

DELEGATED APPROVAL FORM
DEPUTY CITY MANAGER, INTERNAL CORPORATE SERVICES
DIRECTOR OF REAL ESTATE SERVICES

TRACKING NO.: 2017-277

<input checked="" type="checkbox"/>	Approved pursuant to the Delegated Authority contained in Executive Committee Item EX43.7 entitled " Delegation of Authority in Certain Real Estate Matters " adopted by City Council on May 11 and 12, 2010 (Confirmatory By-law No. 532-2010, enacted on May 12, 2010), as amended by GM24.9 entitled " Minor Amendments to Delegation of Authority in Certain Real Estate Matters " adopted by City Council on October 8, 9, 10 and 11, 2013 (Confirmatory By-Law No. 1234-2013, enacted on October 11, 2013), as amended by DAF 2013-307 and DAF 2014-087; and further amended by EX44.22 entitled " Strategic Property Acquisitions " adopted by City Council on August 25, 26, 27 and 28, 2014 (Confirmatory By-law No. 1074-2014, enacted on August 28, 2014), and further amended by GM16.16 entitled " Transit Shelter Property Acquisitions " adopted by City Council on December 13, 14 and 15, 2016 (Confirmatory By-Law No. 1290-2016, enacted on December 15, 2016).												
<input type="checkbox"/>	Approved pursuant to the Delegated Authority contained in Executive Committee Item EX33.44 entitled " Union Station Revitalization Implementation and Head Lessee Selection " adopted by City Council on August 5 and 6, 2009. City Council confirmatory By-law No. 749-2009, enacted on August 6, 2009.												
Prepared By:	Jin Han	Division:	Real Estate Services										
Date Prepared:	October 17, 2017	Phone No.:	(416) 338-1297										
Purpose	To obtain authority to amend the lease, dated December 15, 1932, between the City of Toronto (the "City") as landlord and Her Majesty the Queen in Right of Canada, as represented by the Minister of National Defence (the " Tenant "), as previously amended and assigned (collectively referred to as the " Lease "), to allow the Tenant to install and maintain a decommissioned and demilitarized light armoured vehicle, mounted on a reinforced concrete base (the " LAV III Monument "), on the demised premises at Fort York Armoury located at 660 Fleet Street as a permitted use under the Lease.												
Property	Premises at 660 Fleet Street shown on the location map and shown as Part 1 on the survey plan attached as Appendix "A" (the " Demised Premises ").												
Actions	<ol style="list-style-type: none"> 1. Authority be granted for the City to enter into a Lease Amendment Agreement with the Tenant, substantially on the terms and conditions outlined herein, and on such other or amended terms and conditions deemed appropriate by the Deputy City Manager, Internal Corporate Services, and in a form satisfactory to the City Solicitor. 2. The Deputy City Manager, Internal Corporate Services, or her successor or designate, shall administer and manage the Lease Amendment Agreement, including the provision of any consents, certificates, approvals, waivers, notices and notices of termination, provided that the Deputy City Manager, Internal Corporate Services, may at any time, refer consideration of such matters to City Council for its determination and direction. 3. The appropriate City Officials are authorized and directed to take the necessary action to give effect thereto. 												
Financial Impact	There is no financial impact to the City The Acting Chief Financial Officer has reviewed this DAF and agrees with the financial impact information.												
Comments	<p>In 1932, The Corporation of the City of Toronto leased certain lands at 660 Fleet Street to the 14th Infantry Brigade Armouries Association for a term of 99 years, commencing on November 1, 1932, at a rental rate of \$1.00 per annum, for the purpose of constructing an armoury building. The Lease has been amended by the parties a number of times and in 1934 it was assigned to the Tenant.</p> <p>On January 31, 2017, City Council adopted Item MM24.33 and authorized the acceptance of a donation of a LAV III Monument to the City, facilitated by Canada Company, to encourage the recognition of the contributions and sacrifices of Canadian soldiers during the 2001-2014 Afghanistan conflict. City Council's authorization was subject to a number of conditions, including selection by the City of an appropriate public site and agreement by the donor that it would be responsible for all costs associated with the delivery and installation of the LAV III Monument.</p> <p>Since that time, Canada Company has been in discussions with staff of the Department of National Defence and they have agreed that the LAV III Monument will instead be donated to the Department of National Defence, for installation on the Demised Premises, at no cost to the City. As the Lease does not currently permit the installation of a LAV III Monument on the Demised Premises, it is necessary to enter into the Lease Amendment Agreement to provide for the installation and maintenance of the LAV III Monument as a permitted use under the Lease.</p>												
Terms	Refer to Appendix "B" – Major Terms & Conditions of Lease Amendment Agreement. Refer to Appendix "C" – Monument Plans & Specifications for further details about the LAV III Monument.												
Property Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>19 – Trinity Spadina</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td></td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	19 – Trinity Spadina	Assessment Roll No.:		Approximate Size:		Approximate Area:		Other Information:	
Ward:	19 – Trinity Spadina												
Assessment Roll No.:													
Approximate Size:													
Approximate Area:													
Other Information:													

