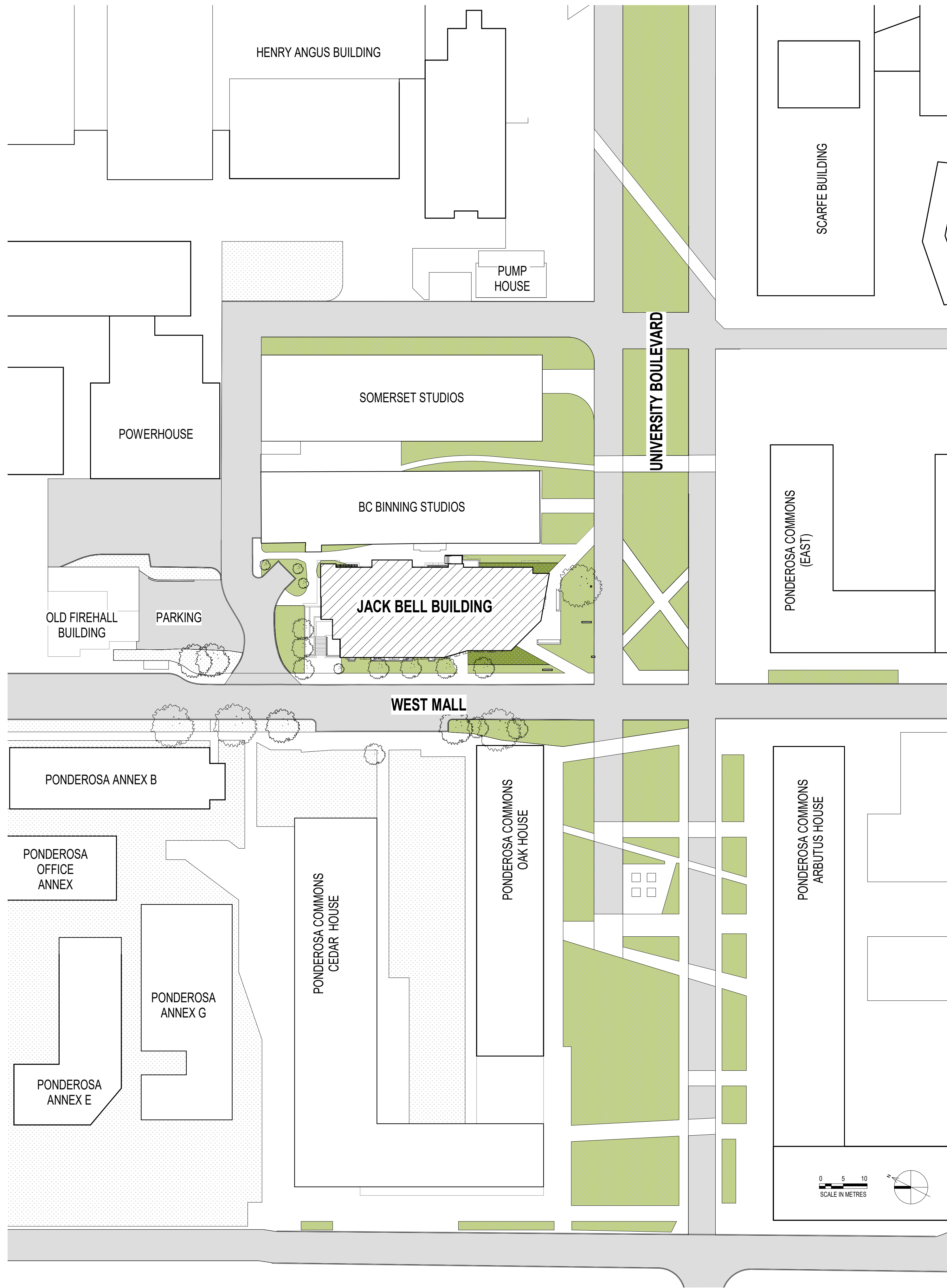
PROJECT ADDRESS
2080 WEST MALL, VANCOUVER
BC

PROJECT
JACK BELL RENEWAL

DRAWING TITLE	PROJECT NUMBER
COVER SHEET	22-12

DWG. NO.	A0.00DP
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DATE	SCALE	DRAWN	CHECKED
2023.04.05	1 : 500	Author	Checker



1 CONTEXT PLAN
1 : 500

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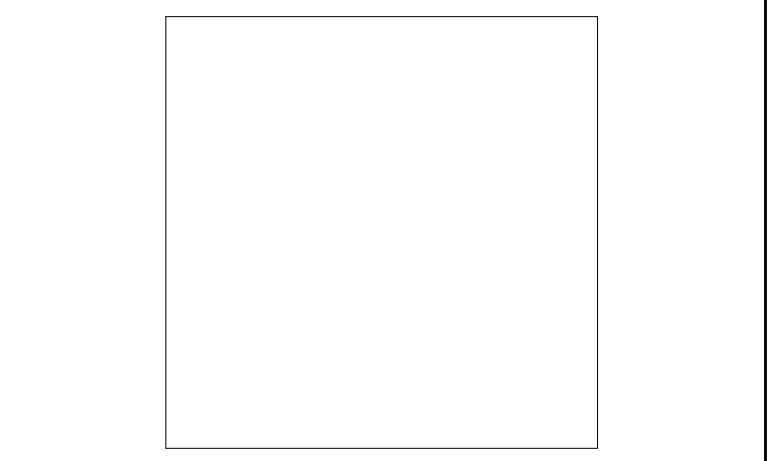
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- ENVELOPE
RJC
- SURVEYOR
- CIVIL ENGINEER

3	ISSUED FOR DEVELOPMENT PERMIT	2023.04.06
2	ISSUED FOR 50% DESIGN DEVELOPMENT	2023.02.22

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION			3

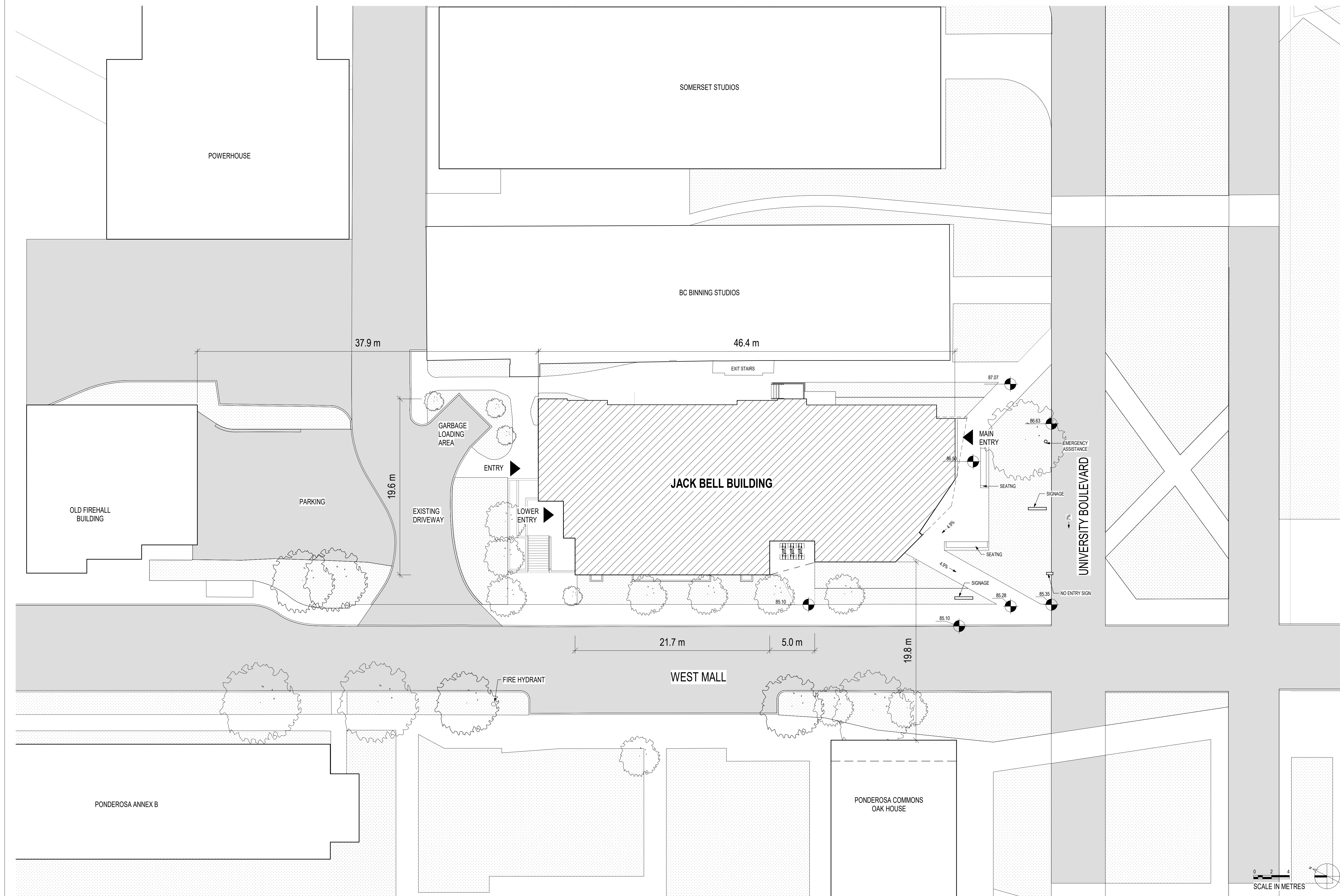


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PROJECT
JACK BELL RENEWAL

DRAWING TITLE	PROJECT NUMBER
CONTEXT PLAN	22-12
	DWG. NO.
	A0.10

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2023.04.05	1 : 500	Author	Checker



1 SITE PLAN
1:200

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1	ISSUED FOR SCHEMATIC DESIGN		2022.10.07

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION			3



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2080 WEST MALL, VANCOUVER BC

