

Project Drawing List:

Overall Project - Drawings		
SK - 0.00	Title Sheet	N/A
SK - 0.01	Design Rationale	N/A
SK - 0.02	Design Rationale	N/A
SK - 1.01	Context Plan	1"=50'-0"
SK - 1.02	Existing Site Photos	N/A
SK - 1.03	Context Elevation	1/16"=1'-0"
SK - 1.04	Existing Conditions Plan	1"=20'-0"
SK - 2.01	Development Statistics	N/A
SK - 2.02	Site plan	1"=20'-0"
SK - 3.00	Parking Plan P2	3/32"=1'-0"
SK - 3.01	Parking Plan P1	3/32"=1'-0"
SK - 3.02	Main Floor Plan	3/32"=1'-0"
SK - 3.03	2nd & 3rd Floor Plan	3/32"=1'-0"
SK - 3.04	4th & 5th Floor Plan	3/32"=1'-0"
SK - 3.05	6th Floor Plan	3/32"=1'-0"
SK - 3.06	Roof Plan	3/32"=1'-0"
SK - 4.01	Elevation - Wesbrook - East	1/8"=1'-0"
SK - 4.02	Elevation - Ross Road - North	1/8"=1'-0"
SK - 4.03	Elevation - West	1/8"=1'-0"
SK - 4.04	Elevation - Park - South	1/8"=1'-0"
SK - 4.05	Colour & Material Details	1/8"=1'-0"
SK - 5.01	Model View - Overall	N/A
SK - 5.02	Model View - Entry Detail	1/4"=1'-0"
SK - 5.03	Model View - Corner Detail	1/4"=1'-0"
SK - 5.04	Model View - Typical Bay	1/4"=1'-0"
SK - 6.01	Section A	3/32"=1'-0"
SK - 6.02	Section B	3/32"=1'-0"
SK - 6.03	Section C	3/32"=1'-0"
SK - 7.01	Unit Plans - A/A1/A2 & E	1/4"=1'-0"
SK - 7.02	Unit Plans - A3/A4 & B	1/4"=1'-0"
SK - 7.03	Unit Plans - B1/B2	1/4"=1'-0"
SK - 7.04	Unit Plans - C/C2/D	1/4"=1'-0"
SK - 8.01	Shadow Analysis	1/4"=1'-0"
SK - 9.01	Utilities - Fire Fighting Access	1/4"=1'-0"
SK - 9.02	Utilities - Water & Gas	1/4"=1'-0"
SK - 9.03	Utilities - Sanitary & Storm	1/4"=1'-0"
SK - 9.04	Utilities - Lighting & Electrical	1/4"=1'-0"
Total number of drawings		37

Project Data

Executive Summary			
reference dwg			
Total Site Area	See SK-2.01	36,365 sf	
Site Coverage	See SK-2.01	49%	
Gross Floor Area	See SK-2.01	107,260 sf	
Net Floor Area	See SK-2.01	101,785 sf	
Building Height	See SK-4.01	6 Storeys	19.08 meters
Setbacks	See SK-2.02		
	Front Yard	East	2.88 meters
	Rear Yard	West	3.42 meters
	Side Yard	North	2.89 meters
	Side Yard	South	2.51 meters
Number of Parking Stalls	See SK-2.01	104 cars	
Number of Bicycle Stalls	See SK-2.01	Class 1	141 bikes
		Class 2	43 bikes
Number of Dwelling Units	See SK-2.01	94 units	
Unit mix	See SK-2.01		
		1 bedrm	5 units
		2 bedrm	36 units
		3 bedrm	51 units
		4 bedrm	2 units
Floor Space Ratio FSR	See SK-2.01	2.80 FSR	

RESIDENTIAL DEVELOPMENT

LOT 22 ~ UBC SOUTH CAMPUS

DEVELOPMENT PERMIT SUBMISSION

January 4th, 2013



UBC Properties Trust



DESIGN RESPONSE

The proposed building massing closely follows the intent of the South Campus Neighbourhood Plan objectives.

This design is also in keeping with the intent of the original design of the site, which was supported by the AUDP and received a DP.

The building is six storeys in height with its building footprint a "U" shape to define a landscaped courtyard facing southwest to take advantage of the solar aspect for this site location.

The street and park frontages have well defined perimeter edges to take advantage of this urban street context.

The access ramp to the parking garage has been located at the northwest corner of the site and will be shared with the future residential development anticipated to the west.

To minimize and vary the impact of the Wesbrook Street frontage and to open up the street views to the park, the southerly portion of the building has been angled to the west to increase the typical street setback.

This building geometry relates to the park boundary alignment.

Careful design attention has been considered for the sloping site grades and relationships of the ground floor residences to the adjacent sidewalks. Inclusion of varied brick walls, gates, fencing and landscaping will extend the already established street character of Wesbrook Mall.

