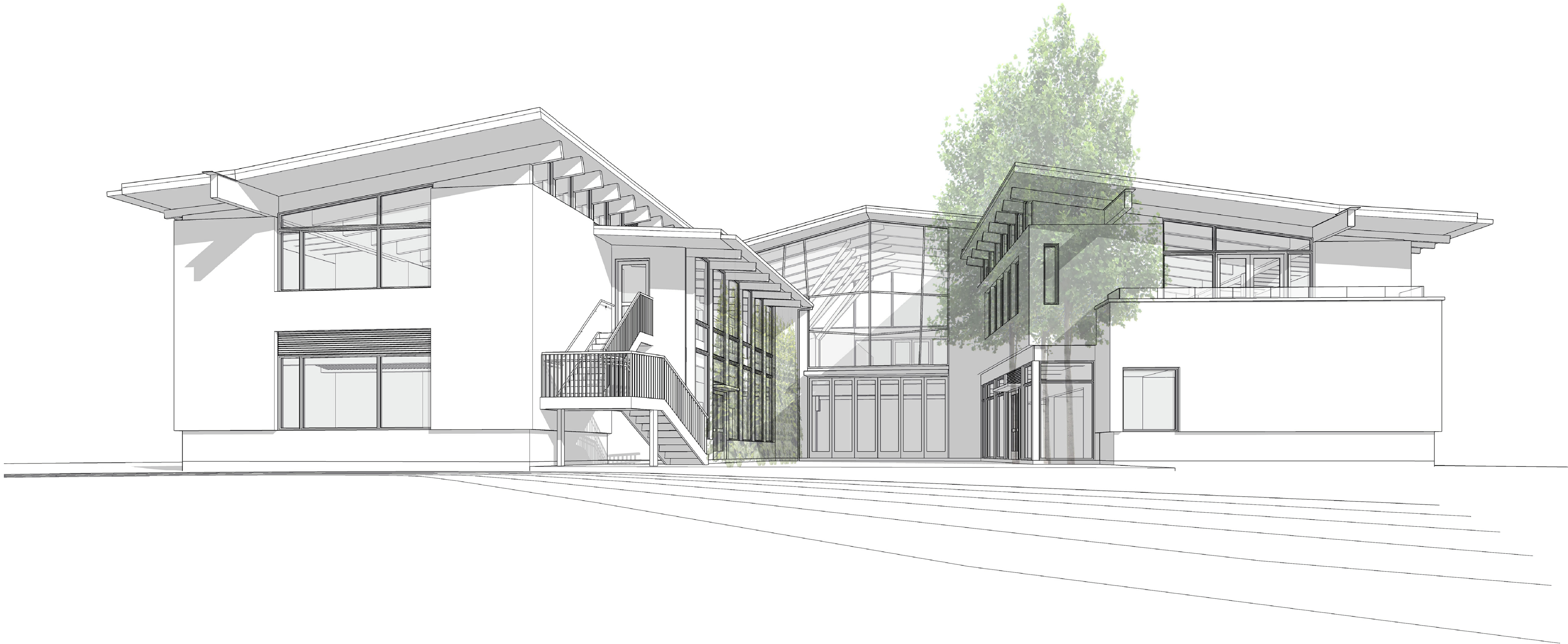


St. Michaels University School Junior School Annex

820 Victoria Avenue
Victoria, BC V8S 4N3



CLIENT:
ST. MICHAELS UNIVERSITY SCHOOL
3400 RICHMOND ROAD
VICTORIA, BC, V8P 4P5
PHONE: 250 370 6191
FAX: 250 519 7510
CONTACT: ANDY RODFORD
andy.rodford@smus.ca

ARCHITECT:
MERRICK ARCHITECTURE
BOROWSKI SAKUMOTO MCINTYRE WEBB LTD.
#210-510 YATES ST
VICTORIA, BC, V8W 1K8
PHONE: 250 480 7811
FAX: 250 480 5215
CONTACT: SHAUN MCINTYRE
mcintyre@merrickarch.com