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DRAWING TITLE
SITE PLAN

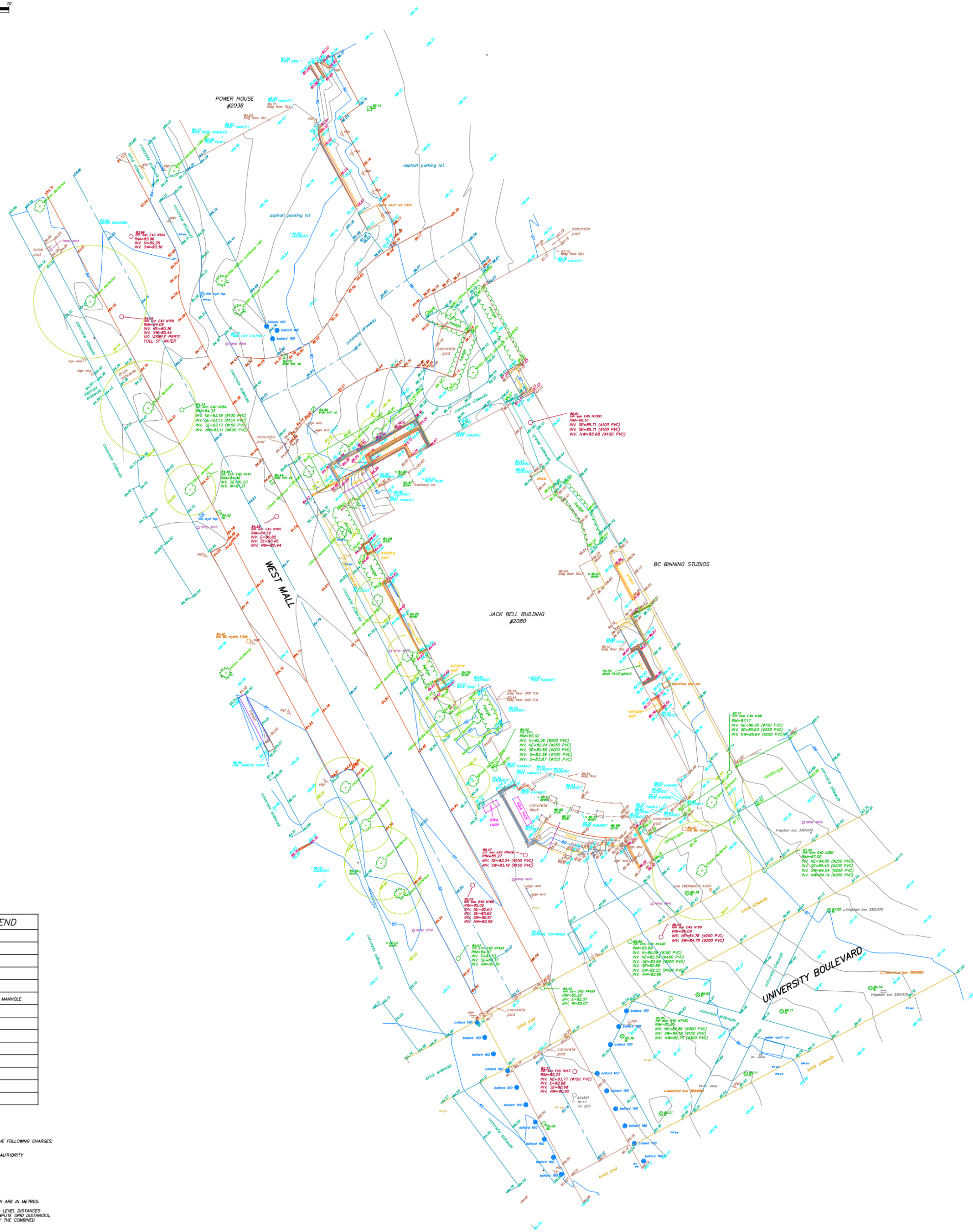
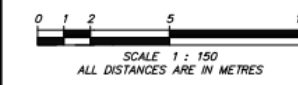
PROJECT NUMBER
22-12

DWG. NO.
A0.11

DATE	SCALE	DRAWN	CHECKED
2023.04.05	1:200	HL	AG

TOPOGRAPHIC SURVEY PLAN OF PORTION OF
DISTRICT LOT 3044 GROUP 1 NEW WESTMINSTER DISTRICT
EXCEPT
FIRSTLY; PART ON PLAN 6147
SECONDLY; PART ON PLAN 9301
THIRDLY; PART ON PLAN BCP6556
FOURTHLY; PART ON PLAN BCP23719

PID: 015-891-909
CIVIC ADDRESS: 2080 WEST MALL
VANCOUVER, BC



SYMBOL LEGEND	
[Symbol]	LAWN BASH
[Symbol]	CATCH BASIN
[Symbol]	POWER POLE
[Symbol]	SAFETY SENEY MANHOLE
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	COMBINED OR UNKNOWN TYPE MANHOLE
[Symbol]	STREET SIGN
[Symbol]	DECIDUOUS TREE
[Symbol]	CONIFEROUS TREE
[Symbol]	UNKNOWM VALVE
[Symbol]	GAS VALVE
[Symbol]	WATER VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	LAMP STANDARD

NOTE:
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING CHARGES:
STATUTORY RIGHT OF WAY BR243624
BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
STATUTORY RIGHT OF WAY BR20383
STATUTORY RIGHT OF WAY BR20383
EASEMENT CHARGES
ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.
THIS PLAN SHOWS HORIZONTAL GROUND LINES, DISTANCES
AND ELEVATIONS. DISTANCES ARE TO CORNER AND DISTANCES
FROM THE GROUND LINE DISTANCES BY THE COMBINED
FACTOR OF SURVEY.
LEGAL INSTRUMENTS ARE BASED ON LAND TITLE OFFICE RECORDS
AND FIELD SURVEY AND SUBJECT TO CHANGE.
ELEVATIONS ARE DERIVED FROM A MONUMENT IN A LOCATED
ON EAST MALL IN FRONT OF THE ONE BEARING BETWEEN
UNIVERSITY ROAD AND UNIVERSITY BOULEVARD
GEODETIC ELEVATION = 84.837 METRES
CONTOUR INTERVAL = 0.25 METRES
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES
NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE
SUBJECT SITE.
TREE SPECIES AND DIMENSIONS TO BE CONSIDERED BY A QUALIFIED
ARBORETRIST. TREE SYMBOLS ARE NOT AN INDICATION OF TREE LOCATION
UNLESS SPECIFICALLY LABELED.
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FIELD SURVEY: AUGUST 23, 2022
FILE: 861304-01 1090

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- CIVIL ENGINEER

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3	ISSUED FOR DEVELOPMENT PERMIT		2023.04.06
2	ISSUED FOR 50% DESIGN DEVELOPMENT		2023.02.22
1	ISSUED FOR SCHEMATIC DESIGN		2022.10.07

NO.	DESCRIPTION	BY	DATE
3	CURRENT REVISION		



PROJECT ADDRESS
2080 WEST MALL, VANCOUVER BC

PROJECT
JACK BELL RENEWAL

DRAWING TITLE SITE SURVEY	PROJECT NUMBER 22-12
	DWG. NO. A0.12

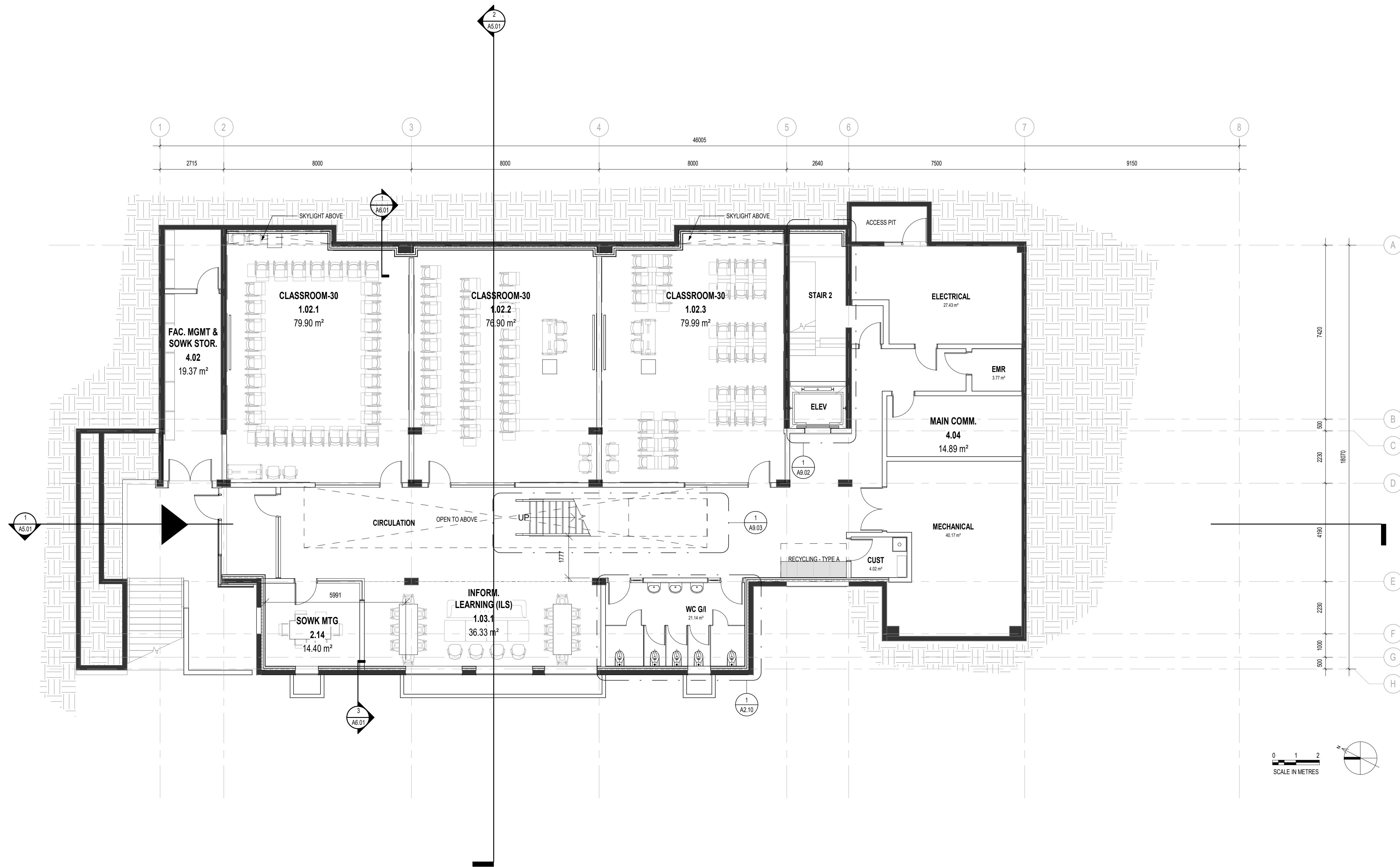
DATE 2023.04.05	SCALE	DRAWN HL	CHECKED AG
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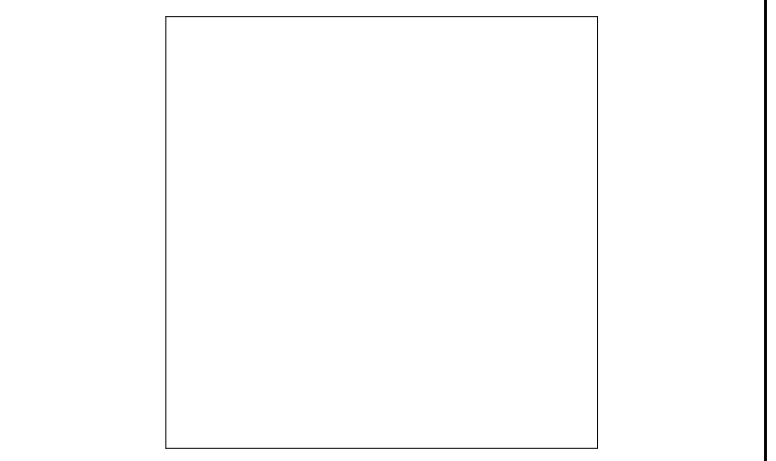
CIVIL ENGINEER



