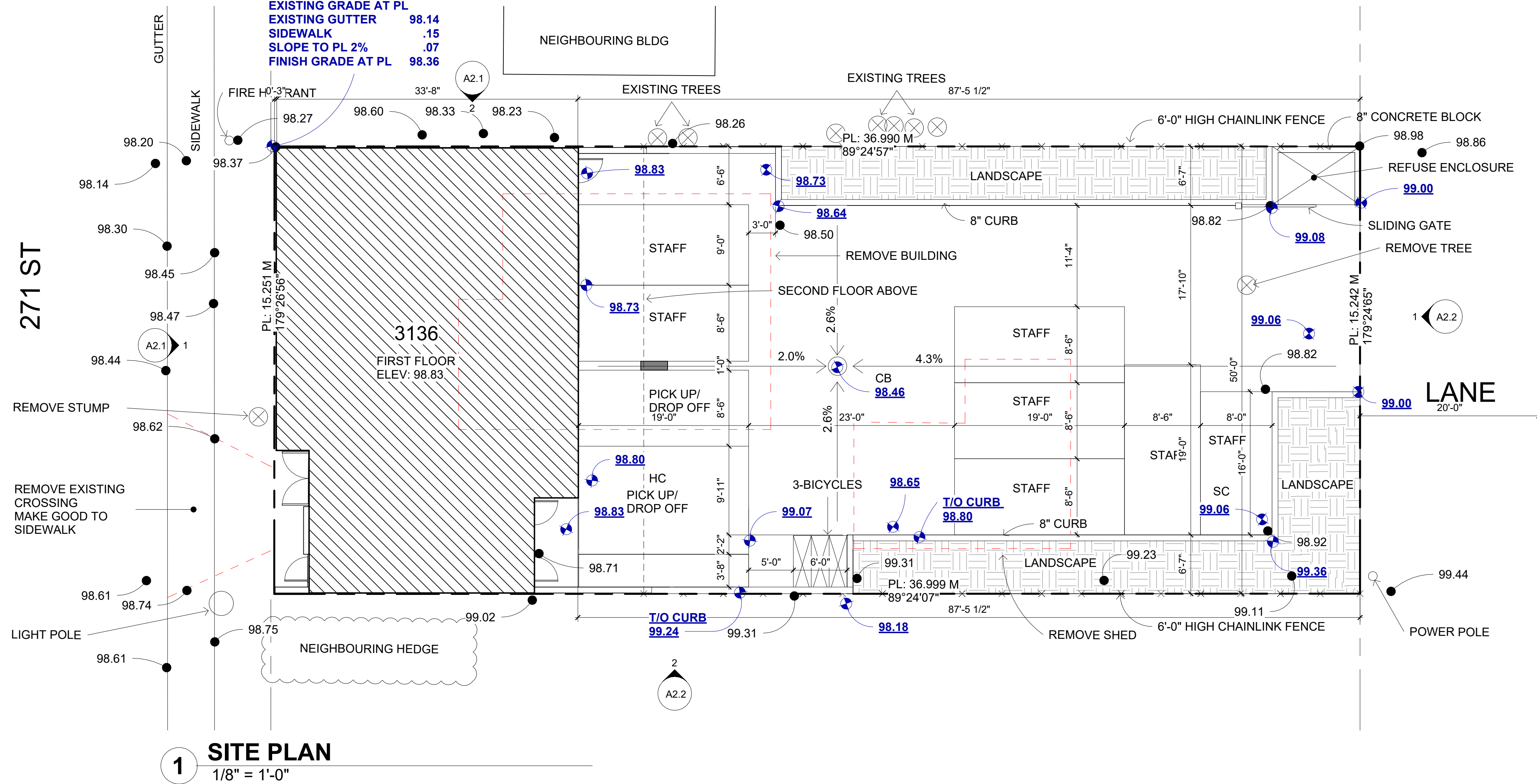
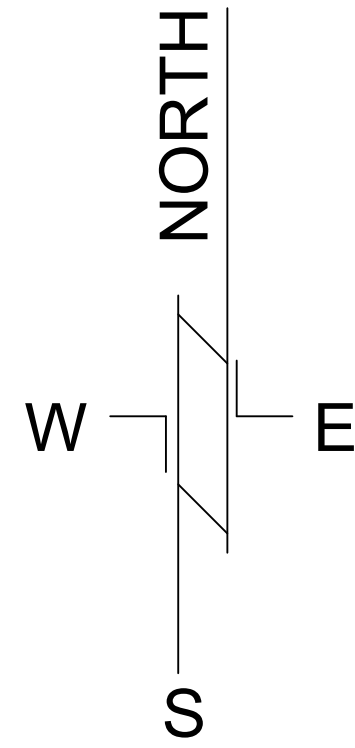




