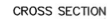
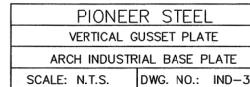
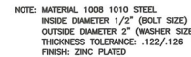


PIONEER STEEL	
WELDING DETAIL	
ARCH INDUSTRIAL BASE PLATE	
SCALE: N.T.S.	DWG. NO.: IND-1



PIONEER STEEL	
TYP. HOLE LAYOUT	
ARCH INDUSTRIAL BASE PLATE	
SCALE: N.T.S.	DWG. NO.: IND-1

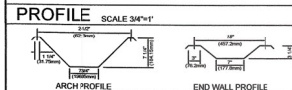


Jim Teeby

AECOM CANADA LIMITED
DATE April 11, 2022

* ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST REVISION OF THE NATIONAL BUILDING CODE OF CANADA 2015 THE ONTARIO BUILDING CODE 2012 AND THE CSA-S136-18.
THE FOUNDATION IS DESIGNED BY OTHERS.
* SPECIFIC NOTES AND DETAILS SHOWN ON THIS DRAWING SHALL TAKE PRECEDENCE OVER THE BUILDING RESEARCHER MANUAL DRAFTS.
* STRUCTURAL DESIGN OF THE BUILDING IS BASED ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS. FAILURE TO MAKE ADEQUATE PROVISION FOR EXCESSIVE STRESSES OR INSTABILITY OCCURRING FROM WHATEVER CAUSE DURING CONSTRUCTION OR FROM THE FULL RISK OF COLLAPSE OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE USER.
* ALL DIMENSIONS (OTHER THAN PURELY STRUCTURAL DIMENSIONS) SHOWN ON THIS DRAWING SHALL BE VERIFIED BY THE ERECTOR BEFORE CONSTRUCTION.
* IT IS THE OWNER'S RESPONSIBILITY TO ASCERTAIN THAT THE LOADS AND FACTORS SPECIFIED UNDER "DESIGN NOTES" ARE ADEQUATE FOR THE INTENDED LOCATION AND OCCUPANCY OF THIS BUILDING, AND THAT NO LOADS OTHER THAN THOSE SHOWN ARE TO BE APPLIED TO THE BUILDING.

STEEL: GALVALUM SHEET STEEL, STRUCTURAL QUALITY, ASTM A92
ARCH PANELS GRADE 50, 50 KSI. MIN. YIELD, 65 KSI. MIN. TENSILE.
MIN. THKS. WITH COATING 0.040"/AVG. THKS. WITH COATING 0.048"
END WALLS GRADE 80, 80 KSI. MIN. YIELD, 82 KSI. MIN. TENSILE.
MIN. THKS. WITH COATING 0.030"/AVG. THKS. WITH COATING 0.032".
BASE PLATE GRADE 40, 40 KSI. MIN. YIELD, 55 KSI. MIN. TENSILE.
MIN. THKS.063" WITH COATING/AVG. THKS WITH COATING 0.065".
BOLTS: 5/16-18 X 1", SAE GRADE 8.



NO.	DATE	DESCRIPTION	BY	APPROVED
1.	JUNE 13/20	REVISED MODEL TO Q-50-19 ADDED 8'-TIV, ADDED 4x7 SERVICE DOOR IN FRONT WALL & REAR WALL ADDED A PARTITION WALL.	C. Z	R
2.	OCT 27/20	REVISED TO STEEL WALL FOUNDATION WITH INDUSTRIAL BASE PLATE, SHAW INDUSTRIAL BASE PLATE DETAILS	C. Z	R
3.	APR 01/21	REVISED TO 121 ARCHES, DELUITE 2 SERVICE DOORS ADDED 10x6W SIDE OPENING	C. Z	R
4.	AUG 17/21	REVISED TO 118 ARCHES, FOUNDATION BY OTHERS	C. Z	R
5.	SEPT 01/21	REVISED PARTITION WALL LOCATION	C. Z	R

1	THE STRUCTURE DESIGN IS BASED ON THE NBCC 2015 AND THE ONTARIO BUILDING CODE 2012:	
2	1. ROOF SNOW LOAD	2.2 kPa
3	2. GROUND SNOW LOAD	2.2 kPa
4	3. RAIN LOAD	0.4 kPa
5	4. WIND LOAD FACTOR	+0.6
6	5. BASIC WIND VELOCITY FACTOR	+0.6
7	6. ACCUMULATION FACTOR AS IN 4.1.6.2(8), (b) 7	+1.0 LOAD CASE #1 - UNPEPOSED LOCATION
8	7. HOURLY WIND PRESSURE 150	+0.36 kPa
9	8. IMPORTANCE FACTOR	+1.0 (NORMAL IMPORTANCE AS IN 4.1.2.1)
10	9. SEISMIC DATA	
11	Sa (0.2)	+0.057
12	Sa (1.0)	+0.120
13	SOL SITE CLASS	D (STIFF SOIL)
14	F _v	+1.3
15	F _p	+1.6
16	10. IMPORTANCE FACTOR FOR EARTHQUAKE	+1.0 (NORMAL IMPORTANCE AS IN 4.1.2.1)
17	NOTE:	
18	1. ACCORDING TO NBCC, A MINIMUM DISTANCE OF AT LEAST 5 M SHOULD BE MAINTAINED FROM ANOTHER EXISTING OR FUTURE BUILDING OR FROM THE PROPERTY LINE TO AVOID OBSTRUCTING	

DRAWN BY	C. ZONG
CHECKED BY	R.N.A. SAWYER
APPROVED BY	R.N.A. SAWYER

ENGINEER'S SEAL

0



40833014

139

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 <p>PIONEER</p>	<p>PIONEER STEEL MANUFACTURERS LIMITED 1045 Matheson Blvd. East Mississauga, Ontario Canada L4W 3P1 1-800-468-5422</p>
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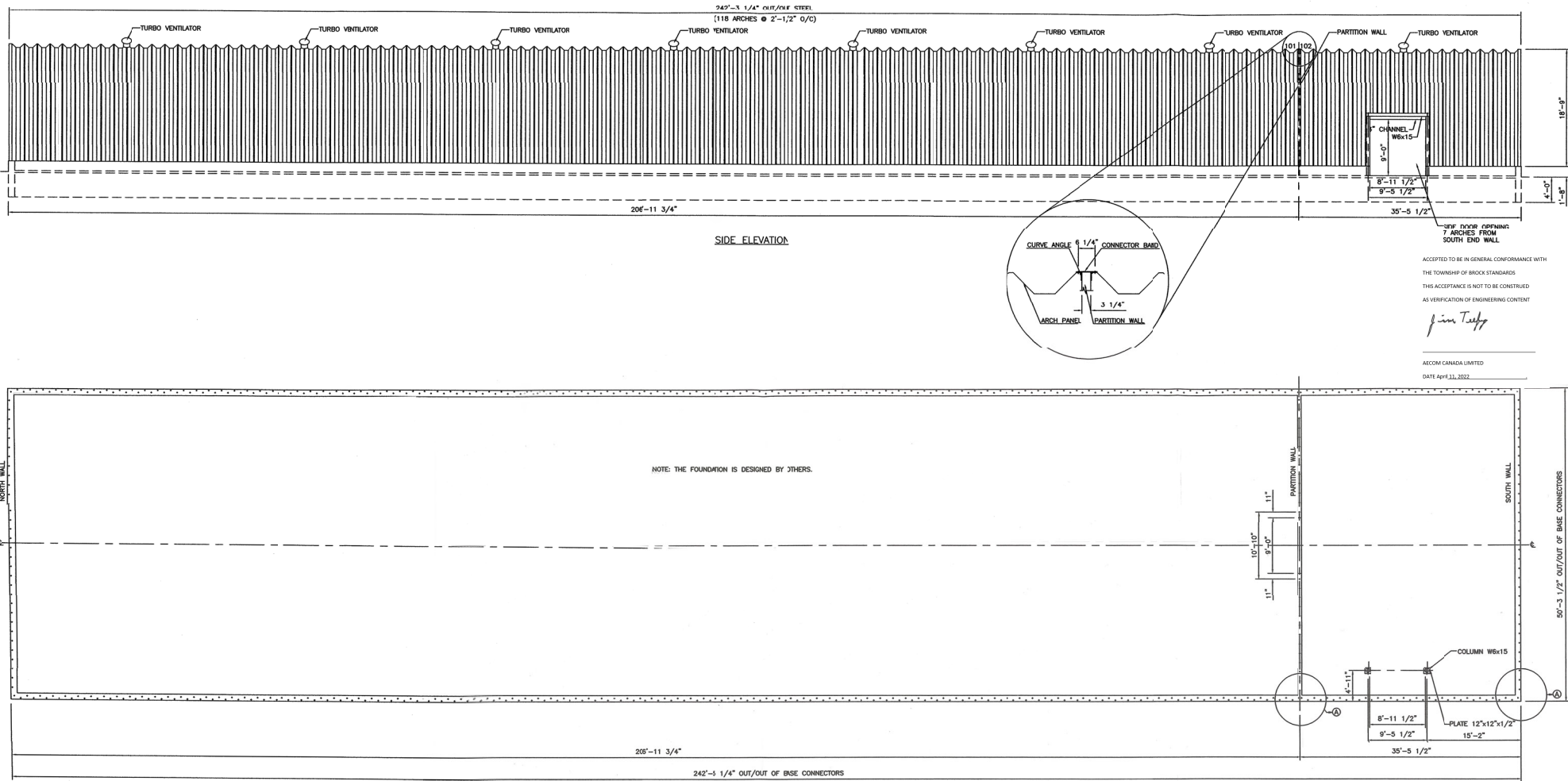
NAME
SANTIAGO HIRSBRUNNER
33815 THORAH SIDE RD
BEAVERTON, ON L0K 1A0

DWG. TITLE	GENERAL ARRANGEMENT
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BUILDING MODEL ARCH 50'-13'	
ORDER NO. 115 - 760 (1) R5	
DWG. NO. 115 - 760 (1) R5	
SCALE 3/32"=1'-0"	SHEET 1 / 2
DATE	



SIDE ELEVATION

NOTE: THE FOUNDATION IS DESIGNED BY OTHERS.

FOUNDATION PLAN

GENERAL NOTES

* ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST REVISION OF THE NATIONAL BUILDING CODE OF CANADA 2015 THE ONTARIO BUILDING CODE 2012 AND THE CSA-S136-16
 * THE FOUNDATION IS DESIGNED BY OTHERS.
 * SPECIFICATIONS AND DETAILS SHOWN ON THIS DRAWING SHALL TAKE PRECEDENCE OVER THE BUILDING ERECTION MANUAL SUPPLIES.
 * STRUCTURAL DESIGN OF THE BUILDING IS BASED ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS. FAILURE TO MAKE ADEQUATE PROVISION FOR EXCESSIVE STRESSES OR INSTABILITY OCCURRING FROM WHATEVER CAUSE DURING CONSTRUCTION SHALL BE THE SOLE RISK AND RESPONSIBILITY OF THE ERECTOR.
 * ALL DIMENSIONS OTHER THAN PURELY STRUCTURAL DIMENSIONS SHOWN ON THIS DRAWING SHALL BE VERIFIED BY THE ERECTOR BEFORE PROCEEDING WITH THE WORK.
 * IT IS THE OWNER'S RESPONSIBILITY TO ASCERTAIN THAT THE LOADS AND FACTORS SPECIFIED UNDER "DESIGN NOTES" ARE ADEQUATE FOR THE INTENDED LOCATION AND OCCUPANCY OF THIS BUILDING, AND THAT NO LOADS OTHER THAN THOSE SHOWN IMPOSE ON THE STRUCTURE.

