

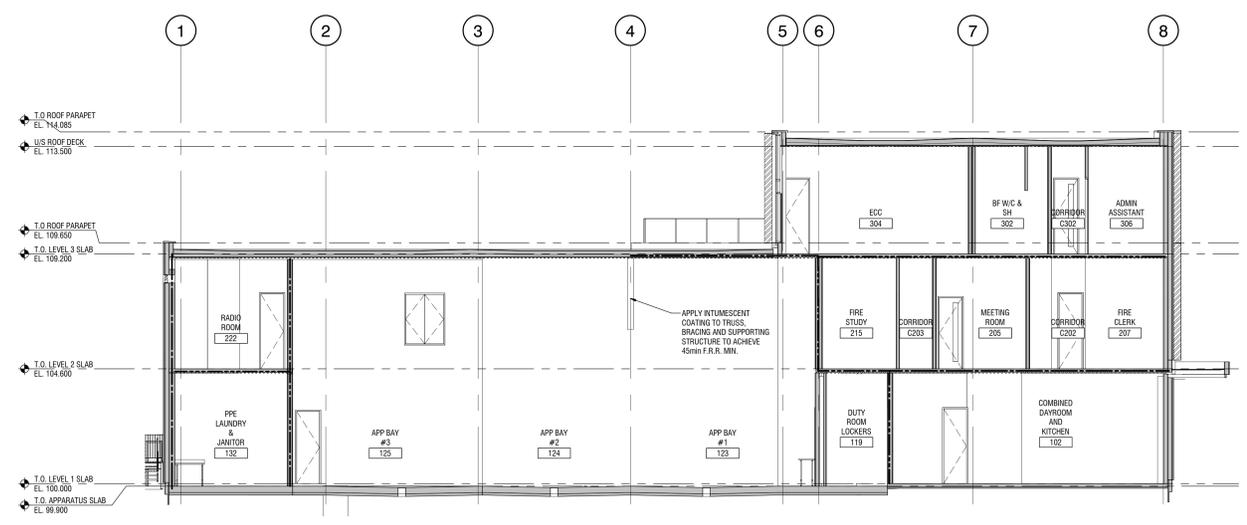


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50% REVIEW	06.09.2019
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CLIENT REVIEW	04.01.2020
TENDER	22.01.2020
BUILDING PERMIT	22.01.2020

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DATE 1/21/2020 9:00:43 PM
DRAWN BY NH / SS
CHECKED BY EK
PROJECT NO. 218166

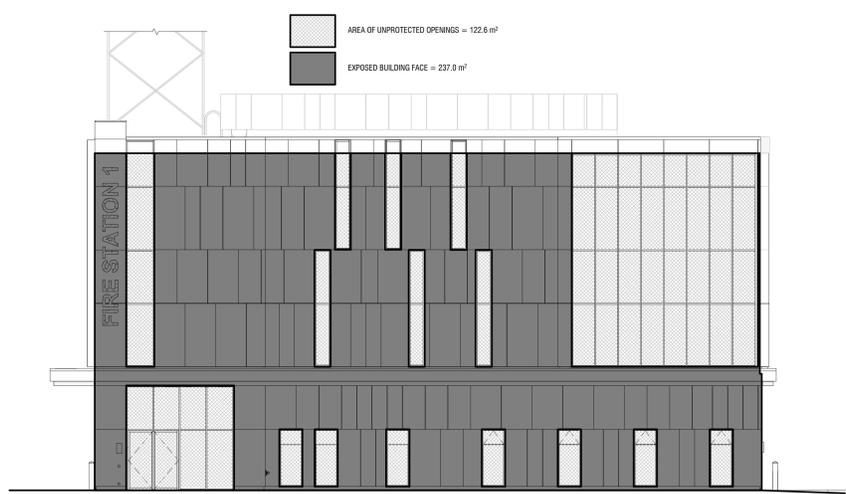
DRAWING TITLE
BUILDING CODE ANALYSIS



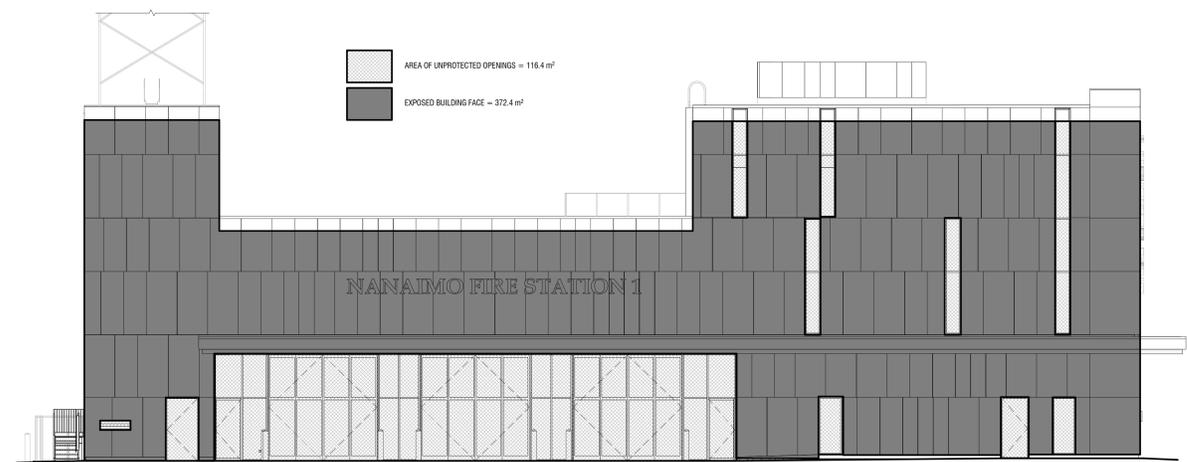
1 Fire Resistance Rating Section
A0.04 SCALE: 1:100
A0.03

Fire Resistance Rating Legend

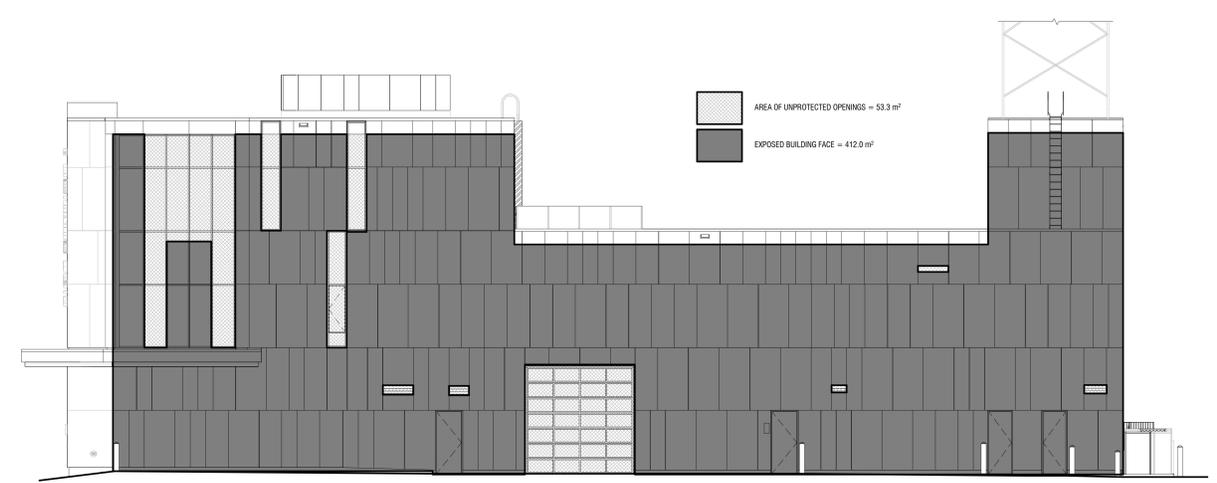
- INDICATES FIRE SEPARATION w/ 0 HR F.R.R. REQUIRED (SMOKE RATED)
- INDICATES FIRE SEPARATION w/ 45 MIN. F.R.R. REQUIRED
- INDICATES FIRE SEPARATION w/ 1HR. F.R.R. REQUIRED
- INDICATES FIRE SEPARATION w/ 2 HR. F.R.R. REQUIRED
- INDICATES EXTENT OF FIBROUS FIREPROOFING (THICKNESS TO ACHIEVE 1 HOUR F.R.R.) APPLIED TO UNDERSIDE OF STRUCTURE ABOVE AND ALL SUPPORTING STRUCTURE U.N.D.
- INDICATES EXTENT OF FIBROUS FIREPROOFING (THICKNESS TO ACHIEVE 2 HOUR F.R.R.) APPLIED TO UNDERSIDE OF STRUCTURE ABOVE AND ALL SUPPORTING STRUCTURE U.N.D.



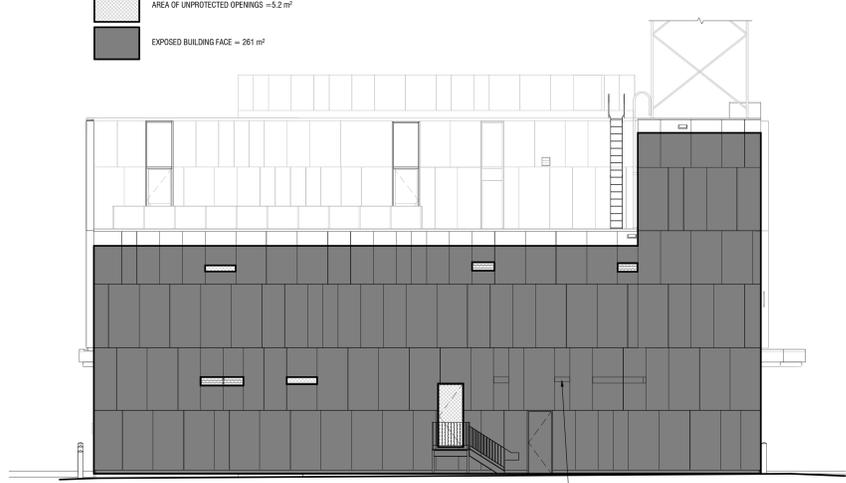
2 SOUTH ELEVATION - SPATIAL SEPARATION
A0.04 SCALE: 1:100
DPI.02



