

UCSD



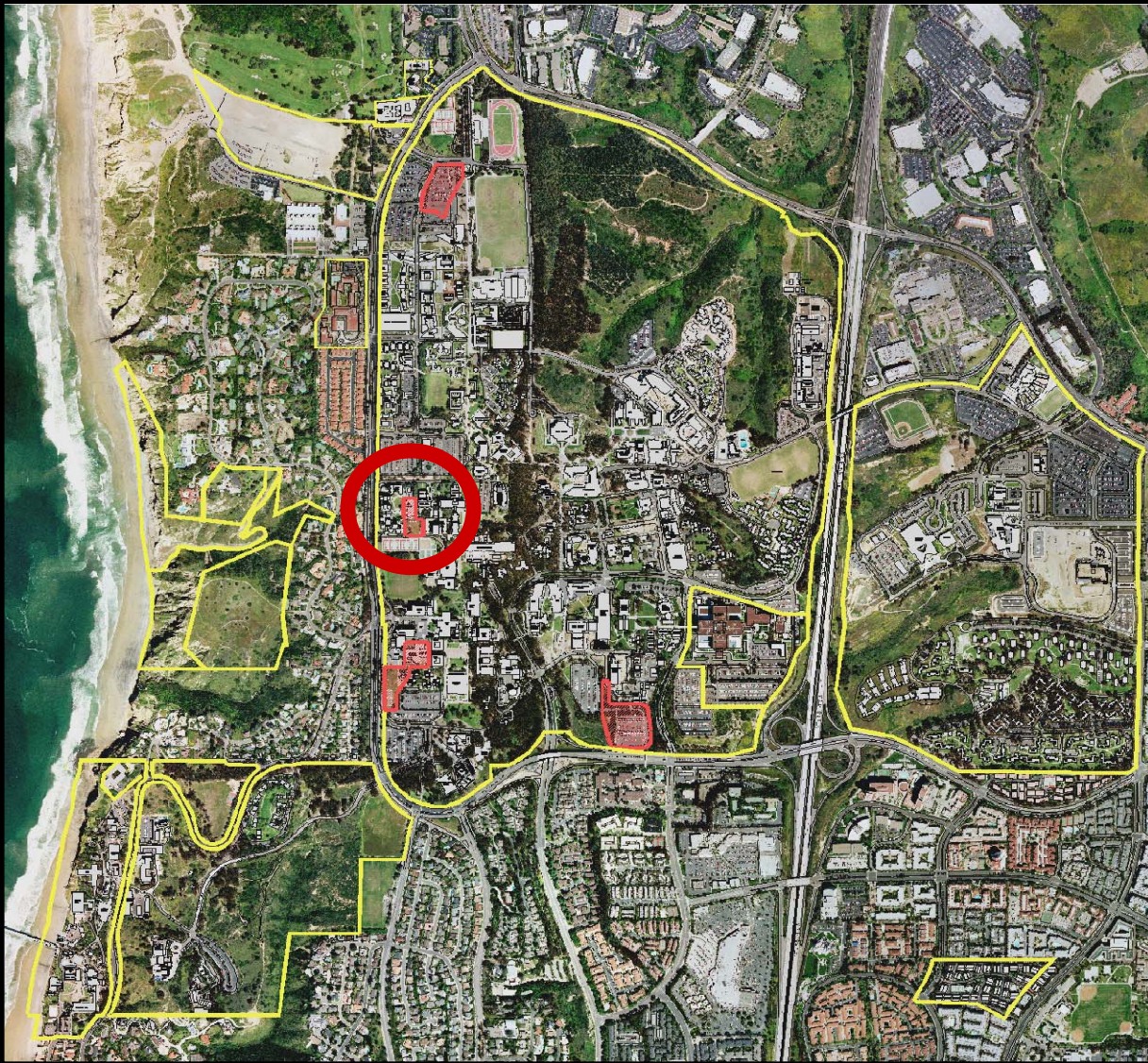
**Regents
Committee
on
Grounds and
Buildings**

Muir College Apartments | Preliminary Review of Design

November 18, 2008

Project Information

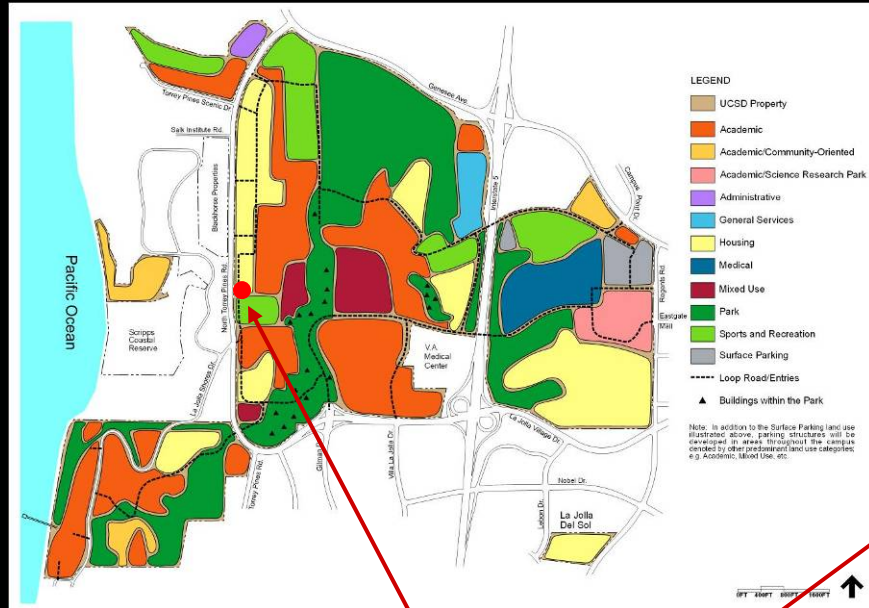
- In-fill project of 280 student beds
 - Six students per apartment suite
 - 2 double bedrooms and 2 single bedrooms per apartment
- Common Areas to include:
 - Vending, laundry, and mail services
 - On-site management
 - Gathering Spaces
 - Administrative Office Space (Custodial etc.)
 - Outdoor program areas
- 100,000 gross square feet/80,00 assignable square feet
- LEED Silver



