

THE RESIDENCES
AT NOBEL PARK

Lot A, District Lot 6494, Group 1,
New Westminster District, Plan EPP68111
Ross Drive and Webber Lane
South Campus
University of British Columbia

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PROJECT STATISTICS

Site Area	106,289 sf
Site Coverage	48%
	51,222 sf
Gross Area	315,146 sf
FSR Area	297,545 sf
FSR	2.8

Setbacks

	Required	Proposed
Front, Rear and Side	2.5 m 8 ft	2.5 m 8 ft with balcony projections into the setback

Building Height

	Maximum	Proposed
<i>Storeys</i>		
Highrise	14 storeys 43.0 m (141'1")	14 storeys 43.0 m (141'1") to 44.9 m (147'4")
Lowrise	5 storeys	6 storeys
Townhouses		3 storeys

Building Areas

		Gross Area	Amenity Area	Exclusions	FSR Area
Highrise	Level -1	4,844		224	4,620
	Level 1	12,979		608	12,371
	Level 2	12,979		1,311	11,668
	Level 3-5	36,993		1,815	35,178
	Level 6-12	86,093		4,231	81,862
	Level 13	10,094		463	9,631
	Level 14	5,497		199	5,298
	Total	169,479		8,851	160,628
Lowrise	Level -1	8,306	1,763	2,076	6,230
	Level 1	16,875		839	16,036
	Level 2	16,875		1,497	15,378
	Level 3	19,221		979	18,242
	Level 4	19,221		979	18,242
	Level 5	19,221		979	18,242
	Total	99,719		7,350	92,369
Townhouses	Level 1	19,687		114	19,573
	Level 2	19,828		1,154	18,674
	Level 3	6,433		133	6,300
	Total	45,948			44,548
Project Total		315,146			297,545

Suite Count

	1 bed	1 bed +den	2 bed	2 bed + den	3 bed	3 bed + den	4 bed	penthouse	Total
Highrise	2	-	79	47	13	-	-	5	146
Lowrise	8	5	49	33	-	-	-	-	95
Townhouses	-	-	-	-	14	-	12	-	26

Parking Stall Count

	Maximum	Proposed	
Stalls	452	359	36 (10%) Resident Electric Vehicle Charging Station Stalls (Conduit and transformer capacity only)
Small Car Stalls	25% of total	11	3% [REAPChecklist Item SS 2.3]
Disabled Parking	27	27	
Visitor Stalls	27	27	3 Visitor Electric Vehicle Charging Station Stalls (Fully Equipped) [REAPChecklist Item SS 2.2]
Total	479	386	

