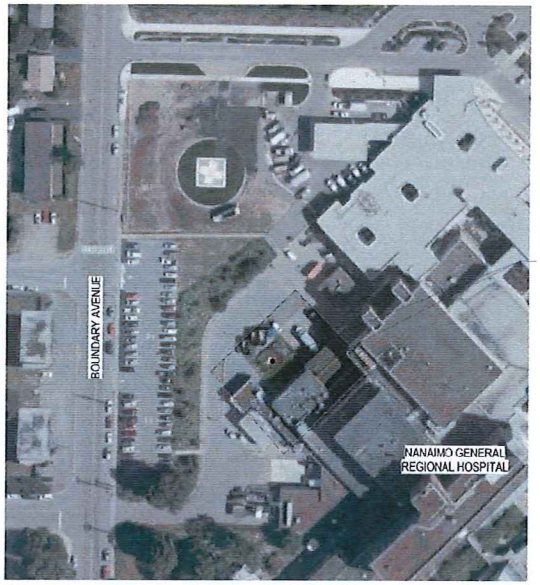
1 NTS **PROJECT SITE LOCATION**



EXISTING OIL STORAGE TANKS AND GAS TRAIN LOCATION

2 NTS **EXISTING SITE CONTEXT**

PROJECT SUMMARY		
ADDRESS	1200 DUFFERIN CRESCENT, NANAIMO, V9S 2B7, BRITISH COLUMBIA	
LEGAL DESCRIPTION	LOT A, DISTRICT LOT 97-G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 50027, EXCEPT THAT PART IN PLAN VIP51507	
LOCATION	49.1852, -123.9668	
ZONE	CS1 (COMMUNITY SERVICE ONE)	
AREA	SITE AREA	146370 m²
	EXISTING BUILDING AREA	4581.4 m²
	NEW BUILDING AREA*	435.9 m²
	TOTAL BUILDING AREA	4381.2 m²
	SEISMIC UPGRADE BUILDING AREA	152.5 m²
SITE COVERAGE	ACTUAL COVERAGE	29.9%
	ALLOWABLE COVERAGE	40%
SETBACKS	ZONING MINIMUM:	
	FRONT YARD	6.0 m
	SIDE YARD	4.0 m
	FLANKING SIDE YARD	6.0 m
	REAR YARD	7.5 m
FLIGHT PATH BUILDING HEIGHT	MAXIMUM ALLOWABLE HEIGHT AT NEW ELECTRICAL ENERGY CENTRE SITE IS	12 m
BUILDING HEIGHT	ZONING MAXIMUM: 14 m	