CONSTRUCTION MANAGER:
CANPRO CONSTRUCTION LTD.
555 DUPPLIN RD.
VICTORIA, BC, V8Z 1C2
PHONE: 250 475 0975
CONTACT: RYAN SAHLSTROM
ryan@canpro-ltd.com

LANDSCAPE:
SMALL & ROSSELL LANDSCAPE
ARCHITECTS INC.
3012 MANZER ROAD
SOOKE, BC, V9Z 0C9
PHONE: 250 642 6967
CONTACT: CAROLE ROSSELL
carole@smallandrossell.com

STRUCTURAL:
READ JONES CHRISTOFFERSEN LTD.
645 TYEE ROAD, SUITE 220
VICTORIA, BC, V9A 6X5
PHONE: 778 746 1120
CONTACT: AARON POST
apost@rjc.ca

GEOTECHNICAL:
RYZUK GEOTECHNICAL
#6-40 CADILLAC AVENUE
VICTORIA, BC, V8Z 1T2
PHONE: 250 475 3131
CONTACT: CHRISTIAN FLANAGAN
christian@ryzuk.com

MECHANICAL:
AME CONSULTING GROUP
721 JOHNSON STREET
VICTORIA, BC, V8W 1M8
PHONE: 250 382 5999
CONTACT: LEIF WATSON
leifwatson@amegroup.ca

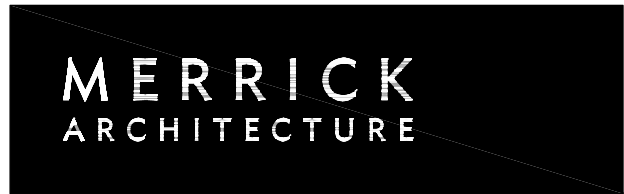
SURVEY/CIVIL:
J.E. ANDERSON & ASSOCIATES
4212 GLANFORD AVENUE
VICTORIA, B.C. V8Z 4B7
PHONE: 250 727 2214
CONTACT: ROSS TUCK
rtuck@jeanderson.com

ELECTRICAL:
AES ENGINEERING LTD.
3795 CAREY ROAD, #500
VICTORIA, BC, V8Z 6T8
PHONE: 250 686 5312
CONTACT: PELLE BJÖRNERT
Pelle.Bjornert@aesengr.com

INTERIOR DESIGN:
SAMANTHA WEEKS
DESIGN GROUP
545 HERALD STREET
VICTORIA, BC
PHONE: 250 388 0578
CONTACT: SAMANTHA WEEKS
studio@swdesigngroup.ca

ENVELOPE:
READ JONES CHRISTOFFERSEN LTD.
645 TYEE ROAD, SUITE 220
VICTORIA, BC, V9A 6X5
PHONE: 778 746 1135
CONTACT: KEVIN PICKWICK
kpickwick@rjc.ca

CODE:
GHL CONSULTANTS LTD
BUILDING CODES & FIRE SCIENCE
409 GRANVILLE STREET, SUITE 950,
VANCOUVER, BC V6C 1T2
PHONE: 604 689 4449 EXT 104
CONTACT: FRANKIE VICTOR
fv@ghl.ca



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Revision		
No.	Description	Date

Excavation & Foundation Permit	Feb. 09, 2022
Building Permit	Feb. 09, 2022
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St. Michaels
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St. Michaels
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Junior School Annex

