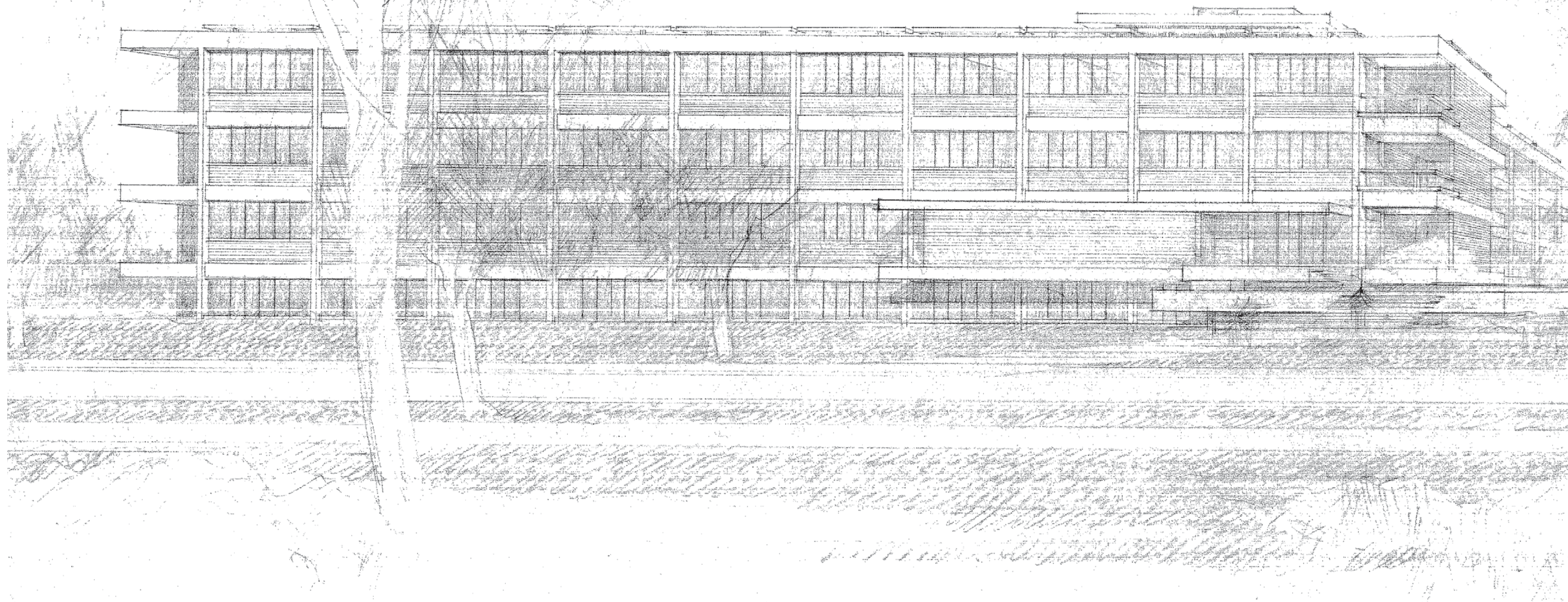


UBC | MACLEOD BUILDING RENEWAL

DEVELOPMENT PERMIT SUBMISSION

PROSCENIUM ARCHITECTURE+INTERIORS IN
ASSOCIATION WITH TEEPLE ARCHITECTS

MARCH 19, 2020



SUBMISSION REQUIREMENTS

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WRITTEN DESCRIPTION

PROJECT DESCRIPTION

The project is a major renewal of the MacLeod Building, a 7,282 GSM 4-storey concrete frame building located at 2356 Main Mall, constructed between 1961 and 1964. The work is intended to comprehensively address deferred maintenance for the building, meet current service objectives, codes, sustainability objectives and principles, and UBC technical standards. Integral to this goal is achieving Seismic safety at a level of resilience planning, in alignment with UBC’s goals for Seismic safety at a campus-wide level.

Scope will include demolition and replacement of the existing envelope, interior layout and finishes, mechanical and electrical systems, and significant upgrades to the building structure. The upgrade will include re-configuration of interior spaces within the existing building footprint to support modern pedagogy and research. The upgrade will also address two existing bridges to other buildings, as well as the adjacent connected Fred Kaiser building.

Part of the project scope is preparation for a potential future two-storey vertical expansion on the building’s Main Mall elevation. While this expansion will not be part of the renewal project, building systems and layouts are to be designed to accommodate future addition.

BUILDING USE

The building houses undergraduate teaching labs and support, workshops and limited research functions for the Faculty of Applied Science’s Department of Electrical and Computer Engineering (ECE). The building also accommodates a number of classrooms serving both ECE and UBC’s larger classroom pool.

SITE CONTEXT AND EXISTING BUILDING

The building is located on the east side of the Main Mall near Agronomy Rd, immediately adjacent the existing Fred Kaiser Building to the north, ICICS Building to the south, both of which are linked by interior connections – on all four storeys with Kaiser and via an above-grade interior bridge to ICICS. The immediate landscape between the building and Main Mall is lawn with a number of mature trees.

To the east, the building frames a courtyard, home to the recently completed Engineering Student Centre, and is connected via above-grade interior bridge to the Brimacombe Building. The courtyard landscape immediately adjacent MacLeod is a lawn with fairly substantial berm, under which lies the majority of major utility connections for the building at relatively shallow depth. South of the building is an existing paved pathway and service lane connected to Engineering Road. This lane houses large garbage compactors that serve this and other neighbouring buildings and also accommodates loading access for the ICICS Building.

Across Main Mall from MacLeod is the existing MacMillan Building, which is expected to be replaced in the future due to seismic concerns, and the domestic-scale Owl at the Barn Childcare Centre, on a large lot, which can also be expected to be replaced by a much larger institutional building in the future. Designed by the renowned Vancouver architectural firm Thompson Berwick and Pratt, the existing building is an elegant but modest example of the modern style, although not a listed or designated structure. The building is characteristic of civic and institutional buildings of the 1960s, including other buildings of similar vintage on the Point Grey Campus by the same architects. The Macleod building is comprised of clean lines, tectonic expression of the structure, and a restrained palette of white glazed brick and raw concrete. The glazed, white brick exterior cladding is mimetic of other projects on campus and establishes material continuity with nearby buildings. Other notable features include the cast-in-place flying concrete frames at the building corners, visible column and beam grid on the building exterior, and multi-storey glass stairwells. The existing building is a low, 4-storey structure with small rooftop penthouse, set well back from the Main Mall. The building is L-shaped in plan, with two major wings. The principal entrance is located at the crux of the building and addresses the Main Mall near its south east termination. The existing entry is via a raised plaza at Level 02, which does not provide an accessible route into the building. Plantings around the entry plaza currently obscure the approach to the building, detracting from a legible sense of arrival. Secondary entry-points are provided into the south and east exit stairwells on Level 01 and on Level 2 on the courtyard side of the connection between MacLeod and Kaiser.

The existing building exterior cladding is not seismically restrained, is not designed to modern building science best practices, and does not perform thermally in a way that addresses UBC’s energy performance goals. Its remediation and retention has been analyzed by the design team and found to result in a sub-optimal envelope with increased loss of interior area due to inboard insulation which remains compromised by thermal bridging. Seismically upgrading the existing envelope would also be more costly and laborious than other recent renewals of buildings of similar vintage on campus due to the widespread use of concrete masonry unit back-up in this building. For these reasons a complete replacement of the envelope will be undertaken.

DESIGN GUIDELINES COMPLIANCE

DESIGN RATIONALE

The design concept proposes substantially maintaining the building’s existing exterior relationships, including maintaining the main entry point at the northwest corner. However, the design seeks to make the entry sequence to the building both more legible – contributing to an appropriate sense of arrival – and provide a dignified and equitable accessible path of entry. For these reasons, and with consideration to cost, logic of construction, and impact on interior program space, the design proposes relocating the entry to Level 1. In addition to the drivers noted above, this move will harmonize the entry levels of MacLeod and Kaiser, as well as allow the ground floor of the building, which will house some of the more visually interesting program spaces, to be more intuitively connected to the main entry and, in turn, to animate the entry sequence.

Other building entrances will be retained, though, to address programmatic requirements for ECE workshop spaces, a new south-facing entrance is proposed for the south service laneway. This will provide access to relocated building stores and will be connected to both the main building circulation and animated new independent study and lounge space.

The renewal project proposes to retain the massing of the existing building, though the required envelope replacement necessitates a reconsideration of the façade. Given the modest elegance of the existing building and dynamism of the ECE programs, the design seeks to fundamentally respect and reflect the form and structure of the existing building, while updating its expression with subtle formal disruptions that bring in contemporary best practices in post-secondary facility design that both support and reflect the forwarding-thinking interests of ECE and UBC.

This is proposed to be accomplished with a dynamic deployment of faceted metal or precast concrete panels combined with high-performance fibreglass glazing. The faceting of the façade is a contemporary reinterpretation of the subtle depth established by slight changes in depth on the existing façade, which serve to create a sense of rhythm and rigour.

A key goal in the renewed exterior expression is to enhance the connection between interior uses and the exterior expression, including the judicious introduction of full-height glazing at key program areas – such as new social learning spaces – and fully solid façade where appropriate – such as washrooms, which were not registered in the original highly formal design. This approach is both appropriate to the exterior design goals as well as to the interior approach, which seeks to address the building’s current lack of animation by maximizing views from and between the exterior, program space and circulation space.

All design decisions have been made with a view to addressing the key project drivers of deferred maintenance, energy performance, seismic resilience, appropriate public presence, and program accommodation.

ARCHITECTURAL EXPRESSION

Building Height & Setbacks

- The building renewal project will maintain the existing height, with subtle adjustment for new parapet insulation and detailing. Due to seismic and code concerns, the existing rooftop penthouse is proposed to be demolished and replaced with a smaller structure; this would not affect building height and will reduce the visual impact of the penthouse on Main Mall.

- The building renewal will maintain the existing footprint and setbacks, with minor expansion of Building Area to accommodate exterior insulation and cladding.

Potential future vertical addition:

- The possible future two-story addition onto MacLeod would be on the west wing (Main Mall) only.

- Broadly, the proposed addition would adhere to the massing, academic growth, social intensity and character objectives of the Campus Plan. By increasing the on-site density, ECE will have the opportunity to grow as a program, while using land efficiently and avoiding “sprawl.”

- The proposed addition would still be within the 28m height limit of the Campus Core.

- The proposed addition proposes to maintain the existing building setbacks. The 5m setback after the first 18m of building height set out in the Campus Design Guidelines would render the addition infeasible because of the narrow building footprint of the Western wing of MacLeod. The MacLeod building is set back further from Main Mall (25m) than the adjacent Kaiser and ICICS buildings (16m) which both feature the 5m setback above an 18m building height to respond to the scale of the Red Oak trees along Main Mall. Even with an additional two stories, MacLeod’s façade would remain significantly further setback than the adjacent buildings, which will reduce the impact of increased building scale on the adjacent row of trees and pedestrian realm. This reasoning has been previously discussed with Campus + Community Planning staff: a memo by Brett Liljefors of UBC Planning and Design dated October 2019 recommends to the Director of Planning that the 5m setback be waived in the case of MacLeod (*please refer to attached memo in Appendix.*)

- An additional two stories will have no impact on the view corridor looking South along Main Mall because of the generous 25m setback from the boulevard.

Campus Core Architecture

The project adheres to the following Campus Core supplementary architectural guidelines:

Style Precedents

- The proposed building façade references the International Style modernism that typifies the existing MacLeod building – the structural grid is expressed on the renewed exterior of the building

- The proposed façade breaks down scale with expressed structural frames. The vertical columns separate window bay modules

- Light coloured and plain cladding is proposed, either in the form of white aluminum composite panel or light pre-cast concrete

- A highly penetrable ground plane is established with a new sunken Level 1 entry plaza that ties into existing pedestrian routes to ICICS and Engineering Road

- The sunken plaza embeds the building entry into the landscape

Horizontal Massing:

- Horizontal massing predominates in the proposed re-cladding: the previous brick infill and expressed floor slabs that established horizontality are referenced by a thick folded band in the new cladding that runs the entire width of the building on every floor.

- While subtle disruptions are proposed to the existing horizontal banding with some instances of full-height glazing and façade corresponding to appropriate program uses, the horizontal datum line will continue to be predominant.

Main Mall Cornice Line:

- The original four-stories of MacLeod will be clad in a unified façade that maintains the existing cornice line.

- The design team recommends that expression of the future vertical addition incorporate a visual break at the parapets of the original MacLeod building – maintaining the datum of the original cornice line.

GRID EXPRESSION: EXISTING SYSTEM



EXISTING BUILDING
STRONG VERTICAL AND
HORIZONTAL ELEMENTS

GRID EXPRESSION: EXISTING SYSTEM



EXISTING HIERARCHY

- VERTICAL COLUMN LINES
- HORIZONTAL SLABS
- INFILL BRICK PANELS

GRID EXPRESSION: PROPOSED FACADE



RETAINED HIERARCHY

VERTICAL COLUMN LINES

HORIZONTAL SLABS

INFILL BRICK PANELS

GRID EXPRESSION: PROPOSED FACADE



RETAINED HIERARCHY

Existing mature trees will provide shading

Solid panels strategically where storage is required, lecturns and presentations screens are present as well as to hide expanded shear walls

DESIGN GUIDELINES COMPLIANCE

CAMPUS CORE MATERIAL PALETTE

While the existing building incorporates the glazed white brick noted as a primary material for the Campus Core Material Palette, thorough investigation of the practicalities of its retention and remediation for seismic and building performance has shown that retention of the existing brick is unfeasible on a large scale.

As a recognition of the campus core material palette, and the building’s original materiality, a select section of white brick on the projecting theatre face will be retained and the wall insulated inboard. This unique ‘bump-out’ condition on the Western façade warrants a unique material response.

Because the recladding of the building will involve addition of insulation and cladding outboard of the existing structure – as opposed to the flush or subtly recessed brick infill in the existing – using glazed brick in the new envelope (either reused or new) would result in the distortion of elegant proportions of the existing façade and would depart from the honesty of material expression that is so central to the building’s modernism. For this reason an alternate primary material palette is proposed.

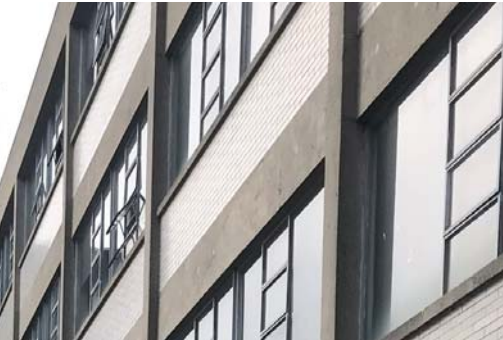
Either white pre-finished aluminum composite or light coloured concrete pre-cast panels are proposed as the primary cladding of the building. In their light-colouration, both materials adhere to the Campus Core visual identity and are reflected in existing adjacent buildings.

Existing cast-in place natural concrete corner beams will remain in the project to offer a connection to the Campus Core primary material palette and reinforce the simple and slender horizontal expression of the existing building.

Significant glazing expanses are deployed in the proposed façade to reference the campus’ legacy of the International Style

- Secondary materials such as aluminum and soft wood will be included in the interior as handrails and glass framing
- Naturally coloured concrete will be visible with the exposure of internal beams and floor slabs
- Glass windows will be patterned with a ceramic frit to adhere to both bird-friendly guidelines, and the additional secondary material palette from section 3.1.2 of the Campus Core Materials Palette

EXISTING MATERIALS



CONCRETE STRUCTURE WITH GLAZED BRICK INFILL



EXISTING WHITE BRICK



EXISTING CONCRETE

PROPOSED MATERIALS



OPTION 1 - WHITE PRE-FINISHED ALUMINUM COMPOSITE



OPTION 2 - LIGHT COLOURED CONCRETE PRE-CAST PANELS



FIBERGLASS PUNCHED WINDOWS - PRIMARY GLAZING



SELECTIVE USE OF EXISTING CONCRETE



SSG GLAZING - FEATURE GLAZING



SELECTIVE USE OF EXISTING WHITE BRICK

DESIGN GUIDELINES COMPLIANCE

BUILDING ENTRIES / UNIVERSAL ACCESSIBILITY

- The main building entry is to remain at the Southwest corner, as it addresses the most prominent street – Main Mall, and is most conveniently located to provide ease of access for the two wings of the building. The existing entry location ties into a pedestrian path off of Main Mall that links a secondary route to ICICS, and a pass-through between MacLeod and ICICS to Engineering Road.
- While the main entry is to remain at the Southwest corner, the design team is proposing to demolish the existing entry plaza that uses two flights of stairs to access to Level 2 in favour of excavating an entry of comparable footprint to go down to Level 1. The new lowered plaza will provide dignified universal access with wheelchair-accessible ramps. Due to the existing floor elevations relative to main mall, relocating access to Level 1 allows a significantly shorter length of ramp and fewer stair risers to provide access to the building compared to what is required to access Level 2.
- Visible from the main entry will be the Makerspace and Workshop areas on Level 1 of MacLeod. The exciting activities of ECE will be apparent from the exterior and therefore the new façade and entry reinforce the expression of a thriving university per the intent of Campus Plan Architectural Expression (Section 2.3.5)
- The principal entry is legible from a distance through the use of verticality – proposed double-height glazing at the new entry doors on Level 1 increases the perceived height and prominence of the entry when seen from Main Mall. The coverage of the entry by an existing concrete awning further reinforces the legibility of the entrance while providing ample weather protection.
- A new secondary entry will be provided on the South façade and will have a minimal overhang for rain protection purposes.

SUSTAINABILITY

- The existing MacLeod building is energy inefficient due to its concrete structure being exposed to the exterior, the entirety of its glazing being single-pane, and the lack of an air-tight envelope.

- The renewal project will adhere to EUI and TEDI targets commensurate with comparable new-build major projects on the campus, and targets LEED Gold, with re-cladding and mechanical refurbishment being the primary methods of obtaining improved performance.
- The re-skinned air-tight façade will feature greater insulation values and employ modern rain screen principles, with deep vertical elements providing shade in the summer.
- New high-performance windows will significantly improve thermal performance and occupant comfort. Up to 25% of the new window area will be operable to provide natural ventilation. Fresh air from the operable windows will be pulled through the classrooms into interior corridors by a negatively pressurized atrium at the nexus of the corridors. The semi-passive ventilation concept eliminates return air ducting, allows heat recovery form return air, and reduces overall energy use.
- All existing structure will be insulated outboard to eliminate the thermal bridges that previously were responsible for the high energy loads of MacLeod.
- In prioritizing intuitive navigation, visibility of activity and provision of welcoming formal and informal learning spaces, the design actively supports UBC’s priority of social sustainability.
- In retaining the existing structure, the renewal keeps large volumes of concrete out of landfill and provides an economically viable and sustainable way to provide a new facility for ECE and UBC

LANDSCAPE EXPRESSION

The landscape design aims to:

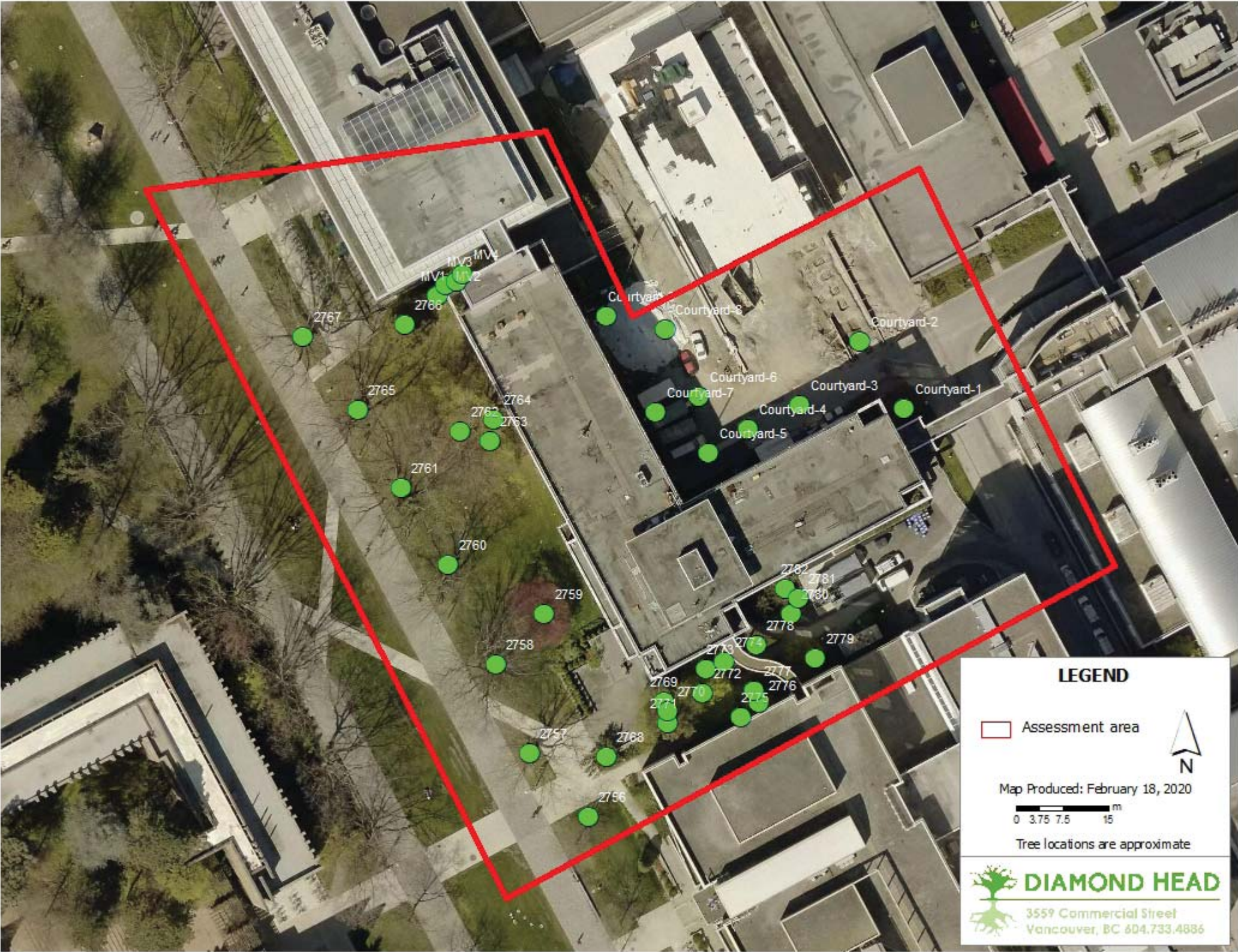
1. Respond to the existing context and desire lines along Main Mall.
2. Be strategic with tree retention to maintain high value trees.
3. Provide a front door presence on Main Mall.
4. Create a variety of social spaces and opportunities to pause in the upper and lower plaza.
5. Provide a direct accessible route to the front door.
6. Focus the construction within the demolition of the previous entry experience.

