

The Residences at Nobel Park

Development Application Part 2



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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LANDSCAPE CO

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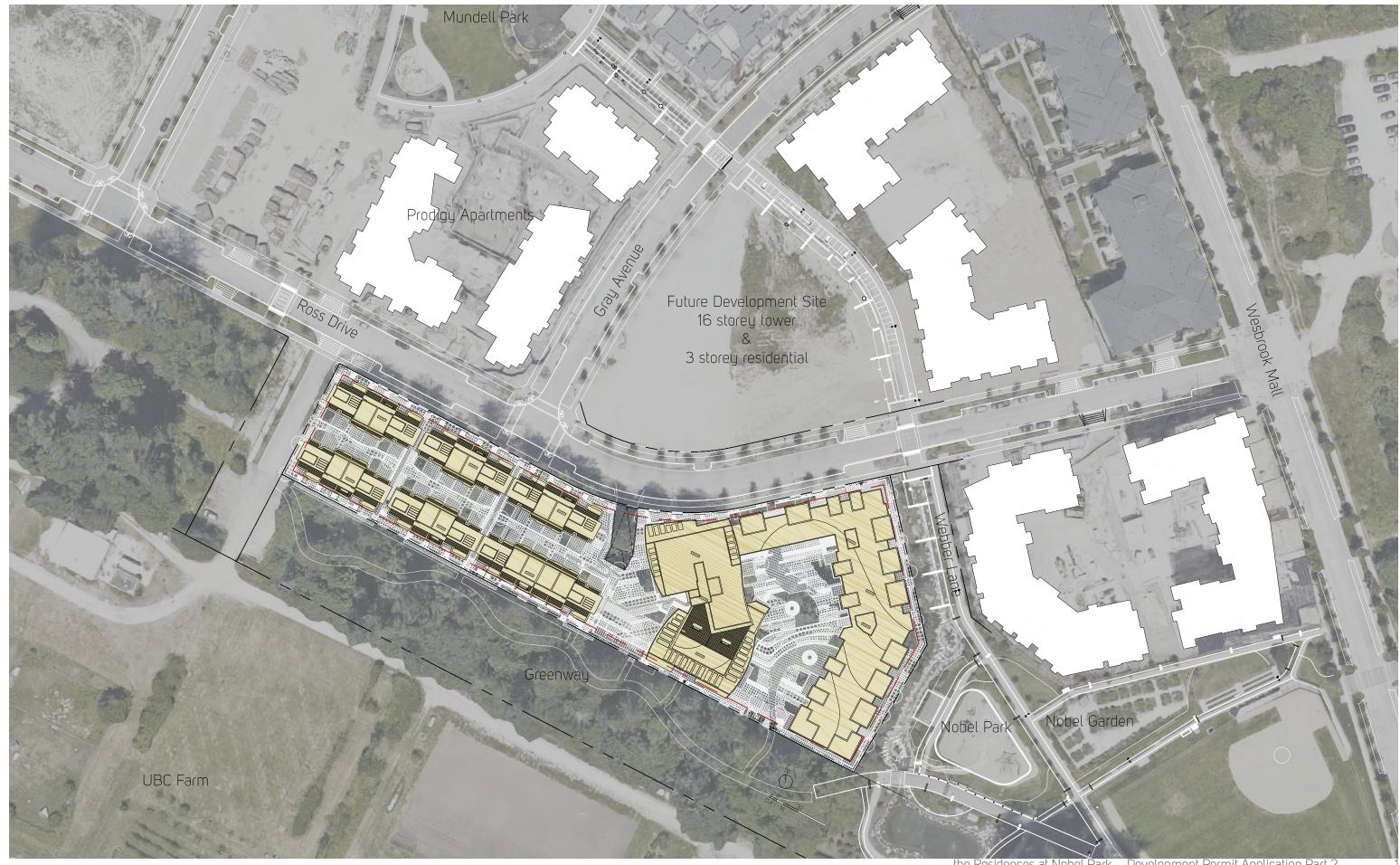
PROJECT STATISTICS

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 p	rojections into th	ne setback				
Building Height									
	Maximum		Proposed						
Storeys									
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				
		,0		_, 0					
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		100	44,485				
	10101	10,000			11,100				
Project Total		315,186			297,546				
- <u>, </u>		1.1,100			,				
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						
	452		358		36 (10%) Resid	dent Electric Veh	icle Chargini	g Station Stalls	
Regular Stalls	452							-	
Regular Stalls Small Car Stalls			2	(Conduit and tr	anstormer cana	city onlu)		
Small Car Stalls	25% of total		2 27			ransformer capa st Item SS 2.31	city only)		
			2 27 27	[REAPChecklis	st Item SS 2.3]		Stalls (Fully Equip	oed)

Parking Bicycles Storage

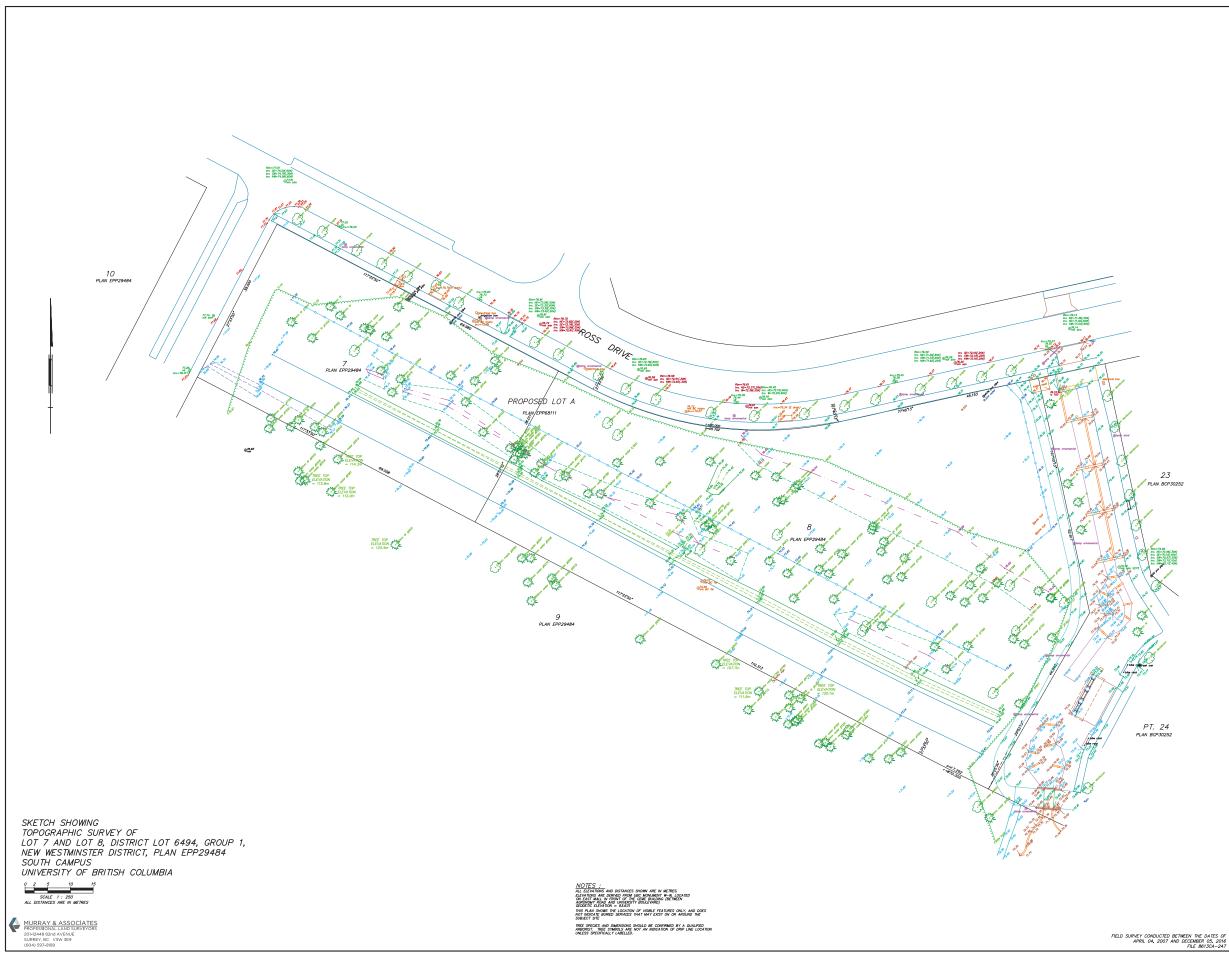
Farking Dicycles Storage		
	Required	Proposed
Class I - Residents	362	362
Class II - Visitors (16-stall bike racks)	7	7



