



Addendum #3

Bid Opportunity: 25-7693-RFT - Elmira District Secondary School Weight Room Renovation Closing Date: Thursday, March 20, 2025 2:00 PM

The following issued by the Board shall form part of the Bid / Proposal Solicitation document. The revisions and additions noted herein along with any attachments shall be read in conjunction with all other related documents. This Addendum shall, take precedence over the previously issued documents where differences occur. Receipt of this addendum must be acknowledged in the Bidding System, bids&tenders.

If you have already submitted a Bid / Proposal, it will be automatically withdrawn as a result of this addendum. You must resubmit the Bid / Proposal acknowledging all addenda and revising your Bid / Proposal to comply with all addenda.

Information/ Clarification Initiated by the Board / Consultant.

Question 1:

How will the specified beam be transported to the basement?

Answer 1:

All beams are shown to be continuous on plan. Allow for moment connection splicing (400 kN-m) as required to suit installation requirements.

Question 3:

Please confirm that the lockers are not included in the hallway painting. It is also noted that doors are to be painted. Please confirm wood doors are not included. Also, based on site photos, there are a lot of accessories, frames, boards on the wall in the hallways. Drawings note that part of the scope is to remove and re-install all frames, tackboards, accessories. Will space be given to store all these materials?

Answer 3:

See attached A201 for extent of interior locker painting, the rest of the lockers are to remain undisturbed. Wood doors and frames are to remain undisturbed. Yes there will be space for storage, owner to provide on site storage for all frames, tackboards and accessories.

Question 4:

A201 notes a W-1 masonry assembly. We cannot find where this applies to. Can you please advise?

Answer 4:

See attached for revised Wall Assemblies.

WRDSB-Elmira District Secondary School Weight Room Renovation
WRDSB Project No.: 25-7693-RFT
WF Project No.:2022-0277-15

March 13, 2025
ADDENDUM #3
Page 1 of 2

This Addendum amends and forms part of the Bidding and Contract Documents for the above Project as follows:

CHANGES TO SPECIFICATIONS

Architectural

Section 10 50 00 (R0) Storage Specialties

1. Add attached section 10 50 00 (R0).

Mechanical and Electrical

1. Refer to attached DEI Addendum 3 for mechanical and electrical instructions.

CHANGES TO DRAWINGS

C100

1. Add bike rack and associated thickened concrete slab per schoolboard request.

C500

1. Add schoolboard bike rack typical detail.

A101

1. Bike racks added to 5/A101

A201

1. Add demolition note 10 to read "Remove and dispose of existing locker doors, pans and hooks. Prepare interior of lockers to receive new paint."
2. Add drawing note 22 to read "Provide new locker doors, pans and hooks. Paint interior to match existing. GC to confirm quantity."
3. In Wall Assemblies revise W-1 to read "140 Concrete Block".
4. In Wall Assemblies revise W-2 to read "Reserved".
5. Add "PT1" to Stair G

A801

1. In 3/A801 revised depth of teachers closet to 600mm.
2. Add note to 5/A801 to read "Cut mirror around receptacles and seal, typical".

A901

1. Remove "DF1"
2. Revised door 0002a frame profile to DF2 in door schedule.
3. Add detail "M108e"

END OF ADDENDUM

ATTACHMENTS

10 50 00 (R0)

C100

C500

A101

A201

A801

A901

Addendum 03 by DEI Consulting Engineers.

1 GENERAL

1.1 INSTRUCTIONS

- .1 Comply with the Instructions to Bidders, the General Conditions of the Contract, the Supplementary Conditions and the General Requirements of Division 1.
- .2 Report in writing to the General Contractor any defects of surfaces or work prepared by other Sections which affect the quality or dimensions of the Work. Commencement of work implies acceptance of existing conditions and work by others.

1.2 INTENT

- .1 Supply and installation of metal lockers including but not limited to:
 - .1 Locker doors, base pans and exterior closure trim.
 - .1 Enamel coating, electro statically sprayed on existing frames and locker interiors.
 - .2 Hooks, latches, hardware.
 - .3 Attachment hardware.
 - .4 Colour: to match existing, adjacent lockers, in corridor.
- .2 Approved Manufacturers: The manufacturers listed are only approved if they can provide the product as described.