Parking Bicycles Storage

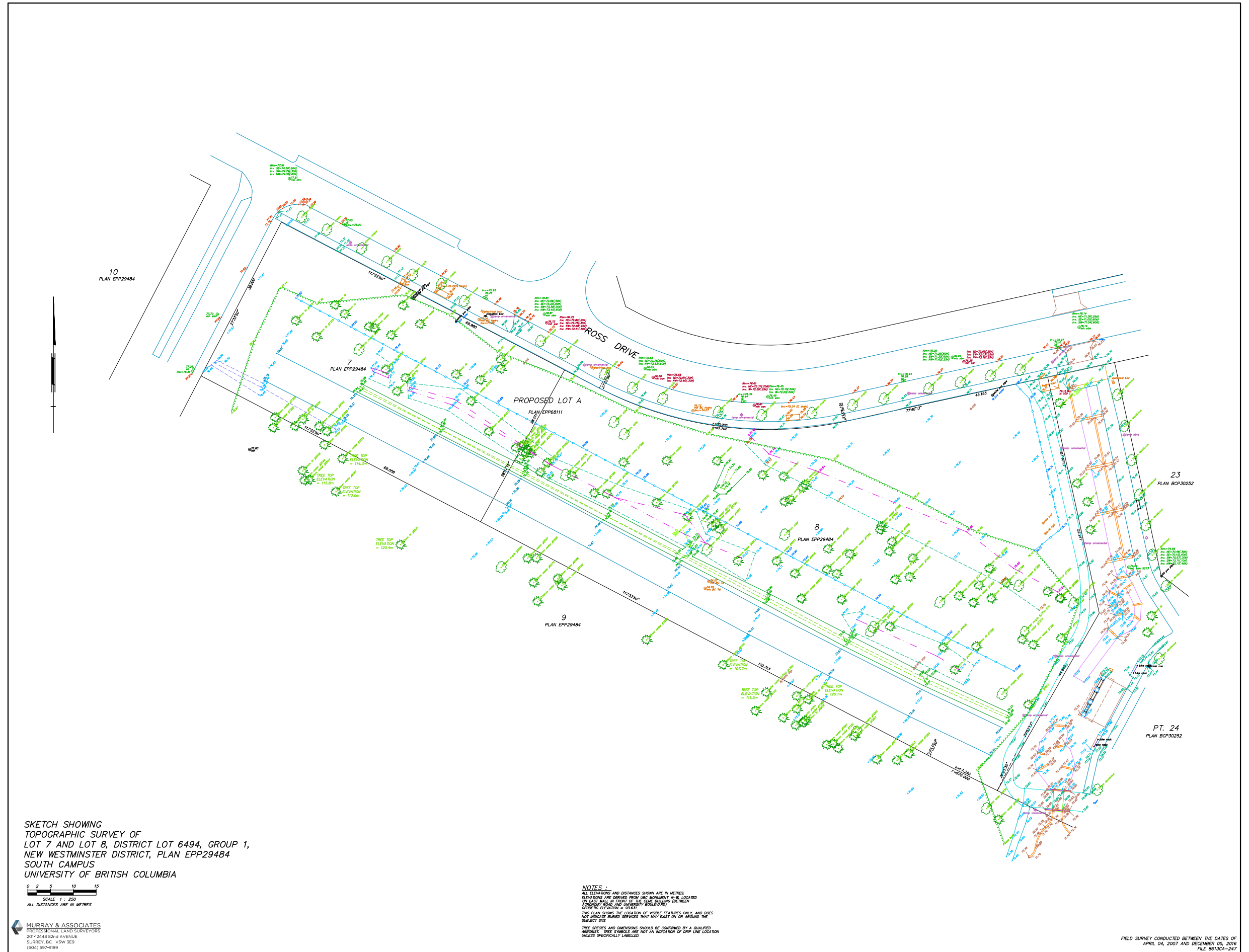
	Required	Proposed
Class I - Residents	362	362
Class II - Visitors (16-stall bike racks)	7	7