1 LEVEL 0 PLAN
1:100

3	ISSUED FOR DEVELOPMENT PERMIT	2023.04.06
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2080 WEST MALL, VANCOUVER BC

PROJECT
JACK BELL RENEWAL

DRAWING TITLE	PROJECT NUMBER
LEVEL 0 PLAN	22-12
	DWG. NO.
	A2.00

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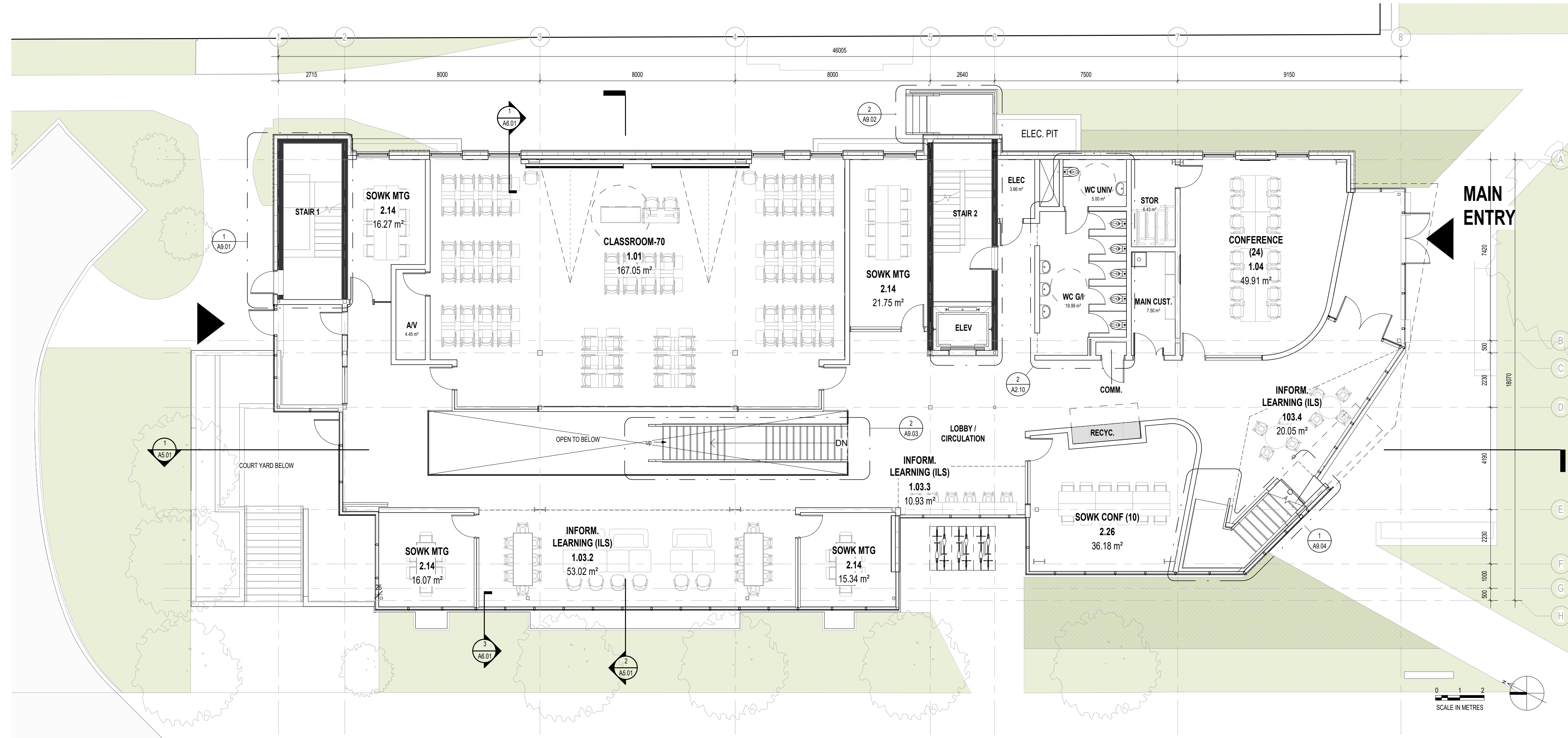
GEOTECHNICAL ENGINEER

ENVELOPE

RJC

SURVEYOR

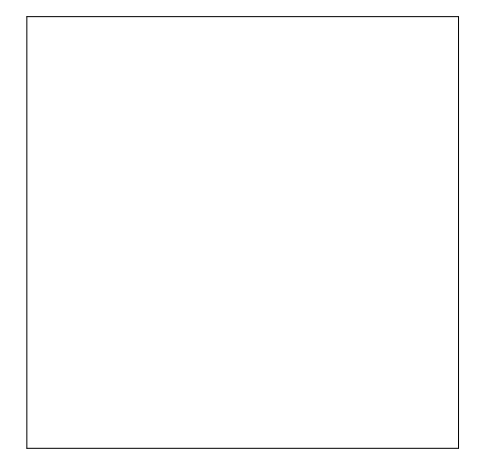
CIVIL ENGINEER



1 LEVEL 1 PLAN
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CURRENT REVISION			3



PROJECT ADDRESS
2080 WEST MALL, VANCOUVER
BC

PROJECT
JACK BELL RENEWAL

DRAWING TITLE	PROJECT NUMBER
LEVEL 1 PLAN	22-12

DWG. NO.
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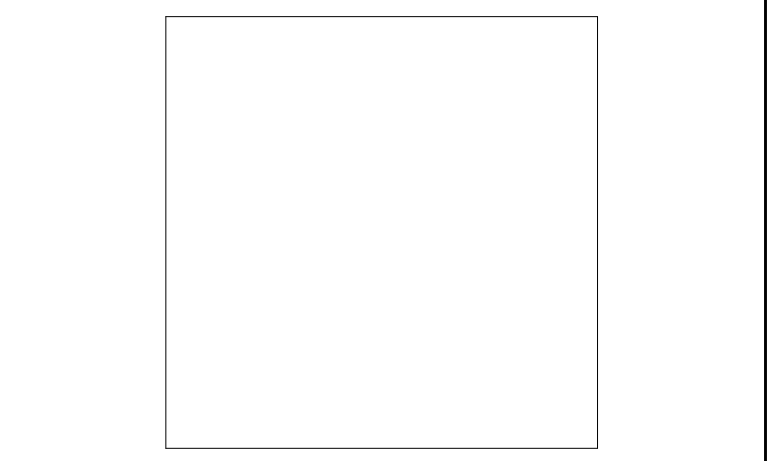
- 1. LEARNING & CONFERENCE
- 2. SOWK MEETING & GATHERING
- 2. SOWK OFFICE & RESEARCH
- 4. SERVICE
- CIRCULATION



1 LEVEL 2 PLAN
1:100

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1	ISSUED FOR SCHEMATIC DESIGN	2022.10.07

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION			3



PROJECT ADDRESS
2080 WEST MALL, VANCOUVER BC

PROJECT
JACK BELL RENEWAL

DRAWING TITLE	PROJECT NUMBER
LEVEL 2 PLAN	22-12

DWG. NO.
A2.02

DATE	SCALE	DRAWN	CHECKED
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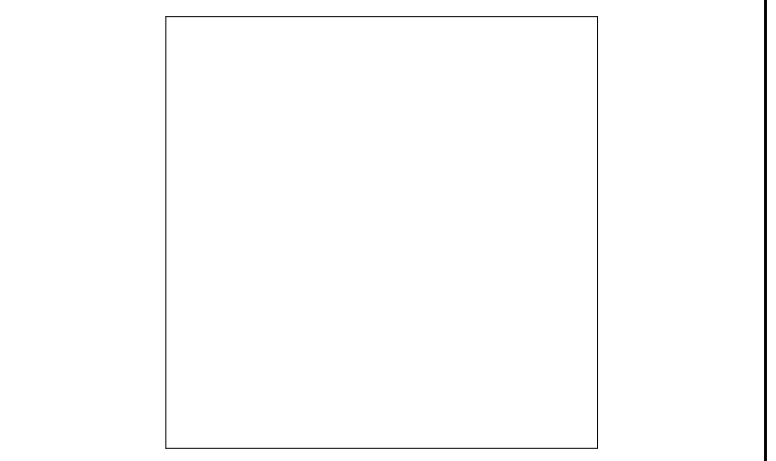
- 1. LEARNING & CONFERENCE
- 2. SOWK MEETING & GATHERING
- 3. SOWK OFFICE & RESEARCH
- 4. ARTS ASSIGNABLE
- 5. SERVICE
- 6. CIRCULATION



