

UBC Counselling Services Temporary Facility

Issued for Development Permit



Background

The current quantity of UBC Student Services health and counselling spaces available on campus is inadequate to meet the demand for services. Additional space is required to reach students most in need and connect them to the appropriate health care professional. A future Integrated Health Services (IHS) centre that will address this need is to be constructed as part of a UBC development project in the near future; however, in the interim, short term secondary support space is required to meet the demand. The objective of this project is to create a temporary solution that can be quickly brought online, and help address this immediate need.

Description

The project is proposed as a new single storey modular temporary counselling services centre located adjacent to the south entry to the Brock Hall West Building, located on East Mall on the UBC Vancouver campus. Immediately next to student counselling services currently provided within Brock Hall, the proposed modular building will allow counsellors and services to be consolidated into close proximity, facilitating better service and more immediate attention for students.

As the modular counselling facility is to act as a secondary support space to the primary services provided in Brock Hall, the infrastructural requirements are limited. For example, all deliveries and storage for the new temporary building are to be provided via the existing Brock Hall infrastructure, as are all loading and refuse collection services.

The proposed new temporary modular building is 479.4 sqm (5,160 sq.ft) in size, and is expected to remain in place for three to five years, after which it may be relocated to an alternate site and re-purposed. No additional information as to potential future uses has been determined or provided.

Design and Identity

The project brief is defined by the need to rapidly design and construct a modular counselling facility that meets the design and programmatic area requirements, while is also relocatable and capable of re-purposing for future alternative uses.

The scale of the building is driven by the modular manufacturing process, and is a single storey composition of multiple component modules, connected on site. The identity of the building is respective of the sensitive nature of the programme in that it presents a restrained, staid facade set against the active contextual background.

Although a temporary building, the material palette supports a campus cohesiveness through simple architectural, landscape and paving materials, in keeping with the UBC Campus Plan design strategies. The materials are robust and durable, with a mix of warm dark and light grey cementitious panel cladding, accented by warm, durable Accoya wood perimeter window surrounds that provide both solar shading and visual privacy benefits.

Sustainability and Energy

A sustainable approach is fundamental to this project as it revolves around resource efficiency, reuse, and land use benefits. Further, in alignment with the UBC Green Building Action Plan, the sustainability objectives of this project aim to reduce Thermal Energy Demand Intensity (TEDI) and Energy Use Intensity (EUI) to meet UBC targets.

Consultant List

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Steve Wong

Drawing List

DP0.01	Cover Sheet
DP0.02	Context Plan
DP0.03	Site Plan
DP0.04	Site Photos
DP0.05	Fire Access Plan
DP0.06	Shadow Studies
DP1.01	Floor Plan
DP1.02	Roof Plan
DP2.01	Sections
DP2.02	Sections
DP3.01	Elevations
DP3.02	Exterior Finishes
DP3.03	Exterior Views
L1	Landscape Plan
L2	Landscape Details
E101	Lighting Plan
18-5038C-01	Utility Key Plan
18-5038C-02	Erosion & Sediment Control Plan Grading Pan (forthcoming under separate cover)
8613gp-40	Site Survey

Project Statistics

Gross Building Area (Exterior Footprint) :	479.4sqm (5,160sqft)
Programmed Areas :	443.6sqm (3964sqft)
Circulation Areas :	75.3sqm (811sqft)
Net Structure :	35.7sqm (385sqft)
Site Area (extents as indicated on site plan):	770.9sqm (8298.2sqft)
Note: Site area/boundary determined by proponent based on reduced impact to existing infrastructure and vegetation.	
Site Coverage:	62.2%
FSR:	0.62
Building Height (modular building height): (base)	3.35m (11') 1.5m (5'0)max. 0.1m (0'4")min.
Setbacks:	
North (from site boundary)	0.0m (0'0")
North (face of Brock Hall West)	4.69m (15'4")
East (from site boundary)	0.0m (0'0")
East (face of Brock Hall East)	16.11m (52'10")
South (facing The Bosque)	Not applicable
West (from site boundary)	7.52m (24'8")

Parking: Not applicable
Loading: No loading required, existing Brock Hall loading to be utilized

Exclusions: Not applicable

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Issuance	Date
Issued for DP application	16/05/2019
DRC Comments	17/06/2019

Rev	Description	Date
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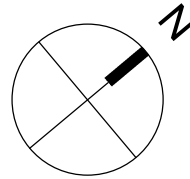
Project
Infrastructure Development, Project Services
UBC Counselling Services
1930 East Mall, Vancouver, BC V6T 1Z1

Drawn by	Checked by	Status
Author	Checker	
Project ID.	Project No.	Scale @ 22x34
	1837300-	12" = 1'-0"

Drawing
Cover Sheet

Drawing No.

DP0.01



Issuance	Date
Revision 1	Date 1

Rev	Description	Date
2	Final Loc'n. RT HRV	06 14 19



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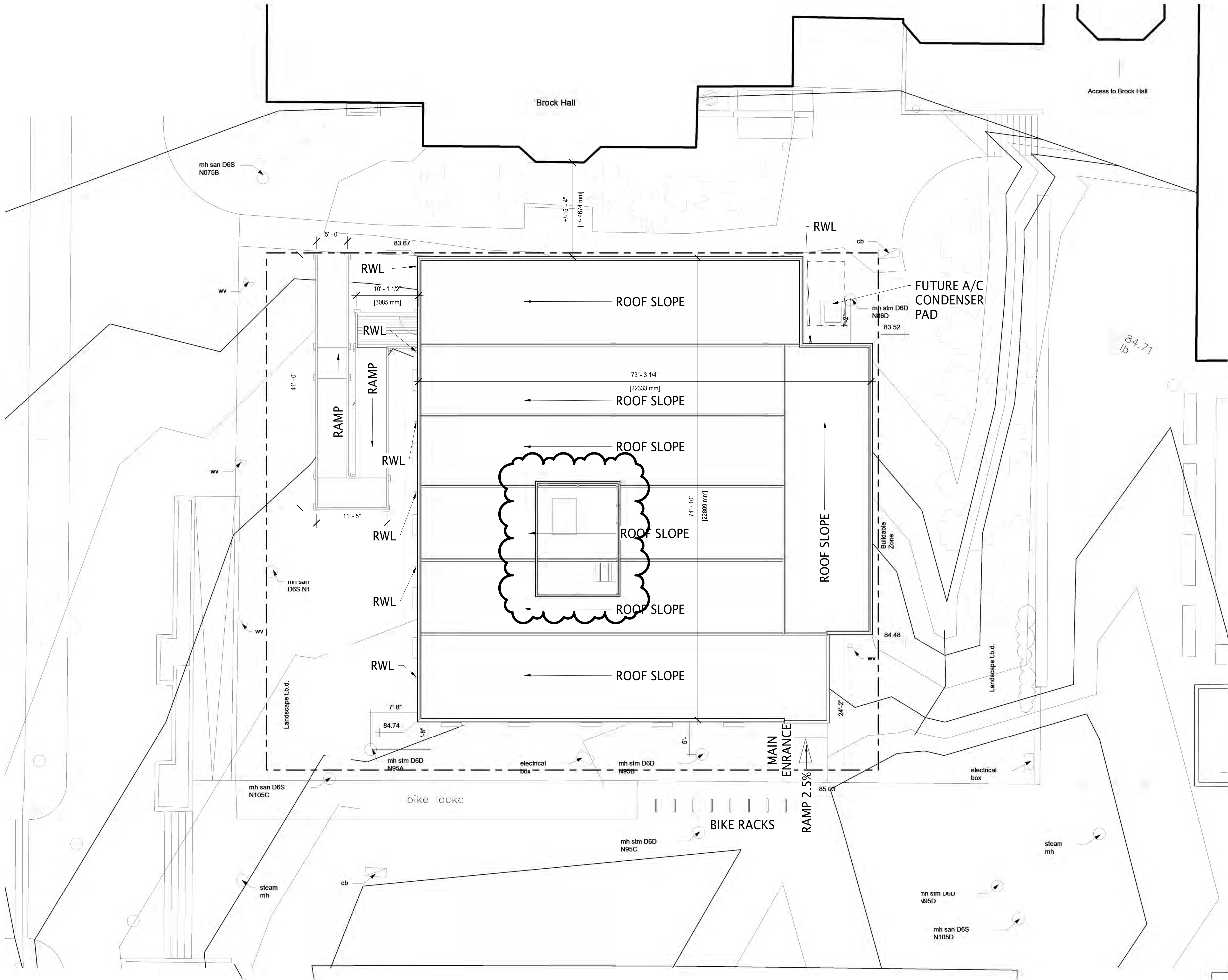
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UBC Counselling Services
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Drawn by BB	Checked by Checker	Status
Project ID.	Project No. 1837300-	Scale @ 22x34 1/8" = 1'-0"

