

DEPARTMENT OF DESIGN & CONSTRUCTION building for better healthcare

# VICTORIA GENERAL HOSPITAL ELECTRICAL ENERGY CENTRE 1 HOSPITAL WAY, VICTORIA, BC V8Z 6R5

ISLAND HEALTH PROJECT NUMBER: 2102165 STANTEC PROJECT NUMBER: 144322032

ARCHITECTURAL		
SHEET NUMBER	SHEET NAME	
A-000	COVER	
A-001	PROJECT INFORMATION	
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A-102	SITE PLAN D&T ELEC. RM - EXISTING AND DEMO	
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SHEET NUMBER	SHEET NAME
C-000	LOCATION PLAN, GENERAL NOTES, DRAWING LIS
C-101	EXISTING CONDITIONS AND REMOVALS
C-102	SITE GRADING
C-201	SITE UTILITIES
C-202	SITE UTILITIES
C-301	SITE UTILITY PROFILES
C-302	SITE UTILITY PROFILES
C-303	DRIVEWAY PROFILE
C-401	DETAILS

ISSUED FOR: VARIANCE PERMIT APPLICATION





ST AND LEGEND

DATE: OCTOBER 6, 2023





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### PROJECT SITE LOCATION

## PROJECT SUMMARY

ADDRESS:	1 HOSPITAL WAY, VICTORIA, BC V8Z 6F	<b>۲</b> 5
LEGAL DESCRIPTION:	PROPERTY ID 001161300 LOT 1, PLAN VIP31445	
ZONE:	P-1: COMMUNITY INSTITUTIONAL	
SITE AREA:	105685.3334m <sup>2</sup>	
BUILDING AREA:	ELECTRICAL ENERGY CENTRE GENERATOR AREA MECHANICAL ENCLOSURE D&T ELECTRICAL ROOM TRANSFORMER ENCLOSURE	425.0m <sup>2</sup> 390.0m <sup>2</sup> 16.0m <sup>2</sup> 90.0m <sup>2</sup> 84.0m <sup>2</sup>
SITE COVERAGE:	ZONING MAXIMUM	40%
	EXISTING COVERAGE <u>NEW COVERAGE</u> TOTAL COVERAGE	18% <u>1%</u> 19%
SETBACKS:	ZONING MINIMUM - FRONT LOT LINE - REAR LOT LINE - SIDE LOT LINE - FLANKING LOT LINE	7.5m 7.5m 6.0m = 6.0m
BUILDING HEIGHT:	ZONING MAXIMUM PROPOSED	9m 8.5m
PARKING STALLS:	ADDITIONAL STALL REQUIRED PROPOSED	1 STALL 1 STALL
	EXISTING TO BE REMOVED <u>NEW TO BE INSTALLED</u> NET INCREASE	14 STALLS <u>15 STALLS</u> 1 STALL

BUILDING CODE ANALYSIS				
GOVERNING CODE	BC BUILDING CODE 2018 (BCBC)			
BUILDING HEIGHT	2 STOREY			
BUILDING AREA	425.0m <sup>2</sup>			
MAJOR OCCUPANCIES	GROUP F, DIVISION 3, LOW HAZARD INDUSTRIAL			
SUBSIDIARY USES	NONE			
ARTICLE OF CONSTRUCTION	3.2.2.85			
CONSTRUCTION TYPE	COMBUSTIBLE AND NON-COMBUSTIBLE			
FLOOR ASSEMBIES	45 MIN. FRR REQUIRED			
LOAD BEARING WALLS, COLUMNS	45 MIN. FRR REQUIRED			
MEZZANINES	APPLICABLE			
ROOF ASSEMBLY	NO RATING REQUIRED			
SPRINKLERS	NOT PROVIDED			
FIREWALLS	NOT APPLICABLE			
SPATIAL SEPARATIONS	NOT APPLICABLE			
NUMBER OF STREETS	BUILDING FACES 2 STREETS			
TRAVEL DISTANCE	3.4.2.5. f) 30m in any floor area other than those referred Clauses (a) to (e). Maximum 30m travel distance to an exit permitted when one exit is required from a floor area.			
CRITERIA FOR ONE EXIT	3.4.2.1A Floor Area Not Sprinklered Throughout In a floor area that is not sprinklered throughout, and the distance is not more than 15m, and the floor area is not 200m <sup>2</sup> as Group F3, one exit can be provided.			

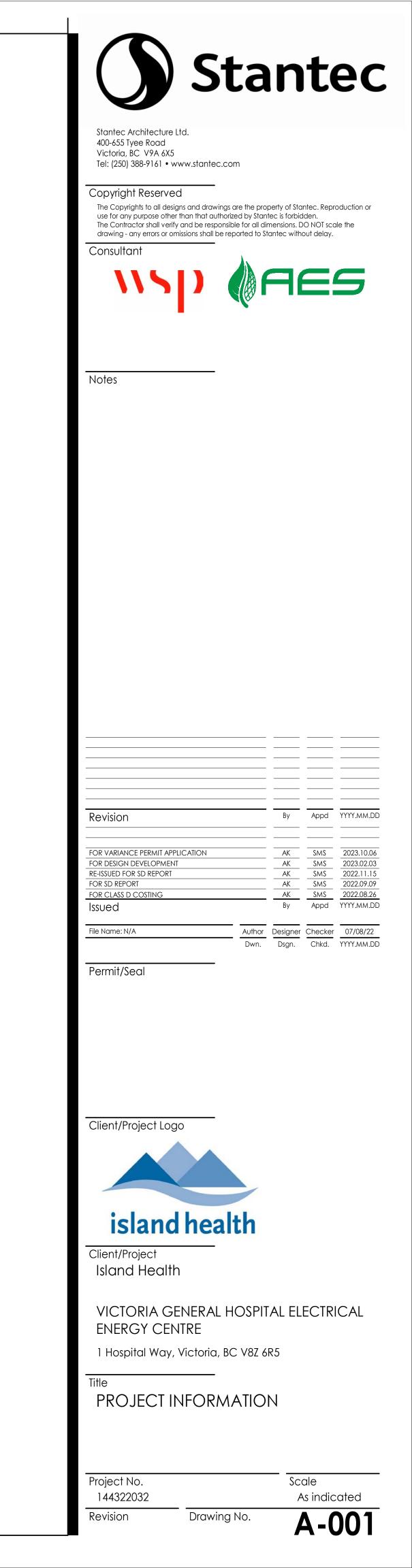
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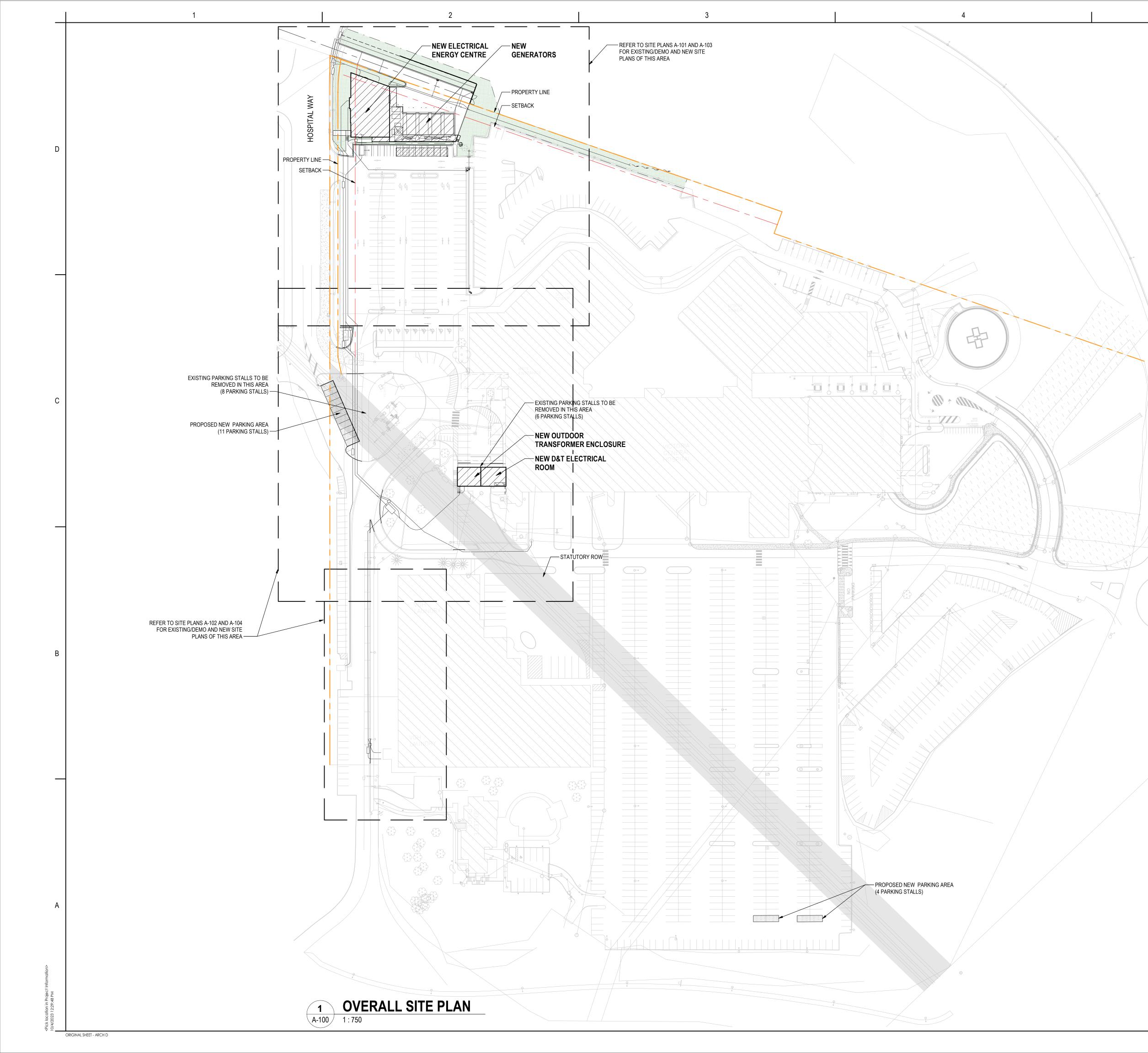
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ORIGINAL SHEET - ARCH D







