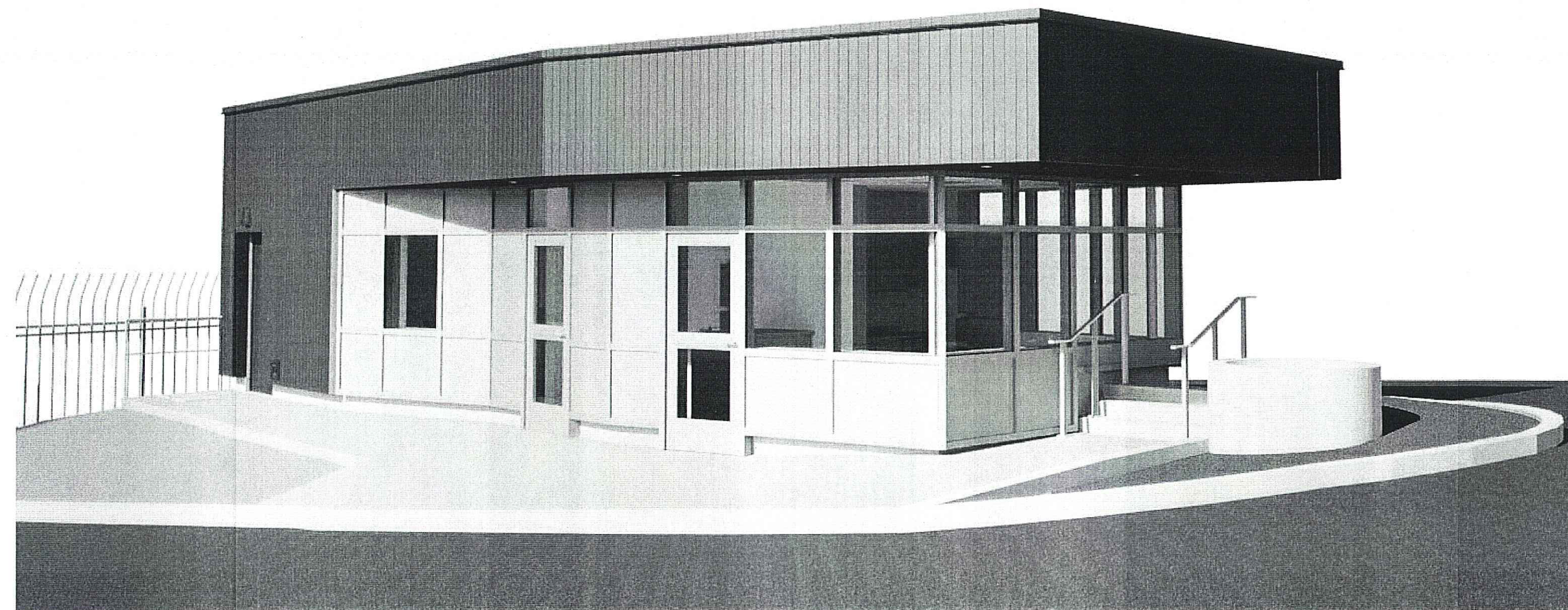


# FISHERIES & OCEANS CANADA INSTITUTE OF OCEAN SCIENCES NEW GUARDHOUSE



## ARCHITECT

RATIO ARCHITECTURE, INTERIOR DESIGN + PLANNING INC.  
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PHONE: 604.682.6881  
EMAIL: hazens@thinkratio.com

## STRUCTURAL

CWMM CONSULTING ENGINEERS LTD.  
CONTACT: PATRICK LAM, M.Sc., P.Eng., Struct.Eng., F.I.Struct.E., FEC  
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EMAIL: patlam@cwmm.ca

## MECHANICAL

AME CONSULTING GROUP LTD.  
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PHONE: 250.382.5999  
EMAIL: gregtarnopolsky@amegroup.ca

## ELECTRICAL

PBX ENGINEERING LTD.  
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EMAIL: andrea.sommer@pbxeng.com

## CIVIL

ISL ENGINEERING AND LAND SERVICES LTD.  
CONTACT: STEVE VERKAIK, P.Eng.  
ADDRESS: #201, 9506-200 ST. LANGLEY, BC, V2Y 0M1  
PHONE: 604.371.0091  
EMAIL: sverkaik@islengeering.com

### ARCHITECTURAL DRAWING LIST

A0.00	COVER SHEET
A0.10	ASSEMBLIES
A0.20	GENERAL NOTES/ WINDOW & DOOR LEGENDS
A1.10	LOCATION PLAN
A1.11	SITE PLAN
A2.10	FLOOR PLAN & ROOF PLAN & RCP
A3.10	BUILDING ELEVATIONS
A4.10	BUILDING SECTIONS
A4.20	WALL SECTIONS
A5.10	PLAN DETAILS
A5.20	SECTION DETAILS
A7.10	INTERIOR ELEVATIONS
A8.10	MILLWORK & ROOM FINISH SCHEDULE

### STRUCTURAL DRAWING LIST

S101	GENERAL NOTES
S102	TYPICAL DETAILS
S201	FOUNDATION & MAIN FLOOR PLAN, ROOF PLAN
S301	SECTIONS & DETAILS

### MECHANICAL DRAWING LIST

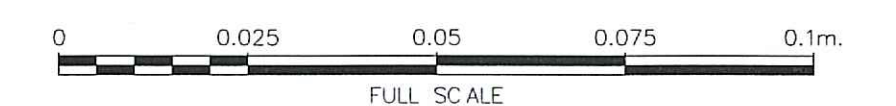
M0.10	MECHANICAL COVERSHEET
M0.20	MECHANICAL SCHEDULES
M2.10	PLUMBING PLAN - ROOF, FOUNDATION AND GROUND FLOOR
M3.10	FIRE PROTECTION PLAN
M4.10	HVAC PLAN
M7.10	MECHANICAL DETAILS

### ELECTRICAL DRAWING LIST

E001	TITLE PAGE, SYMBOL LEGEND AND DRAWING INDEX
E002	SITE PLAN
E010	SINGLE LINE DIAGRAM (PROPOSED)
E100	GUARDHOUSE AREA PLAN
E110	GUARDHOUSE POWER & LOW TENSION (PROPOSED)
E111	GUARDHOUSE LIGHTING (PROPOSED)
E120	WORKSHOP UPPER LEVEL
E500	DETAILS AND ELEVATIONS
E501	DETAILS 1 OF 2
E515	DETAILS 2 OF 2
E600	SCHEDULES

### CIVIL DRAWING LIST

C-01	TITLE SHEET AND DRAWING LIST
C-02	WATER, STORM, AND GRADING PLAN
C-03	SANITARY SERVICE
C-04	DETAILS



RATIO



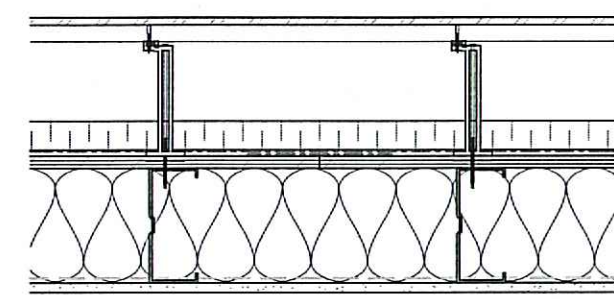
NO.	DATE	REVISIONS
3	2020-04-24	Issued for Tender
2	2019-12-17	Issued for 90% Review
1	2019-10-02	Issued for 50% Review

DESIGNED	HS
DRAWN	SH
CHECKED	HS
RECOMMENDED	HS
APPROVED	
APPROVED	

<b>FISHERIES AND OCEANS CANADA</b> REAL PROPERTY AND SAFETY AND SECURITY	
<b>INSTITUTE OF OCEAN SCIENCES NEW GUARDHOUSE</b> 9860 WEST SAANICH ROAD SIDNEY, BC, V8L 5T5	
SCALE	
START DATE	
DRAWING NUMBER	<b>A0.00</b>
	1 of 13
REVISION	3

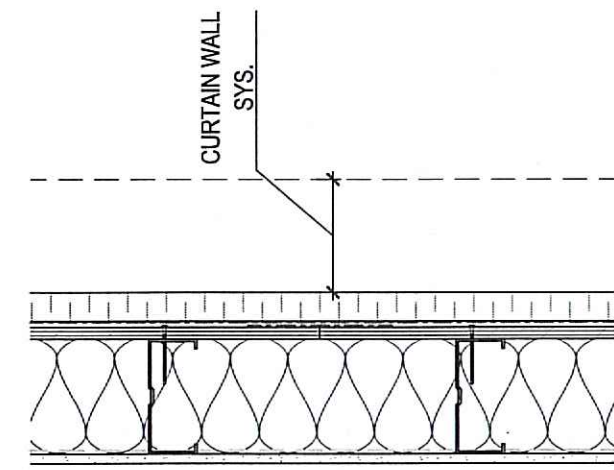


**EXTERIOR WALL ASSEMBLY**



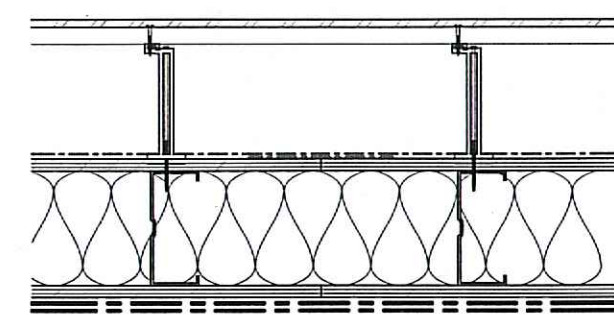
**W1 EXTERIOR WALL ASSEMBLY VERTICAL CLADDING**  
R 31.5

- VERTICAL METAL SIDING
- HORIZONTAL METAL STRAPPING
- 200mm FIBERGLASS THERMAL SPACERS
- 38 mm CONT. POLYISO RIGID FOAM INSULATION
- VAPOUR-PERMEABLE SHEATHING MEMBRANE
- 16 mm EXTERIOR GRADE PLYWOOD SHEATHING
- 152 mm COLD-FORMED STEEL STUDS @ 600 mm O.C.
- 150 mm MINERAL WOOL INSULATION IN CAVITY
- 6mil POLY VAPOUR BARRIER
- 16 mm DRYWALL
- FINISH AS SCHEDULED
- (ALL STAINLESS STEEL FASTENERS)



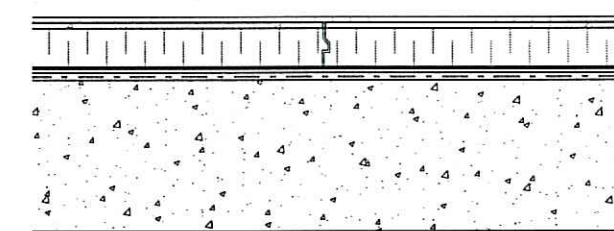
**W2 EXTERIOR WALL ASSEMBLY (CURTAIN WALL SUPPORT)**  
R 31.5 (+ CURTAIN WALL R VALUE)

- 38 mm CONT. POLYISO RIGID FOAM INSULATION
- VAPOUR-PERMEABLE SHEATHING MEMBRANE
- 16 mm EXTERIOR GRADE PLYWOOD SHEATHING
- 152 mm COLD-FORMED STEEL STUDS @ 406 mm O.C.
- 150 mm MINERAL WOOL INSULATION IN CAVITY
- 6mil POLY VAPOUR BARRIER
- 16 mm DRYWALL
- FINISH AS SCHEDULED
- (ALL STAINLESS STEEL FASTENERS)



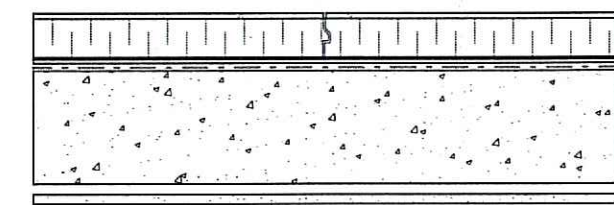
**W3 EXTERIOR WALL ASSEMBLY VERTICAL CLADDING (PARAPET)**  
R 24

- VERTICAL METAL SIDING
- HORIZONTAL STEEL STRAPPING
- 200mm FIBERGLASS THERMAL SPACERS
- VAPOUR-PERMEABLE SHEATHING MEMBRANE
- 16 mm EXTERIOR GRADE PLYWOOD SHEATHING
- 152 mm COLD-FORMED STEEL STUDS @ 406 mm O.C.
- 150 mm MINERAL WOOL INSULATION IN CAVITY
- 16 mm EXTERIOR GRADE PLYWOOD SHEATHING, TAPE ALL JOINTS (AIR BARRIER)
- SBS ROOFING MEMBRANE (AS PER DETAIL)
- (ALL STAINLESS STEEL FASTENERS)



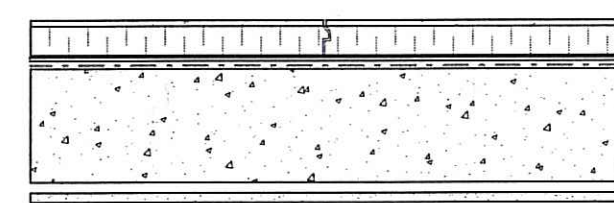
**W4 EXTERIOR WALL ASSEMBLY (FOUNDATION WALL)**  
R 10

- GEOTEXTILE DRAINMAT
- 51 mm EXTRUDED POLYSTYRENE
- DAMPPROOFING MEMBRANE
- CONCRETE FOUNDATION WALL (REFER TO STRUCTURAL)



**W5 EXTERIOR WALL ASSEMBLY (CONCRETE CURB)**  
R 10  
(OCCURS ONLY BETWEEN CLADDING OR CURTAIN WALL AND 150mm BELOW FINISHED GRADE)

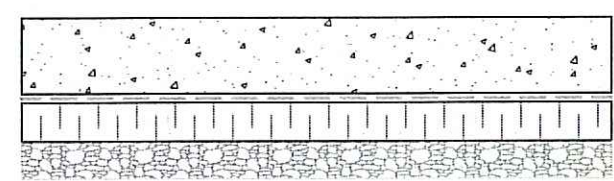
- 50 mm CONCRETE FACED INSULATED WALL PANELS
- DAMPPROOFING MEMBRANE
- CONCRETE CURB (REFER TO STRUCTURAL)
- METAL FURRING CHANNEL (DEPTH AS REQUIRED)
- 16 mm DRYWALL (ON FURRING, DRYWALL CONTINUOUS AND LEVEL ON CONCRETE CURB AND METAL STUD WALL)
- FINISH AS SCHEDULED



**W6 EXTERIOR WALL ASSEMBLY (CONCRETE CURB)**  
R 7.5

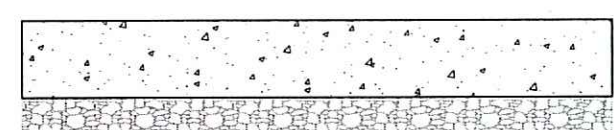
- 38 mm EXTRUDED POLYSTYRENE
- DAMPPROOFING MEMBRANE
- CONCRETE CURB (REFER TO STRUCTURAL)
- METAL FURRING CHANNEL (DEPTH AS REQUIRED)
- 16 mm DRYWALL (ON FURRING, DRYWALL CONTINUOUS AND LEVEL ON CONCRETE CURB AND METAL STUD WALL)
- FINISH AS SCHEDULED

**FLOOR ASSEMBLY**



**F1 INSULATED CONCRETE FLOOR ASSEMBLY**  
R 10.5

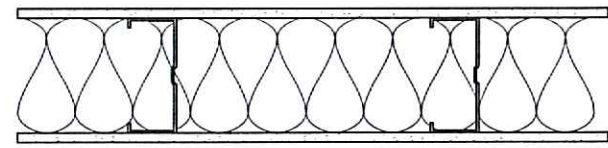
- FINISH AS SCHEDULED
- 100 mm CONCRETE SLAB (REFER TO STRUCTURAL)
- 2 PLY 15 mil VAPOUR BARRIER
- 51 mm HIGH DENSITY RIGID INSULATION
- COMPACTED GRAVEL BASE (REFER TO STRUCTURAL)



**F2 EXTERIOR SIDEWALK FLOOR ASSEMBLY**

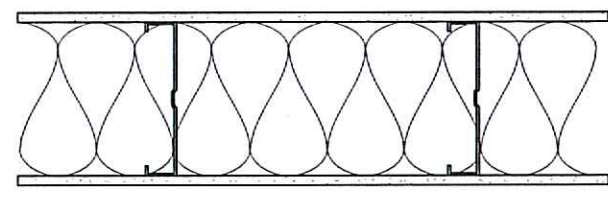
- 100 mm CONCRETE SLAB (REFER TO STRUCTURAL)

**INTERIOR PARTITIONS**



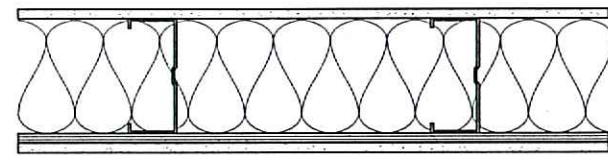
**P1 INTERIOR WALL ASSEMBLY - NON LOAD BEARING**

- FINISH AS SCHEDULED
- 16 mm DRYWALL
- 152mm COLD-FORMED STEEL STUDS @600 O.C.
- 150 mm SOUND BATT INSULATION
- 16 mm DRYWALL
- FINISH AS SCHEDULED



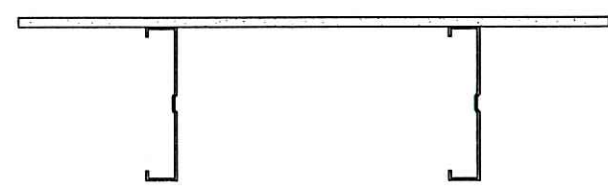
**P2 INTERIOR WALL ASSEMBLY - NON LOAD BEARING**

- FINISH AS SCHEDULED
- 16 mm DRYWALL
- 203mm COLD-FORMED STEEL STUDS @600 O.C.
- 200 mm SOUND BATT INSULATION
- 16 mm DRYWALL
- FINISH AS SCHEDULED



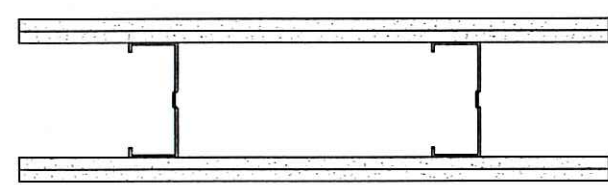
**P3 INTERIOR WALL ASSEMBLY - LOAD BEARING**

- FINISH AS SCHEDULED
- 16 mm DRYWALL
- 152mm COLD-FORMED STEEL STUDS @600 O.C.
- 150 mm SOUND BATT INSULATION
- 12 mm PLYWOOD SHEATHING
- 16 mm DRYWALL
- FINISH AS SCHEDULED



**P4 INTERIOR FURRING WALL ASSEMBLY - NON LOAD BEARING**

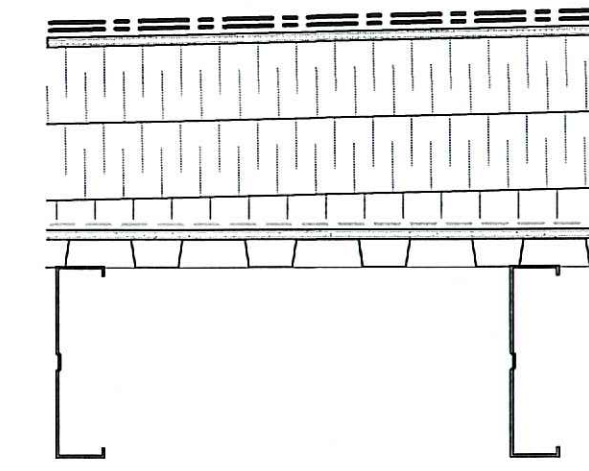
- FINISH AS SCHEDULED
- 16 mm DRYWALL
- 203mm COLD-FORMED STEEL STUDS @600 O.C.



**P5 INTERIOR WALL 2HR FIRE RATED (ULC-W453) - NON LOAD BEARING**

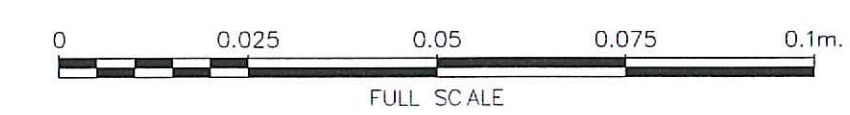
- FINISH AS SCHEDULED
- 2x 16 mm DRYWALL 'TYPE C'
- 152mm COLD-FORMED STEEL STUDS @600 O.C.
- 2x 16 mm DRYWALL 'TYPE C'

**ROOF ASSEMBLY**



**R1 ROOF ASSEMBLY**  
R 40

- 2 PLY SBS ROOFING MEMBRANE
- 100mm MINERAL FIBER INSULATION/PROTECTION
- 100mm POLYISO ROOF INSULATION
- SLOPED INSULATION AS REQUIRED
- 6MIL POLY VAPOUR BARRIER
- 13mm PROTECTION BOARD
- 38mm METAL DECK (REF. TO STRUCT.)
- 51X254mm JOISTS (REF. TO STRUCT.)
- CEILING/ SOFFIT (REFERENCE RCP / DETAILS)



**RATIO**



DESIGNED	Designer
DRAWN	Author
CHECKED	HS
RECOMMENDED	RECOMMENDED
APPROVED	APPROVED
3	Issued for Tender 2020-04-24
2	Issued for 90% Review 2019-12-17
APPROVED	APPROVED

**FISHERIES AND OCEANS CANADA**  
REAL PROPERTY AND SAFETY AND SECURITY

**INSTITUTE OF OCEAN SCIENCES**  
**NEW GUARDHOUSE**

9860 WEST SAANICH ROAD  
SIDNEY, BC, V8L 5T5

**ASSEMBLIES**

SCALE 1:10  
START DATE  
DRAWING NUMBER **A0.10**  
2 of 13  
REVISION 3



**GENERAL ARCHITECTURAL NOTES**

- A IT IS IMPERATIVE THAT ARCHITECTURAL TRADES READ ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS TOGETHER FOR EXTENT AND COORDINATION OF WORK AND INTERFACING OF MATERIALS. CLAIMS FOR EXTRA ARCHITECTURAL WORK RELATED TO ELECTRICAL & MECHANICAL SYSTEMS WHICH ARE SHOWN OR IMPLIED ON THEIR RESPECTIVE DRAWINGS WILL NOT BE ENTERTAINED.
- B THE TERM "DRYWALL" SHALL DENOTE GYPSUM WALL BOARD WHICH HAS BEEN TAPED, FILLED & SANDED.
- C COORDINATE ALL DIMENSIONS & DETAILS BETWEEN ARCHITECTURAL, MECHANICAL & ELECTRICAL.
- D INSTALL WOOD BLOCKING IN STUD SPACE OF ALL METAL STUD WALLS FOR ANCHORAGE OF CABINETS, RAILINGS, EQUIPMENT, SHELVING ETC.
- E +/- DIMENSION DENOTES NO MORE THAN 1/2" (13mm) TOLERANCE.
- F ALL EXTERIOR DIMENSIONS ARE TO GRID LINES OR FACE OF EXTERIOR SHEATHING/CONCRETE UNLESS INDICATED OTHERWISE.
- G THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT DRAIN ONTO OR ADVERSELY AFFECT SIDEWALKS, DRIVEWAYS, STAIRWAYS OR ADJACENT PROPERTIES.
- H THE REQUIREMENTS OF THE NATIONAL BUILDING CODE 2015 AS CURRENTLY ADOPTED ARE CONSIDERED TO BE THE MINIMUM STANDARDS TO BE MET.
- I VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION. NOTIFY THE CONSULTANT OF ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE ASSUMED DESIGN CONDITIONS PRIOR TO COMMENCING WORK.