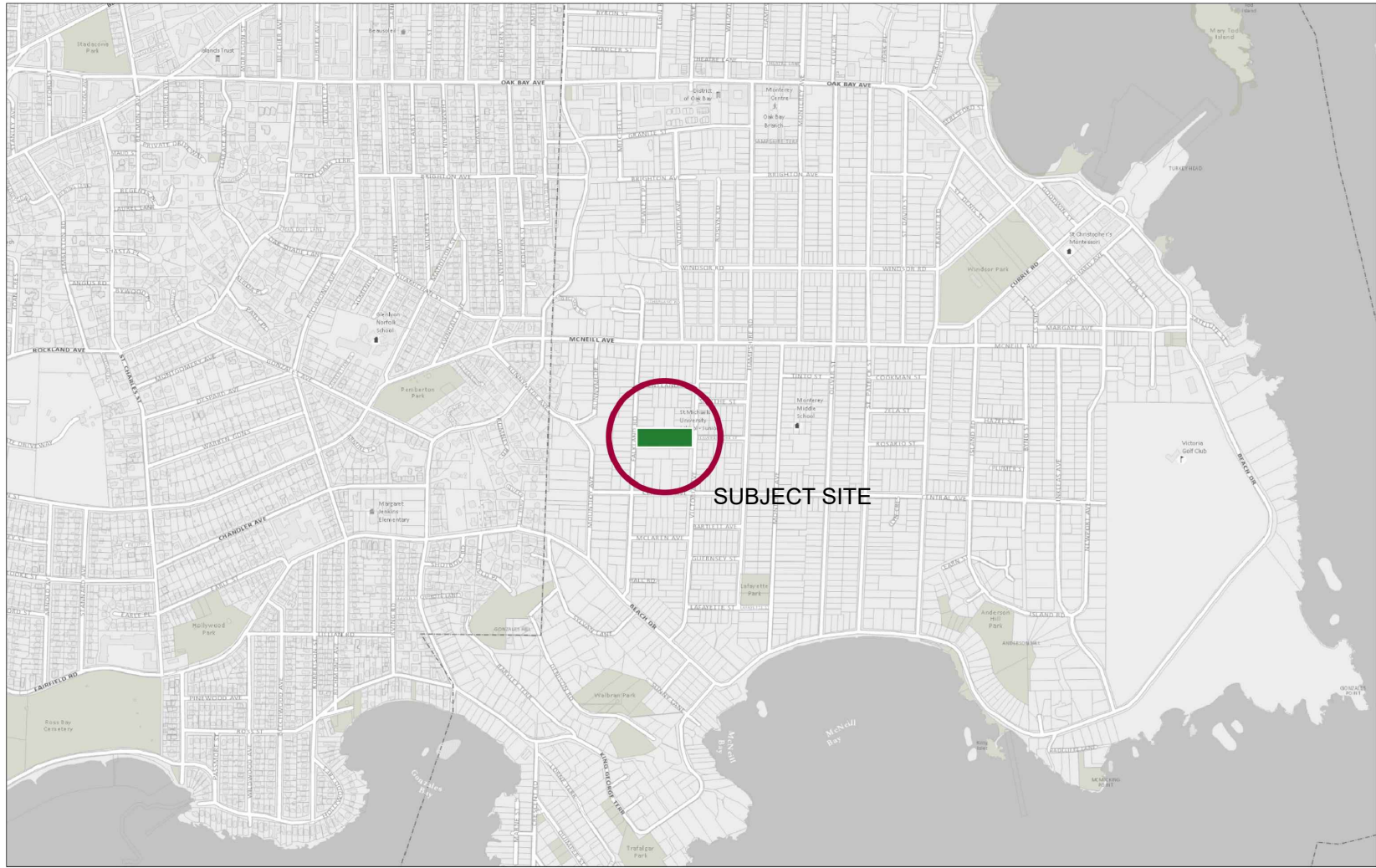
Sheet Title

COVER SHEET

Drawn By	Checked
YS/NR	DJ/SM
Project Number	Scale
1964	AS NOTED
Revision	Sheet Number
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CONTEXT MAP