Drawing
Site Plan

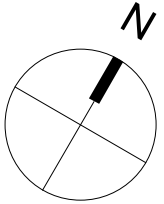
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DP0.03



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A2.01
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

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Project ID.	Project No.	Scale @ 22x34
	1837300-	1" = 20'-0"

Drawing
Fire Response Plan

Drawing No.

DP0.05

IK Barber Learning
Centre

Fire Hydrant

Fire Dept.
Pump Vehicle

20.00 m
BCBC 3.2.5.5.(2).(c).

1.45 m
BCBC 3.2.5.3.(2)

6.00 m
BCBC 3.2.5.6.(1)(a)

East Mall

Fire Hydrant

R 45 m
BCBC 3.2.5.15.(2)

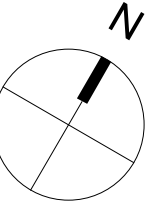
Brock Hall
West

Brock Hall
East

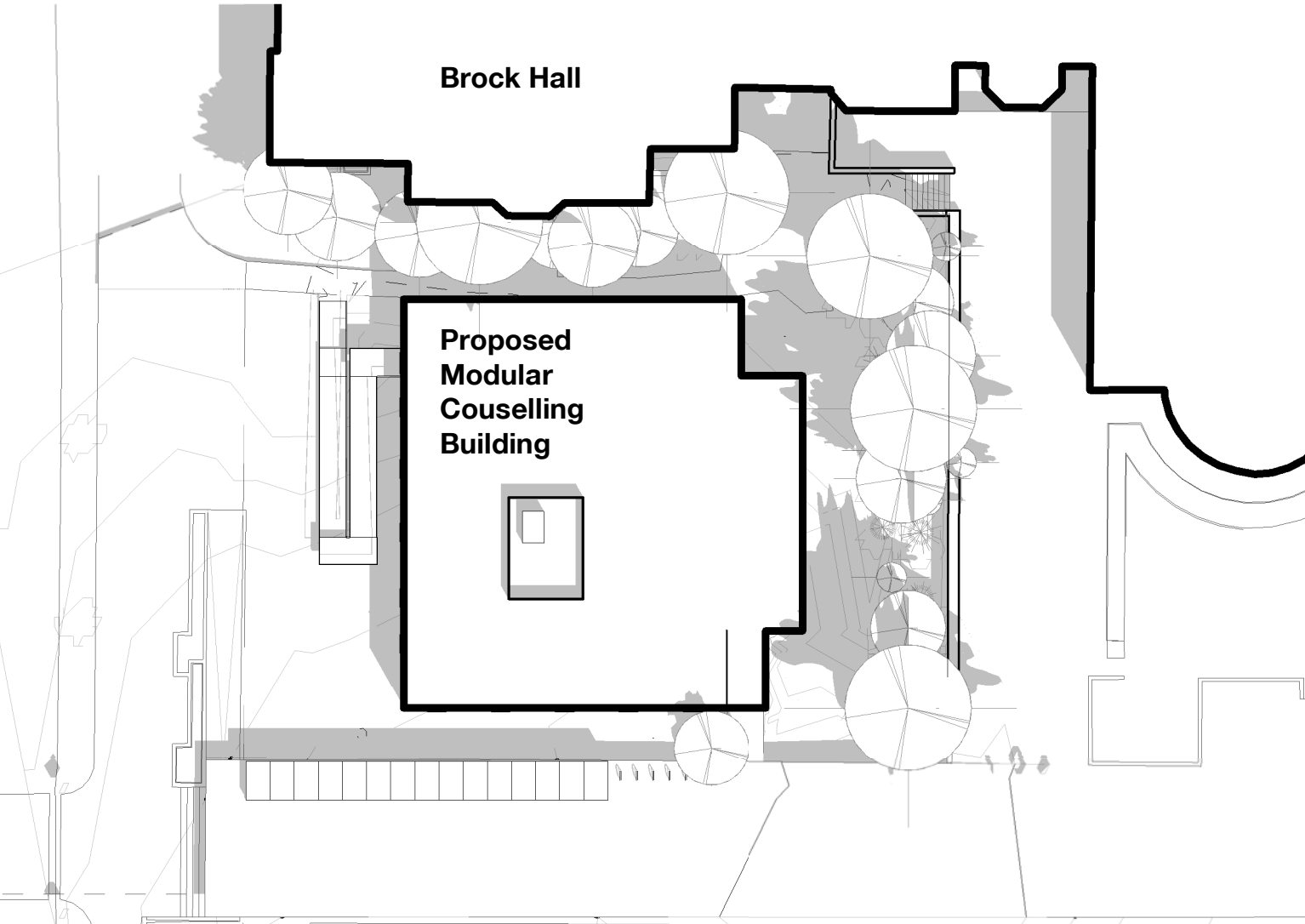
Hillel
House

North
Parkade

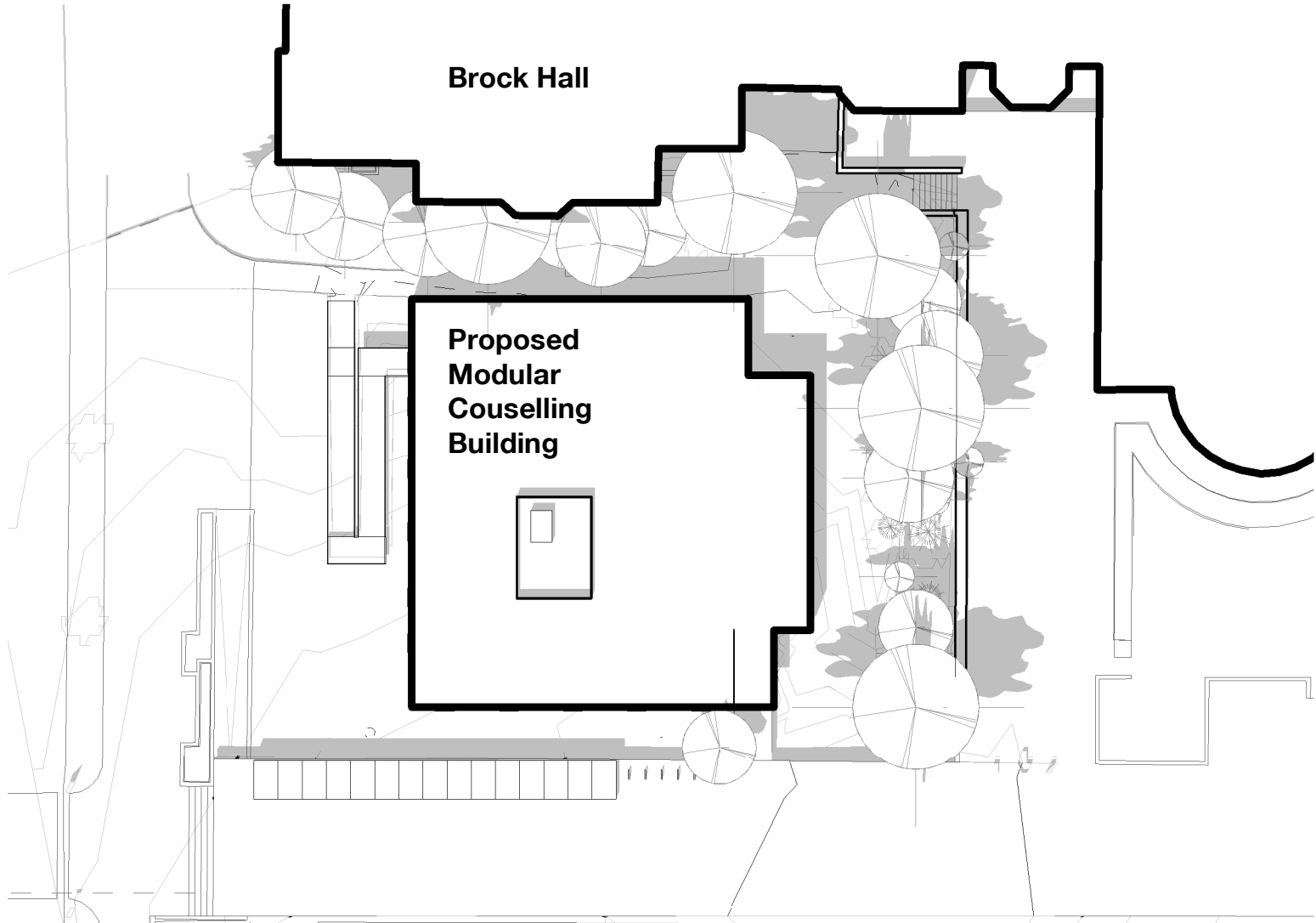
Fire Hydrant



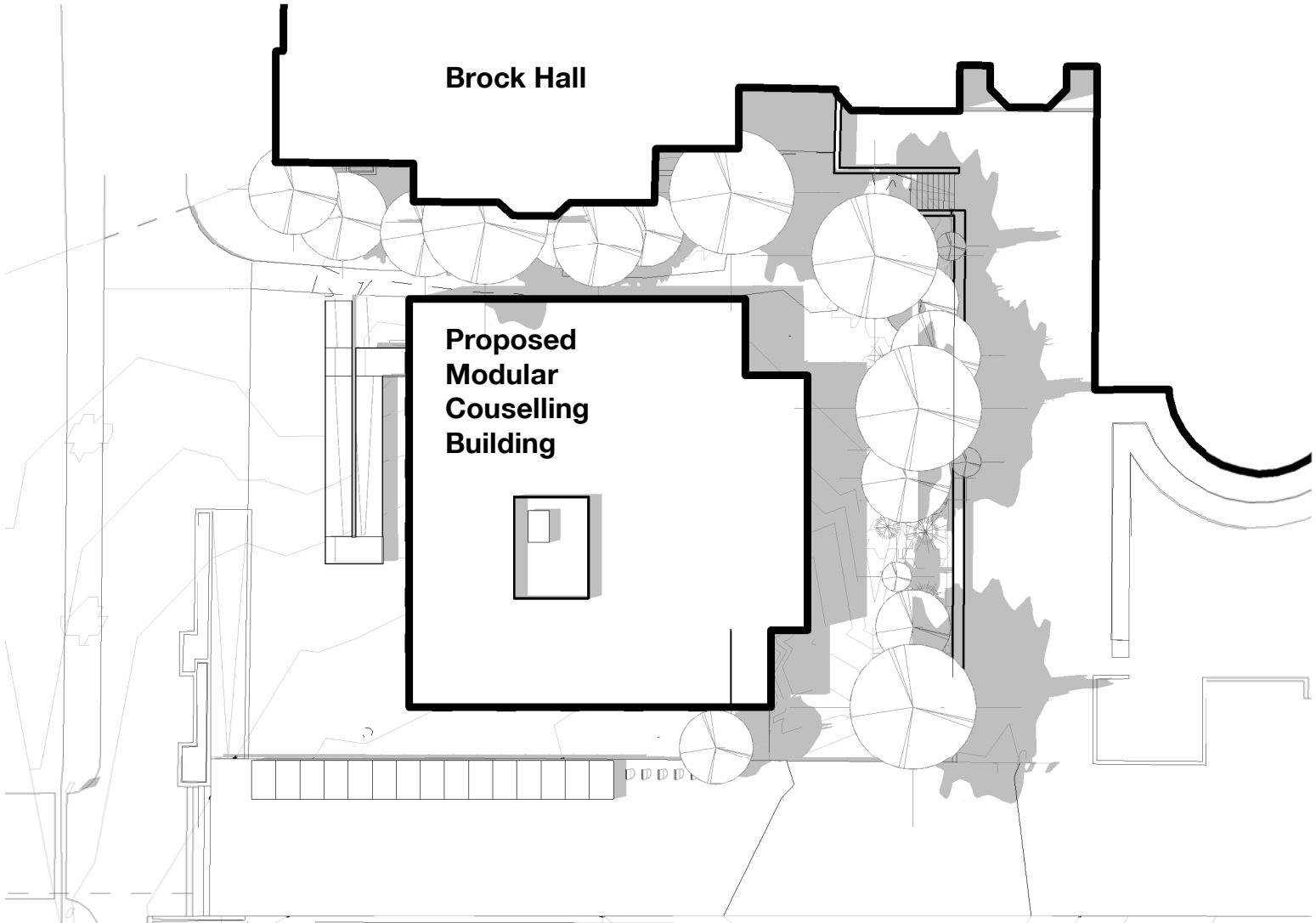
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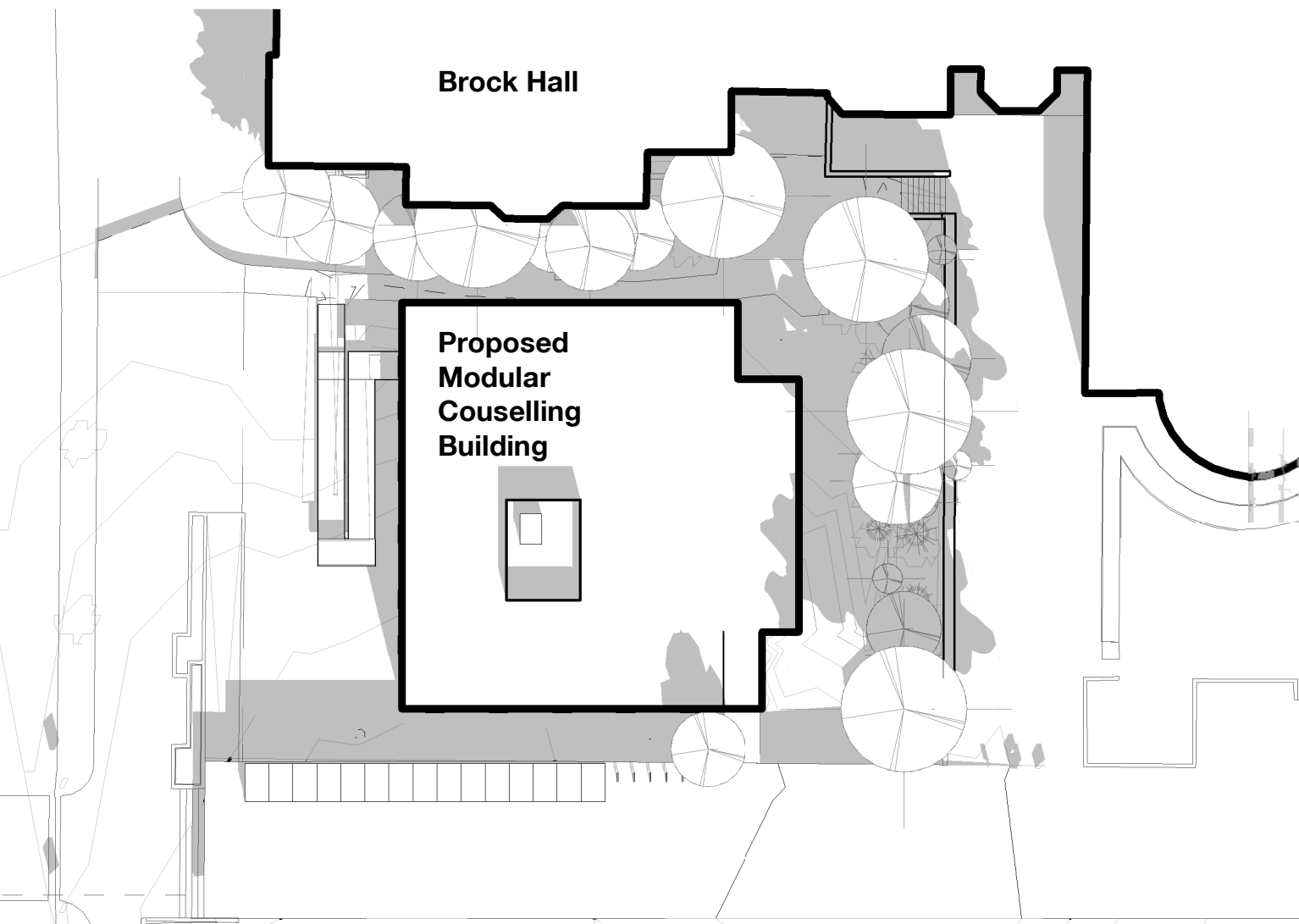
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DP0.06 1" = 30'-0"



