



Planning & Building Safety Department
638 Princess Avenue, Brandon MB. R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Variance to Zoning By-law No. 7124

Name of Property Owner: Horizon Real Estate LTD
Name of Applicant: Sang Yi, ViaSat Inc
Civic Address of Property: 1020 20th Street, City of Brandon, Manitoba R7B 1M8 Canada
Legal Description of Property: Lot 61 Block 2 Plan 148SE 15-10-19W PT SOUTH OF PLAN 265.5 & Lot 62 Block 2 Plan 148SE 15-10-19W S OF PL 265.5 EX E33' & PCL B PL 55555

References:

BAPD Development Plan By-law No. 95/01/12
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 7124

Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Variance Request(s):

To increase the height of the fenced in compound from approximately 1830 mm (6 ft) to approximately 2130 mm (7 ft). To install 305 mm (1 ft) of barbed wire at the top of the fence of the compound.

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant: Sang Yi Date: 18 APRIL 2017
Address: 2040 E Technology Circle, Tempe, AZ Postal Code: 85284
Phone No.: (Primary) 480-848-6597 (Secondary) 480-503-5679
Email Address: sang.yi@viasat.com

Signature of Owner: Kelvin Date: April 19
Address: 1040 20th Street, Brandon, MB Postal Code: R7B 1M8
Phone No.: (Primary) 204-727-1736 (Secondary) _____
Email Address: kelvino@horizonbuilders.ca

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, PIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: [Signature] Planning File No.: V-04-17-B CityView No.: PLVA 2017000039
Date Application Received: May 26, 2017 Payment Date: May 26, 2017 Receipt No.: 17-5346 Amount: \$ 625 (575 + 50)
Variance - Application
REV 01/2016



Planning & Building Safety Department
638 Princess Avenue, Brandon MB. R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.bradon.ca/planning

Letter of Authorization

Date: 18 Apr 2017

To: City of Brandon
Planning & Building Safety Department
421 – 9th Street
Brandon, MB
R7A 4A9

RE: 1020 20th Street, City of Brandon, Manitoba R7B 1M8 Canada (address or legal description of application)

I (We) hereby give authorization to:

Sang Yi, ViaSat Inc (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

Kelvin Orr

Name (Print)

Name (Signed)

April 19/17

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

May 23, 2017

City of Brandon Planning & Building Safety Department
638 Princess Ave.,
Brandon MB R7A 0P3
Andrew Mok
Heritage Planner

Re: ViaSat Inc. Letter of Intent for Variance Request to Zoning By-law No. 7124

ViaSat Inc. (the "Applicant"), is requesting a variance to increase the height of their fenced compound from approximately 1830mm (6ft) to approximately 2130mm (7ft) in height and installation of 305mm (1ft) of barbed wire at the top of the fenced compound (the "Proposed Request"). The satellite antenna facility is located at 1020 20th Street, City of Brandon, Manitoba R7B 1M8 Canada (the "Development Location"). The existing satellite antenna facility is located on the north central portion of property directly adjacent to railroad tracks and an existing telecommunications tower. The existing ViaSat Satellite facility consists of (1) one satellite dish, multiple equipment cabinets, a generator, electrical panel and backboard.

ViaSat is requesting a variance under By-Law 7124, Part II, Division 2, Sec. 24 for Permitted Obstructions in Required Yards in the "I" Zoning District. Per tables 1 and 2 of Section 24, fencing within the required yards of any parcel zoned IR is limited to a maximum height of 1.8m. As noted above, ViaSat is proposing a new fence height of 2.13m with 0.305m of barbed wire on top. An increase of approximately 18% above the allowed maximum fence height plus the addition of 0.305m of barbed wire.

Per Section 91(1) of The Planning Act, ViaSat's proposed variance request meets the four criteria accordingly:

1. Will it be compatible with the general nature of the surrounding area?

The development location abuts a Rail Road Right-of-Way and is located amongst similarly zoned parcels and land uses. Chain-link fencing furnished with barbed wire is currently existing on the development location and on adjacent parcels. ViaSat finds that their proposed request is consistent with this criteria.

2. Will it not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?

The additional increase in fence height is to ensure public safety for surrounding area. Keeping children and other individuals away from the existing satellite will be accomplished through a higher overall fence furnished with barbed wire. ViaSat finds that their proposed request is consistent with this criteria.

3. Is it the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property?

This is an existing Satellite facility with an existing chain-link fence securing only the lease area around the facility itself. ViaSat is requesting the minimum increase in fence height necessary to make the facility safe and secure from vandalism or trespassing. All other fencing in/around the development location will remain the same height. ViaSat finds that their proposed request is consistent with this criteria.

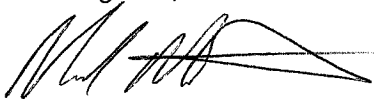
4. Is it generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

The proposed request does not require variance from any other by-law within the City of Brandon and ViaSat finds that their proposed request is consistent with this criteria.

On behalf of ViaSat, we submit that this proposed request meets all four (4) criteria listed and is in accordance with all other by-laws. This proposed request is to ensure public safety by limiting access to the existing satellite facility, further reducing harm or vandalism that may occur.

