

# WOODLAND PARK ELEMENTARY #SD36 MODULAR SCHOOL ADDITION

9025 158 STREET, SURREY BC  
PROJECT No. 23063

**PHASE 4 | 01/12/24 | ISSUED FOR BUILDING PERMIT**



Sheet List 1	
Number	Sheet Name
A000	COVER SHEET
A001	SITE AND BUILDING STATISTICS
A002	CONSTRUCTION ASSEMBLIES
A003	EXTERIOR & INTERIOR DOOR LEGEND & SCHEDULE
A004	CURTAIN WALL & WINDOW LEGEND
A005	BUILDING PERSPECTIVES
A100	SITE PLAN
A101	ENLARGED SITE PLAN
A102	LIFE SAFETY PLANS
A103	SCHEMATIC PLANS
A201	FOUNDATION PLAN
A202	LEVEL 01
A203	LEVEL 02
A204	ROOF PLAN
A205	RCP
A206	RCP
A300	ELEVATIONS
A400	BUILDING SECTIONS
A401	BUILDING SECTIONS
A500	STAIRS
A501	STAIRS
A502	WASHROOMS

## Consultant Drawings List



220 - 12 Water Street Vancouver, BC V6B 1A5  
604 - 736 - 5581 Vancouver Victoria

#### CLIENT

**SCHOOL DISTRICT #36**  
14033 92<sup>ND</sup> AVENUE  
SURREY, BC  
V3V 0B7  
  
T: 604.596.7733  
  
CONTACT:  
**DAVE RILEY**  
RILEY\_D@SURREYSCHOOLS.CA

#### CONSTRUCTION MANAGER

**HEATHERBRAE**  
  
T: 604.277.2315  
  
CONTACT:  
**TIM KNIGHT**  
TIMK@HEATHERBRAE.COM

#### ARCHITECT

**IREDALE ARCHITECTURE**  
SUITE 220  
12 WATER STREET  
VANCOUVER, BC  
V6H 1A5  
  
T: 604.736.5581  
  
CONTACT:  
**MICHAEL VAN BAKEL**  
MICHAEL@IREDALE.CA  
  
**GUSTAVO MATOSO**  
GUSTAVO@IREDALE.CA

#### STRUCTURAL

**RJC ENGINEERS**  
#300  
1285 W BROADWAY  
VANCOUVER, BC  
V6H 3X8  
  
T: 604.738.0048  
  
CONTACT:  
**JAMES MUNRO**  
JMUNRO@RJC.CA

#### MECHANICAL

**ROCKY POINT ENGINEERING**  
#102  
3721 SHENTON ROAD  
NANAIMO, BC  
V9T 2H1  
  
T: 250.585.0222  
  
CONTACT:  
**RICHARD CORRA**  
RICHARD.CORRA@RPENG.CA

#### CODE CONSULTANT

**RATIO CODE CONSULTANT**  
2930 ARGO PLACE  
BURNABY, BC  
V3J 7G3  
  
T: 604.454.8439  
  
CONTACT:  
**JOSEPH KREVS**  
JK@RATIOCODE.CA

#### ELECTRICAL ENGINEER

**JARVIS ENGINEERING**  
32988 SOUTH FRASER WAY  
ABBOTSFORD, BC  
V52 2A8  
  
T: 604.850.0449  
  
CONTACT:  
**JOHN JARVIS**  
JOHN@JARVISENG.COM

#### LANDSCAPE

**GROUNDSWELL LANDSCAPE ARCHITECTURE**  
2705 MAIN STREET  
VANCOUVER, BC  
V5T 3E9  
  
T: 604.880.7229  
  
CONTACT:  
**JENNIFER STAMP**  
JENNIFER@GROUNDSWELLLANDS  
CAPE.COM

#### MODULAR PREFABRICATION

**MODUS**  
34 MCCOOL CRESCENT  
CROSSFIELD, AB  
T0M 0S0  
  
T: 403.274.2422  
  
CONTACT:  
**MITZ SIMONELLI**  
MSIMONELLI@MODUS.CA

WOODLAND PARK ELEMENTARY  
#SD36 MODULAR SCHOOL ADDITION  
9025 158 STREET, SURREY BC

PROJECT No. 23063  
**PHASE 4 | 01/12/24 | ISSUED FOR BUILDING PERMIT**

## ZONING SUMMARY

**Municipal Address:** 9025 158 Street, Surrey, BC  
**Legal Description:** LOT 2 SECTION 35 TOWNSHIP 2 PLAN NWP85879 NWD PART SE 1/4, WOODLAND PARK ELEMENTARY  
**Folio:** 6351-01016-0  
**PID:** 016-144-121

**Zoning:** One-Acre Residential Zone - RA  
**Site Area:** 20,375 ft<sup>2</sup> (219,309 m<sup>2</sup>)  
**Site Coverage Allowed:** 25%  
**Site Coverage Existing:** 17.55% (3,576.40 m<sup>2</sup>)  
**Additional Site Coverage:** 5.46% (1,111.80 m<sup>2</sup>)  
**Site Coverage Total:** 23.01% (4,688.20 m<sup>2</sup>)

	Required/ Allowed	Proposed
<b>Building Height:</b>	9 m	7.92 m
<b>Number of Storeys:</b>	-	2