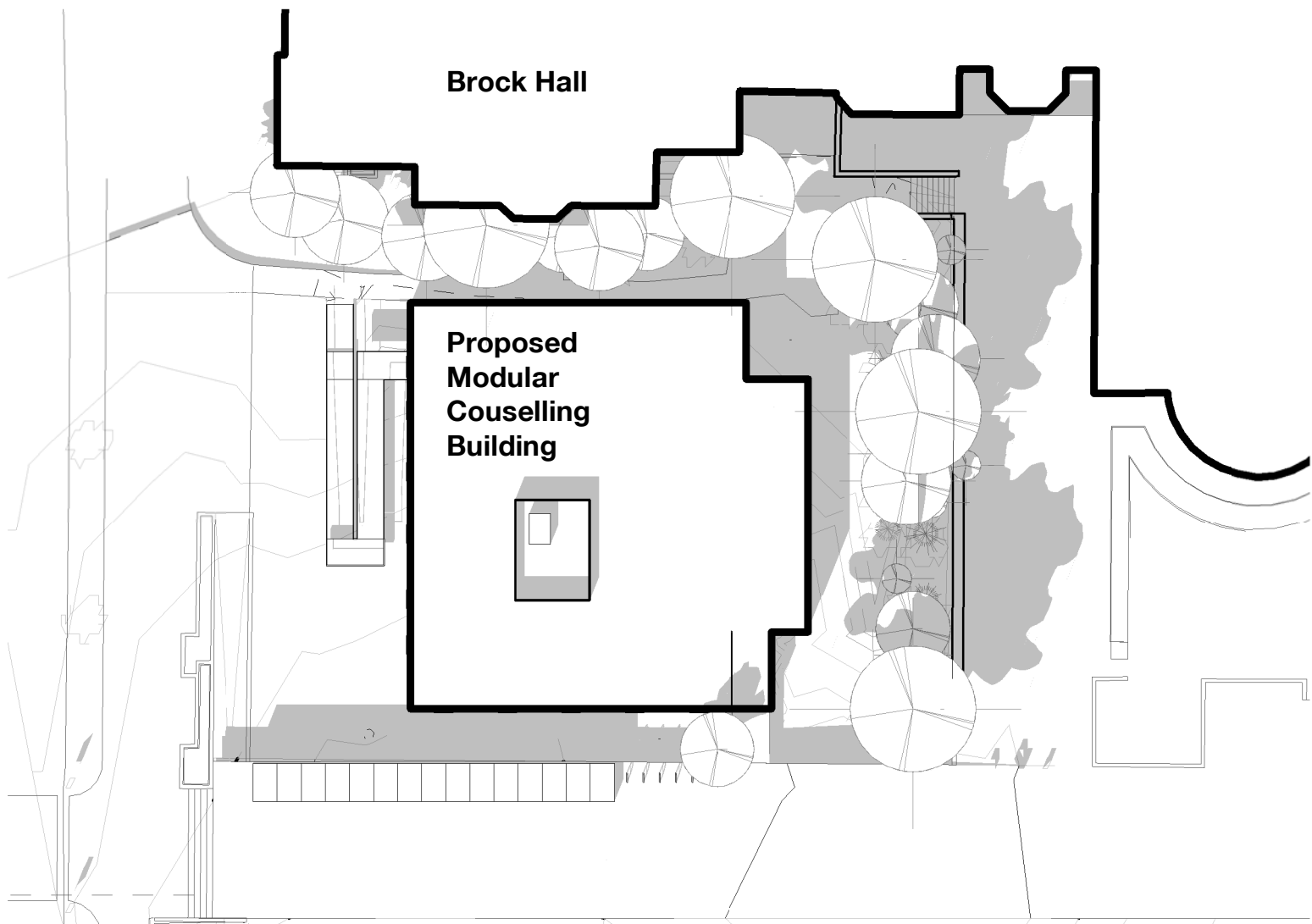
2 Solstice @ 12 pm
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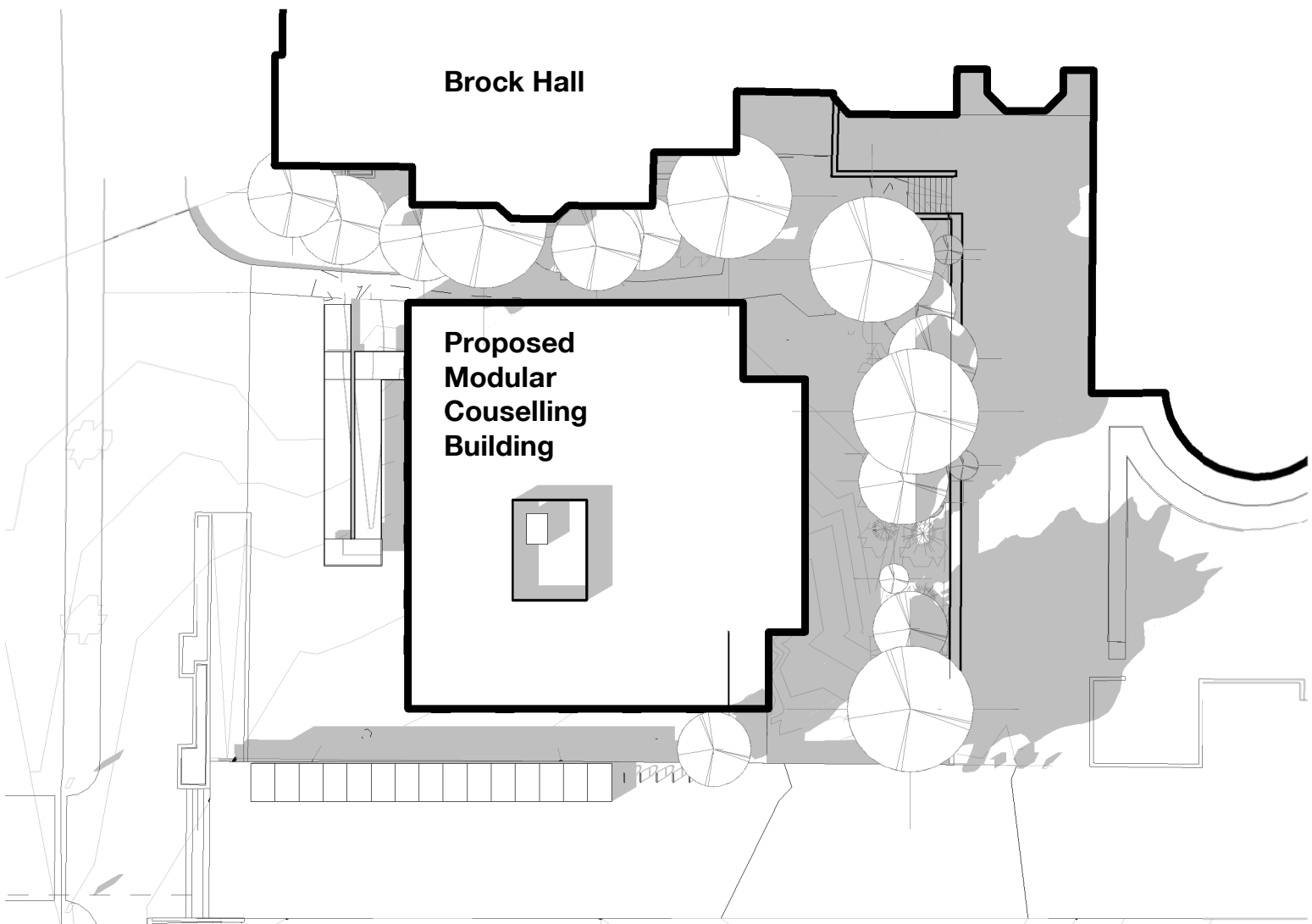
3 Solstice @ 2 pm
DP0.06 1" = 30'-0"