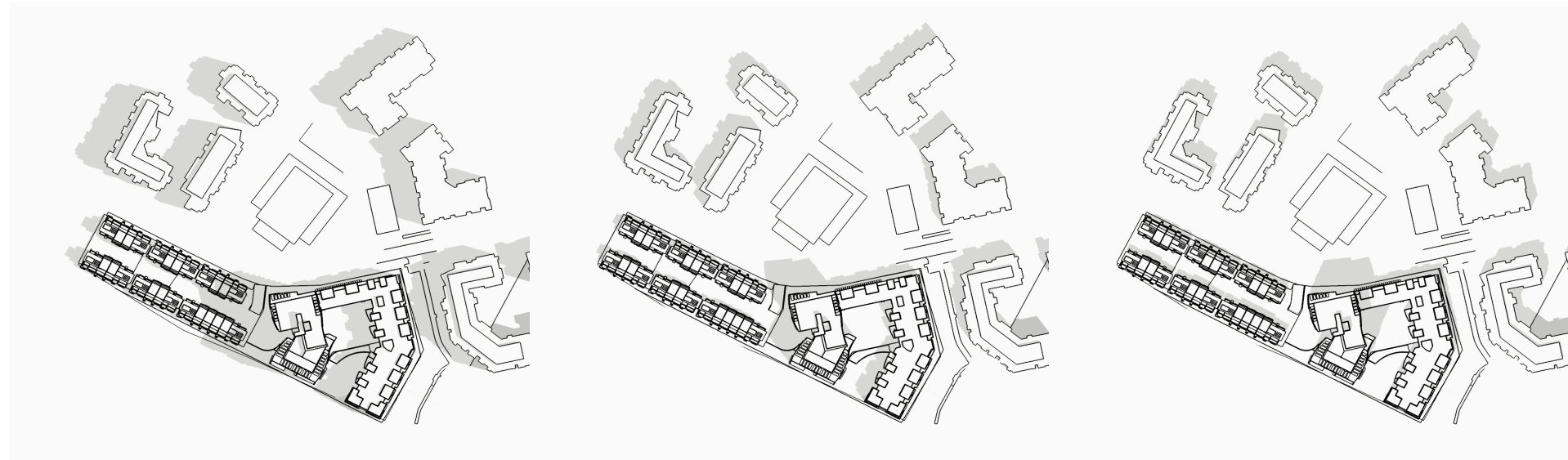
SCHEMATIC PLANS

SITE PLAN





SHADOW STUDY



June 21, 10:00am DST

June 21, 12:00pm DST

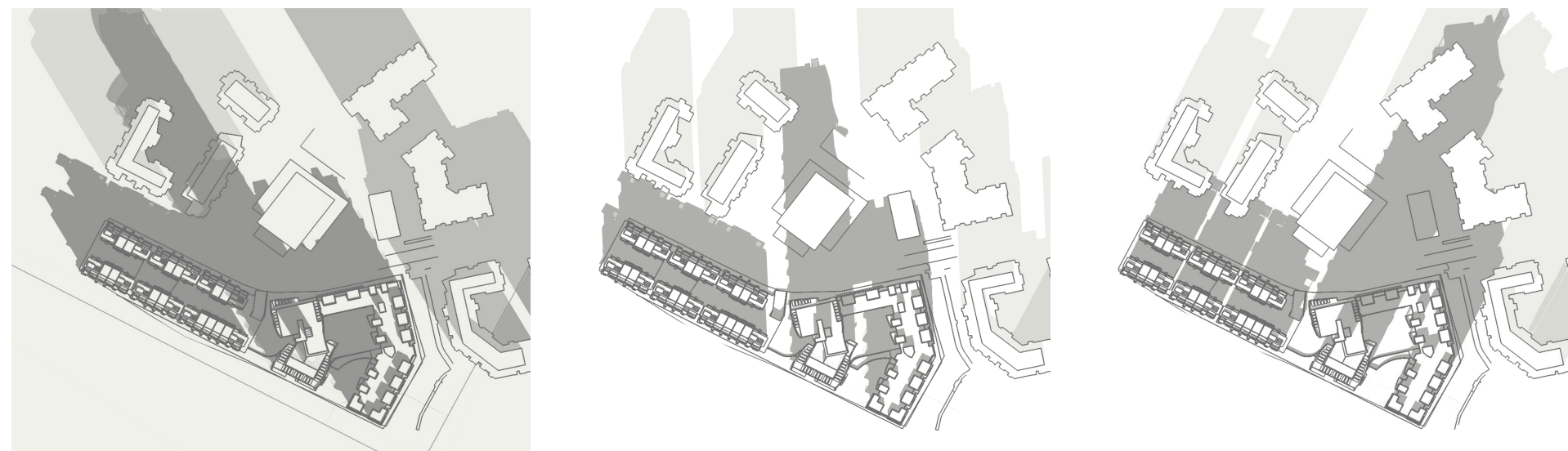
