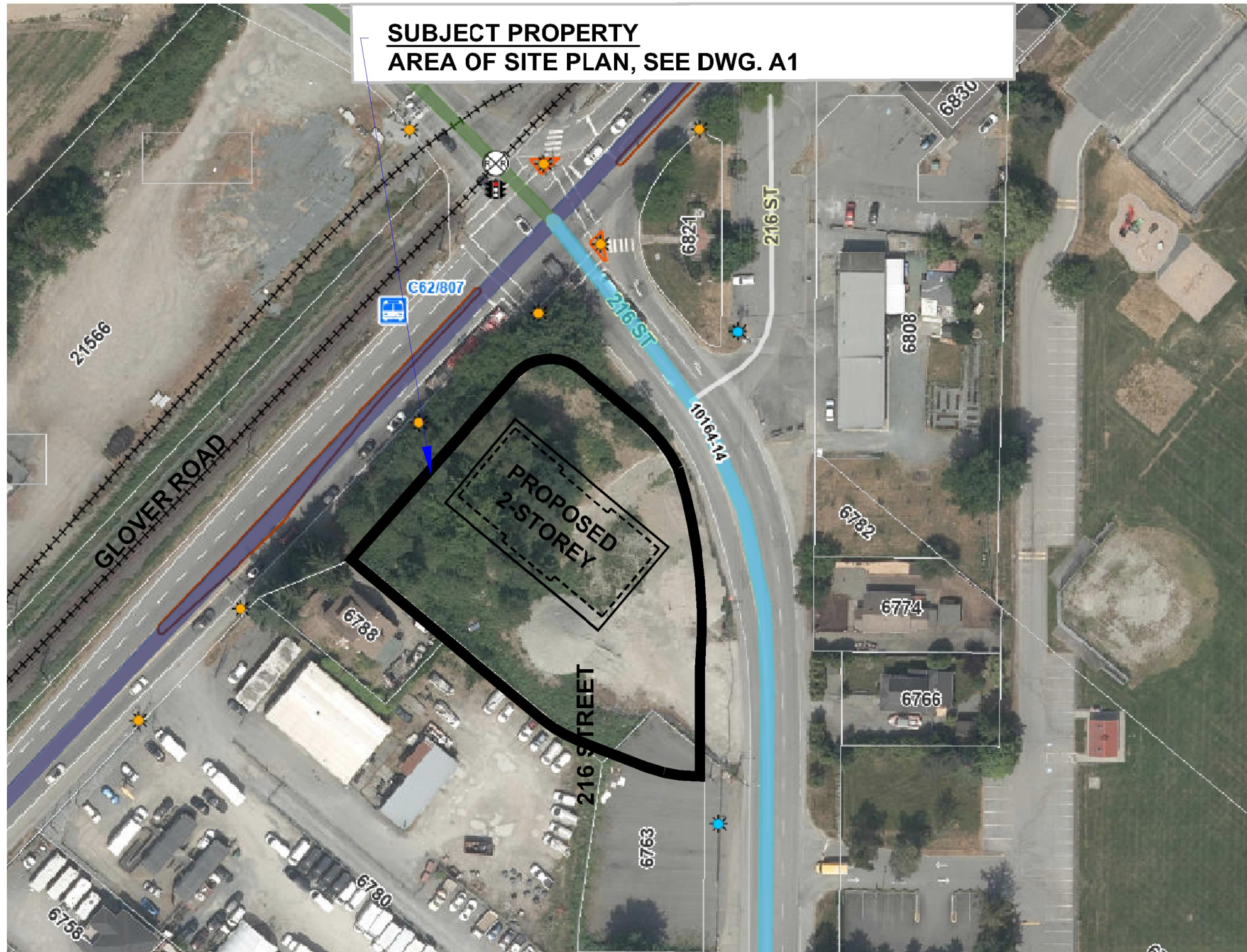
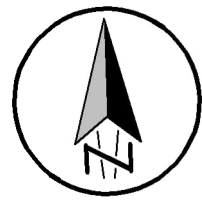
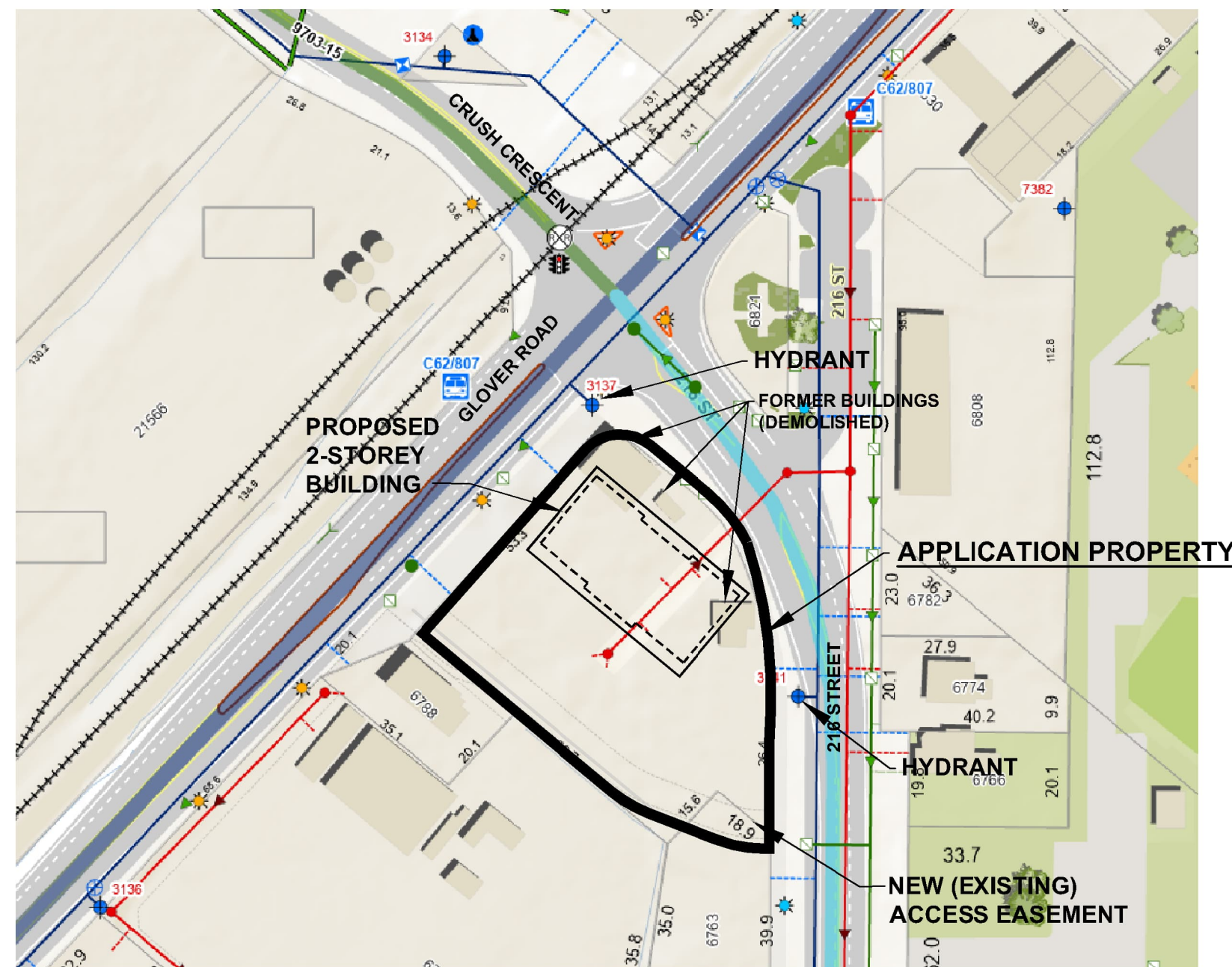
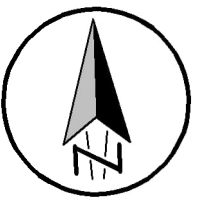




EXISTING SITE
SCALE : 1:1000



CONTEXT PLAN
SCALE : 1:1200

SITE & PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 1, DISTRICT LOT 22, NEW WEST DISTRICT, PLAN EPP72574,
BCAGROUP 2
P.I.D. 030-766-923
SITE AREA: 0.3864 Ha (0.955 Ac)
ZONING: C-2B

BCBC24 CODE ANALYSIS - (PRELIMINARY)

BUILDING AREA: 847.53 m²

1.3.3.2 APPLICATION OF PART 3.4.5.6

1.3.2.2 (1) PARTS 3.4.5 AND 6 SHALL APPLY TO ALL BUILDINGS WITH A.B. OF F1 MAJOR OCCUPANCIES AND ALL BUILDINGS WHICH EXCEED 600 m² (6,458 SQ. FT.) OF 3 STOREYS.

