



CLIENT:
THE CITY OF BRANTFORD

58 DALHOUSIE STREET
BRANTFORD, ONTARIO
N3T 2J0

ISSUED FOR TENDER	08.12.2024
ISSUED FOR PERMIT	07.29.2024
ISSUED FOR SPA	06.18.2024
ISSUED FOR 100% OWNERS REVIEW	05.29.2024
ISSUED FOR 50% REVIEW	04.05.2024
PURPOSE OF SUBMISSION	MM.DD.YEAR

PROJECT:

BRANTFORD ANIMAL SHELTER



GENERAL INFORMATION DRAWING LIST

DRAWING	DRAWING DESIGNATION
COVER PAGE	PROJECT ID CONSULTANT MATRIX
A001	ASSEMBLY TYPES
A002	GENERAL INFORMATION
A003	OBC MATRIX + FIRE COMPARTMENT PLAN

CIVIL DRAWING LIST

DRAWING	DRAWING DESIGNATION
C101	SITE GRADING AND SOIL EROSION & SEDIMENT CONTROL PLAN
C102	SITE SERVICING PLAN
C103	CONSTRUCTION NOTES AND DETAILS

LANDSCAPE DRAWING LIST

DRAWING	DRAWING DESIGNATION
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS

ARCHITECTURAL DRAWING LIST

DRAWING	DRAWING DESIGNATION		
AS101	ARCHITECTURAL SITE NEW	A701	ROOM FINISH SCHEDULE
AS102	ARCHITECTURAL SITE NEW ENLARGED	A702	FINISHES PLAN
AS103	ARCHITECTURAL: SITE DETAILS	A721	DOOR & GLAZING SCHEDULES
AS104	ARCHITECTURAL: SITE DETAILS	A722	GLAZING SCHEDULES
A101	FOUNDATION LAYOUT PLAN		
A102	FLOOR PLAN		
A103	ROOF PLAN		
A104	ROOF DETAILS		
A121	REFLECTED CEILING PLAN		
A241	PLAN DETAILS		
A242	PLAN DETAILS		
A301	EXTERIOR ELEVATIONS		
A302	EXTERIOR ELEVATIONS WITH FENCE		
A421	WALL SECTIONS		
A422	WALL SECTIONS		
A423	WALL SECTIONS		
A424	WALL SECTIONS		
A425	WALL SECTIONS		
A426	WALL SECTIONS		
A461	SECTION DETAILS		
A462	SECTION DETAILS		
A463	SECTION DETAILS		
A501	INTERIOR ELEVATIONS		
A502	INTERIOR ELEVATIONS		
A601	MILLWORK DETAILS		
A602	MILLWORK DETAILS		
A603	MILLWORK DETAILS		
A604	MILLWORK DETAILS		

STRUCTURAL DRAWING LIST

DRAWING	DRAWING DESIGNATION
S000	GENERAL NOTES
S001	TYPICAL DETAILS
S100	FOUNDATION PLAN
S101	FOUNDATION SECTIONS
S200	ROOF FRAMING PLAN
S201	ROOF LOADS
S300	DETAILS
S301	DETAILS

MECHANICAL DRAWING LIST

DRAWING	DRAWING DESIGNATION
M100	MECHANICAL DRAWING LIST, LEGEND, SCHEDULES AND NOTES
M201	FLOOR PLAN - PLUMBING - NEW
M301	FLOOR PLAN - PIPING - NEW
M302	MECHANICAL ROOF PLAN
M401	FLOOR PLAN - AIR DISTRIBUTION - NEW
M501	GLYCOL HEATING SYSTEM SCHEMATIC
M502	HVAC CONTROLS SCHEMATICS
M601	MECHANICAL SCHEDULES
M701	MECHANICAL DETAILS
M702	MECHANICAL DETAILS
M703	MECHANICAL DETAILS

ELECTRICAL DRAWING LIST

DRAWING	DRAWING DESIGNATION
E001	ELECTRICAL DRAWING LIST, LEGEND, SCHEDULES AND NOTES
E100	ELECTRICAL SITE PLAN
E101	FLOOR PLAN - LIGHTING - NEW
E201	FLOOR PLAN - POWER AND SYSTEMS - NEW
E301	ELECTRICAL ROOF PLAN
E401	ELECTRICAL DETAILS
E402	ELECTRICAL SINGLE LINE DIAGRAM
E403	ELECTRICAL DETAILS

ARCHITECTURAL



CIVIL

MTE CONSULTING INC.
CIVIL ENGINEERING

123 ST. GEORGE ST, LONDON ON. N6A 3A1
TEL. 519.204.6510

EMAIL. DRICE@MTE85.COM

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CONCENTRIC ENGINEERING ASSOCIATES
STRUCTURAL ENGINEERING

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TEL. 519.452.7700
FAX. 519.452.1712
EMAIL. steven@concentriceng.com

MECHANICAL + ELECTRICAL

VANDERWESTEN & RUTHERFORD ASSOCIATES INC.
ELECTRICAL ENGINEERING

7242 COLONEL TALBOT RD., LONDON, ON. N6L 1H8
TEL. 519.652.5047
FAX. 519.652.5058
EMAIL. VR@VRENG.CA

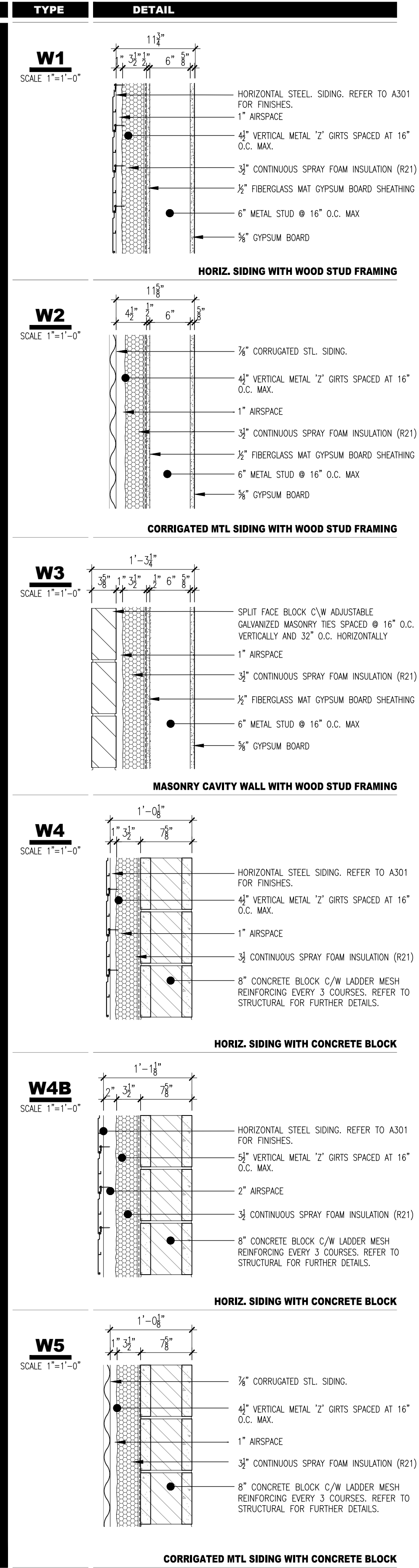
LANDSCAPE

ARTHUR LIERMAN LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECT

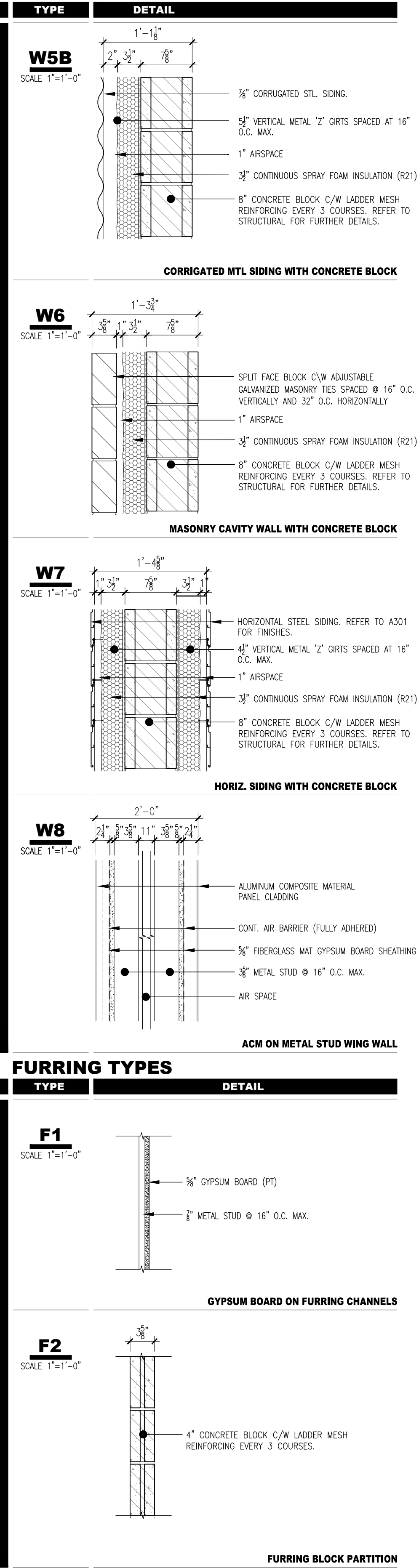
231 WELLINGTON STREET SUITE 2, LONDON ON. N6B 2L2
TEL. 519.667.1422

EMAIL. ART@ALIERMANLA.CA

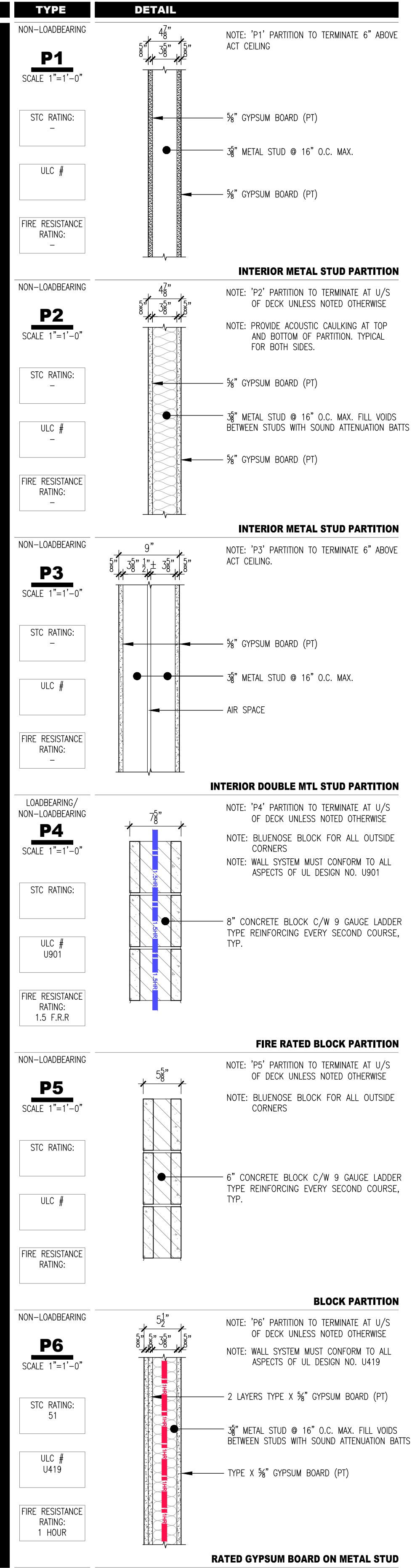
EXTERIOR WALL TYPES



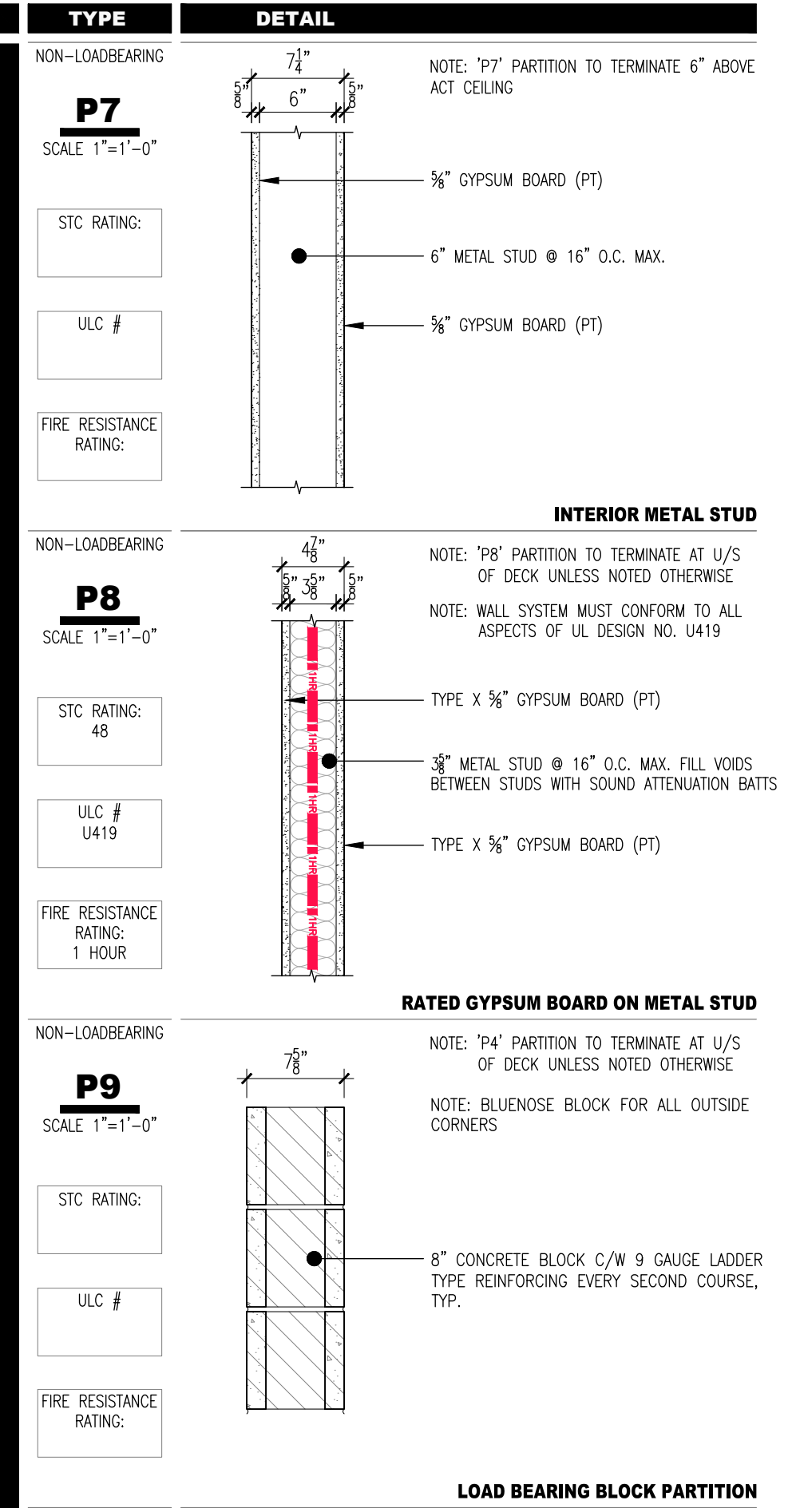
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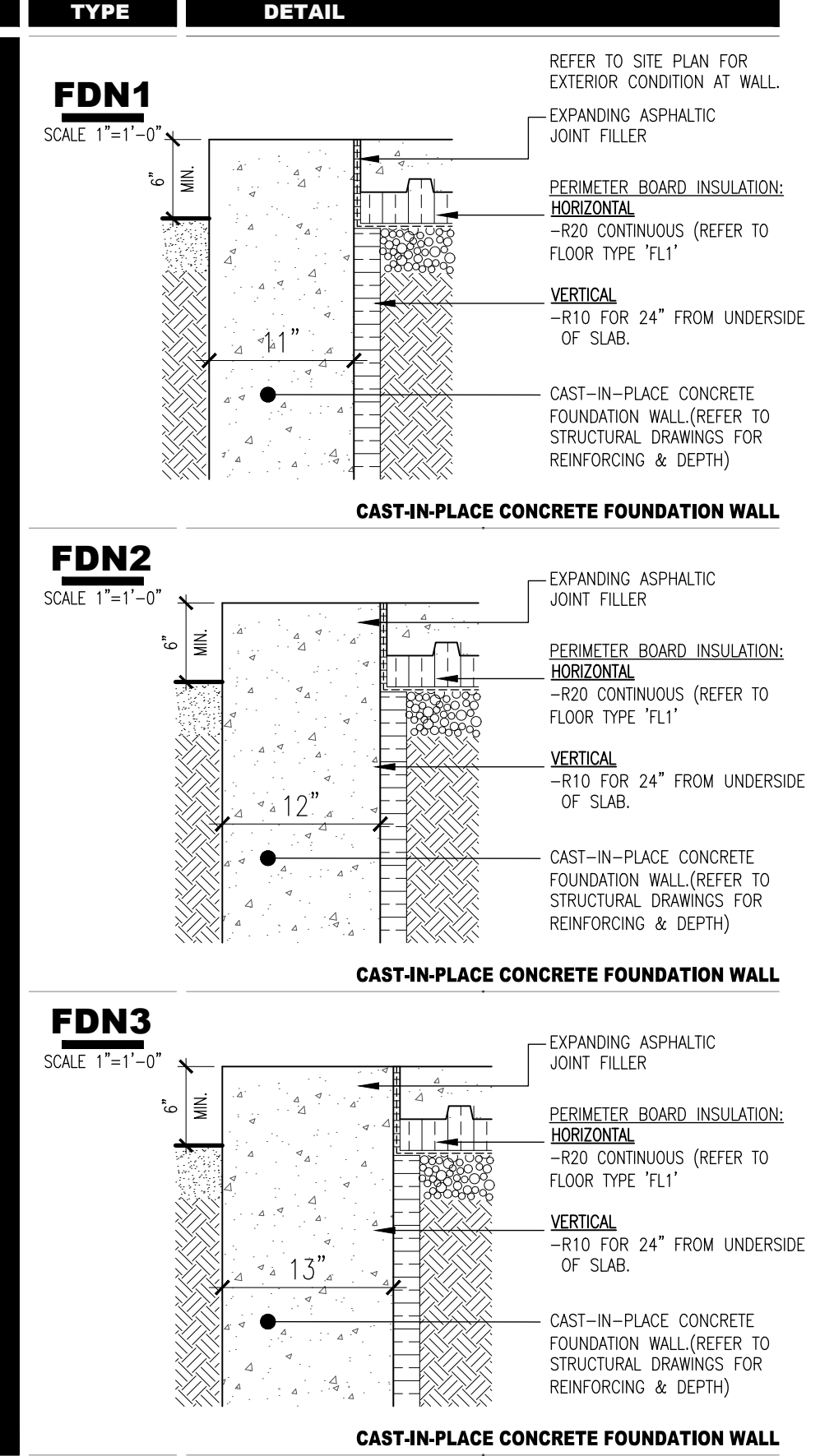
PARTITION TYPES



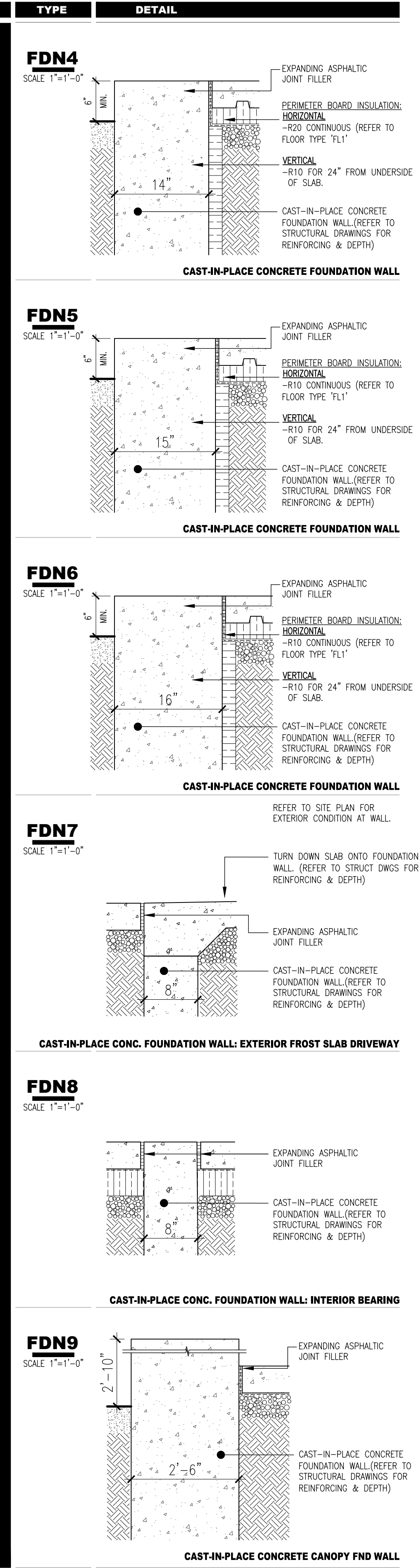
PARTITION TYPES



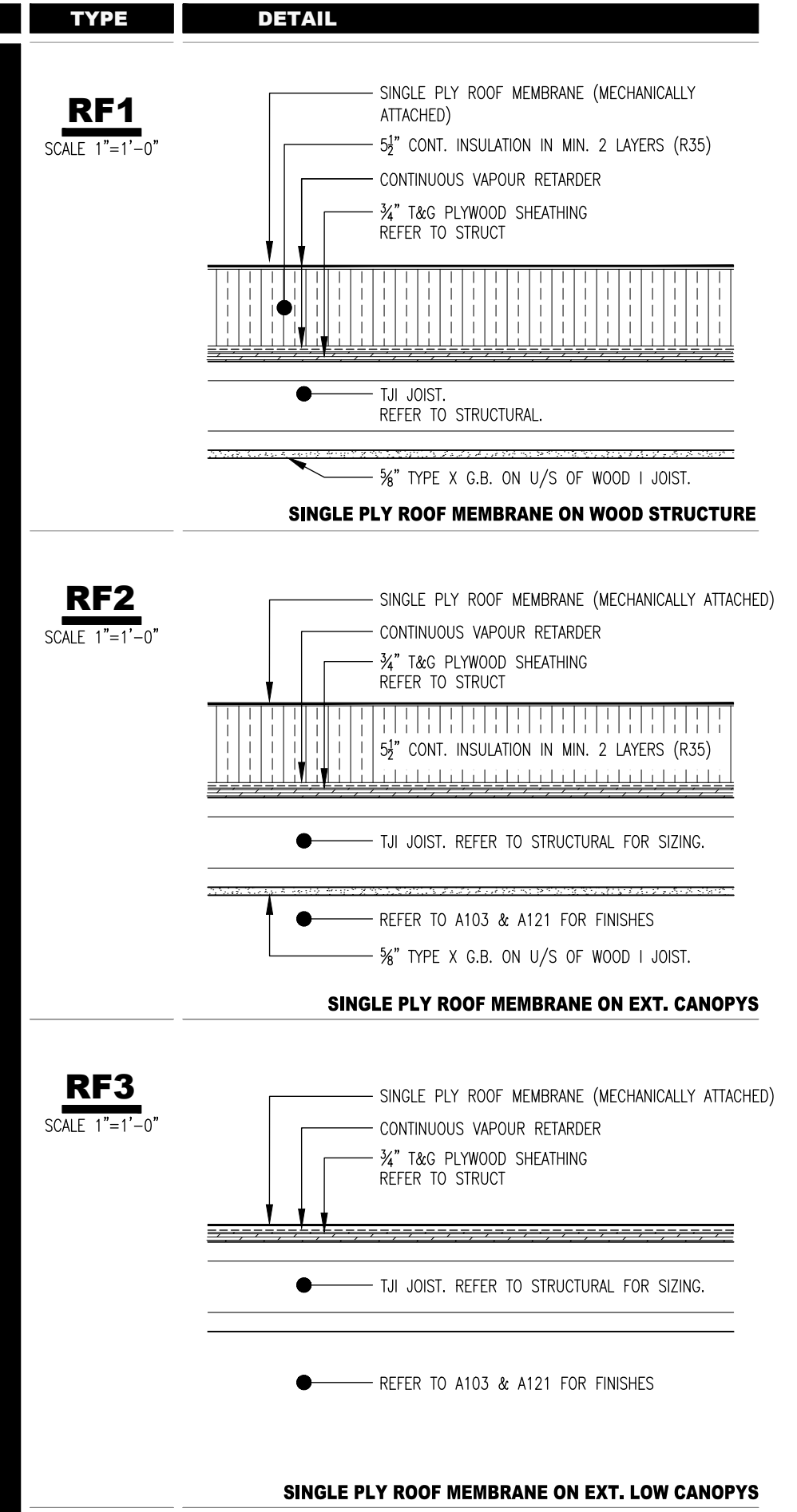
FOUNDATION TYPES



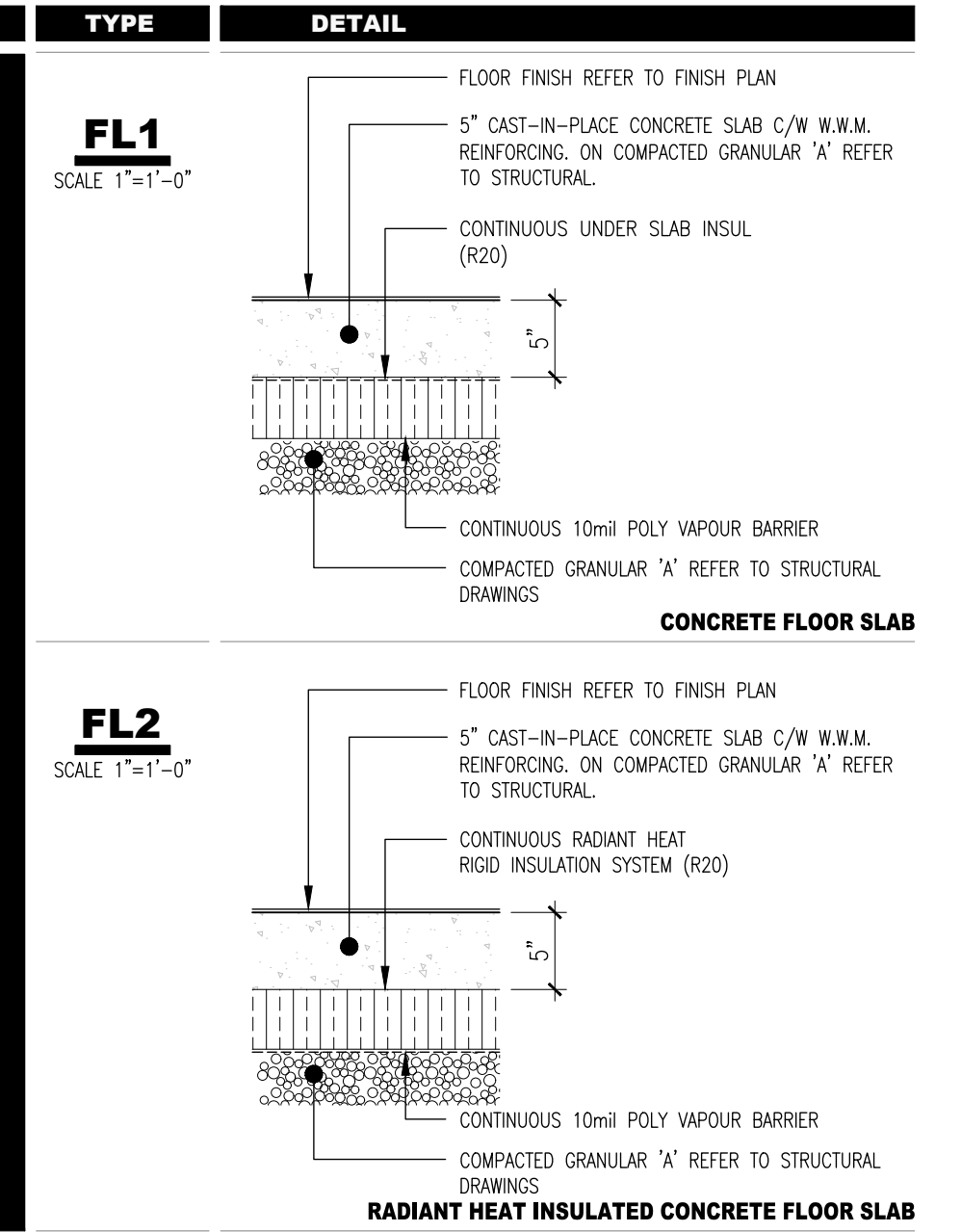
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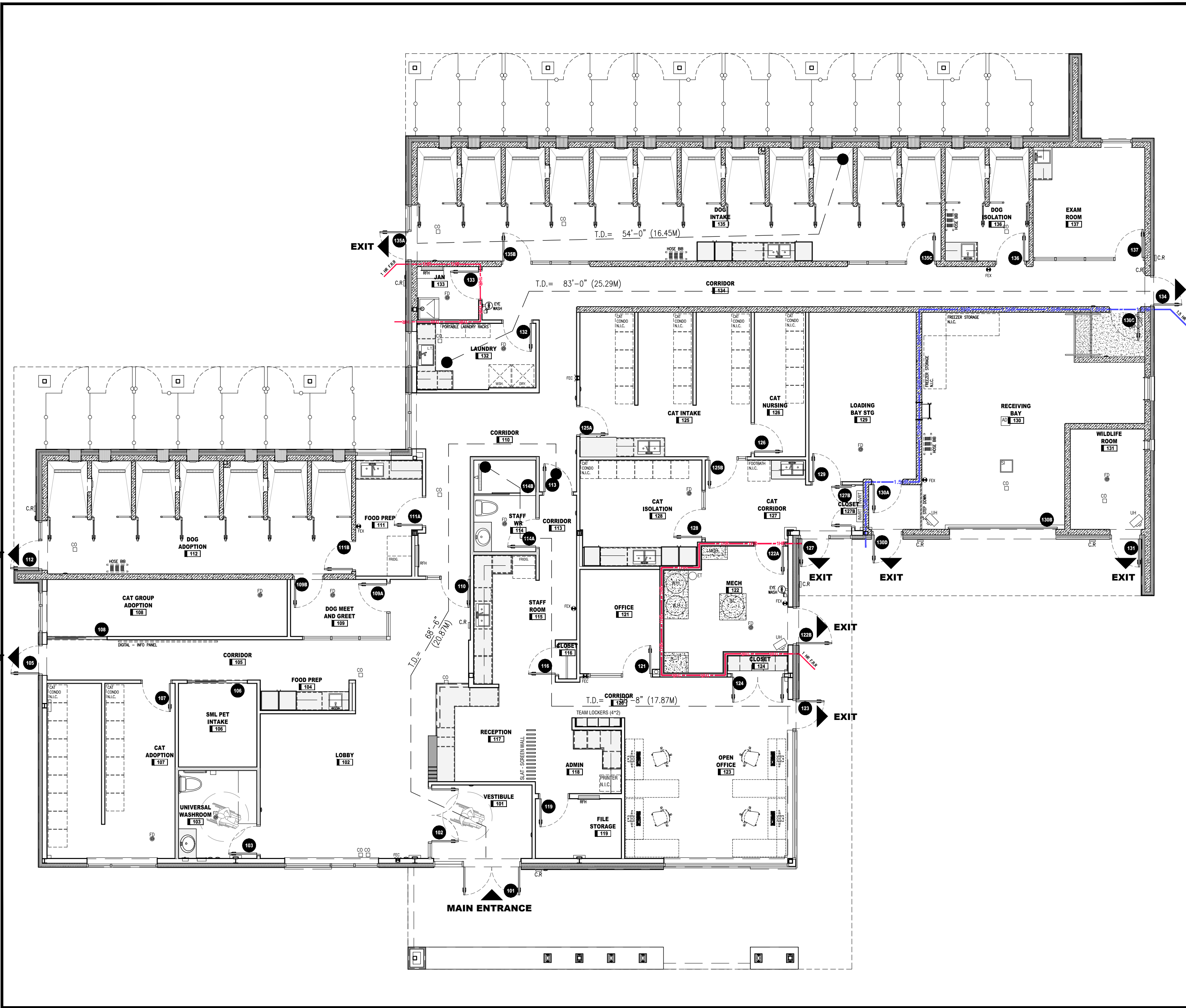
ROOF TYPES



FLOOR TYPES



<p>NOTES</p> <p>THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING OR PROCEEDING WITH ANY WORK ON THIS PROJECT. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT COPYRIGHT 2024. THESE DRAWINGS AND SPECIFICATIONS ARE DESIGNED FOR THE CLIENT AND THE PROPERTY INDICATED ON THESE DRAWINGS ONLY AND SHALL NOT BE CONSTRUCTED FOR ANY OTHER CLIENT OR ANY OTHER PROPERTY. DO NOT SCALE DRAWINGS.</p>	<p>PROJECT IDENTIFICATION</p> <p>BRANTFORD ANIMAL SHELTER 10 KRAEMER'S WAY BRANTFORD, ONTARIO N3V 0A5</p> <p>DESIGN REVIEW <input type="checkbox"/> SITE PLAN APPROVAL <input type="checkbox"/> BUILDING PERMIT <input type="checkbox"/> BIDS DOCUMENTS <input type="checkbox"/> CONTRACT DOCUMENTS <input type="checkbox"/> CONSTRUCTION DOCUMENTS <input type="checkbox"/> AS-BUILT DOCUMENTS <input type="checkbox"/></p>	<p>DRAWING IDENTIFICATION</p> <p>ASSEMBLY TYPES</p>	<p>ORIENTATION</p>	<p>SUB-CONSULTANT</p>	<p>PRIME CONSULTANT</p> <p>ROA STUDIO</p> <p>67 KING STREET WEST, CHATHAM ON N7M 1C7 TEL . 519.397.0943 EMAIL . info@roastudio.com</p>	<p>DISCIPLINE SEAL</p>	<p>DRAWING SUBMISSION(S)</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>4</td> <td>ISSUED FOR BIDS</td> <td>08-12-2024</td> </tr> <tr> <td>3</td> <td>ISSUED FOR PERMIT</td> <td>07-29-2024</td> </tr> <tr> <td>2</td> <td>ISSUED FOR 100% OWNERS REVIEW</td> <td>05-29-2024</td> </tr> <tr> <td>1</td> <td>ISSUED FOR 50% REVIEW</td> <td>04-05-2024</td> </tr> </table>	NO.	DESCRIPTION	DATE	4	ISSUED FOR BIDS	08-12-2024	3	ISSUED FOR PERMIT	07-29-2024	2	ISSUED FOR 100% OWNERS REVIEW	05-29-2024	1	ISSUED FOR 50% REVIEW	04-05-2024	<p>INTERNAL INFO</p> <p>ARCHITECTURE</p> <p>PROJECT ID DRAWN BY REVIEWED BY DATE SCALE</p> <p>MM-DD-YY J.CASSIDY B.MARSHNER 08.29.2024 AS NOTED</p>	<p>COPYRIGHT 2024</p> <p>A001</p>
NO.	DESCRIPTION	DATE																						
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3	ISSUED FOR PERMIT	07-29-2024																						
2	ISSUED FOR 100% OWNERS REVIEW	05-29-2024																						
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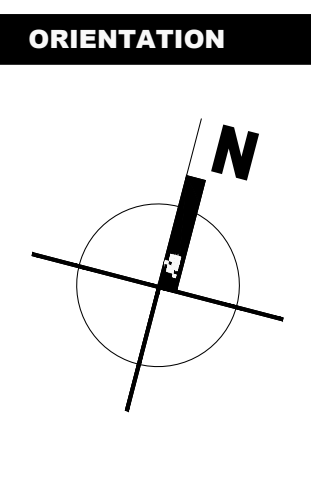
01 FIRE COMPARTMENT PLAN: GROUND FLOOR

A003 SCALE: 1/8" = 1'-0"

NOTES
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PROJECT IDENTIFICATION	
BRANTFORD ANIMAL SHELTER 10 KRAEMER'S WAY BRANTFORD, ONTARIO N3V 0A5	
DESIGN REVIEW	AS-BUILT DOCUMENTS
SITE PLAN APPROVAL	CONSTRUCTION DOCUMENTS
BUILDING PERMIT	CONTRACT DOCUMENTS
BIDS DOCUMENTS	

DRAWING IDENTIFICATION
OBC MATRIX + FIRE COMPARTMENT PLAN



ORIENTATION

SUB-CONSULTANT

PRIME CONSULTANT

67 KING STREET WEST, CHATHAM ON N7M 1C7
TEL . 519.397.0943 EMAIL . info@roastudio.com

DISCIPLINE SEAL

DRAWING SUBMISSION(S)	DATE
5 ISSUED FOR BIDS	08-12-2024
4 ISSUED FOR PERMIT	07-29-2024
3 ISSUED FOR SPA	06-18-2024
2 ISSUED FOR 100% OWNERS REVIEW	05-29-2024
1 ISSUED FOR 50% REVIEW	04-05-2024
No. DESCRIPTION	DATE

INTERNAL INFO
ARCHITECTURE
PROJECT ID DRAWN BY REVIEWED BY DATE SCALE
ROA23-003 J.CASSIDY J.OUELLETTE 08-29-2024 AS NOTED

Copyright 2024
A003

ONTARIO BUILDING CODE MATRIX

PART 3	OBC
3.00 BUILDING CODE VERSION: 0_REG_332/12 LAST AMENDMENT 0_REG_191/14	
3.01 PROJECT DESCRIPTION: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ADDITION AND RENOVATION	1.1.2.[A]
3.02 MAJOR OCCUPANCY CLASSIFICATION: OCCUPANCY GROUP D USE ANIMAL SHELTER	3.1.2.1.[1]
3.03 SUPERIMPOSED MAJOR OCCUPANCIES: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	3.2.2.7.
3.04 BUILDING AREA (M²) DESCRIPTION EXISTING NEW TOTAL 0 SQ M 693 M² 693 M²	1.4.1.2.[A]
3.05 GROSS AREA (M²) DESCRIPTION EXISTING NEW TOTAL 0 SQ M 693 M² 693 M²	1.4.1.2.[A]
3.06 MEZZANINE AREA (M²) DESCRIPTION TECH LAB-CONSTRUCTION 0 SQ M 0 SQ M 0 SQ M TECH LAB-MANUFACTURING 0 SQ M 0 SQ M 0 SQ M	3.2.1.1.
3.07 BUILDING HEIGHT: STOREYS ABOVE GRADE 1 STOREYS BELOW GRADE 0	1.4.1.2.[A] 3.2.1.1.
3.08 HIGH BUILDING: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	3.2.6.
3.09 NUMBER OF STREETS FIREFIGHTER ACCESS: PRINCIPAL ENTRANCE WITHIN 3M TO 15M OF ACCESS ROUTE <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES DISTANCE: 14.6 METERS NUMBER OF STREET <input checked="" type="checkbox"/> ONE <input type="checkbox"/> TWO <input type="checkbox"/> THREE	3.2.2.10 3.2.5
3.10 BUILDING CLASSIFICATION: 3.2.2.55 GROUP D UP TO 2 STOREYS	3.2.2.20-83
3.11 SPRINKLER SYSTEM: <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> NOT REQUIRED PROPOSED: <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> BASEMENT <input checked="" type="checkbox"/> NONE	3.2.2.17
3.12 STANDPIPE SYSTEM: <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> NOT REQUIRED	3.2.9
3.13 FIRE ALARM SYSTEM: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED PROPOSED: <input type="checkbox"/> SINGLE STAGE <input type="checkbox"/> TWO STAGE <input type="checkbox"/> NONE	3.2.4.
3.14 WATER SERVICE SUPPLY IS ADEQUATE: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	3.2.5.7
3.15 CONSTRUCTION TYPE: RESTRICTION: <input type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE REQUIRED ACTUAL: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> COMBINATION	3.2.2.20-83 3.2.1.4.
3.16 OCCUPANT LOAD: FLOOR LEVEL/AREA OCCUPANCY TYPE BASED ON OCCUPANT LOAD (PERSONS) FIRST FLOOR D BY DESIGN 24	3.1.17.
3.17 IMPORTANCE CATEGORY: <input type="checkbox"/> LOW <input checked="" type="checkbox"/> NORMAL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW HUMAN OCCUPANCY <input type="checkbox"/> POST-DISASTER SHELTER <input type="checkbox"/> MINOR STORAGE BUILDING <input type="checkbox"/> EXPLOSIVE OR HAZARDOUS SUBSTANCES	4.1.2.1.[3] T4 1.2.1.8
3.18 SEISMIC HAZARD INDEX: (I _{FS} S _e (0.2)) = 0.192 SEISMIC DESIGN REQUIRED FOR TABLE 4.1.8.18, ITEMS 6 TO 21: (I _{FS} S _e (0.2)) ≤ 0.35 OR POST-DISASTER) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	4.1.2.1.(3) 4.1.8.18.(2)

SB10 SECTION 5.5-7 (ELEC HEAT) - PRESCRIPTIVE ENVELOPE

OPAQUE BUILDING ENVELOPE COMPONENTS	SPACE CONDITIONING CATEGORY	CLASS OF CONSTRUCTION	CRITERIA MAX U-VALUE OR MIN RSI-VALUE	DESIGN MAX U-VALUE OR MIN RSI-VALUE	AREA WEIGHTED AVERAGE USED	NOTES
EXTERIOR WALLS	<input checked="" type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH	WALLS, ABOVE GRADE: MASS	U-0.046 R-20CI	R-21CI	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	8" CONCRETE BLOCK or 2"x6" WOOD STUD, 3.5" CONTINUOUS SPRAY INSULATION
FLAT ROOF	<input checked="" type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH	INSULATION ENTIRELY ABOVE DECK	U-0.025 R-40CI	R-44CI	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	2 LAYERS OF 4" POLY ISO INSULATION (R44 TOTAL) ON METAL ROOF DECK
SLAB ON GRADE FLOOR	<input checked="" type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH	UNHEATED	F-0.459 R-15 Ø48"	R-20 CI	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	4" RIGID INSULATION(R20) CONTINUOUS RIGID & R10 RIGID INSUL. FOR 24" VERT.
SLAB ON GRADE FLOOR	<input checked="" type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH	HEATED	F-0.459 R-10 CI	R-20 CI	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	4" RIGID INSULATION(R20) CONTINUOUS RIGID & R10 RIGID INSUL. FOR 24" VERT.

CLIMATE ZONE 5 : BRANTFORD, ONT.

FENESTRATION ENVELOPE COMPONENTS	SPACE CONDITIONING CATEGORY	CLASS OF CONSTRUCTION	MAX. SYSTEM U-VALUE DESIGN CRITERIA	MAX. SHGC DESIGN CRITERIA	MIN. VT/SHGC DESIGN CRITERIA	AREA WEIGHTED AVERAGE USED?	NOTES
PUNCHED OPENING: SPANDREL	<input checked="" type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH	METAL FRAMING FIXED	U-0.38 U-0.20	0.40 N/A	1.10 N/A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
PUNCHED OPENING: GLAZING	<input checked="" type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH	METAL FRAMING FIXED	U-0.38 U-0.27	0.40 0.12	1.10 0.20/0.12=1.66	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	BASED ON KAWNEER 1600UT SERIES, TRIPLE PAIN SOLARBAN 90 ON PACIFICA C/W 10% AIR & 90% ARGON
ENTRANCE DOORS	<input checked="" type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH	METAL FRAMING ENTRANCE DOOR	U-0.69 U-0.46	0.40 0.07	1.10 0.12/0.07=1.71	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	BASED 7'-0"x3'-2" DOORS, 56K GLASS KAWNEER 500T INSULPOUR, TRIPLE PAIN SOLARBAN 90 PACIFICA C/W .3 10% AIR & 90% ARGON.

EXIT CAPACITY CALCULATION

LEVEL	OCCUPANCY	NO OF EXITS
GROUND FLOOR	24 PERSONS	PROVIDED: 8 REQUIRED: 2

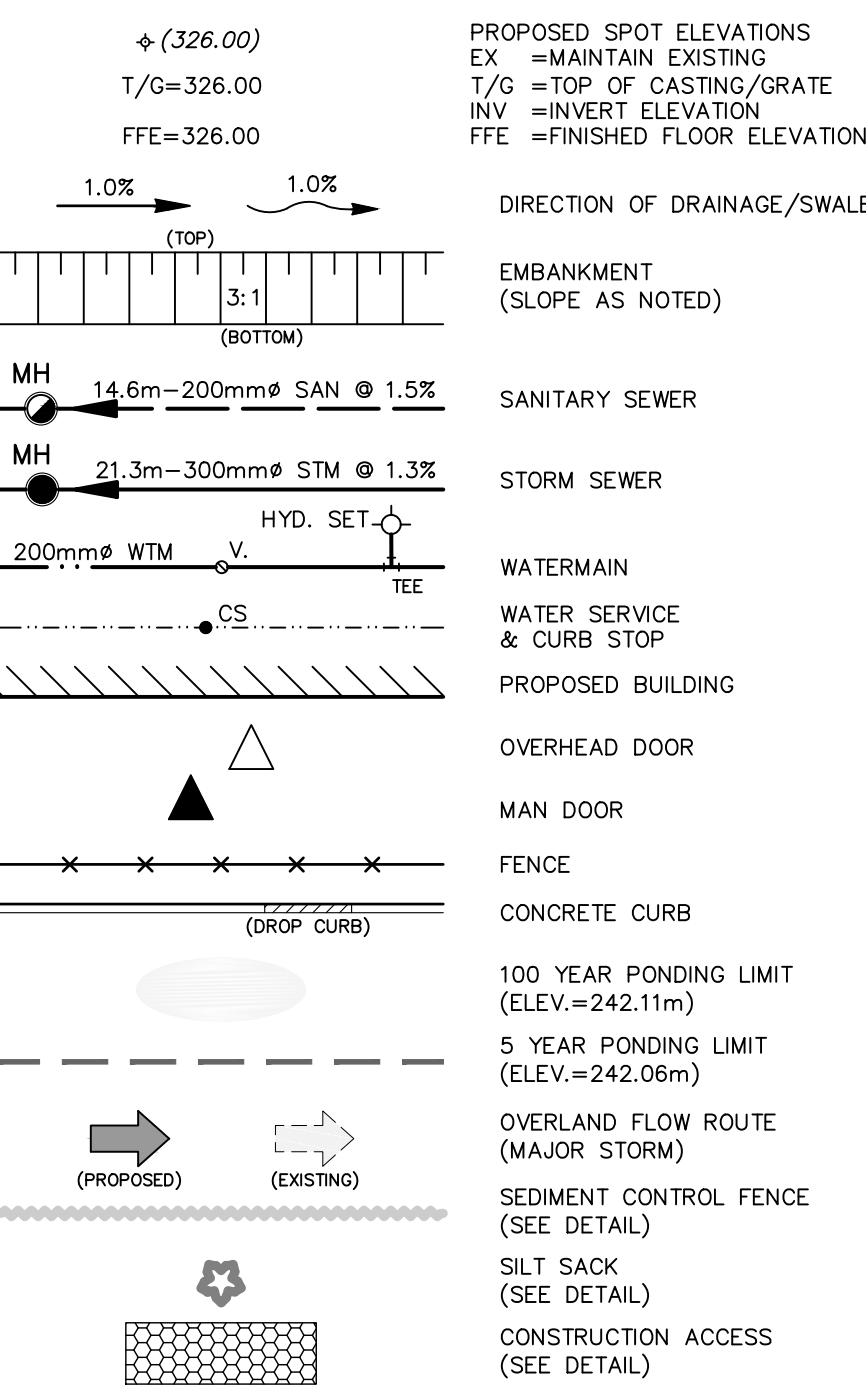
FIRE RESISTANCE RATING TAG LEGEND

TAG	DESCRIPTION	TAG	DESCRIPTION
C.F.R.I.	COLUMN FIRE RESISTANCE DETAIL NUMBER		
B.F.R.I.	BEAM FIRE RESISTANCE DETAIL NUMBER		

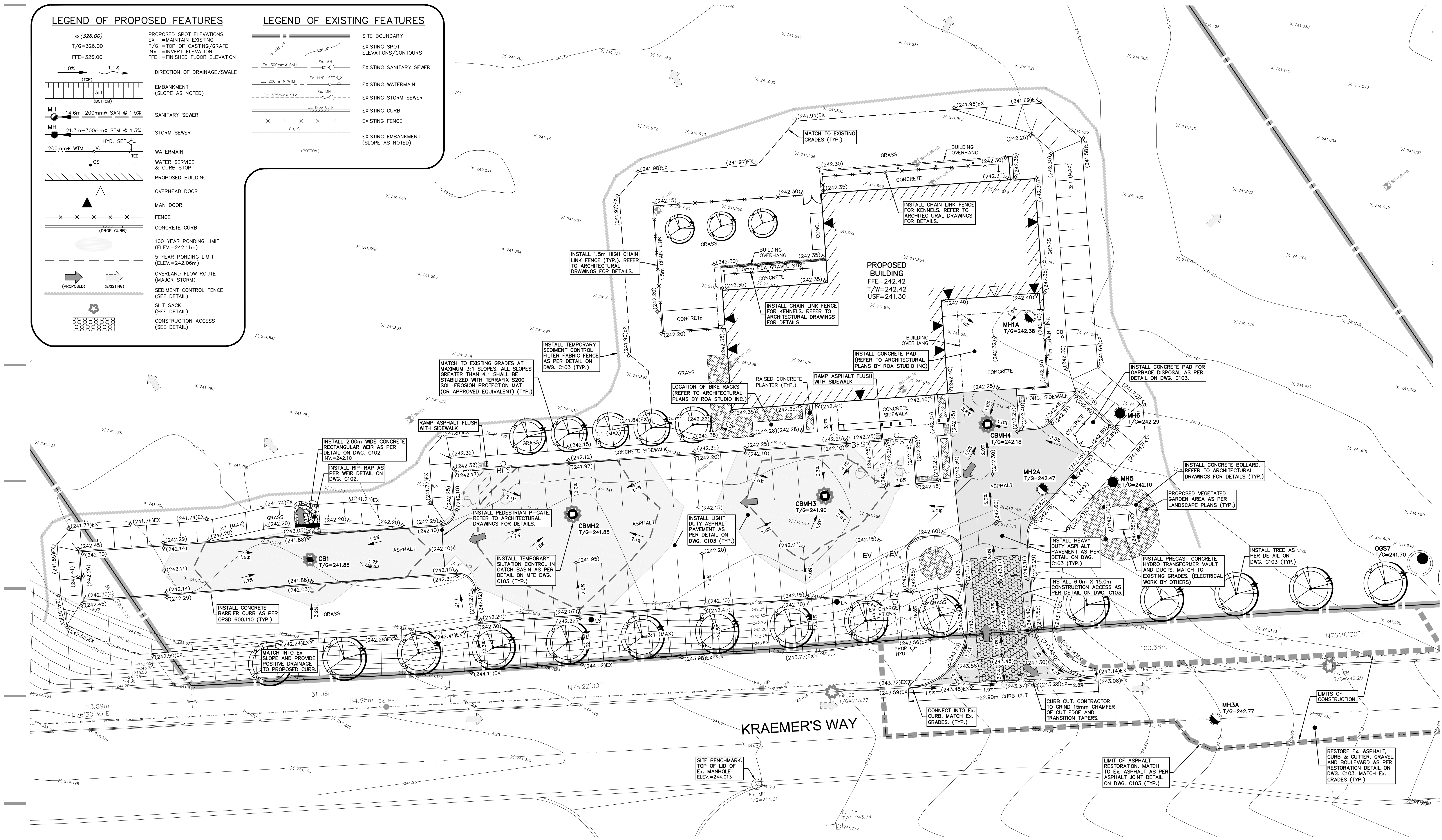
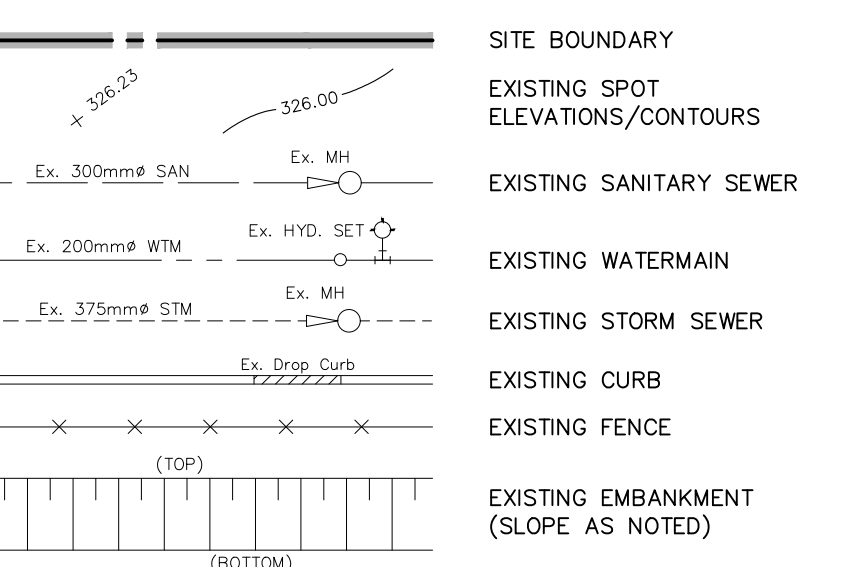
OBC COMPLIANCE LEGEND

TAG	DESCRIPTION
KITCHEN	ROOM DESCRIPTION OCCUPANT CALCULATION (m2 OR DESIGN) AREA OF ROOM SPACE OCCUPANT LOAD
EXIT STAIR	EXIT DESCRIPTION PROVIDE DOOR WIDTH REQUIRED DOOR WIDTH PROVIDE STAIR WIDTH REQUIRED STAIR WIDTH PROVIDED OCCUPANCY CAPACITY REQUIRED OCCUPANCY CAPACITY
	TRAVEL DISTANCE
	1 HOUR FIRE RESISTANT RATING
	1.5 HOUR FIRE RESISTANT RATING

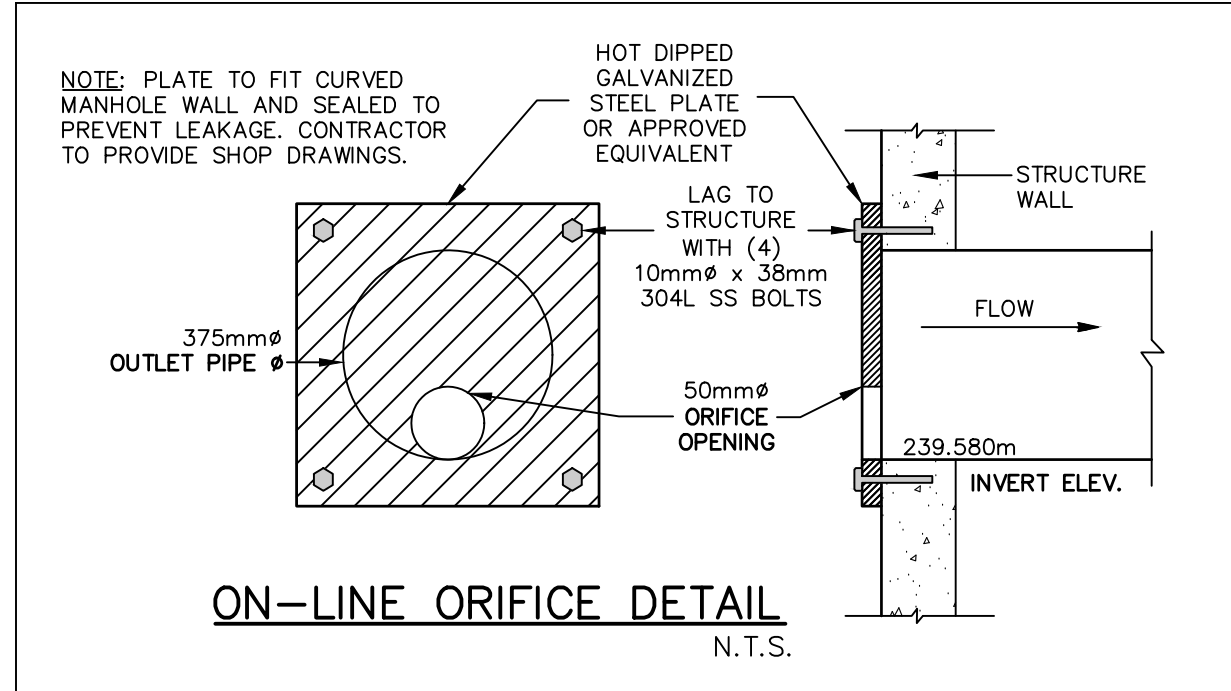
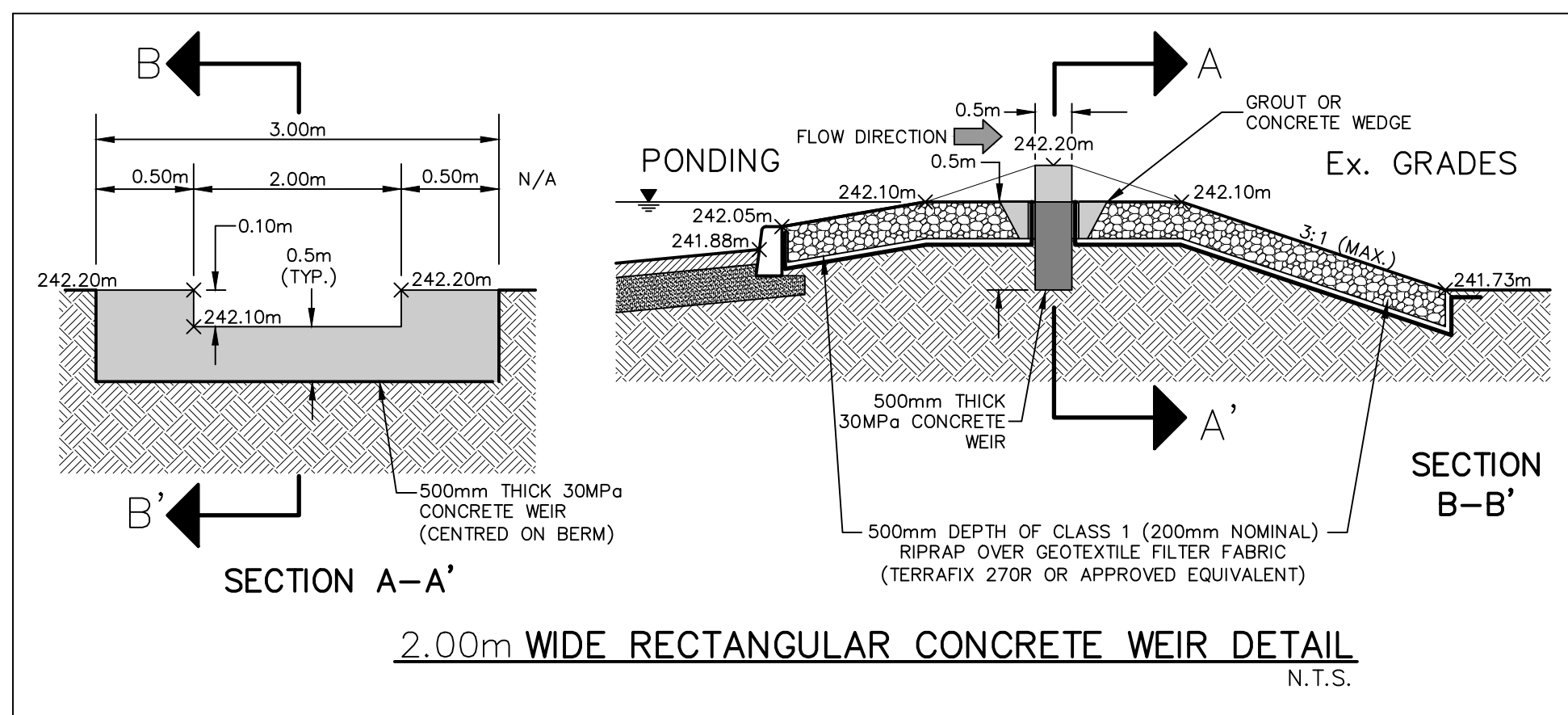
LEGEND OF PROPOSED FEATURES



LEGEND OF EXISTING FEATURES



NOTES	PROJECT IDENTIFICATION	DRAWING IDENTIFICATION	ORIENTATION	SUB-CONSULTANT	PRIME CONSULTANT	DISCIPLINE SEAL	DRAWING SUBMISSION(S)	INTERNAL INFO	COPYRIGHT 2024									
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3	ISSUED FOR TENDER	08-08-2024																
2	ISSUED FOR PERMIT	08-01-2024																
1	ISSUED FOR SERVICING REPORT	05-28-2024																



OGS7 (OIL GRIT SEPARATOR) TREATMENT DETAILS

1. OGS UNIT SHALL BE A HYDRODOME HD-8 (OR APPROVED EQUIVALENT) AND SHALL BE SIZED FOR THE FOLLOWING CHARACTERISTICS:

- 1.1. MEET THE MECP 'ENHANCED' LEVEL OF TREATMENT FOR LONG TERM AVERAGE REMOVAL OF 80% SUSPENDED SOLIDS.
- 1.2. VERIFIED BY THE CANDIAN ENVIRONMENTAL TECHNOLOGY VERIFICATION (ETV) PROGRAM.
- 1.3. TSS PARTICLE DISTRIBUTION AS PER THE REQUIREMENTS OF THE ETV PROGRAM.

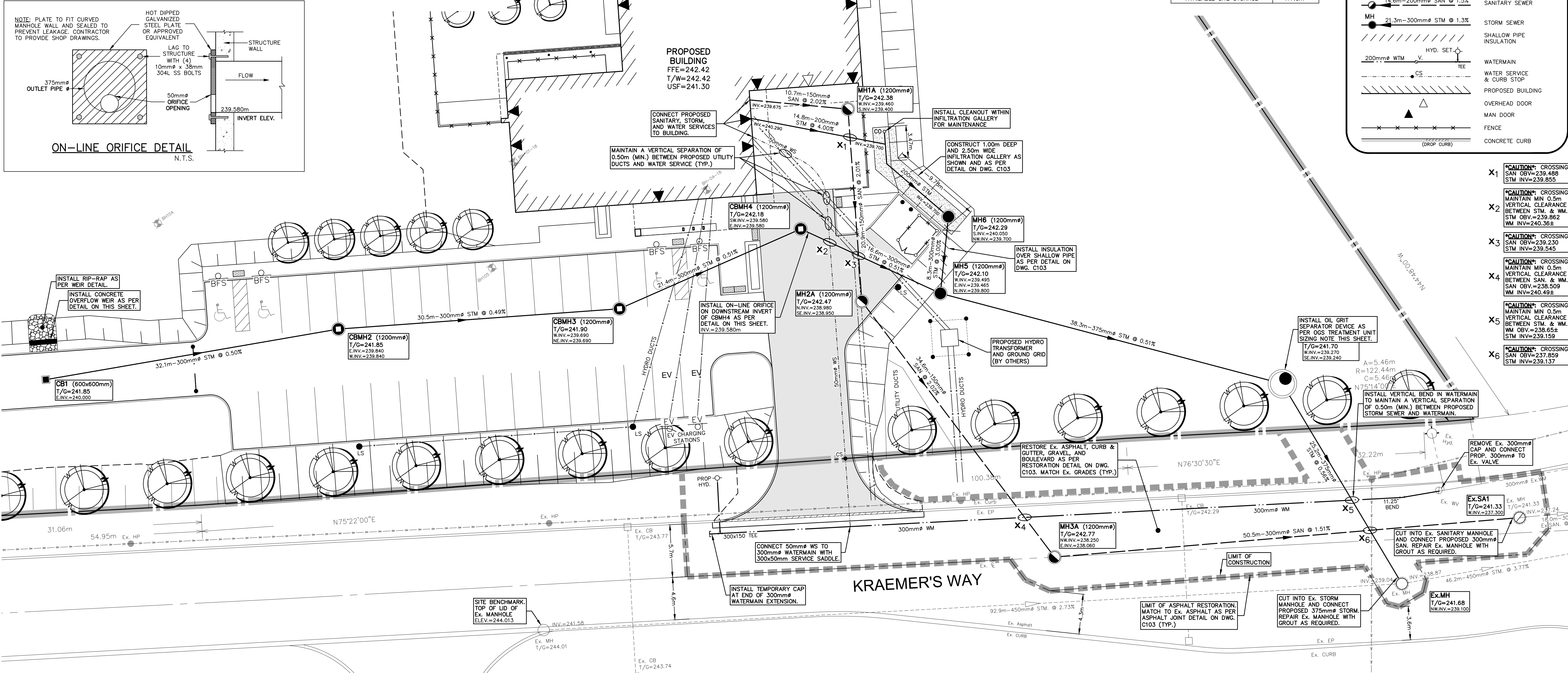
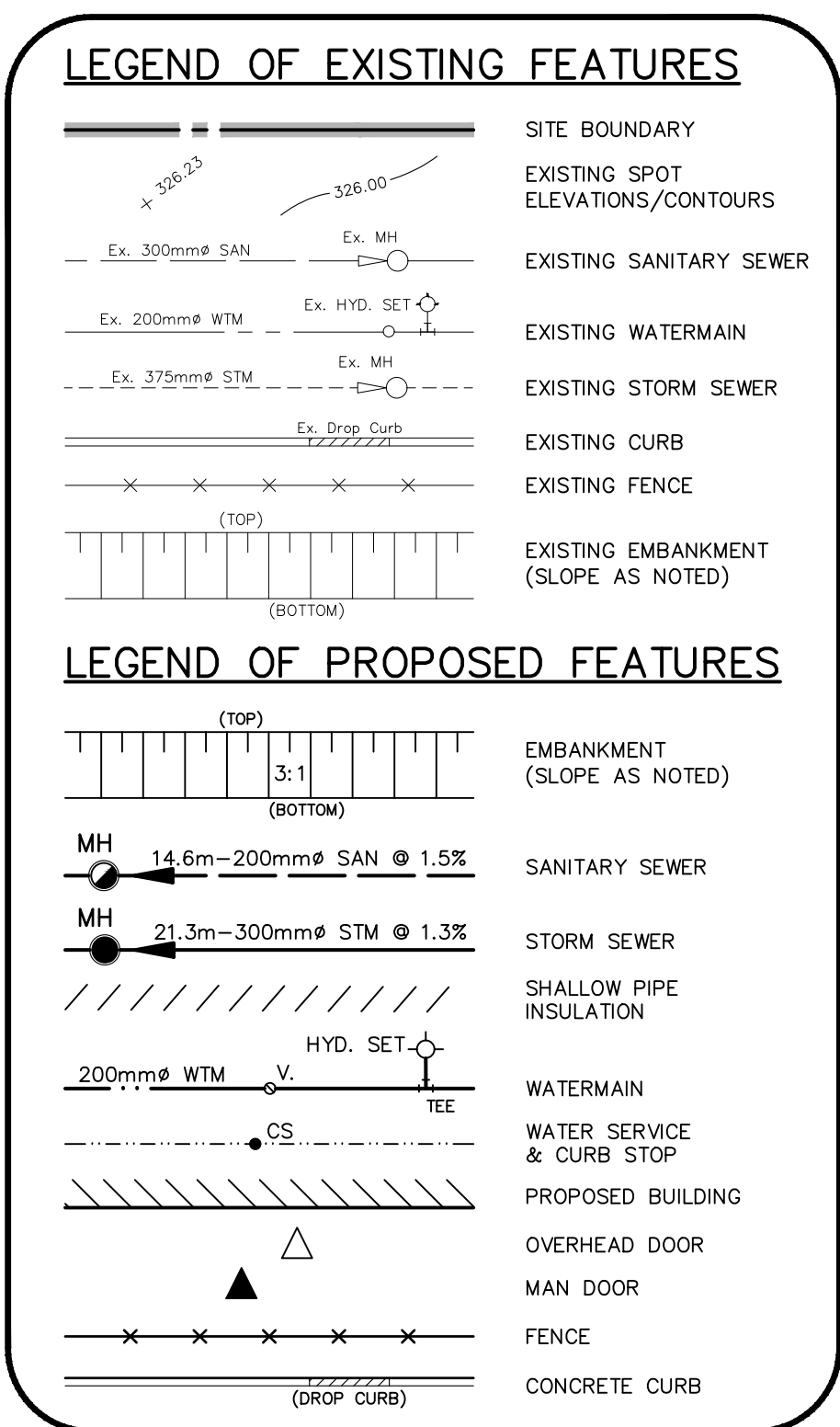
2. THE FOLLOWING SITE CHARACTERISTICS WERE USED TO SIZE THE OGS UNIT:

- 2.1. TREATED AREA = 0.3554ha
- 2.2. PERCENT IMPERVIOUS = 78.6%
- 2.3. 5-YEAR STORM PEAK FLOW RATE = 45 L/s

3. TO BE READ IN CONJUNCTION WITH FUNCTIONAL SERVING REPORT PREPARED BY MTE CONSULTANTS INC.

STORMWATER MANAGEMENT (SWM) SUMMARY

SITE DRAINAGE SYSTEM	
TYPE: SURFACE STORAGE	
WEIR WIDTH	2.00m
WEIR DEPTH	0.10m
WEIR SHAPE	RECTANGULAR
WEIR ELEVATION	242.10m
<small>(REFER TO WEIR DETAIL THIS SHEET)</small>	
ORIFICE #1 SIZE	50mm ϕ
ORIFICE #1 INVERT	239.580m
<small>(REFER TO ON-LINE ORIFICE DETAIL THIS SHEET)</small>	
ORIFICE RELEASE RATE (100 Year Storm)	8.26 L/s
UNCONTROLLED RELEASE RATE (100 Year Storm)	58.41 L/s
TOTAL RELEASE RATE (100 Year Storm)	71.53 L/s
ALLOWABLE RELEASE RATE (100 Year Storm)	80.61 L/s
<small>(REFER TO WEIR DETAIL THIS SHEET)</small>	
MAXIMUM PONDING DEPTH	0.26m
MAXIMUM PONDING ELEVATION	242.11m
REQUIRED SITE STORAGE	82.91m ³
AVAILABLE SITE STORAGE	117.0m ³



- X1 **CAUTION:** CROSSING SAN OBV=239.488 STM INV=239.855
- X2 **CAUTION:** CROSSING MAINTAIN MIN 0.5m VERTICAL CLEARANCE BETWEEN STM. & WM. STM OBV=239.662 WM INV=240.36 \pm
- X3 **CAUTION:** CROSSING SAN OBV=239.230 STM INV=239.545
- X4 **CAUTION:** CROSSING MAINTAIN MIN 0.5m VERTICAL CLEARANCE BETWEEN SAN. & WM. SAN OBV=238.509 WM INV=240.49 \pm
- X5 **CAUTION:** CROSSING MAINTAIN MIN 0.5m VERTICAL CLEARANCE BETWEEN STM. & WM. WM OBV=238.65 \pm STM INV=239.159
- X6 **CAUTION:** CROSSING SAN OBV=237.859 STM INV=239.137

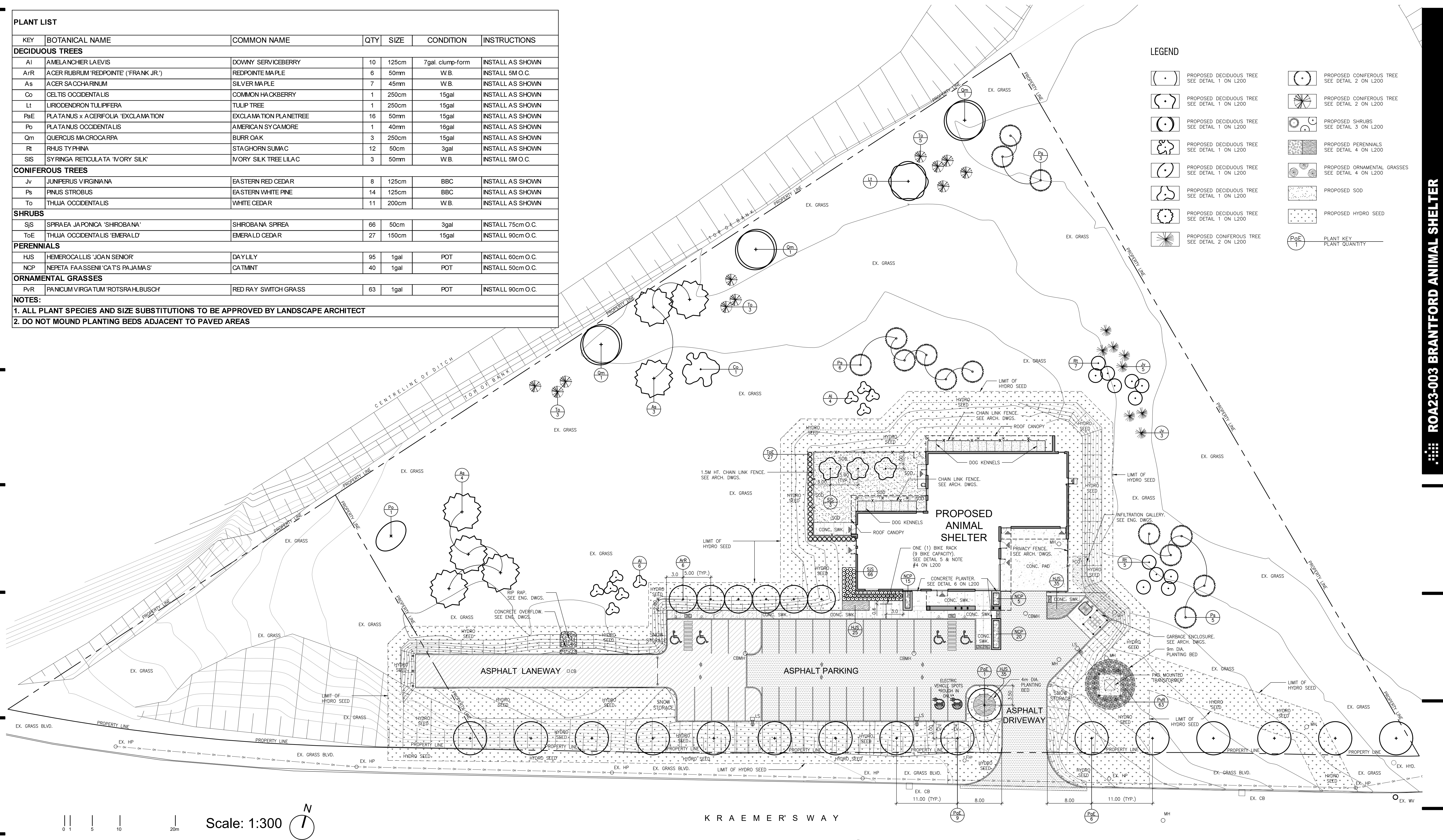
NOTES	PROJECT IDENTIFICATION	DRAWING IDENTIFICATION	ORIENTATION	SUB-CONSULTANT	PRIME CONSULTANT	DISCIPLINE SEAL	DRAWING SUBMISSION(S)	INTERNAL INFO	COPYRIGHT 2024
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							3 ISSUED FOR TENDER 08-08-2024		

ROA23-003 BRANTFORD ANIMAL SHELTER

C102

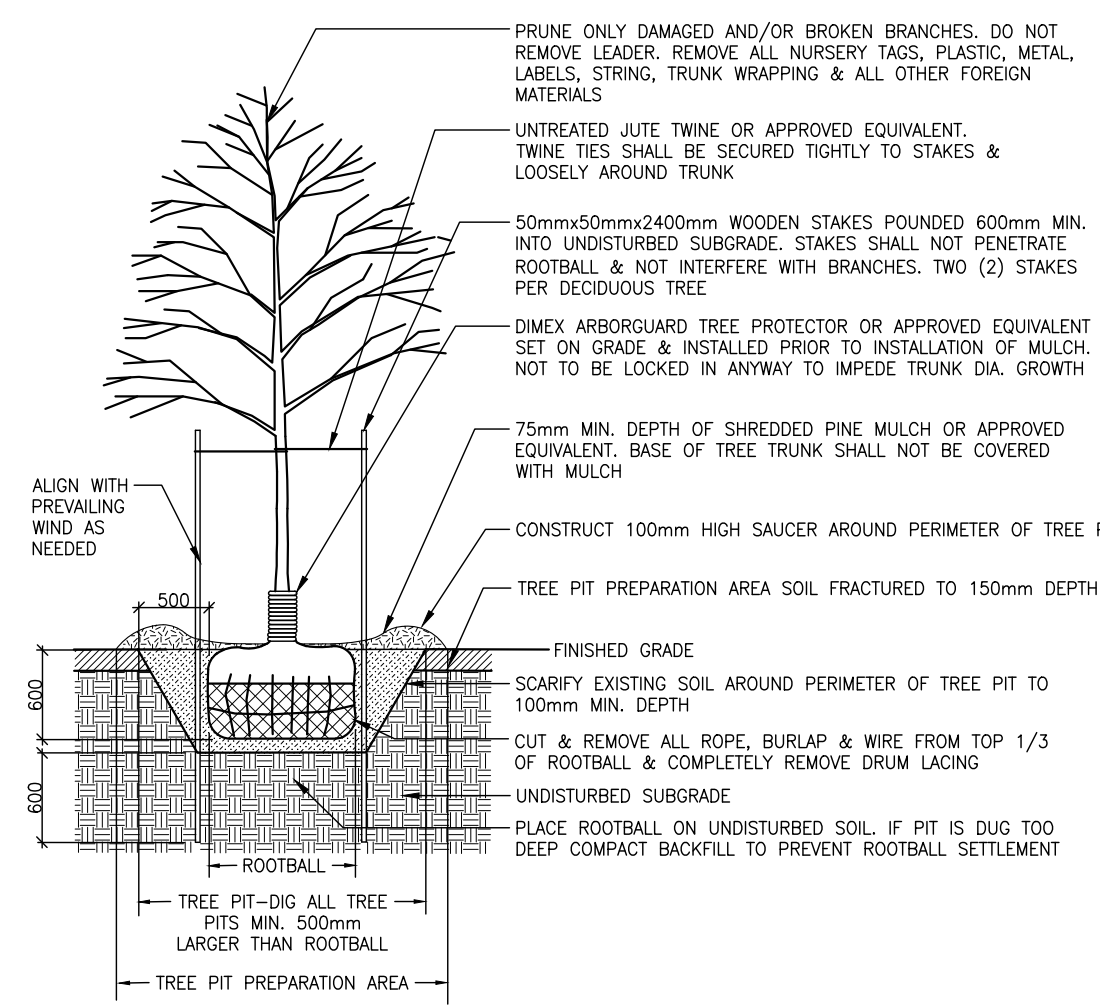
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	INSTRUCTIONS
DECIDUOUS TREES						
AI	AMELANCHIER LAEVIS	DOWNY SERVICEBERRY	10	125cm	7gal. clump-form	INSTALL AS SHOWN
Ar	ACER RUBRUM 'REDPOINTE' ('FRANK JR.')	REDPOINTE MAPLE	6	50mm	W.B.	INSTALL 5M O.C.
As	ACER SACCHARINUM	SILVER MAPLE	7	45mm	W.B.	INSTALL AS SHOWN
Co	CELTIS OCCIDENTALIS	COMMON HACKBERRY	1	250cm	15gal	INSTALL AS SHOWN
Lt	LIRIODENDRON TULIPIFERA	TULIP TREE	1	250cm	15gal	INSTALL AS SHOWN
PaE	PLATANUS x ACERIFOLIA 'EXCLAMATION'	EXCLAMATION PLANTREE	16	50mm	15gal	INSTALL AS SHOWN
Po	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1	40mm	16gal	INSTALL AS SHOWN
Qm	QUERCUS MACROCARPA	BURR OAK	3	250cm	15gal	INSTALL AS SHOWN
Rt	RHUS TYPHINA	STAGHORN SUMAC	12	50cm	3gal	INSTALL AS SHOWN
SIS	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	3	50mm	W.B.	INSTALL 5M O.C.
CONIFEROUS TREES						
Jv	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	125cm	BBC	INSTALL AS SHOWN
Ps	PINUS STROBUS	EASTERN WHITE PINE	14	125cm	BBC	INSTALL AS SHOWN
To	THUJA OCCIDENTALIS	WHITE CEDAR	11	200cm	W.B.	INSTALL AS SHOWN
SHRUBS						
SJS	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	66	50cm	3gal	INSTALL 75cm O.C.
ToE	THUJA OCCIDENTALIS 'EMERALD'	EMERALD CEDAR	27	150cm	15gal	INSTALL 90cm O.C.
PERENNIALS						
HJS	HEMEROCALLIS 'JOAN SENIOR'	DAYLILY	95	1gal	POT	INSTALL 60cm O.C.
NCP	NEPETA FAASSENI 'CAT'S PAJAMAS'	CATMINT	40	1gal	POT	INSTALL 50cm O.C.
ORNAMENTAL GRASSES						
PvR	PANICUM VIRGATUM 'ROTSRAHLBUSCH'	RED RAY SWITCH GRASS	63	1gal	POT	INSTALL 90cm O.C.
NOTES:						
1. ALL PLANT SPECIES AND SIZE SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT						
2. DO NOT MOUND PLANTING BEDS ADJACENT TO PAVED AREAS						

LEGEND	
	PROPOSED DECIDUOUS TREE SEE DETAIL 1 ON L200
	PROPOSED CONIFEROUS TREE SEE DETAIL 2 ON L200
	PROPOSED DECIDUOUS TREE SEE DETAIL 1 ON L200
	PROPOSED CONIFEROUS TREE SEE DETAIL 2 ON L200
	PROPOSED DECIDUOUS TREE SEE DETAIL 1 ON L200
	PROPOSED SHRUBS SEE DETAIL 3 ON L200
	PROPOSED DECIDUOUS TREE SEE DETAIL 1 ON L200
	PROPOSED PERENNIALS SEE DETAIL 4 ON L200
	PROPOSED DECIDUOUS TREE SEE DETAIL 1 ON L200
	PROPOSED ORNAMENTAL GRASSES SEE DETAIL 4 ON L200
	PROPOSED DECIDUOUS TREE SEE DETAIL 1 ON L200
	PROPOSED SOD
	PROPOSED DECIDUOUS TREE SEE DETAIL 1 ON L200
	PROPOSED HYDRO SEED
	PROPOSED CONIFEROUS TREE SEE DETAIL 2 ON L200
	PLANT KEY
	PLANT QUANTITY



Scale: 1:300

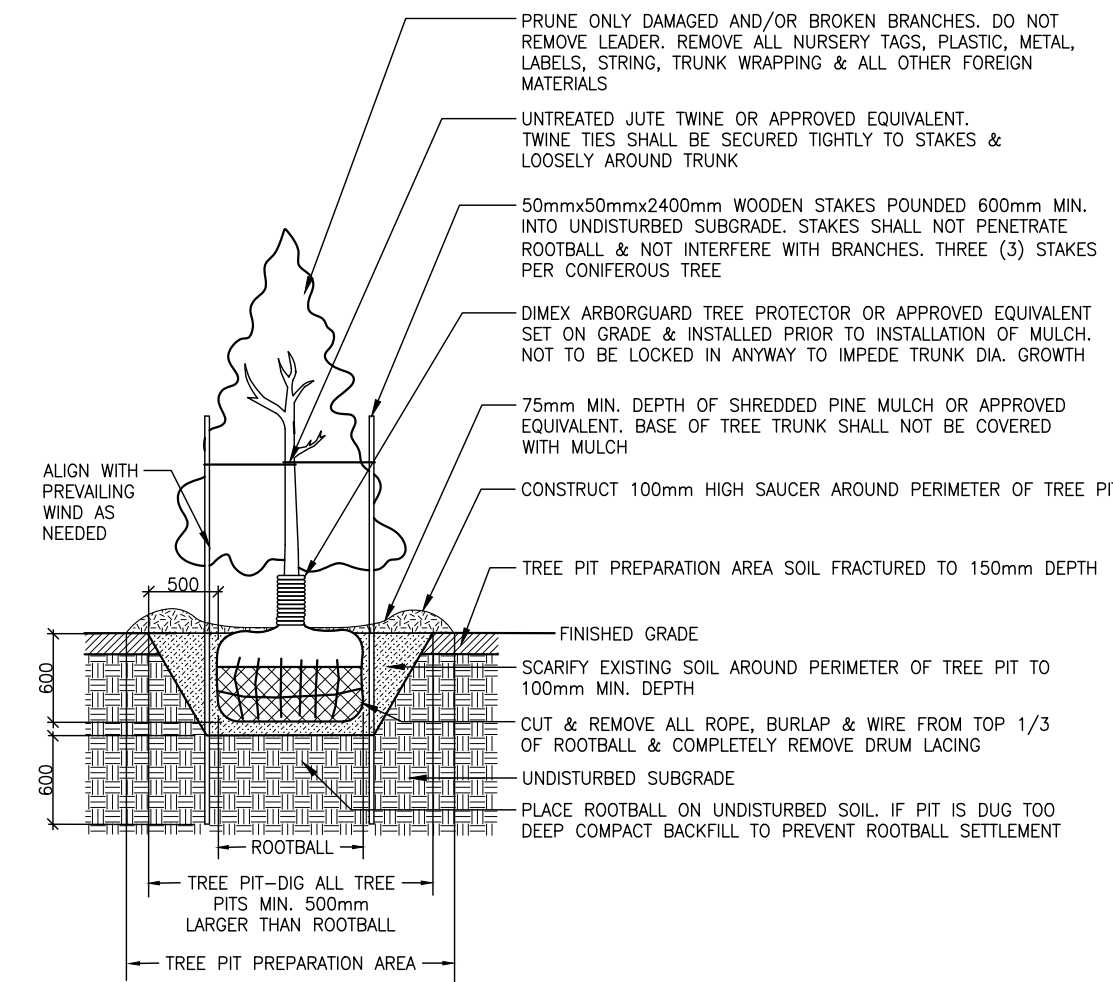
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SPECIFICATIONS:

1. ROOT FLARE TO BE INSTALLED 50-100mm HIGHER THAN FINISHED GRADE TO ALLOW FOR SETTLEMENT.
2. SAUCER TO BE SOAKED WITH WATER & MULCHED IMMEDIATELY FOLLOWING PLANTING.
3. BACKFILL AREA SHOULD BE WATER SETTLED TO ENSURE CONTACT BETWEEN ROOTBALL & TREE PIT PREPARATION AREA. BACKFILL TO BE INSTALLED IN LIGHTLY TAMPED 150mm LIFTS TO AVOID AIR POCKETS.
4. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
5. ALL TWINE & BURLAP AROUND ROOTBALL MUST BE BIO-DEGRADABLE. NYLON ROPE IS NOT ACCEPTED.
6. TREE CALIPER OR HEIGHT MUST MEET CONTRACT REQUIREMENTS.
7. PLANTING DETAIL TO BE READ IN CONJUNCTION WITH TREE PLANTING SPECIFICATIONS.
8. ALL STAKES & SUPPORT SYSTEMS TO BE REMOVED AFTER TWO (2) FULL GROWING SEASONS.

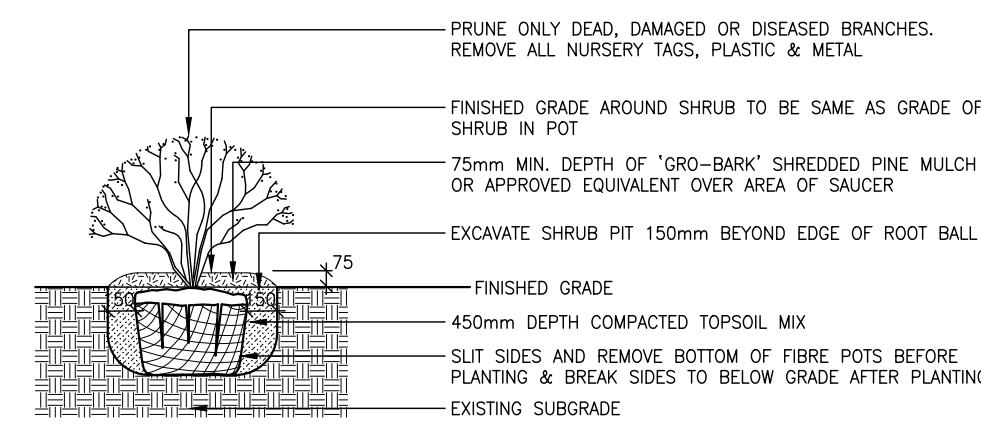
1 L200 DECIDUOUS TREE PLANTING n.t.s.



SPECIFICATIONS:

1. ROOT FLARE TO BE INSTALLED 50-100mm HIGHER THAN FINISHED GRADE TO ALLOW FOR SETTLEMENT.
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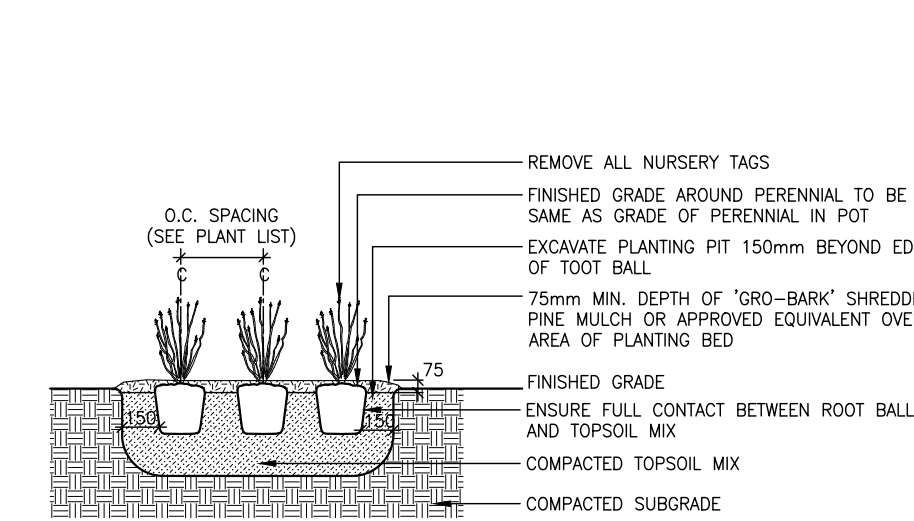
2 L200 CONIFEROUS TREE PLANTING n.t.s.



SPECIFICATIONS:

1. TOPSOIL MIX, SEE SPEC.
2. SYNTHETIC BURLAP IS NOT ALLOWED.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. CUT AND REMOVE TOP 1/3 OF ROPE AND BURLAP FROM ROOT BALL.
5. IF CONTAINER IS NON-ORGANIC REMOVE COMPLETELY.
6. SCARIFY SUBGRADE PIT BOTTOM AND SIDES TO MIN. 150mm.

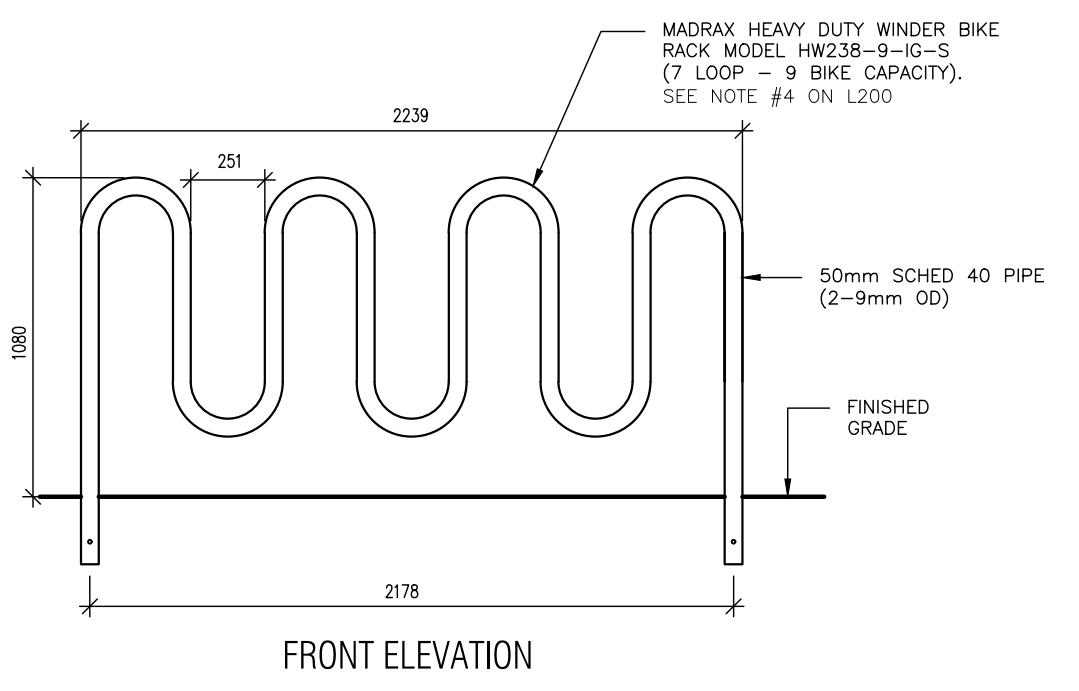
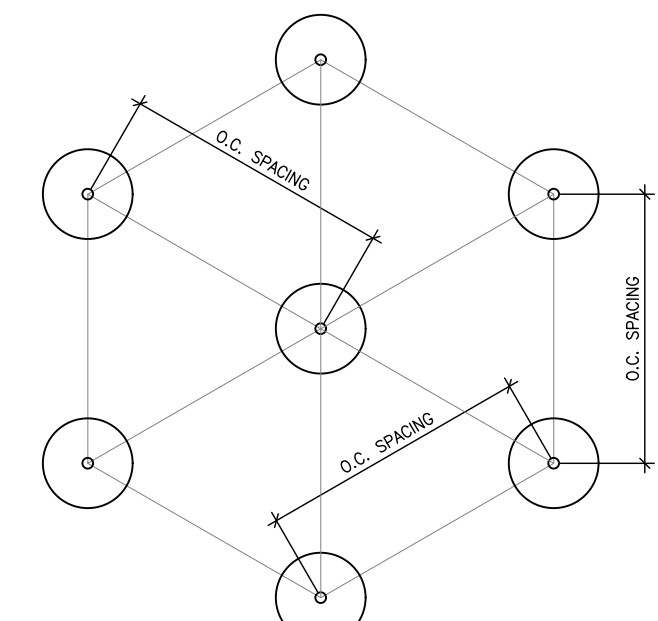
3 L200 SHRUB PLANTING n.t.s.



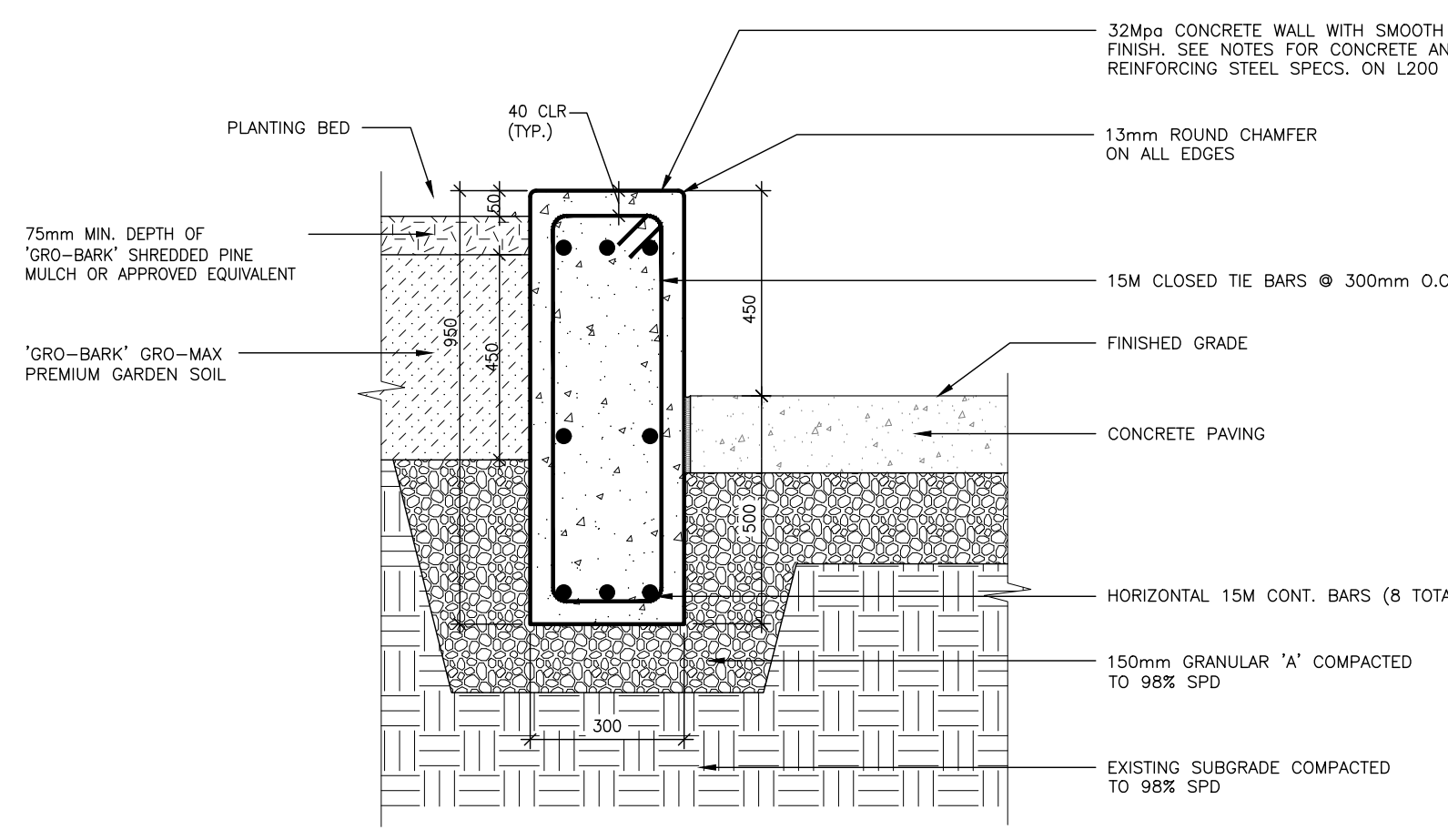
SPECIFICATIONS:

1. TOPSOIL MIX, SEE SPEC.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. IF CONTAINER IS NON-ORGANIC REMOVE COMPLETELY
4. SCARIFY SUBGRADE PIT BOTTOM AND SIDES TO MIN. 150mm.

4 L200 PERENNIAL & ORNAMENTAL GRASS n.t.s.



5 L200 BIKE RACK n.t.s.



CONCRETE NOTES:

- ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 30MPa AT 28 DAYS UNLESS NOTED OTHERWISE.
- EXTERIOR CONCRETE SIDEWALKS AND SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4650 PSI (32MPa) AT 28 DAYS.
- AIR CONTENT TO BE 4% EXCEPT FOR TROWELLED INTERIOR SLABS AND FOOTINGS.
- REINFORCING STEEL TO BE C.S.A. STANDARD G30.12-M 1977 GRADE 400.
- CLEAR COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

LOCATION	BAR SIZE	SPECIFIED COVER
IN CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	ALL BARS	75mm (3")
IN CONCRETE EXPOSED TO EARTH OR WEATHER	20M OR LARGER 10M & 15M	50mm (2") 38mm (1 1/2")
IN SLAB, WALLS OR JOISTS NOT EXPOSED TO EARTH OR WEATHER	45M & 55M 35M OR SMALLER	38mm (1 1/2") 19mm (3/4")
IN COLUMNS BEAMS OR GIRDERS NOT EXPOSED TO EARTH OR WEATHER	ALL BARS	38mm (1 1/2")

- LAP ALL BARS 36 DIAMETERS UNLESS NOTED OTHERWISE.
- MIXING, PLACING AND CURING OF ALL CONCRETE AND THE DETAILING AND PLACING OF ALL REINFORCING STEEL SHALL CONFORM TO C.S.A. A23.1 2004.
- CONSTRUCTION JOINTS NOT SHOWN ON DRAWINGS MUST BE APPROVED BY ENGINEER.
- ALL REINFORCED CONCRETE WORK HAS BEEN DESIGNED IN ACCORDANCE WITH C.S.A. A23.3 2004.

SPECIFICATIONS

- GENERAL
1. THESE SPECIFICATIONS MUST BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF THE CONTRACT AS PREPARED BY THE PRIME CONSULTANT.
 2. THE CONTRACTOR SHALL REPAIR AT HIS EXPENSE ALL DAMAGE TO ALL EXISTING STRUCTURES/UTILITIES/CONDITIONS CAUSED BY HIS WORK.

- PLANT MATERIAL
1. ALL WORKMANSHIP SHALL MEET THE STANDARDS OF LANDSCAPE ONTARIO.
 2. INSTALL PLANT MATERIAL TRUE TO NAME, SIZE AND CONDITION AS SPECIFIED.
 3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION.
 4. ALL PLANT MATERIAL SHALL BE STAKED OR PLACED BY LANDSCAPE CONTRACTOR FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 5. ALL TREE PITS AND PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM DEPTH OF 75mm (3") OF 'GRO-BARK' SHREDDED PINE MULCH AS SPECIFIED.
 6. ALL TREES SHALL BE PLANTED BY APPROVED PROCEDURES AND ORIENTED TO PROVIDE BEST APPEARANCE.
 7. ALL TREES TO BE STAKED UPON PLANTING AS SPECIFIED.
 8. ALL TREES PLANTED WITHIN SODDED OR GRASSED AREAS TO HAVE PLASTIC MOWER GUARD INSTALLED AROUND TRUNK AS SPECIFIED.
 9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE. PLANT MATERIAL WHICH DOES NOT SURVIVE SATISFACTORILY DURING THE WARRANTY PERIOD SHALL BE REPLACED AT NO EXTRA COST TO THE OWNER.
 10. ALL SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON SITE.
 11. ALL PLANT MATERIAL TO BE WATERED & MAINTAINED UNTIL OWNER ACCEPTS SUBSTANTIAL COMPLETION.

- TOPSOIL
1. TOPSOIL TO BE SCREENED TOPSOIL MIX WITH 4% ORGANIC MATTER
 2. ALL SODDED AND SEEDED AREAS TO HAVE A MINIMUM DEPTH OF 150mm (6") OF TOPSOIL.
 3. PLANTING BEDS AND TREE PITS TO BE BACKFILLED WITH 4 PARTS TOPSOIL (AS SPECIFIED ABOVE) TO 1 PART PEAT MOSS, PLUS 6 KG. OF BONE MEAL PER CUBIC METER (1 LB. PER CUBIC YARD) OF FINISHED MIXTURE. PROVIDE 450mm (18") OF TOPSOIL FOR PLANTING BEDS.
 4. INSTALL 450mm MIN. DEPTH OF 'GRO-BARK' GRO-MAX PREMIUM GARDEN SOIL IN PLANTERS (3 TOTAL).

GENERAL NOTES:

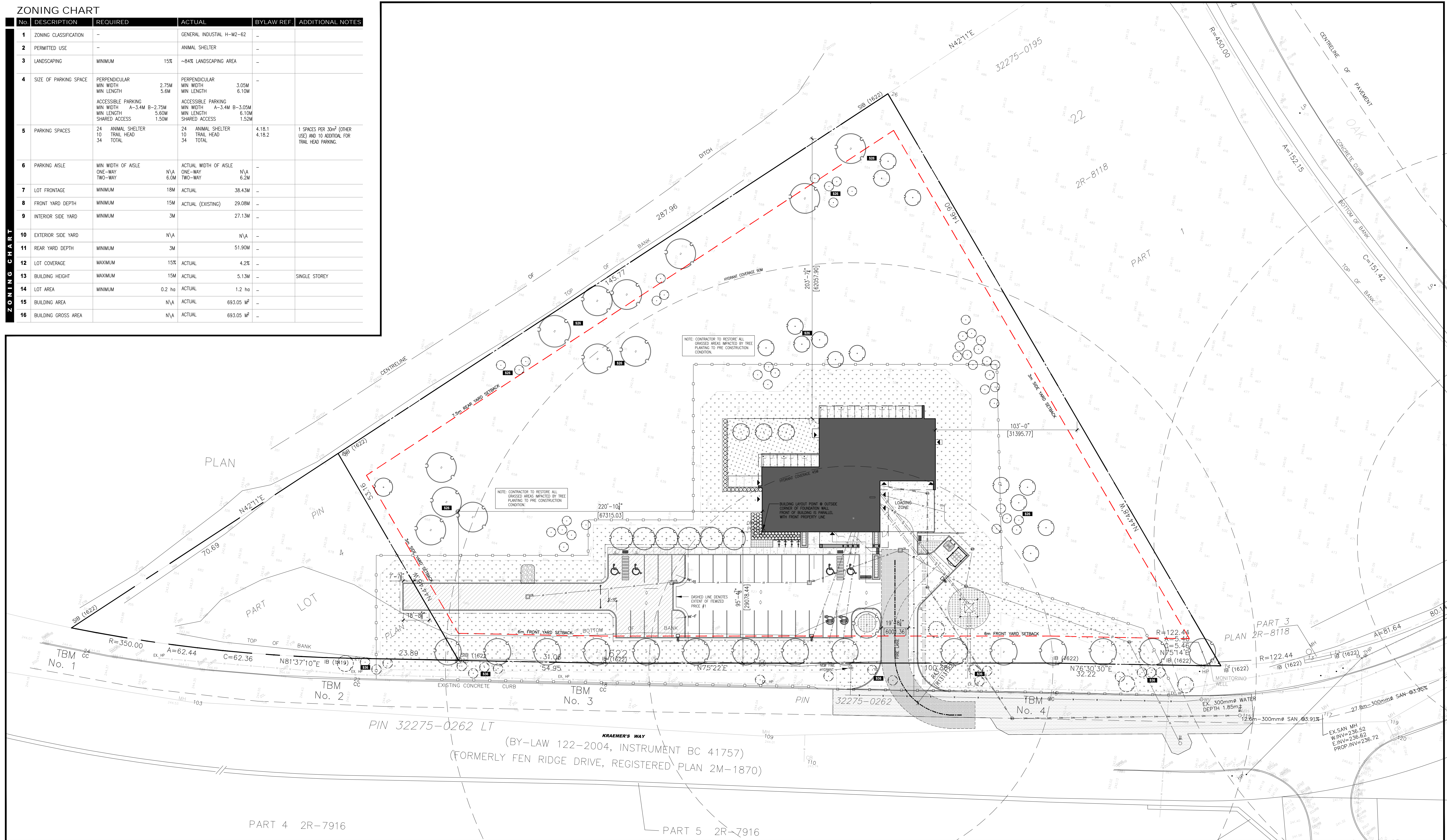
1. ALL PLANTING BEDS TO HAVE 450mm MIN. DEPTH OF SCREENED TOPSOIL MIX WITH 4% ORGANIC MATTER.
2. ALL TREE PITS AND PLANTING BEDS TO HAVE 75mm MIN. DEPTH OF 'GRO-BARK' SHREDDED PINE MULCH.
3. ALL AREAS OF EXISTING GRASS DISTURBED BY CONSTRUCTION TO BE REPAIRED AND SODDED.
4. ONE (1) BICYCLE RACK TO BE MODEL HW238-9-IG-S (HEAVY DUTY WINDER) IN-GROUND MOUNTED WITH STAINLESS STEEL FINISH AS MANUFACTURED BY MADRAX AND DISTRIBUTED BY LANDMARK BY GROZIER (866-624-9722).

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ZONING CHART

No.	DESCRIPTION	REQUIRED	ACTUAL	BYLAW REF.	ADDITIONAL NOTES
1	ZONING CLASSIFICATION	-	GENERAL INDUSTRIAL H-M2-62	-	
2	PERMITTED USE	-	ANIMAL SHELTER	-	
3	LANDSCAPING	MINIMUM	15%	~84% LANDSCAPING AREA	
4	SIZE OF PARKING SPACE	PERPENDICULAR MIN WIDTH 2.75M MIN LENGTH 5.6M ACCESSIBLE PARKING MIN WIDTH A-3.4M B-2.75M MIN LENGTH 5.60M SHARED ACCESS 1.50M	PERPENDICULAR MIN WIDTH 3.05M MIN LENGTH 6.10M ACCESSIBLE PARKING MIN WIDTH A-3.4M B-3.05M MIN LENGTH 6.10M SHARED ACCESS 1.50M	-	
5	PARKING SPACES	24 ANIMAL SHELTER 10 TRAIL HEAD 34 TOTAL	24 ANIMAL SHELTER 10 TRAIL HEAD 34 TOTAL	4.18.1 4.18.2	1 SPACE PER 30m ² (OTHER USE) AND 10 ADDITIONAL FOR TRAIL HEAD PARKING.
6	PARKING AISLE	MIN WIDTH OF AISLE ONE-WAY 6.0M TWO-WAY	N/A ONE-WAY 6.0M TWO-WAY	-	
7	LOT FRONTAGE	MINIMUM	18M	ACTUAL 38.43M	
8	FRONT YARD DEPTH	MINIMUM	15M	ACTUAL (EXISTING) 29.08M	
9	INTERIOR SIDE YARD	MINIMUM	3M	27.13M	
10	EXTERIOR SIDE YARD		N/A	N/A	
11	REAR YARD DEPTH	MINIMUM	3M	51.90M	
12	LOT COVERAGE	MAXIMUM	15%	ACTUAL 4.2%	
13	BUILDING HEIGHT	MAXIMUM	15M	ACTUAL 5.13M	SINGLE STOREY
14	LOT AREA	MINIMUM	0.2 ha	ACTUAL 1.2 ha	
15	BUILDING AREA		N/A	ACTUAL 693.05 M ²	
16	BUILDING GROSS AREA		N/A	ACTUAL 693.05 M ²	

ZONING CHART



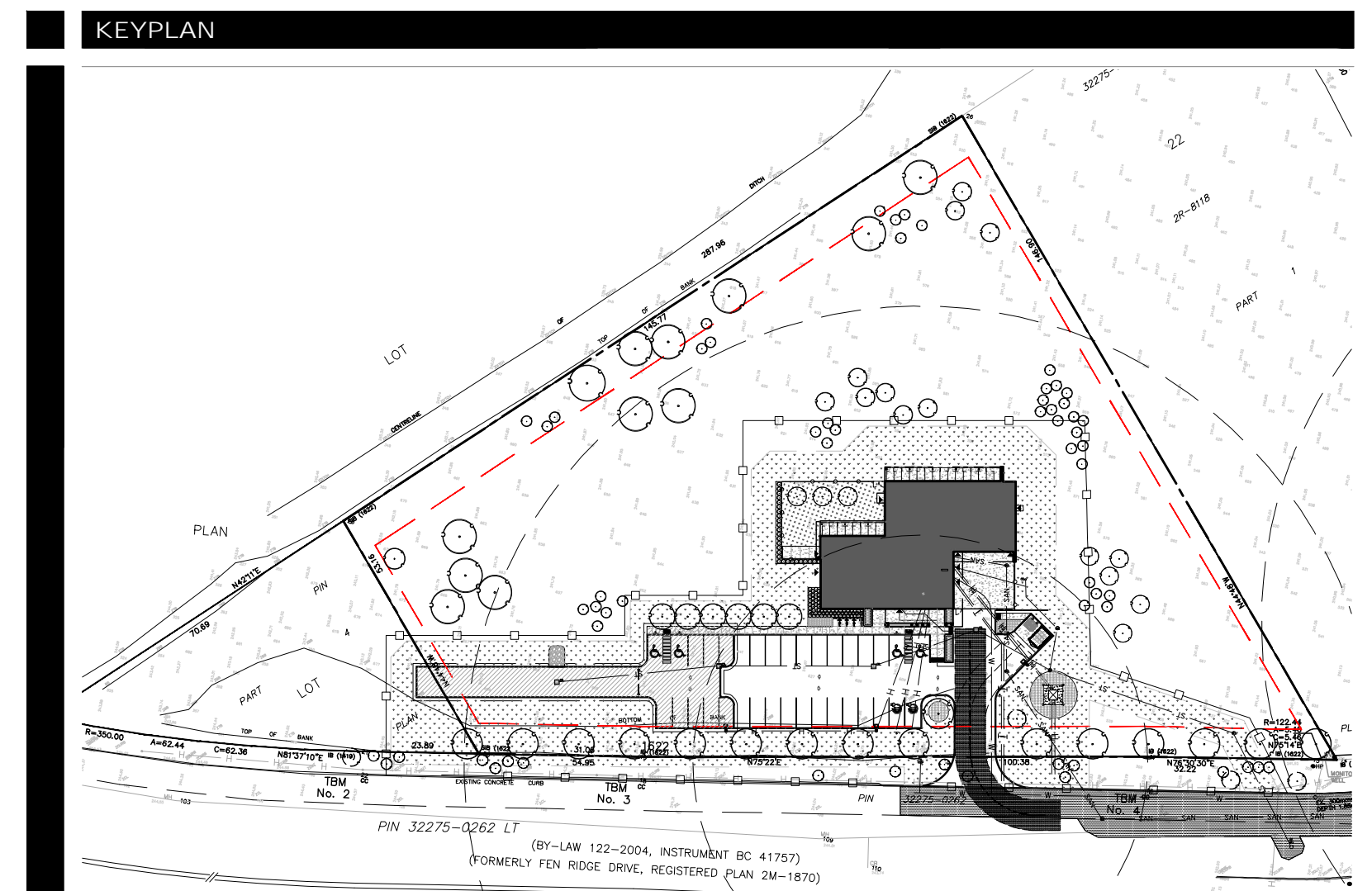
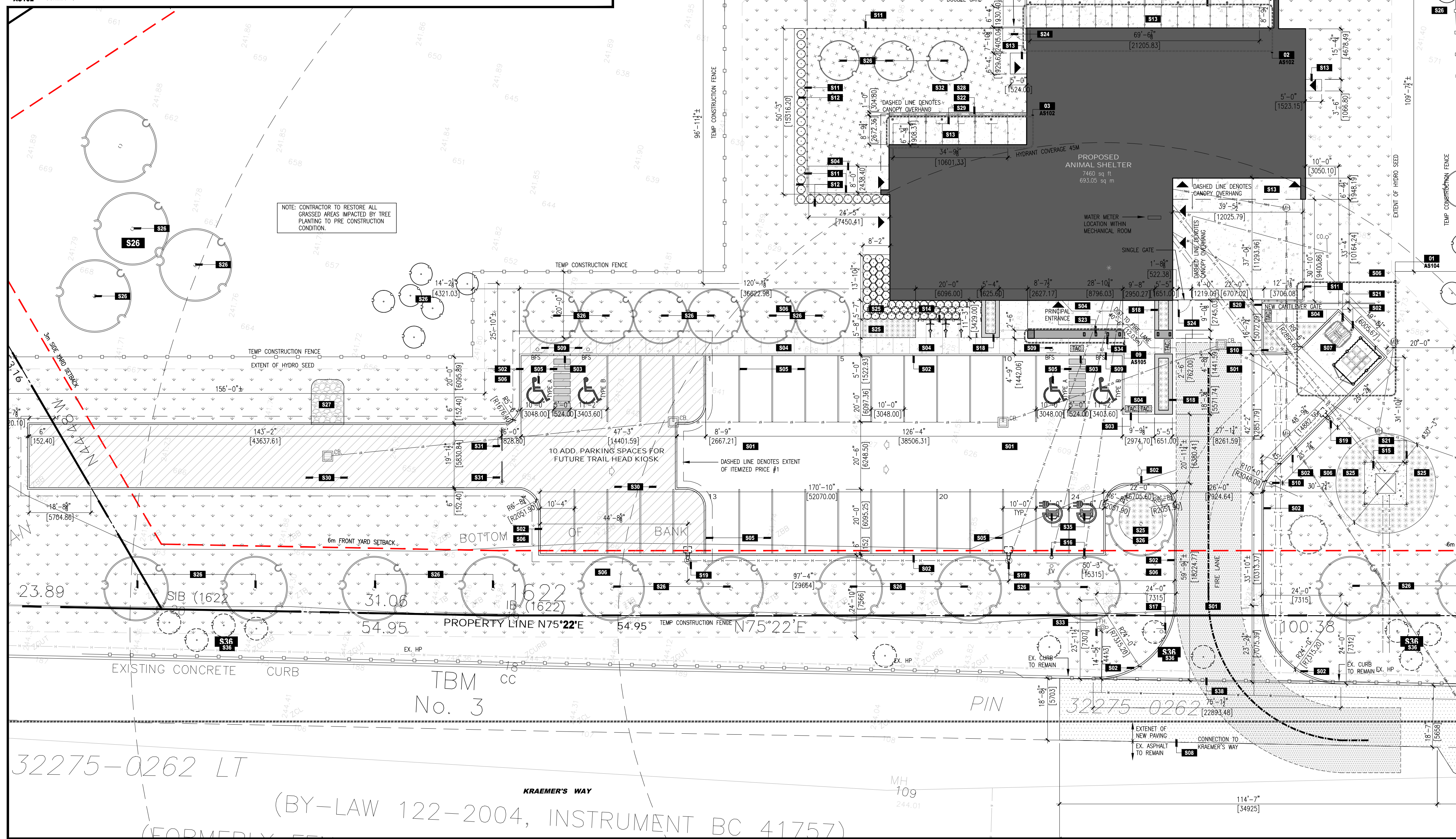
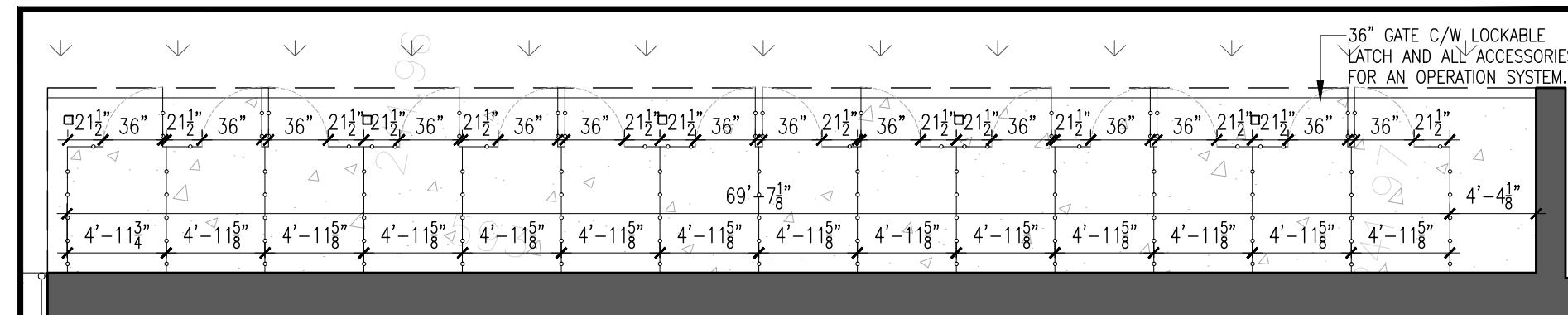
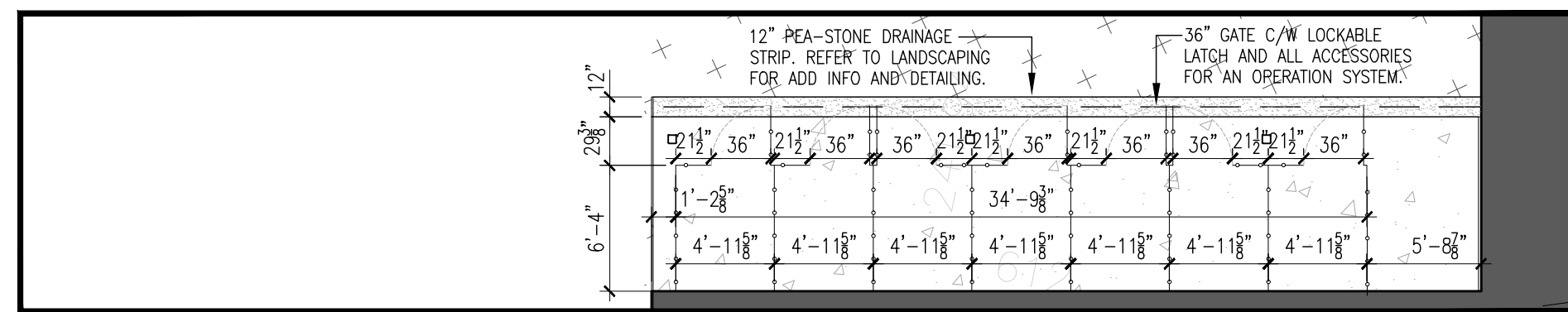
01 ARCHITECTURAL SITE PLAN - NEW

AS101 SCALE: 1/32" = 1'-0"

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1	ISSUED FOR SPA PRE-CON	03-07-2024																											

ROA23-003 BRANTFORD ANIMAL SHELTER

AS101



SITE CONSTRUCTION NOTES

TAG	CONSTRUCTION NOTES
S01	INSTALL NEW ASPHALT PAVING ON COMPACTED GRANULAR BASE. REFER TO CIVIL DRAWINGS FOR GRADING AND DETAILS.
S02	INSTALL NEW CONCRETE CURB. NEW CONC CURB TO MEET ALL MUNICIPAL STANDARDS. REFER TO CIVIL DWGS FOR DETAILS.
S03	DROP CURB AT THIS LOCATION. PROVIDE TACTILE SURFACE INDICATORS 12" FROM EDGE OF ASPHALT. REFER TO CIVIL DRAWINGS FOR ADD INFO.
S04	INSTALL NEW CONCRETE SIDEWALK. REFER TO CIVIL DRAWINGS FOR DETAILS.
S05	PAINT PARKING SPACE LINES & BARRIER FREE PARKING DESIGNATION TO MUNICIPAL STANDARDS. REFER TO DETAIL 03/AS103.
S06	PROVIDE TOPSOIL AND HYDROSEED. REFER TO LANDSCAPING FOR ADD INFO AND LOCATIONS.
S07	HEAVY DUTY CONCRETE APRON FOR GARBAGE ENCLOSURE. REFER TO CIVIL FOR ADD INFO AND DETAILING.
S08	THIS LINE DENOTES THE EXTENT OF NEW ASPHALT PAVING. PROVIDE CLEAN SAW-CUT AND LEVEL TRANSITION ONTO EXISTING ASPHALT PAVEMENT. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
S09	INSTALL NEW BARRIER FREE PARKING SIGNAGE AS PER DETAIL 04/AS103.
S10	PROVIDE NEW FIRE ROUTE, NO PARKING SIGN AS PER DETAIL 05/AS103.
S11	PROVIDE AND INSTALL NEW 6"-0" CHAIN LINK FENCE AS PER DETAIL 07/AS103.
S12	PROVISIONAL PRICE #1: PROVIDE AND INSTALL PLANTINGS AND MULCH BED AS PER LANDSCAPE DRAWINGS. REFER TO LANDSCAPE DRAWINGS FOR ADD INFO.
S13	INSTALL NEW CONCRETE FROST SLAB ON COMPACTED GRANULAR BASE. REFER TO LAYOUT PLAN AND STRUCTURAL FOR ADD INFO.
S14	INSTALL NEW BICYCLE RACK ON THE CONCRETE SIDEWALK. REFER TO LANDSCAPE DRAWINGS FOR ADD INFO.
S15	ELECTRICAL TRANSFORMER. REFER TO ELECTRICAL DRAWINGS FOR DETAILS INCLUDING VAULT.
S16	PROVIDE NEW 4" CONDUIT C/W PULL WIRE FOR FUTURE EV CHARGING. APPROX LOCATION OF CONDUIT SHOWN. CONTRACTOR TO CONFIRM ON SITE. REFER TO ELECTRICAL FOR ADDITIONAL INFO AND DETAILING.
S17	NEW "STOP" SIGN AS PER ONTARIO TRAFFIC MANUAL "BOOK 5" & 2" SQUARE GLAZ. 12GA. STEEL POST ANCHOR AND TOP.
S18	INSTALL NEW CAST IN PLACE PLANTER BOX. REFER TO DETAIL LANDSCAPING FOR ADD INFO AND DETAILS.
S19	NEW LIGHT STANDARD C/W CONCRETE BASE AS PER DETAIL 01/AS103. REFER TO ELECTRICAL DWGS FOR ADD INFO.

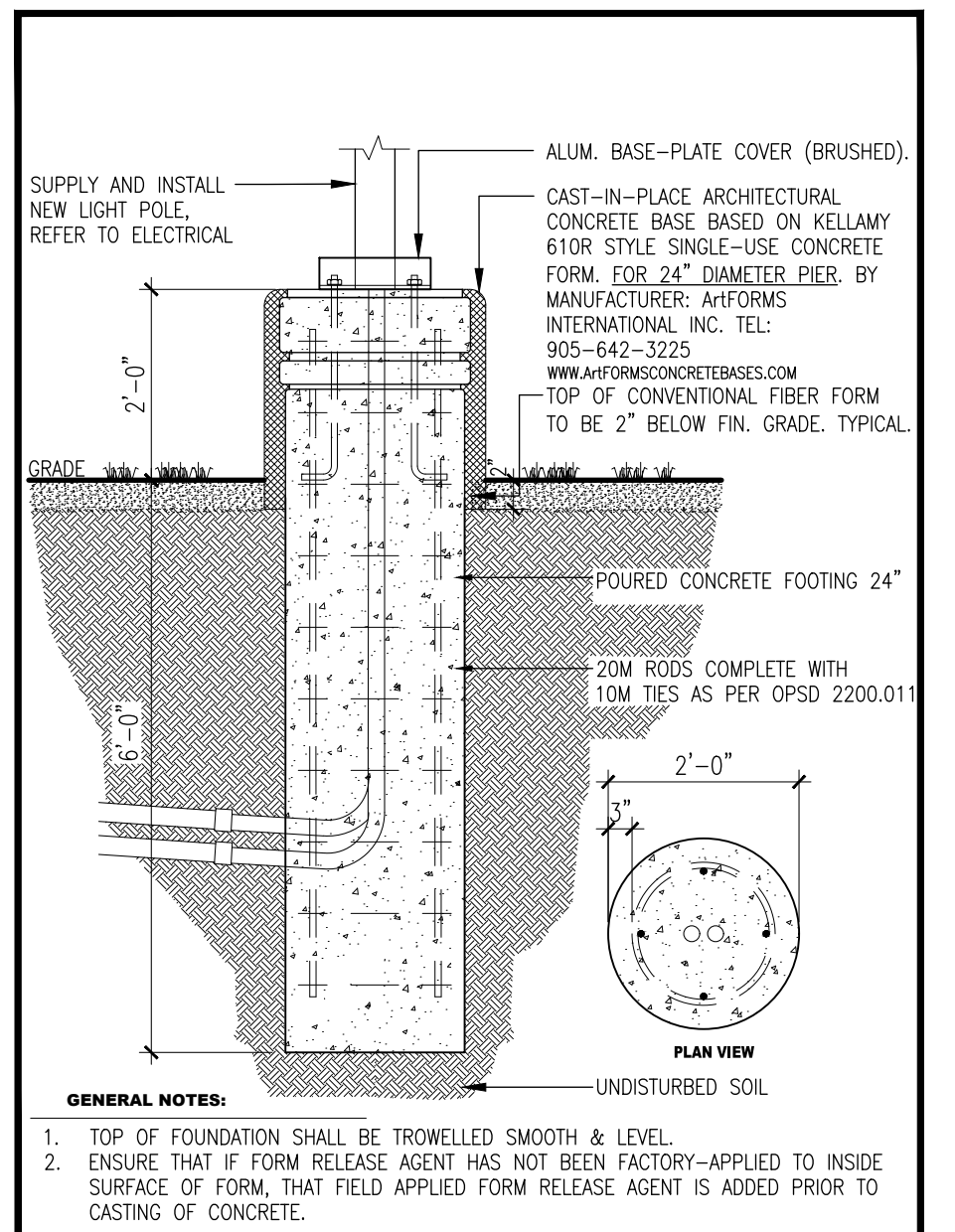
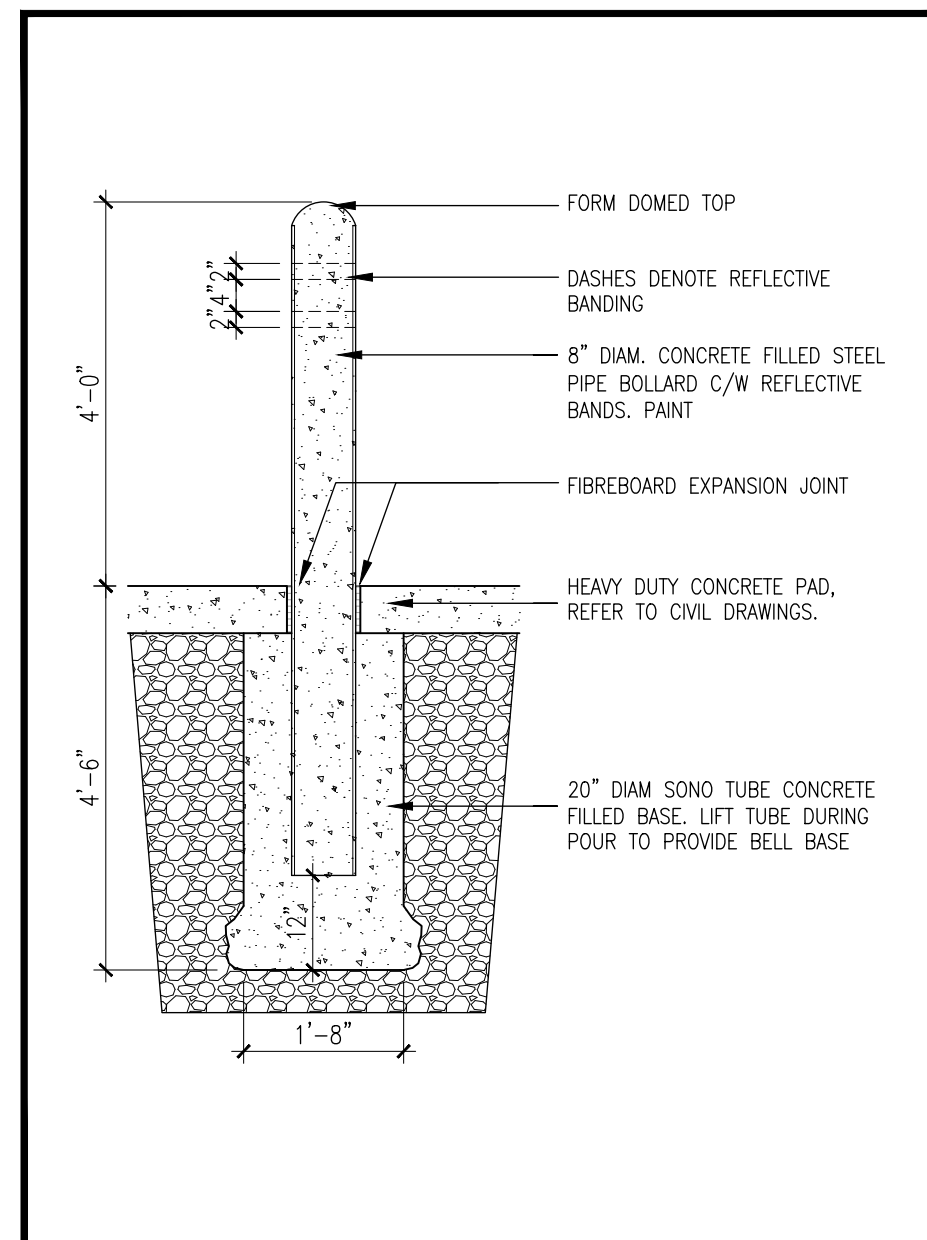
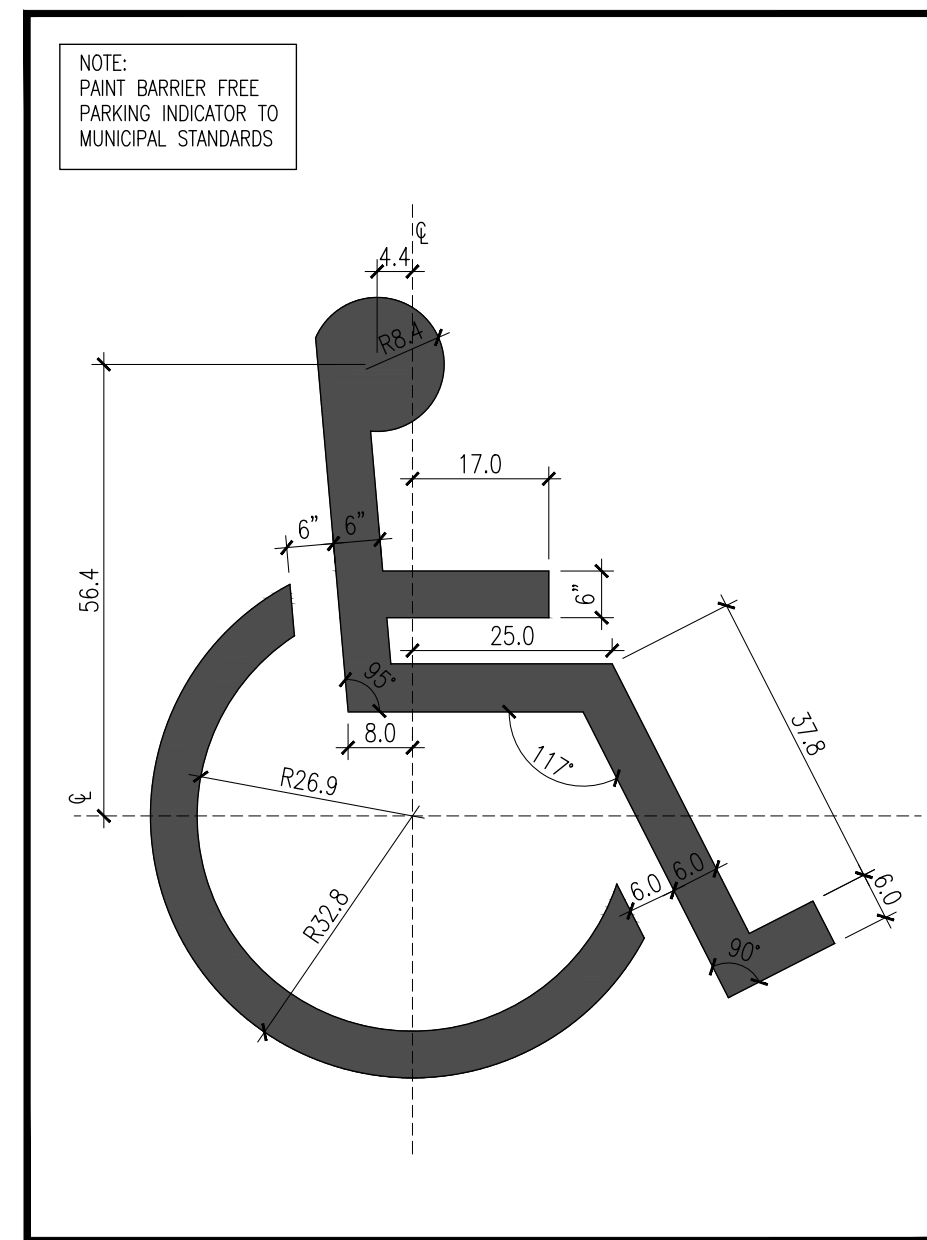
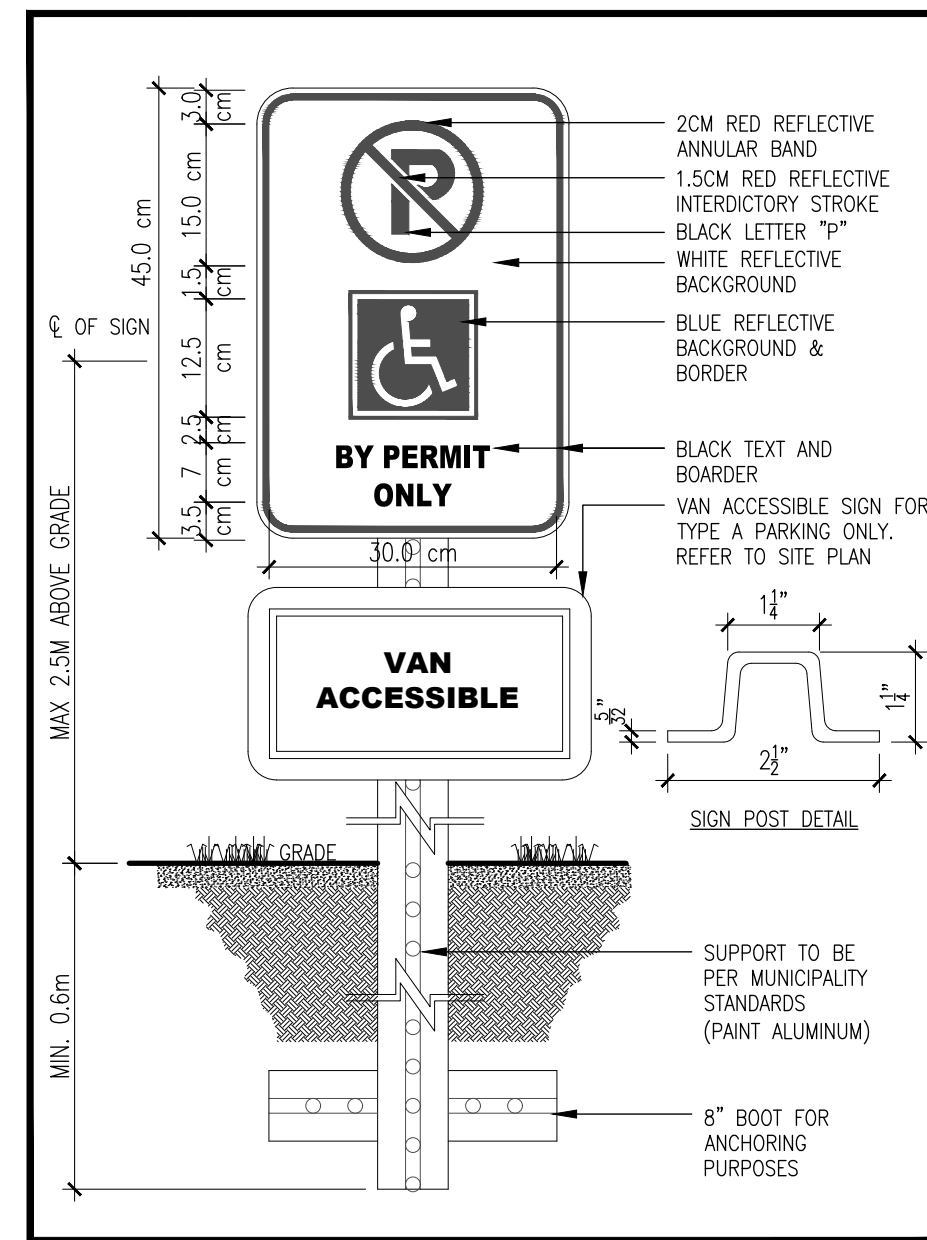
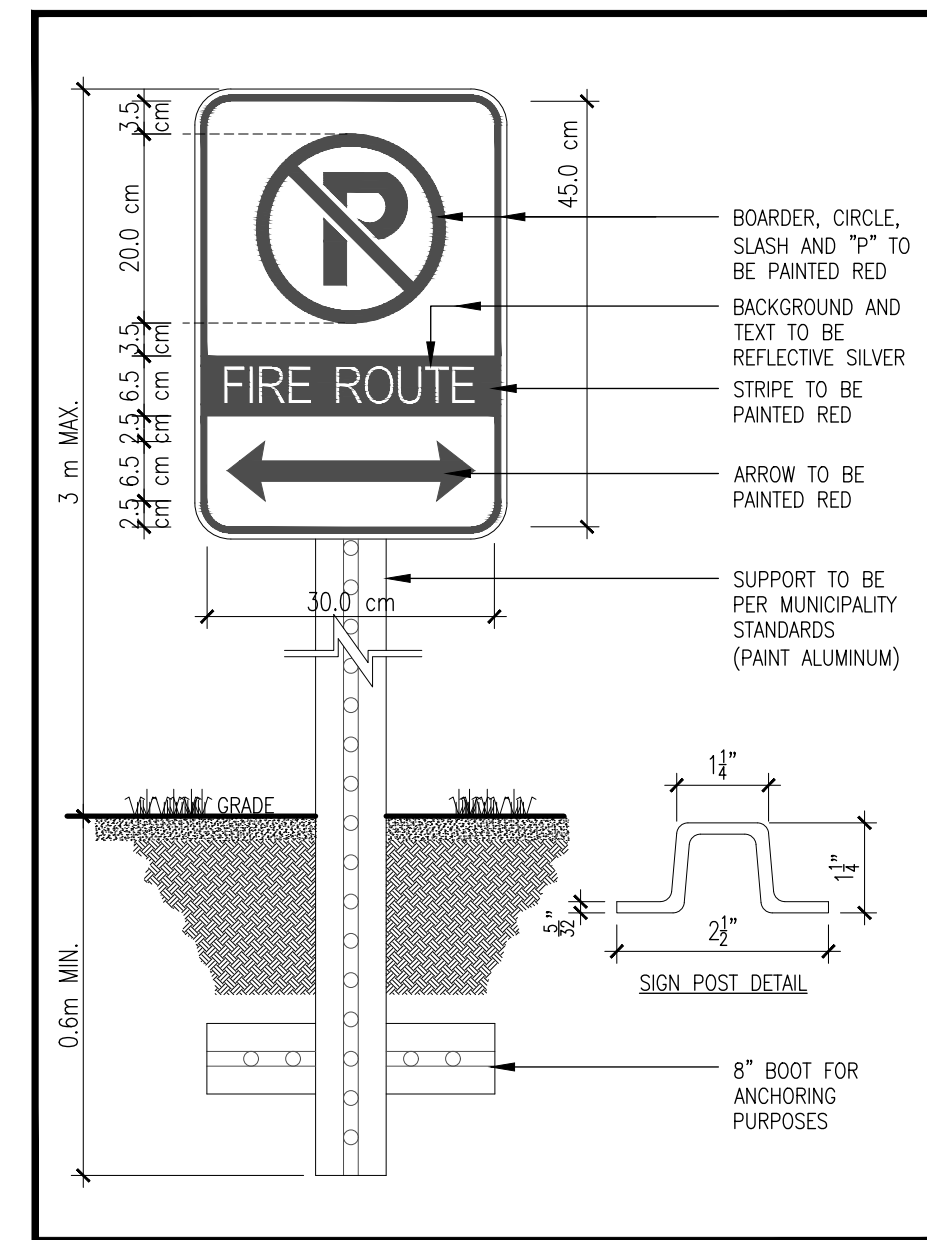
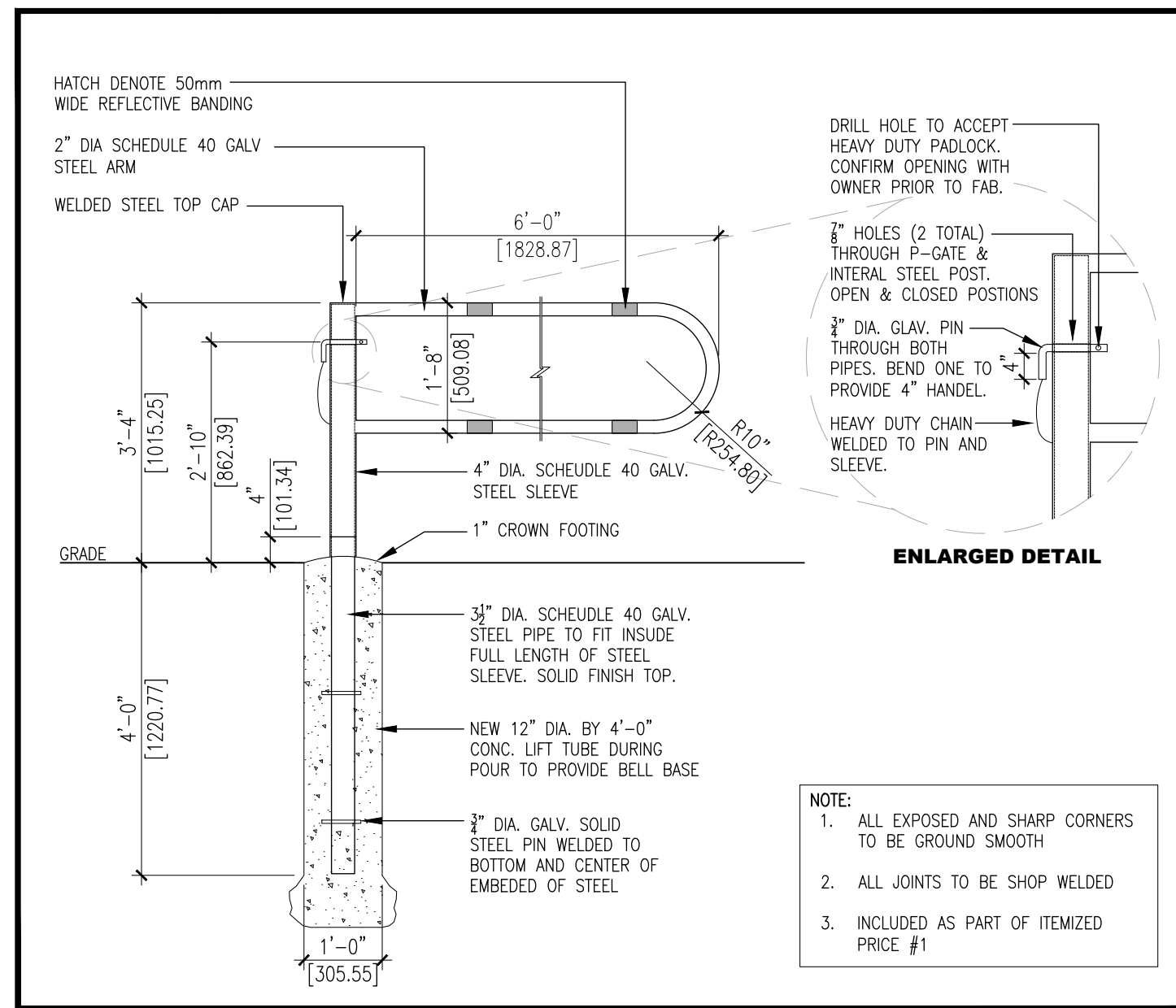
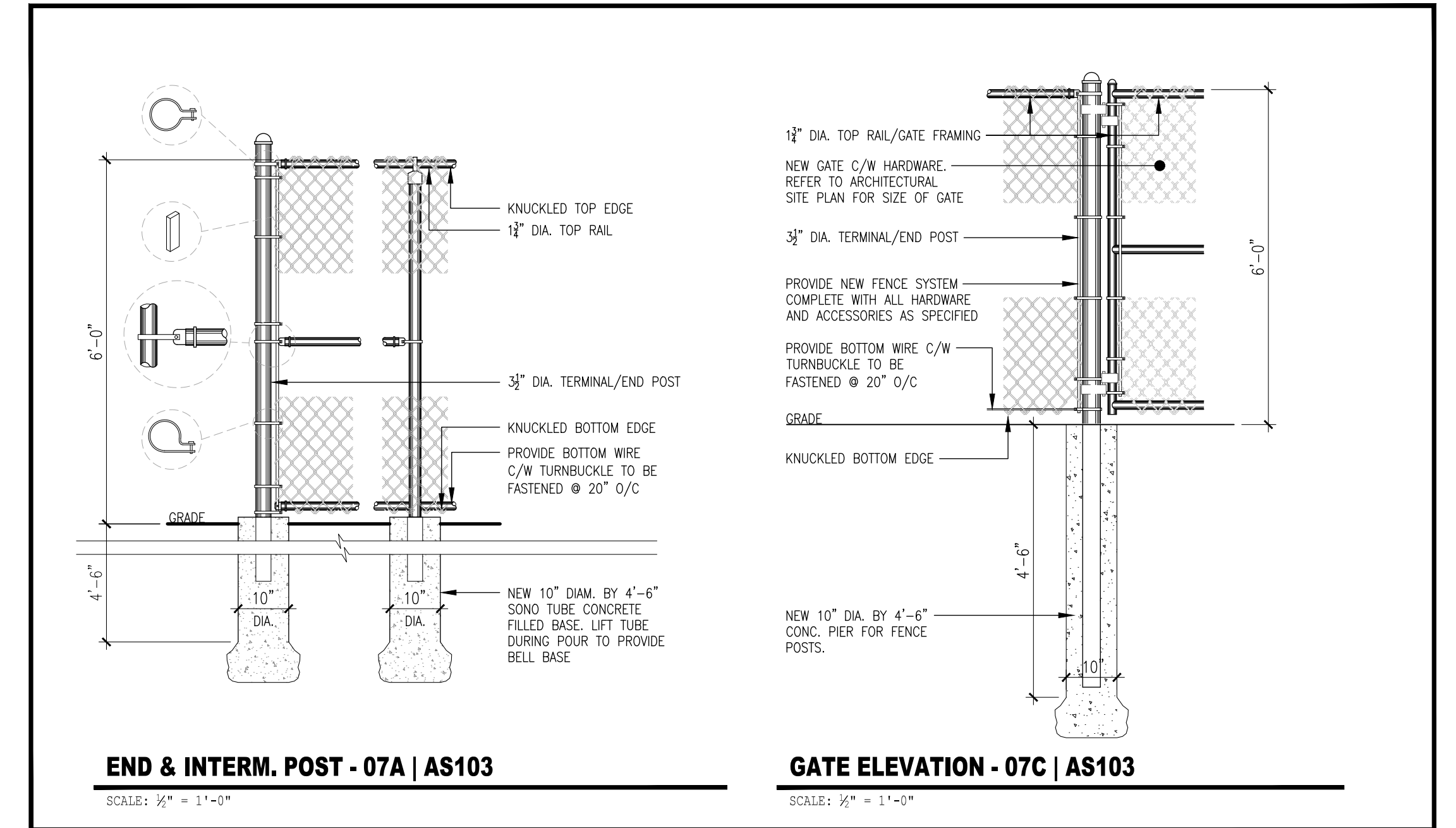
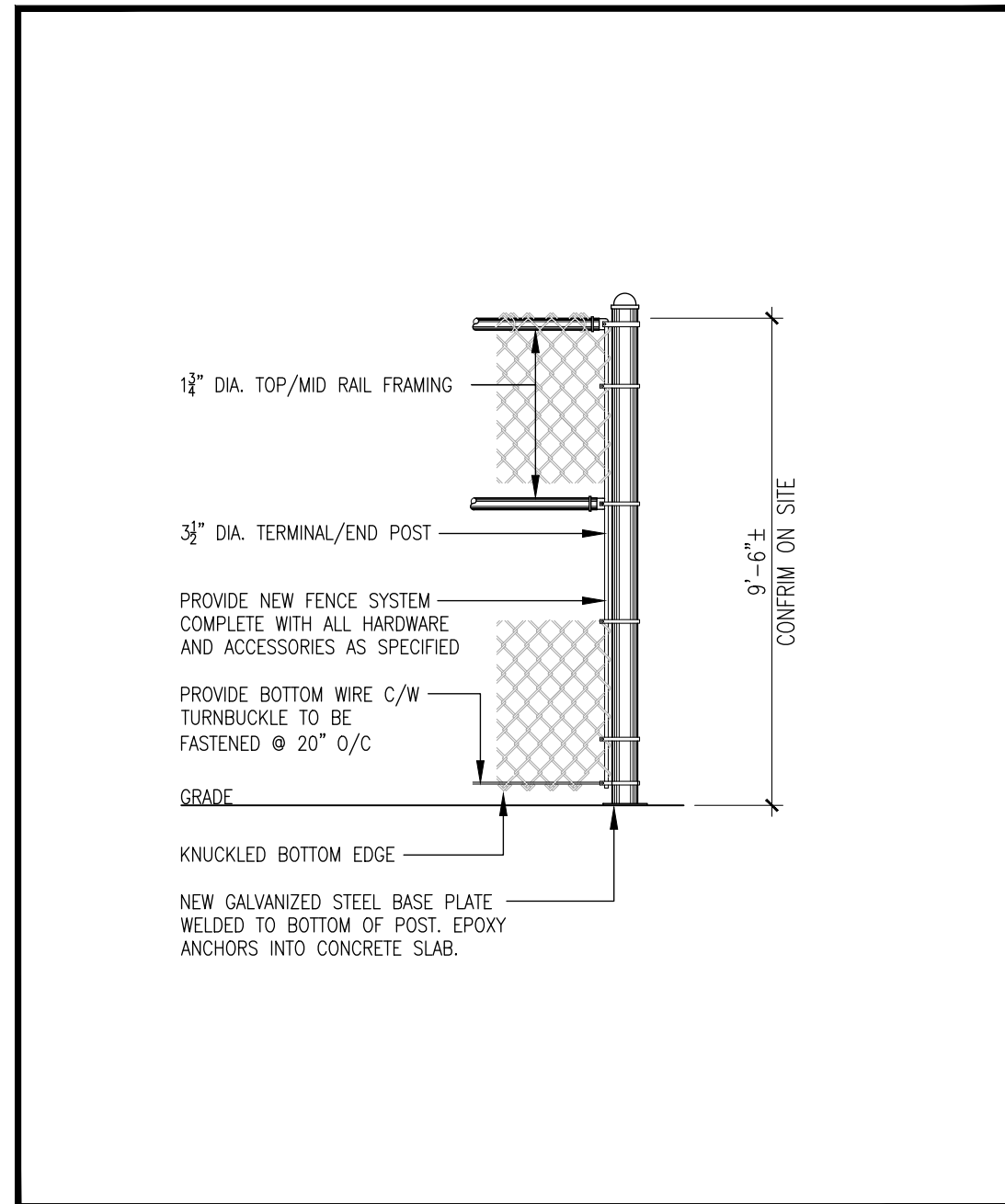
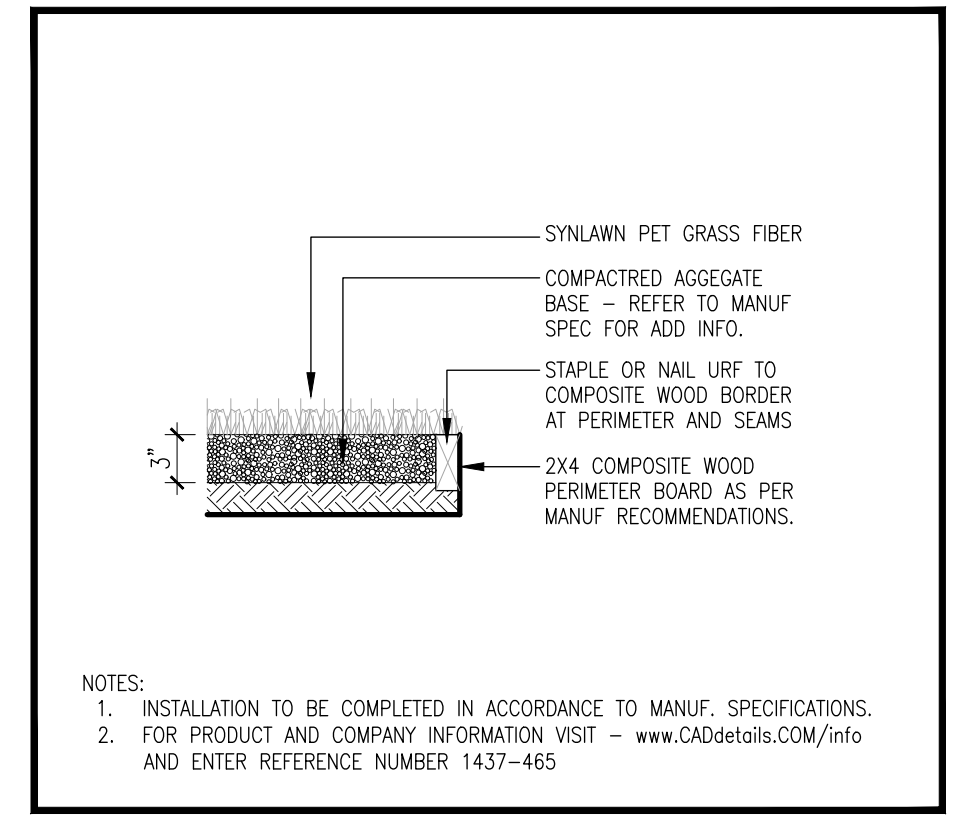
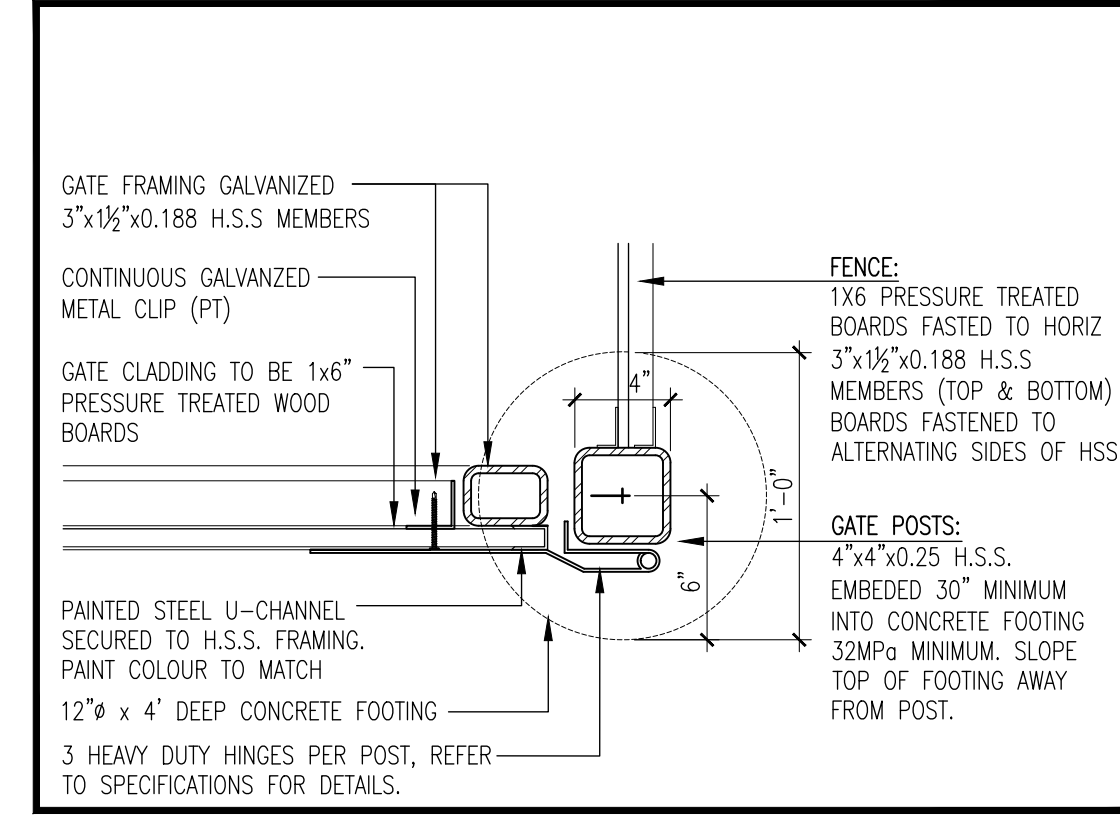
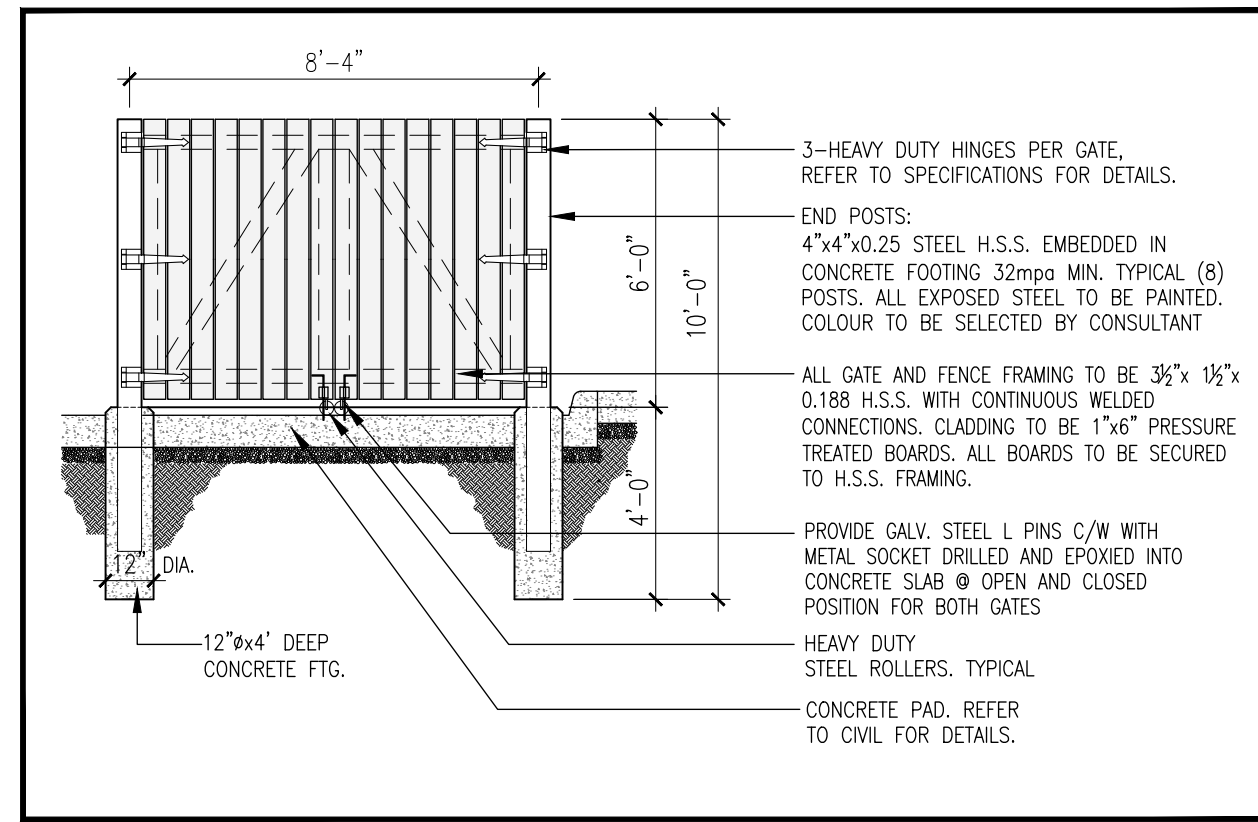
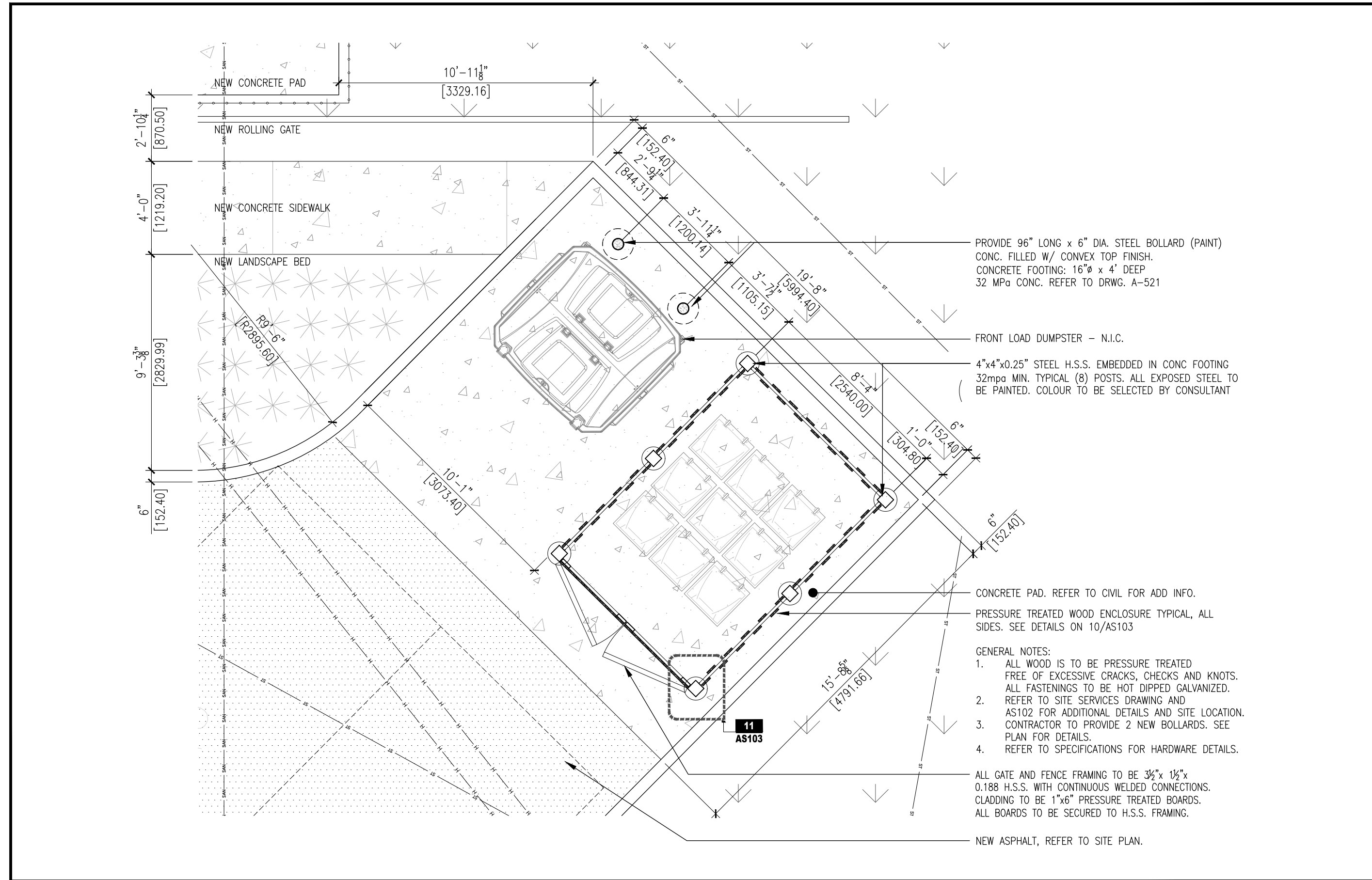
SITE CONSTRUCTION NOTES

TAG	CONSTRUCTION NOTES
S20	NEW MANUAL CANTILEVER ROLLING GATE. REFER TO DETAIL 02/AS102.
S21	PROVIDE AND INSTALL NEW CONCRETE BOLLARD AS PER DETAIL 02/AS103.
S22	INSTALL NEW 12" PEA-STONE DRAINAGE STRIP. REFER TO LANDSCAPING FOR ADD INFO AND DETAILING.
S23	CANOPY FOUNDATION WALL REFER TO STRUCT FOR ADDITIONAL INFORMATION AND REINFORCING.
S24	MAN GATE C/W LEVER HARDWARE FOR BARRIER FREE ACCESS.
S25	NEW LANDSCAPE BED. REFER TO LANDSCAPE DRAWING FOR ADD INFO AND DETAILING.
S26	NEW TREE PLANTING. REFER TO LANDSCAPE DRAWINGS FOR ADD INFO AND TOTALS.
S27	WEIR AS PER CIVIL DWG. REFER TO CIVIL FOR ADD INFO. PART OF ITEMIZED PRICE #1
S28	HATCHED AREA TO BE SOD. REFER TO LANDSCAPING FOR ADD INFO.
S29	PROVIDE AND INSTALL NEW CHAIN LINK FENCE TO EXTEND TO UNDERSIDE OF CANOPY. AS PER DETAIL 08/AS103.
S30	ITEMIZED PRICE #1: PORTION OF NEW PARKING LOT ASPHALT PAVING C/W CONCRETE CURB AND GRADING. REFER TO CIVIL FOR ADD INFO. AREA SHOWN HATCHED
S31	ITEMIZED PRICE #1: CONTRACTOR TO SUPPLY AND INSTALL P-GATE. (2 TOTAL) REFER TO DETAIL 06/AS103 FOR ADD INFO.
S32	PROVISIONAL PRICE #1: PROVIDE & INSTALL ARTIFICIAL GRASS BASED ON PFI PLANTING BY SYMLAN. REFER TO DETAIL 11/AS103 FOR ADD INFO. PROVISIONAL PRICE 1 REPLACES BOTH THE SOD AND PEA GRAVEL FOR ARTIFICIAL GRASS
S33	PROPOSED NEW LOCATION FIRE HYDRANT. REFER TO CIVIL DRAWING FOR ADD INFORMATION.
S34	CONTRACTOR TO PROVIDE WAY-FINDING SIGNAGE. MECHANICALLY FASTENED TO ACM CL. REFER TO DETAIL 03/AS104
S35	PAINT ELECTRIC VEHICLE DESIGNATED PARKING SPACE. REFER TO DETAIL 02/AS104.
S36	APPROXIMATELY 22 EXISTING TREE SAPLING (TOTAL TO BE CONFIRMED ON SITE) TO BE CUT AND REMOVED C/W ROOT BALL. PROVIDE ADDITIONAL FILL AS REQUIRED. REFER TO CIVIL FOR GRADING.
S37	SAW CUT AND REMOVE PORTION OF EXISTING ASPHALT ROAD WAY - SHOWN HATCHED. EXCAVATE AND INSTALL NEW SERVICES AS PER CIVIL DRAWINGS. BACKFILL AND PROVIDE NEW ASPHALT PAVING AS PER CIVIL DRAWINGS.
S38	SAW CUT AND REMOVE EXISTING CURB AT THIS LOCATION AS REQ'D TO SUIT NEW WORK. REFER TO CIVIL FOR ADD INFO.

