


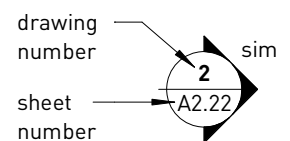
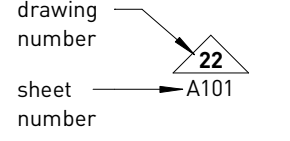
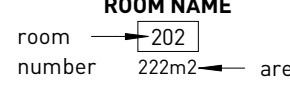

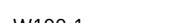
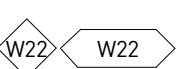
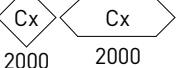



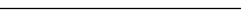







Graphic legend

	north arrow
	grid line identification
	geodetic elevation above sea level
	section reference
	elevation reference
	room/area tag
	door tag / refer to schedule
	window tag / refer to schedule
	assembly tag / refer to assembly schedule
	ceiling elevation
	centre line
	existing construction to remain
	existing construction to be demolished
	new construction
	0hr fire separation
	45min fire separation
	1hr fire separation
	1.5hr fire separation
	2hr fire separation

Abbreviation Legend

aff	= above finished floor
cl	= centre line
c/w	= complete with
eq	= equal
exist	= existing
ext	= exterior
int	= interior
max	= maximum
min	= minimum
na	= not applicable
nic	= not in contract
oc	= on centre
osci	= owner supplied contractor installed
osoi	= owner supplied owner installed
rec	= recessed
reqd	= required
rm	= room
sim	= similar
tme	= to match existing
t/o	= top of
typ	= typical
uno	= unless noted otherwise
u/s	= underside
vf	= verify in field
w/	= with

Written Description

The project is a proposed one-storey 324 gross square meter purpose-built child care facility with 317 square meters of outdoor activity space, providing 28 new child care spaces for the UBC campus. Equitable access to child care is critical in meeting UBC's goals of increasing equity, diversity and inclusion and reducing barriers for historically underserved, marginalized or excluded families. Currently, families can wait up to 2.5 years for child care on campus. On February 9, 2024, the Province of BC announced that more than 700 child care spaces across BC will move into the \$10 a Day ChildCareBC program, including more than 300 group child care spaces at UBC Child Care. The proposed Orchard Child Care (OCC) will provide 28 child care spaces. The facility will be centrally located along the western edge of the main open space of the Orchard Commons fronting West Mall. The Orchard Child Care will create an excellent physical environment to support the best practices of high-quality child care in a facility that also enhances the campus experience at Orchard Commons. The primary goals include:

- Develop a child care facility in close collaboration with UBC Child Care that reflect and support their values, pedagogical philosophy and practices in the delivery of high-quality child care;
- Use the creation of an excellent child care facility to enhance the functions, performance and qualities that support a positive experience of Orchard Commons.

Design Policy Compliance

The project has been designed in accordance with the Vancouver Campus Plan Part 3 requirements. The project is sited within the Campus Core District at the edge with the Forest District, and is therefore subject to additional requirements outlined in section 3.1 of the Campus Plan Part 3 which are addressed by the design as follows. The OCC single storey building is sited on the western edge of the public open space of Orchard Commons which is bound by two tower blocks sitting on a U-shaped academic and student services podium. The podium and towers, which are home to over 1000 students, flank the north, east and south sides of the open space. The Commons open space acts as a neighbourhood living room for residents and the surrounding community. The quadrangle and south facing bleachers are highly used and integral to larger gatherings and outdoor teaching. The Orchard Commons dining facilities serve the broader campus. In particular, the open space is used by walking students travelling between the campus core and the Totem and Thunderbird student residence precincts. The project development is tightly constrained on all sides. To the south and west are existing Energy and Water Services, to the north is fire department access to the northern tower block.

As a gathering space the existing Commons' western edge lacks definition, tapering out to West Mall. The OCC will improve the Commons' sense of enclosure and define its west edge. The Commons' existing orthogonal grid does not address key pedestrian desire lines. The proposed building siting will reinforce existing and new pathways. A new diagonal portal and shade garden will welcome pedestrians entering the Commons from the south to access dining facilities and access to the campus core. Those entering from the north will be guided through an opening framed by the existing tower and bleachers on the one side and OCC landscape on the other. The existing sidewalk and plantings along West Mall will remain to maintain the priority, clarity and flexibility of the West Mall street corridor. Like the CIRS building to the north, OCC occupies an inflection point in West Mall where the street chicanes westward. Because the OCC is sited to maximize open space to the east, the massing will define the shape of West Mall. Surrounded by active public space on all sides, the OCC enclosure creates a protective and suitably scaled space for children. Where safe and appropriate, visual connections will animate the surrounding public realm with windows and openings at a variety of levels suitable to building inhabitants that may sit in high chairs, crawl on tummies, lie on backs while facing skyward, as well as play actively indoors and out.

Walls are clad in a white cementitious through-colour vertical cladding, with a range of textures to provide natural variation. Where building walls transition to fencing around outdoor play areas, the same vertical cementitious planks become fence pickets. The spacing and openness of the pickets then varies to balance differing degrees of visual connection and enclosure, from approximately 25% open at West Mall to 33% open or more at Orchard Commons. As a low building with 20 storey residential neighbours, the roof is considered as a fifth elevation with many viewers. Walls and fences rise and fold into a standing seam metal roof that screens an opening for rooftop mechanical units. Skylights further punctuate this elevation to offer animation, character and daylight to spaces within the OCC. The proposed location and massing for the OCC seeks to balance the following considerations:

- Contribute to a coherent Orchard Commons Precinct with a low mass that responds to the raked massing of the south facing bleacher and acts as a counterpoint to the taller tower masses.
- Build on the perimeter massing of the existing Orchard Commons Precinct buildings by providing a new west edge to a preserved court.
- Respond to the West Mall street alignment by aligning the OCC with the curb alignment and integrate with the orthogonal geometry of the Commons via a roof ridge line aligned to the existing courtyard edges.
- Unify the building and landscape into a single integrated composition to support a unique sense of place.
- Screen mechanical equipment from grade and above and integrate within the overall building expression.
- Reinforce existing pedestrian pathways that support movement around the site.
- Create a sense of enclosure to enhance the safety and comfort within the Commons.
- Allow the existing court to the north as a construction staging area to minimize disruption to the existing Commons.

Development permit variances

Site constraints do not afford the ability to accommodate new loading or accessible parking stalls. A variance is requested use the existing building spaces and spaces along lane along north side of Orchard Commons.

CPTED description

The OCC will improve natural surveillance at Orchard Commons. Its activity spaces, staff room and office overlook the open space to the east. The OCC outdoor play areas in turn benefit from line of site from the tower blocks. Access to the outdoor play areas will be controlled through fences with gates. Key CPTED strategies include:

1. Choice of routes in and out of the space.
2. Diverse mix of building programming that supports activities during different times of the day.
3. Visibility into the space from the street and from different building interiors.
4. Strategic placement of lighting.

Development permit summary

Site area:	TBD
Building footprint:	324m ²
Site coverage:	TBD
Net area by floor:	n/a
Net area:	280.4m ²
Gross area:	324m ²
Building height:	6m
Setbacks	
Front yard (West):	n/a
Rear yard (East):	n/a
Side yard (North):	n/a
Side yard (South):	n/a
Parking spaces	
Required:	0
Proposed:	1
Loading spaces	
Required:	0
Proposed:	0
Bicycle parking (long-term)	
Requested:	0
Proposed:	0
Bicycle parking (short term)	
Requested:	4 spaces/100sqm
Proposed:	16
Floor space ratio	
Permitted:	n/a
Proposed:	n/a

Project team

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Drawing list

Sheets - architectural	
A0.0 - General	
DP - A0.01	Project information and drawing list
DP - G0.02	Area plan
DP - G0.03	Shadow Analysis
DP - G0.04	Photographs
A1.0 - Floor and ceiling plans	
DP - A0.10	Site plan
DP - A0.11	Context plan
DP - A1.01	L1 Floor plan
DP - A1.02	Roof plan
A2.0 - Elevations	
DP - A2.01	Elevations
A3.0 - Sections	
DP - A3.01	Sections

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ISSUES + REVISIONS

NO.	DATE	DESCRIPTION
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 SCALE
 As indicated

Project information and drawing list

SHEET

DP - A0.01

Net Assignable Square Metres Schedule

Name	Required NASM	Proposed NASM	Difference
IT Open play Room		46.0 m ²	
Room		Not Enclosed	
TF Cubby		15.2 m ²	
TF OD Storage		5.1 m ²	
	0.0 m ²	66.3 m ²	0.0 m ²
1 - Activity			
IT Nap	28.0 m ²	30.3 m ²	2.3 m ²
IT Open play	49.5 m ²	Not Placed	
TF Gross motor	29.0 m ²	35.0 m ²	6.0 m ²
TF Open play	59.5 m ²	54.0 m ²	-5.5 m ²
	166.0 m ²	119.4 m ²	2.9 m ²
2 - Support			
IT Cubby	12.0 m ²	12.0 m ²	0.0 m ²
IT Kitchen	9.5 m ²	8.4 m ²	-1.1 m ²
IT Storage	7.0 m ²	2.6 m ²	-4.4 m ²
IT Storage	0.0 m ²	2.0 m ²	2.0 m ²
IT WC	8.0 m ²	8.2 m ²	0.2 m ²
Janitor	8.0 m ²	4.2 m ²	-3.8 m ²
Lounge	12.0 m ²	15.7 m ²	3.7 m ²
Office	15.0 m ²	8.2 m ²	-6.8 m ²
Staff WC	9.0 m ²	5.9 m ²	-3.1 m ²
TF Cubby	10.0 m ²	Not Placed	
TF Kitchen	9.5 m ²	8.4 m ²	-1.1 m ²
TF Storage	7.5 m ²	8.2 m ²	0.7 m ²
TF WC	9.0 m ²	10.8 m ²	1.8 m ²
	116.5 m ²	94.6 m ²	-11.9 m ²
Total Net-ASM	282.5 m ²	280.4 m ²	-9.0 m ²

