

JUNE 2016

SITE D UNIVERSITY BLVD.

DEVELOPMENT PERMIT SUBMISSION



NOTES	
NO.	DESCRIPTION

REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT 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

SITE D - UBC

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

ZONING:
RS-1

HEIGHT
Permitted 6 Leves (92')
Proposed 6 Leves (65')

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

SITE AREA: 24,322 SF

FSR	RESIDENTIAL	COMMERCIAL	BUILDING AREA	NET AREA	NET FSR
FSR PROPOSED	87,930	9,394	97,324	86,286.23	3.55

DENSITY CALCULATION

RESIDENTIAL	UNITS	GROSS FLOOR AREA			EXCLUSIONS (inc Amenity)					FSR AREA
	a	b	c	d	e	f = b-c-d-e	g	h	i = d+g+h	j = f - i
Level	Units	Suite Area	Internal Circulation	Amenity	Commercial	Gross Area	In-Suite Storage	Enclosed Balconies	Total Deductions	Net Area
Level 1	0	11,312	1,919	0	9,394	13,231				13,231
Level 2	18	12,645	2,301	487	0	15,633	687	0	1,173	14,459
Level 3	20	12,647	2,301	0	0	15,149	200	0	200	14,949
Level 4	20	12,647	2,301	0	0	15,149	200	0	200	14,949
Level 5	20	12,647	2,301	0	0	15,149	200	0	200	14,949
Level 6	11	11,601	2,301	0	0	13,902	357	0	357	13,545
Roof	0	0	204	0	0	204				204
TOTAL	89	74,301	13,630	487	9,394	88,417	1,644	0	2,131	86,286

RESIDENTIAL	STUDIO/MICRO	1 BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	TOTAL
Level 2	9	1	4	4	0	0	18
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	45	8	13	20	0	3	89
Mix	51%	9%	15%	22%	0%	3%	100%

PARKING CALCULATION: 1 LEVEL UNDERGROUND	
TYPE	LEVEL 1
Residential	41
(Small Car)	0
(Disability)	4
TOTALS	41
	41

RESIDENTIAL BICYCLE SPACE CALCULATION:					
TOTAL BICYCLE STORAGE :			REQUIRED	PROVIDED	TYPE
RES: 1.5 SPACES PER UNIT (2.5.5)		Long-term	134	135	CLASS A
RES: 6 SPACES FOR MIN. 20 UNITS (2.5.5)		Short-Term	18	18	CLASS B
TOTAL BICYCLE			152	153	
TYPE					
BIKE LOCKERS (Min 20%)			0	0	CLASS A
VERTICAL (Max 30%)			0	13	CLASS A
HORIZONTAL			0	122	CLASS A
COMMERCIAL BICYCLE SPACE CALCULATION:					
TOTAL BICYCLE STORAGE :			REQUIRED	PROVIDED	TYPE
COMM: 1 SPACE PER 750M2 (2.5.5)		Long-term	2	0	CLASS A
COMM: 1 SPACE PER 750M2 MIN. 4 SPACES (2.5.5)		Short-Term	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	24	2+3+4+5	0	0	10,800
Unit B	Micro	355	21	2+3+4+5	0	0	7,455
Unit C	1 Bed + Den	625	8	2+3+4+5	40	0	4,680
Unit C1	1 Bed + Den	625	4	2+3+4+5	40	0	2,340
Unit D	2 Bed	642	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	1,292	1	6	40	0	1,252
Unit H	2 Bed	604	5	2+3+4+5+6	0	0	4,020
Unit J	1 Bed + Den	580	1	2	0	0	580
Unit K	1 Bed	470	5	2+3+4+5+6	0	0	2,350
TOTAL	TOTAL		89				49,463

NOTES

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PN



TN



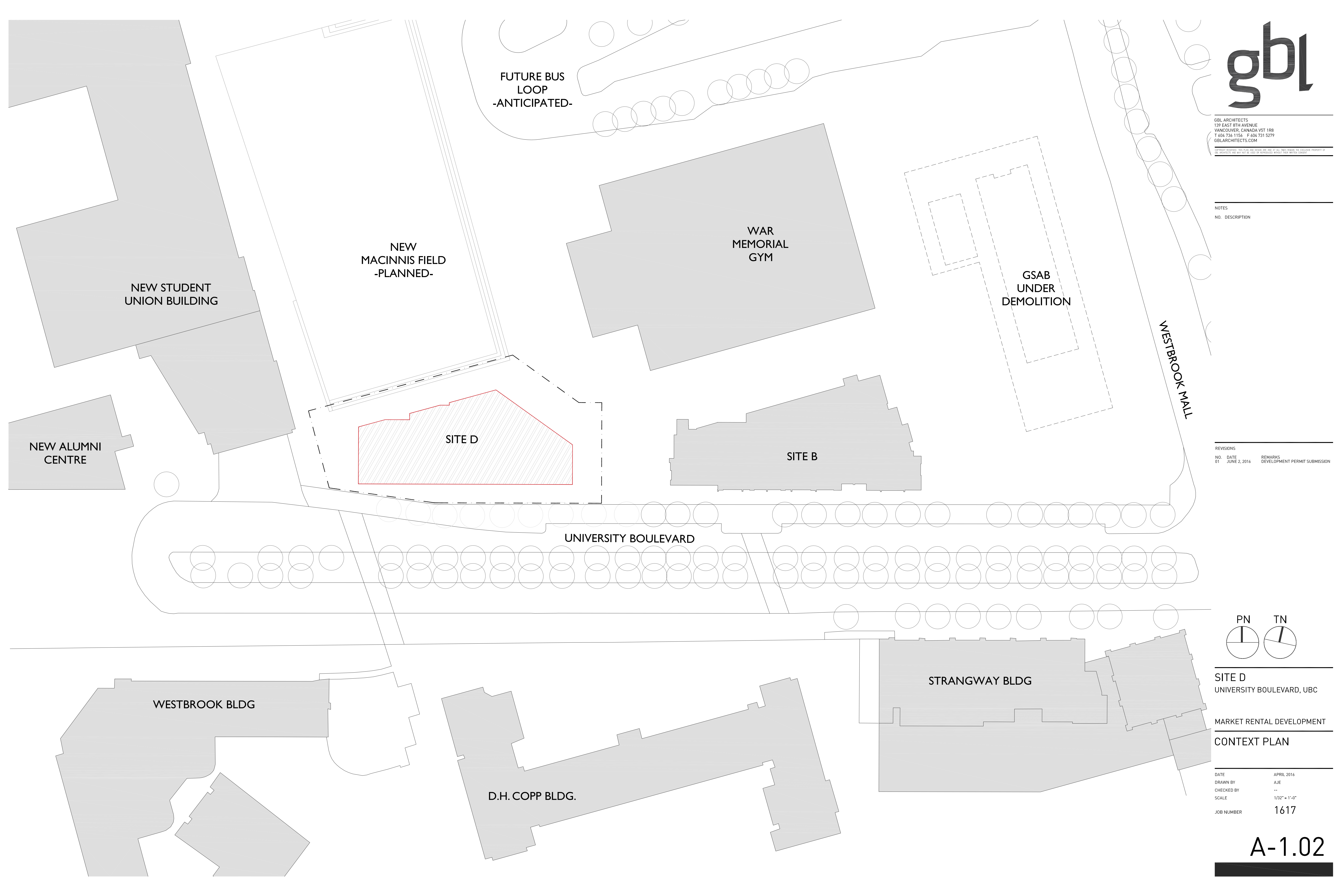
SITE D

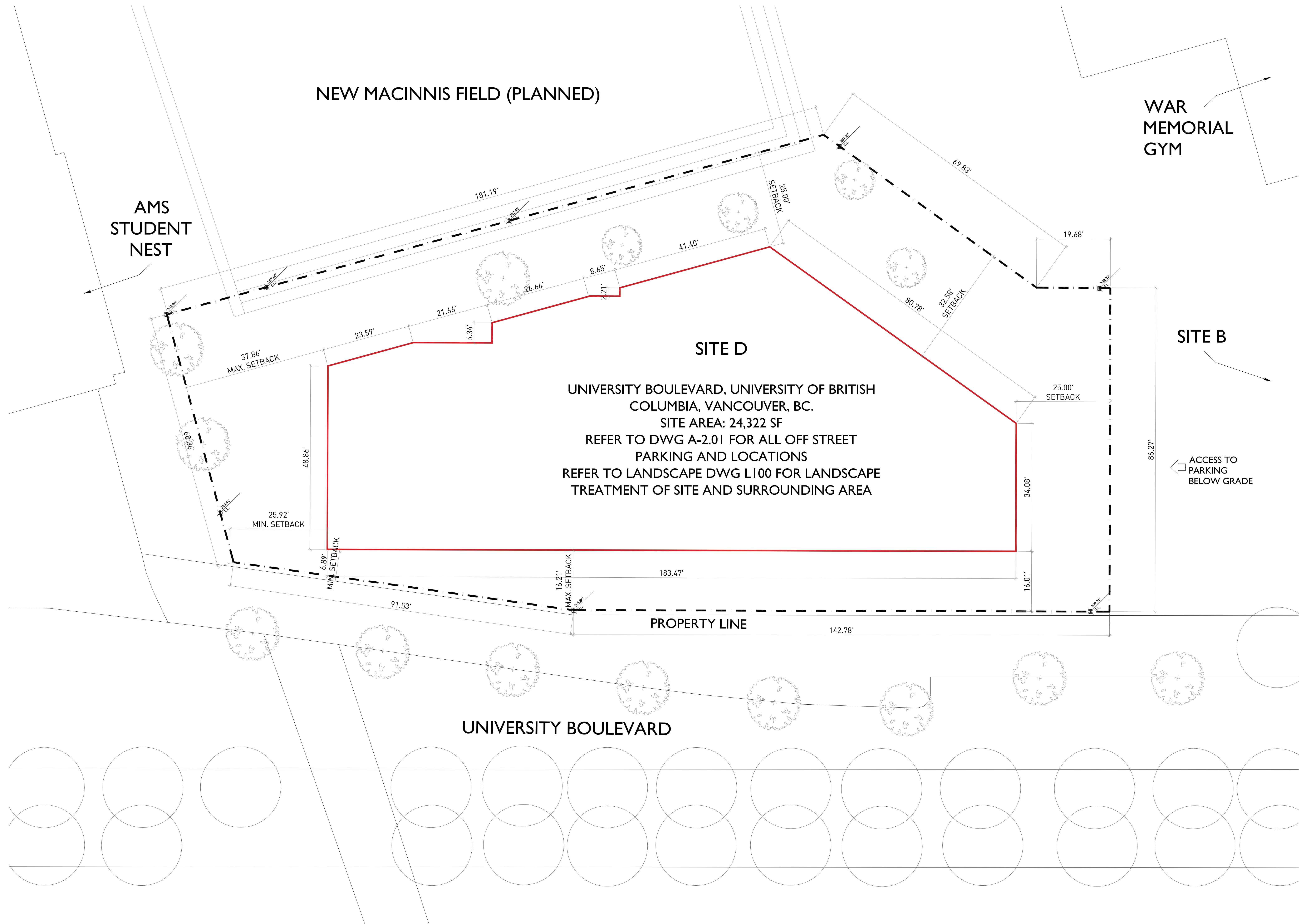
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

CONTEXT PLAN

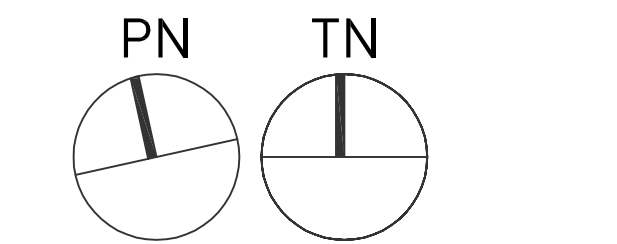
DATE	APRIL 2016
DRAWN BY	AJE
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SCALE	1/32" = 1'-0"
JOB NUMBER	1617