**TYPICAL ABBREVIATIONS**

- AFB ABOVE FINISHED FLOOR
- AHJ AUTHORITIES HAVING JURISDICTION
- B/S BOTH SIDES
- BCBC BRITISH COLUMBIA BUILDING CODE (CURRENT EDITION)
- BF BARRIER FREE
- C/W COMPLETE WITH
- CJ CONTROL JOINT
- CL CENTRE LINE
- CLR DENOTES 'CLEAR' DIMENSION REQUIRED
- CONC CONCRETE
- DW DRYWALL
- FRR FIRE RESISTANCE RATING
- HB HOSE BIB
- M. OR (m) METRE
- MM OR (mm) MILLIMETRES
- PL PROPERTY LINE
- PT PRESSURE TREATED
- RD ROOF DRAIN
- RP ROCK PIT
- RWL RAIN WATER LEADER
- SC SMALL CAR
- SM SQUARE METRES
- T/O TOP OF
- TYP TYPICAL
- U/S UNDERSIDE
- UNO UNLESS NOTED OTHERWISE
- W/ WITH
- WD WOOD

**GENERAL SYMBOL LEGEND**

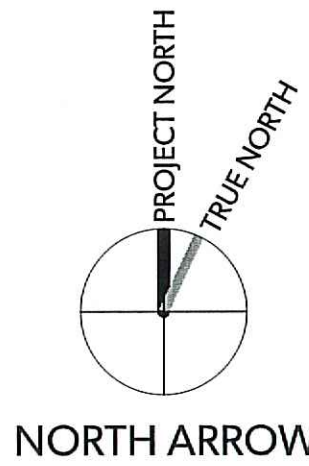
- 1 DRAWING NUMBER
- A1.00 SHEET NUMBER
- P1 CONSTRUCTION ASSEMBLY TYPE
- ROOM NAME ROOM TAG WITH NUMBER
- T/O FLOOR ELEVATION HEIGHT
- 305 AFF HEIGHT OF CEILING ABOVE FINISHED FLOOR
- 101 DOOR TAG
- W1 WINDOW TAG
- CP-1 FINISHES TAG
- FINISH PATTERN START POINT
- CENTRELINE INDICATOR
- 1 KEYNOTE
- CEILING WALL BASE FLOOR ROOM FINISHES TAG
- ENTRANCE ARROW
- EXIT ARROW
- DOOR AUTO OPERATOR

**ABBREVIATIONS**

- ALUM ALUMINUM
- ANOD CLEAR ANODIZED ALUMINUM
- EXIST EXISTING
- F/P FACTORY APPLIED PAINT
- GL GLASS
- HM HOLLOW METAL
- IHM INSULATED HOLLOW METAL
- LH LEFT HAND
- LHR LEFT HAND REVERSE
- LHRA LEFT HAND REVERSE ACTIVE
- MIN MINUTES
- N.I.C. NOT INCLUDED IN CONTRACT
- OT PAINT
- RH RIGHT HAND
- RHR RIGHT HAND REVERSE
- RHRA RIGHT HAND REVERSE ACTIVE
- SCW SOLID CORE WOOD
- TRANSP TRANSPARENT FINISH
- WD WOOD

**FLOOR FINISHES LEGEND**

- CARPET TILE (CPT)
- TILE (T)
- RUBBER FLOORING (RBF)
- RESILIENT FLOORING (RF)
- MMA FLOORING (MMA)
- ANTI-STATIC FLOORING (VCT)
- ENTRY MAT (M)



INTERIOR FINISHES	
Key Value	Keynote Text
AC-1a	ACOUSTIC CEILING PANEL.
CF-1	CONCRETE FLOORING.
CP-1	CARPET.
PL-1	PLASTIC LAMINATE.
PL-2	PLASTIC LAMINATE.
PL-3	PLASTIC LAMINATE.
PLY-1	PAINTED PLYWOOD.
PLY-2	CLEAR FINISH PLYWOOD.
PT-1	INTERIOR DOORS & FRAMES PAINT.
PT-2	INTERIOR WALLS PAINT.
RB-1	RUBBER BASE.
RF-1	LINOLEUM SHEET FLOORING.
RG-1	ALUMINUM DRYWALL REVEAL REGLET.
T-1	CERAMIC WALL TILE.
T-2	TILE-KITCHEN BACK SPLASH.

WASHROOM ACCESSORIES	
Key Value	Keynote Text
HD-5	ROBE HOOK.
MI-1	MIRROR.
WA-2	SOAP DISPENSER.
WA-3	TOILET PAPER DISPENSER.
WA-4	FEMININE NAPKIN DISPOSALS.
WA-5	GRAB BAR.
WA-6	GRAB BAR.

MILLWORK & MISC ACCESSORIES	
Key Value	Keynote Text
DL-1	ALUMINUM WORK STATION SUPPORT LEG
FE-1	FIRE EXTINGUISHER CABINETS
HD-1	CABINET PULL
HD-5a	HOOK IN LOCKERS
WS-1	WINDOW ROLLER SHADES

**DOOR & FRAME SCHEDULE**

NO.	LEAF QUANTITY	ROOM			DOOR SIZE			DOOR				FIRE RATING	HDW SET NO.	FRAME				REMARKS	
		FROM	TO	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	GLAZING	HAND			WIDTH	DEPTH	MATERIAL	FINISH		JAMB DETAIL
D101	SINGLE	101	915	2135	45	A1	ICM	PNTD	-	LHR	-	1	50	121	ICM	PNTD	11/A5.10	CARD READER	
D102	PAIR	102	760	2135	45	A1	ICM	PNTD	-	RHR	-	2	50	121	ICM	PNTD	11/A5.10	CARD READER	
D104	SINGLE	105	104	915	2135	45	B1	HCM	PNTD	-	LH	-	3	50	121	HCM	PNTD	9/A5.10	
D105	SINGLE	105	915	2135	45	C1	ALUM	ANOD	-	LHR	-	4					5/A5.10	DOOR AUTO OPERATOR	
D106	SINGLE	105	106	915	2135	45	A1	HCM	PNTD	-	LHR	-	5	50	121	HCM	PNTD	9/A5.10	DOOR AUTO OPERATOR
D107	SINGLE	107	915	2135	45	C1	ALUM	ANOD	-	LHR	-	6					5/A5.10		

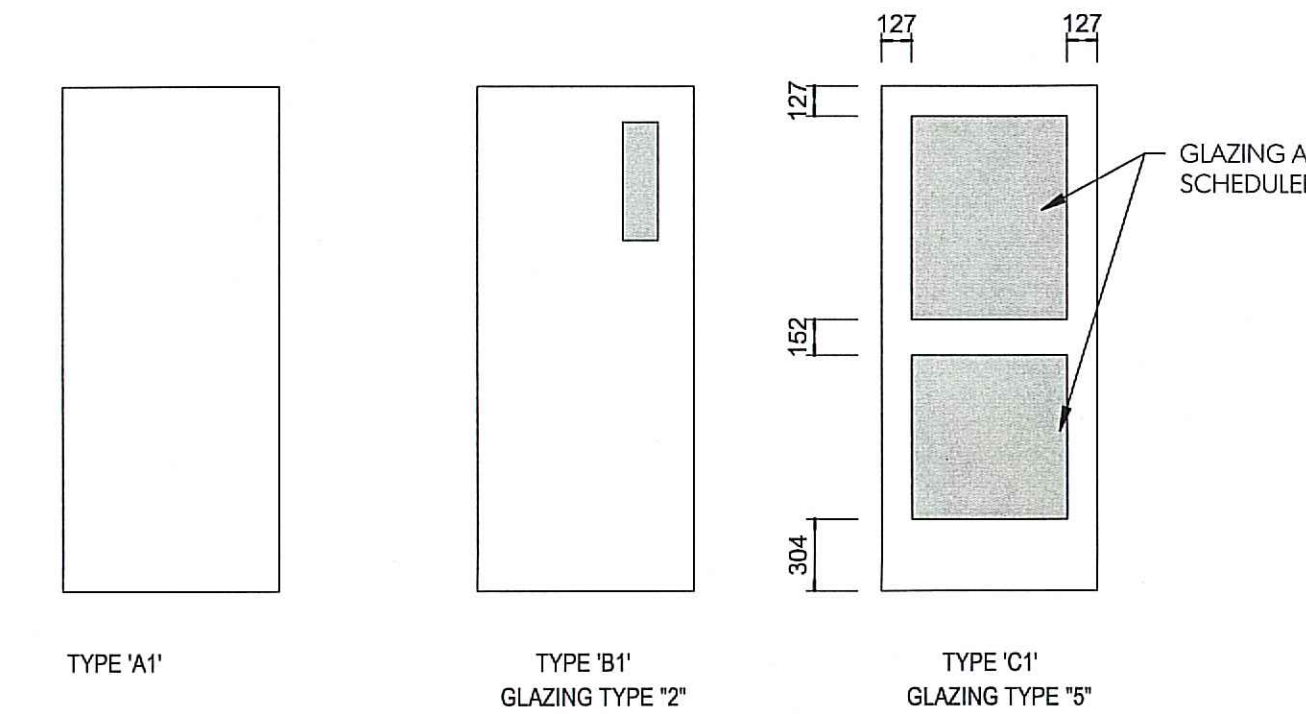
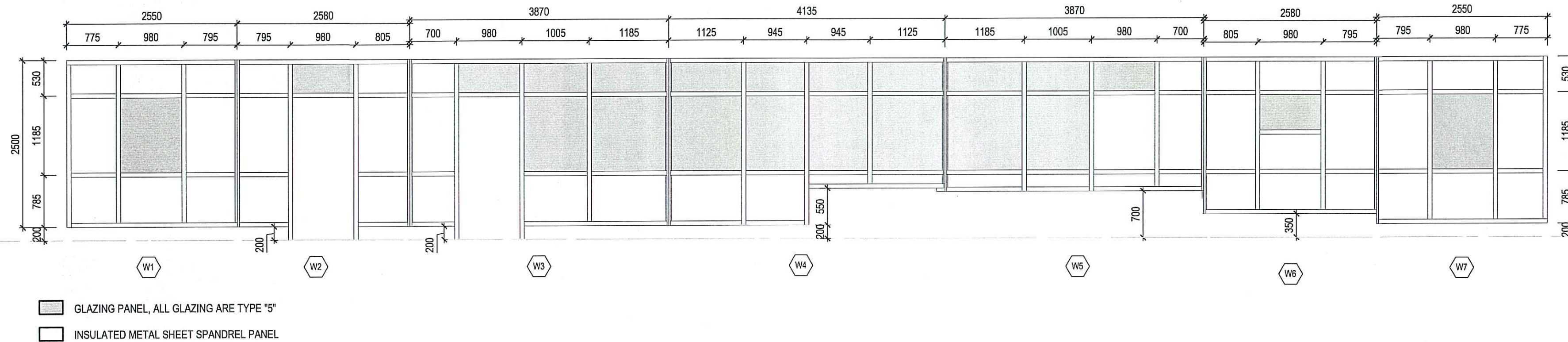
**GENERAL RCP NOTES**

- A REFER TO MECHANICAL & ELECTRICAL DRAWINGS/DOCUMENTS FOR ALL ADDITIONAL INFORMATION PERTAINING TO THESE DISCIPLINES. ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE REPORTED TO THE CONSULTANTS IMMEDIATELY.
- B FINAL LOCATIONS OF LIGHT FIXTURES IN DRYWALL CEILING(S) TO BE REVIEWED & APPROVED BY CONSULTANT PRIOR TO INSTALLATION
- C REFER TO MECHANICAL & ELECTRICAL DOCUMENTS FOR ALL FIXTURE SPECIFICATIONS

**MEMBRANE LEGEND**

- FOIL FACED MEMBRANE
- SHEATHING MEMBRANE
- VAPOUR MEMBRANE
- ROOFING MEMBRANE
- DAMP PROOFING

**WINDOW LEGEND**



Item	CODE ANALYSIS: 4073 Institute of Ocean Sciences Guardhouse	Reference
0	Building Code	<input checked="" type="checkbox"/> National Building Code 2015 <input checked="" type="checkbox"/> British Columbia Building Code 2018 <input checked="" type="checkbox"/> Vancouver Building Bylaw 2014
1	Project Description:	<input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration
2	Major Occupancy (s)	D - Business and personal services occupancies 3.2.2.62
3	Building Area (m <sup>2</sup> )	Existing: N/A New: 59 m <sup>2</sup> Total: 59 m <sup>2</sup>
4	Gross Area	Existing: N/A New: 59 m <sup>2</sup> Total: 59 m <sup>2</sup>
5	Number of Storeys	Above grade: 1 Below grade: 0
6	Height of Building (m)	3745mm/3.75M
7	Number of Streets / Access Routes	3
8	Building Classification	3.2.2.62
9	Spinkler System Proposed	<input type="checkbox"/> Entire building <input type="checkbox"/> Basement only <input type="checkbox"/> In lieu of roof/rating <input checked="" type="checkbox"/> Not required
10	Standpipe required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.5.8
11	Fire Alarm required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.4.1(4)
12	Water Service / Supply is Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.2.5.7.
13	High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.6.
14	Permitted Construction	<input type="checkbox"/> Combustible Actual Construction <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both 3.2.2.62
15	Mezzanine (s) Area (m <sup>2</sup> )	N/A
16	Occupant load based on 1st Floor 2nd Floor	<input type="checkbox"/> m <sup>2</sup> / person Occupancy: D Occupancy: D Design of building Load # persons 8 Max. Load # persons 8 Max.
17	Barrier-free Design	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
18	Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
19	Required Fire Resistance Rating	Horizontal Assemblies FRR Floors # Hours 45min (N/A) Roof # Hours 0 FRR of Supporting Members Walls # Hours 0 Columns # Hours 0 Listed Design No. or Description 3.2.2.62 One storey building
20	Spatial Separation - Construction of Exterior Walls	Table with columns: Wall, Area of EBF (m <sup>2</sup> ), Limiting Distance (m), L/H or H/L, Permitted Max. % of Openings, Proposed % of Openings, FRR, Listed Design or Description, Comb. Constr. Cladding, Comb. Constr. Non-Comb. Constr.
21	Other	

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SIDNEY, BC, V8L 5T5

**GENERAL NOTES/ WINDOW & DOOR LEGENDS**

SCALE As Indicated  
START DATE  
DRAWING NUMBER **A0.20**  
3 of 13  
REVISION 3





1 LOCATION PLAN  
A1.10 1:250

RATIO



NO.	DATE	REVISIONS	APPROVED
3	2020-04-24	Issued for Tender	APPROVED
2	2019-12-17	Issued for 90% Review	APPROVED
1	2019-10-02	Issued for 50% Review	APPROVED

**FISHERIES AND OCEANS CANADA**  
REAL PROPERTY AND SAFETY AND SECURITY

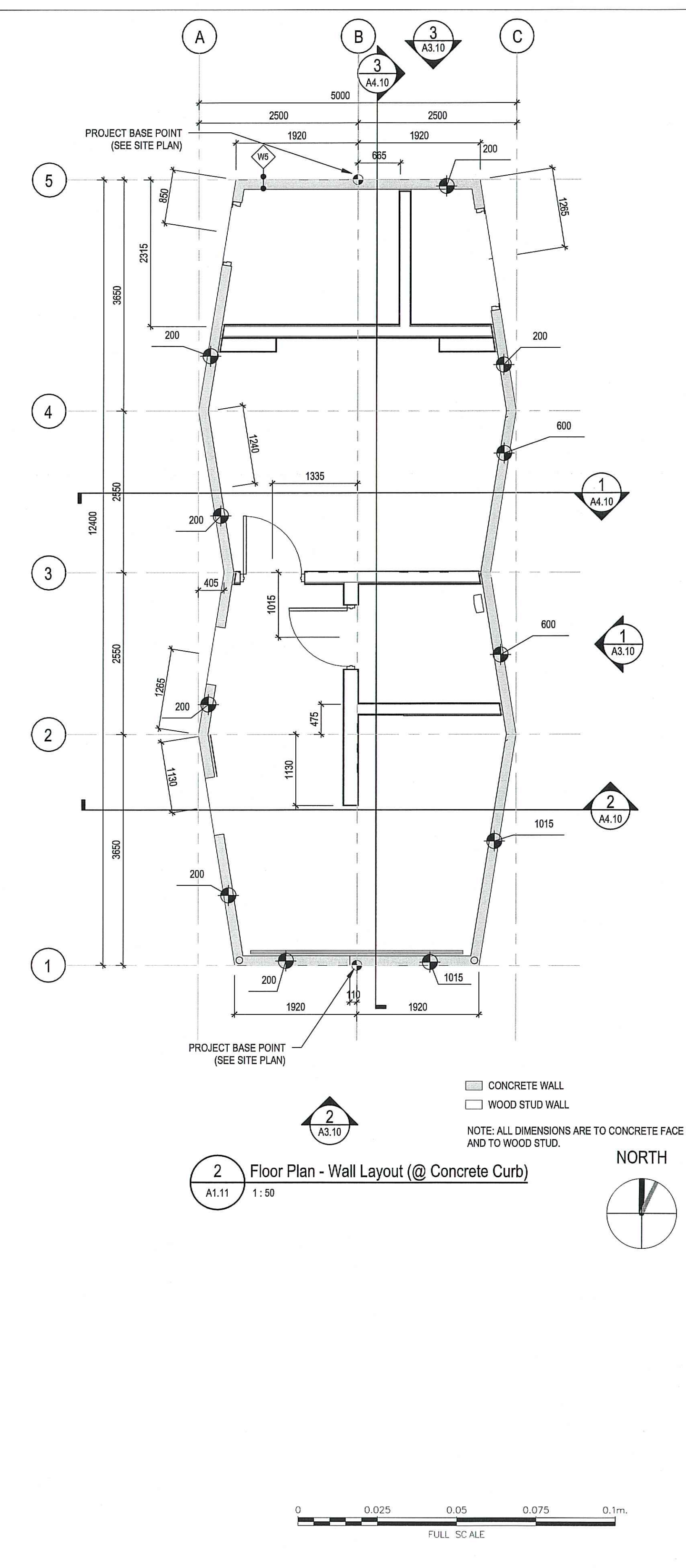
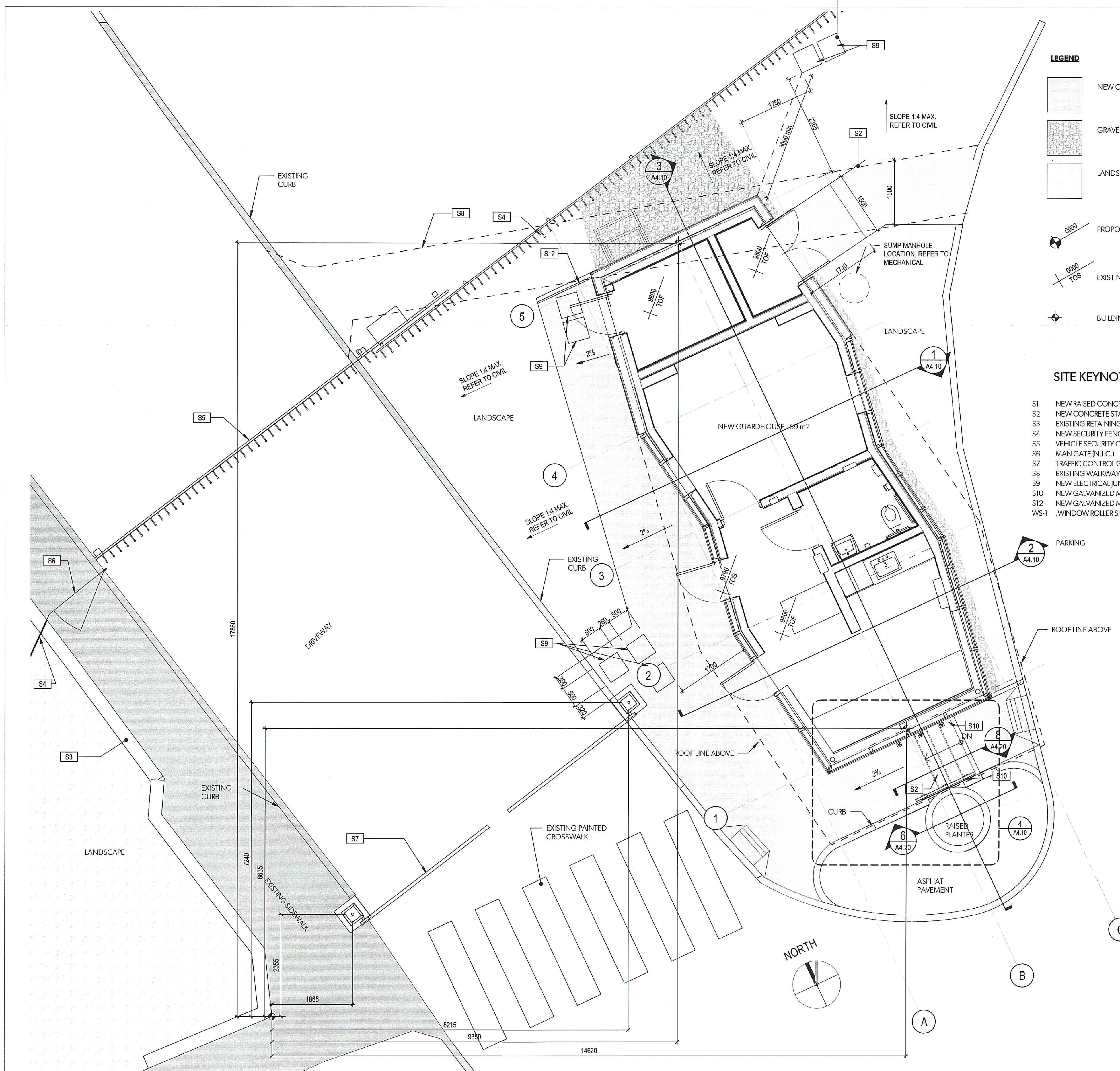
**INSTITUTE OF OCEAN SCIENCES**  
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SIDNEY, BC, V8L 5T5

**LOCATION PLAN**

SCALE: As Indicated  
START DATE:  
DRAWING NUMBER: **A1.10**  
4 of 13  
REVISION: 3





**1 SITE PLAN**  
A1.11 1:50

RATIO



NO.	DATE	REVISIONS
3	2020-04-24	Issued for Tender
2	2019-12-17	Issued for 90% Review
1	2019-10-02	Issued for 50% Review

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9860 WEST SAANICH ROAD  
SIDNEY, BC, V8L 5T5

**SITE PLAN**

SCALE 1:50  
START DATE  
DRAWING NUMBER **A1.11** 5 of 13  
REVISION 3

DWG. NO. DRAWING REFERENCES

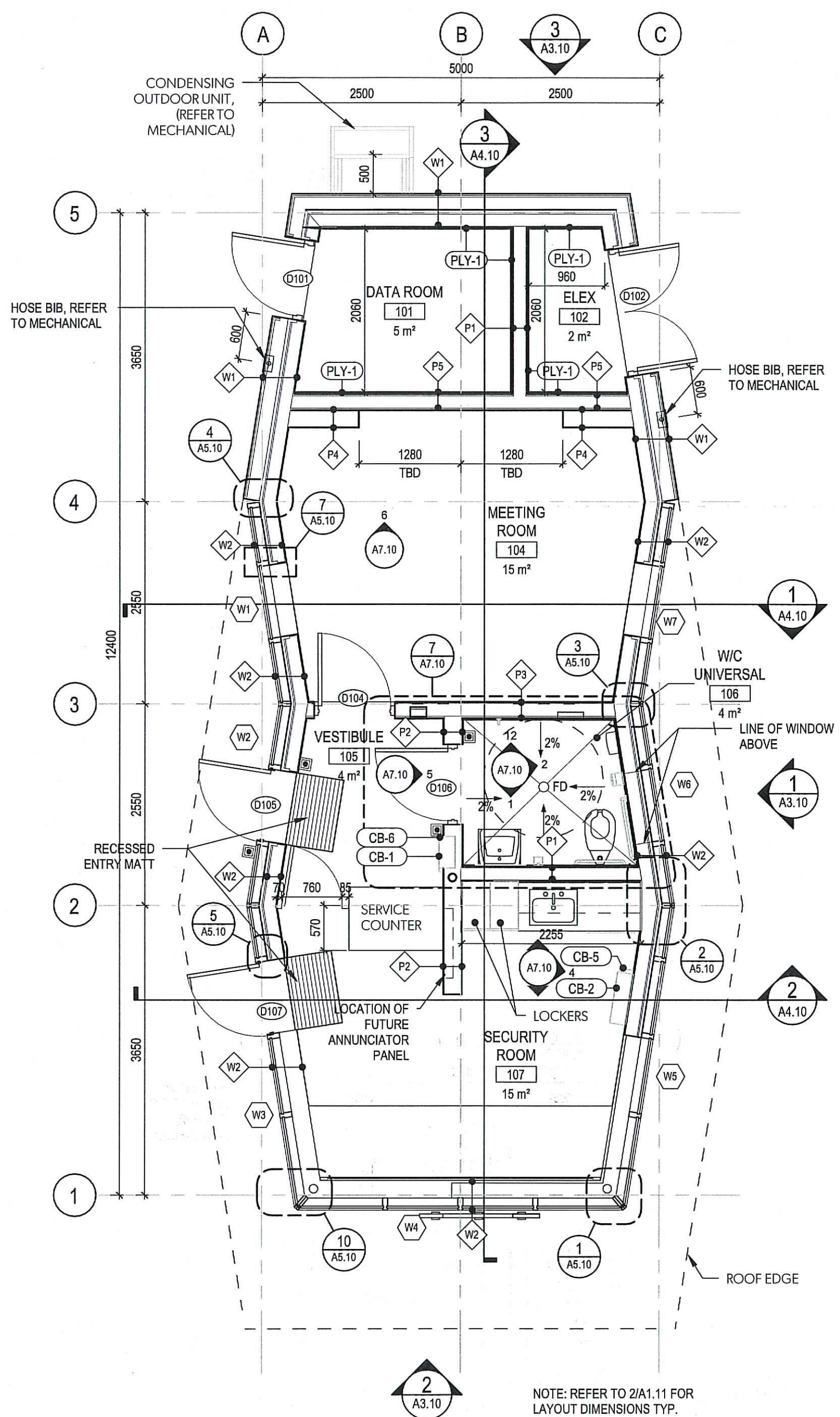
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NO. DATE

