

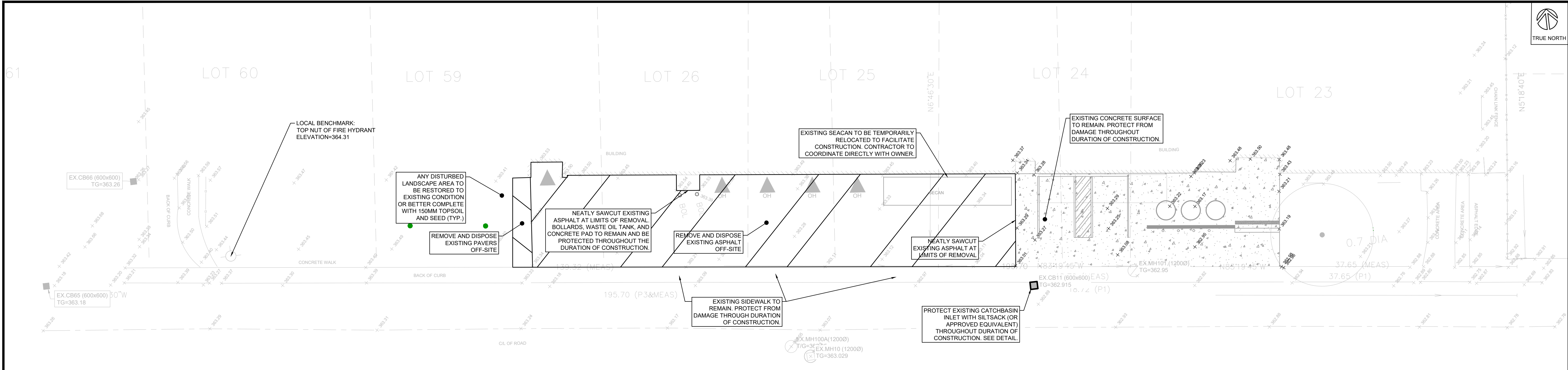
**DRAWING LIST**

CIVIL	
C100	EXISTING BASE & REMOVALS PLAN, PROPOSED GRADING PLAN
C500	EXISTING BASE & REMOVALS PLAN, PROPOSED GRADING PLAN
ARCHITECTURE	
A101	SITE PLAN, OBC CODE MATRIX AND OVERALL PLAN
A201	PARTIAL LEVEL 01 AND ENLARGED PARTIAL BASEMENTS PLANS
A801	INTERIOR ELEVATIONS, MILLWORK ELEVATIONS AND DETAILS
A901	DOOR AND WINDOW ELEVATIONS AND DETAILS
MECHANICAL	
M101	KEY PLAN, LEGEND & SCHEDULES
M201	BASEMENT & GROUND FLOOR PIPING DEMOLITION AND RENOVATION
M301	BASEMENT & GROUND FLOOR DUCTWORK DEMOLITION AND RENOVATION
M401	DETAILS
ELECTRICAL	
E1.1	KEY PLAN AND LEGEND
E1.2	SCHEDULE AND DETAILS
E2.1	BASEMENT PARTIAL PLANS
E3.1	SPECIFICATIONS
E3.2	SPECIFICATIONS

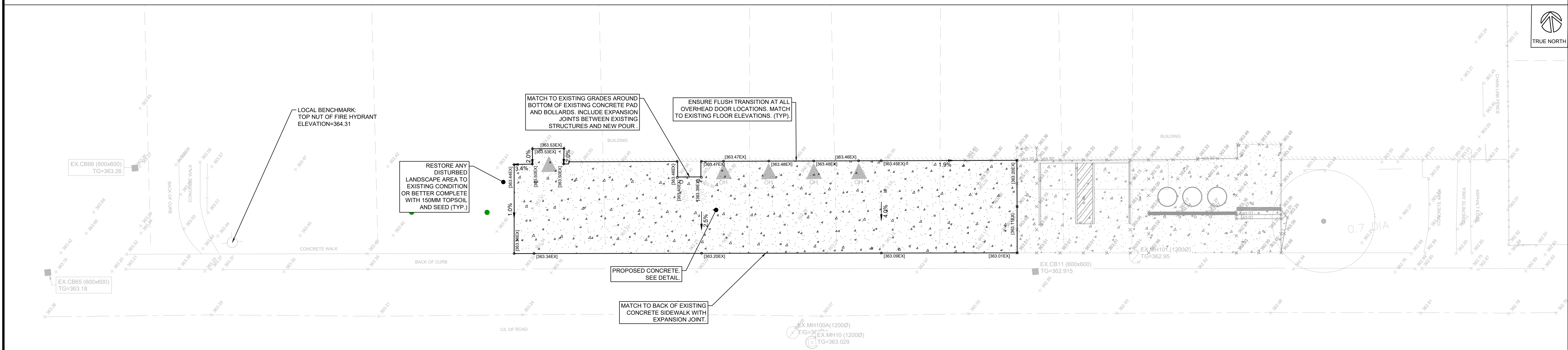


**WATERLOO REGION DISTRICT SCHOOL BOARD**  
**WRDSB ELMIRA DISTRICT SECONDARY SCHOOL WEIGHT ROOM RENOVATION**  
**4 University Ave. East, Elmira, Ontario, N3B 1K2**

**WalterFedy Project No.: 2022-0277-15**  
**2025.02.26 ISSUED FOR BID AND PERMIT**

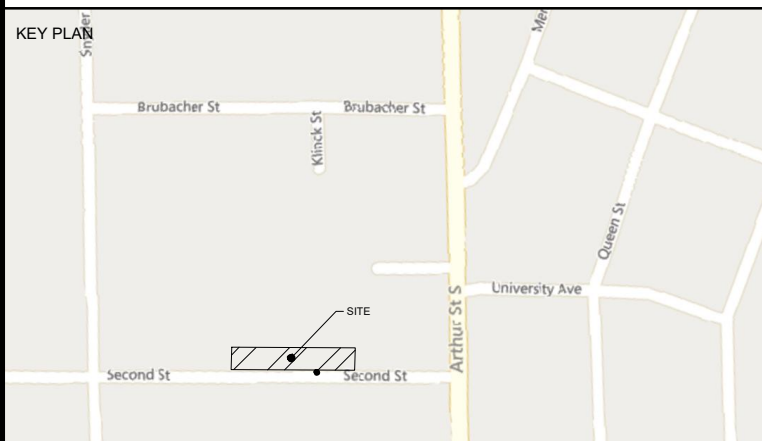


### EXISTING BASE & REMOVALS



### PROPOSED GRADING

- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - LEGAL EASEMENT
  - IRON BAR
  - EXISTING SPOT ELEVATION
  - EXISTING TREE
  - EXISTING BOARD FENCE
  - EXISTING ASPHALT
  - EXISTING CONCRETE
  - EXISTING CURB
  - REMOVAL LINE
  - REMOVAL HATCH
  - EXISTING BUILDING
  - PROPOSED LINEPAINT
  - EXISTING ENTRANCE
  - PROPOSED CONCRETE SURFACE
  - PROPOSED EMBANKMENT (4:1 MAX UNLESS OTHERWISE NOTED)
  - PROPOSED RETAINING WALL
  - PROPOSED GRADE
  - PROPOSED DRAINAGE ARROW/SLOPE
  - EX CB
  - EX MH
  - EX SAN MH
  - EX HYD



DATE	ISSUANCE	NO.
2025.02.18	ISSUED FOR BID	1
2025.02.26	ISSUED FOR BID AND PERMIT	1

CLIENT  
**WATERLOO REGION DISTRICT SCHOOL BOARD**  
51 ARDELT AVE, KITCHENER, ON N2C 2R5

PROJECT  
**WRDSB EDSS SPECIAL ED. RELOCATION AND HVAC UPGRADES**  
4 UNIVERSITY AVE. EAST, ELMIRA, ONTARIO, N3 1K2

TITLE  
**EXISTING BASE & REMOVALS PLAN, PROPOSED GRADING PLAN**

**WALTERFEDY**  
KITCHENER | HAMILTON | TORONTO | CALGARY  
A PART OF WF GROUP  
800.685.1378 walterfedy.com



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SCALE: 1:200	SHEET NO.:
DATE: 2025-02-10	<b>C100</b>
PROJECT NO.: 2022-0277-15	
DRAWN BY: TG	
CHECKED BY: JZ	



GENERAL NOTES

- LEGAL BOUNDARY DATA OF 4 UNIVERSITY AVE, TOWNSHIP OF WOOLWICH FROM "DRAWING NUMBER AND/OR COMPANY OBTAINED FROM" BY J.D.BARNES LIMITED DATED 02/23/24.
- EXISTING TOPOGRAPHICAL INFORMATION OBTAINED FROM SURVEY BY J.D.BARNES LIMITED DATED 02/23/24.
- THIS SET OF PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED BY THE DESIGN ENGINEER AND APPROVED BY THE LOCAL MUNICIPALITY.
- NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
- THIS PLAN NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF WALTERFEDY.
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM AND THOSE NOT LOCATED PRIOR TO CONSTRUCTION.
- ANY AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CONSULTANT AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO MUNICIPAL STANDARDS.
- ALL HEALTH AND SAFETY RELATED SIGNAGE MUST BE POSTED AT THE SITE AS REQUIRED BY APPLICABLE LAW AND BEST MANAGEMENT PRACTICES.
- REFER TO ARCHITECTURAL PLANS FOR UTERA WASTE CONTAINER DETAILS, STAIR DETAILS, SIGNAGE AND LINE PAINTING DIMENSIONS.
- AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CONSULTANT WITH A DIGITAL FILE OF AS-CONSTRUCTED DRAWINGS. THE DRAWINGS MUST REFLECT THE CONSTRUCTED STATE OF THE WORK. SUBMISSION OF UNALTERED DESIGN DRAWINGS AND CONTRACT CHANGES WILL NOT BE ACCEPTED.

GRADING NOTES

- MATCH EXISTING GRADES AT ALL PROPERTY LINES AND/OR LIMITS OF CONSTRUCTION EXCEPT WHERE PROPOSED GRADES ARE NOTED.
- MANAGEMENT OF EXCESS MATERIALS SHALL BE IN ACCORDANCE WITH OPSS 180. ENVIRONMENTALLY IMPACTED SOILS, WHERE AND WHEN ENCOUNTERED, SHALL BE MANAGED ON SITE AS REQUIRED UNTIL SUCH TIME THAT LABORATORY TESTING RESULTS HAVE CONFIRMED THE NATURE OF THE IMPACTS AND A SUITABLE DISPOSAL METHOD.
- SURPLUS MATERIAL OF ALL TYPES NOT REQUIRED FOR BACKFILL, GRADING OR LANDSCAPING SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE REMOVED FROM THE SITE AS DIRECTED BY THE CONSULTANT. THE COSTS OF ALL OFFSITE DISPOSAL SHALL BE BORNE BY THE CONTRACTOR UNLESS A SPECIFIC PROVISION IS MADE IN THE CONTRACT DOCUMENTS FOR PAYMENT FROM DISPOSAL OF A SPECIFIC SURPLUS MATERIAL.
- MATERIALS TO BE REMOVED SHALL BE NEATLY SAW-CUT ALONG ITS LIMITS, IN ADVANCE OF THE REMOVAL. THE LIMITS OF REMOVAL SHALL BE AS NOTED ON THE PLANS UNLESS AN EXTENSION OR REDUCTION OF THE MATERIAL TO BE REMOVED IS APPROVED IN ADVANCE BY THE CONSULTANT. AS SUCH, THE COSTS OF ANY OVER-EXCAVATION NOT APPROVED IN ADVANCE SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY SHALL ALSO EXTEND TO RESTORATION OR REPLACEMENT OF DISTURBED FEATURES AND SURFACES DUE TO UNAUTHORIZED EXCAVATION.
- ALL FILL PLACED ON SITE SHALL BE COMPACTED TO A MINIMUM 98% SPMD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR ON THE DRAWINGS AND IN THE SPECIFICATIONS). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS EXCEPT WHERE UNDER PAVING, AND WALKS WHEN LAYERS SHALL BE 150mm MAX.
- MAXIMUM SLOPE IN GRASSED AREAS TO BE 3:1. SLOPES GREATER THAN 3:1 TO BE LANDSCAPED WITH LOW MAINTENANCE GROUND COVER. MINIMUM SLOPE IN GRASSED AREAS TO BE 1%. GRASS SWALES WITH A SLOPE LESS THAN 1% TO BE UNDERLAIN WITH A FRENCH DRAIN.
- FINISH GRADE AT FOUNDATION WALLS TO BE MINIMUM 150mm BELOW THE TOP OF FOUNDATION WALL/BRICK LINE UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE ON ALL SURFACES TO THE APPROPRIATE OUTLET STRUCTURE. AREAS OF PONDING CAUSED BY CONSTRUCTION ERROR WILL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CONSULTANT AT THE CONTRACTORS EXPENSE.
- SHOULD THE NATURE OF THE SOIL AT THE DEPTH INDICATED PROVE UNSATISFACTORY AS DETERMINED BY THE GEOTECHNICAL ENGINEER, THE EXCAVATION SHALL BE CARRIED DOWN TO SUCH A DEEPER LEVEL AS THE GEOTECHNICAL ENGINEER MAY REQUIRE UNTIL A SATISFACTORY BEARING STRATUM IS REACHED.
- ALL EXTRA DEPTHS OF EXCAVATION AND FILLING MUST HAVE THEIR AREA AND VOLUME DOCUMENTED BY AN INDEPENDENT INSPECTION AND TESTING COMPANY OR THE CONSULTANT TO QUALIFY FOR PAYMENT.
- QUANTITIES USED FOR PAYMENT OF EXCAVATION AND FILLING AT EXTRA DEPTHS TO BE DETERMINED BY THE CONSULTANT.