GROSS BUILDING AREA = 1,608.44 m² / 17,313 SF

3.1.2.1. MAJOR OCCUPANCY CLASSIFICATION

ASSEMBLY A2 MERCANTILE E

3.1.3. MULTIPLE OCCUPANCY REQUIREMENTS

3.1.3.1. SEPARATION OF MAJOR OCCUPANCIES

TABLE 3.1.3.1. A2 TO ADJOINING OCCUPANCY GROUP E = 2 HOURS

3.1.17. OCCUPANT LOAD

GROUP A2: CLASSROOMS (DAYCARE): 3.7m²/CHILD
OUTDOOR PLAY AREA: 6m²/CHILD
GROUP E: MERCANTILE USES: 3.7m²/PERSON

3.2.2 BUILDING SIZE & CONSTRUCTION RELATIVE TO OCCUPANCY

3.2.2.2 GROUP A DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED (MORE RESTRICTIVE THAN GROUP E)

ELEMENTS APPLICABLE: NONCOMBUSTIBLE CONSTRUCTION
SPRINKLERED THROUGHOUT
FLOOR ASSEMBLIES NOT LESS THAN 2

HOURS

ARCHES SHALL HAVE MEZZANINES (NA)
LOADBEARING WALLS, COLUMNS AND
THE SUPPORTED ASSEMBLY A FFR NOT LESS THAN THAT REQUIRED FOR

3.2.2.6 ANY BUILDING THAT CONTAINS MORE THAN ONE MAJOR OCCUPANCY SHALL BE DESIGNED TO THE MORE RESTRICTIVE OF THE MAJOR OCCUPANCIES IN SECTION 3.2.2

3.4.2. NUMBER AND LOCATIONS OF EXITS FROM FLOOR AREAS

MINIMUM NUMBER OF EXITS

3.4.2.1. (2) A FLOOR AREA IN A BUILDING NOT MORE THAN 2 STOREYS IN BUILDING HEIGHT IS PERMITTED TO BE SERVED BY ONE EXIT PROVIDED THE TOTAL OCCUPANT LOAD SERVED BY THE EXIT IS NOT MORE THAN 60 AND,

3.4.2.1. (2). (B).

(i) TRAVEL DISTANCE IS NOT MORE THAN 25M AND
(ii) THE FLOOR AREA IS NOT MORE THAN 200M² FOR GROUP A (TABLE 3.4.2.1.B)

3.7 PLUMBING FACILITIES

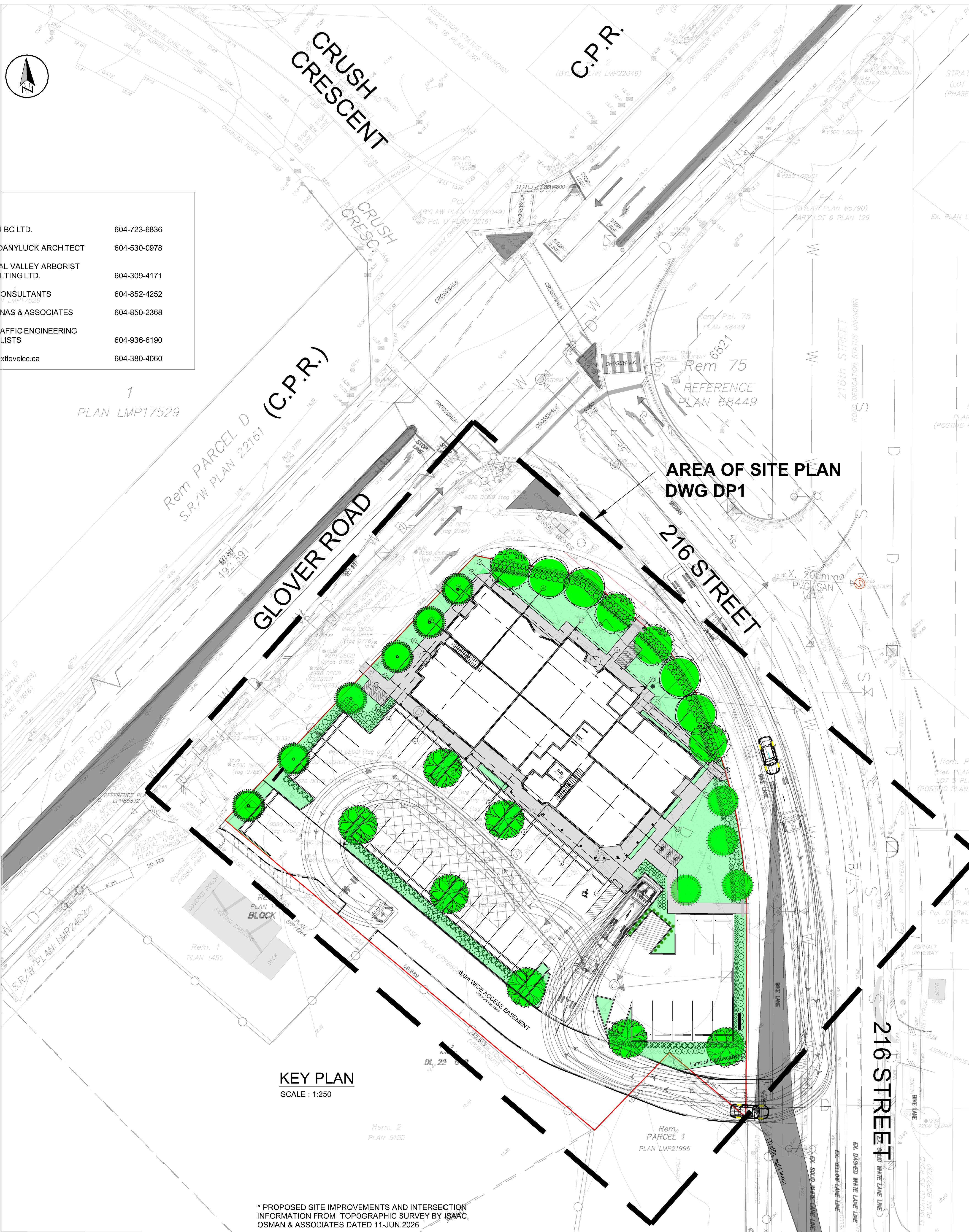
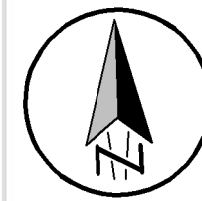
GROUP A2:
WC REQUIRED FOR DAYCARE FACILITIES FOR CHILDREN = AT LEAST 1 FOR EACH 30 MALES, 1 FOR EACH 25 FEMALES
GROUP E:
1-10 PERSONS OF EACH SEX = 1 WC FOR EACH SEX

