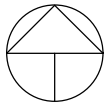
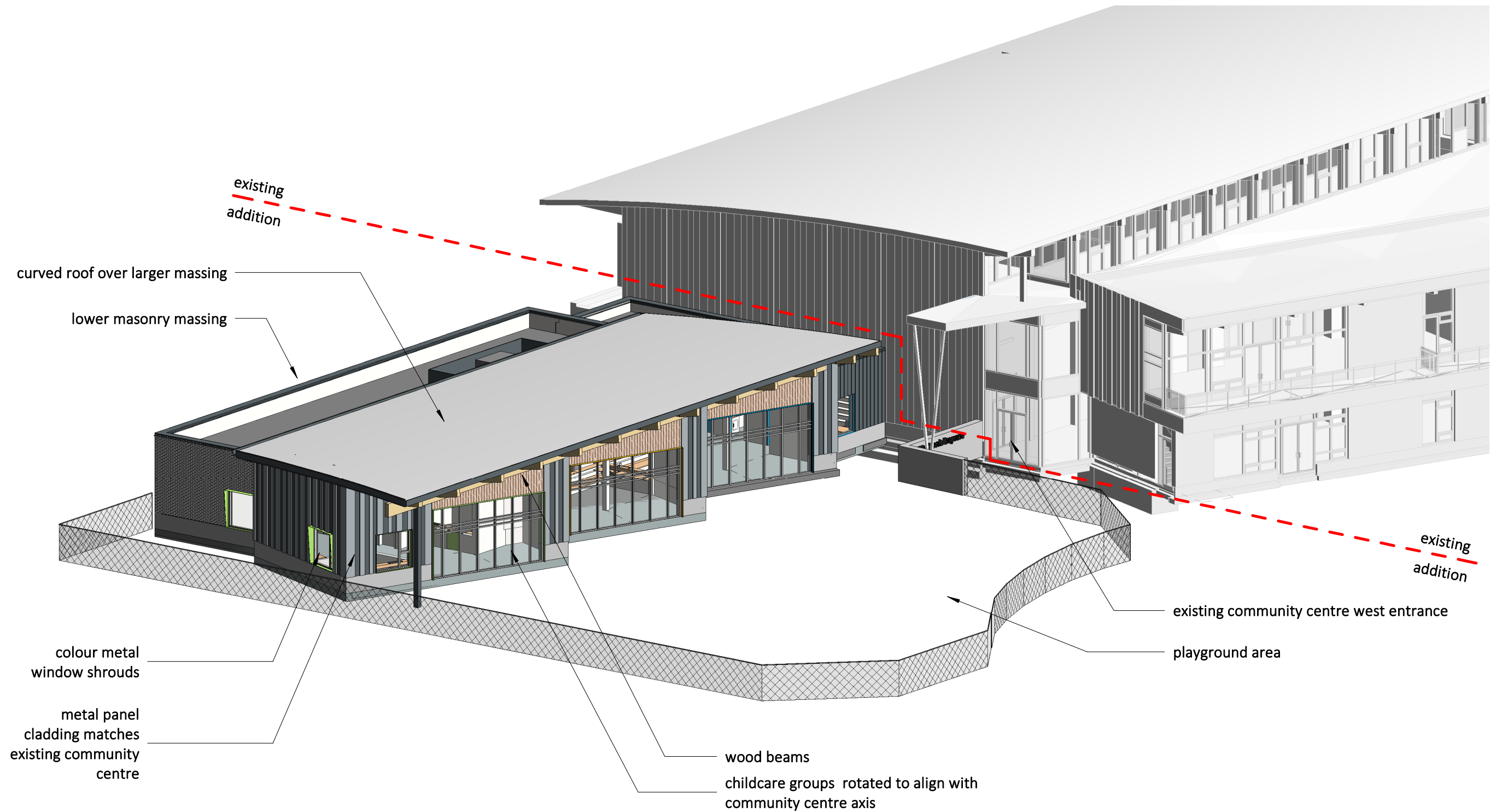