June 21, 2:00pm DST



March 20, 10:00am DST

March 20, 12:00pm DST

March 20, 2:00pm DST



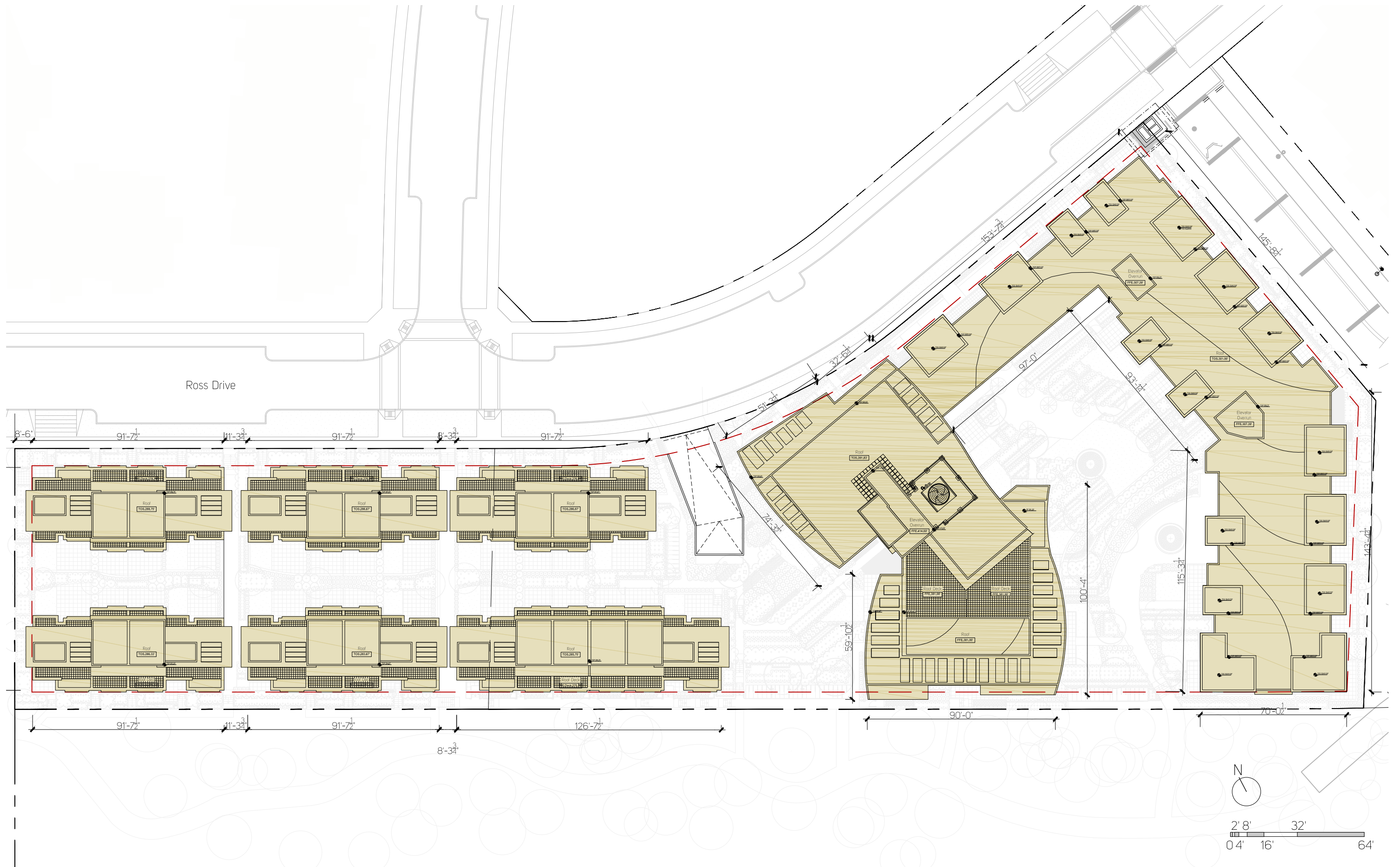
December 21, 10:00am

December 21, 12:00pm

