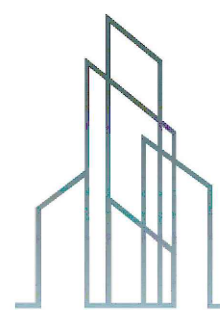




PROPOSED DAYCARE FACILITY

3110 271st STREET ALDERGROVE, B.C.



TRIO Architecture Inc.

Info@trioarchitecture.ca
604.854.3740

Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2

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ARCHITECT:

TRIO ARCHITECTURE INC.
Contact: Darren Hall
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p. 604.854.3750
email: darren.h@trioarchitecture.ca
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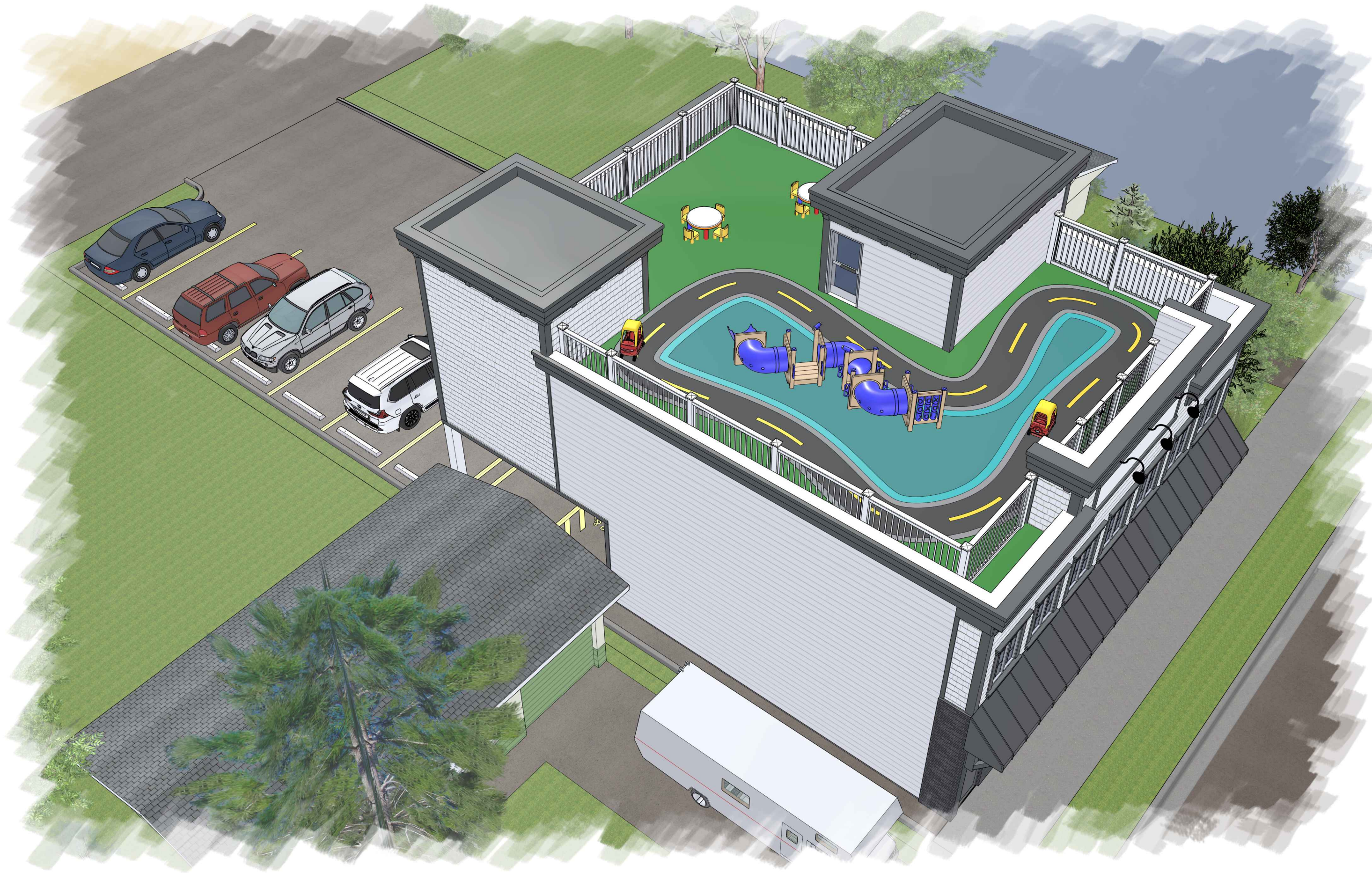
Architectural Seal



