

# EARLY LEARNING CENTER

## WHITE ROAD AND VEYANESS RD - CENTRAL SAANICH BC

### NEW CHILDCARE - ISSUED FOR REZONING - V4 FACTORY BUILT MODULAR UNIT

JANUARY 27 2022



NO.	REVISIONS
4	FOR REZONING V4
3	FOR REZONING V4
2	FOR REZONING V4
1	ISSUE FOR REZONING



DRAWING LIST
A-0.0 COVER SHEET AND BYLAWS
A-1.0 SITE PLAN
A-1.1 SITE PLAN
A-2.0 FLOOR PLAN
A-3.0 ELEVATIONS

PROJECT INFORMATION
<b>OWNER /PROJECT CONTACT :</b> ROB LUMB DIRECTOR OF FACILITIES, SAANICH SCHOOLS
2125 KEATING CROSS ROAD SAANICHTON, BC V8M 2A5 P: 250-652-7341 C: 250-217-4163
<b>ARCHITECT :</b> BRADLEY SHIYA ARCHITECT INC. 7808 SHIPS POINT ROAD FANNY BAY, B.C. V0R 1W0 P: 250-588-2723
<b>PROJECT DESCRIPTION :</b> NEW CHILDCARE STUDIOS

GENERAL NOTES
ALL WORK SHALL CONFORM TO THE LATEST BRITISH COLUMBIA BUILDING CODE OR LOCAL BUILDING CODES AND BY-LAWS WHICH MAY TAKE PRECEDENCE.
DO NOT SCALE OFF DRAWINGS. CONTACT THE CONSULTANT FOR MISSING INFORMATION.
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
ALL DOCUMENTS TO BE READ AS A WHOLE.
LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
REFER TO SPECIFICATIONS FOR MATERIALS.

CHILD CARE LICENSING REGULATION
<b>USABLE FLOOR AREA :</b>
STUDIO SECTION #1   80.5 SQ.M + 31.7 SQ.M NAP ROOM FOR 12 CHILDREN
STUDIO SECTION #2   89.5 SQ.M   24 CHILDREN
STUDIO SECTION #3   89.5 SQ.M   24 CHILDREN
<b>MINIMUM 3 TOILETS AND 3 WASH BASINS PROVIDED FOR EACH STUDIO (SEE DRAWINGS)</b>
<b>OUTDOOR PLAY AREA : MINIMUM 360 M2</b>

ZONING SUMMARY
<b>CIVIC ADDRESS:</b> WHITE ROAD AND VEYANESS
<b>LEGAL DESCRIPTION:</b> LOT A, SECTION 8, RANGE 3 EAST, SOUTH SAANICH DISTRICT, PLAN 17298
<b>ZONING:</b> CURRENT REZ - REZONE TO P1-A
<b>SITE AREA:</b> ±7 085 SQ.M
<b>SITE COVERAGE ALLOWED:</b> 40%
<b>SITE COVERAGE EXTG:</b> 0 SQ.M   ± 0%
<b>SITE COVERAGE PROPOSED:</b> 431 SQ.M
<b>SITE COVERAGE TOTAL:</b> ± 431 SQ.M   ± 6.1%
<b>SETBACKS:</b>
FRONT YARD 7.5 M
REAR YARD 7.5 M
SIDE YARD 6.0 M
<b>AVERAGE GRADE:</b> 65.5 M
<b>GROSS FLOOR AREA PROPOSED:</b> 431 SQ.M
<b>FLOOR SPACE RATIO:</b> 0.4
<b>MAX HEIGHT:</b> 8.0 M
<b>STOREYS:</b> 1 STOREY PROPOSED
<b>IMPERMEABLE SURFACE:</b>
ROOF 414 SQ.M
STAIRS AND LANDING 167 SQ.M
SIDEWALK 220 SQ.M
ASPHALT ROAD 830 SQ.M
TOTAL 1 631 SQ.M
STORMWATER WILL BE A COMBINED INFILTRATION AND RETENTION CAPACITY GREATER THAN OR EQUAL TO THE DEPTH OF 28 MM OF WATER OVER THE AREA OF THE PARCEL. WATER STORAGE CAPACITY ON THE PARCEL EQUAL TO AT LEAST A DEVICE LIMITING THE STORMWATER FLOW FROM THE PARCEL TO THE PUBLIC DRAINAGE SYSTEM TO A MAXIMUM OF 17.5 LITRES PER SECOND PER HECTARE OF PARCEL AREA. ENGINEERING DRAWINGS WILL BE SUBMITTED FOR BUILDING PERMIT.

