dys architecture

POLYGON

THE CONSERVATORY

Development Permit Submission
Revised 11 February 2020

CLIENT

POLYGON HOMES
1333 W Broadway #900,
Vancouver, BC V6H 4C2

CONSULTANTS

ARCHITECTURE

DYS ARCHITECTURE
1770 Burrard St #260,
Vancouver, BC V6J 3G7
T: 604 669 7710

STRUCTURE

BMZ STRUCTUTAL ENGINEERS
510 Burrard St Suite 501,
Vancouver, BC V6C 3A8
T: 604 685 9533

LANDSCAPE

PWL PARTNERSHIP
1201 W Pender St,
Vancouver, BC V6E 2V2
T: 604 685 9533

MECHANICAL

WILLIAMS ENGINEERING CANADA INC.
1100 Melville St #740,
Vancouver, BC V6E 4A6
T: 604 689 1915

ELECTRICAL

NEMETZ (S/A) & ASSOCIATES LTD.
2009 W 4th Ave,
Vancouver, BC V6J 1N3
T: 604 736 6562

SUSTAINABILITY

E3 ECO GROUP INC.
8085 N Fraser Way #400,
Burnaby, BC V5J 5M8
T: 604 874 3715

ENERGY MODELING

MORRISON HERSHFIELD LTD.
4321 Still Creek Dr #310,
Burnaby, BC V5C 6S7
T: 604 454 0402

CIVIL

INTERCAD SERVICES LTD.
1111 W 8th Ave,
Vancouver, BC V6H 1C5
T: 604 739 7707

GEOTECHNICAL

GEOPACIFIC CONSULTANTS LTD..
1779 W 75th Ave,
Vancouver, BC V6P 3T1
T: 604 439 0922

CONTENTS

PROJECT STATISTICS

CIVIC ADDRESS	5728 BERTON AVENUE, VANCOUVER, B.C.
LEGAL DESCRIPTION	LOT 5, DISTRICT LOT 6494, GROUP 1, N.W.D, PLAN BCP24848
CURRENT ZONING	SC3A

			Allowed		**Proposed**	
SITE AREA	49,117	sq.ft. [.45631 ha]				
FSR			3.5		3.50	
BUILDING AREA			171,910	sq.ft	171,885.8	sq.ft
SETBACKS			**Allowed**		**Proposed**	
FRONT YARD SETBACK		2.5m	8.20 ft.		14.66 ft.	
SIDE YARD SETBACK		2.5m	8.20 ft.		15.75 ft. - 20.42 ft.	
REAR YARD SETBACK		2.5m	8.20 ft.		37.66 ft.	
SITE COVERAGE					**Proposed**	
BUILDINGS & STRUCTURES			45%		26%	

BUILDING HEIGHT			**Allowed**	**Proposed**
BUILDING HEIGHT		59m	193.6 ft.	*200.66 ft.
NO. OF STOREYS			20 (excludes mech. penthouse)	20
TOTAL NO. OF FLOORS				20
TOTAL NO. OF PARKING LEVELS	(BELOW GRADE)			3
TOTAL NO. OF RESIDENTIAL FLOORS				20
TOTAL NO. OF AMENITY FLOORS				1
TOTAL NO. OF MECH FLOORS				2

RESIDENTIAL UNIT SUMMARY					**Proposed**
RESIDENTIAL UNITS	1 BR	1 BR + DEN	2BR	3 BR	
LEVEL 1 (1 STOREY)	3	0	5	0	8
LEVEL 2 (1 STOREY)	3	0	5	0	8
LEVEL 3 - 19 (17 STOREYS)	5	1	5	0	187
LEVEL 20 (1 STOREY)	0	0	0	4	4
CITY HOMES		0	0	4	4
TOTAL		0	0	0	**211**

PARKING SUMMARY - RENTAL TOWER			**Required**	**Proposed**
CITY HOMES	Max. 2 Spaces Per Residential Unit		8	8
RESIDENTIAL STALLS	Max. 1 Stall Per 753 sq.ft.		228	228
	TOTAL REQUIRED PARKING		236	236
VISITOR STALLS	Min. 0.1 Space Per Principal Dwelling Unit		22	22
TOTAL PARKING SPACES			**258**	**258**
DISABLED STALLS (included in total)	Min 0.1 Space Per Principal Dwelling Unit		22	22
SMALL CARS (included in total)	Max. 25% of Required # of Parking Spaces	MAX	65	65
ELECTRIC CAR (included in total)			n/a	2

BICYCLE STORAGE SUMMARY			**Required**	**Proposed**
RESIDENT STALLS - CLASS I	1.5 Bicycle Spaces Per Dwelling Unit	excludes city homes & penthouse suites w/ garages + storage	305	305
VISITOR STALLS - CLASS II	0.5 Bicycle Spaces Per Dwelling		106	106
TOTAL BICYCLE STORAGE			**411**	**411**

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RESIDENTIAL AREA SUMMARY

LEVEL	BUILDING AREA to exterior face of stud wall (sq.ft)	GROSS FLOOR AREA external face (sq.ft)	INDOOR AMENITY & LOBBY (sq.ft)	STORAGE EXCLUSION (sq.ft)	EXCLUSIONS (mech / elec) (sq.ft)	F.A.R AREA (sq.ft)
1	9372.3	9535.3	1866.0	285.1	128.1	**7093.1**
2	7555.9	7693.4		300.7	101.0	**7154.2**
3	9012.2	9172.3		416.4	139.6	**8456.2**
4	9012.2	9172.3		416.4	139.6	**8456.2**
5	9012.2	9172.3		416.4	139.6	**8456.2**
6	9012.2	9172.3		416.4	139.6	**8456.2**
7	9012.2	9172.3		416.4	139.6	**8456.2**
8	9012.2	9172.3		416.4	139.6	**8456.2**
9	9012.2	9172.3		416.4	139.6	**8456.2**
10	9012.2	9172.3		416.4	139.6	**8456.2**
11	9012.2	9172.3		416.4	139.6	**8456.2**
12	9012.2	9172.3		416.4	139.6	**8456.2**
13	9012.2	9172.3		416.4	139.6	**8456.2**
14	9012.2	9172.3		416.4	139.6	**8456.2**
15	9012.2	9172.3		416.4	139.6	**8456.2**
16	9012.2	9172.3		416.4	139.6	**8456.2**
17	9012.2	9172.3		416.4	139.6	**8456.2**
18	9012.2	9172.3		416.4	139.6	**8456.2**
19	9012.2	9172.3		416.4	139.6	**8456.2**
20	6777.7	6915.6		160	67.0	**6550.7**
Mech / Elev. Overrun						
Mech / Elev. Machine Room						
TOTAL	**176,913.3**	**180,073.40**	**1866.0**	**7,824.60**	**2669.3**	**164,553.4**

RESIDENTIAL AREA SUMMARY - CITY HOMES

LEVEL					
1	2734.4	2946.6		17.2	**2,717.2**
2	2790.4	3011.2	160	17.2	**2,613.2**
3	2012.4	2192.4		10.4	**2,002.0**
TOTAL	**7,537.2**	**8,150.2**	**160.00**		**7,332.4**

TOTAL TOWER & CITY HOMES	**188,223.60**		
		BUILDING AREA	**184,450.5**
		FAR (PROPOSED)	**171,885.8**
		FAR (ALLOWED)	**171,910**
		Variance	-23.7

*VARIANCE REQUEST

Request height variance of 7’-3” due to the significant slope in the site from North to South. While the building entry currently sits approx. 2’-0” down from the north sidewalk to try and minimise the overall height. Any lower would result in the entrance being non-accessible.

BICYCLE STORAGE SUMMARY			**Required**	**Proposed**
RESIDENT STALLS - CLASS I	1.5 Bicycle Spaces Per Dwelling Unit	excludes city homes & penthouse suites w/ garages + storage	305	305
VISITOR STALLS - CLASS II	0.5 Bicycle Spaces Per Dwelling		106	106
TOTAL BICYCLE STORAGE			**411**	**411**

UNIT BREAKDOWN

TYPICAL FLOOR LEVEL 3-19		
UNIT TYPE	UNIT AREA (SF)	TOTAL
TYPE A1 - 1 BED	555.3	34
TYPE A2 - 1BED	546	17
TYPE B - 2 BED	957.5	17
TYPE C - 2 BED	918.6	17
TYPE D - 2 BED	869.1	17
TYPE E - 1 BED	561.3	17
TYPE F - 1 BED + DEN	615	17
TYPE G - 2 BED	902.5	17
TYPE H - 1 BED	565.9	17
TYPE J - 2 BED	839.2	17
		187

LEVEL 1		
TYPE K - 2 BED	826.8	1
TYPE L - 2 BED	749.7	1
TYPE M- 1 BED	528	1
TYPE B - 2-BED	957.5	1
TYPE C - 2 BED	918.6	1
TYPE D - 2 BED	869.1	1
TYPE E - 1 BED	561.3	1
TYPE H - 1 BED	565.9	1
		8

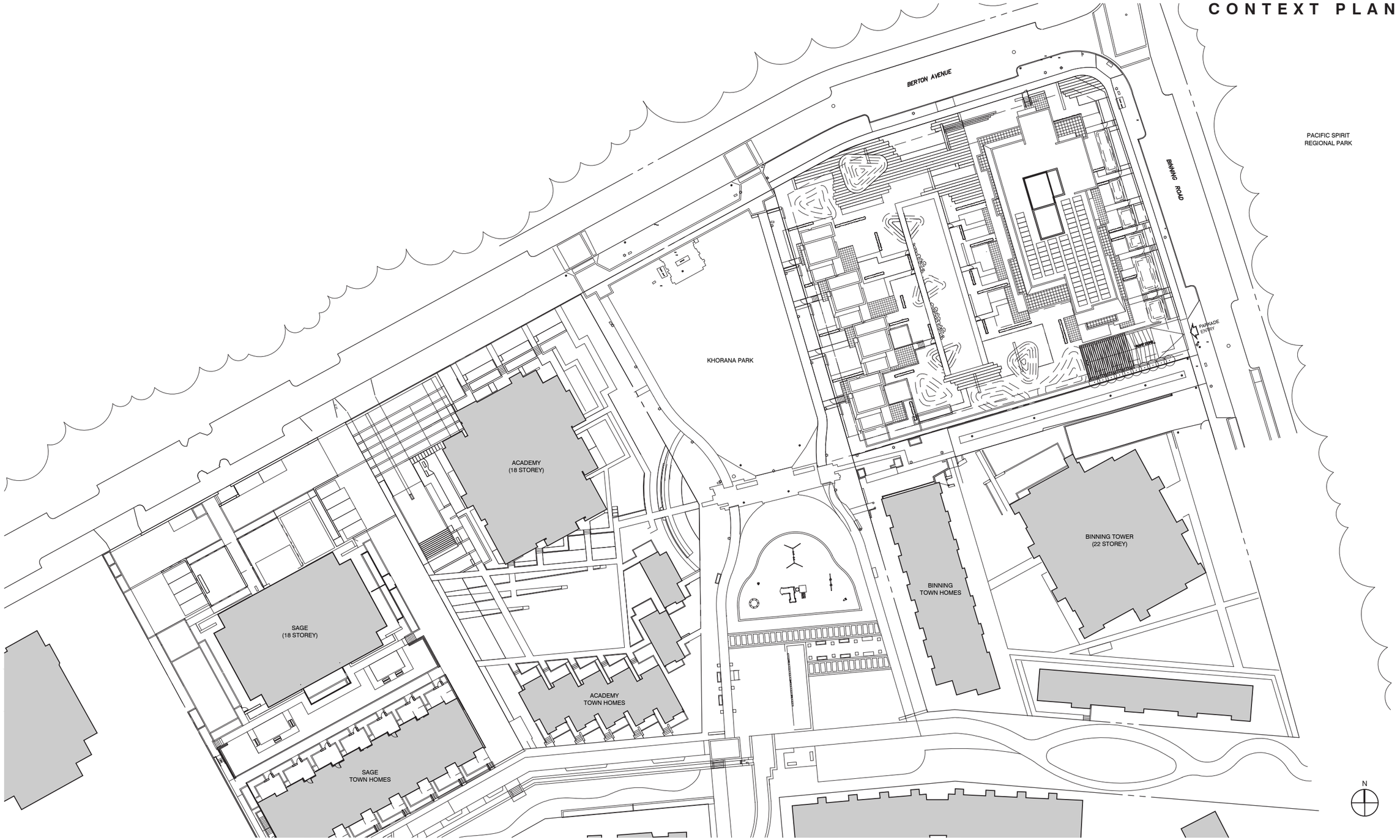
LEVEL 2		
TYPE K - 2 BED	826.8	1
TYPE N - 3 BED	1012.3	1
TYPE A2 - 1 BED	546	1
TYPE B - 2 BED	957.5	1
TYPE C - 2 BED	918.6	1
TYPE D - 2 BED	869.1	1
TYPE E - 1 BED	561.3	1
TYPE H - 1 BED	565.9	1
		8

PH LEVEL 20		
TYPE PH-A - 3 BED	1317.6	1
TYPE PH-B - 3 BED	1521	1
TYPE PH-C- 3 BED	1523.5	1
TYPE PH-D - 3 BED	1481.2	1
		4

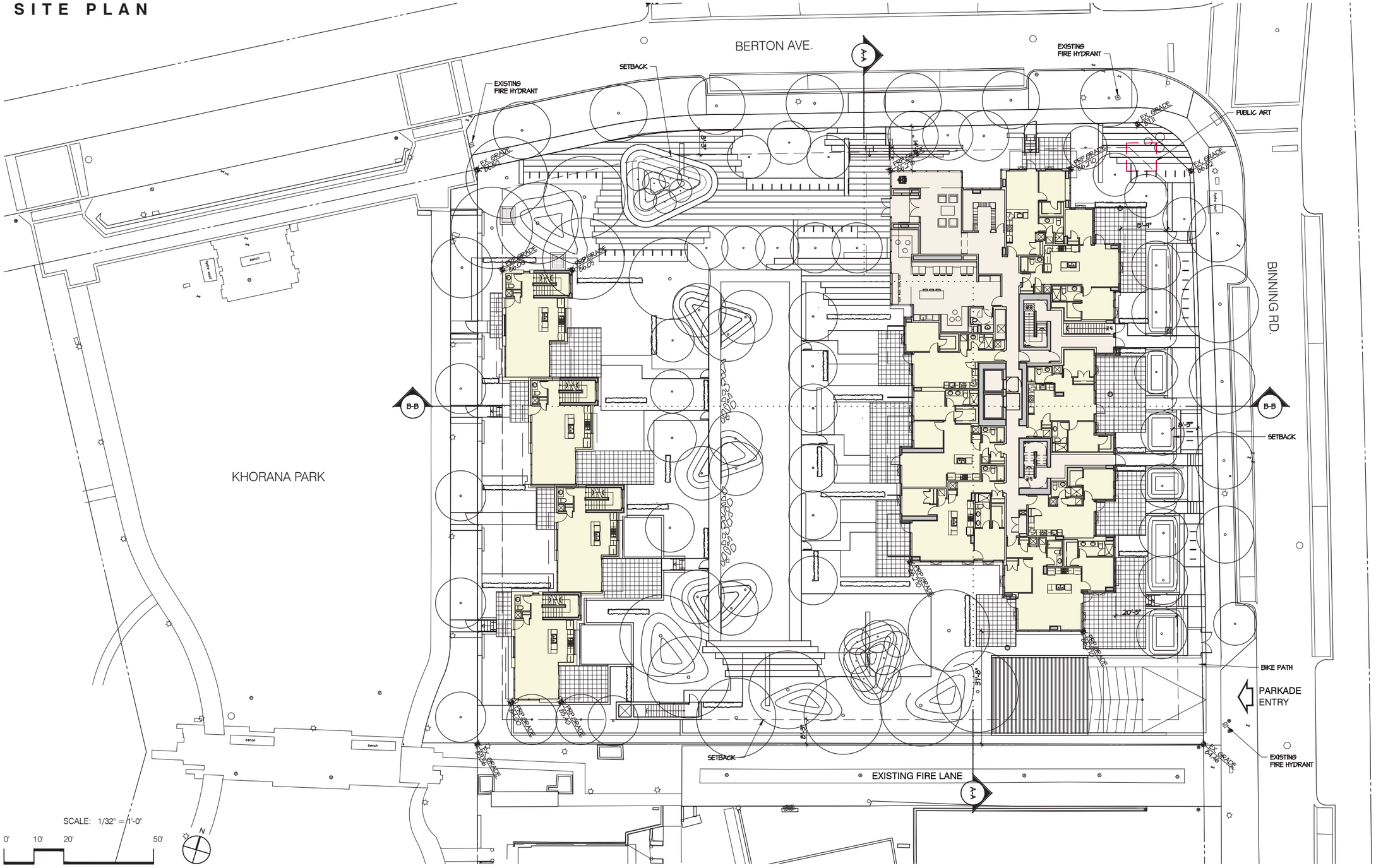
CITY HOMES		
CH-1	1884.3 (not including flex)	1
CH-2	1884.3 (not including flex)	1
CH-3	1884.3 (not including flex)	1
CH-4	1884.3 (not including flex)	1
		4

TOTAL NO. UNITS	**211**
TARGET NO. UNITS	212

CONTEXT PLAN



SITE PLAN


BERTON AVE.
BINNING RD.
KHORANA PARK
EXISTING FIRE HYDRANT
SETBACK
PUBLIC ART
EX GRADE
TOP GRADE
BIKE PATH
PARKADE ENTRY
EXISTING FIRE LANE
A-A
B-B
15'-4"
20'-3"
24'-3"
SCALE: 1/32" = 1'-0"
0'
10'
20'
50'
N

SURVEY PLAN

SKETCH SHOWING TOPOGRAPHIC SURVEY OF
LOT 5, DISTRICT LOT 6494, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN BCP24848

SCALE 1 : 150
ALL DISTANCES ARE IN METRES


PICTURE #1

PICTURE #4

PICTURE #7


PICTURE #2

PICTURE #5

PICTURE #8


PICTURE #3

PICTURE #6

NOTES :

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.
ELEVATIONS ARE DERIVED FROM UBC MONUMENT 'R-16' LOCATED ON EAST WALL 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.

CONTOUR INTERVAL = 0.25 METRES

MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
201-2448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

May 6, 2019
FILE 8613co-2B5

SITE ANALYSIS

Site - Lot 5 of Wesbrook Place is a 4,563m² (49,117 sq.ft) site that sits at the corner of Berton Avenue (to the north) and Binning Road (to the east). To the south is the 20-storey residential Binning Tower. To the west is Khorana park complete with a pedestrian throughway connecting Khorana park to Michael Smith Park. Across Berton Avenue and Binning Road, to the North and the East, is the naturally forested Pacific Spirit Regional Park. The park borders the length of Berton Ave. and Binning Road creating a 40m high wall of trees. In contrast to this, the interior south-west edges of the site open to the park, and on the upper floors, to uninterupted views to the Salish Sea. The topography for Lot 5 slopes from its highest point at the north east corner of the site down to the south west corner with a total drop of just over 3.5m.

Context - The Lot 5 site has a prominent corner position between the forest and Wesbrook Place with the Salish Sea beyond. This site is the final link in the chain of towers that run down Burton Ave. and Binning Rd. The existing developments between Wesbrook Mall and Binning Rd. range from mid-rise mixed-use buildings to townhomes and residential mid-rise to 20+ storey residential towers defining the north and east boarders of Wesbrook place neighborhood.

The projects massing and site orientation falls within the Wesbrook neighborhood plan with townhomes located on the west of the site adjacent to Khorana Park and a 20-storey tower on the north east portion of the site.

SITE ANALYSIS

Primary Building Entrance
Pedestrian Access
Vehicle Access

Key

1. Wesbrook
2. Sage
3. Academy
4. Khorana Park
5. TheConservatory
6. Binning Tower
7. Ivy on the Park

Program - The project consists of a 20-storey residential tower which is orientated north to south to take advantage of the views and solar exposure from east to west. It is positioned 37.7 meters off the west property line and 11.8 meters off the east property line to allow for maximum separation between the tower and the city homes to the west and to maximize space for the proposed colonnade of large trees at the east. The main pedestrian entry for the tower is located on Berton Ave which is the main pedestrian and vehicular approach to the site, and is a continuation of tower entries along Berton Ave. The tower is oriented closer to the east property line which not only reinforces the corner siting but visually allows a continuation of Khorana Park to 'spill' into a landscaped accessible plaza procession from the park to the tower's main entry. The parkade entry is off Binning Rd. and located at the southeast corner of the site beside the existing fire lane and Binning tower parkade entry. The parkade entry location allows for the tower and city homes to capitalize on the rest of the site with uninterrupted landscape elements that have direct access to the street and overall refined views. The parkade entry is designed to incorporate an overhead trellis structure to allow for climbing vegetation to help reduce its visual impact. The tower contains 207 suites, predominantly 1-2 bedroom units with four 3 bedroom penthouse suites at the upper most floor. There are ground oriented residences along Binning Road that provide a continuous street edge of individual entrances complete with landscaped terraces and a colonnade of tall focal trees which will help to reference the existing site vegetation.

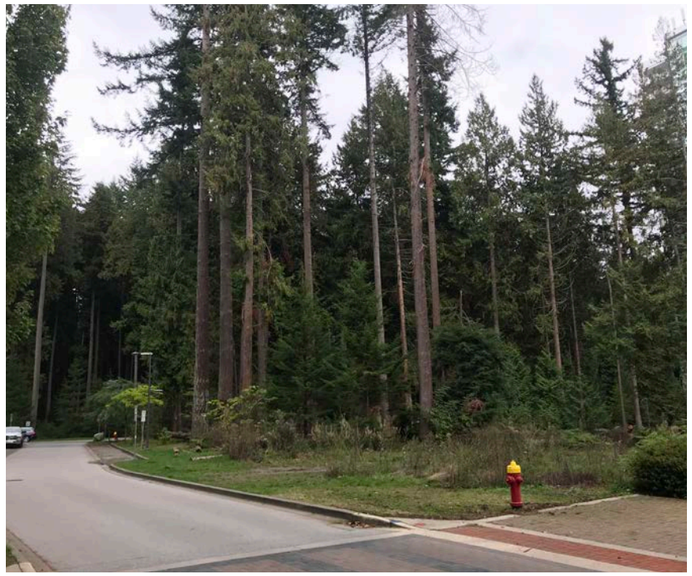
There are four 3-storey city homes arranged along the western property line with direct street level access to Khorana Park. They have private ground level patios to the east and private south facing terraces at the 3rd level. These city homes subtly shift east and west to allow for more natural landscaped areas to provide privacy for the terraces to the east, and to create a sense of individuality for the city home owners. In their siting they also relate to the siting of the city homes at Academy on the other side of Khorana Park.

Underground parking will provide spaces for both residents and visitors, and private garages for the city homes. The parkade will also house bike storage, garbage and recycling facilities and service rooms.

The development is designed to REAP Gold standards and Step 2 of the BCBC Energy Code.

