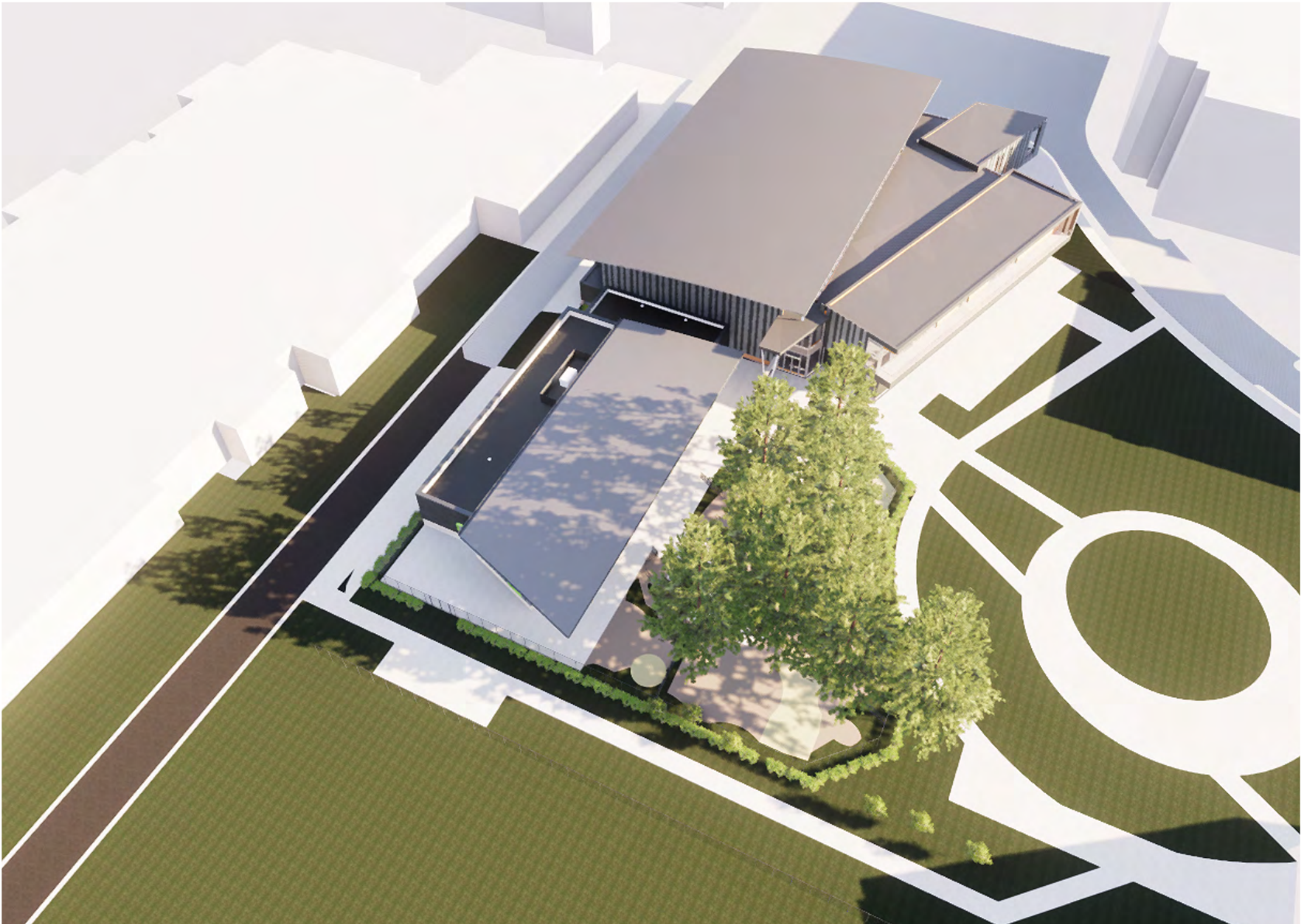


DRAWING LIST

- DP-01 - Cover Sheet
- DP-02 - Data Sheet
- DP-03 - Southwest Axonometric
- DP-04 - Design Rationale
- DP-05 - Sustainability Strategy
- DP-06 - Context Photos
- DP-07 - Site Plan
- DP-08 - Floor Plan
- DP-09 - Roof Plan
- DP-10 - North Elevation
- DP-11 - South and West Elevations
- DP-12 - Sections
- DP-13 - Shadow Analysis, Spring
- DP-14 - Shadow Analysis, Summer
- DP-15 - Rendering 1
- DP-16 - Rendering 2
- DP-17 - Rendering 3
- DP-18 - Rendering 4
- DP-19 - Rendering 5
- DP-20 - Survey
- LA-01 - Existing Context
- LA-02 Playground Concept Plan
- LA-03 Playground Inspiration
- LA-04 Landscape Plan
- LA-05 Landscape Inspiration
- E-1 Electrical Site Plan



WESBROOK DAYCARE

PROJECT TEAM

CLIENT

UBC Properties Trust  
Suit 200 - 3313 Shrum Lane  
Vancouver BC V6S 0C8  
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[tbeeby@ubcproperties.com](mailto:tbeeby@ubcproperties.com)

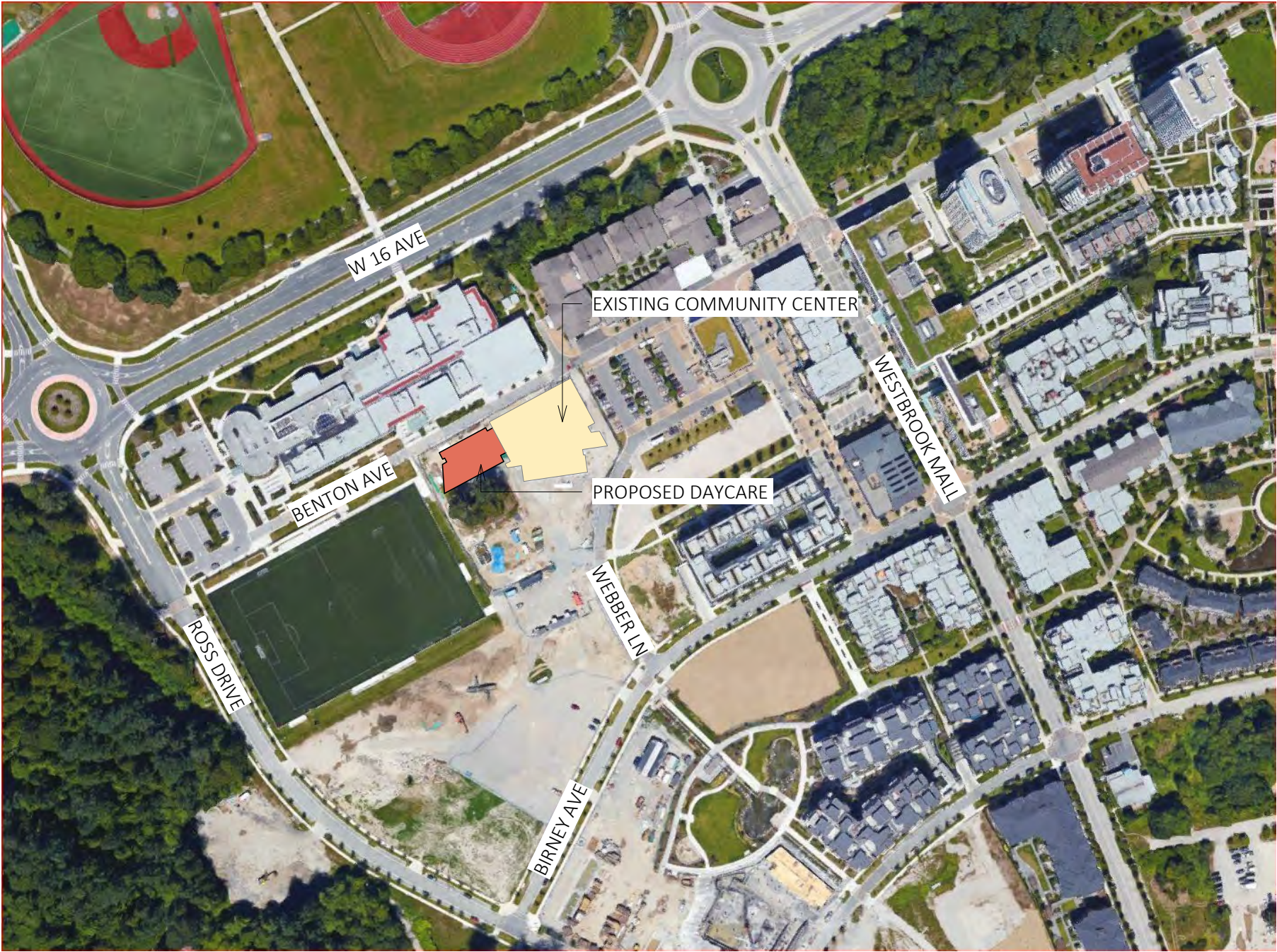
ARCHITECT

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T: 604.688.32.52  
  
Contact: Walter Francl  
[wfrancl@franclarchitecture.com](mailto:wfrancl@franclarchitecture.com)

LANDSCAPE ARCHITECT

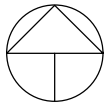
Attentus Landscape Architecture  
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Vancouver BC V6J 2G5  
T: 604.306.06.74  
  
Contact: Bob Lilly  
[bob@attentus.ca](mailto:bob@attentus.ca)