Non-Assignable Square Metres Schedule

Name	Required NASM	Proposed NASM	Difference
IT Open play Room		46.0 m ²	
Room		Not Enclosed	
TF Cubby		15.2 m ²	
TF OD Storage		5.1 m ²	
	0.0 m ²	66.3 m ²	0.0 m ²
3 - Service			
Comms room	2.0 m ²	0.9 m ²	-1.1 m ²
Hallway		7.8 m ²	
Water Entry	16.8 m ²	6.0 m ²	-10.8 m ²
	18.8 m ²	14.7 m ²	-11.9 m ²
Total Non-ASM	18.8 m ²	81.0 m ²	-11.9 m ²

Room Area Schedule as Activity/Support

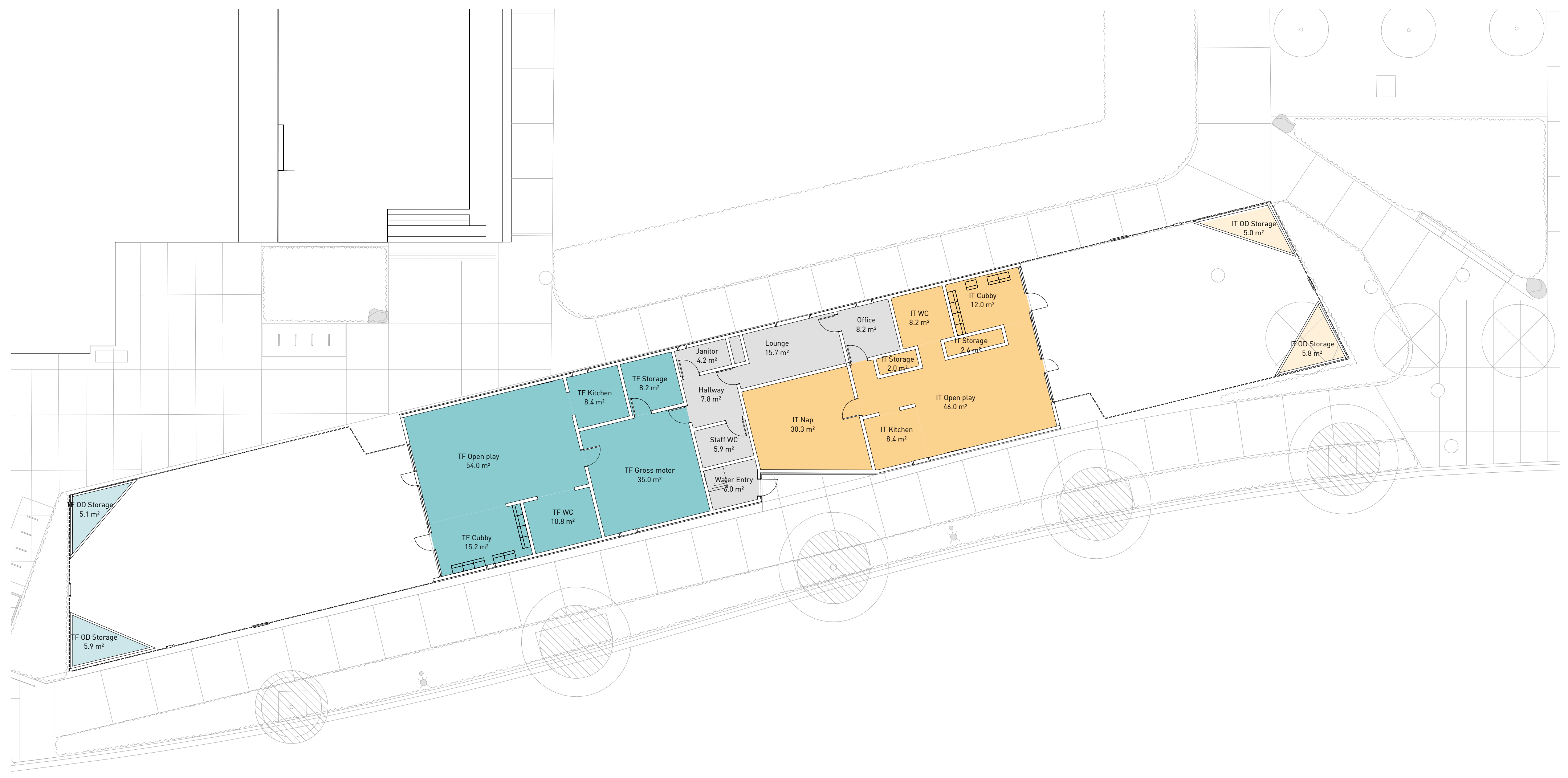
Name	Department	Proposed NASM
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Room		Not Enclosed
Room		Not Enclosed
TF Cubby		15.2 m ²
TF OD Storage		5.1 m ²
		66.3 m ²
1 - Activity		
IT Nap	1 - Activity	30.3 m ²
IT Open play	1 - Activity	Not Placed
TF Gross motor	1 - Activity	35.0 m ²
TF Open play	1 - Activity	54.0 m ²
		119.4 m ²
2 - Support		
IT Cubby	2 - Support	12.0 m ²
IT Kitchen	2 - Support	8.4 m ²
IT Storage	2 - Support	2.6 m ²
IT Storage	2 - Support	2.0 m ²
IT WC	2 - Support	8.2 m ²
Janitor	2 - Support	4.2 m ²
Lounge	2 - Support	15.7 m ²
Office	2 - Support	8.2 m ²
Staff WC	2 - Support	5.9 m ²
TF Cubby	2 - Support	Not Placed
TF Kitchen	2 - Support	8.4 m ²
TF Storage	2 - Support	8.2 m ²
TF WC	2 - Support	10.8 m ²
		94.6 m ²
Total Net-ASM		280.4 m ²

Outdoor space

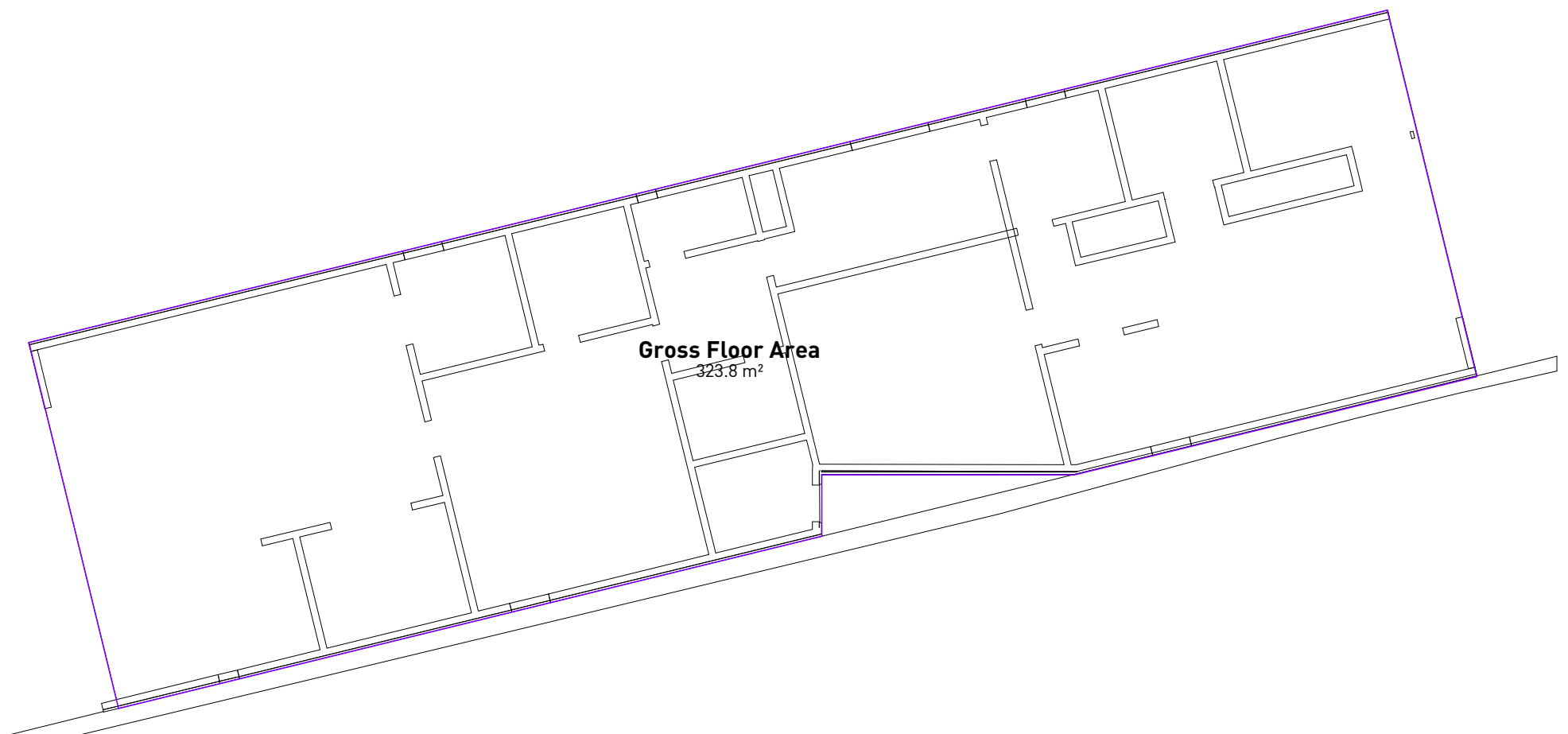
Name	Required NASM	Proposed NASM	Difference
IT Open play Room		46.0 m ²	
Room		Not Enclosed	
TF Cubby		15.2 m ²	
TF OD Storage		5.1 m ²	
	0.0 m ²	66.3 m ²	0.0 m ²
4 - Outdoor			
IT OD Storage	0.0 m ²	5.0 m ²	5.0 m ²
IT OD Storage	8.0 m ²	5.8 m ²	-2.2 m ²
IT Outdoor play	120.0 m ²	Not Enclosed	
TF OD Storage	10.0 m ²	Not Enclosed	
TF OD Storage	0.0 m ²	5.9 m ²	5.9 m ²
TF Outdoor play	160.0 m ²	Not Enclosed	
	298.0 m ²	16.8 m ²	8.8 m ²
Total Non-ASM	298.0 m ²	83.1 m ²	8.8 m ²

