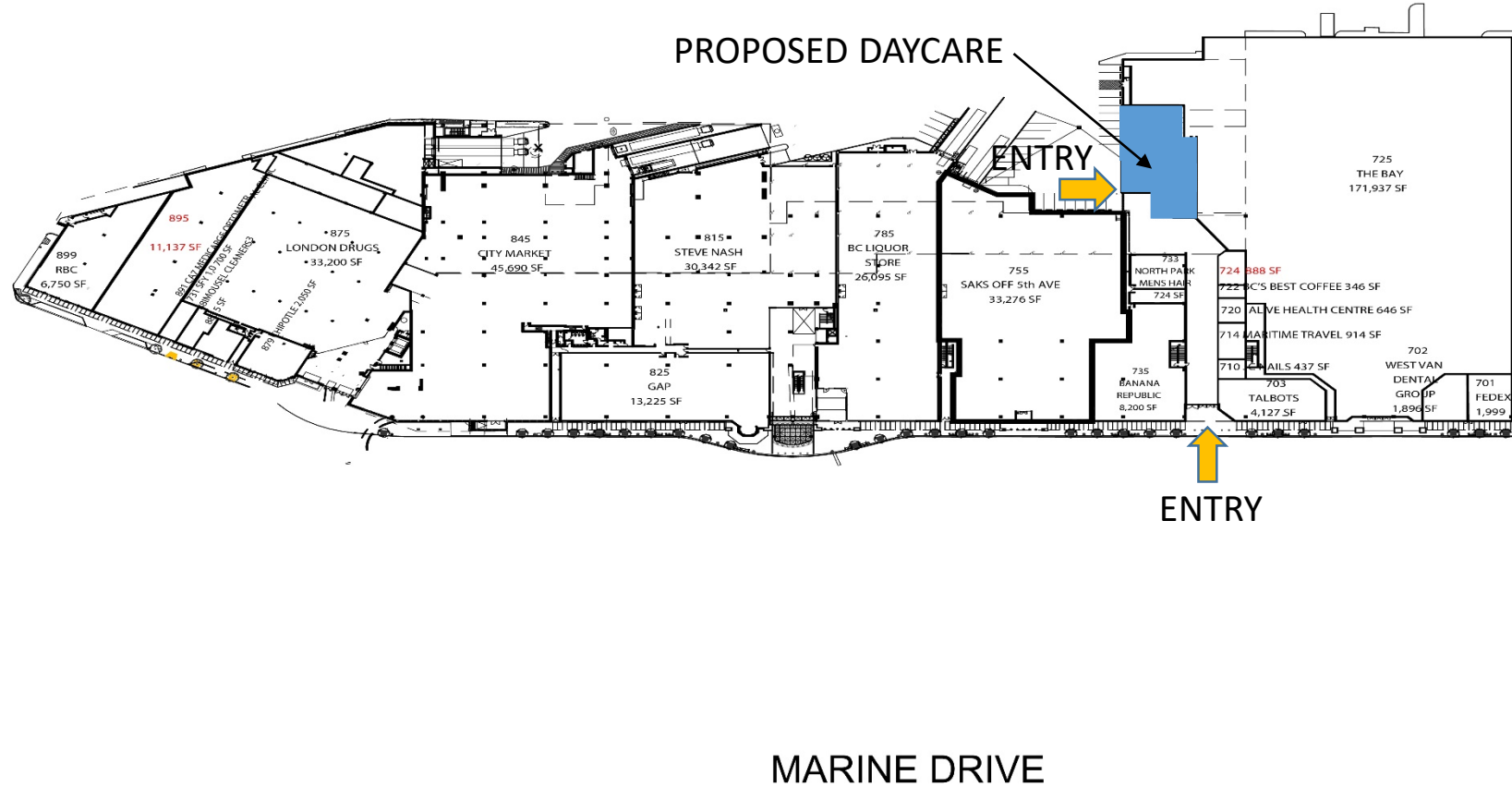


Park Royal North Childcare