CONTEXT PLAN

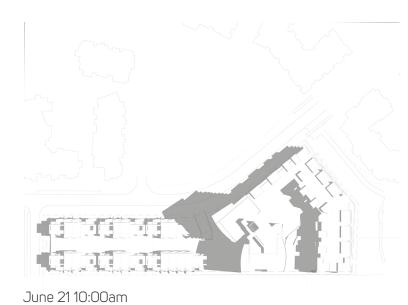
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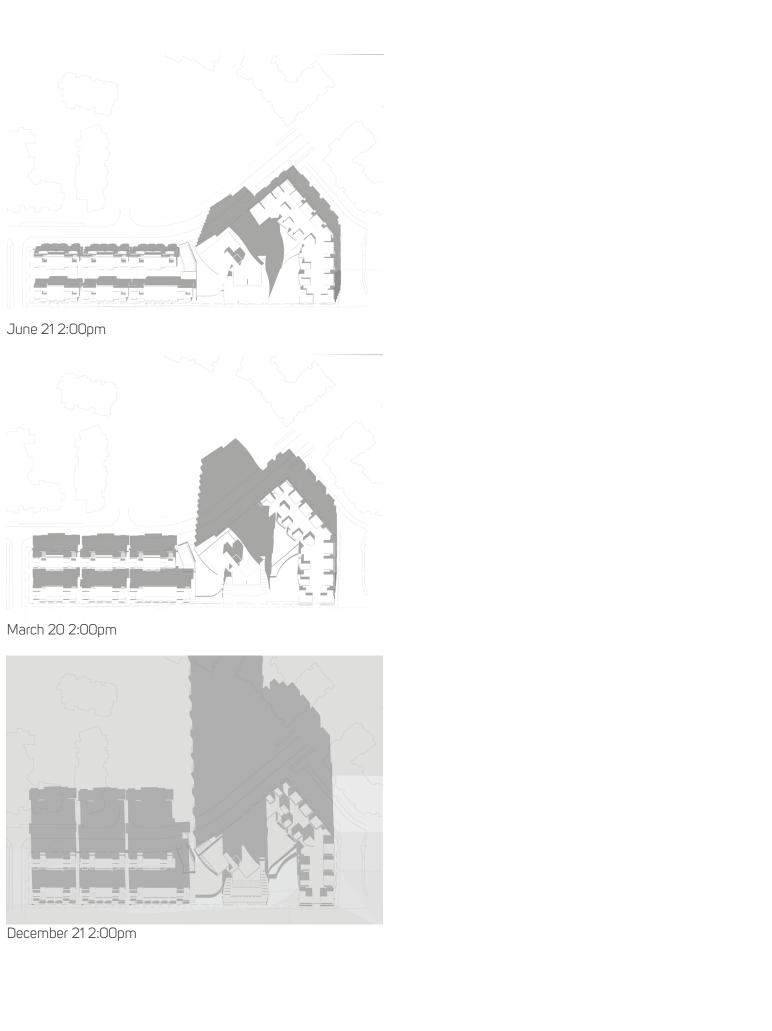