# SITE PLAN LEGEND

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PROPERTY LINE \_\_\_\_\_ SETBACK LINE FOR NEW SERVICES

EXISTING TO REMAIN ----- EXISTING TO BE DEMOLISHED APPROX. AREA TO BE EXCAVATED NEW ELEMENTS NEW PARKING

NEW LANDSCAPE AREA



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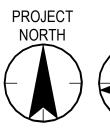
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### Notes





Revision		Ву	Appd	YYYY.MM.DD
FOR VARIANCE PERMIT APPLICATION		 	SMS SMS	2023.10.06
RE-ISSUED FOR SD REPORT FOR SD REPORT		AK AK	SMS SMS	2022.11.15
FOR CLASS D COSTING		AK By	SMS Appd	2022.08.26 YYYY.MM.DD
File Name: N/A	Author Dwn.	Designer Dsgn.	Checker Chkd.	03/01/23 YYYY.MM.DD

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# VICTORIA GENERAL HOSPITAL ELECTRICAL ENERGY CENTRE

1 Hospital Way, Victoria, BC V8Z 6R5

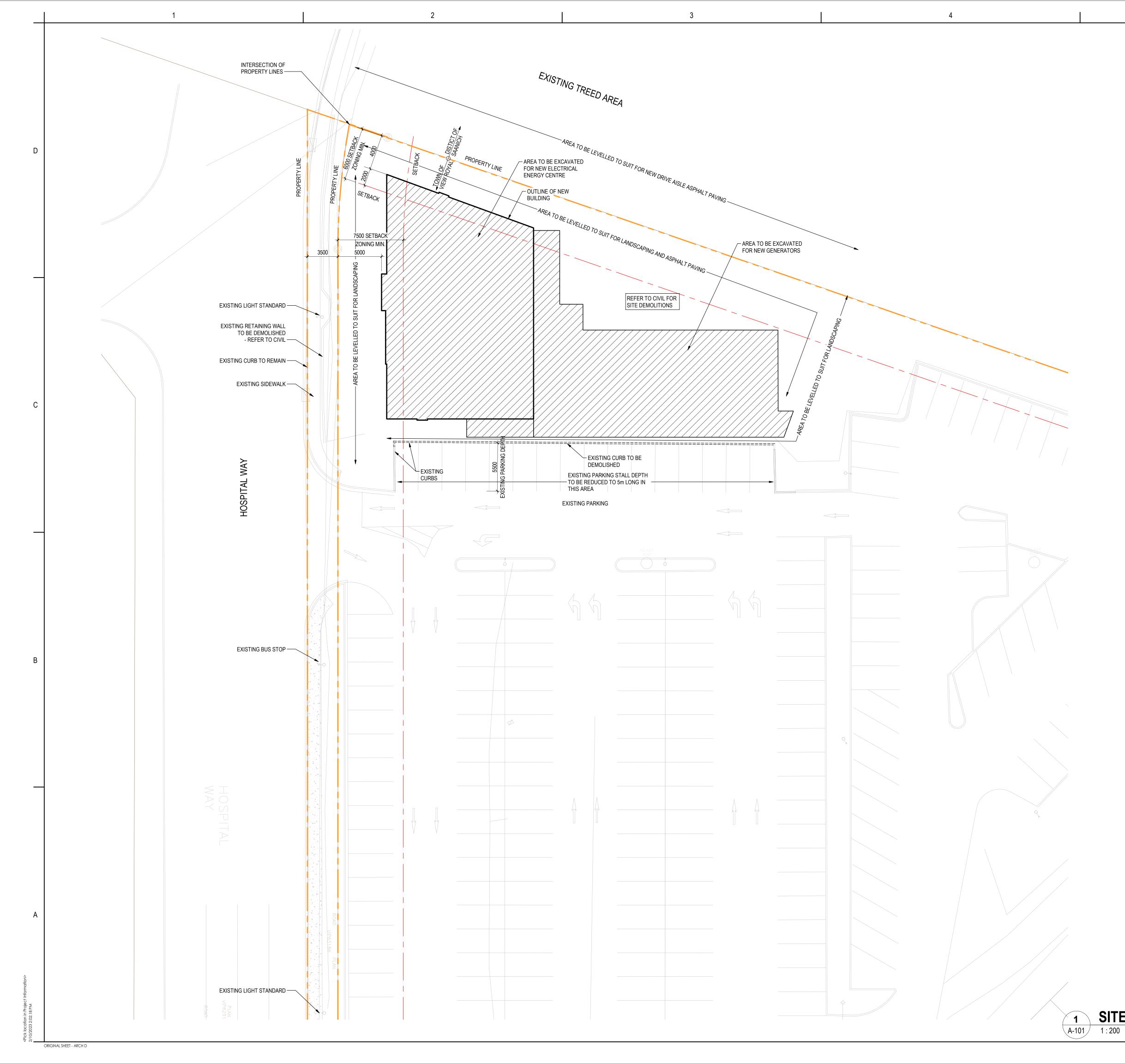
Title **OVERALL SITE PLAN** 

Project No. 144322032

Revision

As indicated A-100 Drawing No.