Thank you for taking the time to read this request. Please contact me with any further questions or concerns.

Best regards,



Michael Bortz

Project Manager

NETWORK BUILDING + CONSULTING

6095 Marshalee Drive | Suite 300 | Elkridge, MD | 21075
P 410.712.7092 x 1004 | M 301.233.1664 | networkbuilding.com



AFTERBURNER 2 BRANDON (4.1M ANTENNA)

1020 20TH STREET
CITY OF BRANDON
MANITOBA R7B 1M8
CANADA



Know what's below.
Call before you dig.

SITE INFORMATION

SCOPE OF WORK: PROJECT CONSISTS OF MODIFYING AN EXISTING SATELLITE ANTENNA FACILITY.

SITE ADDRESS: 1020 20TH STREET
CITY OF BRANDON

LATITUDE (NAD 83): 49°50'3.0084" N
LONGITUDE (NAD 83): 99°58'0.0552" W

GROUND ELEVATION: 1,281' AMSL (NAVD 88)

JURISDICTION: CITY OF BRANDON

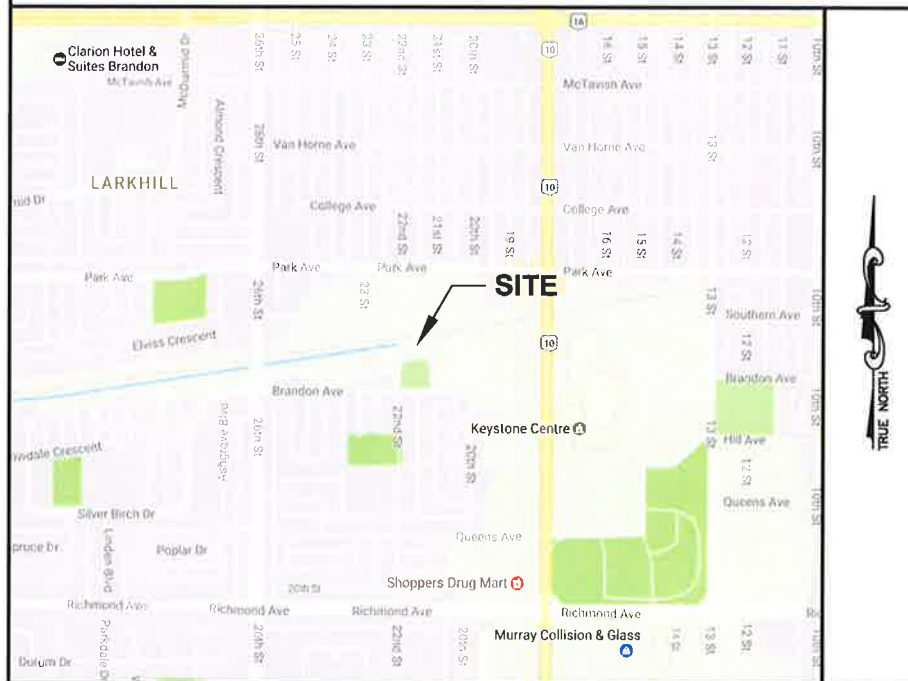
BLOCK NUMBER: 2
LOT NUMBER: 61/62
PLAN NUMBER: 148

CLASSIFICATION: COMMUNICATION FACILITY

FROST DEPTH: 72"

SITE ID: BRANDON

VICINITY MAP



DRAWING INDEX

T-1	TITLE SHEET
C-1	OVERALL SITE PLAN
C-2	COMPOUND PLAN
C-3	ELEVATION
C-4	CONSTRUCTION DETAILS & NOTES
GN-1	GENERAL NOTES

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

APPROVAL BLOCK

PROPERTY OWNER	DATE	<input type="checkbox"/>	APPROVED	<input type="checkbox"/>	APPROVED AS NOTED	<input type="checkbox"/>	DISAPPROVED/REVISE
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZONING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROJECT TEAM

APPLICANT: VIASAT, INC.
6155 EL CAMINO REAL
CARLSBAD, CA, 92009
U.S.A.
(760) 476-2200

PROJECT MANAGEMENT FIRM: NETWORK BUILDING + CONSULTING
1777 SENTRY PARKWAY WEST
VEVA 17, SUITE 210
BLUE BELL, PA, 19422
U.S.A.
(267) 460-0122

ENGINEERING FIRM: NB+C ENGINEERING SERVICES, LLC.
1777 SENTRY PARKWAY WEST
VEVA 17, SUITE 210
BLUE BELL, PA, 19422
U.S.A.
(267) 460-0122

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL CODES AS ADOPTED BY THE LOCAL JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

- BUILDING: NATIONAL BUILDING CODE OF CANADA - 2010
- STRUCTURAL: NATIONAL BUILDING CODE OF CANADA - 2010
- ELECTRICAL: MANITOBA ELECTRICAL CODE, 12TH EDITION
- LIGHTNING: CAN/CSA-B72 (LAST EDITION)