SURVEY PLAN

SHADOW STUDY



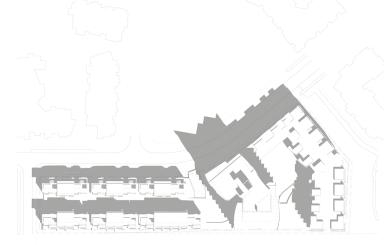




March 20 10:00am

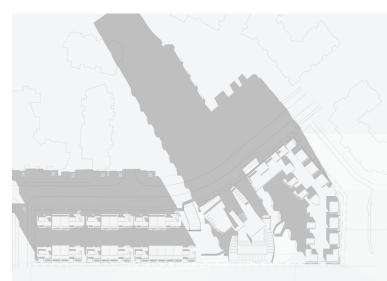


December 21 10:00am



March 20 12:00pm

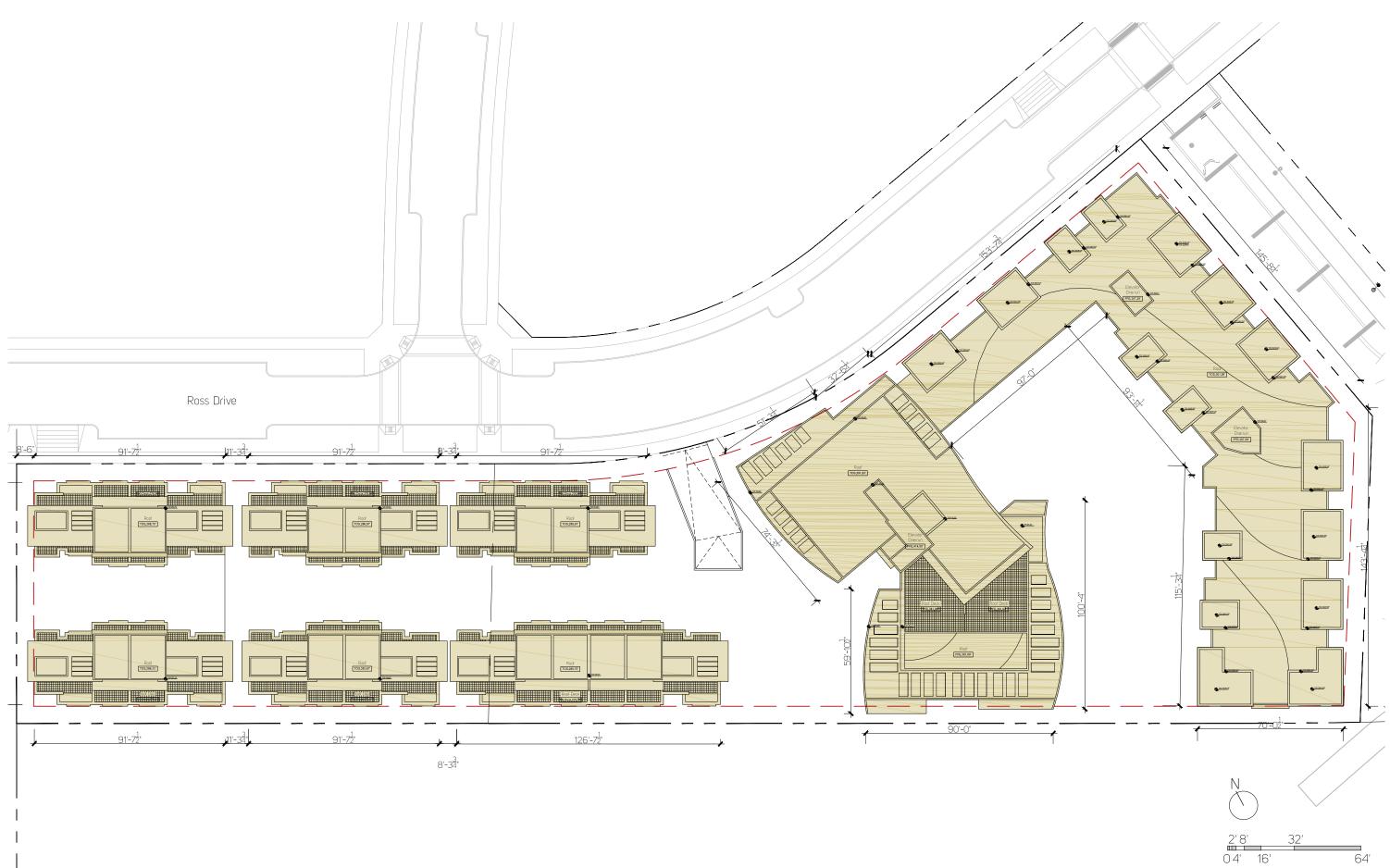
June 21 12:00pm



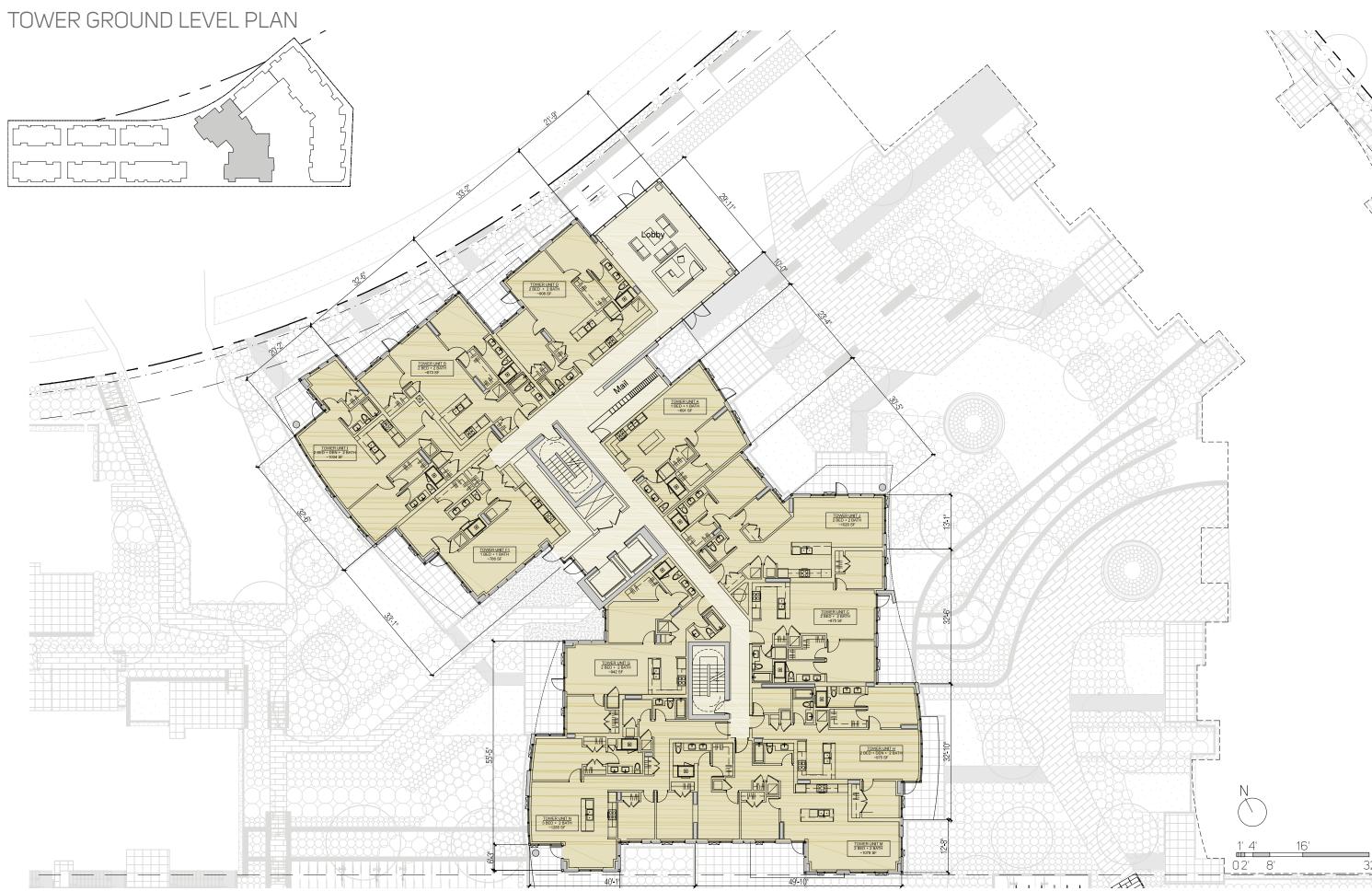
December 21 12:00pm

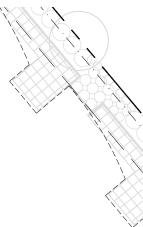






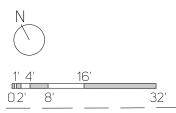
ROOF PLAN