3.8.2. ACCESSIBILITY (APPLICATION):

ACCESSIBLE ENTRANCE (DAYCARE AND EACH CRU)
ACCESSIBLE WASHROOMS (DAYCARE)
ACCESSIBLE CORRIDORS (DAYCARE)
ACCESSIBLE CLASSROOMS (DAYCARE)
ACCESSIBLE ELEVATOR (DAYCARE)
ACCESSIBLE PARKING

PROJECT CONTACTS

OWNER:	1427804 BC LTD.	604-723-6836
ARCHITECT:	DAVID DANYLUCK ARCHITECT	604-530-0978
ARBORIST:	CENTRAL VALLEY ARBORIST CONSULTING LTD.	604-309-4171
CIVIL:	CIVIC CONSULTANTS	604-852-4252
LANDSCAPING:	KAVOLINAS & ASSOCIATES	604-850-2368
TRAFFIC:	CTS TRAFFIC ENGINEERING SPECIALISTS	604-936-6190
DAYCARE CONSULTANT:	info@nextlevelcc.ca	604-380-4060



KEY PLAN
SCALE : 1:250

* PROPOSED SITE IMPROVEMENTS AND INTERSECTION INFORMATION FROM TOPOGRAPHIC SURVEY BY ISAAC, OSMAN & ASSOCIATES DATED 11-JUN-2026

** REFER TO CIVIC CONSULTANTS LTD. PLAN FOR THE COMPLETE TOPOGRAPHIC SURVEY REFERENCE.

GENERAL NOTES

ALL ITEMS OF WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE BCBC24 AND LOCAL BUILDING BYLAWS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CCDES AND AMENDMENTS THAT APPLY TO THIS CONSTRUCTION.

WALL FINISHES SHALL HAVE FSR NOT MORE THAN 150 AND SDC NOT MORE THAN 300.

CEILINGS SHALL NOT EXCEED FSR 25 AND SDC 50.

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Changes to Parking & Vehicle Entries per Traffic Engineer; Updated (enlarged) Intersection Topog. survey base; Glover Rd access SW added 24 Aug 2026

Building footprint and internal CRU layout revised 17 Mar 2026

Revisions

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Project:
COMMERCIAL BUILDING & DAYCARE
PID #030-766-923
LANGLEY, B.C.

Sheet:
COVER SHEET: INTERSECTION PLAN, PROJECT INFORMATION & CODE ANALYSIS

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn: KB Checked: DD

Date: 10 JUN 2025 Scale: AS NOTED

Sheet No: DP0 2

DENSITY CALCULATION

1st FLOOR = 760.91 m²
2nd FLOOR = 847.53 m²

BUILDING AREA = 847.53 m²

LOT COVERAGE = ROOF AREA / LOT AREA
MAX. UPPER ROOF = 859.51 m²
WINDOW CANOPIES L2 = 24.96 m²
WINDOW CANOPIES L1 = 71.03 m²
TOTAL ROOF = 955.30 m²

955 / 3,864 = 0.2472 (25%) (PROPOSED)
MAX. (PERMITTED) = 40%

PROPOSED BUILDING (2 STOREYS)

1st FLOOR = 760.91 m²
2nd FLOOR = 847.53 m²
ROOF = 847.53 m²
1,608.44 m²

1ST FLOOR
CRU (1-7 total) = 660.87 m²
COMMON = 50.45 m²
SERVICE = 18.46 m²
LONG-TERM BIKES = 31.12 m²

2ND FLOOR
DAYCARE = 758.94 m² (g)
COMMON = 88.59 m² (g)

HEIGHT
9.0 m MAX ABOVE AVERAGE BUILDING GRADE:
SW 13.17
NW 13.20
NE 13.20
SE 13.24 = 52.81 / 4 = 13.20 AVERAGE B.G.

13.20 + 9.0 = 22.20 MAX. BLDG. HT.
PROPOSED: 13.25 M.B.E. + 8.85 BLDG HT
(TO T.O. PLAY AREA SECURITY FENCE) = 22.10

SETBACKS

REQUIRED (ALL SIDES) = 2.0 m

PROPOSED: N = 2,000 (2.0 m) FRONTING
W = 3,695 (3.7 m) FLANKING
S = 29,100 (29.1 m)
E = 4,230 (4.2 m) SIDE

DAYCARE OCCUPANCY CALCULATION

INDOOR = 463.21 m² (usable) / 3.7m² / CHILD = 124 CHILDREN;
= 110 CHILDREN MAXIMUM (PROPOSED)

OUTDOOR PLAY AREA (ROOFTOP) = 461 m² (net)
= 461 m² / 6.0 m² / CHILD
= 77 CHILDREN
PROPOSED = 70 CHILDREN

(CHILDCARE PROVIDER IS TO COORDINATE CHILDRENS
USE OF ROOF BY CLASSES)

ROOFTOP CAPACITY = 77 CHILDREN

STAFF MAX. = 1 PER 8 CHILDREN = 110 / 8 = 14 STAFF

PROPOSED = 110 CHILDREN, 14 STAFF

PARKING STATISTICS

CRU (L1) REQUIRED = 1 / 35 m² (764 m² / 35 m²)
= 22 STALLS
PROVIDED = 22 STALLS (INCL. 1 HC)

DAYCARE (L2) REQUIRED
= 14 STALLS (110 CHILDREN / 8 = 14 STAFF)
PROVIDED = 21 STALLS (14 STAFF + 7 PUDO)

