

JULY 27, 2016

SITE D UNIVERSITY BLVD.
DEVELOPMENT PERMIT RE-SUBMISSION





GBL ARCHITECTS
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SITE D - UBC

CIVIC ADDRESS:
SITE D - UNIVERSITY BOULEVARD, UNIVERSITY OF BRITISH COLUMBIA
VANCOUVER, BC

ZONING: RS-1
HEIGHT: Permitted 6 Levels (92')
Proposed 6 Levels (69')

SET BACKS
6' - University Blvd. Setback
25' - West Sideyard Setback
25' - East Sideyard Setback
25' - Upper West Sideyard Setback
32' - Upper East Sideyard Setback

LEGAL ADDRESS:
DISTRICT LOT 3044 GROUP 1 NEW WESTMINSTER DISTRICT

SITE AREA: 24,322 SF

FSR	RESIDENTIAL	COMMERCIAL	Residential + CRU	NET AREA	NET FSR
FSR PROPOSED	62.879	9.783	72.661	69,055.53	2.84

DENSITY CALCULATION

RESIDENTIAL	UNITS		GROSS FLOOR AREA								Total Exclusion	FSR AREA	Building Area (incl. balcony)	
	a	b	c	d	e	f	g	h	i = b - (c+f+g)	j	k	l = e + f + i + j + k	m = b - l	n = b + d
Level	Units	Gross Area	Internal Circulation	Balcony	Residential Lobby	Shaft Space	Amenity	Commercial	Suite Area	In-Suite Storage	Enclosed Balconies	Total Deductions	Net Area	Net Area
Level 1	0	11,459	622	0	538	0	0	9,783	0	0	0	538	10,921	11,459
Level 2	19	12,533	1,916	414	0	94	355	0	10,168	506	0	955	11,578	12,947
Level 3	20	12,533	1,916	572	0	94	0	0	10,523	513	0	607	11,927	13,105
Level 4	20	12,533	1,916	572	0	94	0	0	10,523	513	0	607	11,927	13,105
Level 5	20	12,533	1,916	572	0	94	0	0	10,523	513	0	607	11,927	13,105
Level 6	11	11,381	1,916	572	0	94	0	0	9,371	715	0	808	10,572	11,953
Roof	0	204	204	0	0	0	0	0	0	0	0	0	204	204
TOTAL	90	73,177	10,407			469	355	9,783	51,109	2,759	0	4,122	69,056	75,880

RESIDENTIAL	STUDIO/MICRO	1 BED	JR 2 BED	2 BED	2 BED + DEN	3 BED	TOTAL
Level 2	11	1	3	4	0	0	19
Level 3	12	1	3	4	0	0	20
Level 4	12	1	3	4	0	0	20
Level 5	12	1	3	4	0	0	20
Level 6	0	4	0	4	0	3	11
TOTAL	47	8	12	20	0	3	90
Mx	52%	9%	13%	22%	0%	3%	100%

PARKING CALCULATION: 1 LEVEL UNDERGROUND

TYPE	LEVEL
	1
Residential	37
(Small Car)	2
(Disability)	4
TOTALS	37

RESIDENTIAL BICYCLE SPACE CALCULATION:

TOTAL BICYCLE STORAGE :	REQUIRED	PROVIDED	TYPE
RES: 1.5 SPACES PER UNIT (2.5.5)	134	135	CLASS A
RES: 6 SPACES FOR MIN. 20 UNITS (2.5.5)	18	18	CLASS B
TOTAL BICYCLE	152	153	
TYPE			
BKELockERS (Min 20%)	0	0	CLASS A
VERTICAL (Max 30%)	0	24	CLASS A
HORIZONTAL	0	111	CLASS A

COMMERCIAL BICYCLE SPACE CALCULATION:

TOTAL BICYCLE STORAGE :	REQUIRED	PROVIDED	TYPE
COMM: 1 SPACE PER 750M2 (2.5.5)	2	0	CLASS A
COMM: 1 SPACE PER 750M2 MIN. 4 SPACES (2.5.5)	4	6	CLASS B
TOTAL BICYCLE	6	6	

UNIT BREAKDOWN

UNIT NAME	UNIT TYPE	UNIT AREA	NUMBER	LEVELS	STORAGE	ENC. BALCONIES	TTL UNIT AREA
Unit A	Studio	450	25	2+3+4+5	0	0	11,250
Unit B	Micro	355	22	2+3+4+5	0	0	7,810
Unit C	JR 2 Bed	625	8	2+3+4+5	40	0	4,680
Unit C1	JR 2 Bed	625	4	2+3+4+5	40	0	2,340
Unit D	2 Bed	842	15	2+3+4+5+6	40	0	12,030
Unit E	1 Bed	602	3	6	40	0	1,686
Unit F	3 Bed	1,175	2	6	40	0	2,270
Unit G	3 Bed	1,384	1	6	40	0	1,344
Unit H	2 Bed	794	5	2+3+4+5+6	0	0	3,970
Unit K	1 Bed	470	5	2+3+4+5+6	0	0	2,350
TOTAL	TOTAL		90				49,730

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NOTES
NO. DESCRIPTION

NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION

SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

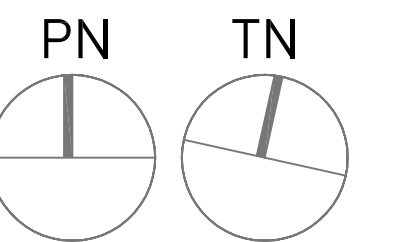
PROJECT STATS

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	NTS
JOB NUMBER	1617

A-1.01

NOTES
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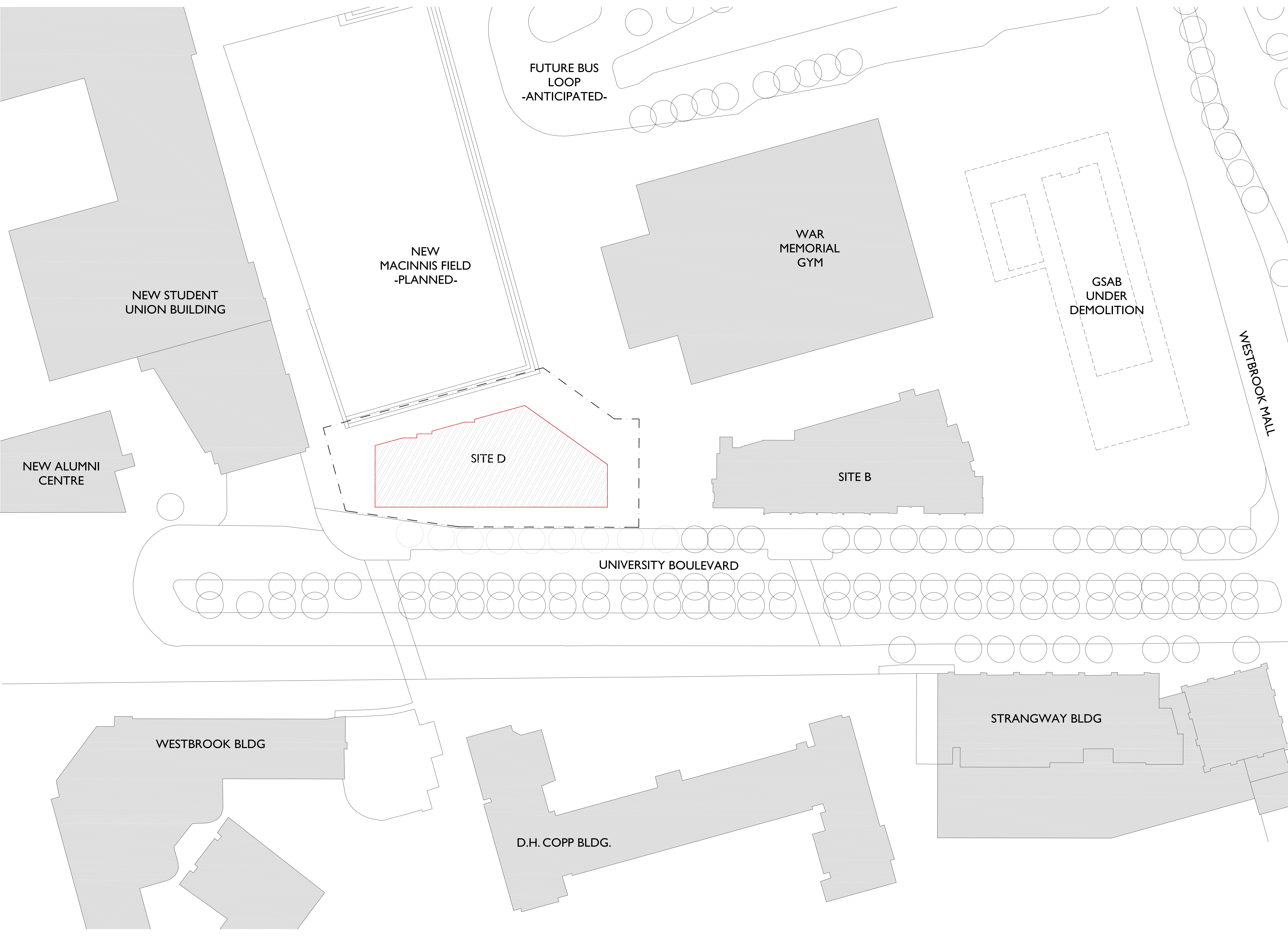
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SITE D
 UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
CONTEXT PLAN

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	1/32" = 1'-0"
JOB NUMBER	1617



FUTURE BUS LOOP
 -ANTICIPATED-

NEW MACINNIS FIELD
 -PLANNED-

WAR MEMORIAL GYM

GSAB UNDER DEMOLITION

WESTBROOK MALL

NEW STUDENT UNION BUILDING

NEW ALUMNI CENTRE

SITE D

SITE B

UNIVERSITY BOULEVARD

STRANGWAY BLDG

WESTBROOK BLDG

D.H. COPP BLDG.

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NEW MACINNIS FIELD (PLANNED)

WAR MEMORIAL GYM

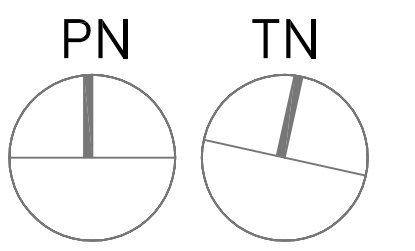
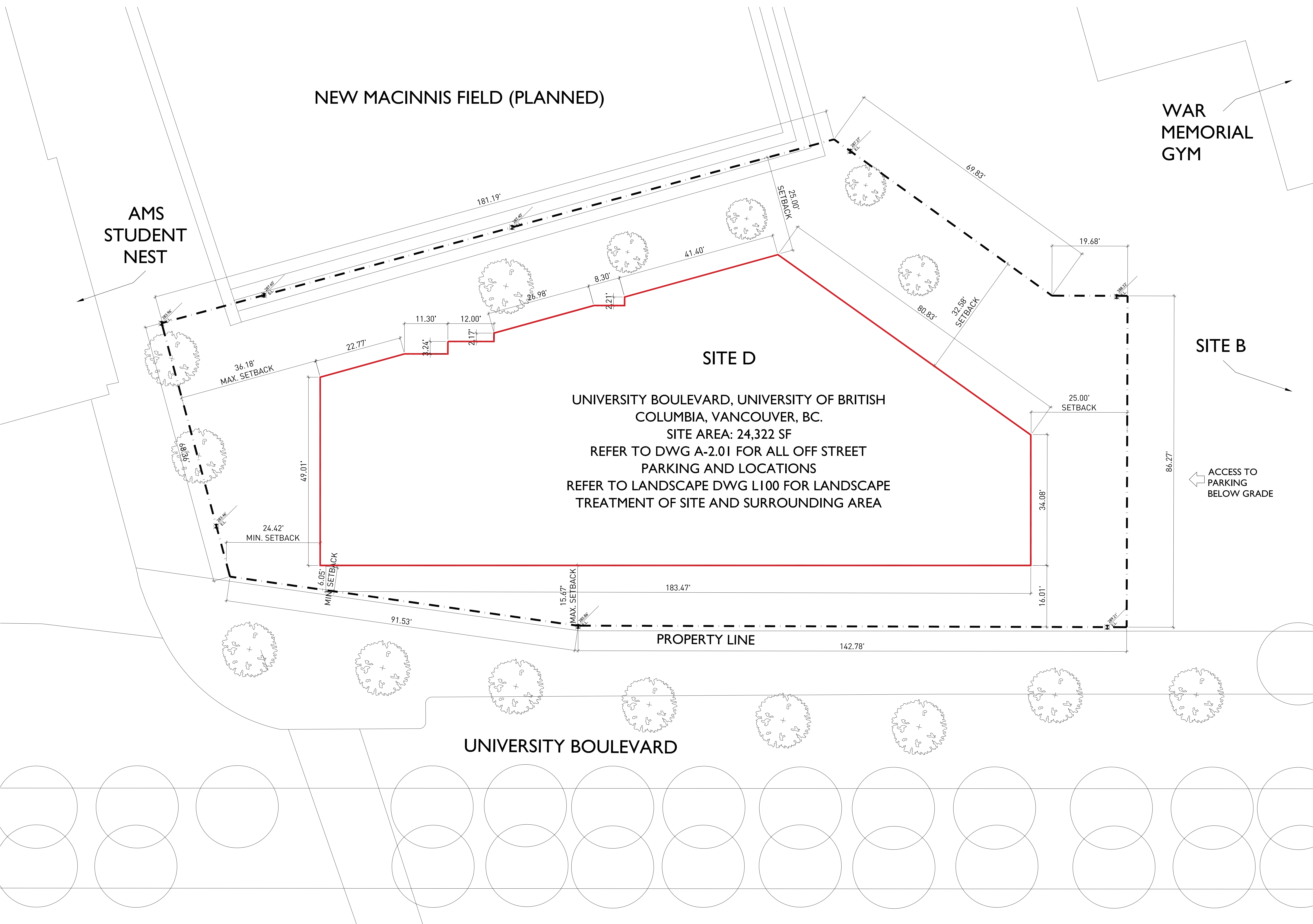
AMS STUDENT NEST

SITE B

SITE D

UNIVERSITY BOULEVARD, UNIVERSITY OF BRITISH COLUMBIA, VANCOUVER, BC.
SITE AREA: 24,322 SF
REFER TO DWG A-2.01 FOR ALL OFF STREET PARKING AND LOCATIONS
REFER TO LANDSCAPE DWG L100 FOR LANDSCAPE TREATMENT OF SITE AND SURROUNDING AREA

ACCESS TO PARKING BELOW GRADE

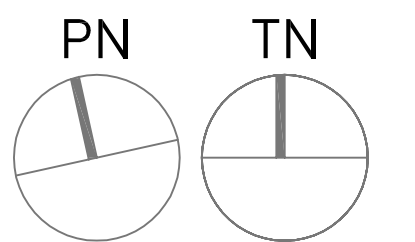


SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
SITE PLAN

DATE	APRIL 2016
DRAWN BY	AJE
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SCALE	3/32" = 1'-0"
JOB NUMBER	1617

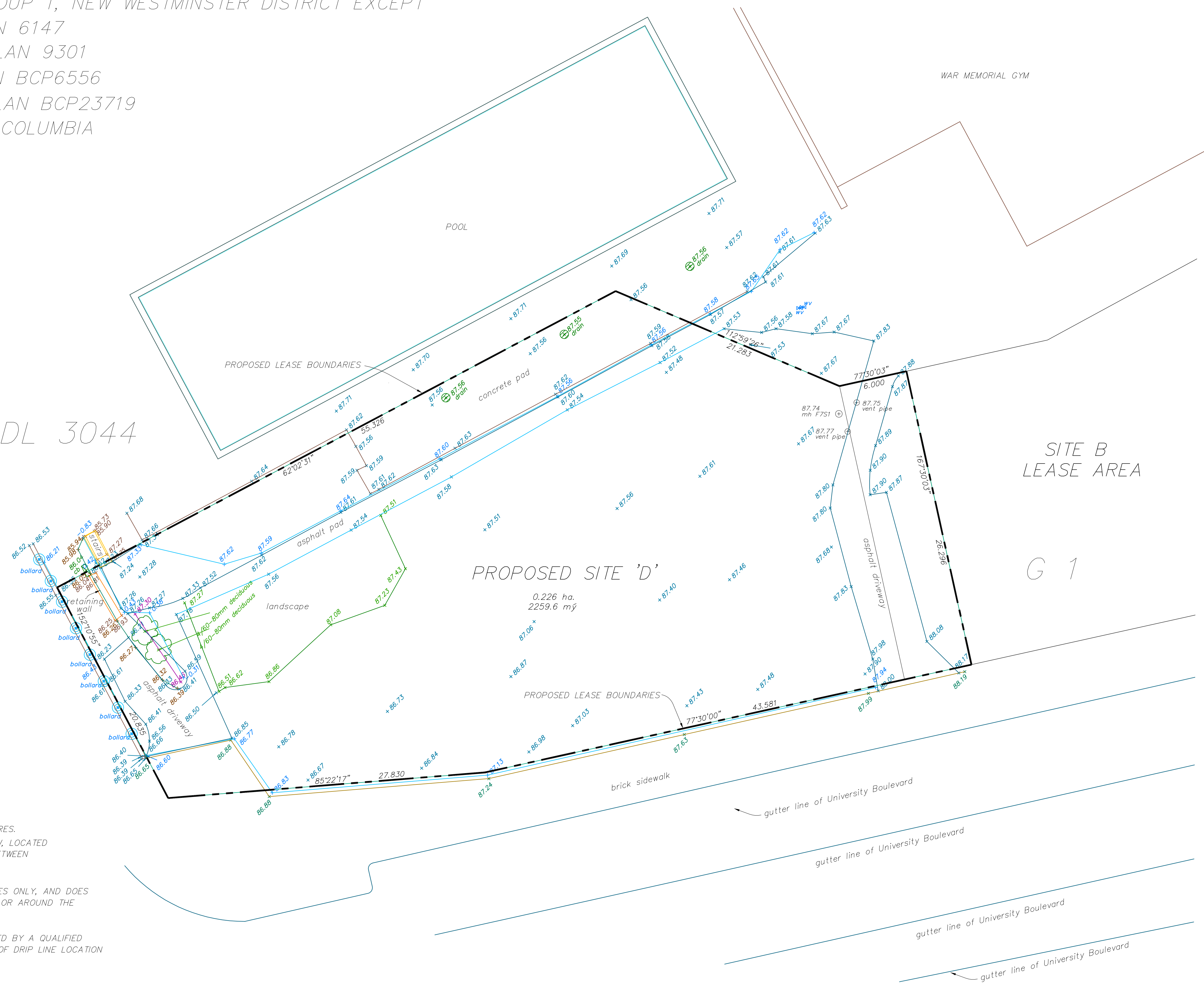
A-1.03



SKETCH PLAN SHOWING PROPOSED SITE 'D'
DISTRICT LOT 3044, GROUP 1, NEW WESTMINSTER DISTRICT EXCEPT
FIRSTLY; PART ON PLAN 6147
SECONDLY; PART ON PLAN 9301
THIRDLY; PART ON PLAN BCP6556
FOURTHLY; PART ON PLAN BCP23719
UNIVERSITY OF BRITISH COLUMBIA

0 2 5 10 15
SCALE 1 : 250
ALL DISTANCES ARE IN METRES

Rem DL 3044



NOTES :

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.
ELEVATIONS ARE DERIVED FROM UBC MONUMENT W-W, LOCATED ON EAST MALL IN FRONT OF THE CEME BUILDING (BETWEEN AGRONOMY ROAD AND UNIVERSITY BOULEVARD)
GEODETIC ELEVATION = 93.631

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3F9
(604) 597-9189

DATE OF SURVEY: 9th MARCH, 2016
FILE 8613GP-34

NOTES
 NO. DESCRIPTION

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SITE D
 UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
 STREETScape

DATE	APRIL 2016
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JOB NUMBER	1617



SITE D



EQUINOX - 10AM



SOLSTICE - 10AM



EQUINOX - 12PM



SOLSTICE - 12PM



EQUINOX - 2PM



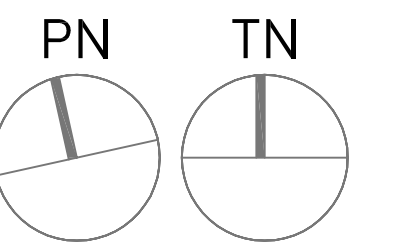
SOLSTICE - 2PM

NOTES

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SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
SHADOW ANALYSIS

DATE	APRIL 2016
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BASE CONCEPT

The site presents two formalised frontages on to University Boulevard and Macinnes Park. These frontages each wrap around the corners in response to the primary flows of pedestrian movement around the site.

These opposing corner dynamics help sculpt two interlocking building forms that are separated by a linear bank of commercial units, presenting a simple yin-yang configuration.

The breaks between each building form present logical entry points to the building; a primary street entry perpendicular to university boulevard and a secondary plaza entry at the north west corner.

These offset entry points allow for long unbroken commercial frontages with strong corner presence, creating an active, transparent base that engages fully with the surrounding public realm.

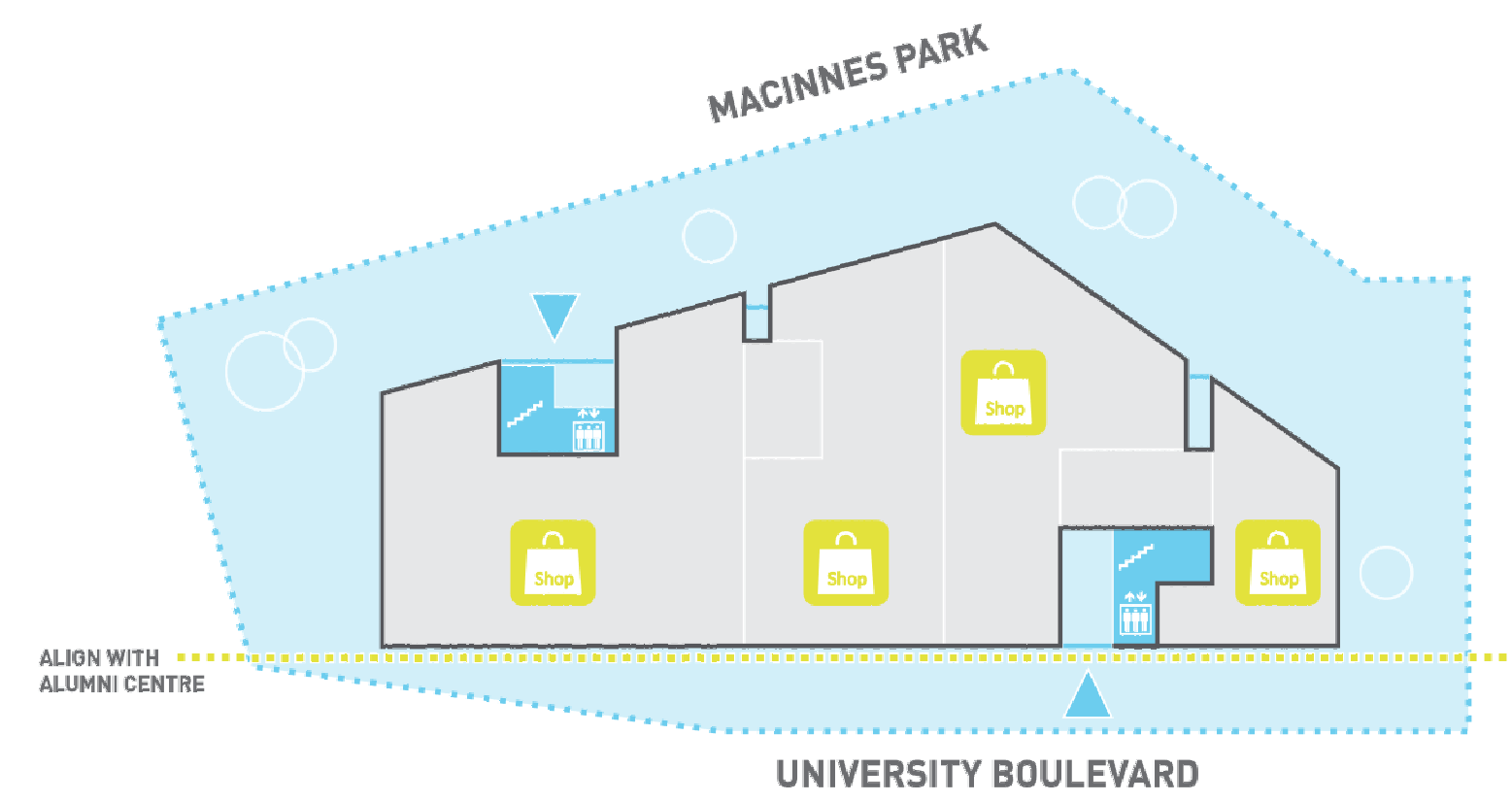
The building facades align on all sides with the adjacent property lines to eliminate any potential pinch points and permit increased ease of pedestrian movement around the base of the building.