MATERIAL NOTES

STEEL: GALVALUME SHEET STEEL, STRUCTURAL QUALITY, ASTM A792
 ARCH PANELS: GRADE 50, 50 KSI MIN. YIELD, 60 KSI MIN. TENSILE, MIN. THKS. WITH COATING 0.047 AVG. THKS. WITH COATING 0.048
 END WALLS: GRADE 40, 40 KSI MIN. YIELD, 60 KSI MIN. TENSILE, MIN. THKS. WITH COATING 0.047 AVG. THKS. WITH COATING 0.048
 BASE PLATE: GRADE 40, 40 KSI MIN. YIELD, 60 KSI MIN. TENSILE, MIN. THKS. 0.067 WITH COATING 0.047 AVG. THKS. WITH COATING 0.067
 BOLTS: 5/16-18 X 1", SAE GRADE 8.

PROFILE

SCALE 3/4"=1'



REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.
1.	JUNE 13/20	REVISED MODEL TO Q-50-19	C. Z.	S. S.
		ADDED 8'-0" W, ADDED 4x7		
		SERVICE DOOR IN FRONT	C. Z.	S. S.
		WALL & REAR WALL		
		ADDED A PARTITION WALL	C. Z.	S. S.
2.	OCT 27/20	REVISED TO 5' W WALL	C. Z.	S. S.
		FOUNDATION WITH INDUSTRIAL		
		BASE PLATE, SHOW		
		INDUSTRIAL BASE PLATE		
		DETAILS		
	JUN 11/21	REVISED TO 121 ARCHES	C. Z.	S. S.
		DELETE 2 ARCHES DOORS		
		ADDED 101H/9W SIDE OPENING		
4.	AUG 17/21	REVISED TO 18 ARCHES	C. Z.	S. S.
		FOUNDATION BY OTHERS		
5.	SEPT 01/21	REVISED PARTITION WALL	C. Z.	S. S.

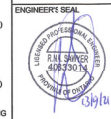
DESIGN NOTES

THE STRUCTURE DESIGN IS BASED ON THE NBCC 2015 AND THE ONTARIO BUILDING CODE 2012:
 S: ROOF SNOW LOAD
 S_{min}: GROUND SNOW LOAD
 S_{max}: RAIN LOAD
 C_s: BASIC SNOW LOAD FACTOR
 C_w: WIND EXPOSURE FACTOR
 C_q: SLOPE FACTOR AS IN 4.1.6.2(5), (6), (7)
 C_g: ACCUMULATION FACTOR AS IN 4.1.6.2(8)
 q: HOURLY WIND PRESSURE 180
 IMPORTANCE FACTOR
 SEISMIC DATA
 S_s (0.2):
 S_u (1.0):
 S₀: SOIL STIFFNESS CLASS
 F_a:
 F_t:
 I_e: IMPORTANCE FACTOR FOR EARTHQUAKE
 NOTE:
 ACCORDING TO NBCC, A MINIMUM DISTANCE OF AT LEAST 5 m SHOULD BE MAINTAINED FROM ANOTHER EXISTING OR FUTURE BUILDING OR FROM THE PROPERTY LINE TO JUSTIFY DISREGARDING DRIFT LOADS.

DRAWN BY
 C. ZONG

CHECKED BY
 R.N.A. SAWYER

APPROVED BY
 R.N.A. SAWYER



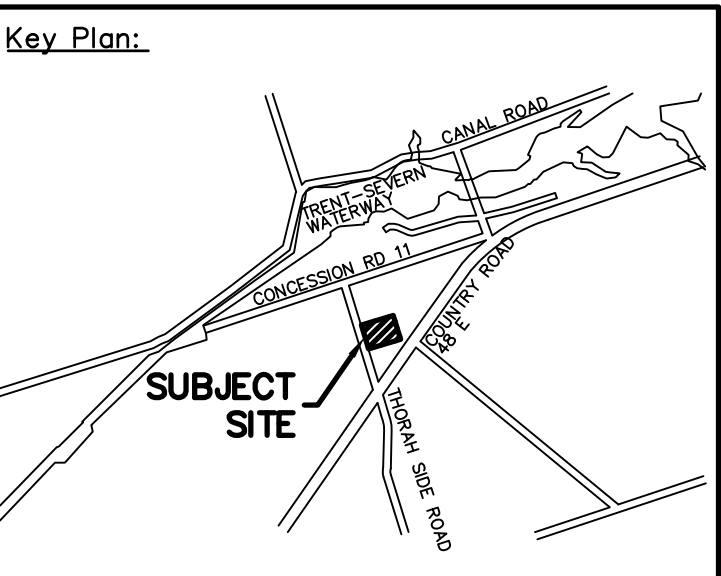
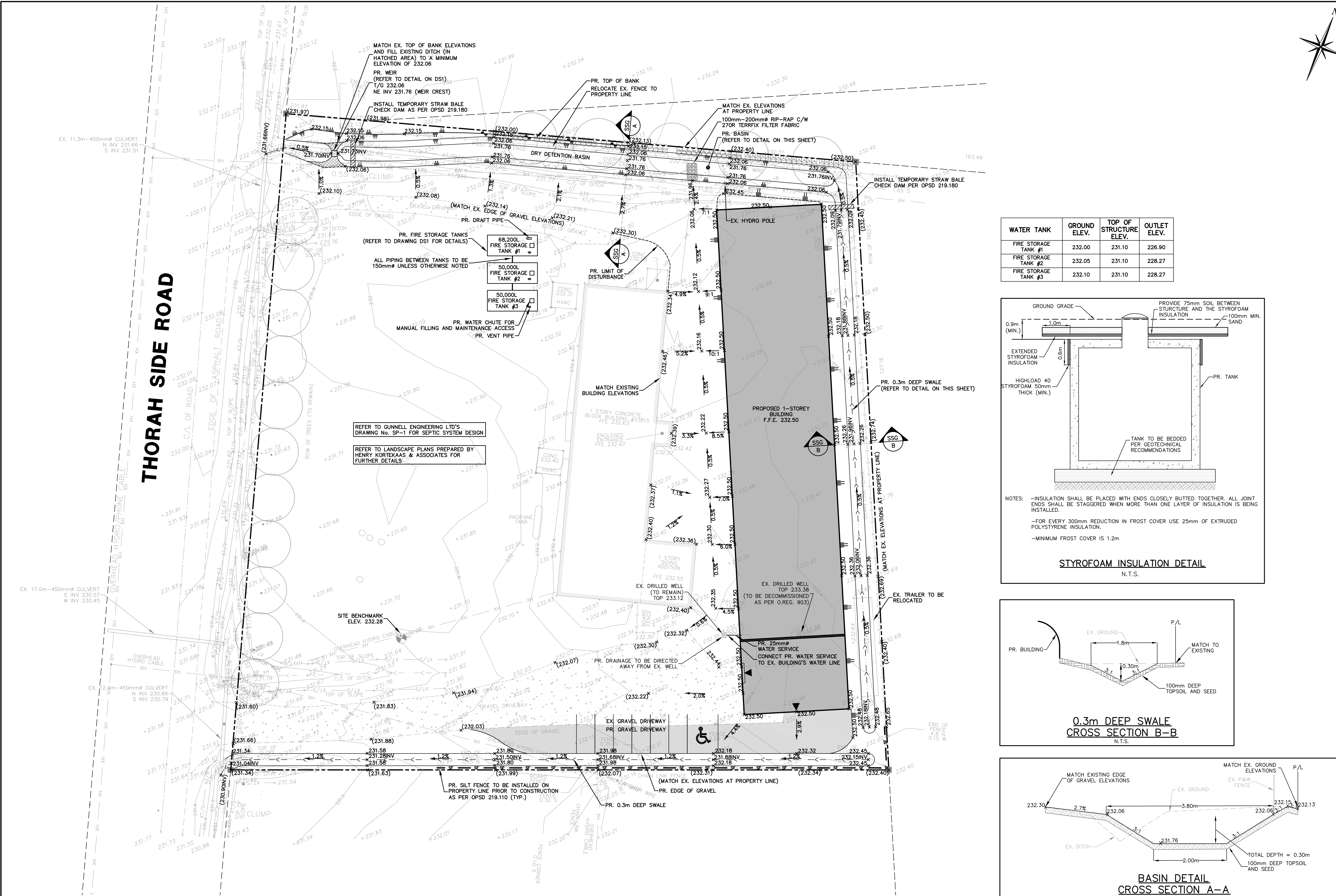
PIONEER STEEL MANUFACTURERS LIMITED
 1045 Matheson Blvd. East
 Mississauga, Ontario
 Canada L4W 3P1
 1-800-668-5422

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NAME
SANTIAGO HIRSBRUNNER
 33815 THORAH SIDE RD
 BEAVERTON, ON L0K 1A0