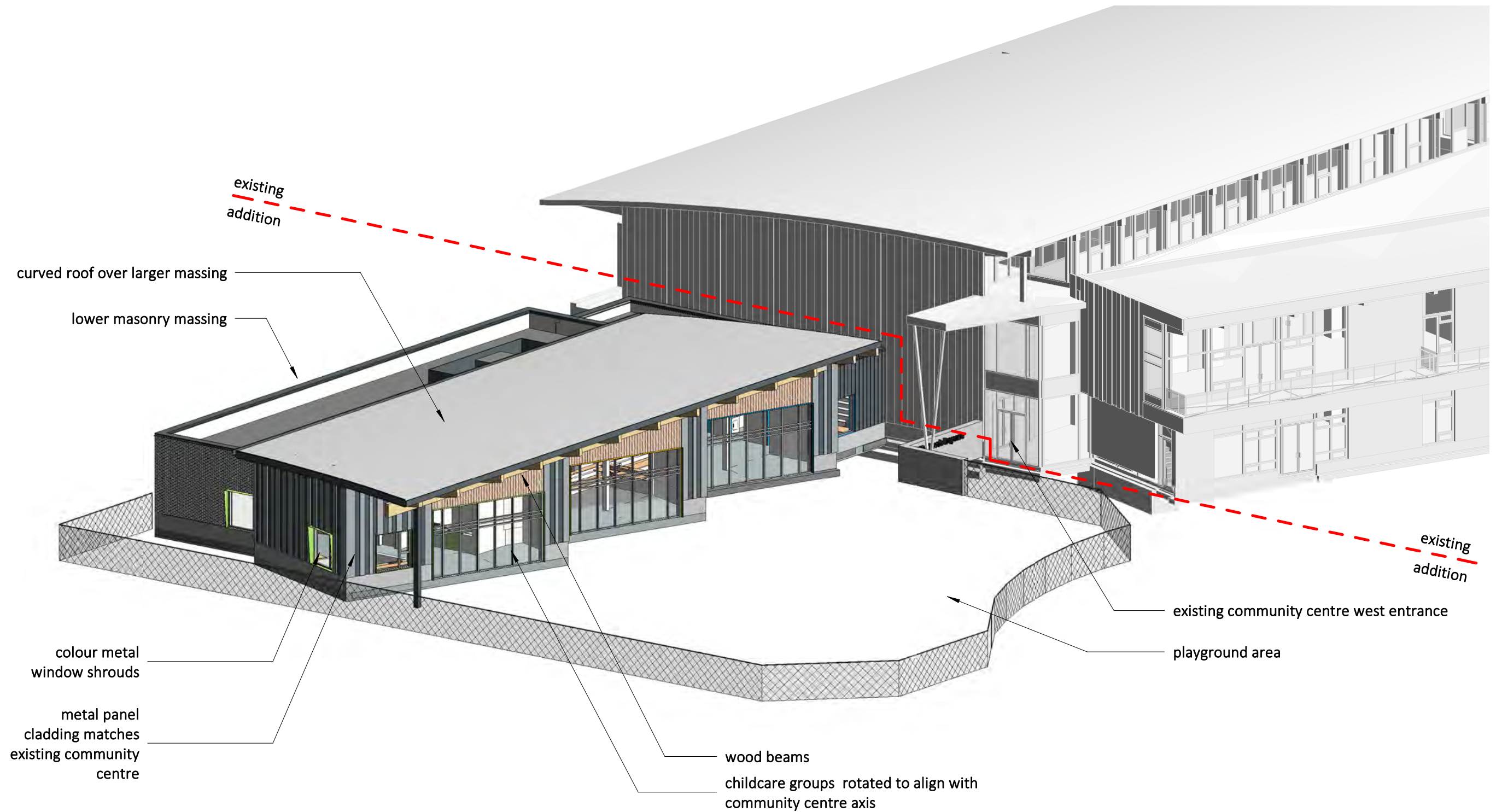
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Context Plan  
1 : 3000

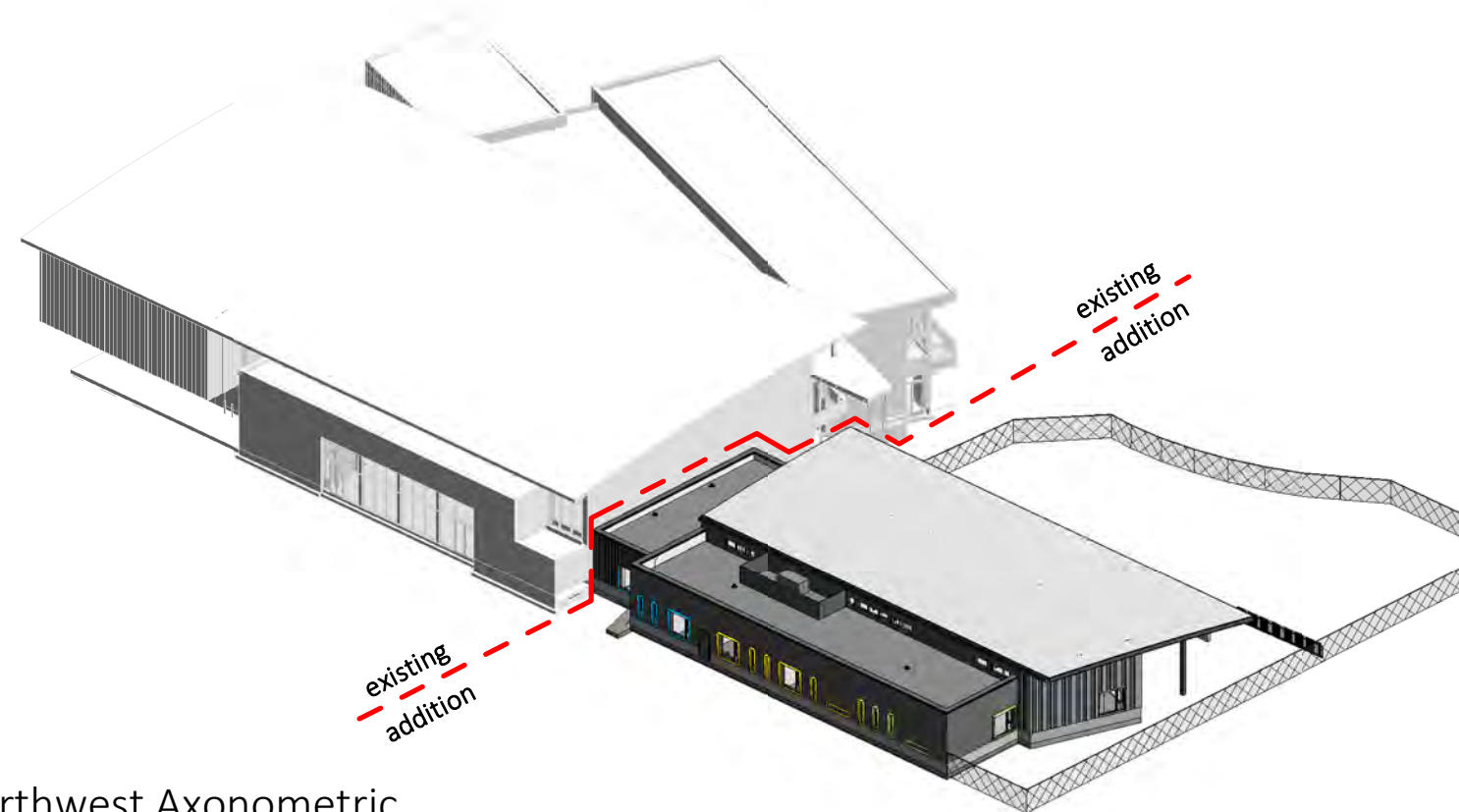
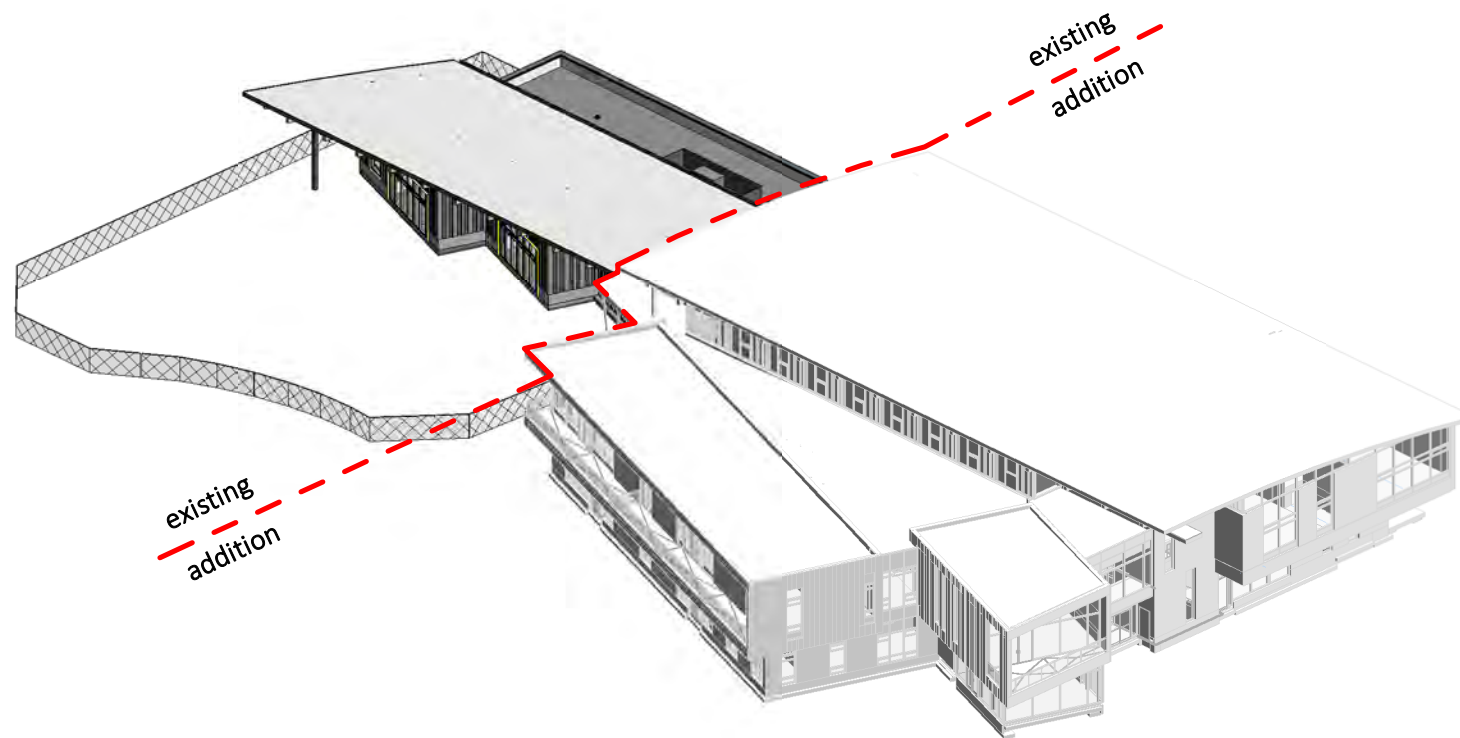


Project Data	
Address	3335 Webber Ln, Vancouver, BC V6S 0H3
Legal Description	Pt.F, Plan DCP35352, D.L. 6494, Gp. 1, NWD
Total Site Area	11.925,20 sqm
Site Coverage	1.805,80 sqm (Existing Community Center) 622.41 sqm (Proposed Daycare)
Building Height	1 Storey - 6.655m
Setbacks	Front n/a Rear n/a Side 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 therменex 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 therменex mechanical system will provide heating and cooling for the daycare spaces.

