



# City of Richmond

## Report to Development Permit Panel

**To:** Development Permit Panel

**Date:** October 3, 2017

**From:** Wayne Craig  
Director of Development

**File:** DP 17-785221

**Re:** **Application by Arcus Consulting Ltd. for a Development Permit at 10019  
Granville Avenue**

### Staff Recommendation

That a Development Permit be issued which would:

1. permit the construction of a licensed child care facility for a maximum of 88 children with an accessory residential caretaker unit at 10019 Granville Avenue on a site zoned "Child Care (ZR8) – McLennan"; and
2. vary the provision of Richmond Zoning Bylaw 8500 to reduce the required minimum width of a landscape buffer from a property line abutting a road from 3.0 m to 1.7 m.

A handwritten signature in blue ink that appears to read "Wayne C".

Wayne Craig  
Director of Development

WC:mp  
Att.

**Staff Report****Origin**

Arcus Consulting Ltd. has applied to the City of Richmond for permission to develop a licensed child care facility for a maximum of 88 children with an accessory residential caretaker unit at 10019 Granville Avenue on a site zoned “Child Care (ZR8) – McLennan”(Attachment 1). The site is currently vacant.

**Background**Previous Applications

On September 10, 2012, the subject site was rezoned from “Local Commercial (CL)” to “Congregate Housing and Child Care (ZR8) – McLennan” to allow the development of a 10-bed congregate housing care facility with full-time medical care, a child care facility for a maximum of 37 children, and residential security/operator’s unit (RZ10-552527). A development permit was issued at the same time (DP11-589490), but the owner did not proceed with the proposal as he could not secure funding for the congregate housing facility, and the permit lapsed in 2014.

In 2014, a zoning text amendment application was submitted to remove “congregate housing” from the permitted uses and increase the maximum number of children permitted in a child care facility from 37 to 88. On November 23, 2015, Bylaw 9209 (RZ14-671974) to amend the “Child Care (ZR8) – McLennan” was adopted, and a Development Permit (DP14-672830) for the child care facility was issued.

Since then, the property has been sold to the current owner, Pacific Star Education Ltd. The owner has proposed substantial changes to the approved Development Permit plans, including changes to the vehicle access and parking layout, changes to the building footprint as a result of modified floor plans, and alterations to the landscape plan to accommodate the program requirements.

A Servicing Agreement (SA14-678576) was secured through the rezoning application (RZ14-671974) for the design and construction of required off-site works, including:

- a new sidewalk and landscaped boulevard along No. 4 Road;
- widening on the north side of Granville Avenue and a new sidewalk and landscaped boulevard along Granville Avenue; and
- an upgrade of the existing traffic signal at the No. 4 Road and Granville Avenue intersection.

Submission and approval of revised drawings for the Servicing Agreement is required to reflect the changes made to the site design prior to Development Permit issuance. Also, the previously issued Development Permits that are currently registered on title (Document No. BB4051291, BX28278 and CA4869041) will be discharged to clean up the title.

### Exemptions from the Agricultural Land Commission Regulations

The subject site is contained in the Agricultural Land Reserve (ALR); however, it is exempt from the Agricultural Land commission (ALC) regulations because the property was on separate certificate of title and was less than 2 acres in size as of December 21, 1972.

### On-Site Sanitary Sewer System

The subject site is located outside of the City's sanitary sewer boundary and is not serviced by City sanitary sewer system. A sanitary sewer covenant was registered on title through the previous rezoning application to ensure that the proposed on-site sewage treatment system is designed and maintained properly, and it has been replaced with the new sanitary sewer covenant to reflect the proposed uses. As the original sanitary sewer covenant filed under CA2713857 is no longer valid, it will be discharged prior to the Development Permit issuance.

### Vancouver Coastal Health Review

The applicant has been working with the Vancouver Coastal Health staff to ensure that the application meets the child care licensing requirements. Through the Building Permit application process, detailed drawings will be forwarded to the Vancouver Costal Health for review and final approval.

### **Development Information**

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant bylaw requirements.

### **Surrounding Development**

Development surrounding the subject site is as follows:

- To the north: a single detached dwelling on a small "Agriculture (AG1)" zoned parcel (less than 0.5 acres) contained in the ALR.
- To the east: a single detached dwelling on a small "Agriculture (AG1)" zoned parcel (less than 0.5 acres) contained in the ALR.
- To the south: across Granville Avenue, single detached dwellings on small "Agriculture (AG1)" zoned parcels (less than 0.5 acres) contained in the ALR.
- To the west: across No. 4 Road, a duplex on a property zoned "Two-Unit Dwelling (RD1)" located outside of the ALR. The property is located in the City Centre Area McLennan North Sub-Area, and the Plan designated the property for two family dwellings or 2 & 3 storey townhouses.

None of the immediately neighbouring sites in the ALR are currently farmed.

### **Rezoning and Public Hearing Results**

A Rezoning is not required for this Development Permit application.

## Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Zoning Bylaw except for the variance noted below.

### Zoning Compliance/Variances (staff comments in ***bold italics***)

Richmond Zoning Bylaw 8500 section 6.5.3 requires a minimum of 3 m wide landscape buffer from a property line abutting a road. The site plan shows that a small portion of the landscape buffer (5.5 m in length) adjacent to the proposed driveway on Granville Avenue will be 1.7 m wide.

#### *Staff supports the requested variance for the following reason:*

- *The proposed variance is minor in nature as only a small portion of the site will have a reduced landscape buffer. A significant amount of landscaping is proposed along No.4 Road and Granville Avenue.*
- *Staff recognizes the site design challenges due the small size of the property and its corner location. The site is carefully designed to provide a functional layout for the proposed child care facility and an attractive streetscape, and meet the parking requirement.*
- *A layer of landscaping with shrubs and a fence is proposed to effectively screen the parking area from Granville Avenue. Also, a grassed boulevard immediately adjacent to the on-site landscape buffer (note: the boulevard width to be confirmed through a review of the revised SA plan) will provide an additional buffer along Granville Avenue.*

## Advisory Design Panel Comments

The previously approved Development Permit drawings were reviewed and supported by the Advisory Design Panel. As the architectural form and character remains unchanged, staff has determined that a review by the Advisory Design Panel is not required.

## Analysis

### *Conditions of Adjacency*

- The height, siting and orientation of the proposed two storey building respects the existing single family homes immediately adjacent to the site.
- The building is proposed to be located at the southwest corner of the site to minimize potential privacy and overlook concerns for the immediate neighbours to the north and east.
- A landscape buffer strip with a 2 m high solid wooden fence, hedge, shrubs and columnar trees is proposed along the north and east property lines for screening.
- The garbage and recycling area proposed at the northeast corner will be enclosed in a structure and will be further screened from the immediate neighbours by the wooden fence and hedge.

***Urban Design and Site Planning***

- The location of the building will create a strong street presence through architecturally interesting building facades, varied rooflines and high-quality landscape treatment, which will contribute to the pedestrian experience along No. 4 Road and Granville Avenue.
- A full access driveway (i.e., left and right turns allowed for inbound and outbound vehicles) will be provided on Granville Avenue.
- The previous Development Permit site plan included a right-out only exit on No. 4 Road to facilitate on-site traffic circulation, but it has been removed. As part of the previous rezoning application, a covenant was registered on title to restrict the No. 4 Road exit to right-out only. As this covenant is no longer necessary, discharge of the covenant (document # CA2713856) is required prior to the issuance of Development Permit.
- The proposal will provide 24 parking stalls and a loading space which meets the zoning requirement. One accessible parking stall will be located close to the main entrance of the child care facility for ease of access.
- A pedestrian access will be provided from Granville Avenue adjacent to the driveway and will be connected to the entrances to the child care facility and the residential suite. A pedestrian pathway is also provided from No. 4 Road and will be connected to the exit doors on the north side of the building.
- A garbage and recycling enclosure is proposed at the northeast corner where it can be easily accessed by a collection vehicle.
- A bicycle storage room and bicycle racks are provided next to the main entrance to the child care facility.
- Children's outdoor play areas are proposed along Granville Avenue and the north property line, and on the second floor deck at the north of the building. The landscaped area on the west side of the building will provide a buffer from fast moving traffic along No. 4 Road.
- Each outdoor play area is located and designed to be contiguous from the indoor classroom for a specific age group.

***Architectural Form and Character***

- The building provides a playful, dynamic and colourful design, which is appropriate for the proposed use.
- The building is articulated with variation in roof form, height, materials, colours and architectural details including gable roof elements, trellis, canopies and wood trims.
- The proposed building features high quality cladding materials including fiber-cement siding, shingles and board and batten.
- The proposed colour scheme consists of a grey tone with bright/bold colour accents for contrast.
- Various colours and building materials will be used to differentiate individual classrooms for different age groups and help break the massing of the building.
- Vertical lattice with climbing vines is proposed on the north side of the building to add visual interest and avoid a large blank wall.

***Landscape Design and Open Space Design***

- The landscaping and open space design focuses on mitigating site impacts along the public road frontage and providing security for children. To soften the impact of the required

protective fence for the child care, a row of hedge is provided in front of the metal picket fence along the streets.

- The proposed perimeter landscaping meets the zoning requirements except for the small portion previously noted in the “Zoning Compliance/Variances” section of this report.
- A landscape buffer along the north and east property lines (1 m on the north side and 1.7 m on the east side) with a wooden fence, hedge, shrubs, columnar trees is proposed along the north and east property lines. Structural soil will be incorporated under parking stalls to ensure that the trees survive. The trees will provide shadow, colour and rhythm and privacy to neighbours.
- The children’s outdoor play area is designed to provide a range of opportunities for the social, physical and emotional development of children while providing an attractive urban face to the public realm. Design details are as follows:
  - The outdoor play areas are designed to be flexible to respond to any future changes in programming while supporting a variety of physical and social activities.
  - Each outdoor play area is designed to serve a different age group, and is contiguous with the age group’s indoor classroom.
  - Canopies will be provided for the entrances to the indoor classrooms to act as a transition zone from the indoors to the outside.
  - The outdoor play areas feature a mix of soft landscaping, rubberized play surface, grass mounds, sand boxes and play equipment. All outdoor play areas include both covered and uncovered areas, and an open area to encourage physical movement and group activities.
  - The roof top outdoor play area is screened with metal guardrail and fence, and a covered deck area will provide shade for children. Planters including small trees and shrubs are proposed to provide an experience of nature.
  - The proposed on-site trees along the north and south property lines will also provide natural shade and cooling during the summer months.
- For children’s safety, the children’s outdoor play area is completely fenced with a metal fence and hedging. The height of the fence along the streets will be 5’ and will have hedging in front of the fence to provide additional screening. In addition, wooden trellis and lockable gates are proposed to add visual interest.
- A Letter-of-Credit for landscaping in the amount of \$86,106.41 inclusive of a 10% contingency cost has been provided as part of the previous Development Permit application. This Letter-of-Credit is required to be replaced to reflect the revised amount of \$97,454 prior to the Development Permit issuance.

### ***Crime Prevention Through Environmental Design***

The proposed development includes the following design elements that support CPTED principles:

- The corner site has good visibility from the streets.
- The children’s outdoor play area will be fenced completely for the safety of children.
- The accessory residential unit on the second floor provides natural surveillance of the streets and surrounding areas.
- Vandal resistant hardware to all doors, restricted opening to all windows and selected purpose-driven lighting to all access and egress doors will be provided.

### ***Accessible Housing***

The proposed development includes the following accessibility features for a future resident with mobility challenges.

- The accessible parking stall will be located close to the main entrance of the building.
- All bedroom doorways in the accessory residential unit will be 3' wide to ensure wheelchair accessibility.
- One of the bedrooms is designed to be an accessible unit; a closet and bathroom are designed to ensure universal accessibility.
- Manoeuvring space in the kitchen will accommodate wheelchair accessibility.

Additional accessibility features may be incorporated once further design work is completed for a building permit.

### ***Energy and Sustainability***

The applicant has indicated that the following sustainability measures will be incorporated into the development.

- Use low-flow plumbing fixtures to reduce water consumption.
- LED lighting where practicable to minimize energy consumption.
- All appliances and fixtures will be selected based on ENERGY STAR ratings.
- Increased thermal insulation and high-quality windows with Low E glass.
- Mechanical and electrical loads will meet the ASHREA 90.1-2010 standards.
- Using the BC Building Code as a base reference, insulation levels will meet the ASHREA 90.1-2010 standards.

### **Conclusions**

The proposed development is carefully designed to respond to the needs of the programming proposed by the child care operator, and would meet applicable policies and Development Permit Guidelines.

Staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Minhee Park  
Planner 1

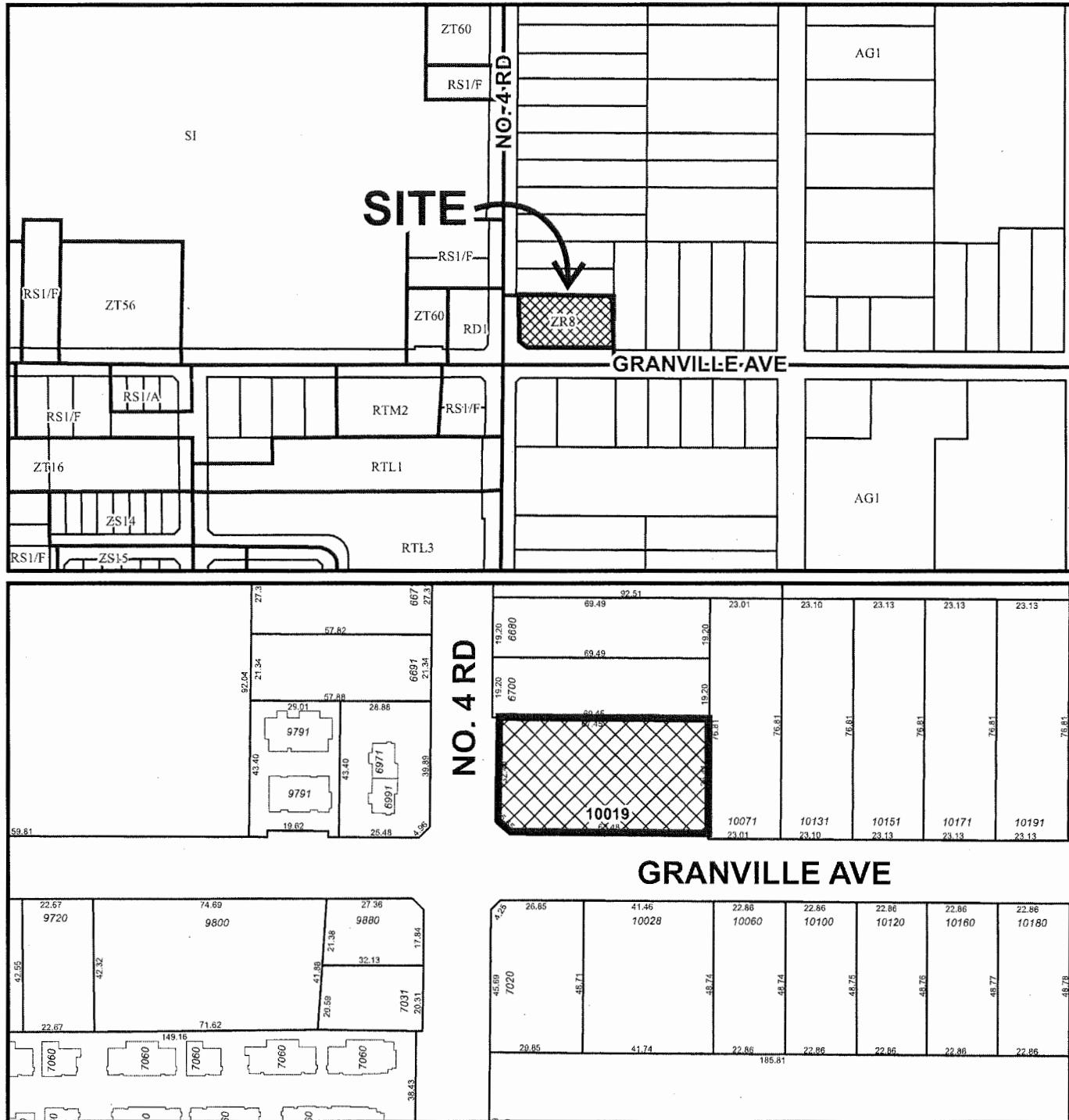
MP:cas

### **Attachments**

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Development Permit Considerations



**City of  
Richmond**



**DP 17-785221**

Original Date: 10/02/17

Revision Date:

Note: Dimensions are in METRES



# City of Richmond

## Development Application Data Sheet

Development Applications Department

DP 17-785221

Attachment 2

Address: 10019 Granville Avenue

Applicant: Arcus Consulting Ltd. Owner: Pacific Star Education Ltd.

Planning Area(s): East Richmond McLennan Sub Area

Total Floor Area: 1,193 m<sup>2</sup>

|                  | Existing             | Proposed  |
|------------------|----------------------|---|
| Site Area:       | 2,448 m <sup>2</sup> | No Change   |
| Land Uses:       | Vacant               | 88 space child care facility + residential security/operator unit |
| OCP Designation: | Agriculture          | No Change   |
| Zoning:          | Child Care (ZR8)     | No Change   |

|   | Bylaw Requirement   | Proposed   | Variance       |
|---|---|--|----------------|
| Floor Area Ratio:                         | Max. 0.5 FAR  | 0.48   | none permitted |
| Lot Coverage:                             | Max. 40%  | 30%  | none           |
| Setback – Public Road:                    | Min. 3 m  | 4.85 m (No. 4 Rd) & 3 m (to the posts supporting covered entry on Granville Ave) | none           |
| Setback – North:                          | Min. 5 m to building<br>Min. 0.9 m to garbage and recycling enclosure | 5.8 m  | none           |
| Setback – East:                           | Min. 9 m to building<br>Min. 0.9 m to garbage and recycling enclosure | 25.7 m   | none           |
| Landscape Buffer Width adjacent to a Road | Min. 3 m  | 1.7 m  | 1.3 m          |
| Height :                                  | Max. 12.5 m   | 10.3 m   | none           |
| Off-street Parking Spaces – Regular       | 23  | 23   | none           |
| Off-street Parking Spaces – Accessible:   | 1   | 1  | none           |
| Total off-street Spaces:                  | 24  | 24   | none           |



**City of  
Richmond**

Attachment 3

## **Development Permit Considerations**

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 10019 Granville Avenue

**File No.:** DP 17-785221

**Prior to the Development Permit being forwarded to Council for approval, the developer is required to complete the following:**

- Submission and approval of revised drawings for Servicing Agreement (SA14-678576) for the design and construction of public road frontage works and any necessary upgrades as a result of the required road widening in order to reflect the changes to the site design. Works include but may not be limited to the following:
  - a new sidewalk and landscaped boulevard along No. 4 Road;
  - widening on the north side of Granville Avenue and a new sidewalk and landscaped boulevard along Granville Avenue; and
  - an upgrade of the existing traffic signal at the No. 4 Road and Granville Avenue intersection.
- Discharge of the original sanitary sewer covenant filed under CA2713857
- Discharge of the road access covenant filed under CA2713856
- Discharge of the legal notations regarding previously issued Development Permits filed under BB4051291, BX28278 and CA4869041
- Replacement of the landscape security on file to reflect the revised amount of \$97,454

**Prior to future Building Permit issuance, the developer is required to complete the following:**

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



# City of Richmond

## Development Permit

No. DP 17-785221

To the Holder: Arcus Consulting Ltd.

Property Address: 10019 Granville Avenue

Address: 120 - 1200 West 73rd Avenue  
Vancouver, BC V6P 6G5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the required minimum width of a landscape buffer along a property line abutting a road from 3.0 m to 1.7 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #16 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$97,454 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 17-785221**

To the Holder: Arcus Consulting Ltd.  
Property Address: 10019 Granville Avenue  
Address: 120 - 1200 West 73rd Avenue  
Vancouver, BC V6P 6G5

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8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF ,

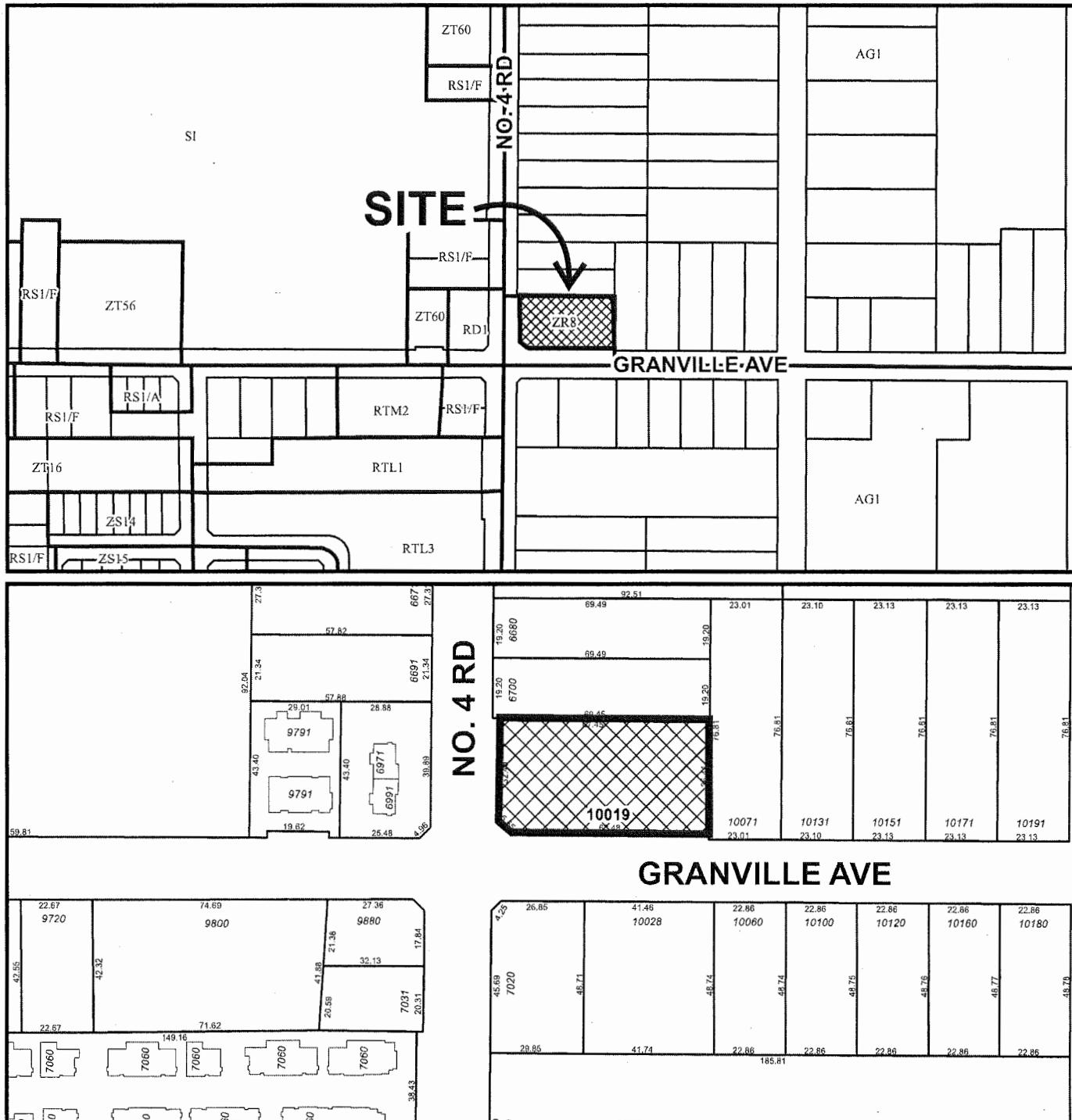
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

MAYOR



**City of  
Richmond**



|  |  |   |
|--|--|---|
|  | <b>DP 17-785221</b><br><b>SCHEDULE "A"</b> | Original Date: 10/02/17<br>Revision Date:<br>Note: Dimensions are in METRES |
|--|--|---|

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| REVISION | SUBJECT                | DATE     |
|----------|------------------------|----------|
| 1        | ISSUED FOR DP/REVISION | 16/11/25 |

| ISSUED | DATE          |
|--------|---------------|
| DP     | ISSUED FOR DP |

CHERCOVER MASSIE & ASSOCIATES LTD.  
A R C H I T E C T U R E & E N G I N E E R I N G  
8120-120 West 73rd Avenue, Vancouver, B.C., Canada V6P 0T5  
TEL: 604-264-1402 FAX: 604-264-1402 Email: cmca@shaw.ca

|                        |                |
|------------------------|----------------|
| PROJECT:               | PACIFIC STAR   |
| 10019 Granville Avenue | Richmond, B.C. |

|                     |      |
|---------------------|------|
| DRAWN: JC           | A1   |
| DATE: JULY, 2016    | OF   |
| SCALE: AS NOTED     |      |
| PROJECT No: 216-14B | REV. |

## MIXED USE RICHMOND

City of Richmond, BC  
10019 Granville Avenue  
Richmond, BC

### RENDERING—SNAP SHOTS



### Contact

OWNER  
PACIFIC STAR  
8081 No. 1 Street  
RICHMOND, B.C.  
TEL: 604-365-0000  
EMAIL: richmond@pacificstar.com  
Ms. ZINNA GUAN

ARCHITECT: CHERCOVER MASSIE & ASSOCIATES LTD.  
120-11120 108th Street, 73rd Avenue  
Vancouver, B.C. V6P 5H7  
TEL: 604-264-1402  
FAX: 604-264-1402  
EMAIL: cmca@shaw.ca

CONTRACTOR: DUNN MASSIE, mbdc  
1240-11120 108th Street, 73rd Avenue  
Vancouver, B.C. V6P 5H7  
TEL: 604-850-2339  
FAX: 604-850-2337  
EMAIL: kawabun@mbdc.ca