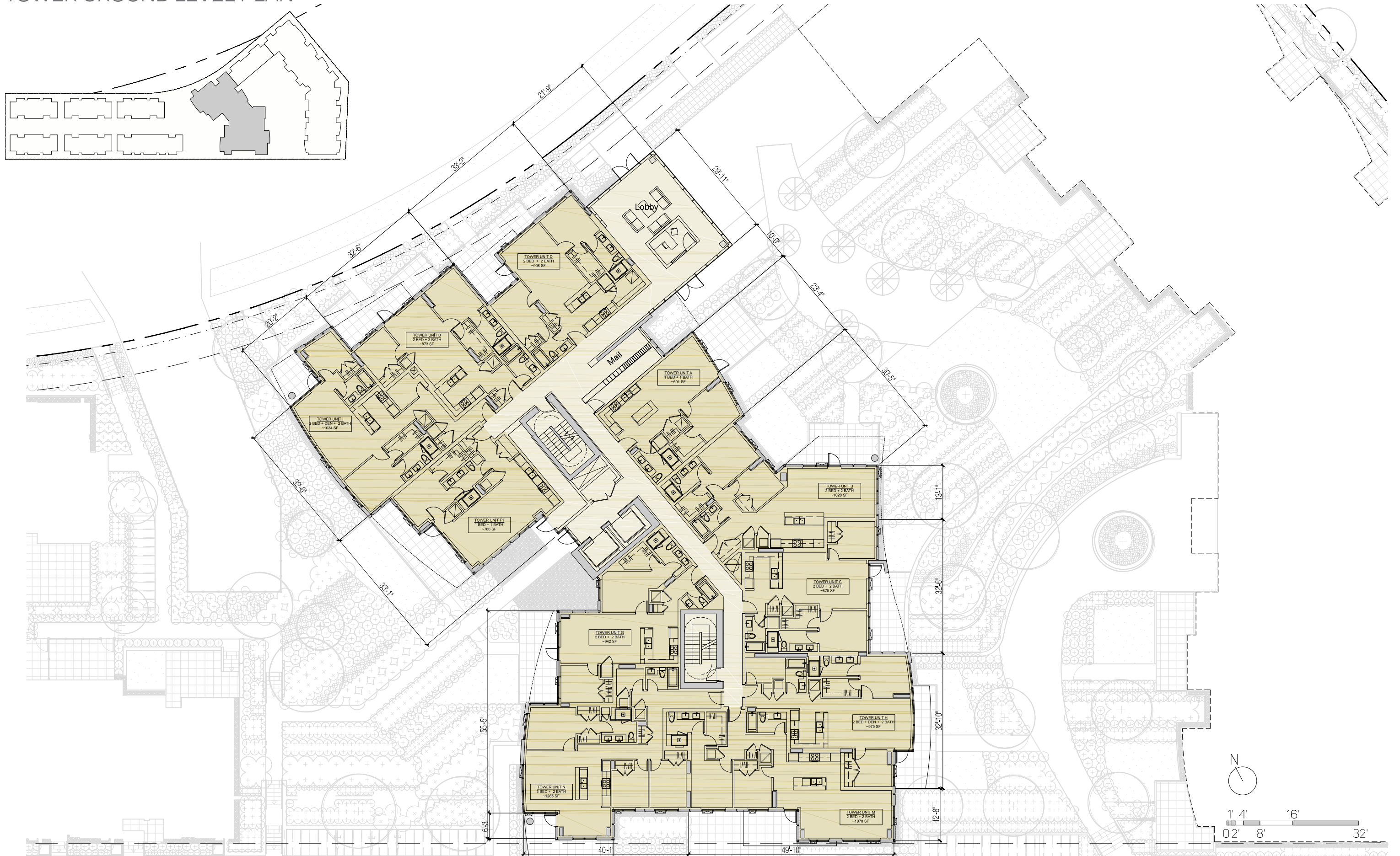
December 21, 2:00pm

* The shadows of the greenway trees directly south of the property are not represented in the shadow study.

