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SD 61 - Portable Building - New Music Room
George Jay Elementary School

1118 Princess Ave. Victoria, B.C. V8T 1L3 | Development Variance Permit| July 13, 2020

Drawing List

Architectural

BUILDING ENVELOPE REQUIREMENTS

Referenced Documents: ASHRAE-D-90.1-2016
Requirements Taken From Table 5.5-4 For Climate Zone 4C Nonresidential

1. Roofs
Insulation Entirely Above Deck — R-30 c.i.

2. Walls Above Grade
Wood Framed — R-20

3. Floors
Wood Framed — R-30

4. Opaque Doors
Swinging — U-0.370 Max.

5. Vertical Fenestration
Non Metal Framing — U-031 Assembly Max.
0.36 Assembly Max. SHGC
1.10 Assembly Min. VT/SHGC

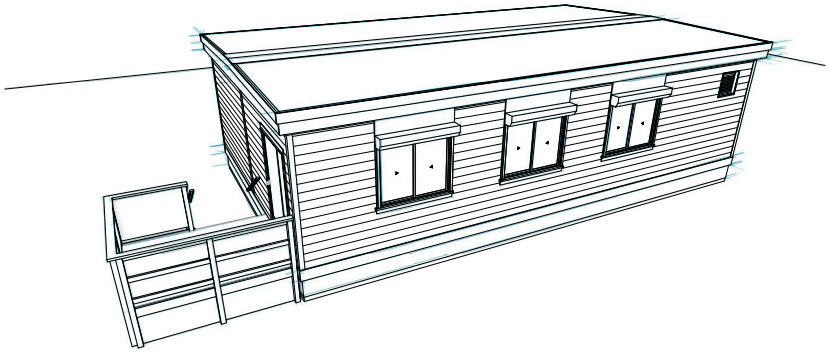
BUILDING CODE REVIEW

Referenced Documents:
British Columbia Building Code 2018 - Part 3

1. Building Information

Building Area	960 sq.ft.
Number of Storeys	1
Sprinklered	No

2. Building Classification
Group "A" Division 2 with low occupancy (max 30 people)
Section 3.1.2.6. Allows Building To Be Classified As Group D
Combustible Construction Permitted