CONSTRUCTION NOTES

GENERAL

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:

- CHECK AND VERIFY ALL DIMENSIONS AND EXISTING ELEVATIONS WHICH INCLUDES, BUT IS NOT LIMITED TO, THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS.
- OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
- VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND EXISTING FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
- CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
- REPORT DISCREPANCIES IN EXISTING CONDITION INFORMATION IMMEDIATELY TO THE CONSULTANT.
- THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR DAMAGE TO EXISTING WORKS. DAMAGE SHALL BE RECTIFIED TO THE SATISFACTION OF THE CONSULTANT AND OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY SUPPORT AND/OR RELOCATION OF EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE REQUIREMENTS OF ALL UTILITY COMPANIES WHEN CROSSING OR WORKING NEAR THEIR PLANT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL TEMPORARY BENCHMARKS ESTABLISHED FOR DESIGN PURPOSES, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE COMMENCING WORK.
- THE CONTRACTOR SHALL CONTACT THE CONSULTANT 2 WEEKS PRIOR TO COMMENCING WORK TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION.
- THE RIGHT-OF-WAY (INCLUDING THE BOULEVARD) IS NOT TO BE USED FOR ANY CONSTRUCTION ACTIVITY UNTIL A ROAD WORK PERMIT HAS BEEN OBTAINED AS PER THE TOWNSHIP OF WOOLWICH REQUIREMENTS.
- LIMIT CONSTRUCTION TO ACCEPTABLE TIMES WITHIN THE TOWNSHIP OF WOOLWICH NOISE BYLAW. CONSTRUCTION HOURS ARE 7AM TO 7PM MONDAY TO FRIDAY WITHOUT EXCEPTION.

IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR THEIR REPRESENTATIVE MUST ENCROACH ONTO PRIVATE LANDS TO UNDERTAKE ANY WORKS, THEY MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON THE PRIVATE PROPERTY TO PERFORM ANY WORKS. COPIES OF THESE LETTERS OF CONSENT MUST BE SUBMITTED TO THE TOWNSHIP OF WOOLWICH (ENGINEERING DEVELOPMENT DIVISION), PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY WITH THE ABOVE IS AT THE PROPERTY OWNER'S & CONTRACTOR'S OWN RISK.

TRAFFIC, ACCESS, SAFETY

- PEDESTRIANS MUST BE ASSURED SAFE PASSAGE ALONG SECOND STREET AT ALL TIMES. ALL PEDESTRIAN WALKWAYS MUST BE MAINTAINED AS LONG AS POSSIBLE AFTER WHICH TIME IT IS TEMPORARILY REPLACED BY A SUITABLE GRANULAR MATERIAL TO THE SATISFACTION OF THE CONSULTANT AND/OR TOWNSHIP OF WOOLWICH.
- ON STREET PARKING WILL NOT BE PERMITTED FOR ANY CONSTRUCTION VEHICLES OR CONSTRUCTION STAFF. THE CONTRACTOR SHALL PROVIDE ADEQUATE PARKING FACILITIES ON SITE TO SUIT THE NATURE AND LOCATION OF THE WORK.
- FOR EMERGENCY RESPONSE, CONTRACTOR MUST MAINTAIN CONSTRUCTION ACCESS FREE AND CLEAR OF DEBRIS, MATERIALS, VEHICLES, AND EQUIPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS, AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE TOWNSHIP OF WOOLWICH AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

REMOVALS

- ALL REMOVALS TO BE IN ACCORDANCE WITH OPSS.MUNI 510.

ASPHALT

- ASPHALT MATERIAL TO BE PROVIDED AS PER OPSS 1150 AND INSTALLED AS PER OPSS 310.
- WHERE NEW ASPHALT ABUTS EXISTING ASPHALT, EXISTING ASPHALT SHALL BE SAW CUT AND HAVE TACK COAT APPLIED AS PER OPSS 308 TO A CLEAN DRY FACE BEFORE NEW ASPHALT IS PLACED.
- SUBMIT ONE COPY OF THE PROPOSED ASPHALT MIX DESIGN FOR ANY PAVING MATERIALS DIRECTLY TO THE CONSULTANT A MINIMUM OF TWO WEEKS IN ADVANCE OF SCHEDULED ASPHALT PAVING.

CONCRETE

- EXISTING SIDEWALK ON THE RIGHT OF WAY IS NOT TO BE REMOVED UNTIL THE CONTRACTOR IS READY TO REPLACE SIDEWALKS.
- CONCRETE SIDEWALK WITHIN THE RIGHT OF WAY SHALL BE AS PER OPSD 310.010 and 310.030.
- CONCRETE SIDEWALK TO BE AS PER DETAIL ON THIS SHEET 32MPa @ 28 DAYS CONCRETE TO OPSS 351, 7±1.5% AIR ENTRAINMENT, 19mm MAX COURSE AGGREGATE, 70±20mm SLUMP.
- UNSHRINKABLE FILL: TO OPSS 1359, 28-DAY COMPRESSIVE STRENGTH: 0.4 - 0.7 MPa, MAXIMUM 25mm COURSE AGGREGATE SIZE.
- SUBMIT ONE COPY OF ALL PROPOSED CONCRETE MIX DESIGNS DIRECTLY TO THE CONSULTANT A MINIMUM OF TWO WEEKS IN ADVANCE OF SCHEDULED CONCRETE POURING.

GRANULAR

- ALL GRANULAR BASE, SUBBASE, SUBGRADE AND BACKFILL TO BE PROVIDED AS PER OPSS.MUNI 1010 AND INSTALLED AS PER OPSS.MUNI 314.
- COARSE GRANULAR FILL: MATERIAL AS SPECIFIED BELOW; COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY, UNLESS SPECIFIED OTHERWISE, IN LIFTS NOT EXCEEDING 300mm IN COMPACTED THICKNESS; MOISTURE CONTENT WITHIN PLUS OR MINUS 2% OF THE REQUIREMENTS OF ASTM D698.
- GRANULAR 'B', TYPE 2 TO OPSS.MUNI 1010
- 50mm CRUSHER RUN LESTONE MEETING THE GRADATION PROVIDED IN THE CITY OF TORONTO AMENDMENT TO OPSS.MUNI 1010 DOCUMENT, TS 1010.
- FINE GRANULAR FILL: MATERIAL AS SPECIFIED BELOW; COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY, UNLESS SPECIFIED OTHERWISE, IN LIFTS NOT EXCEEDING 150mm IN COMPACTED THICKNESS; MOISTURE CONTENT WITHIN PLUS OR MINUS 2% OF THE REQUIREMENTS OF ASTM D698.
- GRANULAR 'A' TO OPSS MUNI 1010.
- 19mm CRUSHER RUN LESTONE MEETING THE GRADATION PROVIDED IN THE CITY OF TORONTO AMENDMENT TO OPSS.MUNI 1010 DOCUMENT, TS 1010.

EARTHWOR

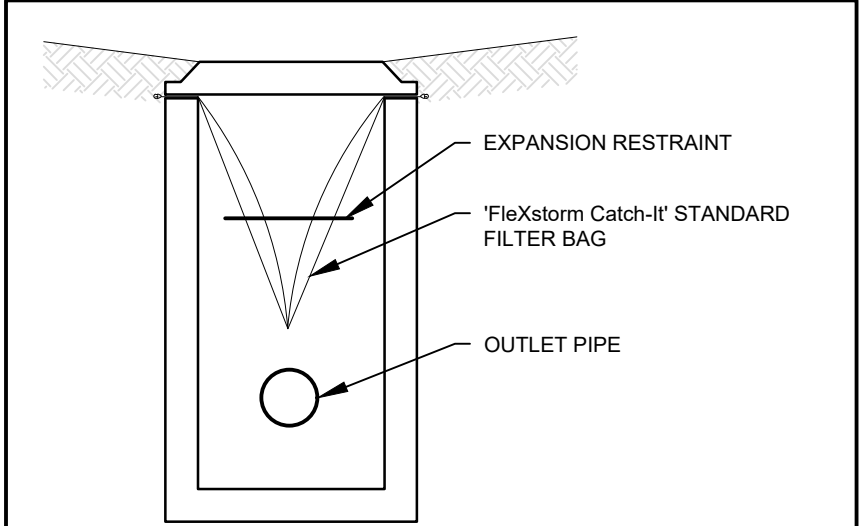
- IN ACCORDANCE WITH THE TOWNSHIP OF WOOLWICH SITE ALTERATION BY-LAW, NO FILLING, PRE-GRADING OR TREE REMOVAL SHALL OCCUR, IN ADVANCE OF THE FINAL SITE PLAN ENGINEERING ACCEPTANCE, WITHOUT PERMIT. SHOULD THE DEVELOPER OR CONTRACTOR WISH TO PREPARE THE SITE FOR CONSTRUCTION PRIOR TO ENGINEERING ACCEPTANCE, AN APPLICATION FOR A SITE ALTERATION PERMIT MUST BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEERING AND CONSTRUCTION DIVISION FOR REVIEW AND APPROVAL.
- ANY AREAS WHICH REQUIRE FILL IN EXCESS OF 0.30m ARE SUBJECT TO COMPACTION TESTS AND SUCH TESTS MUST SHOW A MINIMUM COMPACTION OF 95% SPMD AT ALL DEPTHS.

TOPSOIL/SOD

- TOPSOIL TO BE PROVIDED AND INSTALLED AS PER OPSS 802. SOD TO BE PROVIDED AND INSTALLED AS PER OPSS 803.

LANDSCAPE NOTES

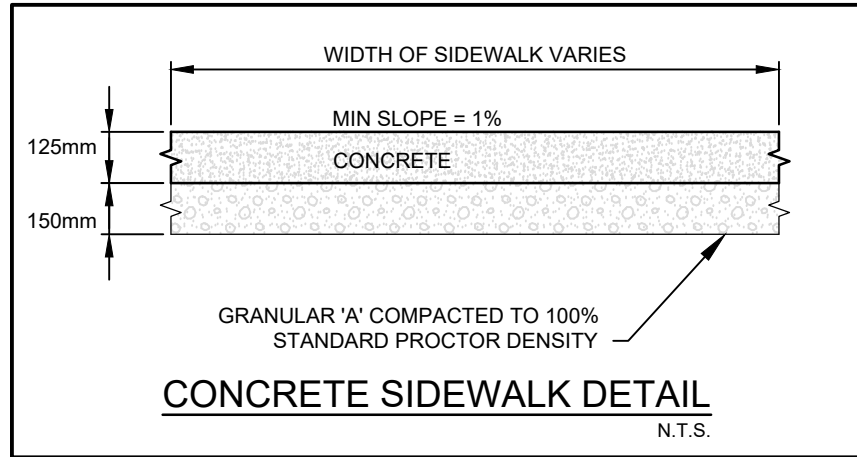
- CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNER'S ACCEPTANCE OF PROJECT.
- REPORT ALL DISCREPANCIES IN WRITING TO THE CONSULTANT.
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY WORK.
- ALL MATERIALS TO BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.
- SOD ANY AREAS MARKED WITH NURSERY SOD ON 150mm CLEAN TOPSOIL. FINE GRADE AND SOD ALL BOULEVARD AREAS TO MUNICIPAL SPECIFICATIONS AND REPAIR DAMAGE TO ADJACENT PROPERTIES, AS REQUIRED.
- FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL COINCIDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.
- AT THE TIME OF FINAL INSPECTION ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.