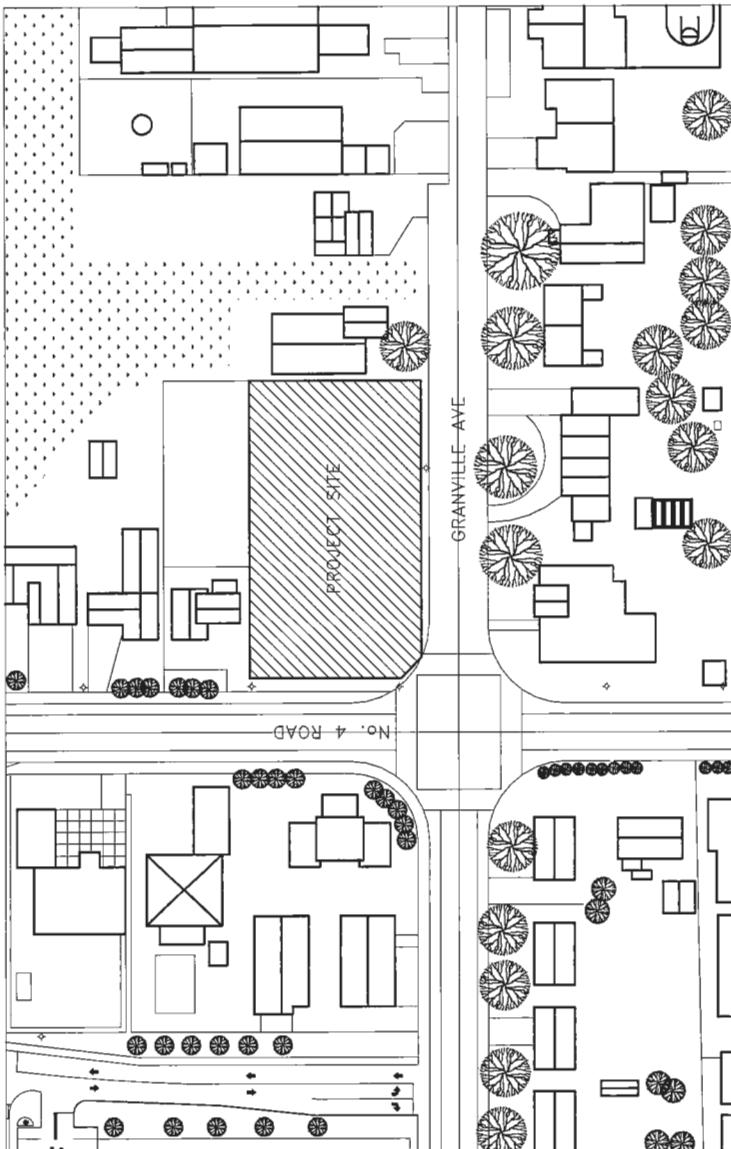
LANDSCAPE ARCHITECT: LANDSCAPE LIAISONS & ASSOCIATES INC.  
2482 Judicial Court  
Aeroporto, BC V6G 3E8  
TEL: 604-850-2339  
FAX: 604-850-2339  
EMAIL: kawabun@mbdc.ca

CIVIL ENGINEERING: CORE CONCEPT CONSULTING LTD.  
#1288-13351 Commerce Parkway  
RICHMOND, B.C. V6V 2Z7  
TEL: 604-248-5010  
FAX: 604-248-5010  
EMAIL: dave@coreconceptconsulting.com  
CONTACT: DAVID KOZAK, AScT

### Drawing List

| ARCHITECTURAL |                                 |
|---------------|---------------------------------|
| DRAWING No.   |                                 |
| A-1           | COVER SHEET                     |
| A-2           | SITE CONTEXT AND RECONCILIATION |
| A-3           | SITE PLAN                       |
| A-4           | STREET SCAPE AND CONTEXT MAP    |
| A-5           | SITE DETAILS                    |
| A-6           | MAIN FLOOR PLAN                 |
| A-7           | 2ND FLOOR PLAN                  |
| A-8           | ROOF PLAN                       |
| A-9           | ELEVATIONS                      |
| A-10          | ELEVATIONS                      |
| A-11          | PERSPECTIVES                    |
| A-12          | PERSPECTIVES                    |
| SURVEY        |                                 |
| DRAWING No.   | DRAWING TITLE                   |
| 1             | SITE SURVEY                     |
| LANDSCAPE     |                                 |
| DRAWING No.   | DRAWING TITLE                   |
| 1             | LANDSCAPE PLAN                  |

### SITE MAP



# PACIFIC STAR, 10019 GRANVILLE AVE, RICHMOND, BC

## DP SUBMISSION

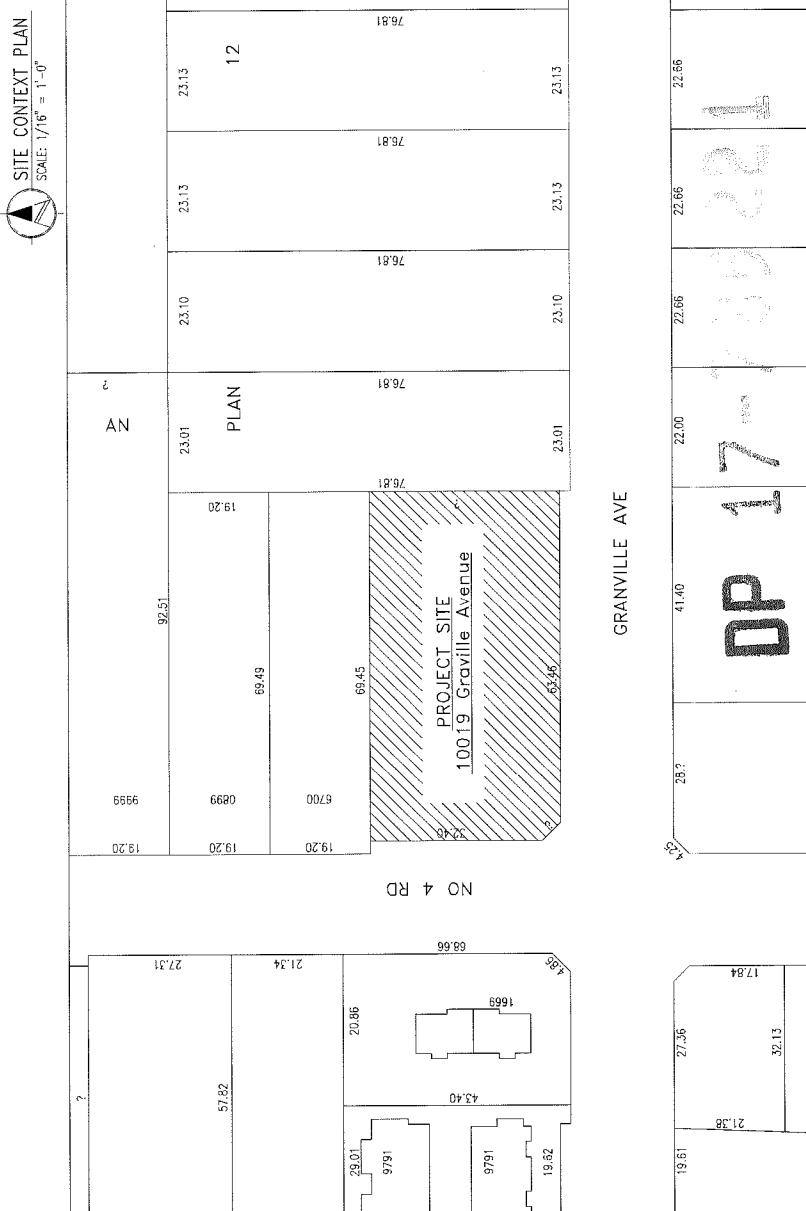
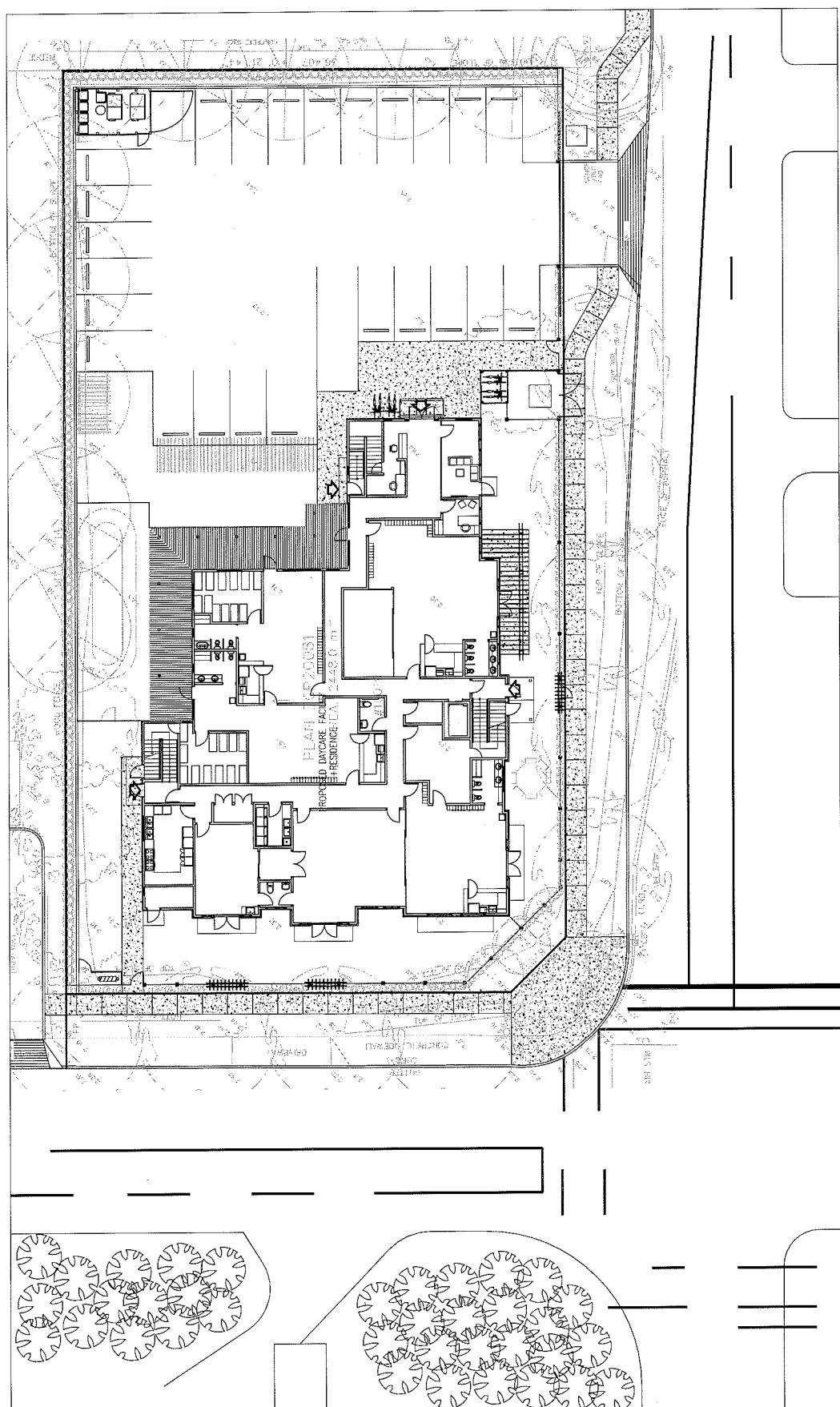
DP

plan #1

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|----------|------------------------|----------|
| 1        | ISSUED FOR DP REVISION | 16/11/25 |



Plan #2

| ZONING RECONCILIATION  |   |  |
|--|---|--|
| CIVIC ADDRESS  | 10019 Granville Avenue, Richmond, BC  |  |
| LEGAL ADDRESS  | Lot 1, Sec 11, Block 4, North, Range 6 West, NWG, Pl. BGP 2081, PID:026-483-734 |  |
| EXISTING ZONE  | CL  | Commercial   |
| PROPOSED ZONE  | CD  | Comprehensive Development                                |
| BASED ON RICHMOND ZONING BY LAW  | REQUIRED  | PROVIDED   |
| LOT AREA   | N/A   | 2448m <sup>2</sup> (6351 SF)                             |
| GROSS SITE AREA  | N/A   | 2448m <sup>2</sup> (6351 SF)                             |
| DENSITY  |   |  |
| GROSS DENSITY  | N/A   | 1179m <sup>2</sup> /2448m <sup>2</sup> = 0.48            |
| LOT COVERAGE   | N/A   | 740.9m <sup>2</sup> /2448m <sup>2</sup> = 30.2%          |
| GROSS LOT COVERAGE   | N/A   | 2448m <sup>2</sup> /2448m <sup>2</sup> = 100%            |
| YARD SET BACK  |   |  |
| FRONT SET BACK (NO. 4 ROAD)  | 4.92m (16'-1 1/4")  |  |
| FRONT SET BACK (GRANVILLE AVENUE)  | 4.20m (13'-9 1/2")  |  |
| SIDE YARD SET BACK   | 25.97m (83'-0 1/4")   |  |
| Rear YARD SET BACK   | 5.59m (18'-2 1/2")  |  |
| HEIGHT BUILDING  | N/A   | 10.33m (33'-10 1/8")                                     |
| OFF-STREET PARKING   |   |  |
| CHILDCARE  |   |  |
| GROUP 1  | 30 MONTHS TO SCHOOL AGE (16 CHILDREN)   | 16   |
|  | REQUIRED: 1 EDUCATOR & ASSISTANT = 2 EMPLOYEES                                  | 2  |
| GROUP 2  | UNDER 36 MONTHS (12 CHILDREN)   | 12   |
|  | STAFF REQUIRED: 1 INFANT EDUCATOR & OTHER EDUCATOR & ASSISTANT = 3 EMPLOYEES    | 3  |
| GROUP 3  | 30 MONTHS TO SCHOOL AGE (24 CHILDREN)   | 24   |
|  | STAFF REQUIRED: 1 INFANT EDUCATOR & OTHER EDUCATOR & ASSISTANT = 3 EMPLOYEES    | 3  |
| GROUP 4  | 30 MONTHS TO SCHOOL AGE (24 CHILDREN)   | 24   |
|  | STAFF REQUIRED: 1 EDUCATOR & ASSISTANT = 3 EMPLOYEES                            | 3  |
| GROUP 5  | 17 EMPLOYEES (75 CHILDREN)  | 13   |
|  | 1 PEER TO CHILDREN (69 CHILDREN)  | 9  |
| OWNERS RESIDENCE   | 2   | 2  |
| TOTAL REQUIRED PARKING SPACES  | 24  | 24   |
| TOTAL PROVIDED PARKING SPACES  | 24  | 24   |
| BICYCLE STORAGE  |   |  |
| CLASS 1 LONG TERM SECURED BIKE LOCKERS                                     | 2   | 4  |
| CLASS 2 SHORT TERM BIKE LOCKERS  | 1   | 4  |
| 0.2 SPACES PER DWELLING UNIT   |   |  |
| PART 3-CHILDCARE LICENSING REGULATION                                      |   |  |
| GROUP CHILDCARE - 30 MONTHS-SCHOOL AGE-GROUP 1 - 16 CHILDREN (MAIN FLOOR)  | REQUIRED  | PROVIDED   |
| 3.17m <sup>2</sup> /FLOOR AREA PER CHILD                                   | 3.07m <sup>2</sup> x16  | (63.72 SF)   |
| GROUP CHILDCARE- INFANT-UNDER 36 MONTHS-GROUP 2- 12 CHILDREN (MAIN FLOOR)  | REQUIRED  | PROVIDED   |
| 3.17m <sup>2</sup> /FLOOR AREA PER CHILD                                   | 3.07m <sup>2</sup> x12  | (37.04 SF)   |
| GROUP CHILDCARE- INFANT-UNDER 36 MONTHS-GROUP 3- 12 CHILDREN (MAIN FLOOR)  | REQUIRED  | PROVIDED   |
| 3.17m <sup>2</sup> /FLOOR AREA PER CHILD                                   | 3.07m <sup>2</sup> x12  | (37.04 SF)   |
| GROUP CHILDCARE- 30 MONTHS-SCHOOL AGE-GROUP 4 - 24 CHILDREN (MAIN FLOOR)   | REQUIRED  | PROVIDED   |
| 3.17m <sup>2</sup> /FLOOR AREA PER CHILD                                   | 3.07m <sup>2</sup> x24  | (73.44 SF)   |
| GROUP CHILDCARE- 30 MONTHS-SCHOOL AGE-GROUP 5 - 24 CHILDREN (SECOND FLOOR) | REQUIRED  | PROVIDED   |
| 3.17m <sup>2</sup> /FLOOR AREA PER CHILD                                   | 3.07m <sup>2</sup> x24  | (73.44 SF)   |
| OUDOR PLAY AREA  |   |  |
| 6.02m <sup>2</sup> OF OUTDOOR PLAY AREA PER CHILD                          | 88.8m <sup>2</sup>  | (955.8 SF)   |
| CHILDREN   | REQUIRED  | PROVIDED   |
| GROUP 1 - 3-5 YEARS OLD  | 16  | 16.8m <sup>2</sup> = 96m <sup>2</sup> (1810.6 SF)        |
| GROUP 2-INFANT AND TODDLER-UNDER 36 MONTHS                                 | 12  | 12m <sup>2</sup> = 2m <sup>2</sup> (73.5m <sup>2</sup> ) |
| GROUP 3-INFANT AND TODDLER-UNDER 36 MONTHS                                 | 24  | 24.48m <sup>2</sup> = 144m <sup>2</sup> (1560.0 SF)      |
| GROUP 4 - 3-5 YEARS OLD  | 24  | 24.48m <sup>2</sup> = 144m <sup>2</sup> (1560.0 SF)      |
| GROUP 5 - 3-5 YEARS OLD  | 36  | 52.8m <sup>2</sup> = 560.3 SF (7247.9 SF)                |