UPPER MASSING CONCEPT

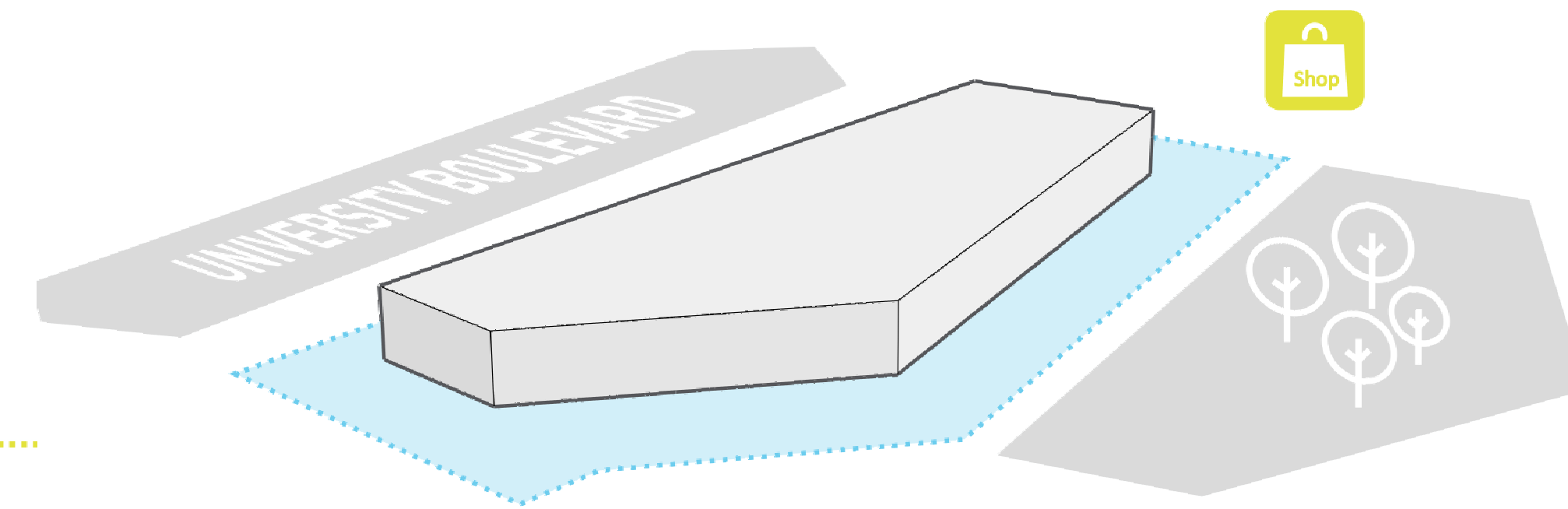
Above the commercial base, the building form rises up to six storeys. The footprint for the upper levels takes on a more elongated form to maximise the efficiency of a double loaded corridor layout.

This contrasting building form reflects the differing set of design criteria that is applicable to the residential units above. Response to daylight and views, open circulation, smaller unit configurations, and contextual continuity all contribute to a change in massing.

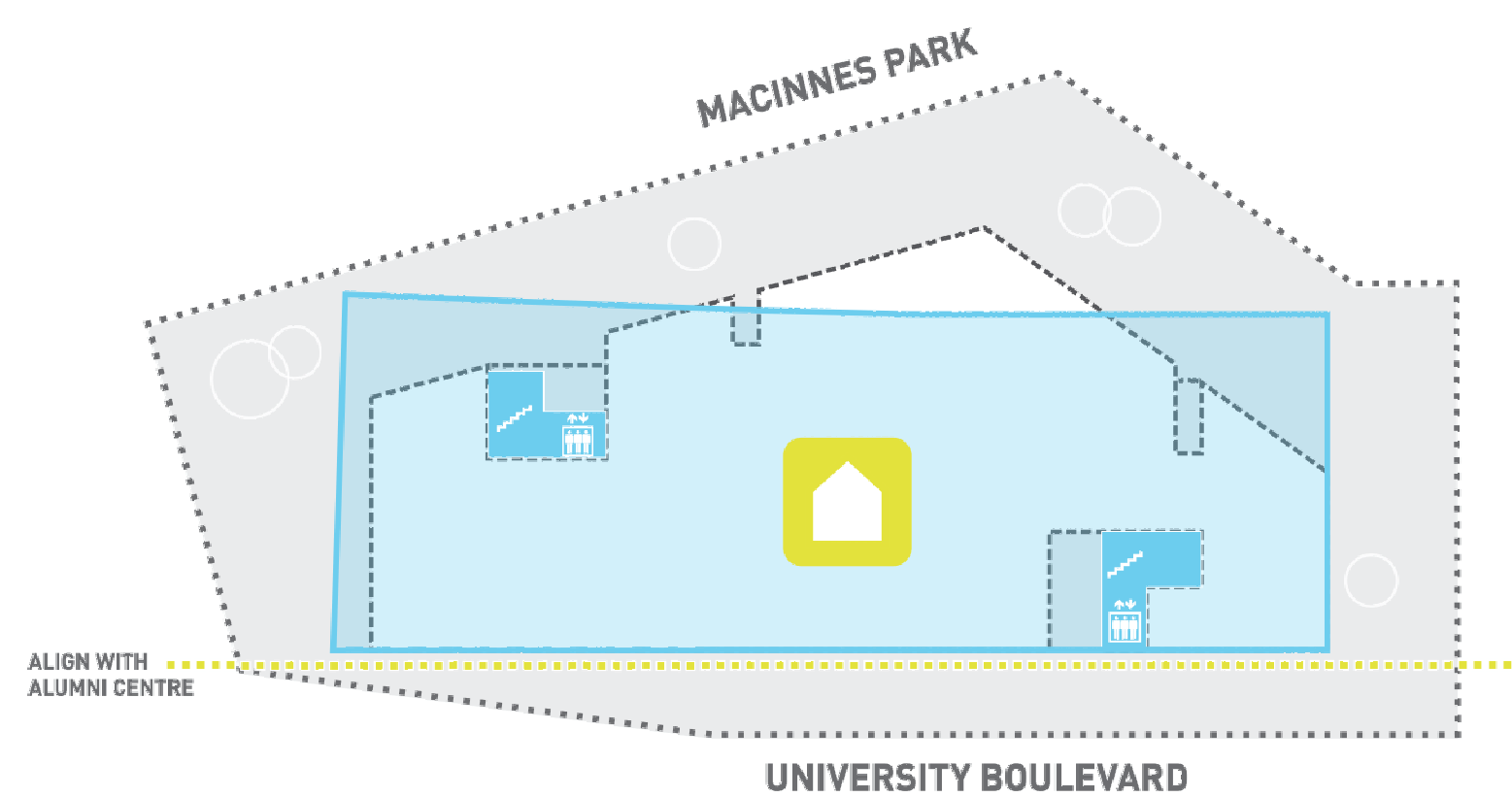
To avoid a complete disconnect, certain edges of the building are carried up the full 6 levels to maintain an appropriate balance of form. The south east corner that defines the main entry is one such edge, allowing for clear visual connection between the main residential entry lobby and the associated residential levels above.



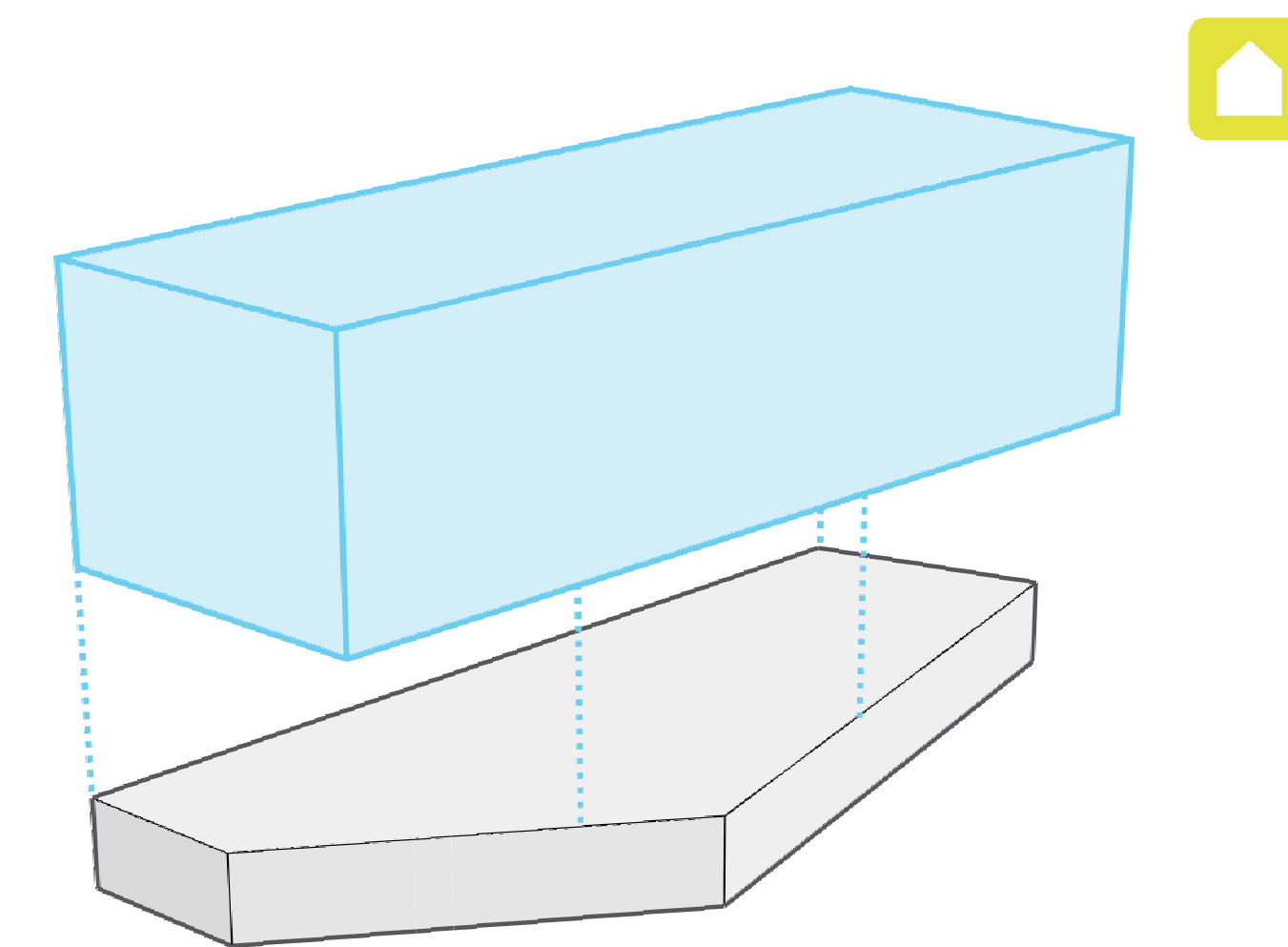
GROUND FLOOR PLAN: COMPACT OFFSET ENTRY POINTS ALLOWING INCREASED COMMERCIAL TRANSPARENCY



GROUND FLOOR MASSING: CHAMFERED BUILDING BASE OPENS UP PEDESTRIAN FLOW AROUND PUBLIC REALM



SUPERIMPOSED FLOOR PLANS: OFFSET UPPER MASSING IN RESPONSE TO CONTEXTUAL REFERENCE



UPPER LEVEL MASSING: BUILDING FORM EXTRUDED UP FROM LEVELS 2 TO 6

NOTES
NO. DESCRIPTION

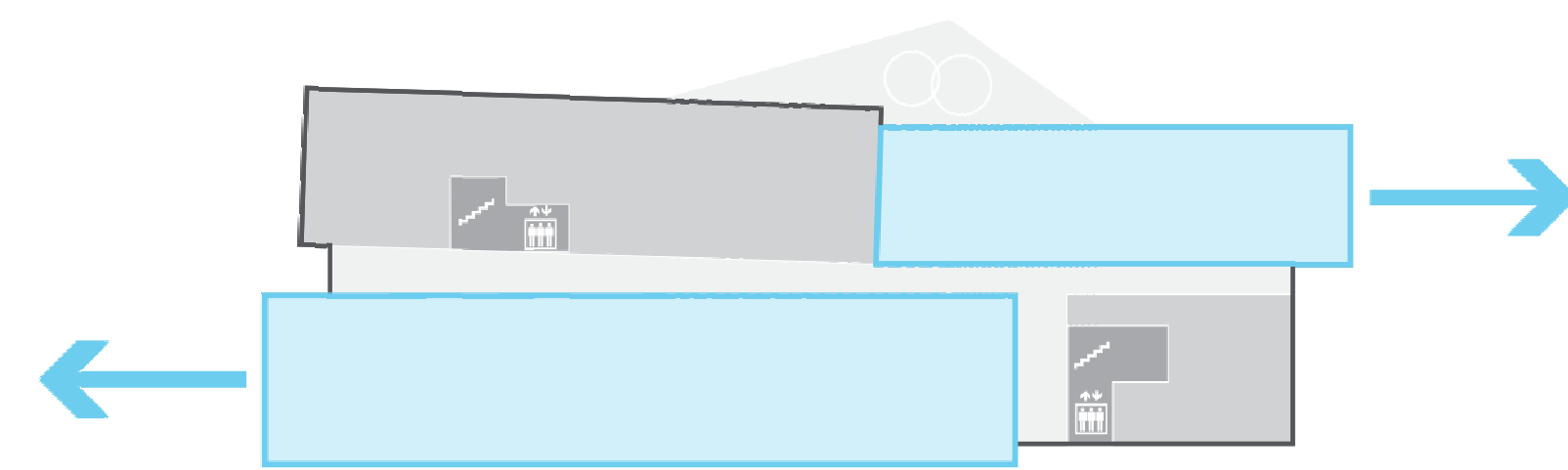
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UNIVERSITY BOULEVARD, UBC

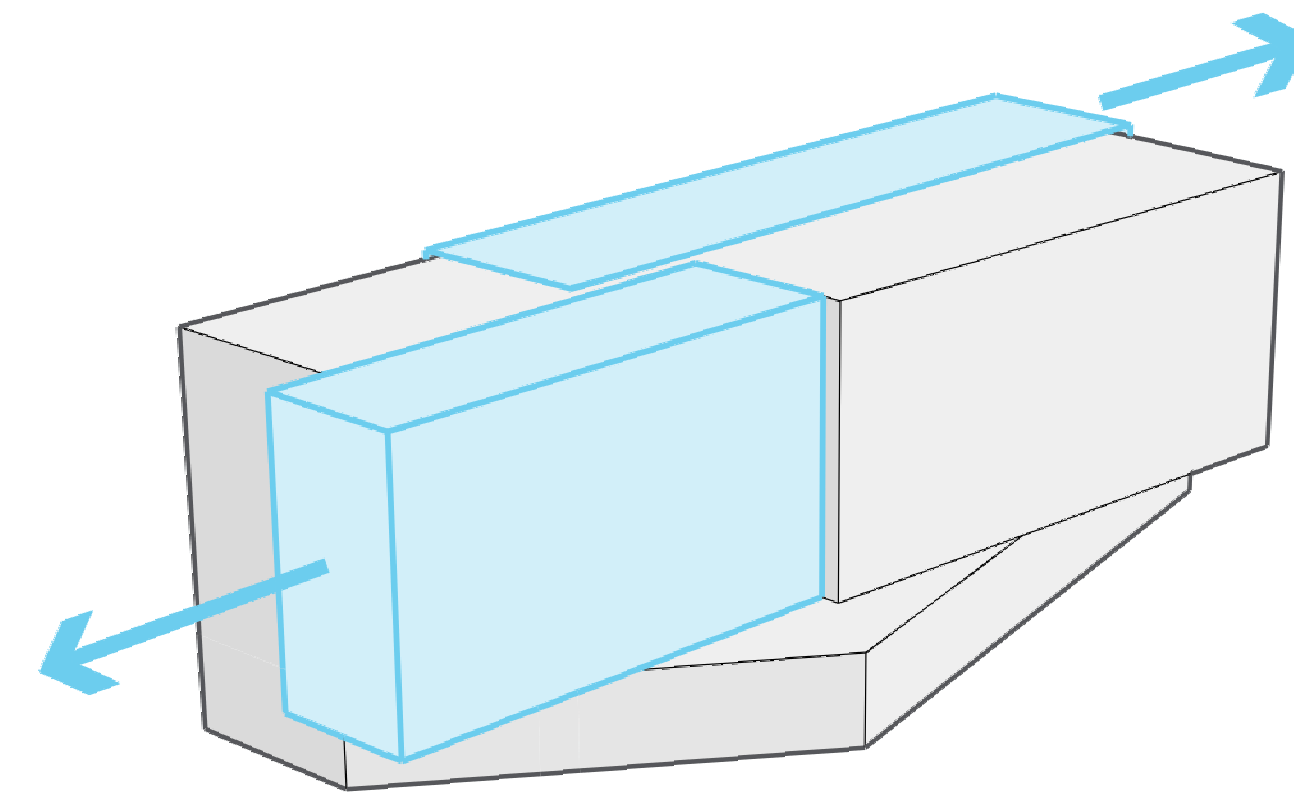
MARKET RENTAL DEVELOPMENT

DESIGN RATIONALE

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TYPICAL FLOOR PLANS: ELONGATED LINEAR BANKS OF COMPACT UNITS



UPPER LEVEL MASSING: UPPER LEVELS PROJECT OVER CORNERS OF COMMERCIAL BASE

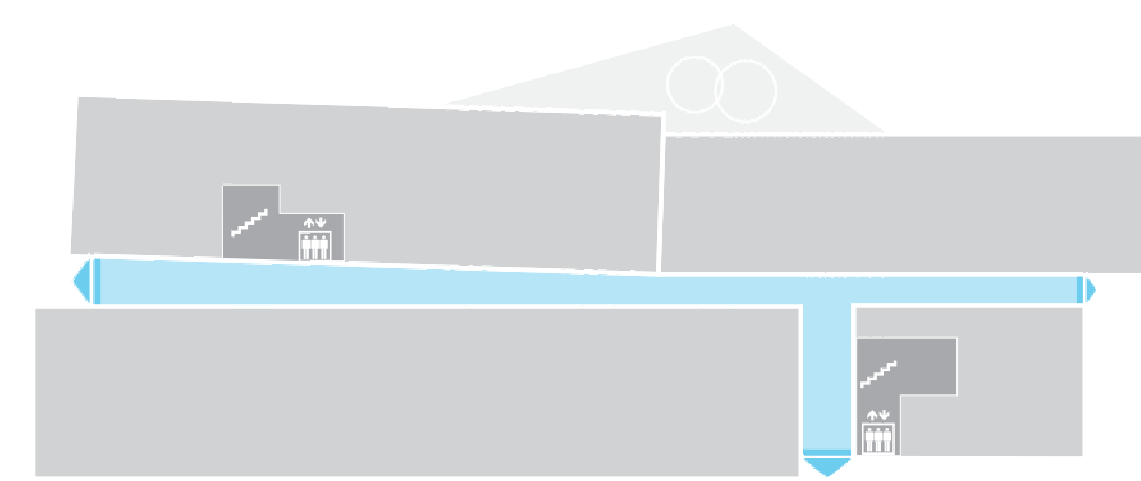
DYNAMIC FORM

Given the 360° site exposure, there is an opportunity to express the building form on all sides, creating publicly engaging frontages that respond individually to their diverse orientations.

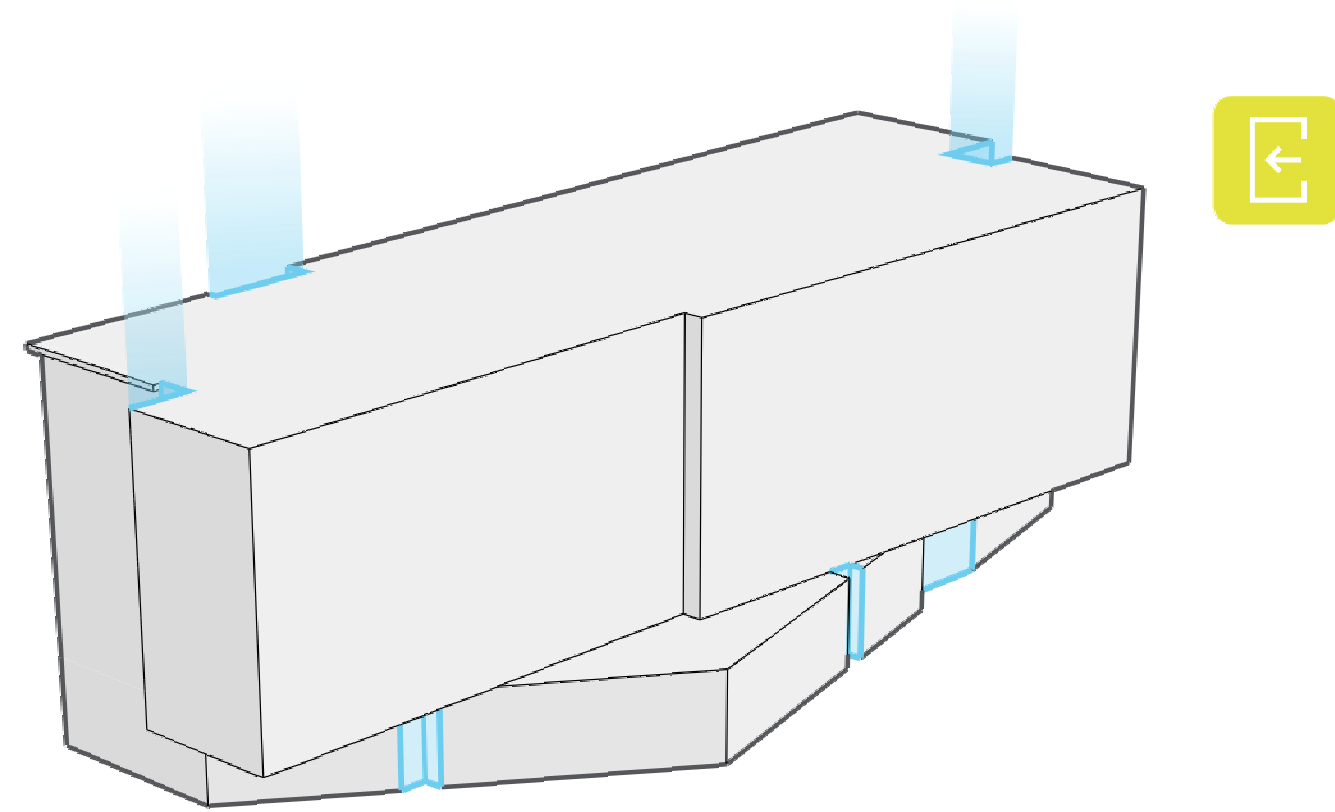
The interlocking concept of the residential lobbies is transferred to the upper levels, grouping the small and large units into two separate massing stacks.

To maximise the efficiency of the smaller unit stacks, the building form elongates itself at opposite corners. This linear massing floats above the unencumbered public realm, maximising the site potential along the east/west axis.

The north west building stack is slightly flared to open up increased sightlines to and from university boulevard, capture afternoon sun within the corridors, and create an angled facade articulation that is consistent with the neighbouring buildings.



TYPICAL FLOOR PLANS: OPEN CIRCULATION BREAKS AROUND BUILDING EDGE



MASSING INTEGRATION: VERTICAL CIRCULATION CHANNELS PROVIDE VISUAL CONTINUITY AND ANIMATION

BUILDING PERMEABILITY

The elongated building form is broken intermittently on all sides to visually soften the massing and introduce a reduced scaling to the built form.

The long, linear residential corridors are glazed at each end to allow natural light and air permeate each level. The flared aperture at the west end of the building captures the afternoon sun.

In addition to the massing breaks, the vertical circulation channels help provide a visual connection between the inside and out, animating elements of the building through visible movement and user activity.