Therменex 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 Therменex gradient header concept to achieve low energy operation.

## GREEN BUILDING INITIATIVES

### Energy

Heating and cooling from the existing therменex 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.





A - Looking North towards the existing community centre



B - Looking South with existing community centre at the left



C - Looking North at University Hill Secondary across Berton Ave.



D - Looking South towards residential building across Webber Lane



E - Looking North at the existing community centre west entrance



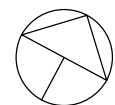
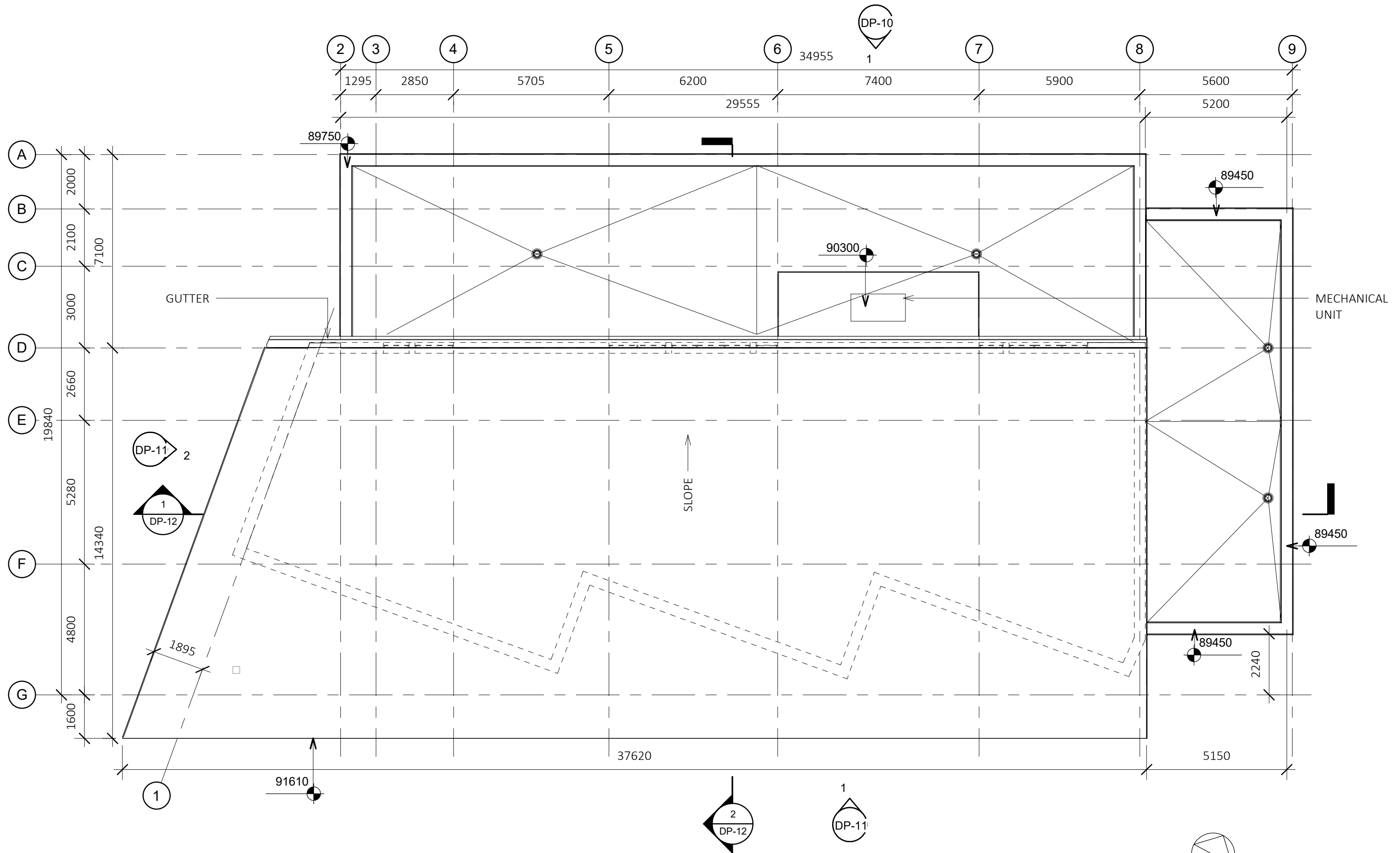
F - Looking South with the project site on the left and the sports field on the right.



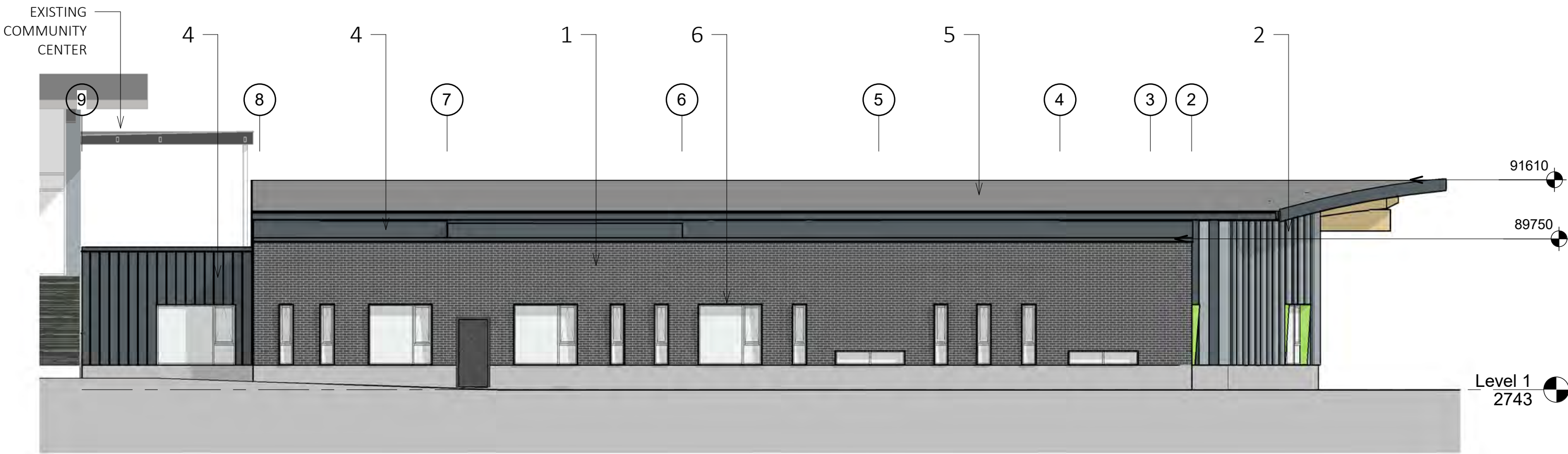













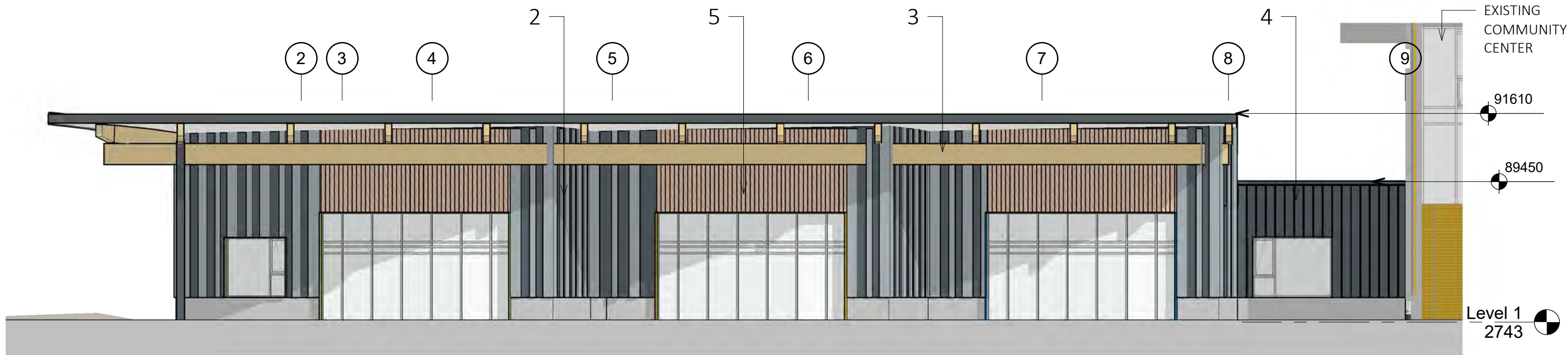






1	2	3	4	5	5	6
Dark Masonry	Metal Cladding Panel (Different Depth Profile)	Exposed Glulam Structure	Metal Cladding Panel (Single Depth Profile)	Roof Membrane	Wood Cladding	Coloured Window Trim
						