SYMBOL LEGEND

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
M	MECH. & ELEC TAG. SEE MECHANICAL DRAWINGS	P-B	DOOR OPERATOR TAG ACTION BUTTON	—	TELEPHONE/FIBRE LINE REFER TO CIVIL DRAWINGS
M1	MATERIAL TAG	□	CONSTRUCTION NOTE	—	GAS LINE REFER TO CIVIL DRAWINGS
01 FLOOR PLAN	DRAWING TITLE	100	DEMOLITION NOTE	—	WATER LINE REFER TO CIVIL DRAWINGS
■	BUILDING	TAC	BARRIER FREE TACTILE INDICATOR	—	SANITARY LINE REFER TO CIVIL DRAWINGS
▼	ENTRANCE EXIT	BF	BARRIER FREE MAN ENTRANCE	—	PROPERTY LINE
CB	CATCH BASIN REFER TO CIVIL DRAWINGS	■	PROPERTY IRON BAR	HP	HYDRO POLE
				HP	HYDRANT REFER TO CIVIL
				N	NORTH ARROW

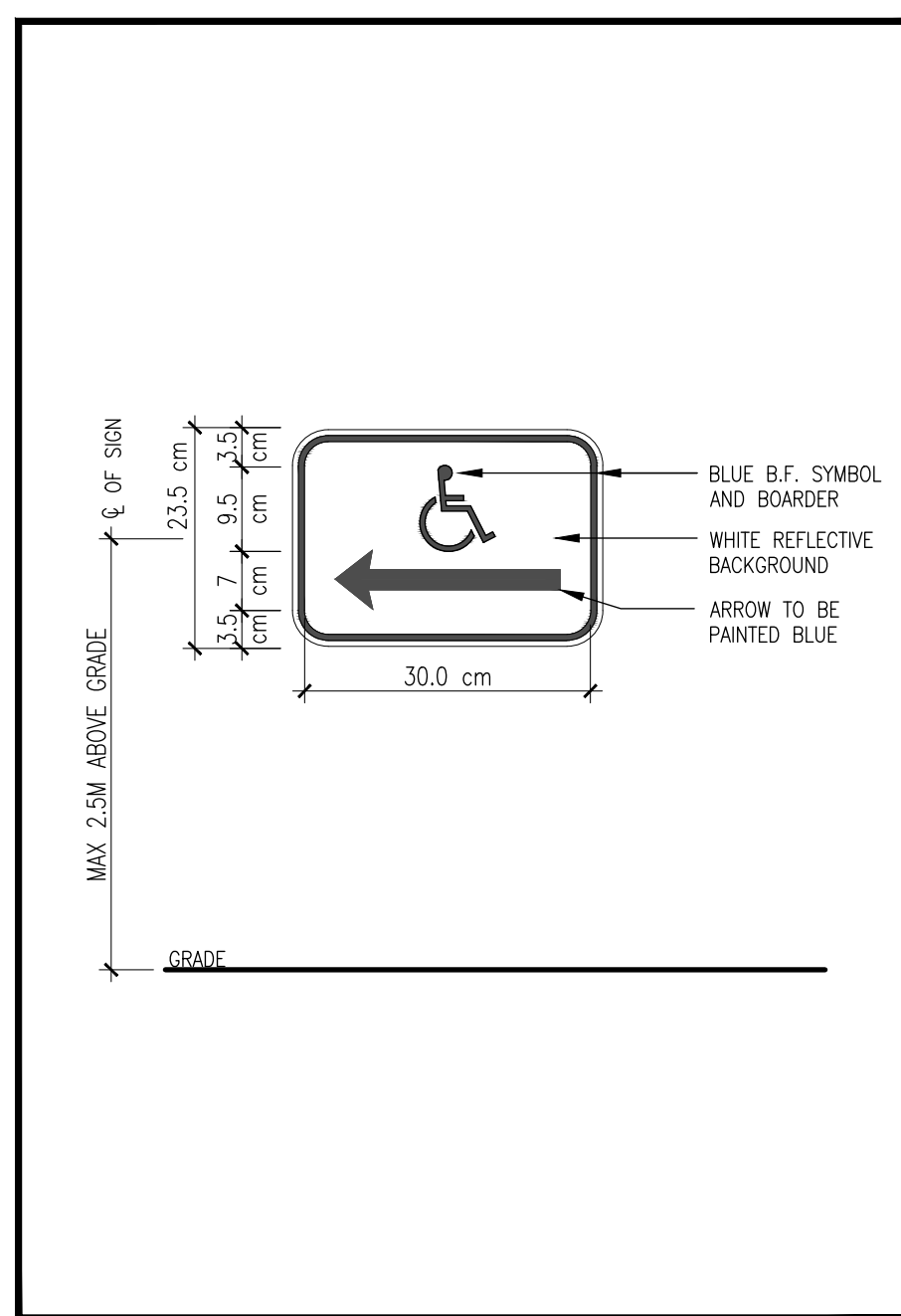
NOTES	PROJECT IDENTIFICATION	DRAWING IDENTIFICATION	ORIENTATION	SUB-CONSULTANT	PRIME CONSULTANT	DISCIPLINE SEAL	DRAWING SUBMISSION(S)	INTERNAL INFO	COPYRIGHT 2024
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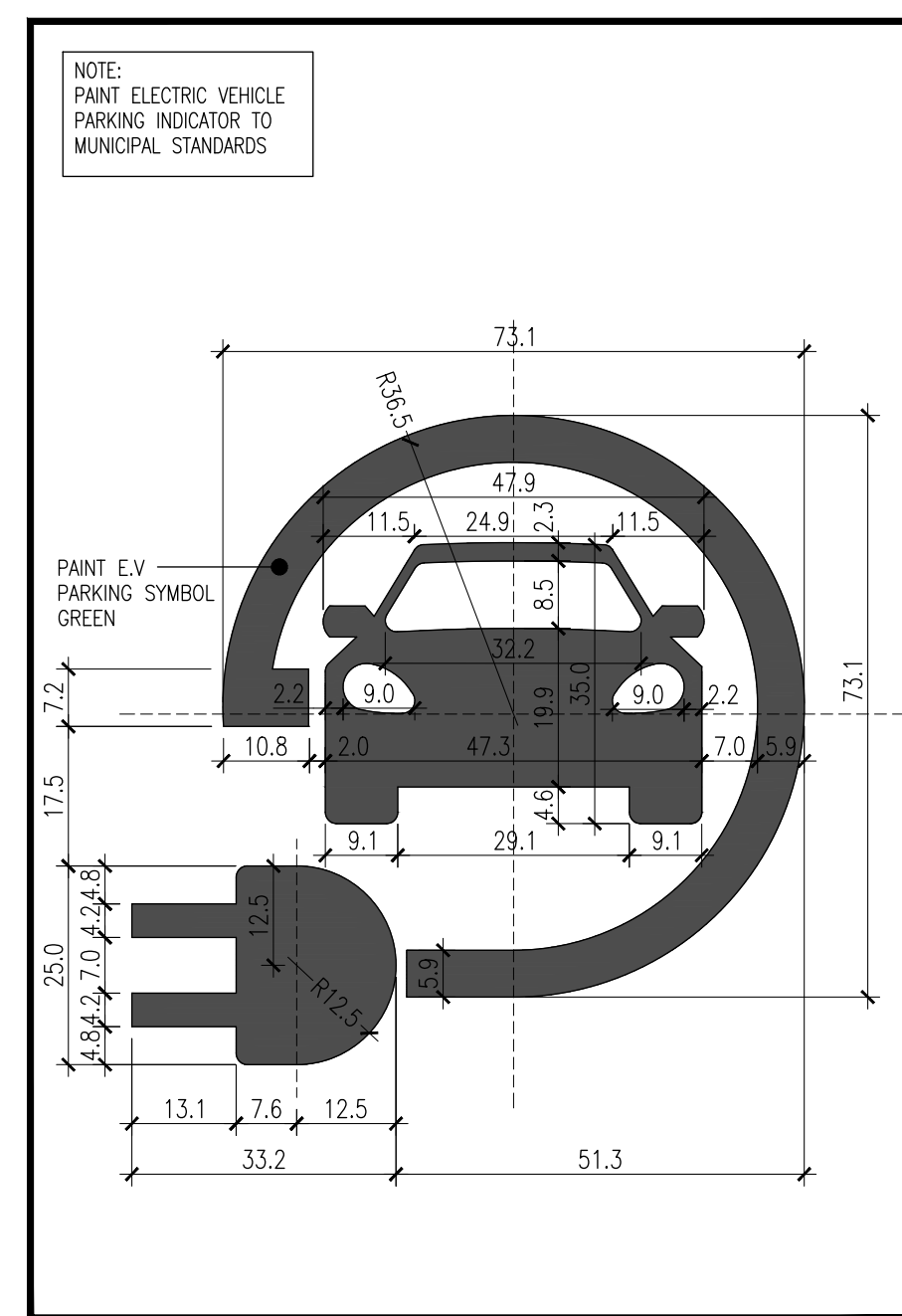
ROA23-003 BRANTFORD ANIMAL SHELTER

AS103



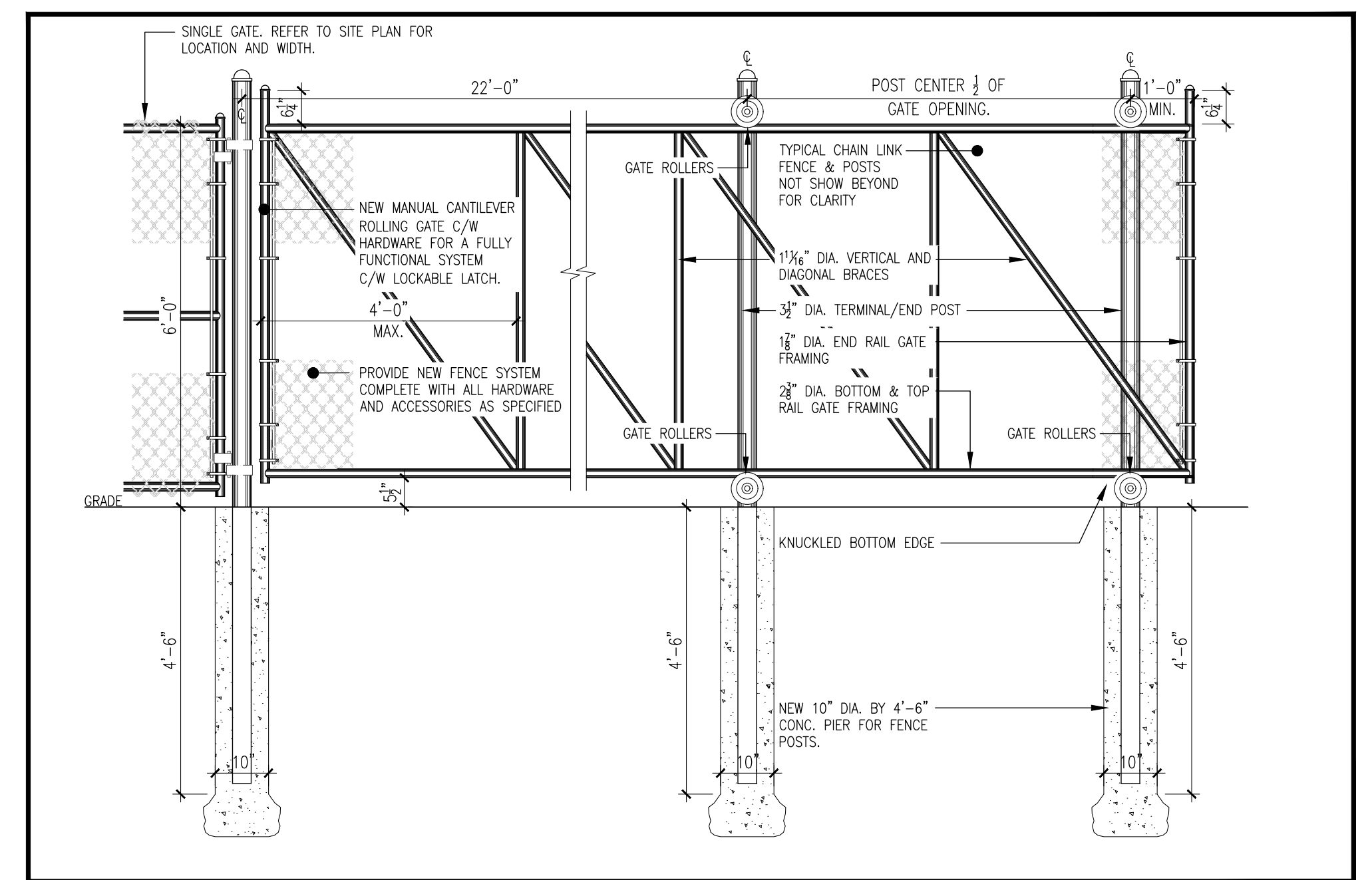
03 TYP. WAY FINDING SIGNAGE

AS104 SCALE: 1/2"=1'-0"



02 TYP. ELEC. VEHICLE PARKING PAINTING

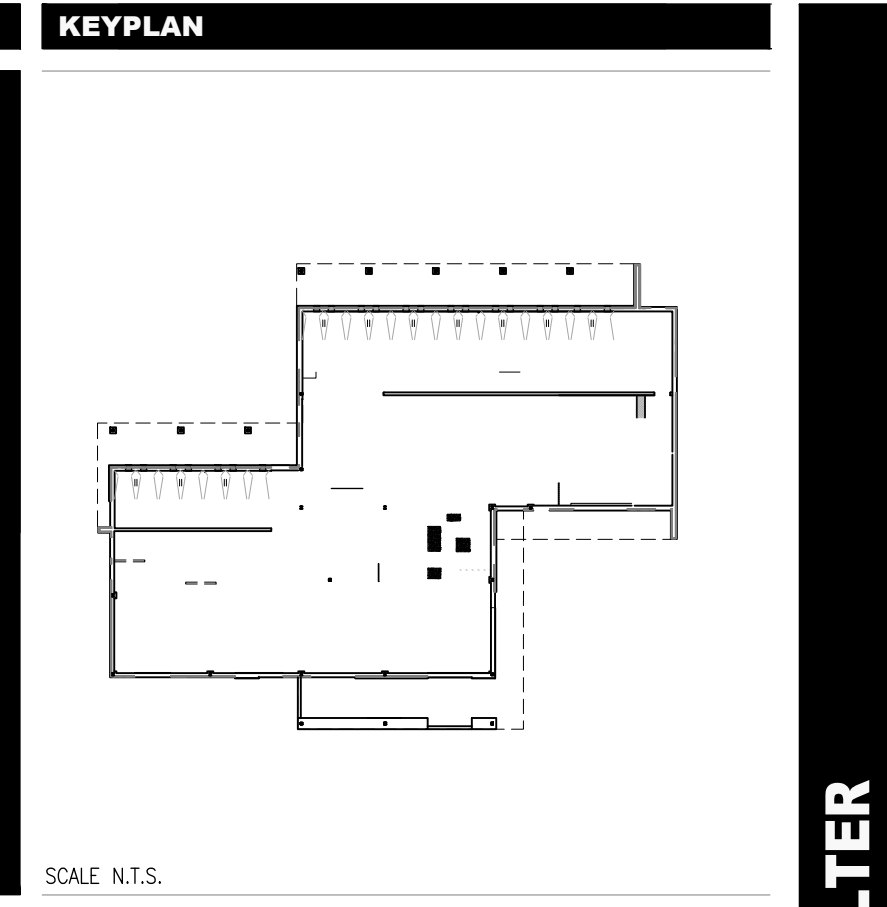
AS104 SCALE: 1/2"=1'-0"



01 TYP. CHAIN LINK FENCE: CANTILEVER SLIDING GATE

AS104 SCALE: 1/2"=1'-0"

NOTES	PROJECT IDENTIFICATION	DRAWING IDENTIFICATION	ORIENTATION	SUB-CONSULTANT	PRIME CONSULTANT	DISCIPLINE SEAL	DRAWING SUBMISSION(S)	INTERNAL INFO	COPYRIGHT 2024															
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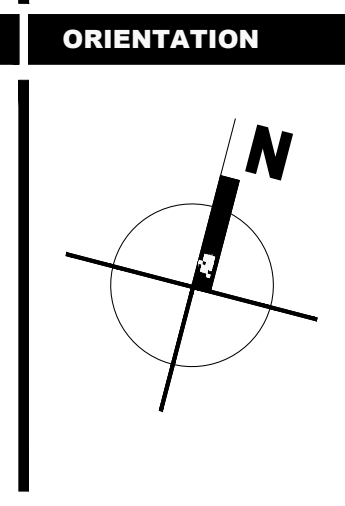
01 FOUNDATION LAYOUT
A101 SCALE: 3/16" = 1'-0"

NOTES

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PROJECT IDENTIFICATION	
BRANTFORD ANIMAL SHELTER 10 KRAEMER'S WAY BRANTFORD, ONTARIO N3V 0A5	
DESIGN REVIEW	AS-BUILT DOCUMENTS
SITE PLAN APPROVAL	CONSTRUCTION DOCUMENTS
BUILDING PERMIT	CONTRACT DOCUMENTS
BIDS DOCUMENTS	

DRAWING IDENTIFICATION
FOUNDATION LAYOUT PLAN



SUB-CONSULTANT

PRIME CONSULTANT

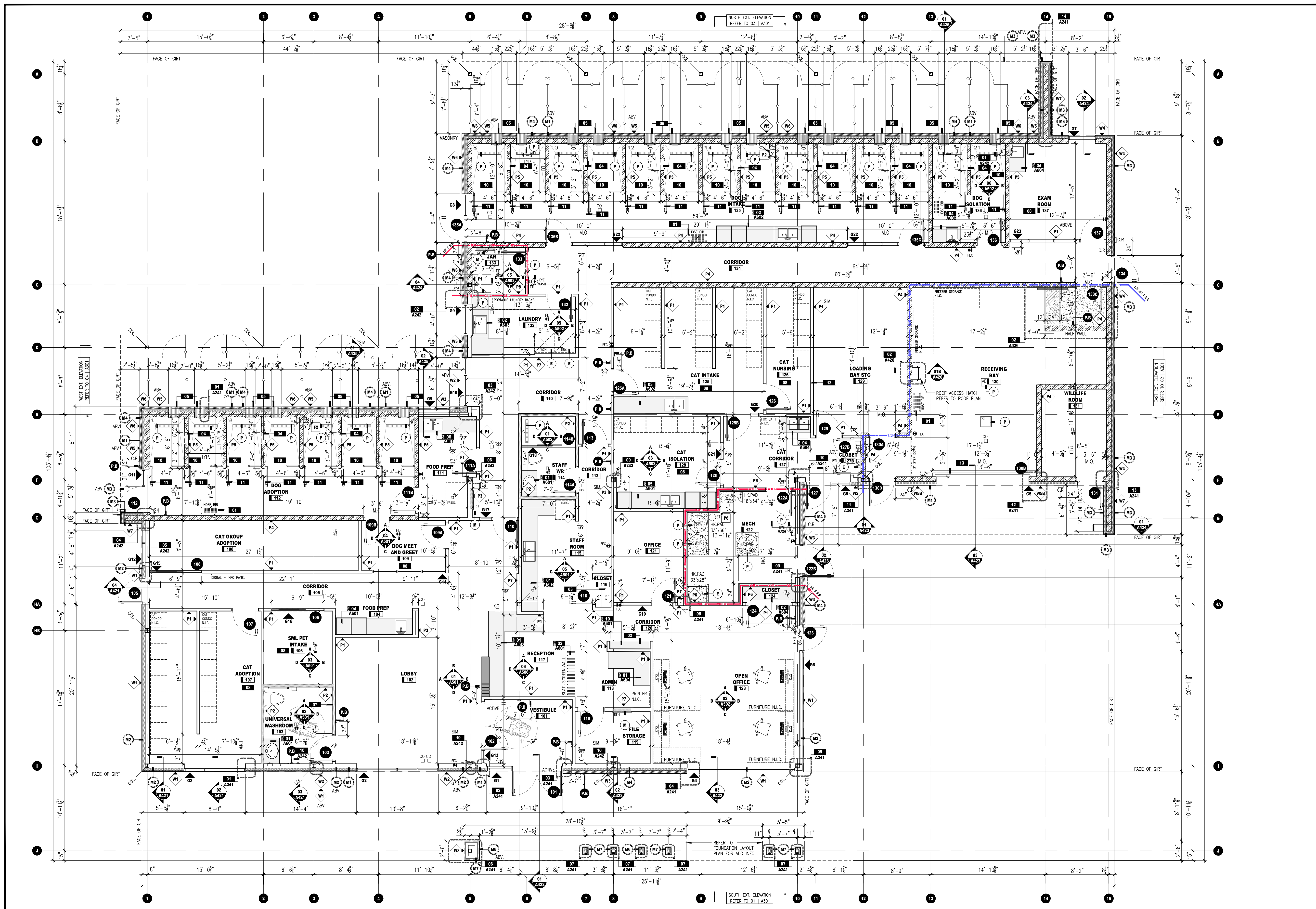
67 KING STREET WEST, CHATHAM ON N7M 1C7
TEL : 519.397.0943 EMAIL : info@roastudio.com

DISCIPLINE SEAL

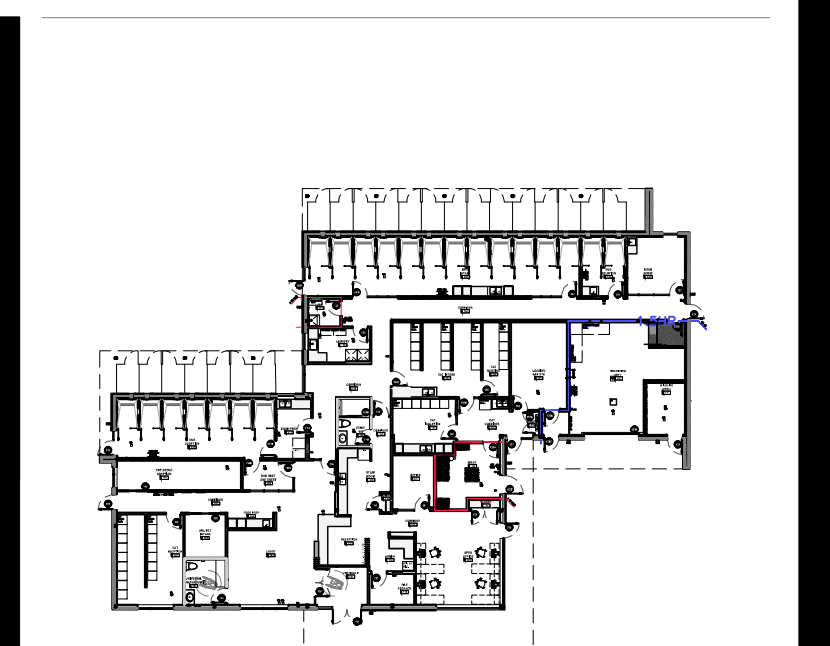
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2	ISSUED FOR 100% OWNERS REVIEW	05-29-2024
1	ISSUED FOR 50% REVIEW	04-05-2024
NO.	DESCRIPTION	DATE

INTERNAL INFO	
ARCHITECTURE	
PROJECT ID	ROA23-003
DRAWN BY	J.CASSIDY
REVIEWED BY	B.MARSCHNER
DATE	09.03.2024
SCALE	AS NOTED

A101



KEYPLAN



CONSTRUCTION NOTES

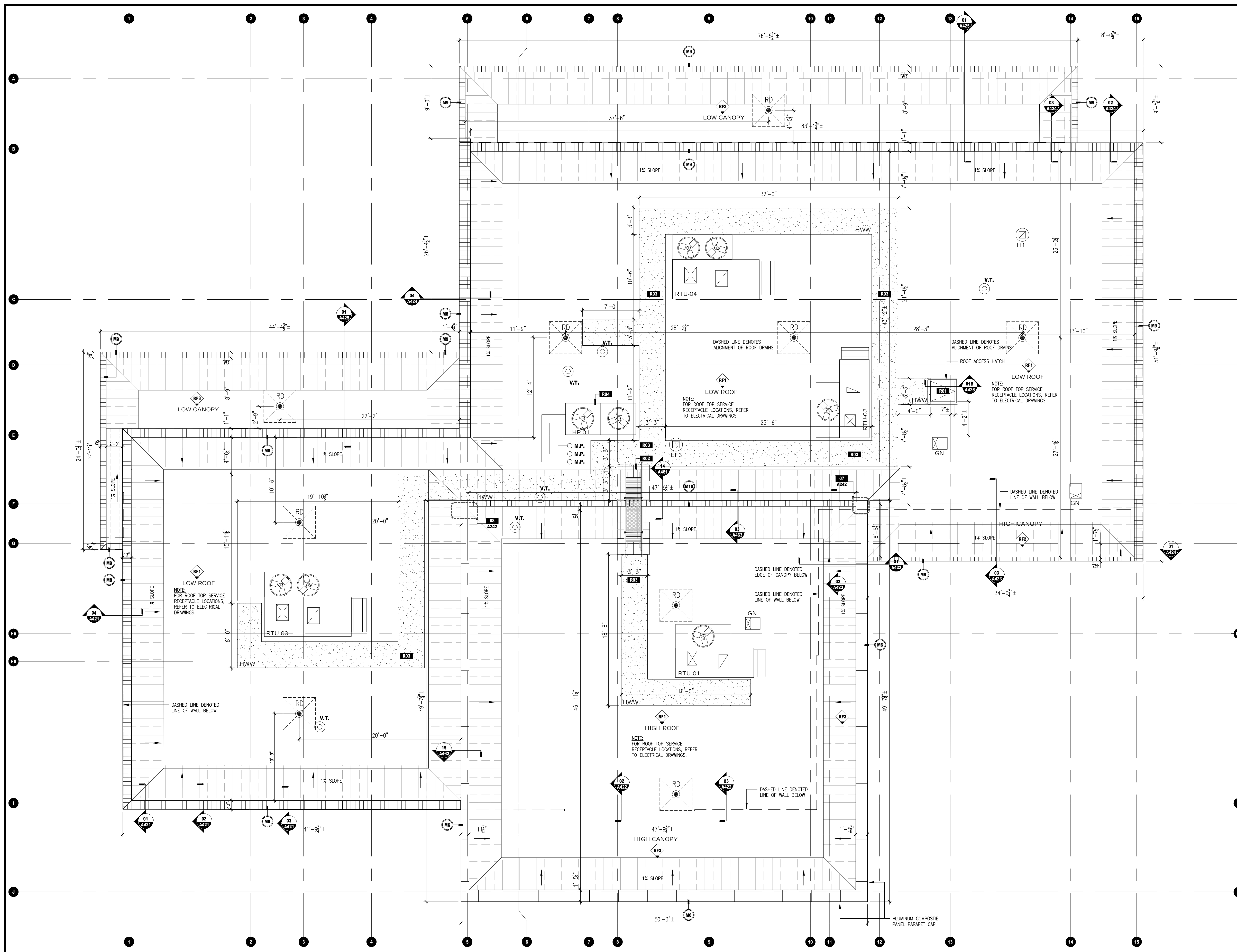
- 01 INTERIOR HOSE REELS ARE OWNER SUPPLIED AND CONTRACTOR INSTALLED. COORDINATE EXACT LOCATION ON SITE PRIOR TO INSTALLATION.
- 02 SUPPLY AND INSTALL 2 TIER LOCKERS (4 TOTAL). REFER TO 10/A701 FOR ADD INFO. BASED ON EMPORER SERIES BY HABRAN. PROVIDE 3/4" PLYWOOD BLOCKING WITH WALL.
- 03 CONTRACTOR TO SUPPLY AND INSTALL WALL MOUNTED WIRE SHELVING (BASED ON FASTRACK BY RUBBERMAID). REFER TO SPEC C/W COAT ROD. COAT ROD MOUNTED 5'-2" A.F.F. 16" DEEP WIRE SHELVING MOUNTED AT 5'-7" A.F.F..
- 04 INTERIOR KENNEL GULLOTINE DOOR BASED ON LARGE POLY PROPYLENE (29"x17") C/W PULLEY & CABLE SYSTEM. TO BE MOUNTED TO FRAME OF KENNEL DOOR. (TYP) (TOTAL 10)
- 05 EXTERIOR KENNEL GULLOTINE DOOR BASED ON STONE MOUNTAIN PET PRODUCTS - INSULATED DOG DOOR (29.1"x17.45") C/W PULLEY AND CABLE SYSTEM TO BE MOUNTED TO FRAME OF KENNEL DOOR. (TOTAL 21)
- 06 CAST IN PLACE CONCRETE RAMP. REFER TO STRUCTURAL DRAWINGS FOR ADD INFO. PROVIDE 2" MIN. COLOR CONTRAST STRIP AT TOP AND BOTTOM OF CONCRETE RAMP.
- 07 SPACE FOR ADULT SIZE CHANGE TABLE. PROVIDE SOLID PLY BLOCKING BETWEEN STUDS TO A HEIGHT OF 60". STUDS IN THIS AREA ARE TO BE 20 GAUGE TO SUPPORT FUTURE CHANGE TABLE.
- 08 INTERIOR PARTITIONS IN THIS AREA ARE TO TERMINATE AT UNDERSIDE OF DECK.
- 09 PROVIDE CONCRETE HOUSE KEEPING PAD. REFER TO FOUNDATION LAYOUT PLAN FOR ADD INFO. REFER TO MECHANICAL FOR ADD INFO.
- 10 DEPRESS CONCRETE SLAB INFILL TO SLOPE TOWARD LINEAR FLOOR DRAINS IN THIS AREA. REFER TO MECH.
- 11 KENNEL DOORS SYSTEM BASED ON MASON COMPANY SAM-KENNEL SYSTEM C/W TEMPERED GLASS GATE & SIDLIGHT. REFER TO SPEC FOR HARDWARE AND ACCESSORIES. (TOTAL 21)
- 12 SOLID PLY BLOCKING WITHIN WALL FOR FULL HEIGHT. STUDS IN THIS AREA ARE TO BE 20 GAUGE.
- 13 SLOPE DEPRESS GARAGE SLAB TO TOP OF FOUNDATION WALL OVER 6" MIN. SLOPE = 1/4"
- 14 DIGITAL INFORMATION PANEL BASED ON **** BY **** MOUNT PANEL 42" A.F.F. REFER TO ELEC. FOR ADD. INFO.

01 FLOOR PLAN
A102 SCALE: 3/16" = 1'-0"

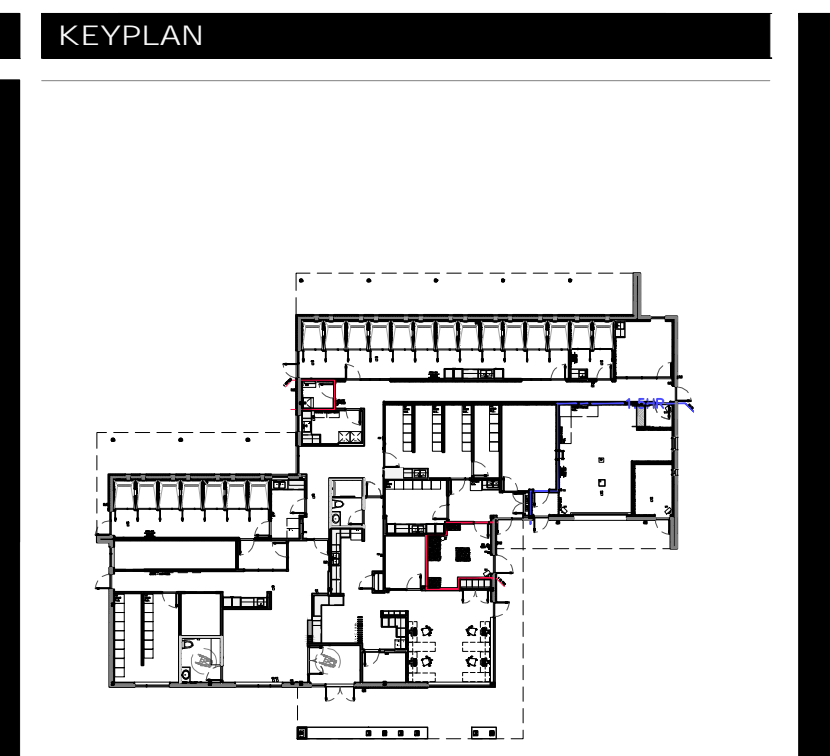
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	PROJECT ID: ROA23-003 DRAWN BY: J. CASSIDY REVIEWED BY: B. MARSCHNER DATE: 09.03.2024 SCALE: AS NOTED							COPYRIGHT 2024																	

ROA23-003 BRANTFORD ANIMAL SHELTER

A102



01 ROOF PLAN
A103 SCALE: 3/16" = 1'-0"

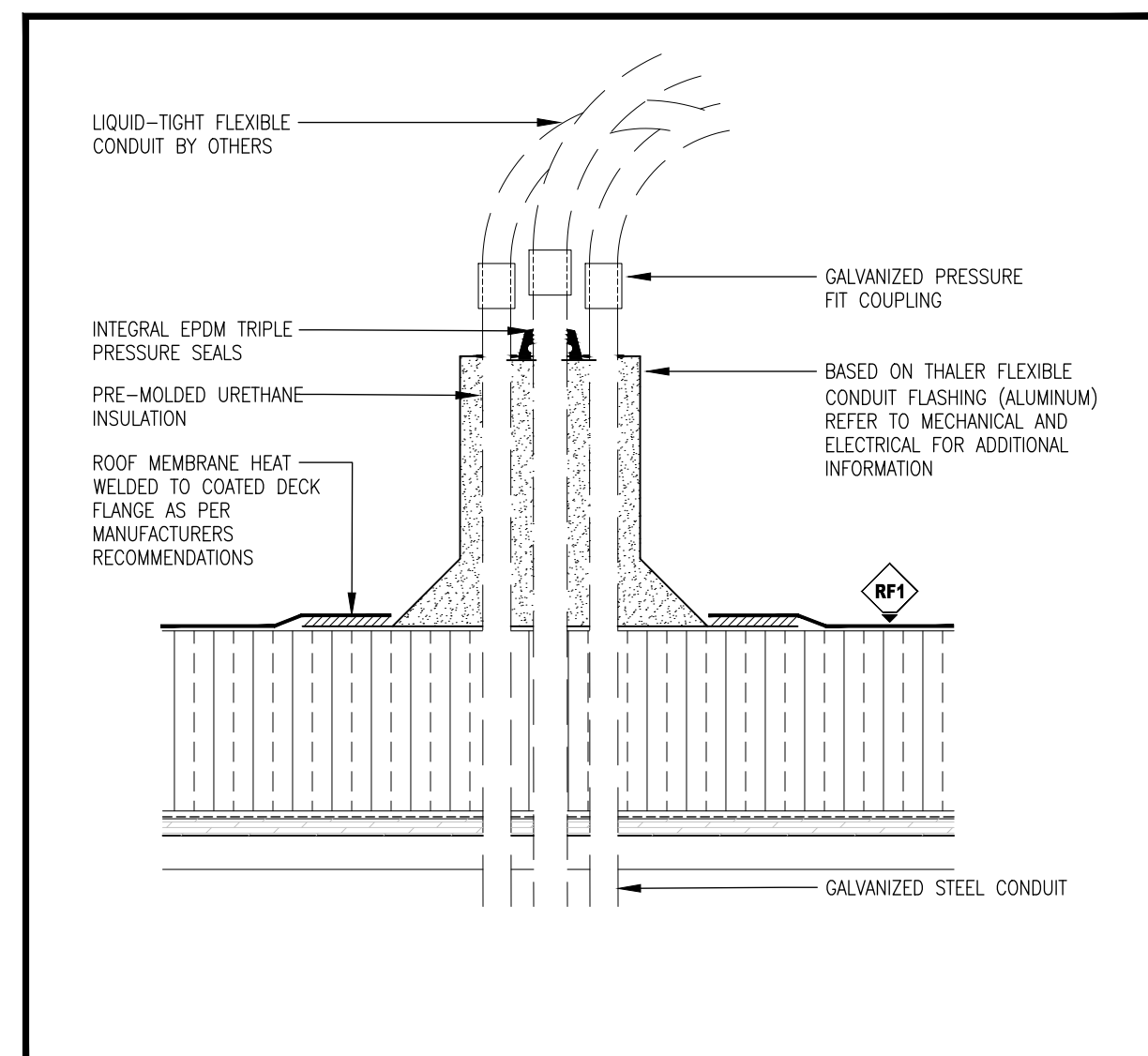


- SCALE N.T.S.
- ROOF CONSTRUCTION NOTES**
- TAG ROOFING NOTES**
- R01** INSTALL METAL PIPE GUARD C/W GATE AND SECURE TO HATCH CURB (PAINT CAUTION YELLOW). SUPPLY AND INSTALL METAL HATCH LADDER. REFER TO SECTION 01B/A426 FOR ADD INFO.
 - R02** CONTRACTOR TO SUPPLY AND INSTALL NEW CROSS OVER STAIR/PLATFORM SYSTEM. BASED ON ALTO STAIR BY SKYLINE GROUP. REFER TO DETAIL 02/A423.
 - R03** INSTALL NEW 3'-3" WIDE HEAT-WELDABLE WALKWAY (HWW) FULLY ADHERED TO ROOF MEMBRANE. SEE ROOF PLAN FOR LAYOUT.
 - R04** REFER TO DETAIL 01/A105 FOR HP-01 CURB DETAIL. REFER TO STRUCTURAL FOR ADD INFO.

ROOF SYMBOL LEGEND

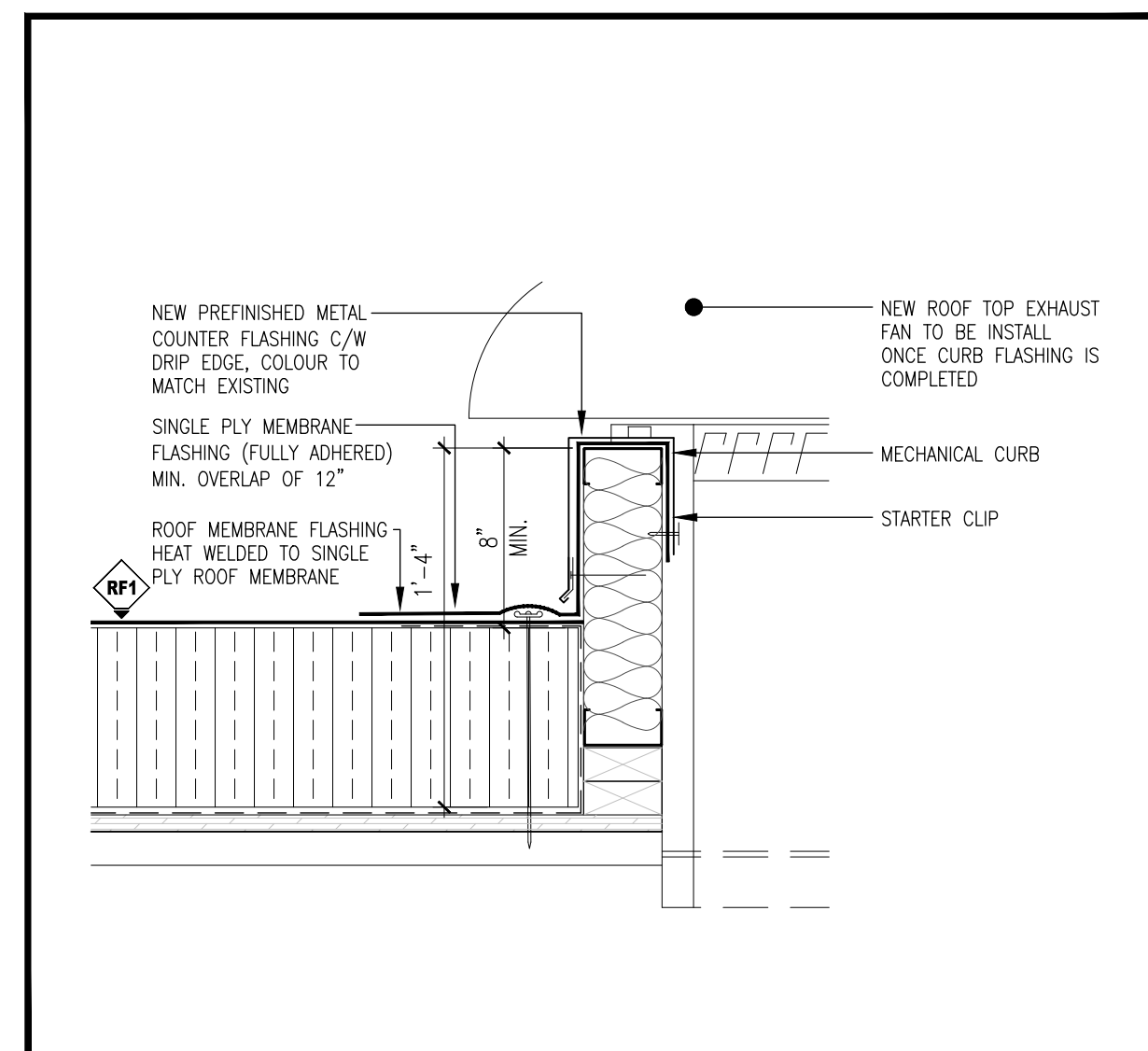
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING ROOF TOP UNIT ON EXISTING CURB		EXISTING TALL CONE OR "B" VENT
	E.F. - EXISTING ROOF EXHAUST FAN ON A CURB		EXISTING ACCESS LADDER
	ROOF DRAIN		EXISTING GOOSENECK EXHAUST PIPE
	EXISTING MECHANICAL LINE PENETRATION		EXISTING ANTENNA
	HEAT WELDABLE WALKWAY		EXISTING CONDENSER UNIT ON 2'X2' CONCRETE PAVR C/W 2" RIGID INSUL.
	NEW MAST OR EQUIPMENT MOUNTED ELECTRICAL OUTLET		CONDENSER UNIT ON SLEEPER
	EXISTING GOOSENECK EXHAUST DUCT ON CURB		ROOF HATCH - TYPE I
	RAISED GAS LINE ON SLEEPER		GUIDE WIRE
	CONCRETE PAVERS		ROOF ANCHOR
	ABANDONED CURB		

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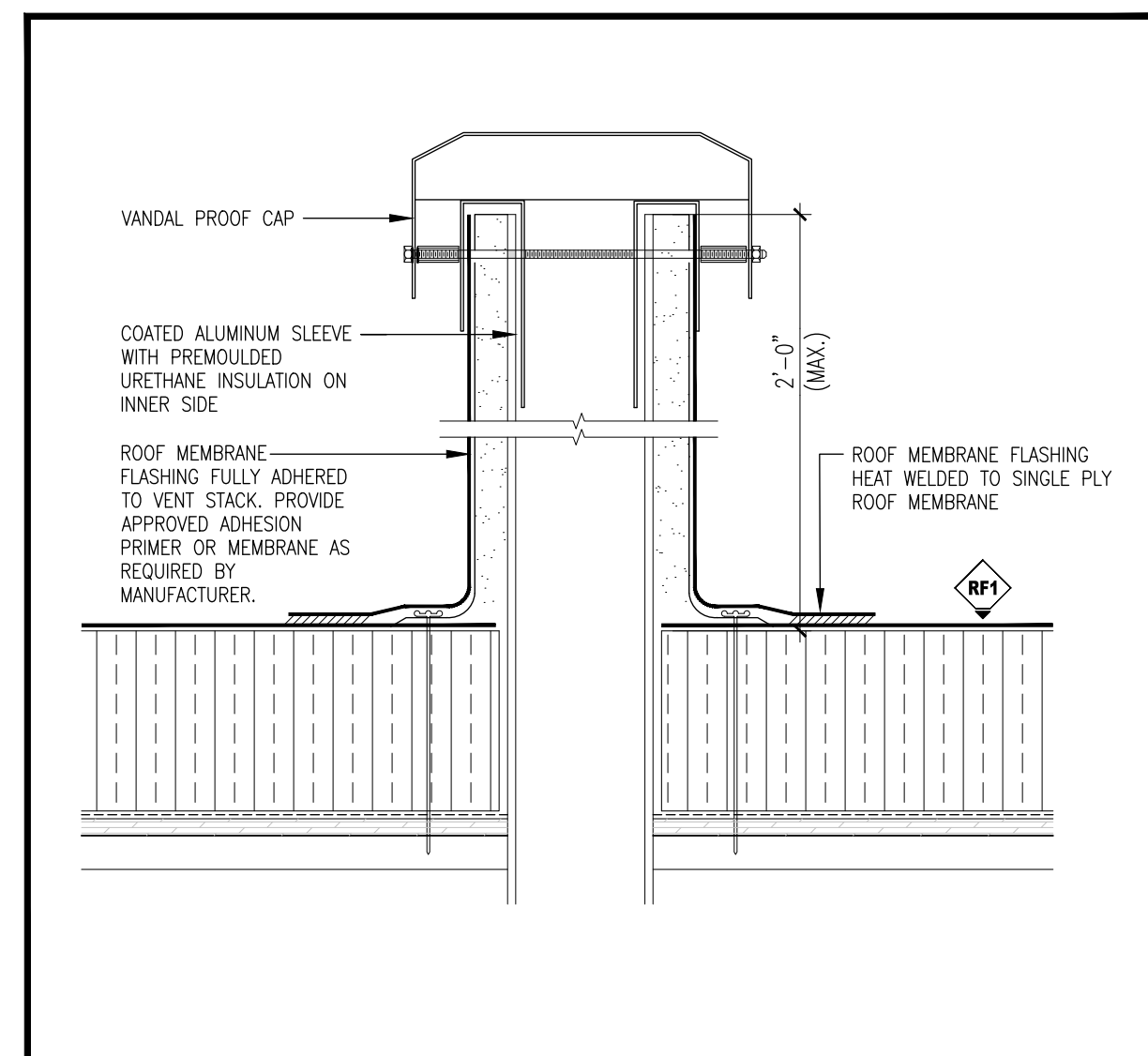
05 TYPICAL CONDUIT PENETRATION FLASHING DETAIL

A104 SCALE: 1 1/2" = 1'-0"



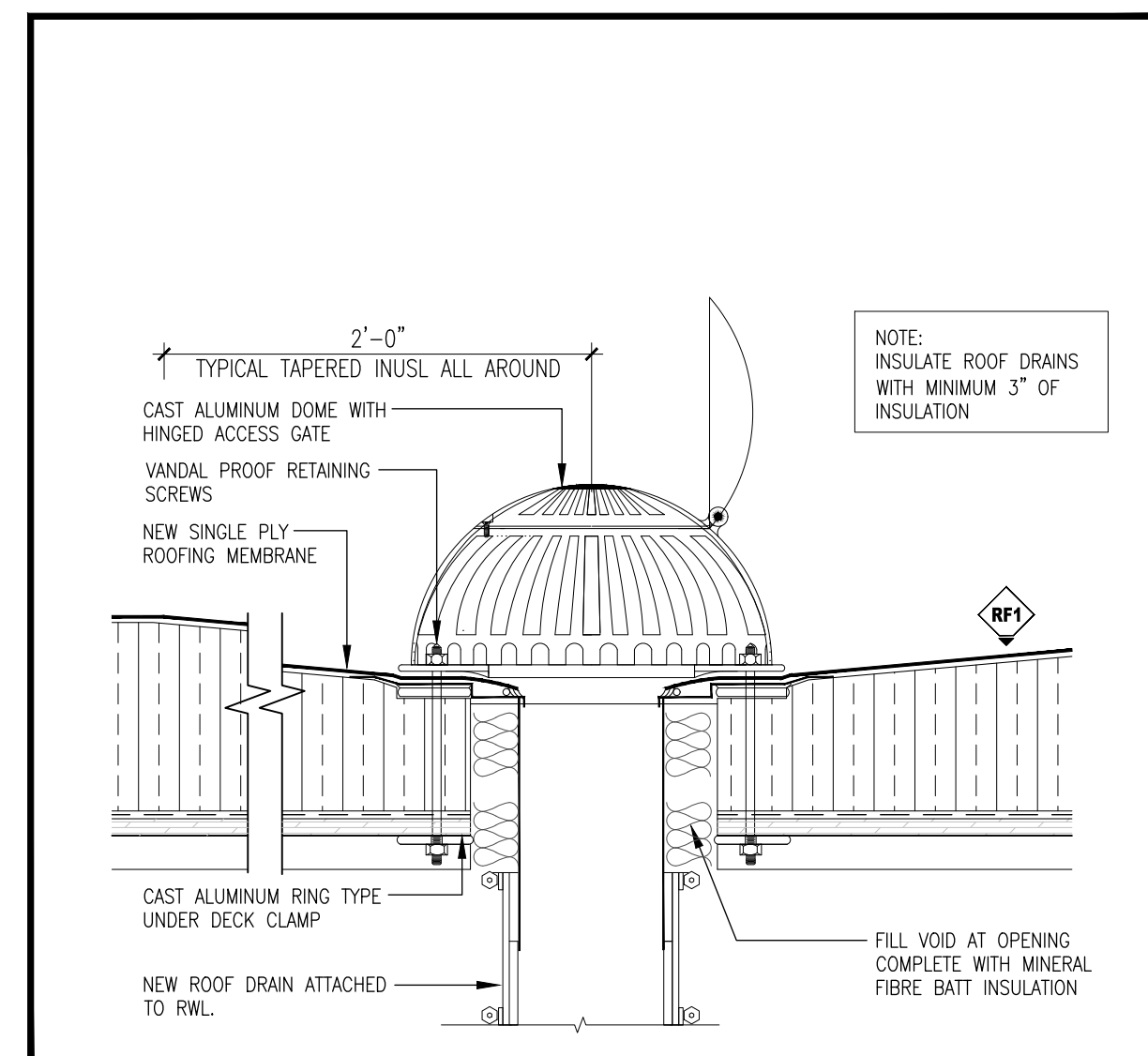
04 TYPICAL EXHAUST FAN DETAIL

A104 SCALE: 1 1/2" = 1'-0"



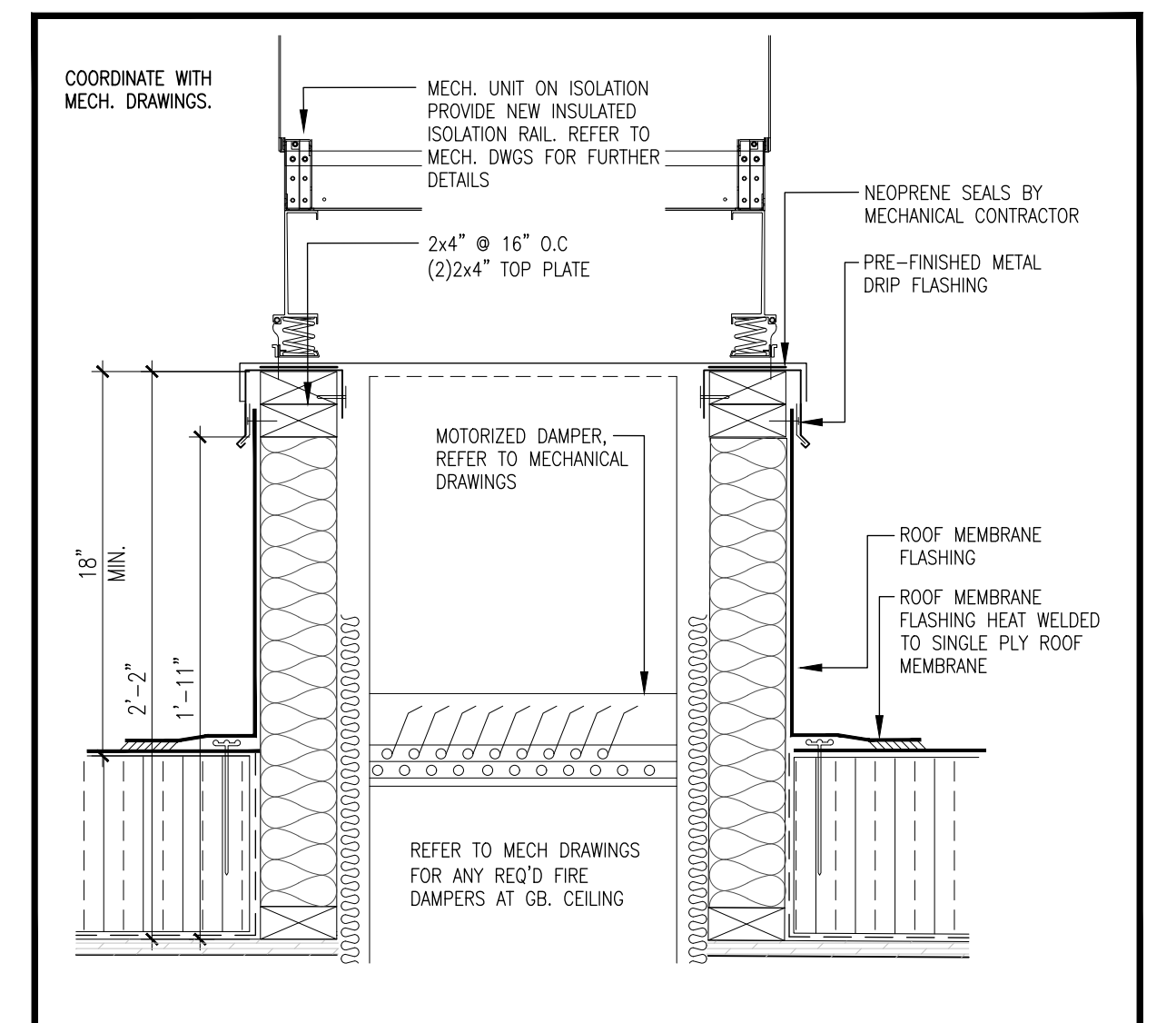
03 TYPICAL VENT STACK DETAIL

A104 SCALE: 1 1/2" = 1'-0"



02 TYPICAL ROOF DRAIN DETAIL

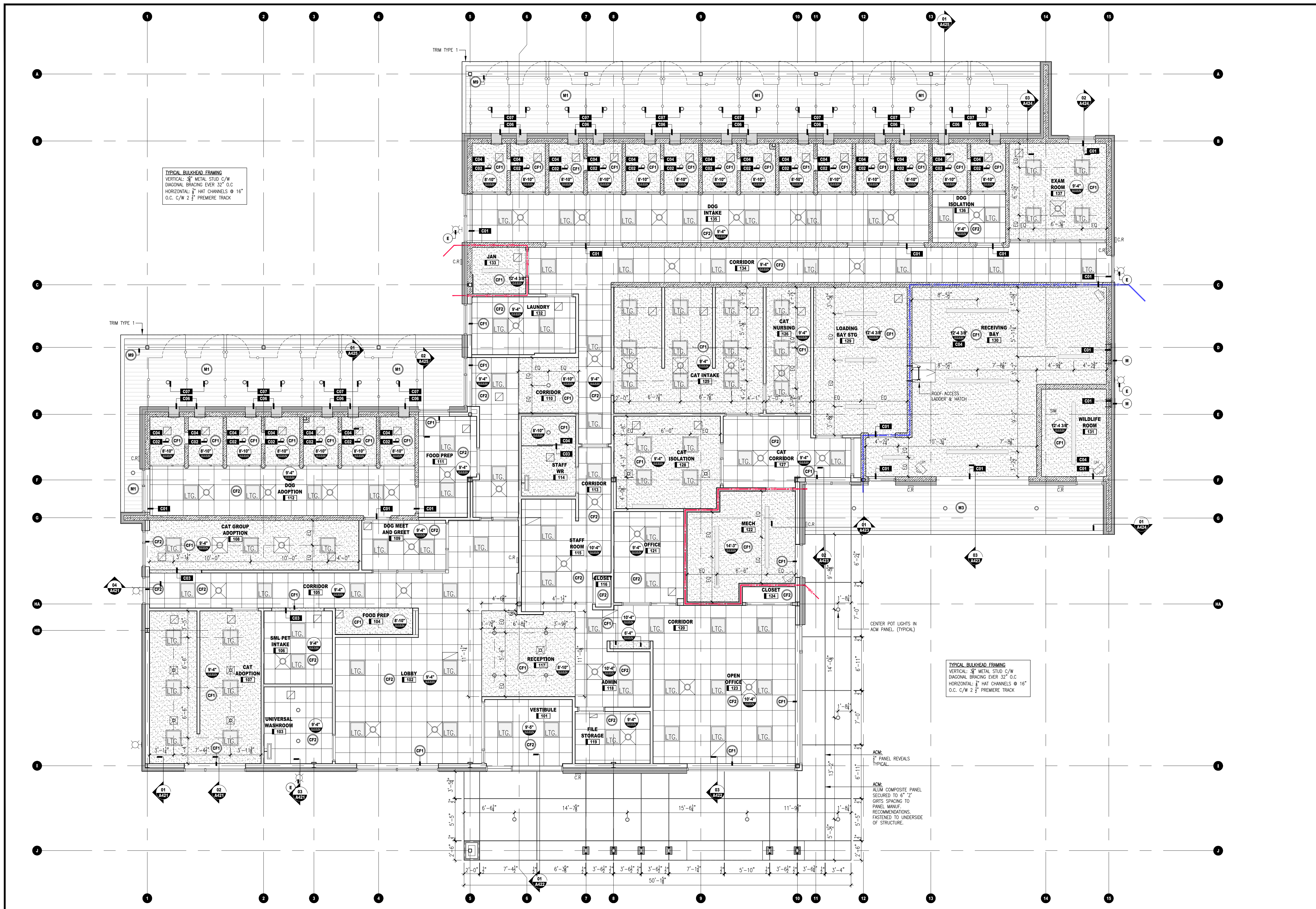
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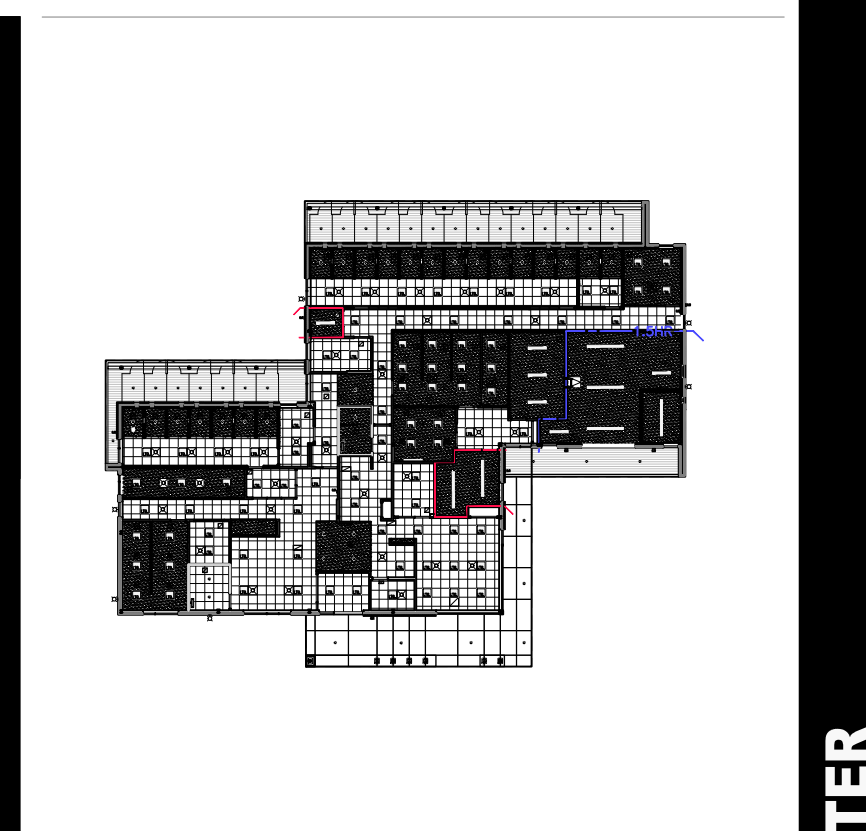
A104 SCALE: 1 1/2" = 1'-0"

NOTES	PROJECT IDENTIFICATION	DRAWING IDENTIFICATION	ORIENTATION	SUB-CONSULTANT	PRIME CONSULTANT	DISCIPLINE SEAL	DRAWING SUBMISSION(S)	INTERNAL INFO												
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01 FLOOR PLAN
 A102 SCALE: 3/16" = 1'-0"

KEYPLAN



CEILING CONSTRUCTION NOTES

- | TAG | CEILING CONSTRUCTION NOTES |
|-----|---|
| C01 | PAINT STRUCTURAL STEEL LINTEL. PAINT LINTELS PT3 UNLESS OTHERWISE NOTED. REFER TO FINISHES PLAN FOR ADD INFO. |
| C02 | POT LIGHT TO BE CENTERED IN GYPSUM BULKHEAD CEILING. TYPICAL. REFER TO ELEC FOR ADD INFO. |
| C03 | PROVIDE ADDITIONAL WOOD BLOCKING IN THIS AREA AS PER DOOR/FRAME MANUFACTURE RECOMMENDATIONS. |
| C04 | CEILING HEIGHT FROM TYPICAL FINISHES FLOOR ELEVATION. NOT DEPRESSED SLAB. REFER TO A425 FOR ADD INFO. |
| C05 | INSTALL MOISTURE RESISTANT GYPSUM BOARD IN THIS AREA. |
| C06 | PRE-FINISHED METAL FLASHING. REFER TO WALL SECTION 01/A425 FOR ADD INFO. |
| C07 | POT LIGHT TO BE CENTERED IN SOFFIT ABOVE DOG KENNEL. TYPICAL. REFER TO ELEC FOR ADD INFO. |

REFLECTED CEILING LEGEND

SYMBOL	DESCRIPTION
[LTG]	2' x 4' LIGHT FIXTURE SEE ELECTRICAL DRAWINGS
[RECESSED]	1' x 4' RECESSED LIGHT FIXTURE SEE ELECTRICAL DRAWINGS
[EXISTING]	EXISTING RECESSED LIGHT FIXTURE
[SUSPENDED]	SUSPENDED ACOUSTICAL CEILING, SEE ROOM FINISH SCHEDULE FOR TYPE.
[GYPSUM]	8" GYPSUM BOARD ON METAL STUD @ 16" O.C. MAX.
[DIFFUSER]	AIR SUPPLY DIFFUSER, REFER TO MECHANICAL
[GRILLE]	AIR RETURN GRILLE OR EXHAUST, REFER TO MECHANICAL
[POT LIGHT]	NEW RECESSED POT LIGHTS, REFER TO ELECTRICAL
[PROJECTOR]	CEILING MOUNTED PROJECTOR LOCATION. SEE ELECTRICAL DRAWINGS
[ROUTER]	CEILING MOUNTED WIRELESS INTERNET ACCESS POINT ROUTER. SEE ELECTRICAL DRAWINGS
[SMART BOARD]	CEILING MOUNTED SMART BOARD PROJECTOR LOCATION. SEE ELECTRICAL DRAWINGS

NOTES

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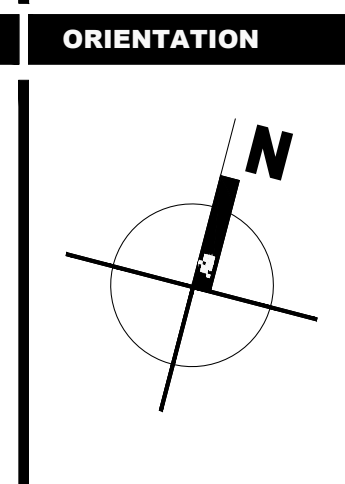
PROJECT IDENTIFICATION

BRANTFORD ANIMAL SHELTER
 10 KRAEMER'S WAY
 BRANTFORD, ONTARIO
 N3V 0A5

DESIGN REVIEW SITE PLAN APPROVAL BUILDING PERMIT BIDS DOCUMENTS CONTRACT DOCUMENTS CONSTRUCTION DOCUMENTS AS-BUILT DOCUMENTS

DRAWING IDENTIFICATION

REFLECTED CEILING PLAN



ORIENTATION

SUB-CONSULTANT

PRIME CONSULTANT

ROA STUDIO

67 KING STREET WEST, CHATHAM ON N7M 1C7
 TEL . 519.397.0943 EMAIL . info@roastudio.com

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INTERNAL INFO

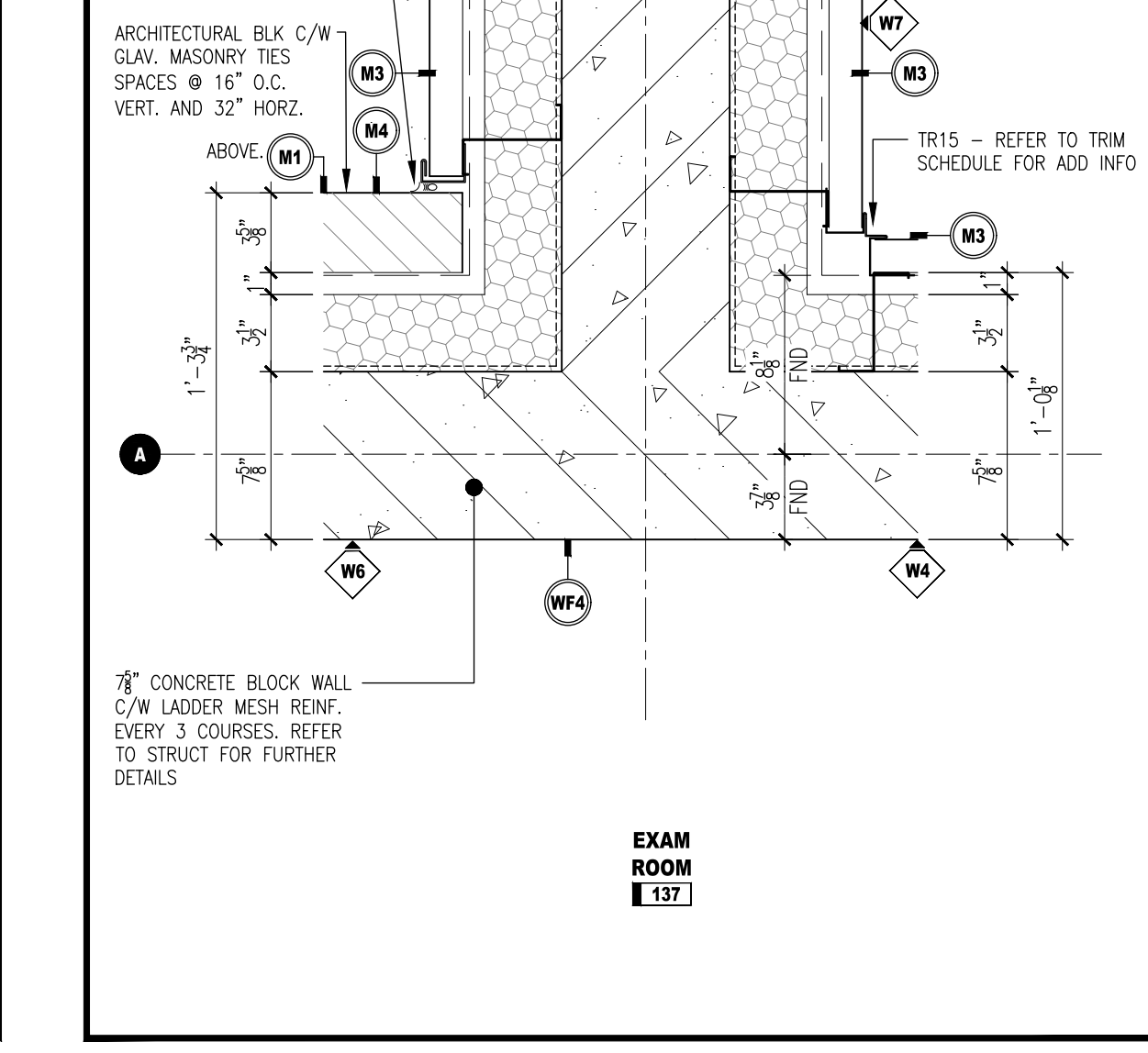
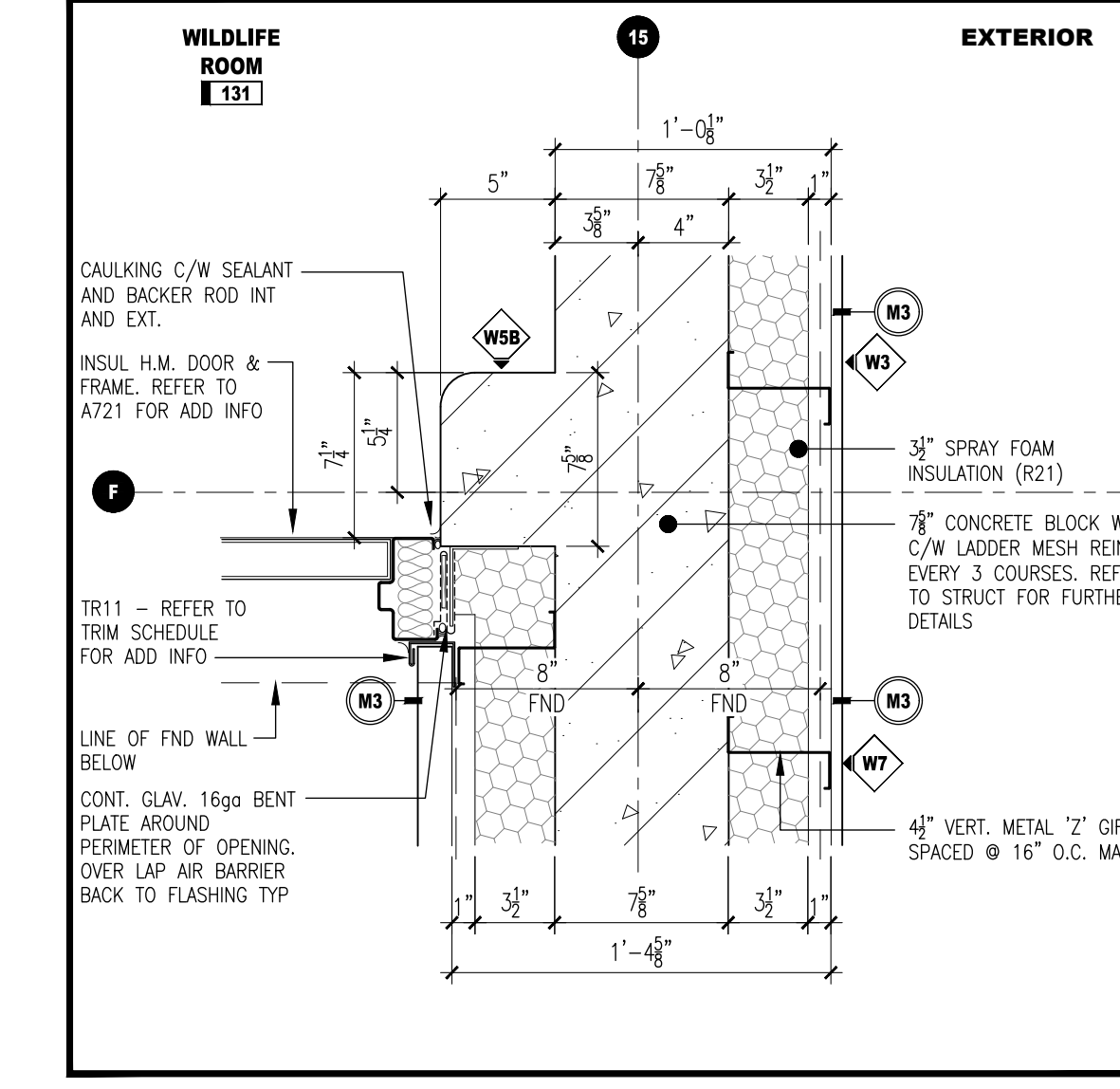
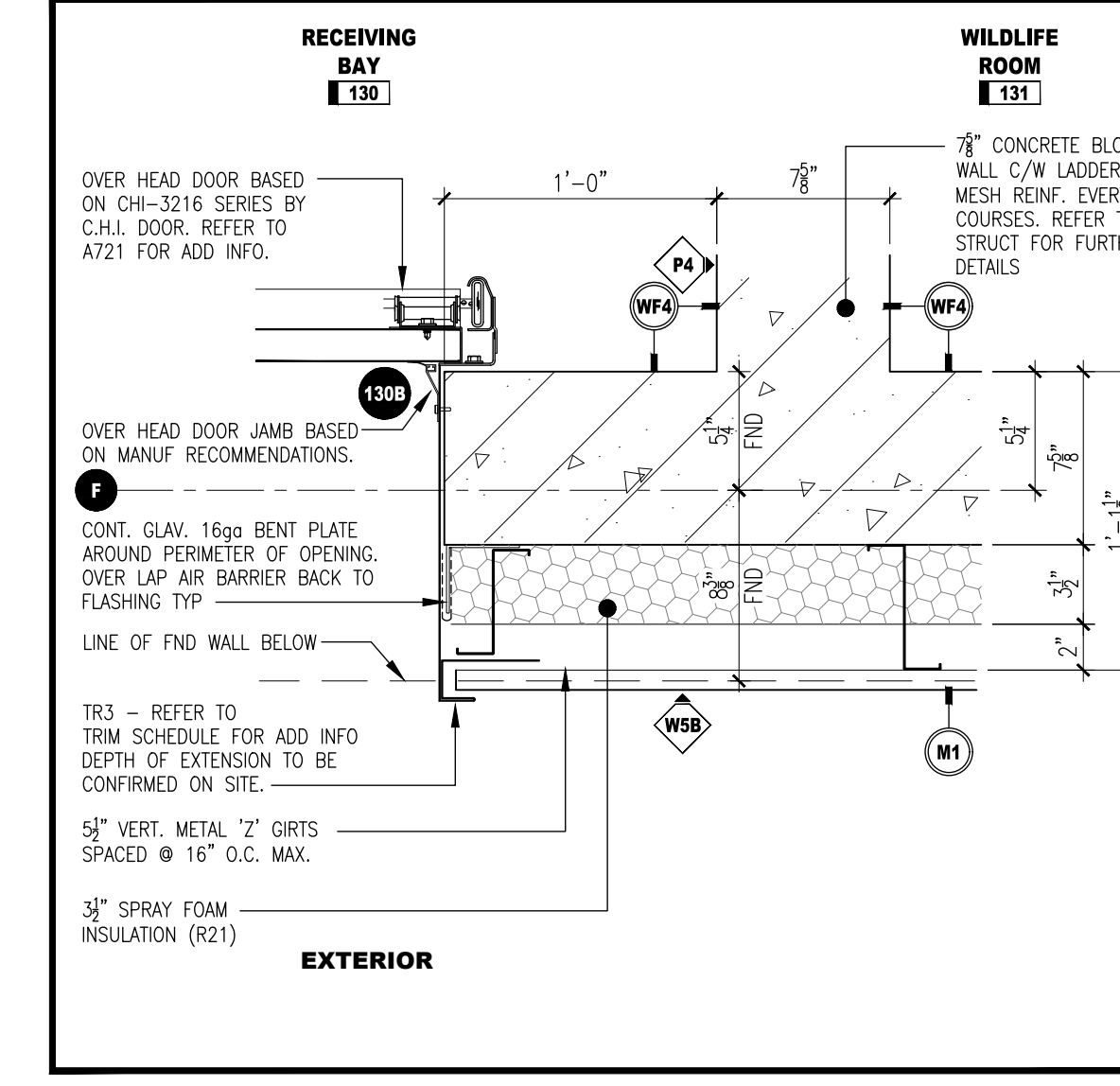
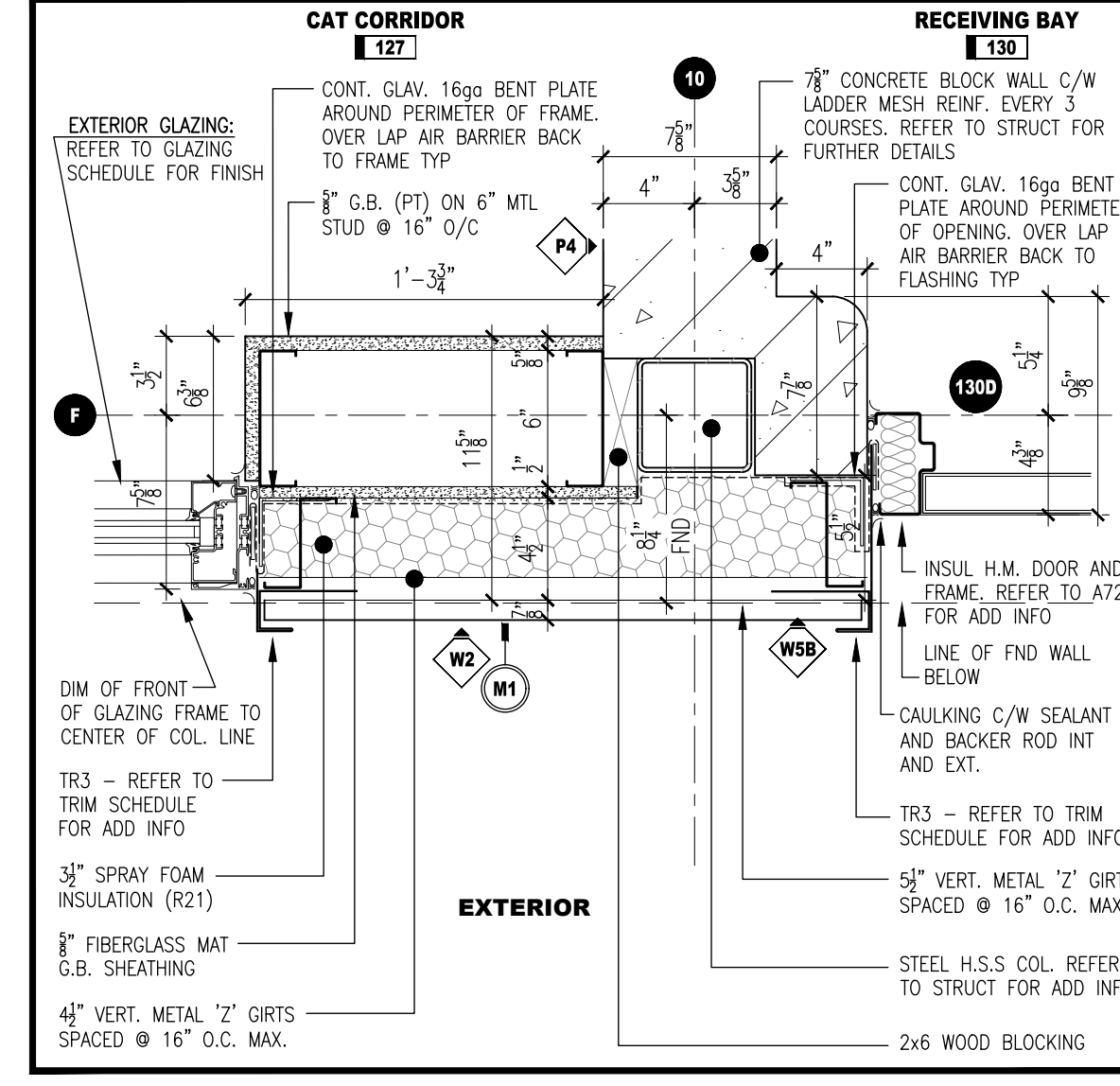
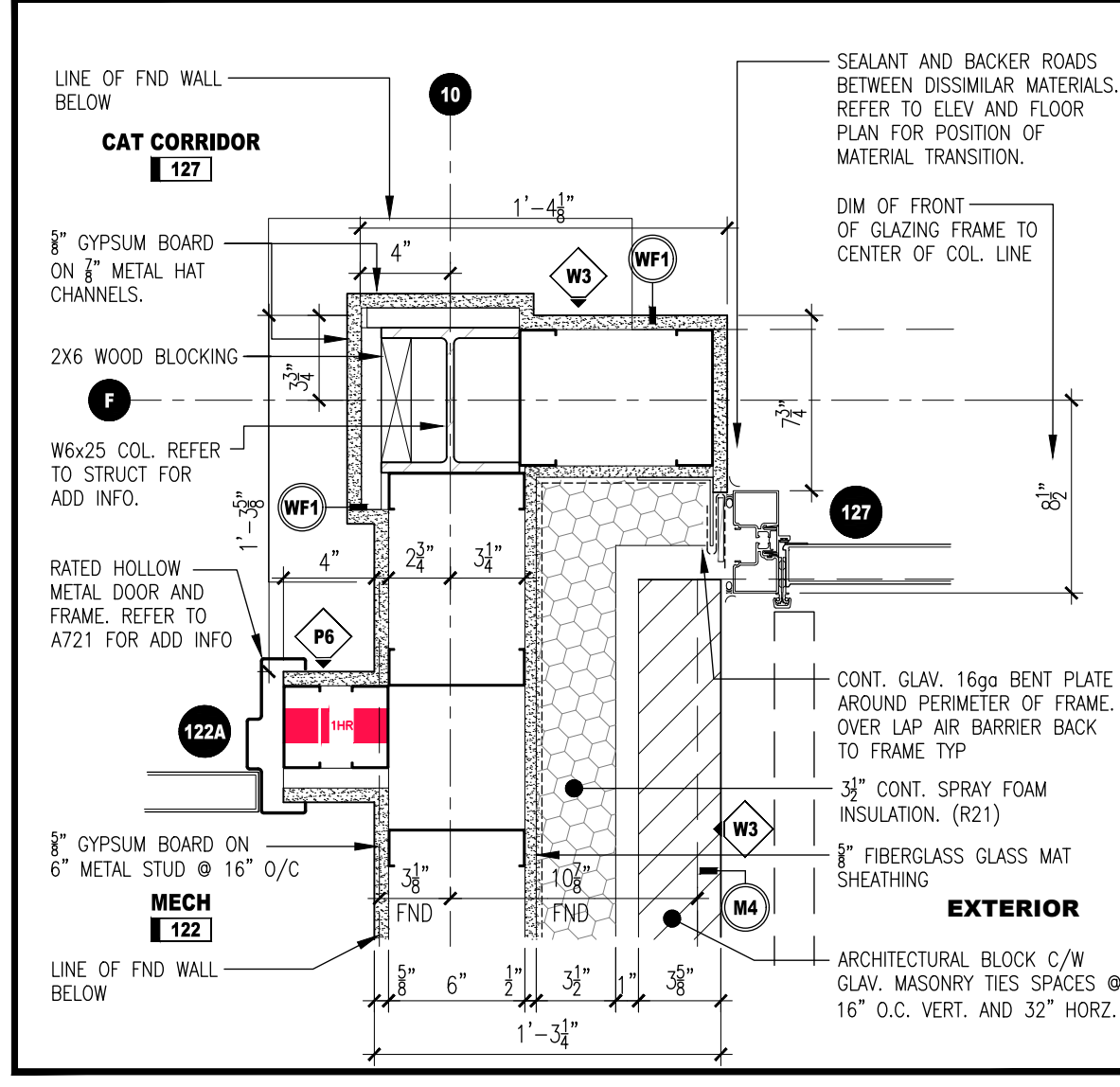
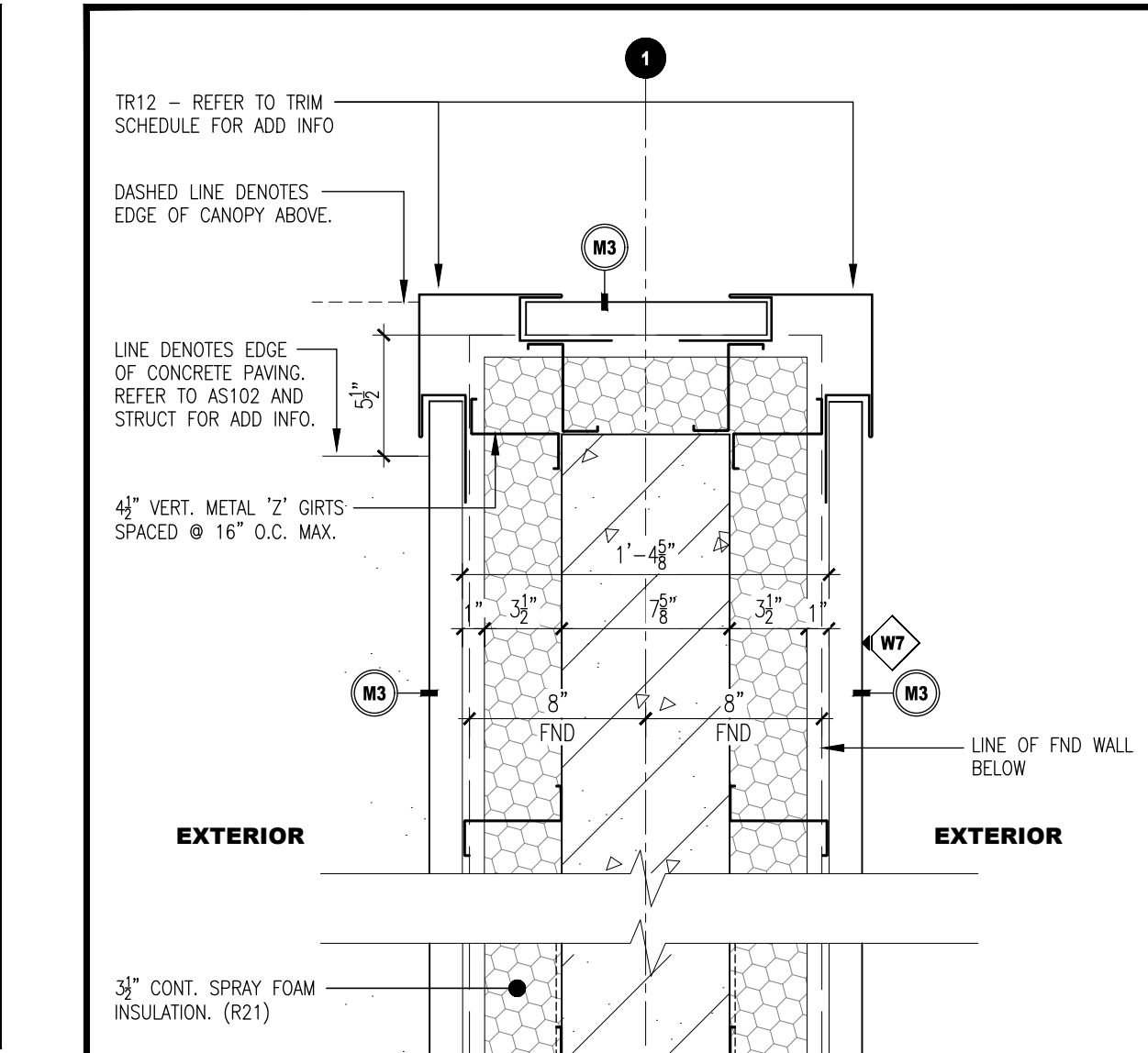
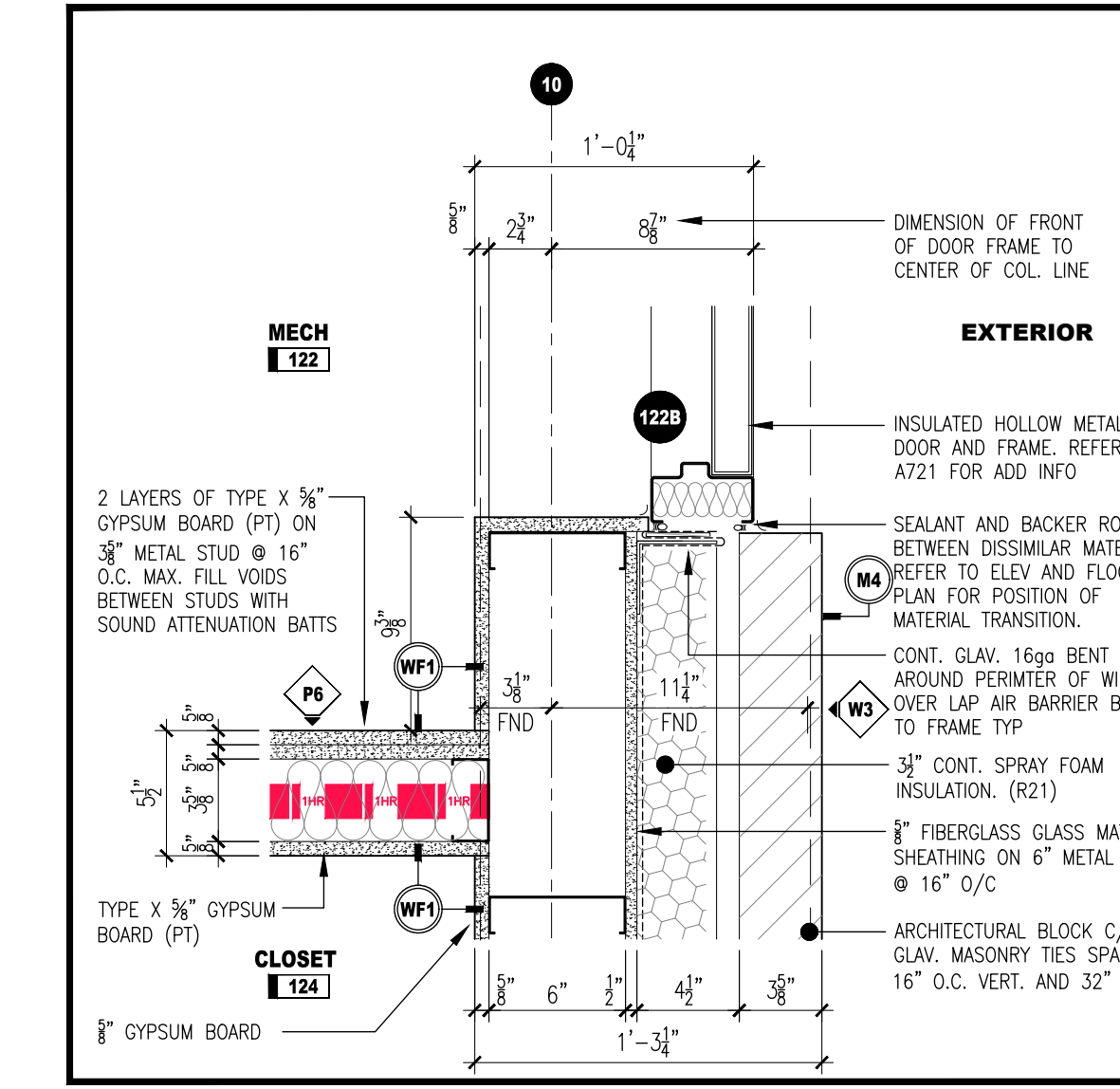
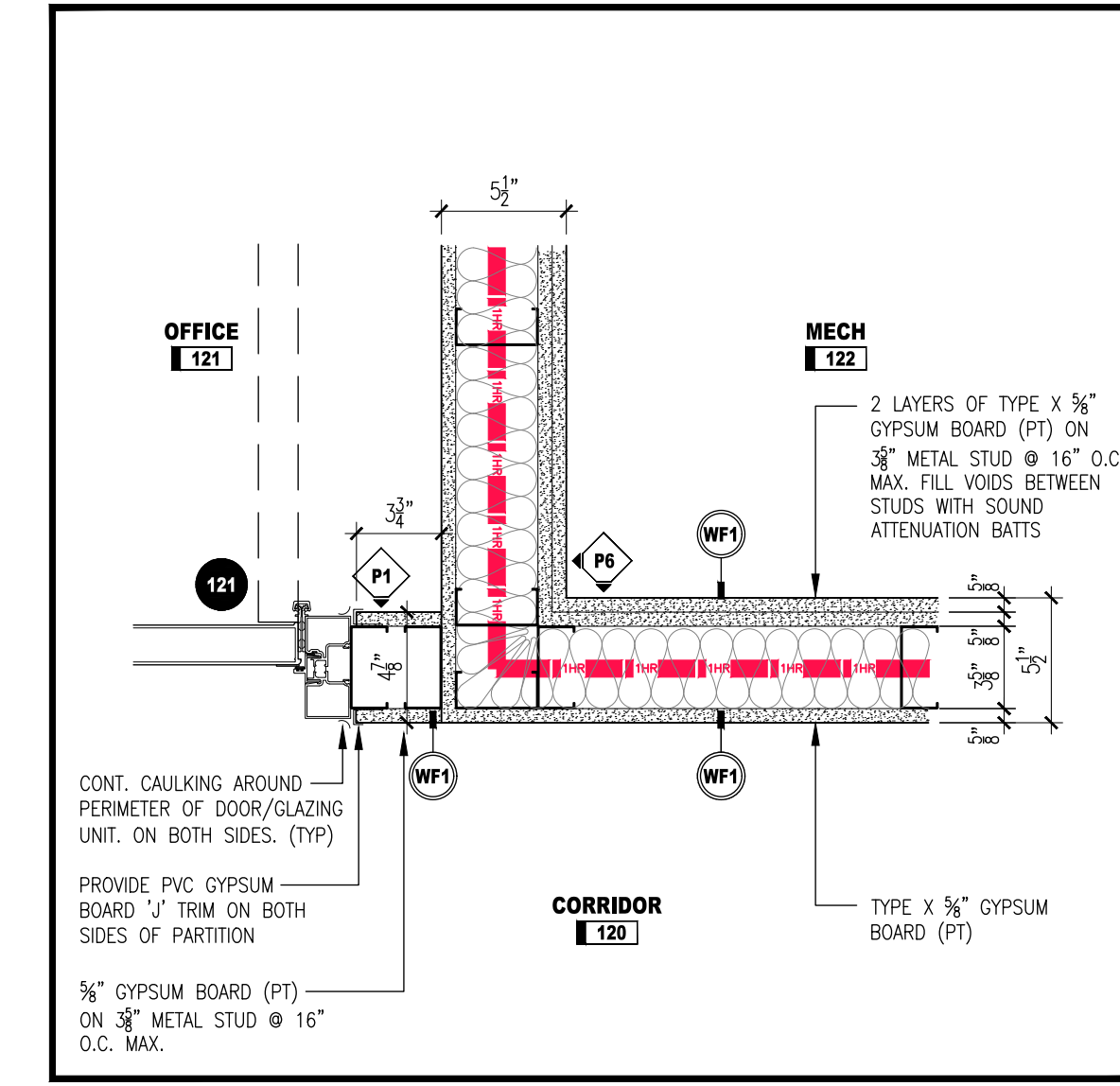
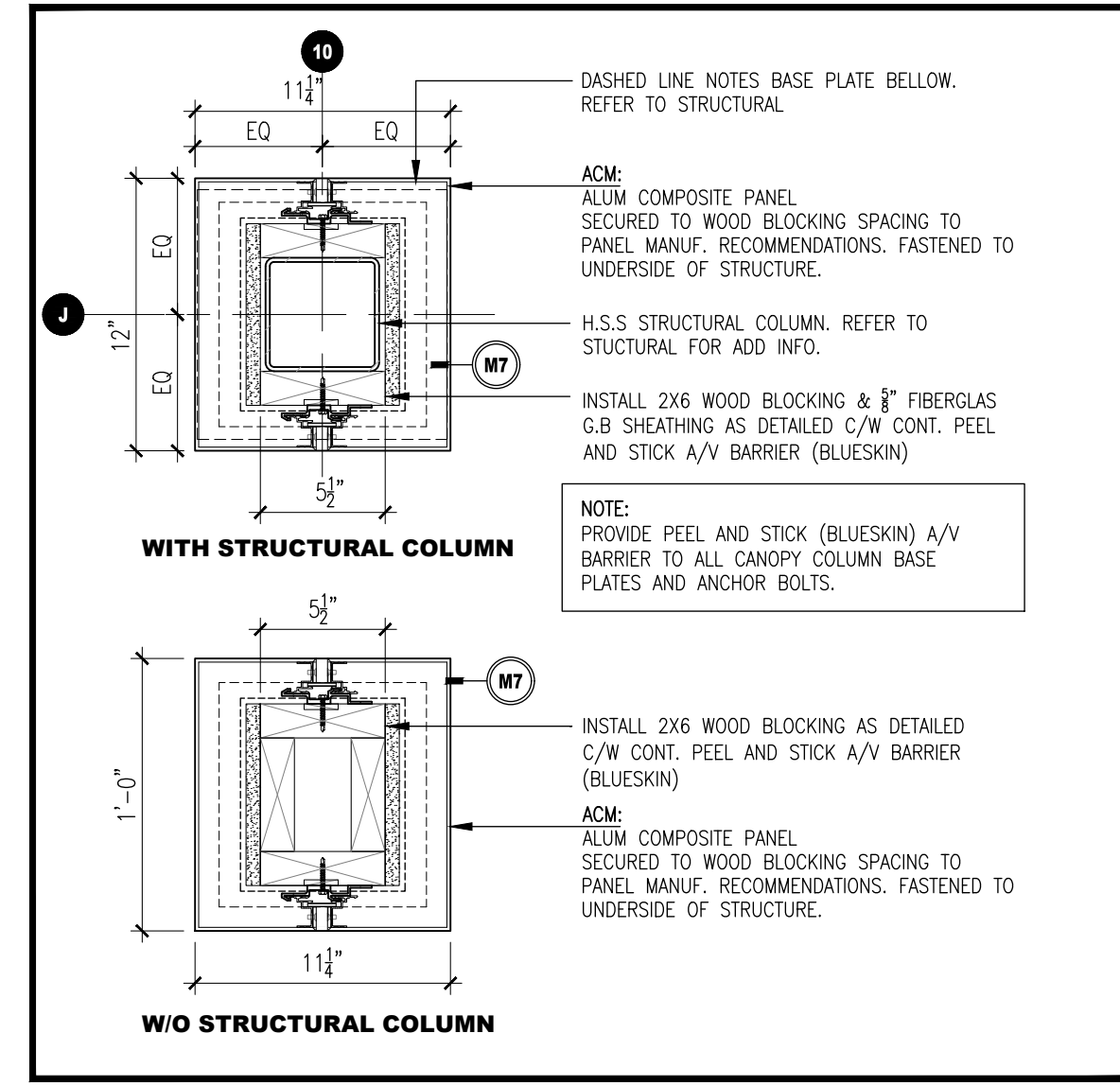
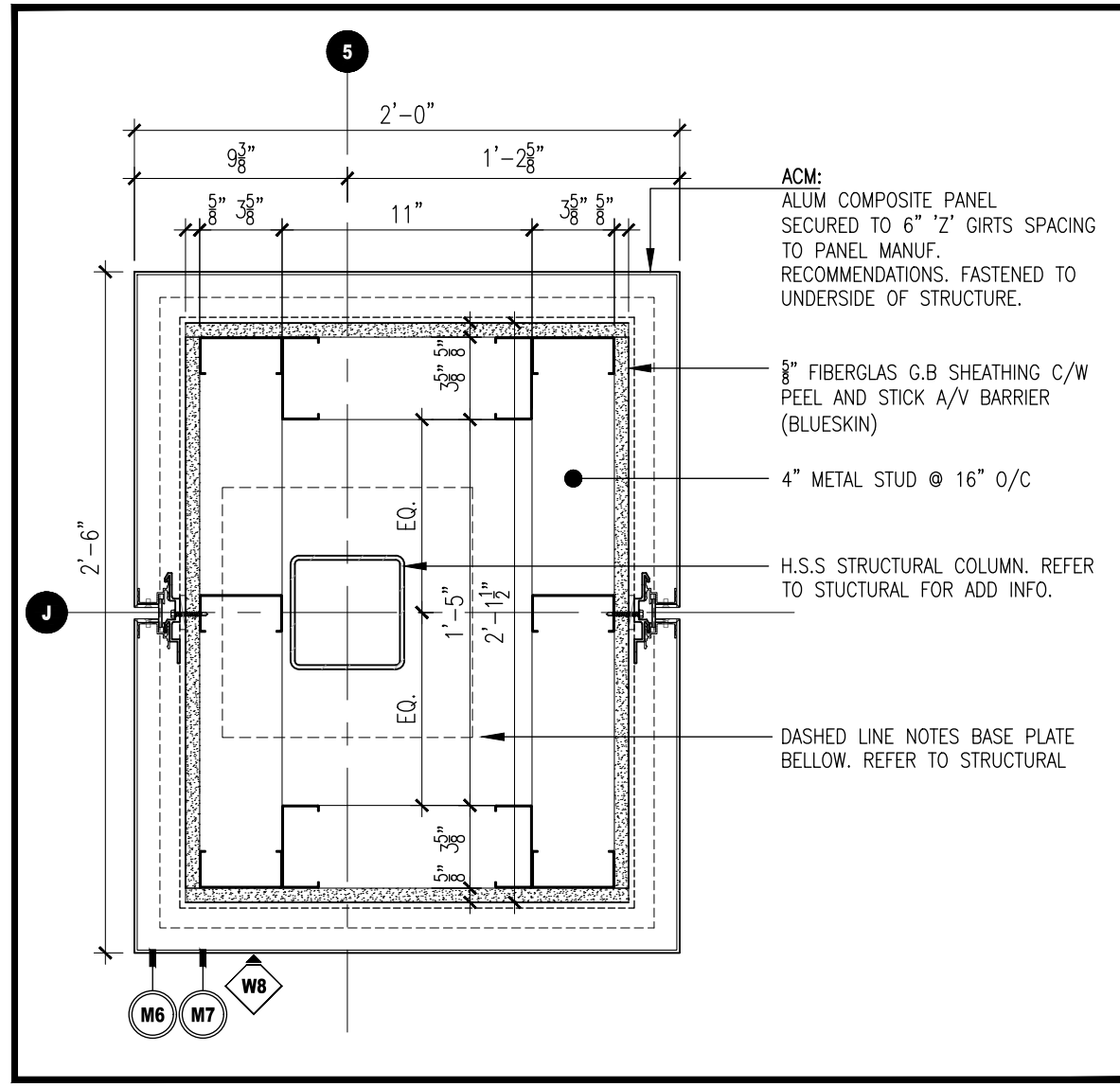
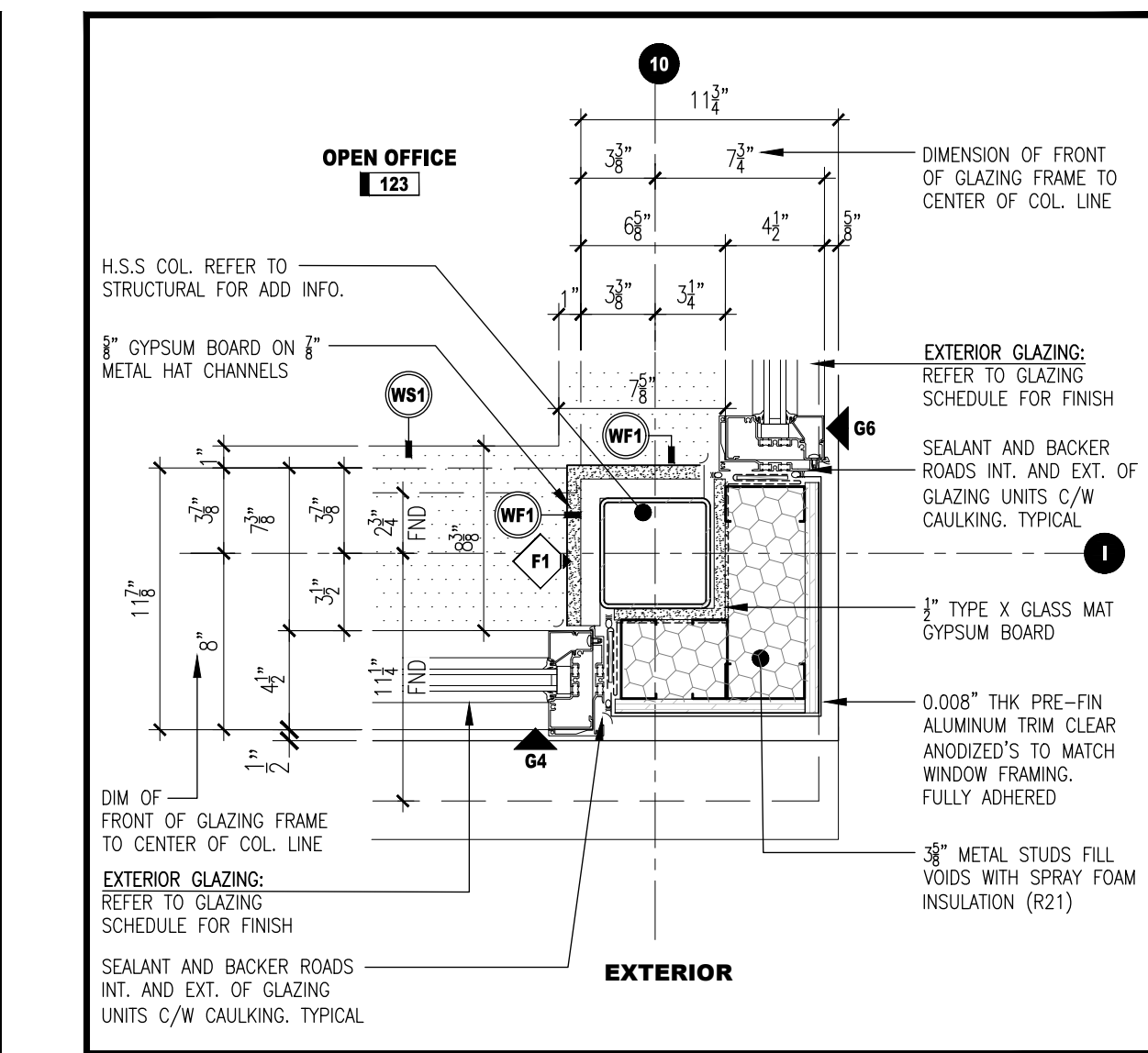
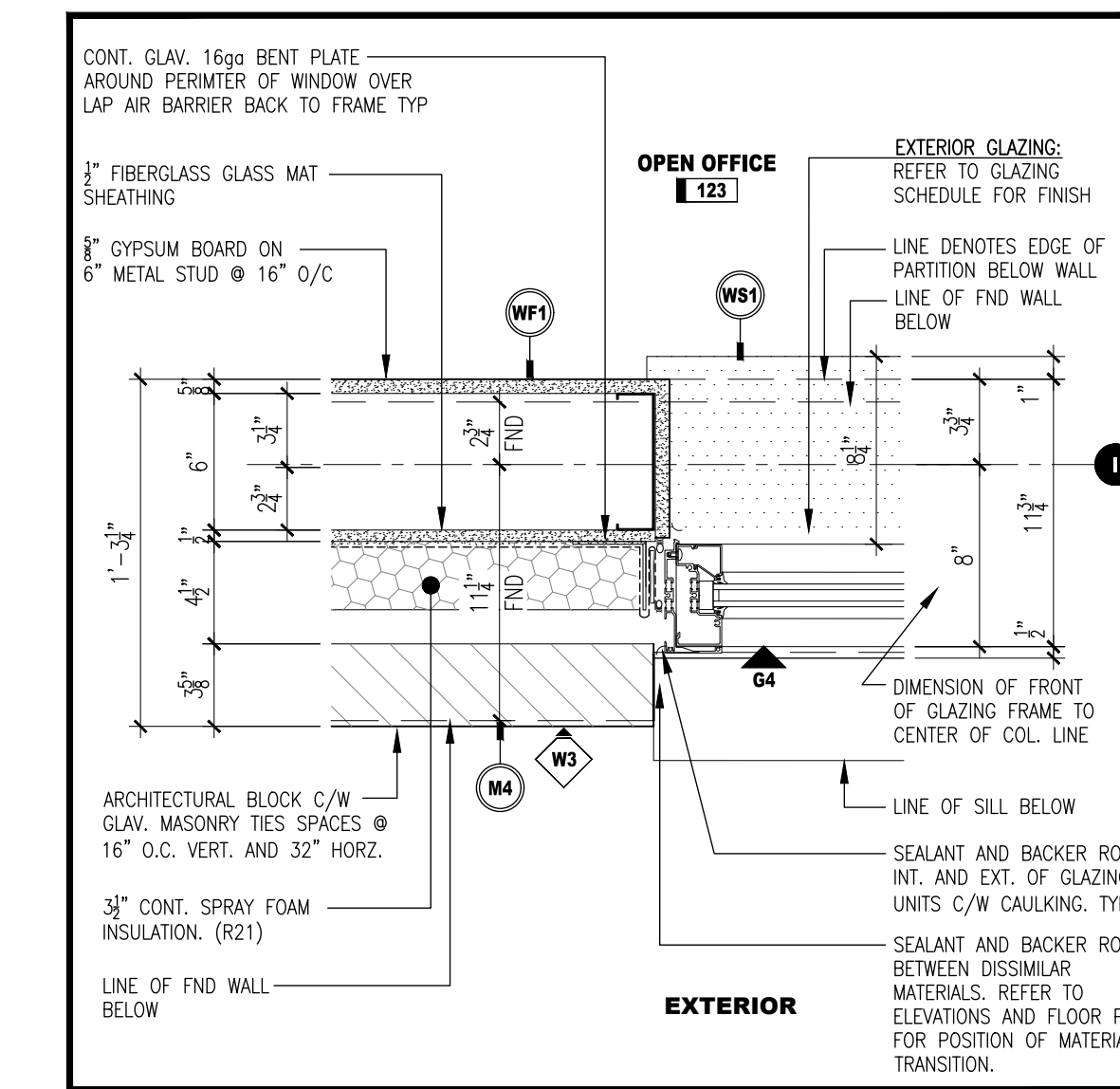
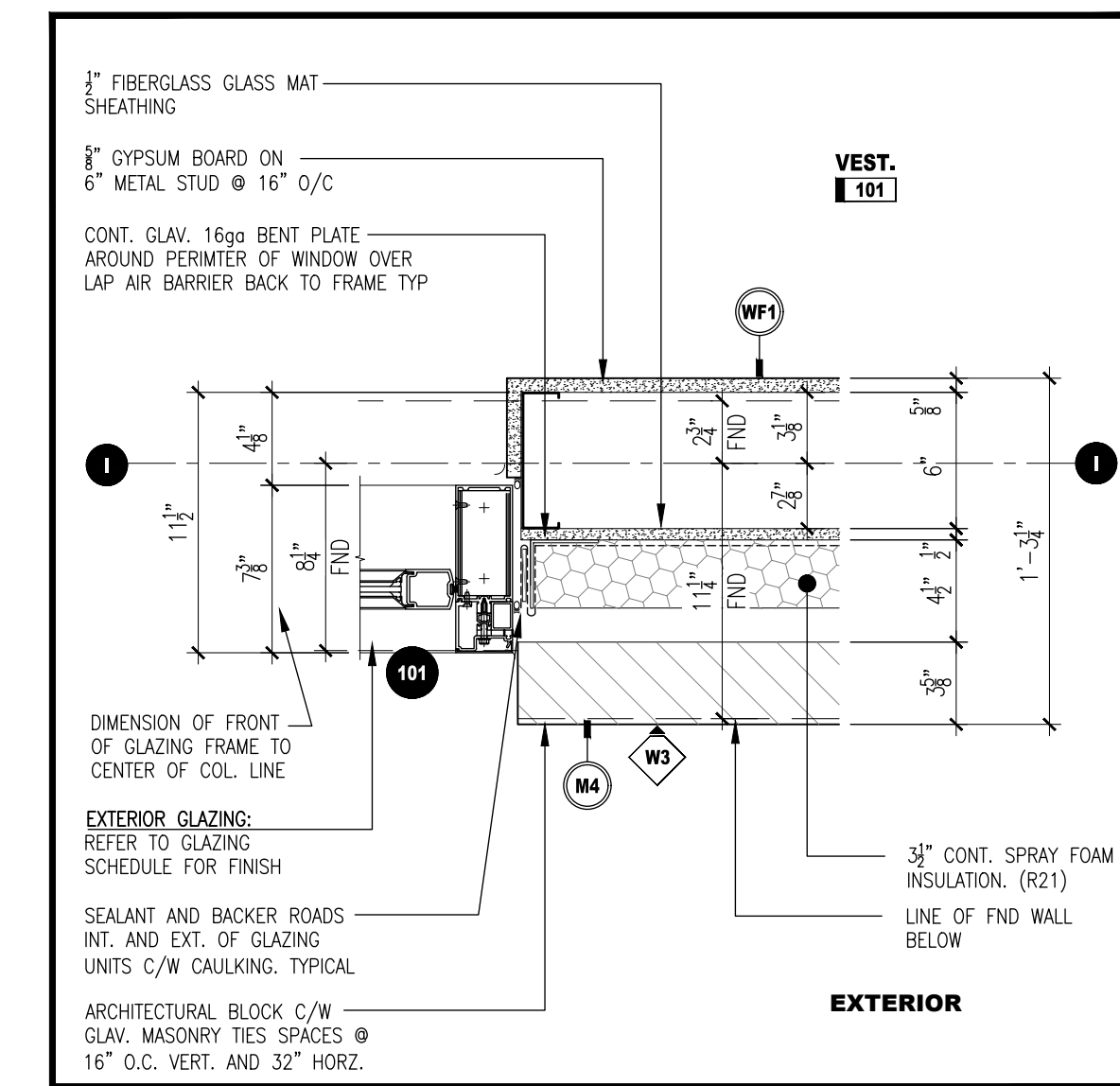
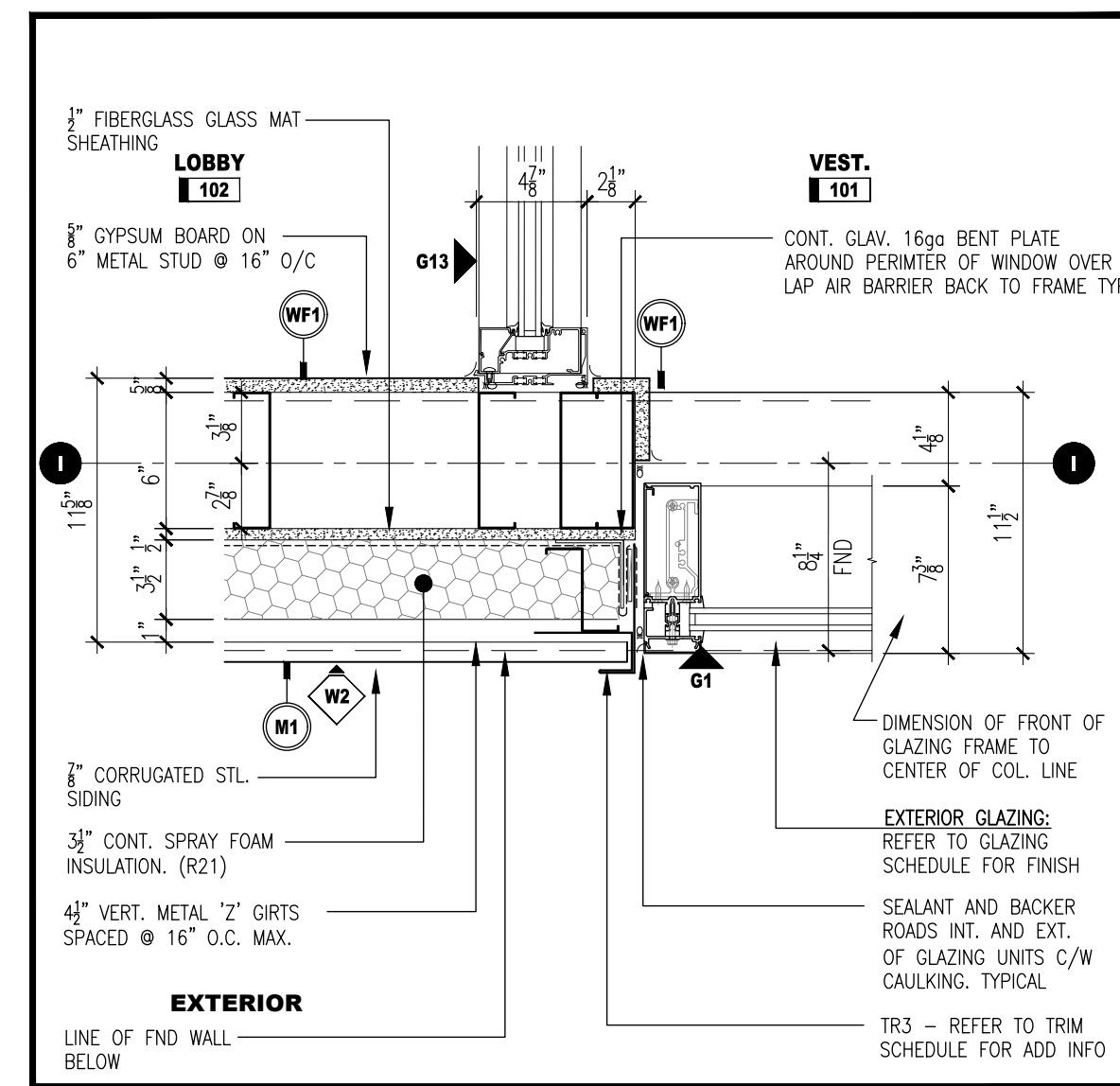
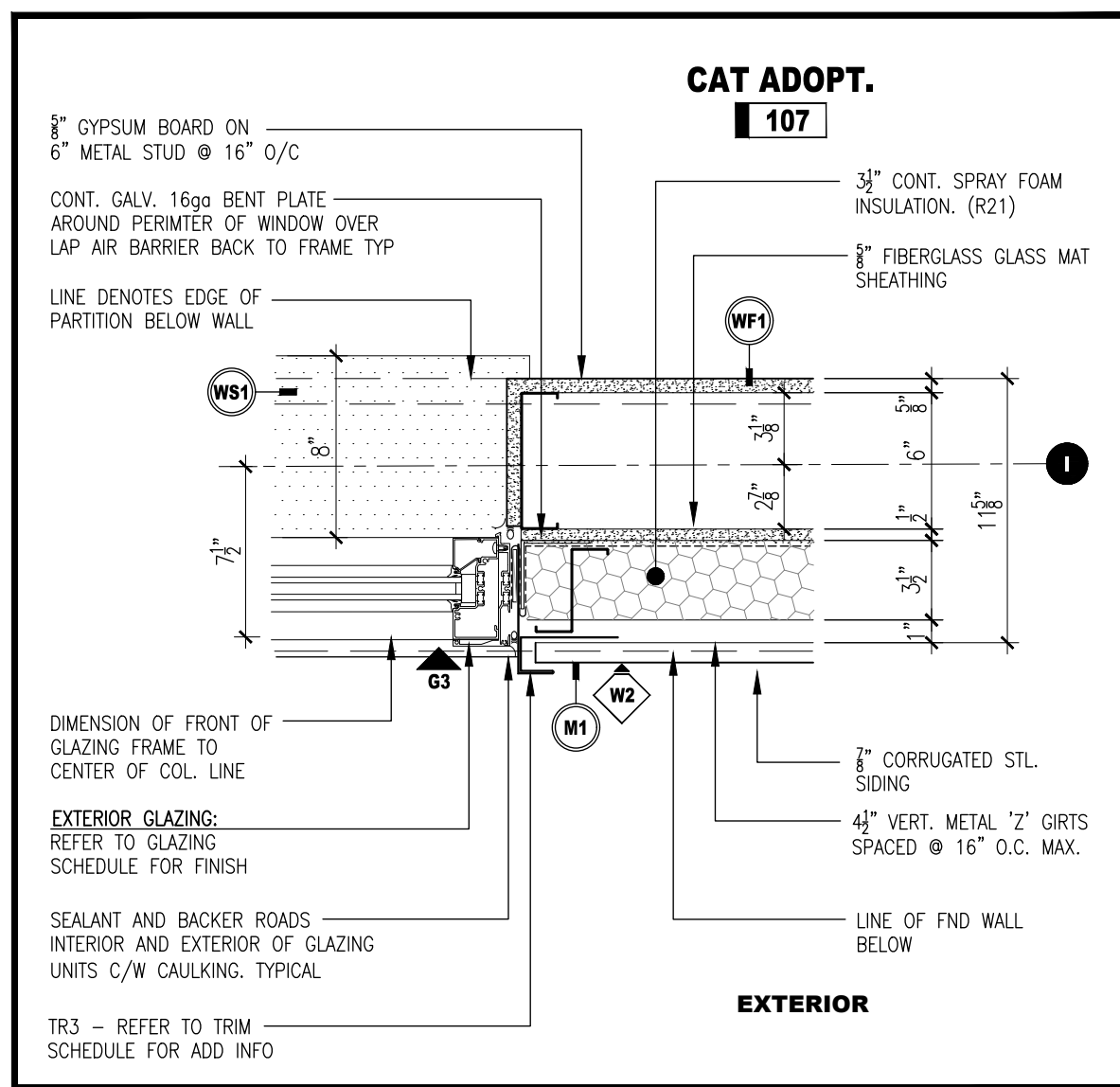
ARCHITECTURE

PROJECT ID: ROA23-003
 DRAWN BY: J.CASSIDY
 REVIEWED BY: B.MARSCHNER
 DATE: 09.03.2024
 SCALE: AS NOTED

MM-DD-YY

ROA23-003 BRANTFORD ANIMAL SHELTER

A121



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N3V 0A5

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ORIENTATION

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SUB-CONSULTANT

PRIME CONSULTANT

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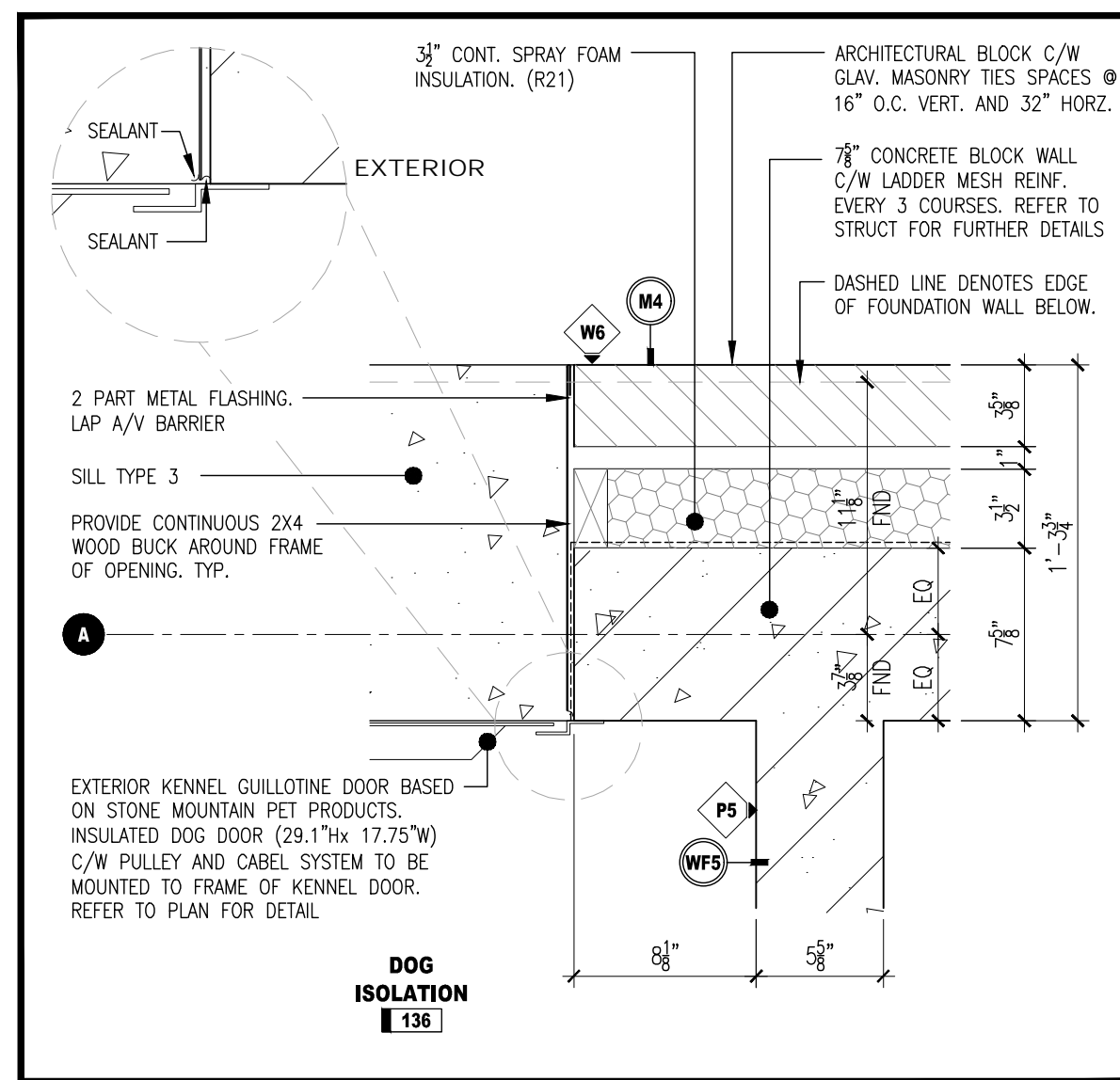
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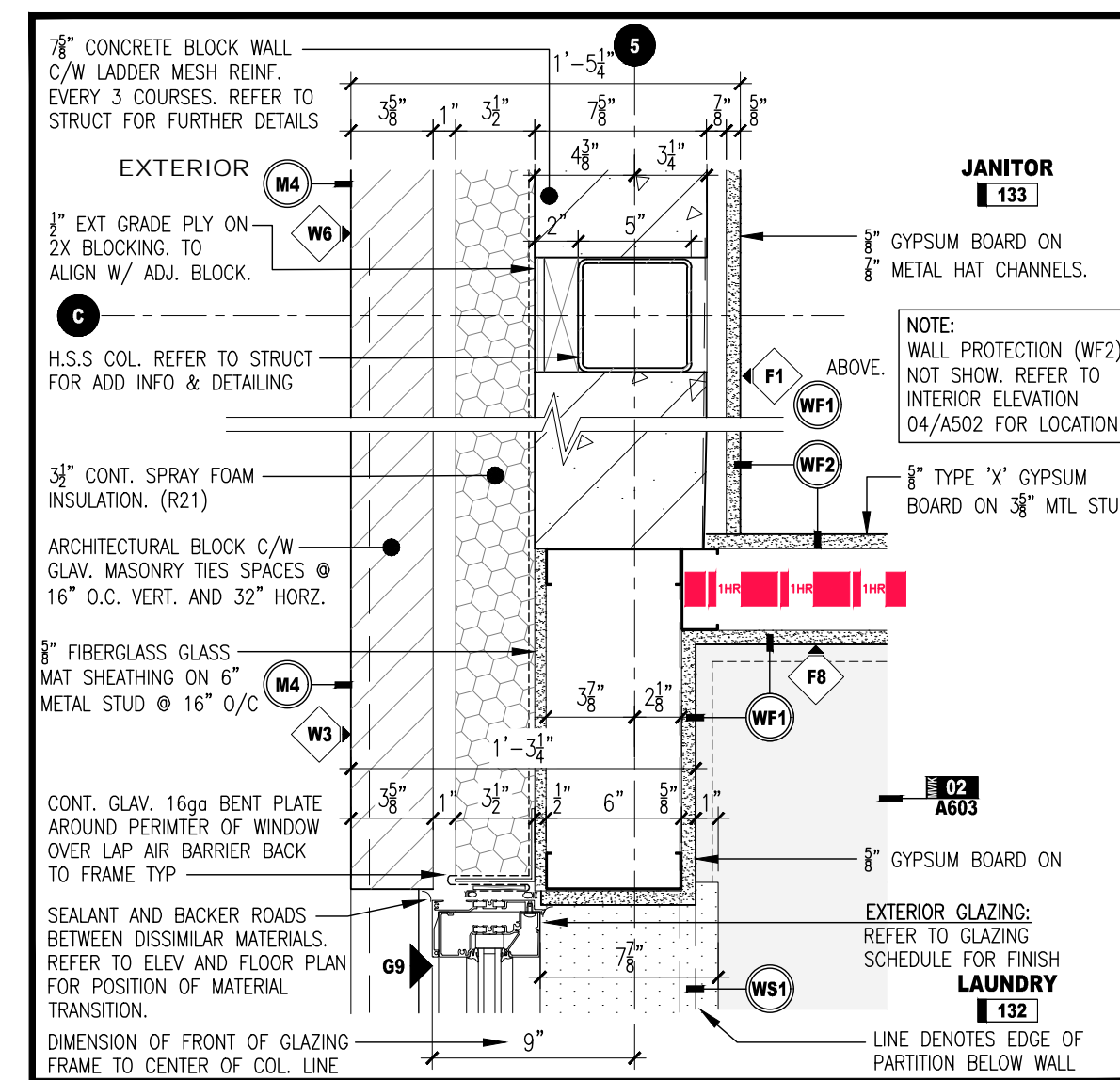
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DRAWN BY: J. CASSIDY
REVIEWED BY: B. MARSCHNER
DATE: 09.03.2024
SCALE: AS NOTED

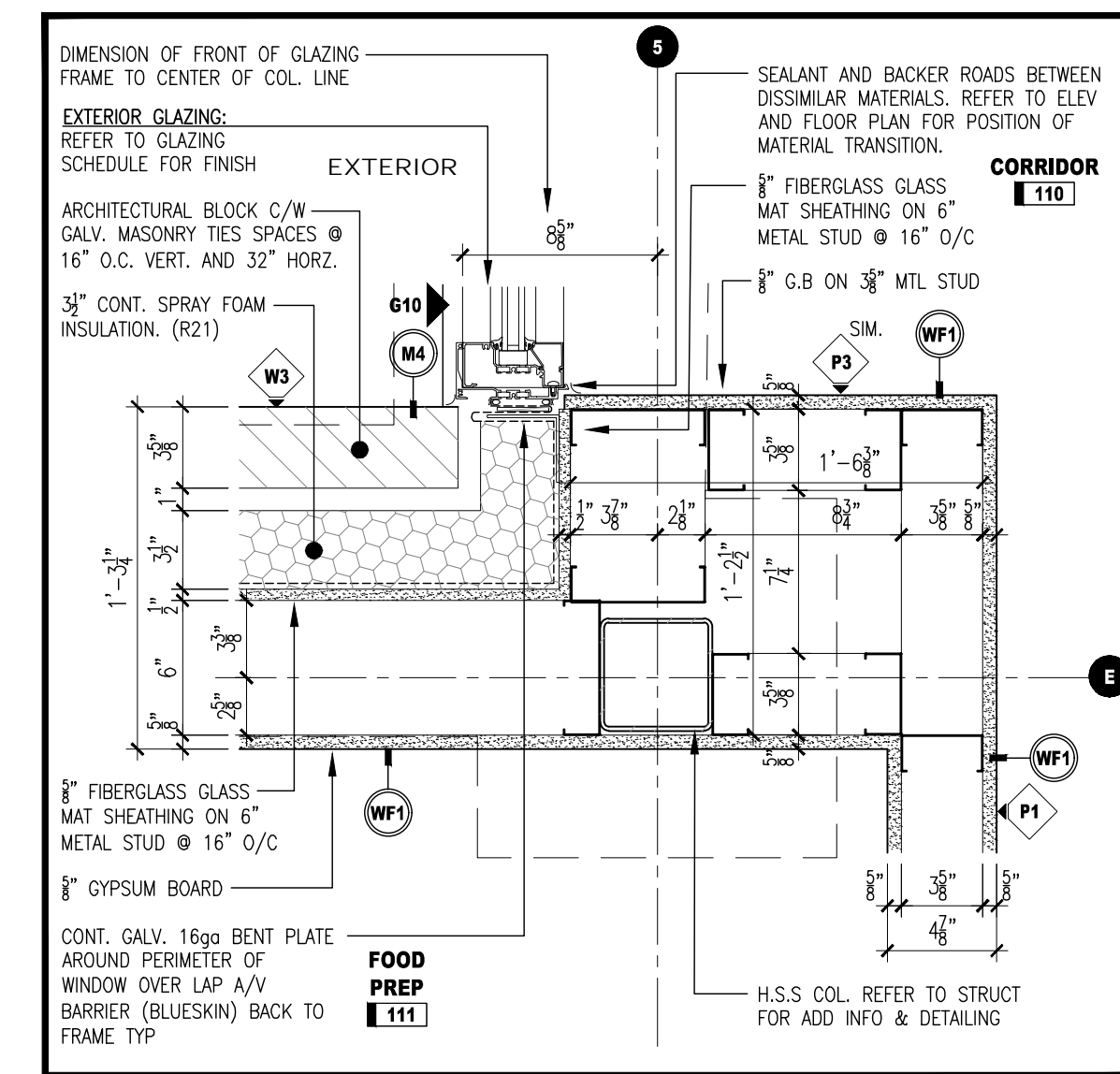
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J. CASSIDY
B. MARSCHNER
09.03.2024
AS NOTED