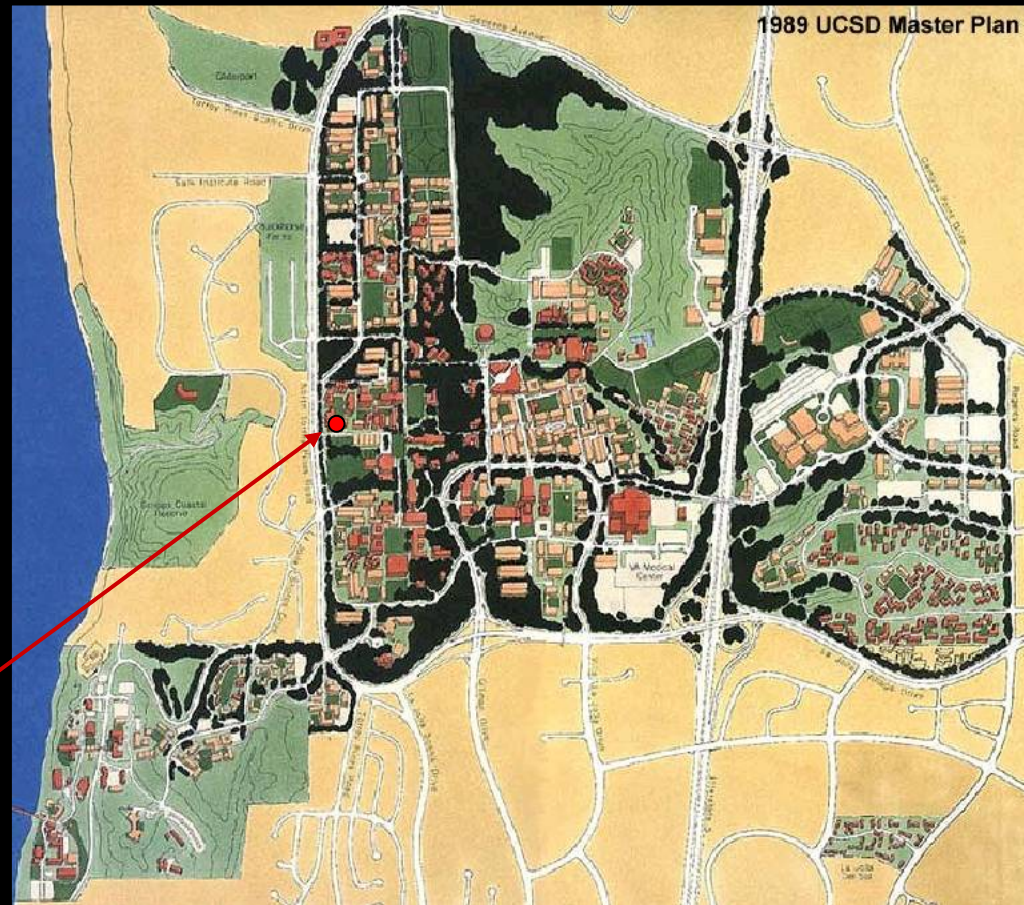
Project Site – Campus Context



2004 LRDP AND 1989 UCSD MASTER PLAN

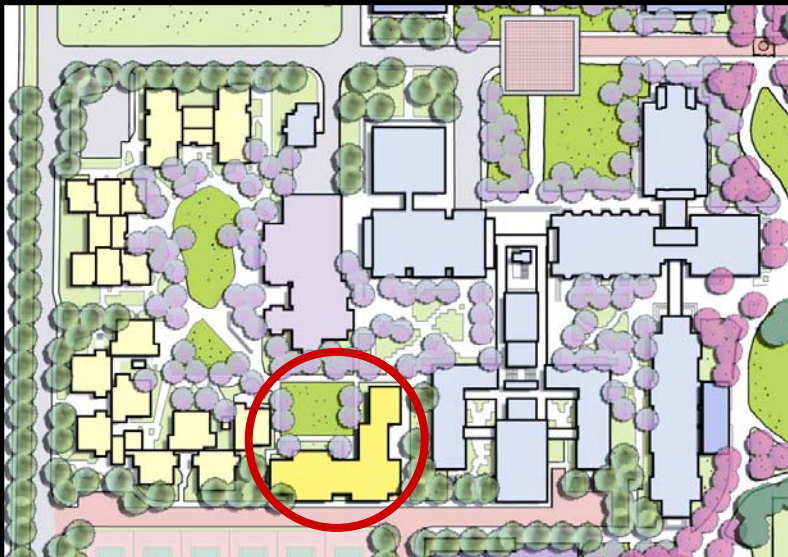
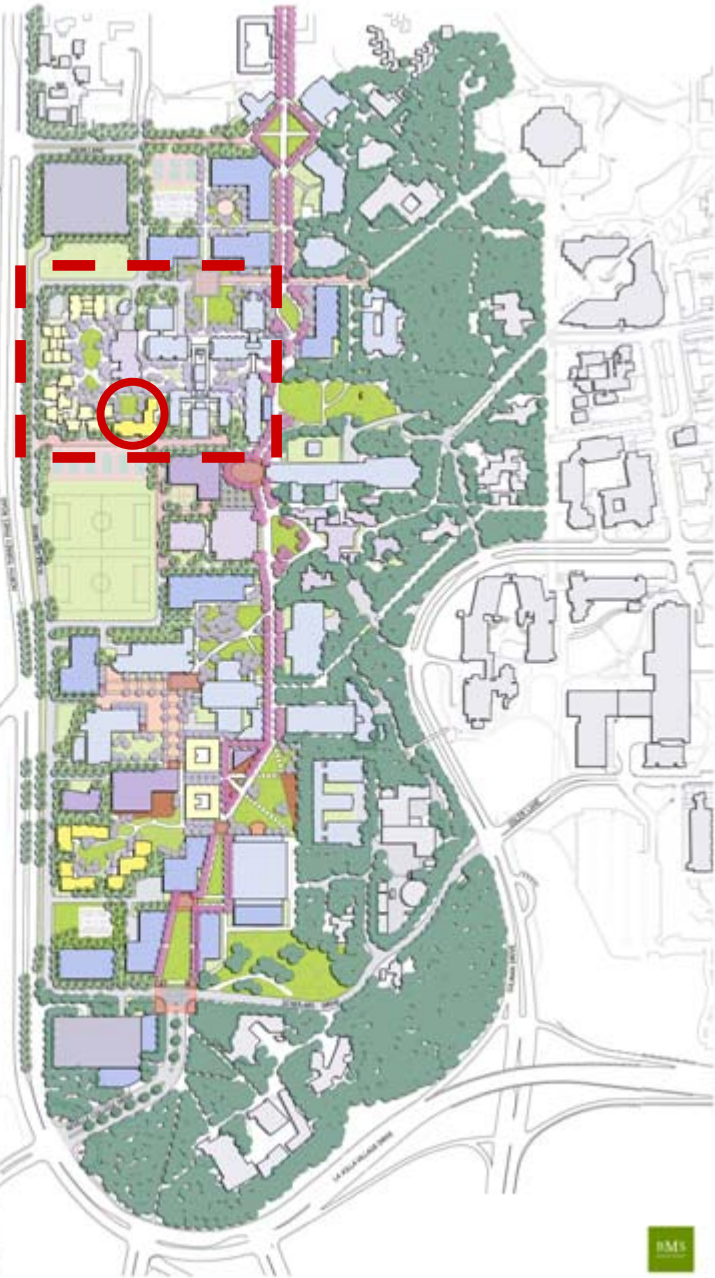