PARKING
<b>OFF STREET PARKING</b>
1 STALL PER 5 CHILDREN REQUIRED FOR CHILDCARE
NEW PARKING FOR CHILDCARE = 14 STALLS
PROPOSED FOR PROJECT = 14 STALLS
(2 ACCESSIBLE (TYPE A AND TYPE B) AND 2 ENERGIZED SPACES WITH 2 ENERGIZED ELECTRIC VEHICLE SUPPLY EQUIPMENT)
NO BIKE PARKING REQUIRED   8 PARKING SPACES IN EXTERIOR BIKE RACK PROVIDED
1.3 M H VEGETATION SCREEN REQUIRED AROUND PARKING

WALL CONSTRUCTION SCHEDULE	
<b>W1</b>	EXTERIOR CLADDING : SEE ELEVATION RAIN SCREEN 1/2" STRAPPING @ 400 MM O.C. 64 MM ROCKWOOL COMFORT BOARD SELF ADHERENT AIR BARRIER MEMBRANE (VAPOR PERMEABLE) 3/8" PLYWOOD NAILED 2X6 SPP @ 16" O.C. CW R-22 140 MM ROCKWOOL COMFORT BATT 6MM POLY V.B. 5/8" (15.9 MM) TYPE 'X' GYPSUM BOARD 1/2" (12.7 MM) VINYL-COVERED GYPSUM BOARD CW MATCHING VINYL COVERED BATTENS
<b>W2</b>	INTERIOR WALL 1/2" (12.7 MM) VINYL-COVERED GYPSUM BOARD CW MATCHING VINYL COVERED BATTENS 5/8" (15.9 MM) TYPE 'X' GYPSUM BOARD 3/8" x 89 WOOD STUDS @ 400 O.C. 5/8" (15.9 MM) TYPE 'X' GYPSUM BOTH SIDES 1/2" (12.7 MM) VINYL-COVERED GYPSUM BOARD CW MATCHING VINYL COVERED BATTENS
<b>W3</b>	INTERIOR WALL 1/2" (12.7 MM) VINYL-COVERED GYPSUM BOARD CW MATCHING VINYL COVERED BATTENS 3/8" x 89 WOOD STUDS @ 400 O.C. 1/2" (12.7 MM) VINYL-COVERED GYPSUM BOARD CW MATCHING VINYL COVERED BATTENS

FLOOR CONSTRUCTION SCHEDULE	
<b>F1</b>	3/8" OSB SHEATHING NAILED 2X10 F.L.R. JOISTS @ 16" O.C. CW TRIPLE SIDE AND DOUBLE END PLATES CW JOIST HANGERS R-28 ROCKWOOL COMFORT BATT 5/8" TAG PLYWOOD ULAY TARKETT FLOORING

ROOF CONSTRUCTION SCHEDULE	
<b>R1</b>	ROOF ASSEMBLY : 2 PLY GBS ROOFING 1/2" DENSE DECK COVER PLYWOOD TAPER ADDED (IF REQUIRED) 2X10 ROOF JOISTS @ 16" O.C. R-28 ROCKWOOL COMFORT BATT 6 MIL POLY V.B. 1/2" G.W.B.
REFER TO STRUCTURAL DWGS FOR ROOF, FLOOR FRAMING AND CRIBBING DETAILS	



SCHOOL DISTRICT 63  
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 WHITE ROAD AND VEYANESS  
 NEW CHILDCARE STUDIOS - ISSUED FOR REZONING - REVISIONS  
 FACTORY BUILT MODULAR UNIT

