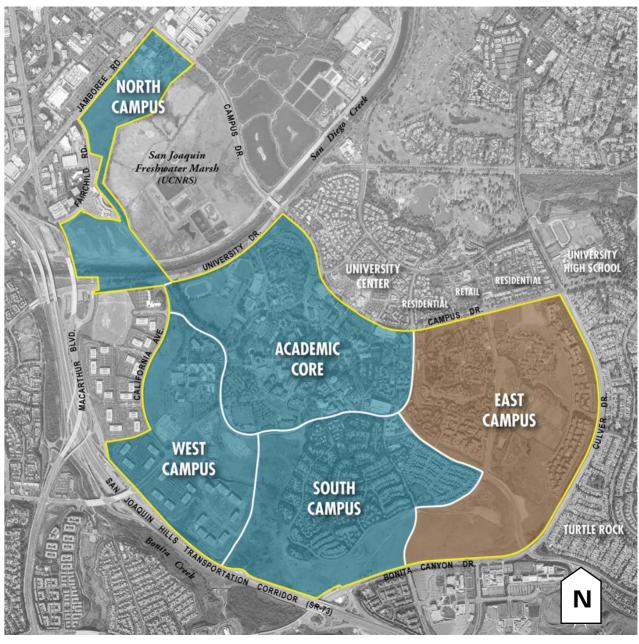
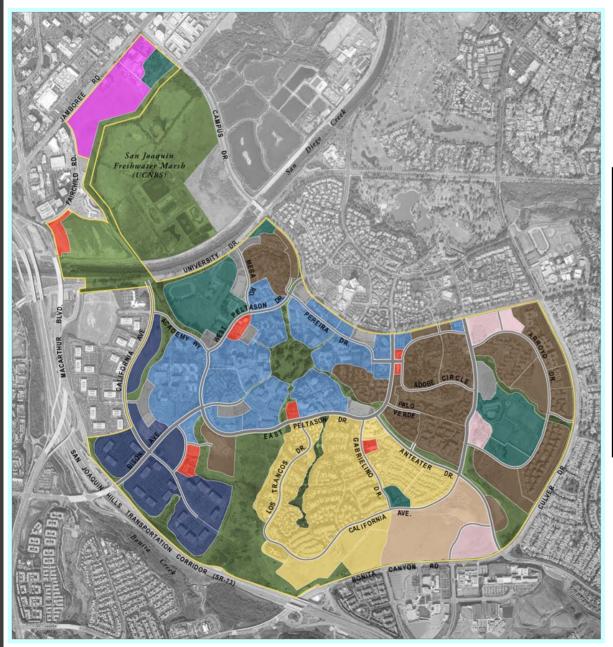
University of California, Irvine

Design for Development of East Campus Student Housing

UCI Campus & Vicinity

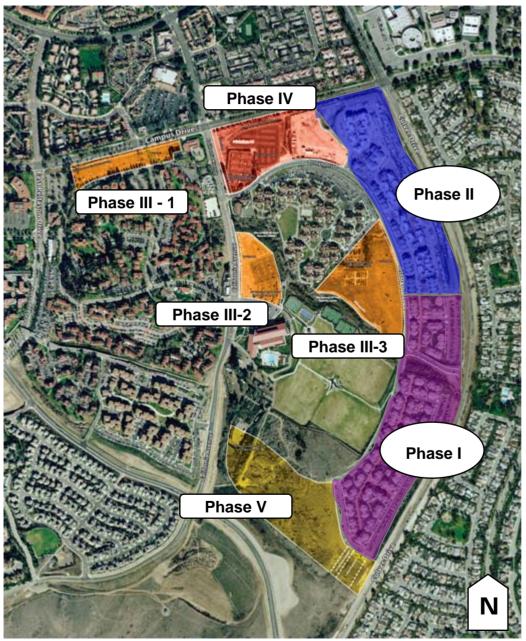


2007 LRDP Land-Use Plan



ACADEMIC & SUPPORT
 CAMPUS SUPPORT SERVICES
 STUDENT HOUSING
 FACULTY & STAFF HOUSING
 HOUSING RESERVE
 INCOME-PRODUCING INCLUSION AREA
 MIXED USE-COMMERCIAL
 MIXED USE-NEIGHBORHOOD
 OPEN SPACE-ATHLETICS & RECREATION
 OPEN SPACE-GENERAL
 TRANSPORTATION

Overview of Sites



Phase I (purple)

Phase II (blue)

Phase III (orange)

Phase IV (red)

