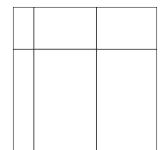
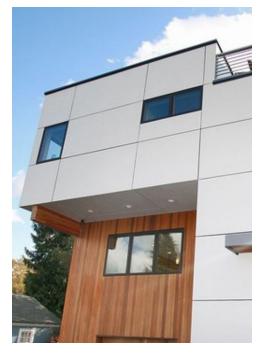


Material Palette



F1
Fiber Cement Board,
White



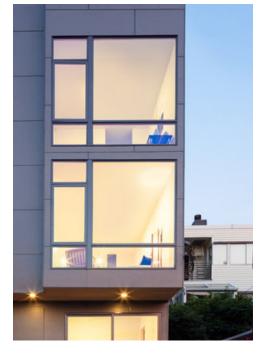


W1 Wood Textured Board





G1 Window and Doors, Grey Frames





M1 Metal Panel Siding, Grey



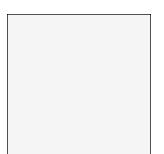


W2 Wood Textured Siding

PROJECT NO: V24178



DRAWING NO: 042



G2 Glass Guardrail, Frosted Panel with Black Frame



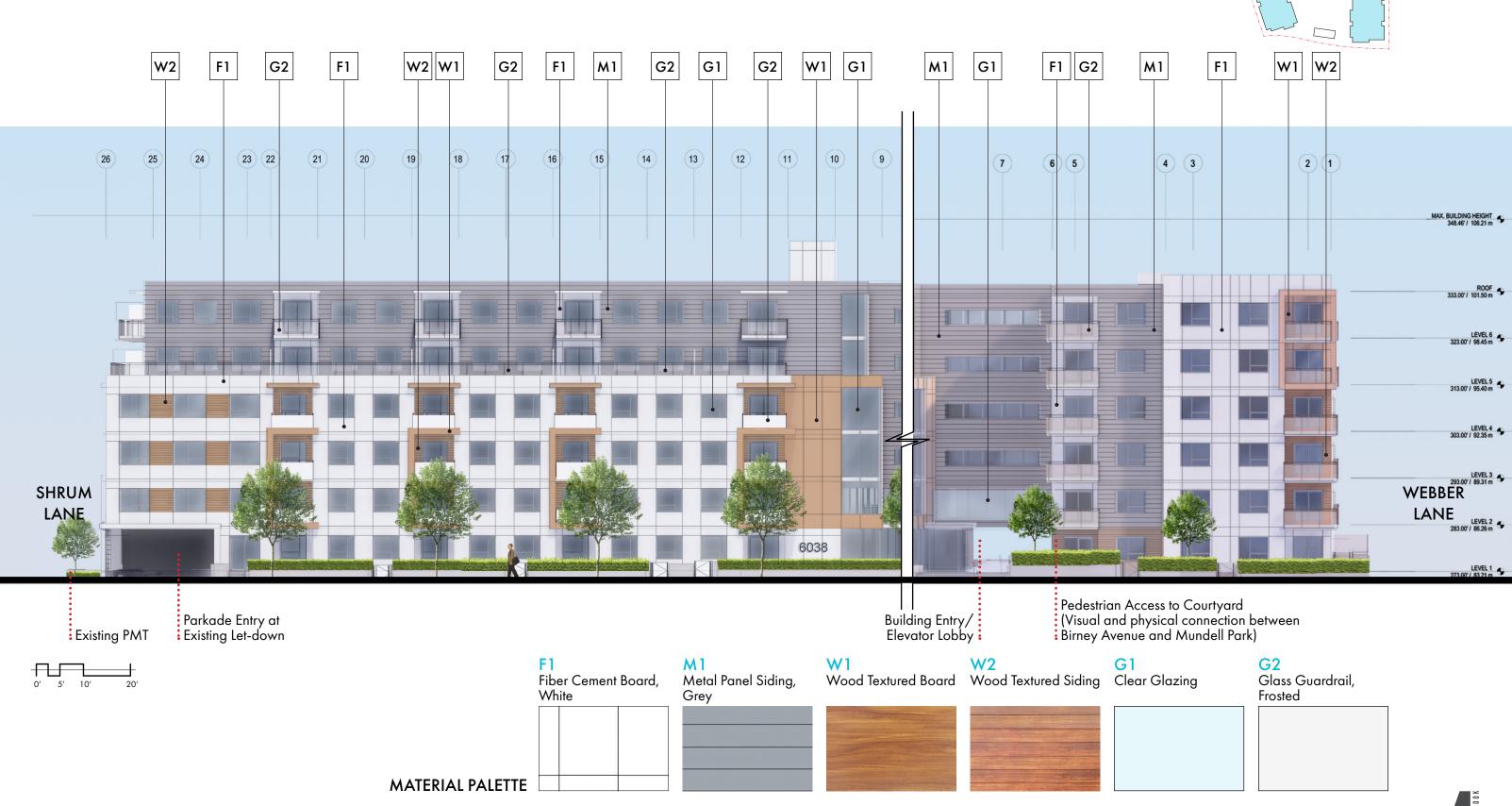








North Elevation | Along Birney Avenue





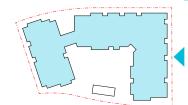




