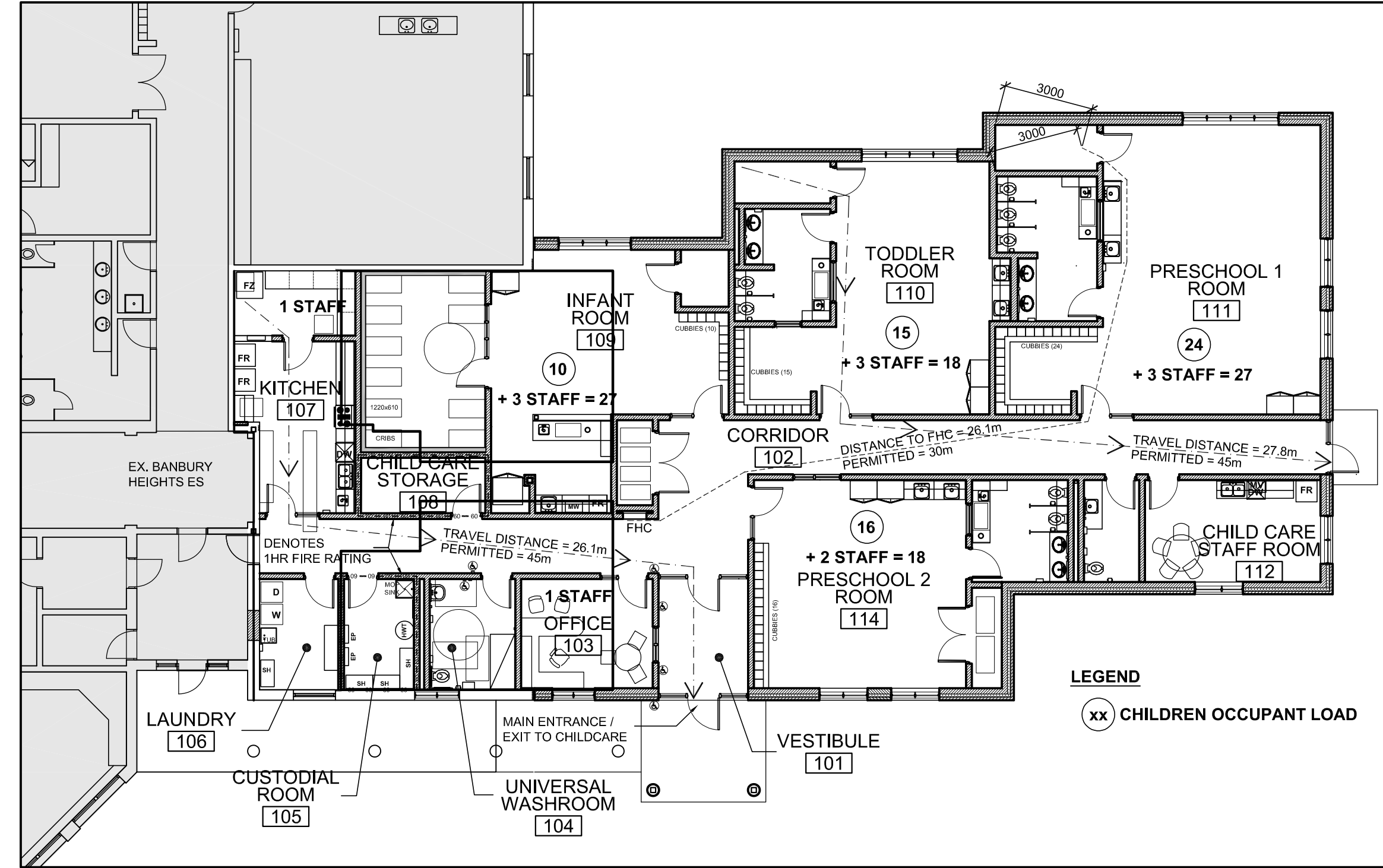


# BANBURY HEIGHTS SCHOOL CHILD CARE CENTRE ADDITION

141 BANBURY ROAD, BRANTFORD, ONTARIO N3P 1E3

<b>NAME OF PRACTICE:</b> GRGURIC ARCHITECTS INCORPORATED <b>CERTIFICATE OF PRACTICE NUMBER:</b> 4760 <b>CONTACT:</b> JOHN GRGURIC 28 KING STREET EAST, UNIT B, STONEY CREEK, ON L8G 1J8 TEL: 905-664-8737																																																													
<b>NAME OF PROJECT:</b> BANBURY HEIGHTS PUBLIC SCHOOL - CHILD CARE ADDITION <b>LOCATION:</b> 141 BANBURY RD, BRANTFORD, ONT.																																																													
Item Ontario's 2012 Building Code Data Matrix Parts 3 or 9	OBC Reference References are to Division B unless noted [A] for Division A or [C] for Division C																																																												
1 Project Description: CONSTRUCTION OF A NEW ADDITION TO AN EXISTING ELEMENTARY SCHOOL <input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	1.1.2, [A] & 9.10.1.3 1.1.2, [A] 1.4.1.2, [A] 1.4.1.2, [A]																																																												
2 Major Occupancy(s) GROUP A DIVISION 2	3.1.2.1.(1) 9.10.2																																																												
3 Building Area Existing 2910.0 m <sup>2</sup> New 401.0 m <sup>2</sup> TOTAL 3313 m <sup>2</sup>	1.4.1.2, [A] 1.4.1.2, [A]																																																												
4 Gross Area Existing 4,467 m <sup>2</sup> Renovation Area 401.0 m <sup>2</sup> New 4,868.0 m <sup>2</sup>	1.4.1.2, [A] 1.4.1.2, [A]																																																												
5 Number of storeys 2 Above grade 2 Below grade 0	1.4.1.2, [A] & 3.2.1.1 1.4.1.2, [A] & 9.10.4																																																												
7 Number of Streets/ Fire Fighter Access 1	3.2.2.10 & 3.2.5 9.10.20,																																																												
8 Building Classification GROUP A, DIV. 2, UP TO 6 STOREYS, ANY AREA, SPRINKLERED (3.2.2.24)	3.2.2.20-.83 9.10.2,																																																												
9 Sprinkler System Proposed <input checked="" type="checkbox"/> entire building (Existing) <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> existing to remain	3.2.2.20-.83 9.10.8.2 3.2.1.5, 3.2.2.17, INDEX INDEX																																																												
10 Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9 N/A																																																												
11 Fire Alarm required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4 9.10.16																																																												
12 Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7, N/A																																																												
13 High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6 N/A																																																												
14 Permitted Construction <input checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible permitted <input type="checkbox"/> Both Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-.83 9.10.6																																																												
15 Mezzanine(s) Area m <sup>2</sup> N/A	3.2.1.1.(3)-(8) 9.10.4.1																																																												
16 Occupant load based on <input type="checkbox"/> m <sup>2</sup> /person <input checked="" type="checkbox"/> design of building 1 <sup>st</sup> Floor Childcare Centre Occupancy ASSEMBLY (Children) Load 65 persons 1 <sup>st</sup> Floor Childcare Centre Occupancy ASSEMBLY (Staff) Load 13 persons <b>TOTAL OCCUPANT LOAD Load 78 persons</b>	3.1.17 9.9.1.3																																																												
17 Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8 9.5.2																																																												
18 Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.19 9.10.1.(3/4)																																																												
19 Required Fire Resistance Rating (FRR) Horizontal Assemblies FRR (Hours) Floors 1 Hours 1 hr Spray Fire Proofing (existing) Roof n/a Hours Non-Combustible Mezzanine 1 Hours N/A FRR of Supporting Members Listed Design No. or Description (SG-2) Floors 1 Hours existing Roof n/a Hours Non-Combustible Mezzanine 1 Hours N/A	3.2.2.20-.83 & 3.2.1.4 9.10.8, 9.10.9.																																																												
19 Spatial Separation - Construction of Exterior Walls <table border="1"> <thead> <tr> <th>Wall</th> <th>Area of EBF (m<sup>2</sup>)</th> <th>L.D. (m)</th> <th>LH or HL</th> <th>Permitted Max. % of Openings</th> <th>Proposed % of Openings</th> <th>FRR (Hours)</th> <th>Listed Design or Description</th> <th>Construction Type Required</th> <th>Cladding Type Required</th> </tr> </thead> <tbody> <tr> <td colspan="10" style="text-align: center;">← EXISTING TO REMAIN →</td> </tr> <tr> <td>North</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>South</td> <td>336.0</td> <td>30.85</td> <td>n/a</td> <td>100%</td> <td>23.3%</td> <td>n/a</td> <td>n/a</td> <td>Combustible or Non-Combustible</td> <td>Combustible or Non-Combustible</td> </tr> <tr> <td>East</td> <td>376.9</td> <td>87.9</td> <td>n/a</td> <td>100%</td> <td>5.5%</td> <td>n/a</td> <td>n/a</td> <td>Combustible or Non-Combustible</td> <td>Combustible or Non-Combustible</td> </tr> <tr> <td>West</td> <td>381.8</td> <td>12.69</td> <td>n/a</td> <td>100%</td> <td>26.9%</td> <td>n/a</td> <td>n/a</td> <td>Combustible or Non-Combustible</td> <td>Combustible or Non-Combustible</td> </tr> </tbody> </table>	Wall	Area of EBF (m <sup>2</sup> )	L.D. (m)	LH or HL	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Construction Type Required	Cladding Type Required	← EXISTING TO REMAIN →										North										South	336.0	30.85	n/a	100%	23.3%	n/a	n/a	Combustible or Non-Combustible	Combustible or Non-Combustible	East	376.9	87.9	n/a	100%	5.5%	n/a	n/a	Combustible or Non-Combustible	Combustible or Non-Combustible	West	381.8	12.69	n/a	100%	26.9%	n/a	n/a	Combustible or Non-Combustible	Combustible or Non-Combustible	3.2.3 9.10.14
Wall	Area of EBF (m <sup>2</sup> )	L.D. (m)	LH or HL	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Construction Type Required	Cladding Type Required																																																				
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20 Plumbing Fixture Requirements Ratio: Male / Female Count at 50 % / 50 %, except as noted otherwise Floor Level / Area: 1 <sup>st</sup> Floor: Occupancy Infants Occupancy Toddlers Occupancy Preschoolers 1 Occupancy Preschoolers 2 Occupancy Staff	Building Code Reference <input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <table border="1"> <thead> <tr> <th>Occupant Load</th> <th>BC Table Number</th> <th>Fixtures Required</th> <th>Fixtures Provided</th> <th>3.7.4.3-3.7.4.9</th> <th>9.3.1.</th> </tr> </thead> <tbody> <tr> <td>10</td> <td>3.7.4.3, I. (Item 1)</td> <td>1</td> <td>1</td> <td>3.7.4.3.(13)</td> <td></td> </tr> <tr> <td>15</td> <td>3.7.4.3, I. (Item 2)</td> <td>2</td> <td>3</td> <td>3.7.4.3.(13)</td> <td></td> </tr> <tr> <td>24</td> <td>3.7.4.3, I. (Item 2)</td> <td>3</td> <td>4</td> <td>3.7.4.3.(13)</td> <td></td> </tr> <tr> <td>16</td> <td>3.7.4.3, I. (Item 2)</td> <td>2</td> <td>3</td> <td>3.7.4.3.(13)</td> <td></td> </tr> <tr> <td>13</td> <td>3.7.4.3, A</td> <td>1M / 1F</td> <td>2</td> <td>3.7.4.2.(8), 3.7.4.3.(1)</td> <td></td> </tr> </tbody> </table>	Occupant Load	BC Table Number	Fixtures Required	Fixtures Provided	3.7.4.3-3.7.4.9	9.3.1.	10	3.7.4.3, I. (Item 1)	1	1	3.7.4.3.(13)		15	3.7.4.3, I. (Item 2)	2	3	3.7.4.3.(13)		24	3.7.4.3, I. (Item 2)	3	4	3.7.4.3.(13)		16	3.7.4.3, I. (Item 2)	2	3	3.7.4.3.(13)		13	3.7.4.3, A	1M / 1F	2	3.7.4.2.(8), 3.7.4.3.(1)																									
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21 Energy Efficiency Compliance Path: (A) Prescriptive Climatic Zone: 5																																																													
22 Travel Distance to Exits (Refer to Drawings)																																																													



**GRGURIC ARCHITECTS INCORPORATED**

GA

28 KING STREET EAST, UNIT B  
STONEY CREEK, ONTARIO, L8G 1J8  
Tel. 905-664-8735 Fax. 905-664-8737  
Web: www.2gai.com

**J.H. COHOON ENGINEERING LIMITED**  
CONSULTING ENGINEERS

44 HARDY RD, UNIT #1  
BRANTFORD, ON, N3T 5L8  
TEL. 519-753-2656 FAX. 519-753-4263  
EMAIL: rphillips@cohooneng.com  
www.cohooneng.com

CIVIL ENGINEER

**DOYCH & FILO ENGINEERING INC.**

**DFE**

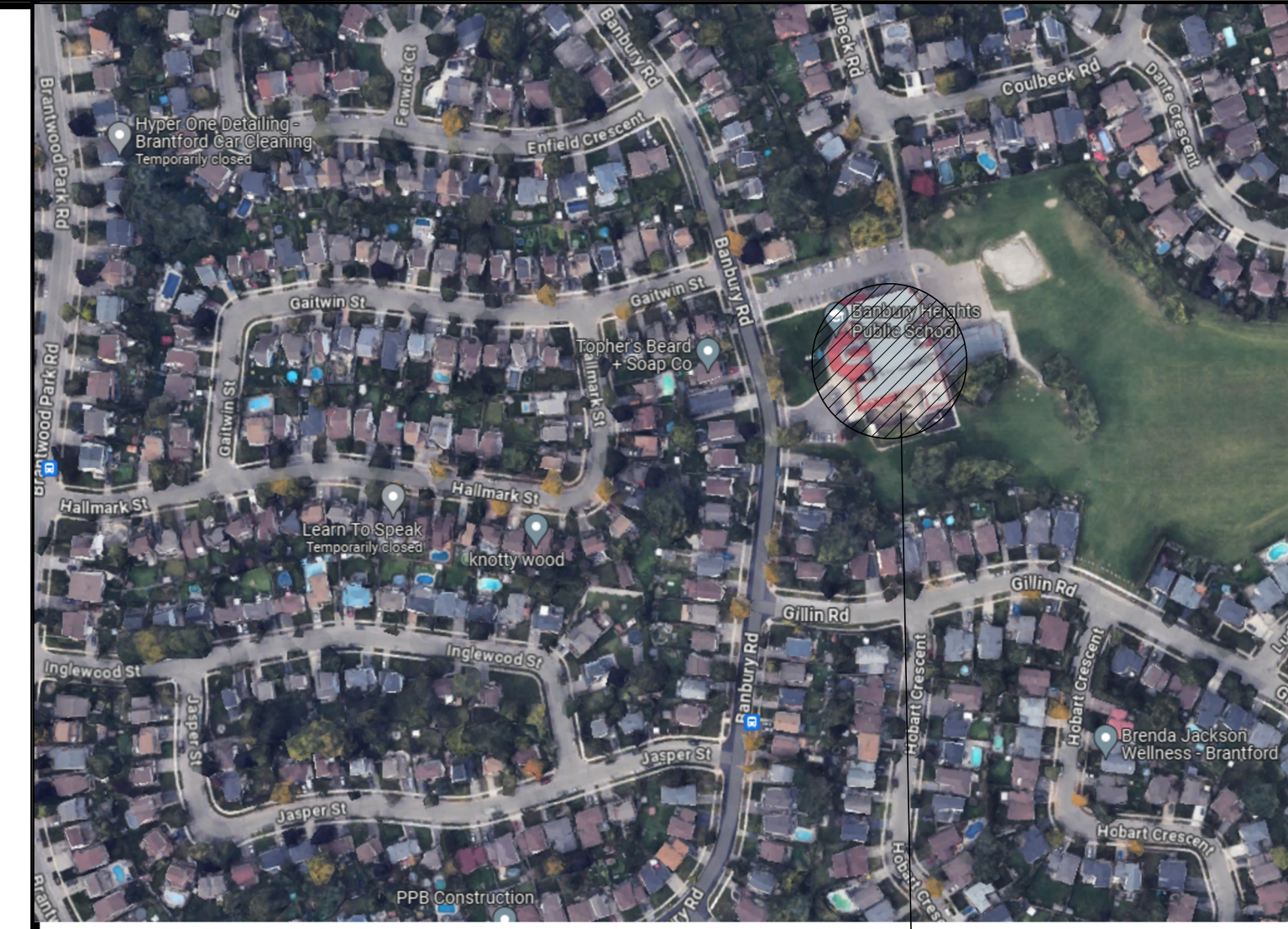
5063 NORTH SERVICE RD, SUITE 200  
BURLINGTON, ON, L7L 5H6  
TEL. 647-836-4805  
EMAIL: todor@doychandfilo.com  
www.doychandfilo.com

STRUCTURAL ENGINEER

**DYNAMIS ENGINEERING INC**

222 ISLINGTON AVENUE, SUITE 260  
TORONTO, ON, M8V 3W7  
TEL. 416-402-8112  
EMAIL: dmitri@dynamiseng.com  
www.dynamiseng.com