DWG. TITLE
GENERAL ARRANGEMENT

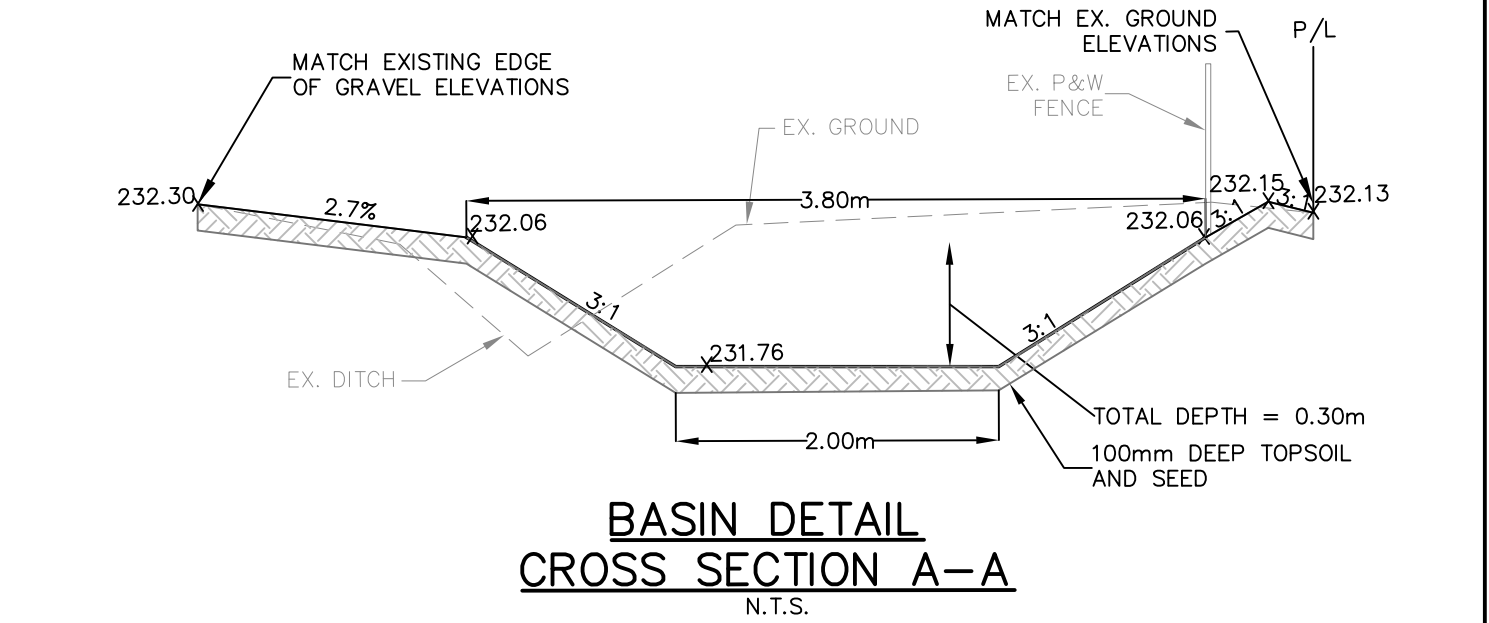
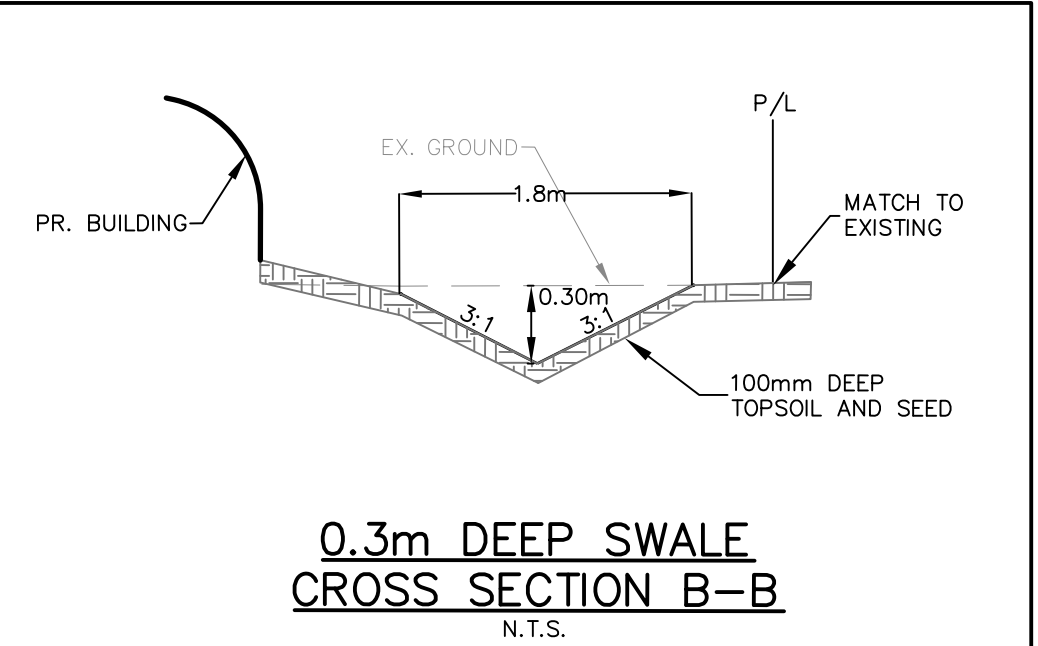
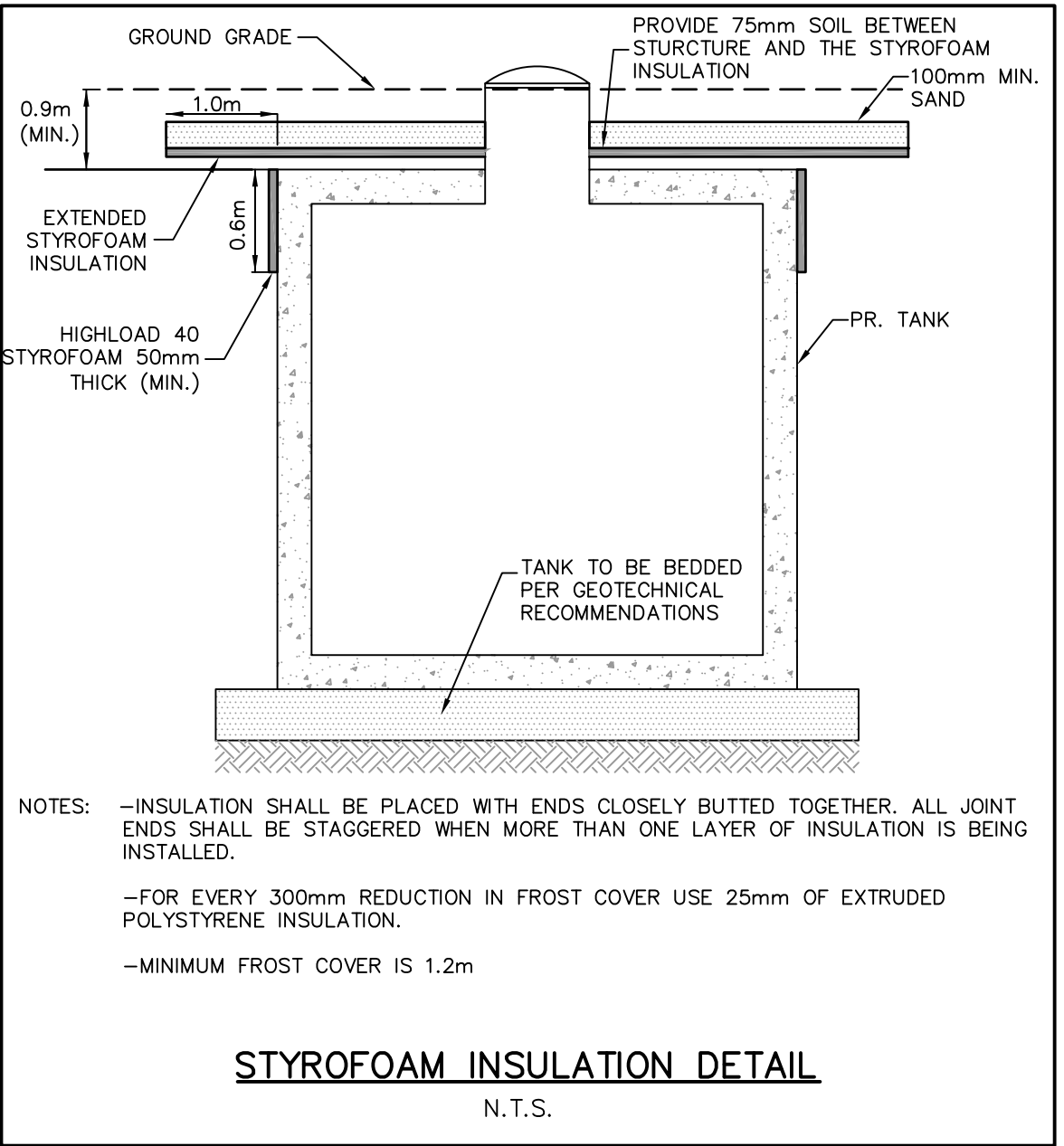
BUILDING MODEL
 ARCH 50'-19'
 ORDER NO.
 115 - 780 (2) RS
 DWG. NO.
 115 - 700 (2) RS
 SCALE
 3/32"=1'-0"
 DATE
 MAY 17, 2020
 SHEET
2 / 2



- Legend:**
- EXISTING FEATURES (EX)**
- EX STD IRON BAR
 - EX IRON BAR
 - EX UTILITY POLE
 - EX BELL PED
 - EX HYDRO TRANSFORMER
 - EX STD WATER SERVICE
 - EX FIRE HYD.
 - EX ST NAME SIGN
 - EX STOP SIGN
 - EX ELEVATION
 - EX FENCE
 - EX U/G GASMAIN
 - EX U/G BELL
 - EX U/G HYDRO
 - EX WATERMAIN & VALVE
 - EX SAN SEWER & MH
 - EX STM SEWER & MH

- PROPOSED FEATURES (PR)**
- PR STREET NAME SIGN
 - PR STOP SIGN
 - PR SILT FENCE
 - PR STREET LIGHT
 - PR HYDRO TRANSFORMER
 - PR WATER SERVICE
 - PR SANITARY SERVICE
 - PR STORM SERVICE
 - PR WATERMAIN
 - PR DRAW PIPE
 - PR WATER VALVE
 - PR SANITARY SEWER
 - PR SANITARY MANHOLE
 - PR STORM SEWER
 - PR CATCHBASIN MANHOLE
 - PR MANHOLE
 - PR CATCHBASIN
 - PR SWALE
 - PR ELEVATION
 - PR MATCH EXISTING ELEVATION (INTERPOLATED)
 - PR TOP OF CURB ELEVATION
 - PR EDGE OF PAVEMENT ELEVATION
 - PR SLOPE

WATER TANK	GROUND ELEV.	TOP OF STRUCTURE ELEV.	OUTLET ELEV.
FIRE STORAGE TANK #1	232.00	231.10	226.90
FIRE STORAGE TANK #2	232.05	231.10	228.27
FIRE STORAGE TANK #3	232.10	231.10	228.27



ACCEPTED TO BE IN GENERAL CONFORMANCE WITH THE TOWNSHIP OF BROCK STANDARDS

THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT

Jim Telford

AECOM CANADA LIMITED

DATE April 11, 2022

- DRAWING REFERENCES:**
- TOPOGRAPHIC AND LEGAL INFORMATION PREPARED BY COE FISHER CAMERON LAND SURVEYORS (DATED OCT. 23, 2020).
 - SITE PLAN INFORMATION TAKEN FROM THE MOST RECENT SITE PLAN PREPARED BY THE BIGLIERI GROUP LIMITED.
 - REFER TO GUNNELL ENGINEERING LIMITED'S DRAWING NO. SP-1 FOR THE SEPTIC DESIGN.

CAUTION

CONTRACTOR TO DETERMINE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

<p>Notes:</p> <ol style="list-style-type: none">Unless noted otherwise, the measurements and distances shown on this drawing are shown in meters.Do not scale drawings.It is the contractor's responsibility to verify all dimensions, levels and datums on site and report any discrepancies or omissions to WMI & Associates Ltd. prior to construction.This drawing is to be read and understood in conjunction with all other relevant documents applicable to this project.This drawing is the exclusive property of WMI & Associates Ltd. and the reproduction of any part of this document without prior written consent is strictly prohibited.	<p>Benchmark: 232.28m</p> <p>BENCHMARK LOCATED ON NAIL IN HYDRO POLE LOCATED WITHIN THE PROPERTY HAVING AN ELEVATION OF 232.28m.</p>		<p>No. Issue / Revision</p> <table><tr><td>1</td><td>1ST SUBMISSION</td><td>FEB. 05, 2021</td></tr><tr><td>2</td><td>2ND SUBMISSION</td><td>JULY 9, 2021</td></tr><tr><td>3</td><td>3RD SUBMISSION</td><td>JAN 25, 2022</td></tr></table>	1	1ST SUBMISSION	FEB. 05, 2021	2	2ND SUBMISSION	JULY 9, 2021	3	3RD SUBMISSION	JAN 25, 2022	<p>Date</p> <table><tr><td>FEB. 05, 2021</td></tr><tr><td>JULY 9, 2021</td></tr><tr><td>JAN 25, 2022</td></tr></table>	FEB. 05, 2021	JULY 9, 2021	JAN 25, 2022	<p>Thorah Sideroad, Beaverton</p> <p>SITE SERVICING & GRADING PLAN</p>	<p>Client:</p> <p>Santiago Hirsbrunner</p> <p>33815 Thorah Sideroad Beaverton, Ontario L0K 1B0</p>	<p>WMI & Associates Limited 119 Collier Street Barrie, Ontario L4M 1H5 Ph 705-797-2027 www.wmiengineering.ca</p> <table><tr><td>Drawn By</td><td>AW</td><td>Checked By</td><td>JWL</td><td>Drawing No.</td></tr><tr><td>Scale</td><td>1:250</td><td>Project No.</td><td>20-639</td><td>SSG</td></tr></table>	Drawn By	AW	Checked By	JWL	Drawing No.	Scale	1:250	Project No.	20-639	SSG
1	1ST SUBMISSION	FEB. 05, 2021																											
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JAN 25, 2022																													
Drawn By	AW	Checked By	JWL	Drawing No.																									
Scale	1:250	Project No.	20-639	SSG																									