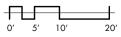
PROJECT NO: V24178

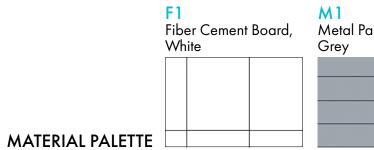
DRAWING NO: 043

East Elevation | Along Shrum Lane









M1 Metal Panel Siding,







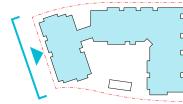




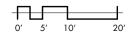




West Elevation | Along Webber Lane



























South Elevation | Along Scholar's Greenway

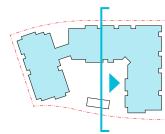




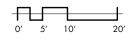




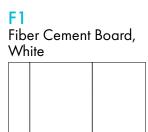
Courtyard Elevation | Looking East





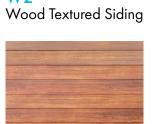
















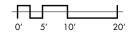






Courtyard Elevation | Looking West





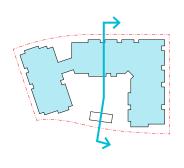




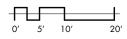




Site Section | A







Bike repair amenity and storage

Bike and storage direct access to P1 from Scholar's Greenway

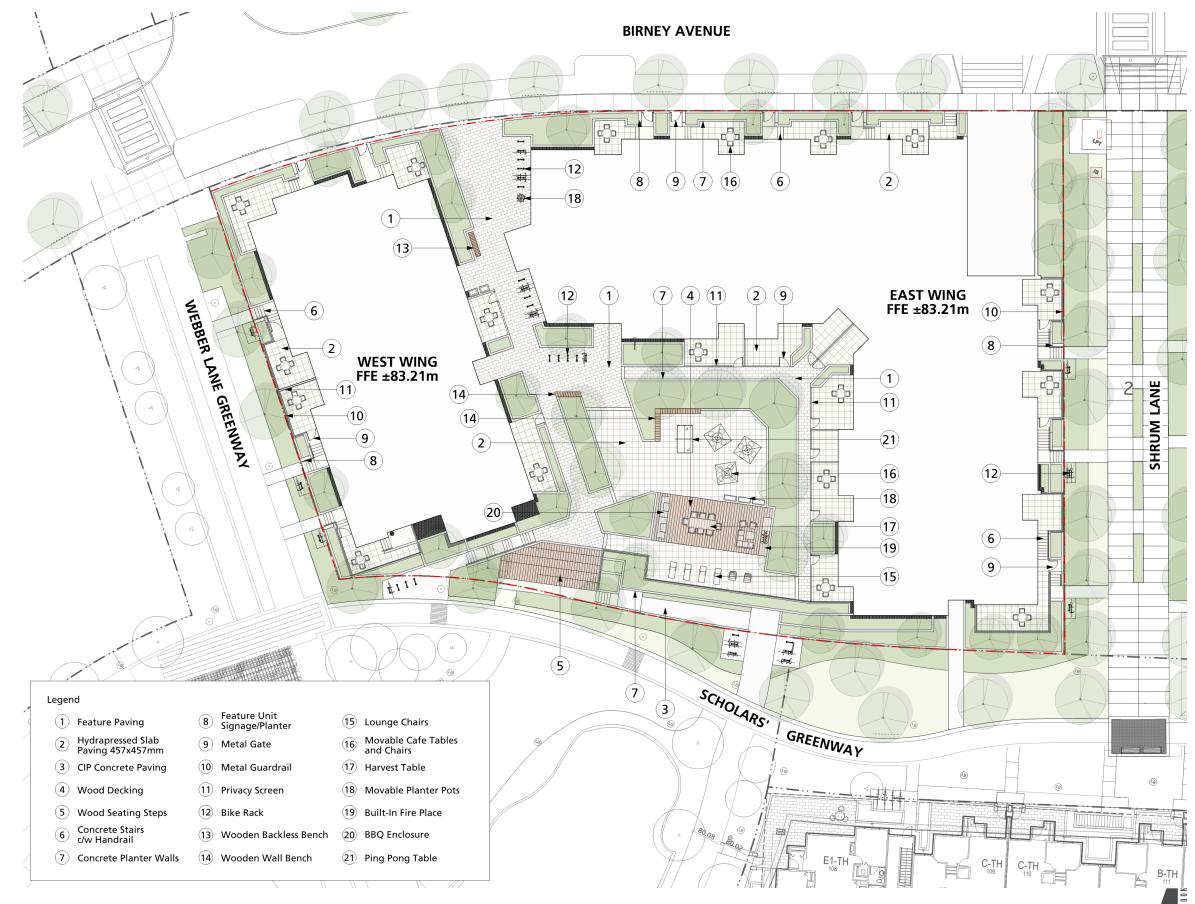








Landscape | Key Plan

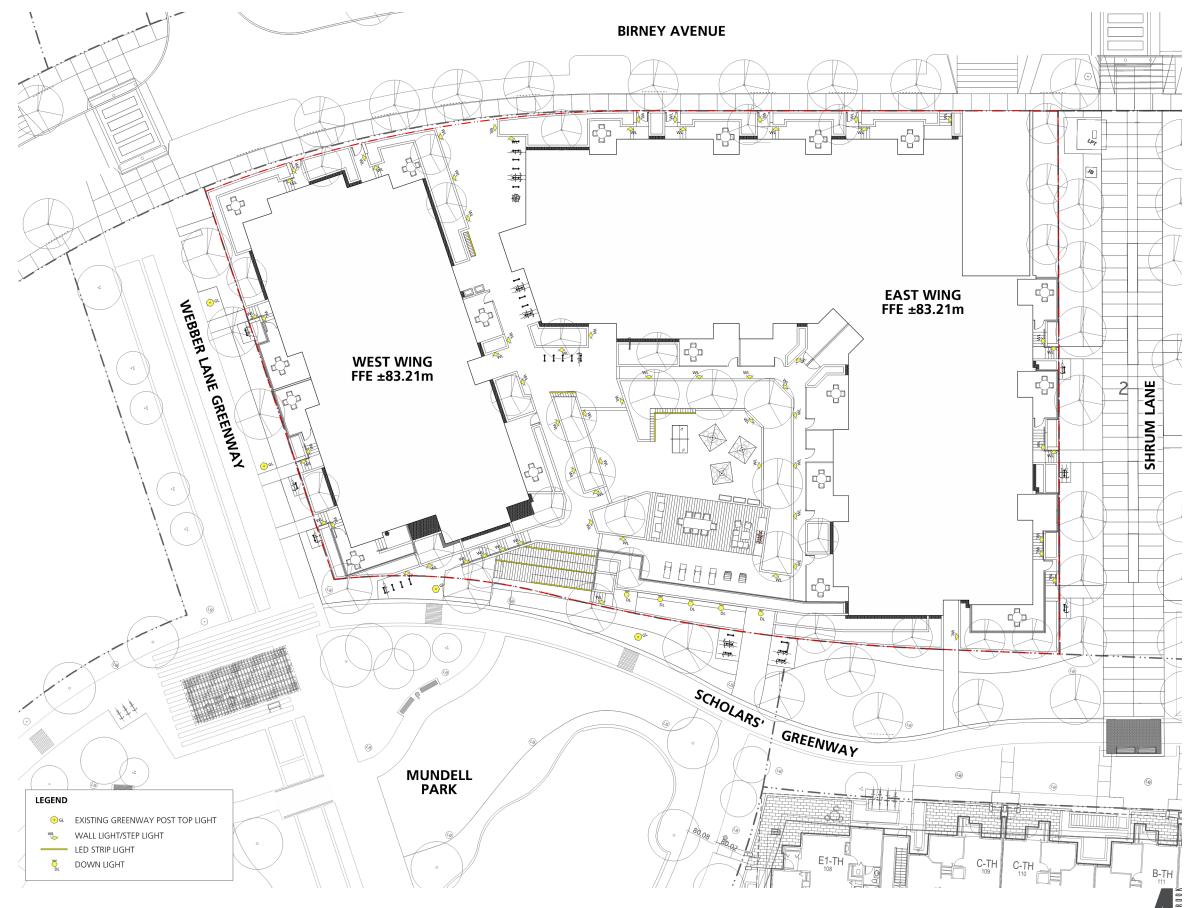








Landscape | Lighting Plan

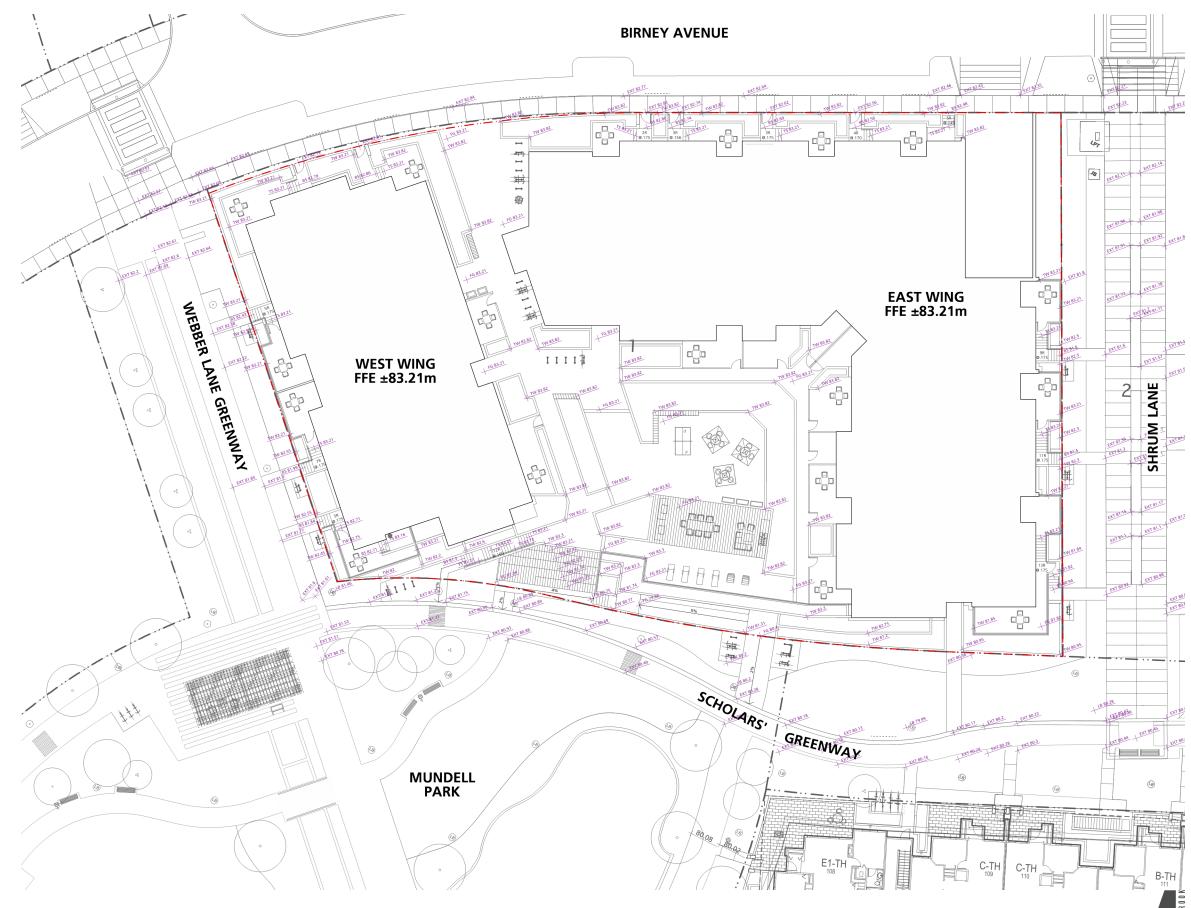








Landscape | Grading Plan

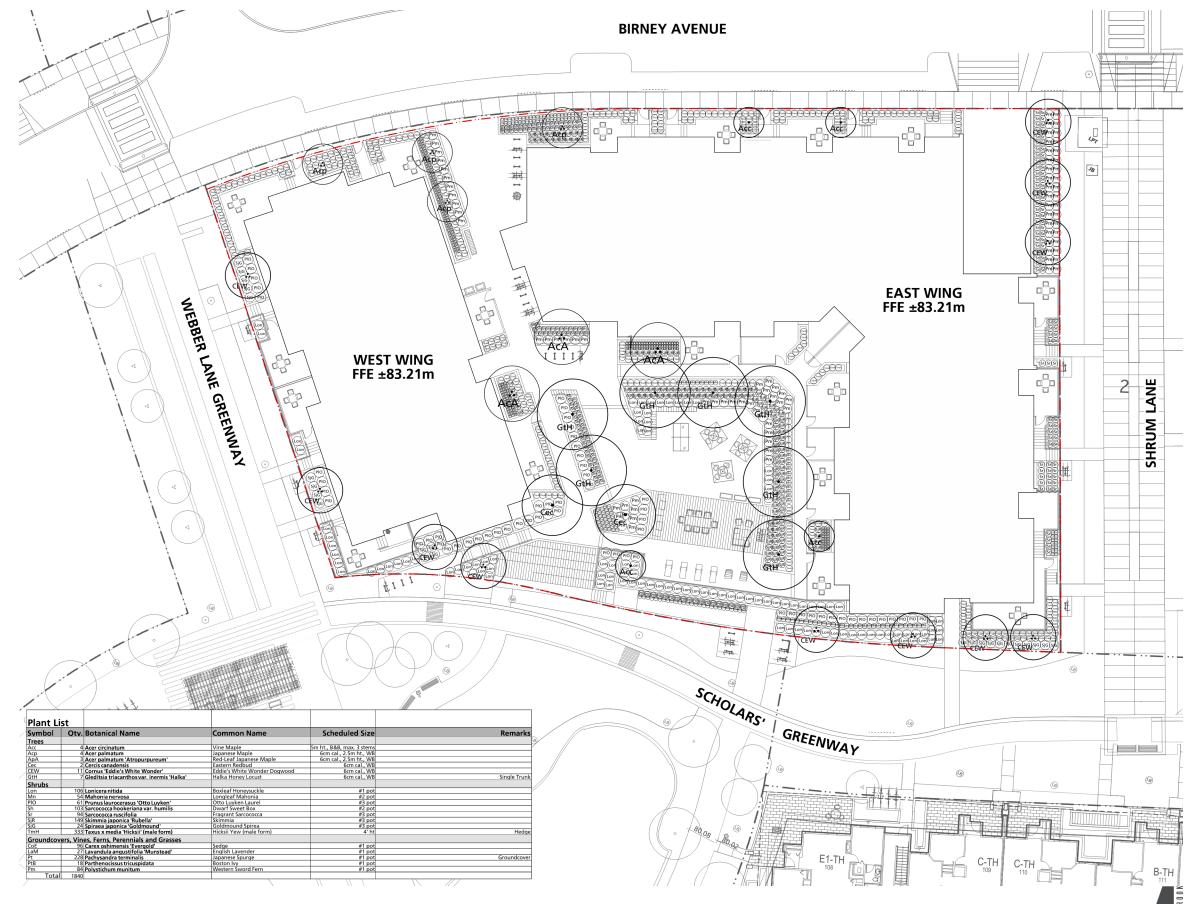