MECHANICAL / ELECTRICAL ENGINEER



**KEY PLAN - AREA OF WORK** 141 BANBURY RD  
N.T.S.

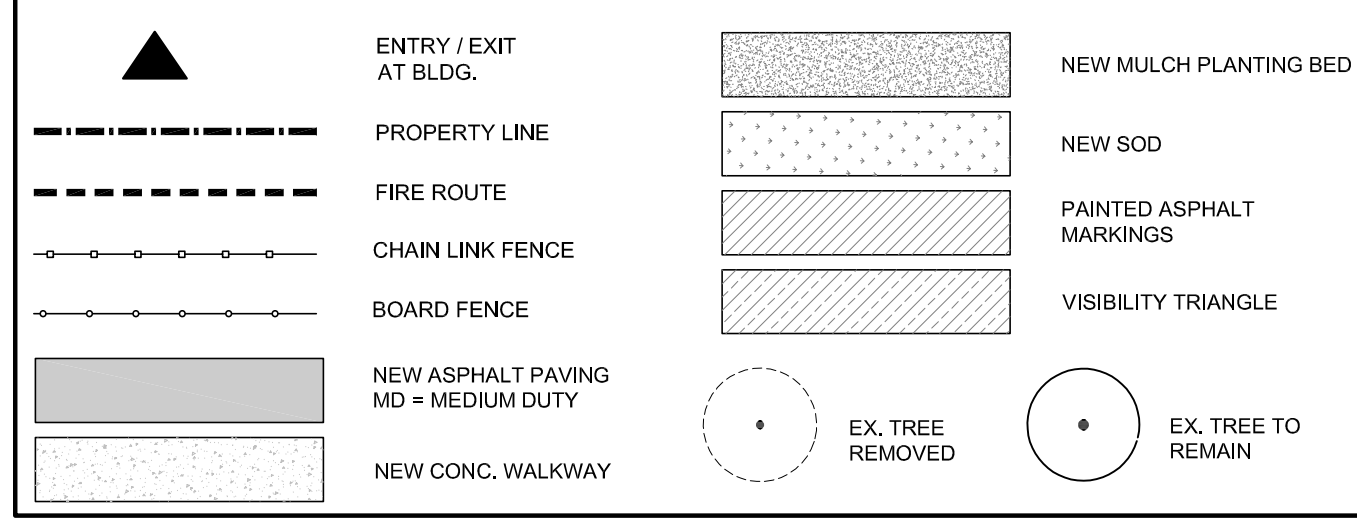
**DRAWING LIST:**

<b>ARCHITECTURAL</b>	
A0.00	COVER SHEET & OBC MATRIX
A1.00	SITE PLAN
22-40-629-01	LEGAL SURVEY
15985-1	EXISTING CONDITIONS AND REMOVALS PLAN
15985-2	SITE GRADING PLAN
15985-3	SERVICING PLAN
15985-4	SEDIMENT AND EROSION CONTROL PLAN
A1.10	ENLARGED SITE PLAN AND DETAILS
A1.20	LANDSCAPE PLAN AND DETAILS
A1.30	SITE DETAILS
A2.10	DEMOLITION PLANS
A2.20	FLOOR PLANS
A2.30	ROOF PLAN
A2.40	REFLECTED CEILING PLAN
A3.00	EXTERIOR ELEVATIONS
A4.00	BUILDING SECTIONS, WALL SECTIONS AND DETAILS
A4.10	WALL SECTIONS AND DETAILS
A4.20	WALL SECTIONS AND DETAILS
A4.30	DETAILS
A5.00	PLAN DETAILS
A7.00	INTERIOR ELEVATIONS
A7.10	INTERIOR ELEVATIONS
A8.00	ROOM FINISH AND DOOR SCHEDULE
<b>STRUCTURAL</b>	
S0.0	GENERAL NOTES
S0.1	GENERAL NOTES
S0.2	TYPICAL DETAILS
S1.0	FOUNDATION PLANS AND SECTIONS
S2.0	ROOF FRAMING PLANS, SCHEDULES AND DETAILS
S3.0	DEMOLITION PLANS
<b>MECHANICAL</b>	
M1.0	DRAWINGS LIST, LEGEND AND DETAILS
M1.1	DETAILS CONTINUED
M1.2	DETAILS CONTINUED
M1.3	DETAILS CONTINUED
M1.4	SCHEDULES
M1.5	SCHEDULES CONTINUED
M2.0	GROUND FLOOR PLUMBING AND DRAINAGE DEMOLITION PLAN
M2.1	GROUND FLOOR PLUMBING AND DRAINAGE PROPOSED PLAN
M3.0	GROUND FLOOR HVAC DEMOLITION PLAN
M3.1	GROUND FLOOR HVAC PROPOSED PLAN
M3.2	ROOF PROPOSED HVAC PLAN
M4.0	FIRE PROTECTION DEMOLITION PLAN
M4.1	FIRE PROTECTION PROPOSED PLAN
<b>ELECTRICAL</b>	
E1.00	GENERAL NOTES, SPECIFICATIONS, DRAWINGS LIST & LEGEND
E2.00	SITE PLAN LIGHTING
E2.01	GROUND FLOOR KEY PLAN
E2.02	2ND FLOOR KEY PLAN
E2.03	LIGHTING & FIRE ALARM PLAN ELECTRICAL DEMOLITION
E2.04	LIGHTING & FIRE ALARM PLAN ELECTRICAL MODIFICATION
E3.01	POWER AND SYSTEM PLAN ELECTRICAL DEMOLITION
E3.02	POWER AND SYSTEM PLAN ELECTRICAL MODIFICATIONS
E4.00	FIRE ALARM RISER DIAGRAM
E4.01	ELECTRICAL DETAILS
E4.02	ELECTRICAL DETAILS & PANEL SCHEDULE

**ISSUED FOR TENDER**  
2024-04-22

PROJECT NUMBER <b>2022-08</b>	SHEET NUMBER <b>A 0.00</b>
----------------------------------	-------------------------------

**GRAPHIC LEGEND**



**SITE PLAN NOTES**

- All works involved in the construction, relocation and repair of municipal services for the proposed development shall be to the satisfaction of the General Manager of Public Works.
- Street Excavation Permits are required for any work in City right of way by any contractor.
- Private owner/developer is responsible for all servicing, utilities and costs.
- Remove curb and pour new curb for any new driveways or driveways to be abandoned.
- Storm water drainage must not have a negative impact on adjacent properties.
- Driveway slopes must be 8% maximum, and sidewalk cross fall 2% to 4% maximum.
- A 5.0 m driveway visibility triangle on either side of the driveways projected from where the property lines meets the driveway is required where no plant material/structure greater than 0.8m is to be planted within this area.
- No person shall cause or permit alteration of a site in the municipality, without having first obtained a Site Alteration Permit in accordance with By-law 28-2011.
- Roof equipment shall be screened from street view.
- No person shall construct or demolish a building or cause a building to be constructed or demolished (including site servicing) unless a building permit has been issued therefore by the Chief Building Official.

**SITE PLAN**

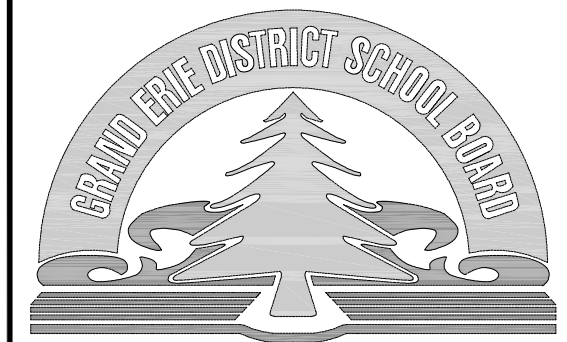
PLAN OF SURVEY OF  
BLOCK 500  
REGISTERED PLAN 1458  
CITY OF BRANTFORD  
COUNTY OF BRANT  
INFORMATION ON THIS SITE PLAN  
TAKEN FROM SURVEY / TOPOGRAPHY  
PREPARED BY:  
J.D. BARNES LIMITED  
SURVEY COMPLETED ON AUGUST 11, 2022

**BENCHMARK**

ELEVATIONS SHOWN ARE RELATED TO GEODETIC DATUM CGVD2678 AND WERE DERIVED FROM REAL TIME NETWORK GPS OBSERVATIONS.  
LOCAL BENCHMARK IS THE TOP NUT OF A WATER HYDRANT HAVING AN ELEVATION OF 221.48 WHICH IS LOCATED AT THE EAST END OF THE SCHOOL PARKING LOT AND APPROXIMATELY 22.5m NORTH OF THE NORTH EAST CORNER OF THE SCHOOL BUILDING AS SHOWN ON THE FACE OF THIS PLAN.

**SITE STATISTICS**

ITEM DESCRIPTION	PERMITTED / REQ'D REGULATIONS	ACTUAL OR PROPOSED
ZONING DESIGNATION: 12 - INSTITUTIONAL SCHOOL ZONE (Zoning By-law 160-90)	ELEMENTARY SCHOOLS DAY NURSERIES	ELEMENTARY SCHOOL (EXISTING) DAY NURSERY (PROPOSED)
LOT AREA	5,000.0m <sup>2</sup>	24,078 m <sup>2</sup> (24.08 ha)
LOT COVERAGE MAXIMUM (BUILDING COVERAGE)	40% (MAX)	2,910 m <sup>2</sup> (EXISTING SCHOOL) + 401 m <sup>2</sup> (CHILD CARE) = 3,313 m <sup>2</sup> (13.8%)
BUILDING HEIGHT	2 STOREYS	5.7m (CHILD CARE ADDITION)
GROSS FLOOR AREA	---	CHILD CARE ADDITION = 401 m <sup>2</sup> EXISTING SCHOOL = 4,888m <sup>2</sup> TOTAL =
FRONT YARD SETBACK (MINIMUM)	15.0m	25.0 m
<b>SIDE YARD SETBACK (MINIMUM)</b>		
1. INTERIOR	12.0 m	12.2 m
2. EXTERIOR	7.5 m	N/A
REAR YARD SETBACK (MINIMUM)	12.0 m	48.9 m (EXISTING BLDG)
LANDSCAPE AREA	15% of lot area (min)	+/- 13,912 m <sup>2</sup> = 58%
<b>REQUIRED PARKING SPACES: SECTION 6.18</b>	3.0 spaces plus 1.0 space for each teaching station (classroom)	<b>43 SPACES</b>
<b>EXISTING ELEMENTARY SCHOOL:</b> The greater of either 3.0 spaces plus 1.0 space/teaching station or 1.0 space/4 persons of permitted capacity of the place of public assembly within the elementary school which has the greatest permitted capacity.	20 existing classrooms 3 x 20 = 23 spaces required	Note: Parking count requirements for existing school to be maintained as the existing school is not in scope of work
<b>PROPOSED CHILDCARE (DAY NURSERY):</b> 1.0 space per 23.0m <sup>2</sup> of gross floor playroom space	198.2m <sup>2</sup> OF FLOOR PLAY ROOM SPACE 198.2m <sup>2</sup> / 28 = 8 SPACES Total required 23+8 = 31 spaces required	<b>13 SPACES</b> Note: One (1) Type A space has been provided in the reconfigured Childcare (Day Nursery) parking lot.
<b>ACCESSIBLE PARKING: SECTION 6.18</b>	Total required 31+0.04 = 2 spaces required 1 Type A space 1 Type B space	<b>4 SPACES</b> 2 Type A spaces 2 Type B spaces Note: One (1) Type A space has been provided in the reconfigured Childcare (Day Nursery) parking lot.



**LEGEND**

BF	BARRIER FREE
BOL	BOLLARD
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CLR	CLEAR
CONC	CONCRETE
CW	CONCRETE WALK
DBL	DOUBLE
DC	DEPRESSED CURB
EX	EXISTING ITEM
FP	FLAG POLE
FDC	FIRE DEPARTMENT CONNECTIONS
FH	FIRE HYDRANT
FR	DESIGNATED FIRE ROUTE SIGN
LS	LIGHT STANDARD
MAX	MAXIMUM
MH	MAN HOLE
MIN	MINIMUM
MW	MONITORING WELL
OH	OVER HEAD
SIB	STANDARD IRON BAR
TSD	TO BE DETERMINED
TS	TRAFFIC SIGN OR STOP SIGN
UP	UTILITY POLE
VT	VISIBILITY TRIANGLE
VV	WATER VALVE

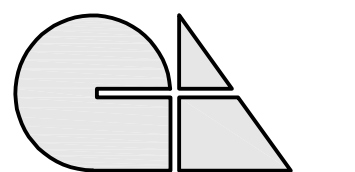
NO	REVISIONS	DATE
8	ISSUED FOR TENDER	2024-04-22
7	ISSUED FOR BUILDING PERMIT	2024-04-17
6	RE-ISSUED FOR SITE PLAN APPROVAL	2024-01-08
5	RE-ISSUED FOR SITE PLAN APPROVAL	2023-09-29
4	ISSUED FOR COST ESTIMATE	2023-07-27
3	ISSUED FOR SITE PLAN APPROVAL	2023-04-12
2	RE-ISSUED FOR REVISED DAYCARE PARKING LAYOUT	2023-01-17
1	ISSUED FOR PRE-CONSULTATION	2022-09-21

DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT, AND MUST REPORT ANY DISCREPANCIES TO THE ARCHITECTS BEFORE PROCEEDING WITH THE WORK. THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTS.

**BANBURY HEIGHTS SCHOOL  
CHILD CARE CENTRE  
ADDITION**  
141 BANBURY ROAD  
BRANTFORD, ON. N3P 1E3

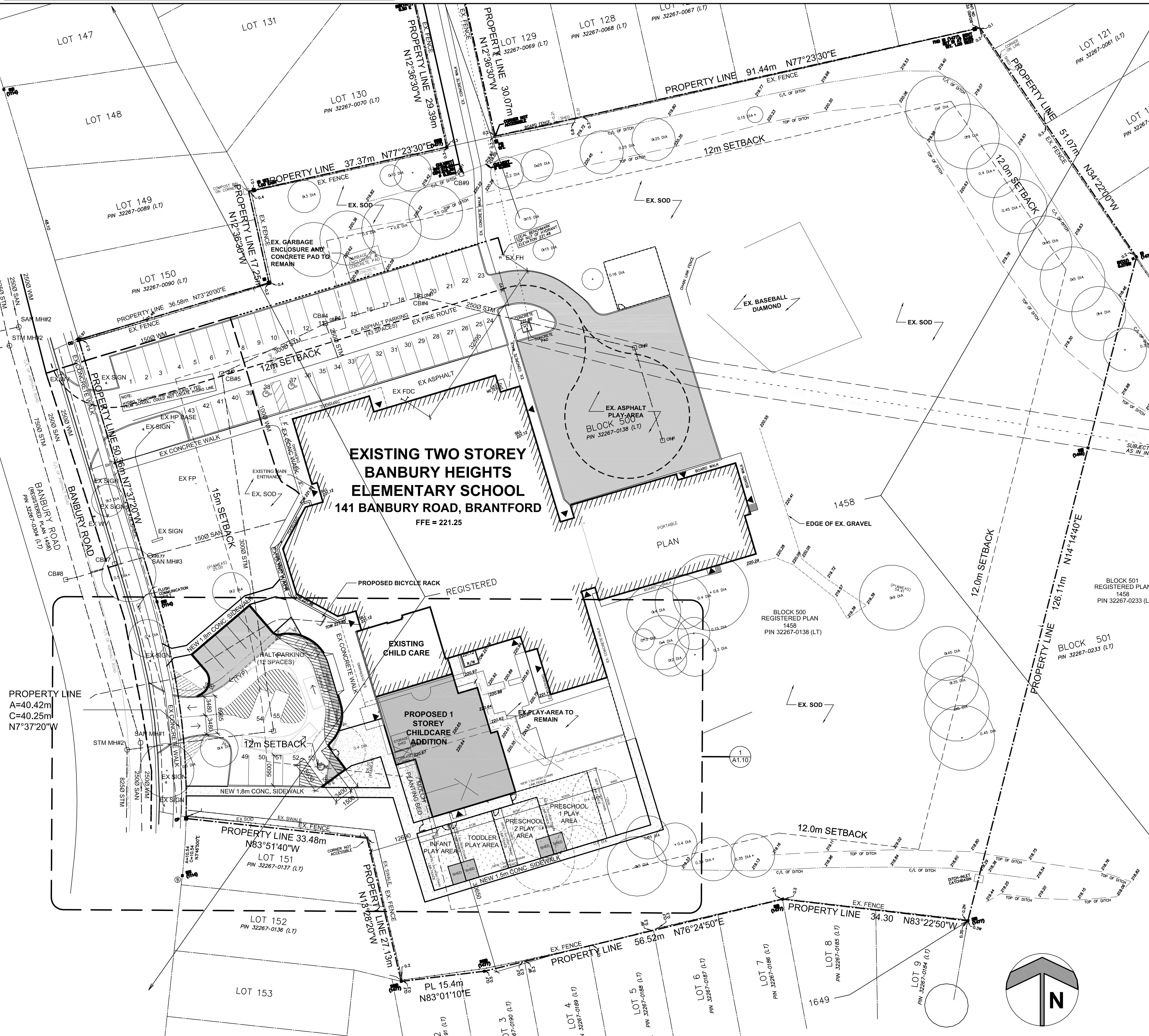
**SITE PLAN**

**GRGURIC  
ARCHITECTS  
INCORPORATED**



28 KING STREET EAST, UNIT B  
STONE CREEK, ONTARIO, L8G 1J8  
Tel. 905-664-8735 Fax. 905-664-8737  
Web: www.2gal.com

SCALE: AS NOTED	PROJECT: <b>2022-08</b>
START DATE: AUGUST 2022	
DRAWN: D.W.	DRAWING: <b>A1.00</b>
CHECKED: J.G.	
PRINT DATE: 04/22/24	



**1 OVERALL SITE PLAN**  
SCALE: 1:400

PLAN OF SURVEY OF  
**BLOCK 500**  
 REGISTERED PLAN 1458  
 CITY OF BRANTFORD  
 COUNTY OF BRANT  
 SCALE 1 : 250  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 114.30m IN WIDTH BY 915.00m IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250  
 J.D. BARNES LIMITED  
 © 2022

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

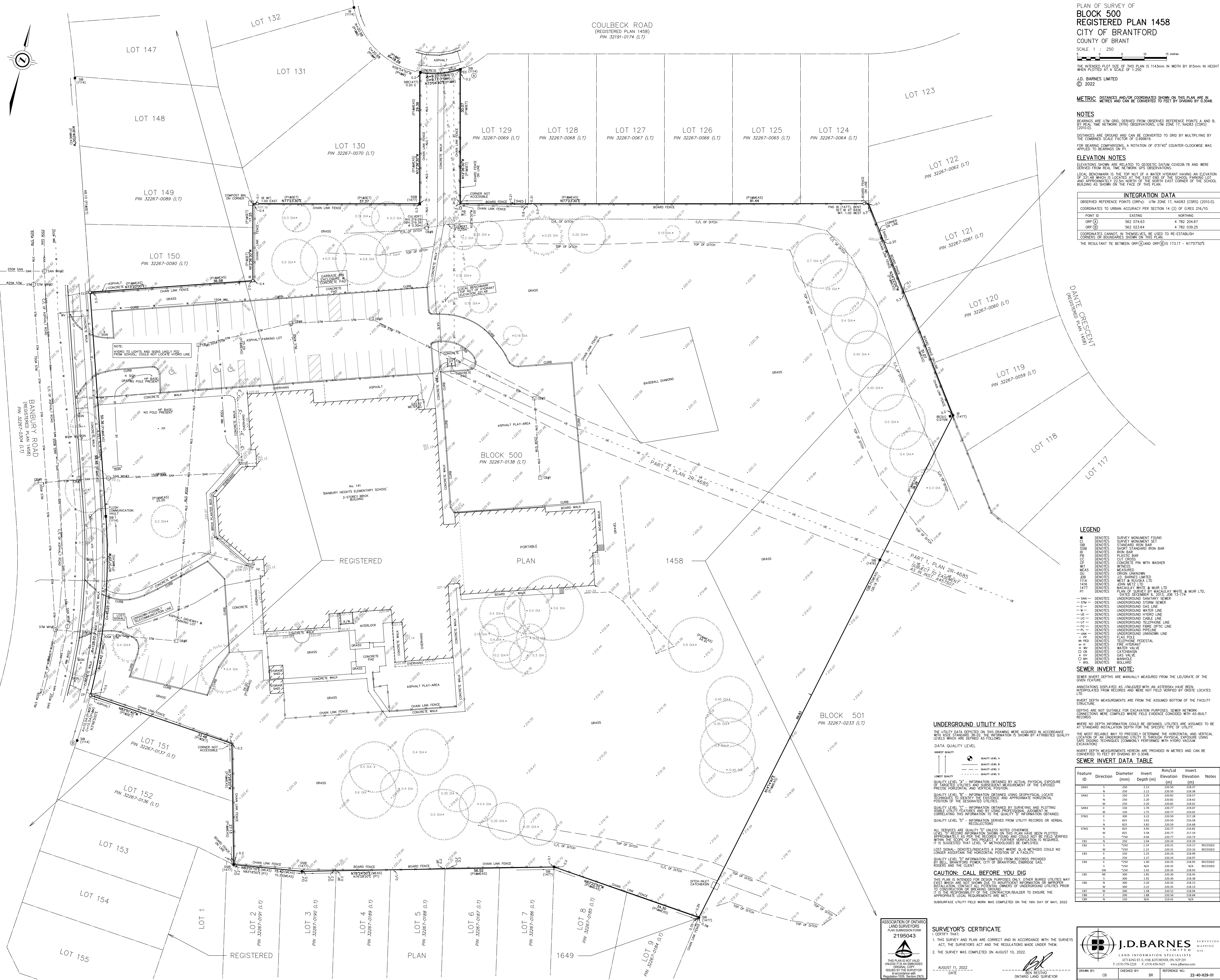
**NOTES**  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORNER SCALE FACTOR OF 0.999915.  
 FOR BEARING COMPARISONS, A ROTATION OF 0°31'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.  
**ELEVATION NOTES**  
 ELEVATIONS SHOWN ARE RELATED TO GEODETIC DATUM CGVD28-78 AND WERE DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS.  
 LOCAL BENCHMARK IS THE TOP NUT OF A WATER HYDRANT HAVING AN ELEVATION OF 221.48 METRES LOCATED AT THE EAST END OF THE SCHOOL PARKING LOT AND APPROXIMATELY 22.5m NORTH OF THE NORTH EAST CORNER OF THE SCHOOL BUILDING AS SHOWN ON THE FACE OF THIS PLAN.