TREE SURVEY

NOTES

Draft Arborist Report, produced by Diamond Head Consulting Tree Care Services on February 18 2020. Refer to appendix for full report.

Red Oak	Tree 2756
	Tree 2757
	Tree 2758
	Tree 2760
	Tree 2761
	Tree 2765
	Tree 2765
	Tree 2765
Japanese Maple	Tree 2759
	Tree 2772
	Tree 2775
European Beech	Tree 2762
	Tree 2763
	Tree 2764
Japanese Cedar	Tree 2766
Juniper spp.	Tree 2768
	Tree 2769
	Tree 2770
Silver Birch	Tree 2771
Kousa Dogwood	Tree 2773
	Tree 2774
	Tree 2776
	Tree 2777
	Tree 2779
	Tree 2780
Arbutus	Tree 2782
	Tree 2782
Vine Maple	Tree 2778
	MV1
	MV2
	MV3
Cotoneaster	Courtyard 1
	Courtyard 2
	Courtyard 3
	Courtyard 4
	Courtyard 5
	Courtyard 6
	Courtyard 7
	Courtyard 8
	Courtyard 9
Ash	
Dogwood	



GREEN BUILDING CERTIFICATION

UBC MacLeod Renewal - Preliminary Scorecard

Blue cells indicate credits identified as mandatory, that must be earned by all UBC projects.

Targeted	Potential	Unlikely	No			
1				IPc1 Integrative Process	1	
9	3	2	2	Location and Transportation	16	
			16	LTc1 LEED for Neighborhood Development Location	16	
1				LTc2 Sensitive Land Protection	1	
		2		LTc3 High Priority Site	2	
5				LTc4 Surrounding Density and Diverse Uses	5	
3	2			LTc5 Access to Quality Transit	5	
	1			LTc6 Bicycle Facilities	1	
			1	LTc7 Reduced Parking Footprint	1	
			1	LTc8 Green Vehicles	1	
3	3		4	Sustainable Sites	10	
	Y			SSp1 Construction Activity Pollution Prevention	Required	
	1			SSc1 Site Assessment	1	
	2			SSc2 Site Development - Protect or Restore Habitat	2	
			1	SSc3 Open Space	1	
			3	SSc4 Rainwater Management	3	
2				SSc5 Heat Island Reduction	2	
1				SSc6 Light Pollution Reduction	1	
5	4	2	0	Water Efficiency	11	
	Y			WEp1 Outdoor Water Use Reduction	Required	
	Y			WEp2 Indoor Water Use Reduction	Required	
	Y			WEp3 Building-Level Water Metering	Required	
	1	1		WEc1 Outdoor Water Use Reduction	2	
3	2	1		WEc2 Indoor Water Use Reduction	6	
2				WEc3 Cooling Tower Water Use	2	
	1			WEc4 Water Metering	1	
15	5	6	7	Energy and Atmosphere	33	
	Y			EAp1 Fundamental Commissioning and Verification	Required	
	Y			EAp2 Minimum Energy Performance	Required	
	Y			EAp3 Building-Level Energy Metering	Required	
	Y			EAp4 Fundamental Refrigerant Management	Required	
4			2	EAc1 Enhanced Commissioning	6	
9	2	5	2	EAc2 Optimize Energy Performance	18	
1				EAc3 Advanced Energy Metering	1	
1			1	EAc4 Demand Response	2	
	1		2	EAc5 Renewable Energy Production	3	
		1		EAc6 Enhanced Refrigerant Management	1	
	2			EAc7 Green Power and Carbon Offsets	2	

Targeted	Potential	Unlikely	No		
60	25	10	15	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					
LEED v4 New Construction					
February 24, 2020					
7	4	0	2	Materials and Resources	13
	Y			MRp1 Storage and Collection of Recyclables	Required
	Y			MRp2 Construction and Demolition Waste Management Planning	Required
2	3			MRc1 Building Life-Cycle Impact Reduction	5
1			1	MRc2 Building Product Disclosure and Optimization - EPD	2
1	1			MRc3 Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1			1	MRc4 Building Product Disclosure and Optimization - Material Ingredients	2
2				MRc5 Construction and Demolition Waste Management	2
11	5	0	0	Indoor Environmental Quality	16
	Y			EQp1 Minimum Indoor Air Quality Performance	Required
	Y			EQp2 Environmental Tobacco Smoke Control	Required
2				EQc1 Enhanced Indoor Air Quality Strategies	2
3				EQc2 Low-Emitting Materials	3
1				EQc3 Construction Indoor Air Quality Management Plan	1
2				EQc4 Indoor Air Quality Assessment	2
1				EQc5 Thermal Comfort	1
2				EQc6 Interior Lighting	2
	3			EQc7 Daylight	3
	1			EQc8 Quality Views	1
	1			EQc9 Acoustic Performance	1
6	0	0	0	Innovation	6
1				IDc1.1 Innovation: Occupant comfort survey	1
1				IDc1.2 Innovation: Green Building Education	1
1				IDc1.3 Innovation: Purchasing - lamps	1
1				IDc1.4 Exemplary Performance: LTc5	1
1				IDc1.5 Innovation: WELL Features	1
1				IDc2 LEED Accredited Professional	1
3	1	0	0	Regional Priority	4
1				RPc1 Regional Priority:	1
1				RPc2 Regional Priority:	1
1				RPc3 Regional Priority:	1
	1			RPc4 Regional Priority:	1

Points in this scorecard represent estimates by the project team. LEED is used a framework to analyze building performance and to guide design and construction.



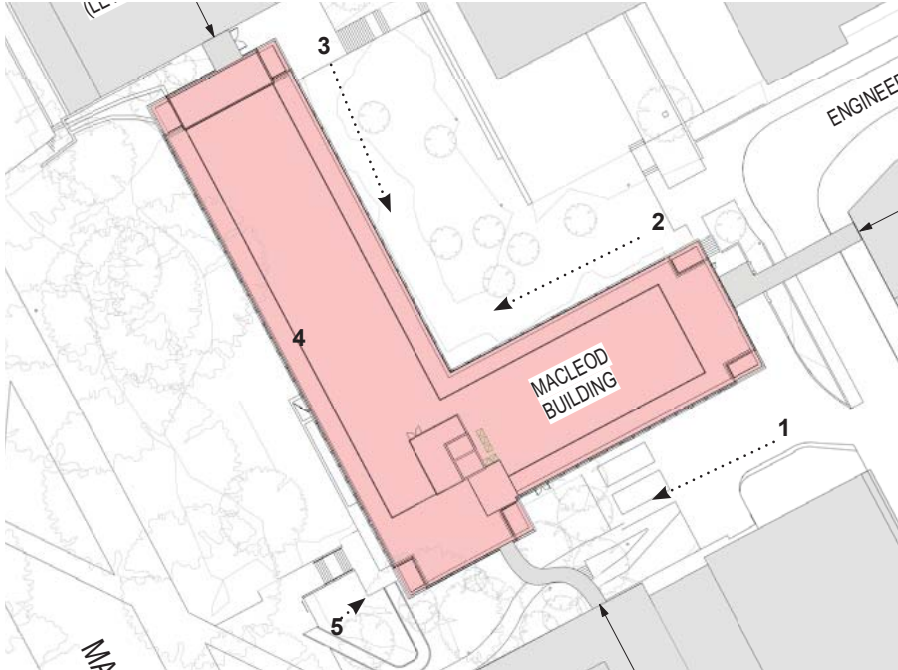
EXISTING BUILDING - PHOTOS



1 - LOADING BAY AT SOUTH



2 - COURTYARD LANDSCAPING



3 - NORTH STAIR EXIT AT LEVEL 2



4 - INTERIOR LABS



5 - EXISTING ENTRY CONDITION

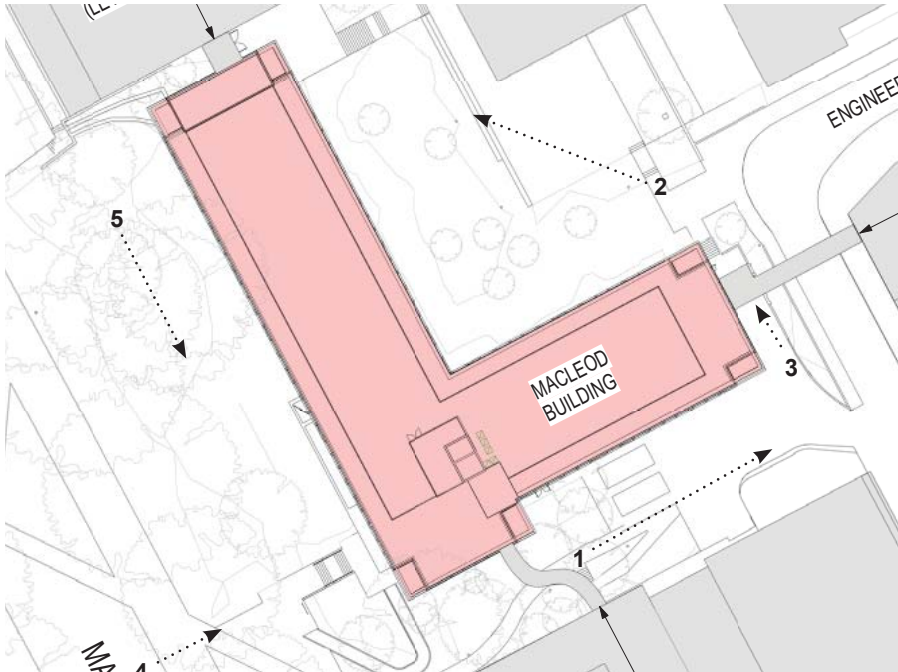
EXISTING BUILDING - PHOTOS



1 - LOADING AREA AT SOUTH



2 - COURTYARD INTERIOR LANDSCAPING



3 - EAST STAIR CONNECTION



4 - VIEW OF ENTRY FROM MAIN MALL



5 - EXISTING SETBACK FROM MAIN MALL

CONTEXT PHOTOS



EARTH SCIENCES BUILDING



BEATY BIODIVERSITY MUSEUM



EARTH SCIENCES BUILDING



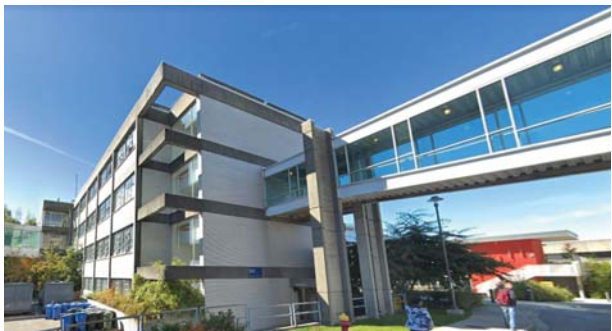
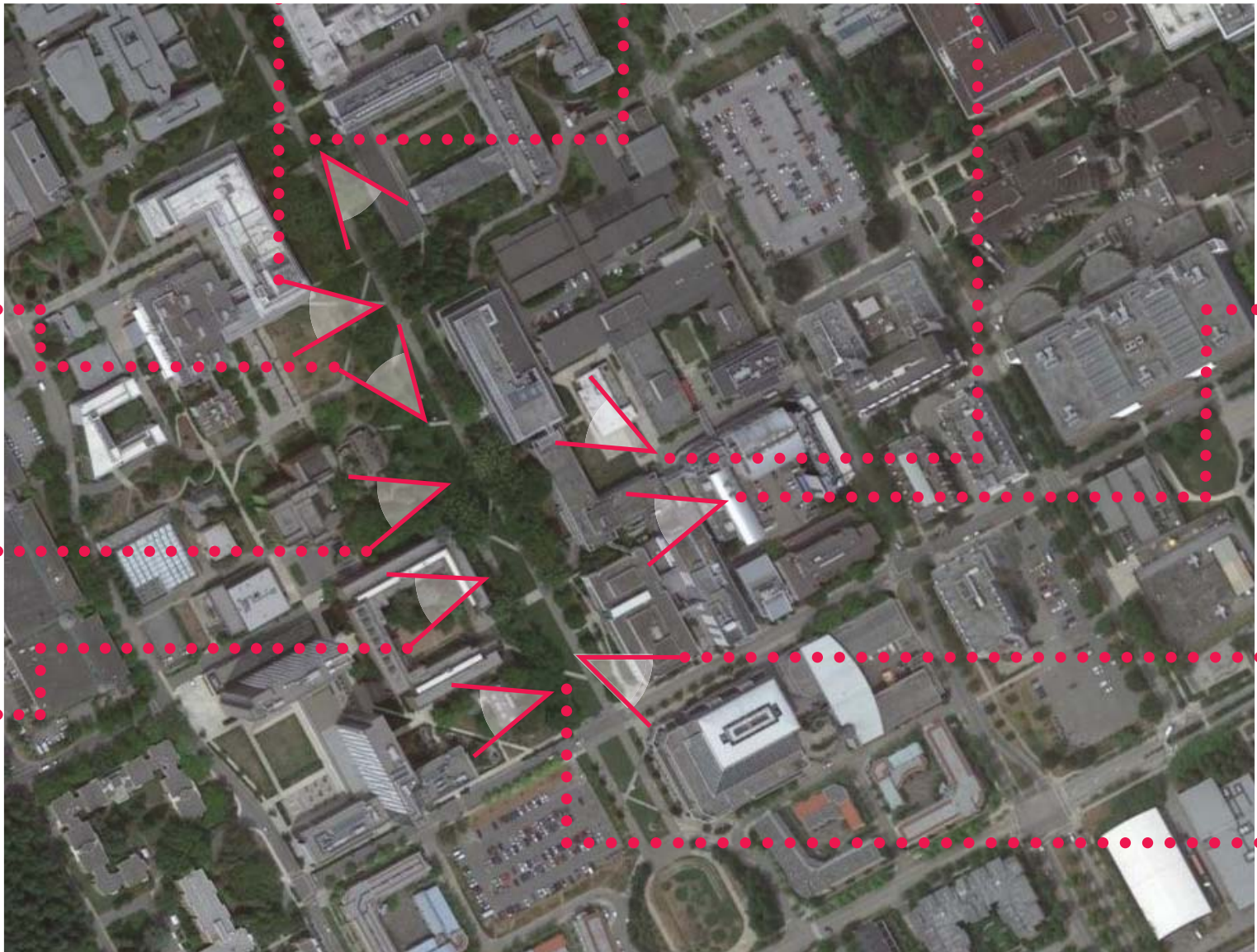
MAIN MALL
(EARTH SCIENCES BUILDING LEFT)



MAIN MALL
(FACING THE BARN)



MACMILLAN BUILDING



ENGINEERING ROAD
BRIDGE TO BRIMACOMBE BUILDING



AGRONOMY ROAD (ICICS LEFT)



LANDSCAPE ARCHITECTURE ANNEX

CONTEXT PHOTOS



1 - BEATY BIODIVERSITY MUSEUM



2 - KAISER BUILDING



3 - ENGINEERING STUDENT CENTRE



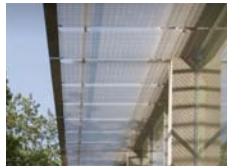
4 - MACMILLAN BUILDING



5 - ICICS BUILDING



WHITE BRICK



MESH SUNSHADES



FRITTED GLASS



WHITE BRICK



RED PANEL



RED BRICK



CURTAINWALL + SPANDREL GLASS



CONCRETE



METAL PANEL SOFFIT



CEMENT PANEL



METAL PANEL



CONCRETE BANDING



CEMENT PANEL



CURTAINWALL



CURTAINWALL + CANOPY



WOOD SOFFIT



FAIRVIEW GROVE &
BEATY BIODIVERSITY MUSEUM

KAISER BUILDING
(ENGINEERING STUDENT CENTRE BEYOND BUILDING)

MACLEOD BUILDING
(MACMILLAN BUILDING BEHIND CAMERA)

ICICS BUILDING

AGRONOMY ROAD

DP NOTIFICATION SIGN

8' - 0"

2' - 0"

0' - 4"

0' - 8"

2' - 0"

4' - 0"

NOTICE OF DEVELOPMENT PERMIT APPLICATION – No. DP XXXXX

UBC Macleod Building Renewal

UBC Infrastructure Development has applied to the University of British Columbia for a Development Permit to construct (building type, storeys & units). The total proposed building area is 7,372.10m². Anticipated start of construction date May 1, 2020.

Public Open House

Date + Time: TBD

Location: TBD

Development Permit Board Meeting Dates: TBD

Developer's name: Noel McNally, UBC Infrastructure Development

Contact number: 604 822 0175

For more information contact:
Karen Russell, Manager, Development Services
Campus & Community Planning
2210 West Mall, Vancouver, B.C. V6T 1Z4
Phone: (604) 822-1586, Fax: (604) 822-6119
Email: Karen.Russell@ubc.ca
<http://www.planning.ubc.ca>

Teeple Architects INC.

PROSCENIUM
ARCHITECTURE + INTERIORS INC.

UBC | MACLEOD BUILDING RENEWAL

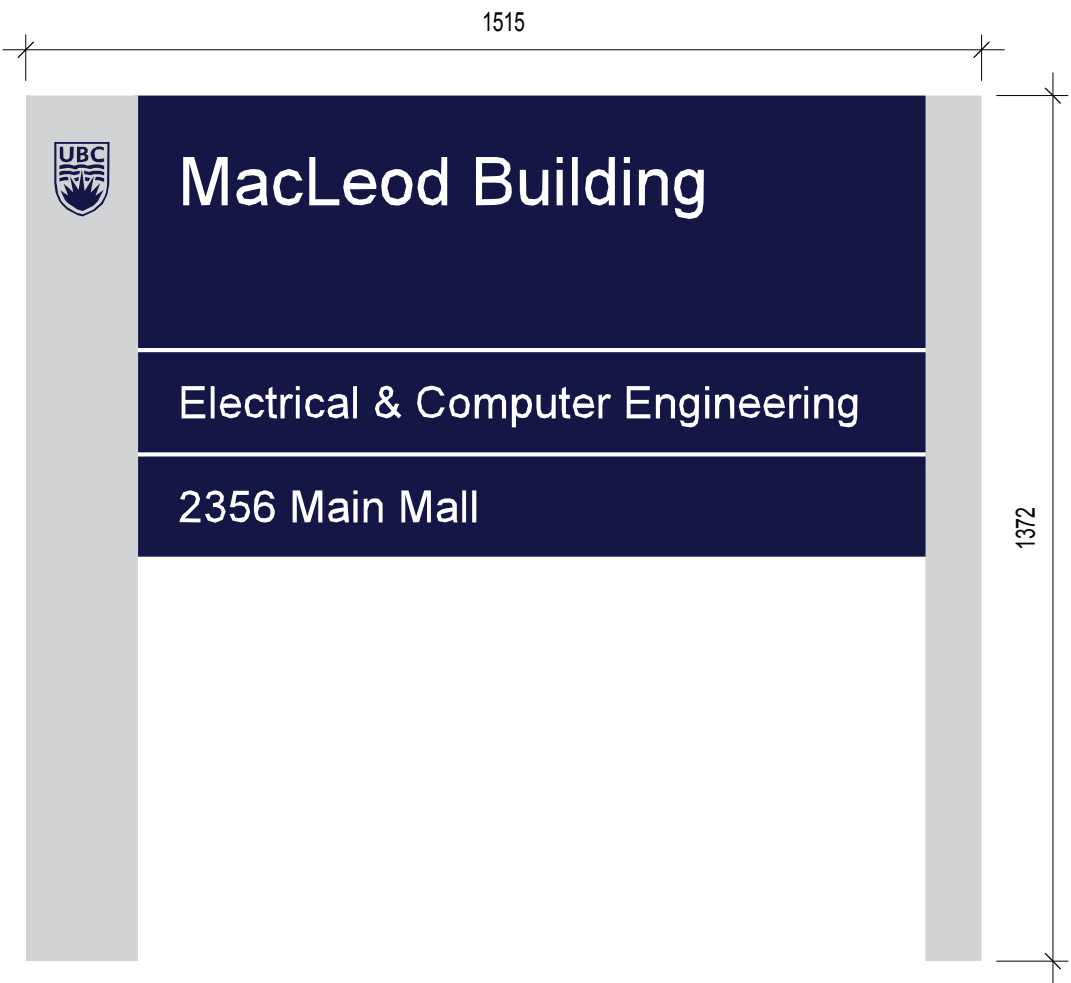
18

BUILDING SIGNAGE

REFER TO SITE PLAN & BUILDING ELEVATIONS
FOR PROPOSED LOCATIONS

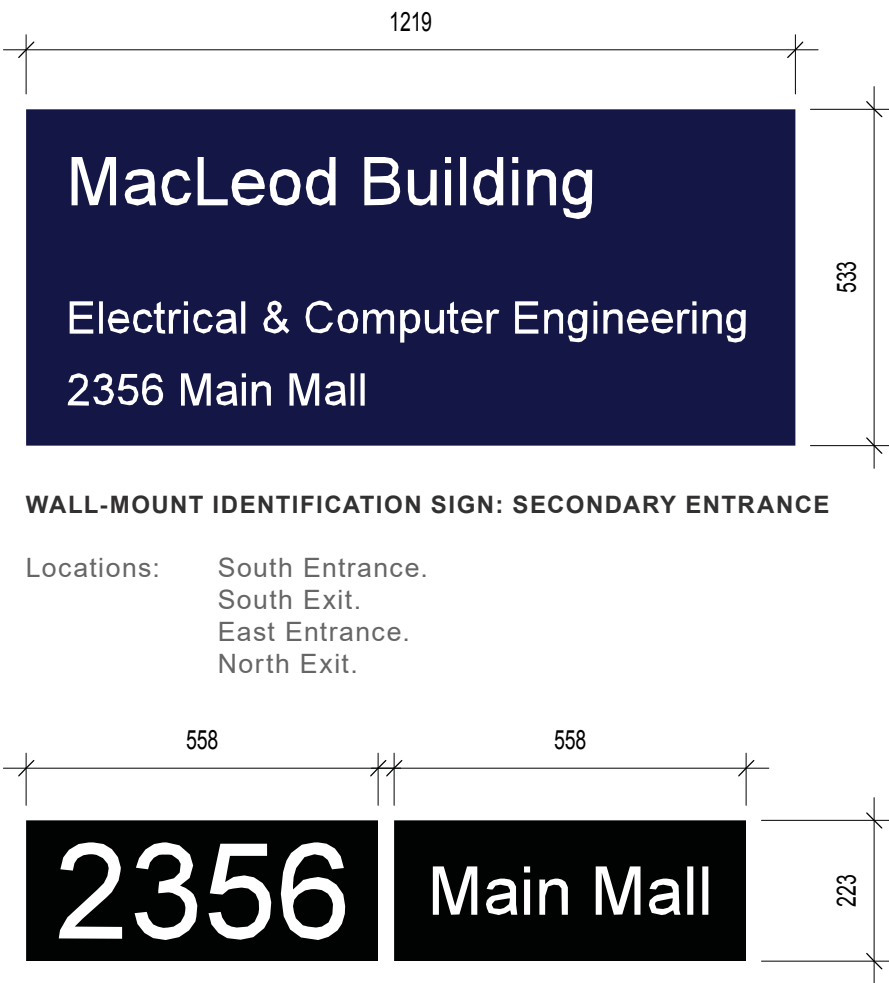
Draft signage is for discussion only - please note
this is to be developed in consultation with UBC.