1.3 REJECTIONS

- .1 Defective materials or quality of work, whenever found, at any time prior to acceptance of the work, shall be rejected regardless of previous inspection. Inspection will not relieve responsibility, but is a precaution against oversight or errors.
- .2 Remove and replace defective materials and work of other trades affected by this replacement, at no additional cost to the Owner.

1.4 REFERENCES

- .1 ASTM A 446- Steel Sheet, Zinc-coated Galvanized by the Hot Dip Process, Structural Physical Quality.

1.5 SYSTEM DESCRIPTION

- .1 Lockers: Locker door and base retrofit with exterior closure and jamb trim and padlock hasps, and miscellaneous closers. Allow for 100% door replacement and 100% base and 80% hook replacement.

1.6 SUBMITTALS

- .1 Shop Drawings
 - .1 Submit shop drawings as specified in Section 01 33 00.
 - .2 Indicate on shop drawings, locker types, sizes, configurations, layout of groups of lockers, accessories, and numbering plan.

1.7 DELIVERY, STORAGE AND HANDLING

- .1 Refer to Section 01 61 00.
- .2 Deliver and store materials undamaged in original cartons or wrappings.
- .3 Store material in a secure, dry area.
- .4 Protect locker finish and adjacent surfaces from damage during installation.

1.8 WARRANTY/GUARANTEE

- .1 Provide guarantee for a 2 year period from date of substantial completion. Warranty to cover both labour and materials. Warranty shall be from date of Substantial Completion of the Project.

2 PRODUCTS

2.1 ACCEPTABLE PRODUCTS

- .1 Mitchell Division 10 Ltd.
- .2 At Work Office Furniture
- .3 ASI Storage Solutions
- .4 Hadrian (Emperor)

2.2 SITE MEASUREMENTS

- .1 The supplier shall visit the site prior to fabrication and site measure all conditions to ensure proper installation, fit and finish of new locker components and associated trim.

2.3 MATERIALS

- .1 Door Material:
 - .1 Double-pan design consisting of a 16 gauge outer panel welded to a 20 gauge inner pane. Sandwich panel construction fully welded and complete with honeycomb core for strength and sound proofing. Door with recessed metal handle box and 11 gauge padlock hasp shall be securely welded to the continuous strike midway up on the frame and centered at the handle location. The handle's inner surface shall be concave and grooved for fingertip door control. To keep the door closed when not in use, a magnetic latch system shall be installed on the hasp to engage the door in one (1) location per door. The door shall close on two rubber bumpers on a minimum 20 gauge frame member with a closure strike the full height of the door and shall fit flush with the outside of the frame. Doors shall be hung on heavy duty full length minimum 16 gauge piano hinge welded to frame.
- .2 Ventilation:
 - .1 Ventilation shall be by louvres in the top and bottom frame members and cross bars, along with slots in the top, bottom and back of door.
- .3 Locker Shelves and Bottoms:

- .1 Locker shelves and bottoms shall be constructed of minimum 16 gauge steel to the same specification. The edges shall be suitably formed to provide a rigid assembly when bolted or pop riveted together. Bottoms, and shelves shall be flanged on all four sides with a channel formation at the front of the shelves. The sides shall be double ribbed their entire length to ensure a stiff rigid installation. Bottom shelf to be Galvanneal.
- .4 Colour:
 - .1 Paint shall have a 60-65 percent minimum gloss.
 - .2 Door Colour to match existing, adjacent lockers. Owner and Consultant to approve prior to painting.

Frame colour to match existing, adjacent lockers. Owner and Consultant to approve prior to painting.
- .5 Interior Equipment:
 - .1 Supply zinc plated round tipped metal coat hooks attached with 2 bolts or pop rivets per hook to walls where missing.
- .6 Exposed Trims:
 - .1 All required trims to close off head, jambs and foot lockers shall be supplied in minimum 16 gauge colour matched bent steel fastened securely with concealed rivets or bolts.
 - .2 Include perimeter flanges/trims to cover adjacent wall surfaces at joints.