Gross Area Schedule

Level	Area
	323.7 m ²



Floor plan - L1 - room area plan Copy 1
1
1 : 150 2/A1.05



Gross floor area - L1
2
1 : 150 2/A1.05



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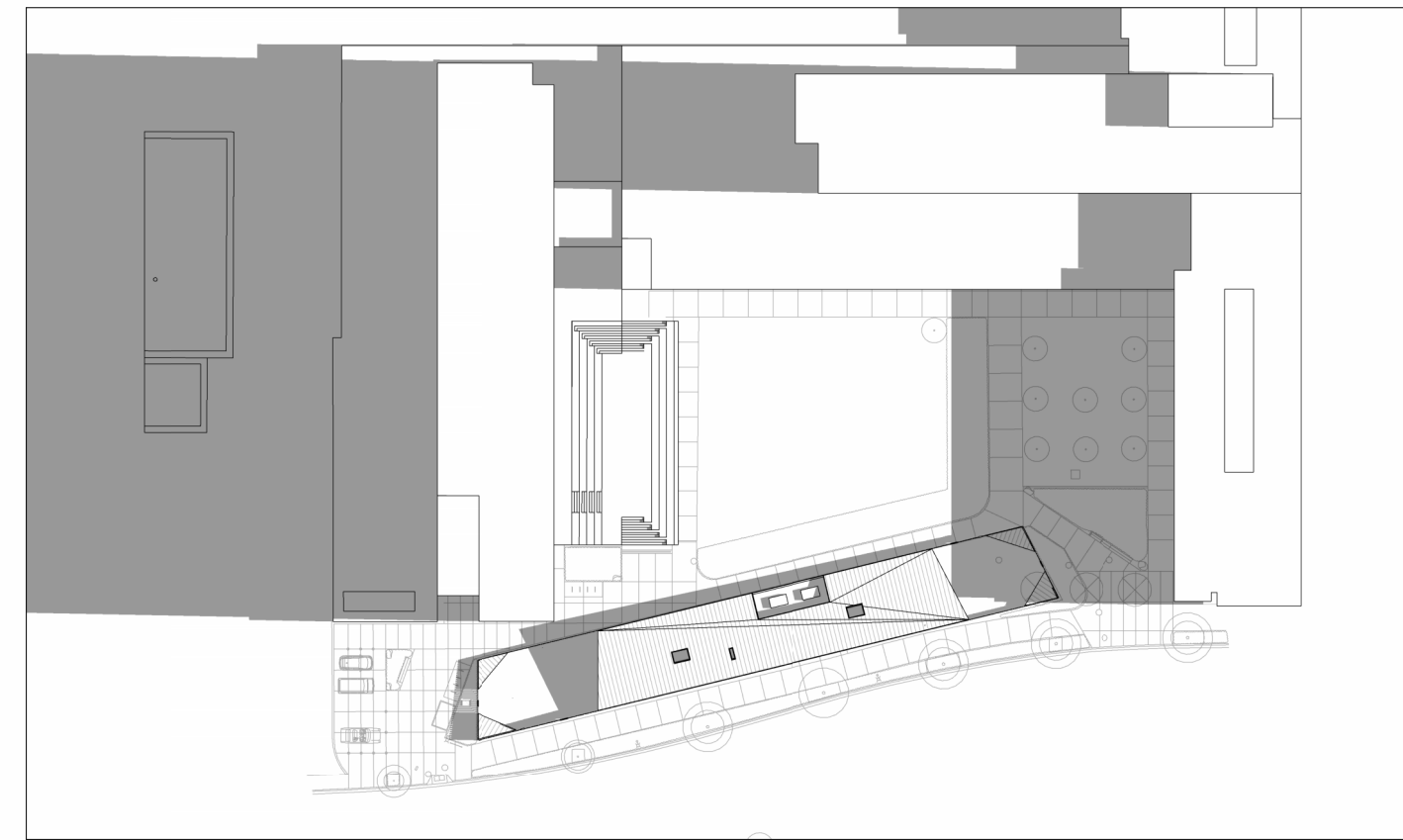
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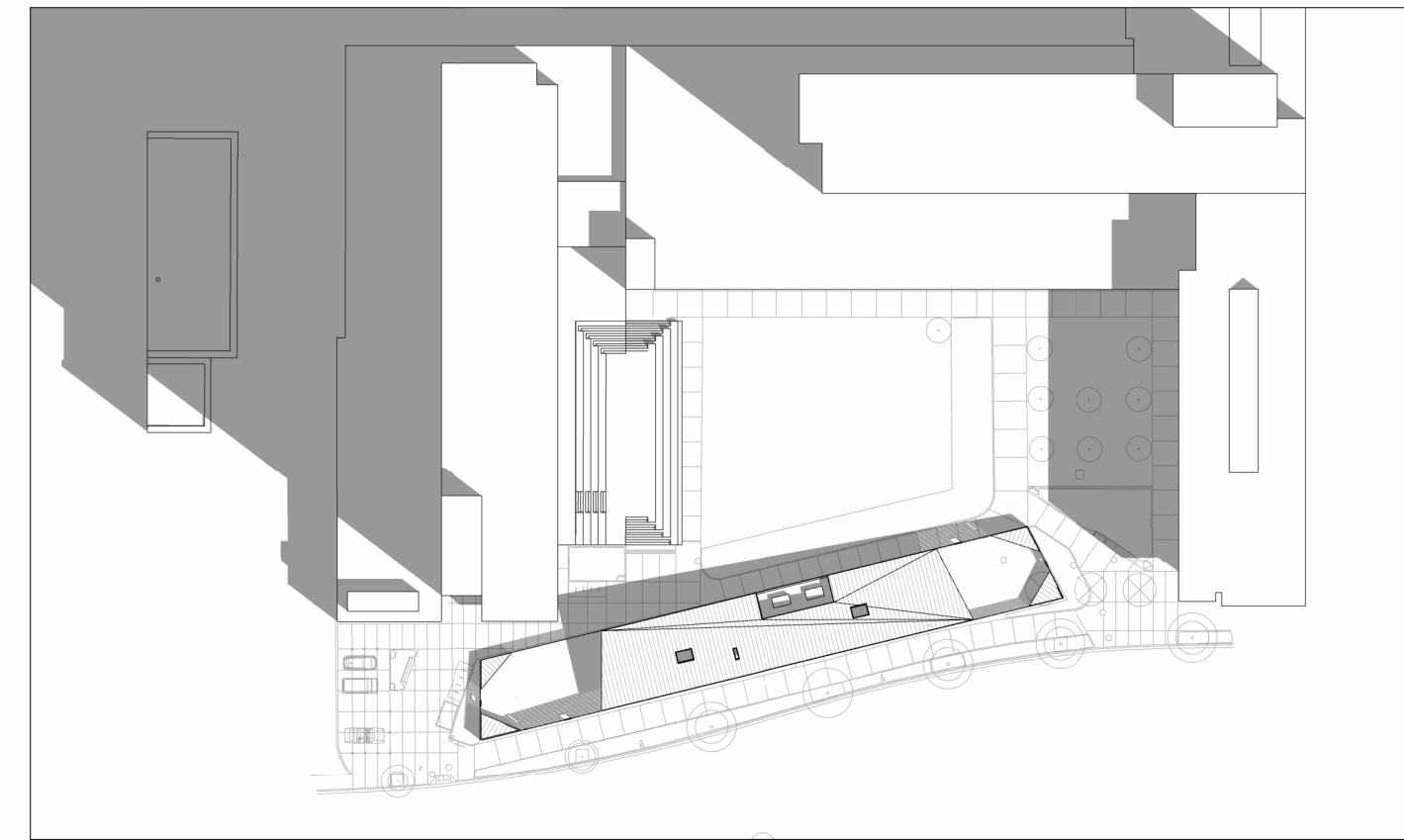
PROJECT CODE
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SCALE

