

Campus Context  
Childcare at UBC is a recruitment and retention tool for students, faculty and staff. Currently there are 1500 applicants on the waitlist for childcare. While there are plans to provide 405 new childcare spaces by 2041, the timeline for new spaces depends on the schedule of major capital projects such as Brock Commons Phase Two. To ease the pressure on child care demand UBC will add nearly 100 childcare spaces by August 2019 using prefabricated modular construction. It is anticipated the childcare units will be sold and moved off campus by 2034.

Living Laboratory  
UBC Child Care Services operates just over six hundred licensed spaces in twenty-seven locations on campus and employs more than a hundred and sixty early childhood educators and serves as a model for other programs in the province. Architects, urban planners and licensing officers often view the facilities and make recommendations for similar services in their communities. Staff from other child care programs in the city and throughout the province request visits to their facilities. Early Childhood Education college students are eager to do practicum in their programs. In addition, they receive many visitors from around the world who are researching social programs and Early Childhood in Canada. As UBC Child Care Services is one of the first applicants for the provincial funding, it will leverage its expertise and develop a prototypical modular suitable for deployment on public land throughout the province.

Review Process  
Communities + Architecture Inc have worked closely with Child Care Services on project programming and preliminary design work. The following document accompanies the Development Permit application. The design team has reviewed the project with the campus urban designer, landscape architect, director of planning, and transportation engineer.

Design Policy Compliance  
The design of Acadia Modular Daycare complies with Part 3 of The Vancouver Campus Plan. Within the Forest Edge District Landscape, the three discrete daycare buildings have been sited within this context so as to minimize tree disturbance and embrace the existing forested landscape. Primary cladding materials have also been considered, utilizing grey metal cladding to conceal each mass into the forested landscape. Clear finish softwood highlights provide a warm and friendly character while responding to its natural forested setting. The site has accessible connections to the Public Realm Network. All main entry points for pedestrians and cyclists will be accessible from Acadia Park Lane and provide a connection to the green commons north of the site. Large street facing windows allow for visible interiors while providing views to the surrounding forested landscape. Large canopies projecting over each entrance provide outdoor rain protection.



# ACADIA MODULAR CHILDCARE

## University of British Columbia

UBC STUDENT HOUSING & HOSPITALITY SERVICES  
UBC CHILDCARE SERVICES  
ACADIA PARK

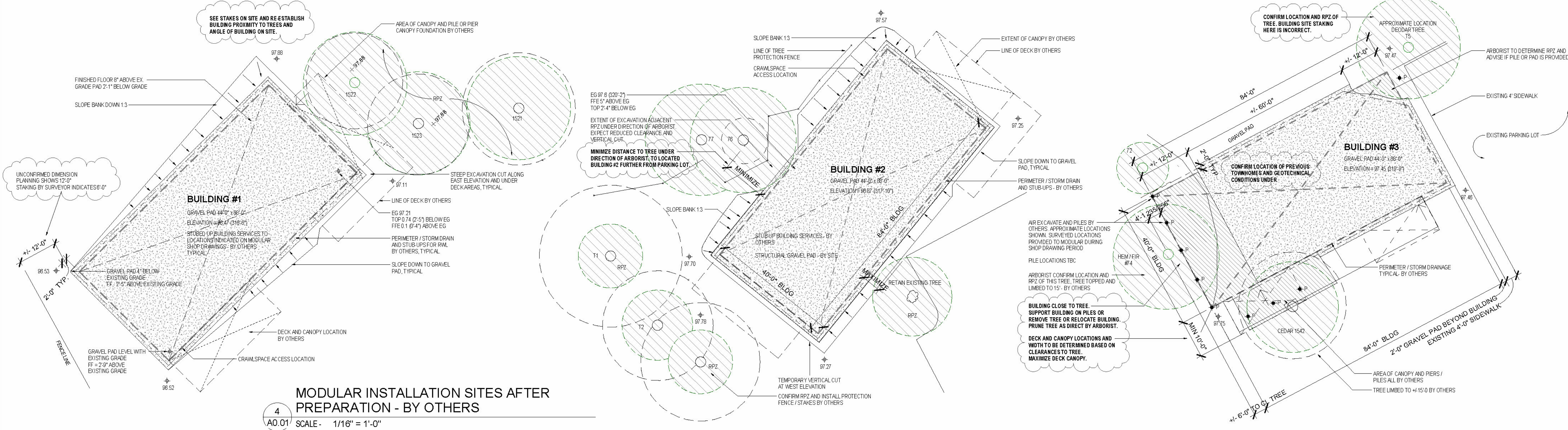
### ARCHITECTURAL SHEETS

#### A1.0 SERIES - SITE, DEMO AND COMPLIANCE PLANS

A0.01	Title Sheet
A0.02	Site Plan
A1.01	Floor plan - bldg 1
A1.02	Floor plan - bldg 2
A1.03	Floor plan - bldg 3
A1.05	Roof plan - bldg 1
A1.06	Roof plan - bldg 2
A1.07	Roof plan - bldg 3
A2.01	Building elevations - bldg 1
A2.02	Building elevations - bldg 2
A2.03	Building elevations - bldg 3
A2.04	Shadow Studies
A2.05	Site Photos

Total Site Area:	57110 sf
Site Coverage:	17.5 %
Gross floor area:	10 000 sf
Building Heights	
Bldg 1:	13'
Bldg 2:	13'
Bldg 3:	13'

LOCATION OF BUILDING FOOTPRINT WILL BE STAKED AND ROOT PROTECTION ZONES WILL BE FENCED BY OTHERS FOR TENDER SITE REVIEW



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A	Jan 10, 2019	Issued for Development Permit

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Acadia Modular  
Childcare

PROJECT CODE	STATUS
1828	DP
	DATE
	190102

Title Sheet

SHEET

A0.01



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Site Plan

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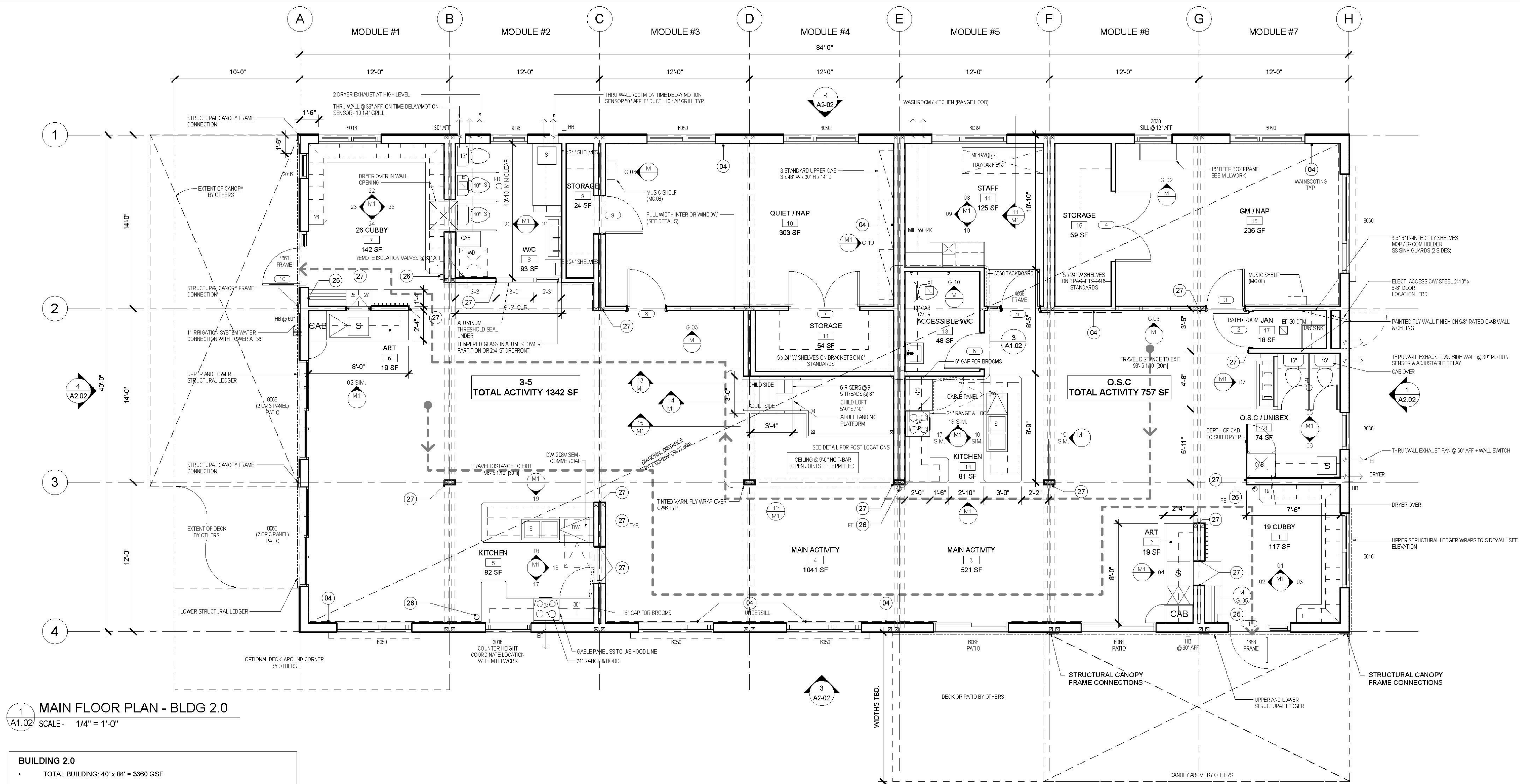
KEYNOTE	DESCRIPTION
01	TOP OF GRAVEL PAD (TOP) = EXISTING GRADE (EO) EXCAVATE TO BEARING
02	TOP BELOW EO EXCAVATE TO BEARING
03	REPAIR BELOW EO EXCAVATE TO BEARING: SET STRUCTURE ON HELICAL PILES INSTALLED BETWEEN TREE ROOTS - AIR EXCAVATE UNDER ARIORIST SUPERVISION
04	DECK BOARDS ON SLEEPER ON GRAVEL/ROCK
05	DECK BOARDS ON JOISTS ON BEAM ON FOUNDATION (PILE, PIER OR FOOTING)
06	CANOPY POSTS: EXTENDED SCREW PILES, WOOD OR STEEL COLUMN, ON SCREW PILE OR CONCRETE PIER / FOOTING
07	STACK 68 RETAINING WALL MAY SUPPORT DECK AS NOTED
08	GRADED 1:3 SLOPE DOWN/UP
09	BOULDER RETAINING EDGE
10	PERIMETER / STORM DRAINS AS REQUIRED, TYPICAL
11	PROTECTED ROOT ZONE (PRZ) SEE ARBORIST REPORT







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1 MAIN FLOOR PLAN - BLDG 2.0

A1.02 SCALE - 1/4" = 1'-0"

#### BUILDING 2.0

TOTAL BUILDING: 40' x 84' = 3360 GSF

3-5 TOTAL ACTIVITY AREA = 1342 SF

O.S.C TOTAL ACTIVITY AREA = 757 SF

3-5 24 C @ 55.9 SF/C  
25 C @ 53.7 SF/C  
16 C @ 83.8 SF/C

O.S.C 15 C @ 50.5 SF/C  
12 C @ 63.0 SF/C  
16 C @ 47.3 SF/C

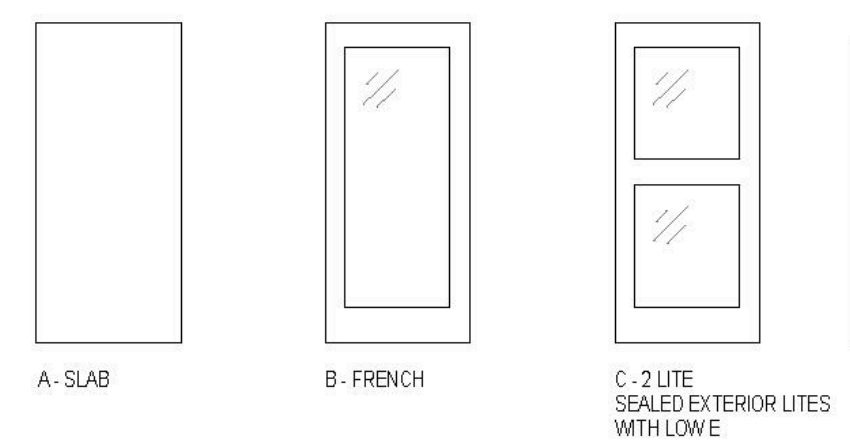
#### DOOR SCHEDULE - BUILDING 1 / 2

	DOOR TYPE	DOOR SIZE	MINIMUM THICKNESS	FINISH	FRAME TYPE	FRAME FINISH	MATERIAL	RESIDENTIAL LEVER	NO. UNITS	STOP	ICCA PLATE	COMMENTS
1	C	3068	HMD INSUL	PMT	F2	PMT	YES		3	W		NO CLOSER, NO PANIC (SEE NOTE 2)
2	A	3068	HMD 20mm	PMT	F1	PMT		STOR	3		YES	20 MIN. RATED, CLOSER
3	B	3068	WOOD RES	CLR	F3	CLR	PAS	2-3	W			
4	B	5068	HOLLOW RES	PMT	F3	PMT		STOR	2-4			DROP BOLT TO INACTIVE
5	B	3068	WOOD RES	CLR	F4	CLR	OFF	2	W			
6	A	3068	SC 13/6"	PMT	F3	PMT	PRIV	2-3	W			
7	A	5068	HOLLOW RES	PMT	F3	PMT		STOR	2-4			DROP BOLT TO INACTIVE
8	B	3068	WOOD RES	CLR	F3	CLR	PAS	2-3	W			
9	A	3068	HOLLOW RES	PMT	F3	PMT		STOR	2-3	W		DROP CANE BOLT TO INACTIVE
10	C	3068	HMD INSUL	PMT	F2	PMT	YES		3	W		NO CLOSER, NO PANIC (SEE NOTE 2)