2025-10-08



1 PROPOSED STREET VIEW FACING NORTHEAST
A-1.1 SCALE: N. T. S.



2 PROPOSED AERIAL VIEW FACING NORTHWEST
A-1.1 SCALE: N. T. S.



3 PROPOSED STREET VIEW FACING NORTHWEST
A-1.1 SCALE: N. T. S.



4 PROPOSED STREET VIEW FACING SOUTHEAST
A-1.1 SCALE: N. T. S.

date: September 2025		project: PROPOSED COMMERCIAL DAYCARE 3110 271 ST., ALDERGROVE, B.C.		Architectural Seal		2025-10-08	
scale: AS NOTED		drawing: A-1.1		RECEIVED PROJECT 2025 SEP 25 10 08 AM		2025-10-08	
drawn: D.H.				2025-10-08		2025-10-08	
checked: D.H.				2025-10-08		2025-10-08	
project no: 225046				2025-10-08		2025-10-08	
sheet no:				2025-10-08		2025-10-08	

ISSUE TABLE		ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON THE SITE	
No.	Description	By	Date
1	DESIGNED FOR PERMIT	D.H.	09/25/2025
2	REVISED FOR DEVELOPMENT PERMIT	D.H.	09/25/2025

REVISIONS	
No.	Description
1	
2	

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2
A-2.2
PROPOSED AERIAL VIEW OF THE OVERALL SITE 2
SCALE: 1/4" = 1'-0"



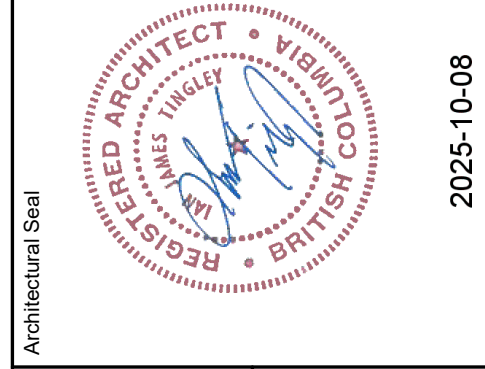
3
A-2.2
PROPOSED AERIAL VIEW OF THE OVERALL SITE 3
SCALE: 1/4" = 1'-0"



1
A-2.2
PROPOSED AERIAL VIEW OF THE OVERALL SITE 1
SCALE: 1/4" = 1'-0"

Date:	September 2025
Scale:	AS NOTED
Drawn:	AS
Checked:	D.H.
Project no.	225046
Sheet no.	

Project:	PROPOSED COMMERCIAL DAYCARE 3110 271 ST., ALDERGROVE, B.C.
Drawing:	PROPOSED AERIAL VIEWS



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ISSUE TABLE			
No.	Date (dd/mm/yyyy)	By	Description
1	09/09/2025	D.H.	DESIGNED FOR DEVELOPMENT PERMIT
2	25/09/2025	D.H.	REVISED FOR DEVELOPMENT PERMIT
ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON THE SITE			
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OCCUPANCY LOAD CALCULATIONS

