LOT 30 SOUTH CAMPUS, UBC

A1.0 SITE PLAN

AZ.0 PARKADE LEVEL

A3.0 MAIN FLOOR PLAN

A3.1 SECOND FLOOR PLAN

ELEVATIONS ELEVATIONS

ELEVATIONS BUILDING SECTIONS

A3.2 THIRD FLOOR PLAN A3.3 FOURTH FLOOR PLAN
A3.4 ROOF DECK PLAN

Residential Development



UBC South Campus

WHER	ADERA 2200 - 1065 DUNSMUR VANCOUVER, B.C. V7	
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HODGIO	INVESTIGATION CONT.	

CHARACTER SKETCH

PROJECTS STATISTICS

PROJECT DESCRIPTION:

4 STOREY RESIDENTIAL SITUATED OVER 1 LEVEL UNDERGROUND PARKING.

MUNICIPAL ADDRESS:

LEGAL DESCRIPTION:

SURVEY PLAN OF LOT 30 DISTRICT LOT 6494

27496.67 SQ. FT. (0.631 AC) (0.255 HA)

FRONT YARD: 2.5 M (8.2') FROM THE SIDEWALK EASEMENT AREA

: 3,4 M (8,2') FROM THE PROPERTY LINE SIDE YARD: 2.5 M (8.2')

REAR YARD: 2.5 M (8.2')

ALLOWABLE: 4 STOREY, 14.0 METERS HT. PROPOSED: 4 STOREY

ALLOWABLE: 2.0 54,993 SQ.FT. PROPOSED: 2.0 54,992 SQ.FT.

UNIT TYPE	Romarks	UNIT AREA SQ.FT.	STORAGE SQ.FT	SALEABLE	# OF UNITS	F.S.R.
A	1 BR + Den	620	40	660	12	7,440
В	2 BR + Den	830	40	870	3	2,490
BRD	2 BR w/ Roof Deck	830	40	870	1 1	830
B1	2 BR + Den	830	40	870	6	4.980
B1 RD	2 BR w Root Deck	830	40	870	2	1,660
C	1 BR	570	40	610	4	2,280
D TH	2 BR + Den	945	40	985	2	1,890
D	2 BR + Den	900	40	940	4	3,600
DRD	2 BR w Roof Deck	900	40	940	2	1,800
D1 TH	2 BR + Den	981	40	1,021	1	981
D1	2 BR + Den	936	40	976	2	1,872
D1 RD	2 BR W Roof Deck	936	40	976	1	936
D2	2 BR = Den	900	40	940	3	2,700
D2 RD	2 BR w/ Roof Deck	900	40	940	1	900
D3 TH	2 BR + Den	945	40	985	1	945
D3	2 BR + Den	900	40	940	2	1,800
D3 RD	2 BR w Roof Deck	900	40	940	1	900
E	2 BR + Den	950	40	990	6	5,700
E-RD	2 BR w/ Roof Deck	950	40	990	2	1,900
F	2 BR + Dan	885	40	925	3	2,655
F-RD	2 BR w' Roof Deck	885	40	925	1	885

COMMON AREA

TOTALS

JINEWENTS:		
Max 1/	76	753 sf / 1 stall
whichever is less.	108	1.8 stalls / unit.
10% # of units	6.0	
10% # of units	6.0	* HC Stalls (10% # of units) included in resident + visitors stalls
Total Max Parking		stalls
Parking Provided:		stalls
Residents =	62.0	statis
Visitors =	4.0	visitors parking are also provided at ground level
	Max 1 / whichever is less 10% # of units 10% # of units Residents =	Max 1 / 76 whichous is less 108 10% # of units 50 10% # of units 60 82.2 68 Residents = 52.0

SITE COVERAGE:

BIKE STORAGE

RESIDENTIAL = 90 MIN 1.5 BIKES PER UNIT (CLASS I) VISITORS = 14 MIN 8 BIKES PER 35 UNIT (CLASS II) RESIDENTIAL = 63 X 2 (DOUBLE WIDE) = 126 BIKES
VISITORS = 0 BIKES SPACES

ROSITCH HEMPHILL **ASSOCIATES** ARCHITECTS

PILKINGTON HOUSE 10 - 120 POWELL STREET VANCOUVER, B.C. CANADA V 4 A 1 G 1 TEL. (604) 669-6002 FAX: (604) 669-1091

D.P. APPLICATION

5.848

54,992



ULTIMA SOUTH CAMPUS, UBC VANCOUVER, B.C.