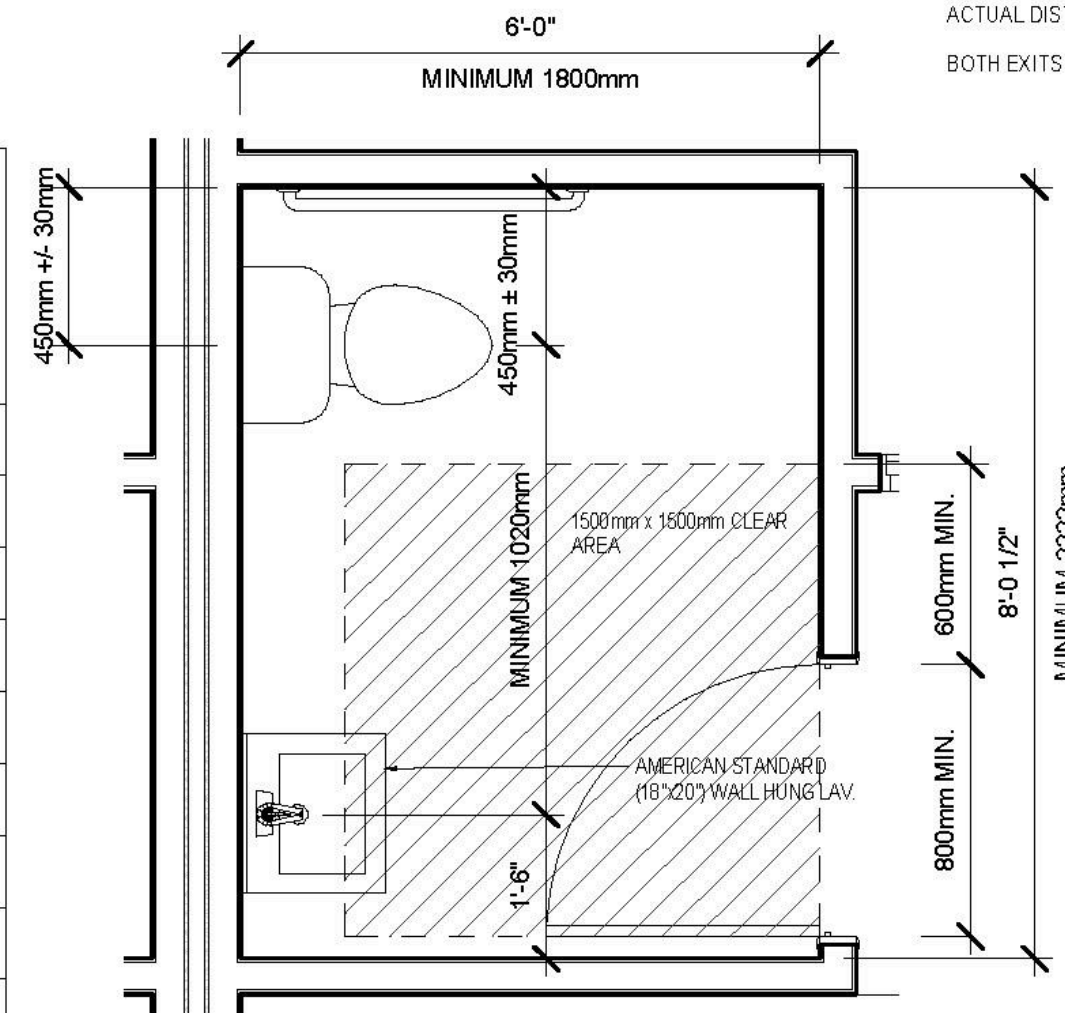
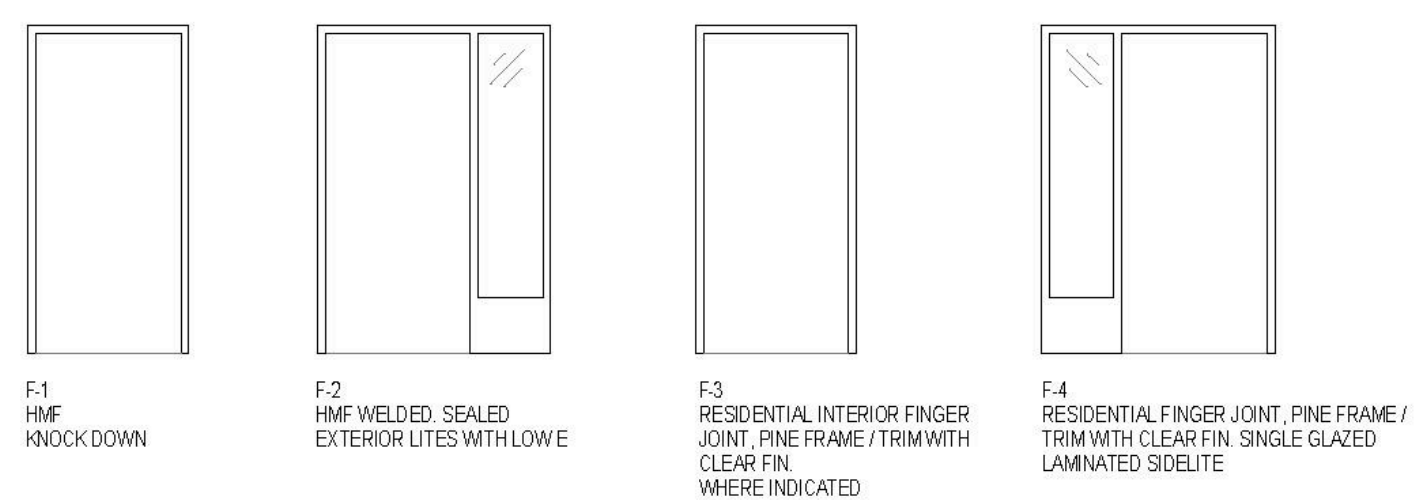
#### DOOR SCHEDULE NOTES

- 1) LINERS AT DOORS WITH CLEAR FINISH MAY BE WOOD OR G12" OR 3/8" PLY.
- 2) EXTERIOR ENTRY DOORS - SS HARDWARE, BRUSHED FINISH, WEATHER STRIP, DOOR BOTTOM, 2 PART WIDE HANDICAP SILL TO LAP ONTO DECK, SUPPLY OUTER HALF TO INSTALL BY SITE CONTRACTOR, EXTERIOR DOOR LITES, SEALED LOW E UNIT.
- 3) DOOR UNDERCUTS AS REQUIRED BY MECHANICAL.

#### DOOR TYPES



#### FRAME TYPES



3 ACCESSIBLE WASHROOM

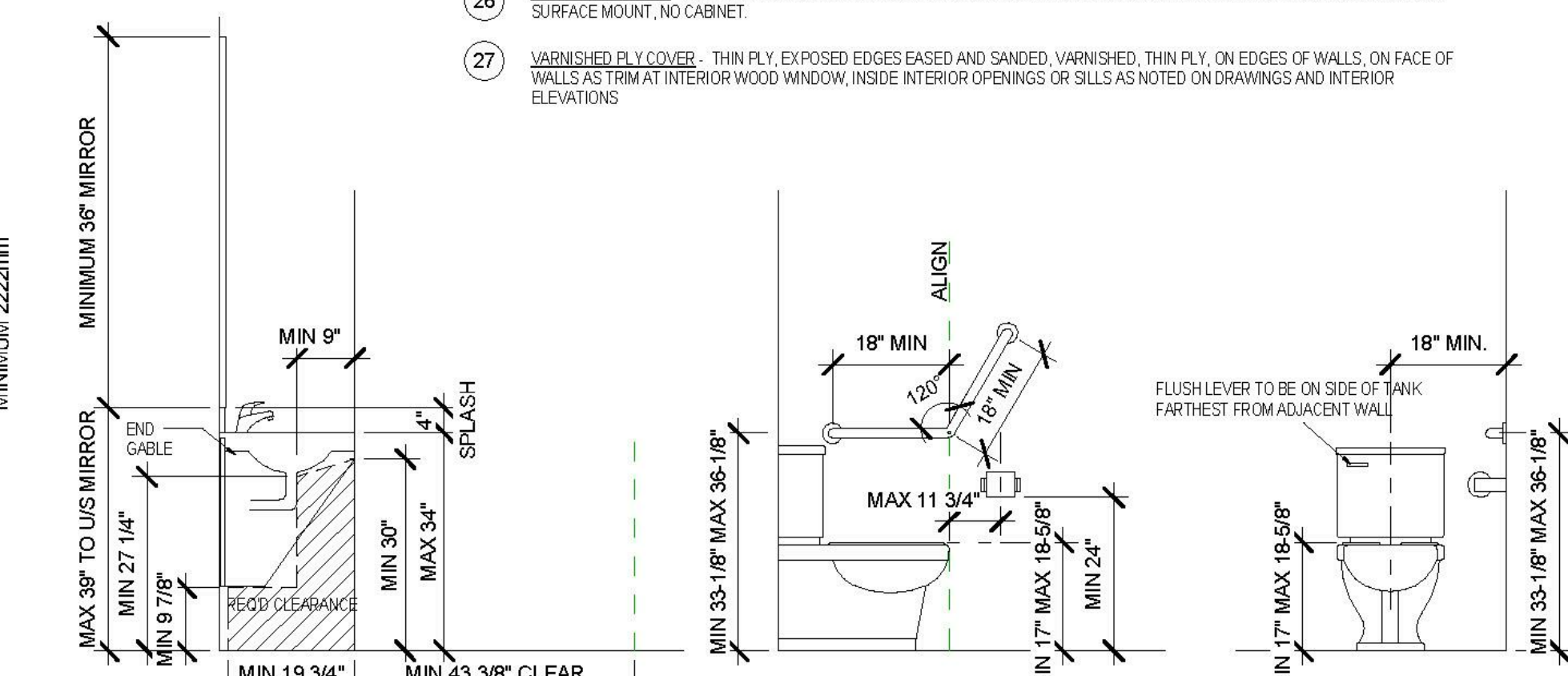
A1.02 SCALE - 1/2" = 1'-0"

#### CODE CALCULATIONS

DIAGONAL DISTANCE 91'-2 1/2" (27.80m)  
HALF DIAGONAL DISTANCE 45'-8 1/2" (13.90m)  
ACTUAL DISTANCE BETWEEN EXITS 86'-11 10/16" (26.503m)  
BOTH EXITS COMPLIANT WITH 30m TRAVEL DISTANCE REQ'D

#### KEYNOTES

- 04 WALL WAINSCOT - MIN. 36" HIGH WAINSCOT OPTIONS. VARNISHED BIRCH DOOR SKIN, VERT GRADE PLAM ON MDF, 1/2" BIRCH VENEER PLY, TOP EDGE TRIM VARNISH HARDWOOD, ALUM. AT WASHROOMS USE VERT GRADE PLAM ON THIN PLY OR MDF BACKER BOARD.
- 25 EMERGENCY PLAN HOLDER, PROVIDED BY OWNER, MOUNT BY MODULAR.
- 26 FIRE EXTINGUISHER - 5# ABC, PROVIDED AND INSTALLED BY MODULAR, ONE BY EACH KITCHEN AND ONE ON ROUTE TO EACH EXIT, SURFACE MOUNT, NO CABINET.
- 27 VARNISHED PLY COVER - THIN PLY, EXPOSED EDGES EASED AND SANDED, VARNISHED, THIN PLY, ON EDGES OF WALLS, ON FACE OF WALLS AS TRIM AT INTERIOR WOOD WINDOW, INSIDE INTERIOR OPENINGS OR SILLS AS NOTED ON DRAWINGS AND INTERIOR ELEVATIONS.