NB+C ENGINEERING SERVICES, LLC.
1777 SENTRY PARKWAY WEST
VEVA 17, SUITE 210
BLUE BELL, PA 19422
(267) 460-0122



AFTERBURNER 2
6155 EL CAMINO REAL
CARLSBAD, CA 92009
(760) 476-2200

BRANDON
1020 20TH STREET
CITY OF BRANDON
MANITOBA R7B 1M8
CANADA

REVISIONS

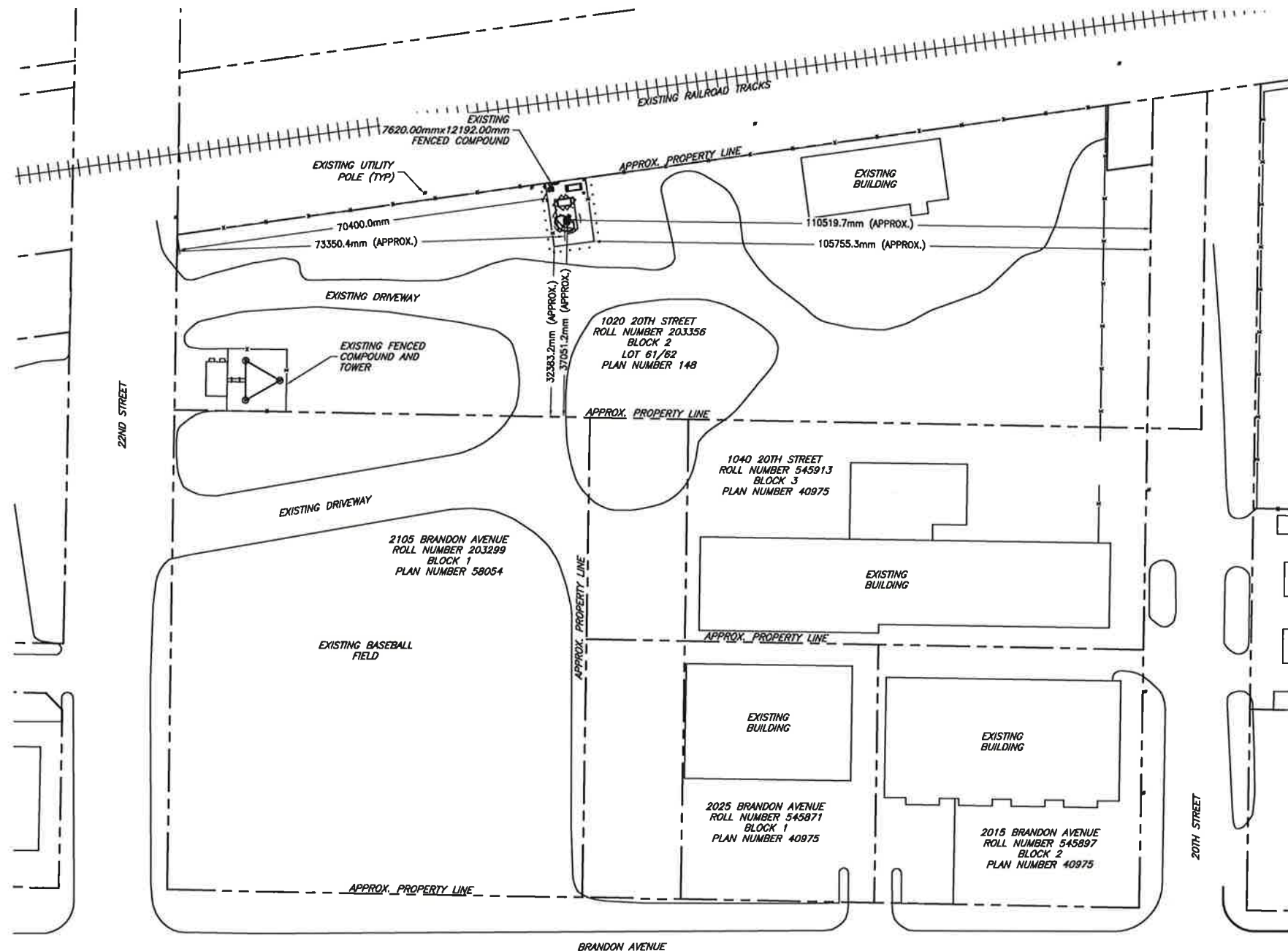
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B	03/22/17	REVISED PER COMMENTS	KRK
A	03/20/17	PRELIMINARY CDs	CH



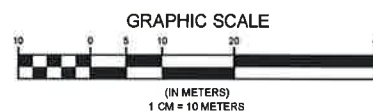
180 BURYAL PLACE
WINDSOR, ONTARIO
CANADA N9A 1B6
PHONE: 519-251-1800 FAX: 519-251-1801
WWW.WSP.COM

TITLE SHEET

T-1



1 OVERALL SITE PLAN
C-1 SCALE: 1:1000



GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
8. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
9. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
10. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
11. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
12. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
13. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
14. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.