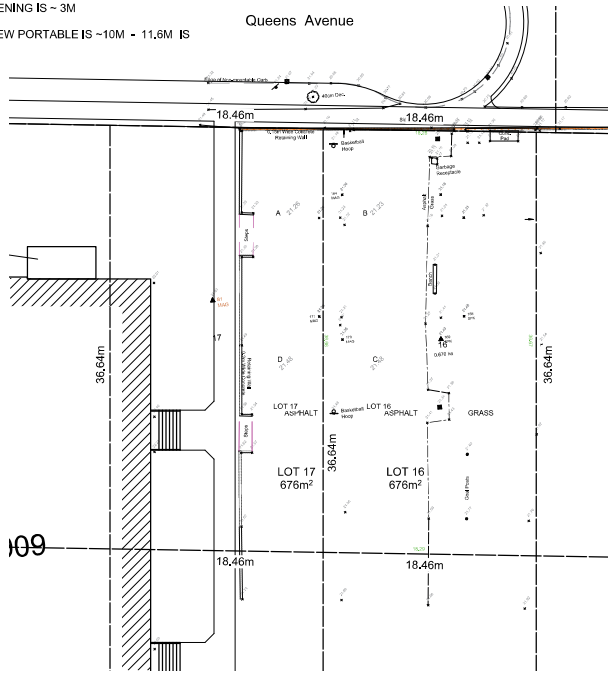
IREDALE ARCHITECTURE

LIMITING DISTANCE

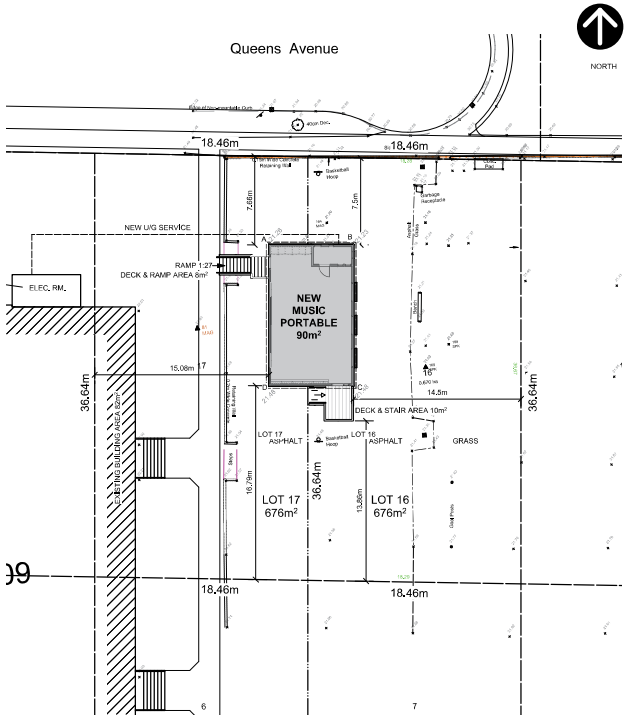
EXISTING EAST FACE OF SCHOOL,
FROM TABLE 3.2.3.1 OF BCBC WE REQUIRE A LIMITING DISTANCE OF ~7m

WEST FACE OF PORTABLE FROM TABLE 3.2.3.7 BCBC
FOR 45min WALL WITH COMBUSTIBLE CONSTRUCTION AND NON COMBUSTIBLE CLADDING WE REQUIRE
MINIMUM ALLOWABLE UNPROTECTED OPENINGS BETWEEN 25 TO 50%
FROM TABLE 3.2.3.2 OF BCBC THE LIMITING DISTANCE FOR 25% OPENING IS ~ 3M

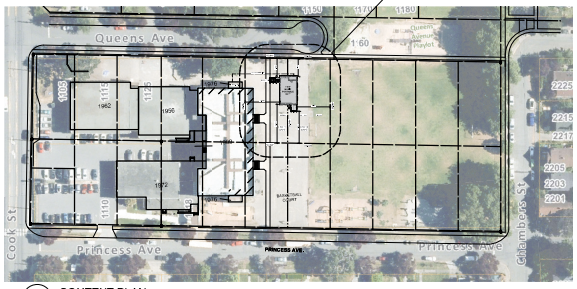
MINIMUM LIMITING DISTANCE BETWEEN EXISTING BUILDING AND NEW PORTABLE IS ~10M - 11.6M IS PROPOSED.



3 Existing Site Plan
Scale: 1:200



2 Proposed Site Plan
Scale: 1:200



1 CONTEXT PLAN
Scale: 1:1000

PARKING REQUIREMENTS AS PER SCHEDULE C VICTORIA BY-LAW

1 SPACE PER 150m2

EXISTING SCHOOL AREA	= 5220m2
PORTABLE BUILDING	= 90m2
TOTAL SCHOOL AREA	**= 5310m2**

REQUIRED PARKING SPACES = 5310/150 = 36
EXISTING PARKING SPACES = 53

AVERAGE GRADE FOR PORTABLE BUILDING
NOTE: BUILDING IS BEING PLACED ON CRIBBING ON EXISTING ASPHALT

GRAD POINTS	AVERAGE OF POINTS		X DISTANCE BETWEEN POINTS m	TOTAL
A TO B	((21,28 + 21,23) / 2) =	21,25	7,315	155,44375
B TO C	((21,23 + 21,48) / 2) =	21,36	12,192	260,42112
C TO D	((21,48 + 21,48) / 2) =	21,48	7,315	157,1262
D TO A	((21,48+ 21,26) / 2) =	21,37	12,192	260,54304
		TOTAL		**833,534**

GRADE CALULATION

TOTAL X	/ PERIMETER	AVERAGE GRADE
833,534	39	21,37

PROJECT DATA LOT 17

Project Address	1118 Princess Avenue Lot 17
P.I.D.	009-335-382
Folio	234.07-475-004