| SITE CONTEXT & ZONING RECONCILIATION |    |    |
|--------------------------------------|----|----|
| DRAWN: JC                            | A2 | OF |
| DATE: JULY, 2016                     |    |    |
| SCALE: AS NOTED                      |    |    |
| PROJECT No: 216-148                  |    |    |
| REV.                                 |    |    |



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| BP     | ISSUED FOR BP |
| IFC    |               |

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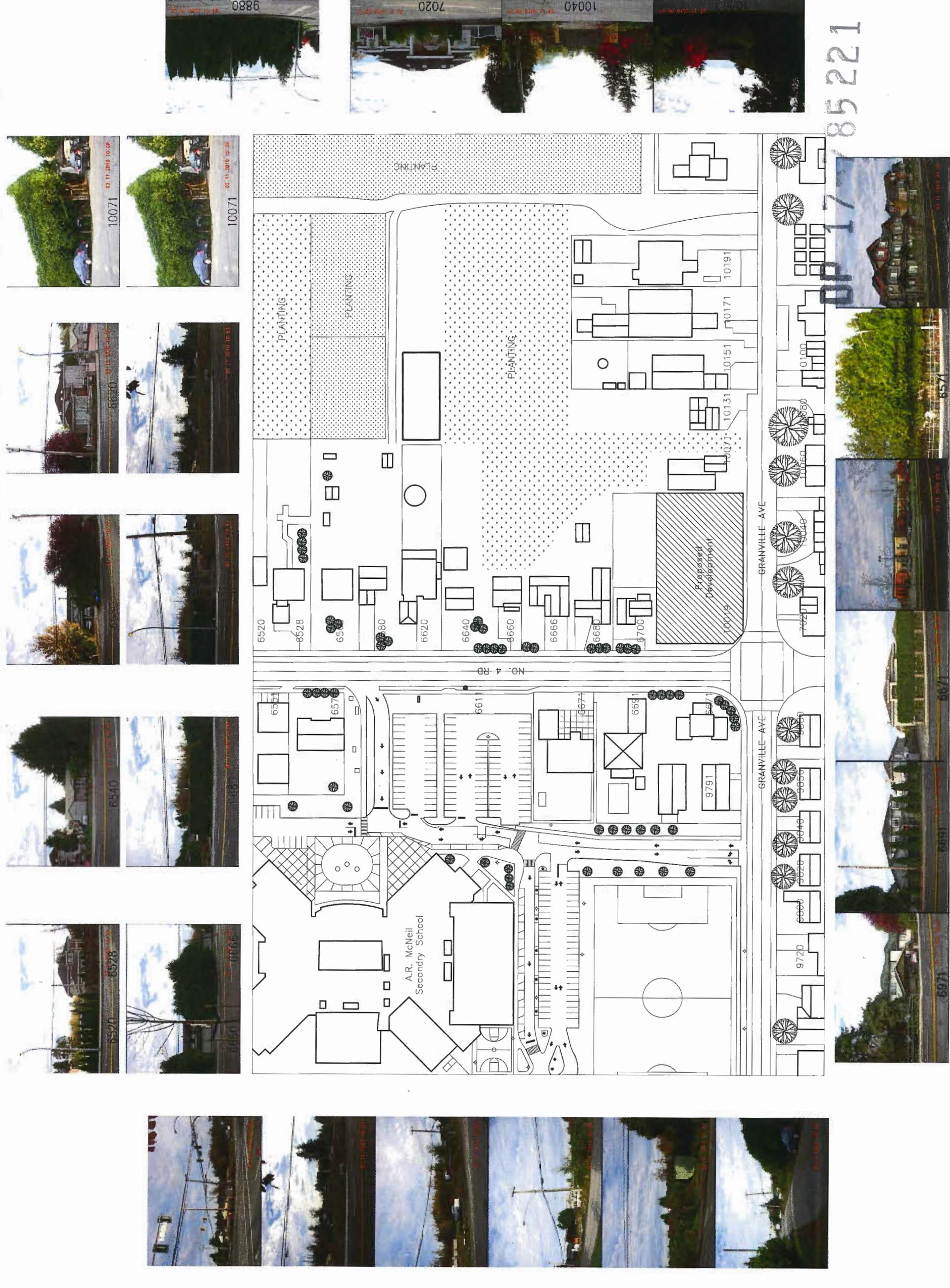
CHERCOV MASSIE & ASSOCIATES LTD.  
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1120-1220 West 73rd Ave., Vancouver, B.C. V6P 1G5  
Ph. 604-224-1450 Fax. 604-224-1452 Email: [msm@msmka.ca](mailto:msm@msmka.ca)

|          |  |
|----------|--|
| PROJECT: | PACIFIC STAR                             |
| ADDRESS: | 10019 Granville Avenue<br>Richmond, B.C. |

|        |            |
|--------|------------|
| DRAWN: | J.C.       |
| DATE:  | JULY, 2016 |
| SCALE: | AS NOTED   |

**A4**  
OF

PROJECT No.: 216-148  
REV.



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| REVISION | SUBJECT       | DATE |
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| BP       | ISSUED FOR BP |      |

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1450-1200 West 72nd Avenue, Vancouver, B.C. V6P 5G5  
Ph: 604-254-1465 Fax: 604-254-1462 Email: info@cmas.ca



| PROJECT:                                 | PACIFIC STAR                   |
|--|--------------------------------|
| 10019 Granville Avenue<br>Richmond, B.C. | DRAWING TITLE:<br>SITE DETAILS |

| DRAWN: JC       | DATE: JULY, 2016    |
|-----------------|---------------------|
| SCALE: AS NOTED | PROJECT No. 216-148 |

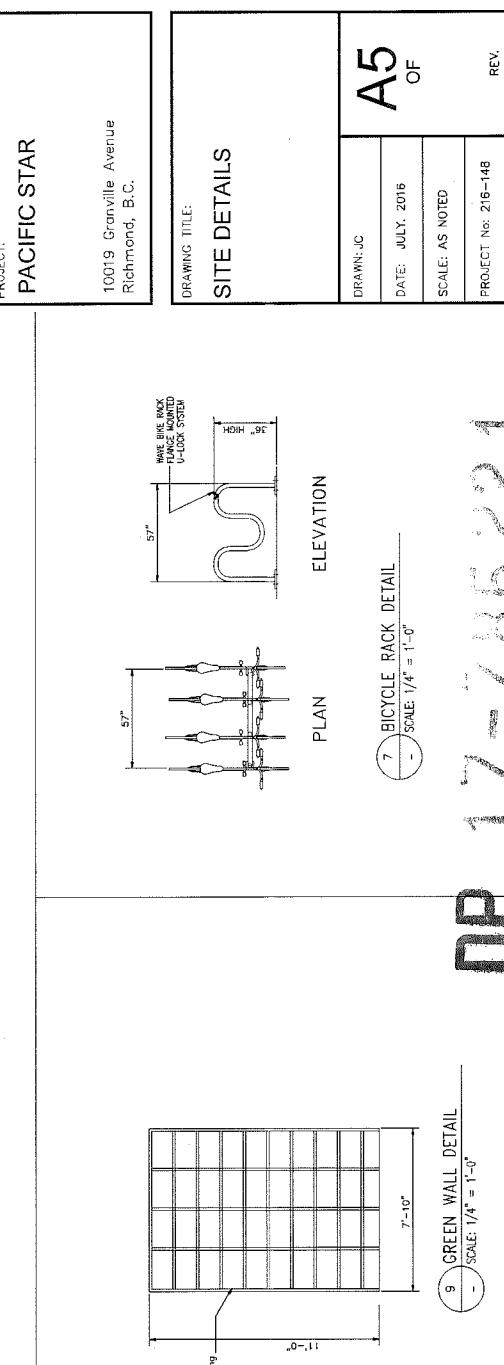
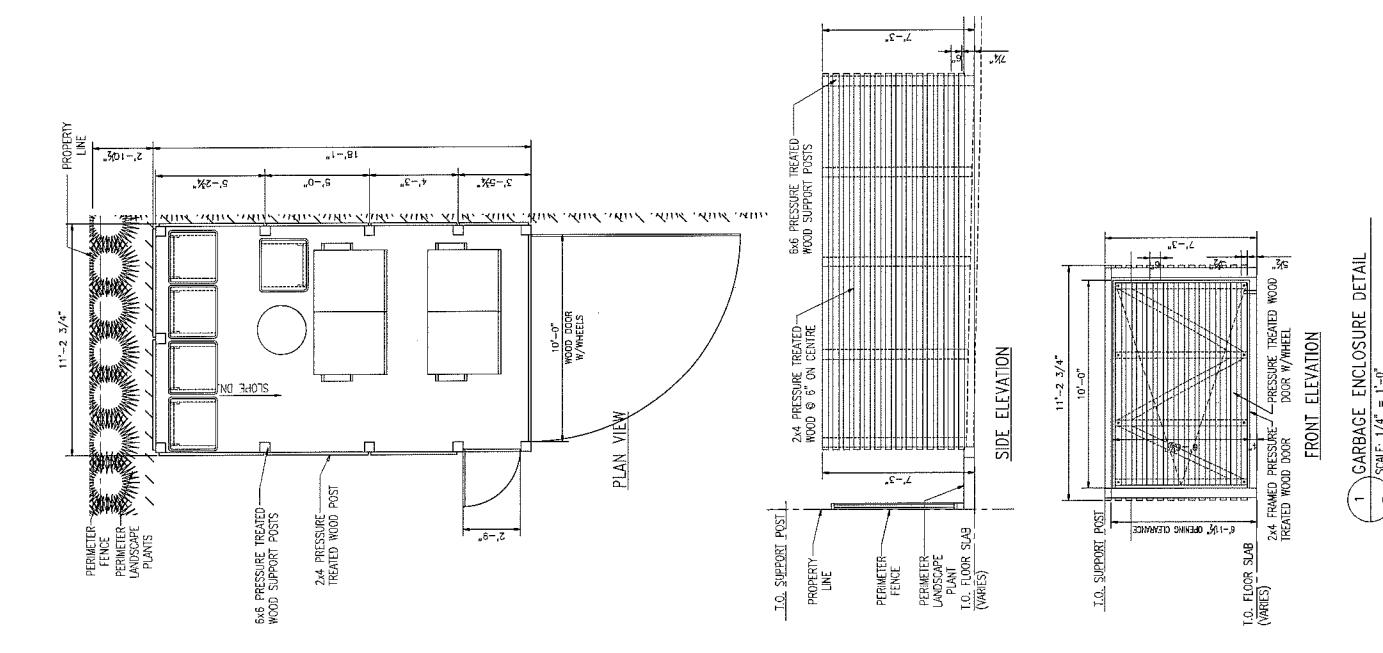
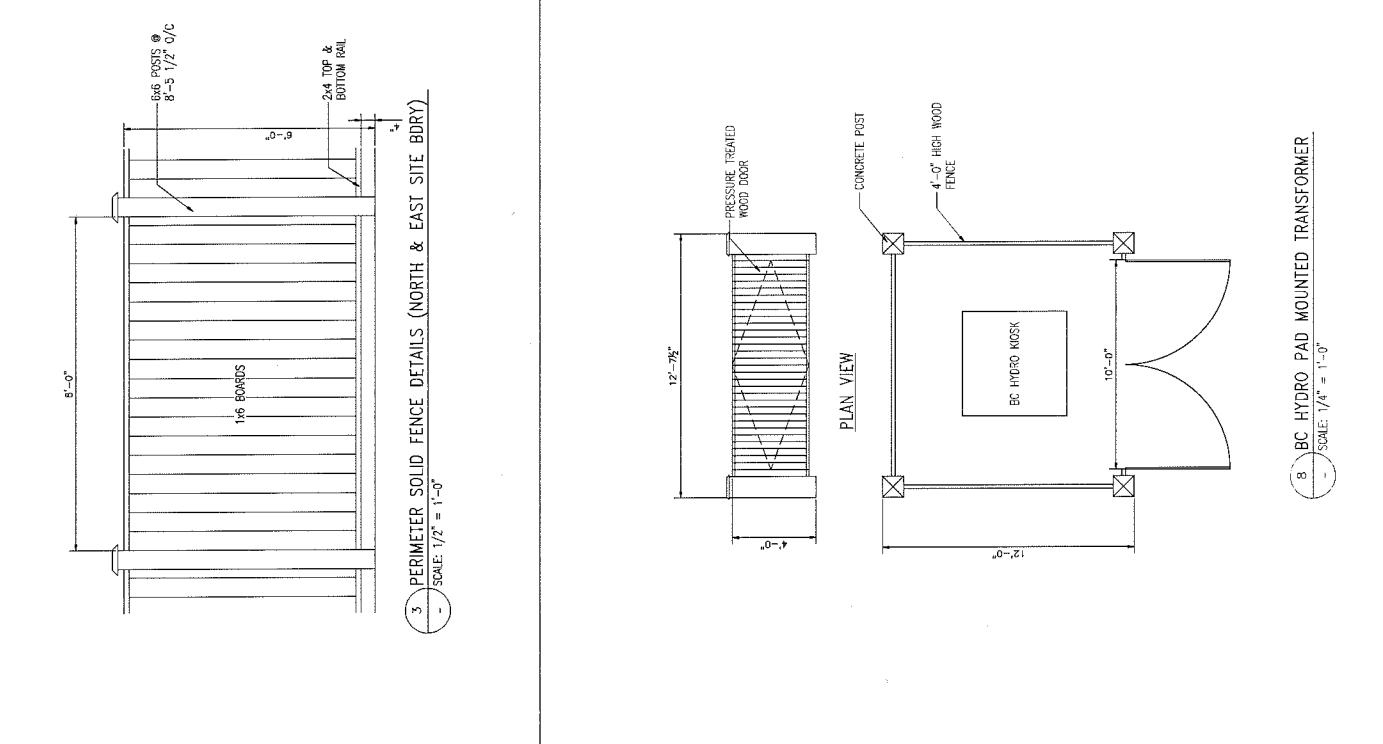
**A5**