INFANT ROOM : (UNDER 36 MONTHS)	12 CHILDREN	3.7sq.m. X 12 = 44.40 sq.m (477.92 sq.ft.) USABLE FLOOR AREA REQUIRED. <u>44.43 sq.m. (478.24 sq.ft.) USABLE FLOOR AREA PROVIDED.</u>
GROUP CHILD CARE ROOM 1: (30mo TO SCHOOL AGE, MAX. 2 UNDER 36 MONTHS)	16 CHILDREN	3.7sq.m. X 16 = 59.20 sq.m. (637.22 sq.ft.) USABLE FLOOR AREA REQUIRED. <u>59.93 sq.m. (638.65 sq.ft.) USABLE FLOOR AREA PROVIDED.</u>
GROUP CHILD CARE ROOM 2: (30mo TO SCHOOL AGE, MAX. 2 UNDER 36 MONTHS)	22 CHILDREN	3.7sq.m. X 22 = 81.40 sq.m. (876.18 sq.ft.) USABLE FLOOR AREA REQUIRED. <u>82.19 sq.m. (880.69 sq.ft.) USABLE FLOOR AREA PROVIDED.</u>

OUTDOOR PLAY AREA:
A licensee must have

(a) at least 6 m2 of outdoor play area for each child, or

(b) if the licence provides more than one type of care program, an outdoor play area that meets the requirement set out in paragraph (a) for the type of care program, provided by the licensee, with the largest maximum group size permitted in Column 2 of the table in section 1 of Schedule E.

GROUP CHILD CARE - MAXIMUM GROUP SIZE: 25 CHILDREN.

25 CHILDREN X 6 sq.m. = 150.00 sq.m. (1,614.59 sq.ft.) OF OUTDOOR PLAY AREA REQUIRED.
151.05 sq.m. (1,625.94 sq.ft.) OF OUTDOOR PLAY AREA PROVIDED.

PROPOSED GROSS FLOOR AREA CALCULATIONS:

1ST FLOOR:	193.36 sq.m. (1,495.50 sq.ft.) - INDOOR FLOOR AREA.
2ND FLOOR:	218.51 sq.m. (2,352.0 sq.ft.) - INDOOR FLOOR AREA.
3RD FLOOR:	161.53 sq.m. (1,454.0 sq.ft.) - ROOF-TOP OUTDOOR PLAY AREA.