GENERAL – CONSTRUCTION

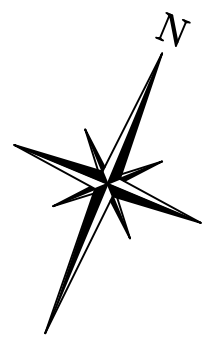
- ALL MEASUREMENTS ARE IN METRES, PIPE SIZES IN MILLIMETRES, UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWNSHIP STANDARDS AND THE MOST CURRENT ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS (IN THAT ORDER UNLESS NOTED OTHERWISE). IF A DISCREPANCY ARISES THE TOWNSHIP STANDARDS ARE TO GOVERN.
- LOCATIONS OF EXISTING SERVICES ARE NOT GUARANTEED. CONTRACTOR TO CONFIRM EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL INFORM THE MUNICIPALITY AND ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSPECTION FOR ALL CIVIL WORKS WITH THE ENGINEER IN ORDER TO PROVIDE SUFFICIENT CERTIFICATION AS REQUIRED BY THE MUNICIPALITY.
- ALL DIMENSIONS AND ELEVATIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
- TRAFFIC CONTROLS TO CONFORM TO THE LATEST REVISION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND ONTARIO TRAFFIC MANUAL TEMPORARY CONDITIONS (BOOK 7).
- STREET AND TRAFFIC SIGNS – M.T.O. STANDARDS
- FILTER FABRIC – TERRAFIX 270R OR APPROVED EQUAL.
- DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS-517 AND 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEWATERING.
- ALL DISTURBED AREAS WITHIN EXISTING RIGHT-OF-WAYS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER AS DETERMINED BY THE TOWNSHIP (MIN 300mm TOPSOIL AND NURSERY SOO).
- THESE ENGINEERING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE LATEST VERSION OF THE GEOTECHNICAL INVESTIGATION. GEOTECHNICAL INSPECTION & MATERIALS TESTING TO BE PROVIDED DURING ALL SERVICING, PARKING LOT SUB-GRADE, PARKING LOT BASE, PAVEMENT, AND CONCRETE WORKS.
- FOR SPECIFIC DIMENSIONS AND BUILDING INFORMATION REFER TO SITE PLAN/ARCHITECTURAL DRAWINGS.

EROSION SEDIMENT & CONTROL NOTES

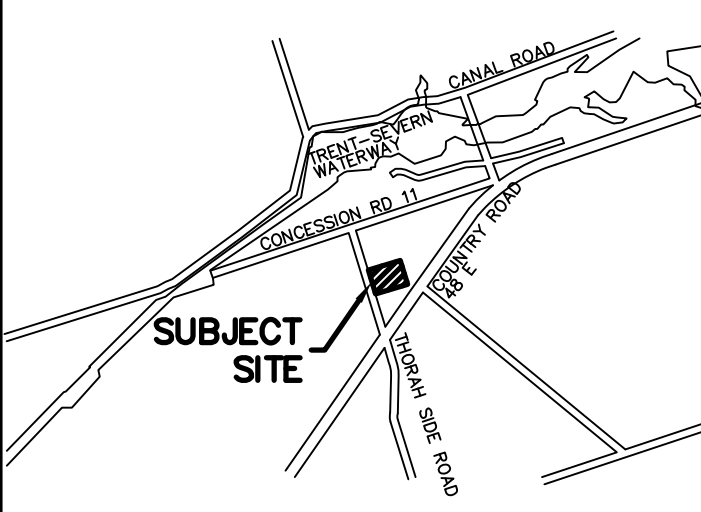
- EROSION CONTROL WORKS TO BE INSPECTED REGULARLY AFTER EVERY RAINFALL AND REPAIRED/REPLACED AS REQUIRED BY THE TOWNSHIP OR DEVELOPER'S ENGINEER.
- ALL DISTURBED AREAS TO BE RESTORED USING TOPSOIL AND SEED IMMEDIATELY UPON ESTABLISHING FINAL GRADES.
- EROSION CONTROL WORKS TO BE MAINTAINED UNTIL THE SITE HAS STABILIZED AND REMOVAL IS DIRECTED BY THE MUNICIPALITY OR DEVELOPER'S ENGINEER.
- SILT FENCE TO BE MAINTAINED ON THE DOWNSTREAM SIDE OF ALL STOCKPILES.
- SILT FENCE IS TO BE CONSTRUCTED/INSTALLED AROUND PERIMETER OF THE SITE AS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION COMMENCEMENT.
- ALL AREAS WHICH REMAIN UNSTABILIZED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH VEGETATION COVER.

FIRE WATER STORAGE NOTES

- TANK ACCESS MUST BE PROVIDED VIA LOCKED WATER CHUTE ACCESS HATCH COMPLETE WITH LADDER RUNGS.
- ALL CONNECTIONS TO THE STORAGE TANKS ARE TO BE WATER TIGHT.
- TANK IS TO BE BEDDED AS PER GEOTECHNICAL RECOMMENDATIONS.
- REFER TO DRAWING ON THIS SHEET FOR TANK CROSS SECTION DETAILS.
- ALL CONCRETE TANKS ARE TO HAVE 1.2m COVER (MIN.) OR TO BE INSULATED (REFER TO DETAIL ON THE SSG PLAN)
- ALL STRUCTURES (TANKS) TO BE NEWMARKET PRE-CAST CONCRETE PRODUCTS OR APPROVED EQUIVALENT. REFER TO THIS DRAWING FOR TANK DETAILS.



Key Plan:



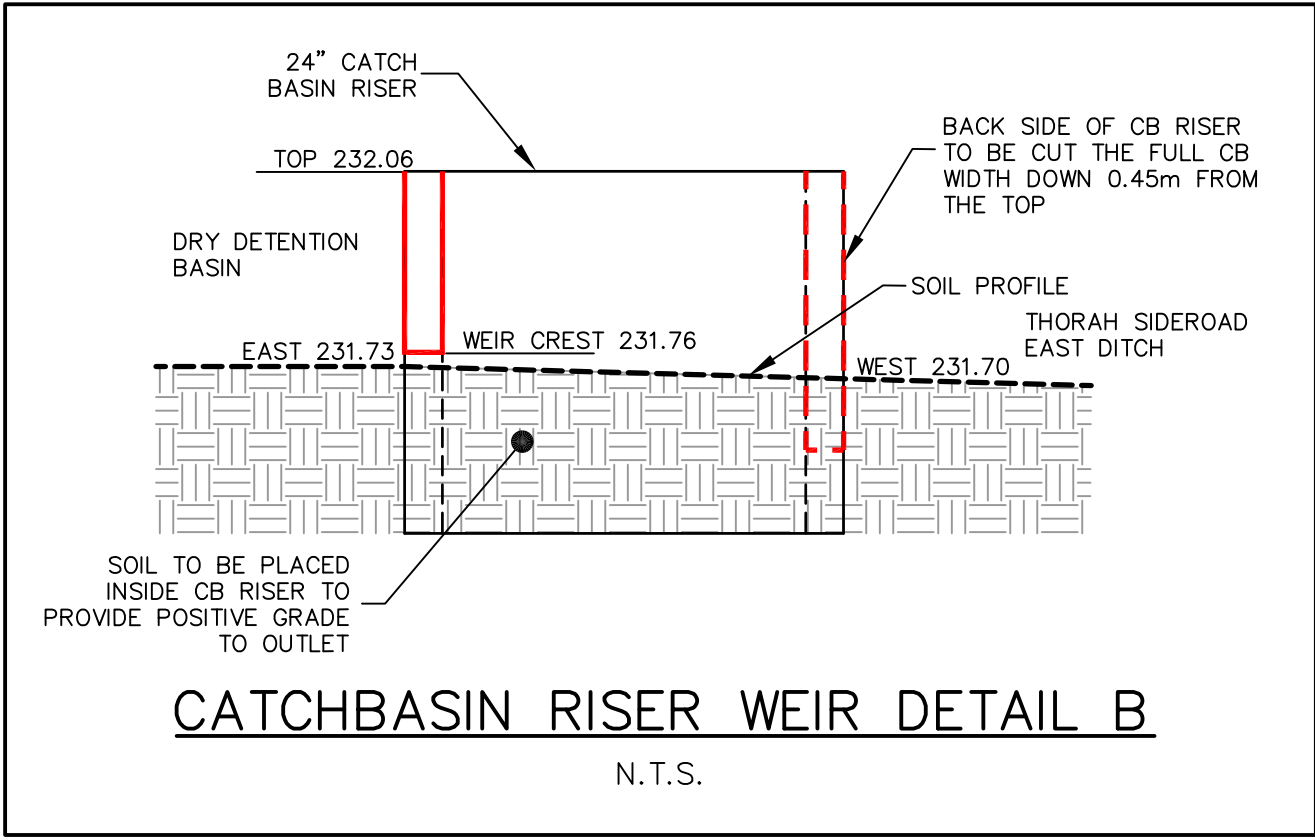
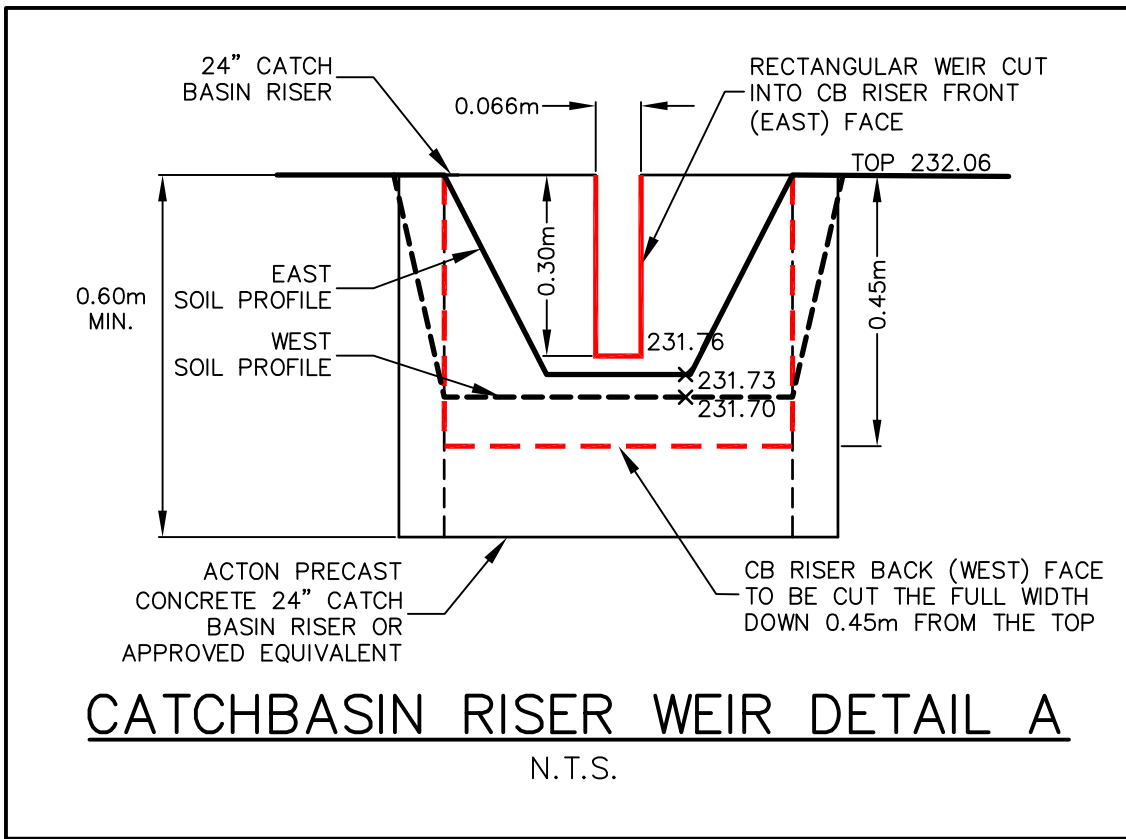
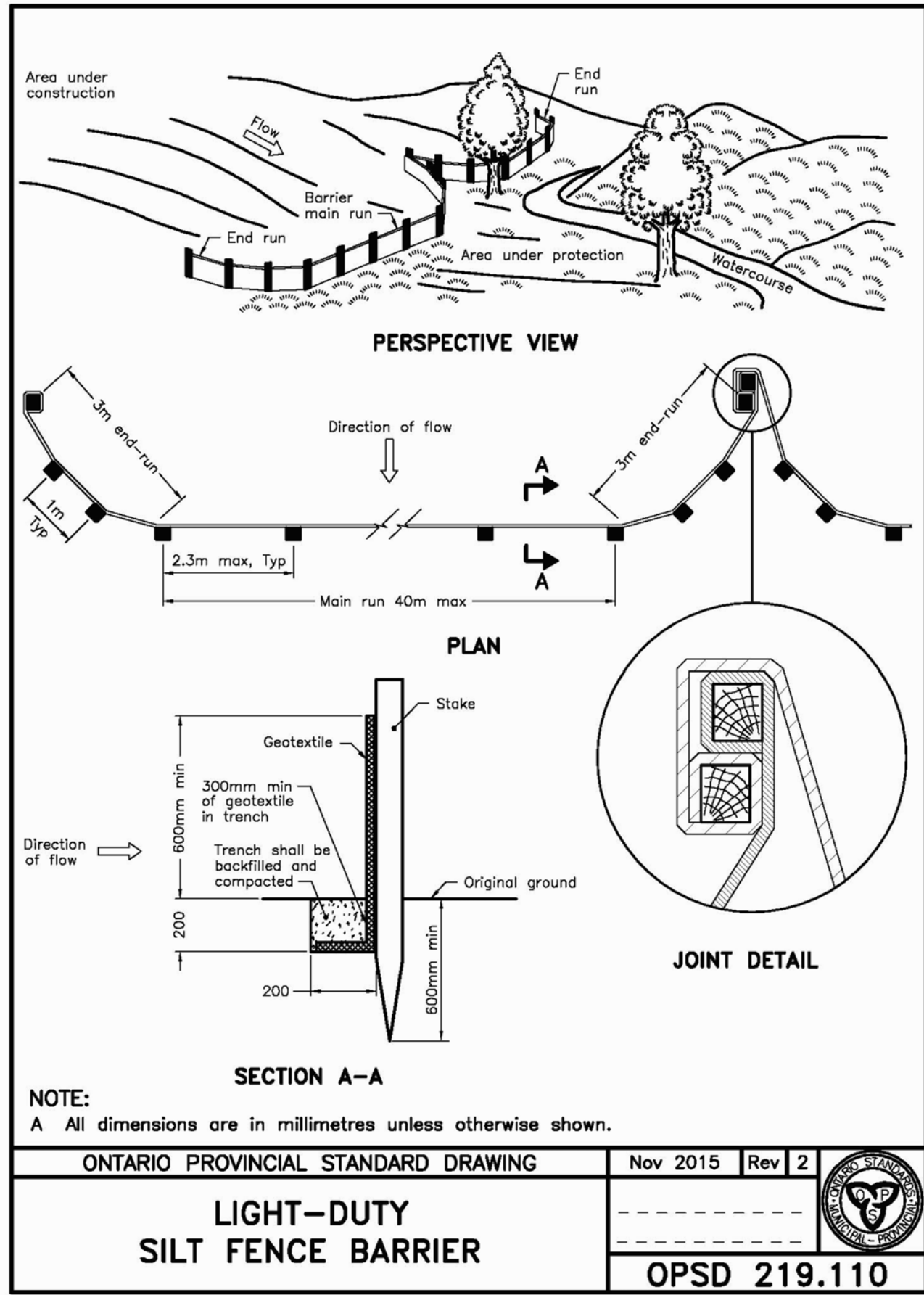
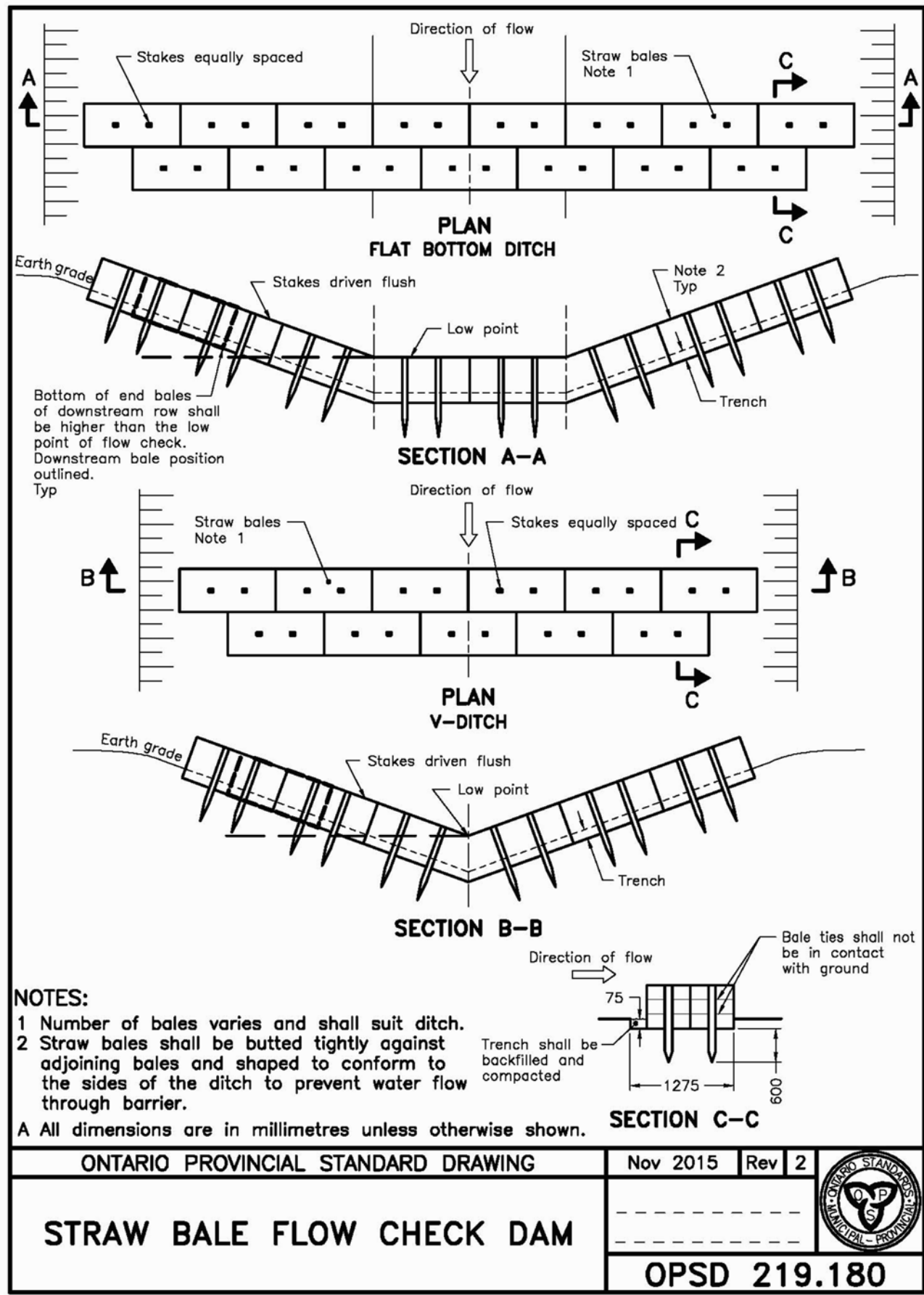
Legend:

EXISTING FEATURES (EX)

- | | | |
|----------------------------------|-----------------|-------------------|
| EX STD IRON BAR | EX WS | EX WATER SERVICE |
| EX IRON BAR | EX HYD | EX FIRE HYD. |
| EX UP | EX UTILITY POLE | EX ST NAME SIGN |
| EX BELL PED | SS | EX STOP SIGN |
| EX HYDRO TRANSFORMER | 123.45 | EX ELEVATION |
| EX FENCE | | |
| EX U/G GASMAIN | | |
| EX U/G BELL | | |
| EX U/G HYDRO | | |
| EX WATERMAIN & VALVE | | |
| EX 00mm \varnothing SAN @ 0.0% | | EX SAN SEWER & MH |
| EX 00mm \varnothing STM @ 0.0% | | EX STM SEWER & MH |

PROPOSED FEATURES (PR)

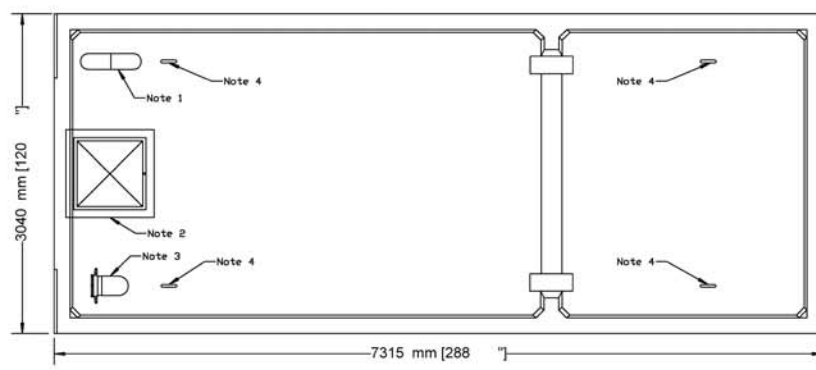
- | | |
|----------------------------------|--|
| NS | PR STREET NAME SIGN |
| SS | PR STOP SIGN |
| SF | PR SILT FENCE |
| SF | PR STREET LIGHT |
| W | PR HYDRO TRANSFORMER |
| S | PR WATER SERVICE |
| ST | PR SANITARY SERVICE |
| 00mm \varnothing W/M | PR STORM SERVICE |
| 0m-00mm \varnothing SAN @ 0.0% | PR WATERMAIN |
| 0m-00mm \varnothing STM @ 0.0% | PR DRAW PIPE |
| CBMH 1 | PR WATER VALVE |
| MH A | PR SANITARY SEWER |
| MH 1 | PR SANITARY MANHOLE |
| CB 1A | PR CATCHBASIN MANHOLE |
| | PR CATCHBASIN |
| | PR SWALE |
| 000.00 | PR ELEVATION |
| x(000.00) | PR MATCH EXISTING ELEVATION (INTERPOLATED) |
| 000.00TC | PR TOP OF CURB ELEVATION |
| x000.00EP | PR EDGE OF PAVEMENT ELEVATION |
| | PR SLOPE |



NEWMARKET PRE-CAST CONCRETE PRODUCTS LTD.