Setbacks:	Required/ Allowed	Proposed
<b>Front Yard</b>	15 m	34.97 m
<b>Rear Yard</b>	15 m	27.24 m
<b>Side Yard</b>	6 m	16.02 m
<b>Street Side Yard</b>	15 m	148.32 m

## PARKING REQUIREMENTS

Parking Spaces	Required	Provided
16 Classrooms (1.75 Space per Classroom)	28 Spaces	XX Spaces
Drop-Off	9 Spaces	XX Spaces
Existing Parking Spaces:	56 Spaces	56 Spaces
Additional Parking Spaces:	XX Spaces	XX Spaces
<b>Total Spaces:</b>	<b>XX Spaces</b>	<b>XX Spaces</b>

Bicycle Spaces	Required	Provided
16 Classroom (4 Spaces per Classroom)	64 Spaces	XX Spaces
Existing Bicycle Spaces	0 Spaces	XX Spaces
<b>Total Spaces</b>	<b>64 Spaces</b>	<b>XX Spaces</b>

## UNPROTECTED OPENINGS

Values Taken From Table 3.2.3.1-D For Sprinkled Buildings

	Area of Exposed Building (M2)	Actual Limiting Distance M Or Required	% Unprotected Openings Allowed	% Actual Unprotected Openings	Exposed Building Face			
					Cladding Combust./ Non Combust.	Construction Combust./ Non Combust.	FRR REQ.	FRR PRV.
West	218.63	16.02	100%	50.41 %	-	-	45min	45min
East	218.70	11.58	100%	50.39 %	-	-	45min	45min
North	128.33	27.24	100%	29.67 %	-	-	45min	45min
South	161.97	34.97	100%	34.98 %	-	-	45min	45min

**NOTE:**

## WASHROOM REQUIREMENTS

Projected Staff Count: 32 Staff  
 Projected Student Count: 400 Students  
 Total:

	Required	Provided
<b>Student</b>		
Gender Neutral	12 Stalls	14 Stalls
Universal	1 Stalls	2 Stalls
<b>Staff</b>	2 Stalls	2 Stalls
<b>Total</b>	<b>16 Stalls</b>	<b>18 Stalls</b>

## BUILDING CODE INFORMATION

Referenced Documents:  
 British Columbia Building Code 2018 - Part 3

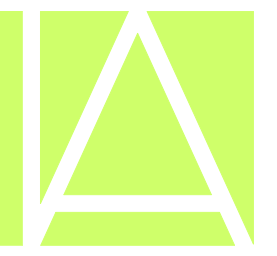
### Building Information:

**Building Area:** 11,967.32 ft<sup>2</sup> (1,111.80 m<sup>2</sup>)  
**Number of Storeys:** 2  
**Sprinkled:** Yes  
**Building Classification:** Group "A" Division 2 Section 3.2.2.26  
 Combustible Construction Permitted

**Designed Occupant Load:** 400 Children  
 32 Staff

Client

No.	Date	Revision
This computer generated drawing is an instrument of service and is copyright material. Use only for this project or as directed by Iredale Architecture. ©		



**IREDALE**  
 ARCHITECTURE

220 - 12 Water Street  
 Vancouver, BC V6B 1A5  
 604 - 736 - 5581

Vancouver Victoria  
[www.iredale.ca](http://www.iredale.ca)