SITE PHOTOS

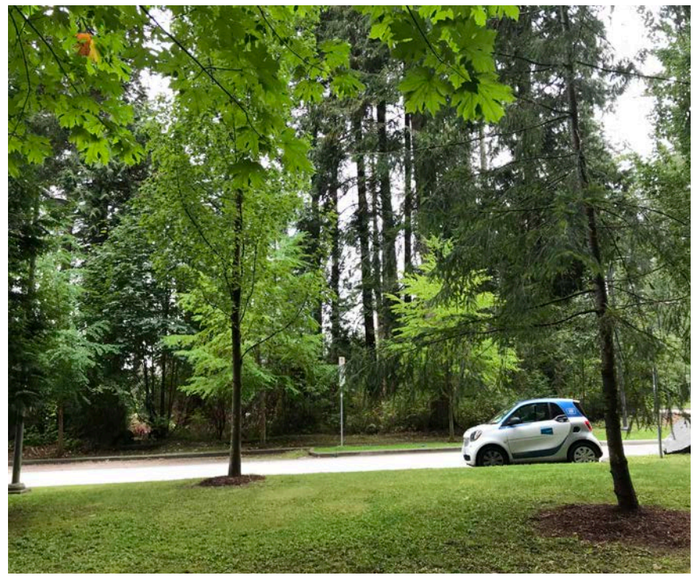
1. Berton Avenue looking south towards Khorana park



2. Berton Avenue looking south east towards the site

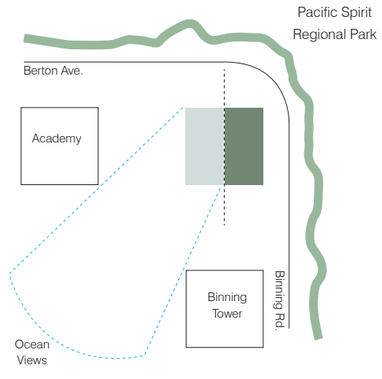
3. Khorana Park looking East towards the site

4. Corner of Berton Ave. and Binning Rd. looking south towards the site

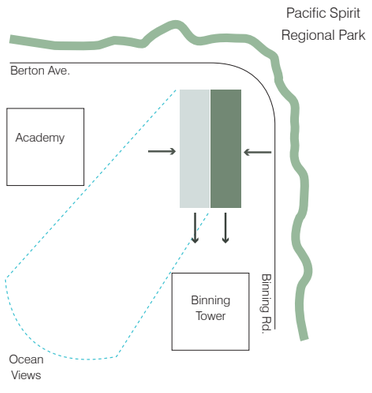


5. Binning Rd. looking west towrads the site

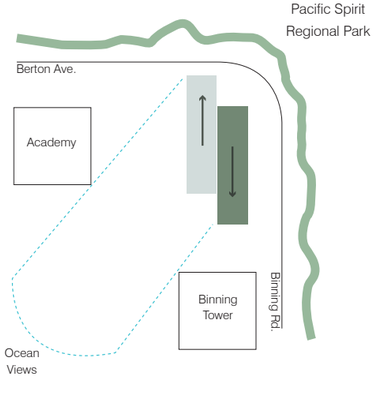
DESIGN RATIONALE



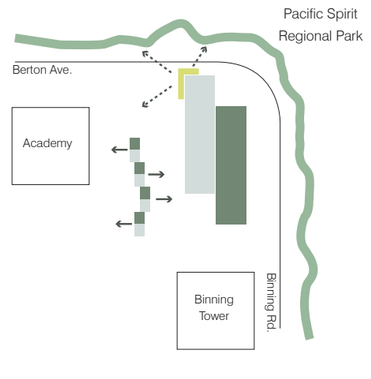
Deliniation - the tower massing is divided into two forms, one side relating to the Salish sea, the other side relating to the forest.



Elongation - the tower is elongated to maximize views to the east and west and south east sun exposure.



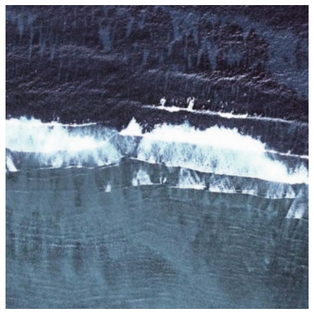
Shift - the tower plate is shifted to maximize the number of units that take advantage of the east and west views and solar exposure.



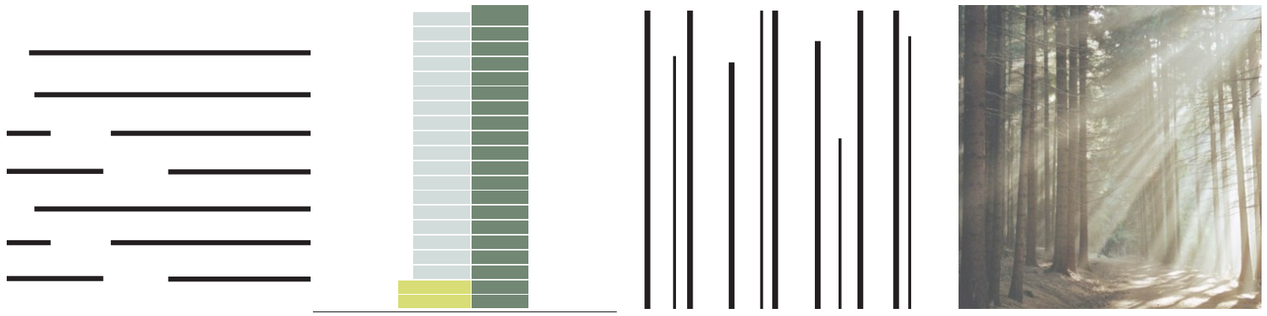
Glass Box - the main entry and amenity space are envisioned as a glass box maximizing views out to the surrounding landscape, and views in to a significant green wall.

Wesbrook Place Neighbourhood has a unique campus context bound by forest to the north and east, and the distant Salish Sea to the south and west. At the pinnacle of this interface sits the Lot 5 site. It is this siting from which the design has been derived. The architectural expression responds to the contrast between the natural dynamic of forest with its wall of trees and the vast energetic ocean.

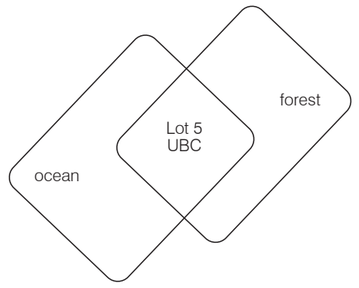
Given the juxtaposition of forest and ocean, the buildings massing responds directly to its unique context by creating a delineation within the building form – one side relates to the forest and the other side relates to the ocean. The building is then elongated and the two sides slide to maximize the prime ocean views and southwest sun exposure. At the ground level, a large two-storey glass box is inserted into the northwest corner of the building creating a 'jewel box' lobby to blur the line between interior and the natural landscape. The landscape becomes the showcase for the residents, heightening the importance of our environment by providing a glazed viewing box from the lobby and amenity spaces.



ocean



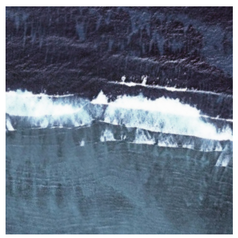
forest



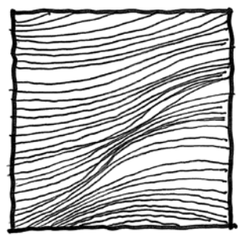
DESIGN RATIONALE

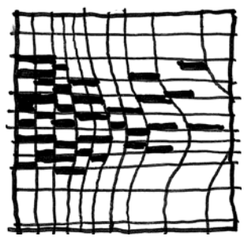
Ocean - the ocean is dynamic and permeable in its ever-changing undulating forms. It takes on a horizontal and segmented form with its constant linear waves. These attributes are the inspiration for the ocean side of the tower.
The main form of the ocean side consists of white window wall with glazed white spandrel panels generating a simple, clean back drop for the balcony designs. It is the balconies which begin to capture the horizontal and segmented forms of ocean waves. There are three different sizes of balconies that shift their way up the tower alluding to the movement of ocean waves. This is emphasized by face-mounted glass guards with a white frit pattern that are a metaphor for the cresting waves. The underside of each balcony type is painted a different blue tone reinforcing the dynamic quality of ocean. The ocean side's color palette of cool tones are sharp and crisp yet will reflect light playfully.

City Homes - The four city homes border the west property line to complete the string of city homes from Binning Tower to Berton Ave. The city homes also relate to the tower and the forest theme through the use of the copper/bronze colored metal spandrel panels and charcoal panels for the tall vertical elements of the stair. A scaled down ocean side is expressed through the use of a textured white brick façade.

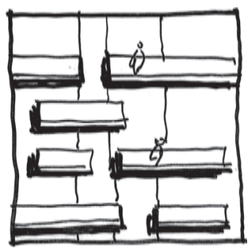

ocean


crisp cool tones


wave form simplified


concentration of balcony spacing empasizes movement


segmented wave form


oscillating balcony sizes allude to wave crests forming

DESIGN RATIONALE

Copper/bronze colored metal spandrel panel

Charcoal colored metal spandrel panel

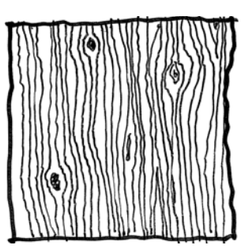
Green glass privacy screens

Top mounted balcony rails

Painted concrete columns

Two storey lobby/ & amenity box charcoal colored curtain wall

Charcoal colored metal frame with corten steel soffit



tree bark texture

dense mass with voids

vertical staggering of forms and voids

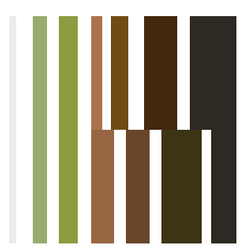
vertical and staggered forms on building facade

Forest - the forest is a dense form made up of many forty-meter vertical trunks. It is robust and rigid in its limbs, yet soft in its foliage. It expresses solidity, it is dark, it is quiet, it is stoic. Its colors are warm, its texture is rough and the light is streaked. The forest side of the tower relates directly to the dense and solid nature of the vertical trunks by expressing the verticality through the use of dark brown, almost black, metal panel and exterior round columns. The windows on these dark forms stagger similar to the bark and texture of tree trunks. The dark forms protrude from a copper/bronze colored metal panel spine reminiscent of the soft earth tone colors found in the forest. The balconies become part of the form of the building to empathize the verticality of this facade versus the horizontality of the opposite facade. All the balcony guards on the forest side are top mounted with clear glass which allows the colors and forms of the building to predominate. The forest side's color palate is warm tones of dark brown, copper/ bronze, and green creating a stark contrast to the cool tones of the ocean side.

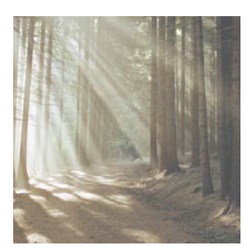
Entry Canopy - The entry canopy design is an abstraction taken from the view looking up through a forest canopy. A charcoal metal frame will house lazer cut corten steel panels to create the abstract forest canopy at the soffit and glazed panels at the roof. The sunlight will pass through the metal screen creating the dynamic scattered lighting effects seen through a forest canopy.

forest canopy from below

abstract



warm earth tones



forest

SHADOW STUDIES

Spring Equinox - 10:00

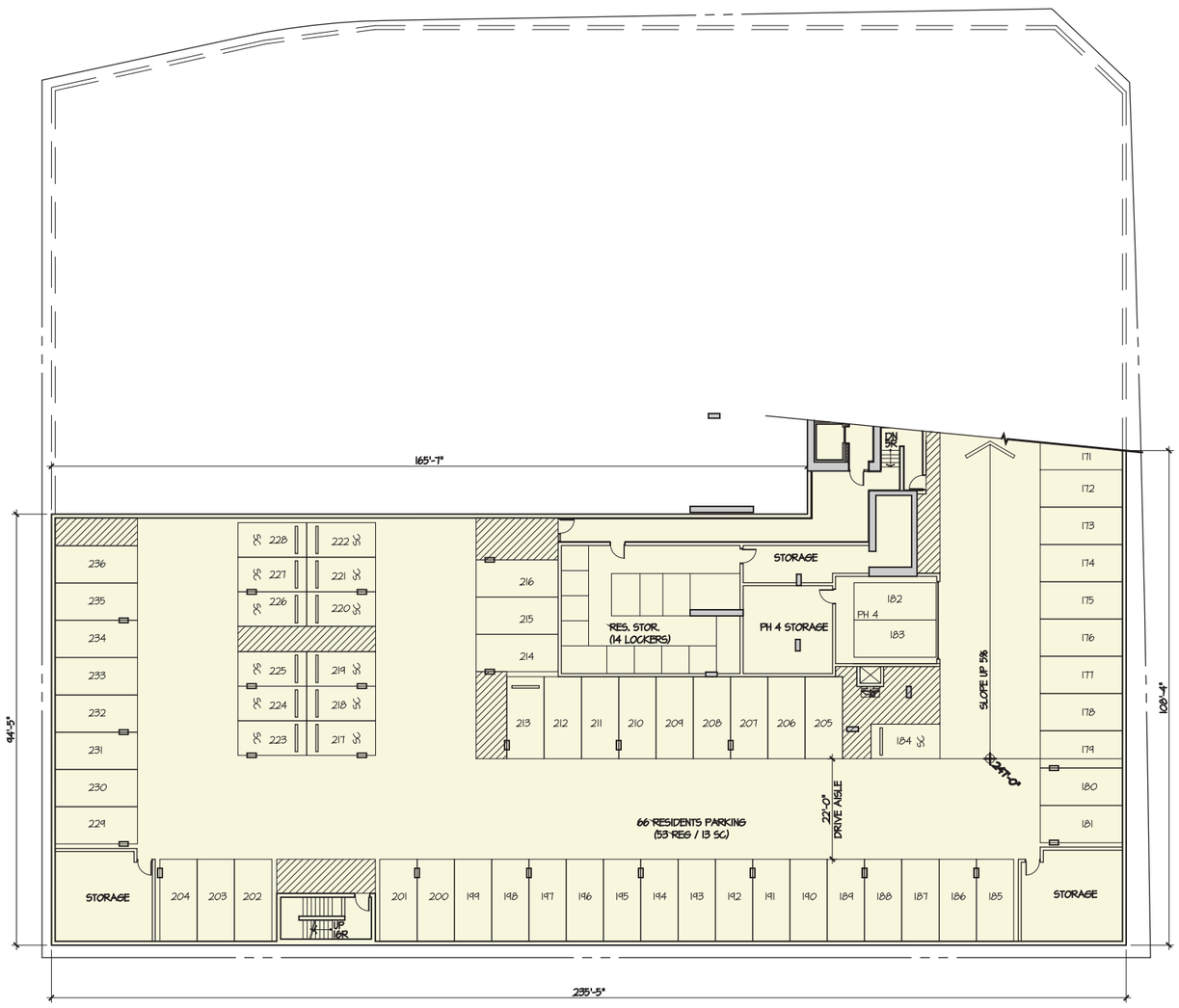
Spring Equinox - 12:00

Spring Equinox - 14:00

Summer Solstice - 10:00

Summer Solstice - 12:00

Summer Solstice - 14:00

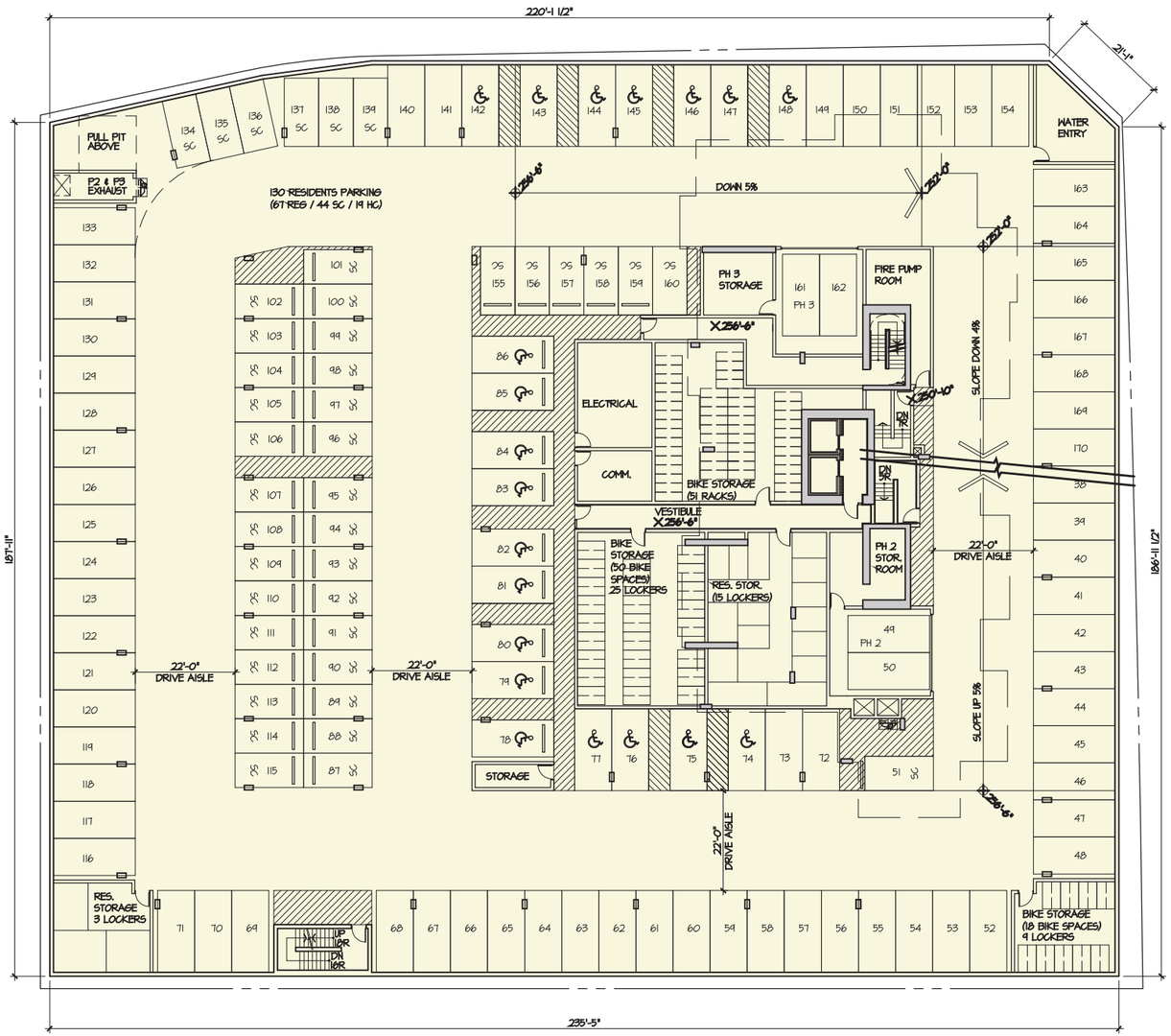


N

SCALE: 1/32" = 1'-0"

0' 10' 20' 50'

FLOOR PLANS
level P2



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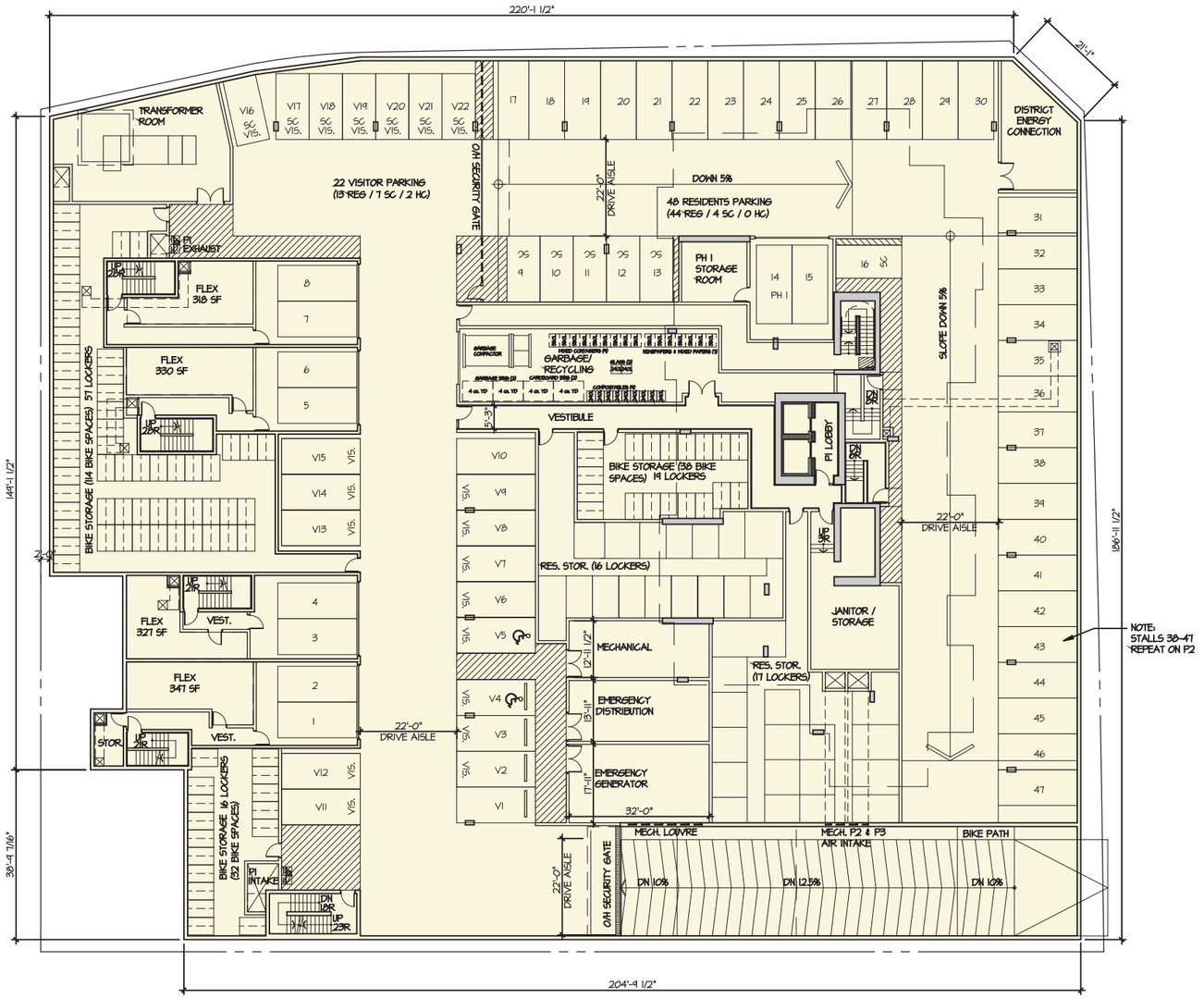
SCALE: 1/32" = 1'-0"

0' 10' 20' 50'

FLOOR PLANS
level p1



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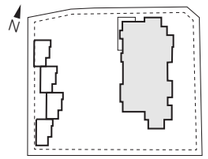
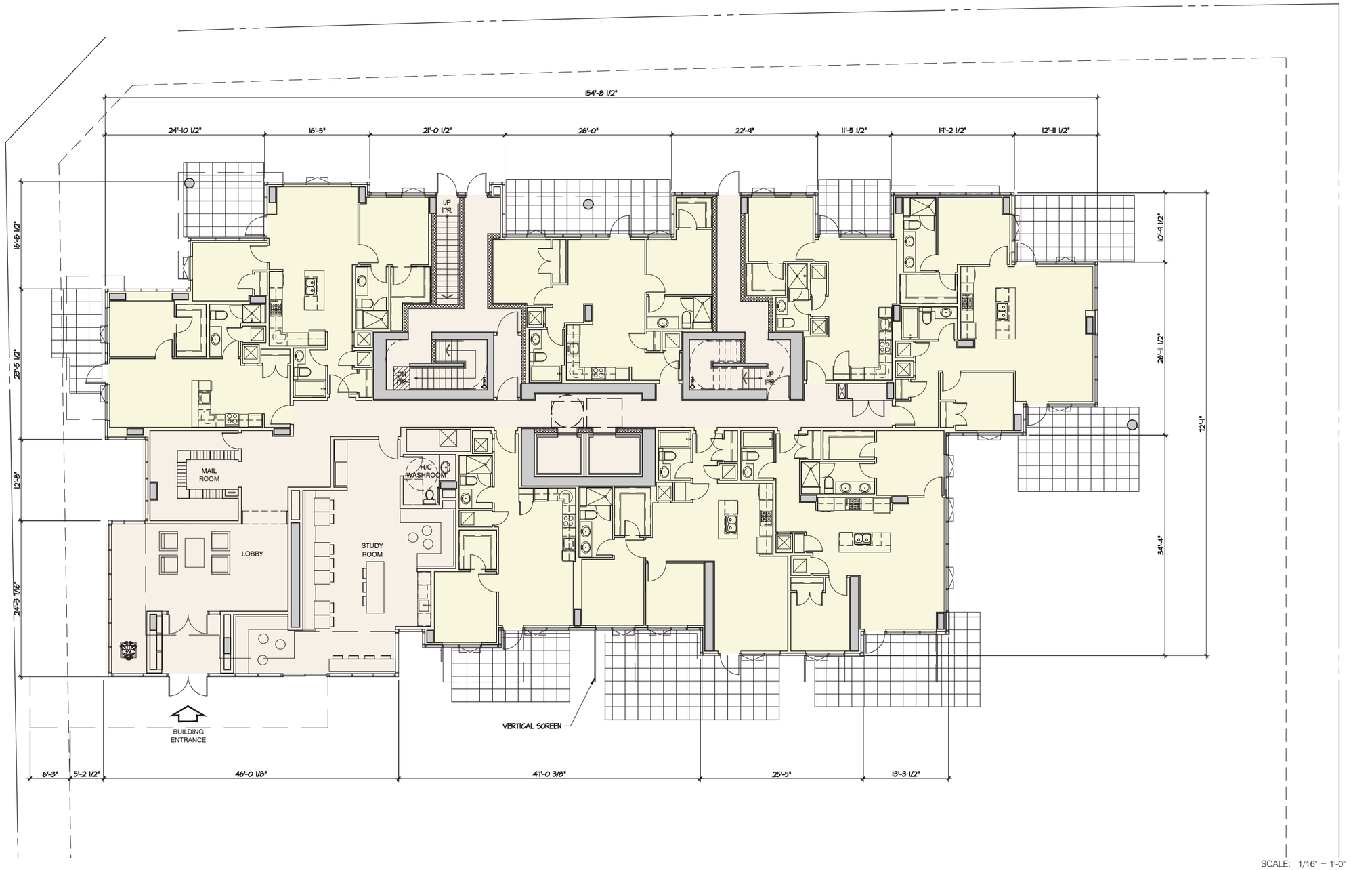
SCALE: 1/32" = 1'-0"