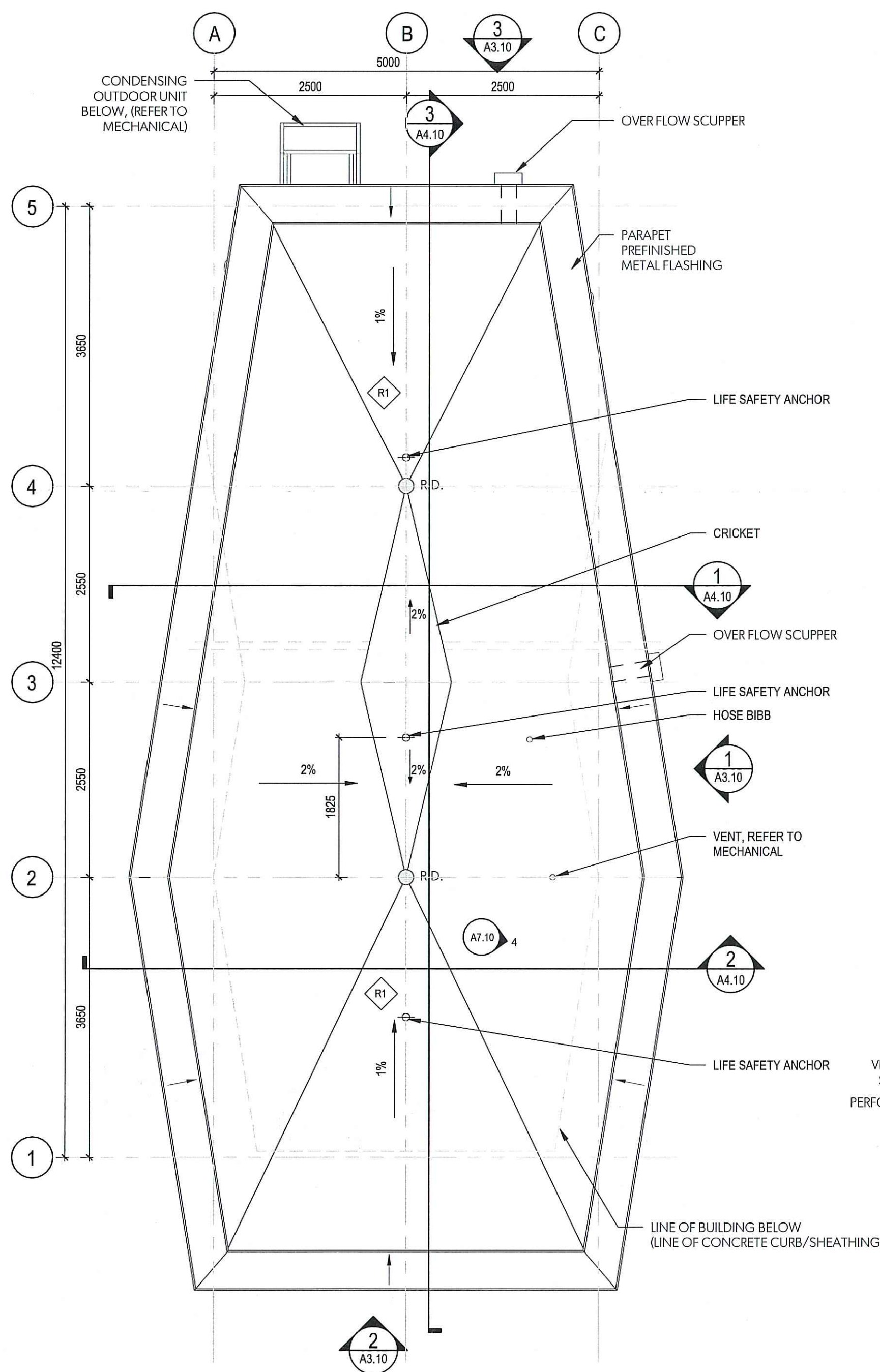
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APPROVED

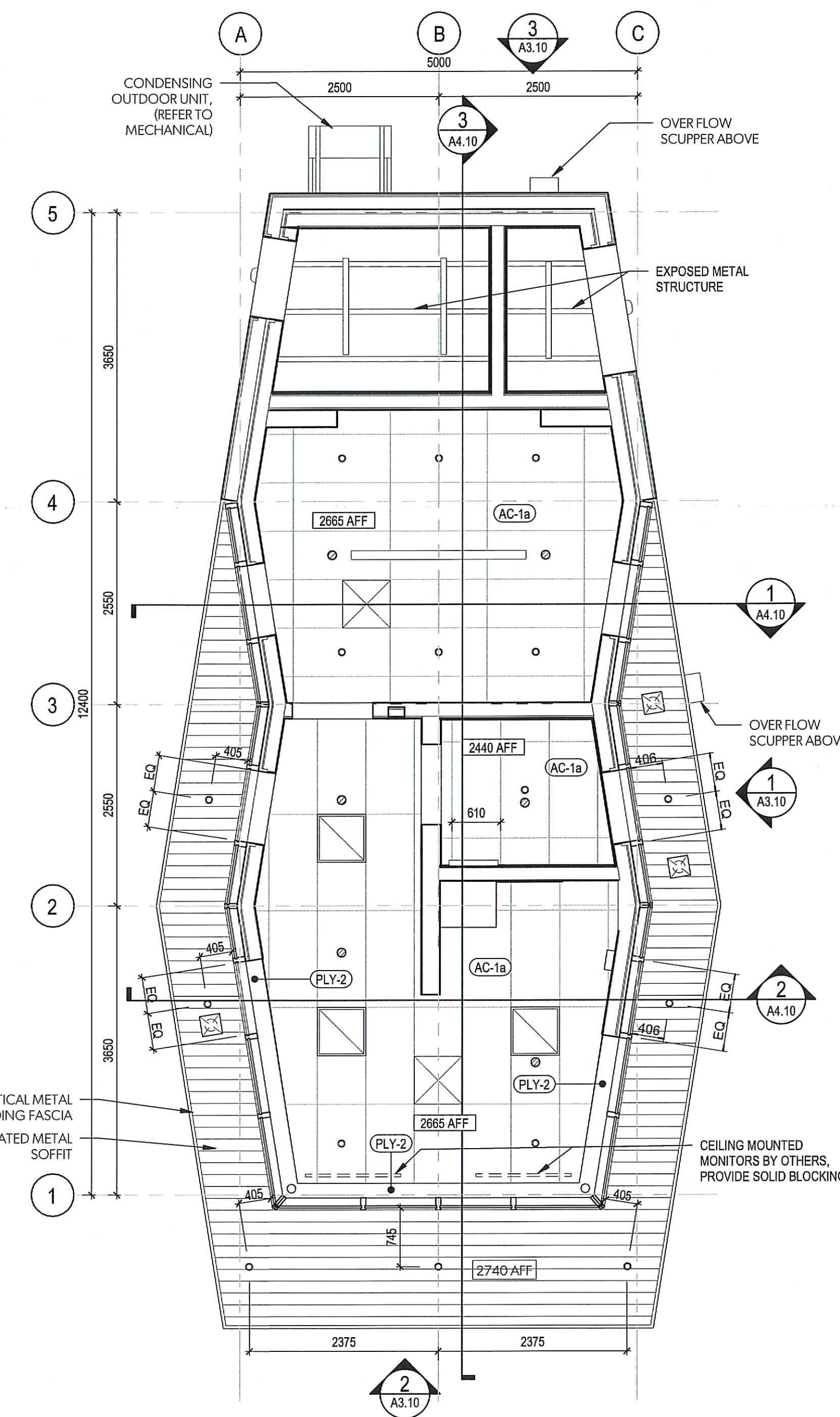




2 Floor Plan  
A2.10 1:50



3 ROOF PLAN  
A2.10 1:50



4 RCP  
A2.10 1:50

**RCP LEGEND**

- T-BAR CEILING
- PERFORATED METAL SOFFIT
- RECESSED LIGHTING
- AIR SUPPLY
- AIR SOFFIT EXHAUST
- SPOT LIGHT
- LINEAR LIGHT
- SPRINKLER HEAD

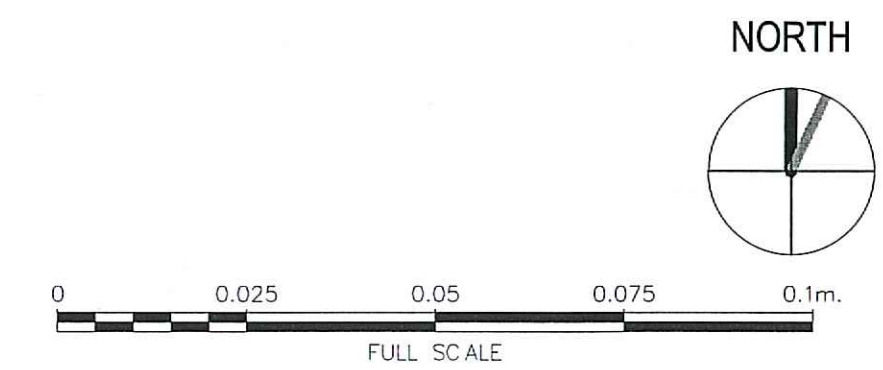
**Owner Supplied - Cabinet Schedule**

No#	Description	Depth mm	Width mm	Height mm
CB-1	First Aid Kit	200	400	500
CB-2	Key Cabinet	200	650	900
CB-3	Key cabinet (small black)	100	250	350
CB-5	Key Cabinet (Black)	200	700	600
CB-6	Defibrillator Cabinet	200	450	450

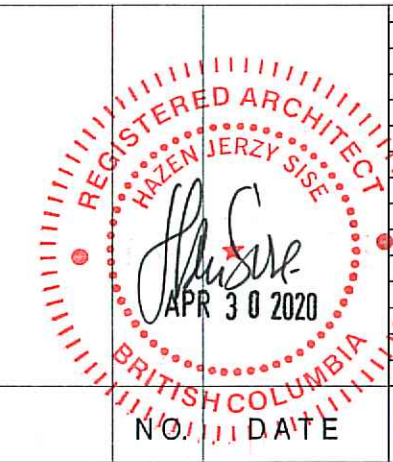
NOTE: REFER TO A7.10 INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS

**INTERIOR FINISHES**

Key Value	Keynote Text
AC-1a	ACOUSTIC CEILING PANEL.
CF-1	CONCRETE FLOORING.
CP-1	CARPET.
PL-1	PLASTIC LAMINATE.
PL-2	PLASTIC LAMINATE.
PL-3	PLASTIC LAMINATE.
PLY-1	PAINTED PLYWOOD.
PLY-2	CLEAR FINISH PLYWOOD.
PT-1	INTERIOR DOORS & FRAMES PAINT.
PT-2	INTERIOR WALLS PAINT.
RB-1	RUBBER BASE.
RF-1	LINOLEUM SHEET FLOORING.
RG-1	ALUMINUM DRYWALL REVEAL REGLET.
T-1	CERAMIC WALL TILE.
T-2	TILE-KITCHEN BACK SPLASH.



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NO.	DATE	REVISIONS
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**FISHERIES AND OCEANS CANADA**  
REAL PROPERTY AND SAFETY AND SECURITY

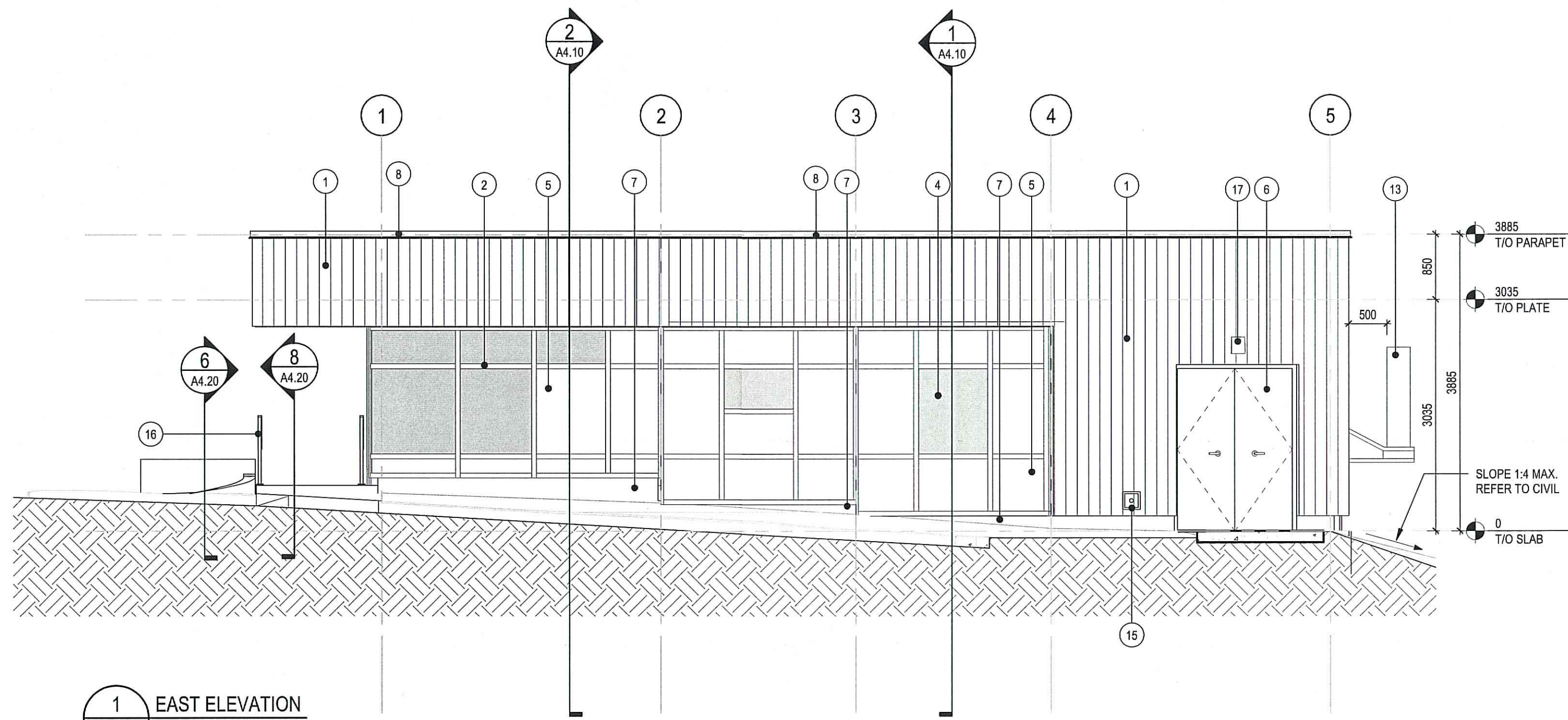
**INSTITUTE OF OCEAN SCIENCES**  
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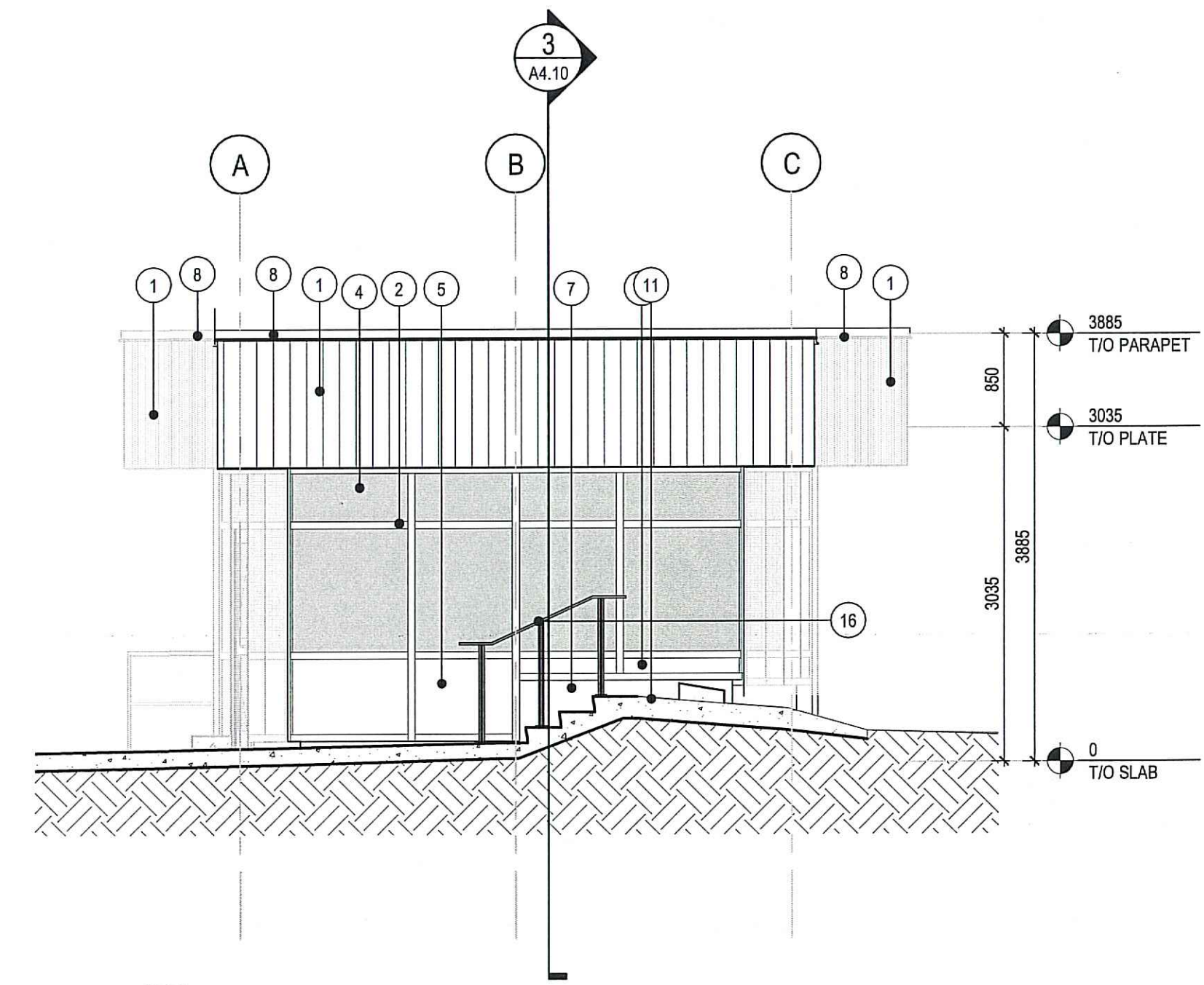
**FLOOR PLAN & ROOF PLAN & RCP**

SCALE: As Indicated  
START DATE:  
DRAWING NUMBER: **A2.10**  
6 of 13  
REVISION: 3





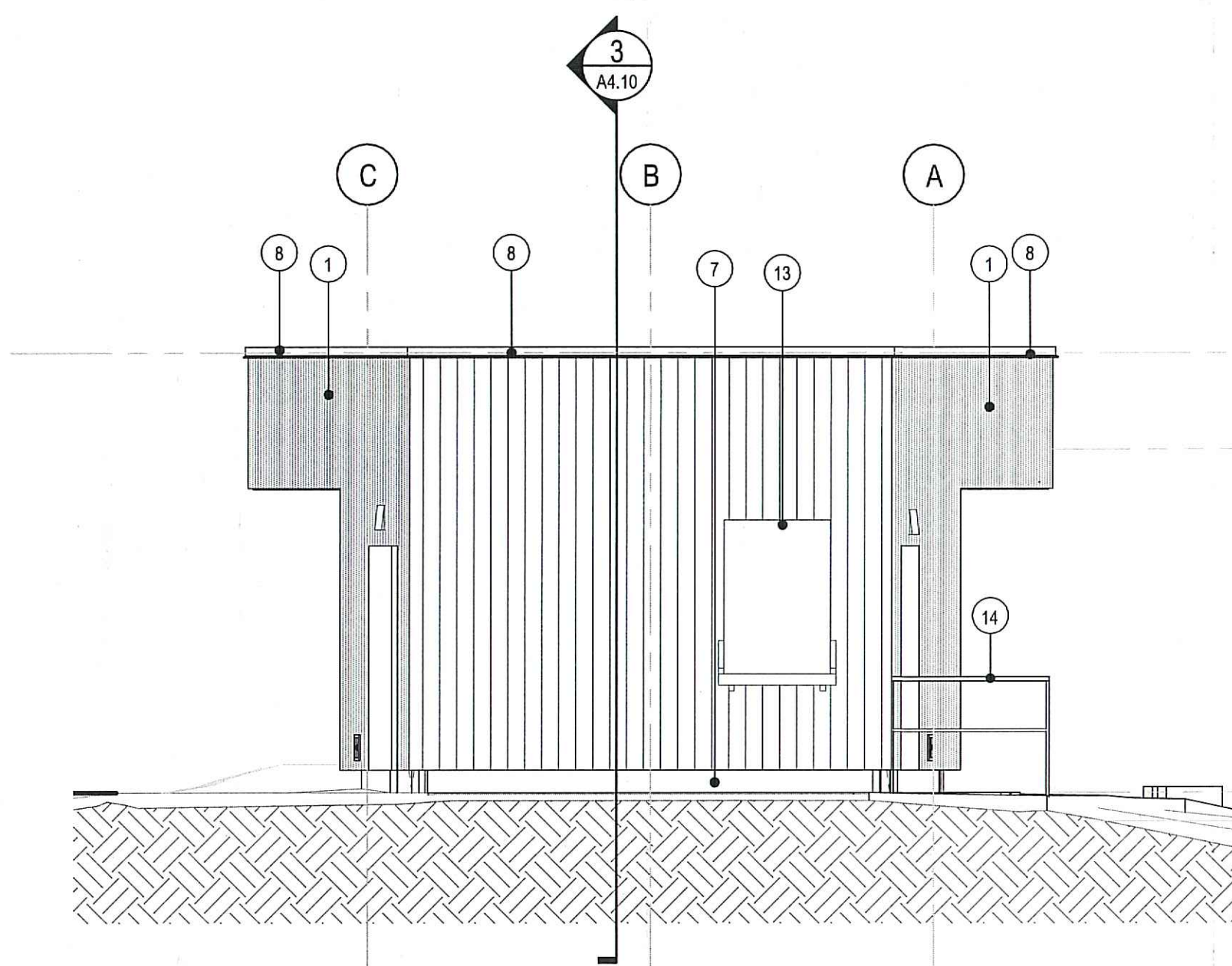
1 EAST ELEVATION  
A3.10 1:50



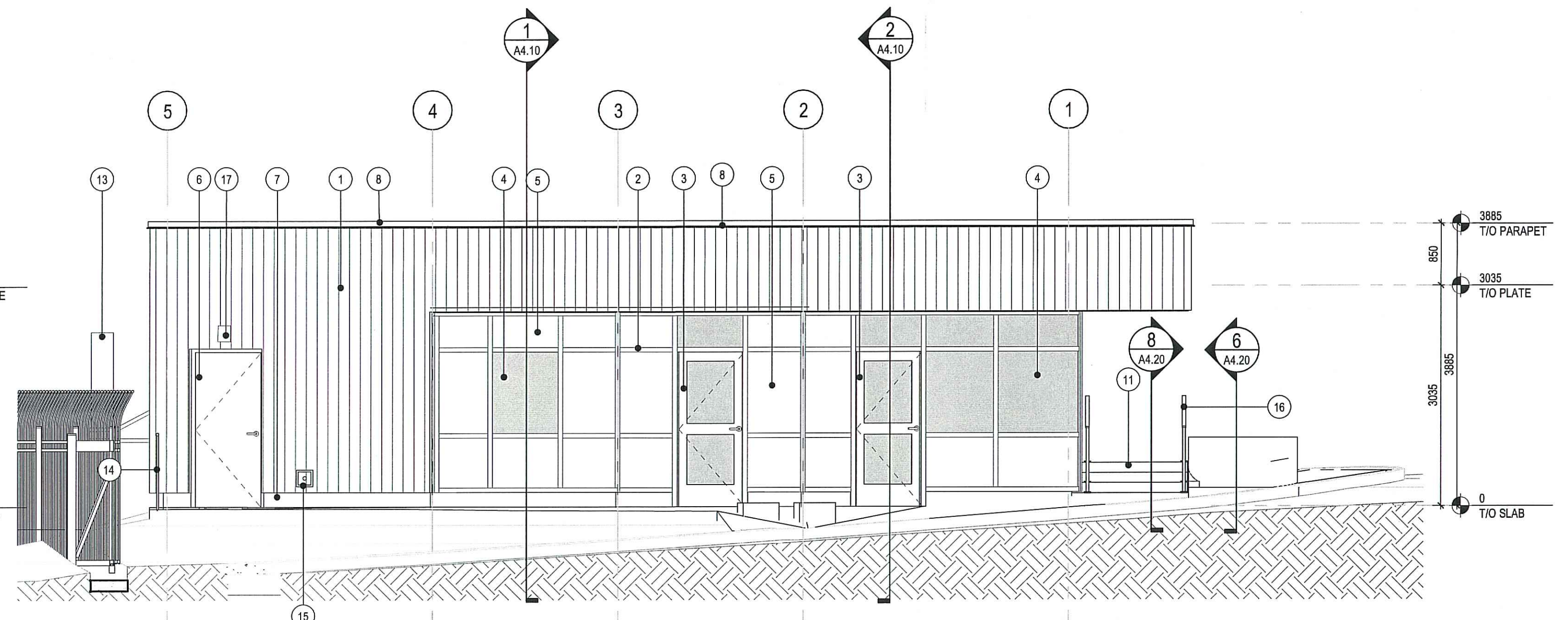
2 SOUTH ELEVATION  
A1.11 1:50

- 1 VERTICAL METAL SIDING
- 2 CURTAIN WALL SYSTEM MULLION
- 3 CURTAIN WALL SYSTEM DOOR
- 4 CURTAIN WALL SYSTEM GLAZING
- 5 CURTAIN WALL SYSTEM METAL SPANDREL PANEL (COLOUR TO MATCH MULLION COLOUR)
- 6 HOLLOW METAL DOOR
- 7 CONCRETE FACED INSULATION
- 8 METAL FLASHING (COLOUR TO MATCH METAL CLADDING COLOUR)
- 11 NEW CONCRETE STAIR
- 13 CONDENSING OUTDOOR UNIT (REFER TO MECHANICAL)
- 15 HOSE BIB
- 16 NEW GALVANIZED METAL HAND RAIL
- 17 LIGHT FIXTURE

