

## **Vancouver Harbour Batch Plant: Office & Maintenance Building Design Description:**

The Buildings associated with the Concrete Batch Plant operations are separated into 3 components:

- 1) Construction of a new 3 bay Maintenance building.
- 2) Construction of a new 2-storey office facility.
- 3) Renovation of an existing single storey building to house the dispatch office functions.

### **The new Maintenance Building:**

A new maintenance building constructed along the Southeast property line will provide 3 garage bays sized to accommodate the servicing of concrete trucks. The size of the service area is approximately 18m x 20m, or 4500 sf. The overall building height is 7.8m or 25.5 ft high, equivalent to a two storey high building. The construction assembly of the maintenance building will be a steel structure with predominantly metal cladding but will incorporate a feature precast concrete wall that will occur along the Commissioner street property line. The precast wall is one storey in height and will extend beyond the facade of the maintenance building to define the Southeast boundary of the plant. It is intended that the concrete wall provide plant security and an opportunity for Lafarge to showcase a well-crafted precast concrete wall.

The Maintenance building incorporates a horizontal band of translucent safety glass above the precast wall. The horizontal glass will provide a diffused natural light to the maintenance building and tend to scale the building down from the neighbourhood overlooking the plant. The roof of the maintenance building is constructed of standing seam metal with a large overhand to provide weather protection to the building facade and control the direct sunlight.

### **The new 2-storey Office facility:**

The new office component will be constructed as an extension of the maintenance building separated by a 2-hour fire separation. Level one of the new office component houses the shop offices, washrooms and shower facilities, a meeting room and a small lunchroom. Level two provides offices for sales personal, operations office and mechanical space. The total area of the new office is approximately 4600 sf on two levels.

The roofline of the office component and horizontal glass strip windows will form an extension of those proposed for the maintenance building.

### **Existing single storey building:**

The existing single storey building on the site will be upgraded to accommodate functions related to concrete truck drivers including male and female washrooms and change facilities, a drivers room and driver dispatch office. Other functions to occur here are a small storage area and a materials testing area with staff office. The total area of the existing building is approximately 2740 sf.

Connecting the existing building to the new maintenance and office component will be a new metal canopy. The purpose of the canopy is to provide weather protection for personal travelling to and from the maintenance building to the dispatch area. The new canopy will also tie the existing building to the new construction architecturally.