Scale



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PLAN LEGEND	
	PROPERTY LINE
	SETBACK LINE



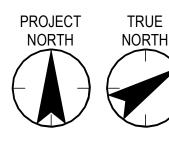
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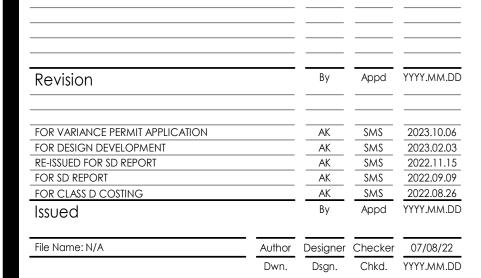
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SITE PLAN EEC - EXISTING AND DEMO

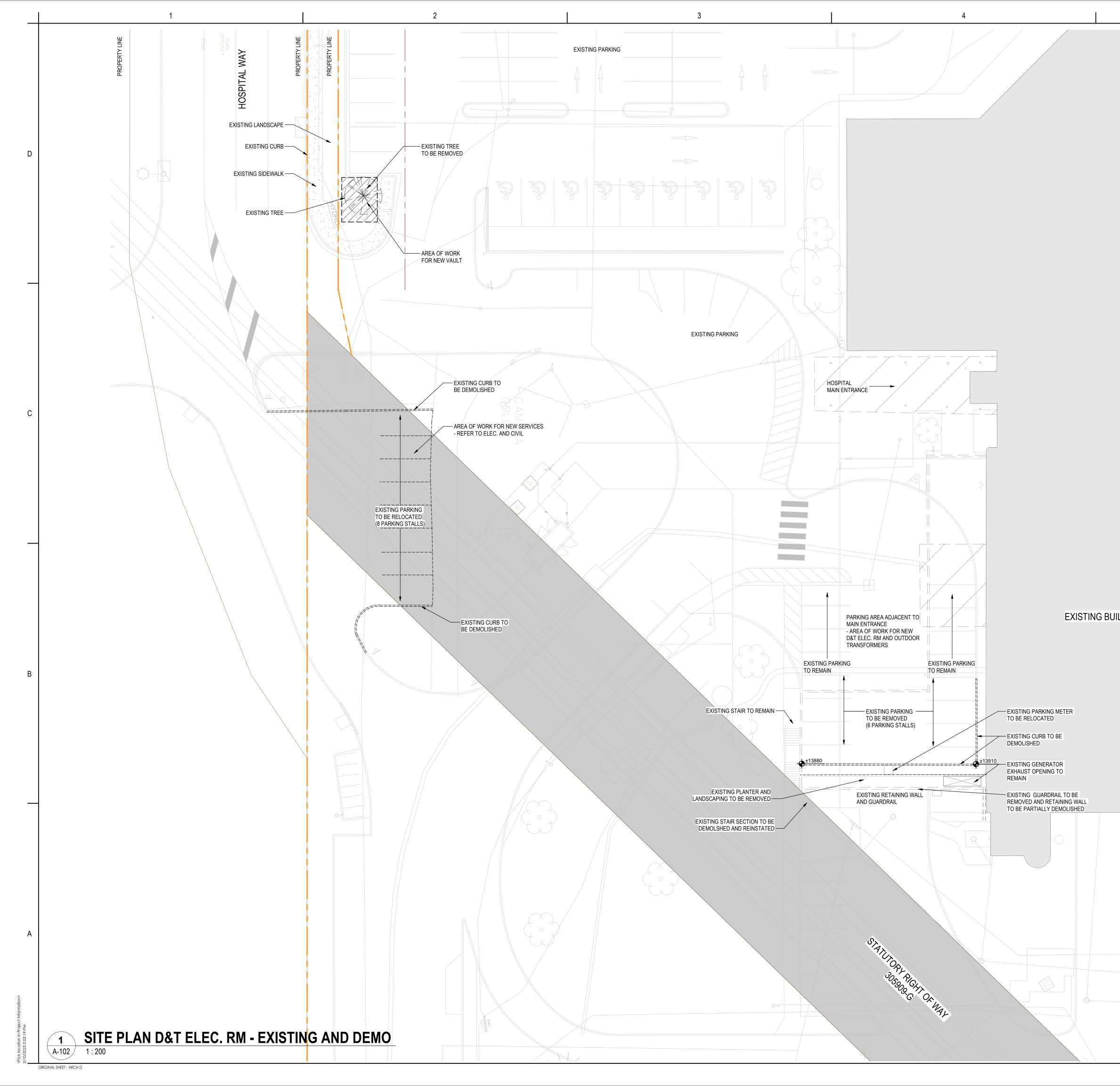
SITE PLAN EEC - EXISTING AND DEMO

Project No. 144322032

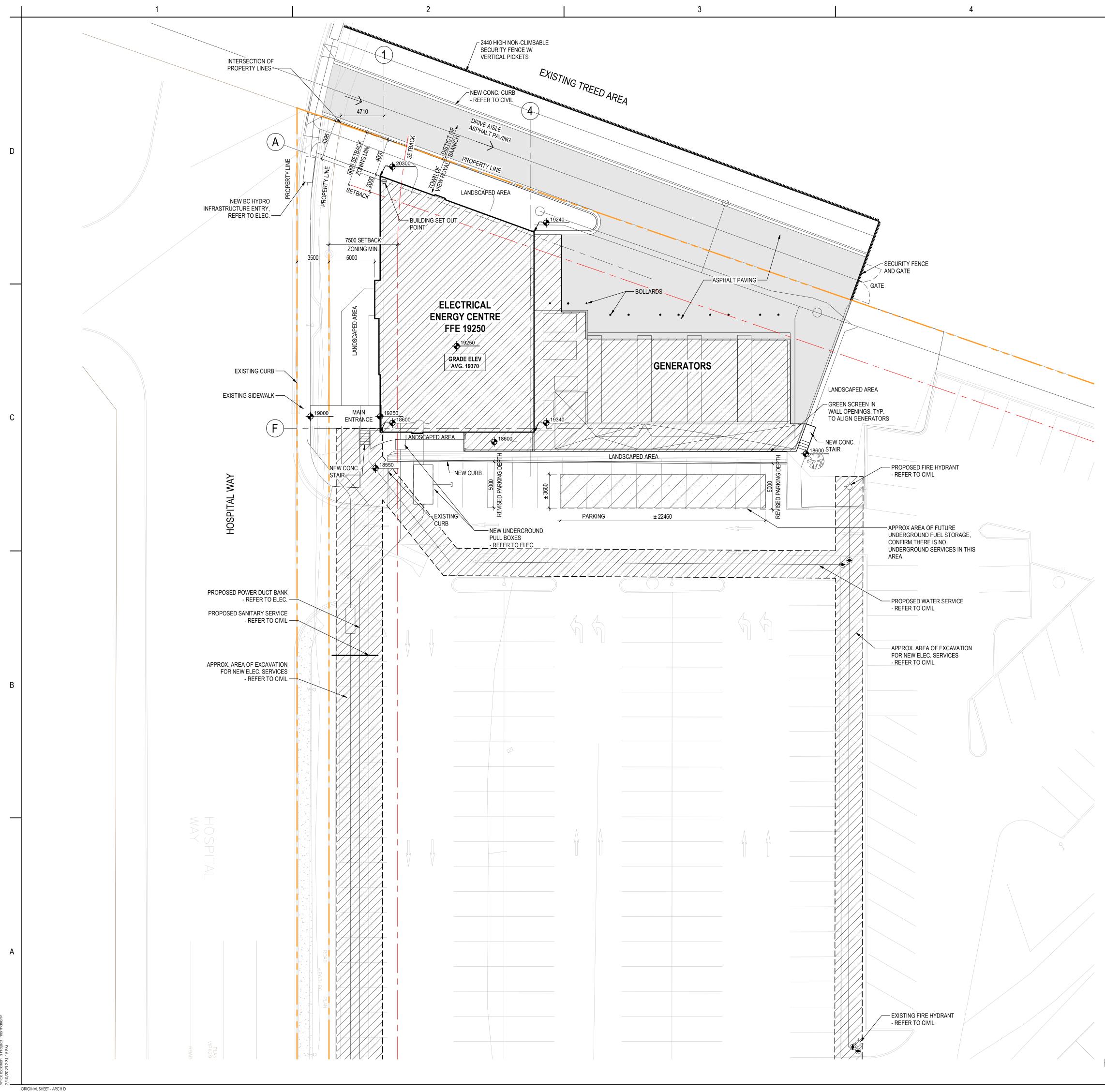
Revision

Drawing No.