2 WASHROOM ELEVATIONS

A1.02 SCALE - 1/2" = 1'-0"

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Acadia Modular  
Childcare

PROJECT CODE  
1828

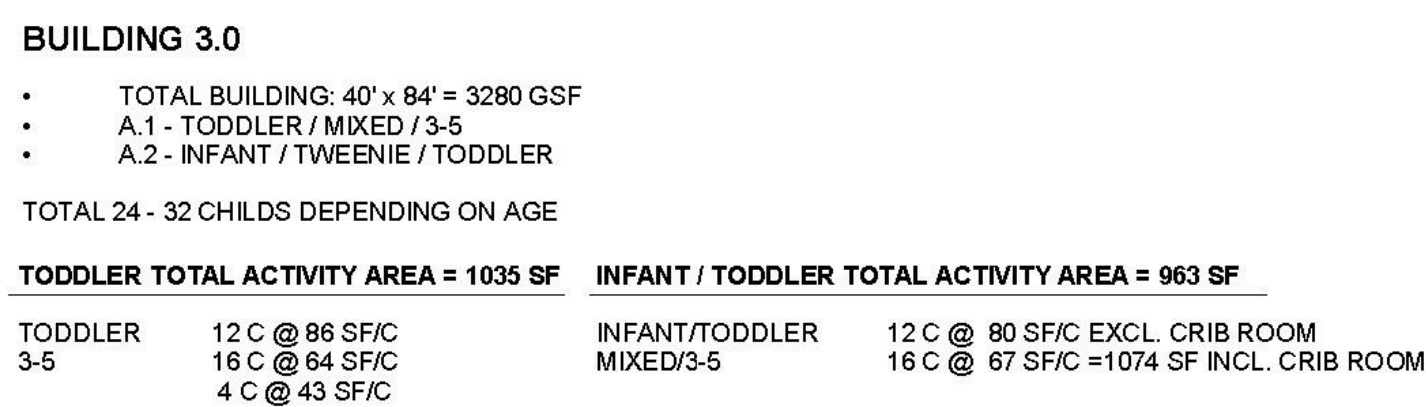
STATUS  
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Floor plan - bldg 2

SHEET REVISION

A1.02





- 1) LINERS AT DOORS WITH CLEAR FINISH MAY BE WOOD OR GIS 1/2" OR 3/8" PLY.
- 2) EXTERIOR ENTRY DOORS - SS HARDWARE, BRUSHED FINISH, WEATHER STRIP, DOOR BOTTOM 2 PART WIDE HANDICAP SILL TO LAP ONTO DECK, SUPPLY OUTER HALF TO INSTALL BY SITE CONTRACTOR. EXTERIOR DOOR LITES, SEALED LOW E UNIT.
- 3) DOOR UNDERCUTS AS REQUIRED BY MECHANICAL.

		DOOR TYPE	DOOR SIZE	MATERIAL / THICKNESS	FINISH	FRAME TYPE	FRAME FINISH	MORTISE	RESISTOR LEVER	NO HANDLES	BTOP	BACKLITE	COMMENTS
1	C	3088 3070	134" HMD	PNT	F2	PNT	YES		SS3 NRP	W			NO CLOSER, NO PANIC ( SEE DOOR NOTE 2)
2	A	2888	134" HMD	PNT	F1	PNT		PRIV	3		YES		CLOSER, 20 MIN RATED DOOR / FRAME
3	D	3088	136" SC	PNT	F3	CLR		PRIV	4	Wk2			DUTCH DOOR LATCH, 8" HOOK + EYE
4	B	3088	WOOD RES.	CLR	F4	CLR		PAS	23	W			
5	B	3088	WOOD RES.	CLR	F3	CLR		PAS	23	W			
6	B	21088	WOOD RES.	CLR	F3	CLR		OFF	23	W			
7	A	21088	136" SC	PNT	F3	PNT		OFF	23	W			
8	A	21088	136" SC	PNT	F3	PNT		OFF	23	W			
9	B	3088	WOOD RES.	CLR	F3	PNT		PAS	23	W			
10	B	21088	WOOD RES.	CLR	F4	CLR		PAS	23	W			INTEGER SIDELIGHT
11	C	3088	134" INS. HMD	PNT	F2	PNT	YES		SS3 NRP	OH			CLOSER, 20 MIN RATED DOOR / FRAME

The diagram illustrates eight different window frame types, labeled A through F-4. Each frame is shown in a simplified line drawing style, with hatching used to indicate specific features like seals, joints, or side lites.

- A - SLAB:** A simple rectangular frame with a single pane.
- B - FRENCH:** A rectangular frame with a single pane and a small hatched area in the upper right corner, indicating a seal or joint.
- C - 2 LITE SEALED EXTERIOR LITES WITH LOWE:** A rectangular frame divided into two horizontal panes. Both panes have hatching in the upper right corner, indicating a seal or joint.
- D - DUTCH INTERIOR TEMPERED:** A rectangular frame divided into two horizontal panes. The top pane is hatched, indicating it is tempered.
- F-1 HMF KNOCK DOWN:** A rectangular frame with a single pane and a small hatched area in the upper right corner, indicating a seal or joint.
- F-2 HMF WELDED SEALED EXTERIOR LITES WITH LOWE TEMPERED:** A rectangular frame divided into two horizontal panes. Both panes have hatching in the upper right corner, indicating a seal or joint.
- F-3 RESIDENTIAL INTERIOR FINGER JOINT, FINE FRAME / TRIM WITH CLEAR FIN:** A rectangular frame with a single pane and a small hatched area in the upper right corner, indicating a seal or joint.
- F-4 RESIDENTIAL FINGER JOINT TRIM WITH CLEAR FIN SIDE LAMINATED SIDE LITE IN S:** A rectangular frame divided into two horizontal panes. The top pane is hatched, indicating it is laminated.

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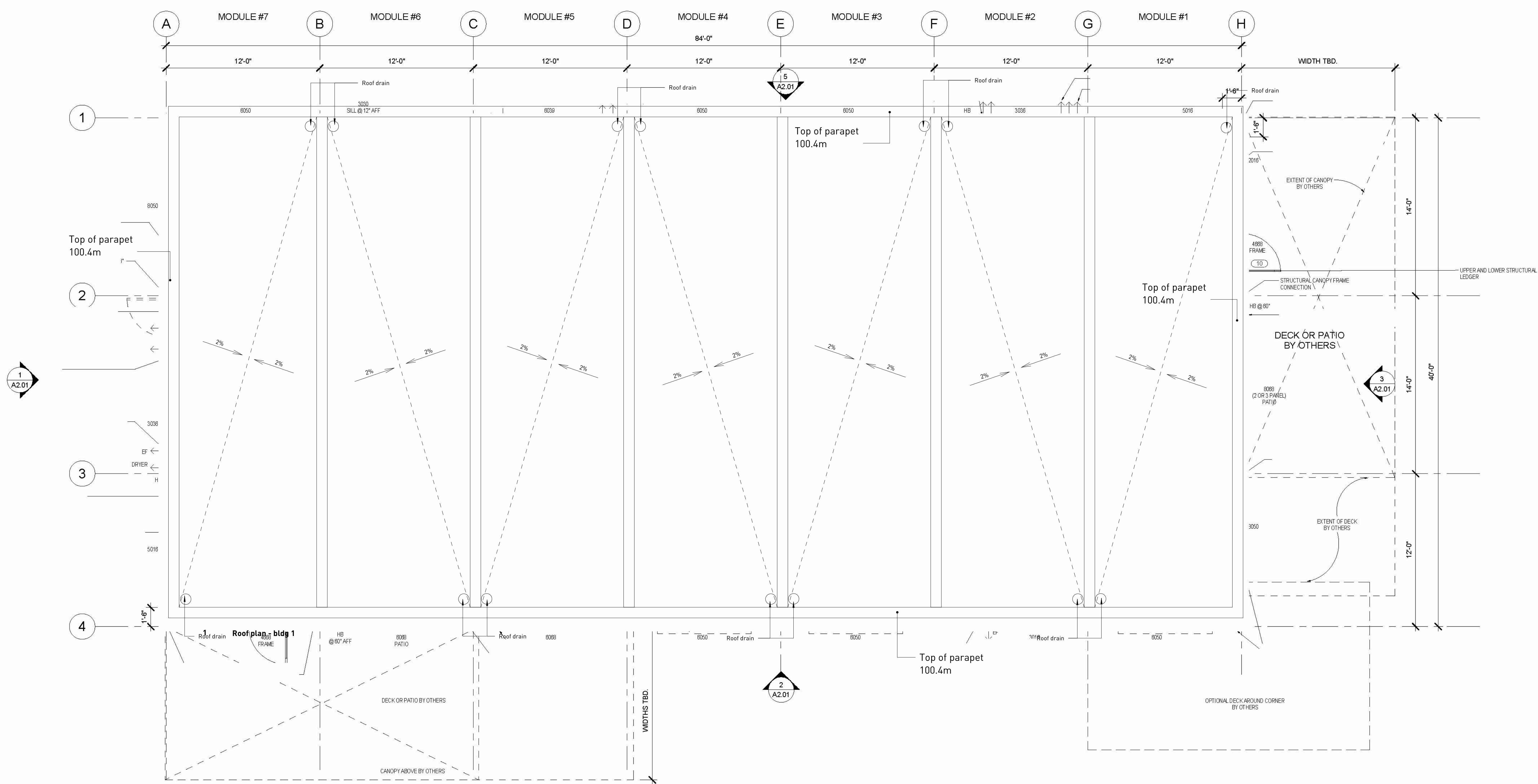
Acadia Modular  
Childcare

STATUS  
DP  
DATE  
190102

SHEET

A1.03





1  
A1.01/ ROOF PLAN - BLDG 1.0  
SCALE - 1/4" = 1'-0"

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Acadia Modular  
Childcare

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Roof plan - bldg 1

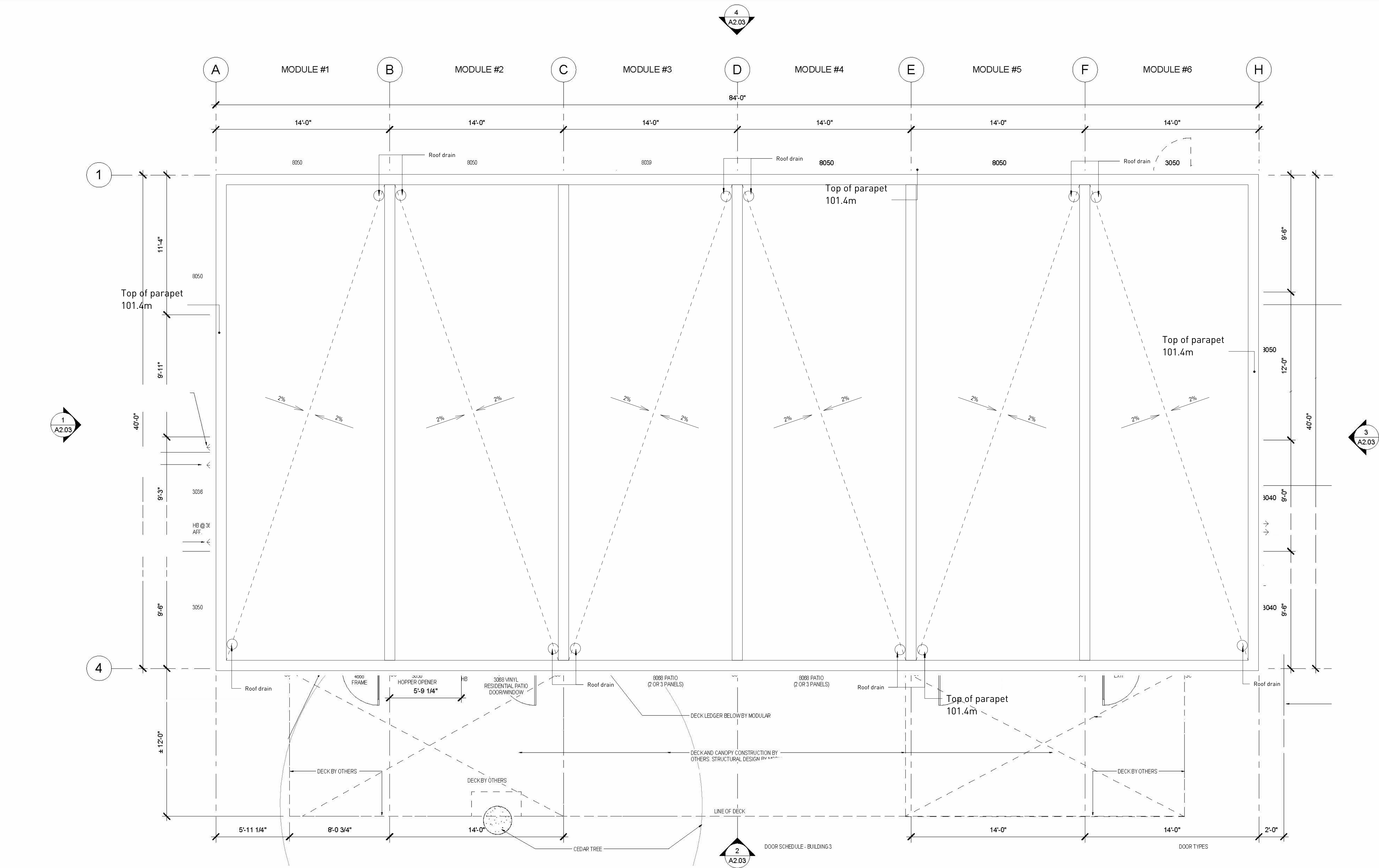
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1  
A1.03 ROOF PLAN - BLDG 3.0  
SCALE - 1/4" = 1'-0"