The two storey brick building "podium" will clearly express the two floors of market residences while reinforcing a sense of durability and building quality to compliment the already established character for South Campus.

The clear articulation of repetitive vertical building forms together with the selection of the form materials, extensive glazing, varied roof profiles and asymmetrical balcony and bay forms is considered a rich contrast to the building podium below.

The central predominant entrance feature and the building corners are fully glazed to promote a sense of building transparency at these locations.

The composition of these building components and selection of materials and colours is intended to express an interesting but simple articulation of the building facades in a contemporary manner.





LOT 22 ~ UBC SOUTH CAMPUS

CONTEXT PLAN

Jan 4, 2013 - Development Permit Submission Sk-1.01



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A.



B.



C.



D.



E.



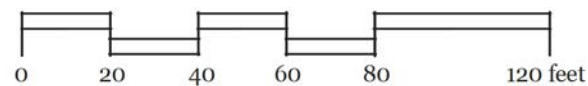
G.



F.



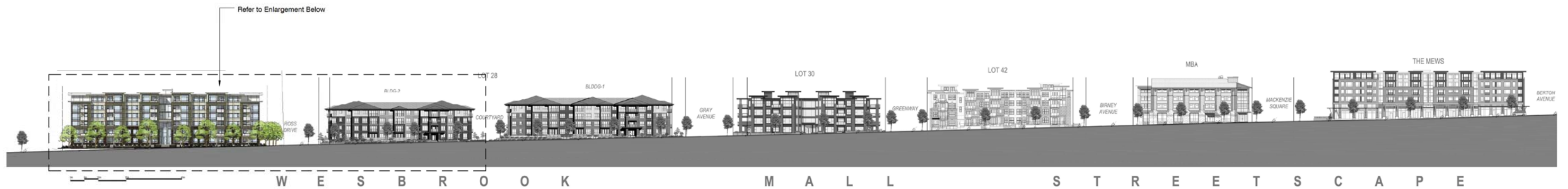
H.



LOT 22 ~ UBC SOUTH CAMPUS EXISTING SITE PHOTOS Jan 4, 2013 - Development Permit Submission Sk-1.02

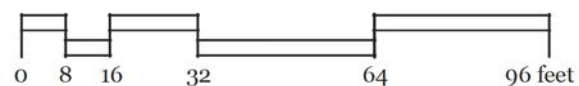


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Lot 22 - North Elevation

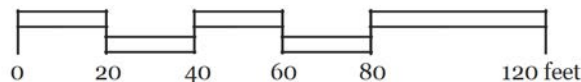
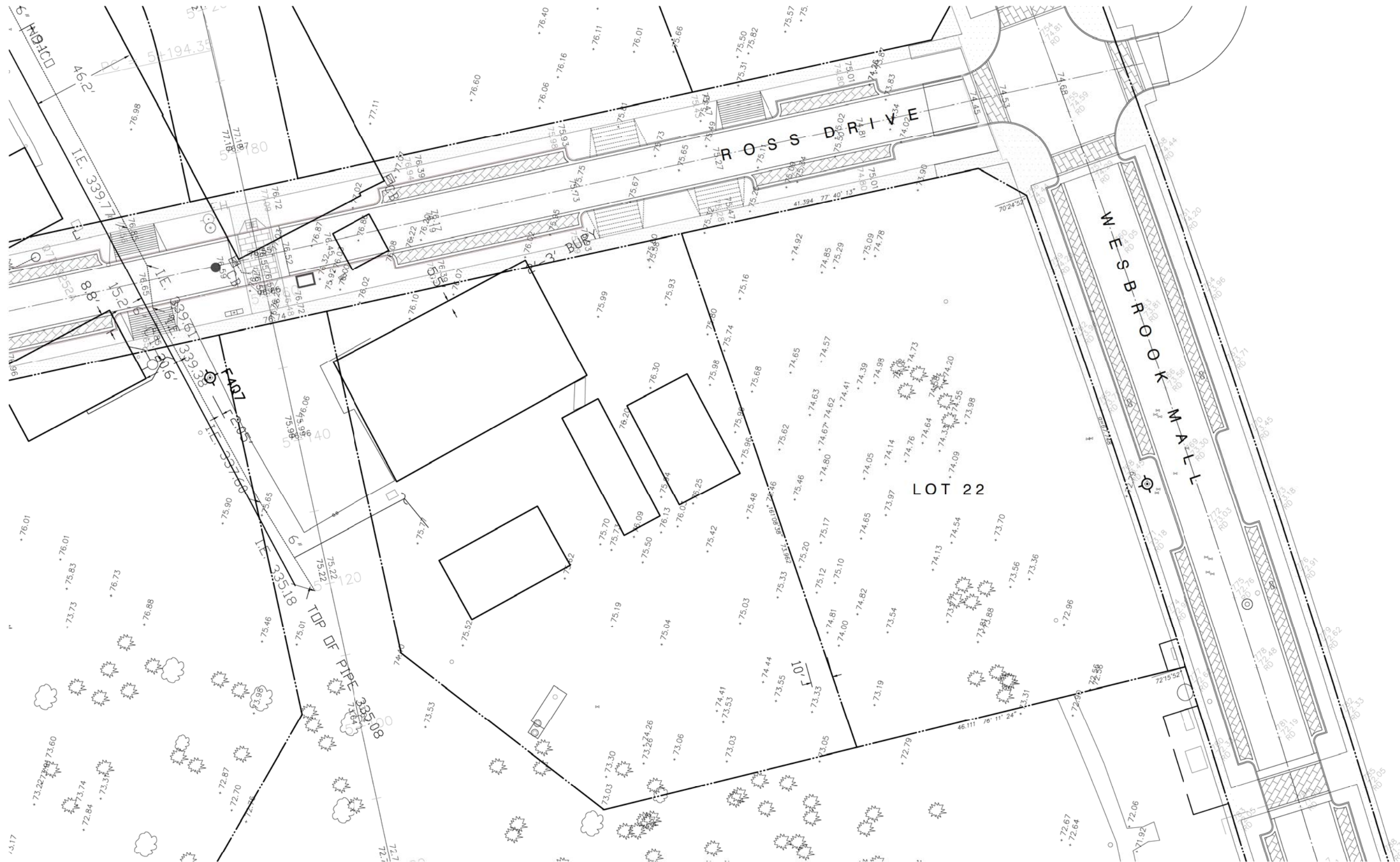
Lot 28 - North Elevation