OF

REV.

Plan #5

**DP**



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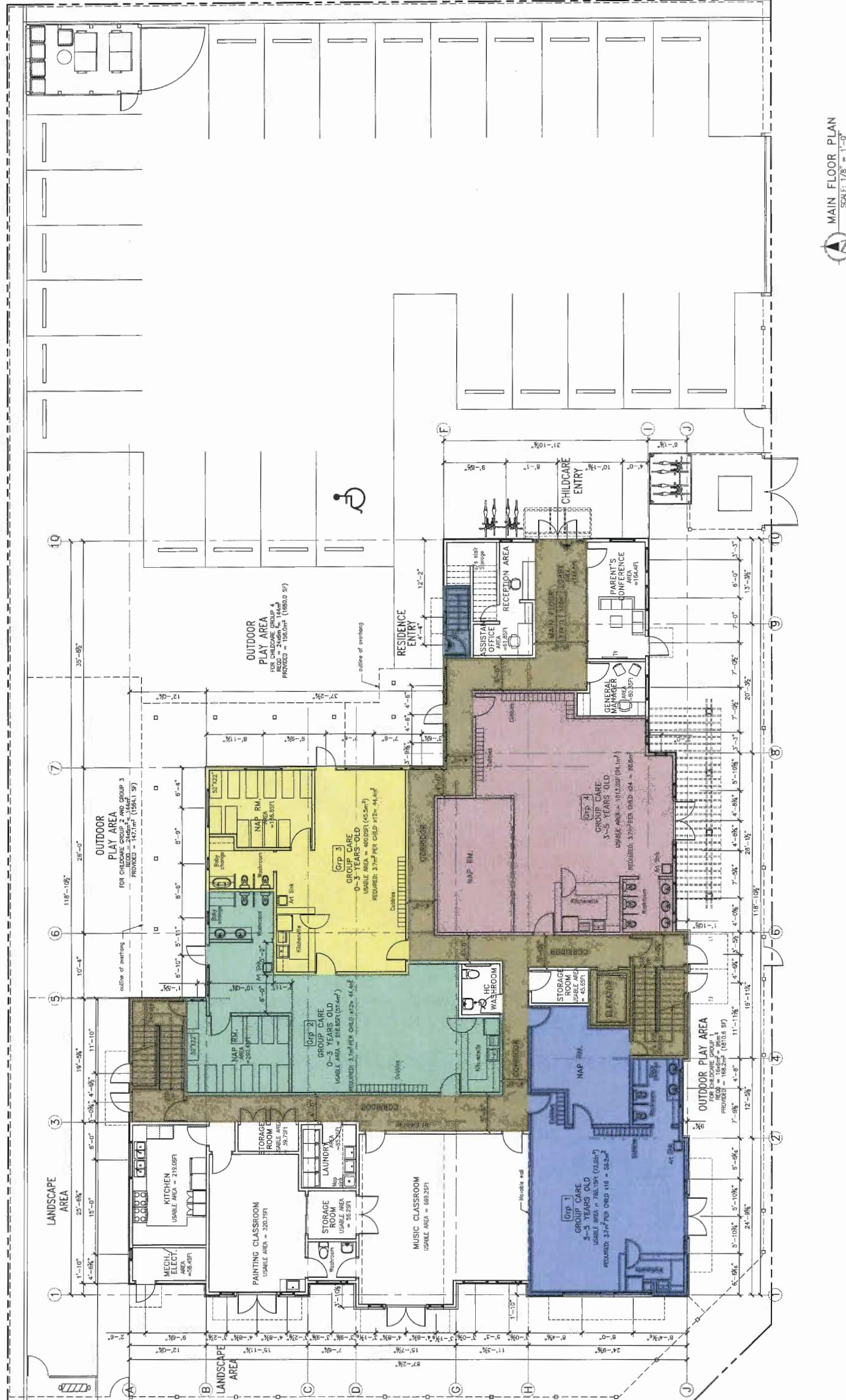
ISSUED FOR DP  
REVISION

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ARCHITECTURE & ENGINEERING  
#120-2020 West 7th Ave., Vancouver, BC V6G 8C5  
Ph. 604-224-1400 Fax. 604-224-1402 Email: cm&a@shaw.ca



| PROJECT:                                 | PACIFIC STAR |
|--|--------------|
| 10019 Granville Avenue<br>Richmond, B.C. |              |

| DRAWN: AC           | A6   |
|---------------------|------|
| DATE: JULY, 2016    | OF   |
| SCALE: AS NOTED     |      |
| PROJECT No: 21B-148 | REV. |



MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Plan #6

DP 17-75221

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| REVISION | SUBJECT       | DATE |
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| BP       | ISSUED FOR BP |      |

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Ph. 604-264-1490 Fax. 604-264-1492 Email: smc@shaw.ca



PROJECT:  
**PACIFIC STAR**

10019 Granville Avenue  
Richmond, B.C.

DRAWN: JC

DATE: JULY, 2016

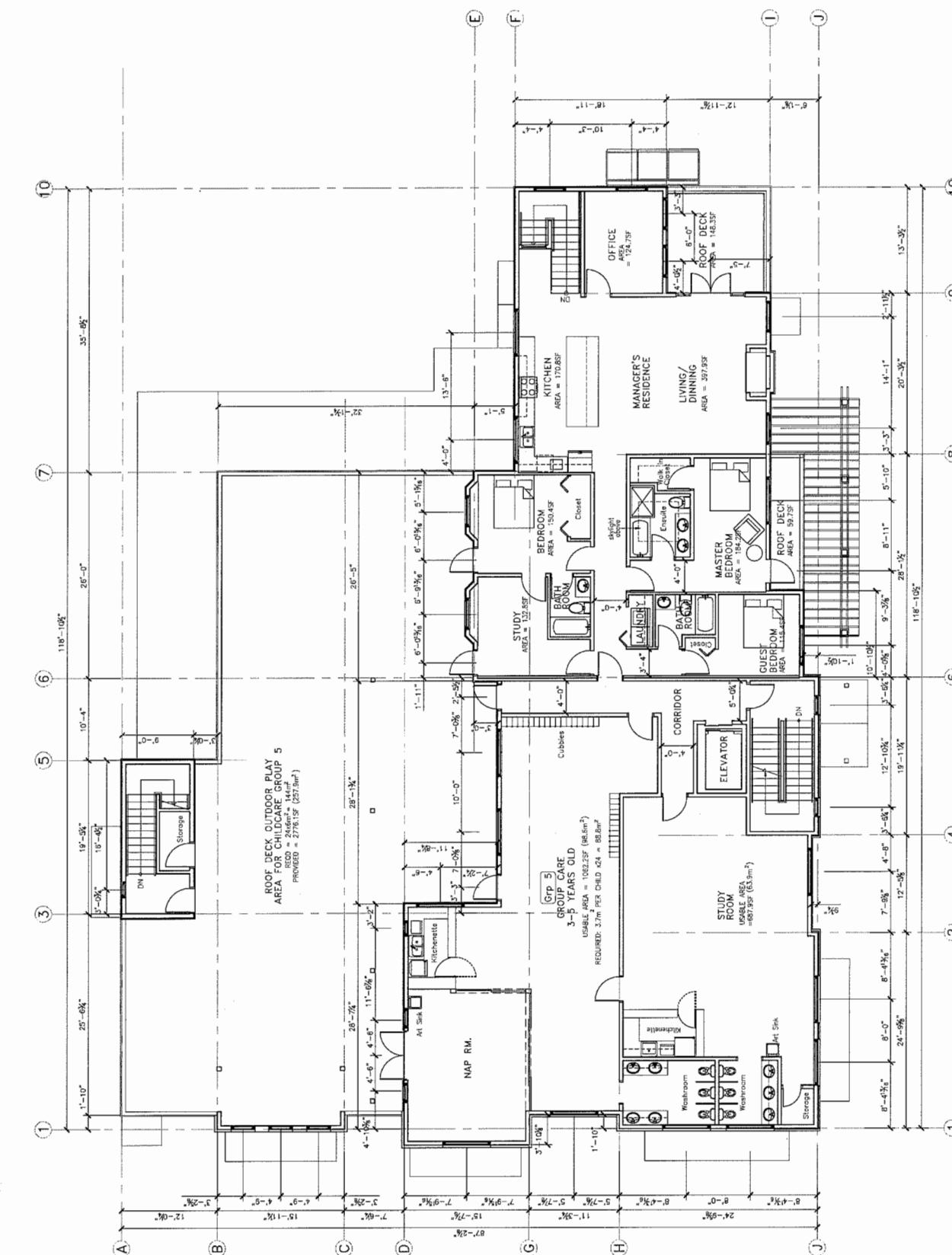
SCALE: AS NOTED

|                     |      |
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| <b>A7</b>           | OF   |
| PROJECT No: 216-148 | REV. |



2nd FLOOR PLAN

SCALE: 1/8" = 1'-0"