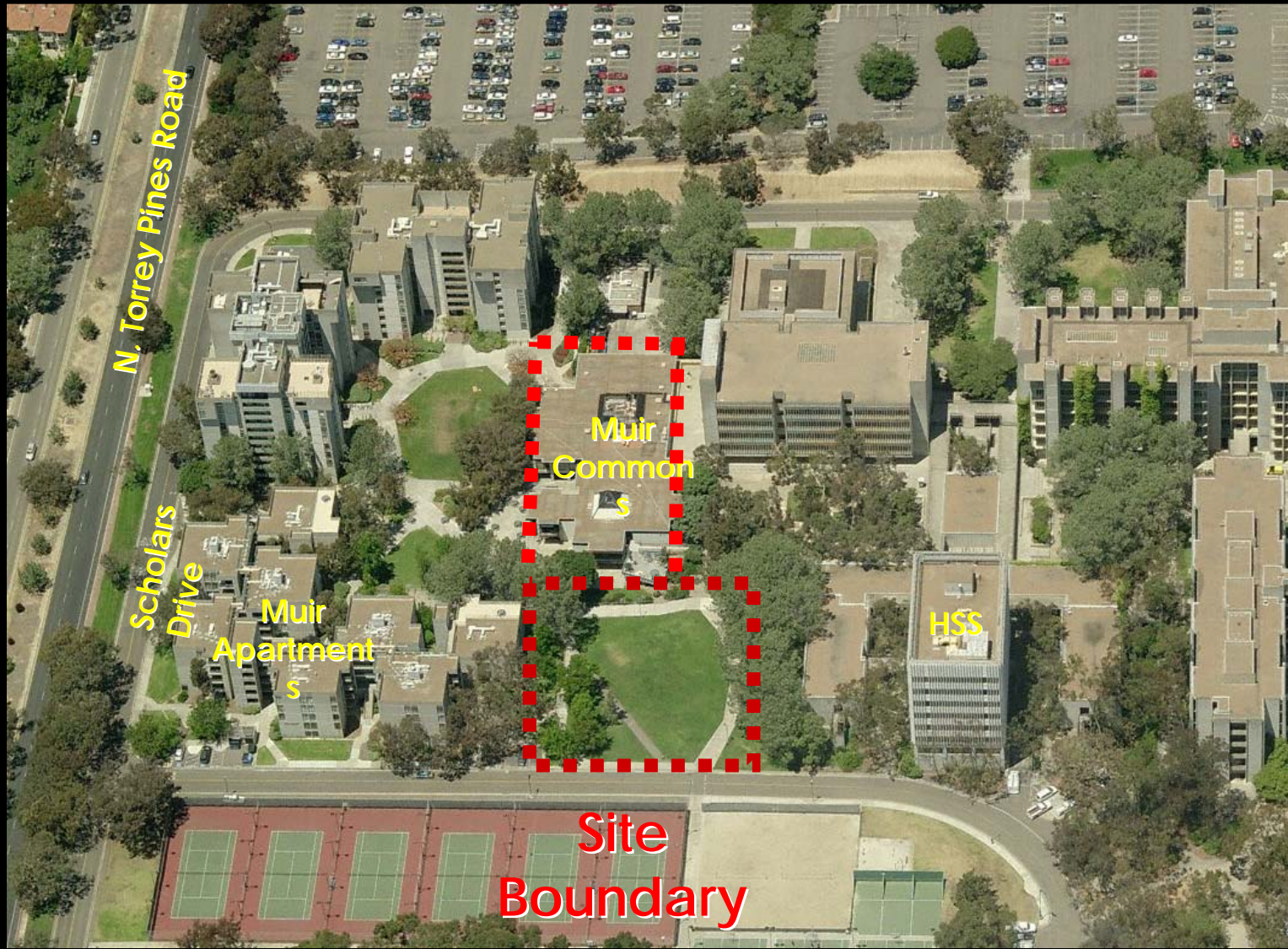
Site



Revelle/Muir Colleges Neighborhood Planning Study

- Legend
- Proposed Academic Building
 - Existing Academic Building
 - Proposed Residential Building
 - Existing Residential Building
 - Proposed Student Life Building
 - Existing Student Life Building
 - Proposed Parking Structure





Project Site – Campus Context









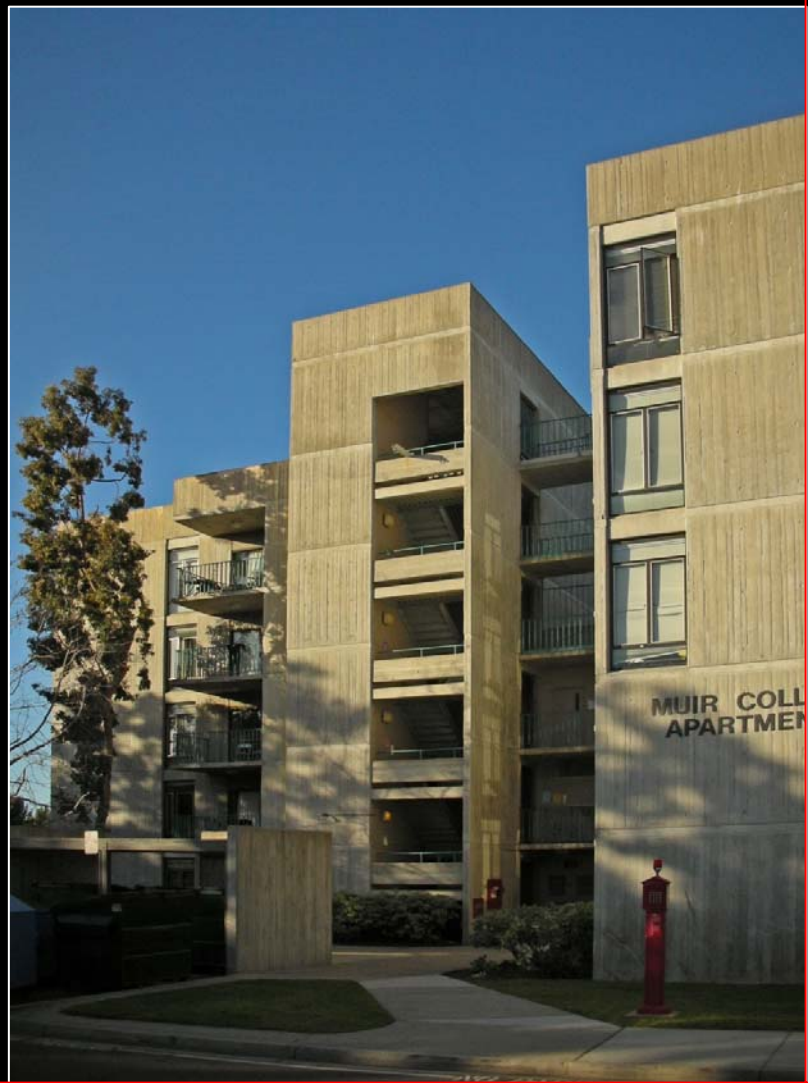




Existing Residential Characteristics



Buildings in a Forested Setting



Existing Residential Characteristics



Muir College

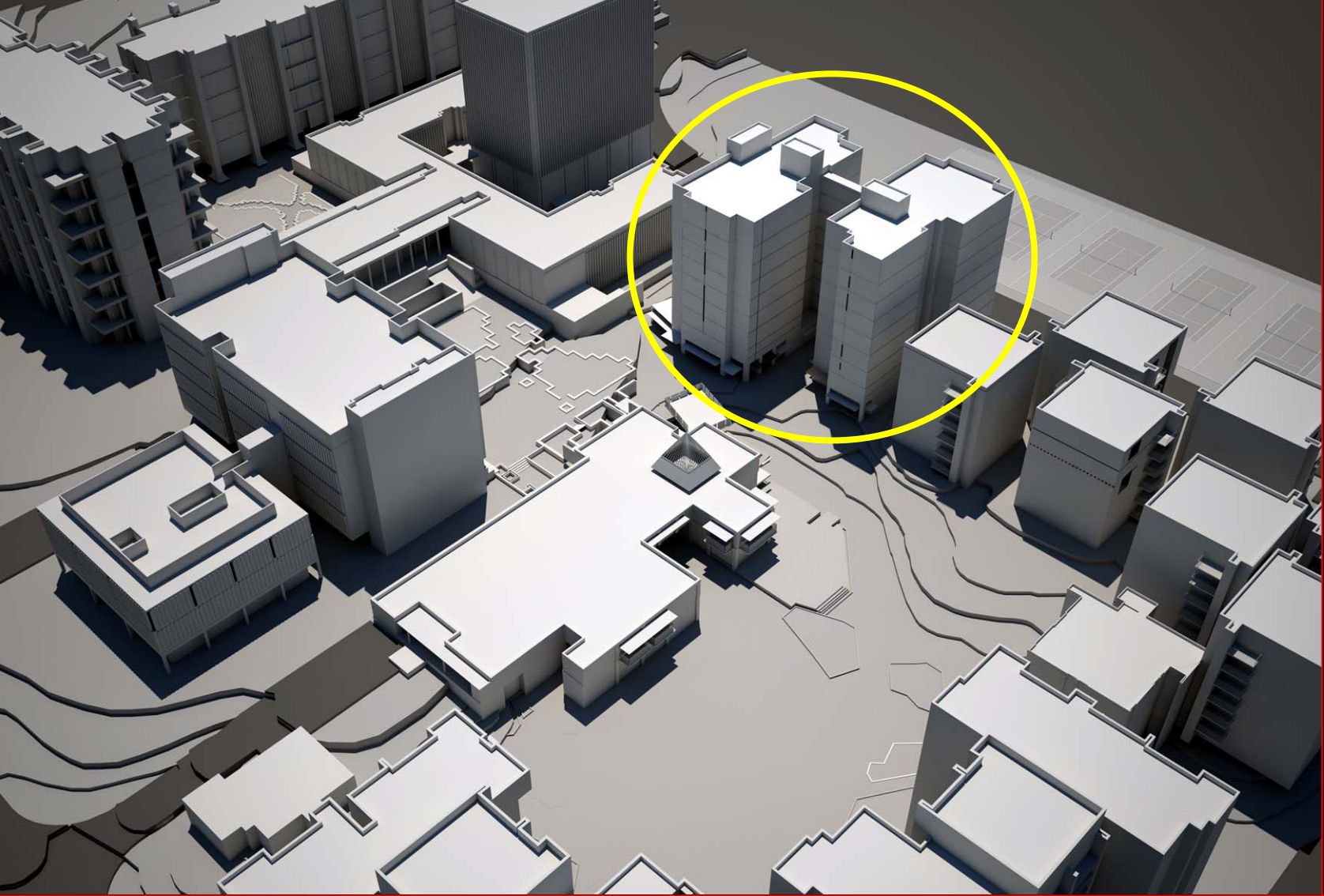
Getty Foundation Architectural Heritage Grant

Project should reflect rhythm of the current campus organization (clustering of buildings, orientation around courtyards, vertical density).