3 WEST ELEVATION - SPATIAL SEPARATION
A0.04 SCALE: 1:100
DPI.02

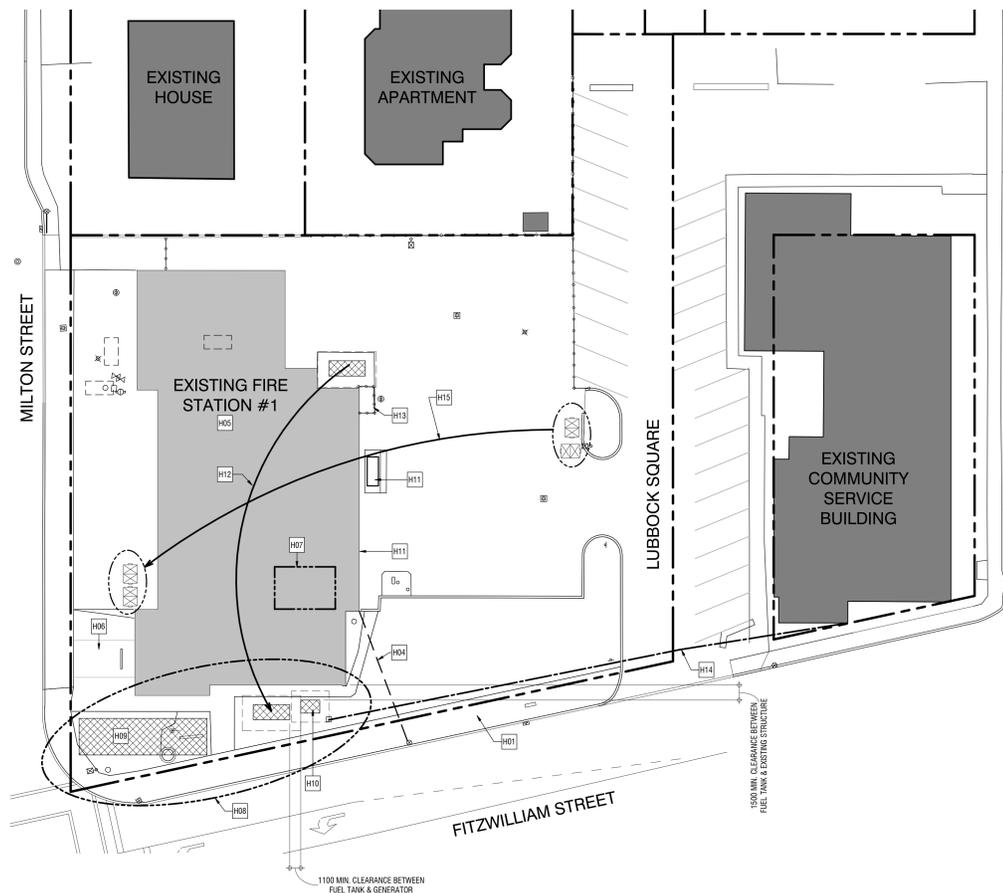


4 EAST ELEVATION - SPATIAL SEPARATION
A0.04 SCALE: 1:100

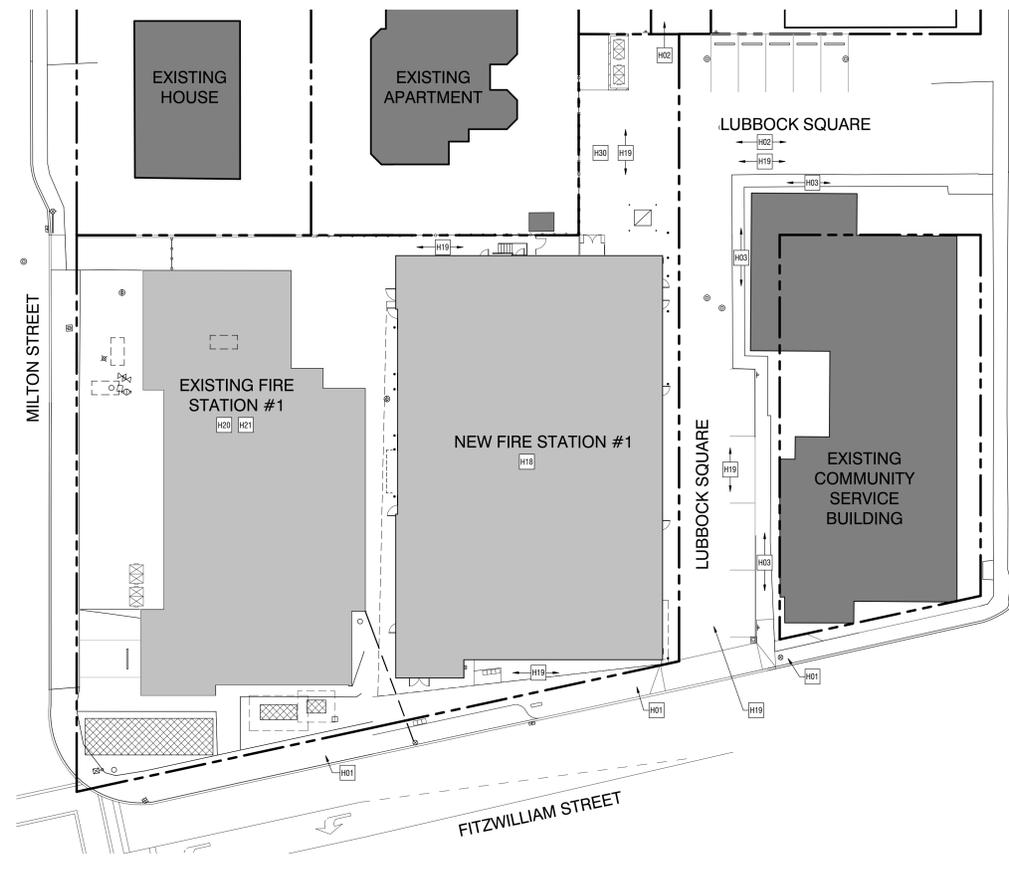


5 NORTH ELEVATION - SPATIAL SEPARATION
A0.04 SCALE: 1:100

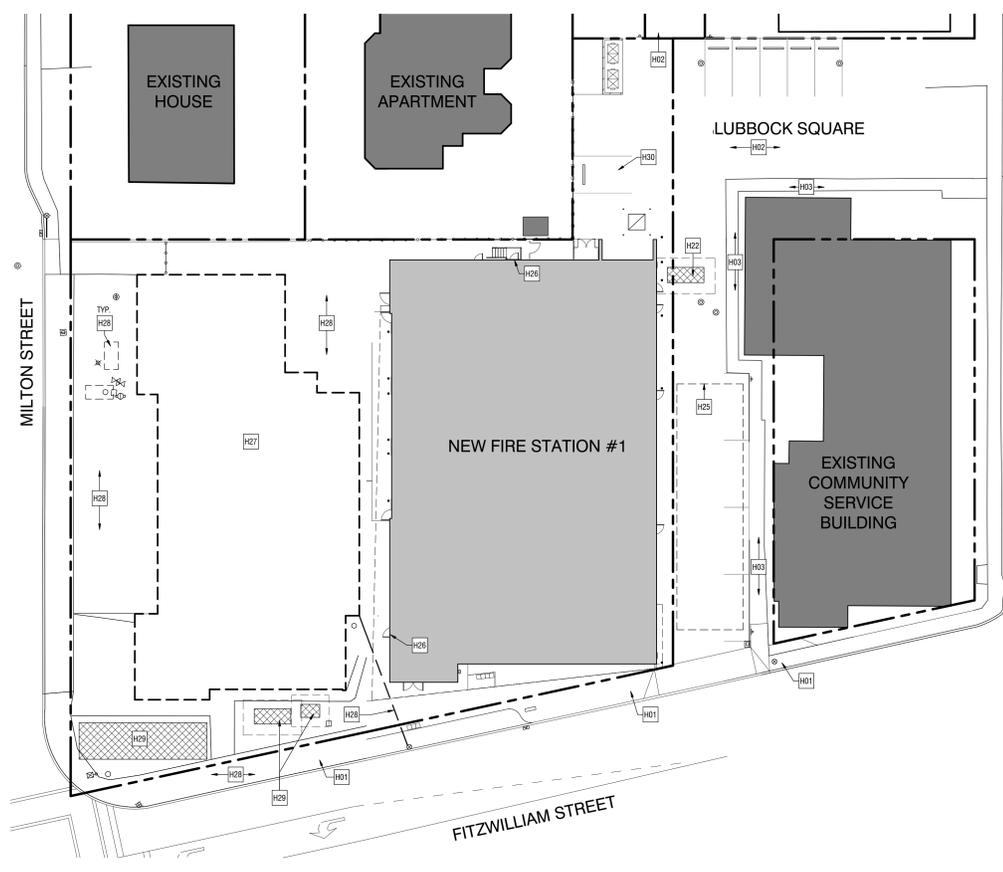
REFER TO MECHANICAL FOR TYPE AND LOCATIONS OF FIRE DAMPERS AT EXTERIOR WALL, TYP.



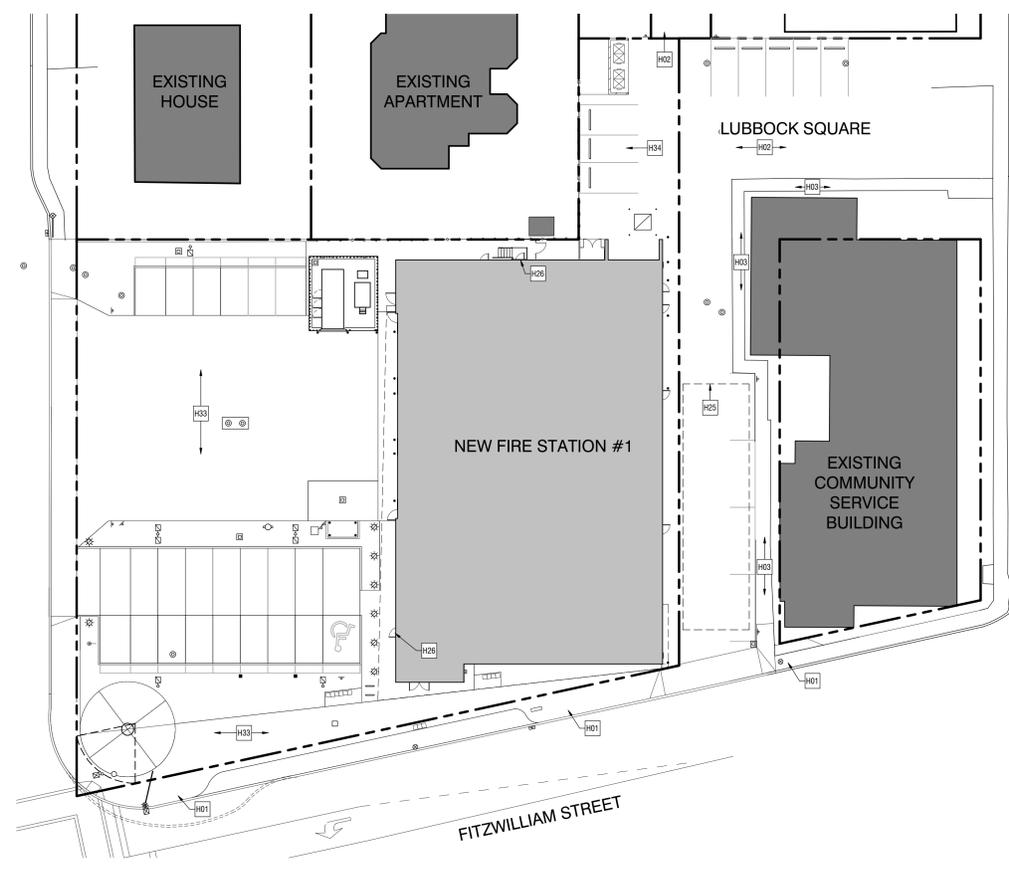
1 Site Plan - Phase 1
A1.01 SCALE: 1:250
A0.02



2 Site Plan - Phase 2
A1.01 SCALE: 1:250
A0.02



3 Site Plan - Phase 3
A1.01 SCALE: 1:250
A0.02



4 Site Plan - Phase 4
A1.01 SCALE: 1:250
A0.02

Site Info

ADDRESS: 666 FITZWILLIAM ST. NANAIMO, BC V9R 8B5
 BY-LAW ZONING: DOWNTOWN FITZWILLIAM DT2
 SETBACK: MAX FRONT YARD SETBACK: 4m
STORAGE / LANDFILL / REUSE RECEPTACLES:
 REQUIRED: 2
 PROPOSED: 2
FORM LIMITS:
 PROPOSED: 7

