

1.0 **GENERAL**

- 1.1 Unique materials and complicated designs or detailing may be difficult or impossible to replace when repairs are needed over time and should be avoided in favor of standard materials that can be easily obtained from local suppliers and sources over time.
- 1.2 Any necessary repair and replacement of site furnishings that utilize non-standard materials or complicated designs, *or are movable and not fixed in place*, will be customer funded expenses of the unit that has requested these site furnishings.
- 1.3 *Movable site furnishings are the responsibility of the sponsor and must not be placed in locations that obstruct standard maintenance and operation.*

2.0 **DESIGN REQUIREMENTS**

- 2.1 UBC preferences for site furnishings including benches, waste receptacles, and light standards are referenced in the Vancouver Campus Plan, Design Guidelines.
- 2.2 Provide minimum 2.2m spacing between bollard to allow passage of landscape and snow removal equipment.
- 2.3 Site furnishings must be attached using load-appropriate anchors and tamper-proof bolts and fittings.
- 2.4 It is imperative that hard landscape steps, furniture, walls and railings are designed to be resistant to skateboarding damages. After-the-fact add-on straps and studs are less desirable than surfaces that have been pre-considered as targets, and aesthetically designed to deter skateboarders. Preferred deterrents should be considered at the schematic design stage. Design strategies should include incorporation of air gaps, notching, and offsets in seat walls, uneven surfaces, and other creative alignments and articulation of surfaces, walls, steps and railings.
- 2.5 Minimum one year warranty on all site furnishings.
- 2.6 Minimum five year warranty on garbage receptacles.

3.0 **MATERIALS**

- 3.1 Materials, *including structural components and fasteners, must be rust and corrosion resistant.*
- 3.2 Materials *must* be resistant to vandalism and to damage from skateboarders.
- 3.3 *Use of tropical hardwoods in site furnishings is not permitted.*
- 3.4 Selection of materials should be environmentally responsible including consideration of embodied energy of production and avoidance of endangered wood sources.
- 3.5 *Clear vertical grain Cedar is to be utilized in custom designed benches and other site furniture as appropriate.*
- 3.6 Local supply of materials is preferred.

END OF SECTION