ENGINEER



APPLICANT



SITE INFORMATION

BRANDON
1020 20TH STREET
CITY OF BRANDON
MANITOBA R7B 1M8
CANADA

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
C	04/20/17	REVISED PER COMMENTS	JJ
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PROFESSIONAL STAMP



ENGINEER



1800 BURT & PALACE
WINDYBUSH AVENUE
CANADA R7B 1M8
PHONE: 204-710-1100 FAX: 204-614-0804
WWW.WSP.COM

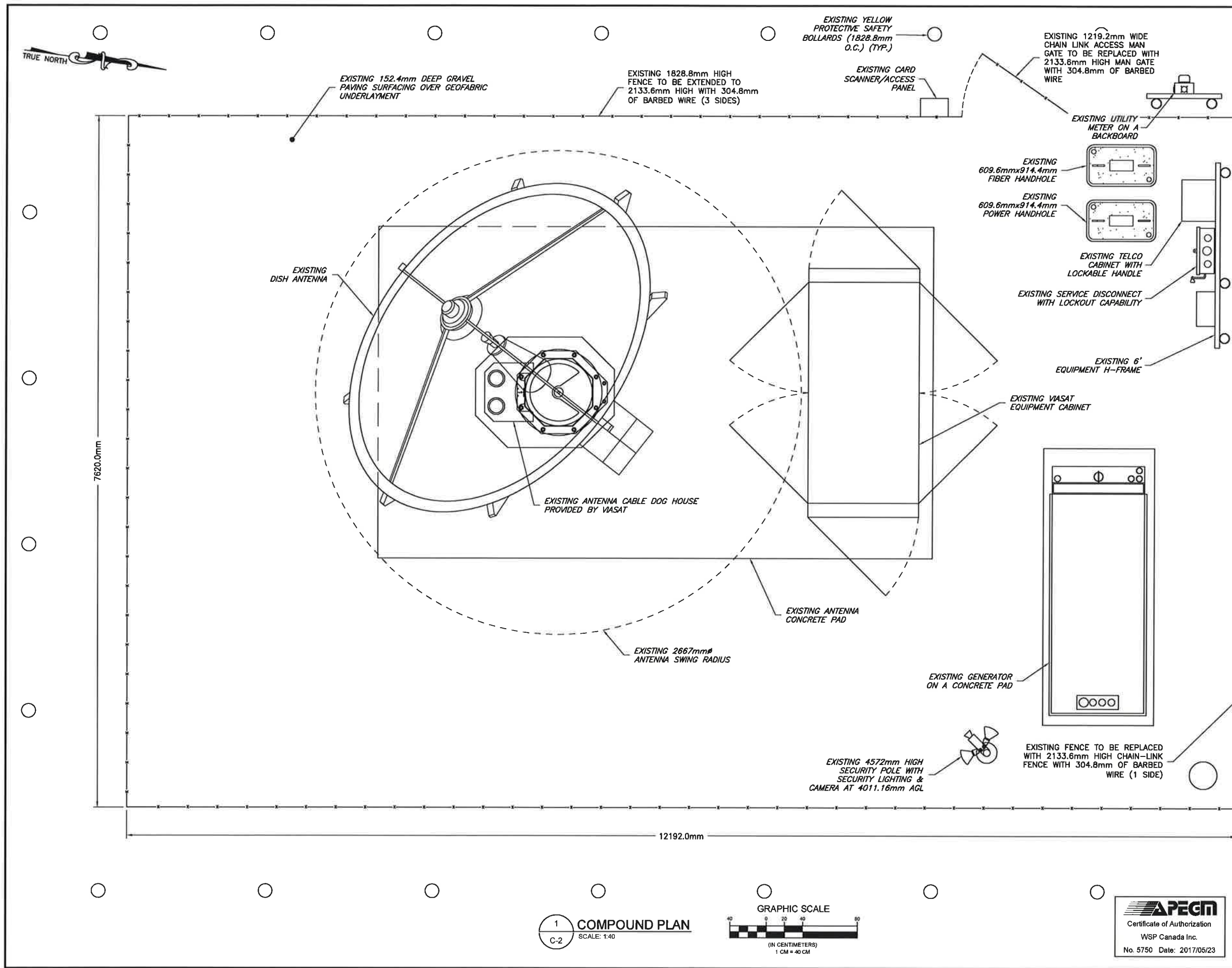
SHEET TITLE

OVERALL
SITE PLAN

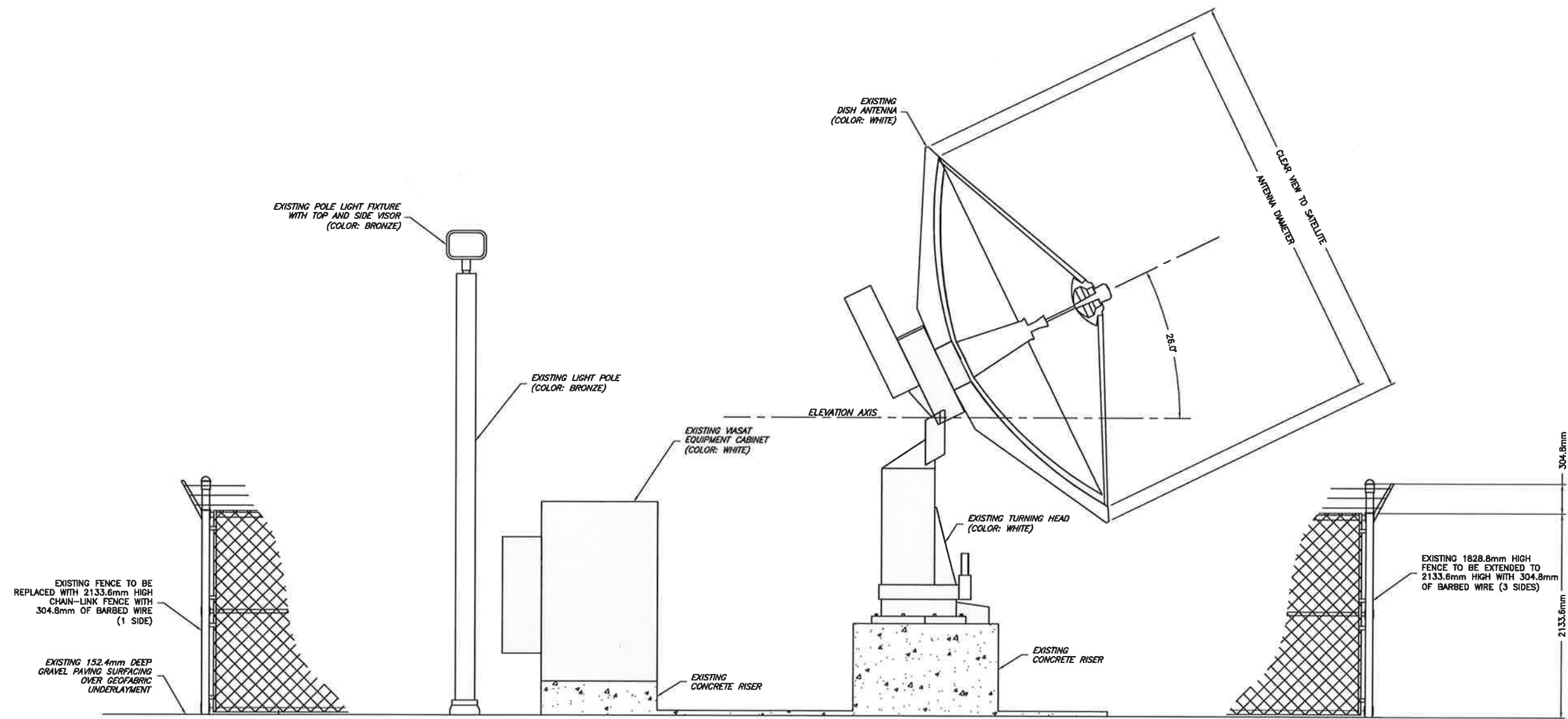
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C-1



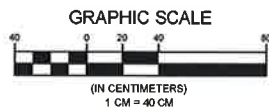


ENGINEER	NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 1777 SENTRY PARKWAY WEST DUBLIN, PA 19022 (267) 465-0122																				
APPLICANT	ViaSat AFTERBURNER 2 6155 EL CAMINO REAL CARLSBAD, CA 92009 (760) 476-2200																				
SITE INFORMATION	BRANDON 1020 20TH STREET CITY OF BRANDON MANITOBA R7B 1M8 CANADA																				