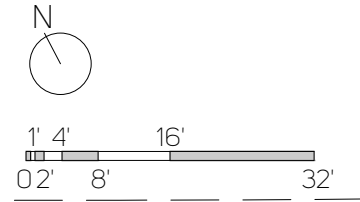
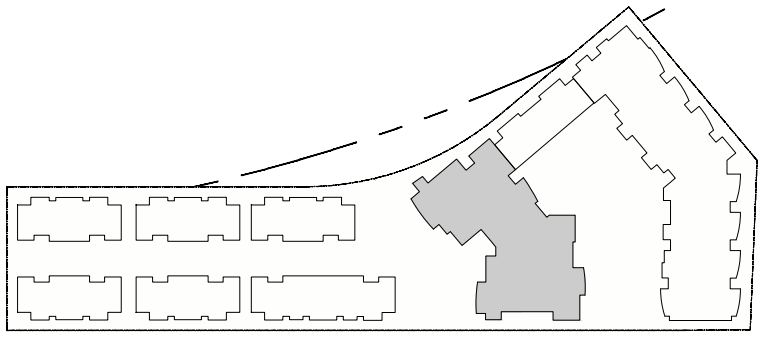
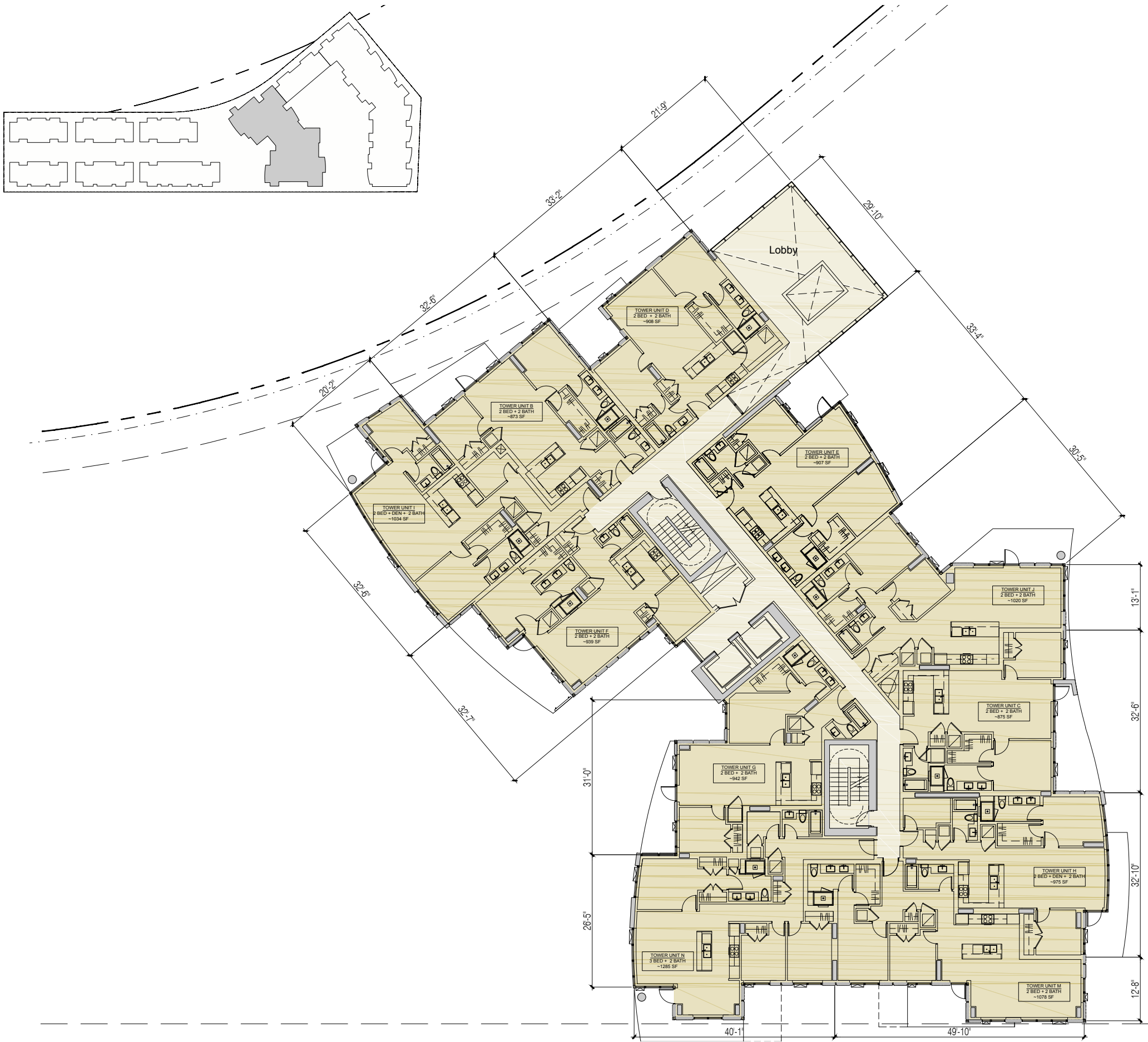
ROOF PLAN



