

## **DESIGN GUIDELINES FOR TEMPORARY BUILDINGS IN CONSOLIDATION AREAS AND SINGLE TEMPORARY BUILDING INSTALLATIONS**

Projects must also conform to the “UCSD Policy on Trailers and Modular Buildings” effective June 2001. Specific Project Guidelines developed to provide site-specific requirements may supplement these generic guidelines.

### **CONSOLIDATION AREAS**

#### **1. Site Development Guidelines**

##### **a. General**

Temporary structures should be sited in locations where visibility from major roads and paths will be obscured by existing buildings and/or dense existing vegetation. Locations should be sensitive to access/service requirements of existing nearby buildings.

Temporary structures are manufactured with an approximate 30” high structural floor and under-carriage. Pit-set temporary structures, which require excavating 30” in depth to set the structural under-carriage within the pit area, are preferred. The pit set will allow the entry finish floor to be flush with the adjacent grade.

The installation of any temporary building within an existing paved area may include pavement removal in order to provide planting area (refer to the landscape section).

##### **b. Setbacks**

Setbacks for temporary buildings should respect existing topography, mature vegetation, environmental constraints and permanent neighborhood development.

Setbacks between buildings should generally be 20’ or larger if dictated by Fire Codes. Creation of long narrow spaces between structures should be avoided. Where adjacent structures are proposed to be parallel to one another, structures should be offset for at least half of the structures’ lengths to minimize undesirable views by avoiding blank walls or direct window views between buildings.

##### **c. Grading**

Grading should be minimal for the placement of temporary structures. Grading that would remove existing mature trees is strongly discouraged. Excavation to accommodate a “pit-set” temporary structure is acceptable.

##### **d. Access (Service, Vehicular and Pedestrian)**

The site must accommodate access for fire apparatus. Consultation with the UCSD Fire Marshall is required. Convenient access for service vehicles should be considered and accommodated where feasible. Pedestrian access to all buildings and active outdoor spaces must meet accessibility requirements.

e. Common Open Space

Consolidated temporary building complexes should provide common outdoor space for the occupants. These spaces should be designed to accommodate accessibility requirements and treated to promote pedestrian and outdoor gathering activities.

## **2. Building Design Guidelines**

a. Materials

Wood siding (plywood T-111 or similar) and quality roof materials (standing metal seam or composite shingles) are the preferred materials for temporary buildings.

b. Colors

Light, bright or reflective colors should not be allowed on temporary buildings. Instead, colors that blend with nearby environmental conditions and permanent buildings should be used. Colors should conform to any color palette approved for the area. Corner trim should be painted the same color as the body color. Consultation with UCSD Staff or the UCSD color consultant is required to determine the appropriate color palette for the structures.

c. Building Details

Building details and enhancements must be incorporated into the design of temporary structures and should be comparable to the level of details and building enhancements used on Building 865 "Clinical Research" in the School of Medicine neighborhood.

d. Mechanical and Utility Equipment

Mechanical equipment should be located in the most unobtrusive location and screened with landscape or architectural elements. Equipment should be painted to blend visually with the body of the building if mounted on the building or into the landscape if surrounded by landscape. The paint color of building mounted equipment should be consistent with the color specifications for the complex.

Noise impacts to adjacent structures should be considered in the placement of equipment.

Consultation with the Fire Marshal and electrical engineer should occur to specify the appropriate setback of electrical transformer to structure.

e. Foundation and Under-Floor treatment

Pit-set temporary buildings are preferred to eliminate ramping and stairs, and to minimize the mass of the structures.

Temporary building installations that are not pit-set must include a full-skirt treatment around the entire perimeter to screen unsightly under floor anchoring supports and ties.

f. Service Areas/Trash Facilities

The trash service area for the complex should be located in an unobtrusive location and screened with an enclosure and/or landscape materials.

### **3. Landscape Guidelines**

#### **a. Landscape Concept**

Preservation of significant existing mature trees is strongly preferred, i.e. removals should be avoided, if possible.

#### **b. Pavement Removal**

Pavement removal within ten feet of the building must occur to provide adequate landscape treatment for temporary buildings located within existing paved areas. Exceptions from this requirement may be considered by C/CPC if displacement of existing parking and associated costs are determined to be overly burdensome to the project.

#### **c. Plant Palette**

New plantings must conform to applicable campus landscape guidelines.

All open space areas within consolidation areas not planted or paved must be covered with appropriate mulch materials.

#### **d. Site furnishings**

- 1) Outdoor amenities should include benches, tables and overhead shade structures.
- 2) Bicycle racks should be provided and conveniently located. Refer to Table 1 "Bicycle Parking Standards" page 65 in the "Bicycle Circulation and Bicycle Parking Planning Study" dated July 1993 for requirements.
- 3) All project signage should conform to UCSD Signage Policy (PPM 420-10).
- 4) All exterior lighting should conform to the UCSD Outdoor Lighting Policy (PPM 530-2).

### **SINGLE TEMPORARY BUILDING INSTALLATIONS**

The following additional guidelines shall apply to single temporary building installations.

1. Temporary buildings sited on enhanced pavement may utilize landscape containers to achieve suitable landscaping outcomes.
2. Removal of existing healthy mature trees is prohibited.
3. Single temporary buildings must include a full-skirt treatment around the entire perimeter to screen unsightly under floor anchoring supports and ties. Pit setting single temporary building installations is not preferred.