

FRANCL
ARCHITECTURE



The Residences
at Nobel Park

Development Application
Part 2

01 June 2017

THE RESIDENCES
AT NOBEL PARK

Lot A, District Lot 6494, Group 1,
New Westminster District, Plan EPP68111
Ross Drive and Webber Lane
South Campus
University of British Columbia

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PROJECT STATISTICS

Site Area	106,289 sf
Site Coverage	48%
	51,222 sf
Gross Area	315,186 sf
FSR Area	297,546 sf
FSR	2.8

Setbacks

	Required		Proposed	
Front, Rear and Side	2.5 m	8 ft	2.5 m	8 ft
	with balcony projections into the setback			

Building Height

	Maximum		Proposed	
<i>Storeys</i>				
Highrise	14 storeys	43.0 m (141'1")	14 storeys	43.8 m (143'9")
Lowrise	5 storeys		6 storeys	
Townhouses			3 storeys	

Building Areas

		Gross Area	Amenity Area	Exclusions	FSR Area
Highrise	Level -1	4,844		224	4,620
	Level 1	12,979		608	12,371
	Level 2	12,979		1,311	11,668
	Level 3-5	36,993		1,815	35,178
	Level 6-12	86,093		4,231	81,862
	Level 13	10,117		463	9,654
	Level 14	5,508		228	5,280
	Total	169,513		12,606	160,634
Lowrise	Level -1	8,306	1,763	2,076	6,230
	Level 1	16,887		841	16,046
	Level 2	16,887		1,499	15,388
	Level 3	19,236		981	18,255
	Level 4	19,236		981	18,255
	Level 5	19,236		981	18,255
	Total	99,788		7,360	92,428
Townhouses	Level 1	19,687		114	19,573
	Level 2	19,828		1,154	18,674
	Level 3	6,370		133	6,237
	Total	45,885			44,485
Project Total		315,186			297,546

Suite Count

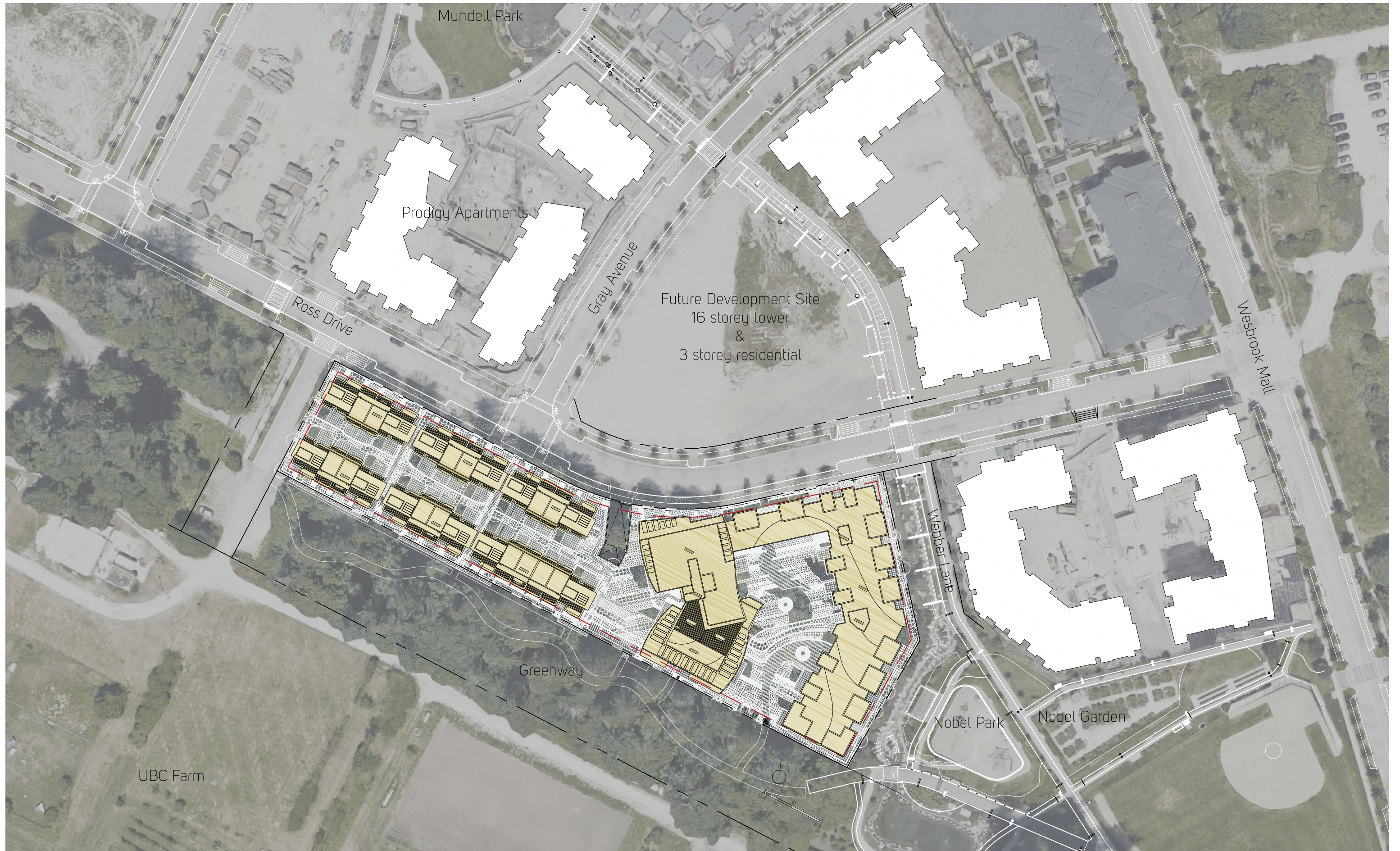
	1 bed	1 bed +den	2 bed	2 bed + den	3 bed	3 bed + den	4 bed	penthouse	Total
Highrise	2	-	79	47	13	-	-	5	146
Lowrise	8	5	49	33	-	-	-	-	95
Townhouses	-	-	-	-	14	-	12	-	26

Parking Stall Count

	Maximum	Proposed	
Regular Stalls	452	358	36 (10%) Resident Electric Vehicle Charging Station Stalls
Small Car Stalls	25% of total	2	(Conduit and transformer capacity only)
Disabled Parking	27	27	[REAPChecklist Item SS 2.3]
Visitor Stalls	27	27	3 Visitor Electric Vehicle Charging Station Stalls (Fully Equipped)
Total	479	385	[REAPChecklist Item SS 2.2]

Parking Bicycles Storage

	Required	Proposed
Class I - Residents	362	362
Class II - Visitors (16-stall bike racks)	7	7



Mundell Park

Prodigy Apartments

Future Development Site
16 storey tower
&
3 storey residential

Ross Drive

Gray Avenue

Mesbrook Walk

Webber Lane

Greenway

Nobel Park

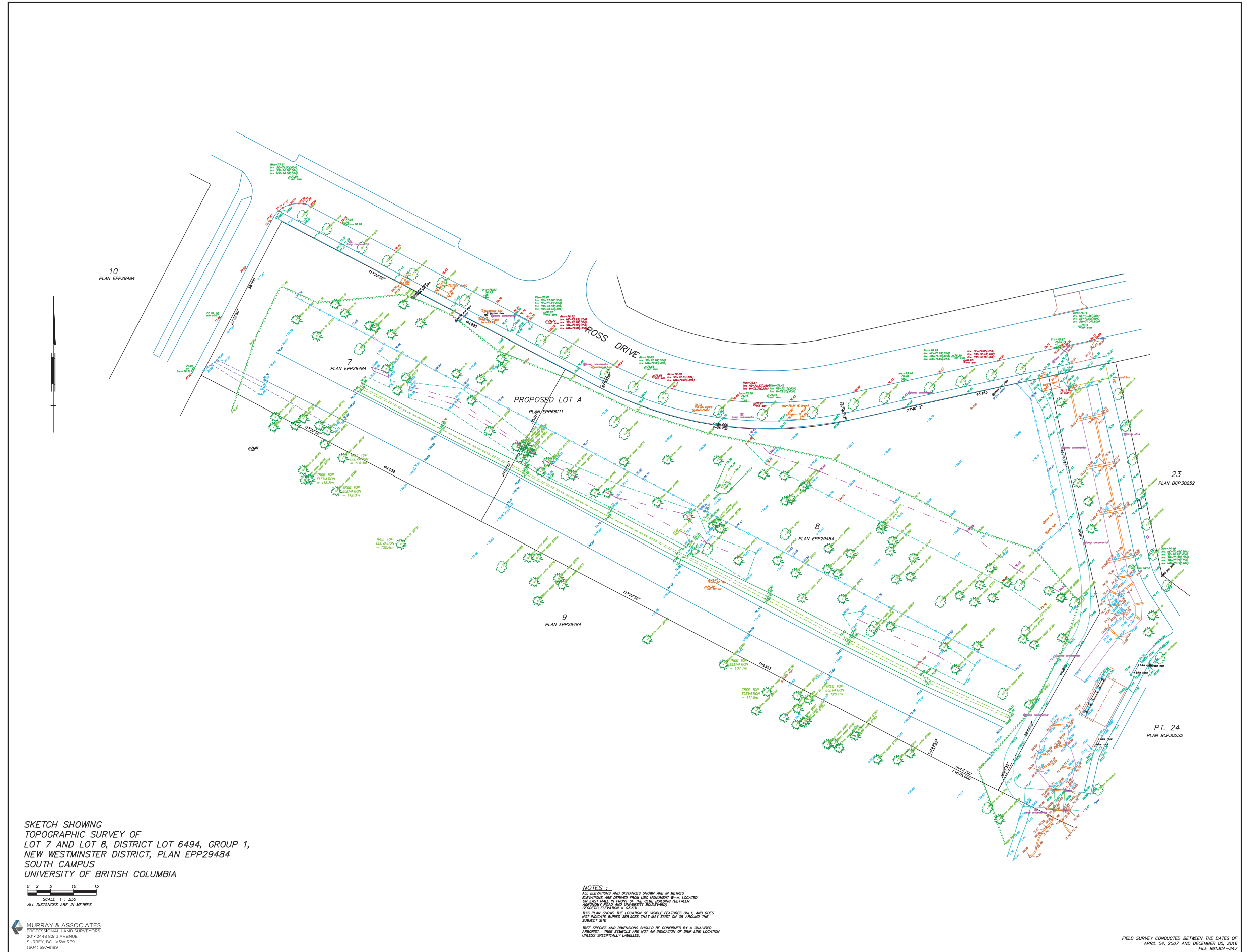
Nobel Garden

UBC Farm

SCHEMATIC PLANS

SITE PLAN





SKETCH SHOWING
TOPOGRAPHIC SURVEY OF
LOT 7 AND LOT 8, DISTRICT LOT 6494, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN EPP29484
SOUTH CAMPUS
UNIVERSITY OF BRITISH COLUMBIA

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

MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
2014249 82ND AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

NOTES:
ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.
ELEVATIONS ARE DERIVED FROM IBC MONUMENT W.M. LOCATED
ON EAST WALL IN FRONT OF THE CONC. BUILDING (BETWEEN
ADRIAN ROAD AND UNIVERSITY BOULEVARD) (BETWEEN
GENERIC ELEVATION = 114.51)
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.