1 LEVEL 3 PLAN
1:100

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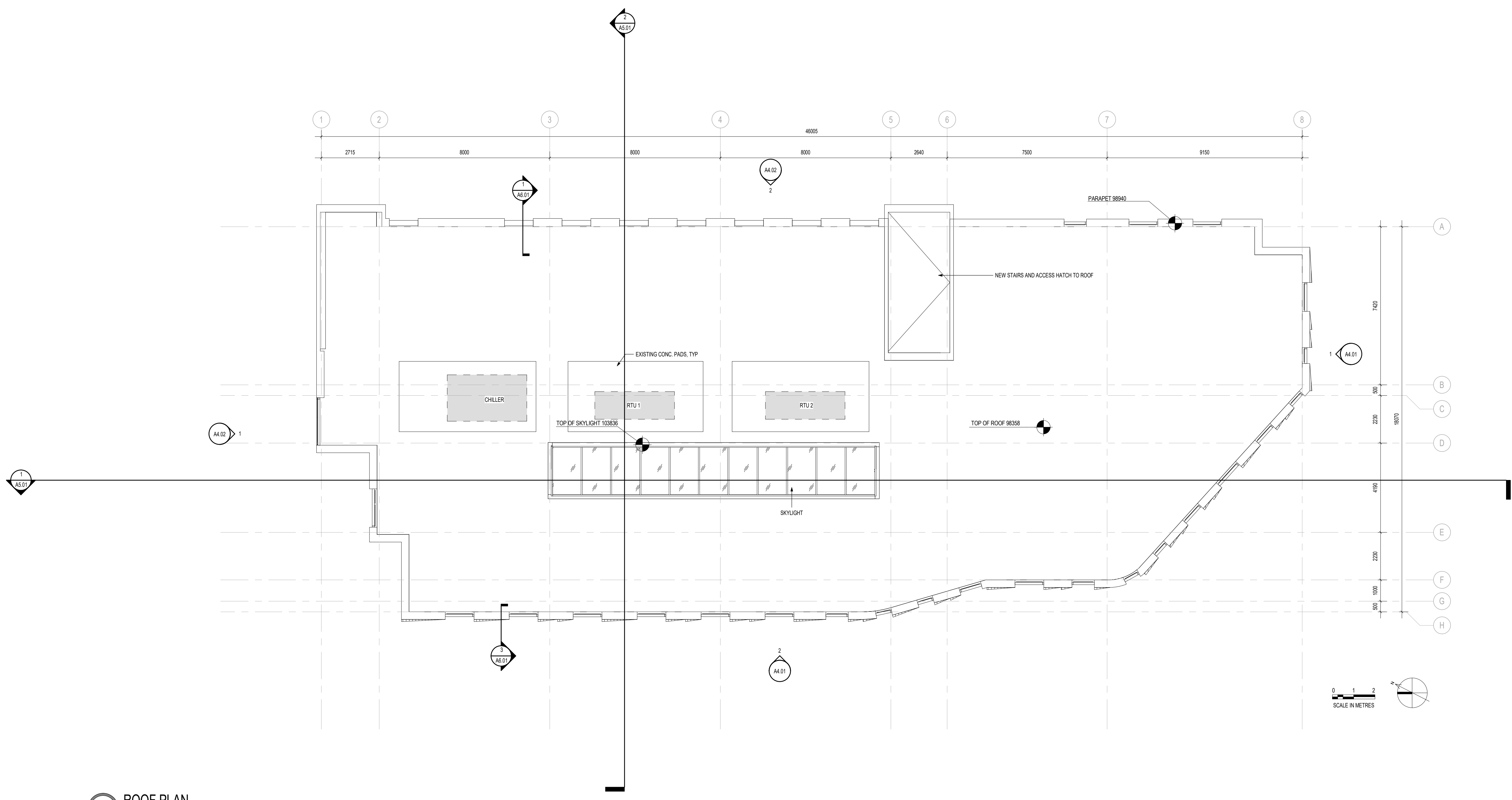
PROJECT ADDRESS
2080 WEST MALL, VANCOUVER BC

PROJECT
JACK BELL RENEWAL

DRAWING TITLE	PROJECT NUMBER
LEVEL 3 PLAN	22-12

DWG. NO.
A2.03

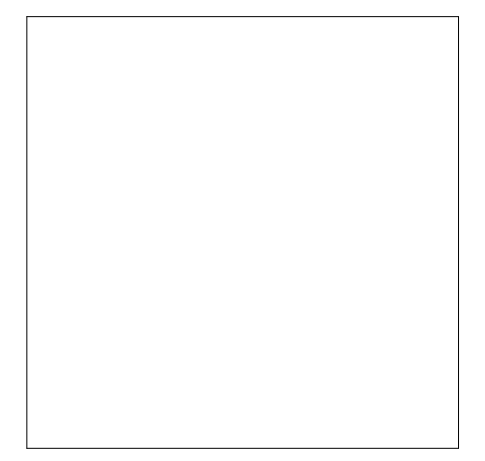
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1 ROOF PLAN
1:100

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DRAWING TITLE	PROJECT NUMBER
ROOF PLAN	22-12
	DWG. NO.
	A2.04

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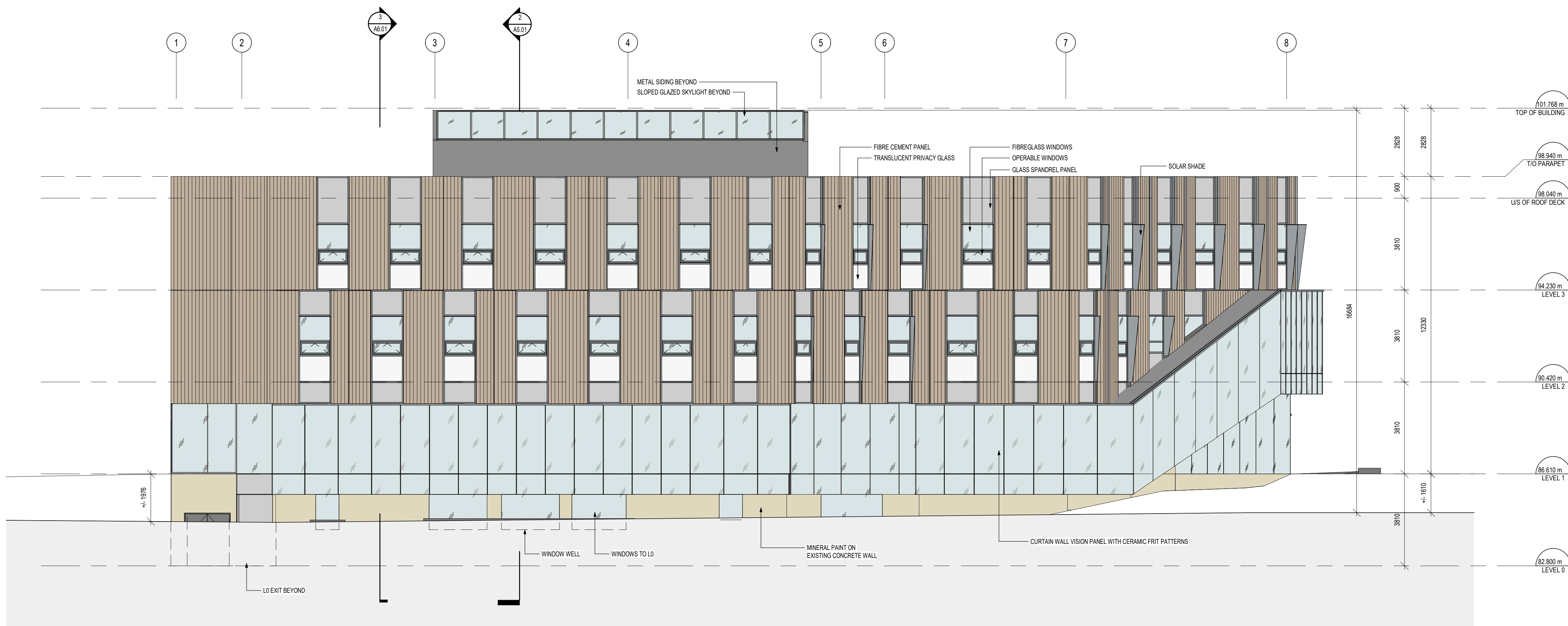
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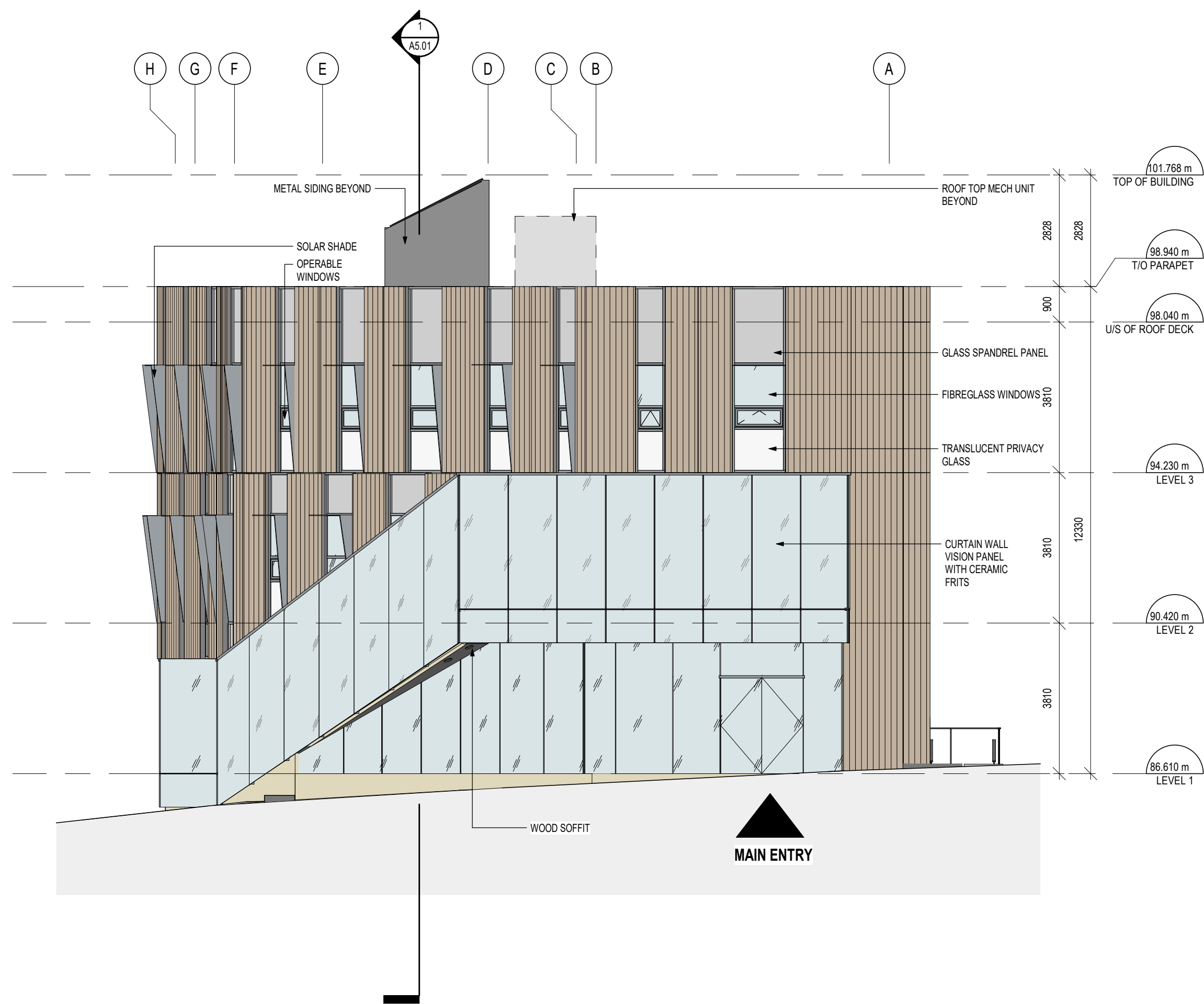
PROJECT
JACK BELL RENEWAL