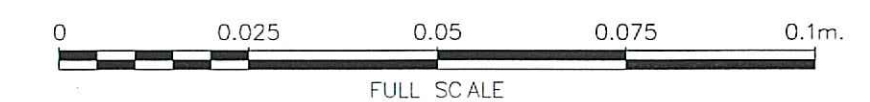
GLAZING PANEL, ALL GLAZING ARE TYPE "5"  
INSULATED METAL SHEET SPANDREL PANEL



3 NORTH ELEVATION  
A3.10 1:50



4 WEST ELEVATION  
A3.10 1:50



RATIO

DWG. NO. DRAWING REFERENCES

NOTES

REGISTERED ARCHITECT  
BRITISH COLUMBIA  
APR 30 2020

NO. DATE

NO.	DATE	REVISIONS
3	2020-04-24	Issued for Tender
2	2019-12-17	Issued for 90% Review
1	2019-10-02	Issued for 50% Review

DESIGNED HS  
DRAWN SB  
CHECKED HS  
RECOMMENDED HS  
APPROVED  
APPROVED

**FISHERIES AND OCEANS CANADA**  
REAL PROPERTY AND SAFETY AND SECURITY

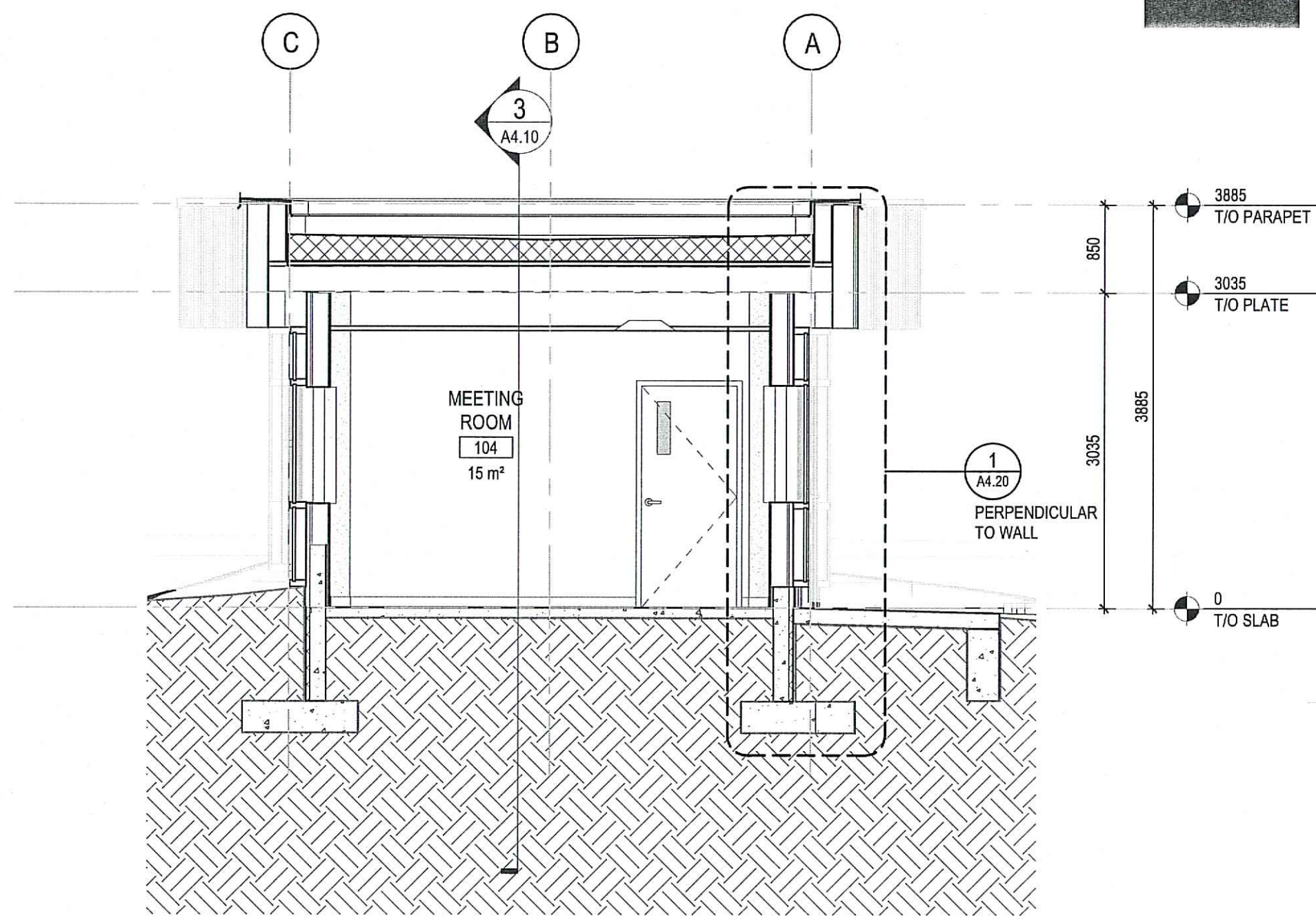
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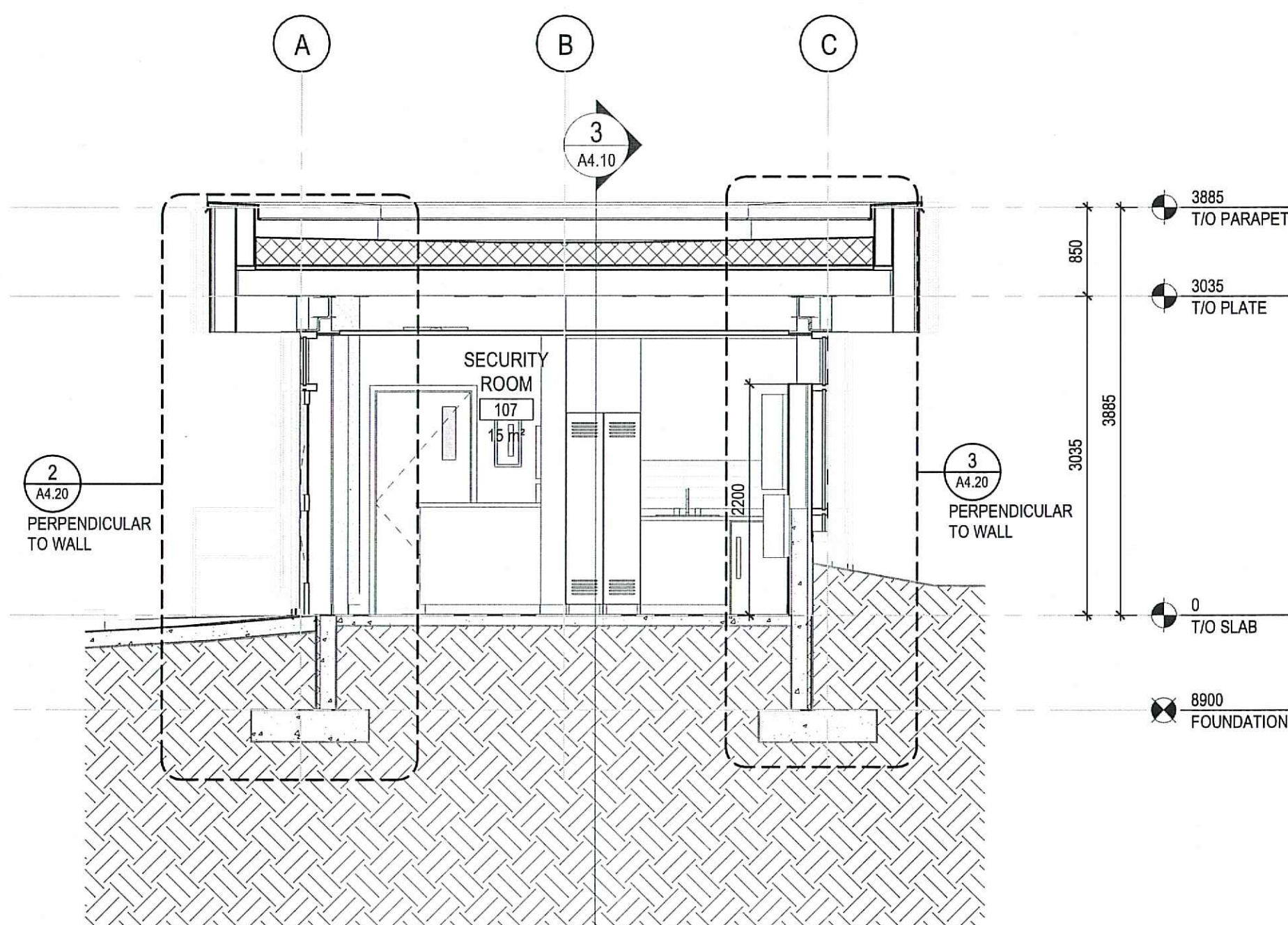
**BUILDING ELEVATIONS**

SCALE: As Indicated  
START DATE:  
DRAWING NUMBER: **A3.10**  
7 of 13  
REVISION: 3

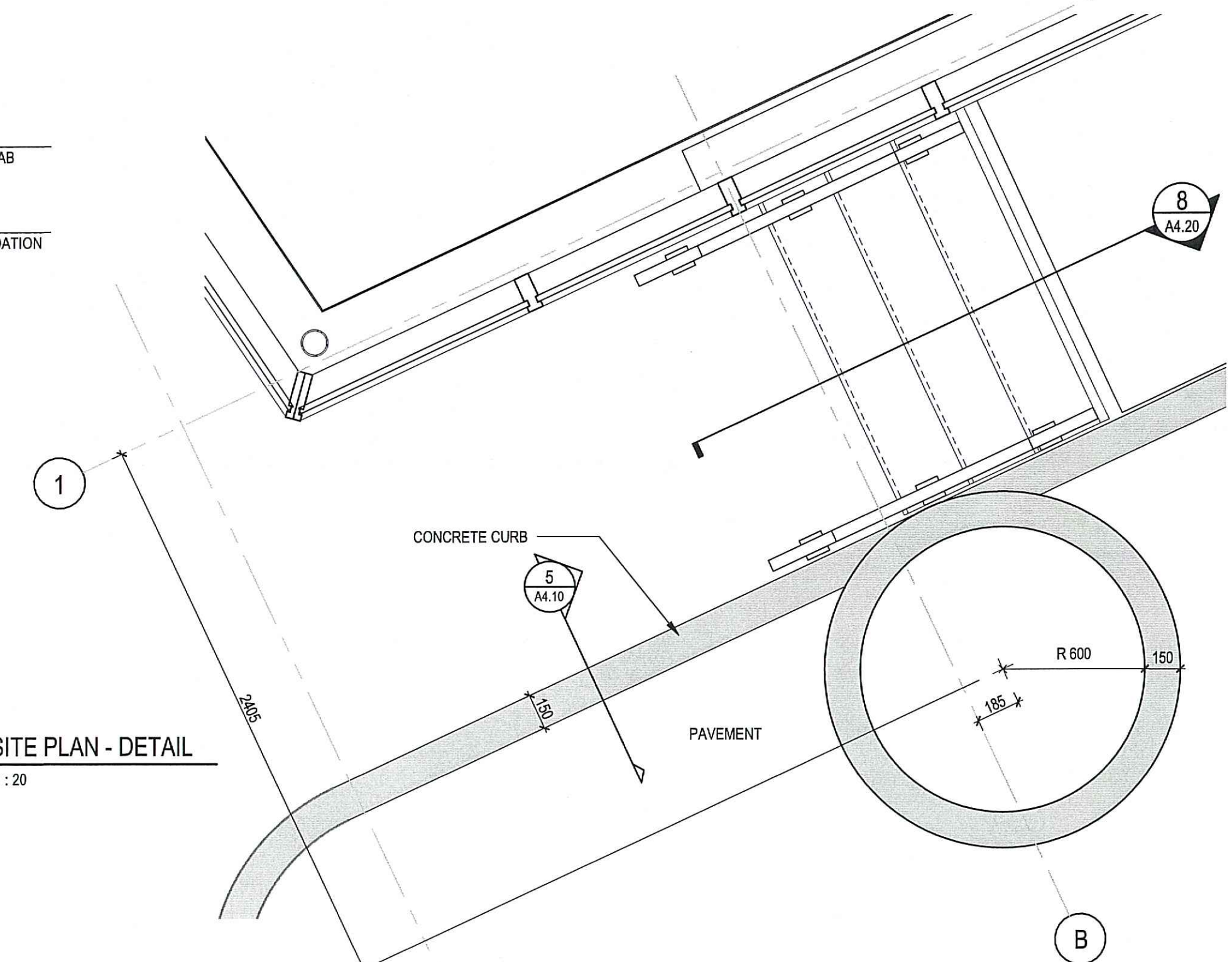




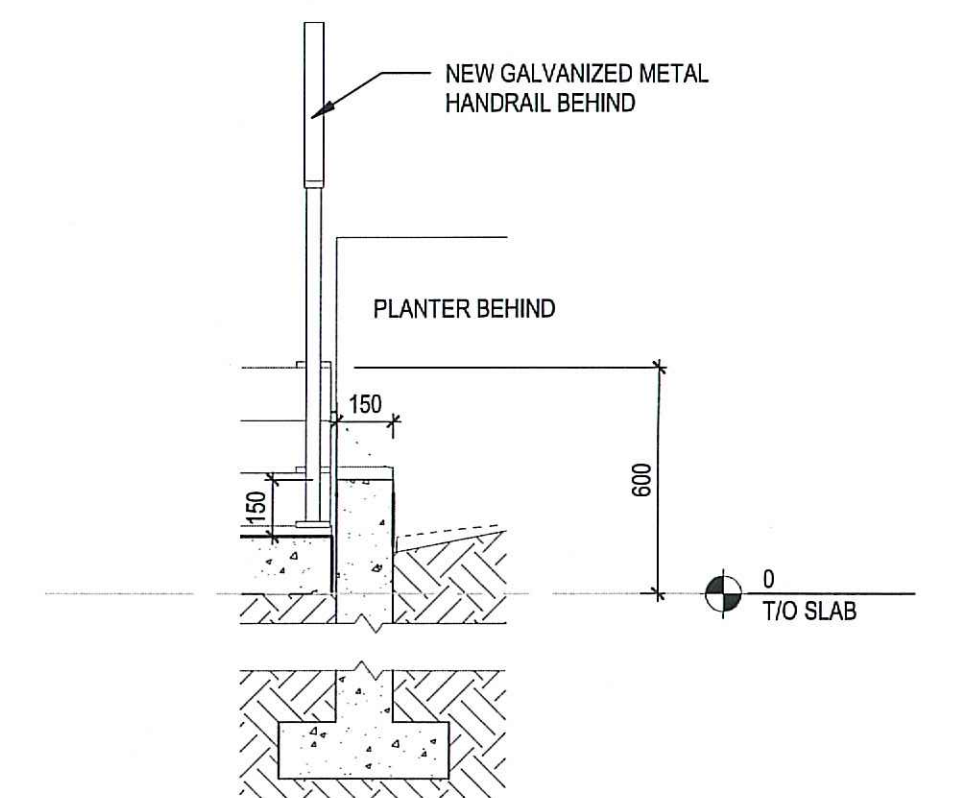
1 Section A  
A4.10 1:50



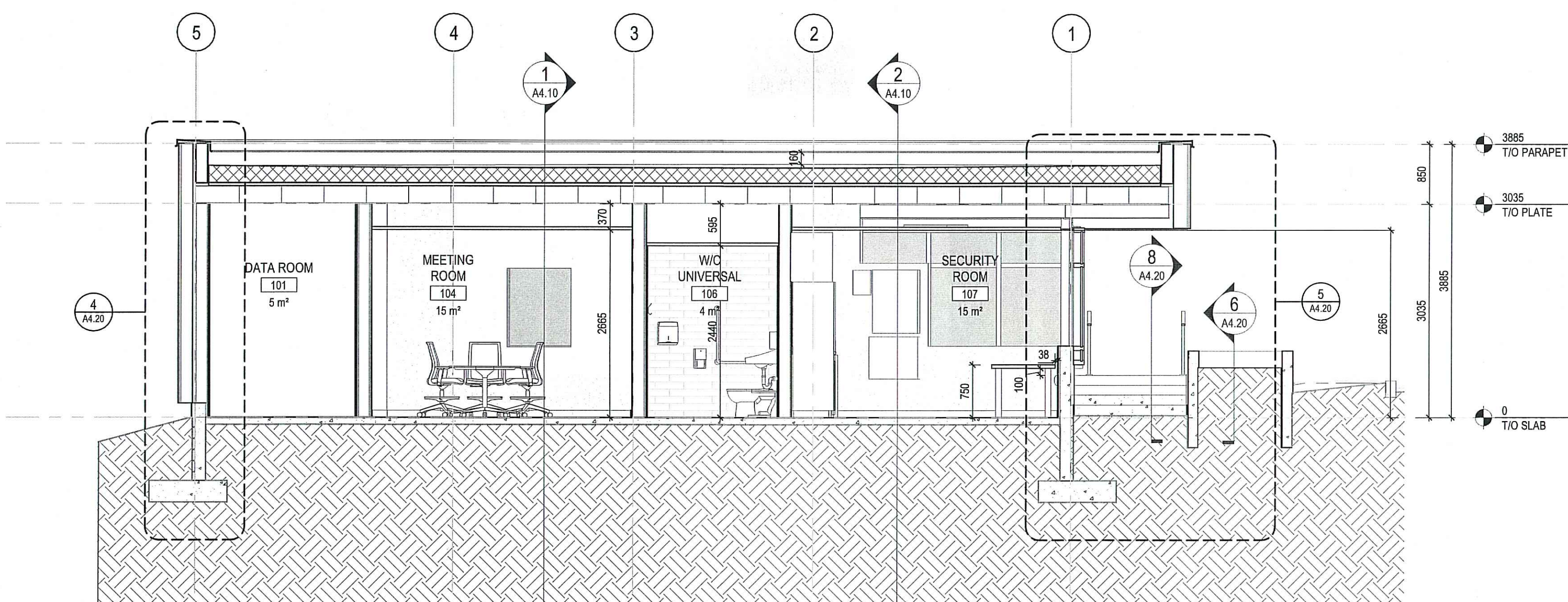
2 Section B  
A4.10 1:50



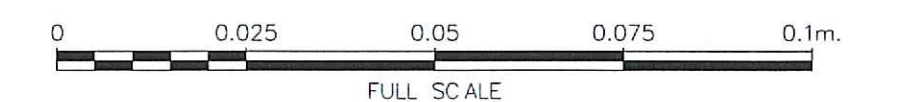
4 SITE PLAN - DETAIL  
A1.11 1:20



5 SECTION - CONCRETE CURB  
A4.10 1:20



3 Section C  
A4.10 1:50



RATIO

DWG. NO. DRAWING REFERENCES

NOTES

NO. DATE

REVISIONS

DESIGNED  
HS  
DRAWN  
SB  
CHECKED  
HS  
RECOMMENDED  
APPROVED  
APPROVED

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**BUILDING SECTIONS**

SCALE  
As Indicated

START DATE

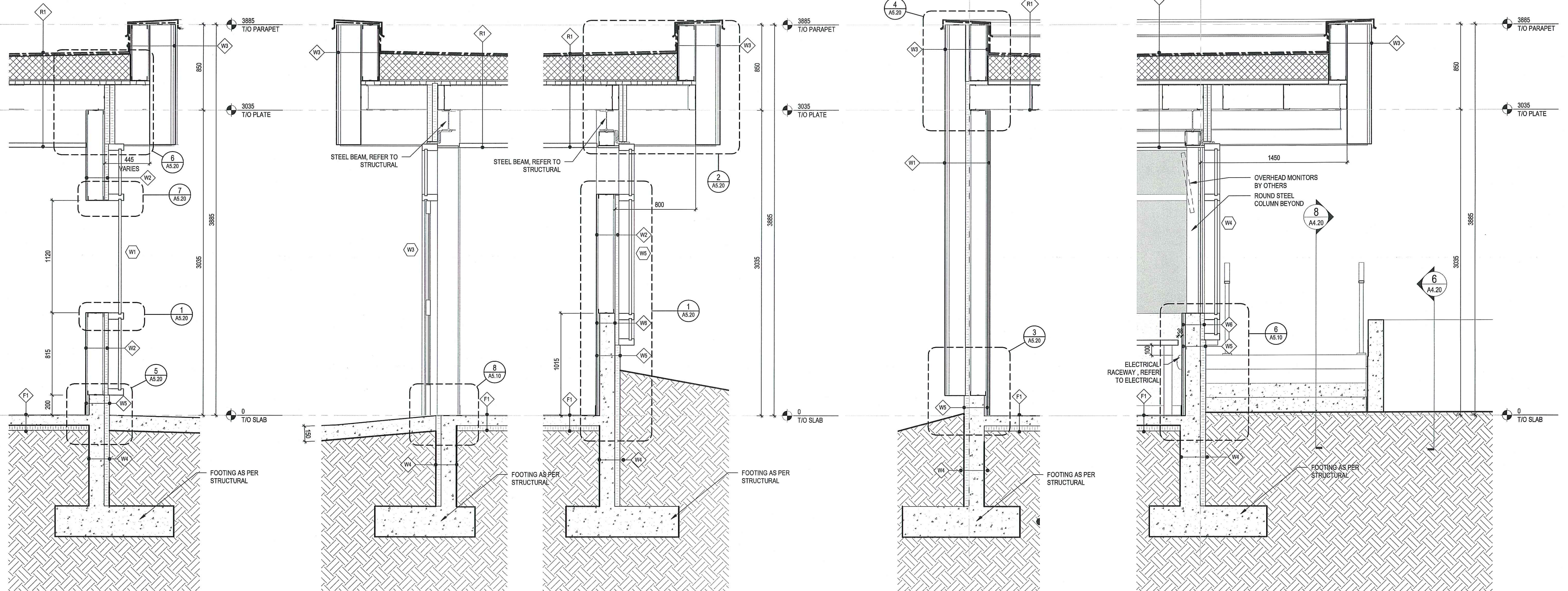
DRAWING NUMBER  
**A4.10**  
8 of 13

REVISION 3



NO.	DATE	REVISIONS
3	2020-04-24	Issued for Tender
2	2019-12-17	Issued for 90% Review
1	2019-10-02	Issued for 50% Review