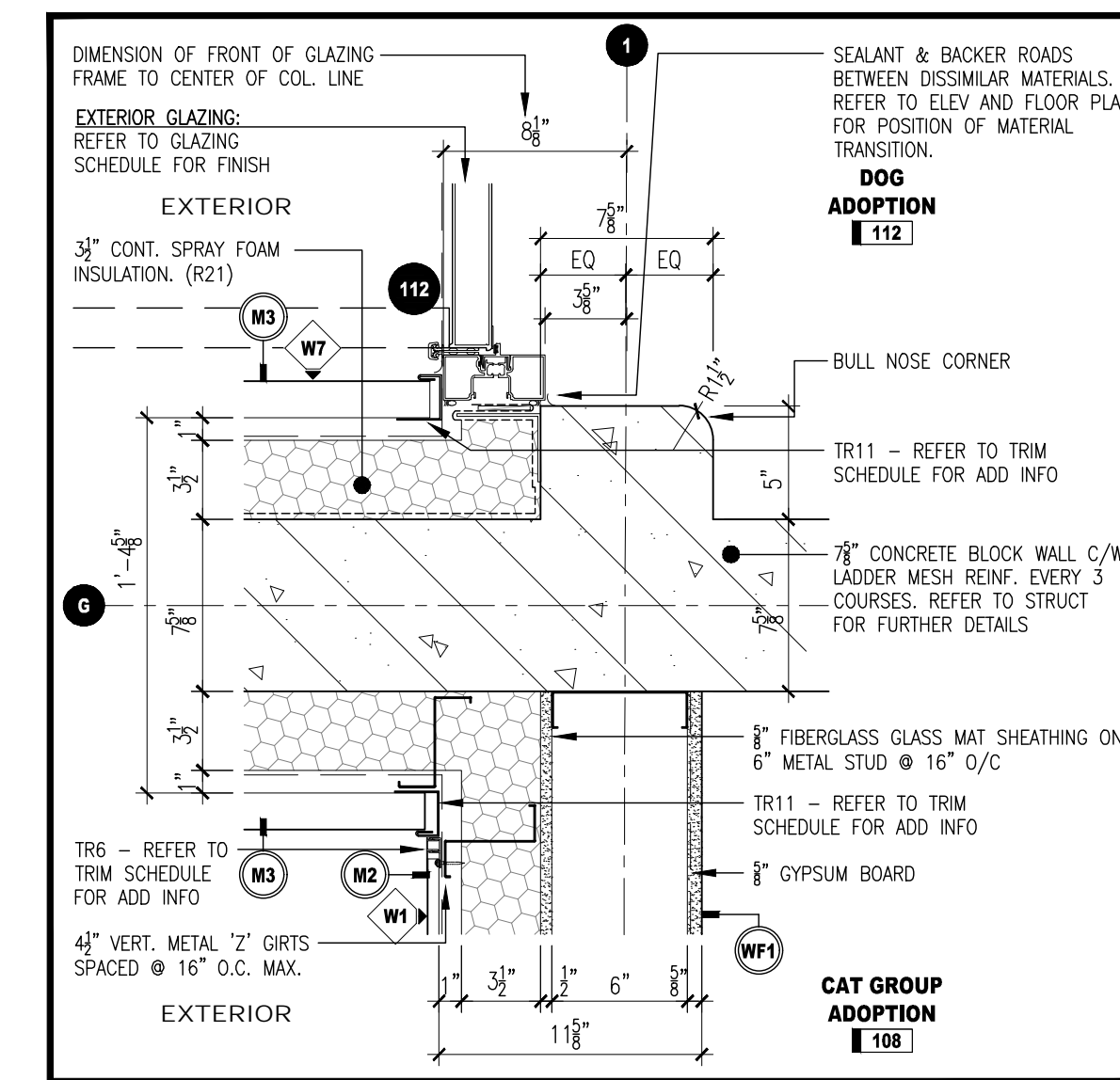
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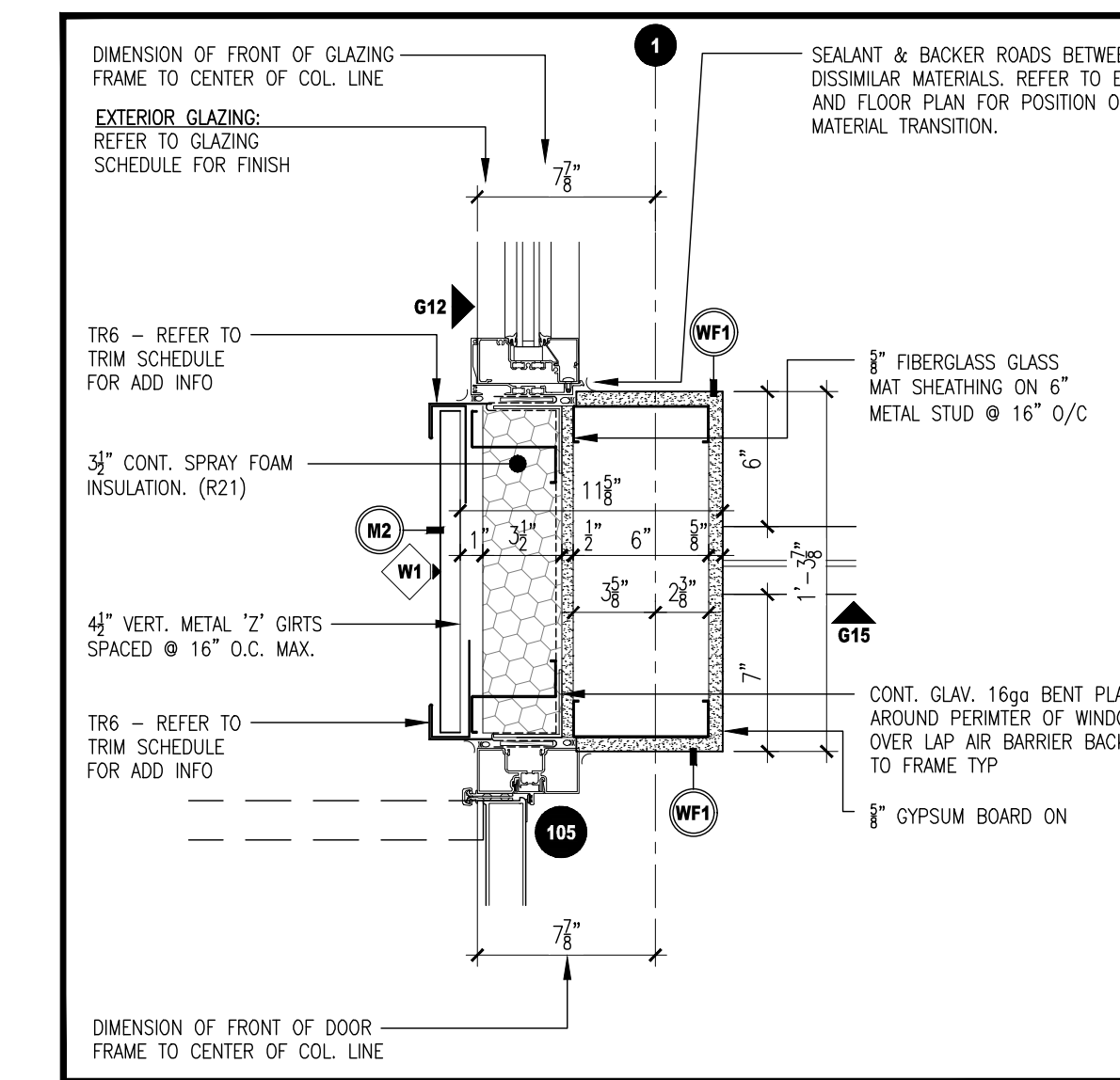
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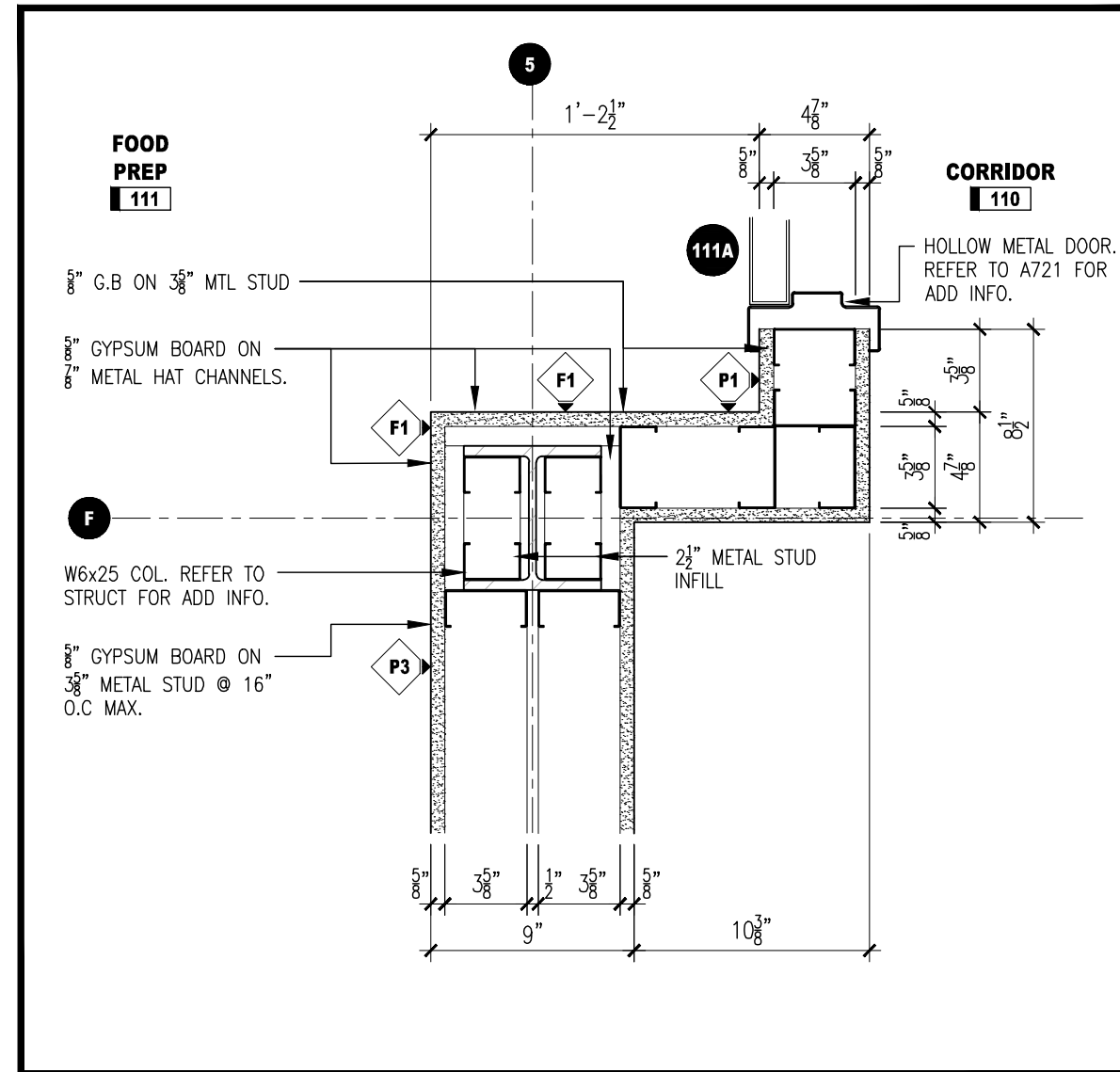
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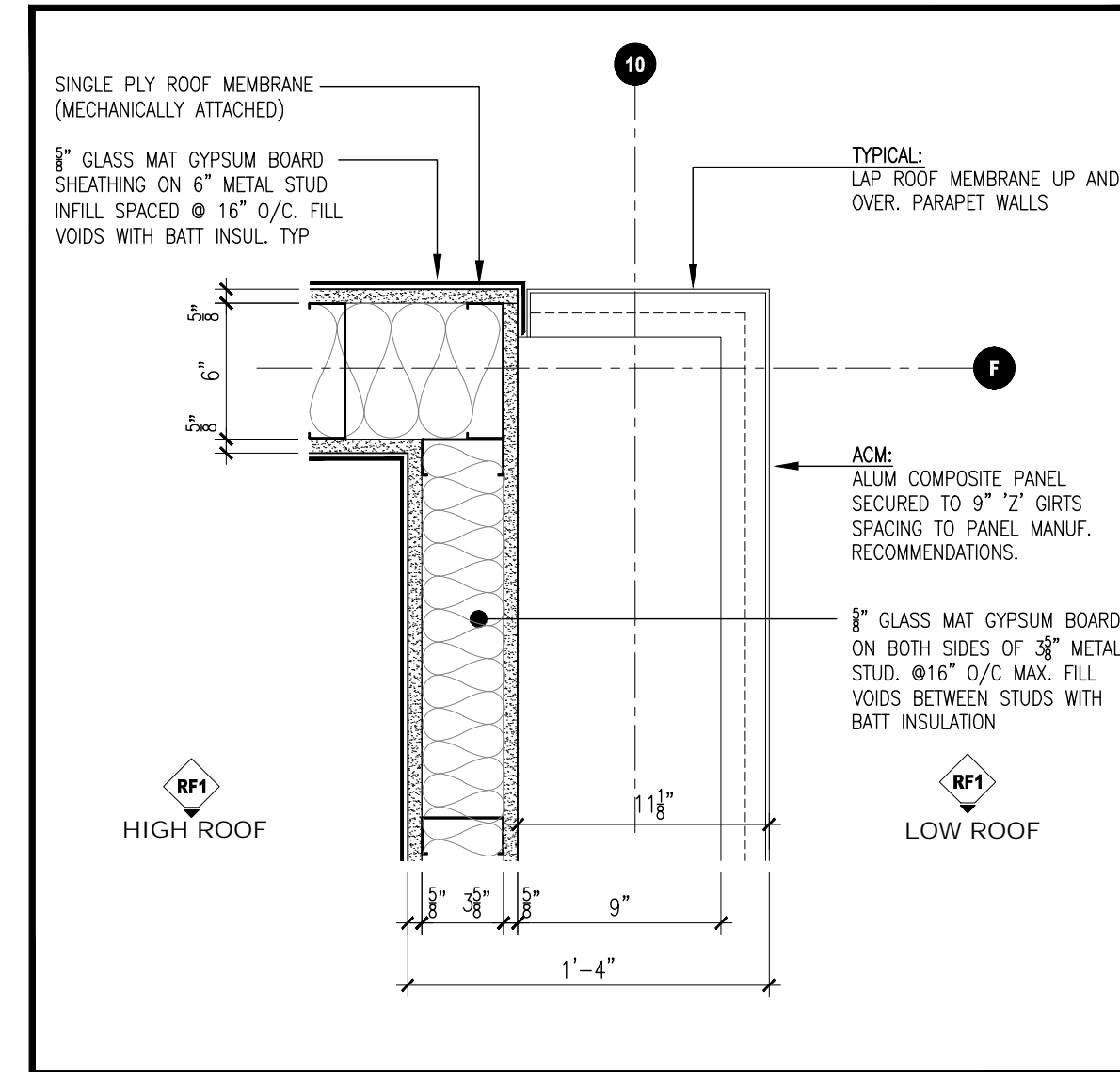
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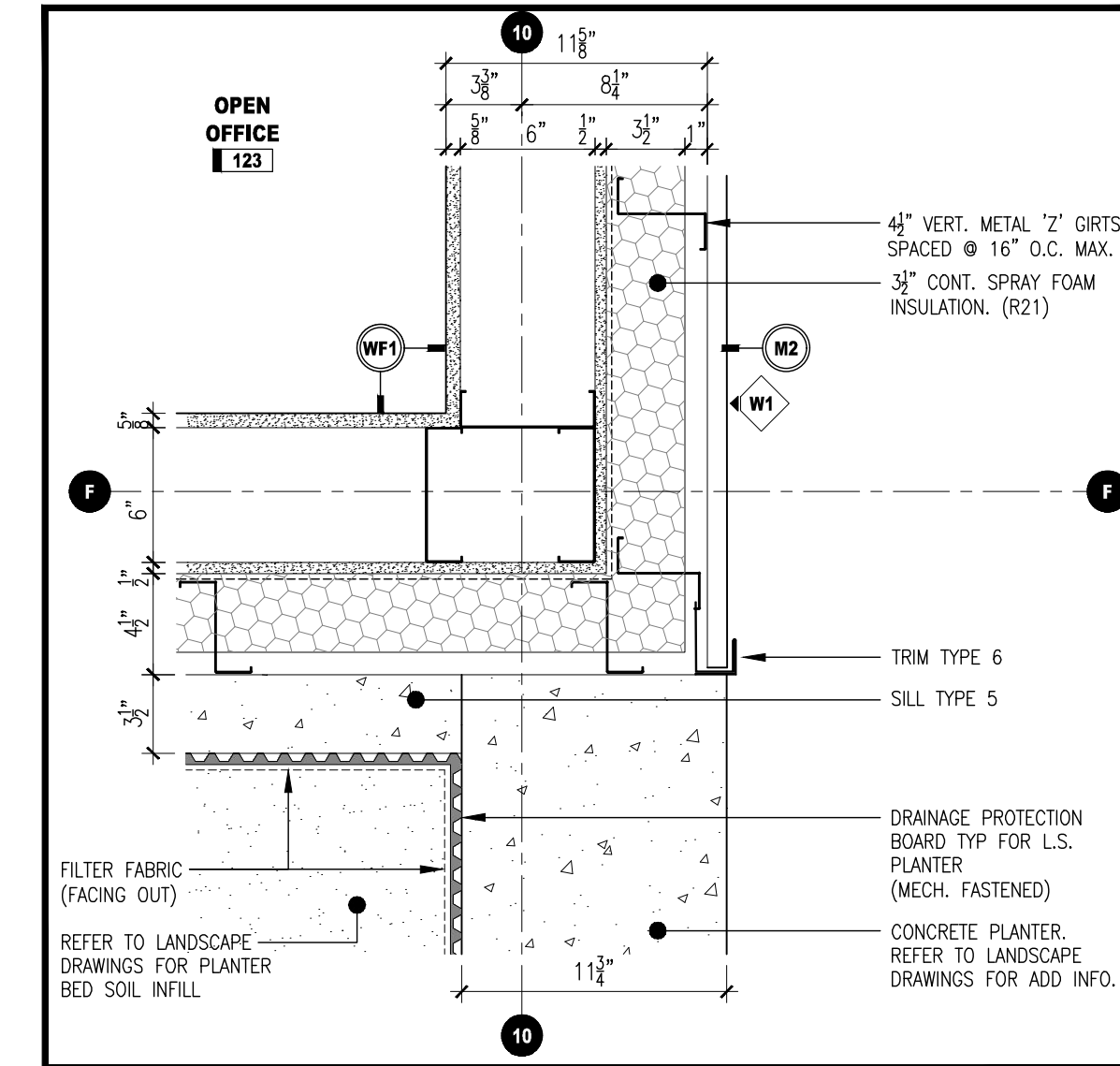
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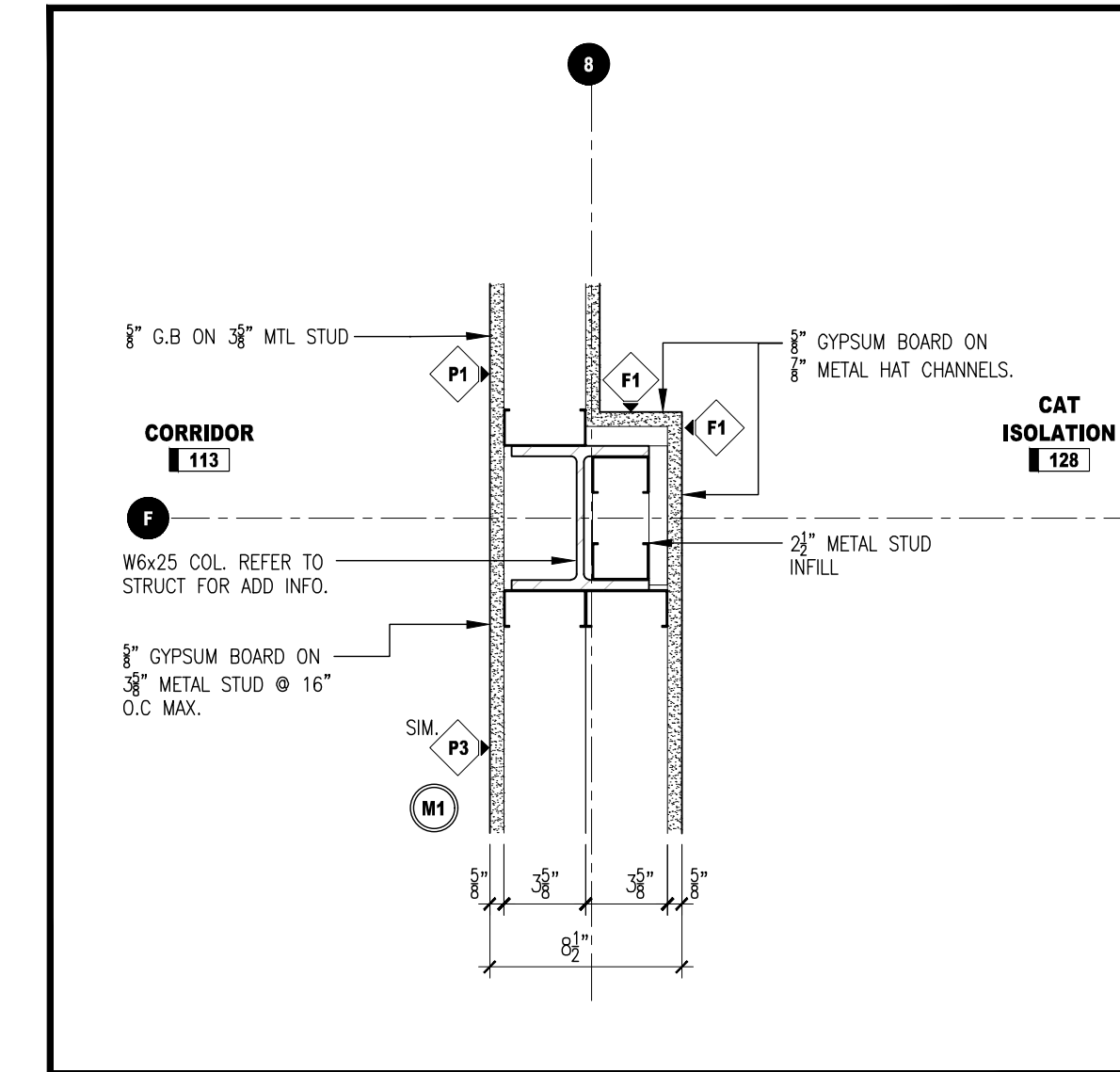
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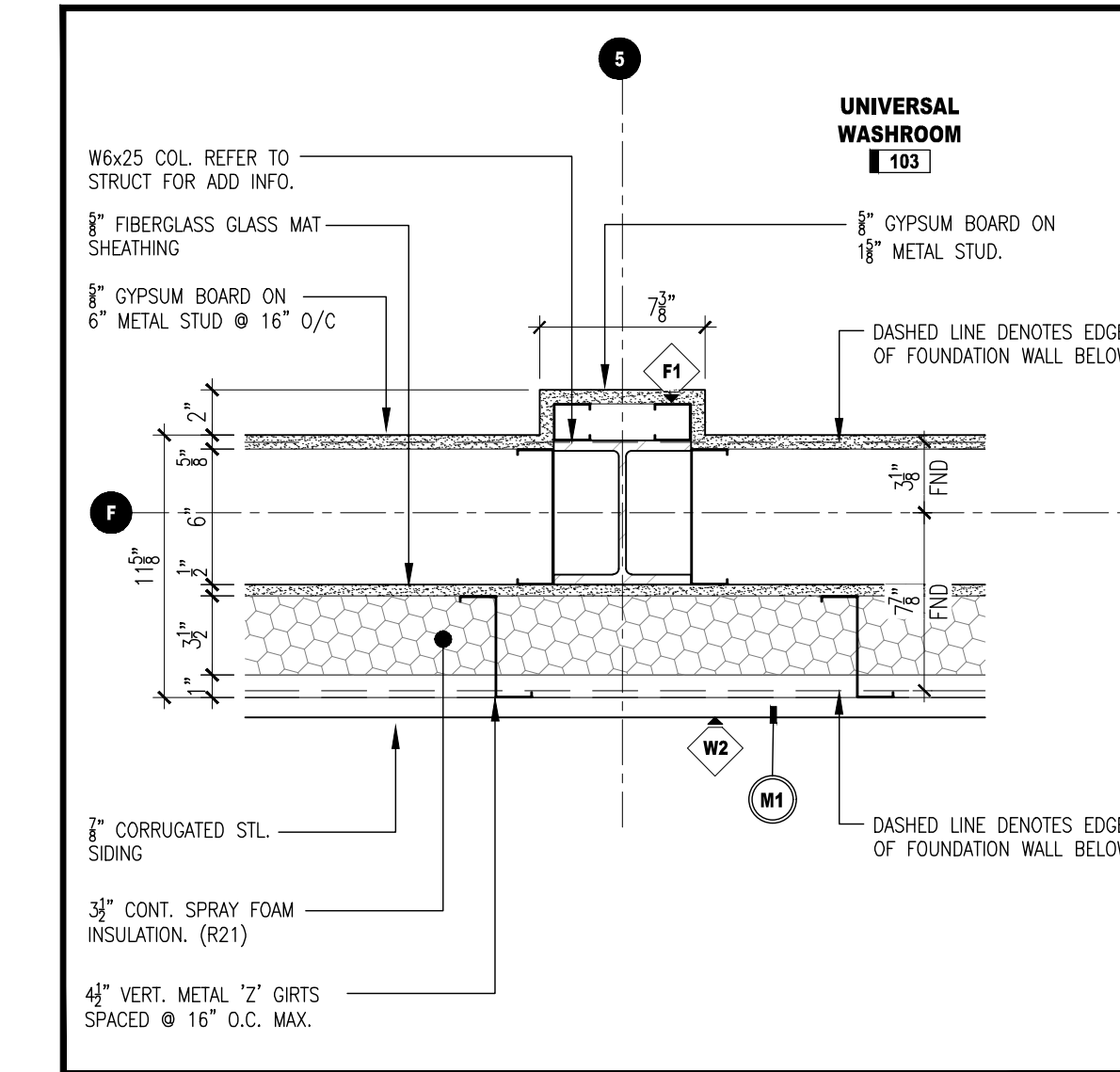
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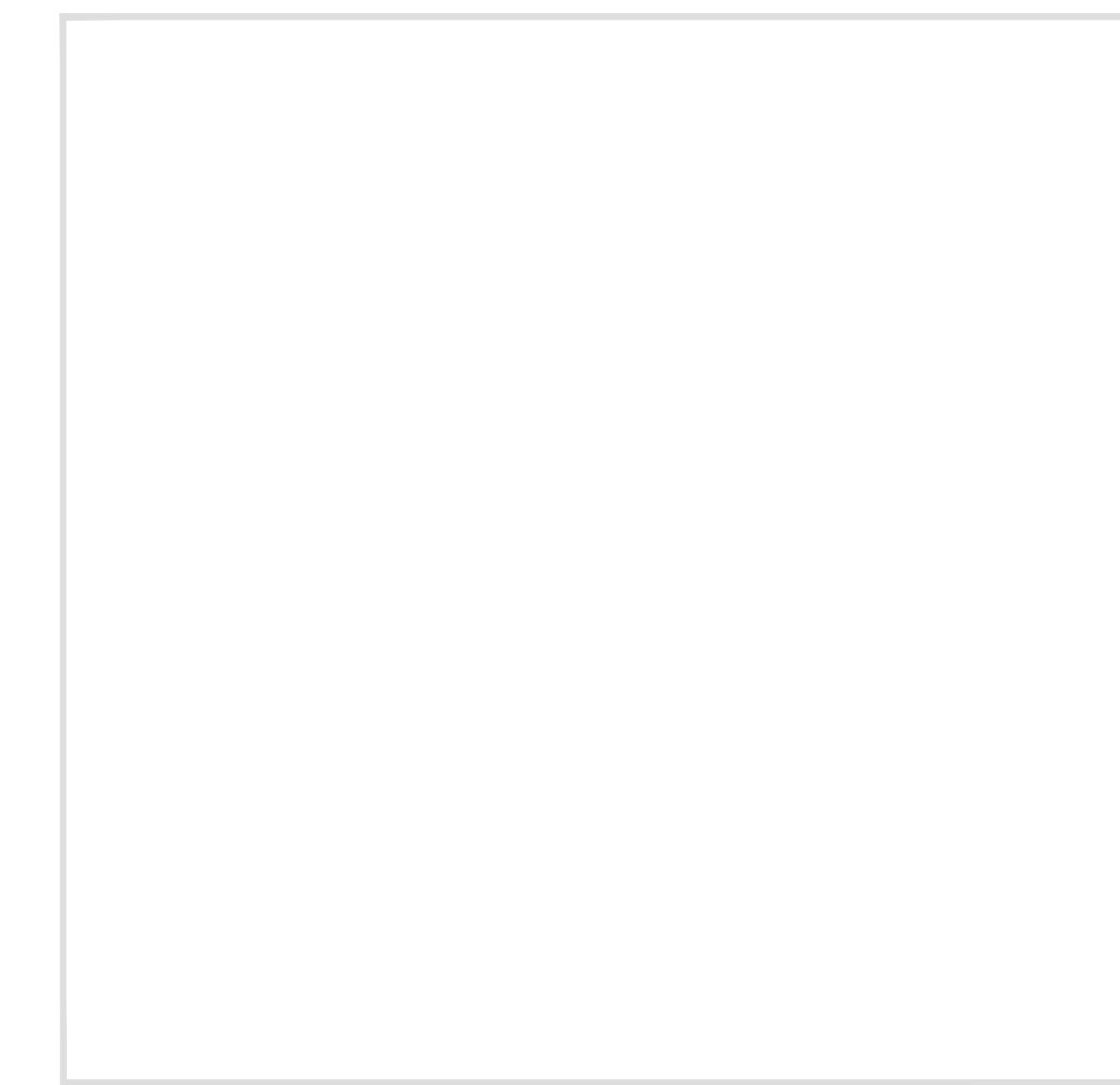
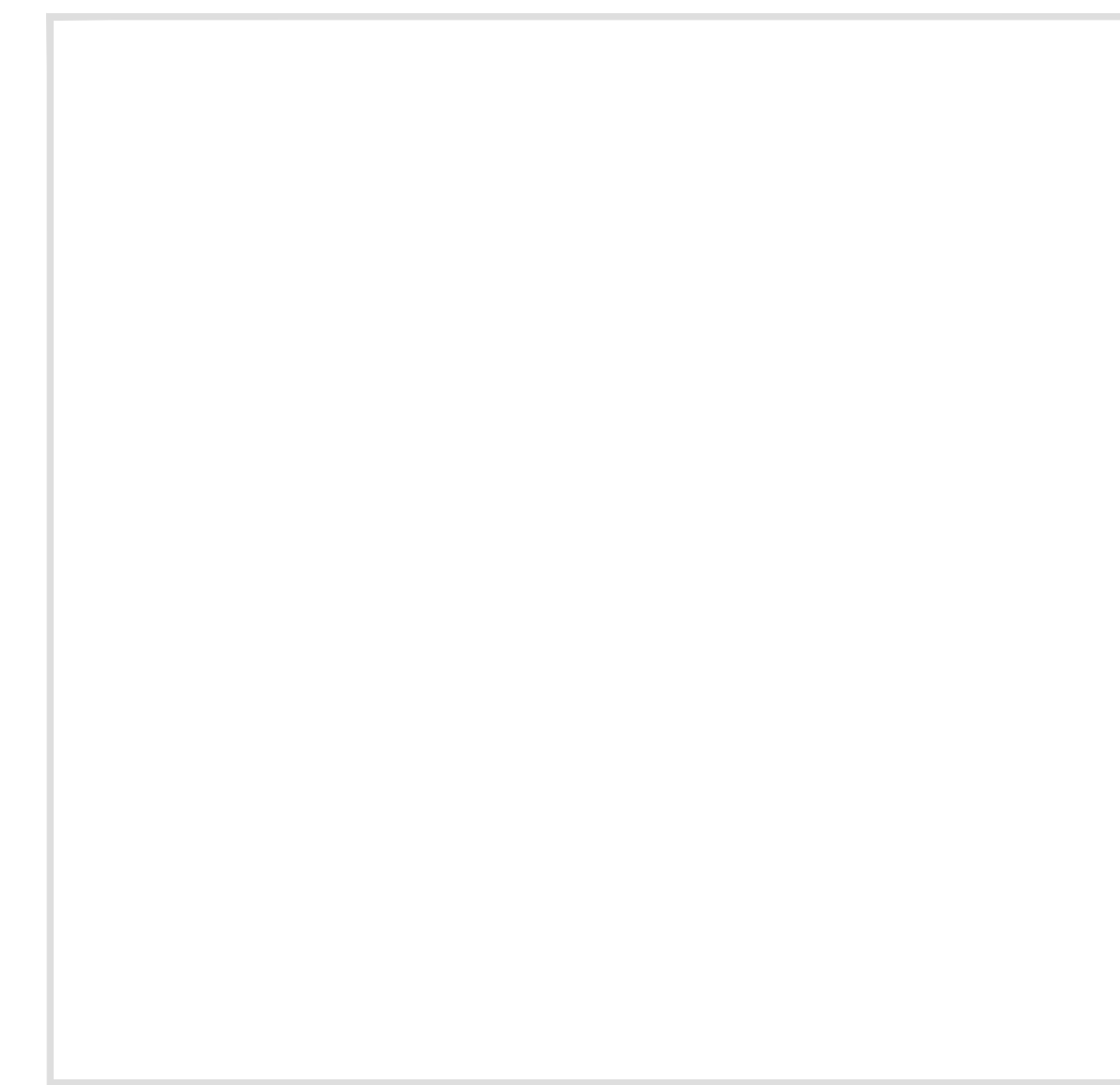
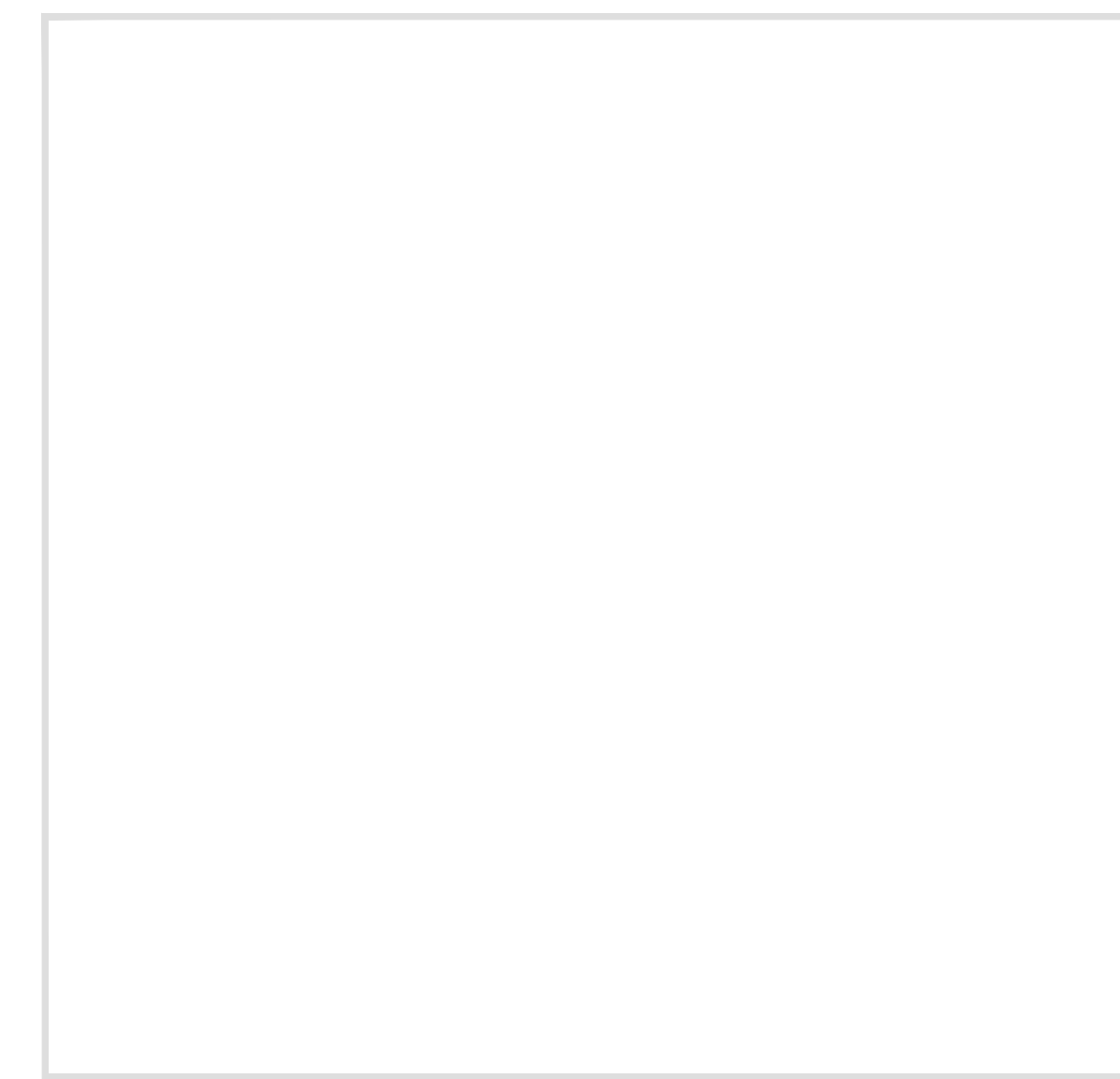
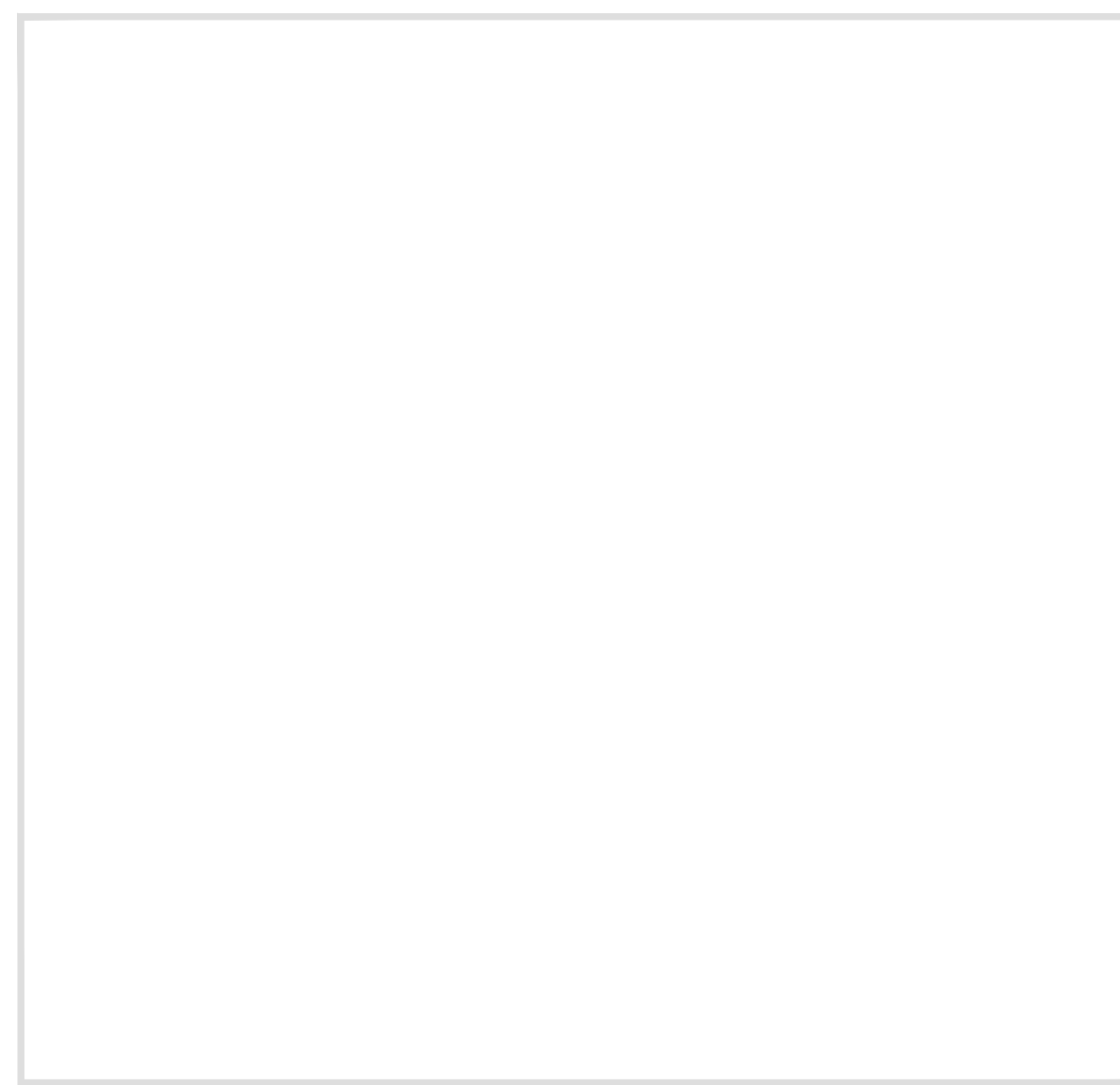
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09 PLAN DETAIL
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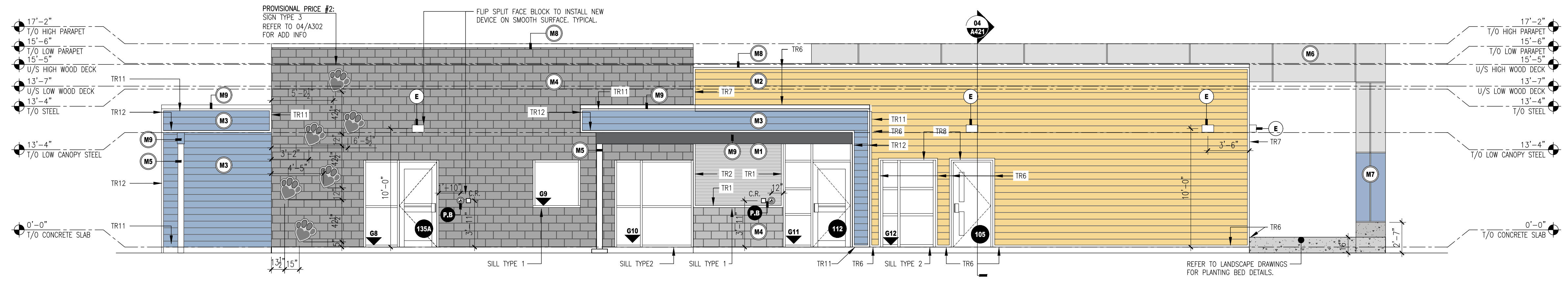
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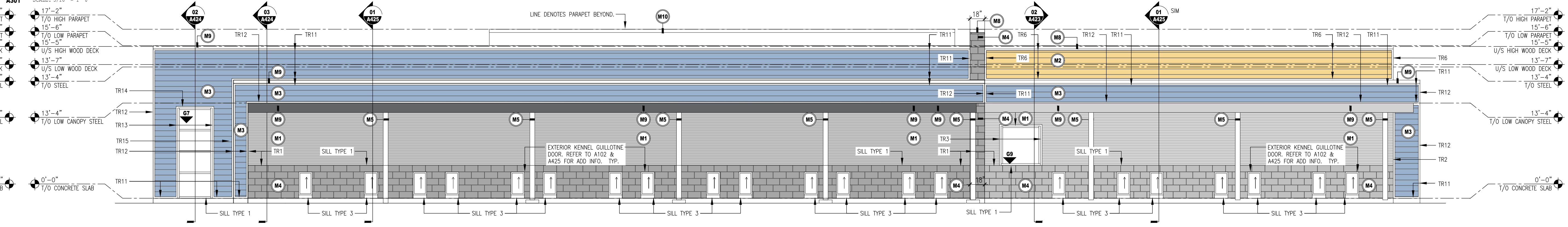
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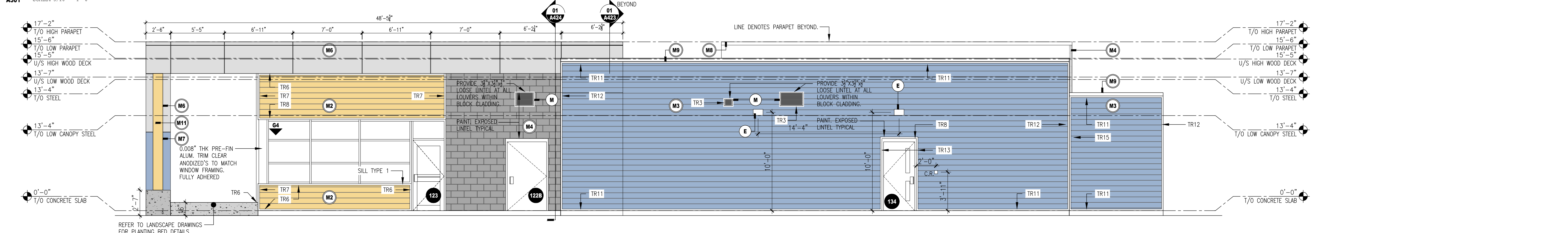


TAG	PRODUCT	FINISH	BASED ON
M1	METAL SIDING	Z275 / G90 GALVANIZED	BY AGWAY METALS
M2	METAL SIDING	12" STRATUS (26 GAUGE)	BASE ON STRATUS COMMERCIAL BY AGWAY
M3	METAL SIDING	HF-12F SLATE BLUE OC-28260	BY AGWAY METALS
M4	ARCHITECTURAL BLOCK	SPRIFACE EBONY BLACK (8"x16")	BY SANTERRA
M5	EPOXY PAINT	COLOUR TO MATCH M3	-
M6	ACM	PURE WHITE DM 1101	BY ALCOTEX
M7	ACM	SIGNAL BLUE DM 1111	BY ALCOTEX
M8	PREFINISHED METAL FLASHING	RECENT GREY OC-28730	BY AGWAY METALS
M9	PREFINISHED METAL FLASHING	SLATE BLUE OC-28260	BY AGWAY METALS
M10	PREFINISHED METAL FLASHING	CAMBRIDGE WHITE OC-28695	BY AGWAY METALS
M11	ACM	WALNUT DM 1500	BY ALCOTEX

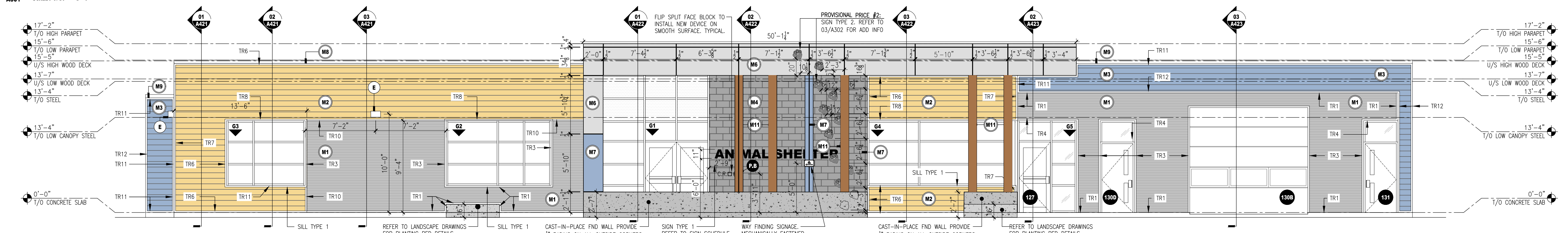
04 WEST ELEVATION



03 NORTH ELEVATION



02 EAST ELEVATION



01 SOUTH ELEVATION

NOTES	PROJECT IDENTIFICATION	DRAWING IDENTIFICATION	ORIENTATION	SUB-CONSULTANT	PRIME CONSULTANT	DISCIPLINE SEAL	DRAWING SUBMISSION(S)	INTERNAL INFO	COPYRIGHT 2024																		
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NO.	DESCRIPTION	DATE																									
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EXTERIOR CLADDING MATERIAL LEGEND

TAG	PRODUCT	FINISH	BASED ON
M1	METAL SIDING 3/8" CORRUGATED WALL PANEL (22 GAUGE)	Z275 / G90 GALVANIZED	BY AGWAY METALS
M2	METAL SIDING 12" STRATUS (26 GAUGE) CHERRY WOODGRAIN	QC18-2802	BASE ON STRATUS COMMERCIAL BY AGWAY
M3	METAL SIDING SLATE BLUE HF-12F	QC-28260	BY AGWAY METALS
M4	ARCHITECTURAL BLOCK (8"x16")	SPLITFACE EBONY BLACK	BY SANTERRA
M5	EPOXY PAINT	COLOR TO MATCH M3	-
M6	ACM	PURE WHITE DM 1101	BY ALCOTEX
M7	ACM	SIGNAL BLUE DM 1111	BY ALCOTEX
M8	PREFINISHED METAL FLASHING	REGENT GREY QC-28730	BY AGWAY METALS
M9	PREFINISHED METAL FLASHING	SLATE BLUE QC-28260	BY AGWAY METALS
M10	PREFINISHED METAL FLASHING	CAMBRIDGE WHITE QC-28695	BY AGWAY METALS
M11	ACM	WALNUT DM 0500	BY ALCOTEX

SIGNAGE SCHEDULE

SIGNAGE TYPES

ANIMAL SHELTER

SIGN TYPE 1

PIN MOUNTED:
2" ACRYLIC LETTERING
STAINLESS STEEL PINS MOUNTED INTO ARCHITECTURAL BLOCK.

2" BOARDER COLOUR #1
TO BE SELECTED

INFLILL COLOUR #2
TO BE SELECTED

TYPICAL SPACING

1" SQ. GRID

ENLARGED

ACTUAL

PROVISIONAL PRICE #2: SIGN TYPE 2

ACRYLIC PAW IMAGE:
(9 TOTAL) STAINLESS STEEL PINS MOUNTED INTO ARCHITECTURAL BLOCK.
(3 TOTAL) FULLY ADHERED TO ACM WITH 3M TAPE

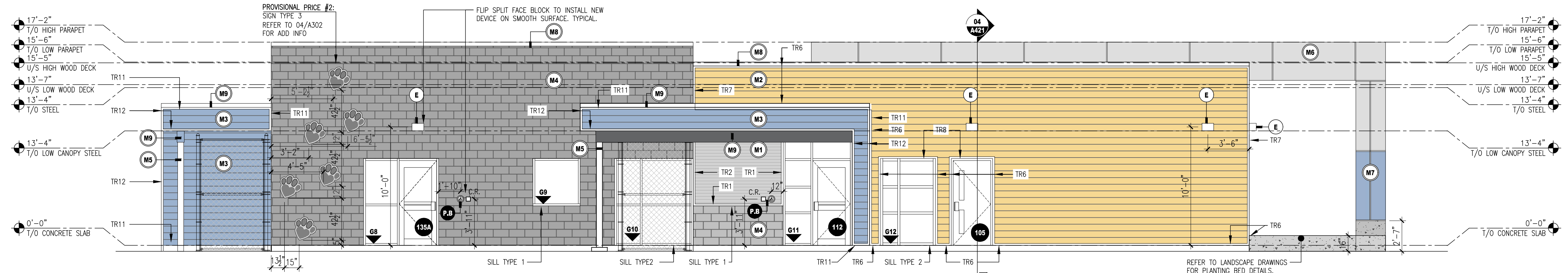
2" BOARDER COLOUR #1
TO BE SELECTED

INFLILL COLOUR #2
TO BE SELECTED

1" SQ. GRID

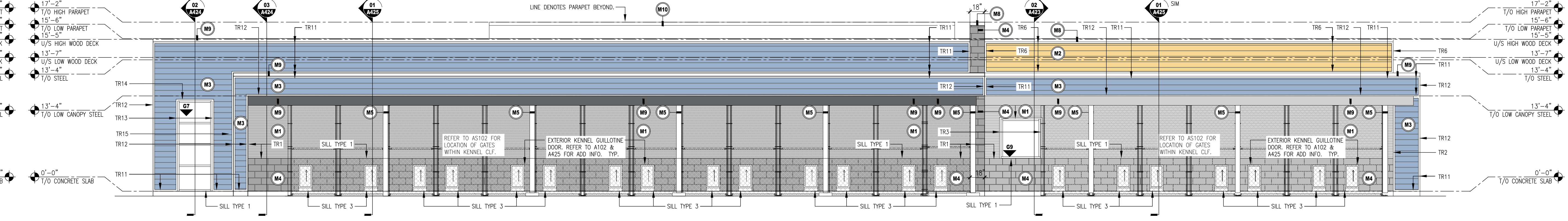
PROVISIONAL PRICE #2: SIGN TYPE 3

ACRYLIC PAW IMAGE:
STAINLESS STEEL PINS MOUNTED INTO ARCHITECTURAL BLOCK.
6 TOTAL



02 WEST ELEVATION WITH FENCING

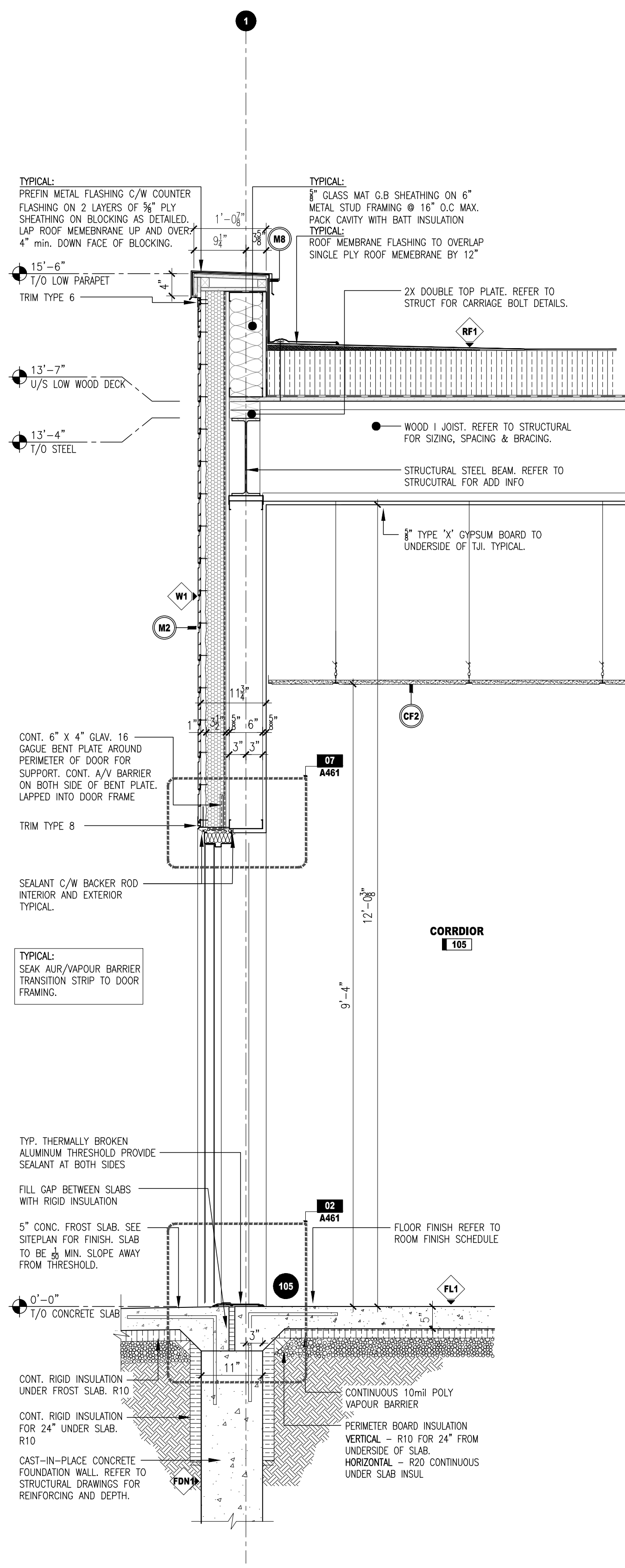
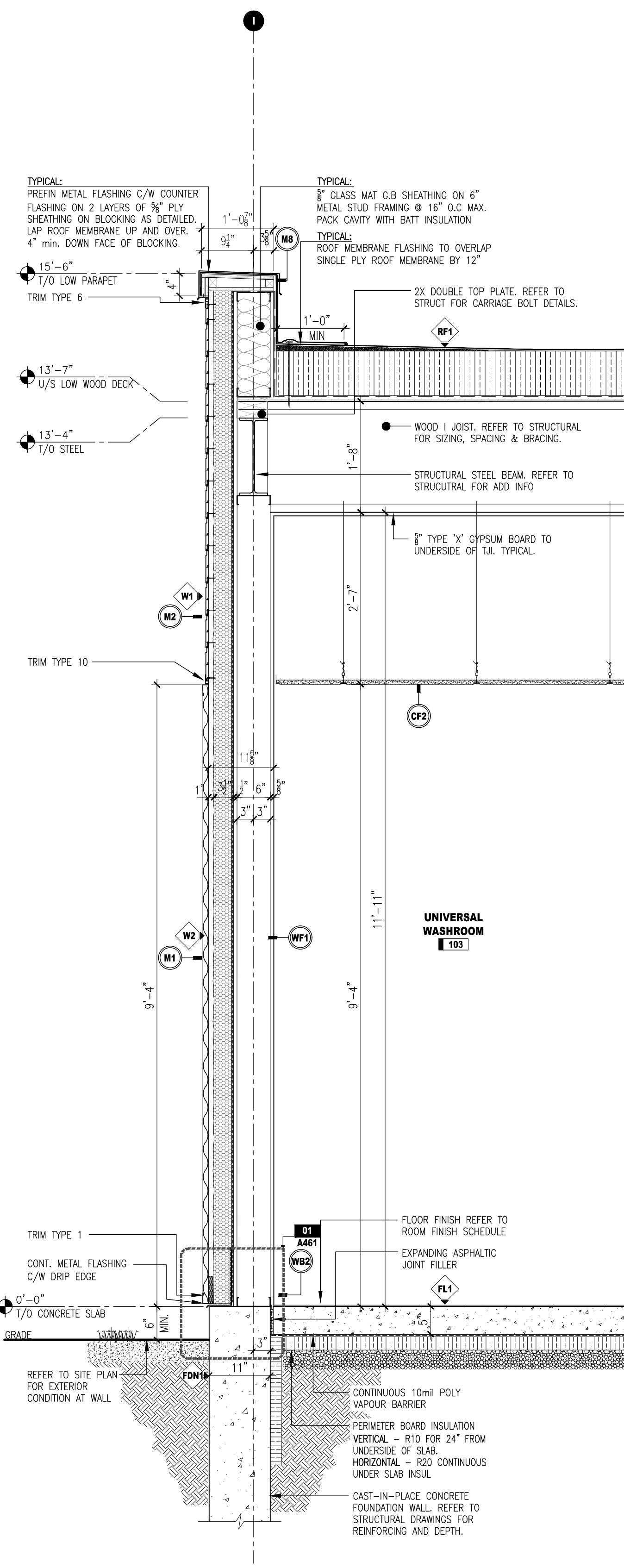
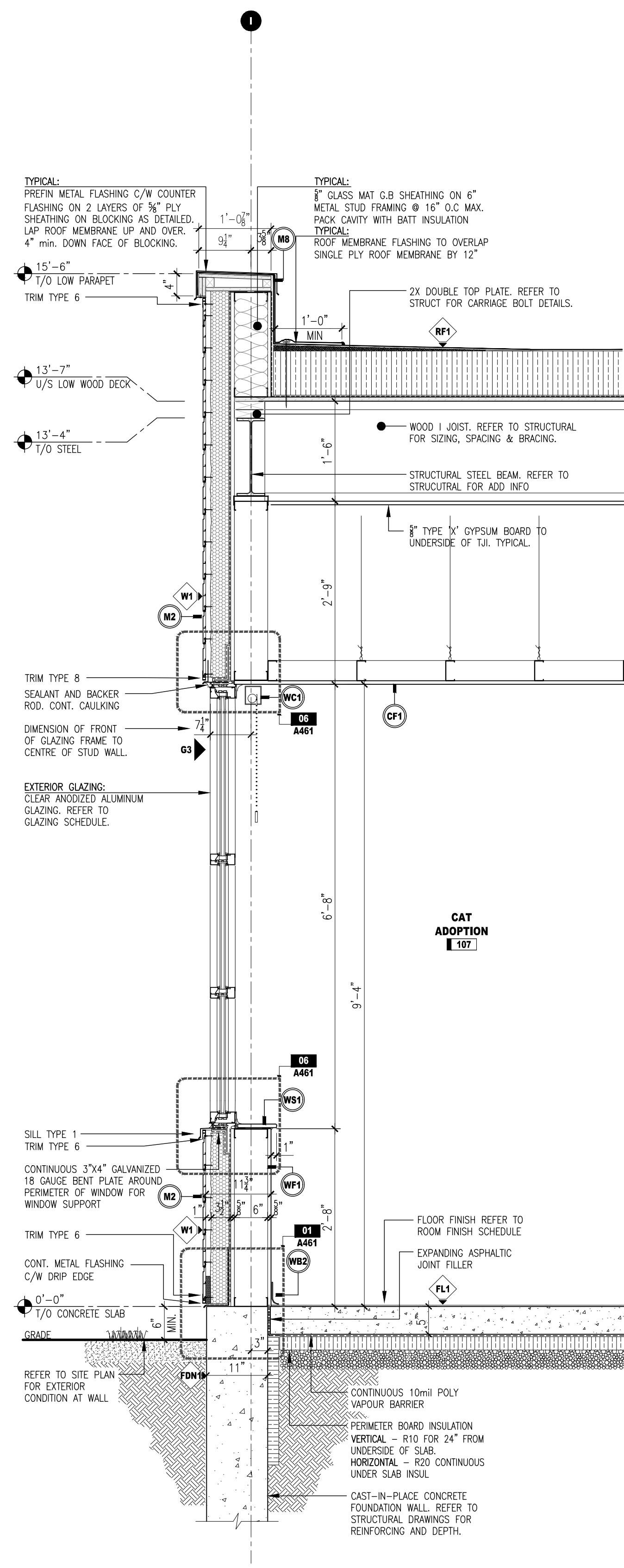
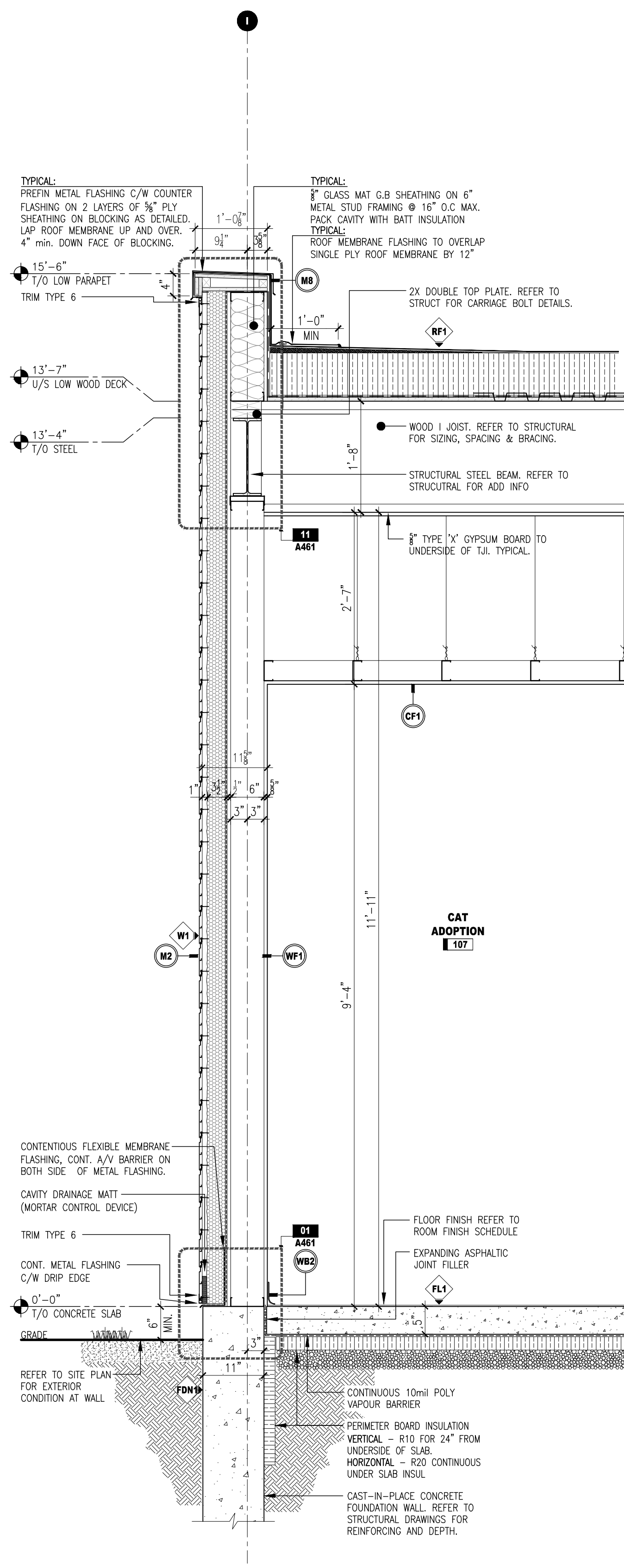
A302 SCALE: 3/16" = 1'-0"



01 NORTH ELEVATION WITH FENCING

A302 SCALE: 3/16" = 1'-0"

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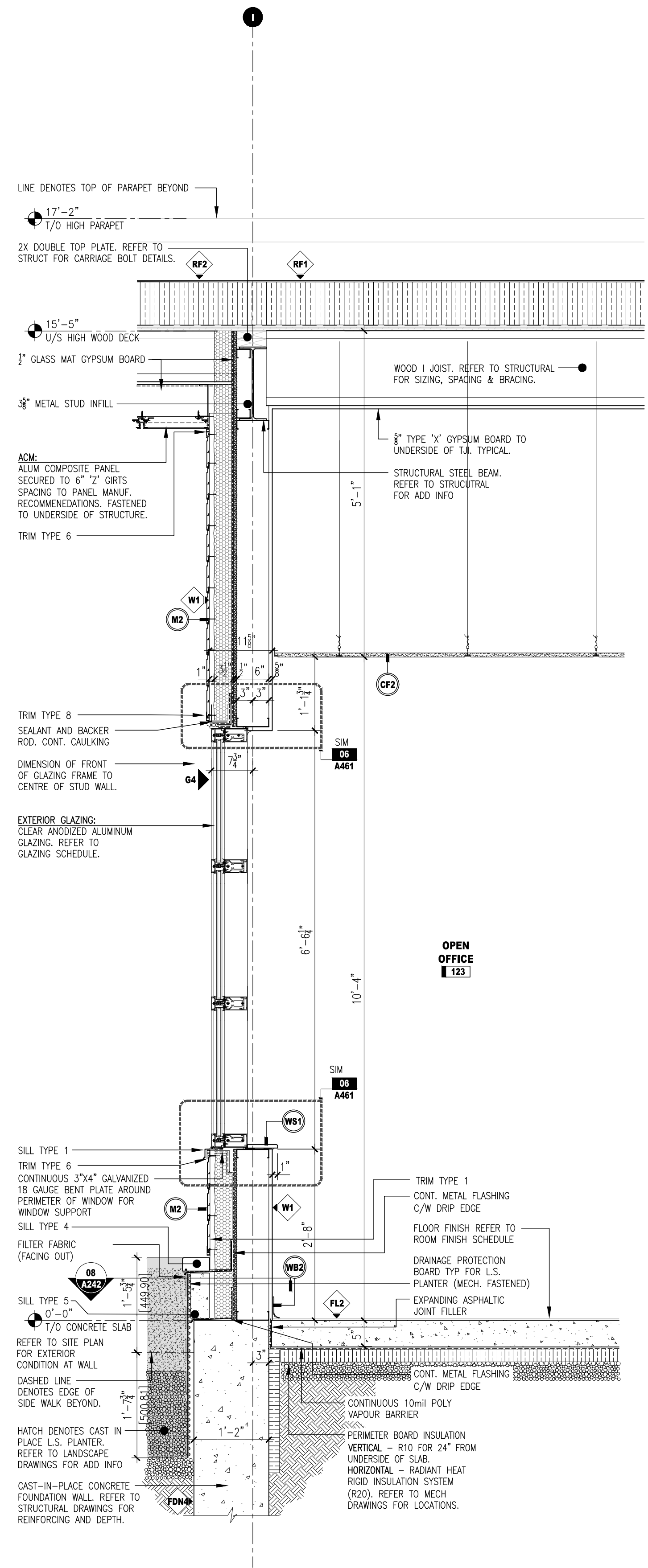
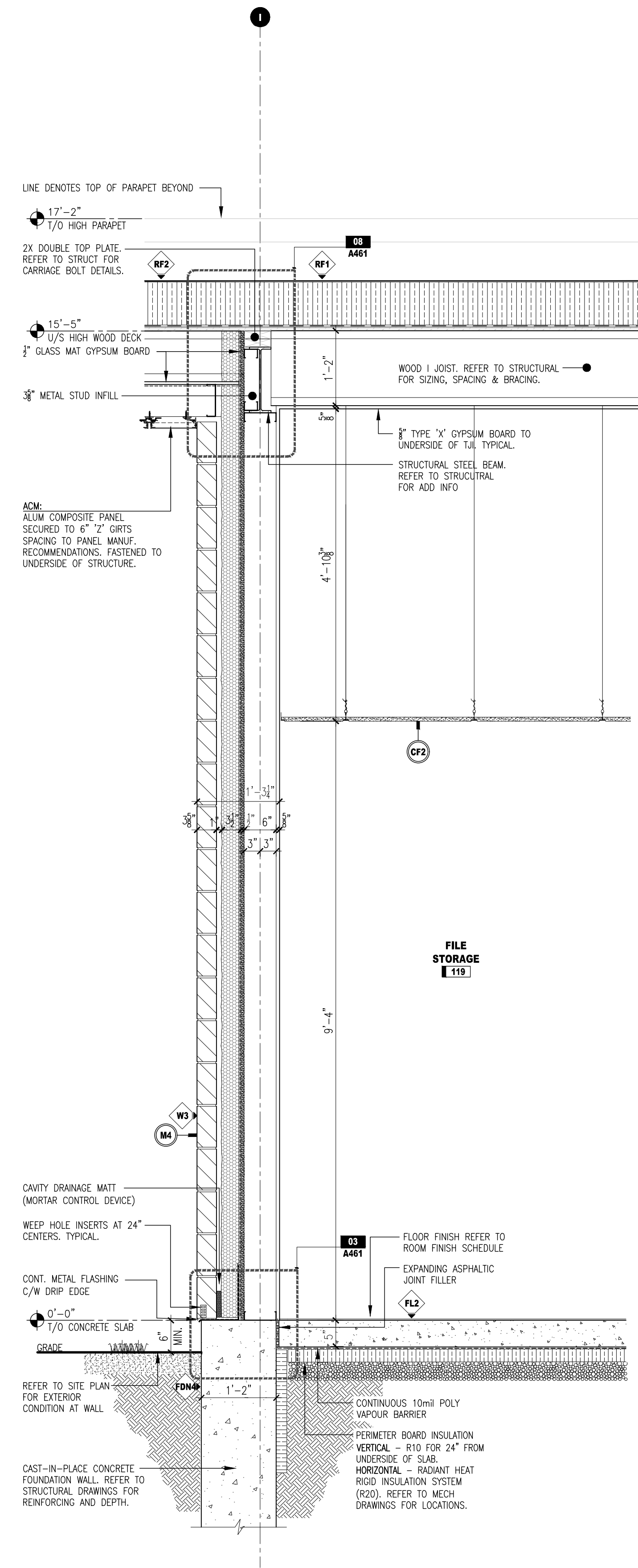
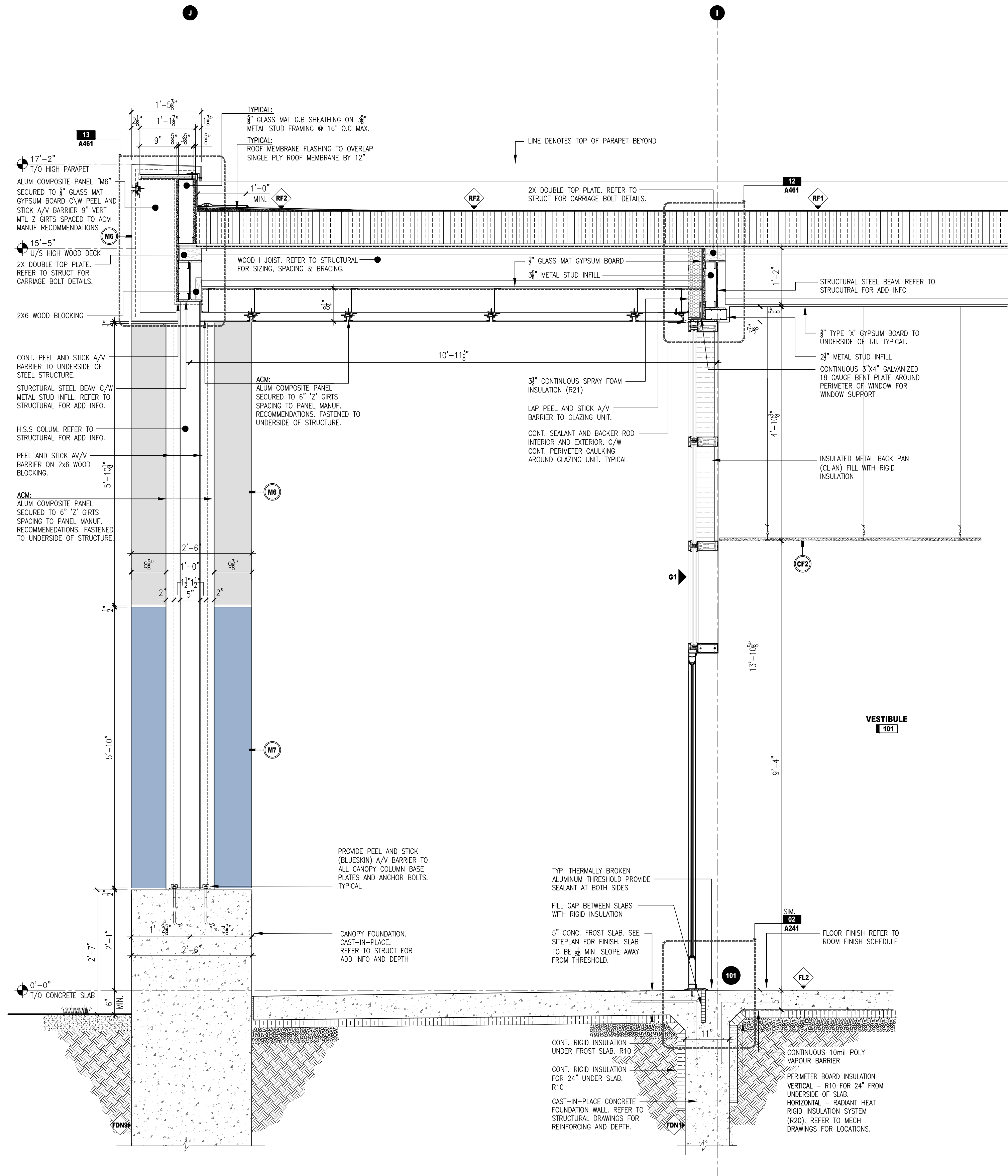
01 WALL SECTION
A421 SCALE: 3/4" = 1'-0"

02 WALL SECTION
A421 SCALE: 3/4" = 1'-0"

03 WALL SECTION
A421 SCALE: 3/4" = 1'-0"

04 WALL SECTION
A421 SCALE: 3/4" = 1'-0"

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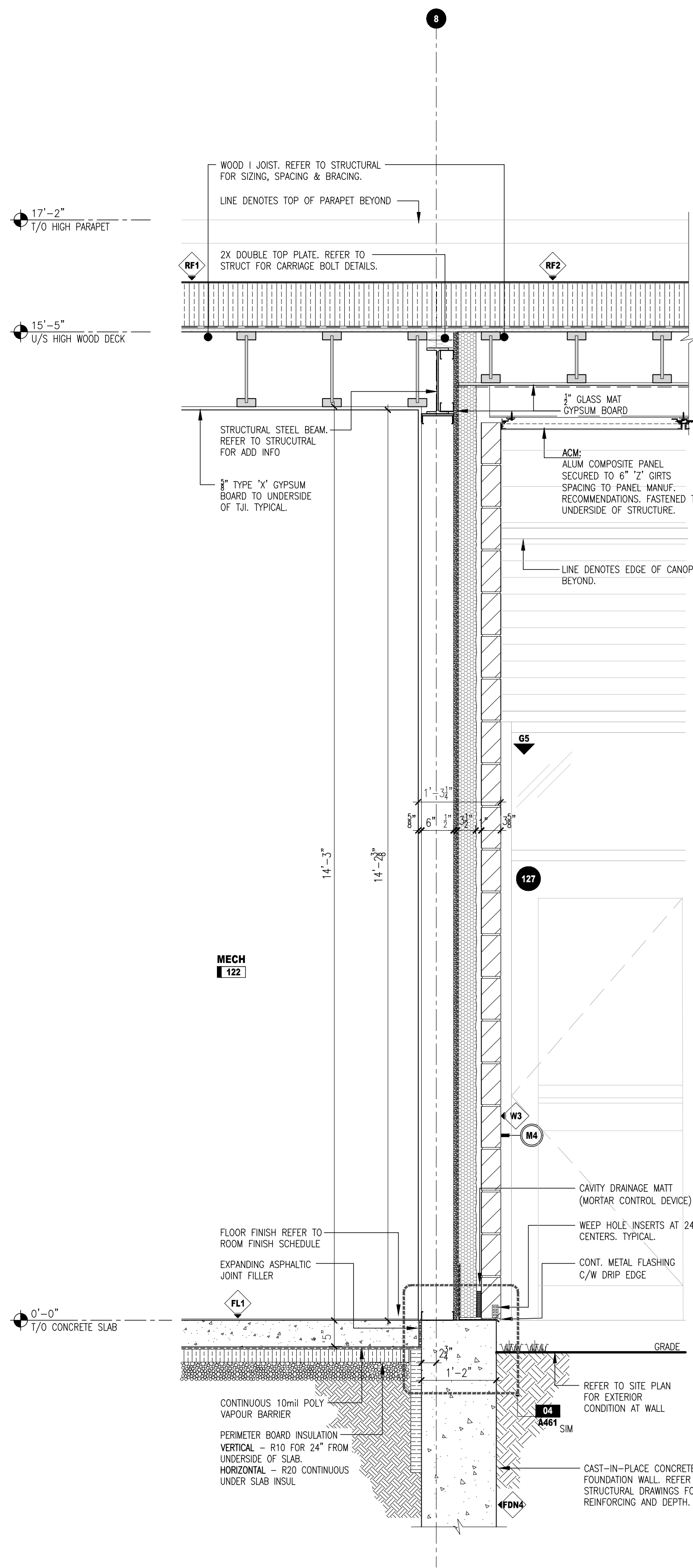


01 WALL SECTION
A422 SCALE: 3/4" = 1'-0"

02 WALL SECTION
A422 SCALE: 3/4" = 1'-0"

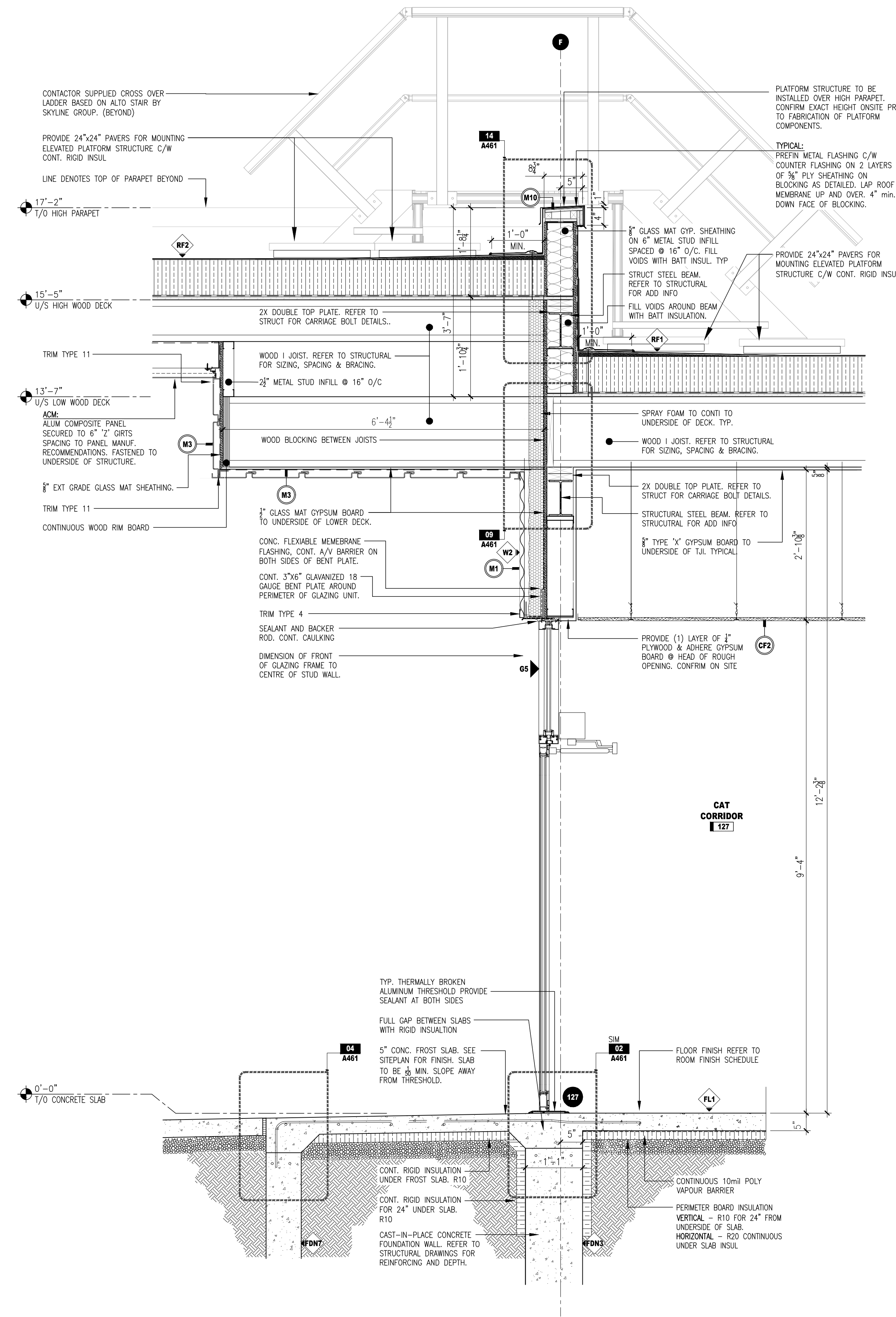
03 WALL SECTION
A422 SCALE: 3/4" = 1'-0"

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							NO. DESCRIPTION DATE		



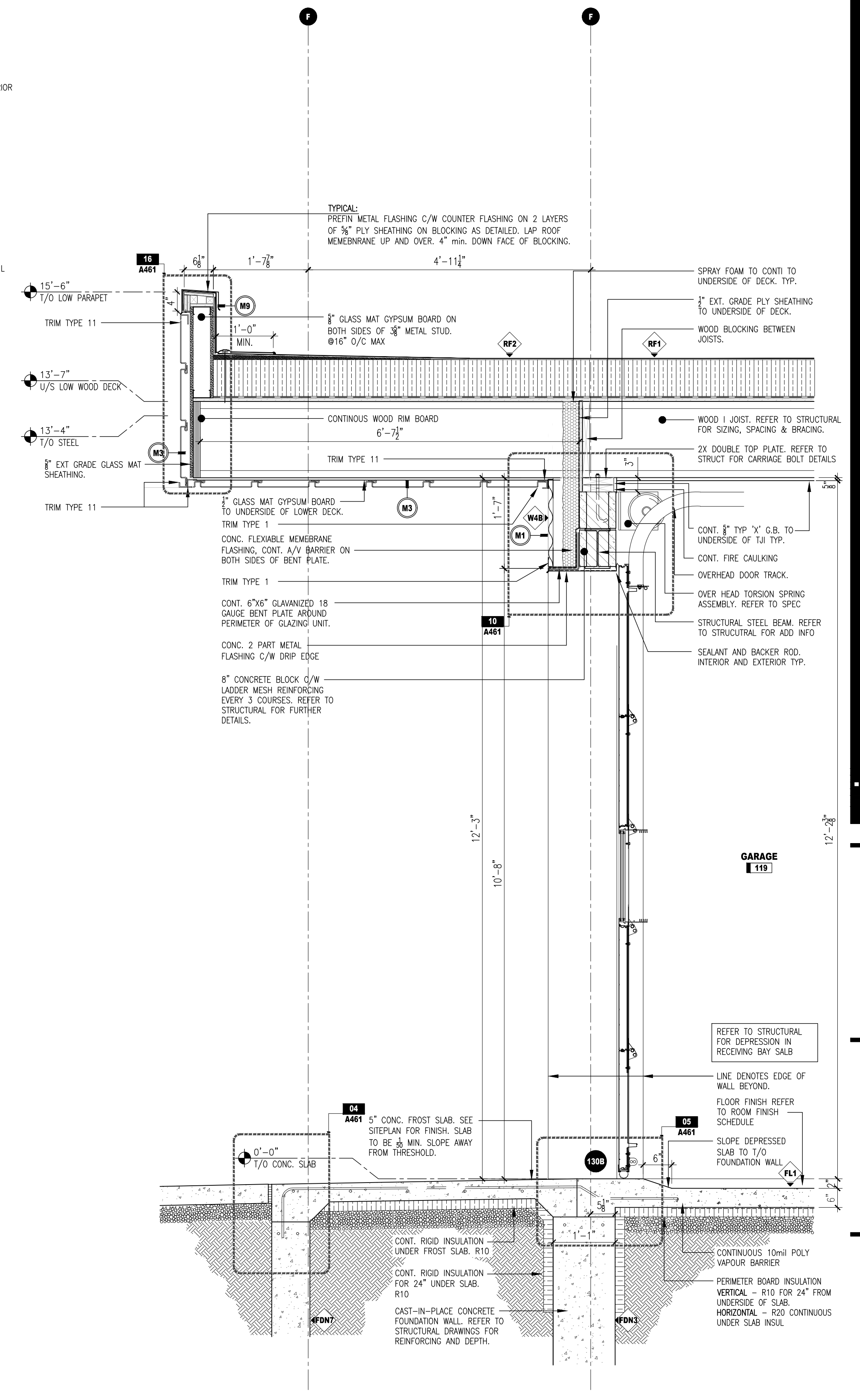
01 WALL SECTION

A423 SCALE: 3/4" = 1'-0"



02 WALL SECTION

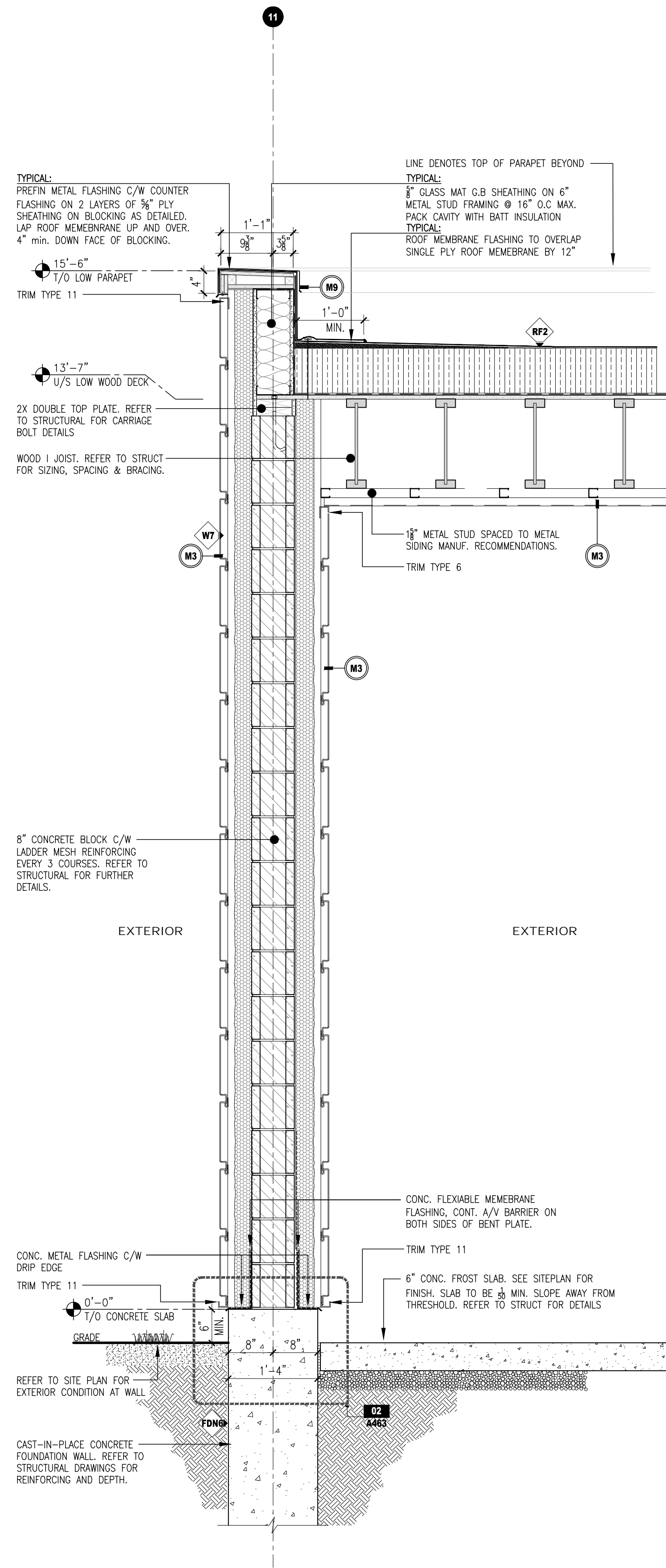
A423 SCALE: 3/4" = 1'-0"



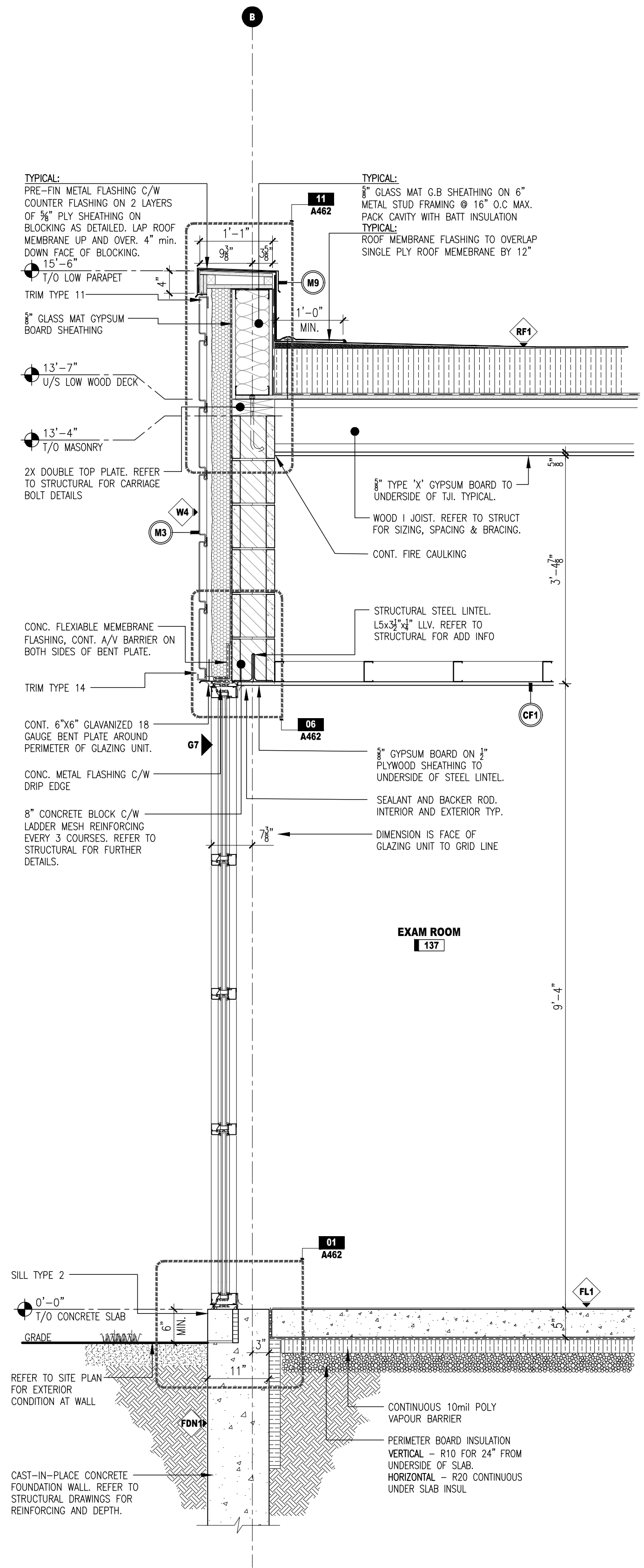
03 WALL SECTION

A423 SCALE: 3/4" = 1'-0"

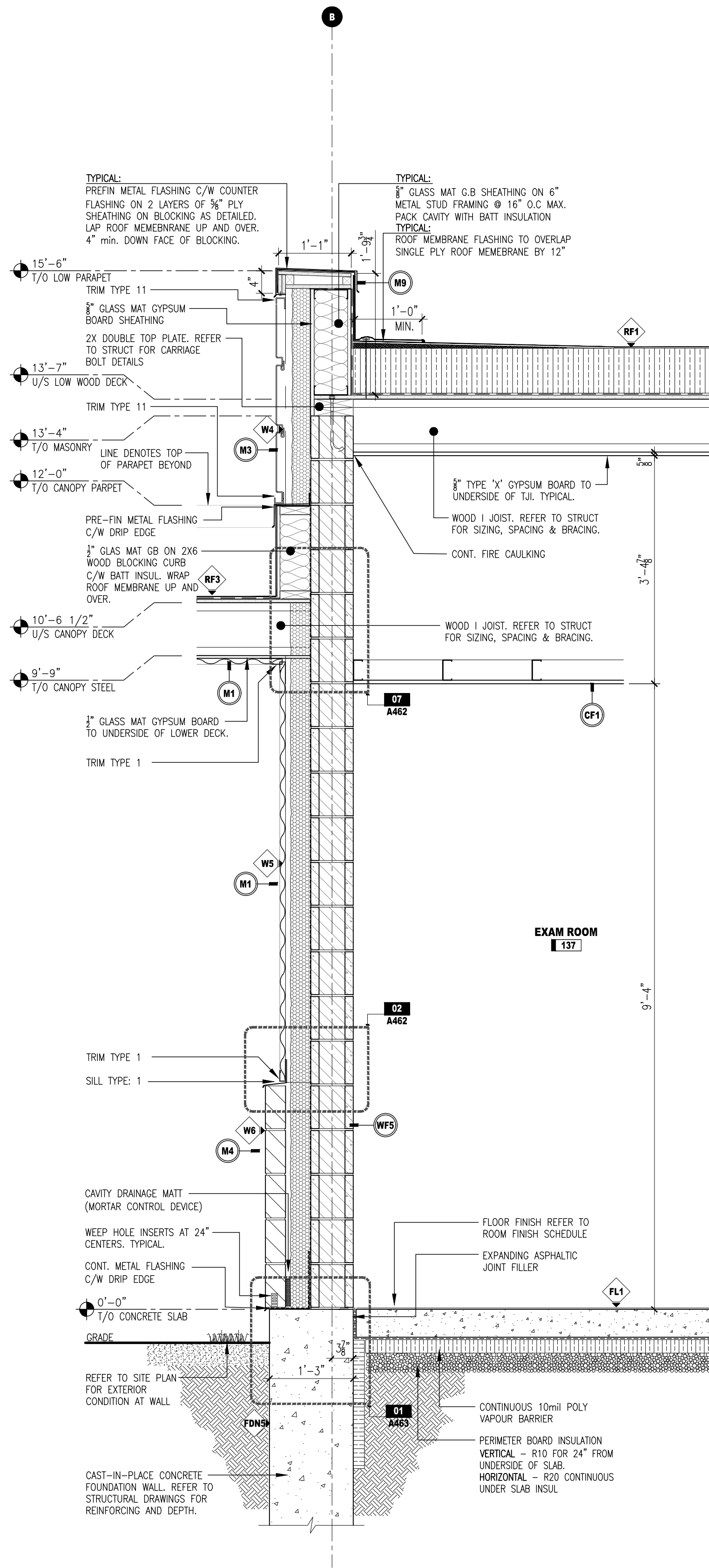
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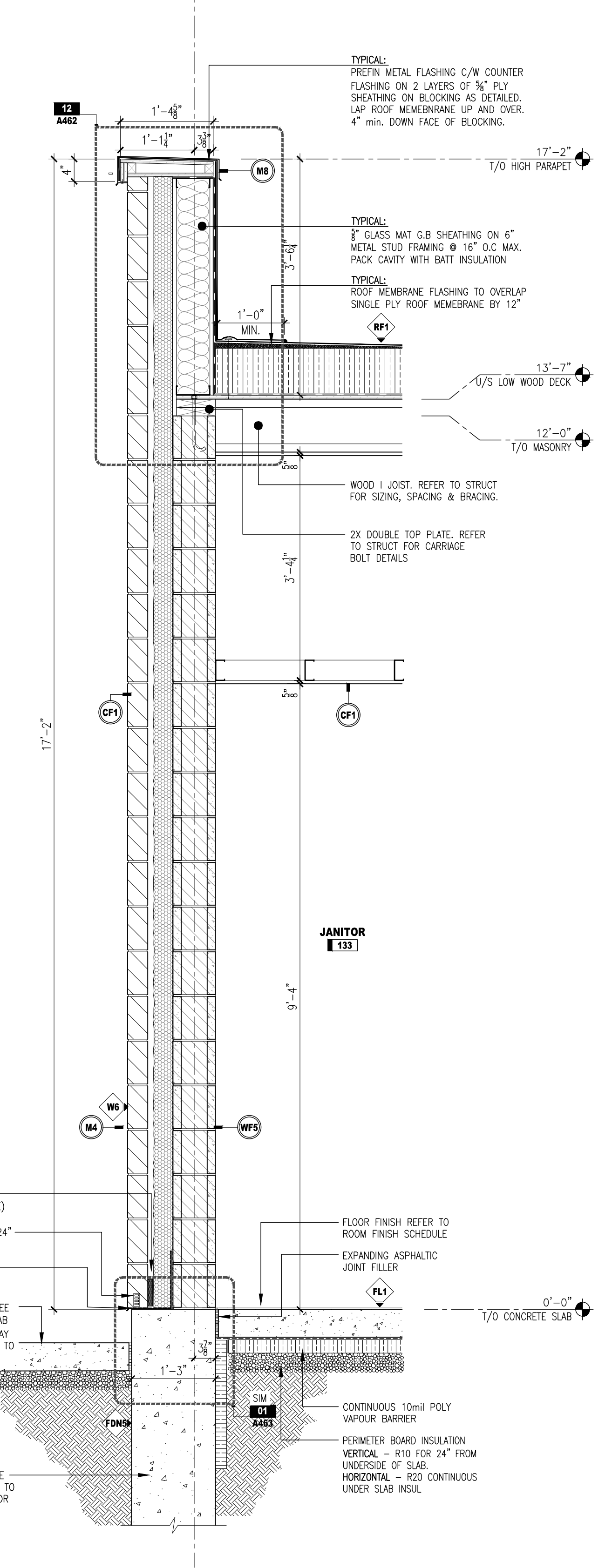
01 WALL SECTION
A424 SCALE: 3/4" = 1'-0"



02 WALL SECTION
A424 SCALE: 3/4" = 1'-0"

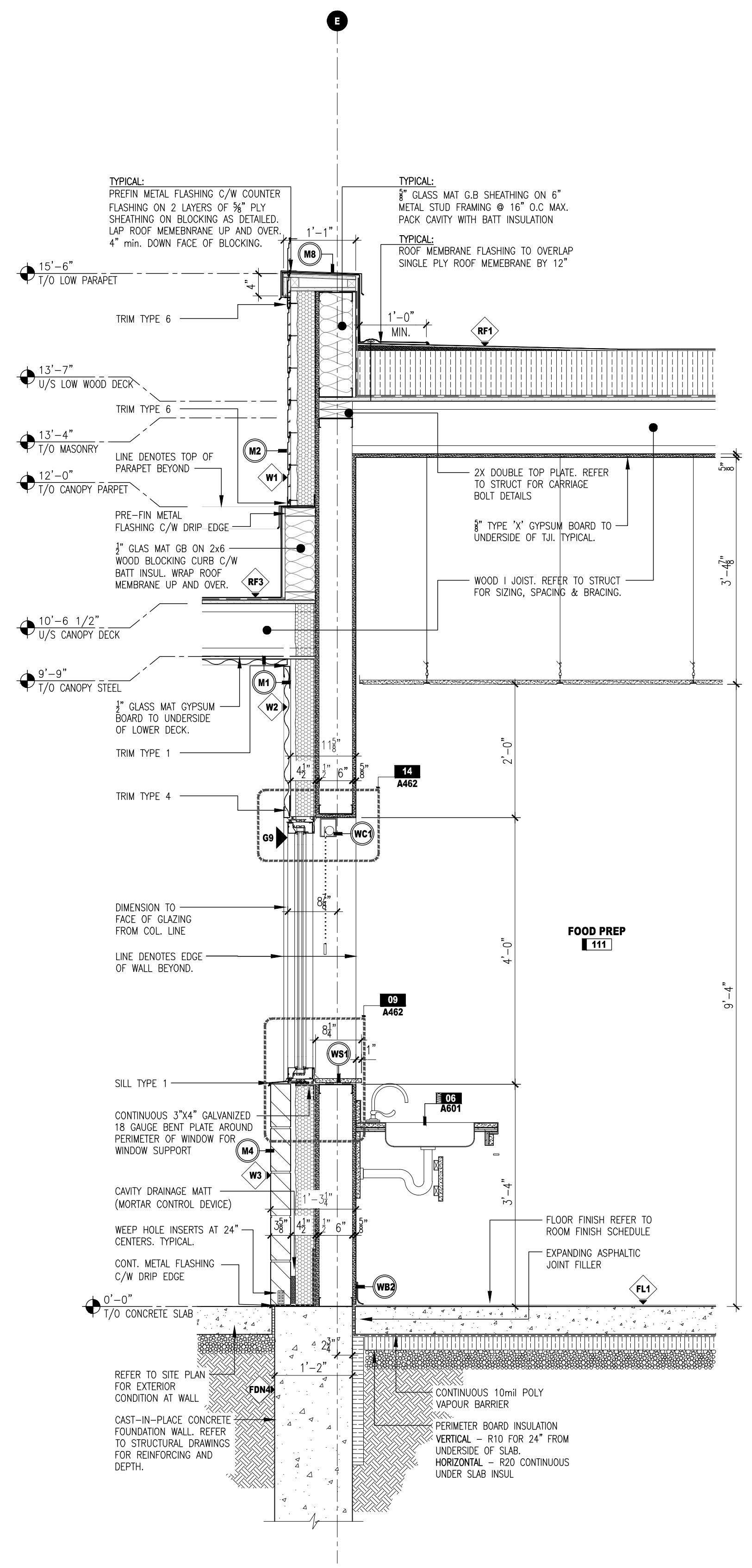
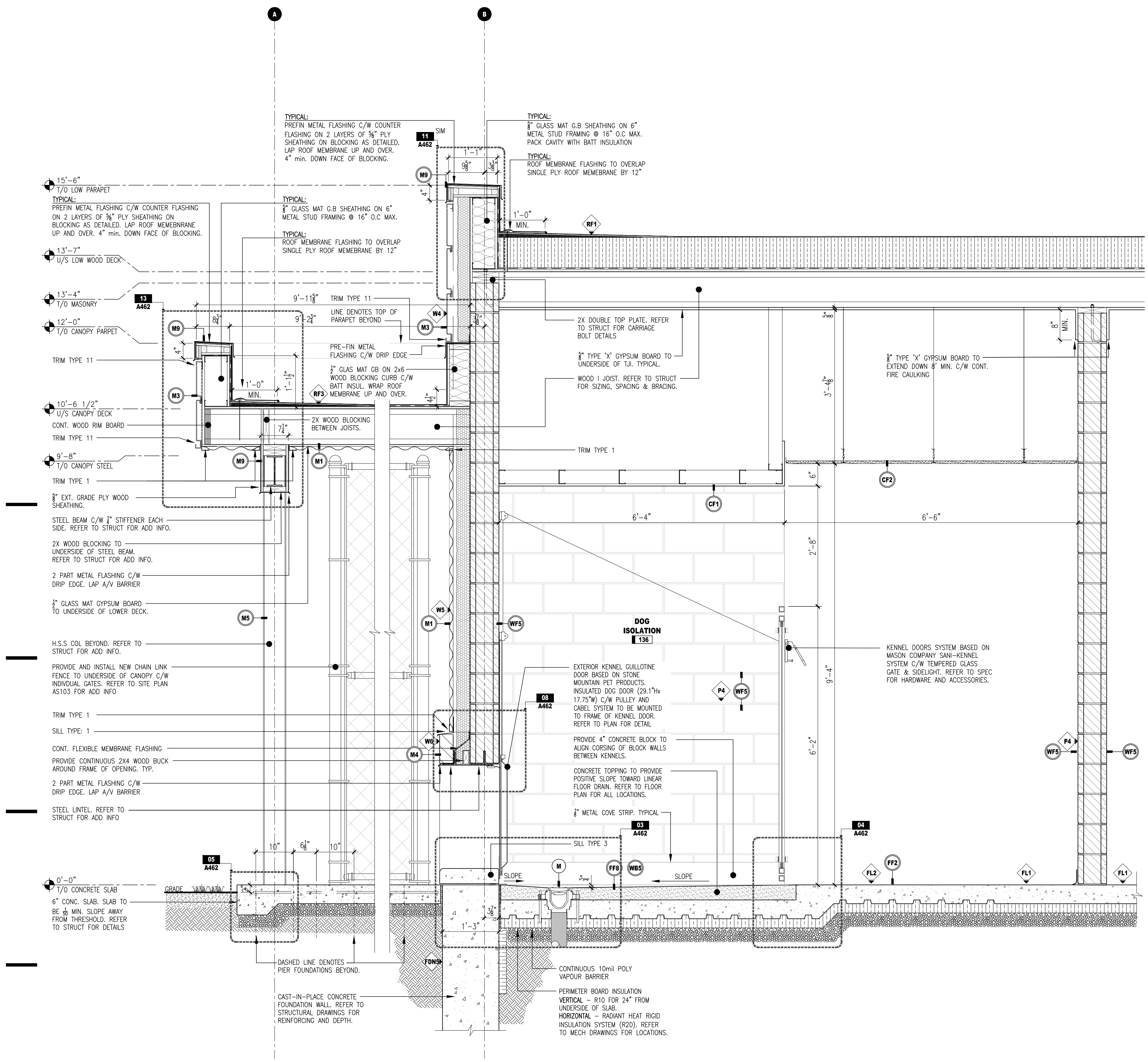


03 WALL SECTION
A424 SCALE: 3/4" = 1'-0"



04 WALL SECTION
A424 SCALE: 3/4" = 1'-0"

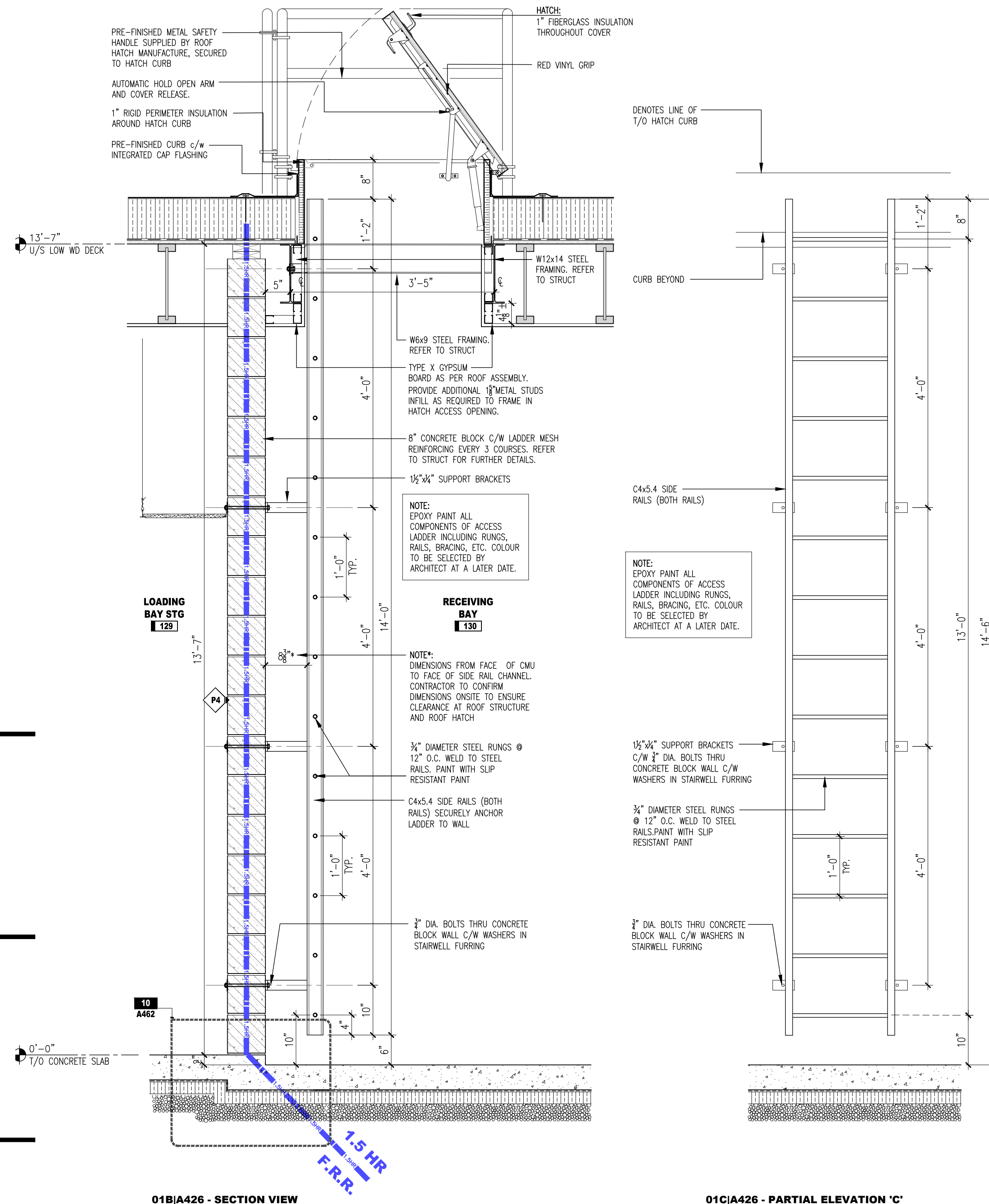
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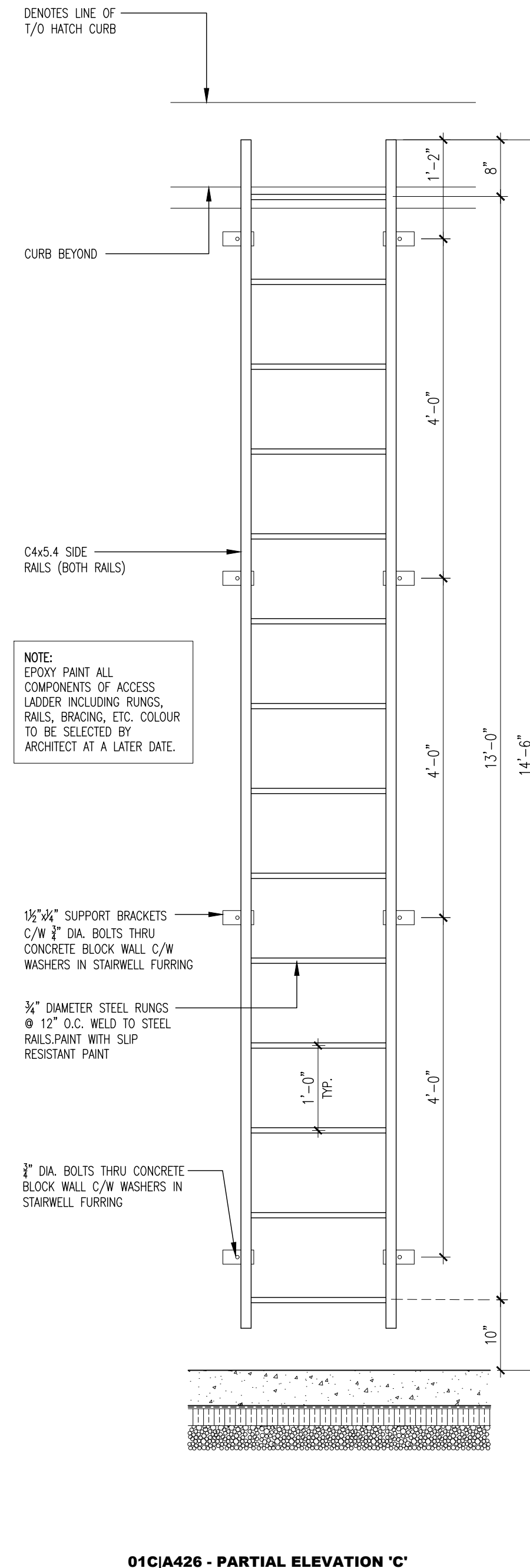
01 WALL SECTION
A425 SCALE: 3/4" = 1'-0"

02 WALL SECTION
A425 SCALE: 3/4" = 1'-0"

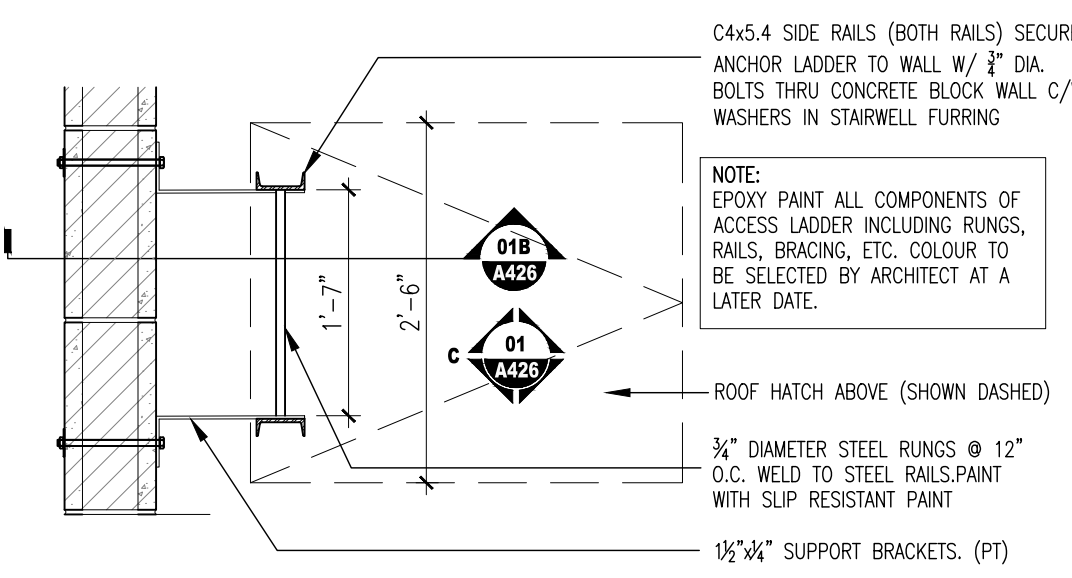
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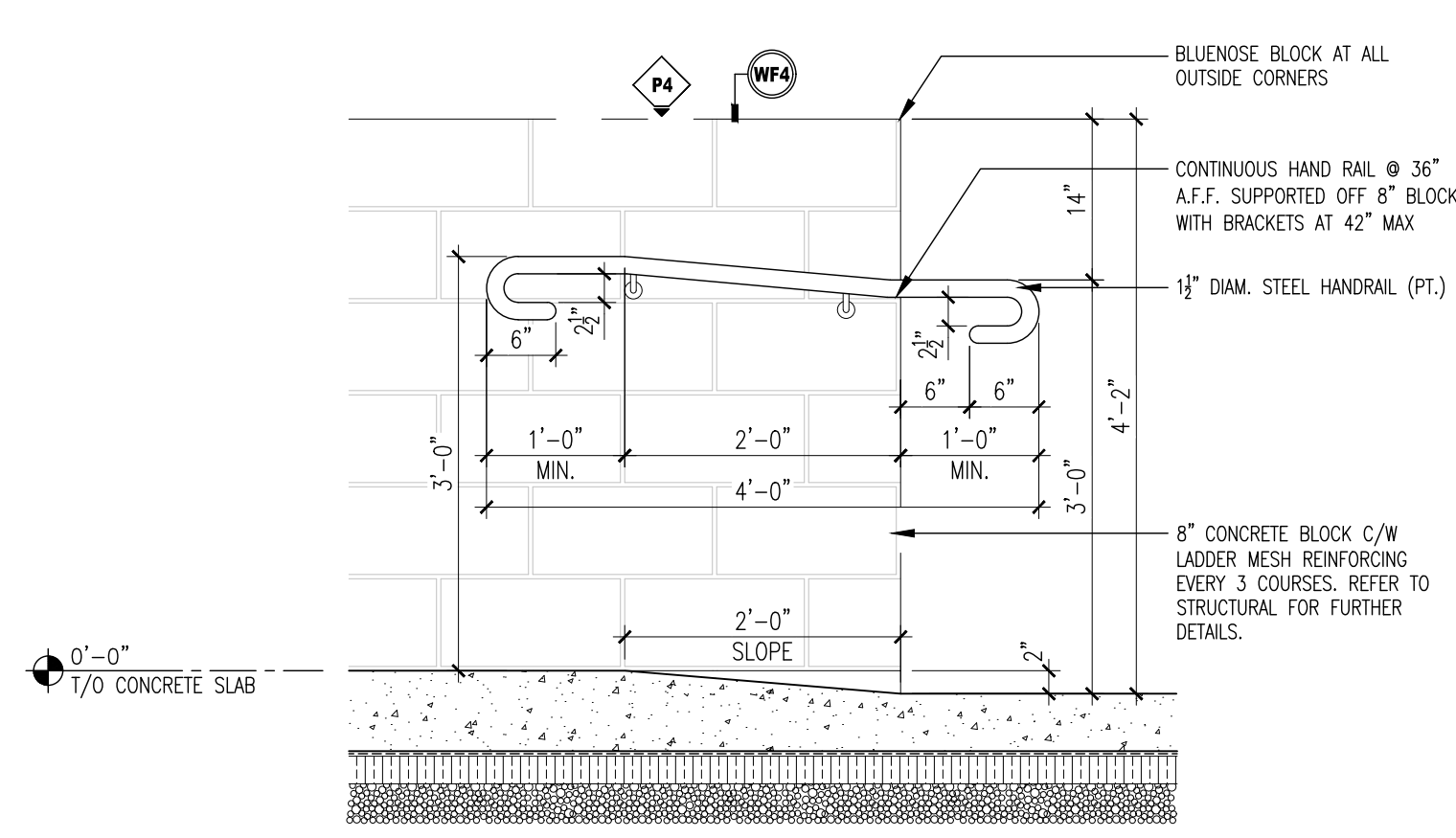
01B|A426 - SECTION VIEW



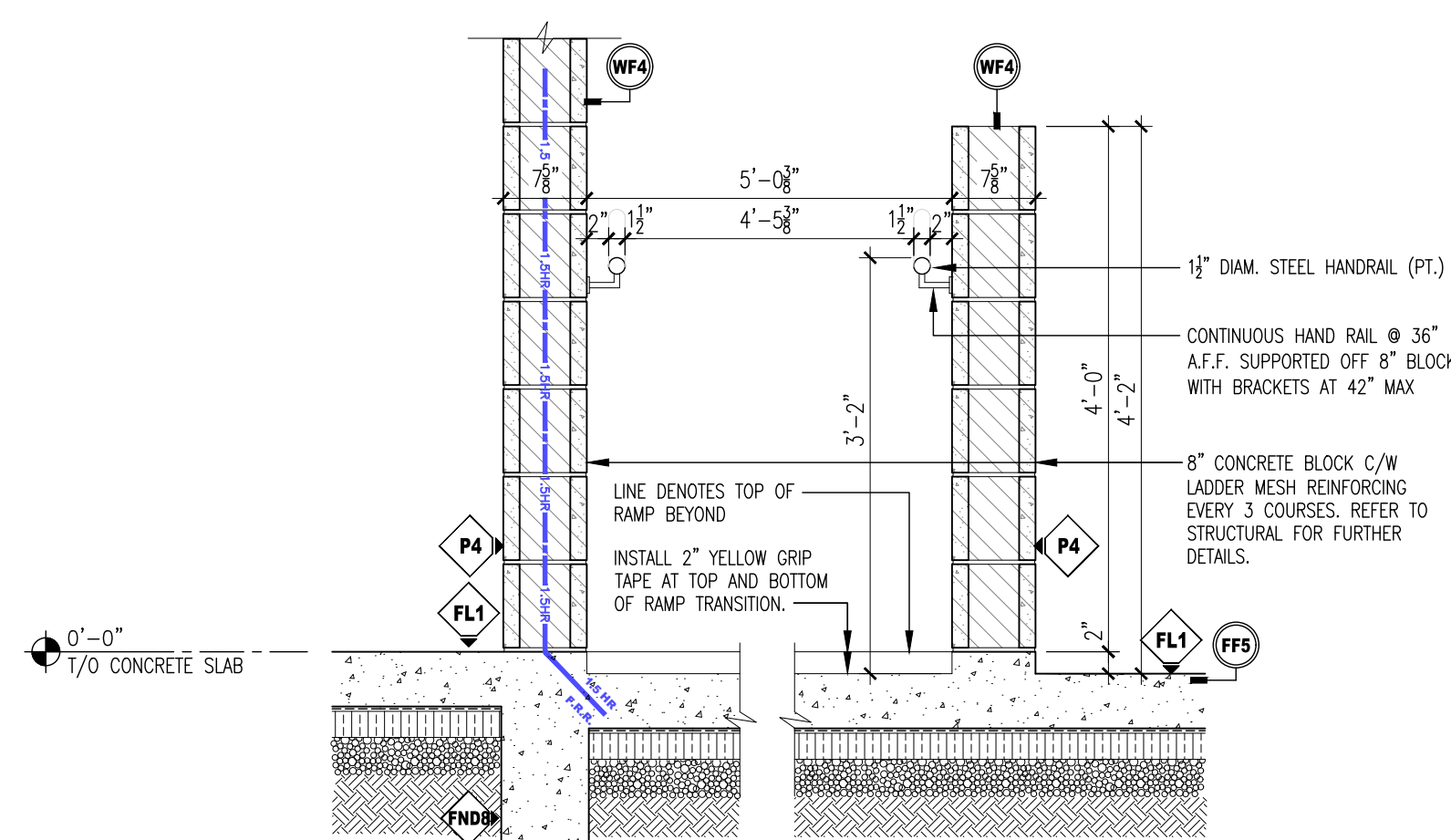
01C|A426 - PARTIAL ELEVATION 'C'



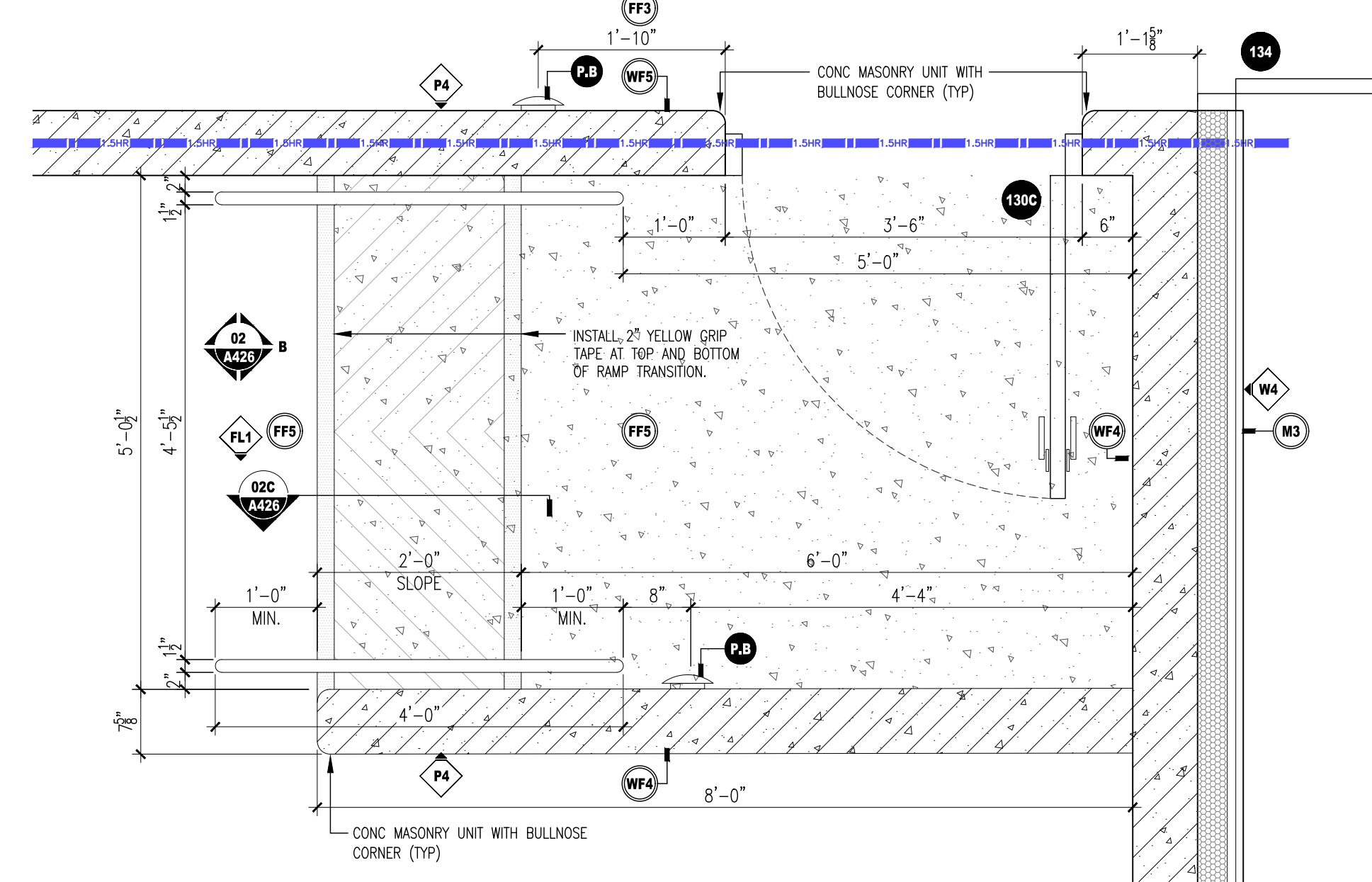
01A|A426 - PLAN VIEW



02C|A426 - SECTION VIEW



02B|A426 - ELEVATION VIEW

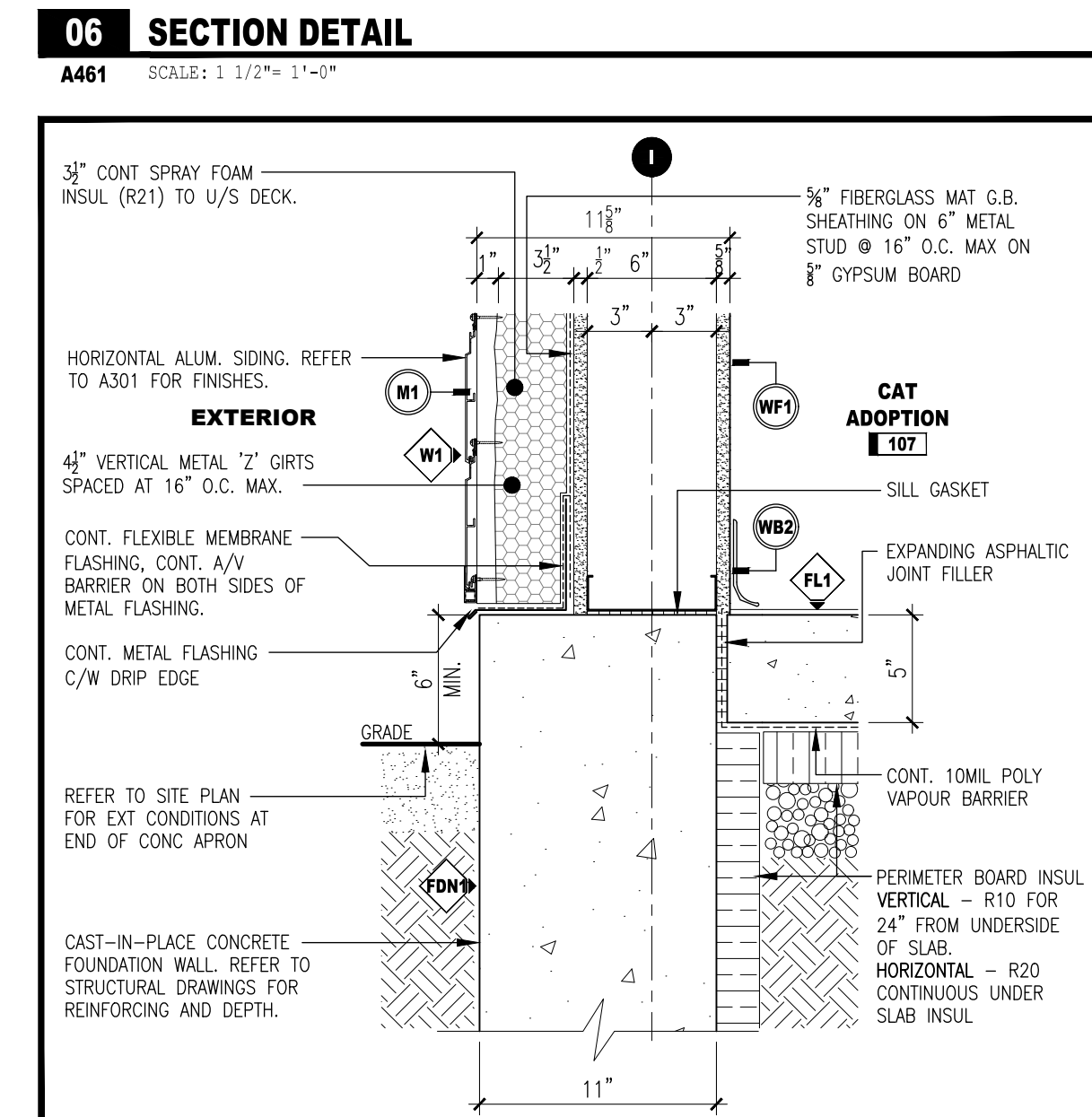
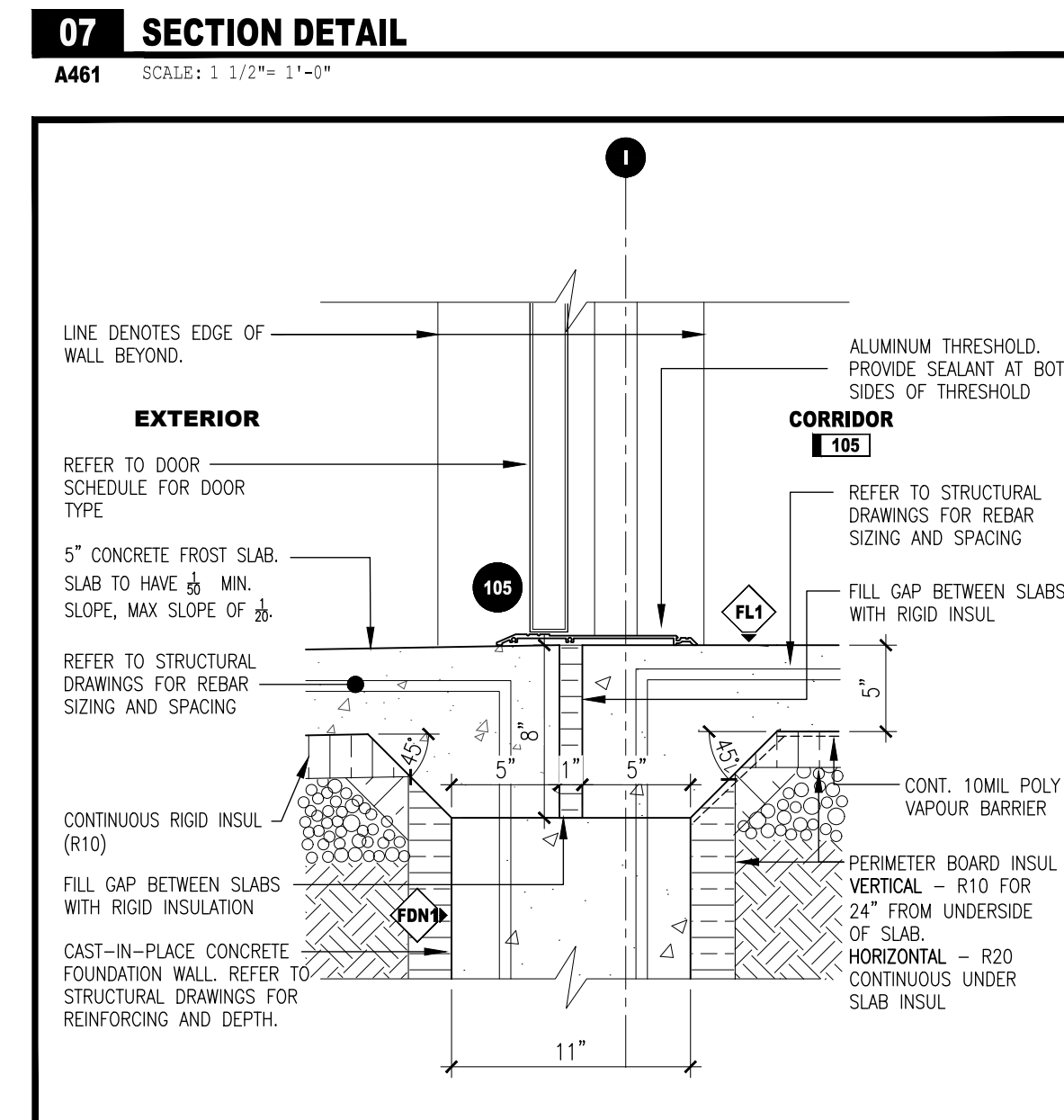
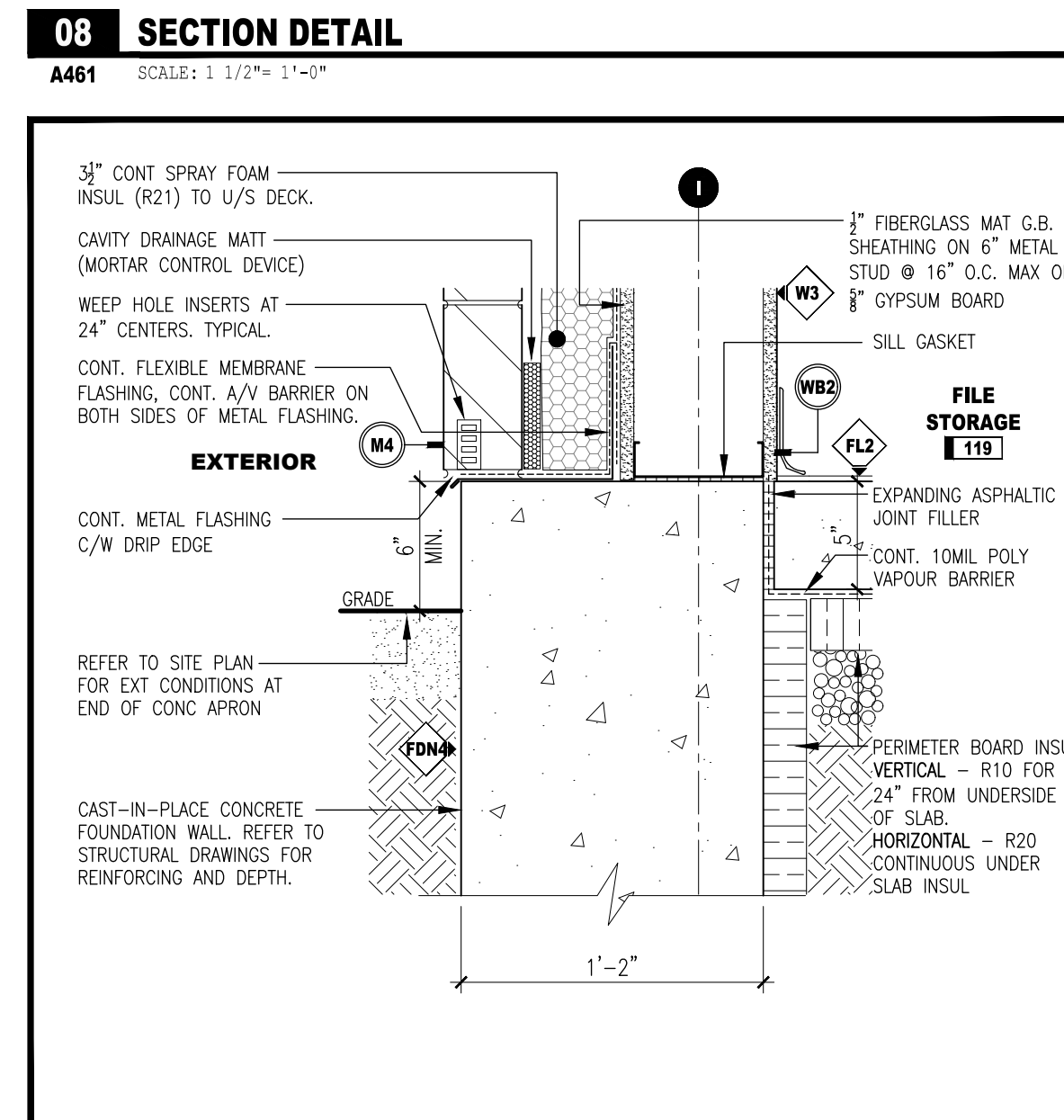
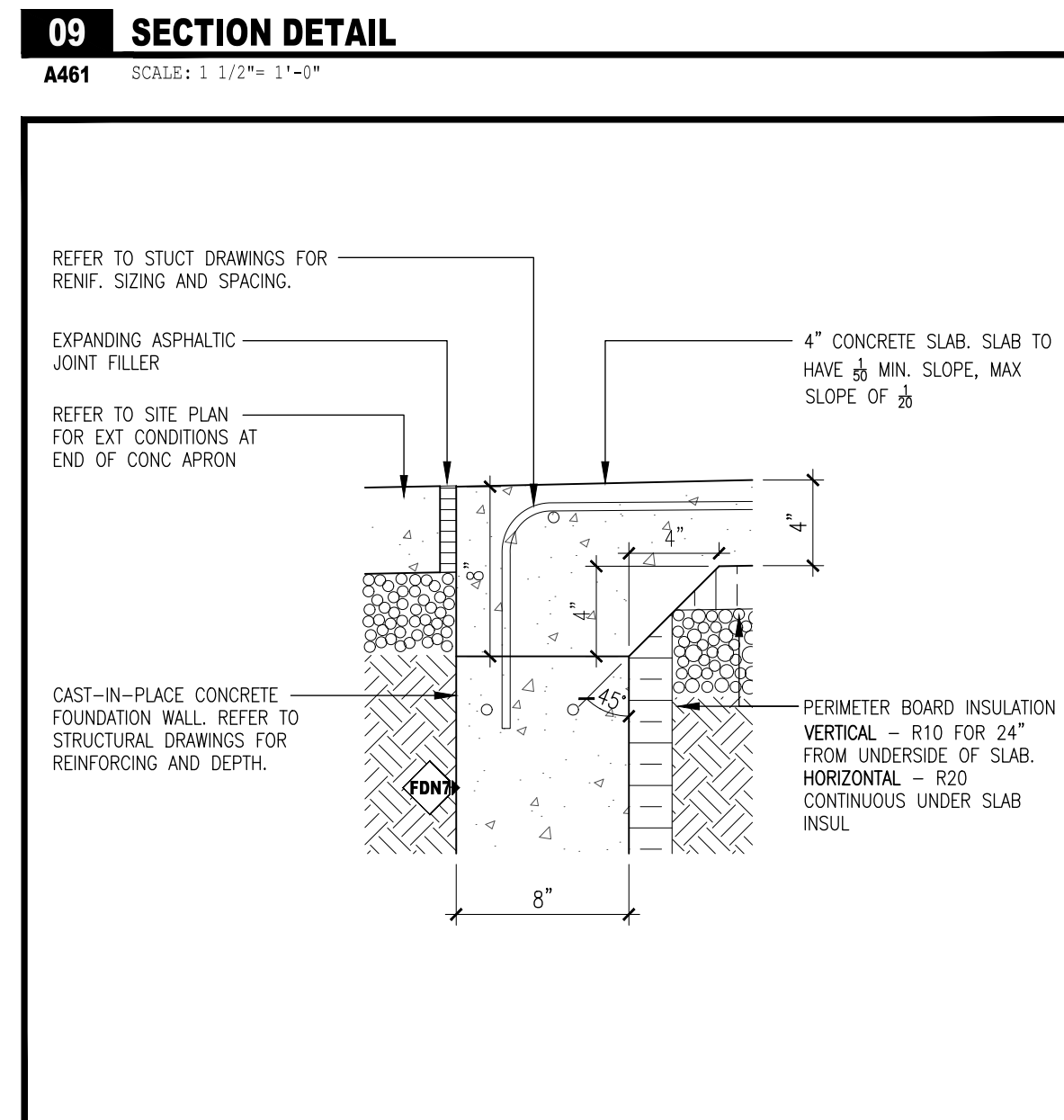
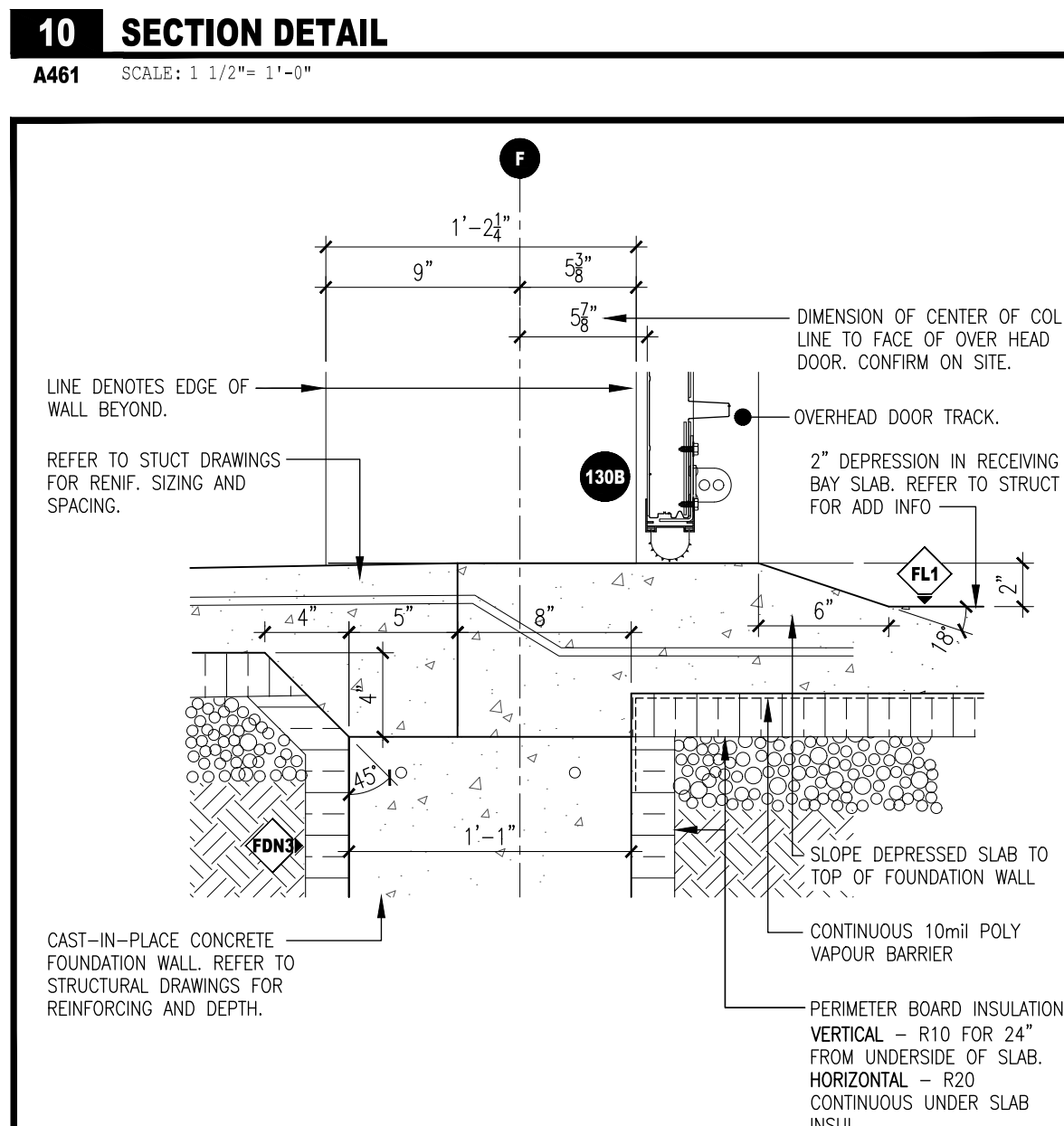
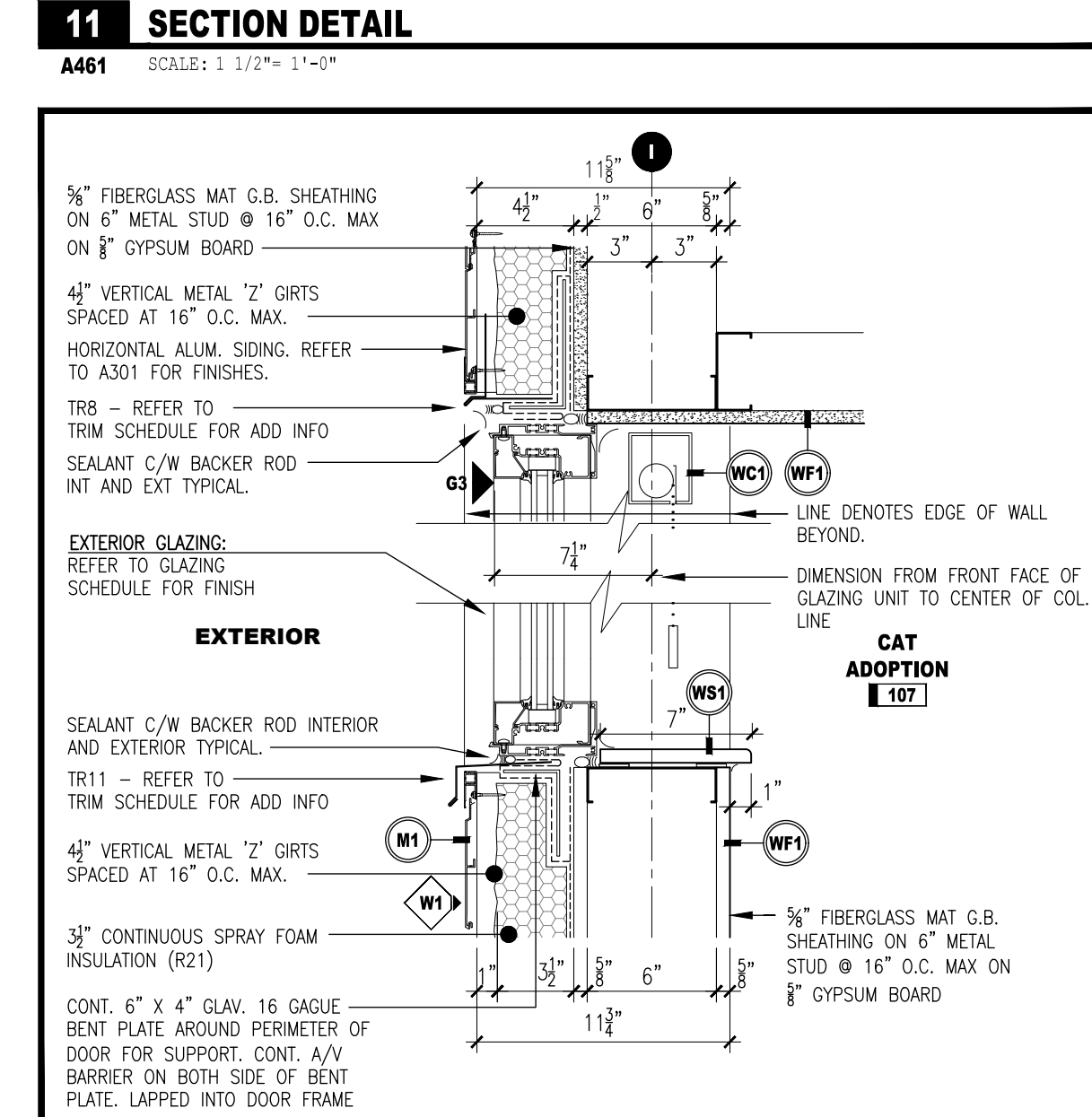
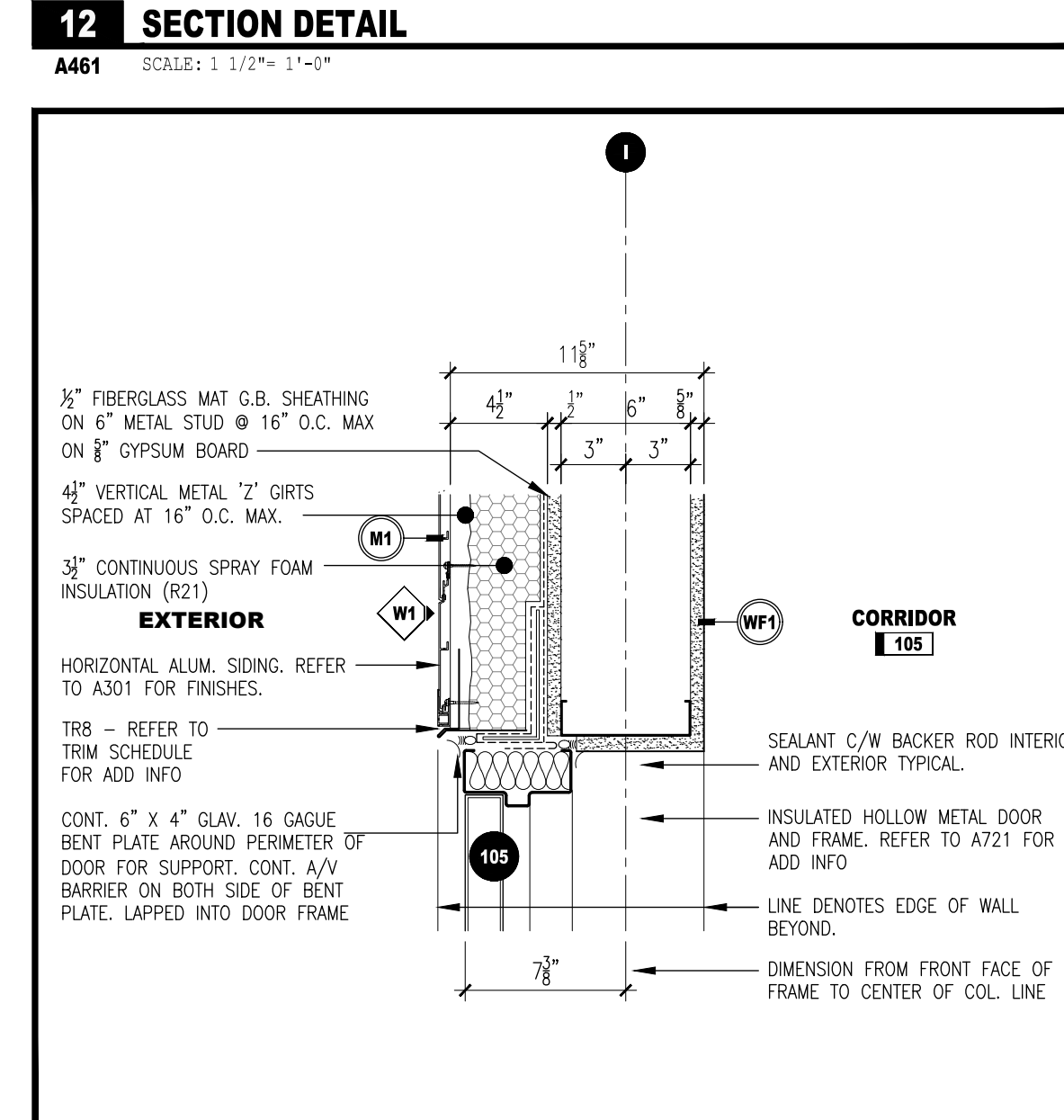
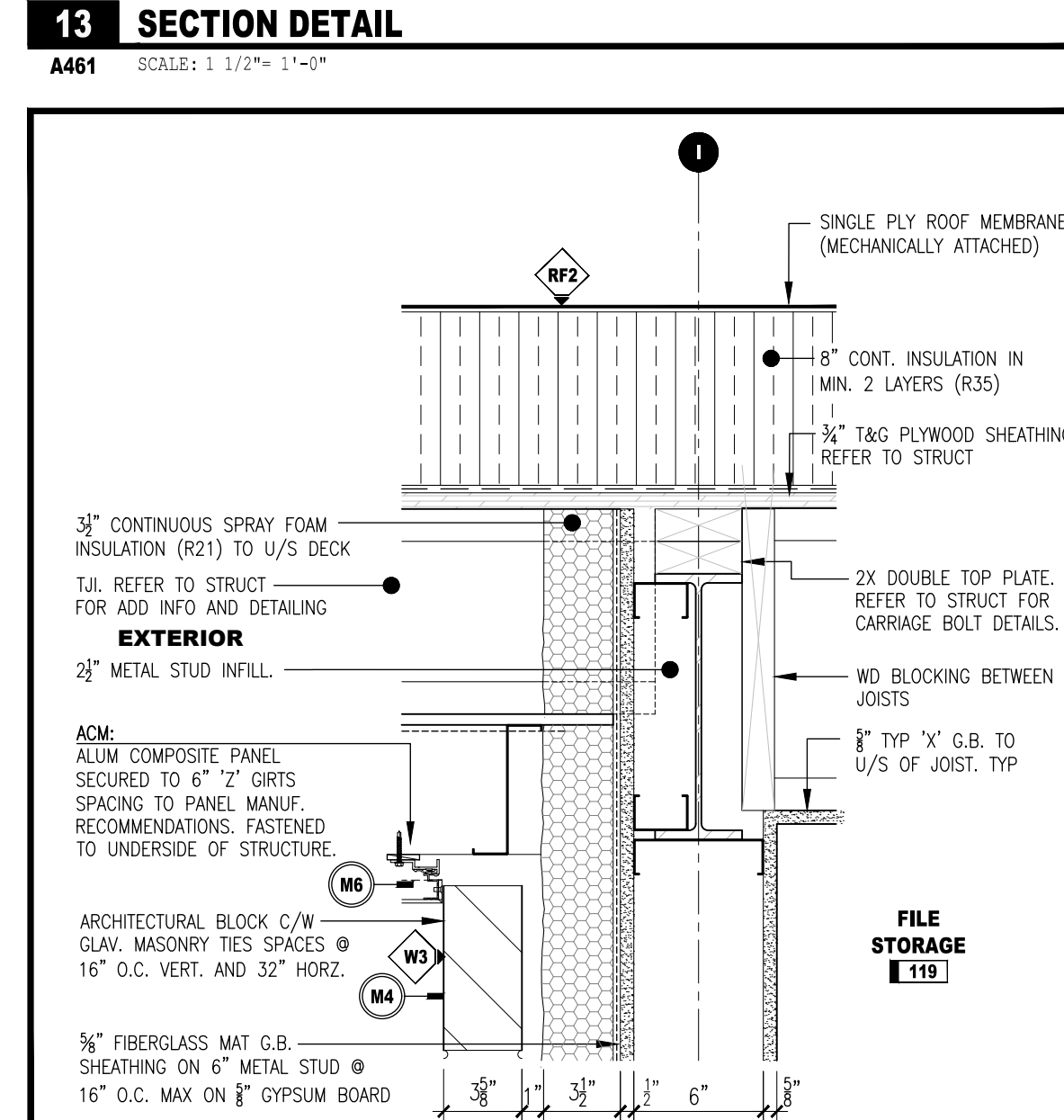
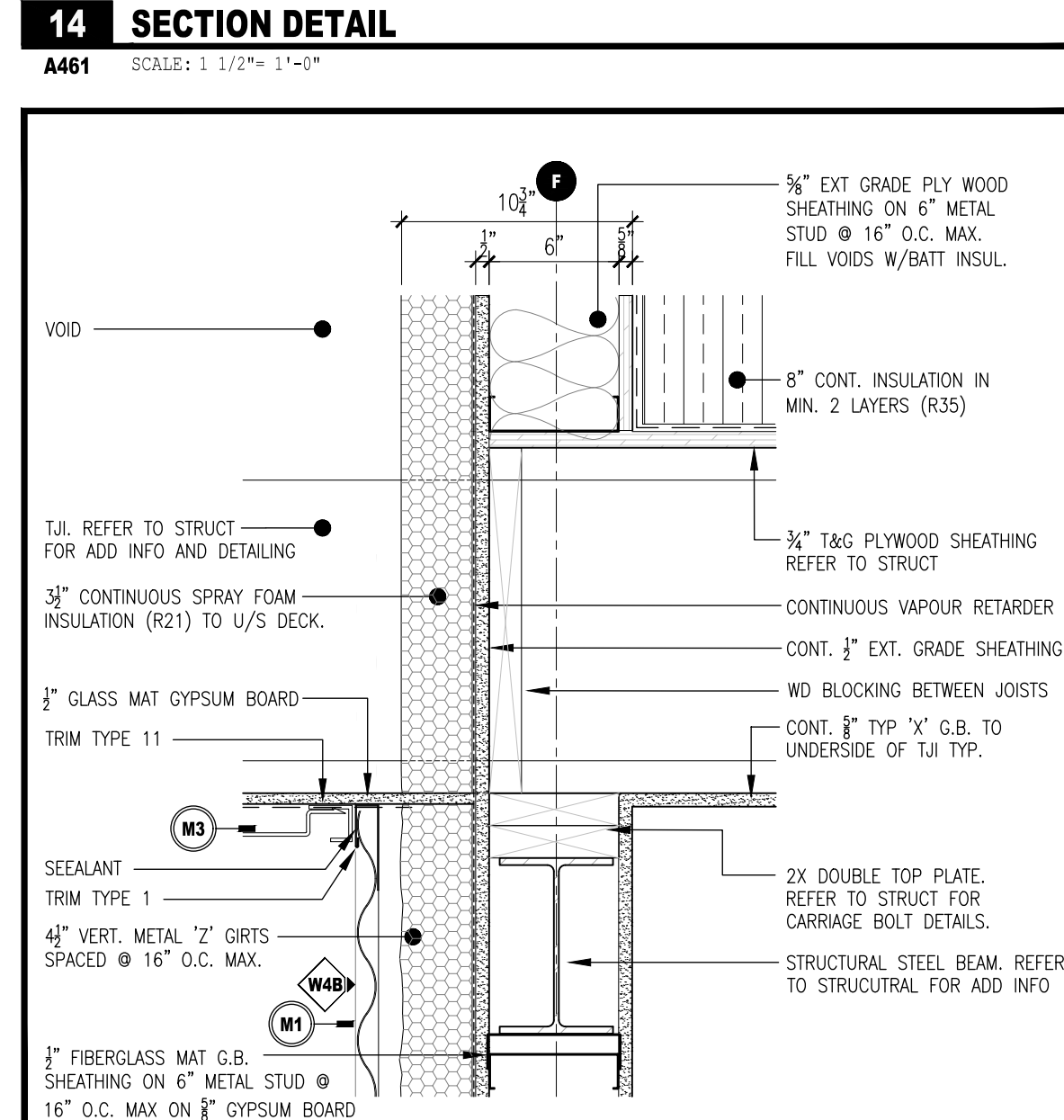
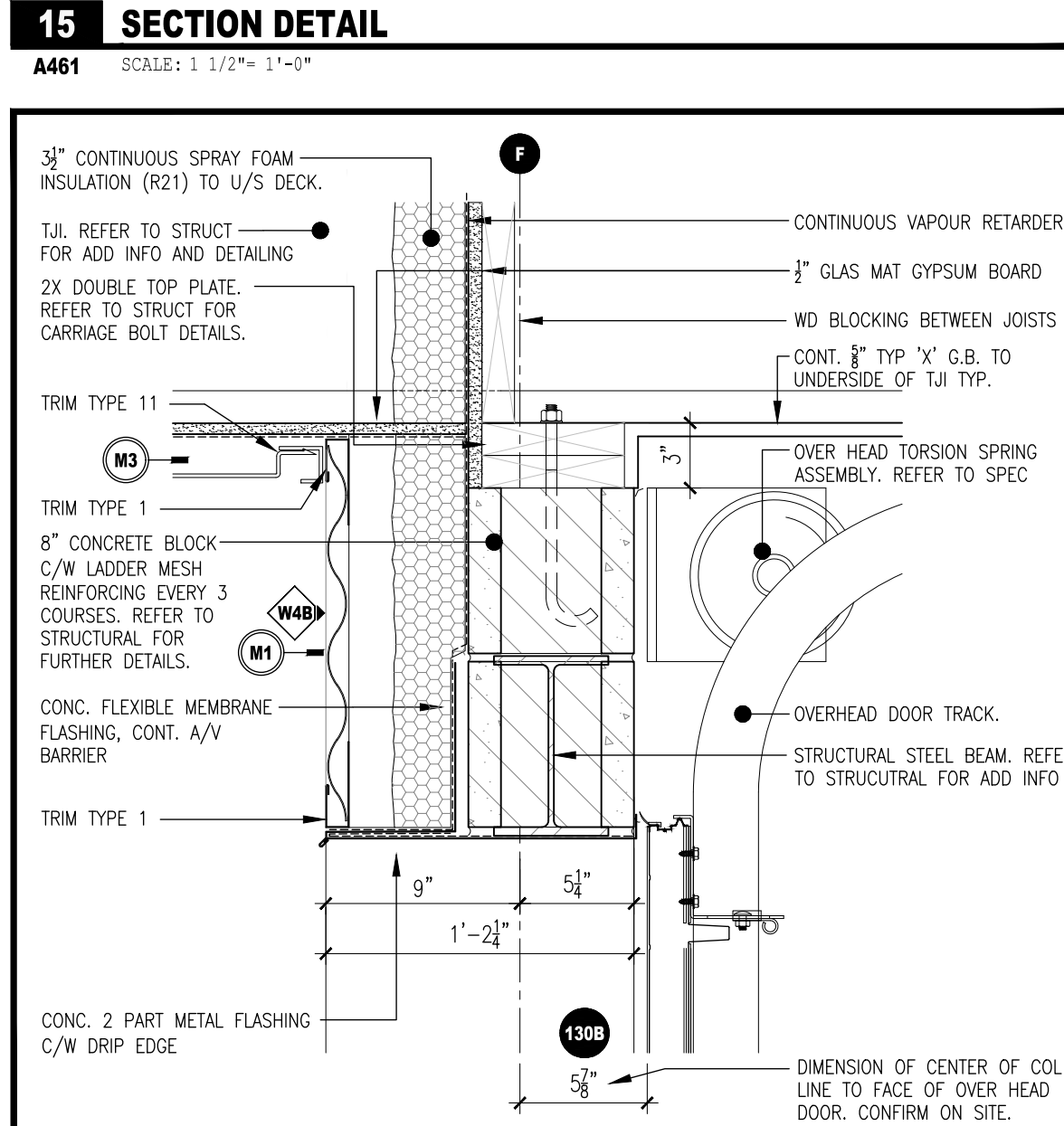
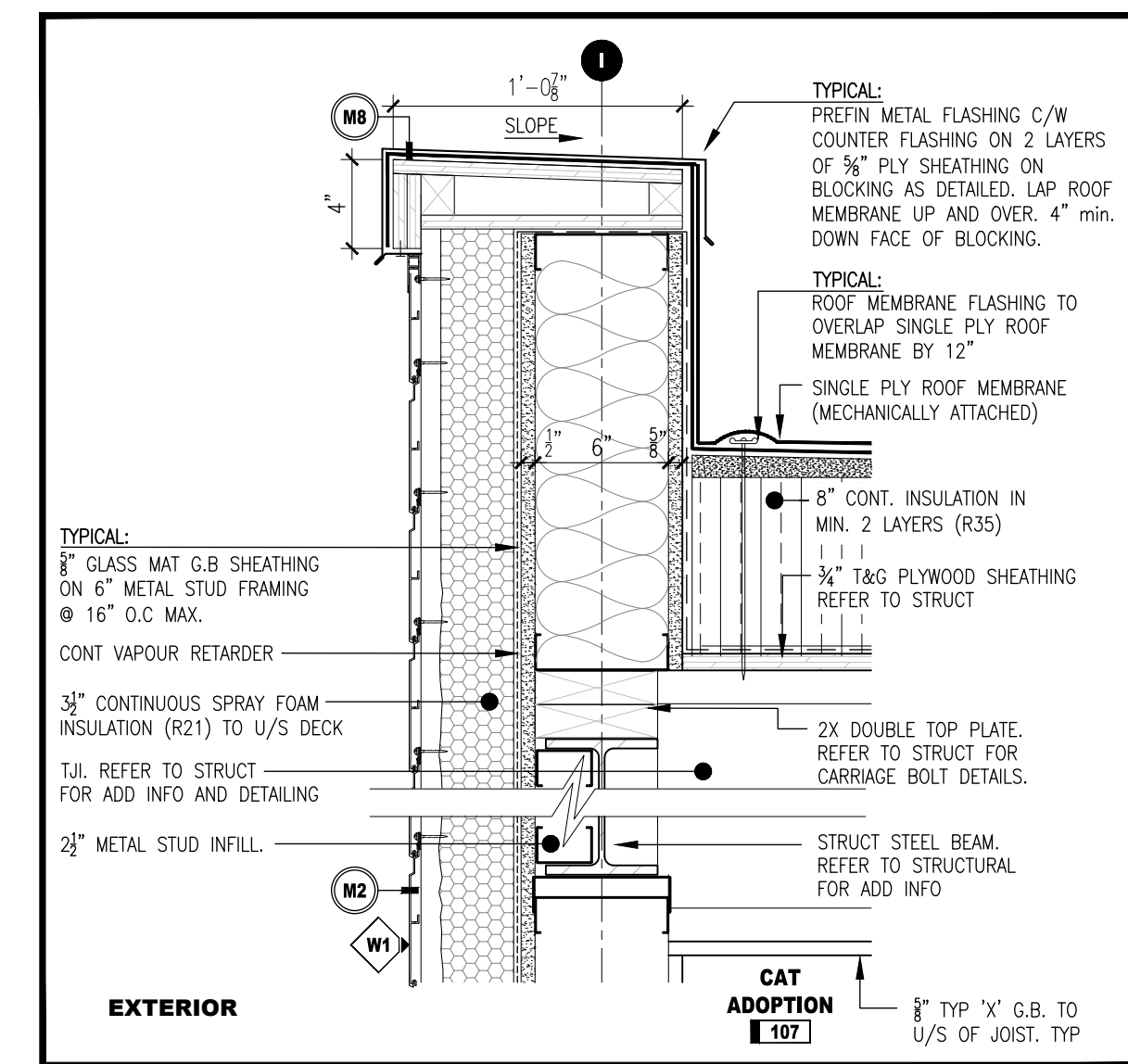
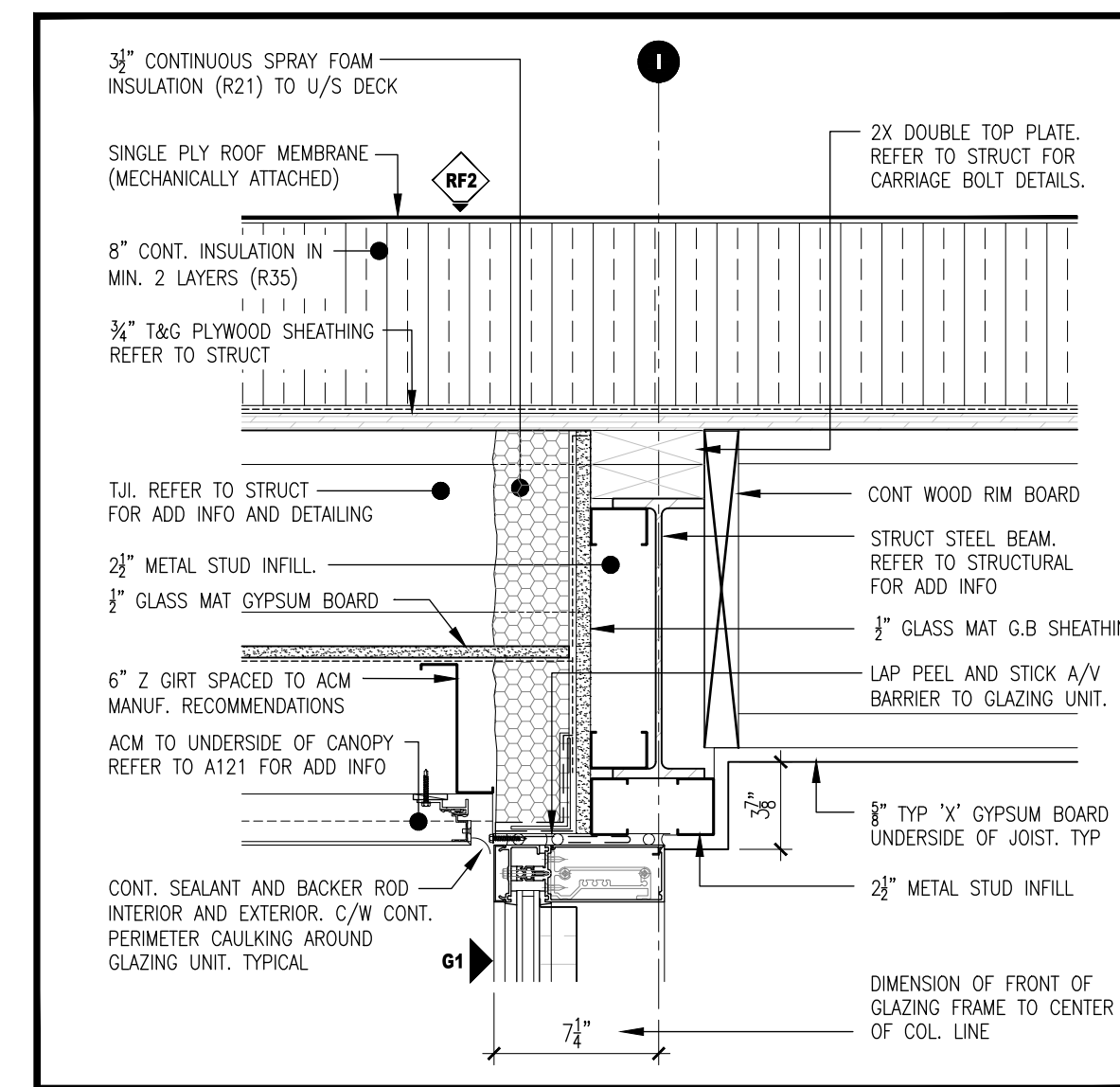
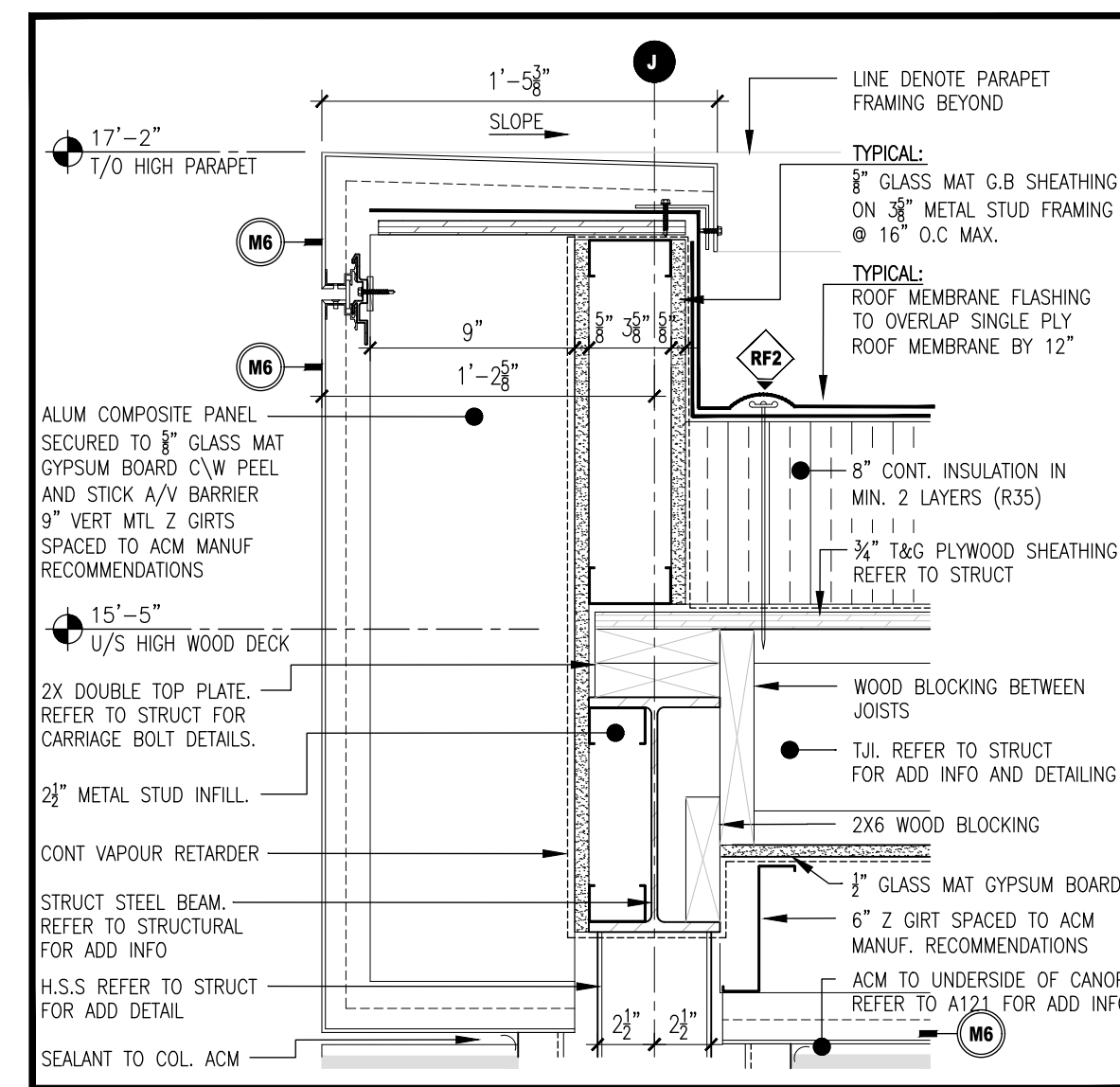
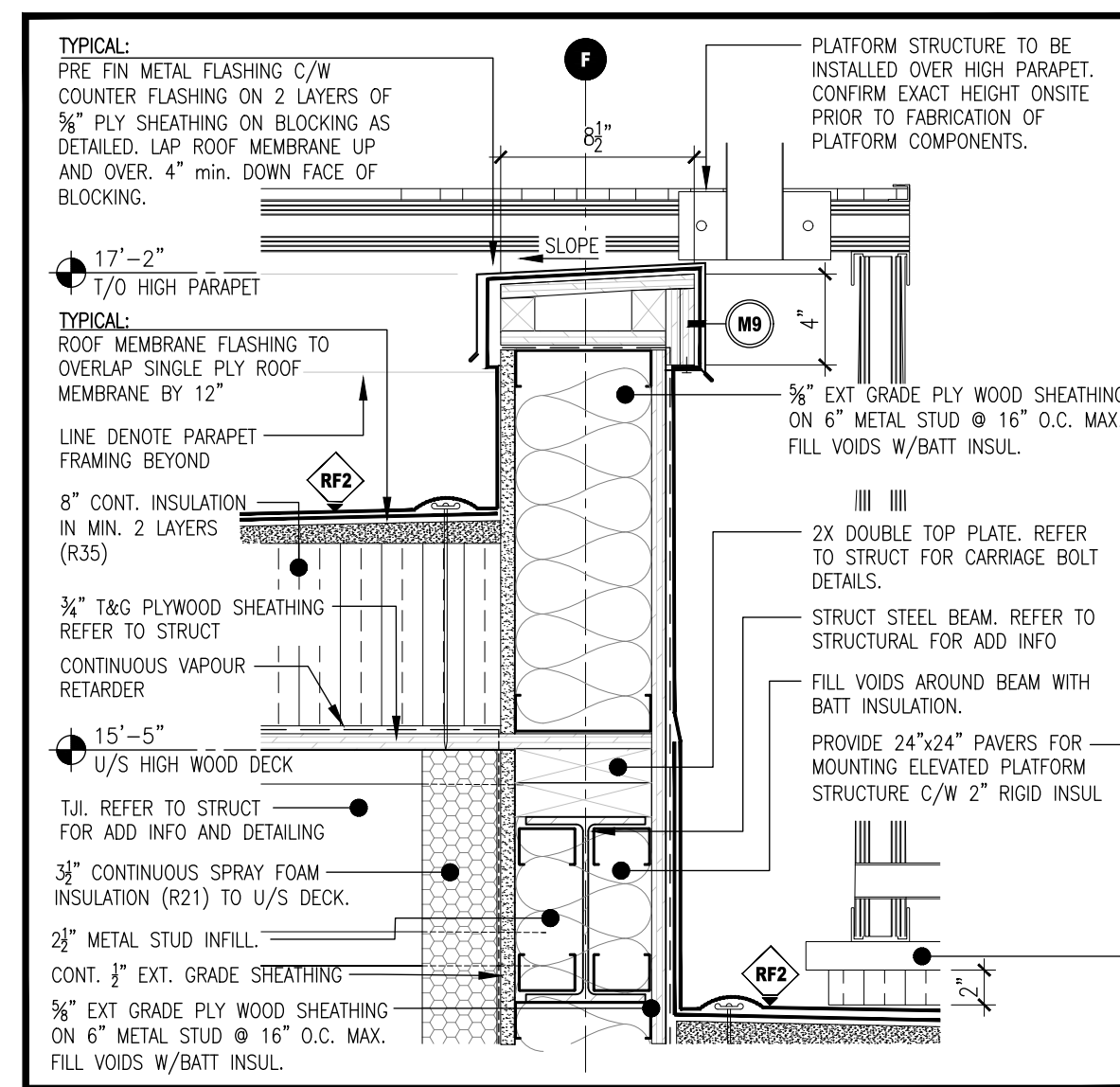
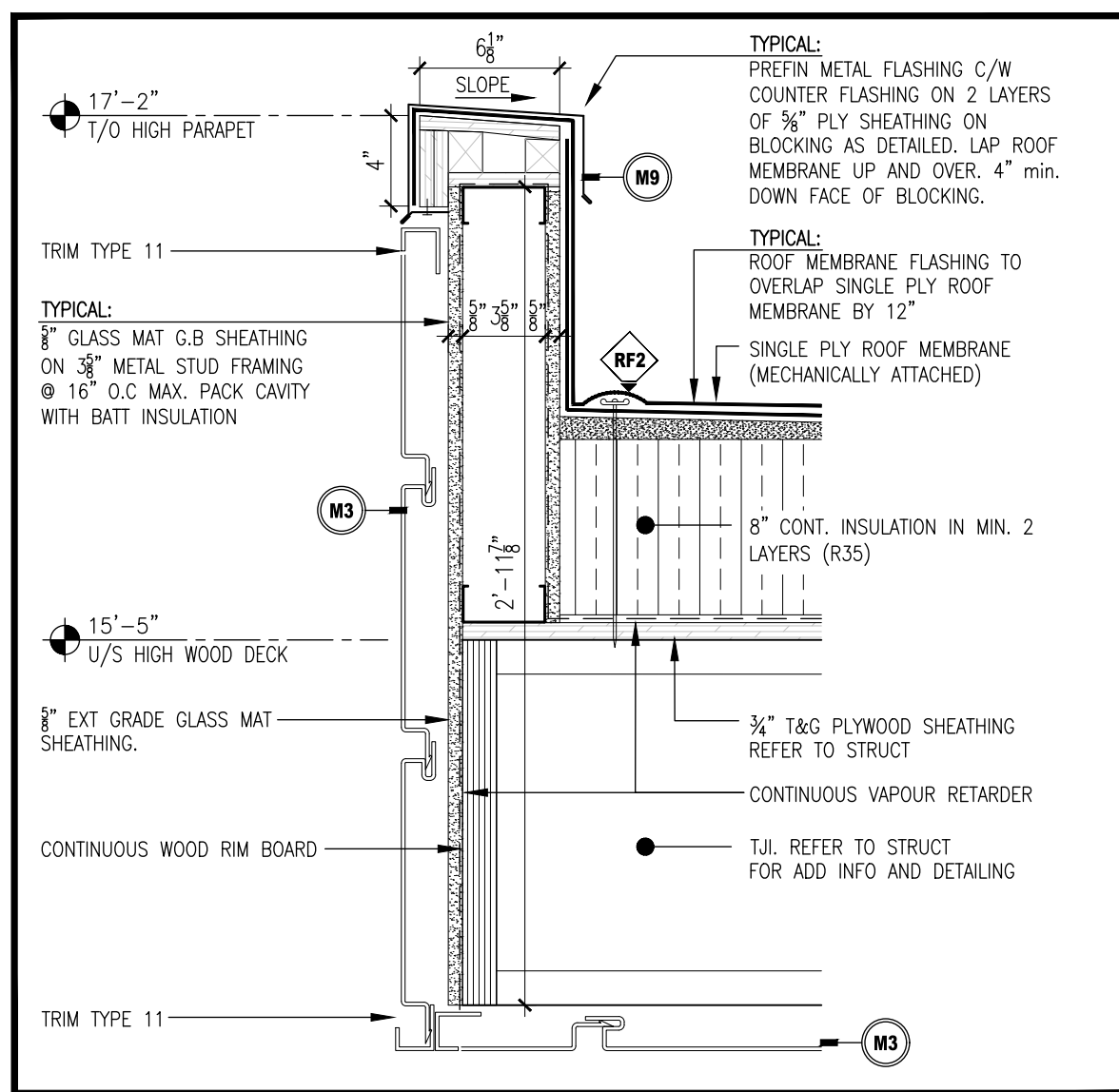