COVER SHEET

PLOT FACTOR: 1-1

SCALE: AS NOTED MARCH 2010 CHECKED: BR

PROJ. NO. 1015





Lot 30 - DESIGN RATIONALE

OVERVIEW

The site, located at the northwest corner of Wesbrook Mall and Gray Avenue, is bordered on the north by a major greenway and on the west by a future residential development site. It is part of a continuous series of residential sites to the south of the Wesbrook Village.

The building will meet UBC's REAP Gold status.

SITE PLANNING

The building is designed as two wings joined in the middle by a glass bridge and the principal entrance. The wings frame an open courtyard. The driveway ramp to the parkade is on the southwest corner of the site and is shared with the adjacent parcel.

BUILDING DESIGN

The architecture is contemporary, with a warmth appropriate to the building's residential use. Exterior cladding materials are restricted to brick and cementitious siding and shingles. The soffits feature a particularly west coast material - stained cedar - to provide warmth and richness.

A dramatic entrance bridges over reflecting pools on each side, and is located in the centre of the building on Wesbrook Mall. A tall entrance canopy constructed of crisp, engineered columns and beams leads to a glass-fronted lobby, which in turns looks through glass to the courtyard and reflecting pools of water. The four storeys of glass bridge provide a transparent view through and into the courtyard, a design strategy that reinforces the collegiality of the design.

The entrance is flanked by strong brick walls which accent the transparent bridge connecting the two wings. The pools of water drop into linear pools which parallel the sidewalk and add visual interest to the street.

On either side of the entrance and at each corner are the tall lanterns of over-height living rooms. These lanterns offer a counterpoint to the horizontality of the building and its flat roof, and create eye-catching elements which suggest that this is not your typical apartment building.

Townhouse entries have been incorporated on all suites facing onto the streets and onto the greenway on the north side of the building. These provide direct access from ground floor suites to sidewalks and pathways through private patios and individual pedestrian gates.

Large terraces and oversized balconies provide generous outdoor living space. The majority of fourth floor units also benefit from access to their own private roof gardens. The lanai-style stairwells are set well back from the front edges of the building so that they are not seen from the street; instead the lantern-style living rooms are the dominant accent feature.

SUSTAINABLE FEATURES

The location of the building in a walkable neighbourhood with stores and services, supported by transit, and with a major university and all its educational, employment, cultural and recreational activities within walking distance is already a strong sustainable statement.

In addition, this building will incorporate features which will allow it to achieve REAP Gold status including the incorporation of solar energy infrastructure. A REAP checklist is submitted detailing the initiatives that will be incorporated to achieve REAP Gold.

Submitted by: Bryce Rositch, MAIBC

Lot 30 - LANDSCAPE DESIGN RATIONALE

The contemporary design and the name of project 'Ultima' create immediate landscape responses.

The building has been designed with a contemporary look but with a residential warmth. In keeping with this theme, we would suggest using strong horizontal hard surface planes with crisp edges in the gardens; pathways, pool edges, wall copings and all 'built' forms having sharp lines that frame and contrast with the softer landscape elements; low rising mounds of azaleas, shallow slate-bottomed water features, round boulders, groves of multi-stemmed trees and masses of plants with singular but contrasting textures.

LESS IS MORE: Simplicity is the key to successful landscape design, especially when we are faced with a myriad of programmatic issues. To compliment the reflective water feature, we have chosen small flowering trees as accent plants and have under-planted them with masses of bold-patterned shrubs and ground covers. Clipped privacy hedges, ornamental grasses and shrubs with strong leaf forms and colours are all planted with care to create a unified clean landscape statement.