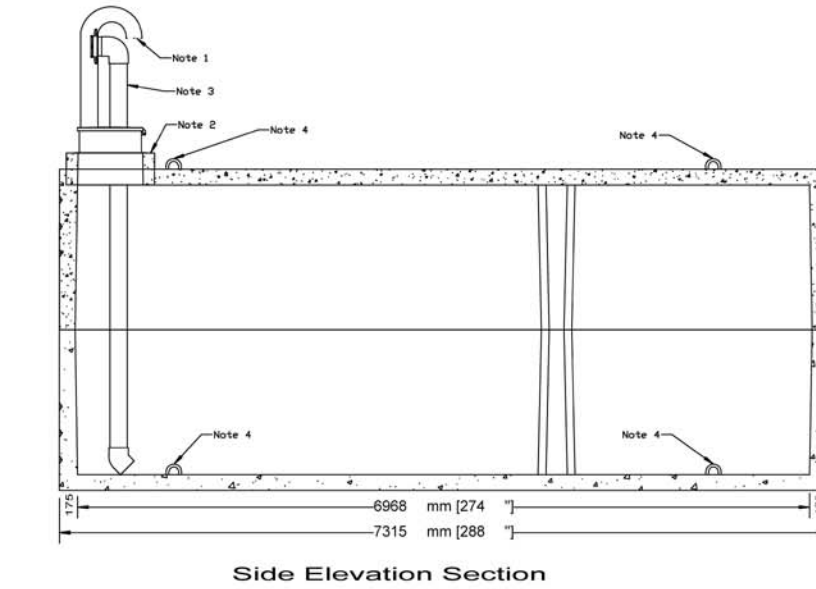
Telephone: 905-852-6111 ; Toll Free 1-800-263-1297

Model 50,000 (10000 GAL) Fire Suppression Tank - 2 Piece Unit
Water Storage Capacity 50,687 Litres (11,150 Gal)

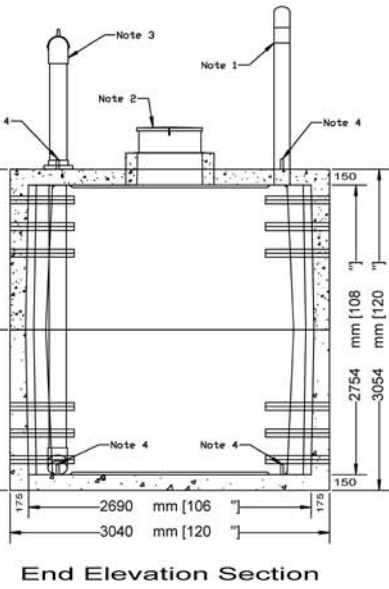


Top Section

- This tank design is installed in multiple units
 - Each unit is tongue and groove design and is sealed with fibrous mastic sealant
 - Tanks are cast with 35 MPa strength concrete at 7 days with 5-7% air
 - Steel reinforced with 20m rebar, spaced at 300mm in each direction at 50mm cover. CAN/CSA-G30.18
 - Tanks conform to National Standards of Canada CAN/CSA B66-16
 - Non-sulphate resistant concrete
- Notes**
1. 150mm dia. PVC coupler cast-in with Gooseneck Vent Pipe
2. Cast in place 610mm x 610mm Concrete riser with NPCC Aluminum Lockable Hatch
3. Kochek DHF611 Dry-Hydrant with DR-26 Draw Pipe, bolted to the tank with Vanstone Socket Flange
4. Lifting Hooks - 4 Points Each Section
- Top Third Weight.....18,220 Kg (40,169 Lbs)
Bottom Third Weight.....18,220 Kg (40,169 Lbs)
Total Tank Weight.....36,440 Kg (80,338 Lbs)

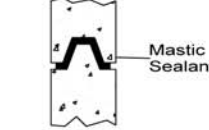
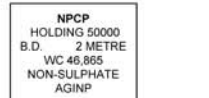


Side Elevation Section



End Elevation Section

Tank Markings Observed:
Inlet & Outlet is Marked
Tank is marked on tank lid - Inlet End



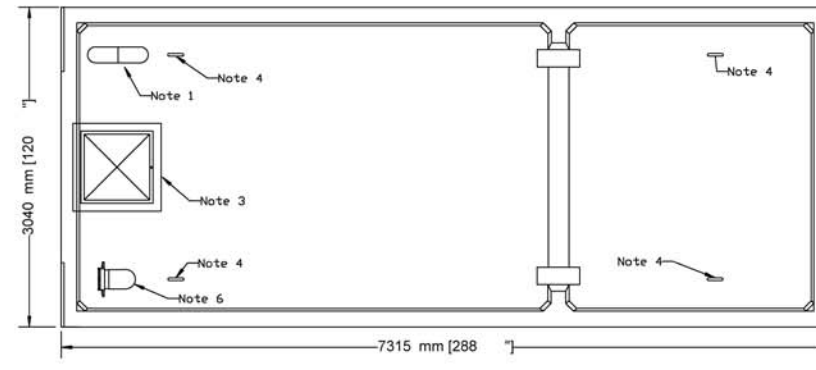
Tongue and Groove Joint

10-2020

NEWMARKET PRE-CAST CONCRETE PRODUCTS LTD.

Telephone: 905-852-6111 ; Toll Free 1-800-263-1297

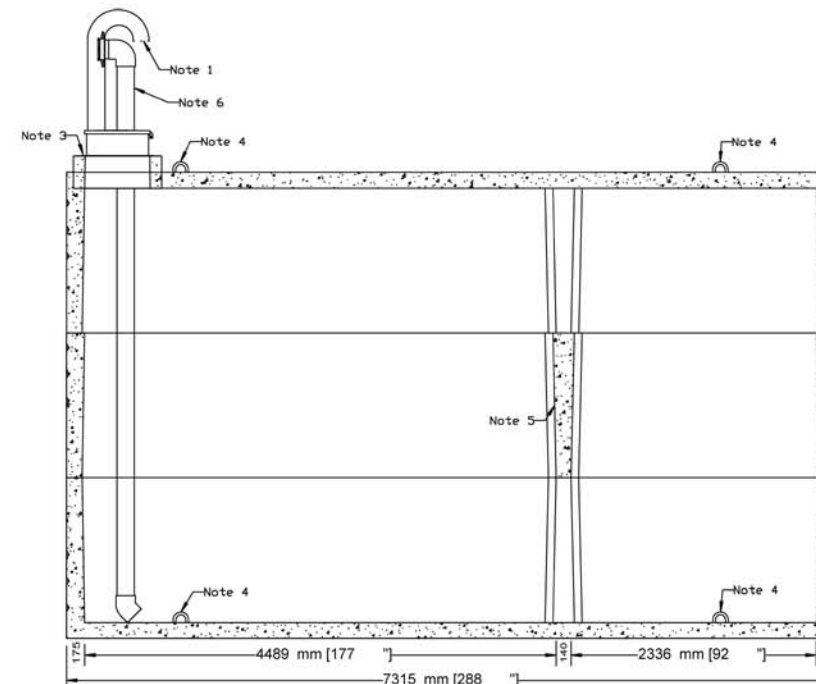
Model 68200 (15000 GAL) Fire Suppression Tank - 3 Piece Unit
Water Storage Capacity 71575 Litres (15,744 Gal)



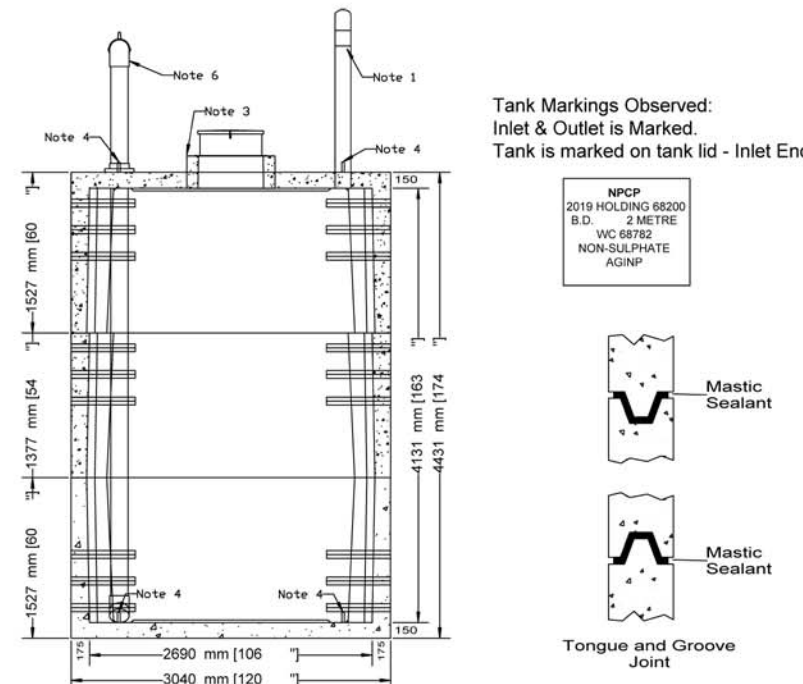
Top Section

- This tank design is installed in multiple units
 - Each unit is tongue and groove design and is sealed with fibrous mastic sealant
 - Tanks are cast with 35 MPa strength concrete at 7 days with 5-7% air
 - Steel reinforced with 20m rebar, spaced at 300mm in each direction at 50mm cover. CAN/CSA-G30.18
 - Tanks conform to National Standards of Canada CAN/CSA B66-16
 - Non-sulphate resistant concrete
- Notes**
1. 150mm dia. PVC pipe cast-in with Gooseneck Vent Pipe
2. Water Storage Capacity to underside of top.....71575 Litres (15,744 Gal)
3. Cast in place 610mm x 610mm Concrete riser with NPCC Aluminum Lockable Hatch
4. Lifting Hooks - 4 Points Each Section (Ring to be lifted from sides with Dog Bones)
5. Monolithically cast in divider for structure
6. Kochek DHF611 Dry-Hydrant with DR-26 Draw Pipe, bolted to the tank with Vanstone Socket Flange
- Top Third Weight.....18,220 Kg (40,169 Lbs)
Middle Third Weight.....8754 Kg (19,300 Lbs)
Bottom Third Weight.....18,220 Kg (40,169 Lbs)
Total Tank Weight.....45,195 Kg (99,638 Lbs)

Designed for up to two metre burial over top of tank - vehicle traffic tanks are available upon request. Specially conformations may be possible
Waterlight seal cannot be guaranteed if ConSeal Installation Guidelines are not followed. Please read and Follow Installation Guidelines from <http://conseal.com/Installation/ButySealingTapes.pdf>

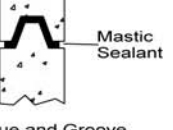
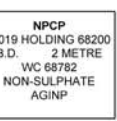


Side Elevation Section



End Elevation Section

Tank Markings Observed:
Inlet & Outlet is Marked
Tank is marked on tank lid - Inlet End



Tongue and Groove Joint

ACCEPTED TO BE IN GENERAL CONFORMANCE WITH

THE TOWNSHIP OF BROCK STANDARDS

THIS ACCEPTANCE IS NOT TO BE CONSTRUED

AS VERIFICATION OF ENGINEERING CONTENT

Jim Teepp

AECOM CANADA LIMITED

DATE April 11, 2022

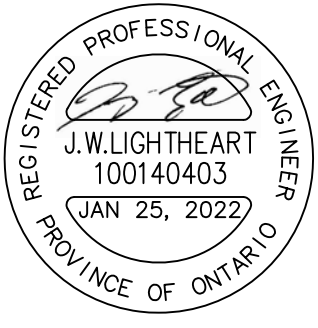
DRAWING REFERENCES:

- TOPOGRAPHIC AND LEGAL INFORMATION PREPARED BY COE FISHER CAMERON LAND SURVEYORS (DATED OCT. 23, 2020).
- SITE PLAN INFORMATION TAKEN FROM THE MOST RECENT SITE PLAN PREPARED BY THE BIGLIERI GROUP LIMITED.
- REFER TO GUNNELL ENGINEERING LIMITED'S DRAWING NO. SP-1 FOR THE SEPTIC DESIGN.

CAUTION
CONTRACTOR TO DETERMINE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

- Notes:**
- Unless noted otherwise, the measurements and distances shown on this drawing are shown in meters.
 - Do not scale drawings.
 - It is the contractor's responsibility to verify all dimensions, levels and datums on site and report any discrepancies or omissions to WMI & Associates Ltd. prior to construction.
 - This drawing is to be read and understood in conjunction with all other relevant documents applicable to this project.
 - This drawing is the exclusive property of WMI & Associates Ltd. and the reproduction of any part of this document without prior written consent is strictly prohibited.

Benchmark: 232.28m
BENCHMARK LOCATED ON NAIL IN HYDRO POLE LOCATED WITHIN THE PROPERTY HAVING AN ELEVATION OF 232.28m.