0' 10' 20' 50'

FLOOR PLANS

level 01





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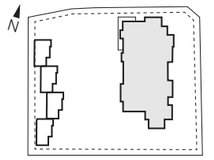
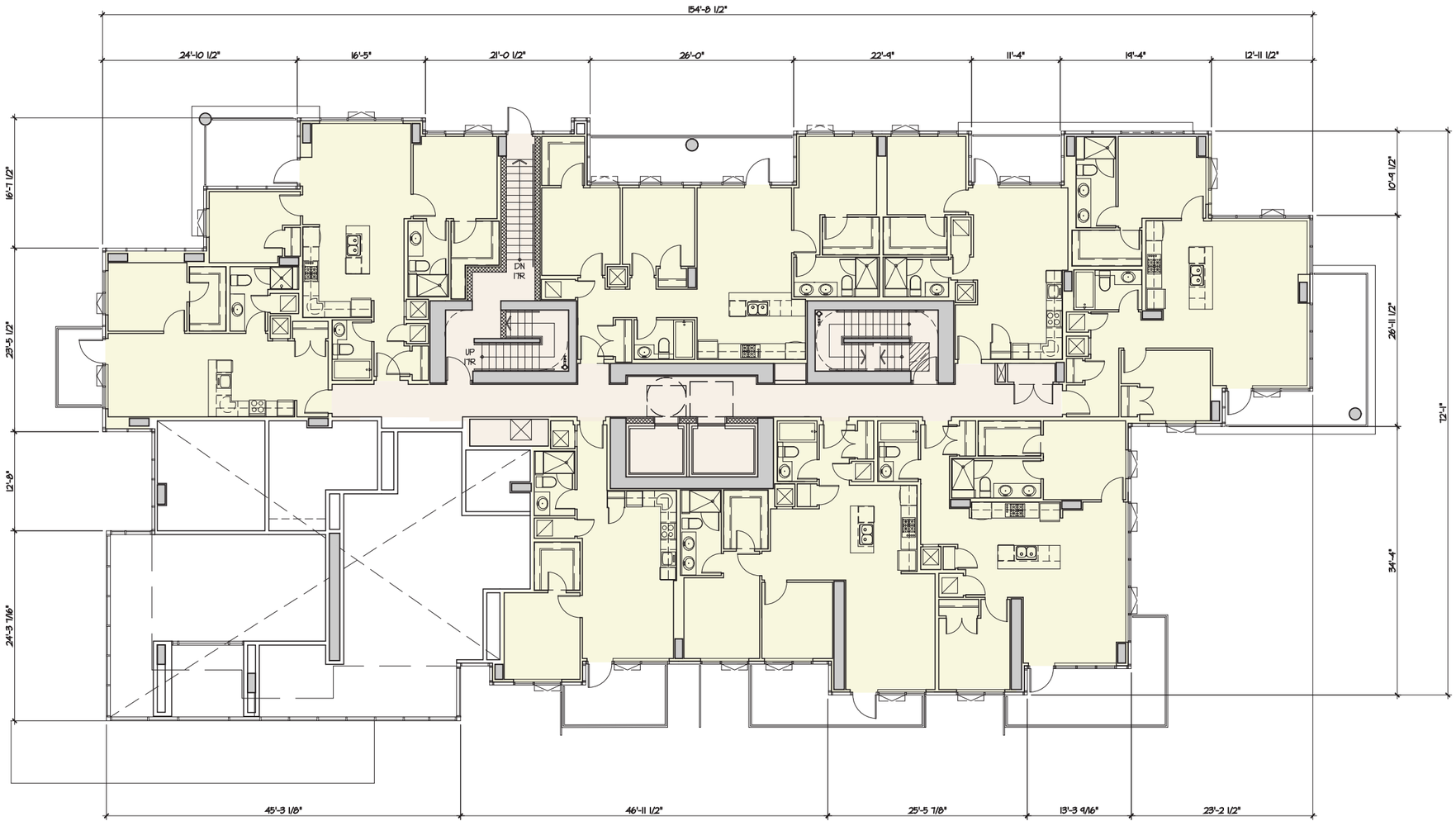
0' 5' 10' 25'

FLOOR PLANS
level 02





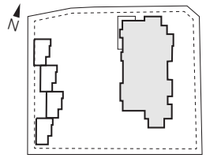
SCALE: 1/16" = 1'-0"

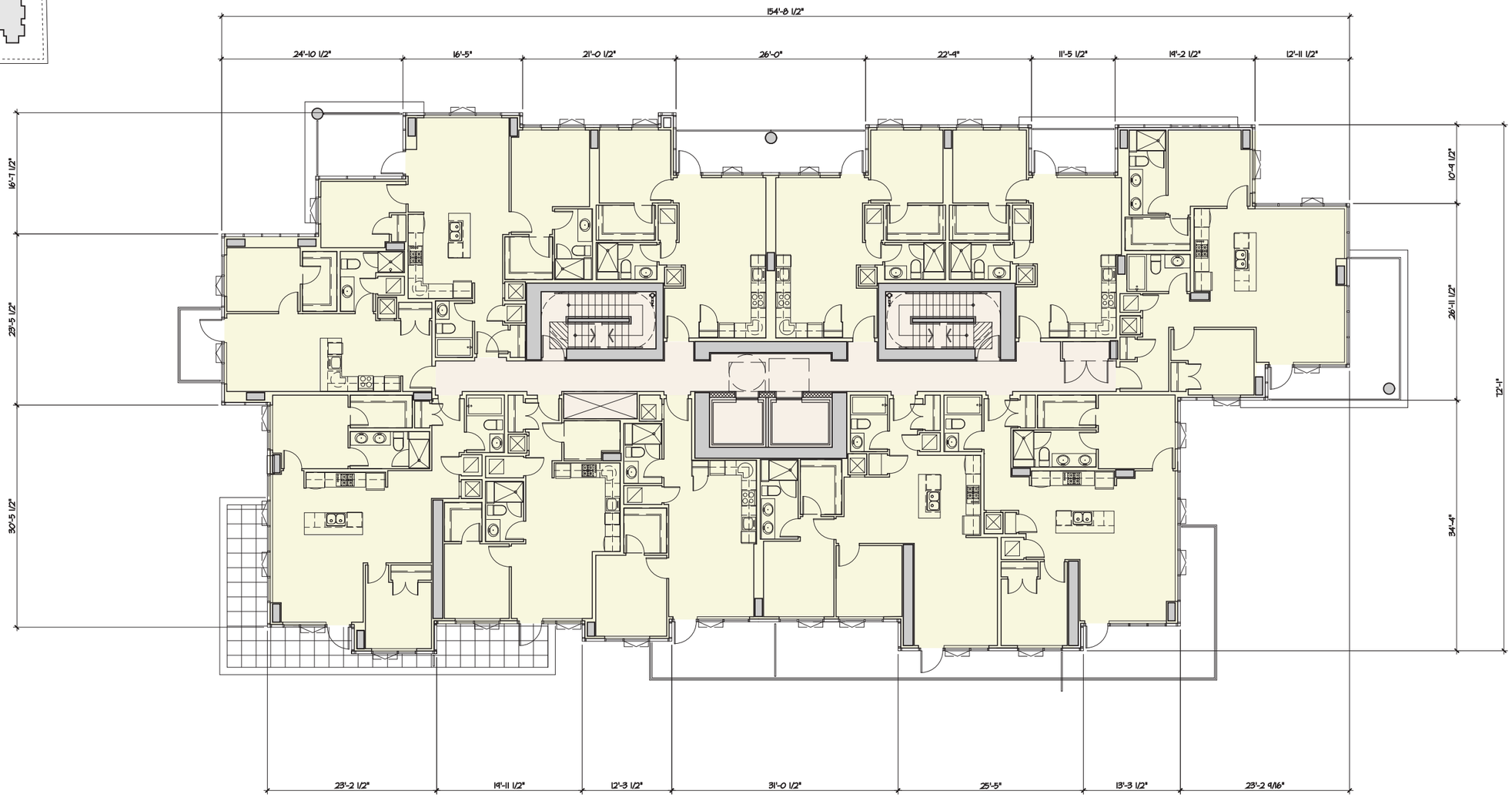
N

0' 5' 10' 25'

FLOOR PLANS

level 03

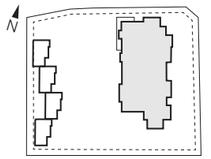


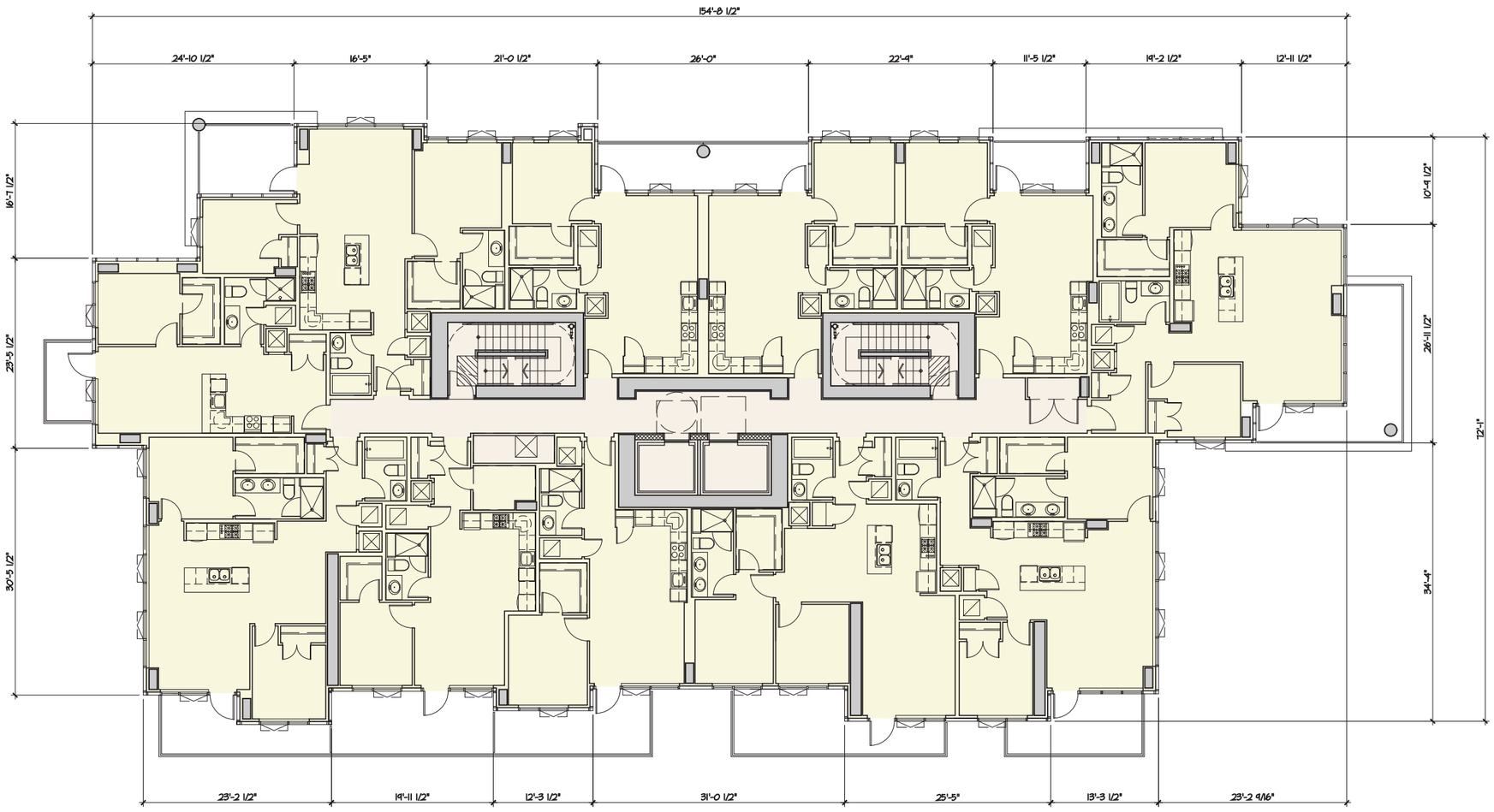


SCALE: 1/16" = 1'-0"

0' 5' 10' 25'

FLOOR PLANS
levels 04,08,11,16,18





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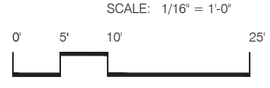
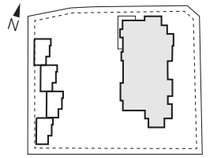
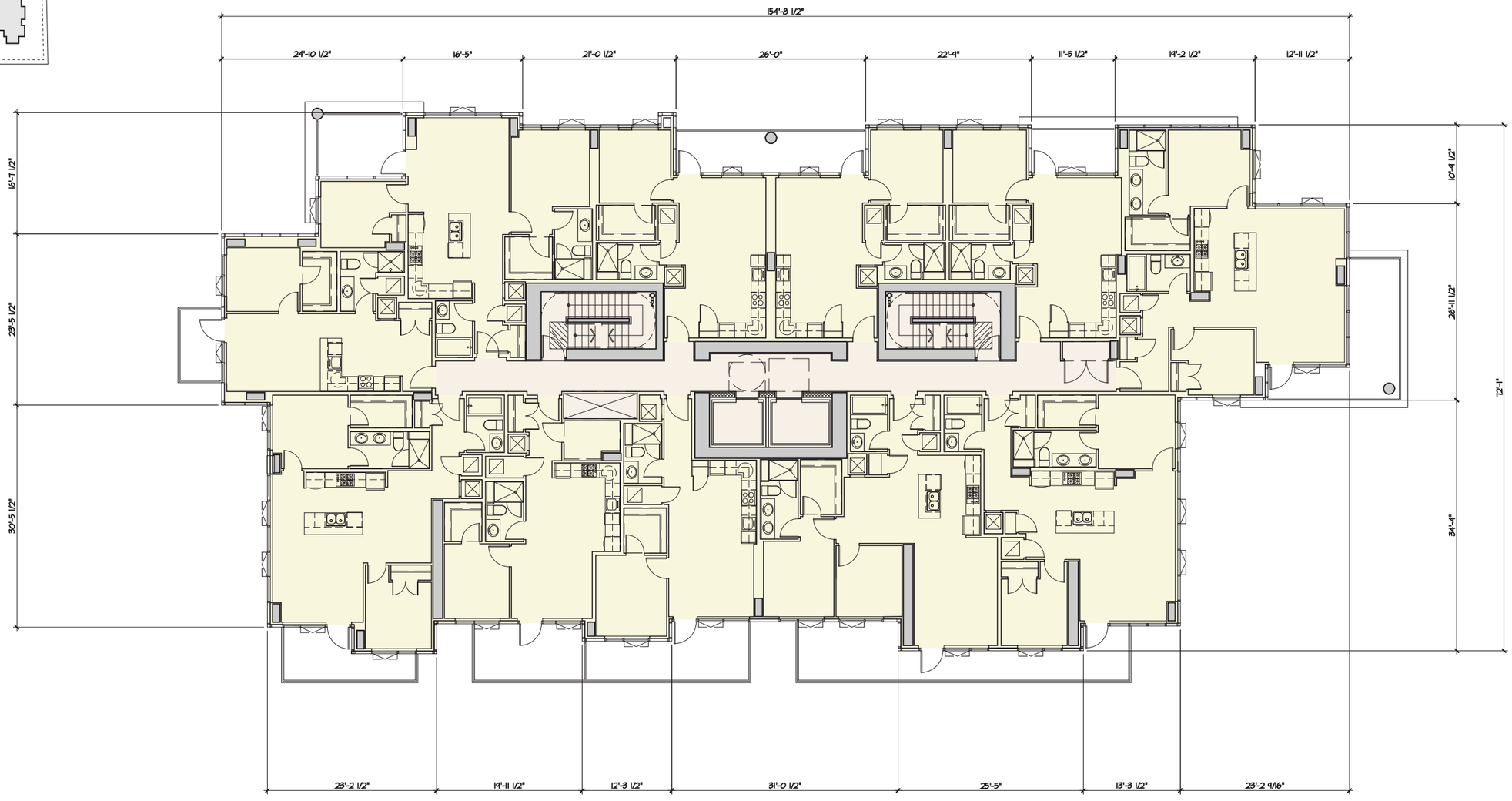


FLOOR PLANS

levels 05,07,09,13,16,19





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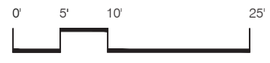
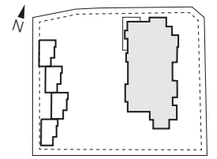
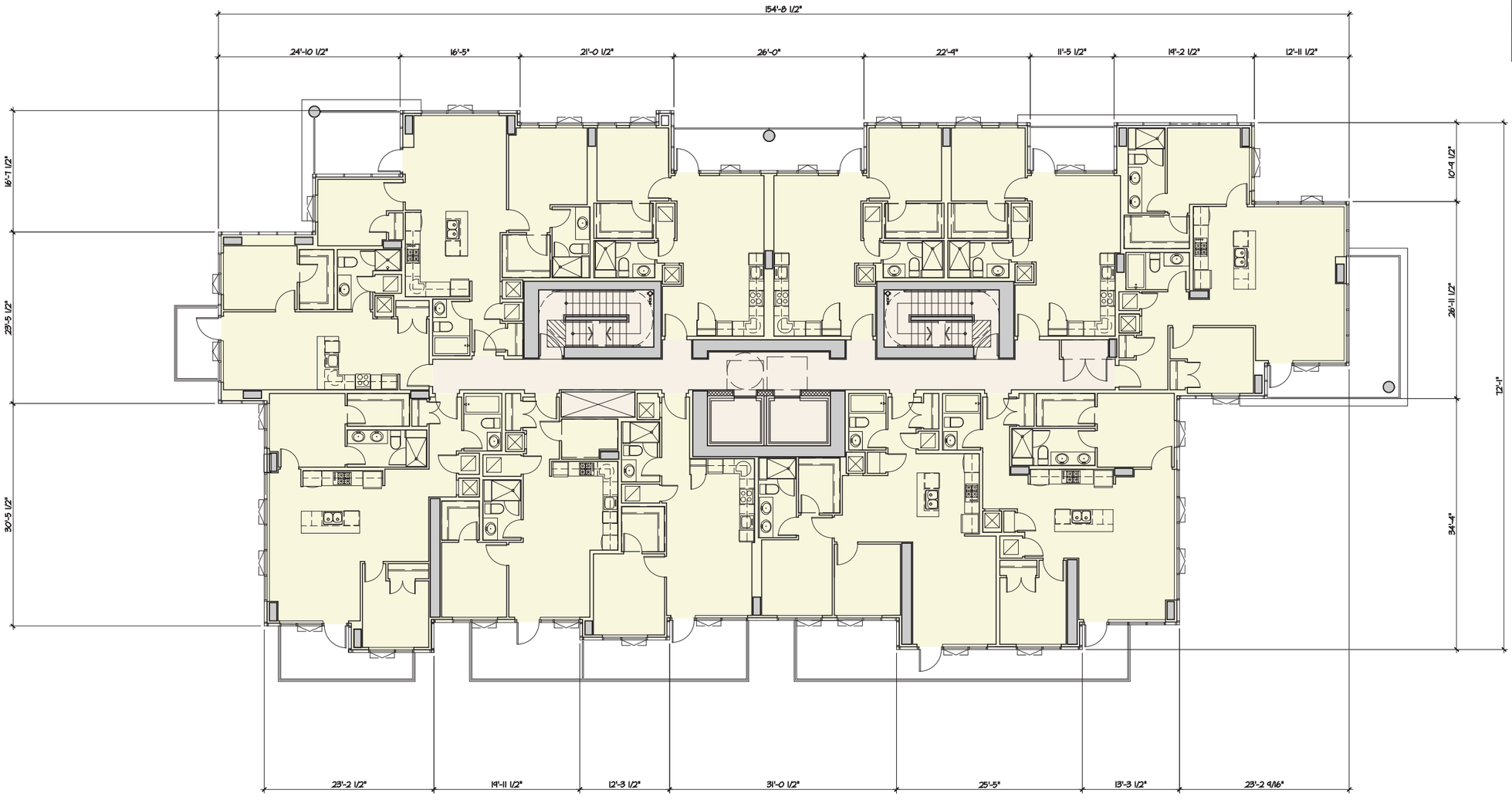


FLOOR PLANS
levels 06,10,12,14,17





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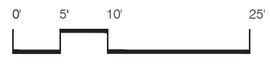
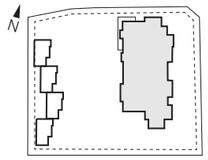
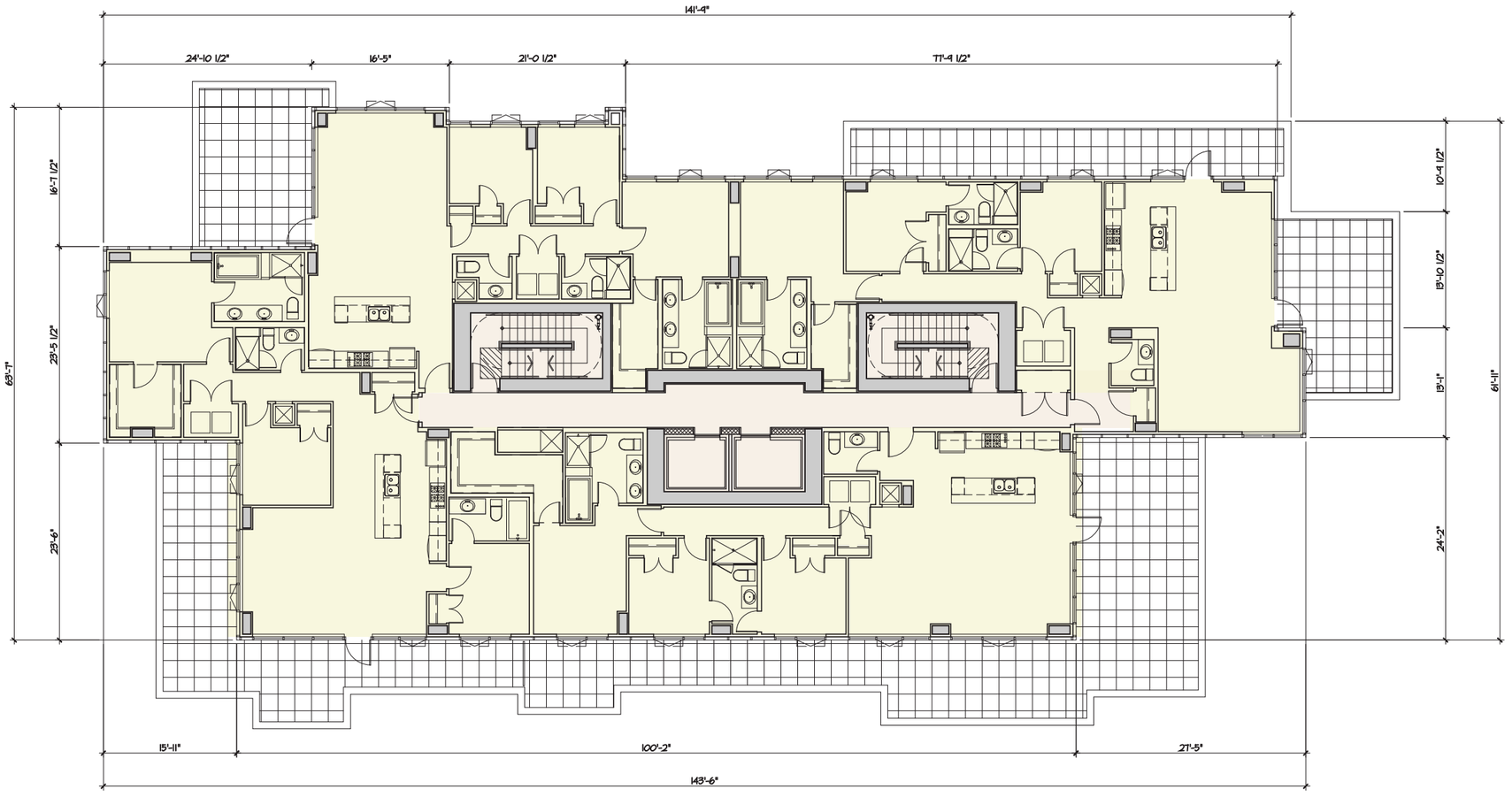