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SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

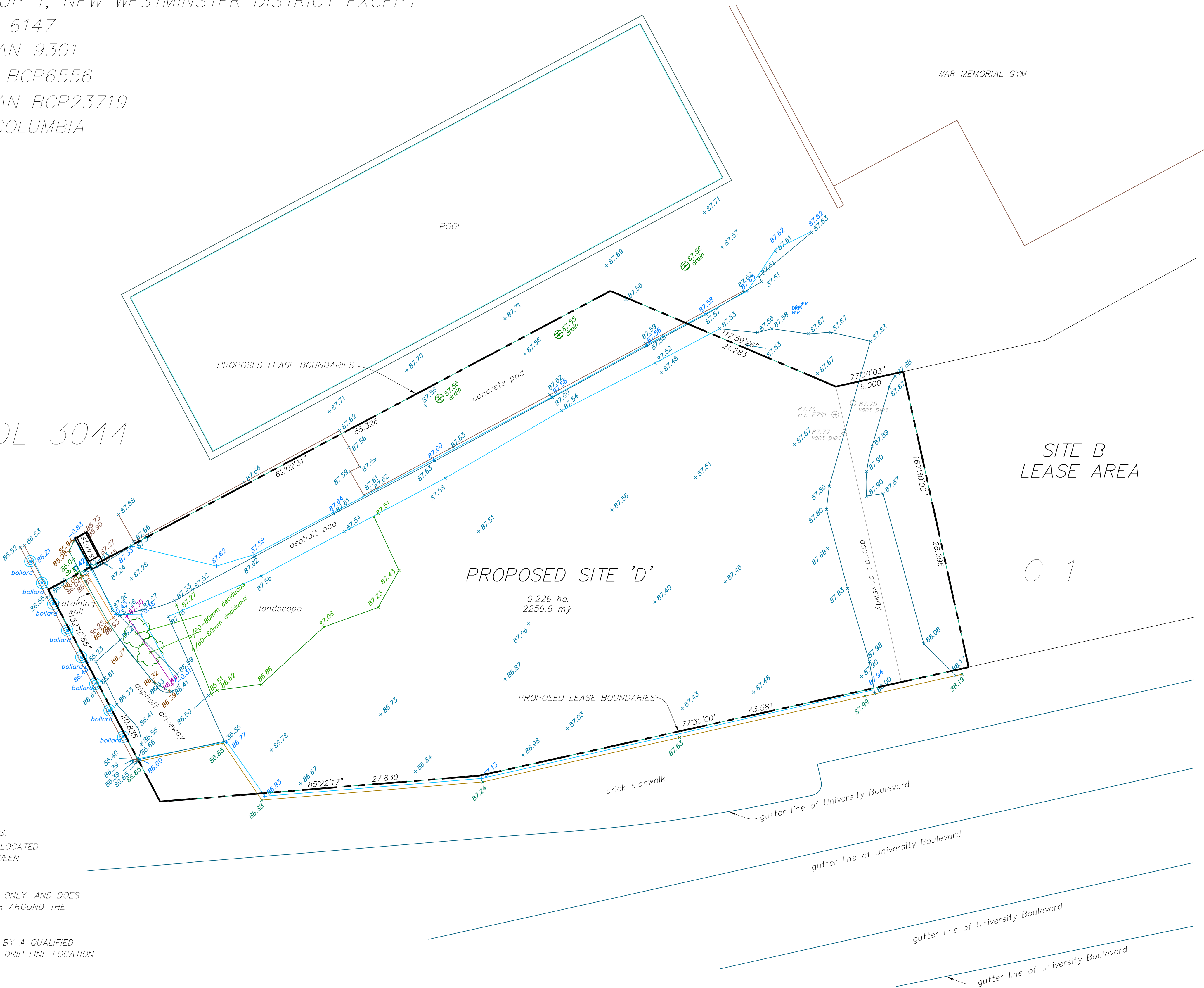
SURVEY PLAN

DATE	APRIL 2016
DRAWN BY	AJE
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SCALE	1/16" = 1'-0"
JOB NUMBER	1617

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



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 3E9
(604) 597-9189

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

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UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

STREETSCAPE

DATE	APRIL 2016
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SITE D



EQUINOX - 10AM



SOLSTICE - 10AM



EQUINOX - 12PM



SOLSTICE - 12PM



EQUINOX - 2PM



SOLSTICE - 2PM

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SITE D

UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

SHADOW ANALYSIS

DATE

DRAWN BY

CHECKED BY

SCALE

JOB NUMBER

APRIL 2016

AJE

--

NTS

1617

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.

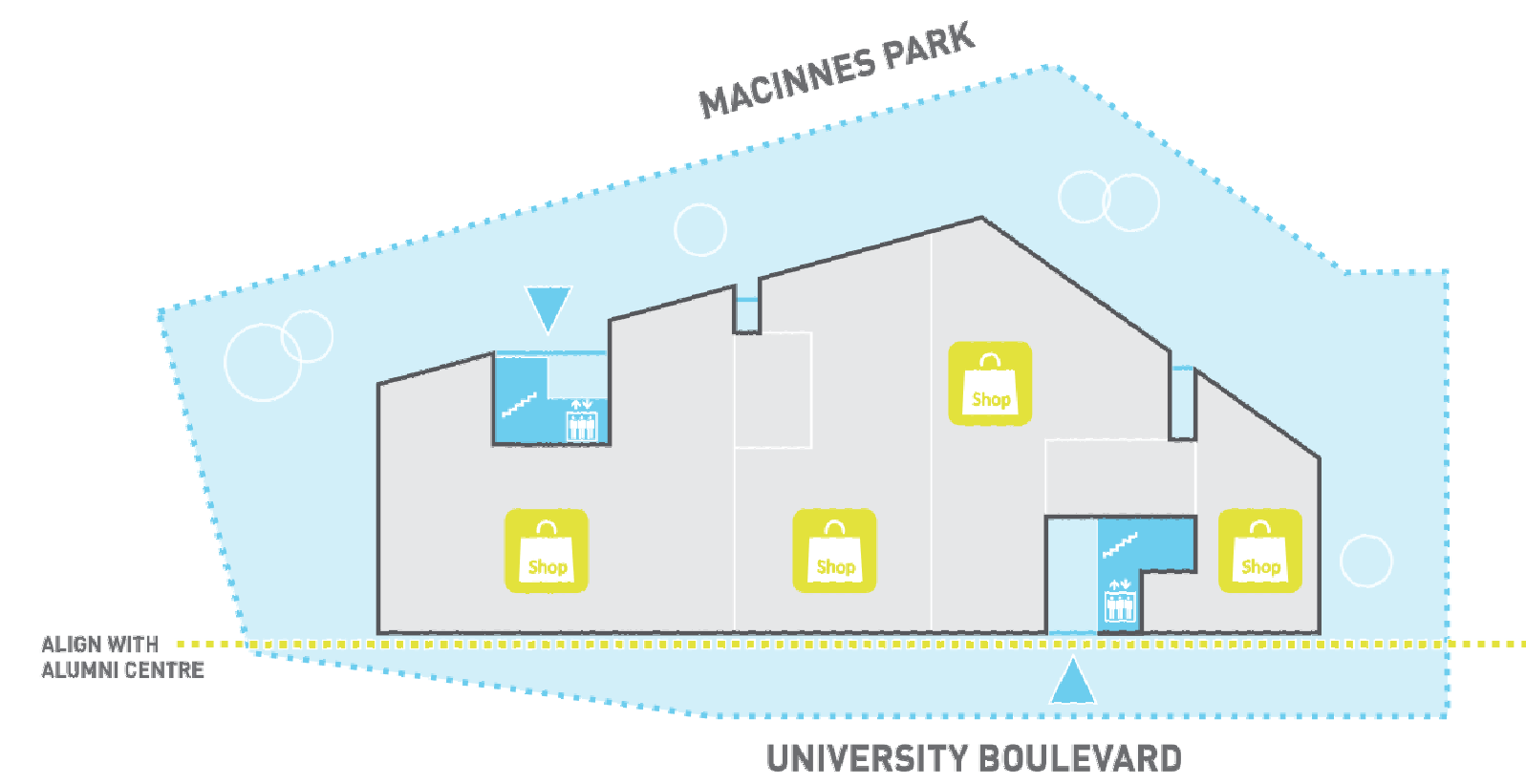
The building facades align on all sides with the adjacent property lines to eliminate any potential pinch points and permit increased ease of pedestrian movement around the base of the building.

UPPER MASSING CONCEPT

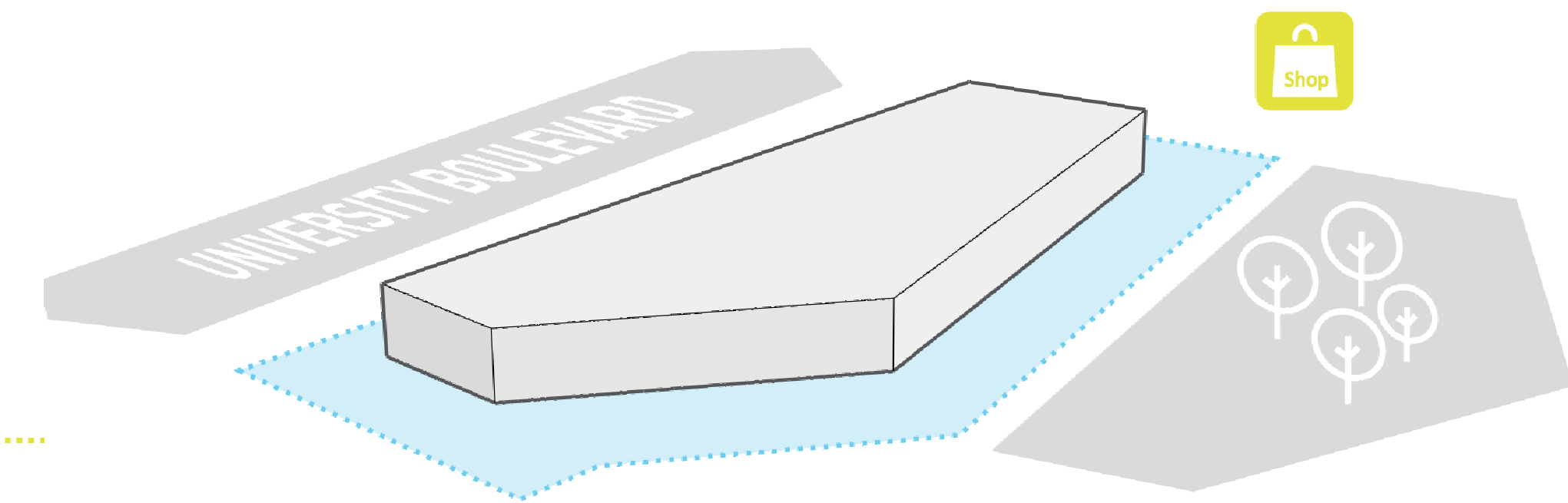
Above the commercial base, the building form rises up to six storeys. The footprint for the upper levels takes on a more elongated form to maximise the efficiency of a double loaded corridor layout.

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.