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).  
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	562 074.63	4 782 204.67
ORP (B)	562 020.64	4 782 039.25

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
 THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 173.17 - N170°07'30"E



**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- PI DENOTES PLASTIC PIPE
- IB DENOTES IRON BAR
- PIB DENOTES PLASTIC PIPE
- CC DENOTES CUT CROSS
- CC DENOTES CONCRETE PIN WITH WASHER
- MEAS DENOTES MEASUREMENT
- WT DENOTES WITNESS
- OR DENOTES ORIGIN UNKNOWN
- J.D. DENOTES J.D. BARNES LIMITED
- 1114 DENOTES WEST & RIVERSIA LTD
- 1446 DENOTES JOHN METZ LTD
- 1477 DENOTES MACAULAY WHITE & MUIR LTD
- P1 DENOTES P1 DATED DECEMBER 5, 2013, JOB 13-174
- SAN— DENOTES UNDERGROUND SANITARY SEWER
- STM— DENOTES UNDERGROUND STORM SEWER
- G— DENOTES UNDERGROUND GAS LINE
- W— DENOTES UNDERGROUND WATER LINE
- UE— DENOTES UNDERGROUND HYDRO LINE
- US— DENOTES UNDERGROUND CABLE LINE
- UT— DENOTES UNDERGROUND TELEPHONE LINE
- FO— DENOTES UNDERGROUND FIBRE OPTIC LINE
- PK— DENOTES UNDERGROUND PIPELINE
- UNK— DENOTES UNDERGROUND UNKNOWN LINE
- PP— DENOTES FLAG POLE
- PED— DENOTES TELEPHONE PEDESTAL
- H— DENOTES FIRE HYDRANT
- WV— DENOTES WATER VALVE
- CB— DENOTES GAS VALVE
- M— DENOTES MANHOLE
- BOLL— DENOTES BOLLARD

**SEWER INVERT NOTE:**  
 SEWER INVERT DEPTHS ARE MANUALLY MEASURED FROM THE LID/GRADE OF THE OPEN FEATURE.  
 CONNECTIONS WERE COMPLETED WHERE FIELD EVIDENCE CONCURRED WITH AS-BUILT RECORDS.  
 DEPTHS ARE NOT SUITABLE FOR EXCAVATION PURPOSES. SEWER NETWORK CONNECTIONS WERE COMPLETED WHERE FIELD EVIDENCE CONCURRED WITH AS-BUILT RECORDS.  
 WHERE NO DEPTH INFORMATION COULD BE OBTAINED, UTILITIES ARE ASSUMED TO BE AT STANDARD INSTALLATION DEPTH FOR THE SPECIFIC TYPE OF UTILITY.  
 THE MOST RELIABLE WAY TO PRECISELY DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF AN UNDERGROUND UTILITY IS THROUGH PHYSICAL EXPOSURE USING SAFE DIGGING TECHNIQUES (COMMONLY PERFORMED WITH HYDRO VACUUM EXCAVATION).  
 INVERT DEPTH MEASUREMENTS HEREON ARE PROVIDED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**UNDERGROUND UTILITY NOTES**  
 THE UTILITY DATA DERIVED ON THIS DRAWING WERE ACQUIRED IN ACCORDANCE WITH ASCE STANDARD 38-22. THE INFORMATION IS SHOWN AT ATTRIBUTED QUALITY LEVELS WHICH ARE DEFINED AS FOLLOWS:  
 DATA QUALITY LEVEL  
 QUALITY LEVEL A  
 QUALITY LEVEL B  
 QUALITY LEVEL C  
 QUALITY LEVEL D

**QUALITY LEVEL "A"** - INFORMATION OBTAINED BY ACTUAL PHYSICAL EXPOSURE OF TARGETED UTILITIES AND SUBSEQUENT MEASUREMENT OF THE EXPOSED PRECISE HORIZONTAL AND VERTICAL POSITION.  
**QUALITY LEVEL "B"** - INFORMATION OBTAINED USING GEOSPATIAL LOCATE TECHNIQUES TO IDENTIFY THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF THE DESIGNATED UTILITIES.  
**QUALITY LEVEL "C"** - INFORMATION OBTAINED BY SURVEYING AND PLOTTING POSSIBLE UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO THE QUALITY "D" INFORMATION OBTAINED.  
**QUALITY LEVEL "D"** - INFORMATION DERIVED FROM UTILITY RECORDS OR VERBAL RECOLLECTIONS.  
 ALL SERVICES ARE QUALITY "D" UNLESS NOTED OTHERWISE.  
 THIS PLAN IS INTENDED FOR DESIGN PURPOSES ONLY. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN DUE TO INSUFFICIENT INFORMATION OR IMPROPER INSTALLATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OF BREAKING GRADING.  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE APPROPRIATE LEGAL REQUIREMENTS ARE MET.  
**CAUTION: CALL BEFORE YOU DIG**  
 THIS PLAN IS INTENDED FOR DESIGN PURPOSES ONLY. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN DUE TO INSUFFICIENT INFORMATION OR IMPROPER INSTALLATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OF BREAKING GRADING.  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE APPROPRIATE LEGAL REQUIREMENTS ARE MET.  
 SUBSURFACE UTILITY FIELD WORK WAS COMPLETED ON THE 19th DAY OF MAY, 2022.

**SEWER INVERT DATA TABLE**

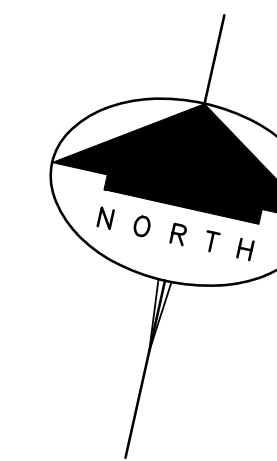
Feature ID	Direction	Diameter (mm)	Invert (m)	Rim/Lid Elevation (m)	Invert (ft)	Notes
SAN1	S	250	2.13	205.50	219.97	
SAN2	N	250	2.12	205.50	219.88	
SAN3	S	250	2.25	205.82	219.83	
SAN4	N	250	2.20	205.82	219.82	
SAN5	W	250	2.20	205.82	219.82	
SAN6	E	250	1.90	200.77	219.07	
SAN7	W	250	1.75	200.77	219.02	
SAN8	E	250	1.72	200.50	218.78	
SAN9	S	250	1.92	200.50	218.58	
SAN10	N	250	1.82	200.50	218.58	
SAN11	W	250	1.98	200.77	219.02	
SAN12	W	250	1.98	200.77	219.02	
SAN13	S	250	1.14	200.11	218.17	RECEIVED
SAN14	W	250	1.15	200.11	218.16	RECEIVED
SAN15	W	250	1.15	200.24	218.17	
SAN16	E	250	1.40	200.24	218.97	
SAN17	E	250	1.40	200.24	218.97	RECEIVED
SAN18	W	250	1.42	200.35	219.09	
SAN19	W	250	1.42	200.35	219.09	
SAN20	N	250	1.59	200.30	219.16	
SAN21	N	250	1.59	200.30	219.16	
SAN22	W	250	1.58	200.35	219.13	
SAN23	W	250	1.58	200.35	219.13	
SAN24	E	250	1.58	200.35	219.13	
SAN25	N	250	N/A	219.41	N/A	

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 2195043  
 THIS PLAN IS NOT VALID UNLESS IT IS AN APPROVED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH Regulation 105, Section 2(3).

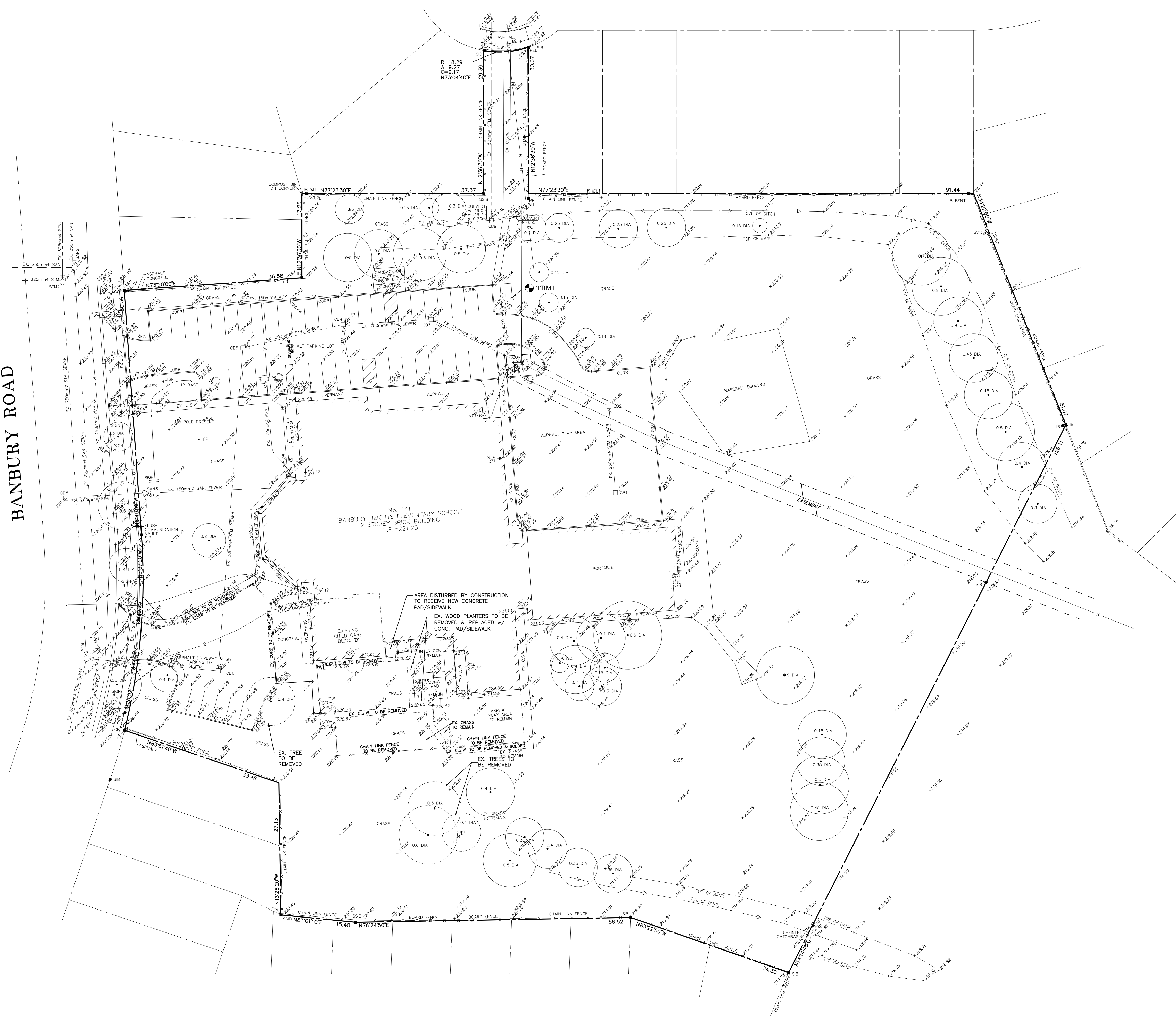
**SURVEYOR'S CERTIFICATE**  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON AUGUST 10, 2022.  
 AUGUST 11, 2022  
 DATE  
 ONTARIO LAND SURVEYOR

**J.D. BARNES** SURVEYING MAPPING GIS  
 LAND INFORMATION SPECIALISTS  
 475 KING ST. E. #100, KITCHENER, ON, N2P 2E9  
 T: (519) 776-2220 F: (519) 608-4020 www.jdbarnes.com  
 DRAWN BY: CB CHECKED BY: BR REFERENCE NO.: 22-40-629-01  
 PLOTTED: 8/17/2022 DATE: 8/17/2022

COULBECK ROAD



BANBURY ROAD



LEGEND:

- EXISTING ELEVATIONS
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

NOTES:

1. ALL ELEVATIONS SHOWN ARE METRIC.
2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)
3. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY J.D. BARNES LIMITED, PLAN REF. NUMBER 22-40-629-01 DATED AUGUST 11, 2022.

T.B.M. No. 1 ELEV. = 221.48m (GEO)  
 TOP OF FIRE HYDRANT AT THE EAST END OF THE EXISTING SCHOOL PARKING LOT AS SHOWN.

11	ISSUED FOR PERMIT	04/15/24	S.L.M.
10	STORM SERVICE	12/05/23	S.L.M.
9	CO-ORDINATION	11/27/23	S.L.M.
8	CO-ORDINATION	11/27/23	S.L.M.
7	ISSUED FOR PERMIT / TENDER	11/17/23	K.P.B.
6	ARCHITECTURAL COMMENTS	09/26/23	S.L.M.
5	AS PER CITY COMMENTS	09/05/23	S.L.M.
4	AS PER CITY COMMENTS	06/29/23	S.L.M.
3	AS PER CITY COMMENTS	06/12/23	S.L.M.
2	CO-ORDINATION	04/10/23	S.L.M.
1	CO-ORDINATION	02/14/23	S.L.M.
NO.	REVISION	DATE (MM/DD/YY)	BY

**J.H. COHOON ENGINEERING LIMITED**  
 CONSULTING ENGINEERS  
 440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8  
 TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneng.com

PROJECT: **PROPOSED CHILDCARE ADDITION BANBURY ELEMENTARY SCHOOL 141 BANBURY ROAD CITY OF BRANTFORD**

CLIENT: **GRGURIC ARCHITECTS INCORPORATED**

**EXISTING CONDITIONS & REMOVALS PLAN**

DESIGN:	R.W.P.	SCALE:	1:400
DRAWN:	K.P.B./S.L.M.	JOB No:	<b>15895</b>
CHECKED:	R.W.P.		
SHEET:	1 of 4	DWG. No:	<b>15895-1</b>
DATE:	FEB. 14, 2023		

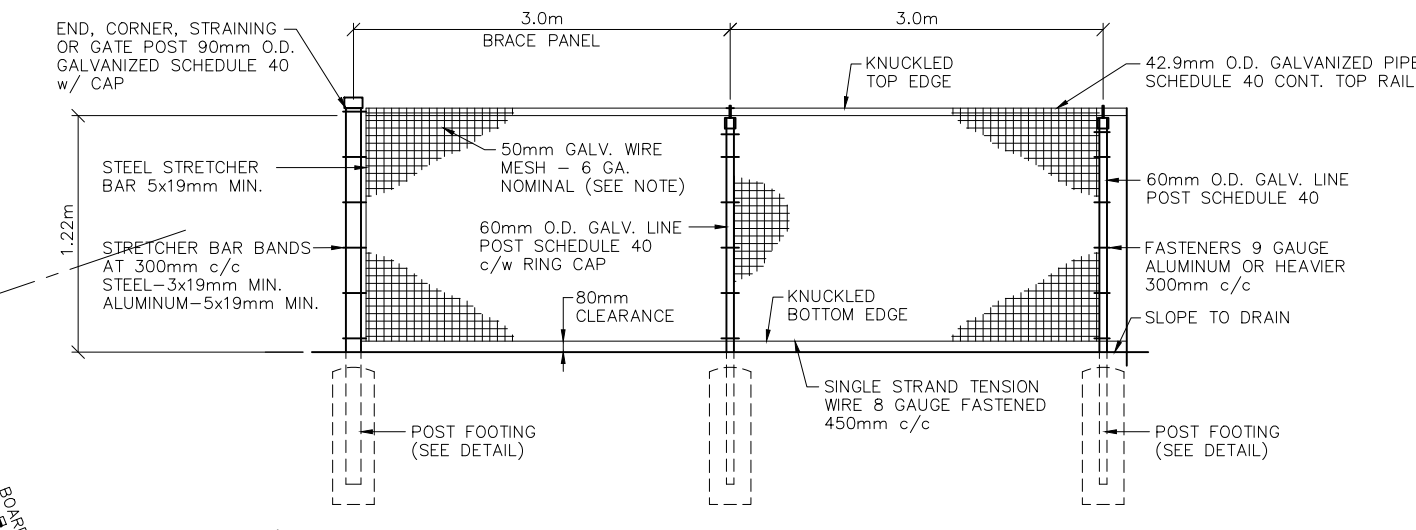
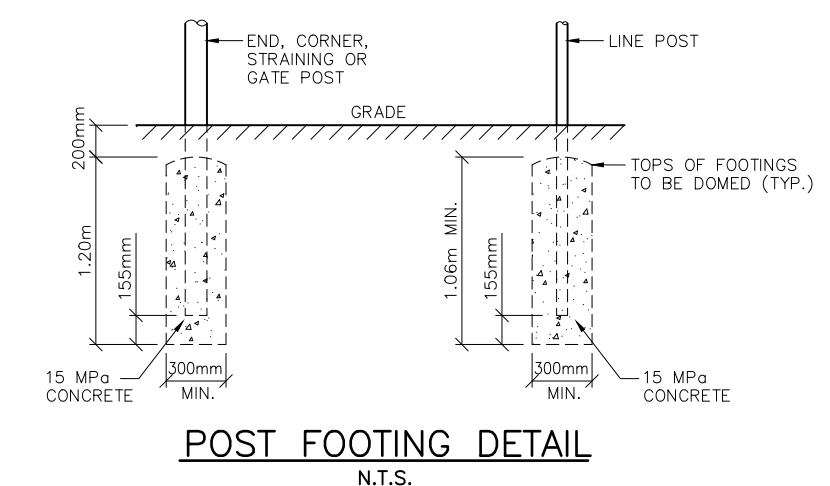