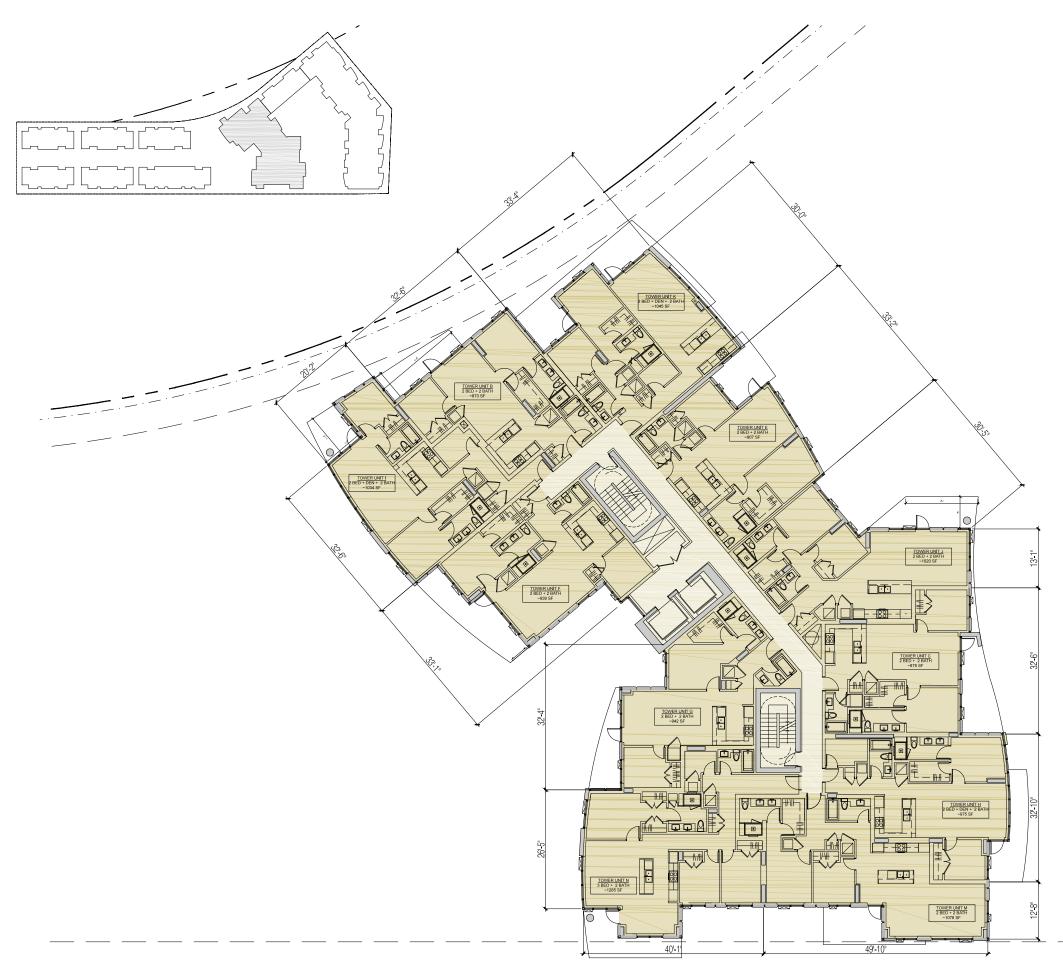




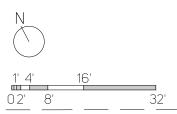


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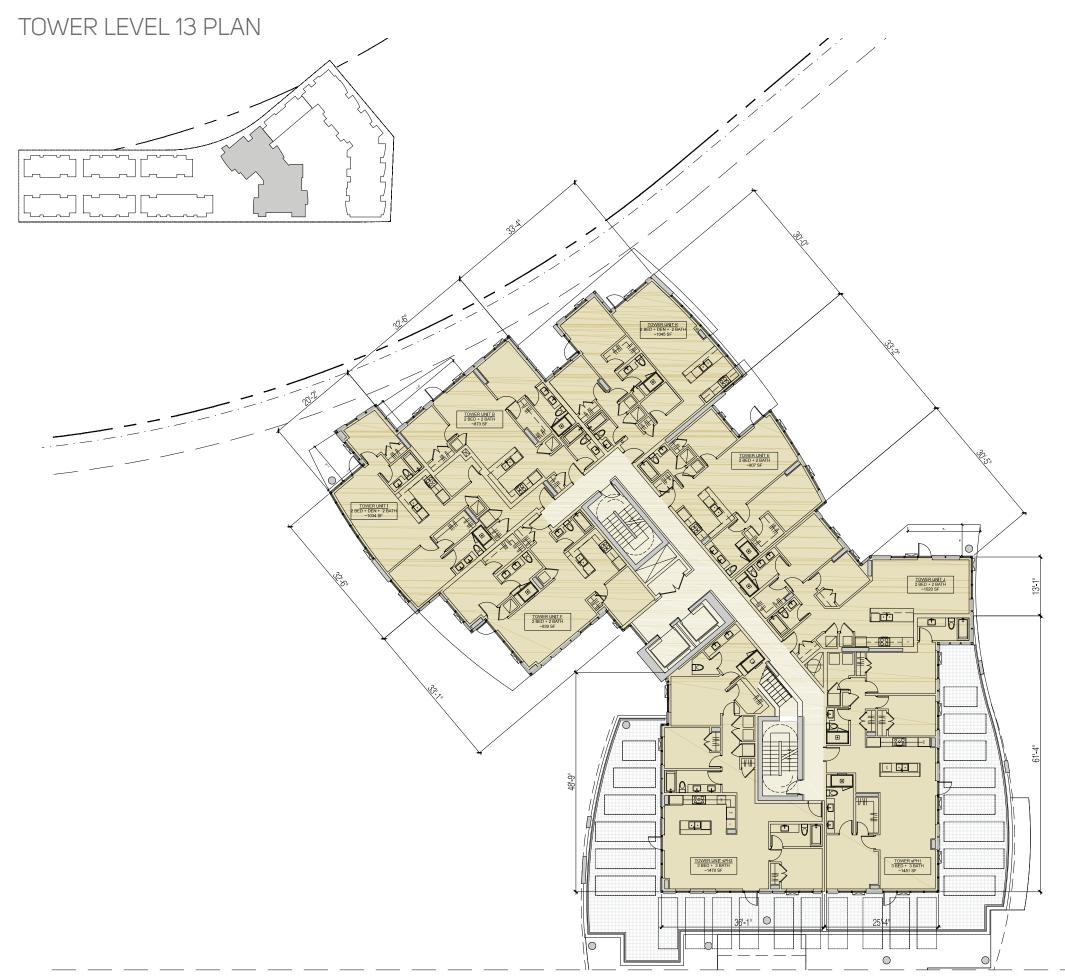


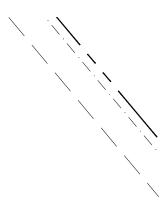


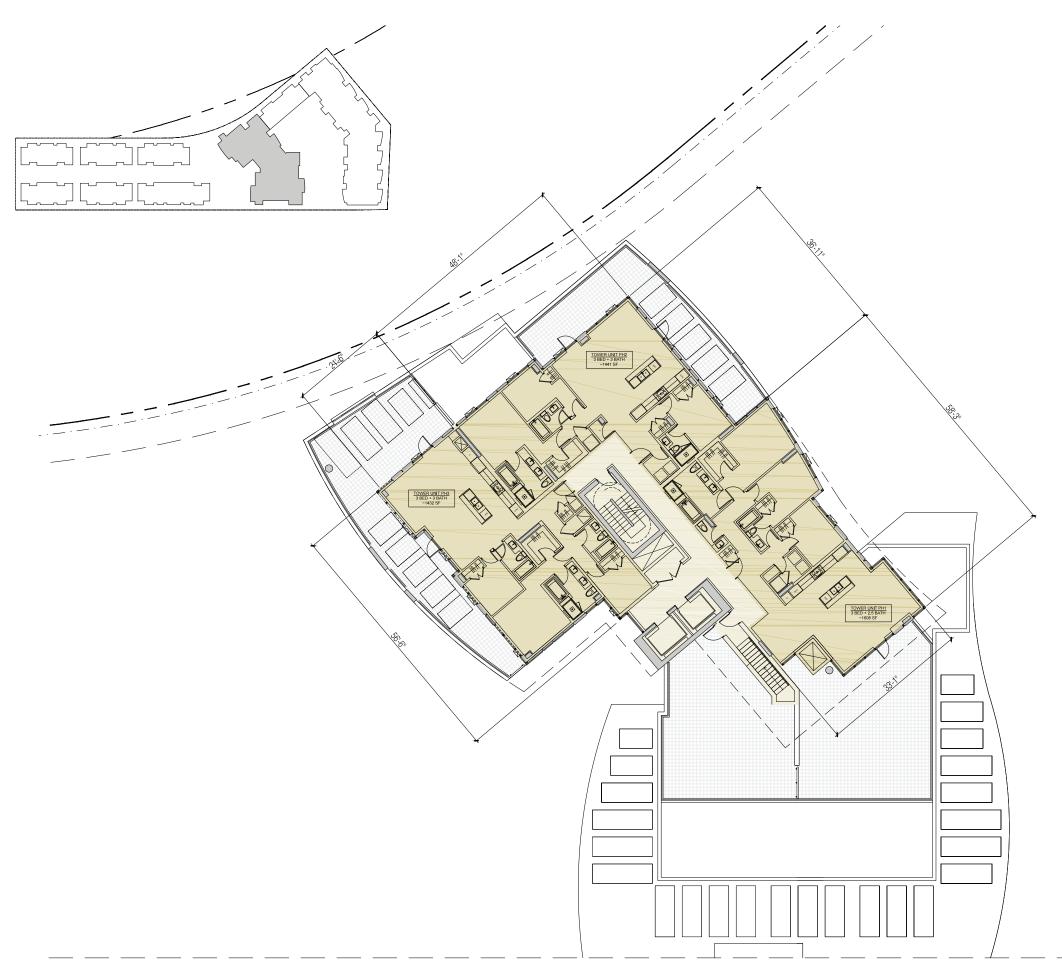
SCHEMATIC PLANS TOWER LEVEL 6-12 PLAN



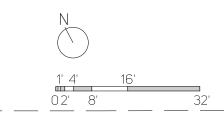
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SCHEMATIC PLANS MIDRISE LEVEL 2