4 Equinox @ 10 am
DP0.06 1" = 30'-0"



5 Equinox @ 12 pm
DP0.06 1" = 30'-0"



6 Equinox @ 2 pm
DP0.06 1" = 30'-0"

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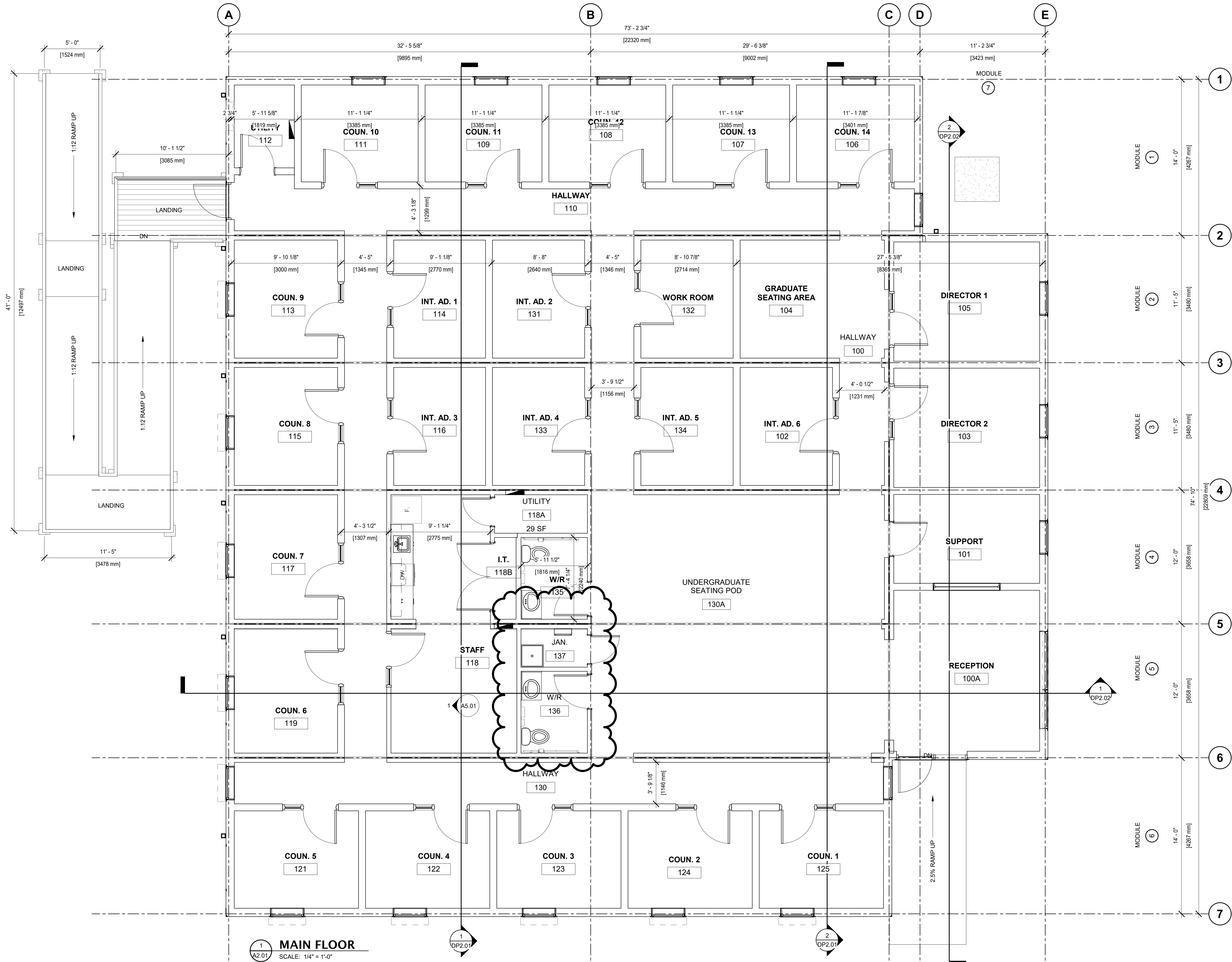
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Drawing
Shadow Analysis

Drawing No.