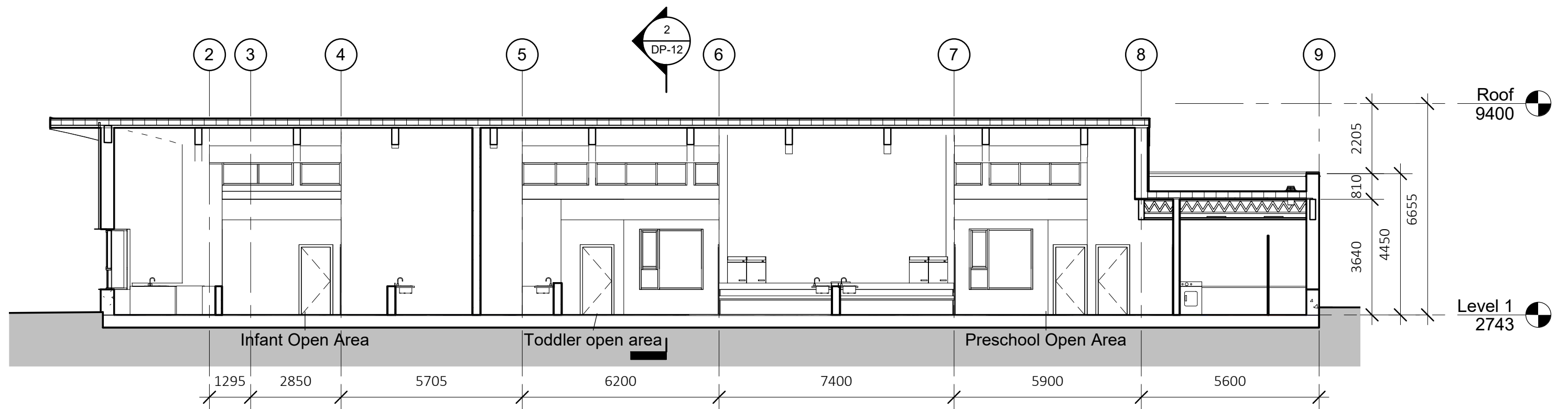


1 South Elevation  
1 : 125

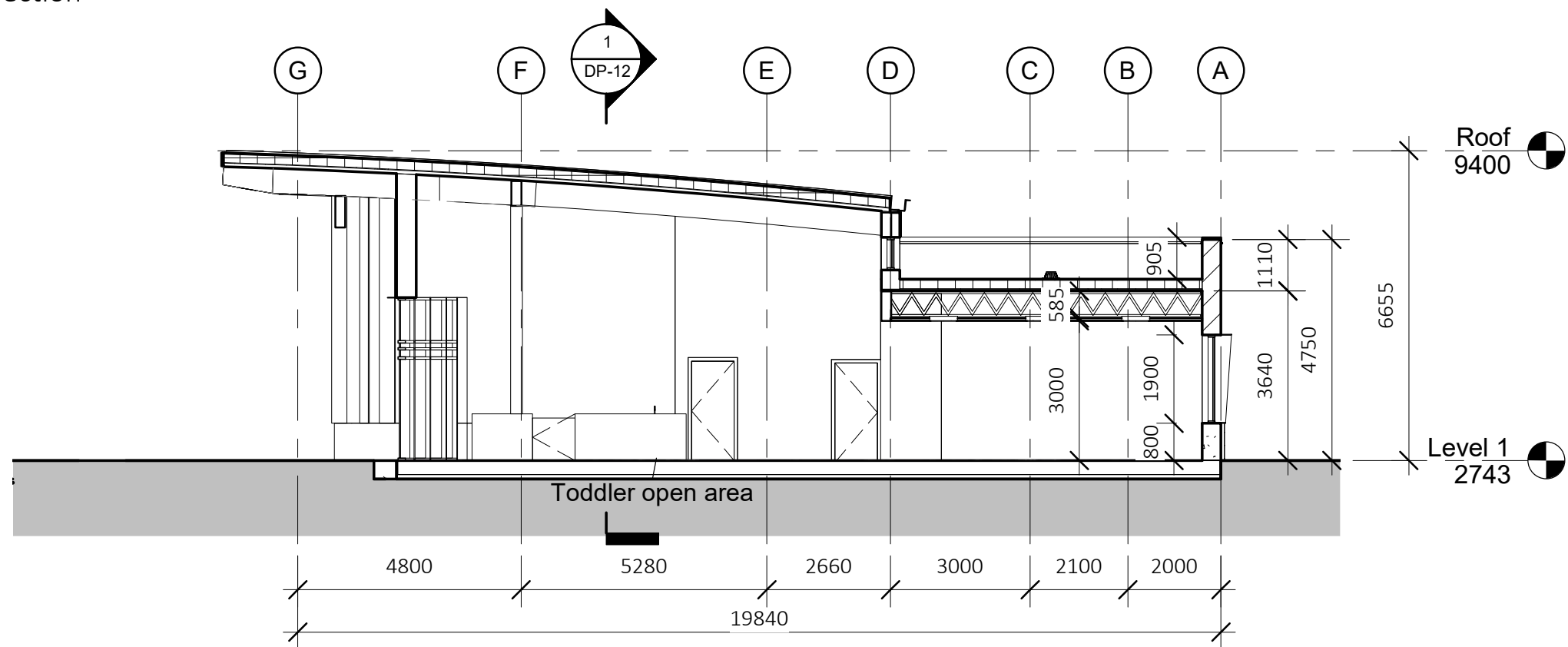


2 West Elevation DP  
1 : 125

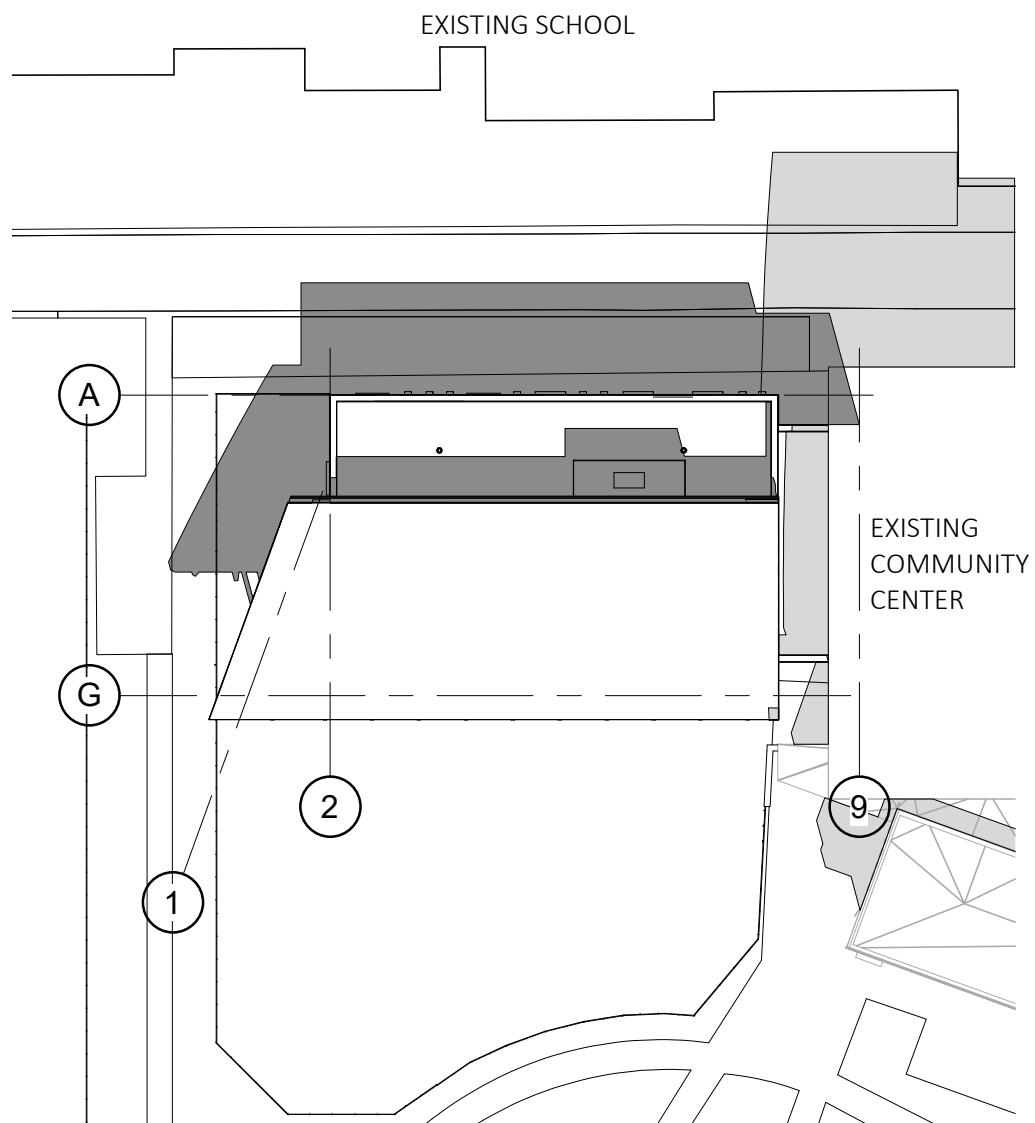




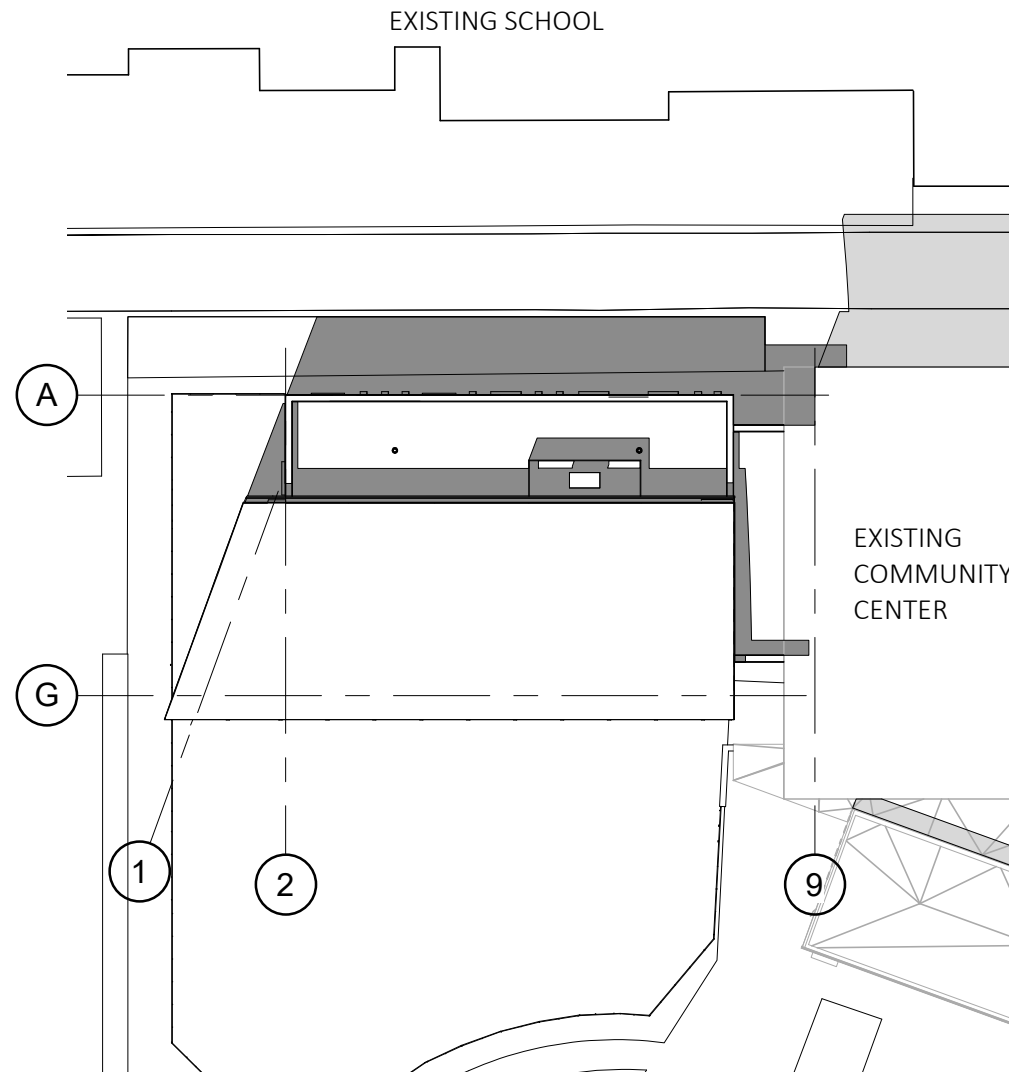
1 Longitudinal Section  
1 : 125



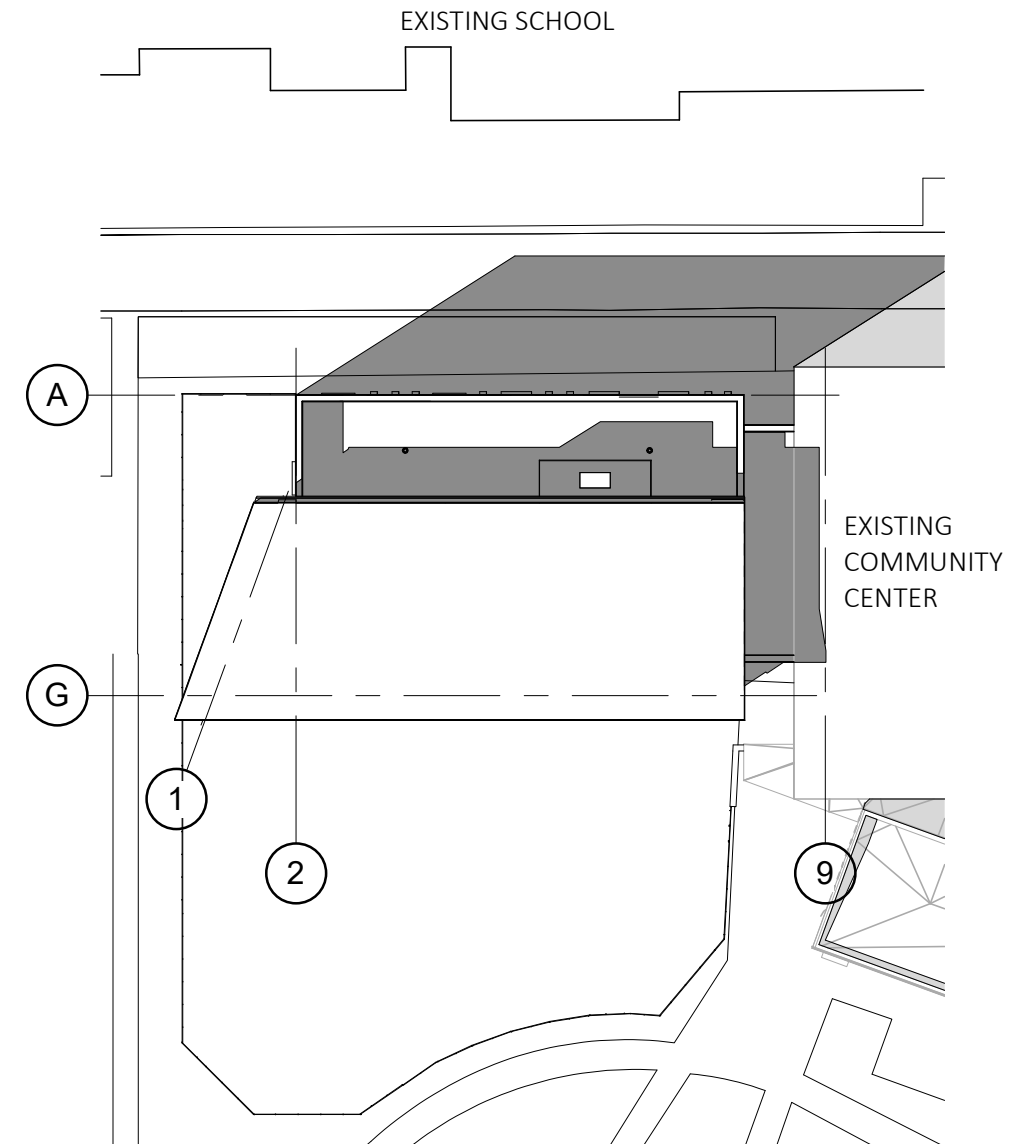
2 Cross-Section  
1 : 125



1 Spring 10 am  
1 : 500

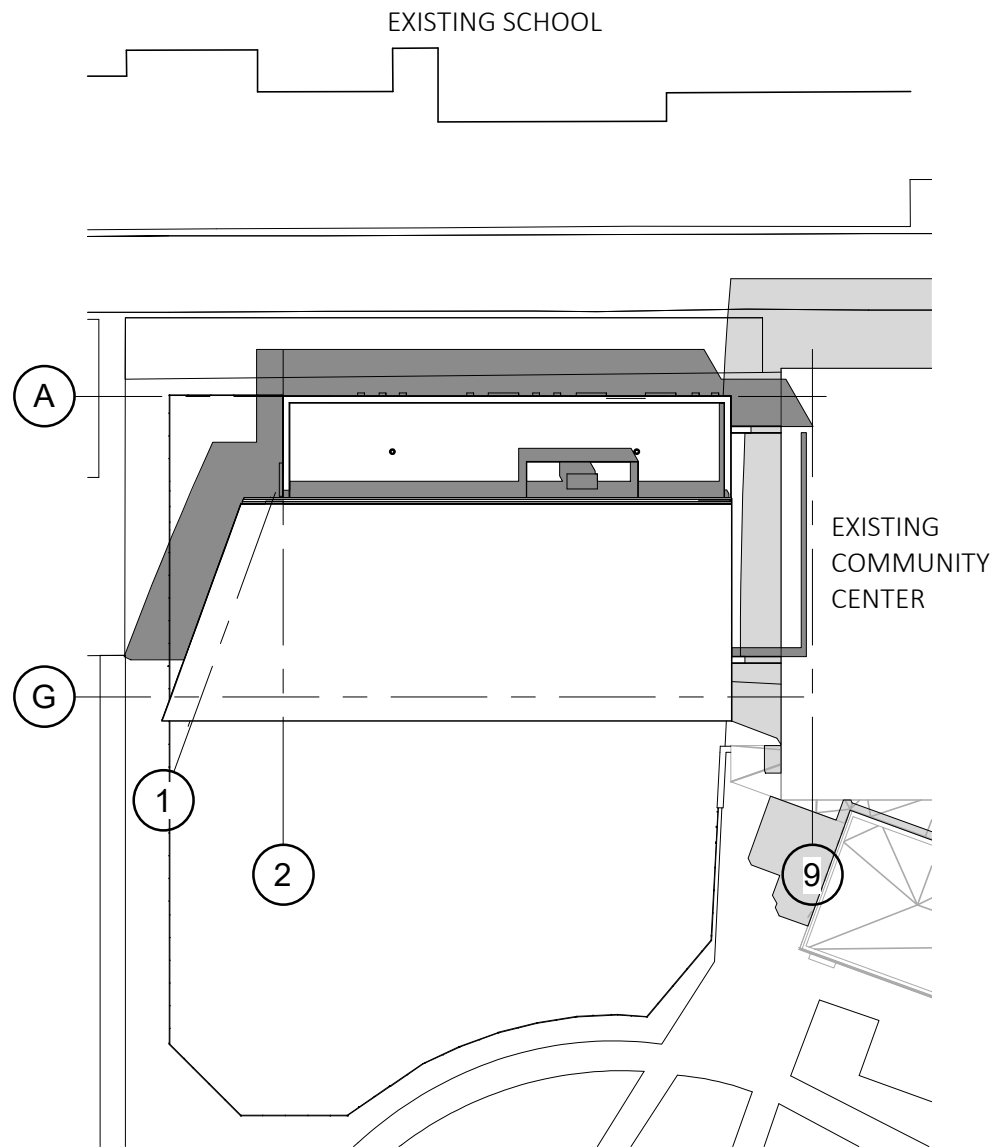


2 Spring 12 pm  
1 : 500

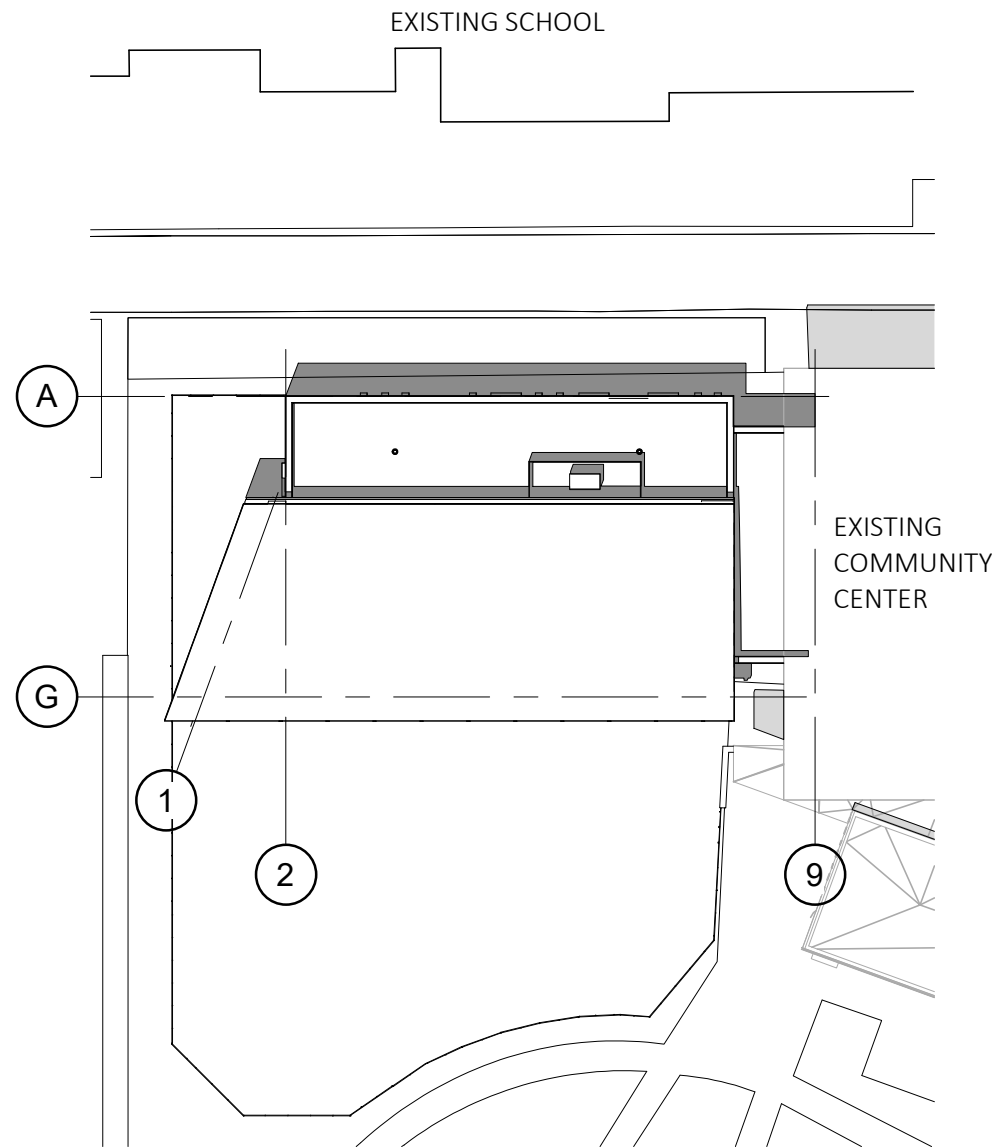


3 Spring 2pm  
1 : 500

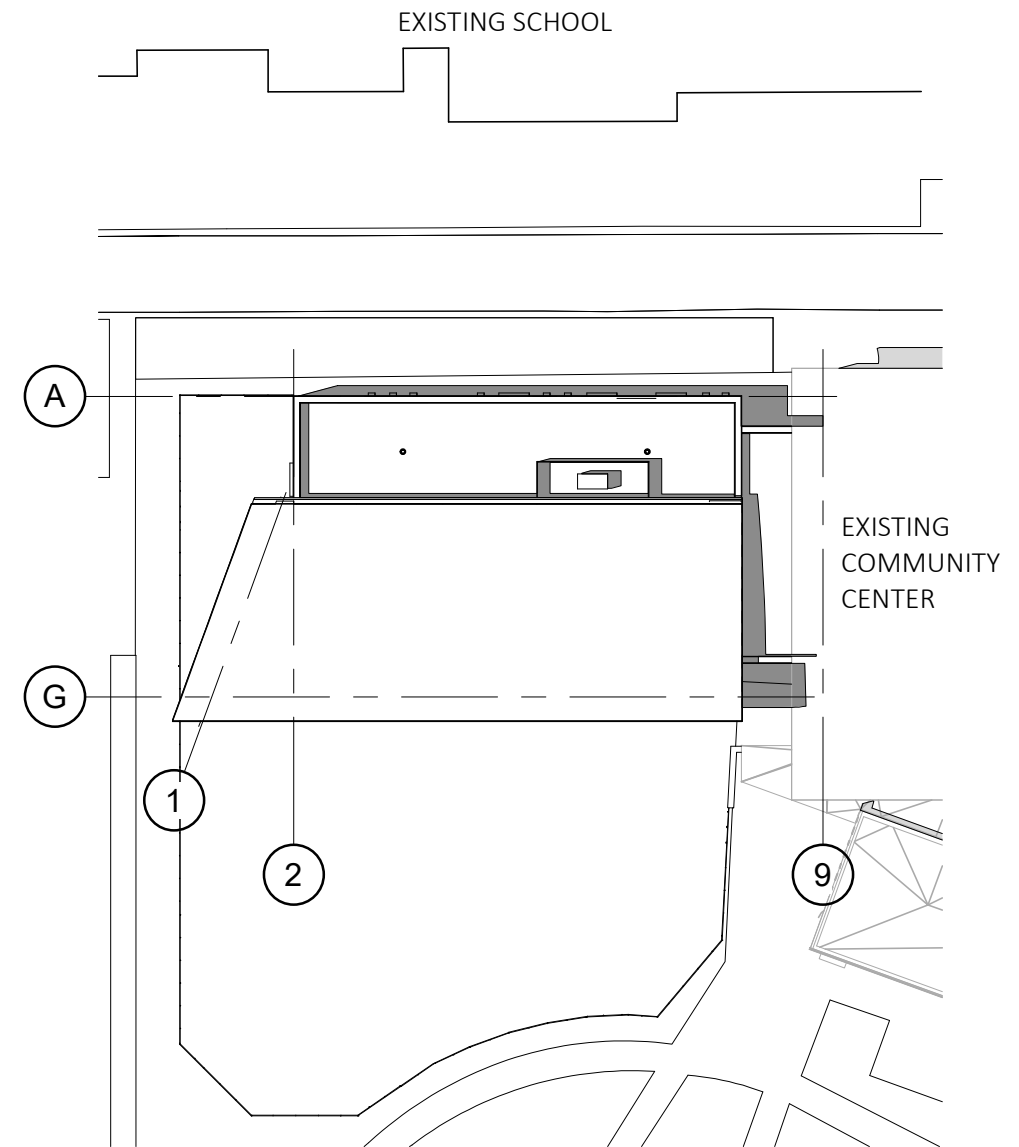




1 Summer 10am  
1 : 500



2 Summer 12pm  
1 : 500



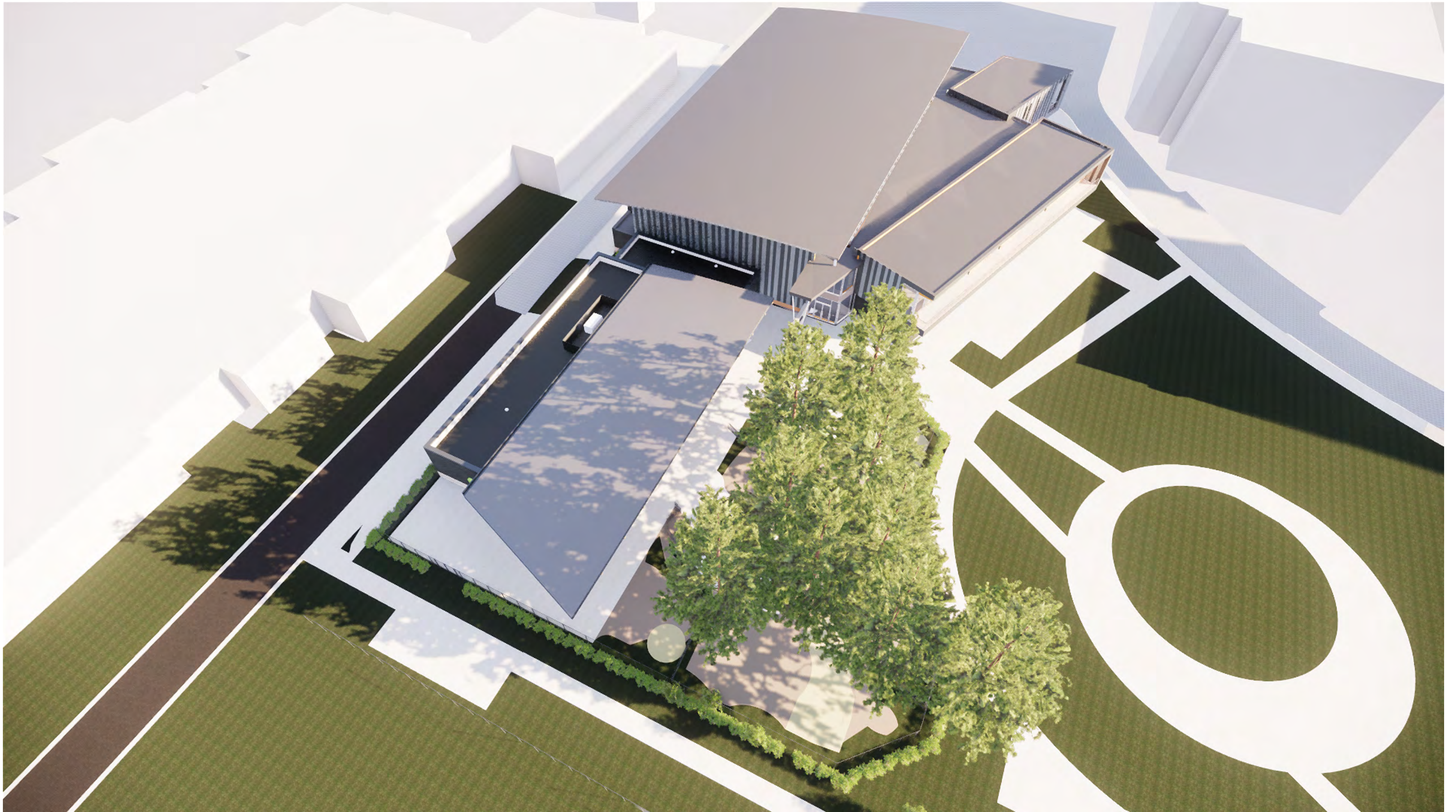
3 Summer 2pm  
1 : 500





looking east





overhead looking northeast





looking northwest from near existing community centre west entrance





looking northeast at south and west elevations





overhead looking southeast



SKETCH SHOWING TOPOGRAPHIC SURVEY OF A PORTION OF  
LOT F, DISTRICT LOT 6494, GROUP 1,  