FIELD SURVEY CONDUCTED BETWEEN THE DATES OF
APRIL 04, 2007 AND DECEMBER 05, 2016
FILE: 8613CA-247

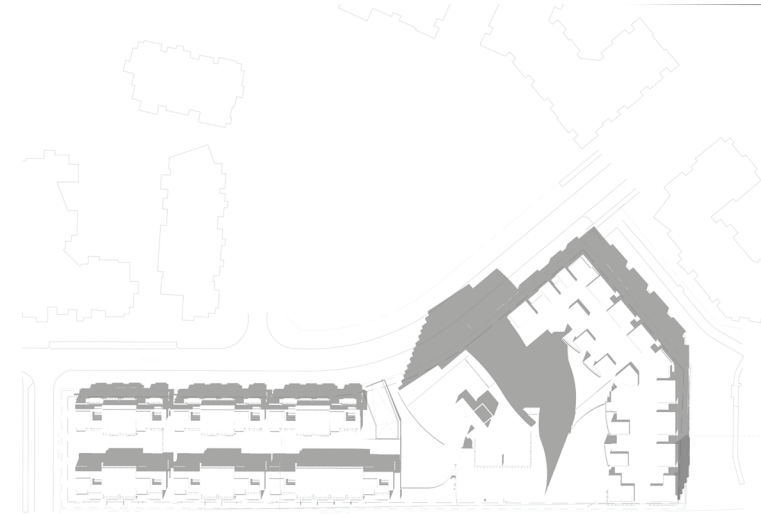
SHADOW STUDY



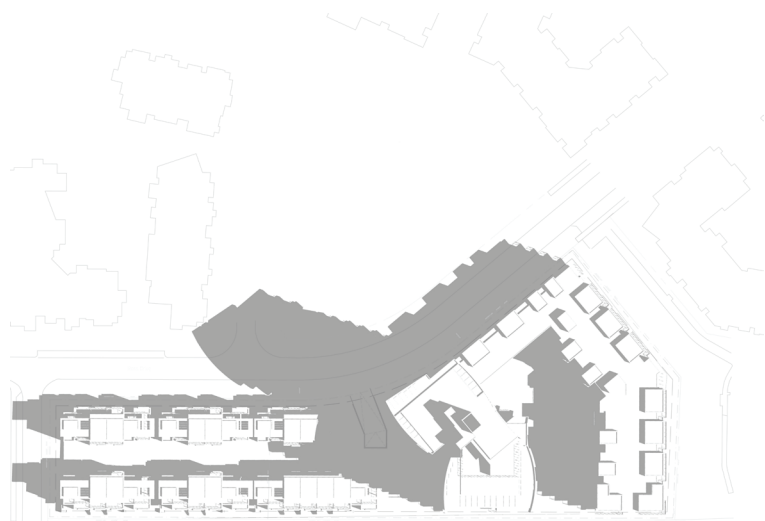
June 21 10:00am



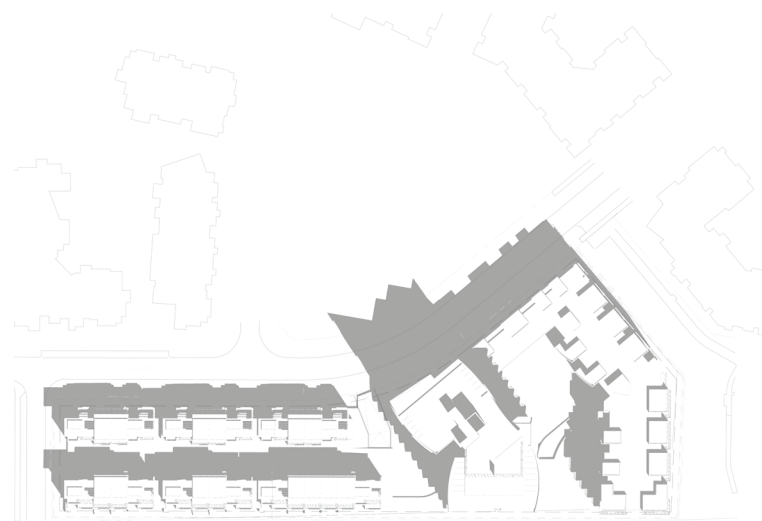
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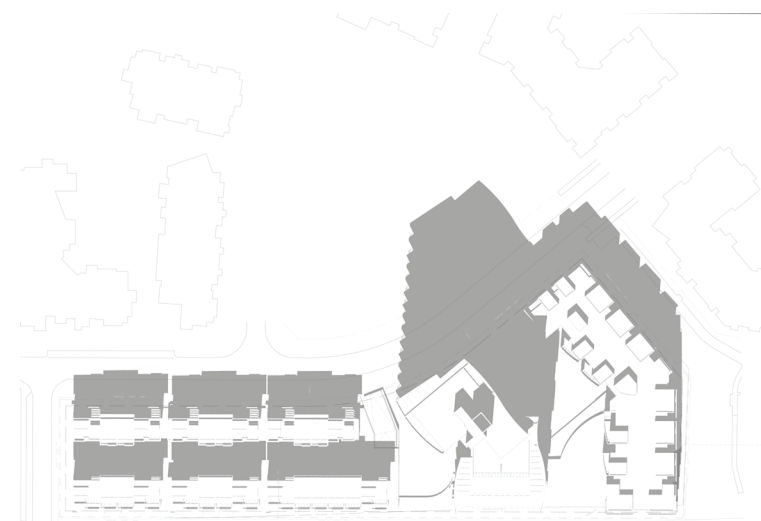
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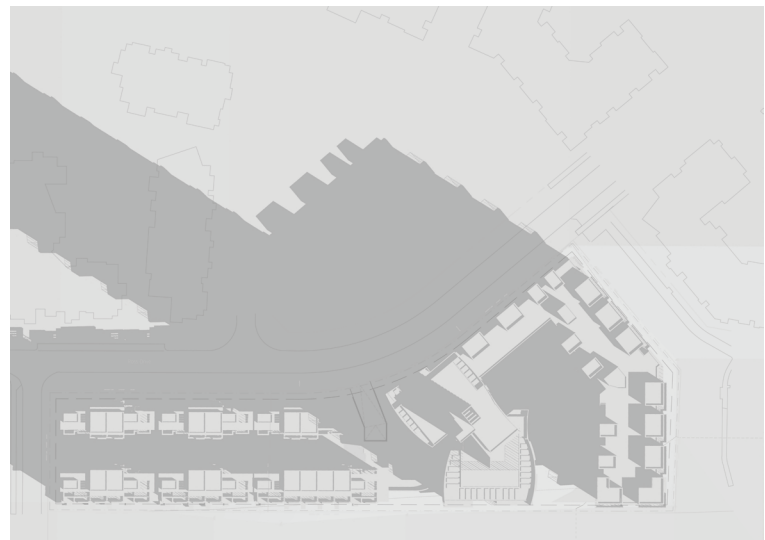
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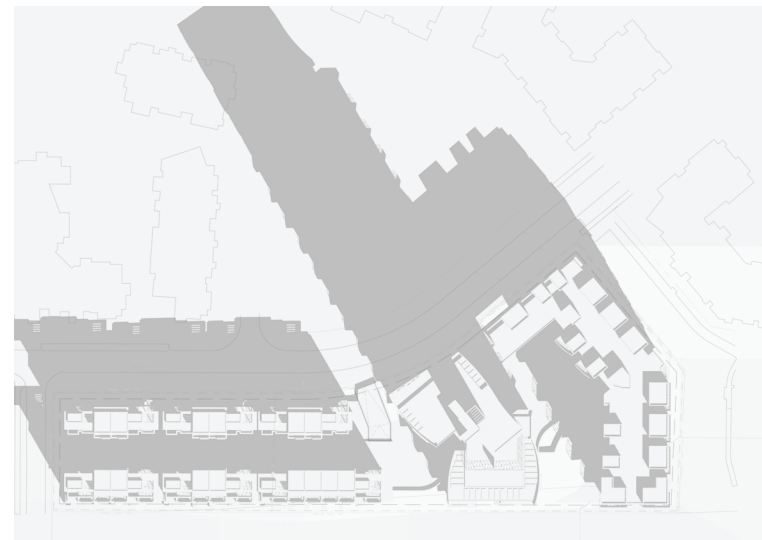
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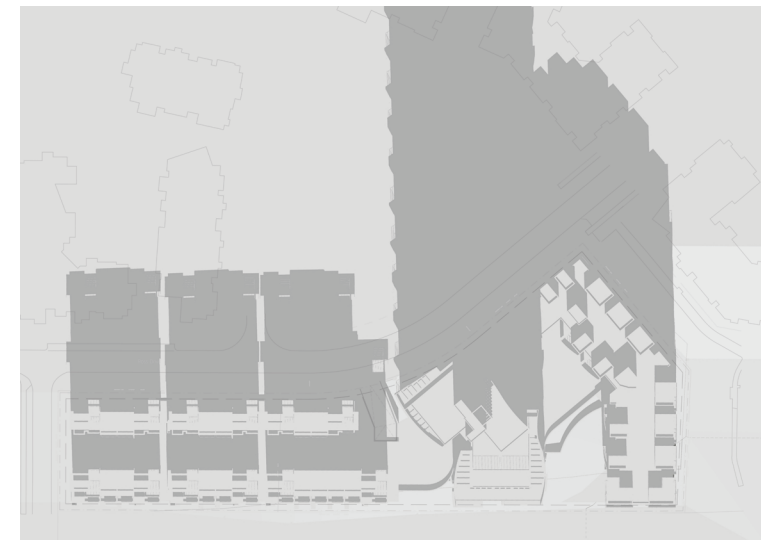
March 20 2:00pm