MAINTENANCE SCHEDULE:

- INSPECT AFTER EVERY MAJOR RAIN EVENT
- INSPECT EVERY 3 WEEKS MINIMUM
- SILTSACK SHOULD NEVER BE OVER HALF FULL
- FULL BAG CAN BE REMOVED, DUMPED, CLEANED, AND REUSED (TO REMOVE INSERT 25mm REBAR INTO REMOVAL FLAP POCKETS) (TO DUMP INSERT 25mm REBAR INTO BOTH DUMPING STRAPS)
- ANY DEBRIS THAT ENTERS STRUCTURE TO BE CLEANED IMMEDIATELY

TEMPORARY SILTATION  
CONTROL DETAIL  
N.T.S.



DATE	ISSUANCE	NO.
2025.02.18	ISSUED FOR BID	1
2025.02.26		

CLIENT  
**WATERLOO REGION DISTRICT SCHOOL BOARD**  
51 ARDELT AVE, KITCHENER, ON N2C 2R5

PROJECT  
**WRDSB EDSS SPECIAL ED. RELOCATION AND HVAC UPGRADES**  
4 UNIVERSITY AVE, EAST, ELMIRA, ONTARIO, N3K 1K2

TITLE  
**EXISTING BASE & REMOVALS PLAN, PROPOSED GRADING PLAN**

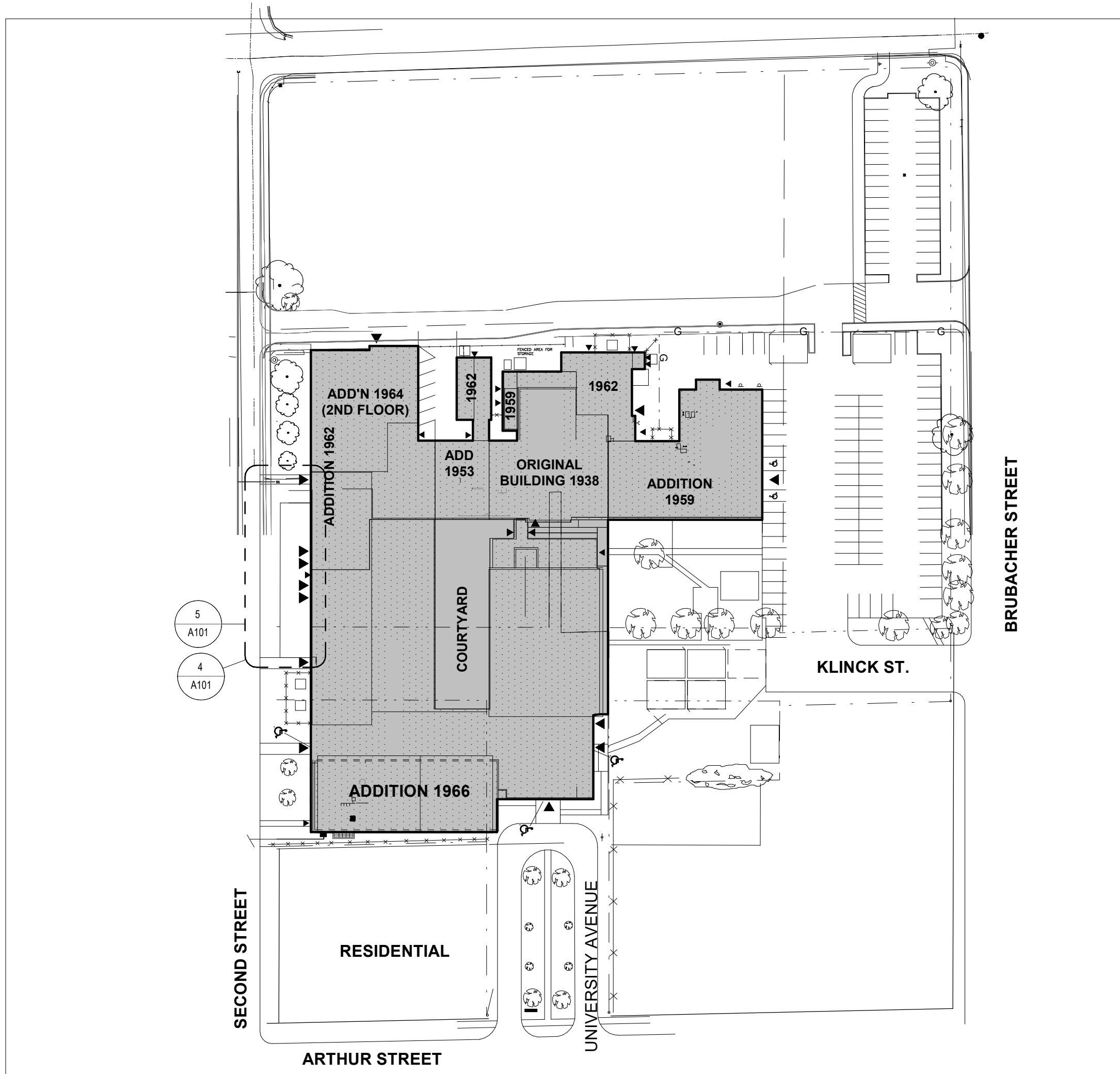
**WALTERFEDY**  
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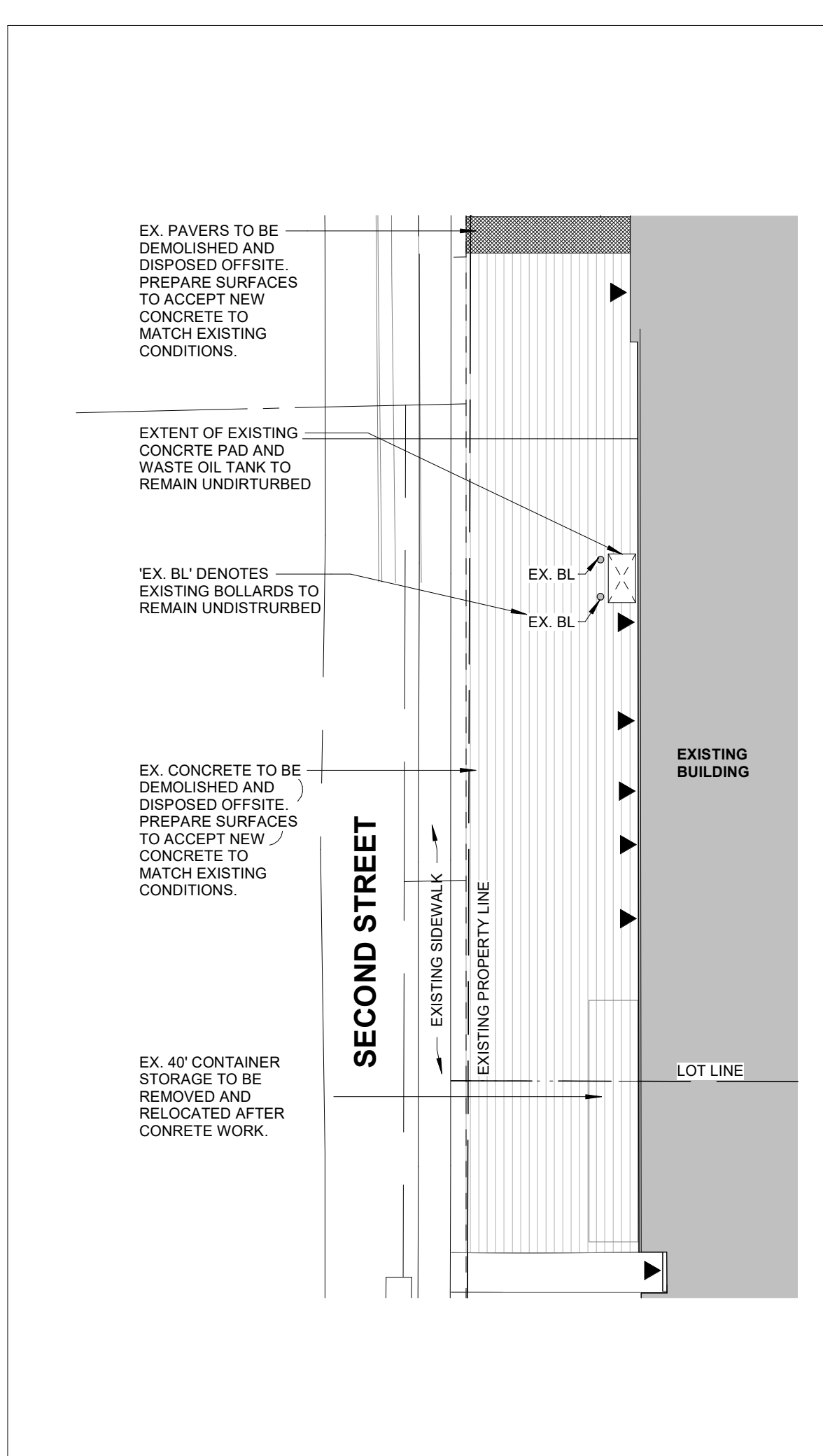
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SCALE: 1:500	SHEET NO.:
DATE: 2025-02-10	<b>C500</b>
PROJECT NO.: 2022-0277-10	
DRAWN BY: TG	
CHECKED BY: JZ	