NEW WESTMINSTER DISTRICT, PLAN BCP35352  
EXCEPT PLAN EPP29484

0 2 5 10 15  
SCALE 1 : 250  
ALL DISTANCES ARE IN METRES  
PID: 027-431-720  
UNIVERSITY OF BRITISH COLUMBIA



PHOTO #1



PHOTO #2



PHOTO #3

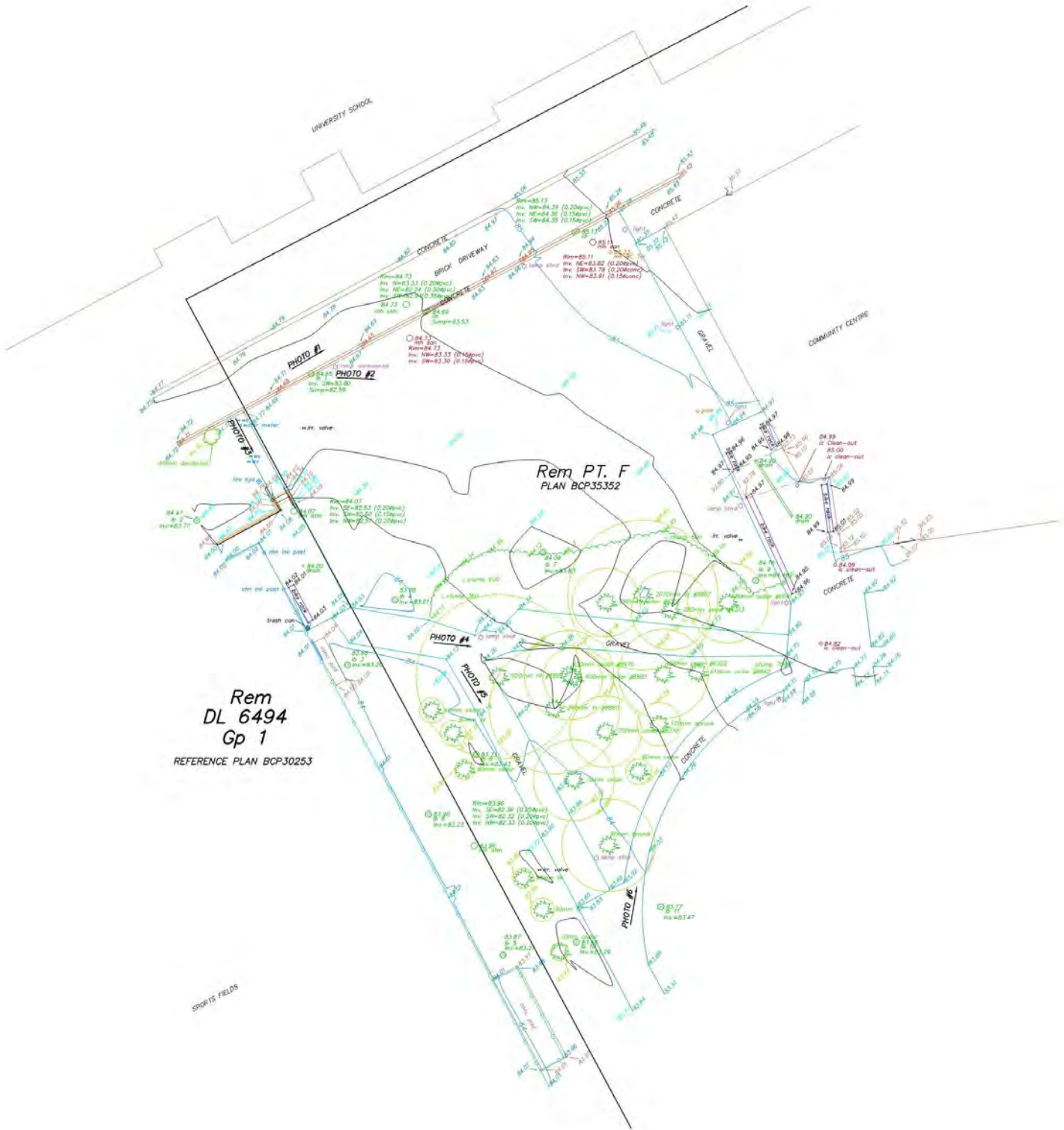


PHOTO #4



PHOTO #5



PHOTO #6

NOTES :

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.  
ELEVATIONS ARE DERIVED FROM UBC MONUMENT W-W, LOCATED  
ON EAST MALL IN FRONT OF THE CEME BUILDING (BETWEEN  
AGRONOMY ROAD AND UNIVERSITY BOULEVARD)  
GEODETIC ELEVATION = 93.631  
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES  
NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE  
SUBJECT SITE  
TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED  
ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION  
UNLESS SPECIFICALLY LABELLED.  
CONTOUR INTERVAL = 0.25 METRES

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING CHARGES

CHARGE #	NATURE	IN FAVOUR OF