02A|A426 - PLAN VIEW

01 WALL SECTION: ROOF ACCESS HATCH
A426 SCALE: 3/4\"/>

02 WALL SECTION: CAST IN PALCE RAMP
A426 SCALE: 3/4\"/>

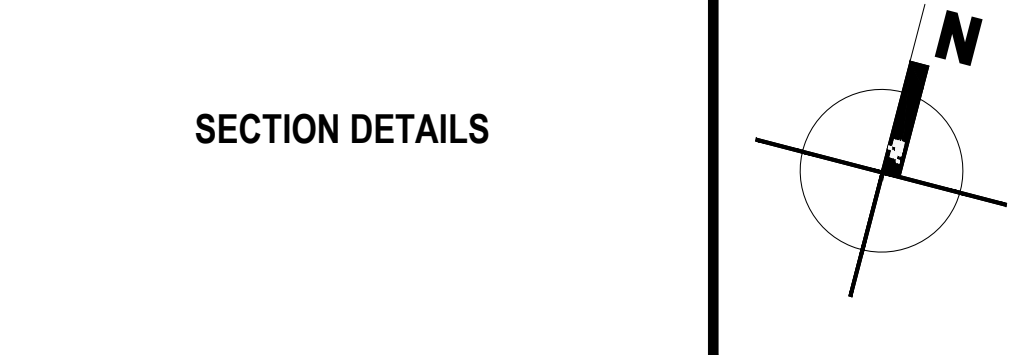
NOTES	PROJECT IDENTIFICATION	DRAWING IDENTIFICATION	ORIENTATION	SUB-CONSULTANT	PRIME CONSULTANT	DISCIPLINE SEAL	DRAWING SUBMISSION(S)	INTERNAL INFO	COPYRIGHT 2024												
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NO.	DESCRIPTION	DATE																			



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BRANTFORD ANIMAL SHELTER						
10 KRAEMER'S WAY						
BRANTFORD, ONTARIO						
N3V 0A5						
DESIGN REVIEW	SITE PLAN APPROVAL	BUILDING PERMIT	BIDS DOCUMENTS	CONTRACT DOCUMENTS	CONSTRUCTION DOCUMENTS	AS-BUILT DOCUMENTS



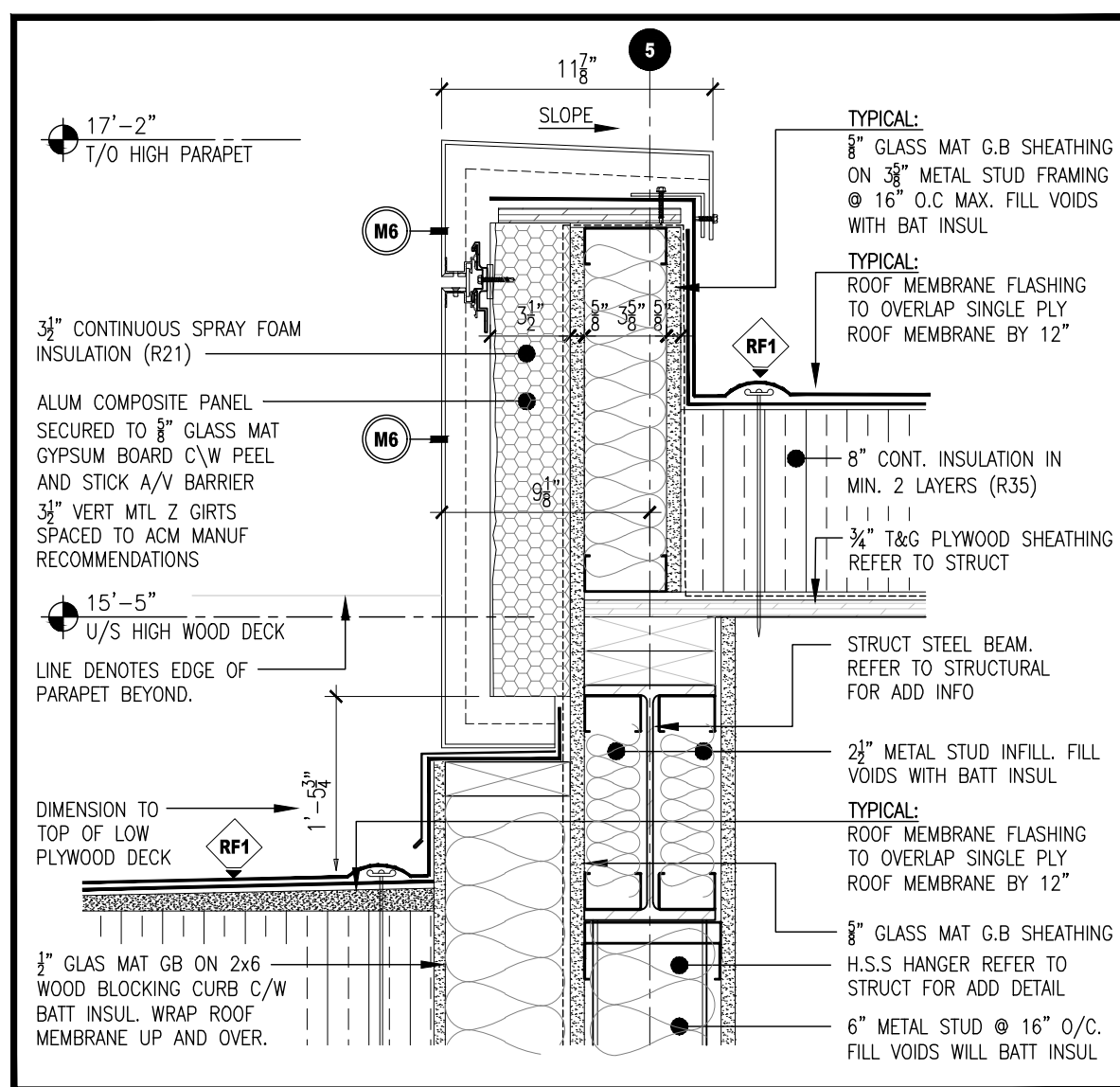
ROA STUDIO
67 KING STREET WEST, CHATHAM ON N7M 1C7
TEL . 519.397.0943 EMAIL . info@roastudio.com

3	ISSUED FOR BIDS	08-12-2024
2	ISSUED FOR PERMIT	07-29-2024
1	ISSUED FOR 100% OWNERS REVIEW	05-29-2024
NO.	DESCRIPTION	DATE

MM-DD-YY	ARCHITECTURE
PROJECT ID	ROA23-003
DRAWN BY	J. CASSIDY
REVIEWED BY	B. MARSCHNER
DATE	09.05.2024
SCALE	AS NOTED

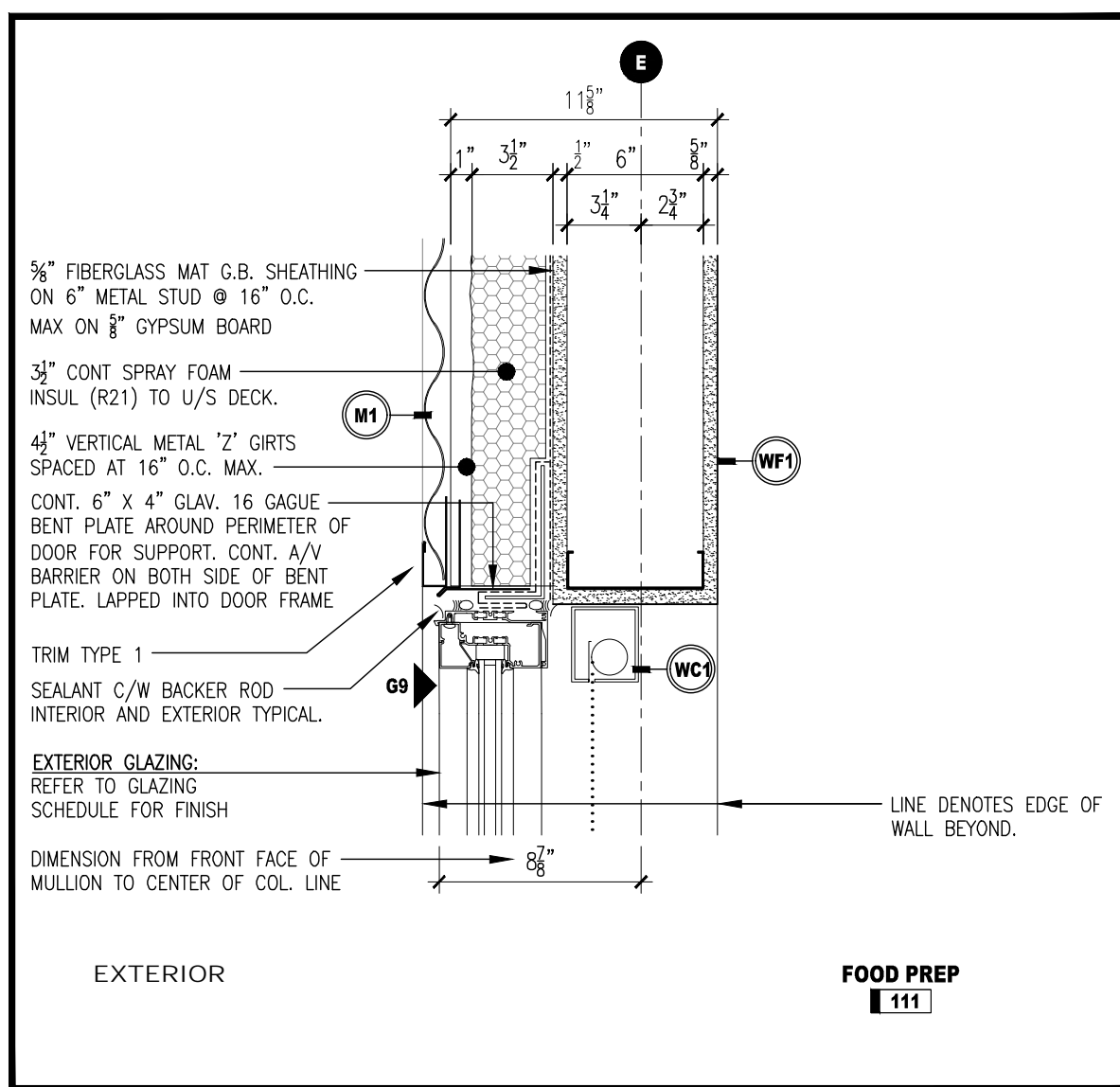
A461

ROA23-003 BRANTFORD ANIMAL SHELTER



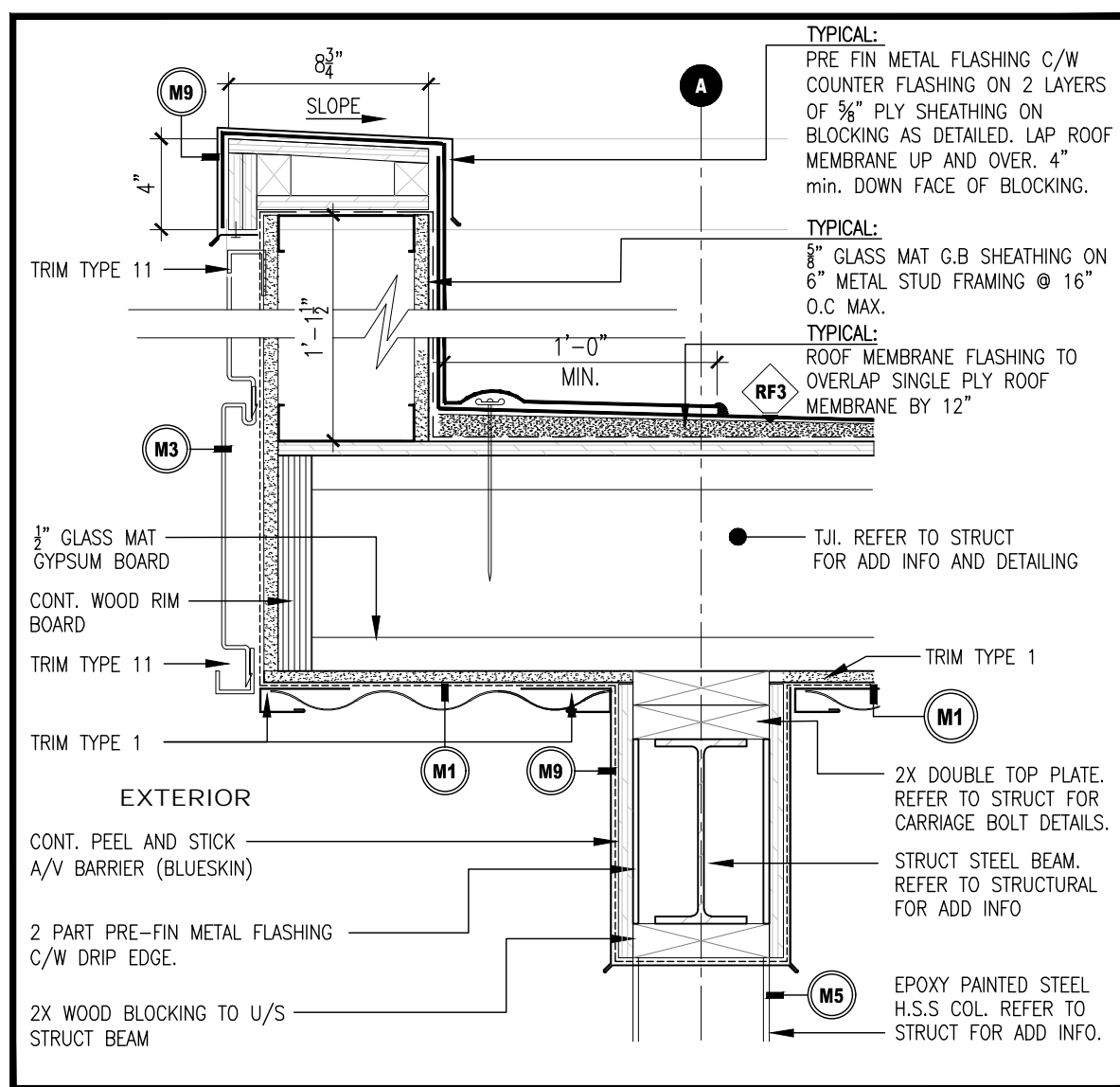
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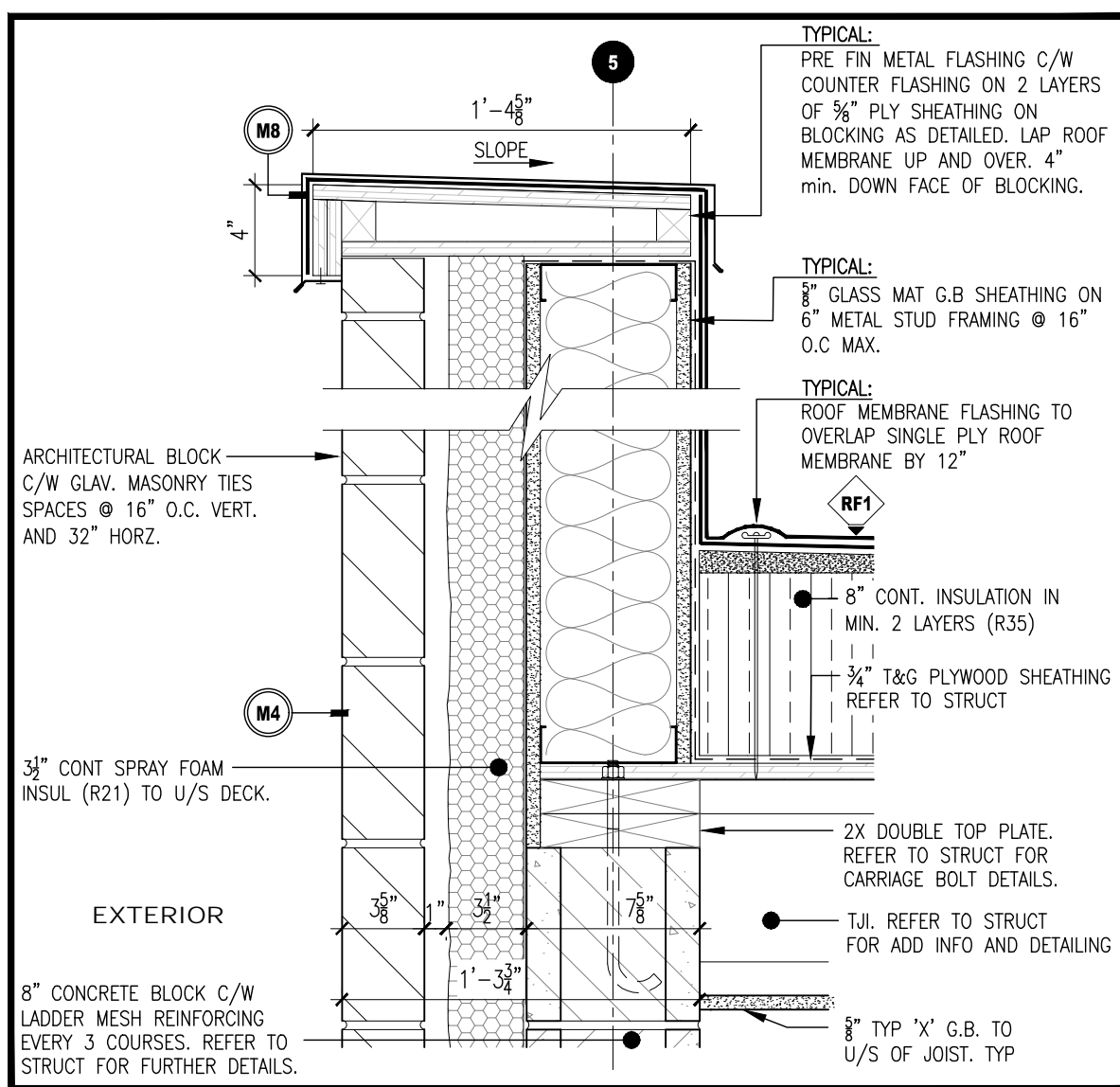
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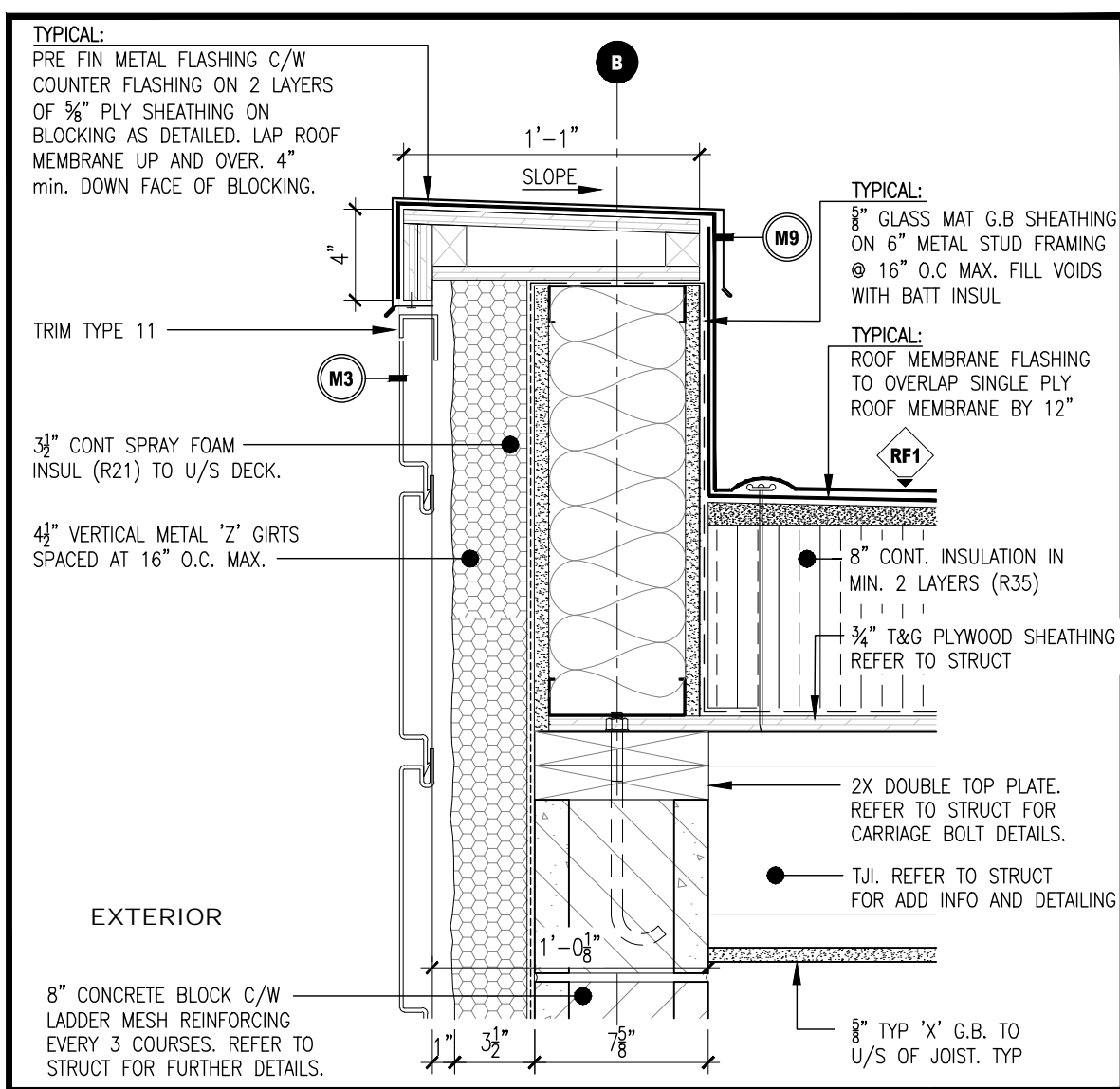
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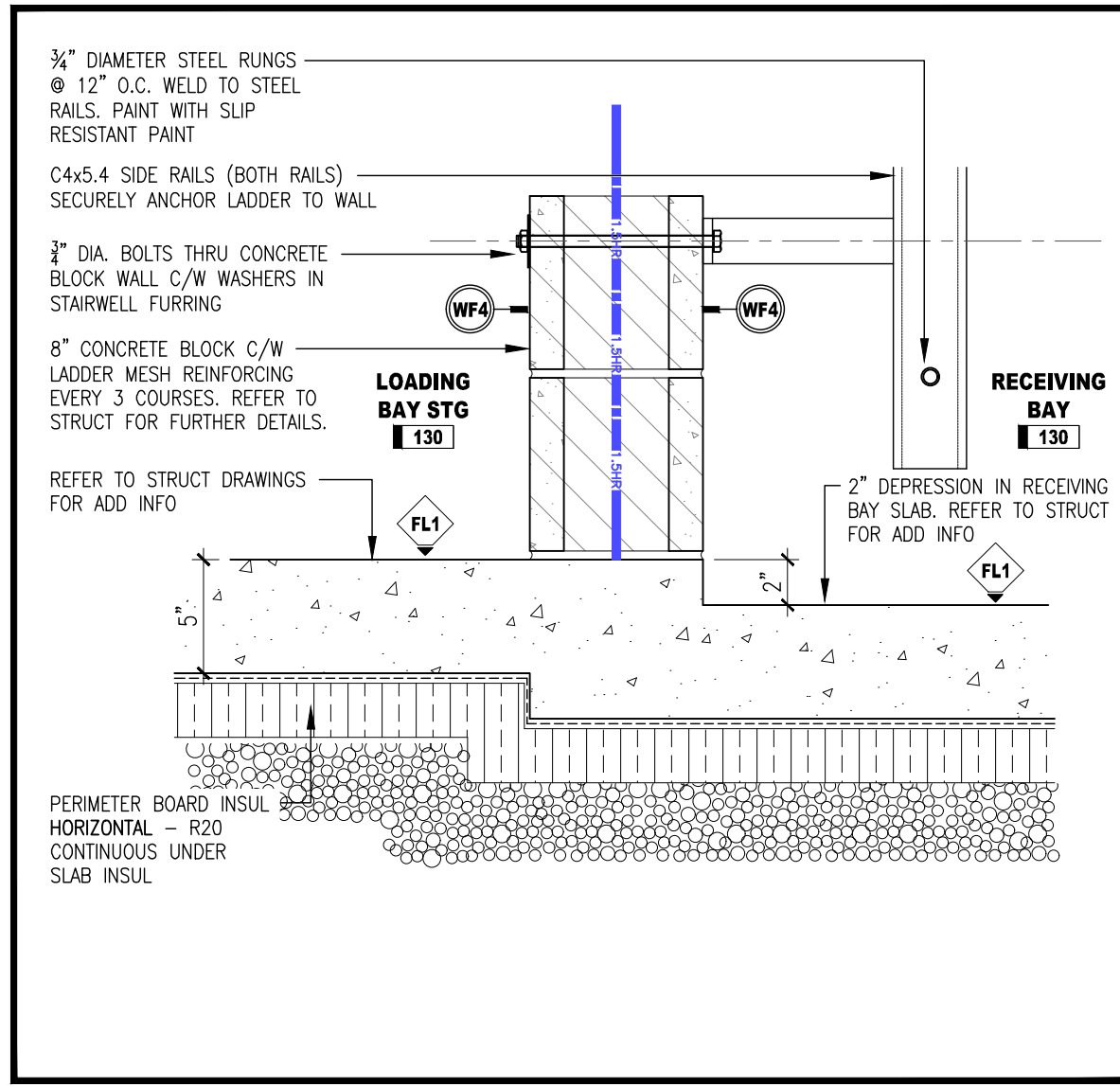
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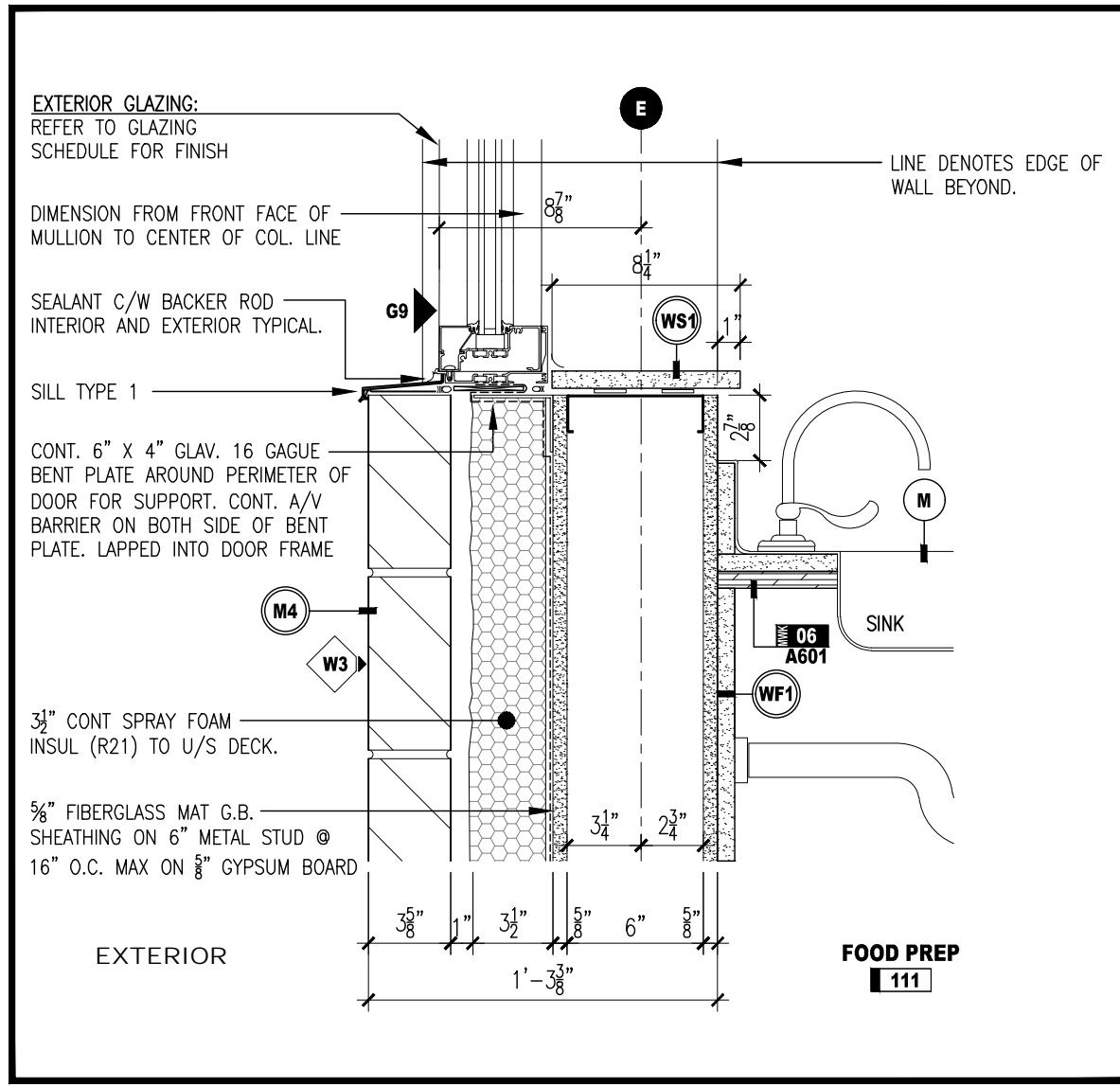
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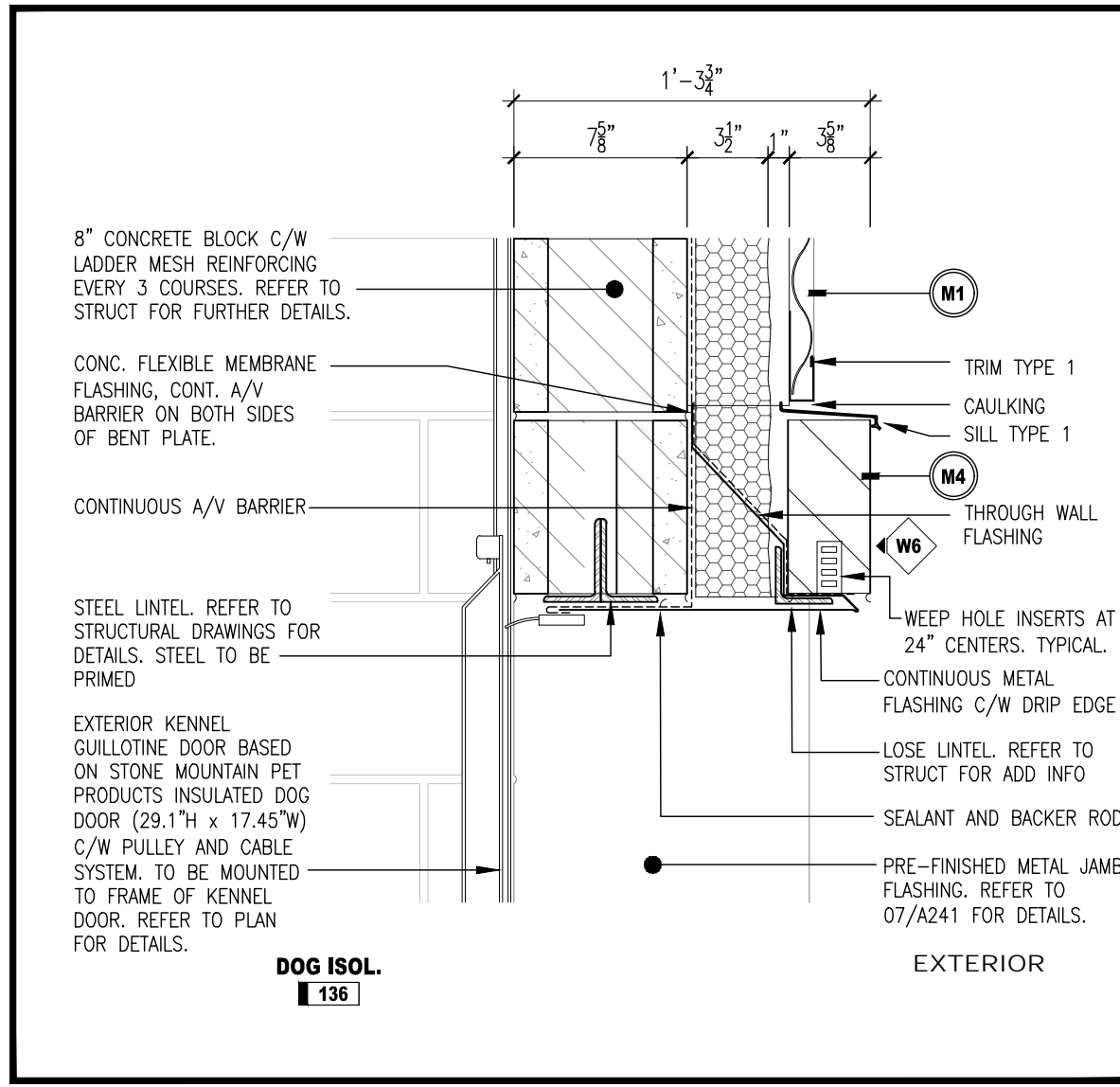
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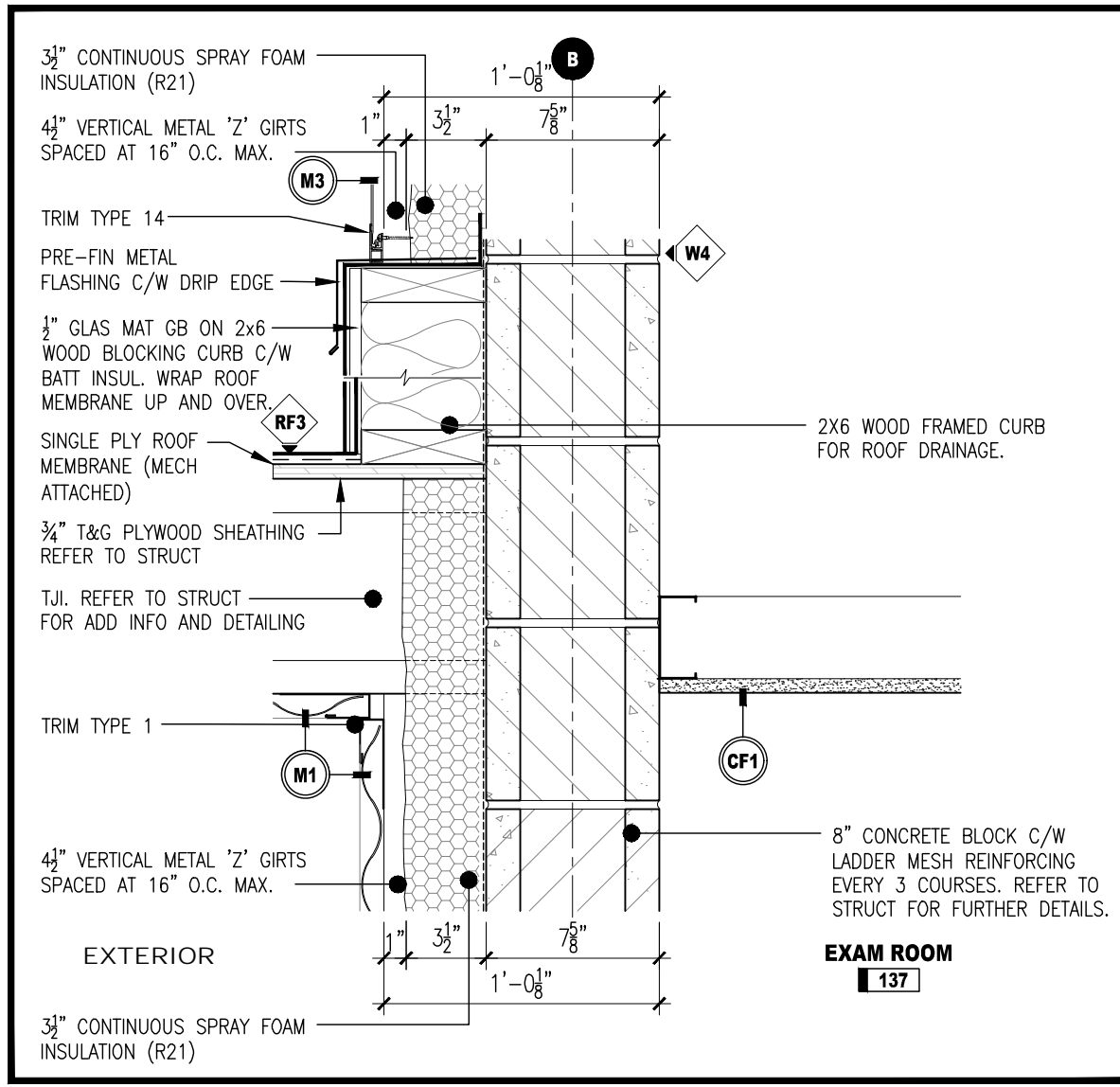
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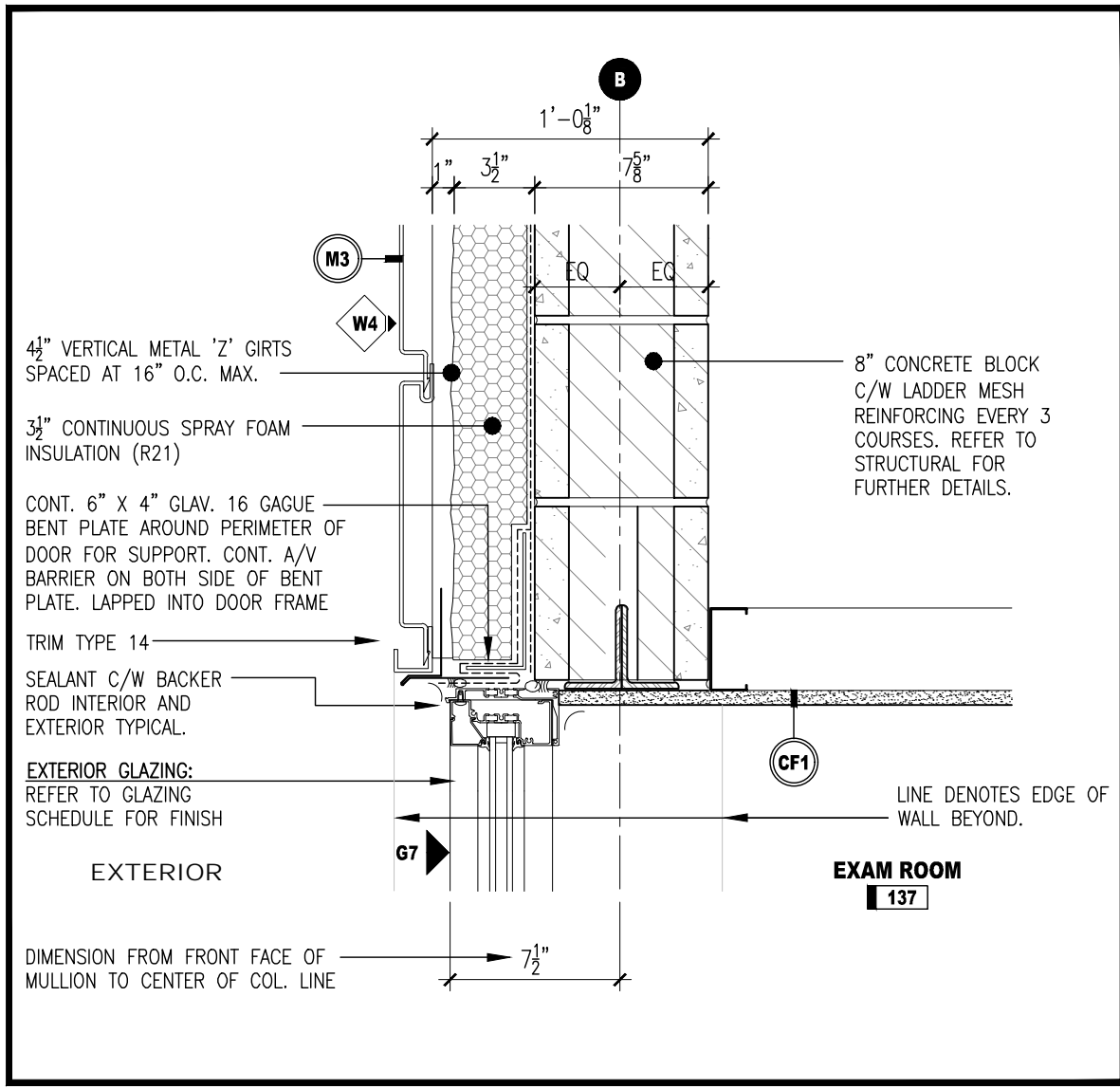
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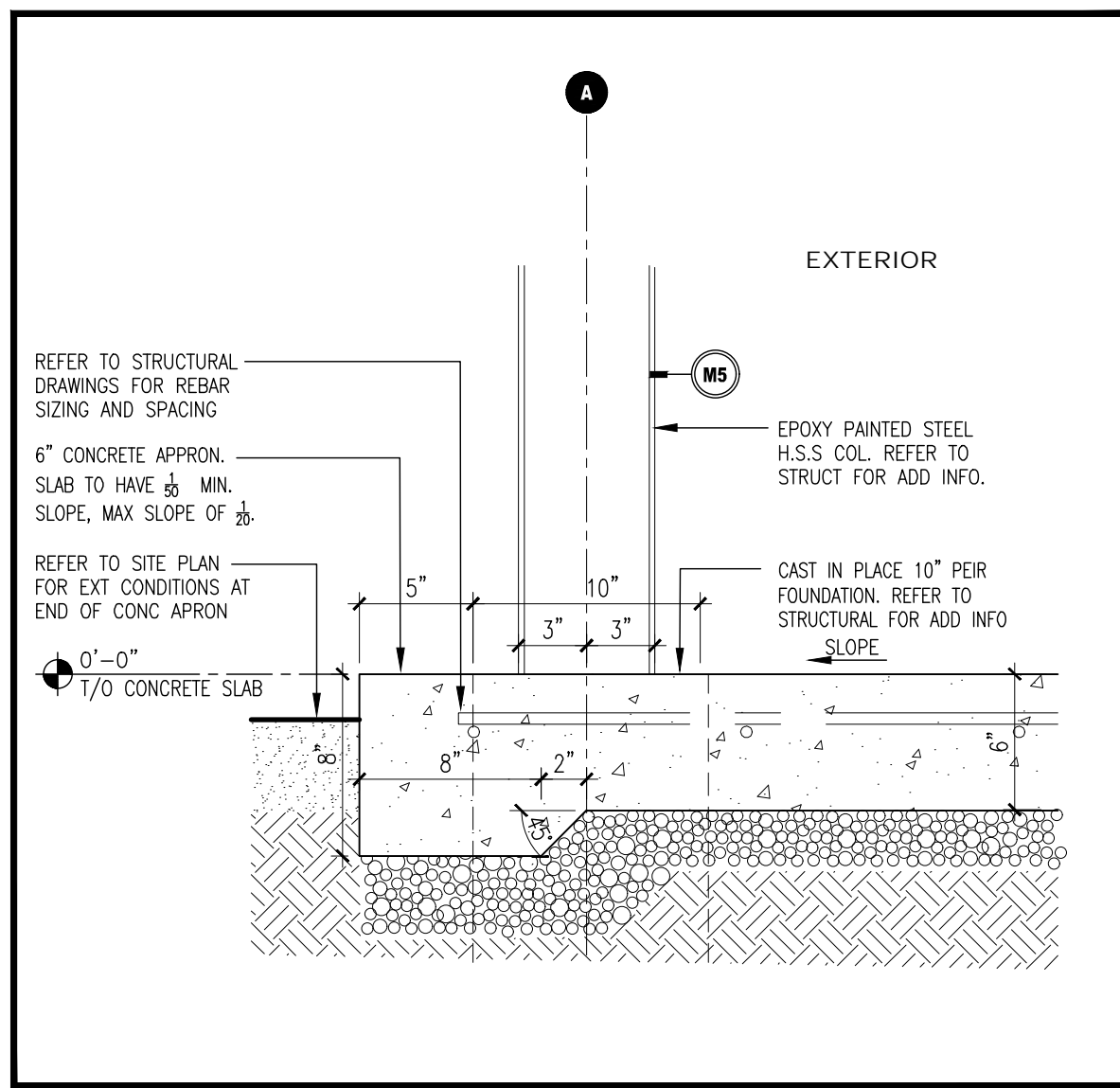
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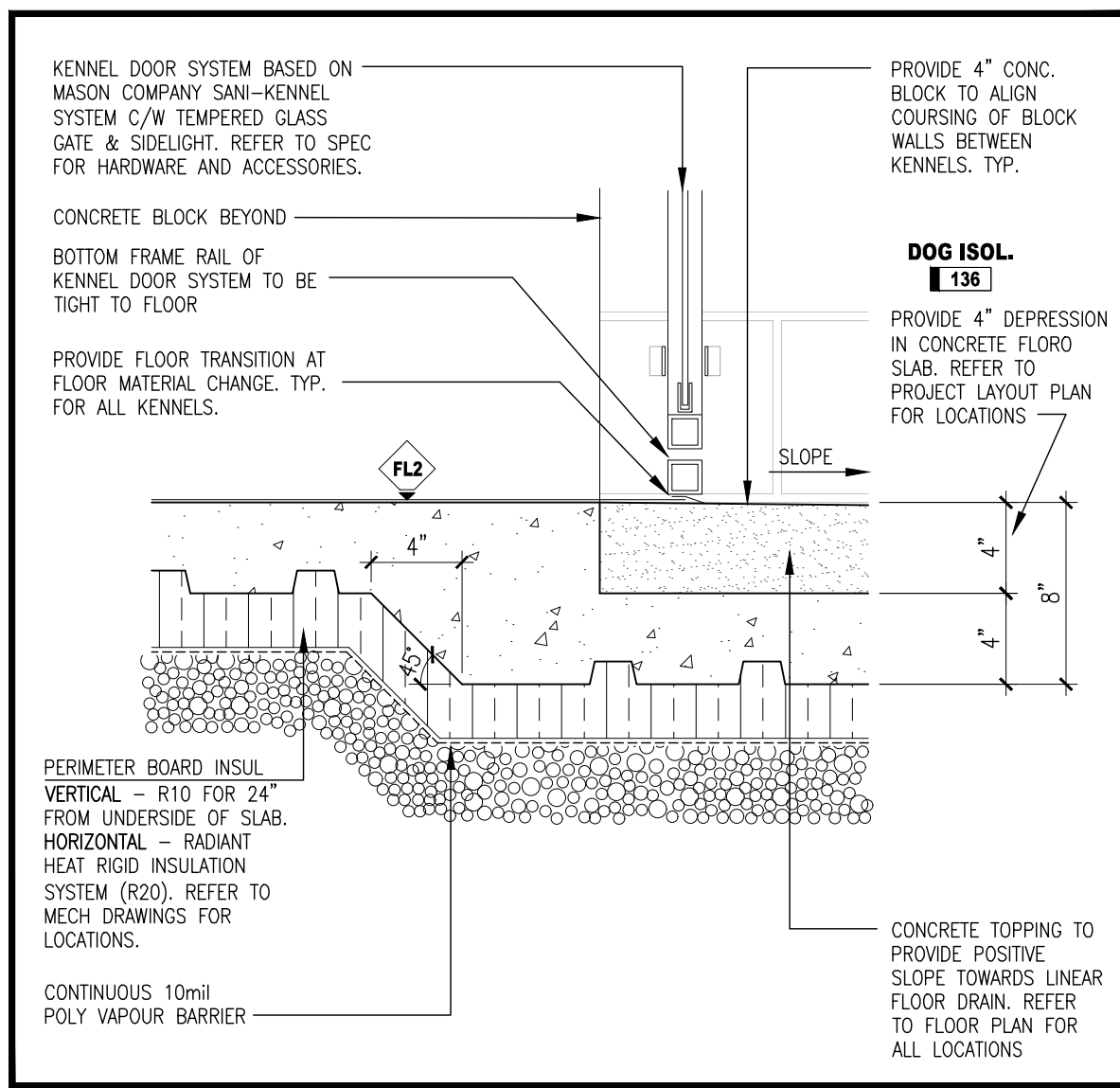
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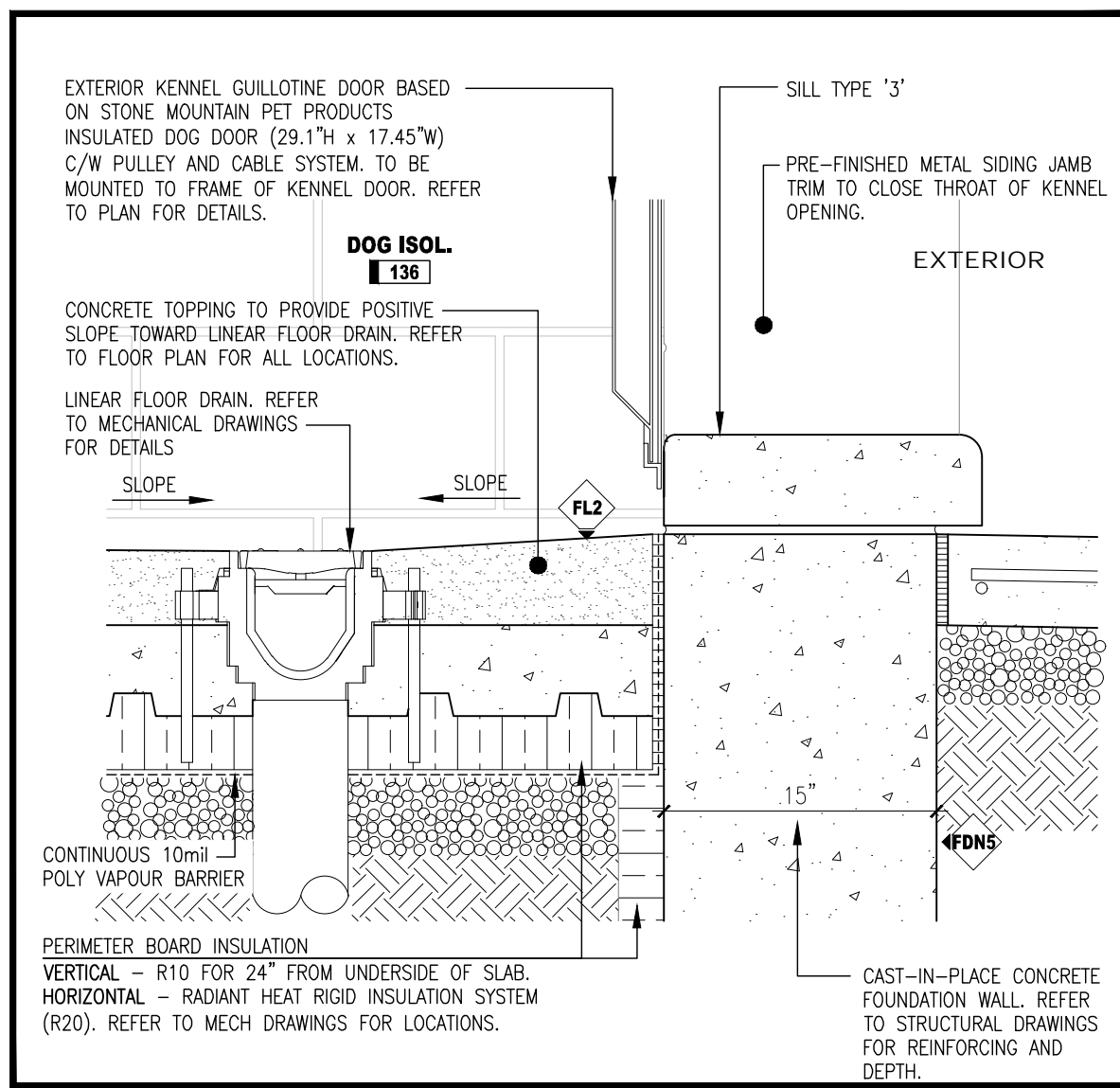
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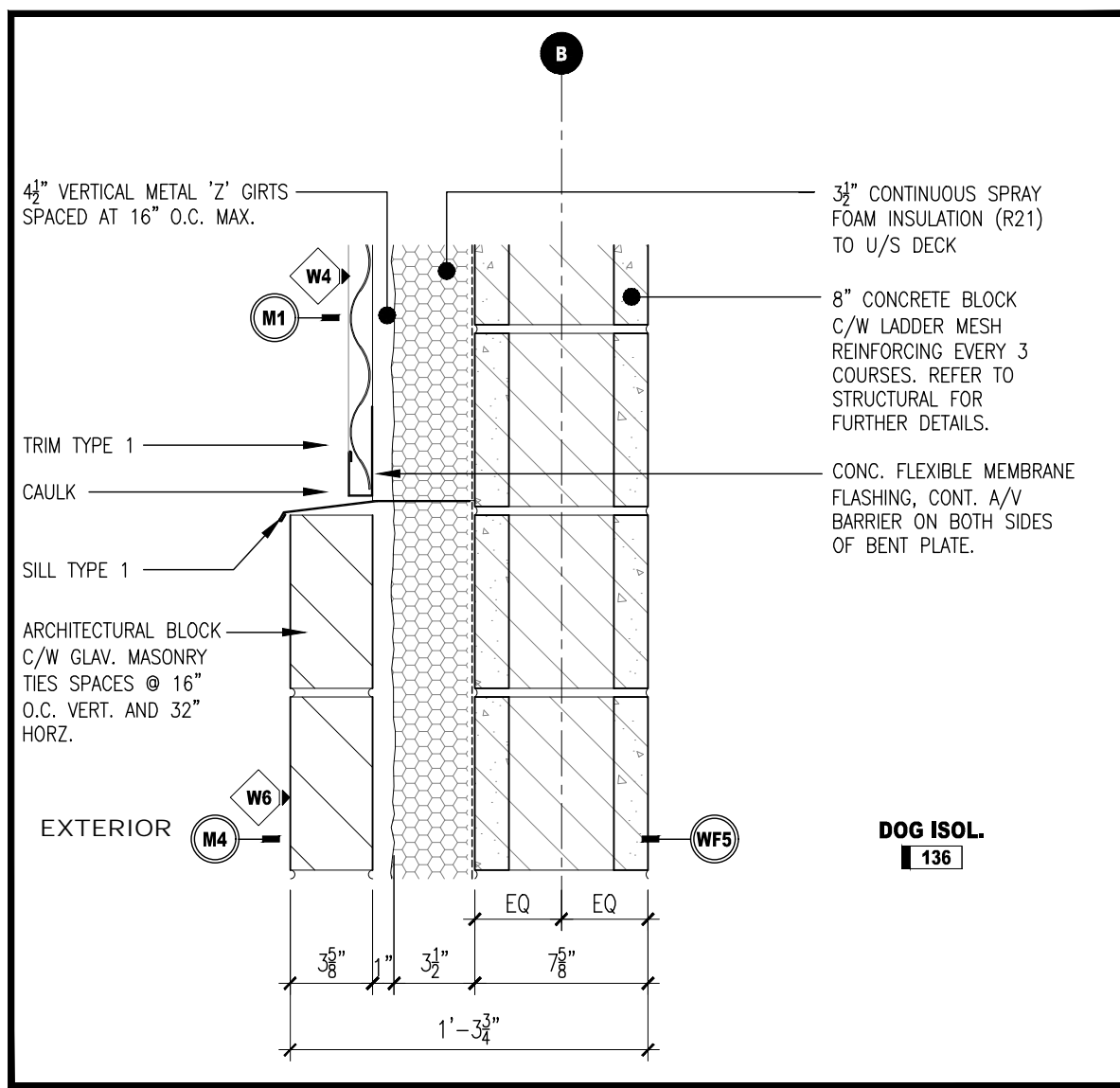
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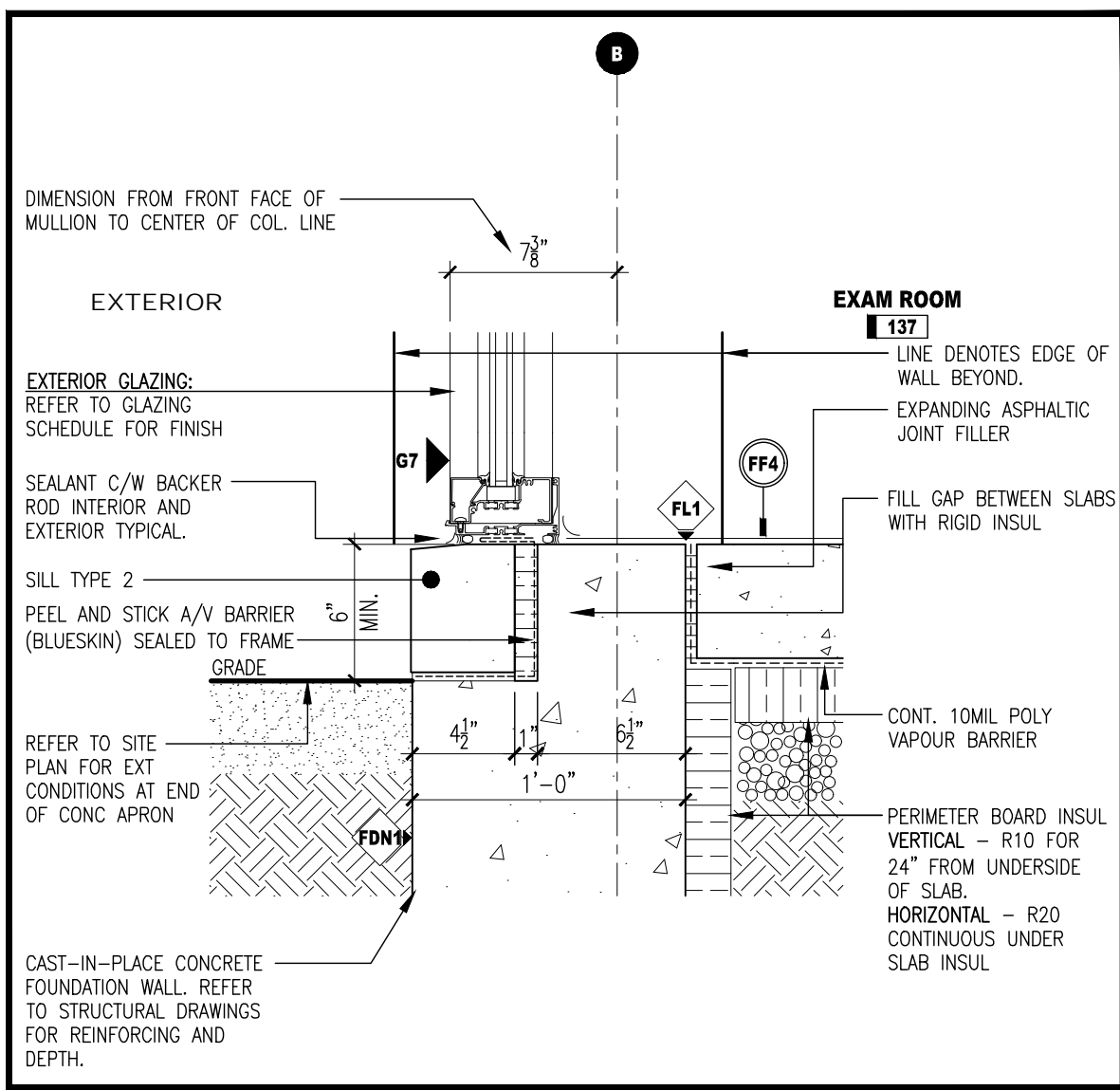
03 SECTION DETAIL

A462 SCALE: 1/2" = 1'-0"



02 SECTION DETAIL

A462 SCALE: 1/2" = 1'-0"



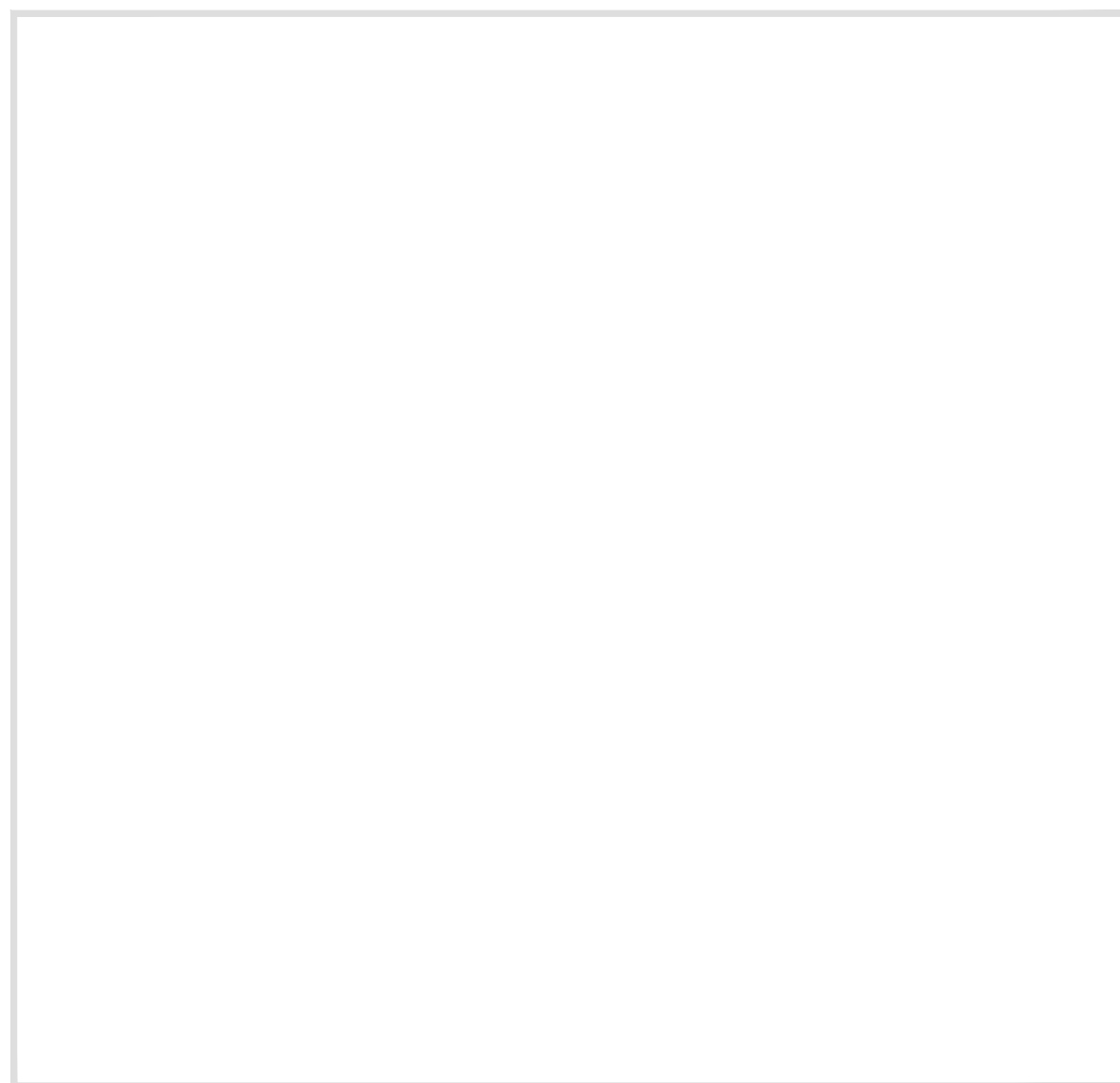
01 SECTION DETAIL

A462 SCALE: 1/2" = 1'-0"

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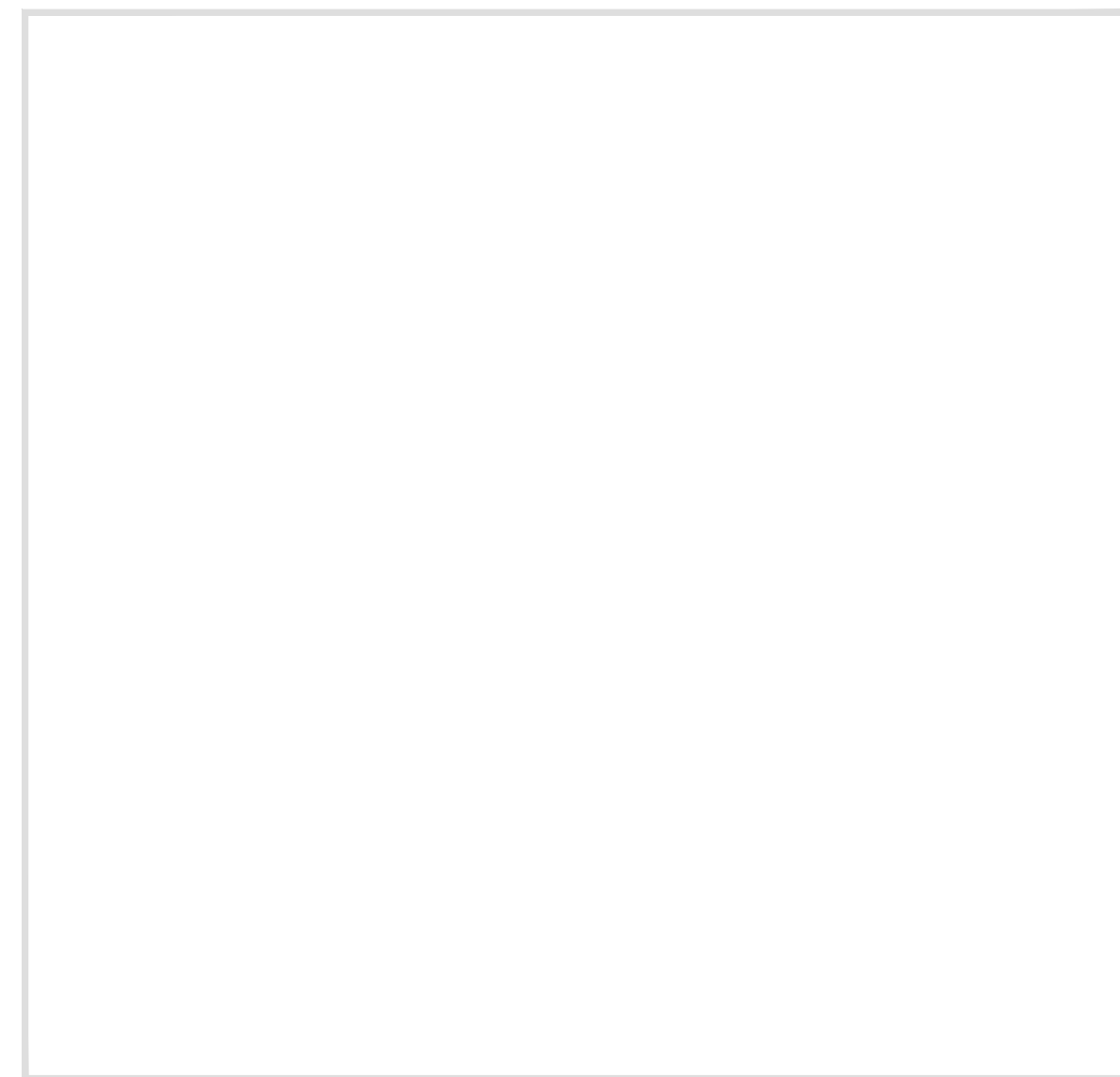
ROA23-003 BRANTFORD ANIMAL SHELTER

A462



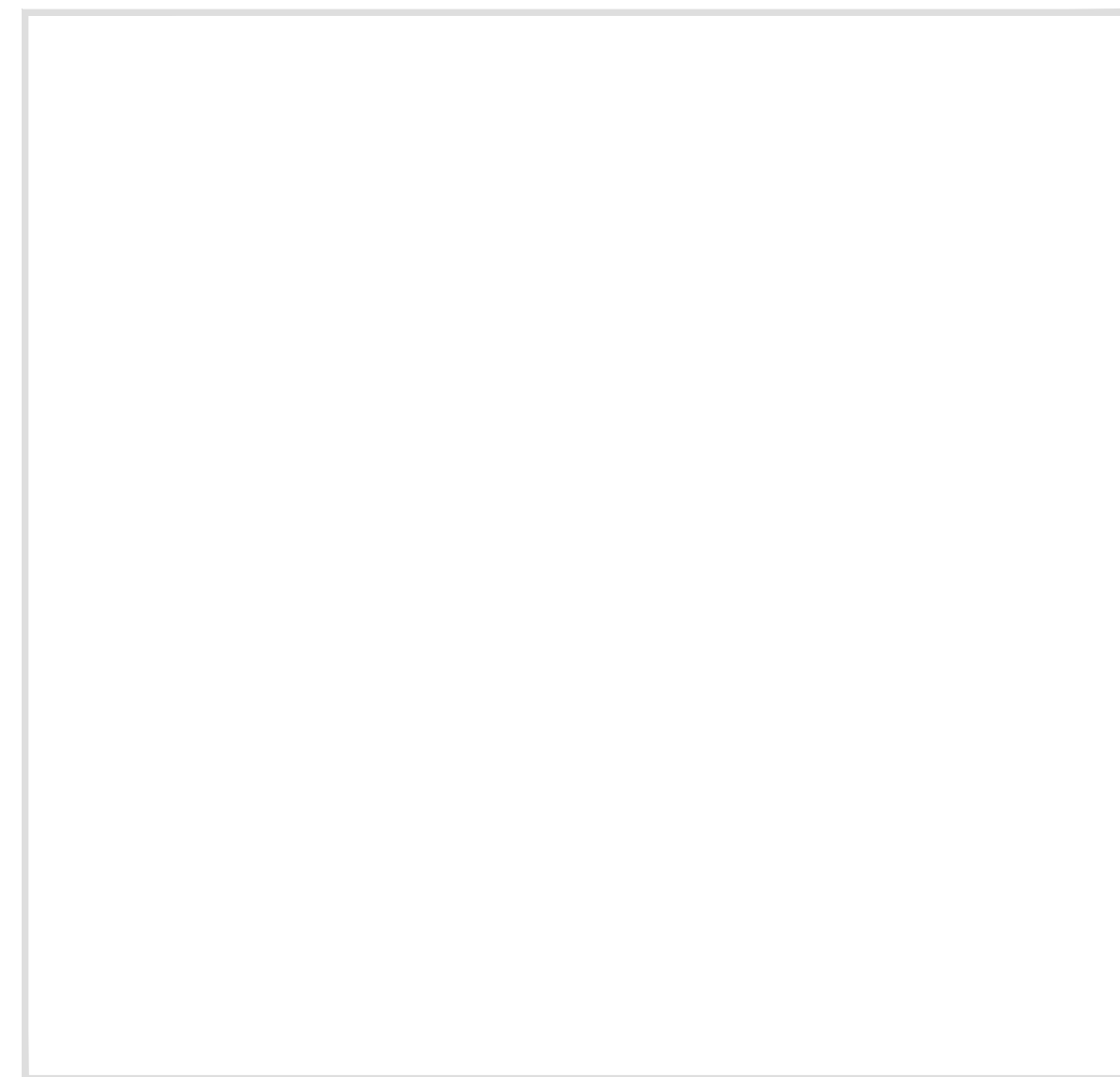
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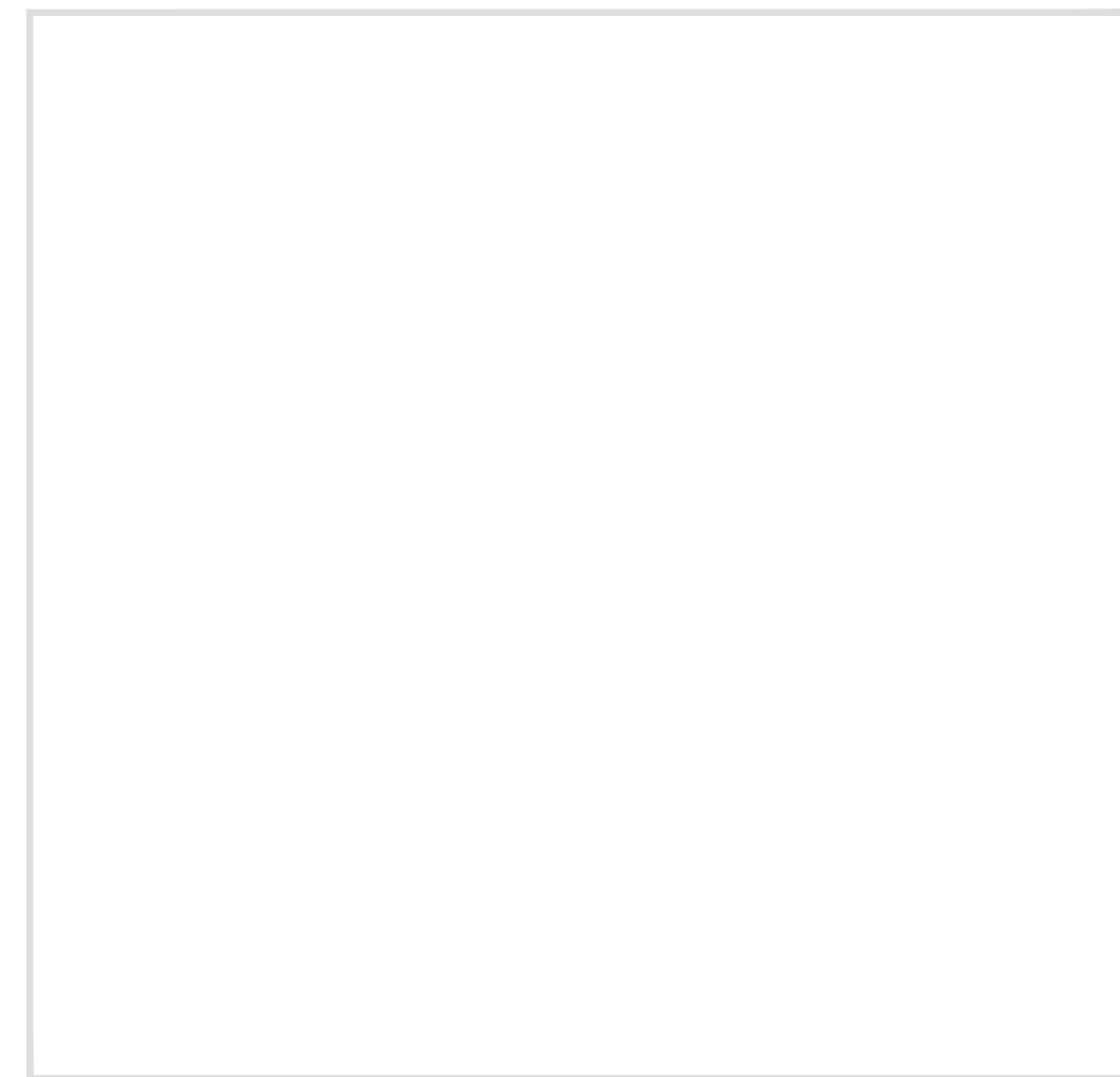
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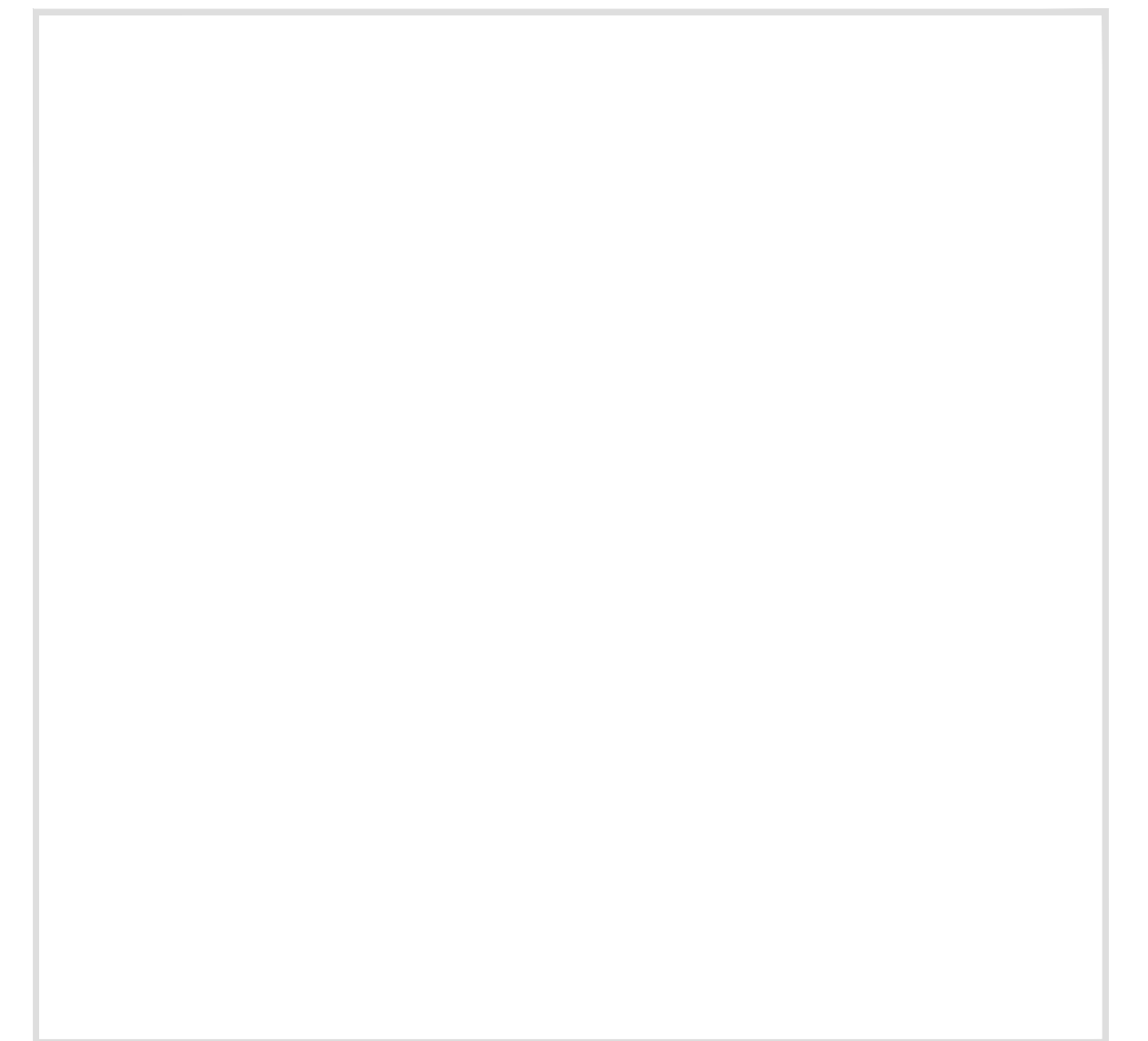
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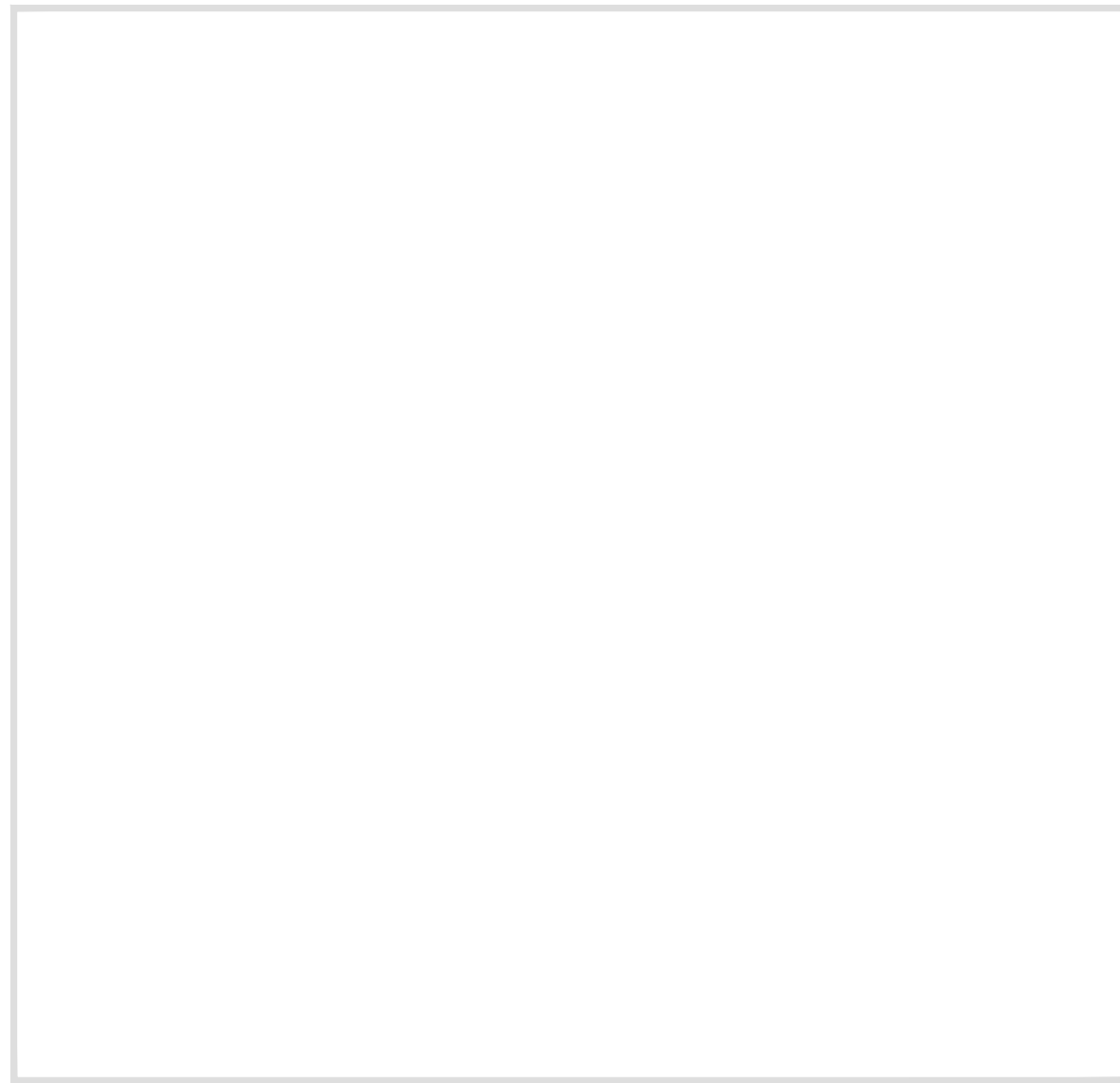
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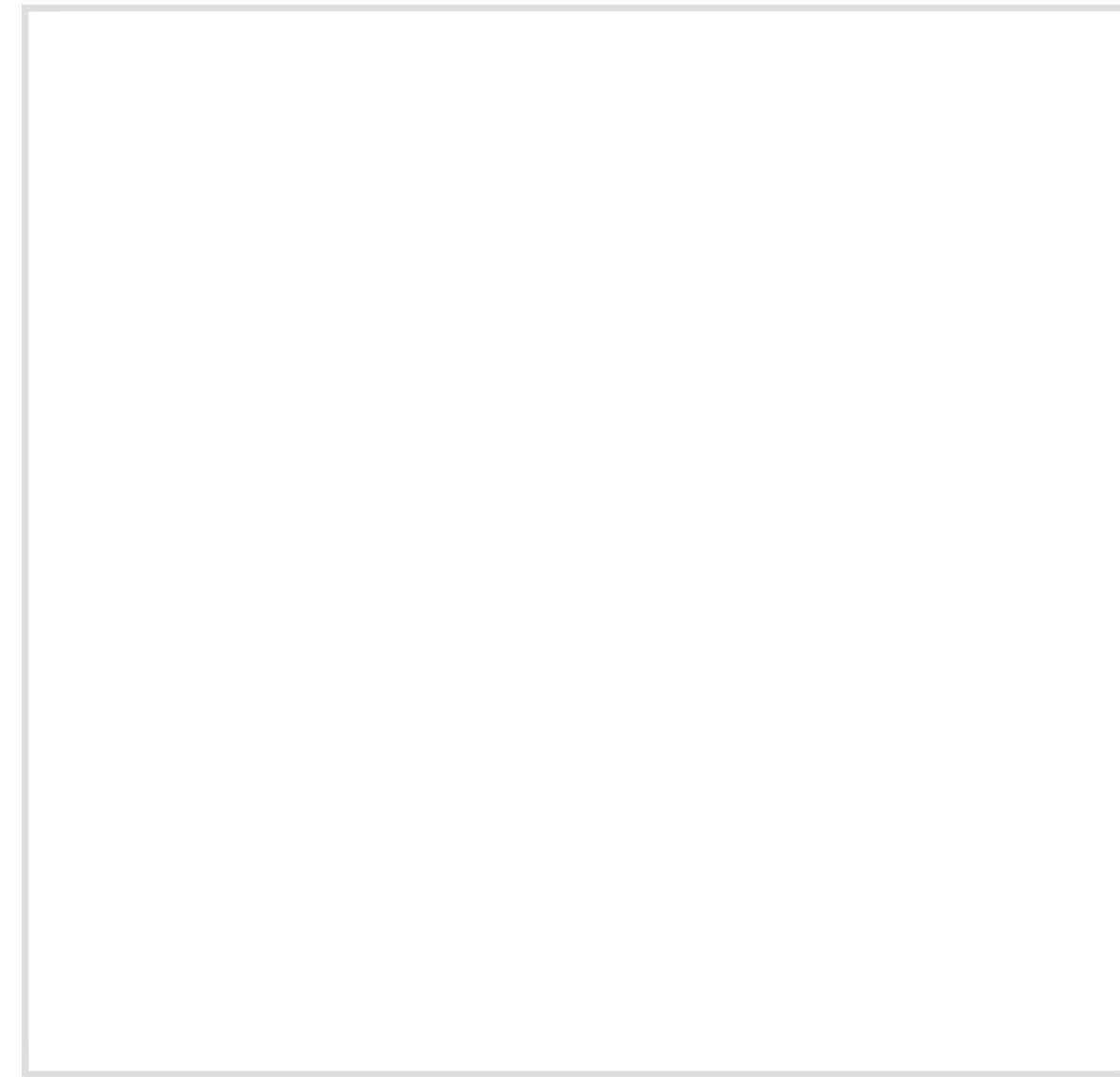
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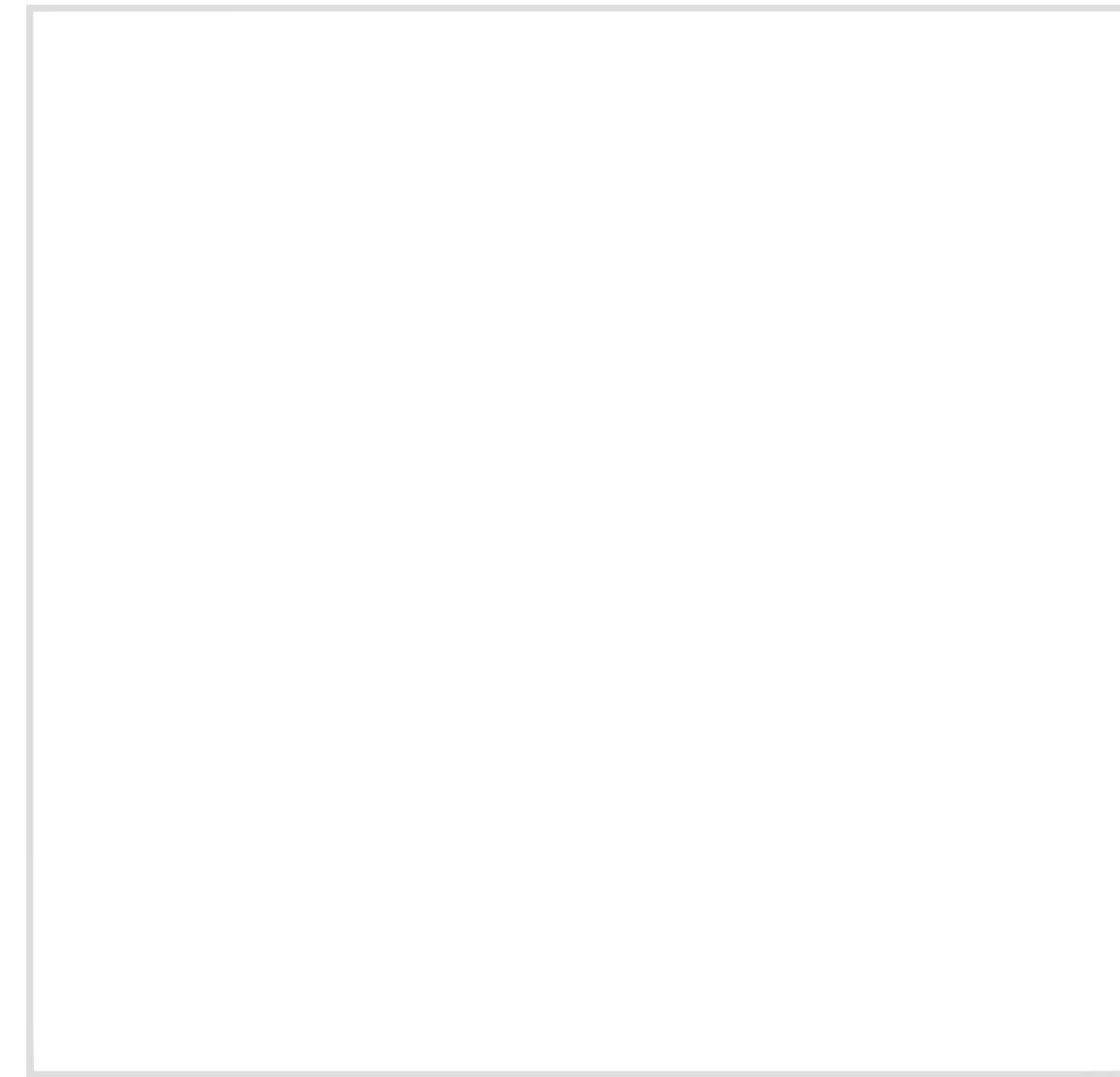
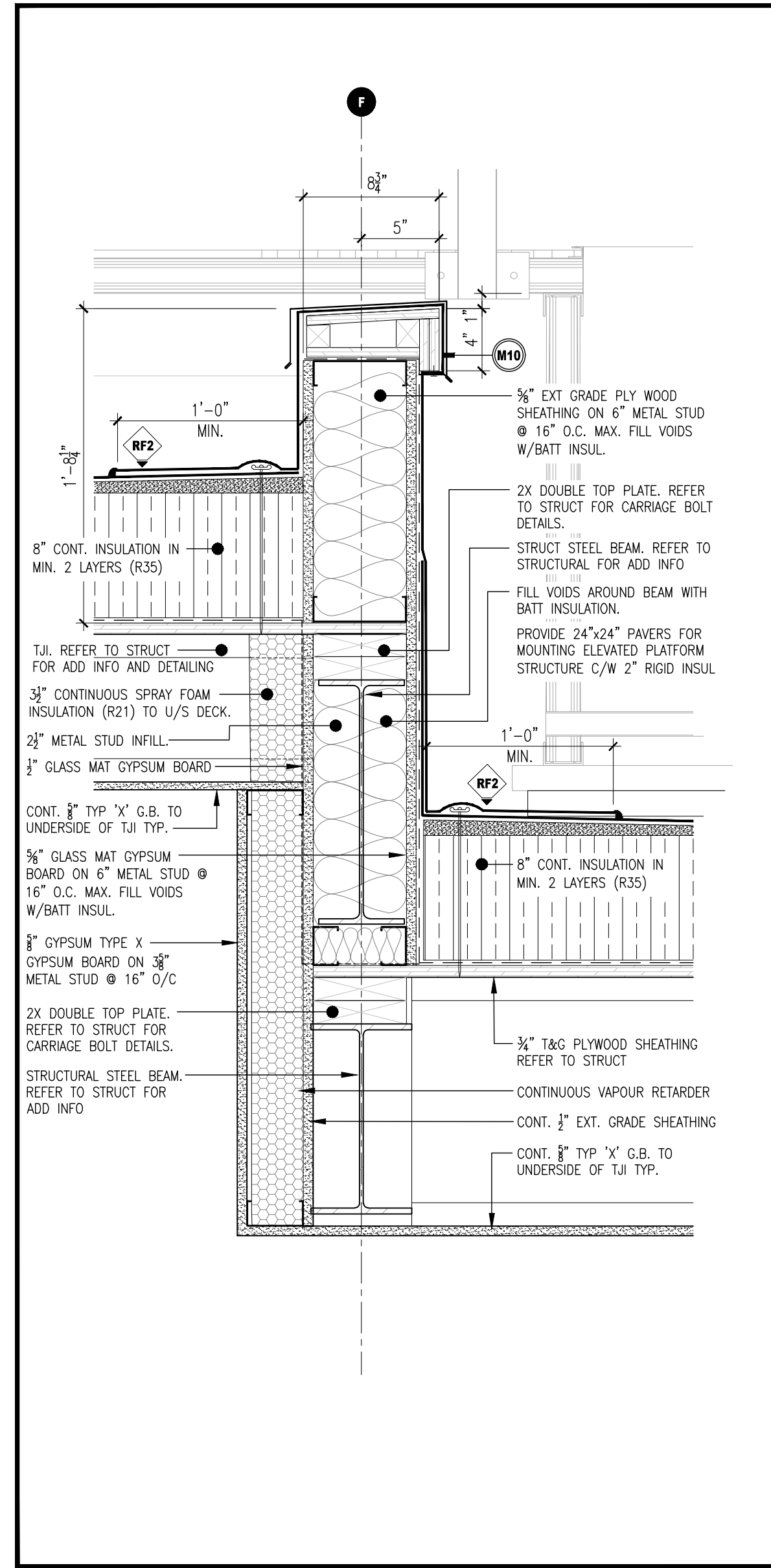
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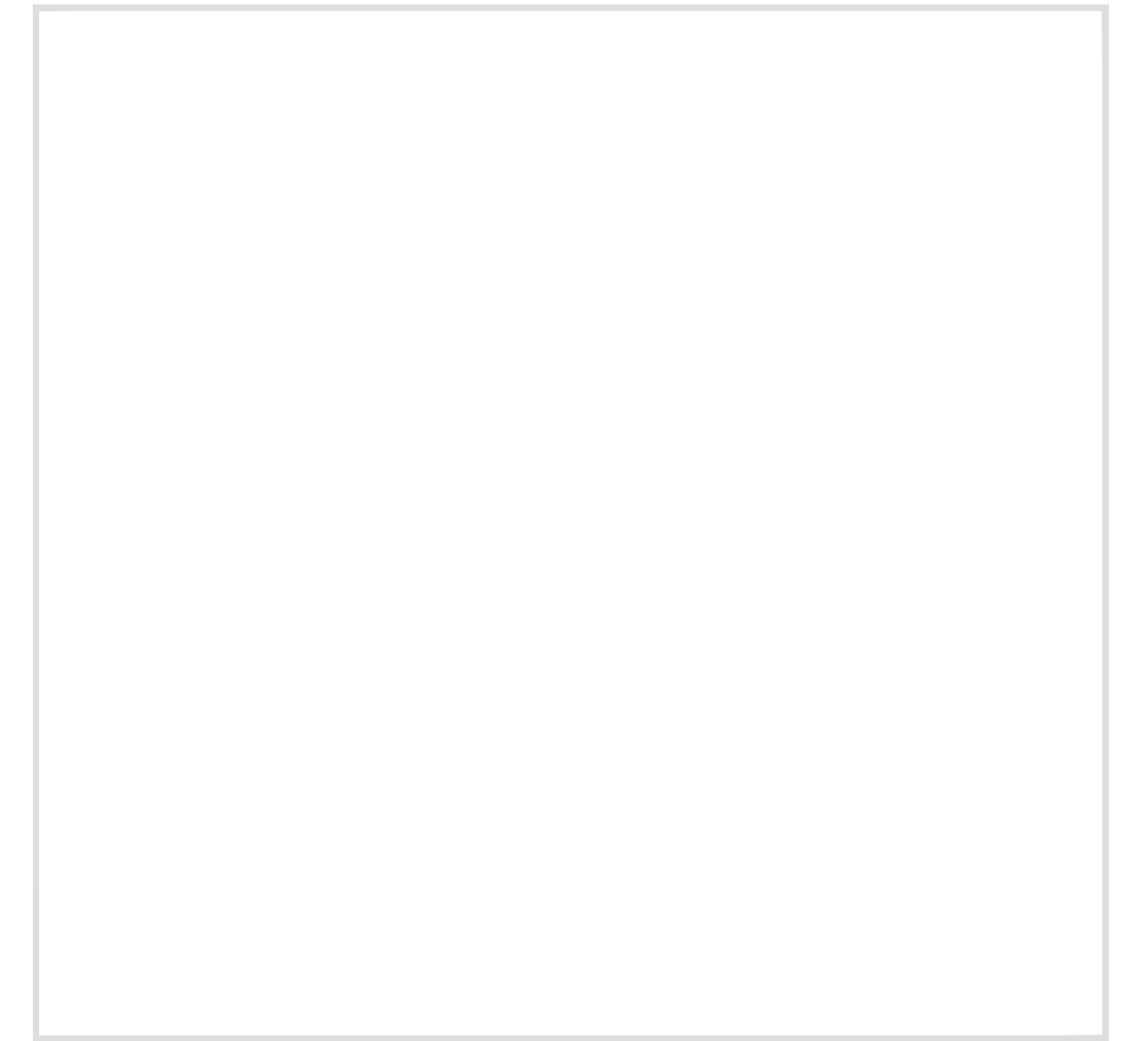
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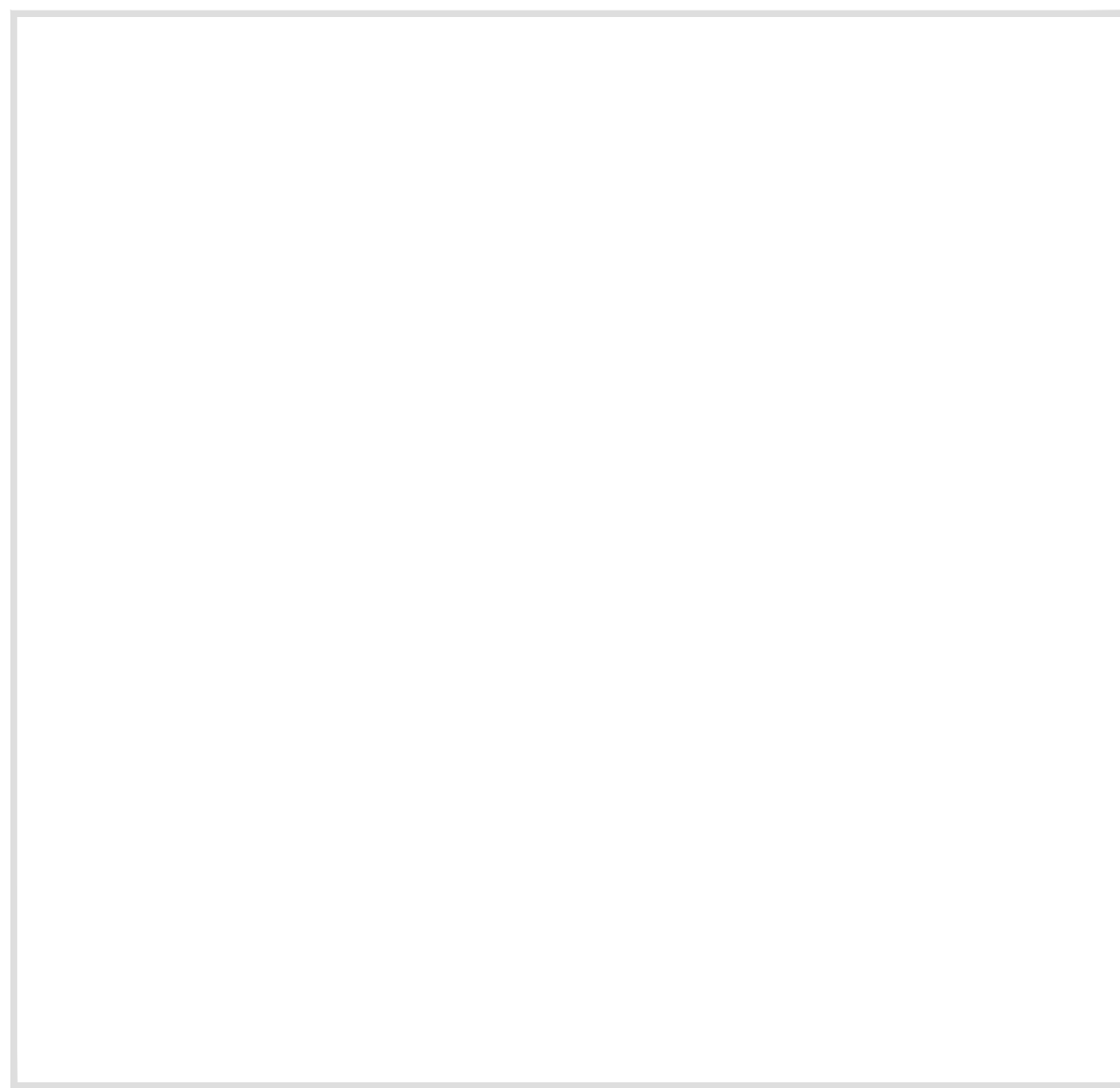
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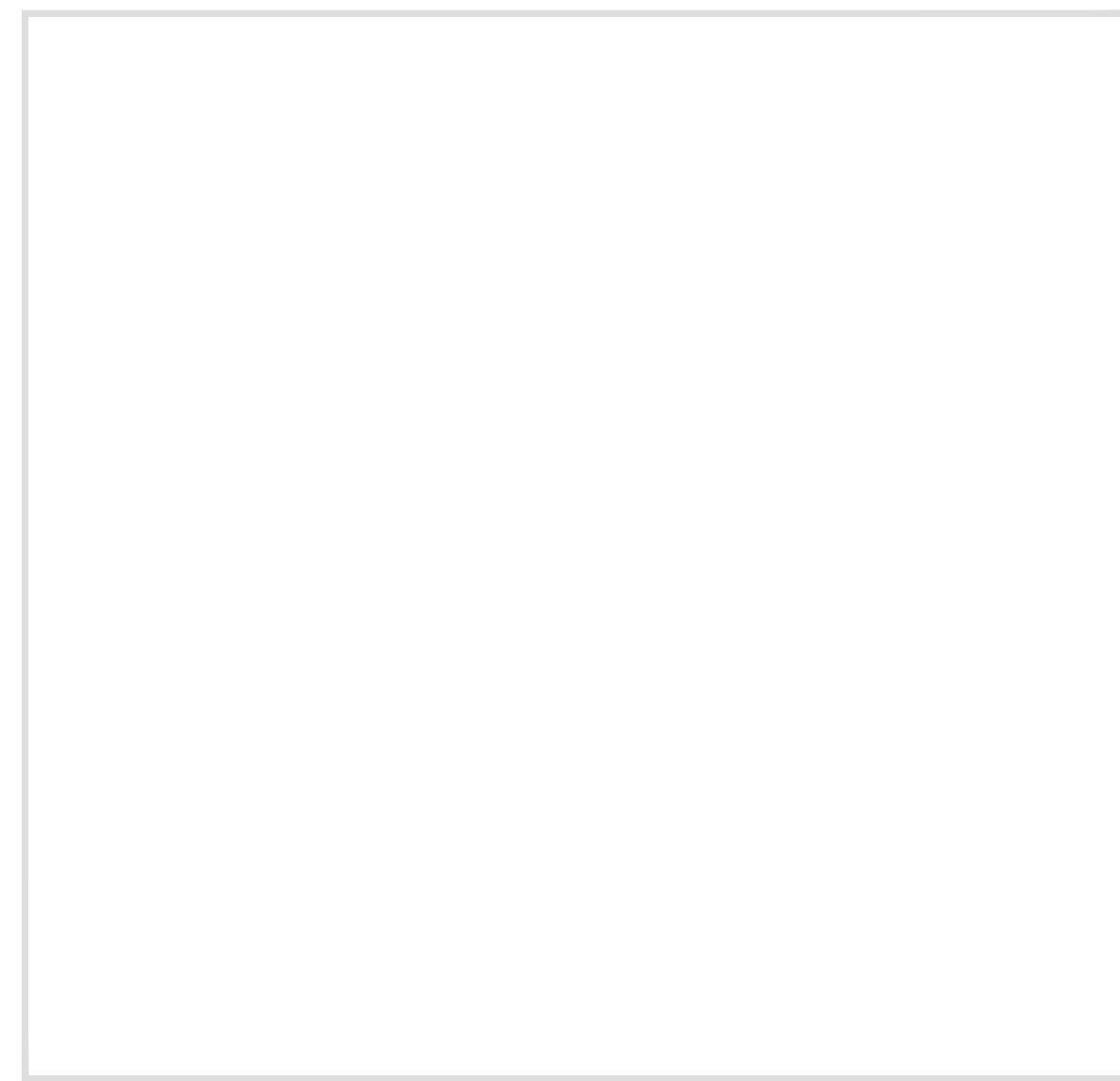
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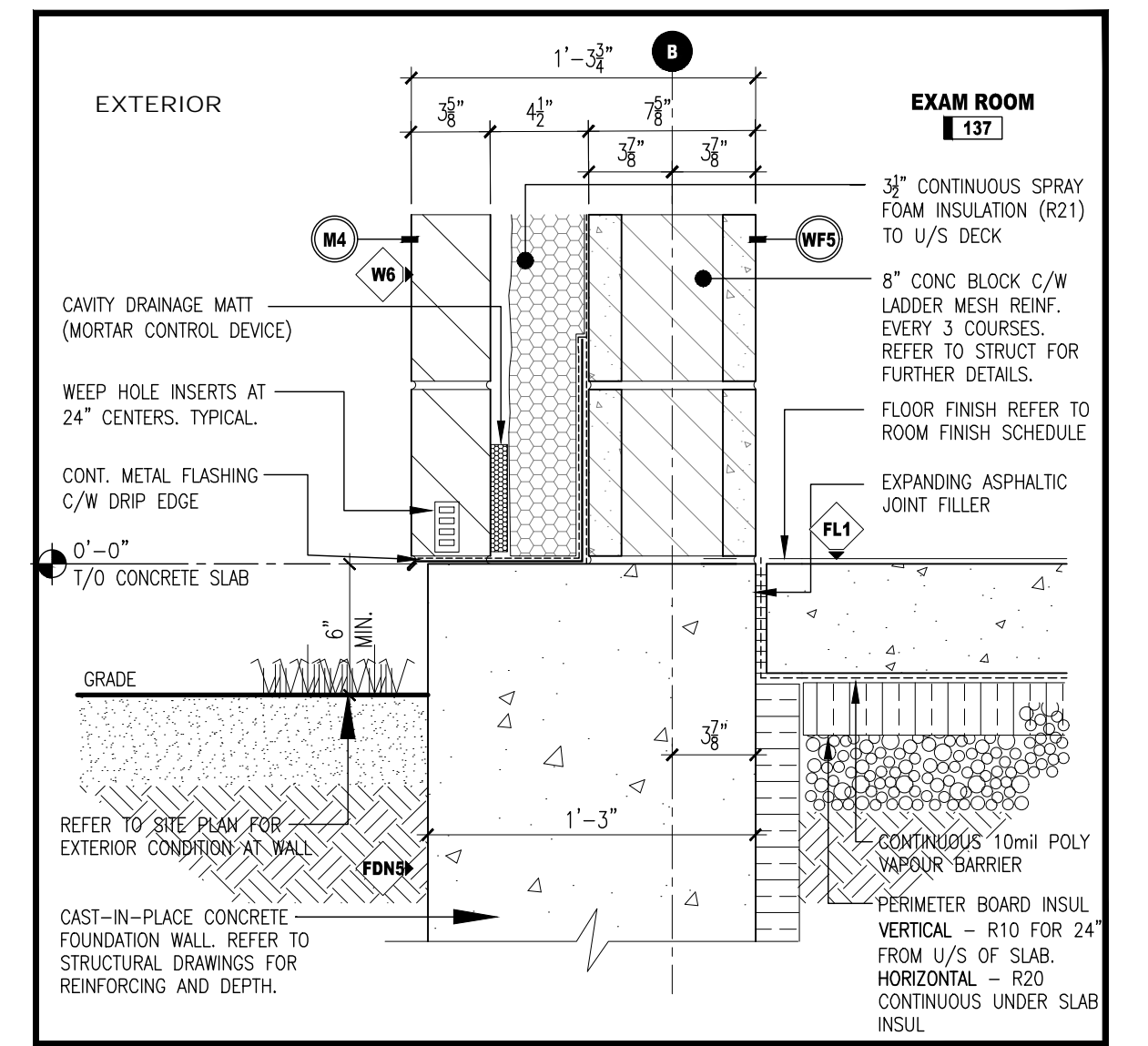
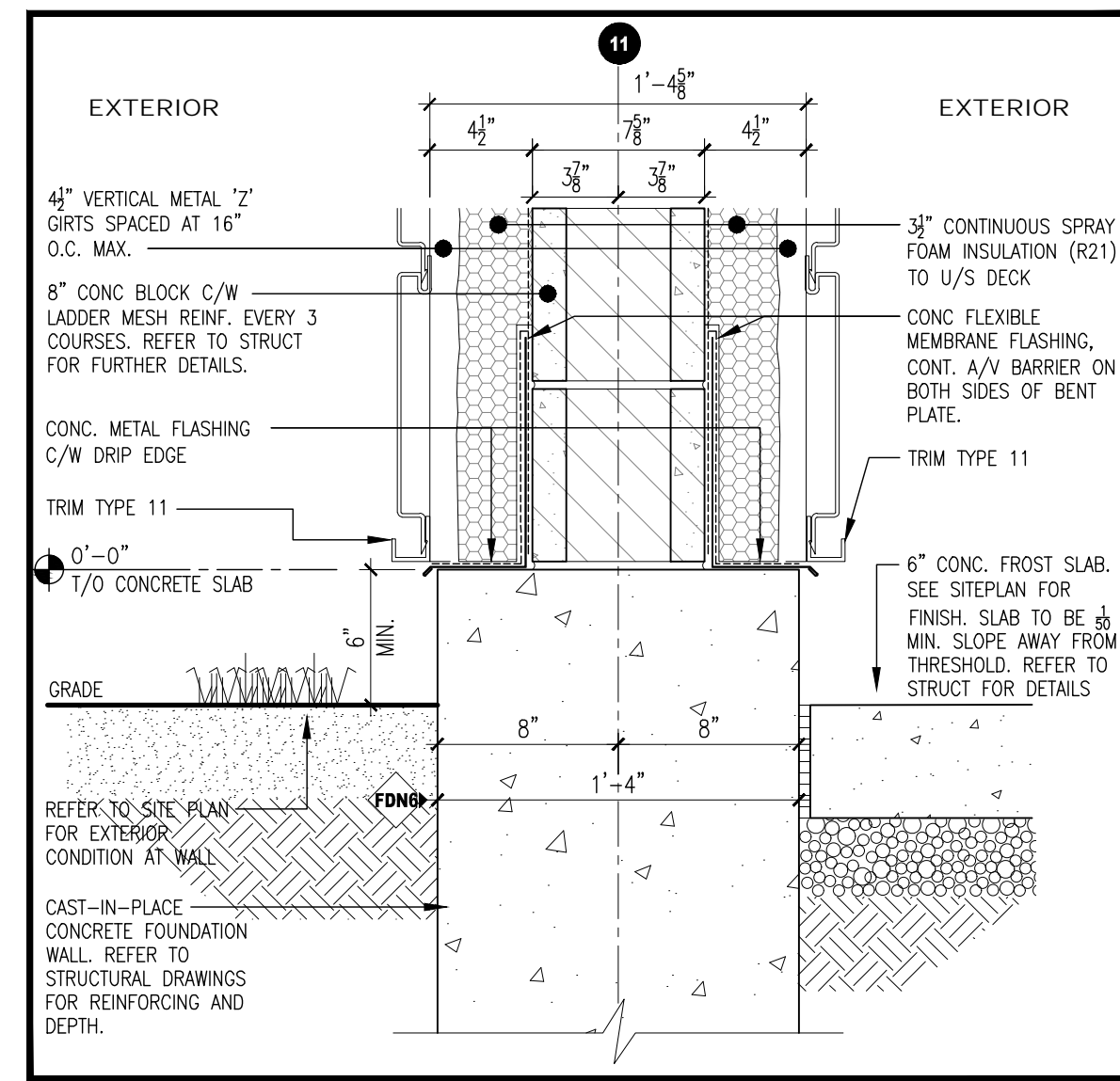
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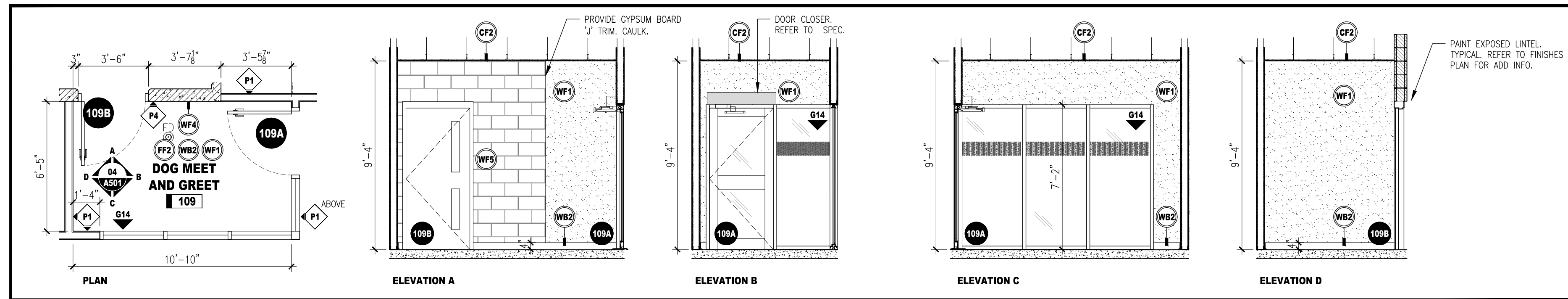


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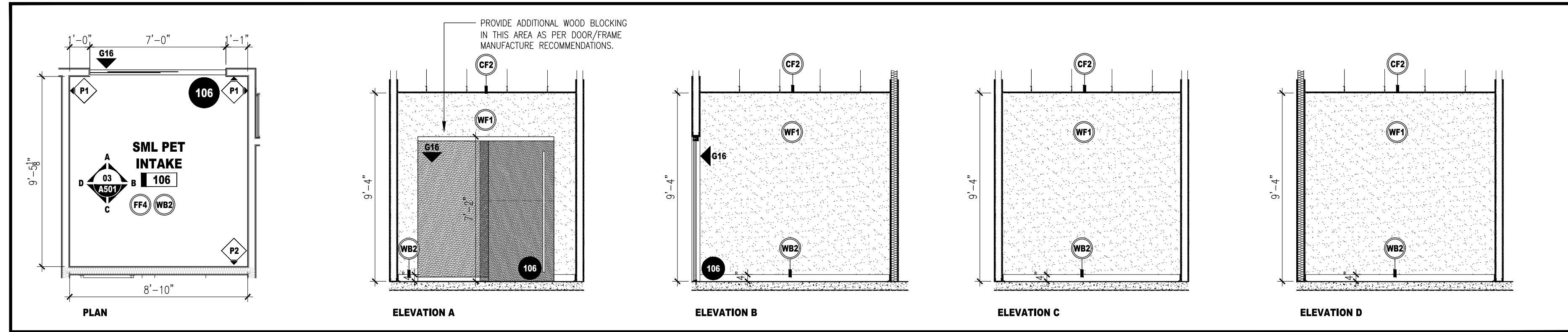


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NO.	DESCRIPTION	DATE												
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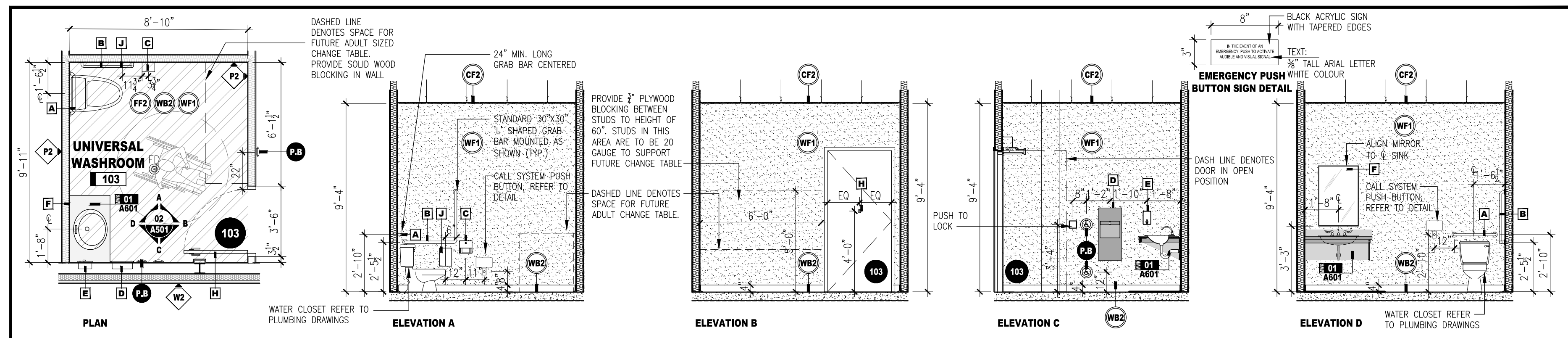
04 INTERIOR ELEVATIONS: MEET AND GREET 109

A501 SCALE: 1/4" = 1'-0"



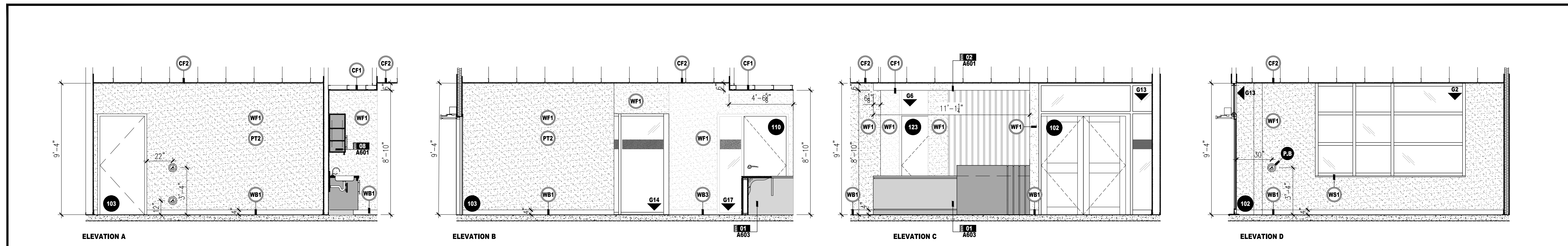
03 INTERIOR ELEVATIONS: SML PET INTAKE 106

A501 SCALE: 1/4" = 1'-0"



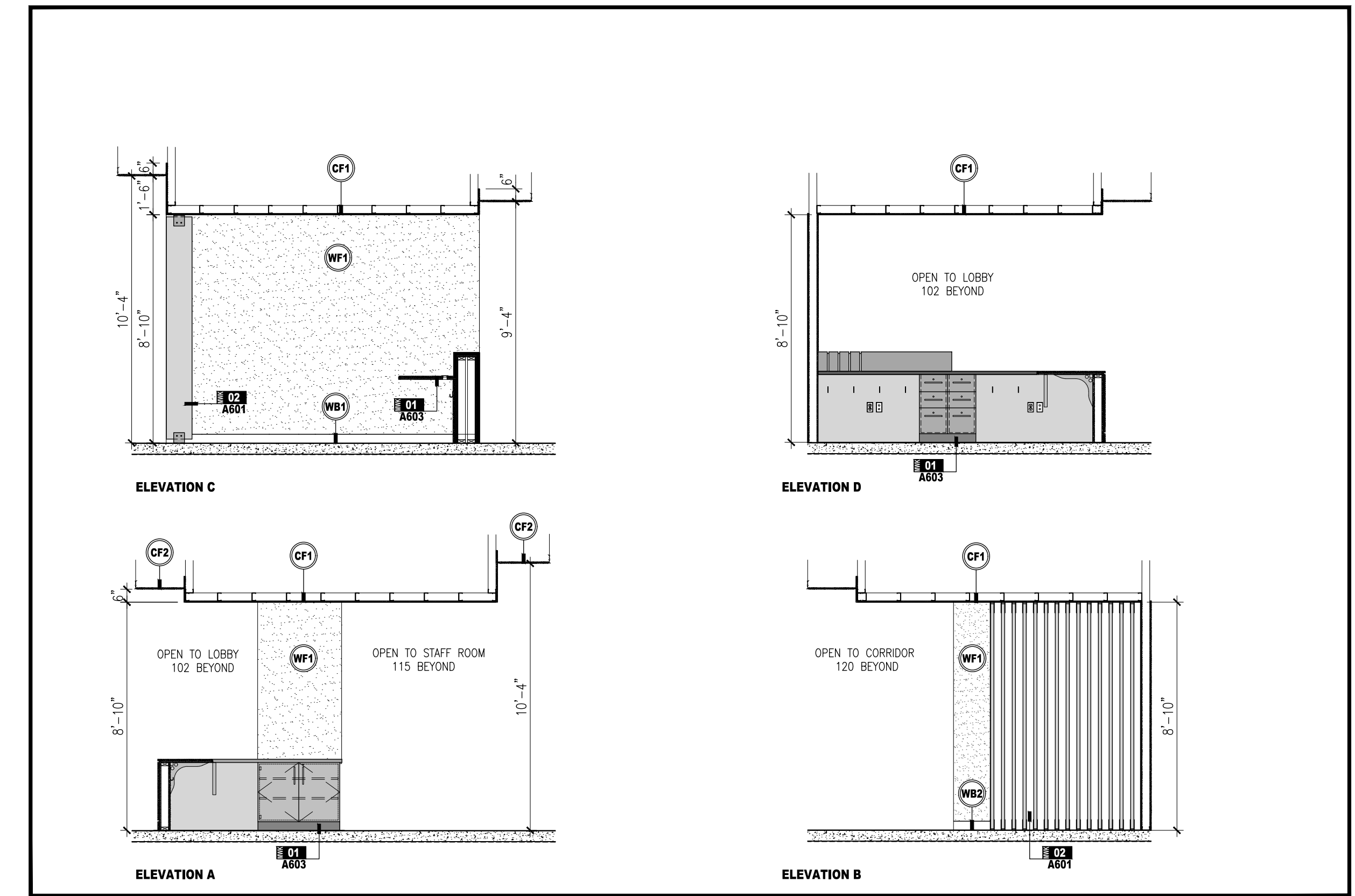
02 INTERIOR ELEVATIONS: UNIVERSAL WASHROOM 103

A501 SCALE: 1/4" = 1'-0"



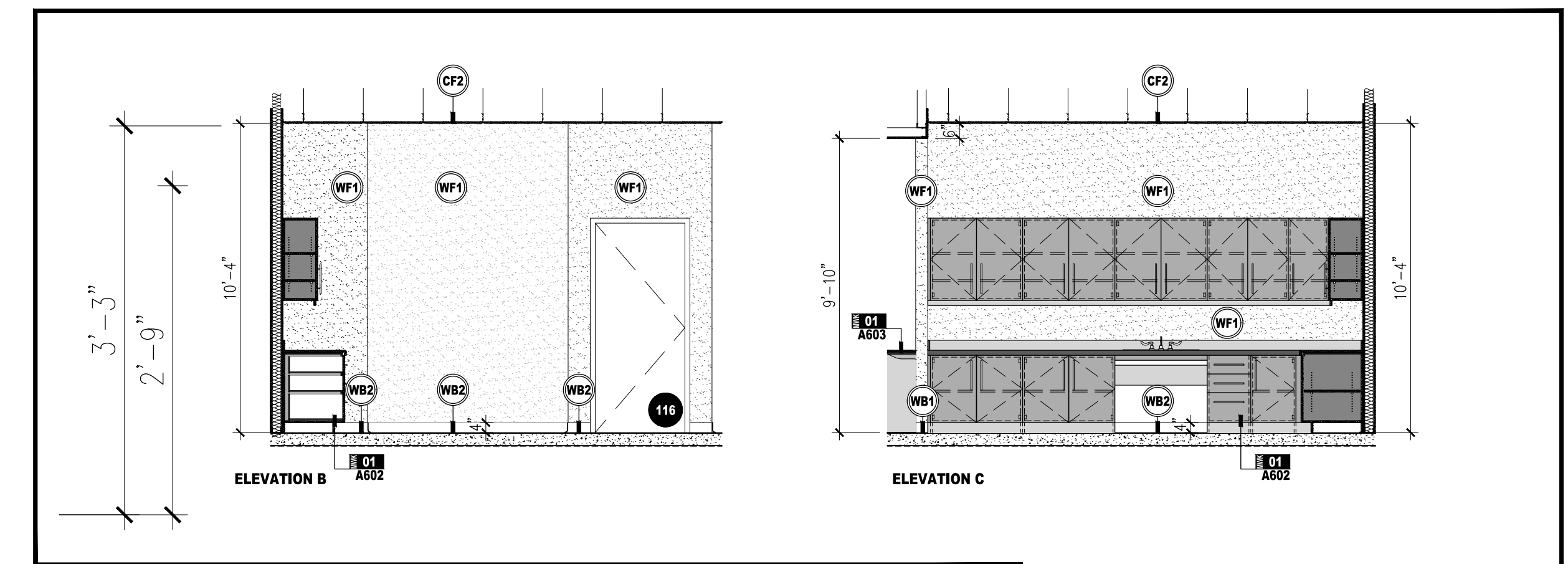
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A501 SCALE: 1/4" = 1'-0"