Landscape | Planting Plan

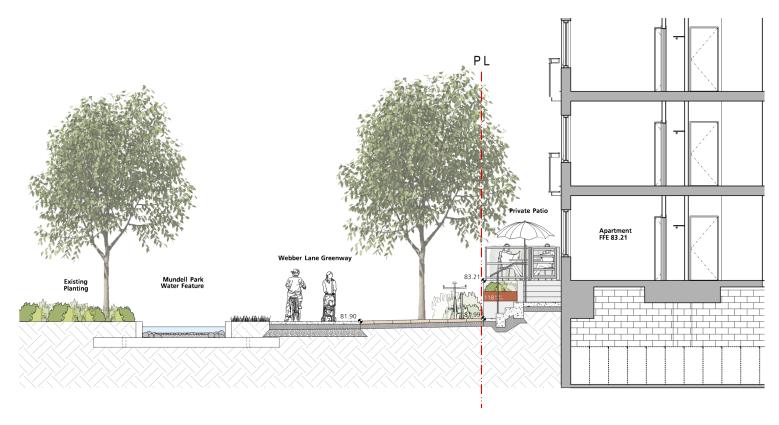








Landscape | Sections



Apartment FFE 83.21

Section 1
West Wing Units and Connection to Webber Lane Greenway

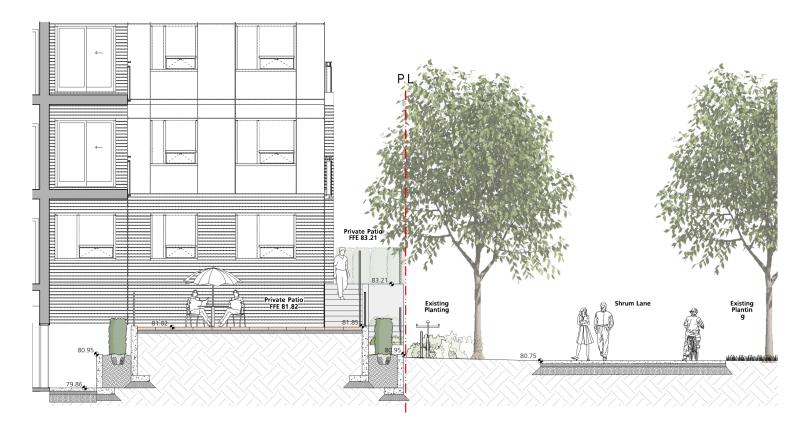
Section 2
West Wing Units and Landscape Corridor



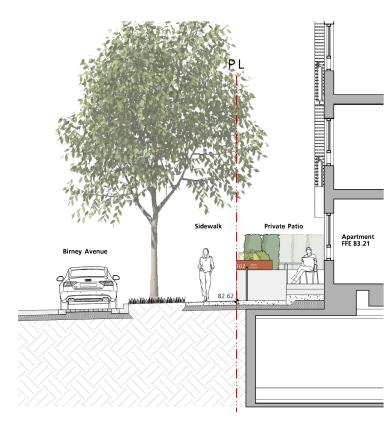




Landscape | Sections



Section 3
East Wing Unit, Patio and Shrum Lane



Section 4

East Wing Unit and Connection to Birney Avenue







Section 5

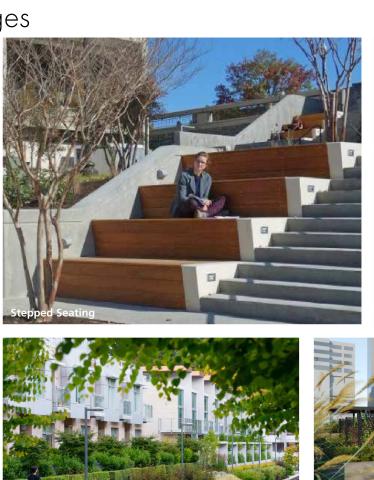
East Wing Units, Courtyard, Outdoor Lounge and Connection to Scholar's Greenway