**DP** 17-785221

Plan # 7

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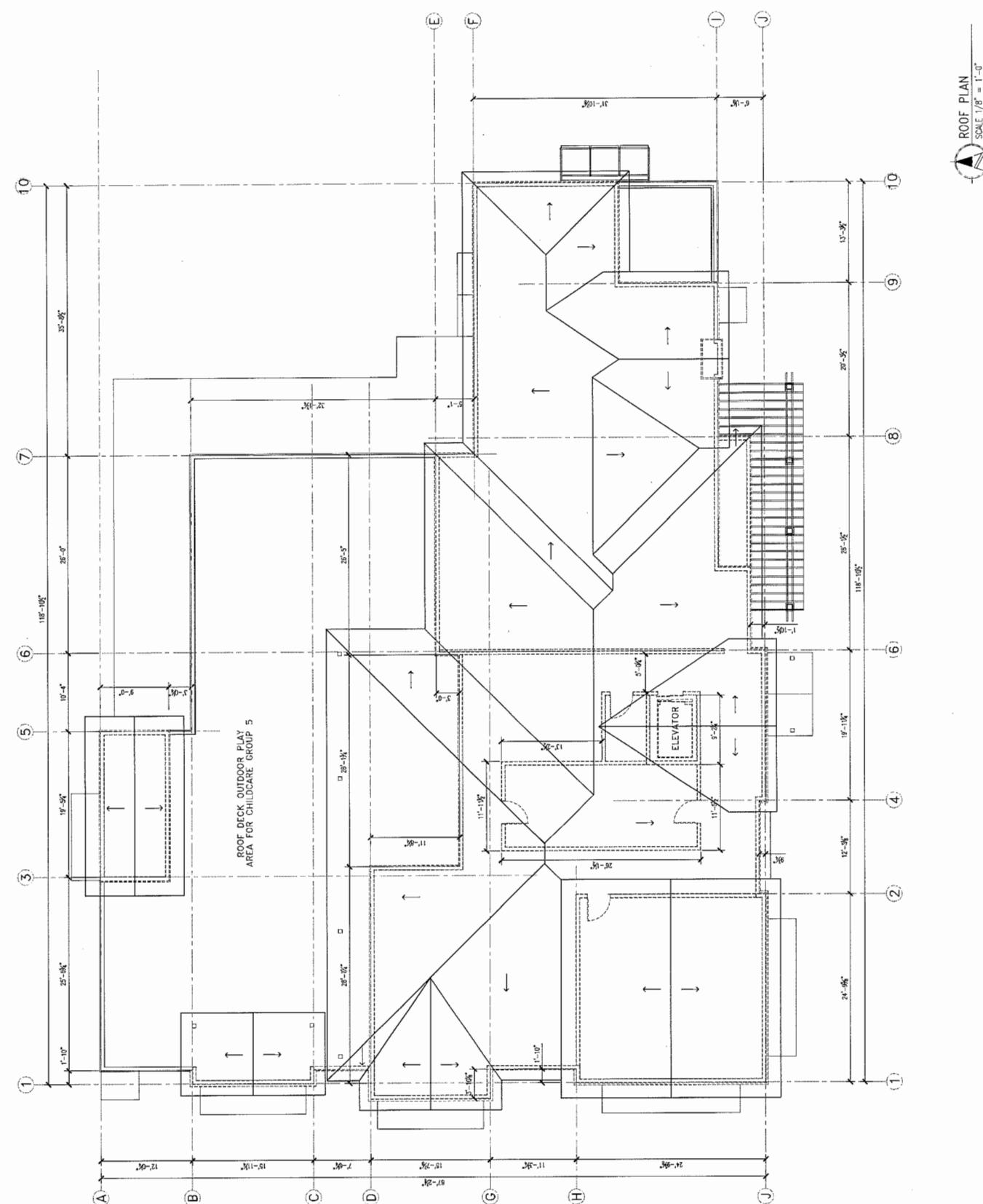
| ISSUED | DATE          |
|--------|---------------|
| DP     | ISSUED FOR DP |
| BP     | ISSUED FOR BP |
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| PROJECT:                                 | PACIFIC STAR |
|--|--------------|
| 10019 Granville Avenue<br>Richmond, B.C. |              |

| DRAWN BY:           | A8 |
|---------------------|----|
| OF                  |    |
| DATE: JULY 2016     |    |
| SCALE: AS NOTED     |    |
| PROJECT No. 216-148 |    |
| REV.                |    |



DP 17-785221  
plan #8

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|----------|------------------------|----------|
| 1        | ISSUED FOR OP REVISION | 16/11/25 |

**MATERIAL/COLOR SELECTION**

| BUILDING MATERIALS              | FINISH   | COLOUR                                |
|---------------------------------|----------|---------------------------------------|
| A ASPHALT SHINGLES              | INTEGRAL | ROYAL ESTATE HARVEST GOLD             |
| B HARDIEHNGLE SIDING            | PAINED   | GENERAL PAINT VIGILANTE CL 151TN      |
| C HARDIESHNGLE SIDING           | PAINED   | GENERAL PAINT PRAIRIE WHEAT CLC 1242D |
| D HARDIEPANEL SIDING            | INTEGRAL | IRON GRAY                             |
| E HARDIEPLANK SIDING-HORIZONTAL | INTEGRAL | IRON GRAY                             |
| F HARDIEPANEL SIDING & BATTEN   | INTEGRAL | IRON GRAY & NAVAD BEIGE               |
| G WOOD TRIM                     | PAINED   | GENERAL PAINT DEER FEATHER CLW 047W   |
| H WOOD TRIM                     | PAINED   | GENERAL PAINT 1-COAT EASY CL 136TN    |
| I TIMBER SLATS                  | PAINED   | 2-PRAIRIE WHEAT CLC 1242D             |
| J METAL GUARDRAIL & FENCE       | INTEGRAL | 3-VIGILANTE CL 151TN                  |
| K PRE FINISHED METAL AWNING     | INTEGRAL | 4-TRACING PAPER CL 2842W              |
| L OVERHANG                      | PAINED   | IRON MOUNTAIN GREY                    |
|                                 |          | 5-TRACING PAPER CL 2842W              |
|                                 |          | 6-DEER FEATHER CLW 1037W              |

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Ph. 604-264-1560 Fax. 604-264-1462 Email: cmms@shredit.ca

PROJECT:  
**PACIFIC STAR**

10019 Granville Avenue  
Richmond, B.C.  
DRAWING TITLE:  
**ELEVATIONS**

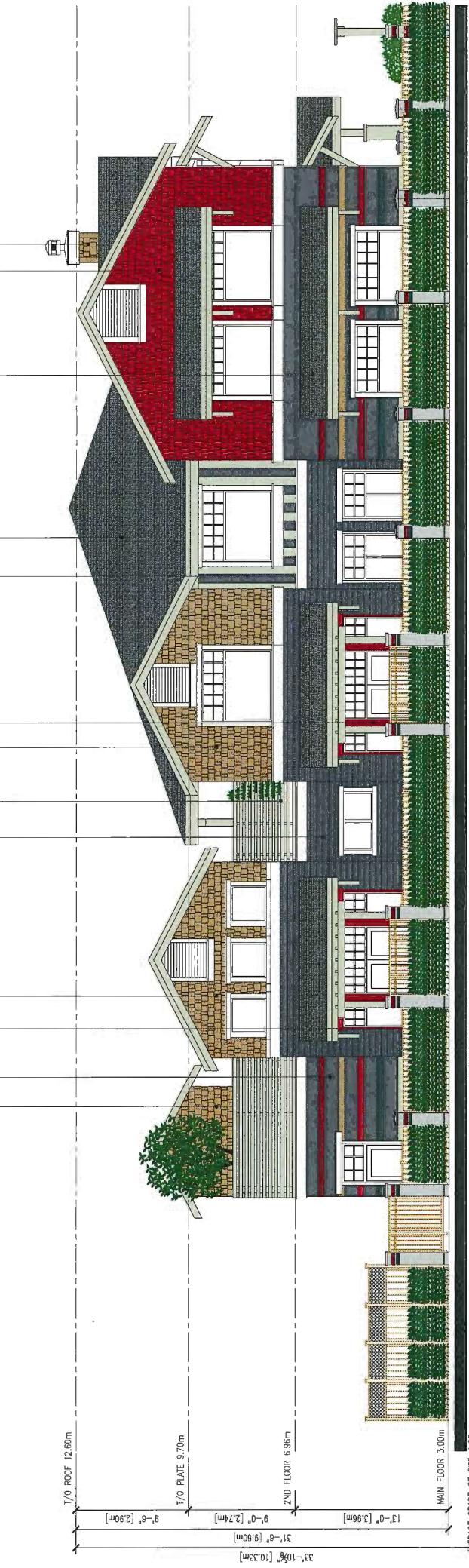
DRAWN: JC  
DATE: JULY, 2016  
SCALE: AS NOTED  
PROJECT No: 216-148  
REV. A9  
OF

WEST ELEVATION (No.4 ROAD)  
SCALE: 3/16" = 1'-0"  
AVERAGE GRADE OF SITE=1.92

**DP 17-75221**

SOUTH ELEVATION (GRANVILLE AVENUE)  
SCALE: 3/16" = 1'-0"  
AVERAGE GRADE OF SITE=1.92

SOUTH ELEVATION (GRANVILLE AVENUE)  
SCALE: 3/16" = 1'-0"  
AVERAGE GRADE OF SITE=1.92



**Plan #9**

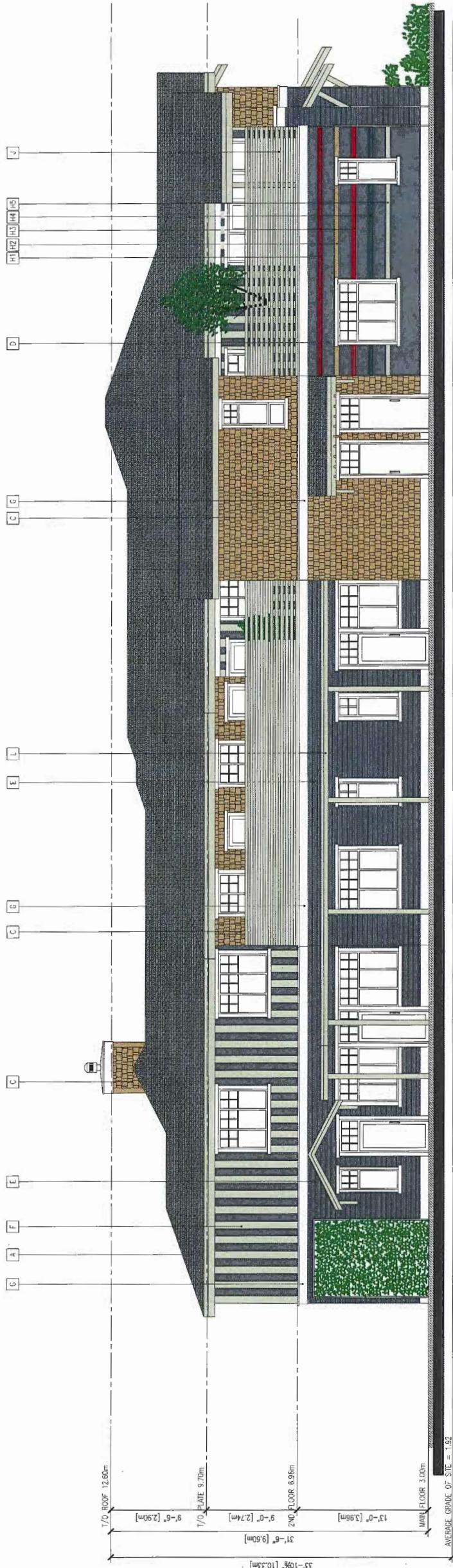
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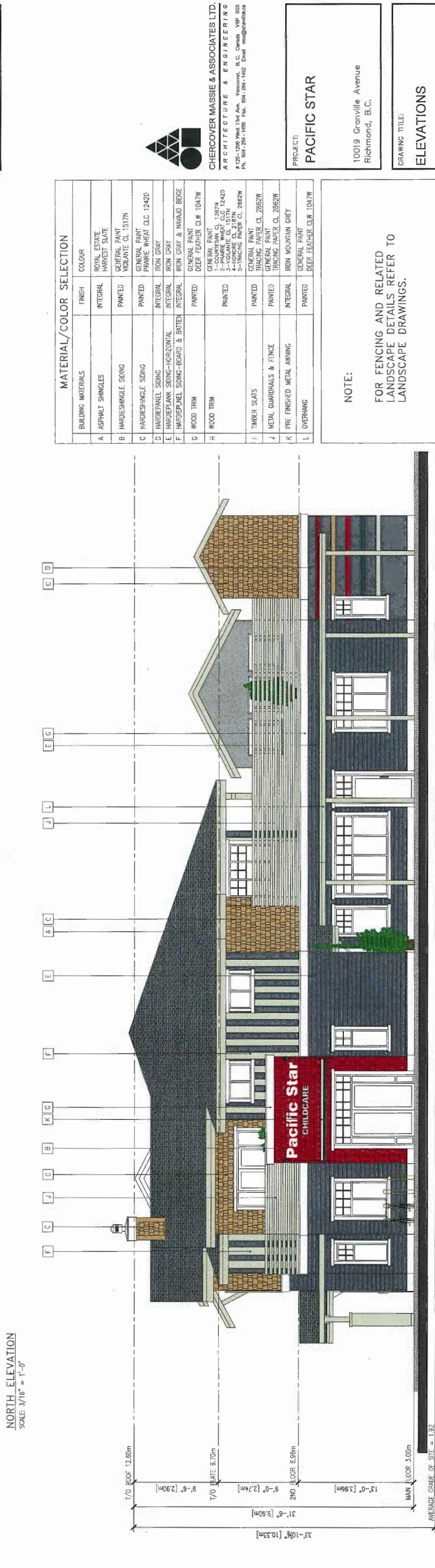
| ISSUED | DATE          |
|--------|---------------|
| DP     | ISSUED FOR BP |
| BP     | ISSUED FOR SP |
| IFC    |               |

| CONSULTANT |
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|            |