A.	Director of Real Estate Services has approval authority for:	Deputy City Manager, Internal Corporate Services has approval authority for:
<p>1. Acquisitions:</p> <p>2. Expropriations:</p> <p>3. Issuance of RFPs/REOLs:</p> <p>4. Permanent Highway Closures:</p> <p>5. Transfer of Operational Management to ABCDs:</p> <p>6. Limiting Distance Agreements:</p> <p>7. Disposals (including Leases of 21 years or more):</p> <p>8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan: N/A</p> <p>9. Leases/Licences (City as Landlord/Licensor):</p> <p>10. Leases/Licences (City as Tenant/Licensee):</p> <p>11. Easements (City as Grantor):</p> <p>12. Easements (City as Grantee):</p> <p>13. Revisions to Council Decisions in Real Estate Matters:</p> <p>14. Miscellaneous:</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$1 Million.</p> <p>Delegated to a more senior position.</p> <p>Delegated to a more senior position.</p> <p>Delegated to a more senior position.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p>Delegated to a more senior position.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$1 Million;</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$1 Million.</p> <p><input type="checkbox"/> (a) Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> (b) When closing road, easements to pre-existing utilities for nominal consideration.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$1 Million.</p> <p><input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and may include increase not to exceed the amount of the original decision by the lesser of 10 per cent and \$500,000).</p> <p><input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences;</p> <p><input type="checkbox"/> (b) Releases/Discharges;</p> <p><input type="checkbox"/> (c) Surrenders/Abandonments;</p> <p><input type="checkbox"/> (d) Enforcements/Terminations;</p> <p><input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppels/Certificates;</p> <p><input type="checkbox"/> (f) Objections/Waivers/Cautions;</p> <p><input type="checkbox"/> (g) Notices of Lease and Sublease;</p> <p><input type="checkbox"/> (h) Consent to regulatory applications by City, as owner;</p> <p><input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title;</p> <p><input type="checkbox"/> (j) Documentation relating to Land Titles applications;</p> <p><input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds.</p>	<p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.</p> <p><input type="checkbox"/> Issuance of RFPs/REOLs.</p> <p><input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.</p> <p><input type="checkbox"/> Transfer of Operational Management to ABCDs.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.</p> <p><input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$3 Million;</p> <p><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc.</p> <p><input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p>Delegated to a less senior position.</p> <p><input type="checkbox"/> Where total compensation does not exceed \$3 Million.</p> <p><input checked="" type="checkbox"/> Amendment must not be materially inconsistent with original decision (and may include increase not to exceed the amount of the original decision by the lesser of 10 per cent and \$1 Million).</p> <p><input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences;</p> <p><input type="checkbox"/> (b) Releases/Discharges;</p> <p><input type="checkbox"/> (c) Surrenders/Abandonments;</p> <p><input type="checkbox"/> (d) Enforcements/Terminations;</p> <p><input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppels/Certificates;</p> <p><input type="checkbox"/> (f) Objections/Waivers/Cautions;</p> <p><input type="checkbox"/> (g) Notices of Lease and Sublease;</p> <p><input type="checkbox"/> (h) Consent to regulatory applications by City, as owner;</p> <p><input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title;</p> <p><input type="checkbox"/> (j) Documentation relating to Land Titles applications;</p> <p><input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds.</p>
B. Deputy City Manager, Internal Corporate Services and Director of Real Estate Services each has signing authority on behalf of the City for:		
<p><input type="checkbox"/> 1. Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.</p> <p><input type="checkbox"/> 2. Expropriation Applications and Notices following Council approval of expropriation.</p> <p><input checked="" type="checkbox"/> 3. Documents required to implement the delegated approval exercised by him or her.</p>		
Deputy City Manager, Internal Corporate Services also has approval authority for:		
<p><input type="checkbox"/> Leases/licences/permits at Union Station during the Revitalization Period, if the rent/fee is at market value.</p>		

Consultation with Councillor(s)									
Councillor:	Mike Layton					Councillor:			
Contact Name:	Stephanie Nakitsas					Contact Name:			
Contacted by:	Phone	X	E-Mail		Memo		Other		
Comments:	Proceed					Comments:			
Consultation with ABCDs									
Division:	Economic Development & Culture					Division:	Financial Planning		
Contact Name:	Patrick Tobin					Contact Name:	Patricia Libardo		
Comments:	Proceed					Comments:	Proceed		
Legal Division Contact									
Contact Name:	Jacqueline Vettorel								
DAF Tracking No.: 2017-277					Date		Signature		
Recommended by: Acting .Manager, Robin Chen					Dec/14/2217		Sgd.\Robin Chen		
<input checked="" type="checkbox"/>	Recommended				Dec/17/2017		Sgd.\ David Jollimore		
<input type="checkbox"/>	Approved by:								
<input checked="" type="checkbox"/>	Approved by:				Dec/18/2017		Sgd.\ Josie Scioli		