BUILDING CODE SUMMARY

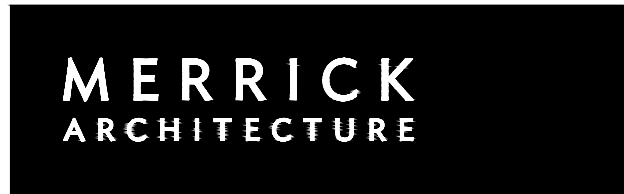
BC BUILDING CODE 2018

Site Area:	86,582 sf (8,043.7 sm)
Building Classification:	Assembly, Group A, Division 2 3.2.2.26, Group A, Division 2, up to 2 Storeys, Increased Area, Sprinklered
Streets Facing:	2 streets; not less than 50% of the building permitter is located within 15.0m of the street(s) Victoria Avenue Falkland Avenue (fire lane as shown on plan)
Fire Protection:	Sprinklered throughout
Height:	2 storeys
Building Area	
Existing Building:	18,913 sf / 1,757.08 sm largest outline
Addition:	6,416 sf / 596.06 sm largest outline 25,329 sf / 2,353.14 sm
Construction Type:	Combustible
Fire Separations:	Floors 45 minute if combustible Loadbearing walls 45 minute if combustible Columns and arches 45 minute if combustible

DRAWING LIST

ARCHITECTURAL

A0.00	COVER SHEET
A0.01	PROJECT DATA & ASSEMBLY SCHEDULE
A0.02	EXIT PLAN, FIRE RATINGS/FIRE SEPARATION DIAGRAMS
A1.01	SITE PLAN
A2.01	SLAB EDGE PLAN
A2.02	LEVEL 1 FLOOR PLAN
A2.03	LEVEL 2 FLOOR PLAN
A2.04	RENOVATION PLANS
A2.05	ROOF PLAN
A2.06	LEVEL 1 REFLECTED CEILING PLAN
A2.07	LEVEL 2 REFLECTED CEILING PLAN
A3.01	PROPOSED ELEVATIONS
A3.02	PROPOSED ELEVATIONS
A4.01	SECTIONS
A4.02	SECTIONS
A6.01	WALL SECTIONS
A7.01	STAIR DETAILS
A8.01	DOOR SCHEDULE
A9.01	MILLWORK ELEVATIONS



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Revision		
No.	Description	Date

ZONING DATA

Civic Address
820 Victoria Avenue, Victoria, BC

Legal Description
Lot 5, Section 22, Victoria District, Plan 74A

LOT INFORMATION	REQUIRED	EXISTING	PROPOSED
Zone		P2	P2
Lot Area	MIN. 2000	8047.02	8047.02
Lot Frontage	N/A	110.2	110.2
Lot Breadth		55.1	55.1
Lot Depth		146.1	146.1
Front Yard Setback Area		419.9	419.9
Paved Surface (m² and %)	N/A	N/A / N/A	N/A / N/A
Rear Yard Setback Area		419.9	419.9
Paved Surface (m² and %)	N/A	N/A N/A	N/A N/A
Setbacks			
Front Lot Line	7.62	N/A	N/A
Interior Side Lot Line(s)	7.62	2.59 / 5.44	8.95 / 14.41
Total Side Lot Lines	22.04	8.03	23.36
Rear Lot Line	7.62	89.22	60.83
Second Storey	N/A	N/A	N/A
Between Buildings / Structures	3.0	N/A	N/A
Heights			
Average Grade	N/A	15.66	15.75
Roof Height	N/A	N/A	N/A
Building Height	35'	22' 1.5"	29' 9.25"
Occupiable Height	15'	12'	12'4"
Gross Floor Area	N/A	23,199	34,574
Main Floor	N/A	18,913	25,423
Upper Floor(s)	N/A	1,575	7,560
Atrium	N/A	N/A	393
Basement	N/A	N/A	N/A
Decks / Patios / Landings	N/A	550	1198
Accessory Buildings	N/A	2161	N/A
Exemptions			
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	30	24.6	29.3
Parking (# spaces, covered)	26	11	26