Landscape | Precedent Images



































DRAWING NO: 058









CPTED Strategies

Automobile Theft

- Residential and visitor parking stalls are provided in a monitored, fully enclosed, in a well-lit one-level below grade parkade.
- Vehicular access into the parkade is provided through a secure overhead door at the entry to the vehicular ramp and controlled by fob access.

Natural Surveillance

- The ground orientated units of the proposed development will significantly improve the surveillance of Birney Avenue, Webber Lane, Shrum Lane and Scholar's Greenway.
- Doors, door hardware and framing will be durable and vandal resistant.
- Operable windows are located in visible areas minimizing any potential for concealed attempts at breaking and entering.

High Visibility

- The building has been designed with a clean simple footprint that minimizes the number of obstructed views and blind spots at grade.
- The residential garbage / recycling area and mail room are completely
 enclosed within the building footprint and accessible only to residents
 and service providers.

Safe Lighting Levels

- Lighting surrounding the development, throughout all public access
 pathways and at all external unit entries provides a safe and welllit environment for both residents and adjacent public alike for this
 development.
- Parkade walls and columns will be painted light colours.

Security

- The entrances into the residential lobby, stairs and parkade will be outfitted with a keypad and a swipe card reader. No public access will be permitted.
- Camera surveillance will be provided in the parkade and in all bike / storage rooms.
- A monitored fire alarm system combined with annunciator will be installed. Each unit and the parking garage will be its own fire detection and suppression system.









Sustainability | REAP Checklist - 1/4

UBC Residential Environmental Assessment Program REAP 3.0

Project Information

Developer: UBCPT

Architect: ZGF Architects

REAP consultant E3 Eco Group Inc.

Project Name: Lot 4

Neighbourhood: Wesbrook Village

Lot No.: 4

Street Address: Not Yet Assigned
Project Stage: Development Permit

UBC DP Reference No.:

Date: 2018-M06-20

CREDITS	Mandatory	Max	Score
Sustainable Sites (SS)	complete	10	4
Water Efficiency (WE)	complete	18	10
Energy & Atmosphere (EA)	complete	52	15
Materials & Resources (MR)	N/A	18	1
Indoor Environmental Quality (IEQ)	complete	8	6
Construction (CON)	complete	4	0
Innovation & Design Process (ID)	complete	24	13
Subtotal		134	49
TOTAL		134	49

REAP Rating:	GOLD(45-60 pts)				
45-60 pts	Gold				
61-75 pts	Gold Plus				
76-100pts	Platinum				
101-134 pts	Platinum Plus				
·					

			Score:	4	Mandatory points achieved
SS		MANDATORY			•••
SS	M1	Storm Water Management Plan Develop a plan that integrates the on-site stormwater management system with the neighbourhood-wide stormwater management principles and strategies, including controlling of rate and/or quantity of run-off as required.	М	М	
SS	M2	Adapted and Ecologically Sound Planting Demonstrate that landscape design has minimized the need for pesticides and irrigation through the selection of adaptive and drought-tolerant plants and consideration of the principles of Integrated Pest Management and xeriscaping.	M	M	
SS	М3	Bicycle Storage Provide covered storage facilities for securing bicycles in accordance with the UBC Development Handbook.	М	M	
SS	M4	Contribution to Community Car Sharing Contribute to the development of a community car-sharing network by funding the equivalent of one community vehicle per 100 residential units.	М	M	
SS	M5	Light Pollution Reduction Do not exceed Illuminating Engineering Society of North America (IESNA) illuminance requirements as stated in the Recommended Practice Manual: Lighting for Exterior Environments.	M	M	
SS	M6	Recycling Collection Provide for collection of domestic paper, plastic, glass and metal recyclables by contracting with a waste management company for the service. Recycling storage space shall be designed in accordance with Metro Vancouver's Technical Specifications for Recycling Amenities.	М	М	
SS	M7	Compost Collection Provide a space in the building for the collection compost and provide for the compost collection through a contract with UBC Waste Management or another waste management service provider. Design the space in the building in accordance with Metro Vancouver's Technical Specifications for Recycling Amenities.	M	M	
SS		OPTIONAL			
SS	1.1	In-Suite Recycling and Compost Separation Provide a space and system for simplified separation and collection of recycling and compostables in each suite or unit. ALTERNATIVE TRANSPORTATION	2	0	
30	2.1	Additional Bicycle Facilities In addition to the requirements for bicycle parking in the UBC Development Handbook, provide an additional 0.25 Class I bicycle storage/bedroom and a bicycle repair station within the building.	2	2	
	2.2	Electric Vehicle Charging – Visitor Provide one dedicated parking spot per 100 residential units for visitors of residents/owners, fully equipped with Level 2 charging station.	2	0	
	2.3	Electric Vehicle Charging - Resident Install necessary conduit and transformer capacity to accommodate Level 2 Charging Stations for the following percentage of owners/residents' parking (Max = 4 Points): 10% of owners/residents' parking – 2 Points 20% of owners/residents' parking – 2 Points	4	2	Additional 2 marked as "Maybe"