PARKING REQUIRED = 36 STALLS
PARKING PROVIDED = 43 STALLS

PERMITTED SC PARKING = 20%
PROVIDED = 7 STALLS

HC PARKING = 1/10-50 STALLS, 1 PROVIDED, 1 REQUIRED

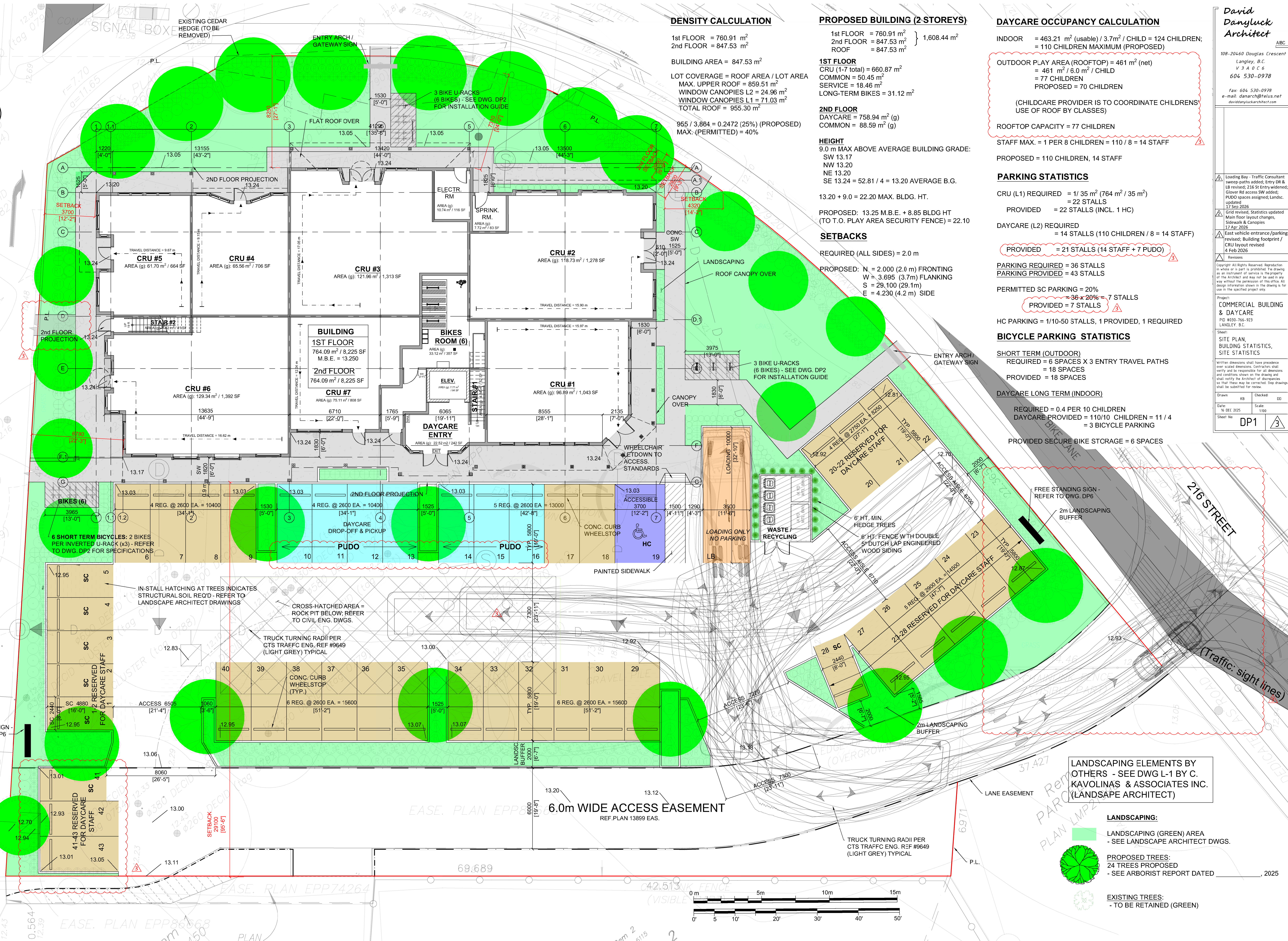
BICYCLE PARKING STATISTICS

SHORT TERM (OUTDOOR)
REQUIRED = 6 SPACES X 3 ENTRY TRAVEL PATHS
= 18 SPACES
PROVIDED = 18 SPACES

DAYCARE LONG TERM (INDOOR)

REQUIRED = 0.4 PER 10 CHILDREN
DAYCARE PROVIDED = 110/10 CHILDREN = 11 / 4
= 3 BICYCLE PARKING

PROVIDED SECURE BIKE STORAGE = 6 SPACES



SITE PLAN

SCALE: 1:100

LANDSCAPING ELEMENTS BY
OTHERS - SEE DWG L-1 BY C.
KAVOLINAS & ASSOCIATES INC.
(LANDSCAPE ARCHITECT)

LANDSCAPING:

LANDSCAPING (GREEN) AREA
- SEE LANDSCAPE ARCHITECT DWGS.

PROPOSED TREES:
24 TREES PROPOSED
- SEE ARBORIST REPORT DATED
2025

EXISTING TREES:
- TO BE RETAINED (GREEN)

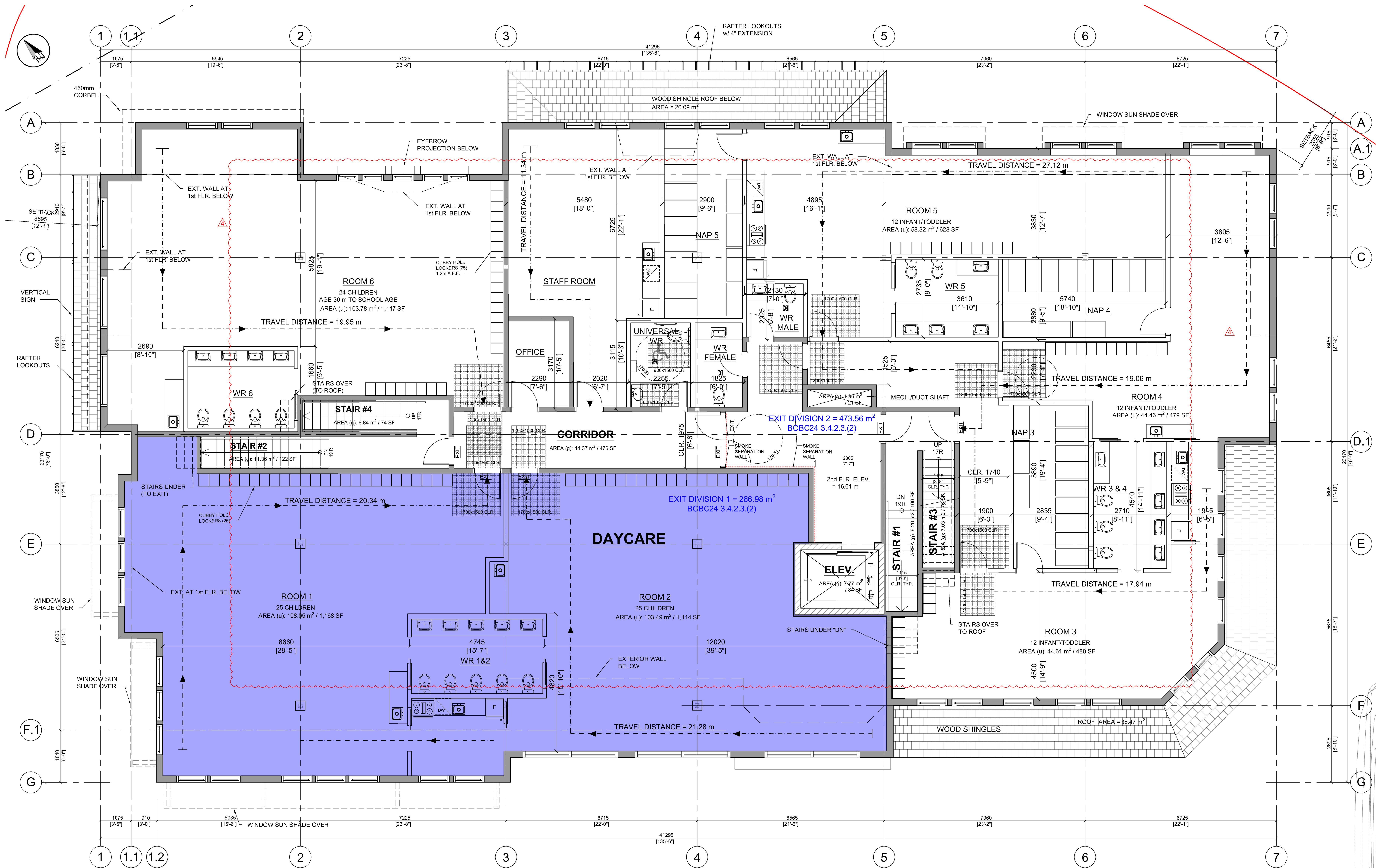


BICYCLE RACK INSTALLATION GUIDELINES



OP2





2nd FLOOR PLAN

SCALE : 1:50

2nd FLOOR AREA (GROSS): 847.53 m² / 9,122 SF

DAYCARE FLOOR PLAN

AREA (GROSS): 776.69 m² / 8,360 SF
AREA (USEABLE): 463.21 m² / 4,986 SF
PROPOSED = 110 CHILDREN

STAIRS/ELEV/MECH/CORRIDOR: 88.59 m² / 954 SF

Proposed Daycare - 6810 Glover Rd, Langley

2026-08-21

2nd floor	DC Useable **, **	Permitted	PROPOSED OCC.	
Room	Useable	Children	Children	Age
Room 1	106.55	29.3	25	30m - Sch Age
Room 2	103.49	28.0	25	Children
Room 3	44.61	12.1	12	Infant
Room 4	44.46	12.0	12	Infant
Room 5	58.32	15.8	12	Infant
Room 6	103.78	28.0	24	30m - Sch Age
ROOMS TOTAL	463.21	124	110	Children

All areas are in M²

*Permitted = Useable / 3.7

THE ABOVE ARE WITH LOCKERS AND CLEAR AREAS AT DOORS EXCLUDED

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4 Walls & clearances for Accessibility added; TD's added; Room areas added; Useable Area calc. update 21 Apr 2026

3 Daycare Interior Layout added 16 Apr 2026

2 Areas updated, Grid revised, Smoke wall, Stairs & Vestibules, West Side canopies 1 Apr 2026

1 Layout revised 27 Jan 2026

Revisions

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Project:
COMMERCIAL BUILDING
& DAYCARE
PID #030-766-923
LANGLEY, B.C.

