FOOD + BEVERAGE INNOVATION CENTRE

UBC Properties Trust
HS0077
### SITE
- Name: UBC Properties Trust A001
- Address: 2022.03.01
- Revised for DP: 2022.07.28

### SETBACKS

### BUILDING
- **Building Height**: *(Building height measured from ground floor level to highest point on roof.)*
- **Parking Spaces**: 
- **Loading Bays**: 

### AREA

<table>
<thead>
<tr>
<th>Level</th>
<th>Gross Area</th>
<th>Fuel Area</th>
<th>Wall Thickness</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>657.1 m²</td>
<td>52.5 m²</td>
<td>14.0 m²</td>
<td>0.49</td>
</tr>
<tr>
<td>Rooftop Mechanical</td>
<td>14.0 m²</td>
<td>66.5 m²</td>
<td>0.0 m</td>
<td>2.0</td>
</tr>
</tbody>
</table>

### BIKE PARKING
- **Short Term Parking**:
  - Required: 30
  - Proposed: 6
- **Long Term Parking**:
  - Required: 4
  - Proposed: 0

### VARIANCES
- **Short Term Bicycle Parking**: A variance is requested in the number of short term bicycle parking stalls.
- **Long Term Bicycle Parking**: A variance is requested in the number of long term bicycle parking stalls. Long term bicycle parking is provided in the FNH building, which is accessible to the users of FBIC.
- **End of Trip Facilities**: A variance is requested in the number of end of trip facilities. Existing facilities are located in the FNH building which is accessible to the users of FBIC.

### Project Statistics
- **Total Site Area**: 1,327.9 m²
- **Site Coverage**: 58%
- **Building Area**: 777 m²
- **Building Height**: 6.9 m
- **Floor Space Ratio**: 0.49

*Meeting Room, security electronics, and electrical rooms excluded.

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### Exterior Wall Assemblies

- **X1A**: 2 Layers of 16mm Exterior Type X GWB, Cavity Batt Insulation (R-28), 16mm Plywood Sheathing, Refer to Structural, Vapour Barrier Membrane, 38mm x 184mm Wood Stud at 400mm o.c, Refer to Structural, Vapour Open Self-Adhesive Membrane, Metal Cladding - Refer to Elevation for Cladding Type, Wall Finish as Specified.

- **X1B**: Metal Cladding on 38mm x 184mm Wood Stud Wall - FRR.

### Ceiling Assemblies

- **C1A**: GWB Ceiling FRR, Sound Attenuation Batt Insulation, 19mm Pressure Treated Strapping - Opposite Direction for Venting, Structure, C5 - GWB.

- **C2**: Cooler & Freezer Room Ceiling, 19mm Good One Side (down) Plywood, Self-Adhered Air Barrier/Vapour Membrane, 150mm PolyIso Insulation, 2 Ply SBS Roof Membrane c/w Cap Sheet, R2 - TGI Joists.

- **C3**: Exposed Ceiling, Finish as Specified.

### Roof Assemblies

- **R1**: LVL Rafters with Plywood Decking, 19mm Good One Side (down) Plywood, Self-Adhered Air Barrier/Vapour Membrane, 150mm PolyIso Insulation, 2 Ply SBS Roof Membrane.

### Typical Building Assemblies

- **D-2.3.12**: Table Appendix D, UBC Properties Trust A004.

### Notes

- Provide backing between studs.
- Ensure wood is securely anchored.
- Provide backing throughout corridor.
- 1800mm AFF.
- 2 HR FRR.
- 1 HR FRR.

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EXTERIOR MATERIALS LEGEND

GL-2
CLEAR GLASS WITH LOW-E COATING (SURFACE #2), BIRD FRIENDLY GLASS FILM (SURFACE #1)

MT-1a
PREFINISHED CORRUGATED METAL, BLACK

MT-1b
PREFINISHED CORRUGATED METAL, PINK

MT-3
PREFINISHED METAL LOUVER

MT-4
CHAIN LINK, POWDER COATED BLACK

MT-2
SBS ROOFING

PREFINISHED FLAT METAL PANELS

WOOD SOFFIT