DP0.06

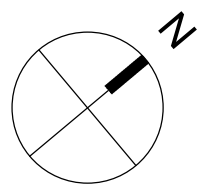


1
A2.01

MAIN FLOOR

SCALE: 1/4" = 1'-0"

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Issuance	Date
Revision 1	Date 1

Rev	Description	Date
1	Revise Staff Room 128	05/21/19
2	Final Loc'n. RT HRV	06 14 19



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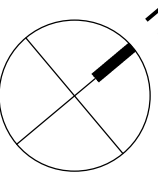
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Drawing
Main Floor Plan

Drawing No.

DP1.01



Issuance	Date
Revision 1	Date 1

Rev	Description	Date
1	Addit'n of RT HRV	05 29 19
2	Final Loc'n. RT HRV	06 14 19



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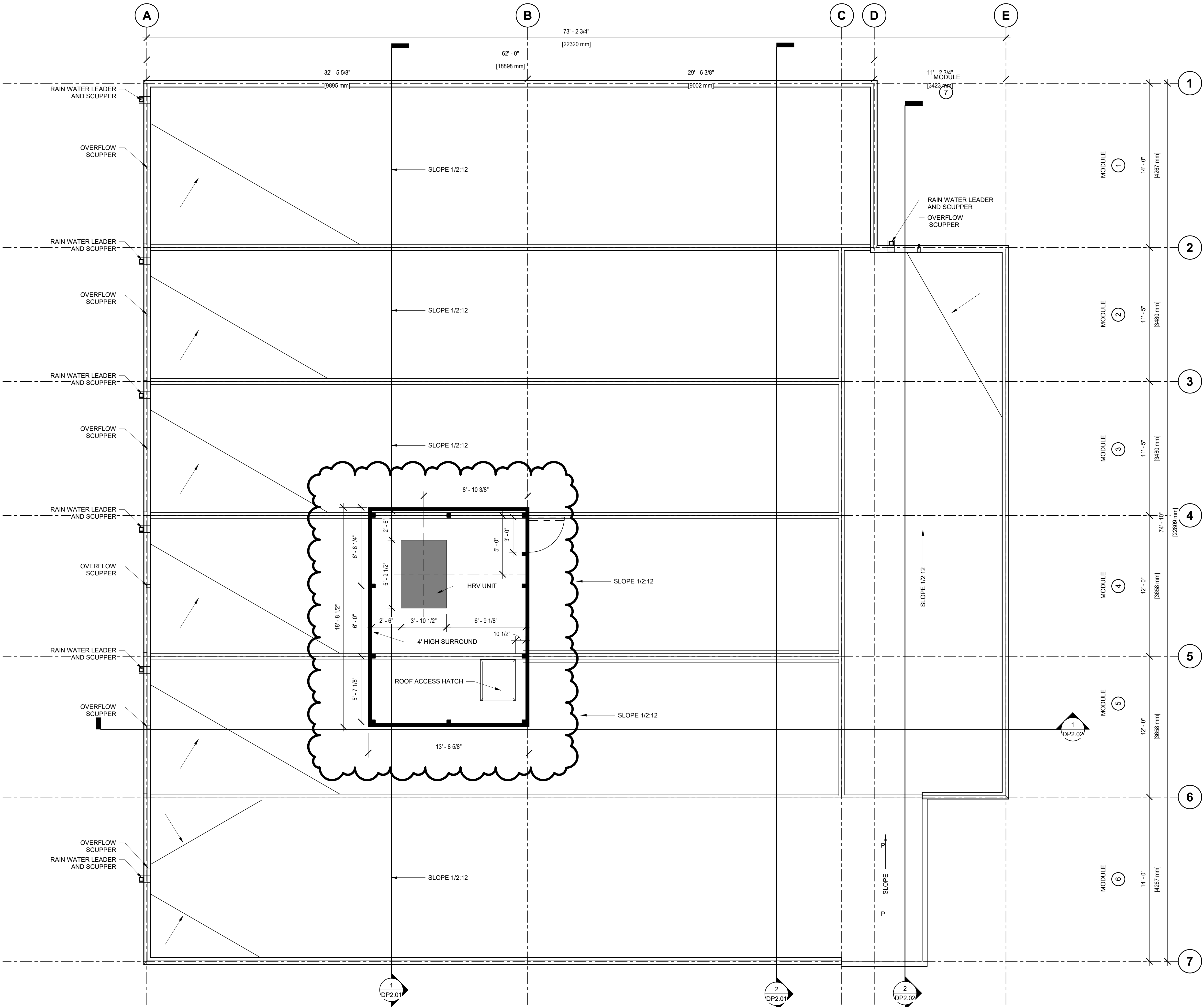
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Drawing
Roof Plan

Drawing No.