Height and scale should maintain spatial enclosure of the landscape, with taller buildings occurring at the periphery.



Existing Site Conditions – View North



Building Massing

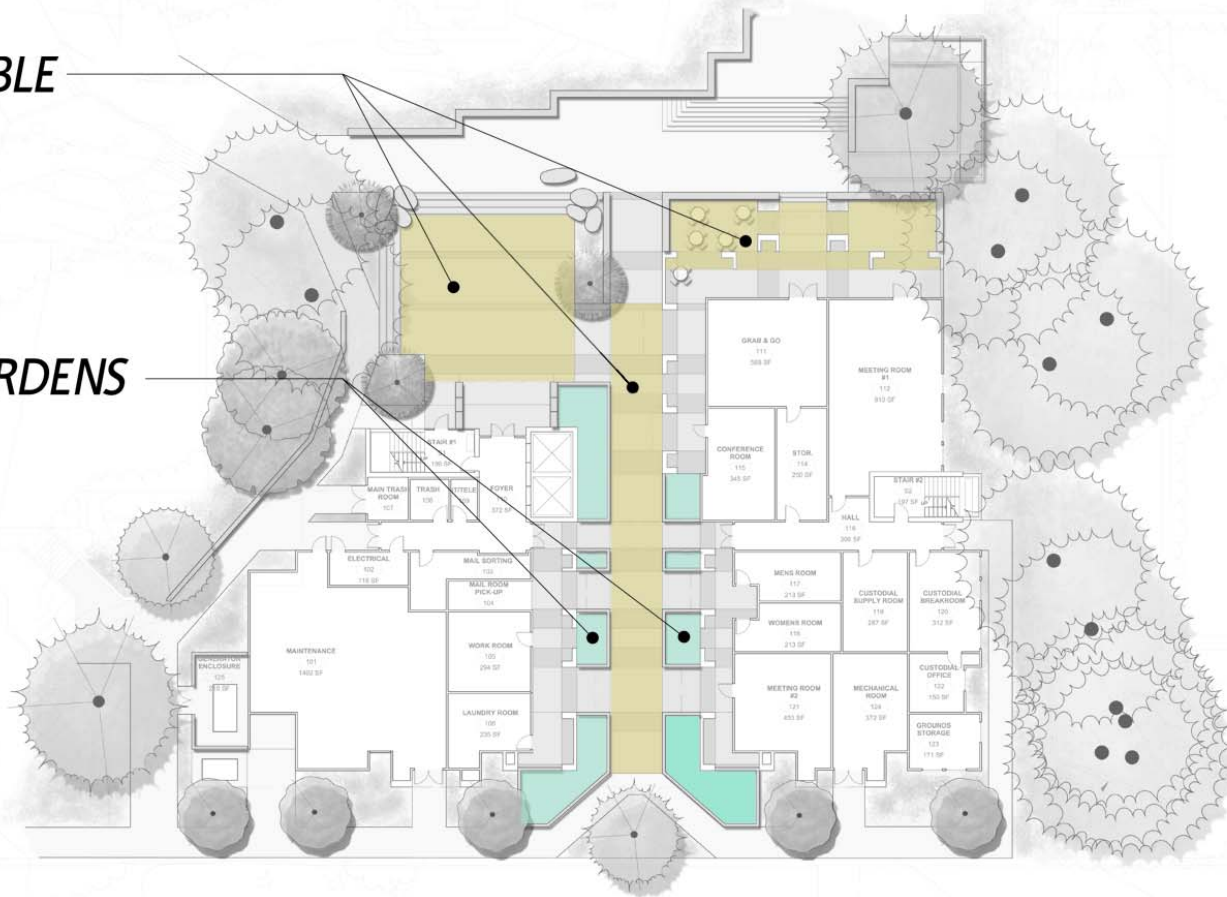


Landscape Plan

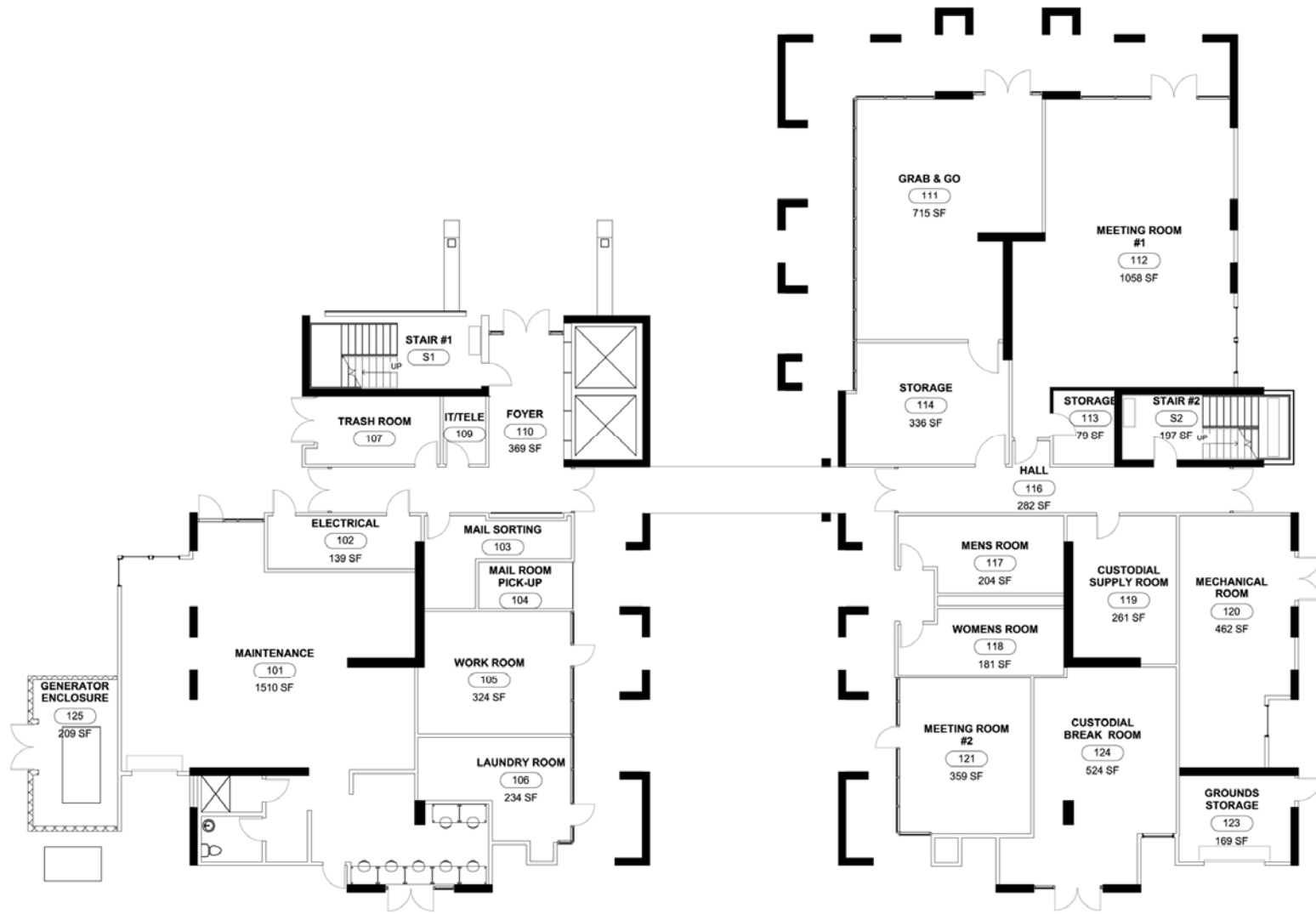


**PERMEABLE
PAVING**

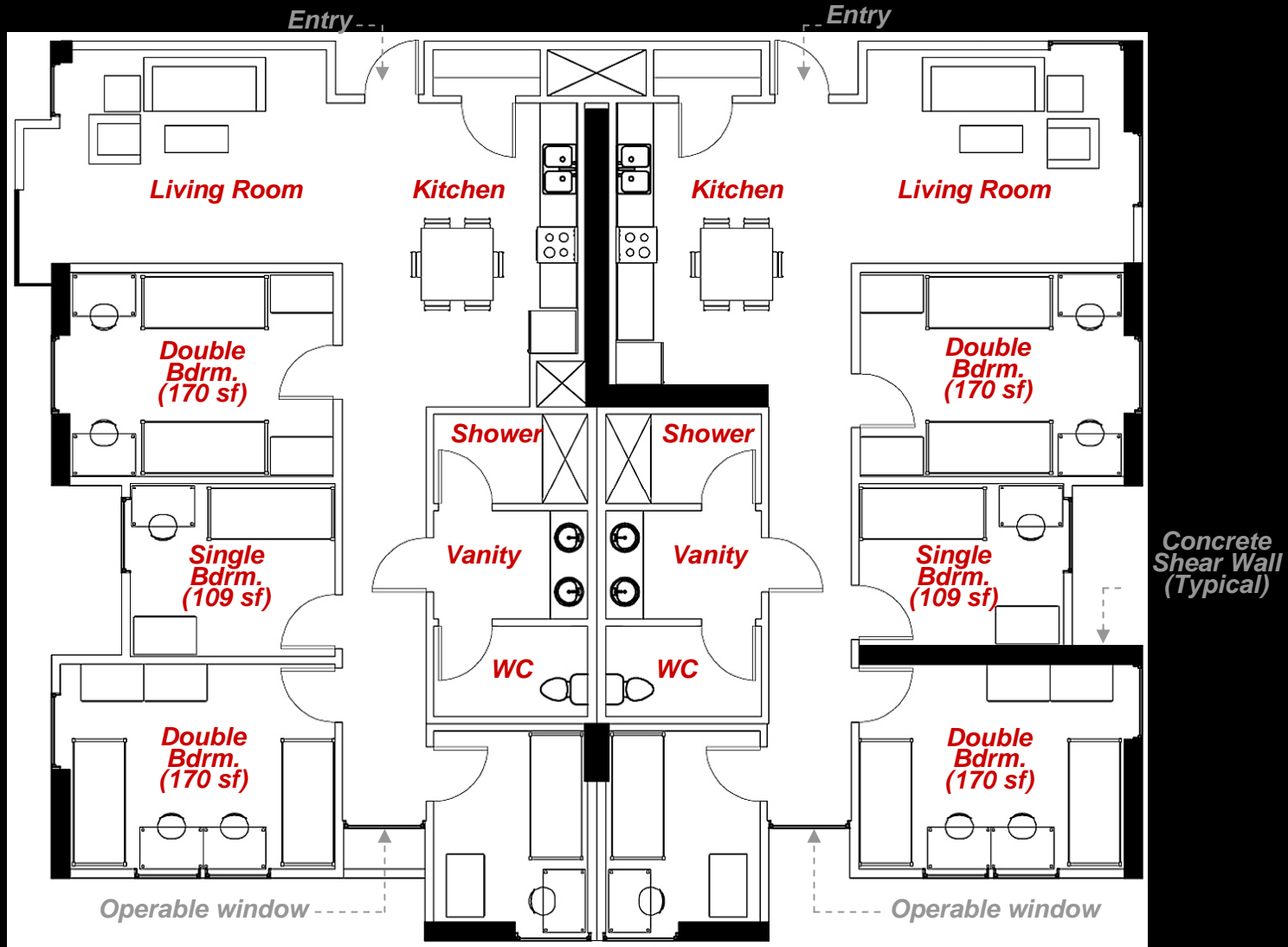
RAIN GARDENS



Site Sustainability- Storm Water Mitigation Strategies



Schematic Design - First Floor Plan



6 Bed Suite



Schematic Design - Typical Upper Level Plan
(Levels 2-7)