GRADING LEGEND

● 0.00 EXISTING GRADE AS PER SURVEY

● 0.00 FINISH GRADE

LEGAL DESCRIPTION LOT 8, SECTION 19, TOWNSHIP 13, NEW WEST DISTRICT, PLAN NWP10681

ZONING SYNOPSIS

ZONE	C-2	
SITE AREA	563 SQM	(6059 SQFT)
SITE COVERAGE		
PERMITTED	40%	
PROVIDED		
ROOF	220.9/563 =	39.2%
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT(271ST/WEST)	0	0.025 M (0.08 FT)
NORTH	0	0.024 M (0.08FT)
SOUTH	0	0.024 M (0.08 FT)
REAR(LANE/EAST)	3	24.40 M (80.0 FT)
FLOOR AREA PROVIDED		
1ST FL	146.1	(1573)
2ND FL	199.4	(2,146)
ROOF	35.3	(380)
TOTAL	380.8 SQM	(4,099 SQFT)

PARKING (DAYCARE OCCUPANCY)

REQUIRED	
STAFF 7x1 =	7
PICK UP/	
DROP OFF	2
	<u>9 STALLS</u>
PROVIDED	9 STALLS
PARKING SETBACKS	REQUIRED
SIDE YARD	2.0
REAR YARD	3.0

BICYCLE DAYCARE CHILDREN ARE TOO YOUNG TO RIDE BICYCLES.

PROVIDED 3 SPACES

CHILDCARE GROUPS

PLAY AREA NO.	FLOOR	AGE	NO. OF CHILDREN	STAFF
1	1	IT 0-18 MONTHS	12	3
2	2	3YEARS+	16	2
3	2	3 YEARS+	16	2
			44 CHILDREN	7 STAFF

ROOFTOP PLAYGROUND	AREA	NO. OF CHILDREN
PLAY AREA NO.		
1	1049 SQFT/65=16.1→	16
2	787 SQFT/65=12.1→	12
TOTAL	1836 SQFT	28 CHILDREN

Oct. 1,2025 REVISED FOR FRASER HEALTH

SITE PLAN

A1.1

SPARKLING STARS LEARNING CENTER

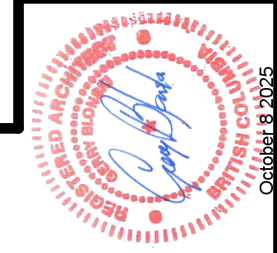
3136 271 ST LANGLEY TWP. B.C.

Gerry Blonski architect a.i.b.c.