Scale

**WOODLAND PARK**  
**ELEMENTARY**  
**#SD36 MODULAR SCHOOL**  
**ADDITION**

9025 158 STREET, SURREY BC

Drawing Title

**SITE AND BUILDING STATISTICS**

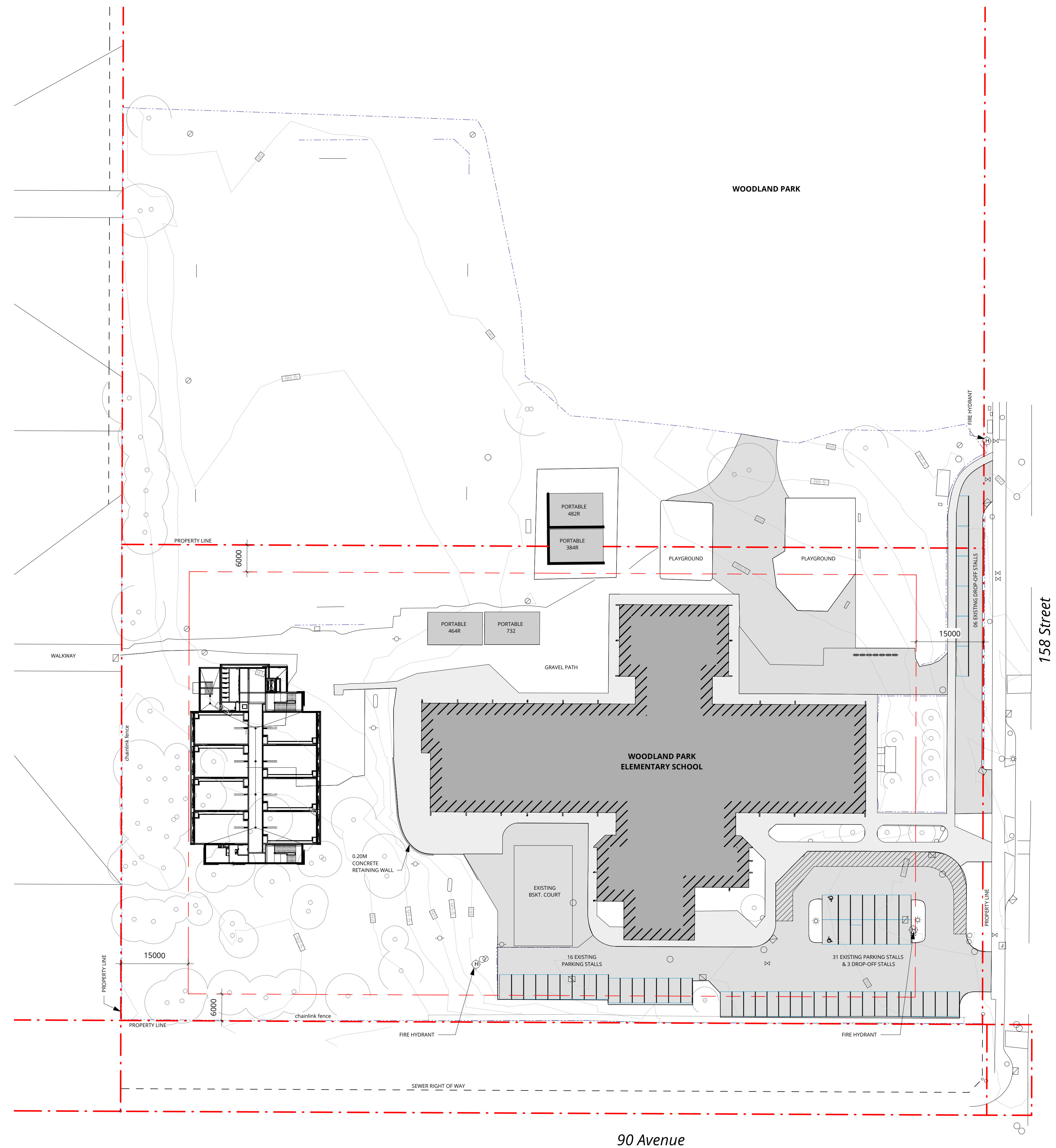
Scale @ 27"x36"

1 : 100

Drawn	Author	Check	MVB	Partner	GC
-------	--------	-------	-----	---------	----

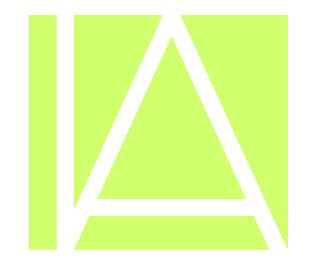
Project No.  
**23063**

Phase No.	Sheet No.
<b>4</b>	<b>A001</b>



1 Site Plan  
1 : 500

Client		
No.	Date	Revision
This computer generated drawing is an instrument of service and is copyright material. Use only for this project or as directed by Iredale Architecture. ©		



**IREDALE**  
ARCHITECTURE

220 - 12 Water Street  
Vancouver, BC V6B 1A5  
604 - 736 - 5581  
Vancouver Victoria  
[www.iredale.ca](http://www.iredale.ca)