Sustainability | REAP Checklist - 2/4

		Performance Category: Water Performance Category: Water Efficiency (WE)	18	Points	
		The intent of the Water Efficiency category is to encourage strategies that reduce the			
		amount of potable water used for landscape irrigation and building operations.			
			Score:	10	Mandatory points achieved
WE		MANDATORY			
WE	M1	Efficient Irrigation Technology and Rainwater Use	M	M	
		Design and install a water-efficient irrigation system that includes an automated controller, rain or soil sensors and pressure regulator and for non-grass areas use a			
		micro- or drip-feed irrigation or install a temporary irrigation system.			
		initial of any loca inigation of initial a temporary inigation system.			
	M2	Low-Flush Toilets	M	M	
		Specify and install high efficiency 4.8 L per flush (1.28 gal) single flush toilets or 3.4/6 L			
		per flush (0.9gal/1.6gal) dual flush toilets for all water closets.			
	М3	Low-Flow Faucet Aerators	M	M	
		Specify and install low-flow faucets with aerators in all bathroom sinks (max. 3.8 L per			
		minute) and in all kitchen sinks (max. 6.8 L per minute).			
		I Fla 6h	М	M	
	M4	Low-Flow Showerheads Specify and install water-saving showerheads with a maximum flow rate of 8.5 L per	IVI	IVI	
		minute in each shower.			
	M5	Energy Star Clothes Washers and Dishwashers	M	M	
		Specify and install Energy Star-labelled clothes washers and dishwashers in each unit, or			
		specify and offer only Energy Star models if these appliances are optional.			
WE		OPTIONAL			
WE	1	WATER EFFICIENT LANDSCAPING	1		
	1.1	Reduce Potable Water Use	3	3	
		Reduce potable water use for site irrigation needs by 50% from the calculated mid- summer baseline.			
	1.2	Eliminate Potable Water Use	3	0	
		Eliminate potable water use for site irrigation needs.		•	
WE	2	WATER USE REDUCTION			!
	2.1	Low-Flow Showerheads	2	2	
		Specify and install water-saving showerheads (maximum of 5.7 L per minute) in each			
		shower			
	2.2	Water Efficient Dishwasher	1	0	
		Specify and install water-efficient dishwashers that use ≤ 11 L (2.91 gal) per normal wash			
		cycle or if dishwashers are available only as an option, specify and offer only models			
	2.3	complying with this credit. Most Efficient Clothes Washers	2	0	
	2.3	Specify and install Energy Star clothes washers listed as "Most Efficient" for current year,	2	U	
		or if washers are available only as an option, specify and offer only models complying to			
		this standard.			
	2.4	Water Use Reduction Package	2	0	
		Additional credit for achieving credits: WE 1.1, WE 2.1, WE 2.2 and WE 2.3.			
WE	3	WATER METERING			
	3.1	Domestic Hot Water metering	3	3	
		In units with central hot water, provide individual hot water metering.			
	3.2	Demostic Cold Water metering	2	2	
	3.2	Domestic Cold-Water metering Provide for individual cold water meters for all units.		2	
		i rovide idi individual colu water meters idi ali units.			

			Score:	15	Mandatory points achieved
Α		MANDATORY			
ΕA	M1	Minimum Roof Insulation	M	M	
		Design the roof assembly with a minimum insulation value of R-40 h·ft²·°F/Btu (7.04 °K-			
		m2/W) for buildings with attic space and R-28 h-ft². °F/Btu (4.93 °K-m2/W) for cathedral			
		ceilings/flat roofs.			
	M2	Minimum Exterior Wall Insulation	M	M	
		Design the exterior insulated wall area with a minimum thermal resistance of effective			
		(overall) R-15.6 h·ft²-°F/Btu (2.75 °K-m2/W) for above grade non-glazed wall areas, and			
		R-7.5 h·ft²·°F/Btu (1.32 °K-m2/W) "continuous insulation" for below grade walls.			
	М3	Minimum Floor Insulation	M	M	
		Design floors above non-heated parkade areas with a minimum insulation value of R-30			
		h·ft².°F/Btu (5.28 °K-m2/W) for framed floors and R-15.6 h·ft².°F/Btu (2.75 °K-m2/W) for			
		slab floors.			
	M4	Energy Efficient Windows	М	M	
		Specify and install Energy Star-rated windows or windows with a maximum overall U-			
		value of 0.35 Btu/hr-ft2-°F (2.0 W/m2-°K for non-metal framed windows or a maximum			
		overall U-value of 0.45 Btu/hr-ft2-°F (2.55 W/m2-°K) for metal framed windows.			
		.,			
	M5	Minimum Boiler Efficiency	М	M	
	IVIO	· ·	IVI	IVI	
		Specify and install boilers with a minimum thermal efficiency of 84% /AFUE of minimum 90% or heat using District Energy.			
	M6	Domestic Hot Water	М	M	
	IVIO		IVI	IVI	
		Specify and install gas DHW boilers with a minimum efficiency of 84% (mid-efficiency			
		boiler) or heat domestic hot water using District Energy.			
	M7	Energy Star Dishwashers and Refrigerators	M	M	
		Specify and install Energy Star-labelled dishwashers and refrigerators in each unit.			
	M8	Programmable Thermostats	M	M	
		Specify and install programmable thermostats for at least the largest heating zone in			
		each unit.			
	М9	Common Area Lighting	M	M	
		Specify and install only non-incandescent lighting, such as fluorescent, compact			
		fluorescent or LED, in common areas.			
	M10	Parkade and Corridor Lighting Controls	M	M	
		Specify and install parkade and corridor lighting controls to automatically reduce the			
		overall lighting level by at least 30% in a lighting zone when the zone is unoccupied.			
EA		MANDATORY			
		ENERGY EFFICIENCY TARGETS			
	1	EA GOLD-Mandatory	6	6	
	1	Design the building to meet a maximum EUI of 160 kwh/m2/yr, demonstrated using the		-	
	1	UBC Energy Modeling Guidelines. This credit is mandatory and required for			
	1	achievement of REAP Gold.			
	+	EA Gold Plus	8	0	Maybe
	1		"	•	,
	1	Design the building to meet a maximum EUI of 140 kwh/m2/yr, demonstrated using the			
	1	UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Gold Plus.			
		EA Platinum	10	0	Mayba
			10	U	Maybe
		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the			
		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement			
		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum.			
		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum. EA Platinum Plus	10	0	
		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum. EA Platinum Plus Design the building to meet a maximum EUI of 105 kwh/m2/yr, demonstrated using the	10	0	
		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum. EA Platinum Plus Design the building to meet a maximum EUI of 105 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for	10	0	
		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum. EA Platinum Plus Design the building to meet a maximum EUI of 105 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum Plus.	10	0	
EA	1	Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum. EA Platinum Plus Design the building to meet a maximum EUI of 105 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for	10	0	
EA	1 1.1	Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum. EA Platinum Plus Design the building to meet a maximum EUI of 105 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum Plus.	10	0	
EA		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum. EA Platinum Plus Design the building to meet a maximum EUI of 105 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum Plus. ENERGY METERING			