3-Dimensional Building View – Northwest Corner



3-Dimensional Building View – View from Stewart Commons

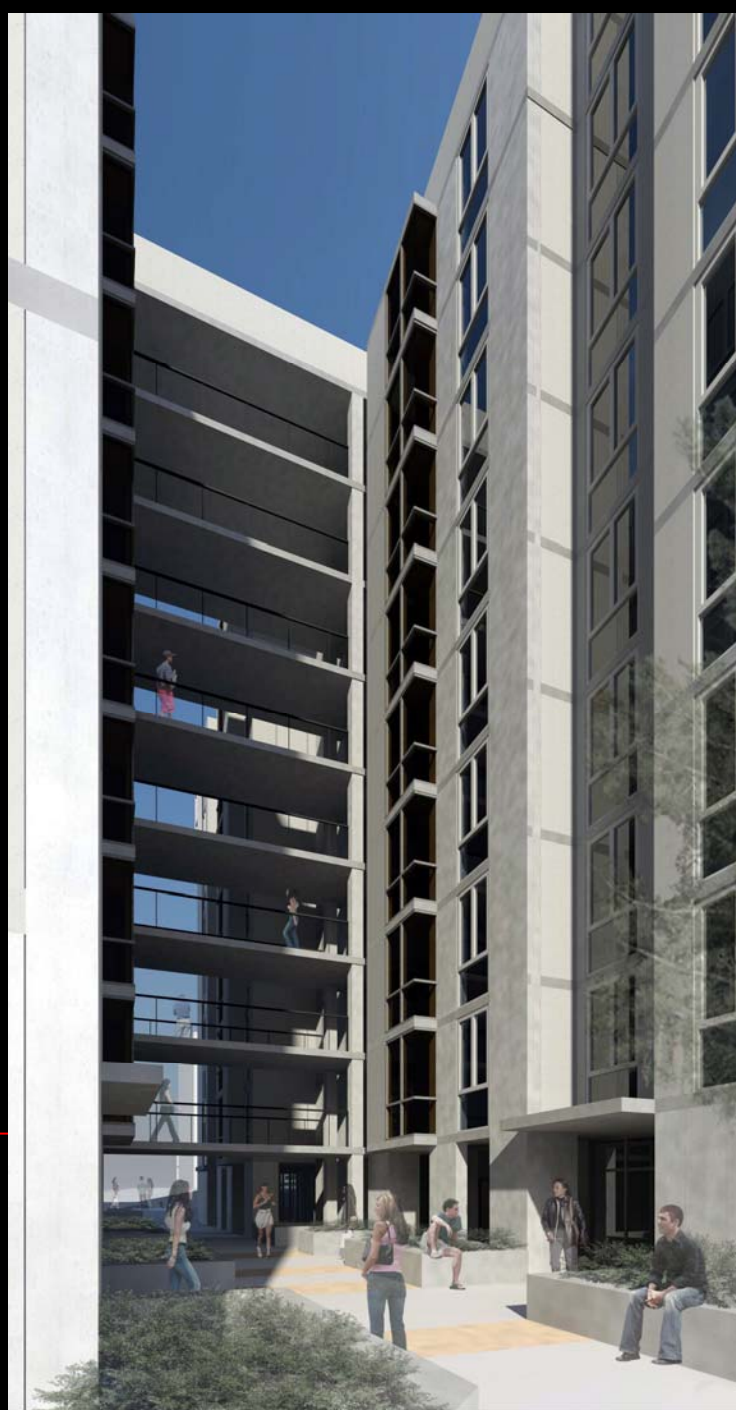


3-Dimensional Building View – Entry Plaza



Entry Plaza

3-Dimensional Building View –
Central Bridge

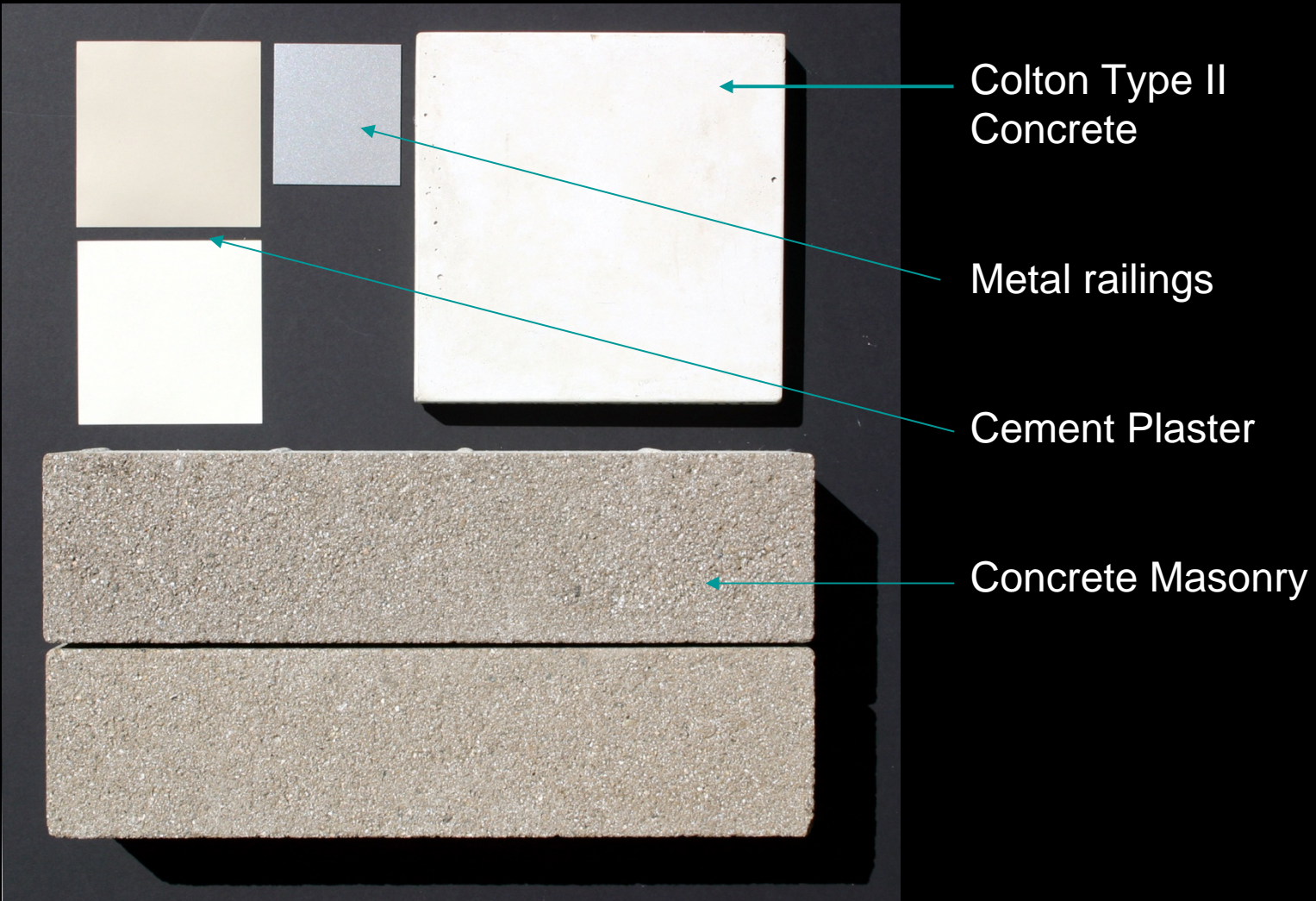




3-Dimensional Building View – Southeast Corner



Residential Buildings – Design Precedent



Colors and Materials – Exterior

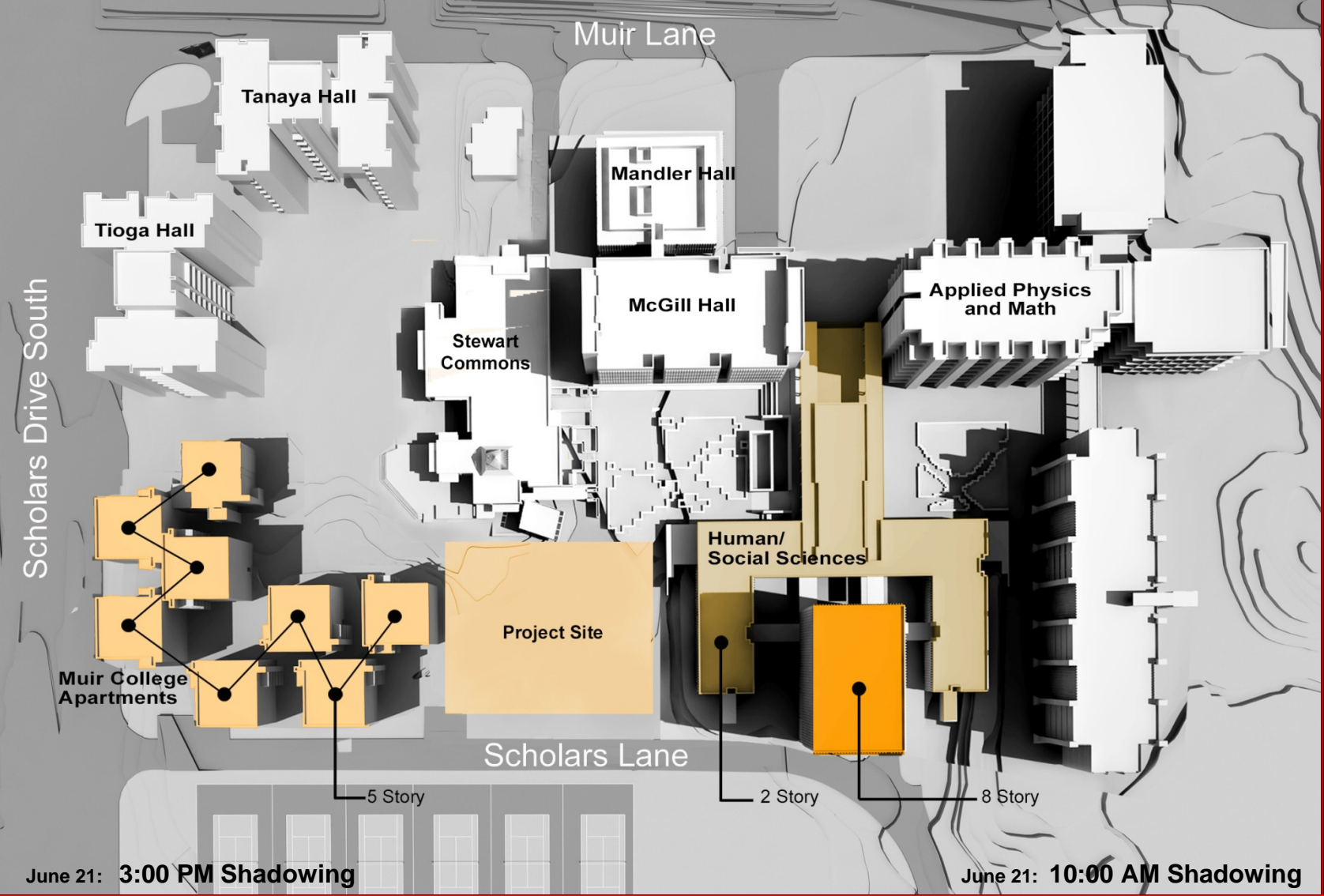
- Participation in SDG&E Savings-by-Design program
- Automatic daylight harvesting in common spaces with photocells and lighting control panels
- High fly ash concrete
- “Cool roof” design/Energy Star Compliant
- Roof photovoltaic panel incorporation
- High shade factor = reduced “heat island” effect
- Best practices storm-water management/bioswales and “rain garden”
- Natural ventilation
- Construction recycling
- 10%-20% recycled content in building materials
- Use of regionally extracted, processed and manufactured materials
- Low emitting materials
- Extensive day-lighting

Sustainability Features
LEED Silver

Discussion...

Slides not currently in presentation...