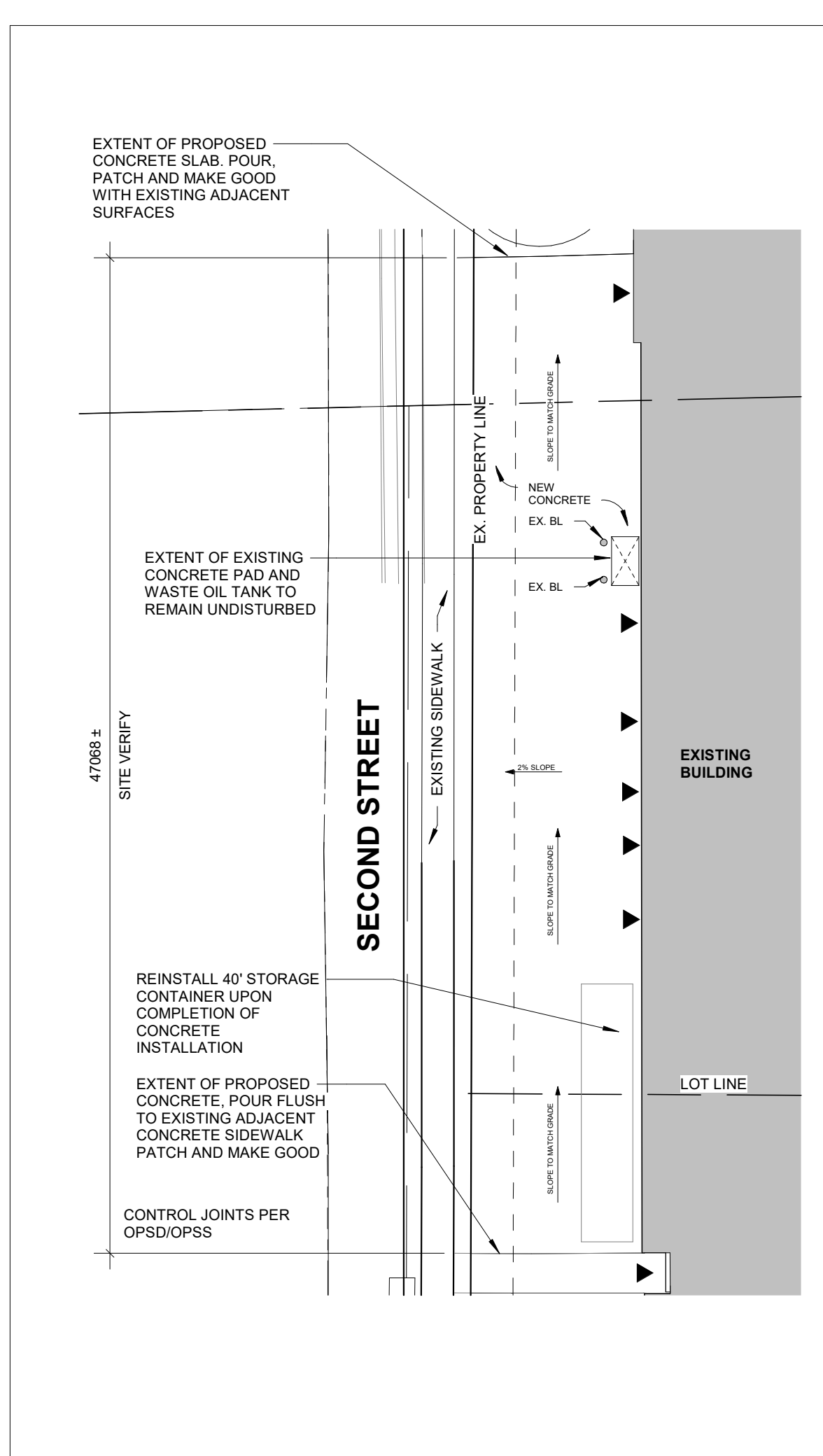




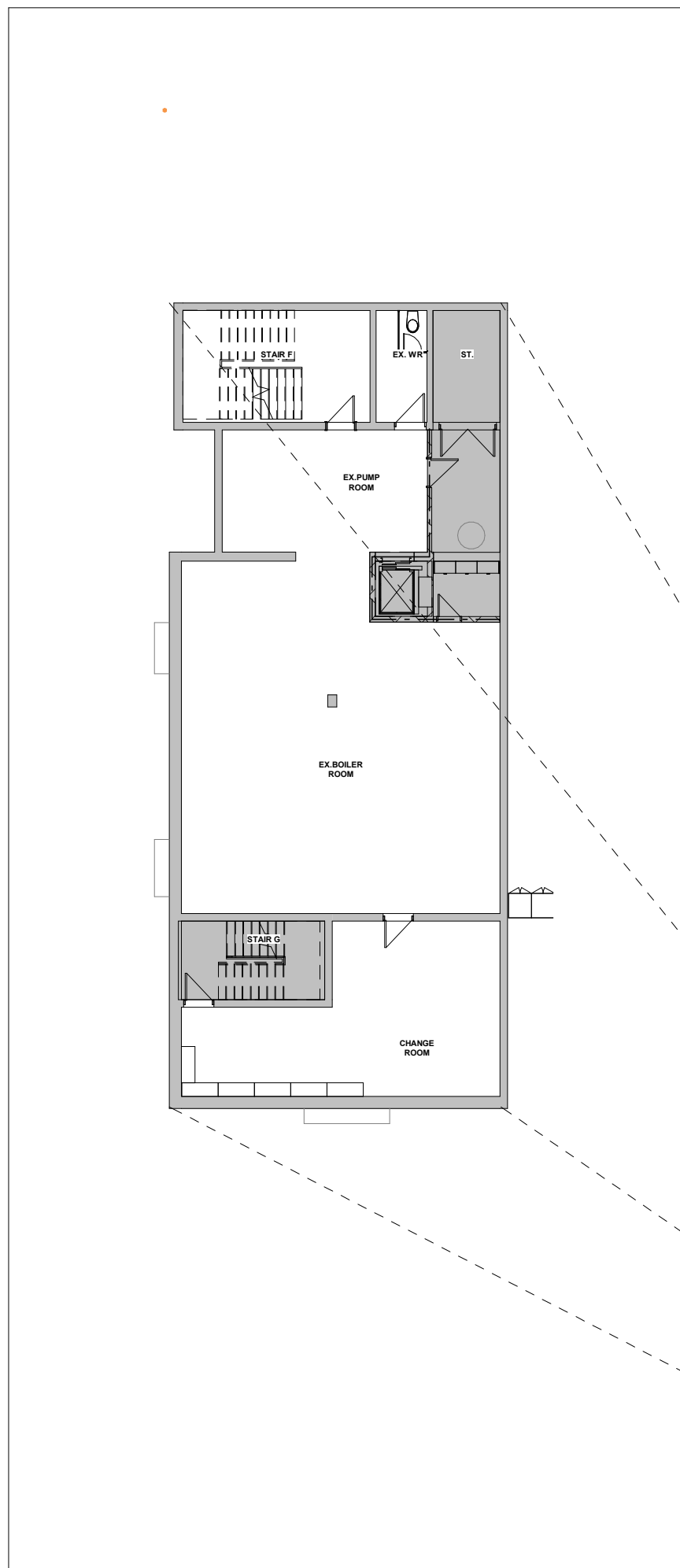
2 SITE PLAN FOR REFERENCE ONLY  
A101 Scale: 1 : 1000



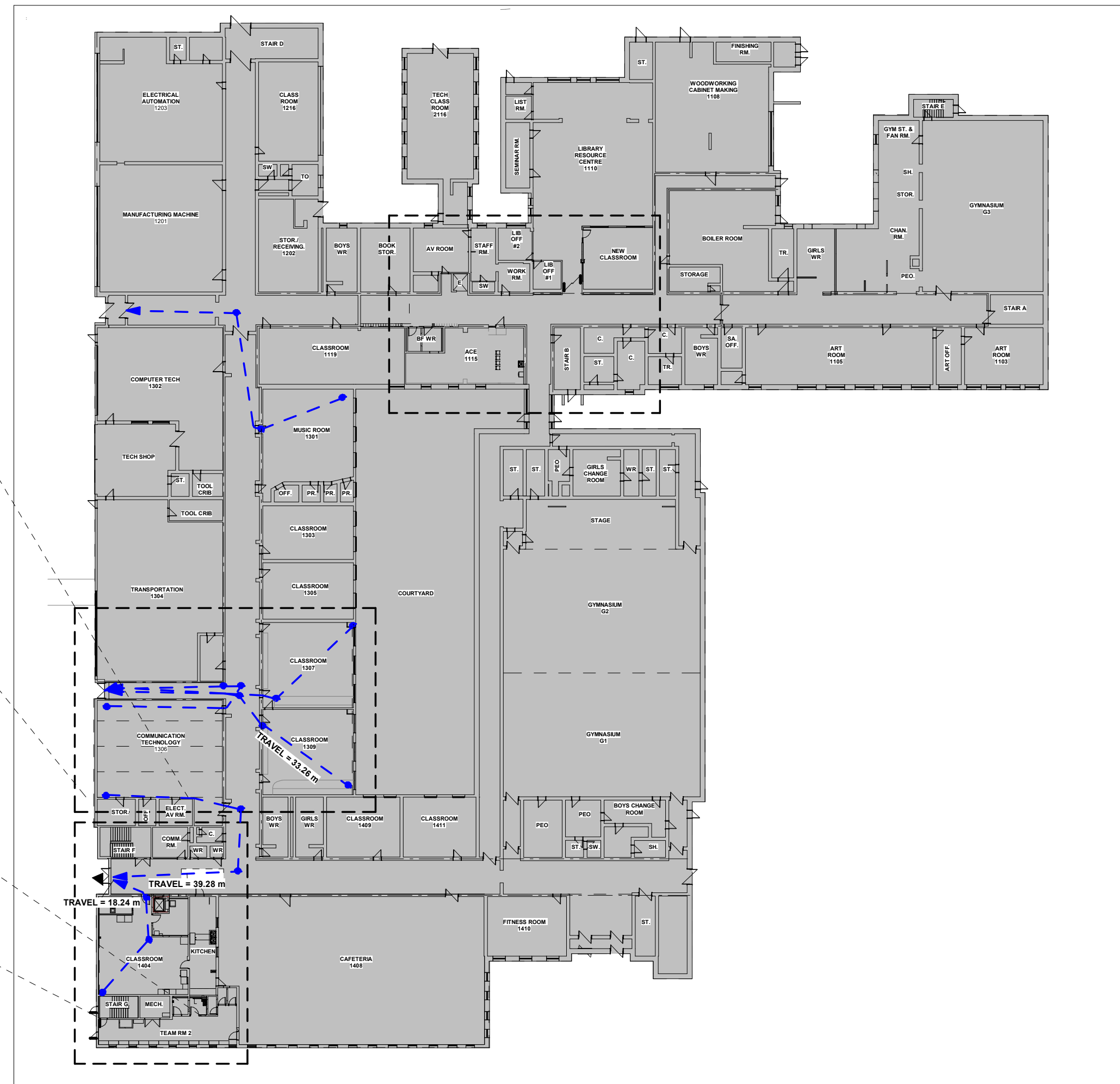
4 SITE PLAN - PARTIAL DEMOLITION PLAN  
A101 Scale: 1 : 250



5 SITE PLAN PARTIAL RENOVATION PLAN  
A101 Scale: 1 : 250



3 BASEMENT LEVEL - OVERALL  
A101 Scale: 1 : 200



1 LEVEL 1 - OVERALL FLOOR PLANS FOR REFERENCE ONLY  
A101 Scale: 1 : 500

Ontario's 2012 Building Code				OBC Reference
Data Matrix Part 11				
11.1	Existing Building Classification	Describe Existing Use: GROUP A DIVISION 2 SECONDARY SCHOOL Construction Index: - Hazard Index: - ■ Not Applicable (no change of major occupancy)		11.2.1, 111.2.1.1A, 111.2.1.1B-N
11.2	Alteration to Existing Building is	Basic Renovation <input type="checkbox"/> Extensive Renovation <input checked="" type="checkbox"/>		
11.3	Reduction in Performance Level	Structural <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes By Increase in Occupant Load <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes By Change of Major Occupancy <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Plumbing <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Sewage-System <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		11.4.2, 11.4.2.1-5
11.4	Compensating Construction	Structural <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) - <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) Increase in Occupant Load <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) - <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) Change of Major Occupancy <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) - <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) Plumbing <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) - <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) Sewage System <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) - <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain)		11.4.3, 11.4.3.2, 11.4.3.3, 11.4.3.4, 11.4.3.5, 11.4.3.6,
11.5	Compliance Alternatives Proposed	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (give number(s))		11.5.1,
11.6	Alternative Measures Proposed	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (give number(s))		11.5.2,

- MAJOR OCCUPANCY: GROUP A2 TO REMAIN (SECONDARY SCHOOL)
- FLOOR ASSEMBLIES SHALL BE OF NON COMBUSTIBLE CONSTRUCTION AND SHALL BE FIRE SEPARATION WITH FIRE RESISTANCE RATING NO LESS THAN 1 HR.
- EXISTING BUILDING AREA: **8,967.17m<sup>2</sup> (96,622 SF) EXISTING**
- GROSS BUILDING AREA: **14,170.95 m<sup>2</sup> (152,640 SF) EXISTING**
- AREA OF RENOVATION: **253.24 m<sup>2</sup> (2,726 SF)**
- EXISTING BUILDING: UNSPRINKLERED
- FIRE ALARM - REQUIRED, EXISTING TO REMAIN
- TRAVEL DISTANCE FROM AREAS TO EXIT > 30m, CORRIDOR WALLS REQUIRE A 1HR FIRE RESISTANCE RATING (3.2.2.24).
- ANY NEW PENETRATIONS AT CORRIDOR WALLS TO BE FIRE STOPPED TO MAINTAIN A 1 HOUR FRR.

#### GENERAL DEMOLITION NOTES

- DRAWING TO BE READ IN CONJUNCTION W/ ALL OTHER CONTRACT DOCUMENTS INCLUDING ABATEMENT SPECIFICATION. COORDINATE W/ OTHER TRADES PRIOR TO COMMENCING WORK.
- CARRY OUT ALL DEMOLITION, REMOVAL AND DISPOSAL IN ACCORDANCE WITH APPLICABLE PROVINCIAL AND LOCAL REGULATIONS.
- EXECUTE DEMOLITION IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR ADJACENT STRUCTURES AND FINISHES.
- ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO GUARD AGAINST MOVEMENT OR SETTLEMENT OF THE REMAINING STRUCTURE, INCLUDING ALL NECESSARY BRACING OR SHORING THAT IS REQUIRED.
- ALL DEMOLITION DEBRIS TO BE DISPOSED BY DEMOLITION/ABATEMENT TRADE UNLESS OTHERWISE NOTED.
- ALL CONTRACTORS INCLUDING ABATEMENT TO REFER TO MECHANICAL AND ELECTRICAL DRAWINGS OR DEMOLITION NOTES FOR DETAILS OF SCOPE OF MECHANICAL AND ELECTRICAL DEMOLITIONS.
- CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR, AND MAKE GOOD ALL DAMAGE TO ADJACENT FINISHED SURFACES AND ASSEMBLIES.
- CONTRACTOR TO ENSURE ALL EXIT SIGNAGE TO REMAIN AS INSTALLED AND ENSURE FIXTURES ARE OPERATIONAL. CONTRACTOR TO PROVIDE RE-SUPPORT AS REQUIRED TO SUIT PHASING.
- CONTRACTOR TO ENSURE ALL EMERGENCY LIGHT FIXTURES TO REMAIN ALONG EGRESS ROUTES.
- PATCH AND MAKE GOOD ANY DAMAGED FIRE ASSEMBLIES WITH CONTINUOUS FIRESTOPPING/FIREBLOCKING EQUAL TO THAT OF WALL/FLOOR.
- CONTRACTOR TO PROVIDE DUST CONTROL AND HOARDING IN ISOLATED DEMOLITION, TYP. FOR EACH LOCATION.
- CONTRACTOR SHALL PATCH AND MAKE GOOD ALL FLOORS WHERE DISTURBED BY REMOVAL OF WALL ASSEMBLY AND/OR EXISTING FINISHES.
- IF AN ITEM IS NOT NOTED TO BE REINSTALLED OR TURNED OVER TO THE OWNER, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISPOSE OF ITEMS.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ALL DESIGNATED SUBSTANCES DOCUMENTATION PRIOR TO COMMENCING WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REMOVE ALL LOOSE FURNITURE AND WALL MOUNTED DISPLAYS PRIOR TO CONSTRUCTION START.
- ANY MECHANICAL OR ELECTRICAL DEVICES THAT MAY BE TEMPORARILY REMOVED AND REINSTALLED FOR THIS WORK SHALL BE TESTED.
- LOCATE AND DISCONNECT, CAP AND PLUG ALL GAS, WATER, SEWER, HYDRO, TELEPHONE AND OTHER SERVICES AS REQUIRED.
- PREPARE ALL THE SURFACES TO BE ACCEPTABLE FOR PROPOSED FINISHING AFTER DEMOLITION WORKS
- OBTAIN SCHOOL APPROVAL OF DEMOLITION SCHEDULE AND LOCATION OF BINS.