DP1.02



Issuance	Date
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Rev	Description	Date
1	Addit'n of RT HRV	05 29 19
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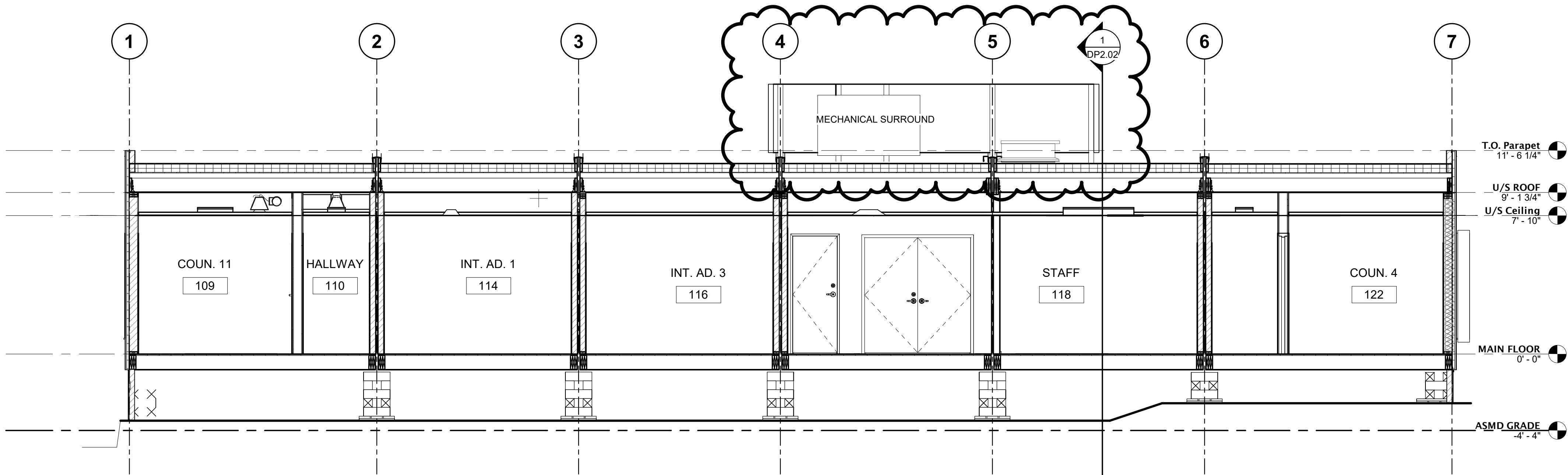
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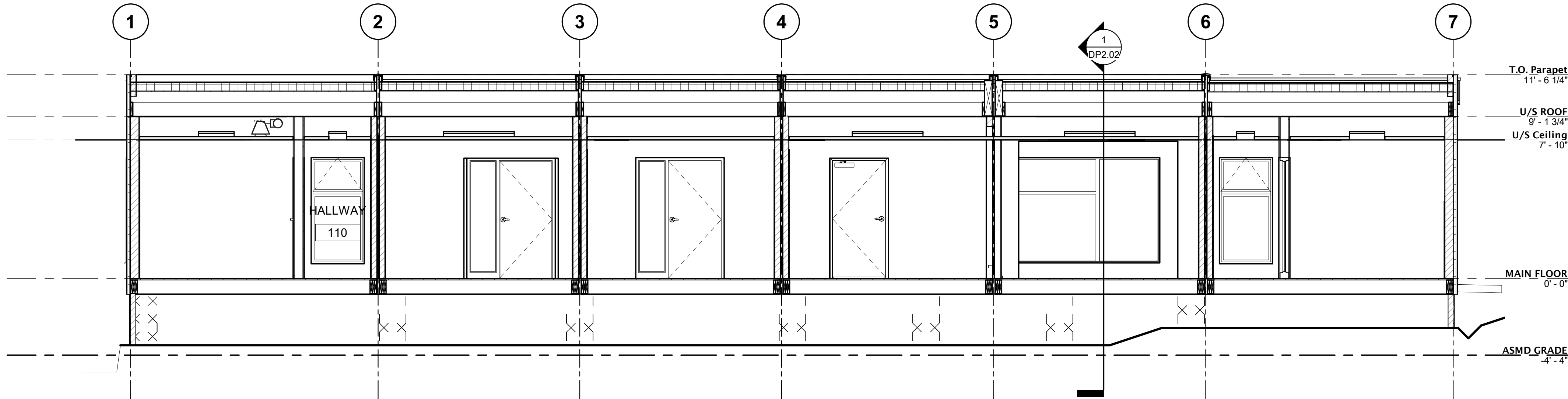
Drawing
Building Sections

Drawing No.

DP2.01



1 Building Section 1 DP
SCALE: 1/4" = 1'-0"



2 Building Section 2 DP
SCALE: 1/4" = 1'-0"

Issuance	Date
Revision 1	Date 1

Rev	Description	Date
1	Addit'n of RT HRV	05 29 19
2	Final Loc'n. RT HRV	06 14 19



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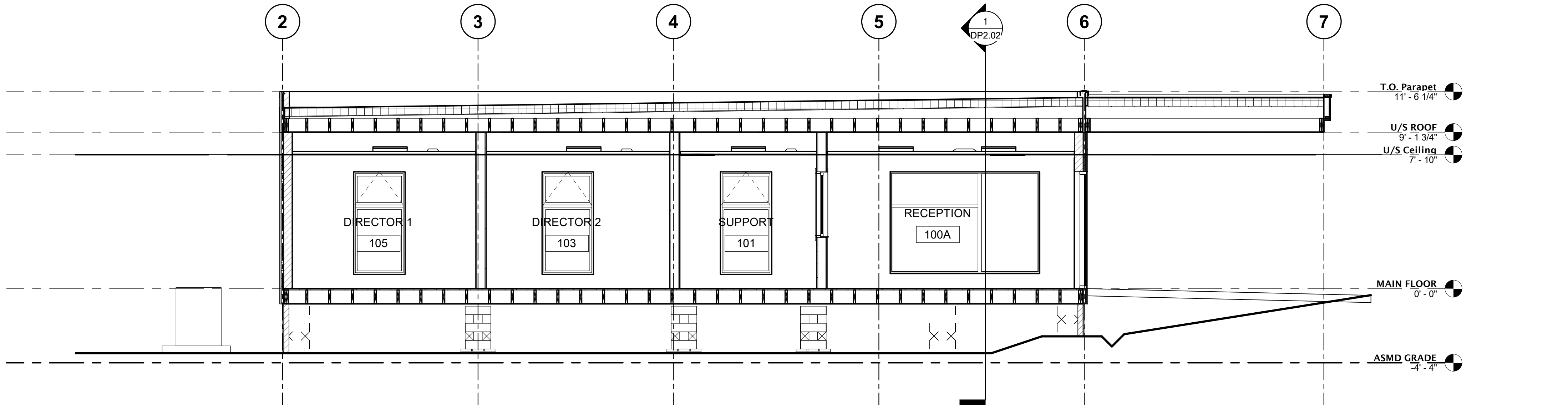
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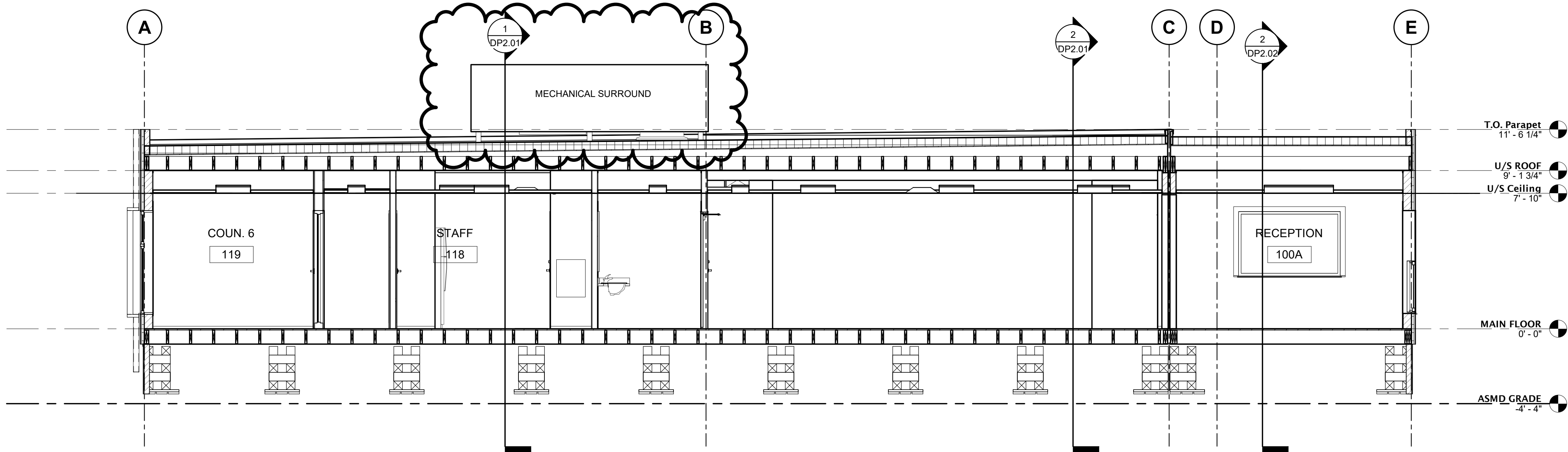
Drawing
Building Sections

Drawing No.