Site Area

REQUIRED SITE AREA: 2,528.230 m²
 0.825 ha
 0.253 ha
 PROPOSED SITE AREA: 3,189.2948 m²
 0.783 ac
 0.317 ha
 SITE COVERAGE: 1,082.1 m²
 MAX FAR: 2.3
 PROPOSED FAR: 2,109.2 / 3,189.2948 m² = 0.67

Floor Area

FLOOR AREA SUMMARY*	m ²	ac
MAIN:	970.9	10.451
SECOND:	513.8	5.530
THIRD:	371.9	4.002
TOTAL:	1,856.6	19.984

*as defined by the BC Building Code

GROSS FLOOR AREAS	m ²	ac
MAIN:	1,582.1	11.432
SECOND:	604.1	6.502
THIRD:	458.0	4.958
TOTAL:	2,109.2	22.702

Building Height

BUILDING HEIGHT (BASED ON AVERAGE, NATURAL OR FINISHED GRADE):
 AVERAGE GRADE: 44.14
 (44.20 + 44.20 + 44.10 + 44.06 = 176.56 / 4)
 MAXIMUM PERMITTED: 12 m
 PROPOSED BUILDING HEIGHT: 15 m

Parking Analysis

PARKING ANALYSIS PER ZONING BY-LAW:
 OFFICE: 1,020/1,000 FIRST 1,000m² & 250/REMAINDER
 WAREHOUSE/STORAGE: 1,000/200
 REQUIRED PARKING STALLS:
 1,059.5 m² OFFICE AREA = 48 STALLS
 (1,000/20 = 50.00 + 59.525 = 2.38)
 691.1 m² WAREHOUSE AREA = 4 STALLS
 REQUIRED PARKING STALLS: 52 (MINIMUM)
 PARKING STALLS PROVIDED: 14 ON SITE
 - 4 ON SITE
 18 TOTAL

BICYCLE PARKING:
 OFFICE:
 SHORT TERM SPACES: 0.1/100m² GROSS FLOOR AREA
 LONG TERM SPACES: 0.35/100m² GROSS FLOOR AREA
 REQUIRED:
 SHORT TERM: 0.1 (2109.2/100) = 3
 LONG TERM: 0.35 (2109.2/100) = 8
 TOTAL REQUIRED: 11
 PROVIDED:
 LONG TERM: 7
 SHORT TERM: 4
 TOTAL PROVIDED: 11

Phasing - General Notes

- THIS PHASING PLAN PROVIDES INTENT OF SEQUENCING ONLY AND IS TO BE READ IN CONJUNCTION WITH THE REMAINDER OF THE CONTRACT DOCUMENTS.
- REFER TO SPECIFICATION SECTION 03 21.13 FOR ADDITIONAL CONSTRUCTION SITE & LAYOUT AREA INFORMATION.
- INTENT OF PHASING IS AS FOLLOWS:
PHASE 1: EXISTING BUILDING TO REMAIN OPERATIONAL DURING PHASE 1. PREPARATION OF SITE FOR DEMOLITION / CONSTRUCTION. DEMOLISH EXISTING SITE. AS REQUIRED FOR INSTALLATION OF SITE TRAILER AND TEMPORARY BUILDING SUPPORT UTILITIES. PROVIDE TEMPORARY BUILDING SUPPORT UTILITIES. RELOCATE EXISTING GARBAGE BINS TO FRONT OF EXISTING BUILDING.
PHASE 2: EXISTING BUILDING TO REMAIN OPERATIONAL DURING PHASE 2. DEMOLITION OF EXISTING PARTIAL SITE IN PREPARATION FOR NEW BUILDING CONSTRUCTION. CONSTRUCTION OF NEW BUILDING c/w CONSTRUCTION OF SITE TO THE NORTH, NORTH AND EAST OF NEW BUILDING. COMMISSIONING & OWNER ACCEPTANCE AND OCCUPANCY OF NEW BUILDING TO OCCUR PRIOR TO COMPLETION OF PHASE 3.
PHASE 3: NEW BUILDING TO REMAIN OPERATIONAL DURING PHASE 3. DEMOLITION OF EXISTING BUILDING AND EXISTING REMAINING SITE.
PHASE 4: CONSTRUCTION OF REMAINING NEW SITE. ALL TEMPORARY ENCES, HOARDING, AND TEMPORARY RELOCATION OF SERVICES / UTILITIES REMOVED.

Phasing - Symbol Legend

INDICATES EXIST AND LOCATION OF EXISTING BUILDINGS OUTSIDE OF SCOPE

INDICATES EXIST AND LOCATION OF BUILDINGS IN SCOPE

INDICATES APPROXIMATE AREA OF TEMPORARY SERVICES

Phasing Keynote Legend

KEYNOTE SYMBOL

APPLICABLE TO ALL PHASES:

H01 MAINTAIN PEDESTRIAN ACCESS ALONG FITZWILLIAM STREET AT ALL TIMES. COORDINATE HOARDING DESIGN/INSTALLATION AND ANY OFF-SITE ACCESS REQUIREMENTS WITH CITY OF NANAIMO (A/N).

H02 MAINTAIN VEHICLE ACCESS TO ADJACENT PARKING LOT AT ALL TIMES DURING DEMOLITION & CONSTRUCTION. PROVIDE TRAFFIC CONTROL AS REQUIRED DURING CONSTRUCTION. INCLUDING FLAG PERSONNEL TO DIRECT TWO-WAY TRAFFIC THROUGH SINGLE LANE DURING UTILITY CONSTRUCTION & ROADWAY RECONSTRUCTION. WORK IN ROADWAY MUST BE COMPLETE PRIOR TO OCCUPANCY OF NEW BUILDING & TEMPORARY APPARATUS SHELTER.

H03 MAINTAIN PEDESTRIAN ACCESS TO COMMUNITY SERVICE BUILDING AT ALL TIMES. COORDINATE HOARDING DESIGN/INSTALLATION AND ANY OFF-SITE ACCESS REQUIREMENTS WITH CITY OF NANAIMO (A/N).

H04 EXISTING OVERHEAD LINES TO REMAIN DURING CONSTRUCTION - REFER TO ELECTRICAL DRAWINGS

PHASE 1:

H05 REMOVE GLAZING & DOORS AND INFILL OPENINGS. INSTALL TEMPORARY ACoustic BARRIER MEASURES TO EXISTING BUILDING. Acoustic MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCING OTHER DEMOLITION OR CONSTRUCTION ON SITE COORDINATE SCHEDULE & ACCESS TO EXISTING BUILDING WITH OWNER (PHASE 1)

H06 PROVIDE TEMPORARY BARRIER-FREE PARKING STALL w/ TEMPORARY PAINTED LINES & SIGNAGE PRIOR TO DEMOLITION OF EXISTING PARKING LOT. MAINTAIN CLEAR PATH OF ACCESS TO FRONT ENTRANCE OF EXISTING BUILDING AT ALL TIMES (PHASE 1)

H07 REFER TO ELECTRICAL AND MECHANICAL FOR DISCONNECTION AND RECONNECTION OF UTILITIES IN EXISTING BUILDING (PHASE 1)

H08 DEMOLISH & SALVAGE EXISTING SITE ELEMENTS TO ALLOW FOR RELOCATION OF GENERATOR AND INSTALLATION OF FUEL TANK & SITE TRAILER (PHASE 1)

H09 APPROXIMATE LOCATION OF SITE TRAILER. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF SITE TRAILER WITH REMAINDER OF THE WORK AND ALL CITY OF NANAIMO BY-LAW AND PERMITS REQUIREMENTS (PHASE 1)

H10 PROVIDE TEMPORARY DIESEL TANK FOR EXISTING BUILDING BOILER c/w NEW CONCRETE PAD, REFER TO STRUCTURAL & MECHANICAL DRAWINGS (PHASE 1)

H11 DEMOLISH EXISTING DIESEL TANK & PAD AND CAP EXISTING UTILITIES AFTER TEMPORARY TANK IS INSTALLED & COMMISSIONED - REFER TO MECHANICAL DRAWINGS (PHASE 1)

H12 RELOCATE EXISTING GENERATOR ON NEW CONCRETE PAD & DEMOLISH EXISTING PAD - REFER TO STRUCTURAL & ELECTRICAL DRAWINGS (PHASE 1)

H13 DEMOLISH CONCRETE PAD & STORAGE SHED (PHASE 1)

H14 RELOCATE EXISTING FIBRE OPTIC LINE AS REQUIRED FOR NEW CONSTRUCTION. REFER TO ELECTRICAL AND CIVIL DRAWINGS (PHASE 1)

H15 RELOCATE EXISTING GARBAGE BINS. COORDINATE RELOCATION w/ WASTE SERVICE PROVIDER (PHASE 1)

PHASE 2:

H18 DEMOLISH EXISTING SITE ELEMENTS EAST OF THE EXISTING BUILDING & CONSTRUCT NEW FIRE STATION BUILDING (PHASE 2)

H19 CONSTRUCT SITE ELEMENTS TO NORTH, EAST & SOUTH OF NEW BUILDING (PHASE 2)

H20 EXISTING SCBA EQUIPMENT TO BE REMOVED AND RELOCATED TO NEW BUILDING - REFER TO FF&E PLANS FOR LOCATIONS. COORDINATE SCHEDULE & ACCESS TO EXISTING BUILDING FOR REMOVAL WITH OWNER (PHASE 2)

H21 EXISTING COMMERCIAL WASHING MACHINE TO BE REMOVED AND RELOCATED TO NEW BUILDING - REFER TO FF&E PLANS FOR LOCATIONS. COORDINATE SCHEDULE & ACCESS TO EXISTING BUILDING FOR REMOVAL WITH OWNER (PHASE 2)

H22 PROVIDE TEMPORARY GENERATOR AS REQUIRED TO SUPPORT NEW BUILDING UNTIL INSTALLATION & COMMISSIONING OF PERMANENT GENERATOR IS COMPLETE - REFER TO ELECTRICAL DRAWINGS (PHASE 2)

PHASES 3 & 4:

H25 TEMPORARY APPARATUS SHELTER BY OWNER. GO TO PROVIDE TEMPORARY SERVICES TO SHELTER - REFER TO ELECTRICAL DRAWINGS. GO TO PROVIDE 24/7 SECURITY PERSONNEL. AT TEMPORARY APPARATUS SHELTER UNTIL COMPLETION OF ALL WORK (PHASES 3 & 4)

H26 MAINTAIN PEDESTRIAN ACCESS FOR EXIT DOOR AT ALL TIMES (PHASES 3 & 4)

H27 DEMOLISH EXISTING FIRE STATION BUILDING (PHASE 3)

H28 DEMOLISH REMAINING EXISTING SITE ELEMENTS TO ALLOW FOR NEW SITE CONSTRUCTION (PHASE 3)

H29 DEMOLISH & SALVAGE EXISTING TEMPORARY UTILITIES & REMOVE SITE TRAILER. DEMOLISH EXISTING SUPPORT INFRASTRUCTURE FOR TEMPORARY UTILITIES ONCE PERMANENT UTILITIES ARE INSTALLED & COMMISSIONED (PHASE 3)