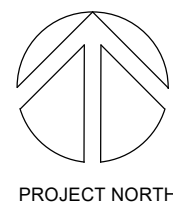
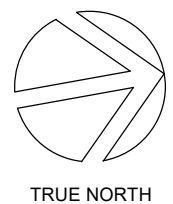
#### GENERAL NOTES

- ALL WALLS TO EXTEND TO U/S STRUCTURAL DECK UNLESS OTHERWISE NOTED.
- ASSEMBLY CONSTRUCTION READ FROM TAG SIDE OF ASSEMBLY.
- ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR TO SITE VERIFY ALL DIMENSIONS.
- DIMENSIONING TO/FROM EXISTING CONDITIONS SHALL BE AT FACE OF EXISTING ASSEMBLY.
- PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED EQUIPMENT.
- REFER TO ELECTRICAL DRAWINGS FOR ALL CEILING MOUNTED EQUIPMENT SIZE AND TYPE.
- SEE MECHANICAL DRAWINGS FOR HVAC EQUIPMENT SIZE AND TYPE.
- CONTRACTOR TO PROTECT ALL EXISTING INTERIOR FINISHES, MECHANICAL, ELECTRICAL, MILLWORK AND FURNITURE TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
- MAKE GOOD ALL CEILING TILE WALLS/SURFACES AFTER CONSTRUCTION, FIX AND PAINT WALLS DAMAGED BY CONSTRUCTION AND/OR REPLACE CEILING IF DAMAGED BY CONSTRUCTION.
- FIRESTOP AND SEAL ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES EQUAL TO ASSEMBLY RATING.

CLIENT LOGO



KEYPLAN



No.	ISSUANCE	DATE
1	ISSUED FOR BID AND PERMIT	2025.02.26

CLIENT

**WATERLOO REGION DISTRICT SCHOOL BOARD**

51 Ardelt Ave, Kitchener, ON N2C 2R5

PROJECT

**WRDSB ELMIRA DISTRICT SECONDARY SCHOOL WEIGHT ROOM RENOVATION**  
4 University Ave. East, Elmira, Ontario, N3B 1K2

TITLE

**SITE PLAN, OBC CODE MATRIX AND OVERALL PLAN**

**WALTERFEDY**  
KITCHENER | HAMILTON | TORONTO | CALGARY  
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SEAL

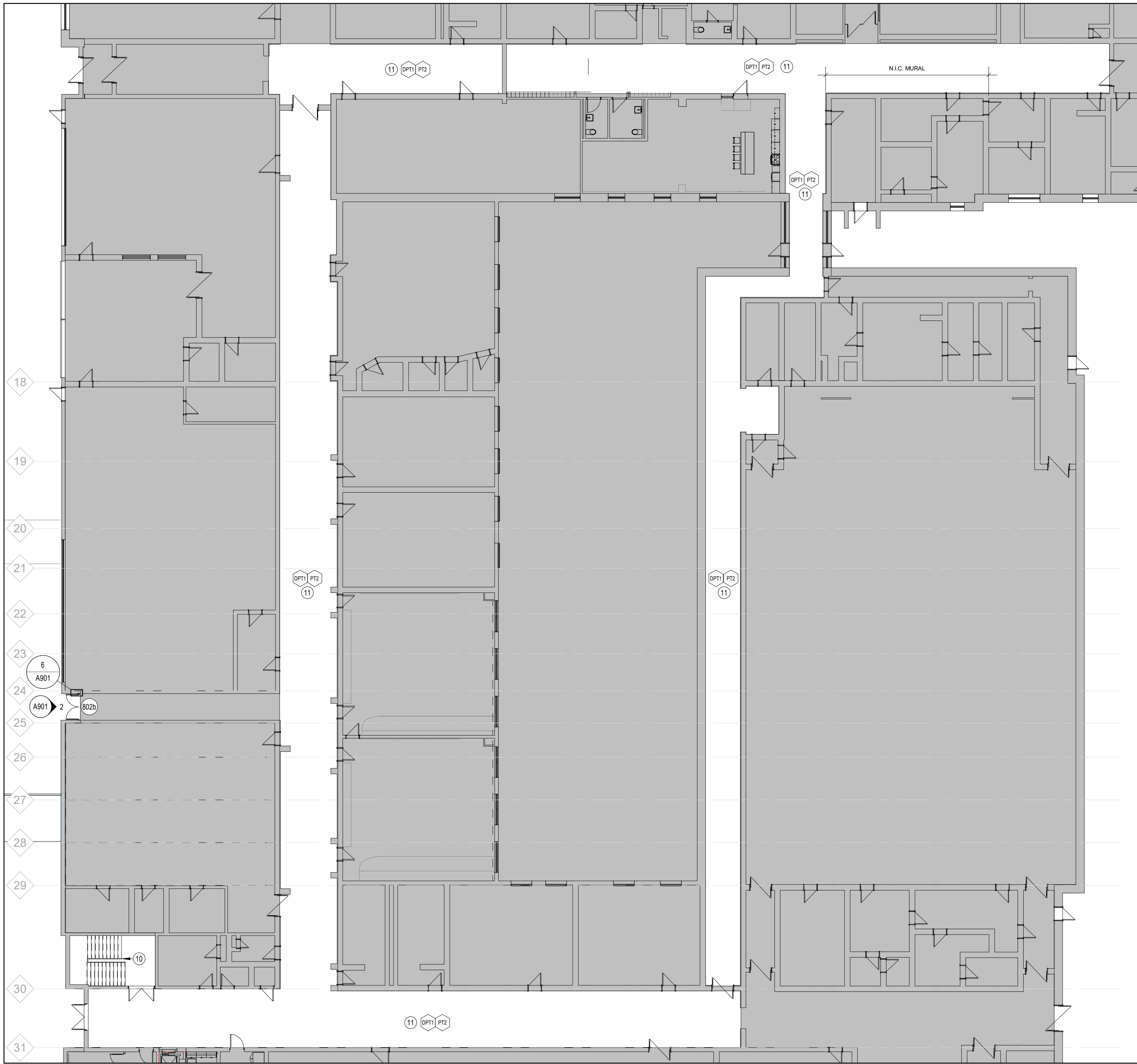


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SCALE:	As Indicated	SHEET NO.:	<b>A101</b>
DATE:	2025.02.26		
PROJECT NO.:	2022-0277-15		
DRAWN BY:	CS		
CHECKED BY:	MM		





10 LEVEL 1 - PARTIAL PROPOSED PLAN  
A201 Scale: 1 : 200

#### GENERAL DEMOLITION NOTES

- DRAWING TO BE READ IN CONJUNCTION W/ ALL OTHER CONTRACT DOCUMENTS INCLUDING ABATEMENT SPECIFICATION. COORDINATE W/ OTHER TRADES PRIOR TO COMMENCING WORK.
  - CARRY OUT ALL DEMOLITION, REMOVAL AND DISPOSAL IN ACCORDANCE WITH APPLICABLE PROVINCIAL AND LOCAL REGULATIONS.
  - EXECUTE DEMOLITION IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR ADJACENT STRUCTURES AND FINISHES.
  - ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO GUARD AGAINST MOVEMENT OR SETTLEMENT OF THE REMAINING STRUCTURE, INCLUDING ALL NECESSARY BRACING OR SHORING THAT IS REQUIRED.
  - ALL DEMOLITION DEBRIS TO BE DISPOSED BY DEMOLITION/ABATEMENT TRADE UNLESS OTHERWISE NOTED.
  - ALL CONTRACTORS INCLUDING ABATEMENT TO REFER TO MECHANICAL AND ELECTRICAL DRAWINGS OR DEMOLITION NOTES FOR DETAILS OF SCOPE OF MECHANICAL AND ELECTRICAL DEMOLITIONS.
  - CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR, AND MAKE GOOD ALL DAMAGE TO ADJACENT FINISHED SURFACES AND ASSEMBLIES.
  - CONTRACTOR TO ENSURE ALL EXIT SIGNAGE TO REMAIN AS INSTALLED AND ENSURE FIXTURES ARE OPERATIONAL. CONTRACTOR TO PROVIDE RE-SUPPORT AS REQUIRED TO SUIT PHASING.
  - CONTRACTOR TO ENSURE ALL EMERGENCY LIGHT FIXTURES TO REMAIN ALONG EGRESS ROUTES.
  - PATCH AND MAKE GOOD ANY DAMAGED FIRE ASSEMBLIES WITH CONTINUOUS FIRESTOPPING/FIREBLOCKING EQUAL TO THAT OF WALL/FLOOR.
  - CONTRACTOR TO PROVIDE DUST CONTROL AND HOARDING IN ISOLATED DEMOLITION, TYP. FOR EACH LOCATION.
  - CONTRACTOR SHALL PATCH AND MAKE GOOD ALL FLOORS WHERE DISTURBED BY REMOVAL OF WALL ASSEMBLY AND/OR EXISTING FINISHES.
  - IF AN ITEM IS NOT NOTED TO BE REINSTALLED OR TURNED OVER TO THE OWNER, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISPOSE OF ITEMS.
  - IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ALL DESIGNATED SUBSTANCES DOCUMENTATION PRIOR TO COMMENCING WORK.
- ANY MECHANICAL OR ELECTRICAL DEVICES THAT MAY BE TEMPORARILY REMOVED AND REINSTALLED FOR THIS WORK SHALL BE TESTED.
  - LOCATE AND DISCONNECT, CAP AND PLUG ALL GAS, WATER, SEWER, HYDRO, TELEPHONE AND OTHER SERVICES AS REQUIRED.
  - PREPARE ALL THE SURFACES TO BE ACCEPTABLE FOR PROPOSED FINISHING AFTER DEMOLITION WORKS
  - OBTAIN SCHOOL APPROVAL OF DEMOLITION SCHEDULE AND LOCATION OF BINS.

#### GENERAL NOTES

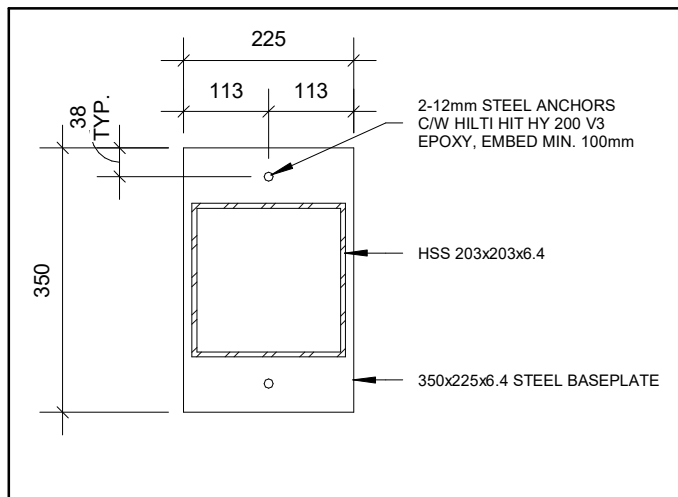
- ALL WALLS TO EXTEND TO UIS STRUCTURAL DECK UNLESS OTHERWISE NOTED.
- ASSEMBLY CONSTRUCTION READ FROM TAG SIDE OF ASSEMBLY.
- ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR TO SITE VERIFY ALL DIMENSIONS.
- DIMENSIONING TO/FROM EXISTING CONDITIONS SHALL BE AT FACE OF EXISTING ASSEMBLY.
- PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED EQUIPMENT.
- SEE MECHANICAL DRAWINGS FOR HVAC EQUIPMENT SIZE AND TYPE.
- CONTRACTOR TO PROTECT ALL EXISTING INTERIOR FINISHES, MECHANICAL, ELECTRICAL, MILLWORK AND FURNITURE TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
- MAKE GOOD ALL CEILING TILE/WALLS/SURFACES AFTER CONSTRUCTION, FIX AND PAINT WALLS DAMAGED BY CONSTRUCTION AND/OR REPLACE CEILING IF DAMAGED BY CONSTRUCTION.
- FIRESTOP AND SEAL ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES EQUAL TO ASSEMBLY RATING.