COULBECK ROAD

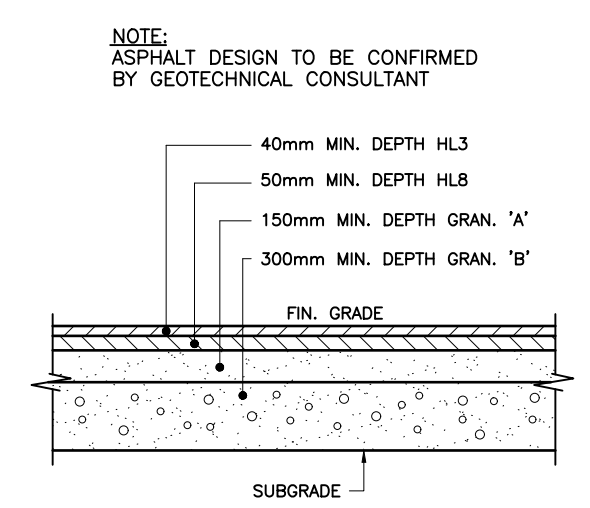
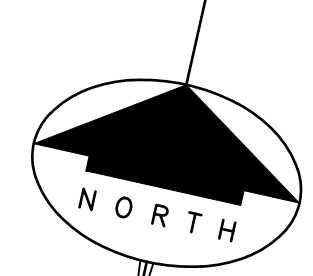
BANBURY ROAD

POST DETAILS			
DESCRIPTION	O.D. (mm)	LENGTH (m)	RETAINING WALLS (m)
LINE	60.3	2.5	2.0
END, CORNER, STRAINING AND GATES WITH OPENINGS 3.5m MAX.	88.9	2.7	2.3
GATES WITH OPENINGS 10.0m MAX.	114.3	2.7	---

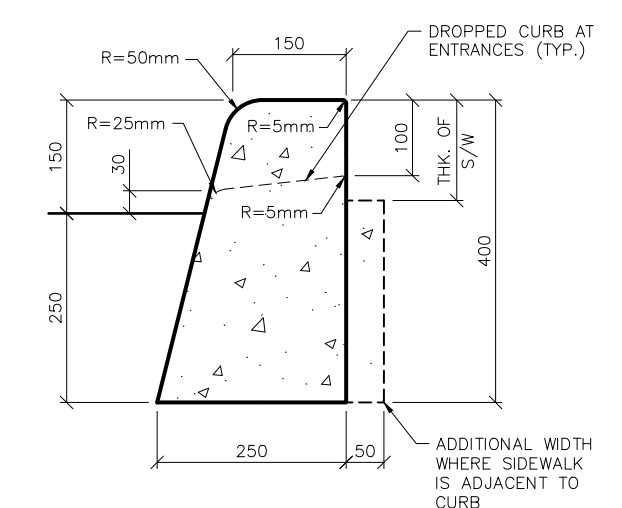
- NOTES:**
1. ALL DIMENSIONS IN mm EXCEPT AS NOTED OTHERWISE.
  2. ALL FENCE FABRIC, POST CAPS, BRACES, RAIL BARS AND FASTENERS SHALL BE GALVANIZED STEEL.
  3. WIRE MESH GAUGE AS SPECIFIED.
  4. CHAIN LINK FABRIC ON LOT SIDE OF FENCE.



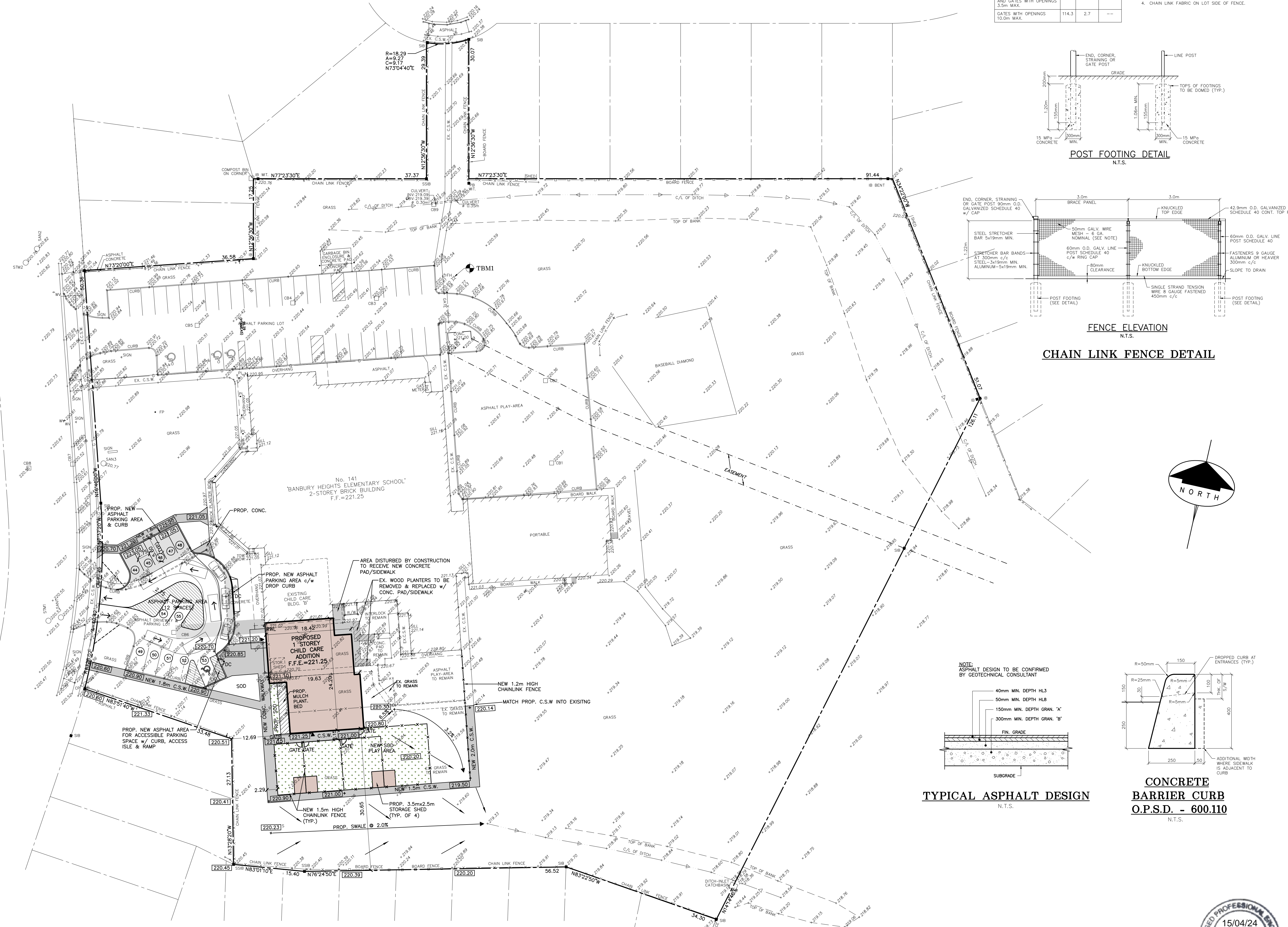
CHAIN LINK FENCE DETAIL



TYPICAL ASPHALT DESIGN



CONCRETE BARRIER CURB O.P.S.D. - 600.110



- LEGEND:**
- EXISTING ELEVATIONS
  - PROPOSED ELEVATIONS
  - PROPOSED SWALE ELEVATIONS
  - PROPOSED SWALE
  - GENERAL DRAINAGE
  - NOTES PROPOSED BUILDING ENTRY TO BUILDING
  - PROPOSED CHAINLINK FENCE
  - NOTES ASPHALT PAVING (MD-MEDIUM DENSITY)
  - NOTES CONCRETE WALKWAY
  - NOTES NEW SOD
  - NOTES MULCH PLANTING BED

- NOTES:**
1. ALL ELEVATIONS SHOWN ARE METRIC.
  2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)
  3. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY J.D. BARNES LIMITED. PLAN REF. NUMBER 22-40-629-01 DATED AUGUST 11, 2022.

T.B.M. No. 1 ELEV. = 221.48m (GEO)

TOP NUT OF FIRE HYDRANT AT THE EAST END OF THE EXISTING SCHOOL PARKING LOT AS SHOWN.

NO.	REVISION	DATE (MM/DD/YY)	BY
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10	STORM SERVICE	12/05/23	S.L.M.
9	CO-ORDINATION	11/27/23	S.L.M.
8	ISSUED FOR PERMIT / TENDER	11/17/23	K.P.B.
7	GRADING	09/27/23	S.L.M.
6	ARCHITECTURAL COMMENTS	09/26/23	S.L.M.
5	AS PER CITY COMMENTS	09/05/23	S.L.M.
4	AS PER CITY COMMENTS	06/29/23	S.L.M.
3	AS PER CITY COMMENTS	06/12/23	S.L.M.
2	CO-ORDINATION	04/10/23	S.L.M.
1	CO-ORDINATION	02/14/23	S.L.M.

**J.H. COHOON ENGINEERING LIMITED**  
CONSULTING ENGINEERS

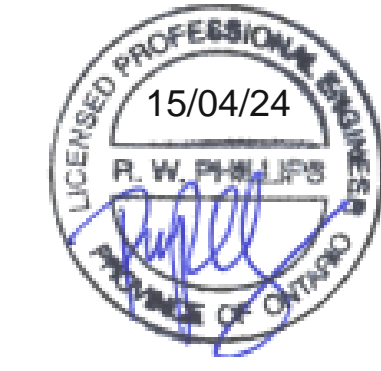
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8  
TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneng.com

PROJECT: **PROPOSED CHILDCARE ADDITION BANBURY ELEMENTARY SCHOOL**  
141 BANBURY ROAD  
CITY OF BRANTFORD

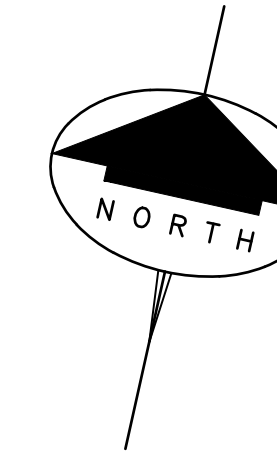
CLIENT: **GRGURIC ARCHITECTS INCORPORATED**

**SITE GRADING PLAN**

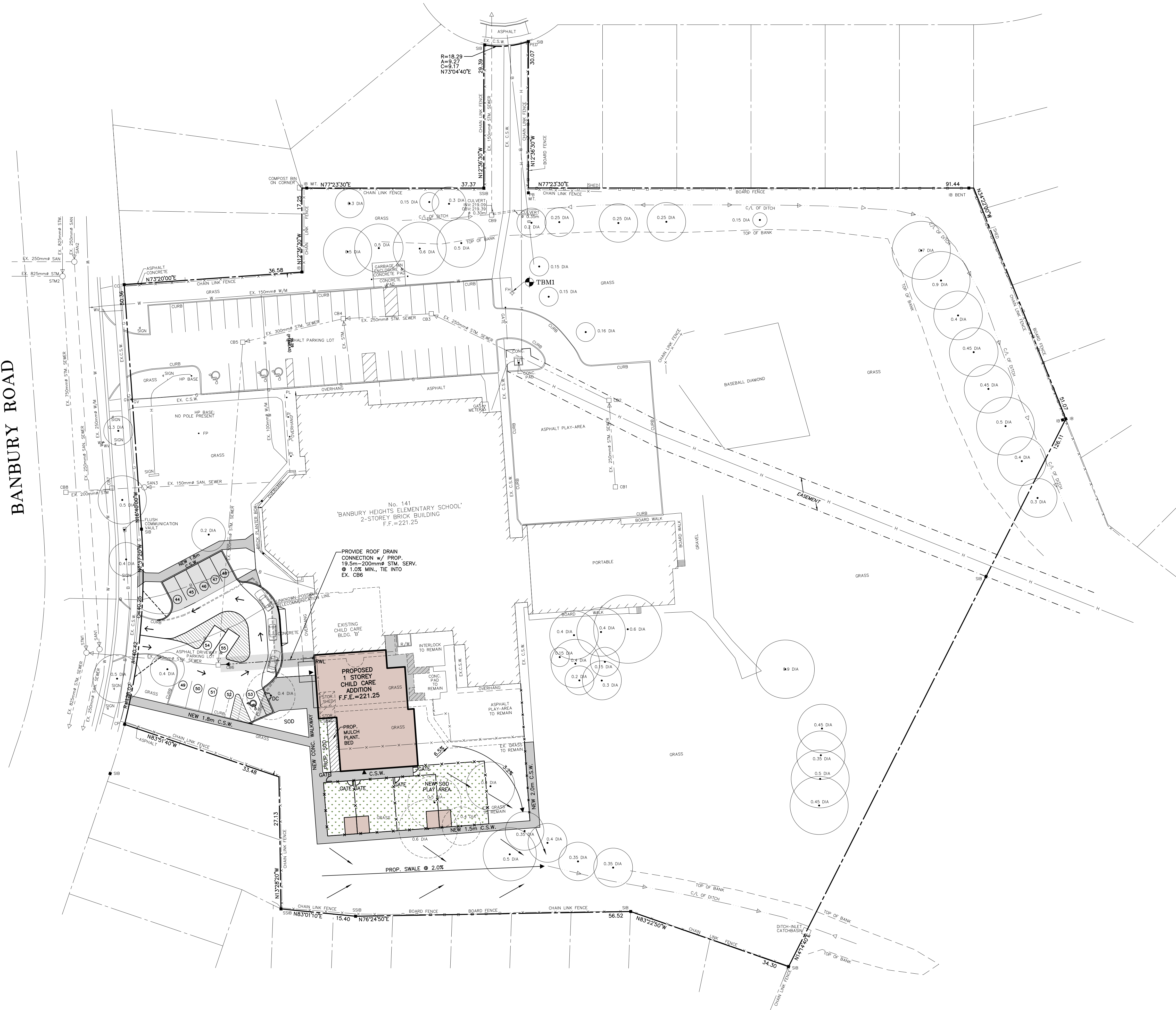
DESIGN: R.W.P.	SCALE: 1:400
DRAWN: K.P.B./S.L.M.	JOB No: <b>15895</b>
CHECKED: R.W.P.	DWG. No: <b>15895-2</b>
SHEET: 2 of 3	DATE: FEB. 14, 2023



COULBECK ROAD



BANBURY ROAD



LEGEND:

- EXISTING ELEVATIONS
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

NOTES:

1. ALL ELEVATIONS SHOWN ARE METRIC.
2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)
3. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY J.D. BARNES LIMITED. PLAN REF. NUMBER 22-40-629-01 DATED AUGUST 11, 2022.

T.B.M. No. 1 ELEV. = 221.48m (GEO)  
 TOP NUT OF FIRE HYDRANT AT THE EAST END OF THE EXISTING SCHOOL PARKING LOT AS SHOWN.

NO.	REVISION	DATE (MM/DD/YYYY)	BY
11	ISSUED FOR PERMIT	04/15/24	S.L.M.
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8	CO-ORDINATION	11/27/23	S.L.M.
7	ISSUED FOR PERMIT / TENDER	11/17/23	K.P.B.
6	ARCHITECTURAL COMMENTS	09/26/23	S.L.M.
5	AS PER CITY COMMENTS	09/05/23	S.L.M.
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1	CO-ORDINATION	02/14/23	S.L.M.

**J.H. COHOON ENGINEERING LIMITED**  
 CONSULTING ENGINEERS

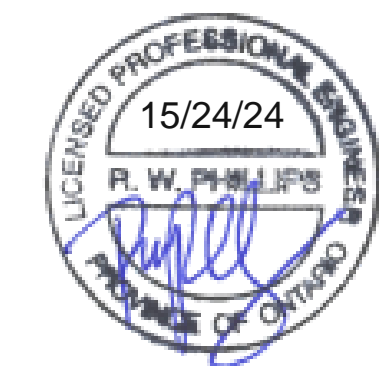
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8  
 TEL: (519) 753-2656 FAX: (519) 753-4263 www.cchooneng.com

PROJECT: **PROPOSED CHILDCARE ADDITION BANBURY ELEMENTARY SCHOOL**  
 141 BANBURY ROAD  
 CITY OF BRANTFORD

CLIENT: **GRGURIC ARCHITECTS INCORPORATED**

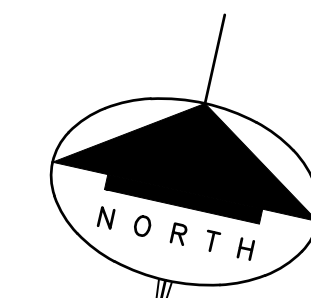
**SERVICING PLAN**

DESIGN:	R.W.P.	SCALE:	1:400
DRAWN:	K.P.B./S.L.M.	JOB No:	<b>15895</b>
CHECKED:	R.W.P.	DWG. No:	<b>15895-3</b>
SHEET:	3 of 4		
DATE:	FEB. 14, 2023		