Suite 1A - 12488 - 82nd Ave. - Surrey, B.C. V3W 3E9

Ph : 604-572-3608

Email: gerry@gerryblonskiarchitect.com

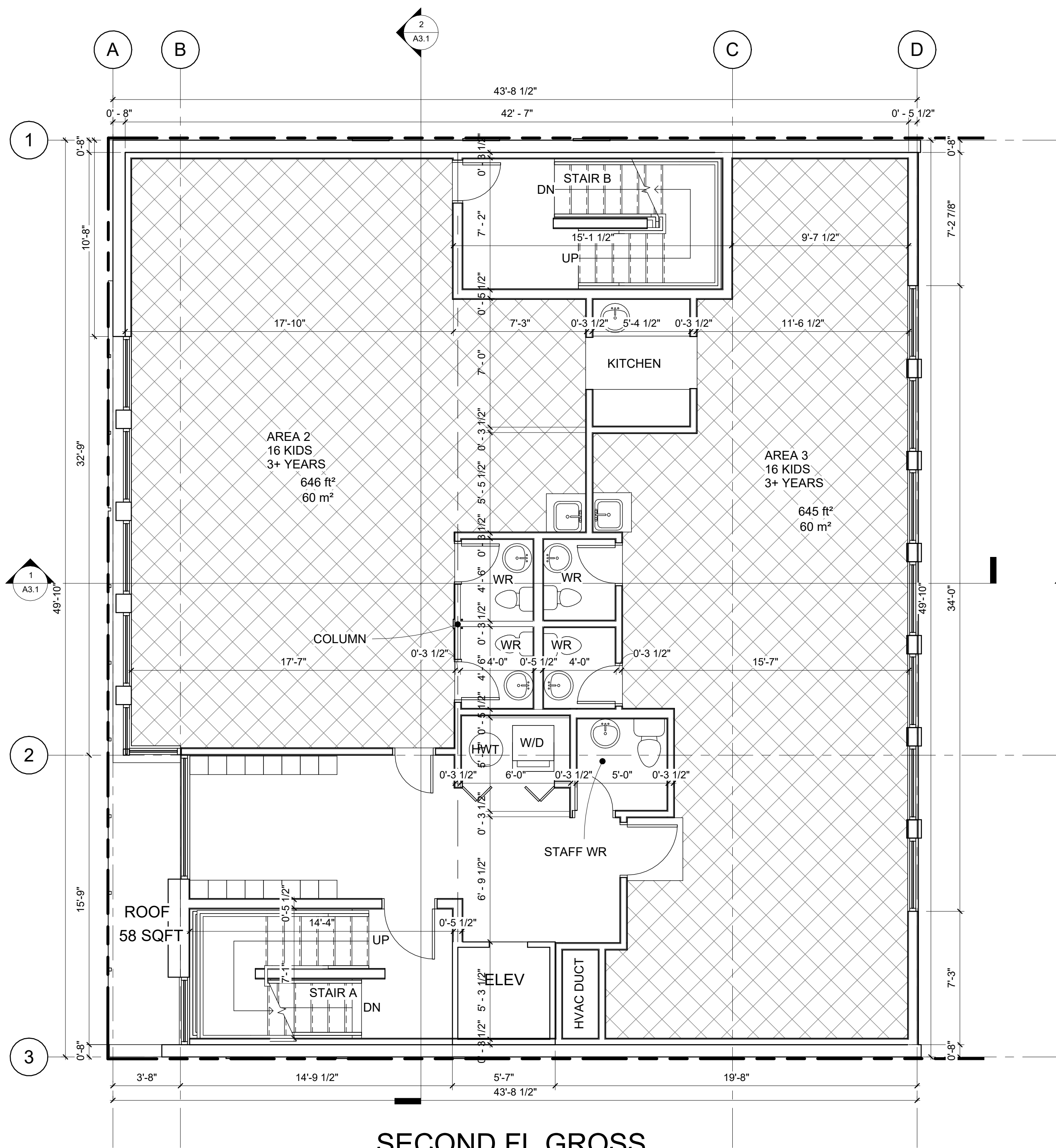


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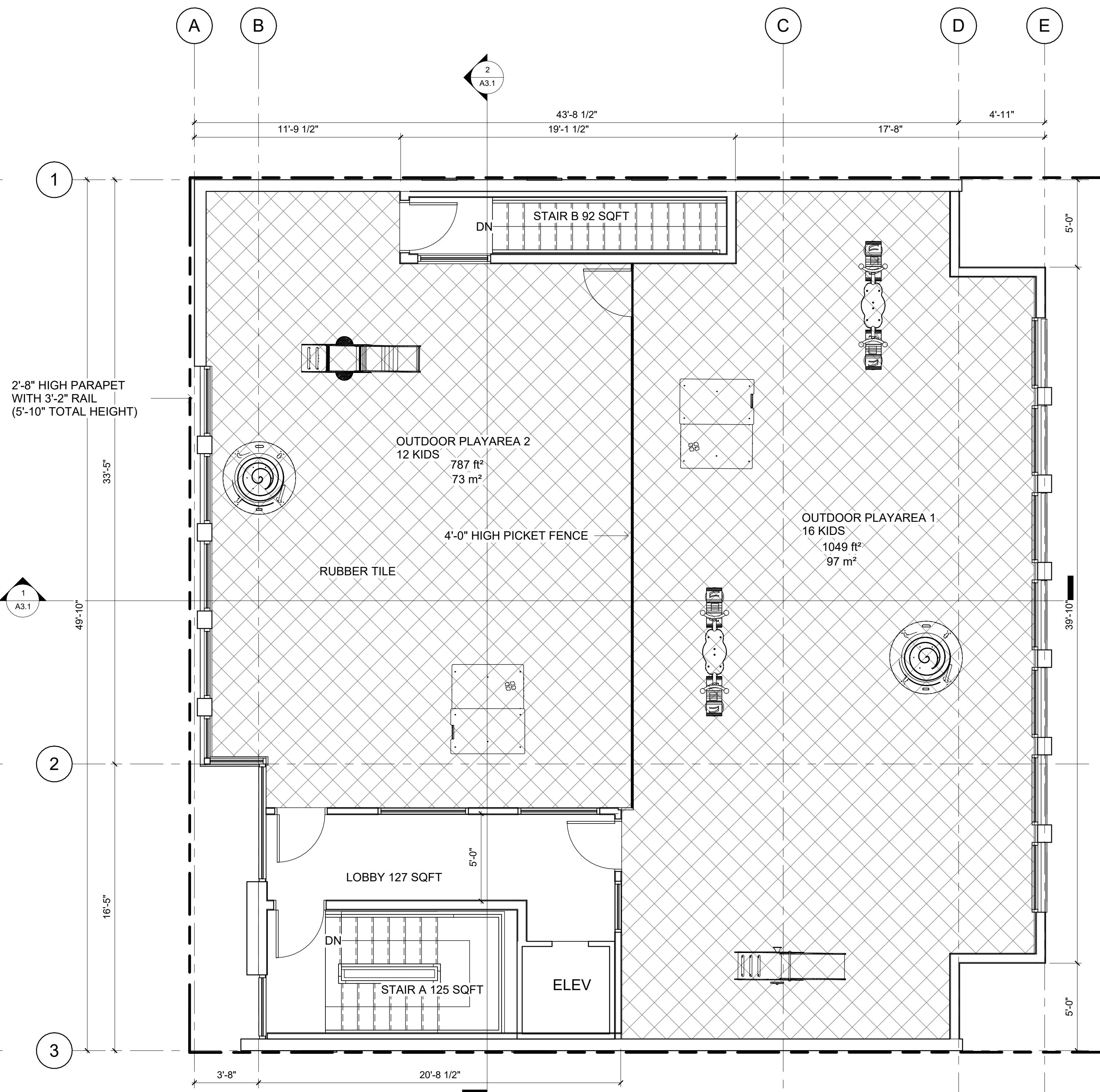
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Drawn:

Job No. 25-05

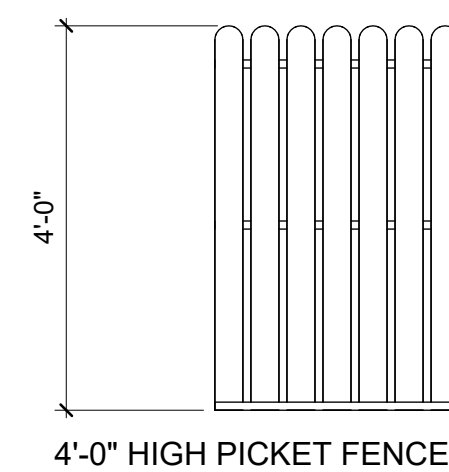


1 SECOND FLOOR
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

ROOF ACCESS (STAIR A, LOBBY, ELEVATOR)	26.8 SQM (288.5SQFT)	ROOF AREA	
ROOF EXIT (STAIR B)	8.5 SQM (91.5SQFT)	INTERIOR	35.3 (380)
TOTAL	35.3 SQM (380SQFT)	EXTERIOR	179.5 (1933)
		TOTAL	214.8SQM (2313 SQFT)



FENCE DETAIL
1/2" = 1'-0"

Oct. 1, 2025 REVISED FOR
FRASER HEALTH

SECOND FLOOR / ROOF
PLAN
A1.3

SPARKLING STARS
LEARNING CENTER

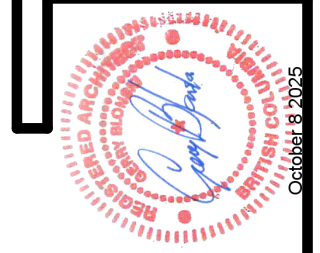
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Gerry Blonski
architect a.i.b.c.

Suite 1A - 12488 - 82nd Ave., Surrey, B.C. V3W 3E9

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Checked:

NM

Drawn:

Job No. 25-05