DRAWING TITLE BUILDING ELEVATION	PROJECT NUMBER 22-12
	DWG. NO. A4.01

DATE 2023.04.05	SCALE 1:100	DRAWN HL	CHECKED AG
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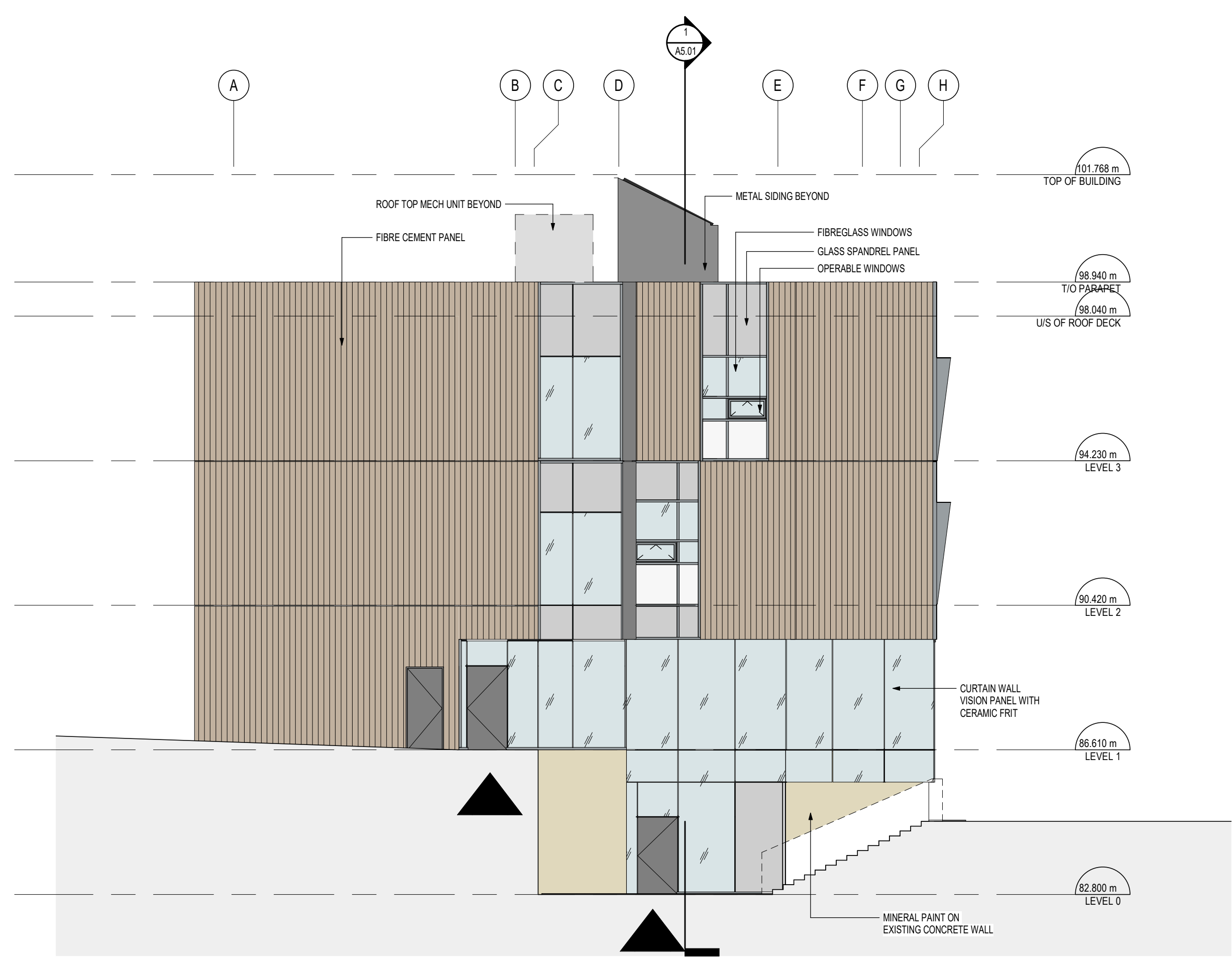
2 WEST ELEVATION
1:100



1 SOUTH ELEVATION
1:100



2 EAST ELEVATION
1:100



1 NORTH ELEVATION
1:100

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GJALA
- STRUCTURAL ENGINEER
RJC
- MECHANICAL ENGINEER
AME
- ELECTRICAL ENGINEER
AES
- GEOTECHNICAL ENGINEER

- ENVELOPE
RJC
- SURVEYOR
- CIVIL ENGINEER

NO.	DESCRIPTION	BY	DATE
3	ISSUED FOR DEVELOPMENT PERMIT		2023.04.06
2	ISSUED FOR 50% DESIGN DEVELOPMENT		2023.02.22
1	ISSUED FOR SCHEMATIC DESIGN		2022.10.07

NO.	DESCRIPTION	BY	DATE
CURRENT REVISION			3



PROJECT ADDRESS
2080 WEST MALL, VANCOUVER BC

PROJECT
JACK BELL RENEWAL

DRAWING TITLE
BUILDING ELEVATION

PROJECT NUMBER
22-12

DWG. NO.
A4.02

DATE	SCALE	DRAWN	CHECKED
2023.04.05	1:100	HL	AG

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LANDSCAPE ARCHITECT
GJALA
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AME
ELECTRICAL ENGINEER
AES
GEOTECHNICAL ENGINEER

ENVELOPE
RJC
SURVEYOR

CIVIL ENGINEER

3	ISSUED FOR DEVELOPMENT PERMIT	2023.04.06
2	ISSUED FOR 50% DESIGN DEVELOPMENT	2023.02.22
1	ISSUED FOR SCHEMATIC DESIGN	2022.10.07