#### CEILING ASSEMBLIES

- C-1 610 x 1220 ACOUSTIC CEILING TILE WITH PREFINISHED METAL T-BAR SUSPENSION SYSTEM

#### CEILING NOTES

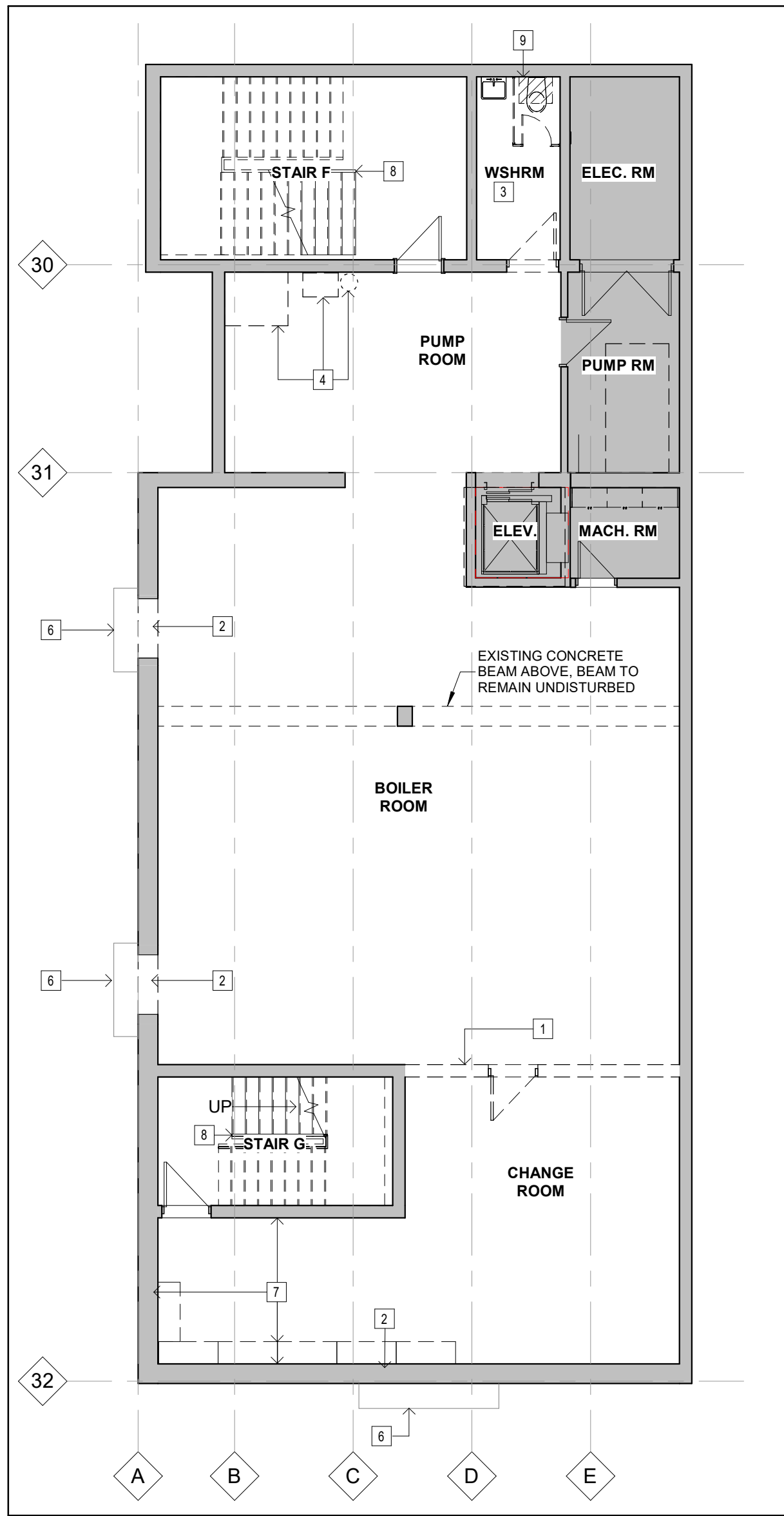
- INSTALL NEW 610 X 1220 ACOUSTIC CEILING TILE WITH PREFINISHED METAL T-BAR SUSPENSION SYSTEM. INSTALL T-BAR SUSPENSION SYSTEM AND REWORK AS REQUIRED UPON COMPLETION OF WORK ABOVE CEILING. INSTALL NEW CEILING TILES.



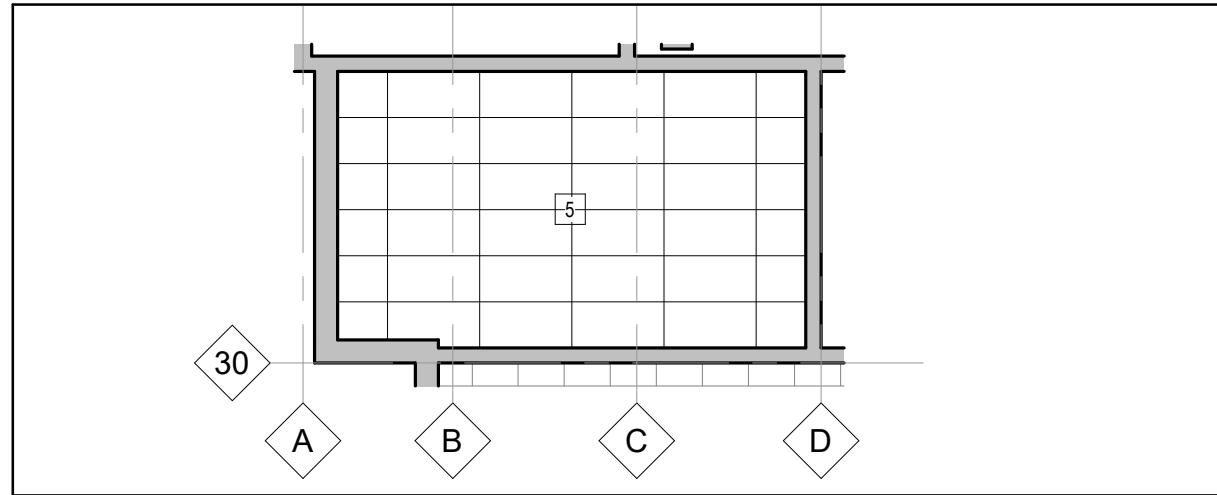
6 DETAIL SC01  
A201 Scale: 1 : 10

#### CEILING LEGEND

- C-1 CEILING ASSEMBLY  
XXXX CEILING HEIGHT ABOVE FINISHED FLOOR  
SURFACE LED LIGHT FIXTURE, REFER TO ELEC. DRAWINGS FOR TYPE AND SIZE  
MECHANICAL SUPPLY AIR DIFFUSER, REFER TO MECHANICAL DRAWINGS FOR TYPE AND SIZE



2 BASEMENT - DEMOLITION PLAN  
A201 Scale: 1 : 100



4 STAIR F RCP - DEMO  
A201 Scale: 1 : 100

#### FINISH LEGEND

##### WALL & CEILING

- P1 PAINT  
P2 PAINT  
DP1 DOOR PAINT  
P1W PORCELAIN WALL TILE

##### FLOOR:

- P1F PORCELAIN FLOOR TILE  
SF1 SPORTS FLOORING  
SF2 RUBBER FLOORING  
SF3 TURF FLOORING

##### BASE:

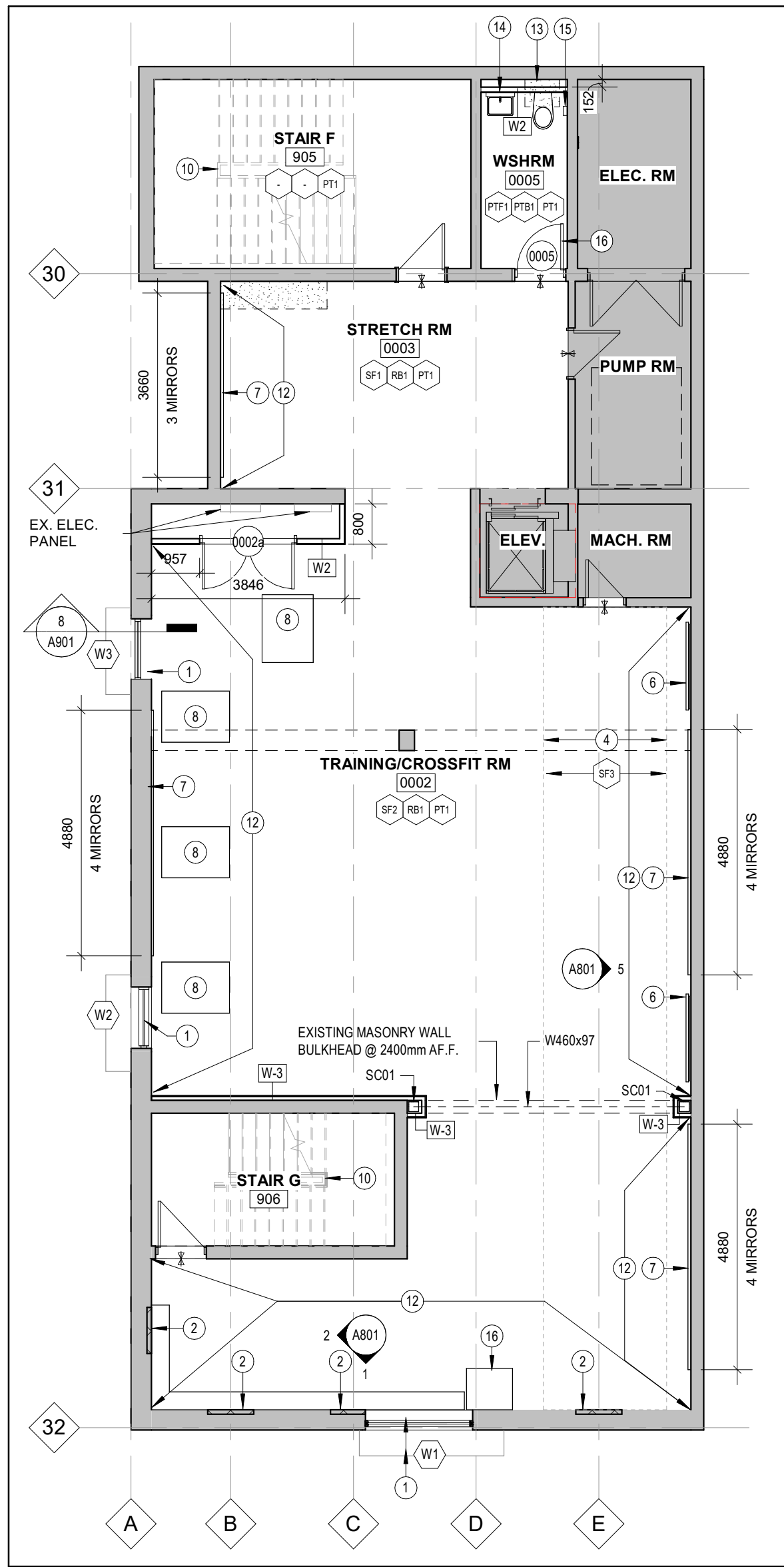
- P1B PORCELAIN TILE BASE  
RB1 RUBBER BASE  
TS1 TRANSITION STRIP

#### WALL ASSEMBLIES

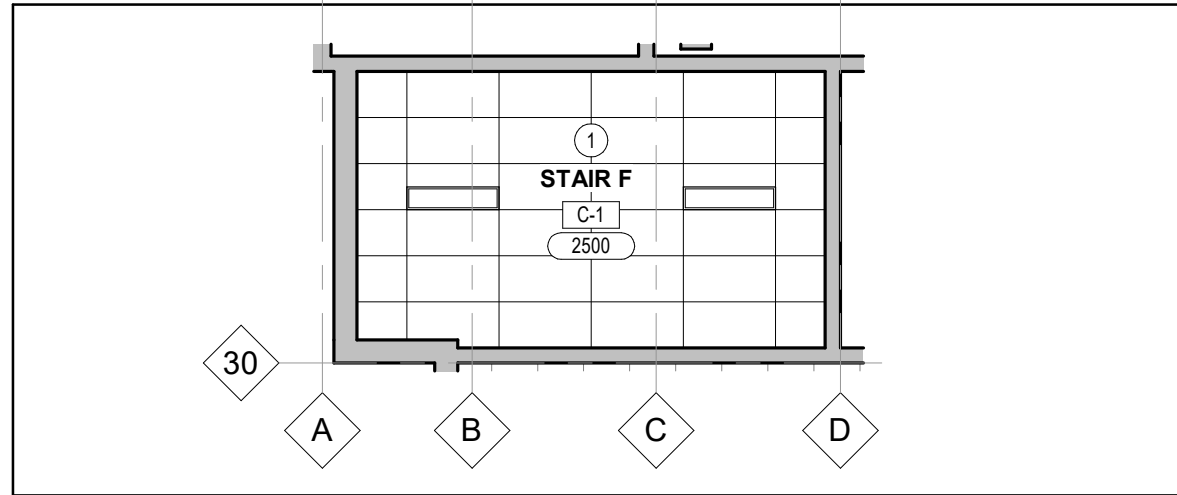
- W-1 203mm CONCRETE BLOCK  
W-2 92mm METAL STUD @ 400 O.C.  
13mm GYPSUM WALL BOARD  
W-3 2 LAYERS 13mm TYPE-X GYPSUM WALL BOARD  
64mm METAL STUDS @ 400 O.C.