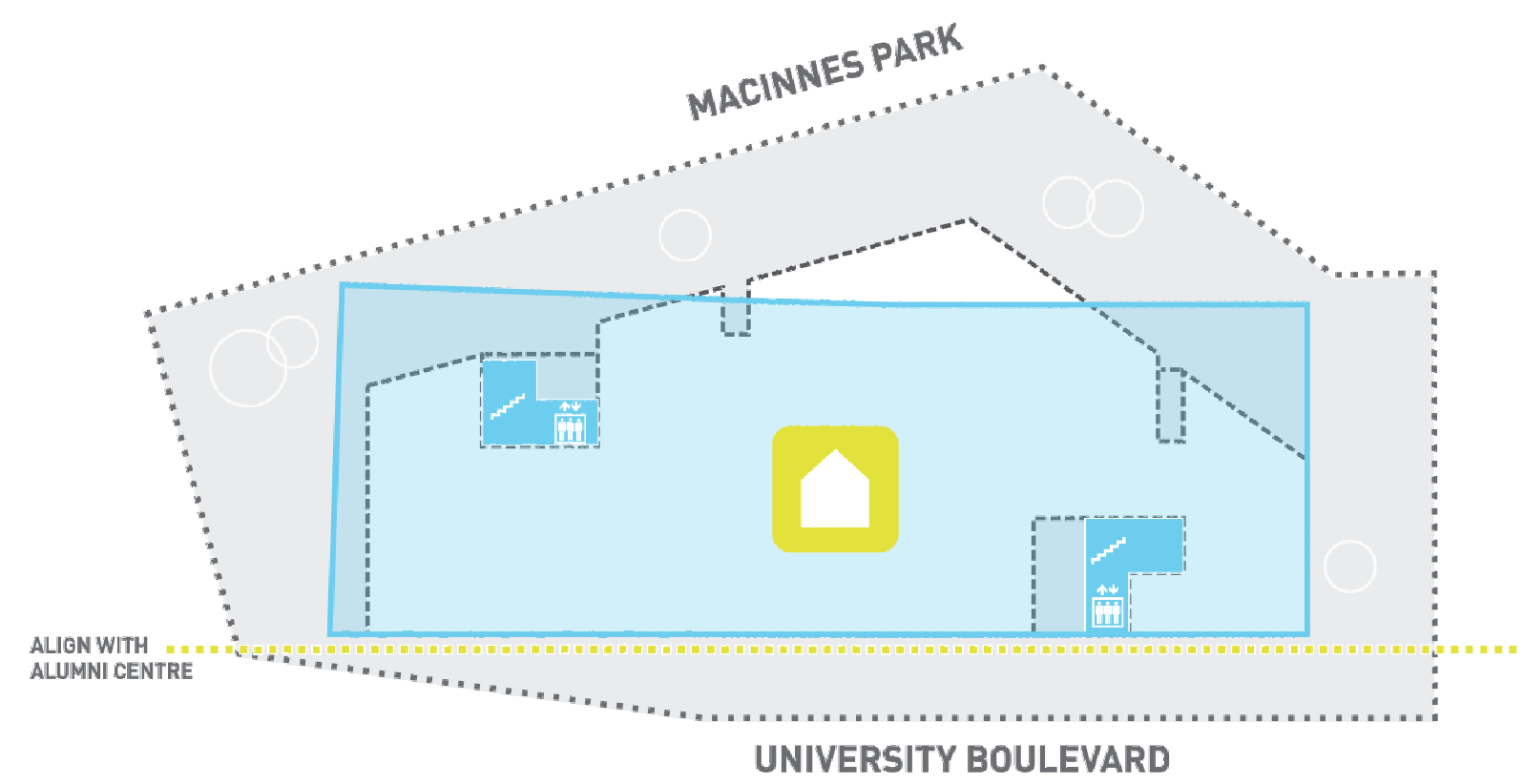
To avoid a complete disconnect, certain edges of the building are carried up the full 6 levels to maintain an appropriate balance of form. The south east corner that defines the main entry is one such edge, allowing for clear visual connection between the main residential entry lobby and the associated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



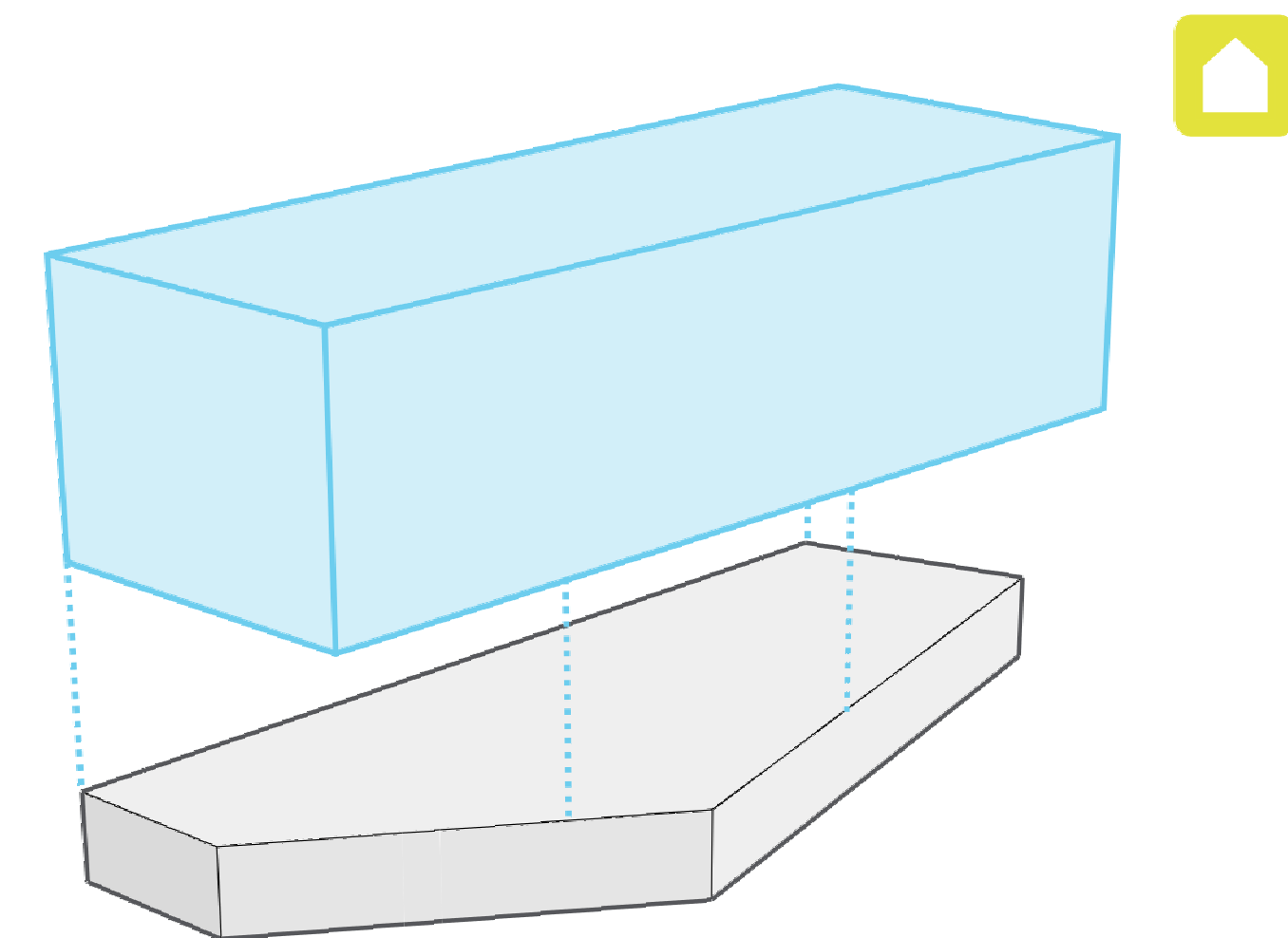
GROUND FLOOR PLAN: COMPACT OFFSET ENTRY POINTS ALLOWING INCREASED COMMERCIAL TRANSPARENCY



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 EXSTRUDED UP FROM LEVELS 2 TO 6

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UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

DESIGN RATIONALE

DATE	APRIL 2016
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A-1.07a

NOTES	
NO.	DESCRIPTION

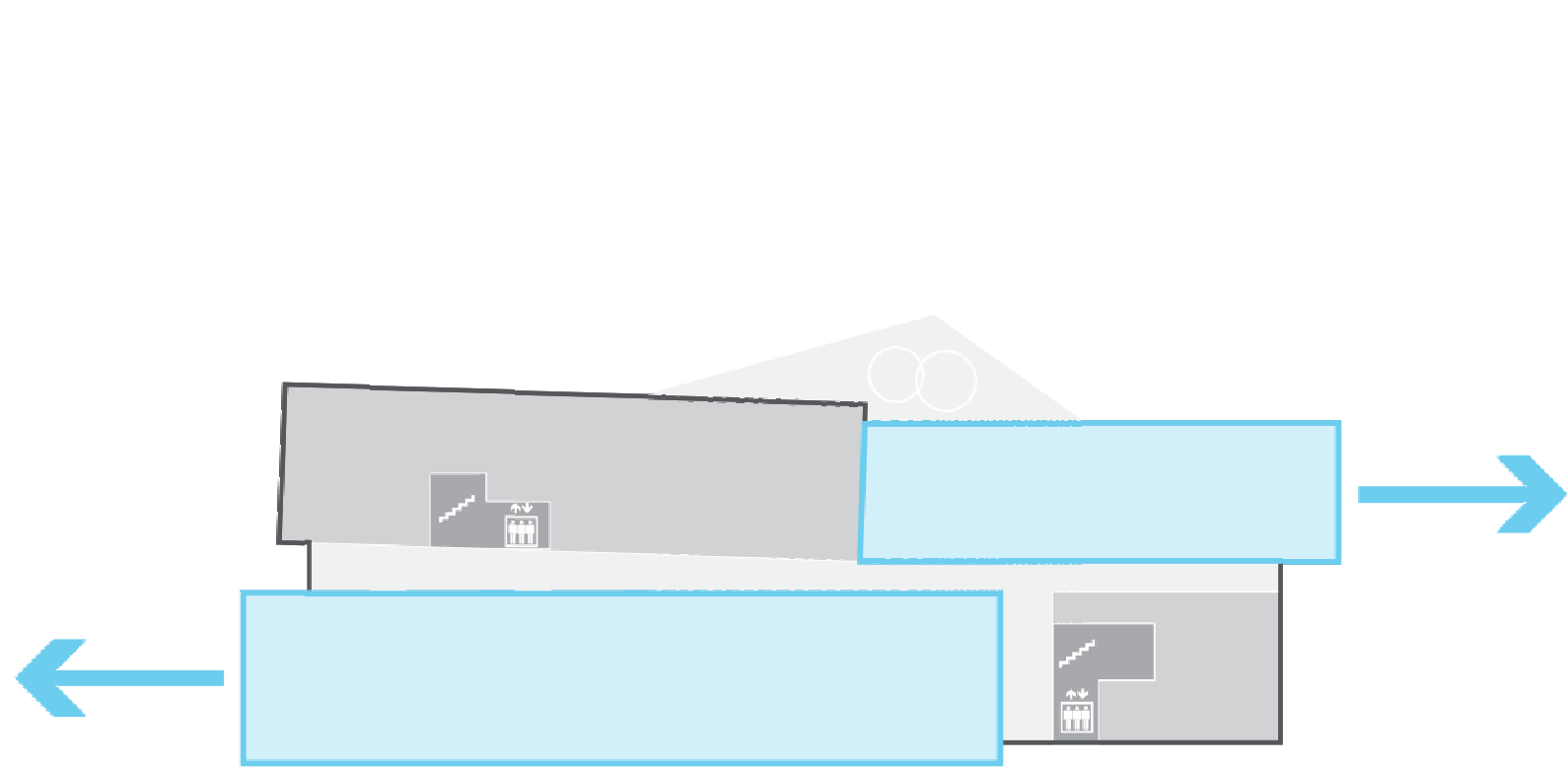
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UNIVERSITY BOULEVARD, UBC