H30 PROVIDE TEMPORARY BARRIER-FREE PARKING STALL w/ TEMPORARY PAINTED LINES & SIGNAGE (PHASE 3)

H33 CONSTRUCT REMAINING SITE ELEMENTS (PHASE 4)

H34 REMOVE TEMPORARY ACCESSIBLE PARKING STALLS & CONSTRUCT PERMANENT PARKING AREA ONCE PERMANENT BARRIER-FREE PARKING STALL ADJACENT TO ENTRANCE IS COMPLETED & ACCESSIBLE BY OWNER (PHASE 4)

S2 architecture
 107-308 W. Columbia Street
 Nanaimo, BC Canada V9R 1G5
 T: 250.891.8506
 www.s2architecture.com

CONSULTANT INFORMATION

PROJECT INFORMATION

Nanaimo Fire Station #1 Replacement

618 & 666 FITZWILLIAM STREET
 NANAIMO, BRITISH COLUMBIA

CITY OF NANAIMO
 THE HARBOUR CITY

TRUE NORTH PROJECT NORTH

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SCALE: As indicated
 DATE: 1.21.2020 9:00:46 PM
 DRAWN BY: NH
 CHECKED BY: GJW/ EK
 PROJECT NO.: 218166

DRAWING TITLE
OVERALL SITE PHASING PLAN & SITE INFO

DRAWING NO.
A1.01

C:\P\218166\218166_A1.01.dwg



- ### Site Plan - Symbol Legend
- INDICATES EXTENT AND LOCATION OF NEW FIRE STATION BUILDING
 - INDICATES EXTENT AND LOCATION OF EXISTING BUILDINGS OUTSIDE OF SCOPE
 - INDICATES EXTENT AND LOCATION OF CONCRETE SIDEWALK / DRIVEWAY, CONCRETE PAD, REFER TO STRUCTURAL, LANDSCAPE & CIVIL DWGS.
 - INDICATES EXTENT AND LOCATION OF ASPHALT PAVING SURFACE, REFER TO CIVIL DWGS.
 - INDICATES EXTENT AND LOCATION OF SOFT LANDSCAPING, REFER TO LANDSCAPE DWGS.
 - INDICATES EXTENT AND LOCATION OF PAVERS (STYLE 1), REFER TO LANDSCAPE DWGS.
 - INDICATES EXTENT AND LOCATION OF PAVERS (STYLE 2), REFER TO LANDSCAPE DWGS.
 - INDICATES EXTENT AND LOCATION OF PAVERS (STYLE 3), REFER TO LANDSCAPE DWGS.
 - INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
 - INDICATES LINE OF CHAINLINK FENCE
 - INDICATES LOCATION OF PROPOSED CATCH BASIN
 - INDICATES LOCATION OF EXISTING CATCH BASIN
 - INDICATES LOCATION OF PROPOSED MANHOLE
 - INDICATES LOCATION OF EXISTING MANHOLE
 - INDICATES LOCATION OF PROPOSED FIRE HYDRANT
 - INDICATES LOCATION OF BUILDING SHIMASE CONNECTION (FDC)
 - INDICATES LOCATION OF PROPOSED TRANSFORMER / FEEDSTAL, C/W BOLLARDS, REFER TO ELECTRICAL DRAWINGS
 - INDICATES LOCATION OF PROPOSED LIGHT STANDARD
 - INDICATES LOCATION OF EXISTING LIGHT STANDARD
 - INDICATES LOCATION OF EXISTING POWER POLE
 - INDICATES LOCATION OF EXISTING POWER POLE ANCHOR
 - INDICATES LOCATION OF PROPOSED LIGHT BOLLARD, REFER TO ELECTRICAL DRAWINGS
 - INDICATES LOCATION OF PROPOSED CAR PLUG POST, REFER TO ELECTRICAL DRAWINGS
 - INDICATES LOCATION OF PROPOSED CONCRETE WHEEL STOP
 - INDICATES HANDICAP PARKING SYMBOL PAINTED ON PAVERS
 - INDICATES PARKING LINE PAINTED ON ASPHALT / PAVERS
 - INDICATES LOCATION OF PROPOSED GUARD BOLLARD, REFER TO STRUCTURAL DRAWINGS
 - INDICATES LOCATION OF BIKE RACK
 - INDICATES LOCATION OF PROPOSED FLAG POLE
 - INDICATES 'EMERGENCY VEHICLE NO PARKING' POST MOUNTED SIGNAGE
 - INDICATES 'BARRIER-FREE PARKING SYMBOL' c/w POLE MOUNTED SIGNAGE
 - INDICATES 'NO PARKING' POST MOUNTED SIGNAGE
 - INDICATES 'NO SMOKING' POST MOUNTED SIGNAGE
 - INDICATES 'NO ENTRY' POST MOUNTED SIGNAGE
 - INDICATES 'NO PARKING FIRE FIGHTERS ONLY' POST MOUNTED SIGNAGE

- ### Site Construction - Keynote Legend
- KEYNOTE SYMBOL
 - NEW CONCRETE WALKWAY
 - CONCRETE WALKWAY LETDOWN
 - CONCRETE DRIVEWAY, REFER TO CIVIL DWGS
 - CONCRETE APRON, REFER TO STRUCTURAL DWGS
 - BENCH TYP, REFER TO LANDSCAPE DWGS
 - REMOVE, STORE AND REINSTALL EXISTING BUS STOP BENCH
 - PUBLIC ART DISPLAY, TBD
 - FLAG POLE, REFER TO SITE DETAILS
 - ELECTRIC VEHICLE CHARGER RECEPTACLE - REFER TO ELECTRICAL DWGS
 - EXISTING FENCE TO REMAIN AS IS
 - FIRE DEPARTMENT CONNECTION (FDC), REFER TO MECHANICAL DWGS
 - PROPOSED GAS METER LOCATION, CONFIRM CONCRETE PAD REQUIREMENTS WITH STRUCTURAL AND FORTIS, REFER TO STRUCTURAL AND MECHANICAL DWGS
 - PROPOSED SEISMIC GAS VALVE, CONFIRM ENCLOSURE REQUIREMENTS WITH FORTIS, REFER TO MECHANICAL DWGS AND DETAIL, S141.04
 - GARBAGE AND RECYCLING AREA
 - PARALLEL PARKING PAINTED PARKING STALL LINES AS PER CITY OF NANAIMO STANDARDS
 - INDICATES EXTENT OF CAR OVERHANG INTO LANDSCAPED AREA
 - 1.8m HIGH SECURE FENCE ENCLOSURE ON 150mm x 150mm CONCRETE CURB c/w MANUAL SWING GATES
 - FUEL PUMP, C/W CONCRETE PAD, REFER TO CIVIL AND FUELING SYSTEM DWGS
 - 4 BICYCLE STALLS, REFER TO LANDSCAPE DWGS
 - CONCRETE CURB, REFER TO CIVIL / LANDSCAPE DWGS
 - UNIT PAVERS, REFER TO LANDSCAPE DWGS
 - LANDSCAPE AREA, REFER TO LANDSCAPE DWGS
 - NEW ASPHALT - BLEND INTO EXISTING ASPHALT - REFER TO CIVIL DWGS
 - NEW BARRIER FREE CURB CUT - REFER TO CIVIL DRAWINGS
 - SEPARATE PRICE: CLEAN EXISTING RETAINING WALL, INSTALL NEW CONCRETE PRE-CAST TOP OF WALL COPING C/W DRIP EDGE, PAINT EXISTING WALL
 - SECURE CHAIN-LINK FENCE ENCLOSURE c/w MANUAL SWING GATES
 - LINE OF CANOPY ABOVE
 - TRANSFORMER ON CONCRETE PAD c/w BOLLARDS, REFER TO ELECTRICAL DWGS
 - EXISTING CROSSWALK TO REMAIN - REFER TO CIVIL DRAWINGS
 - CITY OF NANAIMO POSSIBLE FUTURE CURBS LAYOUT, NOT IN CONTRACT
 - EXISTING CONCRETE CURB TO REMAIN AS IS, REFER TO CIVIL DRAWINGS
 - CONCRETE FILLED BOLLARD, REFER TO STRUCTURAL DRAWINGS
 - 75% REVIEW
 - ISSUED FOR BP
 - PRE-TENDER REVIEW
 - COST ESTIMATE
 - CLIENT REVIEW
 - TENDER
 - BUILDING PERMIT
 - EXISTING BUILDING
 - EXISTING SHED
 - CARDLOCK, REFER TO FUELING SYSTEM DWGS
 - GENERATOR C/W BELLY TANK, REFER TO ELECTRICAL DRAWINGS
 - FUEL TANK, REFER TO FUELING SYSTEM DWGS
 - PAINTED PARKING STALL LINES C/W WHEEL STOPS AS PER CITY OF NANAIMO STANDARDS
 - RELOCATED POLE, REFER TO CIVIL DRAWINGS
 - 'NO PARKING' WALL MOUNTED SIGNAGE

- ### Site - General Notes
- REFER TO CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DISCIPLINE RELATED INFORMATION
 - ALL DIMENSIONS ARE TO FRONT OF CURB U.N.O.
 - ALL DIMENSIONS AT BUILDING ARE TO BE FROM FACE OF FOUNDATION U.N.O.
 - ALL CONCRETE WALKS & CURBS TO BE STANDARD NON-COLOURED CONCRETE W/ CONTRAS JOINTS AS PER CITY OF NANAIMO STANDARDS U.N.O.
 - PAINTED LINES AS PER CITY OF NANAIMO STANDARDS
 - REFER TO PRELIMINARY SITE INVESTIGATION IN REGARDS TO ENVIRONMENTAL CONTAMINATION.