#### TRENCHING LEGEND

- ALL TRENCHING DIMENSIONS ARE APPROXIMATE, GC TO SITE VERIFY TRENCHING REQUIRED TO MINIMIZE DEMOLITION OF FLOOR SLAB TYPICAL.  
SAWCUT AND REMOVE PORTION OF CONCRETE FLOOR SLAB. EXCAVATE AND TRENCH AS REQUIRED FOR MECHANICAL, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL SCOPE. APPROXIMATE EXTENT SHOWN HATCHED.  
HATCHED AREA DENOTES CONCRETE INFILL OF TRENCHING (APPROX. 190 mm THICK). FINISH FLUSH WITH ADJACENT EXISTING FLOOR FINISH. PATCH AND MAKE GOOD WITH EXISTING ADJACENT AND PREPARE SUBSTRATE TO RECEIVE NEW FLOOR FINISH - REFER TO DETAIL C206/A901 FOR SLAB-ON-GRADE REPAIR DETAIL TYPICAL.



3 BASEMENT - PROPOSED PLAN  
A201 Scale: 1 : 100



5 STAIR F RCP - PROPOSED  
A201 Scale: 1 : 100

#### DEMOLITION NOTES

- PORTION OF EXISTING BLOCK WALL TO BE REMOVED AT PARTIAL HEIGHT AND DISPOSED OF PATCH AND MAKE GOOD ALL ADJACENT FINISHES. FOUR COURSES AT DECK TO REMAIN INTACT TO AVOID EXISTING SERVICE RELOCATION.
- PREPARE EXISTING OPENING IN THE WALL TO ACCEPT INSTALLATION OF NEW WINDOWS. PATCH AND MAKE GOOD ALL ADJACENT FINISHES.
- EXISTING WASHROOM FIXTURES AND ACCESSORIES TO BE REMOVED AND DISPOSED OF. ALL SERVICES TO BE CAPPED. REFER TO MECHANICAL.
- EXISTING MOP SINK AND HANDWASH/IEYASH SINK TO BE REMOVED AND DISPOSED OF.
- REMOVE EXISTING ACOUSTIC CEILING TILE ASSEMBLY, COMPLETE WITH SUSPENSION SYSTEM
- EXISTING WINDOW WELL TO REMAIN UNDISTURBED.
- REMOVE ALL EXISTING MILLWORK (BENCHES, HOOKS, ACCESSORIES, ETC.) COMPLETE WITH ALL FASTENERS AND ADHESIVES. PREPARE SURFACE TO RECEIVE NEW PAINT AND MILLWORK.
- REMOVE EXISTING VINYL HANDRAIL CAP. PREPARE SURFACE TO RECEIVE NEW VINYL RAILING CAP.
- REMOVE CONCRETE, REFER TO TRENCHING LEGEND.

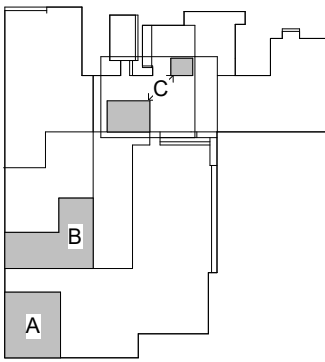
#### DRAWING NOTES

- NEW WINDOWS TO FIT WITHIN EXISTING OPENINGS AND WINDOW WELLS C/W WATERPROOFING AND DRAINAGE. WELLS CONDITIONS TO BE SITE VERIFIED.
- INFILL EXISTING WALL 90mm CONCRETE BLOCK, PATCH AND MAKE GOOD ALL ADJACENT FINISHES.
- RESERVED.
- TURF RUN, REFER TO SPECIFICATIONS.
- RESERVED.
- PROVIDE TV AND BRACKET
- PROVIDE 1220x2160mm MIRRORS
- HEAVY DUTY POWER RACK
- RESERVED
- NEW VINYL RAILING CAP, REFER TO SPECIFICATIONS.
- TEMPORARILY REMOVE TACKBOARDS AND ALL ACCESSORIES TO ALLOW FOR PAINTING. UPON COMPLETION REINSTATE ALL TACKBOARDS AND ACCESSORIES IN EXISTING LOCATION.
- WALL PANEL (WP1) TO BE 1829x914mm AND MOUNTED 2400mm AFF.
- INFILL CONCRETE, REFER TO TRENCHING LEGEND
- UTILITY SHELF, REFER TO SPECIFICATIONS
- SANITARY NAPKIN DISPOSAL, REFER TO SPECIFICATIONS
- UTILITY HOOK, REFER TO SPECIFICATIONS