LOT 22 ~ UBC SOUTH CAMPUS
CONTEXT ELEVATIONS
 Jan 4, 2013 - Development Permit Submission Sk-1.03



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LOT 22 ~ UBC SOUTH CAMPUS **EXISTING CONDITIONS PLAN**

Jan 4, 2013 - Development Permit Submission Sk-1.04



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LOT 22 ~ UBC SOUTH CAMPUS

DEVELOPMENT STATISTICS

Jan 4, 2013 - Development Permit Submission Sk-2.01

January 2, 2013
updated

PROPOSED PARKING

RESIDENT PARKING	1.00 CARS / UNIT	94.0	UNDERGROUND		
VISITOR PARKING	0.10 CARS / UNIT	10.0	UNDERGROUND		
TOTAL	1.10 CARS / UNIT	104	CAR STALLS	104	CAR STALLS
SMALL CAR COUNT	PROPOSED	25%		26	STALLS
DISABILITY STALLS		0.10 CARS / UNIT MIN		10	STALLS

REQUIRED BIKES

RESIDENT BIKES	1.50 BIKES / UNIT	CLASS 1	141.0	UNDERGROUND	
VISITOR PARKING	16.00 BIKES / 35 UNITS	CLASS 2	43.0	ON SURFACE/UNDERGROUND	
TOTAL	1.96 BIKES / UNIT		184	BIKES	184 BIKES

PROPOSED BIKES

RESIDENT BIKE LOCKER	1.00 BIKES / UNIT	CLASS 1	94	UNDERGROUND	fixed	Class 1	141	
RESIDENT BIKE RACK	0.50 BIKES / UNIT	CLASS 1	47	UNDERGROUND	calculated			
VISITOR PARKING		CLASS 2	27	UNDERGROUND	calculated	Class 2	43	
VISITOR PARKING		CLASS 2	16	ON SURFACE	fixed			
TOTAL	1.96 BIKES / UNIT		184	BIKES			184	BIKES

Definition of Building Area
building area: the sum of all horizontal areas of each storey within the exterior stud face of all exterior and basement walls (including any potential floor area within an atrium space above which there would be 3.7 m or more of vertical clearance and which might be used for additional living space), but excluding:
☐ open residential balconies, sun decks, patios, porches, and roof gardens;
☐ areas used exclusively for parking of vehicles and bicycles within the standards set out in this Handbook;
☐ areas used exclusively for loading, and for electrical and mechanical equipment;
☐ habitable areas with ceilings less than 1.2 m above finished grade;
☐ amenity areas such as day care, recreation, and meeting rooms to a maximum of 10% of the total gross floor area;
☐ up to 3.7 m2 of in-suite storage space per dwelling;
☐ areas of undeveloped floors above the highest storey to which there is only hatch access; and
☐ habitable space more than 1.2 m under grade to be excluded from building area in Floor Space Ratio calculations within the Theological Neighbourhood.
building envelope: the potential volume within the lines prescribed by the required yards

LOT 22
RESIDENTIAL DEVELOPMENT
University of British Columbia, Vancouver, B.C.