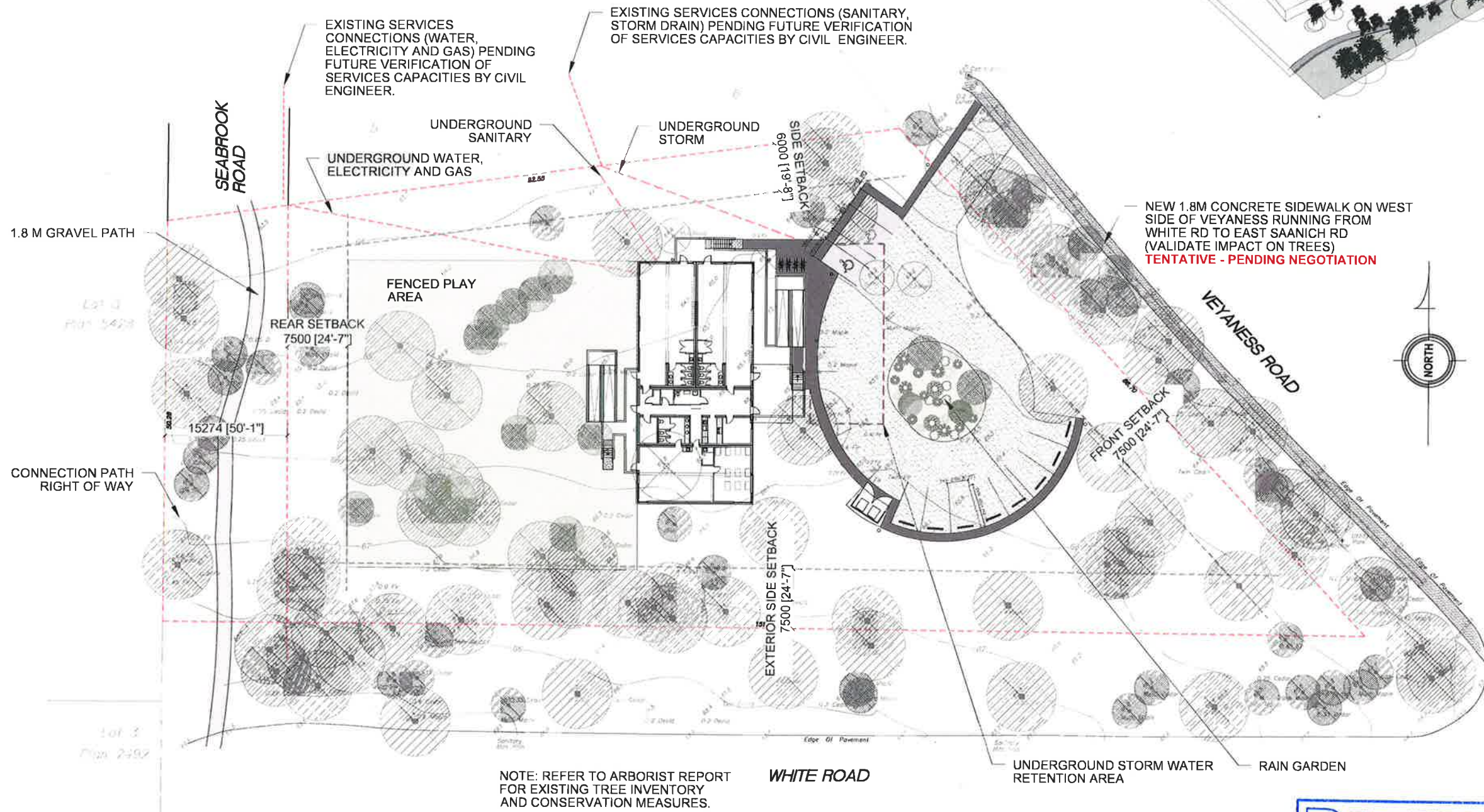
**BSA**  
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COVER SHEET AND BYLAWS	
Date	JAN 27 2022
Scale	AS NOTED
Drawn	AC
JOB	20-17
Sheet	A0.0



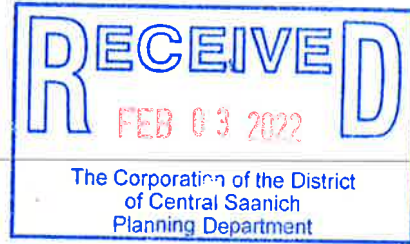
REVISIONS	
4	FOR REZONING Y/B
3	FOR REZONING Y/B
2	FOR REZONING Y/B
1	ISSUE # ON REZONING



NOTE: REFER TO ARBORIST REPORT FOR EXISTING TREE INVENTORY AND CONSERVATION MEASURES.

**ALL FRONTAGE IMPROVEMENT ARE PENDING NEGOTIATIONS BETWEEN SCHOOL DISTRICT 63 AND CENTRAL SAANICH**

1 SITE PLAN  
A1.0 1:250



SCHOOL DISTRICT 63  
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The design and drawings provided by this architect are the result of a professional service. The contractor shall verify all dimensions and conditions of the project and is responsible for reporting any errors, omissions, and discrepancies to the architect in writing as soon as they are discovered. The architect shall not be held liable for any errors or omissions which may occur in the field.