	Zone Standard	Proposed
Zoning	R-2	
Site Area M2	676	
Total Floor Area m2	Public Building N/A	
Floor Space Ratio	Public Building N/A	
Site Coverage %	40%	20%
Open Site Space %	30%	80%
Height (m)	11m max	4.2m
Number of Storeys	2.5 max	1
Parking Stalls	1	0
Building Setbacks m		
Front Yard	7.5m	7.66m
Rear Yard	12.82m -35% lot depth	16.79m
West Side Yard	1.85m -10% lot width	15.08m
East Side Yard	1.85m -10% lot width	0m

PROJECT DATA LOT 16

Project Address	1118 Princess Avenue Lot 16
P.I.D.	009-335-382
Folio	234.07-475-004

	Zone Standard	Proposed
Zoning	R-2	
Site Area M2	676	
Total Floor Area m2	Public Building N/A	
Floor Space Ratio	Public Building N/A	
Site Coverage %	40%	8%
Open Site Space %	30%	92%
Height (m)	11m max	4.2m
Number of Storeys	2.5 max	1
Parking Stalls	1	0
Building Setbacks m		
Front Yard	7.5m	7.5m
Rear Yard	12.82m -35% lot depth	13.86m
West Side Yard	1.85m -10% lot width	0m
East Side Yard	1.85m -10% lot width	14.5m

No.	Date	Appr	Revision Notes
A	2020-07-13		Development Permit

No.	Date	Issue Notes

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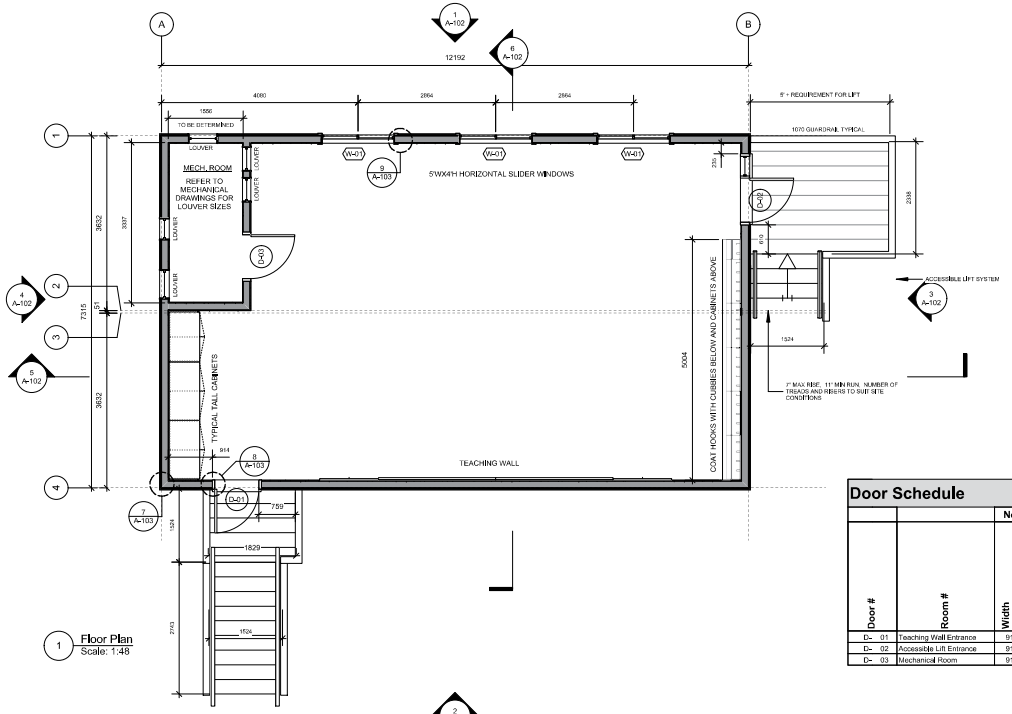
Seal

Key

Project Title
SD 61
George Jay Elementary School

Sheet Title
Site Plan

Date: 14-Jul-20	Scale: As Noted
Partner in Charge: Mike VanBakel	Sheet Number: A-100
Drawn by: YEK	
Reviewed by:	
Project ID: 19xxx	