TOWER GROUND LEVEL PLAN



SCHEMATIC PLANS
TOWER LEVEL 2 PLAN

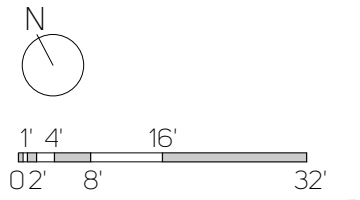
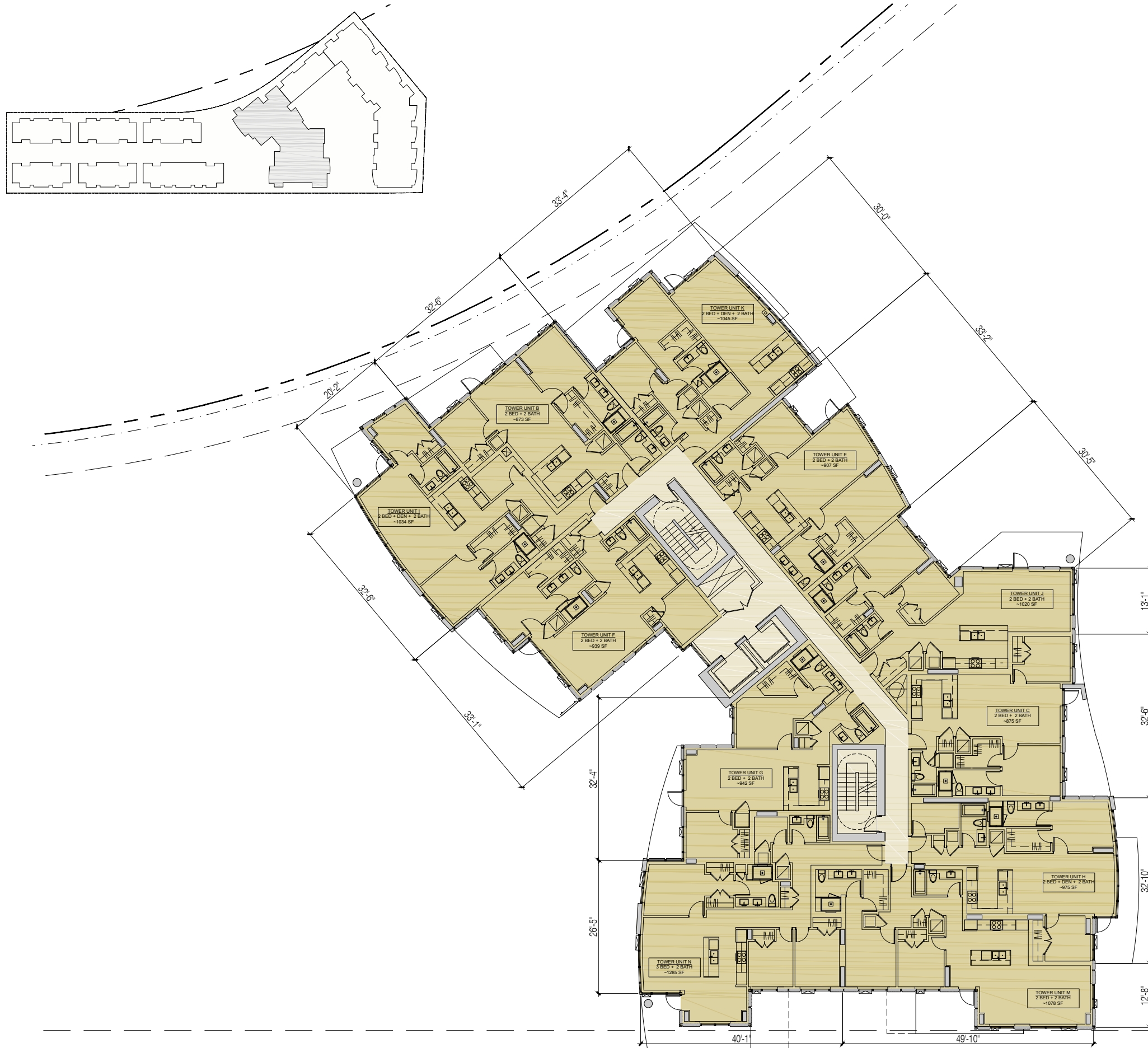


TOWER LEVEL 3-5 PLAN

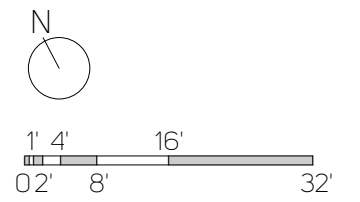
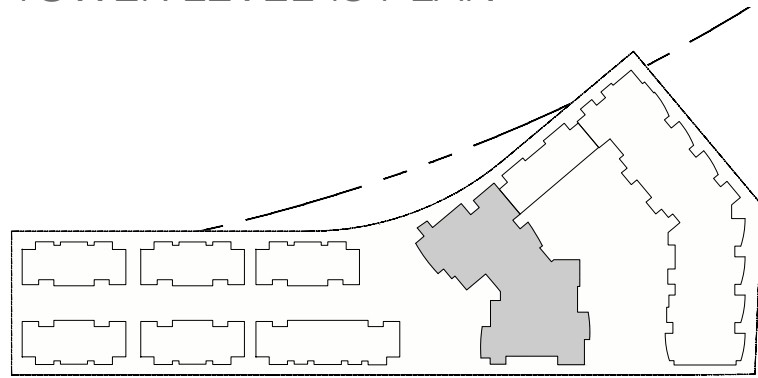