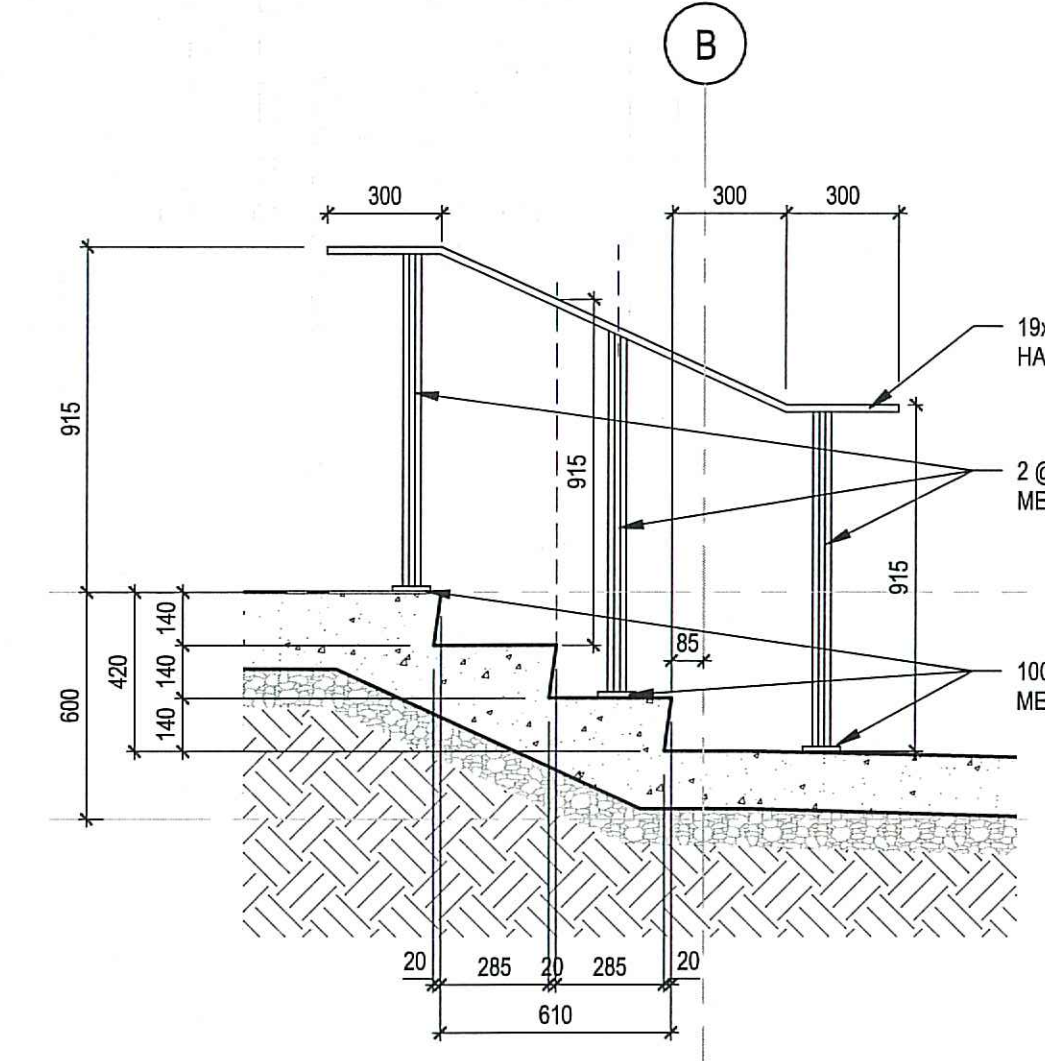
1 Wall Section-01  
A4.10 1:20

2 Wall Section-02  
A4.10 1:20

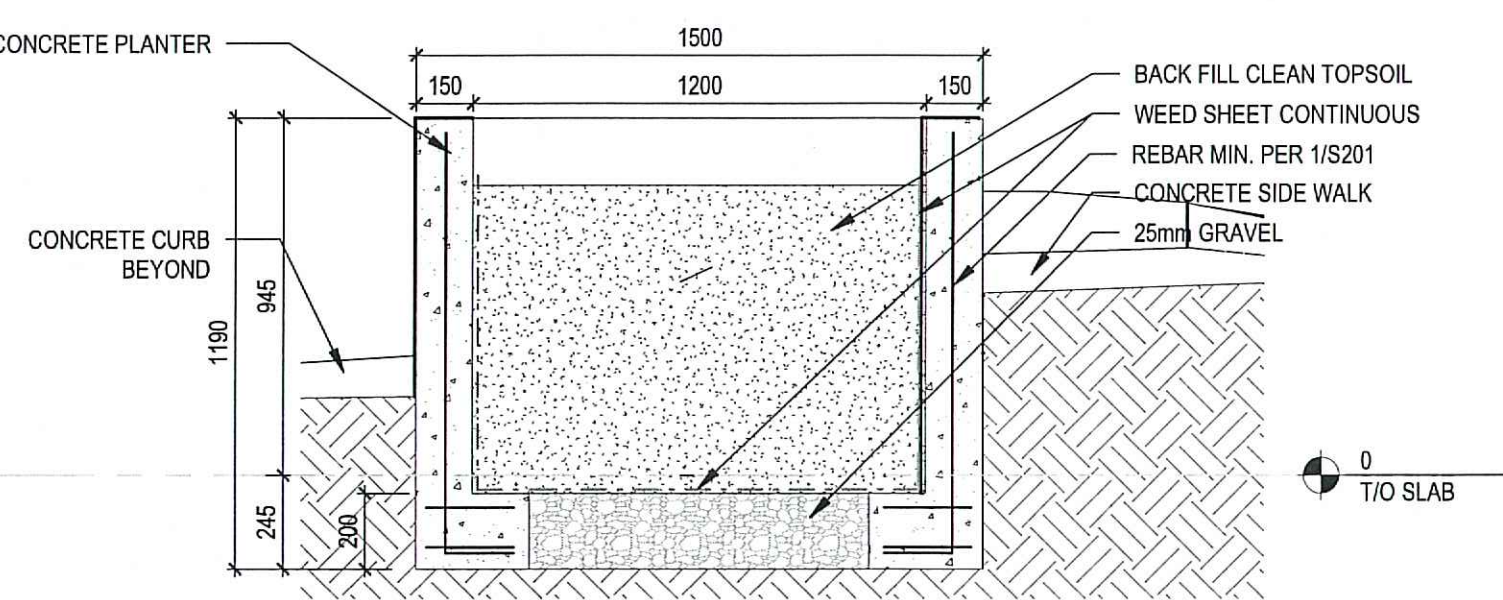
3 Wall Section-03  
A4.10 1:20

4 Wall Section-04  
A4.10 1:20

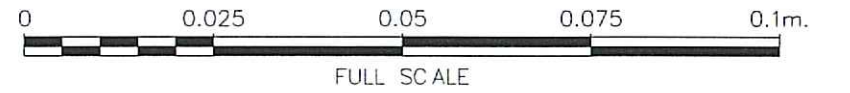
5 Wall Section-05  
A4.10 1:20



8 Section Detail @ Stair  
A1.11 1:20

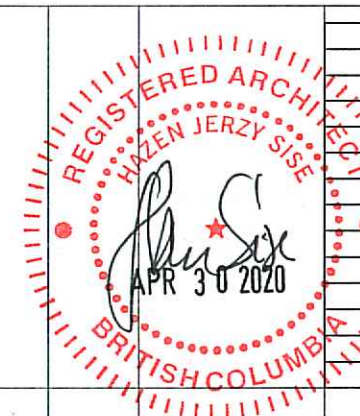


6 Section Detail @ Planter  
A1.11 1:20

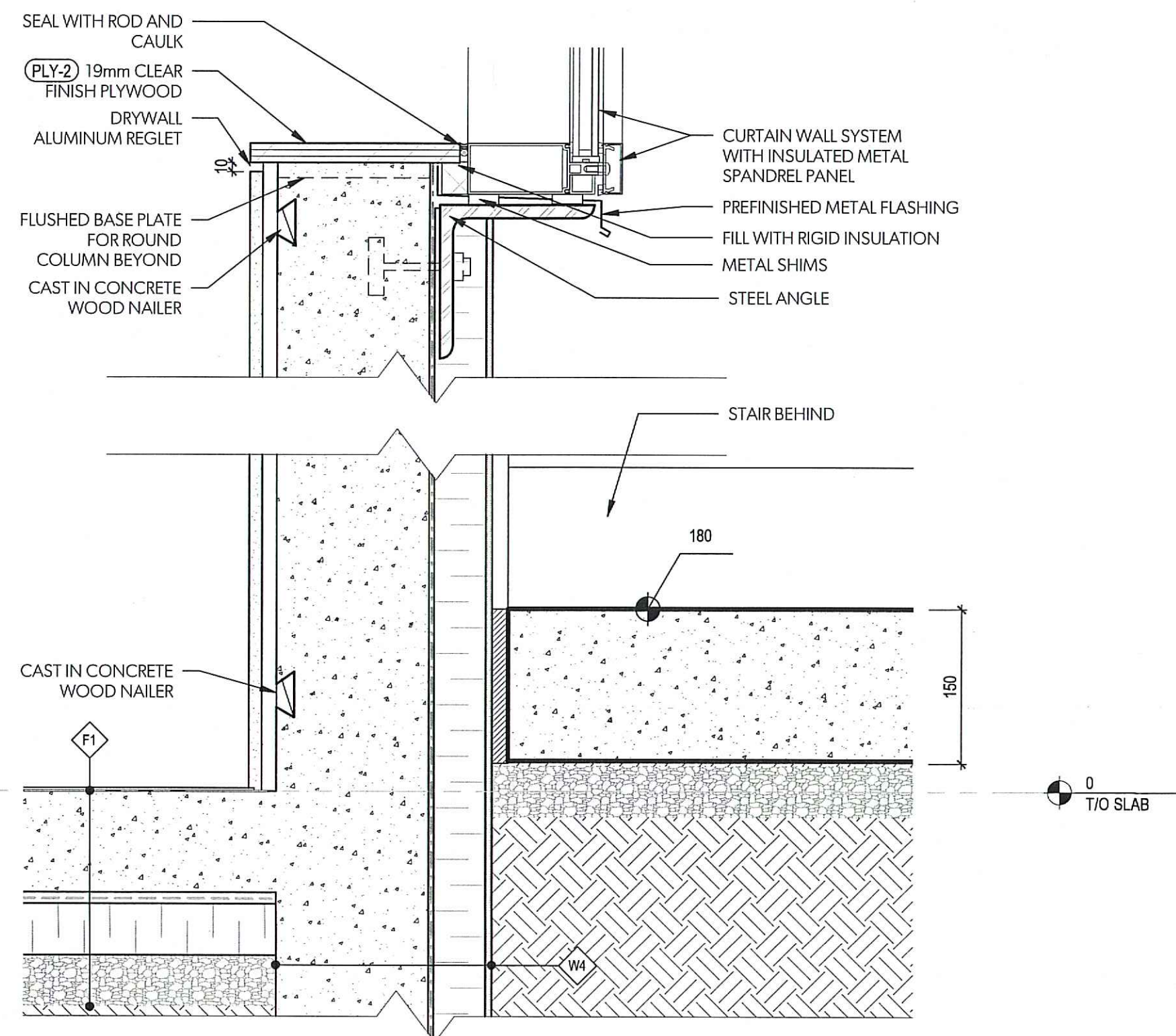


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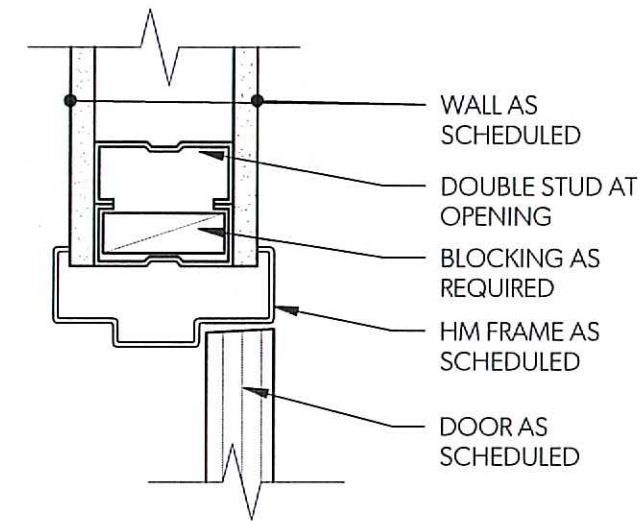
DWG. NO.	DRAWING REFERENCES	NOTES	NO.	DATE	REVISIONS	DESIGNED Designer	DRAWN Author	CHECKED HS	RECOMMENDED	APPROVED	APPROVED	<b>FISHERIES AND OCEANS CANADA</b> REAL PROPERTY AND SAFETY AND SECURITY <b>INSTITUTE OF OCEAN SCIENCES</b> <b>NEW GUARDHOUSE</b> 9860 WEST SAANICH ROAD SIDNEY, BC, V8L 5T5 <b>WALL SECTIONS</b>	SCALE 1:20 START DATE DRAWING NUMBER <b>A4.20</b> 9 of 13 REVISION 3
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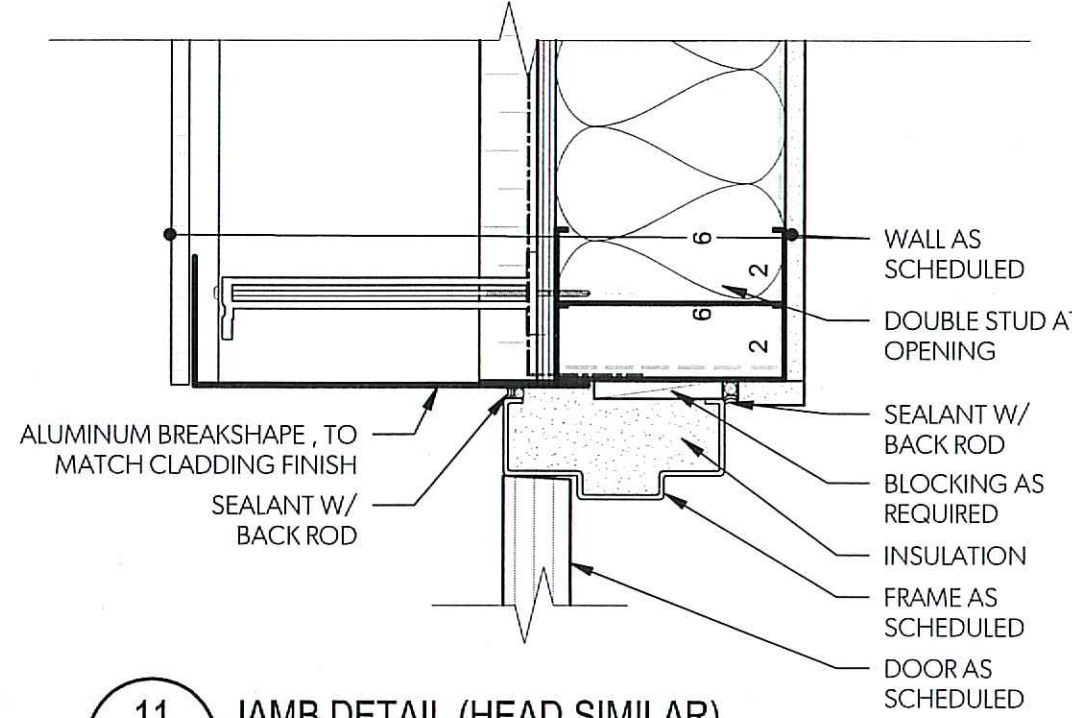




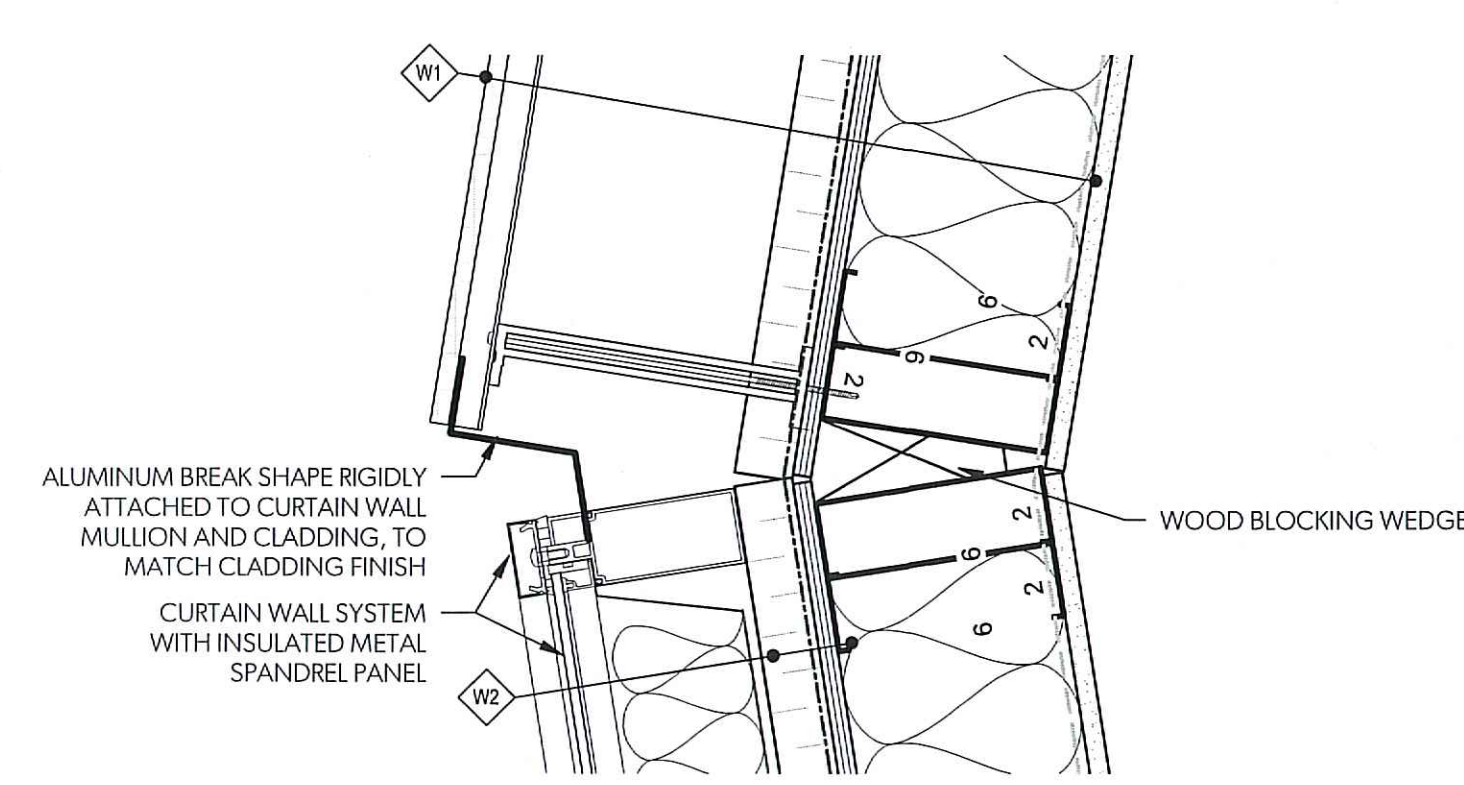
6 Section Detail  
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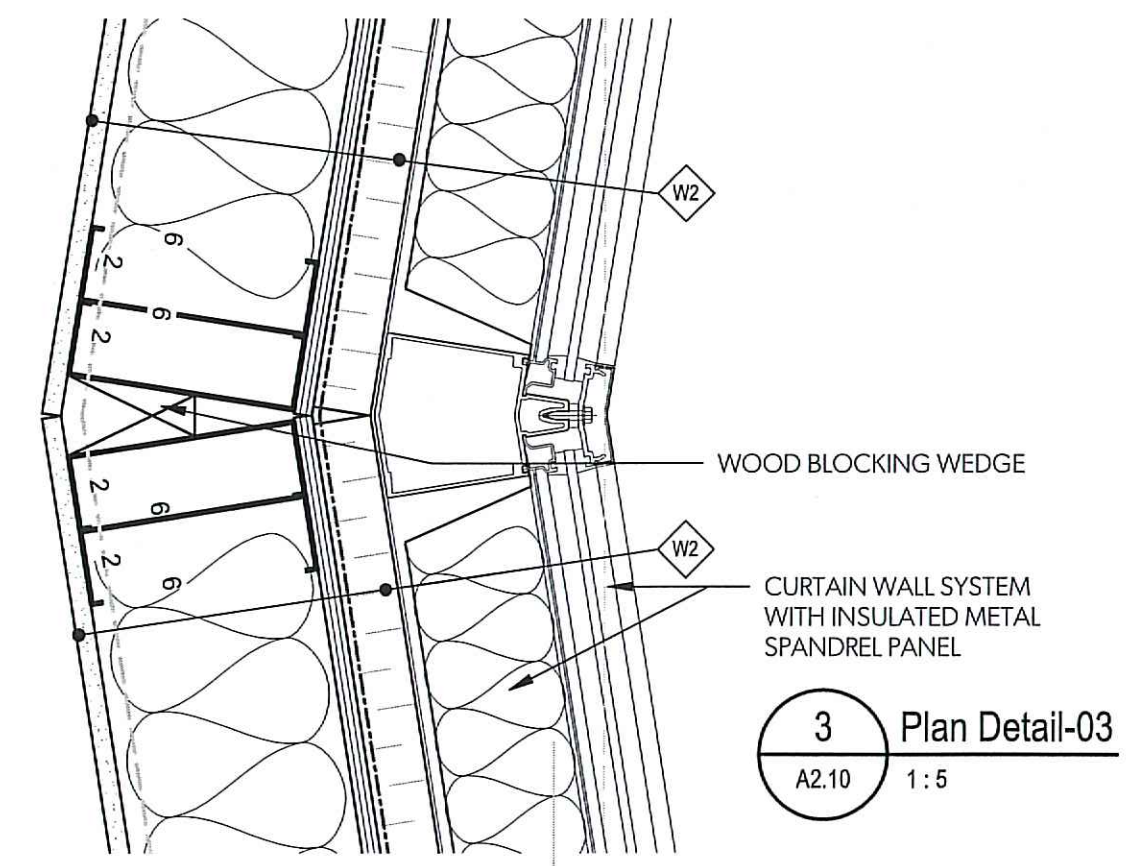
9 JAMB DETAIL (HEAD SIMILAR)  
A5.10 1:5



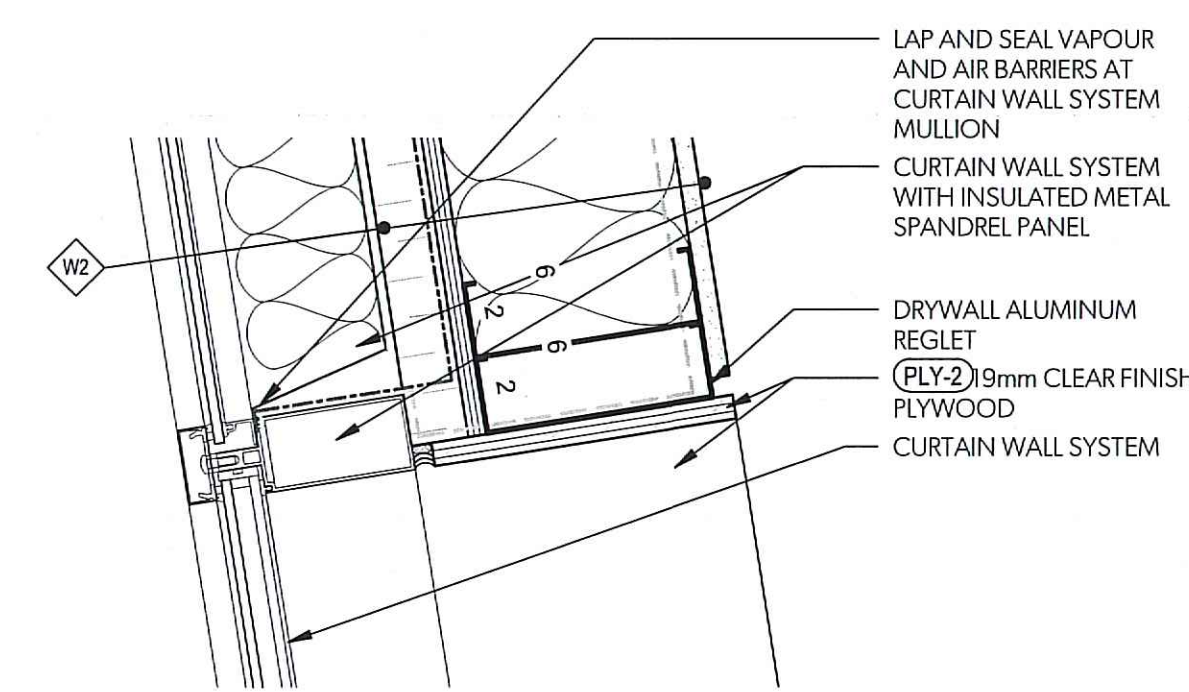
11 JAMB DETAIL (HEAD SIMILAR)  
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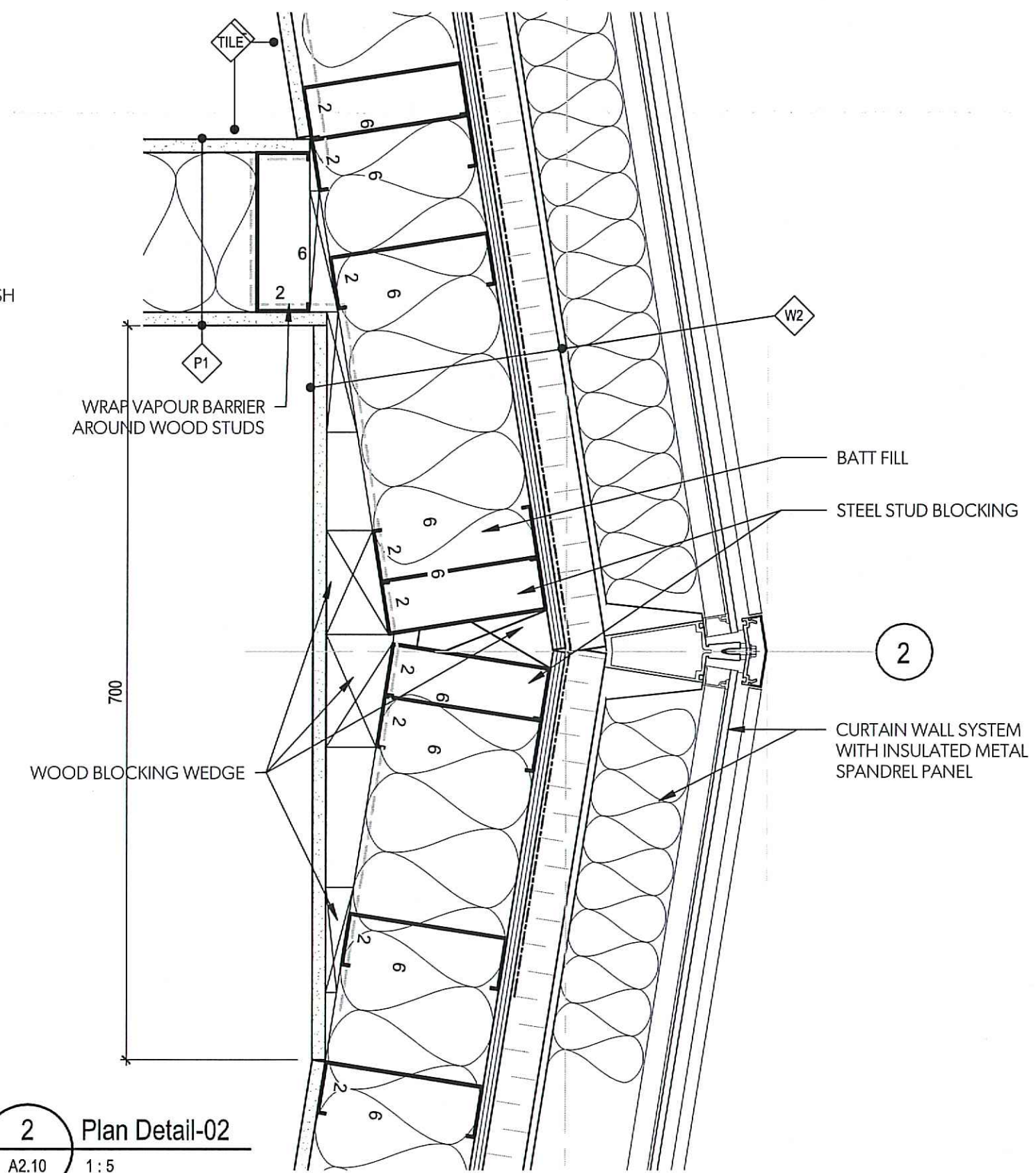
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A2.10 1:5