Possibility to re-use existing signage to be
reviewed.



WALL-MOUNT IDENTIFICATION SIGN: PRIMARY ENTRANCE

Locations: Main Mall Entrance.



WALL-MOUNT IDENTIFICATION SIGN: SECONDARY ENTRANCE

Locations: South Entrance.
South Exit.
East Entrance.
North Exit.

EMERGENCY RESPONSE SIGNAGE

Location: Main Mall Entrance.



CANOPY-MOUNTED IDENTIFICATION SIGN: PRIMARY ENTRANCE

Locations: Implementation of feature signage to be determined in consultation with CACP

DRAWING REQUIREMENTS

COVER SHEET / PROJECT STATISTICS

MACLEOD BUILDING RENEWAL
DEPARTMENT OF ELECTRICAL AND COMPUTER ENGINEERING
2356 MAIN MALL

DEVELOPMENT PERMIT APPLICATION

ARCHITECT - TEEPLE ARCHITECTS
Stephen Teeple
5 Camden Street Toronto, ON, M5V 1V2
1 416 598 0554
steeples@teeplearch.com

ARCHITECT - PROSCENIUM ARCHITECTURE AND INTERIORS
Kori Chan
1 West 7th Avenue Vancouver BC V5Y 1L4
604 879 0118
kchan@proscenium.ca

CODE - LMDG BUILDING CODE CONSULTANTS
Allen Jung
4th Floor, 780 Beatty Street, Vancouver, BC, V6B 2M1
604.682.7146 Ext. 406
ajung@lmdg.com

STRUCTURAL - WSB CONSULTING ENGINEERS
Lawrence Chan
118 – 3855 Henning Drive Burnaby, BC
V5C 6N3
604.294.3753
lchan@wsb-eng.com

MECHANICAL - AME GROUP
Taio Waldhaus
200 – 638 Smithe Street Vancouver, BC V6B 1E3
604.684.5995
taiowaldhaus@amegroup.ca

ELECTRICAL - AES ENGINEERING
Brad Ou-Yang
950 One Bentall Centre Vancouver, BC V7X 1M4
604.569.6500
brad.ouyang@aesengr.com

RJC - ENVELOPE
Douglas Watts
1285 Broadwa Suite 300, Vancouver BC V6H 3X8
604.738.0048
dwatts@rjc.ca

PFS STUDIO - LANDSCAPE
Dustin Dilts
1777 West 3rd Avenue Vancouver BC V6J 1K7
604.736.5168 ext.135
ddilts@pfs.bc.ca

RECOLLECTIVE - SUSTAINABILITY
Chris Kendall
210 - 128 W Hastings St, Vancouver, BC V6B 1G8
604 669 4940
chris@recollective.ca

THIS PROJECT IS TO COMPLY WITH THE BCBC 2018
CONSTRUCTION TYPE: 3.2.2.24 GROUP A, DIV 2, ANY AREA SPRINKLERED

ENERGY TARETS: ASHRAE 90.1 and LEED Gold

PROJECT TYPE: MAJOR RENOVATION

SCOPE INCLUDES - SEISMIC UPGRADES, NEW FOUNDATIONS, NEW ENVELOPE,
NEW INTERIOR LAYOUT AND FINISHES, NEW MECHANICAL AND ELECTRICAL
SYSTEMS









SCOPE AREA (AS INDICATED ON DRAWINGS): 4646.5 SQ M
BUILDING COVERAGE: 1975.8 SQ M

BUILDING HEIGHT: 4 STOREYS + MECH PENTHOUSE AND ELEVATOR OVERRUN
MEASUREMENTS FROM AVERAGE GRADE
= 14.26 M T/O PARAPET (NO CHANGE)
= 18.86 M T/O ELEVATOR OVERRUN (NO CHANGE)

SETBACKS: TO FACE OF KAISER (30' 3" FROM EXISTING BUILDING FACE)
FSR = N/A (CHANGE IN FLOOR AREA ONLY AT ROOF LEVEL)

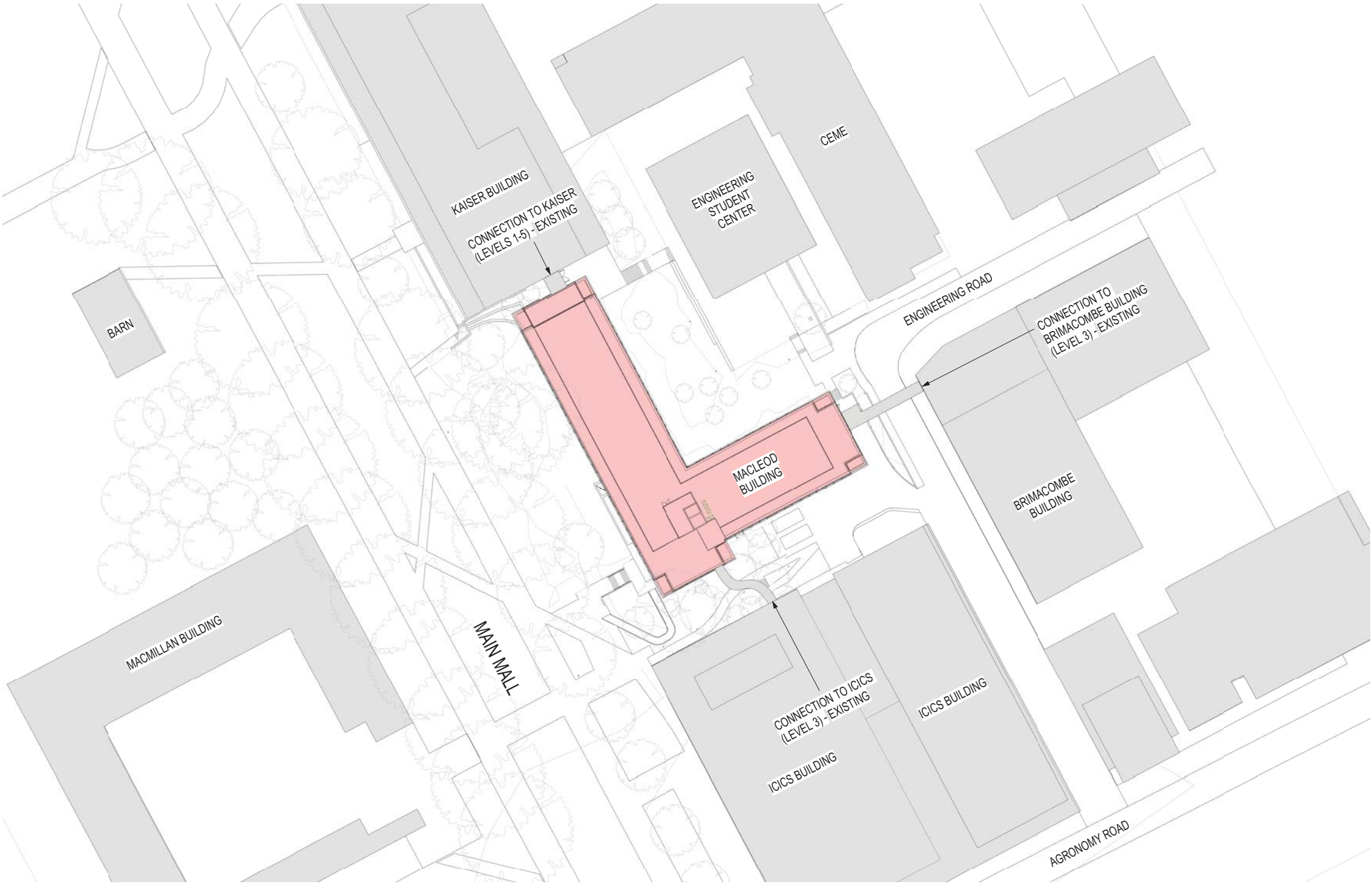
OFF STREET PARKING AND LOADING: NONE EXISTING/PROPOSED
LOADING STALLS: N/A (LOADING AREA AT SOUTH, SHARED WITH ICICS)
END OF TRIP FACILITIES SHARED WITH KAISER, NO ADDITIONAL PROPOSED
CLASS B BICYCLE SPACES (EXISTING): 10
CLASS B BICYCLE SPACES (PROPOSED): 10

GFA - PROPOSED		
LEVEL	PROPOSED AREA	EXISTING AREA
1	1812.08 m²	1812.08 m2
2	1847.11 m²	1847.11 m2
3	1828.50 m²	1828.80 m2
4	1829.24 m²	1829.24 m2
ROOF	54.88 m²	227.55 m2
Grand total: 5	7371.80 m²	7,544 m2

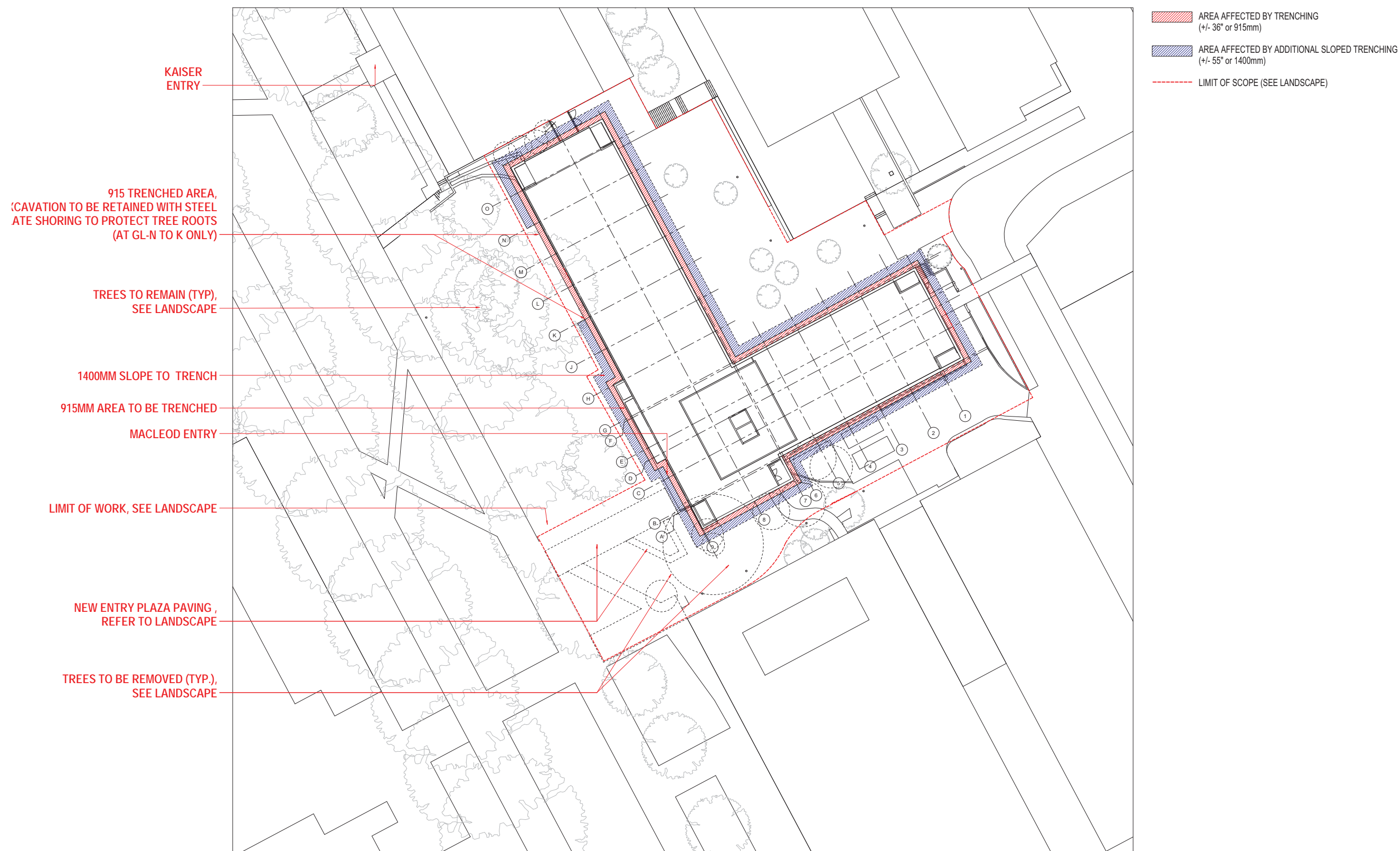
ROOM SCHEDULE SUMMARY		
Image	Department	Area
	A. CAPSTONE, GENERAL UNIVERISTY CLASSROOMS, DESIGN TEAMS	1288.70 m²
	A. TEACHING LAB	1122.74 m²
	B. INFORMAL LEARNING, STUDY, STUDENT LOUNGES, ECE STUDENT SOCIETY ETC.	639.49 m²
	C. WORKSHOPS, MAKER SPACE, RAPID PROTOTYPING	588.29 m²
	D. RESEARCH	368.32 m²
	E. STORES, IT SERVICES, ENGINEERING SERVICES	167.77 m²
	F. BUILDING SUPPORT	427.11 m²
	G. ADDITIONAL WORKSPACE	163.94 m²
Grand total: 128		4766.35 m²
*PROGRAM AREA NOT INCLUDING CIRCULATION, EXTERIOR WALLS AND SERVICE AREAS		



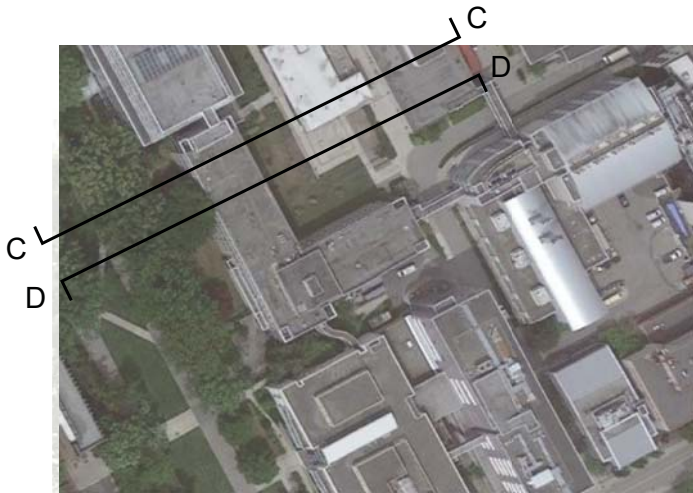
CONTEXT PLAN



SCOPE



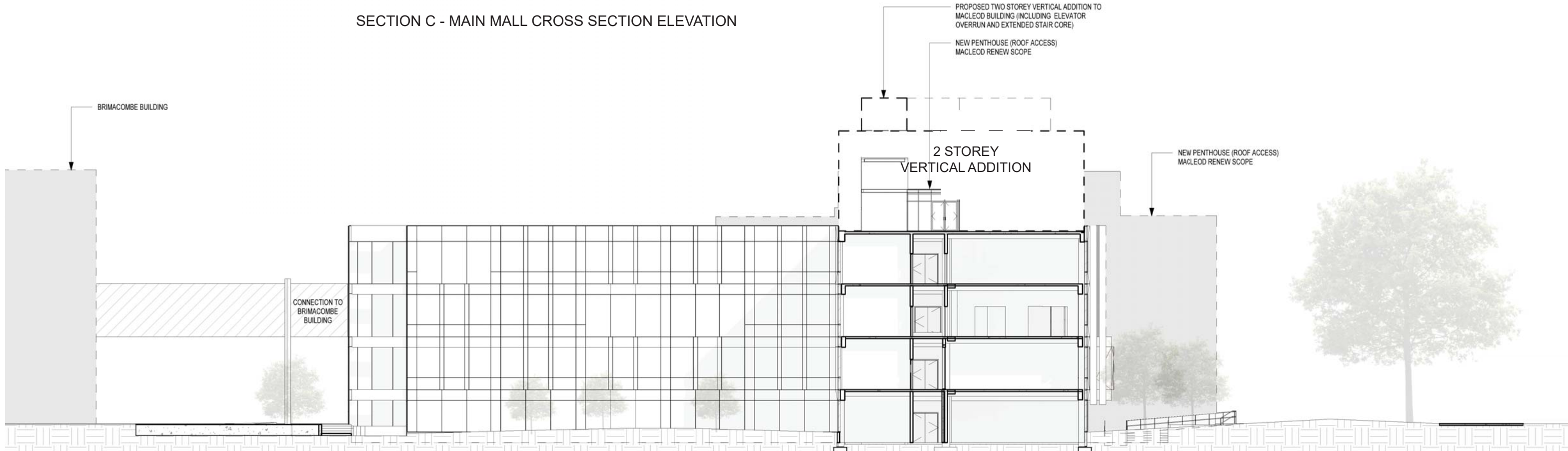
CONTEXT SECTIONS



SITE KEY PLAN



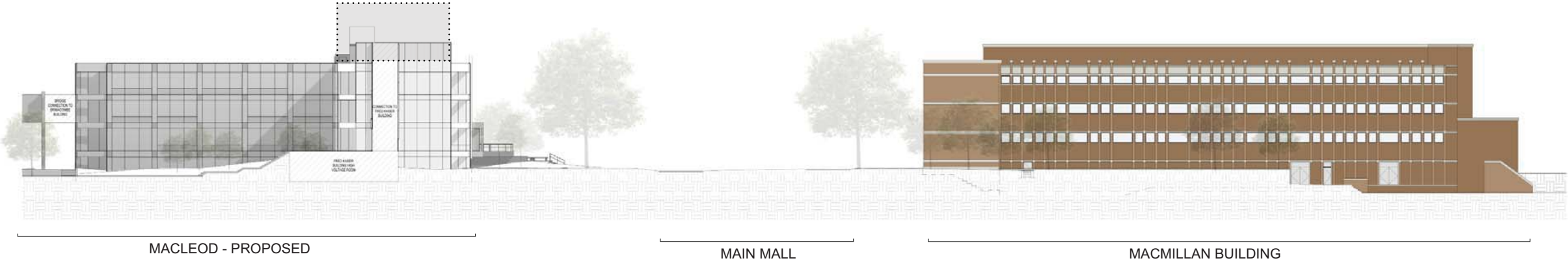
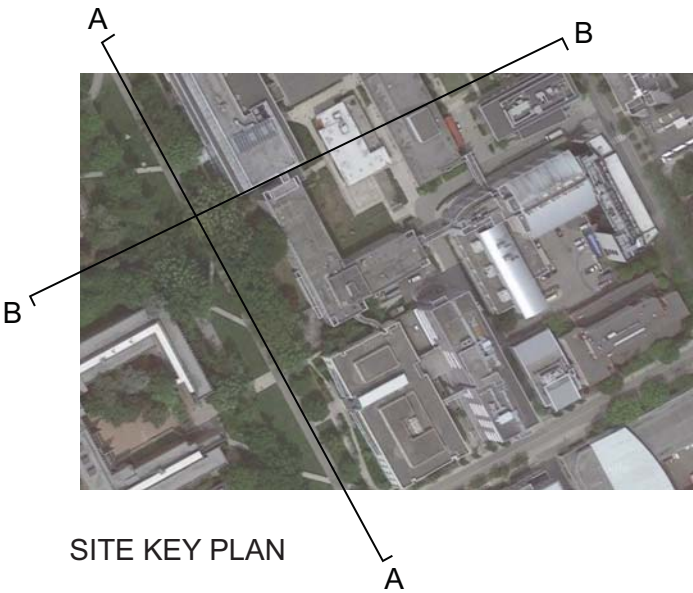
SECTION C - MAIN MALL CROSS SECTION ELEVATION



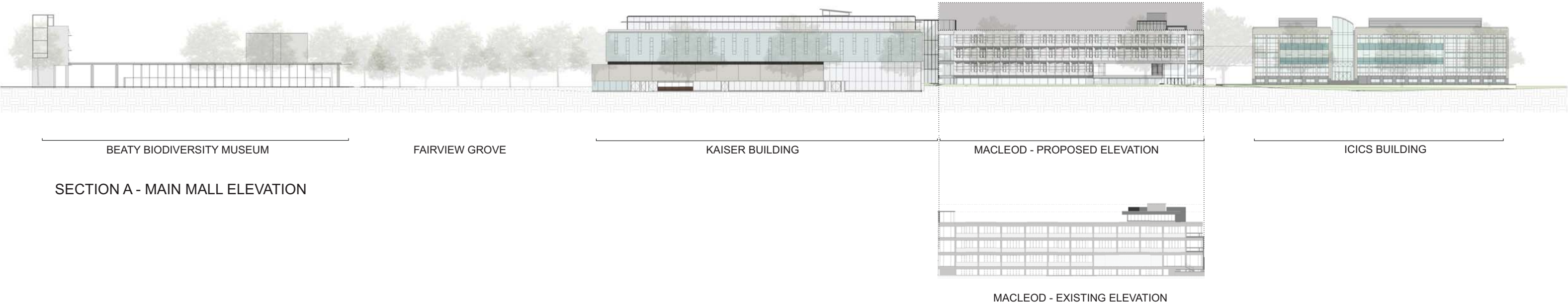
SECTION D - MAIN MALL CROSS SECTION ELEVATION

