

# salt spring island firehall

Space Program		Dec. 15, 2023	Dec. 15, 2023		
ITEM	Areas	NET AREA	NET AREA	Spatial Comments	Functional Comments
		SF	SM		
<b>PUBLIC AREAS</b>					
P-2	Front entry	182.99	17.00	Area should include a weather vestibule in order to meet energy requirements.	To be secured from the remainder of the Firehall to "manage" visitors.
P-3	H/C Washroom 1	53.82	5.00	To meet BCBC.	Located adjacent to Entry to allow Public to access if necessary without entering the remainder of the hall.
P-4	H/C Washroom 2	43.06	4.00		
P-4	FD District Meeting Room	269.10	25.00	To seat 16 people.	To be located adjacent to Entry Area so it can be used for the Public and / or Fire Administration.
P-5	Reception (2 work station)	129.17	12.00	2 work stations @ 3.34sm (6'x7') = 3.78sm (42sf) + storage. Also includes acces to workstations	Located adjacent to front entry and meeting room. Will need security at the end of the day.
	Weather Vestibule			Large enough to meet potential LEED / Energy Requirements.	Adjacent to Entry
	Public Education Area (Museum)			no longer part of the this building but a separate building for the future.	
	<b>Sub Total</b>	<b>678.13</b>	<b>63.00</b>		
<b>FH - SUPPRESSION ADMIN</b>					
AD-1	Fire Chief Office	172.22	16.00	No meeting space within this the room any longer. Could be reduced fruther to 12sm.	
AD-2	Deputy Chief Office	118.40	11.00	No meeting space within this the room any longer. Could be reduced fruther to 12sm.	
	Assistant Chief	118.40	11.00		
AD-3	Open Work Stations (4 work stations)	258.34	24.00	4 work stations @ 3.34sm (6'x6') = 36sf	Single workstations for crews to comeplte reporting and learning unit
AD-4	Copy Room #1( Copy Area #1)			Copy counter with storage above and below	Located within general corridors.
	Copy Area #2			Copy counter with storage above and below	Located within general corridors.
AD-6	CAO	118.40	11.00	Space for CAO.	
AD-7	Accounting	139.93	13.00	Office for accounting.	To be located on the trainign side of the hall I close proximity to the CAO.
	EOC Office	107.64	10.00	Office sized for individual desk space.	Located in close proximity to the training / EOC room.
AD-8	Training Room	1,582.31	147.00	Large enough to accommodate approximately 50 people.5sm per person x 15 crew members for first aid ( 7' x7')	
AD-9	AV Storage	32.29	3.00	AV storage requiring additional outlets and datat to suit system.	Small storage for AV
	Folding Door Storage	21.53	2.00		Storage for Operable Door
AD-10	Training Room Storage	43.06	4.00	Big enoght to store tables	
	Training Room Storage 2	32.29	3.00	Large enough to store stacking chairs.	
AD-11	Kitchenette (Training Rooms)	96.88	9.00	Dishwasher , Blow counter, fridge, upper cabinets for storage.	Located bewtween divider of the training rooms so it is accessible from both side of the room when in use by different groups.
AD-12	Washroom #1	21.53	2.00	Small single use washroom.	Located near Training Rooms
AD-13	Washroom #2	43.06	4.00	Small single use washroom.	Located near Training Rooms
AD-14	Washroom #3	0.00		Small single use washroom.	Located near Front Entry
AD-15	EOC Office Storage 1	21.53	2.00		
AD-16	EOC Office Storage 2	43.06	4.00		
AD-17	Training + EOC Storage	107.64	10.00		
AD-18	Janitor Closet	32.29	3.00		
	Map Area			no longer needed.	
	<b>Sub Total</b>	<b>3110.80</b>	<b>289.00</b>		
<b>FH - OPERATIONAL AREAS</b>					
O-1	Apparatus Bays			Bays sizes as noted.	Truck bays are required to deploy in one direction. Nederman vehicle exhaust system design to accommodate.
	FIRE - 2 tandem drive thru bays @ 26 m (80')L x 5.6m (18.5')W	3,175.38	295.00		
	SAR - 1 tandem drive thru bays @ 26 m (80')L x 5.6m (18.5')W				
O-2	Gear Storage Room (33 units)	365.98	34.00	Size to be based on 33 lockers @ 20" x 24" gear lockers . Multiplier 1.2sm per locker high level.	Separate entrance from outside in two locations including future proofing for additional bay access.
O-3	Decon Change Rm			Showers and washrooms for decon prior to entering the yellow zone and then green. These should have access from bays into washrooms then into change area, then into clean side of the hall.	This is standard procedure for current firehall industry standards. 1 Decon Washroom to be included with access directly to clean side of hall.
O-4	Decon Washroom/Shower (1)	118.40	11.00	Showers and washrooms for decon prior to entering the yellow zone and then green. These should have access from bays into washrooms then into change area, then into clean side of the hall.	This is standard procedure for current firehall industry standards. 1 Decon Washroom to be included with access directly to clean side of hall.
O-5	Radio Room (Dispatch)	64.58	6.00	Large map wall required to be located within room.	Located directly off the apparatus bays.
O-6	Hose Tower	322.92	30.00	Training Tower with multiple training decks, practice door types, dry standpipe, sprinkler heads, high-angle rescue rappelling anchors and gross decon washdown.	
O-7	Hose Storage			Located within Decon Washdown	Hose storage needs TBD
O-8	Workshop	236.81	22.00	Work area for dirty work.	Located on Operational spine of hall with additional door to exterior.
O-9	SCBA Room	161.46	15.00	Needs to provide area for equipment washdown, cylinder storage, equipment washer + filling station.	Located on Operational spine of hall with additional door to exterior.
O-10	Compressor Room	43.06	4.00	Space requirements estimated and will be revaluated upon equipment selection.	To be located against exterior wall if possible. Compressor to be installed in a separate room from SCBA Room for noise control. Equipment size TBD.
O-12	Utility / Janitor's Room (dirty)			Janitors storage to include mop sink with hot water access and storage.	Directly accessible off the bays.
O-13	Storage	53.82	5.00		Potential first aid storage
O-16	Secure Storage	161.46	15.00		Located in the opeartion spaine directly accessible to the appratus bays.
O-17	Storage Room #1	53.82	5.00		
O-18	Storage Room #2	43.06	4.00		
O-19	Rip and Run	21.53	2.00	Standing height counter directly accessible off the bays.	Millwork with data an power to accommodate radio chargers printer, computer and mapping system. No locution at this hall currently.
O-20	Decon Washdown (Gear Washer)	182.99	17.00	Area for Gear washer , Gear Dryers and Utility + Gear Repair Counter.	Houses equipemetrn as noted on the Equipment List.
O-21	Exterior Storage	43.06	4.00	Sized to accommodate snow blowers.	Located with access directly to the exterior.