Snr	

--	--

**WOODLAND PARK  
ELEMENTARY  
#SD36 MODULAR SCHOOL  
ADDITION**

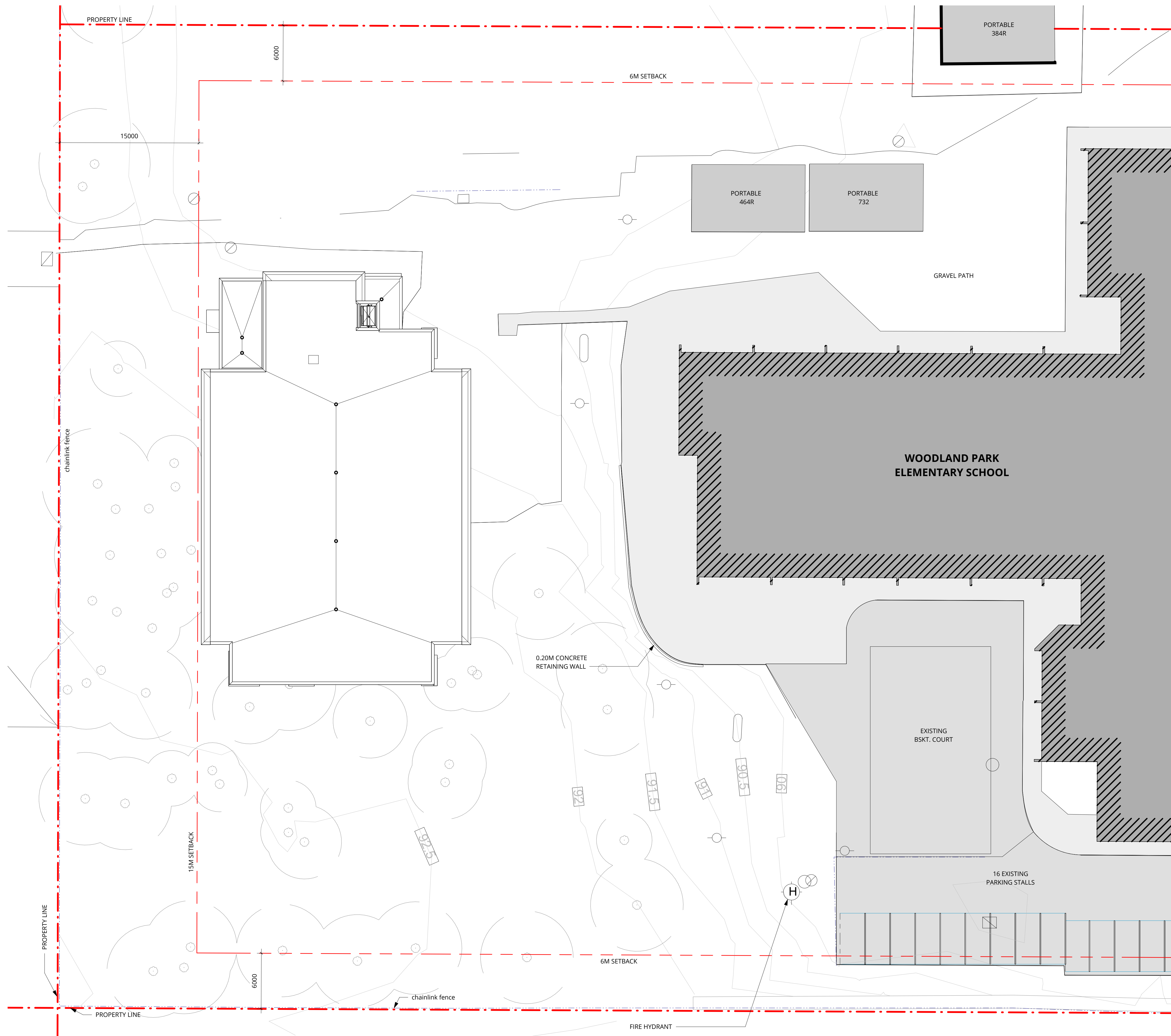
9025 158 STREET, SURREY BC

Drawing Title	
SITE PLAN	

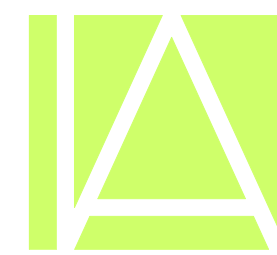
Scale @ 27"x36":  
1 : 500

Drawn	LTN	Check	MVB	Partner	GC
-------	-----	-------	-----	---------	----

Project No.		23063	
Phase No.	4	Sheet No.	A100

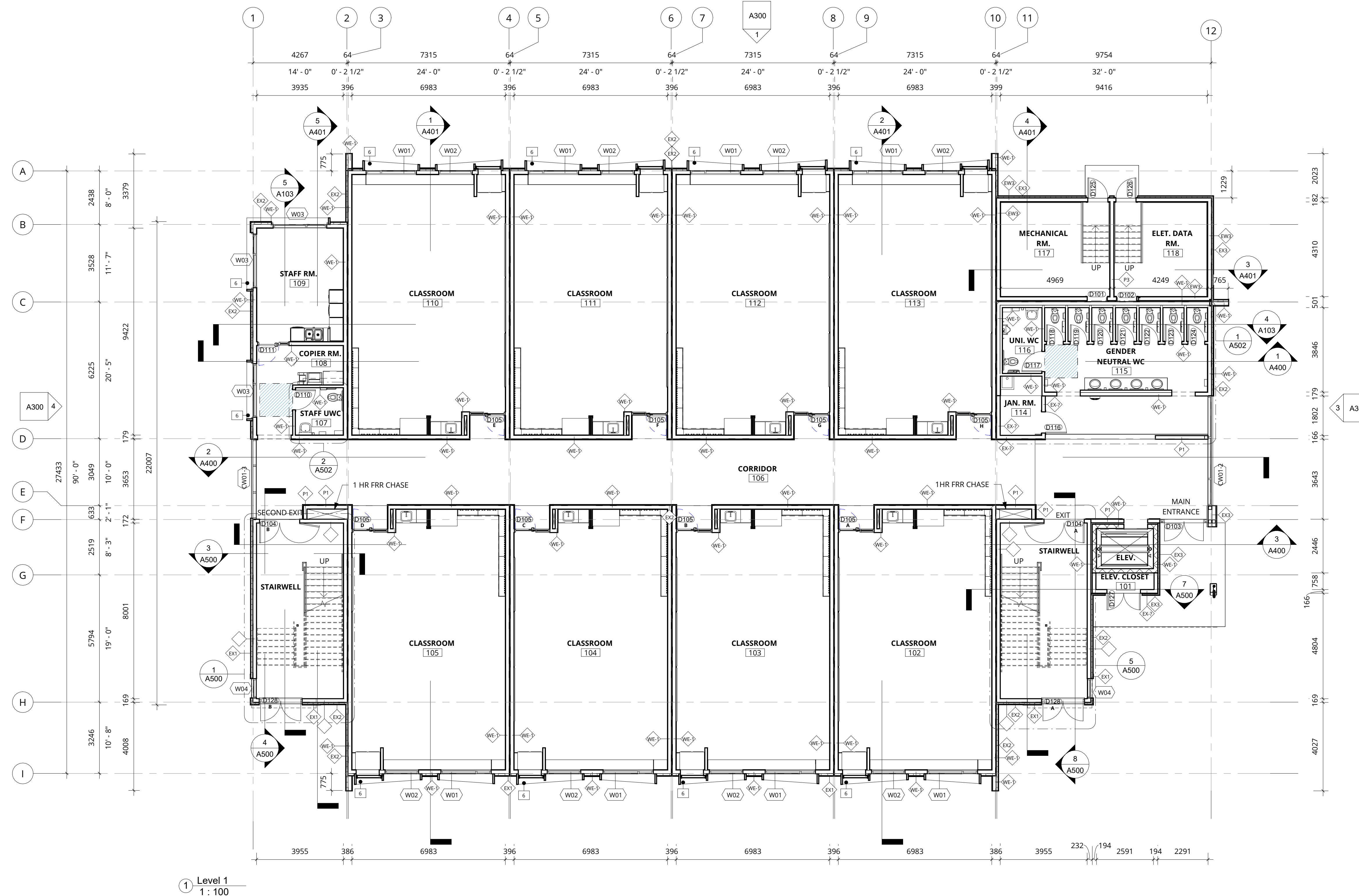


1 Enlarged Site Plan  
1 : 200

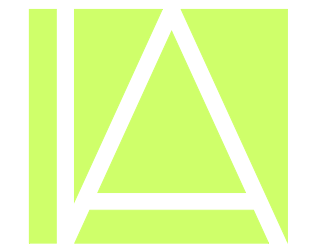
Client		
No.	Date	Revision
This computer generated drawing is an instrument of service and is copyright material. Use only for this project or as directed by Iredale Architecture. ©		