General Conditions ("GC")

- (a) The local Councillor (or local Councillors if the subject property is located on a ward boundary or if the transaction involves an exchange of properties in more than one ward), will be consulted prior to the exercise of delegated Approving Authority by staff for all Acquisitions, Disposals, Land Exchanges and Leases.
- (b) Where approving power has been delegated to staff, the Deputy City Manager, Internal Corporate Services, in consultation with any other applicable Deputy City Manager or the City Manager, may determine that such matter is of such special interest that same should be returned to the relevant Committee and Council for consideration and determination.
- (c) Exercise of delegated authority is subject to all applicable Council policies, statutes or other applicable law.
- (d) Authority to approve financial commitments/expenditures is subject to all amounts being available in an approved budget, or funding being available from third party sources, except for "Strategic Property Acquisitions" as set out in EX44.22 adopted by Council August 25, 26, 27 and 28, 2014, which identifies alternative funding mechanisms subject to additional approval requirements.
- (e) Property interests are to be based on appraised value, and no interest shall be granted at less than market value unless otherwise specifically authorized.
- (f) Authority to approve transactions at less than market value is subject to statutory anti-bonusing provisions.
- (g) Total compensation means the aggregate of all types of payments, including land value, estimated clean-up costs, potential arbitration awards, loss claims, etc, but exclusive of any applicable taxes and registration costs.
- (h) Authority to acquire property is conditional upon provision being made to bring the property into compliance with applicable MOE or other requirements such that it will be fit for its intended municipal purpose, except for property acquisitions of 50M² or less for transit shelter purposes.
- (i) Authority to initiate the permanent road closure process in **A.4** is conditional upon confirmation by the GM of Transportation Services that it is feasible to permanently close the highway.
- (j) Disposal authorities in **A.7** are subject to the property having been declared surplus, and the disposal policy complied with.
- (k) Land exchanges, except for those in **A.8**, may be authorized based on the delegated Approving Authority for Disposals in **A.7**.
- (l) Approving Authority with respect to land located in the Designated Waterfront Area is conditional upon the approval of the Director, Waterfront Secretariat.
- (m) Authority to approve an exchange of land in **A.8** is conditional upon confirmation by the Chief Planner and Executive Director, and the GM of Parks, Forestry & Recreation, that the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility.
- (n) Approving Authority in **A.9** Leases (City as Landlord) but not Licences (City as Licensor) is limited to periods (including options/renewals) of less than twenty-one (21) years.
- (o) Total compensation in leasing matters where the City is landlord (**A.9**) includes the value of tenant improvements if factored into tenant's rental payments.
- (p) Total compensation in leasing matters where the City is the tenant (**A.10**) includes the value of any tenant improvements to be paid by the City.
- (q) Where options/renewals are included in leases, if the renewal rent is to be determined at a date later than the original approval date, total compensation is to be calculated as though all options are exercised, estimating the renewal rent based on the highest rent payable in the first term of the lease.
- (r) Total compensation in leasing matters where the City is landlord (**A.9**) or tenant (**A.10**) is to be calculated from the date of approval pursuant to this delegation (ie. first allowing for the expiry of any prior approvals, whether by Council or a delegated authority).
- (s) Approving Authority in leasing matters includes authority to approve renewals/extensions within the parameters of the delegated Approving Authority.
- (t) Approving Authority includes authority for amendments within the parameters of the delegated Approving Authority, the cumulative total of which may not exceed the delegated financial limit.
- (u) Where proposed additional amounts in **A.13** exceed 10 per cent of the original decision, even if otherwise in compliance with all other conditions, then approving authority is transferred upwards to the next more senior level of approving authority having the relevant overall financial limit.
- (v) Approving Authority includes authority for all documents necessary to implement the authority, on terms and conditions satisfactory to the Approving Authority, in consultation with the relevant operating Division(s).
- (w) Staff positions referred to in this delegation include successors from time to time.
- (x) Documents are to be in a form satisfactory to the City Solicitor (including indemnity and insurance provisions).
- (y) Delegated signing authorities in **B** are conditional upon the documents having received the City Solicitor's prior "Approval as to Form".
- (z) This delegation does not affect sales, acquisitions and leases over which the Affordable Housing Committee has responsibility.
- (aa) Authority to use land acquired by the City for parking purposes by the Toronto Parking Authority is conditional upon Council enacting a by-law designating such use.
- (bb) All residential leasing documents shall adhere to the *Residential Tenancies Act* and any successor legislation.
- (cc) Despite GC(n), Approving Authority in residential leasing matters is not limited to periods of less than twenty-one (21) years.