No.	Issue / Revision	Date
1	1ST SUBMISSION	FEB. 05, 2021
2	2ND SUBMISSION	JULY 9, 2021
3	3RD SUBMISSION	JAN 25, 2022

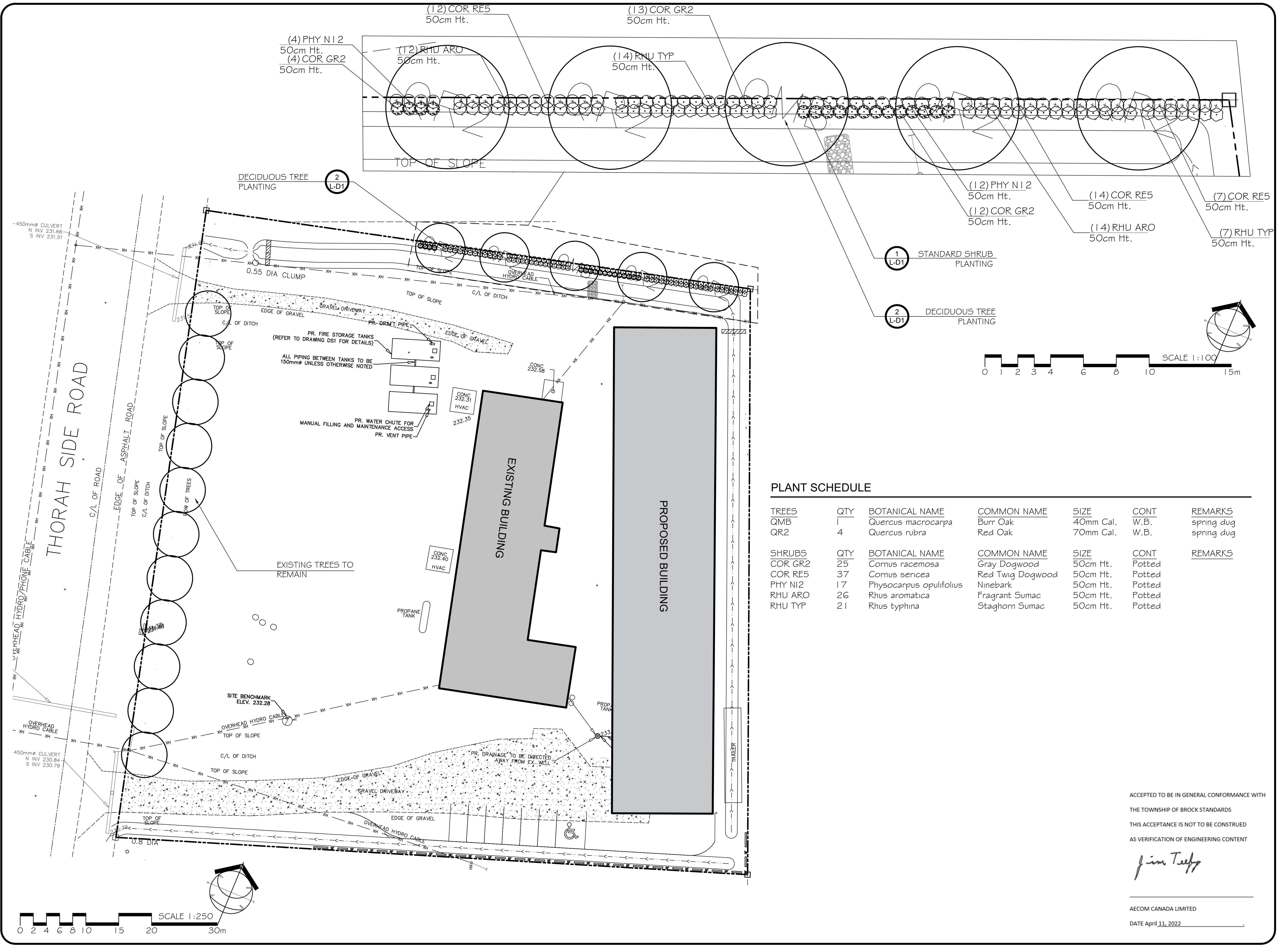
Thorah Sideroad, Beaverton

DETAIL SHEET 1

Client:
Santiago Hirsbrunner
33815 Thorah Sideroad
Beaverton, Ontario
L0K 1B0

Drawn By	AW	Checked By	JWL	Drawing No.	DS1
Scale	1:250	Project No.	20-639		

WMI & Associates Limited
119 Collier Street
Barrie, Ontario
L4M 1H5
Ph 705-797-2027
www.wmiengineering.ca



LOCATION MAP

GENERAL NOTES

THE LOCATION OF PROPERTY LINES, ELEVATIONS AND FACILITIES ON THIS PLAN WERE DRAWN ON THE BASIS OF A DIGITAL SITE PLAN OR SURVEY DATA PROVIDED BY OTHER CONSULTANTS.

IT IS THE RESPONSIBILITY OF THE CLIENT AND HIS CONTRACTORS TO CONFIRM THE ACCURACY OF THE SETBACKS, LOCATIONS AND GRADES ETC. ANY VARIATIONS BETWEEN EXISTING CONDITIONS AND THIS PLAN SHOULD BE ADJUSTED ON SITE AND REPORTED TO THE CONSULTING LANDSCAPE ARCHITECT TO DETERMINE THE IMPACT OF THE VARIATIONS ON THE SUITABILITY OF THE PROPOSED DEVELOPMENT.

CONSTRUCTION MUST CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

REVISIONS

NO.	DATE	NOTES	BY
1	12/20/23	LANDSCAPE PLAN	EA

THESE LANDSCAPE DRAWINGS SHALL ONLY BE USED FOR THE PURPOSES INDICATED BELOW AS NOTED AND WHEN SIGNED BY THE CONSULTING LANDSCAPE ARCHITECT.

CONCEPTUAL	TENDER
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

ASSOCIATION OF LANDSCAPE ARCHITECTS

LANDSCAPE ARCHITECTS, ARBORISTS, ENVIRONMENTAL & RECREATIONAL PLANNERS

388 LIVERPOOL ROAD TEL 905-889-5592 PICKERING, ON L1W 1R1 EMAIL INFO@HKLCA.CA

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND THE LANDSCAPE ARCHITECT RETAINS OWNERSHIP OF THESE DRAWINGS. THEY ARE FOR SITE PLAN APPROVAL ONLY AND MAY REQUIRE FURTHER CONSTRUCTION DETAILING AND COORDINATION WITH OTHER ASSOCIATED PROFESSIONAL DESIGN SERVICES BEFORE ACTUAL TENDER AND CONSTRUCTION COMMENCES. DIMENSIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED. IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS. THE LANDSCAPE ARCHITECT IS NOT LIABLE FOR ERRORS OR OMISSIONS ARISING FROM UTILIZATION OF THESE PLANS BEFORE THE SAID DRAWINGS ARE SCALED, SIGNED AND DATED, AND THE LANDSCAPE ARCHITECT IS CONTRACTED TO PROVIDE CONSTRUCTION ADMINISTRATION AND CERTIFICATION SERVICES BY THE OWNER. ALL APPARENT DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

ACCEPTED TO BE IN GENERAL CONFORMANCE WITH THE TOWNSHIP OF BROCK STANDARDS

THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT

Jim Telford

AECON CANADA LIMITED

DATE April 11, 2022

SPA FILE #

33815 Thorah Sideroad, Township of Brock

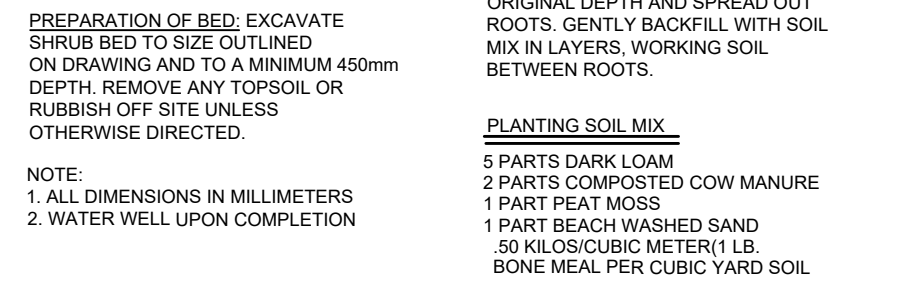
DRAWING: LANDSCAPE PLAN

DRAWN BY	SCALE
EA	1:250

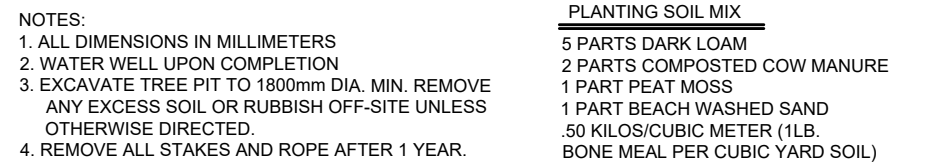
CHECKED BY	DATE
TJM	12/20/23

JOB NO.	DRAWING
2021-096	1 of 2

File #2021-096



329333.01-01



329343.01-09

File #2021-096

For Site Plan Application Only

Sewage System Design Only

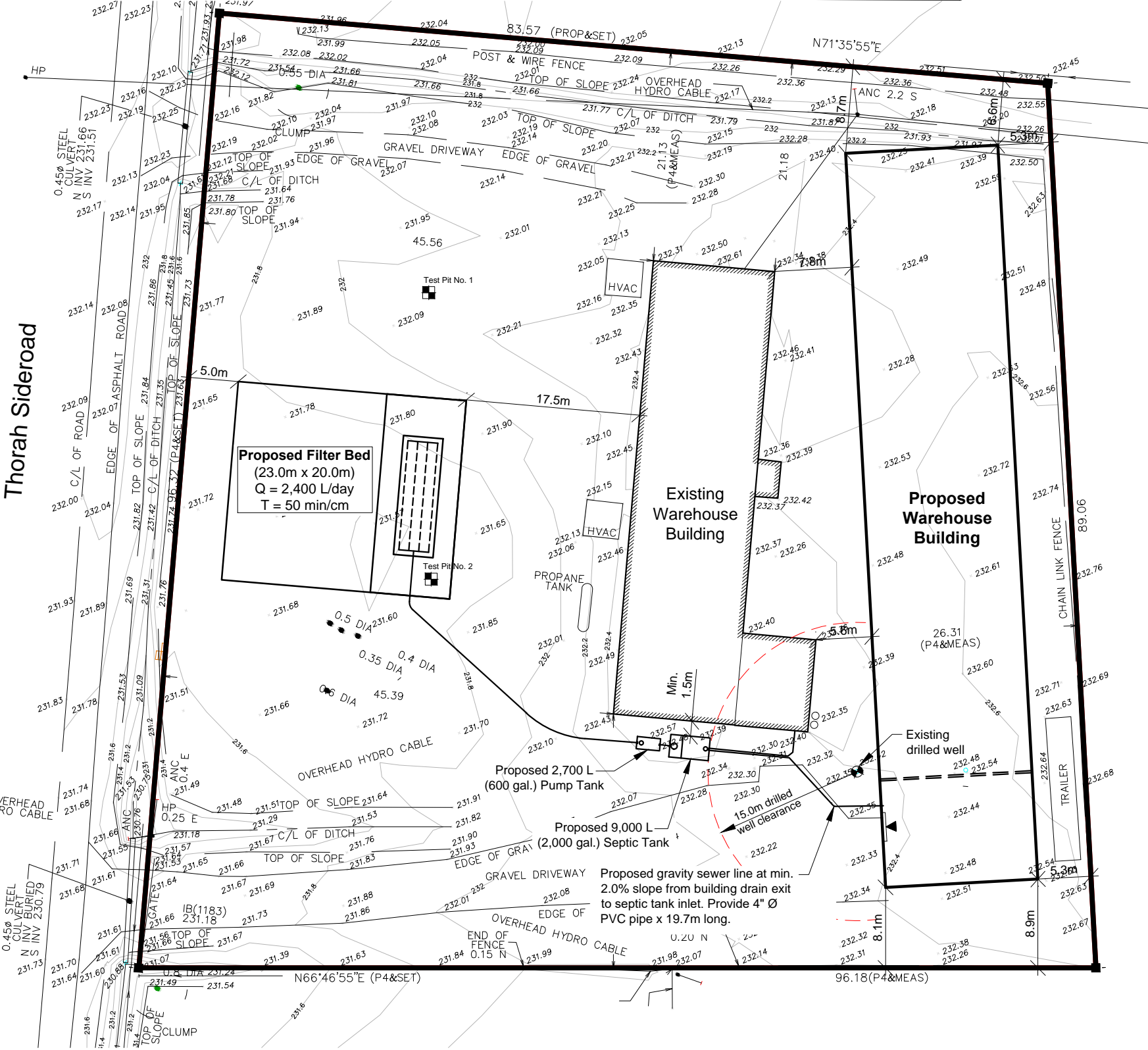
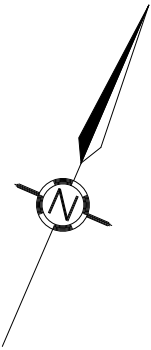
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AS VERIFICATION OF ENGINEERING CONTENT