 <p><b>IREDALE</b> ARCHITECTURE</p> <p>220 - 12 Water Street Vancouver, BC V6B 1A5 604 - 736 - 5581 Vancouver Victoria <a href="http://www.iredale.ca">www.iredale.ca</a></p>		
<p><b>WOODLAND PARK ELEMENTARY</b> #SD36 MODULAR SCHOOL ADDITION</p> <p>9025 158 STREET, SURREY BC</p>		
Drawing Title		
ENLARGED SITE PLAN		
Scale @ 27"x36"		
1 : 200		
Drawn	Check	Partner
LTN	MVB	GC
Project No.		
23063		
Phase No.		Sheet No.
4		A101

# MISSING CREATE WALL SCHEDULE & CHECK WALL TAGS TO MATCH

KEYNOTE LEGEND	
Key Value	Keynote Text
6	WINDOW SURROUND IN WELDED ALUMINUM, COLOR TBD



No.	Date	Revision
This computer generated drawing is an instrument of service and is copyright material. Use only for this project or as directed by Iredale Architecture ©		



**IREDALE**  
ARCHITECTURE

220 - 12 Water Street  
Vancouver, BC V6B 1A5  
604 - 736 - 5581

Vancouver Victoria  
[www.iredale.ca](http://www.iredale.ca)

**WOODLAND PARK**  
**ELEMENTARY**  
**#SD36 MODULAR SCHOOL**  
**ADDITION**

9025 158 STREET, SURREY BC

LEVEL 01

1 : 100

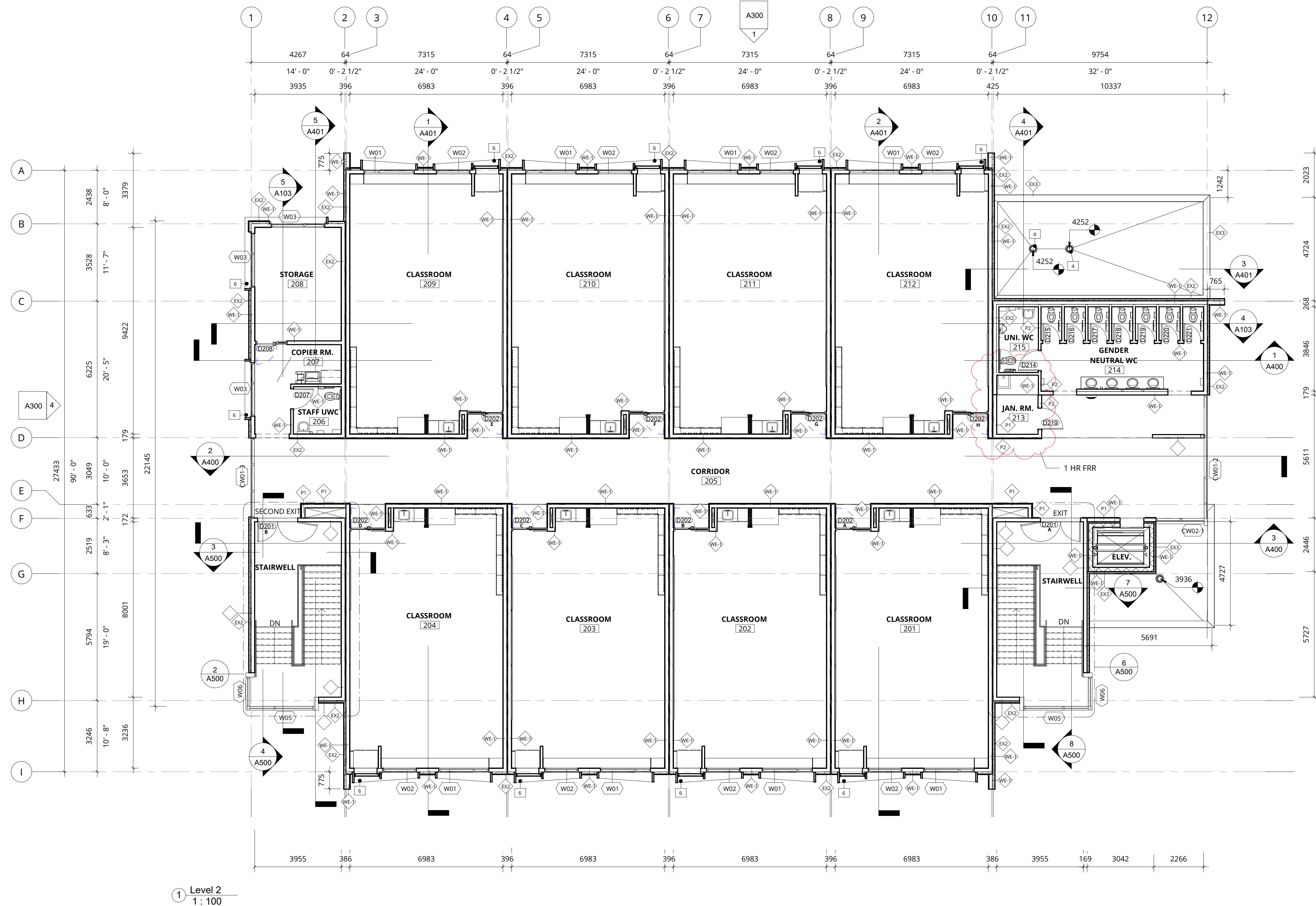
Drawn	LTN	Check	MVB	Partner	GC
-------	-----	-------	-----	---------	----