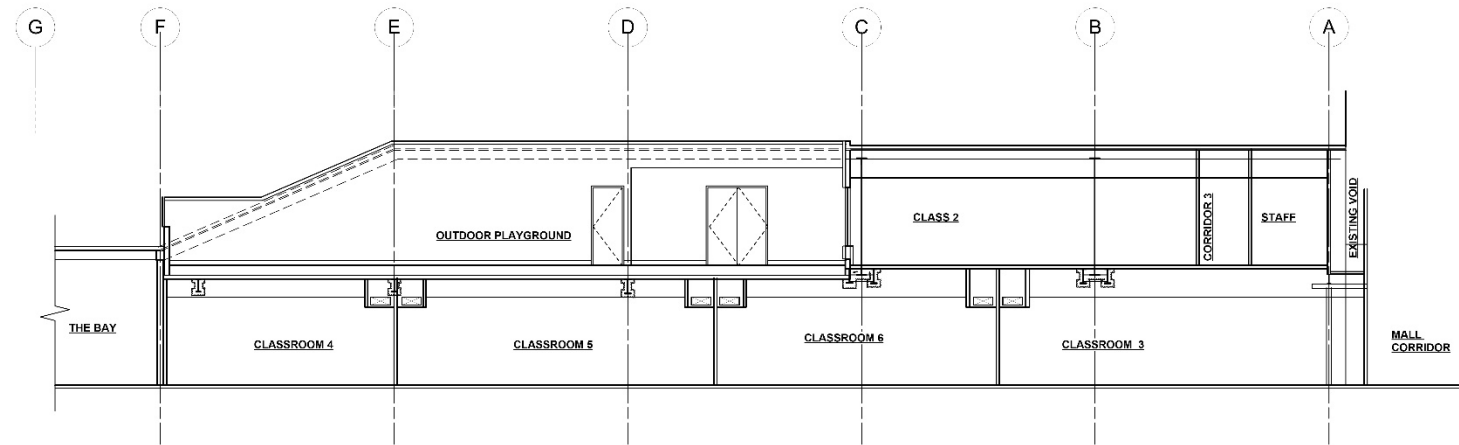
LIVING RADIUS ARCHITECTURE & INTERIOR DESIGN INC.