December 21 10:00am

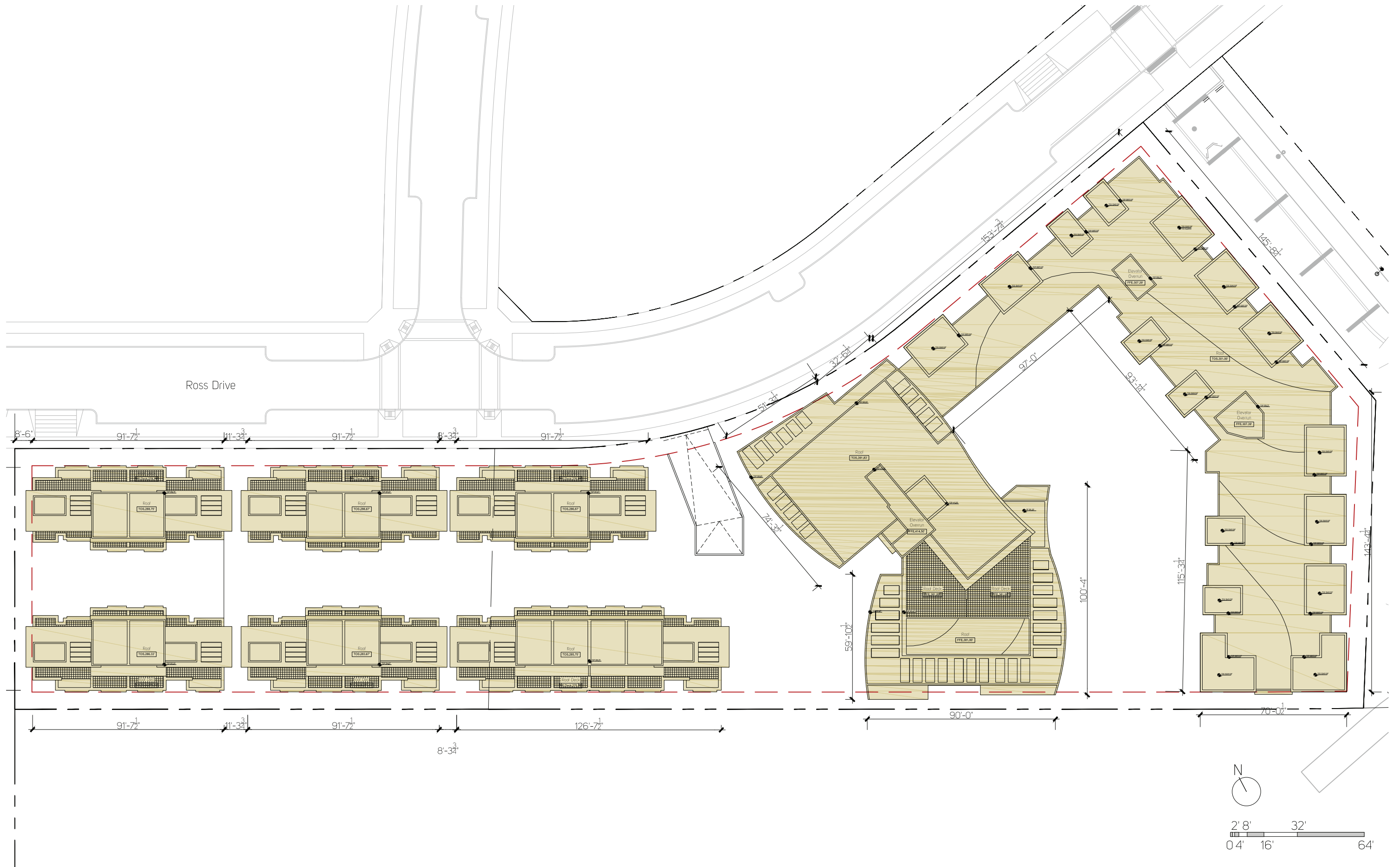


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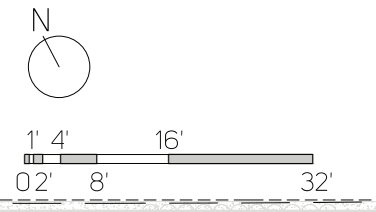
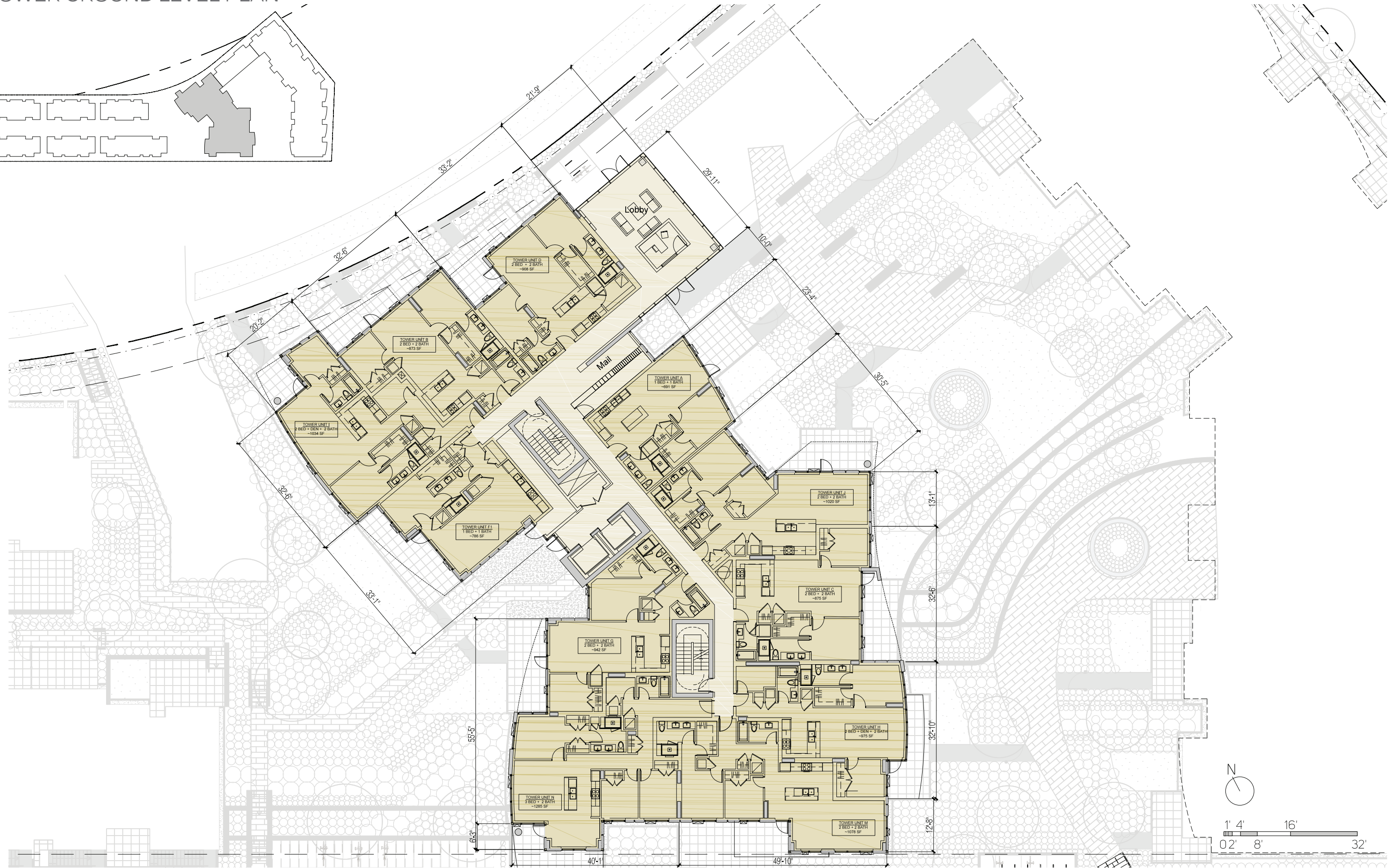
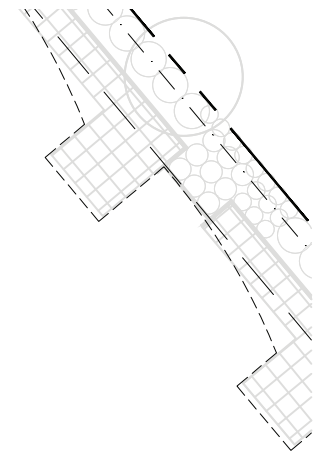
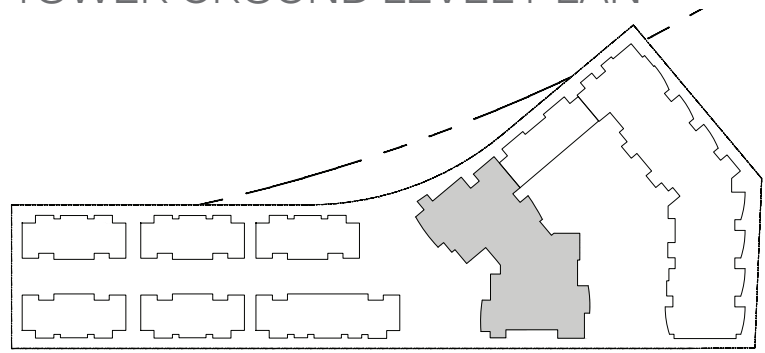