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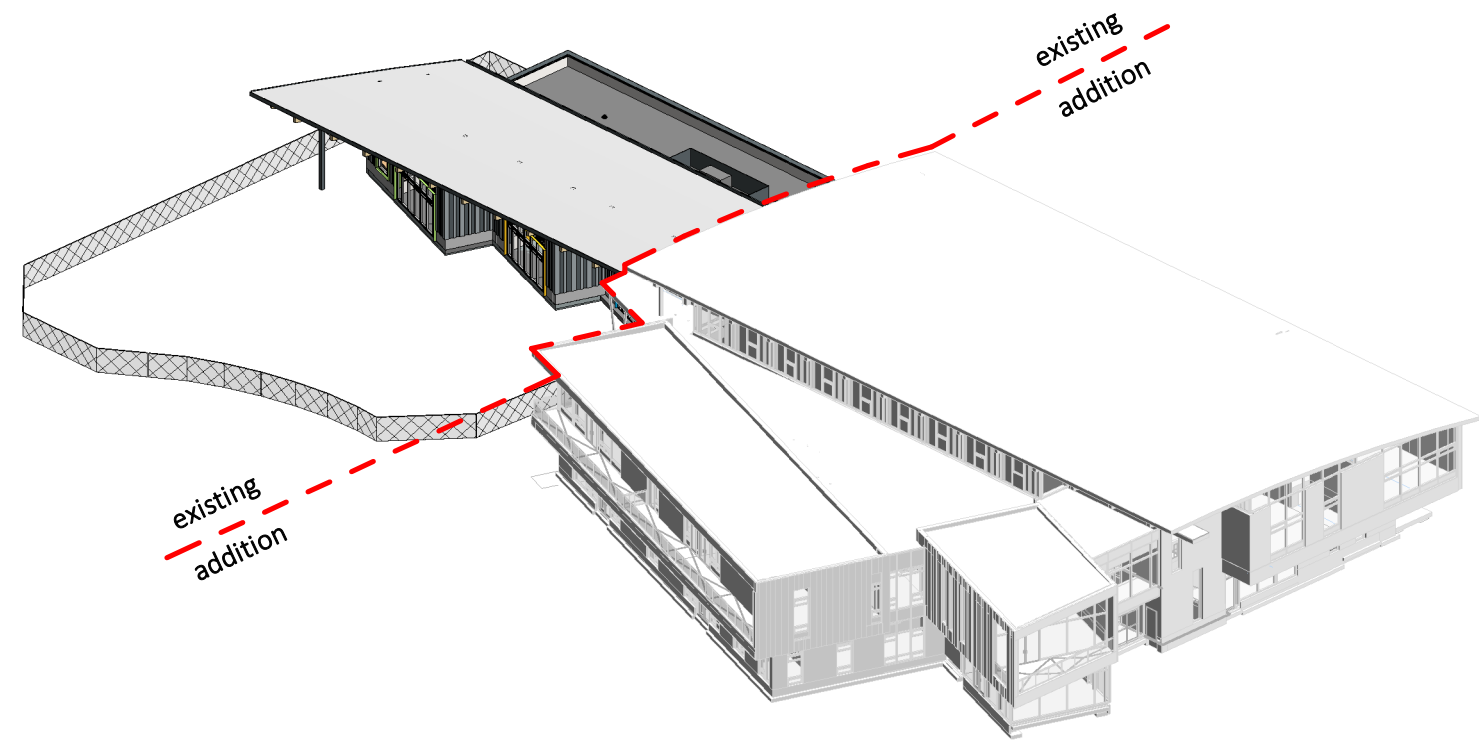
Context Plan
1 : 3000