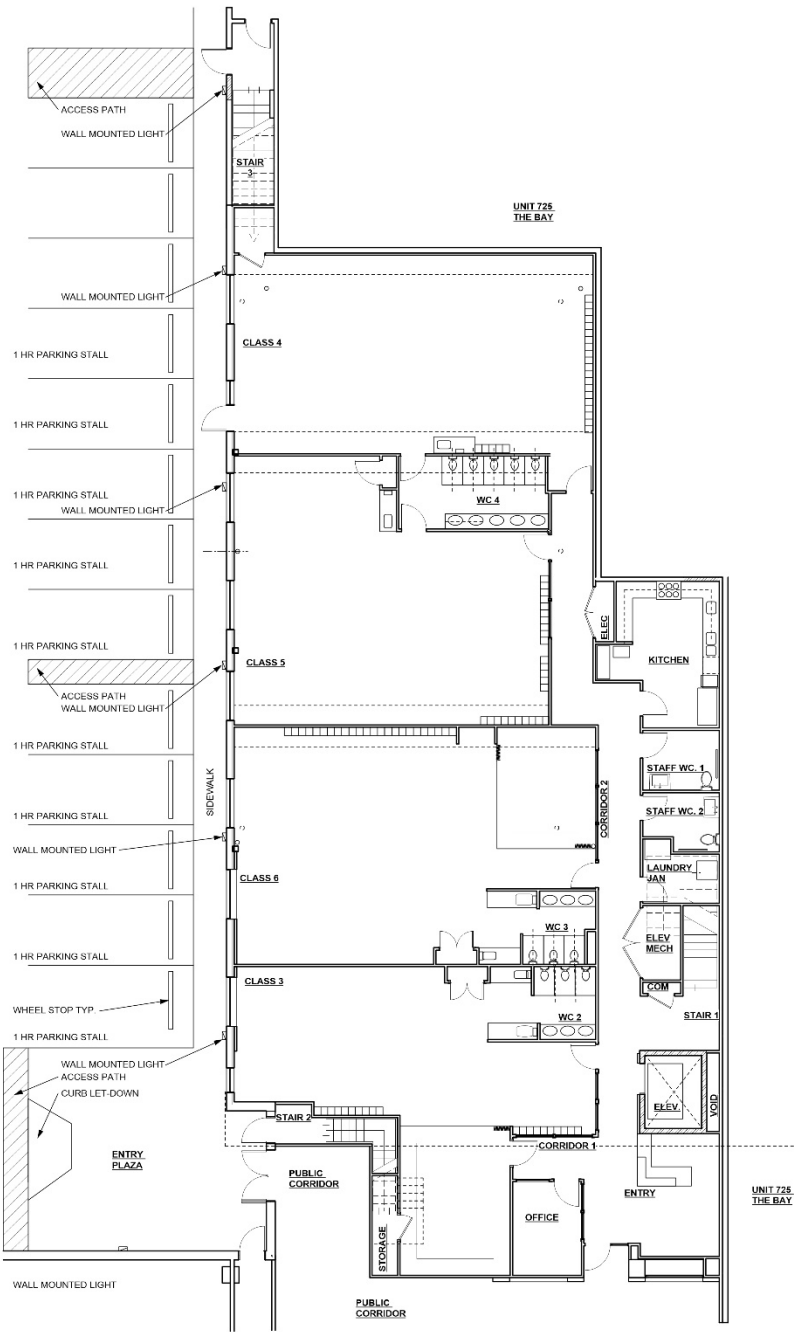


- NEW 96 SPACE CHILDCARE FACILITY WILL BE LOCATED IN EXISTING BUILDING FOOTPRINT IN UNIT 727 BESIDE “THE BAY.”
- PARKING TO THE WEST, ALONG MARINE DRIVE, ON SECOND FLOOR, AND ON ROOF.
- ACCESS TO CHILDCARE FACILITY ENTRANCE FROM INTERIOR MALL CORRIDOR.
- 2 EXISTING MALL ENTRANCES: WEST AND SOUTH.