December 21 2:00pm

ROOF PLAN



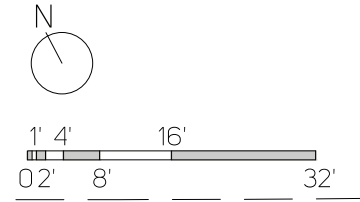
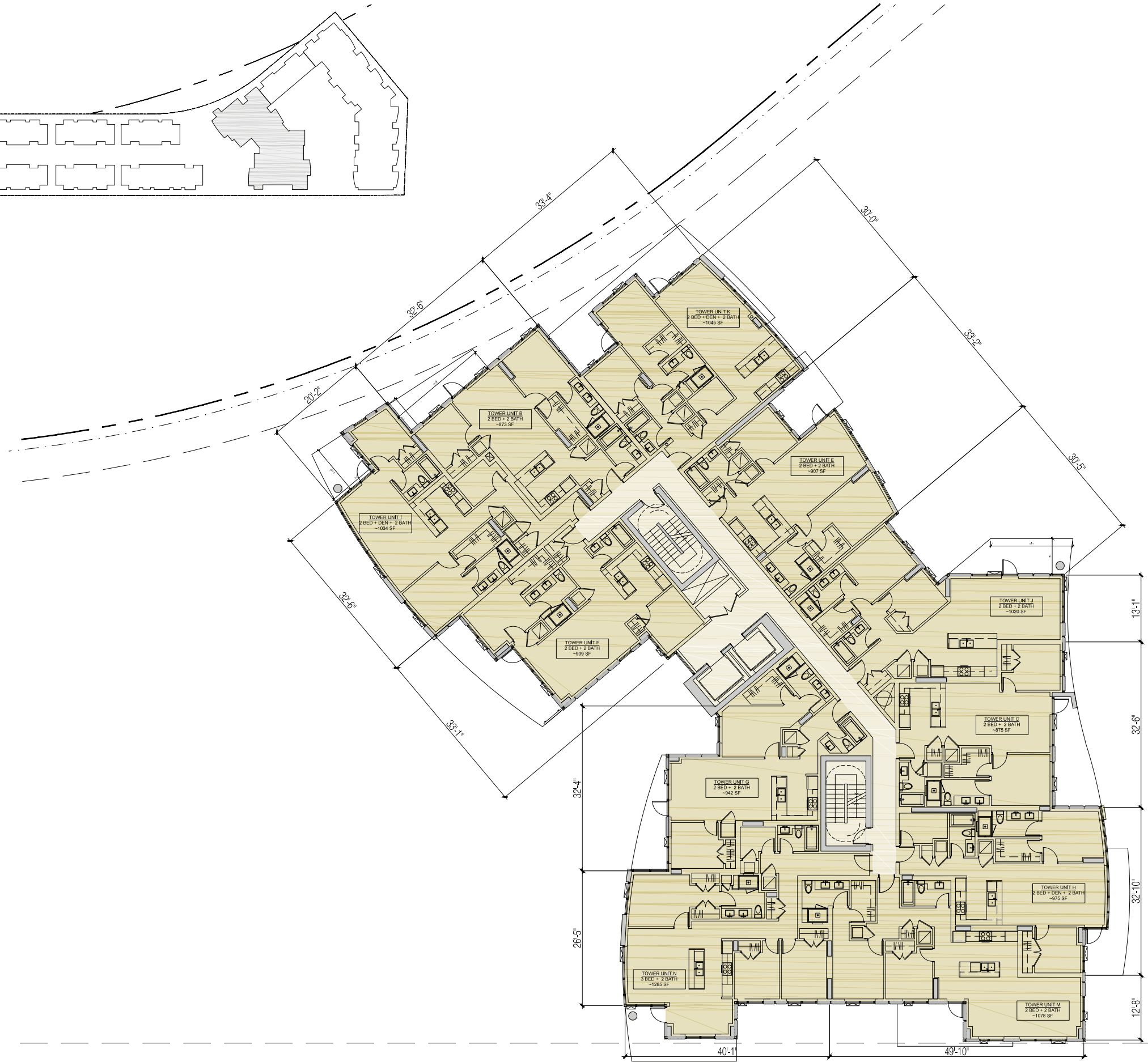
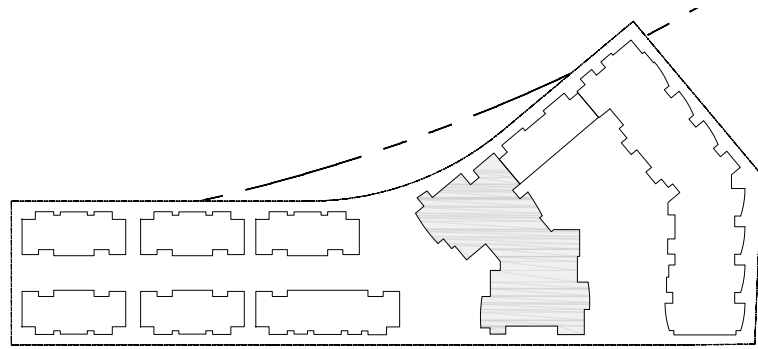
TOWER GROUND LEVEL PLAN



TOWER LEVEL 3-5 PLAN



SCHEMATIC PLANS TOWER LEVEL 6-12 PLAN

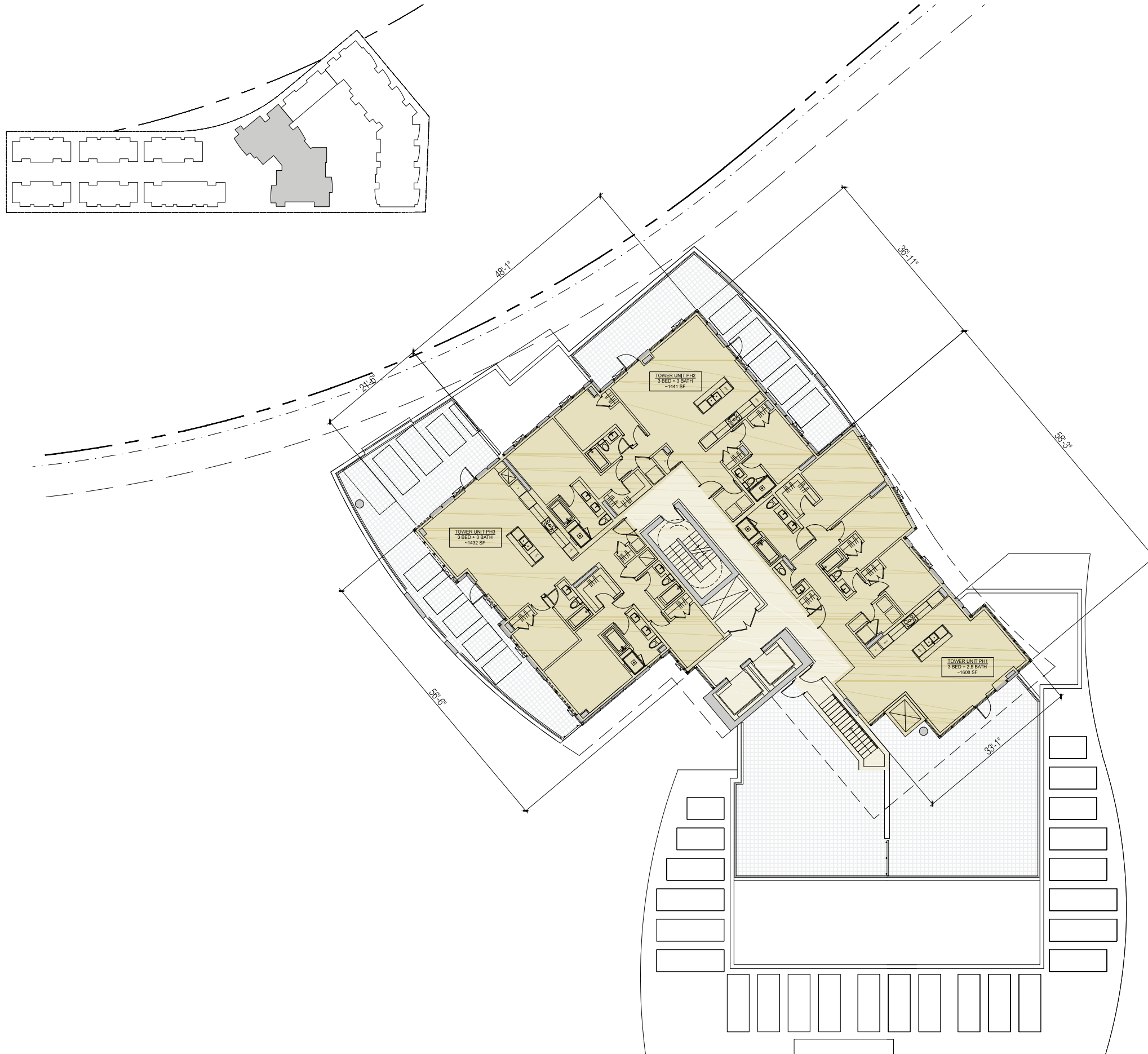


TOWER LEVEL 13 PLAN

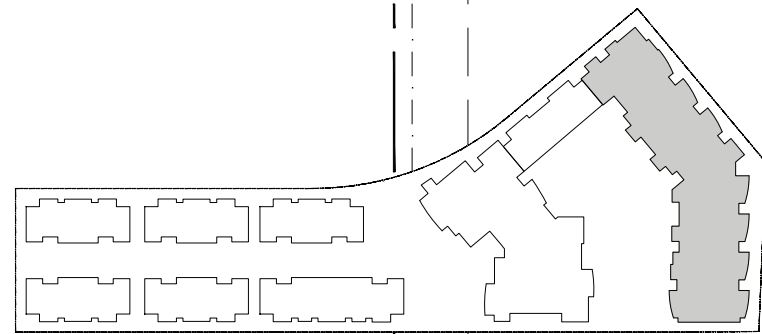


SCHEMATIC PLANS

TOWER LEVEL 14 PLAN

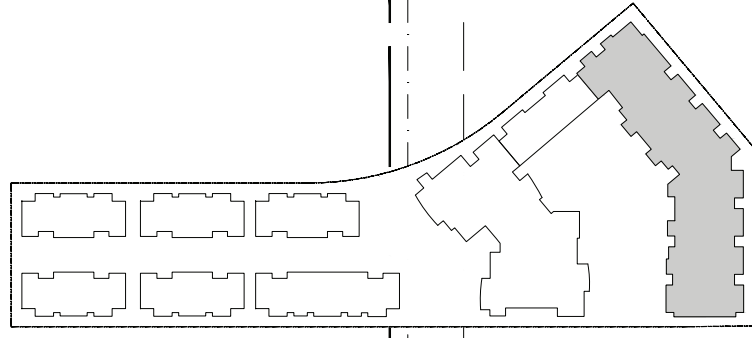


MIDRISE LEVEL 3-4

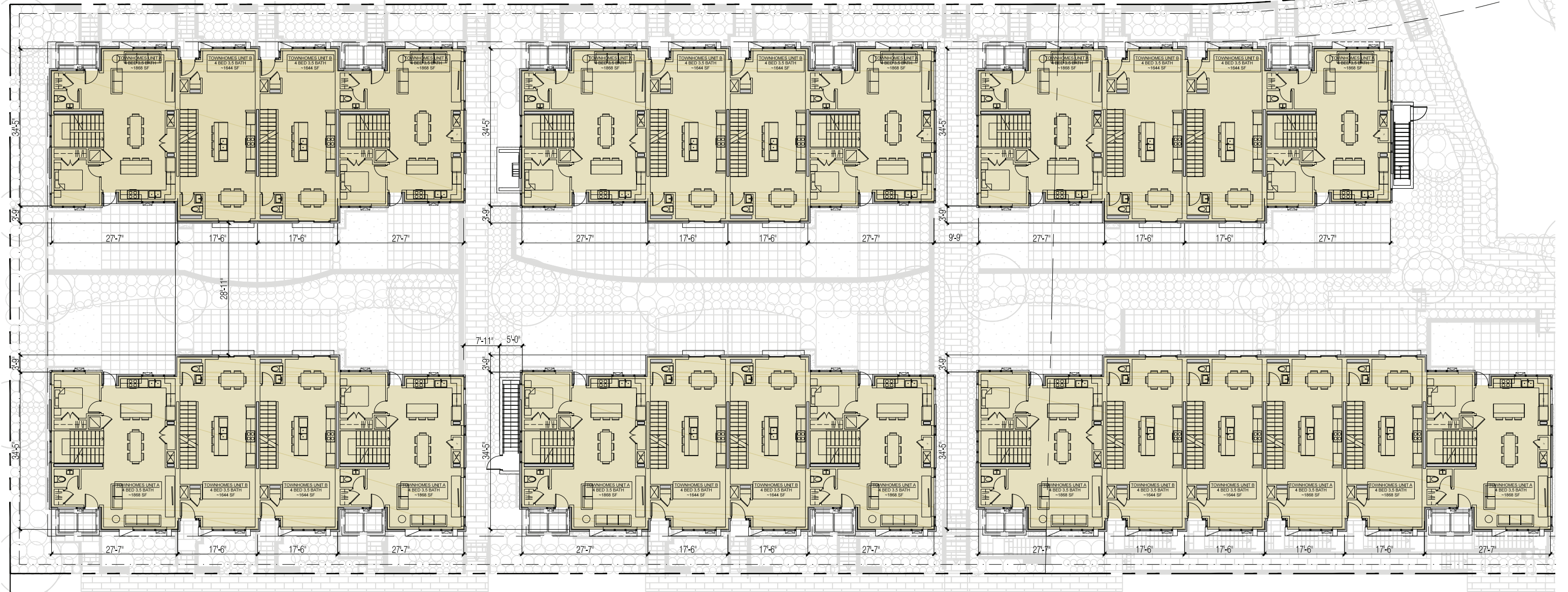
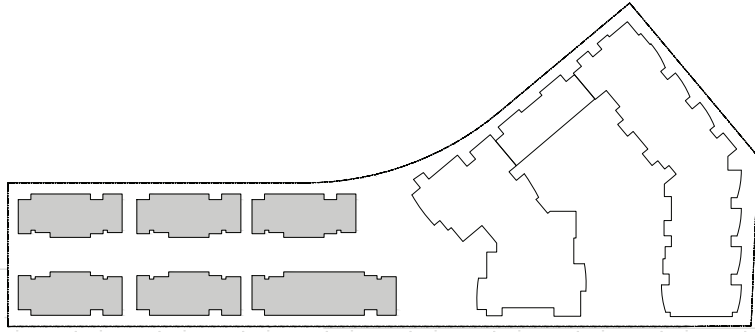