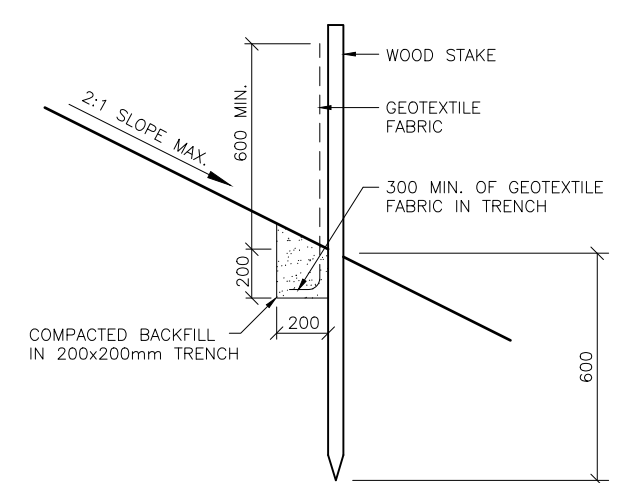
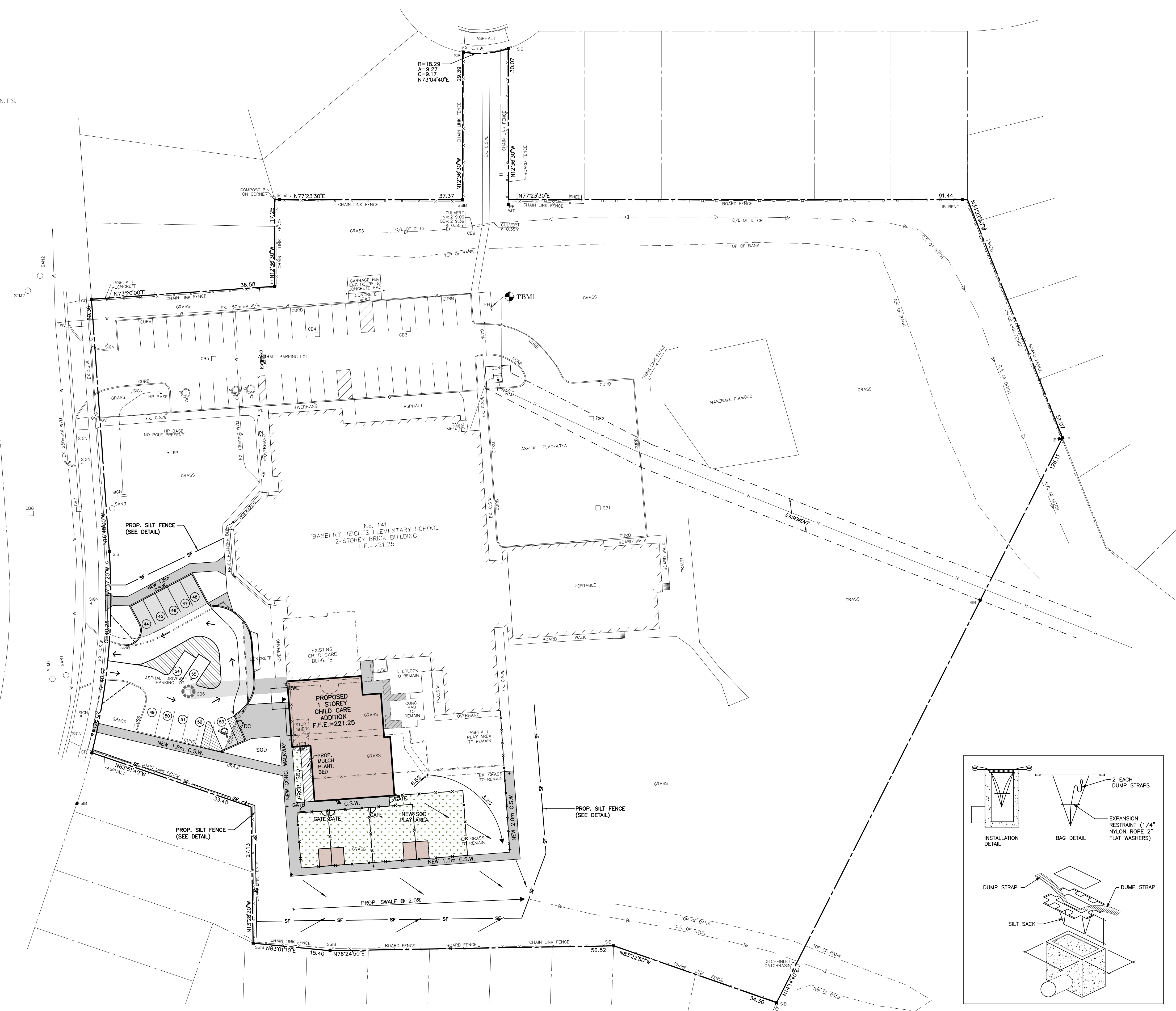


COULBECK ROAD

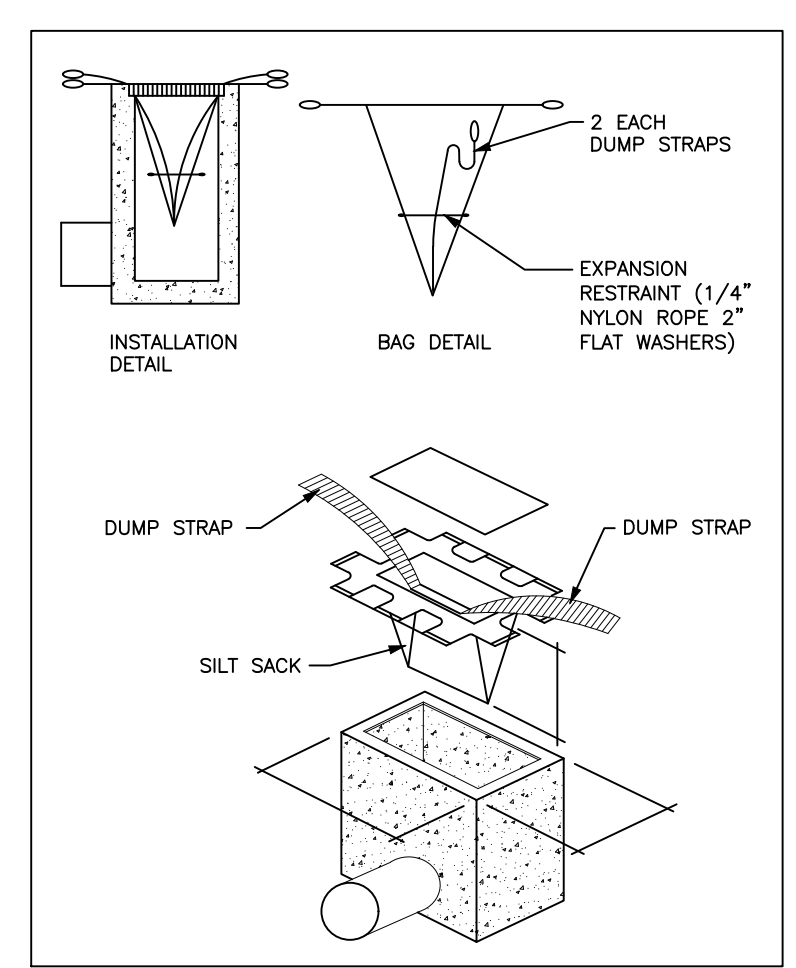
BANBURY ROAD



N.T.S.



**LIGHT DUTY SILT FENCE DETAIL**  
OPSD 219.110  
N.T.S.



**SILT SACK DETAIL**

**SILTATION/EROSION CONTROL NOTES:**

1. THE SILTATION & EROSION CONTROL (SEC) MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. SITE CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.
2. ALL SEDIMENT EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT SITE UNTIL A COMPLETE GRASS/VEGETATION COVER IS ACHIEVED.
4. ONLY AT THE DIRECTION OF THE ENGINEER ARE THE SEDIMENT EROSION CONTROL MEASURES TO BE REMOVED.
5. ALL EXPOSED AREAS NOT SUBJECT TO ACTIVE CONSTRUCTION WITHIN 30 DAYS ARE TO BE REVEGETATED AS PER O.P.S.S. 572 IMMEDIATELY UPON COMPLETION OF AREA GRADING.
6. MONTHLY EROSION AND SEDIMENT CONTROL INSPECTION REPORTS (QUARTERLY DURING PERIODS OF INACTIVITY) ARE TO BE SUBMITTED TO THE AUTHORITY. THESE REPORTS ARE TO BE BASED ON FREQUENT INSPECTIONS PARTICULARLY AFTER SIGNIFICANT STORM EVENTS. THE REPORTS ARE TO BE SUBMITTED UNTIL THE SITE HAS BEEN BUILT OUT (90-100%) AND STABILIZED.
7. CONTRACTOR TO PROVIDE GEOTEXTILE FILTER FABRIC ON TOP OF STORM STRUCTURES DURING CONSTRUCTION UNTIL ADEQUATE VEGETATIVE COVER IS ACHIEVED.

**LEGEND:**

- SF — PROPOSED SILT CONTROL FENCE
- ⊗ PROPOSED SILT SACK AS SHOWN

T.B.M. No. 1 ELEV. = 221.48m (GEO)  
TOP NUT OF FIRE HYDRANT AT THE EAST END OF THE EXISTING SCHOOL PARKING LOT AS SHOWN.

NO.	REVISION	DATE (MM/DD/YY)	BY
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4	AS PER CITY COMMENTS	06/29/23	S.L.M.
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2	CO-ORDINATION	04/10/23	S.L.M.
1	CO-ORDINATION	02/14/23	S.L.M.

**J.H. COHOON ENGINEERING LIMITED**  
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8  
TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneng.com

PROJECT:  
**PROPOSED CHILDCARE ADDITION BANBURY ELEMENTARY SCHOOL**  
141 BANBURY ROAD  
CITY OF BRANTFORD

CLIENT: **GRGURIC ARCHITECTS INCORPORATED**

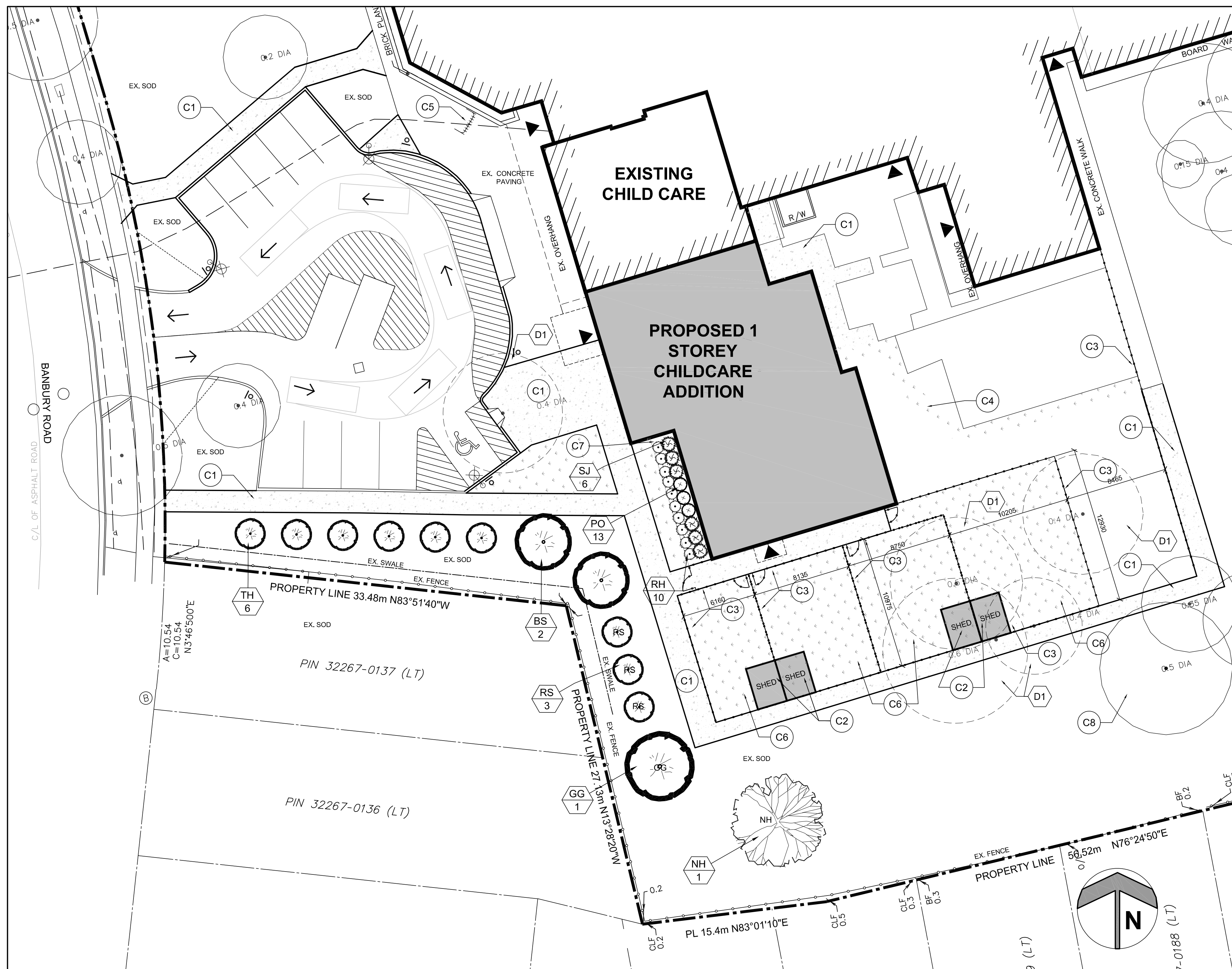
**SEDIMENT AND EROSION CONTROL PLAN**

DESIGN: R.W.P.	SCALE: 1:400
DRAWN: K.P.B./S.L.M.	JOB No: <b>15895</b>
CHECKED: R.W.P.	DWG. No: <b>15895-4</b>
SHEET: 4 of 4	
DATE: FEB. 14, 2023	









1 LANDSCAPE PLAN  
A1.20 SCALE: 1:200

PLANT LIST

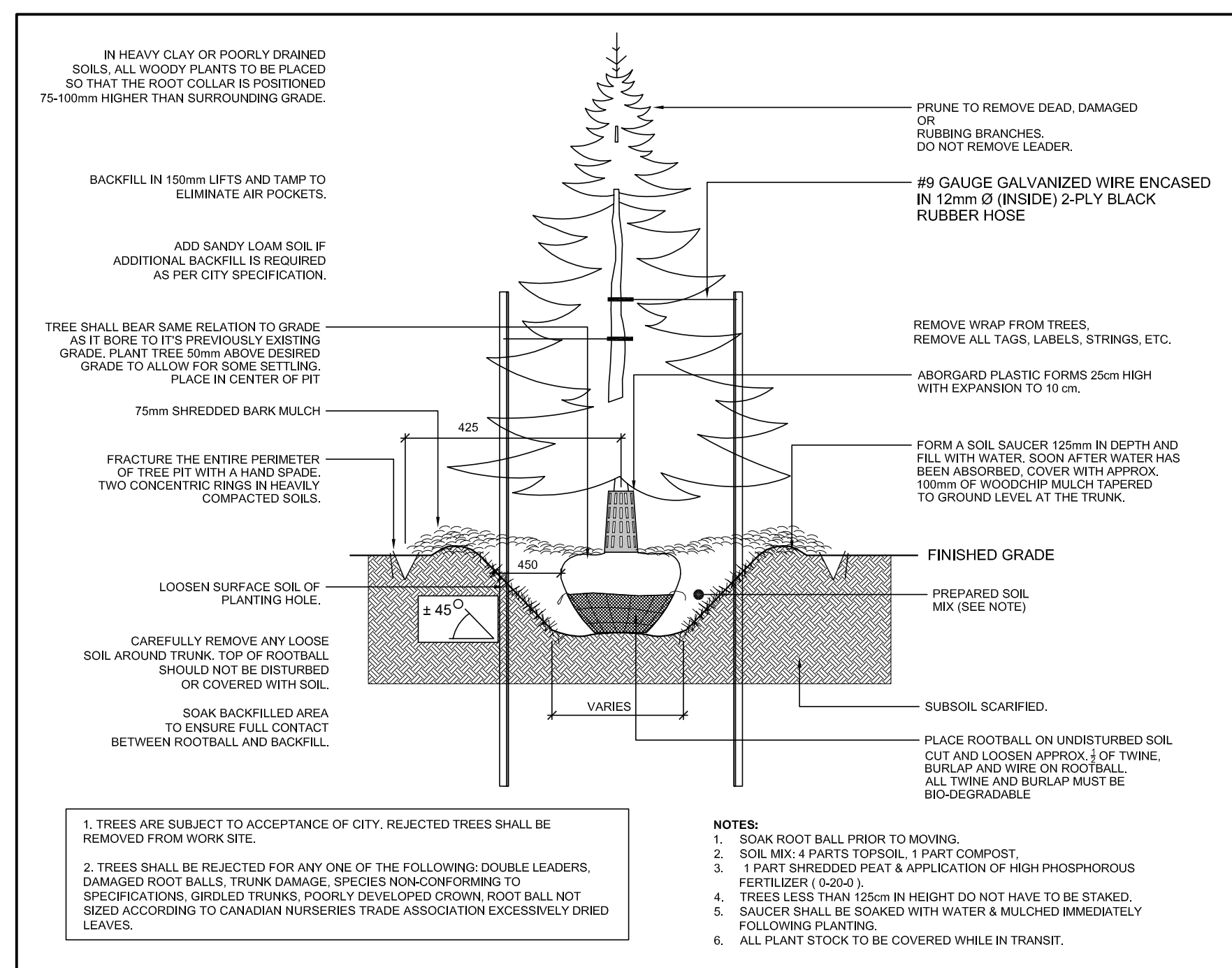
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPREAD SIZE (mm)	HEIGHT (cm)	ROOT	REMARKS
<b>SHRUBS</b>							
PO	13	PHYSOCARPUS OPULEFOLIOLUS 'BURGUNDY CANDY'	BURGUNDY CANDY NINEBARK		50cm	3 Gal Pot	1.0m SPACING
SJ	6	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA		50cm	3 Gal Pot	1.0m SPACING
<b>PERENNIALS</b>							
RH	10	RUDBECKIA HIRTA	BLACK-EYED SUSAN			1 Gal Pot	0.5m SPACING
<b>CONIFEROUS TREES</b>							
BS	2	PICEA PUNGENS VAR. GLAUCA	COLORADO BLUE SPRUCE			B&B	
GG	1	THUJA STANDISHII X PLICATA	THUJA GREEN GIANT		122cm	3 Gal	
RS	3	CHAMAECYPARIS THYOIDES 'RED STAR'	RED STAR CEDAR		61cm	3 Gal Pot	3.2m SPACING
TH	6	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR		61cm	3 Gal Pot	3.8m SPACING
<b>DECIDUOUS TREES</b>							
NH	1	CELTIS OCCIDENTALIS	NORTHERN HACKBERRY			3 Gal	

DEMOLITION NOTES

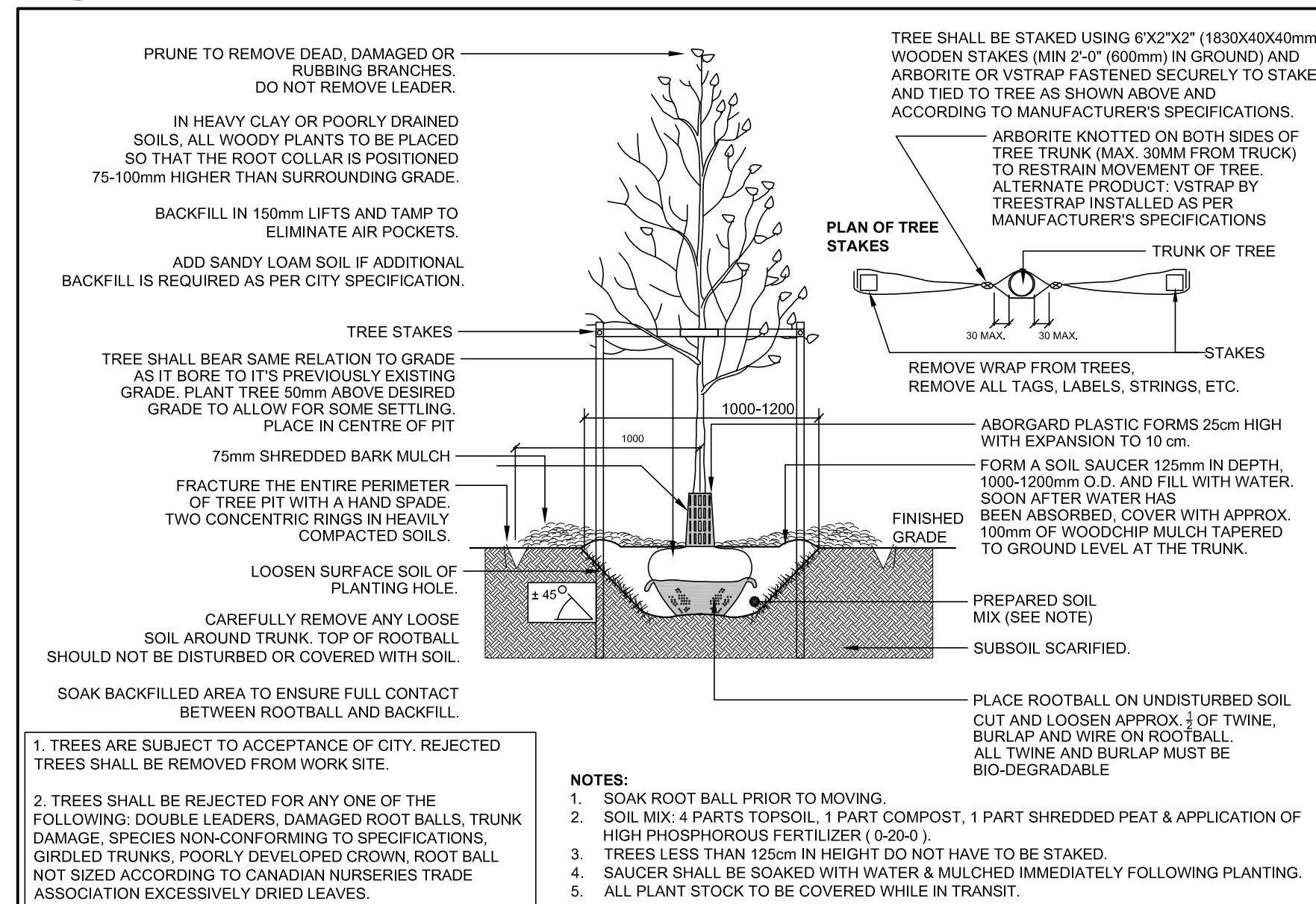
- D1 REMOVE EXISTING TREE IN ITS ENTIRETY. PROVIDE NEW SOD WHERE TREES ARE REMOVED.