Phase V (yellow)

Phase III – Site 1: Graduate Student Housing





Site 1 - Program

- 565 beds
- 51 surface parking spaces
- 565 spaces in parking structure
- 85 percent bike storage
- Average rentable SF per bed: 406 SF
- Gross SF per bed: 540 SF



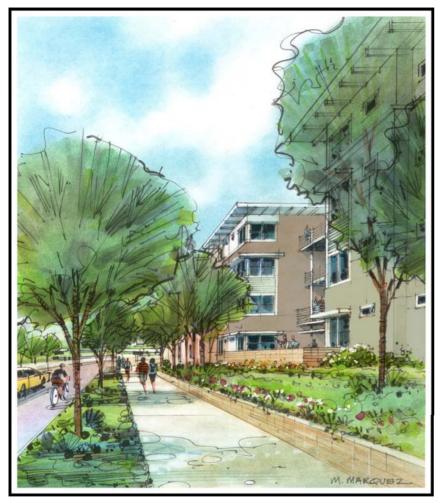
Site 1: Campus Context



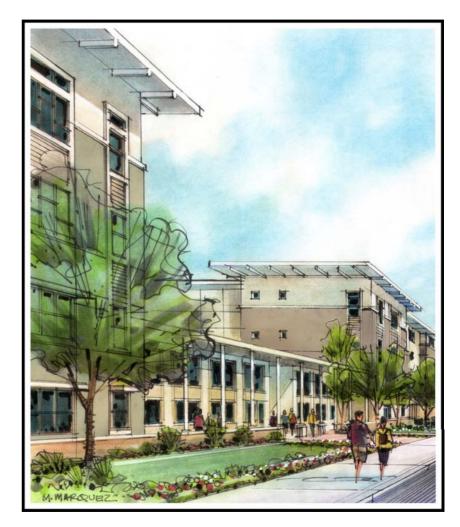
Retail (In front of Site Across Campus Drive)

> American Heart (Contiguous to Project)

Site 1: Elevations



View at Campus Drive



View at Adobe Circle

Site 1: Elevations

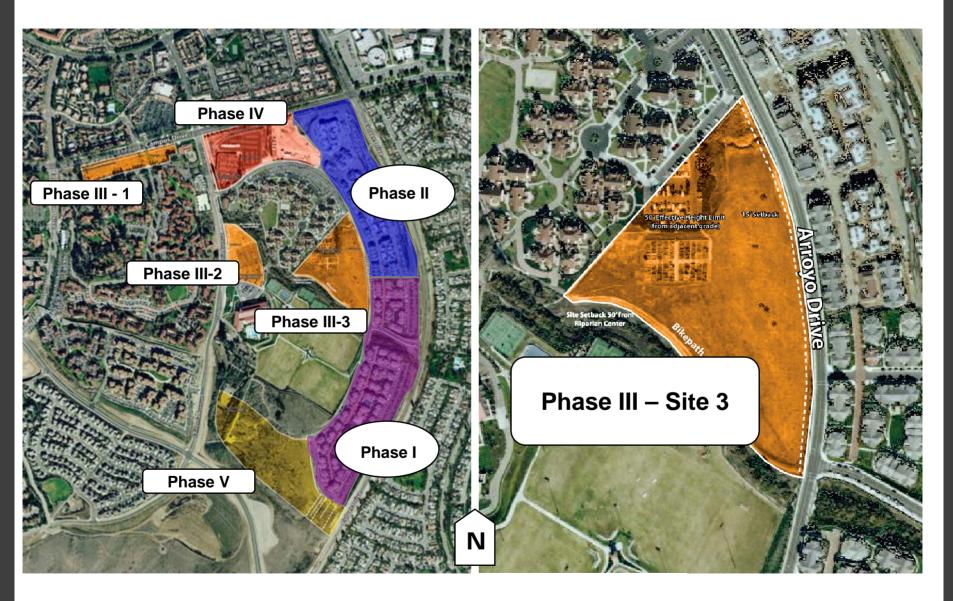


Adobe Circle Elevation



Campus Drive Elevation

Phase III - Site 3: Undergraduate Townhomes



Site 3: Site & Landscape Plan



Site 3 - Program

- 1,198 beds
- 91 surface parking spaces
- 899 spaces in structure parking
- 40 percent bike storage
- Average rentable SF per bed: 367 SF
- Gross SF per bed: 398 SF