SCHEMATIC PLANS

TOWER LEVEL 6-12 PLAN

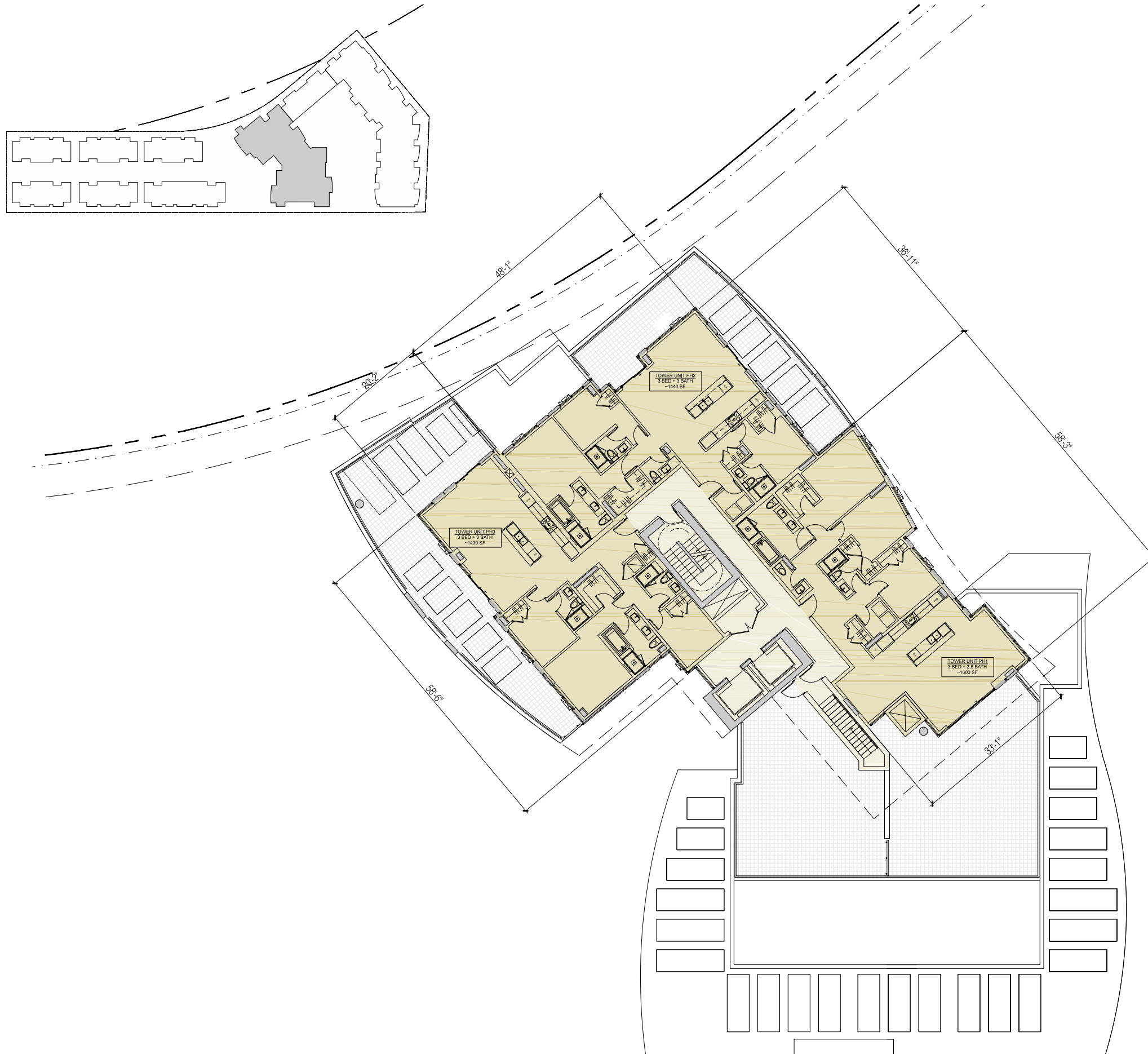


TOWER LEVEL 13 PLAN



SCHEMATIC PLANS

TOWER LEVEL 14 PLAN



MIDRISE GROUND LEVEL



SCHEMATIC PLANS
MIDRISE LEVEL 2



MIDRISE LEVEL 3-4