[- - -] POSSIBLE FUTURE VERTICAL ADDITION

CONTEXT ELEVATIONS



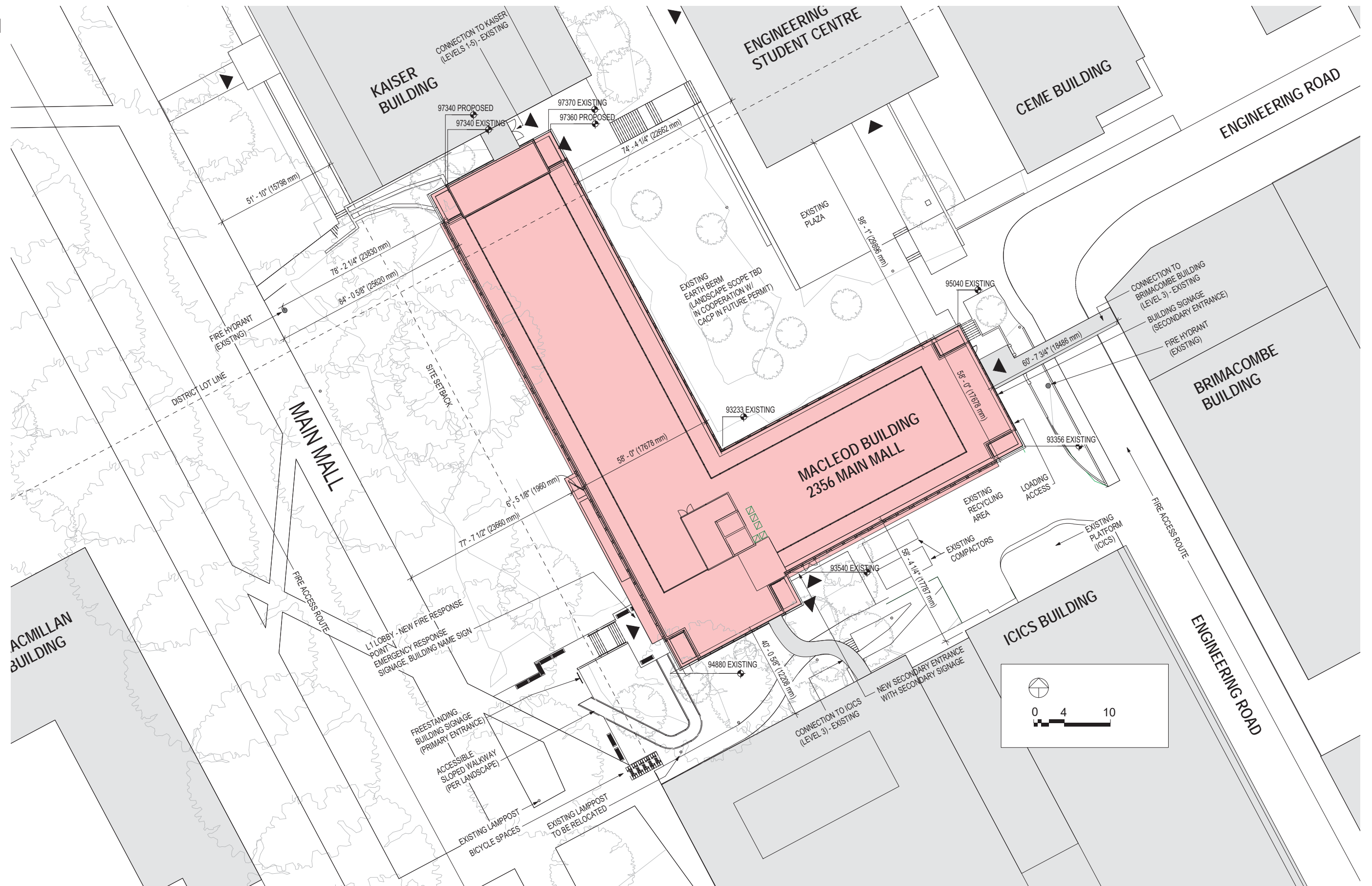
SECTION B - MAIN MALL CROSS SECTION ELEVATION



SECTION A - MAIN MALL ELEVATION

 POSSIBLE FUTURE VERTICAL ADDITION

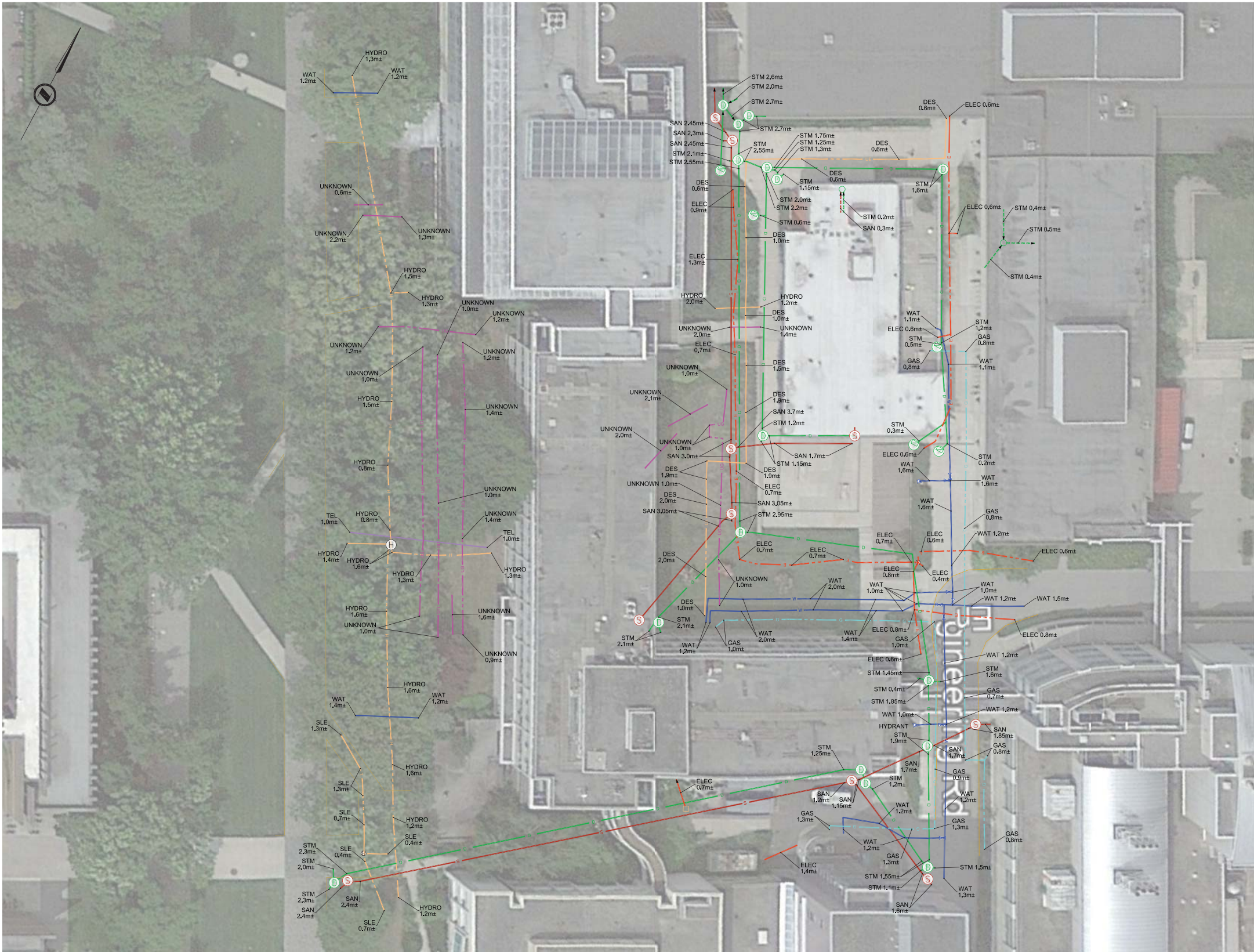
SITE PLAN



UTILITIES

NOTES

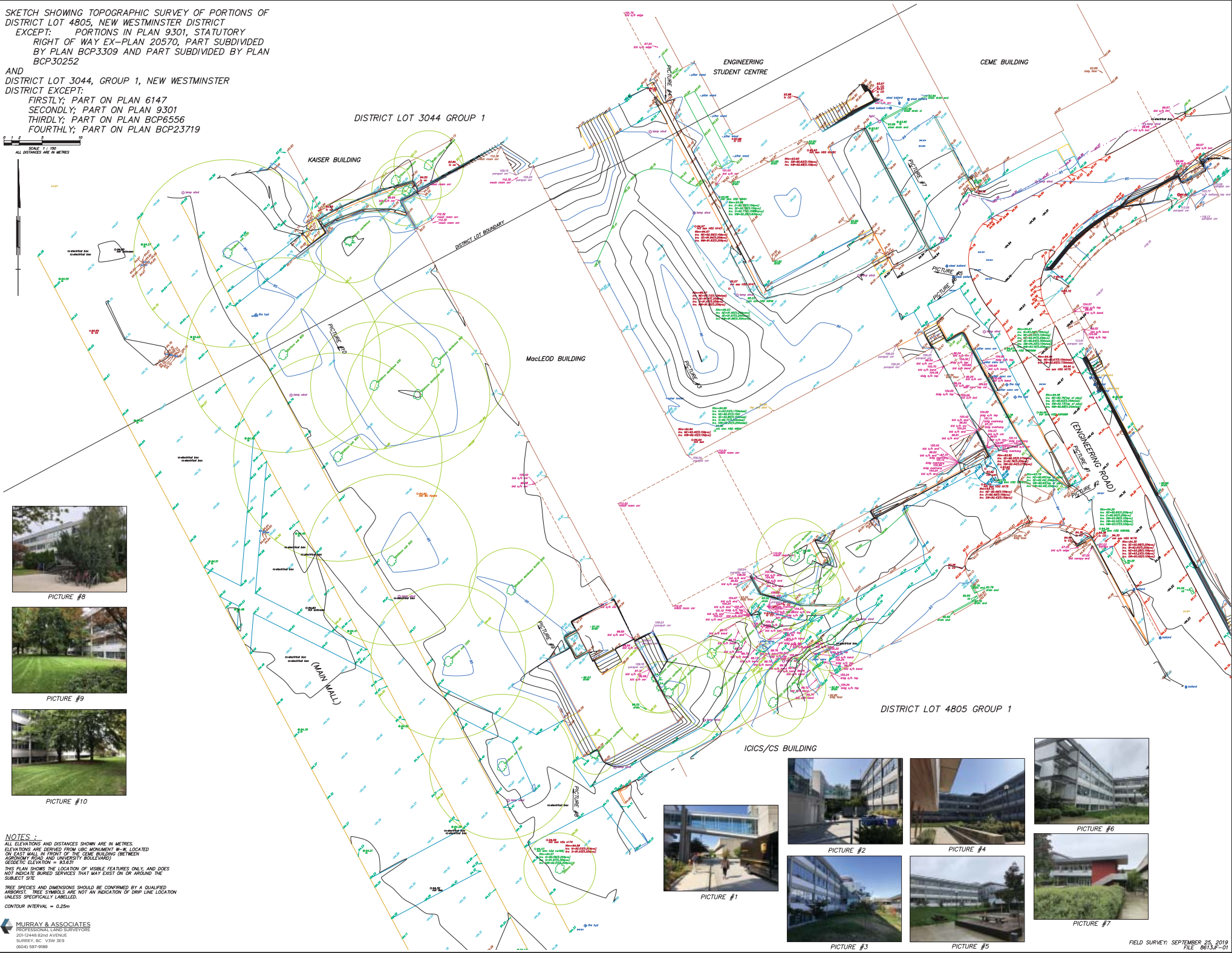
Full size 23.4"x33.1" (Metric A1) electronic copy of survey is available. Drawing by Quadra Utility Locating dated February 18, 2020.



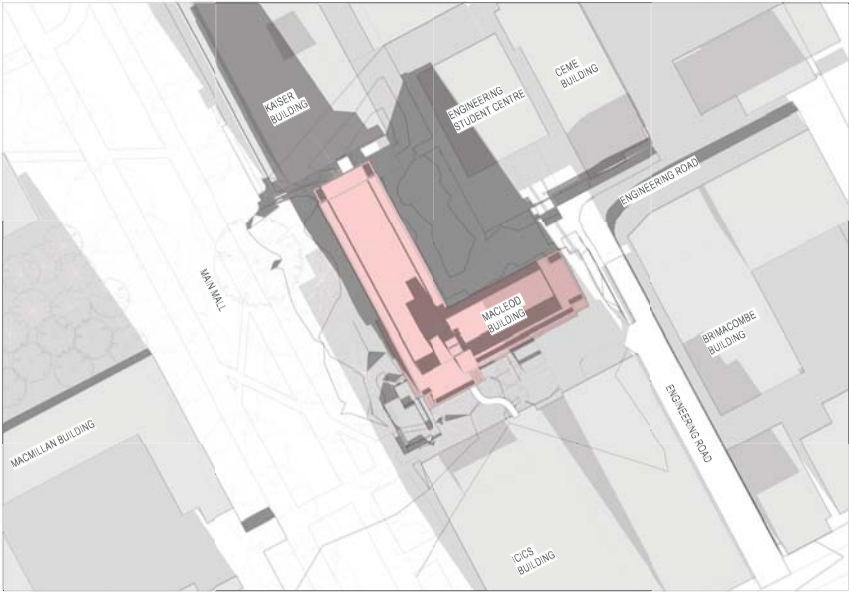
SURVEY PLAN

SURVEY PLAN

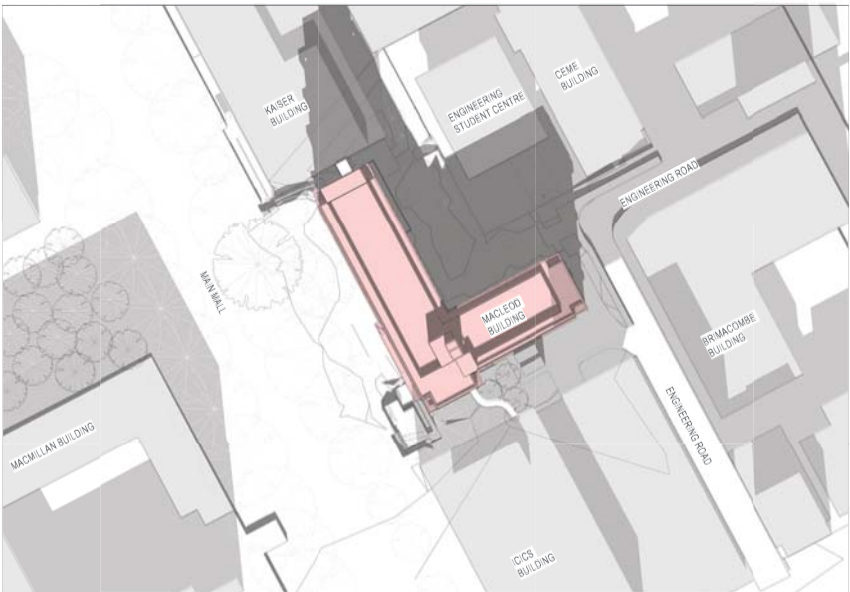
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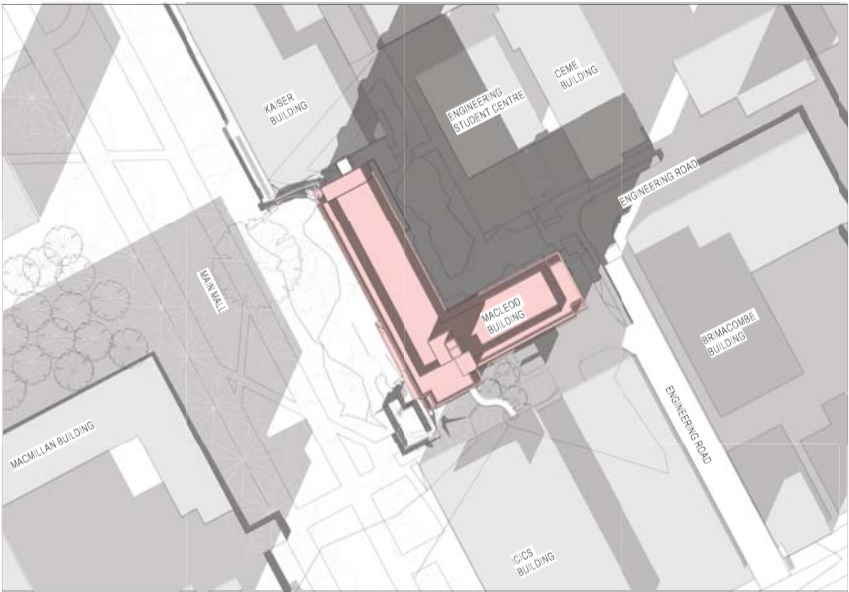
SHADOW ANALYSIS