FLOOR PLANS

level 20





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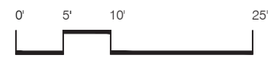
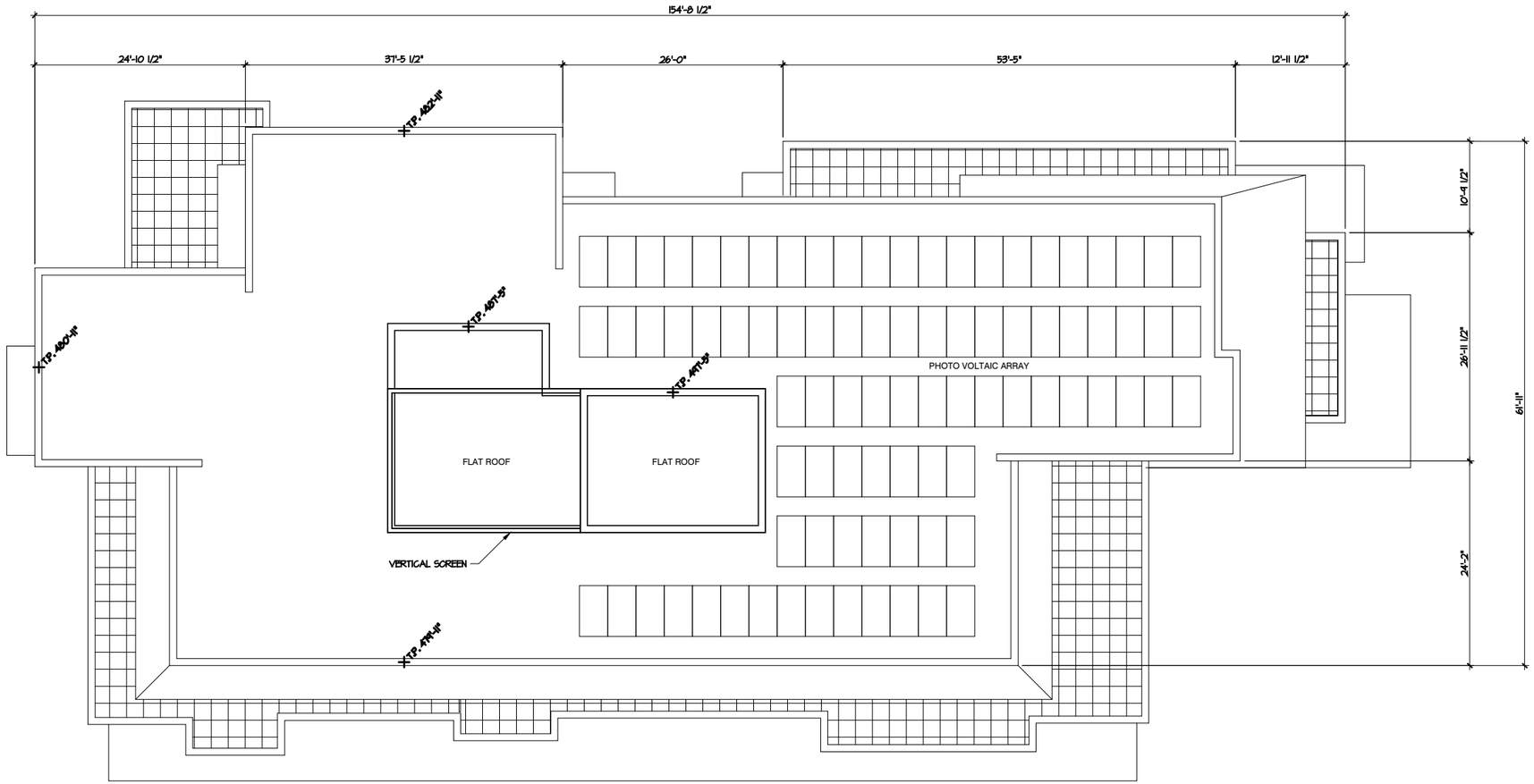


ROOF PLAN



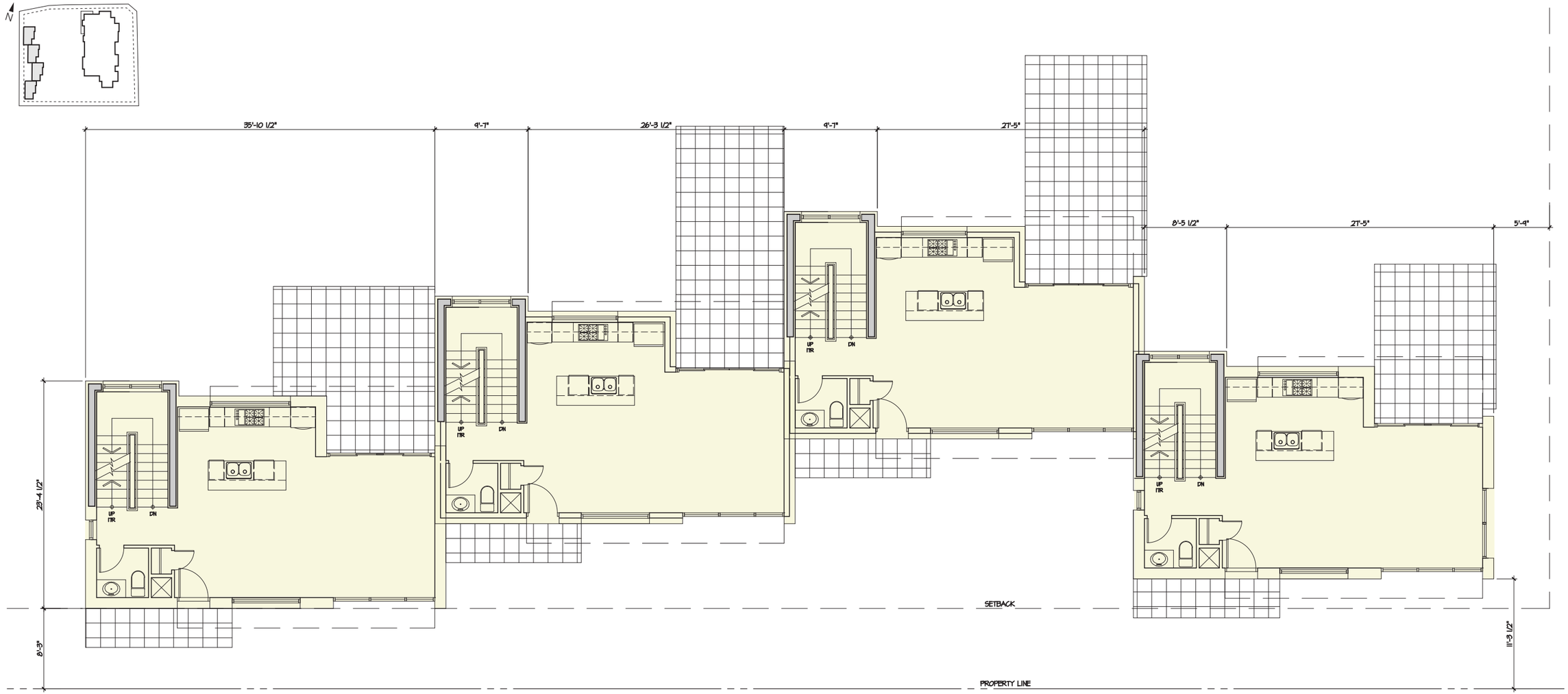
SCALE: 1/16" = 1'-0"

N

0' 5' 10' 25'

SCHEMATIC PLANS

city homes - level 01



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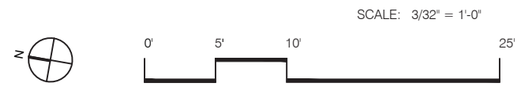
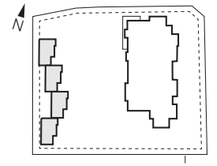
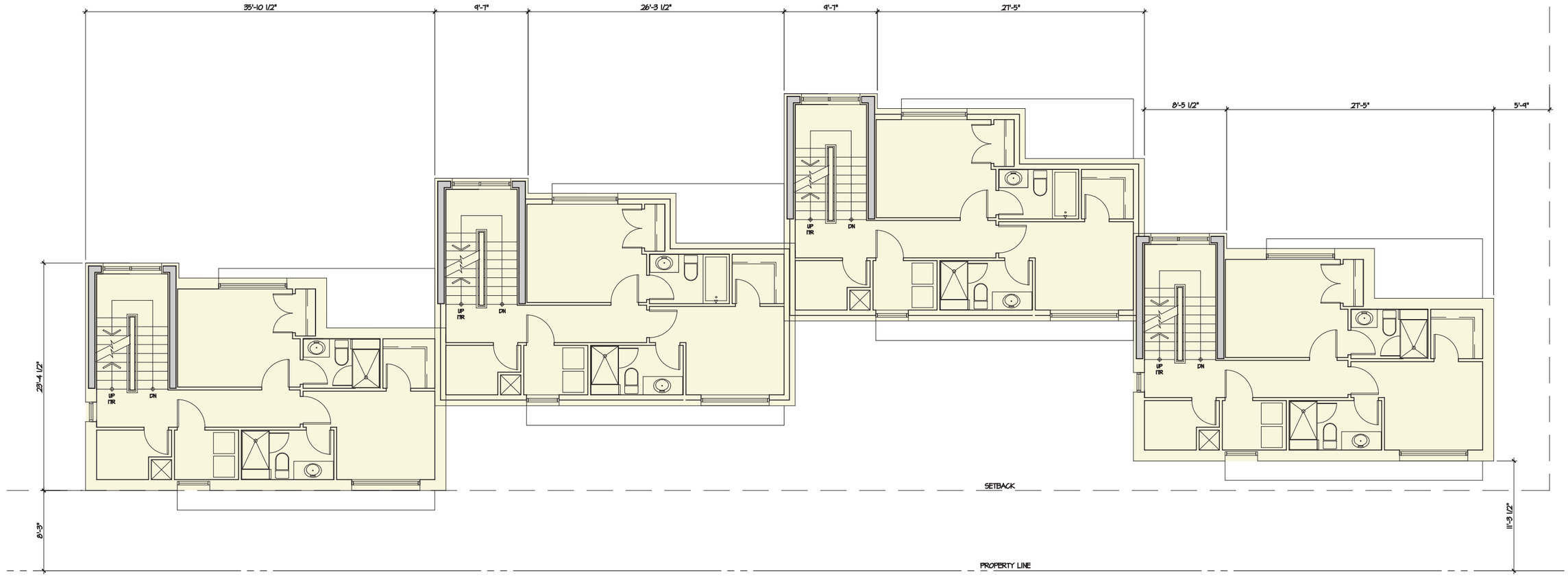


SCHEMATIC PLANS

city home - level 02





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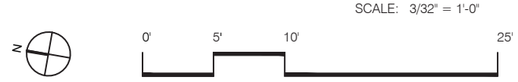
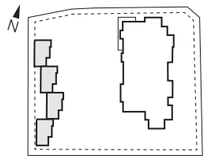
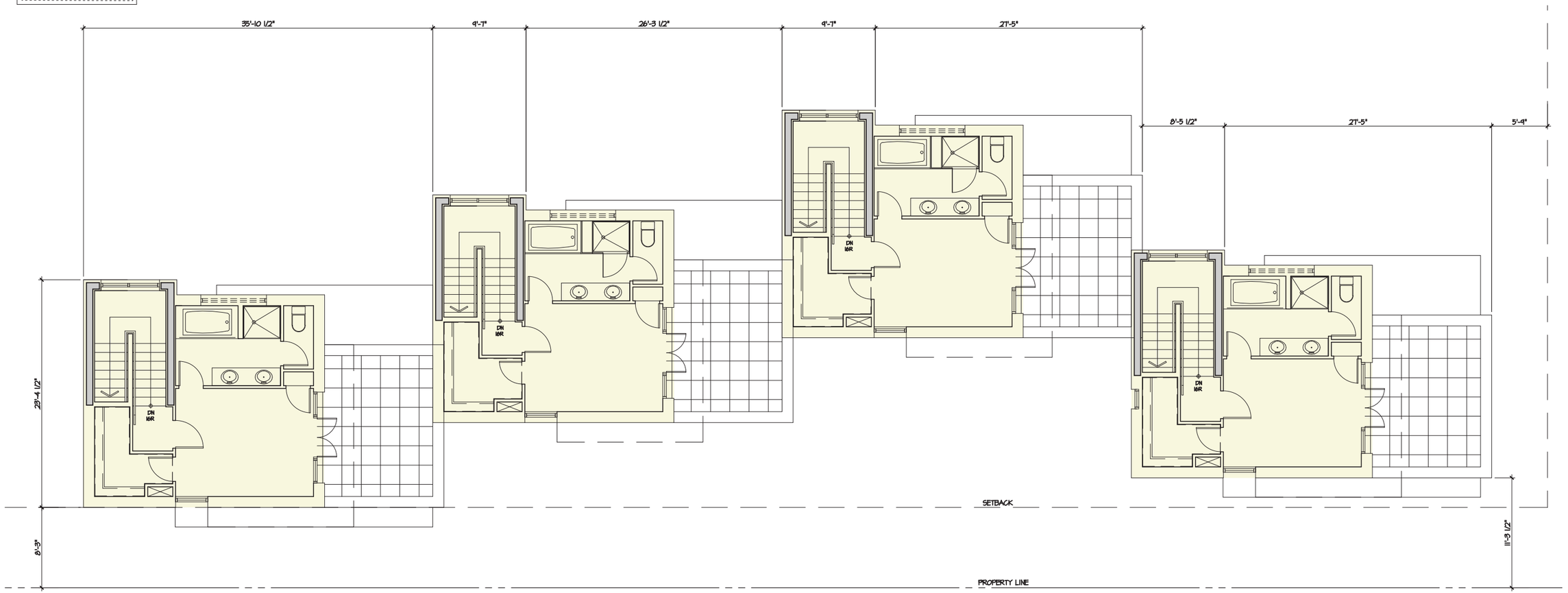


SCHEMATIC PLANS

city home - level 03





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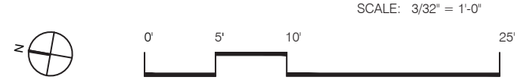


ELEVATIONS

tower north

Materials

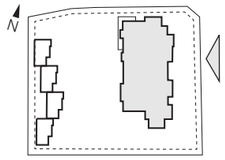
1. painted concrete column - light grey
2. charcoal aluminum window wall system c/w charcoal metal spandrel panels
3. green glass privacy screens
4. copper/bronze metal panels
5. concrete eyebrow/balcony
6. top mounted aluminum and glass guardrail
7. white aluminum window wall c/w white spandrel glass
8. face mounted aluminum and glass guard rail - white frit
9. painted underside of concrete - blue tones
10. curtain wall - charcoal
11. glass spandrel panel - charcoal
12. green metal spandrel panel
13. solar shading

SCALE: 1/32" = 1'-0"

0' 10' 20' 50'

ELEVATIONS

tower east



SCALE: 1/32" = 1'-0"

0' 10' 20' 50'

Materials

1. painted concrete column - light grey
2. charcoal aluminum window wall system c/w charcoal metal spandrel panels
3. green glass privacy screens
4. copper/bronze metal panels
5. concrete eyebrow/balcony
6. top mounted aluminum and glass guardrail
7. white aluminum window wall c/w white spandrel glass
8. face mounted aluminum and glass guard rail - white frit
9. painted underside of concrete - blue tones
10. curtain wall - charcoal
11. glass spandrel panel - charcoal
12. green metal spandrel panel
13. solar shading

ELEVATIONS
tower south

Materials

1. painted concrete column - light grey
2. charcoal aluminum window wall system c/w charcoal metal spandrel panels
3. green glass privacy screens
4. copper/bronze metal panels
5. concrete eyebrow/balcony
6. top mounted aluminum and glass guardrail
7. white aluminum window wall c/w white spandrel glass
8. face mounted aluminum and glass guard rail - white frit
9. painted underside of concrete - blue tones
10. curtain wall - charcoal
11. glass spandrel panel - charcoal
12. green metal spandrel panel
13. solar shading

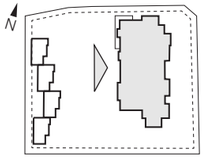
SCALE: 1/32" = 1'-0"

0' 10' 20' 50'

Revised 11 February 2020

ELEVATIONS

tower west



SCALE: 1/32" = 1'-0"

0' 10' 20' 50'

Materials

1. painted concrete column - light grey
2. charcoal aluminum window wall system c/w charcoal metal spandrel panels
3. green glass privacy screens
4. copper/bronze metal panels
5. concrete eyebrow/balcony
6. top mounted aluminum and glass guardrail
7. white aluminum window wall c/w white spandrel glass
8. face mounted aluminum and glass guard rail - white frit
9. painted underside of concrete - blue tones
10. curtain wall - charcoal
11. glass spandrel panel - charcoal
12. green metal spandrel panel
13. solar shading

Revised 11 February 2020

ELEVATIONS
city homes

WEST ELEVATION

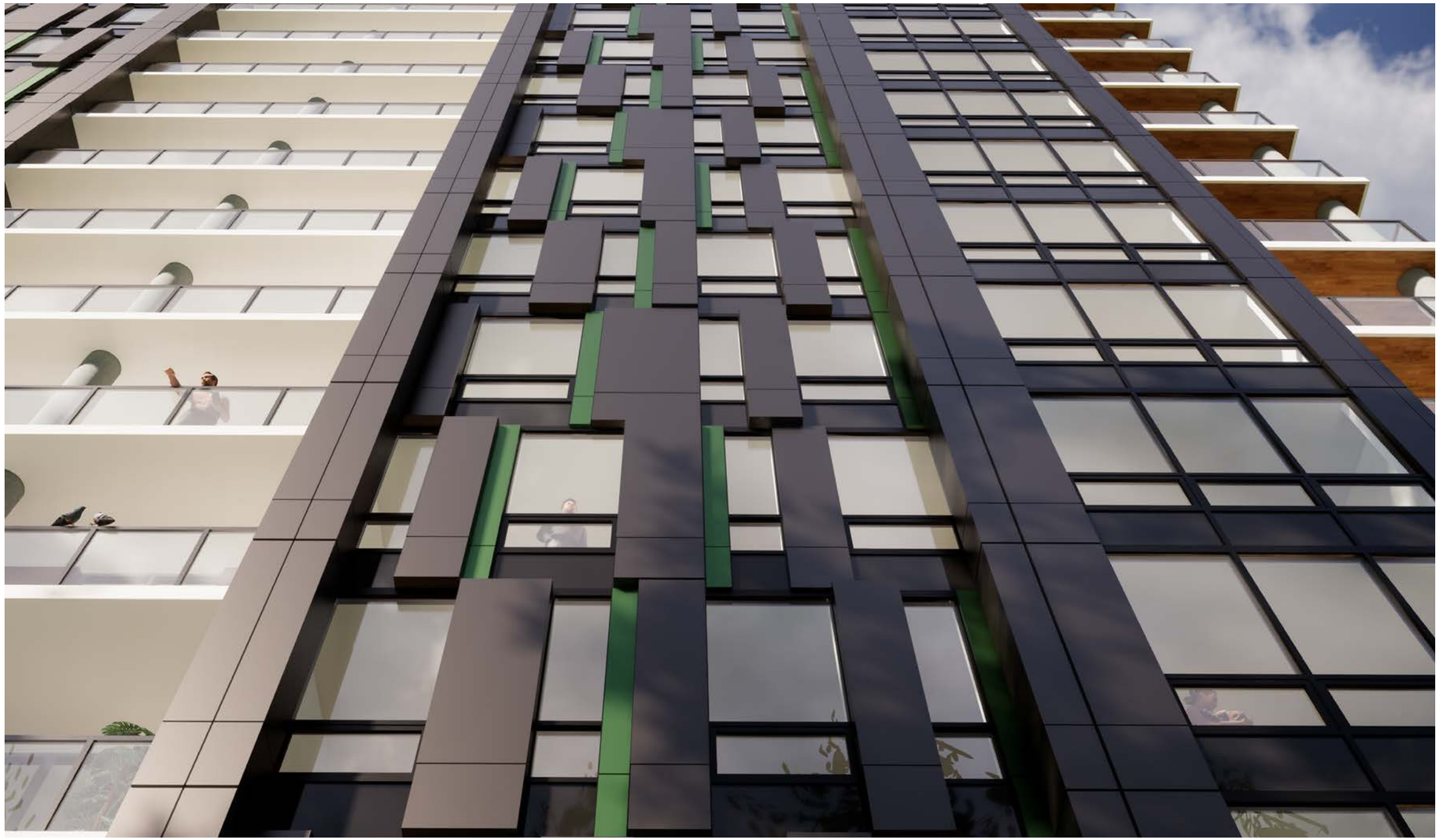
EAST ELEVATION

Materials

1. composite aluminum panel system - light grey
2. aluminum window wall - charcoal
3. metal spandrel panel - copper/ bronze
4. brick - white
5. aluminum and glass guardrail
6. painted concrete eyebrow