Jim Teepe

AECOM CANADA LIMITED

DATE April 11, 2022

Gunnell Engineering Ltd.
1110 Stellar Drive, Unit 106
Newmarket, ON L3Y 7B7
bus: 905-868-9400
fax: 905-853-5734
www.septicdesign.ca



Class IV Sewage System Details: Filter Bed Sewage System
Ontario Building Code Compliance Analysis

Daily Design Sewage Flow Assessment:

- 1) Propose Warehouse Building (no loading bays): Max. 2 Employees x 75 L/day = 150 L/day, OR
1 washroom @ 950 L/day = 950 L/day; Total = 950 L/day
- 2) Existing Warehouse Building (no loading bays): Max. 2 employees x 75 L/day = 150 L/day, OR
1 washroom @ 950 L/day = 950 L/day
+ 1 washing machine @ 500 L/day = 500 L/day; Total = 1,450 L/day

Q = 2,400 L/day [950 L + 1,450 L]: Daily Design Sewage Flow

Septic Tank: min. 3 x daily flow (Q) = 3 x 2,400 L = 7,200 L. Provide septic tank = 9,000 L (2,000 gal.) to gravity flow to pump station.

Pump Station: Provide pump tank = 2,700 L (600 gal.), with timed dosing to Filter Bed.

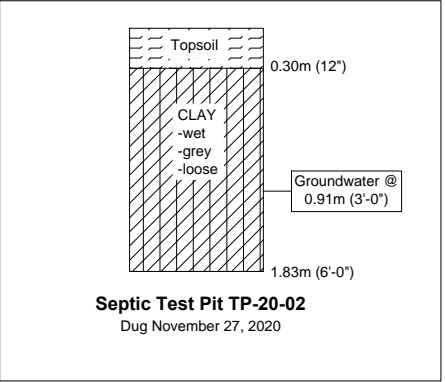
Soil Percolation: T = 50 min/cm. A test pit investigation carried out by Gunnell Engineering Ltd. on November 27, 2020 identified silty clay soils. Refer to soil profile and laboratory soil analysis on this drawing.

Filter Bed (based on Q = 2,400 L/day and T = 50 min/cm):
Filter Area: Maximum loading = 75 L/m² (i.e.: Q ≤ 3,000 L/day); 2,400 / 75 = 32.0m².
Provide Filter Medium Area: 48.0m² (4.0m x 12.0m)

Base of Filter Medium, extending 300mm thickness, over Area = Q x T / 850 = 2,400 x 50 / 850 = 141.2m².
Provide Extended Base Contact area = 160.0m² (8.0m x 20.0m).

Loading Requirements - Reference: Table 8.7.4.1.A
Based on loading rate of 6 L/m²/day (i.e. 35 < T ≤ 50): Area = 2,400 / 6 = 400.0m².
Provide Loading Area = 460.0m² (23.0m x 20.0m)

Mantle - 17.5m, extending beyond centerline of distribution piping.



Reference Survey: Coe, Fisher, Cameron, OLS
Survey dated: October 23, 2020

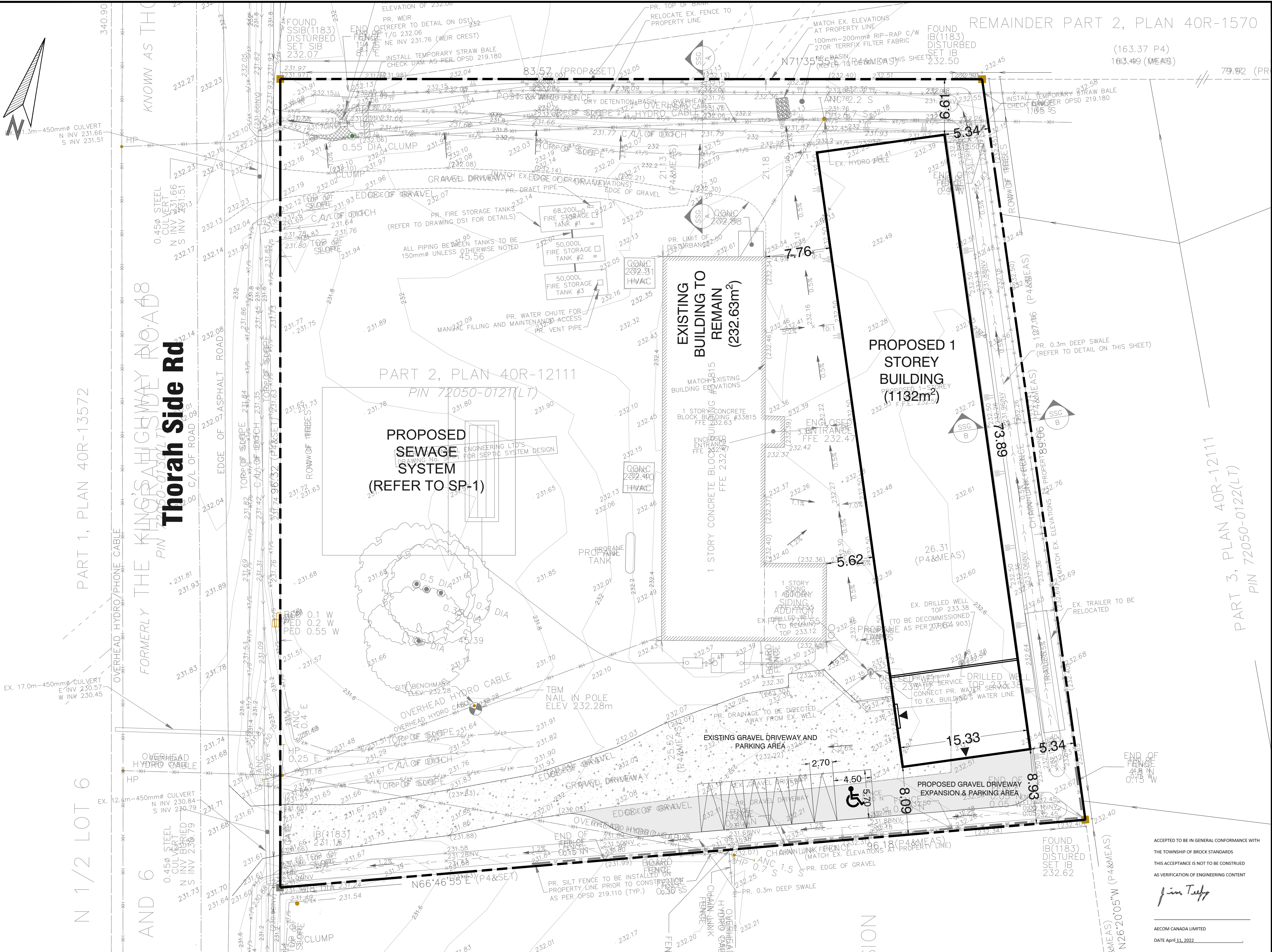
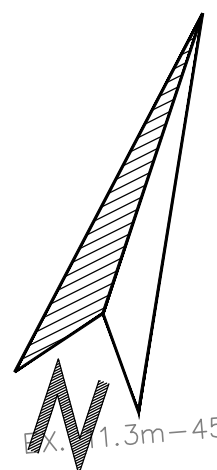
Rev. No.	Date	Description	CAD
Rev. 3	25-Jan-2022	Proposed Bldg. Revised	TK
Rev. 2	28-Jan-2021	SPS Removed	TK
Rev. 1	20-Jan-2021	Proposed Bldg. Adjusted	TK

Commercial Development
33815 Thorah Sideroad
Beaverton, ON
Township of Brock

Proposed Sewage System
Overall Site Plan Layout

Scale: 1:500	Designed By: EG
Date: 15-Dec-2020	Drawn By: TK
Project No.:	Checked By: EG
	Drawing No.:

D3206 **SP-1**



TITLE:
SITE PLAN

LEGAL DESCRIPTION:
PLAN OF SURVEY ILLUSTRATING TOPOGRAPHY
PART OF LOT 5
CONCESSION 10
GEOGRAPHIC TOWNSHIP OF THORAH
NOW IN THE
TOWNSHIP OF BROCK
REGIONAL MUNICIPALITY OF DURHAM

KEY PLAN:

LEGEND

- EXISTING TREE
- NEWLY DRILLED WELL
- BOUNDARY
- PROPOSED BUILDING ACCESS
- PARKING SPACE (2.7m X 6.0m)
- BARRIER FREE PARKING SPACE (4.5m X 6.0m)

Site Statistics		
Lot Area	8300 m ²	
Lot Frontage	96.32 m	
Existing Building GFA	232.63 m ²	
Proposed Building GFA	1128.52 m ²	
Total GFA	1361.15 m ²	
Zoning - M1-1		
Lots Area	Required	Proposed
2787m ²	2787m ²	8300m ²
Lot Frontage	15.0m	96.32
Front Yard	15.0m	63.9m
Interior Yard	6.57m (NORTH)* 6.00m (SOUTH)*	6.61m (NORTH) 8.09m (SOUTH)
Rear Yard	5.00m*	5.34m
Lot Coverage	50% MAX	21.22%
Landscaped Open Space	30% MIN	78.78%
Building Height	9.0m MAX	5.72m
Parking Spaces	39	7
Water	Private Drilled Well	
Sanitary	Private Effluent Disposal	

*As per Committee of Adjustment Decision Dated June 16, 2021, file A-6.21

Building Use		
Existing	Cannabis Production	
Proposed	Self-storage Facility	

PROPOSED SELF-STORAGE BUILDING

**33815 Thorah Side Road
Beaverton, Ontario**

REVISIONS

No.	Description	Date	Int.
3			
2	BUILDING & PARKING REVISION	NOV 08, 2021	JS
1	FIRST SUBMISSION - SPA	FEB 04, 2021	JS

No.	Description	Date	Int.
PROJECT NO.: 20674			
DATE: February 4, 2021			
SCALE: 1:200			
DRAFTED BY: VG+JS		CHECKED BY: MJ	
DRAWING No.: SITE-01			

BIGLIERI GROUP
2472 Kingston Rd, Scarborough, Ontario, M1N 1V3
126 Catharine Street North, Hamilton, Ontario, L8R 1J4
(416) 639-9155
thebiglierigroup.com

ACCEPTED TO BE IN GENERAL CONFORMANCE WITH
THE TOWNSHIP OF BROCK STANDARDS
THIS ACCEPTANCE IS NOT TO BE CONSTRUED
AS VERIFICATION OF ENGINEERING CONTENT

Jim Tapp

AECON CANADA LIMITED
DATE April 11, 2022