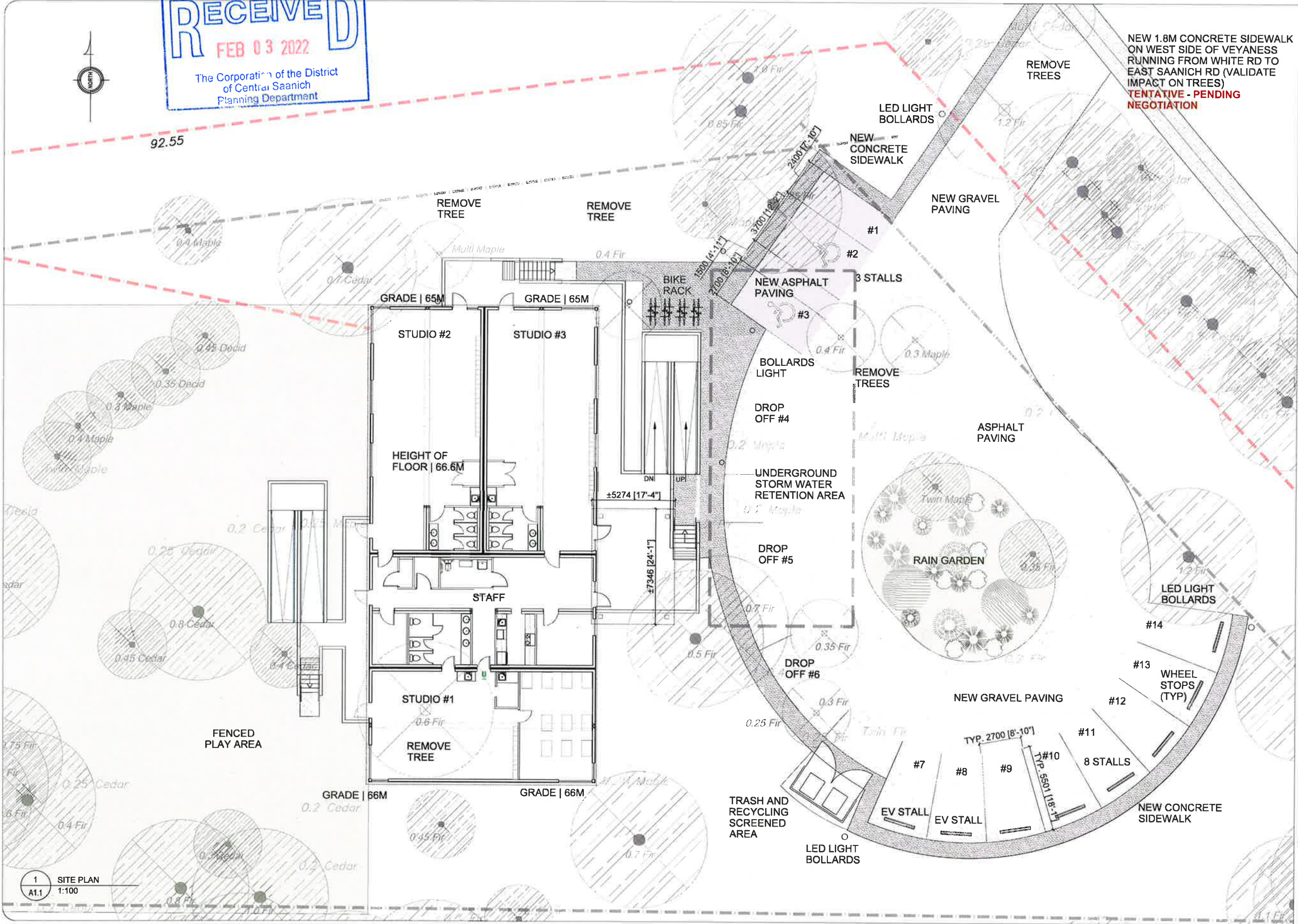
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**SITE PLAN**

Date	JAN 27 2022
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Job	20-17
Sheet	A1.0

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NEW 1.8M CONCRETE SIDEWALK  
 RUNNING FROM WHITE RD TO  
 EAST SAANICH RD (VALIDATE  
 IMPACT ON TREES)  
**TENTATIVE - PENDING  
 NEGOTIATION**