UCSD Muir College Apartments			Silver = 33-38 points
Current Target Points - Silver	36		Gold = 39-51 points
Additional Target Points Needed - Gold	3 as a minimum		
Sustainable Strategy Options for Consideration	# of LEED Points	Cost Premium	Payback Period
EA 2: On-Site Renewable Energy (2.5%) PV cells	2	\$350,000	44 yrs.
EA 1: Optimize Energy Performance (additional point due to EA 2 above)			
EA 2: On-Site Renewable Energy (7.5%) PV cells	2	\$350,000	44 yrs.
EA 1: Optimize Energy Performance (additional point due to EA 2 above)			
EQ 1: Outdoor Air Delivery Monitoring	1	\$100,000	n/a
EQ 6.1: Controllability of Systems	1	\$200,000	n/a
Option Totals	6		



Site Analysis – Shadow Study, Neighboring Buildings





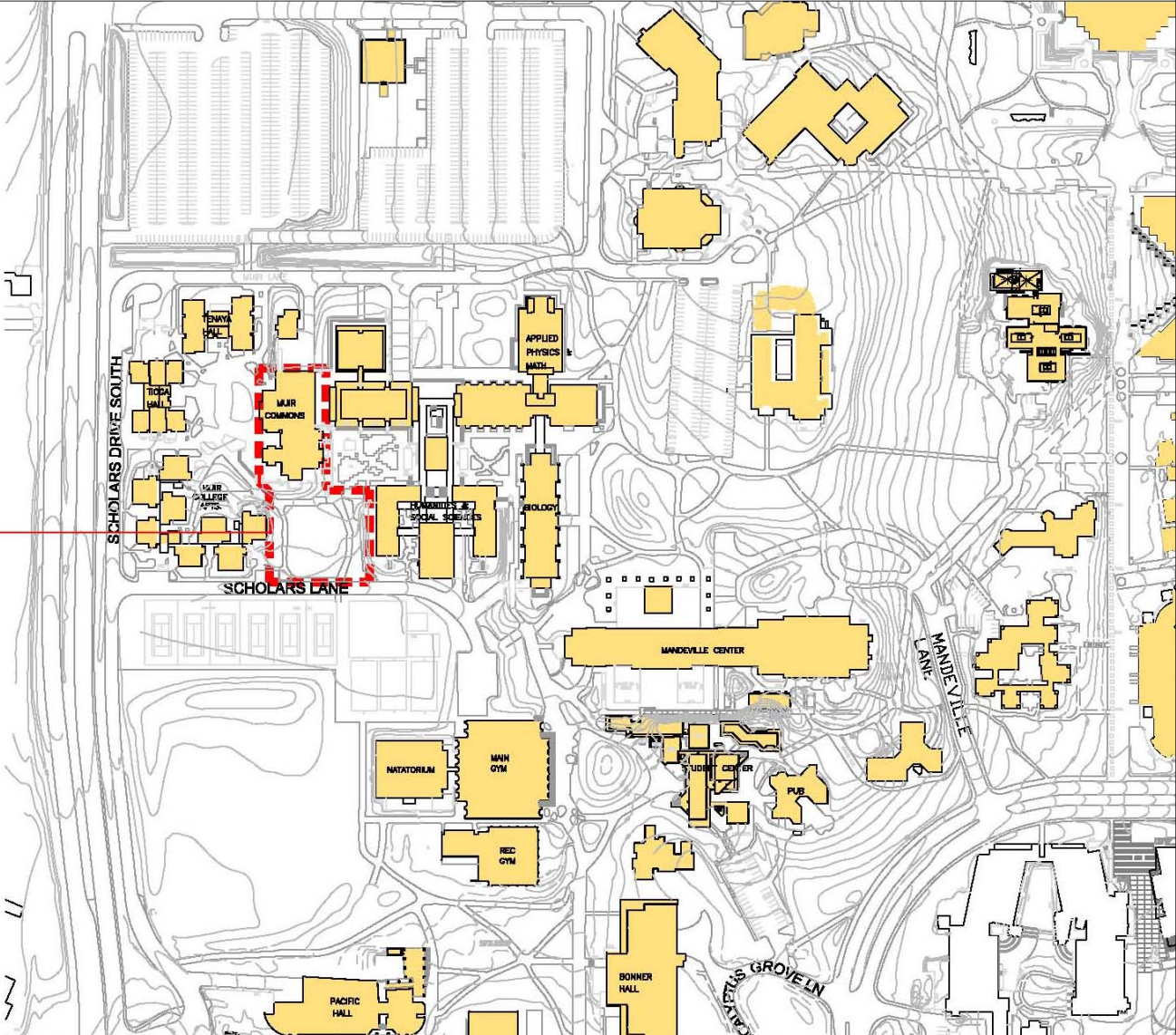
Residential

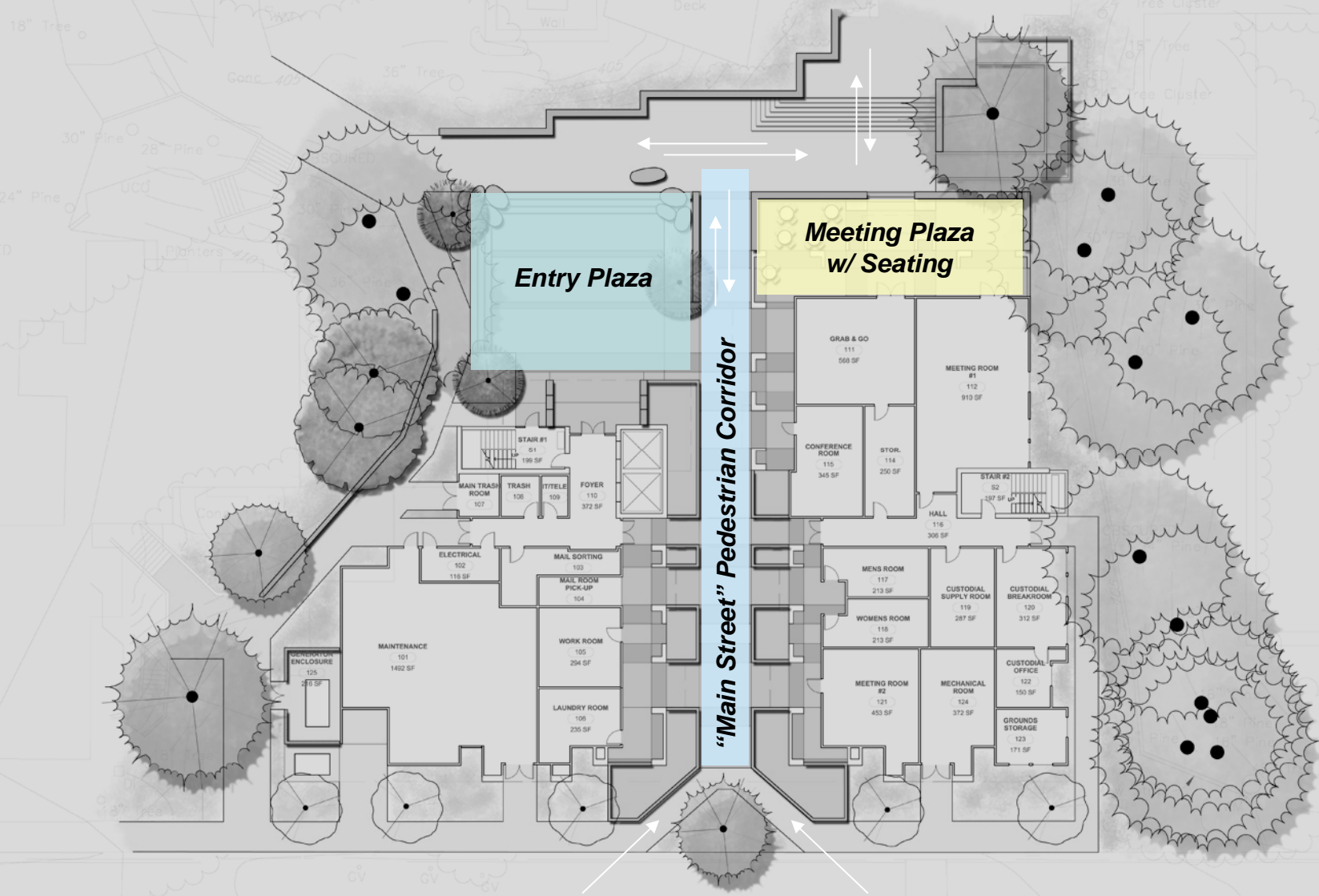
Academic

Project Site – Site Usage

Project Site

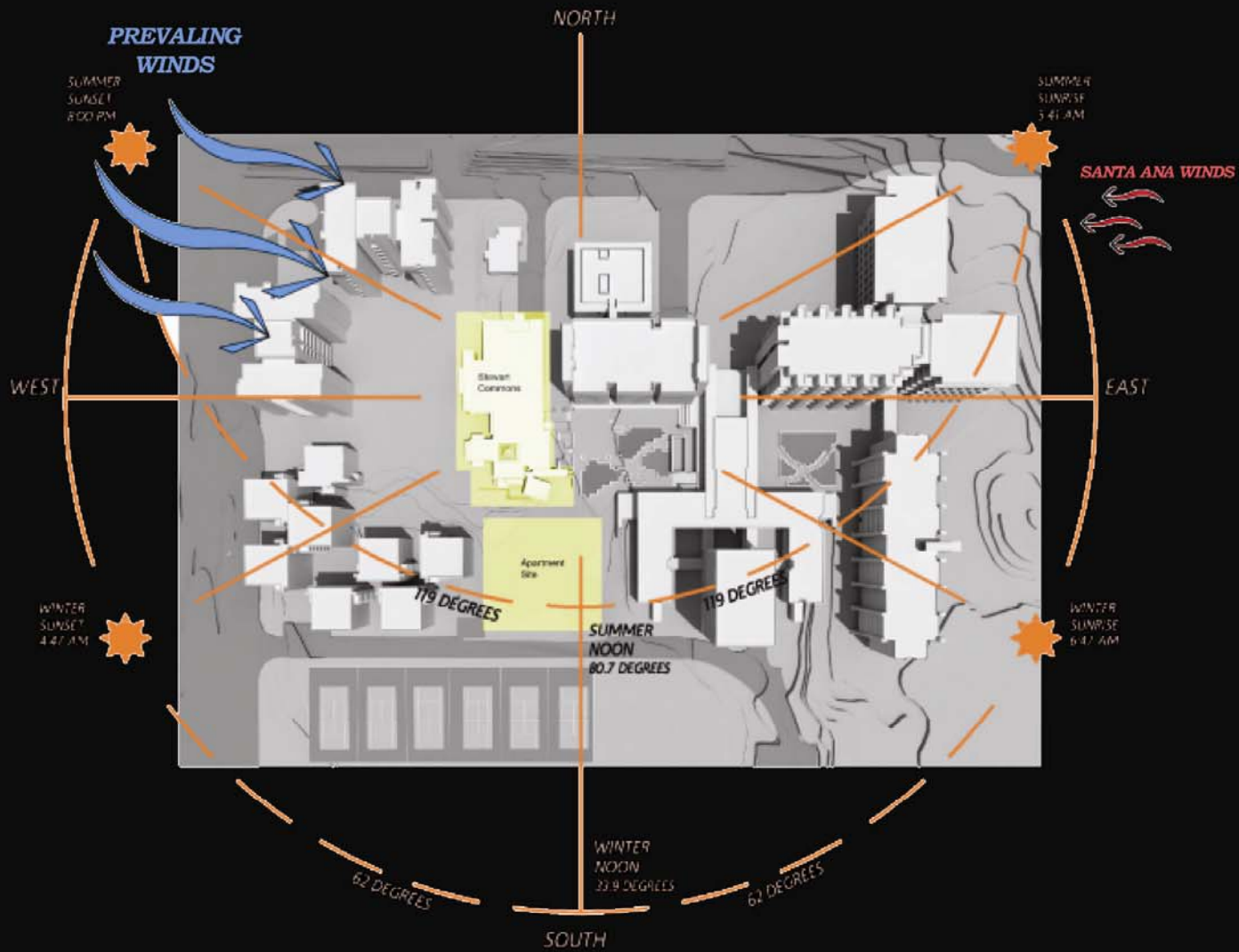
SITE BOUNDARY



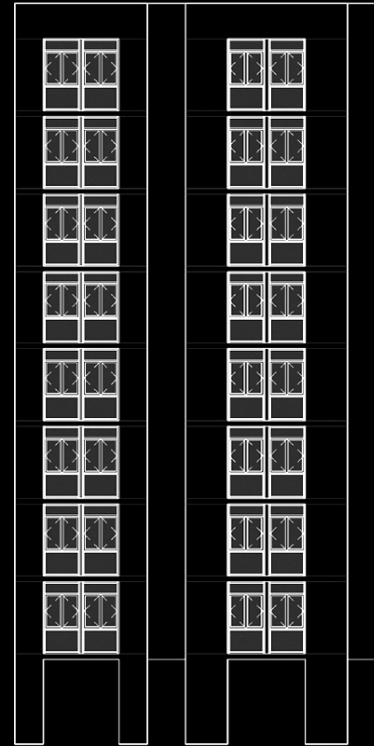
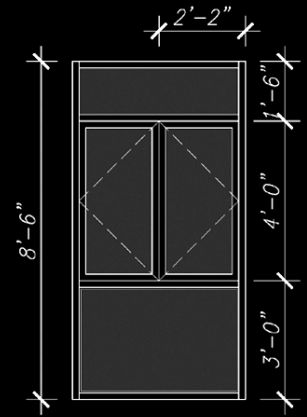
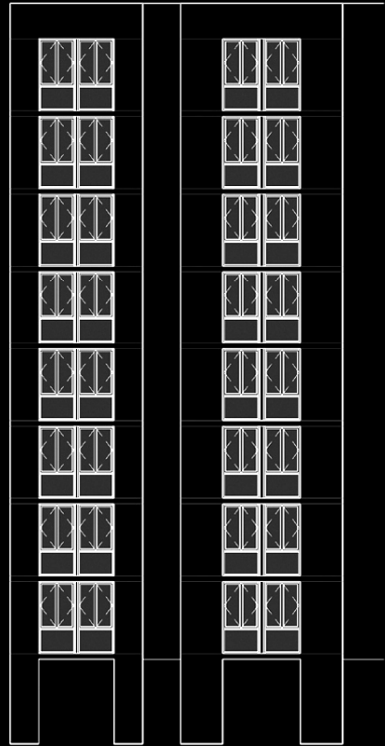
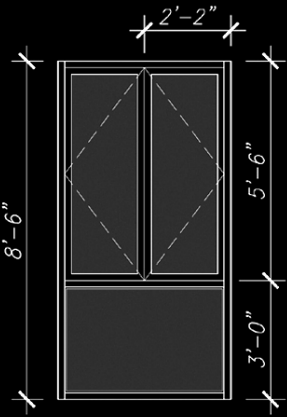


Schematic Landscape Plan – Site Usage





Site Study – Sun & Wind



Option A – 2-Part Window

Option B – 3-Part Window



Schematic Design - Level 8 Plan