PERSPECTIVES
aerial view looking NE

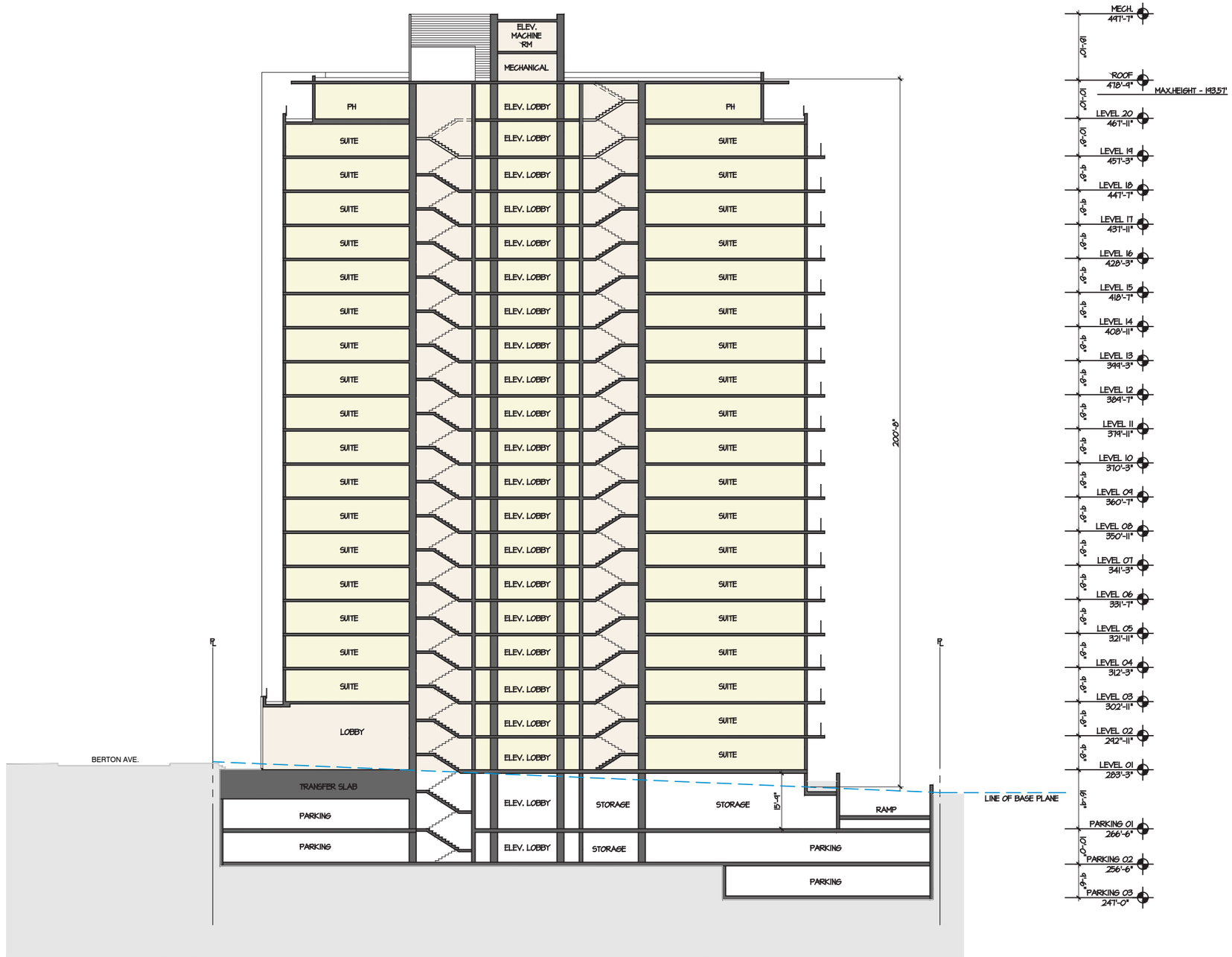
PERSPECTIVES
close up of forest side



PERSPECTIVES
view from Pacific Spirit Park

SECTIONS

section A

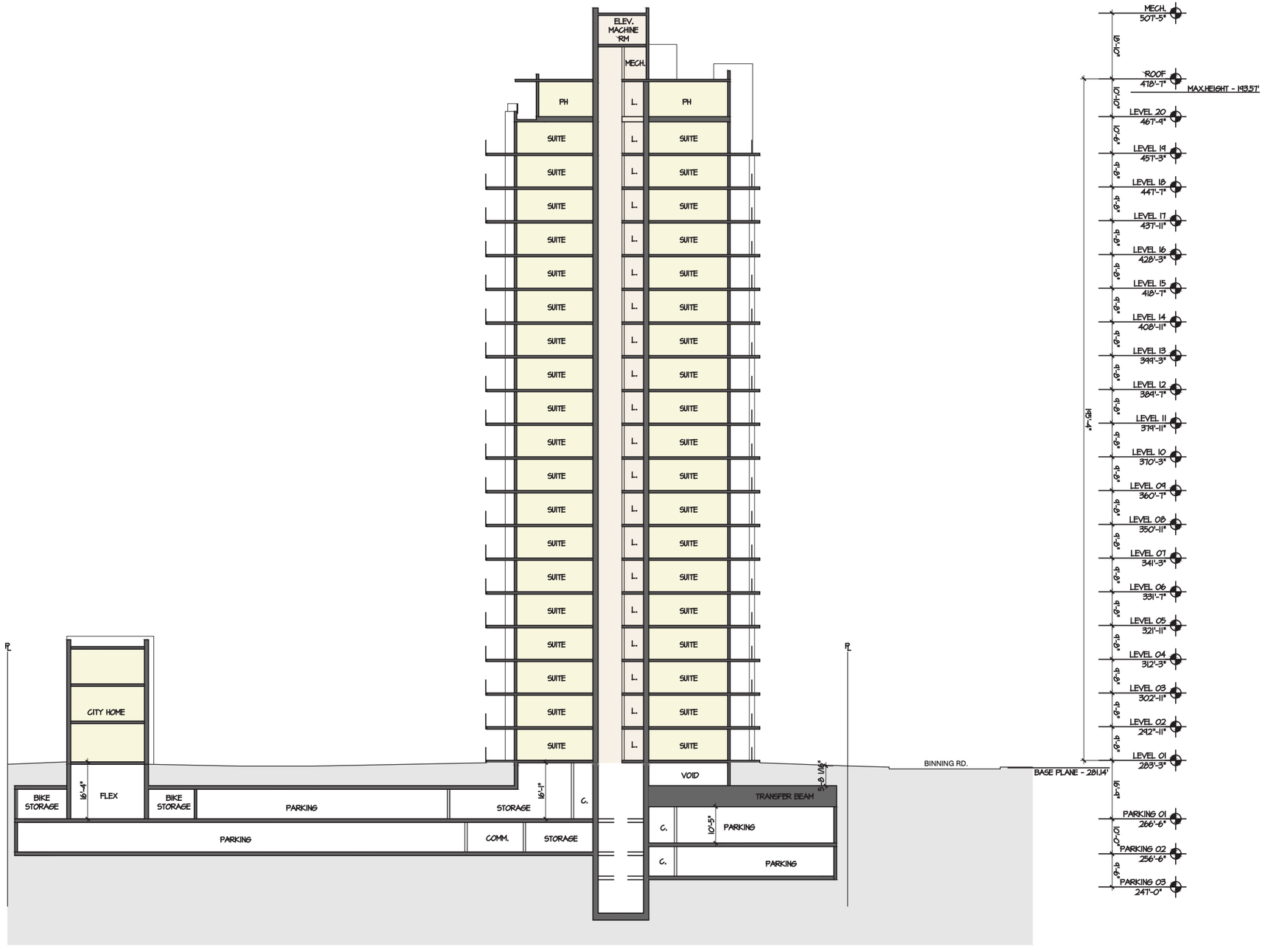


SCALE: 1/32" = 1'-0"

0' 10' 20' 50'

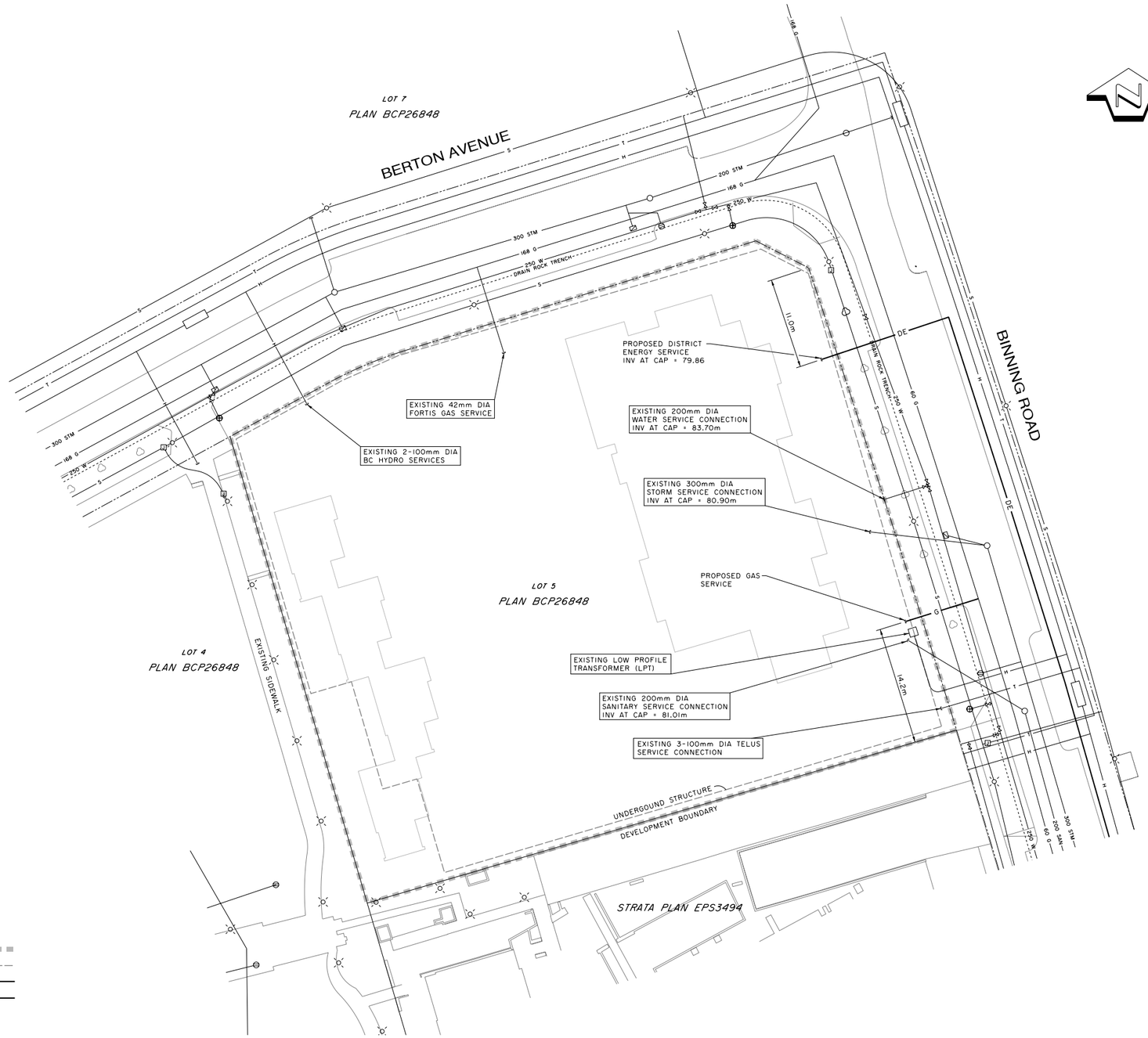
Revised 11February 2020

SECTIONS
section B



SCALE: 1/32" = 1'-0"

0' 10' 20' 50'



LEGEND

EXISTING

- CURB AND GUTTER
- PROPERTY LINE
- LOT LINE
- DRAIN ROCK TRENCH
- STORM SEWER — 300 STM
- SANITARY SEWER — 200 SAN
- WATERMAIN — 250 W
- GAS — 168 G
- BC HYDRO — H
- TELUS — T
- STREETLIGHTING — S
- STANDARD CATCH BASIN
- LAWN BASIN
- MANHOLE
- GATE VALVE
- FIRE HYDRANT
- CAP OR PLUG
- STREETLIGHT POLE
- UTILITY SERVICE VAULT
- UTILITY JUNTION BOX
- TREE

DESIGN

- DEVELOPMENT BOUNDARY
- UNDERGROUND STRUCTURE
- DISTRICT ENERGY SYSTEM — DE
- GAS — G

InterCAD
CONSULTING ENGINEERS
1111 West 8th Avenue
Vancouver, BC V6H 1C5
Tel 604.739.7707 / Fax 604.739.7727

NO.	DATE	REVISIONS	BY	APPROVED
2	19-12-20	ADDED PROPOSED DE AND GAS SERVICES	ML	GW
1	19-11-21	DEVELOPMENT PERMIT FIRST SUBMISSION	ML	GW

Client: POLYGON DEVELOPMENT 374 LTD

Project: CONSERVATORY
UBC SOUTH CAMPUS LOT 5

Scale: 0 5 10 15
1:250

Design: G. WOOD
Drawn: M. LOSCHIAVO
Plot Date: 19/12/20
Plot Time: 10:54:54 AM

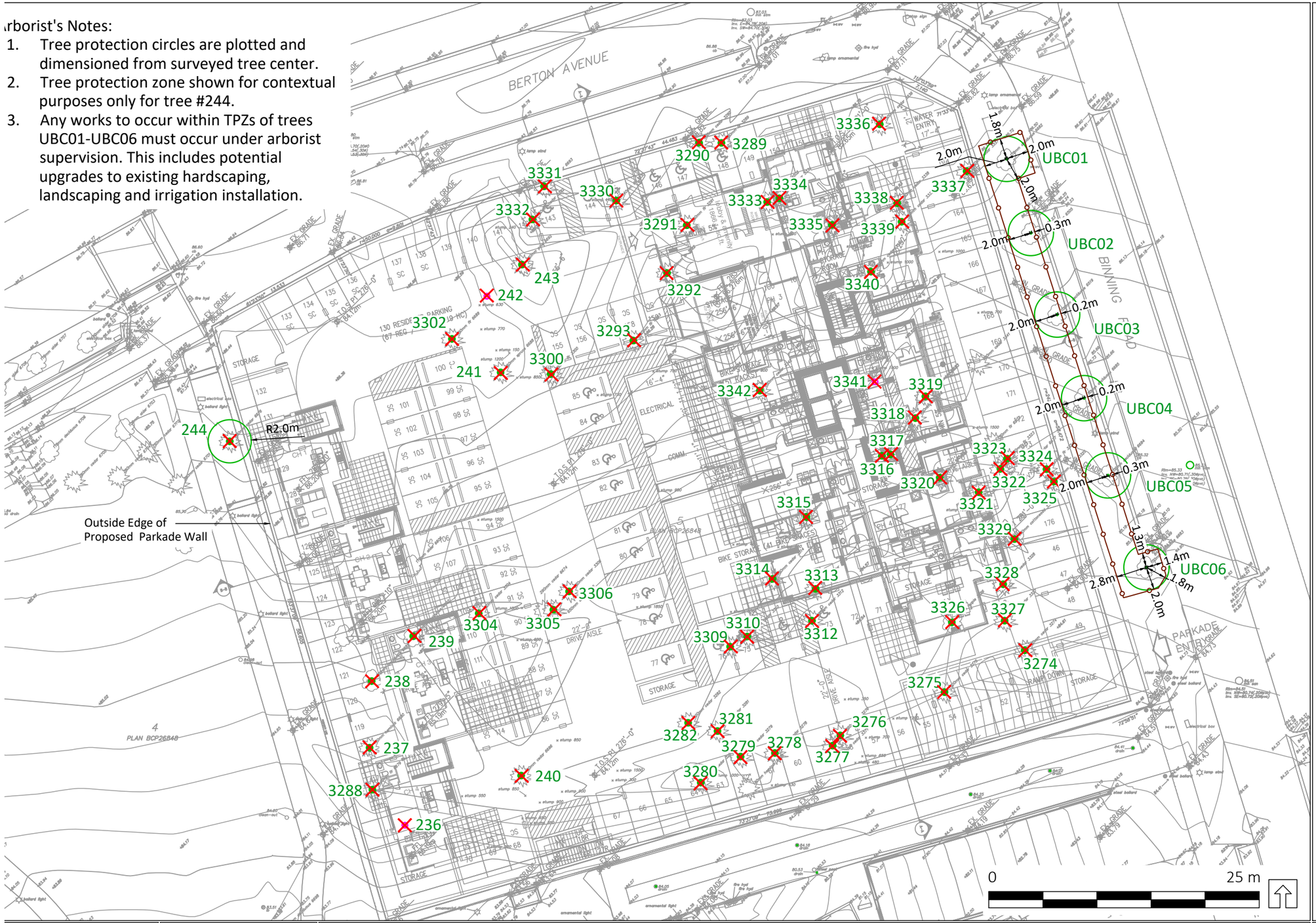
Title: SERVICING PLAN

Drawing Number: AE46-C-101
Revision: 2

I:\ae46\ustn\Design\DP\c-101.dgn

Arborist's Notes:

1. Tree protection circles are plotted and dimensioned from surveyed tree center.
2. Tree protection zone shown for contextual purposes only for tree #244.
3. Any works to occur within TPZs of trees UBC01-UBC06 must occur under arborist supervision. This includes potential upgrades to existing hardscaping, landscaping and irrigation installation.



LEGEND

- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications.The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. ($\frac{1}{2}$ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

1. Base Survey, Site Plan and Parkade Plan provided by dys architecture.

DIAMOND HEAD
3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: The Conservatory - UBC Lot 5 Tree Management Plan
Project address: Berton Avenue and Binning Road, UBC
Client: Polygon Homes

Drawing No: 001
Date: 2019/11/18
Drawn by: DB
Page Size: TABLOID 11"x17"

PACIFIC SPIRIT
REGIONAL PARK

PROJECT NAME
UBC L0T 5 WESBROOK PLACE

CIVIC ADDRESS
5728 Berton Avenue

DRAWING CONTENTS

PWL partnership

PWL Partnership Landscape Architects Inc
8th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2

www.pwlpartnership.com

T 604.688.6111
F 604.688.6112

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2019-11-21	ISSUED FOR DEVELOPMENT PERMIT
2	2019-11-27	ISSUED FOR AUDP
3	2020-01-06	DEVELOPMENT PERMIT BOARD SUBMISSION
4	2020-02-10	RE-ISSUED FOR DEVELOPMENT PERMIT

PROJECT
THE CONSERVATORY
UBC LOT 5
WESBROOK PLACE

ADDRESS
5728 Berton Avenue

DRAWING TITLE
COVER

NORTH

SCALE

PROJECT NO.	19037
DATE	Revised 11 February 2020
FILE NAME	19037 PLAN.vwx
PLOTTED	20-2-10
DRAWN	MB, EW
REVIEWED	BH

DRAWING
L0.00

ENTRY + PUBLIC PLAZAS

BRENT COMBER PUBLIC ART AT NORTH-EAST CORNER

PRIVATE COURTYARD AMENITY

CITY HOME STREET FRONTAGE

TOWER STREET FRONTAGE

DESIGN RATIONALE

OVERALL INTENT: CAPTURING THE SUBSTANCE OF PACIFIC SPIRIT PARK

- Displaying proportional resiliency and ecological value through masses of hardy plantings.
- Borrowing aestheic from the park with bermed coniferous tree groves as focal points.
- Extending the naturalized park into the amenity space with curvilinear beds that carve out a "clearing in the forest".
- Intersecting and overlapping the built and natural environment to create a perceivable juxtaposition.

PUBLIC ENTRY

- The entry plaza is designed to engage public users along Berton Avenue. A bermed plant bed with coniferous planting provides a sense of discovery and interest. Seating is provided in a diveristy of forms: benches, lounger chairs and a seat wall protruding from the berm.
- The entry plaza provides an experiential accessible passage to the main entry at The Conservatory tower.
- The public entry plaza is delineated from the private amenity courtyard by densely vegetated plant beds and coniferous trees; thus allowing a partially buffered view into the courtyard space.

PUBLIC PLAZA AT NORTH EAST CORNER

- At the corner of Berton Avenue and Binning Road a public amenity space is provided. This plaza acts as an extension of the public realm, as it welcomes users approaching The Conservatory through the Pacific Spirit Trail to the North and East.
- To further activate the space and celebrate Pacific Spirit Park, public art by Brent Combers is proposed. The piece will be derived from and inspired by reclaimed timber from the site.

PRIVATE COURTYARD AMENITY

- The private courtyard is made up of three predominate spaces.
- The first outdoor space lands just outside the indoor amenity. A rectilinear patio area provides lounger seating for passive use and a co-working table equipped with outlets and electronic charging stations
- The second is a lush lawn area encompassed by a flagstone path. The lawn area provides opportunity for informal recreation and play. Bermed plant beds on the West side of the courtyard are intersected by a pathway. Corten steel retaining walls support the bermed grade on either side of the path, creating a more dynamic walking experience.
- These flagstone paths lead toward a secondary patio space. The rectilinear patio is covered by a metal pergola structure that expresses the architectural form of the contalevered entry awning. A sense of enclosure is created from within the space by surrounding bermed plant beds, while views onto the lawn are maintained. Benches and lounger chairs are provided to encourage rest and passive use of the space.

PWL partnership

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2019-11-21	ISSUED FOR DEVELOPMENT PERMIT
2	2019-11-27	ISSUED FOR AUDP
3	2020-01-06	DEVELOPMENT PERMIT BOARD SUBMISSION
4	2020-02-10	RE-ISSUED FOR DEVELOPMENT PERMIT

PROJECT
THE CONSERVATORY
UBC LOT 5
WESBROOK PLACE

ADDRESS
5728 Berton Avenue

DRAWING TITLE
PRECEDENT IMAGES

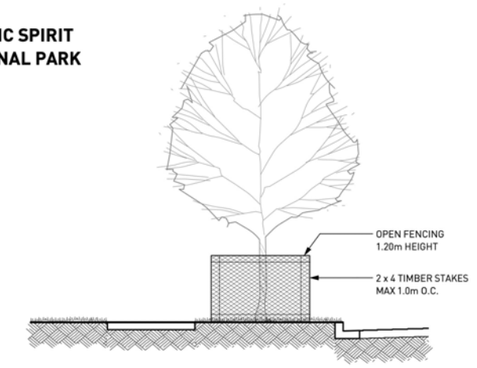
NORTH | SCALE

PROJECT NO.	19037		
DATE	November 2019		
FILE NAME	19037 PLAN.vwx		
PLOTTED	20-2-10		
DRAWN	MB, EW	REVIEWED	BH

DRAWING
L0.01

TREE MANAGEMENT LEGEND	
KEY	DESCRIPTION
	DECIDUOUS TREE TO BE REMOVED TOTAL REMOVED: 6
	CONIFEROUS TREE TO BE REMOVED TOTAL REMOVED: 57
	DECIDUOUS TREE RETAINED

PACIFIC SPIRIT
REGIONAL PARK



1 TREE PROTECTION BARRIER FENCING DETAIL
NTS

TREE PROTECTION GENERAL NOTES

A. EXCAVATION AROUND TREES

1. EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
2. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
3. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M (6'-0") HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.

B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES

1. HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
2. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
3. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.

C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES

1. TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
2. DO NOT CUT MAIN LATERAL ROOTS.
3. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
4. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.

D. PROTECTION OF EXPOSED ROOTS

1. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:

   A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
   B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
   C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.

2. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
3. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.

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PROJECT
THE CONSERVATORY
UBC LOT 5
WESBROOK PLACE

ADDRESS
5728 Berton Avenue

DRAWING TITLE
TREE MANAGEMENT PLAN

NORTH

SCALE 1/16"=1'0"

PROJECT NO.	19037		
DATE	November 2019		
FILE NAME	19037 PLAN.vwx		
PLOTTED	20-2-10		
DRAWN	MB, EW	REVIEWED	BH

DRAWING
L0.02

TREE REPLACEMENT PLAN		
KEY	NUMBER	DESCRIPTION
	72	REPLACEMENT TREE - DECIDUOUS
	14	REPLACEMENT TREE - CONIFEROUS
TOTAL	86	

PACIFIC SPIRIT
REGIONAL PARK

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PROJECT
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UBC LOT 5
WESBROOK PLACE

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DRAWING TITLE
TREE REPLACEMENT PLAN

NORTH

SCALE 1/16"=1'0"

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REVIEWED	BH

DRAWING
L0.03

PACIFIC SPIRIT
REGIONAL PARK

HARDSCAPE MATERIALS LEGEND

KEY	DESCRIPTION
H1	Stone Wall Type 1
H2	Stone Wall Type 2
H3	Cast in Place Concrete Stairs
H4	Cast in Place Concrete Wall
H5	Timber Wall
H6	Corten Steel Wall

PAVING MATERIALS LEGEND

KEY	DESCRIPTION
P1	Linear Paver
P2	Flagstone Paver
P3	Hydrapressed Pavers
P4	Cast in Place Unit Pavers
P5	River Rock Maintenance Strip
P6	Decorative Glass

SITE FURNISHING MATERIALS LEGEND

KEY	DESCRIPTION
F1	Urban Staple Bike Rack (Model: UB-1000-STD)
F2	Frances Andrew Centennial Series Bench
F3	Landscapeforms Harpo Bench
F4	Landscapeforms Harpo Lounge Chair
F5	Co-Work Table
F6	Gate

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

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DRAWING TITLE
LAYOUT AND MATERIALS PLAN

NORTH

SCALE 1/16"=1'0"

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DATE	Revised 11 February 2020
FILE NAME	19037 PLAN.vwx
PLOTTED	20-2-10
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REVIEWED	BH