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

| MATERIAL/COLOR SELECTION      |          |                                       |
|-------------------------------|----------|---------------------------------------|
| BUILDING MATERIALS            | FINISH   | COLOUR                                |
| A ASPHALT SHINGLES            | INTERNAL | ROYAL ESTATE HARVEST SALT             |
| B HARDIESHINGLE SIDING        | PAINED   | GENERAL PAINT VIGILANTE CL 517N       |
| C HARDIESHINGLE SIDING        | PAINED   | GENERAL PAINT PRAIRIE WHEAT CLC 12420 |
| D HARDEPLEX SIDING-HORIZONTAL | INTERNAL | IRON GRAY                             |
| E HARDEPLEX SIDING-HORIZONTAL | INTERNAL | IRON GRAY & JAVA COFFEE               |
| F HARDEPLEX SIDING-BATTEN     | INTERNAL | IRON GRAY & JAVA COFFEE               |
| G FLOOR TRIM                  | PAINED   | GENERAL PAINT DEER FEATHER CLW 1047N  |
| H FLOOR TRIM                  | PAINED   | GENERAL PAINT DEER FEATHER CLW 1047N  |
| I TIMBER SLATS                | PAINED   | 2-PRAIRIE WHEAT CLC 12420             |
| J METAL GUARDRAILS & FENCE    | PAINED   | 3-VIGILANTE CL 517N                   |
| K FIRE FINISHED METAL AWNING  | INTERNAL | 4-TRAILBLAZER RAPID CL 12420          |
| L OVERHANG                    | PAINED   | IRON MOUNTAIN GREY                    |

|  |              |
|--|--------------|
| PROJECT:                                 | PACIFIC STAR |
| 10019 Granville Avenue<br>Richmond, B.C. |              |

|                  |            |
|------------------|------------|
| DRAWN: JC        | ELEVATIONS |
| DATE: JULY, 2016 |            |

|                 |     |
|-----------------|-----|
| OF              | A10 |
| SCALE: AS NOTED |     |

Plan #10

DP 17-785221

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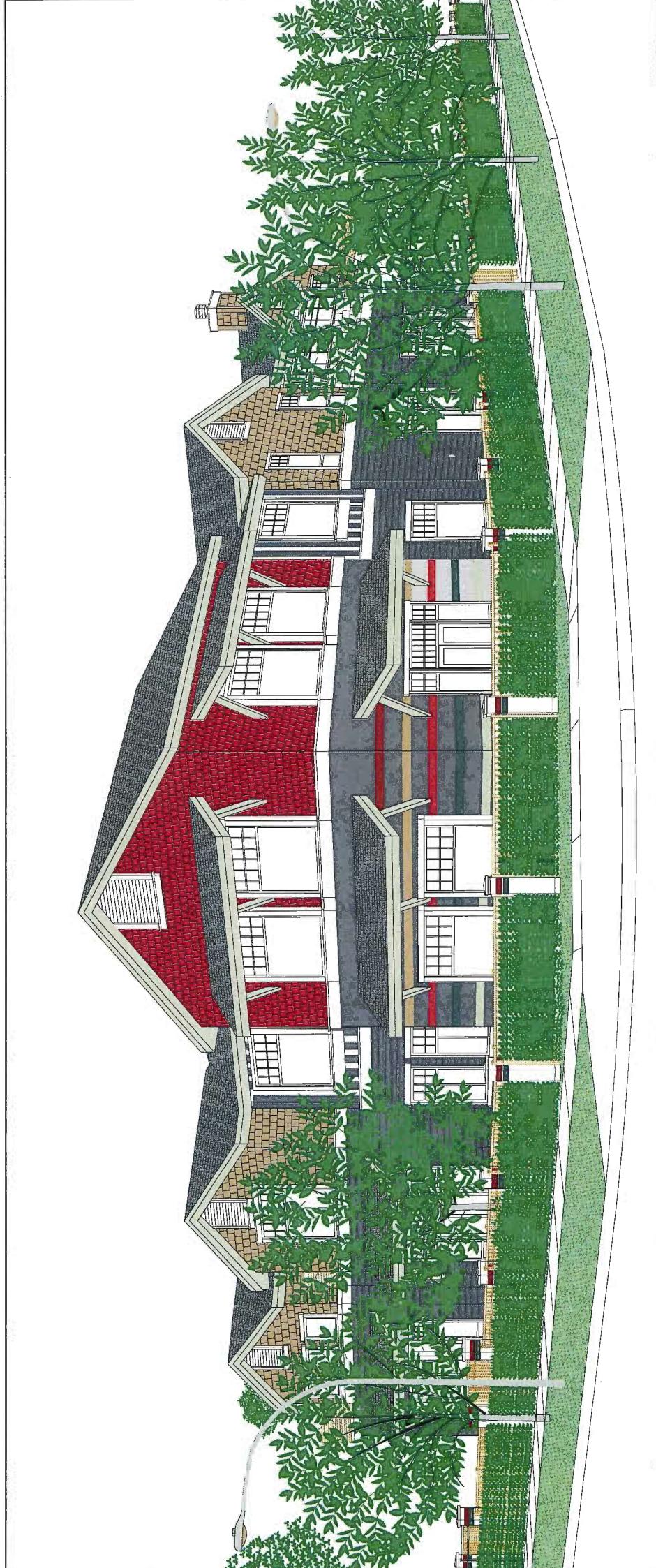
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Ph. 604-264-1660, Fax. 604-264-1662, Email emma@cmakits.ca

| PROJECT: | PACIFIC STAR                             |
|----------|--|
|          | 10019 Granville Avenue<br>Richmond, B.C. |

| DRAWN BY:           | A11 |
|---------------------|-----|
| REV.                | OF  |
| DRAWN: JC           |     |
| DATE: JULY 2016     |     |
| SCALE: AS NOTED     |     |
| PROJECT No: 216-148 |     |



DP 17-785221

Plan #11

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| ISSUED | DATE          |
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| DP     | ISSUED FOR DP |
| BP     | ISSUED FOR BP |
| IFC    |               |

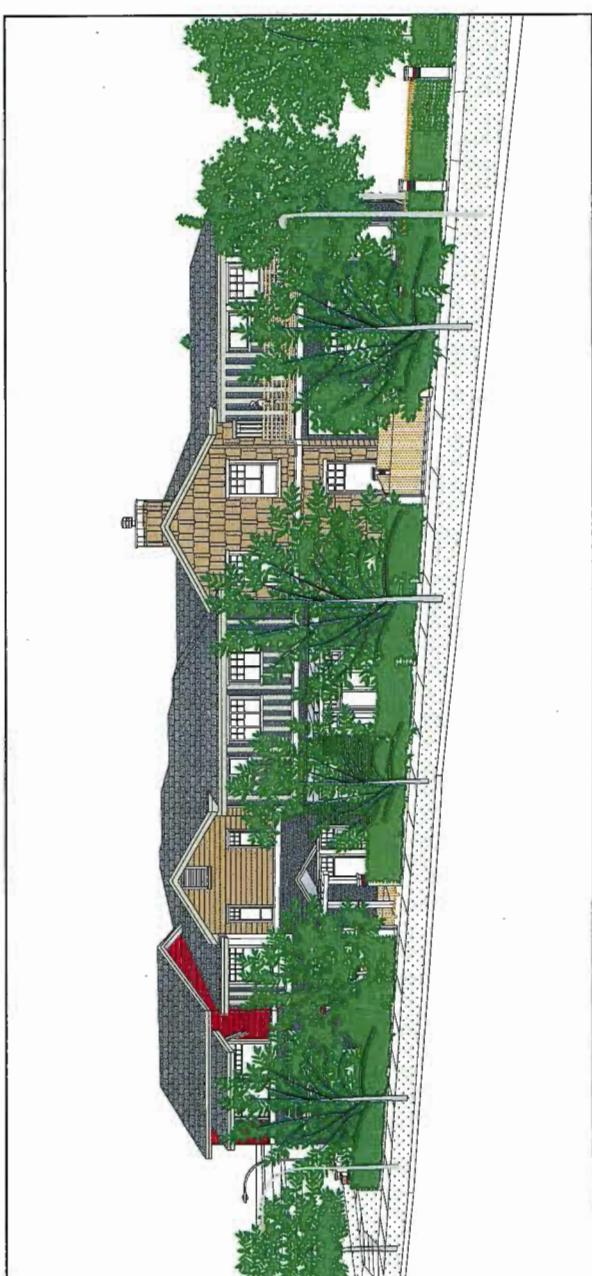
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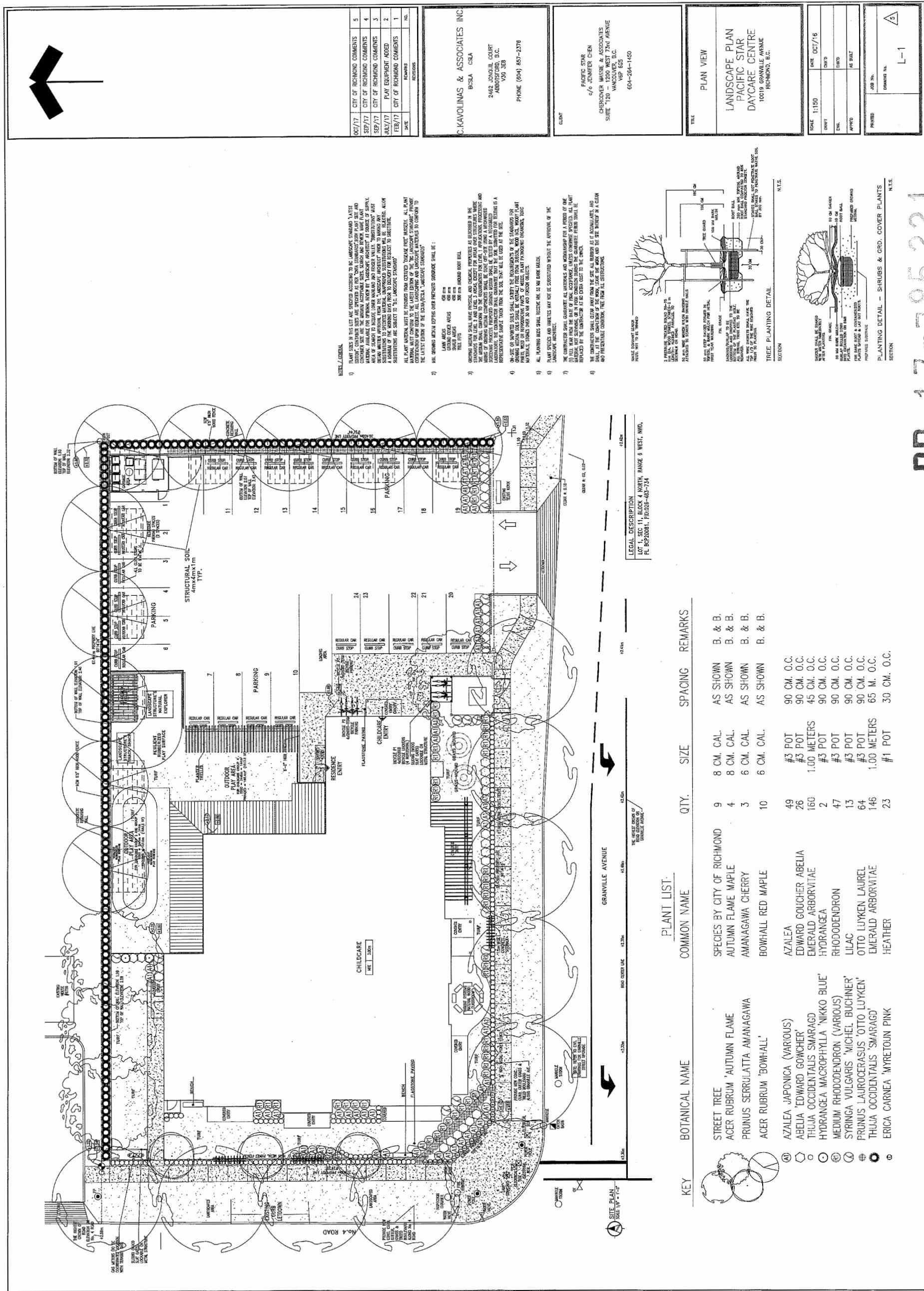
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| PROJECT:<br><b>PACIFIC STAR</b>          |
| 10019 Granville Avenue<br>Richmond, B.C. |

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|---------------------|------------|
| DRAWN: JC           | <b>A12</b> |
| DATE: JULY, 2016    | OF         |
| SCALE: AS NOTED     | REV.       |
| PROJECT No: 216-148 |            |



**DP 17-785221**

**Plan # 12**

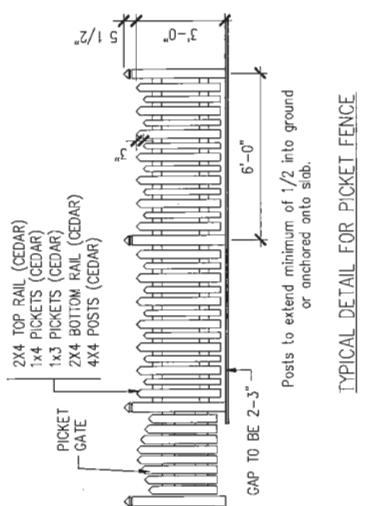


Plan #13

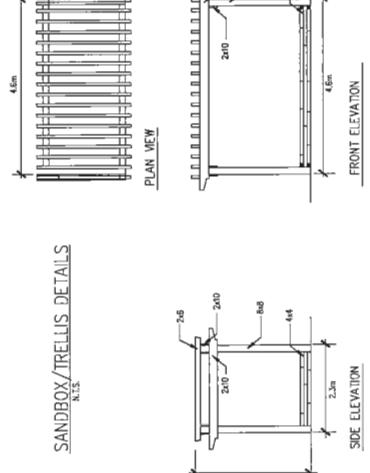
Plan # 14



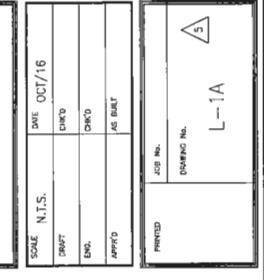
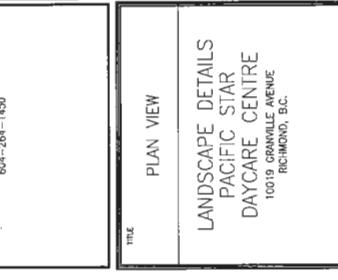
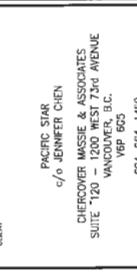
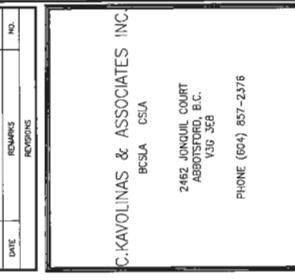
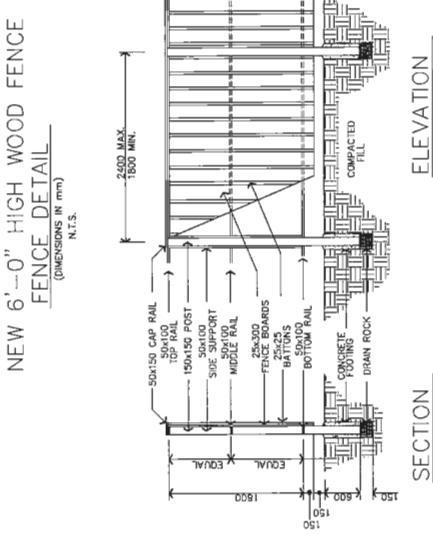
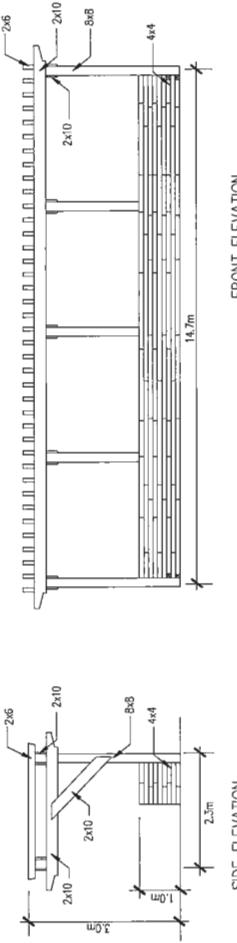
HABITAT SYSTEMS NATURAL WOOD CLASSROOM



TYPICAL DETAIL FOR PICKET FENCE



PLANTER/TRELLIS DETAILS  
N.I.S.



