LIST OF DRAWINGS

A0.01	STATISTICS & NEIGHBOURHOOD PLAN
A0.02	CONTEXT PLAN
A0.03	STREETSCAPE ELEVATIONS
A0.04	SITE IMAGES
A0.05	SITE IMAGES
A0.06	PERSPECTIVE -SOUTH WEST
A0.07	PERSPECTIVE -SOUTH EAST
A0.08	PERSPECTIVE -NORTH WEST
A0.09	PERSPECTIVE -NORTH EAST
A0.10	PERSPECTIVE - ROOF
A0.11	AERIAL PERSPECTIVES
A0.12	SHADOW STUDY
A1.01	LEVEL P2 (PARKING PLAN)
A1.02	LEVEL P1 (PARKING PLAN)
A1.03	SITE PLAN
A1.04	LEVEL 01
A1.05	LEVEL 02
A1.06	LEVEL 03-13 (TYPICAL)
A1.07	LEVEL 14 (PENTHOUSE)
A1.08	LEVEL MECHANICAL
A1.09	ROOF PLAN
A2.01	SECTION 01
A2.02	SECTION 02
A3.01	NORTH & EAST RENDERED ELEVATION
A3.02	SOUTH & WEST RENDERED ELEVATION
A3.03	NORTH & EAST HARD LINE ELEVATIONS
A3.04	SOUTH & WEST HARD LINE ELEVATIONS
A4.01	SUBDIVISION PLAN
A4.02	SURVEY PLAN
A4.03	BASE PLANE DRAWING
A4.04	TREE RETENTION SURVEY
L-01	LANDSCAPE
L-02	LANDSCAPE
L-03	LANDSCAPE
L-04	LANDSCAPE
WM	WATER MANAGEMENT PLAN
M-01	STREET LIGHTS PLAN
M-02	ELECTRICAL & TELECOM PLAN
M-03	STORM SEWER PLAN
M-04	SANITARY SEWER PLAN
M-05	WATER MAIN PLAN
M-06	GAS LINE PLAN

WESBROOK / LOT 1

EAST UBC CAMPUS - VANCOUVER BC

DPAPPLICATION SUBMISSION

POLYGON

IBI/HB ARCHITECTS

JUNE 23RD 2010

PROJECT TEAM

Developer	Polygon
Architects	IBI-HB
Landscape Architects	Hapa Collaborative
Arborist	Arbortech Consulting LTD.
Mechanical Engineer	Sterling Cooper
Electrical Engineer	Nemetz
Structural Engineer	John Bryson and Associates
Civil Engineer	InterCad

TABLE OF CONTENTS

1.0 Site Context

The project is situated in the East Campus of UBC at the corner of Wesbrook and Agronomy & the terminus of Western Parkway. Directly to the North & North-East are a number of four storey condominiums; to the East and South-East are more modest town homes and rental apartments; directly South is an existing forest of tall conifers; and to the West lies the University Campus.

2.0 Vision Statement

The project is meant to form a visual termination to the Western Parkway, and become a gateway along Wesbrook Mall to the rest of the Eastern Campus. Its North facing Facade responds to the surrounding residential and collegiate neighbourhoods, with its rectilinear form and strongly expressed concrete grid; while it's South facing Facade, responds to the forest beyond, through its more complex balcony and slab treatment.

3.0 Response to Design Guidelines

3.1 General Character and Intent

The Wesbrook Lot 1 tower will enhance the neighbourhood, not only will it integrate into the urban fabric of the community, it will also integrate with the natural component that it fronts, framing the wild forest beyond and forming a gateway to East UBC campus.

3.2 Siting and Orientation

This large site has been split into two discreet halves. To the West, the building has been brought to the corner of Wesbrook and Agronomy, tight to its setbacks and enhancing its relationship to adjacent developments, creating a nice street edge condition. Street oriented Units along both these streets feature wood doors opening to large patios with gates exiting to the street. The Tower entrance is sited along the quieter Agronomy street featuring a colonnade with a cantilevering canopy and bridge over water feature. This colonnade strengthens the street edge and allows for more ample landscaping and terraces along Agronomy. The East Half of the site, has been left open as an extension of the Western Parkway Green Boulevard and park beyond. Walls around this green space have been kept low to allow some visual permeability while still retaining privacy and security for residents. The Eastern Edge has been treated with a trellised set of columns.

3.3 Massing

A strong Vertical set of walls split the massing into two halves. The North Half is further refined as two sliding wall like cubic masses; which respond to the collegiate and residential neighbourhoods that it fronts. The south Half, takes on a stepped form, pulling mass away from the encroaching coniferous forest. This massing opens up views for the units and respects the existing forest.

3.4 Materials

The building will be a reinforced concrete structure, with a strong painted concrete grid. The first three stories are clad in hewn stone in a horizontal ledge stone pattern. Base materials include; granite, wood soffits, concrete, dark grey aluminum mullions and slab cap and glass for both vision windows and vertical spandrel elements.