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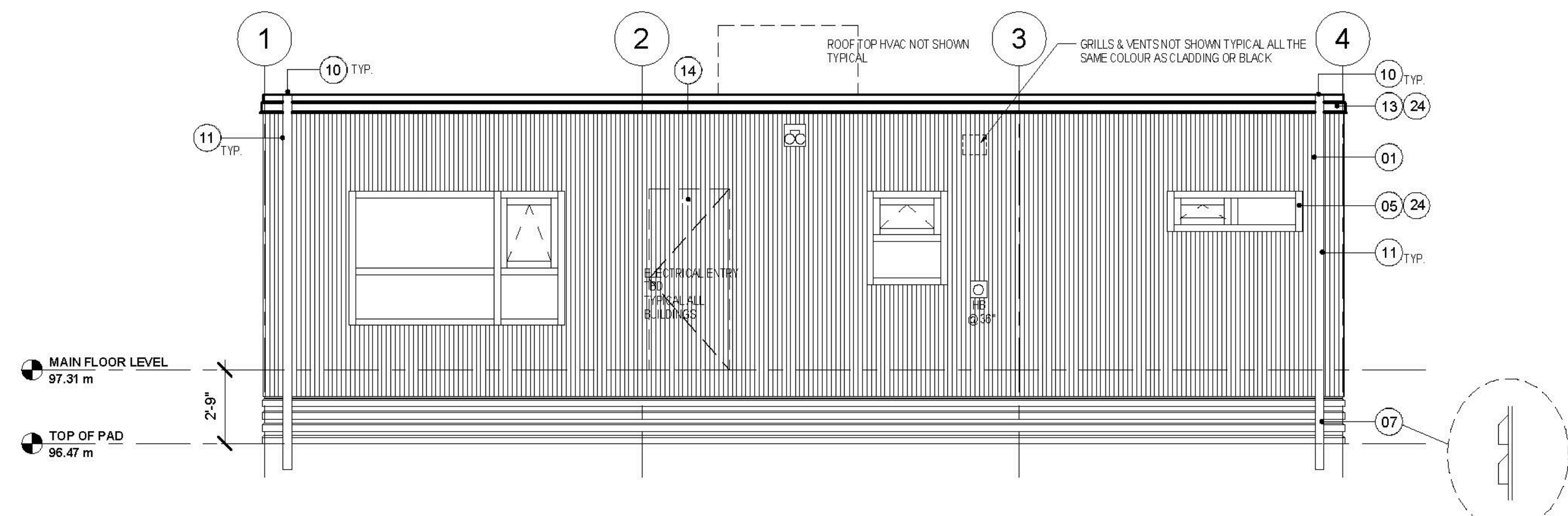
PROJECT CODE	STATUS
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Roof plan - bldg 3

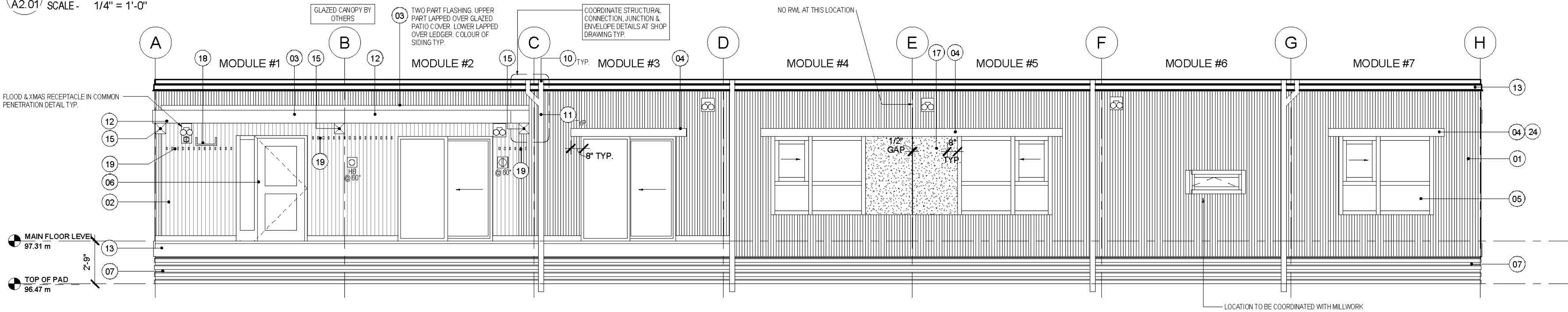
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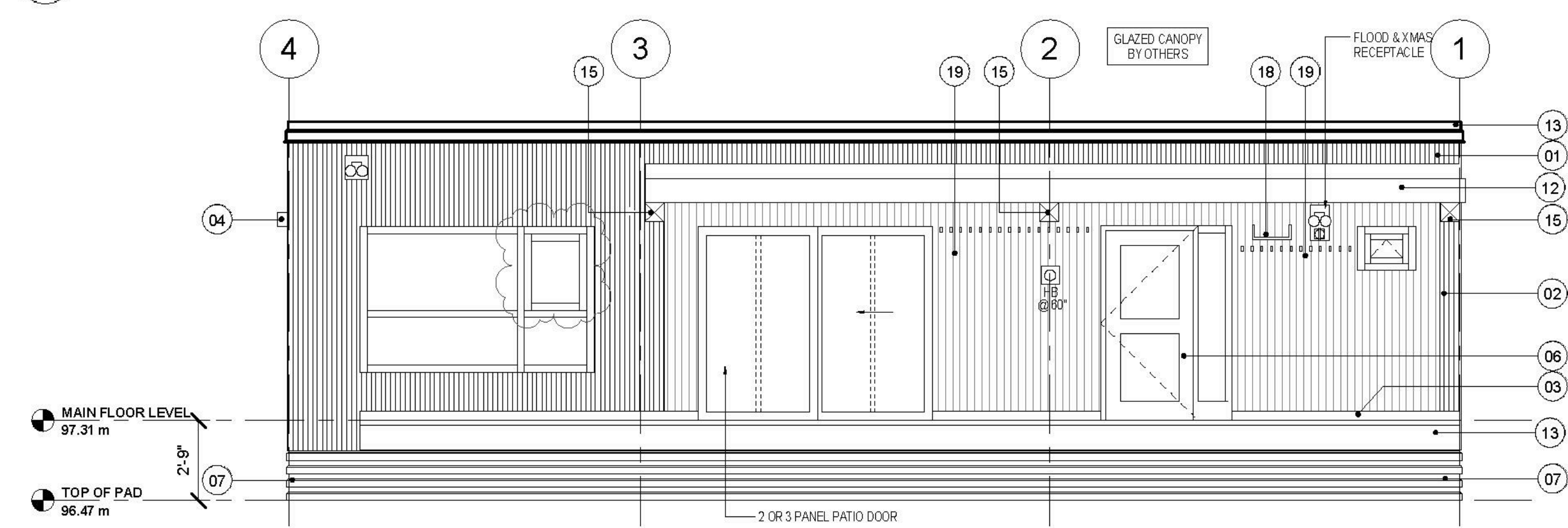




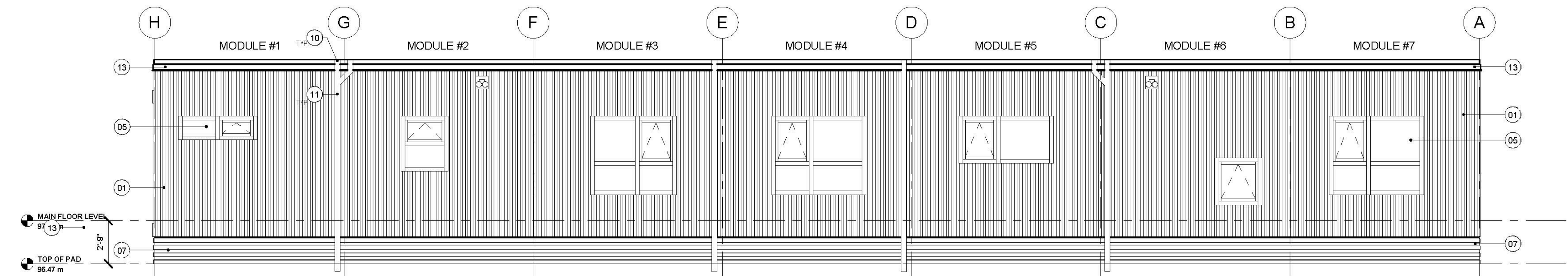
1 WEST ELEVATION - BLDG 1  
A2.01 SCALE - 1/4" = 1'-0"



2 SOUTH ELEVATION - BLDG 1  
A2.01 SCALE - 1/4" = 1'-0"



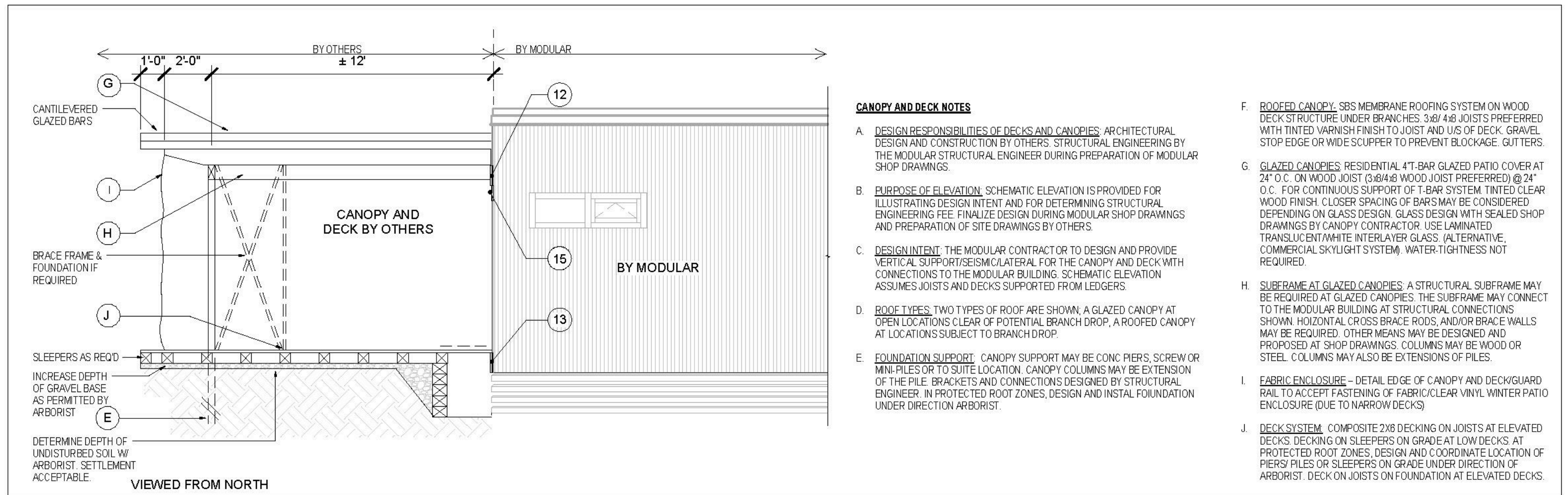
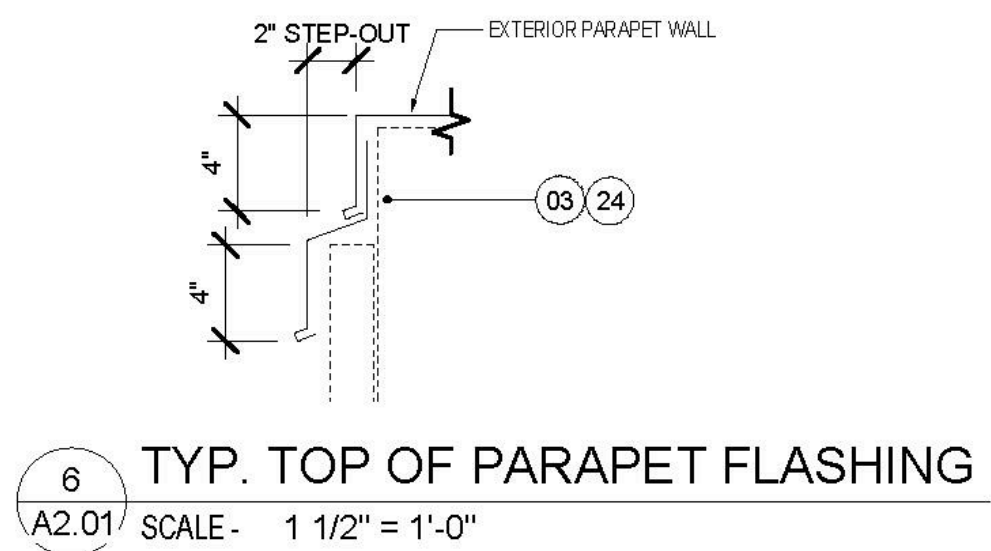
3 EAST ELEVATION - BLDG 1  
A2.01 SCALE - 1/4" = 1'-0"