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	Mezzanine Storage				
	Radio Storage - FIRE			TBD	
	Wildlands pack storage + Second Set of Gear (58 units)			Size to be based on 25 storage cubicles total required- 2 high (900mm x 600mm deep). Multiplier .54sm per locker.	72 L Back Pack - hook or shelf to be determined.
	Drying Room - Gear			In addition to gear storage room - just for discussion purposes re gear drying cabinet.	Drying completed through Williams Dryers - may require alcove to store. Number of Dryers to be determined.
	Infra Red Detox Area				
	Bike Storage			Reviewing By-Law requirements.	
	Small Storage				Located on operational side of the hall.
	Radio Storage - SAR				
	Rope Storage				
	<b>Sub Total</b>	<b>5048.32</b>	<b>469.00</b>		
	<b>FH - QUARTERS</b>				
Q-1	Kitchen	247.57	23.00	Sized to accommodate multiple functions at the same time.	
Q-2	Association / Day Room	914.94	85.00	Large room to serve a nultpurpose space with movable furniture.	
Q-3	Health and Wellness / EOC Dorms	419.80	39.00	Room to accommodate exercise equipment and murphy beds to serve as a EOC dorm when needed.	Located away from remaining of living quarters.
Q-4	Dormitories (4 Individual dorms)	355.21	33.00	4 dorms with lockers for suppression crew members. At approximately 9sm per dorm with space for lockers. 4 lockers per dorm required minimum - 1 for each shift.	Quick access to the Bays required.
Q-5	Utility Rm / Janitory / Laundry (clean)	75.35	7.00	Residential Washer and Dryer on clean side of the hall.	
Q-8	Washroom (2 gender inclusive washrooms)	129.17	12.00	2 gender neutral washrooms @ 7.5 sm - approach to be discussed and options shown.	
Q-9	Quarters Storage	75.35	7.00		
	Infra Red detox				
	Laundry			included in Utility Room	
	Storage Room				To be located adjacent to Fitness Room
	<b>Sub Total</b>	<b>2217.38</b>	<b>206.00</b>		
	<b>CIRCULATION</b>				
S-1	General Circulation ( Including stair)				
S-2	Stair #1	86.11	8.00		Stairs preferred to Poles
S-3	Stair #2 (Mezzanine)	53.82	5.00		Stairs preferred to Poles
S-4	Corridor C1	484.38	45.00		
S-5	Corridor C2	64.58	6.00		
S-6	Corridor C3	86.11	8.00		
S-7	Corridor C4	86.11	8.00		
S-8	Corridor C5	53.82	5.00		
S-9	Corridor C6	118.40	11.00		
S-10	Corridor C7	215.28	20.00		
S-11	Corridor C8				
S-12	Corridor C9				
	Pole Room				Pole required as a wish. not always required when space on the upper level can be restricted to fire personnel only.
	Elevator			1 standard elevator sized to house a stretcher.	Could be stored within the jamb of the elevator.
	Elevator Closet				
	<b>Sub Total</b>	<b>1248.62</b>	<b>116.00</b>		
	<b>SERVICE SPACES</b>				
SS-1	IT Room / Data	53.82	5.00	This is the IT Equipment Room only.	This area can be shared with COB but not likely with RCMP.
SS-2	Electrical room	226.04	21.00		
SS-3	Mechanical Rooms	236.81	22.00	Size to be confirmed by Mechanical Team.	
SS-4	Water Entry Room			Size to be confirmed by Mechanical Team.	
	CREST	53.82	5.00		
	Generator			Generator to be located outside with weather and acoustical housing.	
	<b>Sub Total</b>	<b>570.49</b>	<b>53.00</b>		
	<b>Building Total ( Pre Mark-up) sm</b>	<b>12,884.51</b>	<b>1,197.00</b>		
	Mark-up 18%	2,680.24	249.00	Actual Gross Area from REVIT drawings: main floor: 1034 sm; upper floor: 285 sm; mezzanine: 127sm	
	Mark-up 10% (Apparatus Bays)				
	<b>TOTAL FIREHALL</b>	<b>15,564.74</b>	<b>1,446.00</b>		