Appendix "B" - Major Terms & Conditions of Lease Amendment Agreement

Installation:

The Tenant shall install the LAV III Monument in the location shown outlined in red on the location map and survey plan attached hereto as Appendix "A" in accordance with the plans and specifications prepared by WitzelDyce Engineering Inc., dated May 2, 2016, attached hereto as Appendix "C" under the supervision of a professional engineer satisfactory to the City's Deputy City Manager, Internal Corporate Services.

Insurance:

For so long as the Tenant is Her Majesty the Queen in Right of Canada, the Tenant shall self-insure against liability. No work shall be commenced by the Tenant's contractors until the Tenant has filed with the City a certificate of insurance in a form and with an insurance company satisfactory to the City, providing for a Commercial General Liability Insurance Policy in an amount of not less than Five Million (\$5,000,000.00) Dollars per occurrence and indemnifying the City from any loss arising from claims for damages, injury or otherwise in connection with the work done by the contractor and all sub-trades including professionals and consultants. The City shall be named as an additional insured on the policy.

Maintenance:

The Tenant shall at all times maintain the LAV III Monument in good order, condition and repair and the Tenant will repair according to notice in writing from the City.

Removal Upon Termination:

At the expiry or earlier termination of the term of the Lease or any renewal or extension thereof, the Tenant shall, at its own expense: (1) remove the LAV III Monument, including without limitation, the reinforced concrete base, from the Demised Premises; (2) repair any damage caused to the Demised Premises by such removal; and (3) restore the Demised Premises to the condition existing prior to the installation of the LAV III Monument.

Indemnification:

The Tenant shall indemnify and save the City harmless from and against any and actions, claims, damages, losses, etc. directly or indirectly arising out of the installation, maintenance and/or repair of the LAV III Monument on the Demised Premises, including any damages incurred by reason of the Tenant's failure to comply with any provision of the Lease Amendment Agreement.

STAMPED CONCRETE PAD MONUMENT V2



WitzelDyce
ENGINEERING INC.

www.whizoidy.co.uk

NOT FOR CONSTRUCTION

CONTACT LOCAL AUTHORITIES REGARDING ZONING BYLAWS, PLANNING GUIDELINES, ENGINEERING BUILDING PERMITS AND OBTAIN UNDERGROUND LOCATES PRIOR TO INSTALLATION OF MONUMENT

STATIC



REV:1

DATE: MAY 2, 2016

CONSTRUCTION NOTES.

A. CONCRETE

1. CONCRETE WORK SHALL CONFORM TO CAN/CSA-A23.1, A23.2 AND A23.3.
CONCRETE PROPERTIES:

CONCRETE PROPERTIES		CSA CLASS		28 DAY COMP STRENGTH MPa		MAX. W/C RATIO		AIR CONTENT %		MAX. AGGREGATE mm		SLUMP mm	
LOCATION		F-2	29	0.55	4-7	20	80 ±30						
EXTERIOR PIERNS AND WALLS		C-1	35	0.40	5-8	20	80 ±30						
EXTERIOR CONCRETE SLABS (REINFORCED)													