NOTES

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MARKET RENTAL DEVELOPMENT

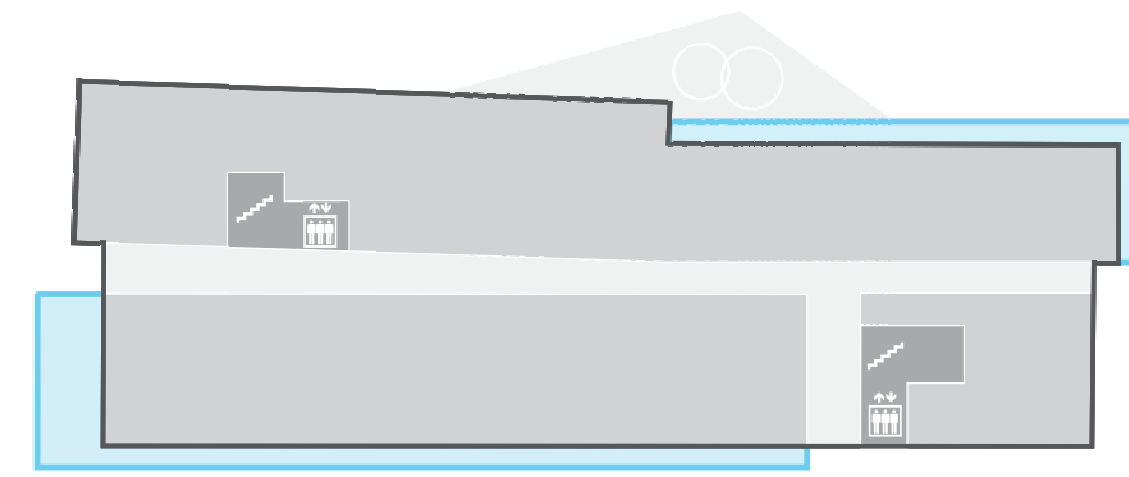
DESIGN RATIONALE

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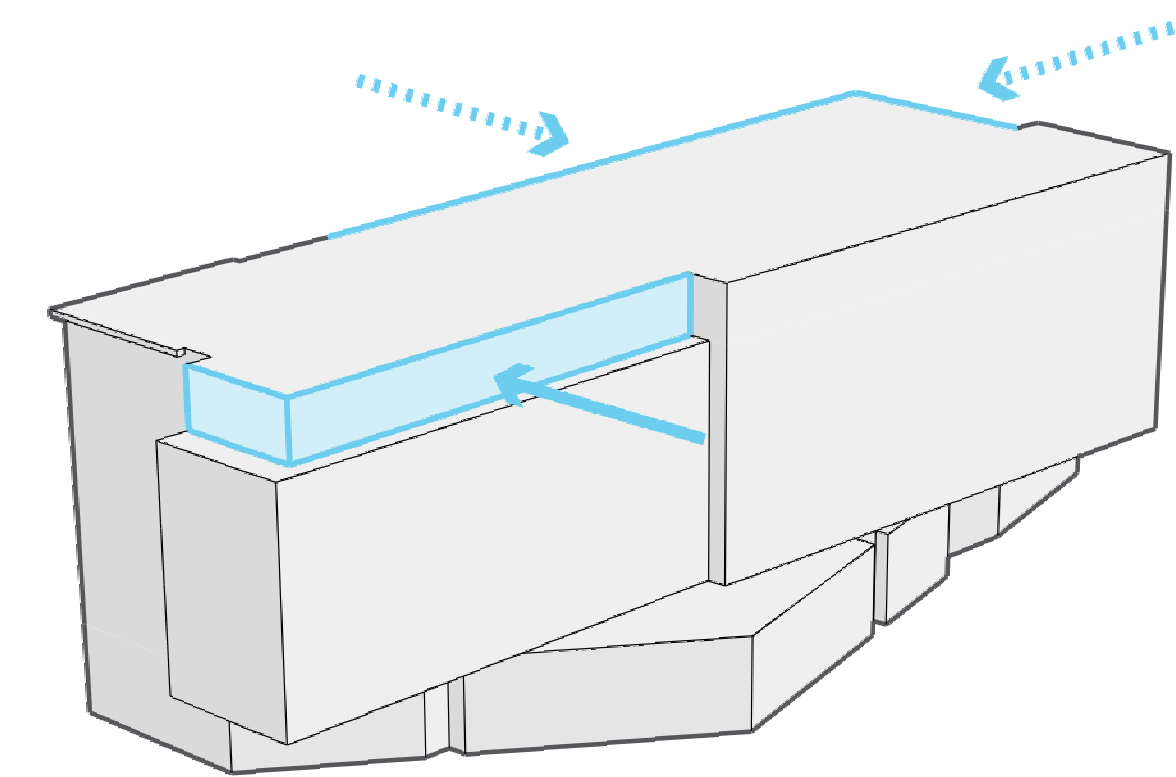
STEPPED FORM

To help reduce the physical mass of the building, and provide streetwall continuity from Site B, the building has been strategically stepped around the north east and south west corners.

The remaining corners continue up full height, consistent with the massing of the Alumni Centre to the west. This 'hybrid form' helps bridge between the residential and institutional building typologies along University Boulevard.



UPPER FLOOR PLAN: BUILDING FORM STEPPED BACK AROUND BANKED CORNERS



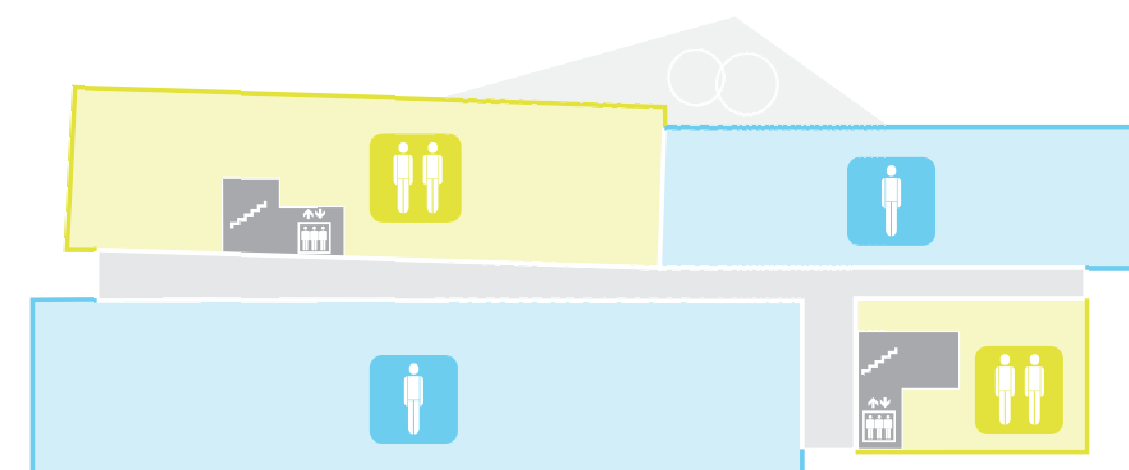
UPPER LEVEL MASSING: STEPBACKS ARE CONSISTENT ON OPPOSITE CORNERS OF THE BUILDING MASSING

FACADE ARTICULATION

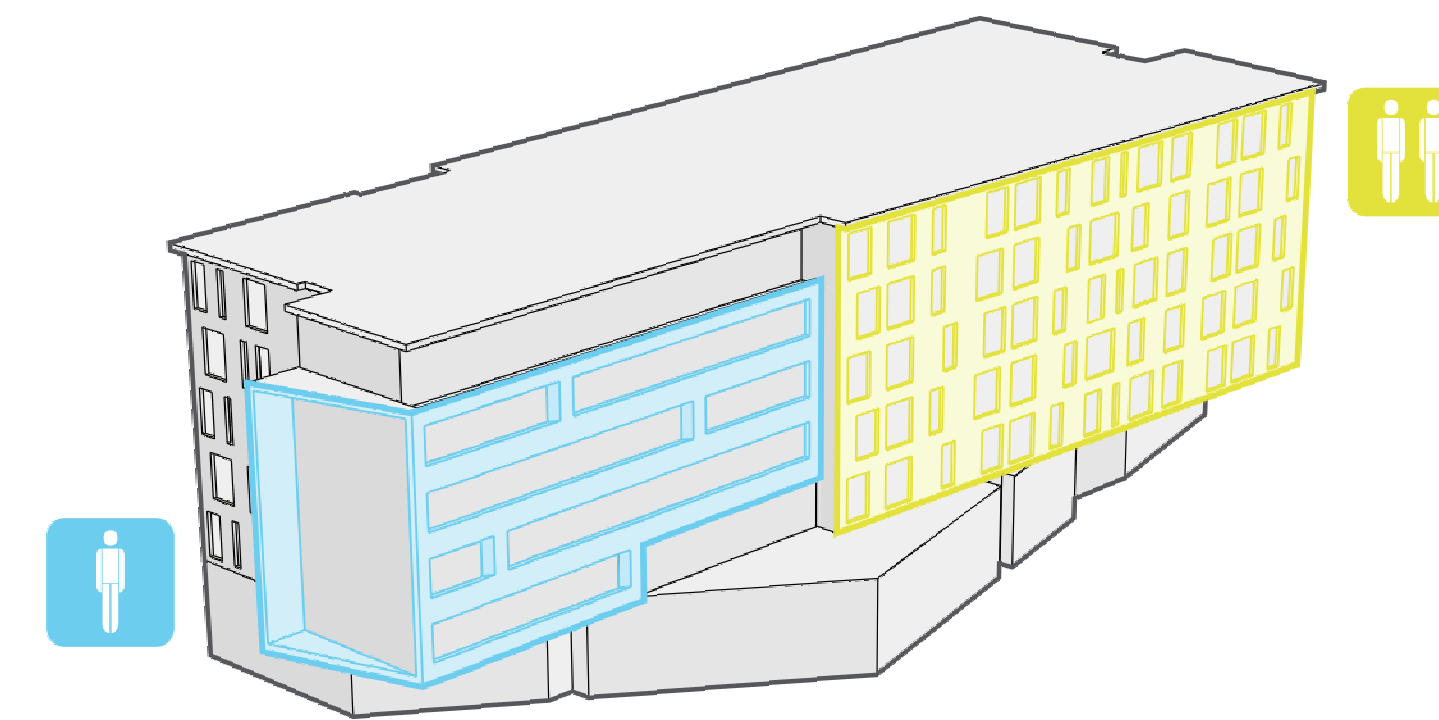
The building facades are clearly expressed as an honest representation of the unit typologies within each level.

The more uniform smaller units are banked together in two elongated rectangular 'tubes' that project out over the north east and south west corners of the commercial base. These 'tubes' are clad in an offset linear masonry wrap, providing a clear streetwall expression.

The larger units are banked in more restrained blocks, using shallow balcony projections to create a patterning texture that is invertly proportional to the recessed windows within the masonry clad 'tubes'.



TYPICAL FLOOR PLAN: LARGER AND SMALLER UNITS GROUPED INTO SEPARATE STACKS



TYPICAL LEVEL MASSING: UNITS STACKS CLEARLY EXPRESSED THROUGH CONTRASTING FACADE ARTICULATION

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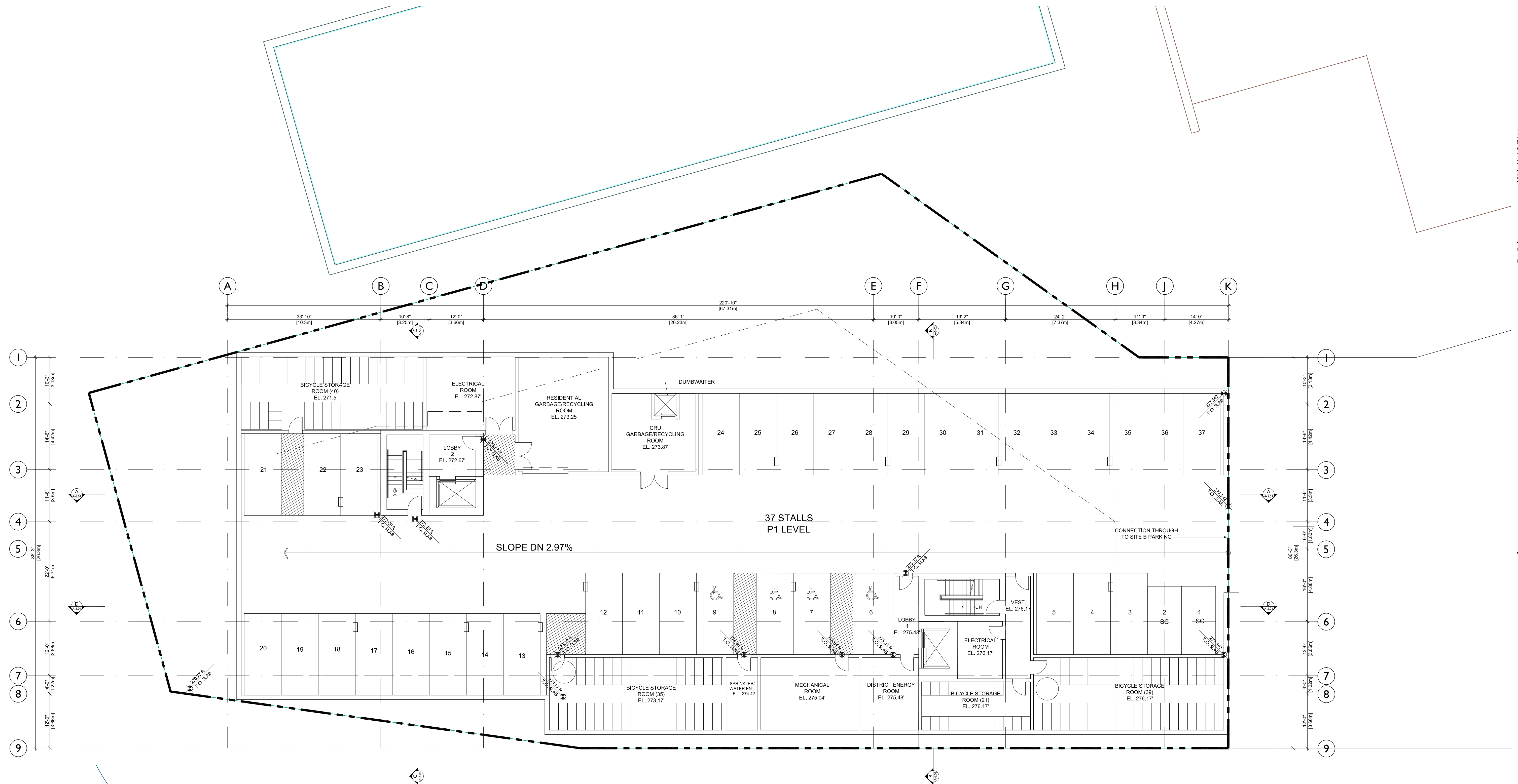
MARKET RENTAL DEVELOPMENT

DESIGN RATIONALE

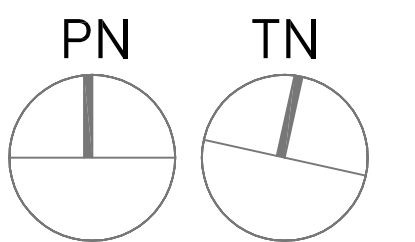
DATE	APRIL 2016
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A-1.07c

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P1 LEVEL
37 PARKING STALLS

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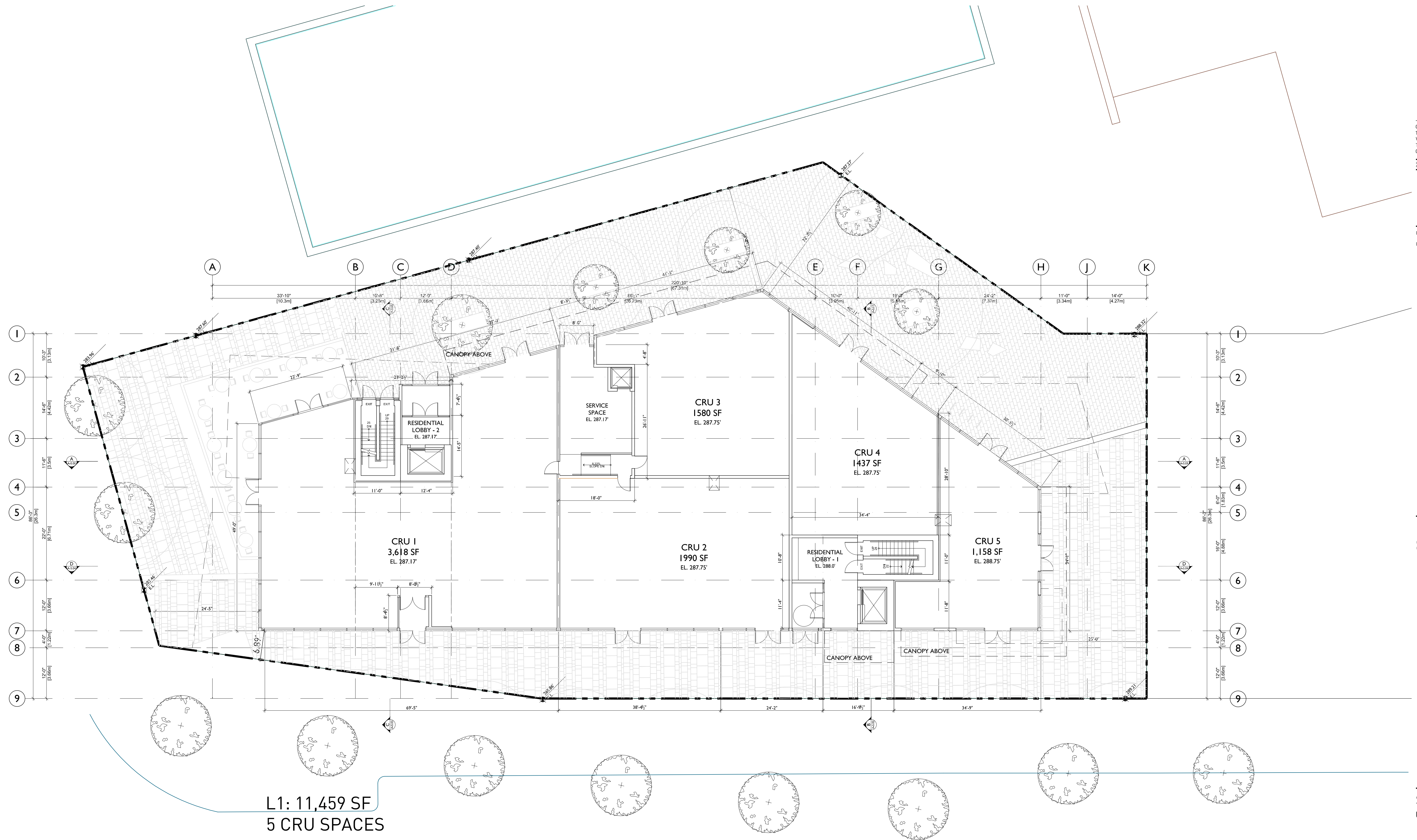
MARKET RENTAL DEVELOPMENT

PARKING LEVEL 1

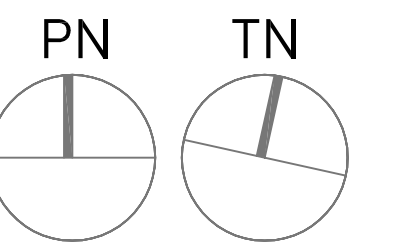
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A-2.01

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L1: 11,459 SF
5 CRU SPACES

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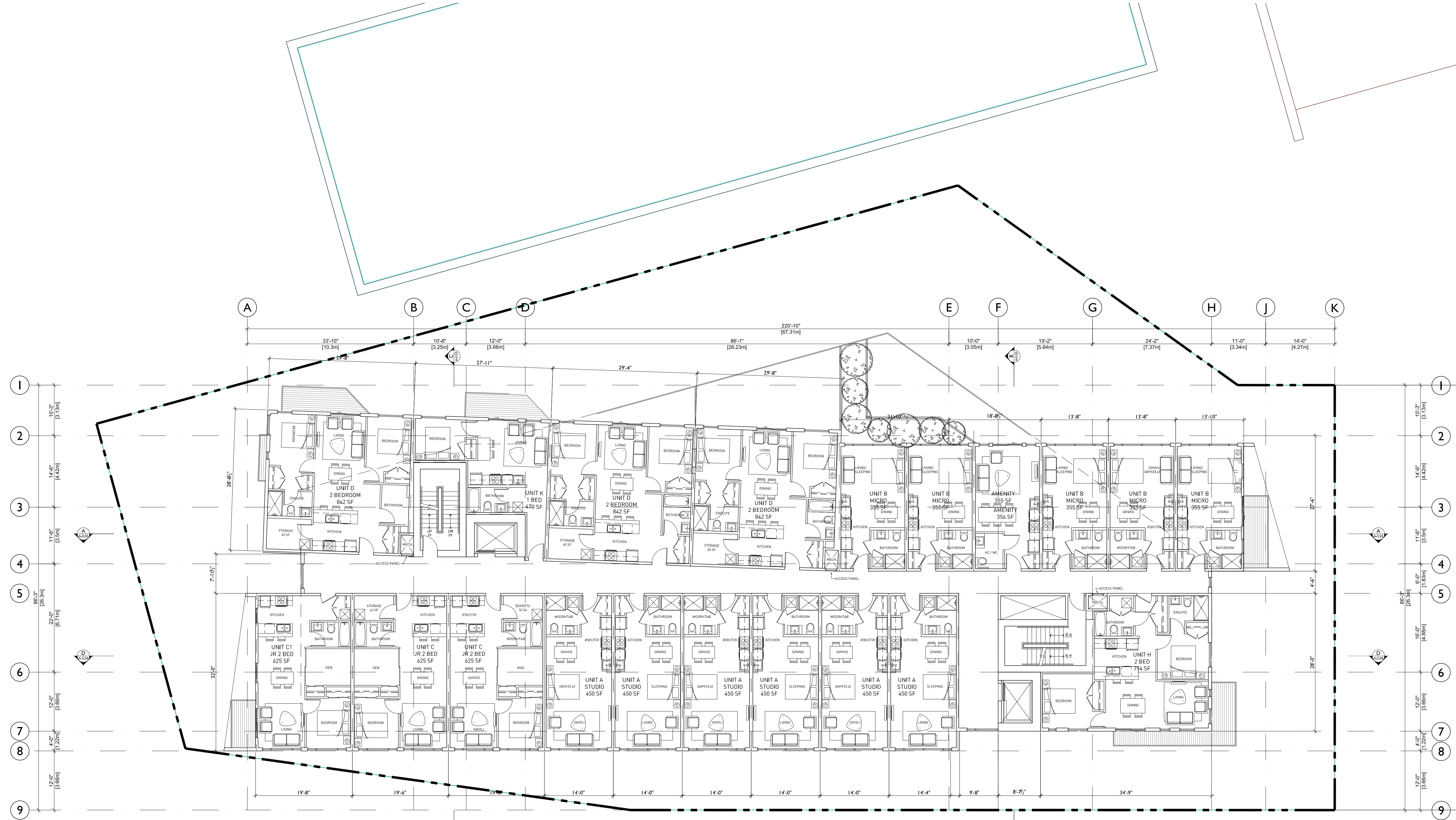
MARKET RENTAL DEVELOPMENT

LEVEL 1

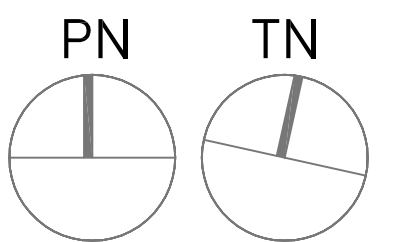
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L2: 12,533 SF
19 UNITS

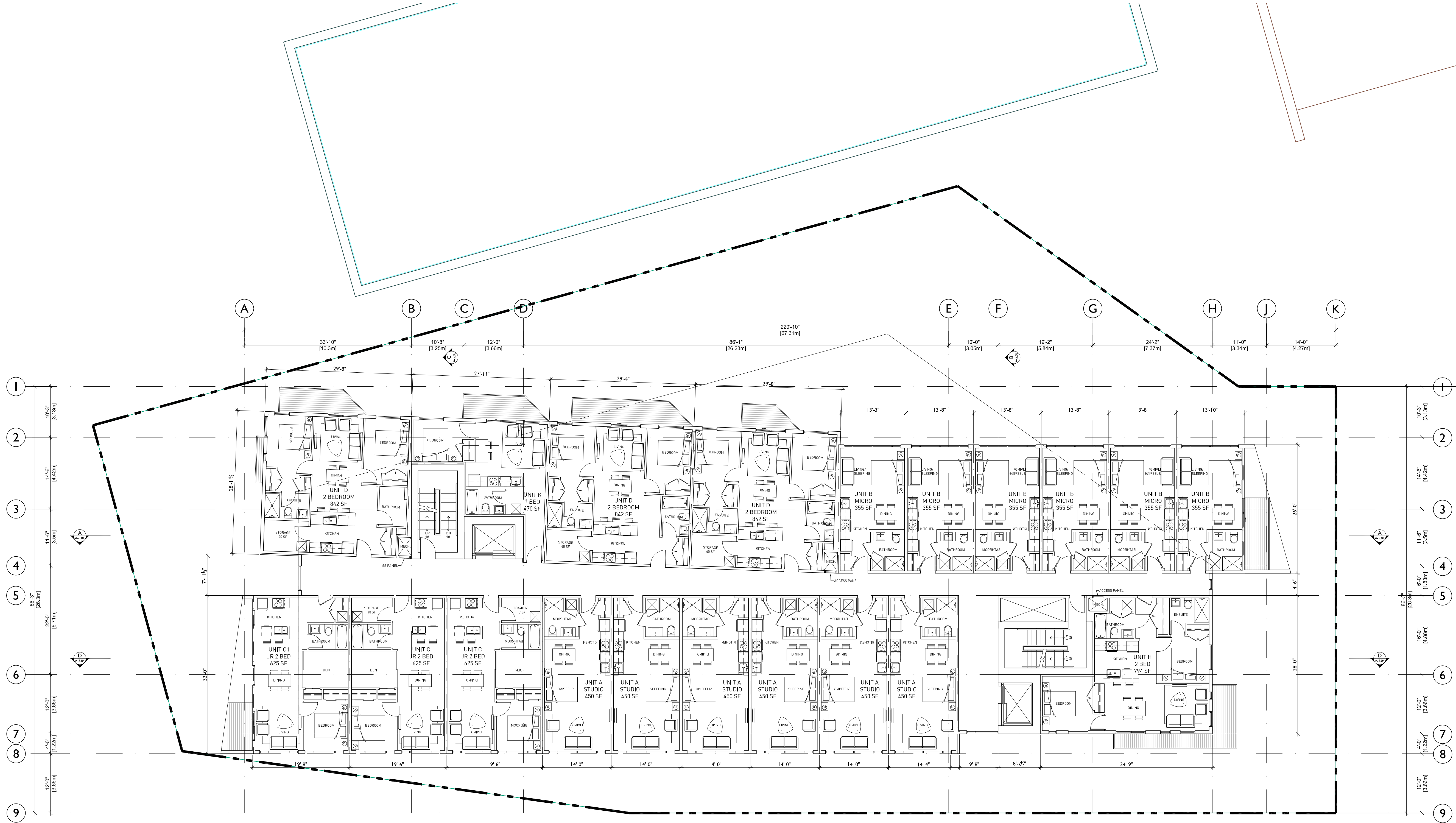
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MARKET RENTAL DEVELOPMENT
LEVEL 2

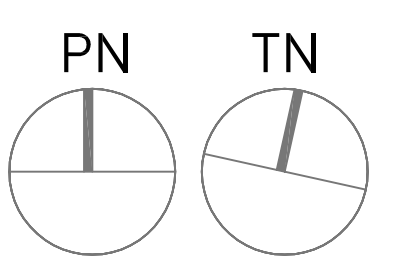
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A-3.02