06 INTERIOR ELEVATIONS: RECEPTION 117

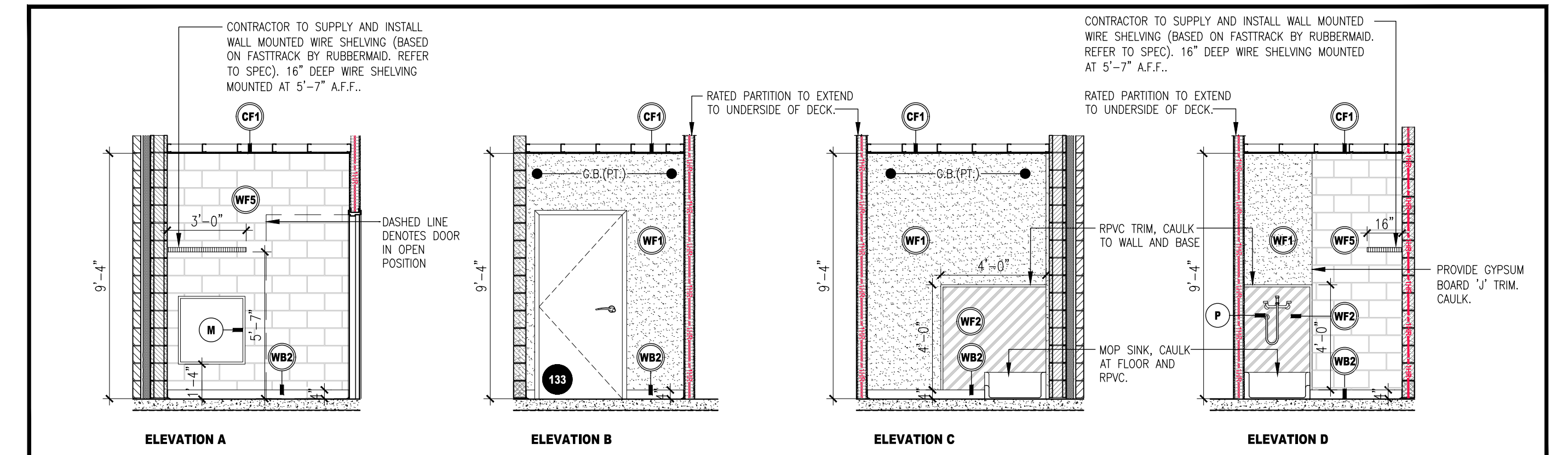
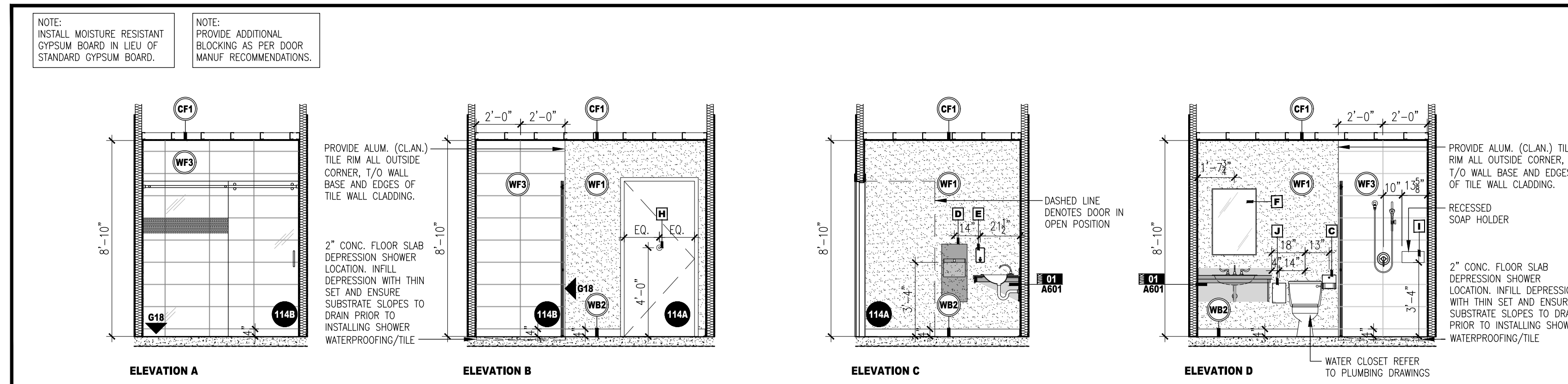
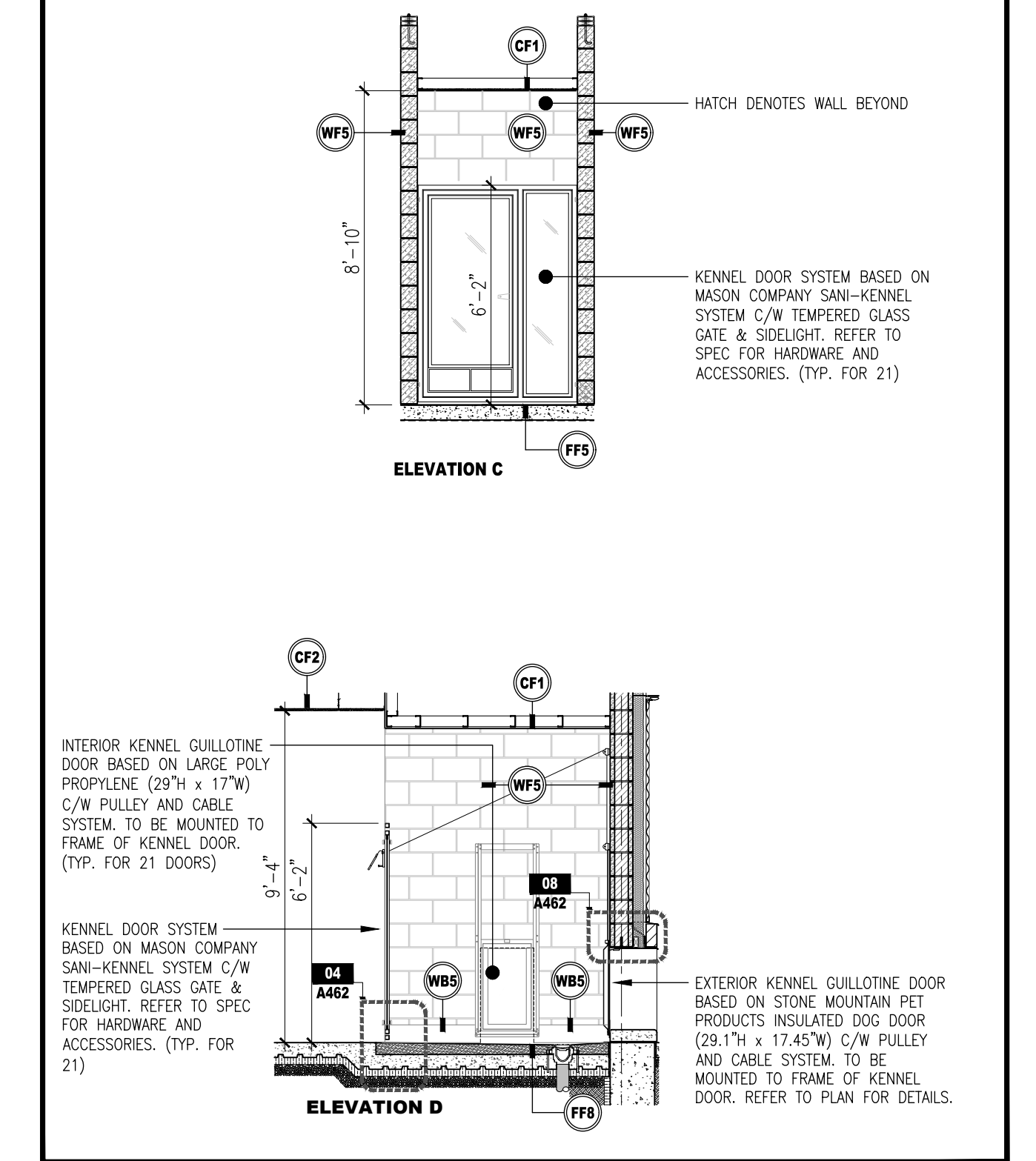
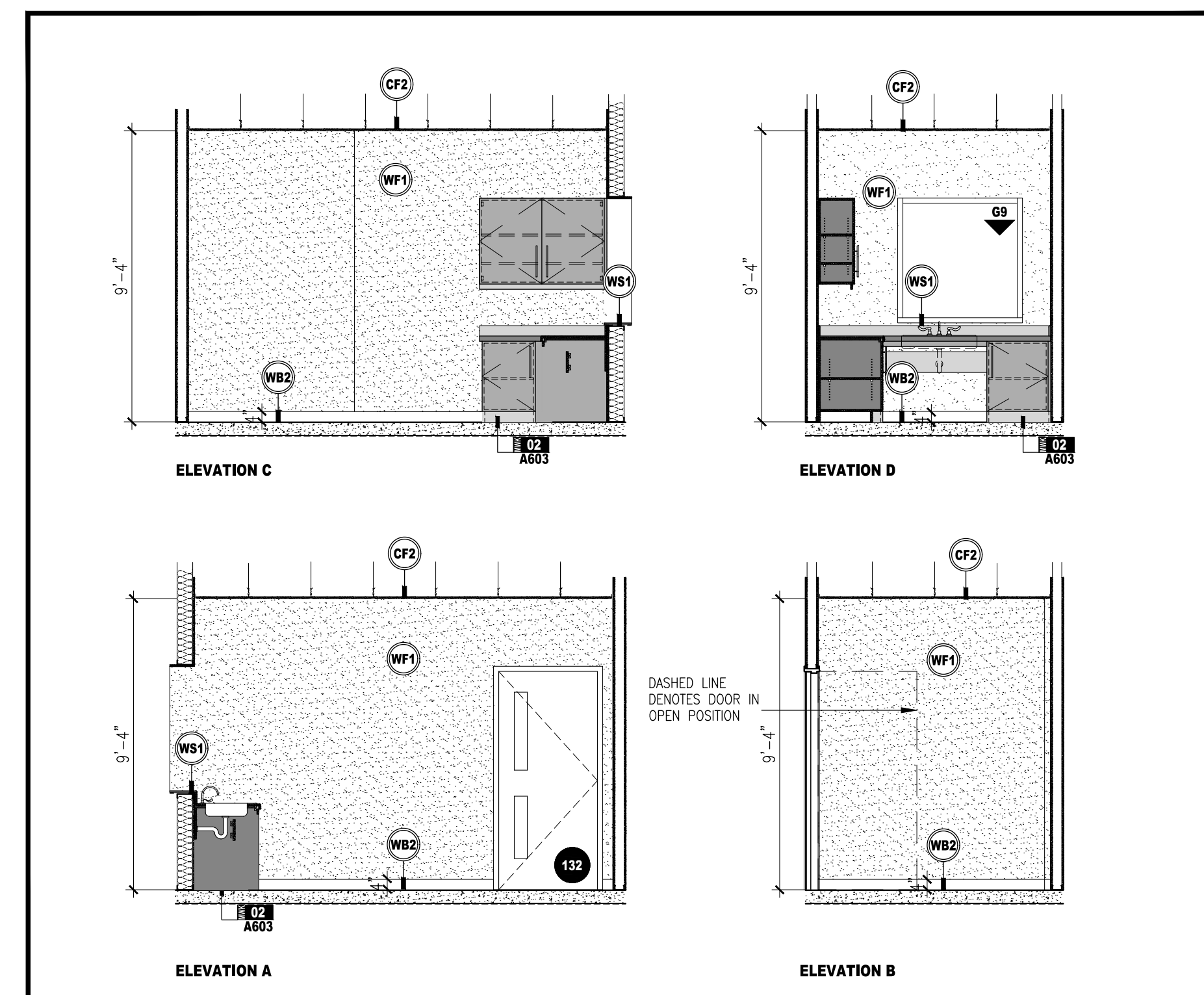
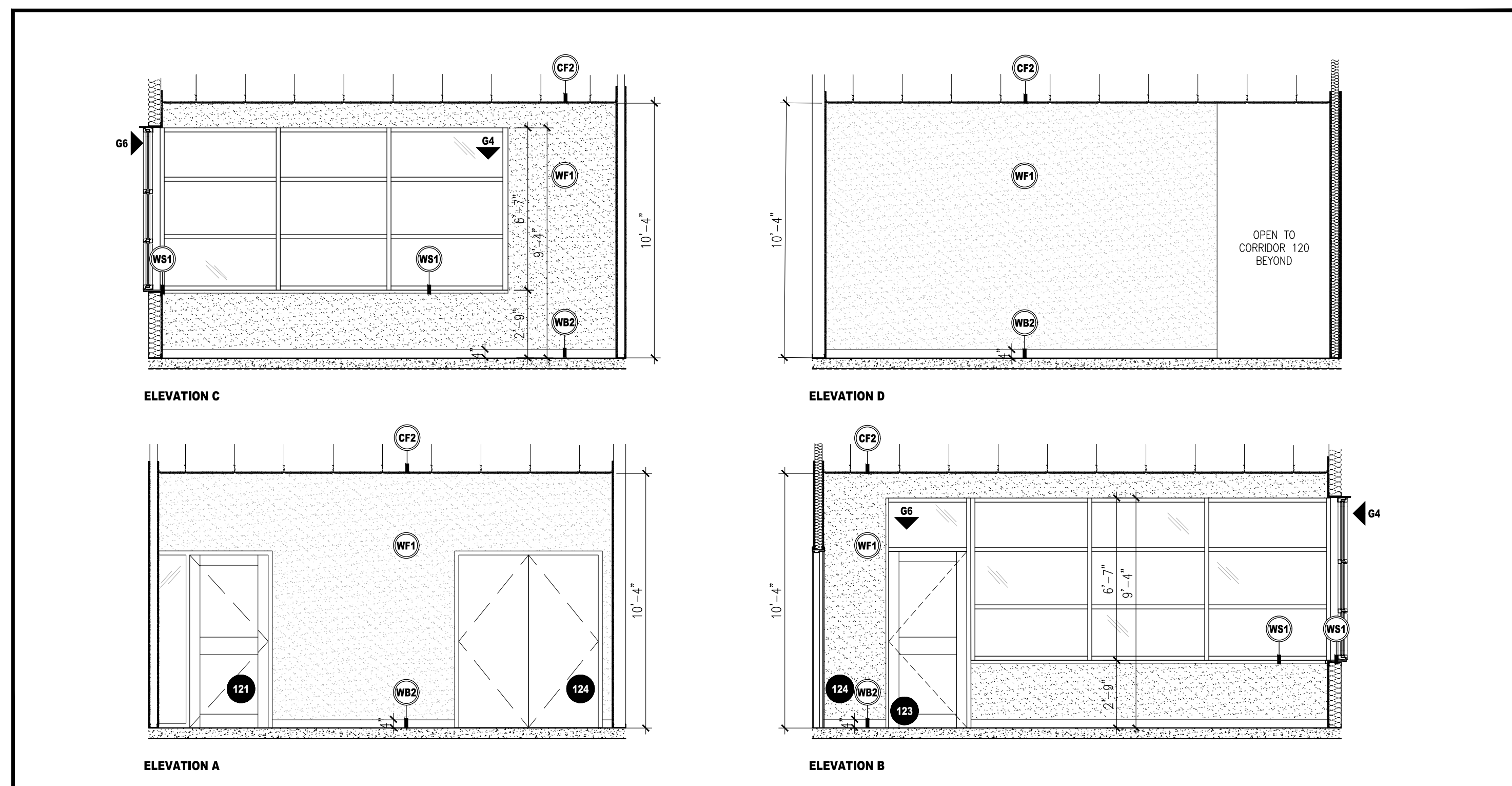
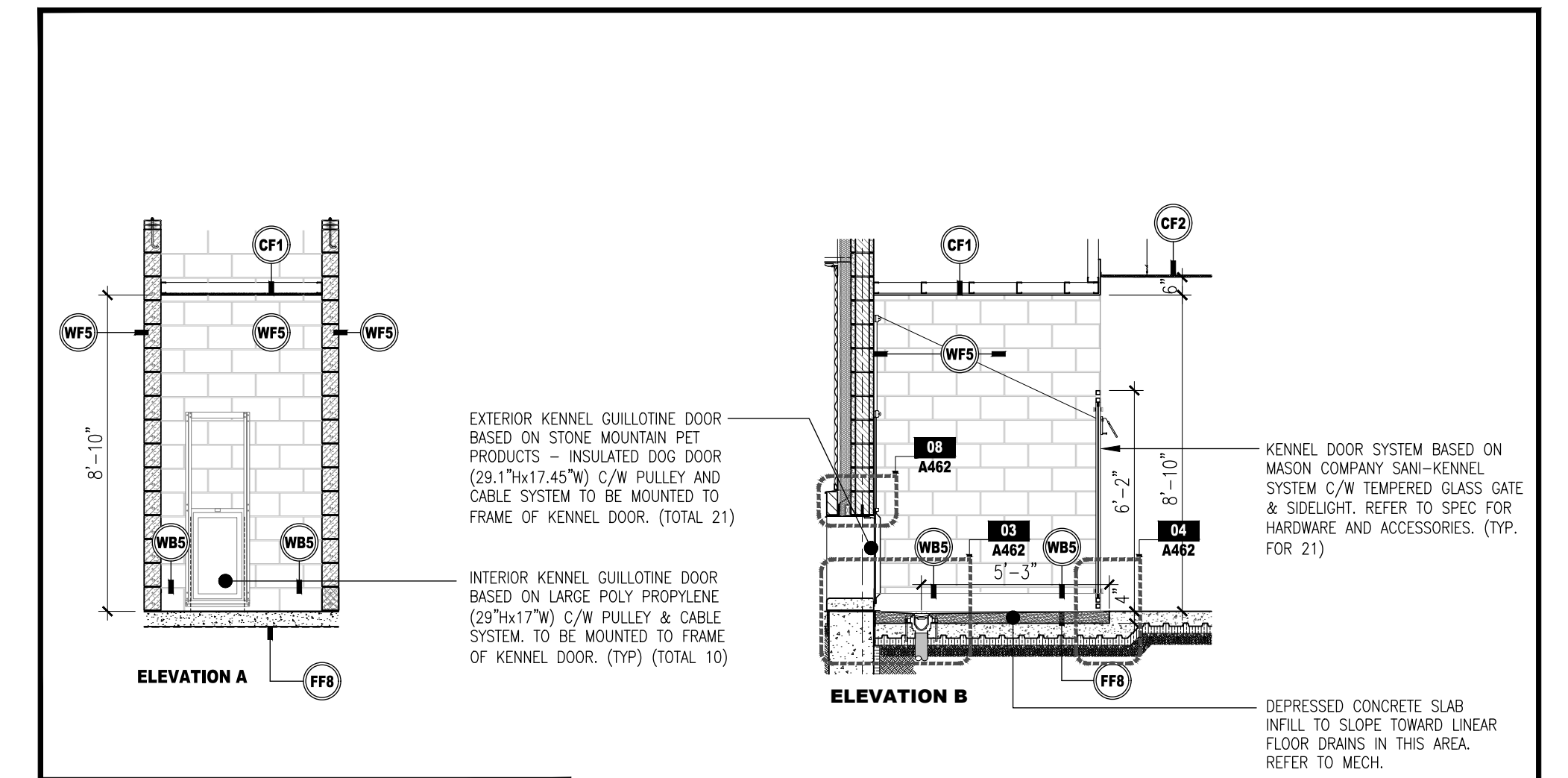
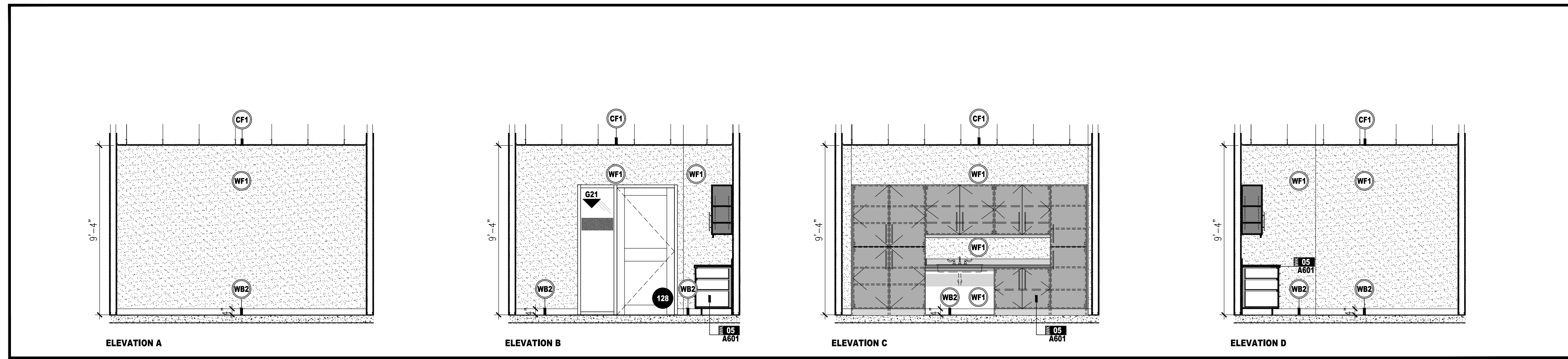
A501 SCALE: 1/4" = 1'-0"



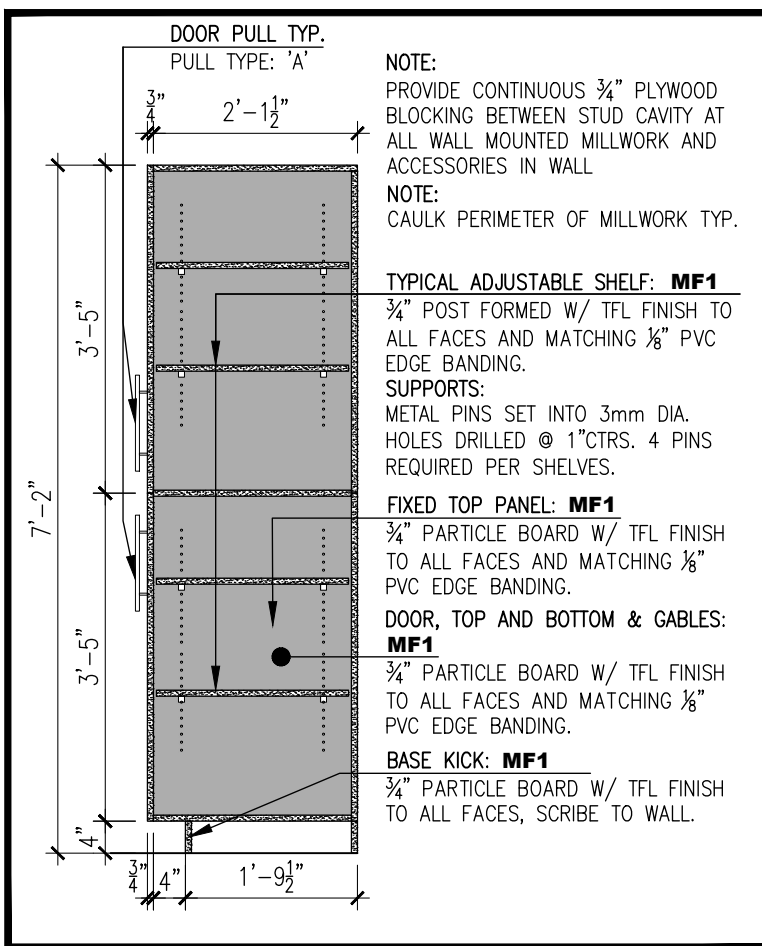
05 INTERIOR ELEVATIONS: KITCHENETTE 115

A501 SCALE: 1/4" = 1'-0"

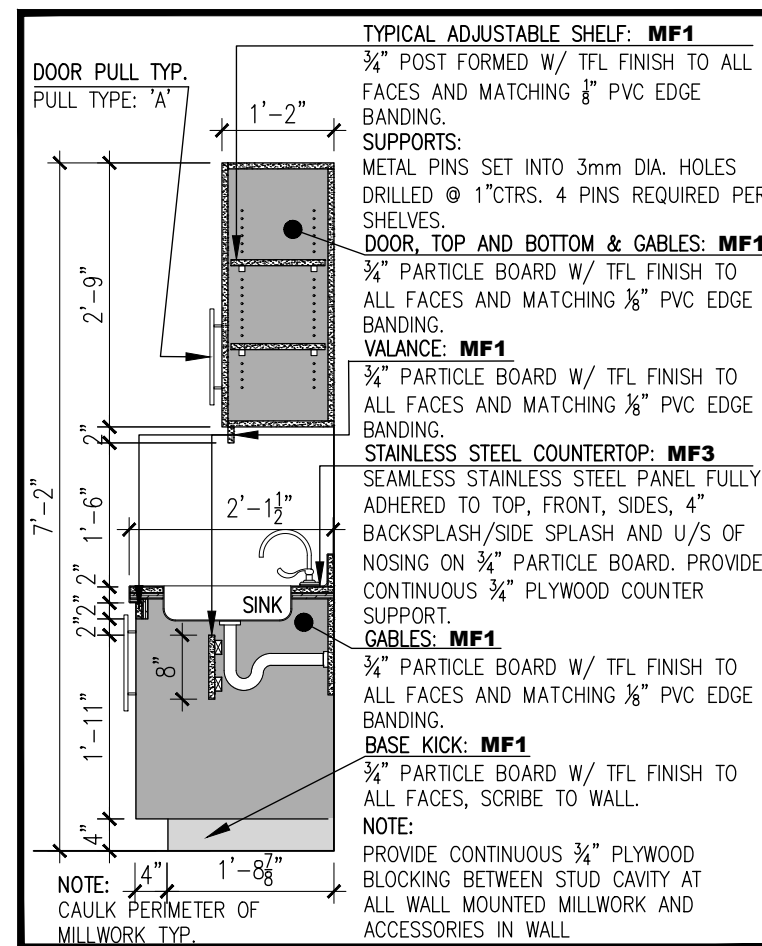
NOTES	PROJECT IDENTIFICATION	DRAWING IDENTIFICATION	ORIENTATION	SUB-CONSULTANT	PRIME CONSULTANT	DISCIPLINE SEAL	DRAWING SUBMISSION(S)	INTERNAL INFO	COPYRIGHT 2024 [®]															
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NO.	DESCRIPTION	DATE																						
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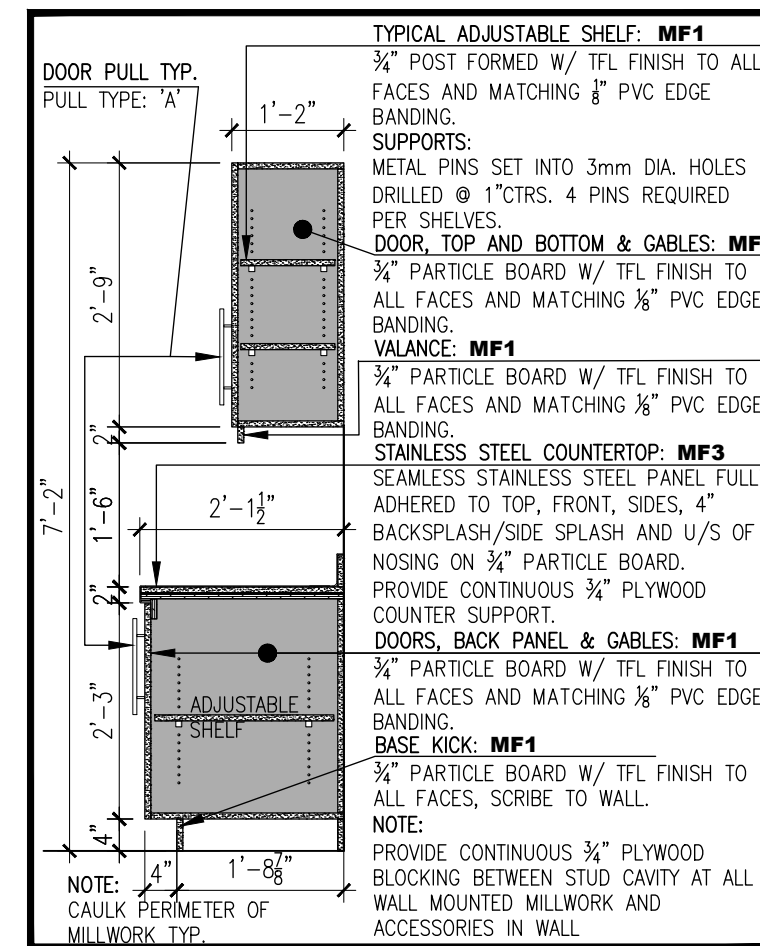
NOTES	PROJECT IDENTIFICATION	DRAWING IDENTIFICATION	ORIENTATION	SUB-CONSULTANT	PRIME CONSULTANT	DISCIPLINE SEAL	DRAWING SUBMISSION(S)	INTERNAL INFO	COPYRIGHT 2024															
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3	ISSUED FOR PERMIT	07-29-2024																						
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No.	DESCRIPTION	DATE																						



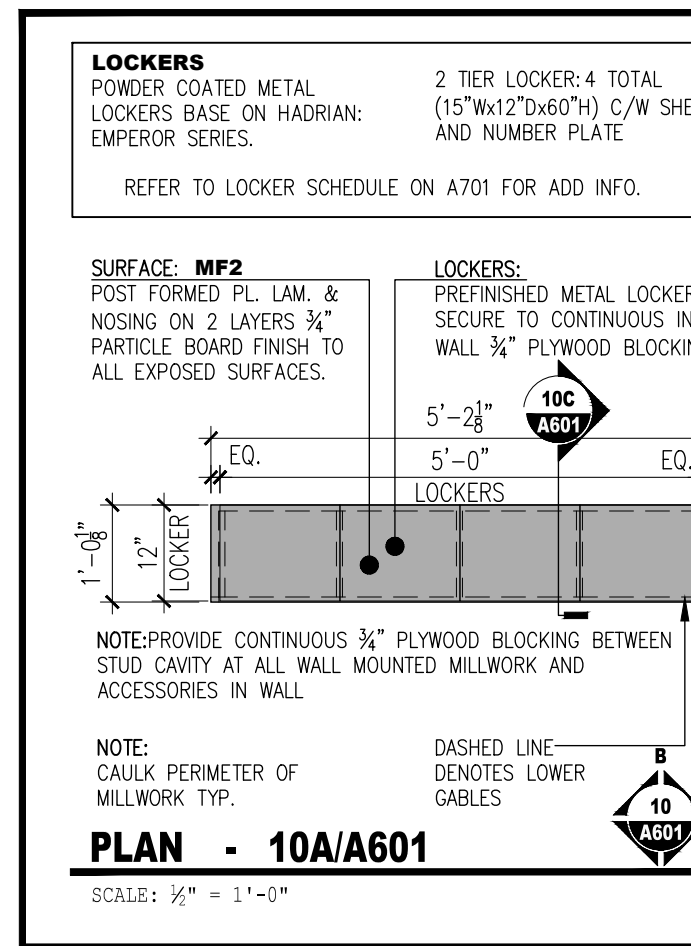
07 TYP. SECTION: CABINET
A601 SCALE: 1/2" = 1'-0"



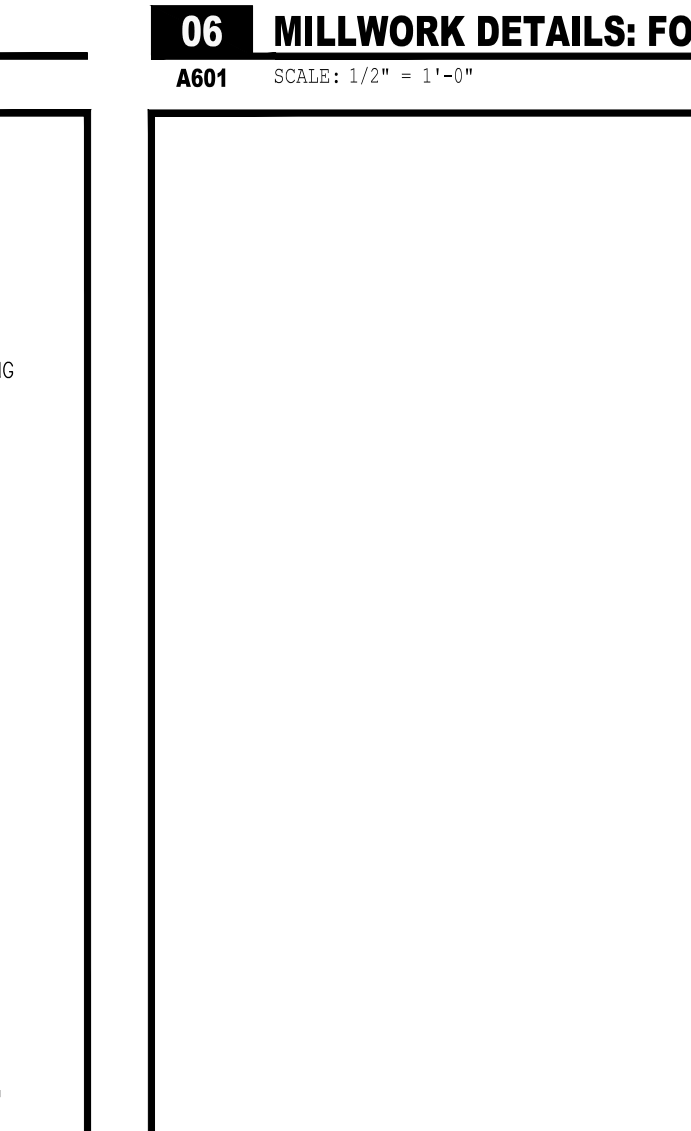
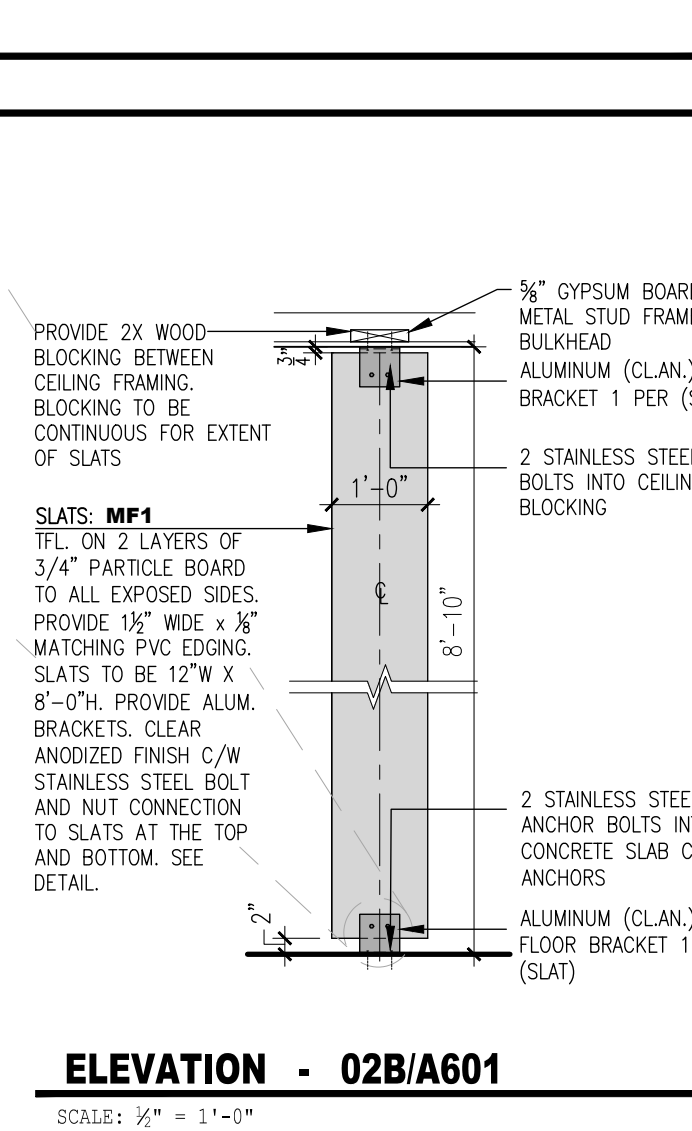
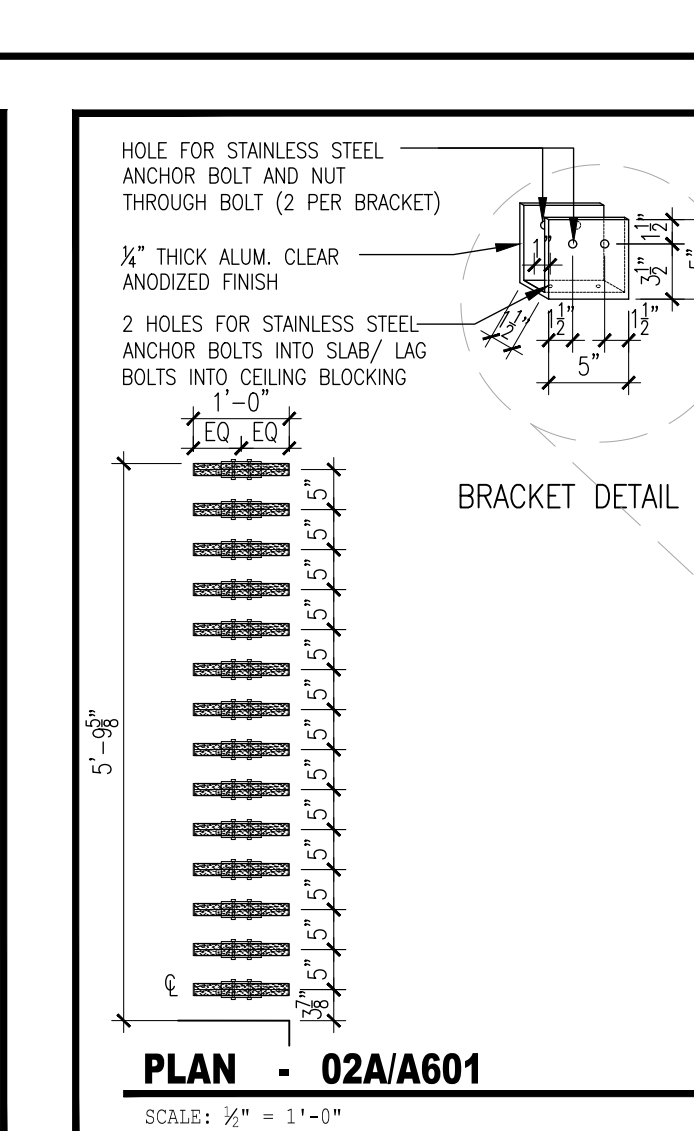
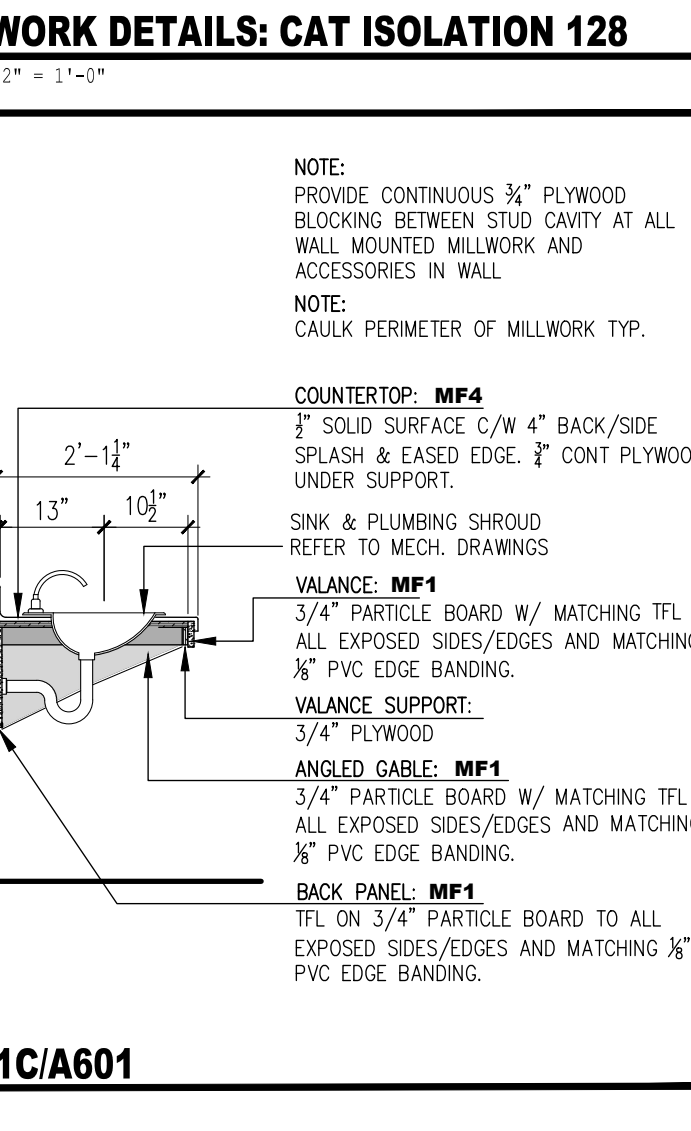
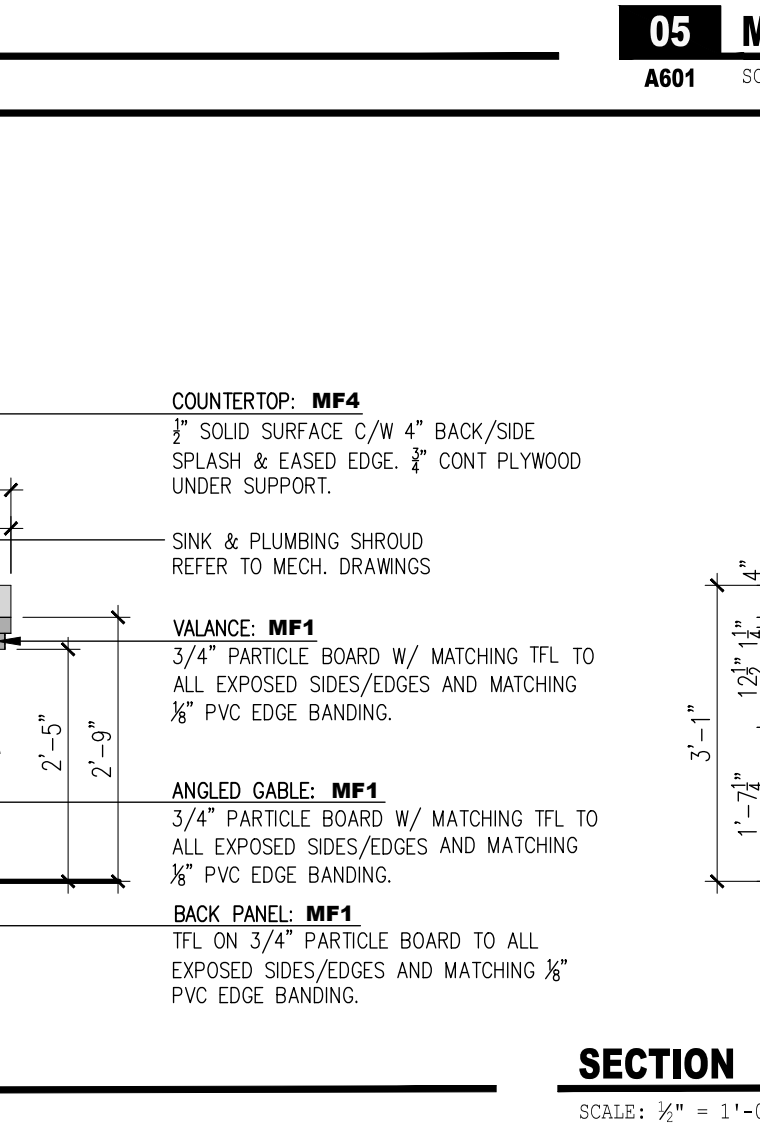
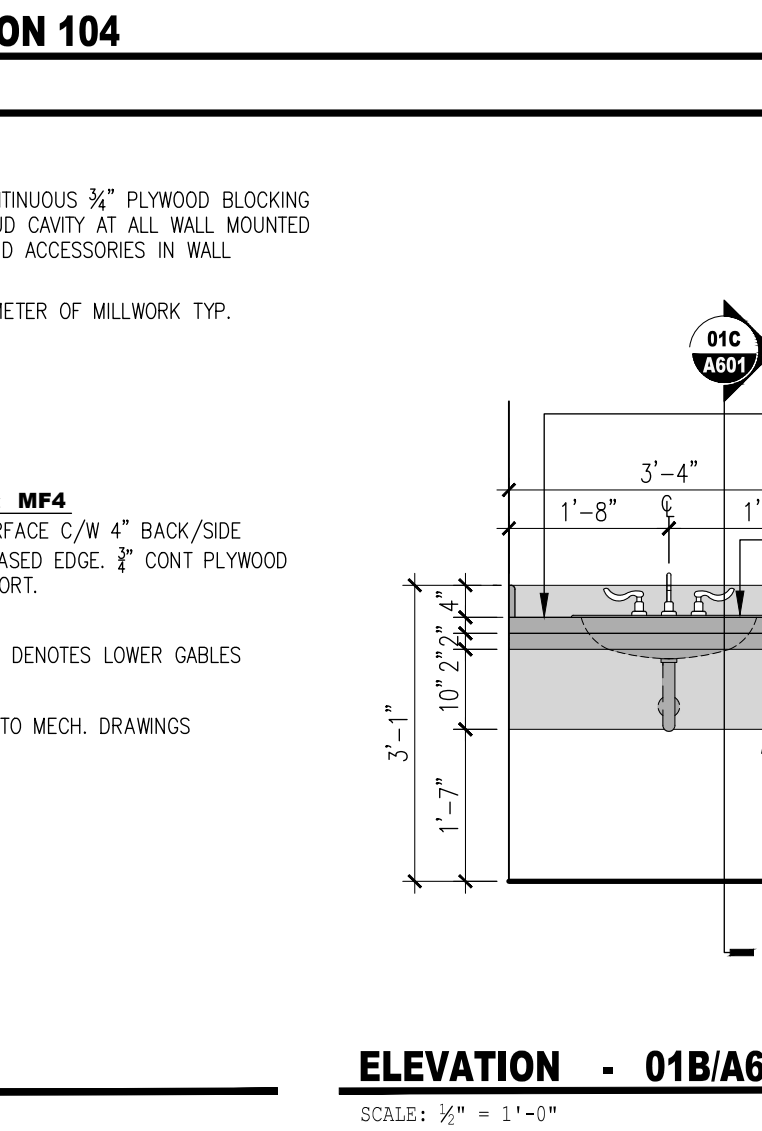
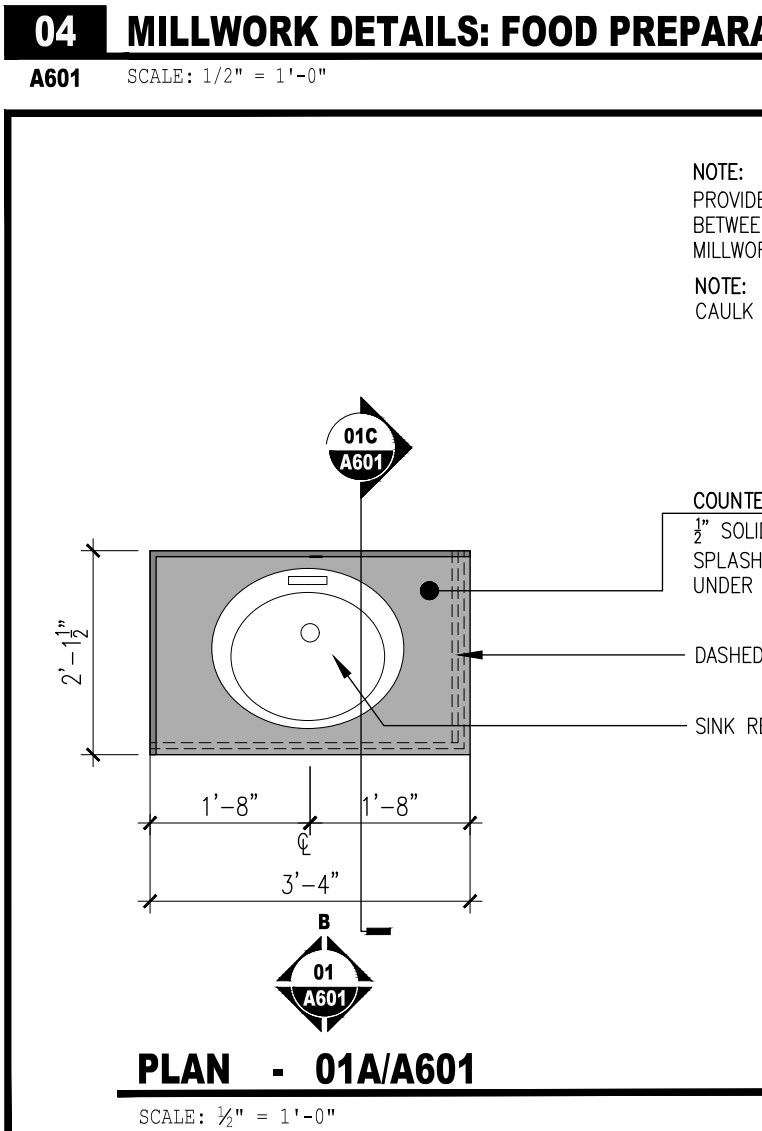
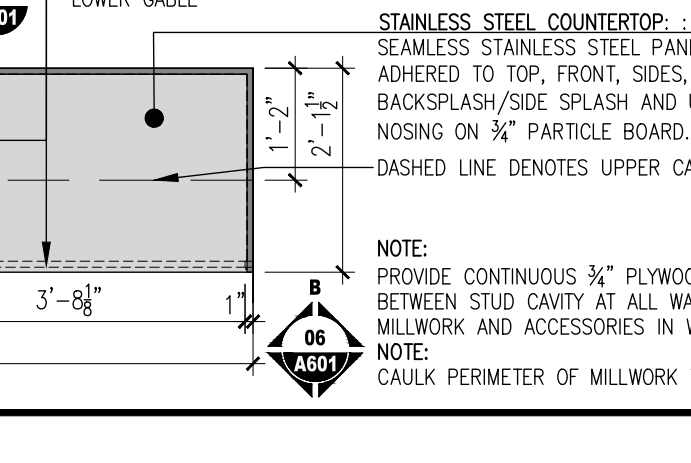
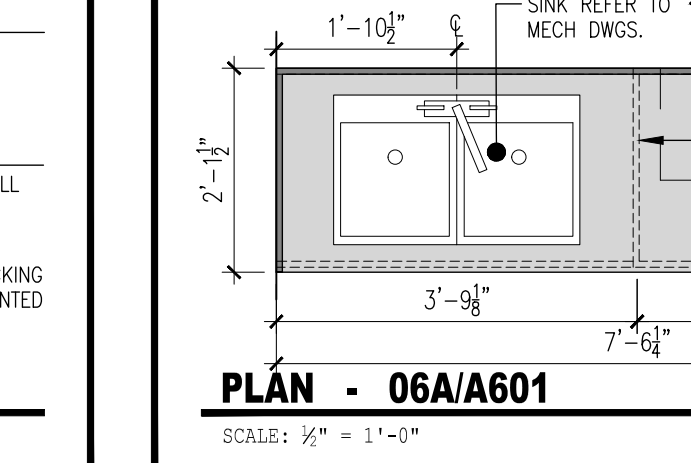
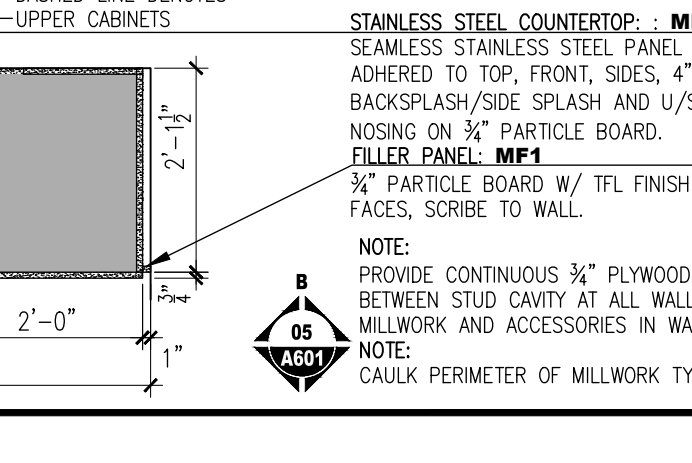
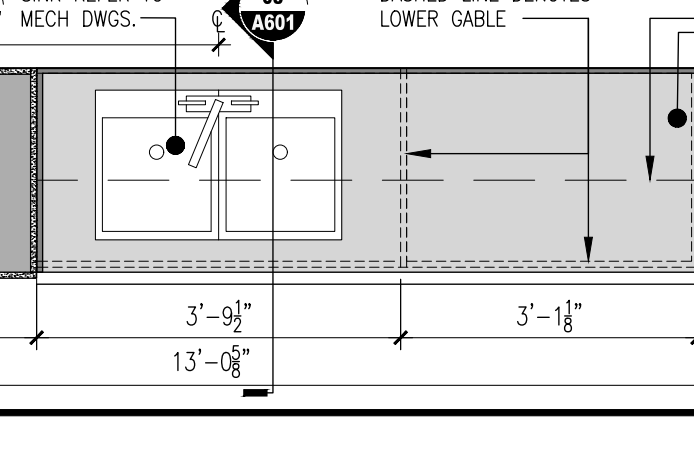
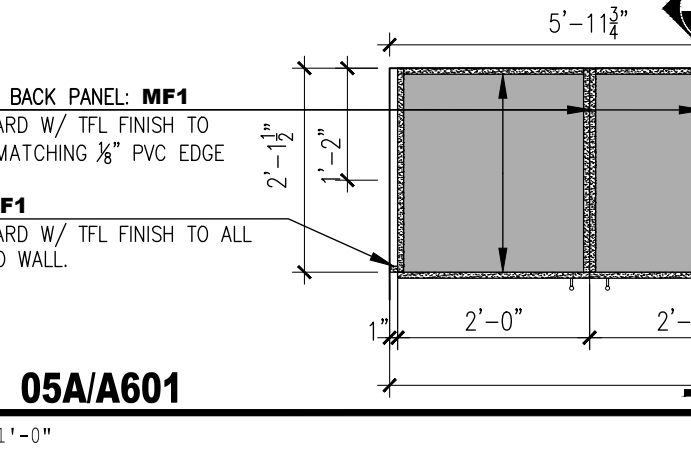
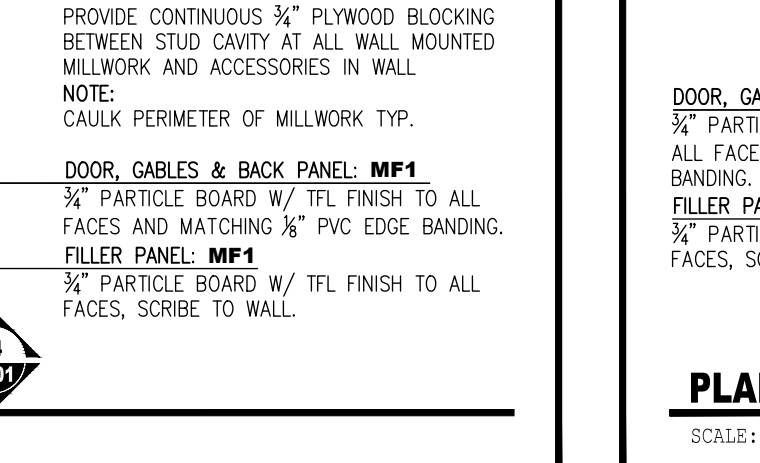
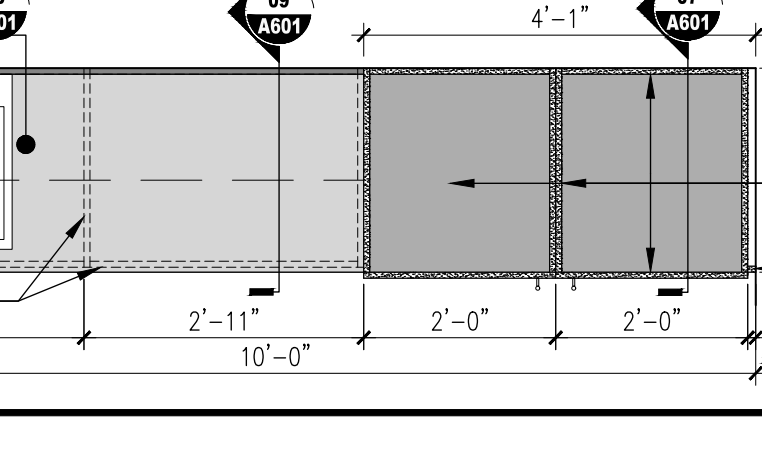
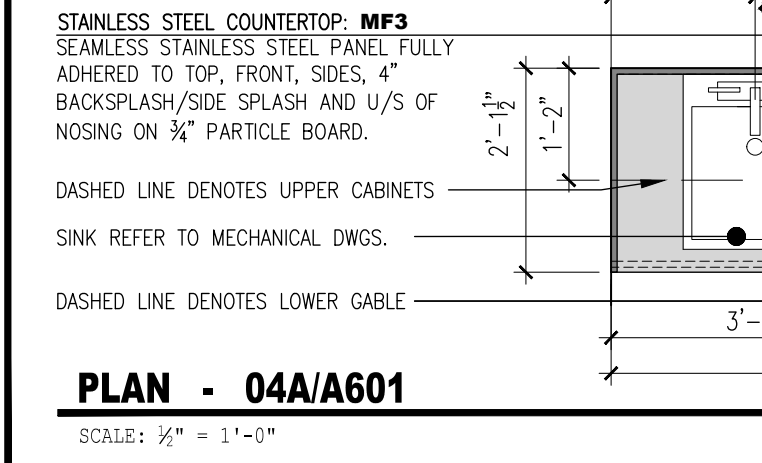
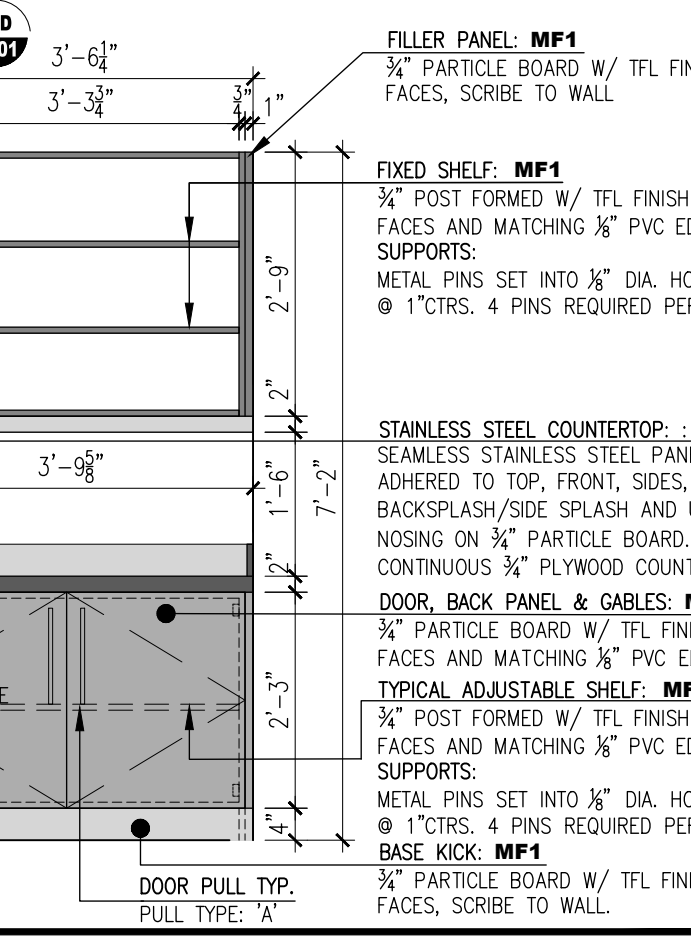
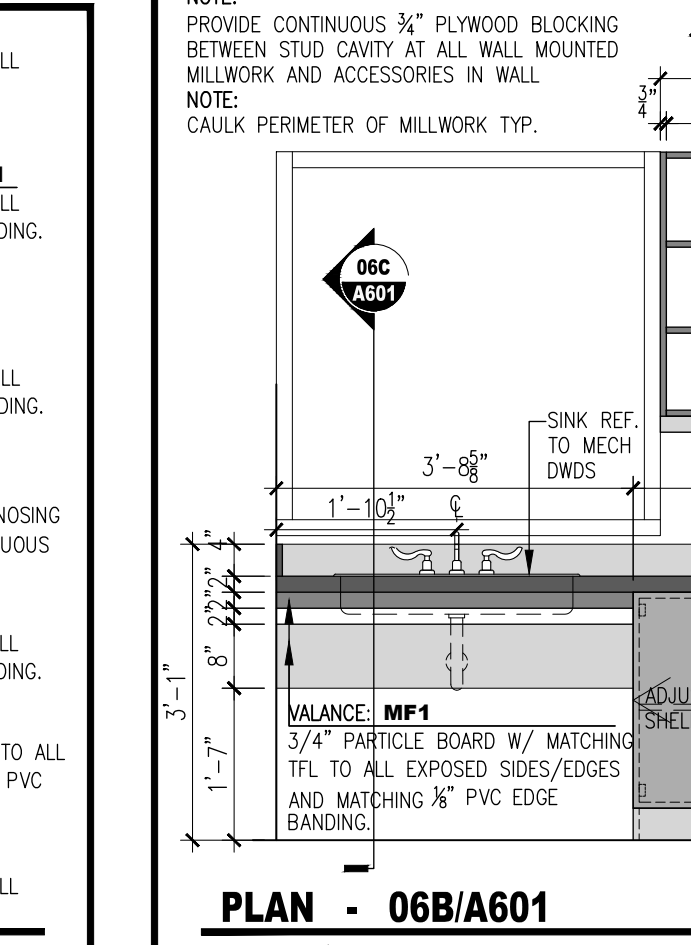
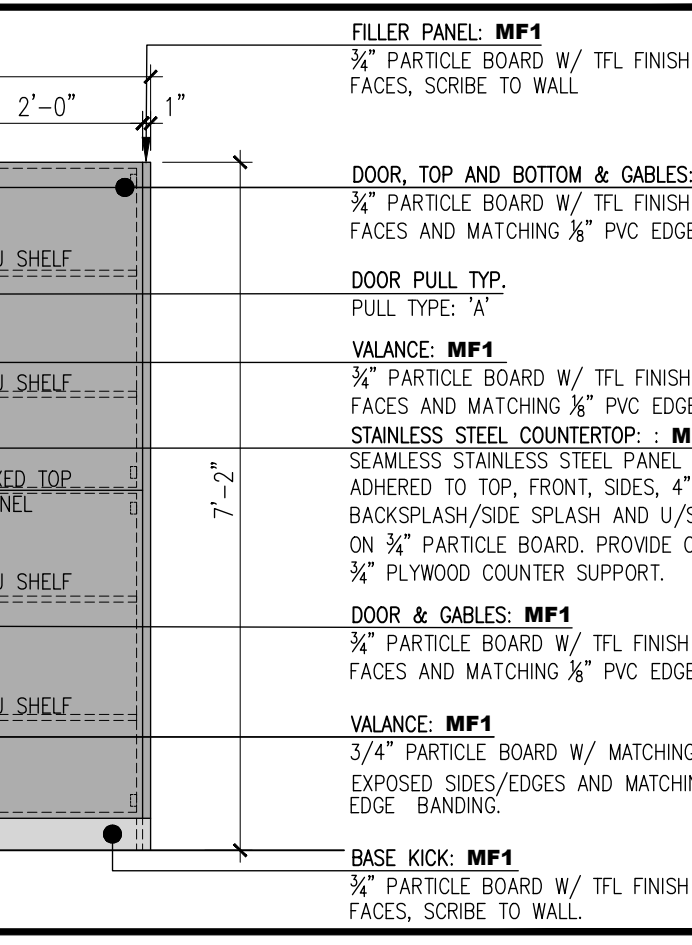
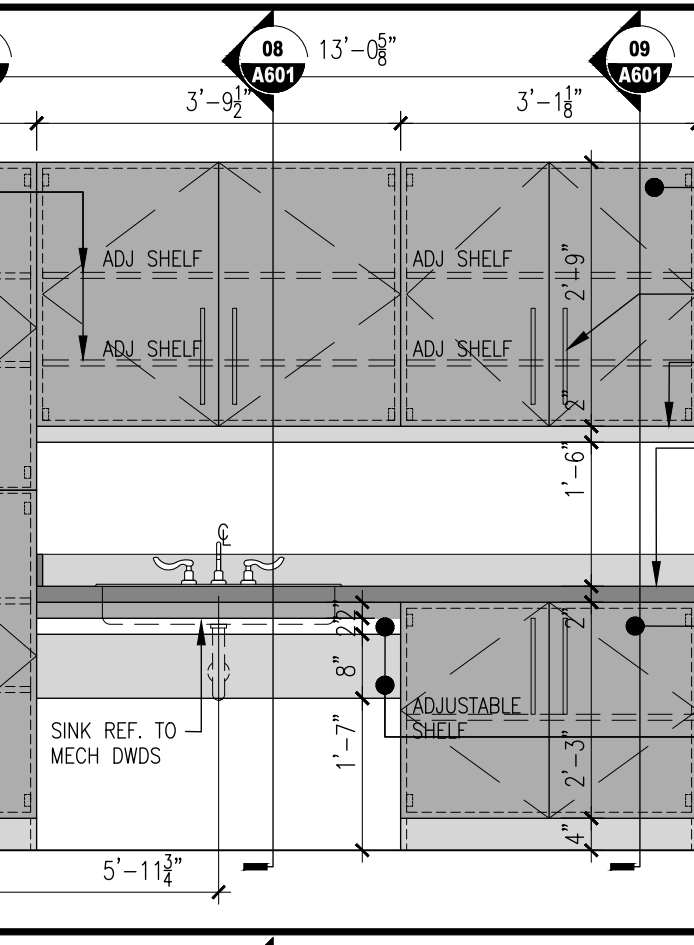
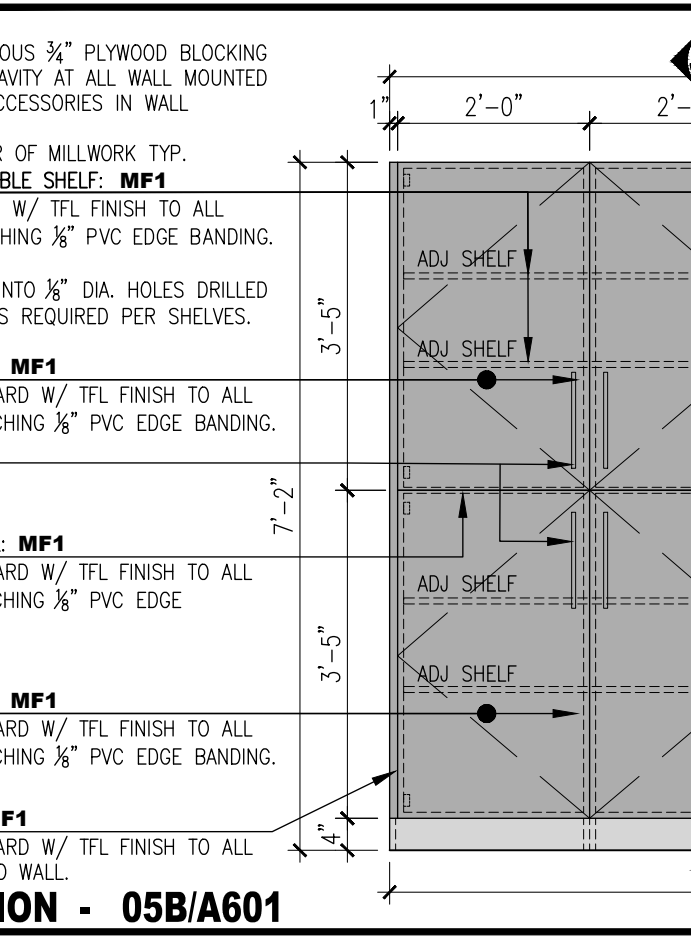
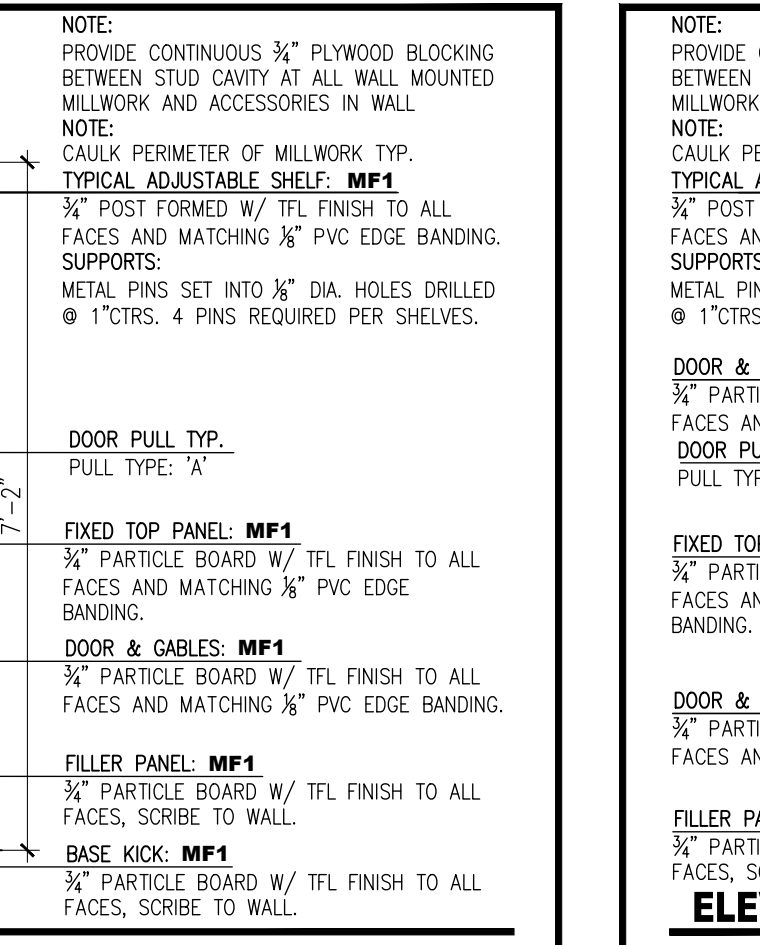
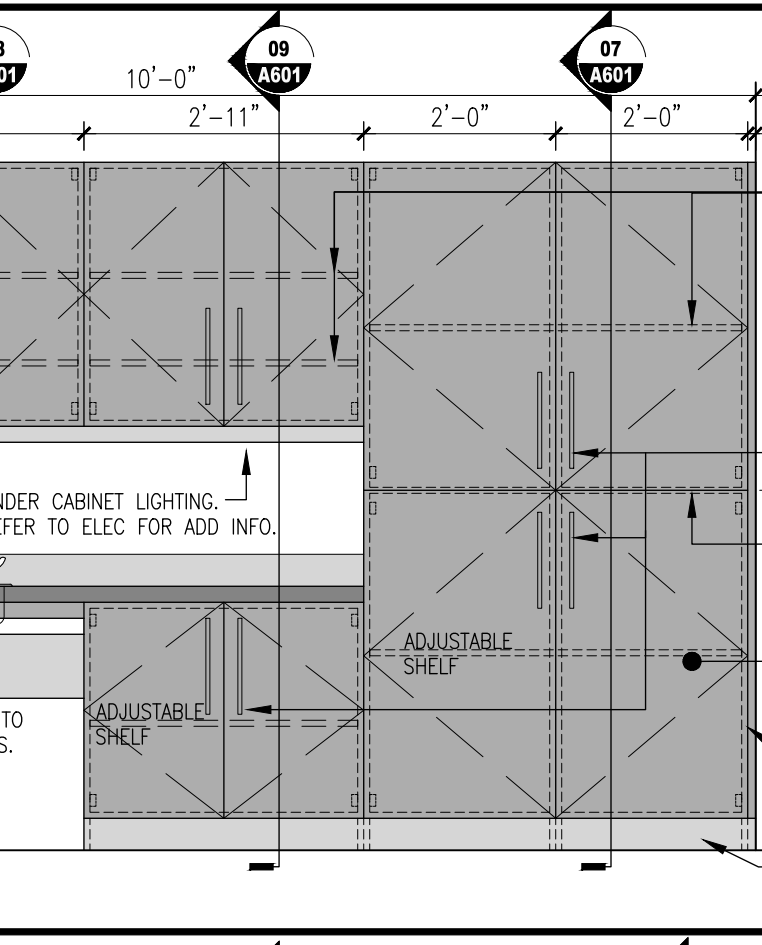
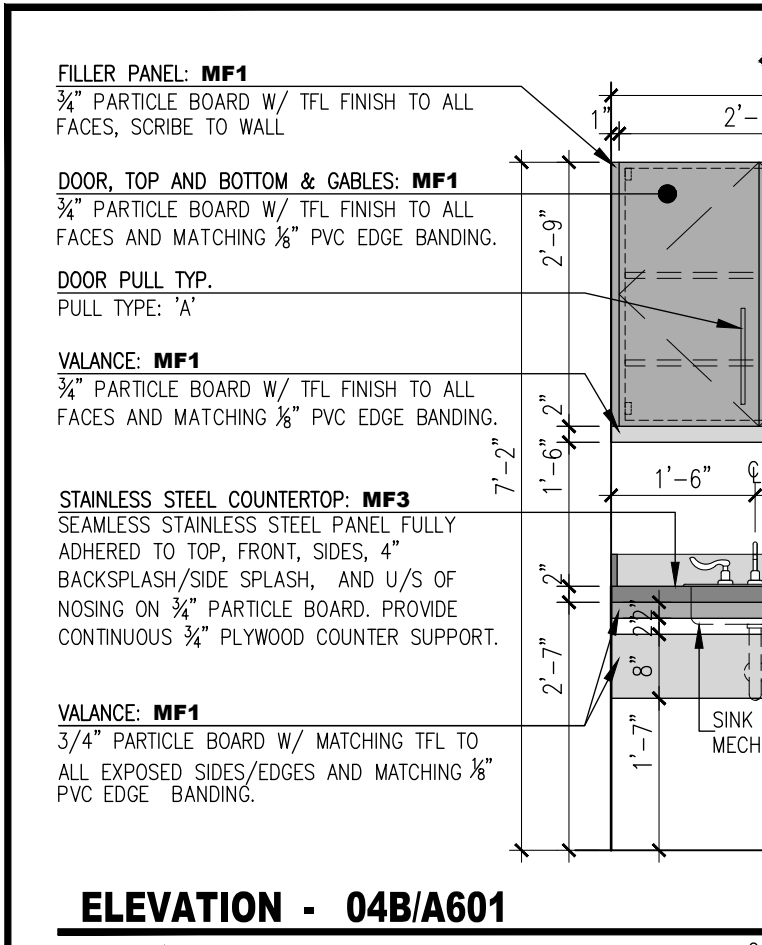
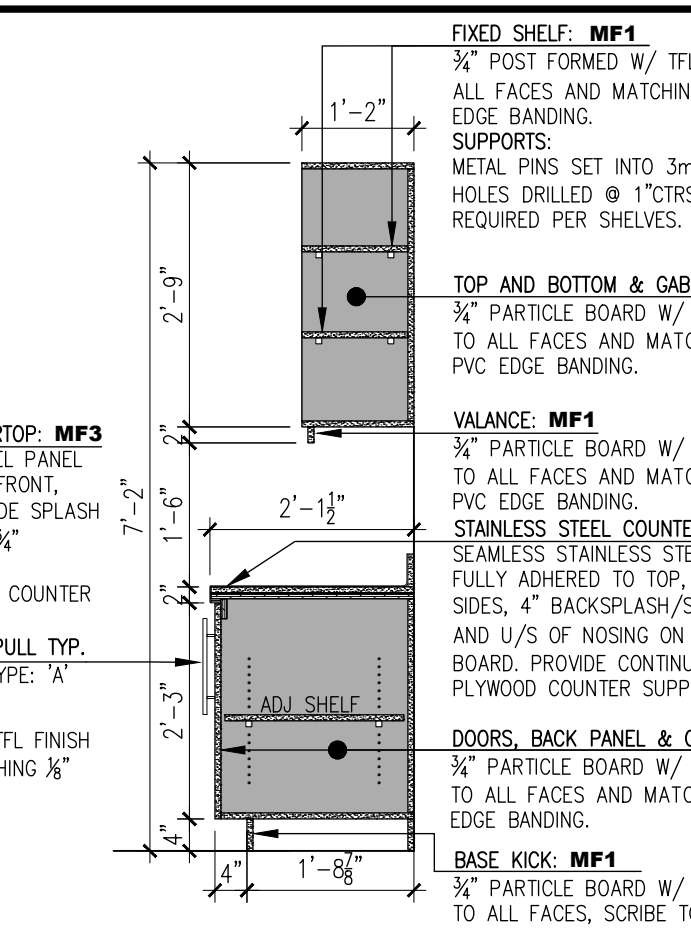
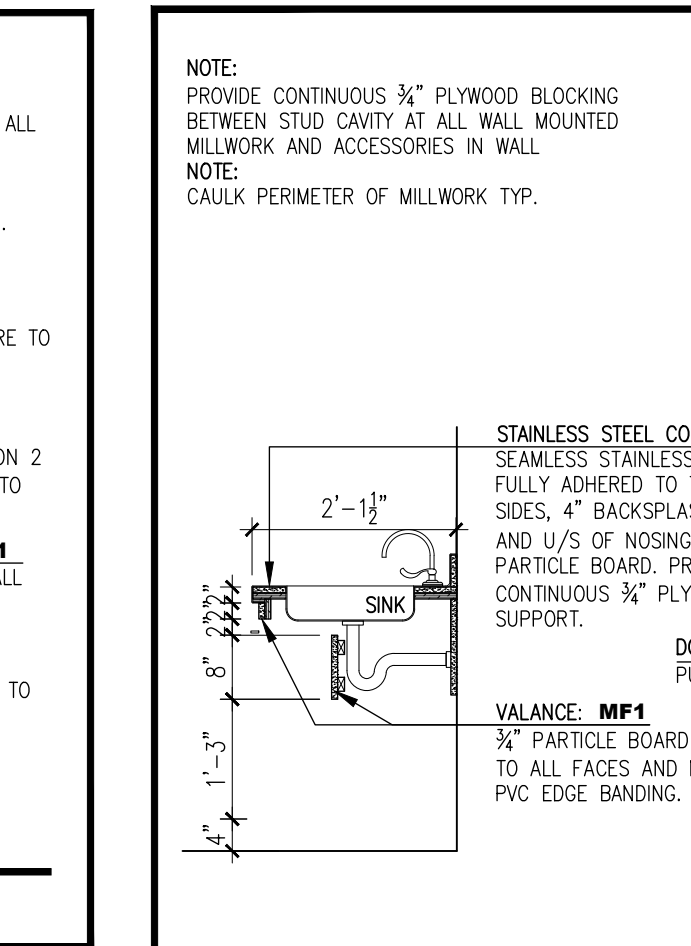
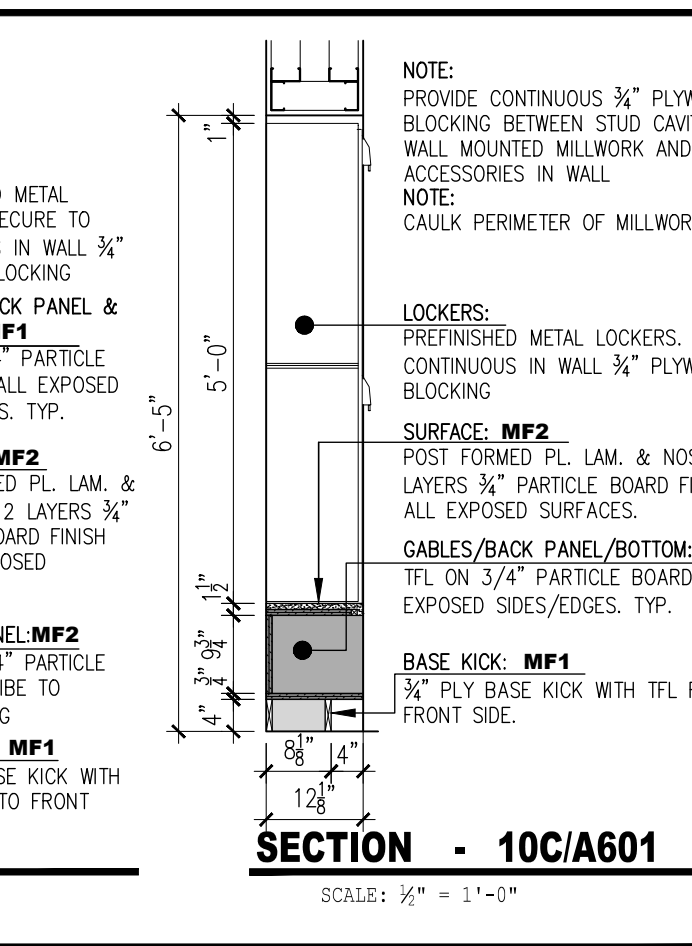
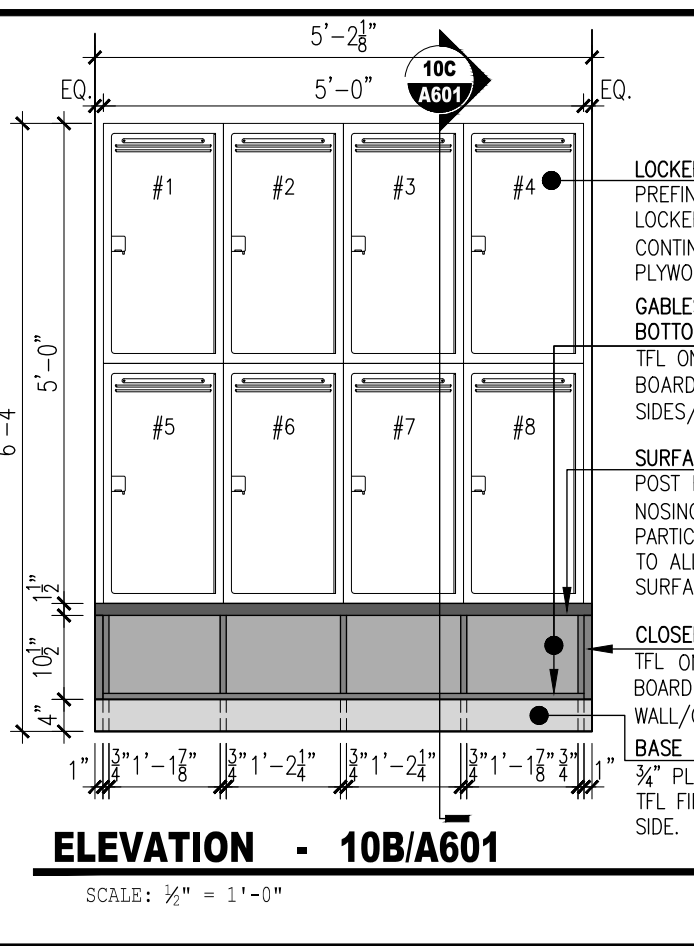
08 TYP. SECTION: CABINET @ SINK
A601 SCALE: 1/2" = 1'-0"



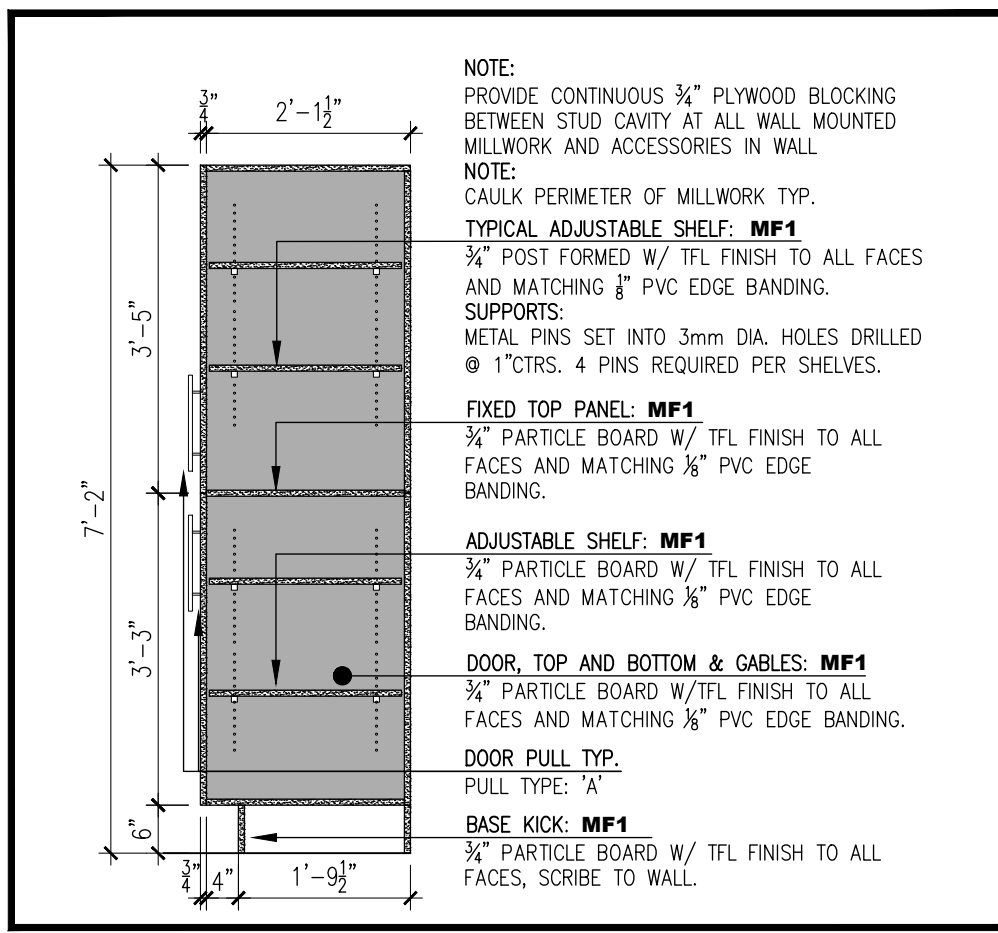
09 TYP. SECTION: CABINET
A601 SCALE: 1/2" = 1'-0"



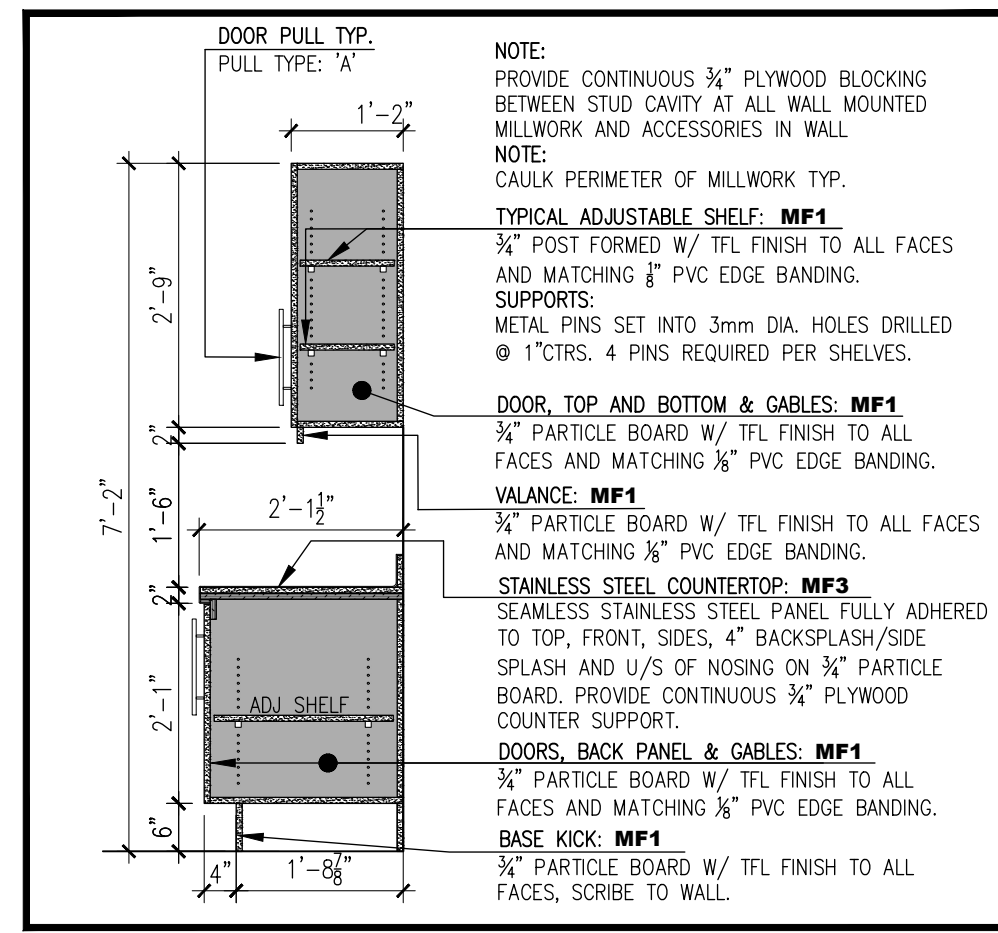
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A601 SCALE: 1/2" = 1'-0"



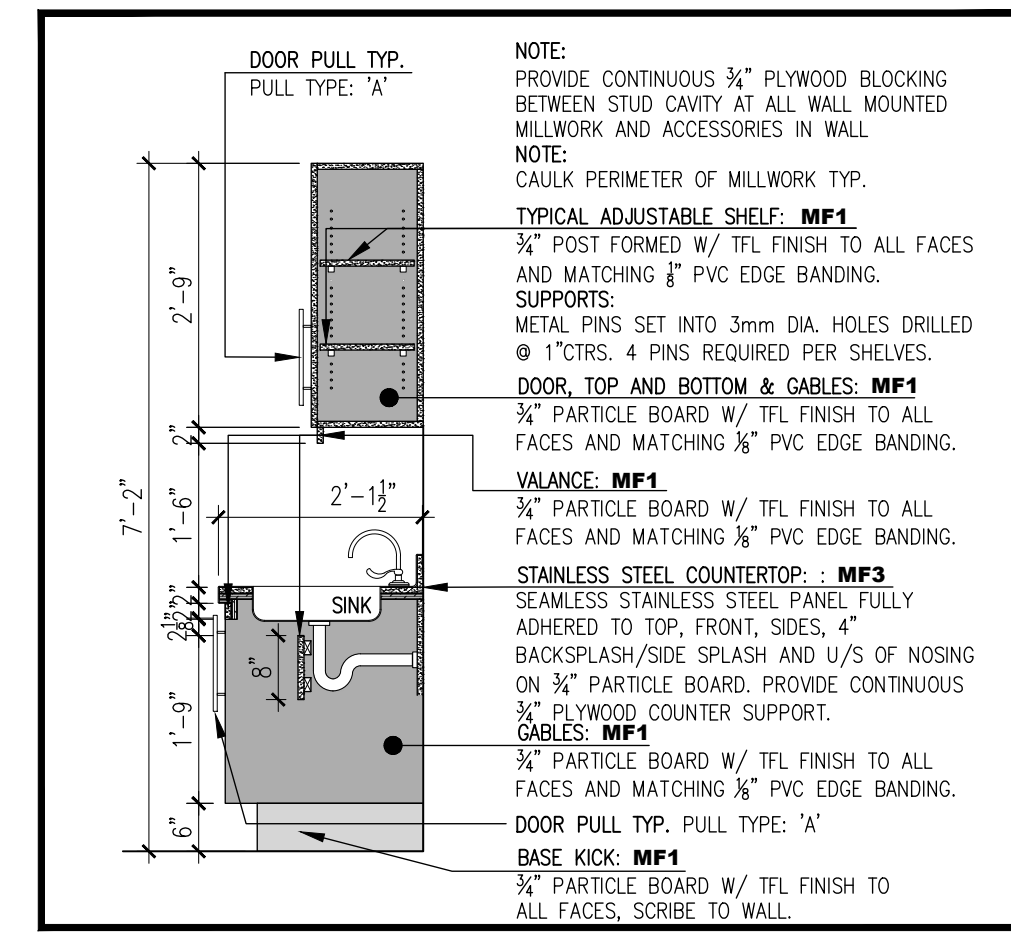
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							3 ISSUED FOR PERMIT 07-29-2024		
							2 ISSUED FOR 100% OWNERS REVIEW 05-29-2024		
							1 ISSUED FOR 50% REVIEW 04-05-2024		
							No. DESCRIPTION DATE		



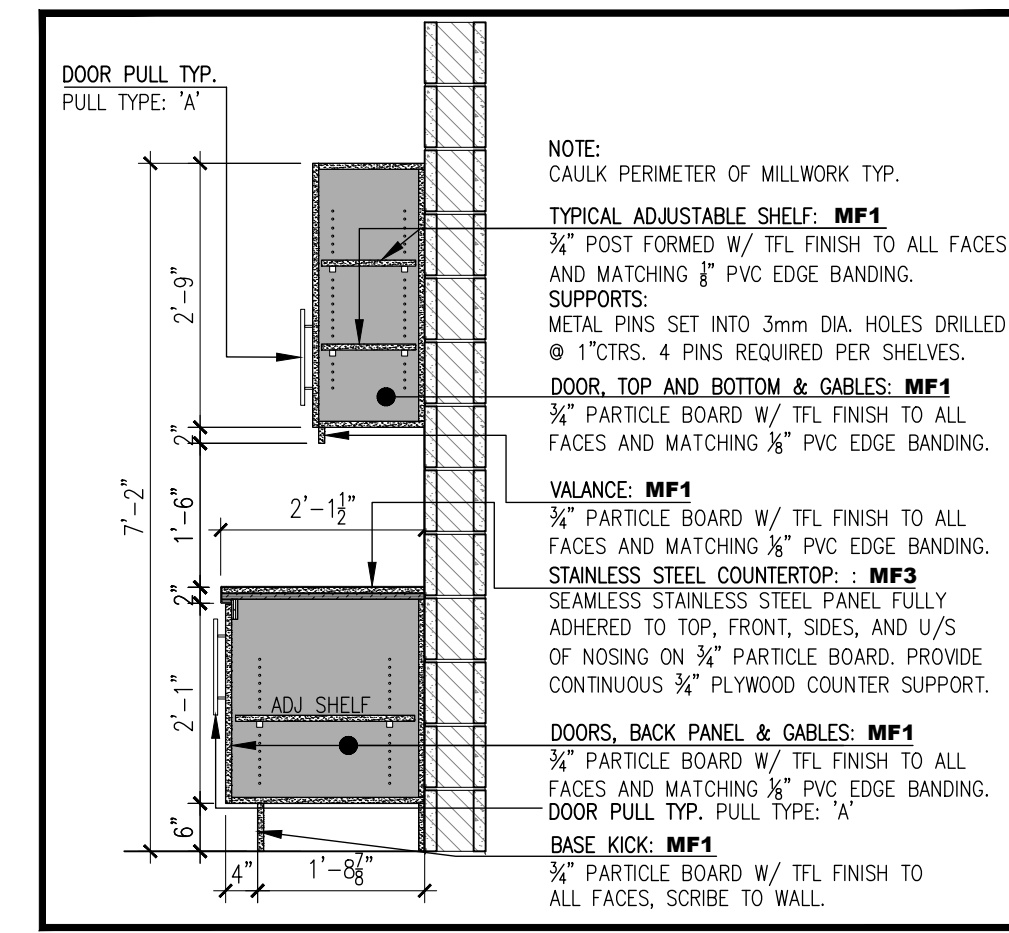
05 TYP. SECTION: CABINET



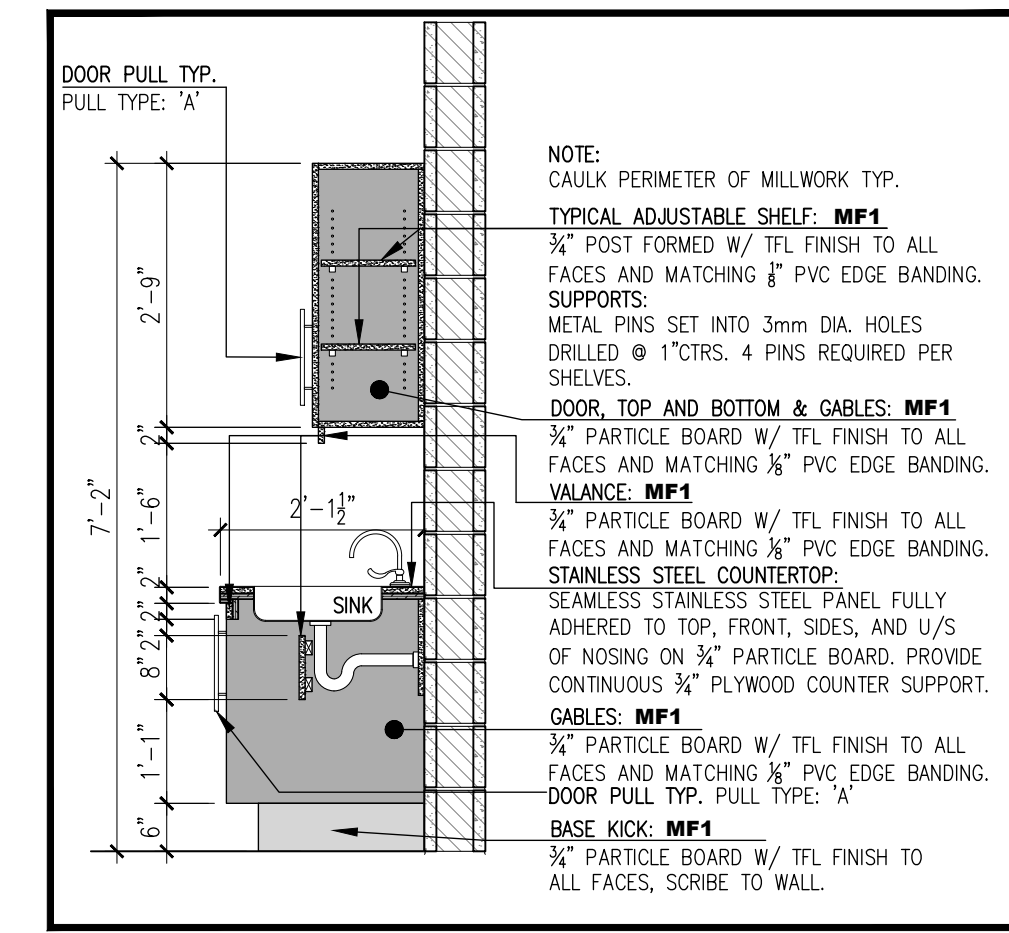
06 TYP. SECTION: CABINET



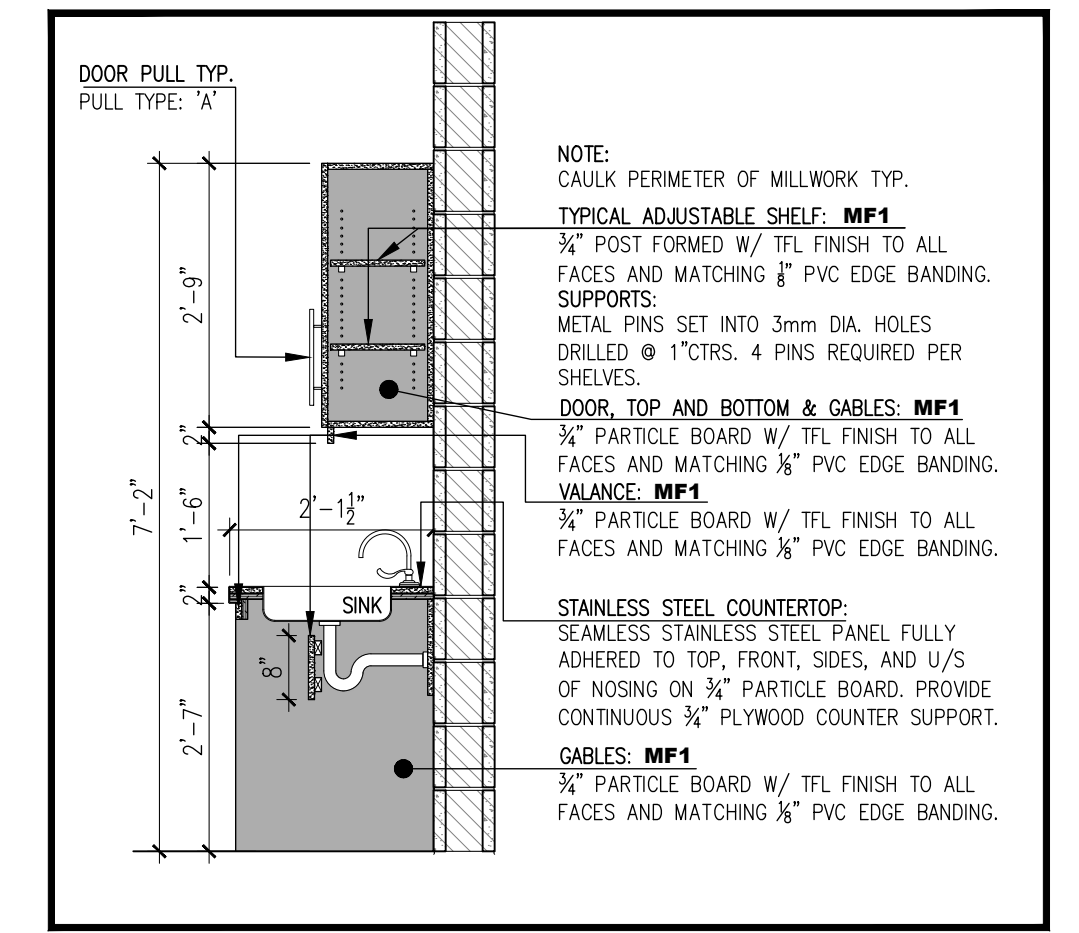
07 TYP. SECTION: CABINET & SINK



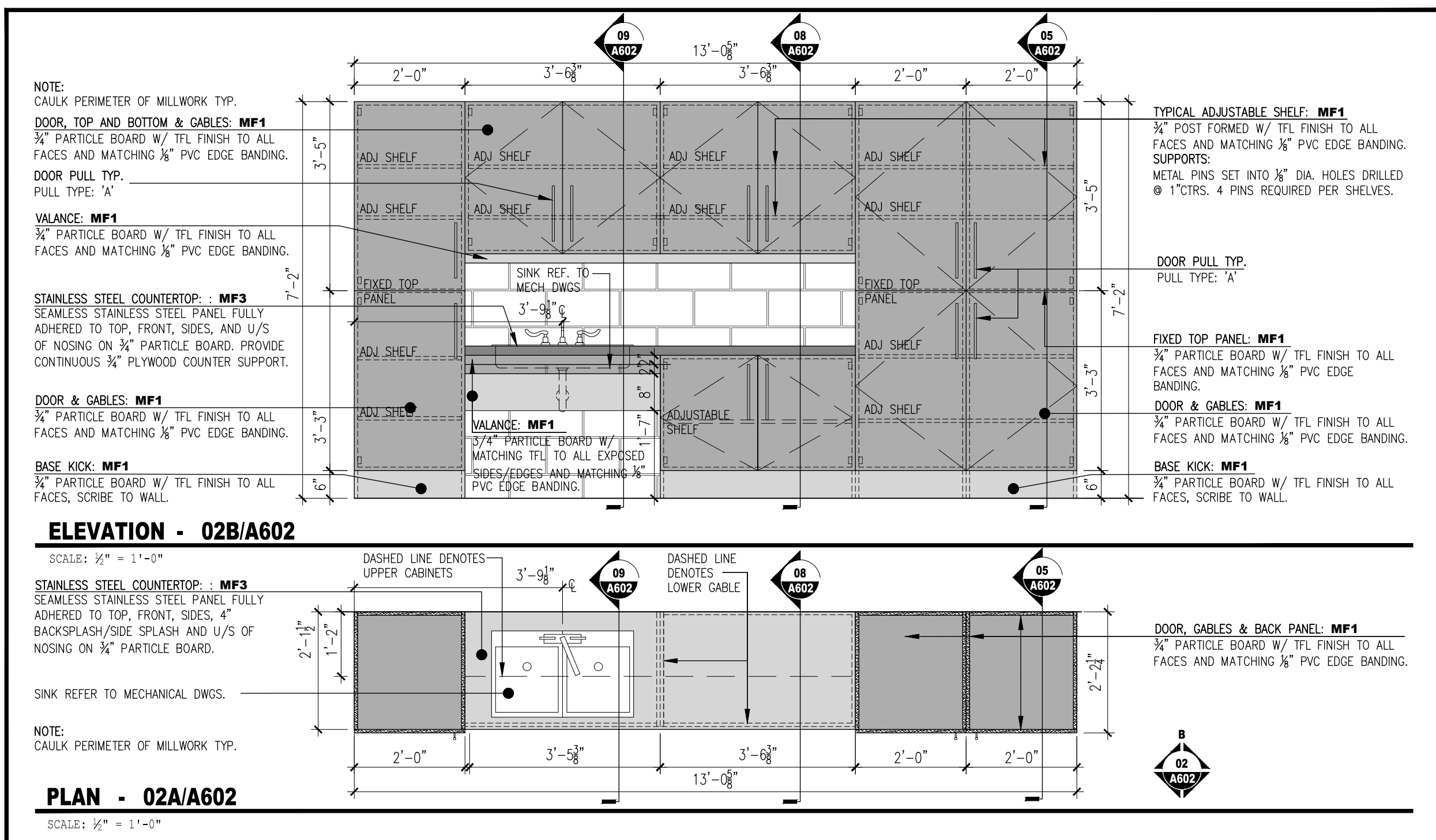
08 TYP. SECTION: CABINET



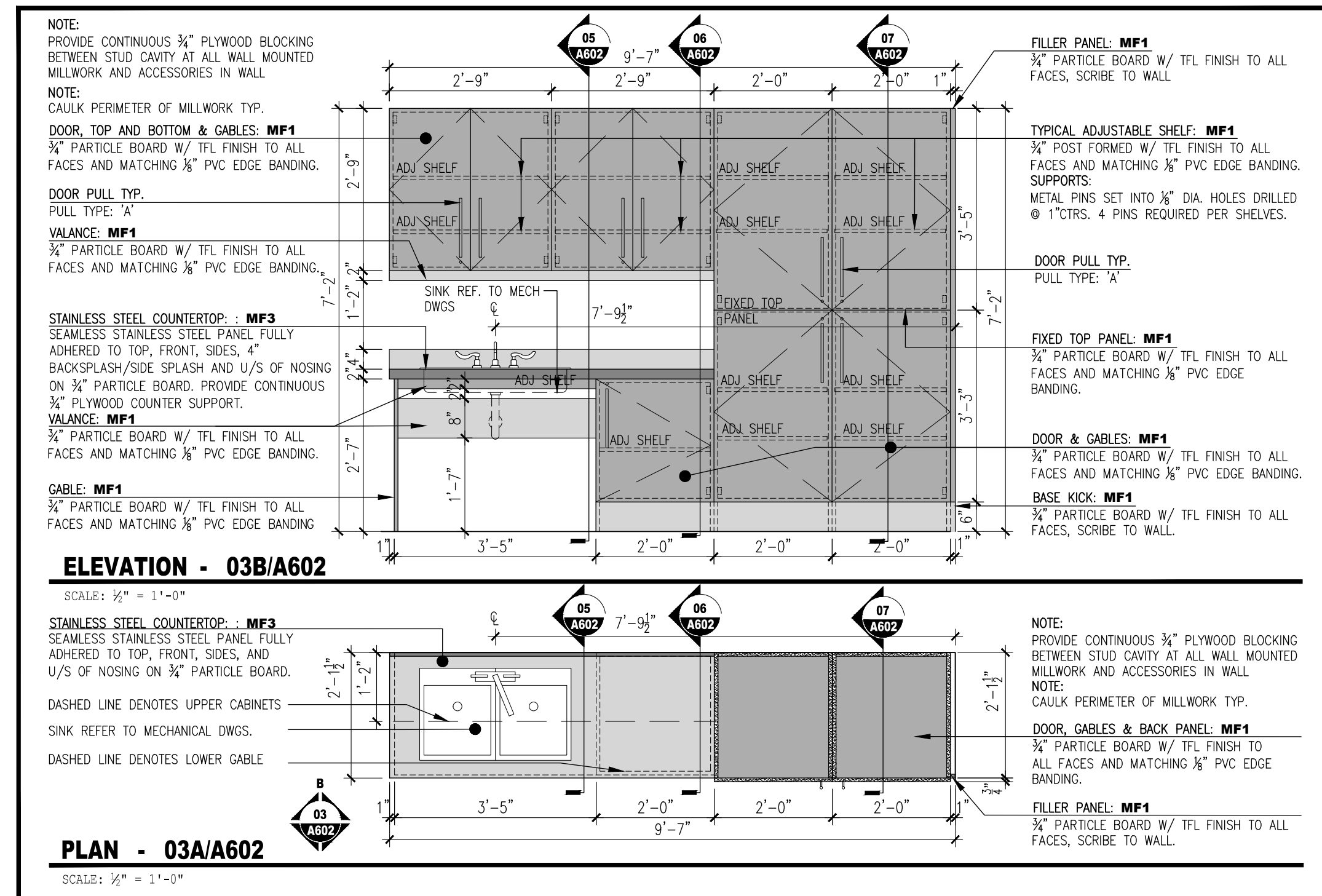
09 TYP. SECTION: CABINET & SINK



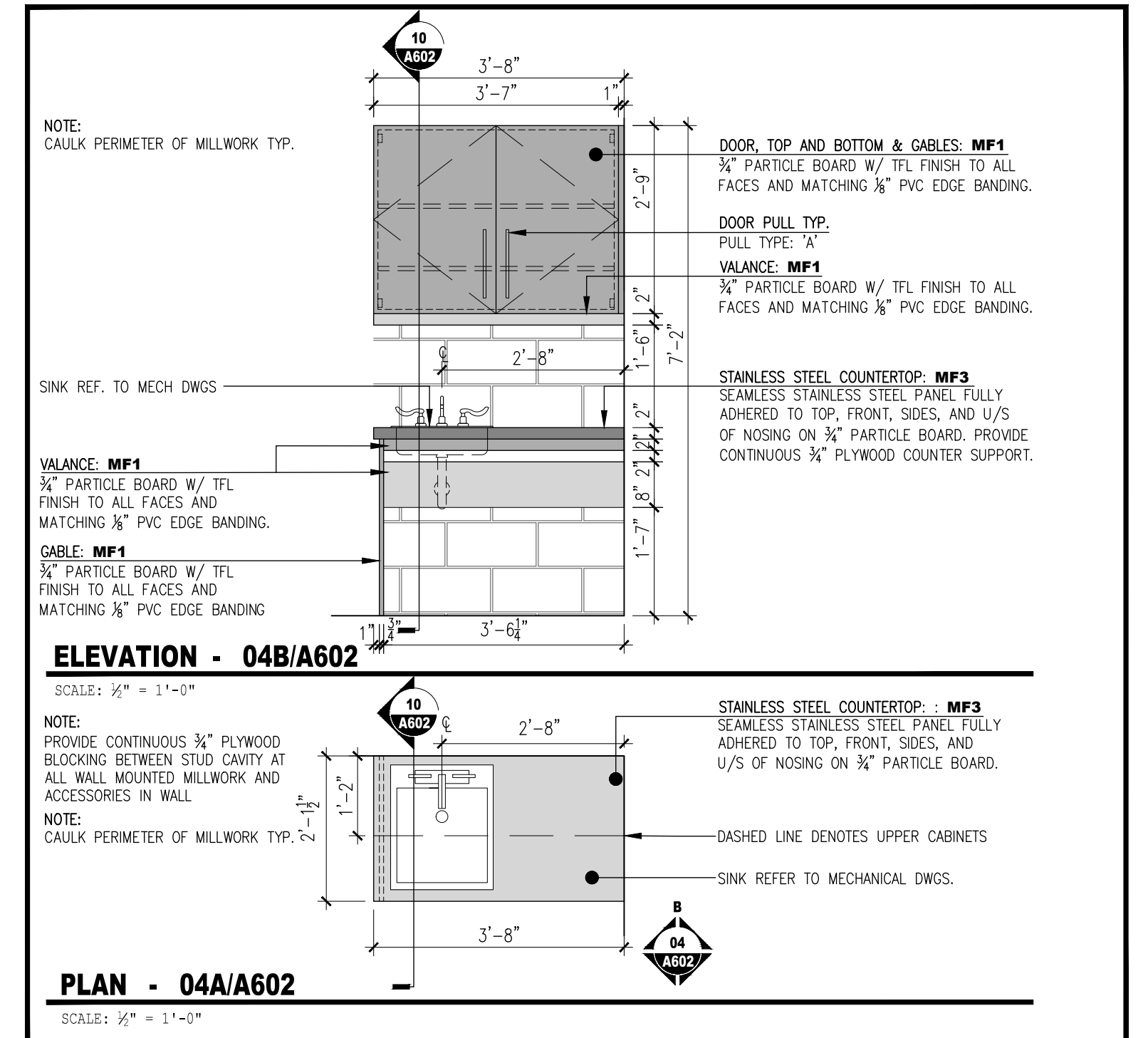
10 TYP. SECTION: CABINET



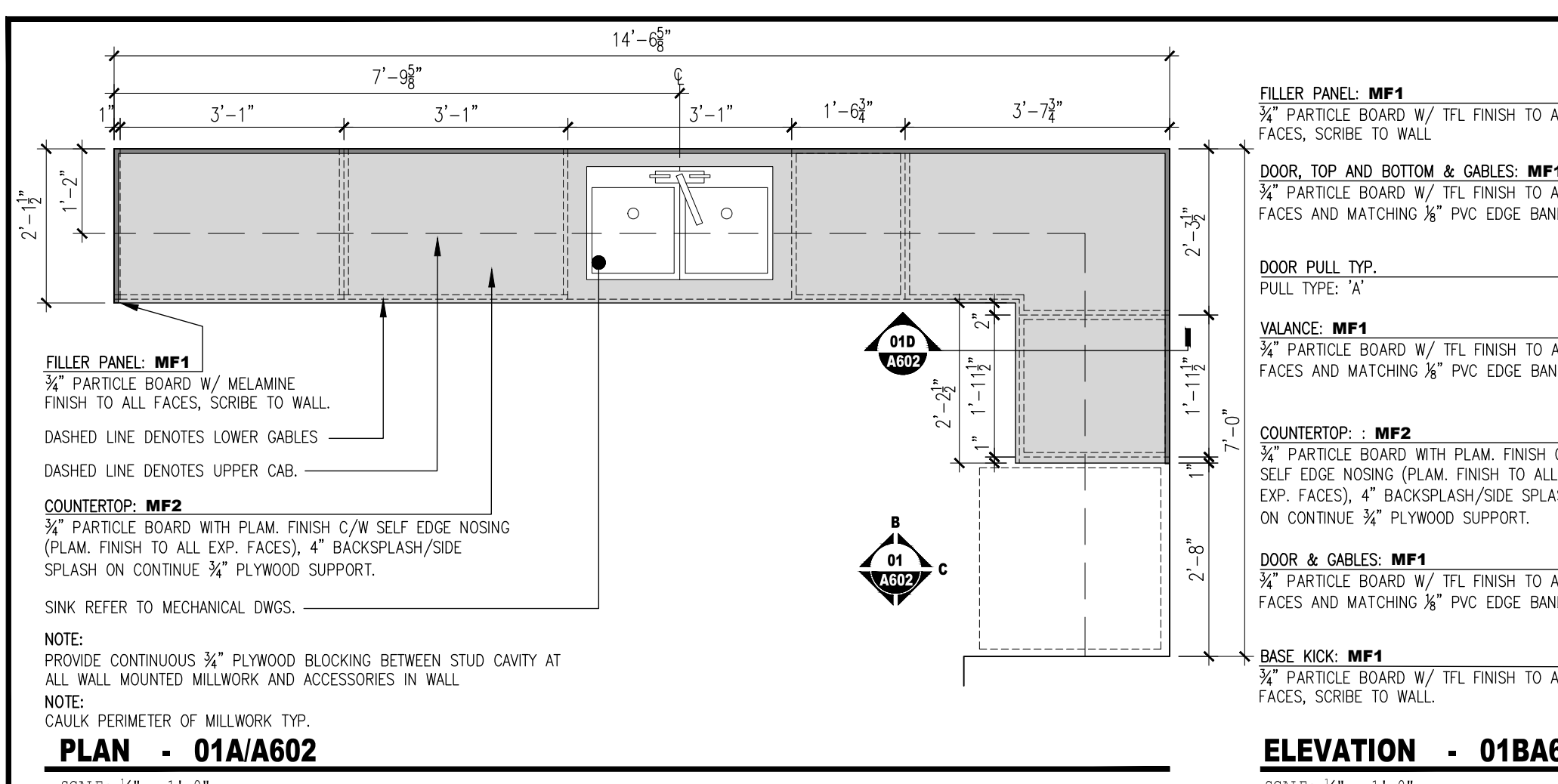
02 MILLWORK DETAILS: DOG INTAKE 135



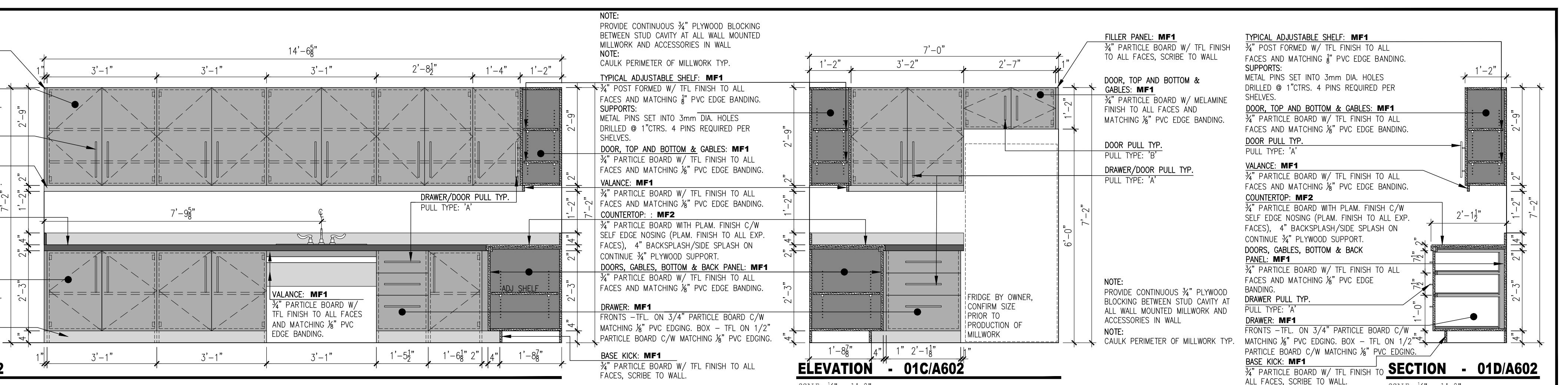
03 MILLWORK DETAILS: CAT INTAKE 125



04 MILLWORK DETAILS: DOG INSULATION 136



01 MILLWORK DETAIL: KITCHENETTE AT STAFF ROOM 115

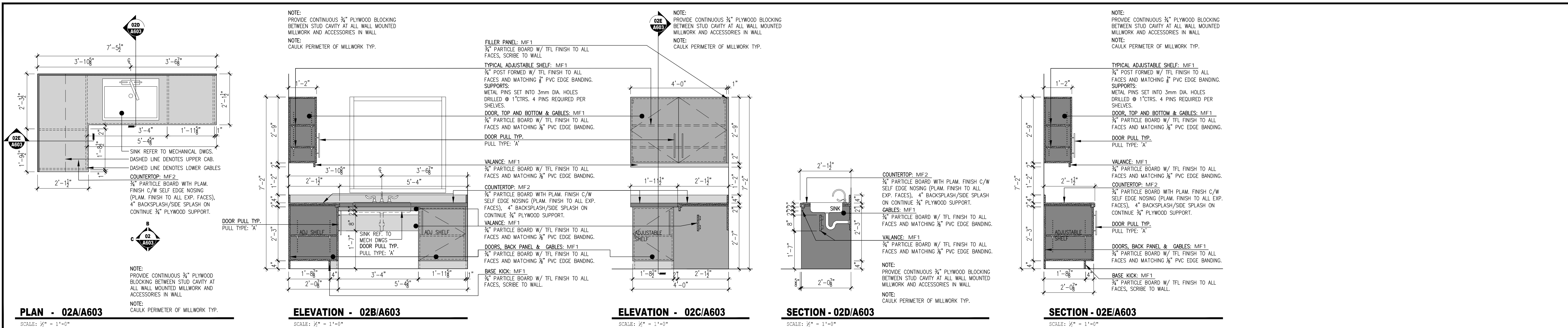


ELEVATION - 01BA602

ELEVATION - 01C/A602

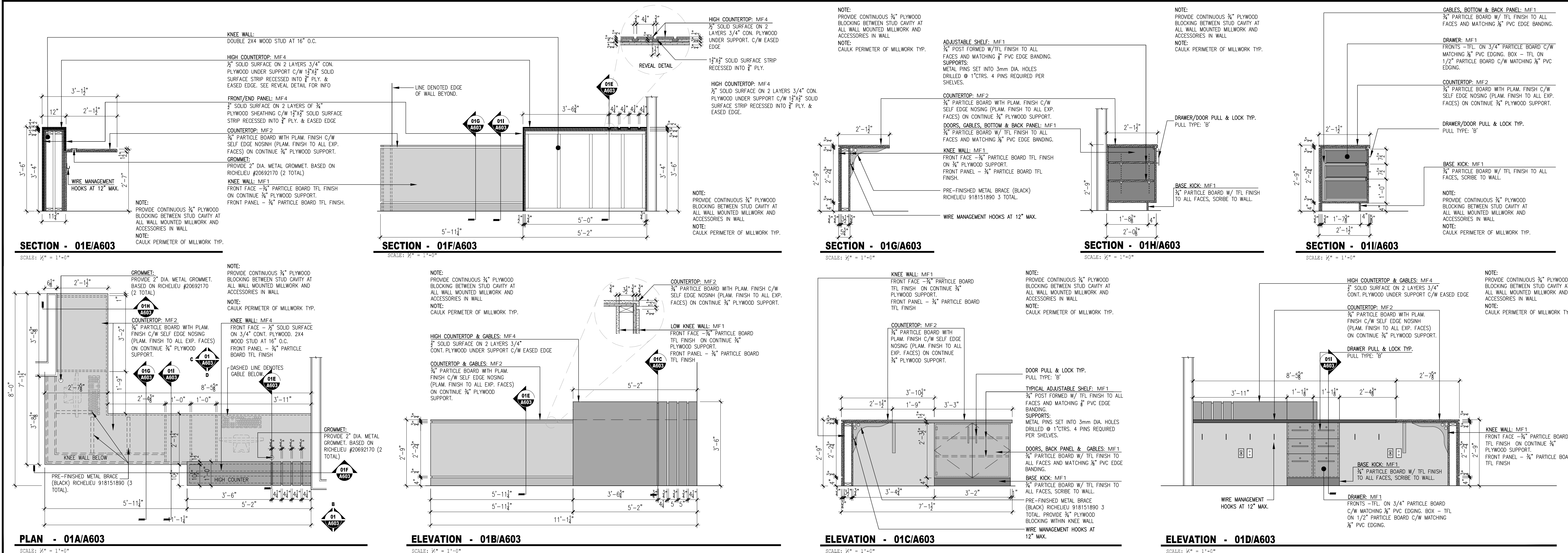
SECTION - 01D/A602

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											DESIGN REVIEW	SITE PLAN APPROVAL	BUILDING PERMIT	BIDS DOCUMENTS	CONTRACT DOCUMENTS	CONSTRUCTION DOCUMENTS	AS-BUILT DOCUMENTS
											4 ISSUED FOR BIDS	08-12-2024	3 ISSUED FOR PERMIT	07-29-2024	2 ISSUED FOR 100% OWNERS REVIEW	05-29-2024	1 ISSUED FOR 50% REVIEW



02 MILLWORK DETAILS: LAUNDRY 132

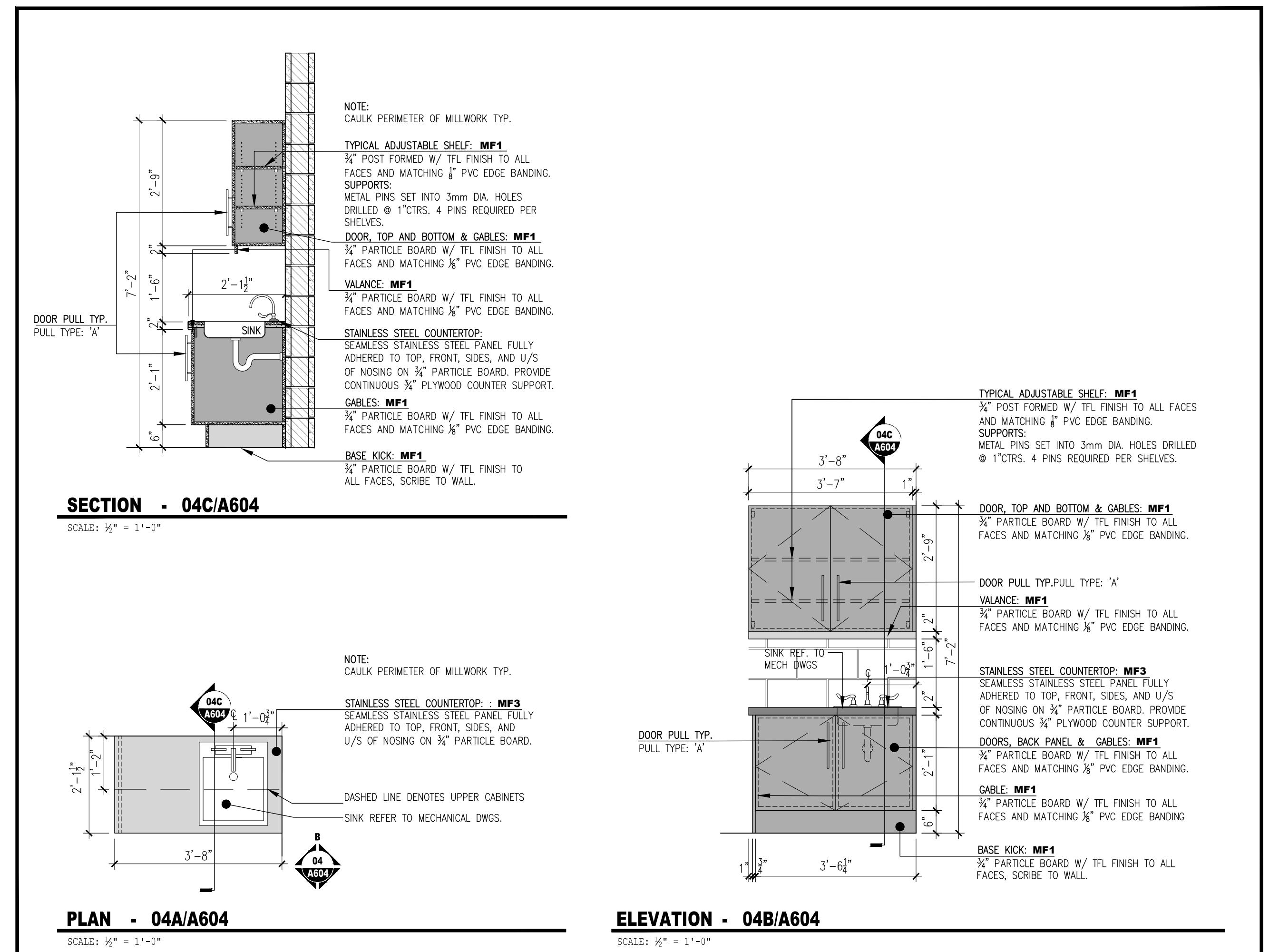
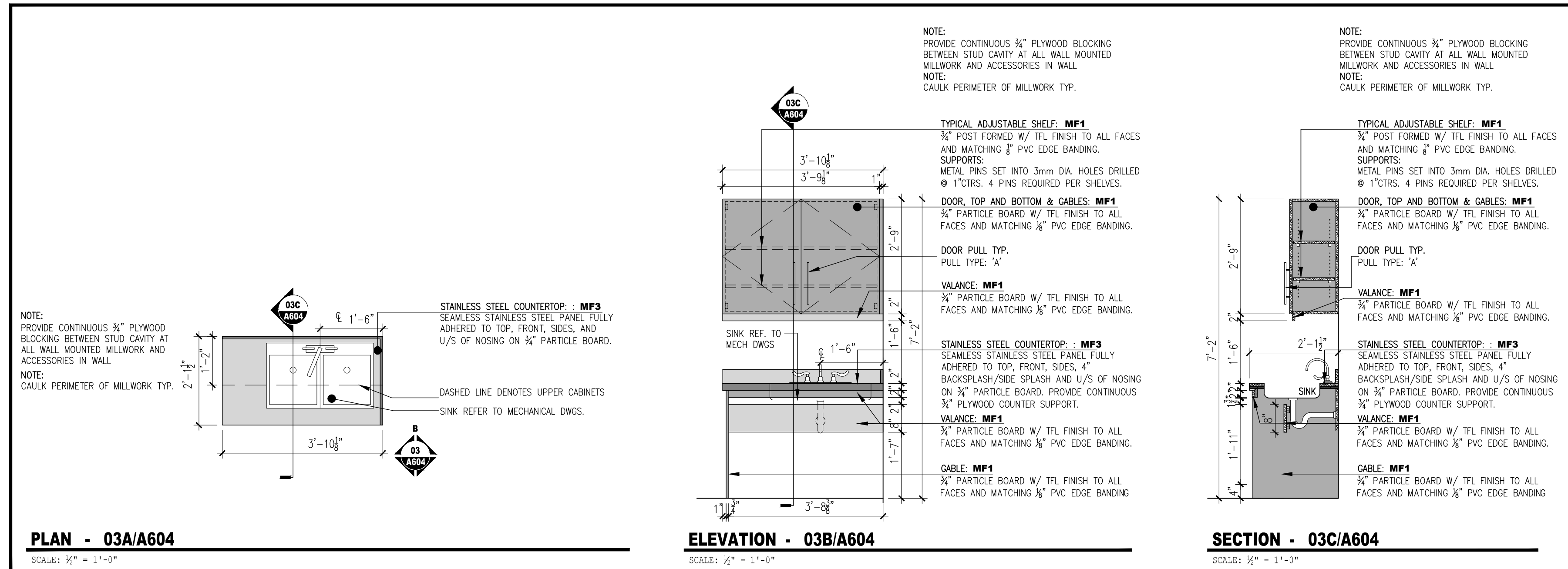
A603 SCALE: 1/2" = 1'-0"



01 MILLWORK DETAIL: RECEPTION 117

A603 SCALE: 1/2" = 1'-0"

NOTES	PROJECT IDENTIFICATION	DRAWING IDENTIFICATION	ORIENTATION	SUB-CONSULTANT	PRIME CONSULTANT	DISCIPLINE SEAL	DRAWING SUBMISSION(S)	INTERNAL INFO															
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NO.	DESCRIPTION	DATE																					
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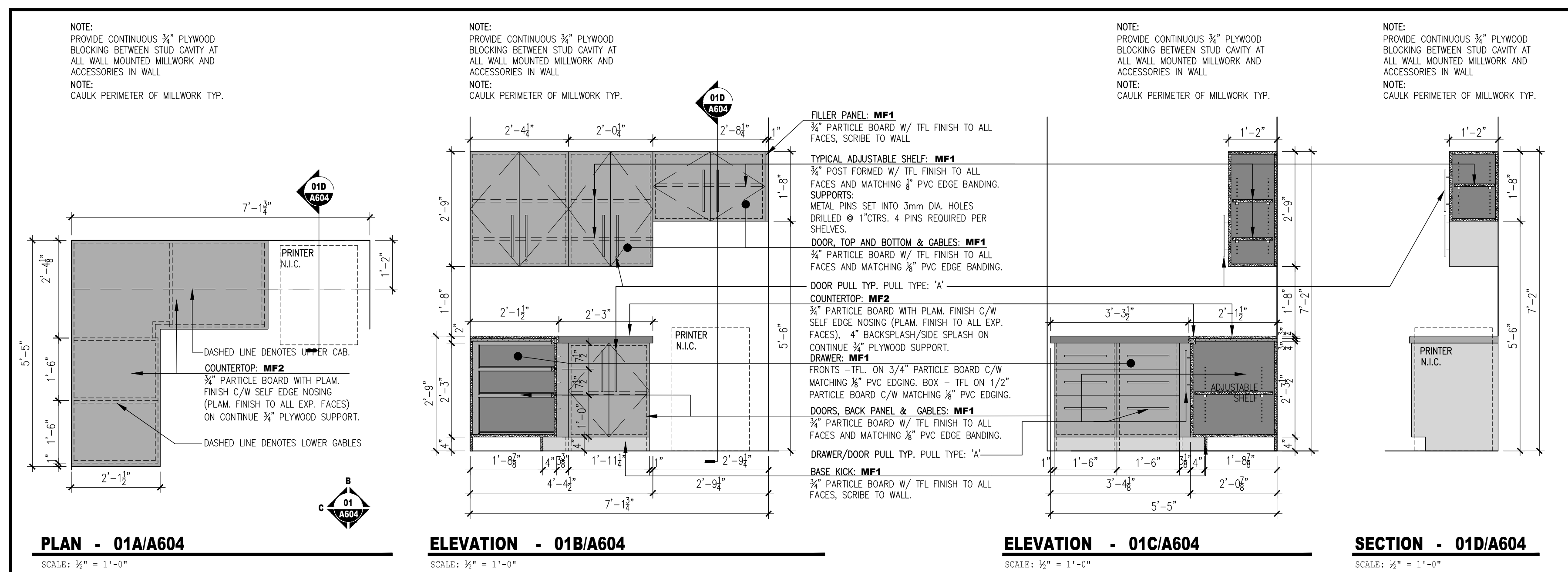


03 MILLWORK DETAILS: CAT CORRIDOR 127

A604 SCALE: 1/2" = 1'-0"

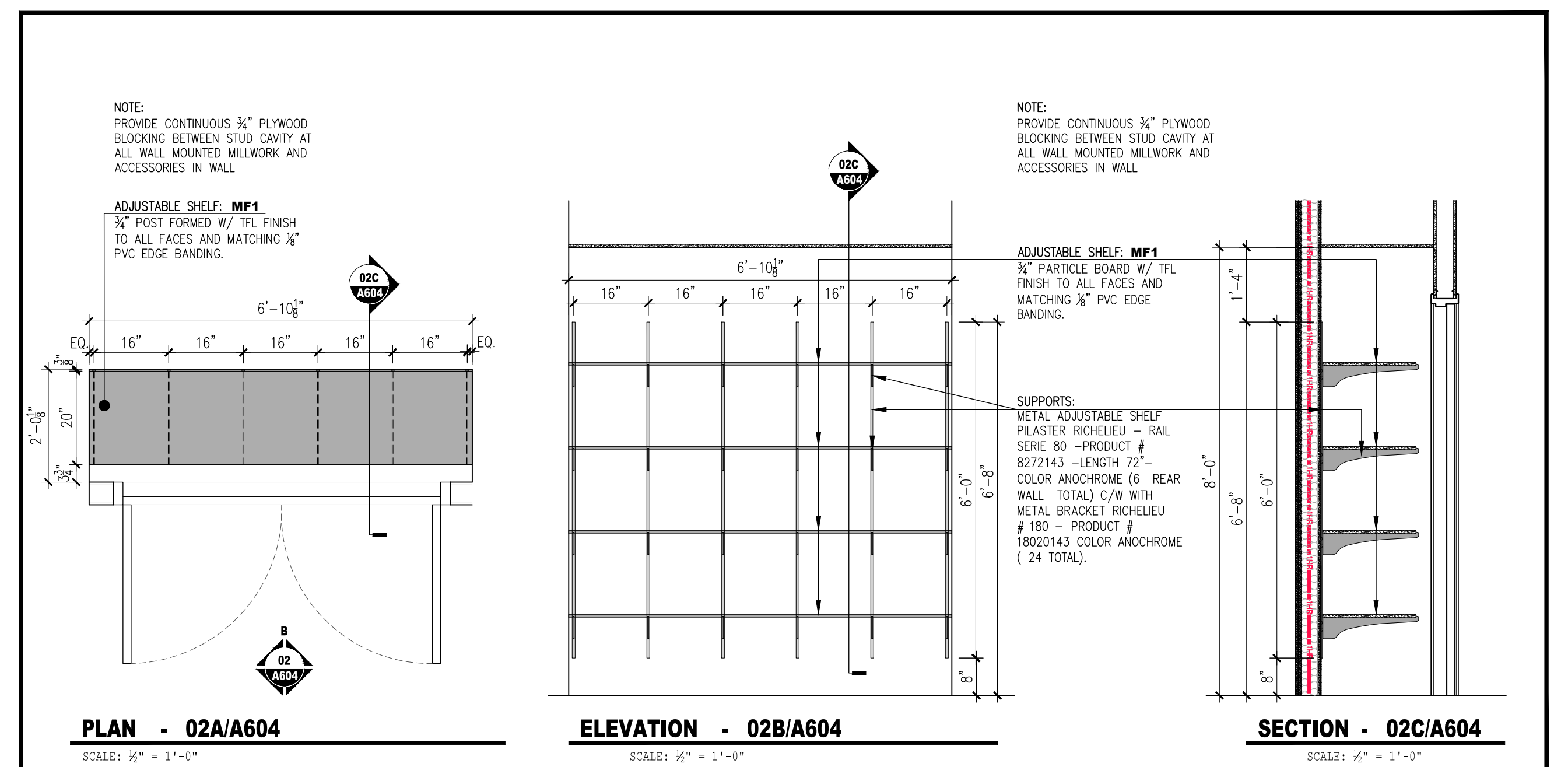
04 MILLWORK DETAIL: EXAM 137

A604 SCALE: 1/2" = 1'-0"



01 MILLWORK DETAIL: ADMIN 118

A604 SCALE: 1/2" = 1'-0"



02 MILLWORK DETAIL: CLOSET 124

A604 SCALE: 1/2" = 1'-0"

NOTES	PROJECT IDENTIFICATION	DRAWING IDENTIFICATION	ORIENTATION	SUB-CONSULTANT	PRIME CONSULTANT	DISCIPLINE SEAL	DRAWING SUBMISSION(S)	INTERNAL INFO	COPYRIGHT 2024															
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MATERIALS SCHEDULE

FLOOR FINISH LEGEND

Table with columns: TAG, PRODUCT, FINISH, BASED ON. Contains entries for Porcelain Tile, Sheet Vinyl, VCT, DeLETED, Exposed Concrete, Epoxy Flooring.

WALL FINISH LEGEND

Table with columns: TAG, PRODUCT, FINISH, BASED ON. Contains entries for Gypsum Board, Rigid Polyvinyl, Porcelain Tile, Exposed Concrete Block, Epoxy Wall Paint.

WALL BASE

Table with columns: TAG, PRODUCT, FINISH, BASED ON. Contains entries for 4" Porcelain Tile, 4" Rubber Base, DeLETED, 6" Coved Base.

WINDOW SHADES

Table with columns: TAG, PRODUCT, FINISH, BASED ON. Contains entry for WC1 Rollershades.

WINDOW STOOLS

Table with columns: TAG, PRODUCT, FINISH, BASED ON. Contains entry for WS1 Plastic Laminate.

PAINT LEGEND

Table with columns: TAG, PRODUCT, FINISH, BASED ON. Contains entries for SW7757 High Reflective White, SW7614 St. Bart's Blue, SW7066 Gray Matters Light Gray, SW7025 Backdrop, Paint to Match Overhead Door, SW 7005 Pure White.

WASHROOM ACCESSORIES SCHEDULE

Table with columns: ROOM NAME, DESCRIPTION, FROST MODEL #, SYMBOL, NOTES. Includes items like Grab Bar, Toilet Tissue Dispenser, Paper Towel Dispenser, Soap Dispenser, Mirror, Coat Hook, Soap Holder, Female Napkin Disposal, Mirror.

EXTERIOR CLADDING MATERIAL LEGEND

Table with columns: TAG, PRODUCT, FINISH, BASED ON. Contains entries for Metal Siding, Spruitace, ACM, Prefinished Metal Flashing, ACM.

MILLWORK FINISH LEGEND

Table with columns: TAG, PRODUCT, FINISH, BASED ON. Contains entry for MF1 TFL - Thermally Fused Laminate.

COUNTER TOP

Table with columns: TAG, PRODUCT, FINISH, BASED ON. Contains entries for MF2 Plastic Laminate, MF3 Stainless Steel, MF4 Solid Surface.

MILLWORK PULLS

Table with columns: TYPE, DIMENSION, FINISH, BASED ON. Contains entries for 'A' 12" Long and 'B' 8" Long pulls.

CEILING FINISH LEGEND

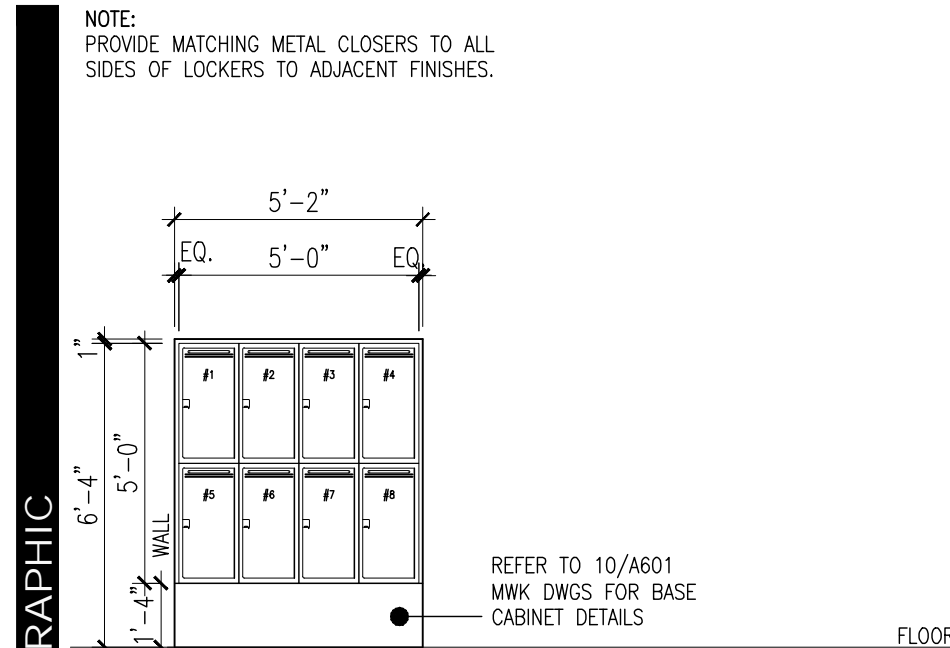
Table with columns: TAG, PRODUCT, FINISH, BASED ON. Contains entries for C1 Gypsum Board, C2 2'x2' Acoustic Tile.

FIRST FLOOR ROOM FINISH SCHEDULE

Table with columns: ROOM#, ROOM NAME, FLOOR, BASE, WALLS, FIN, CLG, FIN, HT, REMARKS, PROVIS, PRICE #3. Lists rooms from 101 to 137 including Vestibule, Lobby, Food Prep, Corridor, etc.

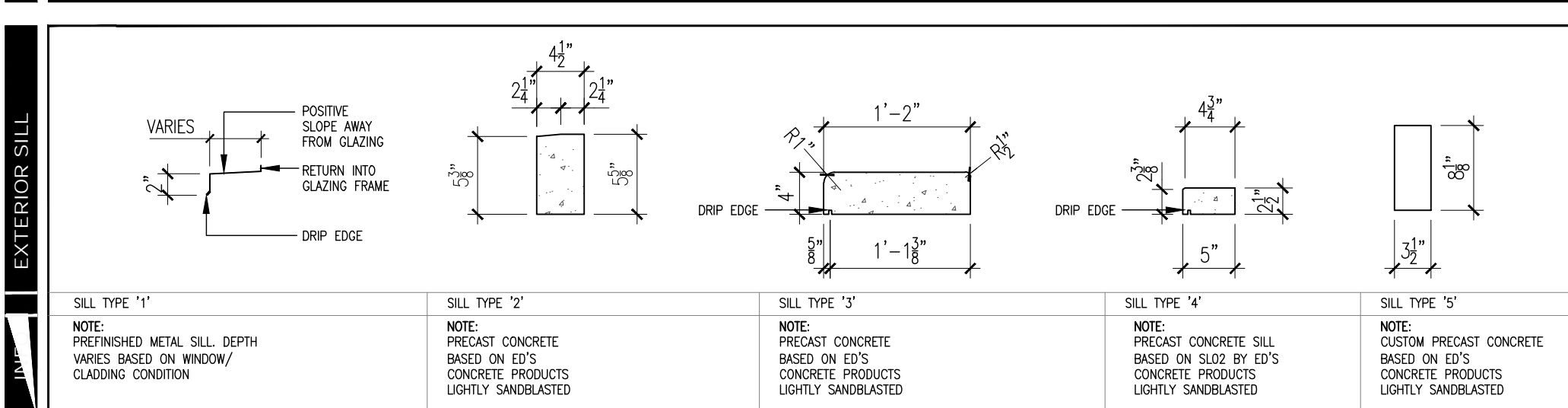
LOCKER SCHEDULE

Table with columns: LOCKER TYPES. Lists locker types for various rooms.

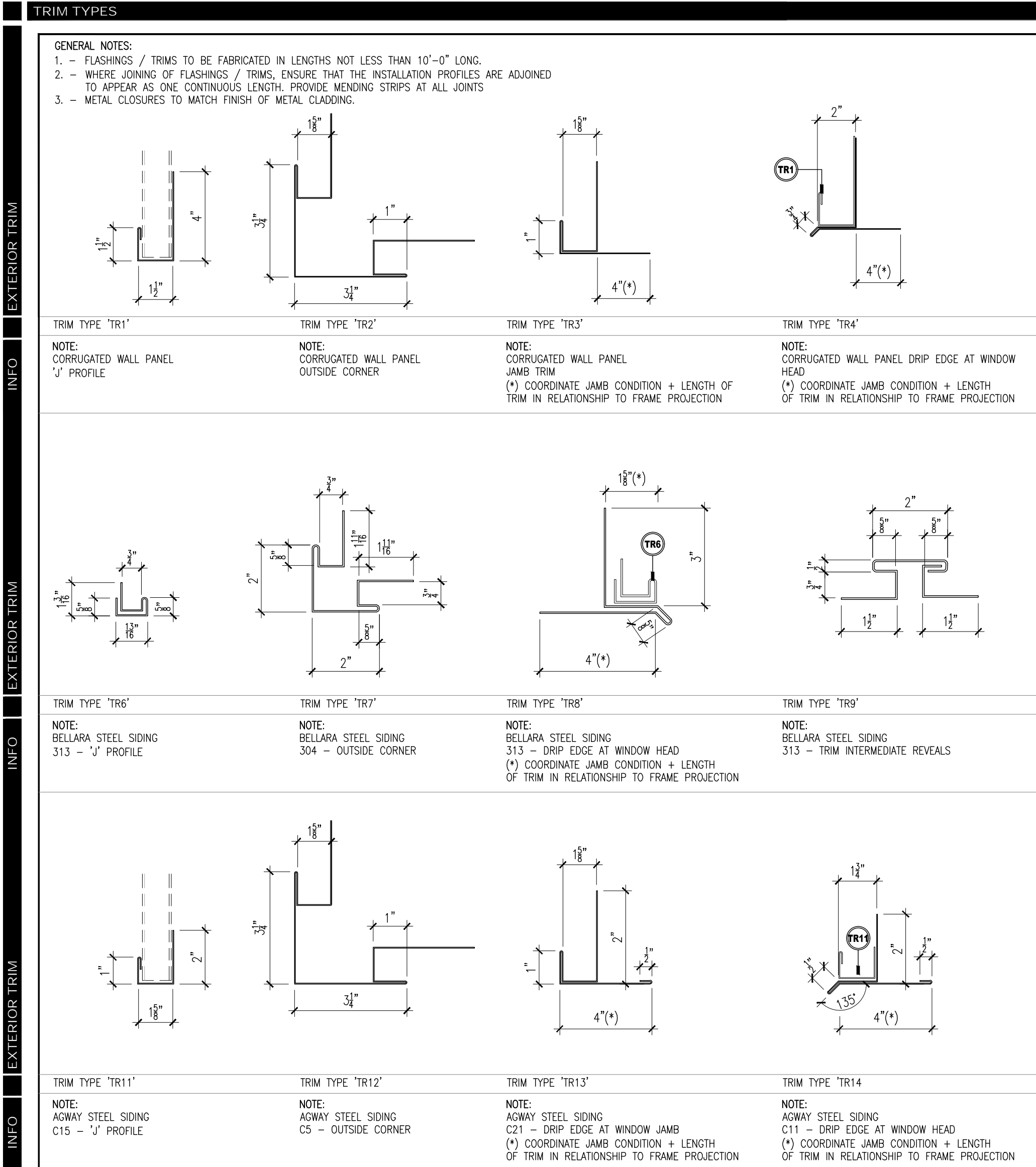


Locker Type 1: Powder Coated Metal Lockers, 4 Banks Two Tier Lockers. Based on Hadrian Emperor Series. Depth: 12". Colour to be selected.

EXTERIOR SILL SCHEDULE



EXTERIOR TRIM SCHEDULE



Project information section including: NOTES, PROJECT IDENTIFICATION (BRANTFORD ANIMAL SHELTER), DRAWING IDENTIFICATION (ROOM FINISH SCHEDULE), ORIENTATION (North arrow), SUB-CONSULTANT (ROA STUDIO), PRIME CONSULTANT (ROA STUDIO), DISCIPLINE SEAL, DRAWING SUBMISSION(S) table, INTERNAL INFO (ARCHITECTURE), and PROJECT ID/DRAWN BY/REVIEWED BY/DATE/SCALE details.

CONSTRUCTION NOTES

- TAG** CONSTRUCTION NOTES
- F01** FEATHER TRANSITION SO THAT T/O DIFFERING FLOORING FINISHES ALIGN. PROVIDE STAINLESS STEEL TRANSITION STRIP.
- F02** INSTALL THERMALLY BROKEN CLEAR ANODIZED ALUMINUM THRESHOLD.
- F03** PROVIDE CLEAR ANODIZED ALUMINUM TILE EDGING ON ALL OUTSIDE CORNERS & END OF TILE FINISH PROFILE BASED ON SCHLUTER JOLLY.
- F04** FEATHER TRANSITION SO THAT T/O DIFFERING FLOORING FINISHES ALIGN. PROVIDE STAINLESS STEEL TERMINATION STRIP AND SEAL JOINT.
- F05** INSTALL 2" YELLOW GRIP TAPE AT STEP NOSING.
- F06** INSTALL 2" YELLOW GRIP TAPE AT TOP AND BOTTOM OF RAMP TRANSITION.
- F07** PROVIDE KERDI WATER PROOFING BEHIND ALL SHOWER TILES.
- F08** PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN LIEU OF STANDARD GYPSUM BOARD FOR WALLS AND CEILING.

GENERAL NOTES

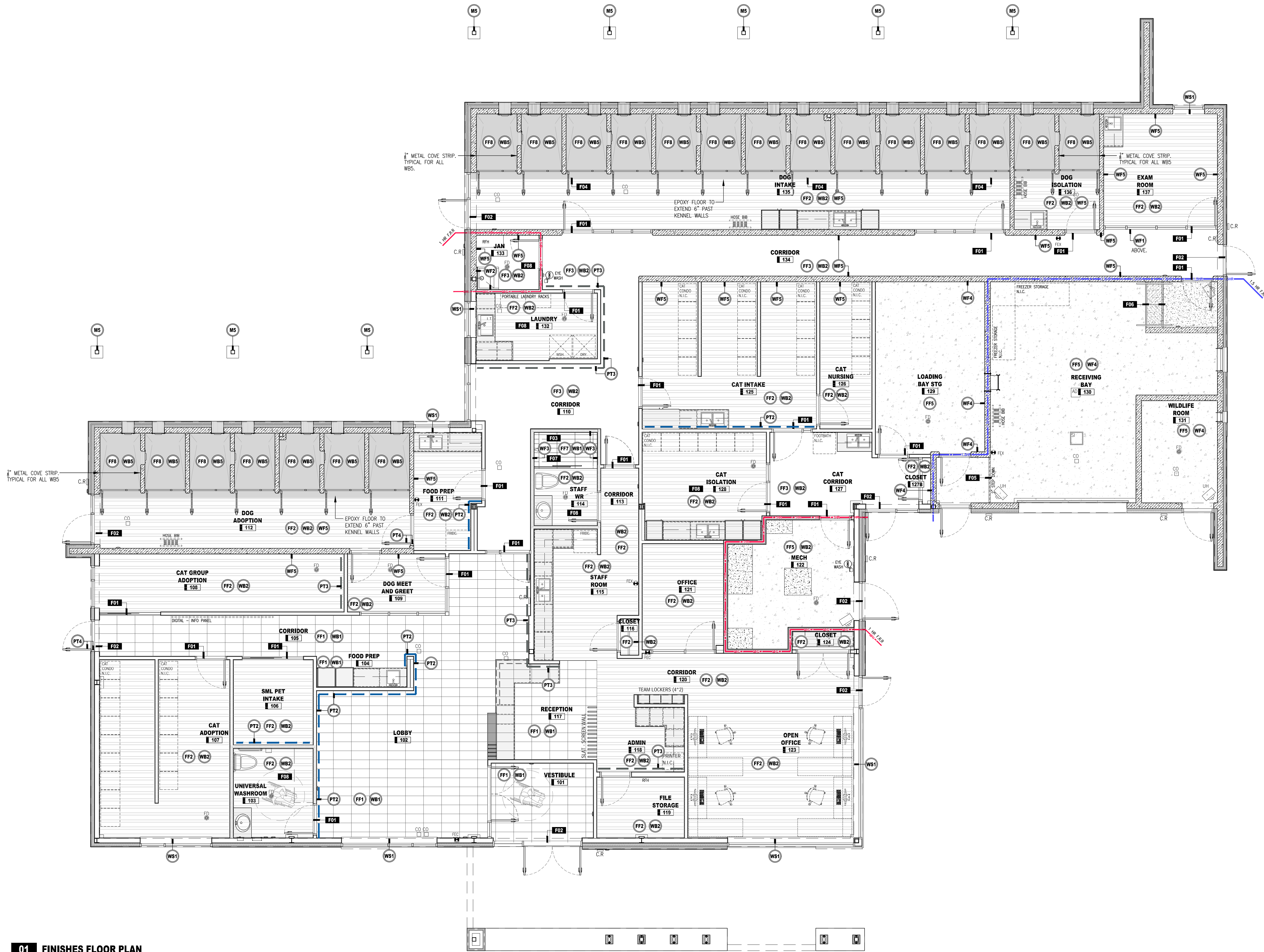
- GENERAL NOTES**
- ALL WALLS TO BE WF1 UNLESS OTHERWISE NOTED.
 - ALL WALLS TO BE PAINTED PT1 UNLESS OTHERWISE NOTED.
 - ALL GYPSUM BOARD CEILINGS TO BE PAINTED PT1 UNLESS OTHERWISE NOTED.
 - WINDOW HEAD AND JAMBS TO MATCH PAINT COLOUR OF ADJACENT WALL.
 - ALL INTERIOR HOLLOW METAL DOORS AND FRAMES TO BE PAINTED PT4, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR SIDES OF HOLLOW METAL DOORS AND FRAMES TO MATCH OVERHEAD DOOR "GRAY" BY CHL. DOORS. = PT5.
- EPOXY PAINT TO BE USED IN FOLLOW ROOMS:
- SML PET INTAKE 106
 - CAT ADOPTION 107
 - CAT GROUP ADOPTION 108
 - CORRIDOR 110
 - DOG ADOPTION 112
 - CAT INTAKE 125
 - CAT NURSING 126
 - CAT CORRIDOR 127
 - CAT ISOLATION 128
 - CORRIDOR 134
 - DOG INTAKE 135
 - DOG ISOLATION 136
 - EXAM ROOM 137

FLOOR FINISH LEGEND

PATTERN	DESCRIPTION
	FINISH MATERIAL CATEGORY: PORCELAIN TILE
	FINISH MATERIAL CATEGORY: SHEET VINYL
	FINISH MATERIAL CATEGORY: EXPOSED CONCRETE
	FINISH MATERIAL CATEGORY: PORCELAIN TILE (6"x24")

PAINT LEGEND

TAG	PRODUCT	FINISH	BASED ON
PT1	SW7757 HIGH REFLECTIVE WHITE	-	BASED ON SHERWIN WILLIAMS
PT2	SW7814 ST. BART'S BLUE	-	BASED ON SHERWIN WILLIAMS
PT3	SW7066 GRAY MATTERS LIGHT GRAY	-	BASED ON SHERWIN WILLIAMS
PT4	SW7025 BACKDROP	SEMI GLOSS FINISH	BASED ON SHERWIN WILLIAMS
-	PAINT TO MATCH	-	BASED ON



01 FINISHES FLOOR PLAN

A702 SCS18: 3/16" = 1'-0"

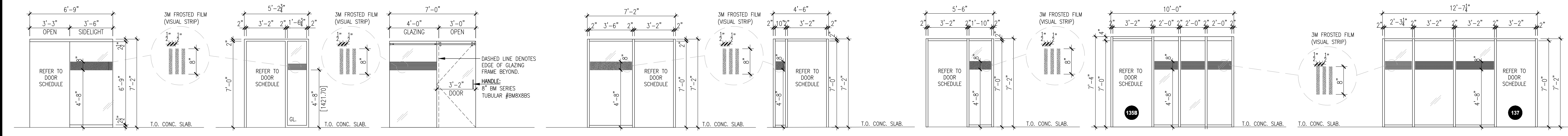
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ROA23-003 BRANTFORD ANIMAL SHELTER

A702

GLAZING SCHEDULE

GLAZING TYPES



<p>GLAZING TYPE G16</p> <p>INTERIOR GLAZING: BASED ON CRL490 SERIES SATIN ANODIZED BY CR LAURENCE 1/2" THICK CLEAR TEMPERED GLASS, UNSEALED JOINTS</p> <p>WINDOW COVERING TYPE NONE</p>	<p>GLAZING TYPE G17</p> <p>INTERIOR GLAZING: BASED ON KAWNEER 451 SERIES KAWNEER FINISH #14 - CLEAR ANODIZED 1/2" THICK CLEAR TEMPERED GLASS, UNSEALED JOINTS</p> <p>WINDOW COVERING TYPE NONE</p>	<p>GLAZING TYPE G18</p> <p>SHOWER SLIDING HARDWARE: BASED ON BRISTOL "BRUSHED STAINLESS" BY CR LAURENCE - CRL #BR178BS 1/2" THICK CLEAR TEMPERED GLASS</p> <p>SHOWER HANDLE: BASED ON 8" BM SERIES BY CR LAURENCE</p>	<p>GLAZING TYPE G19</p> <p>INTERIOR GLAZING: BASED ON KAWNEER 451 SERIES KAWNEER FINISH #14 - CLEAR ANODIZED 1/2" THICK CLEAR TEMPERED GLASS, UNSEALED JOINTS</p> <p>WINDOW COVERING TYPE NONE</p>	<p>GLAZING TYPE G20</p> <p>INTERIOR GLAZING: BASED ON KAWNEER 451 SERIES KAWNEER FINISH #14 - CLEAR ANODIZED 1/2" THICK CLEAR TEMPERED GLASS, UNSEALED JOINTS</p> <p>WINDOW COVERING TYPE NONE</p>	<p>GLAZING TYPE G21</p> <p>INTERIOR GLAZING: BASED ON KAWNEER 451 SERIES KAWNEER FINISH #14 - CLEAR ANODIZED 1/2" THICK CLEAR TEMPERED GLASS, UNSEALED JOINTS</p> <p>WINDOW COVERING TYPE NONE</p>	<p>GLAZING TYPE G22</p> <p>INTERIOR GLAZING: BASED ON KAWNEER 451 SERIES KAWNEER FINISH #14 - CLEAR ANODIZED 1/2" THICK CLEAR TEMPERED GLASS, UNSEALED JOINTS</p> <p>WINDOW COVERING TYPE NONE</p>	<p>GLAZING TYPE G23</p> <p>INTERIOR GLAZING: BASED ON KAWNEER 451 SERIES KAWNEER FINISH #14 - CLEAR ANODIZED 1/2" THICK CLEAR TEMPERED GLASS, UNSEALED JOINTS</p> <p>WINDOW COVERING TYPE NONE</p>
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GRAPHIC
INFO

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<p>A722</p>																									

ROA23-003 BRANTFORD ANIMAL SHELTER

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS (INCLUDING LATEST AMENDMENTS) AND OTHER LOCAL AUTHORITIES HAVING JURISDICTION.
- WHERE DOCUMENTS AND STANDARDS ARE REFERENCED IN THE NOTES, THEY SHALL BE THE LATEST EDITIONS, UNLESS OTHERWISE NOTED OR SHOWN.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED ON THE JOB BY THE CONTRACTOR. CONTRACTOR IS TO REPORT DISCREPANCIES TO THE CONSULTANT PROMPTLY AND BEFORE CONSTRUCTION.
- BEFORE PROCEEDING WITH WORK, CHECK ALL THE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS AGAINST THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS (WHERE APPLICABLE) AND REPORT DISCREPANCIES TO THE CONSULTANT.
- SAFEGUARD AND PROTECT ALL EXISTING STRUCTURES, SERVICES AND UTILITIES WHICH MAY BE AFFECTED BY THE WORK OF THIS CONTRACT.
- READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS, SPECIFICATIONS AND PERTINENT DOCUMENTS.
- ANY HORIZONTAL AND VERTICAL DESIGN LOADINGS NOTED SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
- DRAWINGS ARE NOT TO BE SCALED.