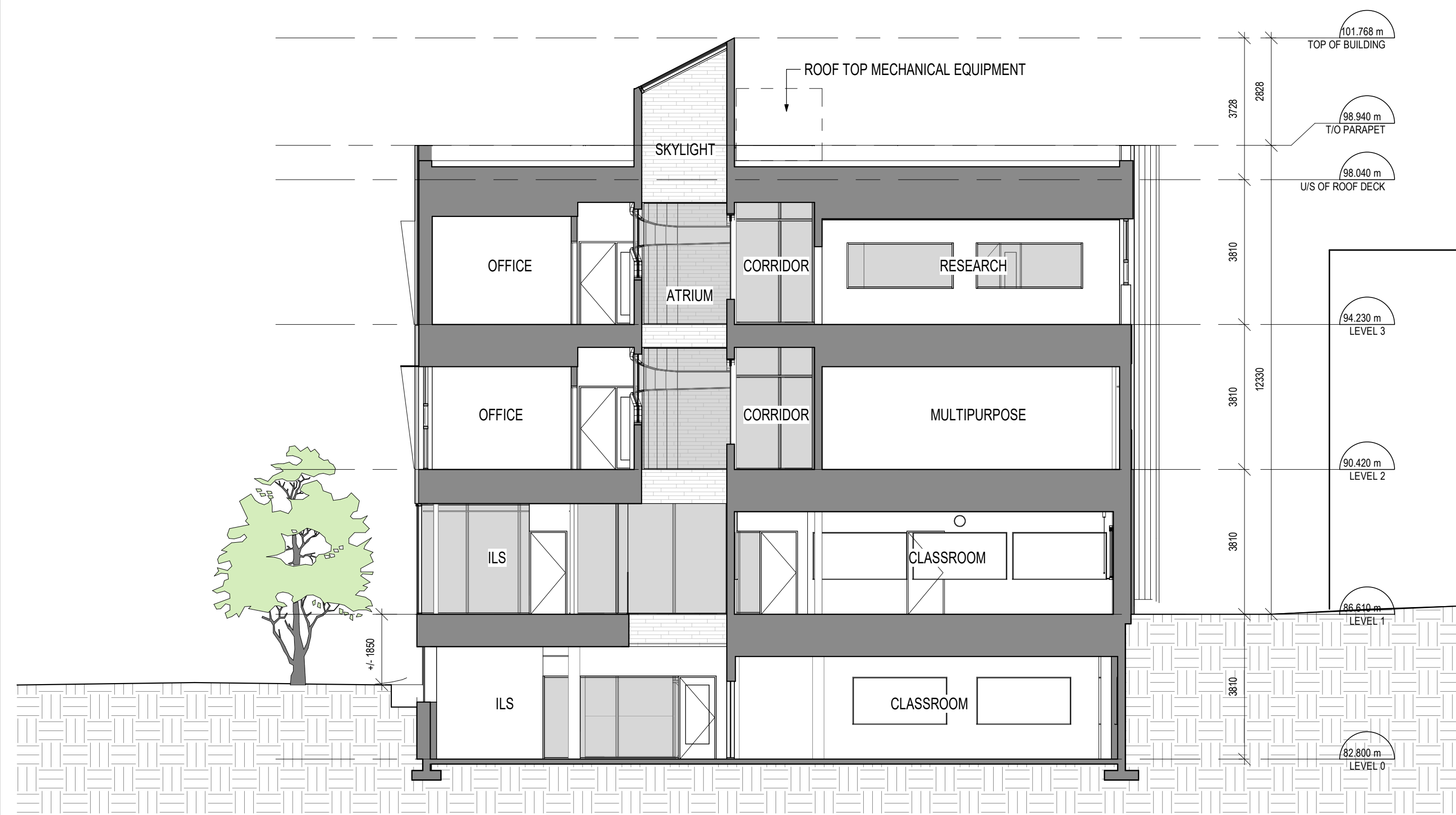
NO.	DESCRIPTION	BY	DATE
CURRENT REVISION			3

PROJECT ADDRESS
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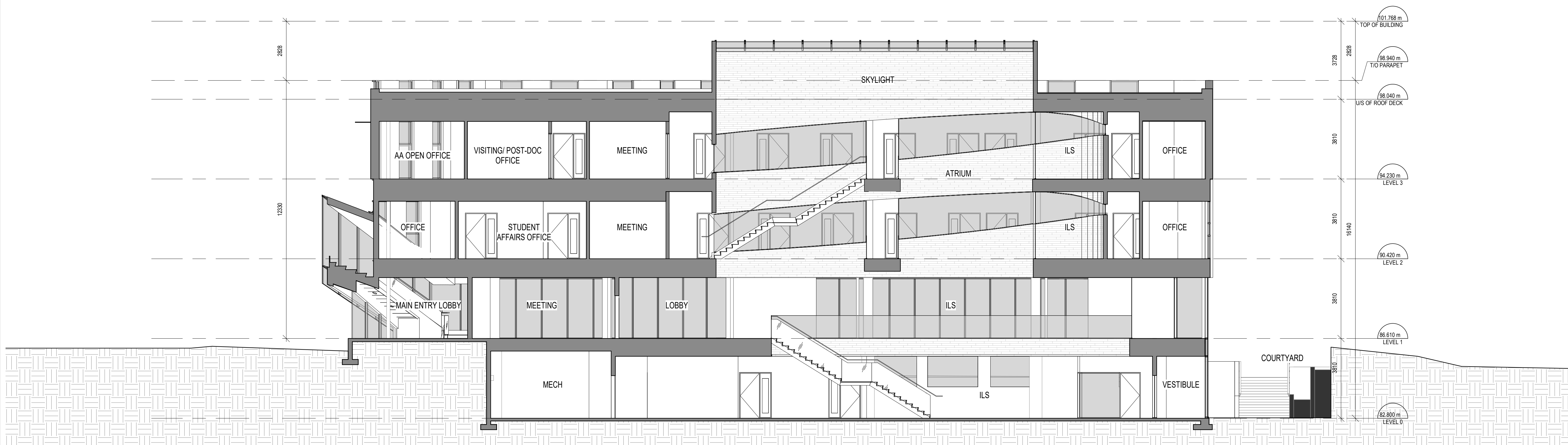
PROJECT
JACK BELL RENEWAL

DRAWING TITLE BUILDING SECTION	PROJECT NUMBER 22-12
	DWG. NO. A5.01

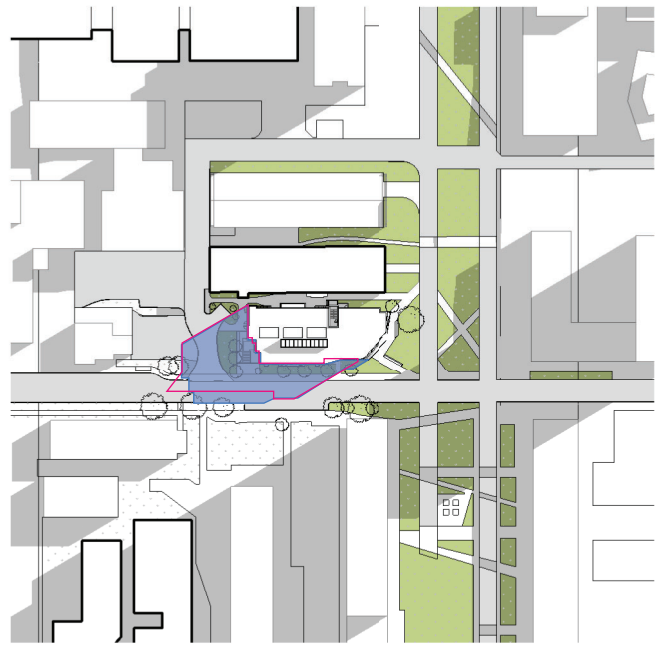
DATE 2023.04.05	SCALE 1:100	DRAWN HL	CHECKED AG
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2 EAST WEST SECTION
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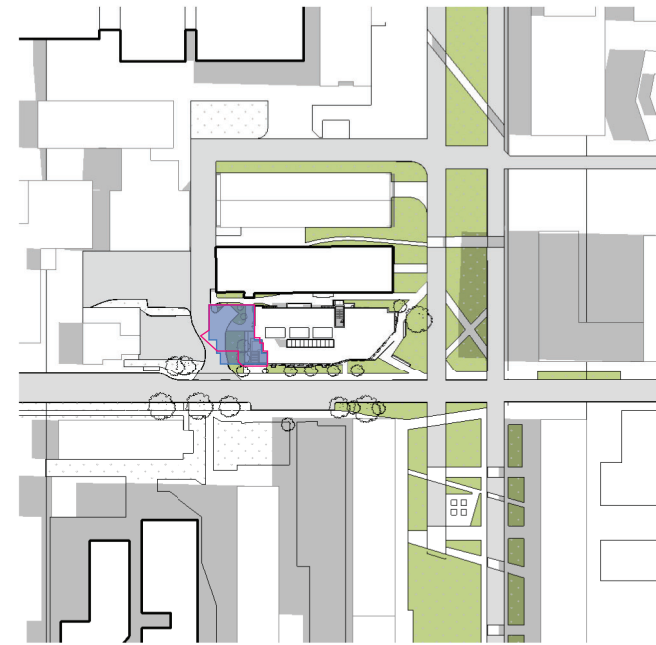


1 NORTH SOUTH SECTION
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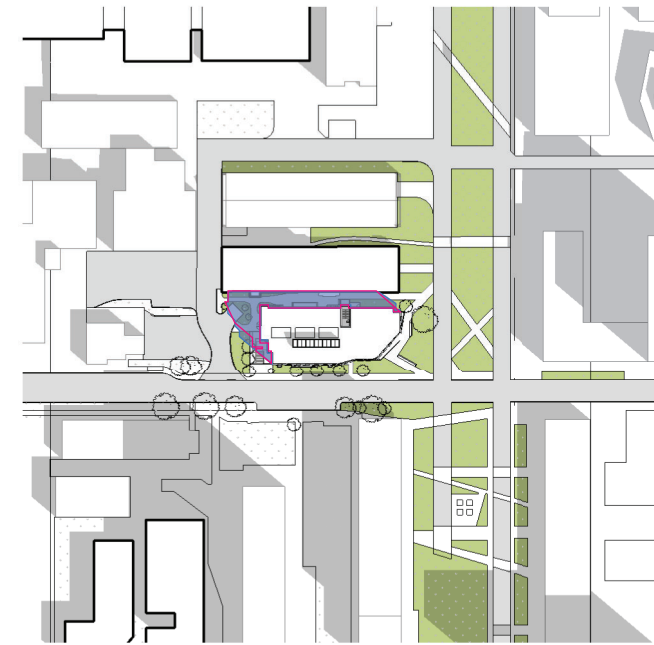
MAR/SEPT 1000