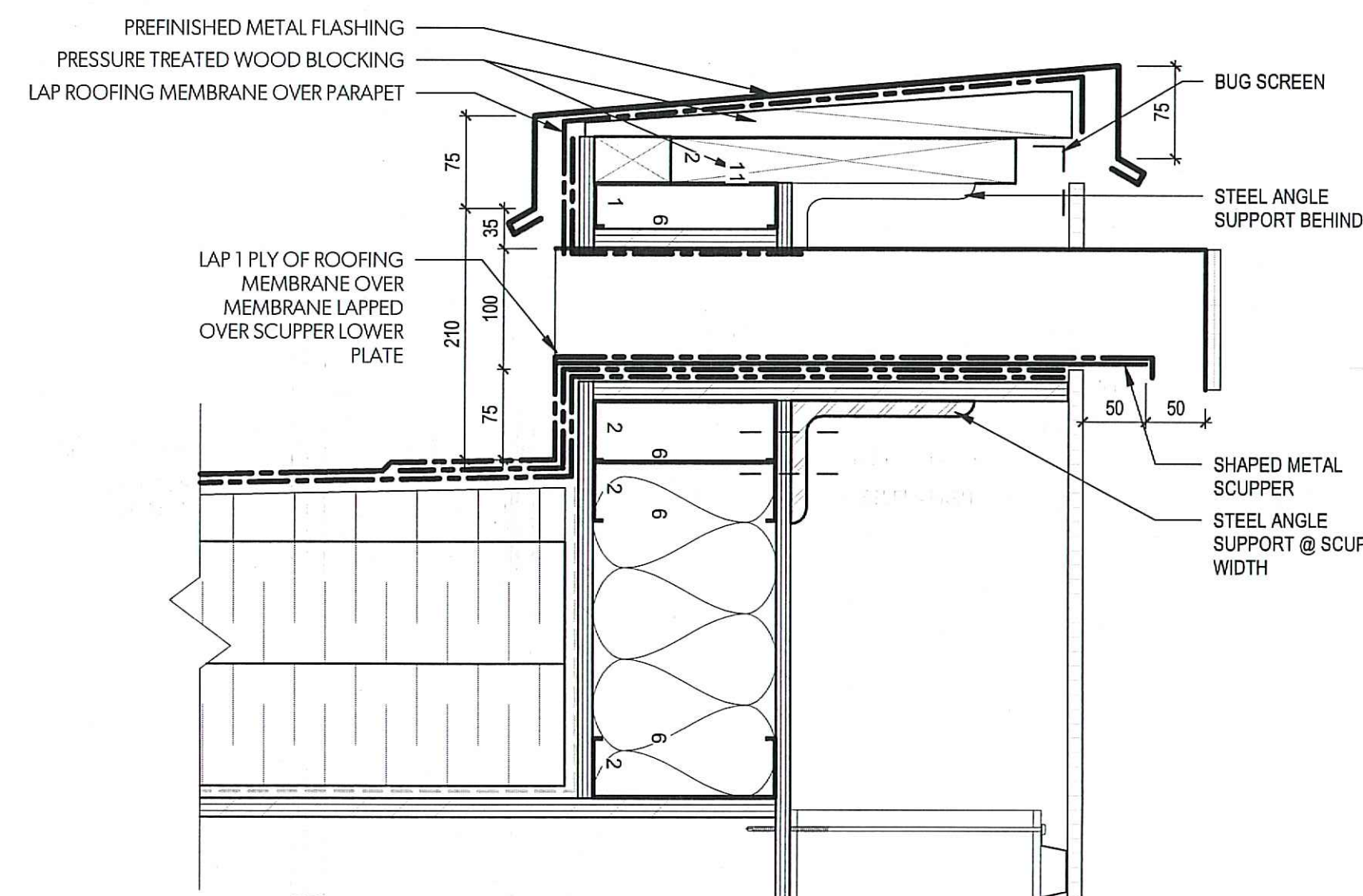
3 Plan Detail-03  
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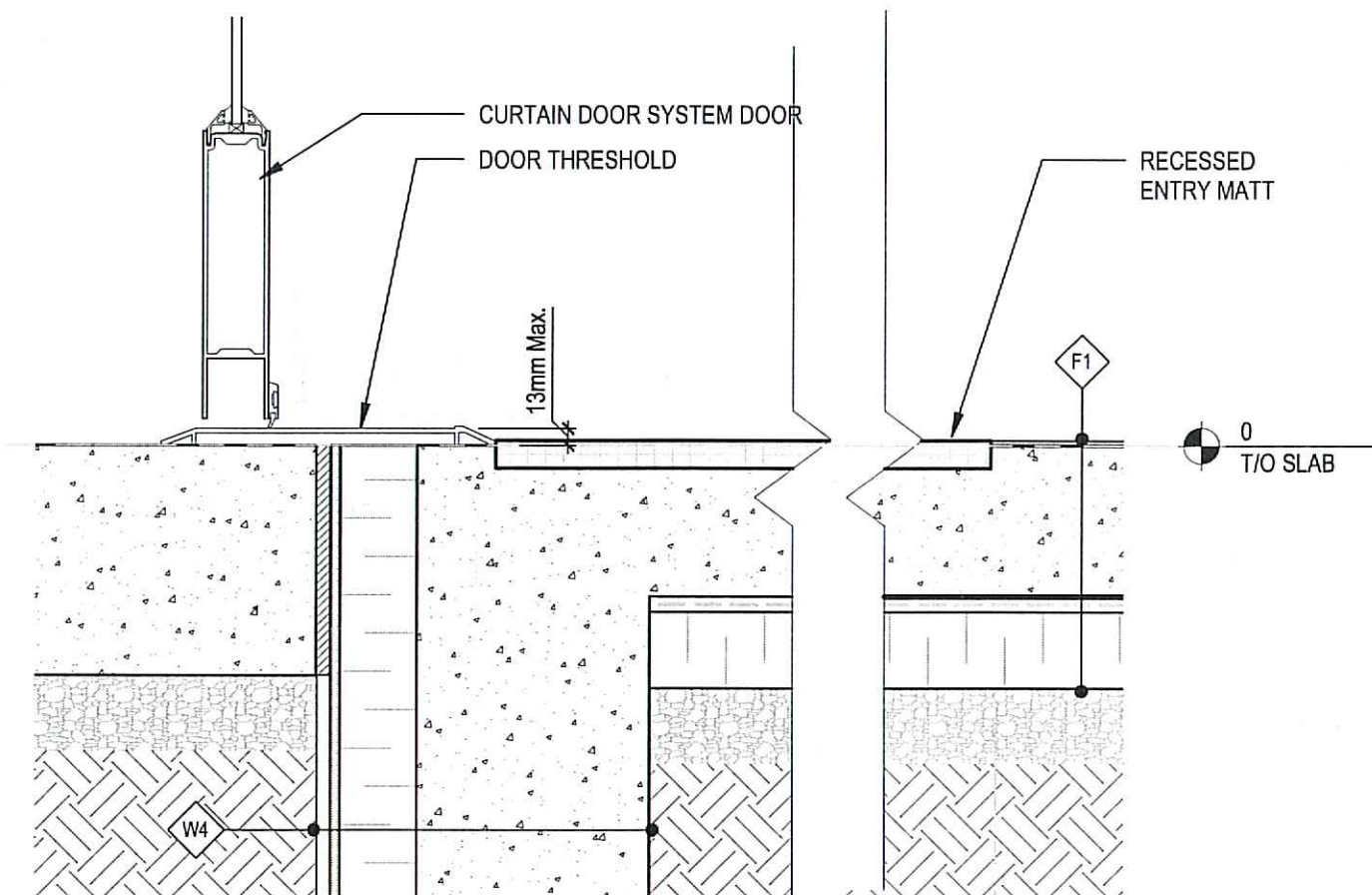
7 Plan Detail-06  
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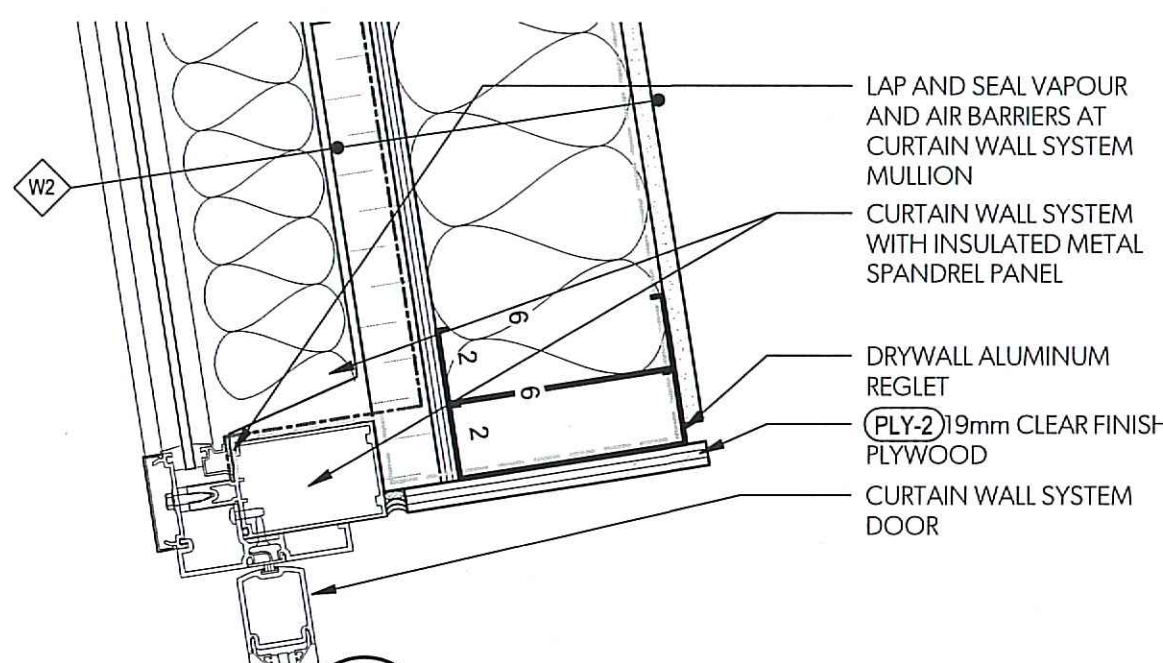
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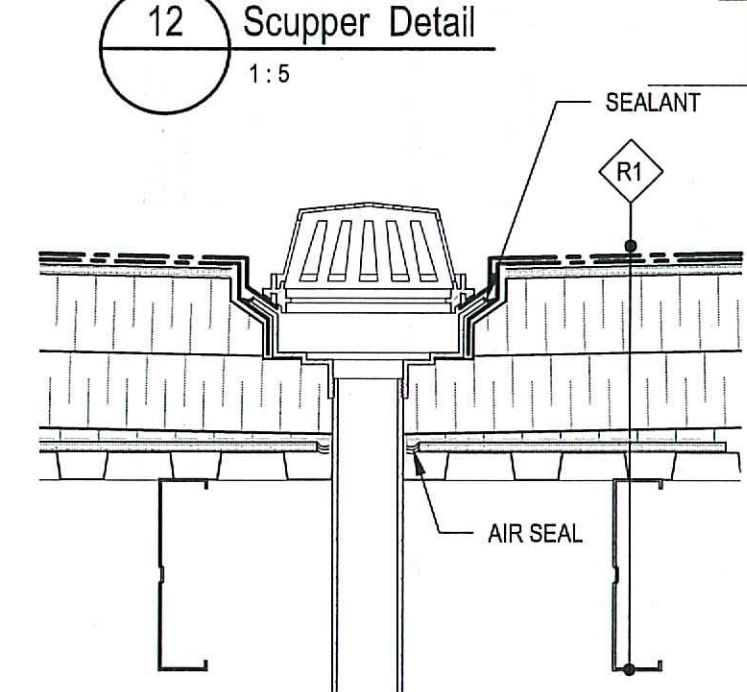
12 Scupper Detail  
1:5



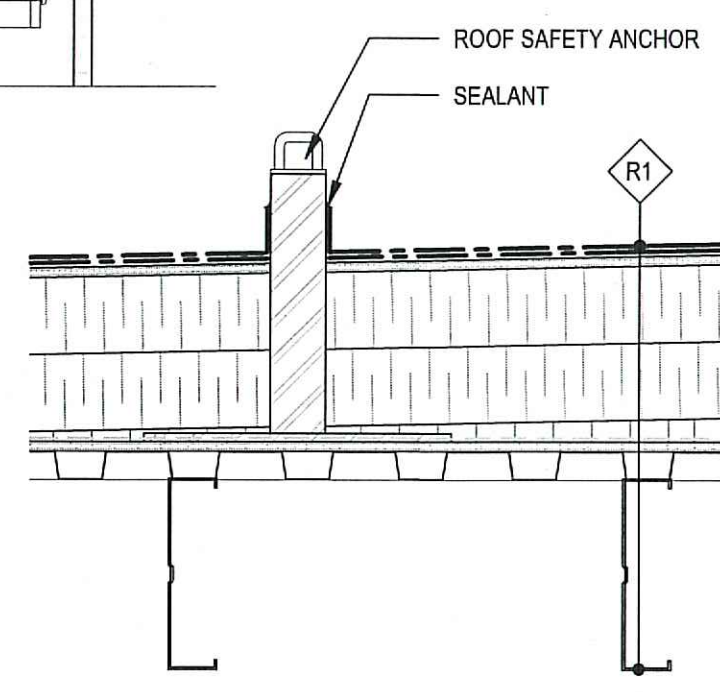
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A4.20 1:5



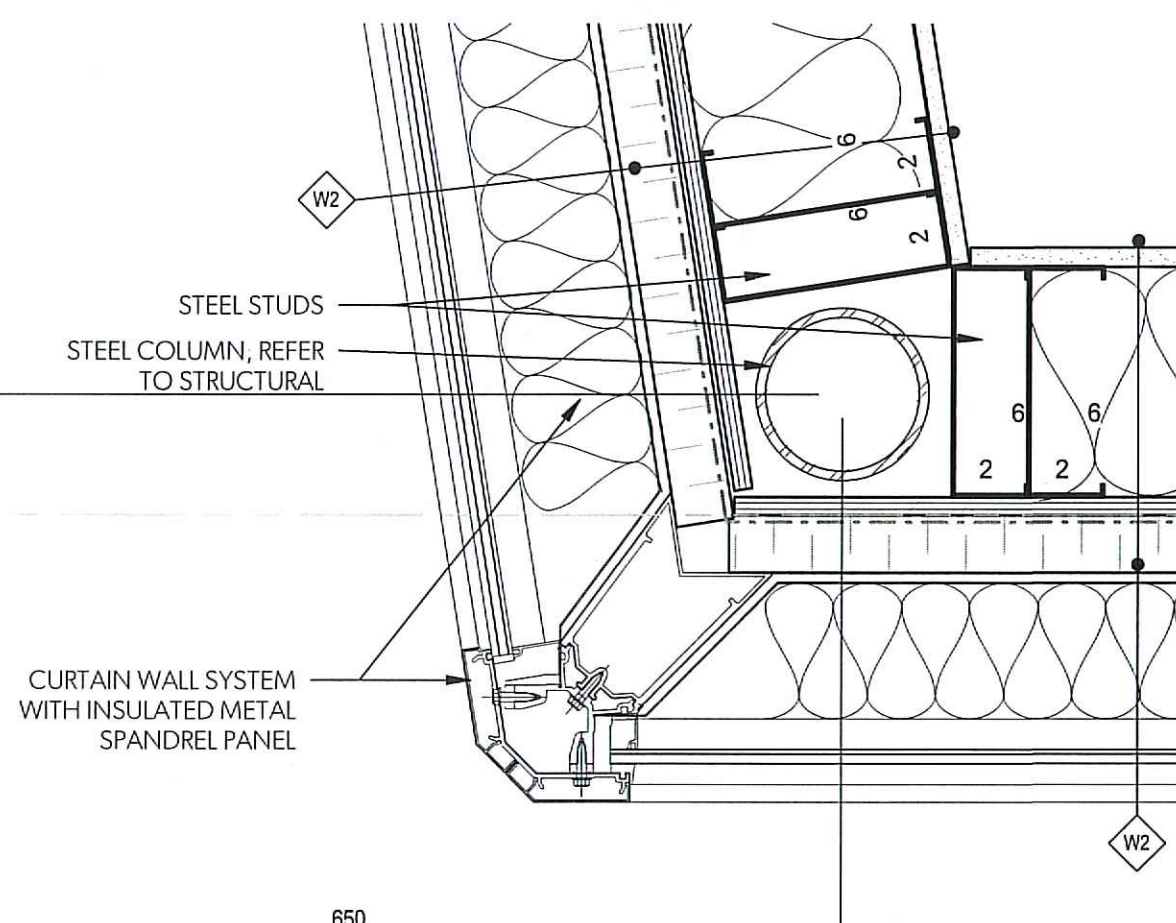
5 Plan Detail-05  
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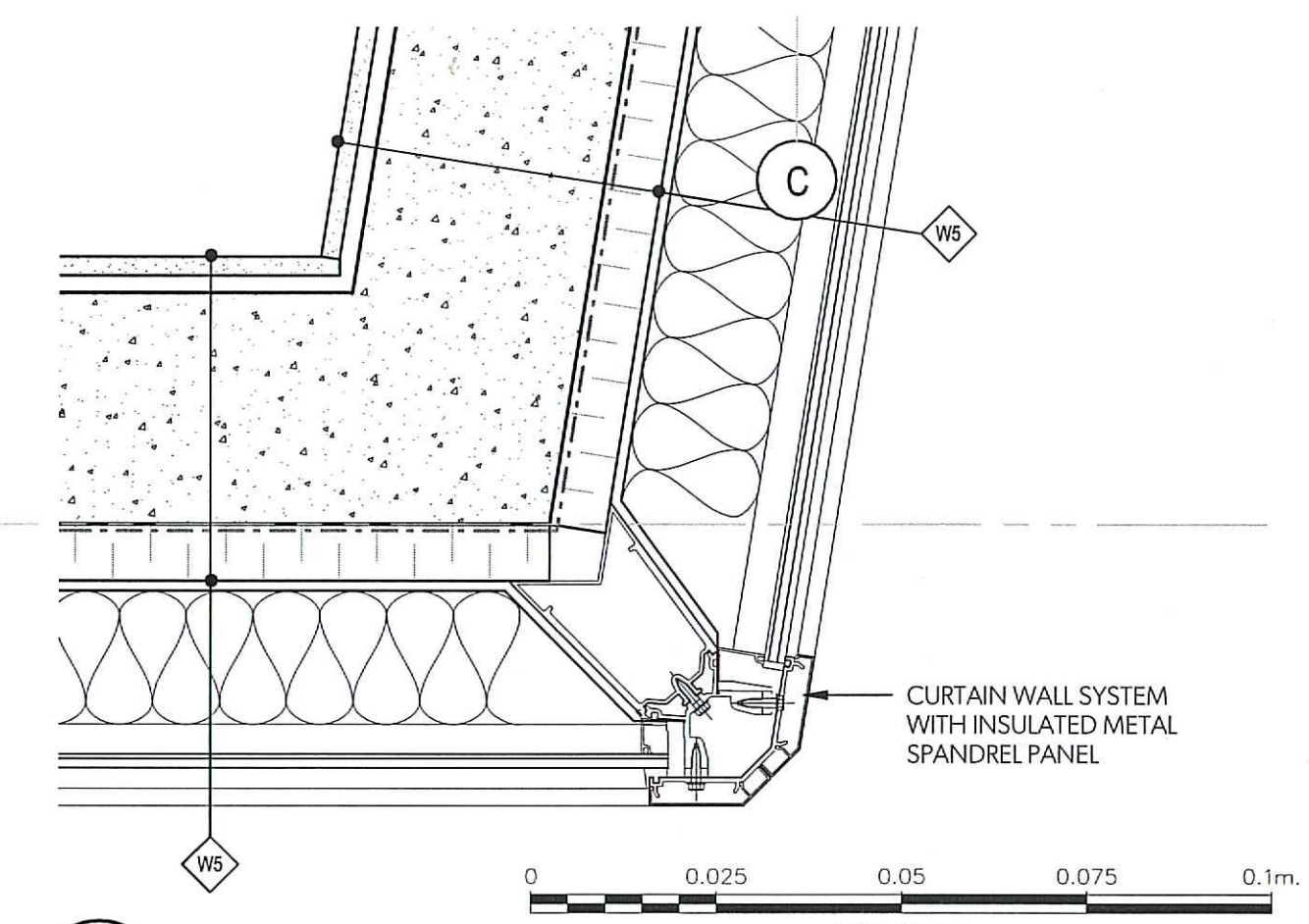
13 SECTION DETAIL - ROOF DRAIN  
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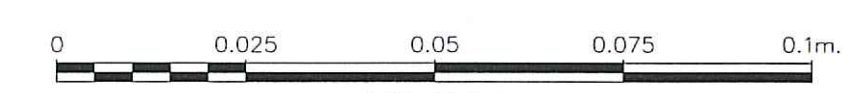
14 SECTION DETAIL - ROOF ANCHOR  
1:10



10 Plan Detail-04  
A2.10 1:5



1 Plan Detail-01  
A2.10 1:5



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DWG. NO. DRAWING REFERENCES

NOTES



NO.	DATE	REVISIONS
3	2020-04-24	Issued for Tender
2	2019-12-17	Issued for 90% Review

DESIGNED	Designer
DRAWN	Author
CHECKED	HS
RECOMMENDED	RECOMMENDED
APPROVED	APPROVED
APPROVED	APPROVED

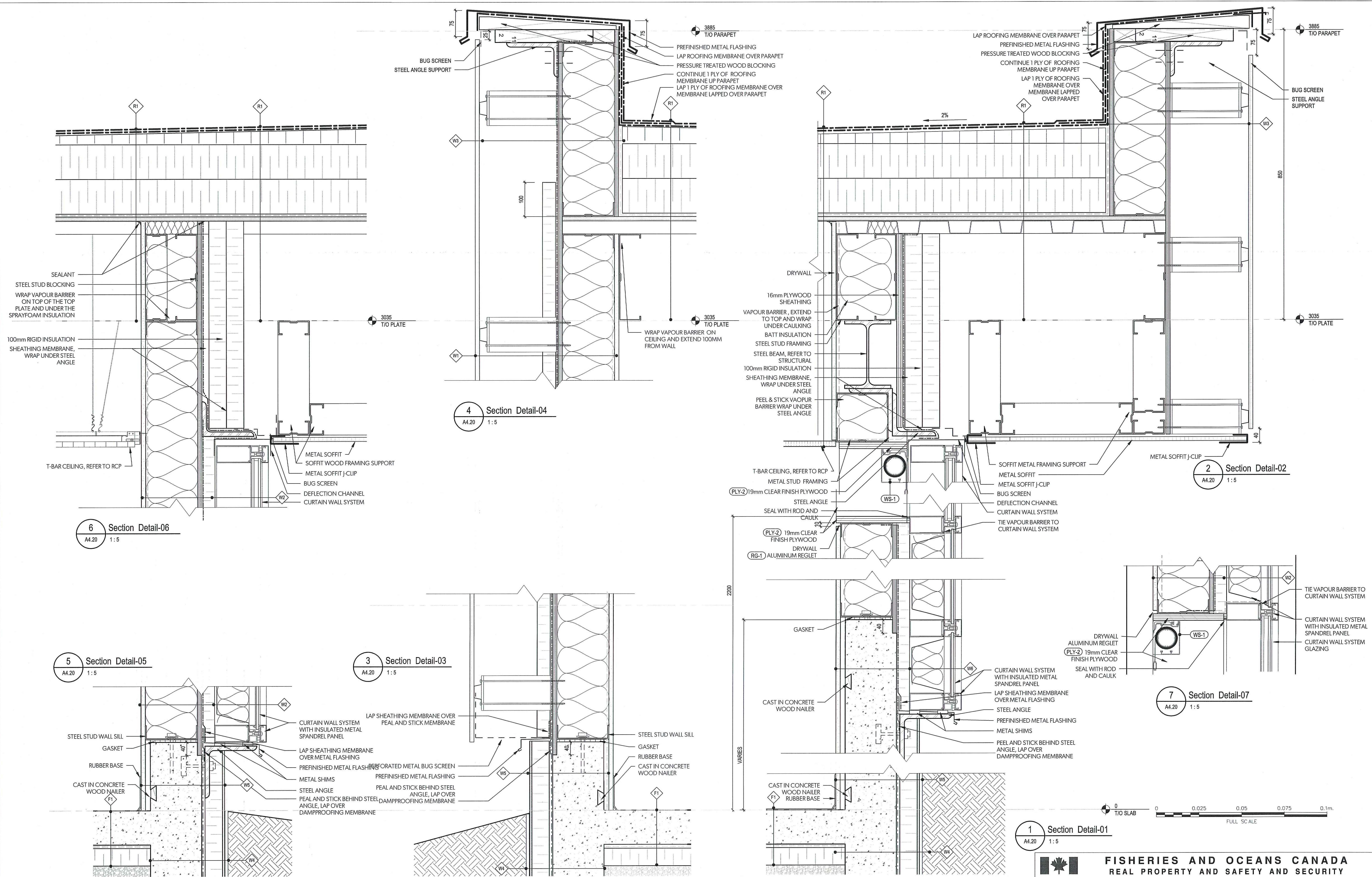
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**PLAN DETAILS**