DESIGN CRITERIA - (NORMAL IMPORTANCE):

- ALL DESIGN AND WORKMANSHIP ON THIS PROJECT SHALL MEET THE REQUIREMENTS OF THE 2015 NATIONAL BUILDING CODE.
- CLIMATIC DATA: BRANTFORD, ONTARIO
- SNOW LOAD: $S_s = 27.2 \text{ PSF}$ (1.3 kPa) $S_r = 8.4 \text{ PSF}$ (0.4 kPa)
 $I_s = 1.0$ (ULS), 0.9 (SLS)
- WIND: $q_{50} = 8.8 \text{ PSF}$ (0.42 kPa)
 $w = 1.0$ (ULS), 0.75 (SLS)
- SEISMIC: $S_a(0.2) = 0.155$
 $S_a(0.5) = 0.089$
 $S_a(1.0) = 0.049$
 $S_a(2.0) = 0.024$
 $P_G(A) = 0.097$
 $I_e = 1.0$ (ULS)
SITE CLASS - "D"

5. LOADS:

ROOF LOAD:

DEAD LOAD	-	31 PSF	+ MECHANICAL LOADS ON S201
SNOW LOAD	-	30 PSF	+ ACCUMULATED SNOW LOAD ON S201
TOTAL LOAD	-	51 PSF	+ LOADS ON S201

FOUNDATION NOTES:

- CONTRACTOR RESPONSIBLE FOR VERIFYING DIMENSIONS PRIOR TO PROCEEDING WITH EXCAVATIONS.
- REMOVE ALL UNSUITABLE FILL AND ORGANIC MATERIAL FROM CONSTRUCTION AREA. THESE MATERIALS ARE NOT TO BE USED FOR BACKFILL OR OTHER SOIL REMEDIATIONS.
- FOUNDATION DESIGN BASED ON GEOTECHNICAL REPORT PREPARED BY ENLOBE CORP. FILE #160-P-0015102-0-01-100-GE-R-0001-00, DATED JANUARY 2018.
- FOOTINGS:
 - FOOTING DESIGN BASED ON A SERVICE LIMIT STATE (SLS) BEARING CAPACITY OF 3150 PSF AND A FACTORED ULTIMATE LIMIT STATE BEARING CAPACITY (ULS) OF 4700 PSF BEARING ON ENGINEERED FILL.
 - ALL EXCAVATIONS SHALL BE COMPLETELY DEWATERED DURING CONSTRUCTION. KEEP EXCAVATIONS DEWATERED TO AT LEAST 12" BELOW LOWEST ELEVATION OF EXCAVATION.
 - CONTINUOUSLY PROTECT THE BOTTOM OF THE EXCAVATION FROM DAMAGE DUE TO FROST AND GROUNDWATER PRESSURE.
 - INSPECTION AND TESTING FOR COMPACTION SHALL BE COMPLETED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- GRANULAR BACKFILL:
 - PIT RUN GRAVEL SHALL HAVE A PLASTICITY INDEX LESS THAN 10%, BE FREE OF DELETERIOUS MATERIALS SUCH AS ROOTS, LUMPS, AND BE OF THE FOLLOWING GRADATION:

SIZE (mm)	U.S. SIEVE SIZE	PERCENT PASSING (%)
50.0	2"	100
25.0	1"	85 - 100
18.0	3/4"	80 - 100
12.5	1/2"	70 - 100
7.5	3/8"	50 - 85
5.0	#4	35 - 75
2.0	#10	15 - 50
0.9	#20	15 - 35
0.4	#40	8 - 22
0.16	#100	8 - 13
0.075	#200	5 - 10
 - GRANULAR BACKFILL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM STANDARD D698.

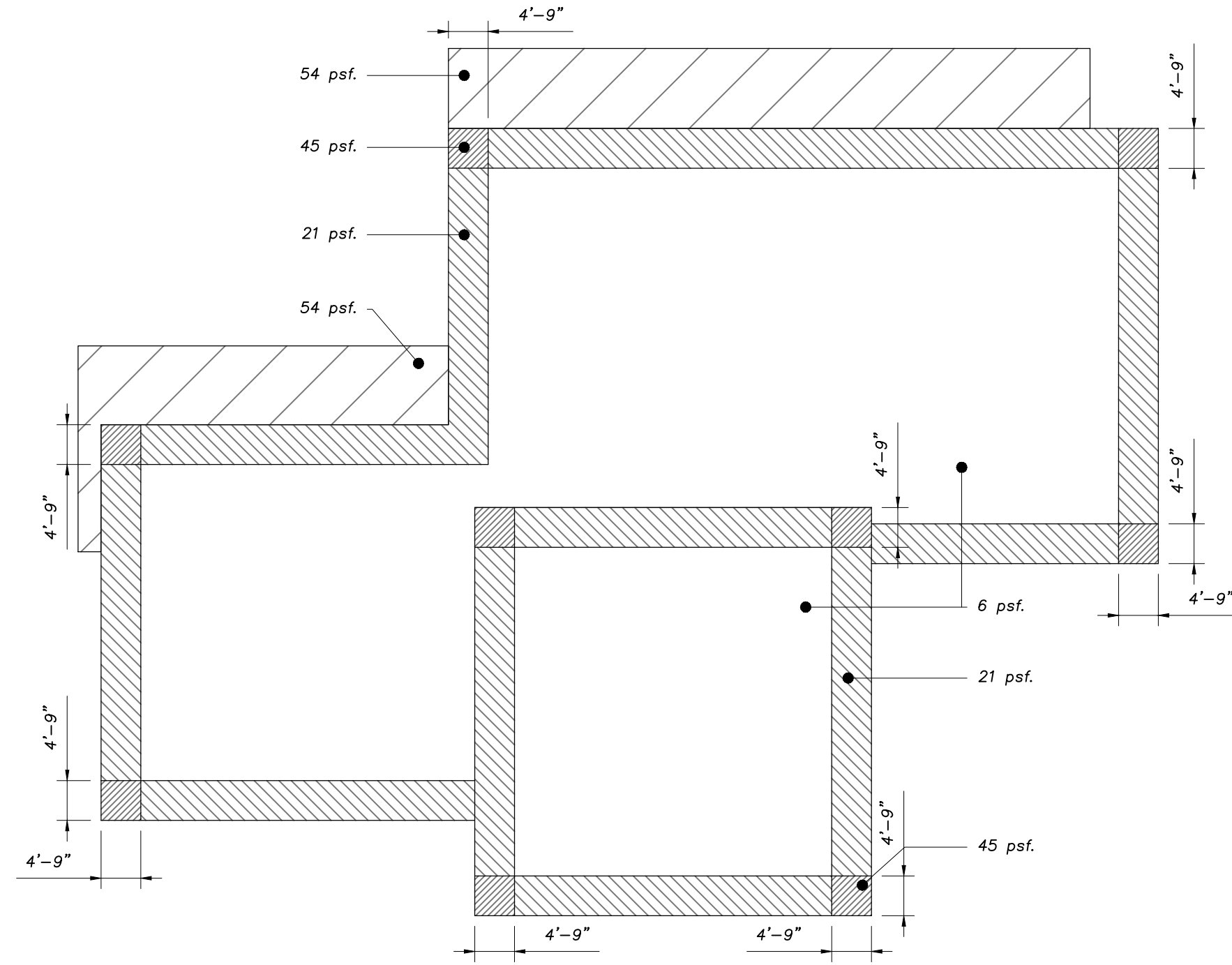
MATERIALS AND EXECUTION:

CONCRETE

- CONCRETE MATERIALS, PROCEDURES, TOLERANCES AND WORKMANSHIP SHALL CONFORM TO CSA A23.1 AND A23.2. A COPY OF THIS STANDARD SHALL BE AVAILABLE ON SITE.
- PROVIDE CERTIFICATION THAT PLANT, EQUIPMENT, AND MATERIALS USED IN THE PRODUCTION OF CONCRETE COMPLY WITH THE REQUIREMENTS OF CSA A23.1.
- PROVIDE CERTIFICATION THAT MIX PROPORTIONS SELECTED WILL PRODUCE CONCRETE OF SPECIFIED QUALITY AND STRENGTH.
- CONCRETE FORMWORK AND FALSEWORK SHALL CONFORM TO CSA A23.1.
- THE USE OF EARTH FORMS IS NOT PERMITTED.
- CONCRETE STRENGTH REQUIREMENTS SHALL BE 25MPa, EXPOSURE CLASS F-2.
- CEMENT SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD A3000. ALL CONCRETE IN CONTACT WITH THE GROUND SHALL BE MANUFACTURED WITH TYPE GU CEMENT.
- CONCRETE ADMIXTURES SHALL CONFORM TO CSA STANDARD CAN3-A266.4. SHALL BE COMPATIBLE WITH EACH OTHER WHERE MORE THAN ONE IS USED, AND USED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- NO WATER IS TO BE ADDED TO THE CONCRETE ON THE SITE OR TO THE CONCRETE IN THE TRUCK UNDER ANY CIRCUMSTANCE.
- CONCRETE THAT HAS BEEN IN THE READY-MIX TRUCK FOR LONGER THAN 1 1/2 HOURS SHALL BE REJECTED.
- PLACE CONCRETE IN THE DRY.
- CONCRETE TESTING SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.2. TEST CYLINDERS SHALL BE SITE CURED.
- FINISH EXPOSED PERIMETER EDGES/CORNERS WITH A STEEL EDGING TOOL OR CHAMFER 3/8".
- VOID FORMS, WHERE APPLICABLE, SHALL BE WAXED CARDBOARD OF SUFFICIENT STRENGTH TO SUPPORT THE FRESH CONCRETE.
- SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATIONS AND SIZES OF PITS, BASES, HOUSE KEEPING PADS, SUMPS, TRENCHES, DEPRESSIONS, GROOVES, CURBS, CHAMFERS AND SLOPES NOT SHOWN ON APPLICABLE STRUCTURAL DRAWINGS.
- OBTAIN THE CONSULTANT'S APPROVAL BEFORE INSTALLING OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- NON-SHRINK GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 35 MPa AT 28 DAYS.
- REINFORCING:
 - MINIMUM COVER SHALL CONFORM TO THE CONCRETE COVER TO REINFORCEMENT TABLE UNLESS OTHERWISE NOTED.
 - DO REINFORCING PLACEMENT AND FABRICATIONS IN ACCORDANCE WITH CSA-A23.1 AND WELDING OF REINFORCING WITH CSA W186.
 - REINFORCING STEEL SHALL BE NEW BILLET BARS CONFORMING TO CSA STANDARD G30.18, TYPE R, GRADE 400.
 - WELDED STEEL WIRE FABRIC SHALL CONFORM TO CSA G30.5. PROVIDE IN FLAT SHEETS ONLY.
 - REINFORCING STEEL SHALL BE FREE OF GREASE, OIL AND DIRT OR OTHER MATERIAL WHICH WILL REDUCE THE BOND WITH THE CONCRETE.
 - REINFORCING STEEL SHALL BE HELD IN PLACE WITH ACCESSORIES OF SUFFICIENT QUANTITY AND SIZE TO ENSURE RESTRAINT UNTIL THE CONCRETE IS IN PLACE. CHAIRS, BOLSTERS, BAR SUPPORTS, AND SPACERS SHALL CONFORM TO CSA A23.1. CHAIRS SHALL BE NON-FERROUS METAL OR OTHER NON-STAINING MATERIAL. BAR SUPPORTS SHALL BE PLASTIC OR PLASTIC COATED.
 - DO NOT ELIMINATE OR DISPLACE REINFORCEMENT TO ACCOMMODATE HARDWARE, IF INSERTS CANNOT BE LOCATED AS SPECIFIED, OBTAIN APPROVAL OF MODIFICATIONS FROM THE CONSULTANT BEFORE PLACING CONCRETE.
 - ENSURE REINFORCEMENT INSERTS ARE NOT DISTURBED DURING CONCRETE PLACEMENT.
 - INFORM CONSULTANT MINIMUM 24 HOURS PRIOR TO EACH POUR, FOR THE REVIEW OF THE REINFORCING.
 - SUBMIT SHOP DRAWINGS TO THE CONSULTANT PREPARED IN ACCORDANCE WITH "REINFORCING STEEL MANUAL OF STANDARD PRACTICE" BY REINFORCING STEEL INSTITUTE OF CANADA (RSIC). SHOP DRAWINGS SHALL SHOW PLACEMENT OF REINFORCING STEEL, BAR BENDING DETAILS, BAR LISTS, QUANTITIES OF REINFORCEMENT, BAR SIZES AND SPACINGS, AND MECHANICAL SPLICES IF APPROVED BY THE CONSULTANT.
- INSPECTION AND TESTING OF THE CONCRETE AND CONCRETE MATERIAL WILL BE CARRIED OUT BY A DESIGNATED TESTING LABORATORY IN ACCORDANCE WITH CSA A23.1 & A23.2 AND AS DIRECTED BY THE CONSULTANT.
- SLAB ON GRADE:
 - PROVIDE A 6" BASE OF GRANULAR "A" COMPACTED TO 100% SPDD DIRECTLY BELOW ALL CONCRETE SLABS ON GRADE.
 - ENGINEERED FILL SHALL BE SAND FILL COMPACTED TO 98% SPDD IN MAXIMUM LIFTS OF 12".
 - CONCRETE COMPRESSIVE STRENGTH SHALL CONFORM TO THE CONCRETE DESIGN TABLE UNLESS NOTED OTHERWISE.
 - SLAB ON GRADE TO BE SAW CUT WITHIN 18 HOURS OF PLACEMENT. SAWCUT TO BE 1/8" WIDE. SEE TYPICAL DETAIL. LOCATION OF SAW CUTS AS PER DRAWING.
 - SLAB TO HAVE A POLISHED FINISH.
 - NON-METALIC SURFACE HARDENER TO BE APPLIED TO SLAB ON GRADE AT A RATE OF 60 LB/100 sq.ft.
 - WHERE CONCRETE WORKS PRODUCE DUST, THE SITE PREPARATION, EXECUTION OF WORK, AND SITE MAINTENANCE, SHALL BE DONE IN STRICT CONFORMANCE TO "SILICA ON CONSTRUCTION PROJECTS" BY THE OCCUPATIONAL HEALTH & SAFETY BRANCH, ONTARIO MINISTRY OF LABOUR, APRIL 2011.
 - CONSTRUCT CONCRETE WALLS WITHOUT HORIZONTAL CONSTRUCTION JOINTS EXCEPT AS INDICATED ON THE DRAWINGS.
 - DO NOT BACKFILL AGAINST STRUCTURES UNTIL CONCRETE HAS REACHED 100% OF ITS SPECIFIED 28-DAY COMPRESSIVE STRENGTH.
 - BRACE WALLS PRIOR TO BACKFILLING AND UNTIL ROOF SLAB CONCRETE HAS REACHED 100% OF ITS SPECIFIED 28-DAY COMPRESSIVE STRENGTH.

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL BE DESIGNED IN ACCORDANCE WITH CSA STANDARD S16.
- FABRICATION, CONSTRUCTION, ERECTION, TOLERANCES, WELDING, ETC SHALL CONFORM TO THE REQUIREMENTS OF CSA S16.
- ROLLED STEEL SHAPES SHALL BE NEW MATERIAL CONFORMING TO THE REQUIREMENTS OF CSA STANDARD G40.21, GRADE 350W OR ASTM STANDARD A992/A972, GRADE 50.
- HOLLOW STRUCTURAL SECTIONS (HSS) SHALL BE NEW MATERIAL CONFORMING TO THE REQUIREMENTS OF CSA STANDARD G40.21, GRADE 350W, CLASS C.
- PLATES, CHANNELS, AND ANGLES SHALL BE NEW MATERIAL CONFORMING TO THE REQUIREMENTS OF CSA STANDARD G40.21, GRADE 350W.
- PIPE SECTIONS SHALL BE NEW MATERIAL CONFORMING TO THE REQUIREMENTS OF ASTM A53. PIPE WALL THICKNESS TO BE SCHEDULE 40 UNLESS NOTED OTHERWISE ON THE DRAWINGS. MINIMUM PIPE YIELD STRENGTH TO BE 205 MPa.
- STRUCTURAL STEEL CONNECTIONS, OWS, MISCELLANEOUS METALS AND METAL DECKING TO BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO. SUBMIT SEALED SHOP DRAWINGS TO CONSULTANT FOR REVIEW PRIOR TO FABRICATION.
- CONNECTION DESIGN:
 - CONNECTIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED IN ACCORDANCE WITH CSA S16.
 - ALL LOADS INDICATED ON DRAWINGS ARE FACTORED, UNLESS NOTED OTHERWISE. VI AND MV DENOTE SHEAR AND MOMENT IN MAJOR AXIS. HF AND HV DENOTE SHEAR AND MOMENT IN MINOR AXIS.
 - BOLTED CONNECTIONS SHALL BE DESIGNED BASED ON BEARING VALUES WHERE THREADS ARE INTERCEPTED BY THE SHEAR PLANE, UNLESS NOTED OTHERWISE.
 - BOLTS SHALL BE GREATER THAN OR EQUAL TO 1/2" IN DIAMETER AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM STANDARD F3125. ACCOMPANYING NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM STANDARD A563 OR A194, GRADE 2H. ACCOMPANYING WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM STANDARD F436.
 - BEAM SHEAR CONNECTIONS TO BE DESIGNED TO RESIST ONE-HALF THE TOTAL UNIFORM DISTRIBUTED LOAD OF A LATERALLY BRACED BEAM, UNLESS OTHERWISE PROVIDED.
 - VERTICAL BRACING, COLUMN SPLICE, AND MOMENT CONNECTIONS MAY BE DESIGNED USING BOLT BEARING VALUES, PROVIDED THAT FAYING SURFACES ARE CLASS A, B, OR C AND BOLTS ARE PRE-TENSIONED IN ACCORDANCE WITH CSA S16.
 - A MINIMUM OF TWO (2) BOLTS SHALL BE PROVIDED FOR EACH CONNECTION.
 - THROUGH-BOLTING HSS MEMBERS IS NOT PERMITTED.
 - CONNECTIONS USING LONG SLOTTED HOLES SHALL HAVE STRUCTURAL PLATE WASHERS SIZED TO COMPLETELY COVER THE SLOT AND BE NO LESS THAN 1/8" IN THICKNESS.
 - ALL CROSS BRACING TO BE CONNECTED AT POINT OF INTERSECTION.
 - ALL DOUBLE-ANGLE BRACING TO HAVE BOLTED SPACER PLATES AT INTERVALS NOT GREATER THAN 4'-0" O/C.
 - BEAM SPLICES SHALL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM CONCENTRIC.
 - PROVIDE A MINIMUM THICKNESS OF 3/8" FOR ALL GUSSET PLATES AND STIFFENERS.
 - PROVIDE TWO (2) PAIRS OF STIFFENERS WHERE WIDE FLANGE COLUMNS REST ON BEAMS, OR WHERE BEAMS ARE CONTINUOUS OVER WIDE FLANGE COLUMNS. A MINIMUM OF ONE (1) PAIR OF STIFFENERS SHALL BE PROVIDED FOR SIMILAR SITUATIONS WITH HSS COLUMNS.
 - DIMENSIONS PROVIDED FOR KICKER BRACES ARE TO THE INTERSECTION OF THE CENTRELINES OF THE RELEVANT MEMBERS.
- WELDING:
 - WELDING OF CARBON STEEL SHALL BE PERFORMED IN ACCORDANCE WITH CSA STANDARD W59 BY A FIRM AND INDIVIDUALS CERTIFIED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA STANDARD W47.1.
 - WELDING ELECTRODES FOR CARBON STEEL SHALL BE E49XX, OR EQUIVALENT, CONFORMING TO THE REQUIREMENTS OF CSA STANDARD W48.
- BOLTING:
 - ANCHOR RODS SHALL CONFORM TO THE REQUIREMENTS OF CSA G40.21 GRADE 300W. WASHERS AND NUTS SHALL MEET THE REQUIREMENTS OF A BOLTED ASSEMBLY OF SIMILAR DIAMETER.
 - BOLTS TO BE PRE-TENSIONED USING TURN-OF-NUT METHOD.
- GALVANIZING:
 - [WHERE NOTED] STRUCTURAL STEEL TO BE HOT-DIP GALVANIZED AND FIELD TOUCHED UP WITH ZINC-RICH PAINT.
 - NUT, BOLT, AND WASHER ASSEMBLIES TO MEET STATED REQUIREMENTS FOR STRENGTH AND HAVE A GALVANIZED FINISH.
 - PROVIDE DRAIN/WEEP HOLES IN ALL CLOSED-SECTION MEMBERS.
 - BRACING, COLUMN SPLICE, MOMENT CONNECTION AND SLIP-CRITICAL CONNECTION MATING SURFACES TO BE WIRE-BRUSHED.
 - IF REQUIRED, BOLT HOLE DIAMETERS SHOWN ON DRAWINGS MAY BE INCREASED BY 1/16" FOR THE PURPOSES OF GALVANIZING.
- STEEL COATING:
 - STEEL SURFACES SHALL BE PREPARED AND COATED IN ACCORDANCE WITH SSPC - SP1 AND SP3 STANDARDS.
 - ALL MATING SURFACES OF BRACING, COLUMN SPLICE, MOMENT CONNECTIONS AND SLIP-CRITICAL CONNECTIONS TO REMAIN UNPAINTED.
 - STEEL SURFACES SHALL BE PRIMED WITH A SINGLE COAT OF QUALITY PRIMER.
 - STEEL SURFACES SHALL BE TOP COATED WITH A COLOUR CHOSEN BY OWNER. OWNER TO SUPPLY A COLOUR SAMPLE.
 - MATING SURFACES DAMAGED OR LEFT EXPOSED FOLLOWING STEEL INSTALLATION SHALL BE TOUCHED UP WITH QUALITY PRIMER AND PAINT TO MATCH IN-SHOP COATINGS.



NET FACTORED UPLIFT DIAGRAM

SCALE: N.T.S.

- NOTES:
- DIAGRAM TO BE USED FOR DESIGN OF WOOD I-JOISTS.
 - UPLIFT LOADS INCLUDE INTERIOR AND EXTERIOR PRESSURES.
 - 1.4 W - 0.9 DL

MASONRY

- MASONRY ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CAN/CSA-S304.
- MATERIALS AND CONSTRUCTION OF MASONRY SHALL CONFORM TO CSA A371. MASONRY CONNECTORS SHALL CONFORM TO CSA A370. EXPANSION, CONSTRUCTION, AND ISOLATION JOINTS SHALL BE POSITIONED AS PER THE APPROVED DRAWINGS OR AS POSITIONED BY THE CONSULTANT.
- CONCRETE MASONRY UNITS TO COMPLY WITH CSA A165.
- CONCRETE MASONRY UNITS TO BE MINIMUM 2175 PSI COMPRESSIVE STRENGTH BASED ON NET AREA.
- CLAY BRICKS SHALL COMPLY WITH CAN/CSA A82 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI, EXTERIOR GRADE AS APPLICABLE.
- MASONRY GROUT TO CONFORM TO CAN/CSA-A179, 3000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. PROVIDE CONTROL JOINTS AT A MAXIMUM OF 25'-0" O/C AND AT CORNERS OF DOOR OPENINGS UNLESS NOTED OTHERWISE. CONTROL JOINTS TO BE FILLED WITH FOAM ROPE AND EXTERIOR SEALANT.
- WHERE DOWELS, ANCHOR BOLTS, ETC. ARE SHOWN PROJECTING INTO MASONRY, BUILD THESE TIGHTLY INTO MASONRY VOIDS WITH CONCRETE (MINIMUM 3000 PSI) OR TYPE 'M' MORTAR.
- PROVIDE GALVANIZED MASONRY TIES AT 24" VERTICAL CENTRES AND 32" HORIZONTAL CENTRES FOR BRICK VENEER. A TIE MUST BE PROVIDED IN THE LAST COURSE OF BRICK. MASONRY TIE TYPE TO SUIT WALL ASSEMBLY OR AS SPECIFIED ON DRAWINGS.
- PROVIDE MINIMUM 15M VERTICAL BARS (FULL HEIGHT) AT ALL WALL ENDS, CORNERS, INTERSECTIONS, CONTROL JOINTS, AND OPENINGS UNLESS OTHERWISE NOTED.
- PROVIDE DOWELS (SIZE TO MATCH VERTICAL WALL REINFORCING) INTO FOUNDATION WALL AT ALL VERTICAL WALL REINFORCEMENT LOCATIONS.
- MASONRY TO BE BONDED WITH 18 GA LADDER TYPE REINFORCING AT EVERY SECOND COURSE ABOVE AND BELOW GRADE, UNLESS OTHERWISE NOTED. MAINTAIN REINFORCING CONTINUOUS THROUGH CONTROL JOINTS AND RETURN CONTINUOUSLY AROUND CORNERS WITH PREFORMED CORNER PIECES.
- LAPS FOR MASONRY REINFORCEMENT AS FOLLOWS:
WIRE LADDER OR TRUSS 8"
15M BARS 24"
- STEEL LINTELS SHALL BE PROVIDED OVER ALL OPENINGS WITHIN THE MASONRY WALLS, INCLUDING DOORWAYS, WINDOWS, AND MECHANICAL AND ELECTRICAL EQUIPMENT.
- STEEL LINTELS TO BEAR ON MASONRY A MINIMUM OF 8" EACH SIDE OF OPENING, TYPICAL.
- PROVIDE A MINIMUM LENGTH OF 8" AND A MINIMUM DEPTH OF 8" OF FULLY GROUTED MASONRY UNITS FOR BEARING OF STEEL, CONCRETE, OR REINFORCED MASONRY LINTELS UNLESS OTHERWISE NOTED.
- NON-LOADBEARING MASONRY WALLS SHALL BE TERMINATED 1" BENEATH ALL SLABS, BEAMS, ETC. SO AS TO ALLOW FOR DEFLECTION OF THE ABOVE NOTED ELEMENTS. TOP OF MASONRY WALL TO BE SEALED WITH FOAM ROPE AND SEALANT.
- MORTAR:
 - THE MAXIMUM THICKNESS OF A MORTAR JOINT IN A LOAD BEARING WALL IS TO BE 1/2".
 - BRICK AND BLOCK TO BE LAID IN FULL HEADS AND BEADS OF MORTAR JOINTS, IN ACCORDANCE WITH CSA S304.
 - THE INTERSECTION OF ALL MASONRY WALLS SHALL BE BONDED.
 - FROZEN MATERIALS CONTAINING ICE SHALL NOT BE USED.
 - UNCOMPLETED MASONRY EXPOSED TO WEATHER SHALL BE COVERED ON THE TOP SURFACE TO PREVENT MOISTURE ENTRY EXCEPT WHEN CONSTRUCTION IS IN PROGRESS.
 - MASONRY UNITS IN STOCK SHALL BE PROTECTED FROM MOISTURE PRIOR TO LAYING.
 - MINIMUM OUTSIDE AIR TEMPERATURE FOR LAYING WITHOUT HEAT AND PROTECTION IS 4 DEGREES CELSIUS.
 - LOADBEARING MASONRY TO USE TYPE 'S' MORTAR, 12 MPa COMPRESSIVE STRENGTH AT 28 DAYS.

STRUCTURAL WOOD

- DESIGN ALL TIMBER IN ACCORDANCE WITH CSA O86, ENGINEERING DESIGN IN WOOD.
- SAWN LUMBER PRODUCTS SHALL BE MANUFACTURED IN ACCORDANCE WITH CSA STANDARD O141. SOFTWOOD LUMBER. THESE PRODUCTS SHALL BE VISUALLY GRADED TO THE NATIONAL LUMBER GRADES AUTHORITY STANDARD GRADING RULES FOR CANADIAN LUMBER.
- WOOD FRAMING TO BE SURFACE DRY NO. 2 GRADE SPF OR BETTER.
- PRESSURE/PRESERVED TREATED LUMBER SHALL BE IN ACCORDANCE WITH CSA STANDARD O80.
- SOFT WOOD PLYWOOD SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD O151, FOR EXTERIOR USE.
- ORIENTED STRAND BOARD SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD O437, FOR EXTERIOR USE.
- NAILS, SPIKES, AND STAPLES SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD B111 AND ASTM F1667.
- WOOD SCREWS SHALL CONFORM TO THE REQUIREMENTS OF ASME B18.6.1, WOOD SCREWS. NOMINAL DIAMETERS AND MINIMUM YIELD STRENGTHS SHALL CONFORM TO THE WOOD SCREW REQUIREMENTS TABLE.
- LAG SCREW MATERIALS AND DIMENSIONS AS PER CSA STANDARD B34 MISCELLANEOUS BOLTS AND SCREWS. LEAD HOLE SIZES SHALL BE AS SPECIFIED UNDER THE LAG SCREW LEAD HOLES TABLE.
- CONTROL JOINTS PROVIDE CONTINUOUS WOOD BLOCKING OF COLUMNS BETWEEN FLOORS.
- PRE-MANUFACTURED CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUIVALENT.
- SHOP DRAWINGS OF ALL ENGINEERED JOISTS, BEAMS, CONNECTIONS, ETC. SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO. SUBMIT SEALED SHOP DRAWINGS TO CONSULTANT FOR REVIEW PRIOR TO FABRICATION.
- PENETRATIONS THAT ARE FIELD CUT INTO ENGINEERED WOOD MEMBERS SHALL BE WITHIN LIMITATIONS OF THE PRODUCT AND ITS DESIGN AS STIPULATED BY THE MANUFACTURER.
- POWER DRIVEN NAILS MAY ONLY BE SUBSTITUTED FOR HAND-DRIVEN NAILS IF THE SHANK DIAMETER IS EQUAL TO OR GREATER THAN THE SPECIFIED DIAMETER.

CONCRETE COVER TO REINFORCEMENT TABLE			
EXPOSURE CONDITIONS OF CONCRETE	EXPOSURE CLASS OF CONCRETE		
	N	F-1, F-2, S-1 S-2, S-3	C-XL, A-XL, C-1, C-3, A-1, A-2, A-3
CAST AGAINST OR PERMANENTLY EXPOSED TO EARTH, INCLUDING FOOTINGS AND PILES	3"		
BEAMS, GIRDERS, AND COLUMNS	1 1/2"	1 1/2"	2 1/2"
SLABS, WALLS, JOISTS, SHELLS, AND FOLDED PLATES	3/4"	1 1/2"	2 1/2"

CONCRETE REINFORCING TENSION DEVELOPMENT AND SPLICE LENGTHS TABLE							
BAR DESIGNATION	BAR DIAMETER	FUNCTION	CONCRETE STRENGTH, MPa				
			20	25	30	35	40
10M	7/8"	DEVELOPMENT	14"	13"	12"		
		SPLICE	19"	17"	15"		
15M	9/8"	DEVELOPMENT	20"	18"	17"	15"	14"
		SPLICE	26"	24"	22"	20"	19"
20M	1 1/4"	DEVELOPMENT	25"	22"	20"	19"	17"
		SPLICE	32"	29"	26"	24"	23"
25M	1 3/4"	DEVELOPMENT	40"	36"	33"	30"	28"
		SPLICE	52"	46"	42"	39"	37"
30M	1 7/8"	DEVELOPMENT	47"	42"	39"	36"	34"
		SPLICE	62"	55"	50"	47"	44"
35M	1 7/8"	DEVELOPMENT	57"	51"	46"	43"	40"
		SPLICE	74"	66"	60"	56"	52"

- NOTES**
- TENSION DEVELOPMENT AND SPLICE LENGTHS ARE TO BE AS PER THE FOLLOWING TABLE FOR:
 - MEMBERS CONTAINING MINIMUM TIES OR MINIMUM STIRRUPS
 - SLABS, WALLS, SHELLS, OR FOLDED PLATES HAVING CLEAR SPACING OF NOT LESS THAN 2" BETWEEN BARS BEING DEVELOPED
 - NORMAL DENSITY CONCRETE
 - UNCOATED REINFORCEMENT
 - BOTTOM BARS
 - ALL LENGTHS ARE FOR $f_c = 40MPa$ REBAR.
 - ALL TENSION SPLICES ARE CLASS 'B'.
 - "TOP BAR" VALUES ARE 1.3 TIMES THE ABOVE LENGTHS.
 - "TOP BAR" APPLIES TO HORIZONTAL REINFORCEMENT CAST WITH 12" OR MORE OF CONCRETE BELOW THE BAR.

LINTEL SCHEDULE		
GENERAL PURPOSE LINTELS		
WALL TYPE	LINTEL	MAXIMUM CLEAR SPAN
3/2" BRICK 4" BLOCK	L3 1/2 x 3 1/2 x 3/8	4'-6"
	L5 x 3 1/2 x 3/8 LLV	7'-2"
	L6 x 4 x 3/8 LLV	9'-2"
6" BLOCK	2-L3 1/2 x 2 1/2 x 1/4 LLV	6'-6"
	2-L3 1/2 x 3/2 x 1/4	6'-0"
8" BLOCK	2-L5 x 3/2 x 1/4 LLV	7'-10"
	S8 x 18.4 + PL 7 x 1/4	13'-9"
10" BLOCK	L4 x 4 x 1/4 + L5 x 4 x 1/4 LLH	4'-6"
	S6 x 12.5 + PL 9 x 1/4	9'-10"
	S4 x 7.7 + PL 11 x 1/4	4'-0"
12" BLOCK	S6 x 12.5 + PL 11 x 1/4	6'-3"
	S8 x 18.4 + PL 11 x 1/4	11'-6"
IDENTIFIED LINTELS		
MARK	LINTEL	MAXIMUM CLEAR SPAN
L1	2-L3 1/2 x 3/2 x 1/4 + L3 1/2 x 3/2 x 1/4 HDG	6'-0"
L2	2-L5 x 3/2 x 1/4 LLV	3'-6"
L3	W8 x 18 + PL 7 x 1/4 + 1/2"Ø x 8" LG ROD @24" O/C	12'-0"

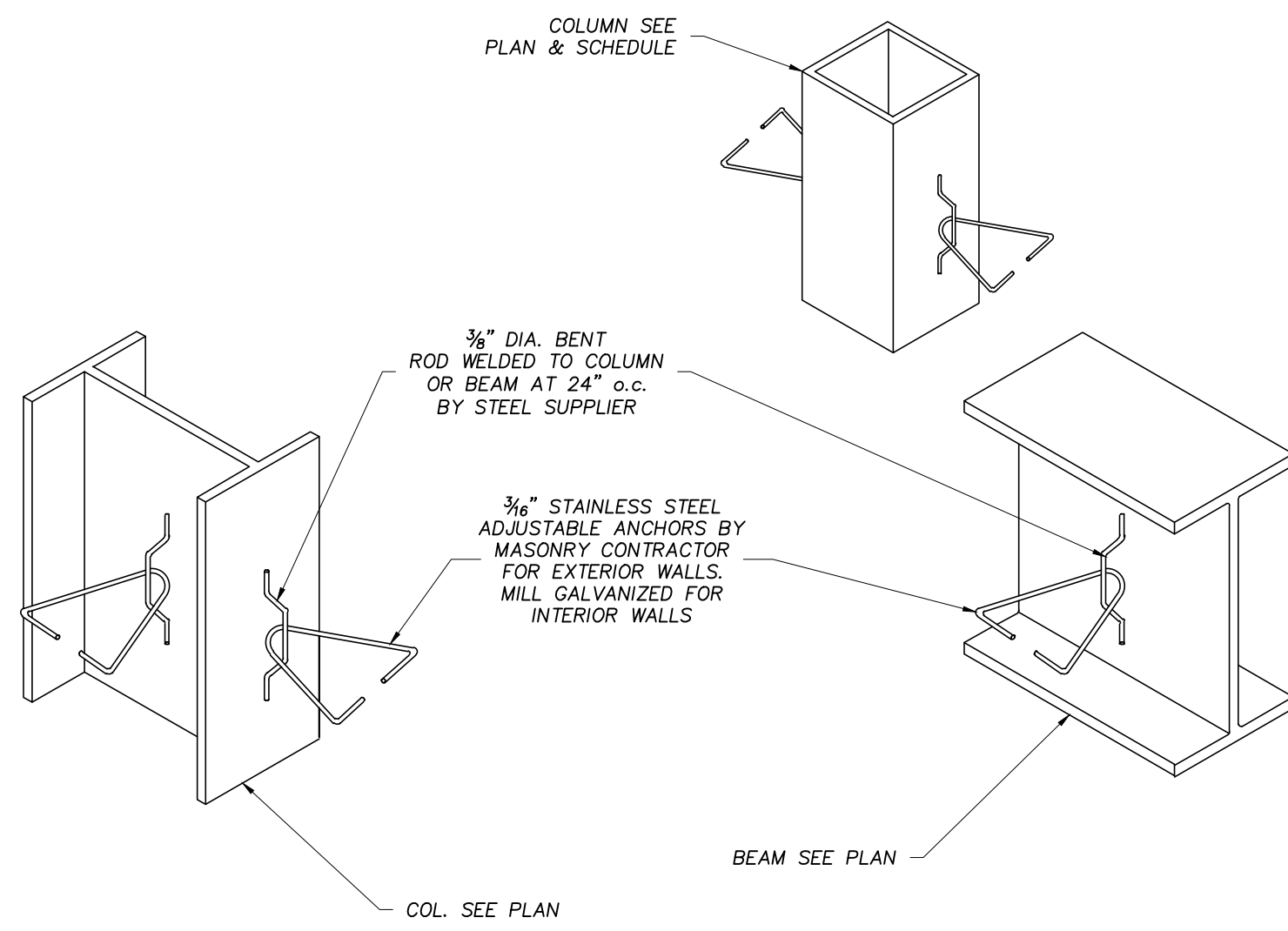
- NOTES**
- PROVIDE LINTEL FOR ALL MASONRY OPENINGS.
 - THIS SCHEDULE IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL MECHANICAL AND ELECTRICAL DRAWINGS.
 - PROVIDE 8" BEARING EACH END ON 16" LONG BY 2 COURSES DEEP FULLY GROUTED MASONRY UNLESS NOTED OTHERWISE.
 - CONNECT LINTELS DIRECTLY TO STRUCTURE WHERE INSUFFICIENT BEARING IS AVAILABLE.
 - LINTEL SUPPORTING EXTERIOR WYTHE OF MASONRY IN EXTERIOR WALLS SHALL BE HOT DIP GALVANIZED.
 - ALL DOUBLE ANGLE LINTELS TO BE WELDED BACK TO BACK TOP AND BOTTOM WITH 3/8" FILLET WELDS x 2" LONG WELD AT 24" O/C.
 - DO NOT LOCATE MASONRY CONTROL JOINTS THROUGH LINTELS.

WOOD SCREW REQUIREMENTS TABLE			
GAUGE NUMBER	6	8	10
DIAMETER (mm)	3.5	4.16	4.82
MIN. YIELD STRENGTH (MPa)	690	620	550

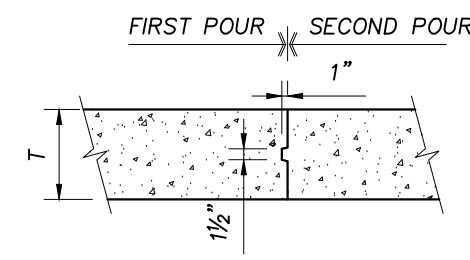
LAG SCREW LEAD HOLES TABLE	
LAG SCREW SIZE	SOLE SIZE
1/4"	5/32"
3/8"	1/2"
1/2"	11/32"

NOTES	PROJECT IDENTIFICATION	DRAWING IDENTIFICATION	ORIENTATION	SUB-CONSULTANT	PRIME CONSULTANT	DISCIPLINE SEAL	DRAWING SUBMISSION(S)	INTERNAL INFO	COPYRIGHT 2024	
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING OR PROCEEDING WITH ANY WORK ON THIS PROJECT. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT COPYRIGHT 2018. THESE DRAWINGS AND SPECIFICATIONS ARE DESIGNED FOR THE CLIENT AND THE PROPERTY INDICATED ON THESE DRAWINGS ONLY AND SHALL NOT BE CONSTRUCTED FOR ANY OTHER CLIENT OR ANY OTHER PROPERTY. DO NOT SCALE DRAWINGS.	BRANTFORD ANIMAL SHELTER 10 KRAEMER'S WAY BRANTFORD, ONTARIO N3V 0A5	GENERAL NOTES			ROASTUDIO 67 KING STREET WEST, CHATHAM ON N7M 1C7 TEL . 519.397.0943 EMAIL . info@roastudio.com		4 ISSUED FOR TENDER 3 ISSUED FOR PERMIT 2 ISSUED FOR SPA 1 ISSUED FOR REVIEW	MM-DD-YY AUG. 08, 2024 JULY 29, 2024 JUNE 18, 2024 MAY 29, 2024	PROJECT ID DRAWN BY REVIEWED BY DATE SCALE	22-9819 SPR SFV MAY 2024 1/8" = 1' - 0"

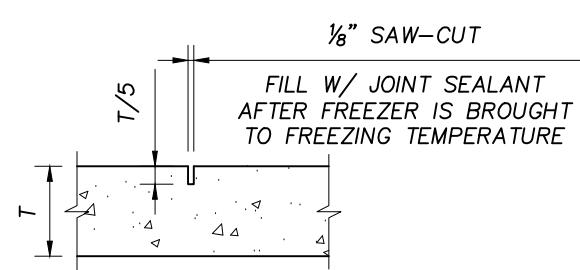
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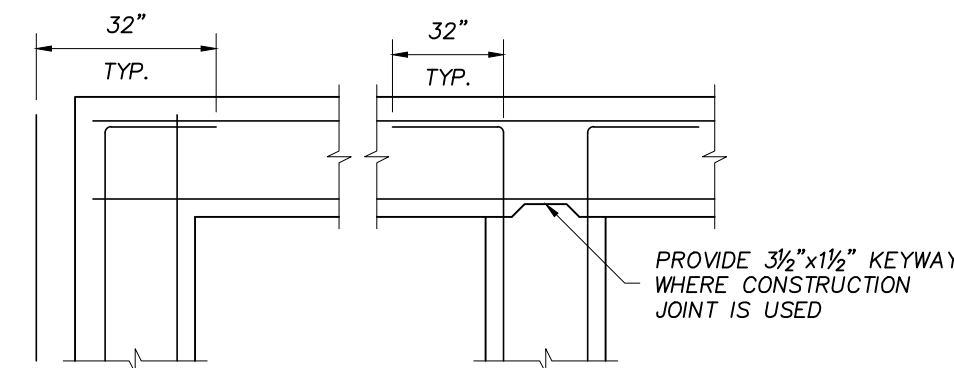
MASONRY ANCHORAGE TO STEEL
SCALE: N.T.S.



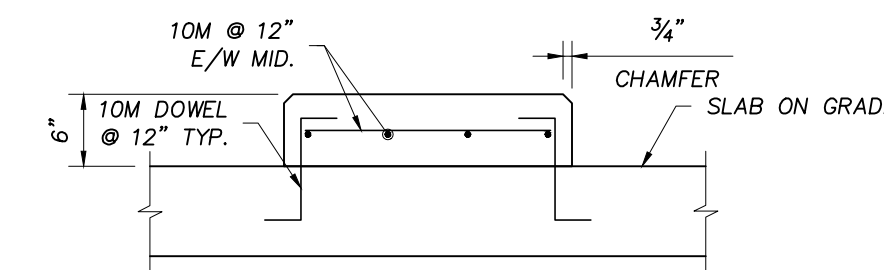
TYPICAL CONSTRUCTION JOINT DETAIL
SCALE: N.T.S.



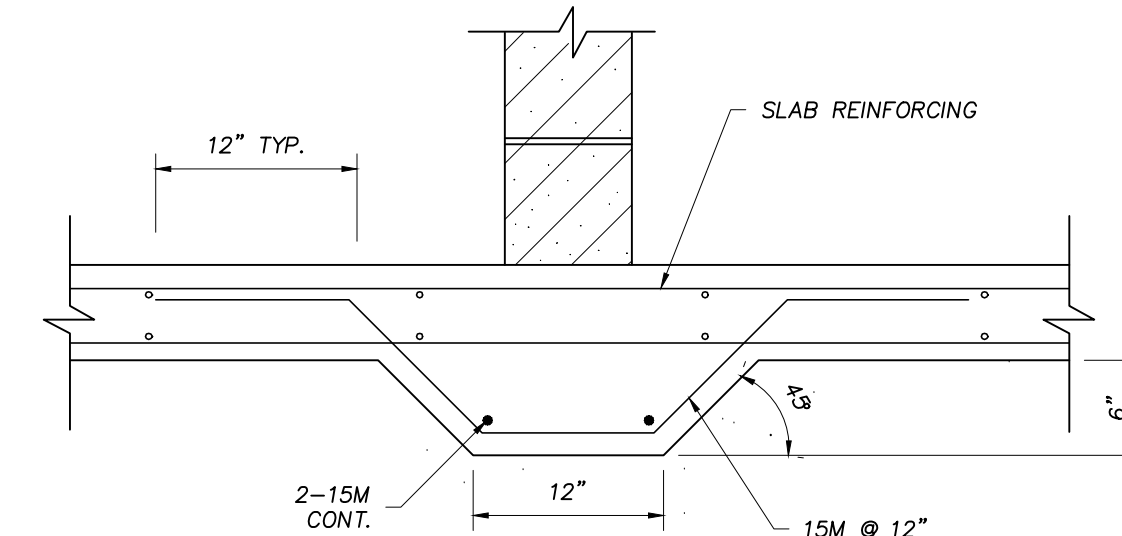
TYPICAL CONTROL JOINT DETAIL
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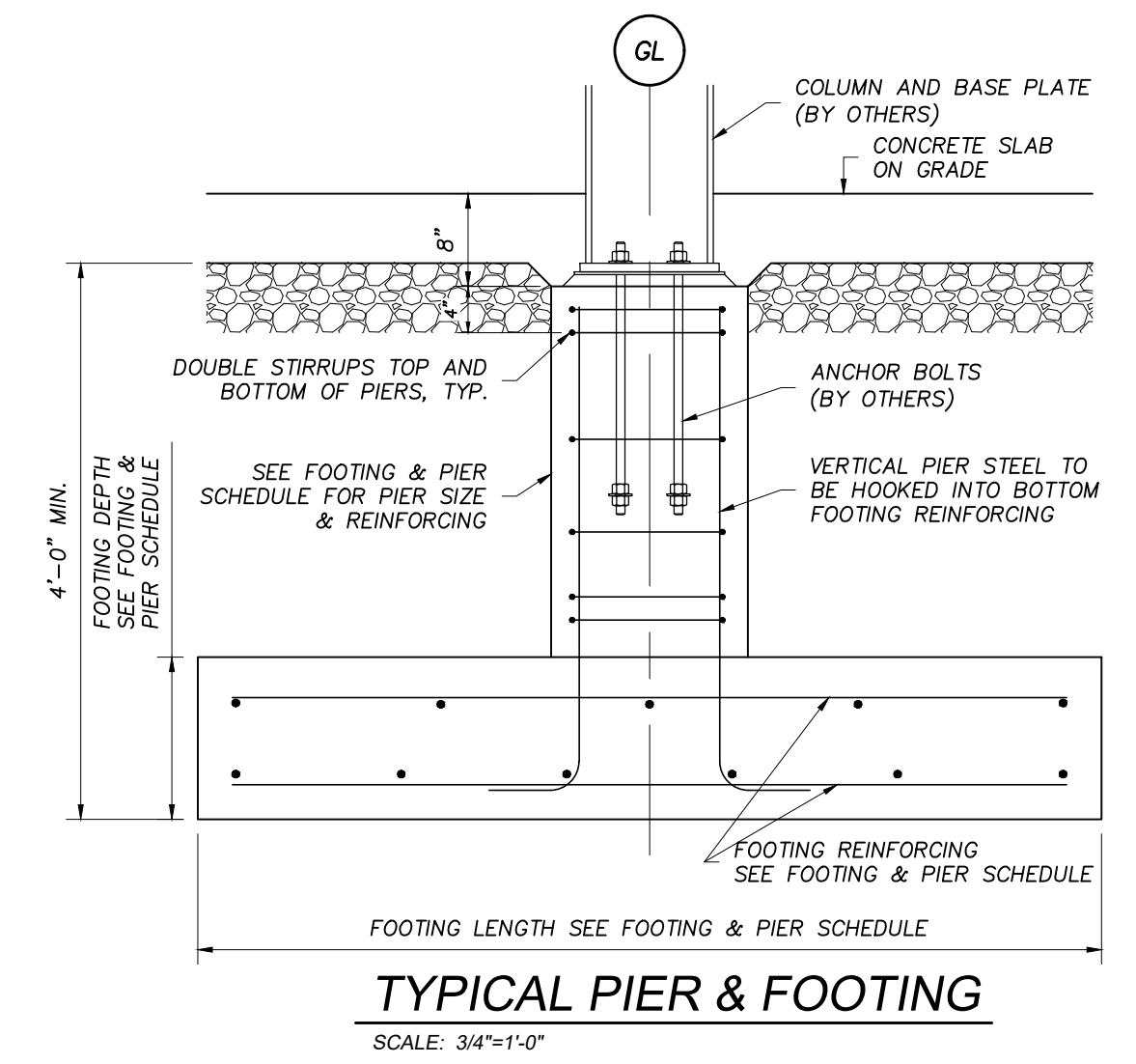
TYPICAL CORNER REINFORCING DETAIL
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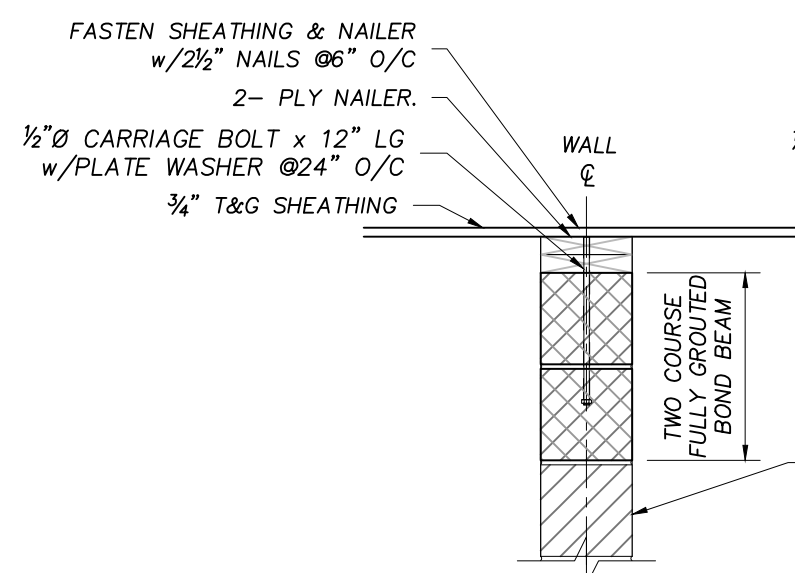
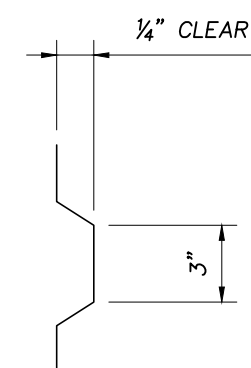
TYPICAL HOUSEKEEPING PAD DETAIL
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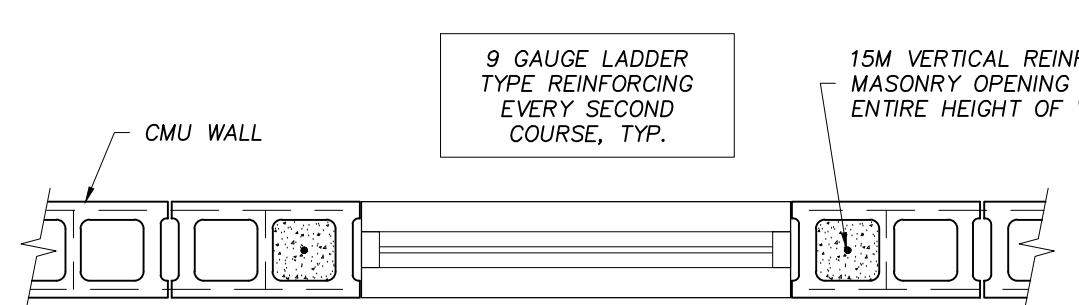
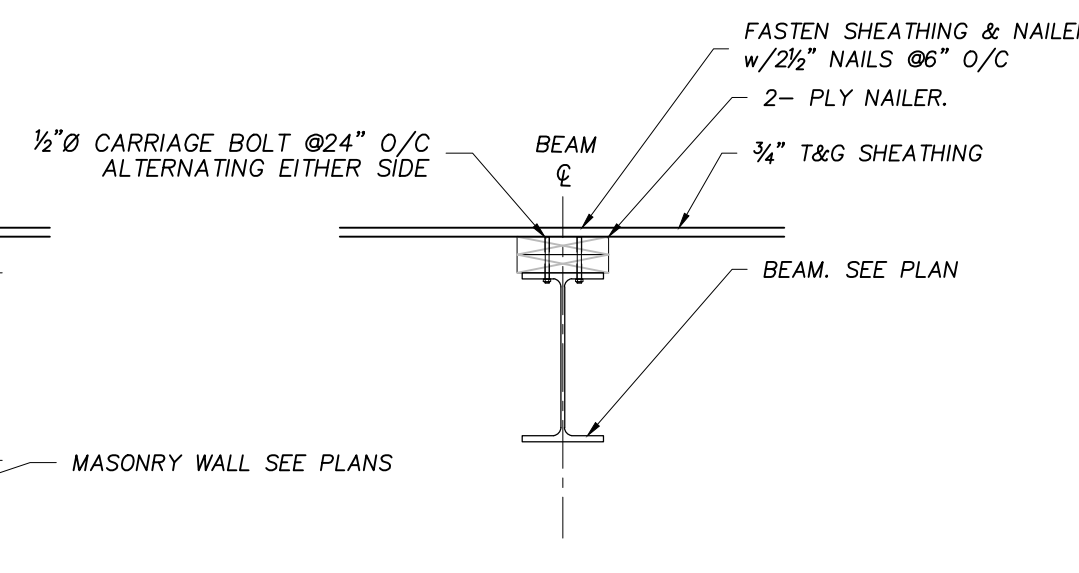
TYPICAL SLAB THICKENING UNDER WALLS
SCALE: N.T.S.



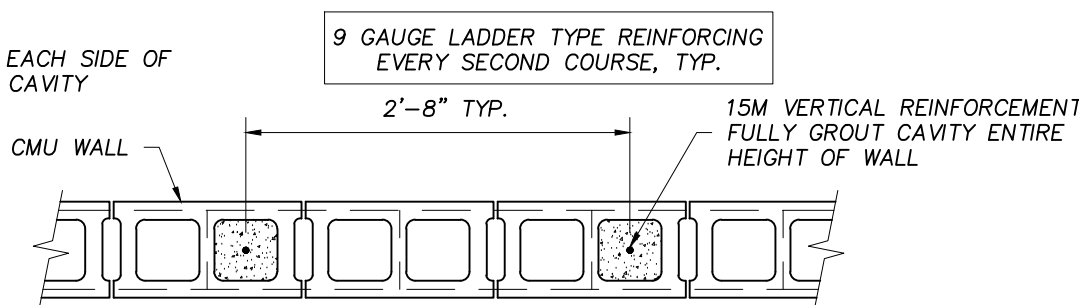
TYPICAL PIER & FOOTING
SCALE: 3/4"=1'-0"



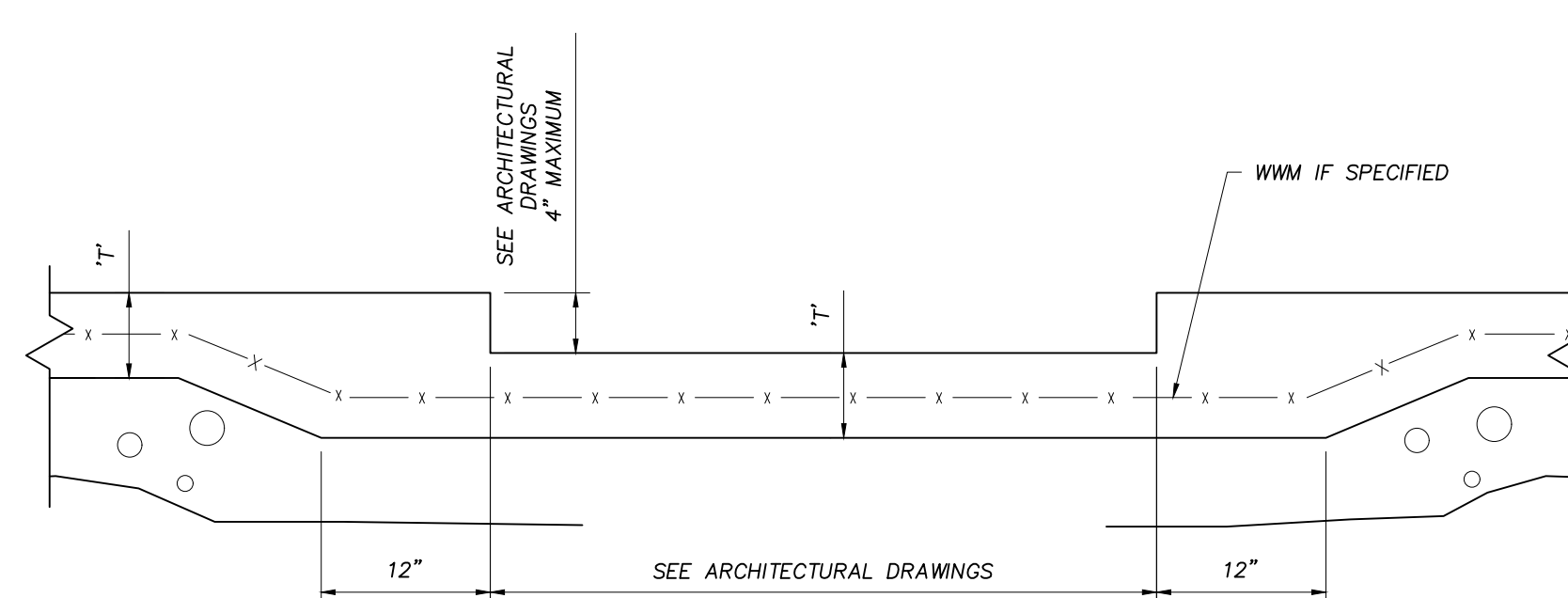
TYPICAL WOOD NAILERS
SCALE: 3/4"=1'-0"
NOTE: JOISTS NOT SHOWN FOR CLARITY



CMU WALL REINFORCING AT WALL OPENINGS
SCALE: 3/4"=1'-0"

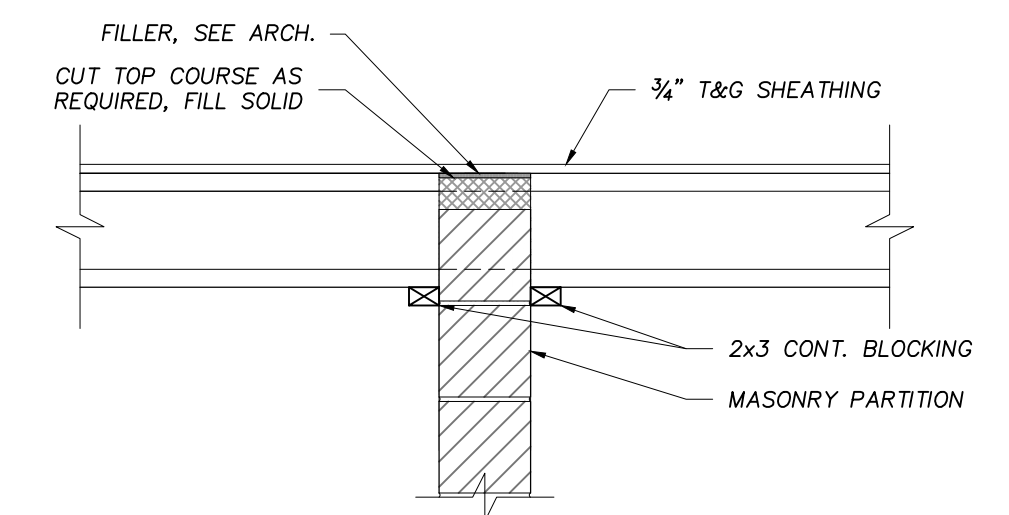


CMU WALL VERTICAL REINFORCING
SCALE: 3/4"=1'-0"

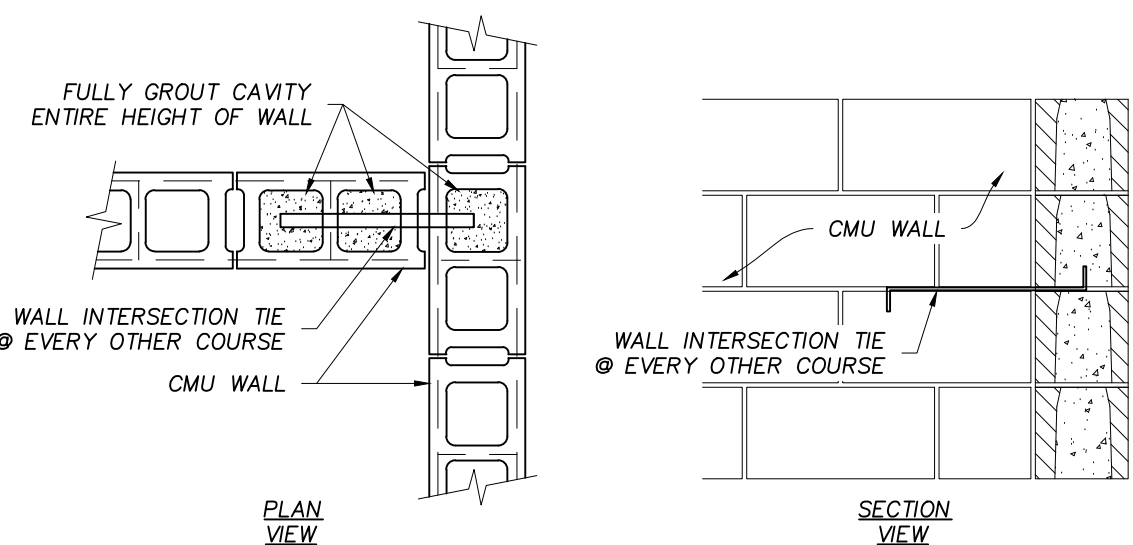


DETAIL-SLAB ON GRADE DEPRESSION
SCALE: N.T.S.

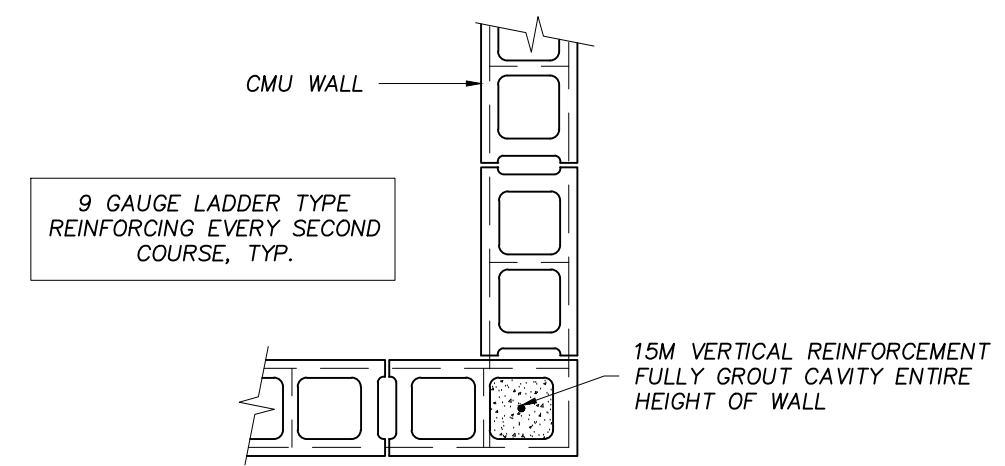
NOTE:
- 'T' DENOTES SLAB THICKNESS AS NOTED ON THEN PLAN
- THIS DETAIL APPLIES ONLY TO SLAB DEPRESSIONS NOT SPECIFICALLY DETAILED ELSEWHERE ON THE STRUCTURAL DRAWINGS



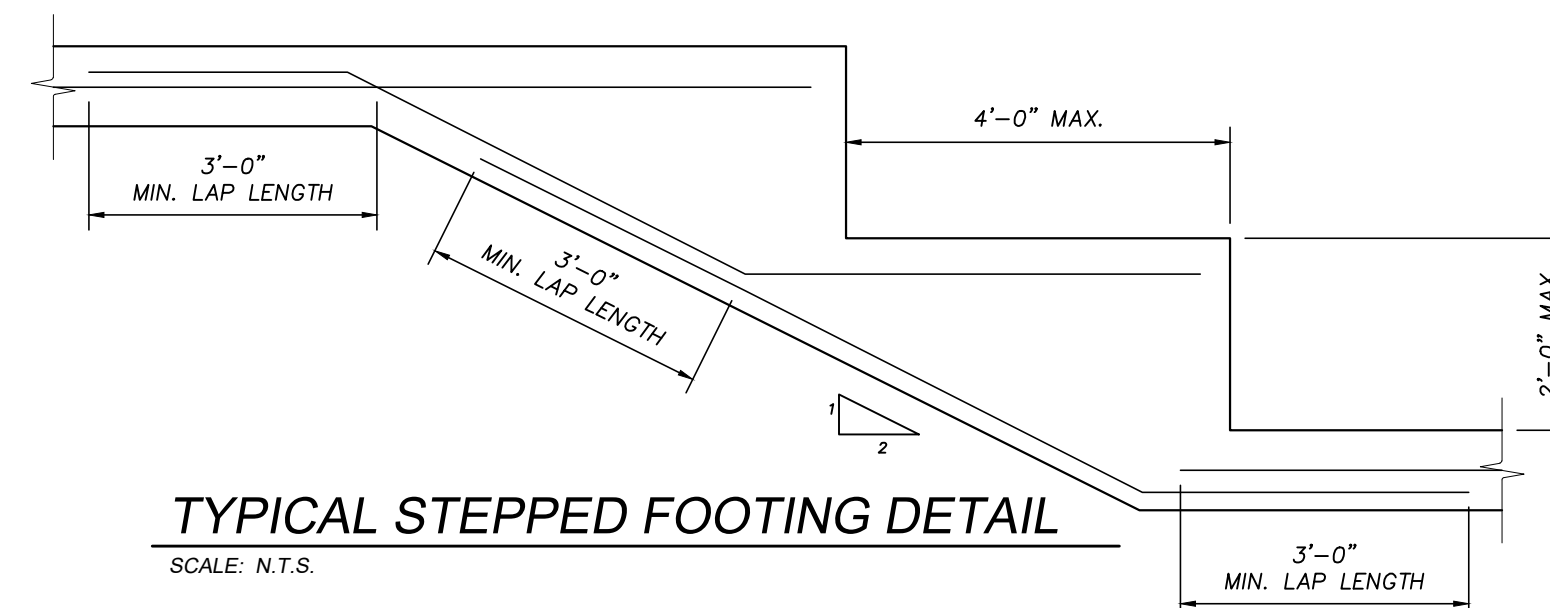
MASONRY PARTITION PERPENDICULAR TO JOISTS
SCALE: 3/4"=1'-0"



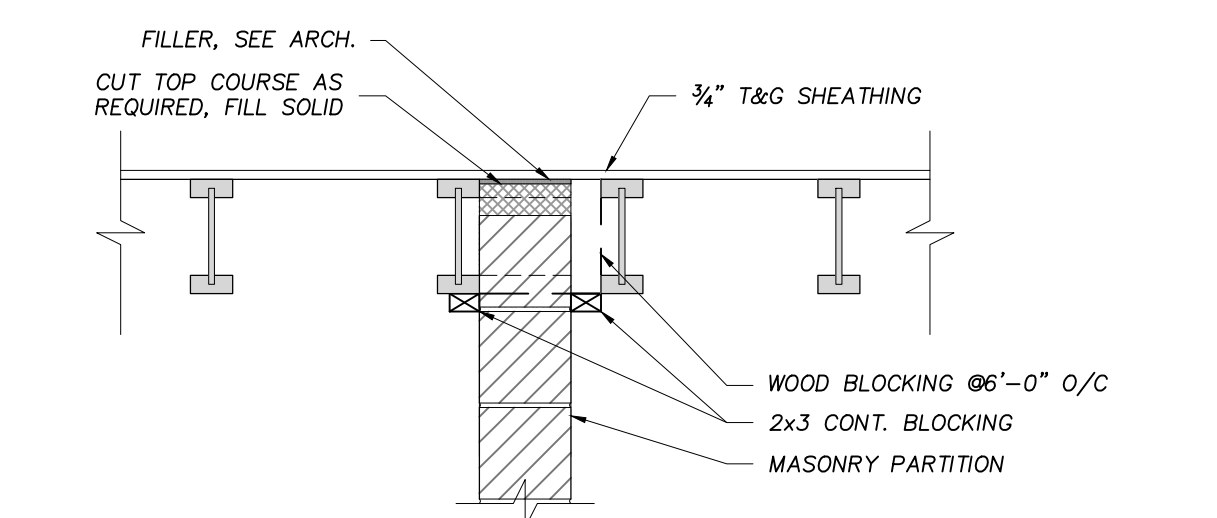
TYPICAL CMU WALL LATERAL BRACING
SCALE: 3/4"=1'-0"



CMU WALL REINFORCING @ CORNERS
SCALE: 3/4"=1'-0"

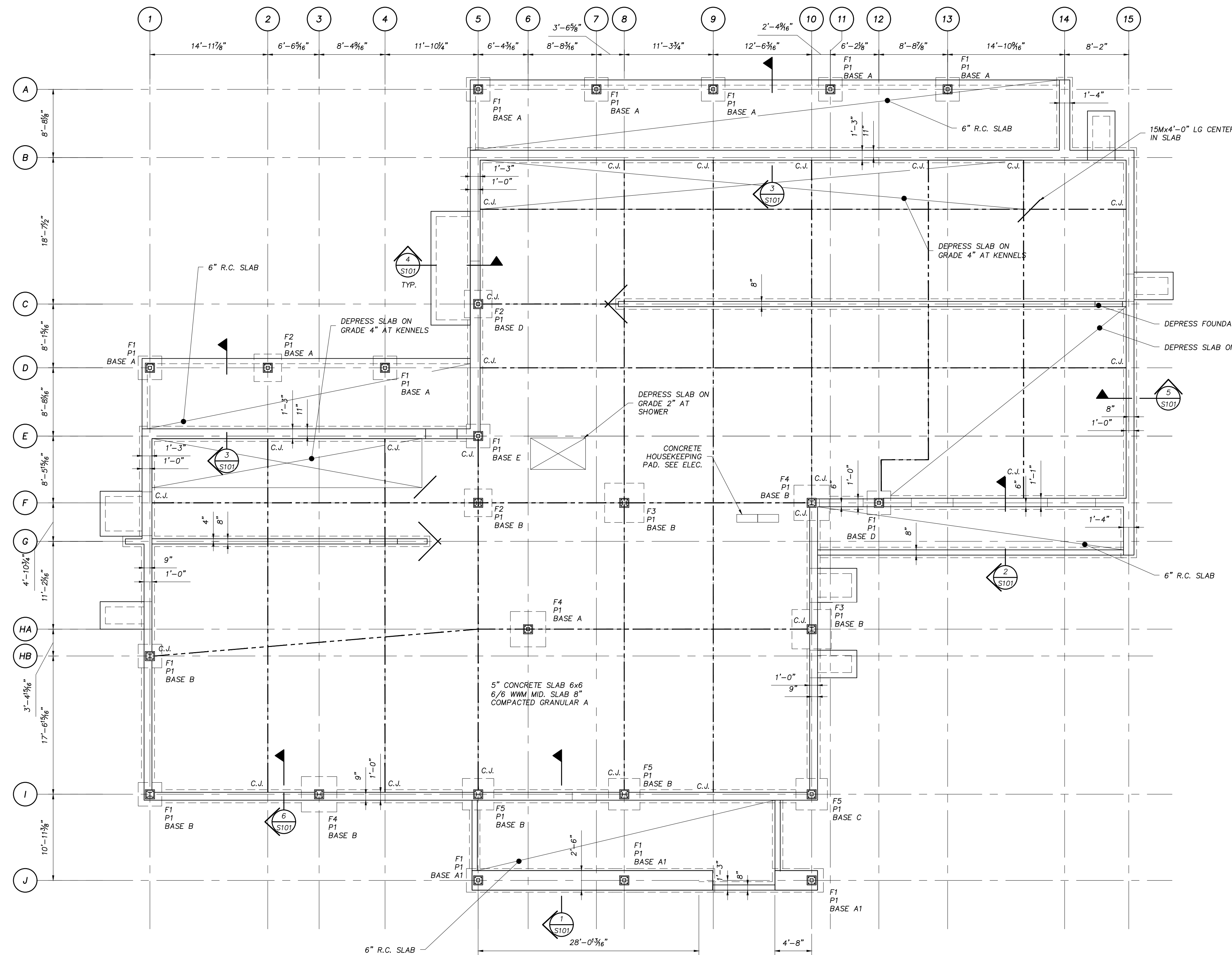


TYPICAL STEPPED FOOTING DETAIL
SCALE: N.T.S.



MASONRY PARTITION PARALLEL TO JOISTS
SCALE: 3/4"=1'-0"

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FOUNDATION PLAN
SCALE: 1/8"=1'-0"

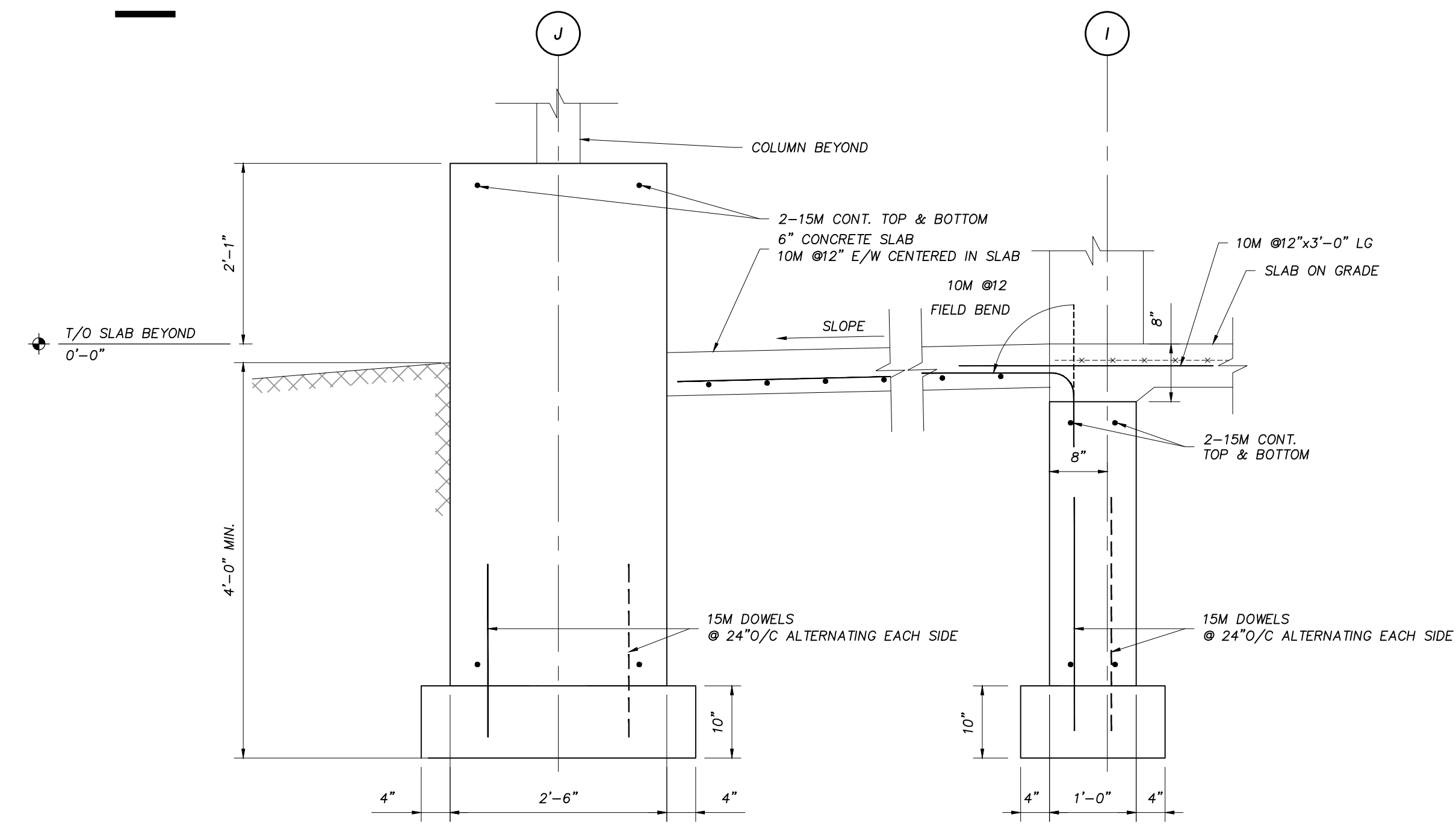
- NOTES:
- TOP OF SLAB ON GRADE ELEVATION IS (0'-0") UNLESS NOTED OR SHOWN OTHERWISE ON PLAN.
 - UNDERSIDE OF STRIP FOOTING TO BE AT ELEVATION GEODETIC UNLESS NOTED DENOTED THUS ON PLAN, BUT NOT LESS THAN 4'-0" BELOW FINAL EXTERIOR GRADE.
 - STRIP FOOTING TO PROJECT 12" PAST ENDS OF WALL UNLESS NOTED OTHERWISE.
 - STRIP FOOTING MINIMUM PROJECTION TO BE 4" EACH SIDE OF WALL, MINIMUM FOOTING THICKNESS TO BE 10".
 - DEPRESS TOP OF FOUNDATION WALL 8" AT ALL EXTERIOR DOOR OPENINGS. HOOK TOP BARS DOWN EACH SIDE OF OPENING. PROVIDE 2-15M HORIZONTAL BARS BELOW DOOR OPENING.
 - REFER TO ARCHITECTURAL MECHANICAL AND ELECTRICAL DRAWINGS FOR FLOOR DEPRESSIONS, SLOPES TO FLOOR DRAINS OR ELECTRICAL DEVICES LOCATED IN SLABS ON GRADE. MAINTAIN SPECIFIED SLAB THICKNESS AT ALL FLOOR DEPRESSIONS, SLOPES AND BELOW ALL RECESSED DEVICES.
 - ELECTRICAL CONDUIT IS TO BE BURIED IN THE COMPACTED GRANULAR 'A', BELOW THE VAPOUR BARRIER. DO NOT RUN CONDUITS IN THE SLAB ON GRADE.
 - COORDINATE WITH ALL TRADES, THE LOCATION OF ALL PIPE SLEEVES PASSING THROUGH FOUNDATION WALLS. PIPING IS NOT TO RUN THROUGH NOR BELOW FOOTINGS. FOOTINGS TO BE STEPPED DOWN TO SUIT. SEE TYPICAL DETAILS ON S001.
 - EARTH FORMS ARE NOT PERMITTED ON THE PROJECT.
 - 'C.J.' DENOTES CONTROL JOINT. SEE DETAILS ON S001.
 - 'BP' DENOTES BEARING PLATE 7x7x7 w/ 1/2" x 12" LG ANCHOR w/ 2" HOOK

COLUMN SCHEDULE	
COLUMN TYPE	DIMENSIONS
C1	HSS 5"x5"x0.188"
C2	W6x25

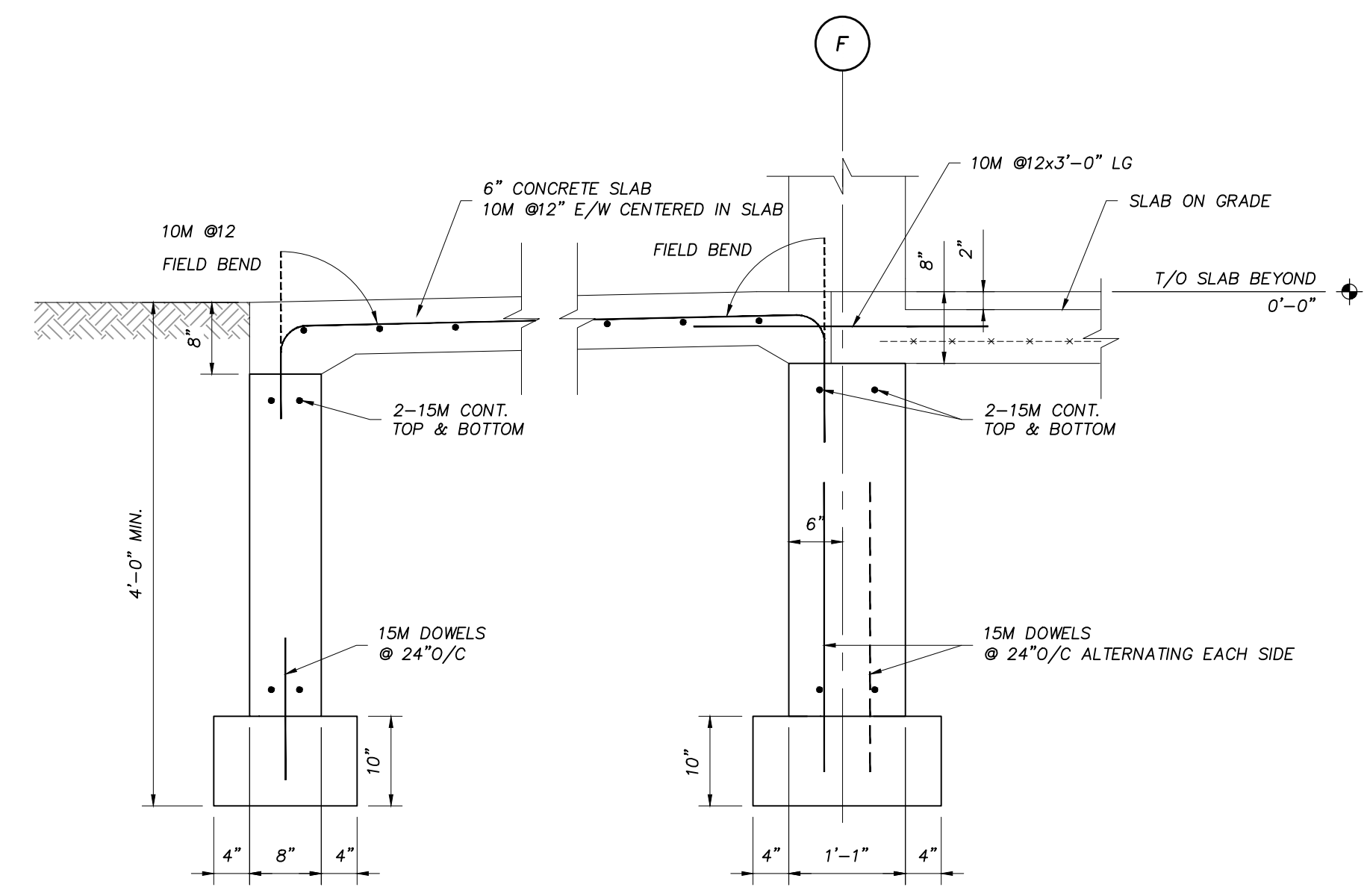
PIER SCHEDULE			
PIER TYPE	DIMENSIONS	REINFORCEMENT	TIES
P1	16" x 16"	4-20M	10M Ø10" O/C

FOOTING SCHEDULE		
FOOTING TYPE	DIMENSIONS	REINFORCEMENT
F1	3'-0"x3'-0"x1'-0"	3-15M BARS EQ. SPACED E/W
F2	3'-6"x3'-6"x1'-0"	4-15M BARS EQ. SPACED E/W
F3	5'-0"x5'-0"x1'-0"	6-15M BARS EQ. SPACED E/W
F4	4'-6"x4'-6"x1'-0"	5-15M BARS EQ. SPACED E/W
F5	4'-0"x4'-0"x1'-0"	4-15M BARS EQ. SPACED E/W

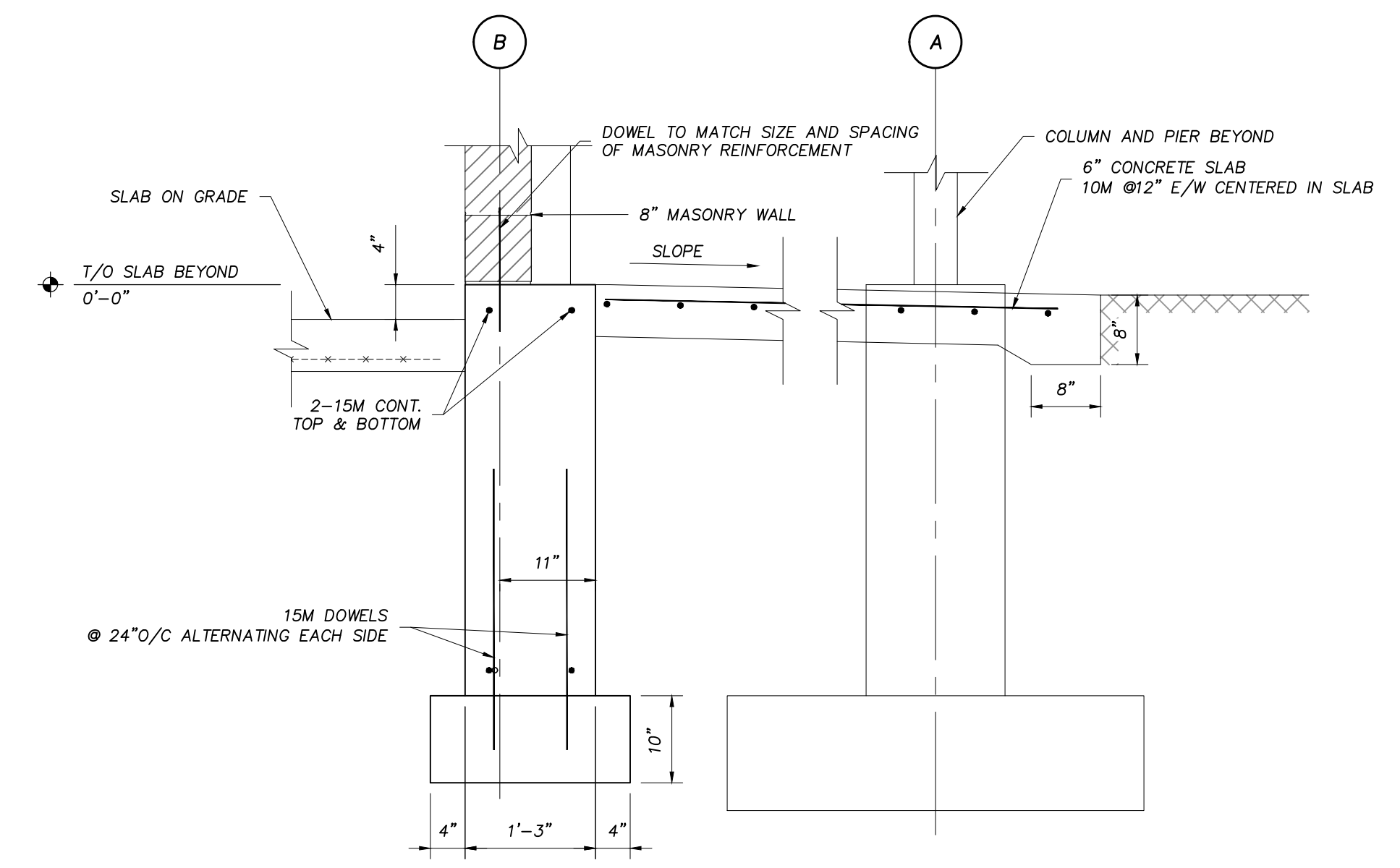
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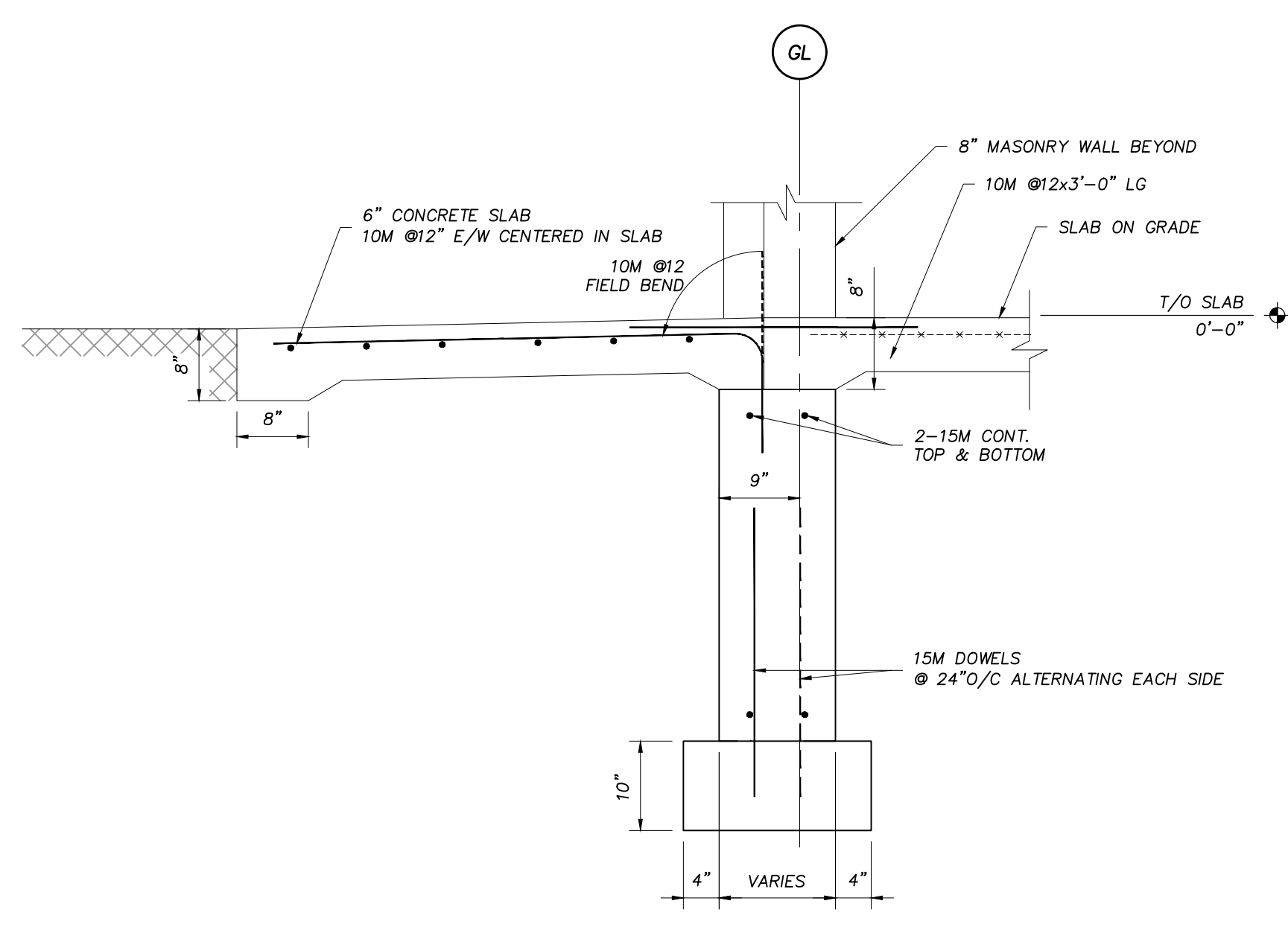
1 SECTION
S101 SCALE: 3/4"=1'-0"



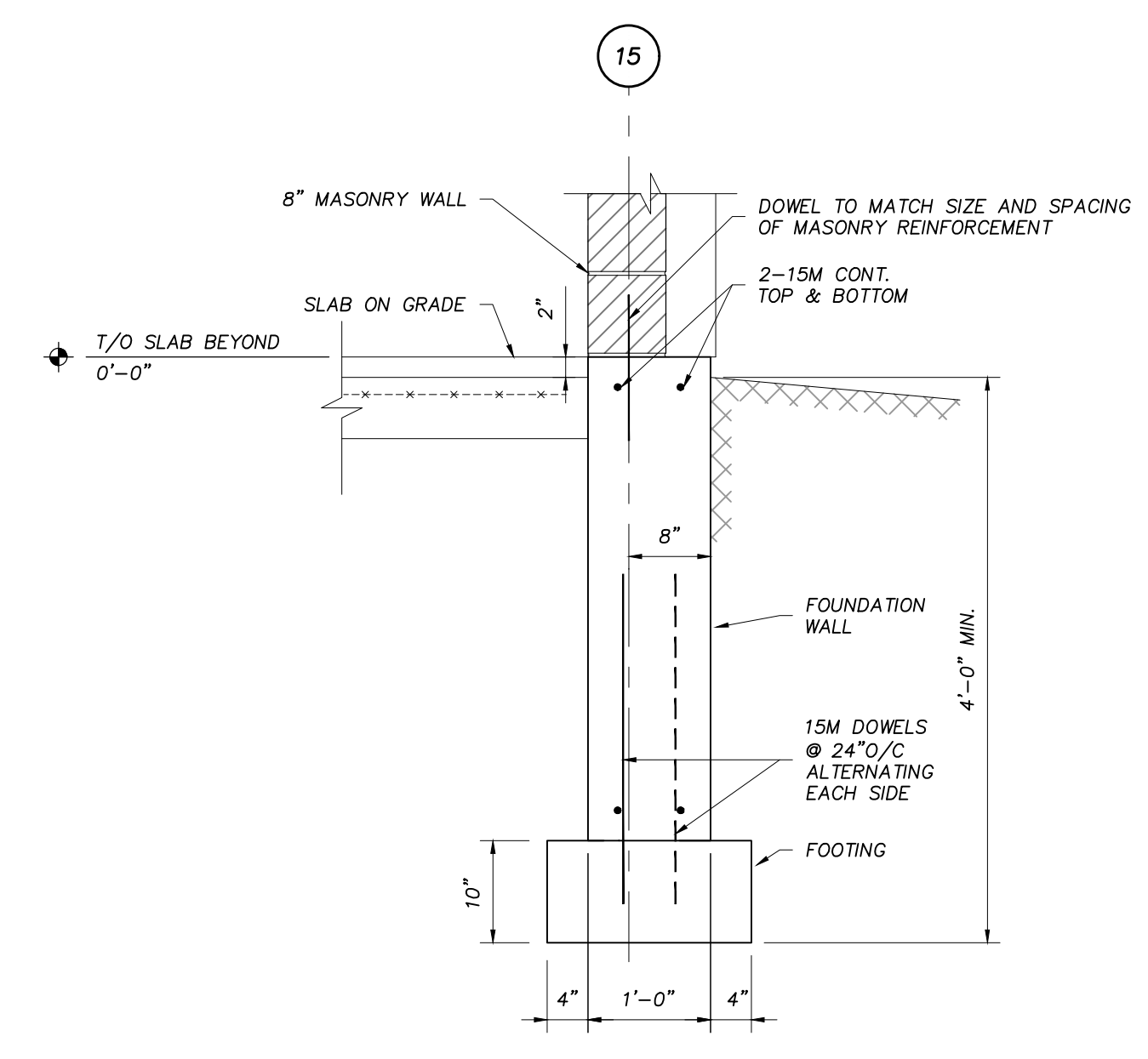
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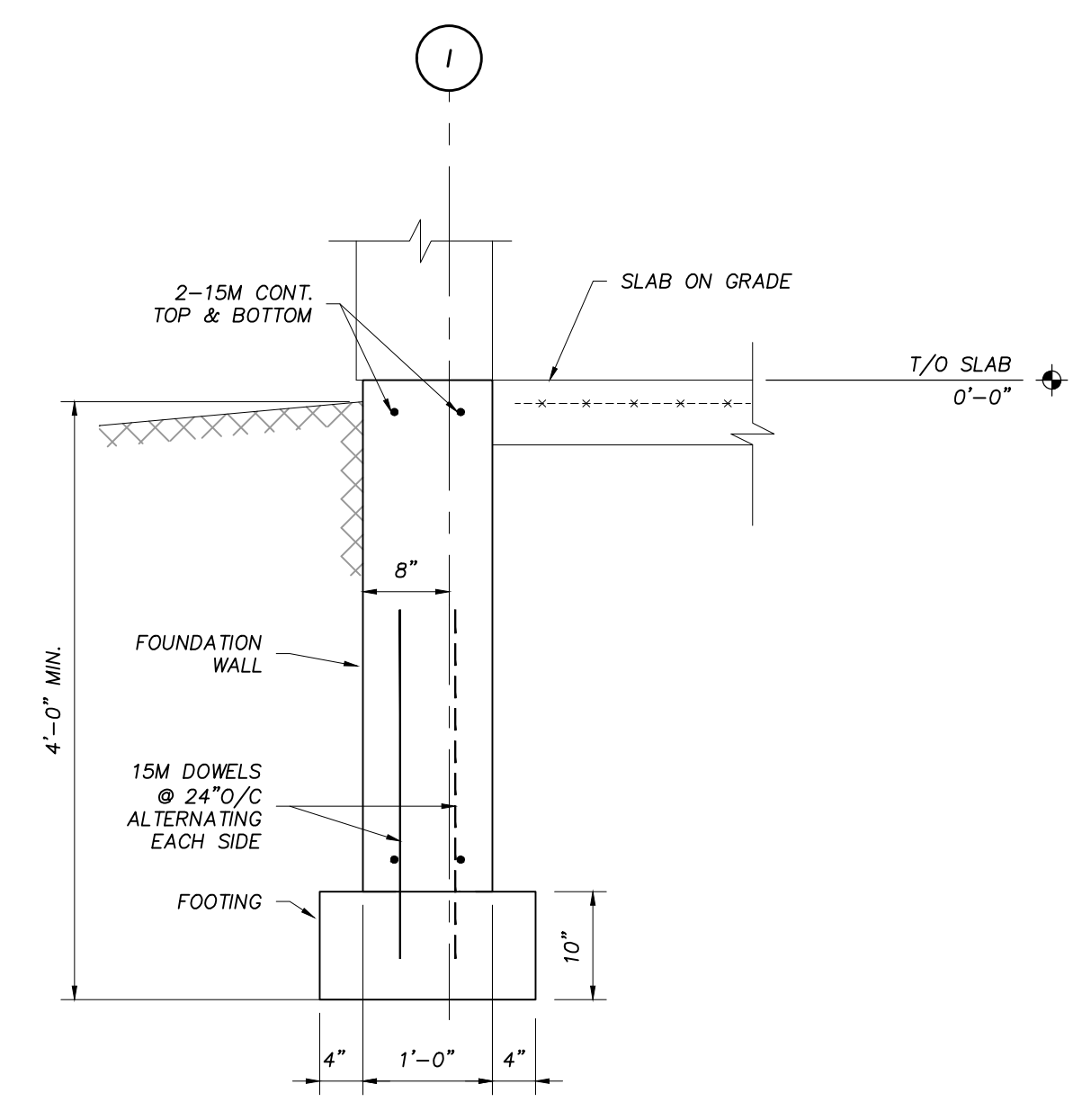
3 SECTION
S101 SCALE: 3/4"=1'-0"



4 SECTION
S101 SCALE: 3/4"=1'-0"

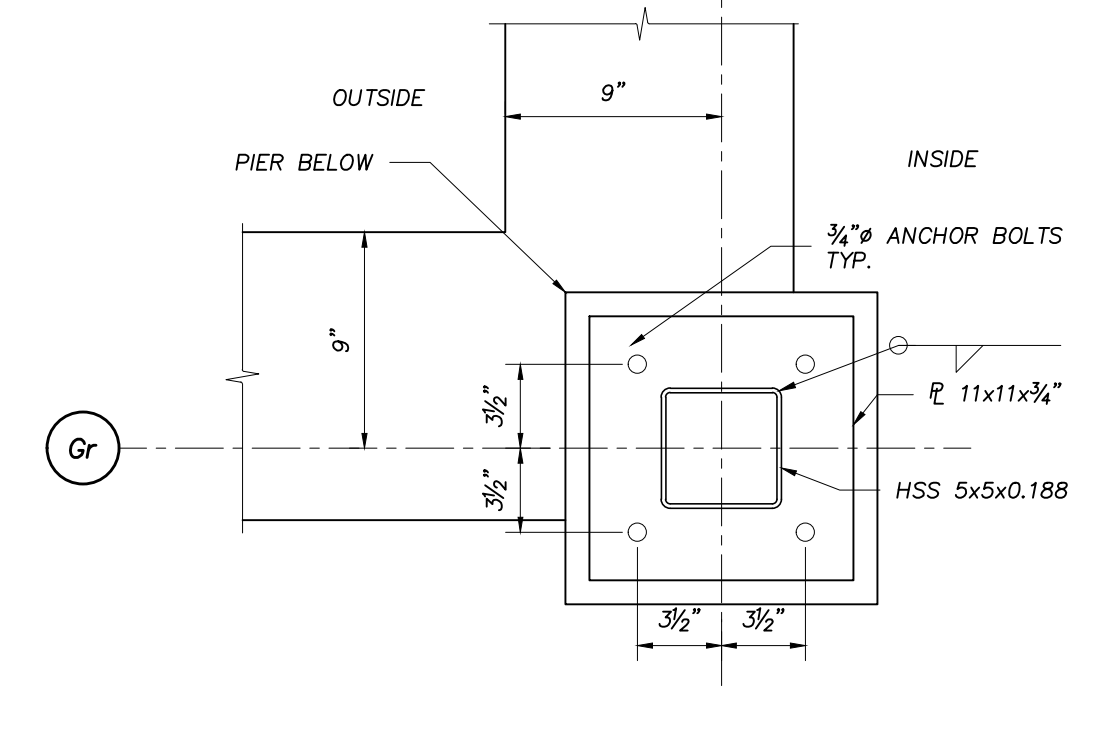
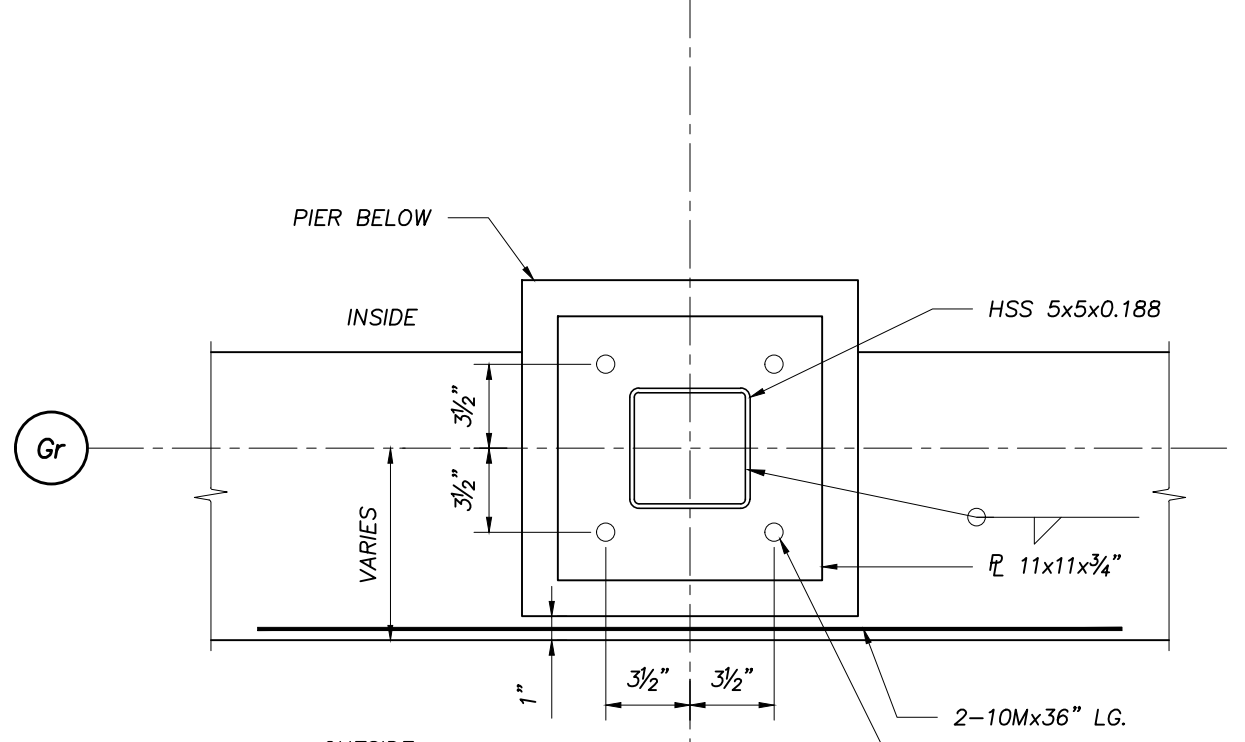
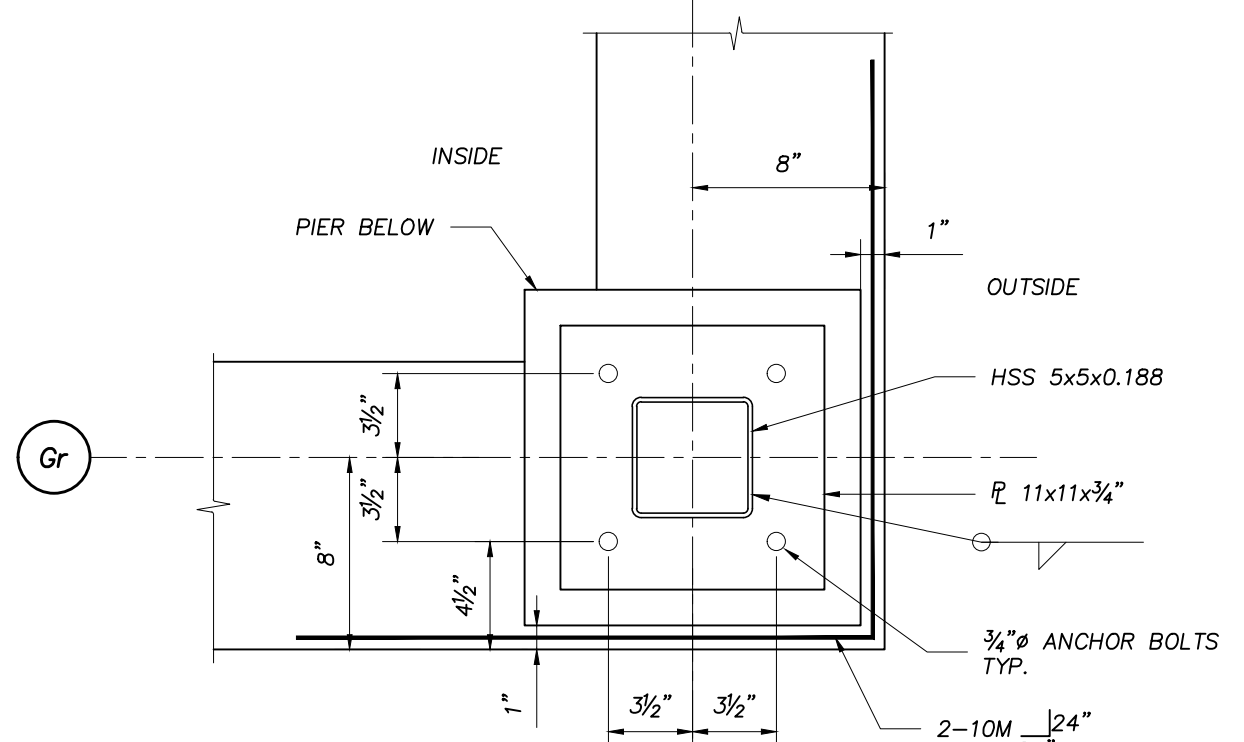
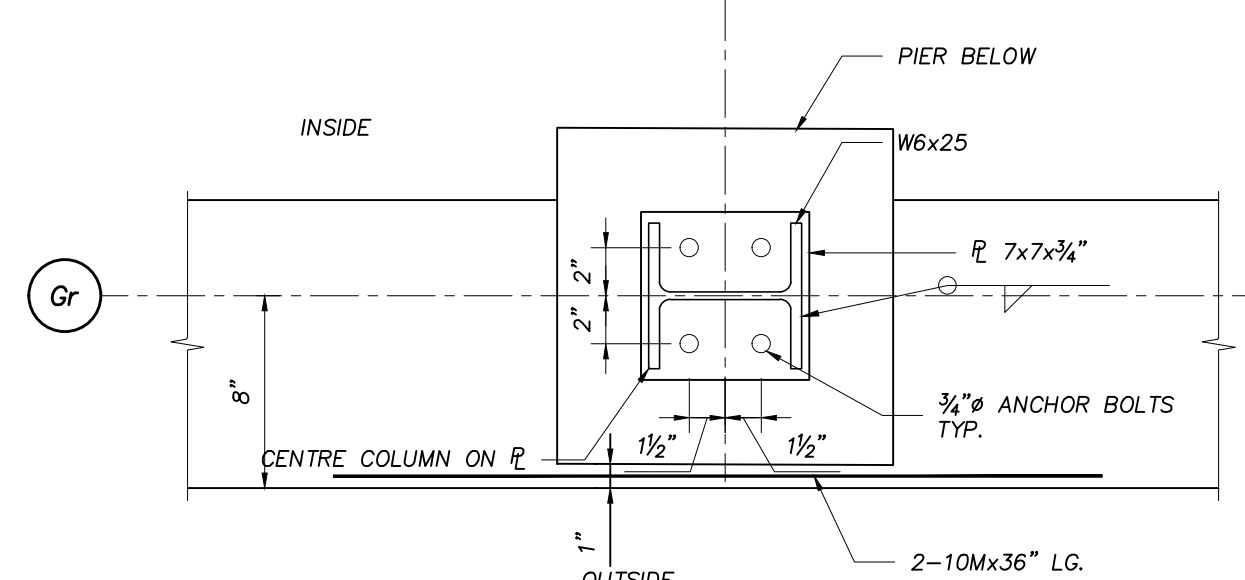
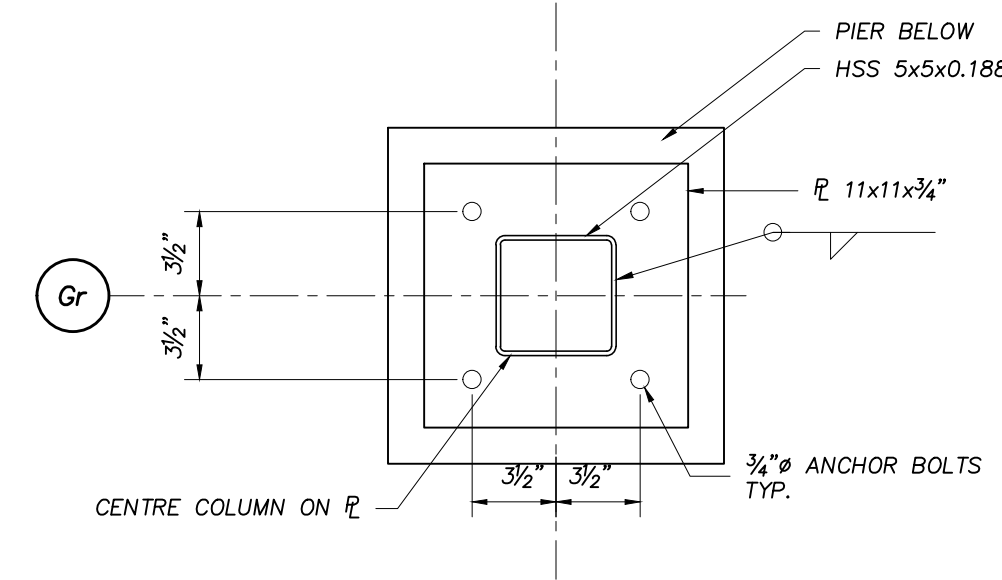
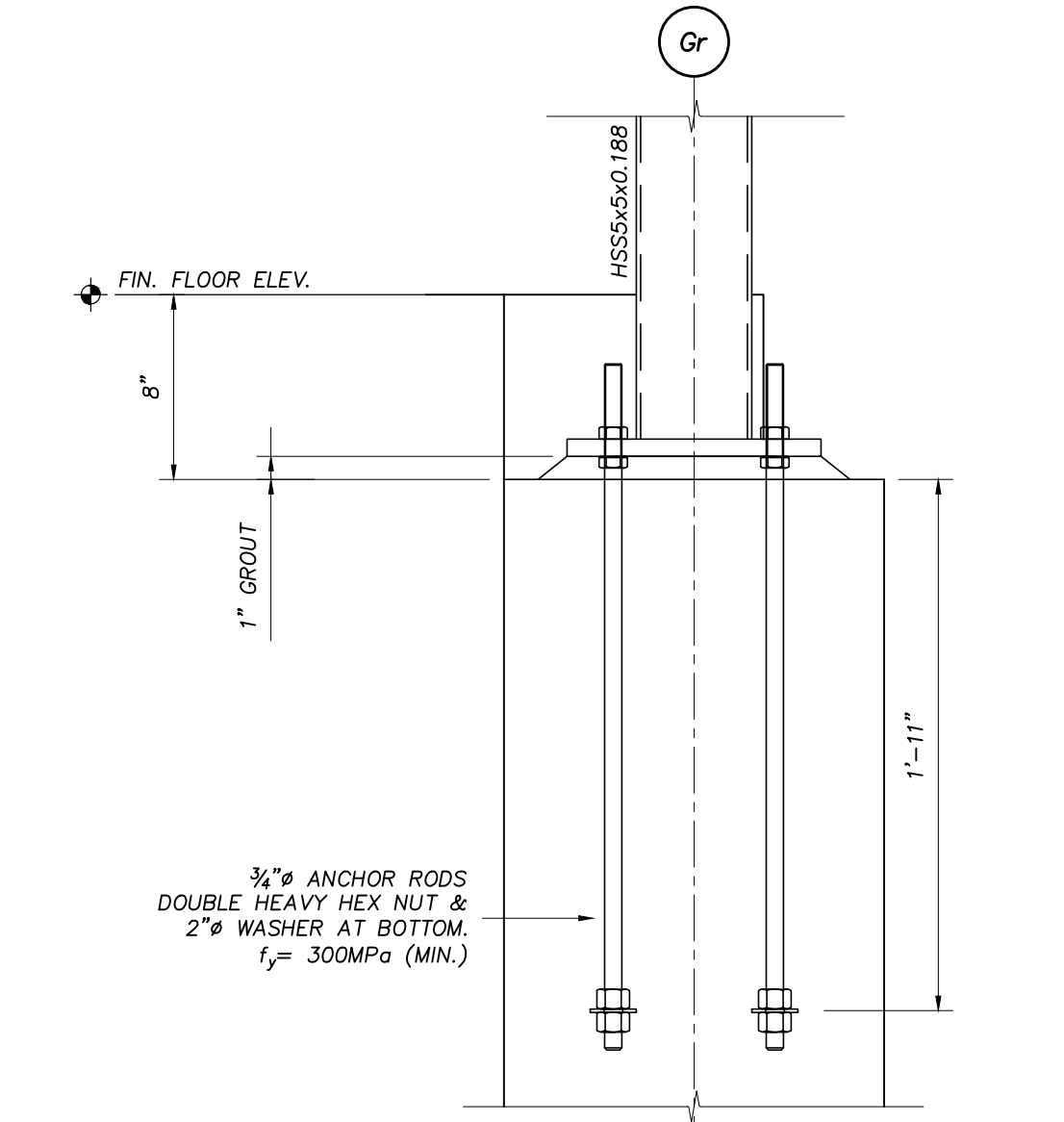
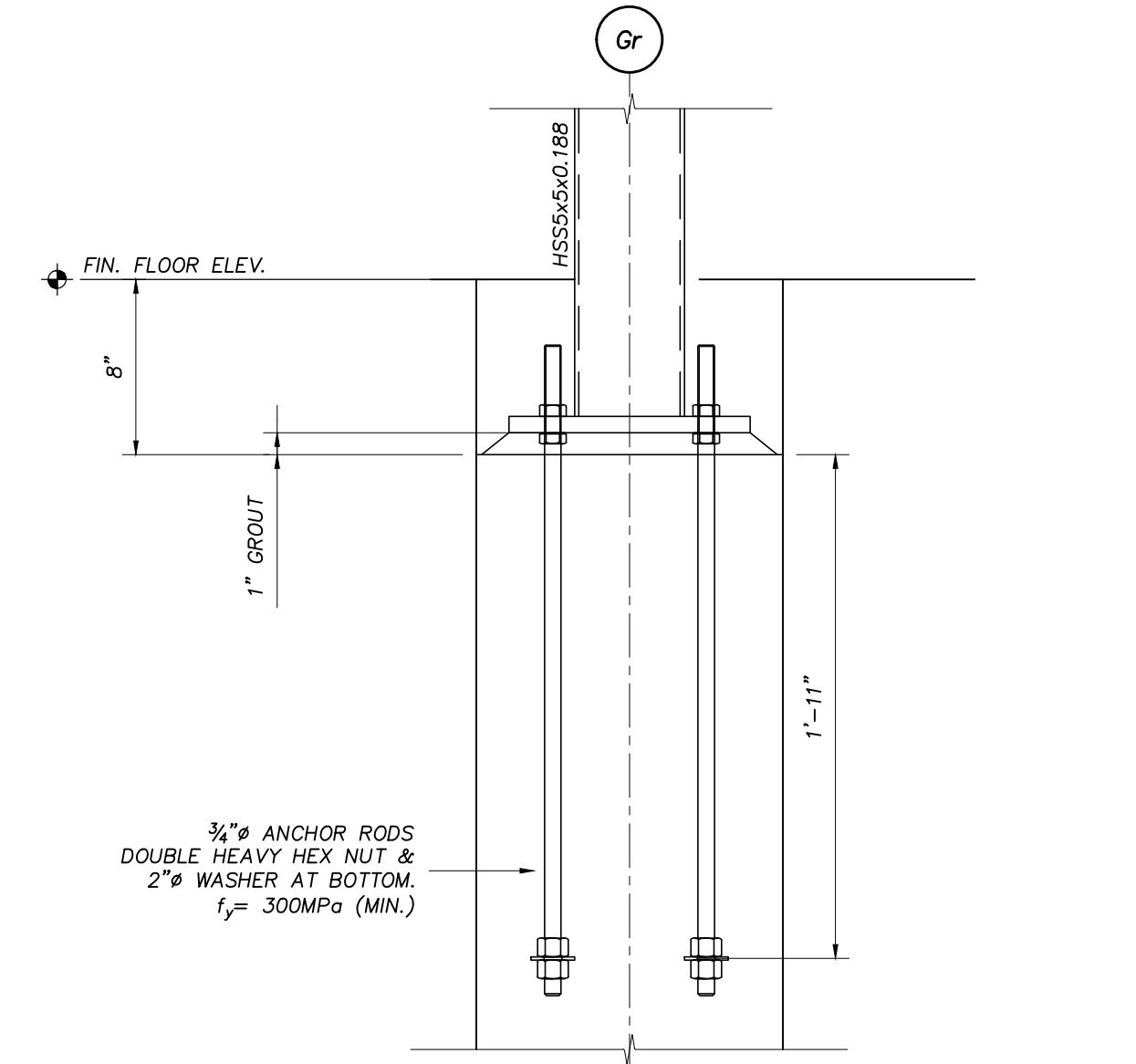
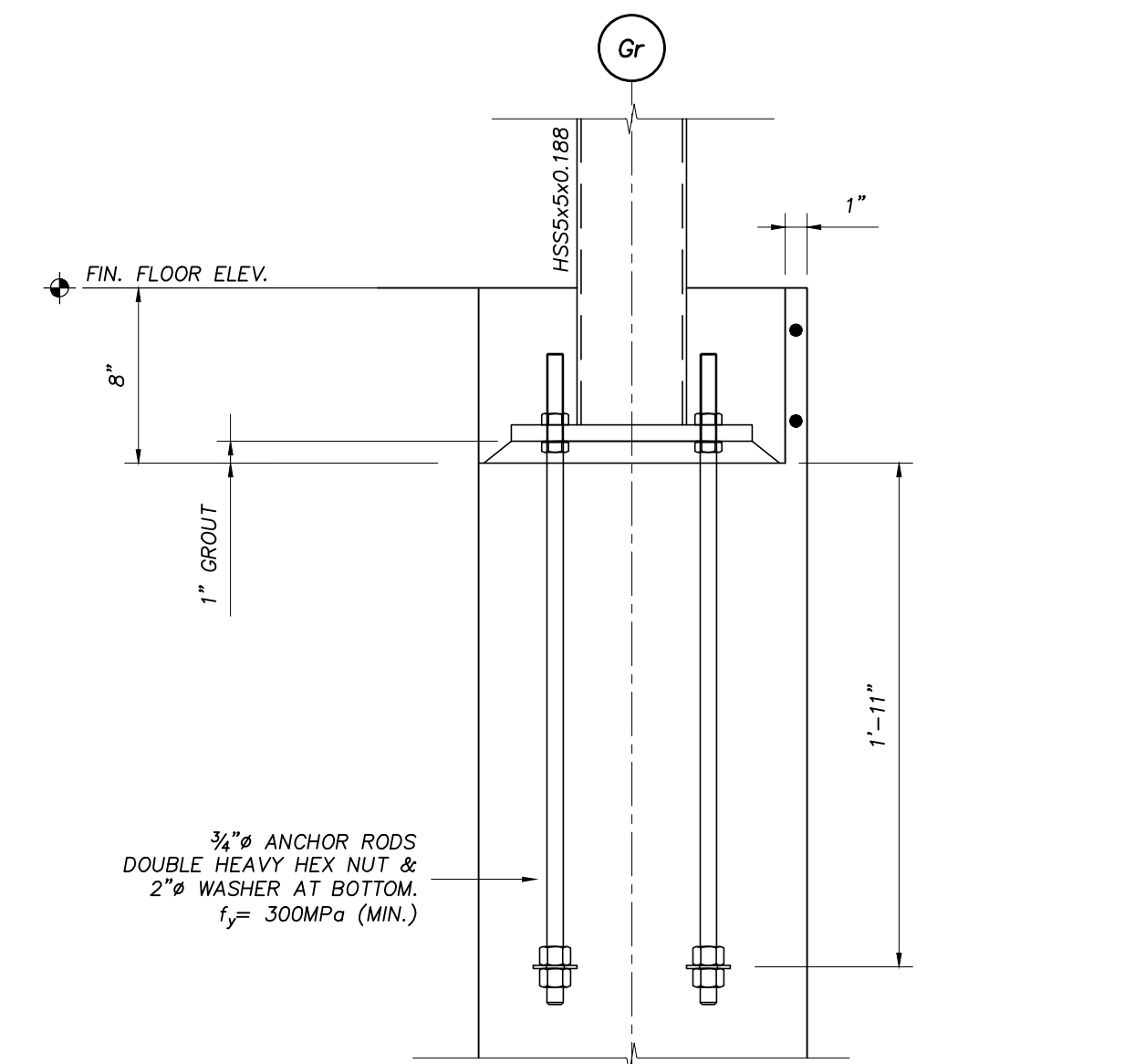
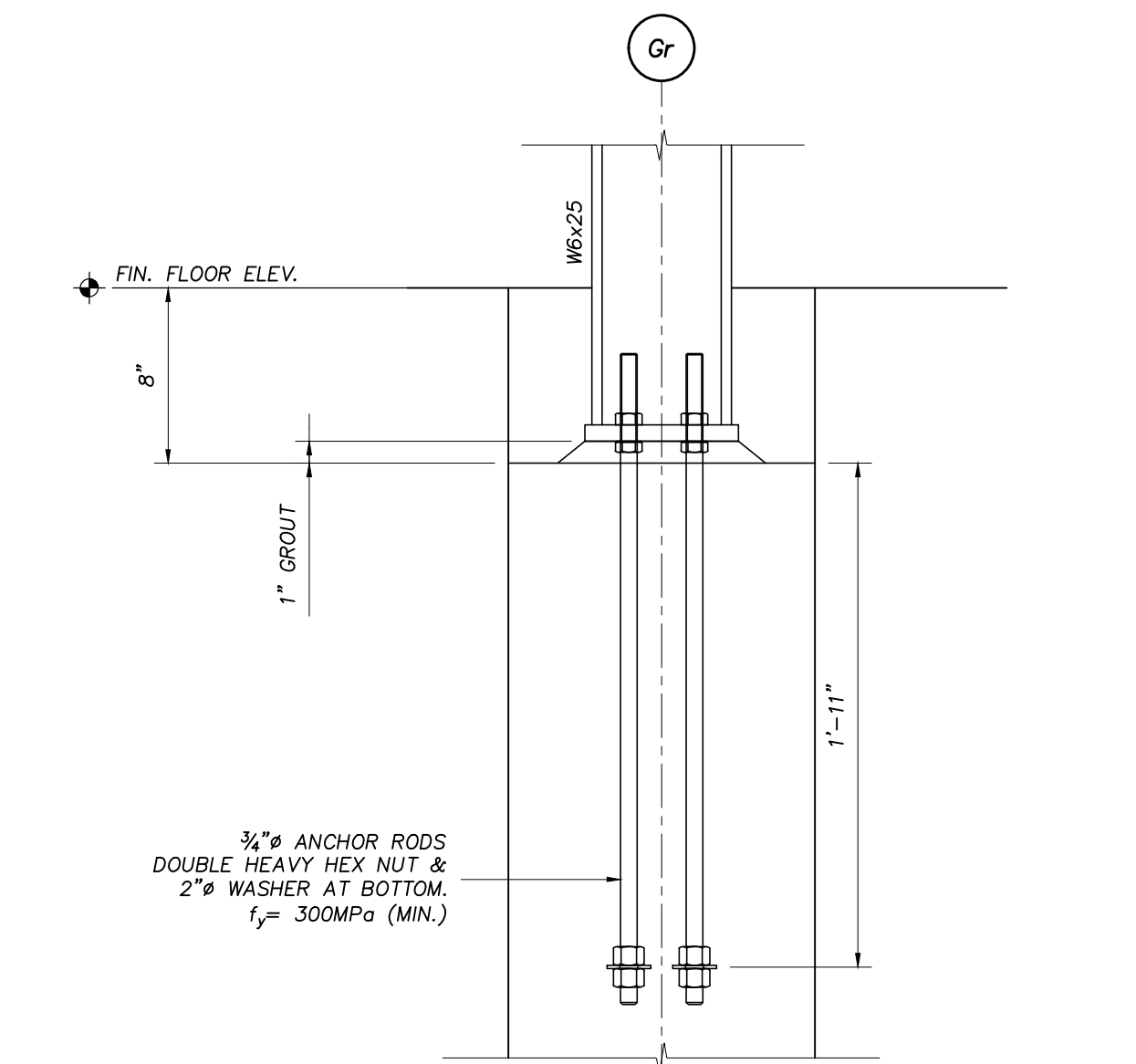
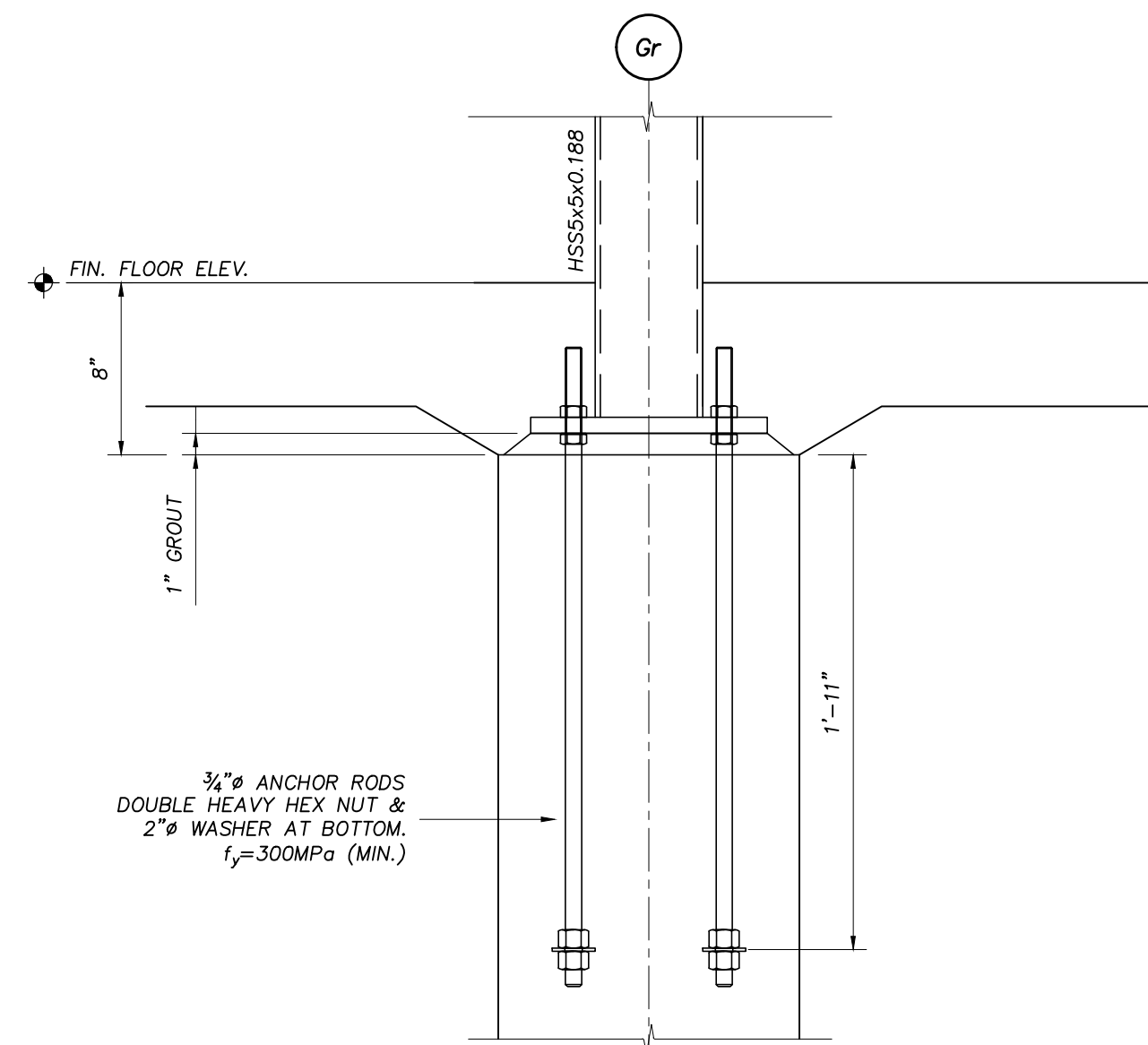


5 SECTION
S101 SCALE: 3/4"=1'-0"



6 SECTION
S101 SCALE: 3/4"=1'-0"

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BASE-A
BASE-A1

SCALE: 1-1/2"=1'-0"

NOTE: BASE A1 SIMILAR TO BASE A EXCEPT TOP OF PIER 1'-5" ABOVE FINISHED FLOOR

BASE-B

SCALE: 1-1/2"=1'-0"

BASE-C

SCALE: 1-1/2"=1'-0"

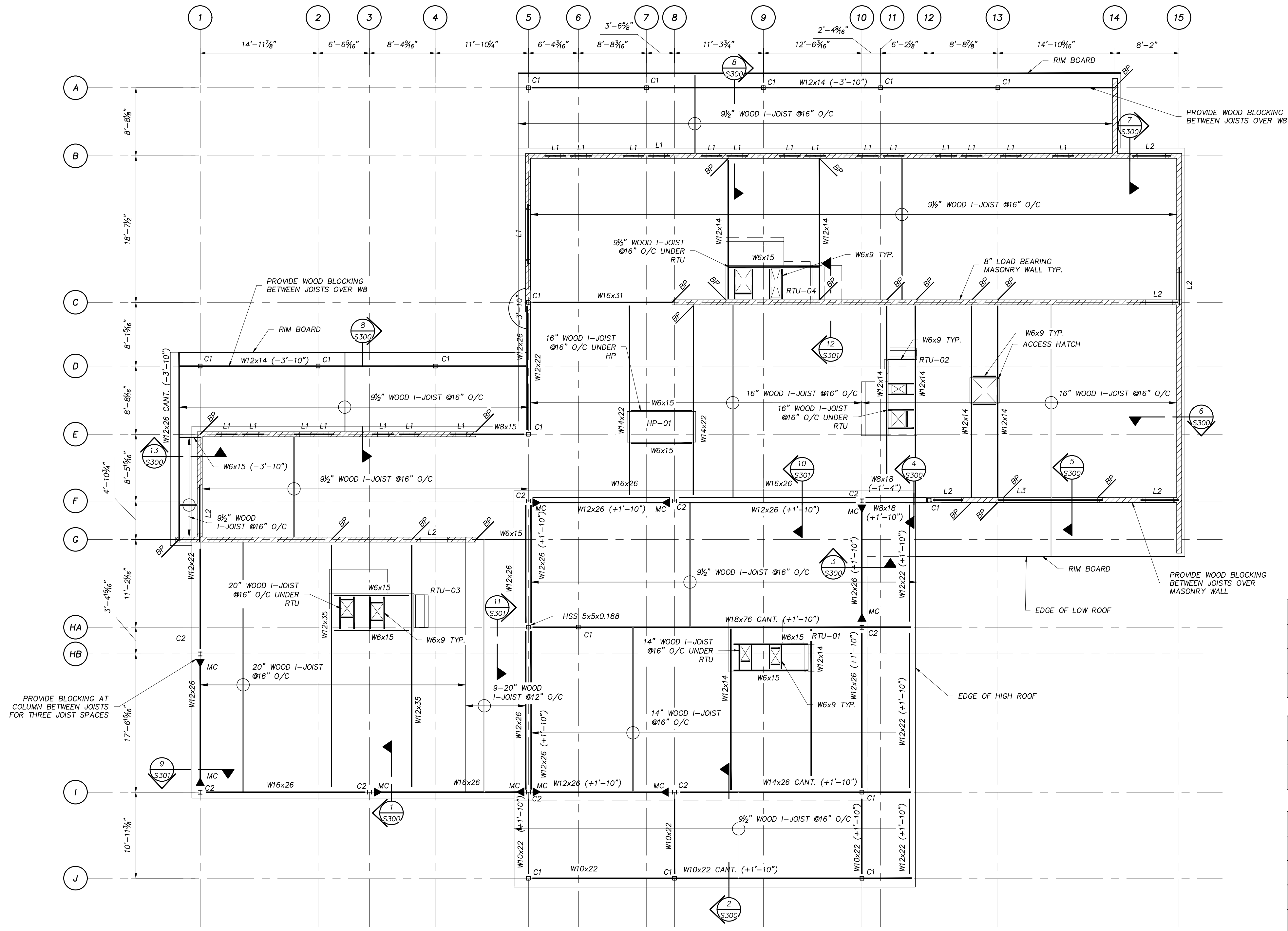
BASE-D

SCALE: 1-1/2"=1'-0"

BASE-E

SCALE: 1-1/2"=1'-0"

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COLUMN SCHEDULE	
COLUMN TYPE	DIMENSIONS
C1	HSS 5"x5"x0.188"
C2	W6x25

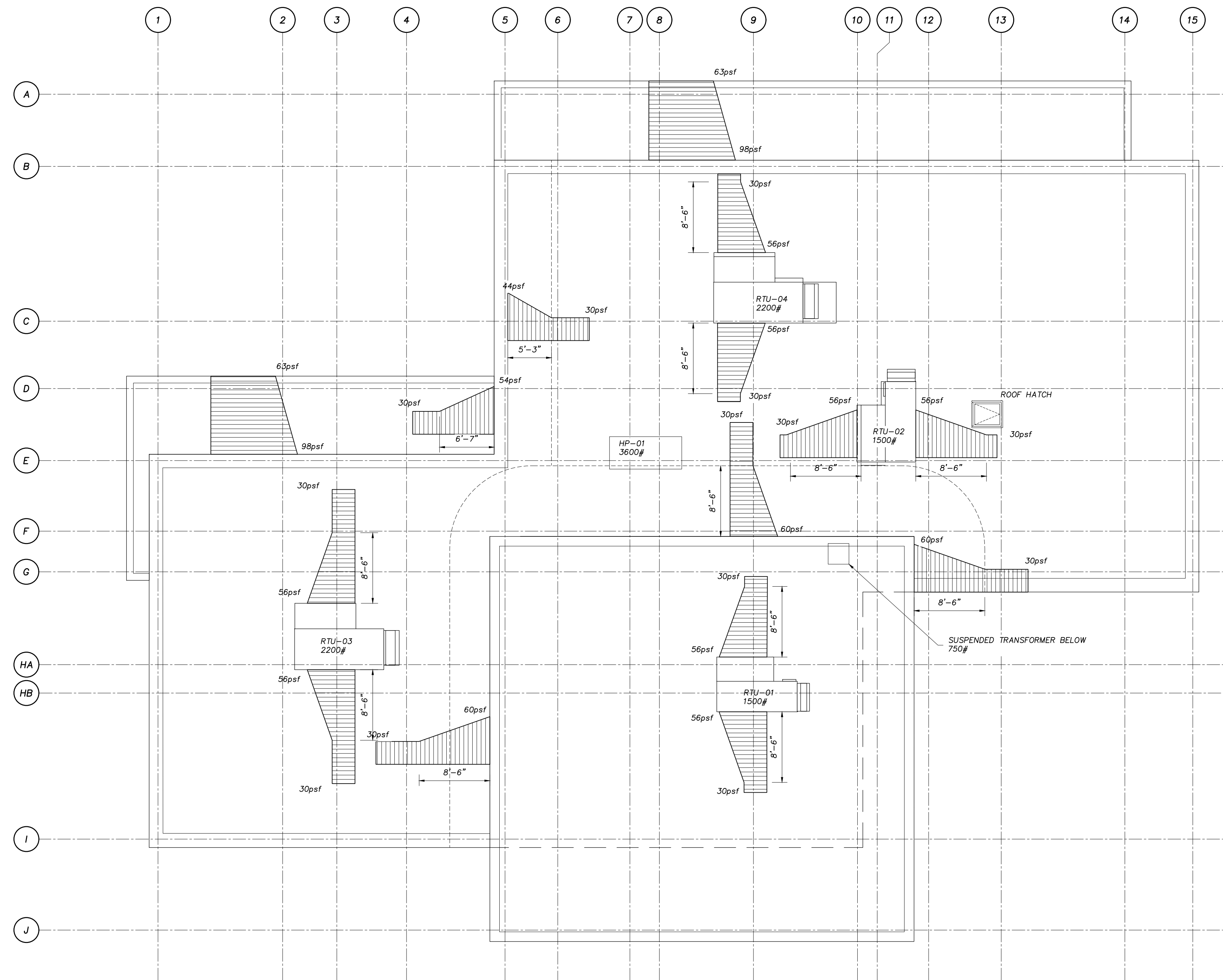
PIER SCHEDULE			
PIER TYPE	DIMENSIONS	REINFORCEMENT	TIES
P1	16" x 16"	4-20M	10M @10" O/C

FOOTING SCHEDULE		
FOOTING TYPE	DIMENSIONS	REINFORCEMENT
F1	3'-0"x3'-0"x1'-0"	3-15M BARS EQ. SPACED E/W
F2	3'-6"x3'-6"x1'-0"	4-15M BARS EQ. SPACED E/W
F3	5'-0"x5'-0"x1'-0"	5-15M BARS EQ. SPACED E/W
F4	4'-6"x4'-6"x1'-0"	5-15M BARS EQ. SPACED E/W
F5	4'-0"x4'-0"x1'-0"	4-15M BARS EQ. SPACED E/W

ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

- NOTES:
- FOR ROOF AND DESIGN LOADS REFER TO LOAD TABLES ON DRAWING S000 AND LOADS ON S201.
 - THIS BUILDING RELIES ON MASONRY SHEAR WALLS AND STEEL MOMENT FRAMES FOR LATERAL SUPPORT.
 - TOP OF BEAM ELEVATION IS 13'-4" ABOVE FINISHED GROUND FLOOR UNLESS NOTED THIS (E-200 JON PLAN).
 - ROOF CONSTRUCTION TO BE 3/4" T & G PLYWOOD SHEATHING SUPPORTED BY PRE-FABRICATED WOOD I-JOISTS OF THE SIZE AND SPACING SHOWN ON THE DRAWINGS.
 - PROVIDE SOLID WOOD BLOCKING IN ACCORDANCE WITH CSA 086 AND AS SHOWN IN THE DRAWINGS.
 - ALL MASONRY WALLS ARE TO BE BUILT TO THE UNDERSIDE OF THE ROOF SHEATHING. REFER TO CONTRACT DOCUMENTS FOR FIRE-STOPPING REQUIREMENTS.
 - THE TOPS OF ALL MASONRY WALLS ARE TO HAVE LATERAL SUPPORT. REFER TO DETAILS ON S001.
 - TOPS OF ALL MASONRY WALLS ARE TO HAVE A SOLID TWO COURSE BOND BEAM.
 - ALL BEARING PLATES (BP) TO BE 7/8"x4" C/W 1/2" @ x 12" LONG ANCHORS W/2" HOOK.
 - "MC" DENOTES MOMENT CONNECTION.

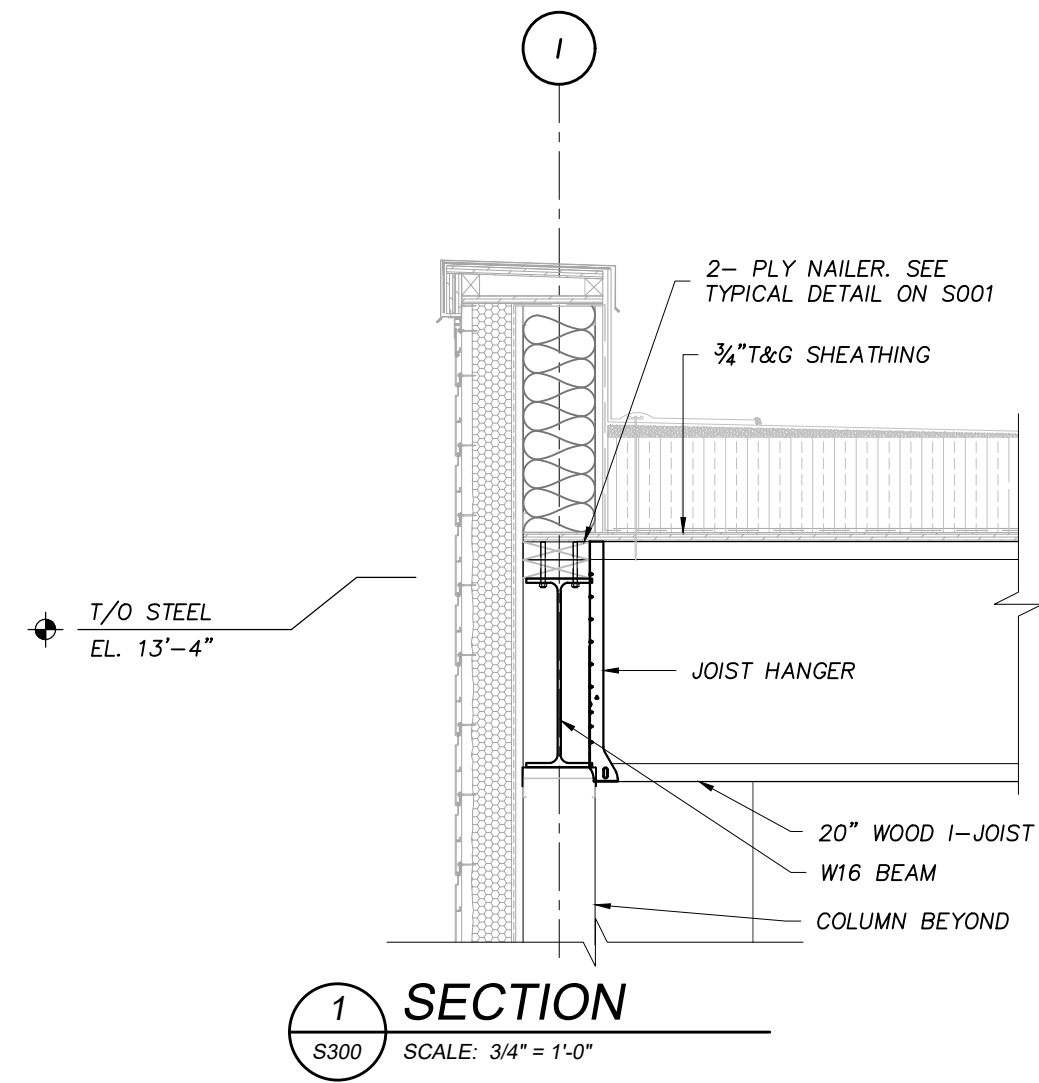
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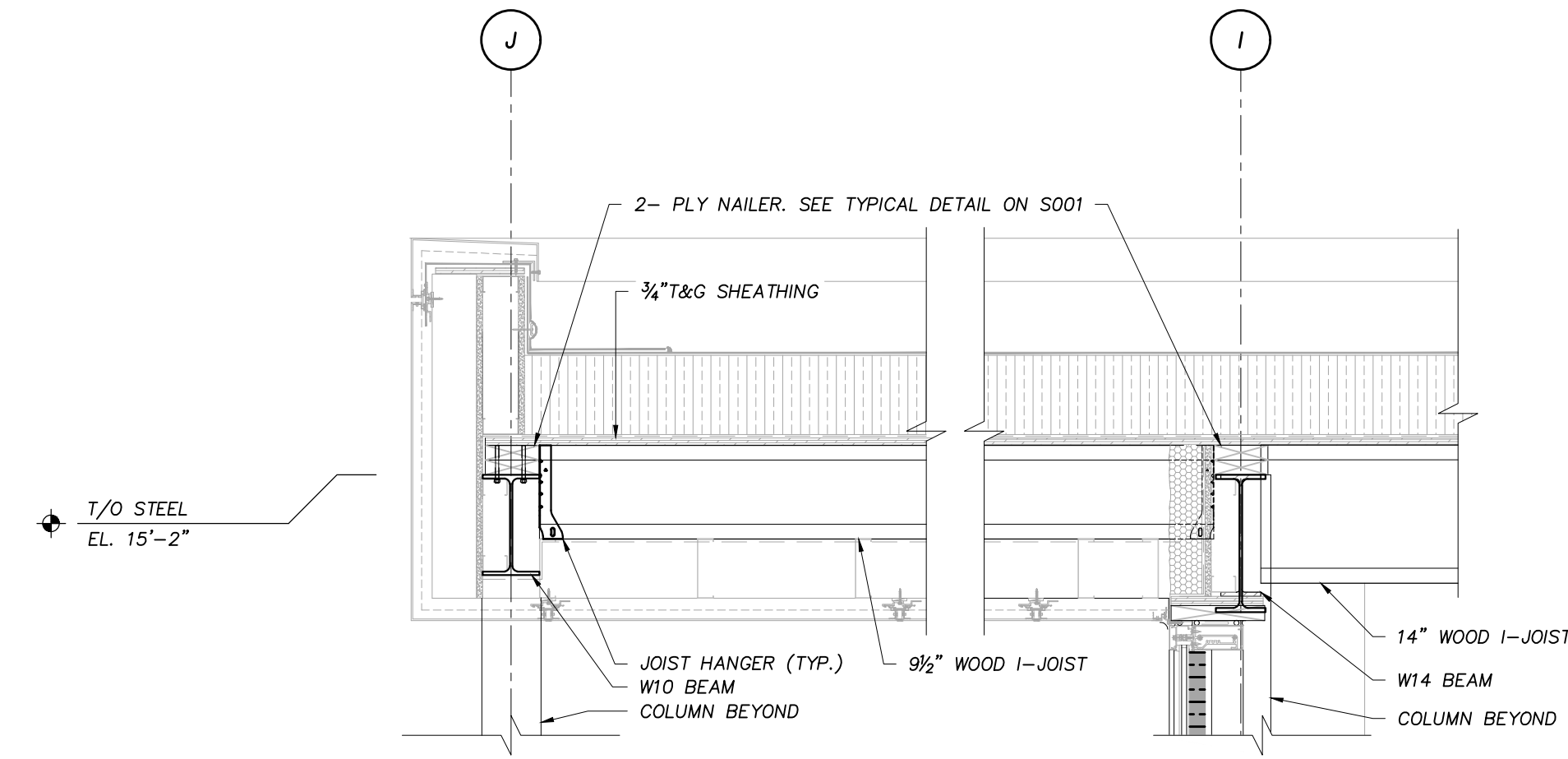
ROOF LOADS
SCALE: 1/8"=1'-0"

- NOTES:
 1. COORDINATE ALL MECHANICAL AND ELECTRICAL LOADS WITH M & E DRAWINGS.
 2. 4" Ø PIPES 25 PLF.
 3. 6" Ø PIPES 32 PLF.