2. CONCRETE DESIGN IS BASED ON COMPRESSIVE STRENGTH, PHYSICAL PROPERTIES (SLUMP, AGGREGATE SIZE, ETC.) TO SUIT INSTALLATION (BY OTHERS) NOT TO AFFECT STRENGTH SPECIFIED.
3. ALL CONCRETE SHALL BE TESTED BY A CSA CERTIFIED CONCRETE TESTING LABORATORY. ALL CONCRETE TO BE PLACED SHALL BE COMPACTED BY RODS AND VIBRATED TO REMOVAL OF AIR ENTRIES. CONCRETE SHALL BE PLACED FOR EACH CLASS OF CONCRETE WITH AT LEAST ONE TEST FOR EACH CLASS OF CONCRETE USED. A MINIMUM OF THREE TESTS IS REQUIRED FOR EACH CLASS.
4. SLUMP OF CONCRETE TO BE 80mm +/- 30mm PRIOR TO SUPER PLASTICIZERS BEING ADDED.
5. ALL CONCRETE FORMS ARE TO BE WET THOROUGHLY PRIOR TO PLACING CONCRETE.
6. DO NOT ADD WATER TO THE CONCRETE.
7. ALL CONCRETE MUST BE FOR CONCRETE SLABS 150mm (6") OR LESS SHALL BE MECHANICALLY VIBRATED.
8. CONTROL JOINTS IN CONCRETE SLABS ON GRADE ARE TO BE SPACED AT MAXIMUM 30 TIMES THE SLAB THICKNESS NOT TO EXCEED 4500mm (15'-0") AND A DEPTH OF 1/4 THE THICKNESS OF THE SLAB. COI 50% OF THE REINFORCING STEEL AT CONTROL JOINT LOCATIONS.
9. REINFORCING STEEL SHALL CONFORM TO CAN/CSA-C30.18. REINFORCING BARS SHALL BE DETORNOED, GRADE 400 MPa.
10. MAINTAIN THE FOLLOWING CONCRETE CLEAR COVER TO REINFORCING:
a) 25mm (1") FOR CONCRETE CAST AGAINST EARTH.
b) 38mm (1 1/2") FOR CONCRETE EXPOSED TO DE-ICING CHEMICALS.
c) 48mm (2 1/2") FOR CONCRETE EXPOSED TO DE-ICING CHEMICALS.
11. ALL REINFORCING STEEL, DOWELS AND ANCHOR BOLTS ARE TO BE CLEAN AND FREE OF OIL, GREASE, RUST, AND OTHER CONTAMINANTS.
12. LAP REINFORCING STEEL MINIMUM 48 TIMES THE BAR DIAMETER. LAP ALL HORIZONTAL BARS AT CORNERS WITH BENT DOWELS MEETING THE MINIMUM LAP REQUIREMENTS IN BOTH DIRECTIONS. SHOP FABRICATE ALL REINFORCING STEEL TO INCLUDE HOOKS AND BENDS.
13. REINFORCING STEEL, DOWELS AND ANCHOR BOLTS ARE TO BE SECURELY TIED PRIOR TO PLACING CONCRETE. REINFORCING STEEL CHAIRS AND SUPPORTS SHALL BE MADE OF CONCRETE BLOCKS, PLASTIC OR WIRE.
14. DOWELS SHALL MATCH REINFORCING UNLESS NOTED OTHERWISE.

B. STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-S16-01 AND THE CISC CODE OF STANDARD PRACTICE.
2. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA C40.20-04, C40.21-04 GRADE 350W CLASS C FOR I.H.S. AND C40.21-04 GRADE 350W FOR W SHAPE SECTIONS.
3. ALL STEEL SHALL BE FABRICATED USING STEEL ROD CONFORMING TO CSA C40.21 GRADE 300W.
4. WELDING SHALL CONFORM TO CSA W99 AND CSA W47 DIVISION 1 OR DIVISION 2.1 BY THE CANADIAN WELDING INSTITUTE. WELDING SHALL BE COMPLETED BY 208 CERTIFIED WELDERS AND INSPECTED BY 208 CERTIFIED WELDING INSPECTORS.
5. STRUCTURAL STEEL EXPOSED TO WEATHER IS TO BE HOT DIP GALVANIZED CONFORMING TO CAN/CSA-G164. ALL COATINGS ARE TO BE TOUCHED UP ON SITE WITH APPROVED PAINT FOR PRIMED STEEL AND ZINC RICH PAINT FOR GALVANIZED STEEL.

C. GENERAL

1. CONTACT A LOCAL GEOTECHNICAL ENGINEER TO VERIFY SOIL BEARING CAPACITIES PRIOR TO CONSTRUCTION.

STATIC



www.witzeldyce.com

LAV III MONUMENT
CONSTRUCTION NOTES

NOT FOR CONSTRUCTION

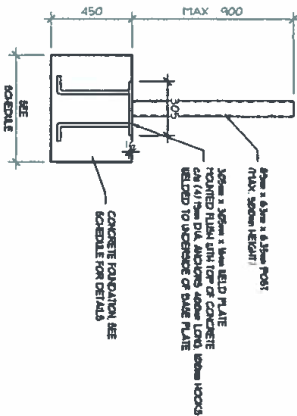
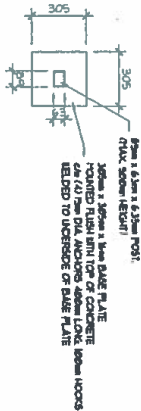
CONTACT LOCAL AUTHORITIES REGARDING ZONING, BYLAWS, PLANNING GUIDELINES, ENGINEERING, BUILDING, AND FIRE DEPARTMENT APPROVALS. LOCATES PRIOR TO INSTALLATION OF MONUMENT