BB264440	COVENANT	THE CROWN IN RIGHT OF BRITISH COLUMBIA
CA4797262	STATUTORY RIGHT OF WAY	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

MURRAY & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
201-12448 82nd AVENUE  
SURREY, BC V3W 3E9

DECEMBER 4, 2018  
FILE: 8613CA-281



# Existing Context:





# Playground Concept Plan



## Inspiration Images:



## Legends:

- |   |  |
|---|--|
| 1 Storage                                   | 17 Sand Play w/ Water                                |
| 2 Long Stroller Parking                     | 18 Covered Sand Play                                 |
| 3 Covered Stroller Parking                  | 19 Storage Shed                                      |
| 4 Welcome Bench and Planting                | 20 Tree Climber w/ Stairs & Slide                    |
| 5 Buffer Planting                           | 21 Willow Tunnel / Fort                              |
| 6 2 m Tall Cedar Fence                      | 22 Unprogramed Open Space                            |
| 7 Double Gate                               | 23 Covered Tree Fort with Levels, Log Tangle & Slide |
| 8 Deck w/ Cruiser Bar                       | 24 Arbor Entry                                       |
| 9 Platform                                  | 25 6' Tall Cedar Fence with Trellis                  |
| 10 Sand w/ Water & Planting                 | 26 Lookout   |
| 11 Ramp & Steps                             | 27 Log Fort  |
| 12 Cozy Corner                              | 28 Loose Parts Bins                                  |
| 13 Concrete Trike Loop Around Planting      | 29 Existing Nurse Log                                |
| 14 Seats & Log Round Table                  | 30 Stroller Parking                                  |
| 15 Fence Play                               | 31 Storage Shelves                                   |
| 16 Table/Bench Around Tree w/ Movable Seats |  |