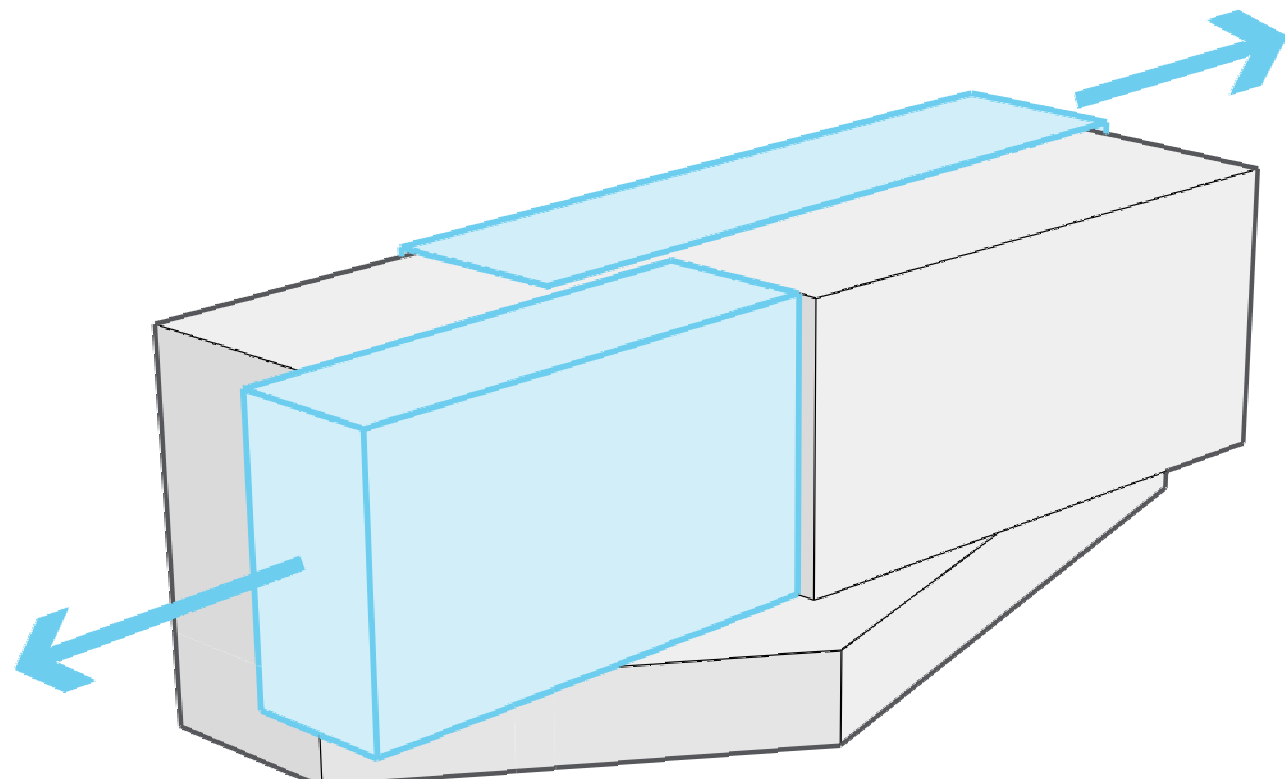
MARKET RENTAL DEVELOPMENT

DESIGN RATIONALE

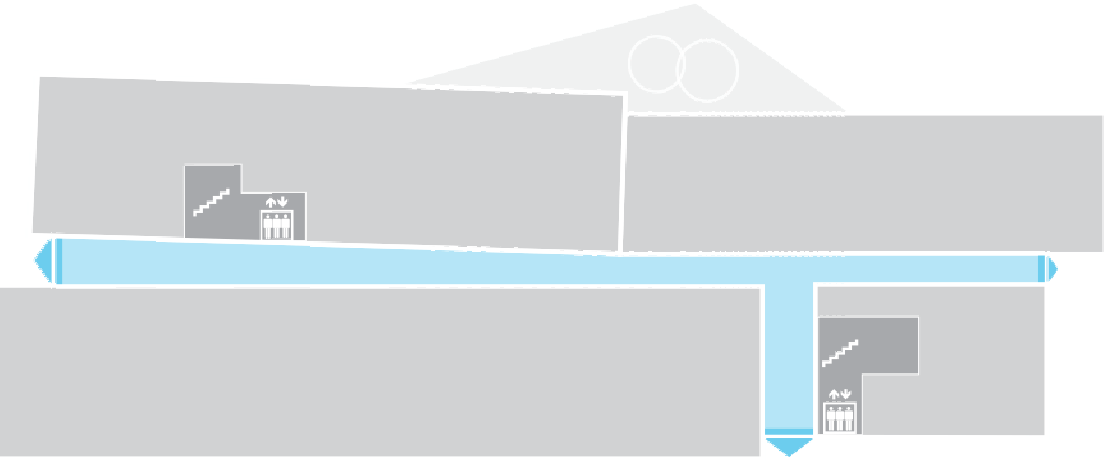
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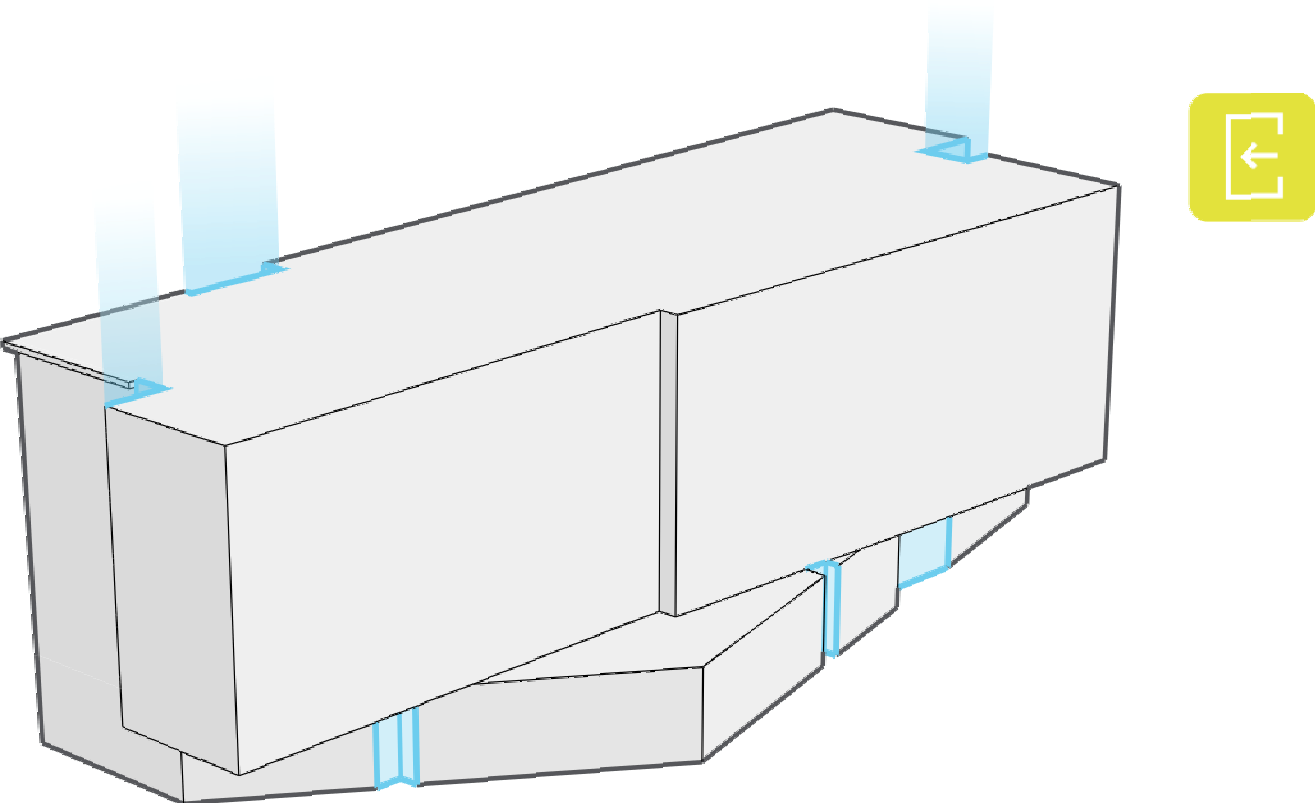
TYPICAL FLOOR PLANS: ELONGATED LINEAR BANKS OF COMPACT UNITS



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



TYPICAL FLOOR PLANS: OPEN CIRCULATION BREAKS AROUND BUILDING EDGE



MASSING INTEGRATION: VERTICAL CIRCULATION CHANNELS PROVIDE VISUAL CONTINUITY AND ANIMATION

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.

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.

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 diagram shows a central grey building icon with a sawtooth graph on its roof. Surrounding this central element are several colored rectangular blocks, each containing a person icon and a sawtooth graph. The blocks are arranged in a circular fashion, suggesting a continuous cycle of information exchange. The colors of the blocks include yellow, light blue, and grey. The person icons are stylized human figures, and the sawtooth graphs represent data trends.

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'.

MARKET RENTAL DEVELOPMENT

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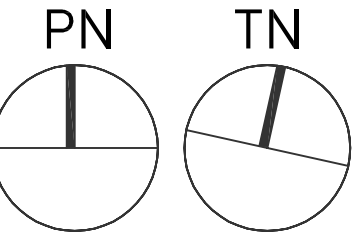


GBL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM

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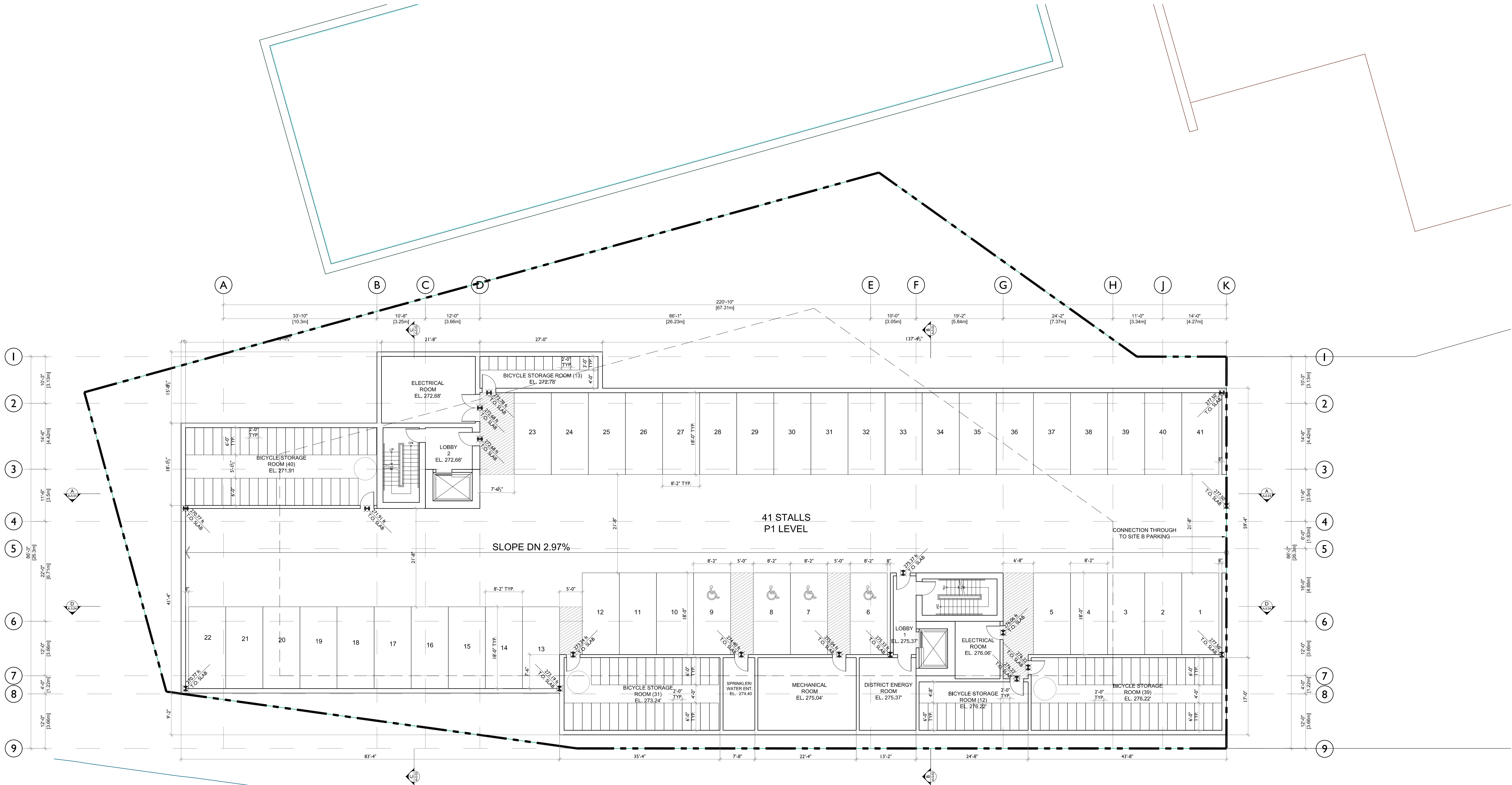
SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