573.40 SQ.M. (5,741 sq.ft.) OF PROPOSED GROSS FLOOR AREA.



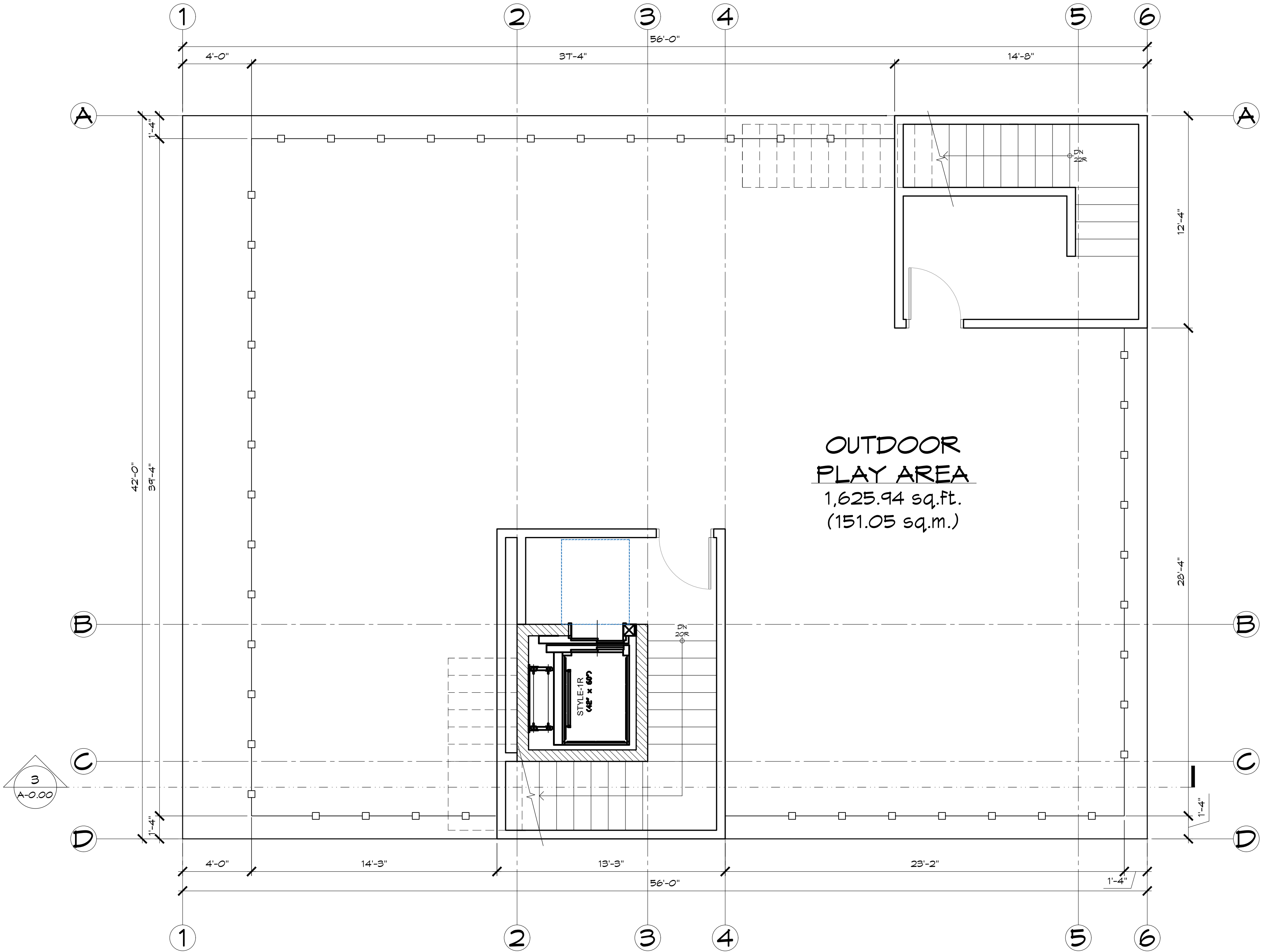
date: September 2025		project: PROPOSED		Architectural Seal 	2025-10-08
scale: AS NOTED		COMMERCIAL DAYCARE			
drawn: B.S.		3110 271 ST., ALDERGROVE, B.C.			
checked: D.H.					
project no. 225046		drawing:			
sheet no. A-2.1		PROPOSED			
		MAIN FLOOR PLAN			

OCCUPANCY LOAD CALCULATIONS:		
INFANT ROOM : (UNDER 36 MONTHS)	12 CHILDREN	3.7sq.m. X 12 = 44.40 sq.m (477.92 sq.ft.) USABLE FLOOR AREA REQUIRED. <u>44.43 sq.m. (478.24 sq.ft.) USABLE FLOOR AREA PROVIDED.</u>
GROUP CHILD CARE ROOM 1: (30mo TO SCHOOL AGE, MAX. 2 UNDER 36 MONTHS)	16 CHILDREN	3.7sq.m. X 16 = 59.20 sq.m. (637.22 sq.ft.) USABLE FLOOR AREA REQUIRED. <u>59.33 sq.m. (638.65 sq.ft.) USABLE FLOOR AREA PROVIDED.</u>
GROUP CHILD CARE ROOM 2: (30mo TO SCHOOL AGE, MAX. 2 UNDER 36 MONTHS)	22 CHILDREN	3.7sq.m. X 22 = 81.40 sq.m. (876.18 sq.ft.) USABLE FLOOR AREA REQUIRED. <u>82.19 sq.m. (884.69 sq.ft.) USABLE FLOOR AREA PROVIDED.</u>
OUTDOOR PLAY AREA: A licensee must have		
(a) at least 6 m2 of outdoor play area for each child, or		
(b) if the licence provides more than one type of care program, an outdoor play area that meets the requirement set out in paragraph (a) for the type of care program, provided by the licensee, with the largest maximum group size permitted in Column 2 of the table in section 1 of Schedule E.		
GROUP CHILD CARE - MAXIMUM GROUP SIZE: 25 CHILDREN.		
25 CHILDREN X 6 sq.m. = 150.00 sq.m. (1,614.59 sq.ft.) OF OUTDOOR PLAY AREA REQUIRED. <u>151.05 sq.m. (1,625.94 sq.ft.) OF OUTDOOR PLAY AREA PROVIDED.</u>		
PROPOSED GROSS FLOOR AREA CALCULATIONS:		
1ST FLOOR: 133.36 sq.m. (1,435.50 sq.ft.) - INDOOR FLOOR AREA.		
2ND FLOOR: 218.51 sq.m. (2,352.0 sq.ft.) - INDOOR FLOOR AREA.		
3RD FLOOR: 181.53 sq.m. (1,954.0 sq.ft.) - ROOF-TOP OUTDOOR PLAY AREA.		
<u>533.36 SQ.M. (5,741 sq.ft.) OF PROPOSED GROSS FLOOR AREA.</u>		