- ### Site Construction - Keynote Legend
- KEYNOTE SYMBOL
 - EXISTING TRAFFIC LIGHT w/ STREET LIGHT
 - EXISTING JUNCTION BOX
 - EXISTING UTILITY POLE
 - EXISTING UTILITY POLE w/ ANCHOR
 - UPGRADE FIBER OPTIC UTILITY BOX, REFER TO ELECTRICAL AND CIVIL DRAWINGS



CONSULTANT INFORMATION

PROJECT INFORMATION

Nanaimo Fire Station #1 Replacement
 618 & 666 FITZWILLIAM STREET
 NANAIMO, BRITISH COLUMBIA



CITY OF NANAIMO
 THE HARBOUR CITY

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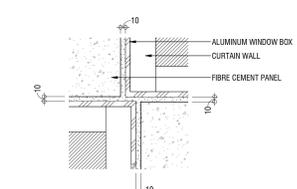
SCALE	As indicated
DATE	1.21.2020 9:00:53 PM
DRAWN BY	NH
CHECKED BY	GJO / EK
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DRAWING TITLE
NEW SITE CONSTRUCTION PLAN

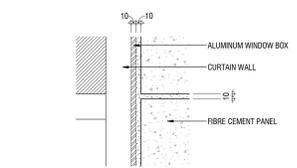
DRAWING NO.
A1.03



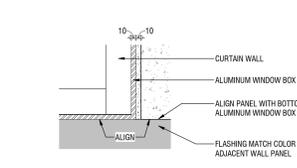
1 South Elevation
A4.01 SCALE: 1:50
A2.00



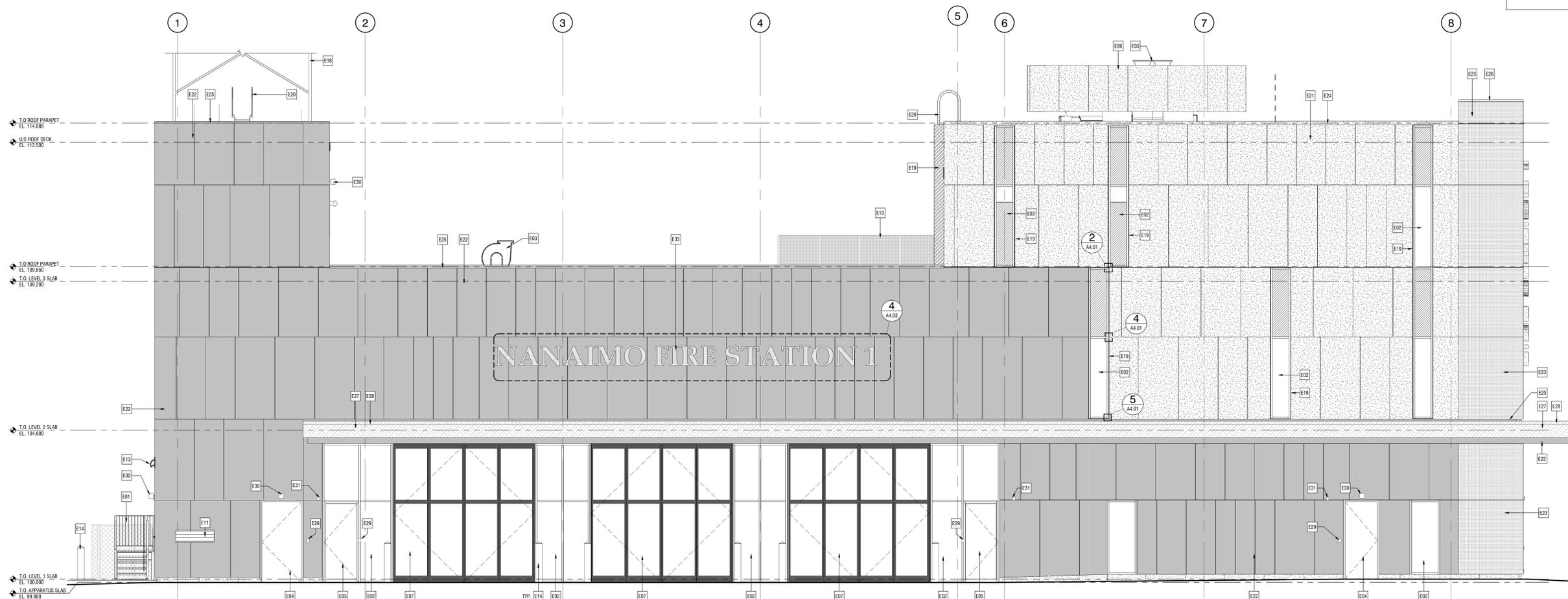
2 PANEL 1
A4.01 SCALE: 1:5
A4.01



4 PANEL 2
A4.01 SCALE: 1:5
A4.01



5 PANEL 3
A4.01 SCALE: 1:5
A4.01



3 West Elevation
A4.01 SCALE: 1:50
A2.00

Exterior Elevations Keynote Legend

- E01 EXTERIOR STAIR & GUARDHANDRAIL, PRIME & PAINT ALL METAL - PTG4 FINISH
- E02 ALUMINUM CURTAIN WALL SYSTEM, REFER TO GLAZING SCHEDULE
- E03 MECHANICAL EQUIPMENT, REFER TO MECHANICAL DRAWINGS
- E04 HOLLOW METAL INSULATED DOORS, REFER TO DOOR SCHEDULE
- E05 GLASS DOOR IN ALUMINUM CURTAIN WALL FRAMING - REFER TO DOOR SCHEDULE
- E06 ALUMINUM DOOR IN ALUMINUM CURTAIN WALL FRAMING - REFER TO DOOR SCHEDULE
- E07 PREFINISHED BI-FOLD DOORS - REFER TO DOOR SCHEDULE
- E08 OVERHEAD SECTION DOOR - REFER TO DOOR SCHEDULE
- E09 GLASS FIBRE REINFORCED CEMENT COMPOSITE PANEL MECHANICAL ROOF SCREEN SYSTEM - CCP1 FINISH
- E10 1070mm HIGH ROOF TERRACE GUARD RAIL
- E11 PREFINISHED METAL LOUVRE TO MATCH EXTERIOR PANEL WIDTH- PBG4 FINISH WHERE LOCATED ADJACENT TO CCP1 FINISH, PTG4 FINISH WHERE LOCATED ADJACENT TO CCP2 FINISH
- E12 GAS METER c/w CHAIN-LINK ENCLOSURE, REFER SITE DWGS & TO MECHANICAL
- E13 MECHANICAL COVERS, FINISH TO MATCH ADJACENT MATERIAL FINISH COLOUR, REFER TO MECHANICAL
- E14 CONCRETE FILLED BOLLARD, REFER TO STRUCTURAL DRAWINGS
- E15 FIRE DEPARTMENT CONNECTION, REFER TO MECHANICAL
- E16 BACK LIT EXTERIOR SIGNAGE, COLOUR:PROSTED WHITE
- E17 ROOF SCUPPER, REFER TO DETAIL 9/A6.14 - PBG4 FINISH WHERE LOCATED ADJACENT TO CCP1 FINISH, PTG4 FINISH WHERE LOCATED ADJACENT TO CCP2 FINISH, PBG4 FINISH WHERE LOCATED ADJACENT TO SP1 FINISH
- E18 COMMUNICATION TOWER
- E19 PREFABRICATED ALUMINUM WINDOW BOXES - PBG4 FINISH
- E20 ROOF LADDER SECURED TO WALL - PBG4 FINISH WHERE LOCATED ADJACENT TO CCP1 FINISH, PTG4 FINISH WHERE LOCATED ADJACENT TO CCP2 FINISH
- E21 GLASS FIBRE REINFORCED CEMENT COMPOSITE PANEL - CCP1 FINISH
- E22 GLASS FIBRE REINFORCED CEMENT COMPOSITE PANEL - CCP2 FINISH
- E23 SOLID PHENOLIC WALL PANEL - SP1 FINISH
- E24 PREFINISHED METAL FLASHING - PBG4 FINISH
- E25 PREFINISHED METAL FLASHING - PTG4 FINISH
- E26 PREFINISHED METAL FLASHING - PBG4 FINISH
- E27 METAL CLADDING PANEL - MCP1 FINISH
- E28 PREFINISHED METAL FLASHING - TO MATCH MCP1 FINISH
- E29 ELECTRONIC CARD READER, REFER TO ELECTRICAL
- E30 EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL
- E31 CCTV CAMERA, REFER TO ELECTRICAL
- E32 FRONT ENTRY INTERCOM, REFER TO ELECTRICAL
- E33 EXTERIOR SIGNAGE, COLOR:RED
- E34 LOCATION OF POWER DOOR OPERATOR, CONTROLS EAST DOOR LEAF, REFER TO ELECTRICAL DRAWINGS
- E35 LOCATION OF TEMPORARY GENERATOR CONNECTION PANEL, REFER TO ELECTRICAL DRAWINGS
- E36 PROVIDE SPACE BETWEEN CROSS-BRACING OF COMMUNICATION TOWER TO ALLOW FOR LADDER ACCESS TO ROOF
- E37 COMMUNICATION CABLE TRAY, REFER TO ELECTRICAL DRAWINGS



227-308 W. Columbia Street
Nanaimo, BC, Canada V9B 1E5
T: 800-961-8806
www.s2architecture.com

CONSULTANT INFORMATION

PROJECT INFORMATION

Nanaimo Fire Station #1 Replacement

618 & 666 FITZWILLIAM STREET
NANAIMO, BRITISH COLUMBIA



CITY OF NANAIMO
THE HARBOUR CITY

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ISSUED	DATE
50% REVIEW	06.09.2019
75% REVIEW	18.10.2019
ISSUED FOR BP	23.10.2019
PRE-TENDER REVIEW	15.11.2019
COST ESTIMATE	13.12.2019
CLIENT REVIEW	04.01.2020
TENDER	22.01.2020
BUILDING PERMIT	22.01.2020

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DRAWN BY: NH / MT
CHECKED BY: GJO / EK
PROJECT NO.: 218166

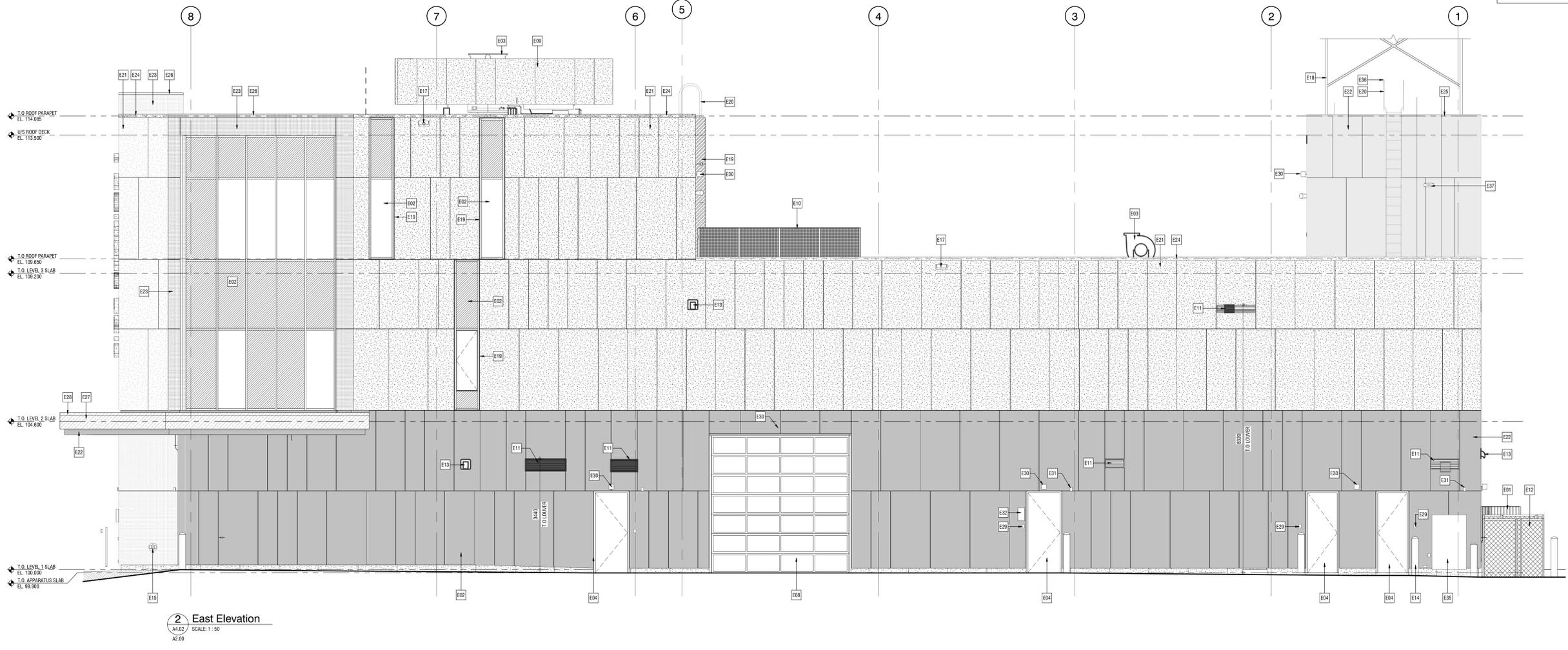
DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NO.
A4.01