CONSTRUCTION NOTES

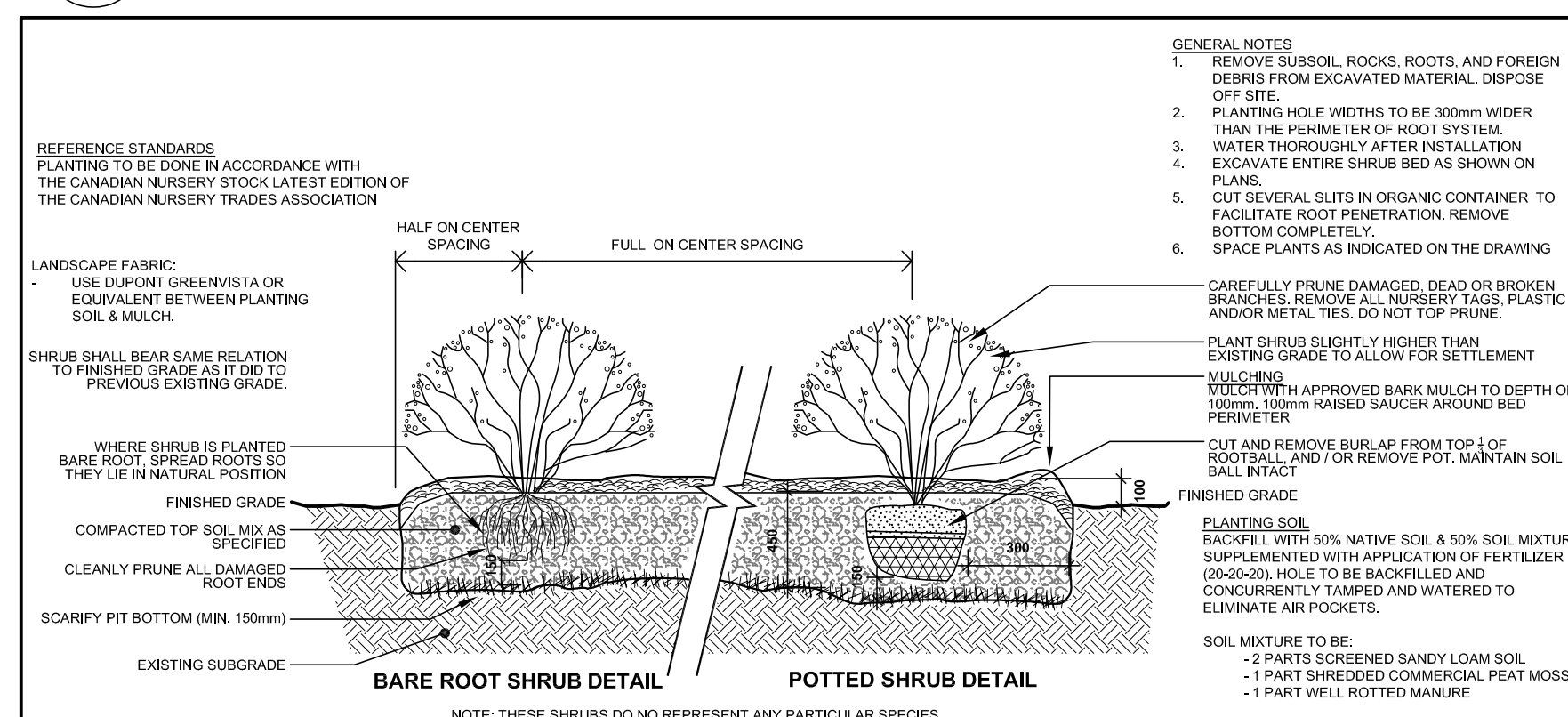
- C1 INSTALL NEW CONCRETE WALK AS SHOWN. REFER TO RELATED DETAIL(S).
- C2 FUTURE TOY SHED (NOT IN CONTRACT)
- C3 NEW 1.2m CHAIN LINK FENCE. REFER TO TYPICAL DETAIL.
- C4 PROVIDE NEW SOD IN LOCATION OF REMOVED SIDEWALK
- C5 NEW BIKE RACKS.
- C6 PROVIDE NEW SOD
- C7 NEW MULCH PLANTING BED
- C8 REFER TO ARBORIST REPORT AND TREE PRESERVATION PLAN FOR PROTECTING EXISTING TREES TO REMAIN. TYPICAL



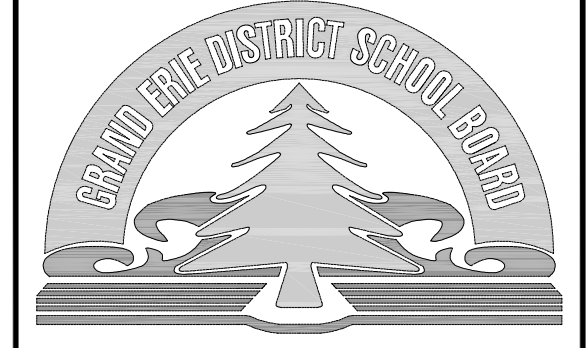
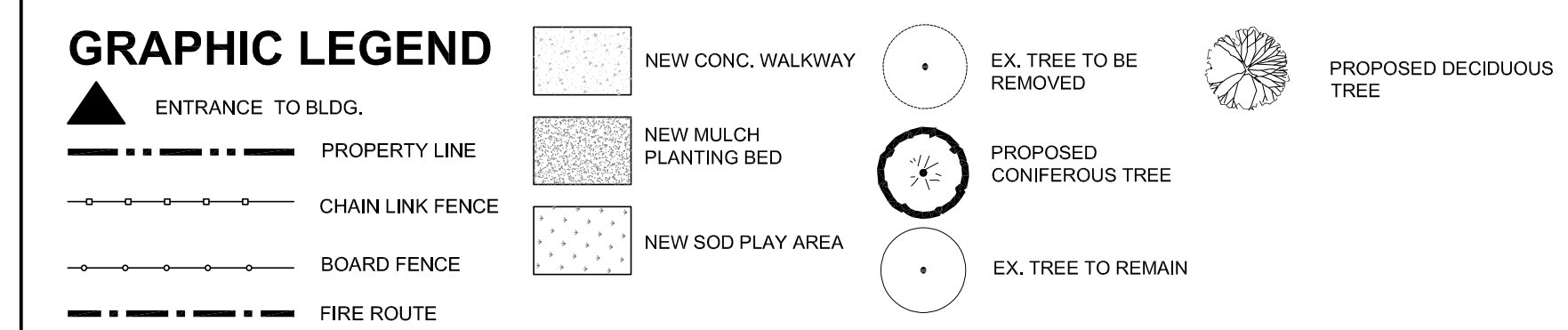
3 TYP. CONIFEROUS TREE PLANTING DETAIL  
A1.20 SCALE: NTS



3 TYP. CONIFEROUS TREE PLANTING DETAIL  
A1.20 SCALE: NTS



2 SHRUB BED PLANTING DETAIL (TYP.)  
A1.20 SCALE: NTS



LEGEND

BF	BARRIER FREE
BOL	BOLLARD
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CLR	CLEAR
CONC	CONCRETE
CW	CONCRETE WALK
DBL	DOUBLE
DC	DEPRESSED CURB
DPS	DESIGNATED PARKING SIGN
EX	EXISTING ITEM
FP	FLAG POLE
FH	FIRE HYDRANT
FR	DESIGNATED FIRE ROUTE SIGN
LS	LIGHT STANDARD
MAX	MAXIMUM
MH	MAN HOLE
MIN	MINIMUM
MW	MONITORING WELL
OH	OVER HEAD
SIB	STANDARD IRON BAR
TBD	TO BE DETERMINED
TS	TRAFFIC SIGN OR STOP SIGN
UP	UTILITY POLE
WV	WATER VALVE

NO.	REVISIONS	DATE
6	ISSUED FOR TENDER	2024-04-22
5	ISSUED FOR BUILDING PERMIT	2024-04-17
4	RE-ISSUED FOR SITE PLAN APPROVAL	2024-01-08
3	RE-ISSUED FOR SITE PLAN APPROVAL	2023-09-29
2	ISSUED FOR COST ESTIMATE	2023-07-27
1	ISSUED FOR SITE PLAN APPROVAL	2023-04-12

DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE ARCHITECTS BEFORE PROCEEDING WITH THE WORK. THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTS.

BANBURY HEIGHTS SCHOOL  
CHILD CARE CENTRE  
ADDITION  
141 BANBURY ROAD  
BRANTFORD, ON. N3P 1E3

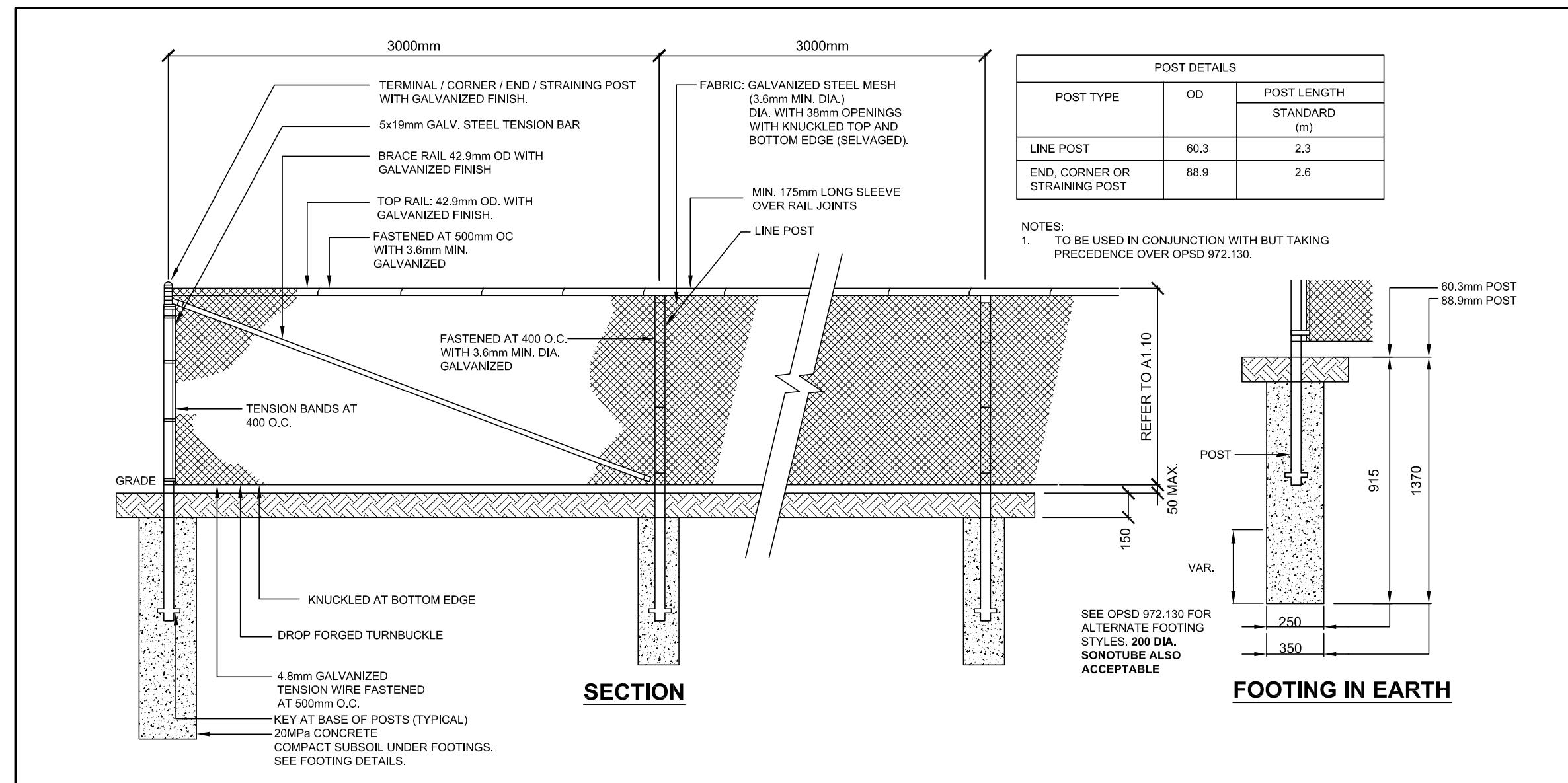
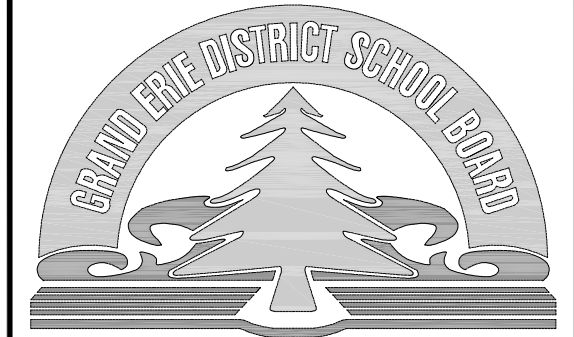
LANDSCAPE PLAN AND DETAILS

GRGURIC ARCHITECTS INCORPORATED

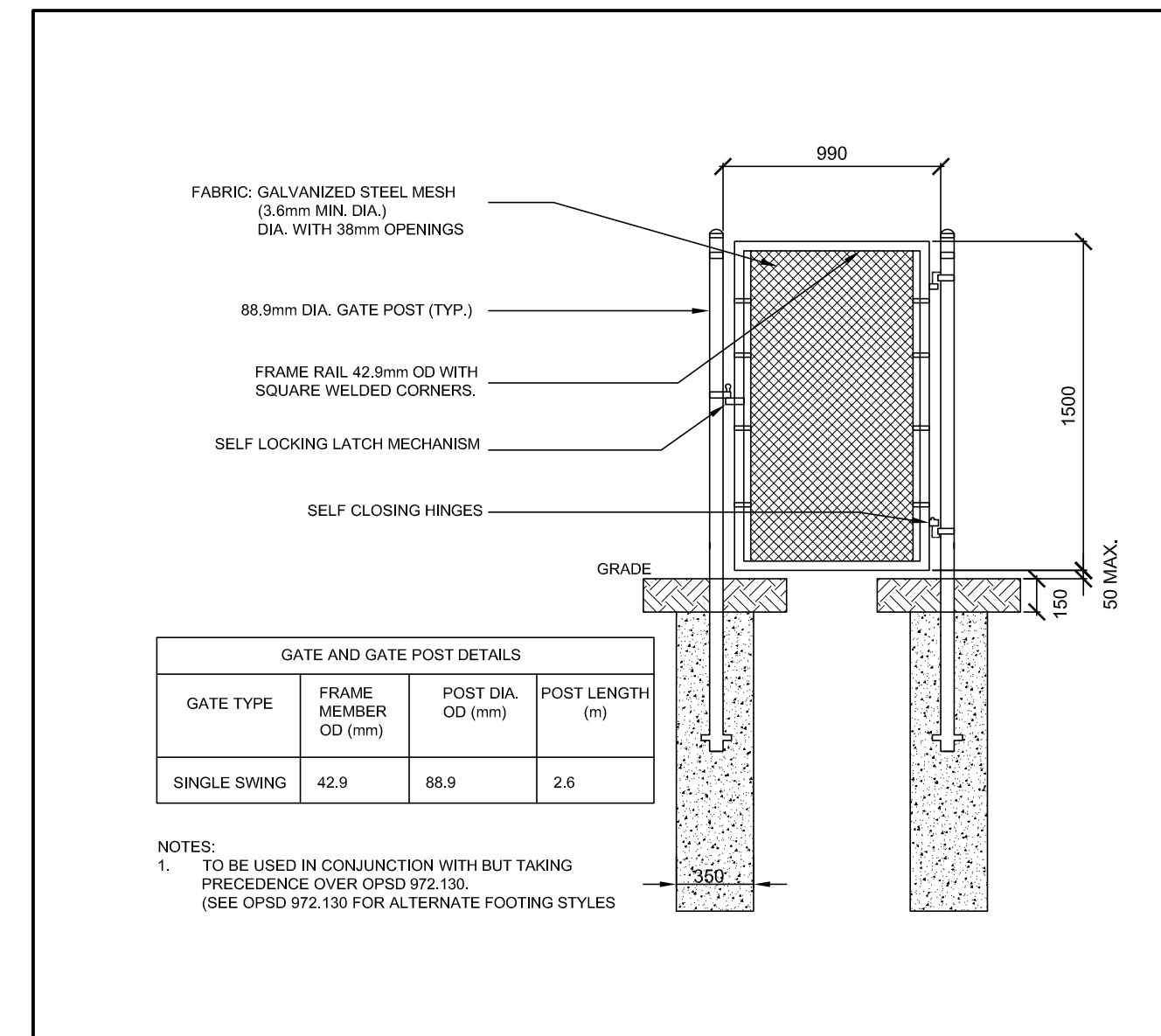


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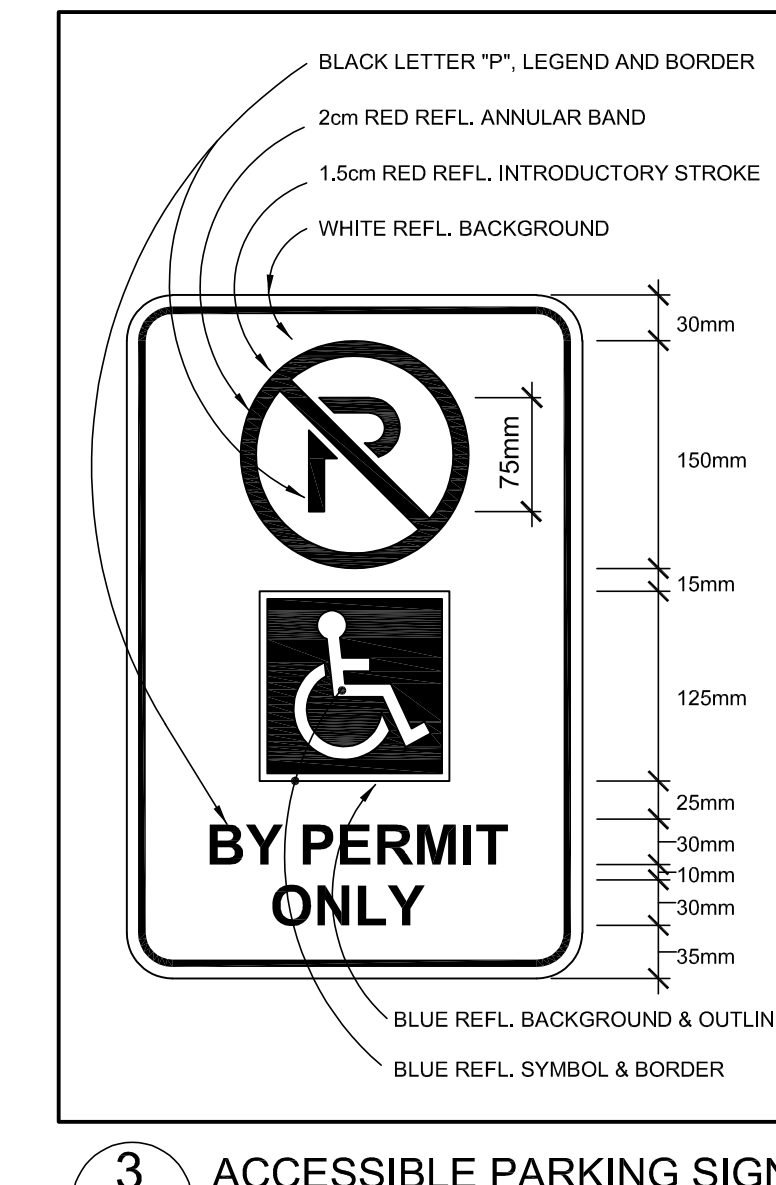
SCALE:	PROJECT:
AS NOTED	2022-08
START DATE:	AUGUST 2022
DRAWN:	DRAWING:
D.W.	A1.20
CHECKED:	
J.G.	
PRINT DATE:	04/22/24