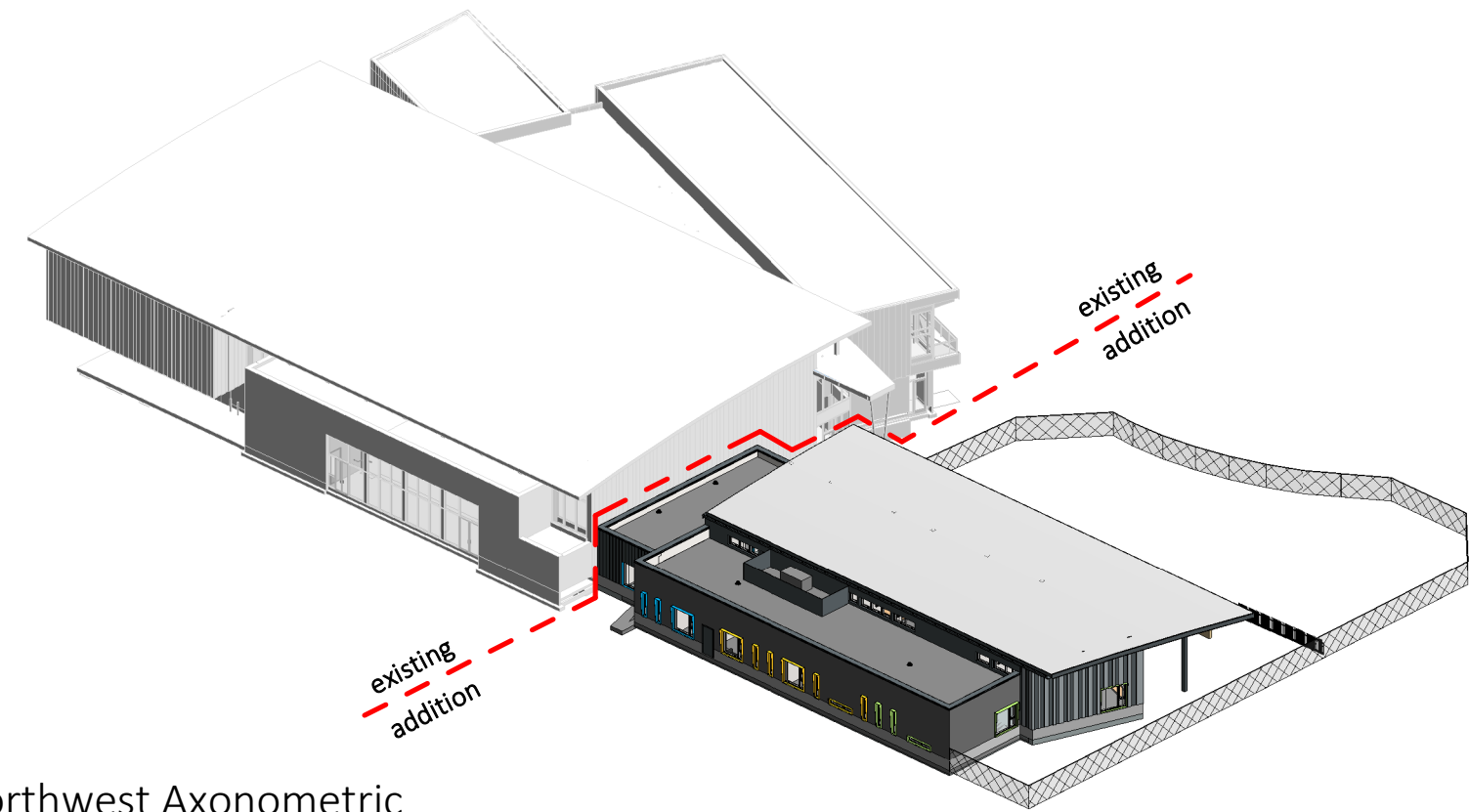
Project Data	
Address	3335 Webber Ln, Vancouver, BC V6S 0H3
Legal Description	Pt.F, Plan DCP35352, D.L. 6494, Gp. 1, NWD
Total Site Area	11.925,20 sqm
Site Coverage	1.805,80 sqm (Existing Community Center) 622.41 sqm (Proposed Daycare)
Building Height	1 Storey - 6.655m
Setbacks	Front n/a Rear n/a Side n/a
Parking	n/a (use of existing Community Center surface parking)
Loading	n/a (use of existing Community Center loading)
Bicycle Parking	n/a (use of existing Community Center bicycle parking)
Floor Space Ratio	23% (Existing Community Center) 28.26% (Total)
Floor Area	622.41 sqm



Southeast Axonometric



Northwest Axonometric



Project Description

The Wesbrook Community Centre Daycare is an addition to the existing Wesbrook Community Centre. Three separate childcare areas with shared service and support spaces will accommodate 12 infants, 12 toddler and 25 preschool age children.