Photographs

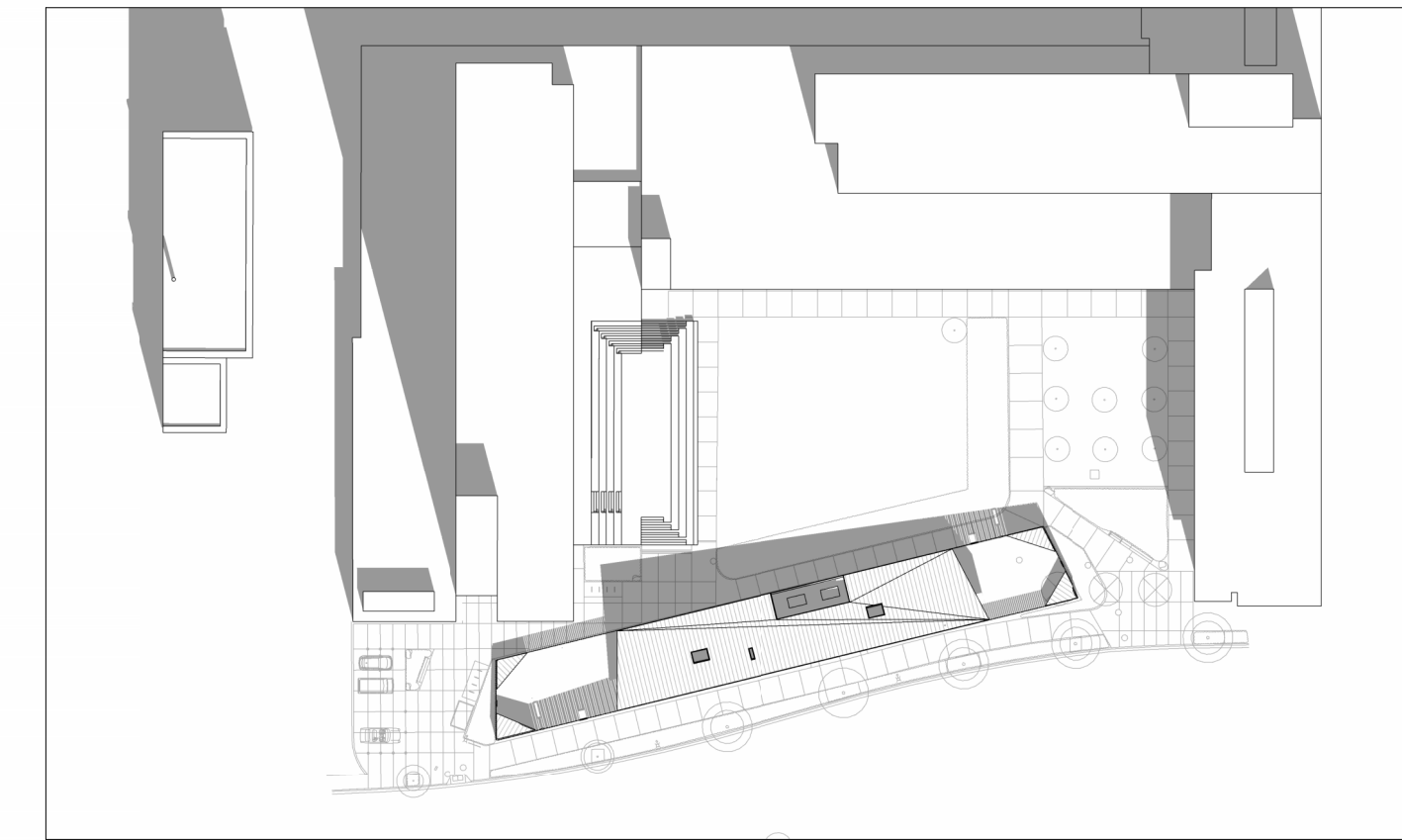
SHEET
DP - G0.04



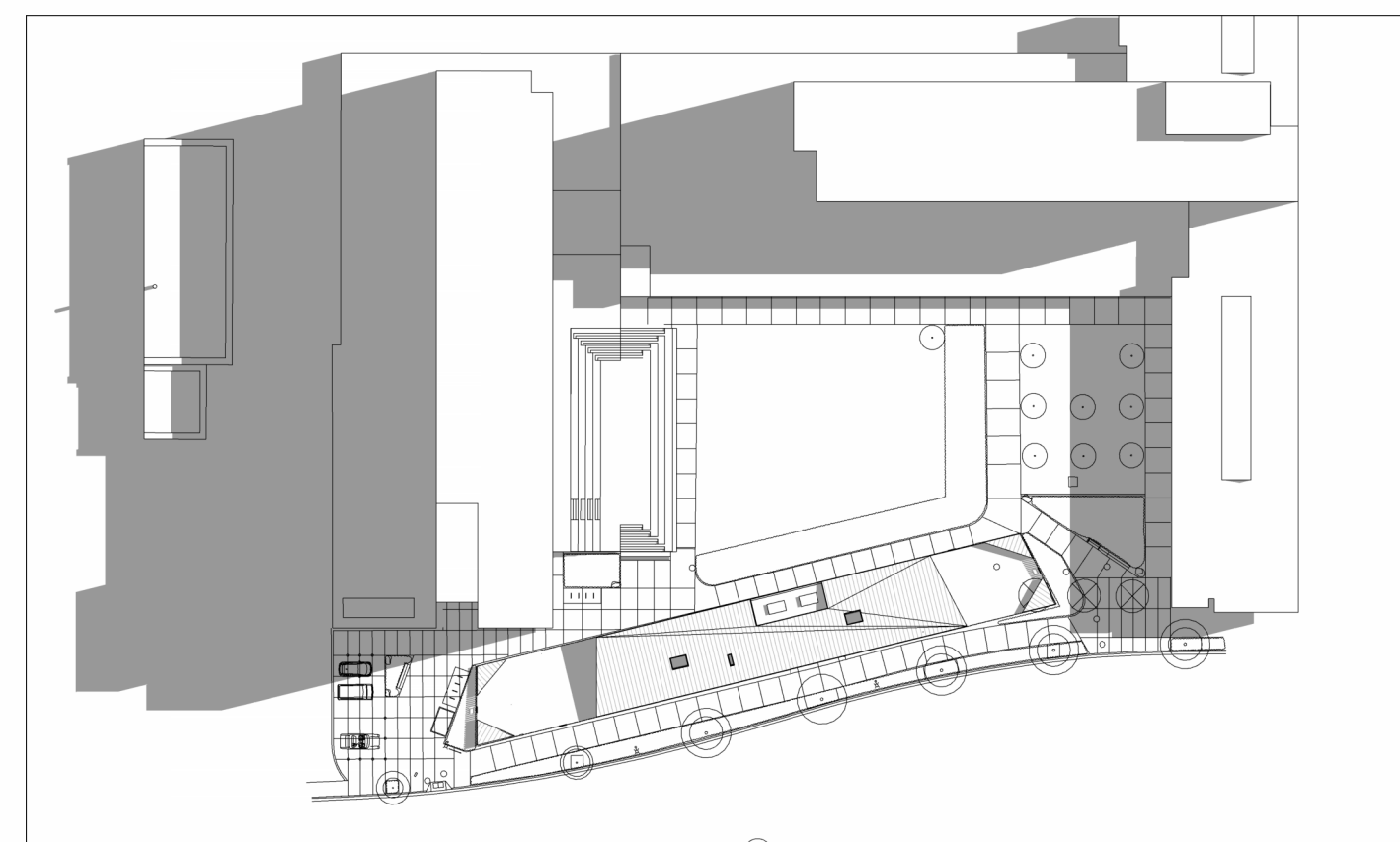
Spring Equinox: 10.00



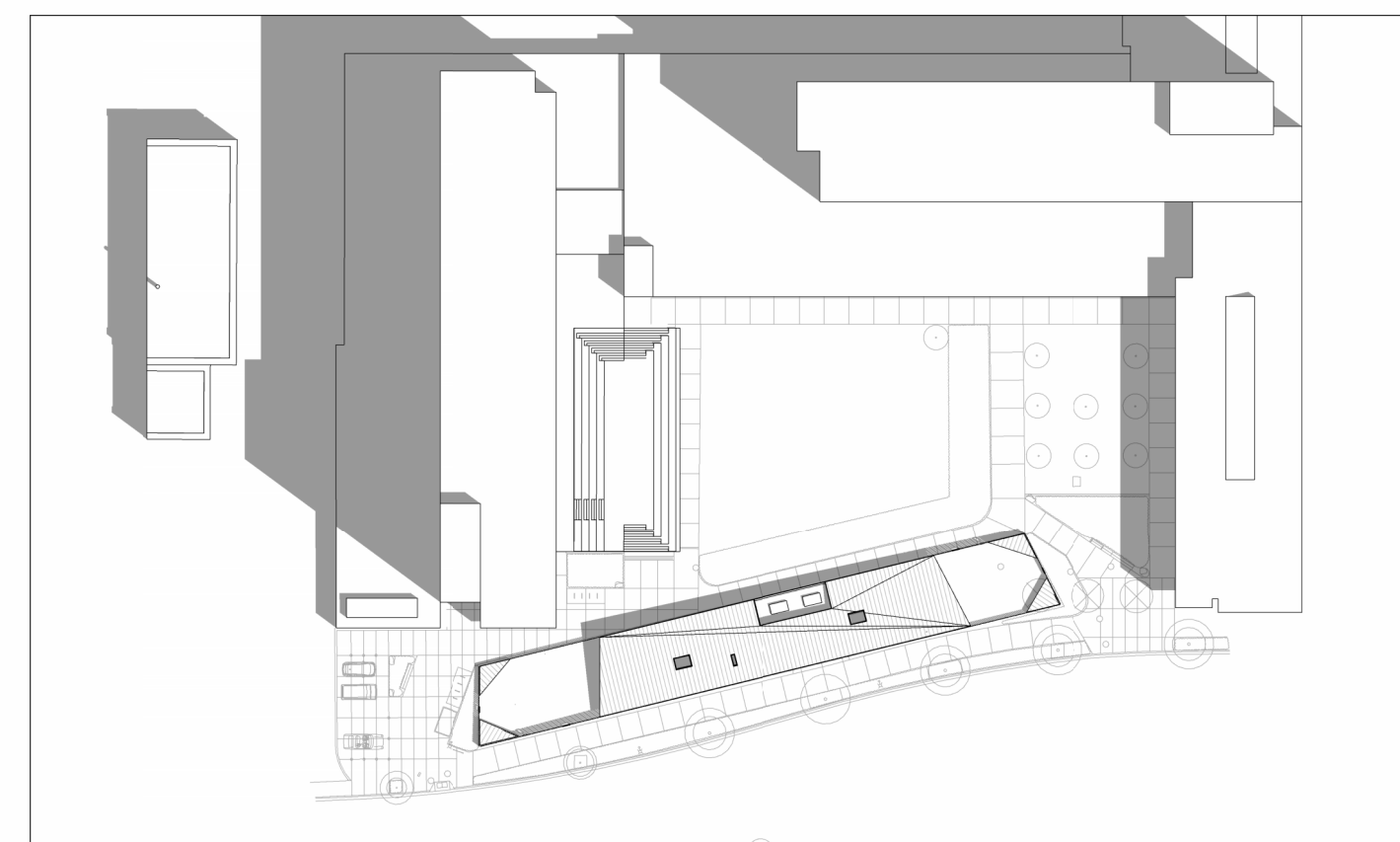
Spring Equinox: 12.00



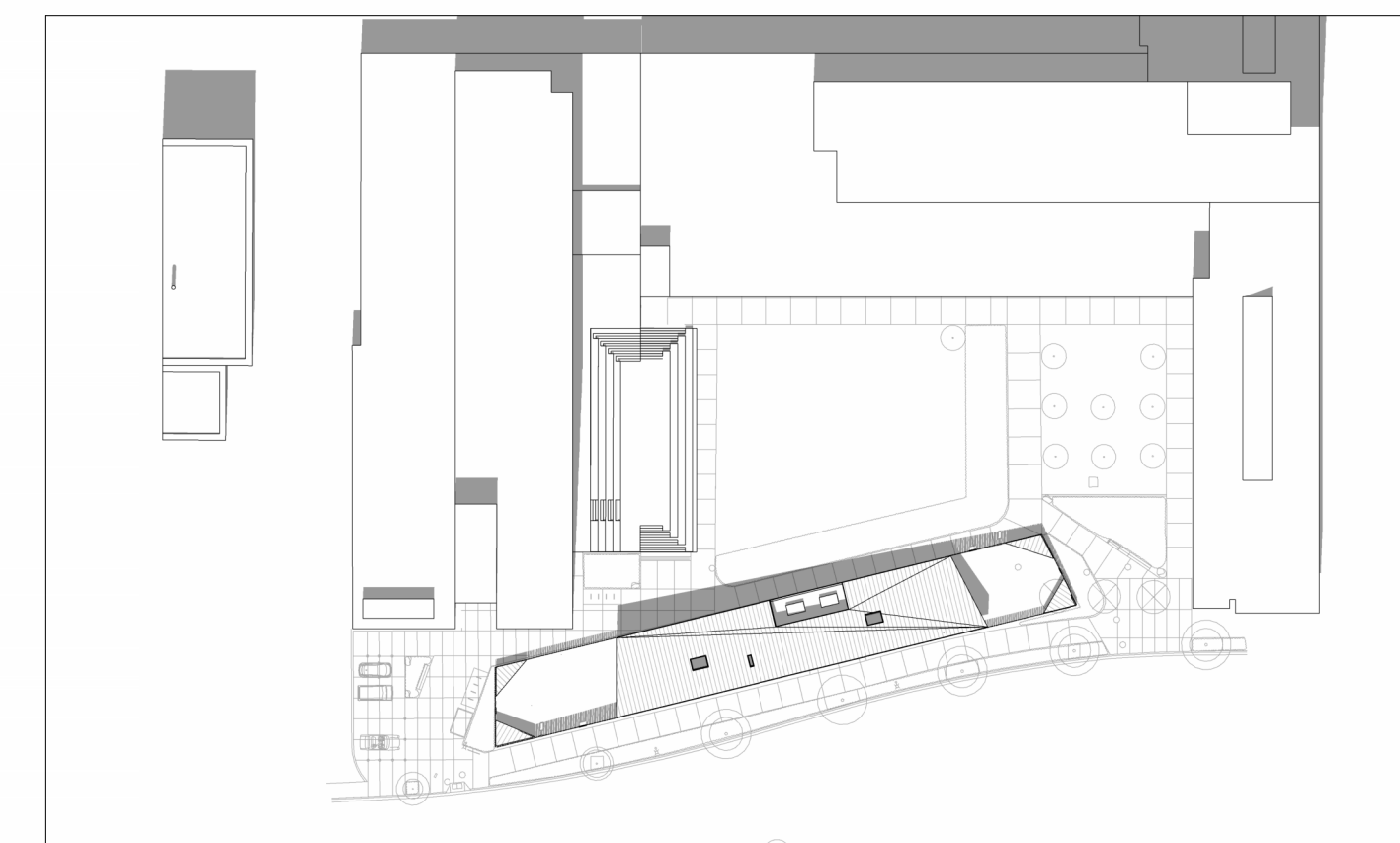
Spring Equinox: 14.00