4 NORTH ELEVATION - BLDG 1  
A2.01 SCALE - 1/4" = 1'-0"

- 120V GFI RECEPTACLE
- FLOOD LIGHTS - SEE SPEC
- RESIDENTIAL HOSE BIB/HYDRANT - HEIGHT 80" AFF. TYP. U.N.O. HYDRANT END INTO CABINET OR WALL BEHIND
- FLOOD LIGHT WITH XMAS RECEPT.

MATERIALS LEGEND - ITEMS BY MODULAR	
* - PENETRATION DETAILS BY MODULAR ENVELOPE CONSULTANT	
Key Value	Keynote Text
01	CORRUGATED STEEL CLADDING, 7/8" - COLOUR FROM STANDARD RANGE - COLOUR MATCH CLOSURES*
02	WOOD CLADDING - TINTED VARNISH, 2x2" @ 2" TIGHT KNOT SELECT CEDAR @ 2" O.C. ON BLACK CEMENTITIOUS PANEL ON RAINSCREEN*
03	METAL FLASHING, 24 GA. - COLOUR MATCH CLADDING, 2 PIECE, SEE DETAIL*
04	METAL FLASHING, 8" x 8" PROJECTION, 22 GA. WEATHERHOOD - COLOUR BLACK*
05	VINYL RESIDENTIAL WINDOW, WEATHERHOOD WHERE SIDING OPERATOR - COLOUR BLACK CAN BLACK FLASHING*
06	2x4 INSULATED DOOR AND WELDED FRAME - DOOR LITES AND SIDE LITE AS SHOWN - PAINT BLACK, BLACK FLASHING*
07	PTW SKirting AND TRIM STRIPS - UNPAINTED, TRIM STRIPS 2x4 w/ SLOPED TOP 3 HORIZONTAL
08	GRILLS, LOWERS, BRACKETS, EXHAUST HOODS, - NOT SHOWN - COLOUR MATCH CLADDING OR BLACK*
09	LIGHT - COLOUR BLACK*
10	SCUPPER - COLOUR BLACK*
11	RAWL - ALUM. RESIDENTIAL, PRE-PAINTED OR SITE PAINTED ON PRIMER TO MATCH CLADDING
12	CANOPY LEDGER FULLY FLASHED BLACK*
13	DECK LEDGER FULLY FLASHED BLACK*
14	ELECTRICAL ENTRY ACCESS DOOR TO UTILITY SPECS, LOCATION TBD, TYP. ALL BUILDINGS
15	CONNECTION FOR CANOPY STRUCTURAL FRAME - BY MODULAR*
17	PAINTED CEMENTITIOUS PANEL ON RAINSCREEN*
18	10" DEEP x 12" LONG CONVENIENCE SHELF MOUNT @ 12" OR AS INSTRUCTED BY STAFF, VARNISHED WOOD
19	SMALL SINGLE PRONG SS. COAT HOOKS @ 4" O.C. SEE SPEC ITEM 31.5.2



5 TYPICAL GLAZED CANOPY - BY OTHERS  
A2.01 SCALE - 1/4" = 1'-0"

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Building elevations -  
bldg 1

SHEET

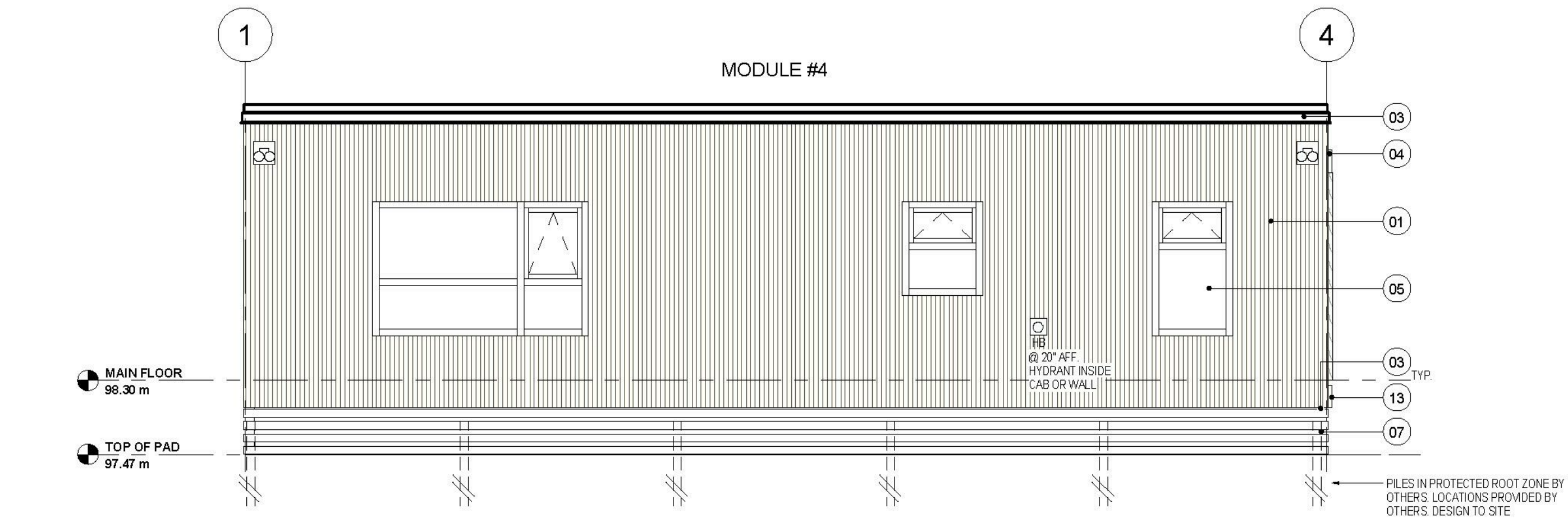
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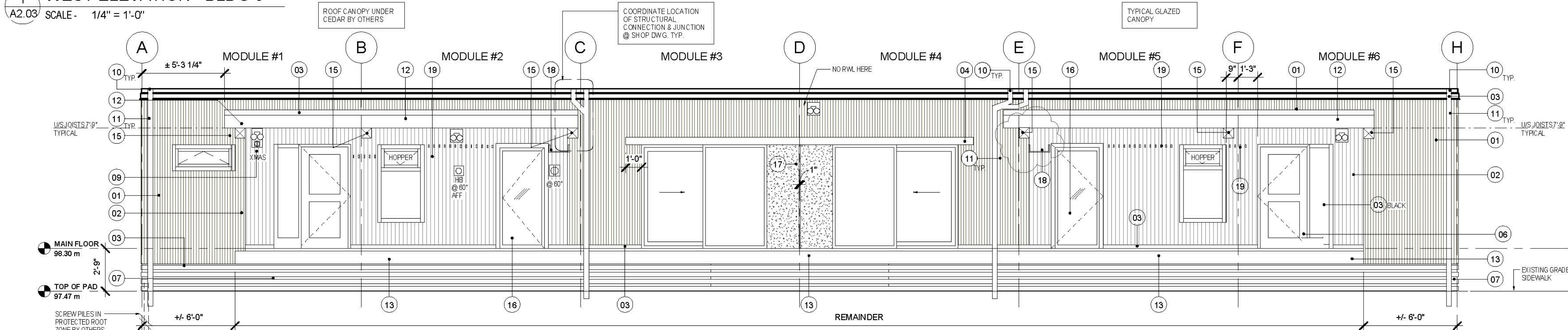




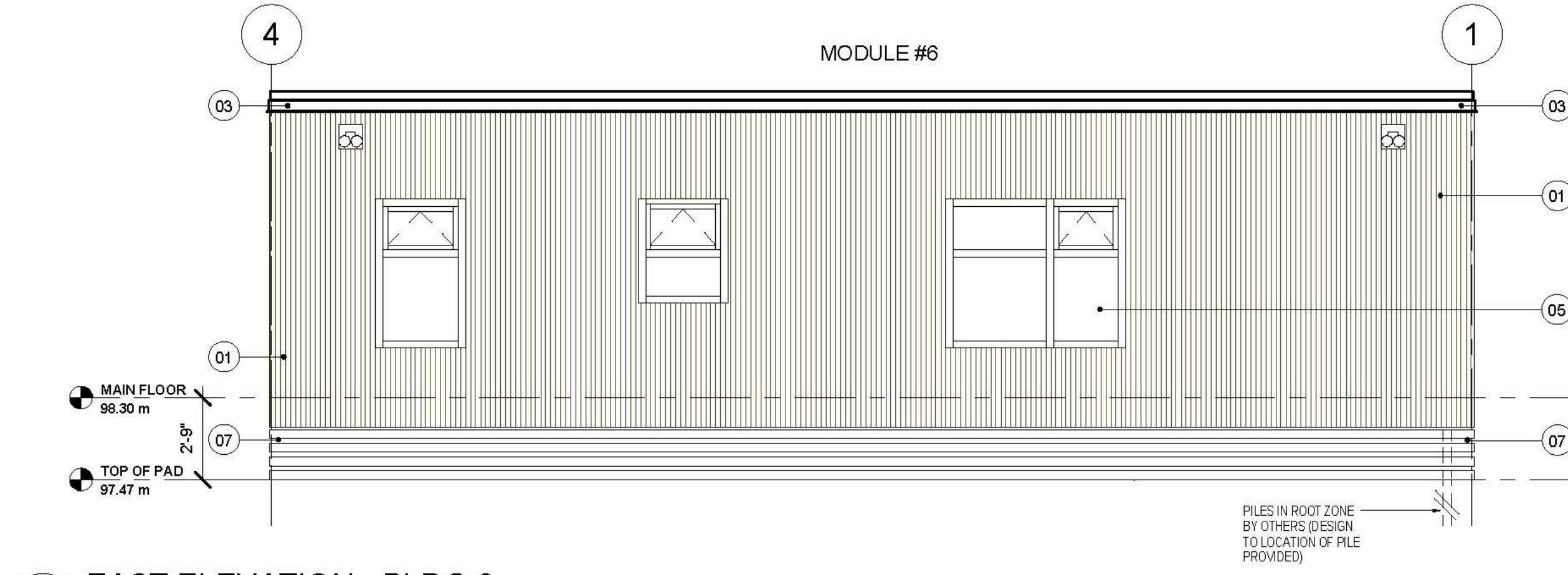
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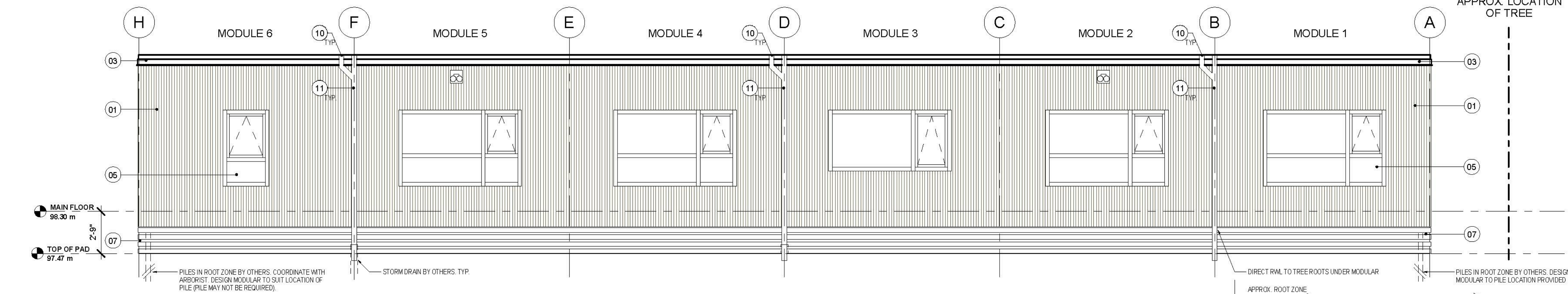
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A2.03 SCALE - 1/4" = 1'-0"