STATIC

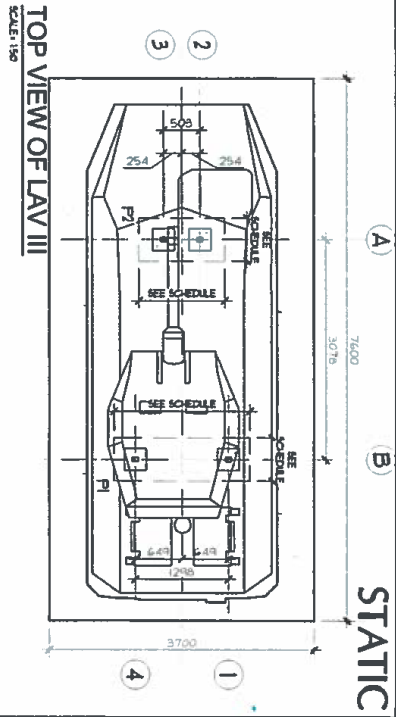
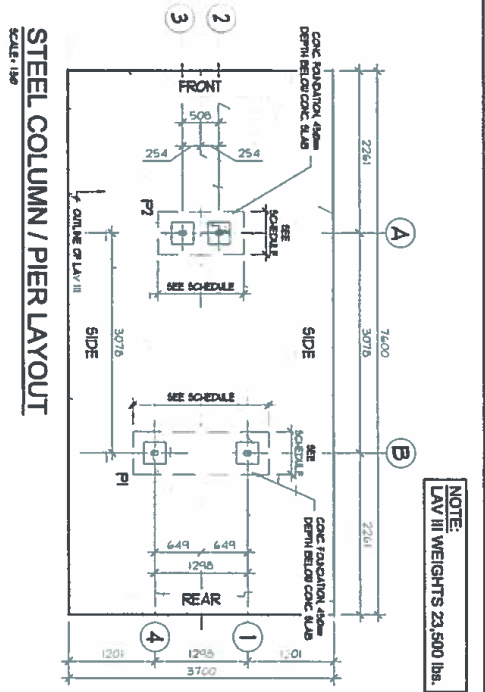
FOUNDATION SCHEDULE v2

MARK	SL & SOIL BEARING CAPACITY (pn)	SIZE	REINFORCING
F1	1000	22"dia x 105" h x 4"dia	4-BRT LONG + 6-BRT SHORT (BOTTOM)
	1000	20"dia x 105" h x 4"dia	3-BRT LONG + 6-BRT SHORT (BOTTOM)
	3000	19"dia x 105" h x 4"dia	3-BRT LONG + 1-BRT SHORT (BOTTOM)
F2	1000	18"dia x 105" h x 4"dia	3-BRT LONG + 6-BRT SHORT (BOTTOM)
	1000	17"dia x 105" h x 4"dia	3-BRT LONG + 3-BRT SHORT (BOTTOM)
	3000	17"dia x 8" h x 4"dia	3-BRT LONG + 3-BRT SHORT (BOTTOM)

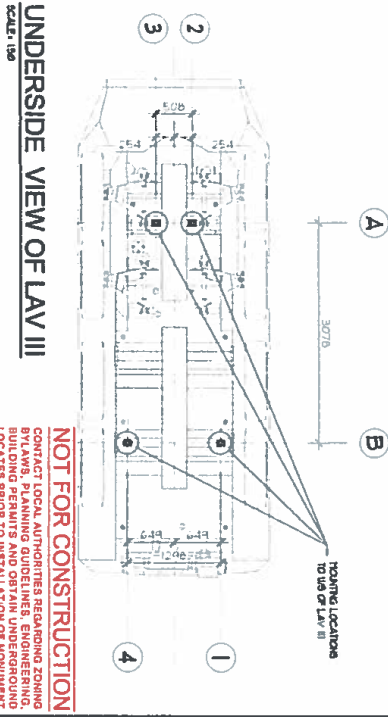
CONTACT A LOCAL GEOTECHNICAL ENGINEER TO VERIFY SOIL BEARING CAPACITIES PRIOR TO CONSTRUCTION



NOT FOR CONSTRUCTION
CONTACT LOCAL AUTHORITIES REGARDING ZONING
REQUIREMENTS, PERMITS, AND UNDERGROUND
BUILDING PERMITS AND OBTAIN UNDERGROUND
LOCATES PRIOR TO INSTALLATION OF MONUMENT