Scale As indicated A-101



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	PLAN LEGEND	- PROPERTY LINE - SETBACK LINE	<image/>	erty of Stantec. Reproduction or c is forbidden. ensions. DO NOT scale the ntec without delay.
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			Client/Project Logo island health Client/Project Island Health VICTORIA GENERAL HOSPITA ENERGY CENTRE 1 Hospital Way, Victoria, BC V8Z 6R Title SITE PLAN D&T ELEC. RM AND DEMO	5
			Project No. 144322032 Revision Drawing No.	Scale As indicated A-102



SITE PLAN EEC - NEW

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PLAN LEGEND	
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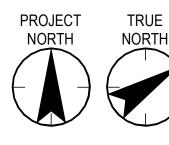
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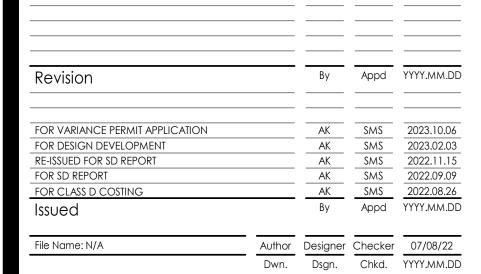
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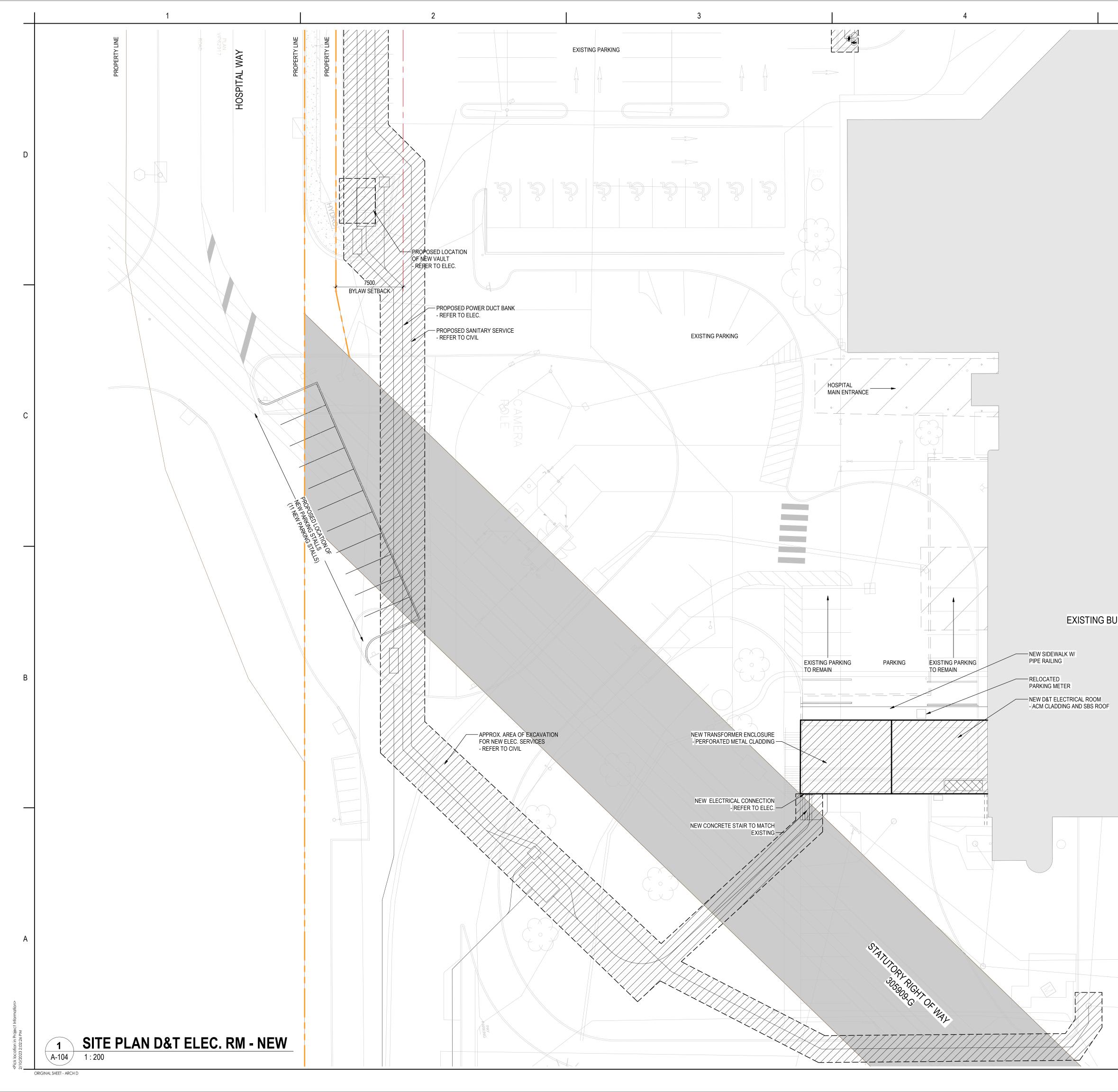
1 Hospital Way, Victoria, BC V8Z 6R5