1 Floor Plan
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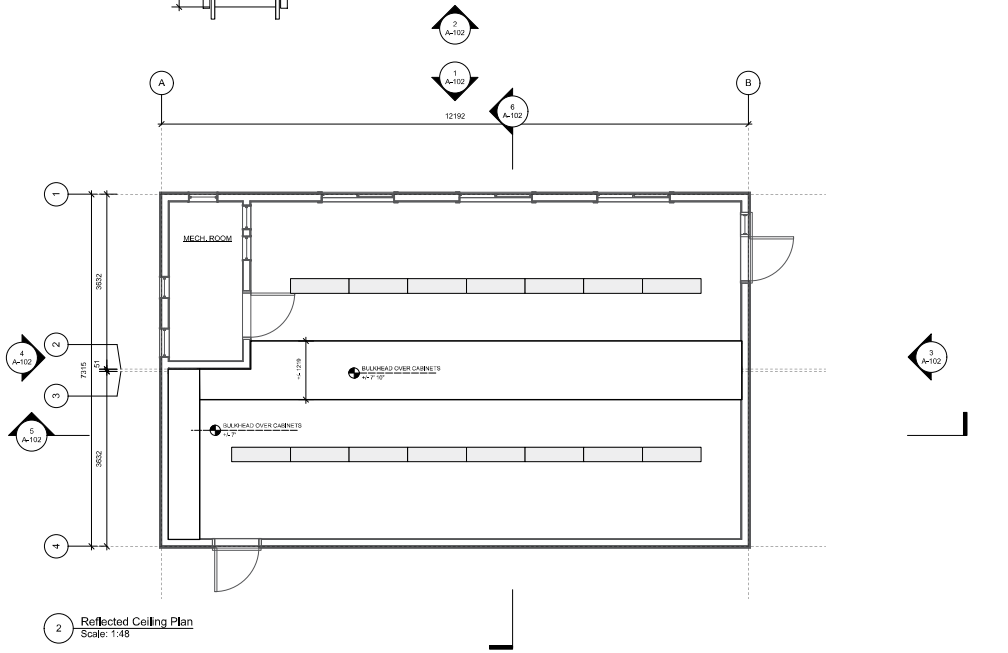

2 Reflected Ceiling Plan
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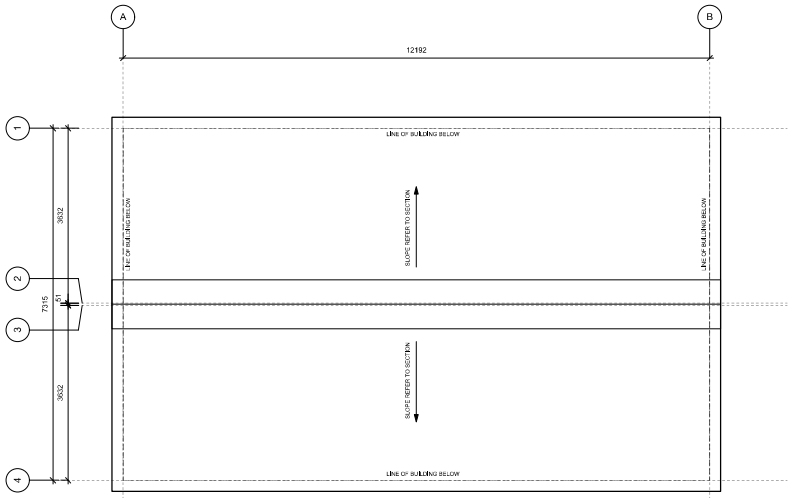


3 Roof Plan
Scale: 1:48

WALL LEGEND

W1 EXTERIOR WALL
LP SMARTSIDE LAP SIDING
3/4" VERTICAL P.T. STRAPPING
SIGA MAJVEST 500 SA WEATHER RESISTANT BARRIER (TO BE CONFIRMED)
1/2" EXTERIOR PLYWOOD SHEATHING
2x6 WOOD STUDS @16 O.C. C/W
R20 BATT INSULATION IN CAVITIES
SIGA MAJREX SMART VAPOUR BARRIER (TO BE CONFIRMED)
5/8mm TYPE 'X' GWB, VINYL FACED, COMPLETE WITH BATTENS @ SEAMS

W2 SKIRTING WALL
CLADDING TO BE DETERMINED
SIGA MAJVEST 500 SA WEATHER RESISTANT BARRIER (????)
1/2" EXTERIOR PLYWOOD SHEATHING
2x4 WOOD STUDS @24" O.C.
1/8" PERFORATED ALUMINUM RODENT BARRIER AT GRADE.