3 EXECUTION

3.1 FABRICATION

- .1 Locker Units Replacement Parts: 305 mm wide (12") x 381 mm deep (15"), 1829 +/- mm high overall size (72"), single tier.
 - .1 Doors: Fully Welded. Finish edges smooth.
 - .2 Provide recessed locking handle for padlock.
- .2 Provide minimum 20 gauge adjustable end panels, filler panels at head, and trims to close off all openings.
- .3 Finish edges smooth without burrs.
- .4 Provide number plates. Verify numbering sequence with Owner.
- .5 Provide all blind or hidden fasteners. Exposed fasteners on trim pieces will not be accepted.

3.2 FINISHES

- .1 Clean degrease. and neutralize metal; prime and finish with two coats of baked enamel.
- .2 Prime and finish locker frames and interiors on site, in preparation for new doors.

3.3 INSPECTION

- .1 Verify that surfaces are ready to receive work and opening dimensions are as indicated on shop drawings instructed by the manufacturer.

- .2 Beginning of installation means acceptance of existing surfaces, substrate, and site conditions.

3.4 INSTALLATION

- .1 Remove and dispose of existing lockers, turn over to owner any sections of existing lockers at owners discretion and store same within the school,
- .2 Install lockers components secure, plumb, square, and in line.
- .3 Anchor locker components with appropriate anchor devices approved by the board and consultant to suit materials encountered. Edge and end trim to be reviewed by the board and consultant prior to installation.
- .4 Install end panels, filler panels, and bases where required to completely close off opening.
- .5 Carry out installation by tradesmen with the necessary training and experience and certified by the manufacturer or by the Contractor.
- .6 Conform to manufacturer's printed installation instructions and/or shop drawings and warranty requirements.

3.5 LOCATION AND NUMBERS

- .1 Locations as per drawings.
- .2 Four digit numbers as identified by Owner.
- .3 Verify that new locker quantities match existing lockers in each zone and adjust to suit.

3.6 ADDITIONAL STOCK

- .1 Supply 2 additional complete locker doors for future maintenance and repairs.

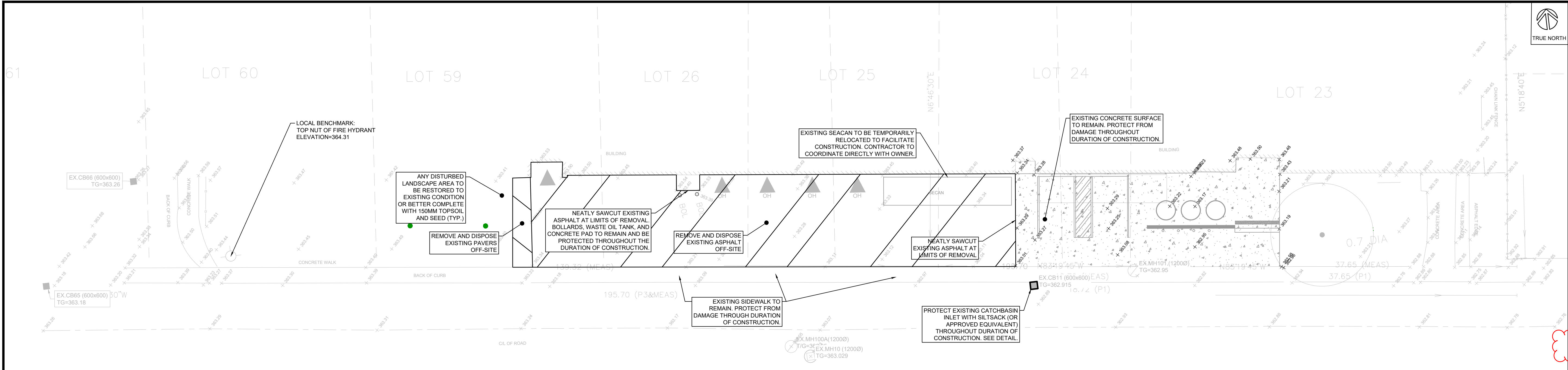
3.7 CLEANING AND PROTECTION

- .1 Be responsible for protection of all manufactured specialty work during period of construction.
- .2 Upon completion of installation of all manufactured specialty items remove all excess material, empty cartons, wrappings, etc. and remove any dirt spots and foreign material from the installed items, leaving them in a clean, usable condition.