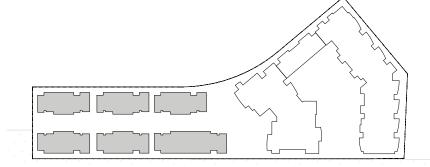




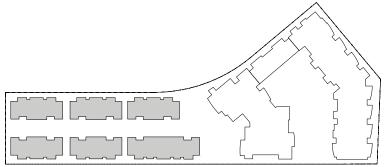


SCHEMATIC PLANS MIDRISE LEVEL 5

TOWNHOUSES GROUND LEVEL





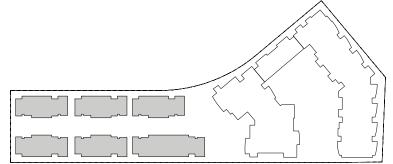


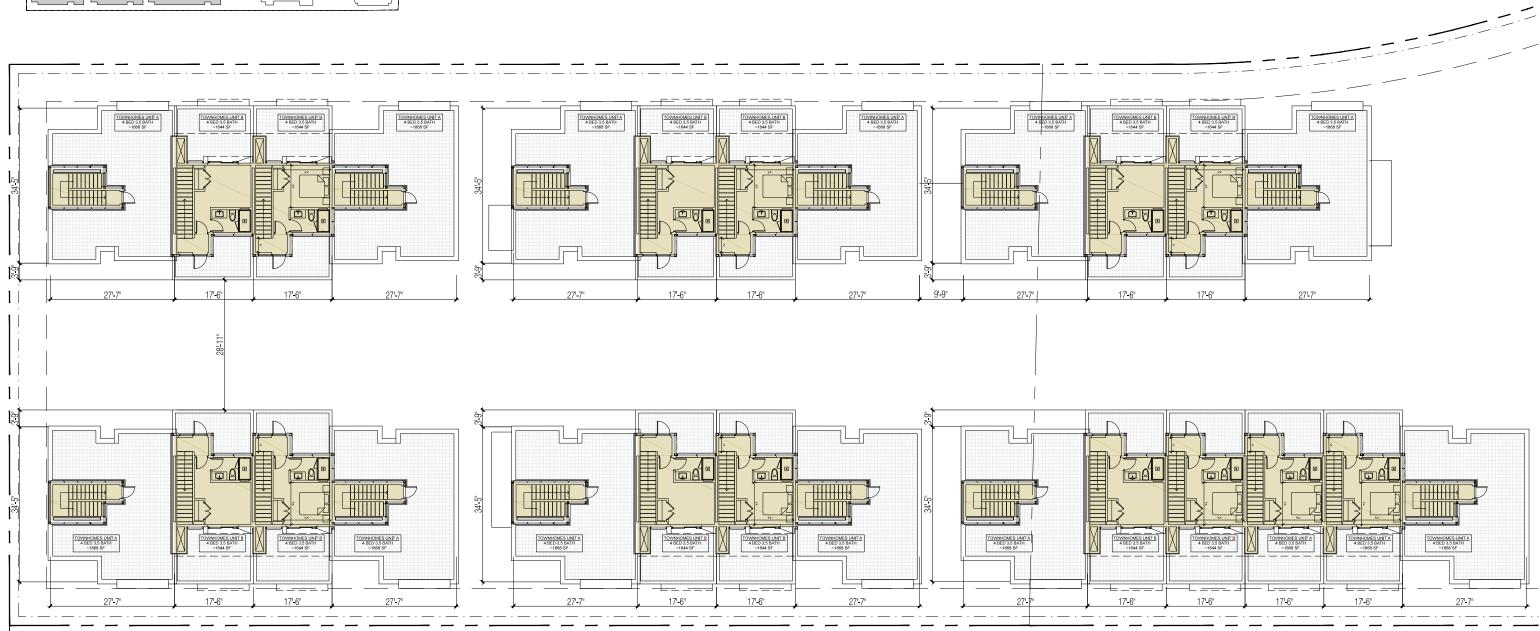


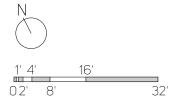
SCHEMATIC PLANS TOWNHOUSES LEVEL 2

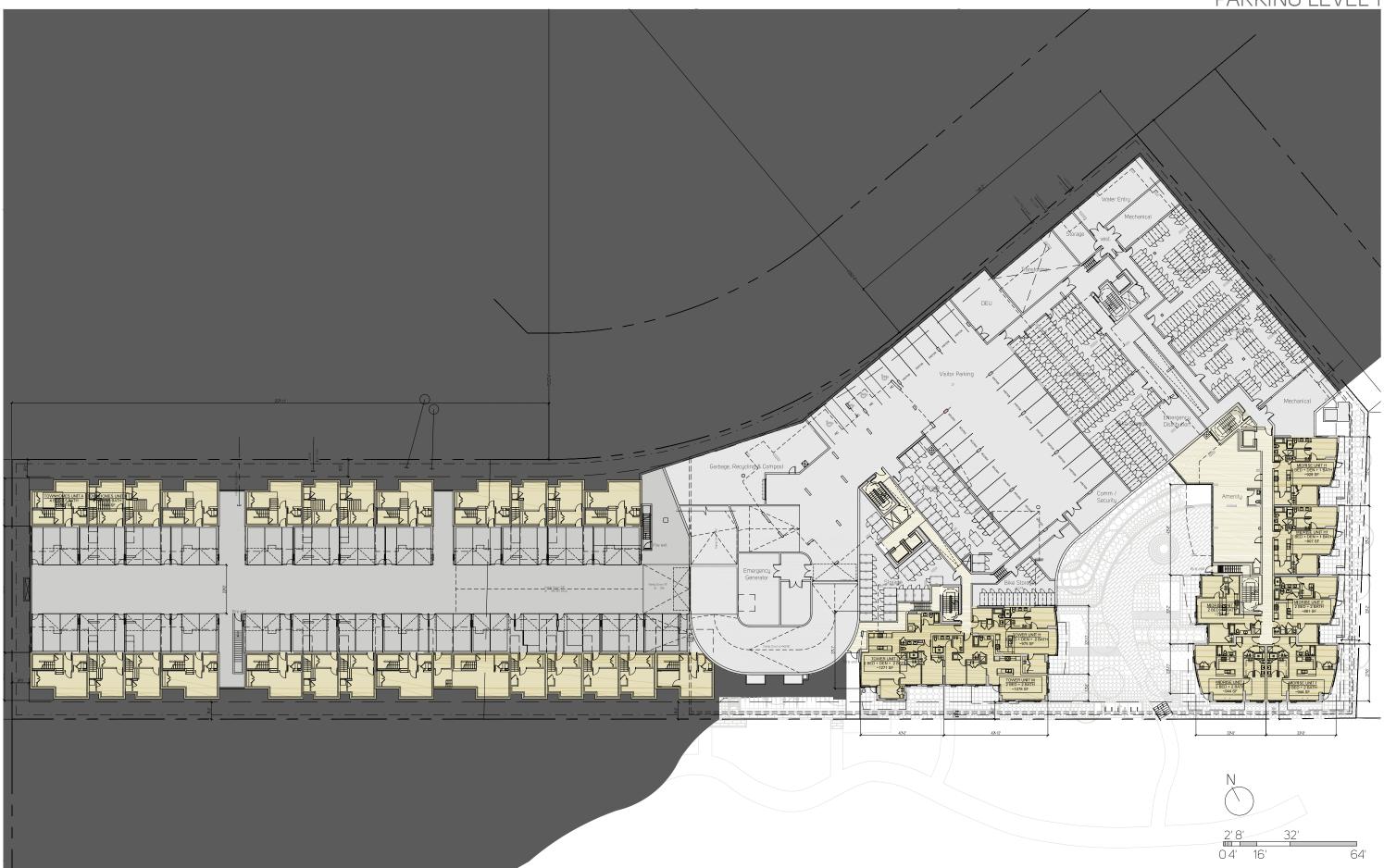


TOWNHOUSES LEVEL 3

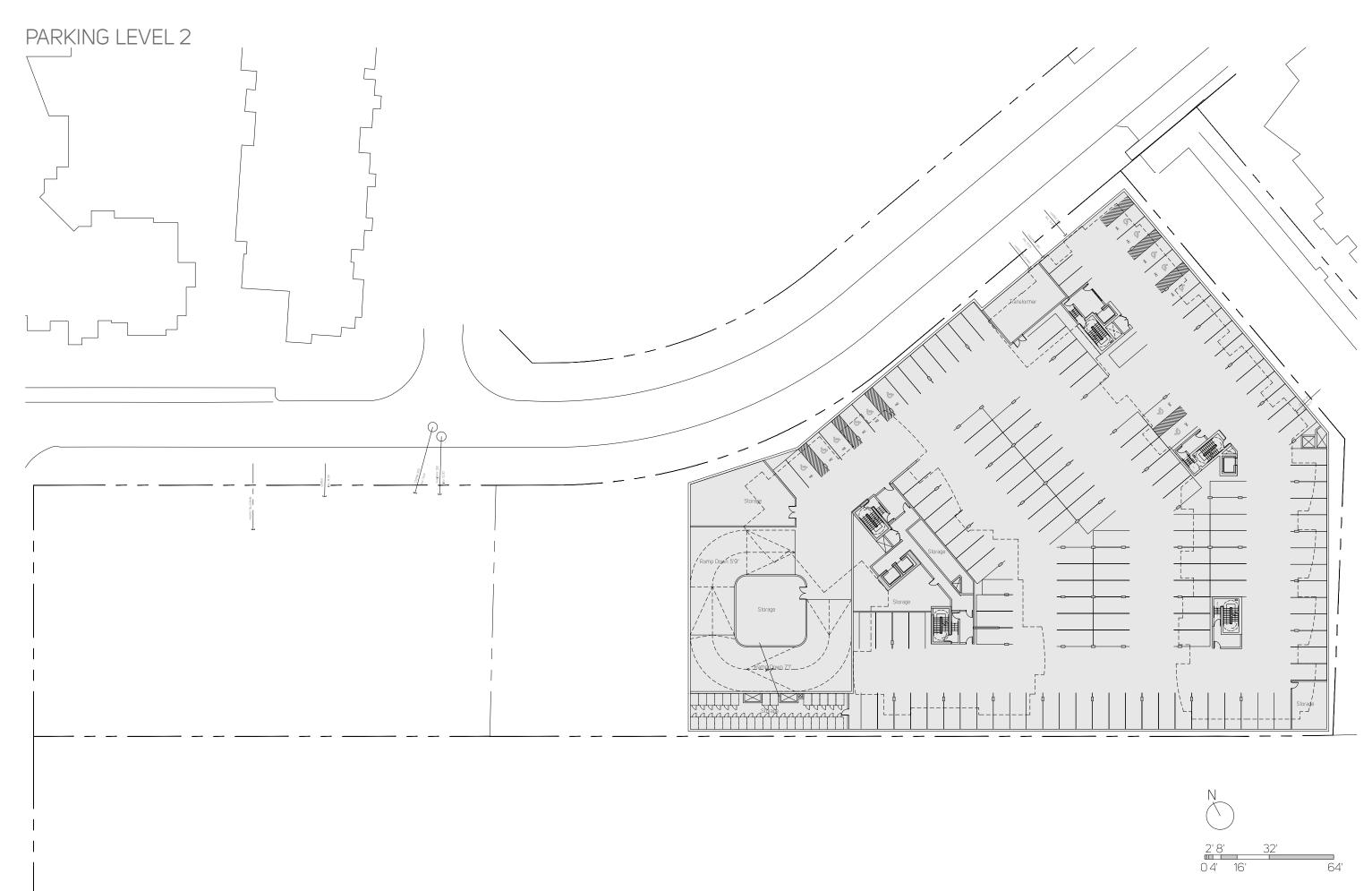


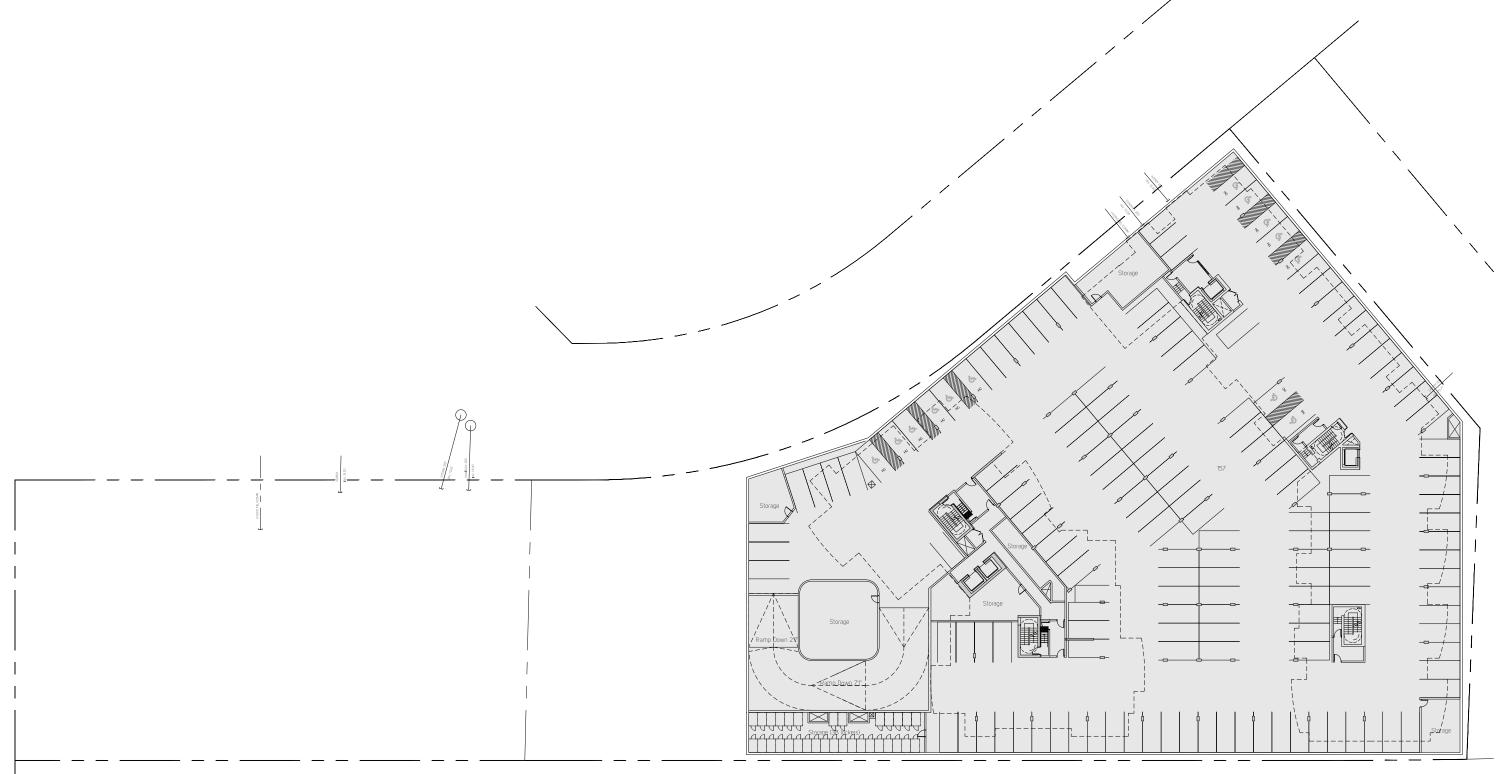




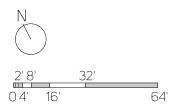


SCHEMATIC PLANS PARKING LEVEL 1





SCHEMATIC PLANS PARKING LEVEL 3



NORTH TOWER & 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



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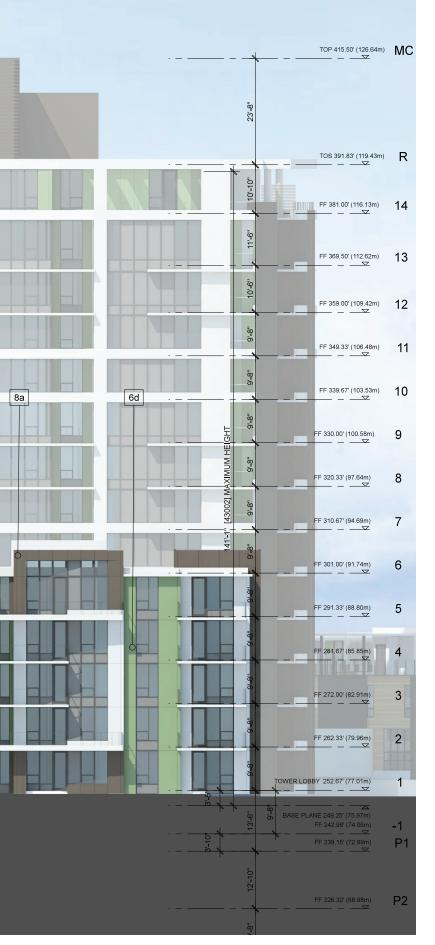
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SCHEMATIC ELEVATIONS EAST MIDRISE ELEVATION