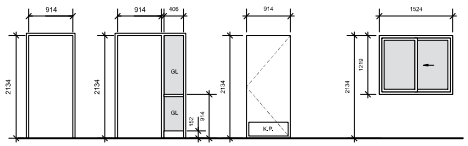
P1 INTERIOR PARTITION WALL
5/8" TYPE 'X' GWB, PAINTED
2x6 WOOD STUDS @16" O.C. C/W
R20 BATT INSULATION IN CAVITIES
5/8" TYPE 'X' GWB, PAINTED

FLOOR LEGEND

F1 FLOOR
MARMOLEUM 'REAL' SHEET FLOORING OR APPROVED ALTERNATE
3/8" UNDERLAY
5/8" T&G PLYWOOD SHEATHING
2x10 WOOD JOISTS @16 O.C. C/W
R30 BATT INSULATION IN CAVITIES
3/8" EXTERIOR GRADE PLYWOOD SHEATHING WITH PAINTED UNDERCOAT

ROOF LEGEND

R1 ROOF
2-PLY SBS ROOFING MEMBRANE
SOPREMA TOP LAYER MINERAL WOOL INSULATION WITH WELDABLE SURFACE, + BASE LAYERS TO TOTAL OF R30 C.I.
COMPATIBLE SIA VAPOUR BARRIER
5/8" EXTERIOR GRADE PLYWOOD SHEATHING
2x12 WOOD JOISTS @16 O.C., TAPERED FROM 11-1/4" TO 7-1/4"
SIGA MAJREX SMART VAPOUR BARRIER (TBC)
1/2" TYPE 'C' GYPSUM WALLBOARD PAINTED



FRAME TYPE 'F1'
PRESSED STEEL

FRAME TYPE 'F2'
PRESSED STEEL

DOOR TYPE 'D1'
STEEL PAINTED - INSULATED

WINDOW TYPE 'W1'
VINYL NAIL FLANGE

Door Schedule

		Nominal Size			Door				Door Frame			Hardware										Fire	Notes
Door #	Room #	Width	Height	Thickness	Door Type	Door Material	Door Core	Door Finish	Frame Type	Frame Material	Frame Finish	Passage Set	Privacy Set	Lockset	Deadbolt	Push/Pull	Threshold	Weatherstrip	Panic Set	Closure	Door Stop	Kickplate	Firerating	Notes
D- 01	Teaching Wall Entrance	914	2134	44	D1	Steel	Insulated	Paint	F1	Pressed Steel	Paint					Yes	Yes	Yes	Yes	Yes		Yes		
D- 02	Accessible Lift Entrance	914	2134	44	D1	Steel	Insulated	Paint	F2	Pressed Steel	Paint					Yes	Yes	Yes	Yes	Yes		Yes		Soft Closure On Accessible Entrance Door
D- 03	Mechanical Room	914	2134	44	D1	Steel	Insulated	Paint	F1	Pressed Steel	Paint			Yes							Yes	Yes		

No.	Date	Appr	Revision Notes

No.	Date	Issue Notes

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Seal

Key

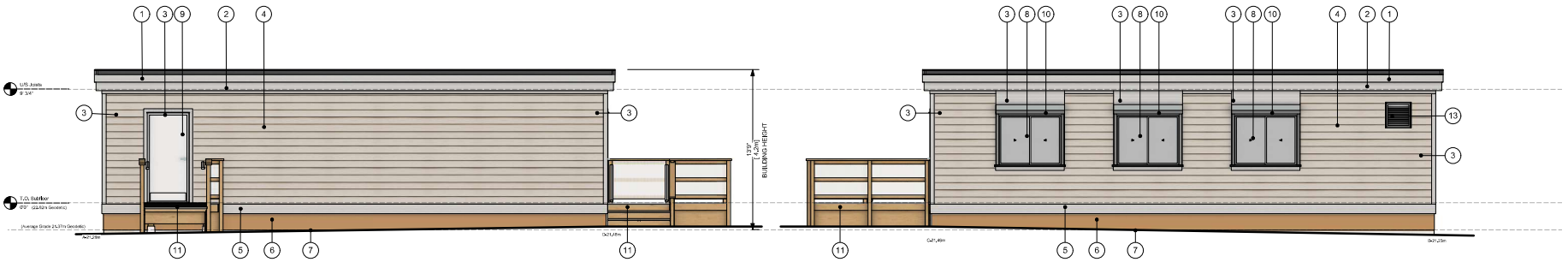
Project Title
SD 61
George Jay Elementary School