Title SITE PLAN EEC - NEW

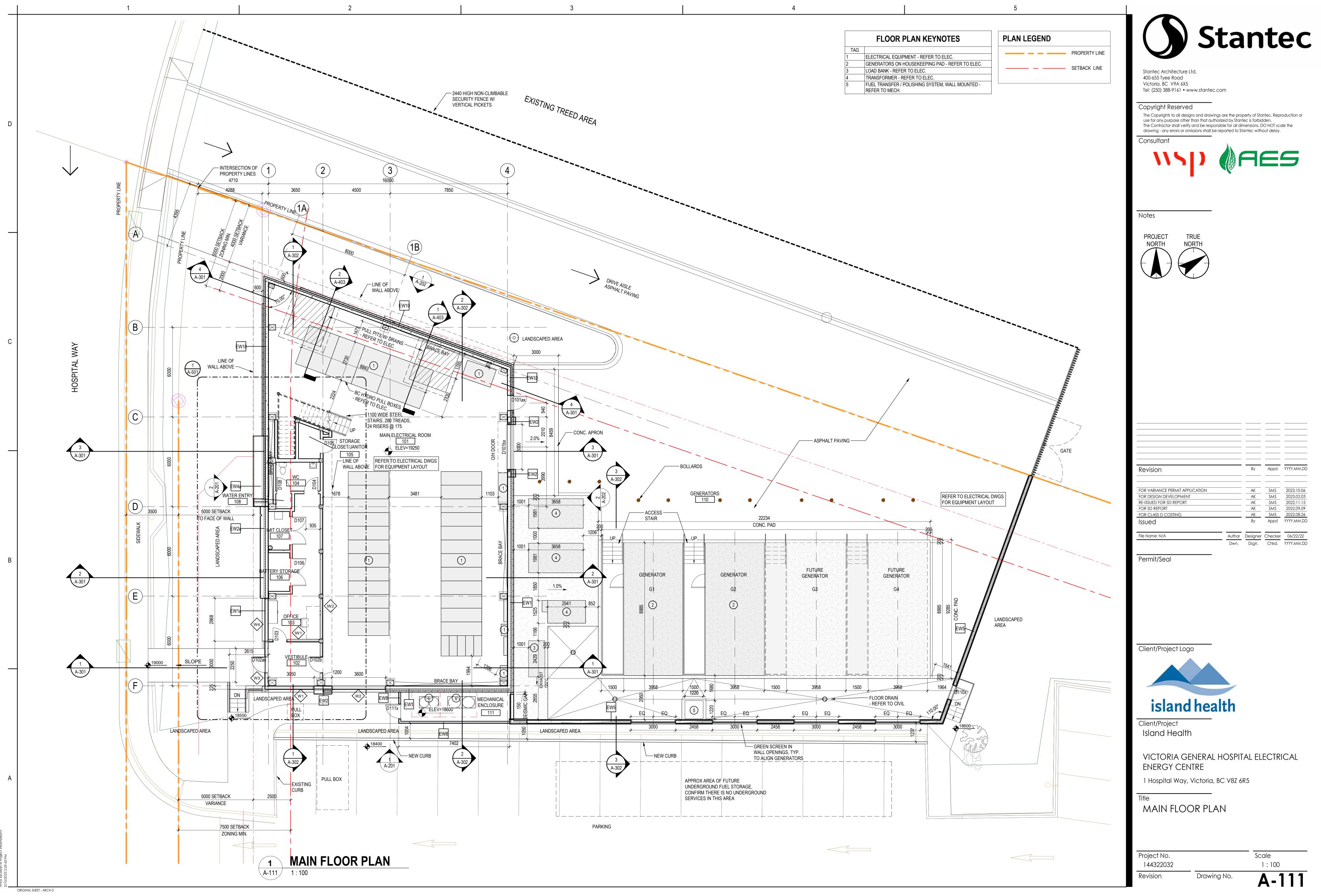
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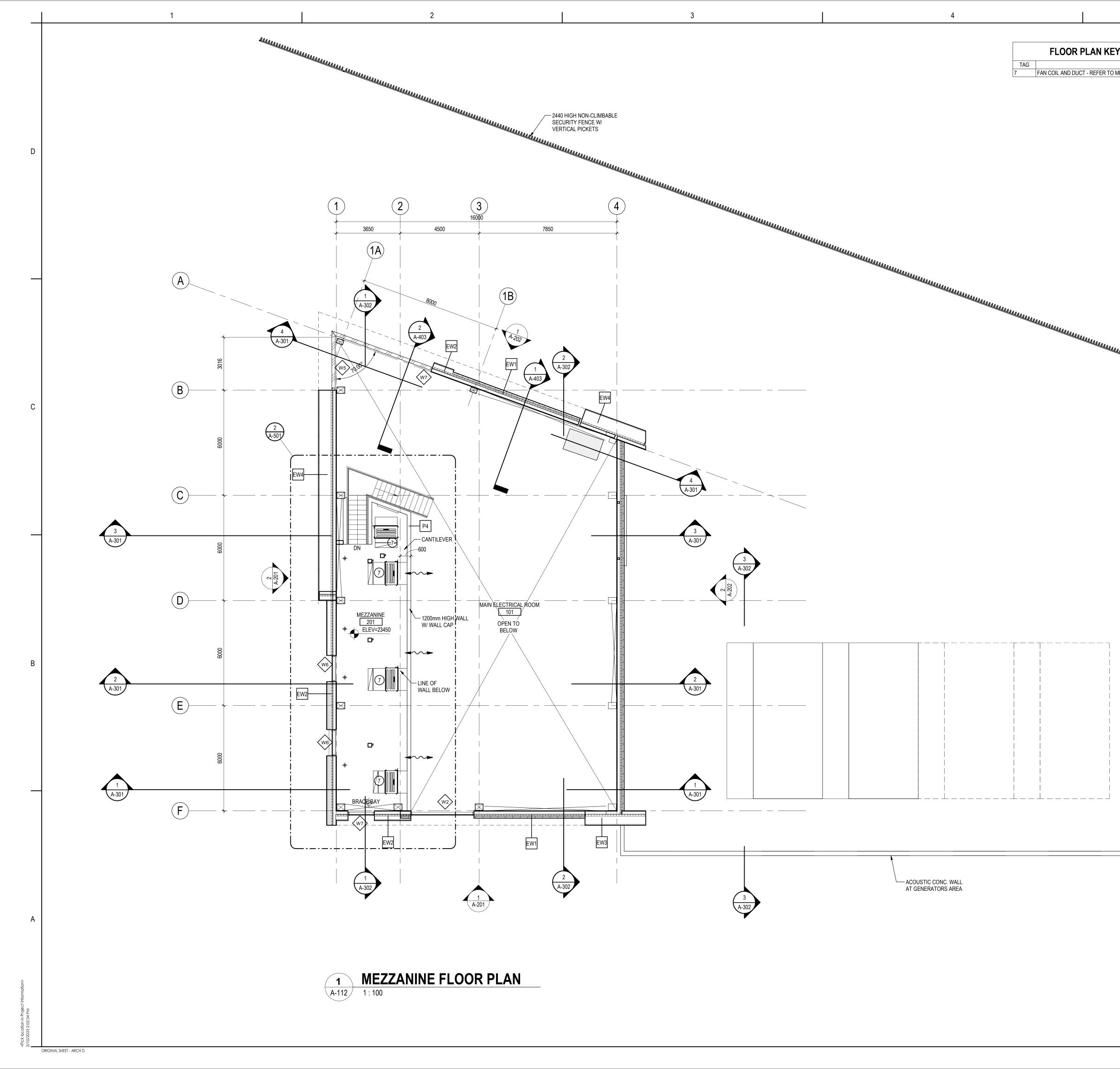


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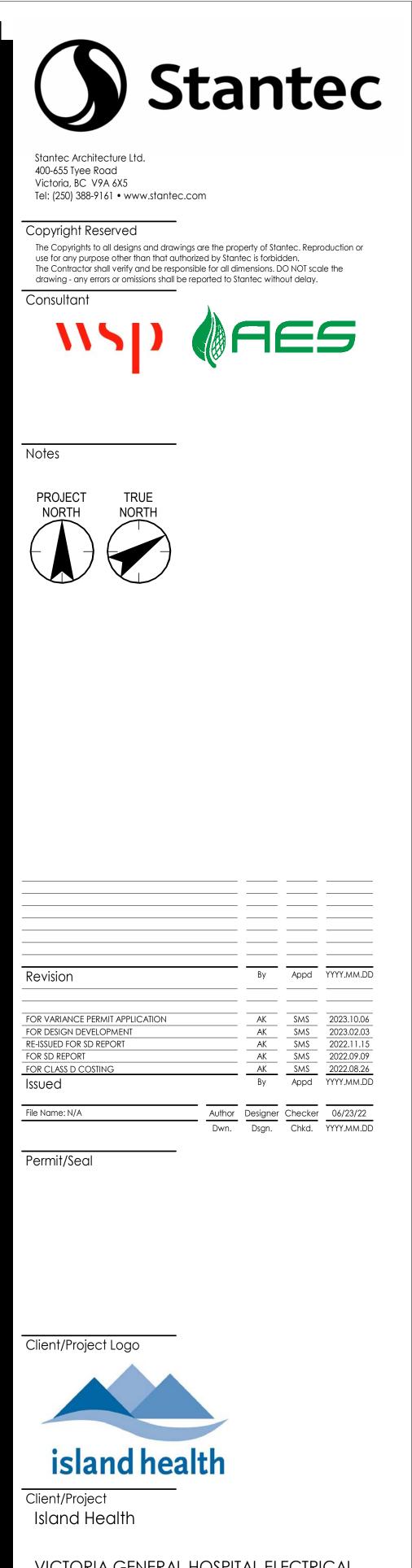