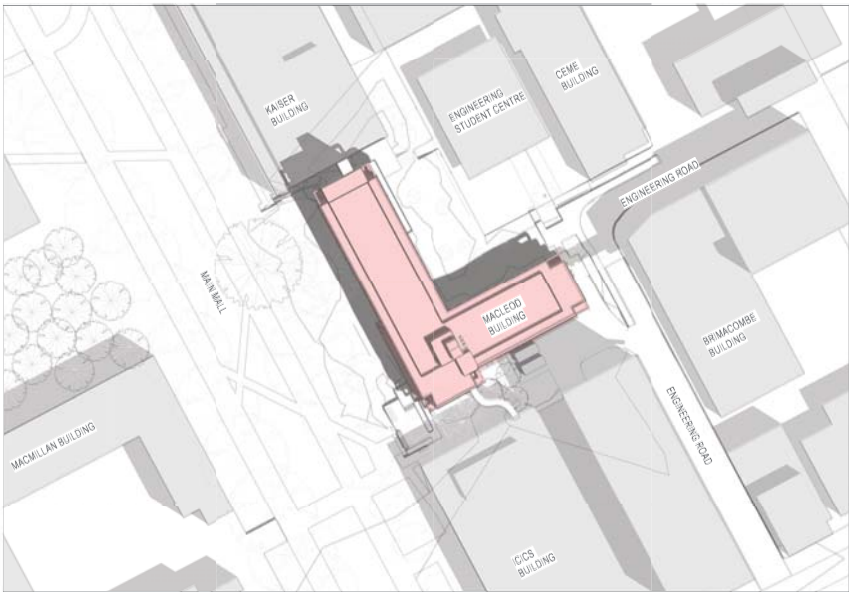
WINTER - 10 AM



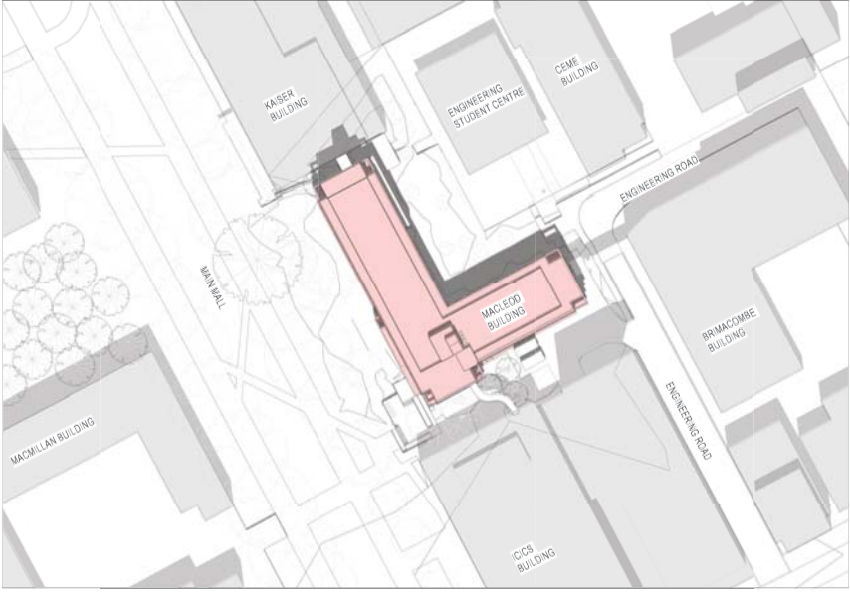
WINTER - 12 PM



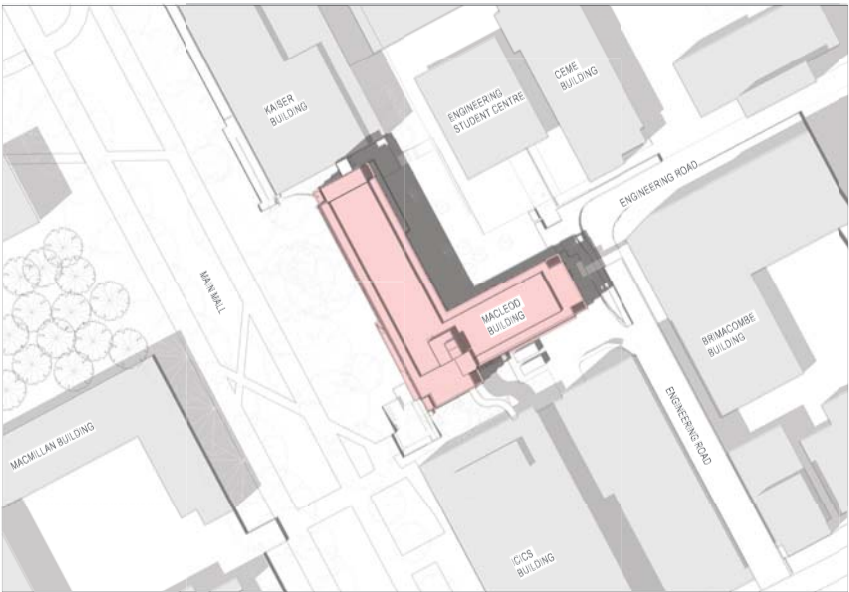
WINTER - 2 PM



SUMMER - 10 AM

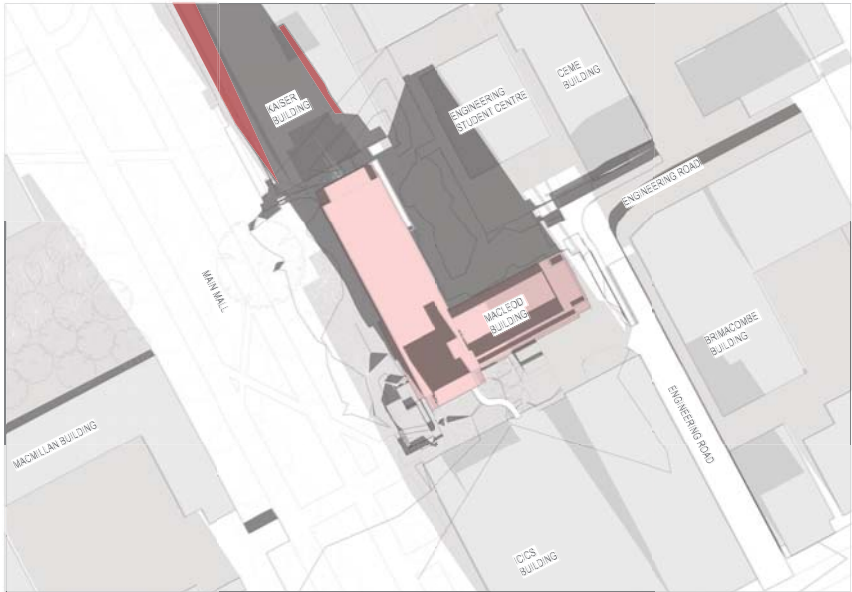


SUMMER - 12 PM

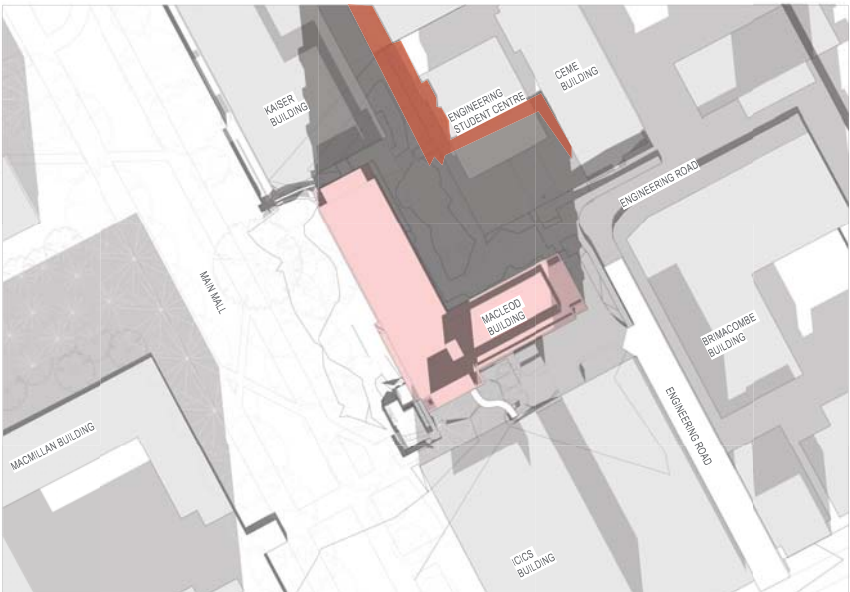


SUMMER - 2 PM

SHADOW ANALYSIS - VERTICAL ADDITION



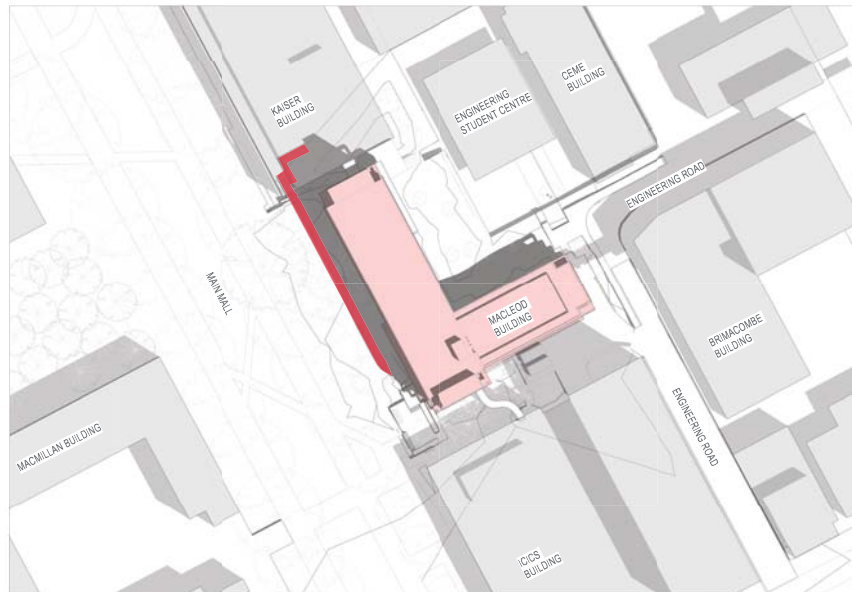
WINTER - 10 AM



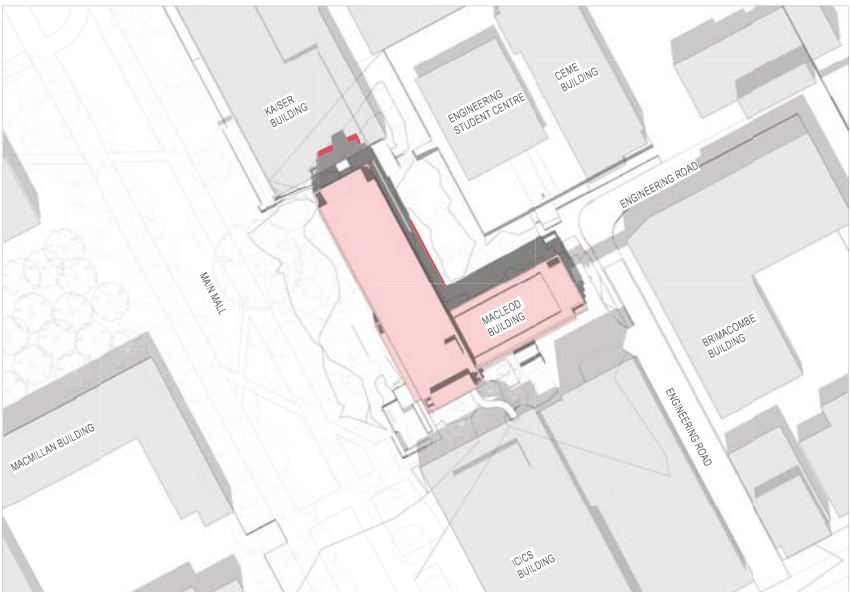
WINTER - 12 PM



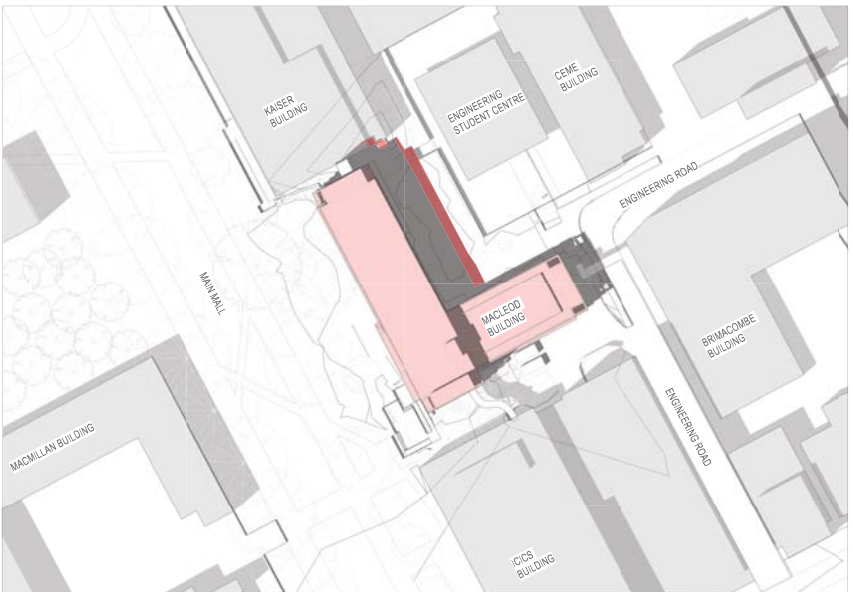
WINTER - 2 PM



SUMMER - 10 AM

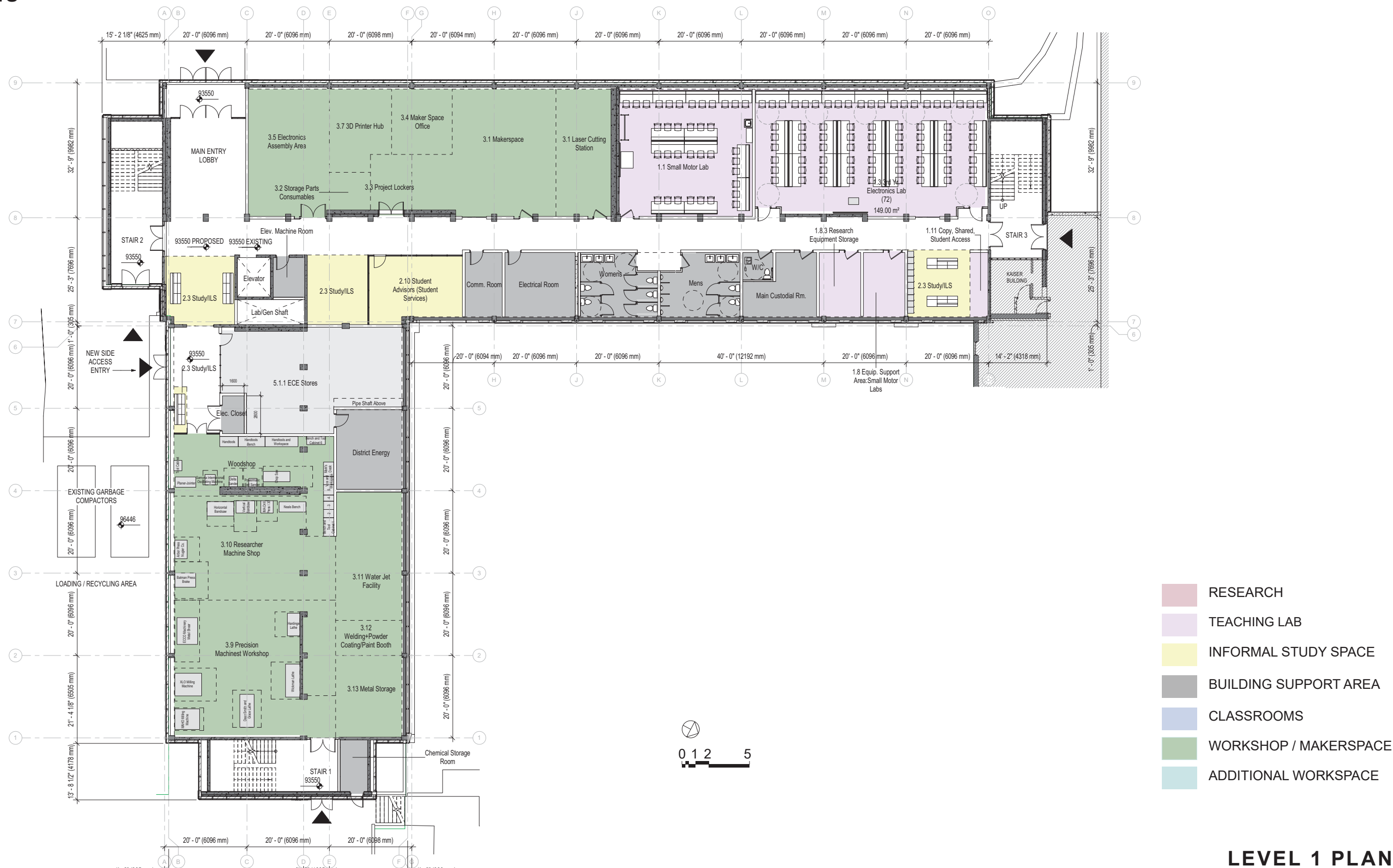


SUMMER - 12 PM

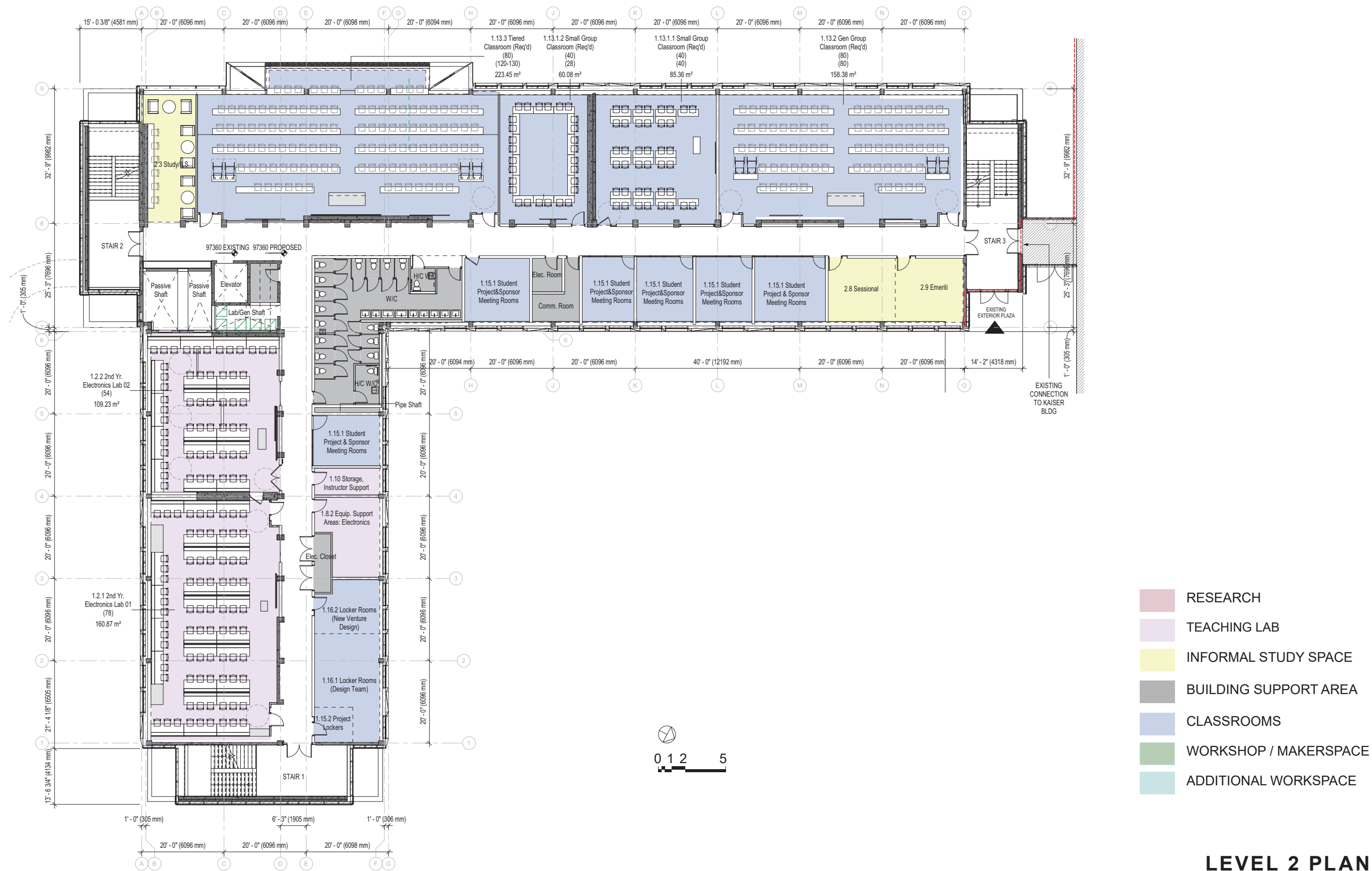


SUMMER - 2 PM

FLOOR PLANS -PROPOSED

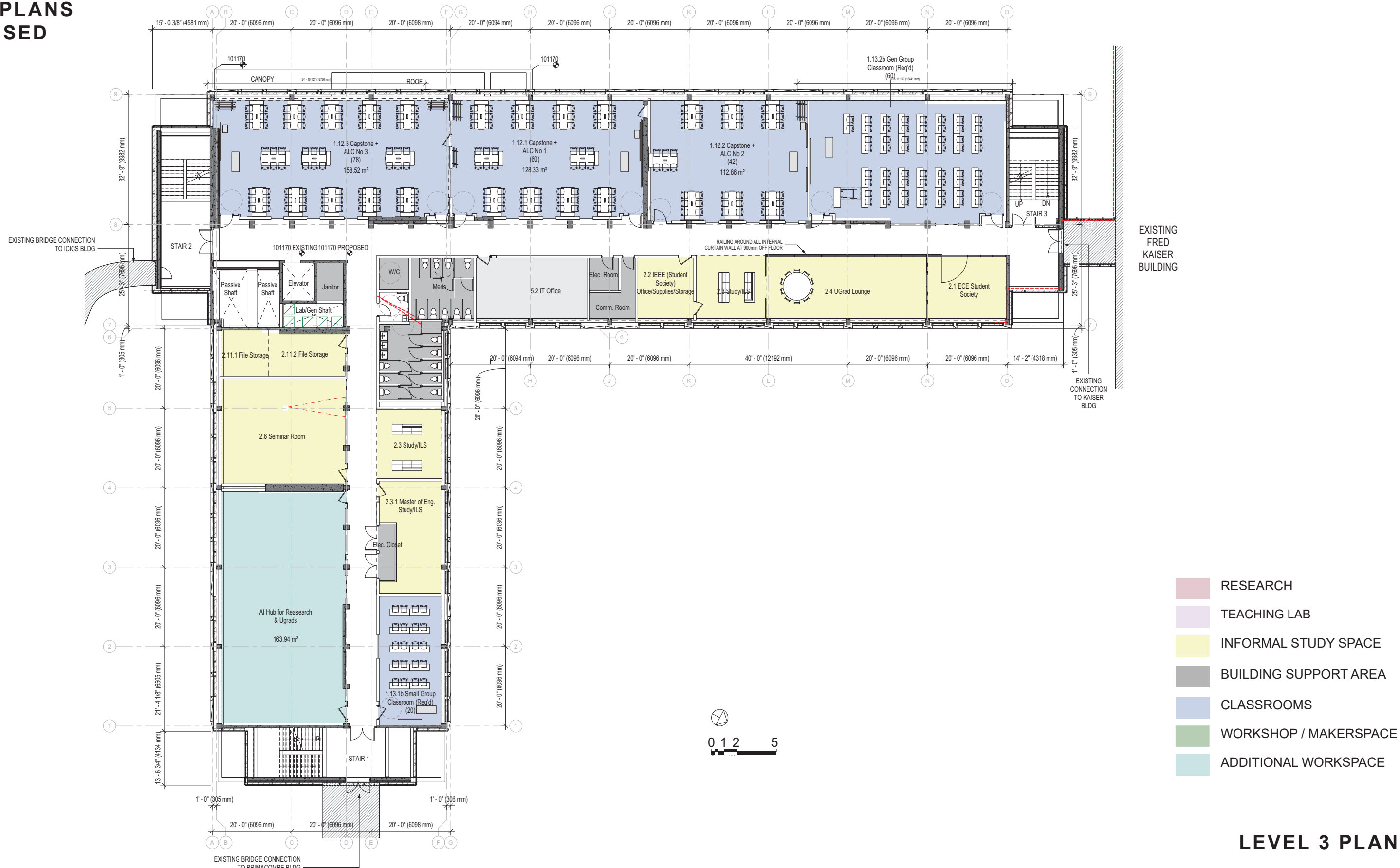


FLOOR PLANS
-PROPOSED



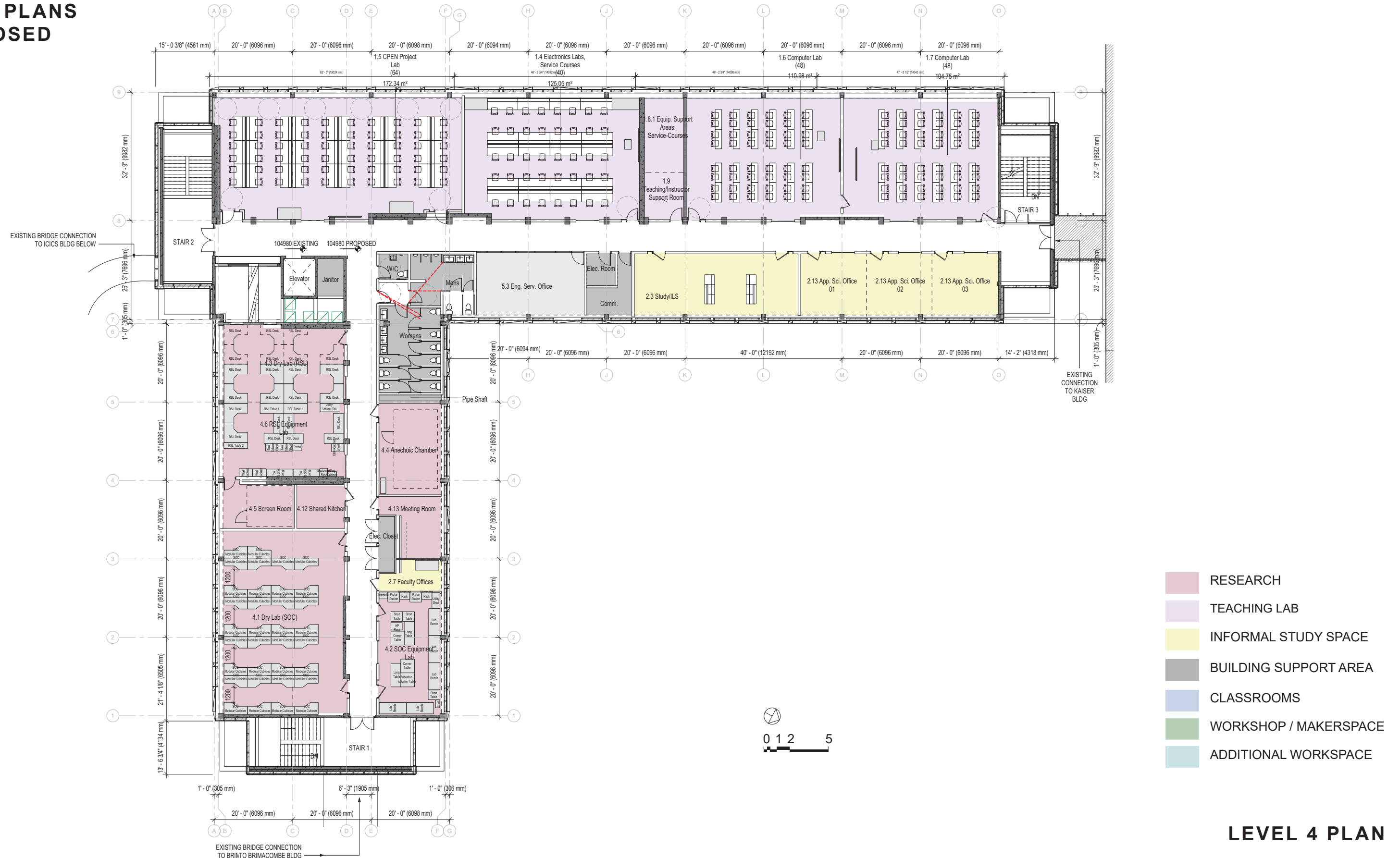
LEVEL 2 PLAN

FLOOR PLANS
-PROPOSED



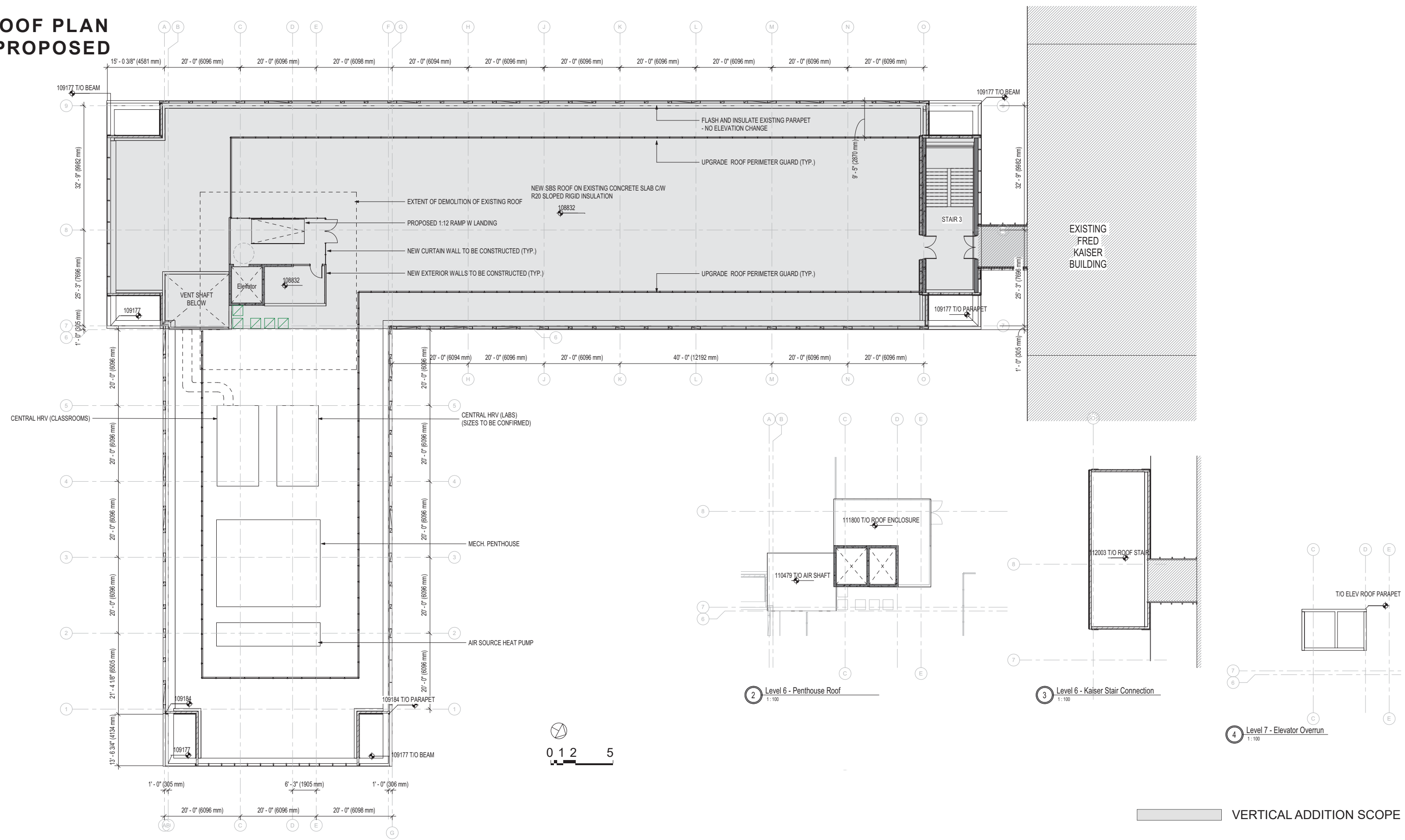