Sheet:
2nd FLOOR PLAN
DAYCARE

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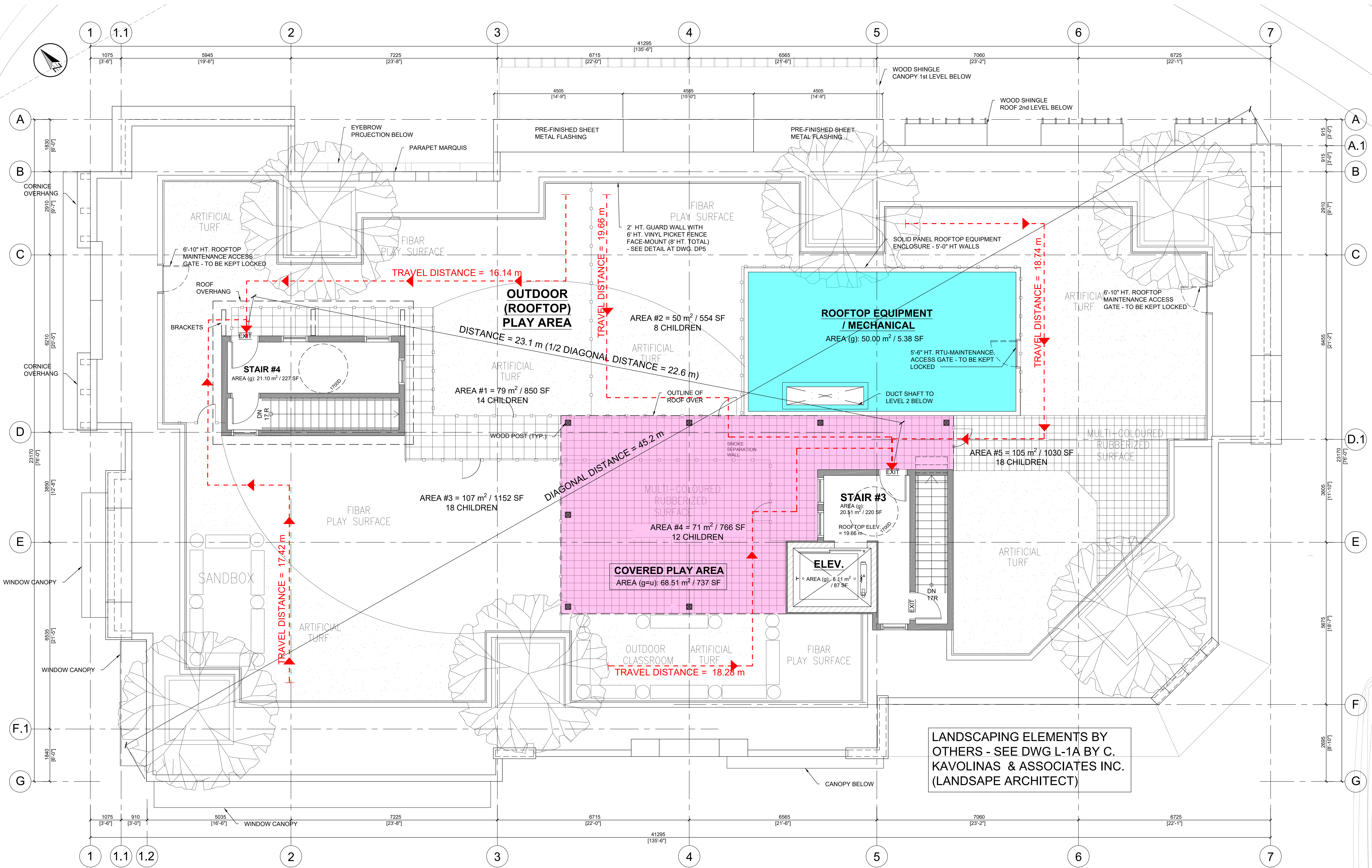
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Sheet No:

DP3

4



ROOF PLAN

SCALE : 1:50

ROOF AREA (GROSS): 847.53 m² / 9,122 SF
ROOF AREA (MAXIMUM) INCLUDING CORNICES
AND PARAPET PROJECTIONS: 859.51 m² / 9,252 SF
LOWER ROOF AREAS WHICH PROJECT BEYOND
LIMITS OF THE UPPER ROOF:
2nd FLOOR 24.96 m² / 268 SF
1st FLOOR 71.03 m² / 764 SF
*SEE PROJECT STATISTICS AREA OF DWG. DP1
FOR INCORPORATION OF THE AREAS INTO LOT COVERAGE

OUTDOOR (ROOFTOP) PLAY AREA
OPEN (UNCOVERED) AREA (g): 419.95 m² / 4,520 SF
(n): 392.56 m² / 4,225 SF
TOTAL PLAY AREA (g): 488.46 m² / 5,258 SF
(n): 461.07 m² / 4,966 SF

LANDSCAPING ELEMENTS BY
OTHERS - SEE DWG L-1A BY C.
KAVOLINAS & ASSOCIATES INC.
(LANDSCAPE ARCHITECT)

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Areas updated, Grid, Stair #4
vestibule, & Parapet revised;
Landscaped Play Area added,
Covered Play Area expanded;
TP/TD shown
24 Aug 2026

Layout revised 5 Feb 2026

Revisions

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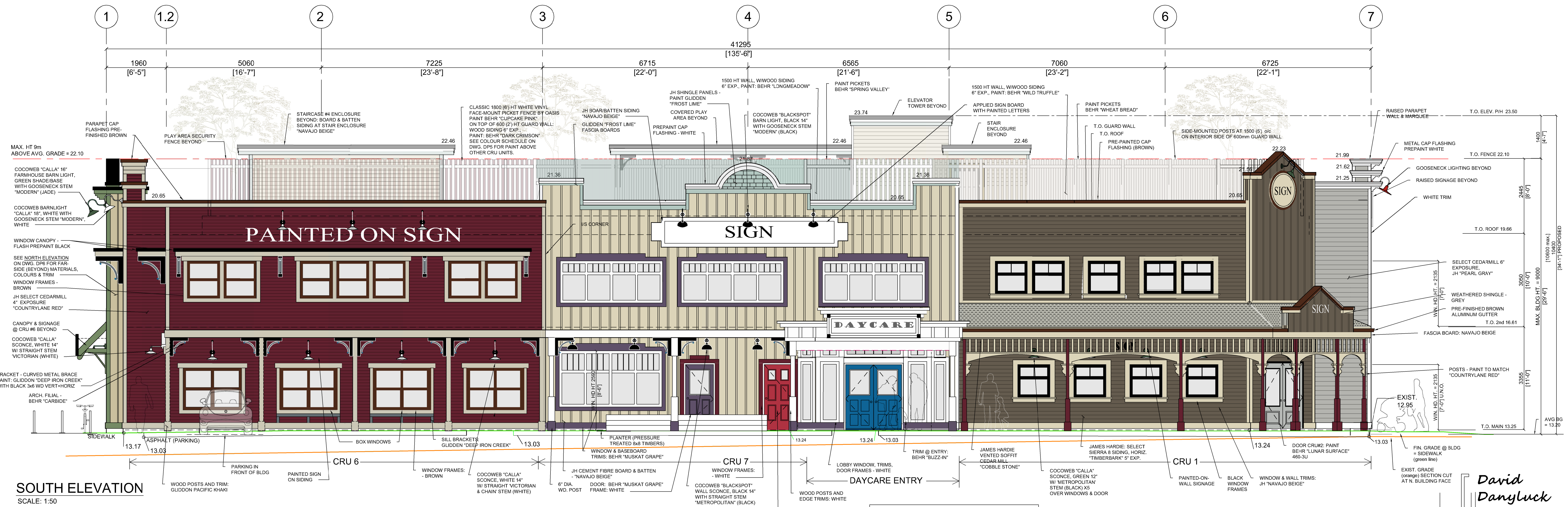
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ROOF PLAN