DEVELOPMENT SUMMARY

Room Type	Parking	Main	2nd floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Unit Area	Total Area	Less Area Exemption	Unit Mix
E 1 Bedroom		1	1	1	1	1	0	5	581 SF	2,905 SF	541 SF	5%
A 2 Bedroom		2	2	2	2	2	0	10	816 SF	8,160 SF	776 SF	11%
A1 2 Bdrm inside		2	2	2	2	2	2	12	938 SF	11,256 SF	898 SF	13%
A2 2 Bedroom		1	1	1	1	1	1	6	795 SF	4,770 SF	755 SF	6%
A3 2 Bedroom		1	1	1	1	1	1	6	816 SF	4,896 SF	776 SF	6%
A4 2 Bedroom + Den		0	0	0	0	0	2	2	1,009 SF	2,018 SF	969 SF	2%
B 3 Bedroom Corner		2	2	2	2	2	0	10	1,084 SF	10,840 SF	1,044 SF	11%
B1 3 Bedroom End		2	2	2	2	2	2	12	1,040 SF	12,480 SF	1,000 SF	13%
B2 3 Bedroom End		2	2	2	2	2	2	12	1,081 SF	12,972 SF	1,041 SF	13%
C 3 Bedroom + Den		2	2	2	2	2	0	10	1,164 SF	11,640 SF	1,124 SF	11%
C1 3 Bedroom + Den		0	0	0	0	0	0	0	1,234 SF	0 SF	1,194 SF	0%
C2 3 Bedroom		1	1	1	1	1	2	7	1,056 SF	7,392 SF	1,016 SF	7%
D 4 Bedroom + Den		0	0	0	0	0	2	2	1,428 SF	2,856 SF	1,388 SF	2%
#UNIT /FLOOR		16	16	16	16	16	14	94	UNITS			
UNIT AREA/FLOOR		15,494 SF	15,494 SF	15,494 SF	15,494 SF	15,494 SF	14,715 SF			92,185 SF		100%
Common Area		2,840 SF	2,449 SF	2,449 SF	2,449 SF	2,449 SF	2,439 SF			15,075 SF		
Entry Lobby										0 SF		
Bike Storage Room												excluded
Storage Locker												excluded
Garbage/ Recycling												excluded
Maintenance												excluded
Elevator Shaft			108 sf	108 sf	108 sf	108 sf	108 sf			540 SF		excluded
Lobby		755 sf								755 SF		excluded
Service Spaces		55 sf	55 sf	55 sf	55 sf	55 sf	55 sf			330 SF		excluded
GROSS FLOOR AREA		18,334 SF	17,943 SF	17,943 SF	17,943 SF	17,943 SF	17,154 SF			107,260 SF		107,260
NET EFFICIENCY		84.5 %	86.4 %	86.4 %	86.4 %	86.4 %	85.8 %			85.9 %		CHECK

FSR CALCULATION

GROSS AREAS (excluding mech shafts, service spaces & lobby)	107,260 SF			2.80 FSR
STORAGE EXEMPTION OF 40 SF PER UNIT MAX.	3,760 SF			
AREAS <1.2 M ABOVE GRADE (AREAS UNDER STAIRS)	90 SF			
ELEVATOR SHAFT	540 SF			
GROUND FLOOR AMENITY LOBBY	755 SF			
SERVICE SPACES	330 SF			
TOTAL ISR	101,785 SF			
		Permitted FAR		
		2.8	101,822 sf	
		under by	37 sf	divided by 6 fl
				6

SITE AREAS

TOTAL AREA	0.8344 acres	3,378.3 sm		36,365 sf
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SITE COVERAGE

AREA	36,365 sf	Permitted 55%		Proposed 49.2%
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REQUIRED PARKING

RESIDENT PARKING	1.00 CARS / UNIT	MIN.	94.0	UNDERGROUND	
VISITOR PARKING	0.10 CARS / UNIT	MIN.	9.4	ON SURFACE	
TOTAL	1.10 CARS / UNIT		103.4	CAR STALLS	103.4 CAR STALLS
SMALL CAR COUNT	PERMITTED		25%		25.85 STALLS
DISABILITY STALLS	REQUIRED		BCBC 2006 - 1 PER 100 STALLS INCLUDED IN RESI REQ. ABOVE OR 0.10 PER UNIT BASED ON UBC REQUIREMENTS		9.4 STALLS

Mix/ type	
1 Bedrm	5.3%
2 Bedrm	38.3%
36 units	
3 Bedrm	54.3%
51 units	
4 Bedrm	2.1%

100%

107,260

CHECK



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