[illegible]

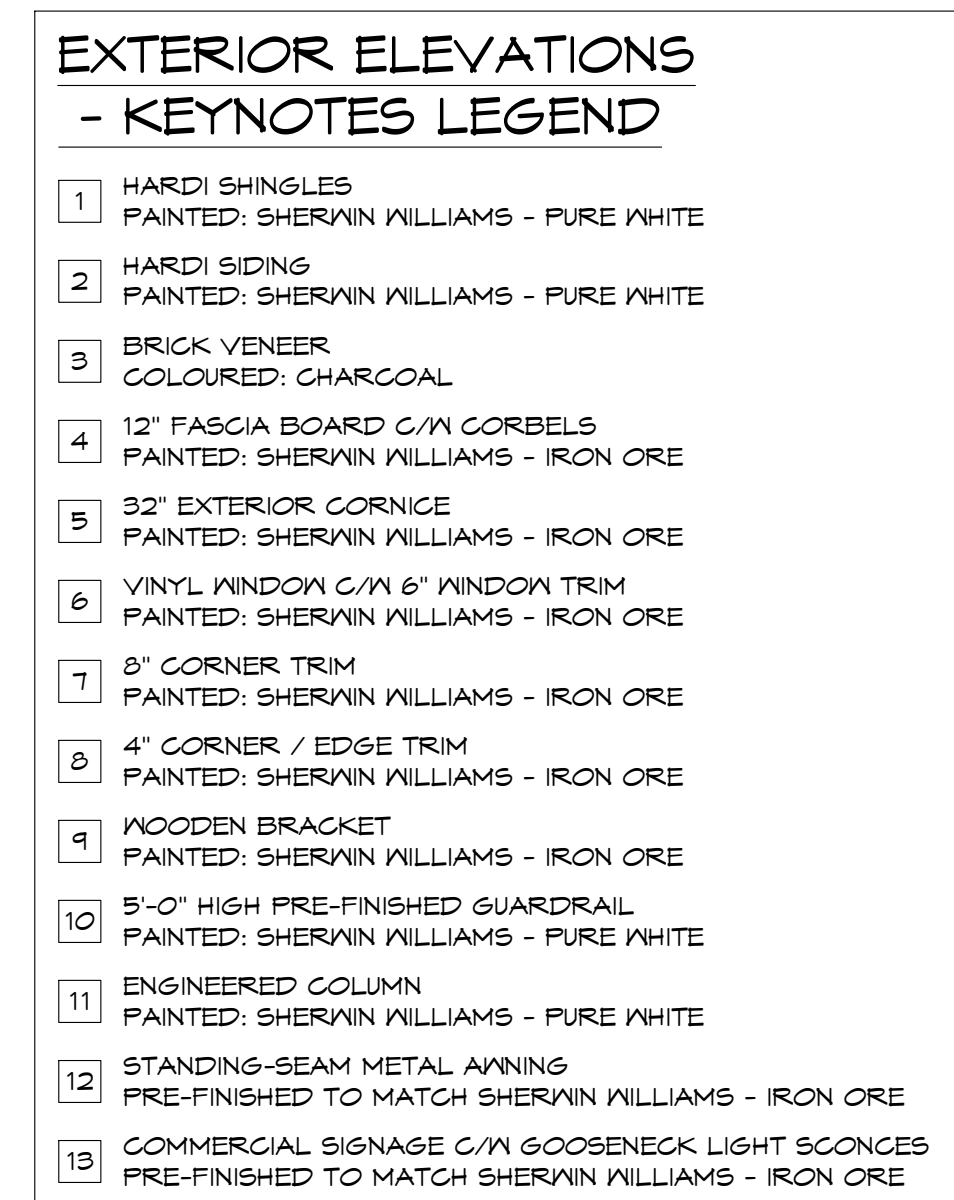
OCCUPANCY LOAD CALCULATIONS		
INFANT ROOM : (UNDER 36 MONTHS)	12 CHILDREN	3 STAFF (1 INFANT & TODDLER EDUCATOR, 1 EDUCATOR, & 1 ASSISTANT)
MAX. 2 UNDER 36 MONTHS)		
GROUP CHILD CARE ROOM 2: (30mo TO SCHOOL AGE)	16 CHILDREN	2 STAFF (1 EDUCATOR & 1 ASSISTANT)
GROUP CHILD CARE ROOM 3: (30mo TO SCHOOL AGE)	22 CHILDREN	3 STAFF (1 EDUCATOR & 2 ASSISTANTS)
TOTAL CHILDREN/STAFF:	50 CHILDREN	8 STAFF
TOTAL PROPOSED OCCUPANT LOAD = 58 PEOPLE (AS APPROVED BY FRASER HEALTH)		
WASHROOM REQUIREMENTS:		
	1 TOILET & WASH BASIN PER 10 CHILDREN OR FEWER.	
	50 CHILDREN / 10 = 5 TOILETS & 5 WASH BASINS REQUIRED.	
	5 TOILETS & 5 WASH BASINS PROVIDED (INCLUDING 1 UNIVERSAL WASHROOM)	