Project No.  
**23063**

Phase No. Sheet No.  
**4 A202**

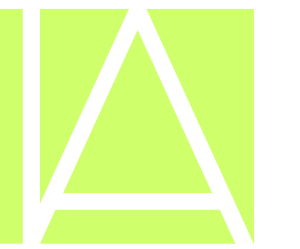
# MISSING CREATE WALL SCHEDULE & CHECK WALL TAGS TO MATCH

KEYNOTE LEGEND	
Key Value	Keynote Text
4	AREA DRAIN
6	WINDOW SURROUND IN WELDED ALUMINUM. COLOR TBD



No.	Date	Revision
1		

This computer generated drawing is an instrument of service and is copyright material. Use only for this project or as directed by Iredale Architecture.



**IREDALE**  
ARCHITECTURE

220 - 12 Water Street  
Vancouver, BC V6B 1A5  
604 - 736 - 5581  
Vancouver Victoria  
[www.iredale.ca](http://www.iredale.ca)

WOODLAND PARK  
ELEMENTARY  
#SD36 MODULAR SCHOOL  
ADDITION

9025 158 STREET, SURREY BC

LEVEL 02

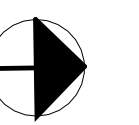
1 : 100

Drawn	LTN	Check	MVB	Partner	GC
-------	-----	-------	-----	---------	----

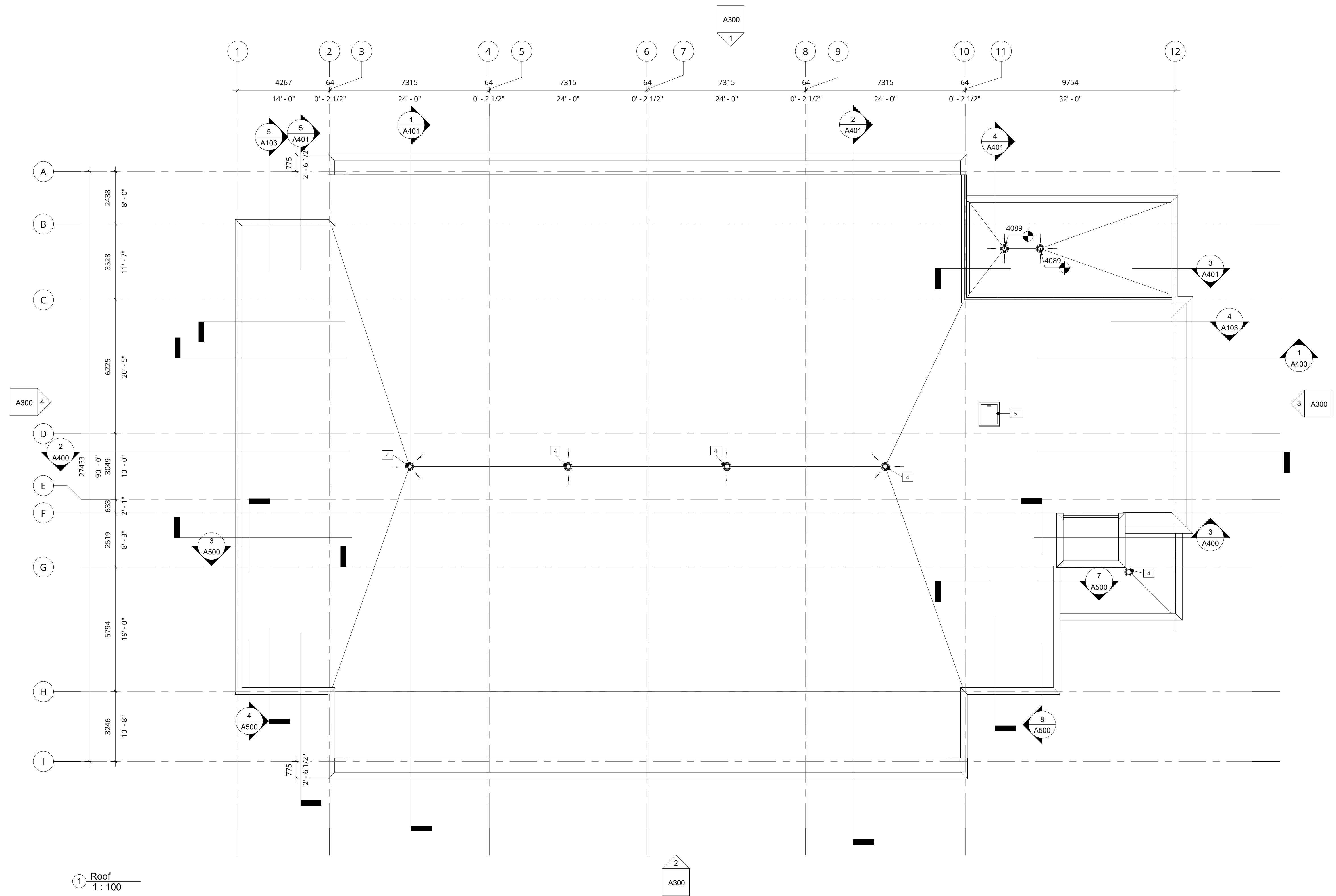
Project No.  
23063

Phase No.  
4

Sheet No.  
A203



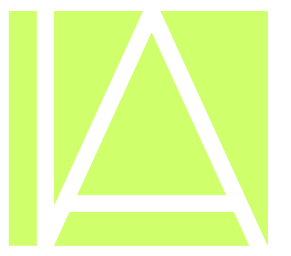
KEYNOTE LEGEND	
Key Value	Keynote Text
4	AREA DRAIN
5	ROOF ACCESS HATCH



1 Roof  
1 : 100

Client

No.	Date	Revision
This computer generated drawing is an instrument of service and is copyright material. Use only for this project or as directed by Iredale Architecture. ©		



**IREDALE**  
ARCHITECTURE

220 - 12 Water Street  
Vancouver, BC V6B 1A5  
604 - 736 - 5581

Vancouver Victoria  
[www.iredale.ca](http://www.iredale.ca)

Scale

**WOODLAND PARK  
ELEMENTARY  
#SD36 MODULAR SCHOOL  
ADDITION**

9025 158 STREET, SURREY BC

Drawing Title

ROOF PLAN

Scale @ 27"x36"