3.5 On Site Landscape

t o w e r i n a g a r d e n

- Emphasize landmark building height, contrast with surrounding mature cedar | fir forest
- Create a firm Street edge to Wesbrook and Agronomy.
- Heighten contrast between woodland and urban street grid, formal planting

c a m p u s r e a l m | w a y f i n d i n g

- Provide pedestrian scaled walls, fences and planting at all street edges
- Create entry forecourt experience with low walls and gate, water, signage and paving
- Use UBC campus material palette in contemporary expression
- Integrate signage and public art as part of overall design expression

o p e n s p a c e

- delineate clear separation between public and private open space with hedging, low walls or fences
- water at building entry to dramatize connection between lobby and street

p r o g r a m | e l e m e n t s

- Screen courtyards from prevailing winter winds
- Provide shade protection from direct sun, but also opportunities for sitting in warmth
- Use tree canopy to envelope and protect open spaces and programmed areas
- Provide amenities (water feature, banquet table, seating) connected to indoor space

3.6 Safety and Security

Sight lines from the street to the entrance are clear and unobstructed. The lobby is a highly glazed transparent space. Indoor amenity areas are visually permeable and integrated with adjacent exterior spaces. Parkade stairs and elevator lobbies will have glazed vision lights to provide visual assault security.

3.7 Green Building Guidelines

Architectural Features:

- Site Selection
  - By Building on an existing Road, we are reducing our impact on the adjacent forest. To further reduce our impact we have hired an arborist to map the existing condition and advice us on the best course of action to reduce damage. This advice led us to pull our parking back from the South Property line by 5' to allow for minimum root damage to the forest.
- Building Form
  - By elongating the building along its North East – South West Axis, we reduce the solar load on these facades. A punched window expression on the Northern faces allows us to decrease the ratio of Glass to Solid on this façade, allowing for maximum heat retention in the winter, spring and fall. On the Southern & Eastern façades, the forest canopy provides shading for most of the year, but in the summer when the solar angle is highest, the expressed slab edges and large balconies will sufficiently shade the interior spaces.
- Materials
  - Locally quarried stone and produced concrete will be sourced; and glazing will have sufficient U Values to prevent uncomfortable solar loads on the interior.
  - Light colored materials will be used for landscape surfaces and roof plane to reduce heat island effect
- Landscape
  - Water at entry will cool the microclimate for those arriving to the project.

Polygon's Commitment

- Polygon will endeavor to achieve REAP Silver Performance Level.

4.0 Summary

The proposed building is the result of careful study of this unique and wonderful site; and a committed and responsible developer. The resulting structure is a very high quality building with many carefully designed elements which will establish new standards for development of this type.

PROJECT NUMBER: 27715

UBC Tower, East Campus Lot 1

Legal Description: District Lot 6494 Group 1 New Westminster District Except: Portions in
1) plan 11345, 18645, 21966, BCP5864, BCP23588 and BCP 26848
2) Statutory right of way plan 20570 and part subdivided by plan BCP30252

Street Adress: Wesbrook & Agronomy Road UBC

	Permitted	Achieved
max. Height	**134.8**	**134.8**
Max. Site Coverage	**50%**	**22%**
Proposed Relaxation	None	

	acres	ft
Site Area	0.65	28,524.00
FSR	2.8	
Gross Buildable Area	79,867.20	
Negotiated Density	2,434.00	
TOTAL FSR AREA	82,301	

		metrics	imperial
Setbacks:	**front**	3.0	9.84
	east side	3.0	9.84
	west side	7.7	25.26
	rear yard	9.0	29.53

					Exclusions				FSR	UNITS		
	Flr to Flr	Height	Elevation	GBA	Storage	Mechanical	Amenity	Sub total		1 BD	2BD	TOTAL
top	-	151.67		-	-		-	-	-	-	-	-
mech	-	134.17	230.17	-	-		-		-	-	-	-
14	9.50	124.67	220.67	4,947	160	43	-	203	4,745	-	4	4
13	9.50	115.17	211.17	6,274	200	43	-	243	6,032	-	6	6
12	9.50	105.67	201.67	6,274	200	43	-	243	6,032	-	6	6
11	9.50	96.17	192.17	6,274	200	43	-	243	6,032	-	6	6
10	9.50	86.67	182.67	6,274	200	43	-	243	6,032	-	6	6
9	9.50	77.17	173.17	6,274	200	43	-	243	6,032	-	6	6
8	9.50	67.67	163.67	6,274	200	43	-	243	6,032	-	6	6
7	9.50	58.17	154.17	6,274	200	43	-	243	6,032	-	6	6
6	9.50	48.67	144.67	6,274	200	43	-	243	6,032	-	6	6
5	9.50	39.17	135.17	6,274	200	43	-	243	6,032	-	6	6
4	9.50	29.67	125.67	6,274	200	43	-	243	6,032	-	6	6
3	9.50	20.17	116.17	6,274	200	43	-	243	6,032	-	6	6
2	9.50	10.67	106.67	5,823	200	43	-	243	5,581	2	4	6
1	10.67	-	96.00	6,032	160	43	200	403	5,630	-	5	5
total				**85,816.00**	**2,720**	**595**	**200**	**3,515**	**82,301**	**2**	**79**	**81**