WATER: We live in a rain forest, and are surrounded by water; streams, bogs, oceans, estuary channels, it is everywhere. The Contemporary architecture has picked up on this theme, and has stylized it, reducing the water feature to its simplest form, the orthogonal reflecting pool. Using crisp edges often interrupted with natural features, a boulder, a mounded planting feature, a container of rushes, the forms are clean and crisp. The water is a mirror. Our central courtyard water feature is placed for immediate impact as it can be viewed from the entry to the lobby. The lobby entryway bridges over two shallow water features adding to the drama of the entry canopy and glass panels above.

WOOD: Wooden screens, fences, railings should all reflect the contemporary architectural style, with oversized horizontal beams, smooth planed finishes, and neat forms of attachment. The backdrop of our courtyard will have pergolas act as a way to 'contain' the view from within the courtyard, yet also act as a gateway element to the connecting pathway.

PLANTING: In keeping with the theme, we envision using mass plantings of single species of plants to create expanses of simple textures. Ornamental grasses, native ferns, small leafed broadleaf evergreens, and conifer plantings can create the necessary textural plant masses. Where appropriate, mounding will be added to the garden, using lightweight voiding materials over the structural slab, to create natural landforms as a contrast to the straight edge hard landscaping. Hardiness and drought tolerance is important and we will select plants that limit the use of artificial irrigation. Planting at the perimeter of the buildings, will consist of broadleaf evergreens, hedges, and flowering deciduous trees to provide an appropriate landscape setting for the building and to create attractive and private outdoor patios for ground level residents to enjoy.

Submitted by: Jonathan Losee





Lot 30 - A LEGACY & A PROMISE

Renewing the Promise of a University City

The planning of the Wesbrook Neighbourhood, with its retail and services all a short walk away, and its numerous greenbelts, linear parks and pathways a step away, is in itself an embodiment of the promise of a University City. The proposed development on Lot 30 expands on that.

Physical Planning Principles

The architecture is derived from modern west coast design, but is unique to the community on the edge of a forest and adjacent to a major international university. Natural materials are used in a sustainable way. Brick reinforces an academic sensibility. Water and indigenous plant materials used in a crisp, contemporary way strengthen the warmly contemporary approach to the design.

The variety of housing, from ground oriented units with front doors onto the street, one and two bedroom apartments, and two level units with rooftop lanais will appeal to and be affordable for a significant proportion of those learning, working and teach at the university.

People will be able to walk to shopping and services less than two blocks away; to recreational, cultural and academic facilities a short distance away; to the Pacific Sprit Park trails, and to the beaches.

The building connects to the streets and the greenways, allowing for easy use of transit, walking and cycling.

The Environment

The building will be designed and constructed to achieve a Gold REAP rating. The exterior materials on the building are low maintenance and the landscaping will require a minimum of water and other maintenance.

The Endowment

The funds from the sale of the long term lease for this property go directly to the University's endowment fund

Lot 30 - REQUESTS FOR VARIANCE

Height

A variance for height is requested.

Extent:

2.7 M (9'-0") variance

Rationale

The principle form of the building complies with the allowable height plane. The penthouse access to the rooftop lanais extend further into the height plane but are set back from the street and will not create greater shadowing on the adjacent streets and greenways. This variance was permitted on Lots 3 and 17, both of which are adjacent to this site.

Setbacks

A variance for setbacks is requested.

Extent:

0.25 M for balcony columns

0.54 M for cantilevered balconies

1.20 M for balcony roof projections

Rationale:

The building itself complies with all required setbacks. A minor number of balcony columns and cantilevers, including their covered roofs, intrude into this setback and are the subject of the relaxation. A setback relaxation was granted for Lots 3 and 17.

Site Coverage:

A request for variance for the site coverage is requested.