Sustainability | REAP Checklist - 3/4

File	ΕΛ	1 2	RENEWABLE ENERGY			
Power buildings and promote installation space for funds use of photovoltaic behalings of other installation (passed school) generation for a portion of the buildings of cortical supply. 2.3 Generation District Energy (proteins) 2.3 Location District Energy (proteins) 3.4 Commissioning 2.5 Commissioning Contract at find path Commissioning Authority to develop and imprisonent a commissioning plan for all many planting recepts yet of the State Cheery (proteins) 3.5 Commissioning Contract at find path Commissioning Authority to develop and imprisonent a commissioning plan for all many dating recepts yeters and worth fleely are installed. 2.6 A ARTISTITUTES 4.1 Artistitutes 4.2 A ARTISTITUTES 4.1 Artistitutes 4.3 Artistitutes 5.4 Electory Modell two works and in contract with on that the inchange rate is not greater than 3. SACIS date measured an accordance with CAVISS 4.15 MBI (Demonstolin of the artistythmus of Building and planting and told a workshop with the object than 3. SACIS date measured an accordance with CAVISS 4.15 MBI (Demonstolin of the artistythmus of Building workshop by the Fan Depressuitation Method) 4.5 SERROY MODELLIAN WORKSHOP 2.6 SERROY MODELLIAN WORKSHOP 2.7 Model the weeping partners are understanding and citized an avorkshop with the obeging the building workshop of the building workshop with the obligation and planting the design of the building workshop of th	EA	2 2 1		1	1	1
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Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). MR 3 CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS 3.1 Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points						
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MR 3 CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS 3.1 Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points		2.2	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building	1	0	
3.1 Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points		2.2	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as	1	0	
3.1 Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points		2.2	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as	1	0	
Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points	MD		manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles).	1	0	
plywood is certified in accordance with either: CSA Z809 – 2 Points	MR	3	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS			
CSA Z809 – 2 Points	MR	3	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS Dimensional Lumber			2 points marked as "Maybe"
	MR	3	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and			2 points marked as "Maybe"
Or Forest Stewardship Council (FSC) – 3 Points	MR	3	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either:			2 points marked as "Maybe"
	MR	3	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points			2 points marked as "Maybe"







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	3.2	Or Forest Stewardship Council (FSC) 3 points	3	0	
		Specify and install bamboo floors or hardwood floors certified in accordance with the			
		Forest Stewardship Council or CSA Z809. If floors are offered only as an option, specify			
		and offer only bamboo or renewable products with third-party certification.			
		CSA Z809 – 2 Points			
		Or Forest Stewardship Council (FSC) – 3 Points			
MR	4	BUILDING PRODUCT INGREDIENTS	<u> </u>		
				•	I m
	4.1	Transparency of Ingredients	2	0	"Maybe"
		Install ten different building products from three different manufacturers that demonstrate			
		the chemical inventory of the product to and accuracy of 0.1% for each product. For			
		each product selected provide either:			
		Health Product Declaration			
		Manufacturer Inventory of all ingredients by CAS number, of			
		Declare Label (Living Building Institute)			
			L		
	4.2	Optimization of Ingredients	2	0	
		Demonstrate that a minimum of 10% (by value) of building materials are optimized for			
		ingredient content by demonstrating optimization in one of the following ways:			
		GreenScreen v1.2 benchmark 4 minimum			
		• Red List free			
		1			
		Free of ingredients listed on REACH Authorization and Candidate List			
		Performance Category: Indoor Environmental Quality (IEQ)	8	Points	
				Oiiito	
		The intent of the Indoor Environmental Quality category is to achieve enhanced indoor			
		environmental quality through the thoughtful selection and application of materials and			
		effective ventilation strategies.			
			Score:	6	Mandatory points achieved
IEQ		MANDATORY			, , , ,
I IEW					
		•			
	M1	Adhesives and Sealants	М	M	
	M1	•	М	M	
	M1	Adhesives and Sealants	М	M	
	M1	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the	М	M	
	M1	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District	М	M	
	M1	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the	М	M	
	M1	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District	М	М	
	M1 M2	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District	M	M	
		Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings			
		Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a			
		Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings			
		Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a	M	М	
		Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a			
	M2	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building.	M	М	
	M2	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet	M	М	
	M2 M3	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo.	M	M	
	M2	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness	M	М	
	M2 M3	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the	M	M	
	M2 M3	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness	M	M	
	M2 M3	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the	M	M	
IFO	M2 M3	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration.	M	M	
IEQ	M2 M3	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration.	M	M	
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	M2 M3 M4	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS	M M	M	
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	M2 M3 M4 1 1.1	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building. Low-Emitting Composite Wood Products Specify and install interior composite wood products, such as flooring, doors, trim, etc., that have no added urea formaldehyde. Cabinetry is excluded from this credit.	M M	M M 2 2 2	
	M2 M3 M4 1 1.1 1.2	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building. Low-Emitting Composite Wood Products Specify and install interior composite wood products, such as flooring, doors, trim, etc., that have no added urea formaldehyde. Cabinetry is excluded from this credit. Low-Emitting Insulation Specify and install formaldehyde-free insulation on the interior of the building.	M M M 2 2 2 2	M M 2 2 2	Mayba
	M2 M3 M4 1 1.1	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building. Low-Emitting Composite Wood Products Specify and install interior composite wood products, such as flooring, doors, trim, etc., that have no added urea formaldehyde. Cabinetry is excluded from this credit. Low-Emitting Insulation Specify and install formaldehyde-free insulation on the interior of the building. Low-Emitting Cabinetry	M M	M M 2 2 2	Maybe
	M2 M3 M4 1 1.1 1.2	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building. Low-Emitting Composite Wood Products Specify and install interior composite wood products, such as flooring, doors, trim, etc., that have no added urea formaldehyde. Cabinetry is excluded from this credit. Low-Emitting Insulation Specify and install formaldehyde-free insulation on the interior of the building.	M M M 2 2 2 2	M M 2 2 2	Maybe
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Sustainability | REAP Checklist - 4/4