Time restricted parking stalls in the community centre parking lot and designated drop off stalls along Webber Lane will provide parents with parking spaces. Entry to the daycare is through two access points in the playground fencing on the east and west sides. Each childcare group has it’s own entrance directly from the playground area.

The massing of the daycare is a single storey set against the larger volume of the existing community centre gym. On the north side is a lower masonry block similar to the north community centre masonry mass. The daycare is set back from the face of the community centre to allow for planting to create a buffer between the childcare spaces and the pedestrian roadway and school to the north. Small punched windows with coloured metal surrounds adds playfulness to the muted tones of the masonry.

The larger form of the daycare is covered by a gently curved roof to match the existing community centre gym roof. a clerestory allows natural light into each of the daycare centres. The exterior of the larger massing is clad in metal panels to match the existing community centre. The panels are of two shades of gray with large inset panels that create depth to the walls.

Facing south are three large areas of glazing for each of the childcare groups. The face of the glazing planes are rotated to align with the south axis of the community centre which gives an identity to each childhood group which is emphasized by the addition of a band of colour at the glazing perimeters.

The main roof extends to create covered play area along the south elevation. The western end of the roof terminates with a dramatic point supported by a column and glulam beams.



recycling program and storage facilities



existing thermonex heating and cooling system with monitoring and controls



retention of trees and incorporation into the playground design

EXISTING GREEN BUILDING INFRASTRUCTURE

The existing community centre provides many sustainable systems that the daycare will be utilizing. In particular the existing thermonex mechanical system will provide heating and cooling for the daycare spaces.

Thermonex is a mechanical system that is based on ‘energy’ preservation to reduce the energy costs and greenhouse gas emissions of a building by addressing all the thermal energy needs inside the building. It relies on water as the heat transfer medium and utilizes a thermal gradient header to move energy to where its is needed. The single gradient header eliminates redundant and counteracting thermal systems.

The system is designed to reduce thermal demand, improve efficiency and reduce waste energy. At Wesbrook it utilizes a water-to-water heat pump, high-efficiency boilers and exhaust air heat recovery systems along with the Thermonex gradient header concept to achieve low energy operation.

GREEN BUILDING INITIATIVES

Energy

- Heating and cooling from the existing thermonex system (including monitoring of energy use).
- Heat Recovery within the new ventilation system
- Passive ventilation through the clerestory windows
- LED fixtures and natural lighting strategies
- Metering of electrical power use
- Metering of Heating and Cooling (mechanical please confirm how this can be achieved)
- Air tightness targets and testing

Water

- Water efficient landscaping (LEED 2009 Credit 1)
- Water Use Reduction (LEED 2009 Credit 3)
- Metering

Materials & Resources

- Life Cycle Costing of select interior finishes
- Construction Waste Management (LEED 2009 Credit 2)
- Recycled Content Use (LEED 2009 Credit 4)
- Enhanced Recycling Facilities Shared with Existing Community Centre

Biodiversity

- Bird Friendly Design
- Habitat planting
- Edible planting

Health and Wellbeing

- Outdoor Air Delivery Monitoring (LEED 2009 Credit 1)
- Increased Ventilation (LEED 2009 Credit 2)
- Construction IAQ Management During Construction (LEED 2009 Credit 3.1)
- Construction IAQ Management Before Occupancy (LEED 2009 Credit 3.2)
- Low Emitting Materials (LEED 2009 Credit 4.1 and 4.4)
- Indoor Chemical and Pollutant Source Control (LEED 2009 Credit 5)

Quality

- Use of durable materials
- Conformance to UBC Technical Guidelines

Climate Adaption

- Consideration of adaptability of mechanical system to address 2°c increase in average temperatures

Place and Experience

- Retention and use of large trees within the playground areas.
- Partnership with the community centre.