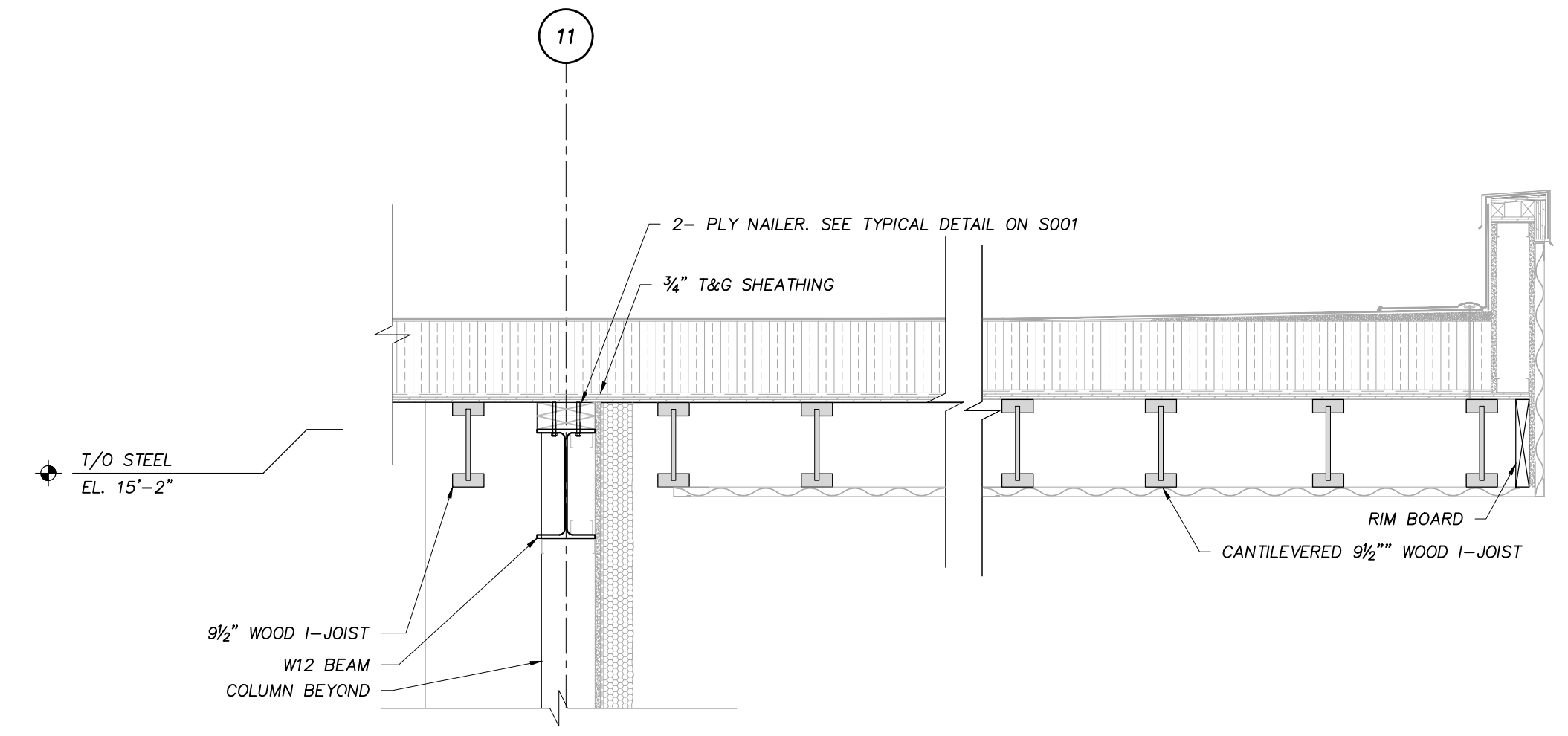
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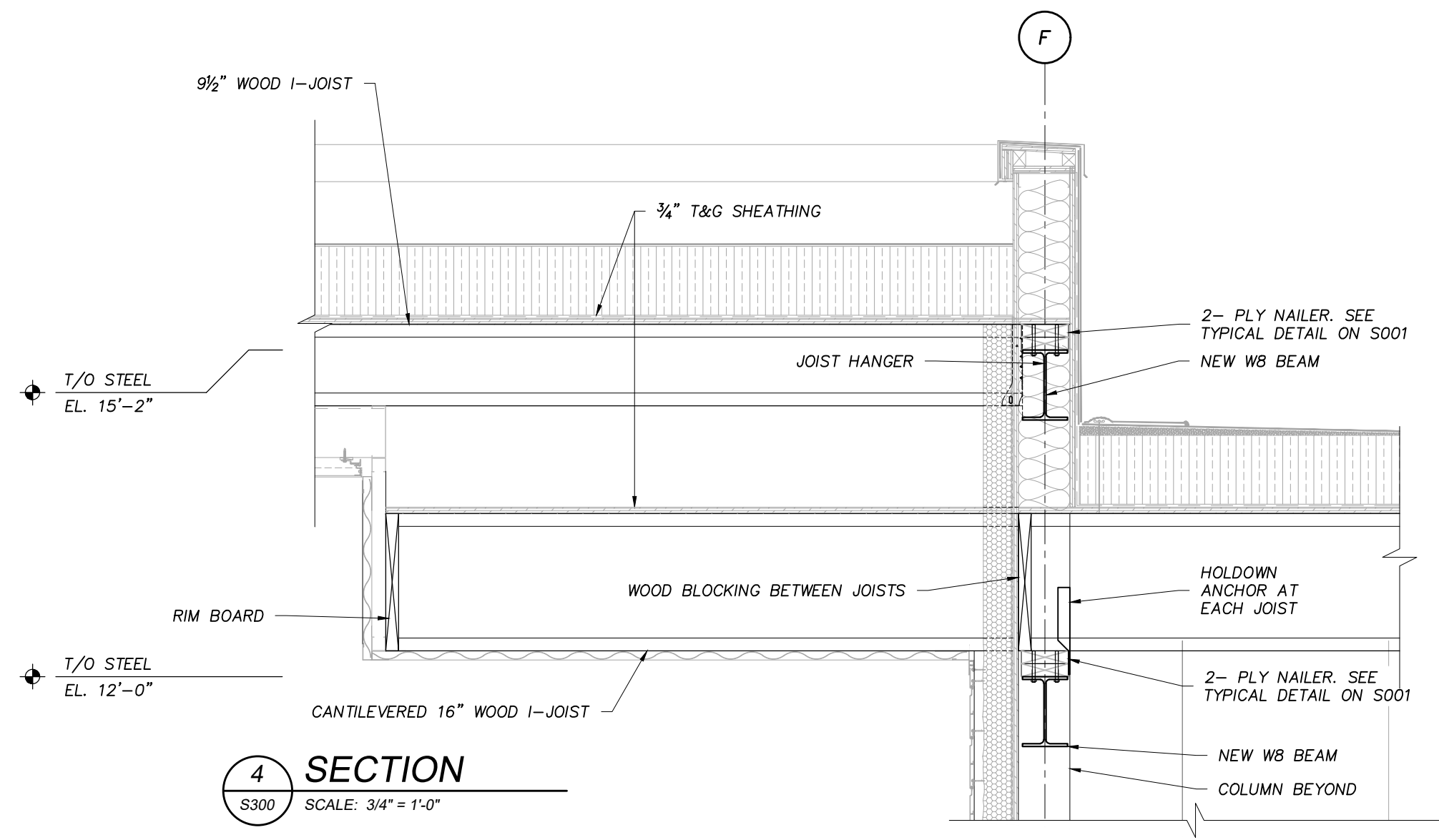
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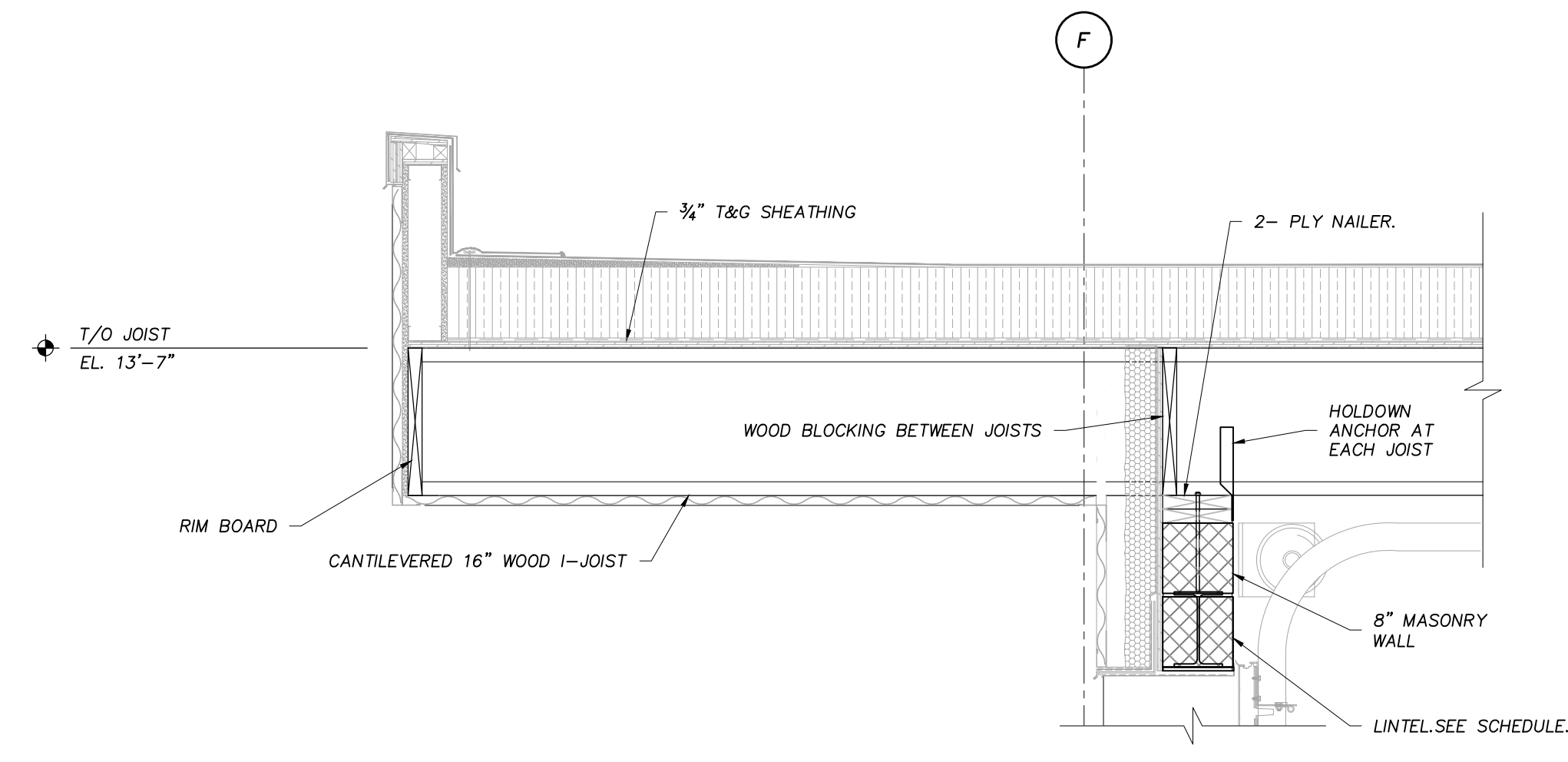
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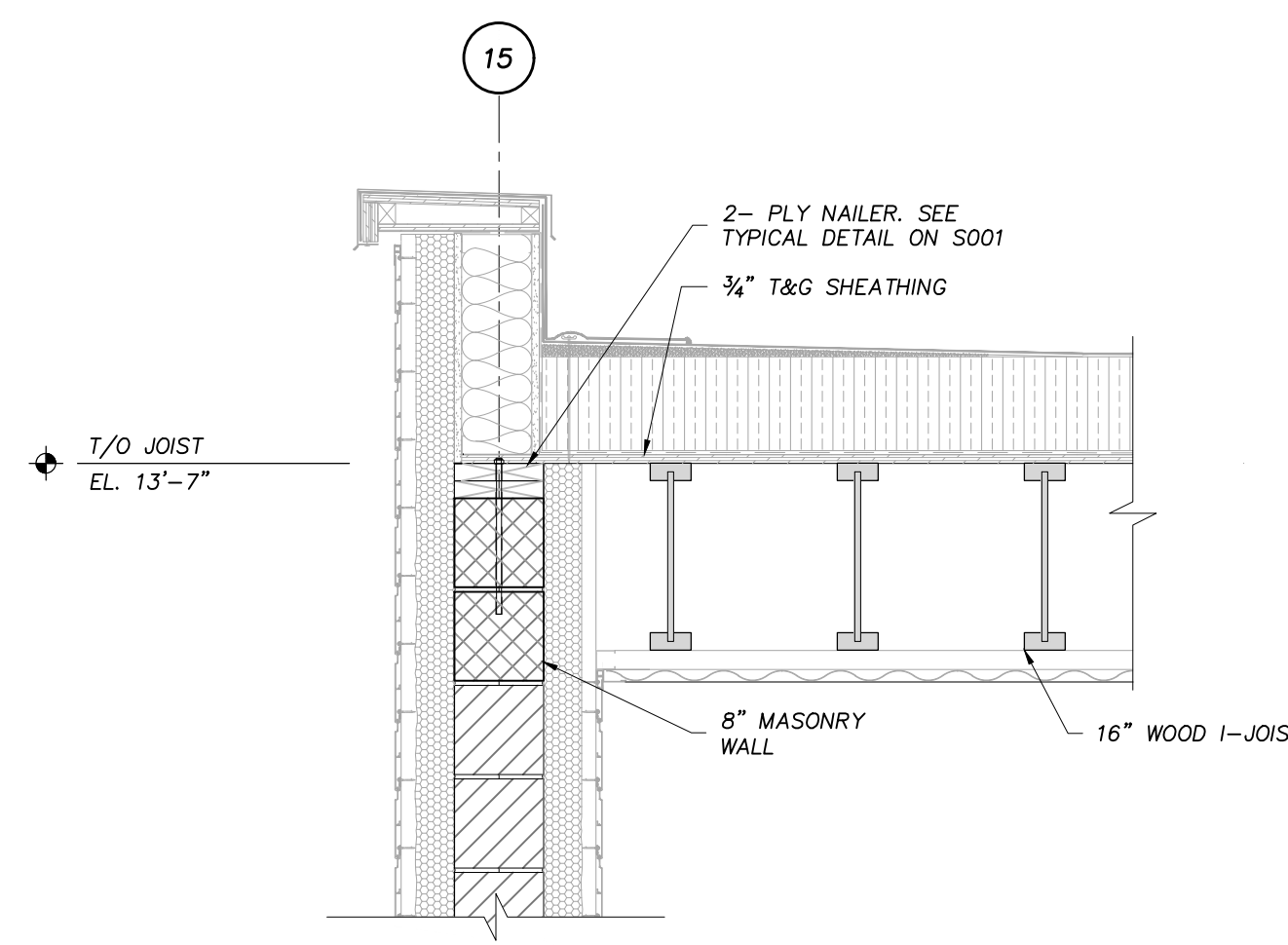
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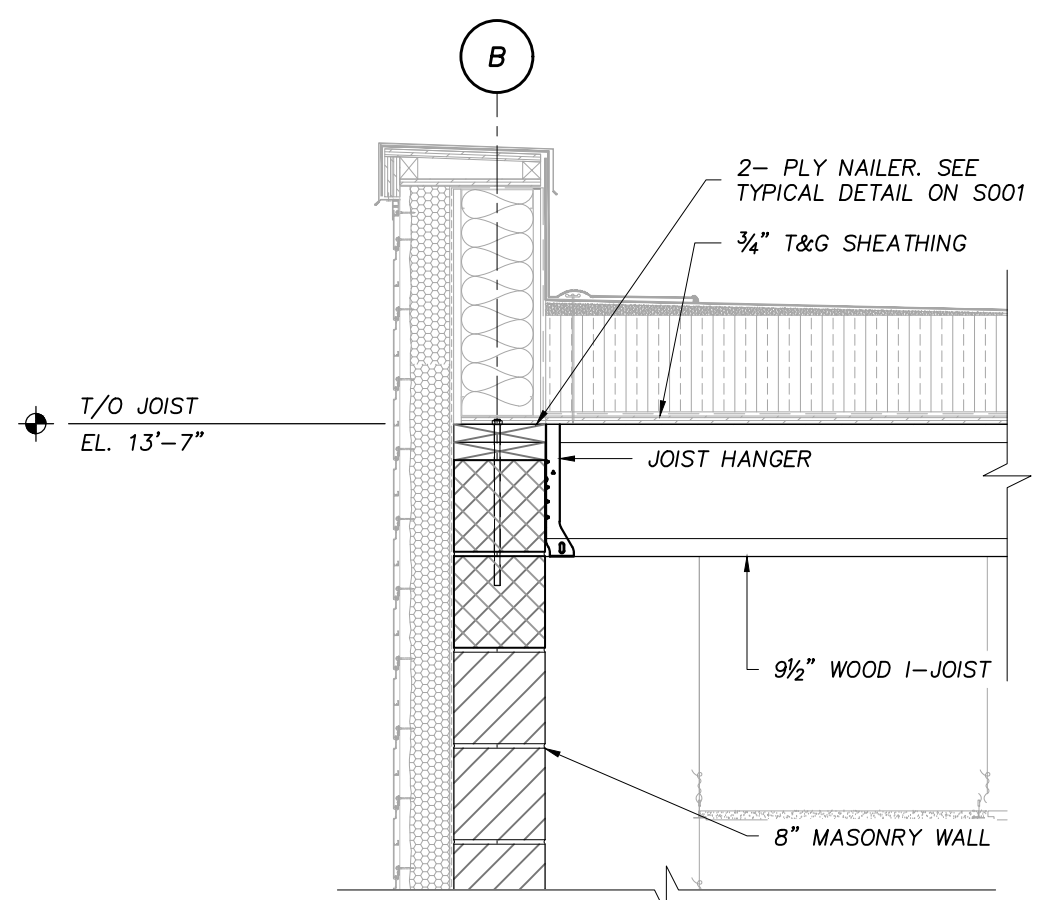
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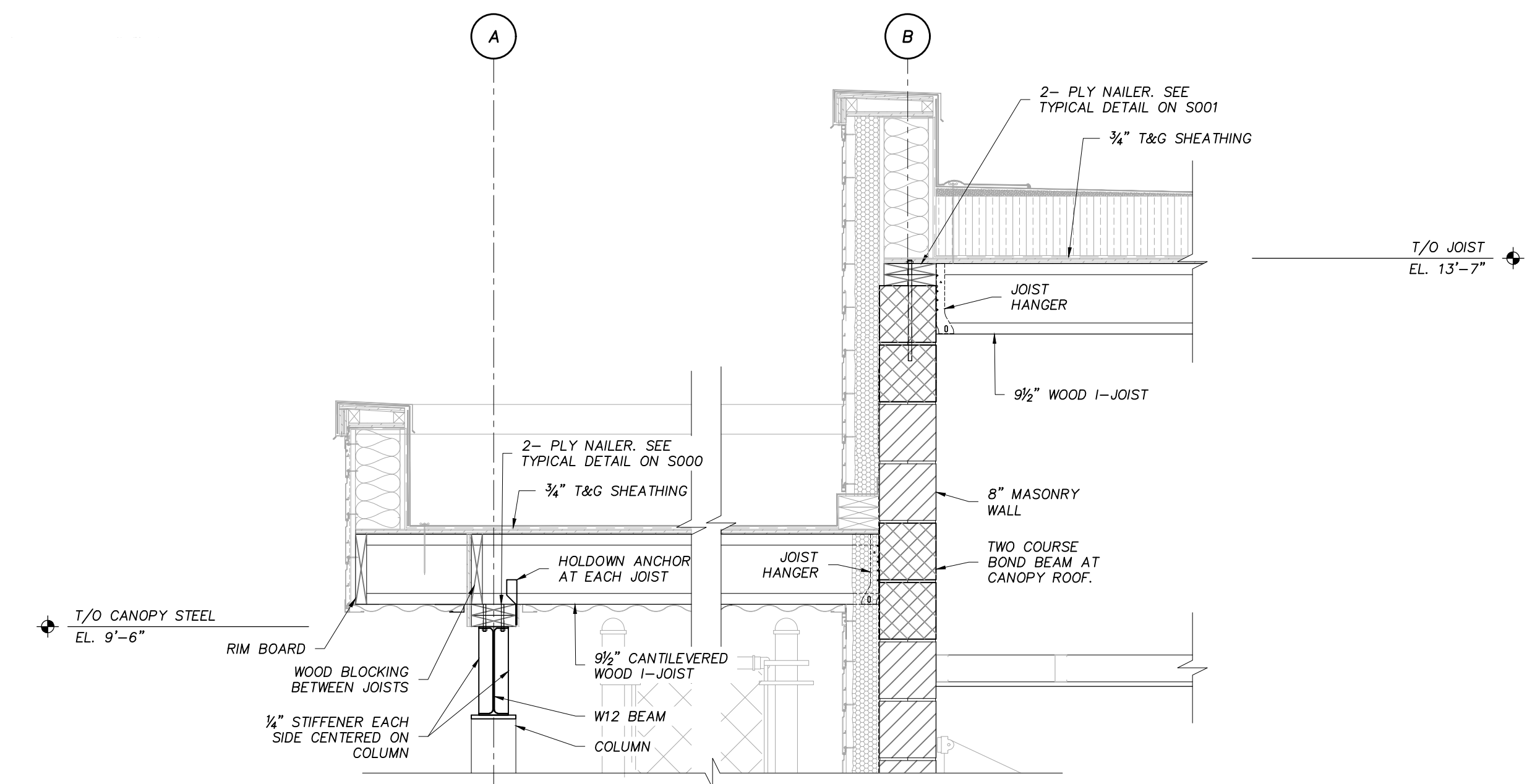
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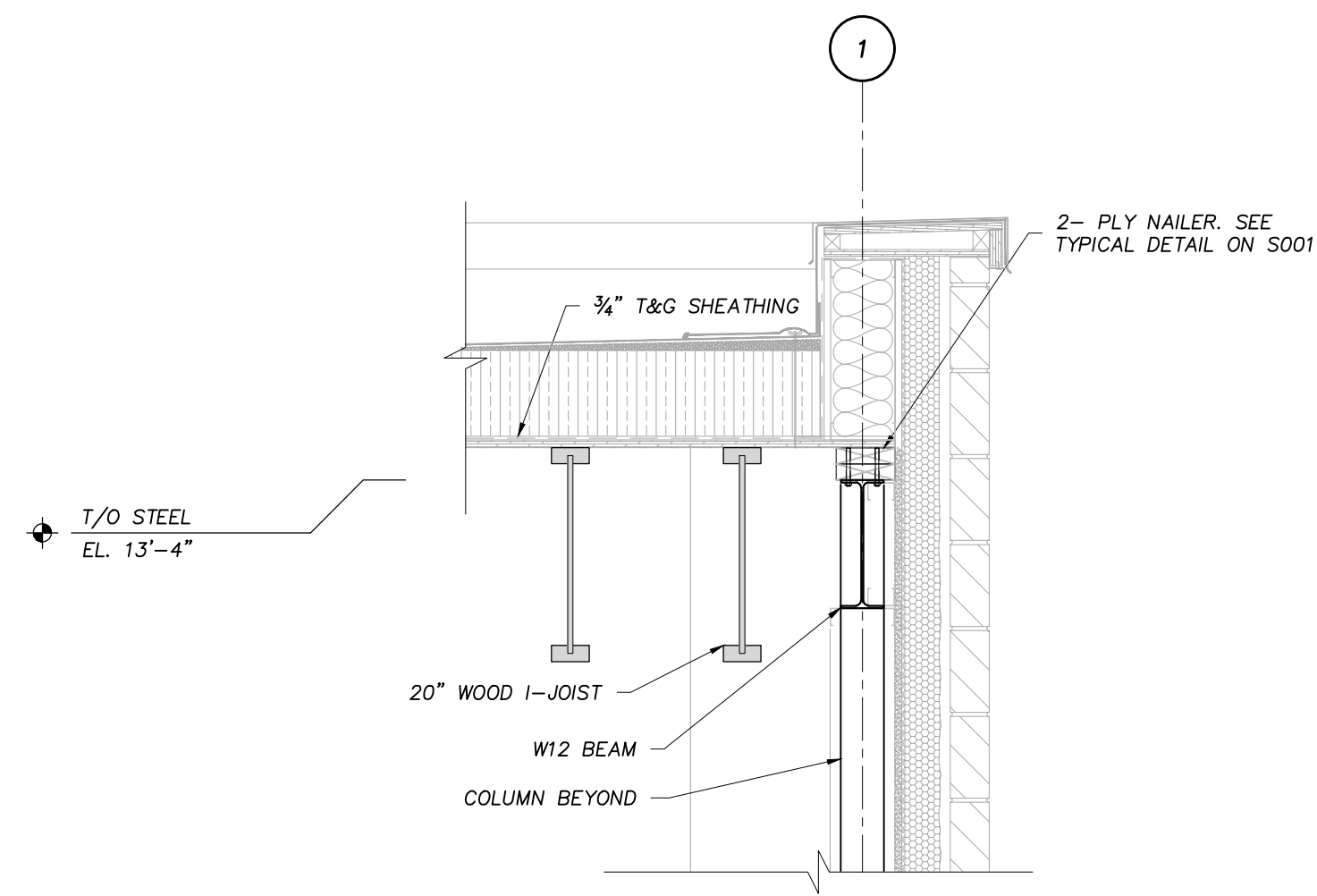


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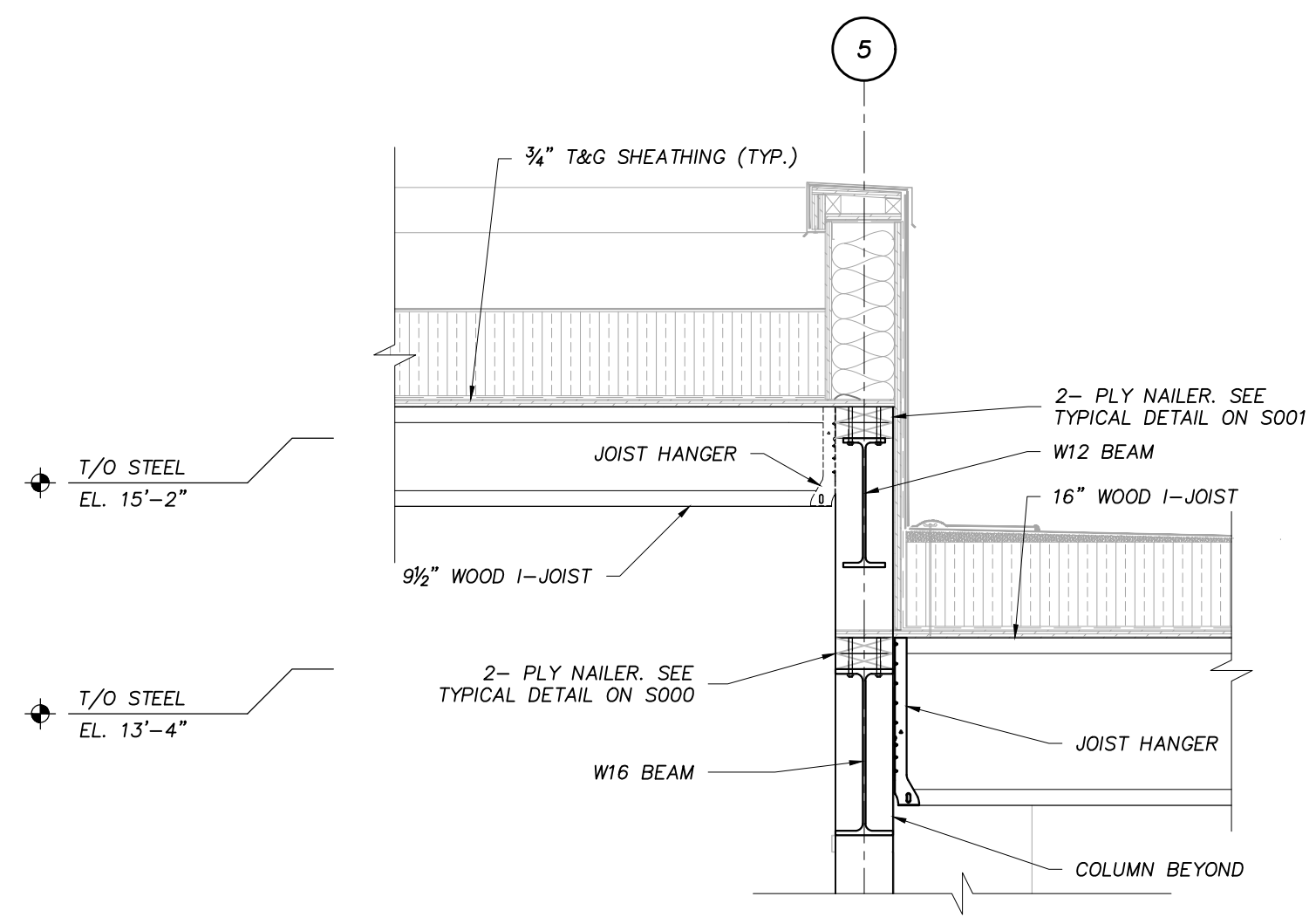


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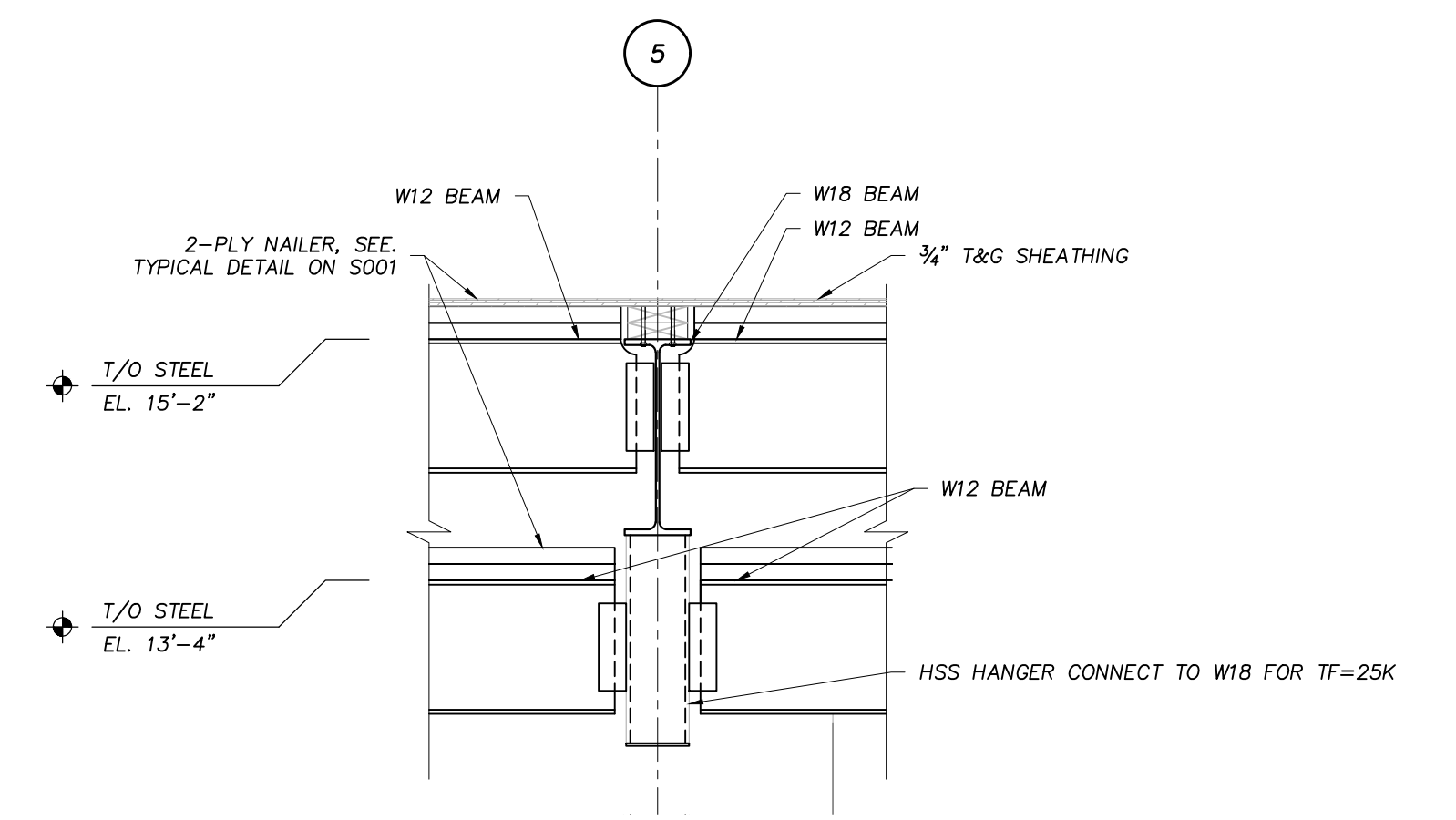
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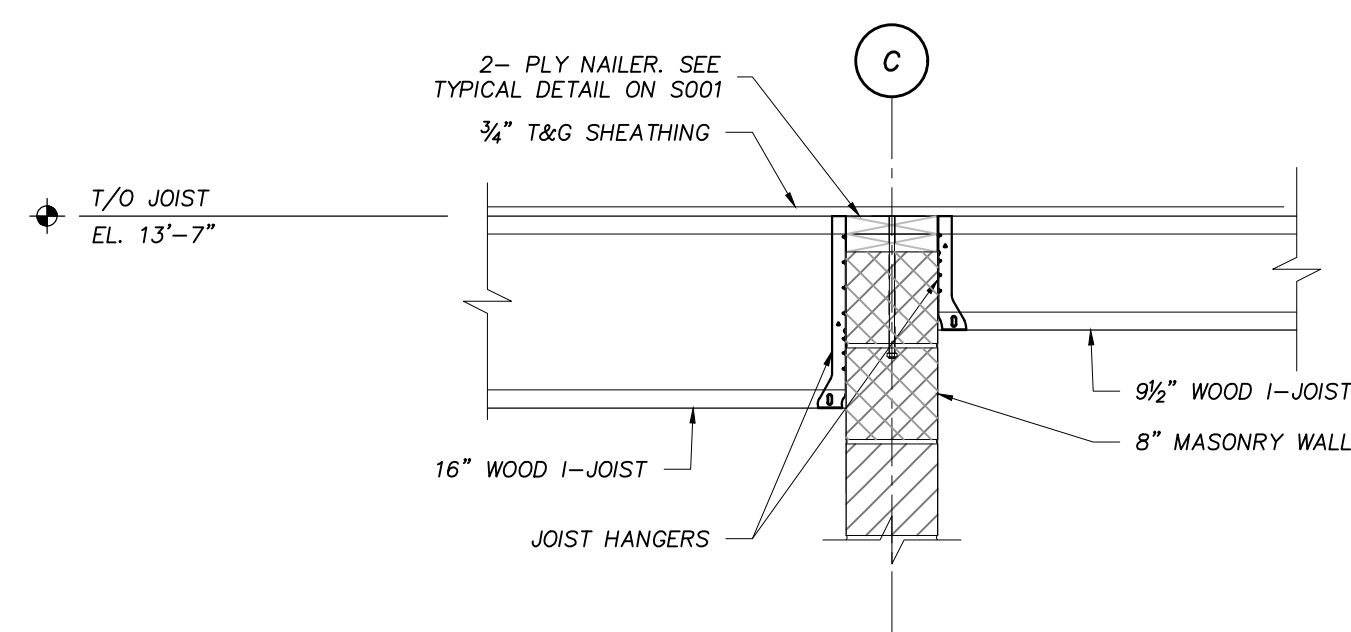
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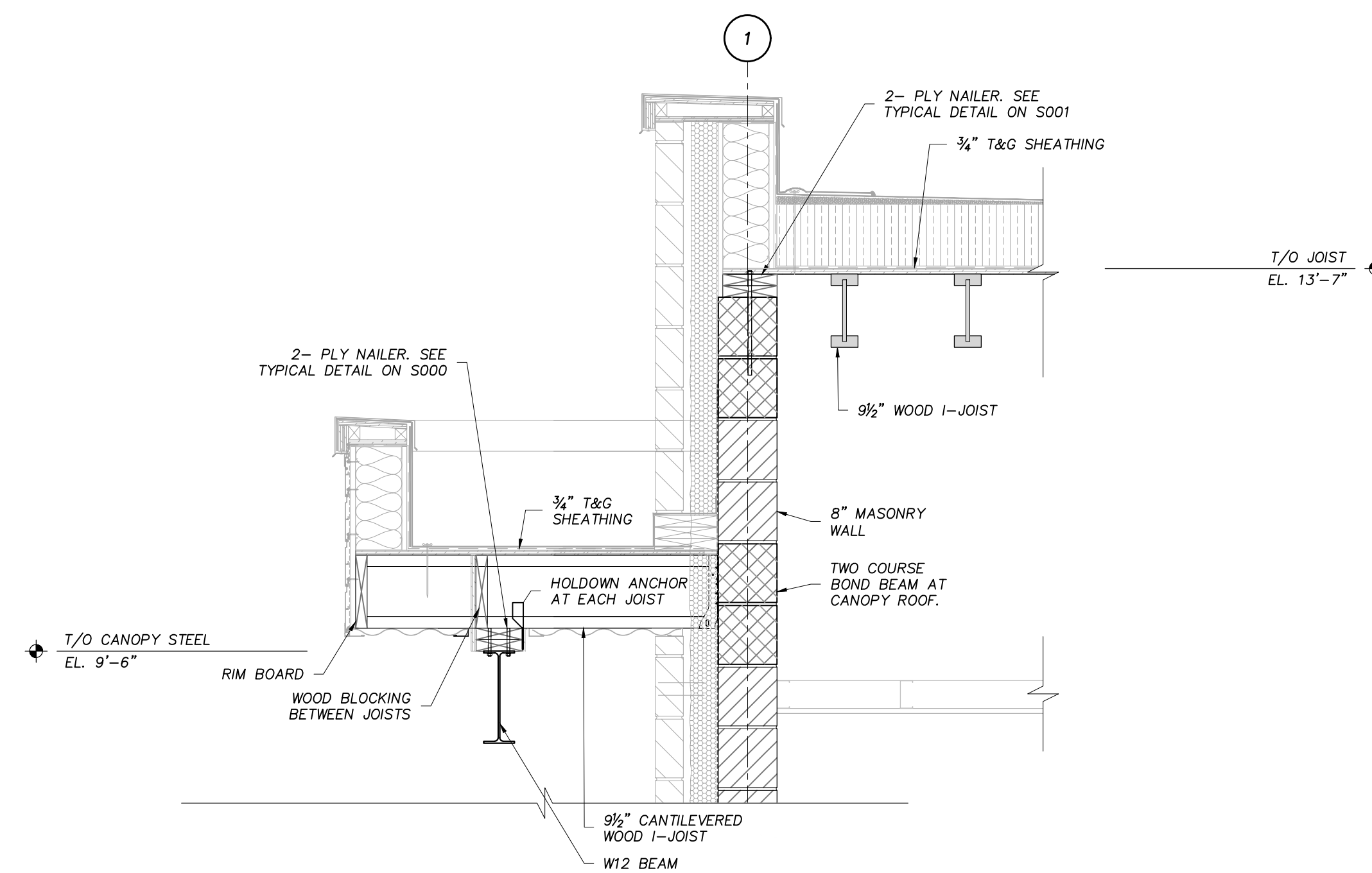
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S301 SCALE: 3/4" = 1'-0"



11 SECTION
S301 SCALE: 3/4" = 1'-0"

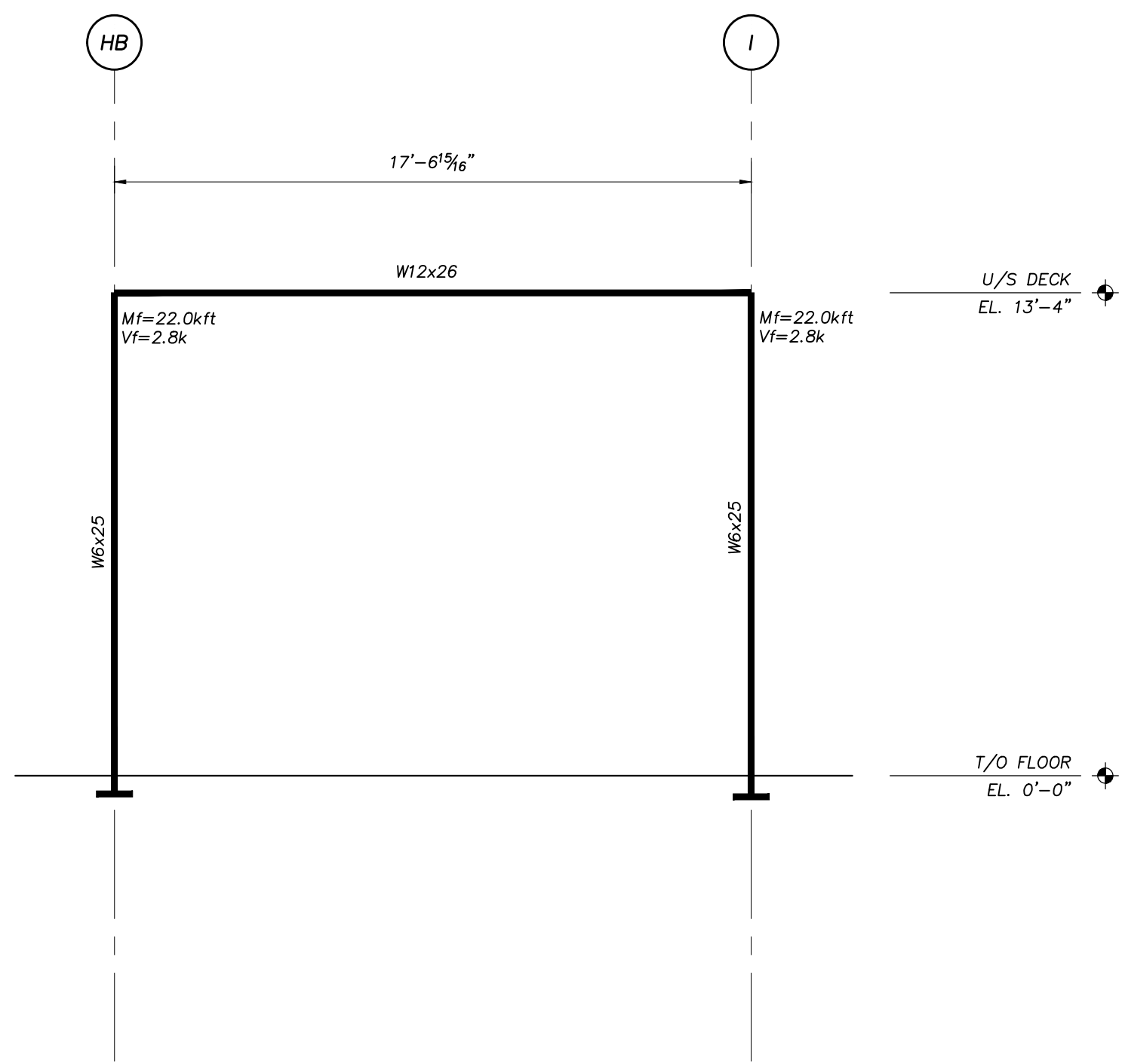


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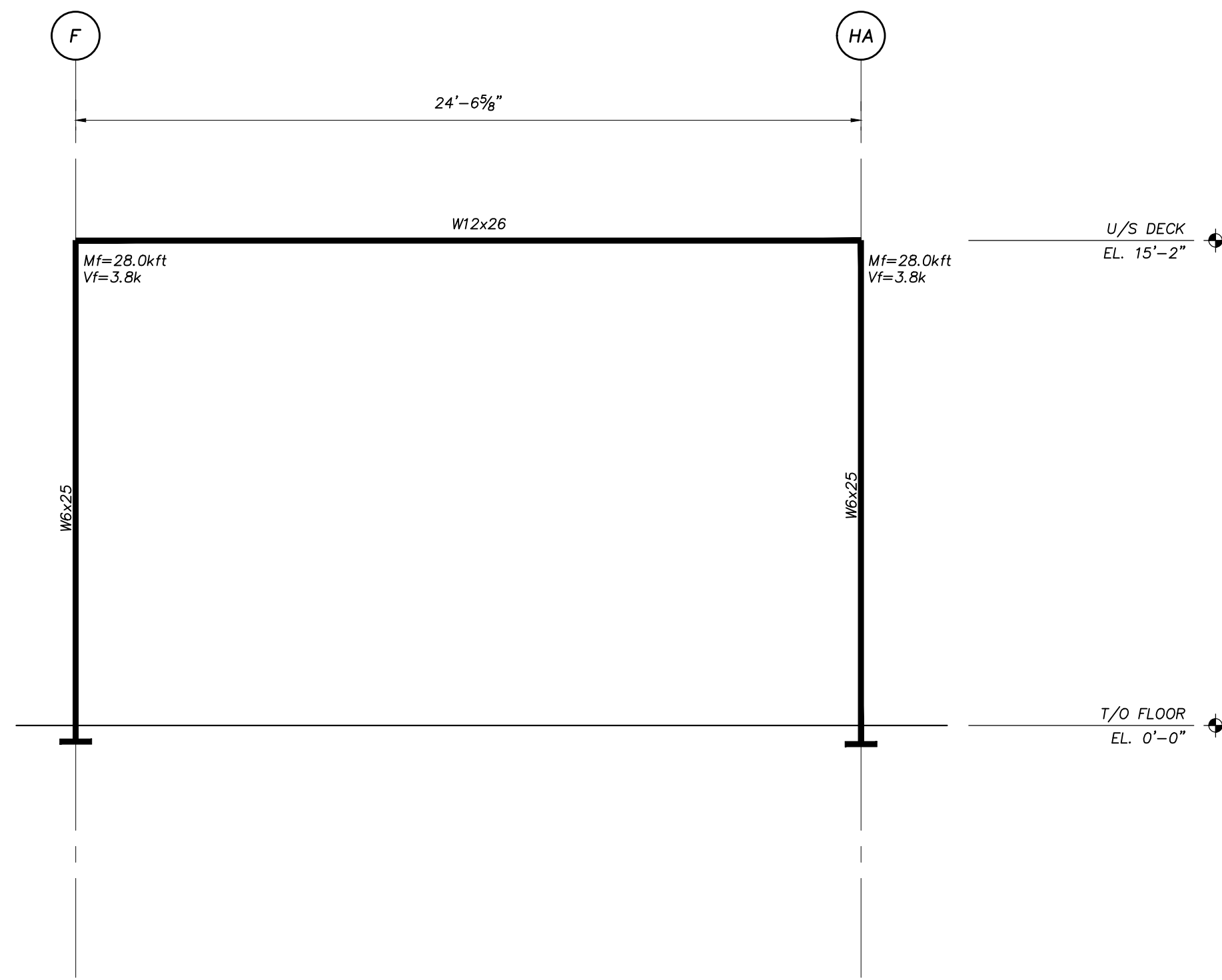


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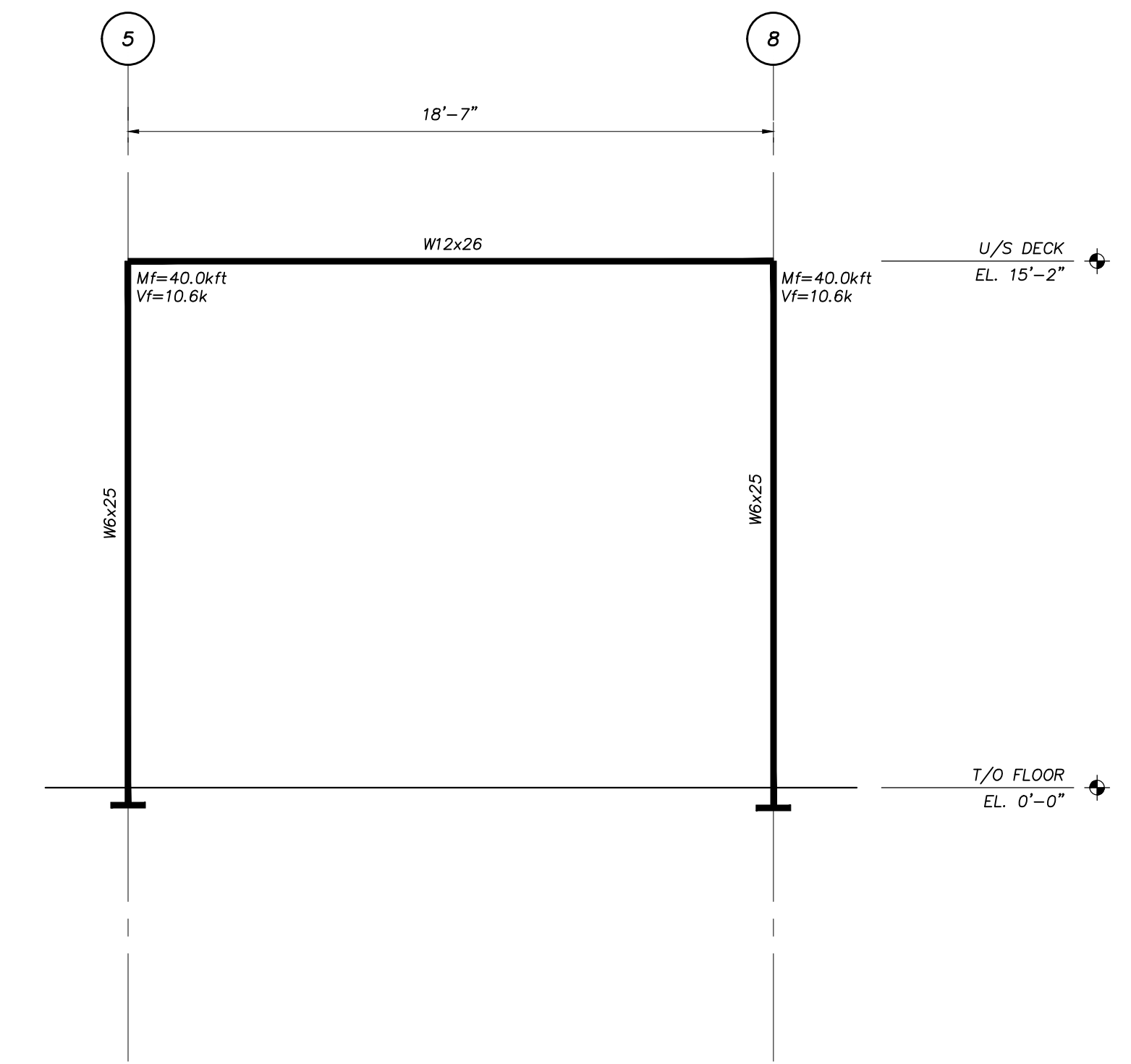
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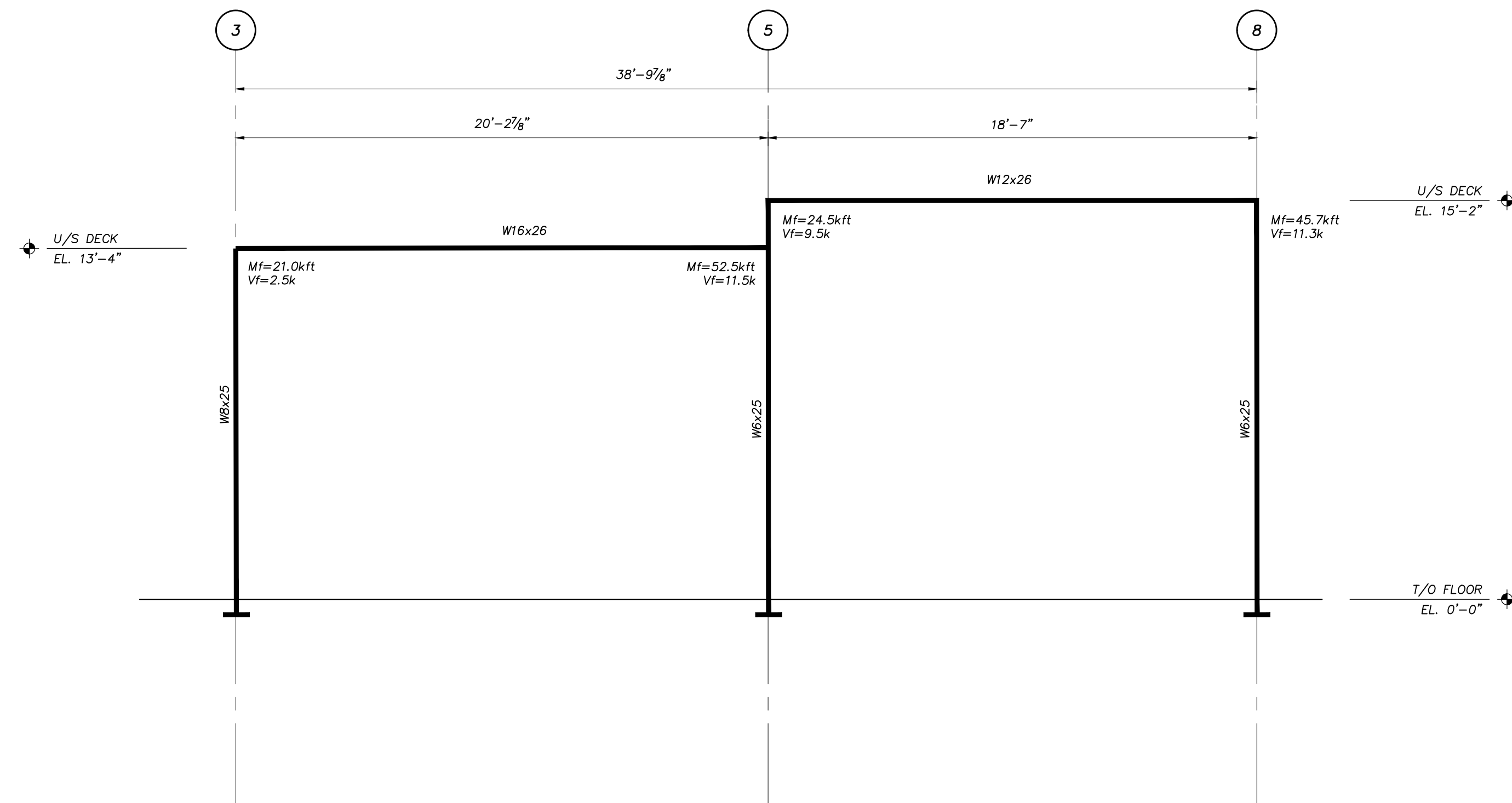
PARTIAL ELEVATION ALONG GRID 1
SCALE: 1/4" = 1'-0"



PARTIAL ELEVATION ALONG GRID 10
SCALE: 1/4" = 1'-0"



PARTIAL ELEVATION ALONG GRID F
SCALE: 1/4" = 1'-0"



PARTIAL ELEVATION ALONG GRIDLINE I
SCALE: 1/4" = 1'-0"