LEVEL 3 PLAN

FLOOR PLANS -PROPOSED



LEVEL 4 PLAN

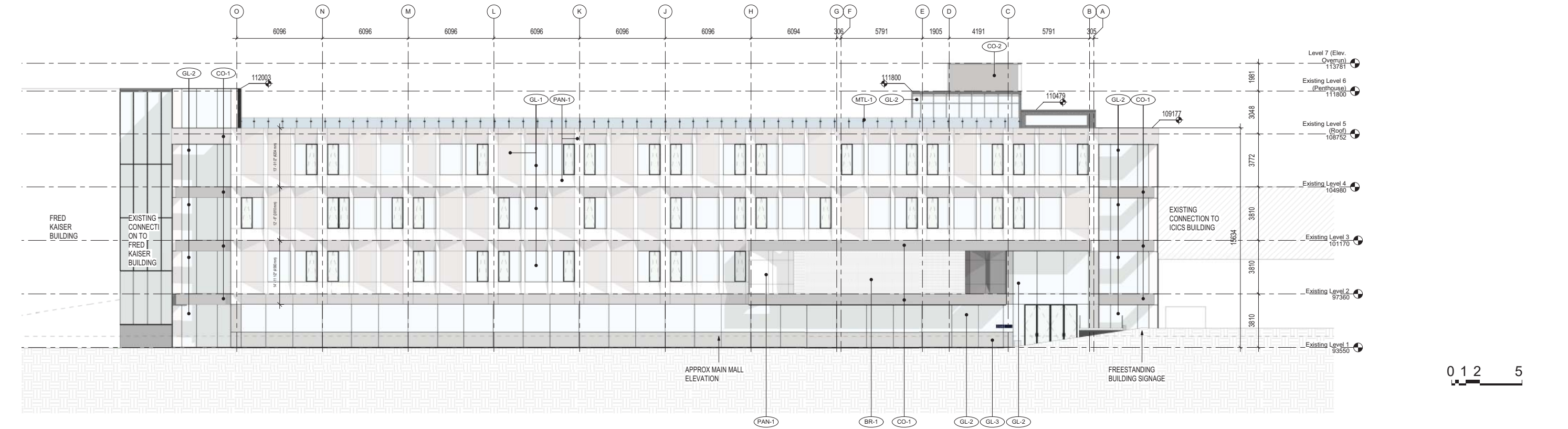
ROOF PLAN
-PROPOSED



ELEVATIONS

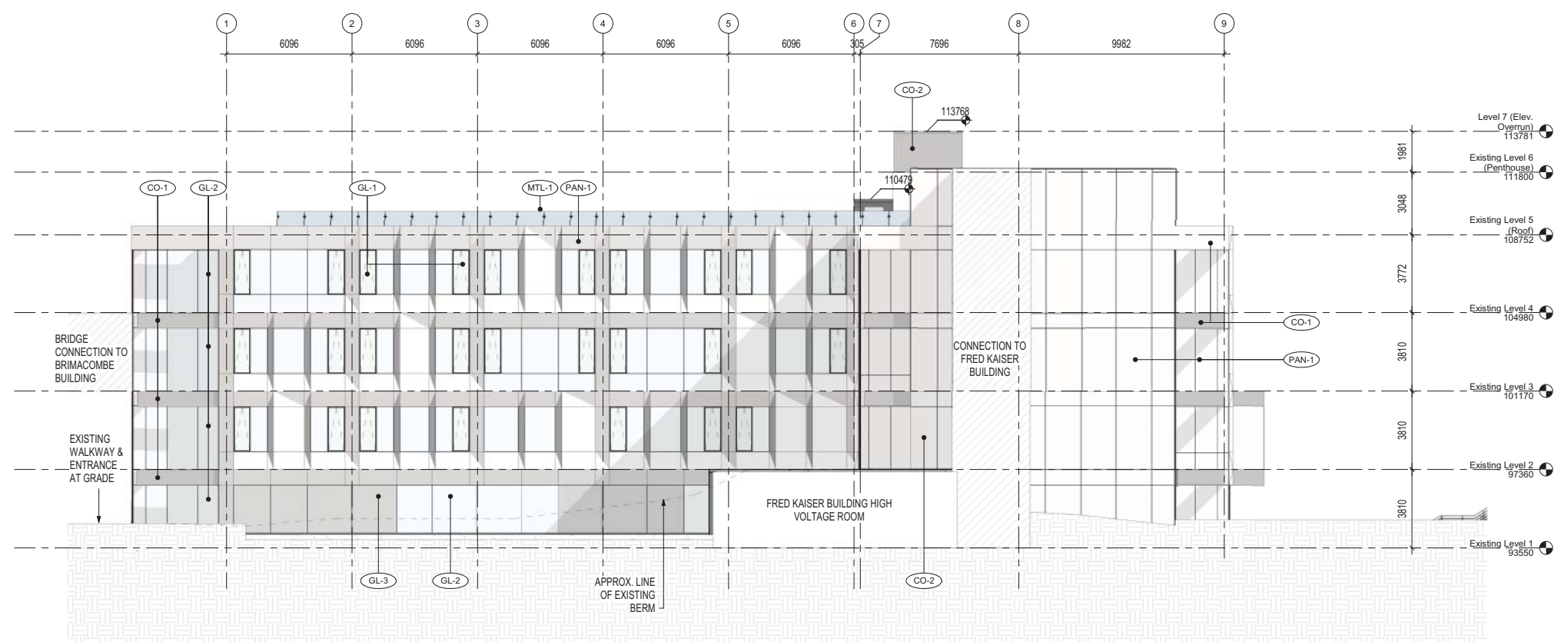


EAST ELEVATION



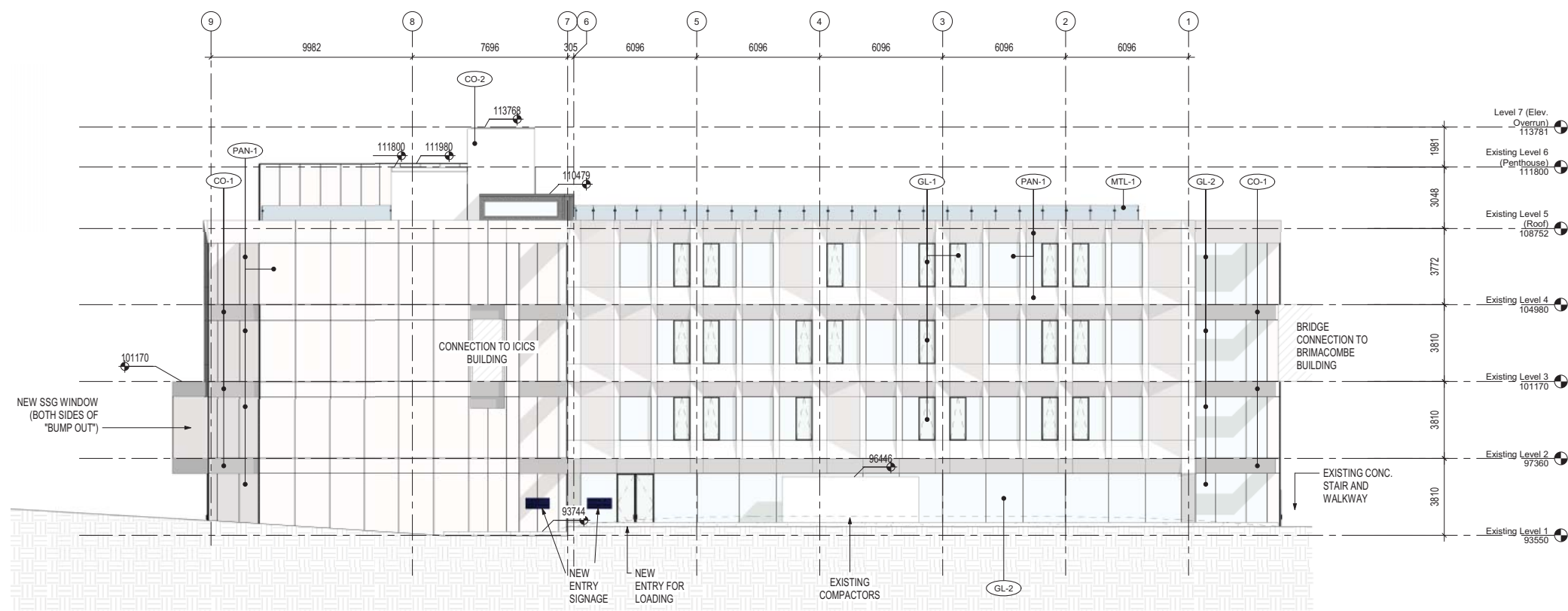
WEST ELEVATION

ELEVATIONS



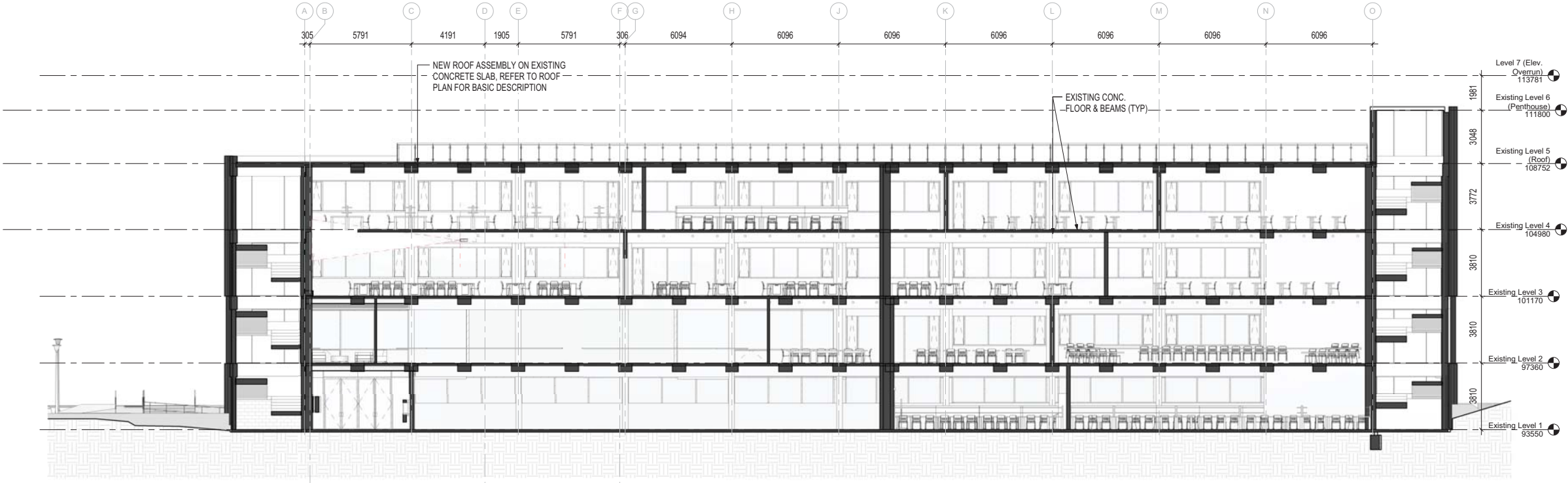
- MATERIAL LEGEND**
- GL-1 - FIBREGLASS DOUBLE GLAZED INSULATED VISION GLASS PUNCHED WINDOWS
 - GL-2 - DOUBLE GLAZED INSULATED SSG VISION GLASS CURTAIN WALL
 - GL-3 - DOUBLE GLAZED INSULATED SSG SPANDREL GLASS CURTAIN WALL
 - CO-1 - EXISTING CONCRETE BEAM
 - CO-2 - EXISTING CONCRETE ELEVATOR CORE
 - MTL-1 - NEW GUARDRAIL
 - PAN-1 - PANEL (METAL OR PRECAST PANEL)
 - BR-1 - EXISTING BRICK TO BE RESTRAINED

NORTH ELEVATION



SOUTH ELEVATION

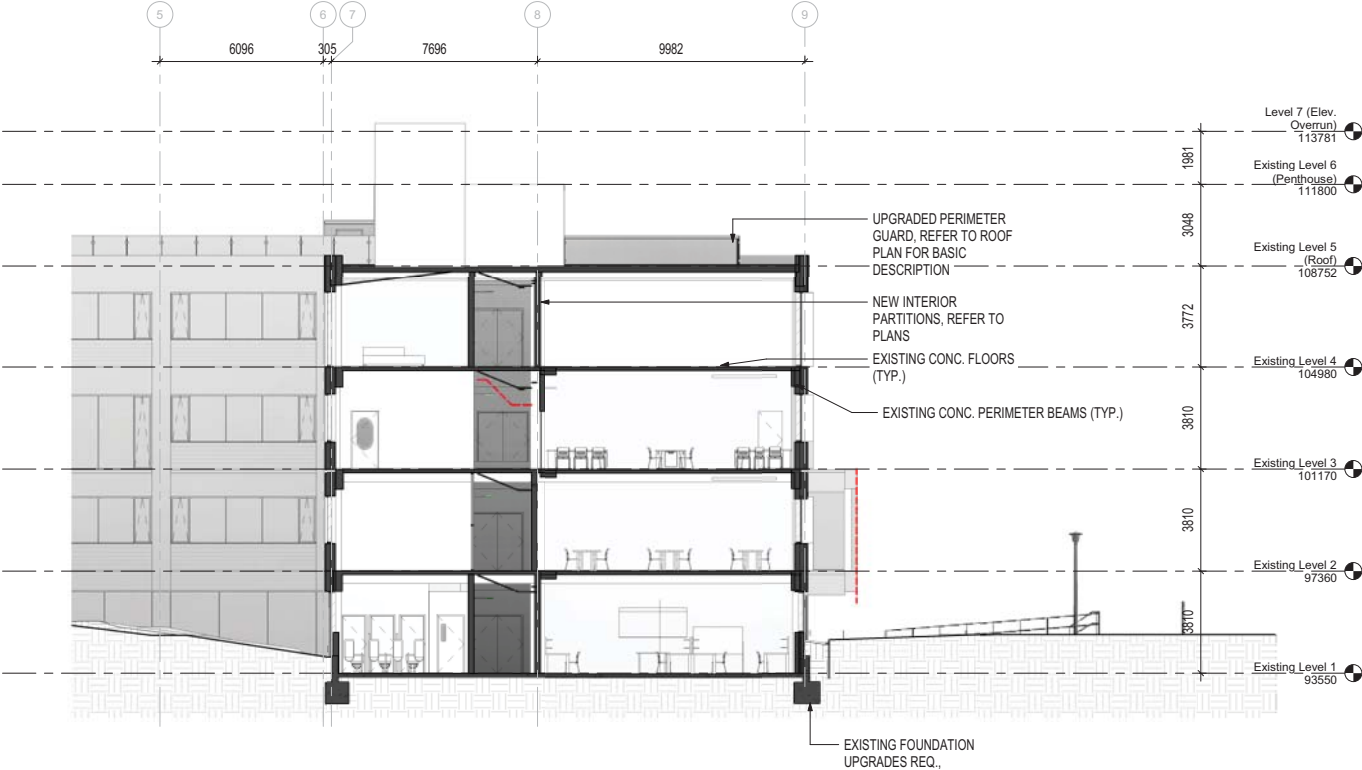
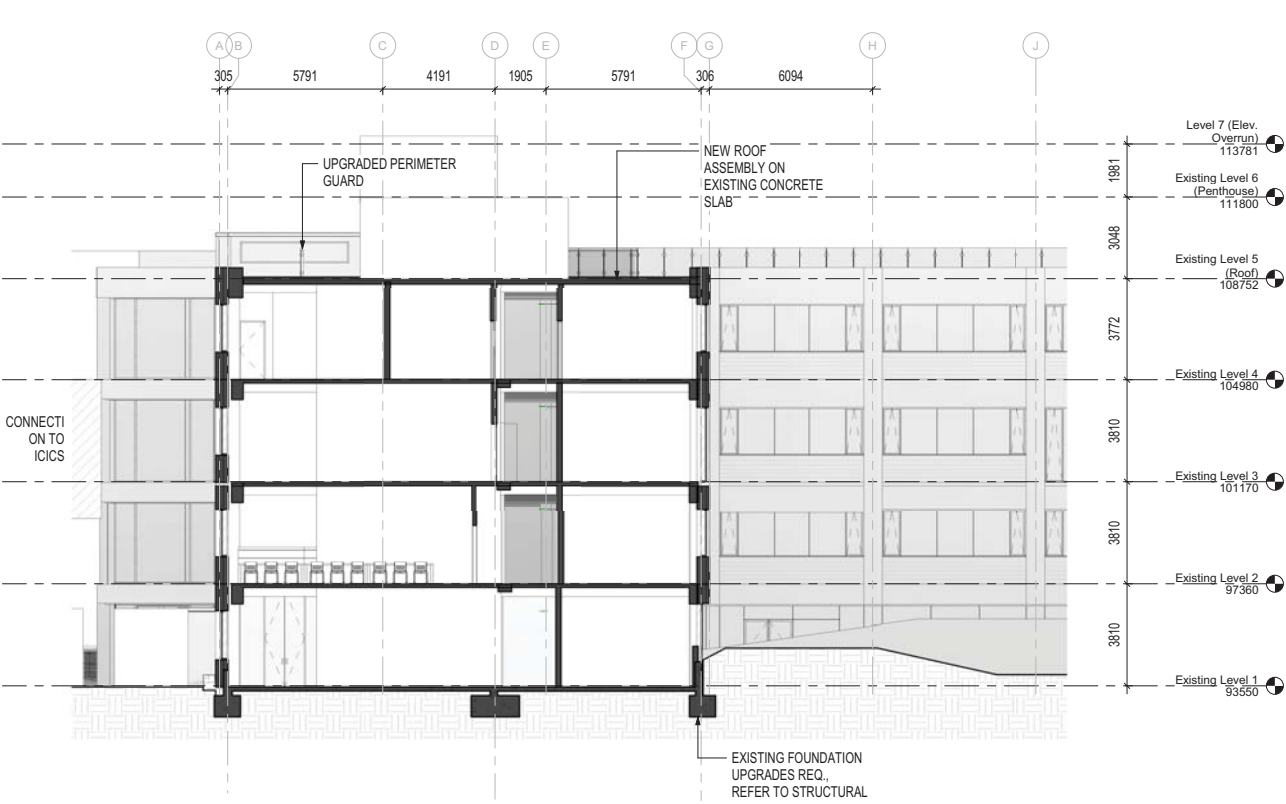
SECTIONS