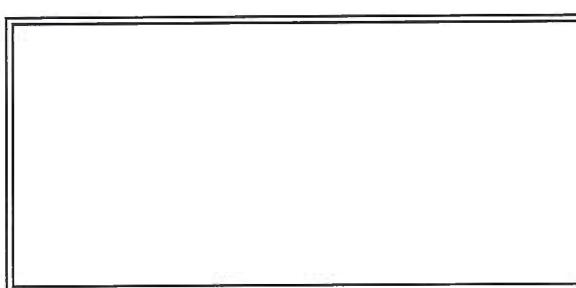
5' HIGH METAL PICKET FENCE

DR

Plan #15

|        |          |      |         |
|--------|----------|------|---------|
| SCALE  | N.I.T.S. | DATE | OCT/16  |
| DRAFT  | CHECKED  | ENG. | CHECKED |
| APPR'D | AS BUILT |      |         |

PRINTED  DRAWING No.  L-1B  5



|         |                           |     |
|---------|---------------------------|-----|
| OCT/17  | CITY OF RICHMOND COMMENTS | 5   |
| SEP/17  | CITY OF RICHMOND COMMENTS | 4   |
| SEP/17  | CITY OF RICHMOND COMMENTS | 3   |
| JULY/17 | BAY EQUIPMENT ACCD        | 2   |
| FEB/17  | CITY OF RICHMOND COMMENTS | 1   |
| DATE    | REVISIONS                 | NO. |

C.KAVOLINAS & ASSOCIATES INC.  
BPSLA CLSA

2462 JONDUL COURT  
ABERFORTH, B.C.  
V4C 3E8

PHONE (604) 857-2376

CLIENT

PACIFIC STAR  
c/o JENNIFER CHEN  
CHERCOVER MASSIE & ASSOCIATES  
SUITE 1120 - 1200 WEST 73RD AVENUE  
VANCOUVER, B.C.  
V6P 6G5  
604-284-1450

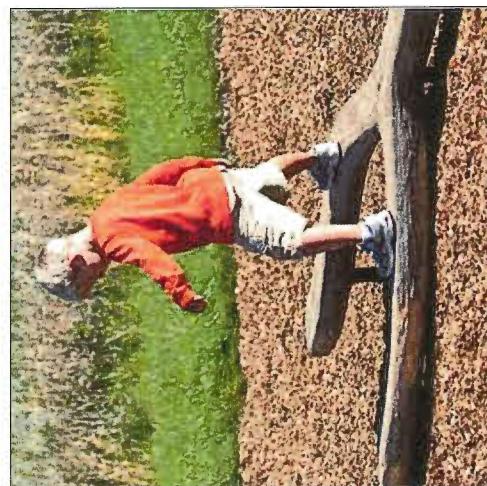
TITLE

PLAN VIEW

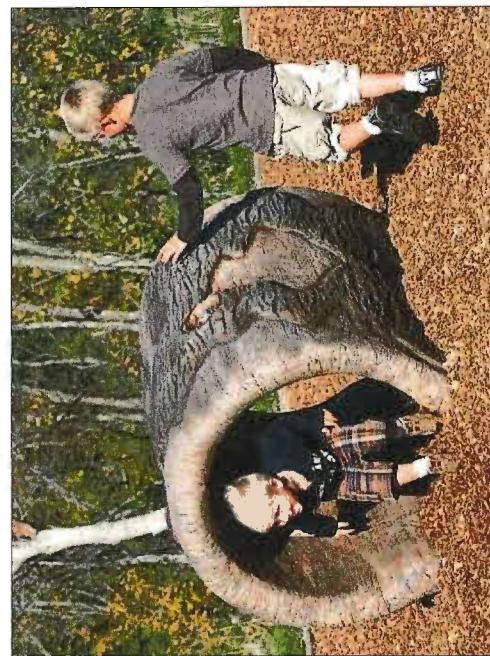
LANDSCAPE DETAILS  
PACIFIC STAR  
DAYCARE CENTRE  
10019 GRANVILLE AVENUE  
RICHMOND, B.C.



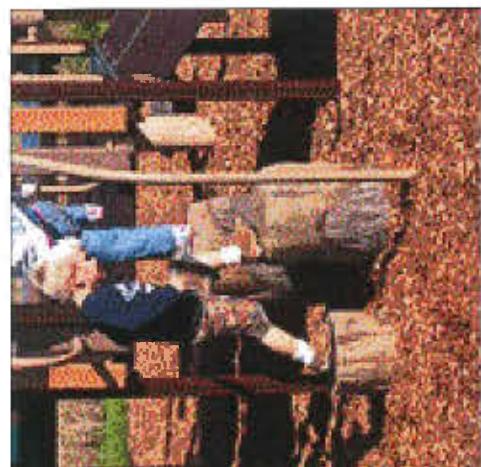
NATURAL EXPLORER



LOG BEAM



LOG CRAWL

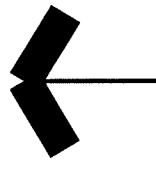


LOG STEPPERS

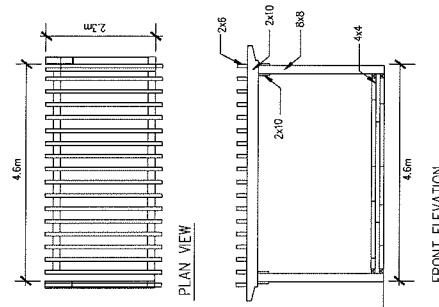


MUSHROOM STEPPERS

DP 17-785 221

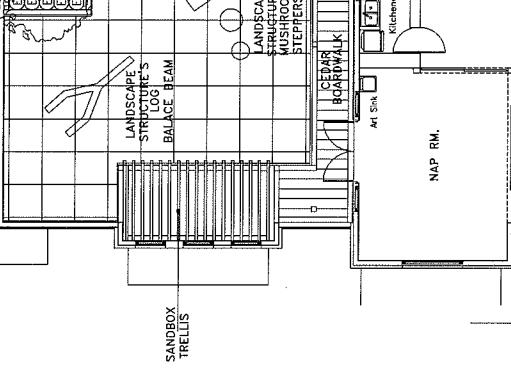


| PLANT LIST |  |                      |      |                      |             |
|------------|--|----------------------|------|----------------------|-------------|
| KEY        | BOTANICAL NAME                         | COMMON NAME          | QTY. | SIZE                 | SPACING     |
| ○          | ACER PALMATUM OSAKAZUKI                | GREEN JAPANESE MAPLE | 3    | 2.50 METERS AS SHOWN | B. & B.     |
| ○          | ABELIA 'EDWARD GOUCHER'                | EDWARD GOUCHE ABELIA | 4    | #3 POT               | 90 CM. O.C. |
| ○          | ECHINACEA PURPUREA                     | PURPLE CONE FLOWER   | 11   | #3 POT               | 45 CM. O.C. |
| ○          | CALAMAGROSTIS ACUTIFLORA 'KARL FOSTER' | FEATHER REED GRASS   | 11   | #3 POT               | 45 CM. O.C. |

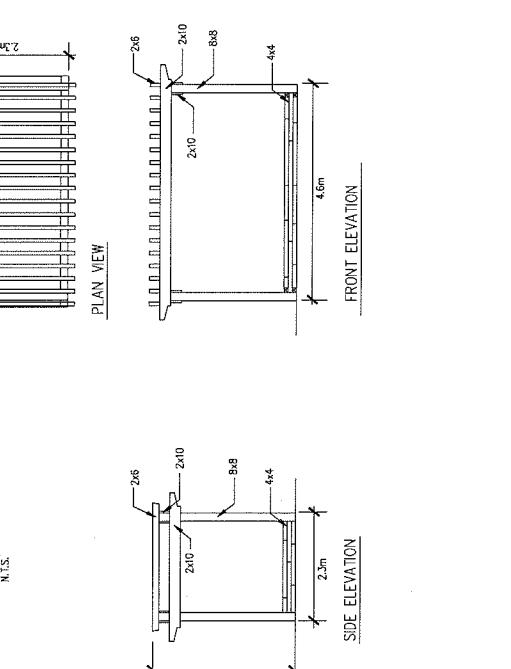
SANDBOX/TRELLIS DETAILSROOF DECK OUTDOOR PLAY AREA FOR CHILDCARE GROUP 5

REQD. 2448sf = 144sf  
PROVIDED 2 2775sf (257sf)

PLAN VIEW

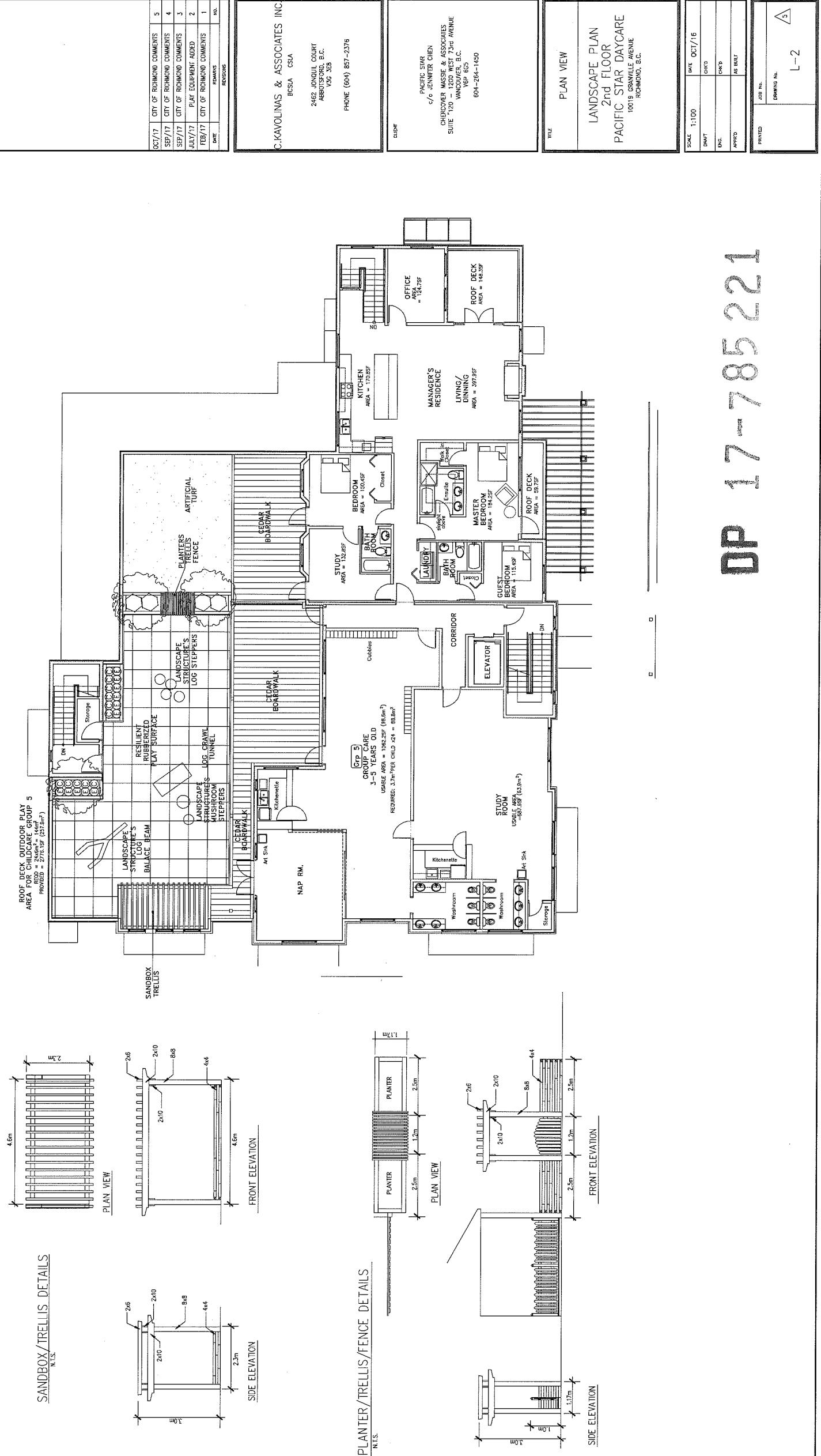


FRONT ELEVATION

PLANter/TRELLIS/FENCE DETAILS

FRONT ELEVATION

SIDE ELEVATION



DP 17-785221

Plan # 1b

|         |             |
|---------|-------------|
| PRINTED | JCB No.     |
|         | DRAWING No. |
|         | L-2         |
|         | △           |