OCCUPANCY LOAD CALCULATIONS		
INFANT ROOM : (UNDER 36 MONTHS)	12 CHILDREN	3.7sq.m. X 12 = 44.40 sq.m. (477.92 sq.ft.) USABLE FLOOR AREA REQUIRED. 44.43 sq.m. (478.24 sq.ft.) USABLE FLOOR AREA PROVIDED.
GROUP CHILD CARE ROOM 1: (30mo TO SCHOOL AGE, MAX. 2 UNDER 36 MONTHS)	16 CHILDREN	3.7sq.m. X 16 = 59.20 sq.m. (637.22 sq.ft.) USABLE FLOOR AREA REQUIRED. 59.33 sq.m. (638.65 sq.ft.) USABLE FLOOR AREA PROVIDED.
GROUP CHILD CARE ROOM 2: (30mo TO SCHOOL AGE, MAX. 2 UNDER 36 MONTHS)	22 CHILDREN	3.7sq.m. X 22 = 81.40 sq.m. (876.18 sq.ft.) USABLE FLOOR AREA REQUIRED. 82.19 sq.m. (884.69 sq.ft.) USABLE FLOOR AREA PROVIDED.
OUTDOOR PLAY AREA: A licensee must have		
(a) at least 6 m2 of outdoor play area for each child, or		
(b) if the licence provides more than one type of care program, an outdoor play area that meets the requirement set out in paragraph (a) for the type of care program, provided by the licensee, with the largest maximum group size permitted in Column 2 of the table in section 1 of Schedule E.		
GROUP CHILD CARE - MAXIMUM GROUP SIZE: 25 CHILDREN.		
25 CHILDREN X 6 sq.m. = 150.00 sq.m. (1,614.59 sq.ft.) OF OUTDOOR PLAY AREA REQUIRED. 151.05 sq.m. (1,625.94 sq.ft.) OF OUTDOOR PLAY AREA PROVIDED.		
PROPOSED GROSS FLOOR AREA CALCULATIONS:		
1ST FLOOR:	133.36 sq.m. (1,435.50 sq.ft.)	- INDOOR FLOOR AREA.
2ND FLOOR:	218.51 sq.m. (2,352.0 sq.ft.)	- INDOOR FLOOR AREA.
3RD FLOOR:	181.53 sq.m. (1,954.0 sq.ft.)	- ROOF-TOP OUTDOOR PLAY AREA.
533.36 SQ.M. (5,741 sq.ft.) OF PROPOSED GROSS FLOOR AREA.		