FOUNDATION SCHEDULE V2		
MARK	BL & SOIL BEARING CAPACITY (PSF)	REINFORCING
F1	8000	77kpsi x 100 ksi x 400psi
F2	8000	77kpsi x 100 ksi x 400psi
F3	8000	77kpsi x 100 ksi x 400psi
F4	8000	77kpsi x 100 ksi x 400psi
F5	8000	77kpsi x 100 ksi x 400psi
F6	8000	77kpsi x 100 ksi x 400psi
F7	8000	77kpsi x 100 ksi x 400psi
F8	8000	77kpsi x 100 ksi x 400psi
F9	8000	77kpsi x 100 ksi x 400psi
F10	8000	77kpsi x 100 ksi x 400psi
F11	8000	77kpsi x 100 ksi x 400psi
F12	8000	77kpsi x 100 ksi x 400psi
F13	8000	77kpsi x 100 ksi x 400psi
F14	8000	77kpsi x 100 ksi x 400psi
F15	8000	77kpsi x 100 ksi x 400psi
F16	8000	77kpsi x 100 ksi x 400psi
F17	8000	77kpsi x 100 ksi x 400psi
F18	8000	77kpsi x 100 ksi x 400psi
F19	8000	77kpsi x 100 ksi x 400psi
F20	8000	77kpsi x 100 ksi x 400psi
F21	8000	77kpsi x 100 ksi x 400psi
F22	8000	77kpsi x 100 ksi x 400psi
F23	8000	77kpsi x 100 ksi x 400psi
F24	8000	77kpsi x 100 ksi x 400psi
F25	8000	77kpsi x 100 ksi x 400psi
F26	8000	77kpsi x 100 ksi x 400psi
F27	8000	77kpsi x 100 ksi x 400psi
F28	8000	77kpsi x 100 ksi x 400psi
F29	8000	77kpsi x 100 ksi x 400psi
F30	8000	77kpsi x 100 ksi x 400psi
F31	8000	77kpsi x 100 ksi x 400psi
F32	8000	77kpsi x 100 ksi x 400psi
F33	8000	77kpsi x 100 ksi x 400psi
F34	8000	77kpsi x 100 ksi x 400psi
F35	8000	77kpsi x 100 ksi x 400psi
F36	8000	77kpsi x 100 ksi x 400psi
F37	8000	77kpsi x 100 ksi x 400psi
F38	8000	77kpsi x 100 ksi x 400psi
F39	8000	77kpsi x 100 ksi x 400psi
F40	8000	77kpsi x 100 ksi x 400psi
F41	8000	77kpsi x 100 ksi x 400psi
F42	8000	77kpsi x 100 ksi x 400psi
F43	8000	77kpsi x 100 ksi x 400psi
F44	8000	77kpsi x 100 ksi x 400psi
F45	8000	77kpsi x 100 ksi x 400psi
F46	8000	77kpsi x 100 ksi x 400psi
F47	8000	77kpsi x 100 ksi x 400psi
F48	8000	77kpsi x 100 ksi x 400psi
F49	8000	77kpsi x 100 ksi x 400psi
F50	8000	77kpsi x 100 ksi x 400psi
F51	8000	77kpsi x 100 ksi x 400psi
F52	8000	77kpsi x 100 ksi x 400psi
F53	8000	77kpsi x 100 ksi x 400psi
F54	8000	77kpsi x 100 ksi x 400psi
F55	8000	77kpsi x 100 ksi x 400psi
F56	8000	77kpsi x 100 ksi x 400psi
F57	8000	77kpsi x 100 ksi x 400psi
F58	8000	77kpsi x 100 ksi x 400psi
F59	8000	77kpsi x 100 ksi x 400psi
F60	8000	77kpsi x 100 ksi x 400psi
F61	8000	77kpsi x 100 ksi x 400psi
F62	8000	77kpsi x 100 ksi x 400psi
F63	8000	77kpsi x 100 ksi x 400psi
F64	8000	77kpsi x 100 ksi x 400psi
F65	8000	77kpsi x 100 ksi x 400psi
F66	8000	77kpsi x 100 ksi x 400psi
F67	8000	77kpsi x 100 ksi x 400psi
F68	8000	77kpsi x 100 ksi x 400psi
F69	8000	77kpsi x 100 ksi x 400psi
F70	8000	77kpsi x 100 ksi x 400psi
F71	8000	77kpsi x 100 ksi x 400psi
F72	8000	77kpsi x 100 ksi x 400psi
F73	8000	77kpsi x 100 ksi x 400psi
F74	8000	77kpsi x 100 ksi x 400psi
F75	8000	77kpsi x 100 ksi x 400psi
F76	8000	77kpsi x 100 ksi x 400psi
F77	8000	77kpsi x 100 ksi x 400psi
F78	8000	77kpsi x 100 ksi x 400psi
F79	8000	77kpsi x 100 ksi x 400psi
F80	8000	77kpsi x 100 ksi x 400psi
F81	8000	77kpsi x 100 ksi x 400psi
F82	8000	77kpsi x 100 ksi x 400psi
F83	8000	77kpsi x 100 ksi x 400psi
F84	8000	77kpsi x 100 ksi x 400psi
F85	8000	77kpsi x 100 ksi x 400psi
F86	8000	77kpsi x 100 ksi x 400psi
F87	8000	77kpsi x 100 ksi x 400psi
F88	8000	77kpsi x 100 ksi x 400psi
F89	8000	77kpsi x 100 ksi x 400psi
F90	8000	77kpsi x 100 ksi x 400psi
F91	8000	77kpsi x 100 ksi x 400psi
F92	8000	77kpsi x 100 ksi x 400psi
F93	8000	77kpsi x 100 ksi x 400psi
F94	8000	77kpsi x 100 ksi x 400psi
F95	8000	77kpsi x 100 ksi x 400psi
F96	8000	77kpsi x 100 ksi x 400psi
F97	8000	77kpsi x 100 ksi x 400psi
F98	8000	77kpsi x 100 ksi x 400psi
F99	8000	77kpsi x 100 ksi x 400psi
F100	8000	77kpsi x 100 ksi x 400psi