DESIGN RECORD	<table border="1"><thead><tr><th colspan="4">REVISIONS</th></tr><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td>C</td><td>04/20/17</td><td>REVISED PER COMMENTS</td><td>JJ</td></tr><tr><td>B</td><td>03/22/17</td><td>REVISED PER COMMENTS</td><td>KFK</td></tr><tr><td>A</td><td>03/20/17</td><td>PRELIMINARY CDS</td><td>CH</td></tr></tbody></table>	REVISIONS				REV	DATE	DESCRIPTION	BY	C	04/20/17	REVISED PER COMMENTS	JJ	B	03/22/17	REVISED PER COMMENTS	KFK	A	03/20/17	PRELIMINARY CDS	CH
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PROFESSIONAL STAMP																					
ENGINEER	wsp 190 BAYVIEW PLACE WINDSOR, ONTARIO CANADA N9A 1B8 PHONE: 519-253-1200 FAX: 519-253-1201 WWW.WSP.CAN																				
SHEET TITLE	COMPOUND PLAN																				
SHEET NUMBER	C-2																				



NOTE: ALL CONCRETE PADS OR RISERS
ARE GREY IN COLOR UNLESS NOTED
OTHERWISE

1
C-3
ELEVATION
SCALE: 1:40



APEGM
Certificate of Authorization
WSP Canada Inc.
No. 5750 Date: 2017/05/23

ENGINEER

NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
1777 SENTRY PARKWAY WEST
DUBLIN, MA 01922
(508) 480-0122