Summer Solstice: 10.00



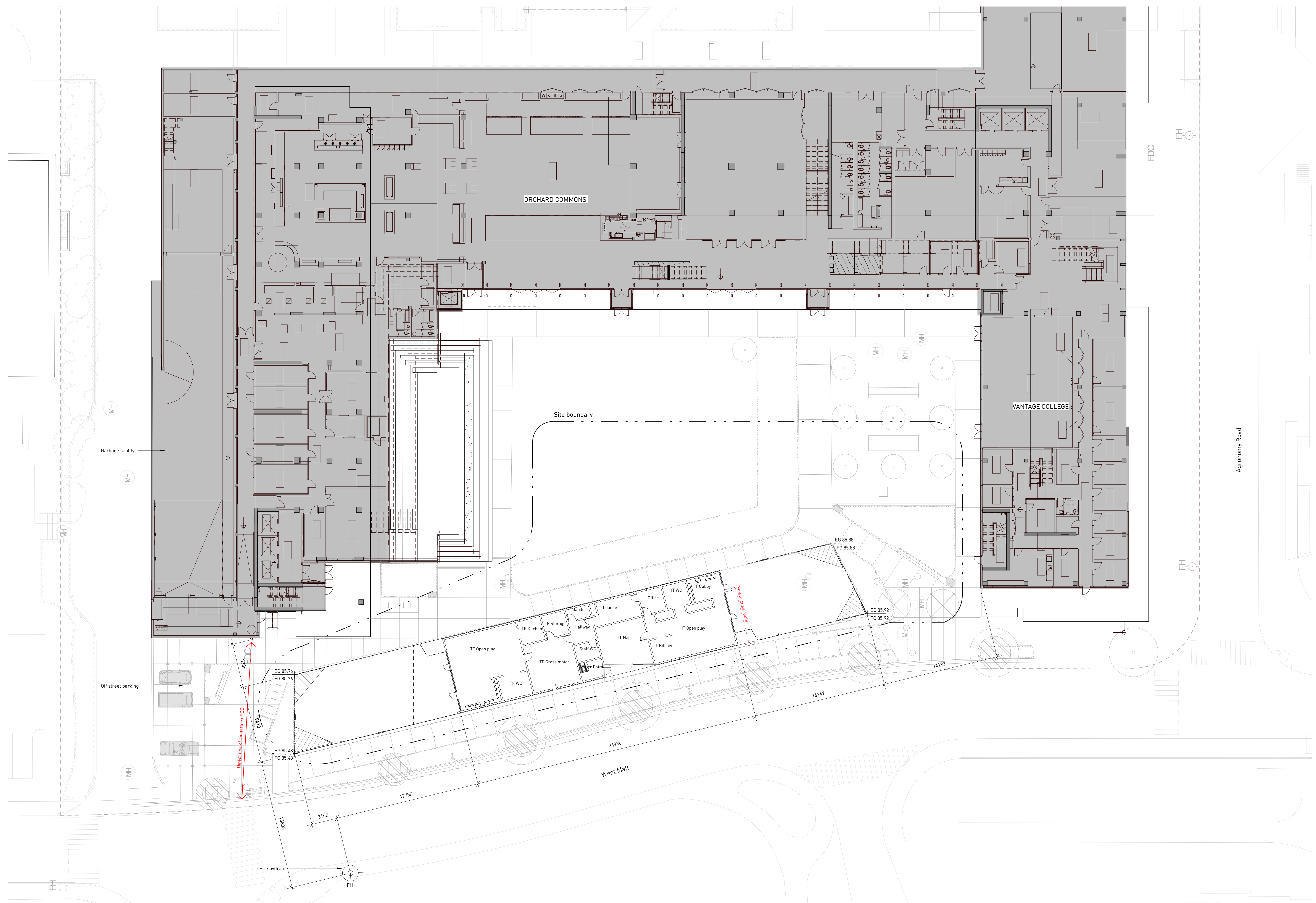
Summer Solstice: 12.00



Summer Solstice: 14.00

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ISSUES + REVISIONS	NO.	DATE	DESCRIPTION
A	Feb 26, 2024	SD costing reference	
B	Mar 01, 2024	Issued for Coordination	