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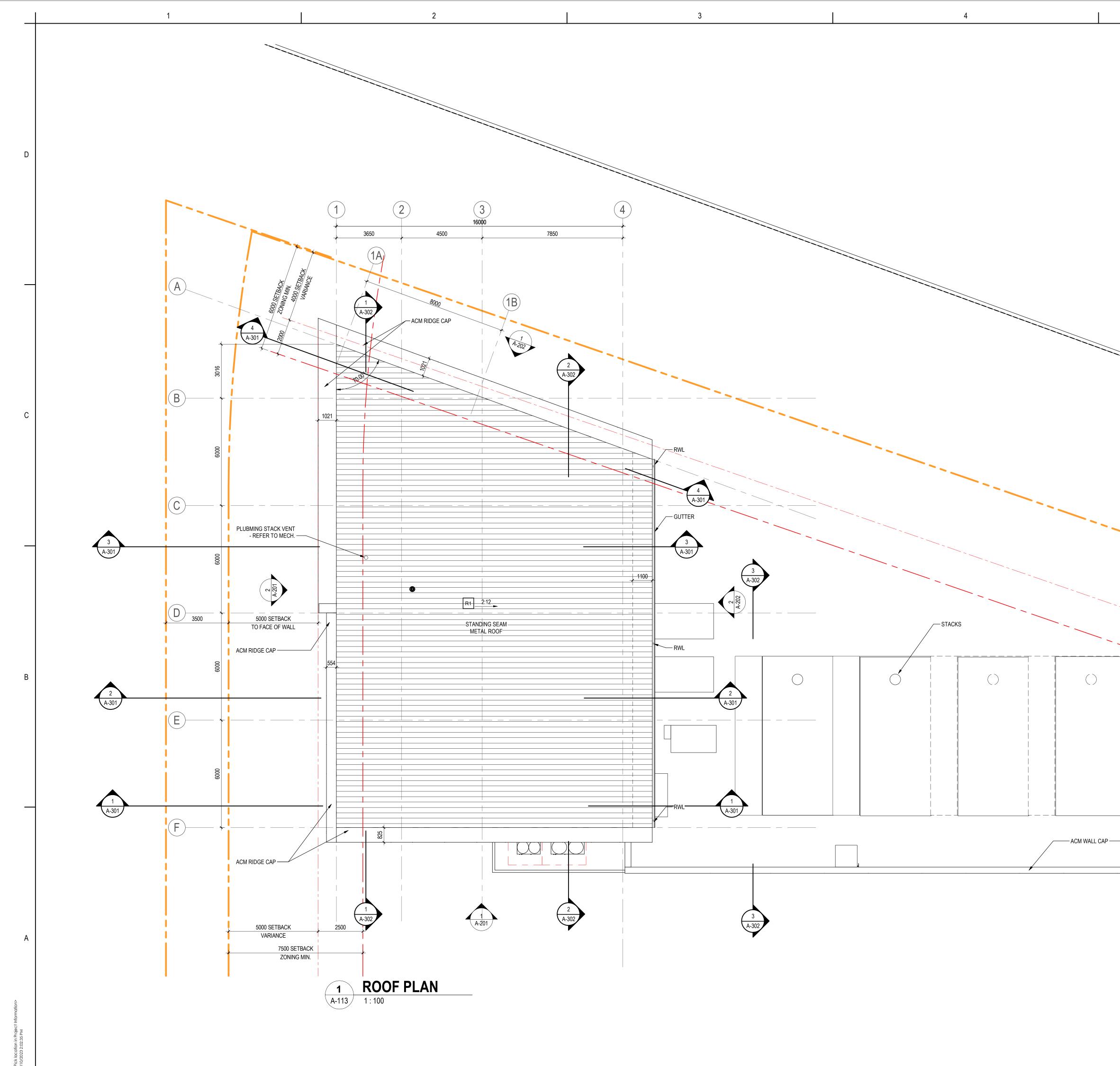
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ORIGINAL SHEET - ARCH D

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PLAN LEGEND	
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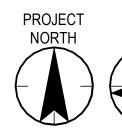
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File Name: N/A	Author	Designer	Checker	06/23/22
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# VICTORIA GENERAL HOSPITAL ELECTRICAL ENERGY CENTRE

1 Hospital Way, Victoria, BC V8Z 6R5

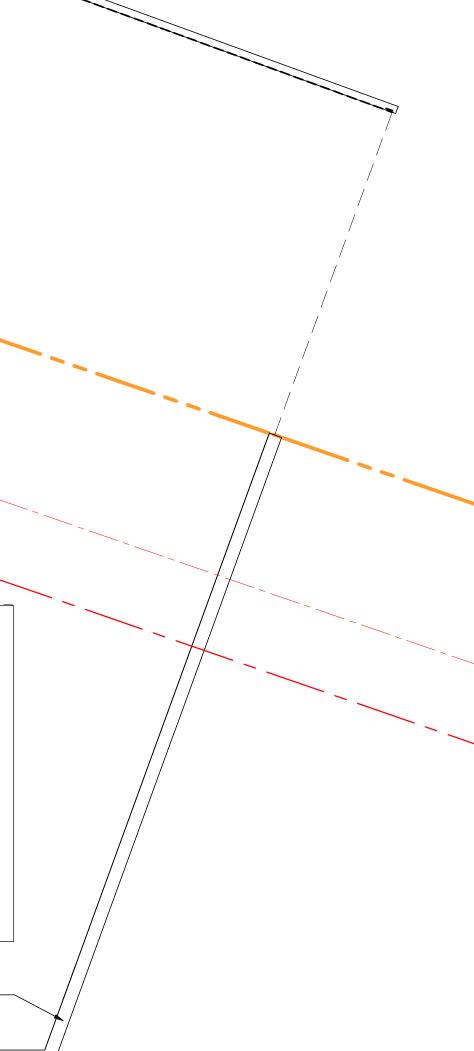
Title ROOF PLAN

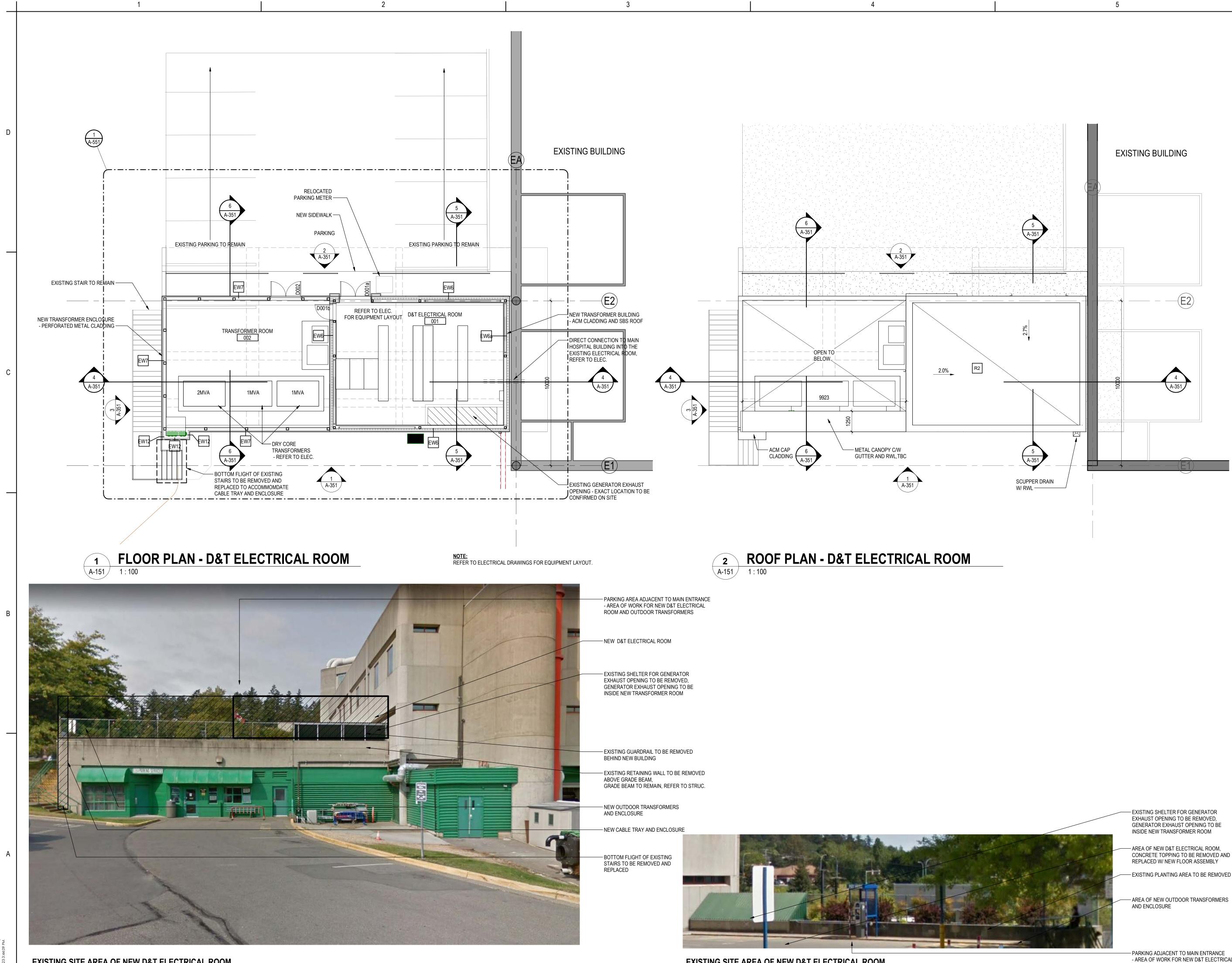
Project No. 144322032 Revision

Drawing No.