Sheet Title
Plans

Date	Scale
14-Jul-20	As Noted

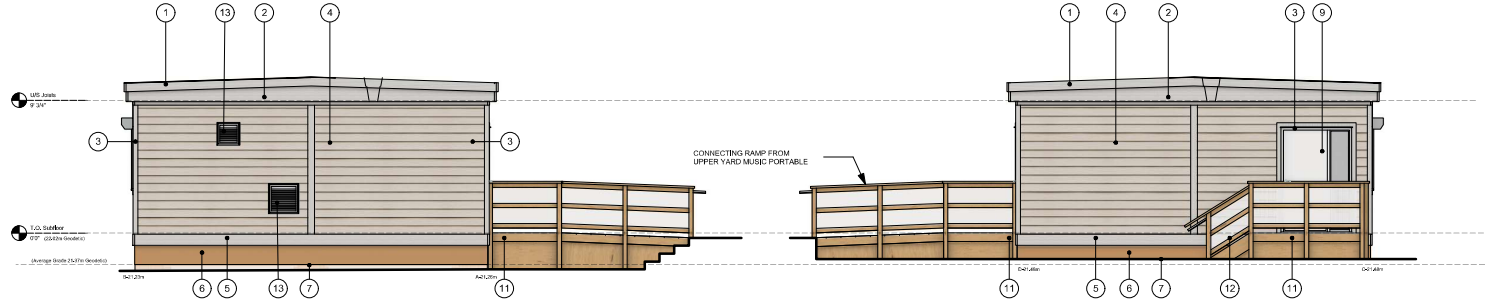
Partner in Charge: Mike VanBakel
Drawn by: YEK
Reviewed by:
Project ID: 19xxx

Sheet Number
A-101



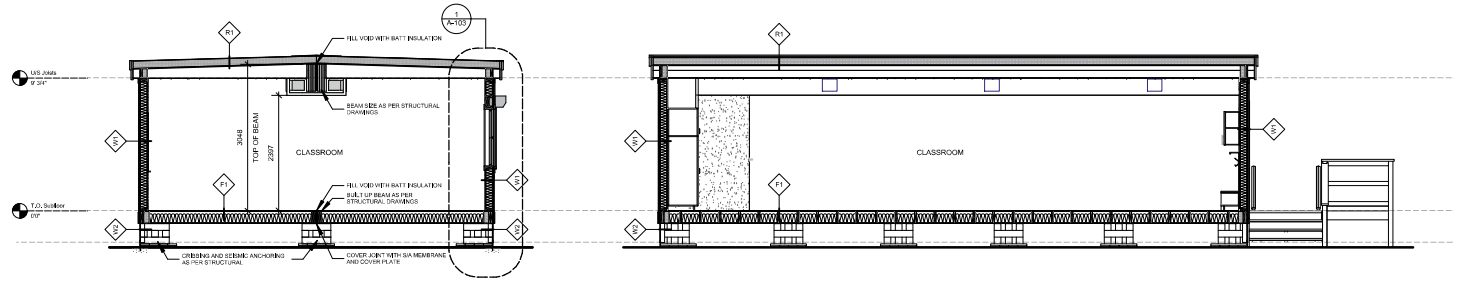
2 Front Elevation
Scale: 1:48

1 Rear Elevation
Scale: 1:48



4 Side Elevation
Scale: 1:48

3 Side Elevation
Scale: 1:48



6 Section 1
Scale: 1:48

5 Section 2
Scale: 1:48

Exterior Finishes

#	Material
1	METAL CAP FLASHING
2	COMBED LUMBER FASCIA PAINTED
3	COMBED LUMBER TRIMS PAINTED
4	LP SMARTSIDE LAP SIDING
5	COMBED LUMBER BELLY BAND PAINTED C/W THRU WALL FLASHING
6	SKIRTING CLADDING ????
7	PERFORATED ALUMINUM RODENT PEST SCREEN
8	VINYL NAIL FLANGE WINDOW C/W HEAD FLASHING
9	WELDED STEEL FRAME AND INSULATED DOORS C/W HEAD FLASHING AND ALUMINUM SILL
10	SECURITY ROLL SHUTTER
11	GUARDRAIL AND DECK SEE DETAILS
12	ACCESSIBLE LIFT SYSTEM
13	MECHANICAL LOUVERS