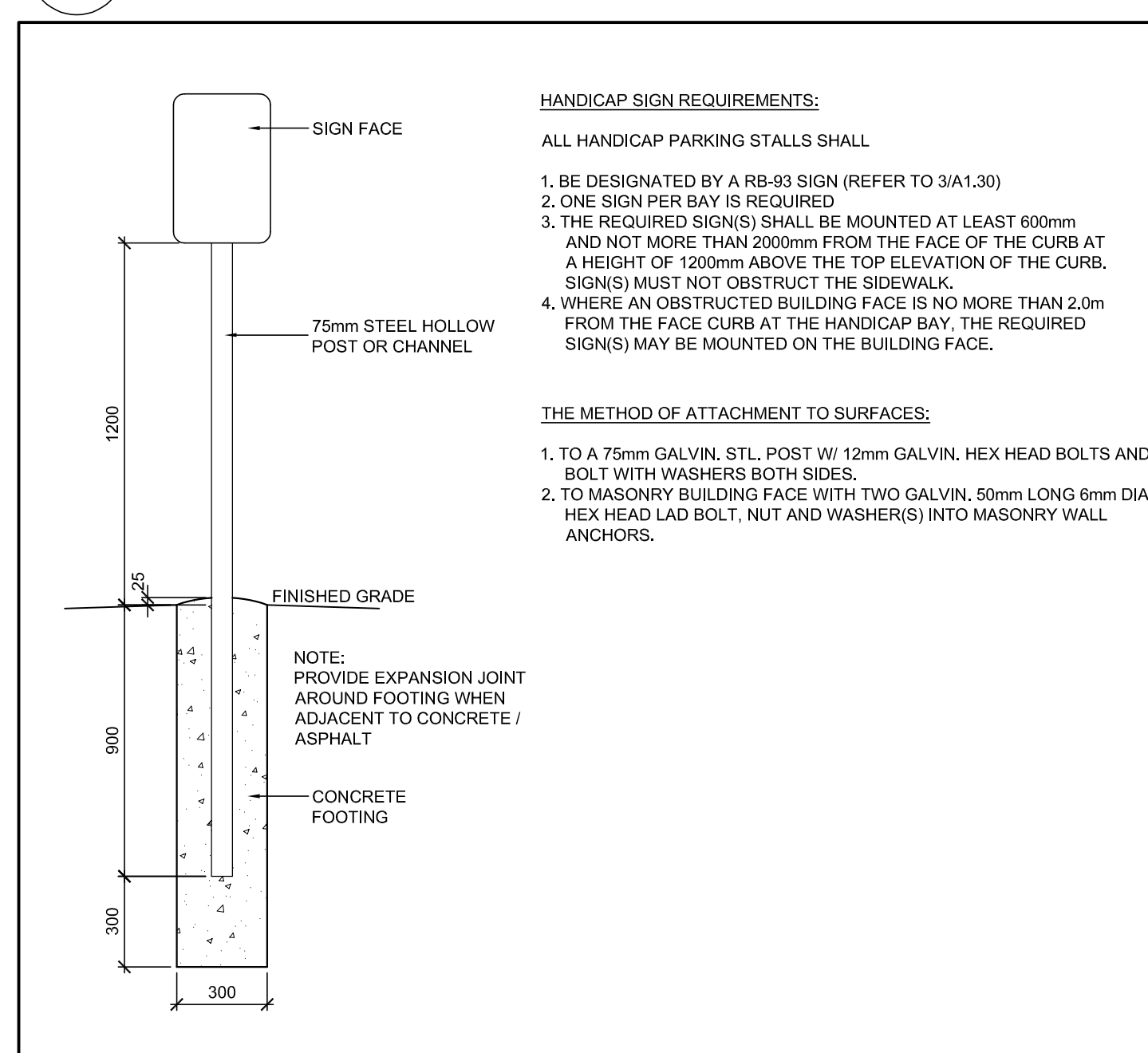
**1** CHAIN LINK FENCE, GALVANIZED - 1.2m HIGH  
A1.30 SCALE NTS



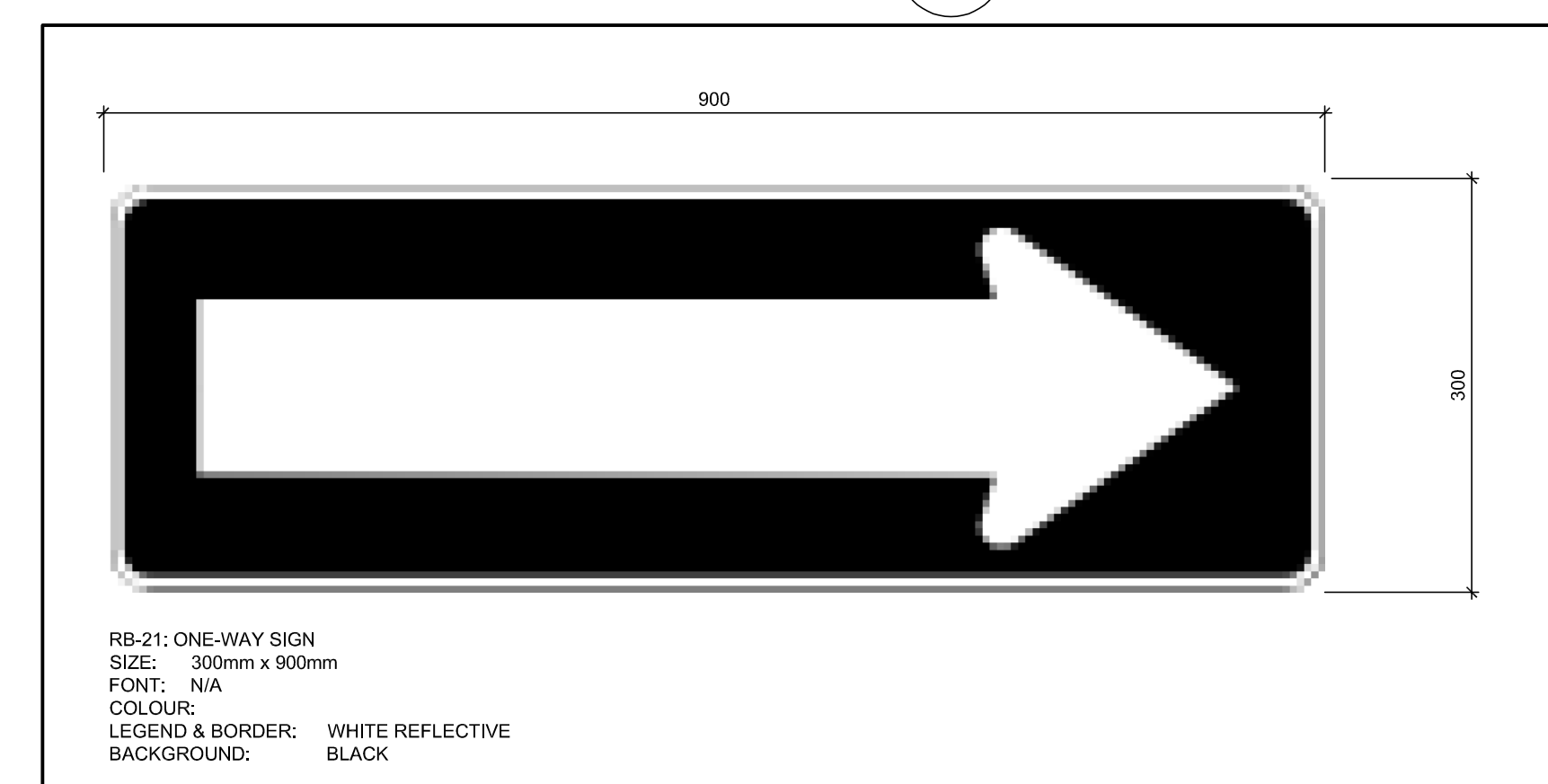
**2** CHAIN LINK GATE DETAIL  
A1.30 SCALE NTS



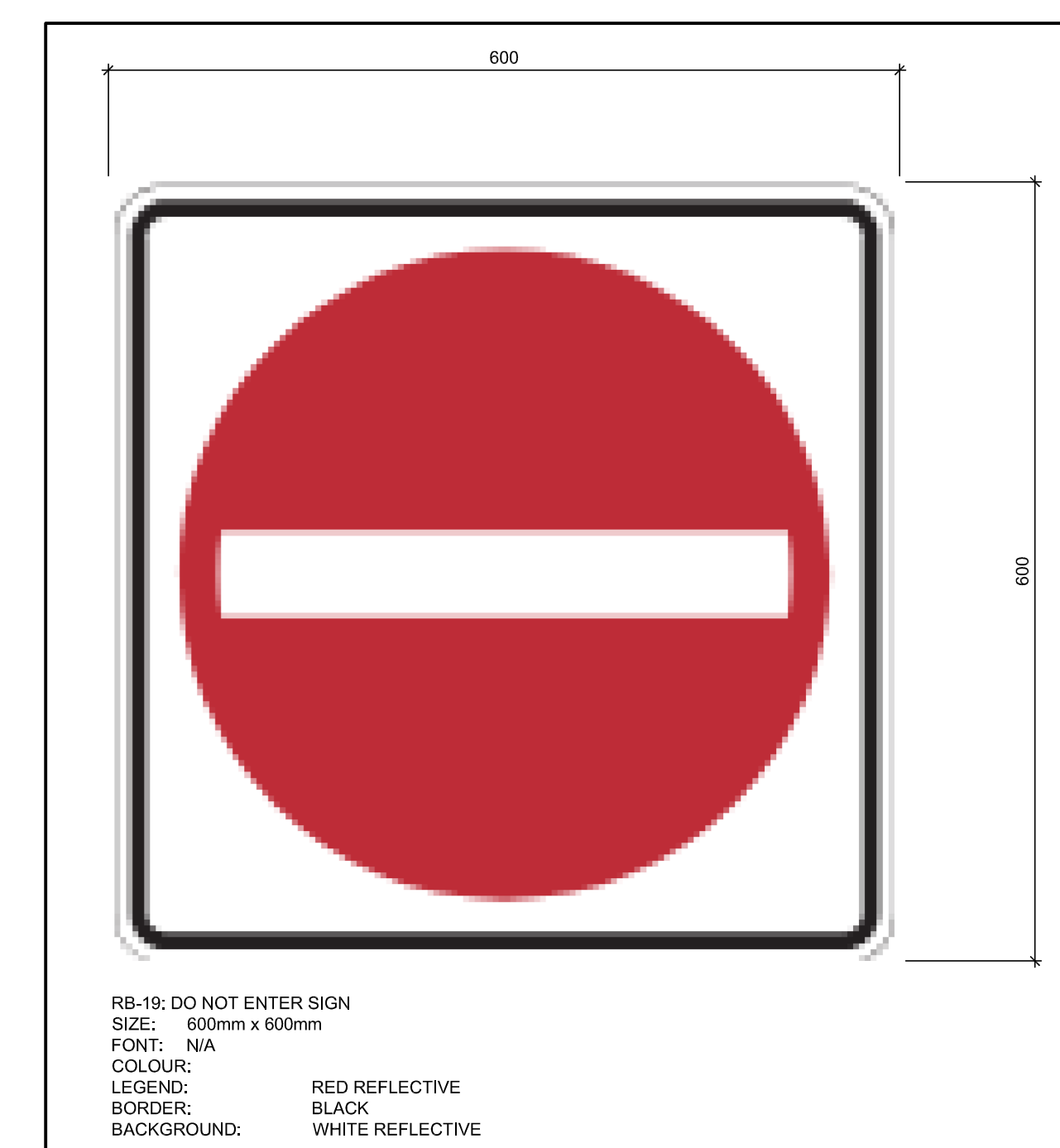
**3** ACCESSIBLE PARKING SIGN  
A1.30 SCALE 1:5



**4** TYPICAL SIGN POST DETAIL  
A1.30 SCALE 1:20



**5** ONE-WAY TRAFFIC SIGN  
A1.30 SCALE 1:5



**6** DO NOT ENTER SIGN  
A1.30 SCALE 1:5

**LEGEND**

BF	BARRIER FREE
BOL	BOLLARD
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CLR.	CLEAR
CONC	CONCRETE
CW	CONCRETE WALK
DBL	DOUBLE
DC	DEPRESSED CURB
DPS	DESIGNATED PARKING SIGN
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FP	FLAG POLE
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LS	LIGHT STANDARD
MAX	MAXIMUM
MH	MAN HOLE
MIN	MINIMUM
MW	MONITORING WELL
OH	OVER HEAD
SIB	STANDARD IRON BAR
TBD	TO BE DETERMINED
TS	TRAFFIC SIGN OR STOP SIGN
UP	UTILITY POLE
WV	WATER VALVE

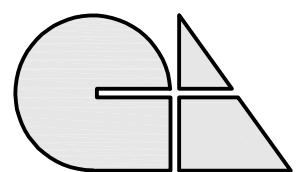
7	ISSUED FOR TENDER	2024-04-22
8	ISSUED FOR BUILDING PERMIT	2024-04-17
5	RE-ISSUED FOR SITE PLAN APPROVAL	2024-01-08
4	ISSUED FOR CLIENT REVIEW	2023-12-22
3	RE-ISSUED FOR SITE PLAN APPROVAL	2023-09-29
2	ISSUED FOR COST ESTIMATE	2023-07-27
1	ISSUED FOR SITE PLAN APPROVAL	2023-04-12
NO	REVISIONS	DATE

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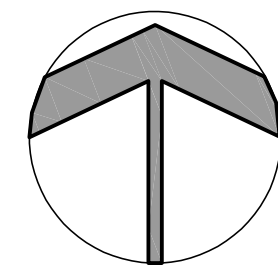
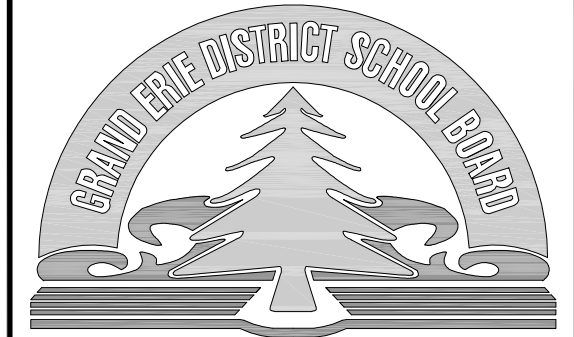
**SITE DETAILS**

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ARCHITECTS  
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AS NOTED	2022-08
START DATE:	AUGUST 2022
DRAWN:	DRAWING:
D.W.	A1.30
CHECKED:	J.G.
PRINT DATE:	04/22/24