ASSEMBLY TYPES

EXTERIOR WALL TYPES

E1	FOUNDATION WALL – CONC.SLAB ON GRADE R15 INSULATION • FREE DRAINING COMPACTED BACK FILL C/W PERFORATED DRAINAGE SYSTEM • CONC. FOUNDATION WALL – CLEAR SEALED ABOVE GRADE, DAMP PROOFING BELOW GRADE • RIGID XPS INSULATION FULL HEIGHT, 3" THICK (R15) ON INTERIOR
E2	EXTERIOR PRECAST CONCRETE BASE WALL F.R.R. 45 MIN. R22 INSULATION • PRECAST CONCRETE BASE CLADDING PANEL • CONCEALED METAL CLIPS • DRAIN MAT FROM 30" ABOVE SLAB TO FOOTING • VAPOUR PERMEABLE MOISTURE BARRIER & AIR BARRIER • 1/2" PLYWOOD SHEATHING • 2X6 WOOD STUD FRAMING @ 16" O/C MAX • R22 MINERAL FIBRE BATT INSULATION • 6 MIL POLYETHYLENE VAPOUR BARRIER • 5/8" TYPE X GYPSUM WALL BOARD
E3	EXTERIOR FRAMED WALL LEVEL 1, F.R.R. 45 MIN., R22 INSULATION • COMPOSITE VERTICAL CLADDING C/W CONCEALED METAL CLIP FIXING • CAVITY SPACE STRAPPING • VAPOUR PERMEABLE MOISTURE BARRIER & AIR BARRIER • 1/2" PLYWOOD SHEATHING • 2 X 6 WOOD STUD FRAMING @ 16" O/C MAX. • R22 MINERAL FIBRE BATT INSULATION • 6 MIL POLYETHYLENE VAPOUR BARRIER • 5/8" TYPE X GYPSUM WALL BOARD
E4	CEMENTITIOUS PANEL CLERESTORY CLADDING • 1X2 PT VERTICAL STRAPPING @ 16" O/C MAX • VAPOUR PERMEABLE MOISTURE BARRIER & AIR BARRIER • 1/2" PLYWOOD SHEATHING • 2X6 WOOD STUD FRAMING 16" O/C MAX • R22 MINERAL FIBRE BATT INSULATION • 5 MIL POLYETHYLENE VAPOUR BARRIER • 5/8" TYPE X GYPSUM WALL BOARD
E5	EXTERIOR ELEVATOR WALL F.R.R. 45 MIN., R22 INSULATION • COMPOSITE VERTICAL CLADDING C/W CROSS STRAPPING & CONCEALED METAL CLIP FIXING (Horizontal) • VERTICAL RAIN SCREEN CAVITY SPACE 3/4" P.T. PLYWOOD STRIPS 2" WIDE • VAPOUR PERMEABLE MOISTURE BARRIER & AIR BARRIER • 1/2" PLYWOOD SHEATHING • 2 X 6 WOOD STUD FRAMING @ 16" O/C MAX. • R22 MINERAL FIBRE BATT INSULATION • 1/2" PLYWOOD SHEATHING • 5/8" TYPE X GYPSUM WALL BOARD

ROOF TYPES

R1	SLOPED METAL ROOF R30 INSULATION • PREFINISHED METAL STANDING SEAM ROOFING • DRAINAGE MAT • SELF ADHEARING WEATHER BARRIER/ROOF MEMBRANE • PLYWOOD SHEATHING, VENTING REQUIRED UNDER SHEATHING • STRUCTURAL FRAMING W/PURLINS, VENTING REQUIRED ABOVE INSULATION LAYER • CAVITY INSULATION • 6 MIL POLYETHYLENE AIR & VAPOUR BARRIER • 5/8" GYPSUM WALLBOARD • EXPOSED GLULAM RAFTERS/STRUCTURE
R2	FLAT ROOF – ELEVATOR & ELECTRICAL ROOM R30 INSULATION • 2 PLY SBS ROOF MEMBRANE • PROTECTION BOARD • POLYISOCYANURATE INSULATION R30 AVERAGE • FULLY ADHERED AIR/VAPOUR BARRIER • SLOPED TO DRAIN 3/4" PLYWOOD SHEATHING • ROOF FRAMING, SEE STRUCTURAL
R3	LEVEL 2 ROOF DECK F.R.R. 45 MINUTES R30 INSULATION • PAWING SLABS LEVELED ON PEDESTALS • 2 PLY SBS ROOF MEMBRANE • 3/4" PLYWOOD SHEATHING ON 2% TAPERS TO DRAIN • 2 X 4 CROSS STRAPPING, VENTED • MINERAL FIBRE BATT INSULATION BETWEEN FLR. JOISTS • 6 MIL POLYETHYLENE AIR & VAPOUR BARRIER • INTERIOR 5/8" TYPE X GYPSUM WALLBOARD