Parking

	REQUIRED	PROVIDED
Residents	114	115
Visitors	8	7
handicap	8	8
total	130	130

Loading

REQUIRED	PROVIDED
1	1

Bicycle Parking

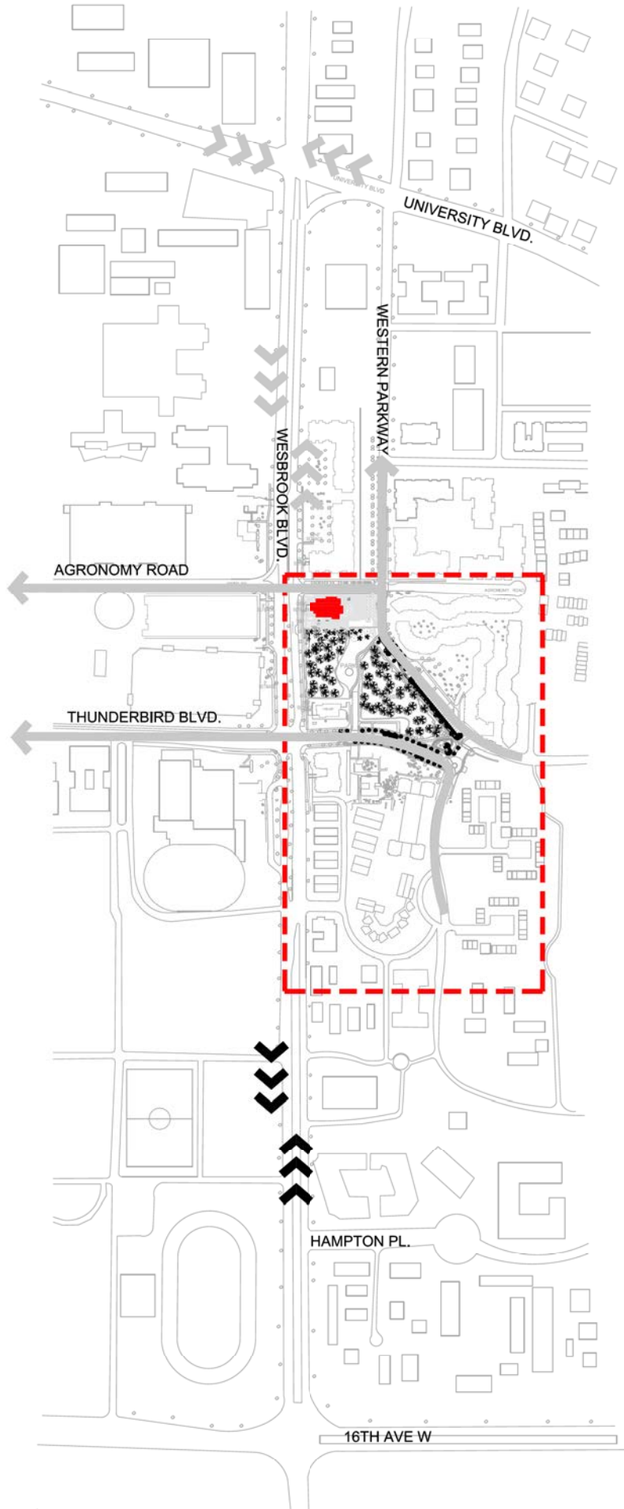
		REQUIRED	PROVIDED
min.	1.5 per unit	122	122
Visitors	16 per 35 units	38	38

1 **NEIGHBOURHOOD PLAN**
NTS

EAST CAMPUS

PRINCIPLE PED / BIKE ROUTES

PRINCIPLE CAR / TRANSIT ROUTE



SEAL:

DATE	REVISIONS	BY
APRIL 26, 2010 - AUDP pre-application submission		- IBI/HB
MAY 06, 2010 - AUDP pre-application submission		- IBI/HB
JUNE 23, 2010 - DP application submission		- IBI/HB

POLYGON

IBI / HB Architects
S 700-1285 West Pender Street
Vancouver BC V6E 4B1 Canada
604 683 4376 tel
604 681 2770 fax

PROJECT TITLE:
WESBROOK / LOT 1

EAST UBC CAMPUS
Vancouver, BC

SHEET TITLE:
STATISTICS

JOB NO.:	27715
DATE:	June 23, 2010
SCALE:	-
DRAWN BY:	-
CHECKED BY:	-
REV. NO.:	

SHEET NO.: A0.01

FILE ADDRESS:
DATE LAST REVISED: 23-Jun-10