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LAV III MONUMENT
PLAN VIEW - SLAB ON GRADE

REV:1 DATE MAY 2, 2016

3 of 7

NOT FOR CONSTRUCTION
CONTACT LOCAL JURISDICTIONS REGARDING ZONING
BYLAW PLANNING CODES AND OBTAIN UNDERGROUND
LOCATES PRIOR TO INSTALLATION OF MONUMENT



NOT FOR CONSTRUCTION

LAV III MONUMENT
FRONT ELEVATION / SECTION DETAIL

DMC: 4 of 7
REV:1 DATE MAY 2, 2016

STATIC

LAV III Monument V2

ITEMS	Quantity	Units	Unit Price	Total	Remarks
1000 pcf Soil capacity					
Excavation	4 m3		\$ -	\$ -	
Backfill	4 m3		\$ -	\$ -	
Excavation Total	1 allow		\$ 2,000	\$ 2,000	min Charge
Armor Stone (V1 only)	1 tonne		\$ 220.00	\$ 220.00	
Landscape Repair Allowance	1 allow		\$ 500.00	\$ 500.00	
Concrete Foundations	2 m3		\$ 450.00	\$ 900.00	
Foundation Rebar	45 kg		\$ 2.00	\$ 90.00	
Concrete Slab (V2 only)	28 m2		\$ 115.00	\$ 3,220.00	
Slab Rebar	300 kg		\$ 2.00	\$ 600.00	
Structural Stud Columns	4 each		\$ 500.00	\$ 2,000.00	
			\$ -	\$ -	
			\$ -	\$ -	
Total Estimate (excl. H.S.T.)				\$9,310	

LAV III Monument V2

ITEMS	Quantity	Units	Unit Price	Total	Remarks
1500 pcf Soil capacity					
Excavation	4 m3		\$ -	\$ -	
Backfill	4 m3		\$ -	\$ -	
Excavation Total	1 allow		\$ 2,000	\$ 2,000	min Charge
Armor Stone (V1 only)	1 tonne		\$ 220.00	\$ 220.00	
Landscape Repair Allowance	1 allow		\$ 500.00	\$ 500.00	
Concrete Foundations	1.7 m3		\$ 450.00	\$ 765.00	
Foundation Rebar	35 kg		\$ 2.00	\$ 70.00	
Concrete Slab (V2 only)	28 m2		\$ 115.00	\$ 3,220.00	
Slab Rebar	300 kg		\$ 2.00	\$ 600.00	
Structural Stud Columns	4 each		\$ 500.00	\$ 2,000.00	
			\$ -	\$ -	
			\$ -	\$ -	
Total Estimate (excl. H.S.T.)				\$9,165	

Total Estimate (excl. H.S.T.) \$9,310

Total Estimate (excl. H.S.T.) \$9,165

LAV III Monument V2

ITEMS	Quantity	Units	Unit Price	Total	Remarks
3000 pcf Soil capacity					
Excavation	4 m3		\$ -	\$ -	
Backfill	4 m3		\$ -	\$ -	
Excavation Total	1 allow		\$ 2,000	\$ 2,000	min Charge
Armor Stone (V1 only)	1 tonne		\$ 220.00	\$ 220.00	
Landscape Repair Allowance	1 allow		\$ 500.00	\$ 500.00	
Concrete Foundations	1.4 m3		\$ 450.00	\$ 630.00	
Foundation Rebar	30 kg		\$ 2.00	\$ 60.00	
Concrete Slab (V2 only)	28 m2		\$ 115.00	\$ 3,220.00	
Slab Rebar	300 kg		\$ 2.00	\$ 600.00	
Structural Stud Columns	4 each		\$ 500.00	\$ 2,000.00	
			\$ -	\$ -	
			\$ -	\$ -	
Total Estimate (excl. H.S.T.)				\$9,010	

COST ESTIMATE

BASED ON DRYWEIGHT SOL. GRAVITY CALCULATIONS

NOT FOR CONSTRUCTION

CONTACT LOCAL AUTHORITIES REGARDING ZONING
BYLAWS, PLANNING GUIDELINES, ENGINEERING
REQUIREMENTS, AND PERMITS. OBTAINING
LOCATES PRIOR TO INSTALLATION OF MONUMENTWitzelDyce
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LAV III MONUMENT

COST ESTIMATE

DWG: 7 of 7

REV:1 DATE MAY 2, 2016