CLIENT LOGO



KEYPLAN



No.	ISSUANCE	DATE
1	ISSUED FOR BID AND PERMIT	2025.02.26

WATERLOO REGION DISTRICT SCHOOL BOARD

51 Ardelt Ave, Kitchener, ON N2C 2R5

PROJECT

WRDSB ELMIRA DISTRICT SECONDARY SCHOOL WEIGHT ROOM RENOVATION

4 University Ave. East, Elmira, Ontario, N3B 1K2

TITLE

PARTIAL LEVEL 01 AND ENLARGED PARTIAL BASEMENTS PLANS

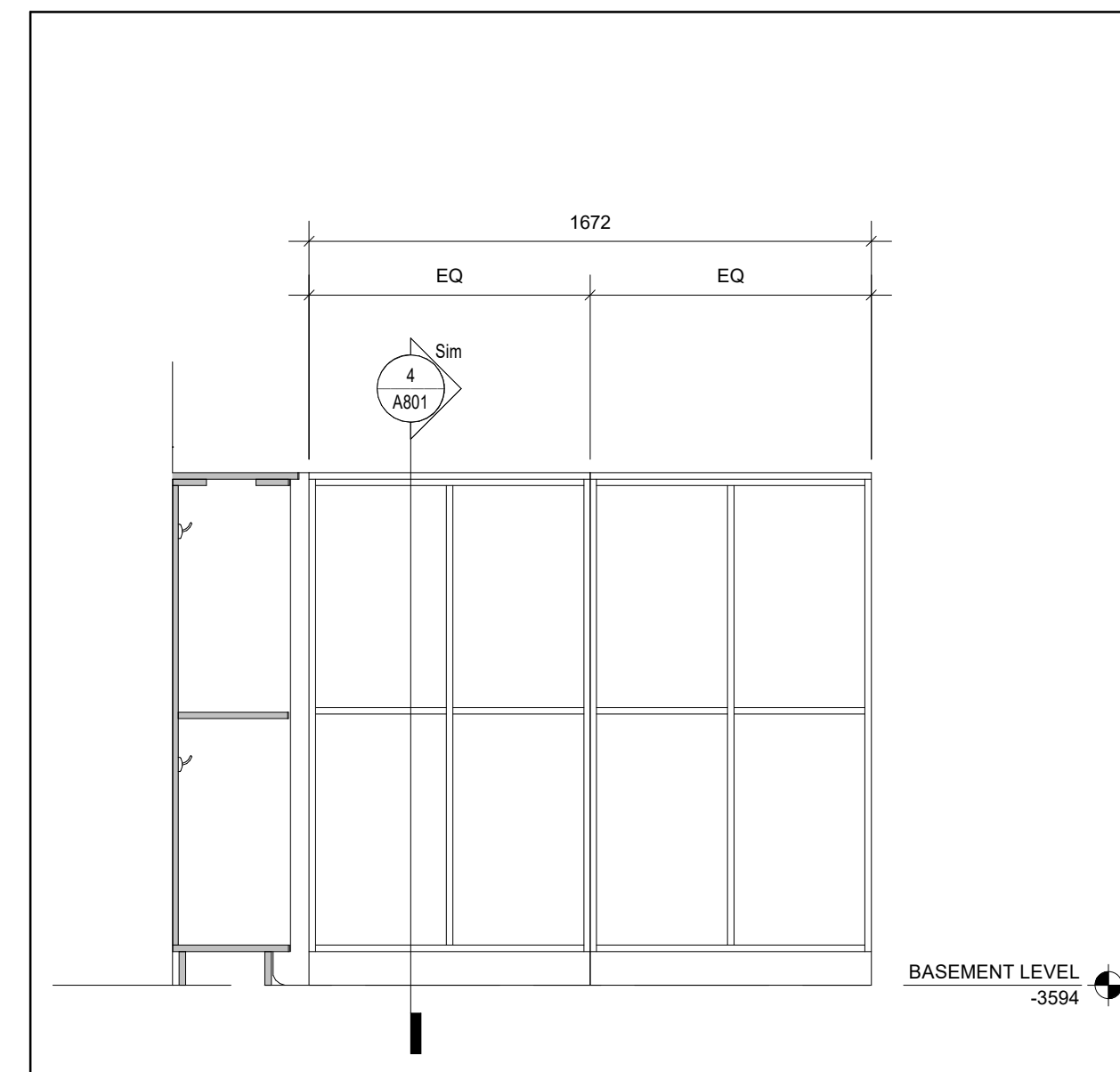
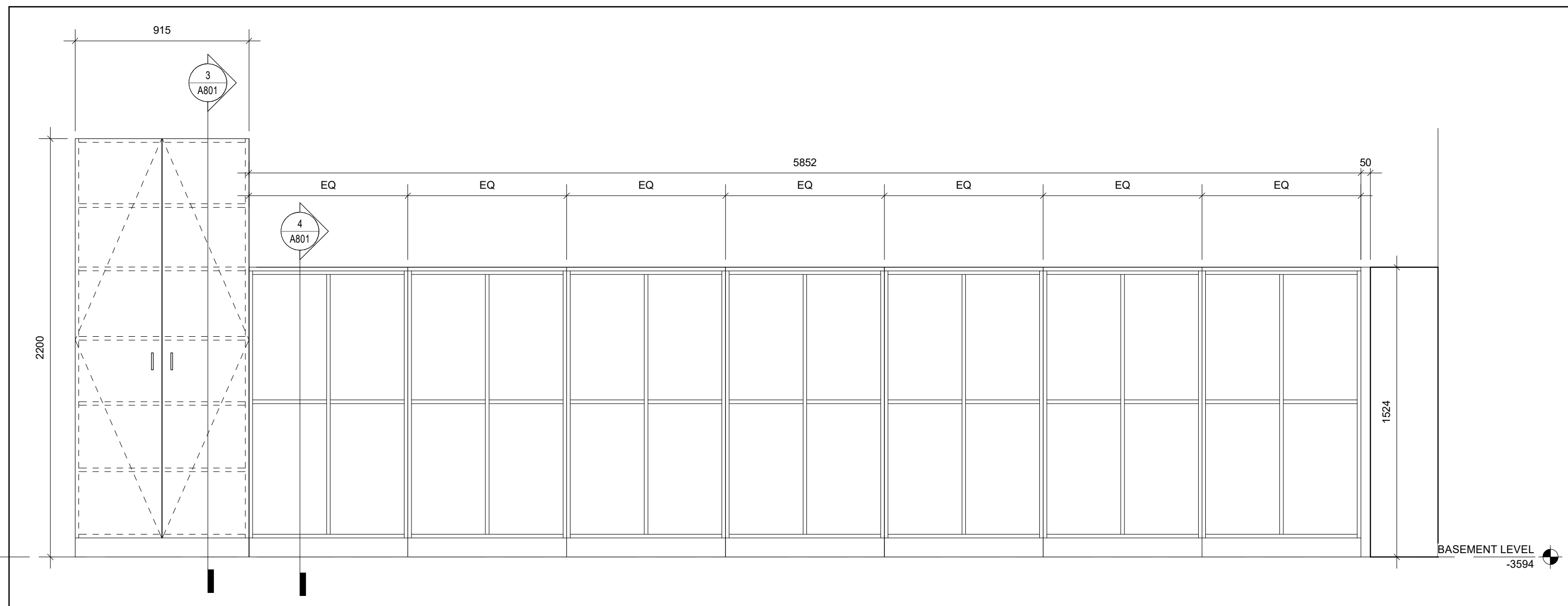
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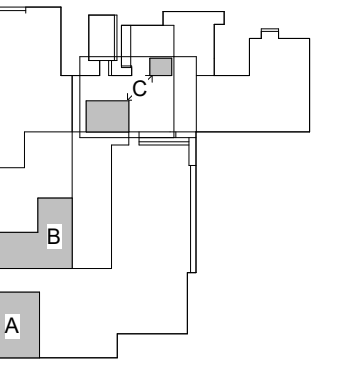
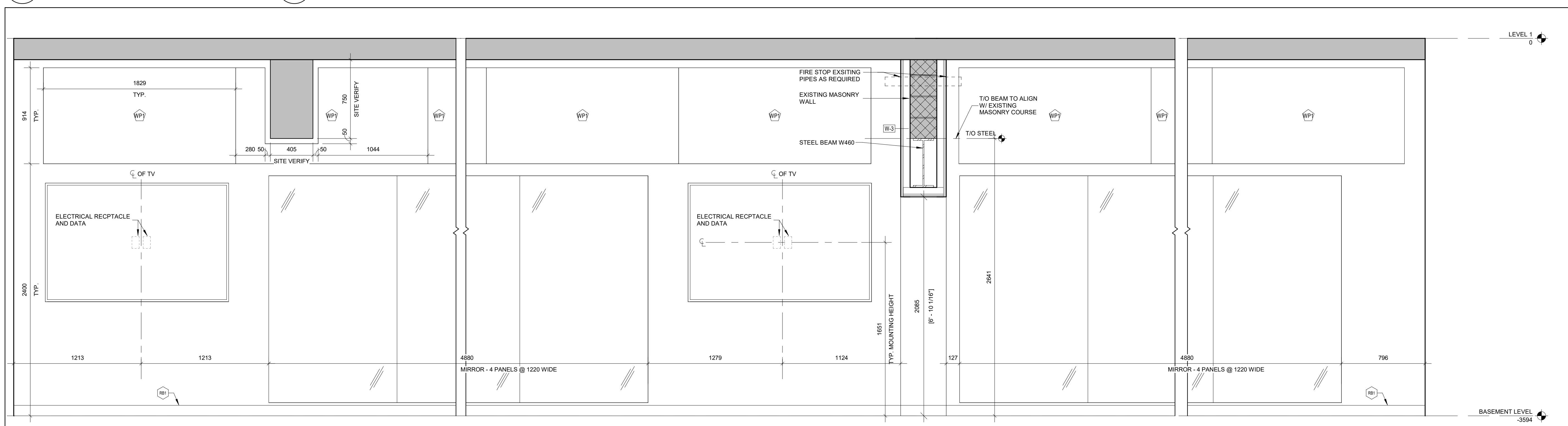
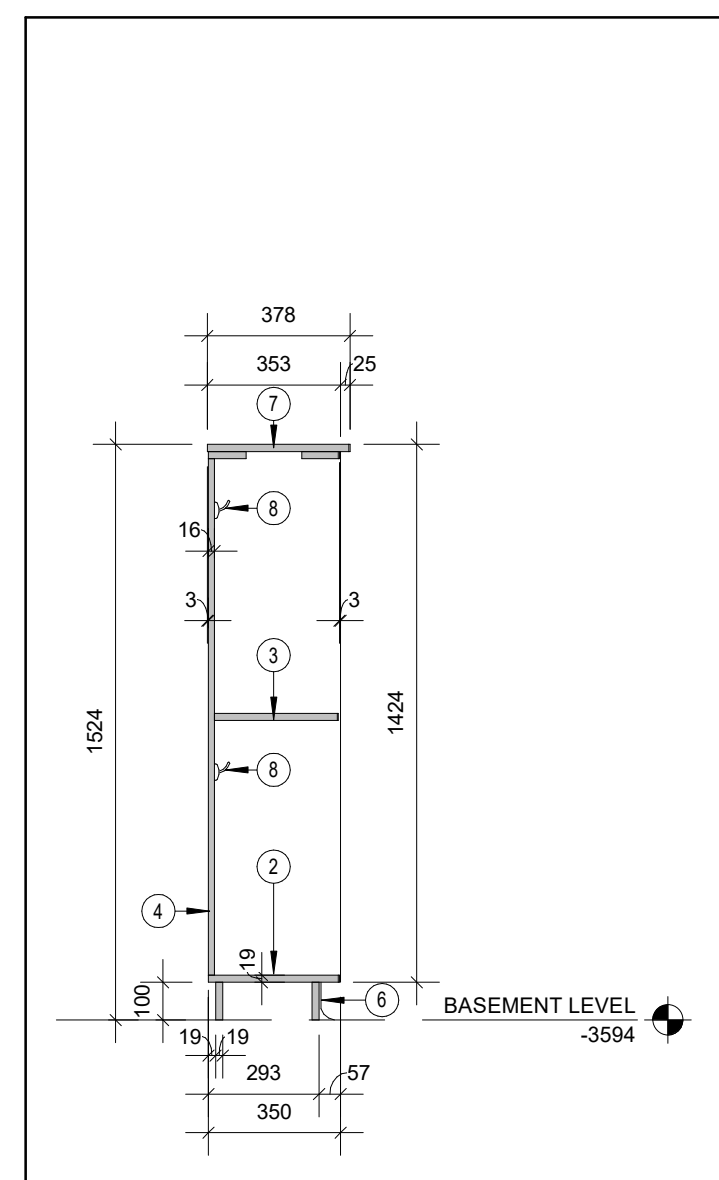
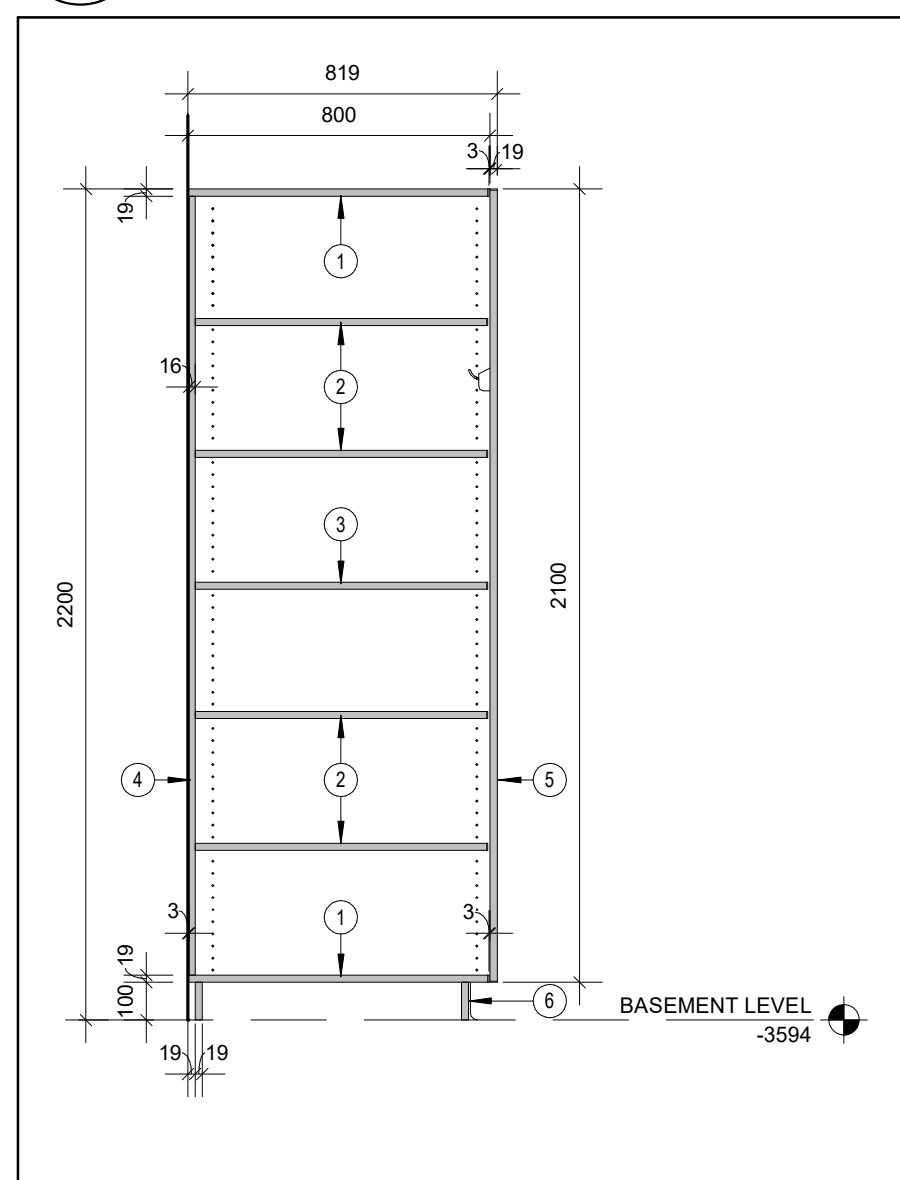
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DATE:	2025.02.26		
PROJECT NO.:	2022-0277-15		
DRAWN BY:	CS		
CHECKED BY:	ES		





**MILLWORK DRAWING NOTES:**

- NOTE:** PROVIDE LOCKS/SHOES CL.100PB AT ALL CABINET DOORS.
- ① 19mm MELAMINE TOP, BOTTOM CL.3mm PVC EDGE.
  - ② 19mm MELAMINE ADJUSTABLE SHELF WITH 3mm PVC EDGES.
  - ③ 19mm MELAMINE FIXED SHELF c/w 3mm PVC EDGE.
  - ④ 19mm MELAMINE BACK c/w 3mm PVC EDGE WHERE EXPOSED.
  - ⑤ 19mm MELAMINE DOOR c/w 3mm PVC EDGE WHERE EXPOSED.
  - ⑥ 100mm HIGH RUBBER BASE TOE KICK ON 19mm VENEER CORE PLYWOOD.
  - ⑦ 19mm MELAMINE COUNTERTOP c/w 3mm PVC ON ALL EXPOSED EDGES AND  
BETWEEN BUTT JOINT EDGES.
  - ⑧ HOOK, REFER TO SPECIFICATIONS



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CLIENT

WATERLOO REGION DISTRICT  
SCHOOL BOARD

51 Ardelt Ave, Kitchener, ON N2C 2R5

PROJECT

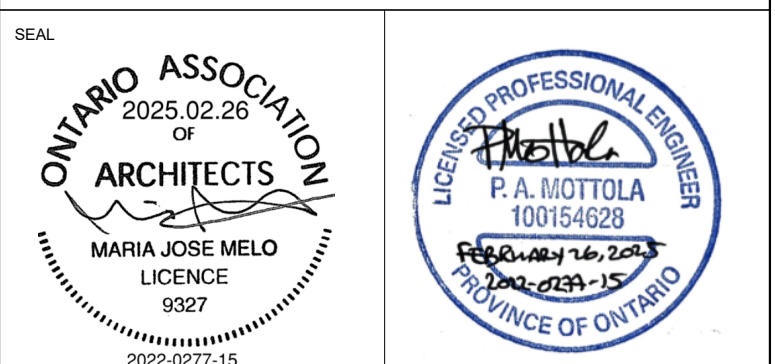
WRDSB ELMIRA DISTRICT  
SECONDARY SCHOOL WEIGHT  
ROOM RENOVATION

4 University Ave. East, Elmira, Ontario, N3B 1K2

TITLE

INTERIOR ELEVATIONS, MILLWORK  
ELEVATIONS AND DETAILS

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CHECKED BY :	MM	