1:100 **A-113** 

Scale





ORIGINAL SHEET - ARCH D

EXISTING SITE AREA OF NEW D&T ELECTRICAL ROOM

EXISTING SITE AREA OF NEW D&T ELECTRICAL ROOM

- EXISTING SHELTER FOR GENERATOR EXHAUST OPENING TO BE REMOVED, GENERATOR EXHAUST OPENING TO BE

- AREA OF NEW D&T ELECTRICAL ROOM, CONCRETE TOPPING TO BE REMOVED AND REPLACED W/ NEW FLOOR ASSEMBLY

- AREA OF NEW OUTDOOR TRANSFORMERS

- AREA OF WORK FOR NEW D&T ELECTRICAL ROOM AND OUTDOOR TRANSFORMERS



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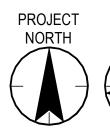
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FOR SD REPORT		AK	SMS	2022.09.09
FOR CLASS D COSTING		AK	SMS	2022.08.26
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File Name: N/A	Author	Designer	Checker	07/28/22

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Permit/Seal

Client/Project Logo



Client/Project Island Health

# VICTORIA GENERAL HOSPITAL ELECTRICAL ENERGY CENTRE

1 Hospital Way, Victoria, BC V8Z 6R5

Title FLOOR PLAN - D&T ELECTRICAL ROOM

Project No. 144322032

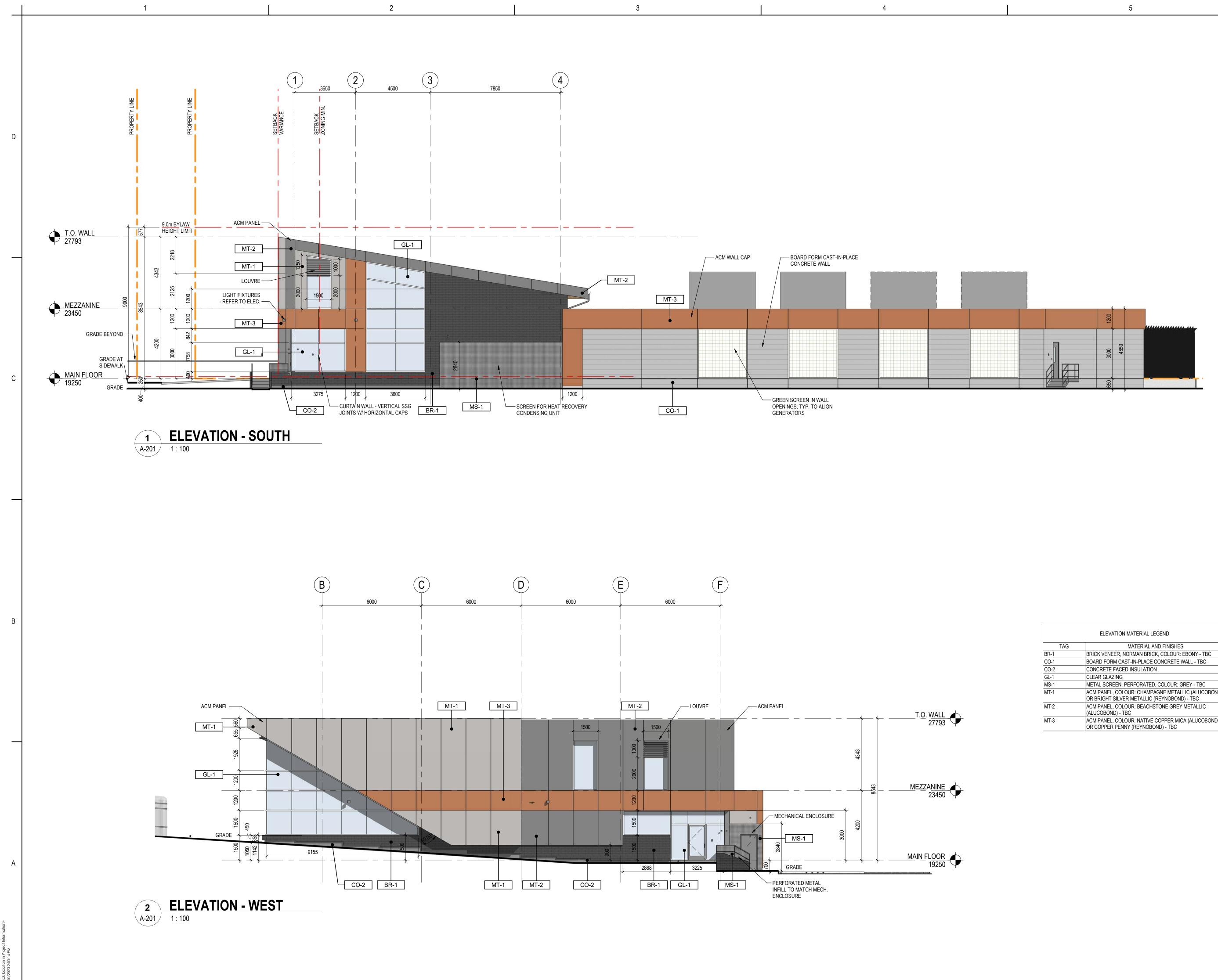
Revision

Drawing No.

Scale

1:100

A-151



ORIGINAL SHEET - ARCH D

ELEVATION MATERIAL LEGEND				
TAG	MATERIAL AND FINISHES			
BR-1	BRICK VENEER, NORMAN BRICK, COLOUR: EBONY - TBC			
CO-1	BOARD FORM CAST-IN-PLACE CONCRETE WALL - TBC			
CO-2	CONCRETE FACED INSULATION			
GL-1	CLEAR GLAZING			
MS-1	METAL SCREEN, PERFORATED, COLOUR: GREY - TBC			
MT-1	ACM PANEL, COLOUR: CHAMPAGNE METALLIC (ALUCOBOND) OR BRIGHT SILVER METALLIC (REYNOBOND) - TBC			
MT-2	ACM PANEL, COLOUR: BEACHSTONE GREY METALLIC (ALUCOBOND) - TBC			
MT-3	ACM PANEL, COLOUR: NATIVE COPPER MICA (ALUCOBOND) OR COPPER PENNY (REYNOBOND) - TBC			



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# VICTORIA GENERAL HOSPITAL ELECTRICAL ENERGY CENTRE

1 Hospital Way, Victoria, BC V8Z 6R5

Title elevations

Project No. 144322032

Revision



Drawing No.