SCHEMATIC PLANS

MIDRISE LEVEL 5

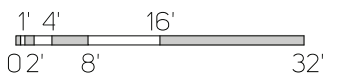
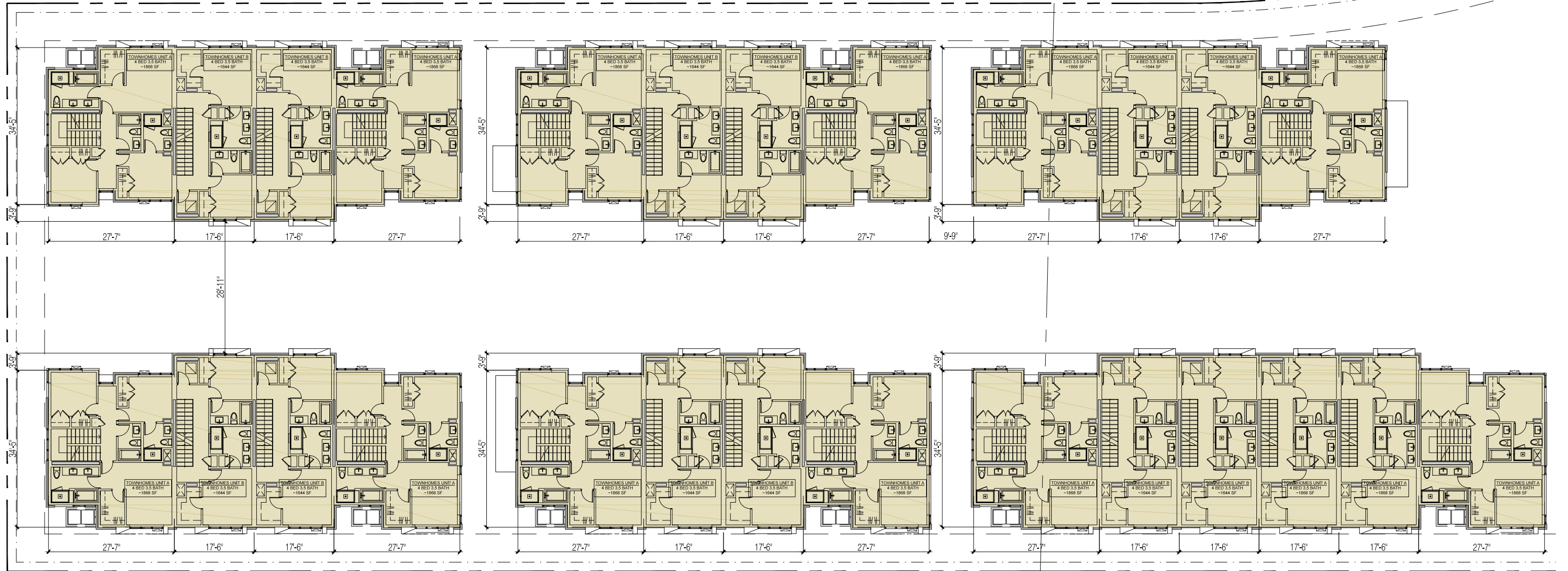
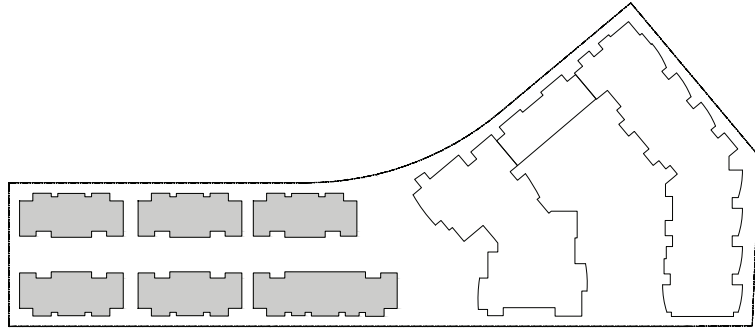


TOWNHOUSES GROUND LEVEL

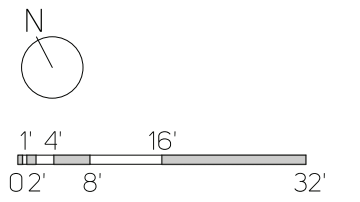
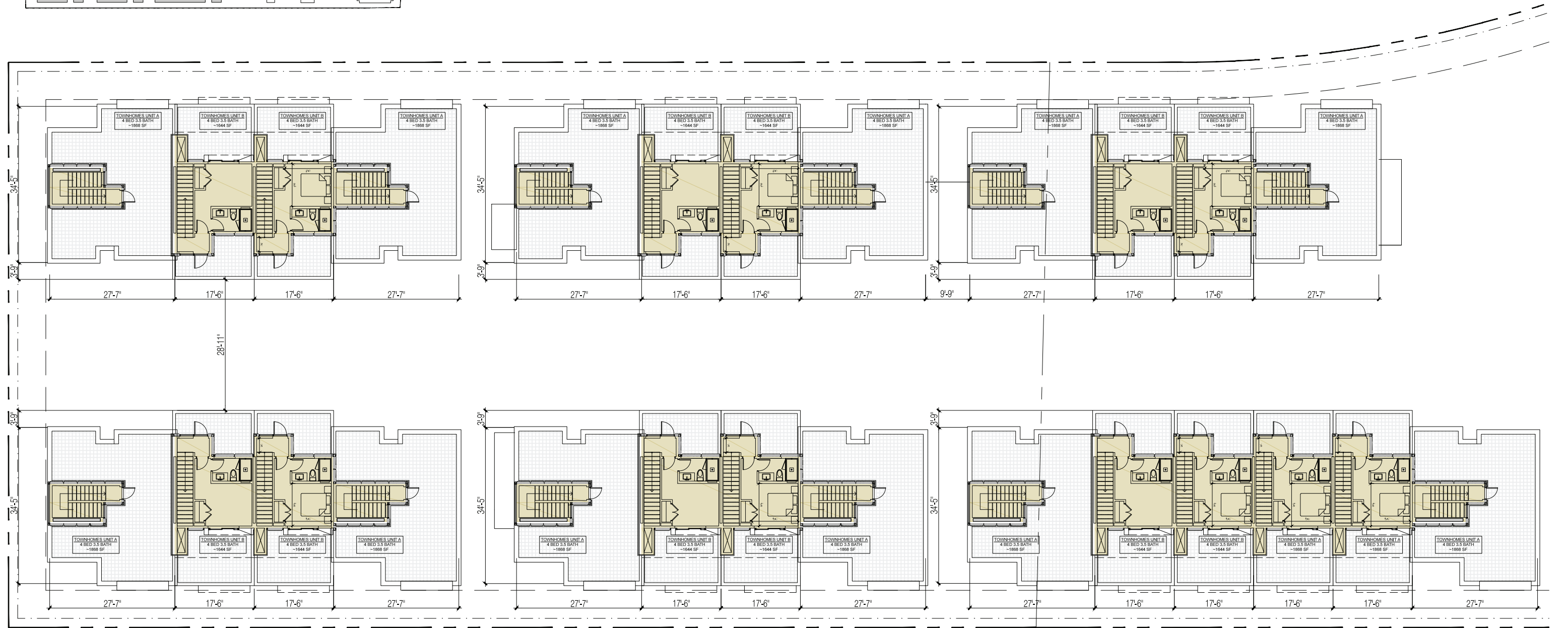
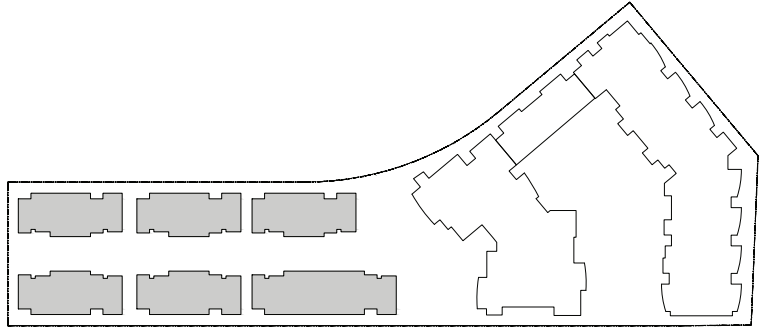