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1 North Elevation
A4.02 SCALE: 1:50
A2.00



2 East Elevation
A4.01 SCALE: 1:50
A2.00

Exterior Elevations Keynote Legend

- E00 KEYNOTE SYMBOL
- E01 EXTERIOR STAIR & GUARDHANDRAIL, PRIME & PAINT ALL METAL - PTG4 FINISH
- E02 ALUMINUM CURTAIN WALL SYSTEM, REFER TO GLAZING SCHEDULE
- E03 MECHANICAL EQUIPMENT, REFER TO MECHANICAL DRAWINGS
- E04 HOLLOW METAL INSULATED DOORS, REFER TO DOOR SCHEDULE
- E05 GLASS DOOR IN ALUMINUM CURTAIN WALL FRAMING - REFER TO DOOR SCHEDULE
- E06 ALUMINUM DOOR IN ALUMINUM CURTAIN WALL FRAMING - REFER TO DOOR SCHEDULE
- E07 PREFINISHED BI-FOLD DOORS - REFER TO DOOR SCHEDULE
- E08 OVERHEAD SECTION DOOR - REFER TO DOOR SCHEDULE
- E09 GLASS FIBRE REINFORCED CEMENT COMPOSITE PANEL MECHANICAL ROOF SCREEN SYSTEM - CCP1 FINISH
- E10 1070mm HIGH ROOF TERRACE GUARD RAIL
- E11 PREFINISHED METAL LOUVRE TO MATCH EXTERIOR PANEL WIDTH- PBG4 FINISH WHERE LOCATED ADJACENT TO CCP1 FINISH, PTG4 FINISH WHERE LOCATED ADJACENT TO CCP2 FINISH
- E12 GAS METER c/w CHAIN-LINK ENCLOSURE, REFER SITE DWGS & TO MECHANICAL
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- E14 CONCRETE FILLED BOLLARD, REFER TO STRUCTURAL DRAWINGS
- E15 FIRE DEPARTMENT CONNECTION, REFER TO MECHANICAL
- E16 BACK LIT EXTERIOR SIGNAGE, COLOUR: FROSTED WHITE
- E17 ROOF SCUPPER, REFER TO DETAIL 9.A6.14 - PBG4 FINISH WHERE LOCATED ADJACENT TO CCP1 FINISH, PTG4 FINISH WHERE LOCATED ADJACENT TO CCP2 FINISH, PBG4 FINISH WHERE LOCATED ADJACENT TO SP1 FINISH
- E18 COMMUNICATION TOWER
- E19 PREFABRICATED ALUMINUM WINDOW BOXES - PBG4 FINISH
- E20 ROOF LADDER SECURED TO WALL - PBG4 FINISH WHERE LOCATED ADJACENT TO CCP1 FINISH, PTG4 FINISH WHERE LOCATED ADJACENT TO CCP2 FINISH
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- E26 PREFINISHED METAL FLASHING - PBG4 FINISH
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- E28 PREFINISHED METAL FLASHING - TO MATCH MCP1 FINISH
- E29 ELECTRONIC CARD READER, REFER TO ELECTRICAL
- E30 EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL
- E31 CCTV CAMERA, REFER TO ELECTRICAL
- E32 FRONT ENTRY INTERCOM, REFER TO ELECTRICAL
- E33 EXTERIOR SIGNAGE, COLOR: RED
- E34 LOCATION OF POWER DOOR OPERATOR, CONTROLS EAST DOOR LEAF, REFER TO ELECTRICAL DRAWINGS
- E35 LOCATION OF TEMPORARY GENERATOR CONNECTION PANEL, REFER TO ELECTRICAL DRAWINGS
- E36 PROVIDE SPACE BETWEEN CROSS-BRACING OF COMMUNICATION TOWER TO ALLOW FOR LADDER ACCESS TO ROOF
- E37 COMMUNICATION CABLE TRAY, REFER TO ELECTRICAL DRAWINGS



CONSULTANT INFORMATION

PROJECT INFORMATION

Nanaimo Fire Station #1 Replacement

618 & 666 FITZWILLIAM STREET
NANAIMO, BRITISH COLUMBIA



CITY OF NANAIMO
THE HARBOUR CITY

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TENDER	22.01.2020
BUILDING PERMIT	22.01.2020

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DRAWN BY NH / MT
CHECKED BY GJO / EK
PROJECT NO. 218166

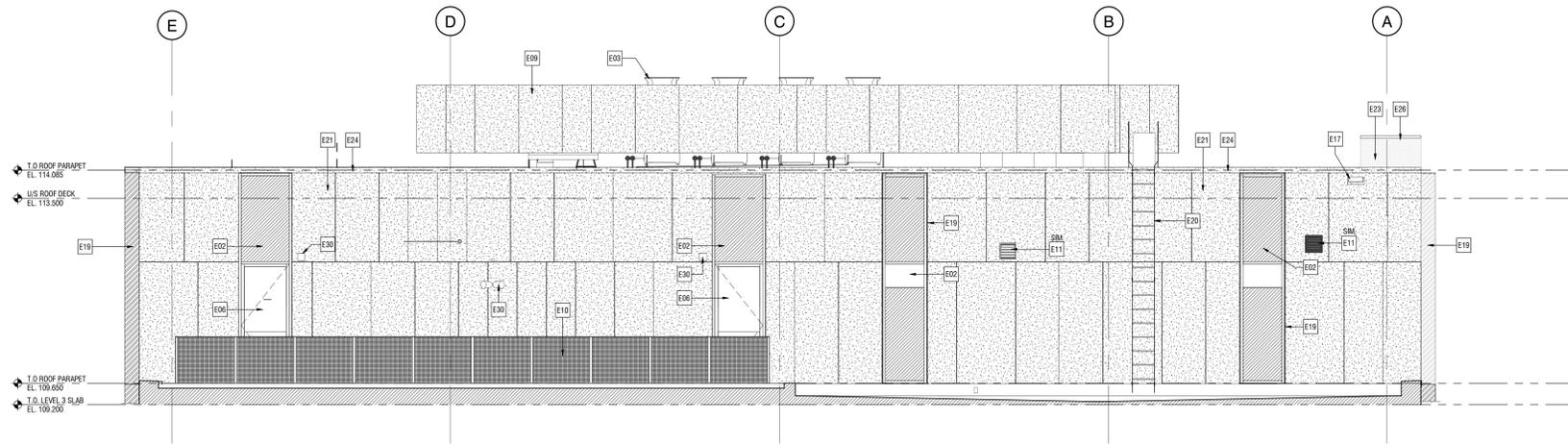
DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NO.
A4.02

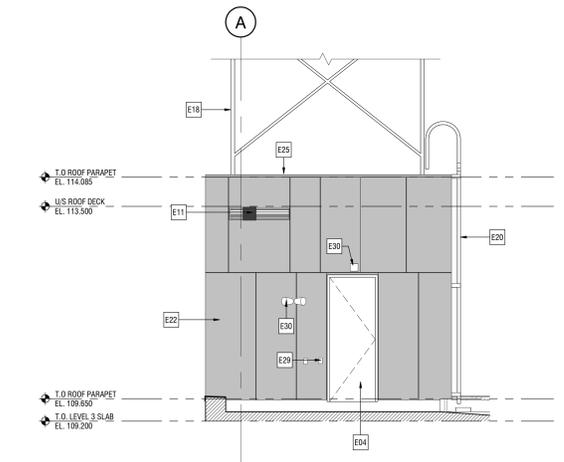


Exterior Elevations Keynote Legend

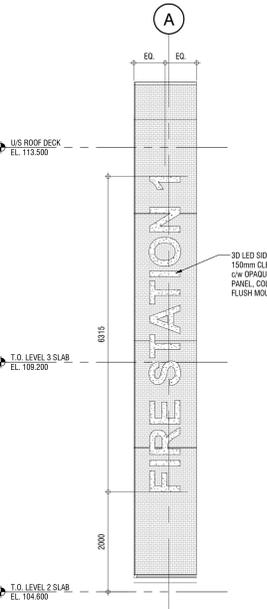
- E01 EXTERIOR STAIR & GUARDHANDRAIL, PRIME & PAINT ALL METAL - PTG4 FINISH
- E02 ALUMINUM CURTAIN WALL SYSTEM, REFER TO GLAZING SCHEDULE
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- E15 FIRE DEPARTMENT CONNECTION, REFER TO MECHANICAL
- E16 BACK LIT EXTERIOR SIGNAGE, COLOUR: FROSTED WHITE
- E17 ROOF SCUPPER, REFER TO DETAIL 8/A6.14 - PBG4 FINISH WHERE LOCATED ADJACENT TO CCP1 FINISH, PTG4 FINISH WHERE LOCATED ADJACENT TO CCP2 FINISH, PBG4 FINISH WHERE LOCATED ADJACENT TO SPPI FINISH
- E18 COMMUNICATION TOWER
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- E33 EXTERIOR SIGNAGE, COLOUR: RED
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- E35 LOCATION OF TEMPORARY GENERATOR CONNECTION PANEL, REFER TO ELECTRICAL DRAWINGS
- E36 PROVIDE SPACE BETWEEN CROSS-BRACING OF COMMUNICATION TOWER TO ALLOW FOR LADDER ACCESS TO ROOF
- E37 COMMUNICATION CABLE TRAY, REFER TO ELECTRICAL DRAWINGS



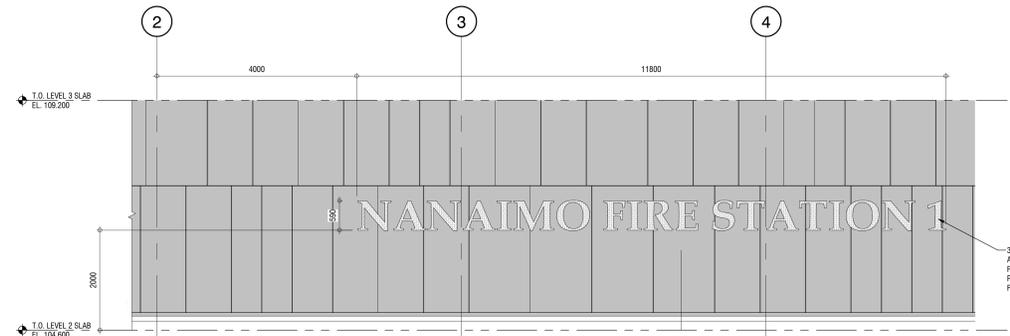
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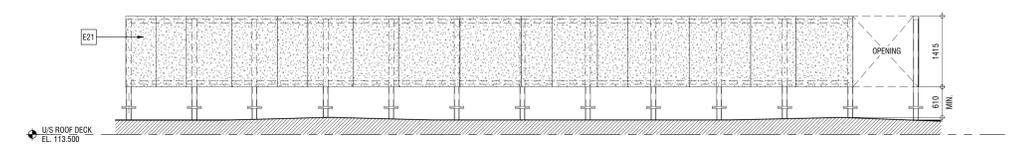
2 Third Floor Tower Elevation
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A4.03 AZ.00