EAST MIDRISE ELEVATION



		TOP 415.50' (126.64m)	мс
	73'_8"		
		TOS 391.83' (119.43m)	R
: — ——— :oal Grey)	101-101	ľ	
·		FF 381.00' (116.13m)	14
		FF 369.50' (112.62m)	13
· – —		↓	10
		FF 359.00' (109.42m)	12
	م. م	FF 349.33' (106.48m)	11
	ة. ""		
·	- +	FF 339.67' (103.53m)	10
our "light cherry"	EIGHT	FF 330.00' (100.58m)	9
od grain colour "light cherry" al) Guard	141'-1" [43002] MÅXIMUM HEIGHT &" a.e." a.e." a	FF 320.33' (97.64m)	8
. – – – – – – – – – – – – – – – – – – –	3002] MA		
use	41'-1"	FF 310.67' (94.69m)	7
		FF 301.00' (91.74m)	6
	ă ō	FF 291.33' (88.80m)	5
		★	Ũ
		FF 281.67' (85.85m)	4
	08"	FF 272.00' (62.91m)	3
	0,00	FF 262.33' (79.96m)	2
	a de la		2
	ō	TOWER LOBBY 252.67' (77.01m)	1
	13:5	BASE PLANE 249.25' (75.97m) FF 242.99' (74.06m)	-1
	·	FF 239.15' (72.89m)	P1
	10' <u>-</u> 10''		
32'		FF 226.32' (68.98m)	P2