SCHEMATIC PLANS

TOWNHOUSES LEVEL 2

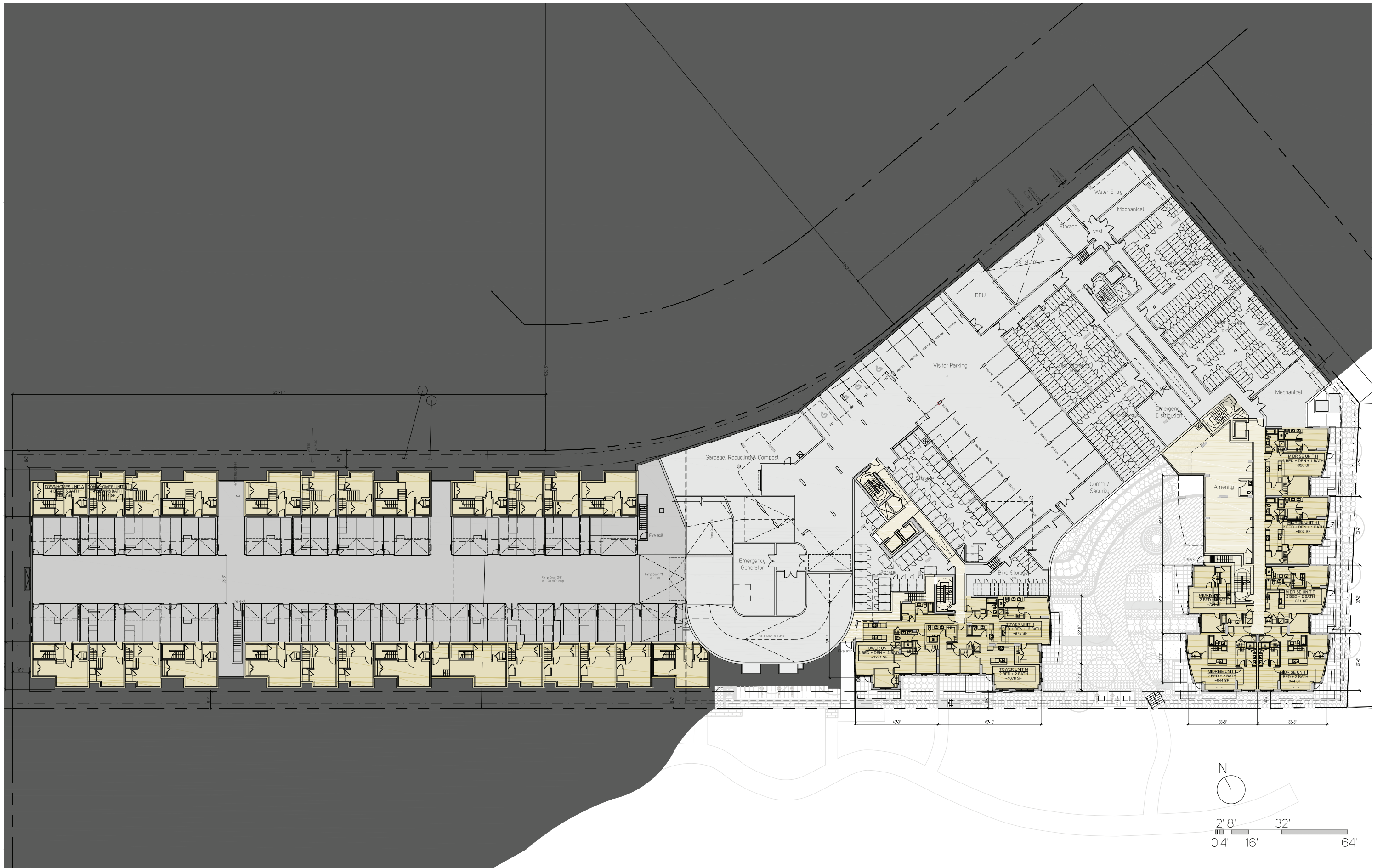


TOWNHOUSES LEVEL 3

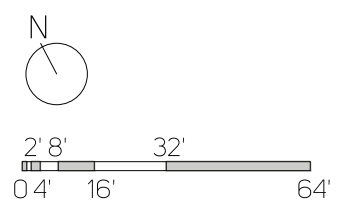
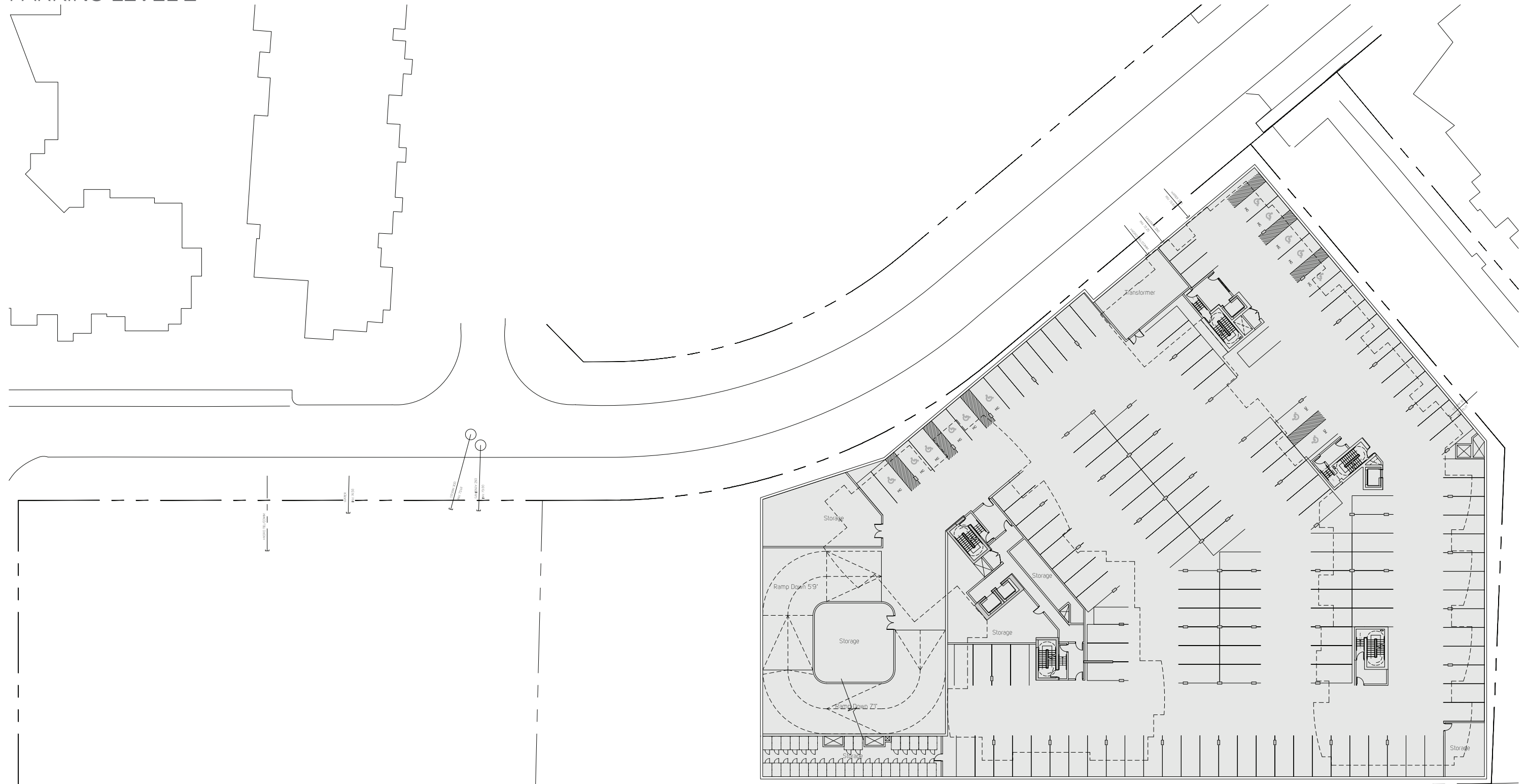