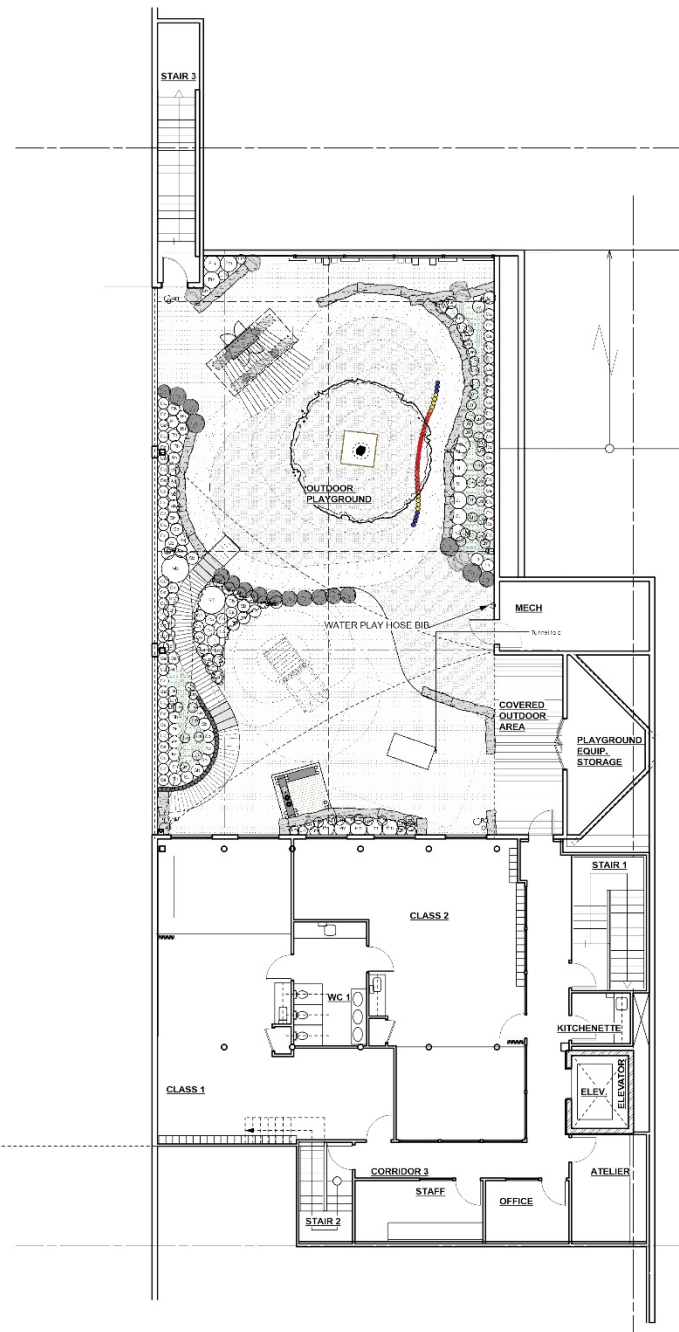


- EXISTING SPACE HAS LARGE SPAN STEEL TRUSSES.
- NEW UPPER FLOOR WILL BE FITTED WITHIN THE TRUSSES.
- NORTH END TRUSSES WILL BE REMOVED AND MODIFIED FOR THE UPPER FLOOR PLAYGROUND SPACE.
- RECESSING THE PLAYGROUND SHELTERS IT FROM TRAFFIC NOISE FROM MARINE DRIVE AND TAYLOR WAY.





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



2 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

- ENTRY TO CHILDCARE WITH SECURITY FROM INTERIOR MALL CORRIDOR NEXT TO “THE BAY”.
- INTERIOR FAÇADE WILL BE IN KEEPING WITH INTERIOR STOREFRONT ENTRANCES.
- 2 CLASSROOMS FOR YOUNGEST CHILDREN ON UPPER FLOOR WITH WINDOWS FACING PLAYGROUND.
- 4 CLASSROOMS ON MAIN FLOOR WITH WINDOWS FACING WEST.
- KITCHEN, STAFF WASHROOMS, OFFICES, STAIRS AND ELEVATOR LOCATED ON EAST AND SOUTH SIDES WITH WINDOW WALLS RESERVED FOR CHILDREN’S CLASSROOMS.
- WINDOWS INTO CLASSROOMS AVOID EXISTING COLUMN PATTERN AND NEW PARTITION WALLS.
- PLAYGROUND FEATURES PLANTING, PLAY MOUNDS, UNSTRUCTURED PLAY, LOG ENDS, CUSTOM PLAY STRUCTURES & TRICYCLE PATH.
- PLAYGROUND HAS HOSE BIB FOR WATER PLAY HOSE ATTACHMENTS AND PORTABLE PLAY POOLS.
- 1 HOUR PARKING STALLS DESIGNATED TO FACILITATE CHILDCARE DROP-OFF AND PICK-UP.

CHARACTER IMAGES FOR DAYCARE



NOTES:
 Play huts are to be constructed in character of concept images
 Play huts include wood decking below hut
 Play huts are to be customized according to use:
 (1) Gas station/mechanic shop on wheeled toy path
 (2) Outdoor kitchen with chalkboard in play zone

Customize play hut to provide counters that support function (gas station/kitchen)
 Add chalkboard to play hut in play zone

Provide benches and counters at heights that suit age groups

Add counters with storage below for play use



Ld - 01 CONCEPT IMAGES FOR PLAY HUTS
 L3.03 NTS



STEP STONES THROUGH PLANTING



WHEELED TOY PATH



LOG EDGING AND SEATING



LOG EDGING AND SEATING TABLE

-PLAYGROUND FEATURES PLANTING, PLAY MOUNDS, UNSTRUCTURED PLAY, LOG ENDS, CUSTOM PLAY STRUCTURES & TRICYCLE PATH.
 -PLAYGROUND HAS HOSE BIB FOR WATER PLAY HOSE ATTACHMENTS AND PORTABLE PLAY POOLS.