1'4' ∩2'



SCHEMATIC ELEVATIONS EAST TOWER ELEVATION

EAST TOWER ELEVATION



June 2017





SCHEMATIC ELEVATIONS SOUTH TOWER & MIDRISE ELEVATION

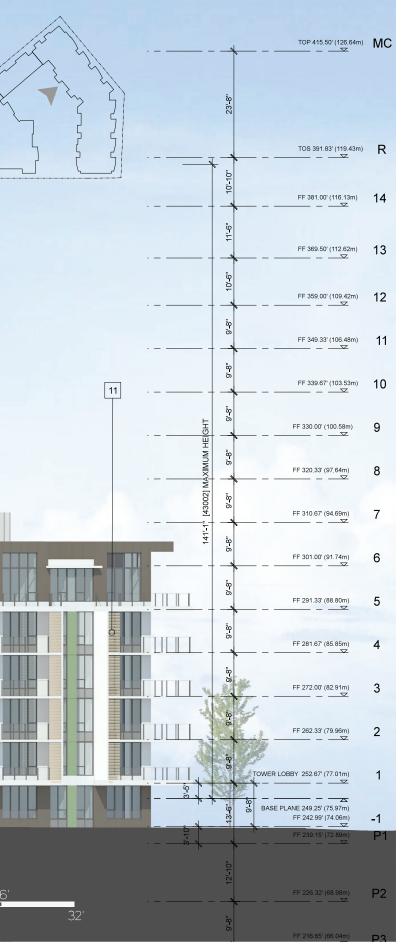
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FF 381.00' (116.13m)	14
φ. 	
FF 369.50' (112.62m)	13
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o FF 349.33' (106.48m)	11
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6a FF 339.67' (103.53m)	10
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FF 320.33' (97.64m)	8
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8-8 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9	
FF 301.00'(91.74m)	6
FF 291.33 (88.80m)	5
φ	
FF 281.67 (65.85m)	4
ې ۴۶	2
	3
φ 5 FF 262.33' (79.96m)	2
TOWER LOBBY 252.67 (77.01m)	1
φ Φ Φ Φ Φ Φ Φ Φ Φ Φ Φ ΒΑSE PLANE 249.25 (75.97m) FF 242.99' (74.06m) Φ	-1

the Residences at Nobel Park Development Permit Application Part 2

WEST 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 13 14 7 8a 6d 4 1 6b 6a 5 3 14. Hot Dipped Galvanized, Primed & Painted Steel Canopy Structure 15. Metal Louvered Enclosure for Mechanical Penthouse



1' 4'







SCHEMATIC ELEVATIONS WEST MIDRISE ELEVATION

WEST TOWER ELEVATION



		7 6b 6d 6a	3 15 5 2	1 6c	11
MC TOP 415.50' (126.64m)	1. Painted Concrete (White)				
	2. Painted Concrete (Dark)				
	3. Window Wall - Low E Clear Glazing				
-9- 53-	4. Window Wall - Spandrel Glass (Opaci-coat Charcoal Grey)				
	5. Window Wall Mullion (Charcoal Grey)				
R TOS 391.83' (119.43m)	6. Window Wall w/ Metal Panel Clad Spandrel:				
×	a. Dark - BM CC-542 Willow				
10-10-10-10-10-10-10-10-10-10-10-10-10-1	b. Light - BM 2107-70 Cloudy Grey				6
14 FF 381.00' (116.13m)	c. Accent Green - BM 2029-40 stem green				4
ξφ ÷	d. Accent Green - BM 2029-30 rosemary green				
13 FF 369.50' (112.62m)	7. Curtainwall - (Charcoal Grey Frame)				
الم	8. Metal Panel				
12 FF 359.00' (109.42m)	a. Dark - BM CC-542 Willow				
∞	 b. Light - BM 2107-70 Cloudy Grey 9. Brick - Manganese Ironspot Norman Format 				
ዋ 11 FF 349.33' (106.48m)	 Blick - Manganese nonsport Norman Format 10. Longboard Aluminum Cladding - wood grain colour "light che 				
	11. Longboard Floating Privacy Screen System - wood grain colu				
10 FF 339.67' (103.53m)	12. 42" High Clear Glass & Aluminum Frame (charcoal) Guard				
	13. Glass Canopy	n on House			
9 FF 330.00' (100.58m)	14. Hot Dipped Galvanized, Primed & Painted Steel Canopy Stru	cture			
	15. Metal Louvered Enclosure for Mechanical Penthouse	THE PARTY OF			
8 FF 320.33' (97.64m)					
7 FF 310.67' (94.69m)					
<u>ō</u>	and party press and the second s				
6 FF 301.00' (91.74m)					
<u>م</u> م					
5 FF 291.33' (88.80m)					
φ 					
4 FF 281.67' (85.85m)					
φ					
3 FF 272.00' (82.91m)					
φ 					
2 FF 262.33' (79.96m)					
φ.					
1 TOWER LOBBY 252.67' (77.01m)					
	0 2				
BASE PLANE 249.25' (75.97m) φ −1 FF 242.99' (74.06m) φ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓					
P1 FF 239.15' (72.89m)					
20 EE 226 221/00 05-1					
P2 FF 226.32' (68.98m)	— -				1' 4' 16'
φ					02' 8'

SCHEMATIC ELEVATIONS WEST TOWER ELEVATION



NORTH TOWNHOUSE ELEVATION

- 1. Painted Concrete (White)
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- Metal Panel
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- 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"

14 13

8b

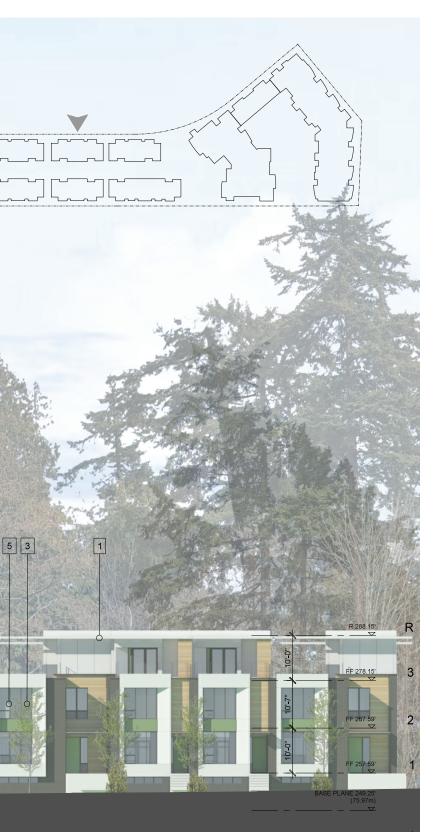
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FF 241.76' (73.69m) -1

- 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



FF 241.75' (73.69m)

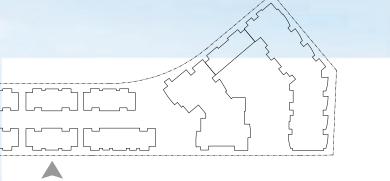
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- 13. Glass Canopy
- 14. Hot Dipped Galvanized, Primed & Painted Steel Canopy Structure





SCHEMATIC ELEVATIONS SOUTH TOWNHOUSE ELEVATION



NORTH COURTYARD TOWNHOUSE ELEVATION

- Painted Concrete (White)
 Painted Concrete (Dark)
 Window Wall Low E Clear Glazing
 Window Wall Spandrel Glass (Opaci-coat Charcoal Grey)
 Window Wall Mullion (Charcoal Grey)
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- 11. Longboard Floating Privacy Screen System wood grain colour "light cherry"

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6b

8b

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- 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