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LEGEND - PLUMBING	
SYMBOL	DESCRIPTION
----	DOMESTIC COLD WATER PIPING
----	DOMESTIC HOT WATER PIPING
----	DOMESTIC HOT WATER RECIRC. PIPING
---V---	VENT PIPING
-----	SANITARY PIPING ABOVE FLOOR
-----	SANITARY PIPING BELOW GRADE OR FLOOR
-----S	STORM PIPING ABOVE FLOOR
-----S	STORM PIPING BELOW GRADE OR FLOOR
~~~~~	HEAT TRACED PIPE
⊙ SD	SHOWER DRAIN
⊙ FD	FLOOR DRAIN
⊙ AD	AREA DRAIN
-----D	TRENCH DRAIN
⊙ FFD	FUNNEL FLOOR DRAIN
⊙ RD	ROOF DRAIN
□ CO	CLEANOUT IN FLOOR
□ CO	CLEANOUT IN LINE OR STACK
⊗	ISOLATION VALVE
⊗	CIRCUIT BALANCING VALVE
⊗	CHECK VALVE
⊗ HB	HOSE BIBB c/w VACUUM BREAKER
⊗ NFWH	NON FREEZE WALL HYDRANT
⊗ VTR	VENT THROUGH ROOF
⊗	PUMP
⊗ FEH	FIRE EXTINGUISHER - SURFACE MOUNTED
⊗ FEC	FIRE EXTINGUISHER - CABINET
○	PIPE DOWN
○	PIPE UP
○	PIPE UP & DOWN
⊗ RBPB	REDUCED PRESSURE BACKFLOW PREVENTER
⊗ ETSP	ELECTRONIC TRAP SEAL PRIMER

LEGEND - H.V.A.C.	
SYMBOL	DESCRIPTION
GLYS	GLYCOL HEATING SUPPLY
GLYR	GLYCOL HEATING RETURN
○	PIPING RISER UP
⊙	PIPING DROP
⊗	POSITIVE PRESSURE (SUPPLY) DUCT UP
⊗	NEGATIVE PRESSURE (RETURN) DUCT UP
⊗	POSITIVE PRESSURE (SUPPLY) DUCT DOWN
⊗	NEGATIVE PRESSURE (RETURN) DUCT DOWN
⊗	NEW DUCTWORK
⊗	SUPPLY AIR DIFFUSER (SQUARE)
⊗	RETURN/EXHAUST GRILLE
⊗	SHADING INDICATES DIFFUSER TO HAVE BLANKED-OFF PANEL
⊗	FULL RADIUS DUCT CONNECTION
⊗	TAP-IN DUCT CONNECTION
⊗	ROUND DUCT CONNECTION
⊗	TURNING VANES
⊗ FD	FIRE DAMPER
⊗	CROSSHATCHING ON DUCTWORK INDICATES DUCT LINING AS SPECIFIED.
M	MOTORIZED DAMPER
BD	VOLUME/BALANCING DAMPER
BDD	BACK DRAFT DAMPER
⊗ RAT	REVERSE ACTING THERMOSTAT
⊗ OED	OPEN ENDED DUCT
U/C	UNDER CUT DOOR
S-1	SUPPLY/RETURN OUTLET DESIGNATION
CFM	AIRFLOW OUTPUT (VALUES INDICATED IN CFM)

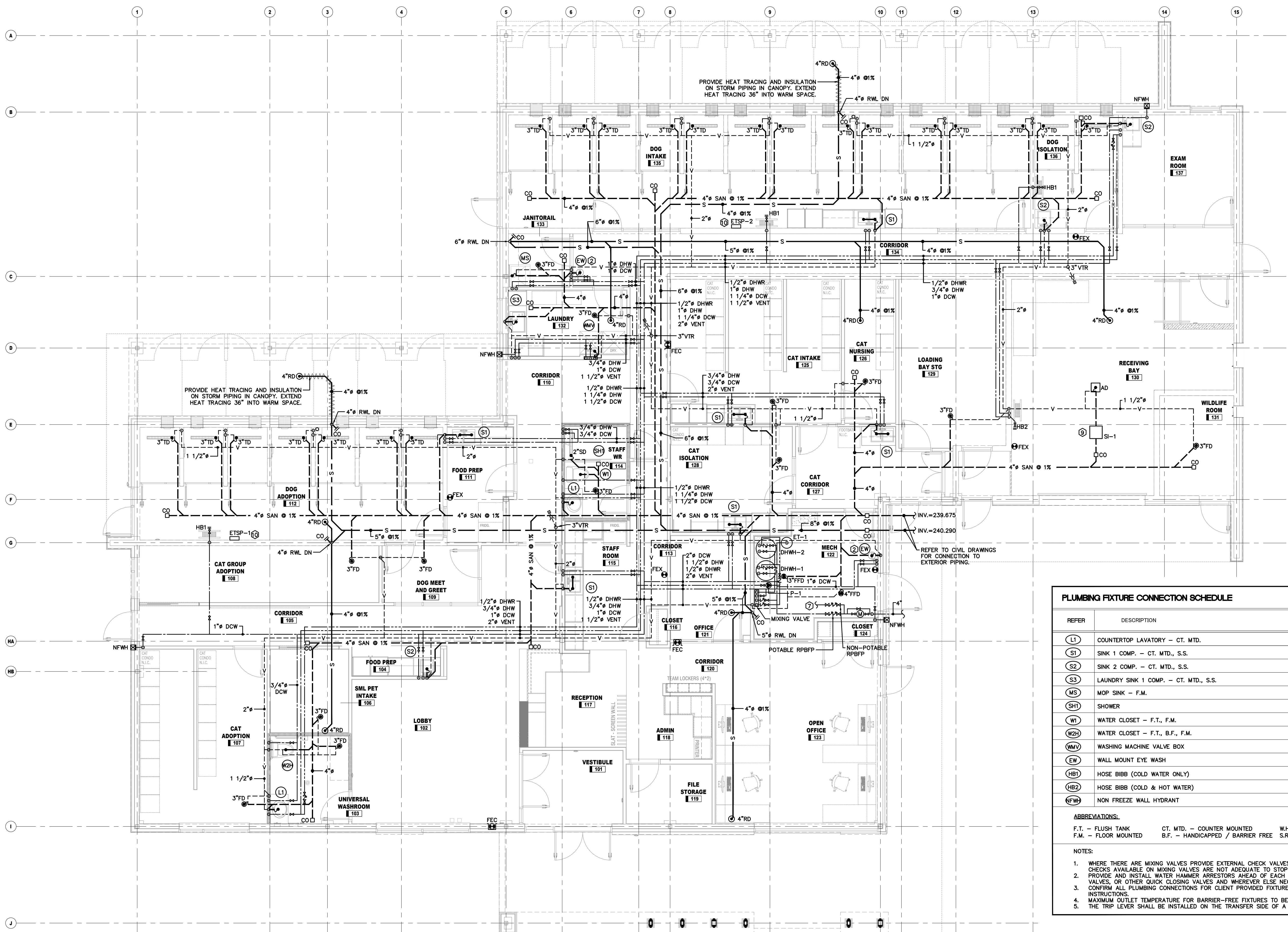
GENERAL NOTES	
1.	REFER TO MECH. SPECIFICATION SECTION FOR ADDITIONAL REQUIREMENTS.
2.	REFER TO SITE AND OWNER INSTRUCTIONS FOR PHASING AND STAGING.
3.	THE CONTRACTOR SHALL COORDINATE WITH THE STRUCTURAL TO PROVIDE OPENINGS AND SLEEVES THROUGH STRUCTURAL ELEMENTS WHERE REQUIRED.
4.	CONTRACTOR SHALL VERIFY ALL CEILING FINISHES WITH ARCHITECTURAL DRAWINGS. CONTRACTOR AND DIFFUSER/GRILLE SUPPLIER ARE RESPONSIBLE TO PROVIDE ALL PLASTER AND FINISHING FRAMES, MOUNTING HARDWARE, AND ACCESSORIES TO SUIT ARCHITECTURAL CEILING TYPES. MECHANICAL CONTRACTOR SHALL CO-ORDINATE AND PROVIDE DETAILS OF MOUNTING REQUIREMENTS OF DIFFUSERS AND GRILLES IN DRYWALL CEILINGS TO DRYWALL TRADE AND ENSURE EDGES OF OPENINGS ARE FRAMED BY DRYWALL TRADE TO SUPPORT DIFFUSERS AND GRILLES PROPERLY. DIFFUSERS AND GRILLES MUST NOT BE SUPPORTED SOLELY BY HANGER WIRES.
5.	THE CONTRACTOR SHALL HAVE ROOF PENETRATIONS MADE AND SEALED BY AN APPROVED ROOFING CONTRACTOR IN ACCORDANCE WITH ARCHITECTURAL SPECIFICATIONS.
6.	PENETRATIONS OF CONCRETE SHALL BE SAW-CUT OR CORE BORED - IMPACT HAMMERS ARE NOT ALLOWED, SEAL ALL DUCTWORK & SLEEVES TO PREVENT LEAKAGE THRU FLOOR.
7.	CONTRACTOR SHALL REVIEW MECHANICAL DRAWINGS, ARCHITECTURAL REFLECTED CEILING PLANS AND ARCHITECTURAL ROOM FINISH SCHEDULES AS SOON AS CONTRACT DOCUMENTS ARE SIGNED, ADVISE CONSULTANT OF ANY CONFLICTS BETWEEN CEILING TYPE AND DIFFUSER/GRILLE TYPE.
8.	DO NOT SCALE DRAWINGS FOR INSTALLATION PURPOSES. OBTAIN ALL DIMENSIONS FROM ARCHITECTURAL PLANS, MANUFACTURER'S SHOP DRAWINGS, AND ON SITE INSPECTIONS.
9.	MECHANICAL, DIV. 2-14 AND ELECTRICAL TRADES SHALL WORK IN CONJUNCTION WITH ONE ANOTHER SO AS TO AVOID INTERFERENCES BETWEEN PIPING, DUCTWORK, CONDUIT, LIGHTING FIXTURES, ETC.
10.	WORK SHALL BE COORDINATED THROUGH THE GENERAL CONTRACTOR PRIOR TO INSTALLATION OF ANY EQUIPMENT, DUCTWORK AND CONTROLS. COORDINATE WITH ARCHITECTURAL ELEVATIONS FOR ARCHITECTURAL, MECHANICAL, AND ELECTRICAL SPACE ALLOCATIONS.
11.	PROPERLY SUPPORT CEILING MOUNTED EQUIPMENT AND ANY OTHER EQUIPMENT INDEPENDENT OF CEILING SUPPORT SYSTEM. REFER TO ARCHITECTURAL DETAILS AND COORDINATE WITH STRUCTURAL TRADE.
12.	REVIEW ARCHITECTURAL, ELECTRICAL, AND STRUCTURAL DRAWINGS AND PROVIDE ON SITE INSPECTIONS TO DETERMINE FULL EXTENT OF PROJECT PRIOR TO SUBMITTING BID.
13.	ALL DUCTWORK FITTINGS SHALL BE RIGID GALVANIZED IRON, UNLESS NOTED OTHERWISE.
14.	FLEXIBLE DUCTWORK SHALL BE LIMITED TO 3'-0" IN LENGTH TOTAL FOR ANY RUNOUT.
15.	NO FLEXIBLE DUCTWORK SHALL BE PERMITTED FOR OFFSETTING.
16.	CUT AND PATCH ALL WALLS, ROOFS, CEILINGS FLOORS AS REQUIRED FOR INSTALLATION AND DEMOTION. MAINTAIN STRUCTURAL AND FIRE SEPARATION INTEGRITY. PATCH ALL FINISHES AS REQUIRED TO MATCH NEW OR EXISTING FINISHES. COORDINATE WITH ARCHITECTURAL TRADES.
17.	ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH CODES, AMENDMENTS, AND REQUIREMENTS OF ALL INSPECTION AUTHORITIES OF THE LOCAL JURISDICTION.

MECHANICAL DRAWING LIST	
M100	MECHANICAL DRAWING LIST, LEGEND AND NOTES
M201	FLOOR PLAN - PLUMBING - NEW
M301	FLOOR PLAN - PIPING - NEW
M302	MECHANICAL ROOF PLAN
M401	FLOOR PLAN - AIR DISTRIBUTION - NEW
M501	GLYCOL HEATING SYSTEM SCHEMATIC
M502	HVAC CONTROLS SCHEMATICS
M601	MECHANICAL SCHEDULES
M701	MECHANICAL DETAILS
M702	MECHANICAL DETAILS
M703	MECHANICAL DETAILS

PLUMBING NOTES:	
1.	PROVIDE A CLEANOUT AT THE BOTTOM OF EVERY SOIL AND WASTE STACK THAT CONNECTS TO A HORIZONTAL DRAINAGE PIPE.
2.	PROVIDE A CLEANOUT FROM EACH PLUMBING FIXTURE WHERE REQUIRED BY ONTARIO BUILDING CODE PART 7 - PLUMBING.
3.	CHECK AND VERIFY LOCATION OF ALL PIPES, DUCTS AND EQUIPMENT WITH ALL OTHER TRADES TO PREVENT INTERFERENCE. REMOVAL OR RELOCATION OF ANY SUCH WORK INTERFERING WITH WORK OF OTHER TRADES IS THE RESPONSIBILITY OF THE MECHANICAL TRADE CONCERNED UNLESS OTHERWISE APPROVED IN WRITING.
4.	ALL PLUMBING FIXTURES INCLUDING TO BE TRAPPED, PRIMED AND VENTED AS REQUIRED BY ONTARIO BUILDING CODE, PART 7 - PLUMBING.
5.	ALL FLOOR DRAINS, AREA DRAINS, OPEN END DRAINS, FUNNEL FLOOR DRAINS, TRENCH DRAINS TO BE PRIMED, TRAPPED AND VENTED AS REQUIRED BY ONTARIO BUILDING CODE, PART 7 - PLUMBING.
6.	ALL CONDENSATE LINES TO BE TRAPPED AT UNITS. REFER TO H.V.A.C. DRAWINGS FOR DETAIL.
7.	PROVIDE MIN. 2% SLOPE ON ALL HORIZONTAL CONDENSATE LINES.
8.	FOR EXACT LOCATIONS OF MECHANICAL EQUIPMENT REFER TO H.V.A.C. DRAWINGS.
9.	FOR MOUNTING HEIGHT OF ALL PLUMBING FIXTURES REFER TO ARCHITECTURAL ELEVATION DRAWINGS.
10.	WHENEVER COLD AND HOT WATER DISTRIBUTION TO LAVATORIES IS TO RUN UNDER COUNTER, PIPING DISTRIBUTION IS TO BE INSTALLED AS TIGHT TO UNDER SIDE OF THE COUNTER AS POSSIBLE.
11.	PLUMBING VENTS THROUGH ROOF SHALL BE AT LEAST 2'-11" HIGHER OR 11'-6" AWAY FROM ANY OUTDOOR AIR INTAKES, OPERABLE WINDOWS OR DOORS.
12.	ALL WATER, SANITARY, SEWER AND VENT COPPER PIPING WITH SOLDER JOINTS SHALL BE LEAD FREE.
13.	DO NOT INSTALL WATER LINES IN OUTSIDE WALL WHERE THEY MAY FREEZE, UNLESS BOTH THE WALL AND THE PIPES ARE PROPERLY INSULATED.
14.	EACH GROUP OF PLUMBING FIXTURES SHALL BE EQUIPPED WITH WATER SHUT-OFF VALVES IN THE CEILING SPACE.
15.	INSTALL SHUT-OFF VALVES AT EACH PLUMBING FIXTURE.
16.	PROVIDE ALL BACKFLOW PREVENTERS AND VACUUM BREAKERS REQUIRED BY ONTARIO BUILDING CODE AND AUTHORITIES HAVING JURISDICTION.
17.	INSTALL STRAINER AND WATER HAMMER ARRESTOR UPSTREAM OF EACH BACKFLOW PREVENTER, UNLESS NOTED OTHERWISE.
18.	COLD AND HOT WATER PIPING INSIDE WALLS OR RUNOUTS TO A MAXIMUM LENGTH OF 12' SHALL BE INSULATED WITH AT LEAST 1" THICKNESS OF 0.25 BTU-IN/(H. CUBIC FT. DEG. F) CONDUCTIVITY.
19.	HOT WATER PIPING OF SIZE 2.5" AND BIGGER SHALL BE INSULATED WITH AT LEAST 1.5" THICKNESS OF 0.25 BTU-IN/(H. CUBIC FT. DEG. F) CONDUCTIVITY AS PER ASHRAE 90.1.
20.	COORDINATE THE INSTALLATION OF CLEANOUTS AND ACCESS TO DOORS WITH ARCHITECTURAL FINISHES TO AVOID INTERFERENCE WITH BASE DETAILS.

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ROA23-003 BRANTFORD ANIMAL SHELTER



- DRAWING NOTES:**
1. PROVIDE PLUMBING FIXTURES AS INDICATED C/W ALL PIPING AND ACCESSORIES. REFER TO MECHANICAL SCHEDULES. PROVIDE NEW DOMESTIC HOT WATER, DOMESTIC COLD WATER, SANITARY AND VENT PIPING TO NEW SERVICES.
  2. PROVIDE EYE WASH STATION AND CONNECT NEW DOMESTIC HOT WATER, DOMESTIC COLD WATER, SANITARY AND VENT PIPING AS SHOWN. PROVIDE MIXING VALVE IN RECESSED CABINET BELOW EYE WASH (COORDINATE LOCATION WITH ARCHITECT).
  3. PROVIDE NEW HYBRID HEAT PUMP/ELECTRIC DOMESTIC HOT WATER HEATERS (DHW-1 & 2) COMPLETE WITH HOT WATER RECIRCULATION PUMP (P-1), MIXING VALVE AND EXPANSION TANK (ET-1). REFER TO SCHEMATIC ON M-702 FOR FURTHER INFORMATION.
  4. PROVIDE NEW STORM, SANITARY, DHWR, DHW & DCW PIPING AS INDICATED.
  5. PROVIDE NEW FLOOR, SHOWER AND TRENCH DRAINS COMPLETE WITH TRAP SEAL PRIMERS.
  6. COORDINATE ROUTING OF PLUMBING LINES WITH ALL OTHER TRADES.
  7. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER FOR HVAC MAKE UP WATER IN MECHANICAL RM-122 C/W DRAIN.
  8. PROVIDE NEW FIRE EXTINGUISHERS C/W HANGERS & ACCESSORIES AS INDICATED. COVERAGE SHALL MEET NFPA 10 REQUIREMENTS. COORDINATE FINAL LOCATION OF FIRE EXTINGUISHERS WITH OWNER.
  9. PROVIDE NEW RECESSED SEDIMENT/HAIR INTERCEPTOR (SI-1) IN FLOOR SLAB. COVER SHALL BE FLUSH WITH SLAB.
  10. APPROXIMATE LOCATION OF ELECTRONIC TRAP SEAL PRIMER, EXACT LOCATION SHALL BE COORDINATED WITH GC AND DIV. 26 PRIOR TO ROUGH-IN.

**PLUMBING FIXTURE CONNECTION SCHEDULE**

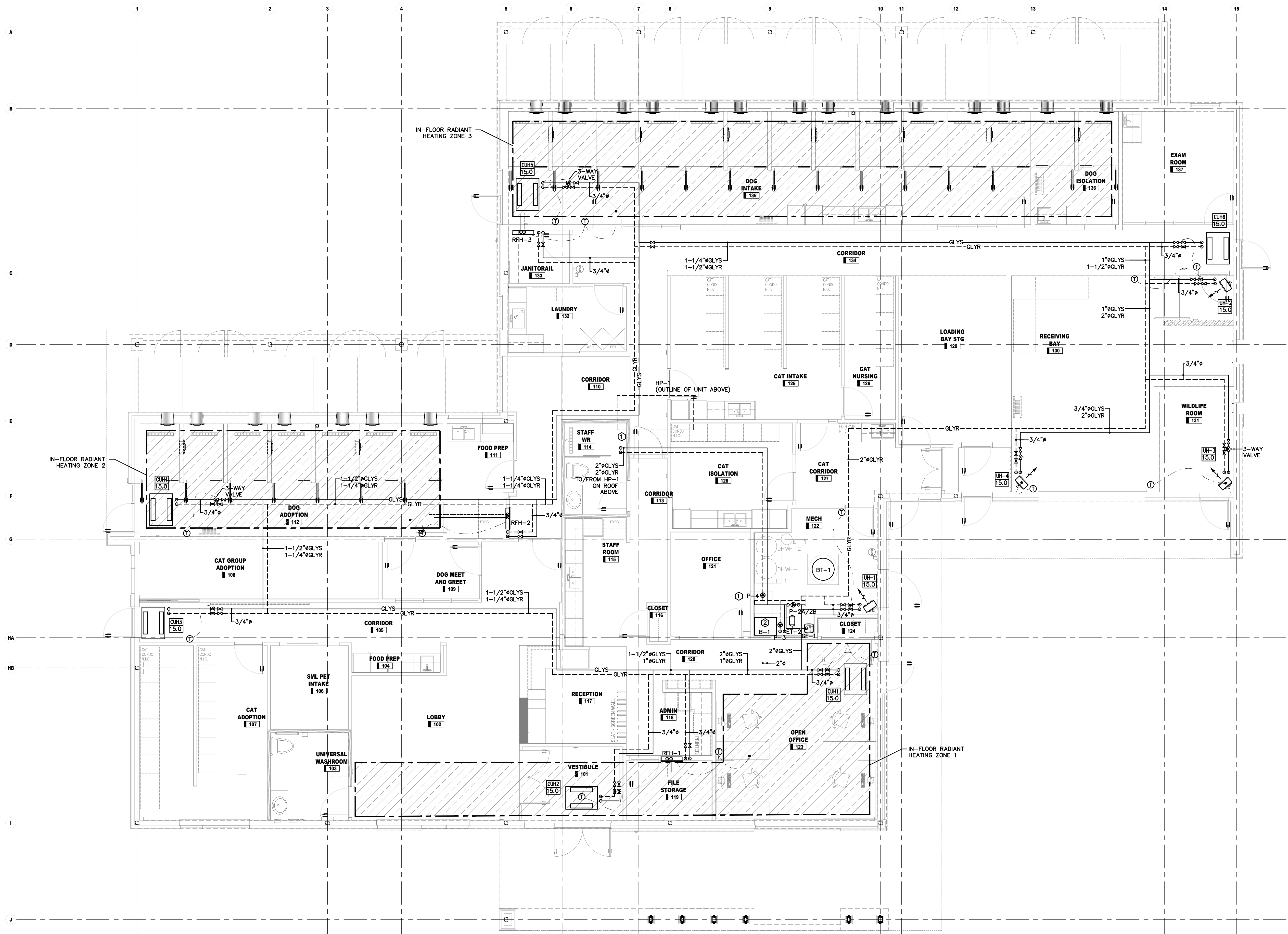
REFER	DESCRIPTION	SANITARY	SANITARY VENT	DHWS	DCWS	TEMPERED
(L1)	COUNTERTOP LAVATORY - CT. MTD.	1-1/2"	1-1/4"	1/2"	1/2"	--
(S1)	SINK 1 COMP. - CT. MTD., S.S.	1-1/2"	1-1/2"	1/2"	1/2"	--
(S2)	SINK 2 COMP. - CT. MTD., S.S.	1-1/2"	1-1/2"	1/2"	1/2"	--
(S3)	LAUNDRY SINK 1 COMP. - CT. MTD., S.S.	1-1/2"	1-1/2"	1/2"	1/2"	--
(MS)	MOP SINK - F.M.	2"	1-1/2"	3/4"	3/4"	--
(SH)	SHOWER	2"	1-1/2"	1/2"	1/2"	--
(WT)	WATER CLOSET - F.T., F.M.	3"	1-1/2"	--	3/4"	--
(WV)	WATER CLOSET - F.T., B.F., F.M.	3"	1-1/2"	--	3/4"	--
(MMW)	WASHING MACHINE VALVE BOX	2"	1-1/2"	1/2"	1/2"	--
(EW)	WALL MOUNT EYE WASH	1-1/4"	1-1/4"	1/2"	1/2"	1/2"
(HB1)	HOSE BIBB (COLD WATER ONLY)	--	--	--	1/2"	--
(HB2)	HOSE BIBB (COLD & HOT WATER)	--	--	1/2"	1/2"	--
(NFWH)	NON FREEZE WALL HYDRANT	--	--	--	1/2"	--

**ABBREVIATIONS:**  
 F.T. - FLUSH TANK      CT. MTD. - COUNTER MOUNTED      W.H. - WALL HUNG      ELEC. - ELECTRONIC  
 F.M. - FLOOR MOUNTED      B.F. - HANDICAPPED / BARRIER FREE      S.R. - SEMI RECESSED      S.S. - STAINLESS STEEL

**NOTES:**

1. WHERE THERE ARE MIXING VALVES PROVIDE EXTERNAL CHECK VALVES ON THE HOT AND COLD WATER TO PREVENT CROSS FLOW. THE STOP CHECKS AVAILABLE ON MIXING VALVES ARE NOT ADEQUATE TO STOP CROSS FLOW.
2. PROVIDE AND INSTALL WATER HAMMER ARRESTORS AHEAD OF EACH PLUMBING FIXTURE OR FIXTURE GROUP UTILIZING SOLENOID VALVES, FLUSH VALVES, OR OTHER QUICK CLOSING VALVES AND WHEREVER ELSE NECESSARY TO PREVENT WATER HAMMER.
3. CONFIRM ALL PLUMBING CONNECTIONS FOR CLIENT PROVIDED FIXTURES & EQUIPMENT AND INSTALL IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.
4. MAXIMUM OUTLET TEMPERATURE FOR BARRIER-FREE FIXTURES TO BE A MAXIMUM OF 43C.
5. THE TRIP LEVER SHALL BE INSTALLED ON THE TRANSFER SIDE OF A BARRIER FREE WATER CLOSET, VERIFY PRIOR TO ORDERING.

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- DRAWING NOTES:**
1. PROVIDE NEW HEAT PUMP ON ROOF ABOVE C/W ALL ASSOCIATED PIPING, ACCESSORIES AND CONTROLS. PROVIDE PUMP IN MECHANICAL ROOM. PIPE 2" GLYCOL SUPPLY AND RETURN THROUGH ROOF. COORDINATE WITH ALL OTHER TRADES. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND MECHANICAL SCHEDULES, SPECIFICATIONS & SCHEMATICS FOR MORE INFORMATION.
  2. PROVIDE ELECTRIC BOILER AND ASSOCIATED PUMPS AS INDICATED C/W ALL PIPING & ACCESSORIES. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE MECHANICAL SCHEDULES, SPECIFICATIONS & SCHEMATICS FOR MORE INFORMATION.
  3. PROVIDE NEW UNIT HEATER & CABINET UNIT HEATER AS INDICATED C/W PIPING, THERMOSTAT AND ACCESSORIES. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE MECHANICAL SCHEDULES, SPECIFICATIONS & SCHEMATICS FOR MORE INFORMATION.
  4. PROVIDE NEW RADIANT IN-FLOOR HEATING SYSTEM AS INDICATED. FIELD MEASURE ON SITE PRIOR TO INSTALLATION. WIRE TO THERMOSTATS AS INDICATED. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE MECHANICAL SCHEDULES, SPECIFICATIONS & SCHEMATICS FOR MORE INFORMATION. ALL PIPING TO HEATERS SHALL BE CONCEALED.
  5. CONTRACTOR TO PROVIDE FIRE STOPPING AND COORDINATE WITH ARCHITECTURAL DRAWINGS FOR RATINGS AND LOCATIONS OF FIRE SEPARATIONS AND ASSEMBLIES.
  6. PROVIDE NEW THERMOSTATS, WIRING & ACCESSORIES AS NECESSARY FOR A COMPLETE & FUNCTIONING SYSTEM.

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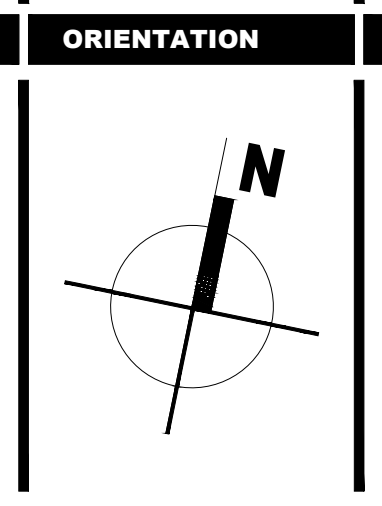
**PROJECT IDENTIFICATION**

**BRANTFORD ANIMAL SHELTER**  
10 KRAEMER'S WAY  
BRANTFORD, ONTARIO  
N3V 0A5

DESIGN REVIEW	SITE PLAN APPROVAL	BUILDING PERMIT	BIDS DOCUMENTS	CONTRACT DOCUMENTS	CONSTRUCTION DOCUMENTS	AS-BUILT DOCUMENTS
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**DRAWING IDENTIFICATION**

**FLOOR PLAN - PIPING - NEW**



**ORIENTATION**

**VR ENGINEERING FORWARD**  
Vanderwesten & Rutherford Associates Inc.  
Mechanical & Electrical Engineers  
London, Windsor, Ottawa  
www.vreng.ca | 519-652-5047  
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**SUB-CONSULTANT**

**PRIME CONSULTANT**

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67 KING STREET WEST, CHATHAM ON N7M 1C7  
TEL . 519.397.0943 EMAIL . email@roastudio.com

**DISCIPLINE SEAL**

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**INTERNAL INFO**

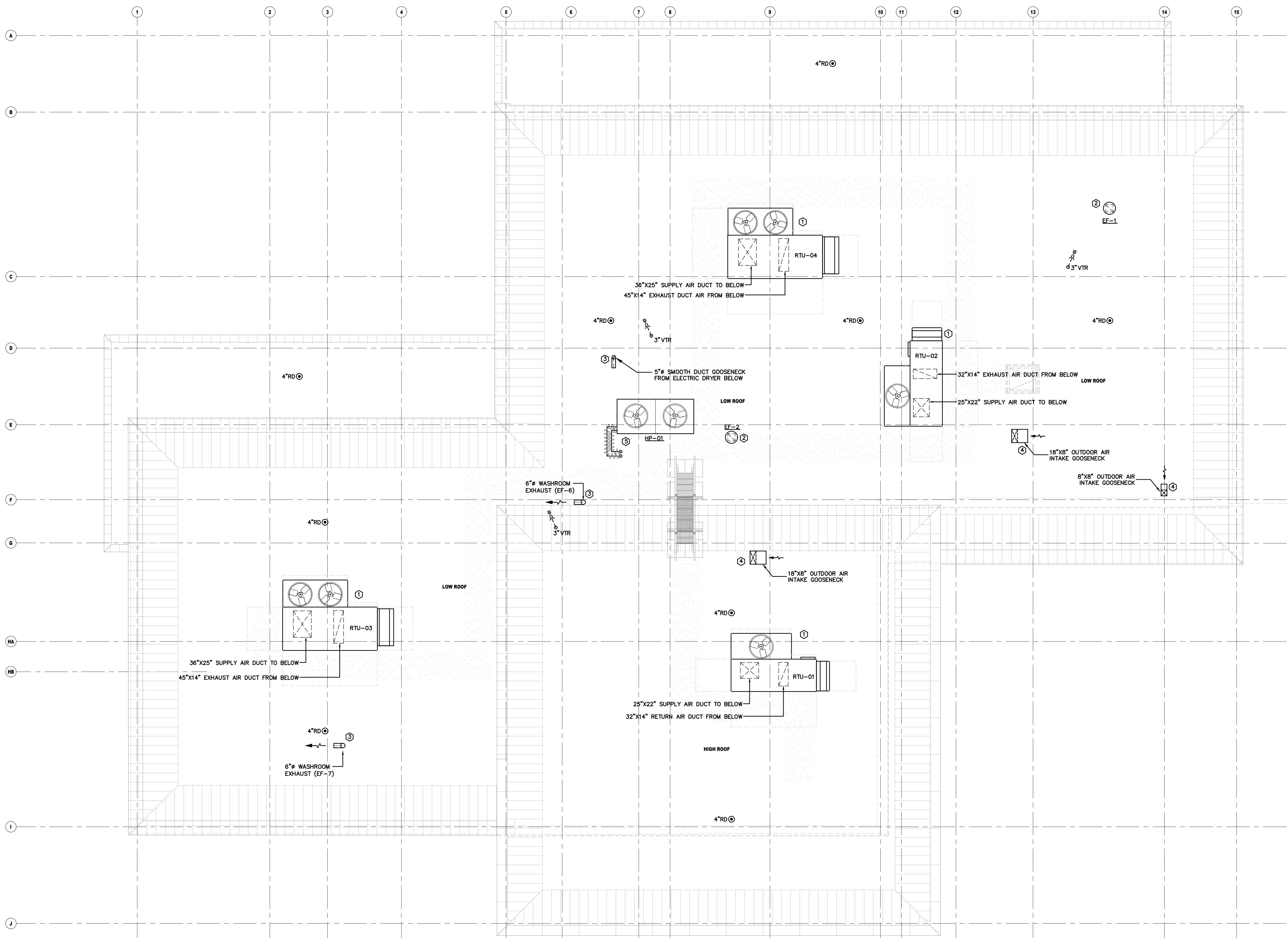
**MECHANICAL**

PROJECT ID	ROA23-003
DRAWN BY	RS
REVIEWED BY	IF
DATE	03-06-24
SCALE	3/16" = 1' - 0"

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**M301**

ROA23-003 BRANTFORD ANIMAL SHELTER



- DRAWING NOTES:**
1. PROVIDE NEW ROOFTOP UNITS C/W SEISMIC CURBS. EXACT LOCATION TO BE COORDINATED ON SITE WITH OWNER AND STRUCTURAL.
  2. PROVIDE NEW ROOF MOUNTED EXHAUST FANS C/W BACKDRAFT DAMPERS, SEISMIC CURBS, AND ALL ASSOCIATED CONTROLS COMPONENTS.
  3. PROVIDE NEW EXHAUST DUCTWORK C/W GOOSENECK TERMINATION AND BIRD/INSECT SCREEN. COORDINATE ROOF CURB AND PENETRATION WITH ALL OTHER TRADES.
  4. PROVIDE NEW FRESH AIR INTAKE DUCTWORK C/W GOOSENECK TERMINATION AND BIRD/INSECT SCREEN. COORDINATE ROOF CURB AND PENETRATION WITH ALL OTHER TRADES.
  5. PROVIDE NEW HYDRONIC HEATING HEAT PUMP C/W VIBRATION ISOLATION, TO BE FASTENED TO NEW STRUCTURAL RAILS. EXACT LOCATION TO BE COORDINATED ON SITE WITH OWNER AND STRUCTURAL. PROVIDE ELECTRIC HEAT TRADE ON NEW CONDENSATE PIPING AND 2" GLYCOL SUPPLY AND RETURN LINES.
  6. PROVIDE NEW ROOF DRAINS AS SHOWN. REFER TO CIVIL DRAWING FOR ROOF DRAINAGE PLAN AND COORDINATE WITH STRUCTURAL. EXACT LOCATIONS TO BE COORDINATED ON SITE WITH OWNER. REFER TO M201 FOR CONTINUATION OF STORM PIPING.
  7. PROVIDE NEW PLUMBING VENTS THROUGH ROOF AS SHOWN. ENSURE LOCATIONS ARE MINIMUM 10'-0" CLEAR OF ALL FRESH AIR INTAKES. REFER TO M201 FOR CONTINUATION OF PIPING.

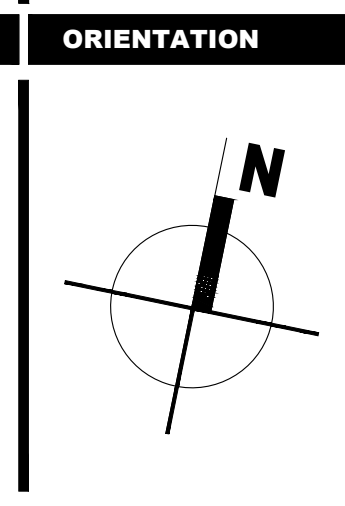
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10 KRAEMER'S WAY BRANTFORD, ONTARIO N3V 0A5							
DESIGN REVIEW	SITE PLAN APPROVAL	BUILDING PERMIT	BIDS DOCUMENTS	CONTRACT DOCUMENTS	CONSTRUCTION DOCUMENTS	AS-BUILT DOCUMENTS	

**DRAWING IDENTIFICATION**

MECHANICAL ROOF PLAN



**SUB-CONSULTANT**

**VR**  
ENGINEERING FORWARD

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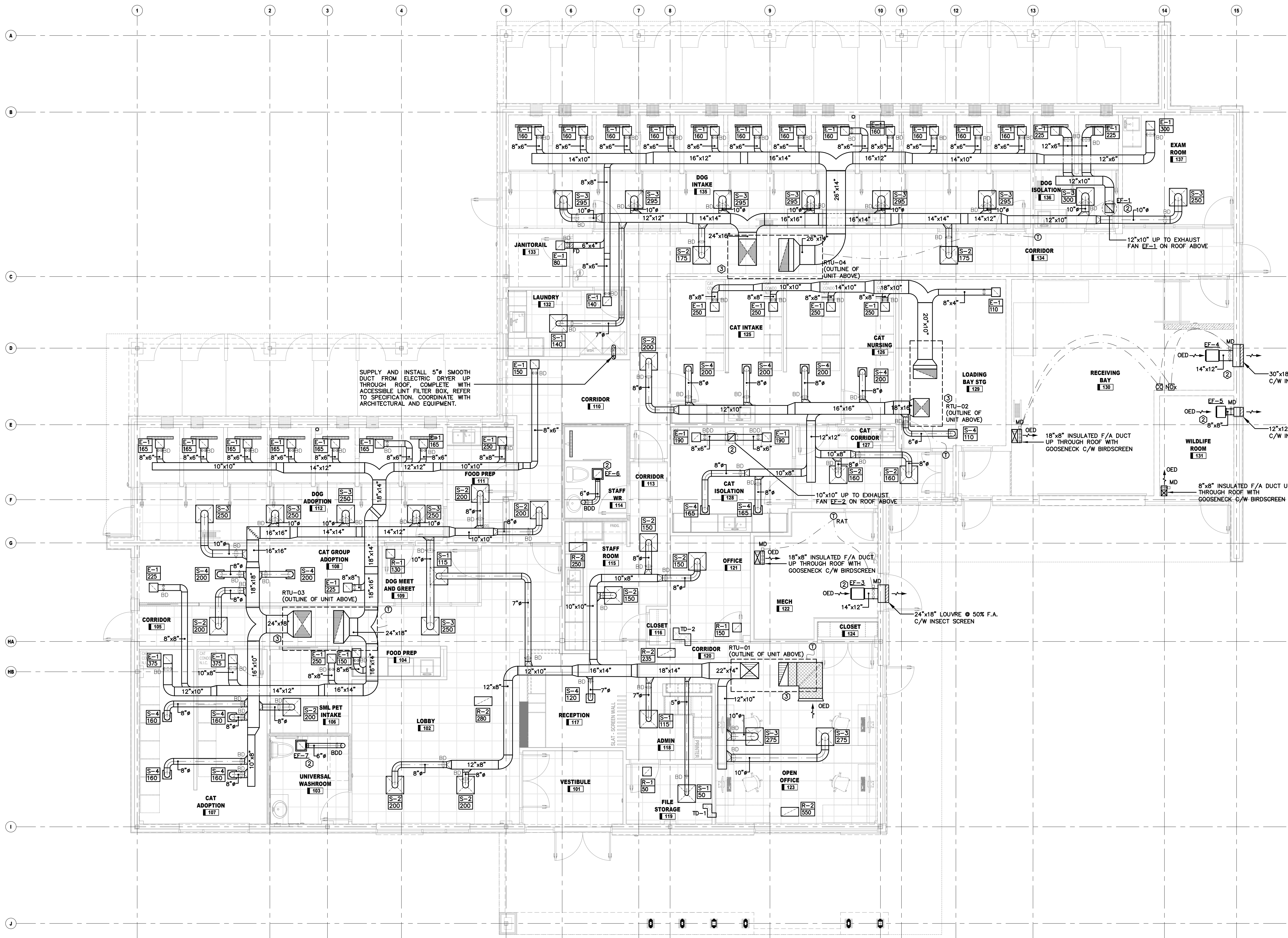
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**M302**



- DRAWING NOTES:**
1. PROVIDE SUPPLY, RETURN AND EXHAUST DUCTWORK C/W BALANCING DAMPERS AS INDICATED.
  2. PROVIDE NEW EXHAUST FANS AS INDICATED COMPLETE WITH BACKDRAFT DAMPER AS INDICATED OR SPECIFIED IN MECHANICAL SCHEDULES.
  3. PROVIDE NEW ROOFTOP UNIT C/W CURB. EXACT LOCATION TO BE COORDINATED ON SITE. CONTRACTOR TO PROVIDE ALL REQUIRED COMPONENTS TO INSTALL THE RTU AND TO ACCOMMODATE ANY ROOF OR BUILDING PENETRATIONS. COORDINATE WITH ALL MECHANICAL DRAWINGS FOR DUCT ROUTING.
  4. CONTROLS CONTRACTOR TO WIRE ROOFTOP UNIT TO BUILDING AUTOMATION SYSTEM. REFER TO CONTROLS SEQUENCE OF OPERATION AND SCHEMATIC FOR FURTHER DETAILS.
  5. REFER TO ARCHITECTURAL CEILING PLAN. EXACT LOCATION OF GRILLES AND DIFFUSERS SHALL BE COORDINATED WITH GC.
  6. ALL EXTERIOR PENETRATIONS TO BE EXTERNALLY INSULATED WITHIN THE INTERIOR/CEILING FOR A MINIMUM OF 6"-0", REFER TO SPECIFICATIONS.
  7. PROVIDE NEW THERMOSTATS, WIRING & ACCESSORIES AS NECESSARY FOR A COMPLETE & FUNCTIONING SYSTEM.

SUPPLY AND INSTALL 5" SMOOTH DUCT FROM ELECTRIC DRYER UP THROUGH ROOF. COMPLETE WITH ACCESSIBLE LINT FILTER BOX, REFER TO SPECIFICATION, COORDINATE WITH ARCHITECTURAL AND EQUIPMENT.

30"x18" LOUVRE C/W INSECT SCREEN  
 12"x12" LOUVRE C/W INSECT SCREEN  
 18"x8" INSULATED F/A DUCT UP THROUGH ROOF WITH GOOSENECK C/W BIRDSCREEN  
 8"x8" INSULATED F/A DUCT UP THROUGH ROOF WITH GOOSENECK C/W BIRDSCREEN  
 18"x8" INSULATED F/A DUCT UP THROUGH ROOF WITH GOOSENECK C/W BIRDSCREEN  
 24"x18" LOUVRE @ 50% F.A. C/W INSECT SCREEN

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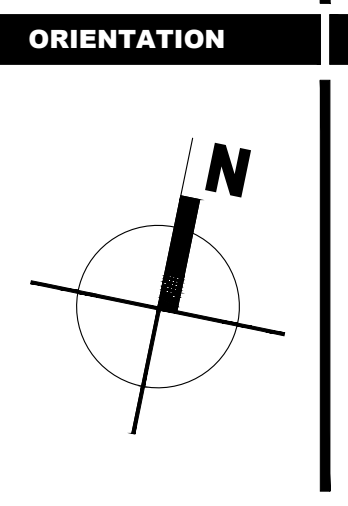
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**DRAWING IDENTIFICATION**

FLOOR PLAN - AIR DISTRIBUTION - NEW



**ORIENTATION**

**VR**  
 ENGINEERING FORWARD  
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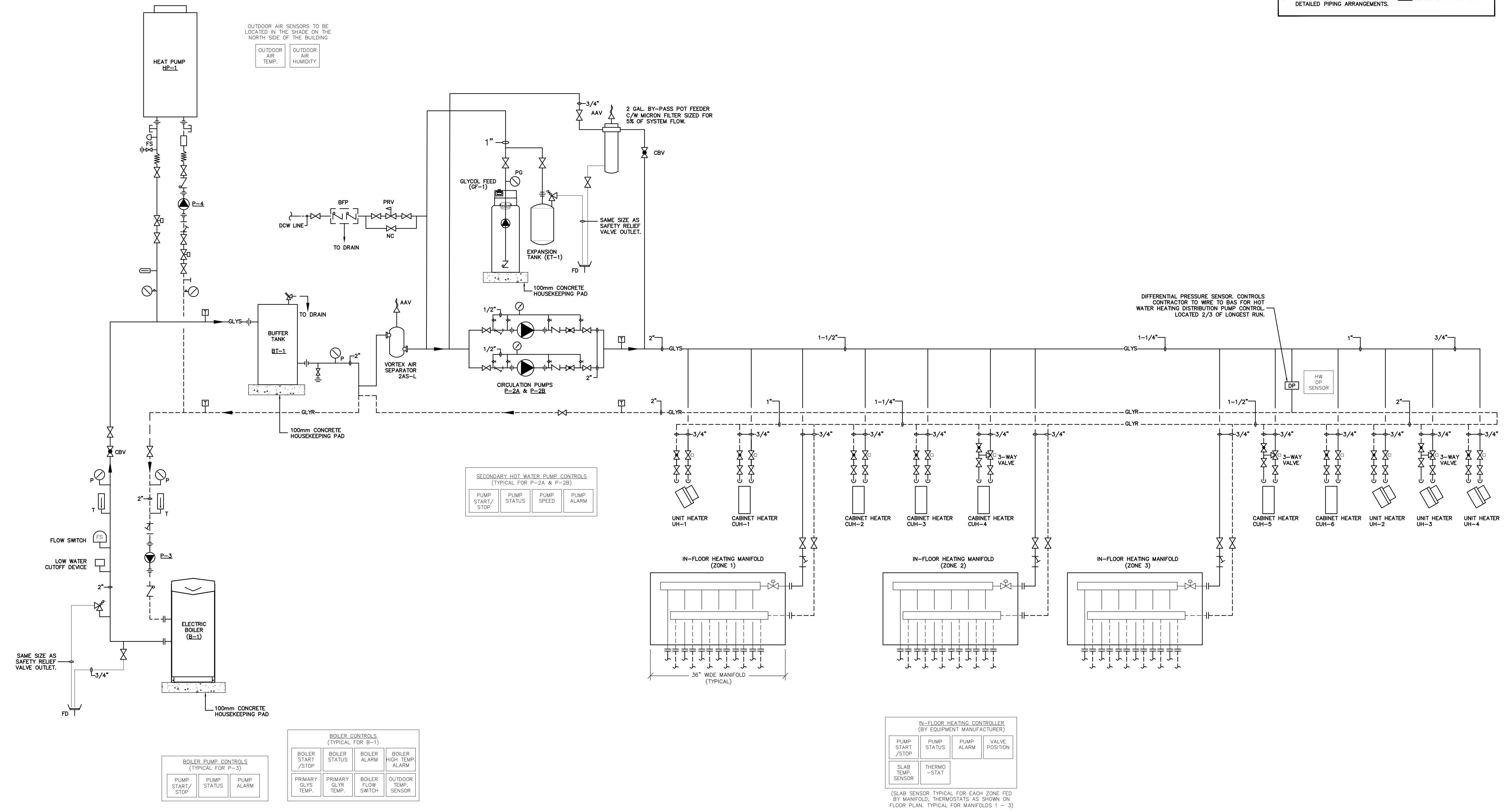
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**M401**



**NOTES:**  
 1. REFER TO DRAWING M100 FOR LEGEND OF SYMBOLS AND NOTES.  
 2. REFER TO MECHANICAL DETAILS ON M200 SERIES DRAWINGS FOR DETAILED PIPING ARRANGEMENTS.



**SECONDARY HOT WATER PUMP CONTROLS**  
 (TYPICAL FOR P-2A & P-2B)

PUMP START/STOP	PUMP STATUS	PUMP SPEED	PUMP ALARM
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**BOILER CONTROLS**  
 (TYPICAL FOR B-1)

BOILER START/STOP	BOILER STATUS	BOILER ALARM	BOILER HIGH TEMP ALARM
PRIMARY GLYCOL TEMP.	PRIMARY GLYCOL TEMP.	BOILER FLOW SWITCH	OUTDOOR TEMP. SENSOR

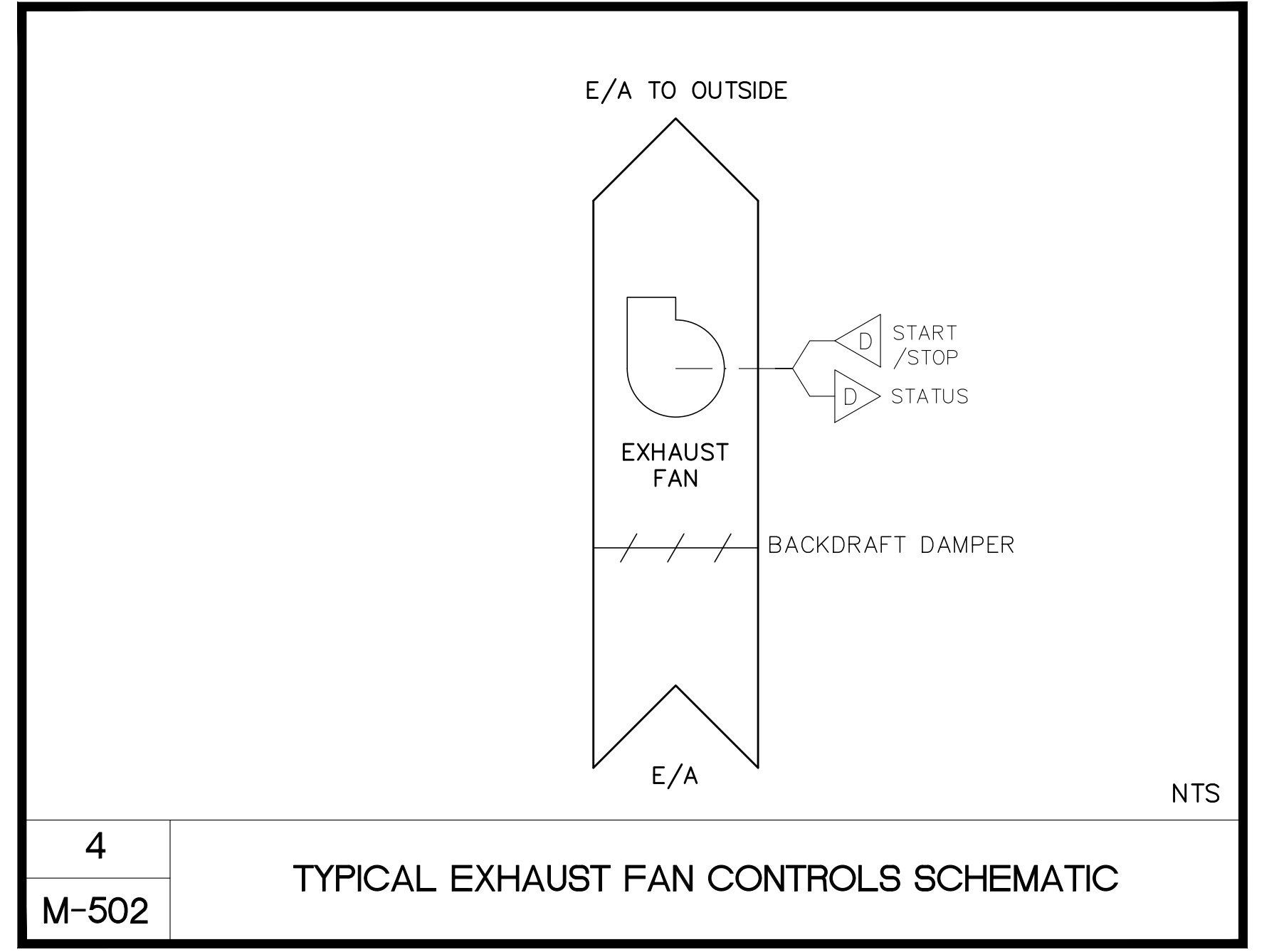
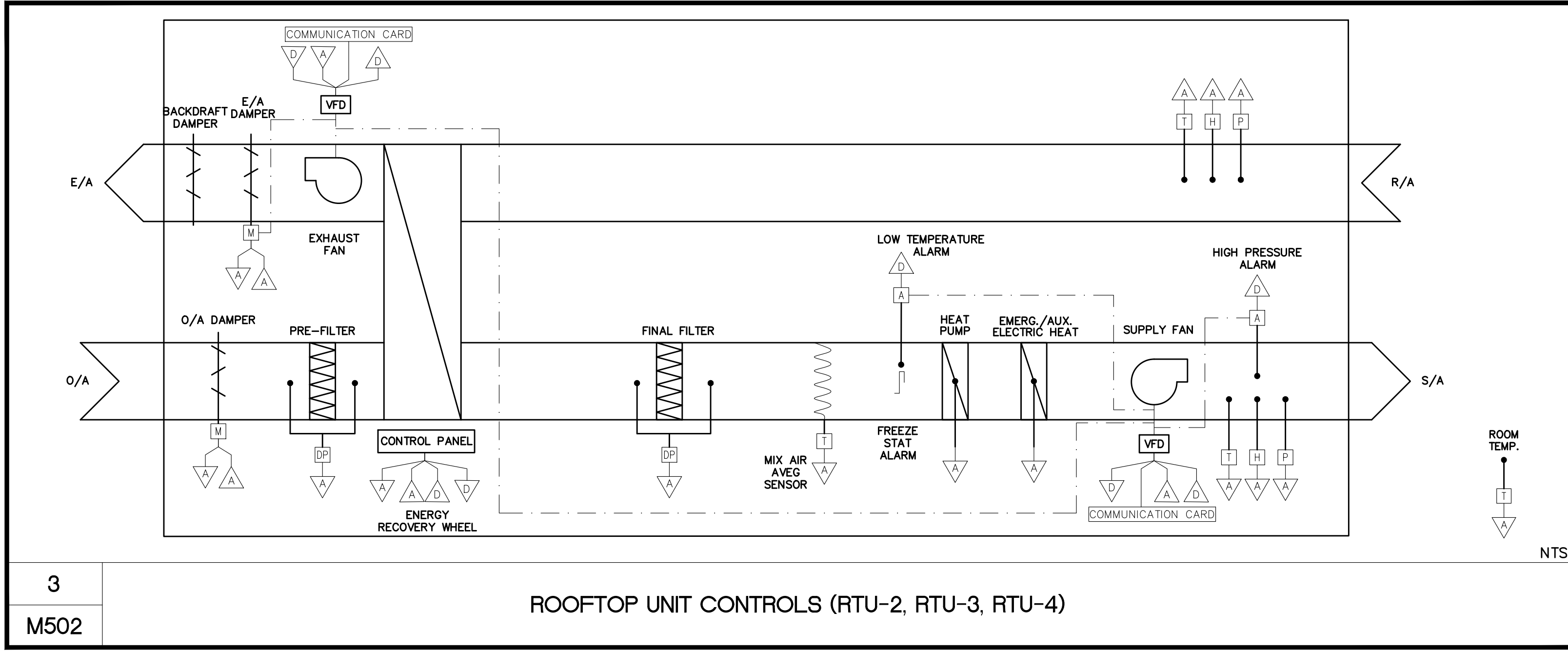
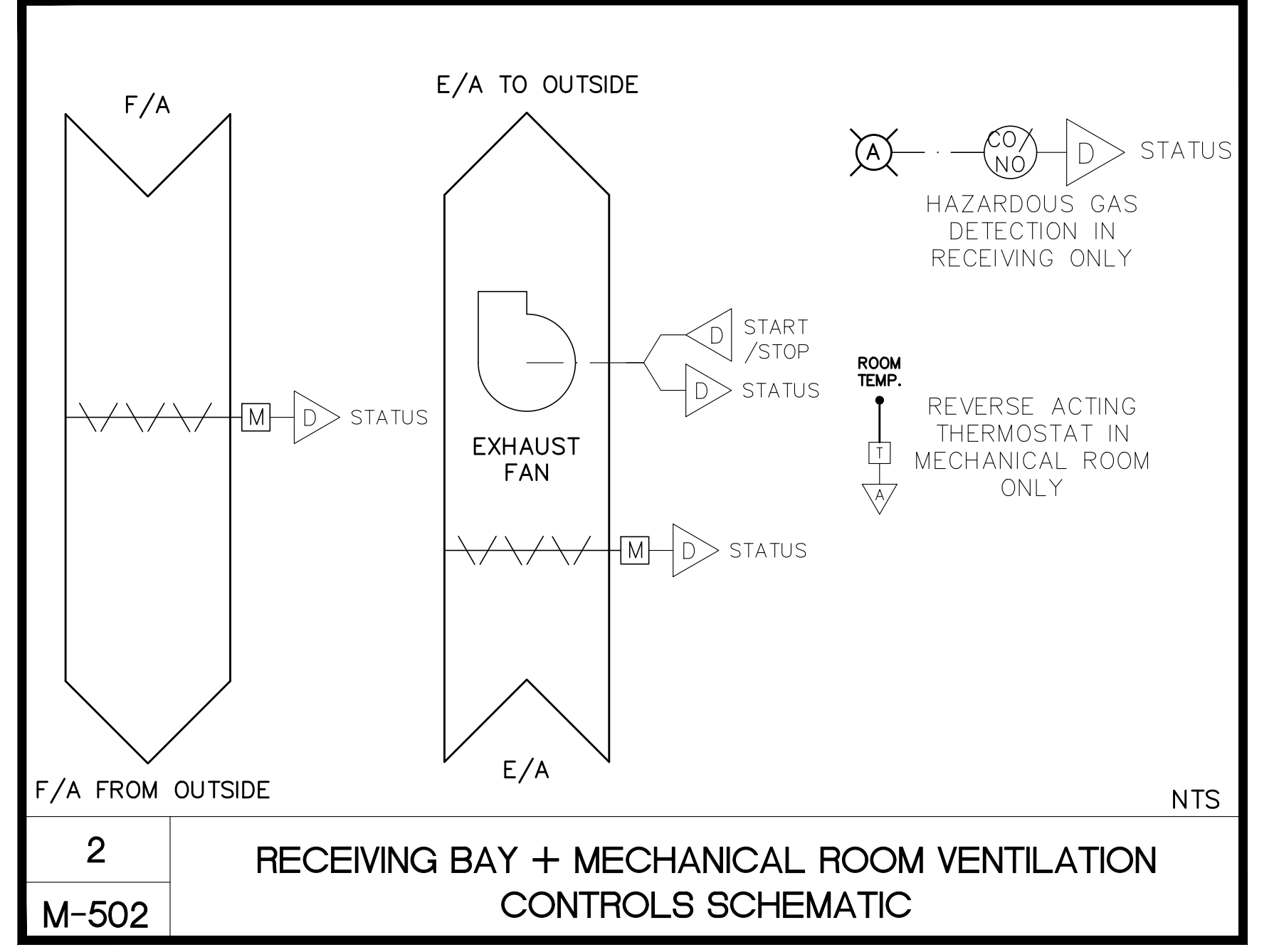
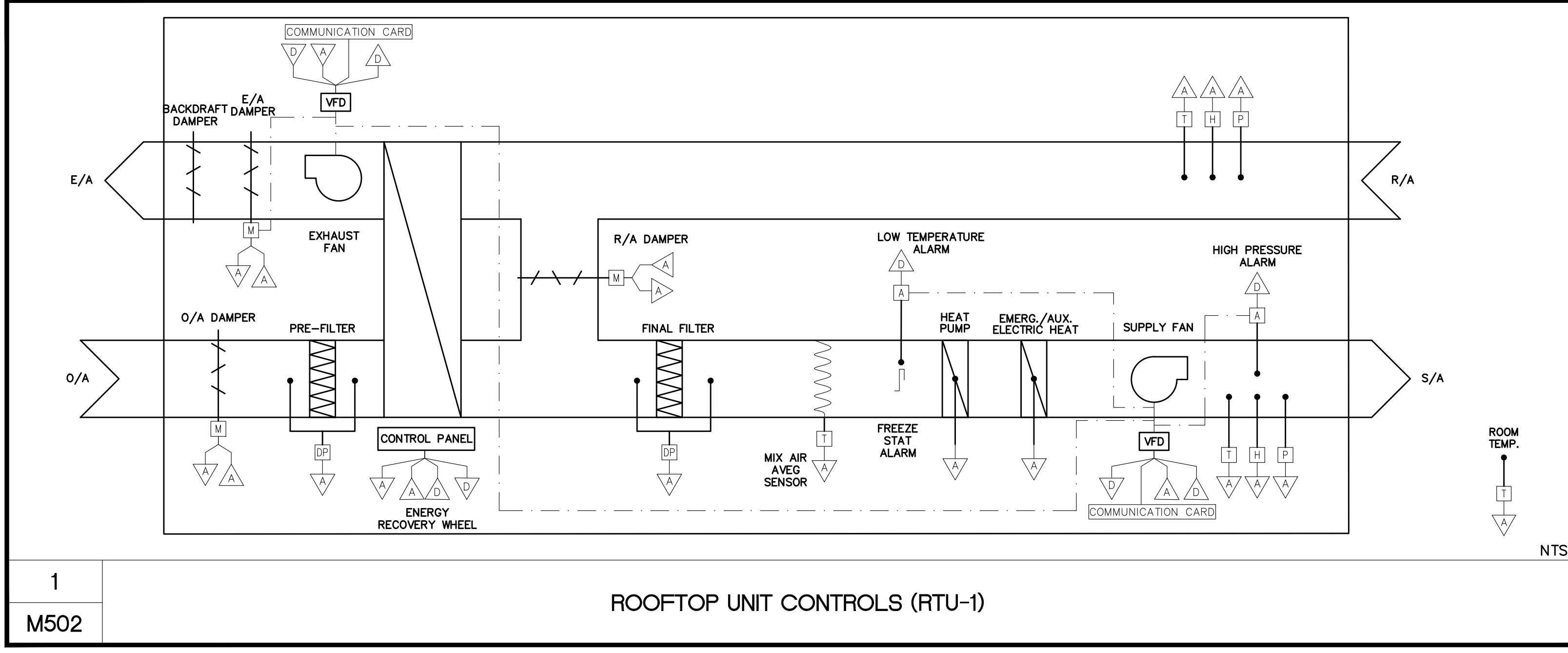
**IN-FLOOR HEATING CONTROLLER**  
 (BY EQUIPMENT MANUFACTURER)

PUMP START/STOP	PUMP STATUS	PUMP ALARM	VALVE POSITION
SLAB TEMP. SENSOR	THERMO-STAT		

(SLAB SENSOR TYPICAL FOR EACH ZONE FED BY MANIFOLD. THERMOSTATS AS SHOWN ON FLOOR PLAN. TYPICAL FOR MANIFOLDS 1 - 3)

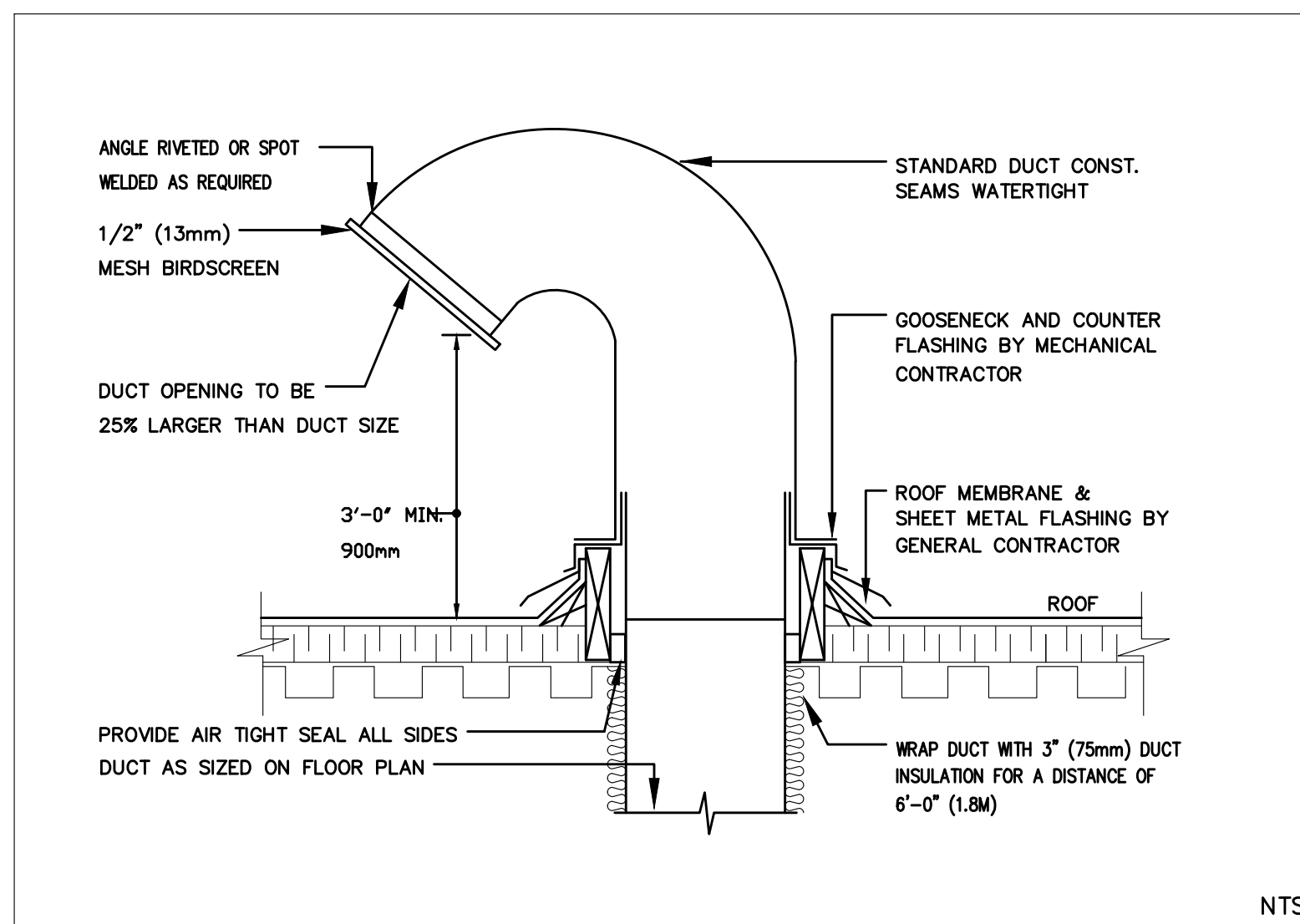
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CONTROL POINT LEGEND	
ANALOGUE IN	
ANALOGUE OUT	
DIGITAL IN	
DIGITAL OUT	



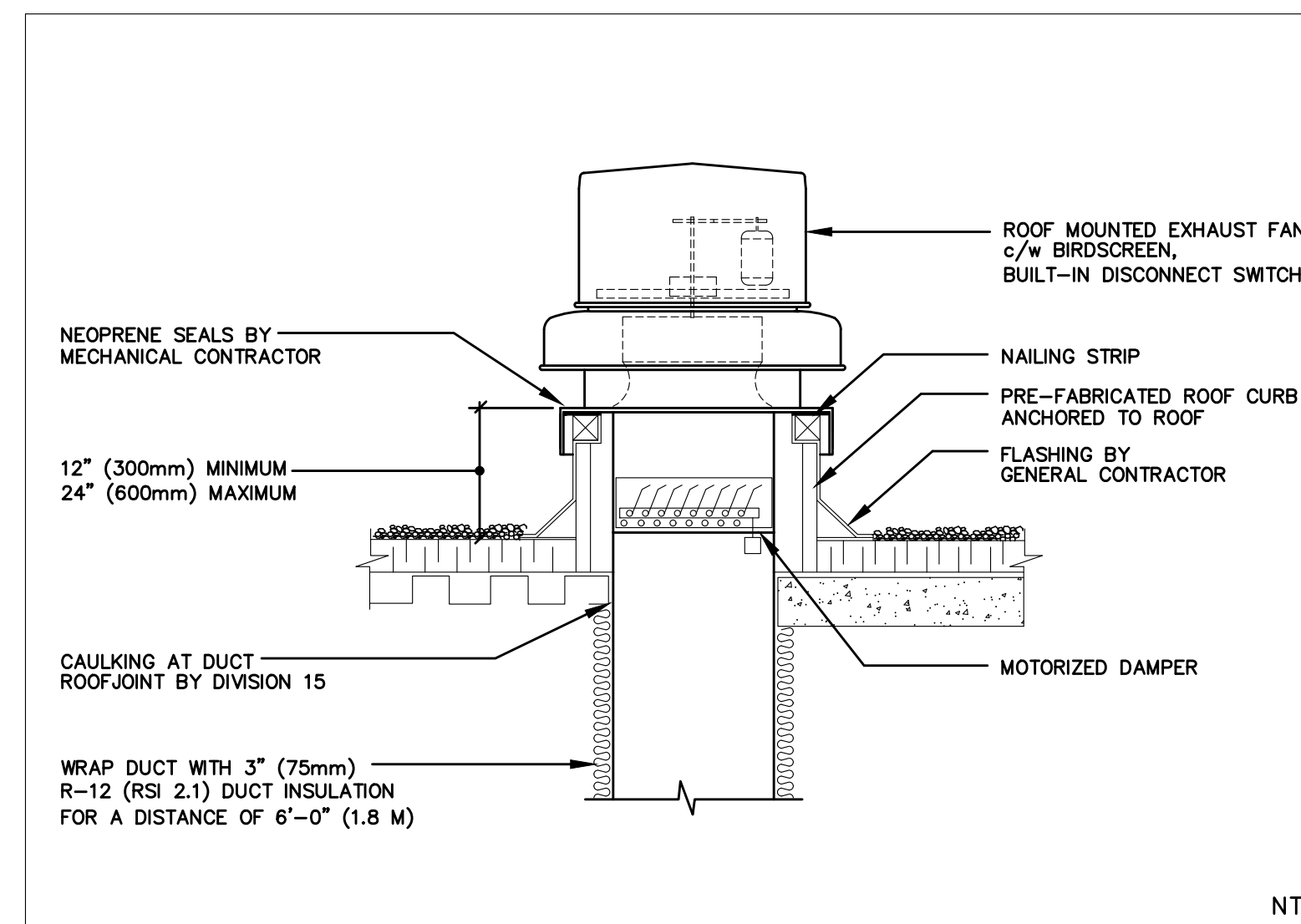
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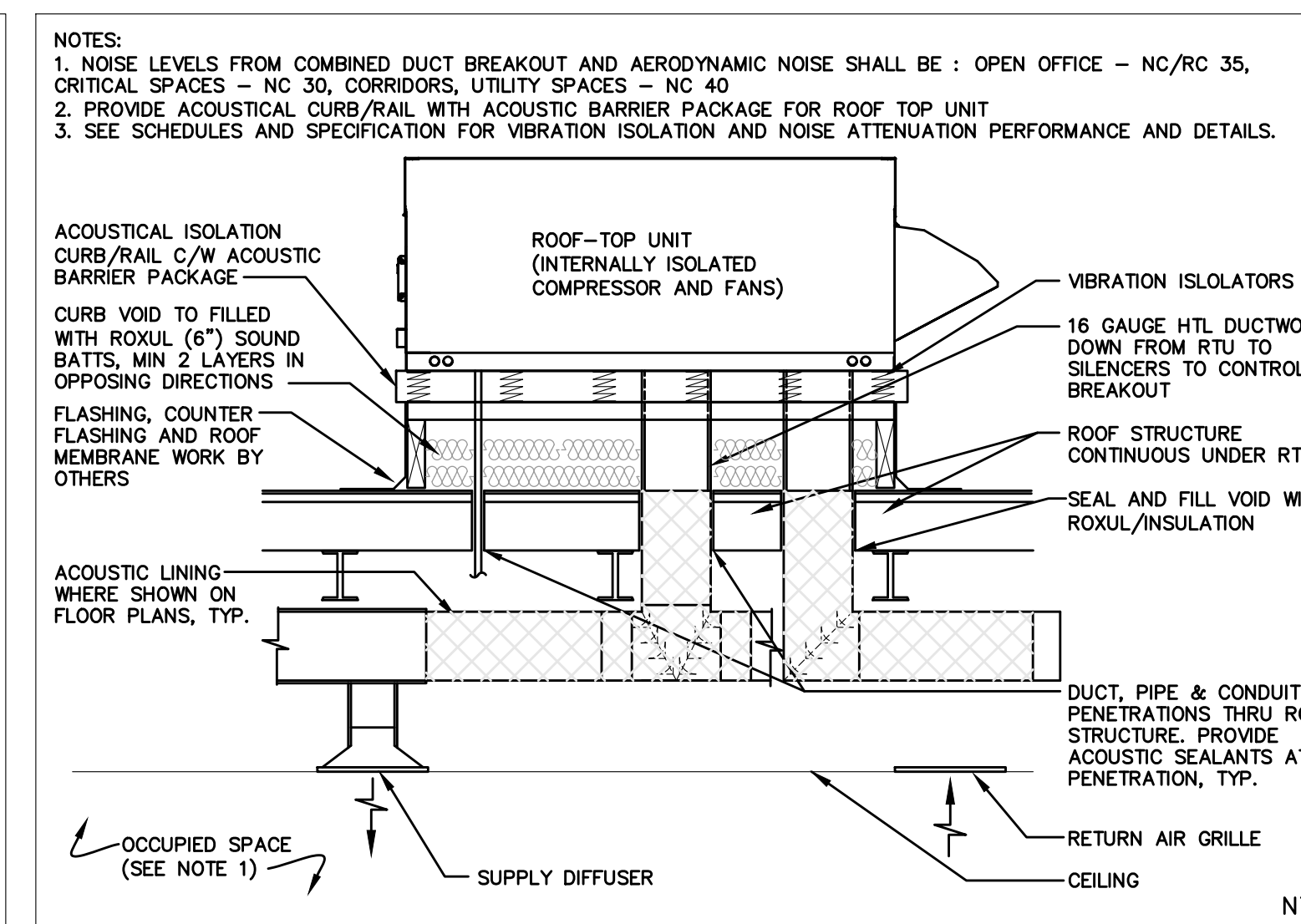
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M701  
DETAIL OF EXHAUST OR FRESH AIR INTAKE GOOSENECK TERMINATION THROUGH ROOF



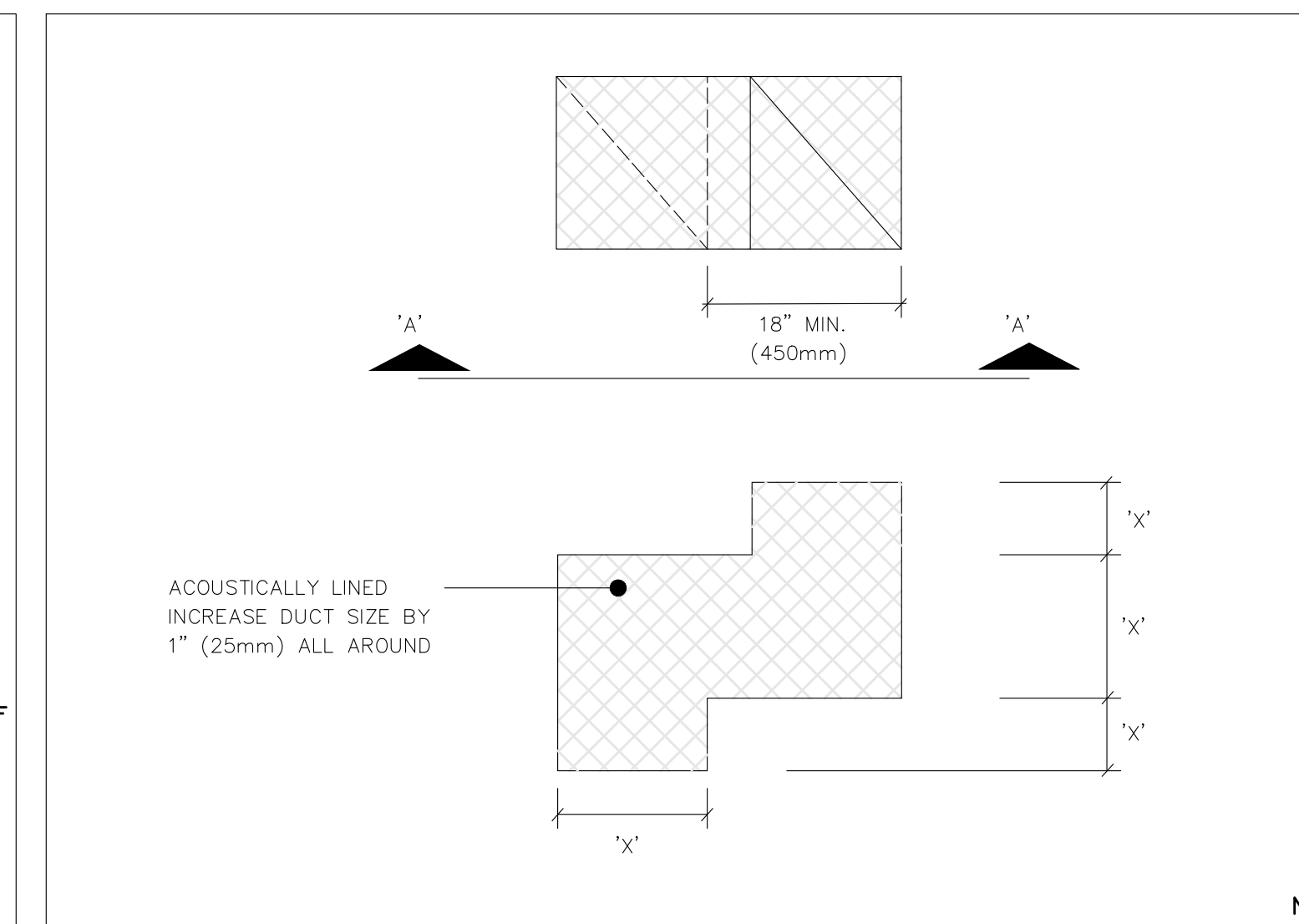
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M701  
DETAIL OF ROOF MOUNTED EXHAUST FAN



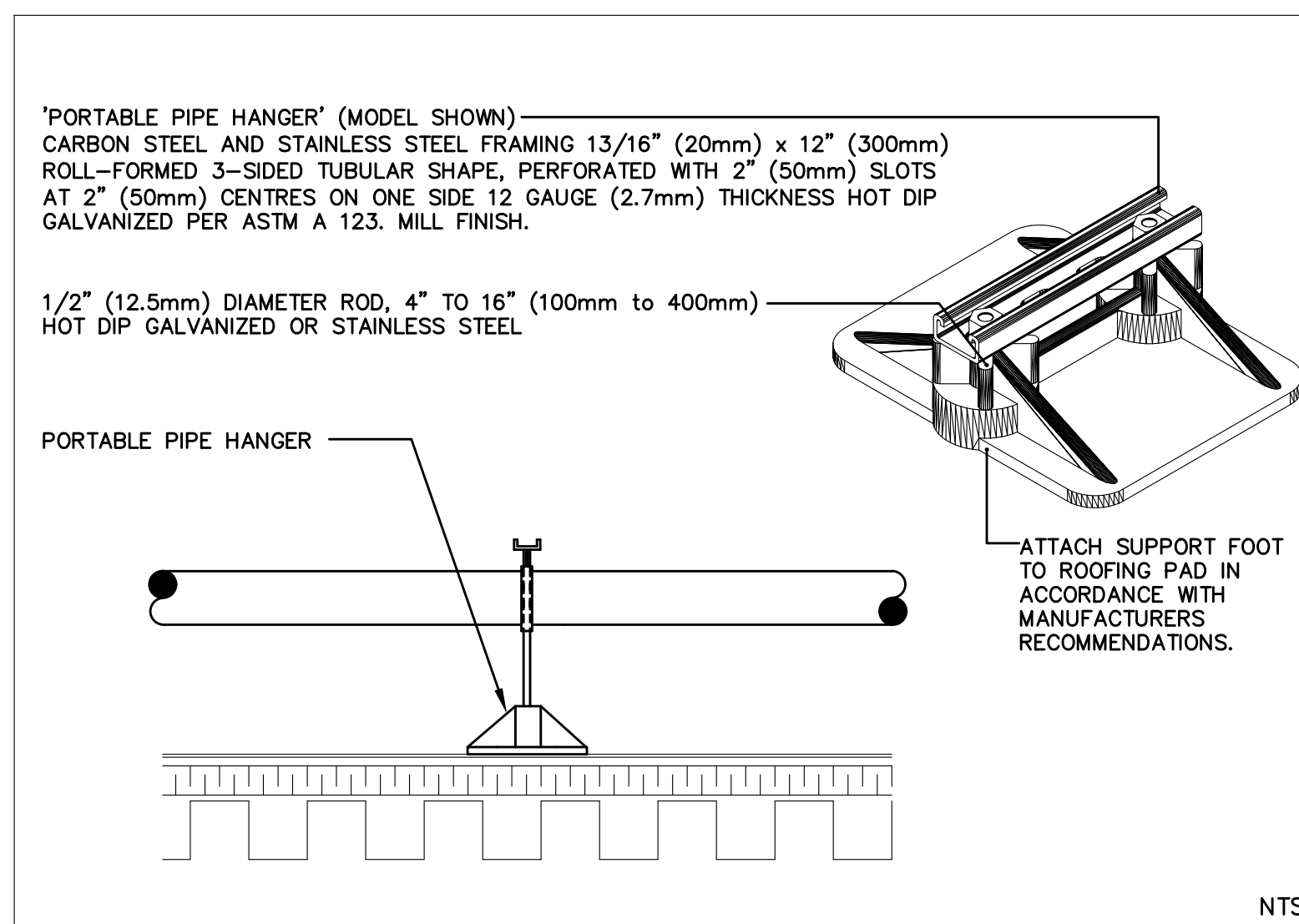
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DETAIL OF ROOFTOP UNIT INSTALLATION AND ACOUSTIC REQUIREMENTS



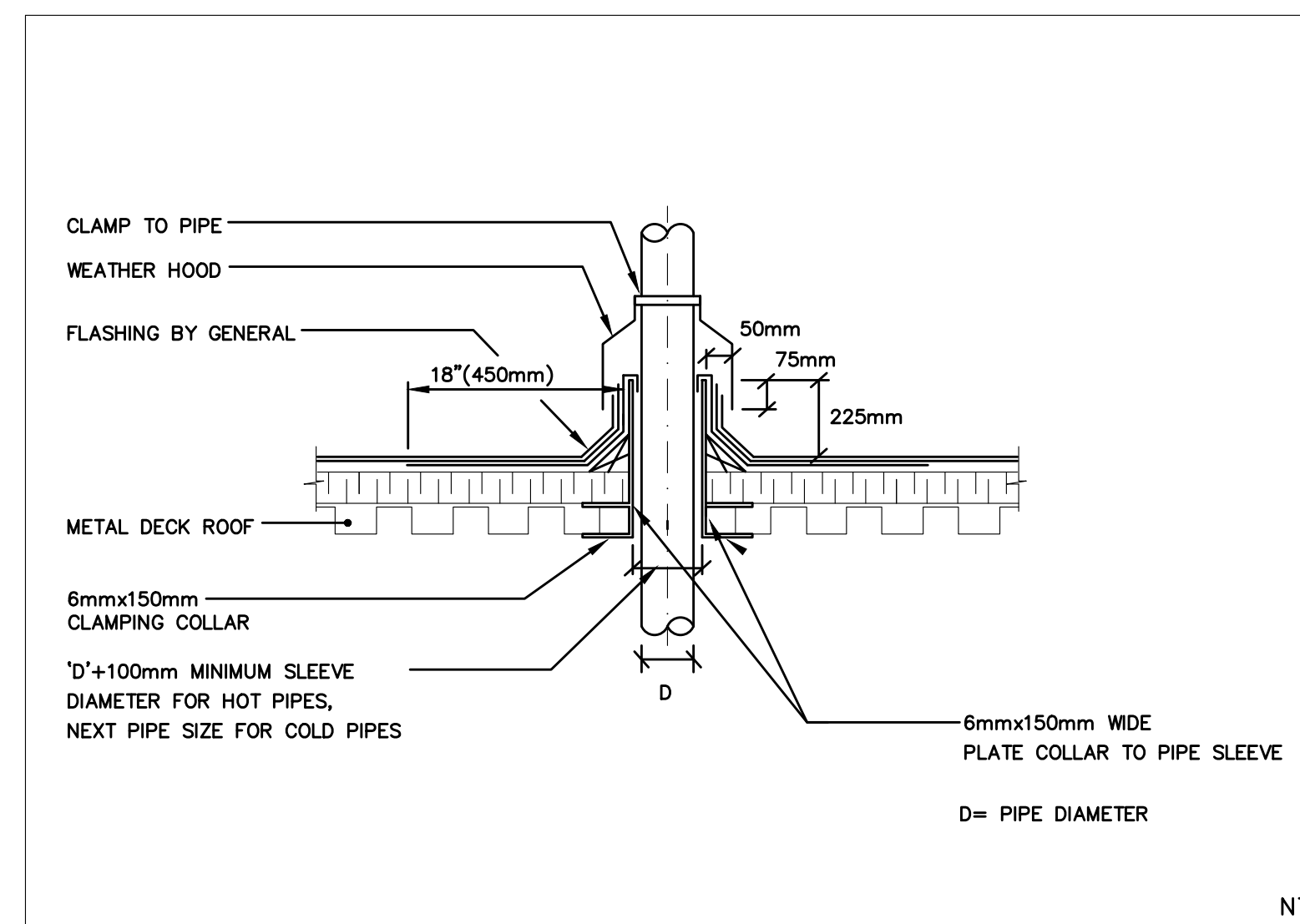
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TRANSFER DUCT 'Z' SHAPED



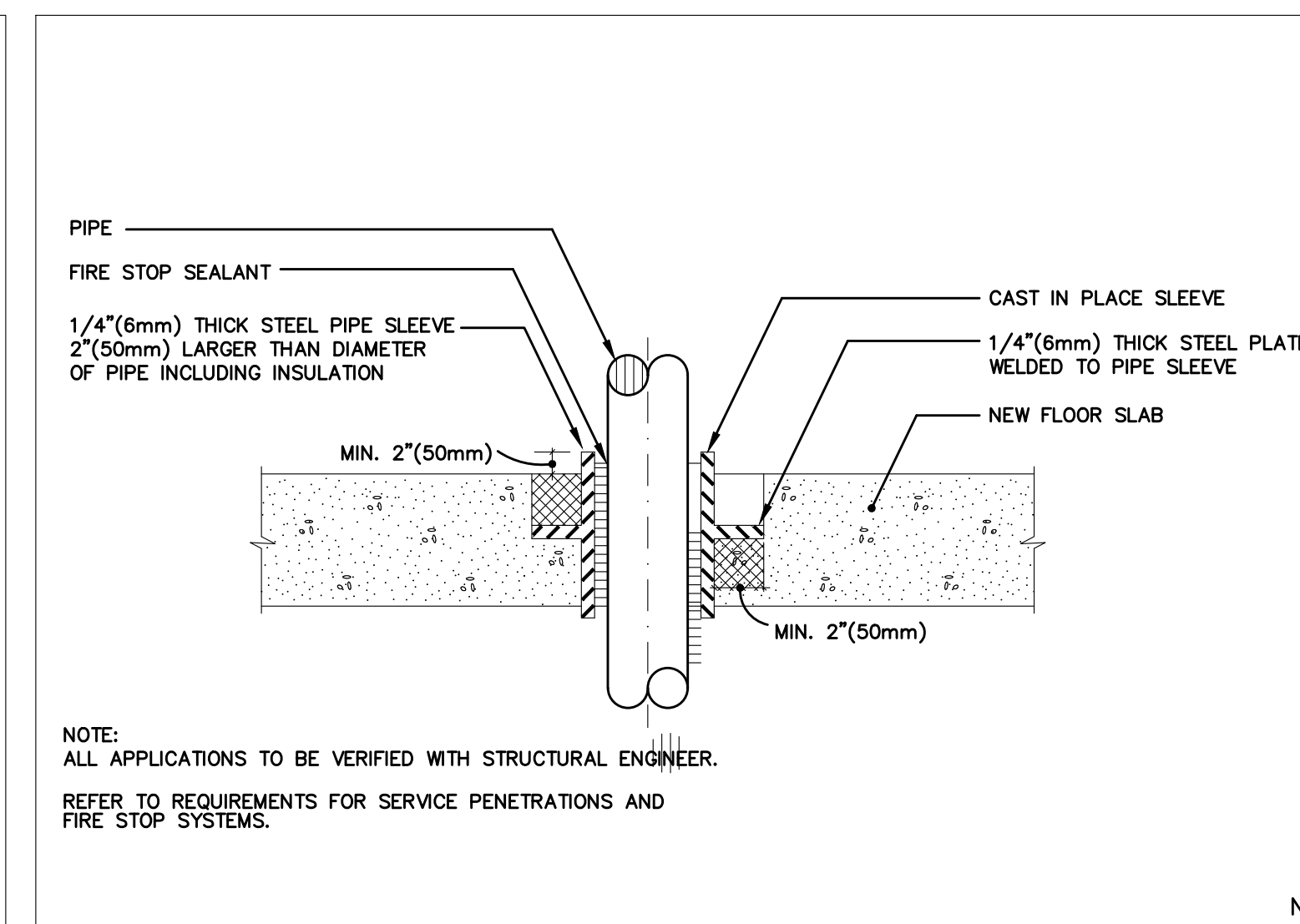
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DETAIL OF PIPING ROOF SUPPORT



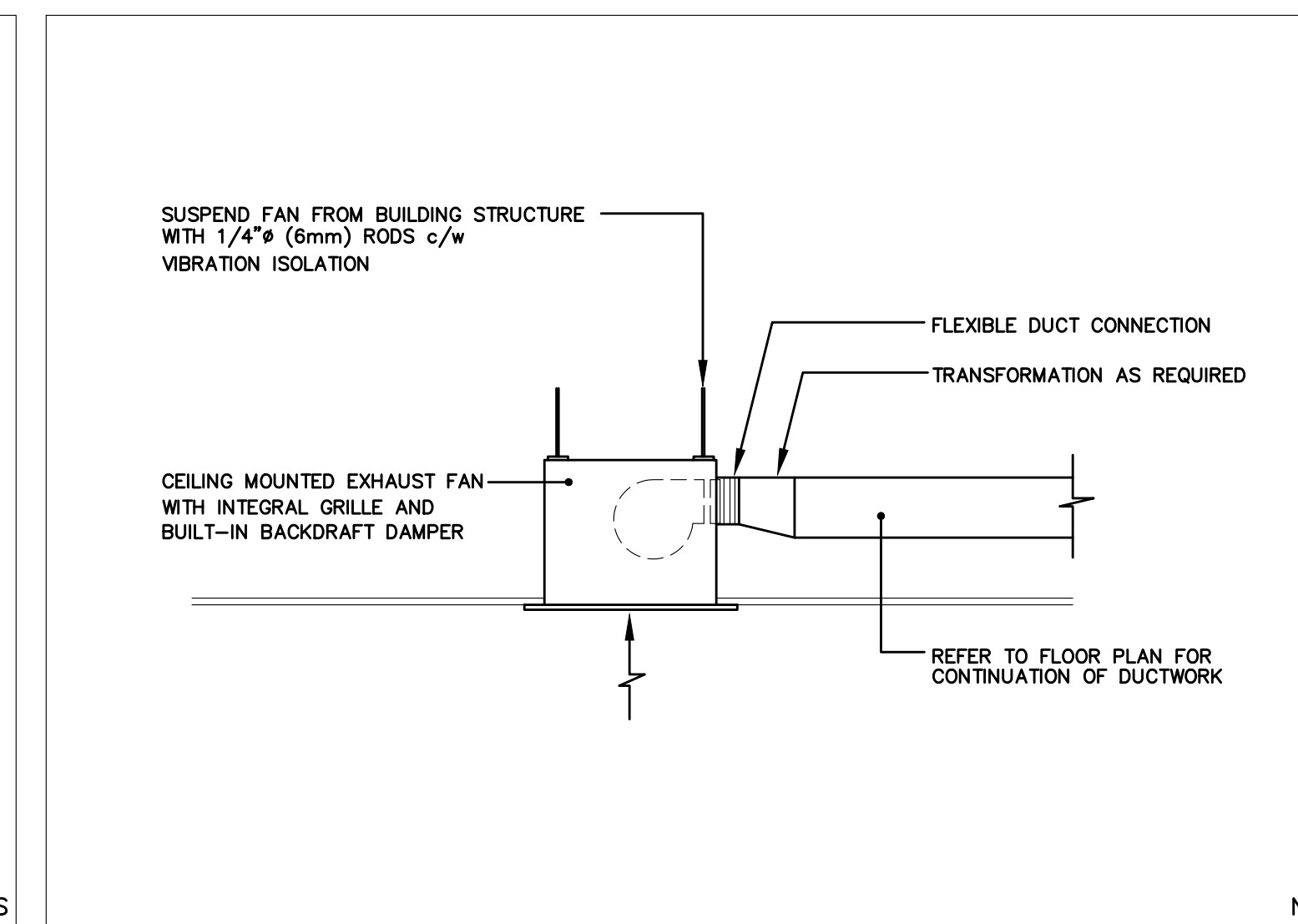
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DETAIL OF PIPE THROUGH ROOF



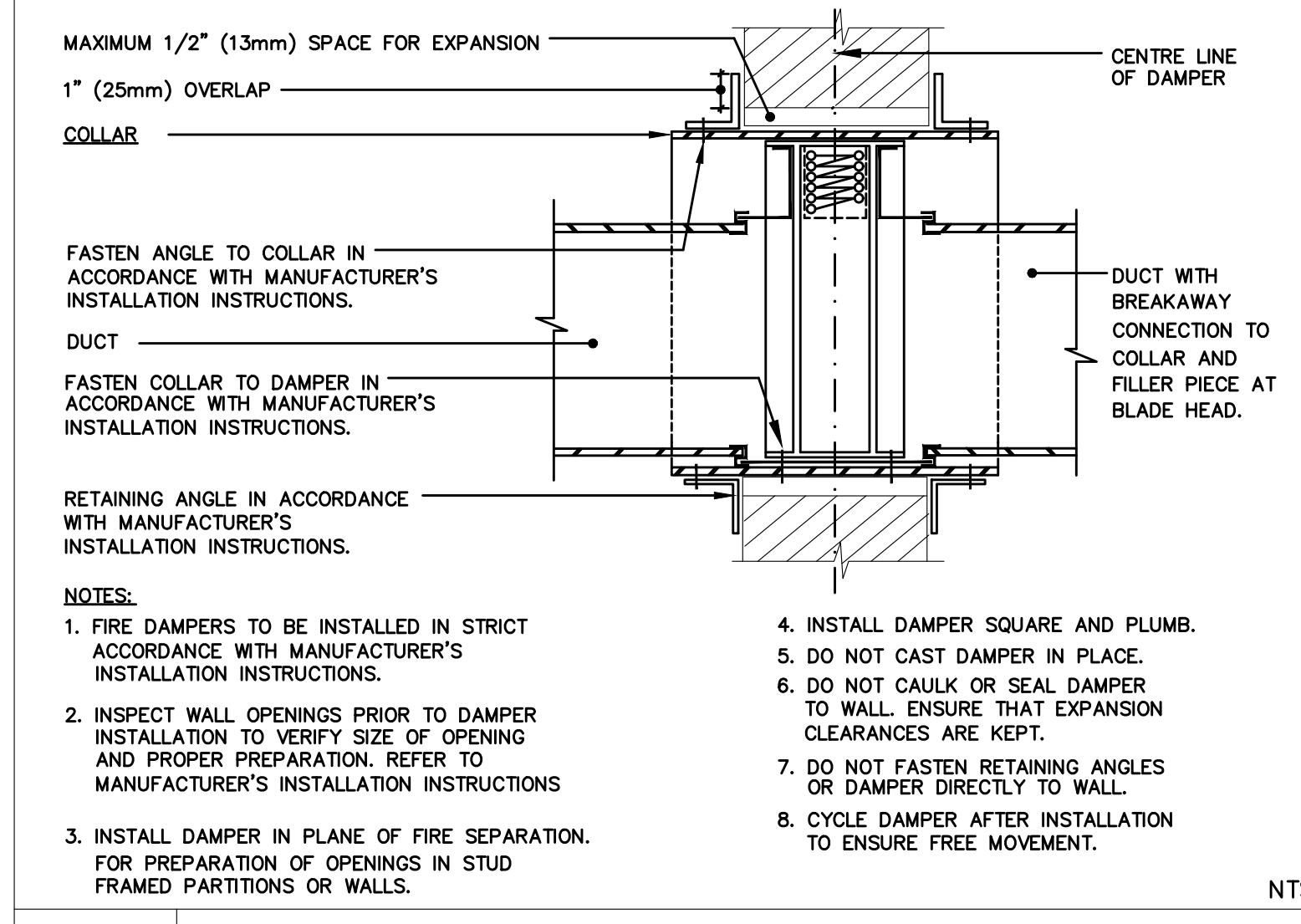
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M701  
DETAIL OF PIPE SLEEVE IN NEW FLOOR SLAB



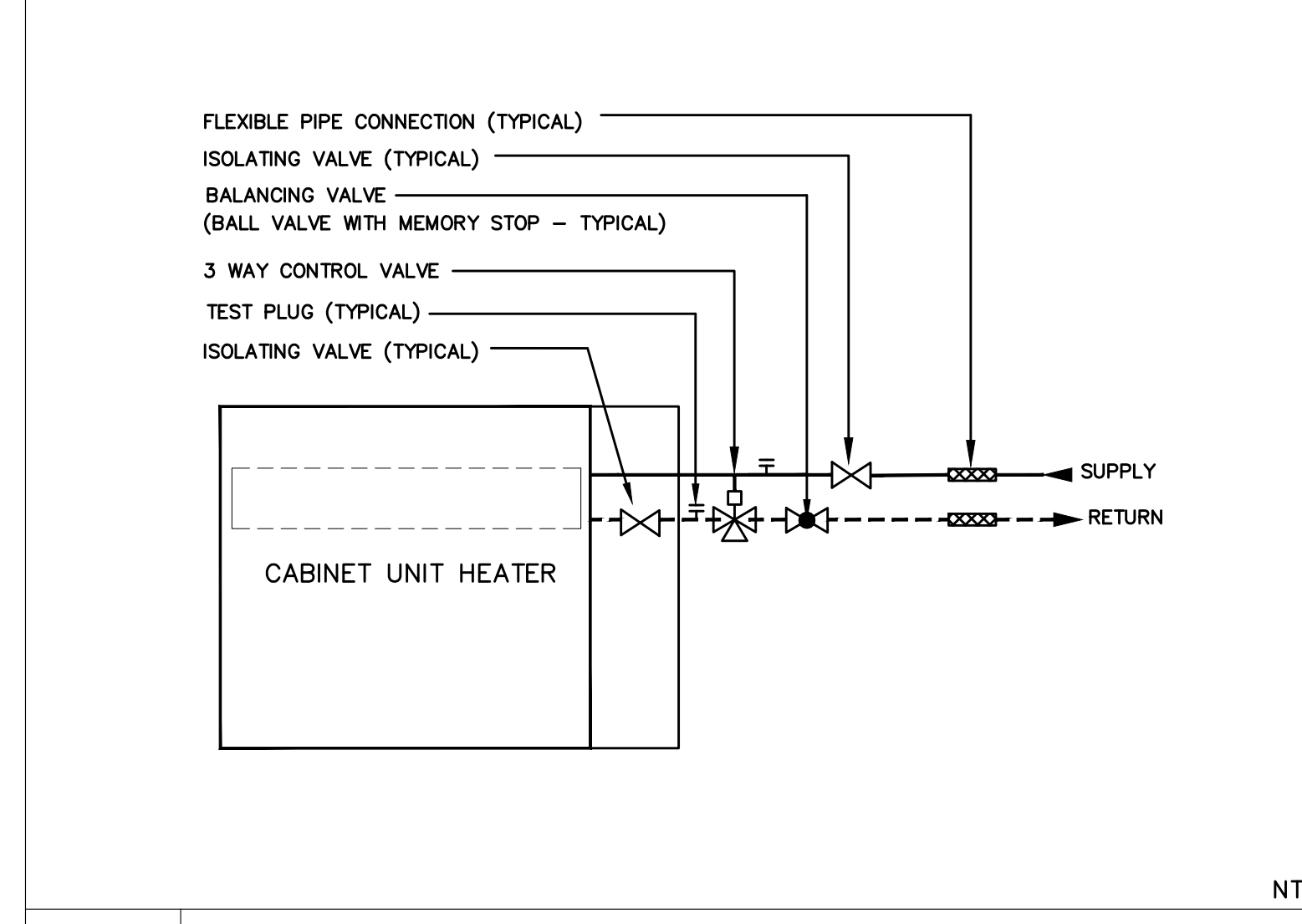
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M701  
DETAIL OF CEILING MOUNTED EXHAUST FAN



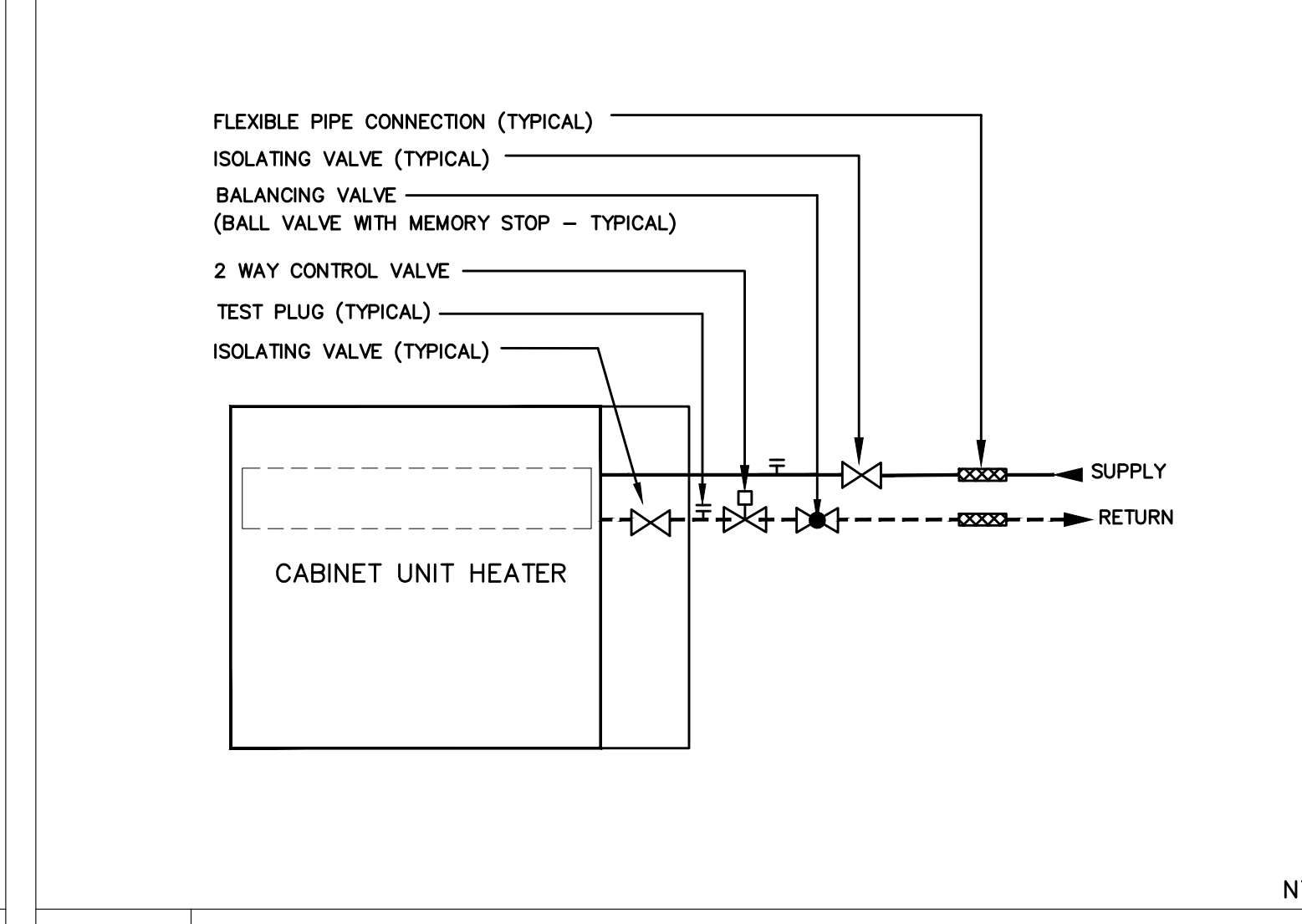
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DETAIL OF TYPE 'B' FIRE DAMPER INSTALLATION - VERTICAL



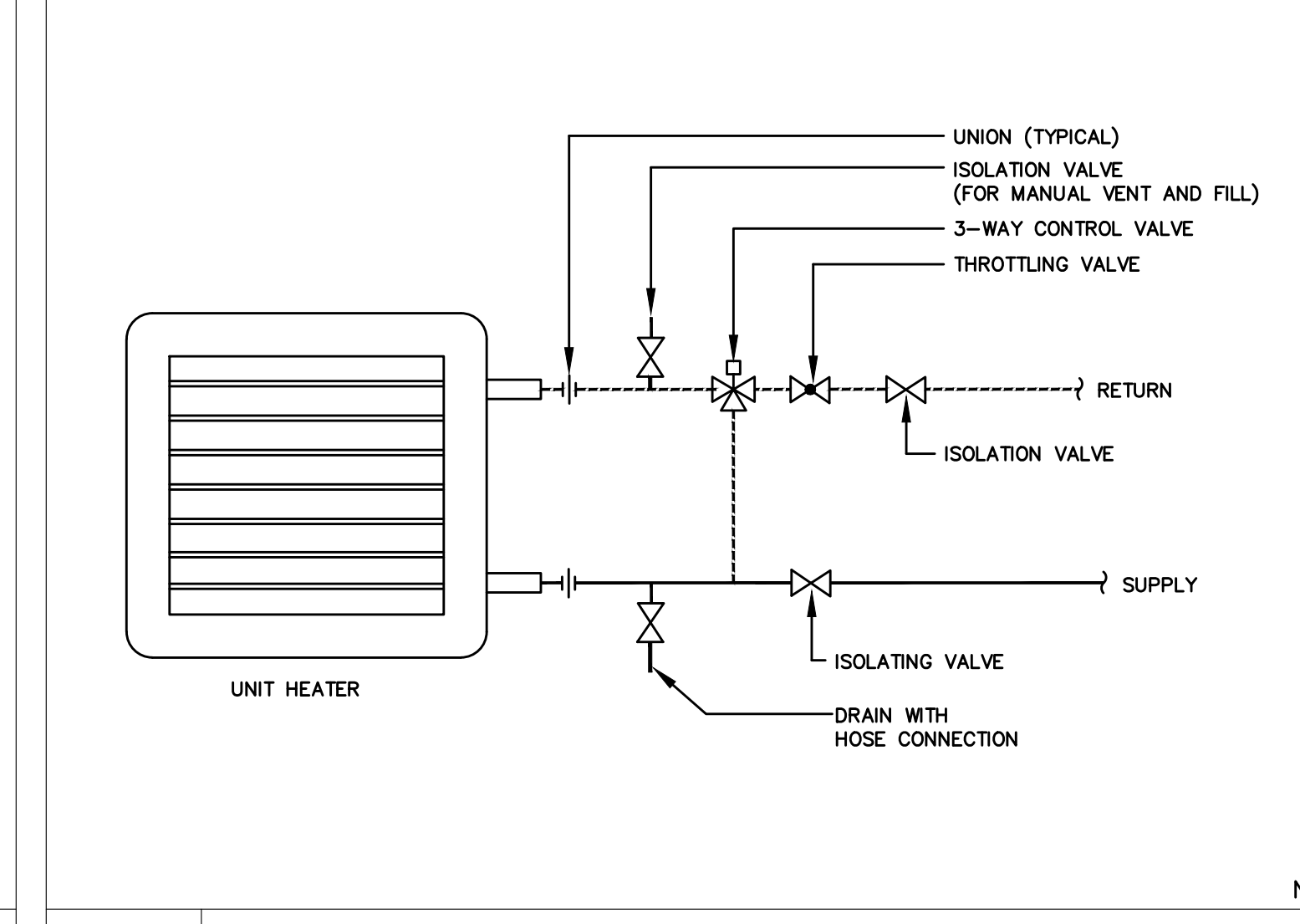
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M701  
DETAIL OF PIPING TO CABINET UNIT HEATER (3-WAY CONTROL VALVE)



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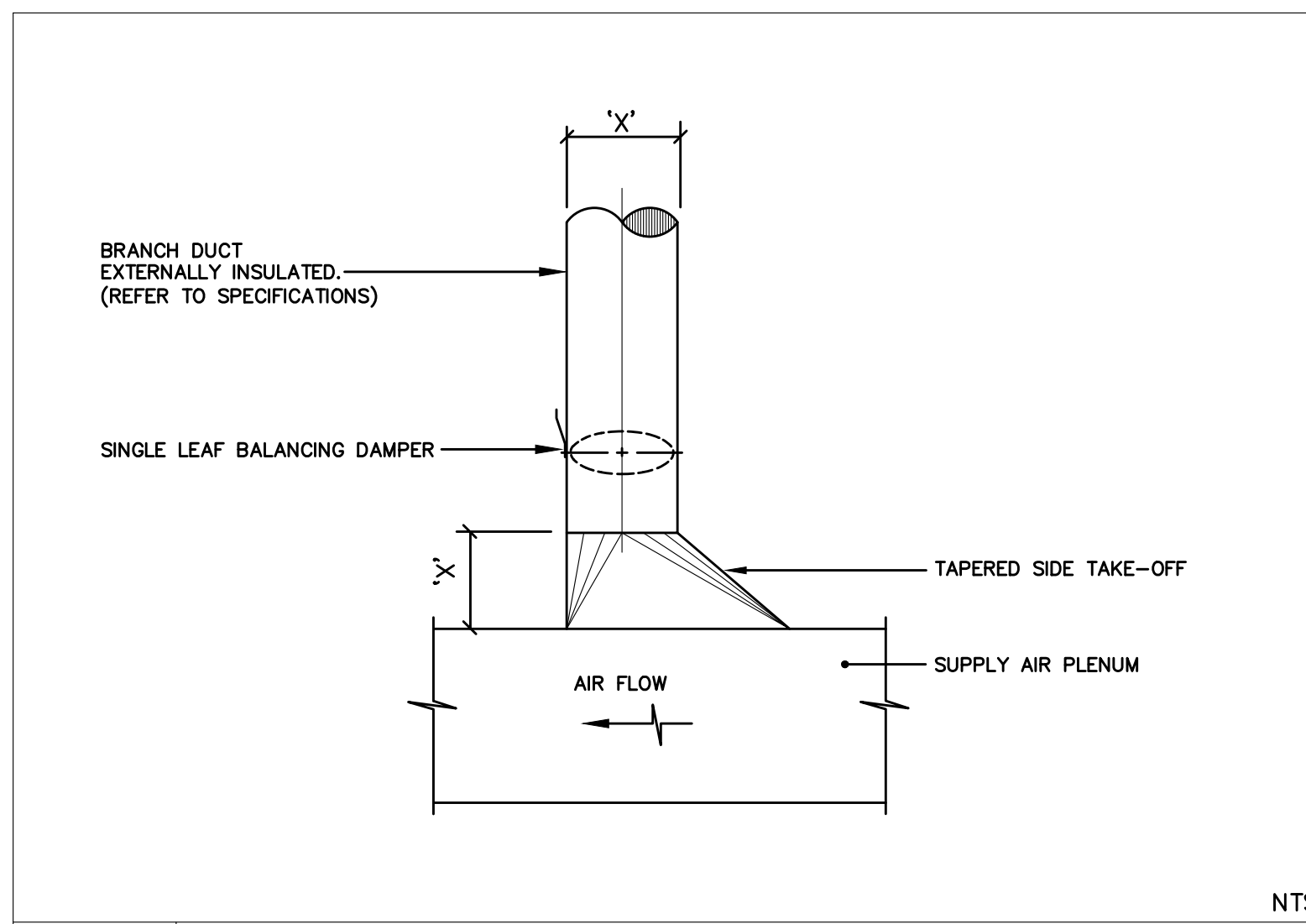
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DETAIL OF PIPING TO CABINET UNIT HEATER (2-WAY CONTROL VALVE)



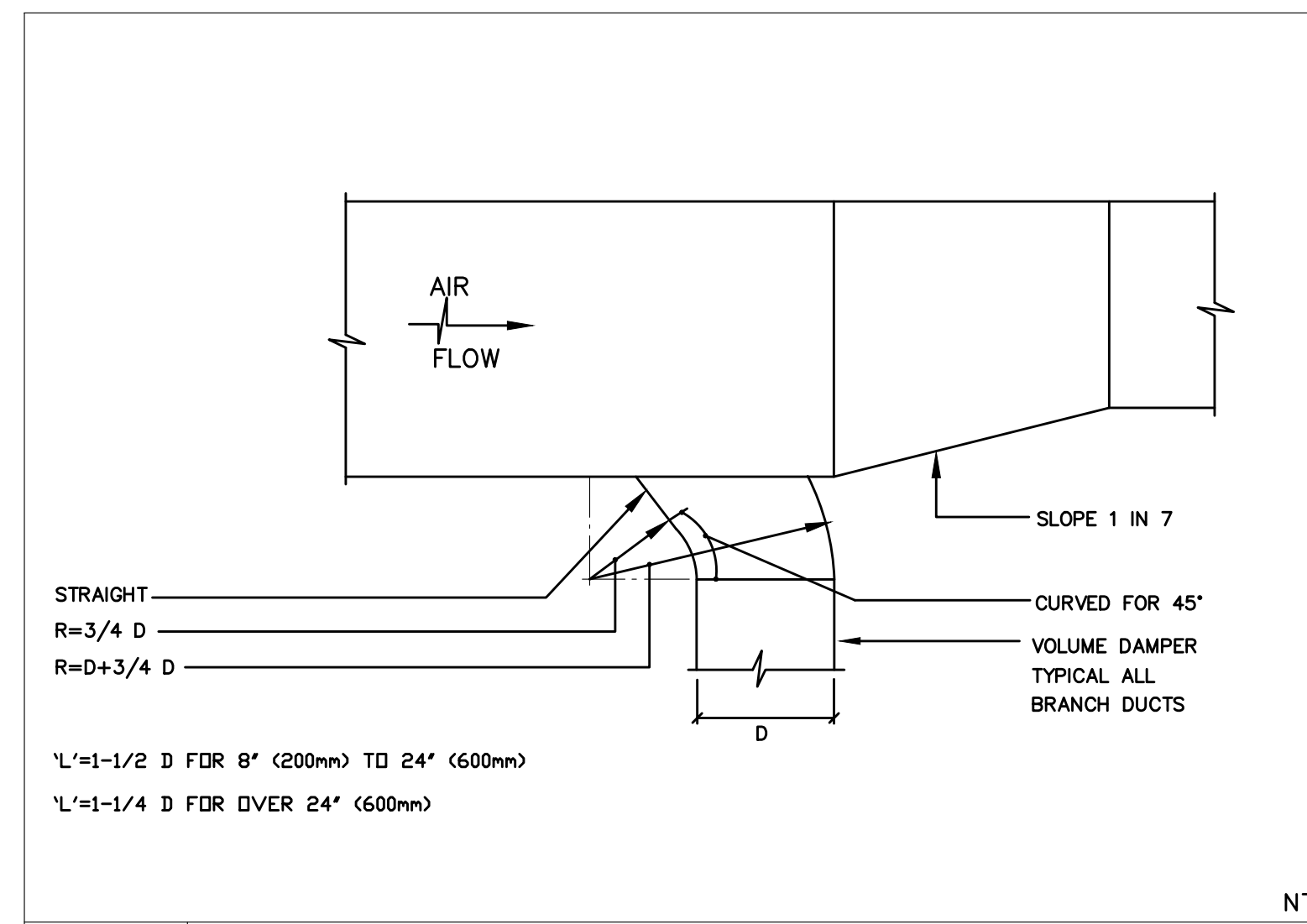
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DETAIL OF PIPING TO HOT WATER UNIT HEATER (3-WAY CONTROL VALVE)

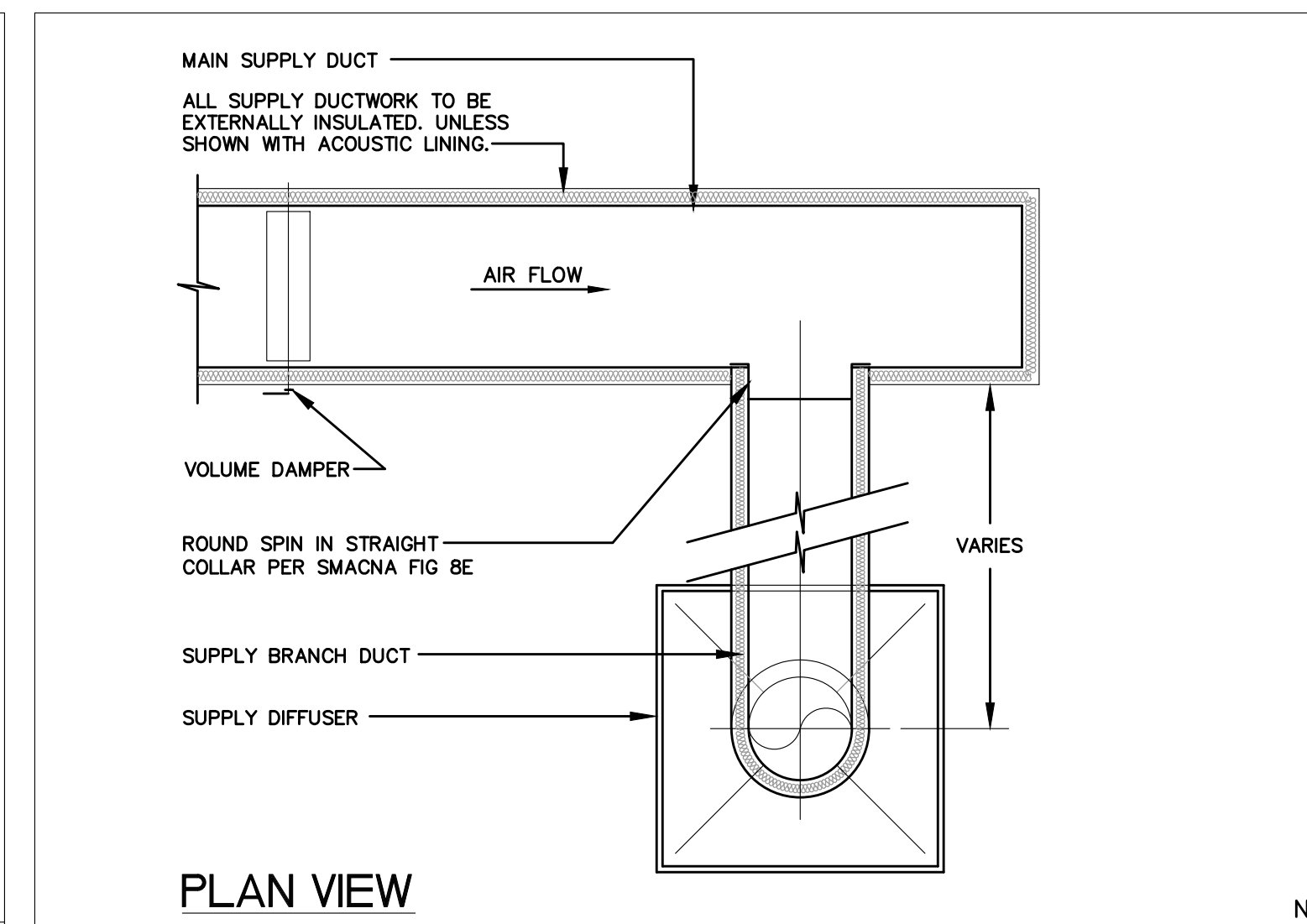
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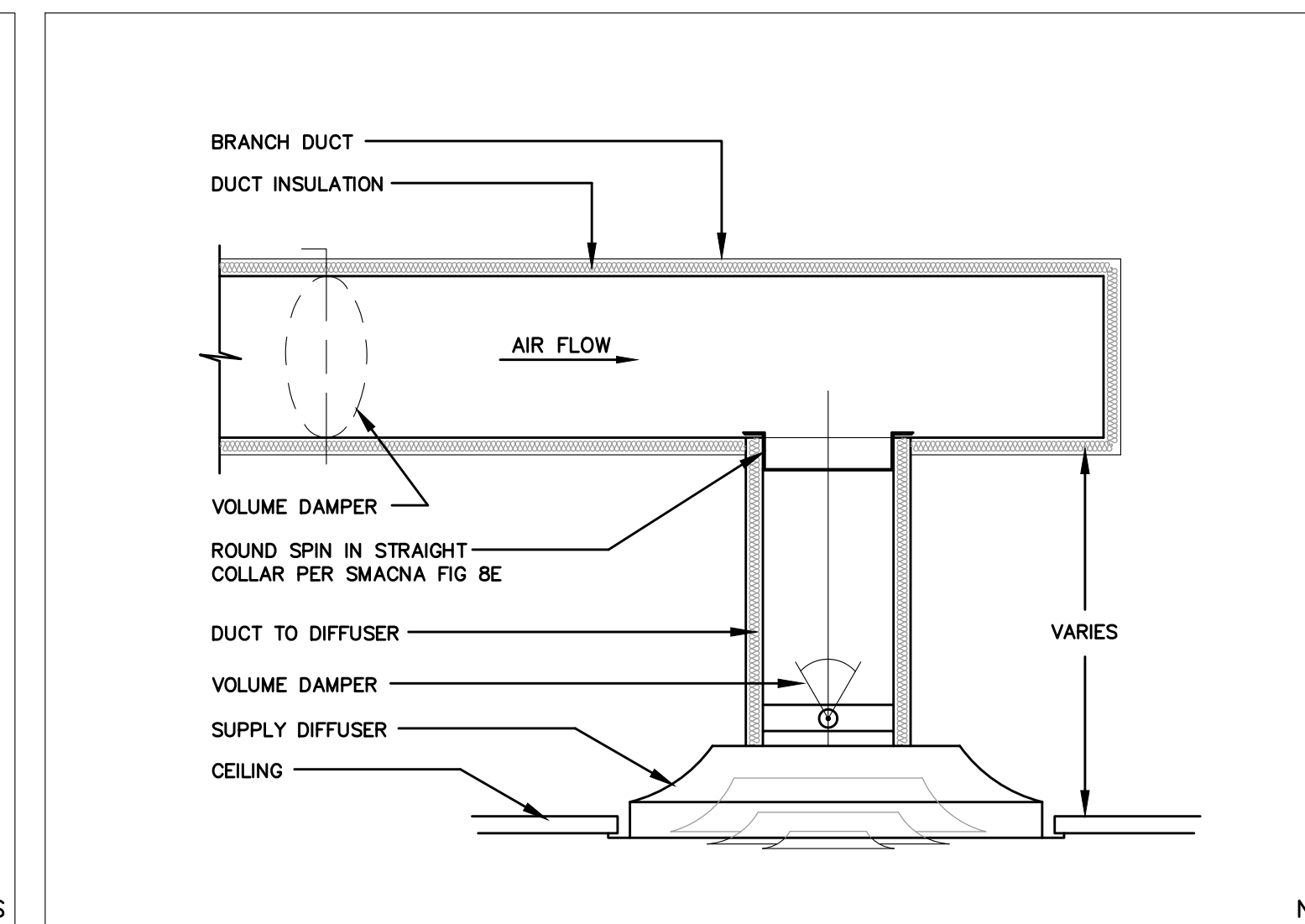
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M702  
DETAIL OF ROUND DUCT TAKE-OFF



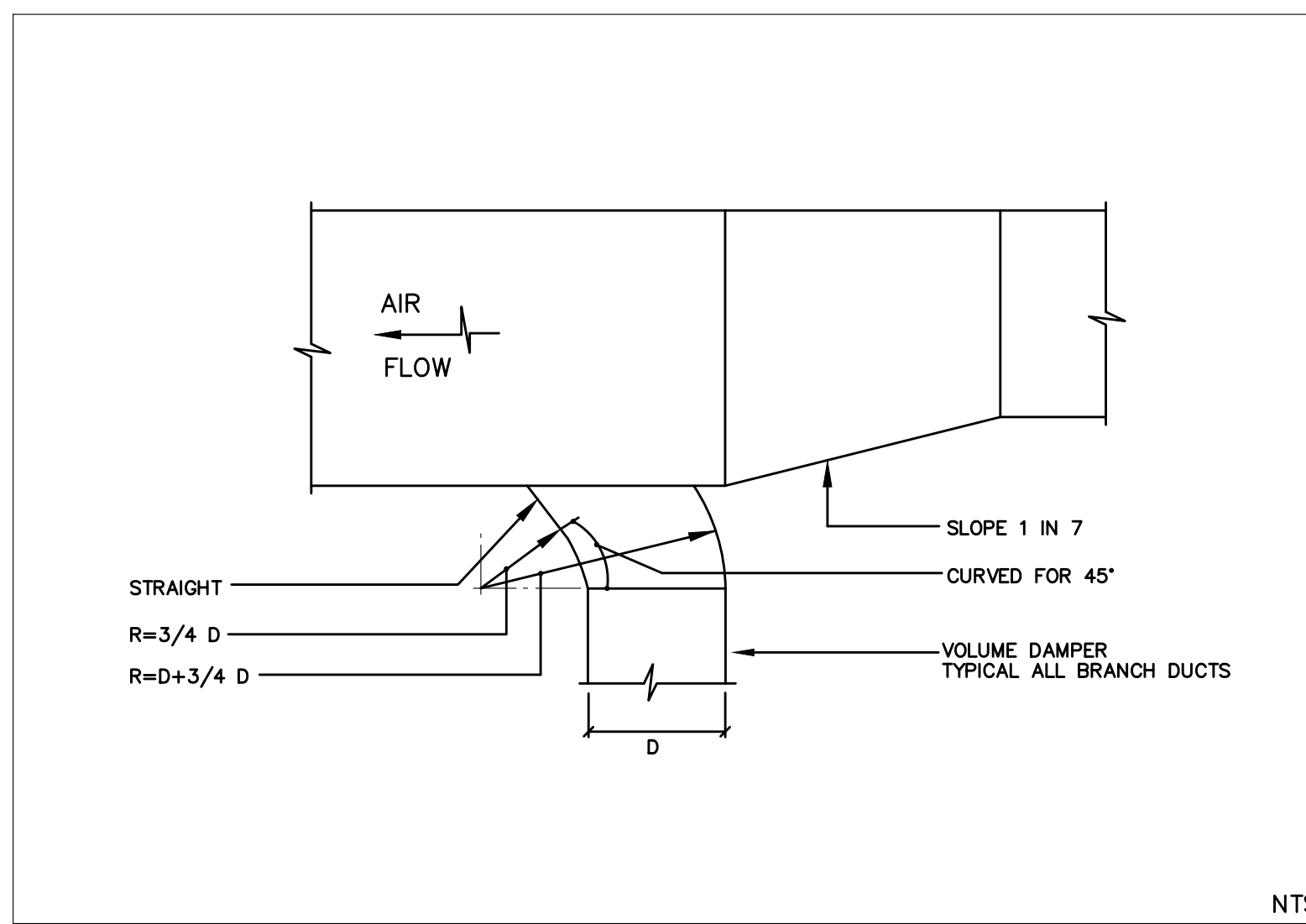
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DETAIL OF SUPPLY DUCT TAP-IN CONNECTION



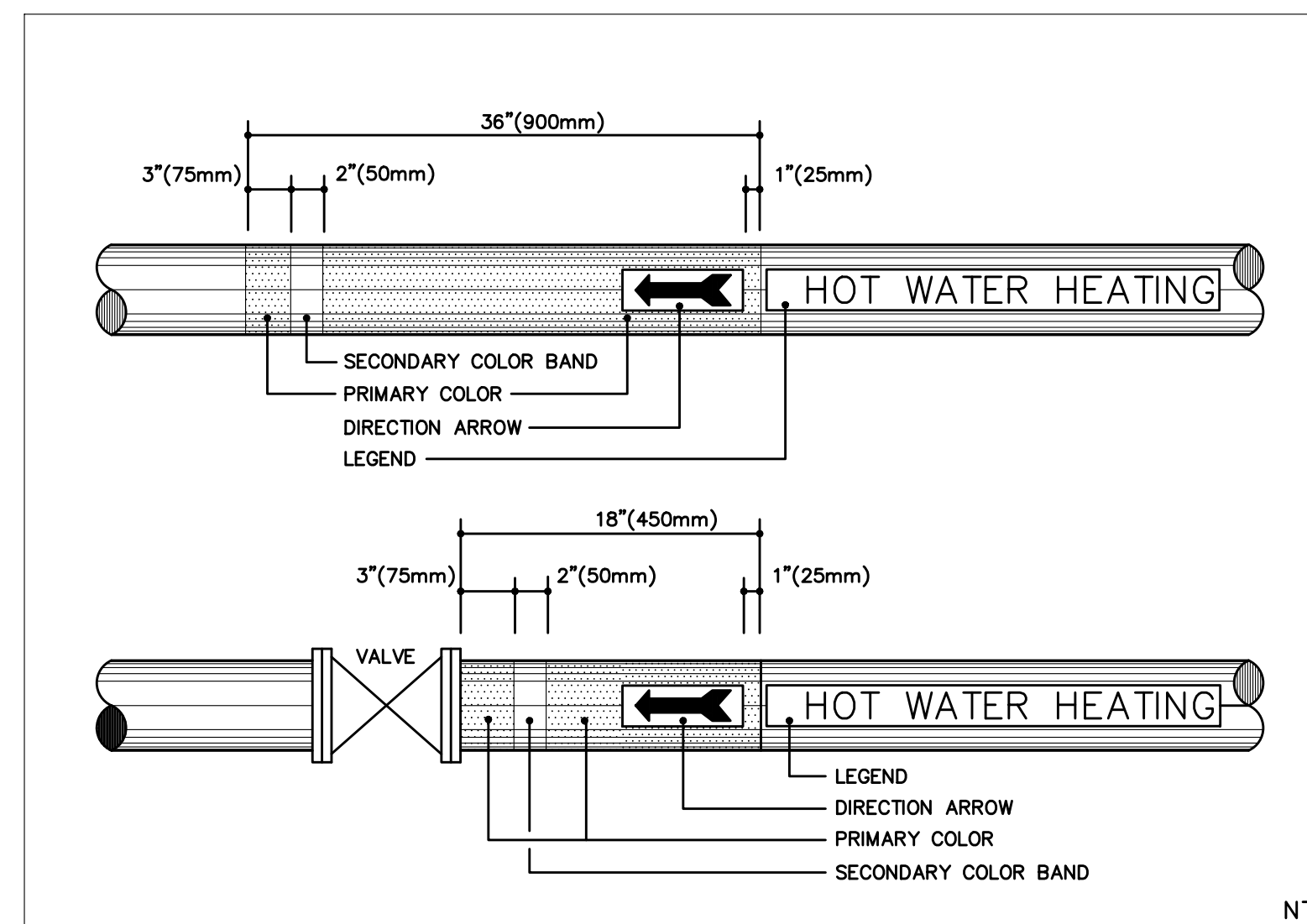
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DIFFUSER CONNECTION WITH SPIN IN COLLAR



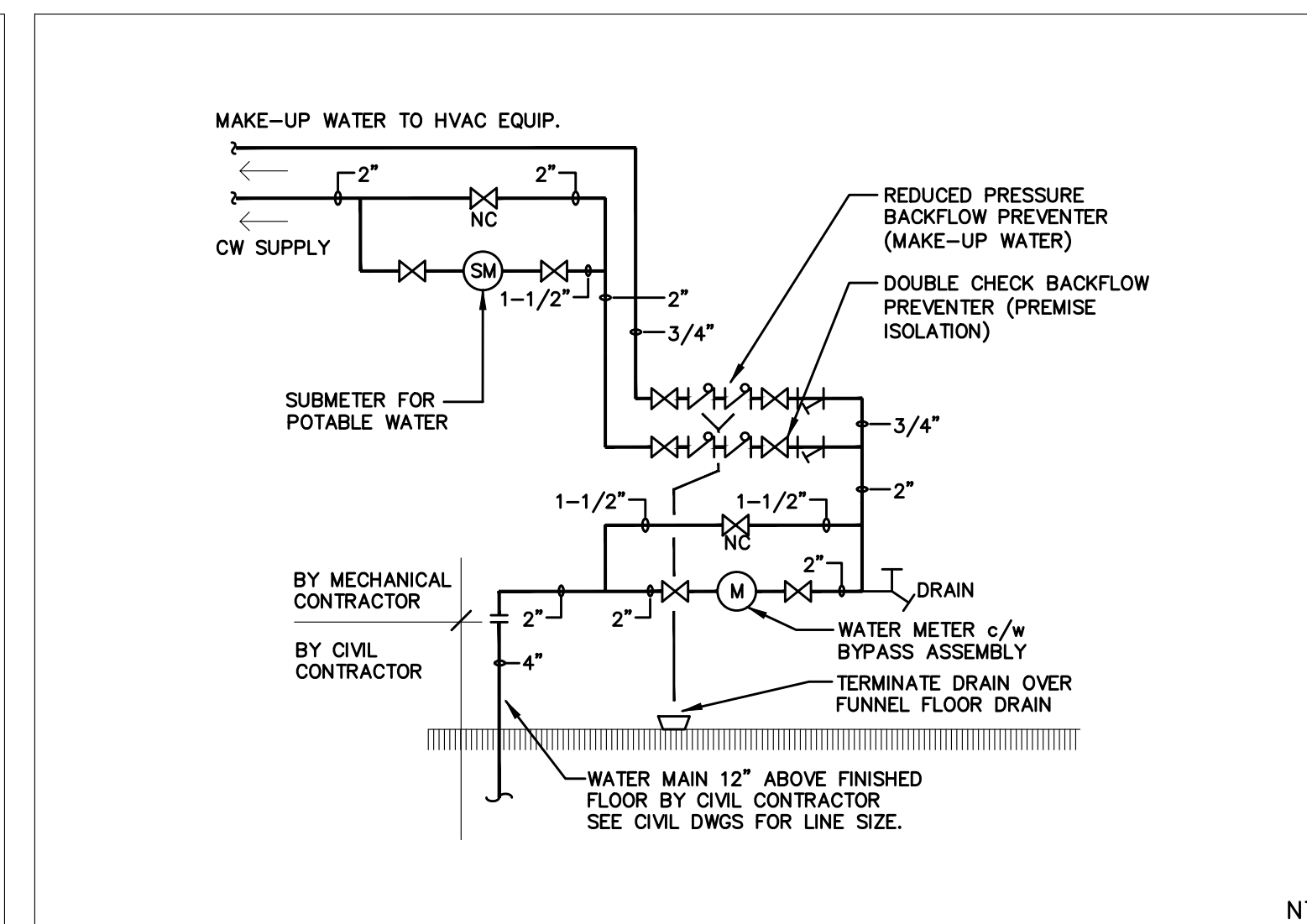
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DETAIL OF DIFFUSER CONNECTION WITH SPIN IN COLLAR



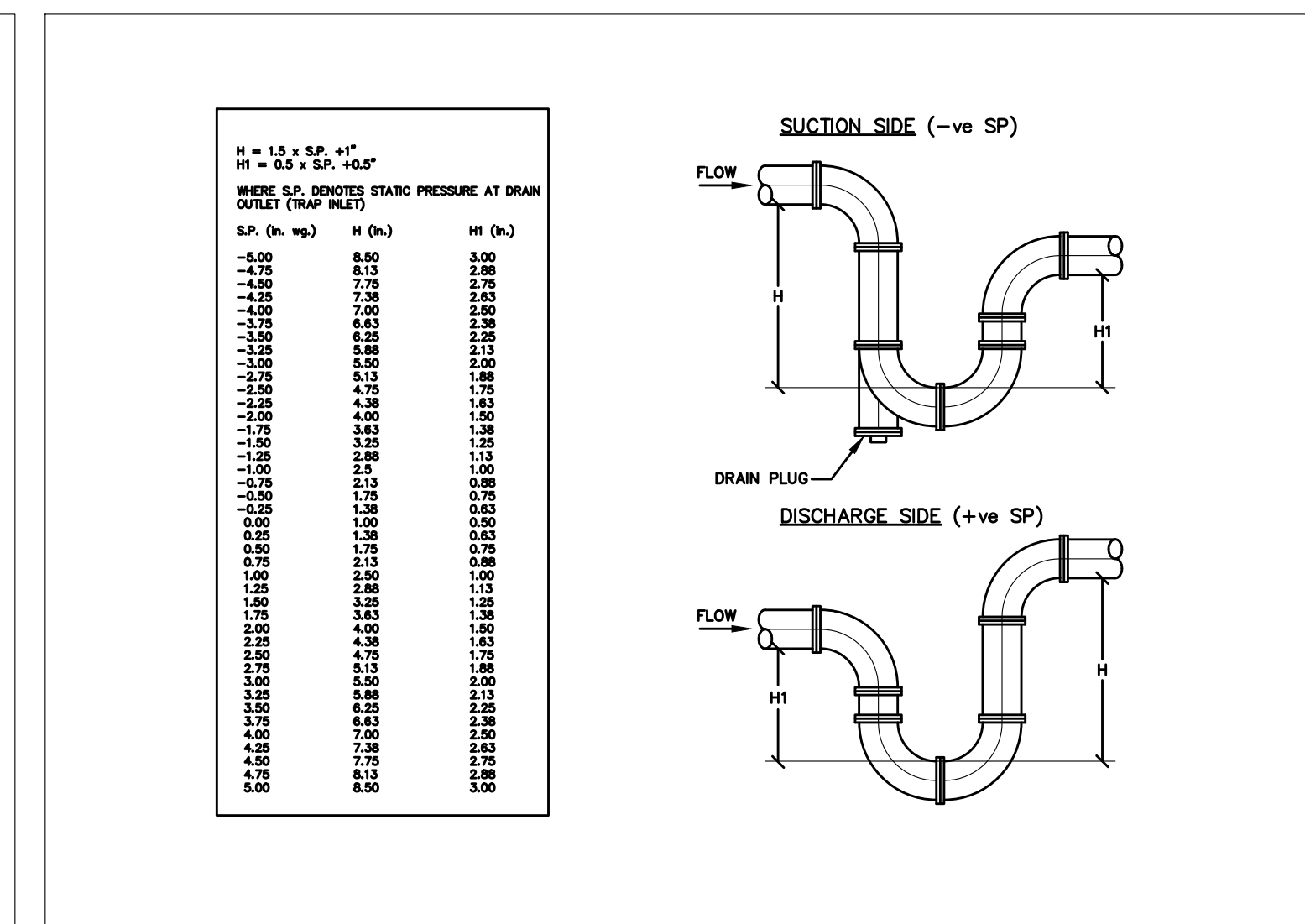
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M702  
DETAIL OF RETURN DUCT TAP-IN CONNECTION



6  
M702  
DETAIL OF PIPING IDENTIFICATION

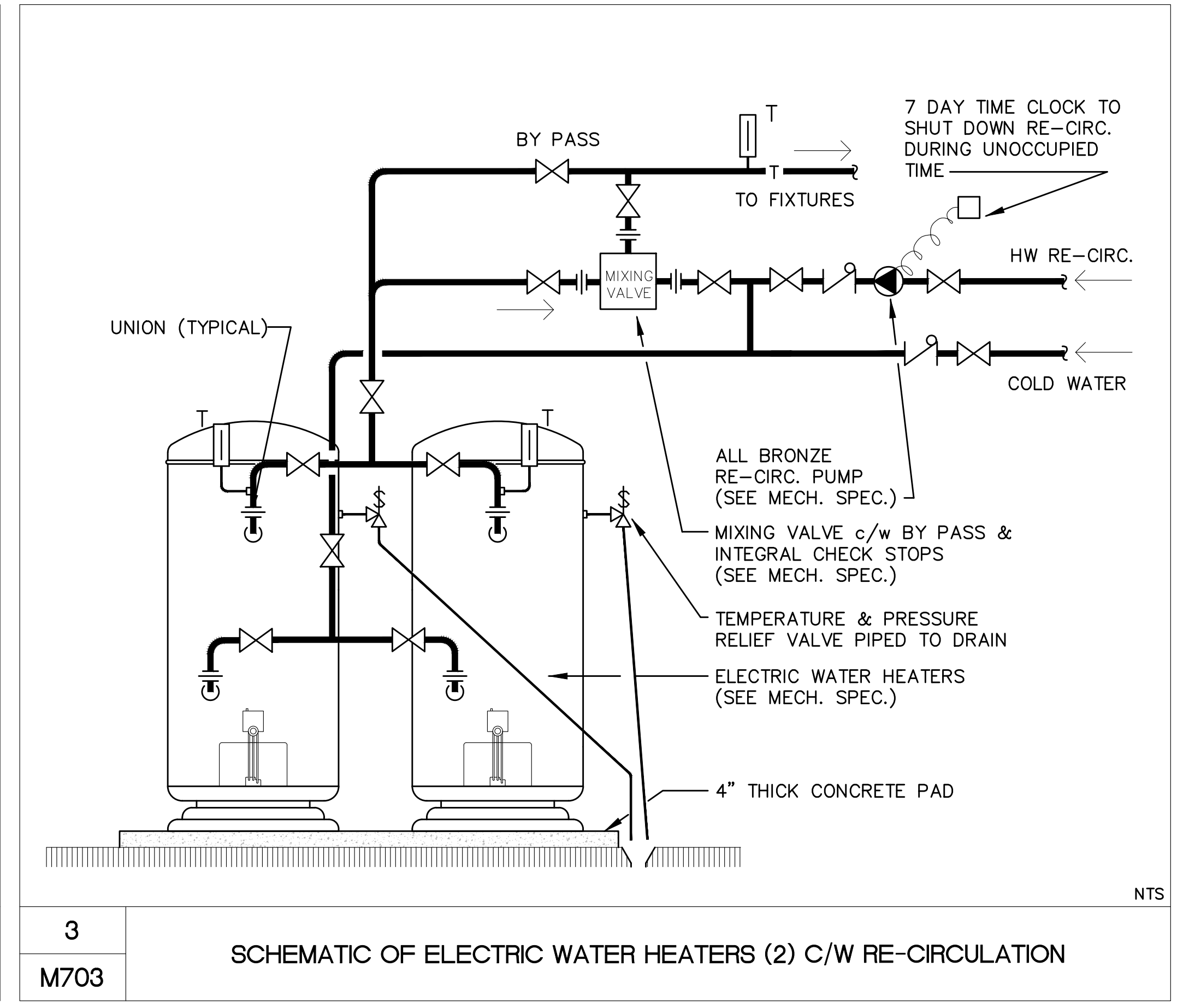
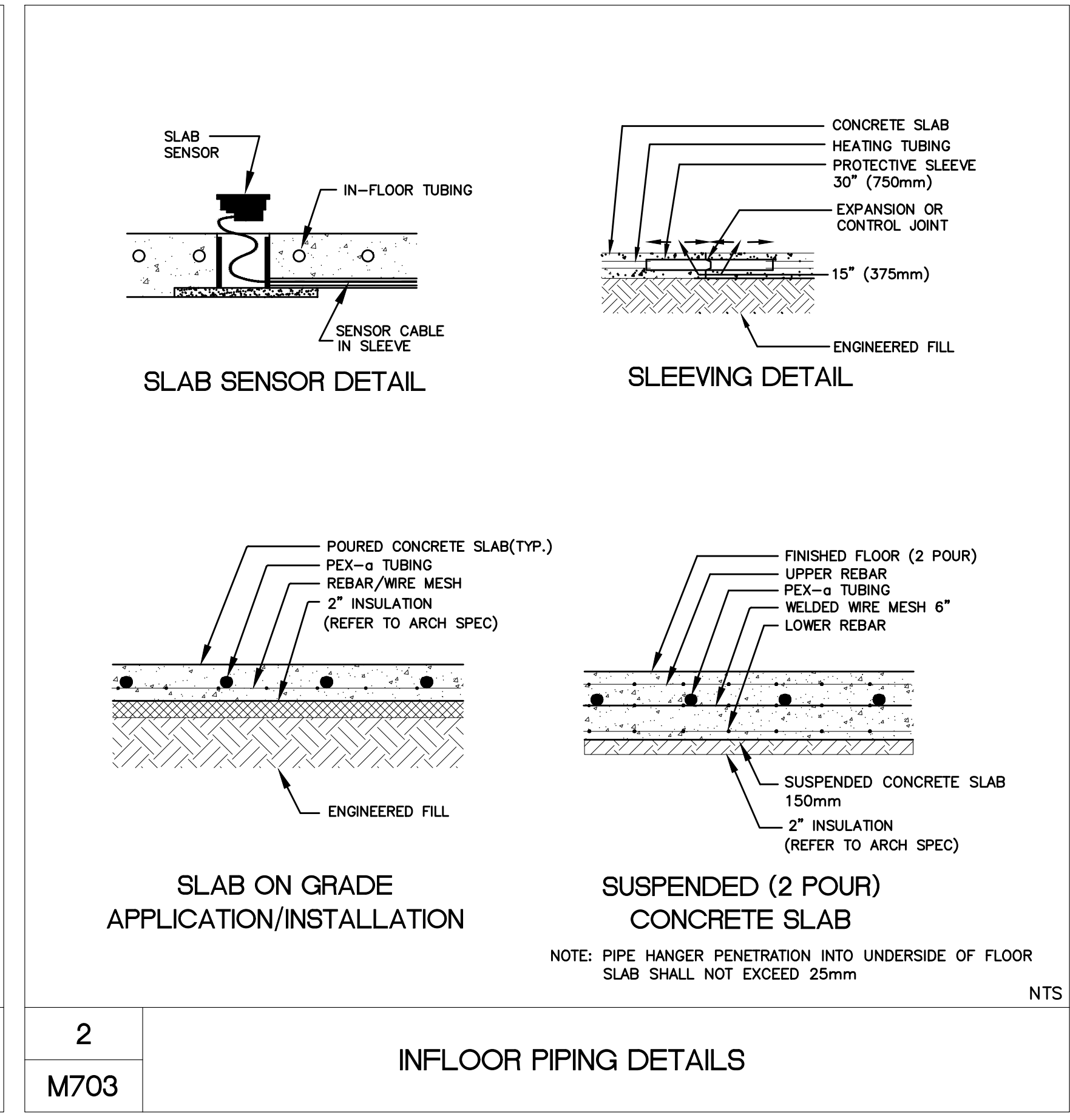
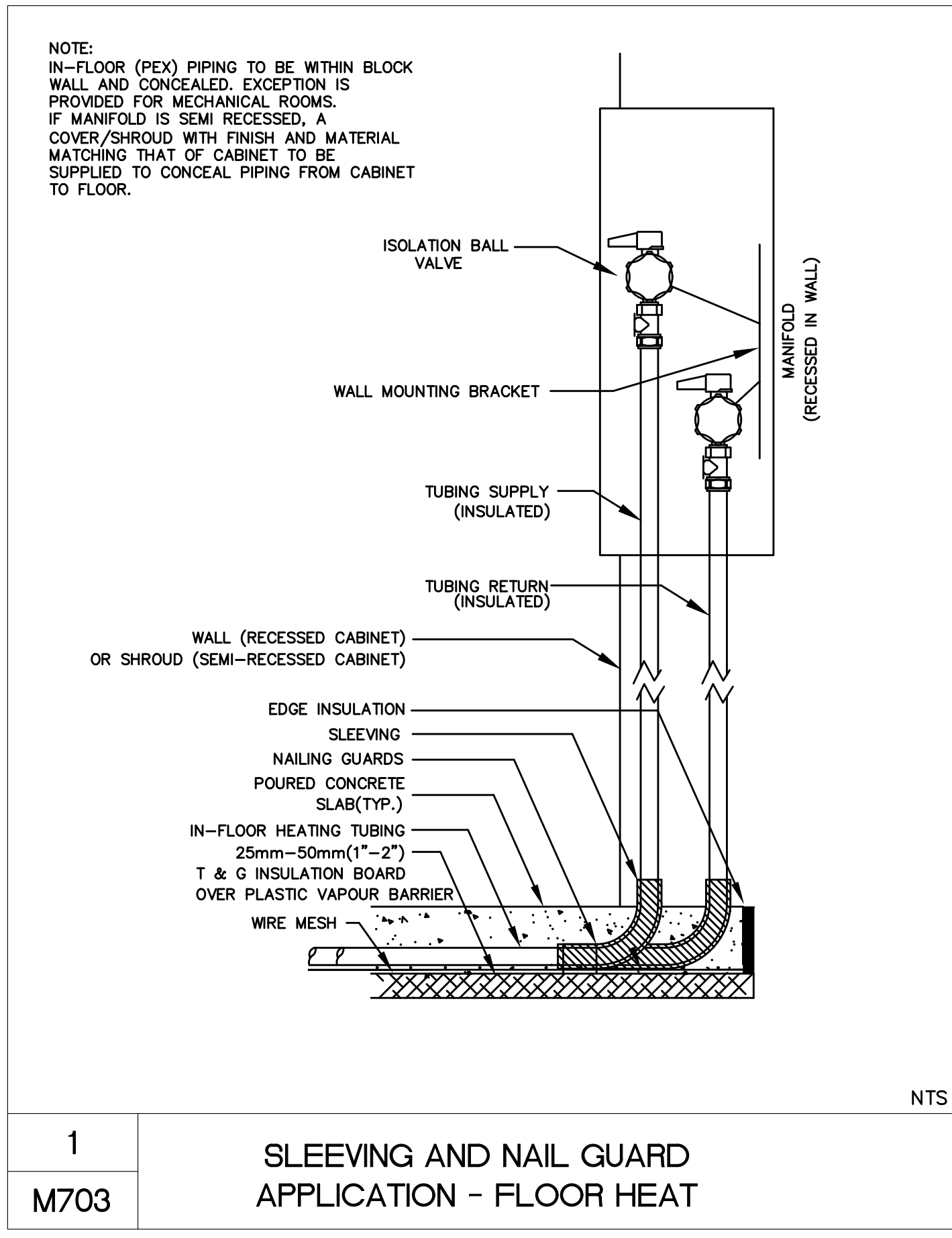


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SCHEMATIC OF WATER SERVICE



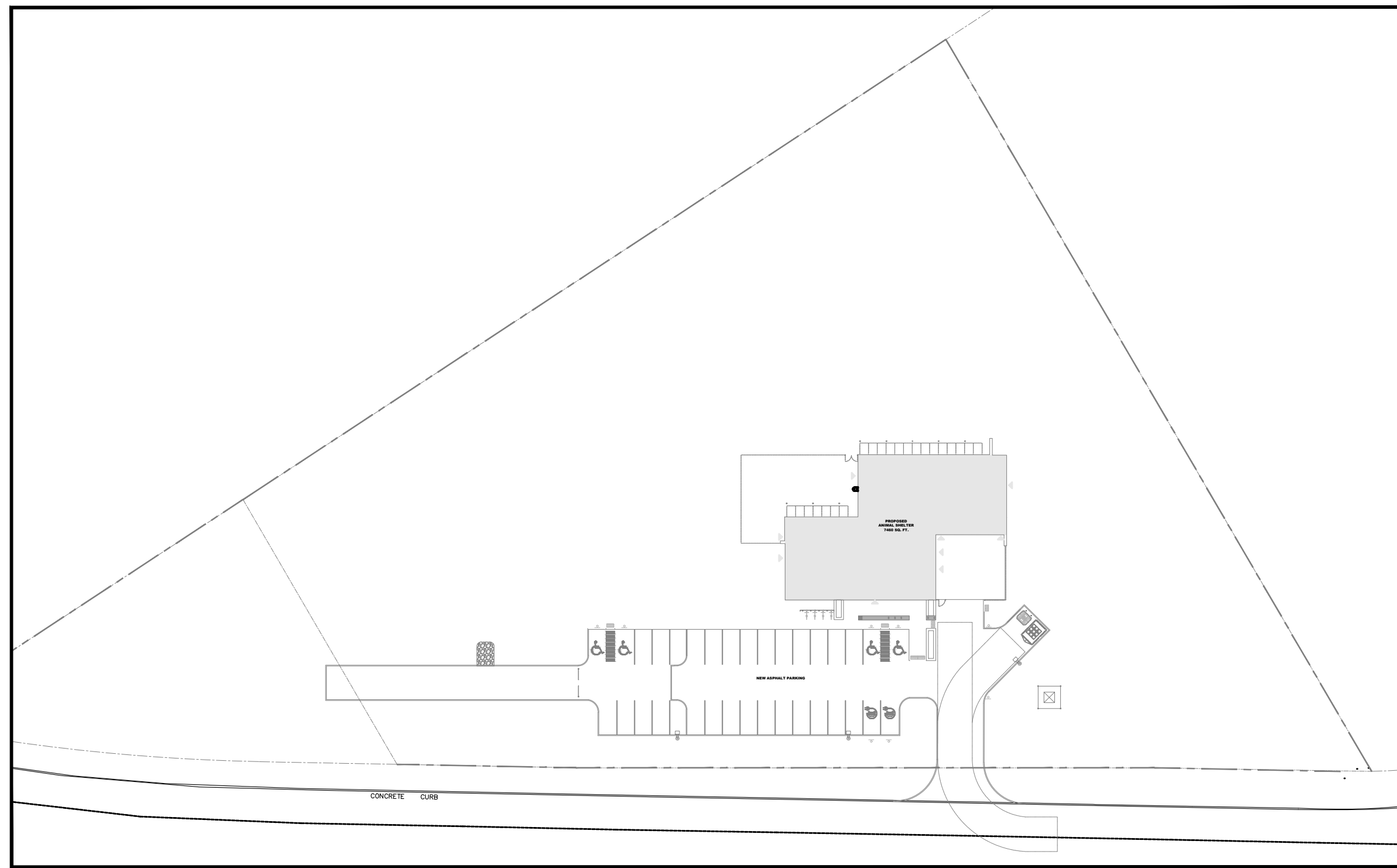
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TYPICAL DETAIL OF CONDENSATE TRAPS FOR RTUS + AHU

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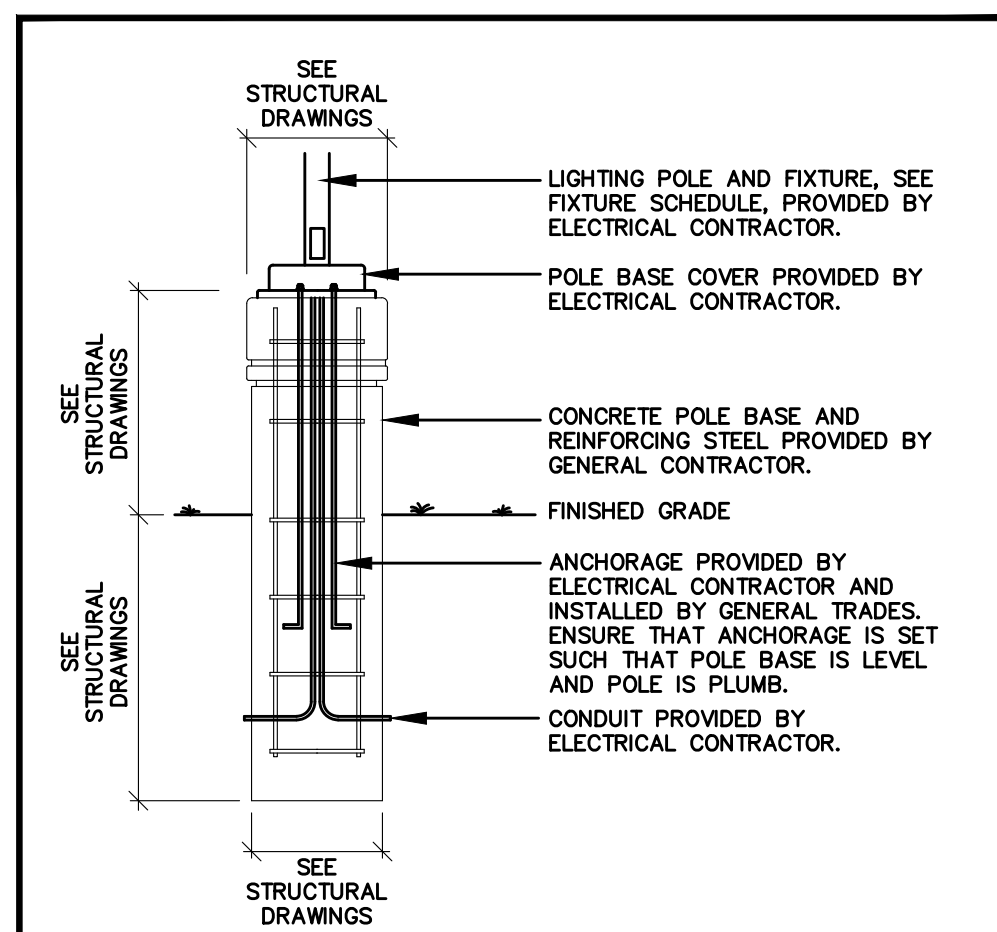
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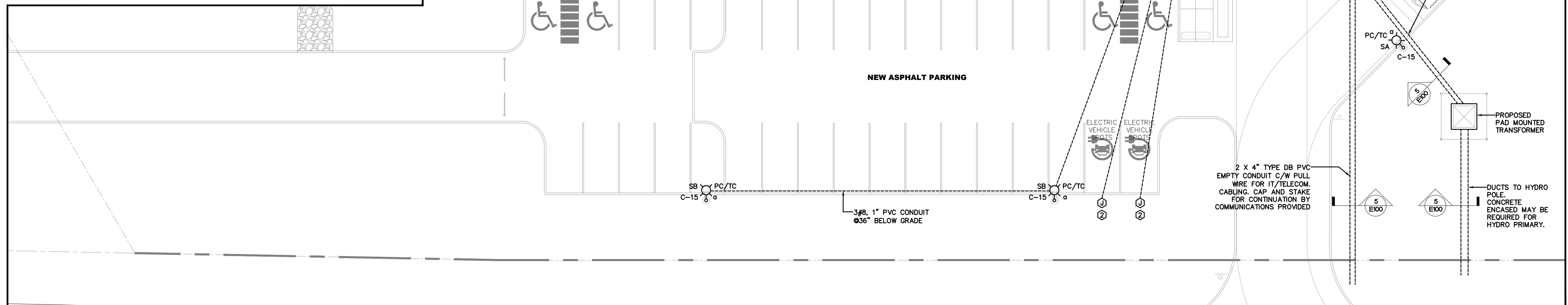


**01 ELECTRICAL SITE KEY PLAN**

E100 SCALE: 1/64" = 1' - 0"



- 02 CONCRETE BASE DETAIL FOR POLE LIGHTING**
- E100 SCALE: NTS
- NOTE:
- ELECTRICAL CONTRACTOR TO CO-ORDINATE INSTALLATION OF POLE BASE WITH GENERAL TRADES SUCH THAT CONDUITS, GROUND ROD AND ANCHORAGE ARE IN PLACE READY FOR POUR. REFER TO MANUFACTURER'S BASE TEMPLATE FOR PROPER ORIENTATION OF POLES.
  - ELECTRICAL CONTRACTOR TO PROVIDE STAMPED ENGINEER DRAWINGS INDICATING THE CONCRETE BASE DIMENSIONS.

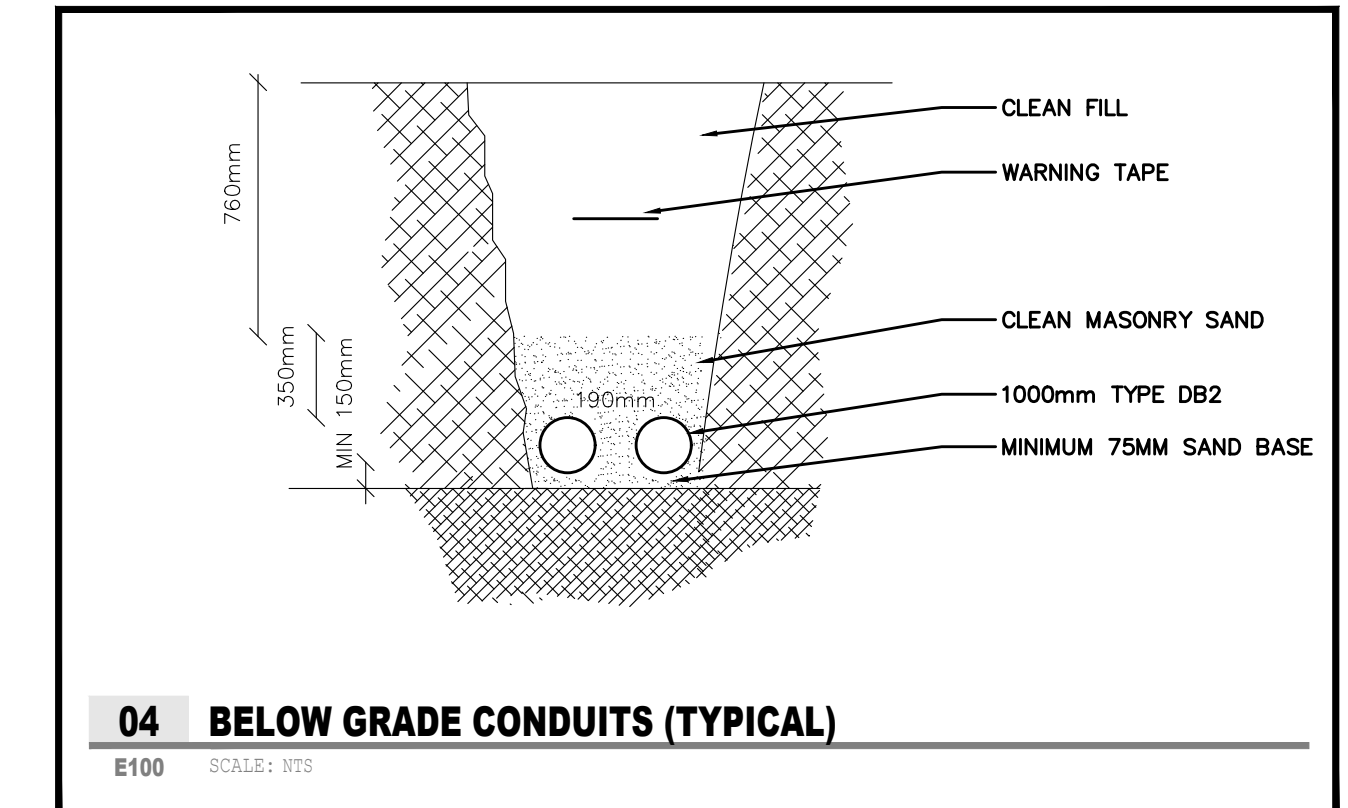


**03 ELECTRICAL SITE PLAN - NEW**

E100 SCALE: 1/16"=1'-0"

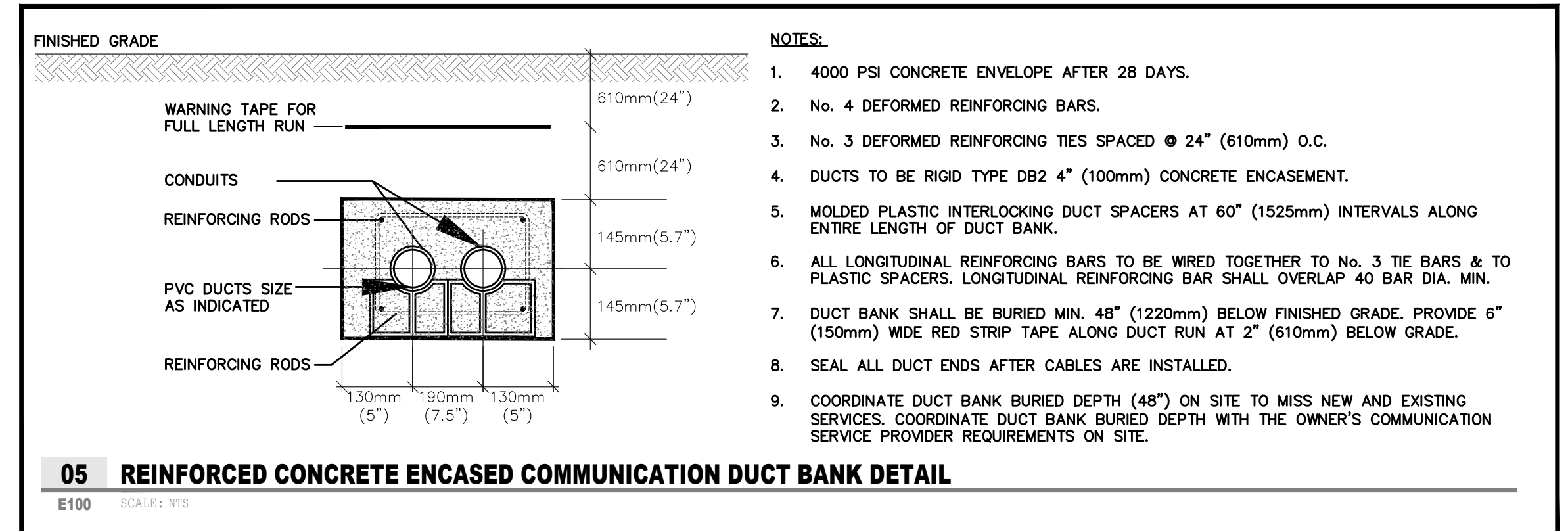
- DRAWING NOTES:**
- PROVIDE NEW FIXTURES SHOWN IN BOLD. CONNECT AS INDICATED.
  - PROVIDE 2" CONDUIT TO ELECTRICAL ROOM FOR FUTURE EV CHARGER. COMPLETE WITH PULL STRING. TERMINATE IN WEATHER PROOF JUNCTION BOX.

- HYDRO SERVICE NOTES:**
- GRANDBRIDGE ENERGY SHALL:
- PROVIDE 120/208V TRANSFORMER
  - SUPPLY AND INSTALL CTs AND PTs IN METERING CABINET
  - SUPPLY AND INSTALL PRIMARY CONDUCTORS FROM PAD MOUNT TRANSFORMER TO HYDRO POLE
- DIVISION 26 SHALL:
- SUPPLY AND INSTALL SECONDARY DUCTS AND CONDUCTORS FROM BUILDING ELECTRICAL ROOM TO PAD MOUNT TRANSFORMER
  - SUPPLY APPROVED SITE PLAN DRAWINGS IN AUTOCAD FORMAT
  - SUPPLY AND INSTALL NYLON PULLING ROPE IN ALL DUCTS
  - SUPPLY AND INSTALL PRIMARY DUCTS FROM HYDRO POLE TO PAD MOUNT TRANSFORMER
  - SUPPLY AND INSTALL THE TRANSFORMER PAD, BOLLARDS AND GROUNDING
- NOTES:
- ALL INSTALLATIONS MUST BE COORDINATED, APPROVED AND INSPECTED BY GRANDBRIDGE ENERGY (UNLESS OTHERWISE SPECIFIED)
  - METERING TO BE INSTALLED AND POWER CONNECTED AFTER ESA INSPECTION PERMITS RECEIVED
  - PROVIDE A COPY OF THE ESA APPROVED PLANNED REVIEW REPORT PRIOR TO CONSTRUCTION
  - EXACT EQUIPMENT LOCATION PENDING CITY APPROVAL, LOCATES AND FIELD CONDITIONS
  - ALL INSTALLATIONS TO BE AS PER CITY OF BRANTFORD, GRANDBRIDGE ENERGY SPECIFICATIONS, OESC AND USF STANDARDS
  - ELECTRICAL CONTRACTOR TO CARRY A CASH ALLOWANCE FOR GRANDBRIDGE ENERGY SCOPE OF WORK, REFER TO ARCHITECTURAL



**04 BELOW GRADE CONDUITS (TYPICAL)**

E100 SCALE: NTS



**05 REINFORCED CONCRETE ENCASED COMMUNICATION DUCT BANK DETAIL**

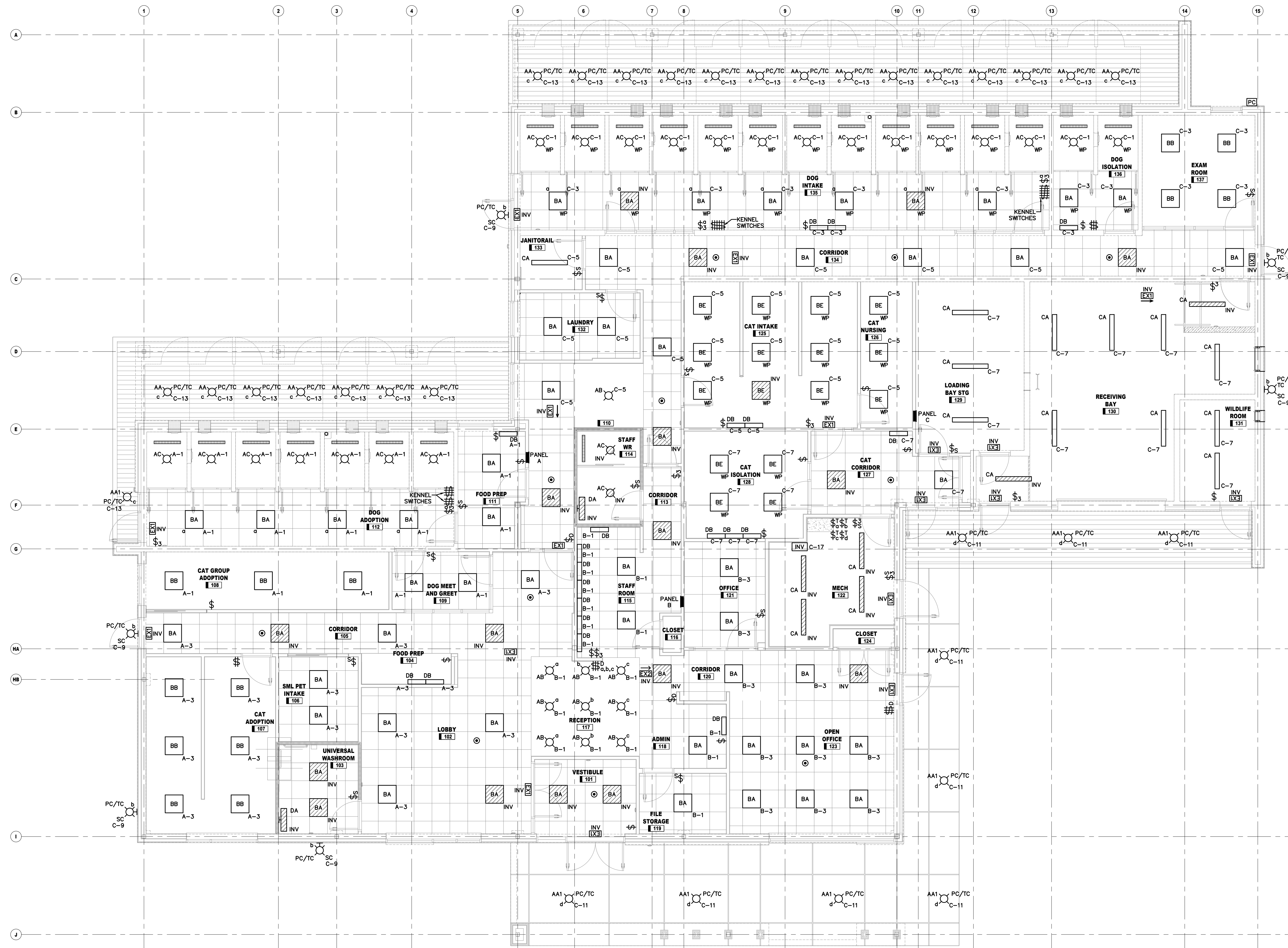
E100 SCALE: NTS

- NOTES:**
- 4000 PSI CONCRETE ENVELOPE AFTER 28 DAYS.
  - No. 4 DEFORMED REINFORCING BARS.
  - No. 3 DEFORMED REINFORCING TIES SPACED @ 24" (610mm) O.C.
  - DUCTS TO BE RIGID TYPE DB2 4" (100mm) CONCRETE ENCASEMENT.
  - MOLDED PLASTIC INTERLOCKING DUCT SPACERS AT 60" (1525mm) INTERVALS ALONG ENTIRE LENGTH OF DUCT BANK.
  - ALL LONGITUDINAL REINFORCING BARS TO BE WIRED TOGETHER TO No. 3 TIE BARS & TO PLASTIC SPACERS. LONGITUDINAL REINFORCING BAR SHALL OVERLAP 40 BAR DIA. MIN.
  - DUCT BANK SHALL BE BURIED MIN. 48" (1220mm) BELOW FINISHED GRADE. PROVIDE 6" (150mm) WIDE RED STRIP TAPE ALONG DUCT RUN AT 2" (610mm) BELOW GRADE.
  - SEAL ALL DUCT ENDS AFTER CABLES ARE INSTALLED.
  - COORDINATE DUCT BANK BURIED DEPTH (48") ON SITE TO MISS NEW AND EXISTING SERVICES. COORDINATE DUCT BANK BURIED DEPTH WITH THE OWNER'S COMMUNICATION SERVICE PROVIDER REQUIREMENTS ON SITE.

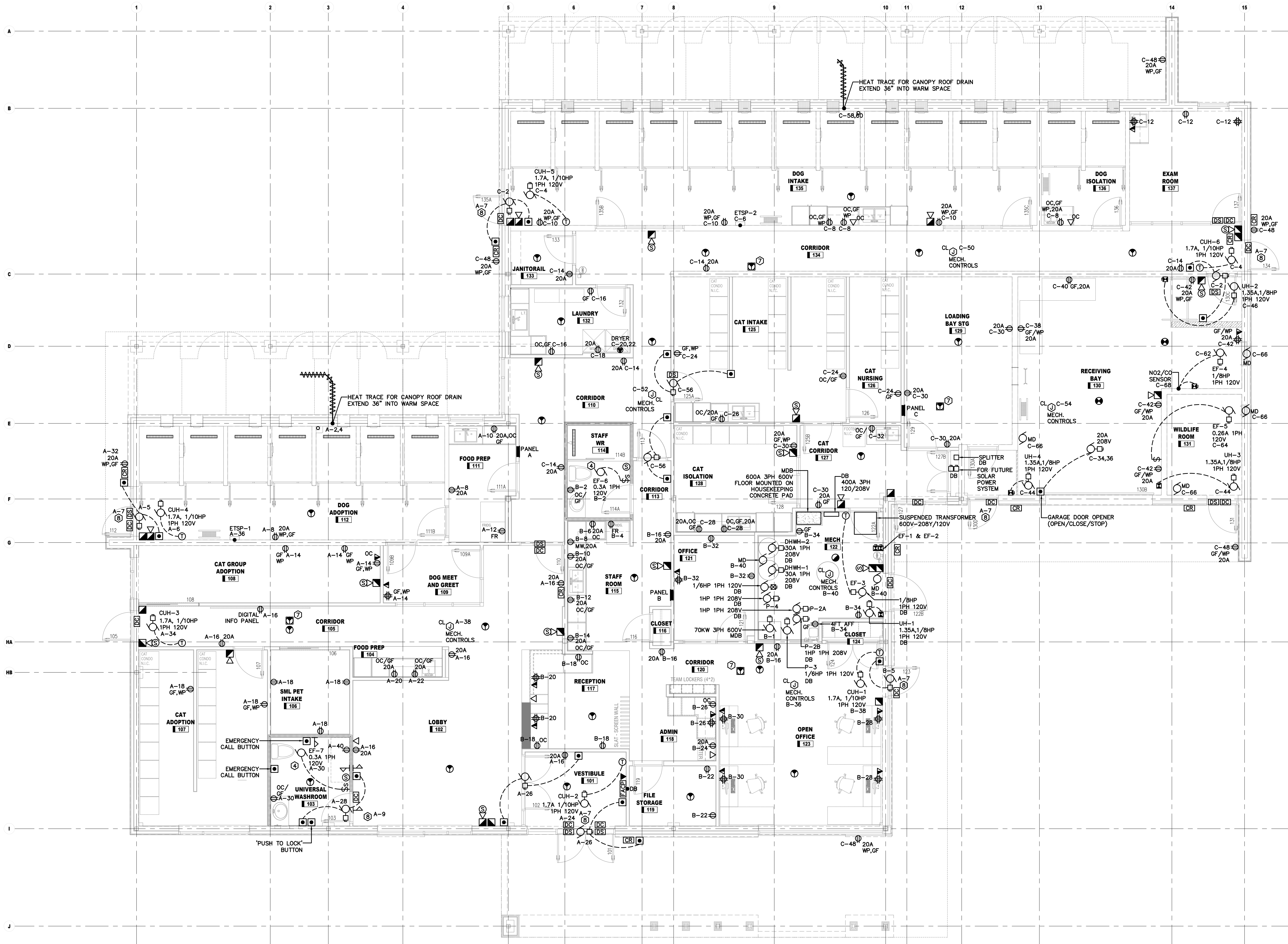
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**DRAWING NOTES:**  
 1. PROVIDE NEW LIGHTING AND SWITCHES SHOWN IN BOLD. CONNECT AS INDICATED.



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**DRAWING NOTES:**

- PROVIDE NEW DEVICES SHOWN IN BOLD. CONNECT AS INDICATED.
- CONNECT DOOR OPERATORS THAT SERVE DOORS WITHIN FIRE SEPARATIONS TO FIRE ALARM SYSTEM. THE DOOR OPERATOR SHALL BE DISABLED ON FIRE ALARM CONDITION.
- PROVIDE THE FOLLOWING SEALING METHODS IN CAT INTAKE 125, CAT ISOLATION 128, DOG INTAKE 135 AND DOG ISOLATION 136:
  - PROVIDE GASKETED COVERPLATES AND DUCT SEALS IN POWER, SYSTEMS, AND LIGHTING OUTLET BOXES.
    - DRYWALLS: FOR EACH DEVICE MOUNTED ON DRYWALL, PROVIDE VAPOUR BARRIER BY IBERVILLE OR APPROVED EQUIVALENT. FASTEN VAPOUR BARRIER TO THE BACKSIDE OF THE DRYWALL WITH PROPER ADHESIVE CAULKING. COORDINATE WITH THE DRYWALL TRADE PRIOR TO ROUGH-IN.
    - BLOCK WALLS: FOR EACH DEVICE MOUNTED ON BLOCK WALL, COORDINATE WITH DIVISION 01 FOR FILLING OF THE CINDER BLOCK CELL FULL OF CONCRETE AROUND EACH BOX.
  - FOR ALL BRANCH CONDUIT RUNS AND JUNCTION/PULL BOXES IN ENDS OF CONDUITS, AND OUTSIDE OF CONDUITS AT WALL/CEILING PENETRATIONS.
- PROVIDE SENSOR SWITCH. CONNECT TO EXHAUST FAN.
- CONNECT THERMOSTATS AS INDICATED.
- CONNECT NEW EQUIPMENT AS INDICATED. REFER TO SINGLE LINE DIAGRAM ON SHEET E-402 FOR DETAILS.
- CONNECT DUCT TYPE DETECTORS TO DISABLE RESPECTIVE AIR HANDLING UNIT ON FIRE ALARM CONDITION. PROVIDE FIRE ALARM RELAYS.
- CONNECT DOOR SECURITY CONTROLLER AND/OR EMERGENCY CALL SYSTEM AS INDICATED.
- PROVIDE J-HOOKS TO SUPPORT ALL ABOVE CEILING LOW VOLTAGE CABLING INCLUDING TELECOM AND DOOR SECURITY.

**SERVICE NOTES:**

- PRIOR TO INSTALLATION OF FUSES, CONDUCTORS, STARTERS, RECEPTACLES, ETC. FOR EQUIPMENT SUPPLIED BY OTHERS, VERIFY ALL NAMEPLATE RATINGS ON SITE.
- GROUNDING AND BONDING OF ALL ELECTRICAL EQUIPMENT TO BE ELECTRICAL INSPECTION DEPARTMENT APPROVAL AND IN ACCORDANCE WITH THE ONTARIO HYDRO ELECTRICAL SAFETY CODE. ELECTRICAL CONTRACTOR TO PROVIDE BONDING TO ALL BUILDING SERVICES (WATER SUPPLY, GAS, WASTE, ETC.) AS REQUIRED BY OHESC #10-406.
- ALL WIRING SHALL BE COPPER.
- MAIN DISTRIBUTION BOARDS SHALL HAVE FULL HEIGHT BUS WORK WITH SPACE FOR FUTURE BREAKERS.
- CONTRACTOR TO PROVIDE NEW NAMEPLATE AS REQUIRED TO PROPERLY IDENTIFY BREAKERS, FEEDS, DISTRIBUTION EQUIPMENT, ETC.

**HEAT TRACE CABLE**

- PROVIDE SELF REGULATING HEAT TRACE CABLE FOR EXPOSED RAIN WATER PIPES. COMMERCIAL GRADE (MODEL: XL-TRACE-OR OR EQUIVALENT) COMPLETE WITH:
  - REQUIRED LENGTHS OF HEATING CABLE
  - POWER CONNECTION WITH END SEAL PER CIRCUIT
  - TEE CONNECTIONS WITH END SEAL FOR PIPING BRANCHES AS REQUIRED
  - SPLICE CONNECTIONS AS REQUIRED
  - GT-66 GLASS TAPE TO SECURE CABLE ON THE PIPE, AND "ELECTRIC TRACED" ADHESIVE LABELS FOR SITE INSTALLATION ON THE PIPE INSULATION.
  - A PIPE TEMPERATURE SENSING THERMOSTAT.
- HEAT TRACE CABLE SHALL BE INSTALLED AFTER THE PIPES HAVE BEEN PRESSURE TESTED. REFER TO DRAWINGS FOR GENERAL ROUTING OF PIPING TO BE TRACED WITH CABLE. INCLUDE FOR PROVIDING CABLE ON ALL PIPING COMPONENTS.
- CONFORM TO ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SUPPLIER SHALL REVIEW CABLE INSTALLATION PRIOR TO INSULATION TO ENSURE IT MEETS THE MANUFACTURER'S REQUIREMENTS.
- COORDINATION WITH MECHANICAL AND VERIFY FINAL PIPING ROUTE PRIOR TO ORDERING HEAT TRACE CABLE.

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**PROJECT IDENTIFICATION**

**BRANTFORD ANIMAL SHELTER**  
10 KRAEMER'S WAY  
BRANTFORD, ONTARIO  
N3V 0A5

**DRAWING IDENTIFICATION**

FLOOR PLAN - POWER AND SYSTEMS - NEW

**DESIGN REVIEW** **SITE PLAN APPROVAL** **BUILDING PERMIT** **BIDS DOCUMENTS** **CONTRACT DOCUMENTS** **CONSTRUCTION DOCUMENTS** **AS-BUILT DOCUMENTS**

**ORIENTATION**

**VR ENGINEERING FORWARD**  
Vanderwesten & Rutherford Associates Inc.  
Mechanical & Electrical Engineers  
London, Windsor, Ottawa  
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**PRIME CONSULTANT**

**ROA STUDIO**  
67 KING STREET WEST, CHATHAM ON N7M 1C7  
TEL . 519.397.0943 EMAIL . email@roastudio.com

**DISCIPLINE SEAL**

**DRAWING SUBMISSION(S)**

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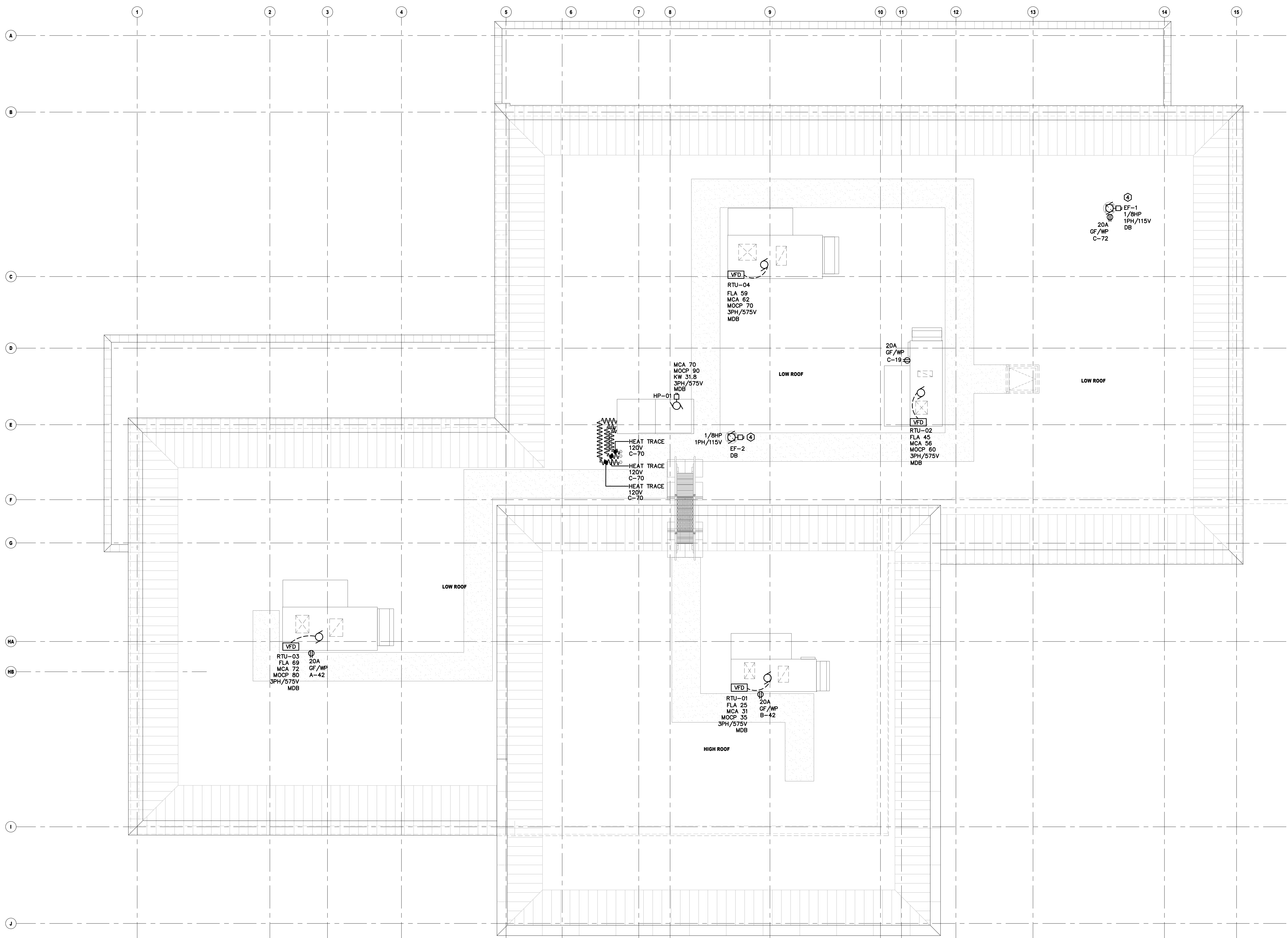
**INTERNAL INFO**

**ELECTRICAL**

PROJECT ID: ROA23-003  
DRAWN BY: UP  
REVIEWED BY: AF  
DATE: 03-06-24  
SCALE: 3/16" = 1' - 0"

**ROA23-003 BRANTFORD ANIMAL SHELTER**

**E201**



- DRAWING NOTES:**
1. PROVIDE NEW DEVICES SHOWN IN BOLD. CONNECT AS INDICATED.
  2. PROVIDE FIRE ALARM RELAYS AT AHU'S. CONNECT AHU'S TO SHUTDOWN UPON ACTIVATION OF ASSOCIATED DUCT TYPE SMOKE DETECTOR.
  3. CONNECT NEW VFD'S TO AHU'S.
  4. PROVIDE COMBINATION STARTER AND DISCONNECT IN MECHANICAL ROOM 122 AND CONNECT TO EF-1 & EF-2 .
  5. CONNECT NEW EQUIPMENT AS INDICATED. REFER TO SINGLE LINE DIAGRAM ON SHEET E-402 FOR DETAILS.

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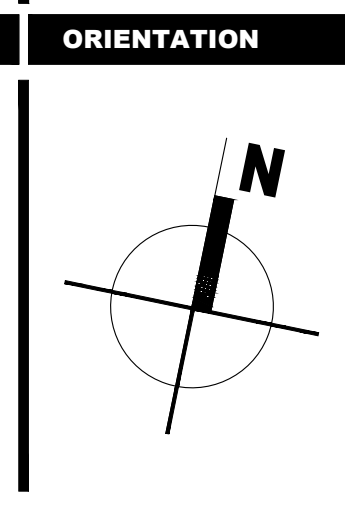
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**BRANTFORD ANIMAL SHELTER**  
10 KRAEMER'S WAY  
BRANTFORD, ONTARIO  
N3V 0A5

DESIGN REVIEW	SITE PLAN APPROVAL	BUILDING PERMIT	BIDS DOCUMENTS	CONTRACT DOCUMENTS	CONSTRUCTION DOCUMENTS	AS-BUILT DOCUMENTS
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**DRAWING IDENTIFICATION**

**ELECTRICAL ROOF PLAN**



**SUB-CONSULTANT**

**VR**  
ENGINEERING FORWARD

Vanderwesten & Rutherford Associates Inc.  
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**DISCIPLINE SEAL**

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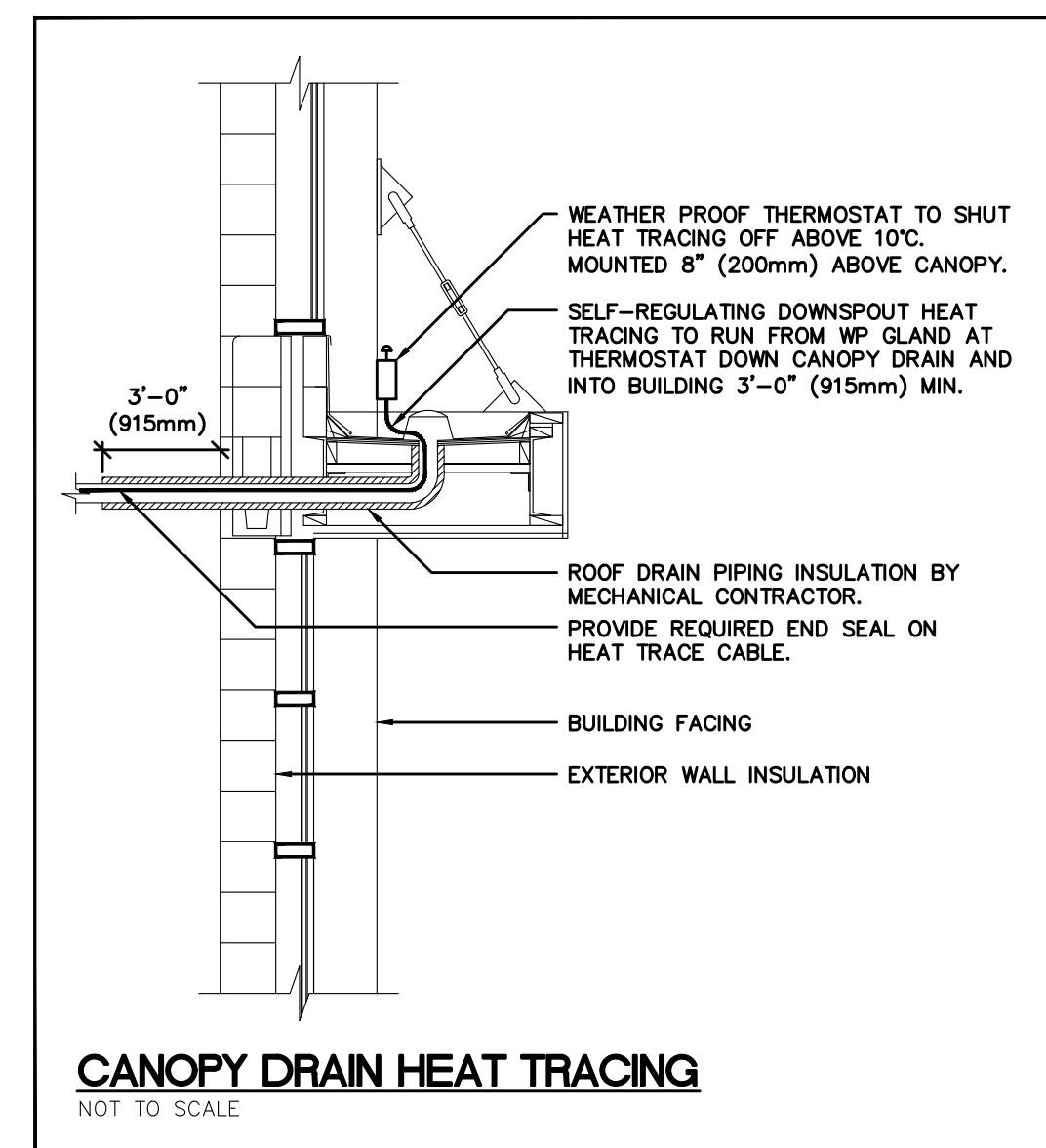
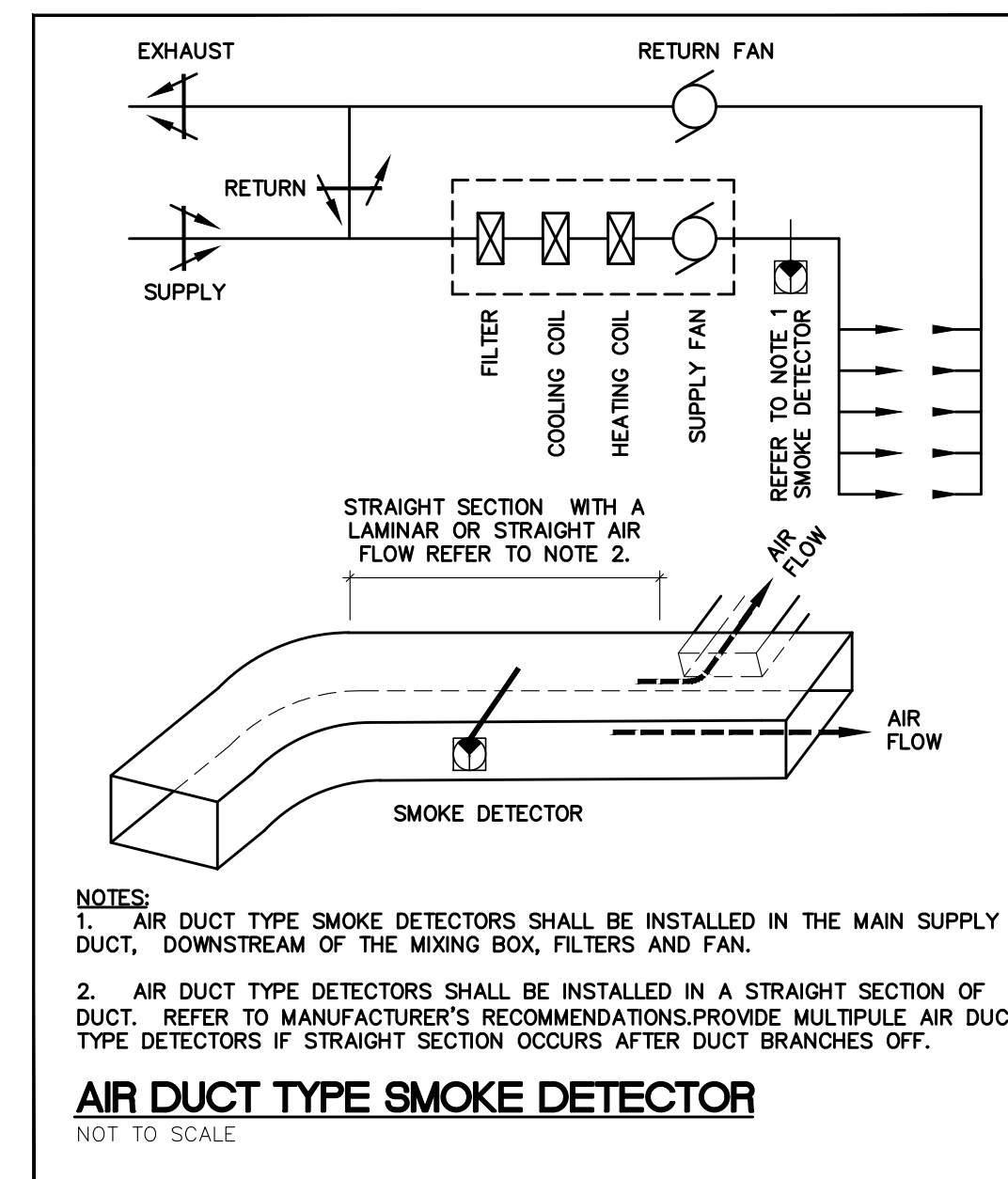
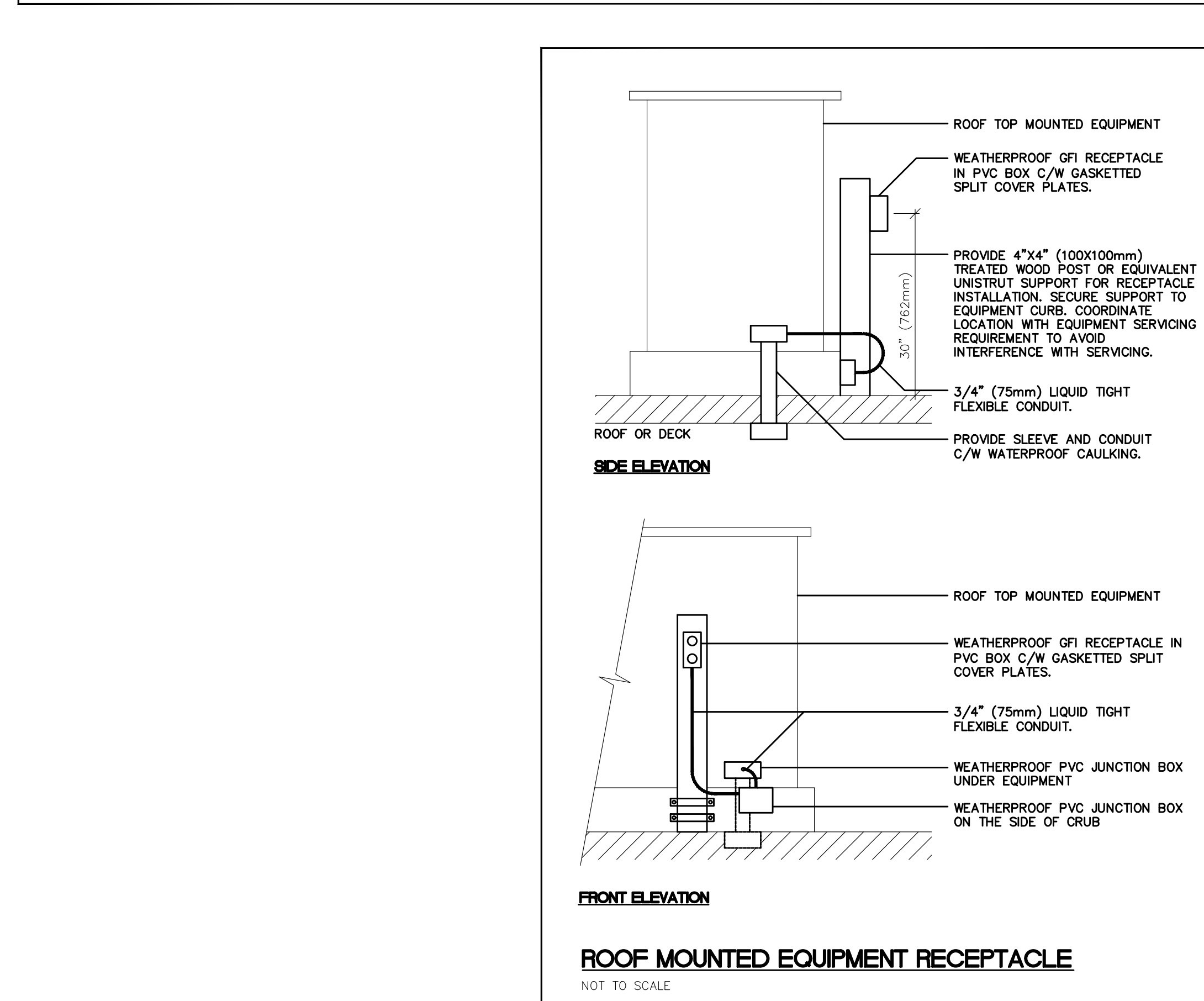
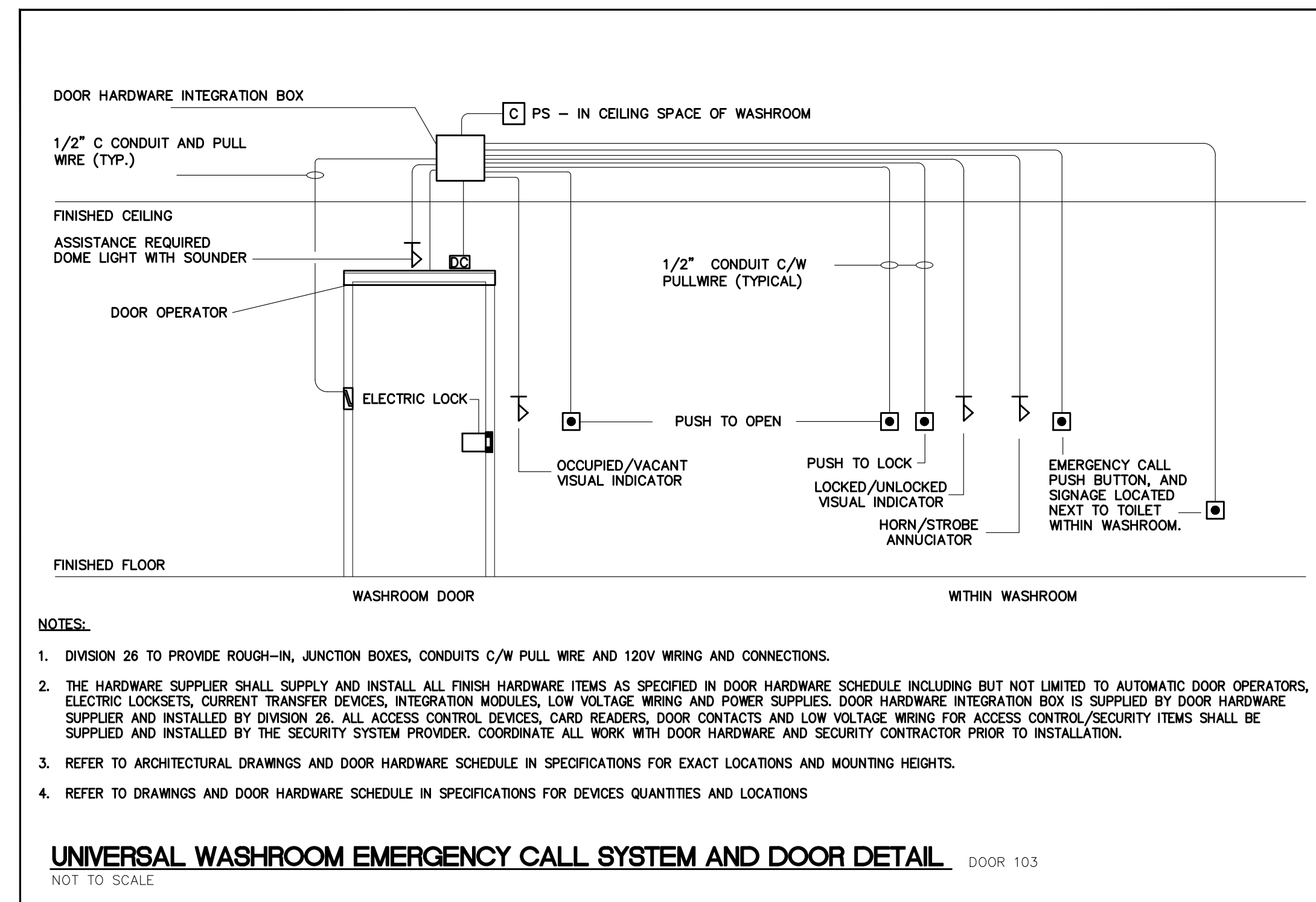
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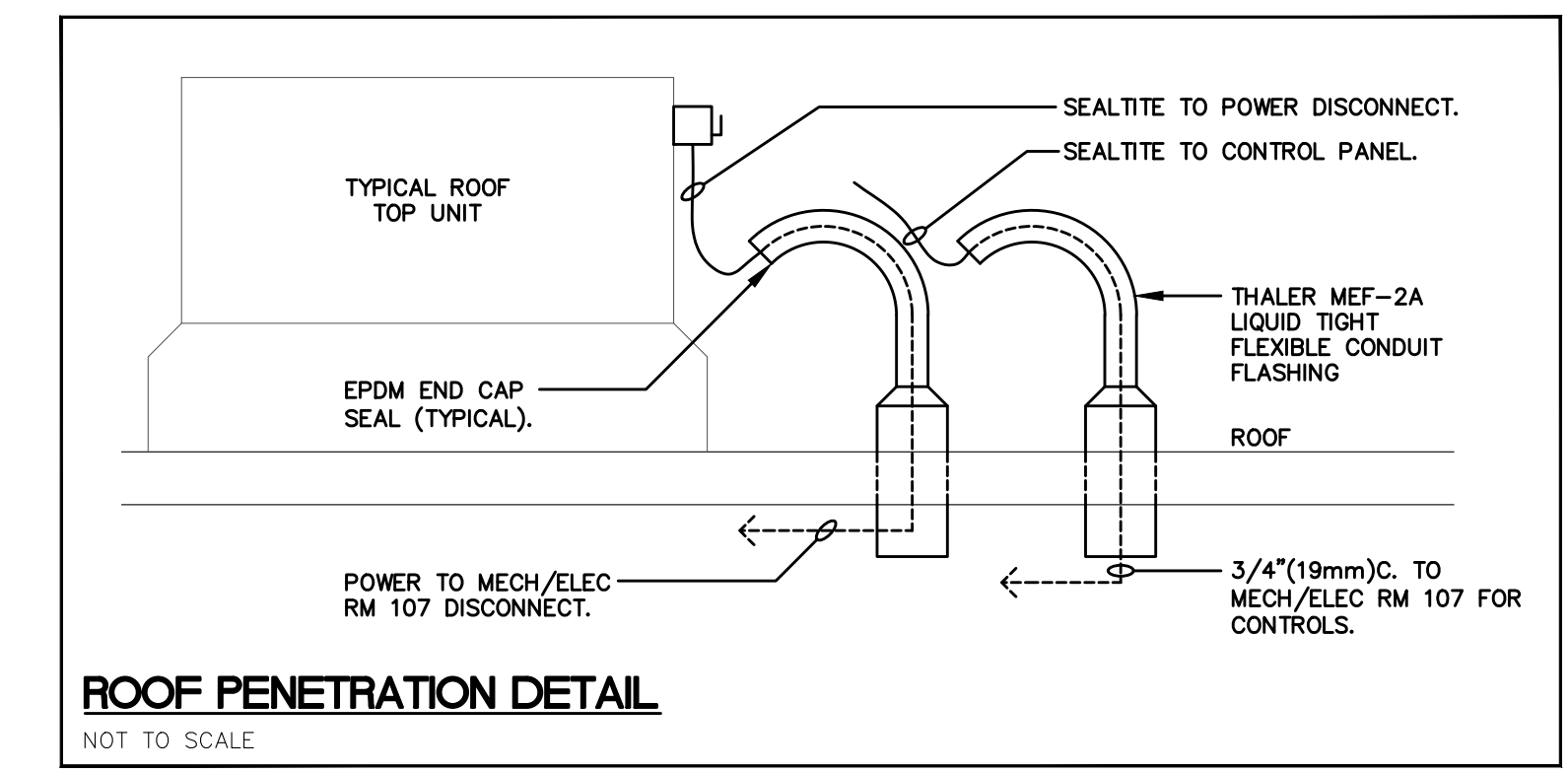
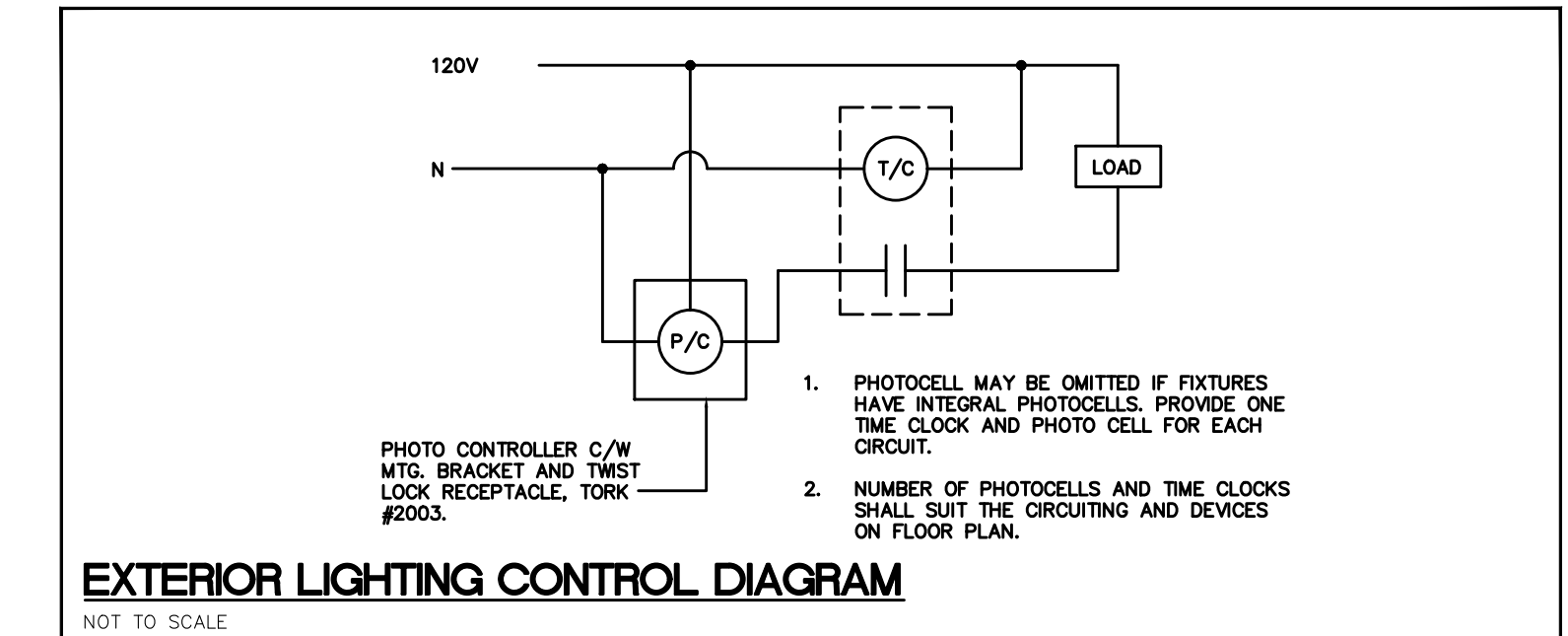
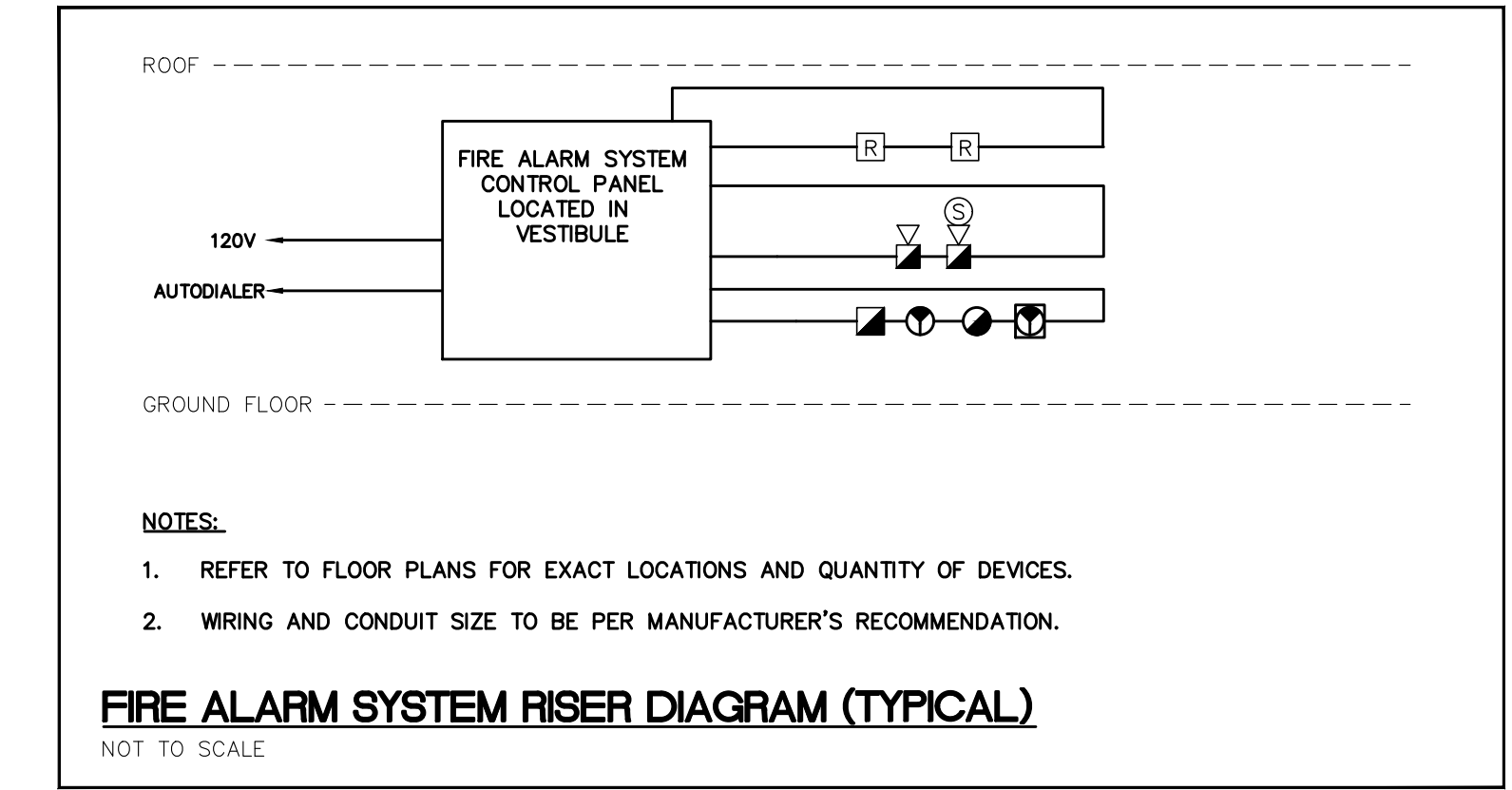
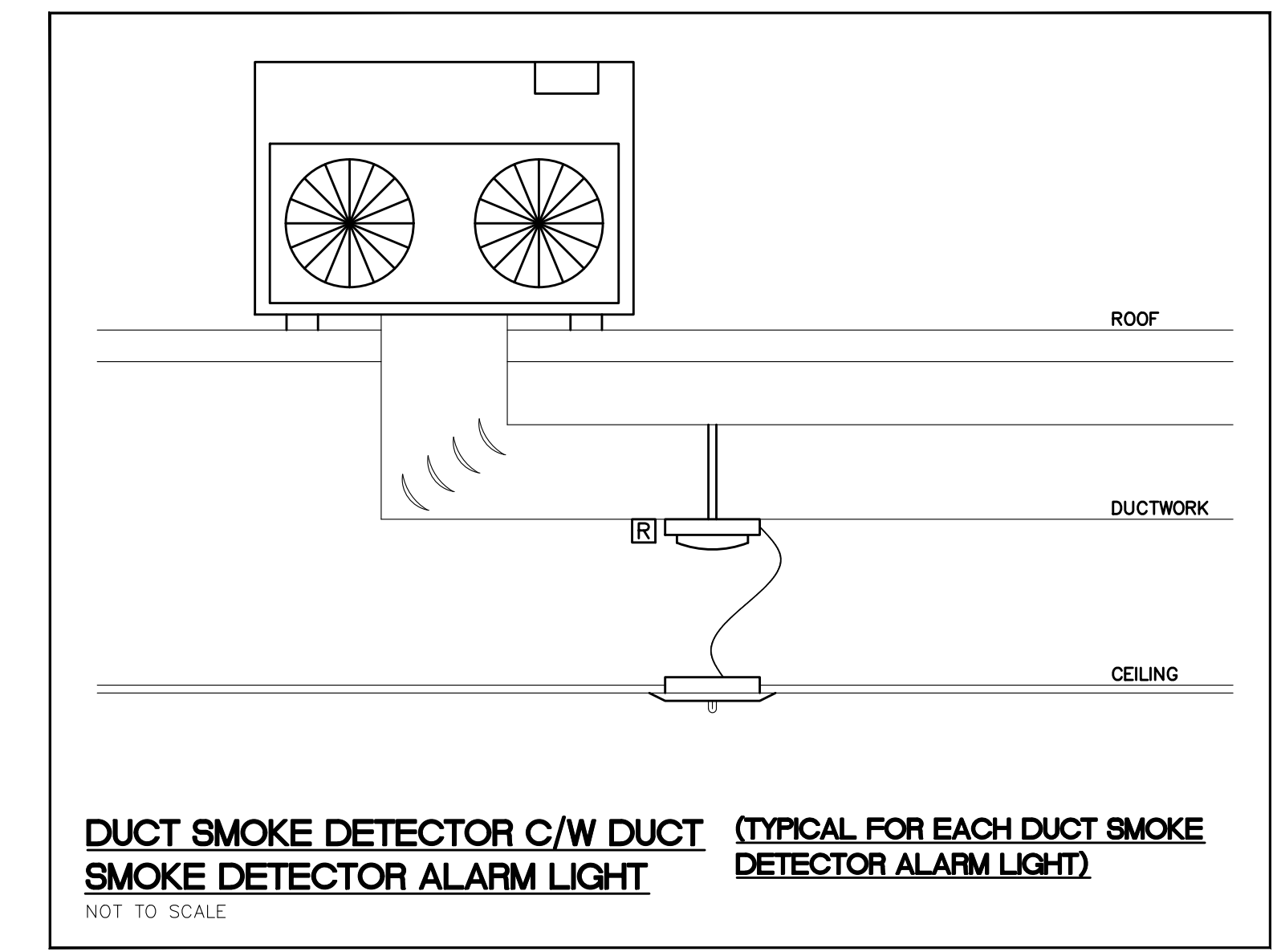
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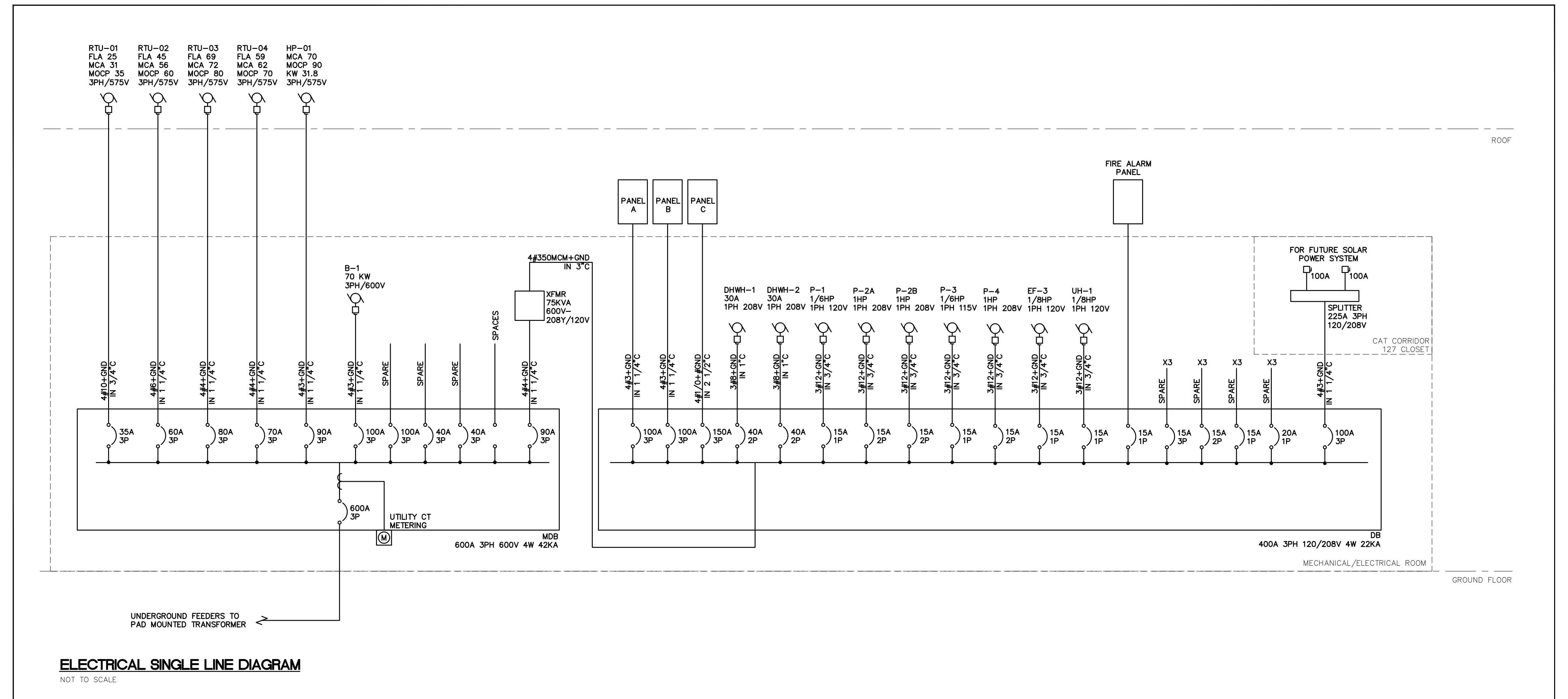
**FIRE ALARM SCHEDULE**

ZONE IDENTIFICATION	DEVICE	FUNCTION				DESCRIPTION AND/OR ANNUNCIATOR LABEL
		AL	SUPV	CONT	COMM	
MAIN	☉	x				MAIN BUILDING ALARM
MAIN	☉				x	MAIN BUILDING ANNUNCIATION
RTU-1	☉	x				RTU DUCT ALARM
RTU-2	☉	x				RTU DUCT ALARM
RTU-3	☉	x				RTU DUCT ALARM
RTU-4	☉	x				RTU DUCT ALARM

**NOTES:**  
1. CONFIRM F.A. ZONE IDENTITY WITH CONSULTANT/OWNER PRIOR TO PROGRAMMING.



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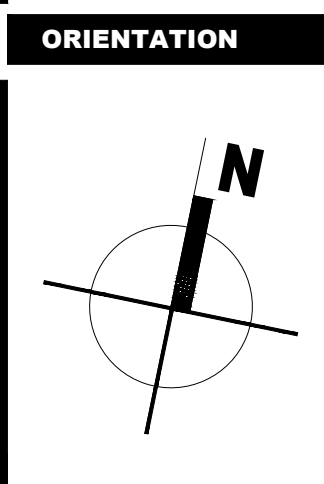
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PROJECT IDENTIFICATION							
<b>BRANTFORD ANIMAL SHELTER</b> 10 KRAEMER'S WAY BRANTFORD, ONTARIO N3V 0A5							
DESIGN REVIEW	SITE PLAN APPROVAL	BUILDING PERMIT	BIDS DOCUMENTS	CONTRACT DOCUMENTS	CONSTRUCTION DOCUMENTS	AS-BUILT DOCUMENTS	

**DRAWING IDENTIFICATION**

ELECTRICAL SINGLE LINE DIAGRAM



**VR**  
ENGINEERING FORWARD

Vanderwesten & Rutherford Associates Inc.  
Mechanical & Electrical Engineers  
London, Windsor, Ottawa  
www.vreng.ca | 519-652-5047  
VR#23-013

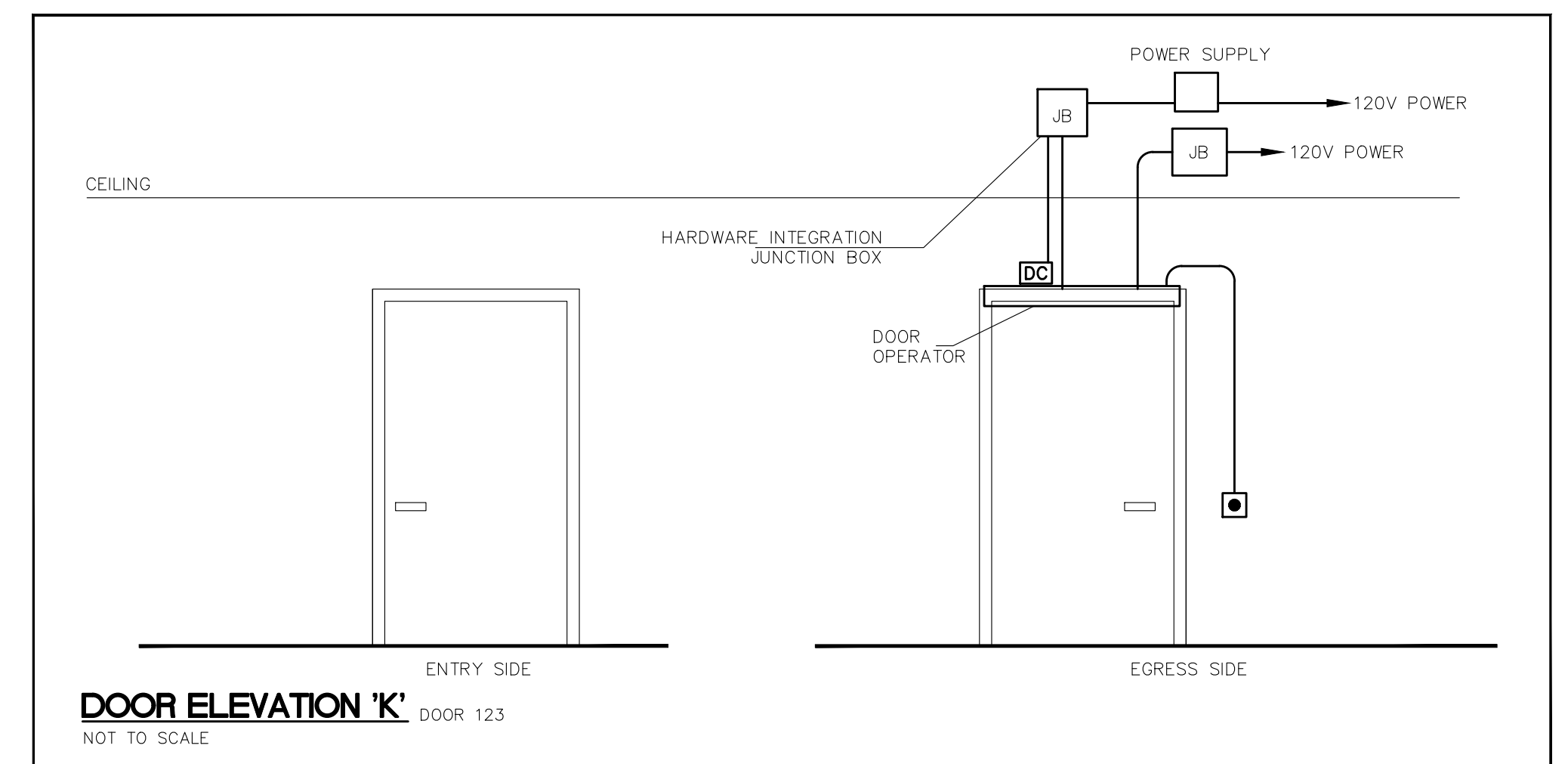
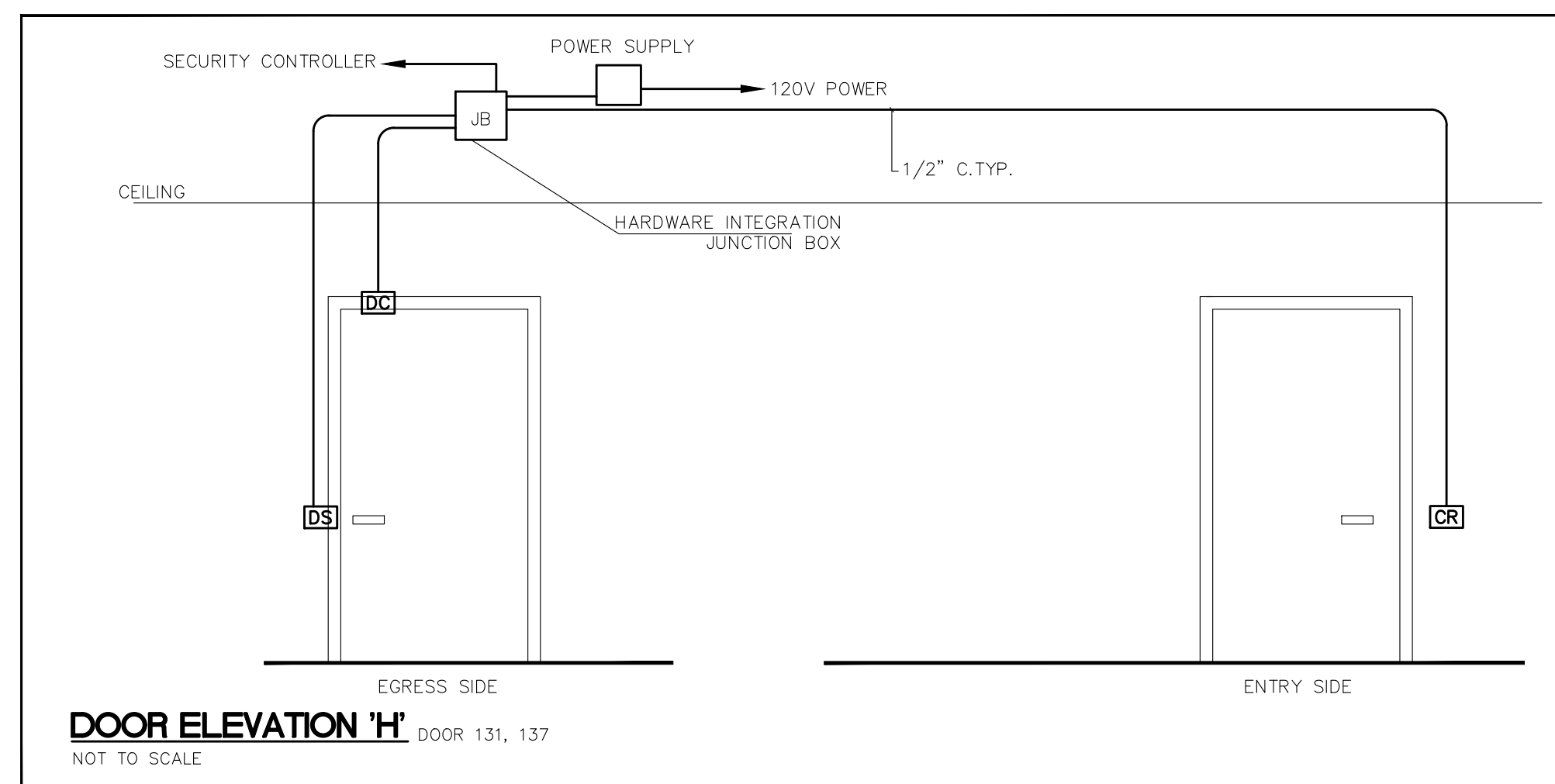
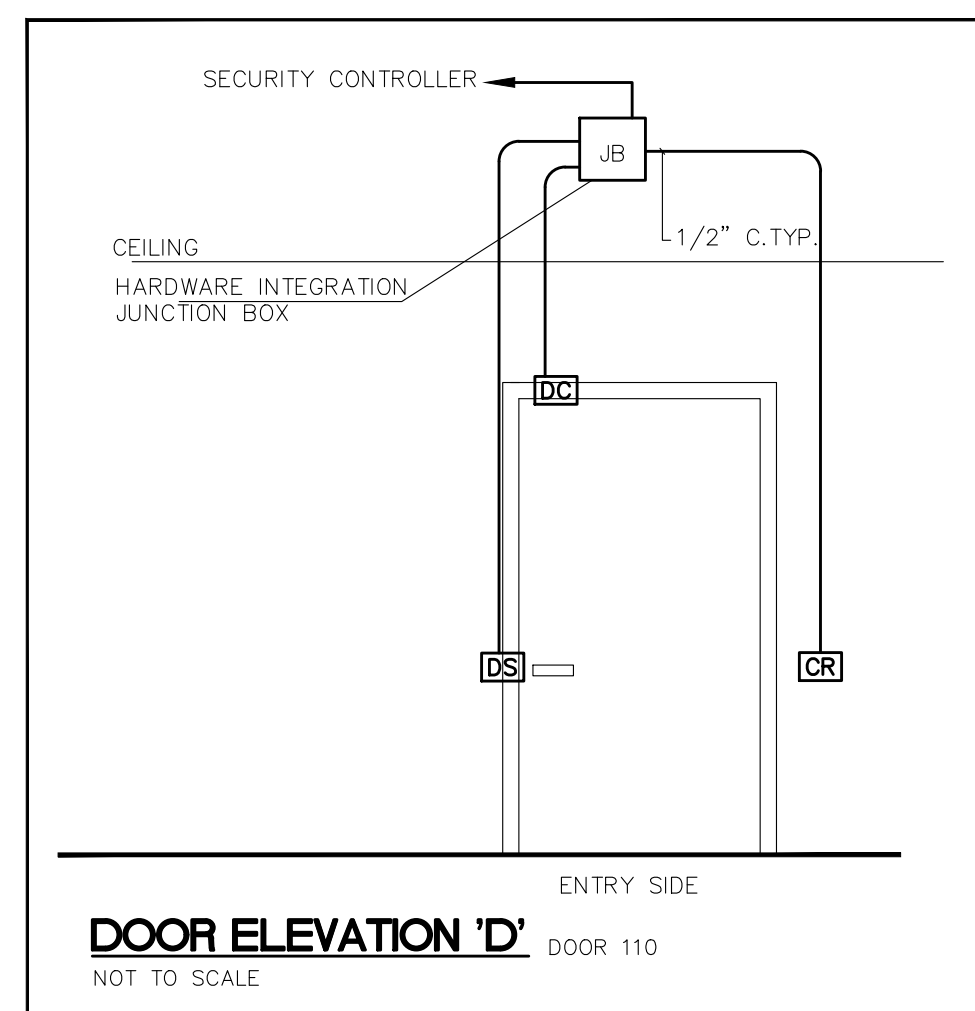
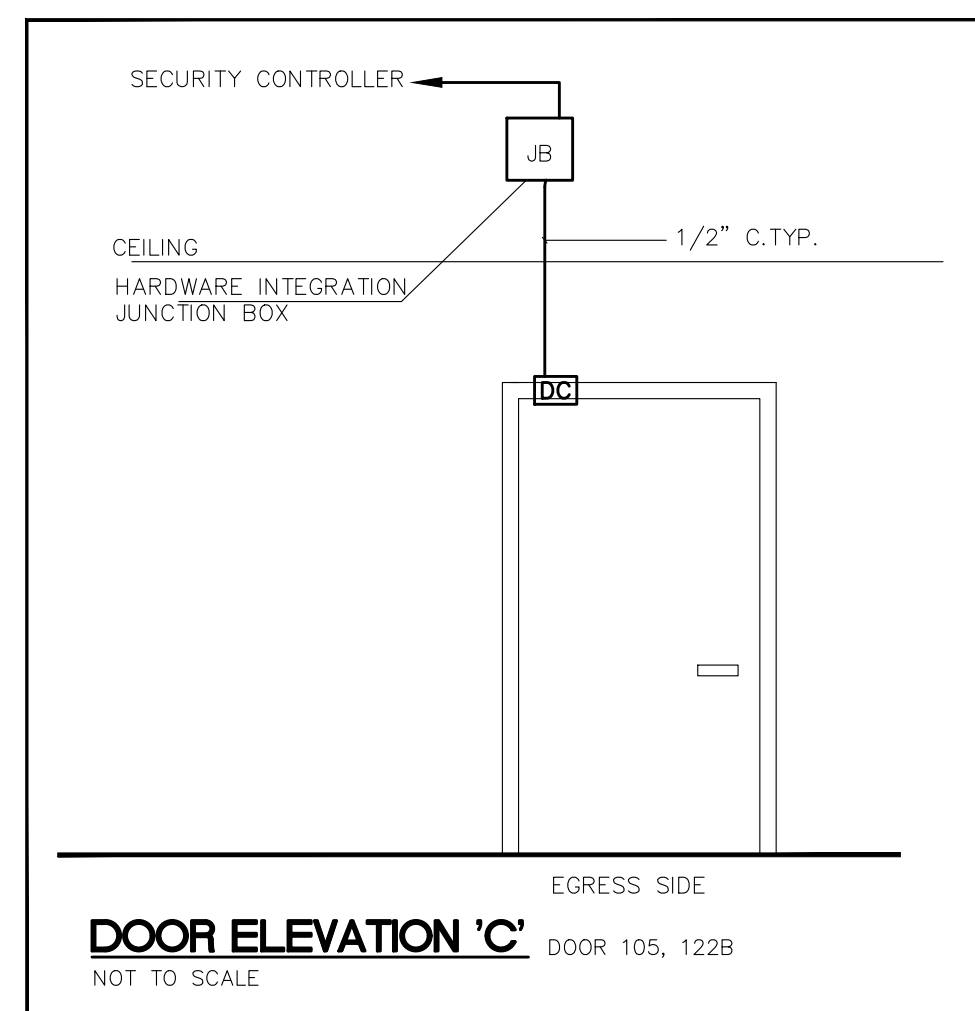
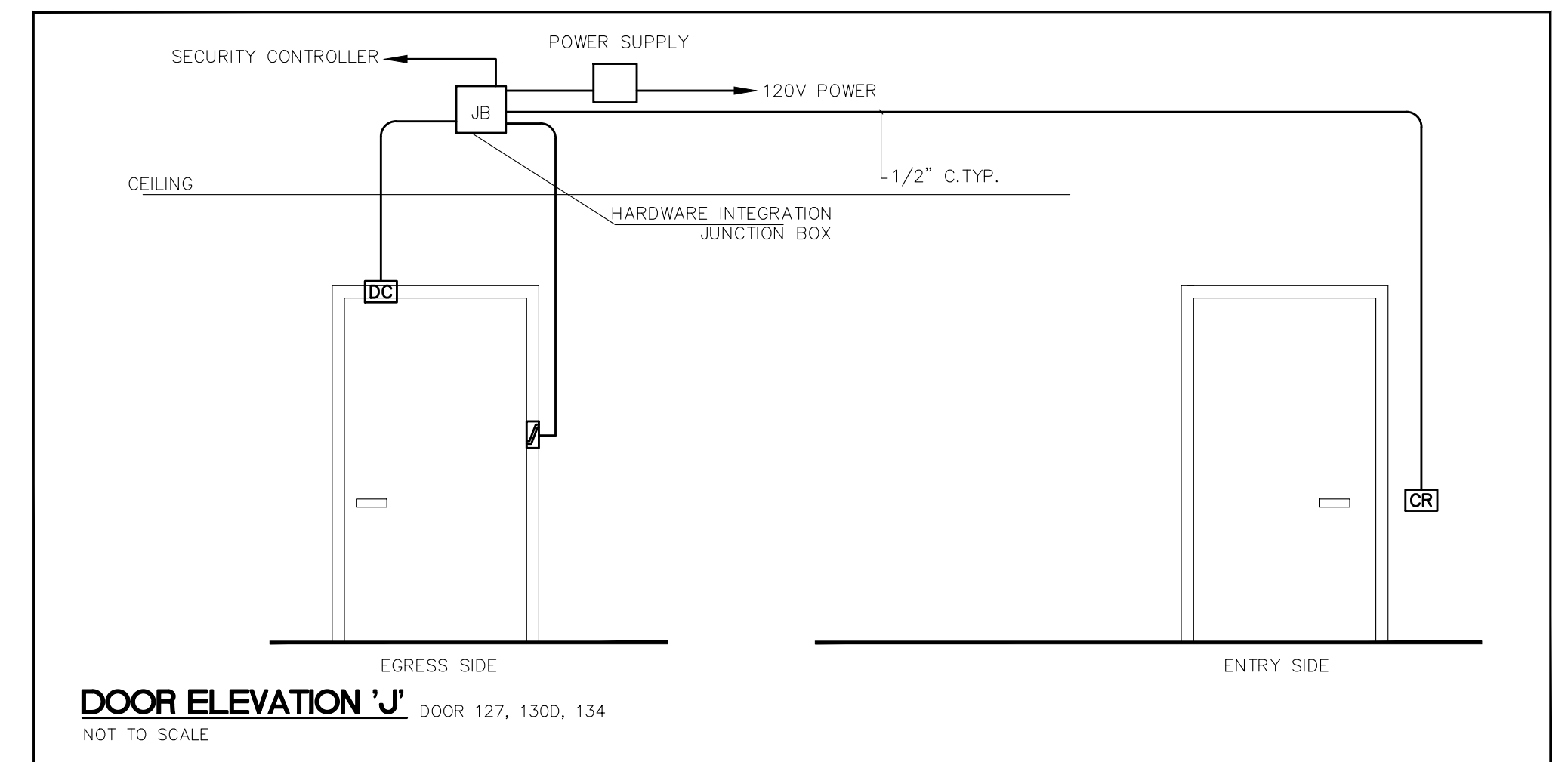
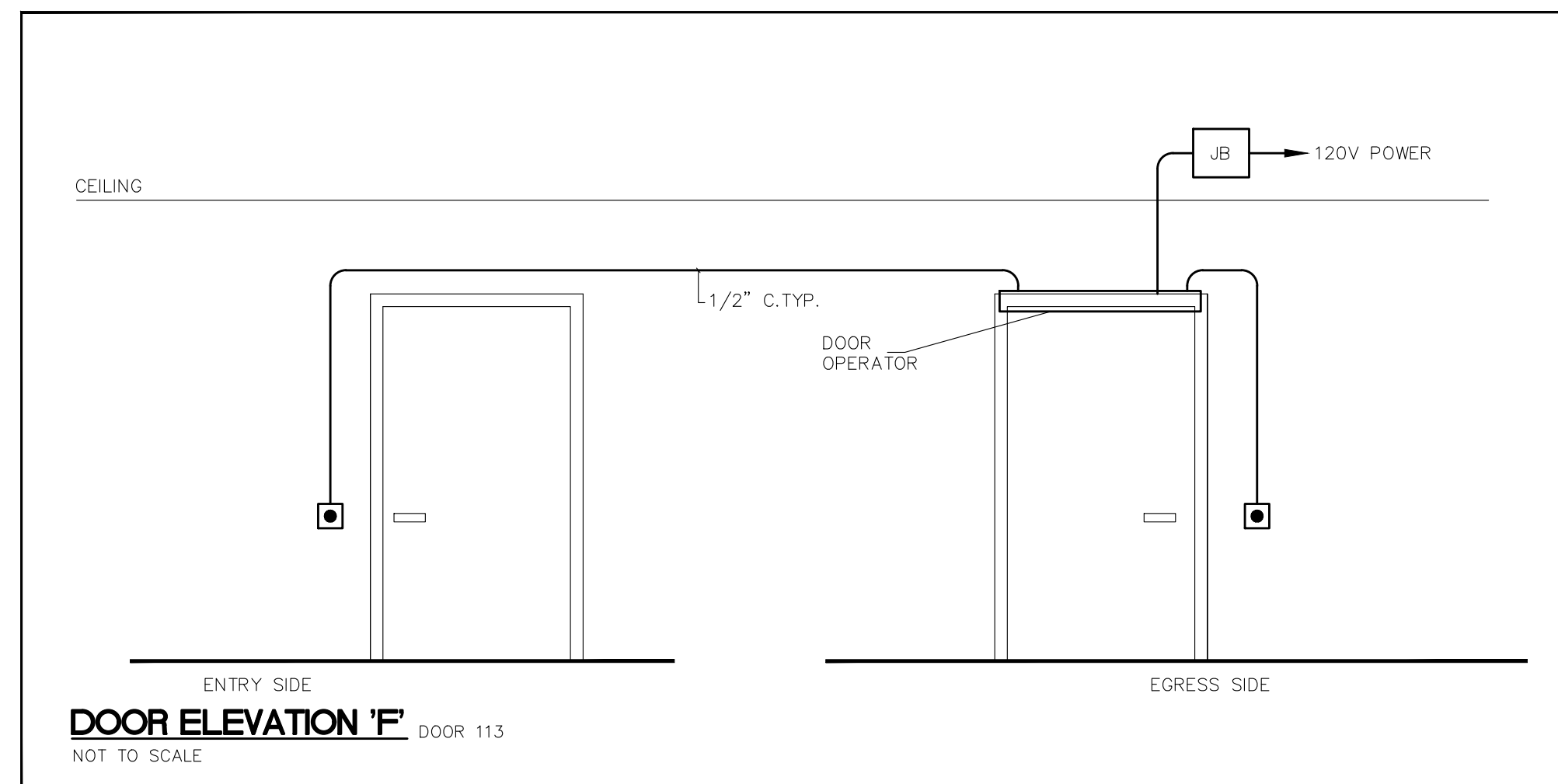
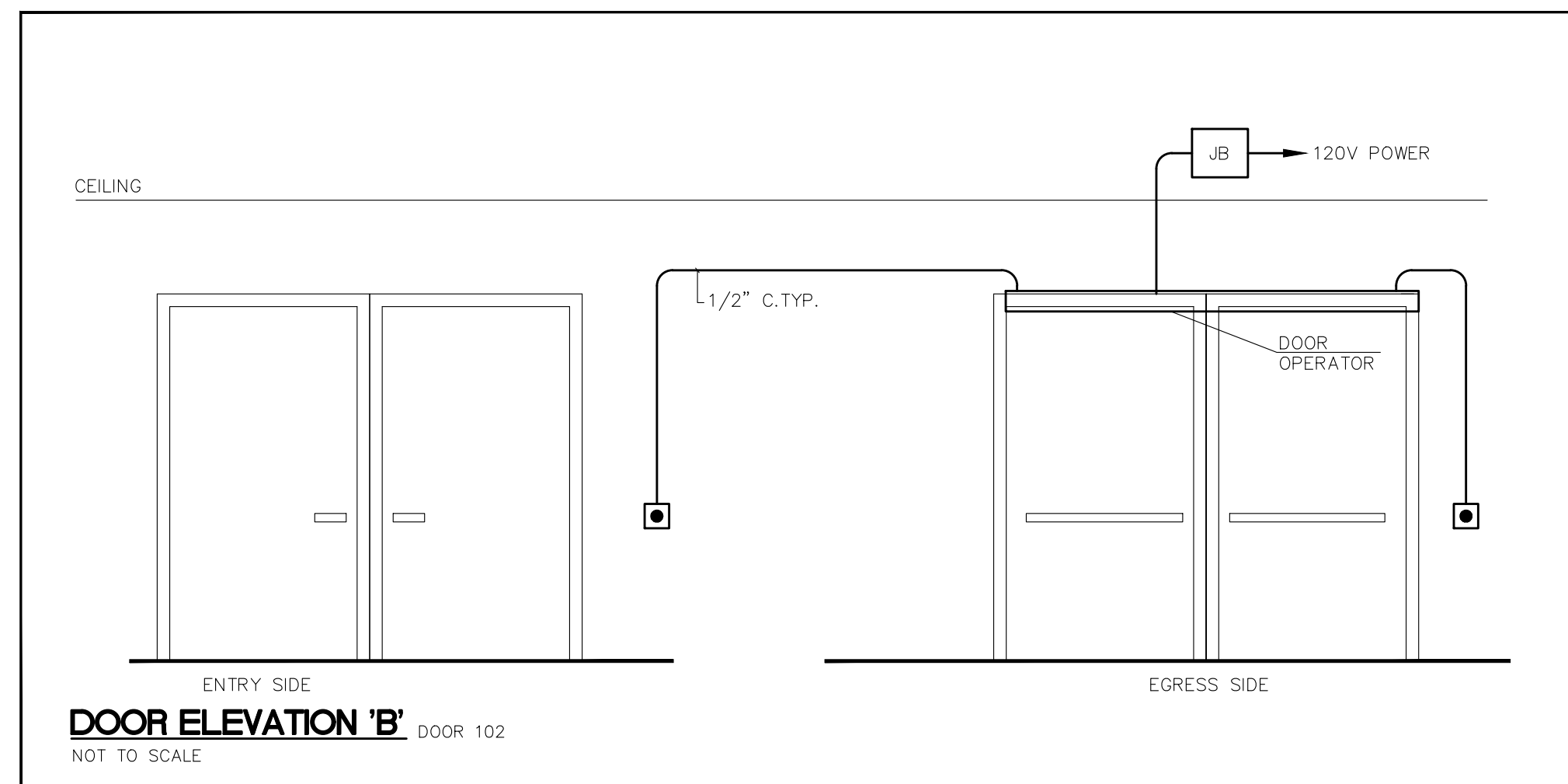
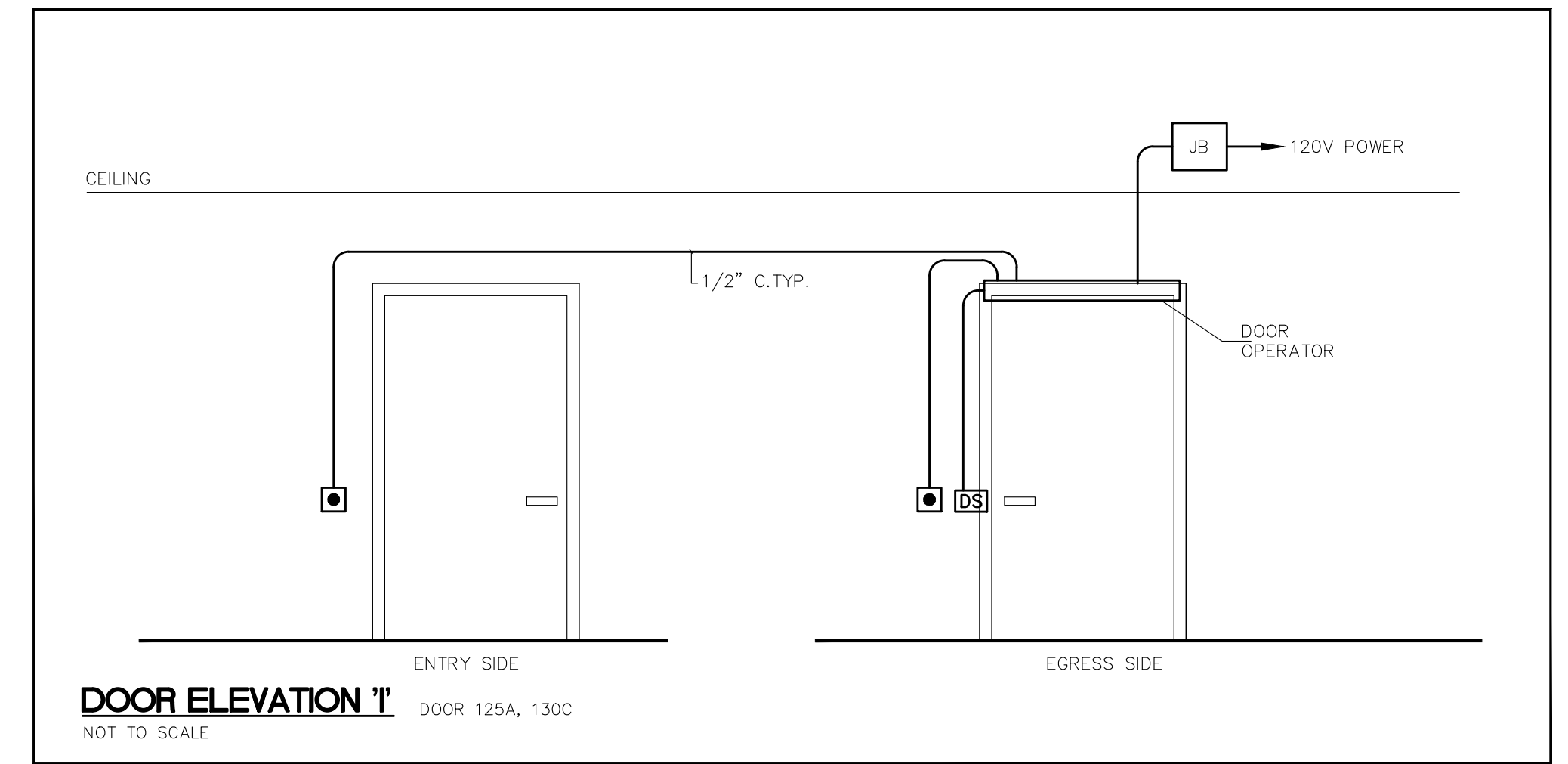
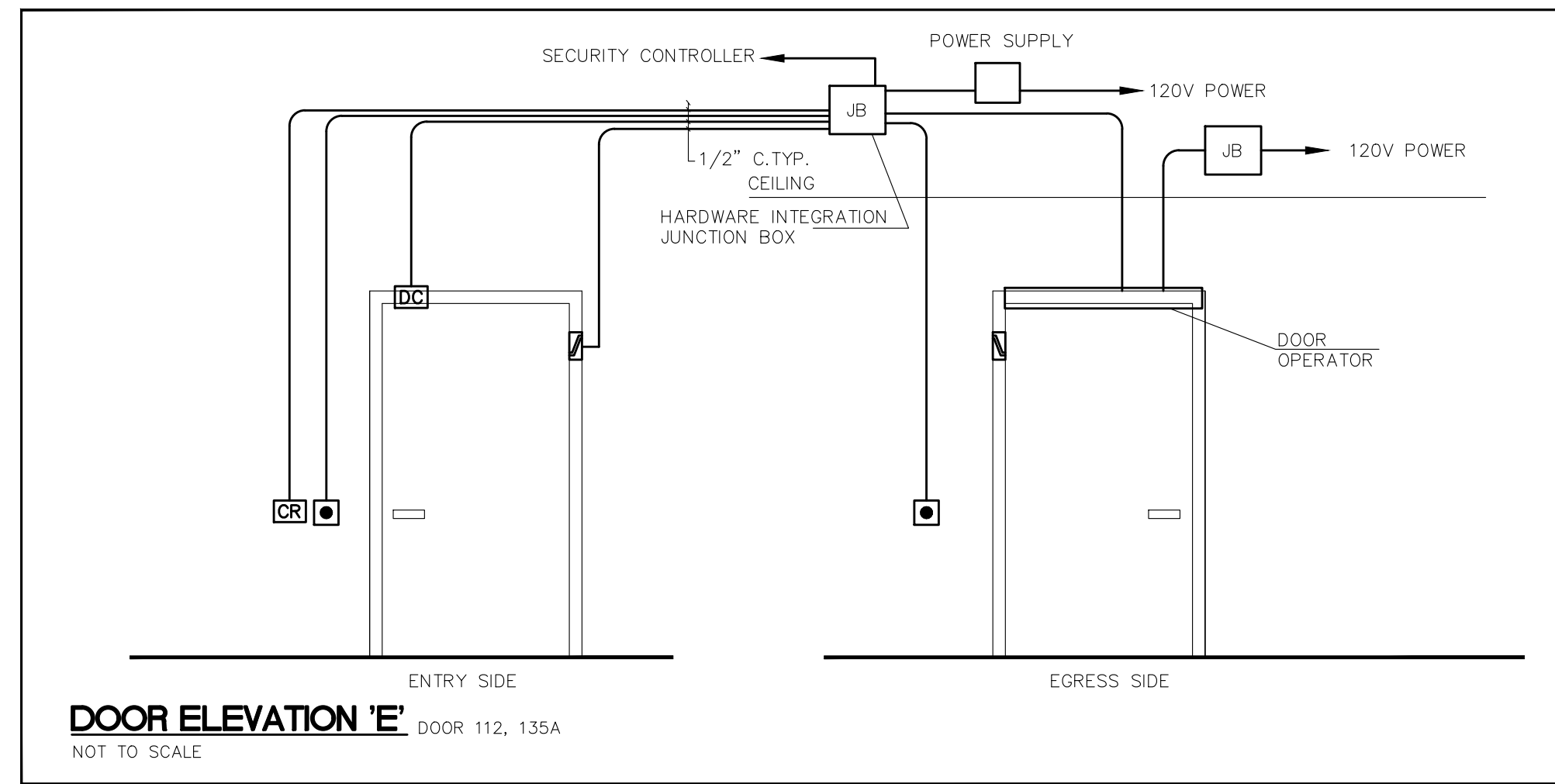
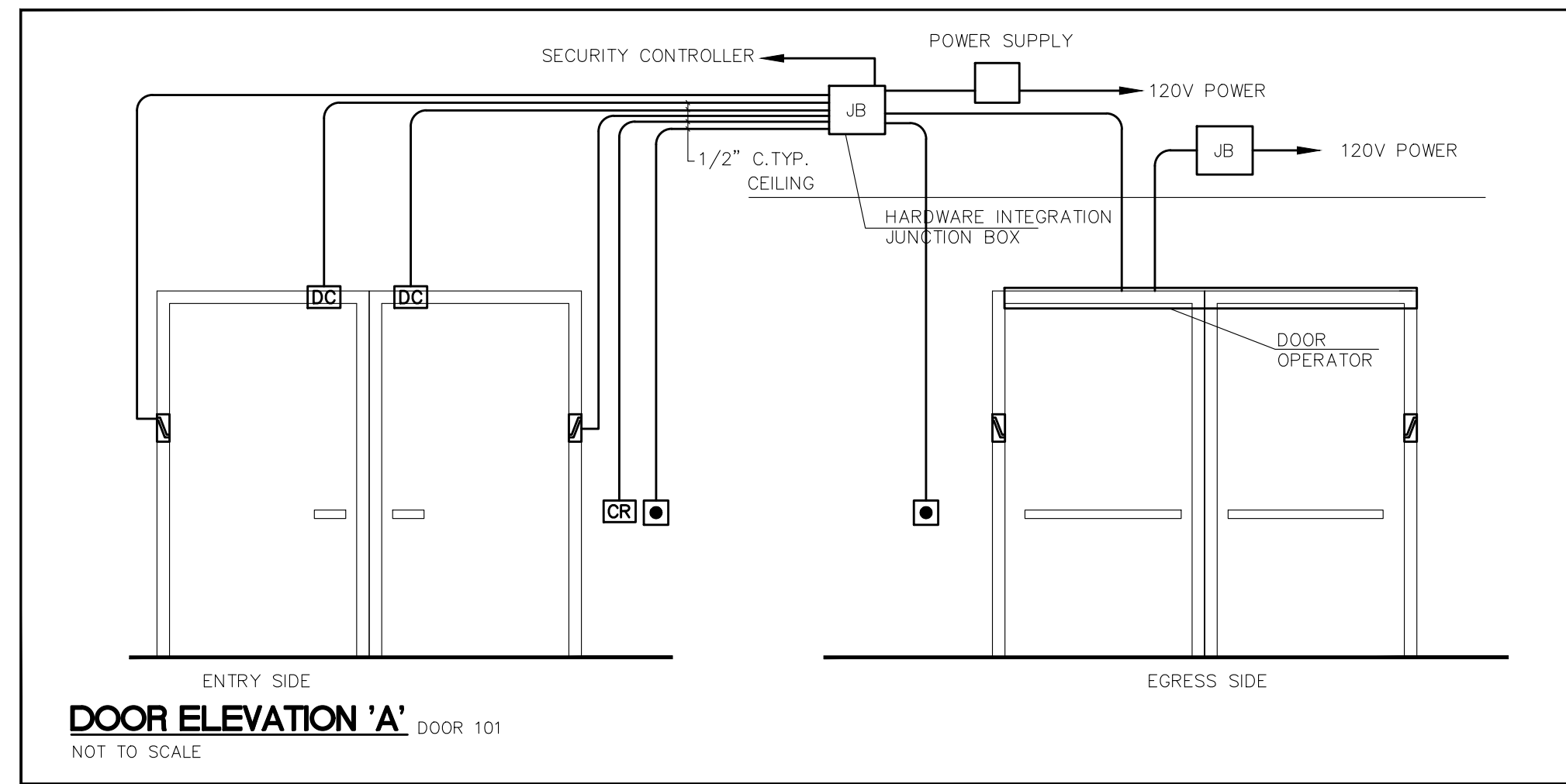
**ROA**  
STUDIO

67 KING STREET WEST, CHATHAM ON N7M 1C7  
TEL . 519.397.0943 EMAIL . email@roastudio.com

**DISCIPLINE SEAL**

DRAWING SUBMISSION(S)		
NO.	DESCRIPTION	DATE
6	ISSUED FOR TENDER	08-12-24
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3	ISSUED FOR 100% REVIEW	05-29-24
2	ISSUED FOR 100% REVIEW	05-17-24
1	ISSUED FOR 50% REVIEW	04-02-24

INTERNAL INFO	
<b>ELECTRICAL</b>	
PROJECT ID	ROA23-003
DRAWN BY	AA
REVIEWED BY	AF
DATE	03-06-24
SCALE	NTS



- NOTES:**
- DIVISION 26 TO PROVIDE ROUGH-IN, JUNCTION BOXES, CONDUITS C/W PULL WIRE AND 120V WIRING AND CONNECTIONS.
  - THE HARDWARE SUPPLIER SHALL SUPPLY AND INSTALL ALL FINISH HARDWARE ITEMS AS SPECIFIED IN DOOR HARDWARE SCHEDULE INCLUDING BUT NOT LIMITED TO AUTOMATIC DOOR OPERATORS, ELECTRIC LOCKSETS, CURRENT TRANSFER DEVICES, INTEGRATION MODULES, LOW VOLTAGE WIRING AND POWER SUPPLIES. DOOR HARDWARE INTEGRATION BOX IS SUPPLIED BY DIVISION 26 UNLESS OTHERWISE NOTED IN DOOR HARDWARE SCHEDULE. ALL ACCESS CONTROL DEVICES, CARD READERS, DOOR CONTACTS AND LOW VOLTAGE WIRING FOR ACCESS CONTROL/SECURITY ITEMS SHALL BE SUPPLIED AND INSTALLED BY THE SECURITY SYSTEM PROVIDER. COORDINATE ALL WORK WITH DOOR HARDWARE AND SECURITY CONTRACTOR PRIOR TO INSTALLATION.
  - REFER TO ARCHITECTURAL DRAWINGS AND DOOR HARDWARE SCHEDULE IN SPECIFICATIONS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS.
  - REFER TO DRAWINGS AND DOOR HARDWARE SCHEDULE IN SPECIFICATIONS FOR DEVICES QUANTITIES AND LOCATIONS

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