PARKING LEVEL 1

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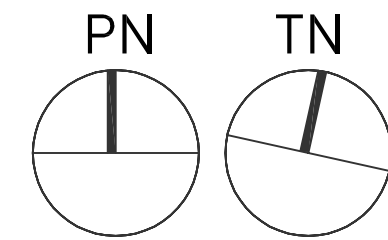
A-2.01



P1 LEVEL
41 PARKING STALLS

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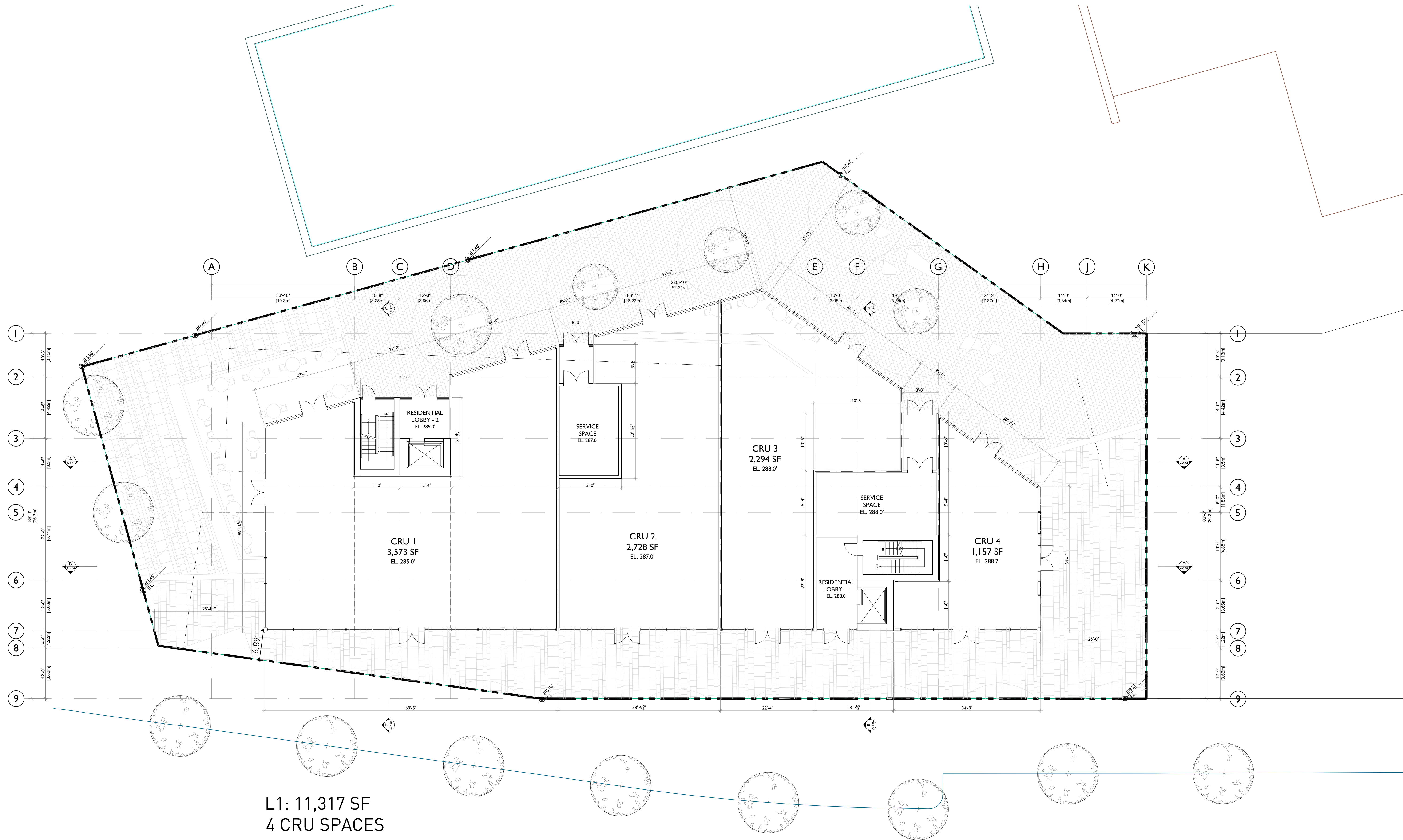
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MARKET RENTAL DEVELOPMENT

LEVEL 1

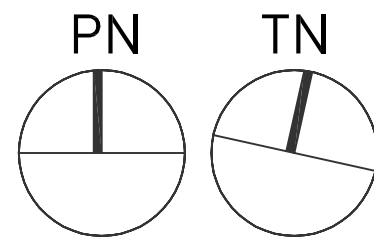
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A-3.01



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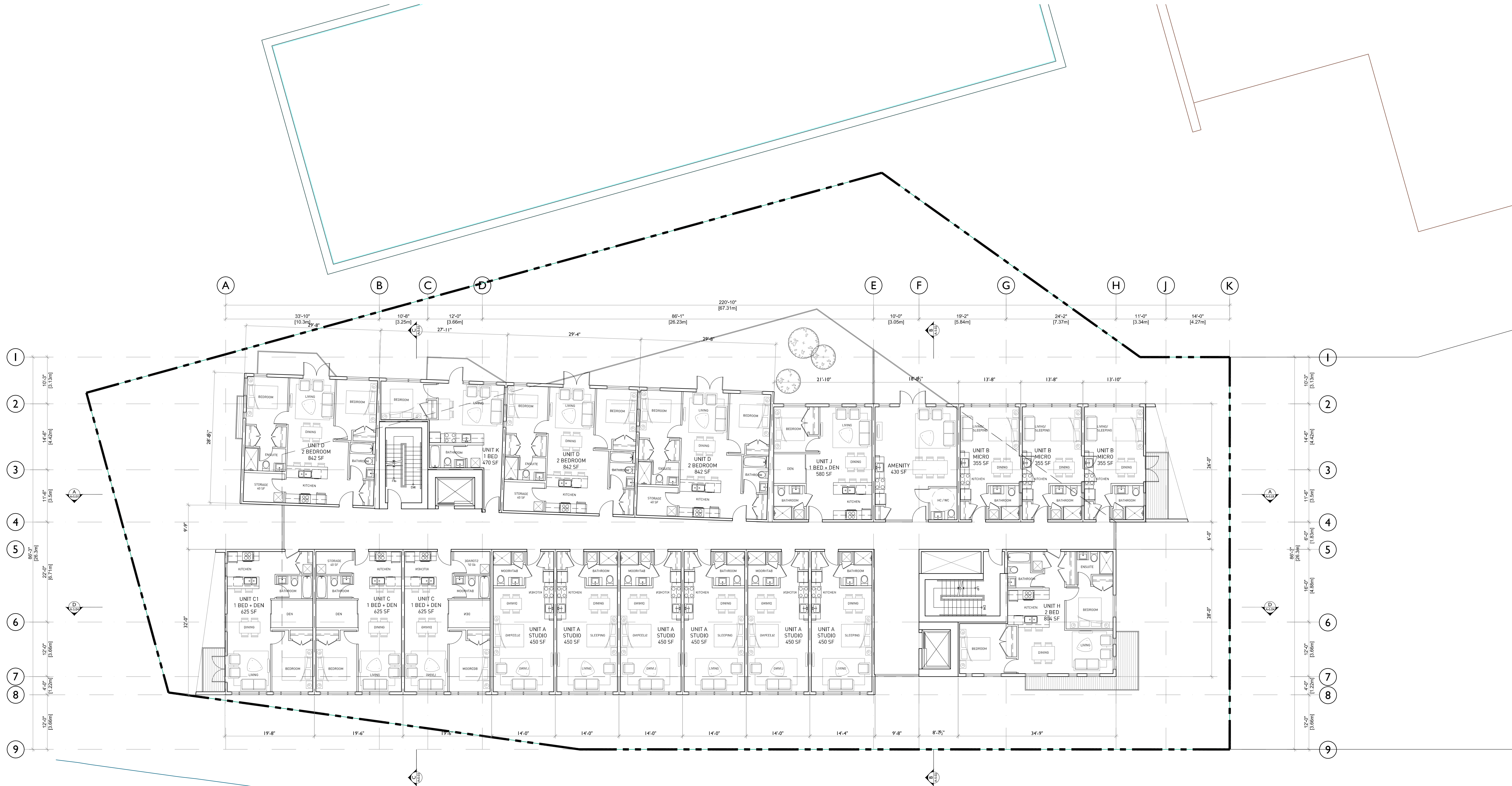
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MARKET RENTAL DEVELOPMENT

LEVEL 2

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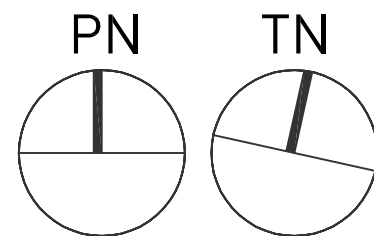
A-3.02