SCALE: As indicated  
START DATE:  
DRAWING NUMBER: **A5.10**  
10 of 13  
REVISION: 3





DWG. NO.	DRAWING REFERENCES

NO.	DATE	REVISIONS
3	Issued for Tender	2020-04-24
2	Issued for 90% Review	2019-12-17

DESIGNED  
**Designer**

DRAWN  
**Author**

CHECKED  
**HS**

RECOMMENDED

APPROVED

APPROVED

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**NEW GUARDHOUSE**

9860 WEST SAANICH ROAD  
SIDNEY, BC, V8L 5T5

**SECTION DETAILS**

SCALE  
1:5

START DATE

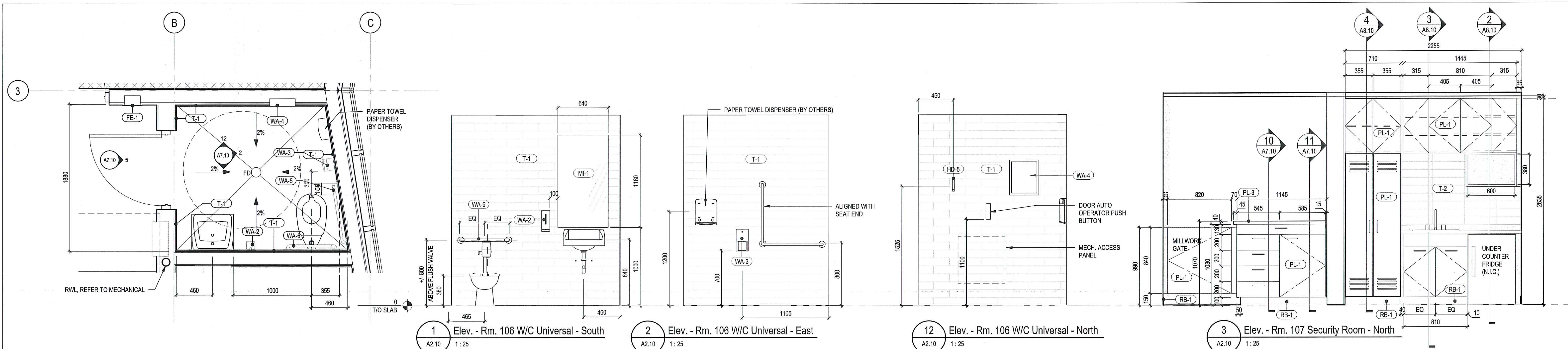
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11 of 13

REVISION  
**3**

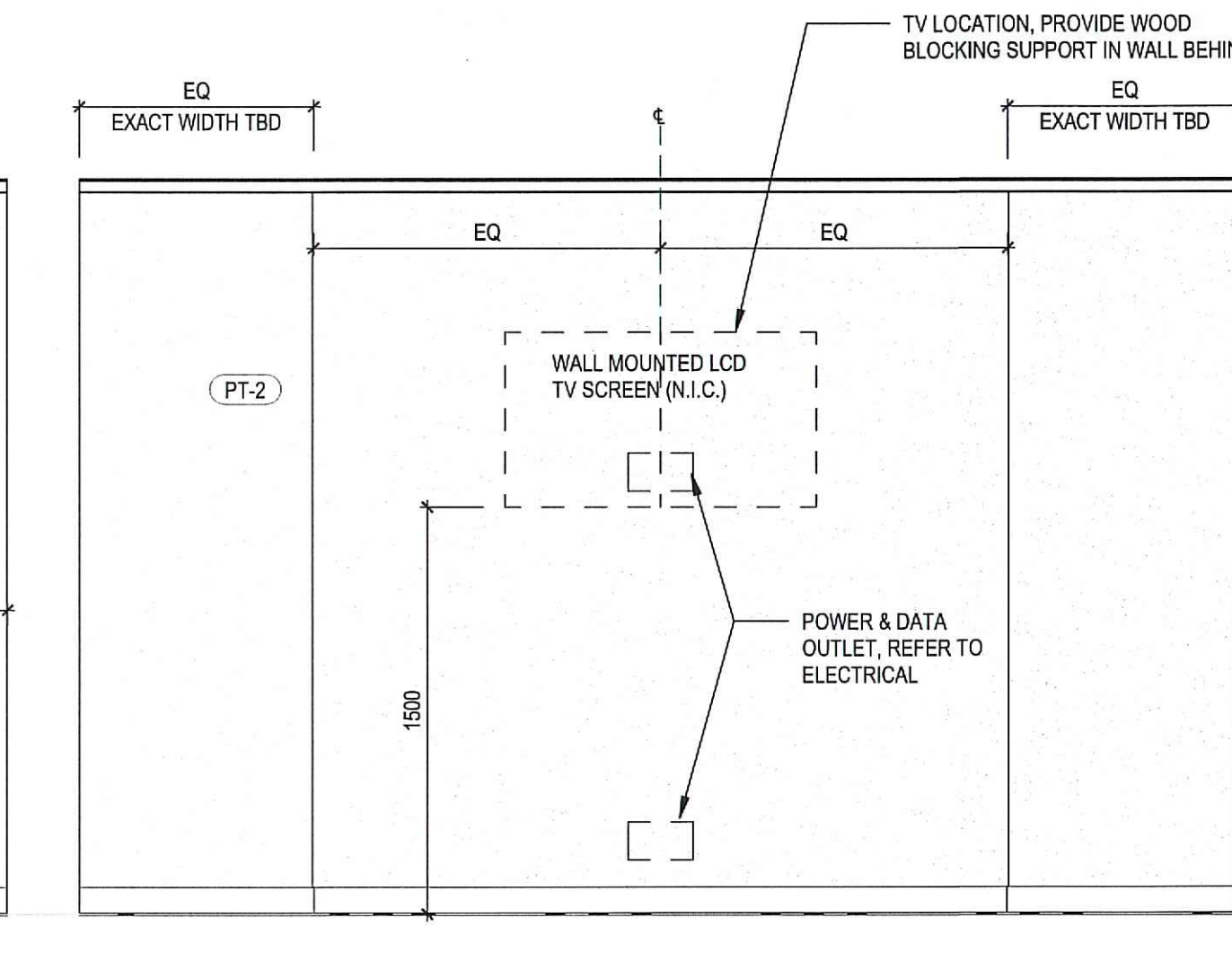
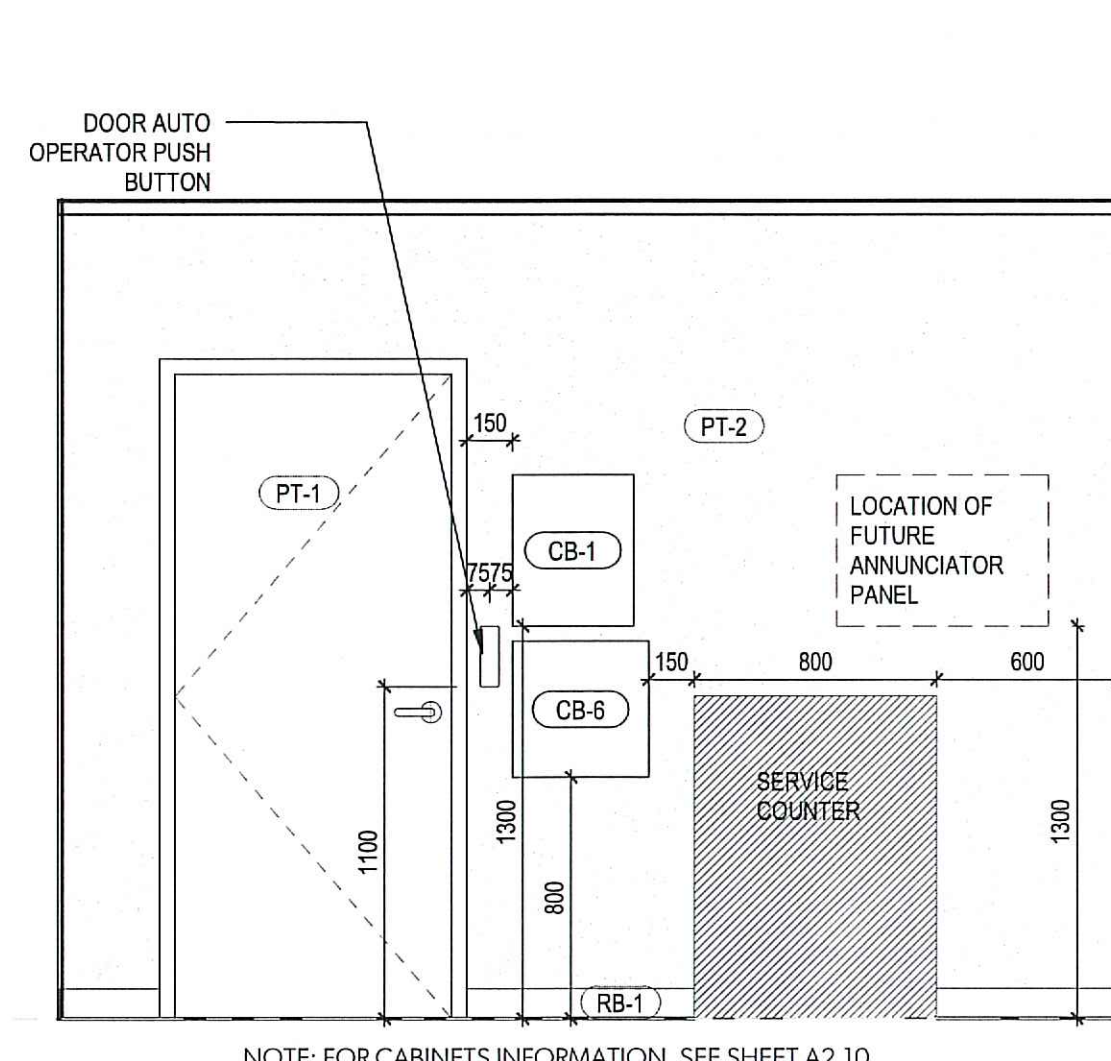
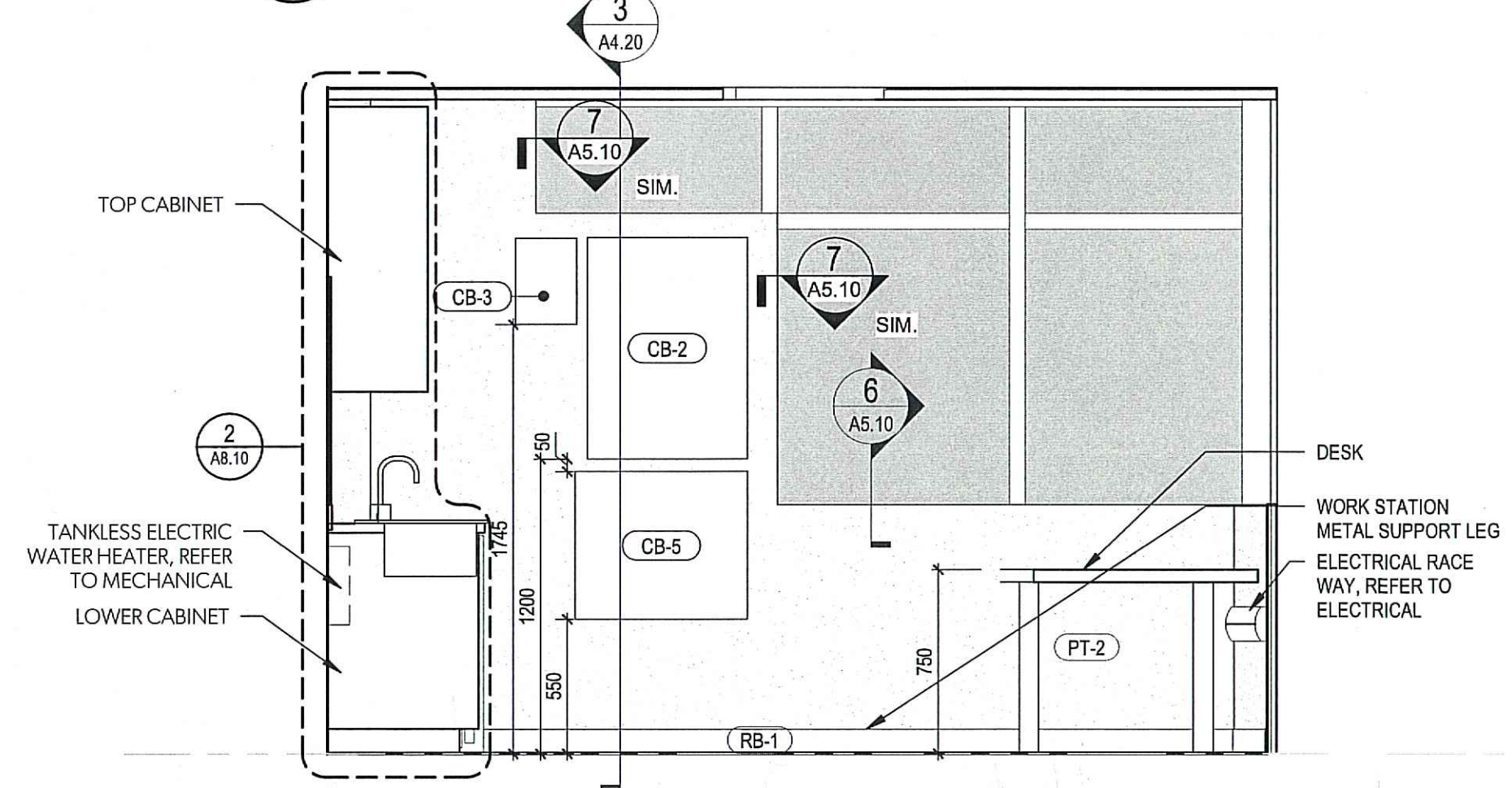
RATIO







7 EnPlan. - Rm. 106 W/C Universal  
A2.10 1:25

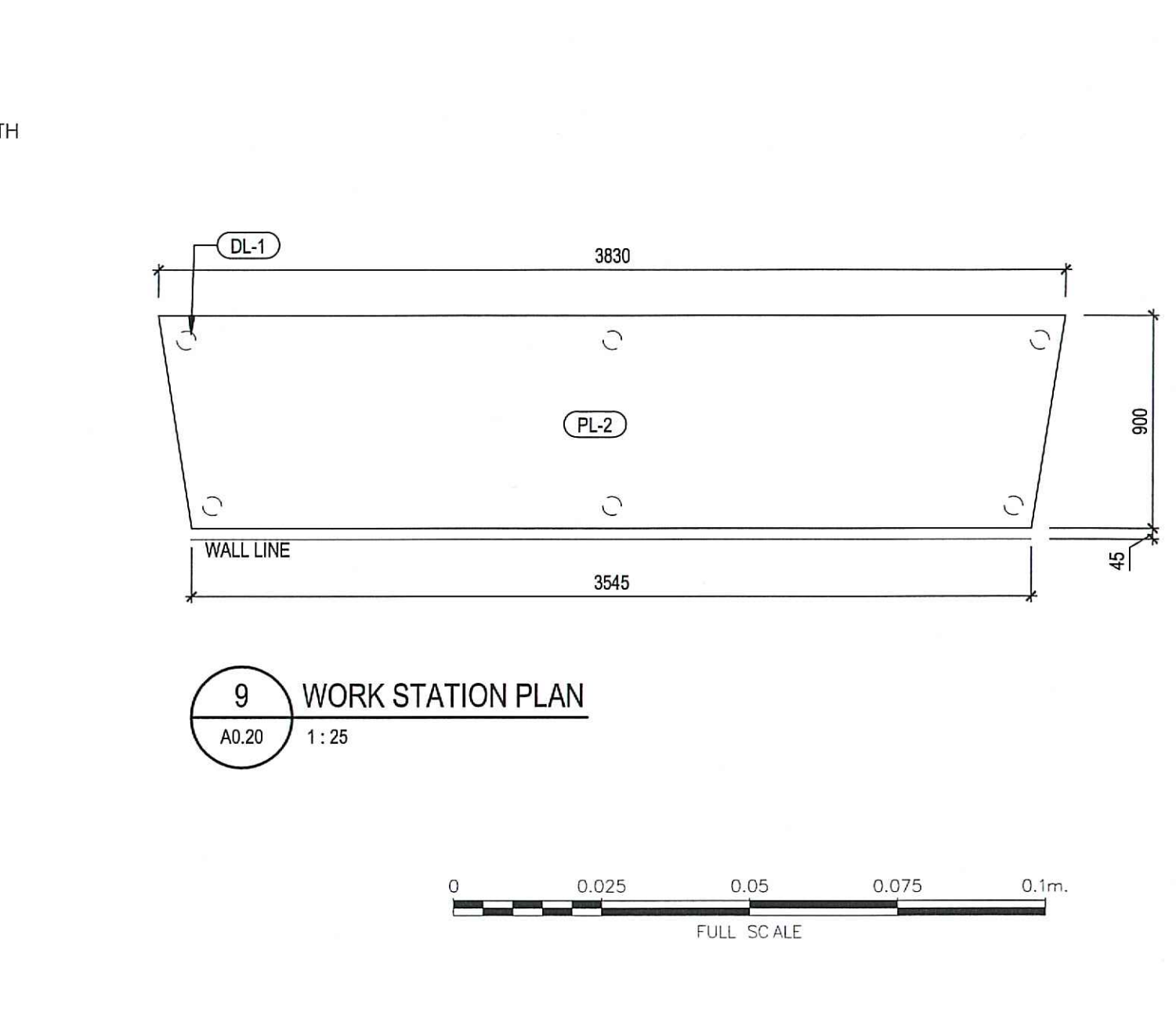
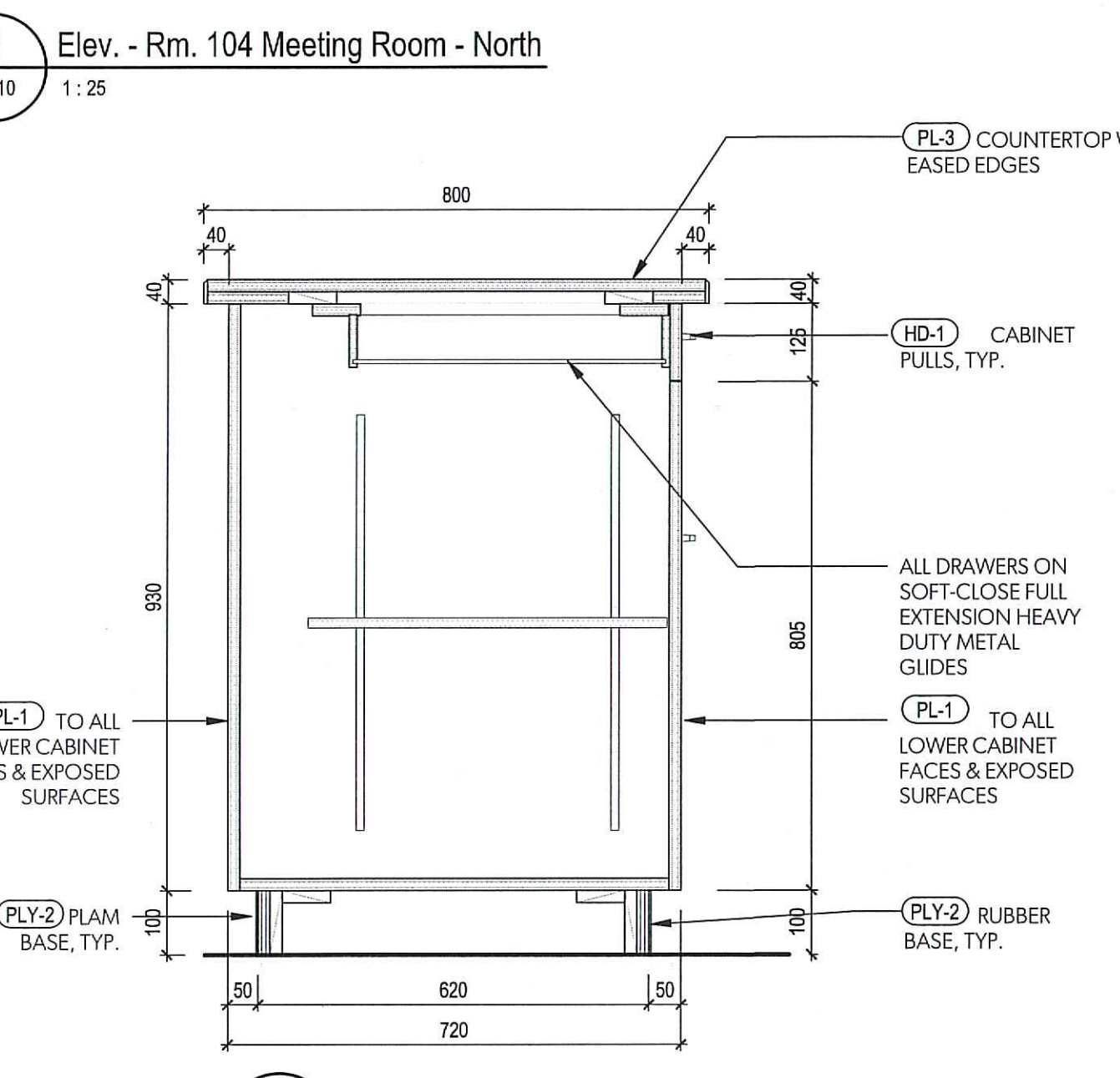
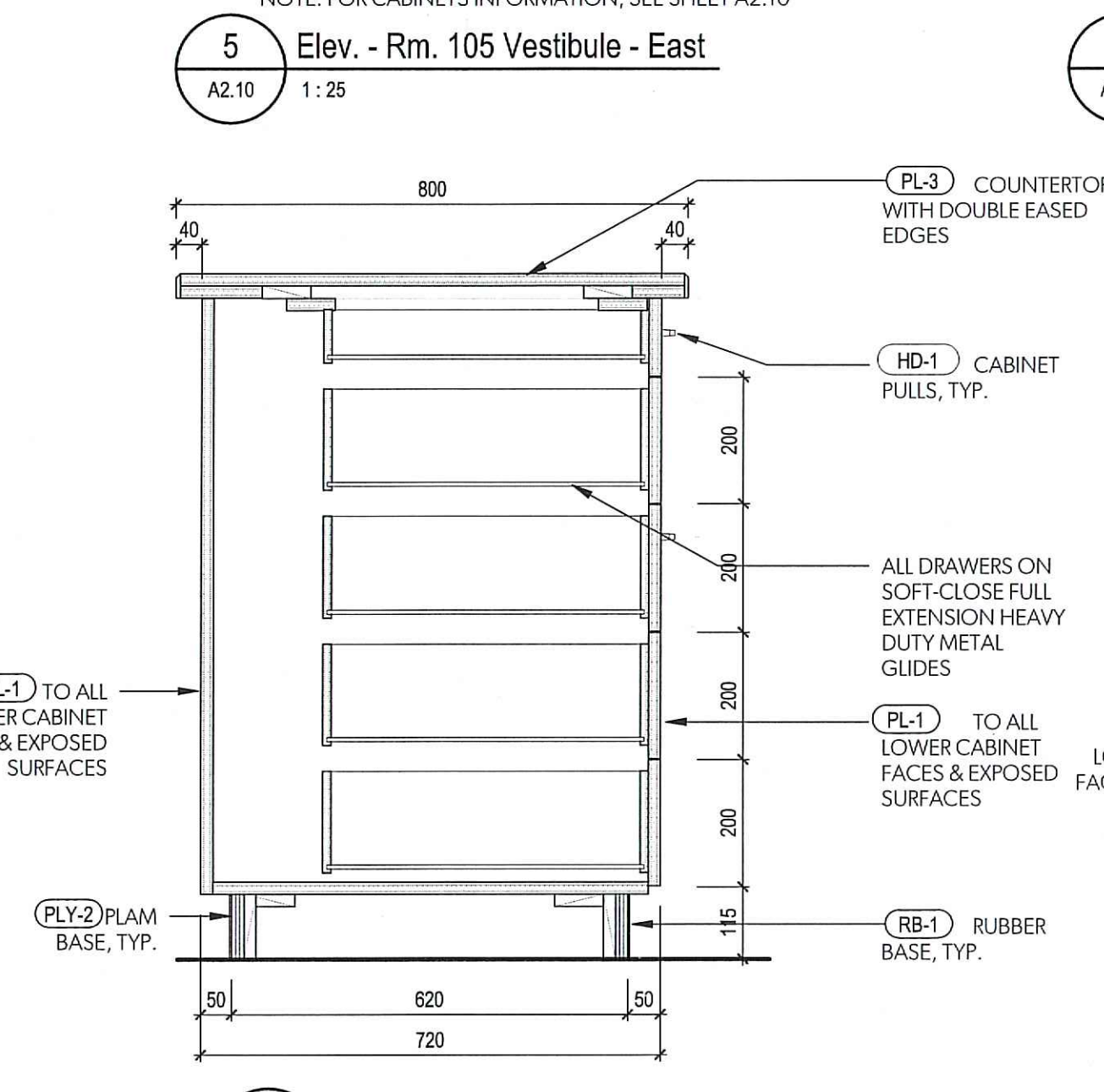
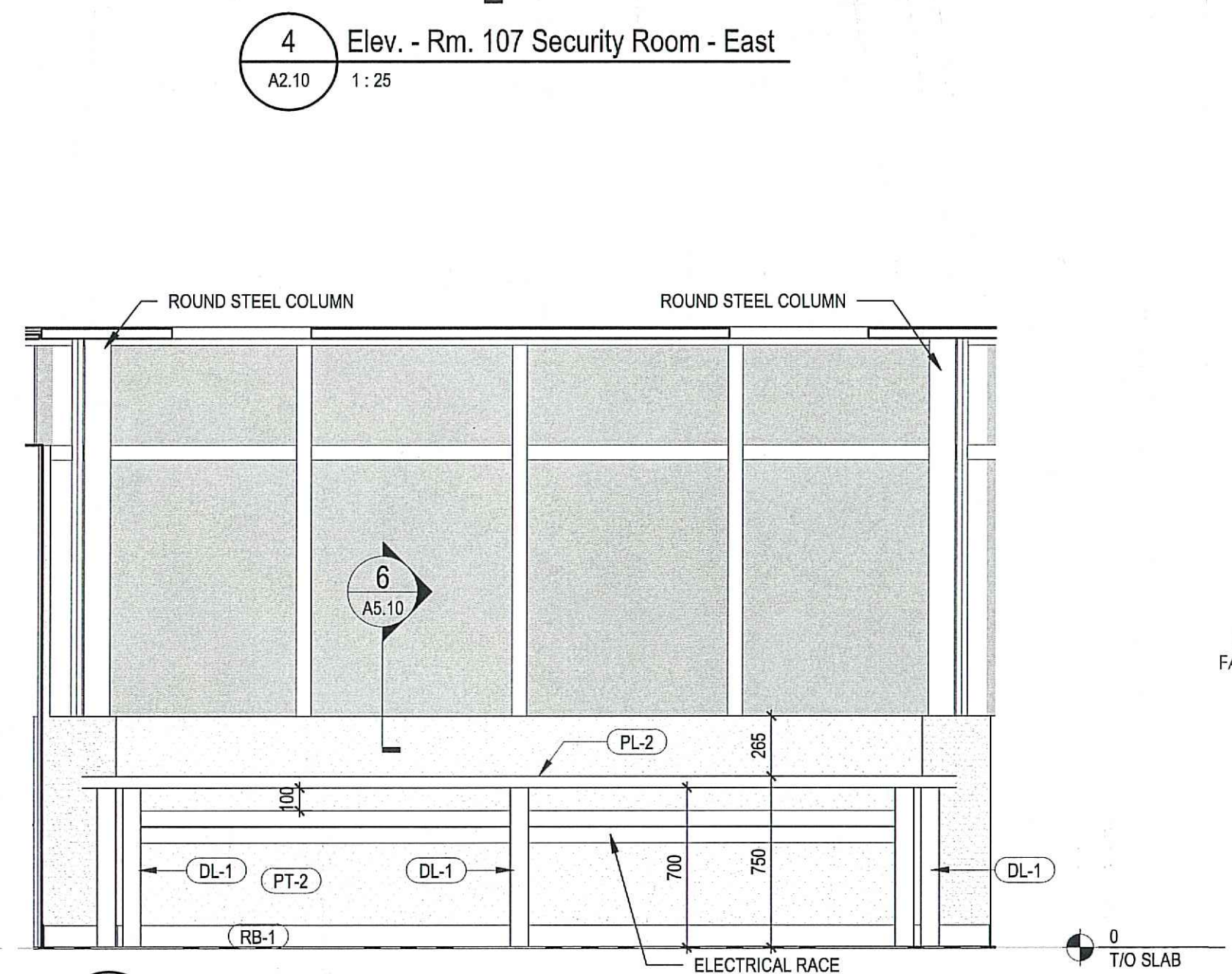