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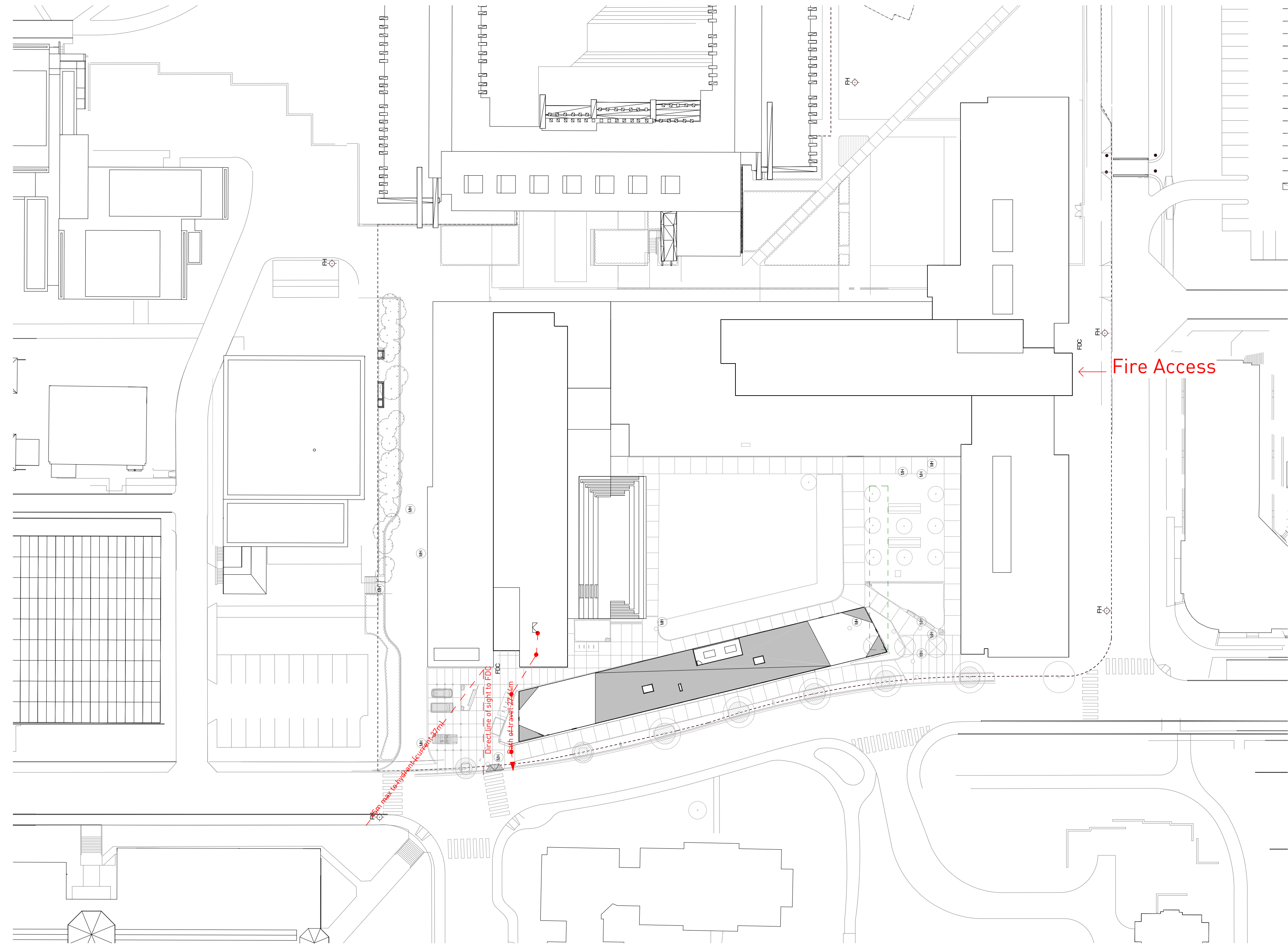
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PROJECT NORTH TRUE NORTH

PROJECT CODE
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 SCALE
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Site plan
 SHEET
 DP - A0.10

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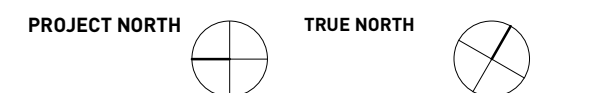


DP - Context Plan **1**
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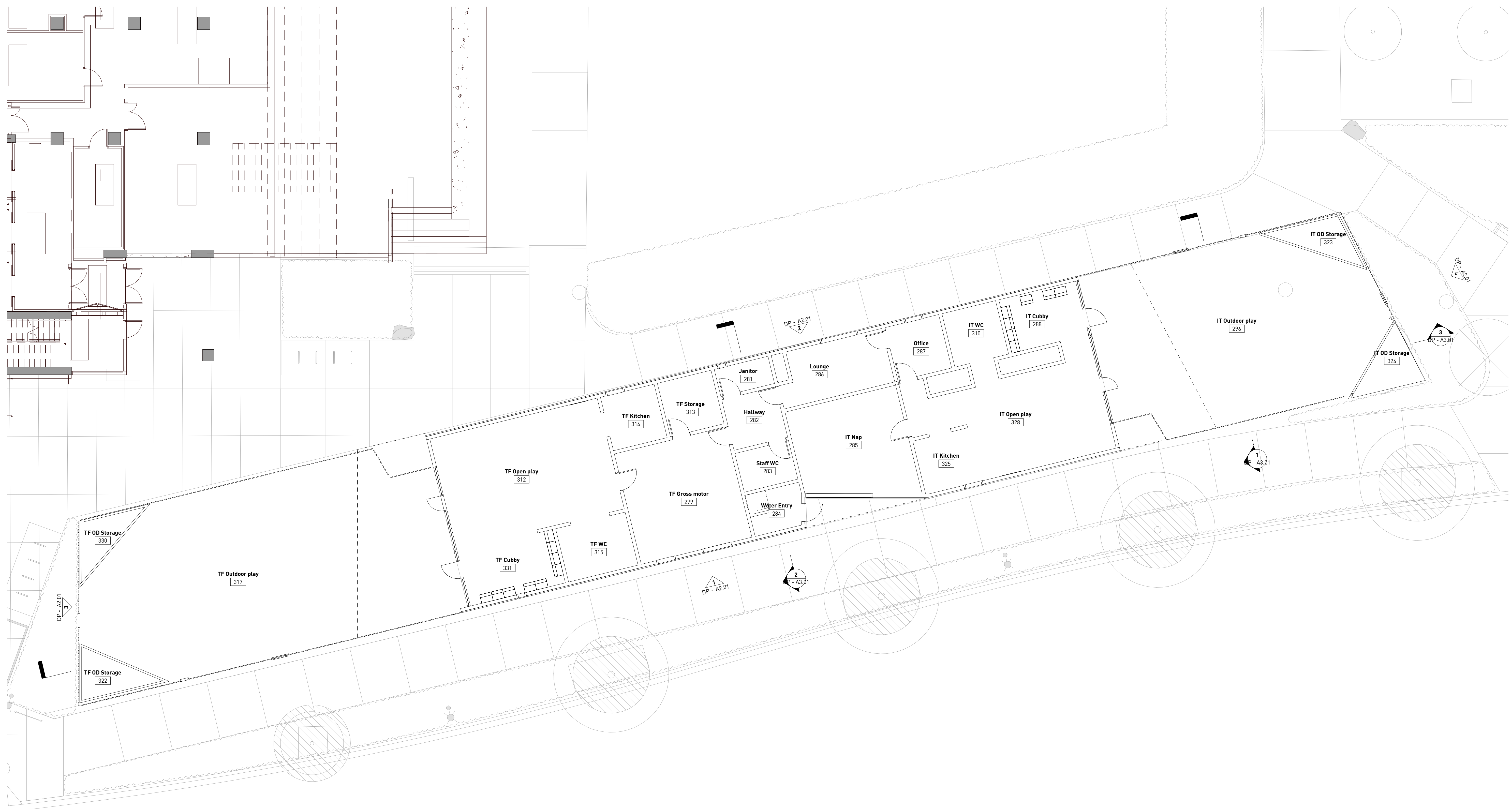
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PROJECT CODE
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SCALE
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Context plan
SHEET
DP - A0.11

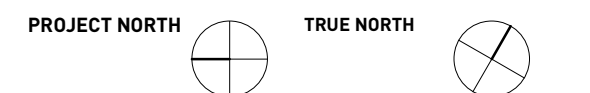


Floor plan - L1 - DP 1
1 : 100 2/A1.05

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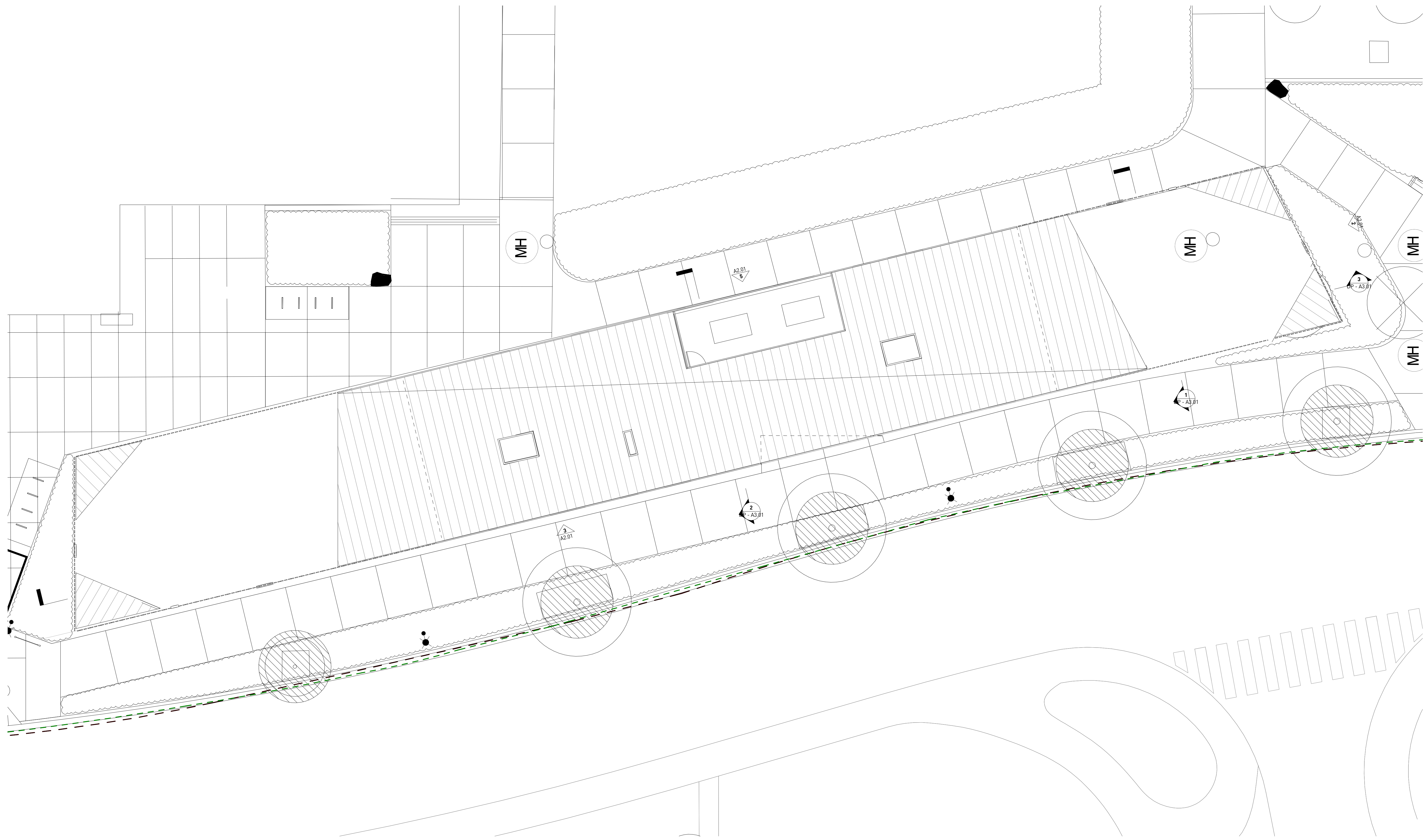