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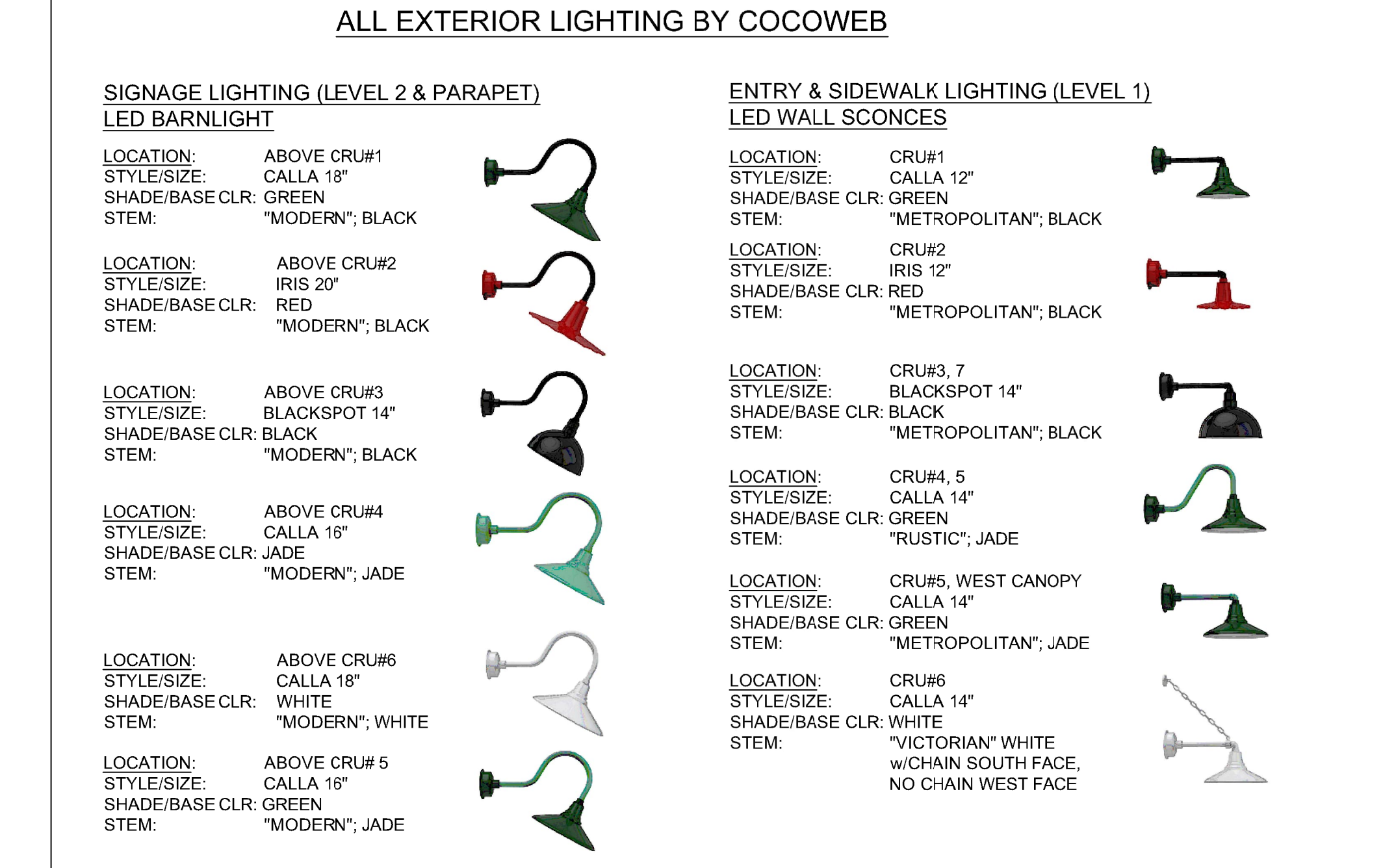
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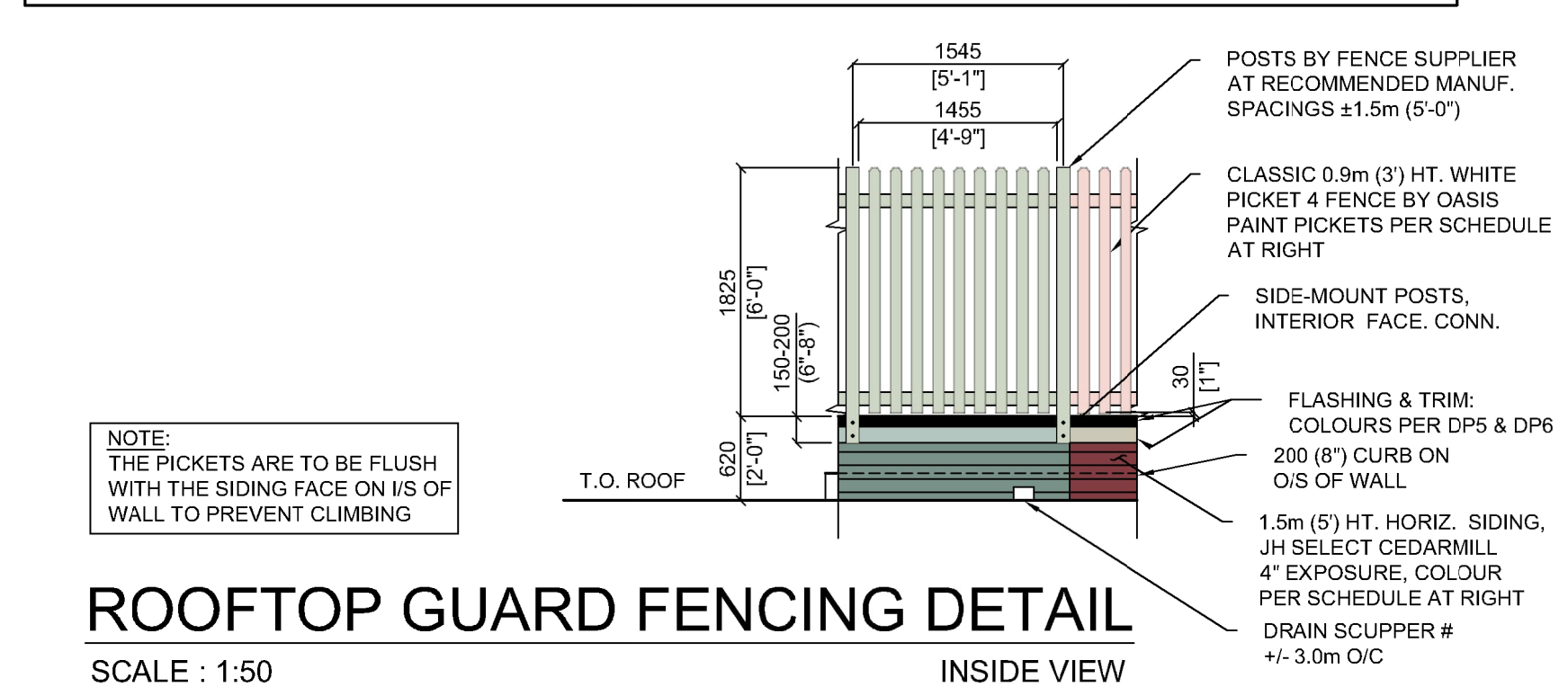