WALL LEGEND

W1 EXTERIOR WALL
LP SMARTSIDE LAP SIDING
3/4" VERTICAL P.T. STRAPPING
SIGA MAJVEST 800 SA WEATHER RESISTANT BARRIER (TO BE CONFIRMED)
1/2" EXTERIOR PLYWOOD SHEATHING
2x6 WOOD STUDS @16 O.C. C/W
R20 BATT INSULATION IN CAVITIES
SIGA MAJREX SMART VAPOUR BARRIER (TO BE CONFIRMED)
5/8mm TYPE 'X' GWB, VINYL FACED, COMPLETE WITH BATTENS @ SEAMS

W2 SKIRTING WALL
CLADDING TO BE DETERMINED
SIGA MAJVEST 500 SA WEATHER RESISTANT BARRIER (????)
1/2" EXTERIOR PLYWOOD SHEATHING
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1/8" PERFORATED ALUMINUM RODENT BARRIER AT GRADE.

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5/8" TYPE 'X' GWB, PAINTED
2x6 WOOD STUDS @16" O.C. C/W
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5/8" TYPE 'X' GWB, PAINTED

FLOOR LEGEND

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COMPATIBLE S/A VAPOUR BARRIER
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SIGA MAJREX SMART VAPOUR BARRIER (TBC)
1/2" TYPE 'C' GYPSUM WALLBOARD PAINTED

No.	Date	Appr	Revision Notes

No.	Date	Issue Notes

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Seal

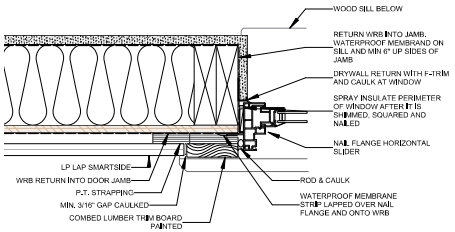
Key

Project Title
SD 61
George Jay Elementary School

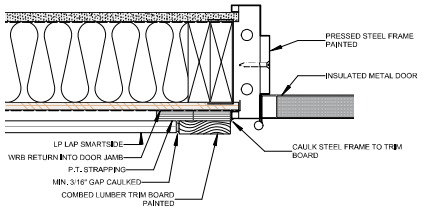
Sheet Title
Elevations & Sections

Date	Scale
14-Jul-20	As Noted

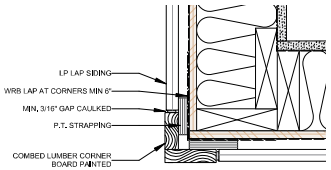
Partner in Charge: Mike VanBakel
Drawn by: YEK
Reviewed by:
Project ID: 19xxx
Sheet Number: **A-102**