PROJECT CODE
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SCALE
1 : 100

L1 Floor plan

SHEET
DP - A1.01

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Roof plan - DP 1
1:100 2/A1.05

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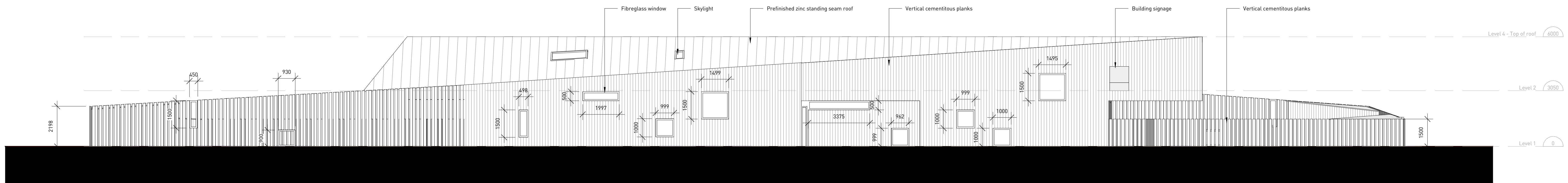
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SCALE
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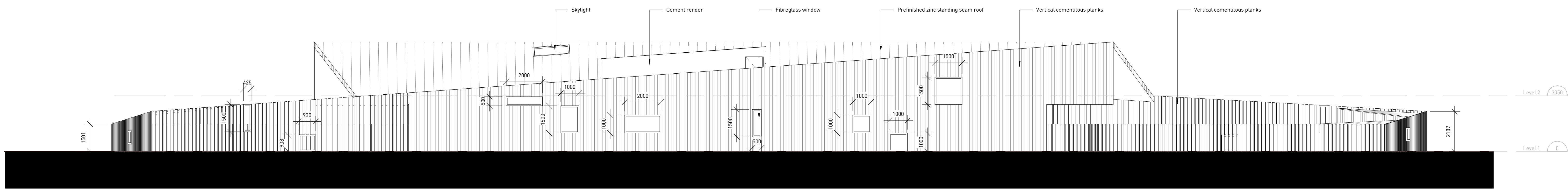
Roof plan
SHEET
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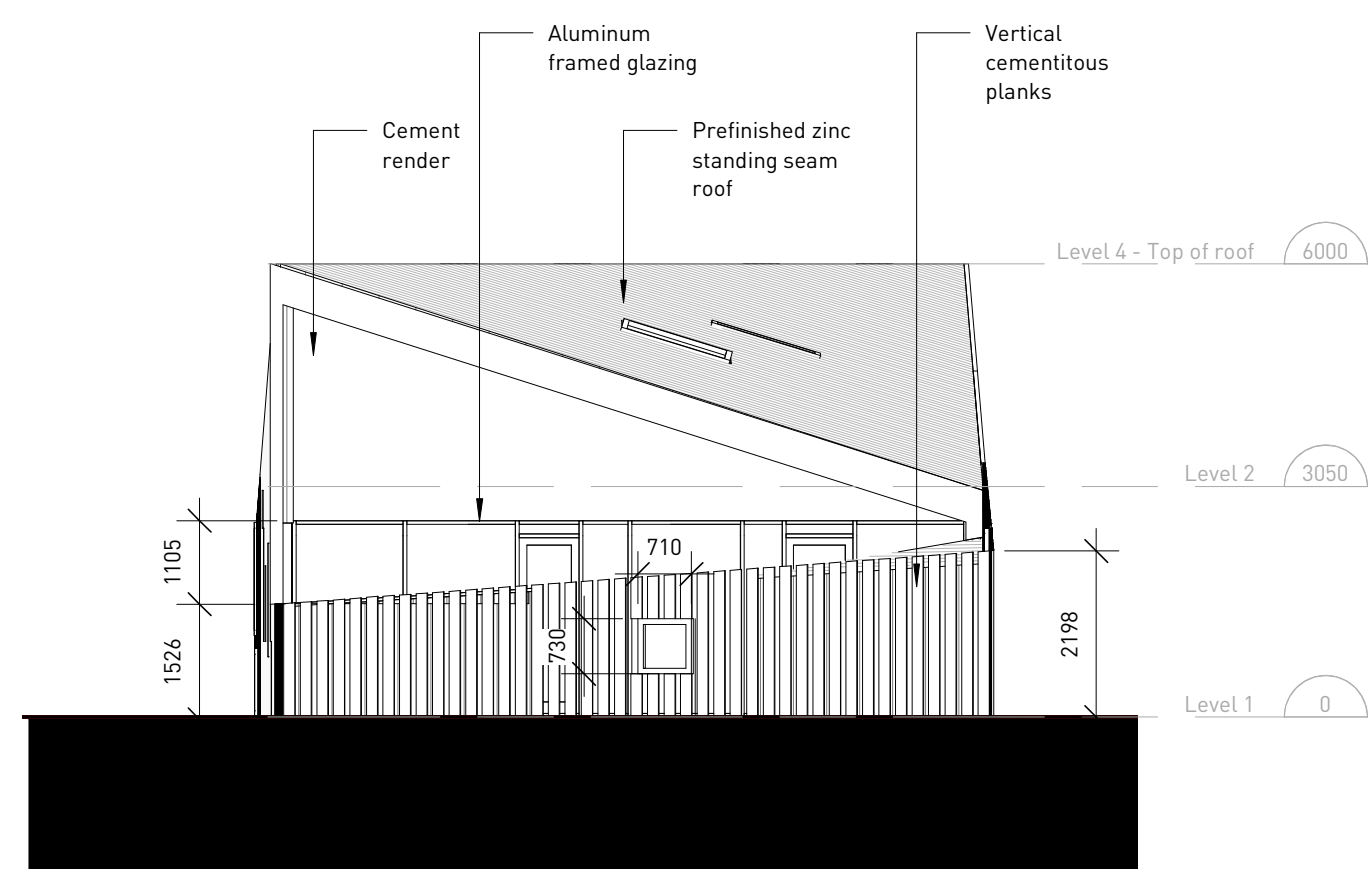
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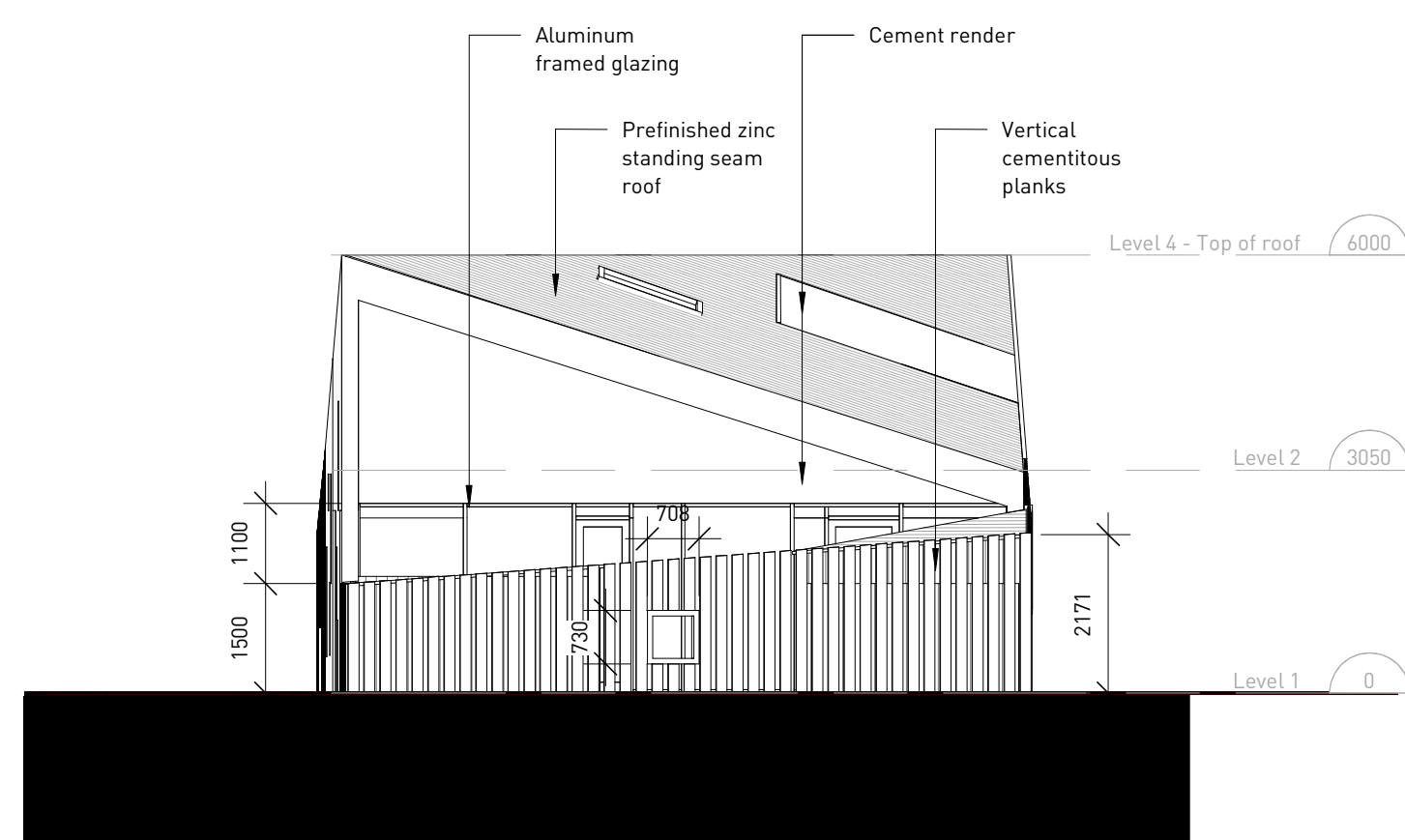
West Elevation 1
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East Elevation 2
1 : 100 2/A0.04