APPLICANT

ViaSat
AFTERBURNER 2
6155 EL CAMINO REAL
CARLSBAD, CA 92009
(760) 476-2200

SITE INFORMATION

BRANDON
1020 20TH STREET
CITY OF BRANDON
MANITOBA R7B 1M8
CANADA

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PROFESSIONAL STAMP



ENGINEER

wsp
180 BUFFLE PLAZA
WINDYBUSH, MANITOBA
CANADA S2W 2B9
PHONE: 204-478-1800 FAX: 204-478-1804
WWW.WSP.COM

SHEET TITLE

ELEVATION

SHEET NUMBER

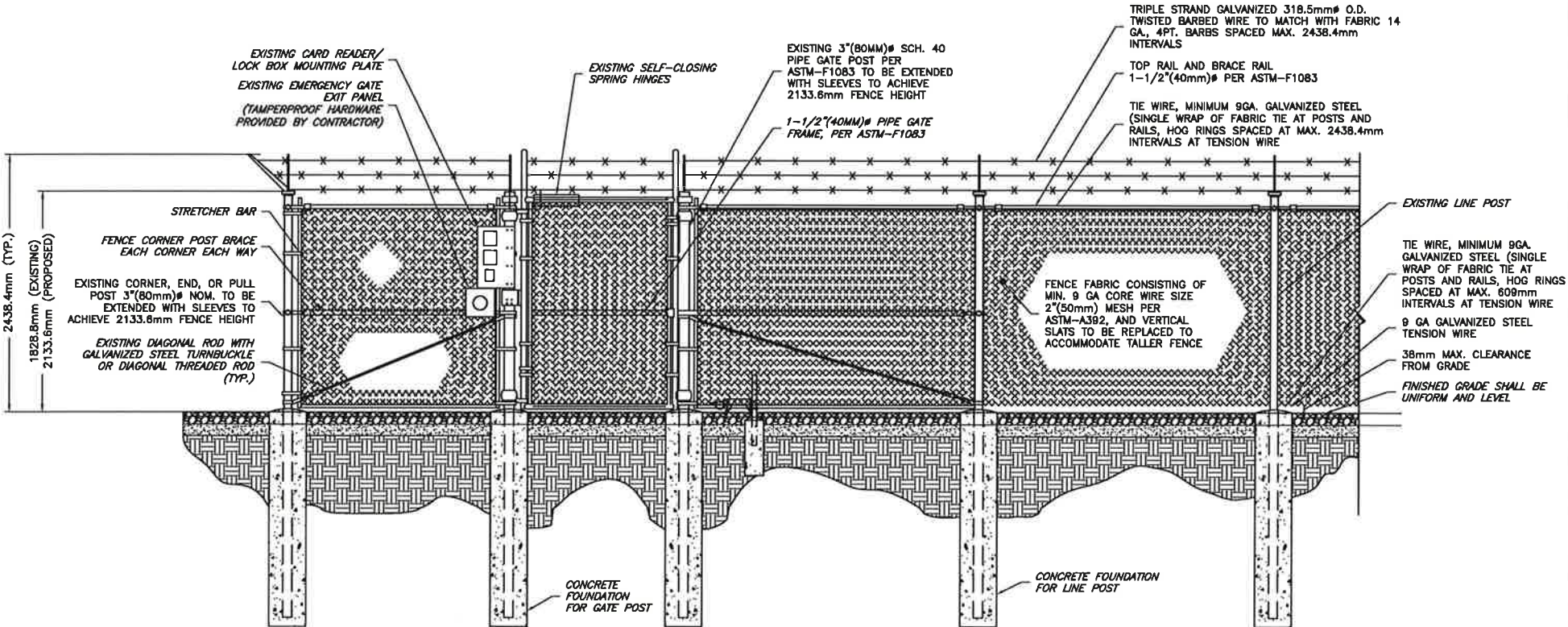
C-3

GENERAL NOTES

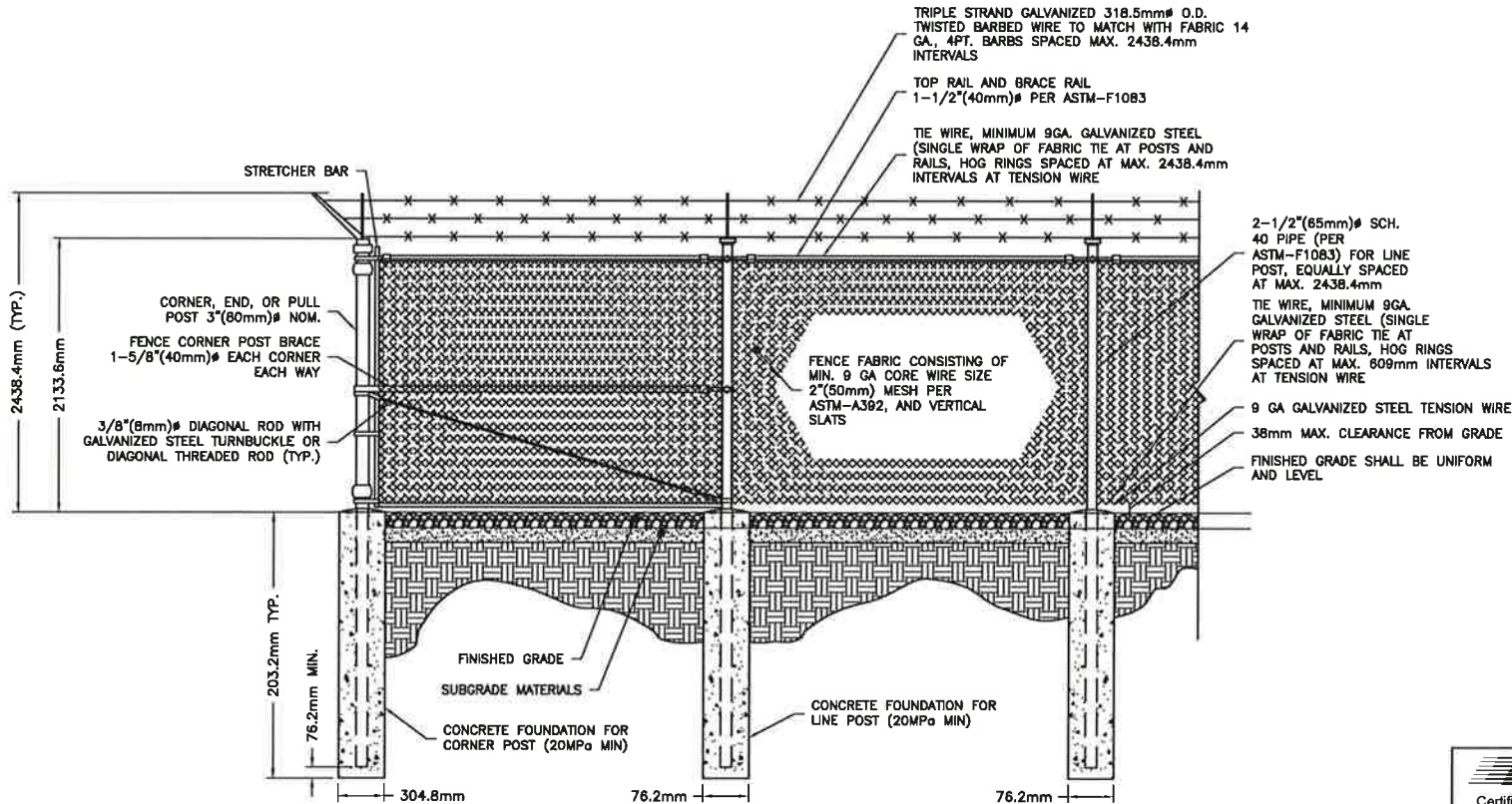
1. WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY CONTRACTOR.
2. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE THAT COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.
3. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANTS OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO BETTER THAN NEW CONDITION.
5. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
6. WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
7. WHERE NEW PAVING, CONCRETE SIDEWALKS, OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MEET THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
8. THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
9. PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER OR OTHER PROJECTS OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
10. IF CONTRACTOR OR SUBCONTRACTOR FIND IT NECESSARY TO DEViate FROM ORIGINAL APPROVED PLANS THEN IT IS THE CONTRACTOR AND SUBCONTRACTORS RESPONSIBILITY TO PROVIDE THE ENGINEER WITH (4) COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH WORK. IN ADDITION THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
11. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, OR SUBCONTRACTOR, AND OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE: IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE) STRONGER OR LARGER PIPING, INCREASED QUALITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/ PROPOSAL. THESE DOCUMENTS ARE MEANT TO BE A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
12. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUCTED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ENGINEER AND THE CONTRACTOR.

COMPOUND NOTES

1. THE MINIMUM LOWEST FLOOR ELEVATION SHALL NOT BE LESS THAN 1' ABOVE CROWN OF ROAD OR THE FEDERAL AND/OR COUNTY FLOOD CRITERIA ELEVATION, WHICHEVER IS HIGHER. CONTRACTOR SHALL SUBMIT AN ELEVATION CERTIFICATION (IF REQUIRED BY THE JURISDICTION) UPON COMPLETION.
2. WORK OUTSIDE OF THE PROPERTY LINE INCLUDED IN THIS SET OF DRAWING SHALL BE, BUT NOT LIMITED TO, DRIVEWAYS, SODDING TO ASPHALT LINE AND UTILITY CONNECTIONS.
3. EXISTING TREES WITHIN CONSTRUCTION FOOTPRINT SHALL BE REMOVED AND PROPERLY DISPOSED OF. CONTRACTOR SHALL PROCURE PERMIT PRIOR TO REMOVAL.
4. CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL UTILITY SERVICE CONNECTION LOCATIONS PRIOR TO SUBMITTING BID AND PROCEEDING WITH WORK. IT IS RECOMMENDED THAT THE CONTRACTOR VISIT THE SITE AND VERIFY ALL DIMENSIONS AND NOTES BEFORE SUBMITTING BID AND PROCEEDING WITH WORK.
5. IN ORDER TO AVOID ANY CONFLICTS, CONTRACTOR SHALL COORDINATE ALL HIS PRACTICAL TRADES.
6. RE-COMPACT SUBGRADE TO 90% CAUSED BY ANY DISTURBED EARTH/SUBGRADE INSTALLATION.