SCHEMATIC PLANS

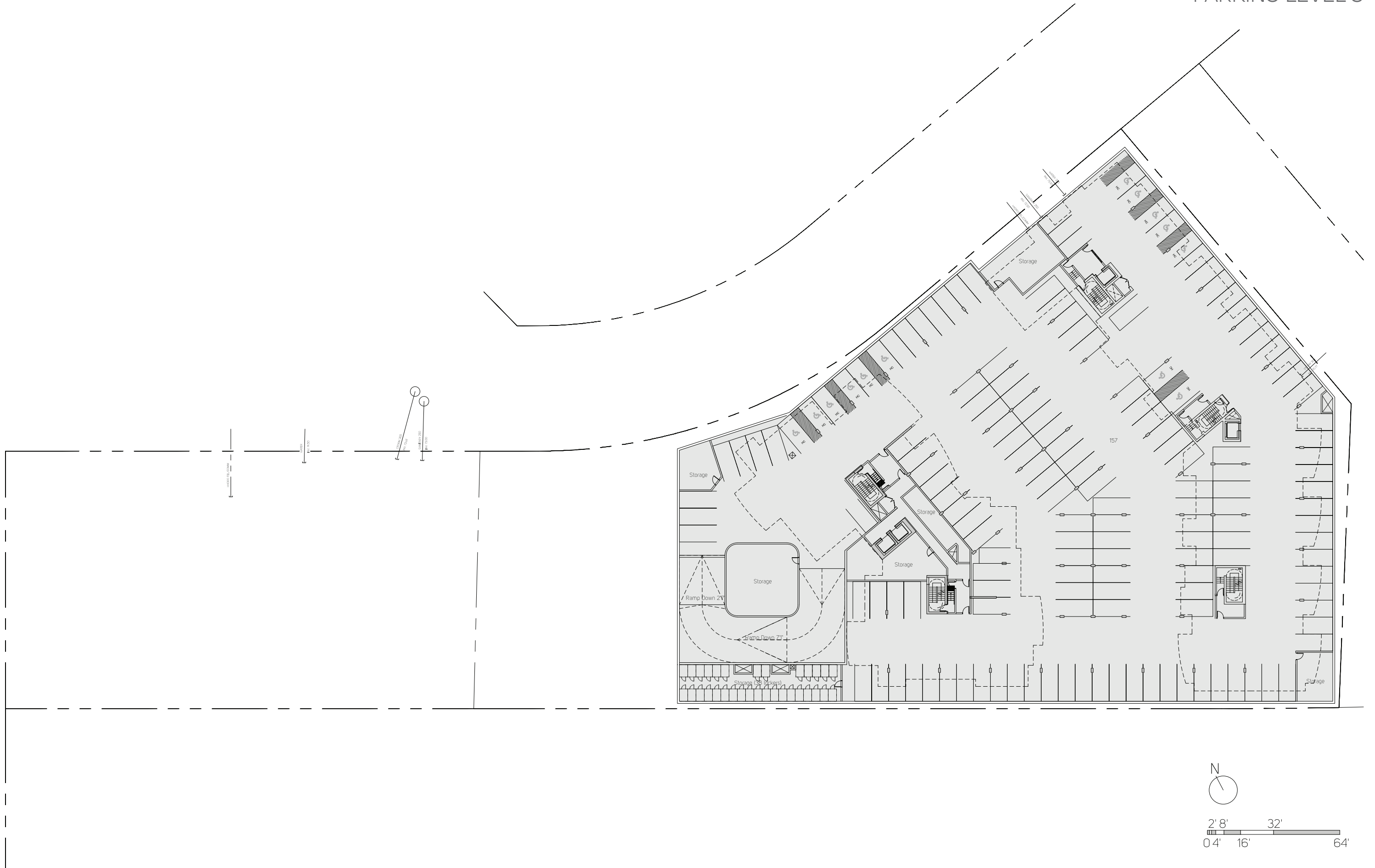
PARKING LEVEL 1



PARKING LEVEL 2



SCHEMATIC PLANS PARKING LEVEL 3



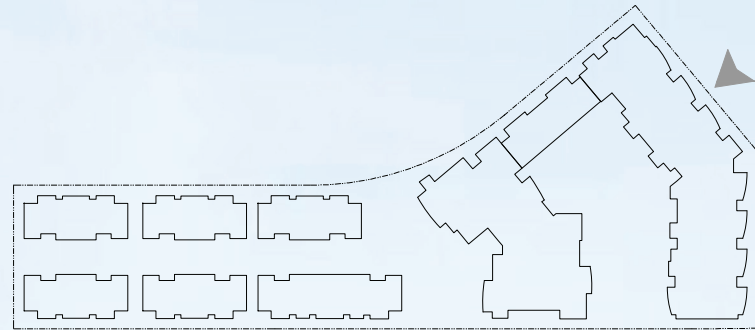
NORTH TOWER & MIDRISE ELEVATION



SCHEMATIC ELEVATIONS

EAST MIDRISE ELEVATION

1. Painted Concrete (White)
2. Painted Concrete (Dark)
3. Window Wall - Low E Clear Glazing
4. Window Wall - Spandrel Glass (Opaci-coat Charcoal Grey)
5. Window Wall Mullion (Charcoal Grey)
6. Window Wall w/ Metal Panel Clad Spandrel:
 - a. Dark - BM CC-542 Willow
 - b. Light - BM 2107-70 Cloudy Grey
 - c. Accent Green - BM 2029-40 stem green
 - d. Accent Green - BM 2029-30 rosemary green
7. Curtainwall - (Charcoal Grey Frame)
8. Metal Panel
 - a. Dark - BM CC-542 Willow
 - b. Light - BM 2107-70 Cloudy Grey
9. Brick - Manganese Ironspot Norman Format
10. Longboard Aluminum Cladding - wood grain colour "light cherry"
11. Longboard Floating Privacy Screen System - wood grain colour "light cherry"
12. 42" High Clear Glass & Aluminum Frame (charcoal) Guard
13. Glass Canopy
14. Hot Dipped Galvanized, Primed & Painted Steel Canopy Structure
15. Metal Louvered Enclosure for Mechanical Penthouse



EAST MIDRISE ELEVATION



SCHEMATIC ELEVATIONS

EAST TOWER ELEVATION



EAST TOWER ELEVATION



SCHEMATIC ELEVATIONS

SOUTH TOWER & MIDRISE ELEVATION



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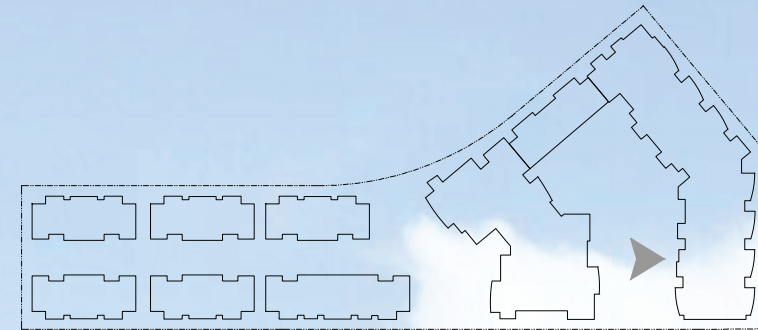
Level	Height	Notes
MC	TOP 415.50' (126.64m)	
R	TOS 391.83' (119.43m)	
14	FF 381.00' (116.13m)	
13	FF 369.50' (112.62m)	
12	FF 359.00' (109.42m)	
11	FF 349.33' (106.48m)	
10	FF 339.67' (103.53m)	
9	FF 330.00' (100.58m)	
8	FF 320.33' (97.64m)	
7	FF 310.67' (94.69m)	
6	FF 301.00' (91.74m)	
5	FF 291.33' (88.80m)	
4	FF 281.67' (85.85m)	
3	FF 272.00' (82.91m)	
2	FF 262.33' (79.96m)	
1	TOWER LOBBY 252.67' (77.01m)	
-1	BASE PLANE 249.25' (75.97m) FF 242.99' (74.06m)	



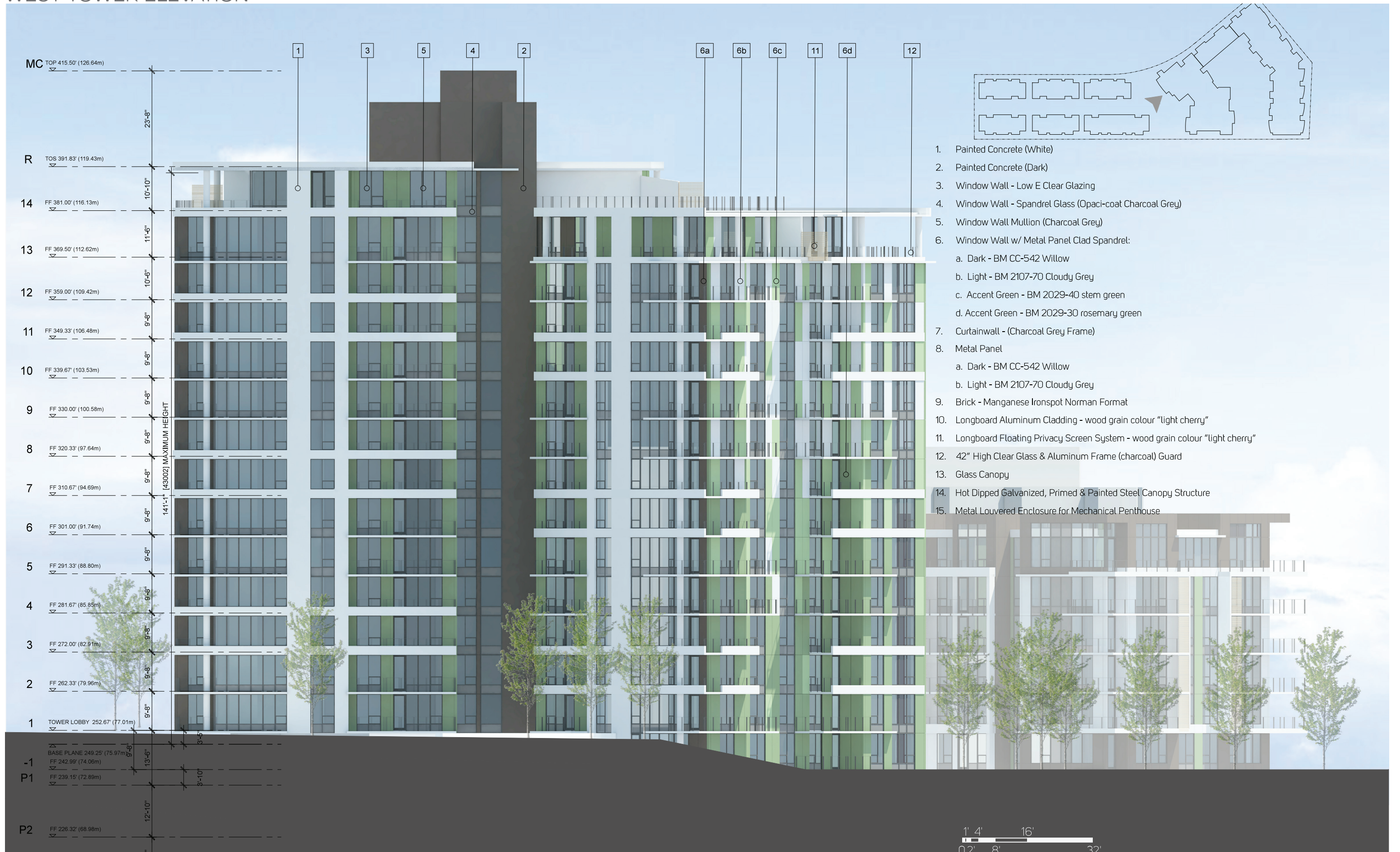
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WEST TOWER ELEVATION



SCHEMATIC ELEVATIONS

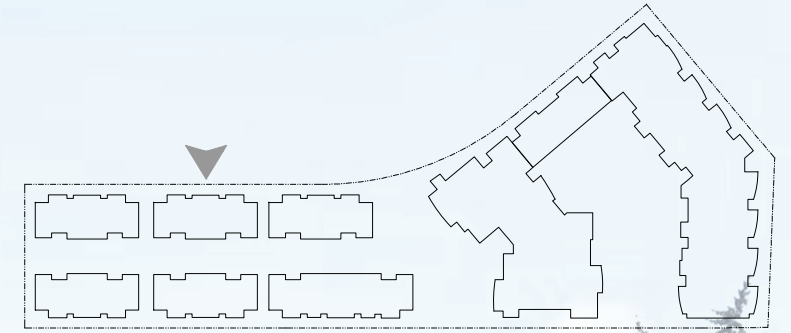
WEST TOWER ELEVATION



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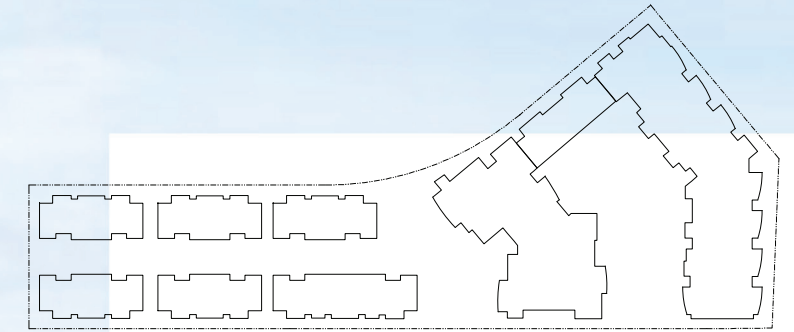
NORTH TOWNHOUSE ELEVATION

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SCHEMATIC ELEVATIONS

SOUTH TOWNHOUSE ELEVATION

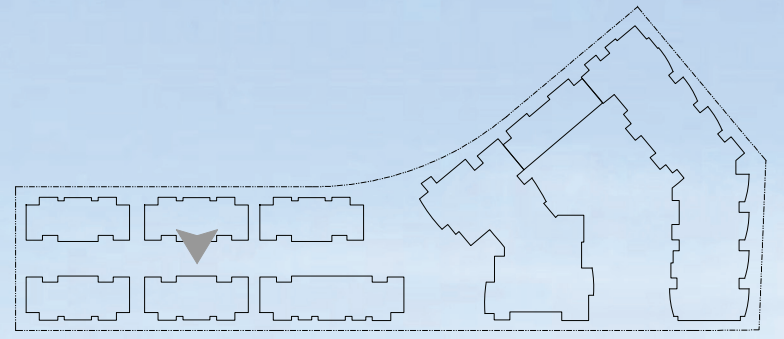


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NORTH COURTYARD TOWNHOUSE ELEVATION