1
A-2.3
PROPOSED ROOF DECK PLAN
SCALE: 1/4" = 1'-0"

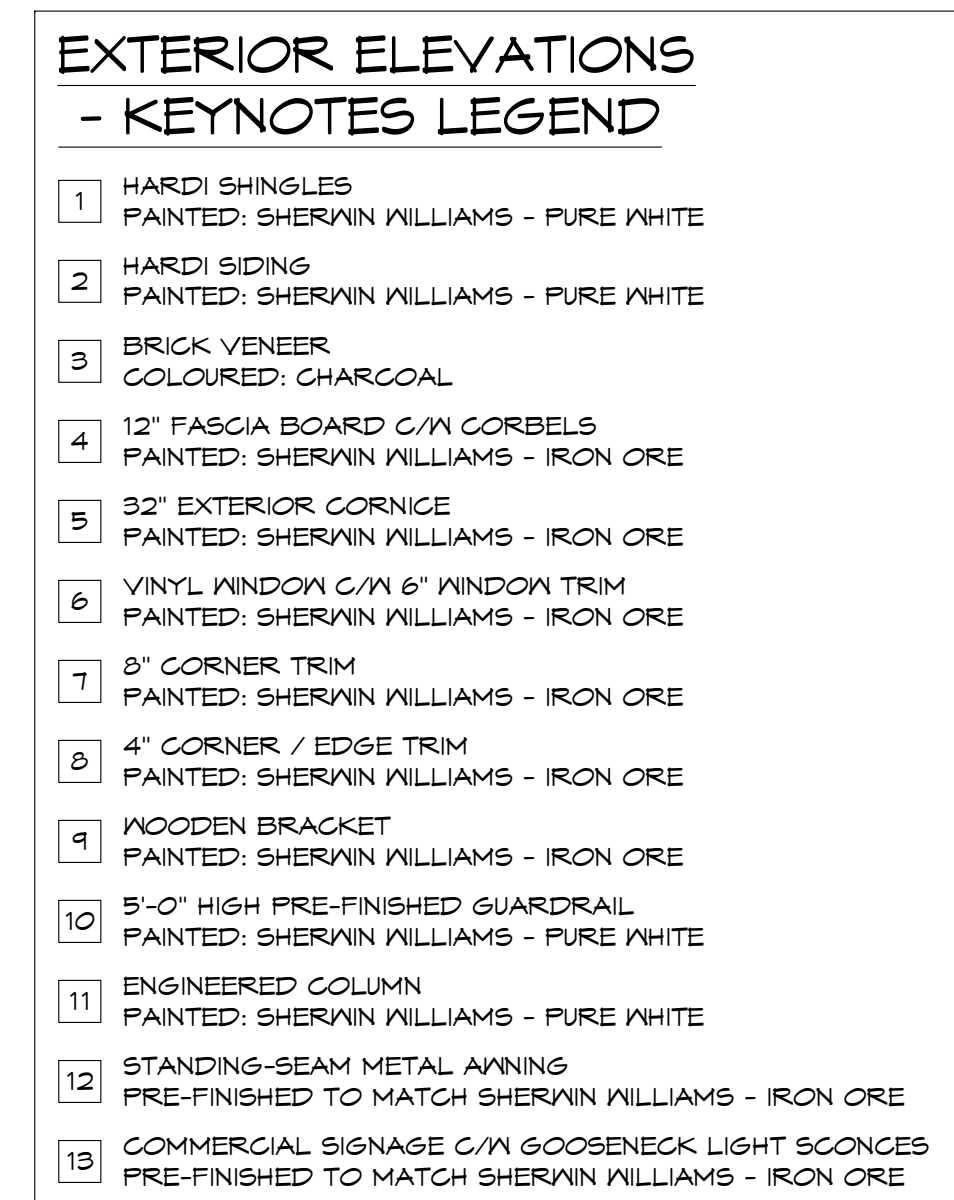
date: September 2025		project: PROPOSED		Architectural Seal		TRIO Architecture Inc. Unit B 33523 Wildwood Drive Abbotsford, BC V2S 1S2 info@trioarchitecture.ca 604.654.3740	ISSUE TABLE		ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON THE SITE		
scale: AS NOTED											
drawn: B.S.											
checked: D.H.											
project no. 225046											
sheet no.	A-2.3	PROPOSED ROOF DECK PLAN		2025-10-08				REVISIONS			
				No.	Date	By	Description	No.	Date	By	Description