Schematic Design - Level 9 Plan



Original Site Landscape Design, circa 1960's

RAIN GARDENS

- RAISED PLANTERS ARRANGED ALONG BOTH SIDES OF THE CENTRAL WALKWAY
- ROOF DOWNSPOUTS WILL OUTFALL TO RAIN GRADENS
- PLANT MATERIAL COMPATIBILITY FOR PERIODIC INUNDATION WITH STORMWATER



RAIN GARDEN CONCEPT



PERMEABLE PAVERS

PERMEABLE PAVING

- OPEN-GRID PERMEABLE PAVER SYSTEM USED IN AMPHITHEATER/COURTYARD, OUTDOOR EATING AREA, AND CENTRAL WALKWAY
- ALLOWS INFILTRATION OF FIRST FLUSH AND LIGHT RAIN EVENTS
- COLOR SELECTIONS AND PATTERNS TO MATCH CONCRETE PAVING DESIGN

Site Sustainability-
Storm Water Mitigation Strategies



ENHANCED PLAZA – STEWART COMMONS



NATURAL GRAY WALKWAYS



ENHANCED PLAZA – DETAIL

Existing Paving Characteristics

PLAZAS AND COLLENADE



**EXPOSED
AGGREGATE**



LIGHT ACIDWASH



**MEDIUM
ACIDWASH**



**HEAVY
ACIDWASH**



DESERT TAN



CANVAS

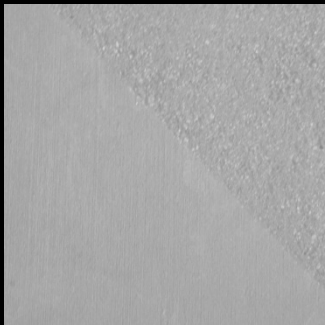


BUFFALO



CHARCOAL

CONNECTOR WALKWAYS



**EXPOSED
AGGREGATE**



NATURAL GRAY

Proposed Site Finishes and Characteristics



Exterior Railing Concepts



Project Site – Primary Pedestrian Paths & Nodes



Existing Context - View Towards Stewart Commons



Existing Context – View Towards Stewart Commons