Vista del Campo **Apartments**

Ν

Site 3: Context



Phase I: Vista del Campo Student Apartments



View from Arroyo Drive

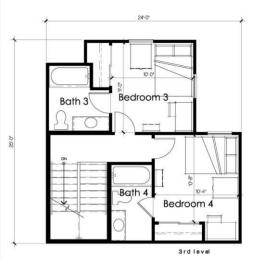
Site 3: Typical Undergraduate Student Townhome

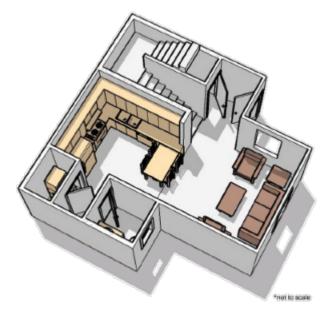


ground level

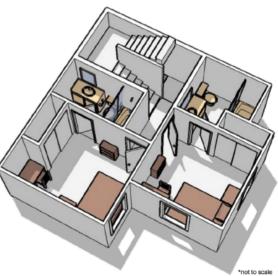


2nd level

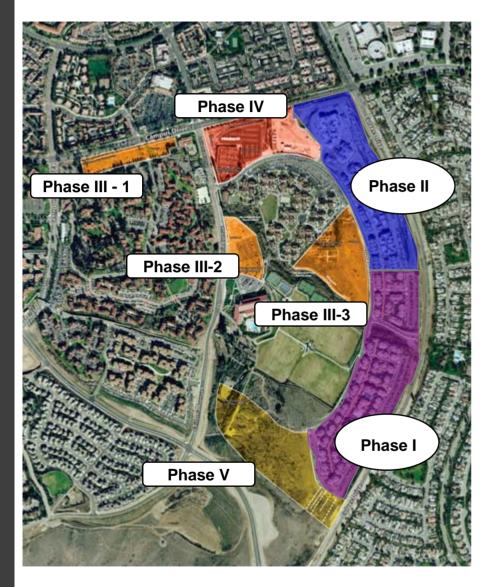








Phase III - Site 2: Parking for Student Housing & ARC





Site 2 Preliminary Parking Program

Surface Spaces	314	4.708 acres
Parking Structure	1,674	
Total	1,988	

Site 2: Site and Landscape Plan



Site 2: Elevations



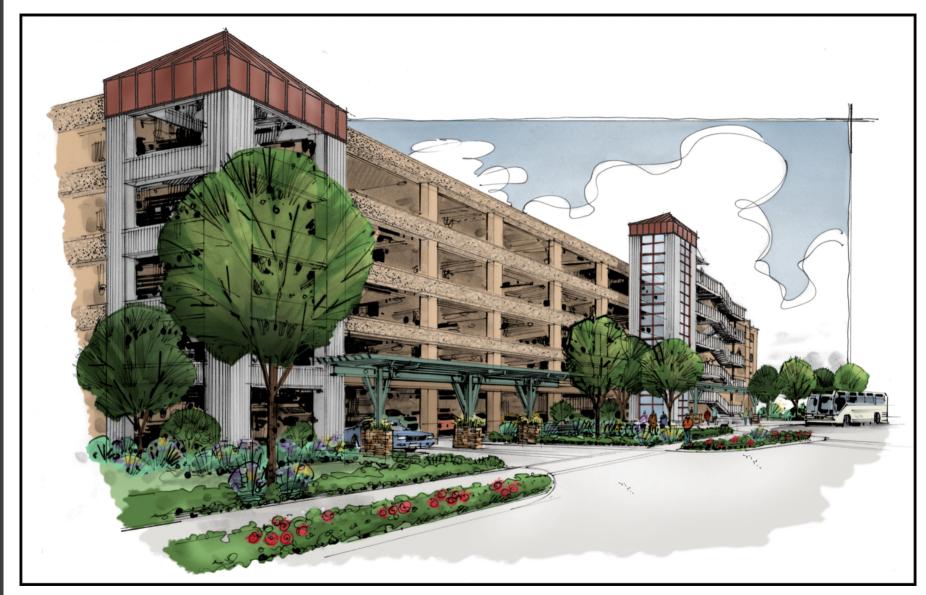
View from the ARC

(Left)



View from California Ave. (Right)