North Elevation 3
1 : 100 2/A0.04



South Elevation 4
1 : 100 1/A0.05

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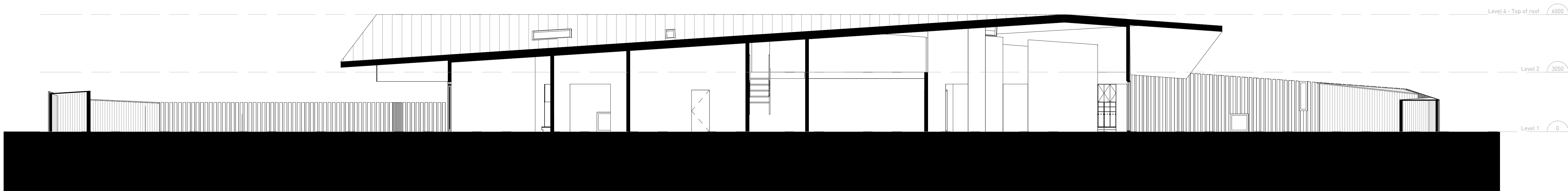
UBC Orchard Child Care

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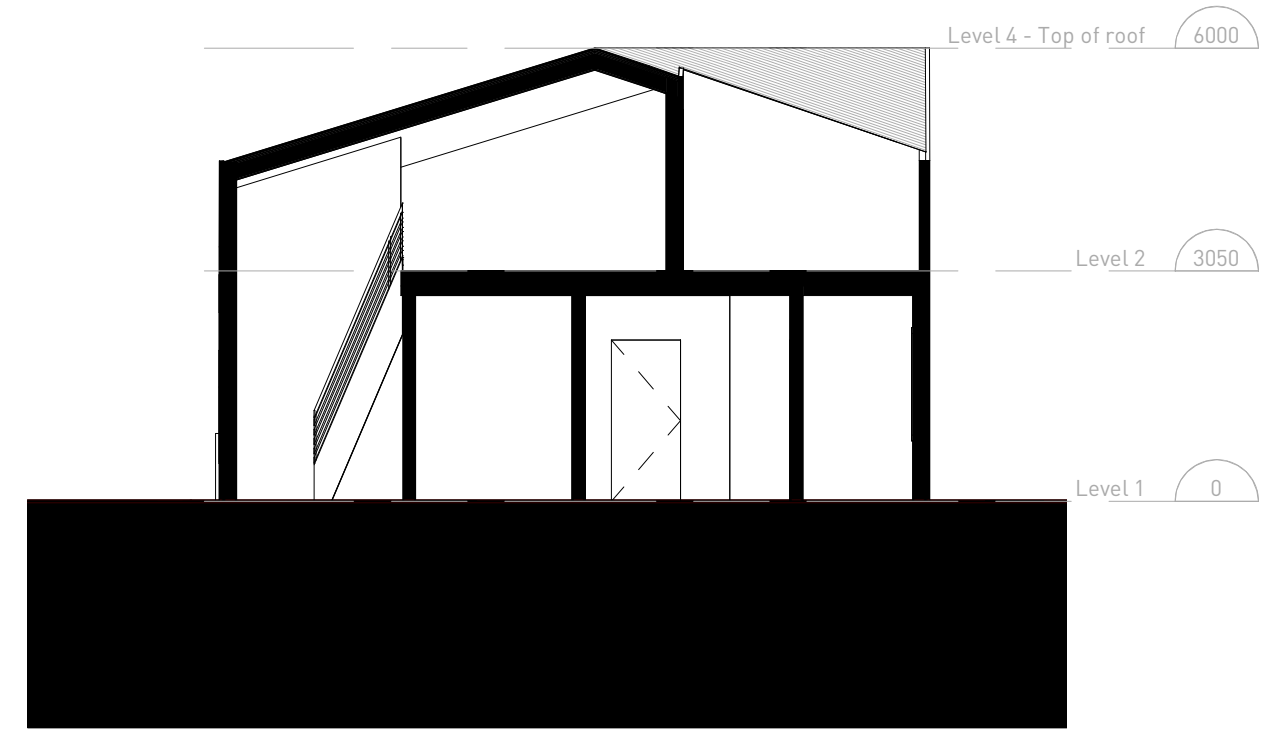
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Elevations

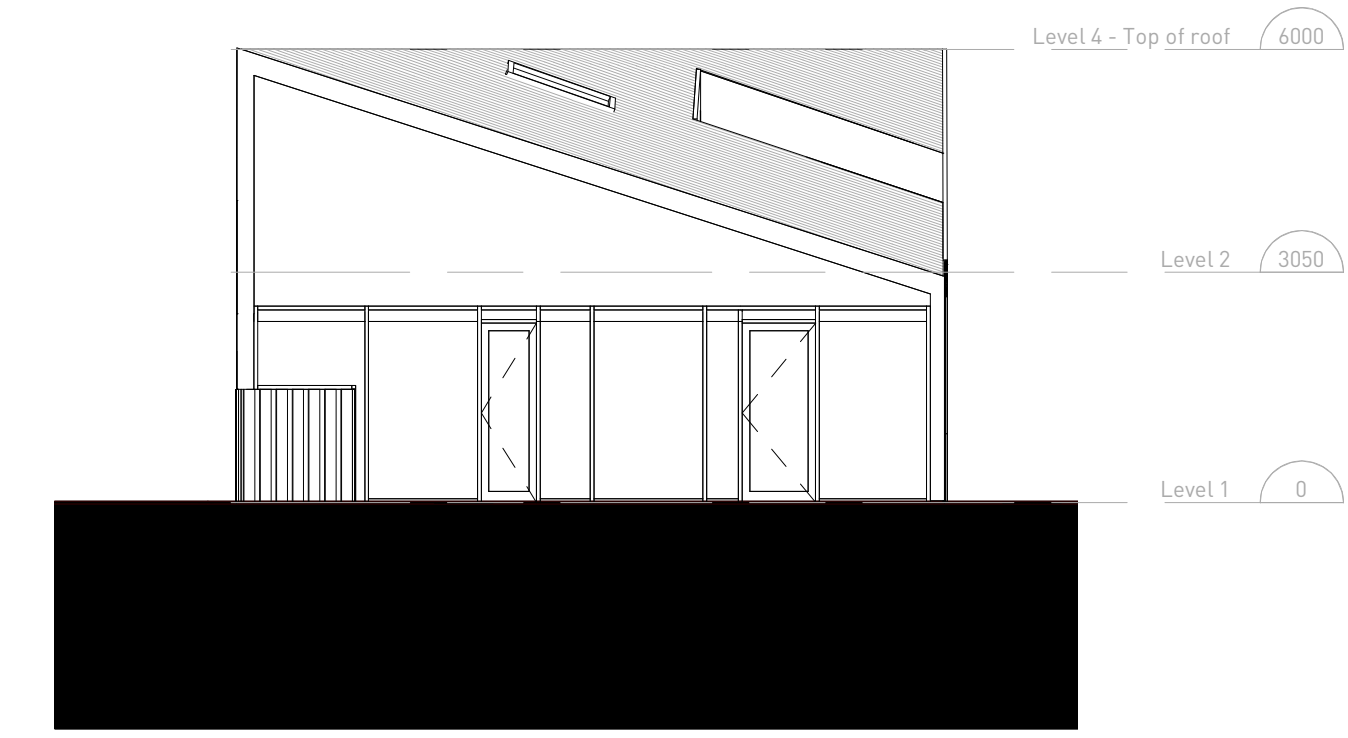
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N-S Section - DP 3
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E-W Section 2 - DP 2
1:100 2/A0.04



E-W Section 1 - DP 1
1:100 2/A0.04

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Sections

SHEET
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