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MAR/SEPT 1200

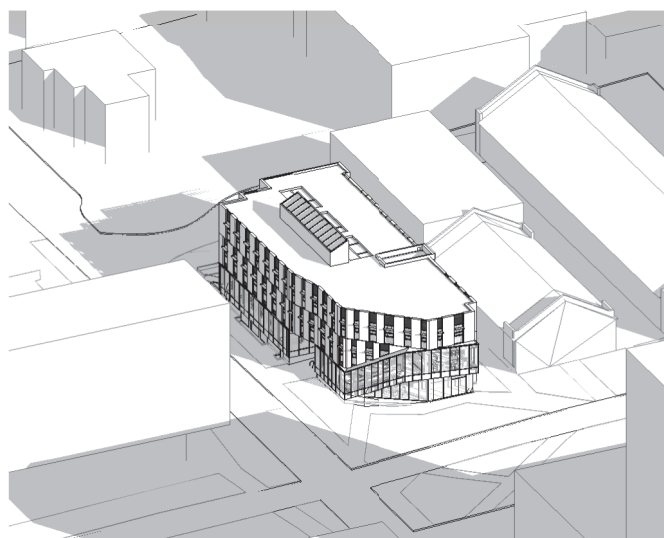
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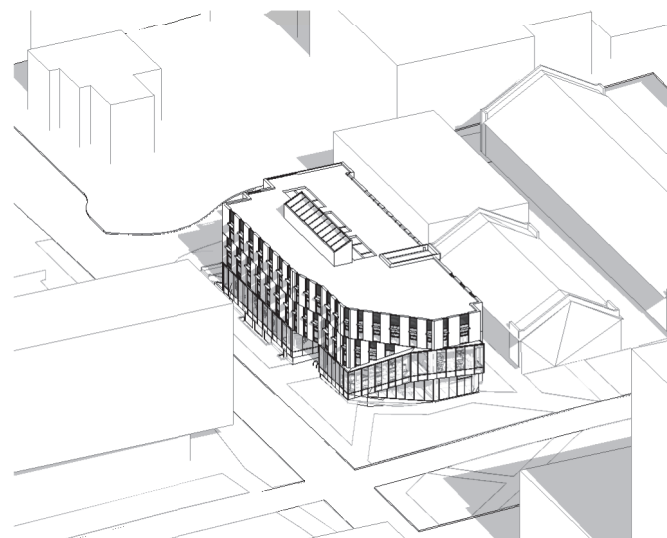
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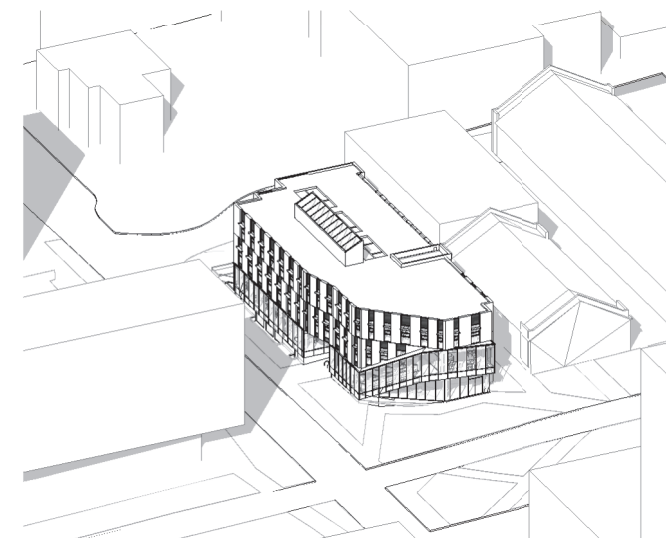
NEW SHADOW
 EXISTING SHADOW



MAR/SEPT 1000



MAR/SEPT 1200



MAR/SEPT 1400

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PROJECT:
JACK BELL RENEWAL

PROJECT ADDRESS
2080 WEST MALL, VANCOUVER
BC

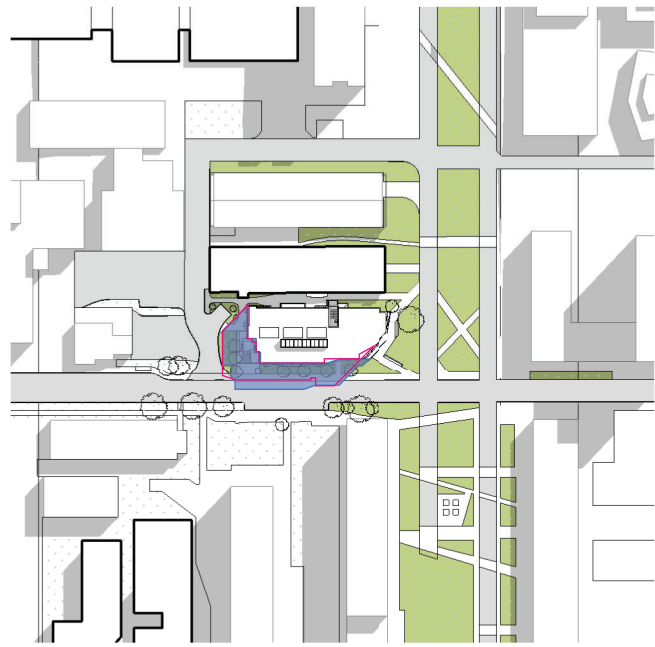
DRAWING TITLE:
Shadow Study March/Sept

PROJECT NUMBER:
22-12

DWG. NO. AX.SS1

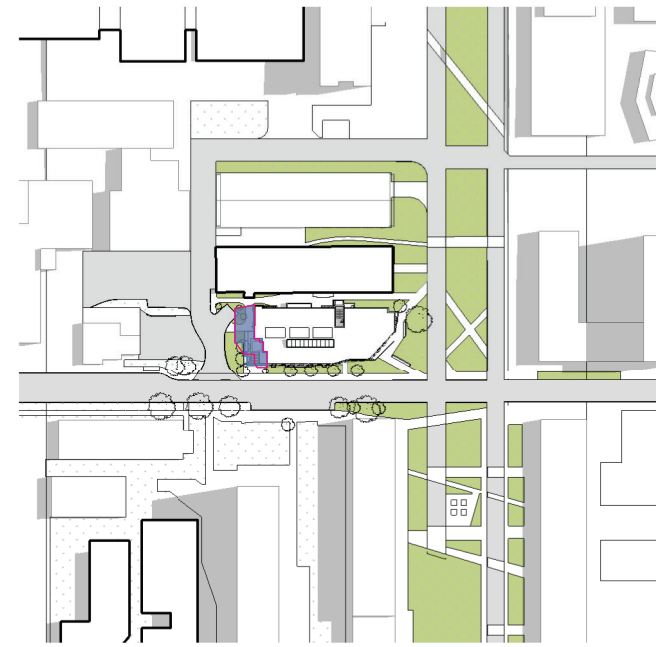
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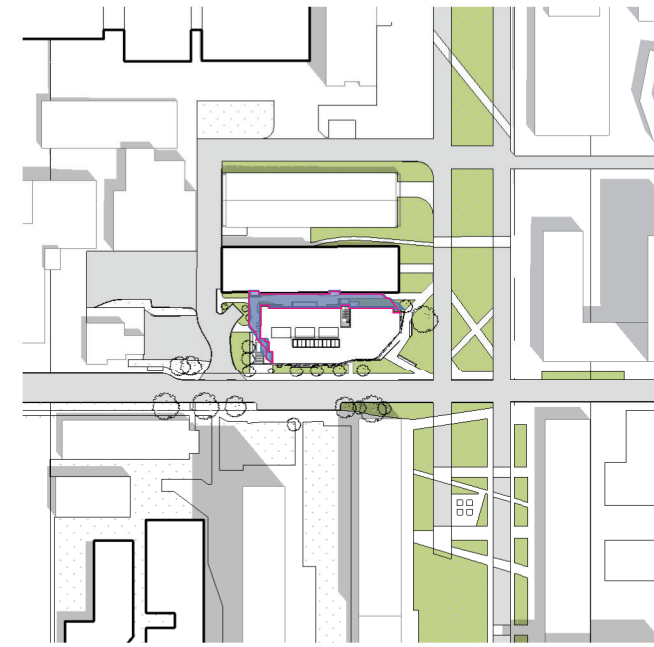
JUNE 1000

1 : 2500



JUNE 1200

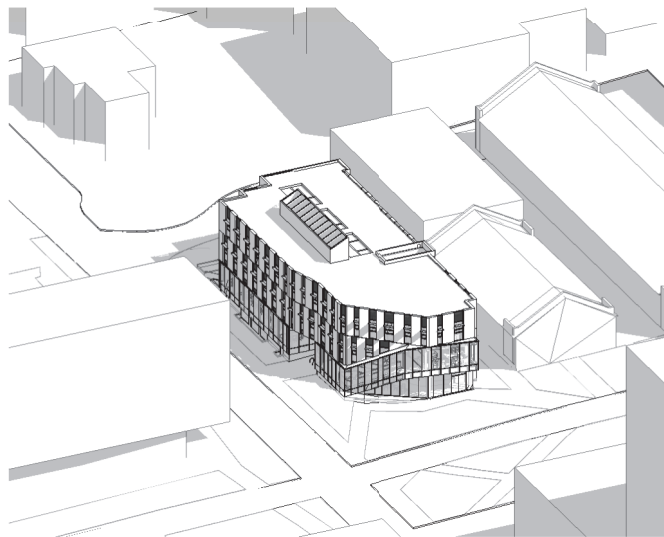
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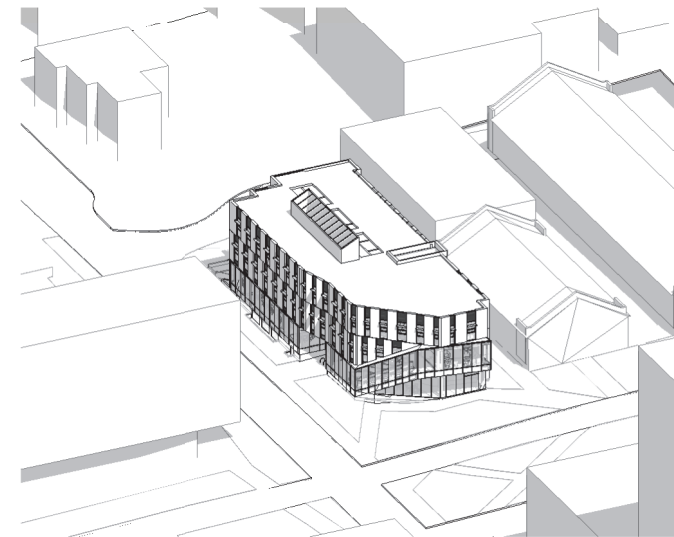
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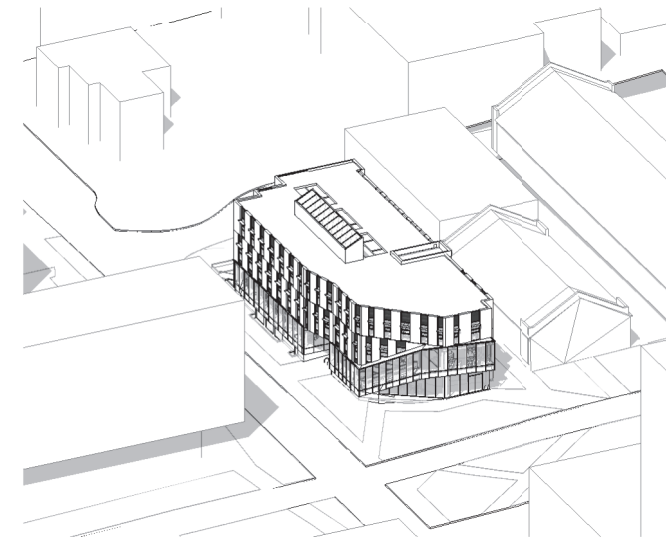
NEW SHADOW
 EXISTING SHADOW