DP2.02



2 Building Section 3 DP
VP1.01 SCALE: 1/4" = 1'-0"



1 Building Section 4 DP
VP1.01 SCALE: 1/4" = 1'-0"

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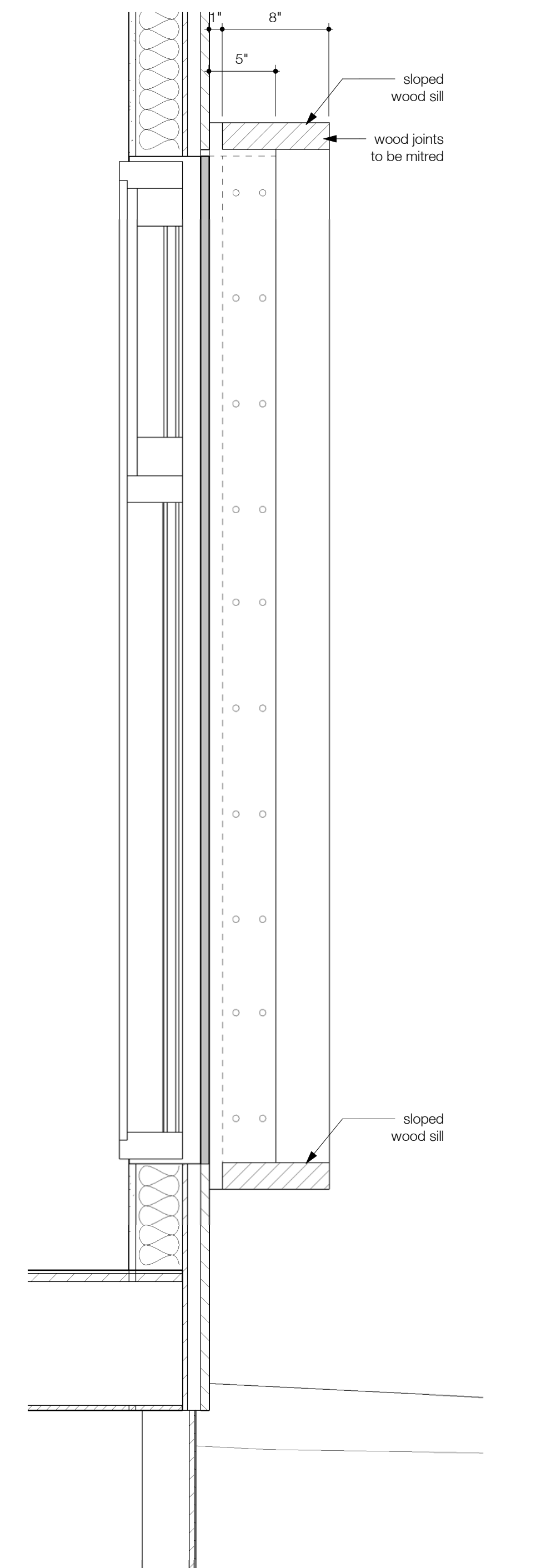


**Metric
Modular**
A Triple M Company

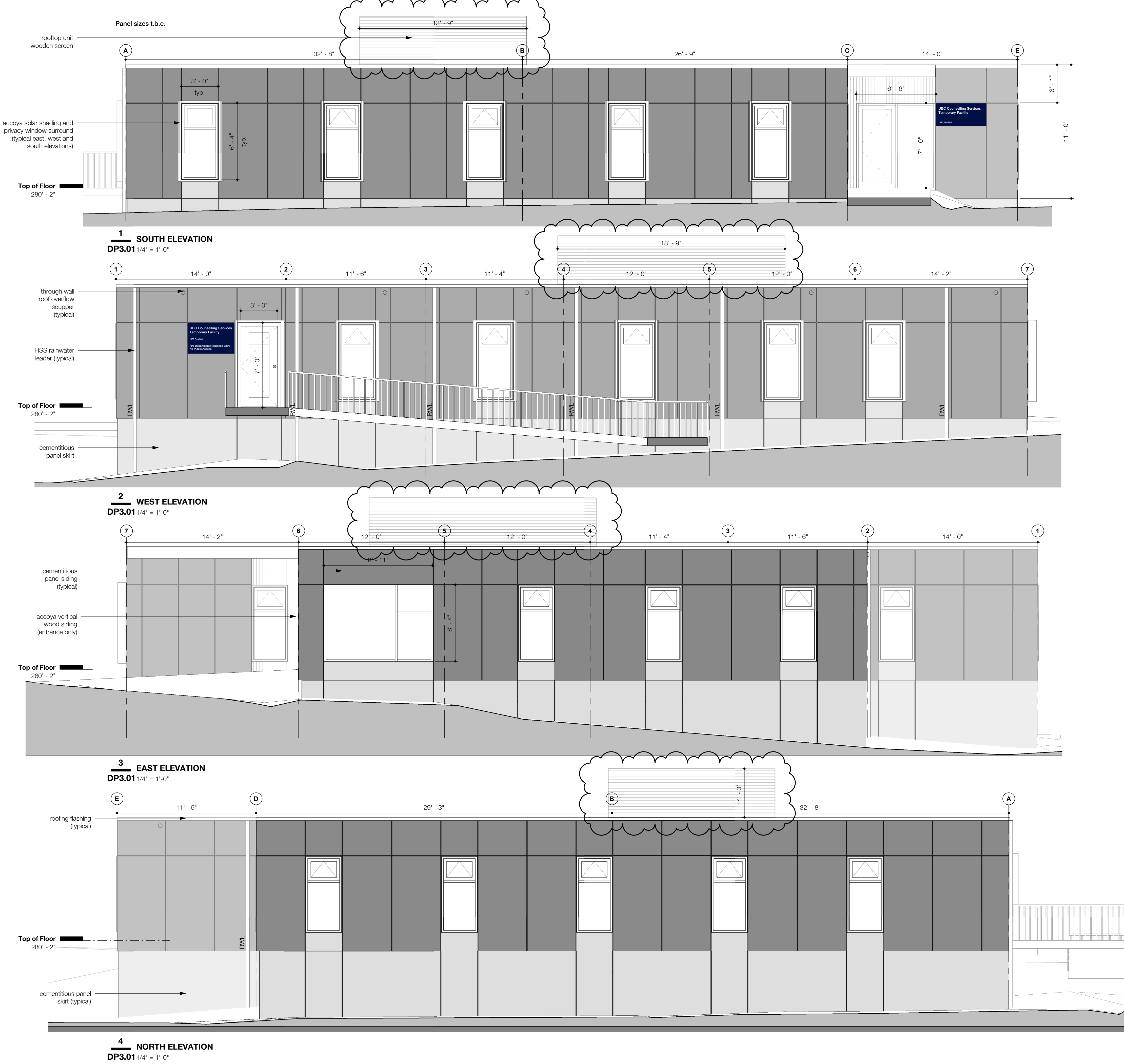
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Exterior Elevations

DP3.01



Drawing No.





Exterior View - South East



Exterior View - South West



Exterior View - North East



Exterior View - North West

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Drawing
Exterior Views

Drawing No.