1 FENCE MODIFICATION DETAIL
C-4 NTS



2 PROPOSED FENCE DETAIL
C-4 NTS



ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER



NB+C ENGINEERING SERVICES, LLC.
1777 SEVENTH AVENUE WEST
DUBLIN, OHIO 43017
(614) 489-0122



AFTERBURNER 2

6155 EL CAMINO REAL
CARLSBAD, CA 92009
(760) 476-2200

BRANDON
1020 20TH STREET
CITY OF BRANDON
MANITOBA R7B 1M8
CANADA

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A	03/20/17	PRELIMINARY CDs	CH



WSP CONSULTING
WSP CANADA INC.
10000 100 AVE. S.W.
CALGARY, ALBERTA T2C 1A1
PHONE: 403.243.8800 FAX: 403.243.8801
WWW.WSP.CAN

CONSTRUCTION
DETAILS
&
NOTES

C-4

GENERAL NOTES

1. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC., IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR THE SAME. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES.
3. THE CONTRACTOR SHALL USE AN ADEQUATE NUMBER OF SKILLED WORKERS, WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.
4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THE PROJECT.
5. SITE GROUNDING SHALL COMPLY WITH MOTOROLA R56 ENERGY GROUNDING STANDARDS, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT, THEY SHALL GOVERN. GROUNDING SHALL BE COMPLETED BEFORE ERECTION.
6. ALL WORK SHALL COMPLY WITH MANITOBA'S WORKPLACE SAFETY AND HEALTH REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION, AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY TRANSPORT CANADA CIVIL AVIATION (TCCA), IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.
7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
8. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A MINIMUM OF 24 HOURS OF NOTICE SHOULD BE GIVEN. CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH UTILITY COMPANIES.
10. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE SPECIFICATIONS AND DRAWINGS/ANALYSIS. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF THE TOTAL BID PACKAGE & ALL VIASAT SUPPORT DOCUMENTS PRIOR TO BID SUBMITTAL.
11. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
13. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE KEPT TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASED PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.
14. ALL SUITABLE BORROW MATERIAL FOR BACKFILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.
15. SEEDING AND MULCHING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A ONE YEAR PERIOD.
16. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS, ETC., BETWEEN THE WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO NETWORK BUILDING AND CONSULTING UPON COMPLETION OF THE PROJECT.

FOUNDATION EXCAVATION AND GRADING NOTES:

1. ALL CUT AND FILL SLOPES SHALL BE 3 : 1 MAXIMUM.
2. ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUND WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED IF REQUIRED.
3. CONCRETE FOUNDATIONS SHALL NOT BE PLACES ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
4. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLER WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
5. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACK FILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
6. ALL BACKFILLING SHALL (1) USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAYS, SAND AND GRAVEL, OR SOFT SHALE, (2) BE FREE FROM CLODS OR STONE OVER 2-1/2" MAXIMUM DIMENSIONS, AND (3) BE PLACED IN LAYERS AND COMPACTED.
7. SITE FILL MATERIAL AND FOUNDATION BACK FILL SHALL BE PLACED IN LAYERS, MAXIMUM 6" (150mm) DEEP BEFORE COMPACTION. EACH LAYER SHALL BE SPRINKLED IF REQUIRED AND COMPACTED BY HAND OR MACHINE TAMPERS TO 95% OF MAXIMUM DENSITY, AT THE OPTIMUM MOISTURE CONTENT OF $\pm 2\%$ AS DETERMINED BY THE ASTM DESIGNATION D-698, UNLESS OTHERWISE APPROVED. SUCH BACKFILL SHALL NOT BE PLACED BEFORE 3 DAYS AFTER PLACEMENT OF CONCRETE.
8. THE FOUNDATION AREA SHALL BE GRADED TO PROVIDE WATER RUNOFF AND PREVENT WATER FROM STANDING. THE FINAL GRADE SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE FOUNDATION AREA (UP TO 1 FOOT OUTSIDE THE FENCE OR GROUND SYSTEM PERIMETER) AND SHALL BE COVERED WITH A GEOTEXTILE FABRIC MIRAF 500X OR APPROVED EQUAL TO PREVENT REOCCURRENCE OF VEGETATIVE GROWTH, AND THEN SHALL BE COVERED WITH 4" (101mm) DEEP COMPACTED STONE, GRAVEL OR MATCH EXISTING COMPOUND MATERIAL.
9. THE CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, CITY, COUNTY, AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS FROM LEAVING THE CONSTRUCTION AREA. THEY MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
10. FILL PREPARATION: REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL, MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIAL FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW STROP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACES. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO REQUIRED DEPTH, PULVERIZE, MOISTURE CONDITION OR AERATE SOIL, AND RECOMPACT TO REQUIRED DENSITY.
11. REPLACE EXISTING SURFACING ON AREAS FROM WHICH EXISTING SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. PROPOSED SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT SURFACES AND SHALL BE OF THE SAME THICKNESS. SURFACES AND GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. SURFACING MATERIAL SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE.
12. PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR ANY DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS.
13. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE PROPERTY OWNER SO TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
15. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
16. RIPRAP SHALL BE CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY, AND FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCE.



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SITE INFORMATION

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CANADA

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
C	04/20/17	REVISED PER COMMENTS	JJ
B	03/22/17	REVISED PER COMMENTS	KRK
A	03/20/17	PRELIMINARY CDs	CH

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SHEET TITLE

GENERAL NOTES

SHEET NUMBER

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