**LEGEND**

APPROX APPROXIMATE  
EX EXISTING ITEM  
THK THICK  
W/ WITH

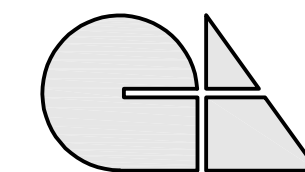
3	ISSUED FOR TENDER	2024-04-22
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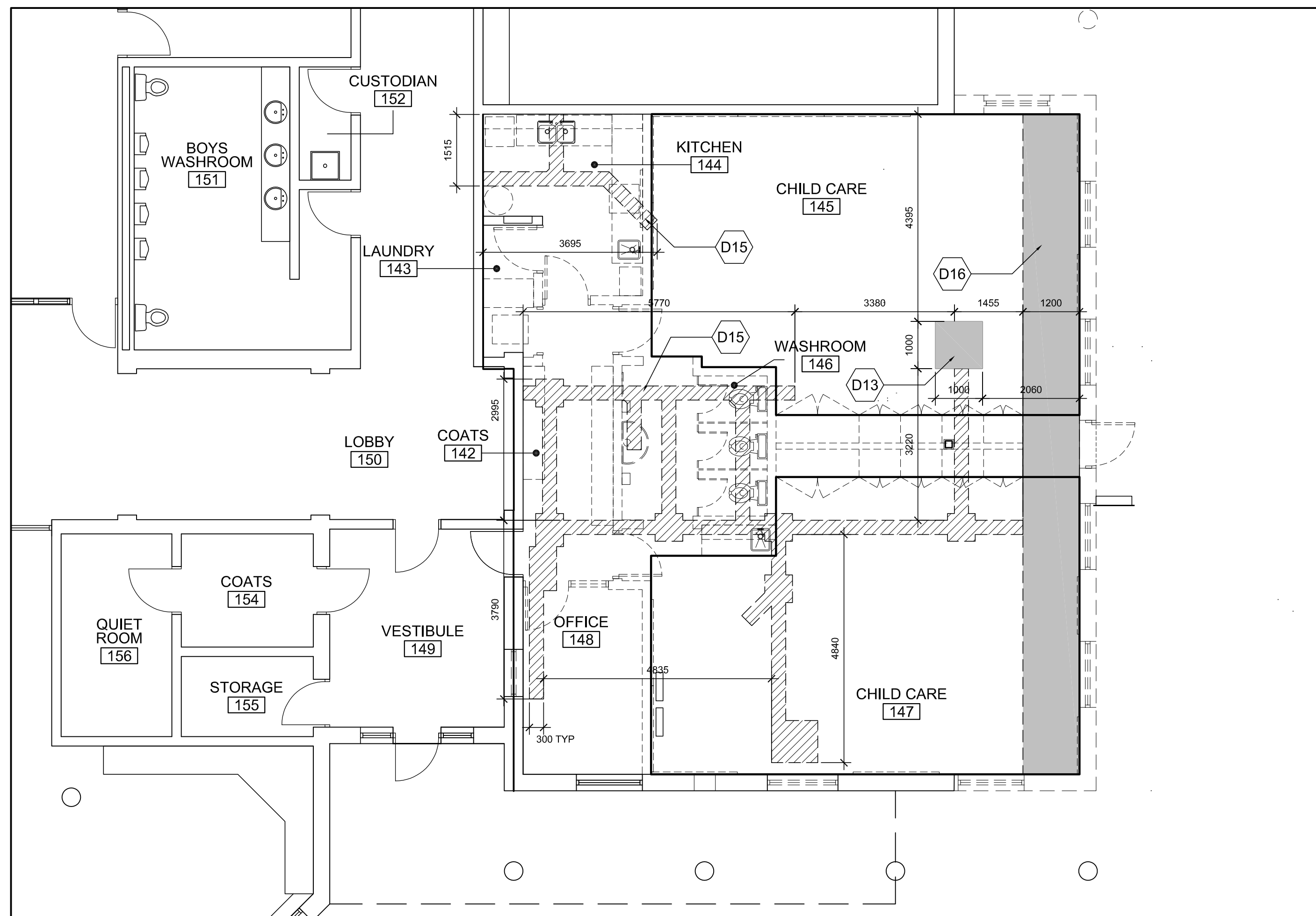
**DEMOLITION PLANS**

**GRGURIC  
ARCHITECTS  
INCORPORATED**

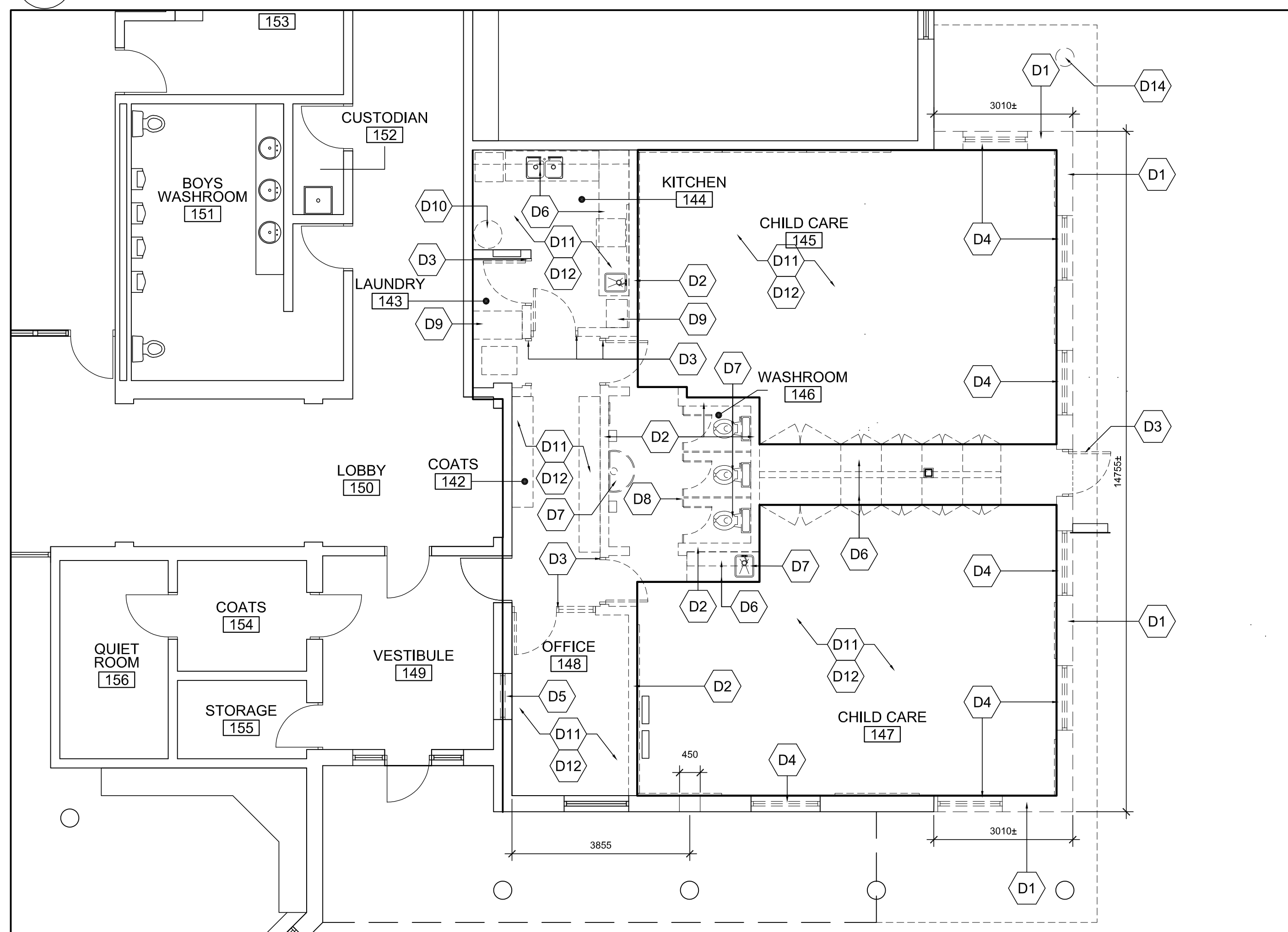


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SCALE:	PROJECT:
AS NOTED	<b>2022-08</b>
START DATE:	AUGUST 2022
DRAWN:	DRAWING:
D.W.	<b>A2.10</b>
CHECKED:	J.G.
PRINT DATE:	04/22/24



**2 FLOOR REMOVAL PLAN**  
SCALE 1:75



**1 DEMOLITION FLOOR PLAN**  
SCALE 1:75

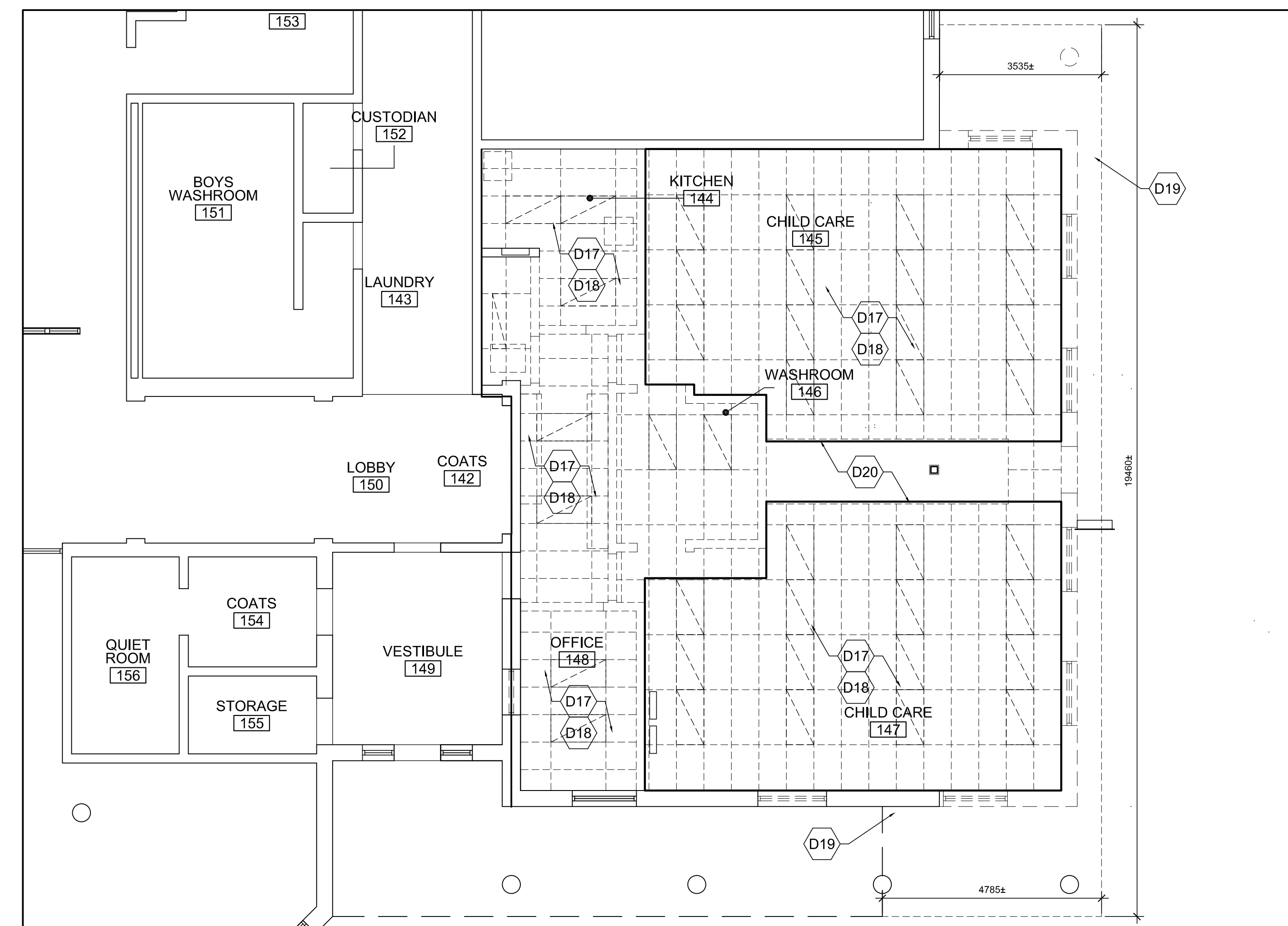
**GENERAL NOTES**

- COORDINATE AND VERIFY WITH THE OWNER ALL ITEMS TO BE SALVAGED, MOVED & STORED PRIOR TO DEMOLITION.
- CAUSE NO DAMAGE TO EXISTING CONSTRUCTION TO REMAIN. TAKE CARE NOT TO ENCRUCH ON ADJACENT OCCUPIED AREAS OR AREAS NOT WITHIN THE SCOPE OF WORK. PROTECT ALL EXISTING FINISHES, DOORS, FRAMES, ETC. WHICH ARE TO REMAIN. PATCH AND MAKE GOOD ALL EXISTING ADJACENT SURFACES FINISHES & MATERIALS WHERE DISTURBED BY NEW CONSTRUCTION AT NO EXTRA COST TO THE PROJECT.
- IF CONTRACTOR ENCOUNTERS ANY SUSPECTED ASBESTOS CONTAINING MATERIALS (ACM) MATERIALS, THEY ARE TO ADVISE ARCHITECT & CLIENT IMMEDIATELY FOR FURTHER CONFIRMATION & INSTRUCTIONS.
- ALL PATCHING AND REPAIRING OF SURFACES ARE NOT NECESSARILY SHOWN. PATCH AND REPAIR ALL EXISTING SURFACES SCHEDULED TO RECEIVE NEW FINISHES TO THAT ALL SURFACES WHEN COMPLETE RESEMBLE A NEW INSTALLATION.
- CONTRACTOR TO ALLOW FOR PATCHING AND REPAIR AND REFINISHING OF ALL EXISTING ADJACENT MATERIALS, SURFACES & FINISHES.
- CONTRACTOR TO ALLOW FOR PATCHING AND REPAIR OF ADJACENT MATERIALS AT ALL ELECTRICAL LIGHTING, EQUIPMENT, CONDUIT, RACEWAYS, MECHANICAL PLUMBING, PIPING, ETC. TO BE REMOVED, RELOCATED, REPLACED, INSTALLED, REFER TO ELECTRICAL DRAWINGS. PREPARE ALL SURFACES FOR NEW FINISHES.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING FLOOR FINISHES TO REMAIN, WALLS AND WALL MOUNTED EQUIPMENT FOR THE DURATION OF THE PROJECT.
- REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL DOCUMENTS FOR ASSOCIATED DEMOLITION.
- WHERE EXISTING SURFACES ARE DISTURBED DUE TO DEMOLITION OR ALTERATIONS, AND NOT REQUIRED TO BE COVERED WITH NEW FINISHES, SUCH SURFACES SHALL BE MADE GOOD TO MATCH EXISTING ADJACENT MATERIALS AND FINISHES.
- MAKE GOOD ALL MATERIALS AND FINISHES WHERE DISTURBED AND WHERE ALTERATIONS OCCUR. REFER TO ALL DOCUMENTS FOR EXTENT OF WORK REQUIRED. MAKING GOOD INCLUDES ALL WORK ASSOCIATED WITH THE REMOVAL OF EXISTING AND INSTALLATION OF NEW SERVICES, ETC. (EXAMPLES: PLUMBING / HEATING MODIFICATIONS IN EXISTING BUILDING, INSTALLATION OF NEW DUCTS IN EXISTING BUILDING, ETC.)
- WHERE EXISTING WALLS, PARTITIONS / FURRINGS, BUILDING FITMENTS, HOUSEKEEPING PADS, ETC. ARE BEING REMOVED, MAKE GOOD SUBSTRATES TO RECEIVE NEW SPECIFIED MATERIALS AND FINISHES.

**DEMOLITION NOTES**

- D1 EXISTING CONCRETE BLOCK W/ BRICK VENEER EXTERIOR WALL TO BE REMOVED AND DISPOSED OF TO EXTENT SHOWN. EXISTING POURED CONCRETE FOUNDATION WALL AND FOOTING TO BE REMOVED AND DISPOSED OF.
- D2 EXISTING CONCRETE BLOCK WALL TO BE REMOVED AND DISPOSED OF. PATCH AND REPAIR EXISTING WALLS AND FLOOR TO REMAIN AS REQUIRED AND MAKE READY TO RECEIVE NEW FINISHES.
- D3 EXISTING HOLLOW METAL DOOR, FRAME AND GLASS TO BE REMOVED AND DISPOSED OF. EXISTING PLAM WINDOW SILL TO BE REMOVED AND DISPOSED OF.
- D4 EXISTING ALUMINIUM WINDOW FRAMES AND GLASS TO BE REMOVED AND DISPOSED OF.
- D5 EXISTING HOLLOW METAL WINDOW FRAMES AND GLASS TO BE REMOVED AND DISPOSED OF. PATCH AND REPAIR EXISTING OPENINGS AS REQUIRED TO MAKE READY TO RECEIVE NEW WALL INFILL.
- D6 EXISTING MILLWORK TO BE REMOVED AND DISPOSED OF. PATCH AND REPAIR EXISTING SURFACES TO REMAIN AS REQUIRED TO MATCH READY TO RECEIVE NEW FINISHES.
- D7 EXISTING PLUMBING FIXTURES TO BE REMOVED AND DISPOSED OF. COORDINATE WITH MECHANICAL DRAWINGS.
- D8 EXISTING METAL TOILET PARTITIONS TO BE REMOVED AND DISPOSED OF. PATCH AND REPAIR SURFACES TO REMAIN AND MAKE READY TO RECEIVE NEW FINISHES.
- D9 EXISTING APPLIANCES TO BE REMOVED AND RETURNED TO OWNER.
- D10 EXISTING HOT WATER TANK TO BE REMOVED AND DISPOSED OF. REFER TO AND COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- D11 EXISTING WALL HUNG ITEMS (EG DRAPES, TACK BOARDS, CHALK BOARDS, ETC.) TO BE REMOVED AND DISPOSED OF. PATCH AND REPAIR EXISTING SURFACES TO REMAIN AND MAKE READY TO RECEIVE NEW FINISHES.
- D12 EXISTING FLOORING TO BE REMOVED AND DISPOSED OF. GRIND EXISTING CONCRETE FLOOR SLAB TO REMOVE ANY ADHESIVES AND MAKE SURFACE READY TO RECEIVE NEW FLOOR FINISH.
- D13 CUT, REMOVED AND DISPOSE OF EX CONCRETE FLOOR SLAB (APPROX 100mm THK). REMOVE EX FILL FROM BELOW SLAB TO ALLOW FOR THE INSTALLATION OF NEW COLUMN FOOTING AND PIER. REFER TO AND COORDINATE WITH STRUCTURAL DRAWINGS.
- D14 EXISTING CONCRETE COLUMN AND FOOTING TO BE REMOVED AND DISPOSED OF.
- D15 CUT, REMOVED AND DISPOSE OF EX CONCRETE FLOOR SLAB (APPROX 100mm THK). REMOVE EX FILL FROM BELOW SLAB TO ALLOW FOR THE REMOVAL OR INSTALLATION OF NEW UNDERGROUND PLUMBING. REFER TO AND COORDINATE WITH MECHANICAL DRAWINGS.
- D16 CUT, REMOVED AND DISPOSE OF EX CONCRETE FLOOR SLAB (APPROX 100mm THK). REMOVE EX FILL FROM BELOW SLAB TO ALLOW FOR THE REMOVAL OF THE EXISTING FOUNDATION WALL AND FOOTING. REFER TO AND COORDINATE WITH STRUCTURAL DRAWINGS.

- D17 EX SUSPENDED CEILING, GRID, WALL ANGLES AND HANGING WIRES TO BE REMOVED AND DISPOSED OF. PATCH AND REPAIR WALLS TO REMAIN WHERE WALL ANGLE WAS REMOVED AND MAKE READY TO RECEIVE NEW WALL FINISH.
- D18 EX LIGHTS TO BE REMOVED AND DISPOSED OF. REFER TO AND COORDINATE WITH ELECTRICAL DRAWINGS.
- D19 EX METAL FRAMED CANOPY AND SOFFIT TO BE REMOVED AND DISPOSED OF. REFER TO AND COORDINATE WITH STRUCTURAL DRAWINGS.
- D20 EX GYPSUM BOARD BULKHEAD AND STUD FRAMING TO BE REMOVED AND DISPOSED OF.
- D21 REMOVE AND DISPOSE OF EXISTING CONCRETE BLOCK AND FACE BRICK FOR NEW MECHANICAL OPENING. APPROXIMATE SIZE OF OPENING IS 450mm X 300mm. TOP OF OPENING TO BE LOCATED 2745mm ABOVE EXISTING FLOOR SLAB.



**3 DEMOLITION REFLECTED CEILING PLAN**  
SCALE 1:75