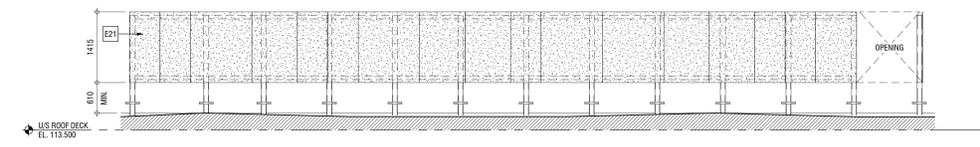
3 South Elevation Signage
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A4.03 AZ.00



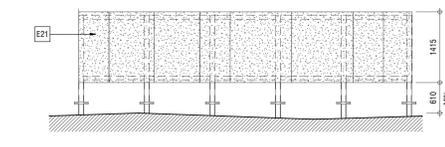
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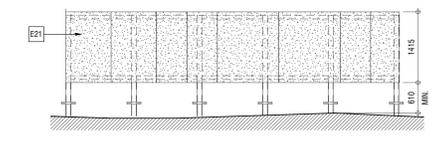
5 Roof Screen North Elevation
SCALE: 1:50
A4.03 AZ.00



6 Roof Screen South Elevation
SCALE: 1:50
A4.03 AZ.00



7 Roof Screen East Elevation
SCALE: 1:50
A4.03 AZ.00



8 Roof Screen West Elevation
SCALE: 1:50
A4.03 AZ.00

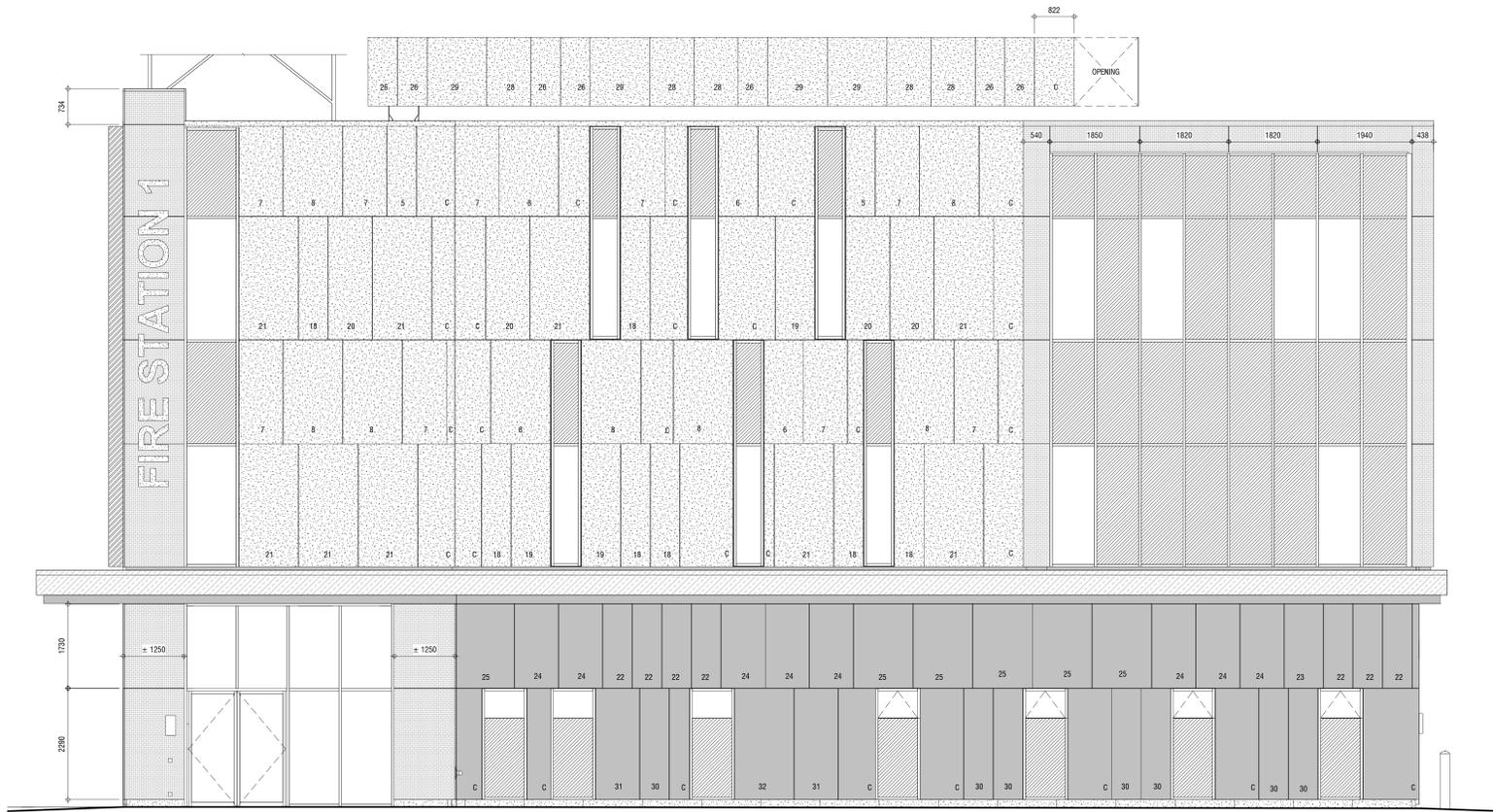
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CLIENT REVIEW	08.01.2020
TENDER	22.01.2020
BUILDING PERMIT	22.01.2020

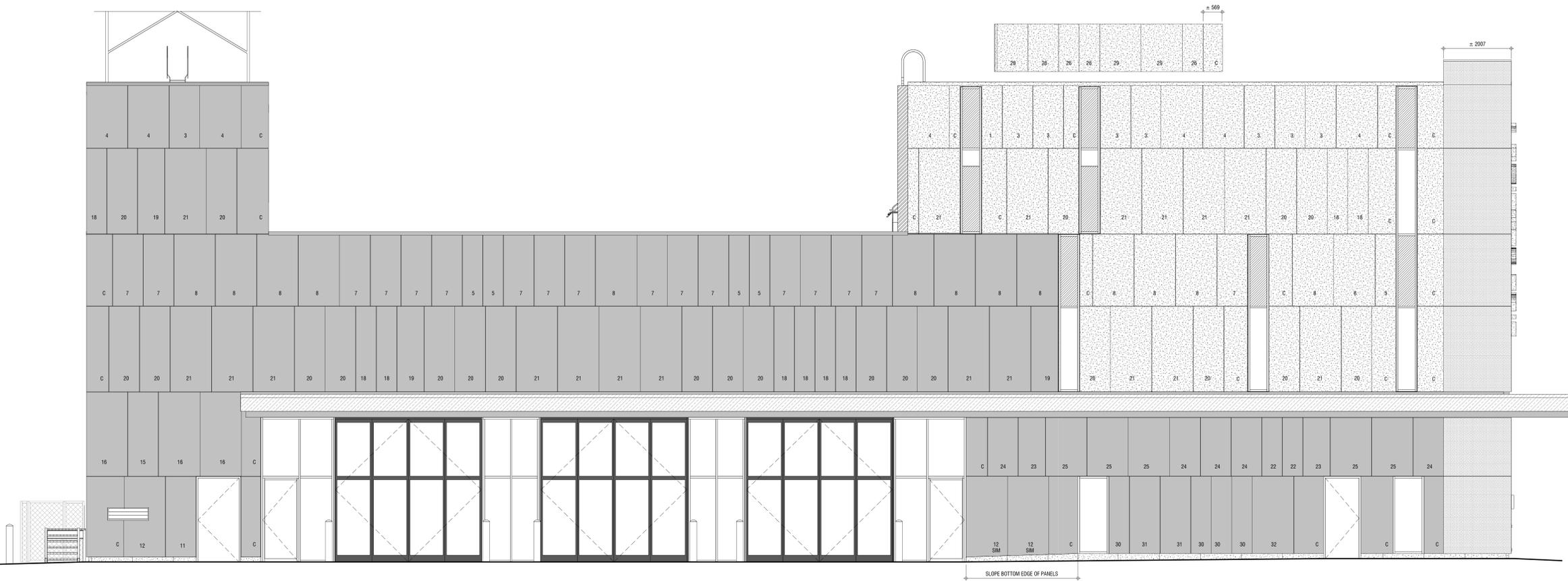
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CHECKED BY: GJO / EK
PROJECT NO.: 218166

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NO.
A4.03



1 South Elevation Panel Layout
A4.04 SCALE: 1:50
TEMP



2 West Elevation Panel Layout
A4.04 SCALE: 1:50
A2.12

Exterior Elevation - Panel Sizes

- 1 600mm x 1880mm
- 2 800mm x 1880mm
- 3 900mm x 1880mm
- 4 1220mm x 1880mm
- 5 600mm x 2130mm
- 6 800mm x 2130mm
- 7 900mm x 2130mm
- 8 1220mm x 2130mm
- 9 600mm x 2385mm
- 10 800mm x 2385mm
- 11 900mm x 2385mm
- 12 1220mm x 2385mm
- 13 600mm x 2495mm
- 14 800mm x 2495mm
- 15 900mm x 2495mm
- 16 1220mm x 2495mm
- 17 400mm x 2535mm
- 18 600mm x 2535mm
- 19 800mm x 2535mm
- 20 900mm x 2535mm
- 21 1220mm x 2535mm
- 22 600mm x 1730mm
- 23 800mm x 1730mm
- 24 900mm x 1730mm
- 25 1220mm x 1730mm
- 26 600mm x 1415mm
- 27 NOT USED
- 28 900mm x 1415mm
- 29 1220mm x 1415mm
- 30 600mm x 2290mm
- 31 900mm x 2290mm
- 32 1220mm x 2290mm

C CUSTOM SIZE / CUT PANEL
NOTE: REFER TO EXTERIOR ELEVATIONS FOR FINISH



CONSULTANT INFORMATION

PROJECT INFORMATION

Nanaimo Fire Station #1 Replacement
618 & 666 FITZWILLIAM STREET
NANAIMO, BRITISH COLUMBIA