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L3-5: 12,533 SF
20 UNITS

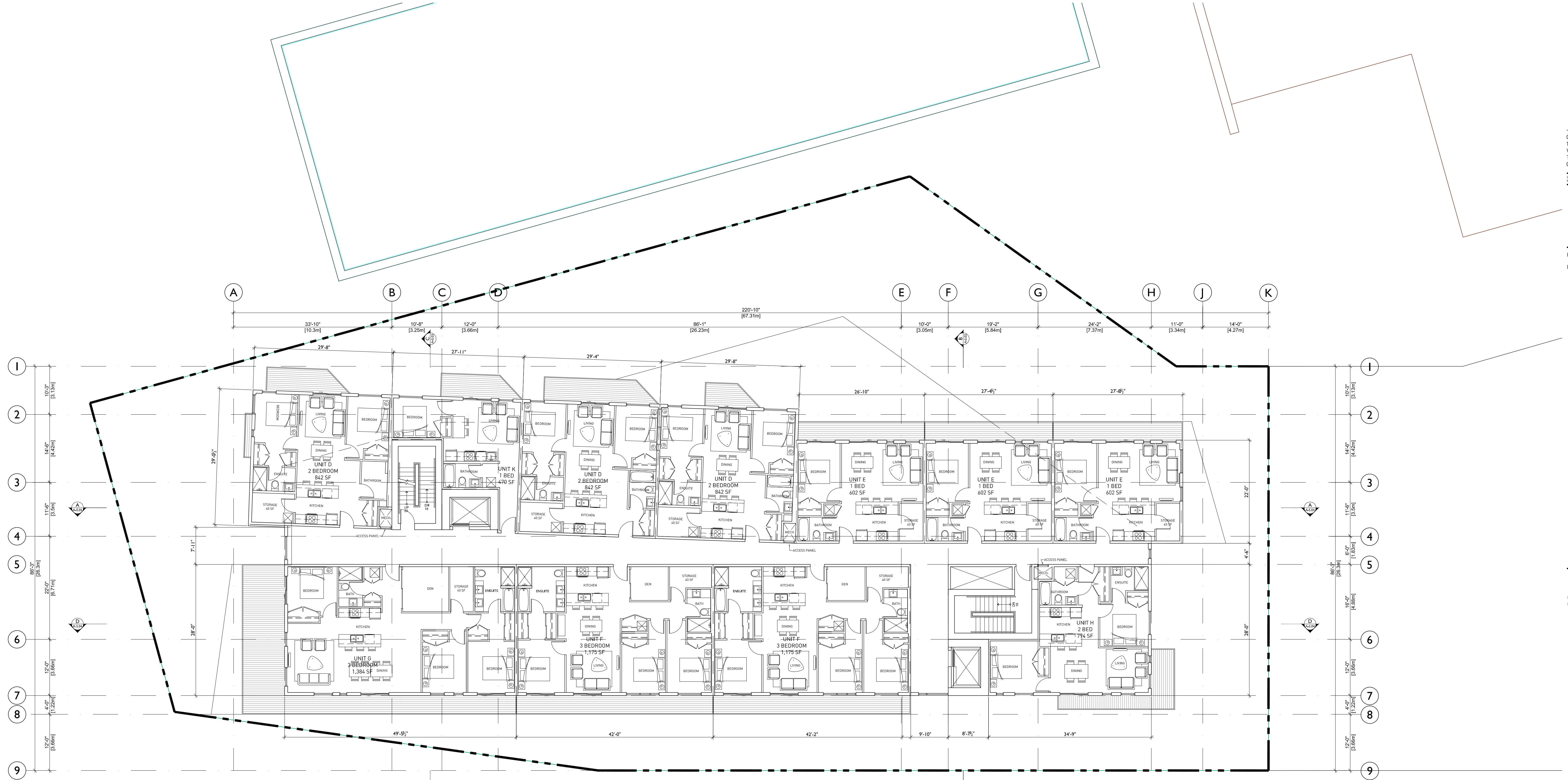
SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
LEVELS 3-5

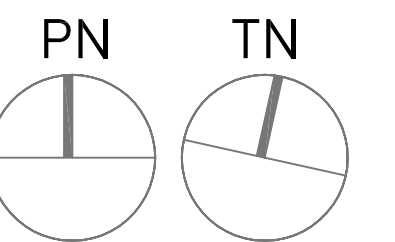
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CHECKED BY	--
SCALE	3/32" = 1'-0"
JOB NUMBER	1617

A-3.03

NOTES
NO. DESCRIPTION



REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION



L6: 11,381 SF
11 UNITS

SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

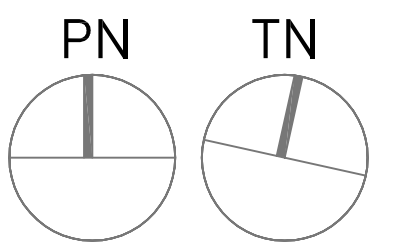
LEVEL 6

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	3/32" = 1'-0"
JOB NUMBER	1617

A-3.04

NOTES
NO. DESCRIPTION

REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION



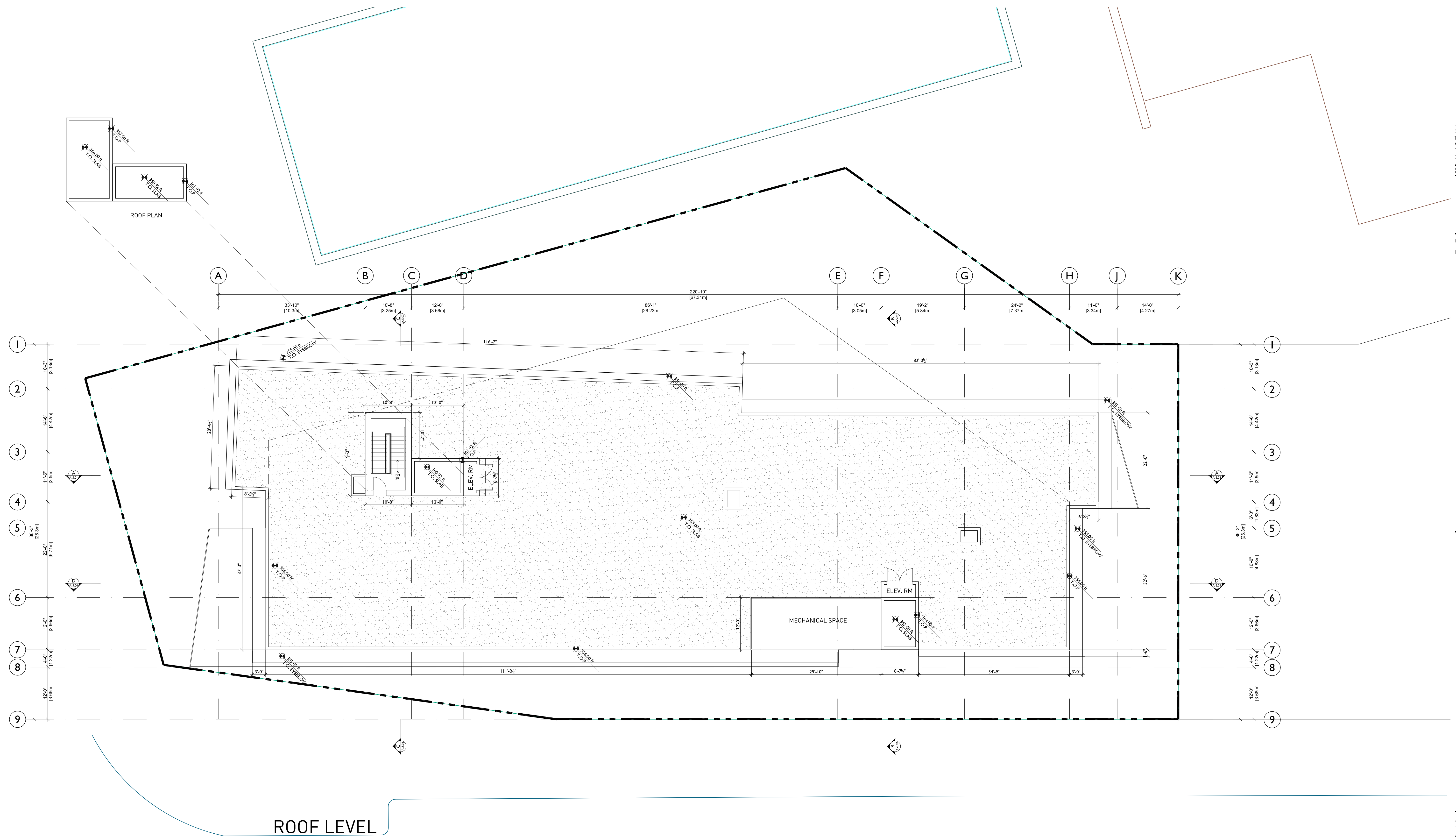
SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

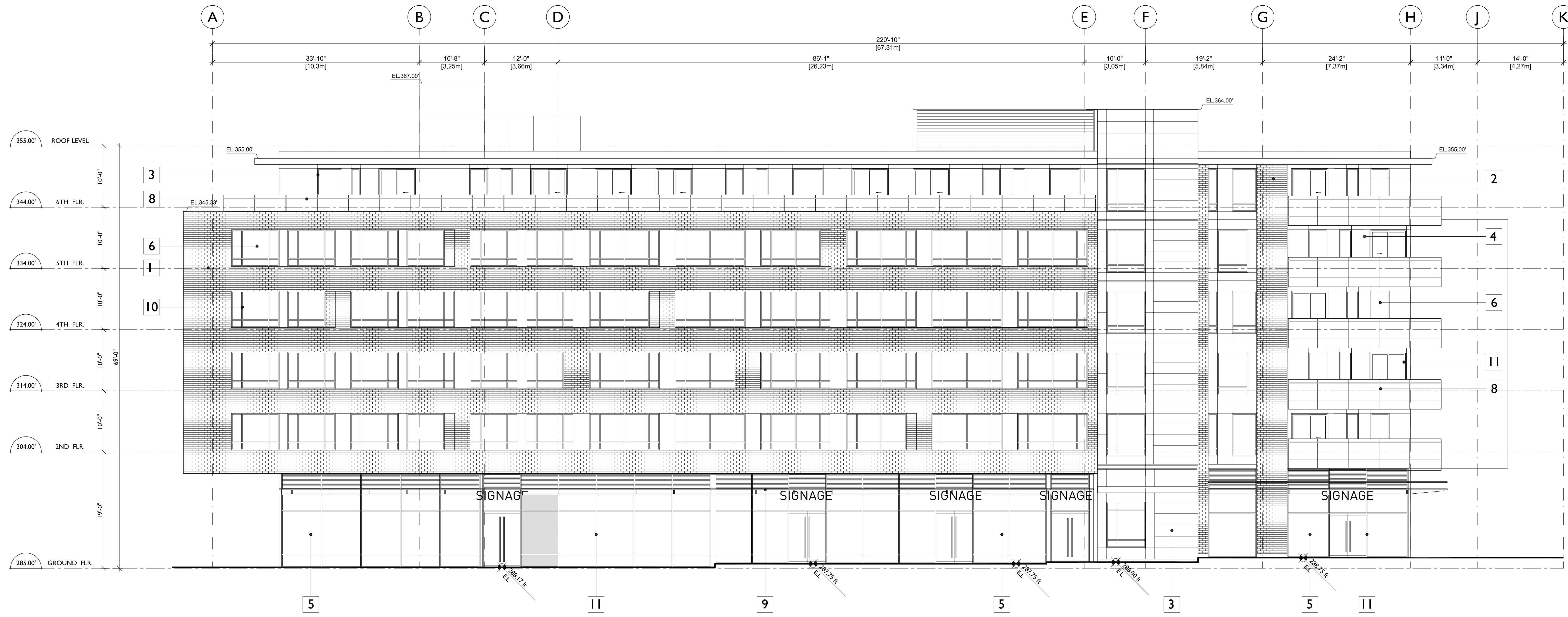
ROOF PLAN

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	3/32" = 1'-0"
JOB NUMBER	1617

A-3.05



ROOF LEVEL



NOTES
NO. DESCRIPTION

REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION

MATERIALS	
1	WHITE BRICK
2	CHARCOAL BRICK
3	WHITE HARDI 2.0 PANEL
4	CHARCOAL HARDI 2.0 PANEL
5	STOREFRONT GLAZING
6	PUNCHED WALL GLAZING
7	LONGBOARD "WOOD" PANEL
8	CLEAR GLASS BALUSTRADE
9	CLEAR GLASS CANOPY
10	SILVER VINYL WINDOW FRAMES
11	CHARCOAL VINYL WINDOW FRAMES
12	WHITE PAINTED CONCRETE
13	CHARCOAL STOREFRONT MULLIONS

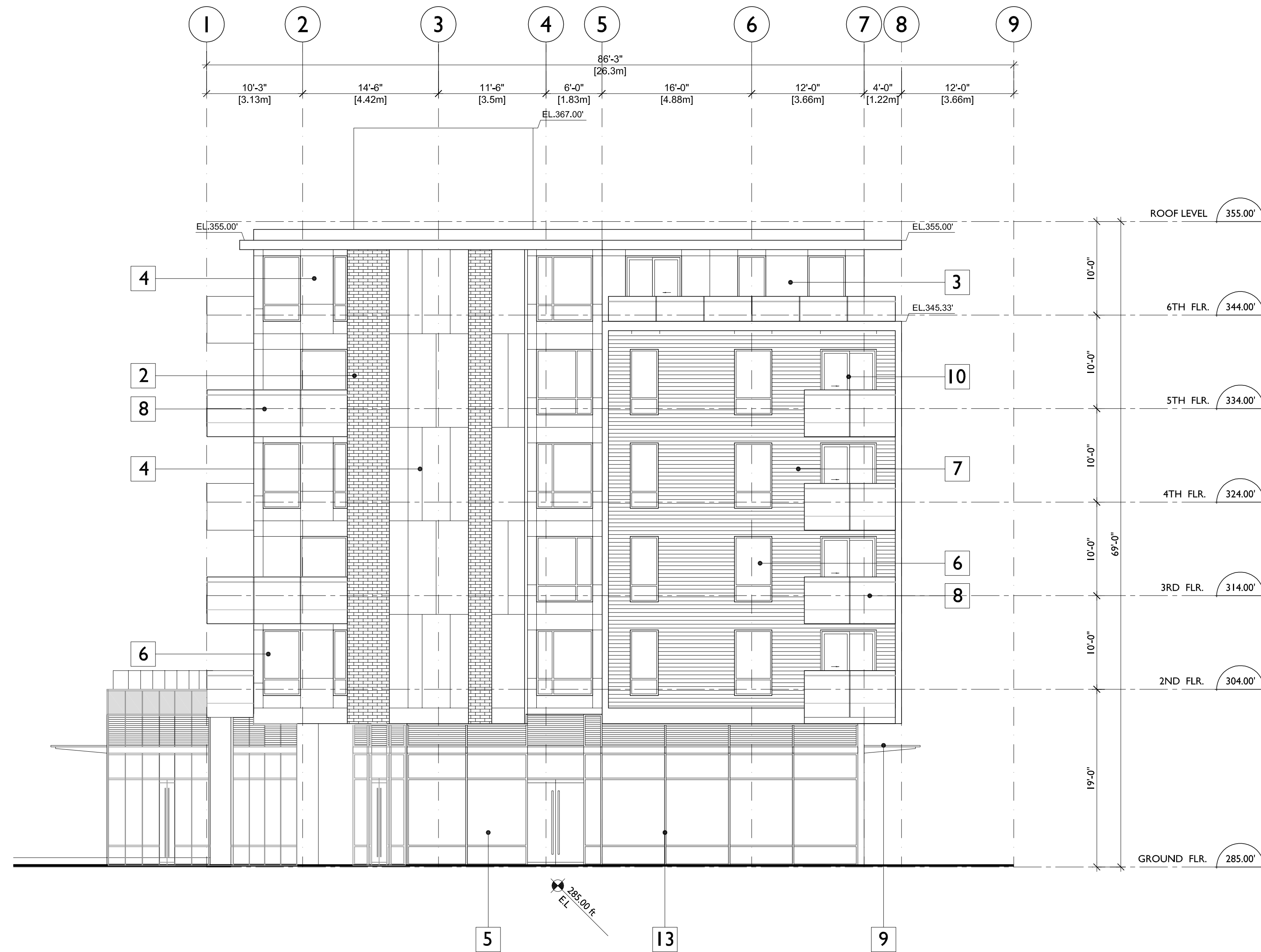
SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
SOUTH ELEVATION

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	1/8" = 1'-0"
JOB NUMBER	1617

A-4.01

MATERIALS	
1	WHITE BRICK
2	CHARCOAL BRICK
3	WHITE HARDI 2.0 PANEL
4	CHARCOAL HARDI 2.0 PANEL
5	STOREFRONT GLAZING
6	PUNCHED WALL GLAZING
7	LONGBOARD "WOOD" PANEL
8	CLEAR GLASS BALUSTRADE
9	CLEAR GLASS CANOPY
10	SILVER VINYL WINDOW FRAMES
11	CHARCOAL VINYL WINDOW FRAMES
12	WHITE PAINTED CONCRETE
13	CHARCOAL STOREFRONT MULLIONS



REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION

SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
WEST ELEVATION

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	1/8" = 1'-0"
JOB NUMBER	1617

A-4.02



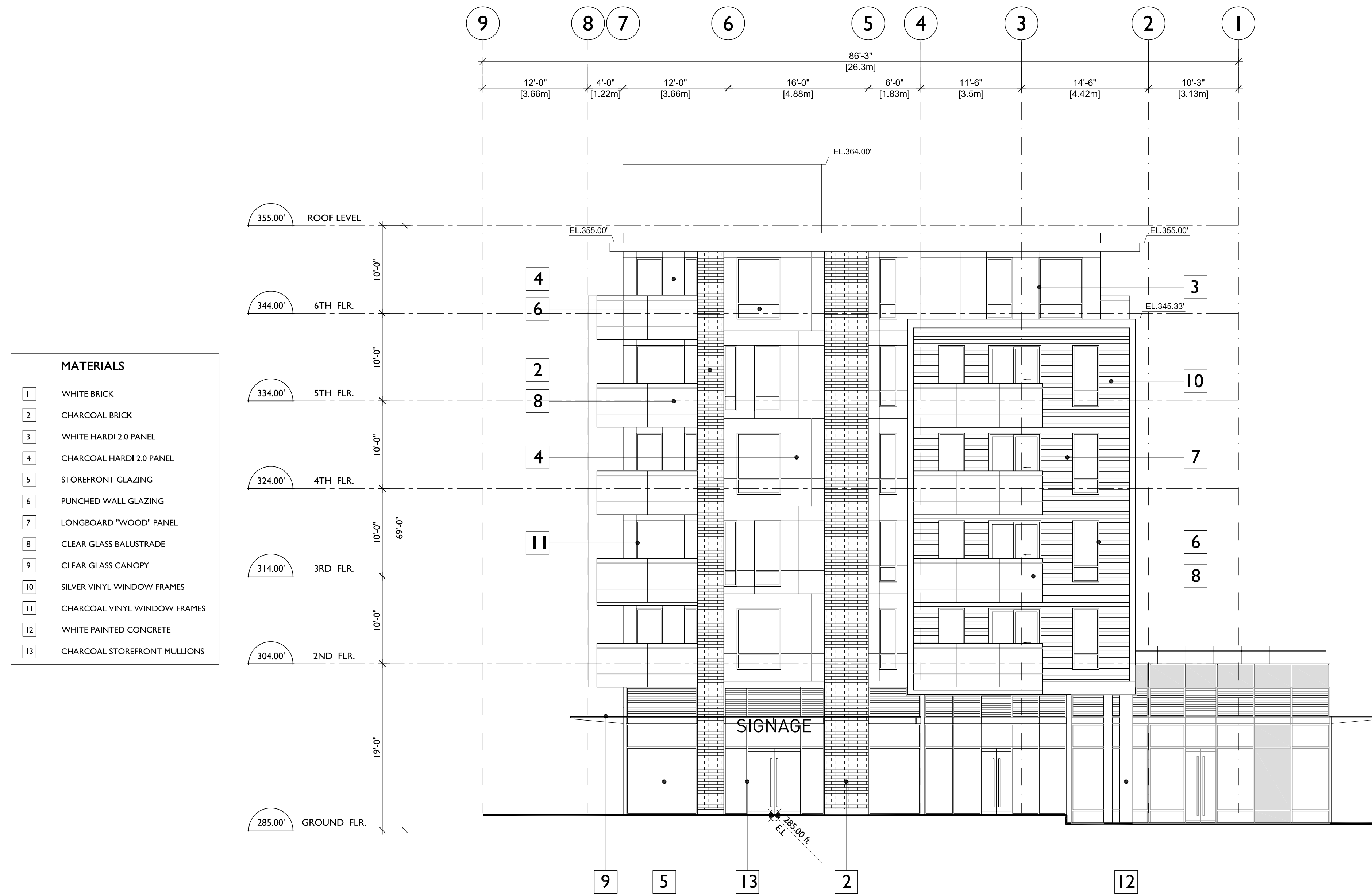
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION

MATERIALS	
1	WHITE BRICK
2	CHARCOAL BRICK
3	WHITE HARDI 2.0 PANEL
4	CHARCOAL HARDI 2.0 PANEL
5	STOREFRONT GLAZING
6	PUNCHED WALL GLAZING
7	LONGBOARD "WOOD" PANEL
8	CLEAR GLASS BALUSTRADE
9	CLEAR GLASS CANOPY
10	SILVER VINYL WINDOW FRAMES
11	CHARCOAL VINYL WINDOW FRAMES
12	WHITE PAINTED CONCRETE
13	CHARCOAL STOREFRONT MULLIONS

SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
NORTH ELEVATION

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	1/8" = 1'-0"
JOB NUMBER	1617



NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION

SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
EAST ELEVATION

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	1/8" = 1'-0"
JOB NUMBER	1617

A-4.04

NOTES
NO. DESCRIPTION

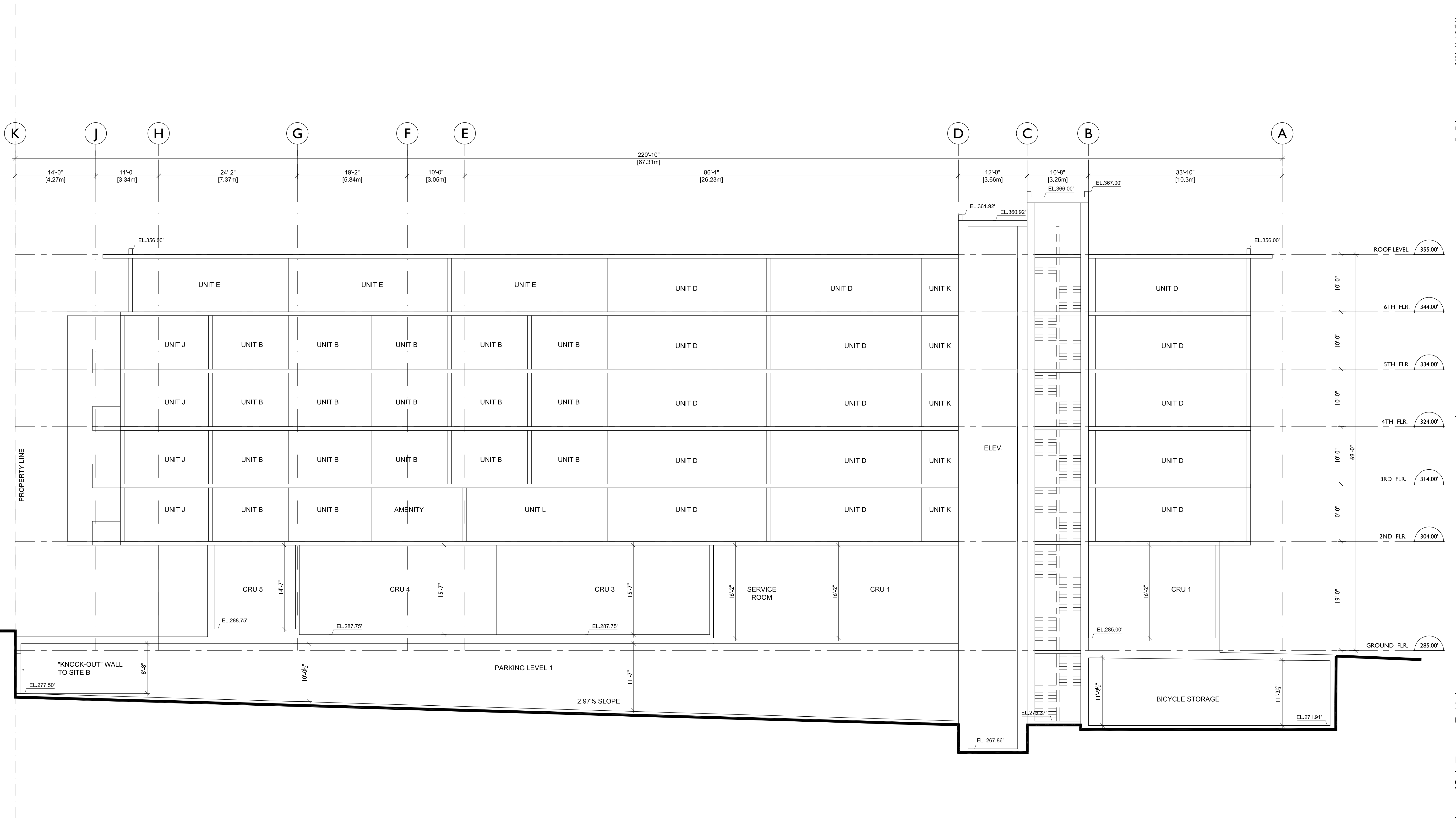
REVISIONS		REMARKS
NO.	DATE	
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION

SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
SECTION A-A

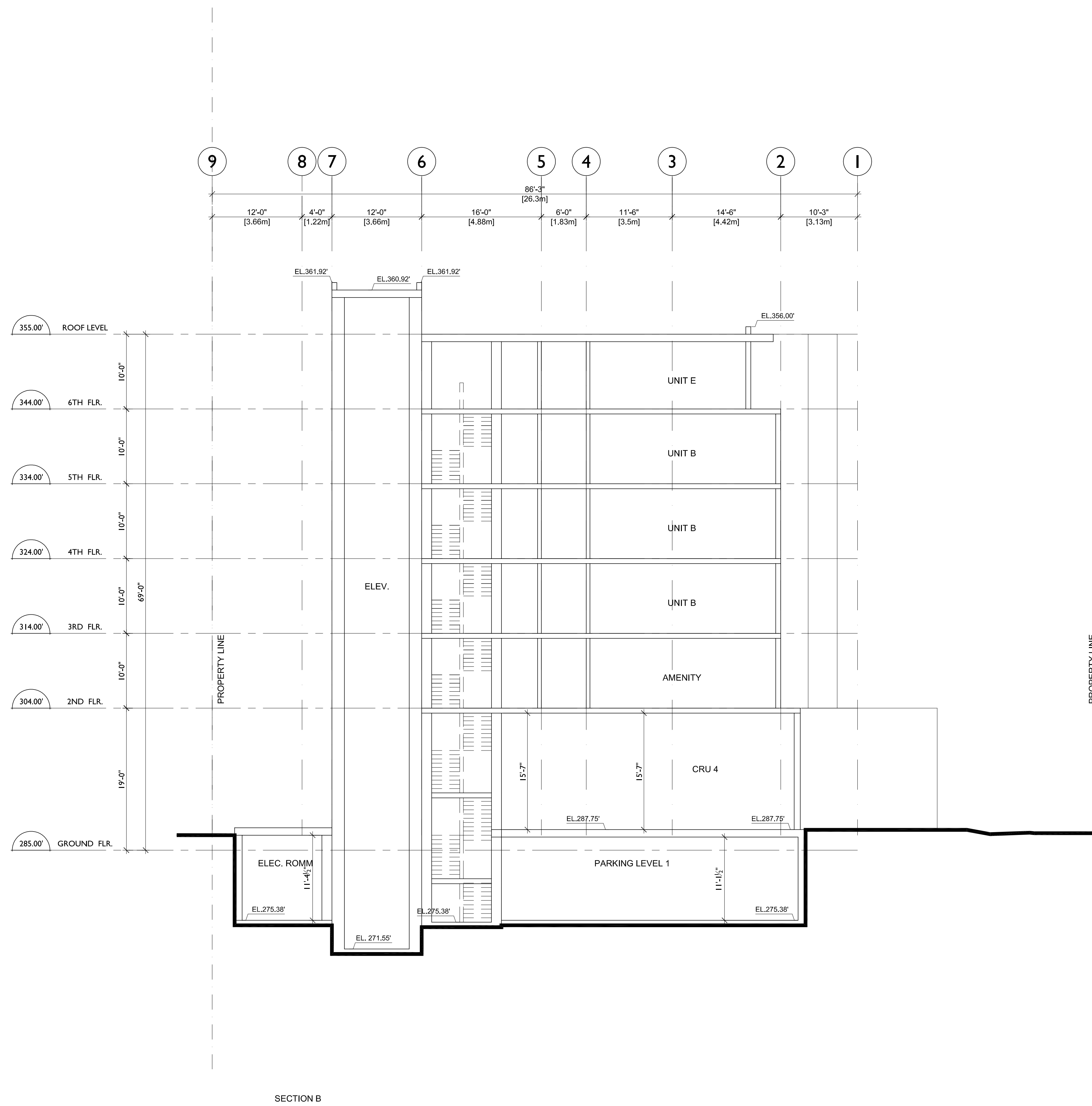
DATE APRIL 2016
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SCALE 1/8" = 1'-0"
JOB NUMBER 1617

A-5.01



SECTION A

NOTES
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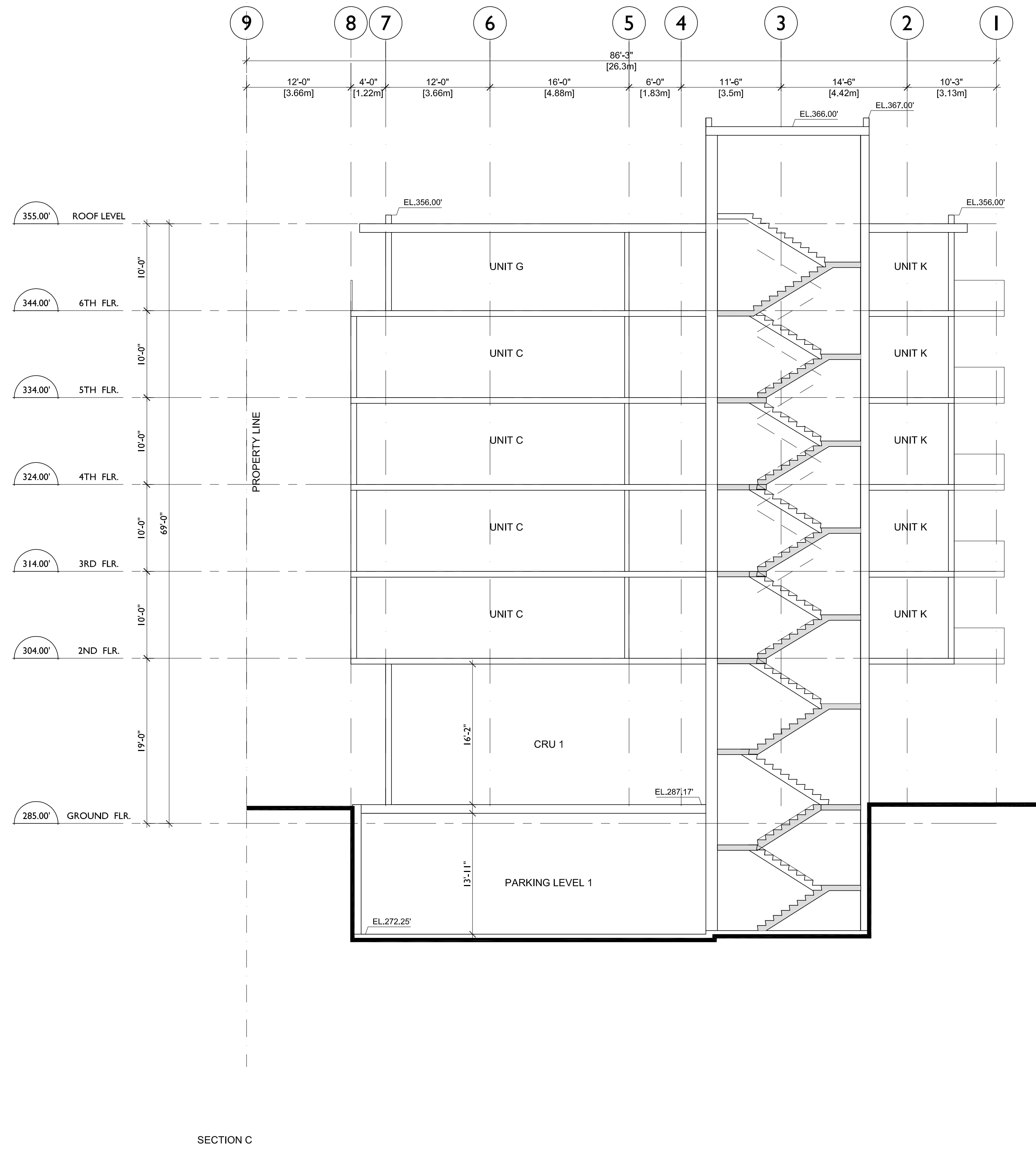


REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION

SITE D
 UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
 SECTION B-B

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	3/32" = 1'-0"
JOB NUMBER	1617



NOTES
 NO. DESCRIPTION

REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION

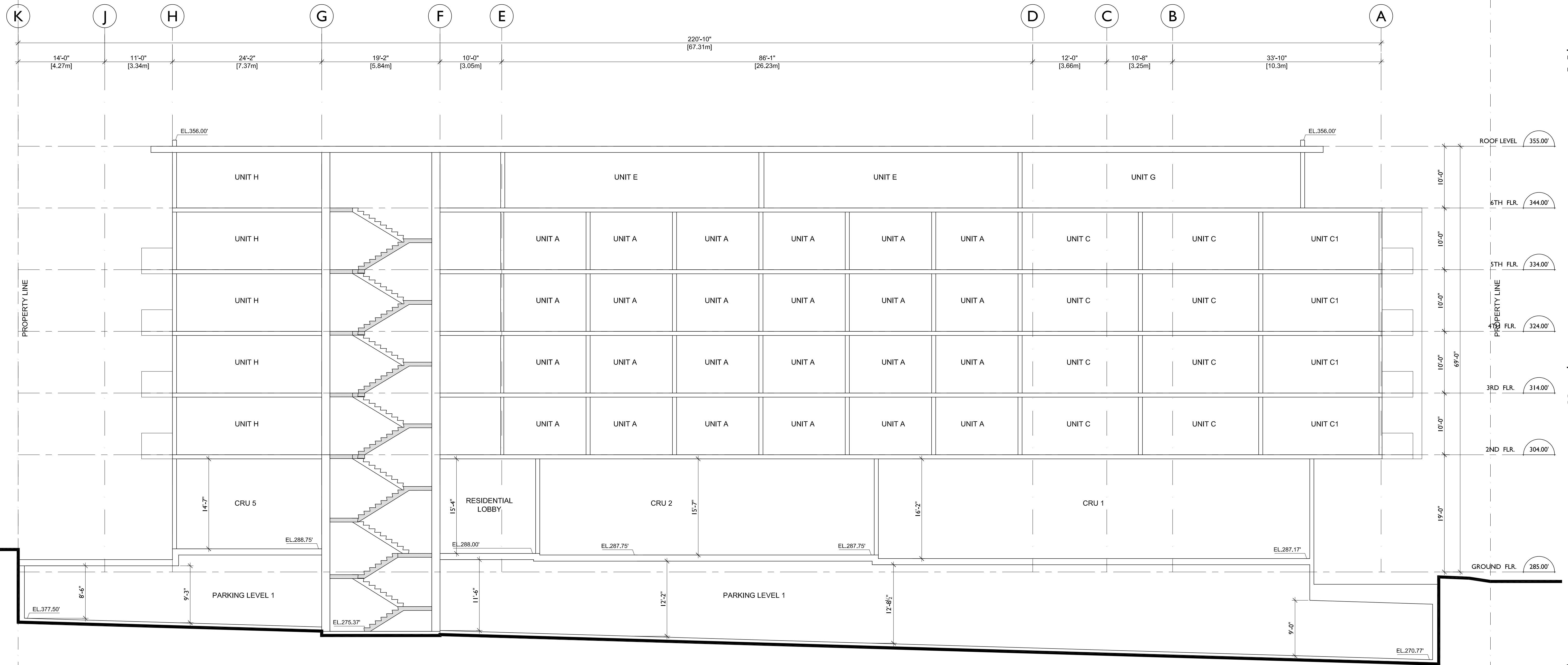
SITE D
 UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
 SECTION C-C

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	3/32" = 1'-0"
JOB NUMBER	1617

NOTES
 NO. DESCRIPTION

REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION



SECTION D

SITE D
 UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
 SECTION D-D

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	1/8" = 1'-0"
JOB NUMBER	1617

A-5.04



AERIAL VIEW LOOKING NORTH



STREET VIEW LOOKING WEST



PLAZA VIEW LOOKING WEST



PARK VIEW LOOKING SOUTH

REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION

SITE D
UNIVERSITY BOULEVARD, UBC

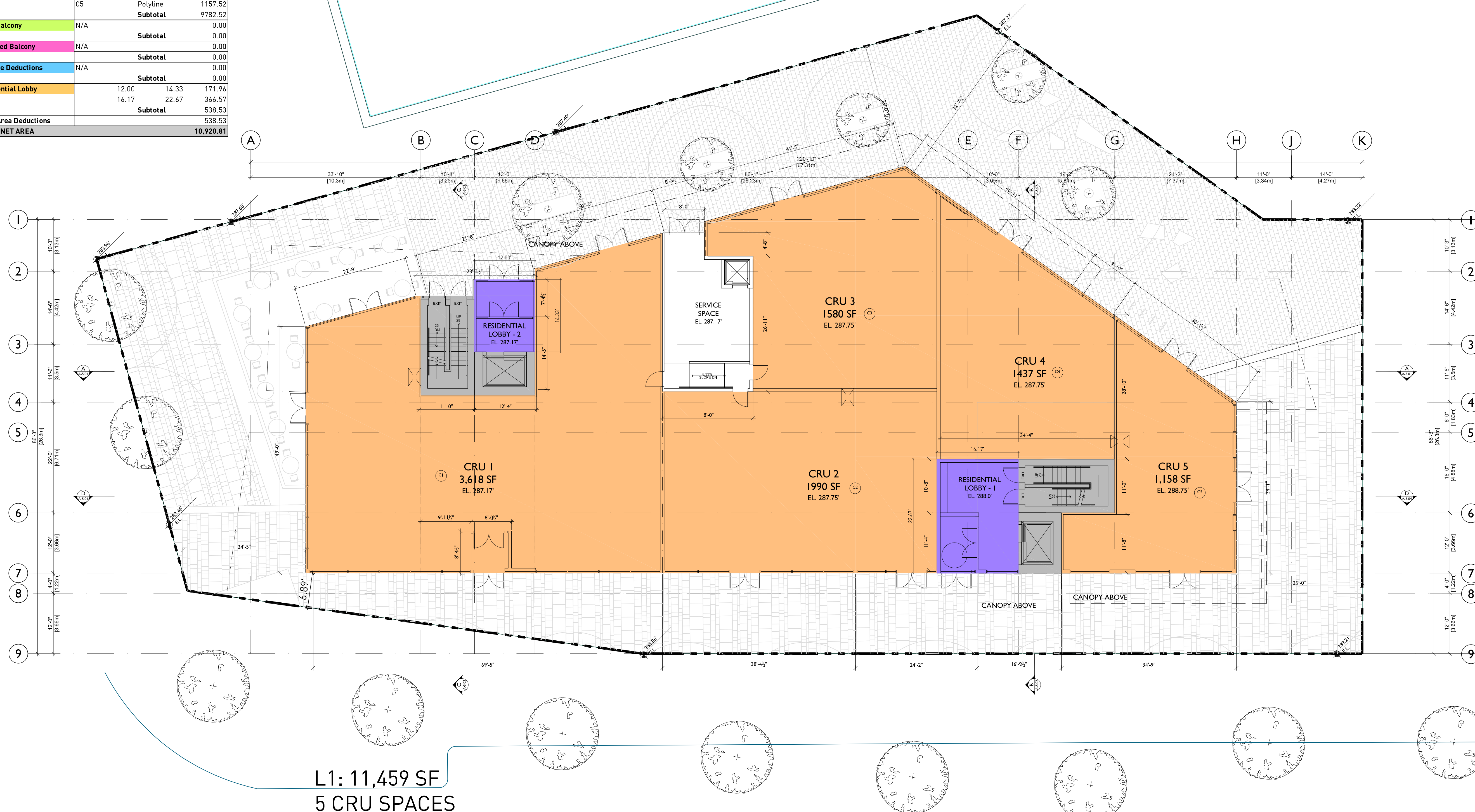
MARKET RENTAL DEVELOPMENT

3D VIEWS

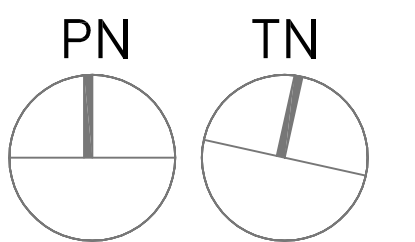
DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	NTS
JOB NUMBER	1617

LEVEL 1			
	LENGTH (FT)	WIDTH (FT)	AREA (SF)
Gross Perimeter			11,459.34
		Subtotal	11,459.34
Commercial			3617.88
C1	Polyline		1990.55
C2	Polyline		1579.25
C3	Polyline		1437.32
C4	Polyline		1157.52
C5	Polyline		
		Subtotal	9782.52
Open Balcony	N/A		0.00
		Subtotal	0.00
Enclosed Balcony	N/A		0.00
		Subtotal	0.00
Storage Deductions	N/A		0.00
		Subtotal	0.00
Residential Lobby	12.00	14.33	171.94
	16.17	22.67	364.57
		Subtotal	538.53
Total Area Deductions			538.53
TOTAL NET AREA			10,920.81

NOTES
NO. DESCRIPTION



REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION



SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
FSR - LEVEL 1

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	3/32" = 1'-0"
JOB NUMBER	1617

A-7.01

LEVEL 2	LENGTH (FT)	WIDTH (FT)	AREA (SF)
Gross Perimeter			12,533.00
		Subtotal	12,533.00
Open Balcony	B1	Polyline	77.48
	B2	Polyline	75.35
	B3	5.00 14.71	73.55
	B4	5.00 13.00	65.00
	B5	20.00 3.00	60.00
	B6	5.00 9.72	48.60
	B7	1.50 9.50	14.25
		Subtotal	414.23
Enclosed Balcony	N/A		0.00
		Subtotal	0.00
Amenity	A1	13.67 26.00	355.42
		Subtotal	355.42

Storage Ductions	S1	6.37	6.28	40.00
	S2	6.37	6.28	40.00
	S3	6.37	6.28	40.00
	S4	8.00	5.00	40.00
	S5	8.00	5.00	40.00
	S6	2.00	4.50	9.00
	S7	2.00	3.00	6.00
	S8	2.00	5.00	10.00
	S9	2.00	5.53	11.06
	S10	2.00	3.91	7.82
	S11	2.00	4.50	9.00
	S12	2.00	4.50	9.00
	S13	2.00	5.00	10.00
	S14	2.00	5.53	11.06
	S15	2.00	4.50	9.00
	S16	2.00	4.50	9.00
	S17	2.00	5.00	10.00
	S18	2.00	5.53	11.06
	S19	2.00	3.50	7.00
	S20	2.00	3.50	7.00
	S21	2.00	3.50	7.00
	Subtotal			505.88

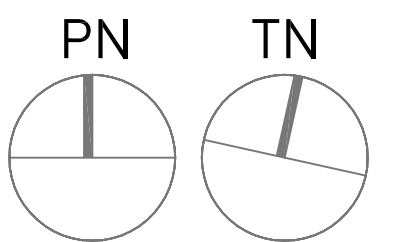
Storage Ductions	S22	2.00	3.50	7.00
	S23	2.00	3.50	7.00
	S24	2.00	4.50	9.00
	S25	2.00	7.42	14.84
	S26	2.67	2.50	6.68
	S27	2.00	5.83	11.66
	S28	2.00	4.00	8.00
	S29	2.00	4.00	8.00
	S30	2.00	4.00	8.00
	S31	2.00	4.00	8.00
	S32	2.00	4.00	8.00
	S33	2.00	4.00	8.00
	S34	2.00	5.00	10.00
	S35	2.00	3.67	7.34
	S36	2.00	3.67	7.34
	S37	2.00	5.00	10.00
	S38	2.00	5.00	10.00
	S39	2.00	3.67	7.34
	S40	2.50	2.67	6.68
	Subtotal			505.88

Shaft Ductions	M1	Polyline	9.89
	M2	2.67 3.75	10.01
	M3	3.83 2.67	10.23
	M4	13.17 4.83	63.61
	Subtotal		93.74
Total Area Ductions			955.04
TOTAL NET AREA			11,577.96



L2: 12,533 SF
19 UNITS

NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION



SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
FSR - LEVEL 2

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	3/32" = 1'-0"
JOB NUMBER	1617

A-7.02

LEVEL 3 - 5			
	LENGTH (FT)	WIDTH (FT)	AREA (SF)
Gross Perimeter			12,533.19
		Subtotal	12,533.19
Open Balcony			
B1		Polyline	77.53
B2		Polyline	75.36
B3		Polyline	110.74
B4		Polyline	47.19
B5	5.00	14.71	73.55
B6	5.00	13.00	65.00
B7	20.00	3.00	60.00
B8	5.00	9.72	48.60
B9	1.50	9.50	14.25
		Subtotal	572.21
Enclosed Balcony		N/A	0.00
		Subtotal	0.00

Storage Deductions			
S1	6.37	4.28	40.00
S2	6.37	4.28	40.00
S3	6.37	4.28	40.00
S4	8.00	5.00	40.00
S5	8.00	5.00	40.00
S6	2.00	4.50	9.00
S7	2.00	3.00	6.00
S8	2.00	5.00	10.00
S9	2.00	5.53	11.06
S10	2.00	3.91	7.82
S11	2.00	4.50	9.00
S12	2.00	4.50	9.00
S13	2.00	5.00	10.00
S14	2.00	5.53	11.06
S15	2.00	4.50	9.00
S16	2.00	4.50	9.00
S17	2.00	5.00	10.00
S18	2.00	5.53	11.06
S19	2.00	3.50	7.00
S20	2.00	3.50	7.00
S21	2.00	3.50	7.00

Storage Deductions			
S22	2.00	3.50	7.00
S23	2.00	3.50	7.00
S24	2.00	4.50	9.00
S25	2.00	7.42	14.84
S26	2.67	2.50	6.68
S27	2.00	5.83	11.66
S28	2.00	4.00	8.00
S29	2.00	4.00	8.00
S30	2.00	4.00	8.00
S31	2.00	4.00	8.00
S32	2.00	4.00	8.00
S33	2.00	4.00	8.00
S34	2.00	5.00	10.00
S35	2.00	3.67	7.34
S36	2.00	3.67	7.34
S37	2.00	5.00	10.00
S38	2.00	5.00	10.00
S39	2.00	3.67	7.34
S40	2.50	2.67	6.68
S41	2.00	3.50	7.00
Subtotal			512.88

Shaft Deductions			
M1		Polyline	9.89
M2	2.67	3.75	10.01
M3	3.83	2.67	10.23
M4	13.17	4.83	63.61
		Subtotal	93.74
Total Area Deductions			606.62
TOTAL NET AREA			11,926.57



GBL ARCHITECTS
 139 EAST 8TH AVENUE
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 GBLARCHITECTS.COM

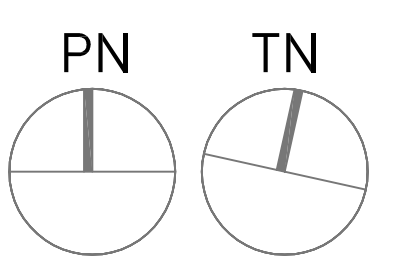
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NOTES
 NO. DESCRIPTION



REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION

L3-5: 12,533 SF
 20 UNITS



SITE D
 UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
 FSR - LEVELS 3-5

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	3/32" = 1'-0"
JOB NUMBER	1617

A-7.03

NOTES
NO. DESCRIPTION

LEVEL 6			
	LENGTH (FT)	WIDTH (FT)	AREA (SF)
Gross Perimeter			11,380.99
		Subtotal	11,380.99
Open Balcony			
B1	Polyline		77.54
B2	Polyline		75.32
B3	Polyline		110.88
B4	Polyline		47.20
B5	26.91	4.00	107.64
B6	27.39	4.00	109.56
B7	27.72	4.00	110.88
B8	5.00	13.00	65.00
B9	20.00	3.00	60.00
B10	42.17	4.00	168.68
B11	42.00	4.00	168.00
B12	49.44	4.00	197.76
B13	9.06	32.00	289.92
B14	1.50	9.50	14.25
		Subtotal	1602.65
Enclosed Balcony	N/A		0.00
		Subtotal	0.00

Storage Deductions			
S1	6.37	6.28	40.00
S2	6.37	6.28	40.00
S3	6.37	6.28	40.00
S4	8.00	5.00	40.00
S5	8.00	5.00	40.00
S6	8.00	5.00	40.00
S7	8.96	4.46	39.96
S8	8.96	4.46	39.96
S9	8.00	5.00	40.00
S10	2.00	4.50	9.00
S11	2.00	3.00	6.00
S12	2.00	5.00	10.00
S13	2.00	5.53	11.06
S14	2.00	3.91	7.82
S15	2.00	4.50	9.00
S16	2.00	4.50	9.00
S17	2.00	5.00	10.00
S18	2.00	5.53	11.06
S19	2.00	4.50	9.00
S20	2.00	4.50	9.00
S21	2.00	5.00	10.00

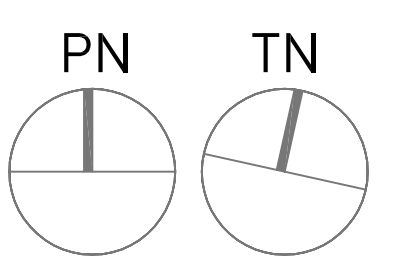
Storage Deductions			
S22	2.00	5.53	11.06
S23	2.50	5.00	12.50
S24	2.50	5.00	12.50
S25	2.50	5.00	12.50
S26	2.00	4.50	9.00
S27	2.00	7.42	14.84
S28	2.67	2.50	6.68
S29	2.00	5.83	11.66
S30	2.00	5.25	10.50
S31	2.00	5.46	10.92
S32	2.50	3.25	8.13
S33	2.00	5.50	11.00
S34	2.00	5.50	11.00
S35	2.00	5.25	10.50
S36	2.00	5.46	10.92
S37	2.00	3.25	6.50
S38	2.00	5.50	11.00
S39	2.00	5.50	11.00
S40	2.00	5.79	11.58
S41	2.00	4.29	8.58
S42	2.00	5.46	10.92
S43	2.00	3.62	7.24
S44	2.00	6.68	13.36
Subtotal			714.75