Extent:

8.5%

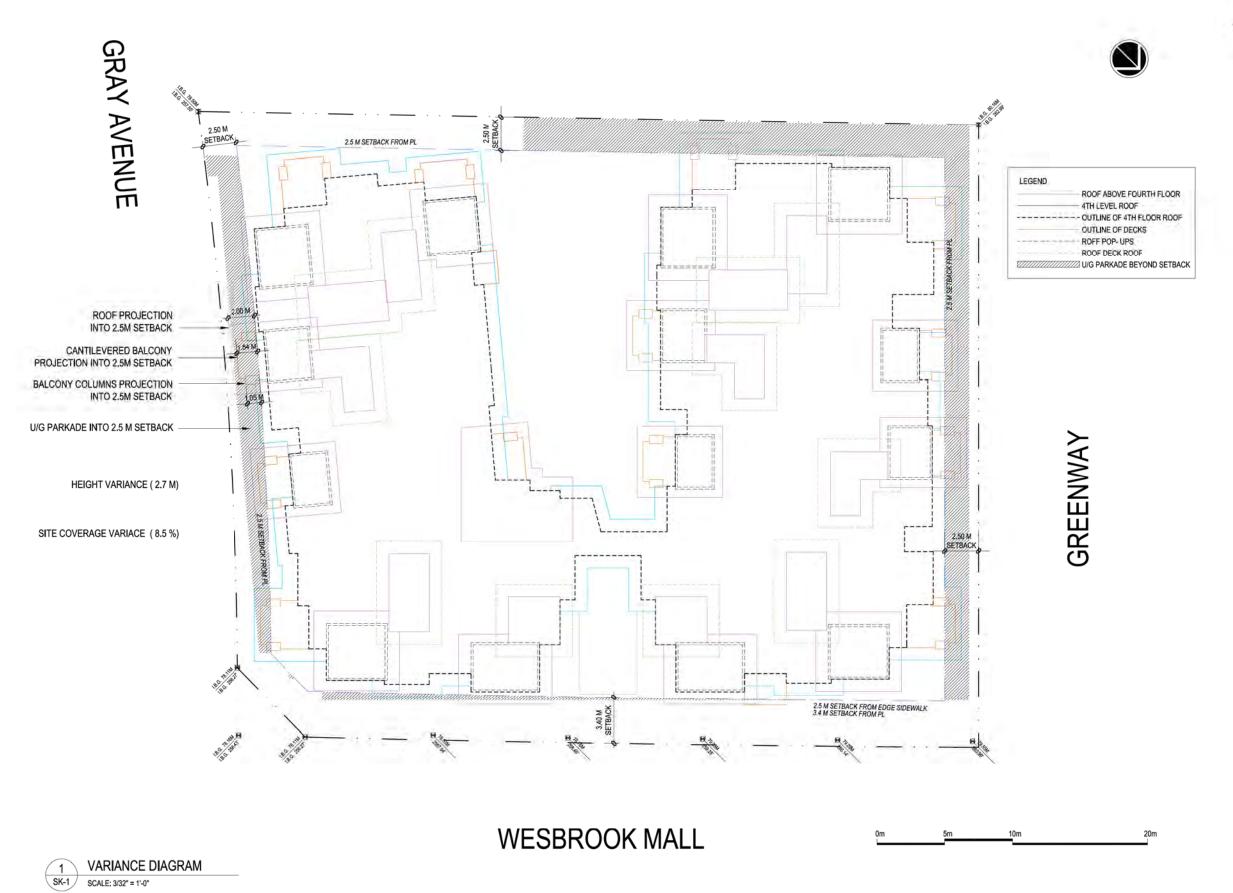
Rationale:

The site coverage for a four storey building at 2.0 FSR cannot be reasonably accomplished within a 50% site coverage. Almost the entire amount of site coverage over 50% is due to the covered balconies.

It is noted that the building is flanked on two sides by a public street and on the third side by a greenway. On the fourth side, the building has been designed with minimal bulk facing the adjacent greenway. A setback relaxation was granted on Lots 3 and 17.









ROSITCH HEMPHILL ASSOCIATES

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A R C H I T E C T 5

ISSUED FOR D.P. APPLICATION April 26, 2010

ARCHIECTURAL SEAL:



ULTIMA SOUTH CAMPUS, UBC VANCOUVER, B.C.

DRAWING TITLE: PARKADE LEVEL 1

DATABASE: 1015-A1.0.dwg FLOT BYCTOR: 1-1 SCALE: AS NOTED DATE: MARCH 2010
DRAWN: PS
CHECKED: BR

PROJ. NO. 1015



PLOT DATE: April 26, 2010