CITY OF NANAIMO
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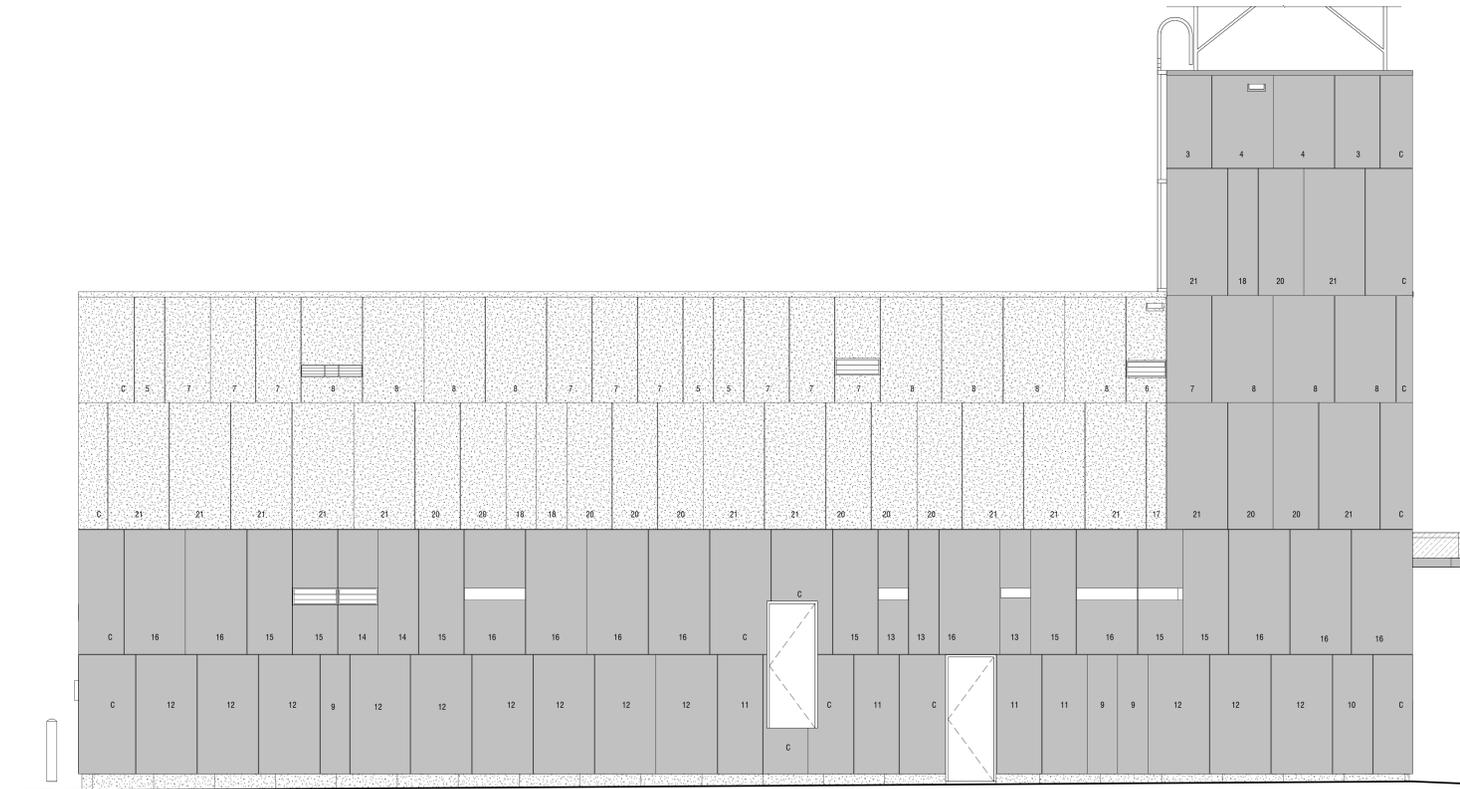
ISSUED	DATE
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COST ESTIMATE	13.12.2019
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TENDER	22.01.2020
BUILDING PERMIT	22.01.2020

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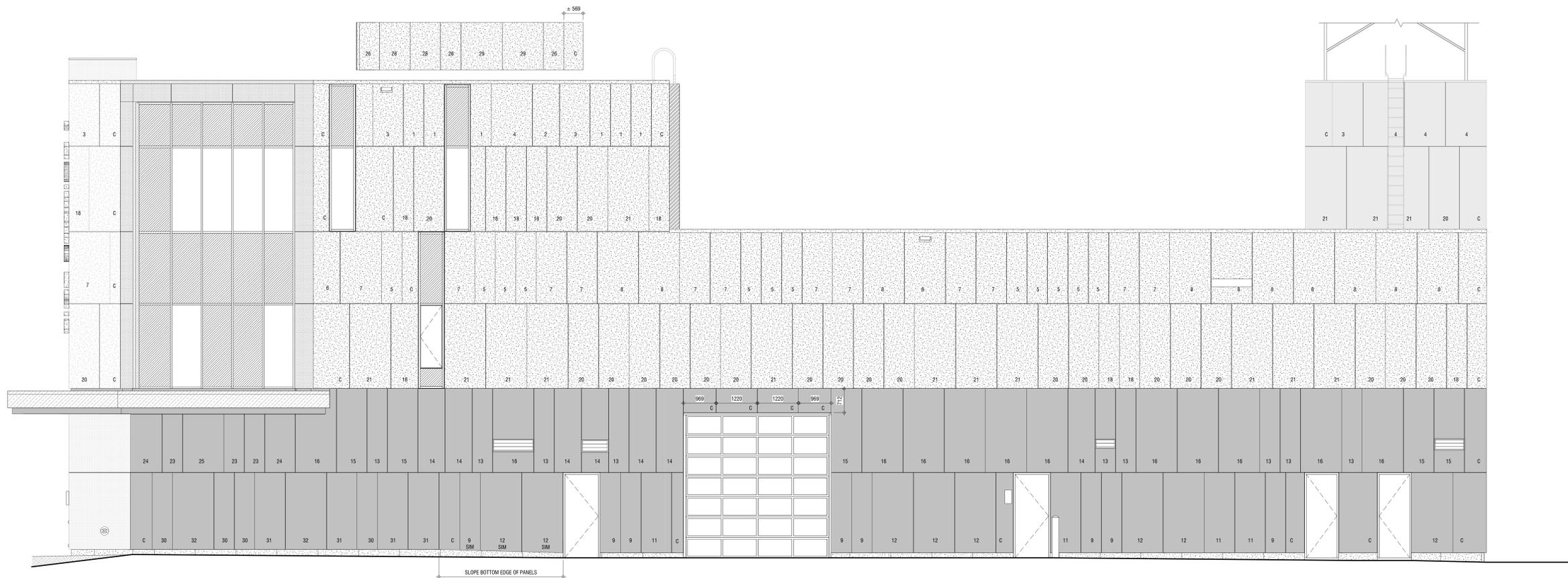
DRAWING TITLE
EXTERIOR PANEL LAYOUT

DRAWING NO.
A4.04

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1 North Elevation Panel Layout
A4.05 SCALE: 1:50
TEMP



2 East Elevation Panel Layout
A4.05 SCALE: 1:50
A2.11

Exterior Elevation - Panel Sizes

1	600mm x 180mm
2	800mm x 180mm
3	900mm x 180mm
4	1220mm x 180mm
5	600mm x 2130mm
6	800mm x 2130mm
7	900mm x 2130mm
8	1220mm x 2130mm
9	600mm x 2385mm
10	800mm x 2385mm
11	900mm x 2385mm
12	1220mm x 2385mm
13	600mm x 2495mm
14	800mm x 2495mm
15	900mm x 2495mm
16	1220mm x 2495mm
17	400mm x 2535mm
18	600mm x 2535mm
19	800mm x 2535mm
20	900mm x 2535mm
21	1220mm x 2535mm
22	600mm x 1730mm
23	800mm x 1730mm
24	900mm x 1730mm
25	1220mm x 1730mm
26	600mm x 1415mm
27	NOT USED
28	900mm x 1415mm
29	1220mm x 1415mm
30	600mm x 2290mm
31	900mm x 2290mm
32	1220mm x 2290mm
C	CUSTOM SIZE / CUT PANEL

NOTE: REFER TO EXTERIOR ELEVATIONS FOR FINISH



CONSULTANT INFORMATION

PROJECT INFORMATION

Nanaimo Fire Station #1 Replacement
618 & 666 FITZWILLIAM STREET
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THE HARBOUR CITY

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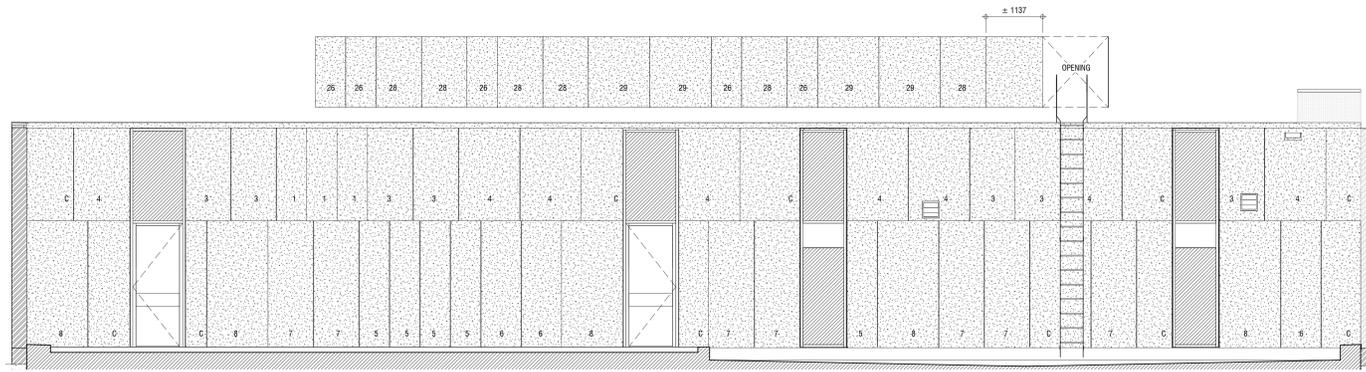
ISSUED	DATE
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CLIENT REVIEW	06.01.2020
TENDER	22.01.2020
BUILDING PERMIT	22.01.2020

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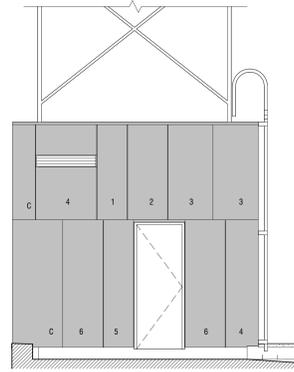
DRAWING TITLE
EXTERIOR PANEL LAYOUT

DRAWING NO.
A4.05

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1 THIRD FLOOR NORTH ELEVATION PANEL LAYOUT
A4.06 SCALE: 1:50



2 Hose Tower Panel Layout
A4.06 SCALE: 1:50

Exterior Elevation - Panel Sizes

- 1 600mm x 180mm
- 2 800mm x 180mm
- 3 900mm x 180mm
- 4 1220mm x 180mm
- 5 600mm x 2130mm
- 6 800mm x 2130mm
- 7 900mm x 2130mm
- 8 1220mm x 2130mm
- 9 600mm x 2385mm
- 10 800mm x 2385mm
- 11 900mm x 2385mm
- 12 1220mm x 2385mm
- 13 600mm x 2495mm
- 14 800mm x 2495mm
- 15 900mm x 2495mm
- 16 1220mm x 2495mm
- 17 400mm x 2535mm
- 18 600mm x 2535mm
- 19 800mm x 2535mm
- 20 900mm x 2535mm
- 21 1220mm x 2535mm
- 22 600mm x 1730mm
- 23 800mm x 1730mm
- 24 900mm x 1730mm
- 25 1220mm x 1730mm
- 26 600mm x 1415mm
- 27 NOT USED
- 28 900mm x 1415mm
- 29 1220mm x 1415mm
- 30 600mm x 2290mm
- 31 900mm x 2290mm
- 32 1220mm x 2290mm

C CUSTOM SIZE / CUT PANEL
NOTE: REFER TO EXTERIOR ELEVATIONS FOR FINISH



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618 & 666 FITZWILLIAM STREET
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SCALE	As Indicated
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DRAWN BY	ML
CHECKED BY	GJD / EK
PROJECT NO.	218166

DRAWING TITLE
EXTERIOR PANEL LAYOUT

DRAWING NO.

A4.06