SOUTH ELEVATION

SCALE: 1:50

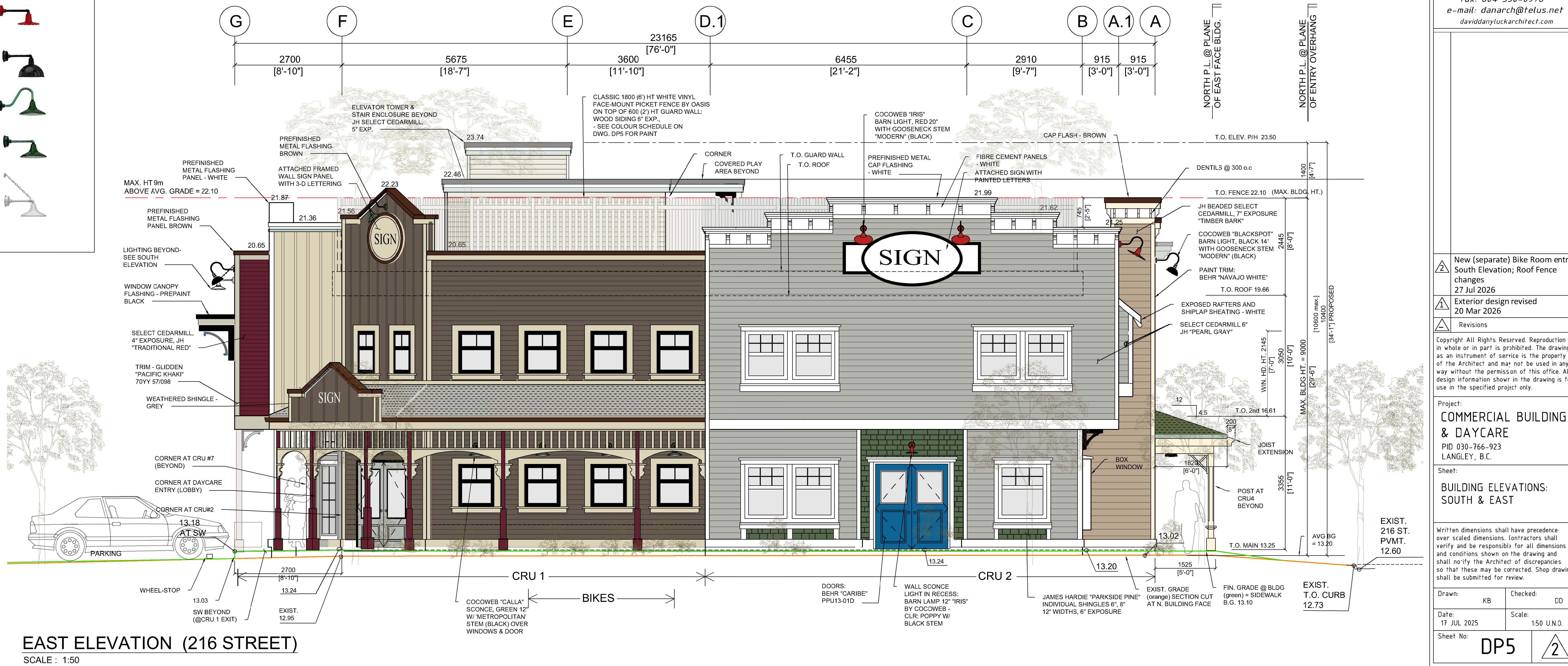


ROOFTOP GUARD FENCING COLOUR SCHEDULE			
BLDG. FACE, SIDE	ABOVE CRU	GUARD WALL COLOUR	PICKET FENCE COLOUR
WEST FACE, SOUTH SIDE AND SOUTH FACE, WEST SIDE	#6	BEHR "DARK CRIMSON"	BEHR "CUPCAKE PINK"
SOUTH FACE, CENTER	#7-DC Entry	BEHR "LONGMEADOW"	BEHR "SPRING VALLEY"
SOUTH FACE, EAST SIDE AND EAST FACE, SOUTH SIDE	#1	BEHR "WILD TRUFFLE"	BEHR "WHEAT BREAD"
EAST FACE, NORTH SIDE AND NORTH FACE, EAST SIDE	#2	BEHR "WHEAT BREAD"	BEHR "DOVE"
NORTH FACE, CENTER-EAST	#3	BEHR "HARVEST BROWN"	BEHR "THICKENED CREAM"
NORTH FACE, CENTER-WEST	#4	BEHR "CAMEO WHITE"	BEHR "ULTRA PURE WHITE"
NORTH FACE, WEST SIDE AND WEST FACE, NORTH SIDE	#5	BEHR "BAJA"	BEHR "DELICATE LACE"



ROOFTOP GUARD FENCING DETAIL

SCALE: 1:50



EAST ELEVATION (216 STREET)

SCALE: 1:50

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New (separate) Bike Room entry
South Elevation; Roof Fence
changes
27 Jul 2026

Exterior design revised
20 Mar 2026

Revisions

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Project:
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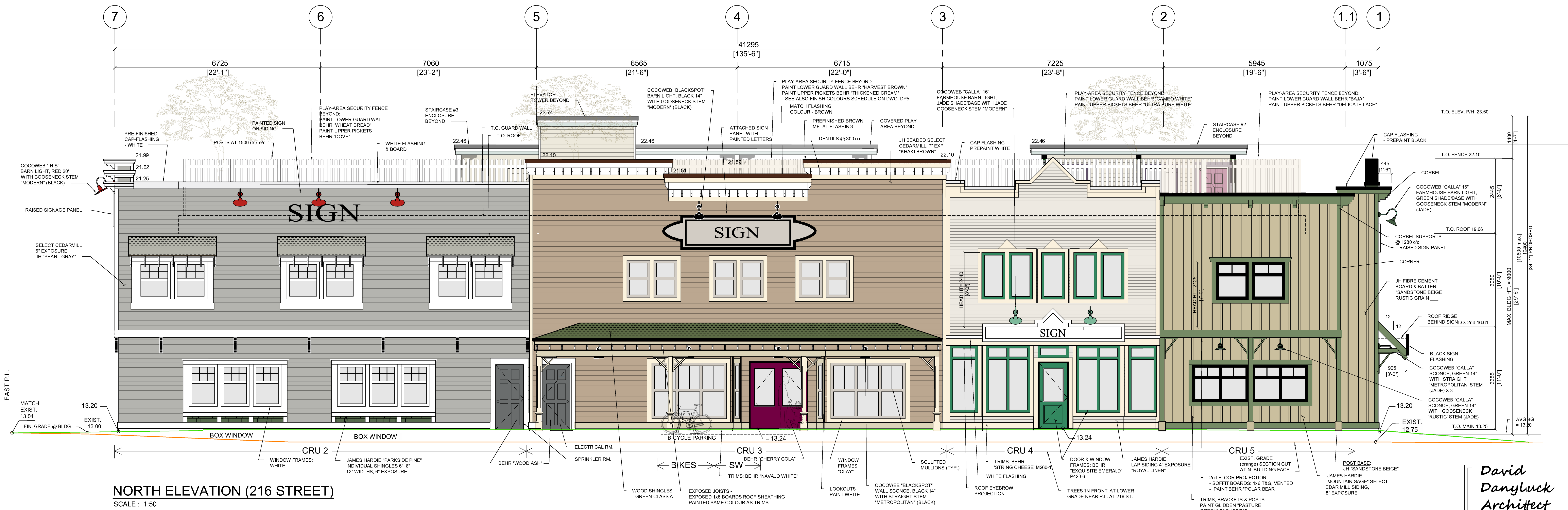
Sheet:
BUILDING ELEVATIONS:
SOUTH & EAST