L2: 12,860 SF
18 UNITS

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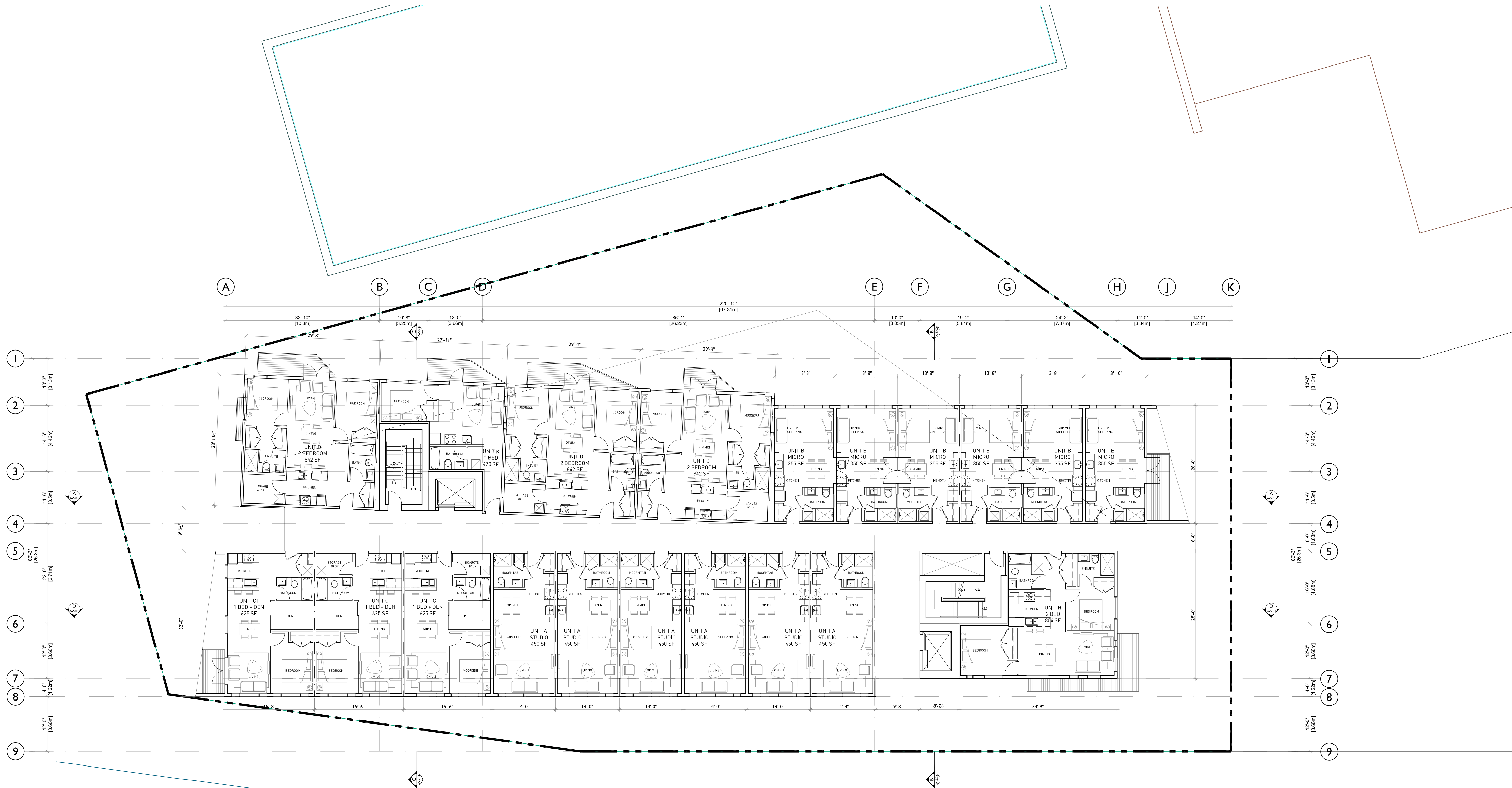
SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

LEVELS 3-5

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A-3.03



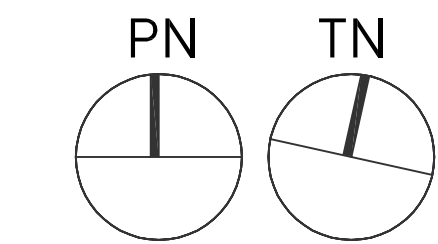
L3-5: 12,860 SF
20 UNITS



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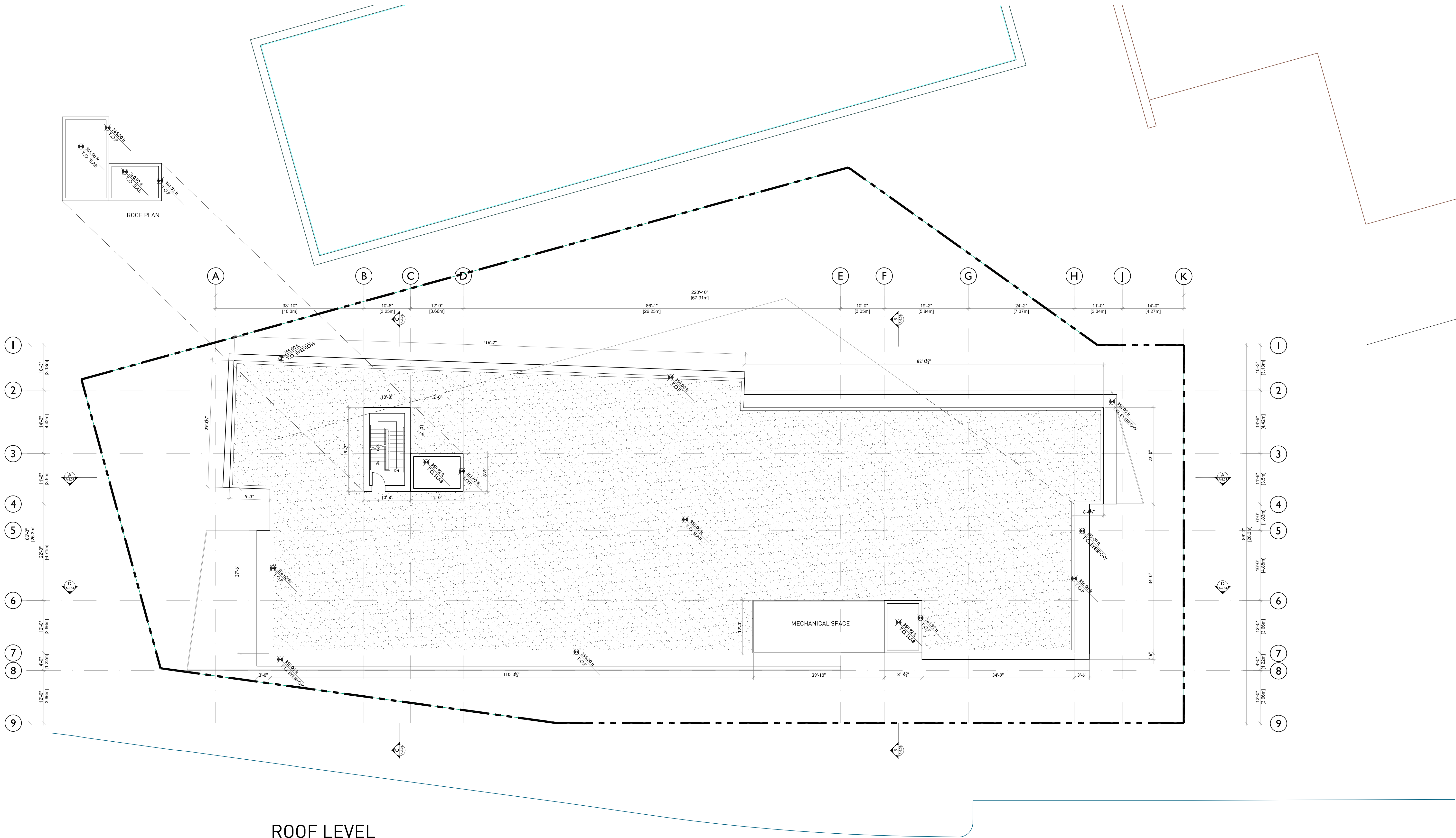
UNIVERSITY BOULEVARD, UBC

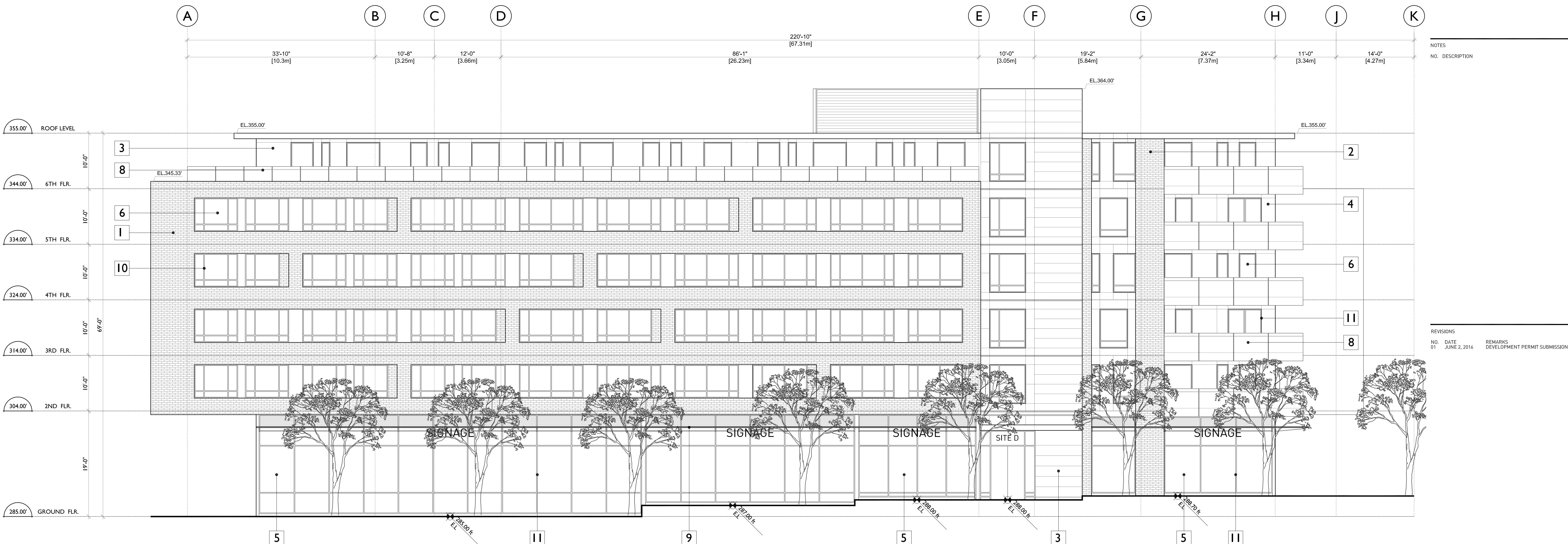
MARKET RENTAL DEVELOPMENT

ROOF PLAN

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SCALE	3/32" = 1'-0"
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A-3.05





MATERIALS	
1	WHITE BRICK
2	CHARCOAL BRICK
3	WHITE METAL PANEL
4	CHARCOAL METAL PANEL
5	CURTAIN WALL GLAZING
6	PUNCHED WALL GLAZING
7	FAUX WOOD PANEL
8	CLEAR GLASS BALUSTRADE
9	CLEAR GLASS CANOPY
10	SILVER WINDOW FRAMES
11	CHARCOAL WINDOW FRAMES
12	WHITE PAINTED CONCRETE