Site 2: Elevations



View from the ARC

Site 1: Exterior Colors









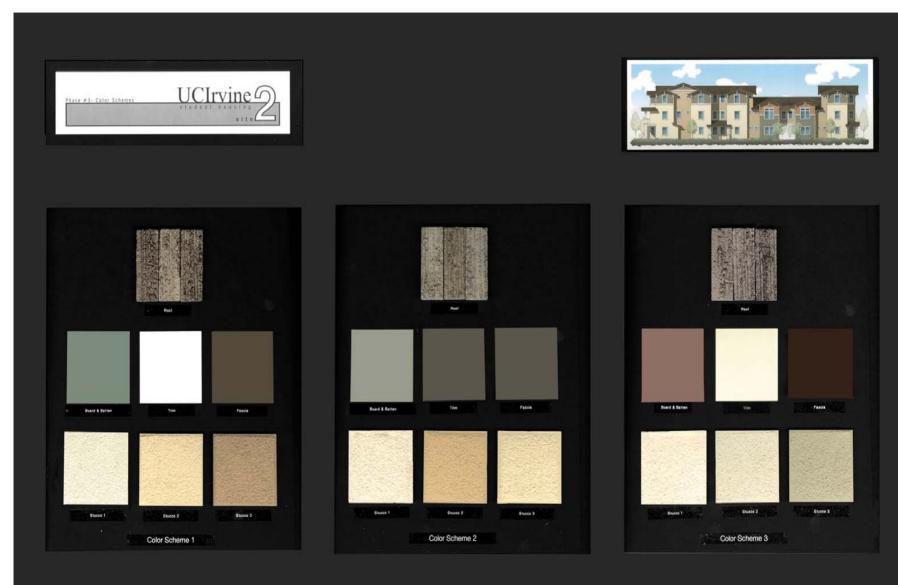
 Ten
 Balling

 Encer 3
 Image: Description

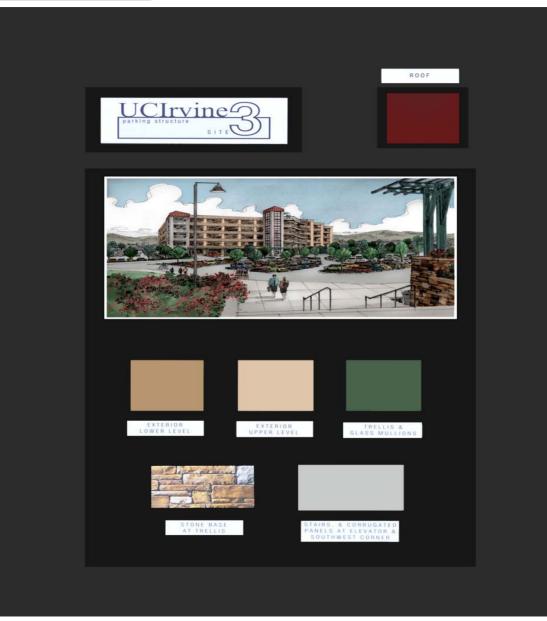
 Encer 1
 Encer 2

Color Scheme 3

Site 3: Exterior Colors



Site 2: Exterior Colors



UC Irvine East Campus Student Housing Phase III - 21

Phase III - Preliminary LEED Scorecard

(January 31, 2008)