DRAWING
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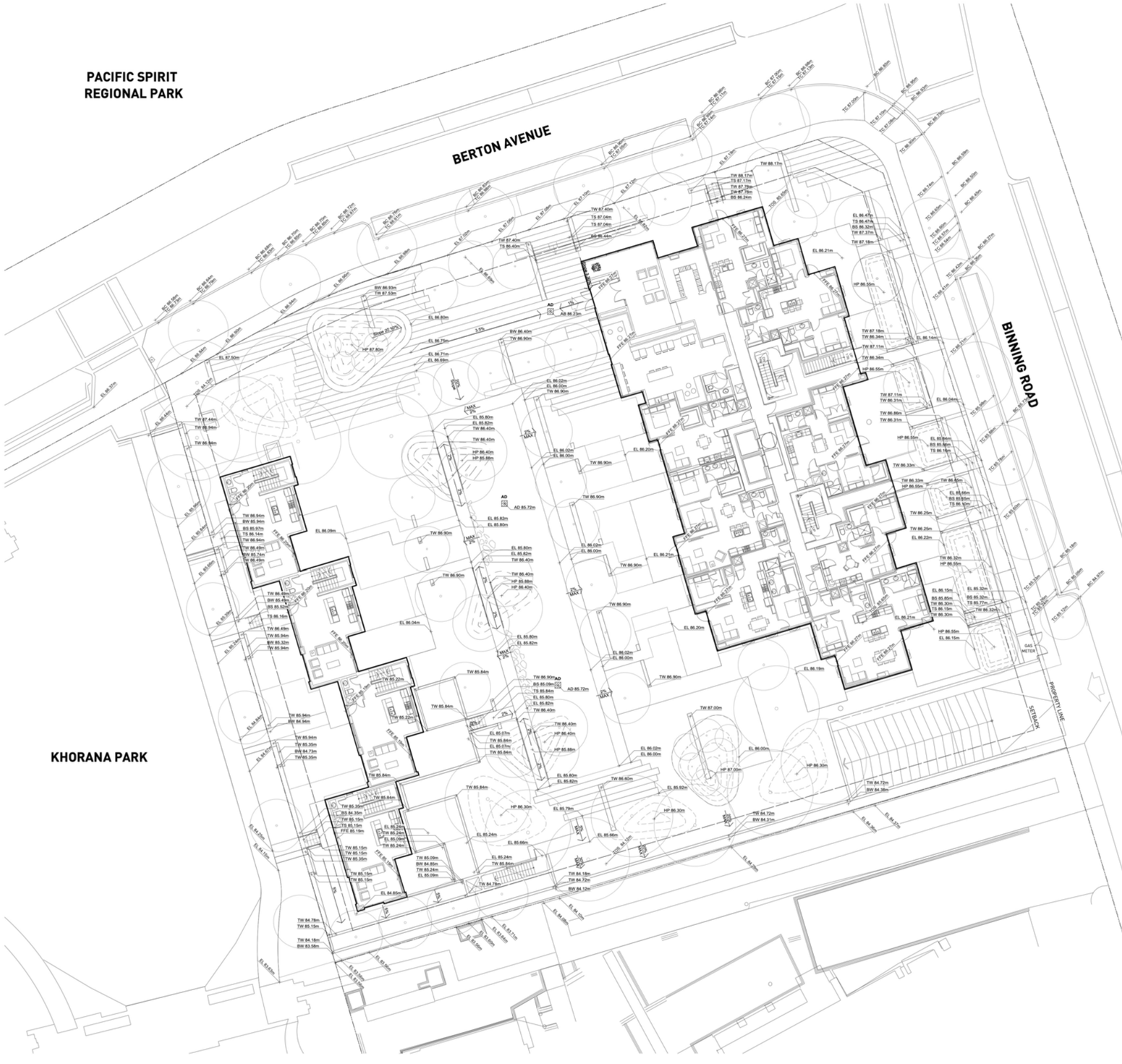

PACIFIC SPIRIT
REGIONAL PARK

GRADING GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. GROWING MEDIUM DEPTHS ON ARCHITECTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN SPECIFICATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAWINGS.
6. UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
7. UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 5% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
9. TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CURB ELEVATIONS.
10. TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

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THE CONSERVATORY
UBC LOT 5
WESBROOK PLACE

ADDRESS
5728 Berton Avenue

DRAWING TITLE
GRADING PLAN

NORTH

SCALE 1/16"=1'0"

PROJECT NO.	19037		
DATE	Revised 11 February 2020		
FILE NAME	19037 PLAN.vwx		
PLOTTED	20-2-10		
DRAWN	MB, EW	REVIEWED	BH

DRAWING
L2.01

PLANTING GENERAL NOTES

1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

Plant List

The Conservatory

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACR	6	Acer circinatum	Vine Maple	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Nursery grown, minimum 3 stems
AFJ	11	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	8 cm cal. [3" cal.]	As Shown	B&B, Uniform branching, dense tree, 7' [2.1 m] std.
AXA	6	Amelanchier x grandiflora 'Autumn Brillance'	Autumn Brilliance Serviceberry	4 cm cal. [1 1/2" cal.]	As Shown	B&B, Multi-stemmed, dense tree
CCD	8	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Multi-stem, nursery grown
CKO	7	Cornus kousa	Kousa Dogwood	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
MGP	3	Metasequoia glyptostroboides	Dawn Redwood	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Dense plant, well branched, fully branched to ground
PPI	14	Parrotia persica 'Inge's Ruby Vase'	'IRV' Persian Ironwood	5 cm cal. [2" cal.]	As Shown	B&B, Straight trunk, uniform branching, 5' [1.5 m] std.
POR	10	Picea omorika	Serbian Spruce	2.4 m ht. [8'-0" ht.]	As Shown	B&B, Well branched, dense tree
POR-1	4	Picea omorika	Serbian Spruce	3.0 m ht. [10'-0" ht.]	As Shown	B&B, Well branched, dense tree
SPS	11	Stewartia pseudocamellia	Japanese Stewartia	5 cm cal. [2" cal.]	As Shown	B&B, Well branched, dense tree
		Shrubs				
AUC	12	Arbutus unedo 'Compacta'	Compact Strawberry Tree	#3 pot	90cm [36"]	Well established
BMW	262	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	38cm [15"]	Well established
CCO	126	Ceanothus impressus 'Victoria'	Brilliant Ceanothus	#3 pot	90cm [36"]	Well established
CTR	198	Choisya ternata	Mexican Orange Blossom	#3 pot	90cm [36"]	Well established
CAS	15	Cornus alba 'Sibirica'	Siberian Dogwood	#2 pot	90cm [36"]	Well established
CSK	19	Cornus sericea 'Kelseyii'	Kelseyii Dogwood	#2 pot	60cm [24"]	Well established, nursery grown
DBW	42	Daphne burkwoodii ' Carol Mackie'	Carol Mackie Daphne	#1 pot	38cm [15"]	15cm [6"] height
EHN	118	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	#2 pot	60cm [24"]	Well established
HYR	6	Hibiscus syriacus 'Red Heart'	Red Heart Rose-of-Sharon	#3 pot	100cm [39"]	Well established
NDG	128	Nandina domestica 'Gulf Stream'	Compact Heavenly Bamboo	#2 pot	68cm [27"]	Well established
PLO	225	Prunus laurocerasus 'Otto Luyken'	Otto Luyken laurel	#2 pot	60cm [24"]	Well established
RBB	116	Rhododendron 'Blue Bells'	Bow Bells Rhododendron	#3 pot	75cm [30"]	Well established
REL	133	Rhododendron 'Elizabeth'	Elizabeth Rhododendron	#3 pot	75cm [30"]	Well established
RCP	32	Rhododendron carolinianom 'P.J.M.'	P.J.M. Rhododendron	#3 pot	75cm [30"]	Well established
RMP	256	Rosa 'Meidiland Pink'	Meidiland Pink Rose	#2 pot	60cm [24"]	Well established
RMV	86	Rosa 'Meidiland var. Meikrotal'	Scarlet Meidiland Rose	#2 pot	75cm [30"]	Well established
SHH	386	Sarcococca hookeriana humilis	Himalayan Sarcococca	#2 pot	45cm [18"]	Well established
SJP	467	Skimmia japonica	Japanese Skimmia	#2 pot	60cm [24"]	Well established
SBA	284	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	#2 pot	60cm [24"]	Well established
TXM	228	Taxus x media 'H.M.Eddie'	H.M.Eddie Yew	1.2m	60cm [24"]	Well established, dense hedging plant / B & B
VOT	63	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#3 pot	75cm [30"]	Well established, nursery grown
VDV	599	Viburnum davidii	David Viburnum	#2 pot	60cm [24"]	Well established
		Ground Cover				
ECP	164	Erica carnea 'Springwood Pink'	Spring Pink Winter Heath	#1 pot	38cm [15"]	15cm [6"] height
EFE	545	Euonymus fortunei 'Emerald Gaiety'	Emeral Gaiety Wintercreeper	#1 pot	38cm [15"]	25cm [10"] spread. Minimum 3 leads
LSR	278	Liriope spicata	Creeping Lily-turf	#1 pot	38cm [15"]	25cm [10"] spread
		Perennials				
HOJ	38	Hosta 'June'	June Hosta	#1 pot	60 cm [24"]	Well established
POL	309	Papaver orientale	Oriental Poppy	#1 pot	38 cm [15"]	Well established
SSB	160	Salvia superba	Perennial Salvia	#1 pot	30 cm [12"]	Well established
		Vines				
CAR	50	Clematis armandii	Evergreen Clematis	---	As Shown	Staked, full development
		Ferns				
PMU	99	Polystichum munitum	Western Sword Fern	#1 pot	45 cm [18"]	Well established, nursery grown

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PROJECT

THE CONSERVATORY
UBC LOT 5
WESBROOK PLACE

ADDRESS

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DRAWING TITLE

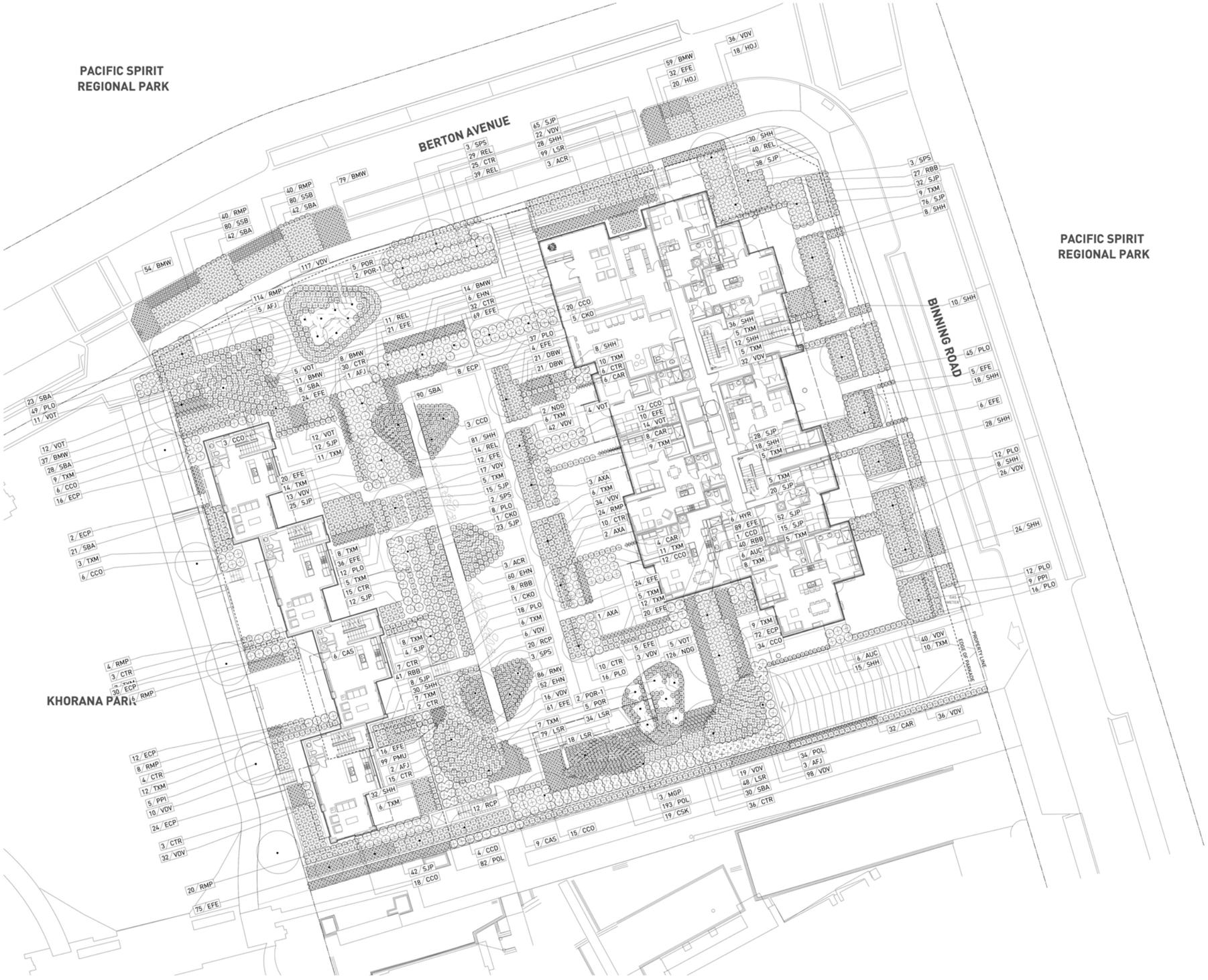
PLANT LIST

NORTH | SCALE

PROJECT NO.	19037
DATE	November 2019
FILE NAME	19037 PLAN.vwx
PLOTTED	20-2-10
DRAWN	MB, EW
REVIEWED	BH

DRAWING

L3.01



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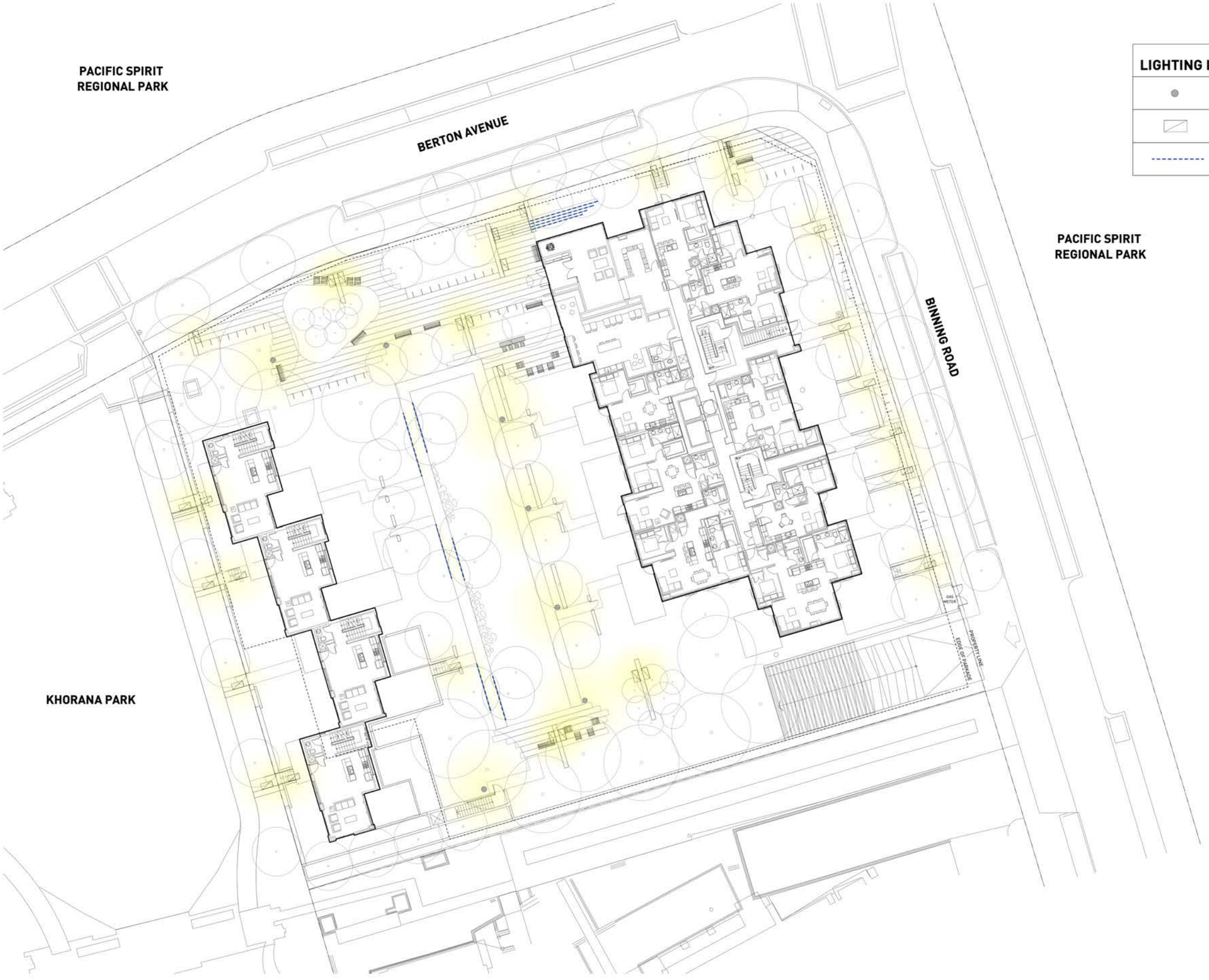

LIGHTING LEGEND	
●	Bollard Light
▭	Wall Light
- - - - - - - - -	LED Light Strip

PACIFIC SPIRIT
REGIONAL PARK

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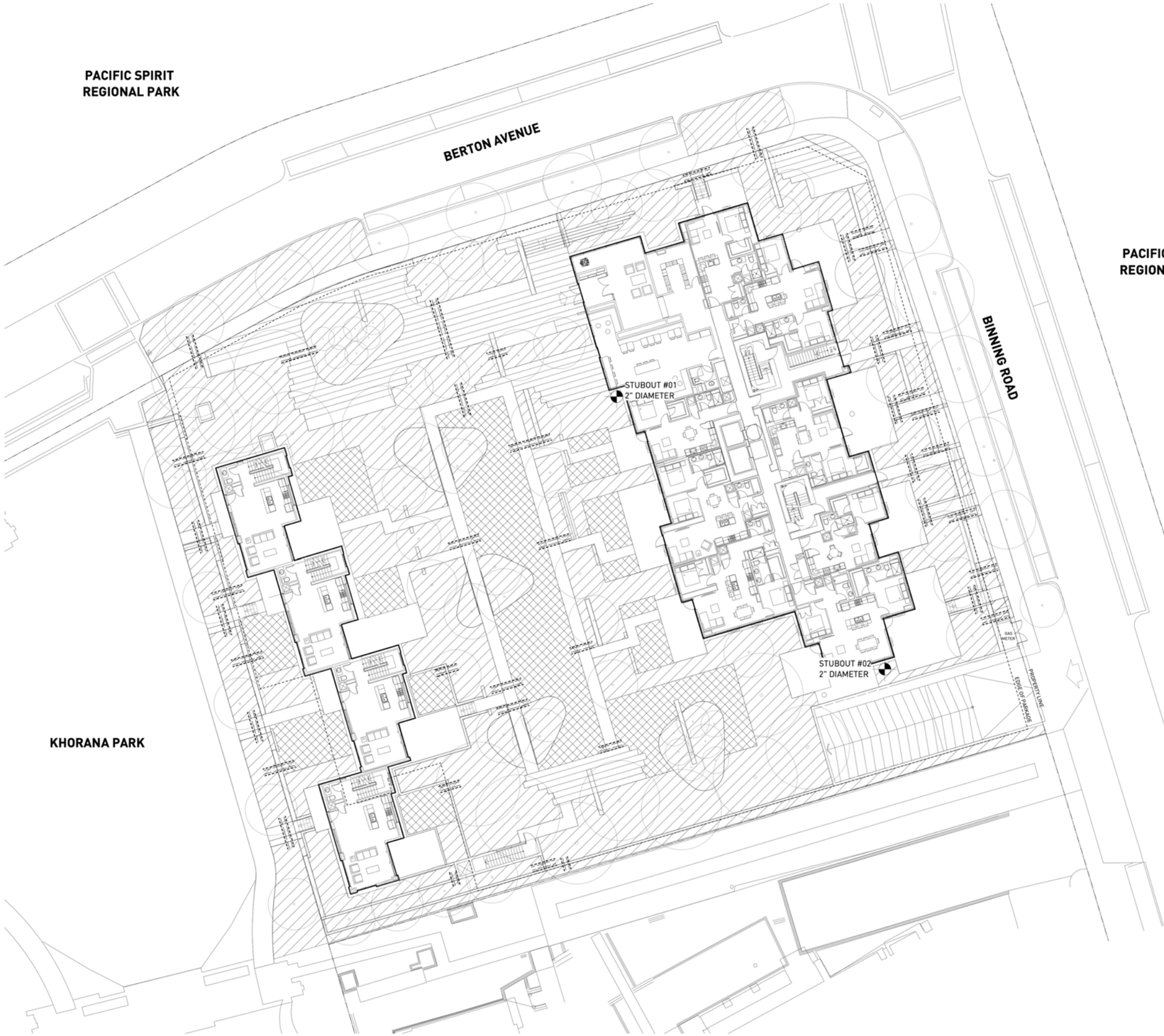

PACIFIC SPIRIT
REGIONAL PARK

IRRIGATION LEGEND	
	DRIP IRRIGATION - ALL PLANT BEDS
	HIGH EFFICIENCY SPRAY IRRIGATION - ALL LAWN AREAS
	IRRIGATION SLEEVING
	WATER STUBOUT FOR IRRIGATION SYSTEM ARE SHOWN FOR REFERENCE ONLY. SEE ALSO MECHANICAL AND ELECTRICAL DRAWINGS.

DESIGN BUILD IRRIGATION SYSTEM
GENERAL NOTES

1. DESIGN BUILD IRRIGATION DRAWINGS TO BE READ IN CONJUNCTION WITH PLANTING PLANS. CONTRACTOR TO ENSURE THAT LAWN AREAS ARE ZONED SEPARATELY FROM OTHER PLANTED AREAS AS PER SPECIFICATIONS. LAWN AREAS ZONED WITH OTHER PLANTED AREAS WILL BE REJECTED.
2. AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED AS "DESIGN BUILD". REFER TO SPECIFICATIONS FOR DESIGN AND SUBMISSION REQUIREMENTS.
3. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR TO PROVIDE IRRIGATION DESIGN DRAWINGS FOR CONSULTANT REVIEW AS PER SPECIFICATIONS. IRRIGATION INSTALLED PRIOR TO THE REVIEW OF DESIGN BUILD DRAWINGS BY THE CONSULTANT WILL BE REJECTED.
4. LOCATION OF IRRIGATION SLEEVES NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC. PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE IRRIGATION SLEEVES UNDER PAVED AREAS AND THROUGH WALLS WITH GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL SLEEVE LOCATIONS ARE TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS.
5. PRIOR TO THE START OF PROJECT CONSTRUCTION CONTRACTOR TO COORDINATE CONDUIT RUNS, SLEEVING AND MOUNTING LOCATION FOR RAIN SENSOR AS PER SPECIFICATIONS WITH GENERAL CONTRACTOR. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. FINAL RAIN SENSOR LOCATION IS TO BE RECORDED ON THE AS-BUILT IRRIGATION DRAWINGS BY THE CONTRACTOR AS PER SPECIFICATIONS.
6. IRRIGATION STUB-OUT LOCATIONS NOTED ON LANDSCAPE DRAWINGS ARE SCHEMATIC AND FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE CONNECTION TO WATER SUPPLY WITH THE MECHANICAL CONTRACTOR. REFER TO MECHANICAL ENGINEER'S DRAWINGS.
7. UNLESS OTHERWISE INDICATED THE IRRIGATION CONTROLLER TO BE LOCATED IN BUILDING MECHANICAL ROOM AS PER SPECIFICATIONS. FOR CONTROLLER LOCATION IN MECHANICAL ROOM, SEE MECHANICAL ENGINEER'S DRAWINGS.
8. CONTRACTOR TO COORDINATE CONTROLLER CONNECTION TO ELECTRICAL SUPPLY WITH ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL ENGINEER'S DRAWINGS.
9. IRRIGATION SYSTEM TO PROVIDE FULL HEAD TO HEAD COVERAGE.