ELEVATION MATERIAL LEGEND					
TAG	MATERIAL AND FINISHES				
BR-1	BRICK VENEER, NORMAN BRICK, COLOUR: EBONY - TBC				
CO-2	CONCRETE FACED INSULATION				
GL-1	CLEAR GLAZING				
MT-1	ACM PANEL, COLOUR: CHAMPAGNE METALLIC (ALUCOBOND) OR BRIGHT SILVER METALLIC (REYNOBOND) - TBC				
MT-3	ACM PANEL, COLOUR: NATIVE COPPER MICA (ALUCOBOND) OR COPPER PENNY (REYNOBOND) - TBC				



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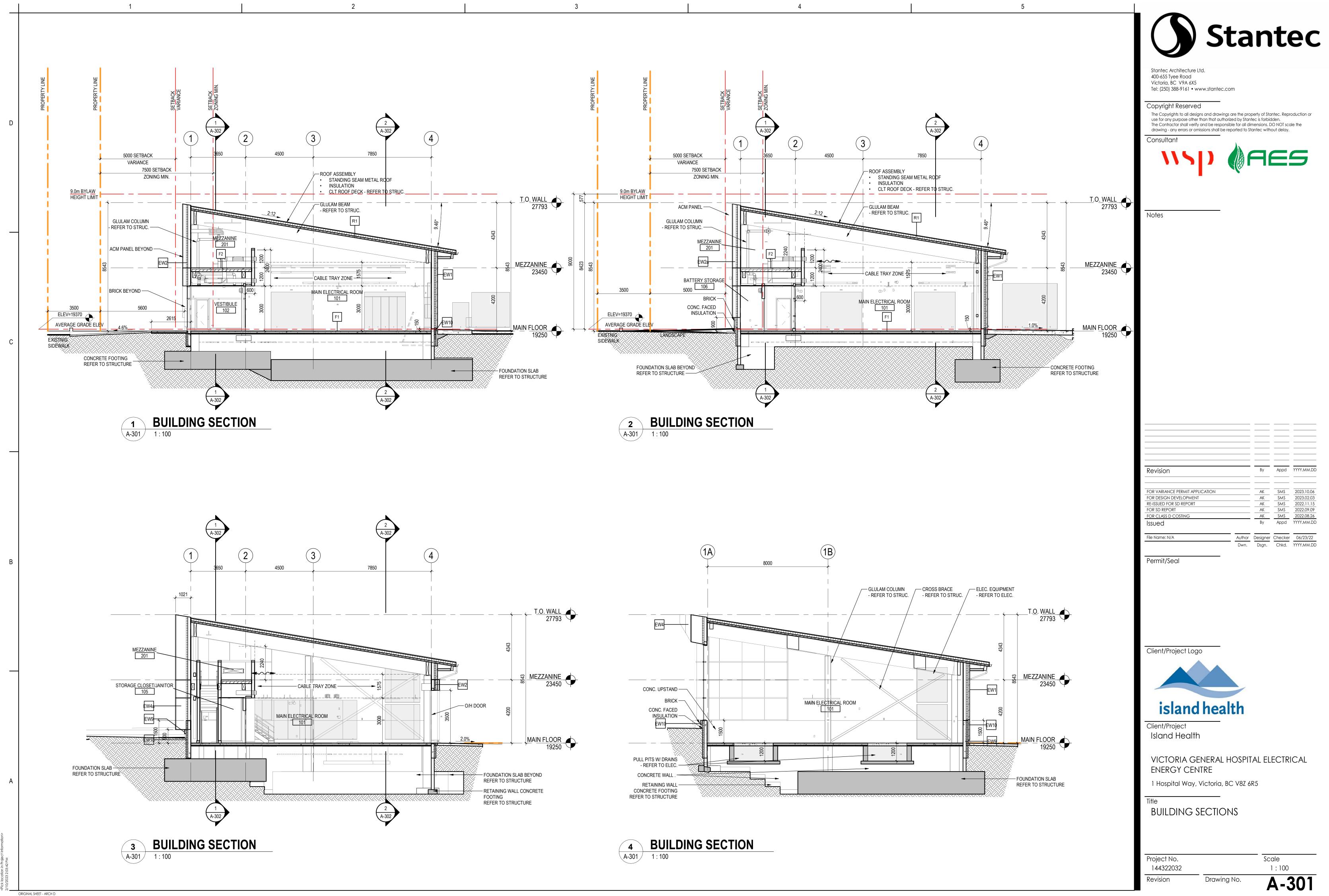
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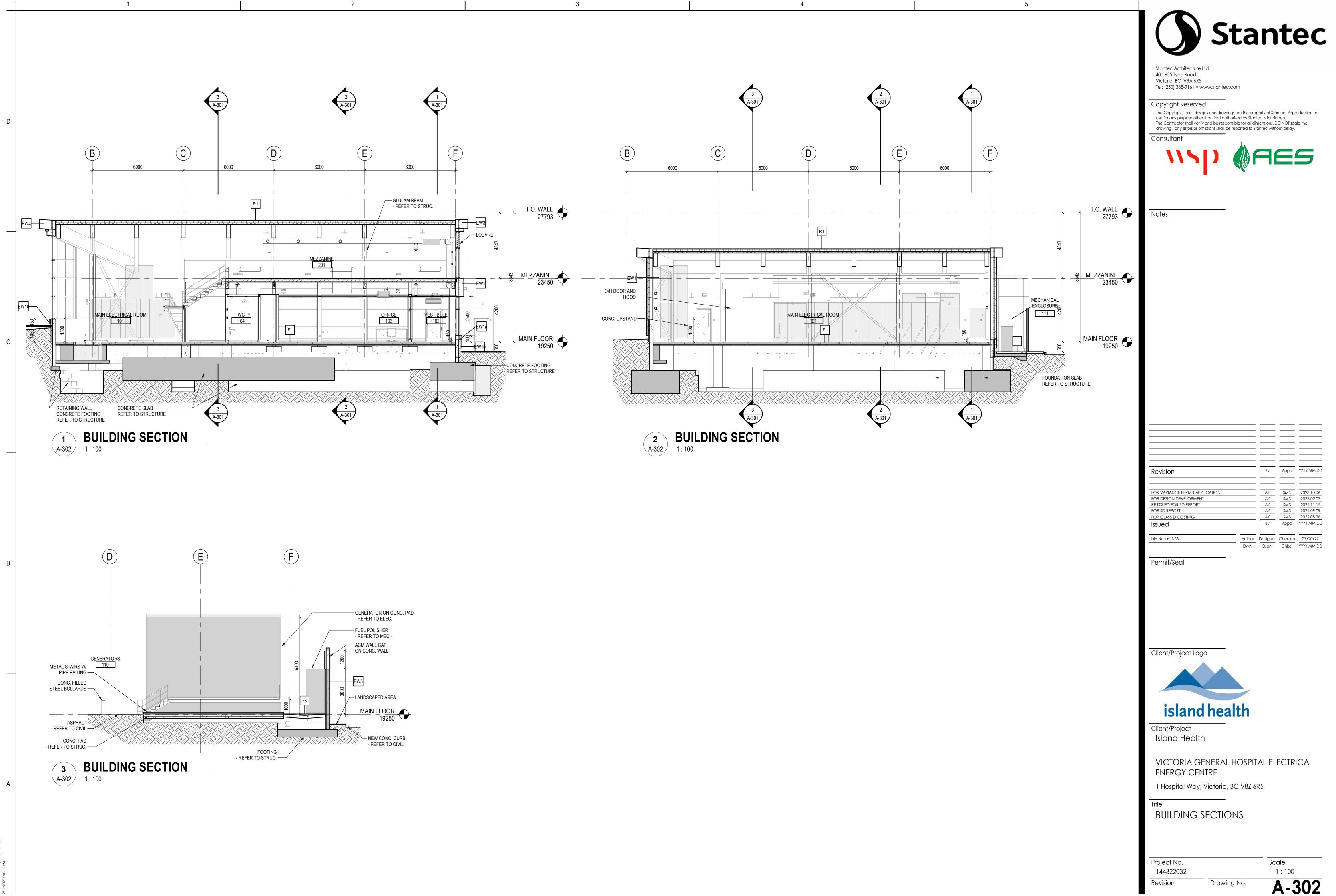
Project No. 144322032

Revision



Drawing No.





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ORIGINAL SHEET - ARCH D

1

Revision

Drawing No.