INTERIOR FINISHES	
Key Value	Keynote Text
AC-1a	ACOUSTIC CEILING PANEL.
CF-1	CONCRETE FLOORING.
CP-1	CARPET.
PL-1	PLASTIC LAMINATE.
PL-2	PLASTIC LAMINATE.
PL-3	PLASTIC LAMINATE.
PLY-1	PAINTED PLYWOOD.
PLY-2	CLEAR FINISH PLYWOOD.
PT-1	INTERIOR DOORS & FRAMES PAINT.
PT-2	INTERIOR WALLS PAINT.
RB-1	RUBBER BASE.
RF-1	LINOLEUM SHEET FLOORING.
RG-1	ALUMINUM DRYWALL REVEAL REGLET.
T-1	CERAMIC WALL TILE.
T-2	TILE-KITCHEN BACK SPLASH.

NOTE: REFER TO APPENDIX A FOR FINISHES AND COLOUR SCHEDULE

WASHROOM ACCESSORIES	
Key Value	Keynote Text
HD-5	ROBE HOOK.
MI-1	MIRROR.
WA-2	SOAP DISPENSER.
WA-3	TOILET PAPER DISPENSER.
WA-4	FEMININE NAPKIN DISPOSALS.
WA-5	GRAB BAR.
WA-6	GRAB BAR.

MILLWORK & MISC ACCESSORIES	
Key Value	Keynote Text
DL-1	ALUMINUM WORK STATION SUPPORT LEG
FE-1	FIRE EXTINGUISHER CABINETS
HD-1	CABINET PULL
HD-5a	HOOK IN LOCKERS
WS-1	WINDOW ROLLER SHADES



RATIO

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DRAWN	Author
CHECKED	HS
RECOMMENDED	RECOMMENDED
APPROVED	APPROVED
APPROVED	APPROVED

**FISHERIES AND OCEANS CANADA**  
REAL PROPERTY AND SAFETY AND SECURITY

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SIDNEY, BC, V8L 5T5

SCALE

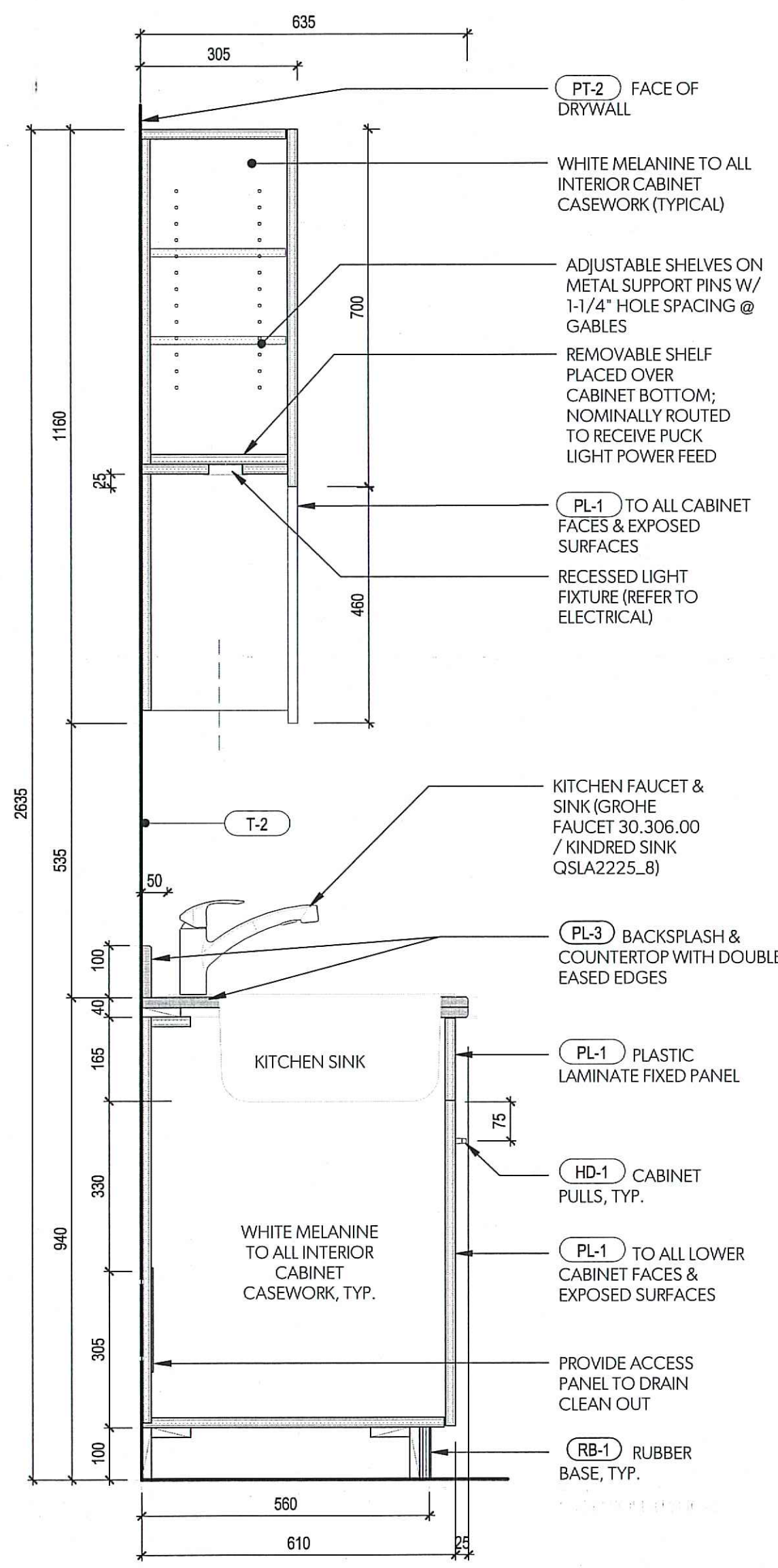
START DATE

DRAWING NUMBER  
**A7.10**  
12 of 13

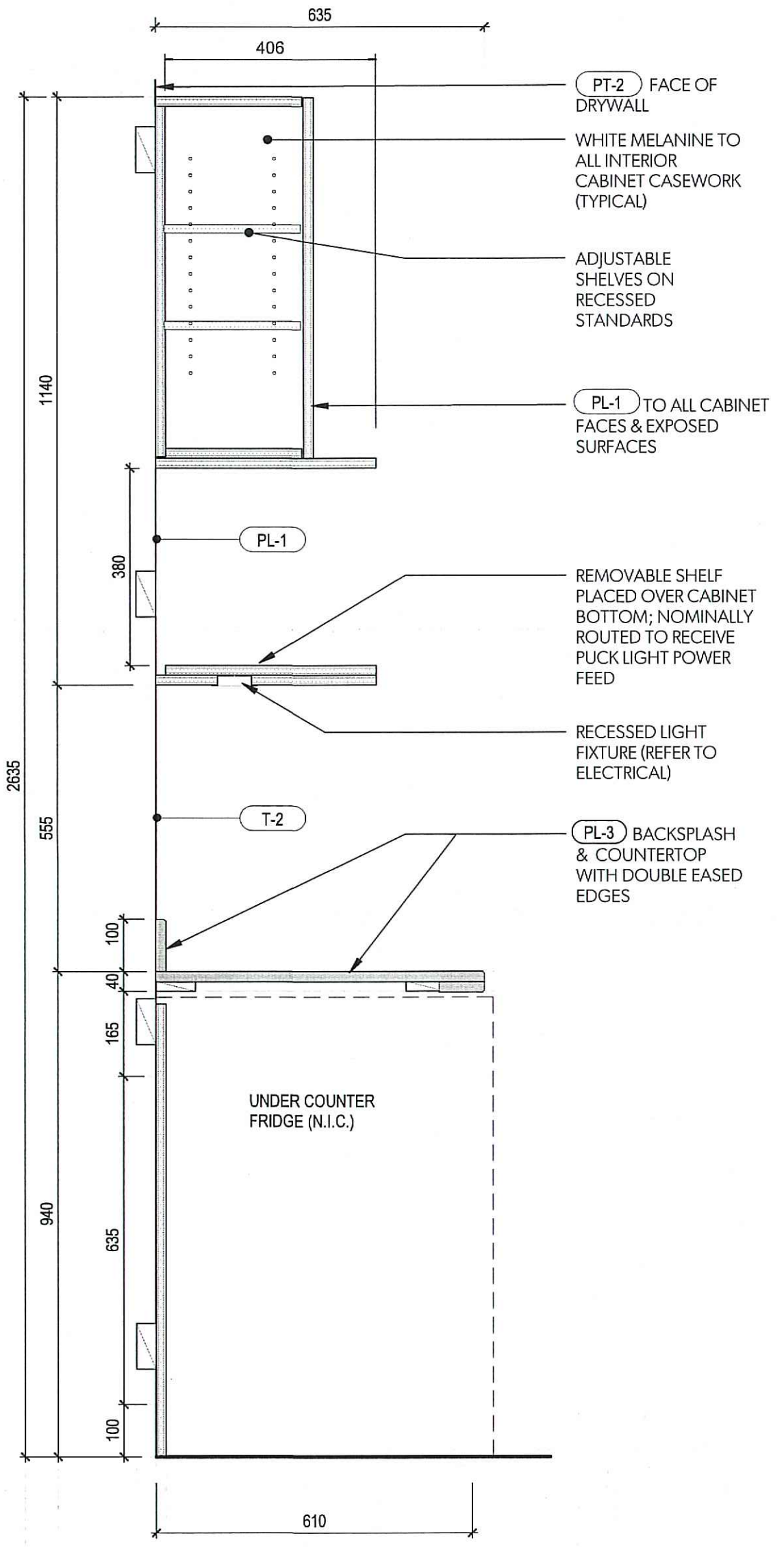
**INTERIOR ELEVATIONS**

REVISION 3

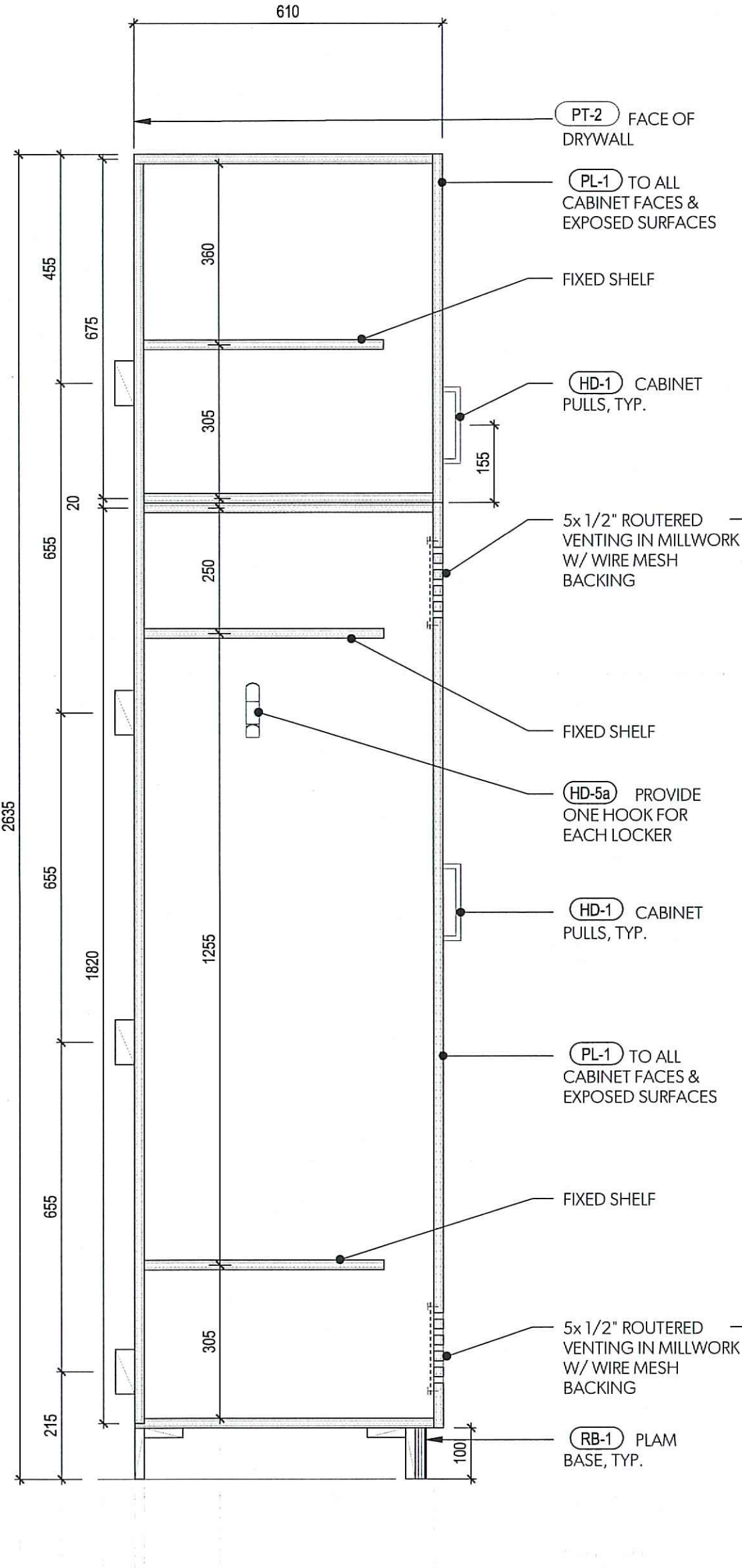




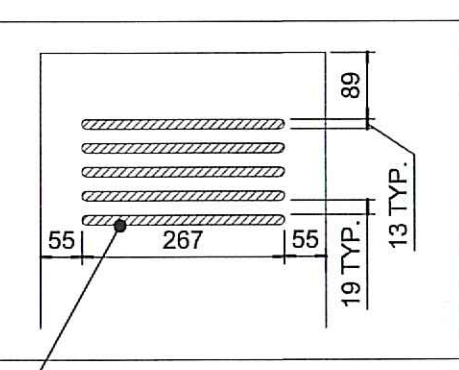
**3** MILLWORK - COUNTER EDGE DETAIL  
A7.10 1:10



**2** MILLWORK - COUNTER EDGE DETAIL  
A7.10 1:10



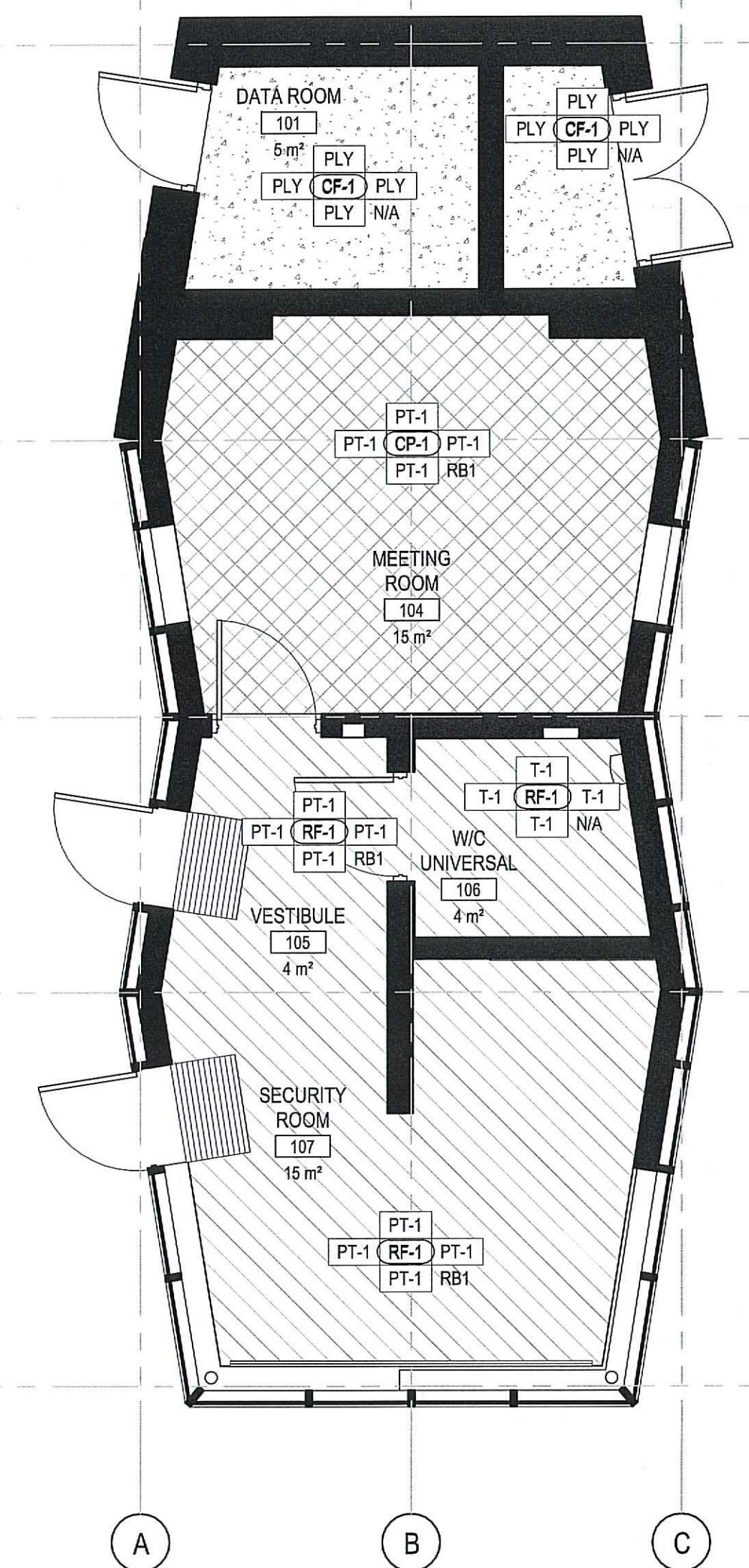
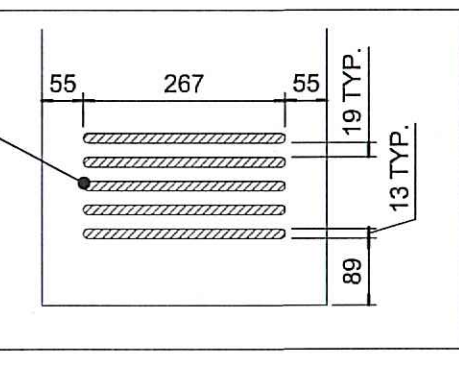
**4** MILLWORK - LOCKERS  
A7.10 1:10



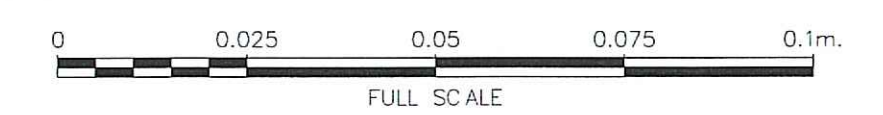
INTERIOR FINISHES	
Key Value	Keynote Text
AC-1a	ACOUSTIC CEILING PANEL.
CF-1	CONCRETE FLOORING.
CP-1	CARPET.
PL-1	PLASTIC LAMINATE.
PL-2	PLASTIC LAMINATE.
PL-3	PLASTIC LAMINATE.
PLY-1	PAINTED PLYWOOD.
PLY-2	CLEAR FINISH PLYWOOD.
PT-1	INTERIOR DOORS & FRAMES PAINT.
PT-2	INTERIOR WALLS PAINT.
RB-1	RUBBER BASE.
RF-1	LINOLEUM SHEET FLOORING.
RG-1	ALUMINUM DRYWALL REVEAL REGLET.
T-1	CERAMIC WALL TILE.
T-2	TILE-KITCHEN BACK SPLASH.

MILLWORK & MISC ACCESSORIES	
Key Value	Keynote Text
DL-1	.ALUMINUM WORK STATION SUPPORT LEG
FE-1	.FIRE EXTINGUISHER CABINETS
HD-1	.CABINET PULL
HD-5a	.HOOK IN LOCKERS
WS-1	.WINDOW ROLLER SHADES

NOTE: REFER TO SPECS FOR MATERIALS AND COLOURS



**1** Finish Plan  
A8.10 1:50



RATIO

DWG. NO.	DRAWING REFERENCES

NO.	DATE	REVISIONS
3	Issued for Tender	2020-04-24
2	Issued for 90% Review	2019-12-17



DESIGNED	Designer
DRAWN	Author
CHECKED	HS
RECOMMENDED	
APPROVED	
APPROVED	

**FISHERIES AND OCEANS CANADA**  
REAL PROPERTY AND SAFETY AND SECURITY

**INSTITUTE OF OCEAN SCIENCES**  
**NEW GUARDHOUSE**

9860 WEST SAANICH ROAD  
SIDNEY, BC, V8L 5T5

**MILLWORK & ROOM FINISH**  
**SCHEDULE**

SCALE: As Indicated  
START DATE:  
DRAWING NUMBER: **A8.10**  
13 of 13  
REVISION: **3**