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MARKET RENTAL DEVELOPMENT
SOUTH ELEVATION

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NOTES
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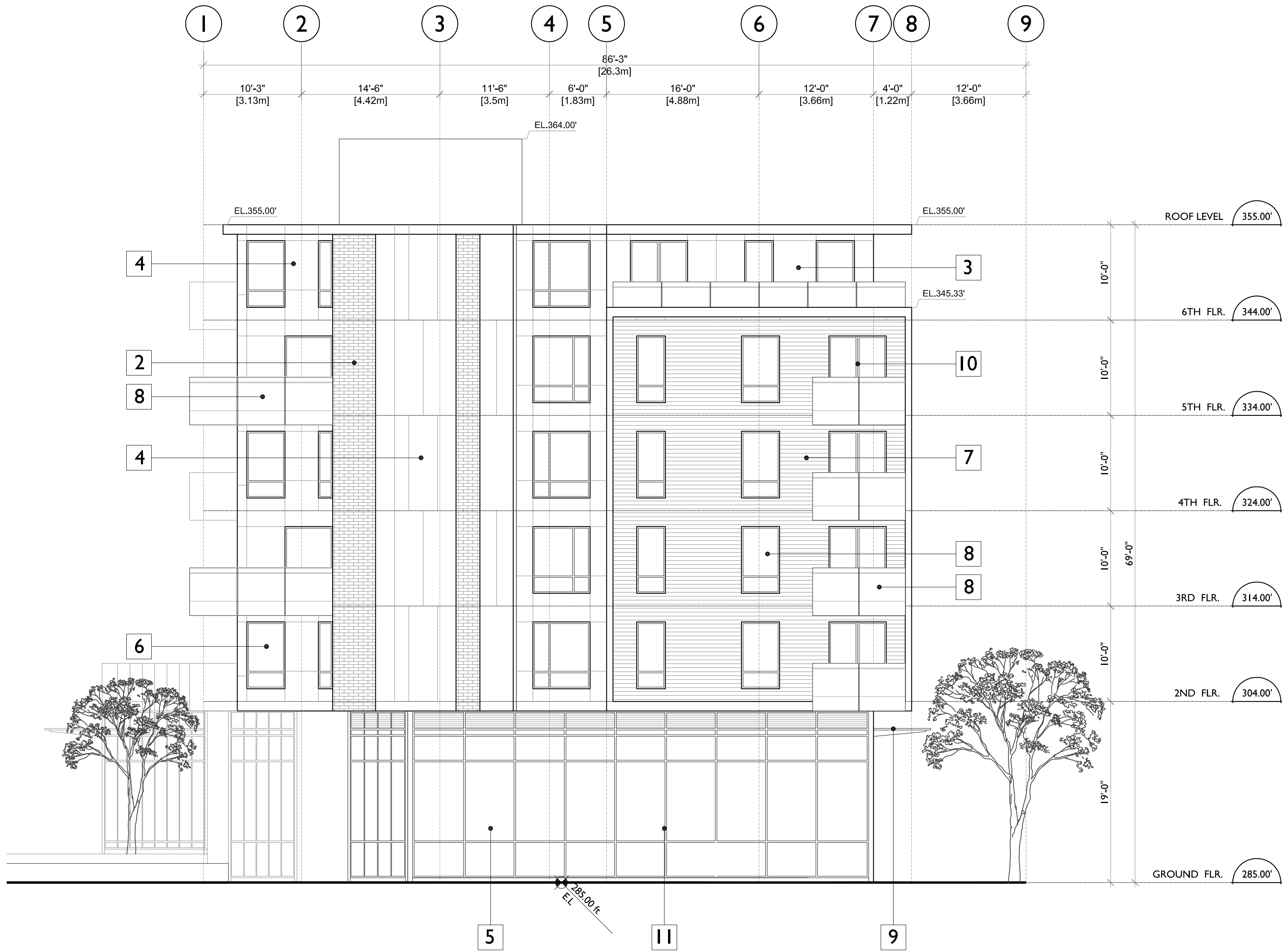
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SITE D
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MARKET RENTAL DEVELOPMENT
WEST ELEVATION

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A-4.02



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MARKET RENTAL DEVELOPMENT

NORTH ELEVATION

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A-4.03



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EAST ELEVATION

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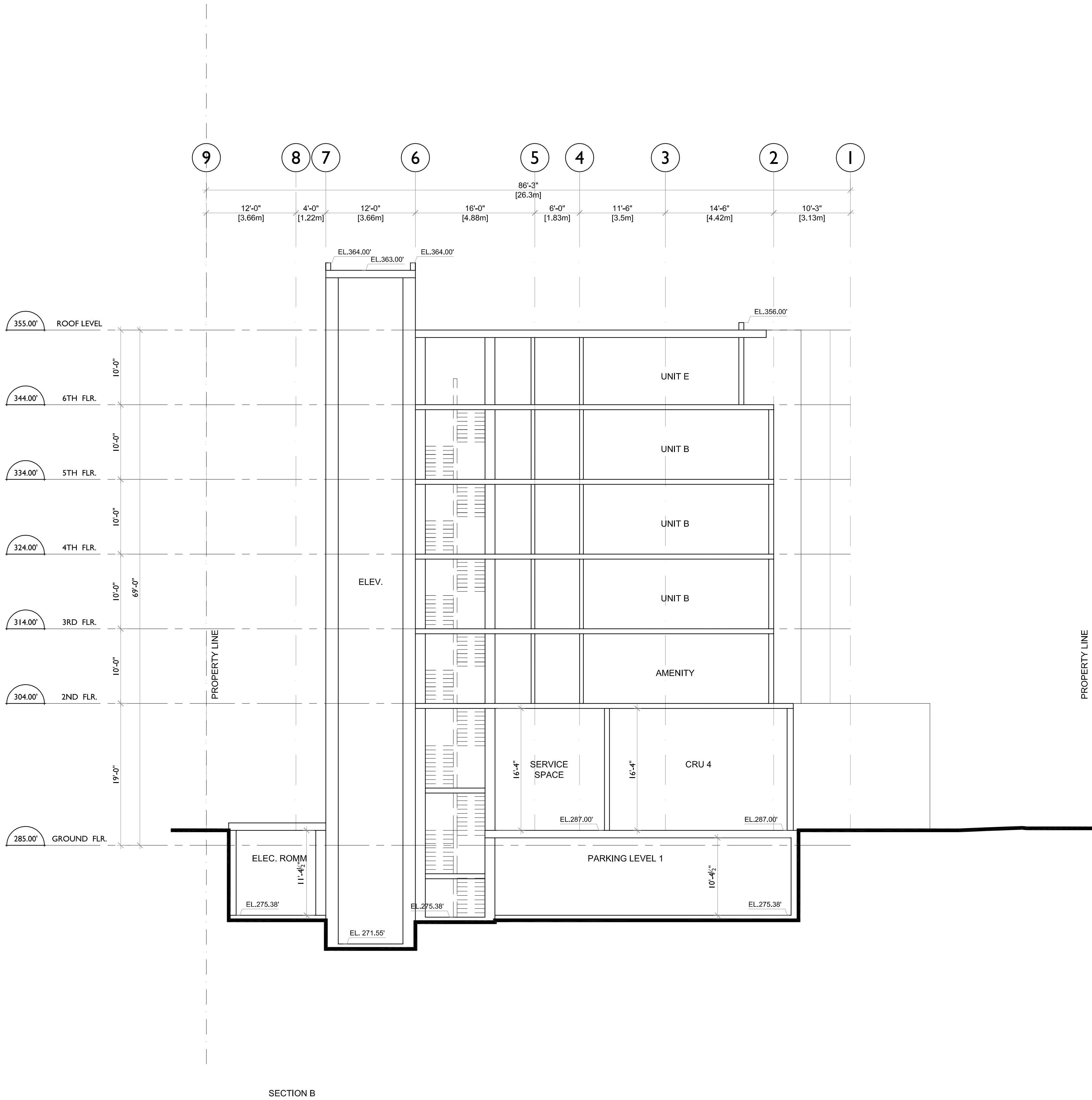
UNIVERSITY BOULEVARD, UBC