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2019-11-21	ISSUED FOR DEVELOPMENT PERMIT
2	2019-11-27	ISSUED FOR AUDP
3	2020-01-06	DEVELOPMENT PERMIT BOARD SUBMISSION
4	2020-02-10	RE-ISSUED FOR DEVELOPMENT PERMIT

PROJECT
THE CONSERVATORY
UBC LOT 5
WESBROOK PLACE

ADDRESS
5728 Berton Avenue

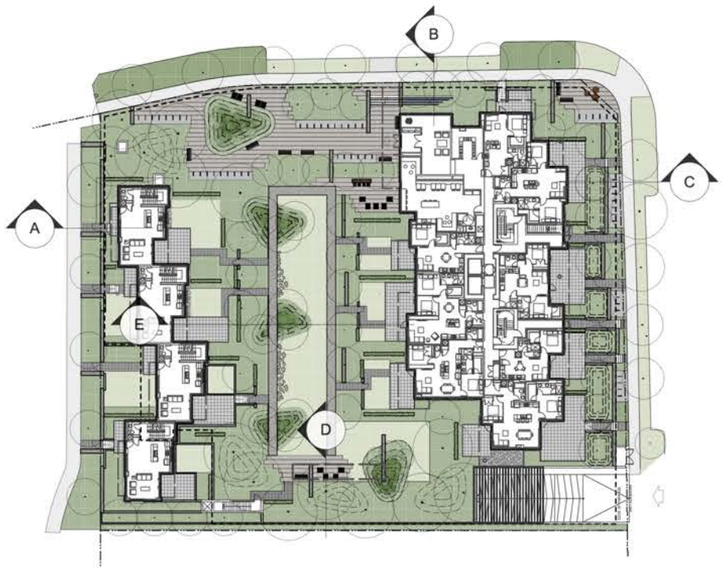
DRAWING TITLE
IRRIGATION PLAN

NORTH

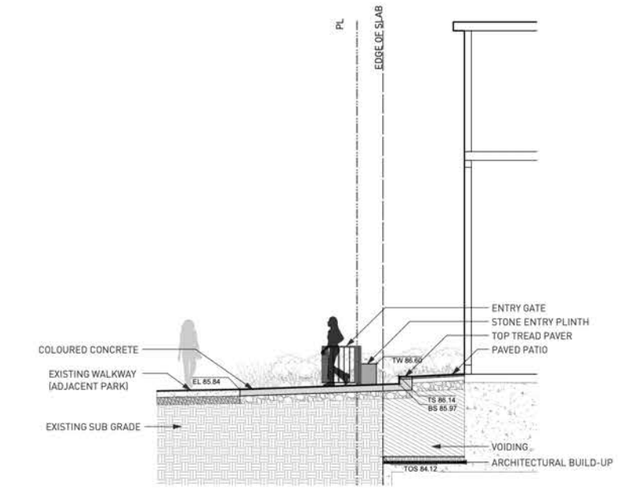
SCALE 1/16"=1'0"

PROJECT NO.	19037		
DATE	November 2019		
FILE NAME	19037 PLAN.vwx		
PLOTTED	20-2-10		
DRAWN	MB, EW	REVIEWED	BH

DRAWING
L5.01



KEY PLAN
SCALE: 1/32" = 1'-0"



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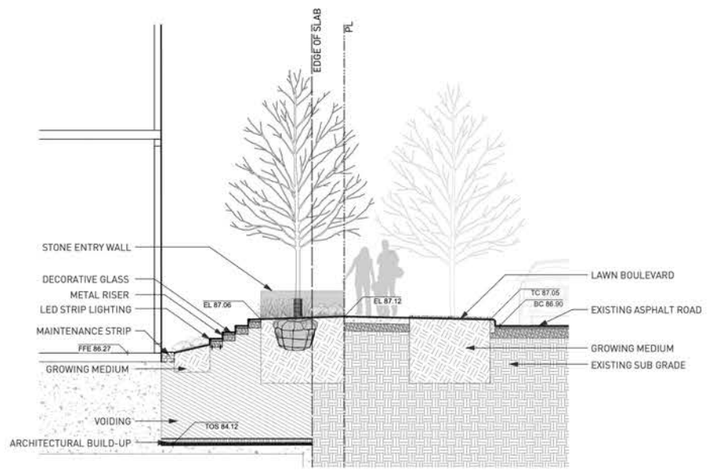

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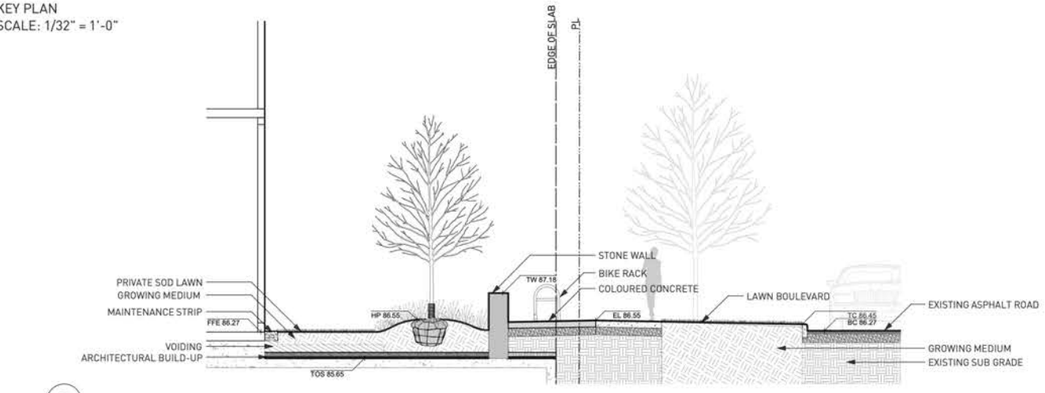

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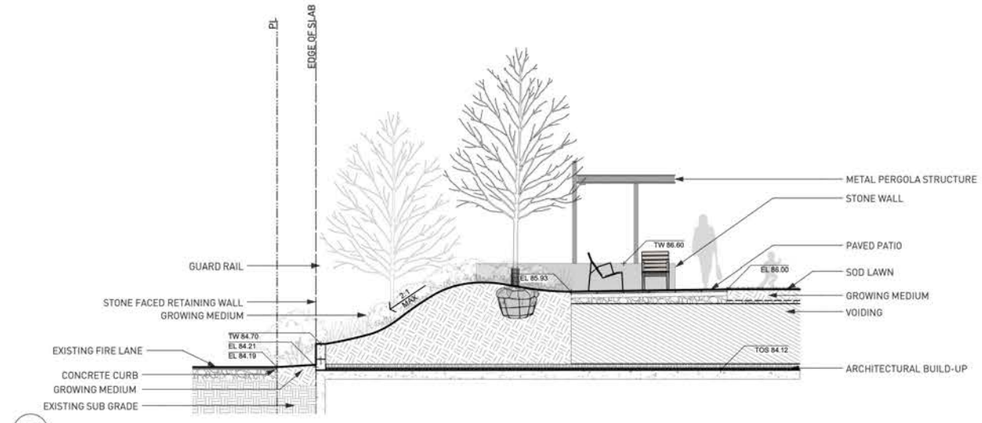

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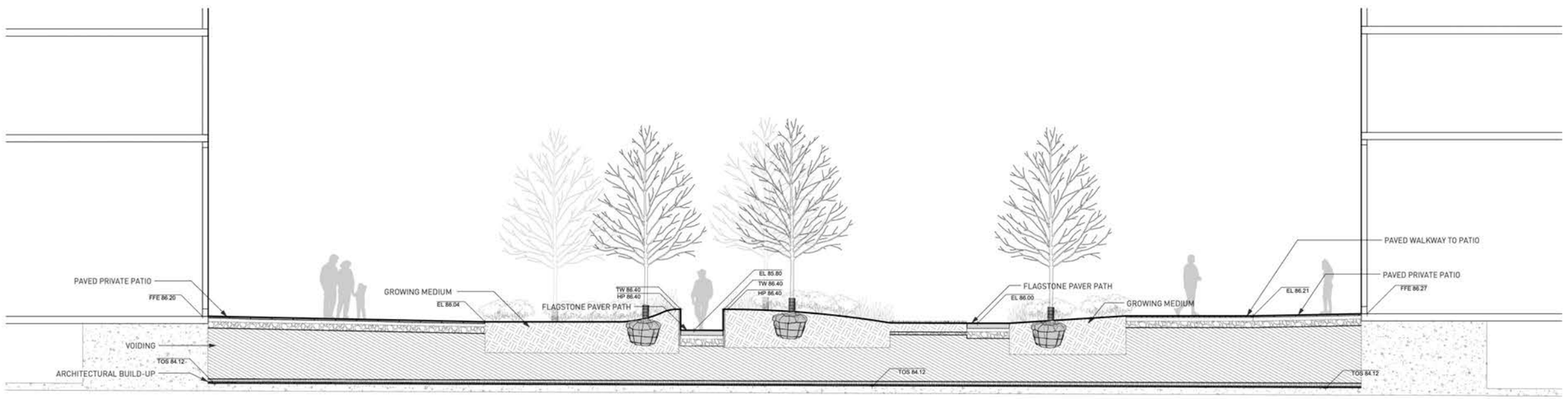

E

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PROJECT
THE CONSERVATORY
UBC LOT 5
WESBROOK PLACE

ADDRESS
5728 Berton Avenue

DRAWING TITLE
SECTIONS

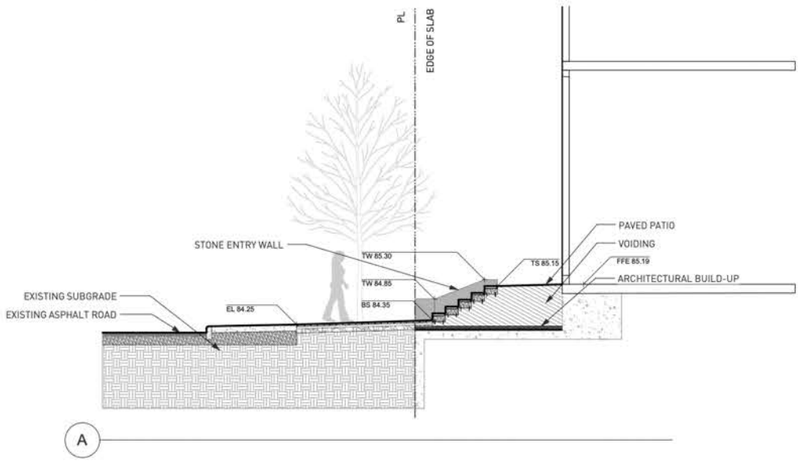
NORTH

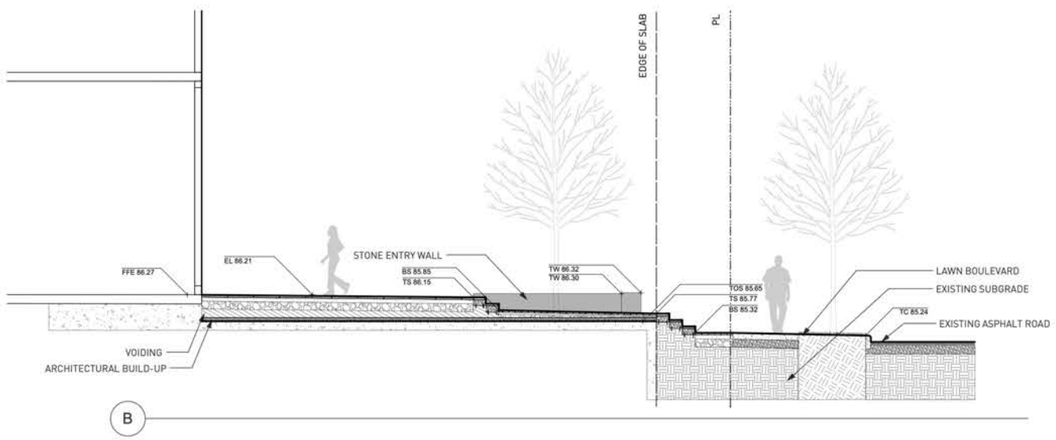
SCALE
3/16" = 1'-0"

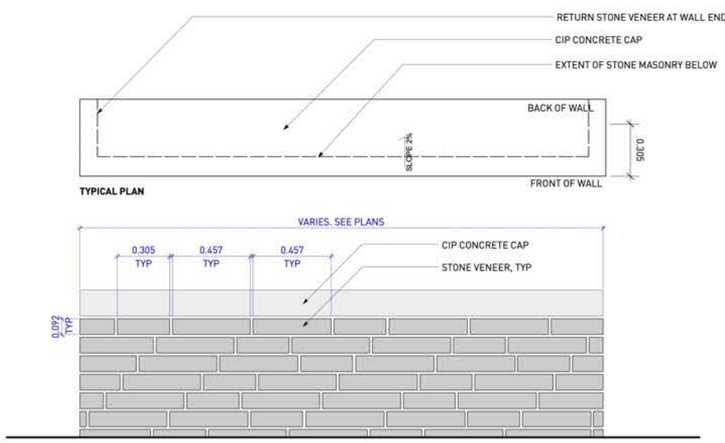
PROJECT NO.	19037
DATE	November 2019
FILE NAME	19037 SECTIONS.vwx
PLOTTED	20-2-10
DRAWN	MB, EW
REVIEWED	BH

DRAWING
L6.01

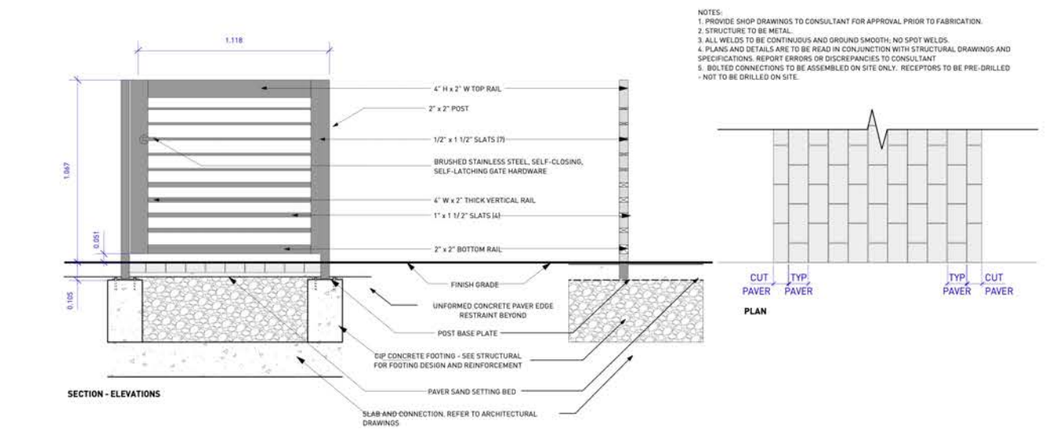
KEY PLAN
SCALE: 1/32" = 1'-0"







1 STONE FACED WALL DETAIL
3/4" = 1'-0"



2 GATE
3/4" = 1'-0"

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2019-11-21	ISSUED FOR DEVELOPMENT PERMIT
2	2019-11-27	ISSUED FOR ADDP
3	2020-01-06	DEVELOPMENT PERMIT BOARD SUBMISSION
4	2020-02-10	RE-ISSUED FOR DEVELOPMENT PERMIT

PROJECT
THE CONSERVATORY
UBC LOT 5
WESBROOK PLACE

ADDRESS
5728 Berton Avenue

DRAWING TITLE
SECTIONS AND DETAILS

NORTH	SCALE 3/16" = 1'-0"
PROJECT NO.	19037
DATE	Revised 11 February 2020
FILE NAME	19037 SECTIONS.vwx
PLOTTED	20-2-10
DRAWN	MB, EW
REVIEWED	BH

DRAWING
L6.02

RESIDENTIAL ENVIRONMENTAL ASSESSMENT PROGRAM 3.1

Individual Project Information

Project Name	**The Conservatory**
Project address	**5728 Berton Avenue, Vancouver, BC**
Rental or Market	Market
Number of Storeys	20
Total Number of Units	211
Studio	0
1 Bed	108
2 Bed	94
3 Bed	9
4 Bed	0
Total Number of Bedrooms	323
Residential Parking (non visitor)	236

Project Team

	Company	Name	Contact
ARCH	DYS Architecture	Jennifer Boyle, Colin Shrubb	jennifer.boyle@dysarchitecture.com; colin.shrubb@dysarchitecture.com
CIV			
DEV	Polygon	Hugh kerr	hker@polyhomes.com
GC	Polygon	Matt Anderson	mattanderson@polyhomes.com
MECH	Williams Engineering	Edwin Zander	ezander@williamsengineering.com
ELEC	Nemetz	Bijan Valagohar	bijan@nemetz.com
LAND	PWL	Bruce Hemstock	bhemstock@pwlpartnership.com
EM	Morrison Hershfield	Alex Blue	ablue@morrisonhershfield.com
ENVL	-	-	
ID	Polygon	-	Just chek with GC polygon

REAP 3.1 Certification Level

Target	Gold
Achieved	**Gold**

Residential Environmental Assessment Program (3.1)
Project Checklist
Project Name: **The Conservatory**

Date 07-M11-20

Y	M	Sustainable Sites (SS)			6 of 10
M		Prereq	SS M1	Storm Water Management Plan	M
M		Prereq	SS M2	Adapted and Ecologically Sound Planting	M
M		Prereq	SS M3	Bicycle Storage	M
M		Prereq	SS M4	Contribution to Community Car Sharing	M
2		Prereq	SS M5	Electric Vehicle Charging- Resident	2
M		Prereq	SS M6	Light Pollution Reduction	M
M		Prereq	SS M7	Recycling Collection	M
M		Prereq	SS M8	Compost Collection	M
2	0	Credit	SS 1.1	In-Suite Recycling and Compost Separation	2
0	0	Credit	SS 2.1	Additional Bicycle Facilities	2
2	0	Credit	SS 2.2	Electric Vehicle Charging – Visitor	2
0	0	Credit	SS 2.3	Electric Vehicle Charging Stations - Resident	2

Y	M	Water Efficiency (WE)			6 of 18
M		Prereq	WE M1	Efficient Irrigation Technology	M
M		Prereq	WE M2	Low-Flow Faucet Aerators	M
M		Prereq	WE M3	Low-Flow Showerheads	M
M		Prereq	WE M4	Energy Star Clothes Washers	M
3	0	Credit	WE 1.1	Reduce Potable Water Use	3
0	0	Credit	WE 1.2	Eliminate Potable Water Use	3
2	0	Credit	WE 2.1	Low-Flow Showerheads	2
1	0	Credit	WE 2.2	Water Efficient Dishwasher	1
0	0	Credit	WE 2.3	Most Efficient Clothes Washers	2
0	0	Credit	WE 2.4	Water Use Reduction Package	2
0	0	Credit	WE 3.1	Domestic Hot Water metering	3
0	0	Credit	WE 3.2	Domestic Cold-Water metering	2

Y	M	Materials and Resources (MR)			1 of 18
0	0	Credit	MR 1.1	Reused Building Materials	2
0	0	Credit	MR 1.2	Reused Building Materials	2
1	0	Credit	MR 1.3	Recycled Content Materials	2
0	0	Credit	MR 2.1	Regionally Manufactured Building Materials	1
0	0	Credit	MR 2.2	Regionally Sourced Building Materials	1
0	2	Credit	MR 3.1	Dimensional Lumber and Plywood	3
0	0	Credit	MR 3.2	Hardwood Floors	3
0	0	Credit	MR 4.1	Transparency of Ingredients	2
0	0	Credit	MR 4.2	Optimization of Ingredients	2

Y	M	Construction (CON)			2 of 4
M		Prereq	CON M1	Staging and Construction	M
M		Prereq	CON M2	Vegetation Safeguards and Land-Clearing Debris	M
M		Prereq	CON M3	Truck Management Plan	M
M		Prereq	CON M4	Wheel Wash	M
M		Prereq	CON M5	Erosion and Sedimentation Control	M
M		Prereq	CON M6	Waste Management Plan	M
2	0	Credit	CON 1.1	Indoor Air Quality Management Plan	2
0	0	Credit	CON 1.2	Flushout / IAQ Test	2

Y	M	Energy & Atmosphere (EA)			23 of 52
M		Prereq	EA M1	Minimum Roof Insulation	M
M		Prereq	EA M2	Minimum Exterior Wall Insulation	M
M		Prereq	EA M3	Minimum Floor Insulation	M
M		Prereq	EA M4	Energy Efficient Windows	M
M		Prereq	EA M5	Minimum Boiler Efficiency	M
M		Prereq	EA M6	Domestic Hot Water	M
M		Prereq	EA M7	Energy Star Dishwashers and Refrigerators	M
M		Prereq	EA M8	Programmable Thermostats	M
M		Prereq	EA M9	Common Area Lighting	M
M		Prereq	EA M10	Parkade and Corridor Lighting Controls	M
2		Prereq	EA M11	Energy Modeling Workshop	2
4		Prereq	EA M12	Commissioning	4
2		Prereq	EA	Building Envelop Airtightness Testing	2
6		Prereq	EA	Energy Step Code Step 2	6
0		Prereq	EA	Energy Step Code Step 3	8
0	0	Credit	EA	Energy Step Code Step 4	15
0	0	Credit	EA	Passive House Energy Performance	5
1	0	Credit	EA 1.1	Thermal Energy Sub-Metering	1
0	1	Credit	EA 2.1	Future Renewable Electricity	1
3	0	Credit	EA 2.2	Renewable Electricity Utilization	3
5	0	Credit	EA 2.3	Low-Carbon District Energy Utilization	5

Y	M	Indoor Environmental Quality (IEQ)			8 of 8
M		Prereq	IEQ M1	Adhesives and Sealants	M
M		Prereq	IEQ M2	Paints and Coatings	M
M		Prereq	IEQ M3	Floor Coverings	M
M		Prereq	IEQ M4	Ventilation Effectiveness	M
2	0		IEQ 1.1	Low VOC Paints and Coatings	2
2	0	Credit	IEQ 1.2	Low-Emitting Composite Wood Products	2
2	0	Credit	IEQ 1.3	Low-Emitting Insulation	2
2	0	Credit	IEQ 1.4	Low -Emitting Cabinetry	2

Y	M	Innovation and Design Process (ID)			11 of 24
M		Prereq	ID M1	Goal-Setting Workshop	M
M		Prereq	ID M2	Educate the Homeowner	M
0	0	Credit	ID 1.1	Life-Cycle Assessment	4
1	0	Credit	ID 2.1	Green Building Specialist	1
0	0	Credit	ID 2.2	Design for Safety and Accessibility	1
2	0	Credit	ID 2.3	Design for Security and Crime Prevention	2
1	0	Credit	ID 3.1	Educate the Sales Staff	1
5	0	Credit	ID 4.1	Enhance Research or Further Student Development	5
0	0	Credit	ID 4.2	Energy Data Sharing	4
2	0	Credit	ID 5.1	Innovative Design or Exemplary Achievement	2
0	2	Credit	ID 5.2	Innovative Design or Exemplary Achievement	2
0	2	Credit	ID 5.3	Innovative Design or Exemplary Achievement	2
57	7	**TOTALS**		Possible Points:	**134**

Gold: 45 to 60 points, **Gold Plus:** 61 to 75 points, **Platinum:** 76 to 100 points, **Platinum Plus:** 101 to 134 points

Sustainable Sites (SS)

	TOTAL	10	6	0				
		MAX	Y	M	Awarded	Role	Documentation	Phase
SS M1 Storm Water Management Plan		M	M			CIV		**BP**
Require all new construction projects detain the 10-year, 24-hour storm volume and discharge at the 2-year, 40-hour pre-development rate on site or at a designated centralized facility using low-impact development and green infrastructure strategies by 2018.							-Copy of Stormwater Management Plan -Letter by CIV requirements wil be met	
SS M2 Adapted and Ecologically Sound Planting		M	M			LAND		**BP**
Demonstrate that landscape design has minimized the need for pesticides and irrigation through the selection of adaptive and drought-tolerant plants and consideration of the principles of Integrated Pest Management and xeriscaping.							-Narrative describing Planting design + letter confirming landscaping is low maintenance and resource efficient, and does not require use of pesticides (requirements will be met)	
SS M3 Bicycle Storage		M	M			ARCH/LAND		**BP**
Provide covered bicycle storage facilities including 1.5 parking spaces per dwelling unit or individual parking garages for Class I use, and 0.5 bicycle parking spaces per dwelling unit for Class II use in accordance with The UBC Development Handbook.							-Drawing showing number and location of bike storage facilities. -Letter by ARCH requirements will be met	

	Required	Proposed
CLASS I	305	305
CLASS II	106	106

SS M4 Contribution to Community Car Sharing		M	M			DEV		**OP**
Contribute to the development of a community car-sharing network by funding the equivalent of one community vehicle per 100 residential units.							-Letter confirming number of residential units and amount contributed to car-sharing network. -Documentation confirming amoutn contrbuted	
Amount to be Contributed 42,200 CAD Confirm amount per unit with UBCPT								
SS M5 Electric Vehicle Charging- Resident (MANDATORY)		2	2			ELEC		**BP**
Provide a minimum of one energized level 2 outlet per residential unit for non-rental developments or provide energized outlets for 50% of resident parking stalls for rental developments. Level 2 charging capacity that provides a minimum of 40A service and a minimum performance level of 12 kWh per stall, over an eight (8) hour period must be provided. Load sharing (up to four-way) and load management systems may be utilized. Exceptions may be granted in cases where utility mandated transformer upgrades are required.							-Drawing showing electrical service to stalls - Documentatiion of load sharing and load management systems - Letter by ELEC requirements will be met	