2 SOUTH ELEVATION - BLDG 3  
A2.03 SCALE - 1/4" = 1'-0"



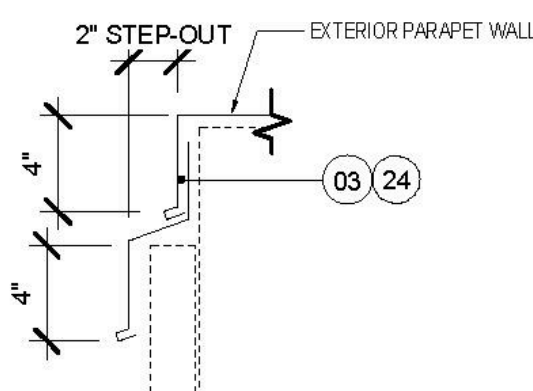
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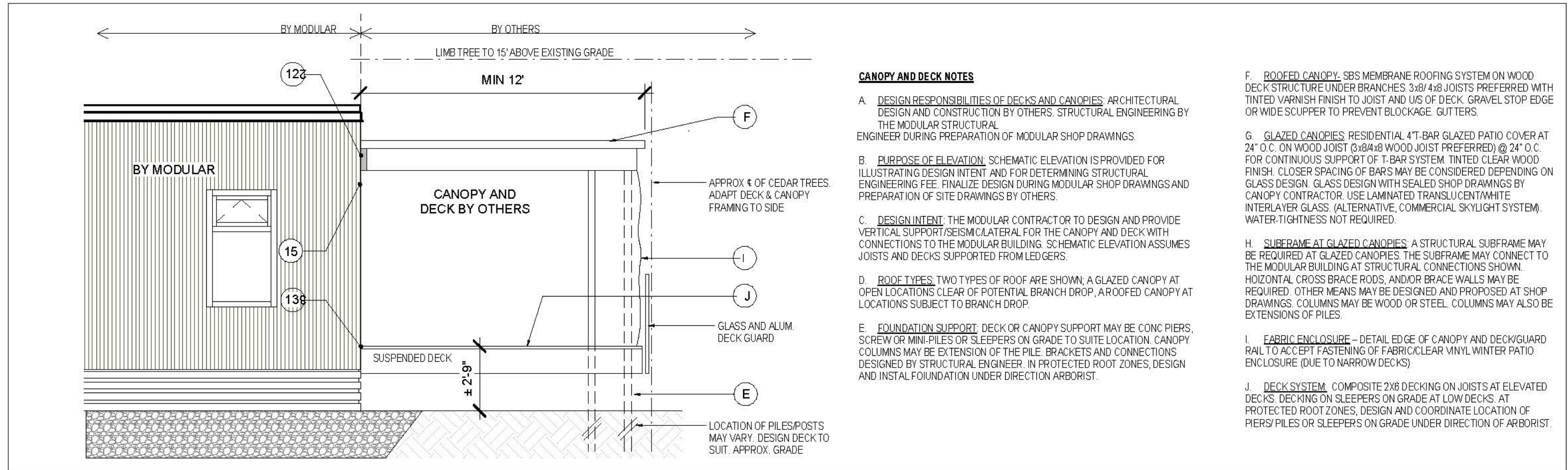
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04	METAL FLASHING: 8" IF PROJECTION: 24 GA. WEATHERPROOF: COLOUR BLACK*
05	VINYL RESIDENTIAL WINDOW: WEATHERPROOF: WHERE SLIDING OPENER - COLOUR BLACK OR BLACK FLASHING*
06	HMD INSULATED DOOR AND WELDED FRAME - DOOR LITES AND SIDE LITE AS SHOWN - PAINT BLACK, BLACK FLASHING*
07	PTW SKIRTING AND TRIM STRIPS - UNPAINTED: TRIM STRIPS 2x4 w/ SLOPED TOP 3 HORIZONTAL
08	GRILLS, DOWNERS, BRACKETS, EXHAUST HOODS - NOT SHOWN - COLOUR MATCH CLADDING OR BLACK*
09	LIGHT - COLOUR BLACK*
10	SCUPPER - COLOUR BLACK*
11	RWL - ALUM. RESIDENTIAL, PRE-PAINTED OR SITE PAINTED ON PRIMER TO MATCH CLADDING
12	CANOPY LEDGER FULLY FLASHED BLACK*
13	DECK LEDGER FULLY FLASHED BLACK*
14	ELECTRICAL ENTRY ACCESS DOOR TO UTILITY SPECS. LOCATION TBD. TYP. ALL BUILDINGS.
15	CONNECTION FOR CANOPY STRUCTURAL FRAME - BY MODULAR*
16	VINYL PATIO SWING FRENCH DOOR BY WINDOW SUPPLIER
17	PAINTED CEMENTITIOUS PANEL ON RAINSCREEN*
18	18" DEEP x 12" LONG CONVENIENCE SHELF MOUNT @ 72" OR AS INSTRUCTED BY STAFF. VARNISHED WOOD
19	SMALL SINGLE PRONG SS. COAT HOOKS @ 4" O.C. SEE SPEC ITEM 31.5.2
20	
21	
22	
23	



6 TYP. TOP OF PARAPET FLASHING  
A2.03 SCALE - 1 1/2" = 1'-0"



5 WOOD DECK TO CANOPY - BY OTHERS (WEST)  
A2.03 SCALE - 1/4" = 1'-0"

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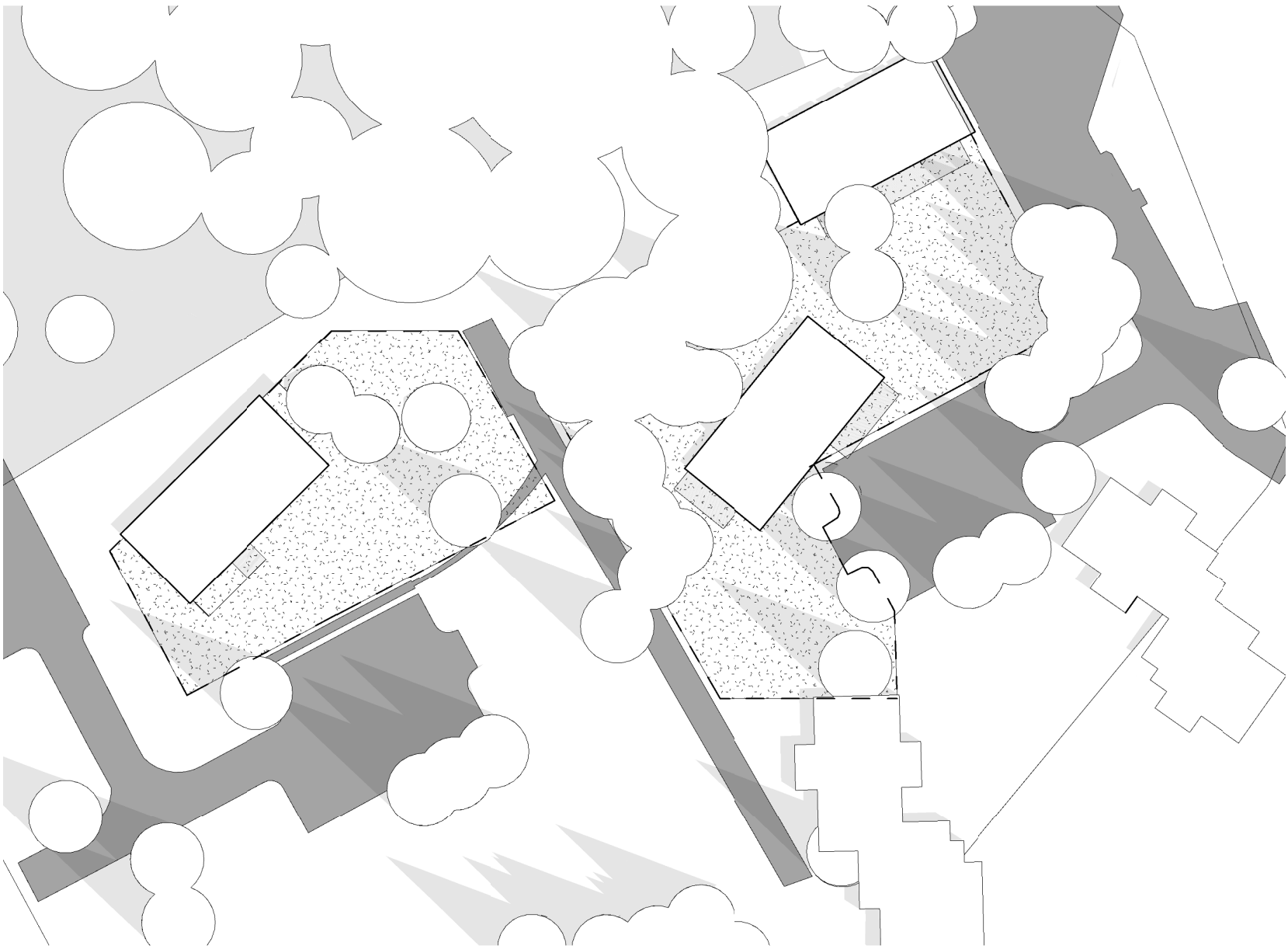
PROJECT CODE	STATUS
1828	DP
	DATE
	190102