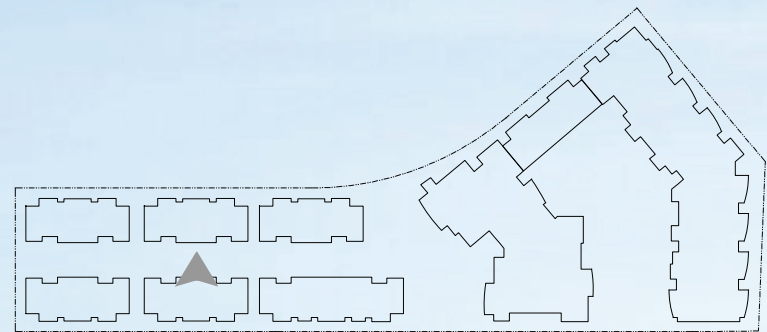
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15. Metal Louvered Enclosure for Mechanical Penthouse



SCHEMATIC ELEVATIONS

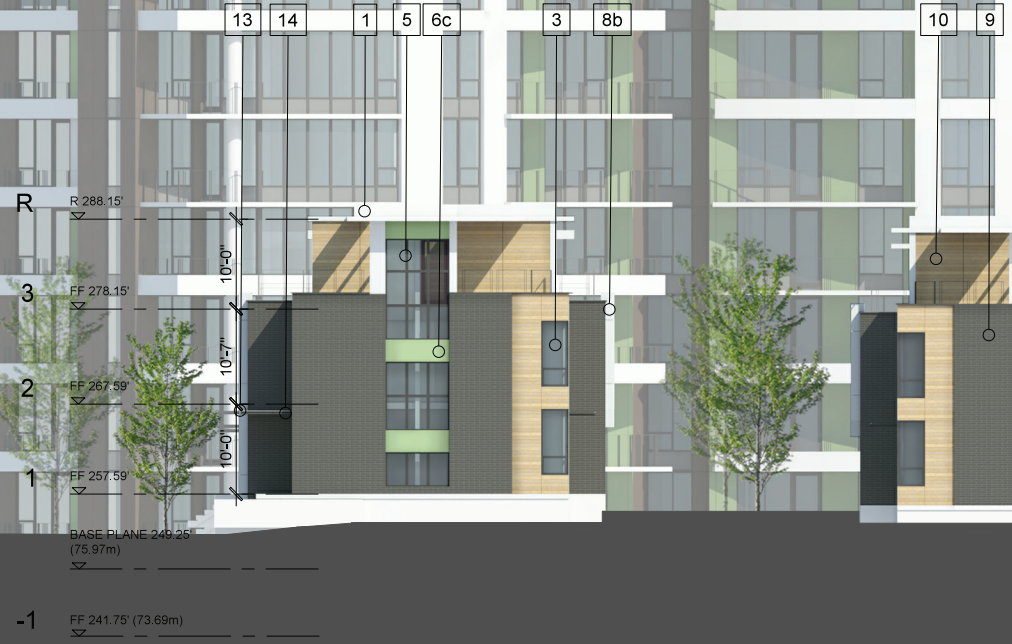
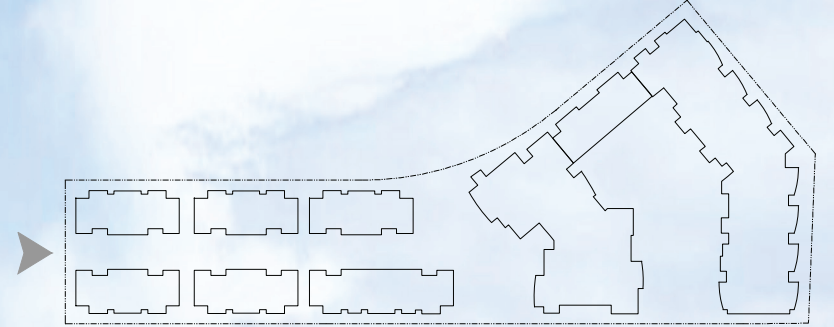
SOUTH TOWNHOUSE COURTYARD ELEVATION

1. Painted Concrete (White)
2. Painted Concrete (Dark)
3. Window Wall - Low E Clear Glazing
4. Window Wall - Spandrel Glass (Opaci-coat Charcoal Grey)
5. Window Wall Mullion (Charcoal Grey)
6. Window Wall w/ Metal Panel Clad Spandrel:
 - a. Dark - BM CC-542 Willow
 - b. Light - BM 2107-70 Cloudy Grey
 - c. Accent Green - BM 2029-40 stem green
 - d. Accent Green - BM 2029-30 rosemary green
7. Curtainwall - (Charcoal Grey Frame)
8. Metal Panel
 - a. Dark - BM CC-542 Willow
 - b. Light - BM 2107-70 Cloudy Grey
9. Brick - Manganese Ironspot Norman Format
10. Longboard Aluminum Cladding - wood grain colour "light cherry"
11. Longboard Floating Privacy Screen System - wood grain colour "light cherry"
12. 42" High Clear Glass & Aluminum Frame (charcoal) Guard
13. Glass Canopy
14. Hot Dipped Galvanized, Primed & Painted Steel Canopy Structure
15. Metal Louvered Enclosure for Mechanical Penthouse

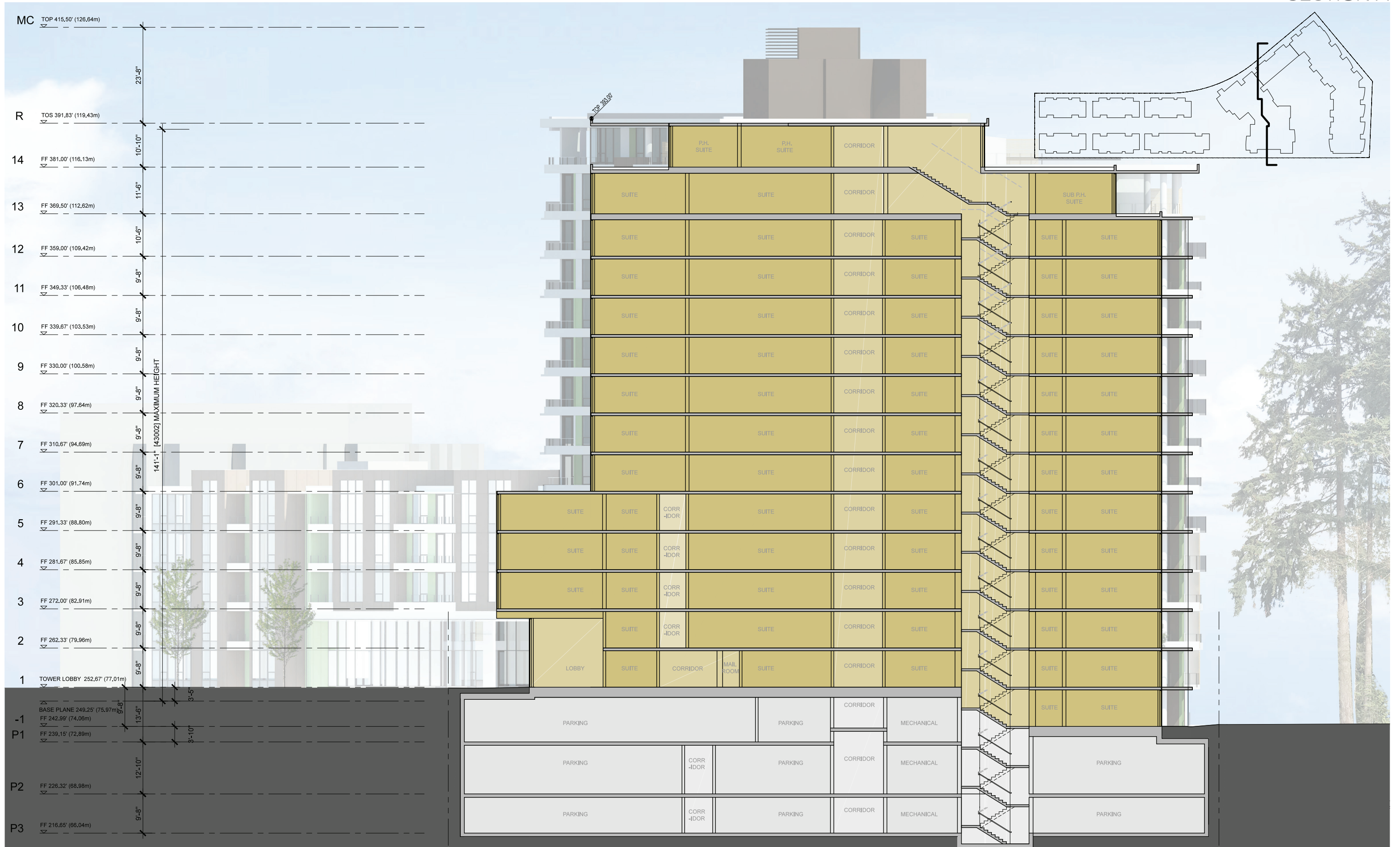


WEST TOWNHOUSE ELEVATION

1. Painted Concrete (White)
2. Painted Concrete (Dark)
3. Window Wall - Low E Clear Glazing
4. Window Wall - Spandrel Glass (Opaci-coat Charcoal Grey)
5. Window Wall Mullion (Charcoal Grey)
6. Window Wall w/ Metal Panel Clad Spandrel:
 - a. Dark - BM CC-542 Willow
 - b. Light - BM 2107-70 Cloudy Grey
 - c. Accent Green - BM 2029-40 stem green
 - d. Accent Green - BM 2029-30 rosemary green
7. Curtainwall - (Charcoal Grey Frame)
8. Metal Panel
 - a. Dark - BM CC-542 Willow
 - b. Light - BM 2107-70 Cloudy Grey
9. Brick - Manganese Ironspot Norman Format
10. Longboard Aluminum Cladding - wood grain colour "light cherry"
11. Longboard Floating Privacy Screen System - wood grain colour "light cherry"
12. 42" High Clear Glass & Aluminum Frame (charcoal) Guard
13. Glass Canopy
14. Hot Dipped Galvanized, Primed & Painted Steel Canopy Structure
15. Metal Louvered Enclosure for Mechanical Penthouse



SCHEMATIC SECTION SECTION A



SCHEMATIC SECTIONS

SECTION B