	Required	Proposed
Non-Rental	**211**	
Rental	118	

SS M6 Light Pollution Reduction		M	M			ELEC		**BP**
Do not exceed the current Illuminating Engineering Society (IES) illuminance requirements as stated in Lighting for Exterior Environments.							-Description of lighting strategy employed to achieve IESNA illuminance requirements (in letter from ELEC requirements will be met) - Light fixtures' cut sheets showing illuminance meet requirements	
SS M7 Recycling Collection		M	M			ARCH/DEV		**BP & OP**
Provide for collection of domestic paper, plastic, glass and metal recyclables by contracting with a waste management company for the service. Recycling storage space shall be designed in accordance with Metro Vancouver's Technical Specifications for Recycling Amenities.							- BP: location and size of recycling/organics storage area - OP: Letter by DEV/Owner requirements will be met including description of Waste Management contract in place	

	Garbage+Recycling Room Min. Size	Mi. Recycling Space WITHIN room	Flex Space	Total Storage Space Required	Storage Space Provided
m^2	73.4	38.8	19.4	**92.8**	

SS M8 Compost Collection		M	M			ARCH/DEV		**BP & OP**
Provide a space in the building for the collection compost and provide for the compost collection through a contract with UBC Waste Management or another waste management service provider. Design the space in the building in accordance with Metro Vancouver's Technical Specifications for Recycling Amenities.							Same as SS M7	
SS 1.1 In-Suite Recycling and Compost Separation		2	2			ARCH/DEV		**BP**
Provide a space and system for simplified separation and collection of recycling and compostables in each suite or unit.							-Letter by ARCH requirements will be met - Description of system implemented (cut sheet might be ok)	
SS 2.1 Additional Bicycle Facilities		2	0			ARCH		**BP**
In addition to the requirements for bicycle parking in the UBC Development Handbook, provide an additional 0.25 Class I bicycle storage/bedroom and a bicycle repair station within the building.complete with a 120V electric outlet								

	Required	Proposed
CLASS I	398	**311**

SS 2.2 Electric Vehicle Charging – Visitor		2	2			ELEC		**BP**
Provide one dedicated parking spot per 100 residential units for visitors of residents/owners, fully equipped with Level 2 charging station.							- Letter signed by ARCH and ELEC declaring requirements will be met - Drawings showing location of parking spots with EV charging stations	

	Required	Proposed
EV Stations	3	

SS 2.3 Electric Vehicle Charging Stations - Resident		2	0			ELEC		**BP**
Install Level 2 charging stations for the following percentage of owners'/residents' parking. ☐ 5% of owners'/residents' parking – 1 Points ☐ 10% of owners'/residents' parking – 1 Points							- Letter signed by ARCH declaring requirements will be met - Drawings showing location of parking spots with EV charging stations -Cut sheet of charging stations	

	5% Req.	10% Req.	Proposed	Pts
EV Stations	12	24		0

Water Efficiency (WE)

	TOTAL	18	6	0				
		MAX	Y	M	Awarded	Role	Documentation	Phase
WE M1 Efficient Irrigation Technology		M	M			LAND		**BP**
Design and install a water-efficient irrigation system that includes an automated controller, rain or soil sensors and pressure regulator and for non-grass areas use a micro- or drip-feed irrigation or install a temporary irrigation system.							-Letter indicating requirements will be met including description of irrigation system by LAND	
WE M2 Low-Flow Faucet Aerators		M	M			GC		**BP**
Specify and install low-flow faucets with aerators in all bathroom sinks (max. 3.8 L per minute) and in all kitchen sinks (max. 6.8 L per minute).							-Letter stating requirements will be met including specific fixtures used and flow rate - Cut sheets indicating flow rate	
WE M3 Low-Flow Showerheads		M	M			GC		**BP**
Specify and install water-saving showerheads with a maximum flow rate of 8.5 L per minute in each shower.							-Letter stating requirements will be met including specific fixtures used and flow rate - Cut sheets indicating flow rate	
WE M4 Energy Star Clothes Washers		M	M			GC		**OP**
Specify and install Energy Star-labelled clothes washers and dishwashers in each unit, or specify and offer only Energy Star models if these appliances are optional.							-Letter from DEV declaring requirements were met - Cut sheet from manufacturer ESTAR labelled or equivalente clothes washers (non labelled need supporting documentation showing they meet criteria)	
WE 1.1 Reduce Potable Water Use		3	3			LAND		**BP**
Reduce potable water use for site irrigation needs by 50% from the calculated mid-summer baseline.							- Letter by LAND declaring requirements will be met and description of system - Calculation to verify the claim of ≥50% reduction in potable water irrigation	
WE 1.2 Eliminate Potable Water Use		3	0			LAND		**BP**
Eliminate potable water use for site irrigation needs.							- Letter by LAND declaring requirements will be met and description of system - Calculation to verify the claim of 100% reduction in potwable water irrigation	
WE 2.1 Low-Flow Showerheads		2	2			GC		**BP**
Specify and install water-saving showerheads (maximum of 5.7 L per minute) in each shower							-Letter stating requirements will be met including specific fixtures used and flow rate - Cut sheets indicating flow rate	
WE 2.2 Water Efficient Dishwasher		1	1			GC		**OP**
Specify and install water-efficient dishwashers that use ≤ 11 L (2.91 gal) per normal wash cycle or if dishwashers are available only as an option, specify and offer only models complying with this credit.							-Letter stating requirements will be met including specific fixtures used and flow rate - Cut sheets indicating dishwasher water use per cycle	
WE 2.3 Most Efficient Clothes Washers		2	0			GC		**OP**
Specify and install Energy Star clothes washers listed as "Most Efficient" (for the year in which the Building Permit is received), or if washers are available only as an option, specify and offer only models complying to this standard.								
WE 2.4 Water Use Reduction Package		2	0			LAND/ID		**OP**
Additional credit for achieving credits: WE 1.1, WE 2.1, WE 2.2 and WE 2.3.							- Letter stating requirements for WE 2.1-2.3 have been met and respective documentation	
WE 3.1 Domestic Hot Water metering		3	0			MECH		**BP**
In units with central hot water, provide individual hot water metering.							-Letter from MECH requirements will be met - Location and drescription of the metering system	
WE 3.2 Domestic Cold-Water metering		2	0			MECH		**BP**
Provide for individual cold water meters for all units.							-Letter from MECH requirements will be met - Location and drescription of the metering system	

Energy & Atmosphere (EA)

	TOTAL	52	23	1				
		MAX	Y	M	Awarded	Role	Documentation	Phase
EA M1 Minimum Roof Insulation		M	M			ARCH		BP
Design the roof assembly with a minimum insulation value of R-40 h·ft²·°F/Btu (7.04 °K-m2/W) for buildings with attic space and R-28 h·ft²·°F/Btu (4.93 °K-m2/W) for cathedral ceilings/flat roofs.							-Letter signed by ARCH declaring requirements will be met -Description and overall R-value of the roof assembly used	
EA M2 Minimum Exterior Wall Insulation		M	M			ARCH		BP
Design the exterior insulated wall area with a minimum thermal resistance of effective (overall) R-15.6 h·ft²·°F/Btu (2.75 °K-m2/W) for above grade non-glazed wall areas, and R-7.5 h·ft²·°F/Btu (1.32 °K-m2/W) "continuous insulation" for below grade walls.							-Letter signed by ARCH declaring requirements will be met -Description and overall R-value of the wall assembly used	
EA M3 Minimum Floor Insulation		M	M			ARCH		BP
Design floors above non-heated parkade areas with a minimum insulation value of R-30 h·ft²·°F/Btu (5.28 °K-m2/W) for framed floors and R-15.6 h·ft²·°F/Btu (2.75 °K-m2/W) for slab floors.							-Letter signed by ARCH declaring requirements will be met -Description and overall R-value of the floor assembly used	
EA M4 Energy Efficient Windows		M	M			ARCH		BP
Specify and install Energy Star-rated windows or windows with a maximum overall U-value of 0.35 Btu/hr-ft2-°F (2.0 W/m2-°K for non-metal framed windows or a maximum overall U-value of 0.45 Btu/hr-ft2-°F (2.55 W/m2-°K) for metal framed windows.							-Letter signed by ARCH declaring requirements will be met -Shop drawing from manufacturer showing glazing system U-value or ESTAR rating	
EA M5 Minimum Boiler Efficiency		M	M			MECH		BP
Specify and install boilers with a minimum thermal efficiency of 84% /AFUE of minimum 90%.							-Letter by MECH requirement will be met - Manufacturer's spec sheet showing minimum efficiency of installed equipment	
EA M6 Domestic Hot Water		M	M			MECH		BP
Specify and install gas DHW boilers with a minimum efficiency of 84% (mid-efficiency boiler).							-Letter by MECH requirement will be met - Manufacturer's spec sheet showing minimum efficiency of installed equipment	
EA M7 Energy Star Dishwashers and Refrigerators		M	M			ID		OP
Specify and install Energy Star-labelled dishwashers and refrigerators in each unit.							-Letter indicating requirements have been met -Cut sheet shwoing ESTAR label or supporting documentation showing equivalent meet criteria	
EA M8 Programmable Thermostats		M	M			MECH		BP
Specify and install programmable thermostats for at least the largest heating zone in each unit.							-Letter by ELEC indicating requirements will be met -Cutsheet of thermostats and description of locations	
EA M9 Common Area Lighting		M	M			ELEC		BP
Specify and install only non-incandescent lighting, such as fluorescent, compact fluorescent or LED, in common areas.							-Letter by ELEC indicating requirements will be met -Description of common area lighting	
EA M10 Parkade and Corridor Lighting Controls		M	M			ELEC		BP
Specify and install parkade and corridor lighting controls to automatically reduce the overall lighting level by at least 30% in a lighting zone when the zone is unoccupied.							-Letter signed by ELEC that requirements will be met -Indication of controlled and uncontrolled parkade lighting wattage	
EA M11 Energy Modeling Workshop (MANDATORY)		2	2			DEV/E3		BP
EA M12 Commissioning (MANDATORY)		4	4			Unknown		BP/OP
Contract a third party Commissioning Authority to develop and implement a commissioning plan for all major building energy systems and verify they are installed, calibrated and perform according to design intent.							-Commisioning Plan -Final comisionon report, detailing the final approvals and the project commisioning process	
EA ENERGY EFFICIENCY TARGETS		M						BP/OP
Building Envelop Airtightness Testing (MANDATORY)		2	2			Unknown	BP: Preliminary Energy Model Report and UBC Energy Modelling Checklist OP: - Letter by Architect and Engineer declearing building meets the requirement of Energy Step Code and Energy Step Code targets have been met -Final Energy Model Report and UBC Energy Modelling Checklist - Air Tightness test results - For Passive House Energy Performance Credit provide energy model documentation as required by section 10.2.3.3 (3) of the Energy Step Code Regulation	BP
An airtightness test meeting ASTM E779 or USACE Version 3 standard, as required by the Energy Step Code.								
Energy Step Code Step 2 (MANDATORY)		6	6			EM		OP
130 kWh/m2-yr (TEUI) and 45 kWh/ m2-yr (TEDI). This credit is mandatory.								
Energy Step Code Step 3		8	0			EM		OP
120 kWh/m2-yr (TEUI) and 30 kWh/ m2-yr (TEDI).								
Energy Step Code Step 4		15	0			EM		OP
100 kWh/m2-yr (TEUI) and 15 kWh/ m2-yr (TEDI). This credit is optional.								
Passive House Energy Performance		5	0			EM		OP
Design and construct the building to conform to the Passive House Planning Package, version 9 or newer, meeting the requirements of Section 10.2.3.3 (3) of the Energy Step Code Regulation. This credit is optional.								
EA 1.1 Thermal Energy Sub-Metering		1	1			MECH		BP
Provide separate metering in individual units for measuring thermal energy consumption used for space heating.							Letter by MECH requirements will be met	
EA 2.1 Future Renewable Electricity		1	0	1		ELEC		BP
Pre-wire buildings and provide installation space for future use of photovoltaic technologies or other renewable electricity generation.							-Letter by ELEC requiremented will be met - Drawings showing wiring schematics	
EA 2.2 Renewable Electricity Utilization		3	3			ELEC		BP
Utilize photovoltaic technologies or other renewable electricity generation for a portion of the building's electrical supply							-Letter by ELEC requiremented will be met - Spec sheets of technologies that will be used	
EA 2.3 Low-Carbon District Energy Utilization		5	5			DEV		BP
Connect to the District Energy System for the building's thermal energy supply in preparation of transition to renewable energy in the future.							-Letter by DEV requiremented will be met	

Materials & Resources (MR)

	TOTAL	18	1	2				
		MAX	Y	M	Awarded	Role	Documentation	Phase
MR 1.1 Reused Building Materials		2	0			ARCH/GC		OP
Use salvaged, refurbished, or reused materials for at least 5% of the total cost of building materials.							-Letter by ARCH requirements have been met - Total value of construction materials and total valie of re-used building materials	
MR 1.2 Reused Building Materials		2	0			ARCH/GC		OP
Use salvaged, refurbished, or reused materials for at least 10% of the total cost of building materials.							-Letter by ARCH requirements have been met - Total value of construction materials and total valie of re-used building materials	
MR 1.3 Recycled Content Materials		2	1			ARCH/GC		OP
Specify and use building materials with the following recycled content levels: *4 Products = 1 point; 8 Products = 2 points*							-Letter by ARCH requirements have been met - Manufacturer's cut sheets indicating recycled content	
MR 2.1 Regionally Manufactured Building Materials		1	0			ARCH/GC		OP
Use a minimum of 20% (by value) of building materials and products that are manufactured within a radius of 800 km (500 miles).							-Letter by ARCH requirements have been met - Total value of construction materials and total valie of regionally manufactured materials	
MR 2.2 Regionally Sourced Building Materials		1	0			ARCH/GC		OP
Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles).							-Letter by ARCH requirements have been met - Total value of regionally manufactured mateirals and total value of those materials that are also extracted, harvested, or recovered regionally	
MR 3.1 Dimensional Lumber and Plywood		3	0	2		ARCH/GC		OP
Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points ☐ Or Forest Stewardship Council (FSC) – 3 Points ☐							-Letter by ARCH requirements have been met - Total value of lumber plywood - Total value of certified lumber and plywood used in the project. For FSC provide CoC documentation for each.	
MR 3.2 Hardwood Floors		3	0			ARCH/GC		OP
Specify and install bamboo floors or hardwood floors certified in accordance with the Forest Stewardship Council or CSA Z809. If floors are offered only as an option, specify and offer only bamboo or renewable products with third-party certification. CSA Z809 – 2 Points ☐							-Letter by ARCH requirements have been met - Manufacturer's cut sheet for each amterial selcted indicating certification standard - For FSC provide CoC documentation for each product	
MR 4.1 Transparency of Ingredients		2	0			ARCH/GC		OP
Install ten different building products from three different manufacturers that evaluate and disclose the chemical inventory of the product to an accuracy of 0.1% for each product. For each product selected provide either: • Health Product Declaration • Manufacturer Inventory of all ingredients by CAS number, of • Declare Label (Livng Building Institute)							-Letter by ARCH requirements have been met including list of chosen products - Documentation for each product	
MR 4.2 Optimization of Ingredients		2	0			ARCH/GC		OP
Demonstrate that a minimum of 10% (by value) of building materials are optimized for ingredient content by demonstrating optimization in one of the following ways: • GreenScreen v1.2 benchmark 4 minimum • Red List free • Free of ingredients listed on REACH Authorization and Candidate List							-Letter signed by ARCH declaring requirements have been met - Documentaion of optimized ingredient for each product chosen - Total value of building materials and the total value of building materials optimized for ingredient content	

Indoor Environmental Quality (IEQ)

	TOTAL	8	8	0				
		MAX	Y	M	Awarded	Role	Documentation	Phase
IEQ M1 Adhesives and Sealants		M	M			ARCH/GC		**OP**
Specify and use adhesives, sealants and sealant primers that are EcoLogo certified or do not exceed the VOC limits in the South Coast Air Quality Management District (SCAQMD) Rule #1168 on the interior of the building.							-Letter by ARCH requirements have been met - Manufacturer's cut sheet indication VOC content (adhesive, sealants and sealant primers)	
IEQ M2 Paints and Coatings		M	M			ARCH/GC		**OP**
Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building.							-Letter by ARCH requirements have been met - Manufacturer's cut sheet indicating VOC content of all paints and coatings in the interior of the building	
IEQ M3 Floor Coverings		M	M			ARCH/GC		**OP**
Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus.							-Letter by ARCH requirements have been met -Certification documentation for products used	
IEQ M4 Ventilation Effectiveness		M	M			MECH		**BP**
Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration.							-Letter by MECH requirements will be met - Description of ventilation system and fresh air management strategies employed	
IEQ 1.1 Low VOC Paints and Coatings		2	2			ARCH/GC		**OP**
Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building.							-Letter by ARCH requirements have been met - Manufacturer's cut sheet indicating VOC content of all paints and coatings in the interior of the building - Calculations of VOC budget showing that the total average of VOC in all caoting products based in litres applied meets the GPS-2 VOC limit of 50 g/L	
IEQ 1.2 Low-Emitting Composite Wood Products		2	2			ARCH/GC		**OP**
Specify and install interior composite wood products, such as flooring, doors, trim, etc., that are low emitting or have no added urea formaldehyde. Cabinetry is excluded from this credit.							-Letter by ARCH requirements have been met - Manufacturer's cut sheet indicating each interior composite wood product is NAUF	
IEQ 1.3 Low-Emitting Insulation		2	2			ARCH/GC		**OP**
Specify and install formaldehyde-free insulation on the interior of the building.							-Letter by ARCH requirements have been met - Manufacturer's cut sheet indicating each product selected is urea-formaldehyde free	
IEQ 1.4 Low -Emitting Cabinetry		2	2			ARCH/GC		**OP**
Specify and install interior cabinetry doors and boxes that are are low emitting or contain no added urea formaldehyde.							-Letter by ARCH requirements have been met - Manufacturer's cut sheet indicating each product selected is urea-formaldehyde free	

Construction (CON)

	TOTAL	4	2	0				
		MAX	Y	M	Awarded	Role	Documentation	Phase
CON M1 Staging and Construction		M	M			GC/DEV		**OP**
Prepare and implement a staging and construction plan, including alternate detour information and signage for pedestrians and cyclists.							-Letter signed by DEV requirements have been met - Copy of Staging and Construction Plan	
CON M2 Vegetation Safeguards and Land-Clearing Debris		M	M			GC/DEV		**OP**
Prepare a site plan showing the sizes and locations of vegetation to be removed, retained and salvaged, including plants located on adjacent public rights-of-way (see reference guide) and develop a plan to effectively handle debris from land clearing and divert it from landfill disposal.							-Letter signed by DEV requirements have been met - Copy of Vegetation Site Plan - Copy of Debris and Land clearing management plan	
CON M3 Truck Management Plan		M	M			GC/DEV		**OP**
Prepare and implement a comprehensive truck management plan for the project that conforms to the UBC Strategic Transportation Plan and the Neighbourhood Plan Development Guidelines.							-Letter signed by DEV requirements have been met - Copy of Truck Management Plan	
CON M4 Wheel Wash		M	M			GC/DEV		**OP**
Provide a wheel wash for vehicles leaving the site or a street cleaning program and catch basin protection.							-Letter signed by DEV requirements have been met	
CON M5 Erosion and Sedimentation Control		M	M			CIV		**OP**
Prepare and implement a Sediment and Erosion Control Plan that conforms to the City of Vancouver Bulletin 2002-003-EV dated March 1, 2017.							-Letter signed by CIV or responsible party requirements have been met - Copy of ESC plan	
CON M6 Waste Management Plan		M	M			GC		**OP**
Prepare and implement a waste management plan that diverts 75% (by weight) of construction, demolition and land clearing waste from landfill.							-Letter by GC requirements have been met - Copy of CWMP and hauling summary demonstrating 75% or more diversion	
CON 1.1 Indoor Air Quality Management Plan		2	2			GC		**OP**
Prepare and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building.							-Letter by GC requirements have been met - Copy of IAQ management plan	
CON 1.2 Flushout / IAQ Test		2	0			GC		**OP**
After construction ends and prior to occupancy conduct aminimum two-week continuous building flushout with new filtration media at 100% outside air or conduct a Baseline Indoor Air Quality Test.							-Letter by GC requirements have been met including copy of specifications showing requirement for flushout or results of IAQ testing	

Innovation & Design Process (ID)

	TOTAL	24	11	4				
		MAX	Y	M	Awarded	Role	Documentation	Phase
ID M1 Goal-Setting Workshop		M	M			E3		**BP**
Hold a goal setting workshop including the developer, design consultants and contractor to review the Residential Environmental Assessment Program, set goals for the project and assign responsibilities.							-Copy of meeting minutes or report from the Goal Setting Workshop celarly outlining REAP priorities and goals	
ID M2 Educate the Homeowner		M	M			DEV		**OP**
Develop a homeowner's manual that promotes sustainable behavior and describes all of the sustainable features of the project instructing the homeowner on their proper use. This manual should be included in record drawings or some form that will be accessible beyond the first generation of owner/resident.							- Letter signed by DEV certifying the requirements have been met - Copy of homeowner's manual highlighting sustainable features of the project	
ID 1.1 Life-Cycle Assessment		4	0			DEV		**OP**
Perform a Life-Cycle Assessment of the project's structure and enclosure and demonstrate a minimum of 5% improvement from a reasonable baseline building for three environmental categories.							-Lifecycle assessment report, showing the results of the life-cycle assessment and confirmation that the credit criteria have been met	
ID 2.1 Green Building Specialist		1	1			DEV/E3		**BP**
Engage an expert in green buildings and sustainable construction practices to provide advice on effective green building strategies to the design team.							- Letter signed by DEV identifying an expert in green buildings and construction practices has been engaged for the project - Explanation of expert's combination of experience and education that demosntrate ability to provide advice	
ID 2.2 Design for Safety and Accessibility		1	0			ARCH		**BP**
Demonstrate that at least 25% of the units in the building have been designed to meet the SAFERhome standards (http://www.saferhomesociety.com/), which address issues of accessibility, children's safety, seniors and aging in place.							-Letter signed by ARCH requirements have been met -Description of how the criteria have been addressed in the design	
ID 2.3 Design for Security and Crime Prevention		2	2			ARCH		**BP**
Demonstrate that the design has been reviewed by an accredited Crime Prevention Through Environmental Design (CPTED) practitioner .							-Letter signed by ARCH declaring that the requirements have been met	
ID 3.1 Educate the Sales Staff		1	1			DEV		**OP**
Develop marketing materials based on the environmental performance of the project and ensure the sales staff is aware of and knowledgeable about the green building features.							-Letter signed by DEV declaring that the requirements have been met - Copy of marketing material highlighting sustainable features of the project	
ID 4.1 Enhance Research or Further Student Development		5	5			E3/DEV		**BP/OP**
Collaborate with UBC students and/or faculty on a research project or other opportunities to enhance the academic mission of the University and integrate it with the community. The research project should be concurrent with, and applicable to, the current project.							BP: Letter signed by DEV requirements will be met OP: Copy of research project or description of project opportunity	
ID 4.2 Energy Data Sharing		4	0			DEV/OTHER		**BP/OP**
Incorporate a data sharing agreement into the sales contracts or strata constitution that allows building aggregate energy data to be collected for use by the UBC Sustainability and Engineering, Campus & Community Planning.							BP: Letter signed by DEV requirements will be met and highlighted copies of sales, lease and/or strata documentat that detaul this agreement - For purpose-build rental apartment buildings and strata owned buidlings see REAP 3.1 Guide for details (OP)	
ID 5.1 Innovative Design or Exemplary Achievement		2	2	0		MECH/E3		**OP**
Demonstrate exceptional performance above the requirements set by one of the existing credits or the implementation of an innovative design strategy not specifically addressed by any of the existing credits.							- Description of exceptional performance or innovative design strategy - include a description of the requirement, the intent, a rationale, stratefies used and documentation that will be submitted to support the credit and achievement	
EV Bike chargers in Class I storage. ELEC to confirm.								
ID 5.2 Innovative Design or Exemplary Achievement		2	0	2		ARCH/E3		**OP**
Demonstrate exceptional performance above the requirements set by one of the existing credits or the implementation of an innovative design strategy not specifically addressed by any of the existing credits.							- Description of exceptional performance or innovative design strategy - include a description of the requirement, the intent, a rationale, stratefies used and documentation that will be submitted to support the credit and achievement	
Want to come up with something to ged GOLD PLUS								
ID 5.3 Innovative Design or Exemplary Achievement		2	0	2		MECH/E3		**OP**
Demonstrate exceptional performance above the requirements set by one of the existing credits or the implementation of an innovative design strategy not specifically addressed by any of the existing credits.							- Description of exceptional performance or innovative design strategy - include a description of the requirement, the intent, a rationale, stratefies used and documentation that will be submitted to support the credit and achievement	