Issue:		
01	Nov. 15 2018	Building Permits
02	Nov. 28 2018	Tender



By:
 **bemark**
 design & landscape ltd.
 www.bemarkdesign.com
 1 604 278-9242

Project:
CEFA Daycare Park Royal
 West Vancouver, B.C.

Scale: NTS Date: November, 2018

Drawn By: NA/ AP

Project No.: **1872**

Drawing Title:
Park Royal Daycare Character Images

Drawing No.: L3.01 Drawing Size: Arch D



EXISTING PANORAMIC VIEW FROM THE EVELYN:

-SERVICE ROAD, LOADING BAYS, DOORS TO SERVICE ROOMS, ROOF TOPS, MECHANICAL EQUIPMENT, PARKING.



PANORAMIC VIEW FROM THE EVELYN WITH PROPOSED DAYCARE:

-DOORS, WINDOWS PLAYGROUND CUT INTO EXISTING FORM. EXIT STAIR FROM PLAYGROUND WITHIN SWEEP OF PARAPET.



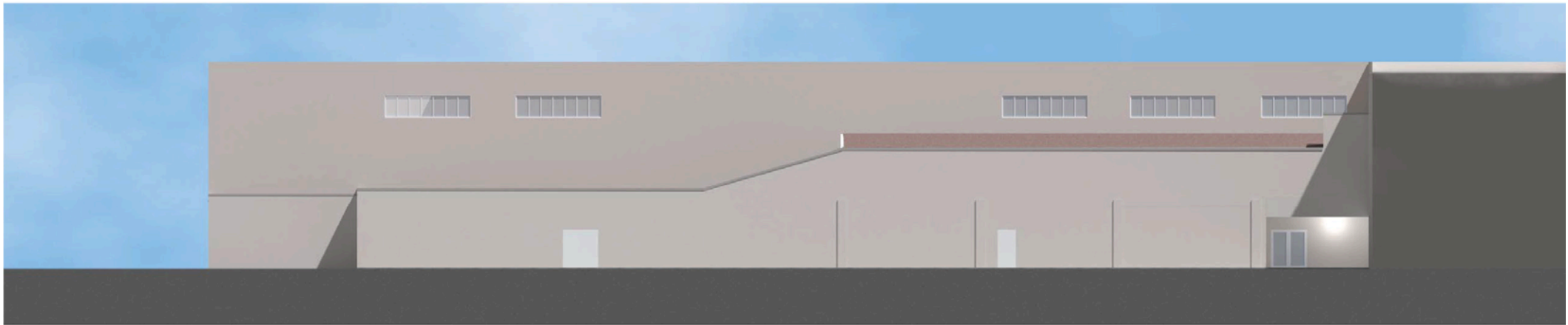
Park Royal Childcare Tenant Improvement: Perspective From The Evelyn Before

Jan. 15/2019





- PLAYGROUND RECESSED INTO EXISTING BUILDING.
- EXISTING MECHANICAL EQUIPMENT SCREENED. SCREENS WILL MATCH EXISTING SCREENS ELSEWHERE ON THE PARK ROYAL SITE.
- NEW WINDOWS ANIMATE EXISTING FAÇADE AND PROVIDE NATURAL LIGHT TO CHILDCARE CLASSROOMS.
- NEW PLAYGROUND FEATURES PLANTING AND CUSTOM PLAYGROUND STRUCTURES.



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

Park Royal Childcare Tenant Improvement

Feb. 5/2019



- NEW WINDOWS INTO MAIN FLOOR CLASSROOMS AVOID EXISTING CONCRETE COLUMNS ALONG FAÇADE.
- ANODIZED ALUMINUM WINDOW FRAMES MATCH NEARBY WINDOWS IN THE BUILDING.
- UPPER FLOOR WINDOWS RESPECT COLUMN SPACE AND ALLOW LIGHT INTO PLAYGROUND.
- WALL COLOUR REMAINS THE SAME AS EXISTING.