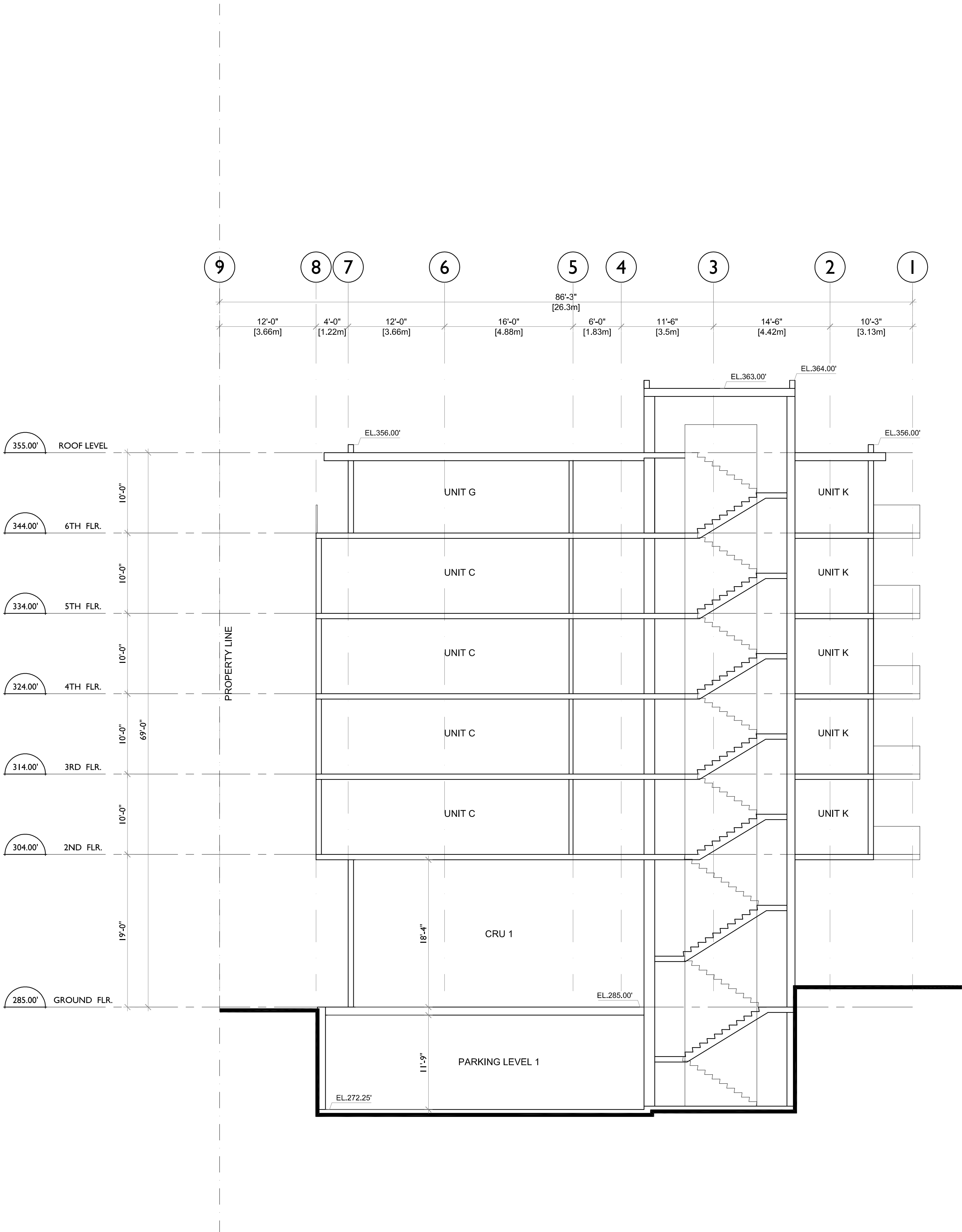
MARKET RENTAL DEVELOPMENT

SECTION B-B

DATE	APRIL 2016
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A-5.02





SECTION C

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MARKET RENTAL DEVELOPMENT

SECTION C-C

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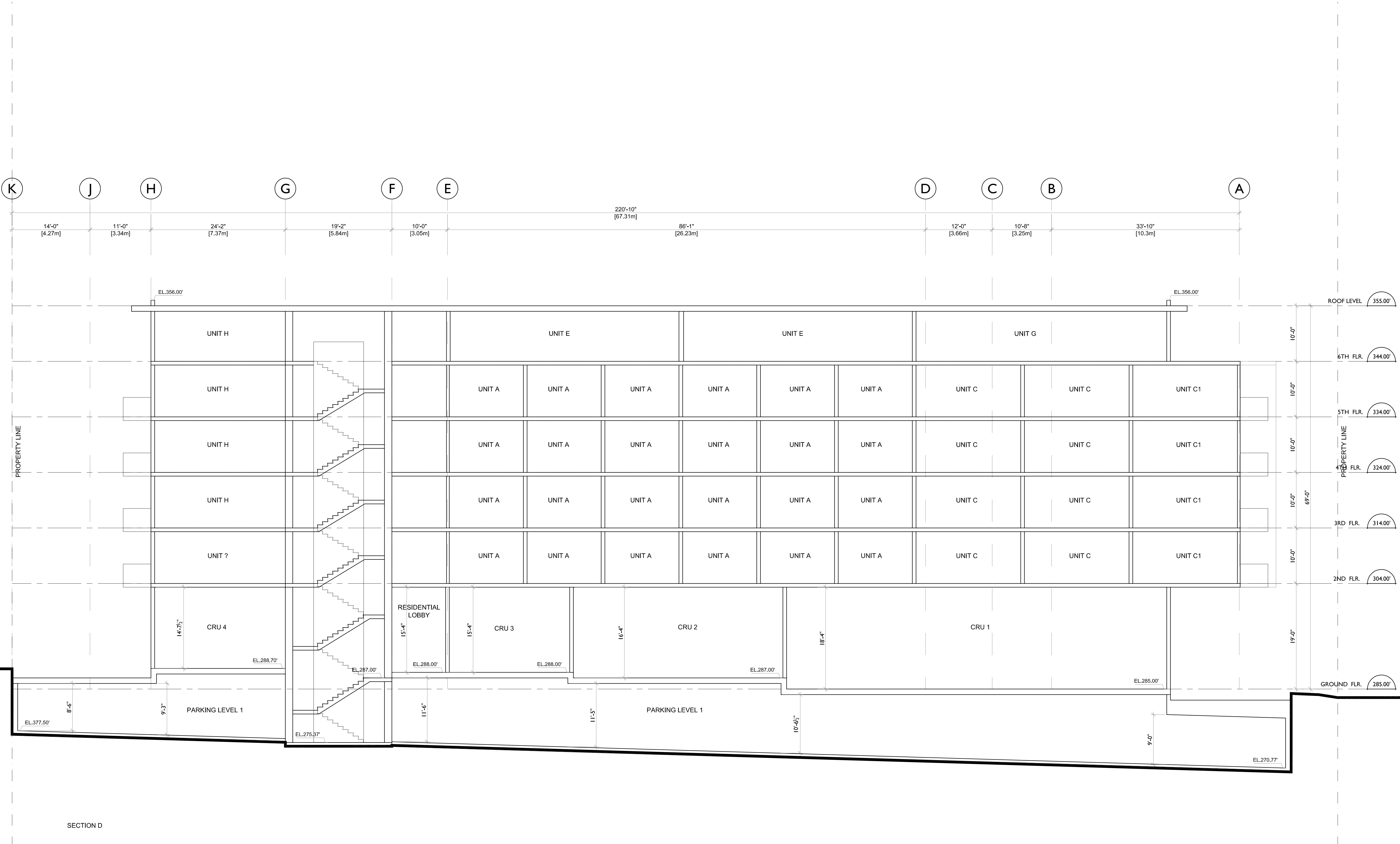
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MARKET RENTAL DEVELOPMENT

SECTION D-D

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01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION

SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

3D VIEWS

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



AERIAL VIEW LOOKING NORTH



STREET VIEW LOOKING WEST



PLAZA VIEW LOOKING WEST



PARK VIEW LOOKING SOUTH

LEVEL 2			
	LENGTH (FT)	WIDTH (FT)	AREA (SF)
Gross Perimeter			12,844.89
		Subtotal	12,844.89
Open Balcony	B1	Polyline	76.44
	B2	Polyline	66.07
	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	403.91
Enclosed Balcony	N/A		0.00
		Subtotal	0.00
Amenity	A1	18.72 26.00	486.72
		Subtotal	486.72
Storage Deductions	S1	6.29 6.36	40.00
	S2	6.29 6.36	40.00
	S3	6.29 6.36	40.00
	S4	8.00 5.00	40.00
	S5	8.00 5.00	40.00
		Subtotal	200.01
Total Area Deductions			686.73
TOTAL NET AREA			12,158.16



L2: 12,860 SF
18 UNITS

gbl

GBL ARCHITECTS

139 EAST 8TH AVENUE

VANCOUVER, CANADA V5T 1R8

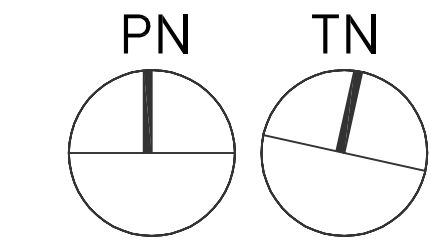
T 604 736 1156 F 604 731 5279

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NOTES
NO. DESCRIPTION

REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT 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			12,847.32
		Subtotal	12,847.32
Open Balcony	B1	Polyline	76.46
	B2	Polyline	67.42
	B3	Polyline	91.54
	B4	Polyline	43.99
	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	540.81
Enclosed Balcony	N/A		0.00
		Subtotal	0.00
Storage Reductions	S1	6.29 6.36	40.00
	S2	6.29 6.36	40.00
	S3	6.29 6.36	40.00
	S4	8.00 5.00	40.00
	S5	8.00 5.00	40.00
		Subtotal	200.01
Total Area Deductions			200.01
TOTAL NET AREA			12,647.31



L3-5: 12,860 SF
20 UNITS

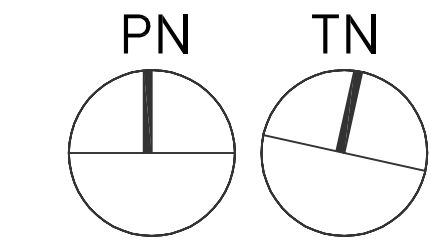
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NOTES
NO. DESCRIPTION

REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION



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

LEVEL 6			
	LENGTH (FT)	WIDTH (FT)	AREA (SF)
Gross Perimeter			11,601.40
		Subtotal	11,601.40
Open Balcony	B1	Polyline	76.41
	B2	Polyline	67.36
	B3	Polyline	91.47
	B4	Polyline	43.93
	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	46.11 4.00	184.44
	B13	12.39 32.00	396.48
	B14	1.50 9.50	14.25
		Subtotal	1664.10
Enclosed Balcony	N/A		0.00
		Subtotal	0.00
Storage Deductions	S1	6.29 6.36	40.00
	S2	6.29 6.36	40.00
	S3	6.29 6.36	40.00
	S4	7.83 5.00	39.15
	S5	7.83 5.00	39.15
	S6	7.83 5.00	39.15
	S7	8.96 4.46	39.96
	S8	8.96 4.46	39.96
	S9	8.00 5.00	40.00
		Subtotal	357.39
Total Area Deductions			357.39
TOTAL NET AREA			11,244.01



L6: 11,600 SF
11 UNITS

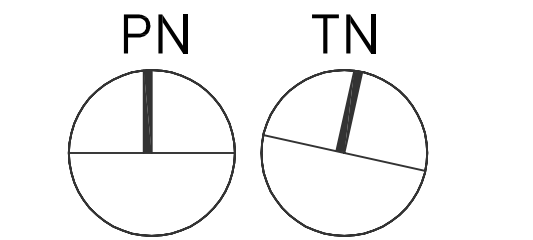


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NOTES
NO. DESCRIPTION

REVISIONS
NO. DATE REMARKS
01 JUNE 2, 2016 DEVELOPMENT PERMIT SUBMISSION



SITE D
UNIVERSITY BOULEVARD, UBC

MARKET RENTAL DEVELOPMENT

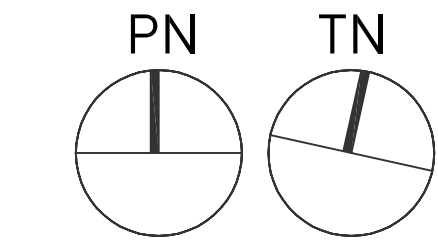
FSR - LEVEL 6

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

A-7.04

NOTES
NO. DESCRIPTION

REVISIONS		
NO.	DATE	REMARKS
01	JUNE 2, 2016	DEVELOPMENT PERMIT SUBMISSION



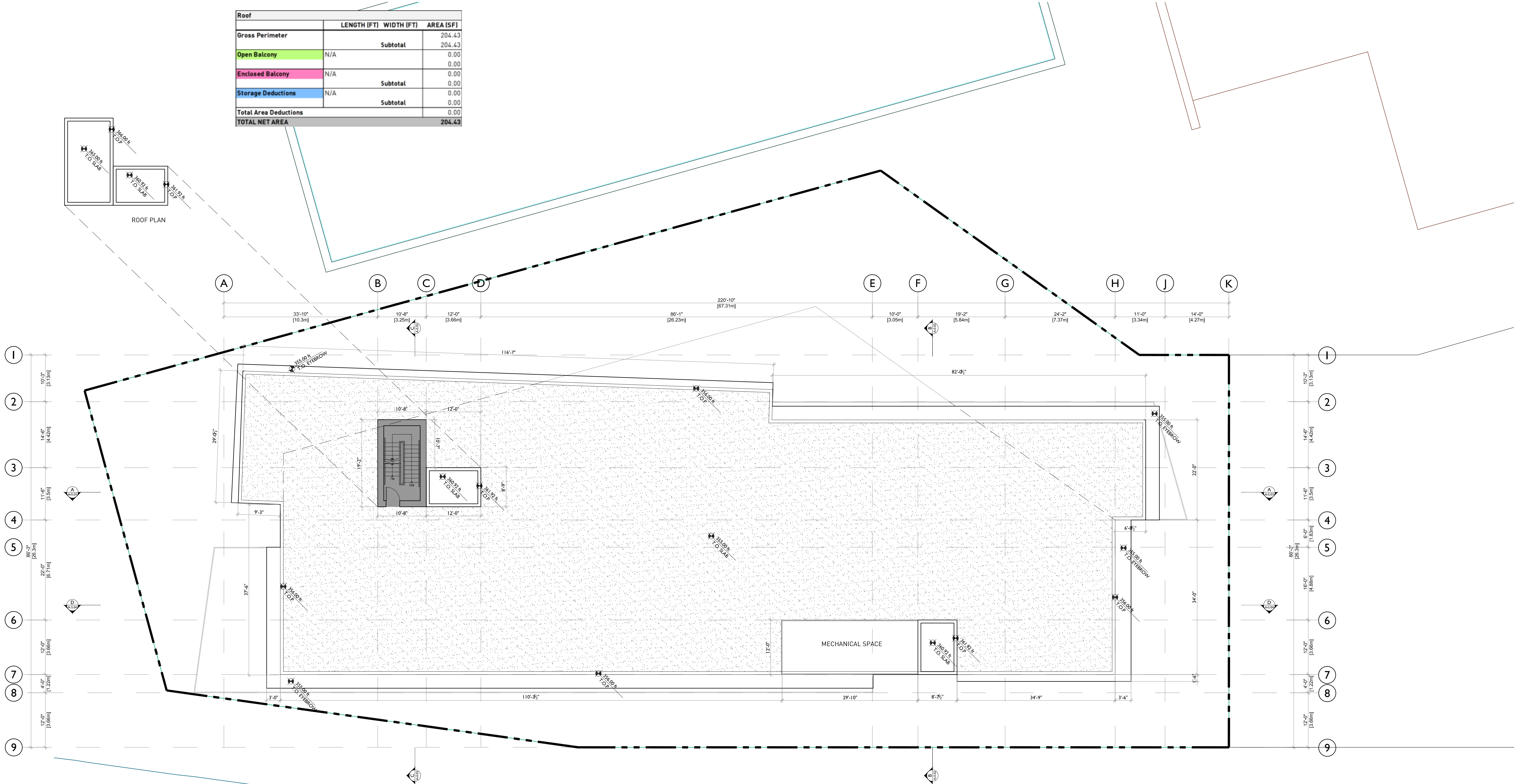
SITE D
UNIVERSITY BOULEVARD, UBC

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)
Gross Perimeter		
	Subtotal	204.43
Open Balcony	N/A	
	Subtotal	0.00
Enclosed Balcony	N/A	
	Subtotal	0.00
Storage Deductions	N/A	
	Subtotal	0.00
Total Area Deductions		0.00
TOTAL NET AREA		204.43