JUNE 1000



JUNE 1200



JUNE 1400

PROSCENIUM

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JACK BELL RENEWAL

PROJECT ADDRESS
2080 WEST MALL, VANCOUVER
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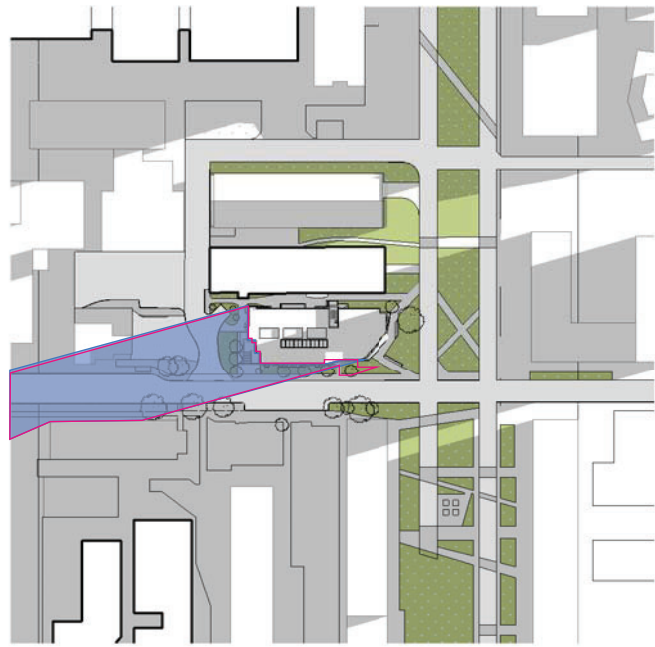
DRAWING TITLE:
Shadow Study June

PROJECT NUMBER:
22-12

DWG. NO. AX.SS2

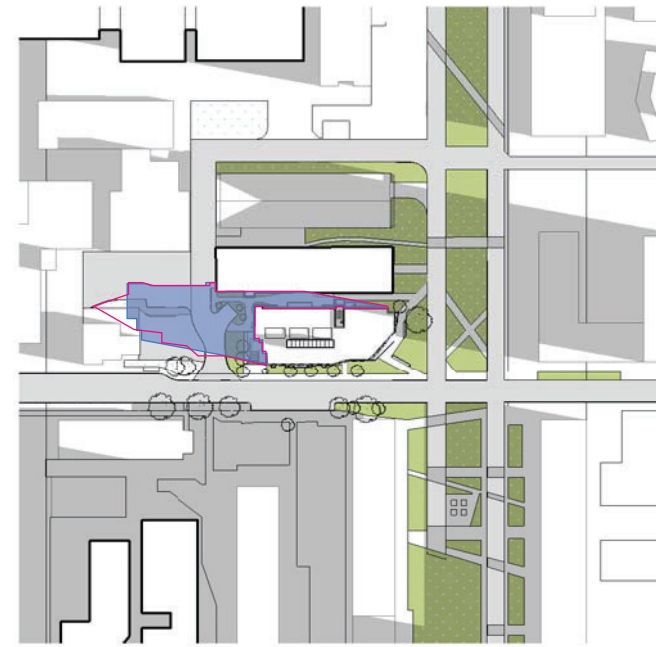
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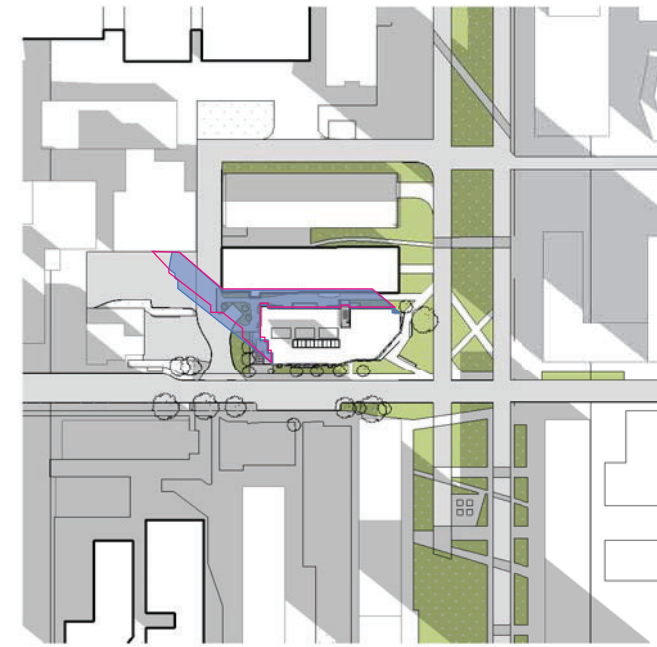
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DEC 1200

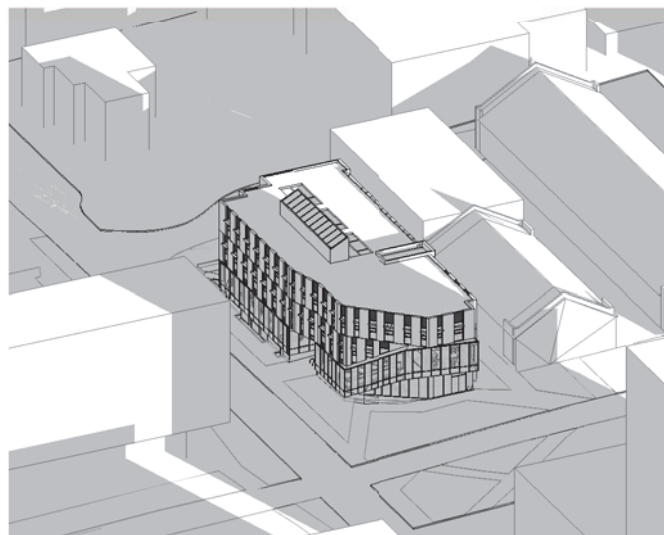
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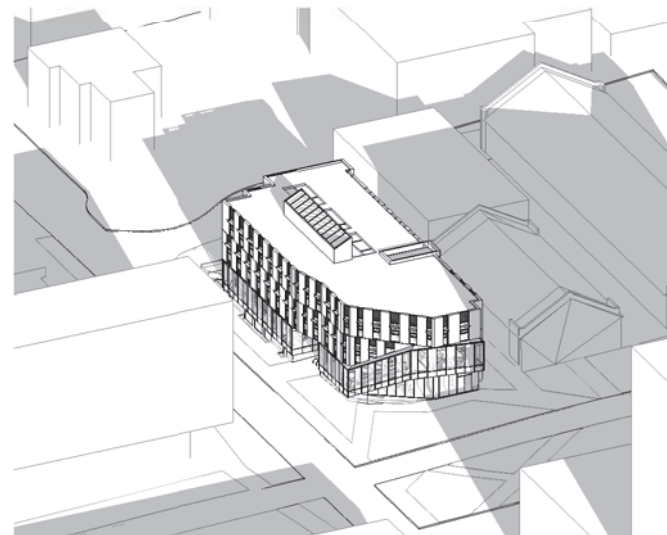
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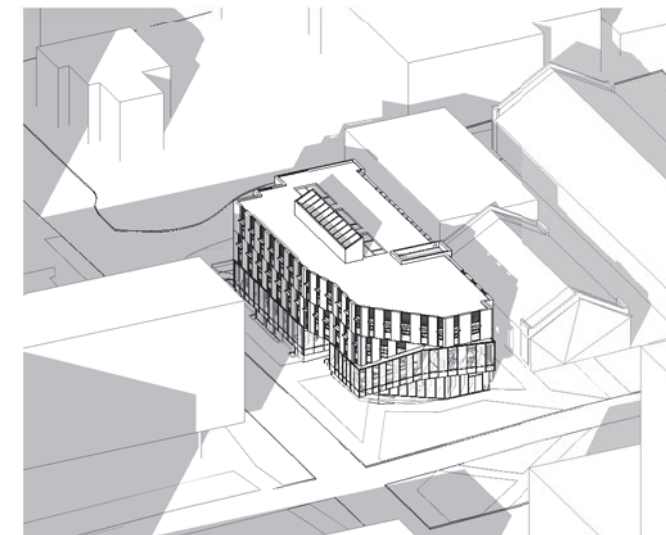
NEW SHADOW
 EXISTING SHADOW



DEC 1000



DEC 1200



DEC 1400

PROSCENIUM
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PROJECT:
JACK BELL RENEWAL

PROJECT ADDRESS
2080 WEST MALL, VANCOUVER
BC

DRAWING TITLE:
Shadow Study December

PROJECT NUMBER:
22-12

DWG. NO. AX.SS3

DATE:
2023.01.18

SCALE:
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