Shaft Deductions			
M1	Polyline		9.89
M2	2.67	3.75	10.01
M3	3.83	2.67	10.23
M4	13.17	4.83	63.61
		Subtotal	93.74
Total Area Deductions			808.49
TOTAL NET AREA			10,572.50



L6: 11,381 SF
11 UNITS

NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION



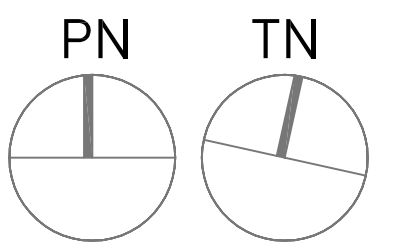
SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT
FSR - LEVEL 6

DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	3/32" = 1'-0"
JOB NUMBER	1617

A-7.04

REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION
02	JULY 26, 2016	DEVELOPMENT PERMIT RE-SUBMISSION



SITE D
UNIVERSITY BOULEVARD, UBC

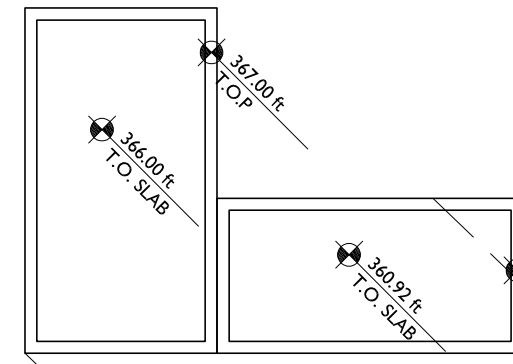
MARKET RENTAL DEVELOPMENT

FSR - ROOF PLAN

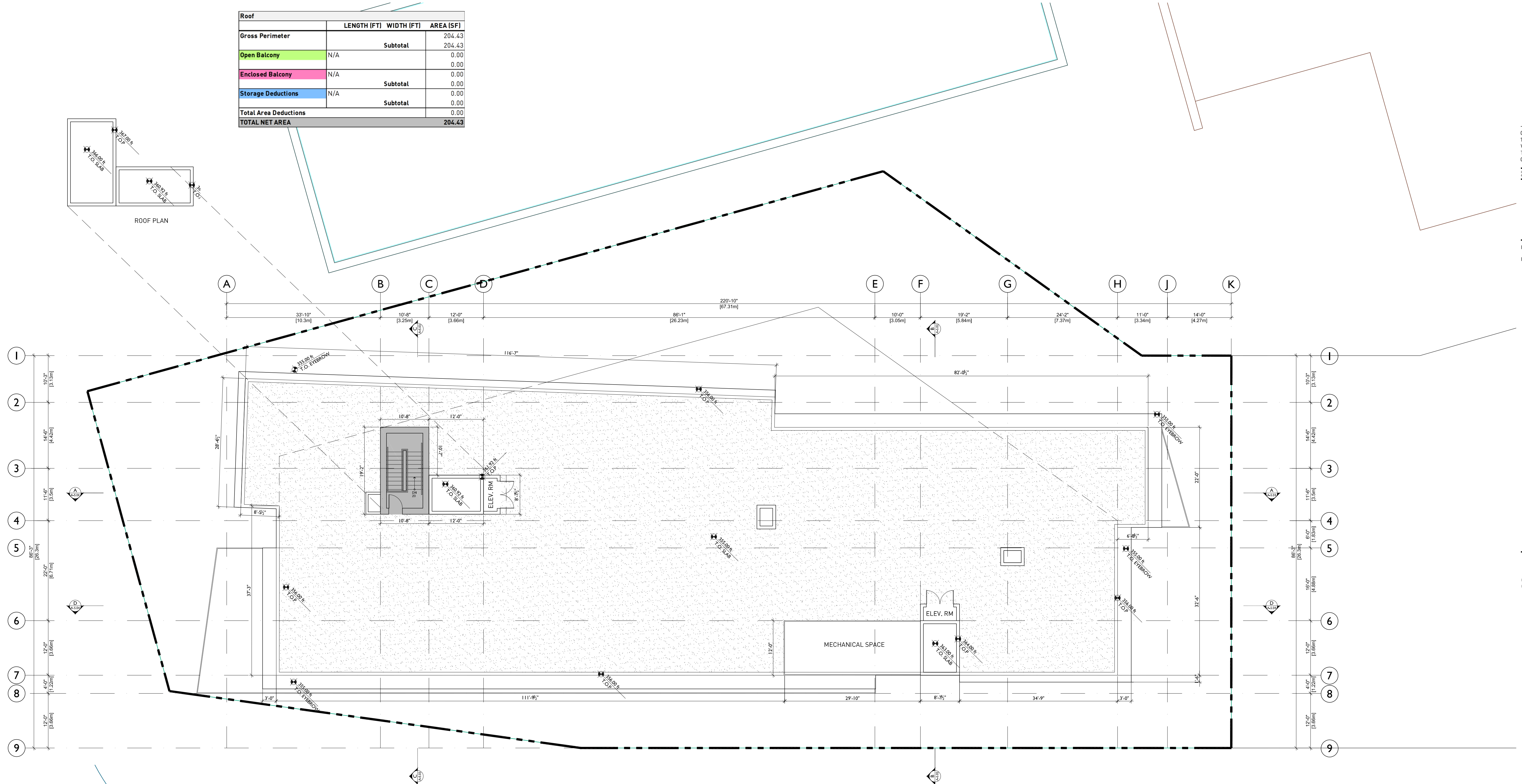
DATE	APRIL 2016
DRAWN BY	AJE
CHECKED BY	--
SCALE	3/32" = 1'-0"
JOB NUMBER	1617

A-7.05

Roof			
	LENGTH (FT)	WIDTH (FT)	AREA (SF)
Gross Perimeter			204.43
		Subtotal	204.43
Open Balcony	N/A		0.00
		Subtotal	0.00
Enclosed Balcony	N/A		0.00
		Subtotal	0.00
Storage Deductions	N/A		0.00
		Subtotal	0.00
Total Area Deductions			0.00
TOTAL NET AREA			204.43



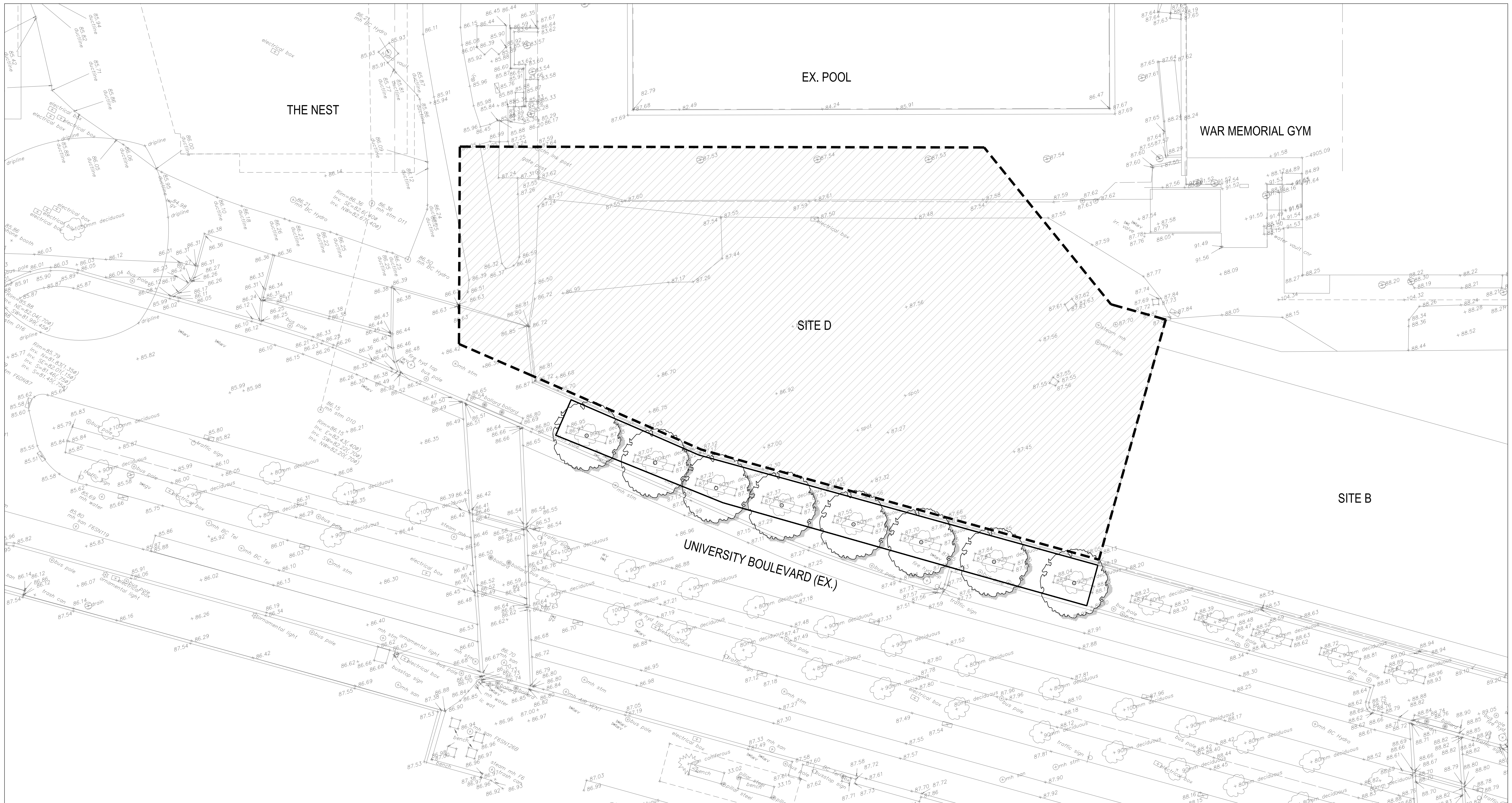
ROOF PLAN



ROOF LEVEL

NOTES
NO. DESCRIPTION

REVISIONS		
NO.	DATE	REMARKS
1	6/1/2016	ISSUE FOR DEVELOPMENT PERMIT
2	7/2/2016	RE-ISSUE FOR DEVELOPMENT PERMIT



LEGEND

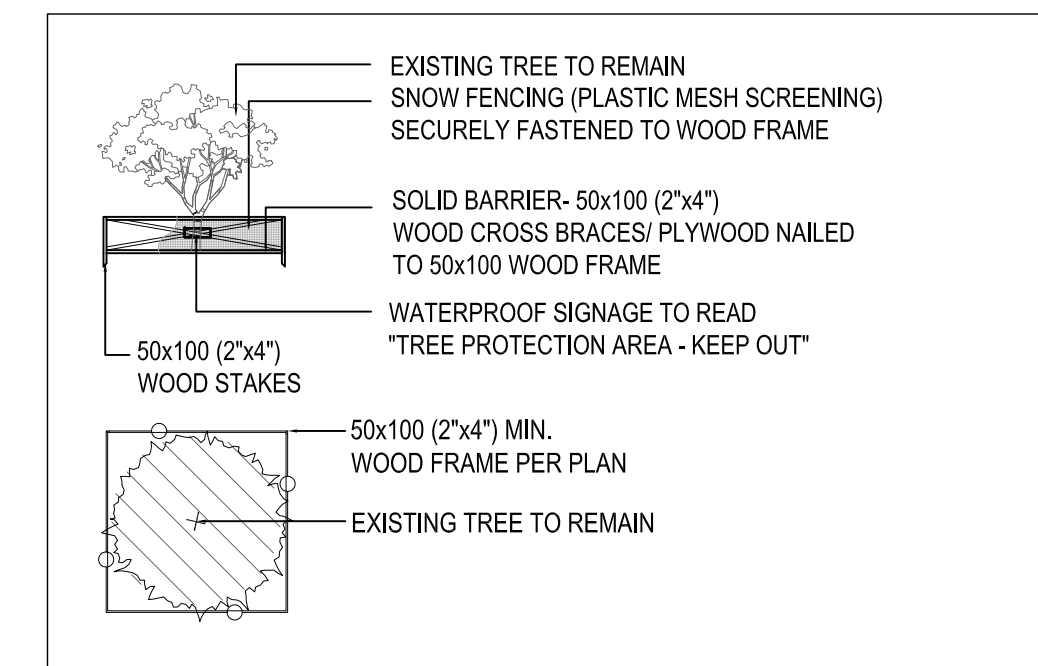
- PROJECT SCOPE BOUNDARY
- AREA TO BE DEMOLISHED - SEE DEMO NOTES
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE - SEE DETAIL THIS PAGE

TREE PROTECTION NOTES

1. NO STORAGE OF BUILDING/CONSTRUCTION MATERIALS WITHIN PROTECTED AREAS OR AGAINST PROTECTION BARRIER.
2. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY THE PROJECT ARBORIST.
3. CONTRACTOR TO UNDERTAKE TREE PROTECTION MEASURES TO UNIVERSITY OF BRITISH COLUMBIA STANDARDS.
4. HAND EXCAVATE ONLY WITHIN DRIFLINE OF TREES TO BE RETAINED. SEVER ROOTS CLEANLY, CONTACT PROJECT ARBORIST FOR APPROVAL PRIOR TO SEVERING ROOTS IN EXCESS OF 100mm DIA.
5. TREE PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH.
6. LOCATION OF TREE PROTECTION FENCING AND LIMIT OF ACCESS FENCING TO BE VERIFIED WITH CONSULTANT AND PROJECT ARBORIST PRIOR TO INSTALLATION.
7. BASED ON CONTRACTOR'S STAGING AND ACCESS REQUIREMENTS, FINAL TREE PROTECTION LOCATION TBD ON SITE. ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED.

SITE DEMOLITION NOTES

1. PLAN BASED ON SURVEY CONDUCTED BY MURRAY & ASSOCIATES, SURREY, BC AND SUPPLIED BY UBC.
2. ALL EXISTING HARDSCAPE AND SOFTSCAPE WITHIN PROJECT BOUNDARY TO BE DEMOLISHED.
3. REMOVE AND STOCKPILE ANY EXISTING SITE FURNISHINGS WITHIN HATCHED AREAS. COORDINATE STORAGE WITH UBC PLANT OPERATIONS.
4. REMOVE AND RETAIN ANY MEMORIAL OR HISTORIC LANDSCAPE ITEMS, PLAQUES, BENCHES, TREES, ETC. AND RETURN TO OWNER.
5. LOCATION OF AT-GRADE SERVICES SHOWN ON DRAWINGS ARE INDICATIVE ONLY. CONTRACTOR TO VERIFY LOCATION AND PROTECT ALL SITE SERVICES WITHIN SCOPE OF WORK PRIOR TO COMMENCEMENT OF EXCAVATION. REFER TO CIVIL FOR SUB SURFACE UTILITY LOCATIONS.
6. REFER TO CIVIL FOR UTILITY DEMOLITION AND PROTECTION MEASURES.
7. REFER TO CIVIL FOR EROSION CONTROL MEASURES.
8. CONTRACTOR TO MAKE GOOD ANY DAMAGE DONE DURING THE CONSTRUCTION PERIOD TO EXISTING FEATURES TO BE RETAINED.



1 TREE PROTECTION FENCING
SCALE: NTS

SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

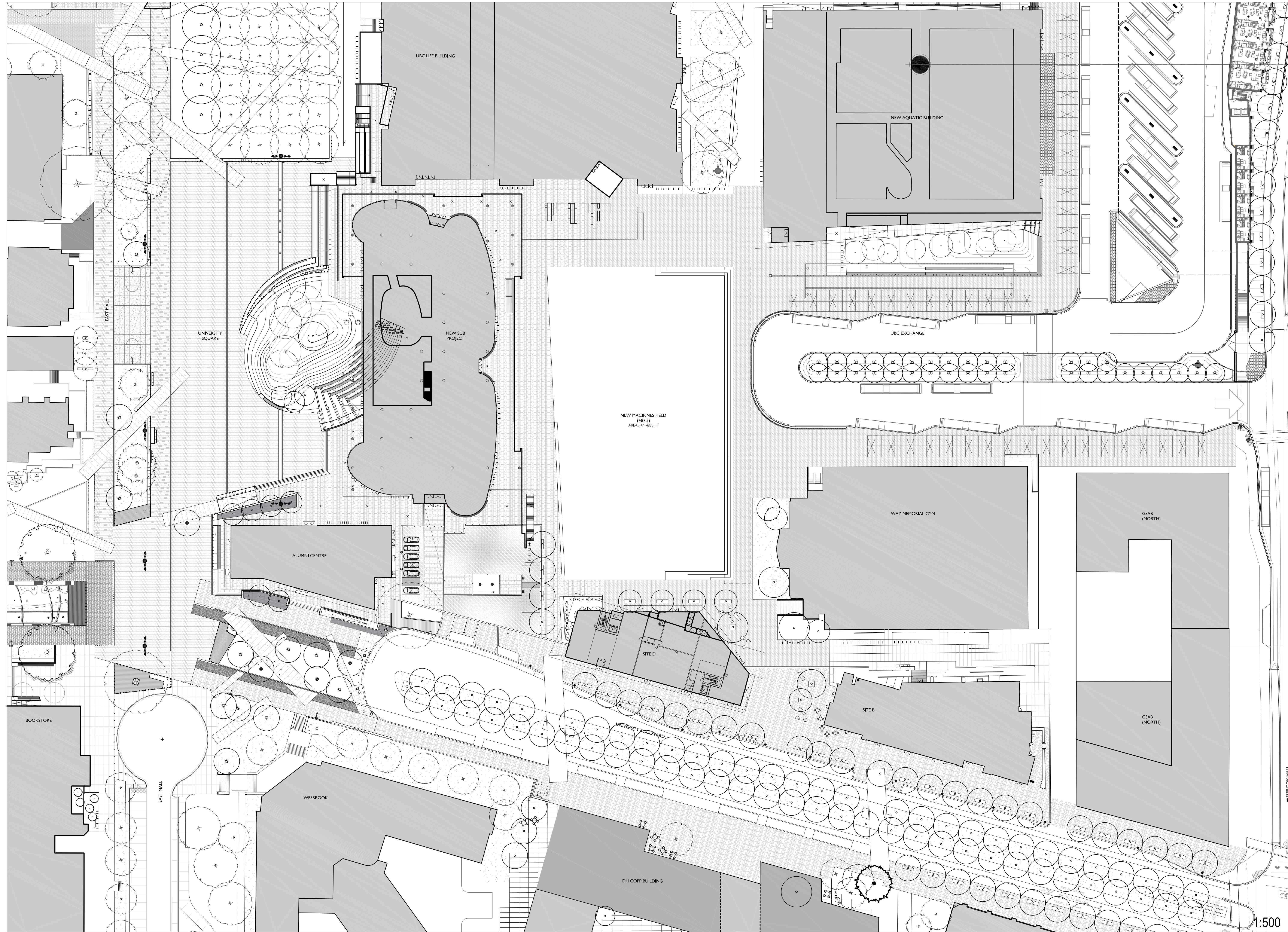
Surface Demolition and Tree Management

DATE 6/1/2016 JUNE 2016
DRAWN BY HST
CHECKED BY
SCALE 1:200METRIC OR AS NOTED
JOB NUMBER 1617
PFS STUDIO #16007

L001

REVISIONS

NO.	DATE	REMARKS
1	6/1/2016	ISSUE FOR DEVELOPMENT PERMIT
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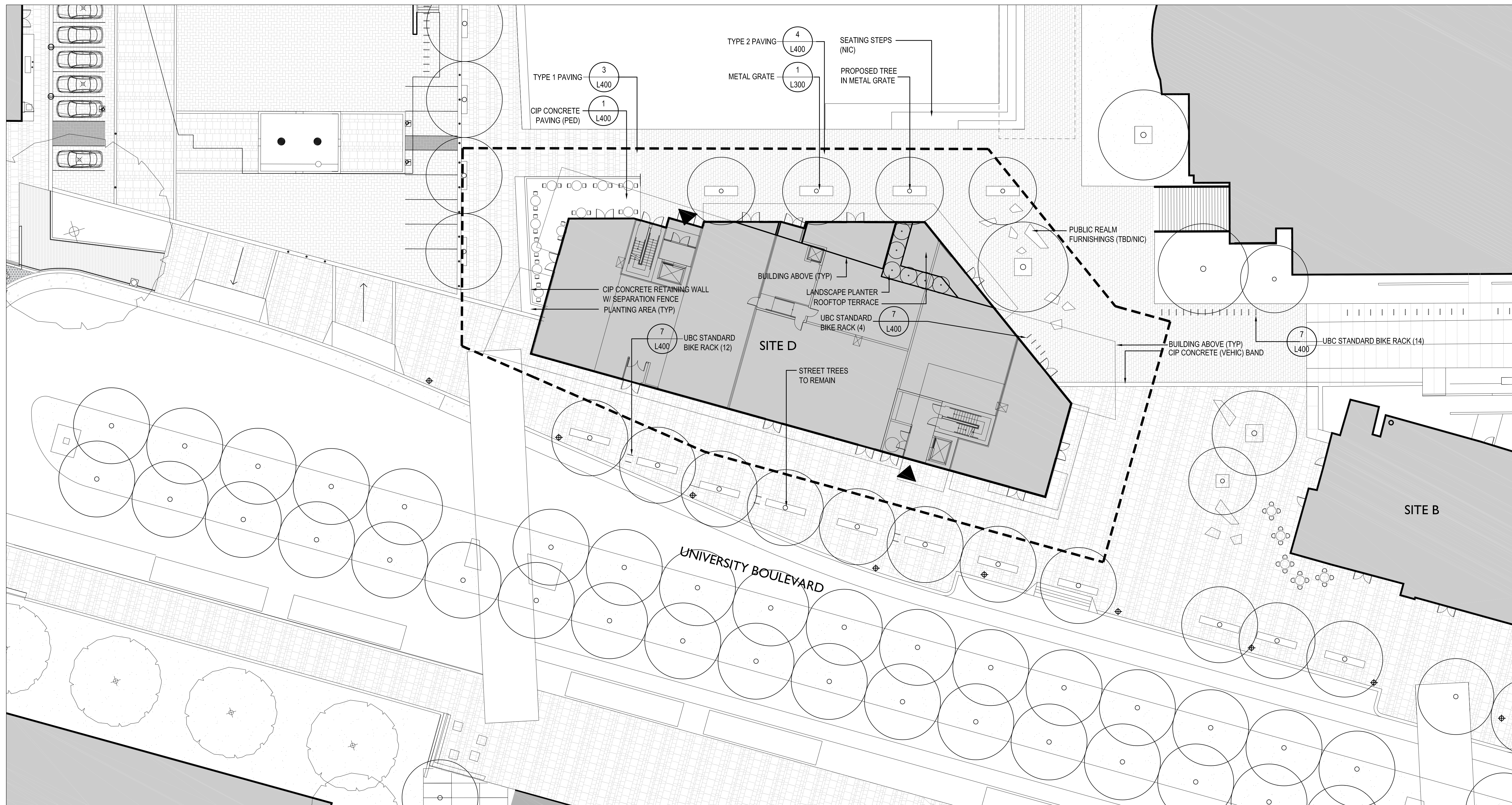
SITE D
 UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

Full Buildout (For Reference Only)

DATE 6/1/2016 JUNE 2016
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 JOB NUMBER 1617
 PFS STUDIO #16007

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LEGEND

- ▼ RESIDENTIAL LOBBY ENTRY
- ≡ BIKE RACKS
- ⊕ EXISTING POLE LIGHT TO REMAIN (U BOULEVARD BUS POLE)

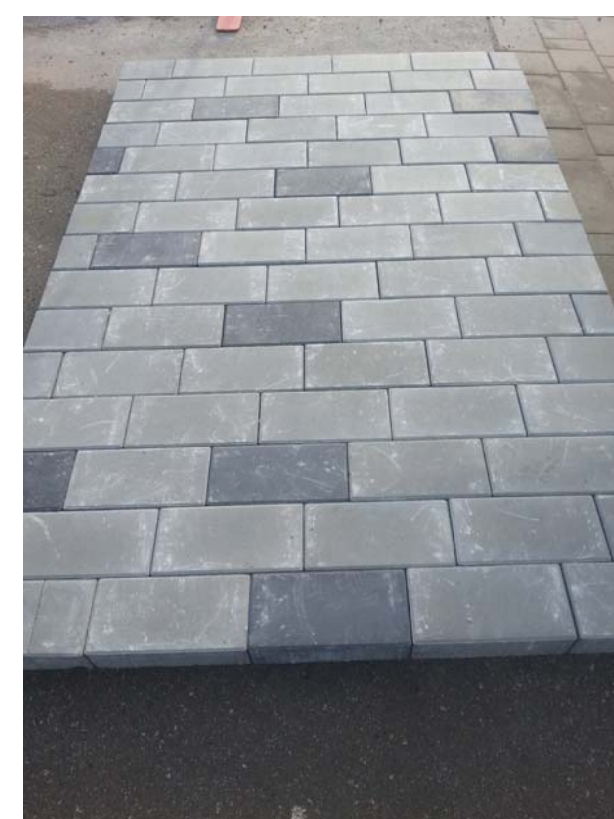
NOTES:

1. LIGHT LEVELS TO COMPLY WITH VANCOUVER CAMPUS PLAN AND TO BE ACHIEVED THROUGH EXISTING POLE FIXTURES ALONG UNIVERSITY BOULEVARD AND AMBIENT LIGHT FROM BUILDINGS FOR THE SITE D PROJECT. A FUTURE COMPREHENSIVE LIGHTING STUDY WILL IDENTIFY LIGHTING TREATMENT AND LEVELS FOR THE REMAINDER OF THE PRECINCT INCLUDING MACINNES FIELD AND ATHLETE'S WAY.
2. FINAL LOCATIONS OF BIKE RACKS TO BE COORDINATED WITH ARCHITECTS AND CAMPUS+COMMUNITY PLANNING

MATERIALS AND FURNISHINGS



PAVING TYPE 1



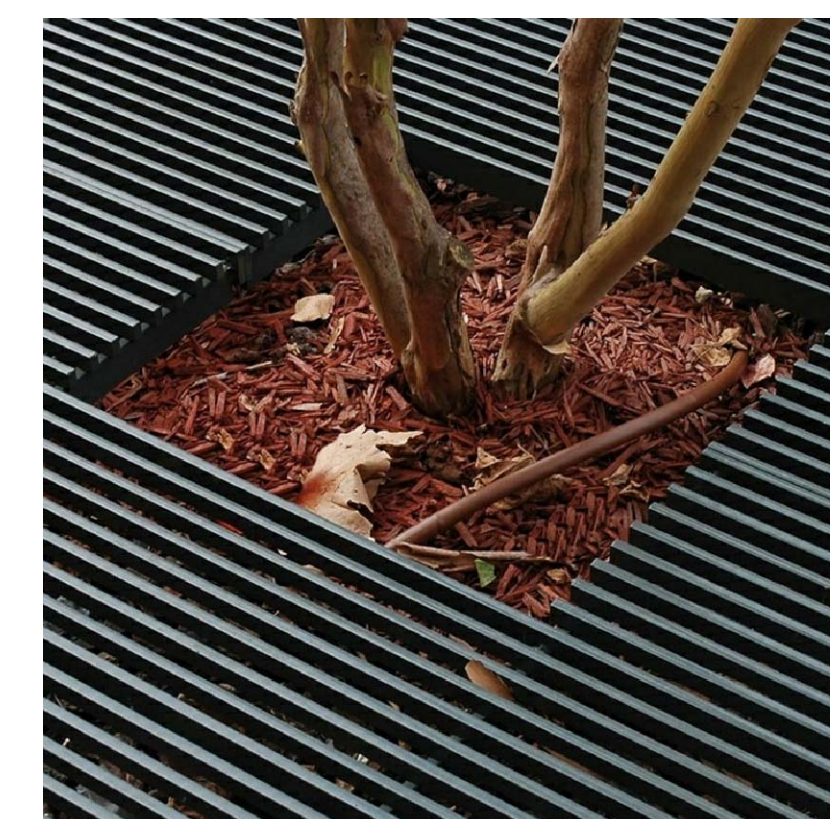
PAVING TYPE 2



UBC STANDARD BIKE RACKS



OUTDOOR SEATING WITH MOVEABLE CAFE FURNISHINGS



TREE GRATE

SITE D UNIVERSITY BOULEVARD, UBC

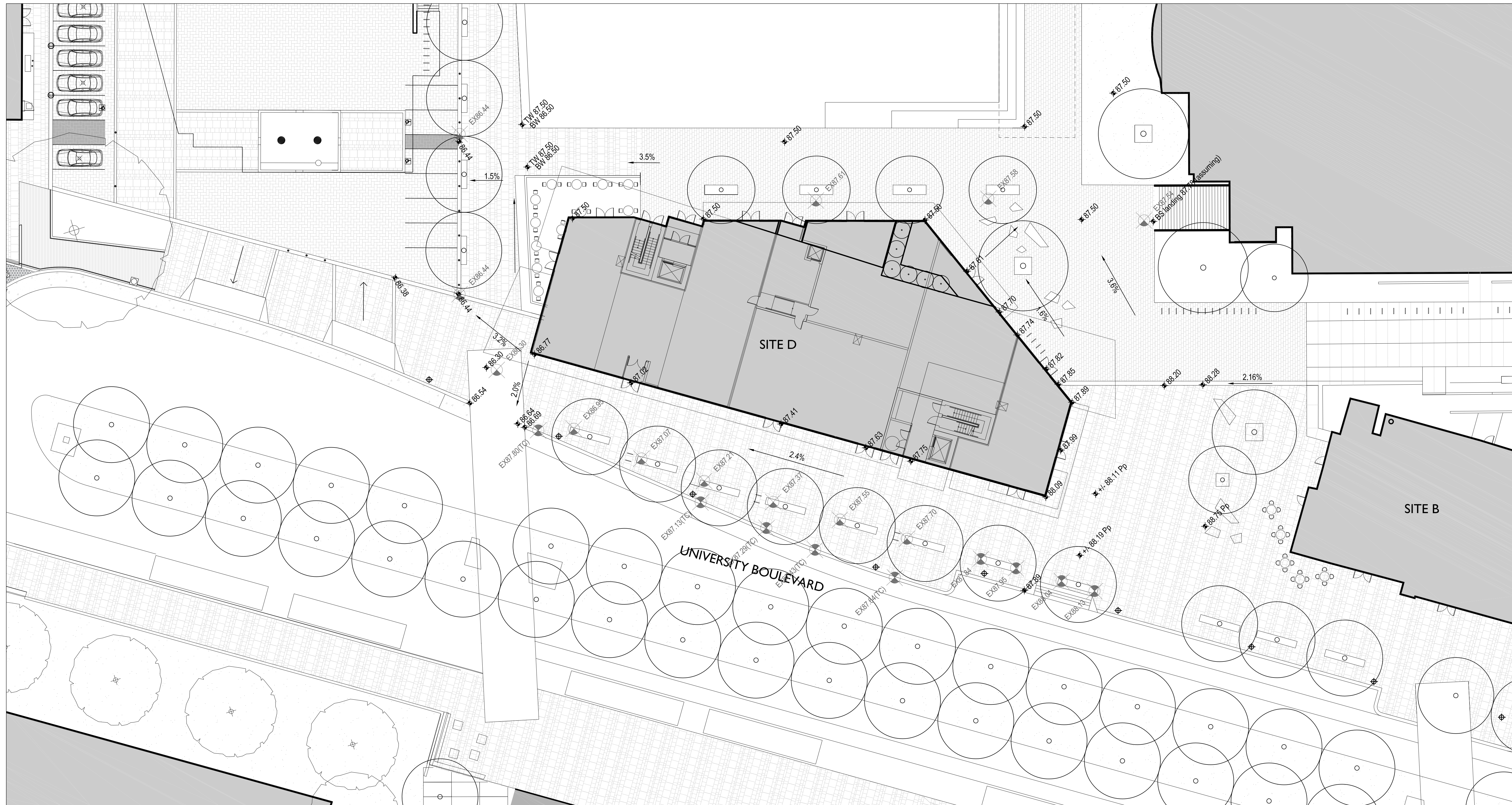
MARKET RENTAL DEVELOPMENT

Site Plan

DATE	6/17/2016	JUNE 2016
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REVISIONS		
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GRADING NOTES

1. MATCH NEW CONSTRUCTION TO SURROUNDING ESTABLISHED GRADES. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. ALL AREAS ARE TO BE GRADED TO PROVIDE POSITIVE DRAINAGE AND AS SHOWN ON THE PLANS.
3. WALL TOPS SHALL RECEIVE A MINIMUM OF 1% SLOPE TO PROVIDE WASH. STEPS TO RECEIVE A 2% SLOPE PER DETAILS.
4. ALL UTILITY COVERS INCLUDING FRAMES, GRATES, CLEAN OUTS, VALVE COVERS AND OTHER SURFACE UTILITY FEATURES SHALL BE ADJUSTED TO MEET FINAL GRADES WITH APPROPRIATE INSTALLATION DETAILS.
5. SEATING WALL HEIGHTS NOT TO EXCEED 600MM. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
6. ALL NEW TREES TO BE PLANTED 1M AWAY FROM UTILITIES.

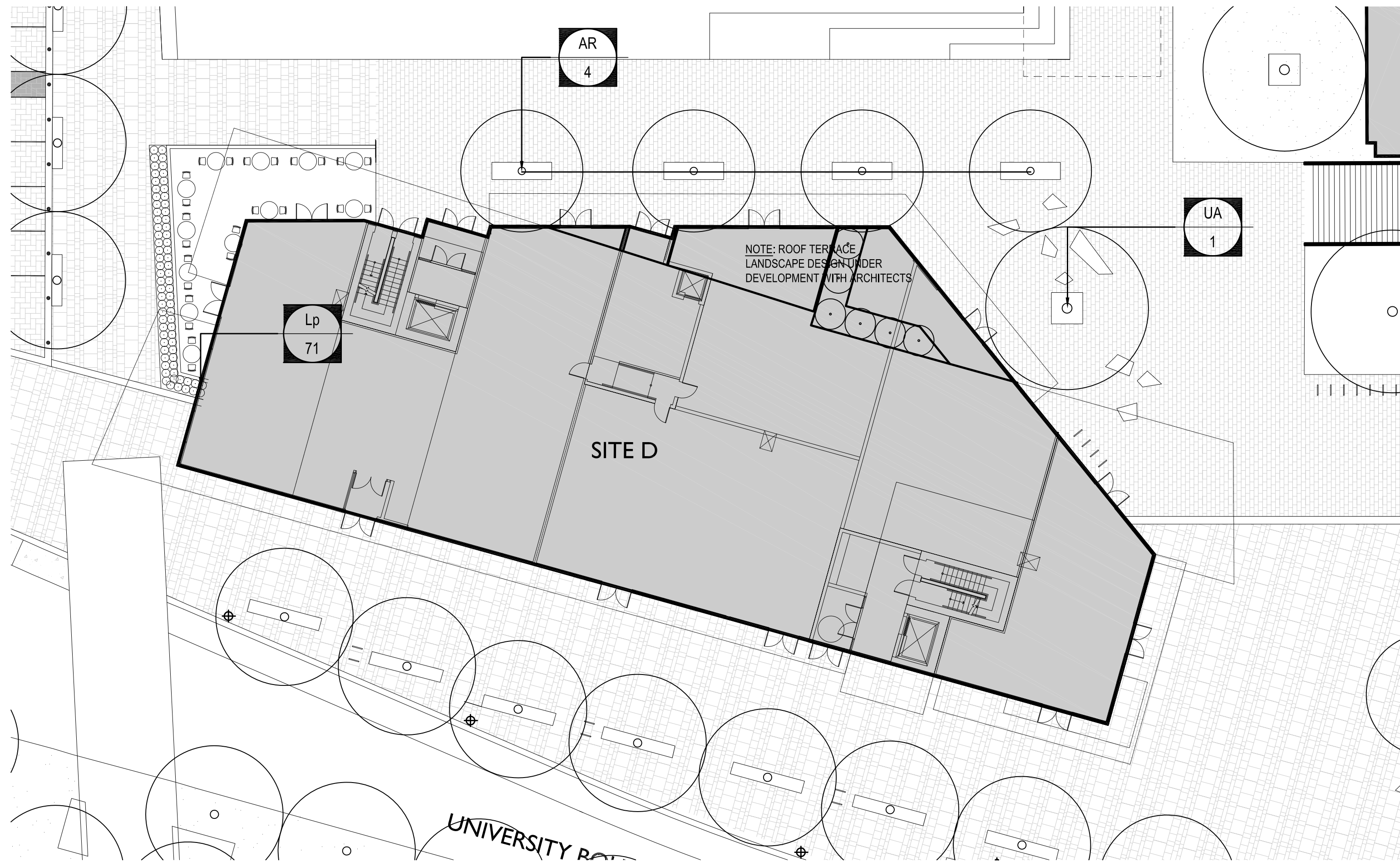
SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

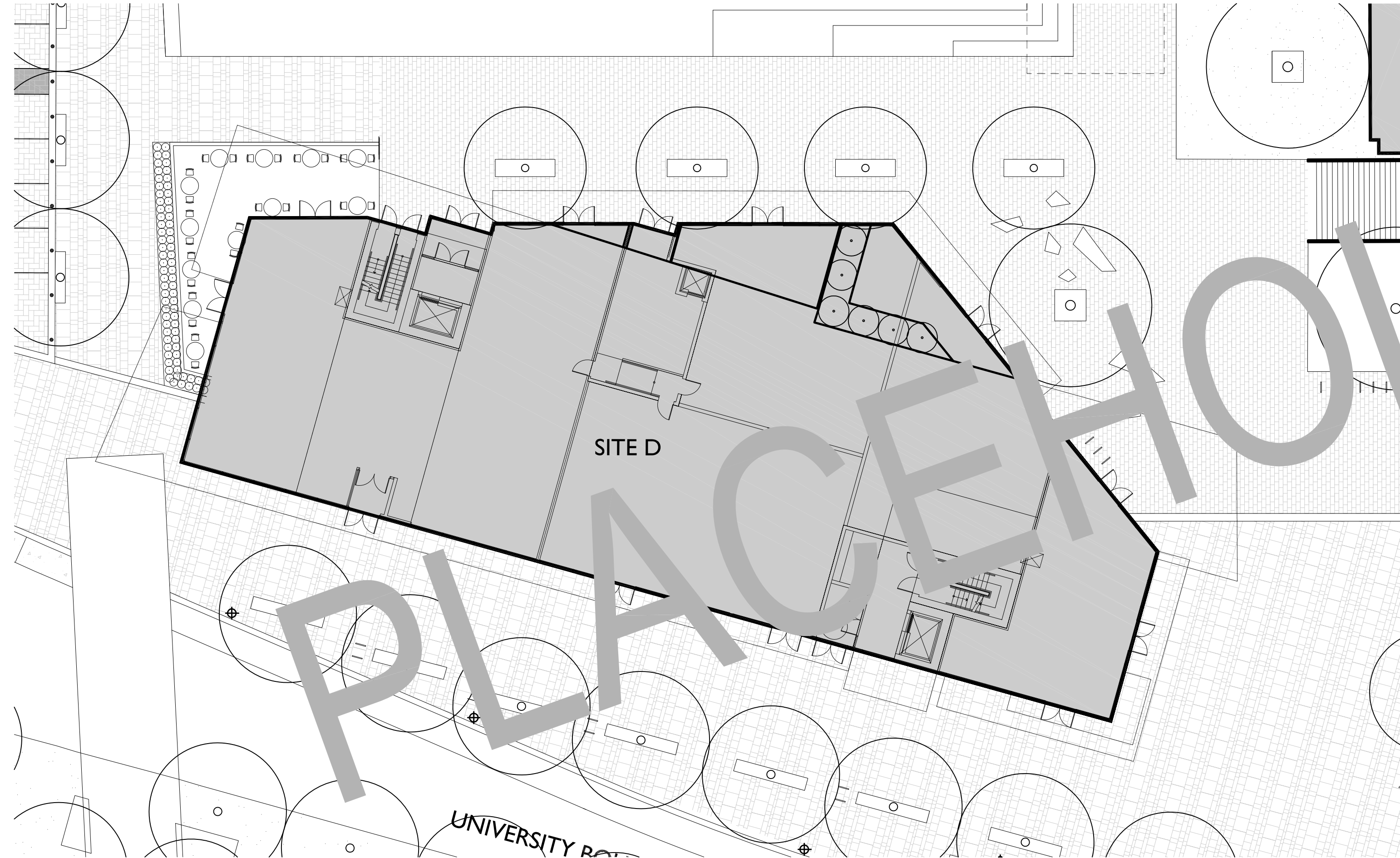
Grading Plan

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PFS STUDIO #16007

L200



PLANTING PLAN
SCALE: -

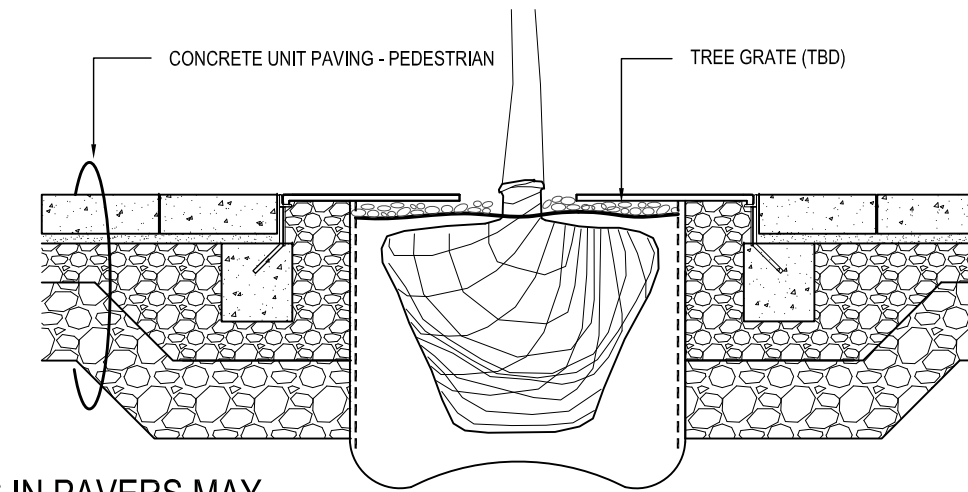


IRRIGATION PLAN
SCALE: -

PLANTING SCHEDULE

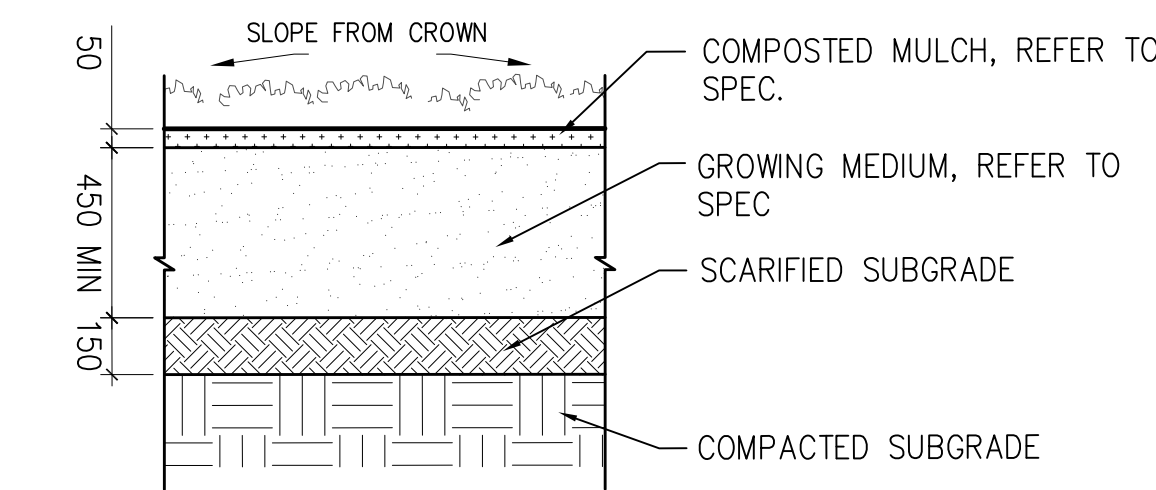
TREES					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
4	AR	Acer rubrum 'Red Rocket'	Red Rocket Maple	8cm cal.	6' standard
1	UA	Ulmus americana 'Bandon'	Brandon Elm	8cm hgt.	6' standard

SHRUBS / GROUNDCOVERS					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
71	Lp	Lonicera pileata	Privet honeysuckle	#2 pot/600mmO.C.	Full/matched

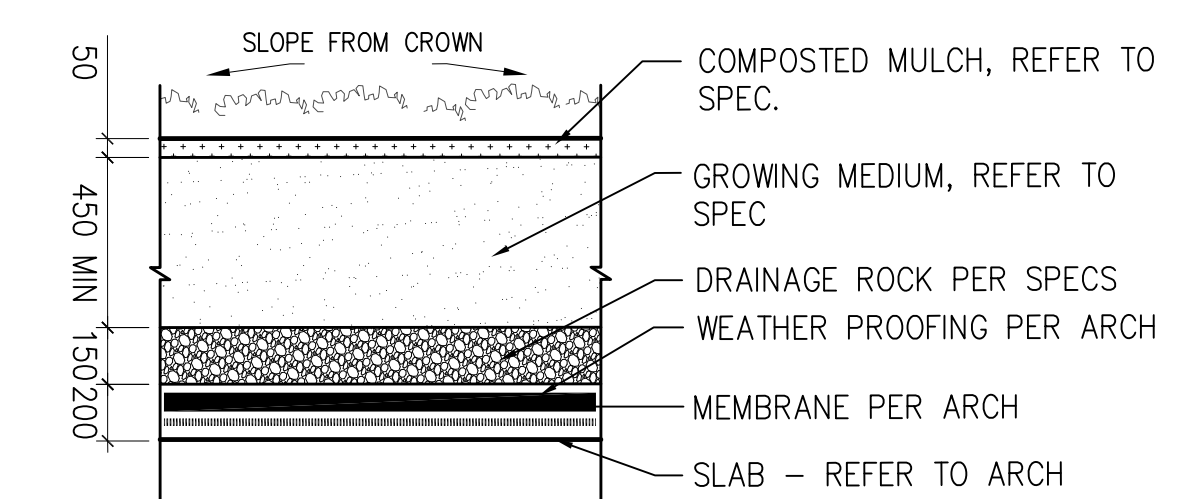


NOTE:
TREES IN PAVERS MAY
REQUIRE STRUCTURAL SOIL

1 TREE GRATE
SCALE: NTS



2 SHRUB PLANTING ON GRADE
SCALE: NTS



3 SHRUB PLANTING ON STRUCTURE
SCALE: NTS

IRRIGATION SCHEDULE

IRRIGATION NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE HIGH EFFICIENCY IRRIGATION PER UBS STANDARDS AND TECHNICAL GUIDELINES



GBL ARCHITECTS
137 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM

LANDSCAPE ARCHITECTS:
PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

NOTES
NO. DESCRIPTION

REVISIONS		
NO.	DATE	REMARKS
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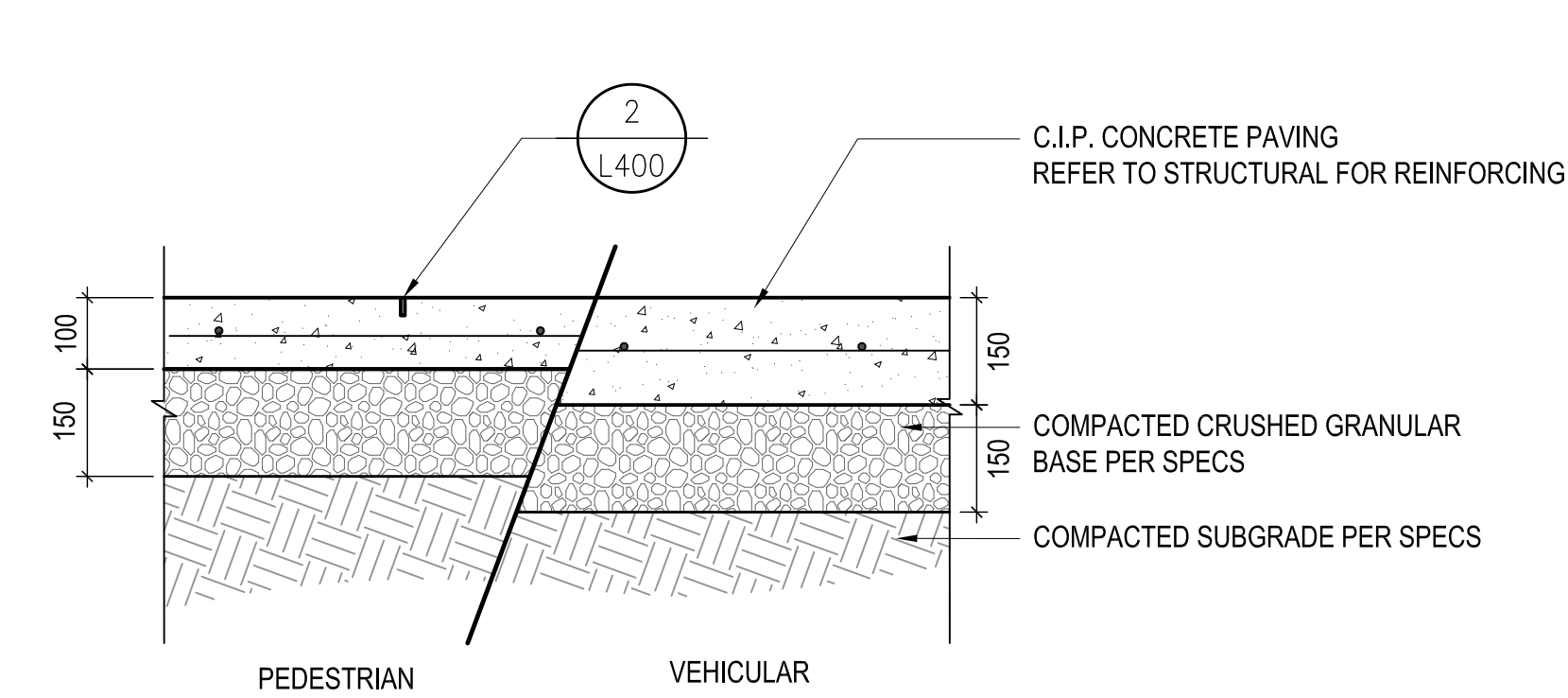
SITE D
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MARKET RENTAL DEVELOPMENT