# Playground Inspiration

Climbers and Huts



Sand



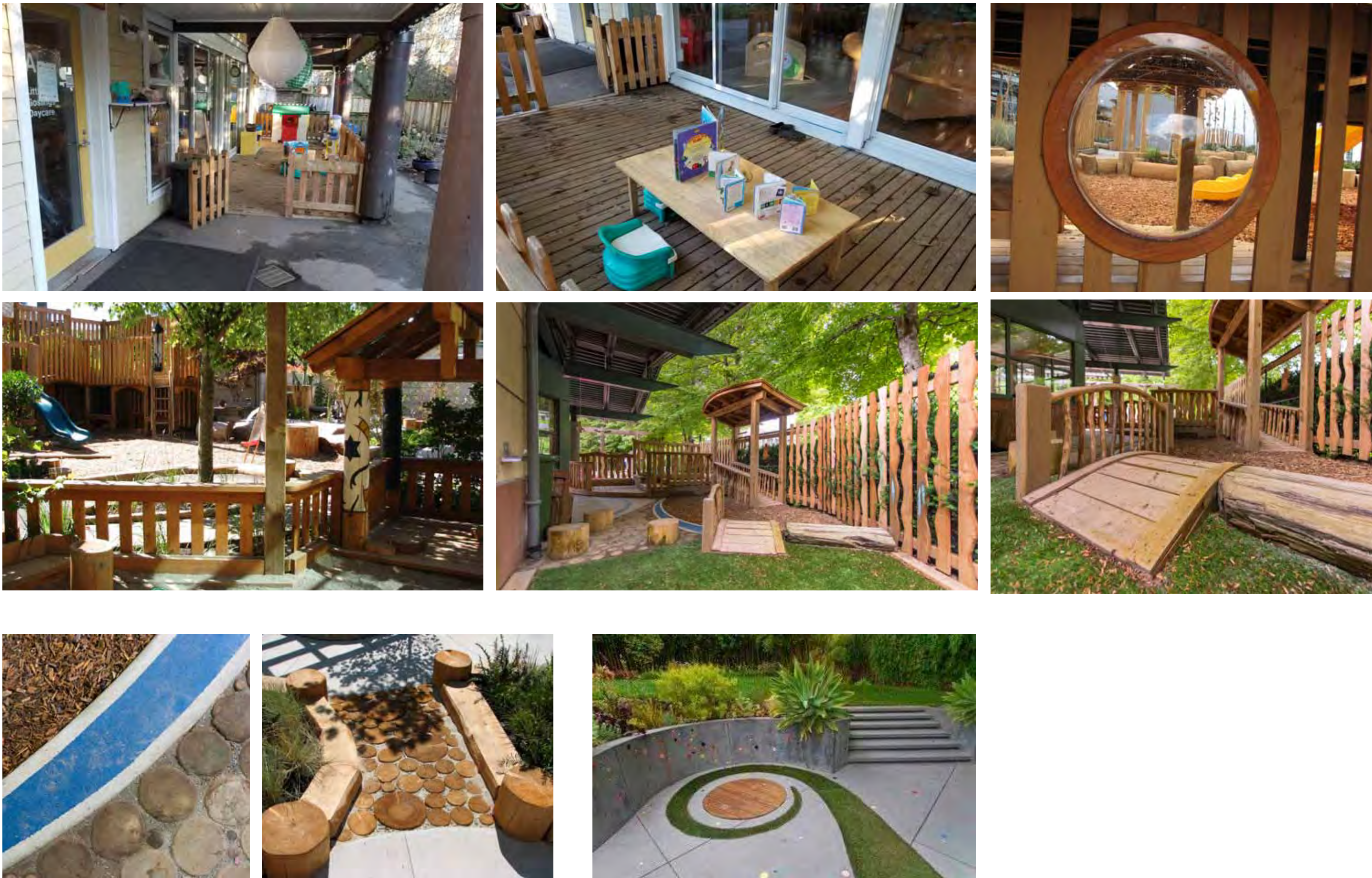
Water



Willow



Infant Play Area



Miscellaneous





Landscape Plan



Legend

- 6' Tall Black Vinyl Coated, Non-Climbable Chain Link Fence
- 6' Tall Cedar Fence
- Existing Vegetation to Remain
- Existing Tree to be Removed
- Existing Tree to Remain
- Existing Light Fixture

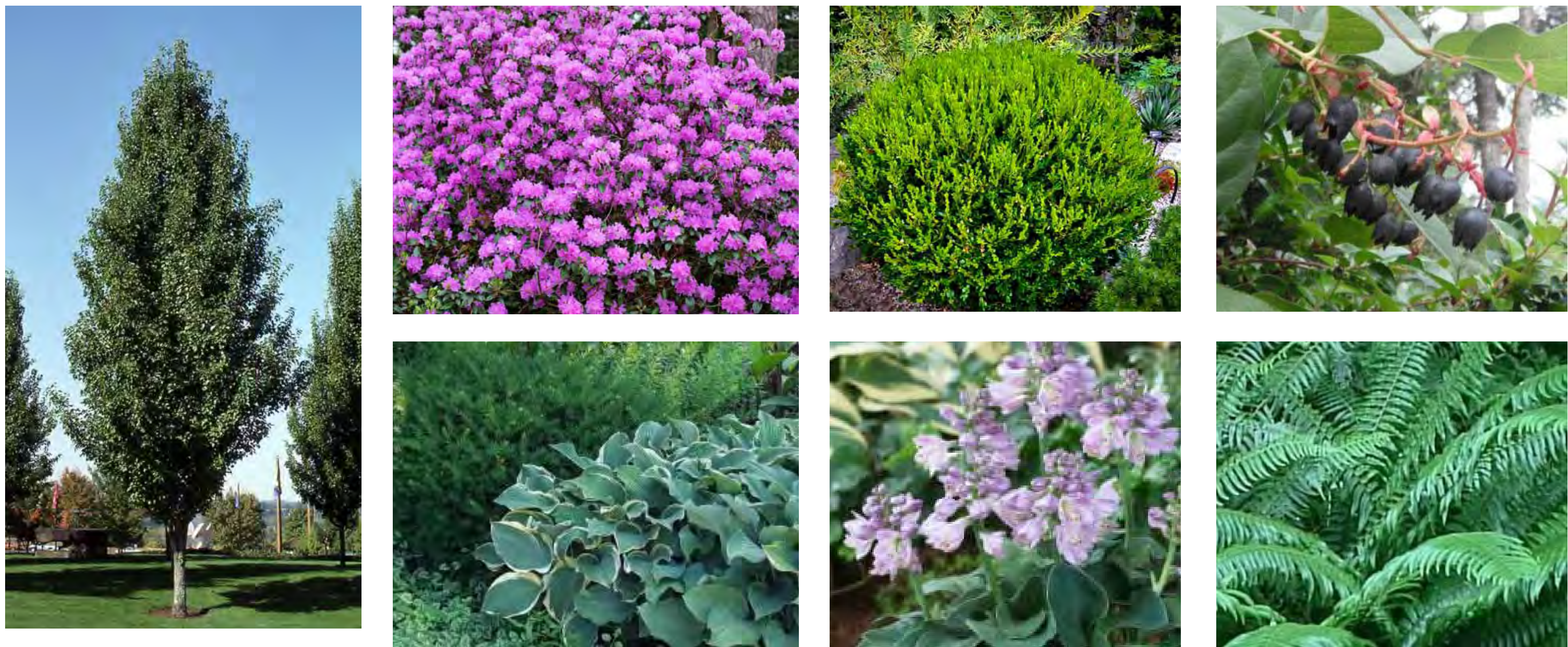
Representative Plant List

- Buxus micro jap 'Winter Gem'
- Rhododendron PJM
- Taxus media X H.M. Eddie
- Hosta 'Blue Mouse Ears'
- Viburnum tinus 'Spring Bouquet'
- Pyrus chanticleer
- W.G. Asian Boxwood #2 pot
- PJM Rhododendron #3 pot
- Sterile Yew #3 pot
- Dwarf Hosta #1 pot
- S.B. Laurustinus #2 pot
- Chanticleer Pear 6cm cal

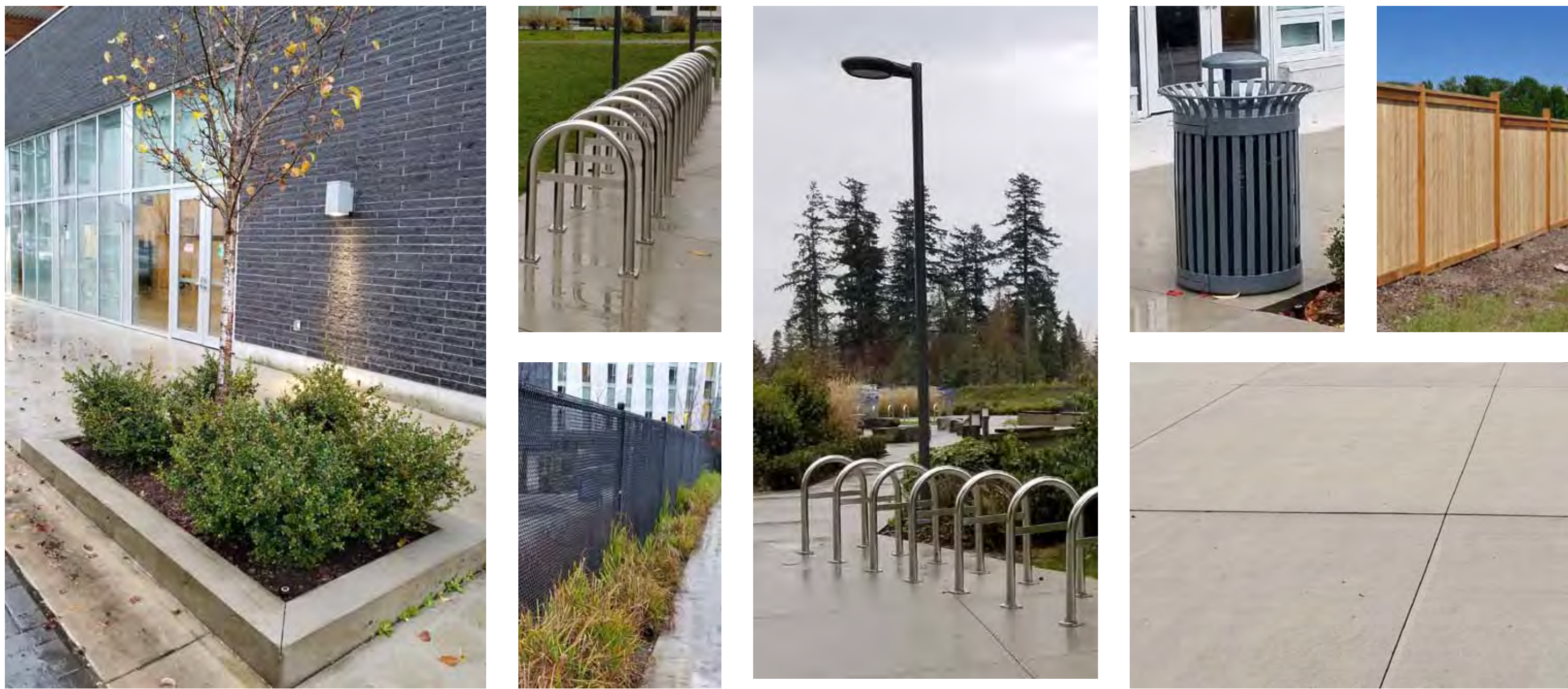


# Landscape Inspiration

## Vegetation



## Furnishing



## Special Feature Plants