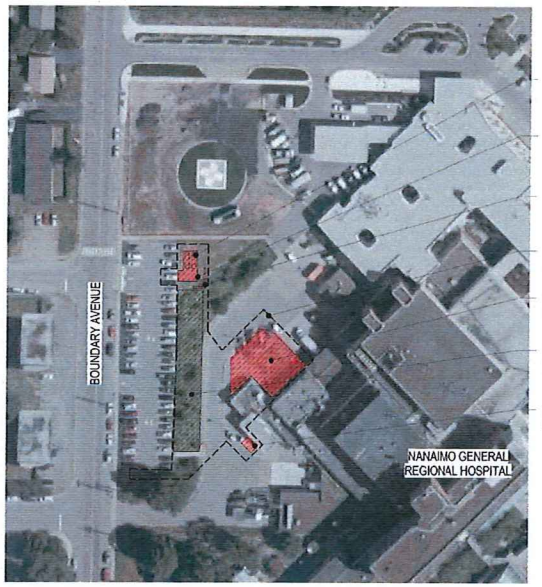
* as defined in BCBC 2012

PROJECT PHASING WP-1

1. LANDSCAPING: REMOVE EXISTING TREES.
2. CONTRACTOR TO COORDINATE AS REQUIRED BY FORTIS BC FOR INSTALLATION OF NEW GAS CONNECTION IN NEW GAS TRENCH, FROM THE EXISTING GAS MAIN TO THE NEW GAS TRAIN ASSEMBLY AND METER.
3. FOR THE INSTALLATION OF THE NEW GAS TRAIN, INSTALL NEW REINFORCED CONCRETE SLAB AND PROTECTION POSTS. INSTALL A 2m HIGH CHAIN LINK FENCE COMPLETE WITH GATES (AS SHOWN) AROUND THE NEW GAS TRAIN. MOUNT THE SURFACE TO THE NEW CONCRETE SLAB.
4. EXCAVATE FOR NEW GAS CONNECTION TRENCH.
5. EXCAVATE AREA FOR NEW UNDERGROUND FUEL TANKS, REFUELING LOCATION AND NEW FUEL TRENCH - REFER TO STRUCTURAL AND CIVIL.
6. EXCAVATE AREA FOR NEW FUEL LINE TRENCH.
7. INSTALL NEW FUEL TANKS - REFER TO MECHANICAL, ELECTRICAL AND CIVIL.
8. INSTALL TRENCHING FOR NEW GAS AND FUEL LINES UNDERNEATH ROAD IN TWO SECTIONS. THIS IS TO AVOID COMPLETE OBSTRUCTION OF THE USAGE OF THE ROAD. THE EAST HALF SECTION OF THIS ROAD TO BE DONE FIRST AND PAVED FOLLOWED BY THE WEST SIDE SECTION OF THE ROAD AND PAVED.
9. INSTALL TRENCH BETWEEN BUILDINGS TO NEW AND EXISTING CONNECTIONS.
10. INSTALL NEW FUEL AND ELECTRICAL CONNECTIONS IN THE NEW TRENCH TO EXISTING AND NEW BUILDING LOCATIONS - REFER TO MECHANICAL, ELECTRICAL AND CIVIL.
11. INSTALL NEW FUEL VENT STACKS AND STRUCTURAL SUPPORTS - REFER TO STRUCTURAL AND MECHANICAL.
12. REPAVING OF AREA DISTURBED BY EXCAVATION AND SITE PREPARATION WITH ASPHALT TO REPLACE EXISTING.
13. LANDSCAPING: REPLACE REMOVED TREES WITH NEW SHRUBS.
14. INSTALL NEW GAS CONNECTION IN NEW TRENCH FROM GAS MAIN TO THE NEW GAS METER - REFER TO MECHANICAL AND CIVIL.
15. INSTALL NEW GAS PIPING FROM NEW GAS TRAIN TO EXISTING GAS CONNECTION TO THE EXISTING BUILDING WITH ALLOWANCE FOR FUTURE CONNECTIONS TO THE NEW ENERGY CENTER BUILDING - REFER TO MECHANICAL AND CIVIL.
16. INSTALL NEW METER POWER AND DATE CONNECTIONS - REFER TO MECHANICAL AND ELECTRICAL.
17. TEST NEW GAS TRAIN AS REQUIRED BY FORTIS BC.
18. REMOVE EXISTING GAS PIPING AND METER AS REQUIRED BY FORTIS BC, AFTER NEW PIPE LINE IS IN SERVICE.
19. REMOVE EXISTING GAS TRAIN CHAIN LINK FENCE AND CONCRETE PADS.
20. DISCONNECT EXISTING UNDERGROUND FUEL STORAGE TANKS AND REMOVE EXISTING TANKS, ALONG WITH ASSOCIATED FITTINGS AND GROUND COVER - REFER TO MECHANICAL AND CIVIL.

PROJECT PHASING WP-2

1. EXCAVATE AND CONSTRUCT NEW ELECTRICAL ENERGY CENTRE - REFER TO CIVIL, MECHANICAL, ELECTRICAL, AND STRUCTURAL.



NEW UNDERGROUND FUEL TANKS LOCATION

PROPOSED FUEL TRUCK PARKING

NEW RETAINING WALL

SCOPE OF WORK BOUNDRY

NEW ELECTRICAL ENERGY CENTRE SITE

REMOVE AND REPLACE LANDSCAPING

NEW GAS TRAIN LOCATION

3 NTS **NEW SITE CONTEXT**

Stantec
STANTEC
400-655 Tyee Road
VICTORIA, BC V9A 6X5
Tel: 250-389-9161
www.stantec.com

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Consultants

HEROLD ENGINEERING
ROCKY POINT ENGINEERING
CIMA Partners in excellence
RWDI

Legend

N

Notes

Revision	By	Appd	YYYY.MM.DD
1 DEVELOPMENT PERMIT Issued	AK/SP By	CA/SM Appd	2018.0 YYYY.MM

Permit-Seal

Client/Project

island health

VANCOUVER ISLAND HEALTH AUTHORITY

NRGH ELECTRICAL ENERGY CENTRE

1200 Dufferin Crescent, Nanaimo, BC V9S 2B7

Title

SITE AND PROJECT INFORMATION

Project No.	Scale
144315071	As indicated
Revision	Drawing No.
Sheet of 1	A-001