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FF 241.76' (73.69m) -1

SCHEMATIC ELEVATIONS SOUTH TOWNHOUSE COURTYARD ELEVATION

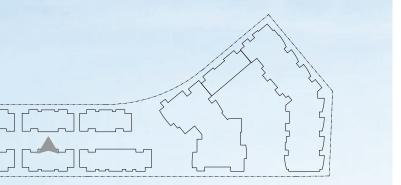
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5

- 12. 42" High Clear Glass & Aluminum Frame (charcoal) Guard
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WEST TOWNHOUSE ELEVATION

- 1. Painted Concrete (White)
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 - 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

11

-1 FF 241.75' (73.69m)

1 5 6c

13 14

3 8b

10 9

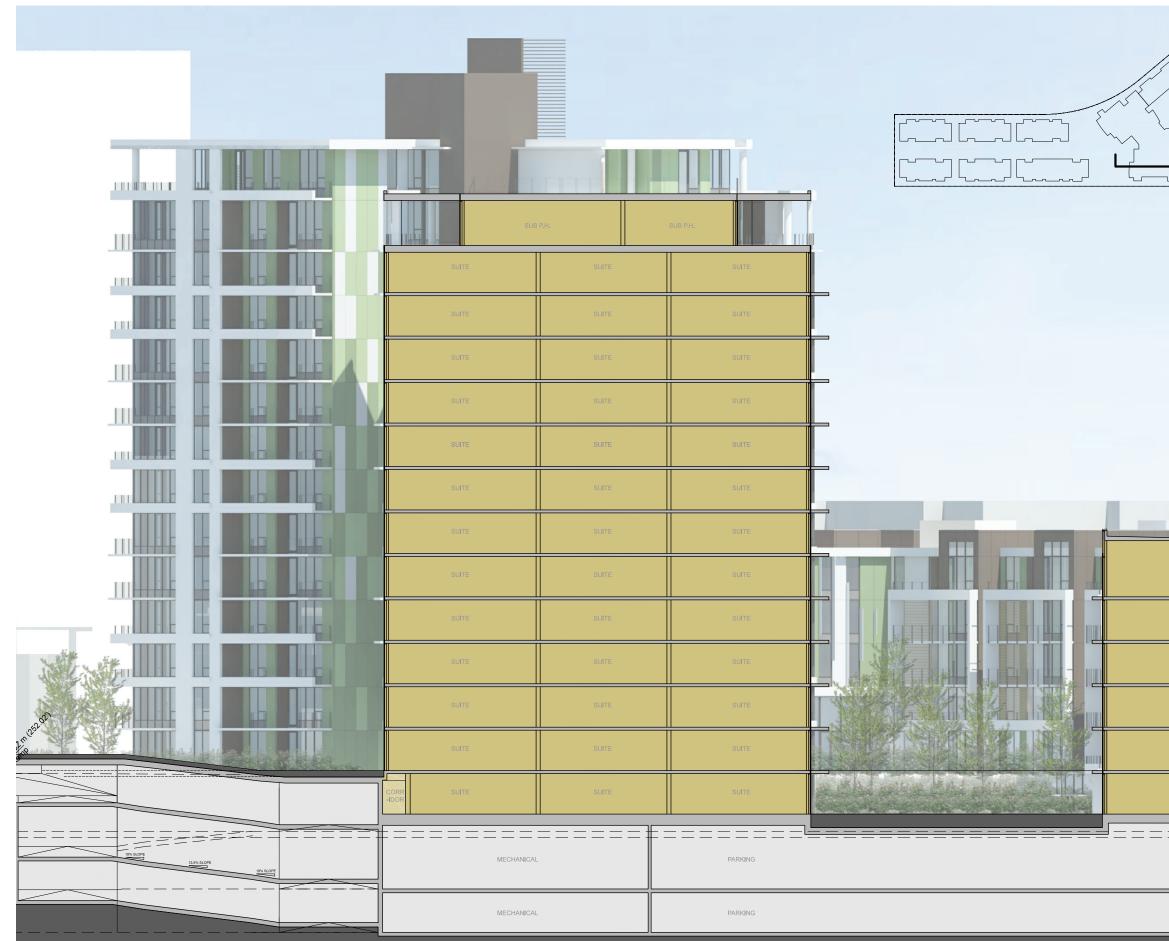


MC	TOP 415,50' (126.64m)				-								
R	TOS 391.83' (119.43m)	- 1			-		9 ¹⁶	h					[[
14	FF 381.00' (116.13m)				-			P.H. SUITE	P.H. Suite	CORRIDOR			
13	FF 369.50' (112.62m)						SUITE		SUITE	CORRIDOR	- Address of the second		
12	FF 359.00' (109.42m) ▼						SUITE		SUITE	CORRIDOR	SUITE		
11	FF 349.33' (106.48m) σ σ σ				_		SUITE		SUITE	CORRIDOR	SUITE		
10	FF 339.67′ (103.53m)				-	-	SUITE		SUITE	CORRIDOR	SUITE		
9	FF 330.00' (100.58m)	A HE(GHT					SUITE		SUITE	CORRIDOR	SUITE		
8	ξφ δ σ σ σ σ σ	[43002] MAXIMUM HE[GHT			-		SUITE		SUITE	CORRIDOR	SUITE		
7	FF 310.67′ (94.69m) ∽ ∽	1411-14 [430	+	t	-11		SUITE		SUITE	CORRIDOR	SUITE		
6	FF 301.00' (91.74m)					SUITE	SUITE	CORR -IDOR	SUITE	CORRIDOR	SUITE		
5	FF 291.33' (88.80m)		+			SUITE	SUITE	CORR -IDOR	SUITE	CORRIDOR	SUITE		
3	Σ FF 272.00' (82.91m)					SUITE	SUITE	CORR -IDOR	SUITE	CORRIDOR	SUITE	- Contraction	
2	لم FF 262.33' (79.96m)						SUITE	CORR -IDOR	SUITE	CORRIDOR	SUITE		
1	TOWER LOBBY 252.67' (77.01m)					LOBBY	SUITE	CORRIDOR ROOM	SUITE	CORRIDOR	SUITE		
-1 P1	A FF 249,25' (75,97m) 70 FF 242,39' (74,06m) 70 FF 242,99' (74,06m) 70 FF 239,15' (72,89m) 70	-++- ···		·		PARKING			PARKING	CORRIDOR	MECHANICAL		
	12-10"					PARKING		CORR -IDOR	PARKING	CORRIDOR	MECHANICAL		
	FF 226.32' (68.98m)				-	PARKING		CORR -IDOR	PARKING	CORRIDOR	MECHANICAL		
P3	FF 216.65' (66.04m)												



SCHEMATIC SECTIONS TOWNHOUSE SECTIONS





SCHEMATIC SECTIONS SECTION B

			-	TOP 415.50' (126.64m)	МС
	$\langle \rangle$		8"		
	\sum		23'-8"		
				TOS 391.83' (119.43m)	R
			10'-10"	FF 381.00' (116.13m)	14
	-		11'-6"	FF 369,50' (112,62m)	13
			10'-6"	FF 359.00' (109.42m)	12
				FF 349.33' (106.48m)	11
	-		-98	FF 339.67' (103.53m)	10
		HEGHT	-6 -8"	FF 330.00' (100.58m)	9
	-	411" [43002] MAXIMUM HE[GHT		FF 320.33' (97.64m)	8
		-1" [4300]	-6 -8-		7
			- <mark>8</mark> -	FF 301.00' (91.74m)	6
SUITE		SUITE	-6 -8"	FF 291.33' (88.80m)	5
SUITE		SUITE	9' - 8"	FF 281.67' (85.85m)	4
SUITE		SUITE	9' - 8"	FF 272.00' (82.91m)	3
SUITE		SUITE	9' - 8"	FF ¹ 262.33' (79.96m)	2
SUITE		SUITE	9' - 8"	TOWER LOBBY 252.67' (77.01m)	1
SUITE	-		13'-6"	60 BASE PLANE (249.25' (75.97m) FF (242.99' (74.06m)	
====	====		_	F 239.15' (72.89m)	P1
			12'-10"	FF 226.32' (68.98m)	P2
			-8"	FF 218.65' (66.04m)	P3
			•1 0		0.0