	35	6 28	Project To	tals X - Documented Y- Reliable ? - Possible N - Unattainable		Ce	ertified 26-32 points	Silver 33-38 points Gold 39-51 points Platinum 52-69 points
Х	Y	? N			X Y	?	И	
	11		Sustainab	le Sites	3		7 Materials &	Resources
	Y		SS Prereq 1	Construction Activity Pollution Prevention	Y		MR Prereq 1	Storage & Collection of Recyclables
	Y		SS Credit 1	Site Selection			MR Credit 1.1	Building Reuse: Maintain 75% of Existing Walls, Floor, and Roof
	Y		SS Credit 2	Development Density and Community Connectivity			MR Credit 1.2	Building Reuse: Maintain 95% of Existing Walls, Floor, and Roof
		N	SS Credit 3	Brownfield Redevelopment			MR Credit 1.3	Building Reuse: Maintain 50% of Interior Non-Structural Elements
	Y		SS Credit 4.1	Alternative Transportation: Public Transportation Access	Y		MR Credit 2.1	Construction Waste Management: Divert 50% from Disposal
	Y		SS Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	Y		MR Credit 2.2	Construction Waste Management: Divert 75% from Disposal
	Y		SS Credit 4.3	Alternative Transportation: Low Emitting and Fuel Efficient Vehicles			MR Credit 3.1	Resource Reuse: Specify 5%
	Y		SS Credit 4.4	Alternative Transportation: Parking Capacity			MR Credit 3.2	Resource Reuse: Specify 10%
		N	SS Credit 5.1	Site Development: Protect or Restore Habitat	Y		MR Credit 4.1	Recycled Content: 10% (post-consumer + 1/2 post-industrial)
	Y		SS Credit 5.2	Site Development: Maximize Open Space		?	MR Credit 4.2	Recycled Content: 20% (post-consumer + 1/2 post-industrial)
	Y		SS Credit 6.1	Stormwater Design: Quantity Control		?	MR Credit 5.1	Regional Materials: 10% Extracted, Processed & Manufactured Regionally
	Y		SS Credit 6.2	Stormwater Design: Quality Control		?	MR Credit 5.2	Regional Materials: 20% Extracted, Processed & Manufactured Regionally
	Y		SS Credit 7.1	Heat Island Effect: Non-Roof			MR Credit 6	Rapidly Renewable Materials
	Y		SS Credit 7.2	Heat Island Effect: Roof			MR Credit 7	Certified Wood
		N	SS Credit 8	Light Pollution Reduction	10		5 Indoor Envi	ronmental Quality
	4		Water Effi	ciency	Y		EQ Prereq 1	Minimum IAQ Performance
	Y		WE Credit 1.1	Water Efficient Landscaping: Reduce by 50%	Y		EQ Prereq 2	Environmental Tobacco Smoke(ETS) Control
	Y		WE Credit 1.2	Water Efficient Lands caping: No Potable Use or No Irrigation			N EQ Credit 1	Outdoor Air Delivery Monitoring
		N	WE Credit 2	Innovative Wastewater Technologies			N EQ Credit 2	Increased Ventilation
	Y		WE Credit 3.1	Water Use Reduction: 20% Reduction	Y		EQ Credit 3.1	Construction IAQ Management Plan: During Construction
	Y		WE Credit 3.2	Water Use Reduction: 30% Reduction	Y		EQ Credit 3.2	Construction IAQ Management Plan: Before Occupancy
	3	2 12	Energy &	Atmosphere	Y		EQ Credit 4.1	Low-Emitting Materials: Adhesives & Sealants
	Y		EA Prereq 1	Fundamental Commissioning of the Building Energy Systems	Y		EQ Credit 4.2	Low-Emitting Materials: Paints & Coatings
	Y		EA Prereq 2	Minimum Energy Performance	Y		EQ Credit 4.3	Low-Emitting Materials: Carpet Systems
	Y		EA Prereq 3	Fundamental Refrigerant Management			N EQ Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber
	Y		EA Credit 1.1	Optimize Energy Performance: 10.5% below ASHRAE 90.1-2004			N EQ Credit 5	Indoor Chemical & Pollutant Source Control
	Y		EA Credit 1.2	Optimize Energy Performance: 14%	Y		EQ Credit 6.1	Controllability of Systems: Lighting
		?	EA Credit 1.3	Optimize Energy Performance: 17.5%	Y		EQ Credit 6.2	Controllability of Systems: Thermal Comfort
		?	EA Credit 1.4	Optimize Energy Performance: 21%	Y		EQ Credit 7.1	Thermal Comfort: Design
		N	EA Credit 1.5	Optimize Energy Performance: 24.5%	Y		EQ Credit 7.2	Thermal Comfort: Verification
		N	EA Credit 1.6	Optimize Energy Performance: 28%			N EQ Credit 8.1	Daylight & Views: Daylight 75% of Spaces
		N	EA Credit 1.7	Optimize Energy Performance: 31.5%	Y		EQ Credit 8.2	Daylight & Views: Views for 90% of Spaces
		N	EA Credit 1.8	Optimize Energy Performance: 35%	4	1	Innovation	& Design Process
		N	EA Credit 1.9	Optimize Energy Performance: 38.5%	Y		ID Credit 1.1	Innovation in Design: Landscaping "Green & Gold"
		N	EA Credit 1.10	Optimize Energy Performance: 42%	Y		ID Credit 1.2	Innovation in Design: Green Education
		N	EA Credit 2.1	Renewable Energy: 2.5%	Y		ID Credit 1.3	Innovation in Design: Green Housekeeping
		N	EA Credit 2.2	Renewable Energy: 7.5%		?	ID Credit 1.4	Innovation in Design: TBD
		N	EA Credit 2.3	Renewable Energy: 12.5%	Y		ID Credit 2	LEED™ Accredited Professional
	Y		EA Credit 3	Enhanced Commissioning				
		N	EA Credit 4	Enhanced Refrigerant Management				



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EA Credit 5

EA Credit 6

Measurement & Verification

Green Power