		Performance Category: Construction (CON)	4	Points	
		The construction process can impose significant and lasting impact on the ecology of			
		both the site and beyond. The Construction credits acknowledge and reward contractors			
		who have followed best practices.			
			Score:	0	Mandatory points achieved
CON		MANDATORY			
	M1	Staging and Construction	M	M	
		Prepare and implement a staging and construction plan, including alternate detour			
		information and signage for pedestrians and cyclists.			
	M2	Vegetation Safeguards and Land-Clearing Debris	M	M	
		Prepare a site plan showing the sizes and locations of vegetation to be removed, retained			
		and salvaged, including plants located on adjacent public rights-of-way (see reference			
		guide) and develop a plan to effectively handle debris from land clearing and divert it from landfill disposal.			
		ianulii disposai.			
	M3	Truck Management Plan	М	M	
	IVIS	Prepare and implement a comprehensive truck management plan for the project that	IVI	IVI	
		conforms to the UBC Strategic Transportation Plan and the Neighbourhood Plan			
		Development Guidelines.			
	M4	Wheel Wash	М	M	
		Provide a wheel wash for vehicles leaving the site or a street cleaning program and catch			
		basin protection.			
	M5	Erosion and Sedimentation Control	M	M	
		Prepare and implement a site sediment and erosion control plan that conforms to Best			
		Management Practices Guide for Stormwater: Appendix H – Construction Site Erosion			
		and Sediment Control Guide (GVSⅅ, October 1999).			
	M6	Waste Management Plan	М	M	
		Prepare and implement a waste management plan that diverts 75% (by weight) of	"		
		construction, demolition and land clearing waste from landfill.			
CON		OPTIONAL			
CON	1	CONSTRUCTION IAQ MANAGEMENT PLAN			To a
	1.1	Indoor Air Quality Management Plan	2	0	Maybe
		Prepare and implement an Indoor Air Quality (IAQ) Management Plan for the construction			
		and pre-occupancy phases of the building.			
	1.2	Flushout	2	0	
		Conduct a minimum two-week continuous building flushout with new filtration media at	-	-	
		100% outside air after construction ends and prior to occupancy or conduct a baseline			
		indoor air quality test.			
	•	1			The state of the s

		The intent of the Innovation & Design Process category is to provide incentive and credit for	or gener	al design ar	nd other innovative practices that improve the overall sustainability and
			Score:	13	Mandatory points achieved
ID		MANDATORY			
	M1	Goal-Setting Workshop Hold a goal setting workshop including the developer, design consultants and contractor to review the Residential Environmental Assessment Program, set goals for the project and assign responsibilities.	M	M	
	M2	Educate the Homeowner Develop a homeowner's manual that promotes sustainable behavior and describes all of the sustainable features of the project instructing the homeowner on their proper use. This manual should be included in record drawings or some form that will be accessible beyond the first generation of owner/resident.	M	M	
ID		OPTIONAL		l	L
ID	1	INNOVATION IN MATERIALS			
	1.1	Life-Cycle Assessment Perform a Life-Cycle Assessment of the project's structure and enclosure and demonstrate a minimum of 5% improvement from a reasonable baseline building for three environmental categories.	4	0	
ID	2	INTEGRATIVE AND UNIVERSAL DESIGN			
	2.1	Green Building Specialist Engage an expert in green buildings and sustainable construction practices to provide advice on effective green building strategies to the design team.	1	1	
	2.3	Design for Safety and Accessibility Demonstrate that at least 25% of the units in the building have been designed to meet the SAFERhome standards (http://www.saferhomesociety.com/), which address issues of accessibility, children's safety, seniors and aging in place.	1	0	
	2.2	Design for Security and Crime Prevention Demonstrate that the design has been reviewed by an accredited Crime Prevention Through Environmental Design (CPTED) practitioner.	2	0	
ID	3	MARKET TRANSFORMATION			
	3.1	Educate the Sales Staff Develop marketing materials based on the environmental performance of the project and ensure the sales staff is aware of and knowledgeable about the green building features.	1	1	
ID	4	ACADEMIC LINKS	!	!	!
	4.1	Enhance Research or Further Student Development Collaborate with UBC students and/or faculty on a research project or other opportunities to enhance the academic mission of the University and integrate it with the community. The research project should be concurrent with, and applicable to, the current project.	5	5	
	4.2	Energy Data Sharing Incorporate a data sharing agreement into the sales contracts or strata constitution that allows building aggregate energy data to be collected for use by the UBC Campus Sustainability.	4	4	
ID	5	INNOVATIVE DESIGN			
	5.1	Innovative Design or Exemplary Achievement Demonstrate exceptional performance above the requirements set by one of the existing credits or the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	2	0	Maybe Exterior Residents Courtyard
	5.2	Innovative Design or Exemplary Achievement Demonstrate exceptional performance above the requirements set by one of the existing credits or the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	2	2	Bike Access Ramp
	5.3	Innovative Design or Exemplary Achievement Demonstrate exceptional performance above the requirements set by one of the existing credits or the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	2	0	Maybe Minimized Car Parking