0 1 2 5

E-W LONG SECTIONS

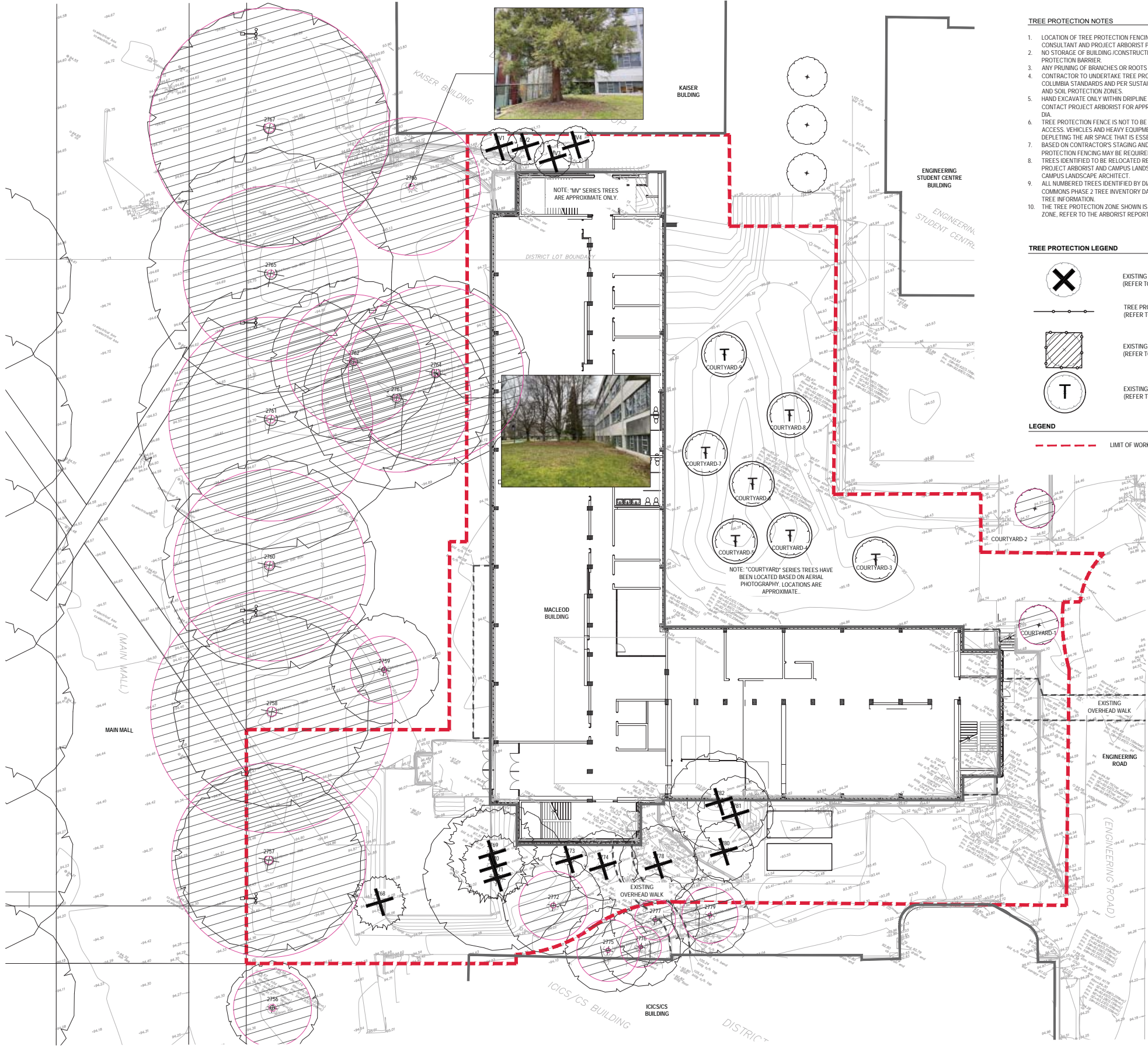
SECTIONS



0 1 2 5

N-S SHORT SECTIONS

LANDSCAPE



- TREE PROTECTION NOTES**
- 1. LOCATION OF TREE PROTECTION FENCING AND LIMIT OF ACCESS FENCING TO BE VERIFIED WITH CONSULTANT AND PROJECT ARBORIST PRIOR TO INSTALLATION.
 - 2. NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN PROTECTED AREAS OR AGAINST PROTECTION BARRIER.
 - 3. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY THE PROJECT ARBORIST.
 - 4. CONTRACTOR TO UNDERTAKE TREE PROTECTION MEASURES TO UNIVERSITY OF BRITISH COLUMBIA STANDARDS AND PER SUSTAINABLE SITES GUIDELINES WHEN WITHIN VEGETATION AND SOIL PROTECTION ZONES.
 - 5. HAND EXCAVATE ONLY WITHIN DRIPLINE OF TREES TO BE RETAINED. SEVER ROOTS CLEANLY. CONTACT PROJECT ARBORIST FOR APPROVAL PRIOR TO SEVERING ROOTS IN EXCESS OF 50mm DIA.
 - 6. TREE PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH.
 - 7. BASED ON CONTRACTOR'S STAGING AND ACCESS REQUIREMENTS, ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED.
 - 8. TREES IDENTIFIED TO BE RELOCATED REQUIRE ASSESSMENT AND COORDINATION WITH THE PROJECT ARBORIST AND CAMPUS LANDSCAPE ARCHITECT. RELOCATION TO BE DETERMINED BY CAMPUS LANDSCAPE ARCHITECT.
 - 9. ALL NUMBERED TREES IDENTIFIED BY DIAMOND HEAD CONSULTING LTD. FOR UBC BROCK COMMONS PHASE 2 TREE INVENTORY DATED JULY 29, 2019. REFER TO ARBORIST REPORT FOR TREE INFORMATION.
 - 10. THE TREE PROTECTION ZONE SHOWN IS A GRAPHICAL REPRESENTATION OF THE CRITICAL ROOT ZONE, REFER TO THE ARBORIST REPORT FOR TREE PROTECTION REQUIREMENTS.

TREE PROTECTION LEGEND

EXISTING TREE TO BE REMOVED
(REFER TO ARBORIST REPORT)

TREE PROTECTION FENCE - APPROXIMATE LOCATION
(REFER TO ARBORIST REPORT)

EXISTING TREE TO BE RETAINED AND PROTECTED
(REFER TO ARBORIST REPORT)

EXISTING TREE TO BE TRANSPLANTED
(REFER TO ARBORIST REPORT)

LEGEND

LIMIT OF WORK

PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT
Proscenium Architecture
1 West 7th Avenue
Vancouver, BC V5Y 1L4

ARCHITECT
Teeples Architecture
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Toronto, ON M5V 1V2

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ISSUANCE:

No.	Date	Issue	By
1	MAR 18, 2020	ISSUED FOR DEVELOPMENT PERMIT	DD

PFS STUDIO

STAMP:

PROJECT NAME:
MACLEOD BUILDING
2356 MAIN MALL

DRAWING TITLE:
TREE MANAGEMENT PLAN

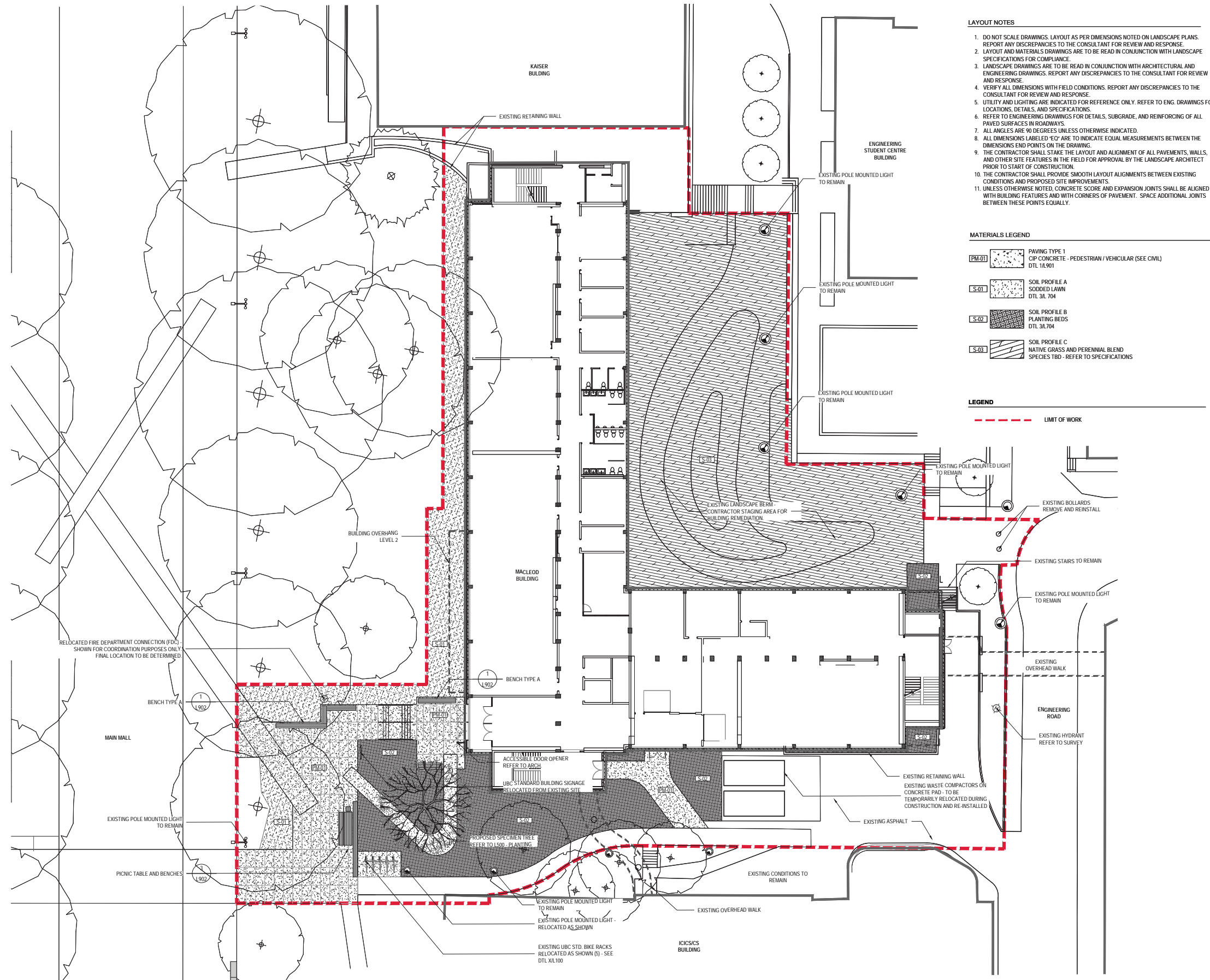
PFS PROJECT NUMBER: 20005 **DATE:** 2020.03.12

DRAWN BY: DD **CHECKED BY:** DD

SCALE: 1:150

DWG. NO.: L100





LANDSCAPE



LAYOUT NOTES

1. DO NOT SCALE DRAWINGS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
5. UTILITY AND LIGHTING ARE TO BE REFERRED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
8. ALL DIMENSIONS LABELED ARE TO BE INDICATE EQUAL MEASUREMENTS BETWEEN THE DIMENSIONS END POINTS ON THE DRAWING.
9. THE CONTRACTOR SHALL STAKE THE LAYOUT AND ALIGNMENT OF ALL PAVEMENTS, WALLS, AND OTHER SITE FEATURES IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE SMOOTH LAYOUT ALIGNMENTS BETWEEN EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS.
11. UNLESS OTHERWISE NOTED, CONCRETE SCORE AND EXPANSION JOINTS SHALL BE ALIGNED WITH BUILDING FEATURES AND WITH CORNERS OF PAVEMENT. SPACE ADDITIONAL JOINTS BETWEEN THESE POINTS EQUALLY.

MATERIALS LEGEND

PM-01		PAVING TYPE 1 CIP CONCRETE - PEDESTRIAN / VEHICULAR (SEE CIVIL) DTL 16.901
S-01		SOIL PROFILE A SODDED LAWN DTL 3L 704
S-02		SOIL PROFILE B PLANTING BEDS DTL 3L 704
S-03		SOIL PROFILE C NATIVE GRASS AND PERENNIAL BLEND SPECIES TBD - REFER TO SPECIFICATIONS

LEGEND

— — — — — LIMIT OF WORK

CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
PFS Studio
1777 West 3rd Avenue
Vancouver, BC V6J 1K7

ARCHITECT
Proscenium Architecture
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Vancouver, BC V5Y 1L4

ARCHITECT
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Toronto, ON M5V 1V2

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ISSUANCE:

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New York, NY 10036
Tel: 212 695 1200
Fax: 212 695 1201
www.pfsstudio.com

STAMP:

PROJECT NAME:
MACLEOD BUILDING
2356 MAIN MALL

DRAWING TITLE:
MATERIALS PLAN

PFS PROJECT NUMBER:	DATE:
20005	2020.03.18

DRAWN BY: DD

CHECKED BY: DD

SCALE:
1:150

DWG. NO.:

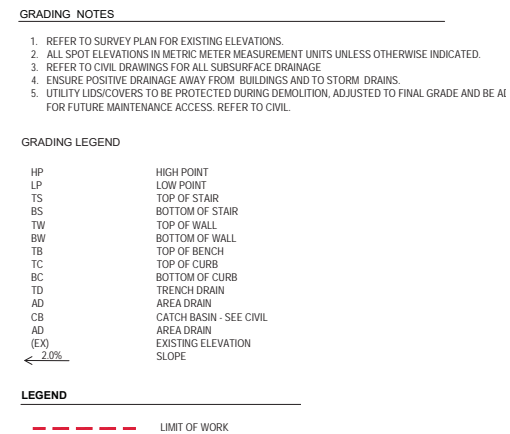
L200

Teeple Architects INC.

PROSCENIUM
ARCHITECTURE + INTERIORS INC.



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PROJECT TEAM:
LANDSCAPE ARCHITECT
PFS Studio
1777 West 3rd Avenue
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ARCHITECT
Proscenium Architecture
1 West 7th Avenue
Vancouver, BC V5Y 1L4
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Teepie Architecture
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PLANNING • DESIGN • LANDSCAPE ARCHITECTURE
100 West 4th Avenue
New York, NY 10014
212.261.1100
www.pfsstudio.com

STAMP:

PROJECT NAME:
MACLEOD BUILDING
2356 MAIN MALL

DRAWING TITLE:
GRADING

PFS PROJECT NUMBER: 20005

DATE: 2020.03.17

DRAWN BY: DD
CHECKED BY: DD

SCALE:

DWG. NO.:

L400

Teeple Architects INC.

PROSCENIUM
ARCHITECTURE + INTERIORS INC.



43



1. ALL NEW TREES TO BE PLANTED A MINIMUM OF 1M AWAY FROM UTILITIES (FROM EDGE OF ROOTBALL).
2. ANY LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES TO BE RAKED AND RE-SEED POST CONSTRUCTION ACTIVITIES.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE CANADIAN NURSERY STOCK STANDARD (CNSS) AND PER PROJECT SPECIFICATIONS.
4. SEARCH AREA FOR ALL PLANT MATERIAL MUST OCCUR WITHIN 402KM OF PROJECT SITE.
5. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THE CLIENT.
6. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED.
8. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT, AS PER SPECIFICATIONS. PRIOR TO THE START OF CONSTRUCTION, GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
9. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
10. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL, SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL CLIENT APPROVALS. ANY SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
12. FINAL LOCATIONS OF PLANT MATERIAL TO BE CONFIRMED ON SITE BY CONSULTANT BEFORE INSTALLATION.
13. ALL PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
14. PROVIDE ADEQUATE SUB-SURFACE DRAINAGE IN ALL PLANTED AREAS.
15. ENSURE POSITIVE DRAINAGE

— — — — — LIMIT OF WORK

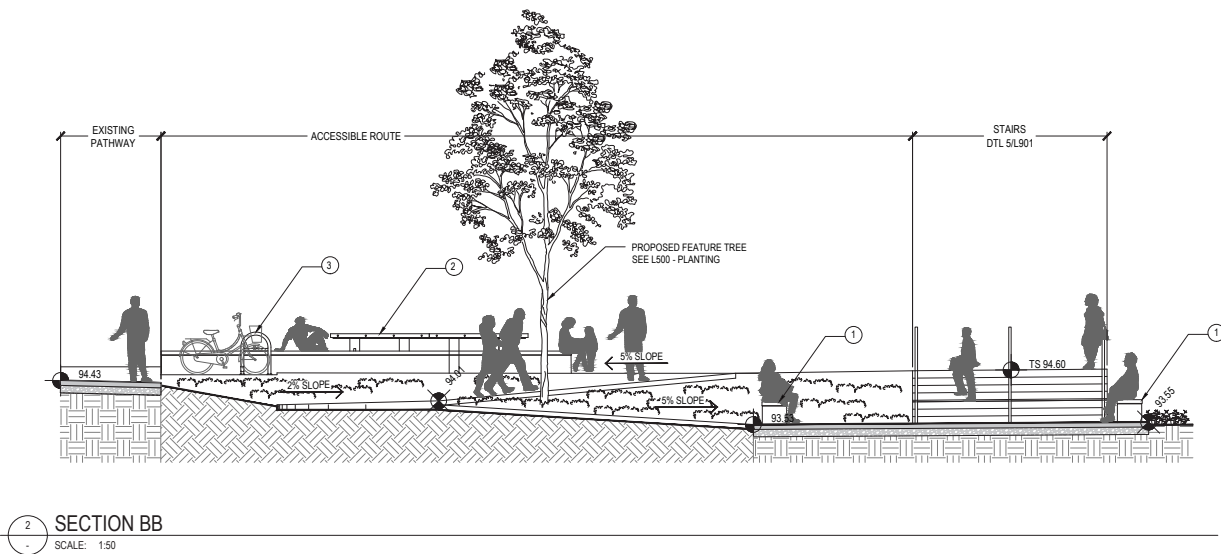
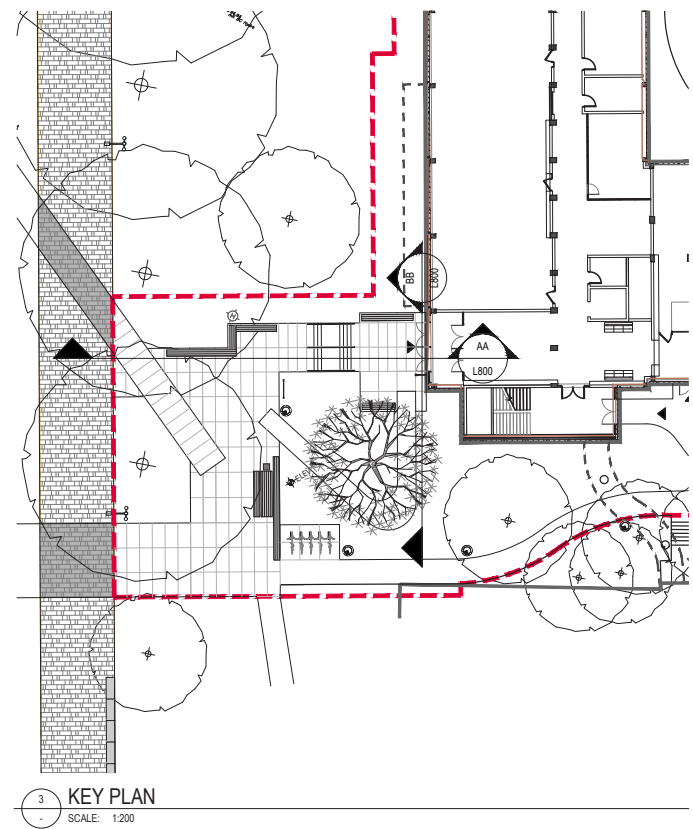
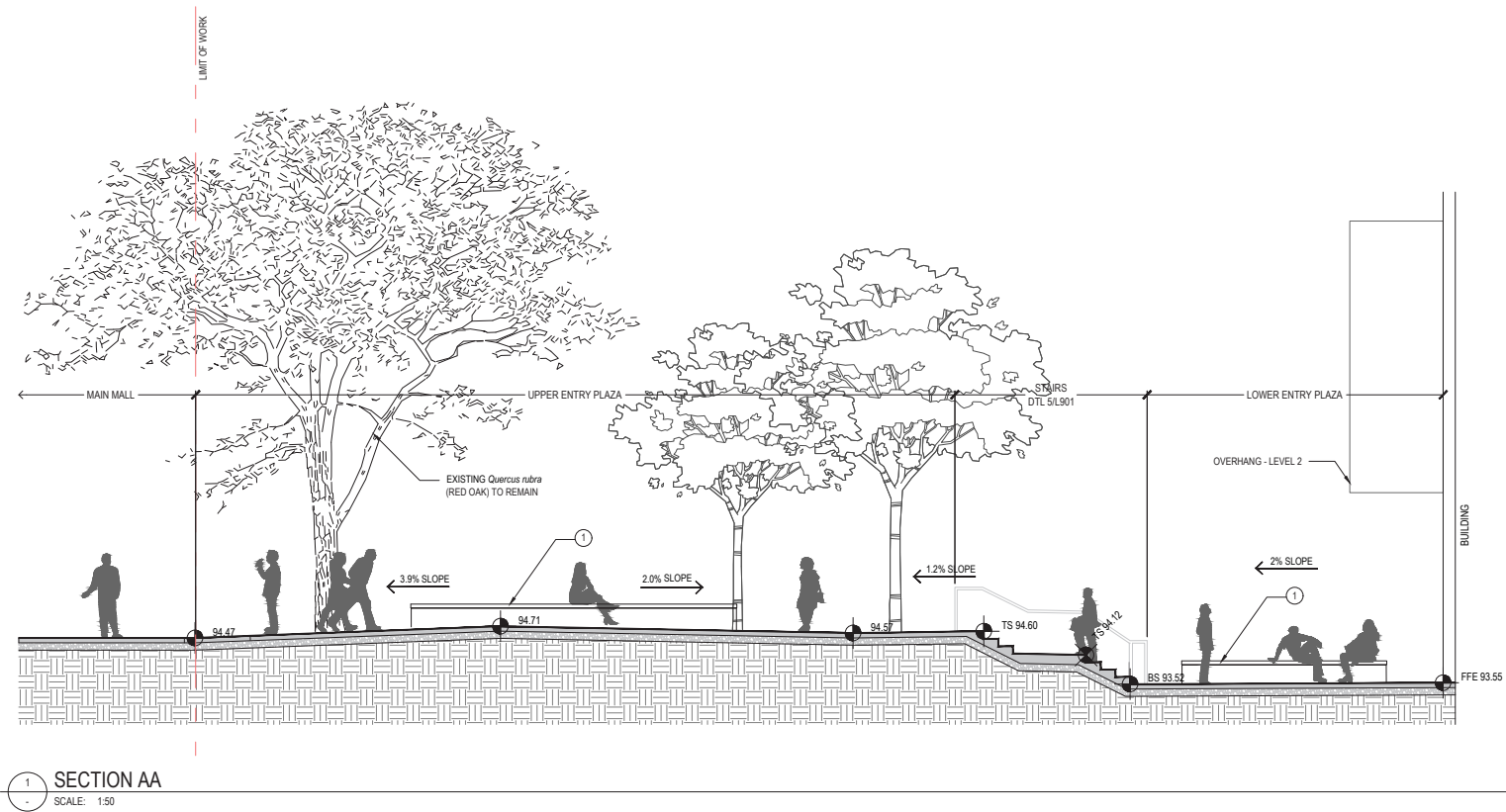
ARCHITECT
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L500

LANDSCAPE



PROJECT TEAM:

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ARCHITECT
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ISSUANCE:

No.	Date	Drawn	By
1	MAR 18, 2020	ISSUED FOR DEVELOPMENT PERMIT	DD

PFS STUDIO
ARCHITECTURE - LANDSCAPE ARCHITECTURE - INTERIORS

STAMP:

PROJECT NAME:
MACLEOD BUILDING
2356 MAIN MALL

DRAWING TITLE:
SECTIONS AA/ BB

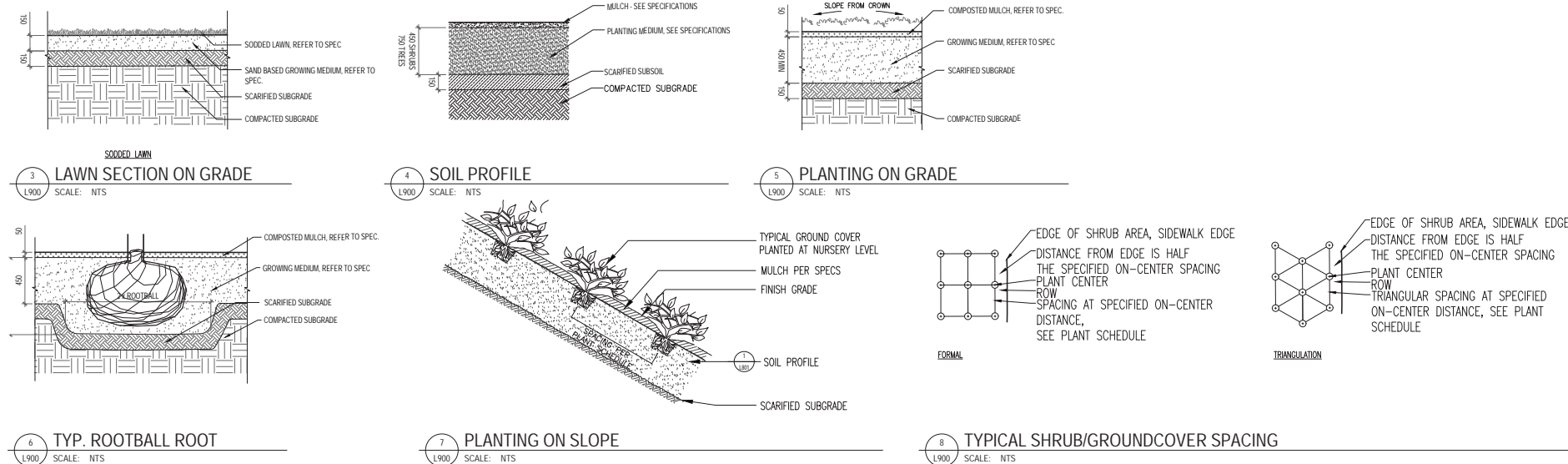
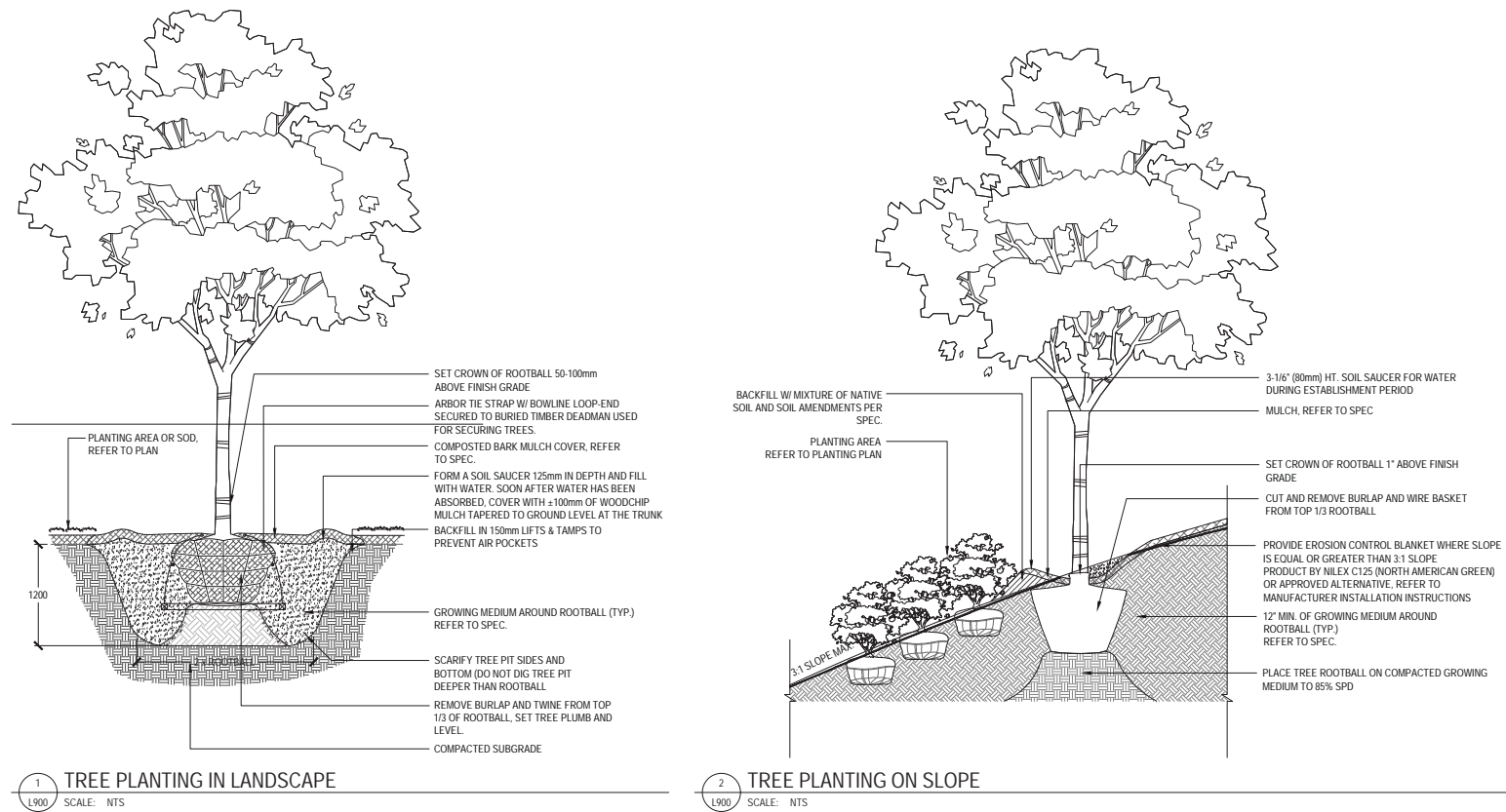
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DRAWN BY: JGDD CHECKED BY: DD

SCALE: AS NOTED

DWG. NO.: **L800**

LANDSCAPE



CLIENT:

PROJECT TEAM:
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[illegible]

PFS STUDIO
FLAMINGO • WATERLOO • LANSING • ANN ARBOR

PROJECT NAME:
MACLEOD BUILDING
2356 MAIN MALL

DRAWING TITLE:
DETAILS
PLANTING

PFS PROJECT NUMBER:	DATE:
20005	2020.03.17
DRAWN BY:	CHECKED BY:
JG	DD
SCALE:	
AS NOTED	

DWG. NO.:
L900

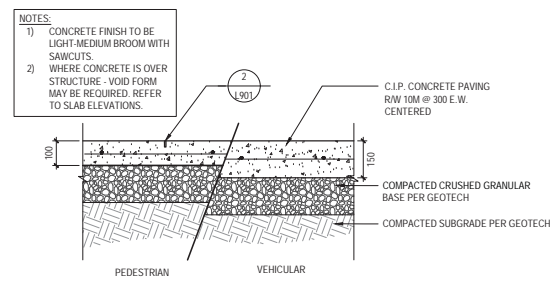
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PROSCENIUM
ARCHITECTURE + INTERIORS INC.

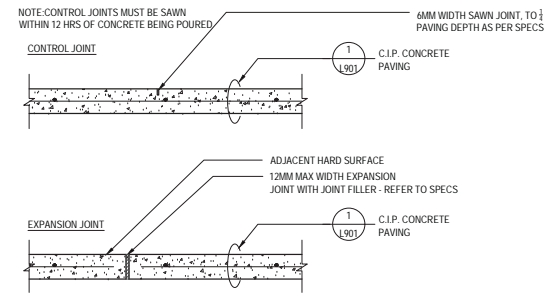


UBC | MACLEOD BUILDING RENEWAL

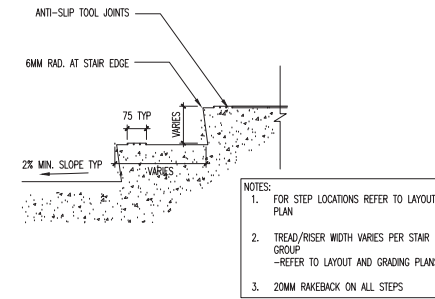
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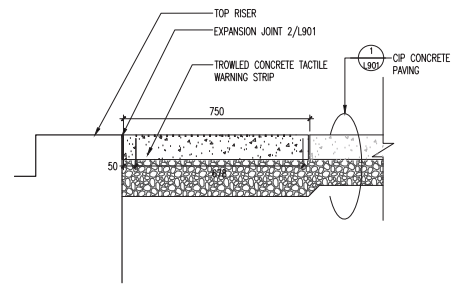
1 CIP CONCRETE PAVING
L901 SCALE: 1:10



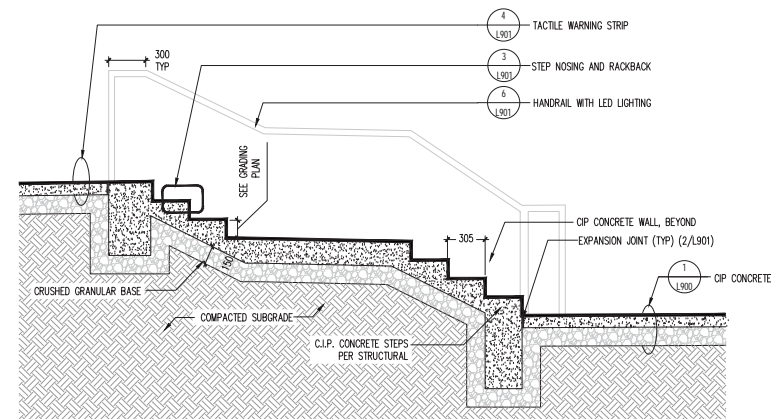
2 TYPICAL JOINTS
L901 SCALE: 1:10



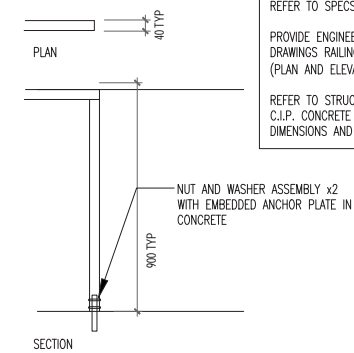
3 STEP NOSING AND RAKEBACK
L901 SCALE: 1:10



4 TACTILE WARNING STRIP
L901 SCALE: 1:10



5 STAIRS
L901 SCALE: 1:20



6 HANDRAIL
L901 SCALE: 1:10

[illegible]

STAMP:

PROJECT NAME:
MACLEOD BUILDING
2356 MAIN MALL

DRAWING TITLE:
DETAILS
HARDSCAPE

PFS PROJECT NUMBER:	DATE:
20005	2020.03.17

DRAWN BY: JG
CHECKED BY: DD

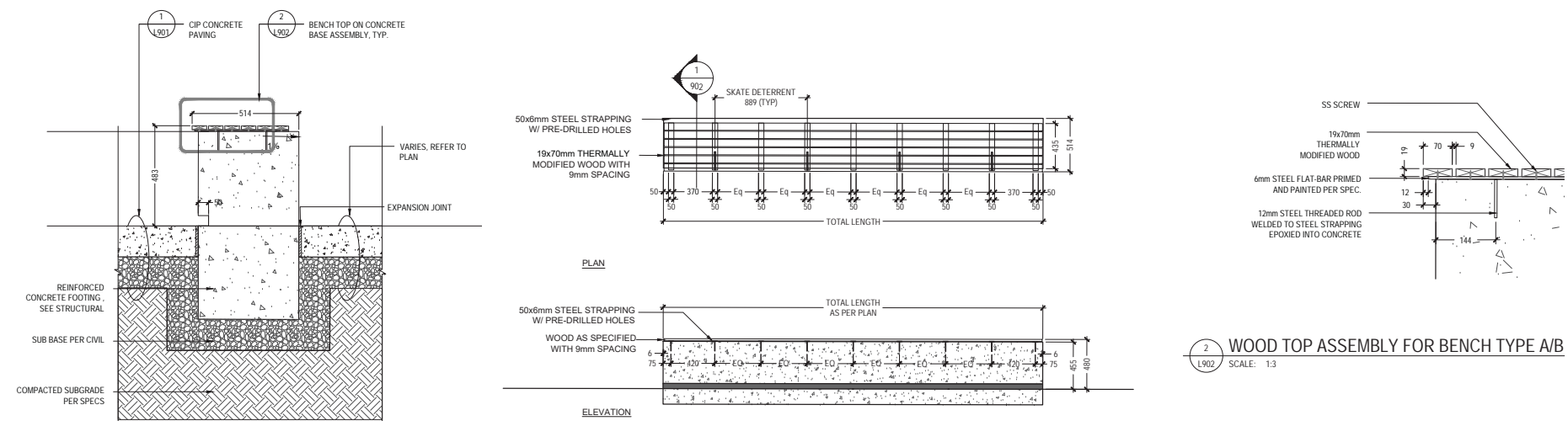
SCALE:
AS NOTED

DWG. NO.:
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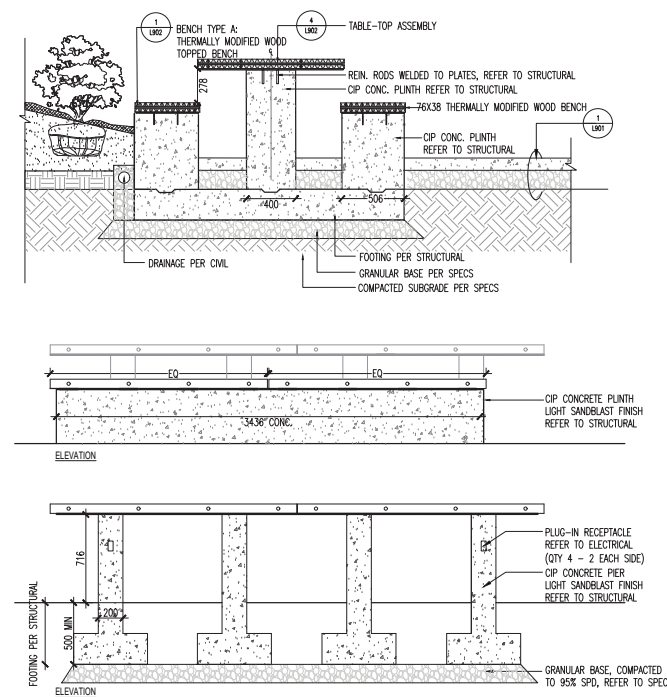
L901

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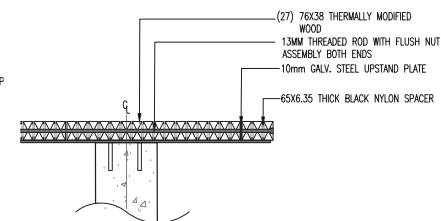
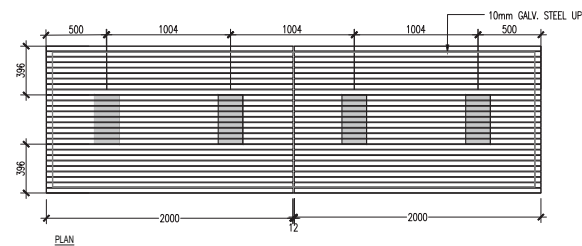


1 BENCH WOOD-TOPPED
L902 SCALE: 1:10 / 1:20

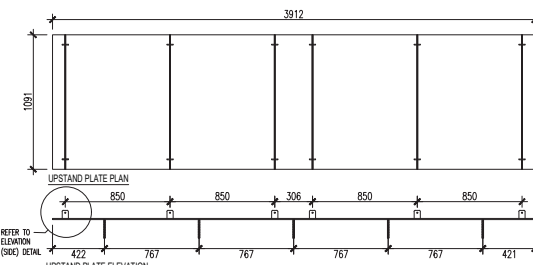


3 PICNIC TABLE AND BENCHES
L902 SCALE: 1:20

NOTES:
PROVIDE ENGINEERED SHOP DRAWINGS FOR TABLE-TOP CONSTRUCTION INCLUDING ALL CONNECTIONS
USE GALVANIZED STEEL FOR ALL HARDWARE UNLESS OTHERWISE NOTED



5 WOOD TOP ASSEMBLY FOR PICNIC TABLE
L902 SCALE: 1:5



ELEVATION (SIDE)

[illegible]

STAMP:

PROJECT NAME:
MACLEOD BUILDING
2356 MAIN MALL

DRAWING TITLE:
DETAILS
BENCH AND PICNIC TABLE

PFS PROJECT NUMBER: 20005

DATE: 2020.03.17

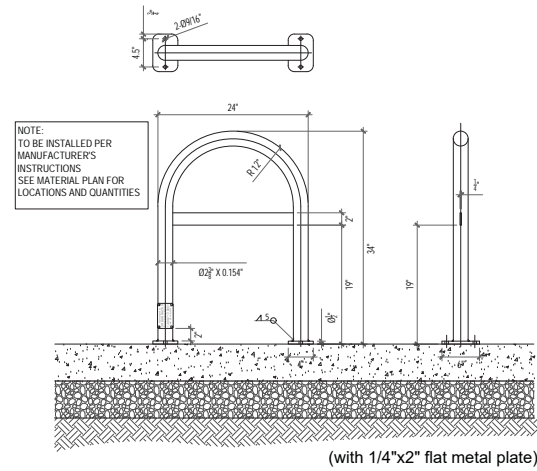
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CHECKED BY: DD

SCALE:
AS NOTED

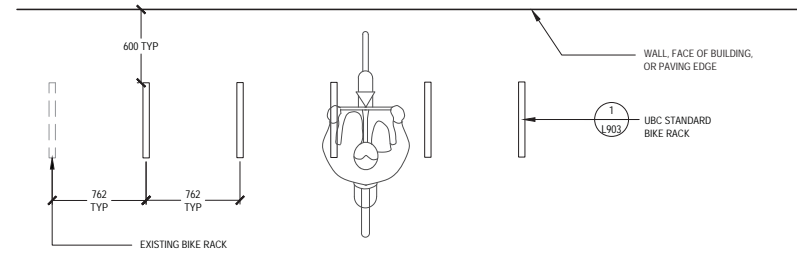
DWG. NO.:
1002

L902

LANDSCAPE



1 BIKE RACK - SECTION
L903 SCALE: 1:10



2 BIKE RACK - PLAN
L903 SCALE: 1:20

CLIENT:

PROJECT TEAM:

LANDSCAPE ARCHITECT
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ISSUANCE:

[illegible]

STAMP:

PROJECT NAME:
MACLEOD BUILDING
2356 MAIN MALL

DRAWING TITLE:
DETAILS
SITE FURNISHING

PFS PROJECT NUMBER: 20005

DATE: 2020.03.17

DRAWN BY: JG CHECKED BY: DD

SCALE:
AS NOTED

DWG. NO.:

L903

PERSPECTIVE RENDERINGS



VIEW OF MAIN ENTRY (SW CORNER) FROM MAIN MALL

PERSPECTIVE RENDERINGS



VIEW FROM ENGINEERING STUDENT PLAZA (SOUTH)

PERSPECTIVE RENDERINGS



VIEW FROM SECOND LEVEL PLAZA, EXIT FROM KAISER STAIR

PERSPECTIVE RENDERINGS



VIEW FROM ENGINEERING STUDENT CENTER

APPENDIX



MacLeod Building Renovation + Addition

To: Noel McNally, Project Manager, FACI

c.c.: Matthew Roddis, Associate Director, Planning and Design

From: Brett Liljefors, Architect - Urban Designer, Planning & Design

Date: Wednesday, October 23rd, 2019

Re: Pre-application discussions

Planning and Design (P&D) met with Teeple Architecture and Proscenium Architecture and Project Services on Monday, October 21st to discuss early design considerations for an interior renovation and envelope rehabilitation/replacement (phase 1) and addition (phase 2) to the MacLeod Building. From that discussion, the project team requested clarification of three key issues that were identified as critical path items for the design process to proceed. The following summarizes and clarifies these issues.

Envelope Treatment and Heritage Conservation

In order for the building to meet current energy code standards, a significant rehabilitation or replacement will be required for the envelope. Encapsulation is the most space efficient but would require covering the exposed structure that is a feature of the building.

The MacLeod Building is not listed within the heritage themes established by the Vancouver Campus Plan (2014; Part 2, 7.2 Heritage Conservation). Regardless, any renovation/addition is expected to have an intentional and sensitive response to the original design intent of the building and landscape. The submission will need to articulate a design rationale that addresses the character of the existing building and its contextual relationships.

Two Storey Addition with No Setback - Variance to VCP Part 3 - 3.1.1.h.ii

The Vancouver Campus Plan (2014) sets out Character Districts to regulate future development on campus in line with the Universities priorities. The MacLeod Building is within the Campus Core District, which restricts building heights to 28m and requires stories of buildings above the 18 m height level to be set back a minimum of 5 meters from their fronting façade (3.1.1.h.ii).

Planning and Design recommend to the Director of Planning that this requirement (3.1.1.h.ii) be waived in respect to a future two storey addition to the top of The MacLeod Building. Two primary factors support this recommendation.

First, the setback requirement would render this type of addition infeasible. A setback would place the bearing wall for the addition away from the bearing column grid requiring significant additional structure and associated costs. The building floorplate is narrow, a 5m setback would reduce the width

of addition floorplate below what is reasonably efficient for both envelope costs and plan organization. The proposed addition, compared to other options, preserves open space and uses UBC land efficiently.

Second, the MacLeod building is currently setback from Main Mall by approximately 25m (from building face to the edge of the East main path of Main Mall). The adjacent Fred Kaiser Building and ICICS/CS Building are setback approximately 16m. The intent of the stepped height setback is to keep the building within scale of the height of the red oaks on this corridor. The generous setback of the whole building façade reduces the impact of the building scale on the formal row of trees and, in the opinion of Planning and Design, supports the intention of this particular VCP provision.

This recommendation for variance only applies to this particular provision (3.1.1.h.ii). All other requirements are to be met. As noted above, the design will need to demonstrate a sensitive response to the original design intent and its context. For example, by creating a clearly defined cornice line to maintain a strong relationship to neighbouring buildings and by using techniques such as a material change from the main massing to the addition to reduce the addition’s visual impact.

Relocation of Main Entry from Level 1 to Level 0

The main entry – at level 1 approximately 8’ above grade - is accessed via a series of stairs and wide landings. The current access to entry does not satisfy accessibility standards set out in current code standards. The extent of the planned renovation will require the building to be compliant with BCBC 2018 and other relevant code requirements.

To do so, alterations to the current entry access to would require significant ramp structures to access the entry at level 1. As an alternative solution, the design team has proposed relocating the main entry to level 0 - approximately 5’ below grade – in the same location.

The relocation would allow for an accessible entry. It would align the entry level with that of the ICICS/CS Building to the South - which houses the same faculty – providing better continuity between the two. An entry on level 0 also presents an opportunity to connect diagonally through the building from Main Mall to the courtyard to the east and the Engineering Student Centre.

P&D support the design directions articulated above and look forward to further development of the project design.

Brett Liljefors Architect AIBC

Urban Designer- Architect
Planning + Design