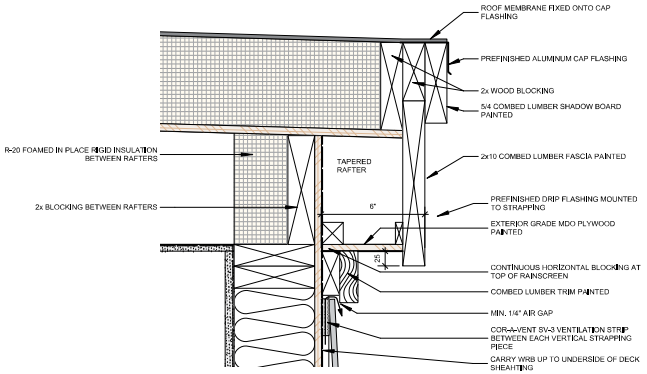
9 Typical Window Jamb Detail
Scale: 1:4



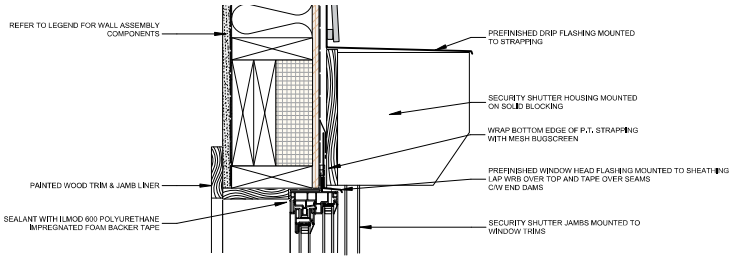
8 Typical Door Jamb Detail
Scale: 1:4



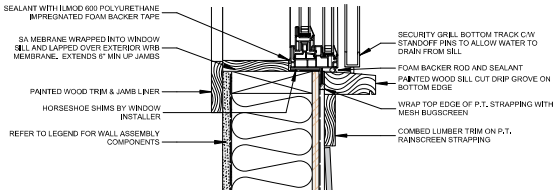
7 Typical Outside Corner Detail
Scale: 1:4



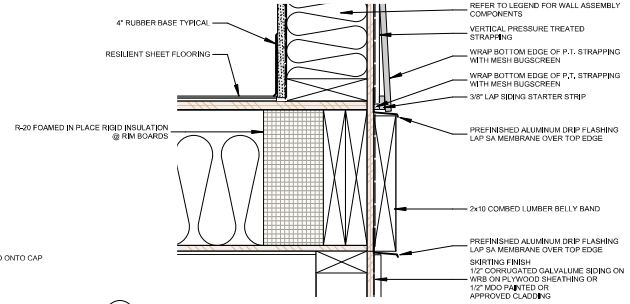
6 Typical Top Of Wall
Scale: 1:4



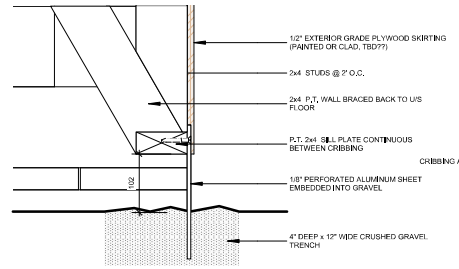
5 Typical Window Head
Scale: 1:4



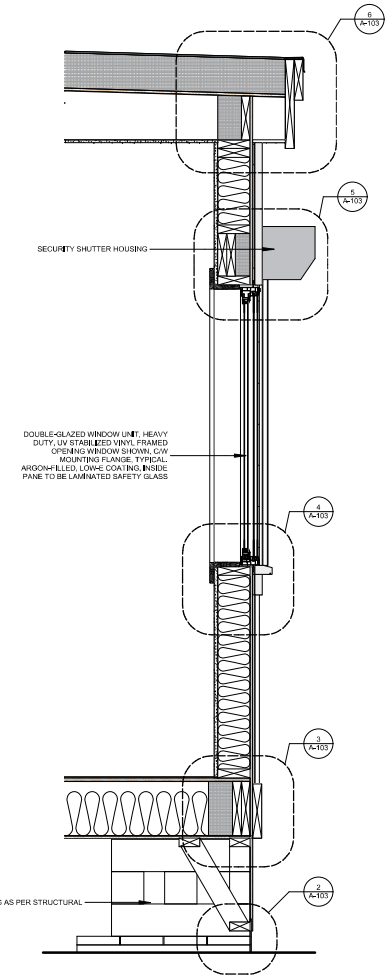
4 Typical Window Sill
Scale: 1:4



3 Typical Base Of Wall
Scale: 1:4



2 Typical Drainage Detail
Scale: 1:4



1 Wall Section @ Windows
Scale: 1:10

No.	Date	Appr	Revision Notes

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Project Title
SD 61
George Jay Elementary School

Sheet Title
Wall Sections & Details

Date	Scale
14-Jul-20	As Noted
Partner in Charge: Mike VanBakel	Sheet Number: A-103
Drawn by: YEK	
Reviewed by	
Project ID: 19xxx	