Architectural section drawing of a building showing multiple levels, roof structure, and interior details. The drawing includes vertical dimensions in feet and inches, and horizontal dimensions in meters. Key levels marked include T.O. ROOF PARAPET, U/S CEILING, ROOF DECK LEVEL, 2ND FLOOR LEVEL, and MAIN FLOOR LEVEL. The drawing shows a cross-section of a building with a flat roof, interior walls, and a large window area. The drawing is oriented with the building's length along the horizontal axis and height along the vertical axis. The drawing includes a scale bar at the bottom indicating 100.60m.

2 PROPOSED RIGHT SIDE ELEVATION (SOUTH FACING)
A-3.1 SCALE: 1/4" = 1'-0"

[illegible]



Architectural section drawing showing vertical dimensions and levels. The drawing includes a main floor level at 100.80m, a 2nd floor level at 104.24m, a roof deck level at 101.18m, and a T.O. roof parapet at 110.92m. Various vertical dimensions are provided in feet and inches, and horizontal dimensions are provided in meters. The drawing also shows a cross-section of the building structure, including walls, floors, and roof elements.

Vertical Dimensions (Left Side):

- 10'-6" [3.20m] (T.O. ROOF PARAPET - 110.92m (364.11') to U/S CEILING - 110.23m (361.65'))
- 8'-0 3/8" [2.45m] (U/S CEILING - 110.23m (361.65') to ROOF DECK LEVEL - 101.18m (333.61'))
- 11'-7 1/2" [3.54m] (ROOF DECK LEVEL - 101.18m (333.61') to U/S CEILING - 101.91m (335.07'))
- 10'-0 3/4" [3.07m] (U/S CEILING - 101.91m (335.07') to 2ND FLOOR LEVEL - 104.24m (341.99'))
- 11'-3 3/8" [3.44m] (2ND FLOOR LEVEL - 104.24m (341.99') to MAIN FLOOR LEVEL - 100.80m (330.71'))

Horizontal Dimensions (Bottom):

- 100.60m (Main Floor Level to Right Edge)
- 100.60m (Main Floor Level to Left Edge)

Levels and Elevation:

- T.O. ROOF PARAPET - 110.92m (364.11')
- U/S CEILING - 110.23m (361.65')
- ROOF DECK LEVEL - 101.18m (333.61')
- U/S CEILING - 101.91m (335.07')
- 2ND FLOOR LEVEL - 104.24m (341.99')
- U/S CEILING - 103.87m (340.78')
- MAIN FLOOR LEVEL - 100.80m (330.71')

Section Details:

- Roof structure with parapet and internal components.
- Roof deck with railing and stairs.
- 2nd floor with stairs and wall.
- Main floor with wall and foundation.

2 PROPOSED LEFT SIDE ELEVATION (NORTH FACING)
A-3.2 SCALE: 1/4" = 1'-0"

date: September 2025		project no. 225046	drawing	A-3.2	PROPOSED COMMERCIAL DAYCARE 3110 271 ST., ALDERGROVE, B.C. EXTERIOR ELEVATIONS 2	Architectural Seal			TRIO Architecture Inc. Unit B 33623 Wildwood Drive Abbotsford, BC V2S 1S2 info@trioarchitecture.ca 604.854.3740	2025-10-08
scale: AS NOTED										
drawn: A.S.										
checked: D.H.										
sheet no.										