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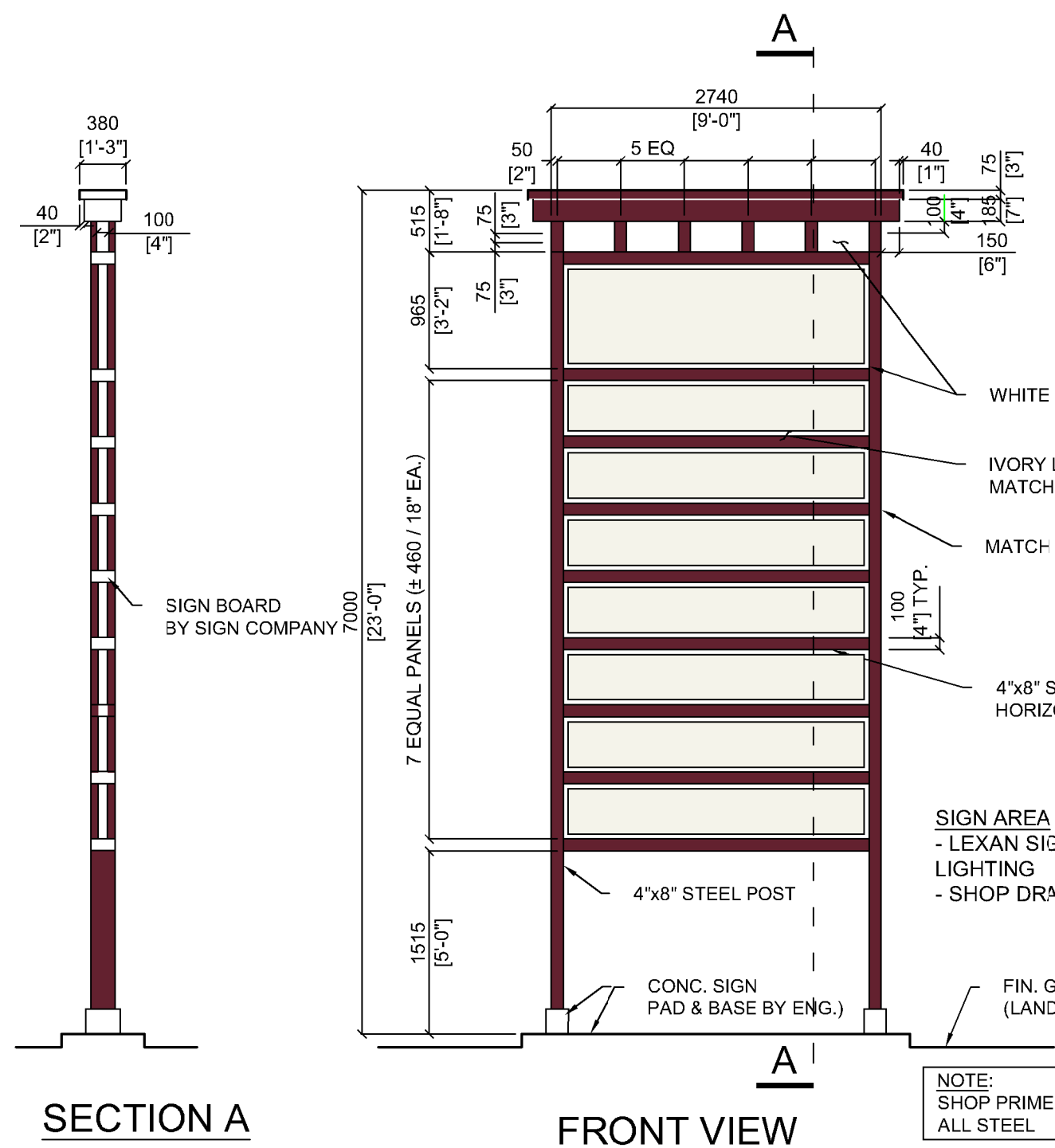
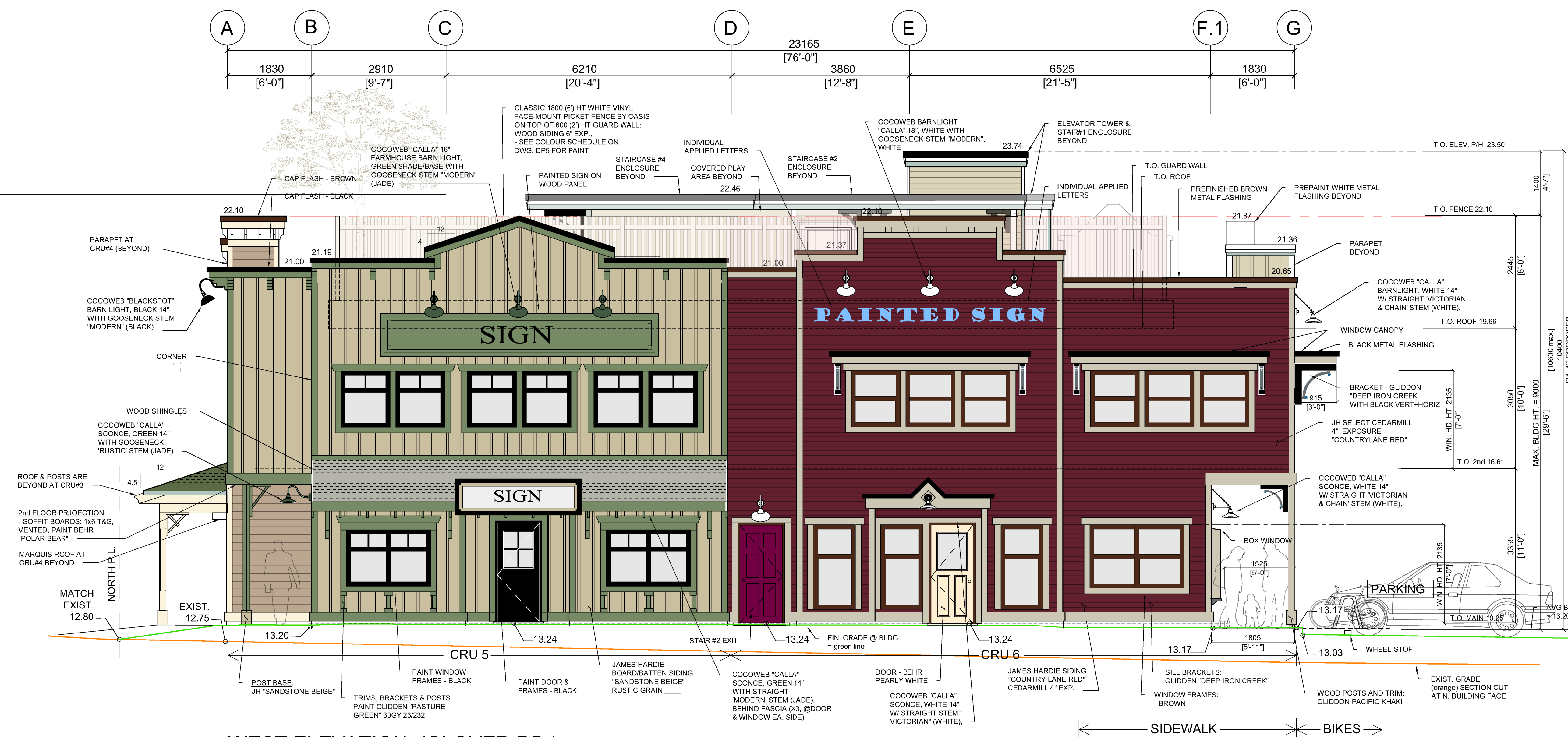
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Sheet No: DP5 2



SEE DWG. DP5 FOR
EXTERIOR LIGHTING LIST



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Colour & Roof fence changes,
Play area Canopy extended
28 Jul 2026
Exterior design revised
20 Mar 2026

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Project:
**COMMERCIAL BUILDING
& DAYCARE**
PID #030-766-923
LANGLEY, B.C.

Sheet:
**BUILDING ELEVATIONS
NORTH & WEST, & ENTRY
SIGN DETAIL**

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Date: 27 JUL 2025
Scale: 1:50 UNO.
Sheet No: DP6

2