INTERIOR WALL TYPES

P1	CORRIDOR WALLS F.R.R. 45 MINUTE – STC 45 BCBC WALL NO. W3g • 2 X 4 STUDS @ 16" O/C • 3 1/2" THICK ABSORPTIVE MATERIAL • 5/8" RESILIENT METAL CHANNELS ON ONE SIDE @ 16" O/C • ONE LAYER 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE
P2	DEMISING WALL F.R.R. 1 HOUR – STC 52 BCBC WALL NO. W8g • 2 ROWS 2 X 4 WOOD STUDS EACH SPACED 16" O/C STAGGERED ON COMMON 2 X 6 PLATE • 3 1/2" THICK ABSORPTIVE MATERIAL ON ONE SIDE • 2 LAYERS 5/8" TYPE X GYPSUM WALL BOARD ONE SIDE • 1 LAYER OF 5/8" TYPE X GYPSUM WALL BOARD ON THE OTHER SIDE
P3	DEMISING WALL F.R.R. 1.5 HOURS – STC 62 BCBC WALL NO. W10g • 2 ROWS OF 2 X 4 WOOD STUDS EACH SPACED 16" O/C STAGGERED ON COMMON 2 X 6 PLATE • 3 1/2" THICK ABSORPTIVE MATERIAL ONE SIDE • 5/8" RESILIENT METAL CHANNELS ONE SIDE SPACED 16" O/C • 2 LAYERS 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE
P4	ELEVATOR WALL F.R.R. 45 MINUTES MIN., STC-- 60 MINIMUM • 2 LAYERS 5/8" TYPE X GYPSUM WALL BOARD • 5/8" RESILIENT METAL CHANNEL @ 24" O/C • 2 X 4 WOOD STUDS @ 24" O/C • 3 1/2" THICK ABSORPTIVE MATERIAL • 1/2" GAP • 1/2" PLYWOOD SHEATHING • 2 X 6 WOOD FRAMING @ 16" O/C MAX. • R22 MINERAL FIBRE BATT INSULATION • 1/2" PLYWOOD SHEATHING • 5/8" TYPE X GYPSUM WALLBOARD
P5	WASHROOM WALLS F.R.R. 1 HOUR, STC-- 54, BCBC WALL NO. W4b • 5/8" TYPE X GYPSUM WALL BOARD • 5/8" RESILIENT METAL CHANNELS ONE SIDE • 2 X 4 WOOD STUDS @ 24" O/C • 3 1/2" ABSORPTIVE MATERIAL • 5/8" TYPE X GYPSUM WALLBOARD

FLOOR TYPES

F1	CONCRETE SLAB ON GRADE R15 INSULATION • 4" REINFORCED CONCRETE SLAB ON GRADE (SEE STRUCTURAL) • 10 MIL POLYETHYLENE VAPOUR & AIR BARRIER • 3" XPS PERIMETER INSULATION R15 FOR 24" • COMPACTED GRANULAR FILL
F2	LEVEL 2 F.R.R. 45 MINUTES • 1 1/2" CONCRETE TOPPING • 3/4" PLYWOOD SHEATHING • ENGINEERED FLOOR JOIST FRAMING (SEE STRUCTURAL) • ACOUSTIC INSULATION • 5/8" METAL RESILIENT CHANNELS • 5/8" TYPE X GYPSUM WALL BOARD • EXPOSED GLULAM BEAMS/STRUCTURE

NOTE: FIRE RESISTANCE RATING F.R.R.

- SOME F.R.R. VALUES EXCEED THE REQUIRED 45 MINUTES MINIMUM IN ORDER TO MEET THE STC REQUIREMENTS WHICH REQUIRE ADDITIONAL INSULATION.

Excavation & Foundation Permit	Feb. 09, 2022
Building Permit	Feb. 09, 2022
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PROJECT DATA &
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SITE PLAN

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