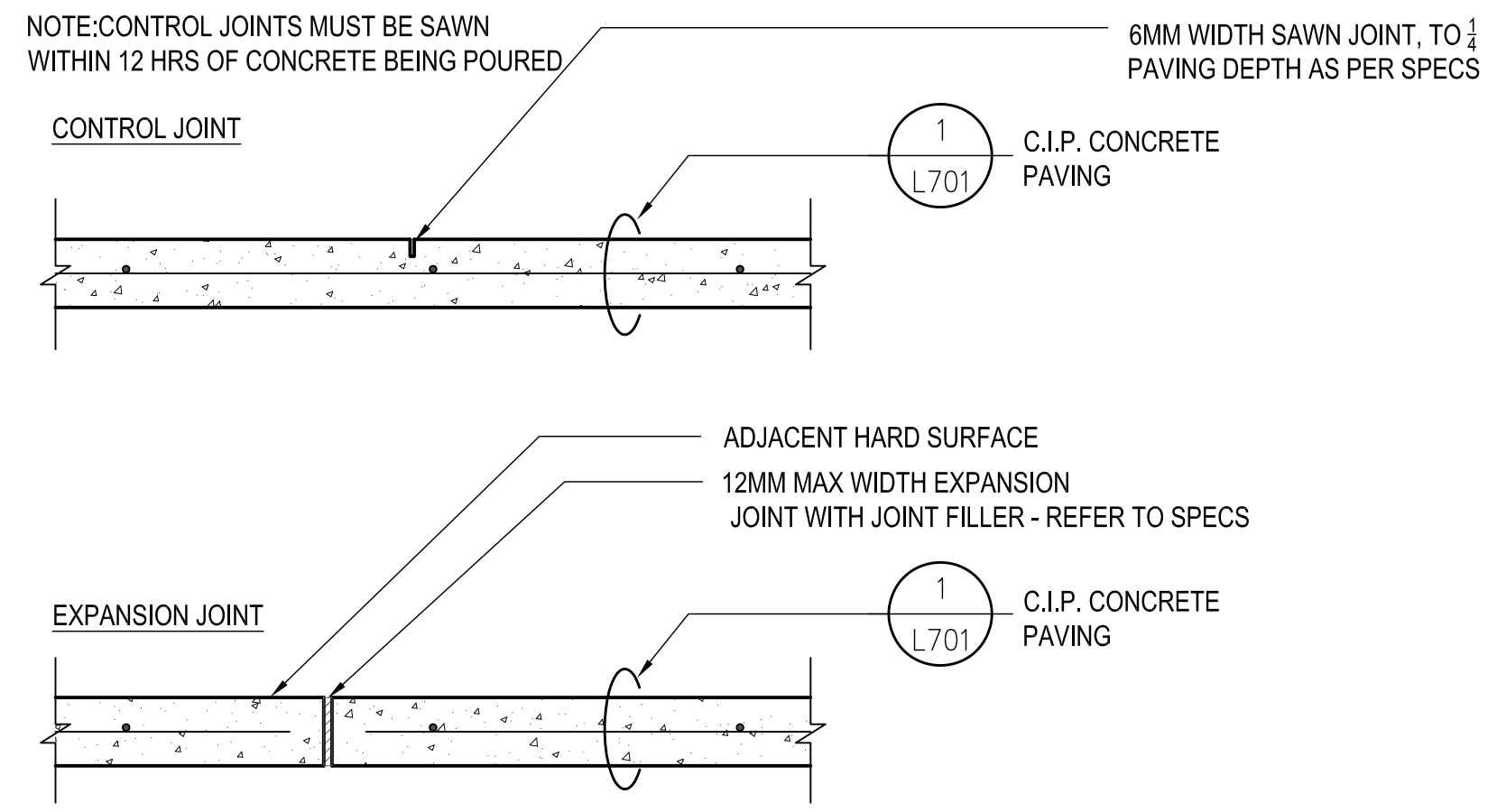
Planting Plan

DATE 6/1/2016 JUNE 2016
DRAWN BY NST
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SCALE 1:200 METRIC OR AS NOTED
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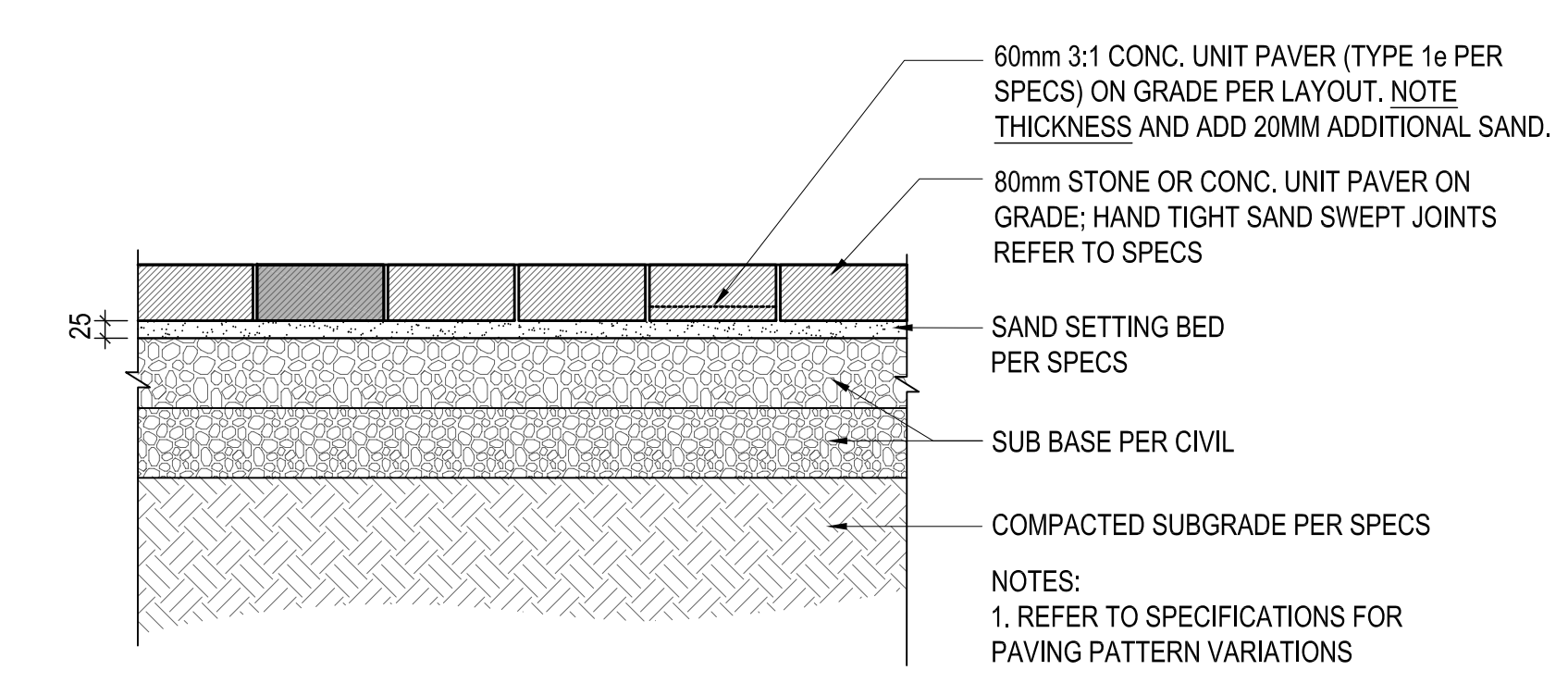
L300



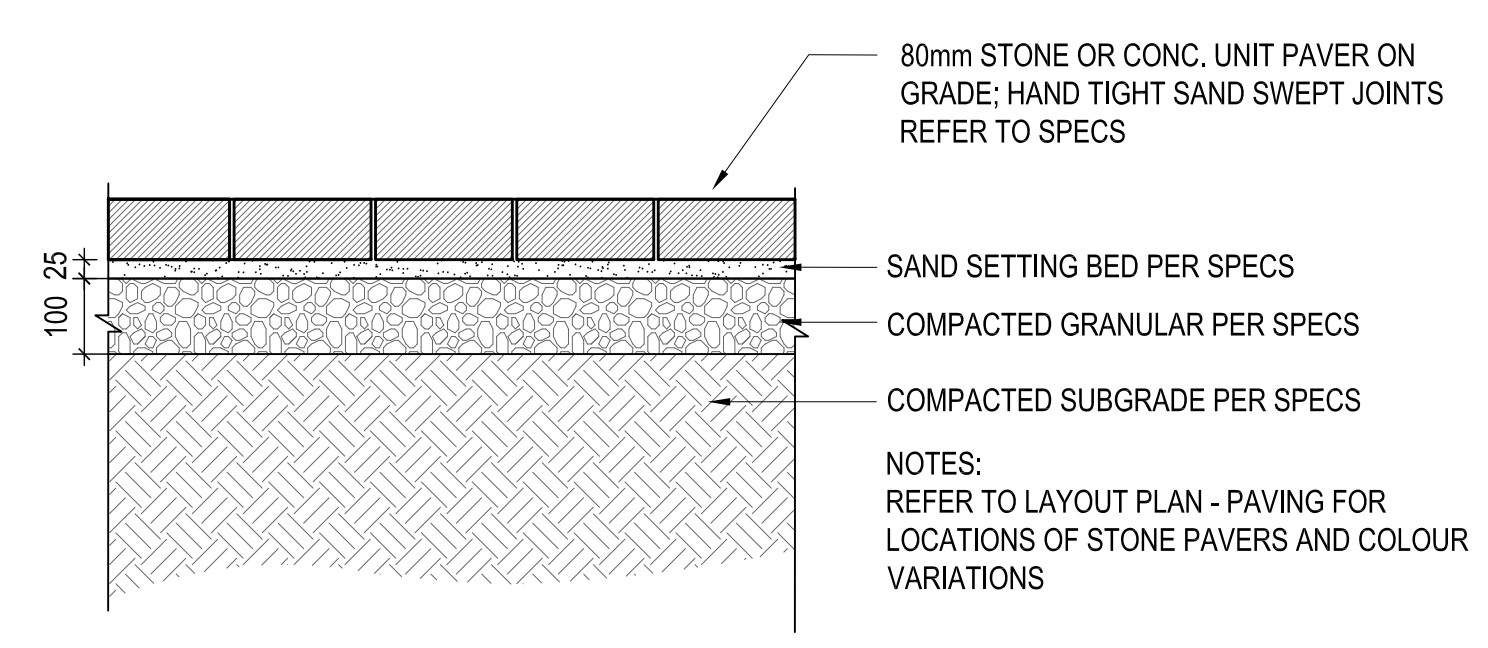
1 TYPICAL CIP CONCRETE PAVING
L400 SCALE: 1:10



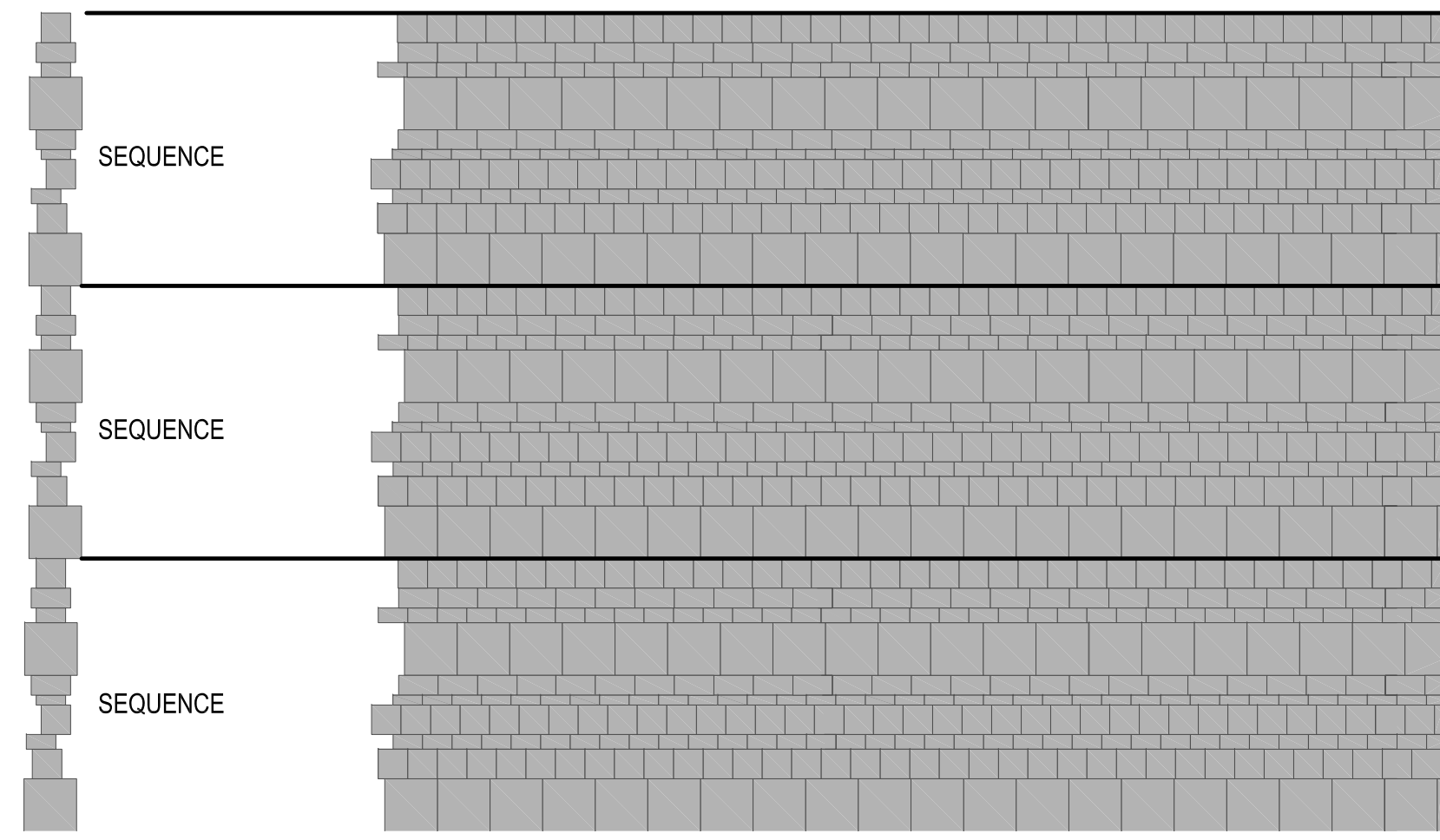
2 TYPICAL CIP CONCRETE PAVING JOINTS
L400 SCALE: 1:10



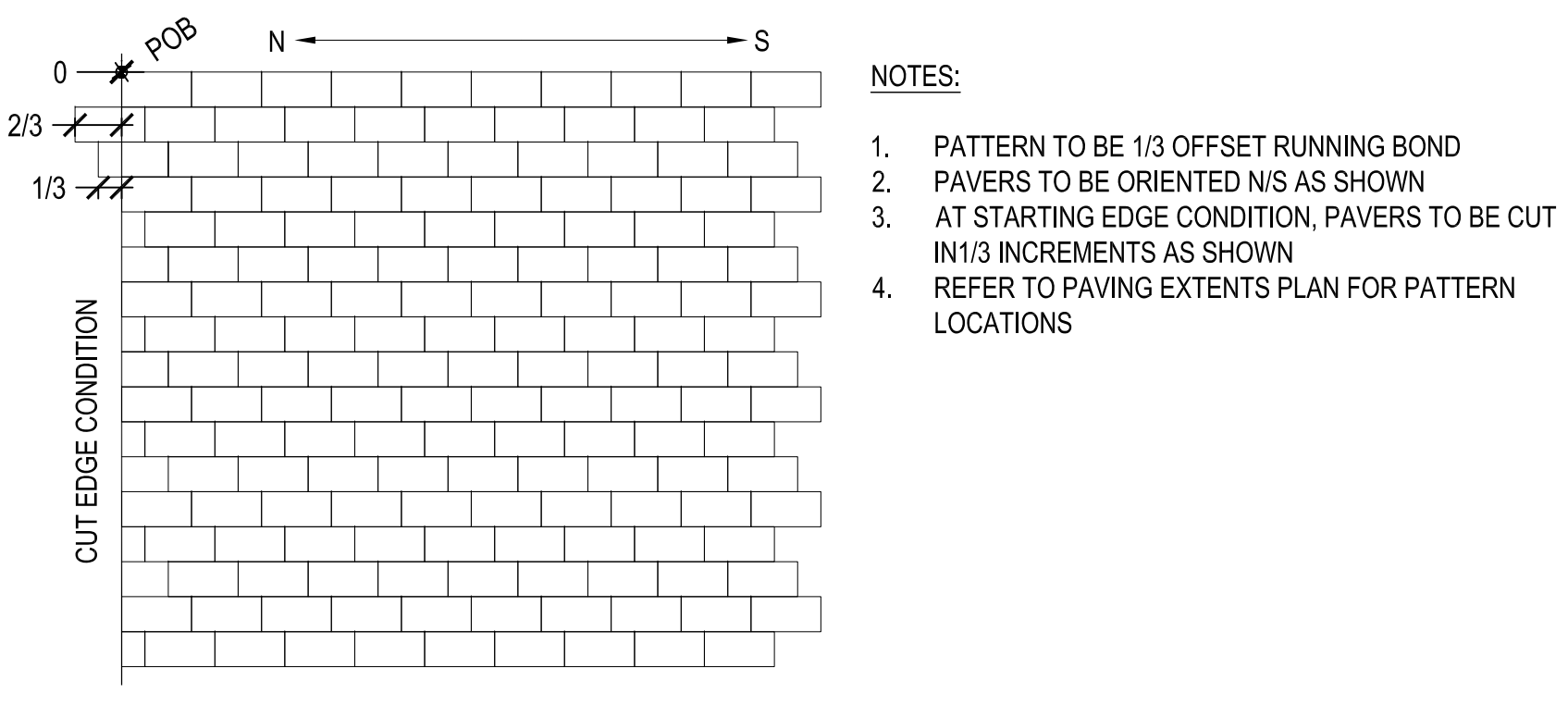
3 TYPE 1 - UNIVERSITY BOULEVARD STANDARD PAVING
L400 SCALE: 1:10



4 PAVING TYPE 2
L400 SCALE: 1:10

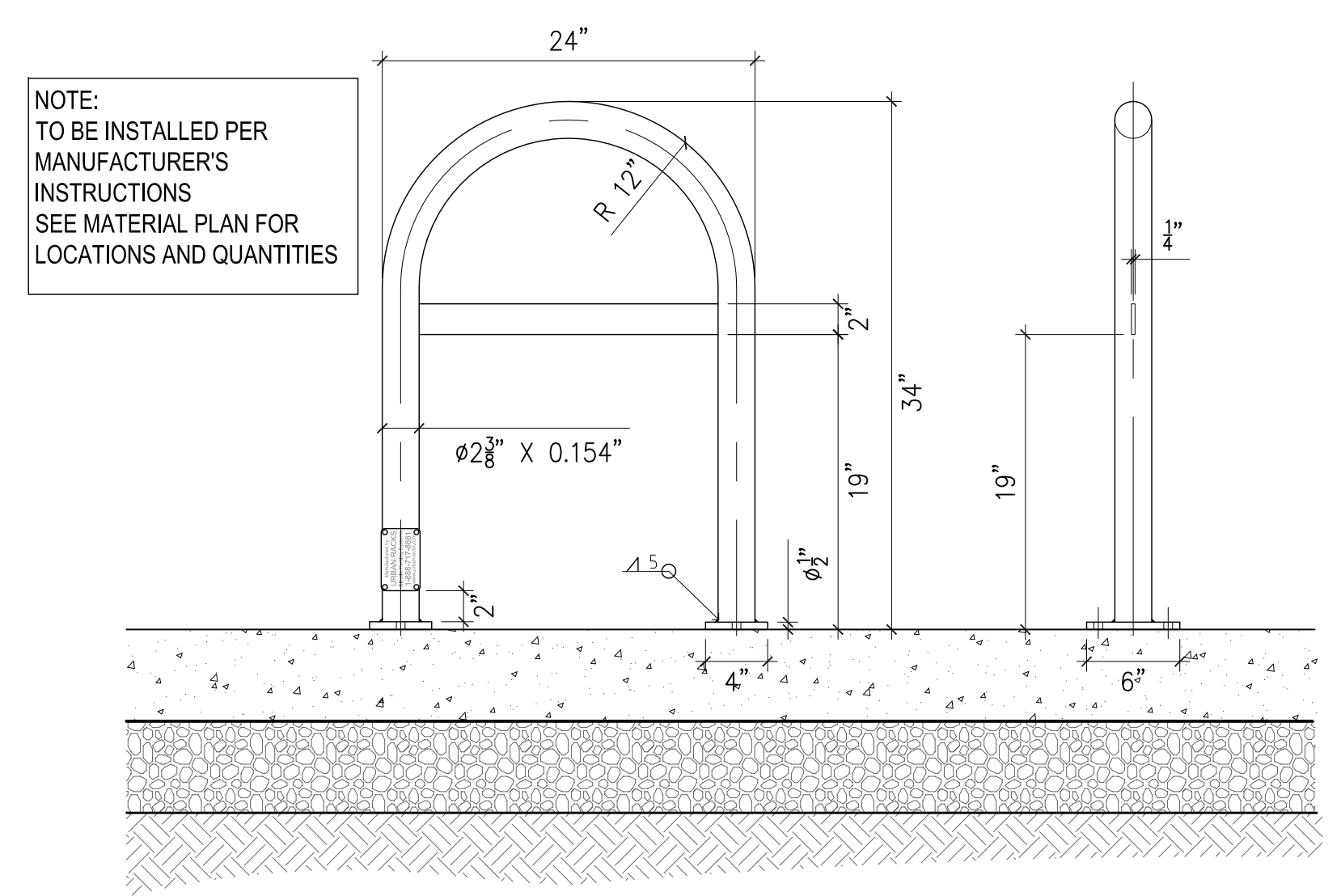


5 PAVING TYPE 1 PATTERN
L400 SCALE: 1:50

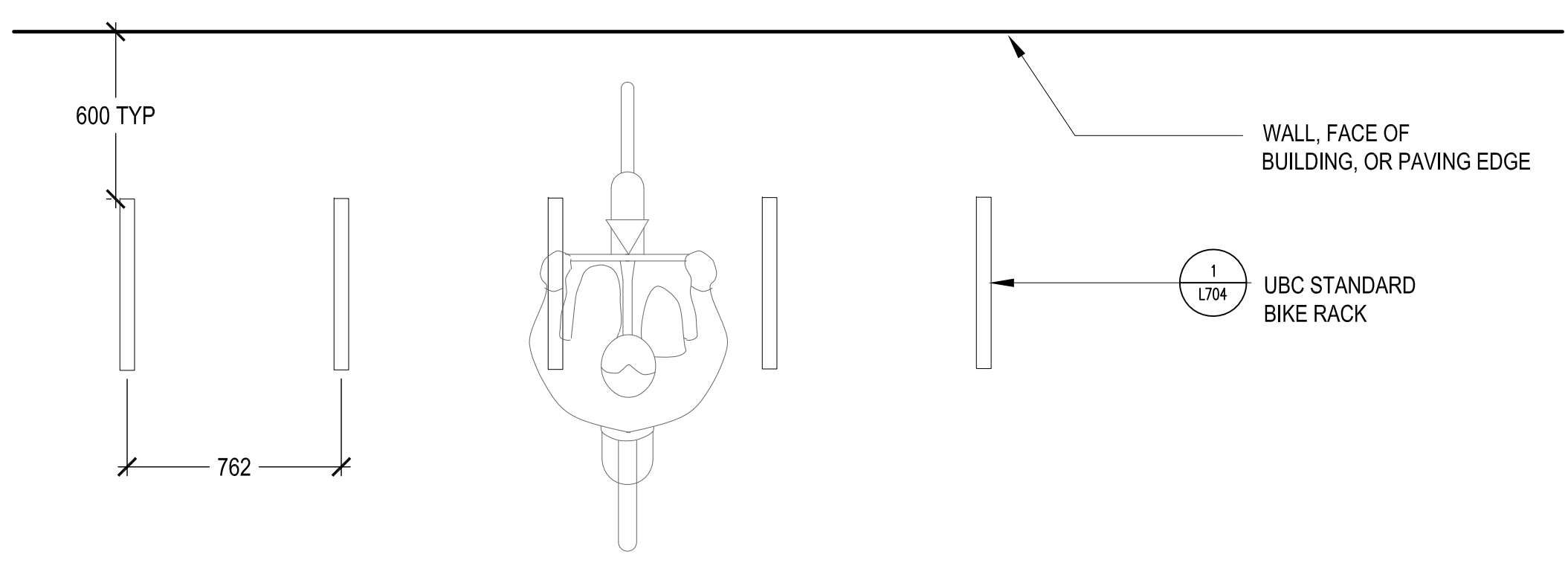


6 PAVING TYPE 2 PATTERN
L400 SCALE: 1:30

NO.	DATE	REMARKS
1	6/1/2016	ISSUE FOR DEVELOPMENT PERMIT
2	7/27/2016	RE-ISSUE FOR DEVELOPMENT PERMIT



7 UBC STANDARD BIKE RACK
L400 SCALE: 1:10



8 UBC STANDARD BIKE RACK
L400 SCALE: 1:20

SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

TYPICAL
DETAILS

DATE 6/1/2016 JUNE 2016
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L400