1 : 100

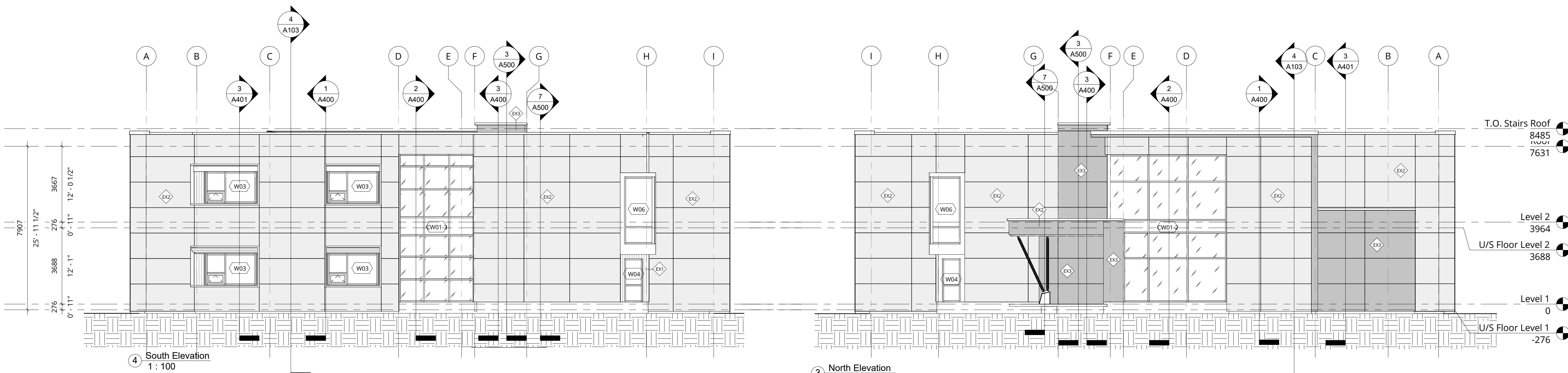
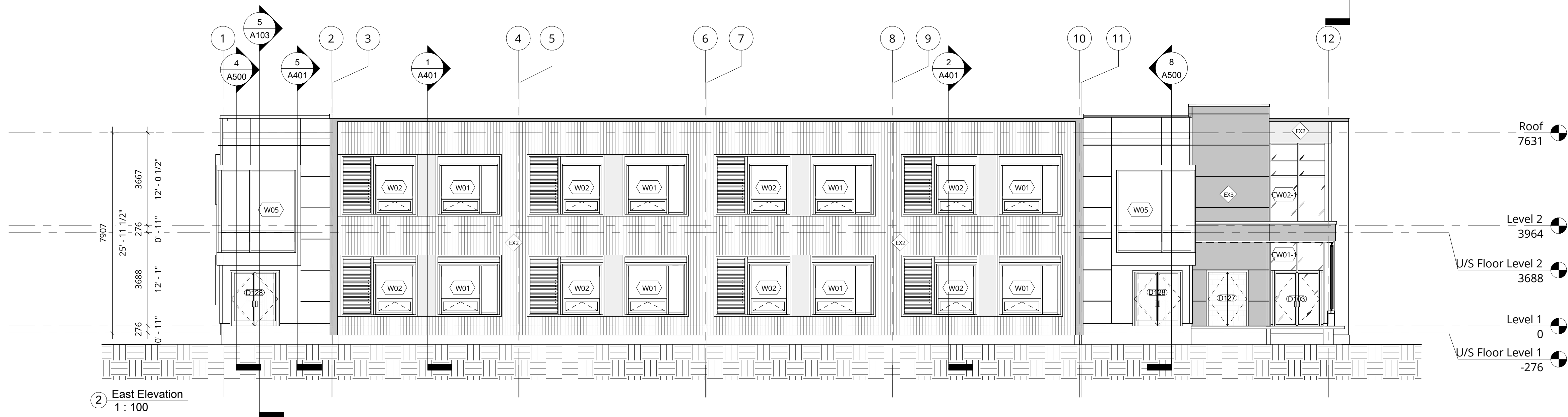
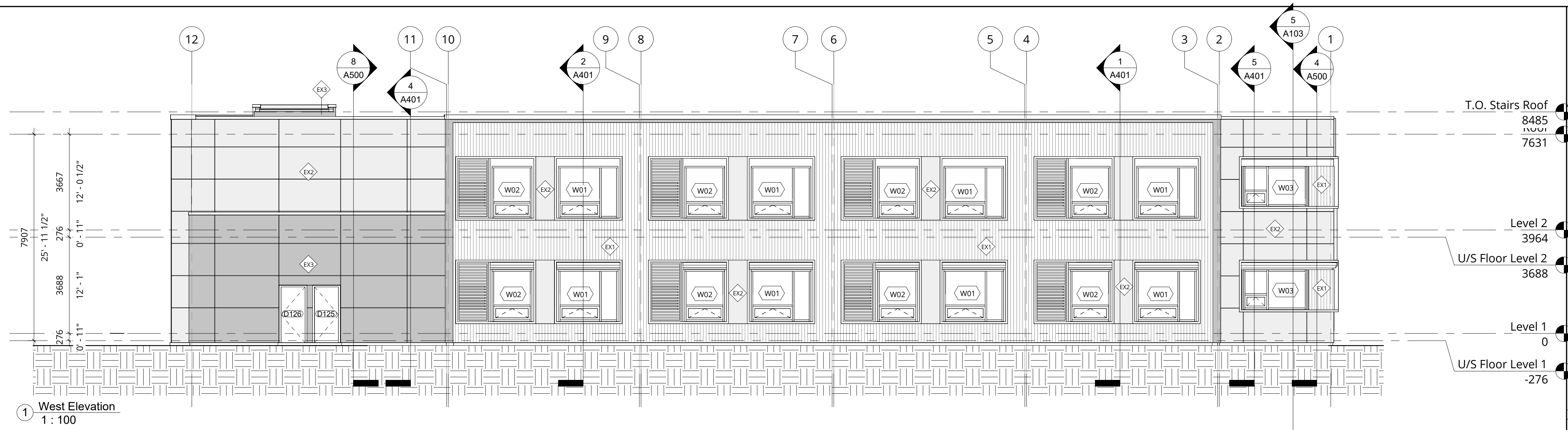
Drawn	LTN	Check	MVB	Partner	GC
-------	-----	-------	-----	---------	----

Project No.  
**23063**

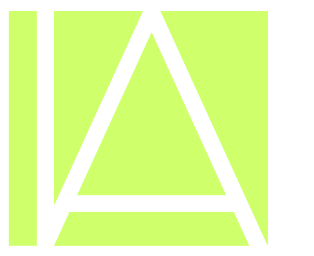
Phase No.	Sheet No.
4	A204

EXTERIOR MATERIALS	
	EX1 - CORRUGATED METAL SIDING - COLOUR TBD
	EX2 - FIBRE CEMENT PANEL - COLOR TBD
	EX3 - FIBRE CEMENT PANEL - COLOR TBD

KEYNOTE LEGEND	
Key Value	Keynote Text



No.	Date	Revision
This computer generated drawing is an instrument of service and is copyright material. Use only for this project or as directed by Iredale Architecture. ©		



**IREDALE**  
ARCHITECTURE

220 - 12 Water Street  
Vancouver, BC V6B 1A5  
604 - 736 - 5581

Vancouver Victoria  
[www.iredale.ca](http://www.iredale.ca)

**WOODLAND PARK**  
ELEMENTARY  
#SD36 MODULAR SCHOOL  
ADDITION

9025 158 STREET, SURREY BC

ELEVATIONS

Scale @ 27x36"

As indicated

Drawn	Check	MVB	Partner	GC
LTN				
Project No. 23063				
Phase No. 4		Sheet No. A300		