REVISIONS	
4	FOR REZONING V2B
3	FOR REZONING V2
2	FOR REZONING V2
1	BASE FOR REZONING

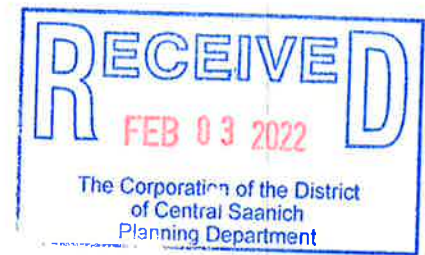
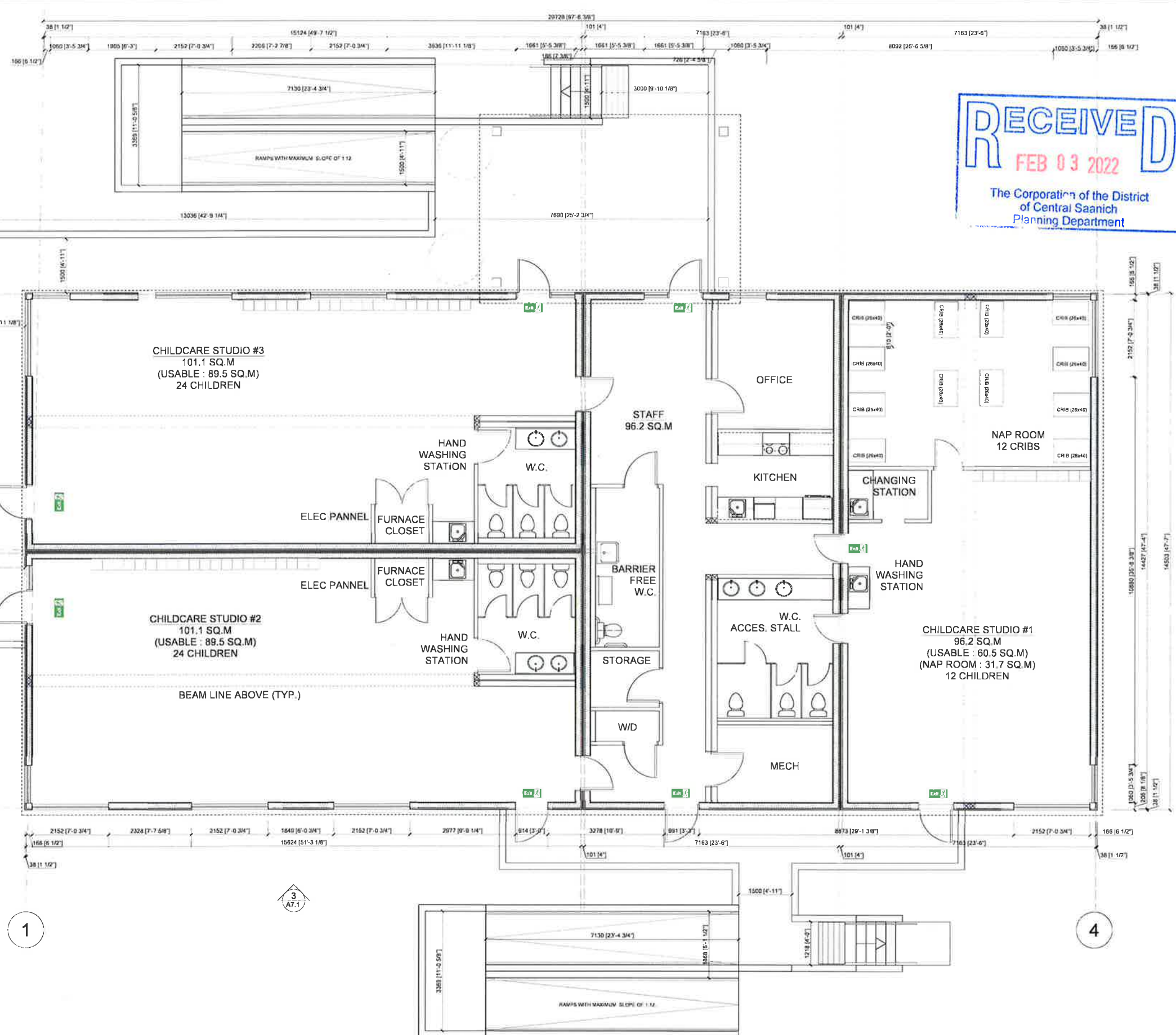
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SITE PLAN	
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Sheet	A1.1

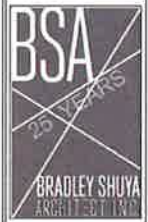
1 SITE PLAN  
 A1.1 1:100



REVISIONS	
4	FOR REZONING V08
3	FOR REZONING V0
2	FOR REZONING V2
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FLOOR PLAN	
Date	JAN 27 2022
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Sheet	A2.0

**1 FLOOR PLAN**  
A2.0 1:50



REVISIONS	
4	FOR REZONING V3
3	FOR REZONING V2
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ELEVATIONS	
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