Building elevations -  
bldg 3

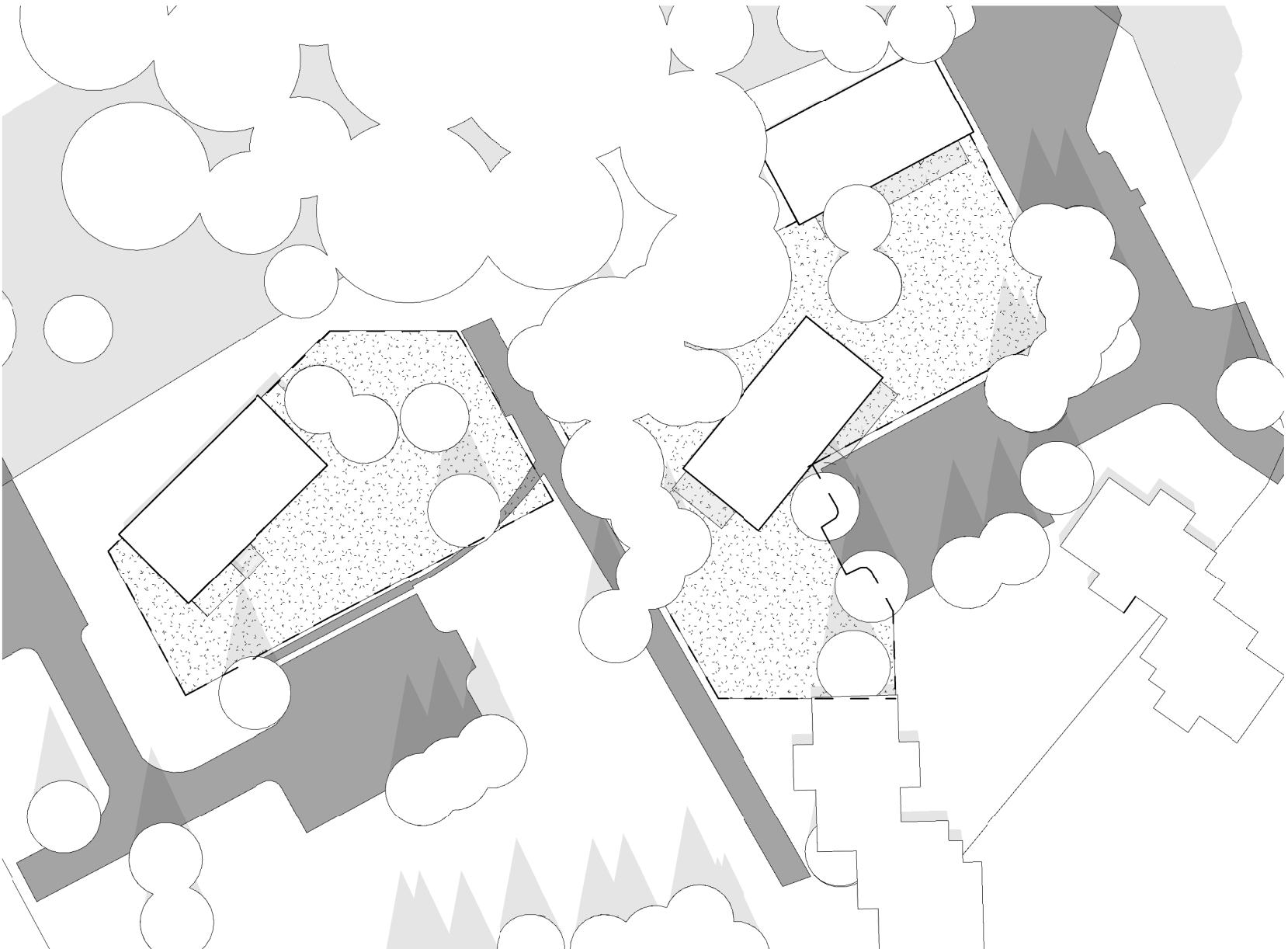
SHEET REVISION

A2.03





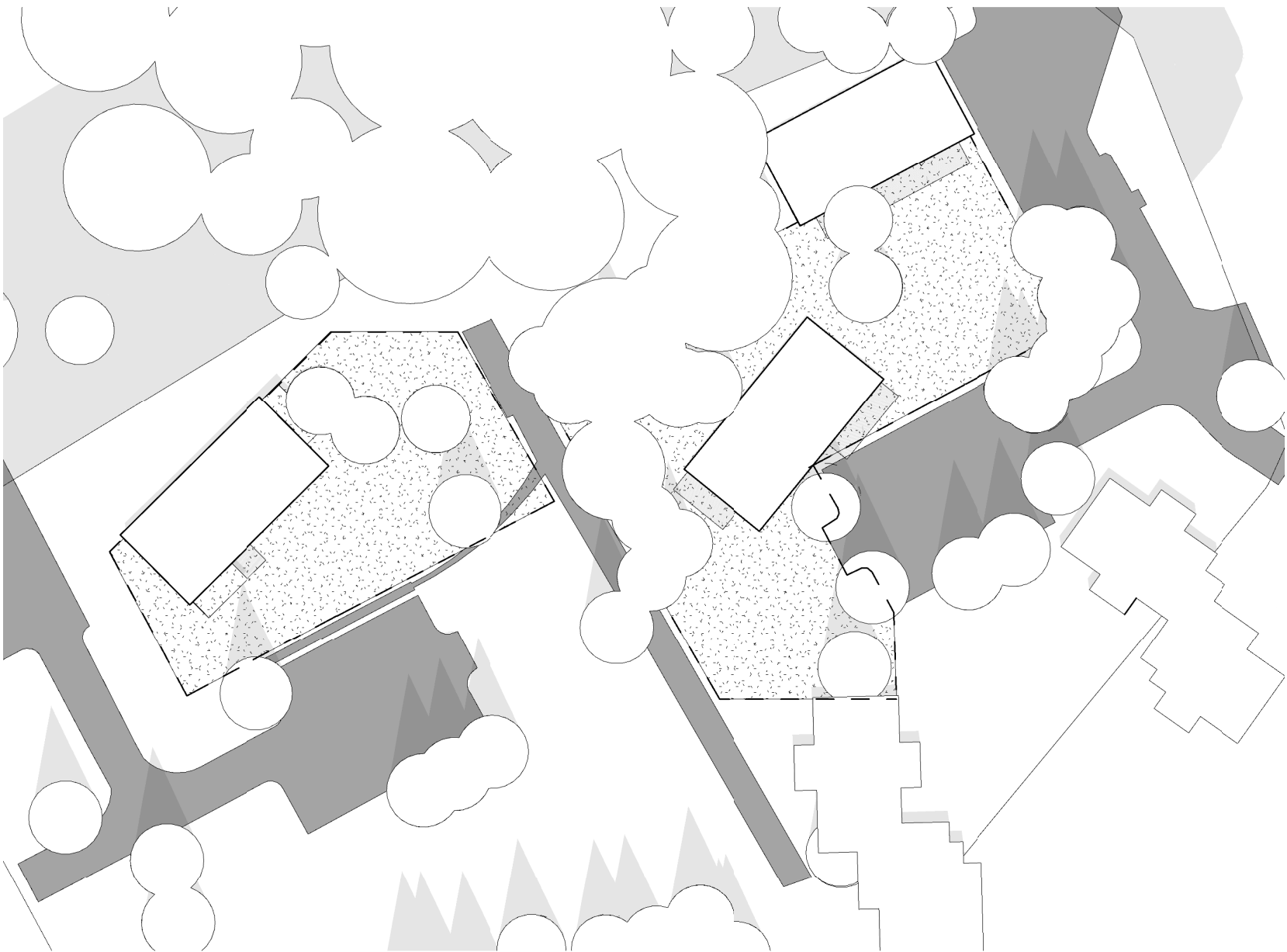
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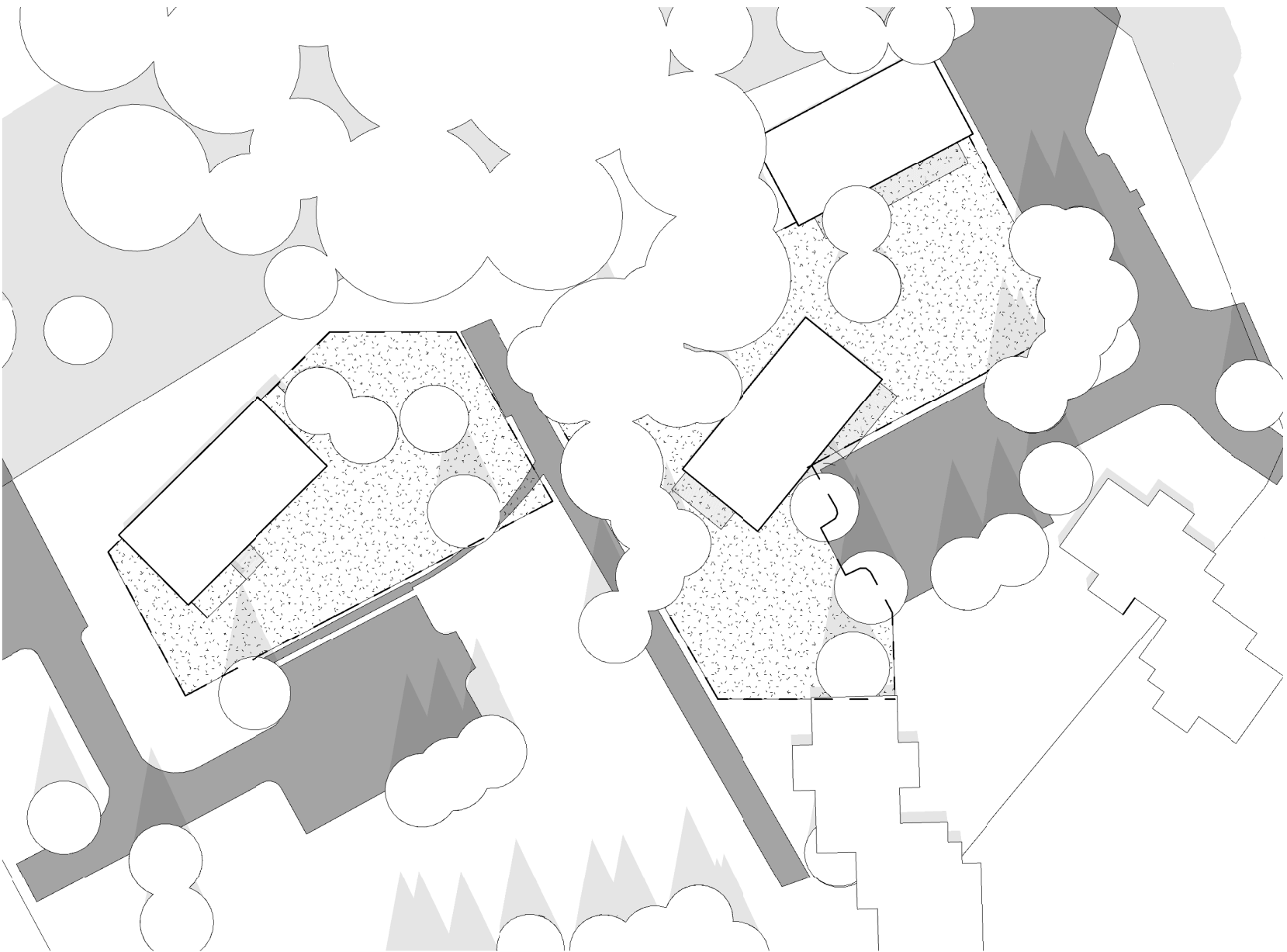
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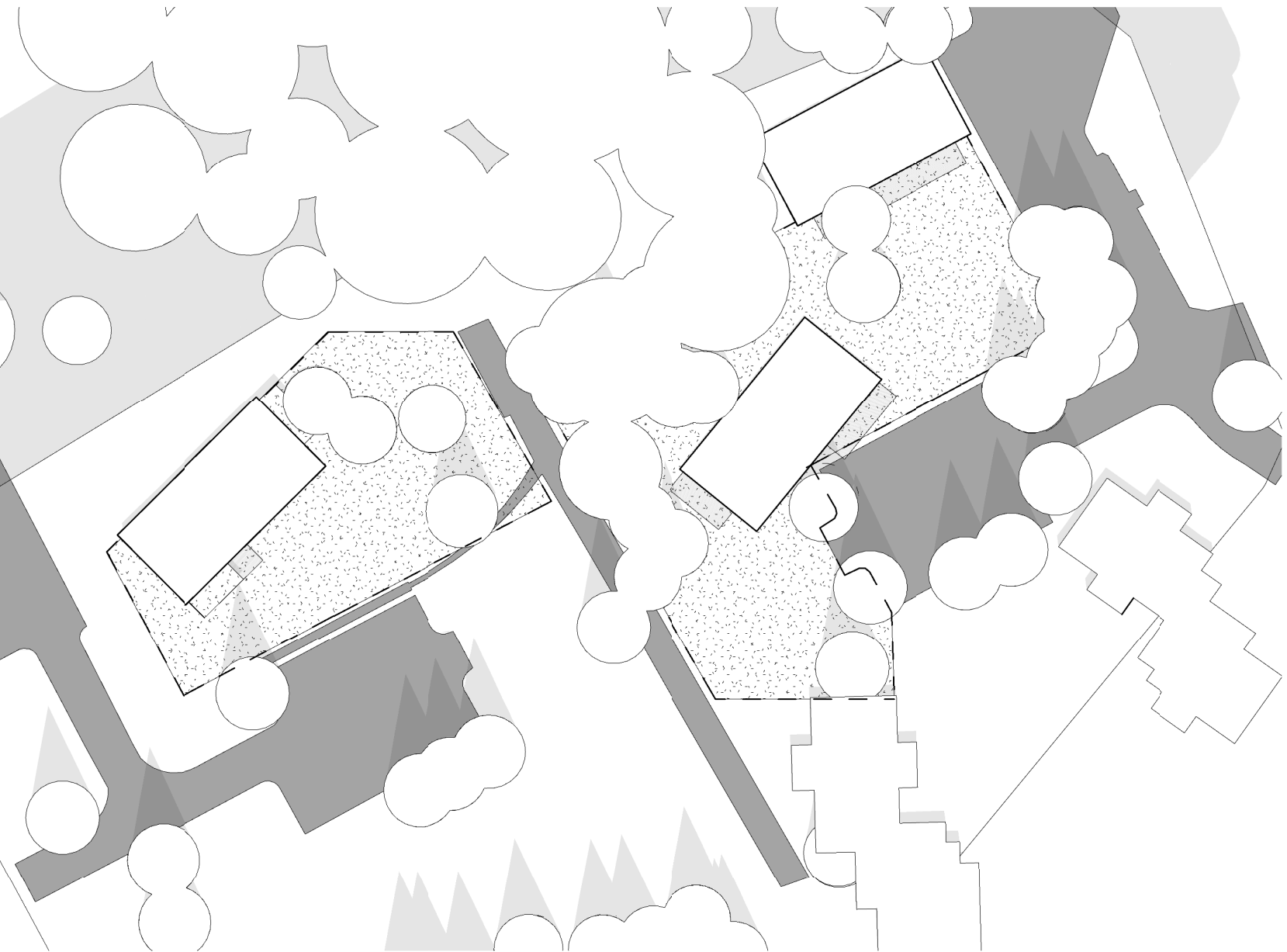
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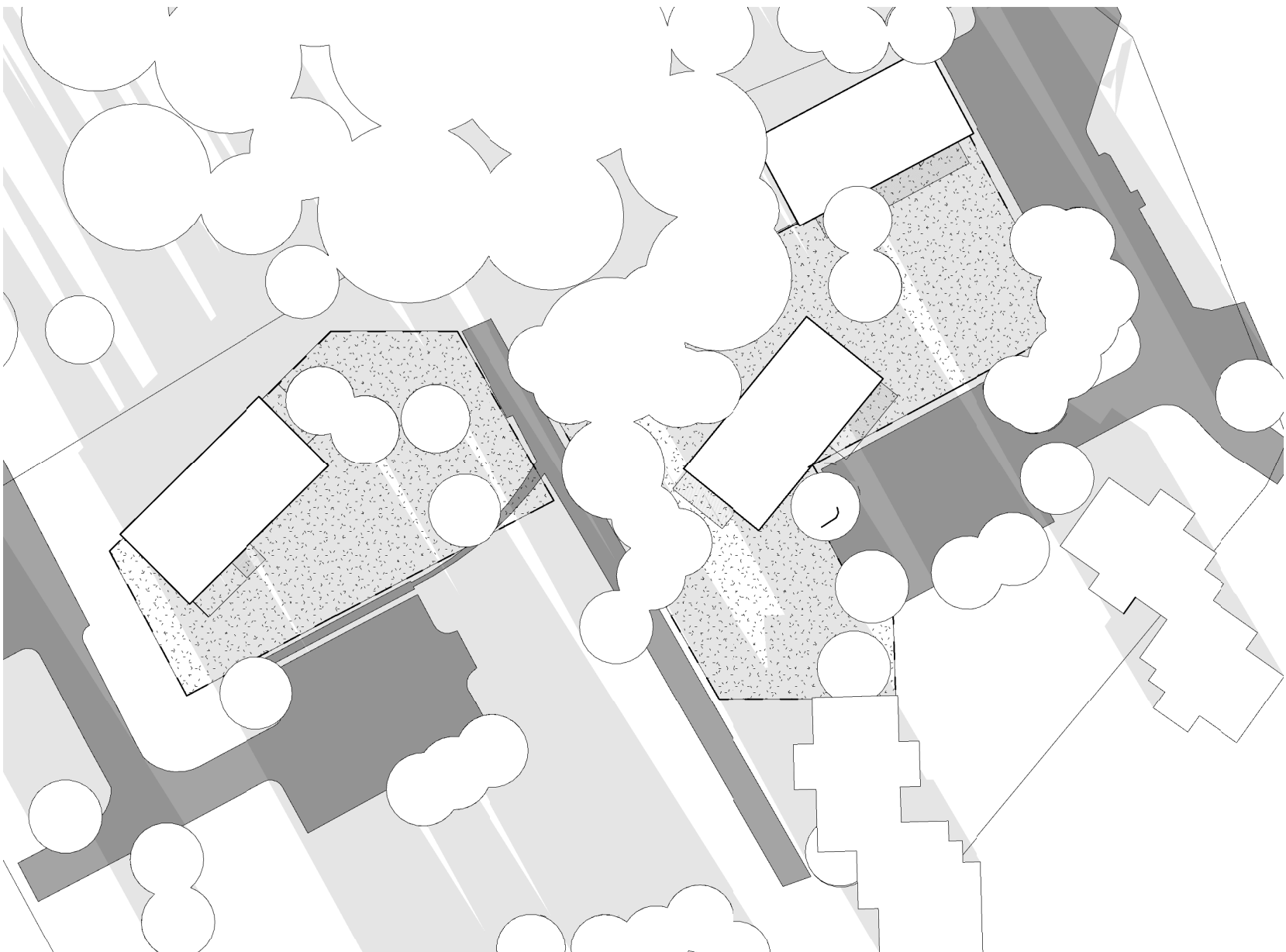
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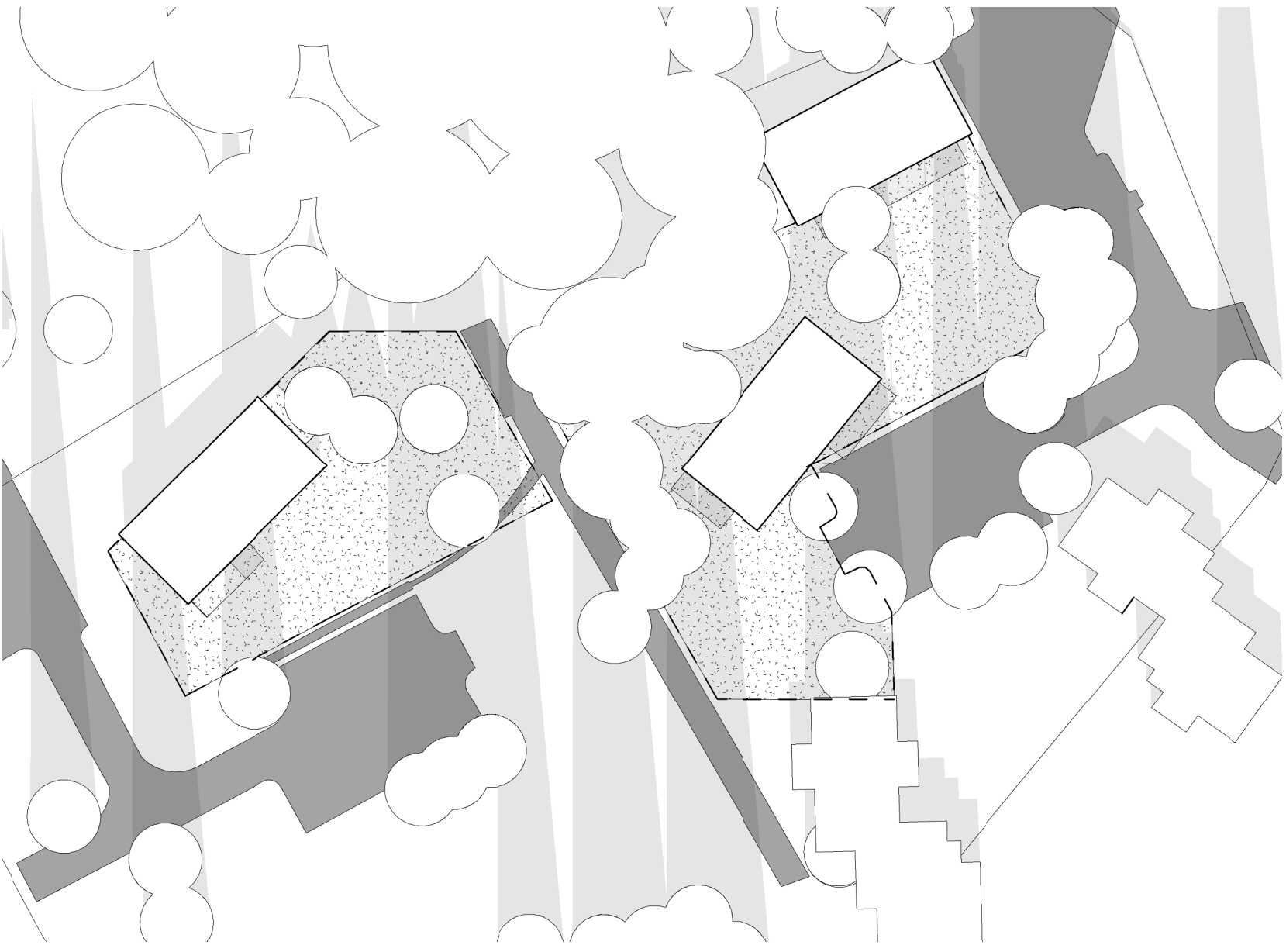
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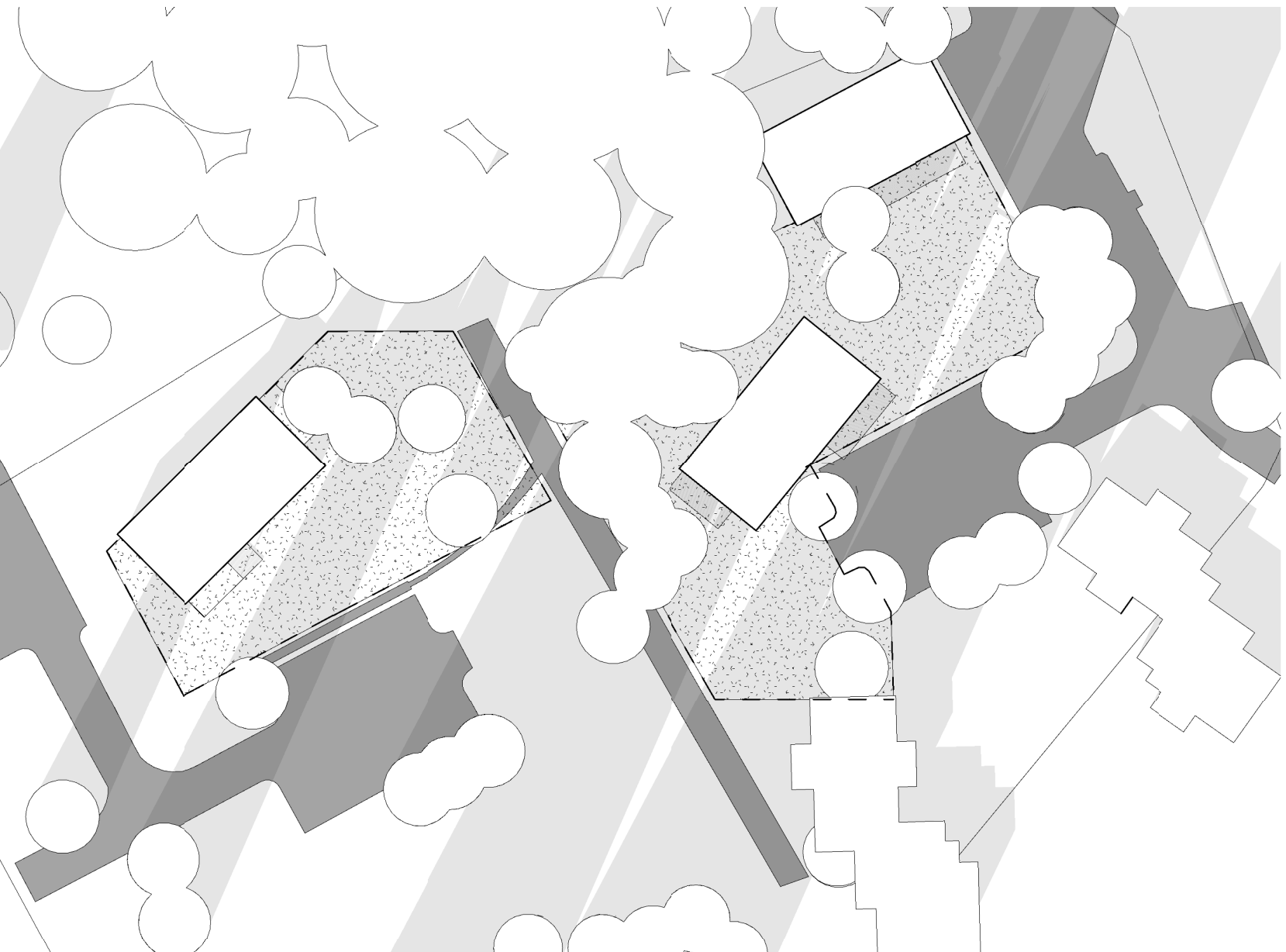
6 Aug 01 2pm



7 Dec 22 10 am



8 Dec 22 12 am



9 Dec 22 2 pm

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ISSUES + REVISIONS		
NO	DATE	DESCRIPTION
A	Jan 10, 2019	Issued for Development Permit

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	190102	

Shadow Studies

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1 East View from central pathway



2 West view from building 3



3 East view from building 1



4 South view from building 2



5 South view from north property line



6 West view from building 2

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Site Photos

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