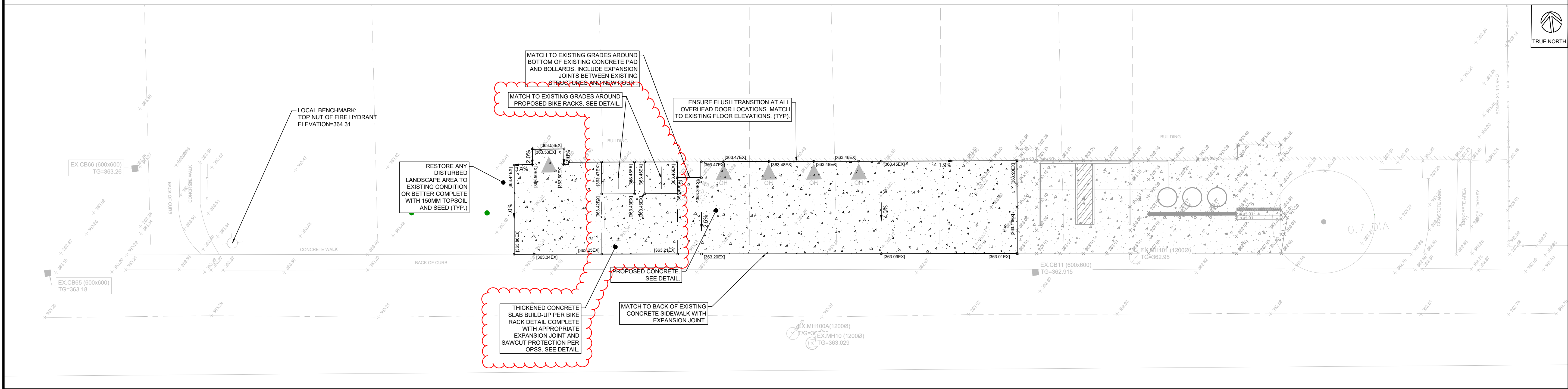
3.8 CLEAN-UP

- .1 Upon the completion of work remove from the site all surplus materials and debris caused by this work and leave the site in a clean condition to the satisfaction of the Consultant.

END OF SECTION



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 ARROWS/SLOPE
 - EXISTING CATCHBASIN
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT

KEY PLAN

DATE	ISSUANCE	NO.
2025.02.18	ISSUED FOR BID	1
2025.02.24	ISSUED FOR BID AND PERMIT	1
2025.03.13	ISSUED FOR ADDENDUM #3	2

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

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP, IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -

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SCALE	1:200	SHEET NO.:
DATE	2025-02-10	C100
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 ENCR OACH 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 OWNERS & 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 LIMESTONE 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 LIMESTONE MEETING THE GRADATION PROVIDED IN THE CITY OF TORONTO AMENDMENT TO OPSS.MUNI 1010 DOCUMENT, TS 1010.

EARTHWOR

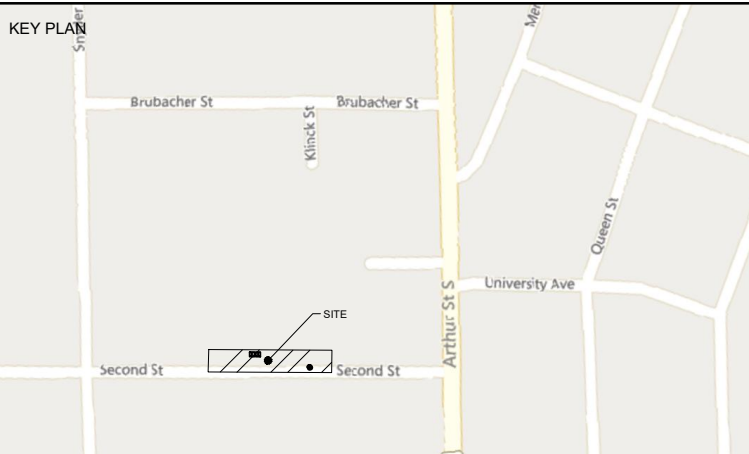
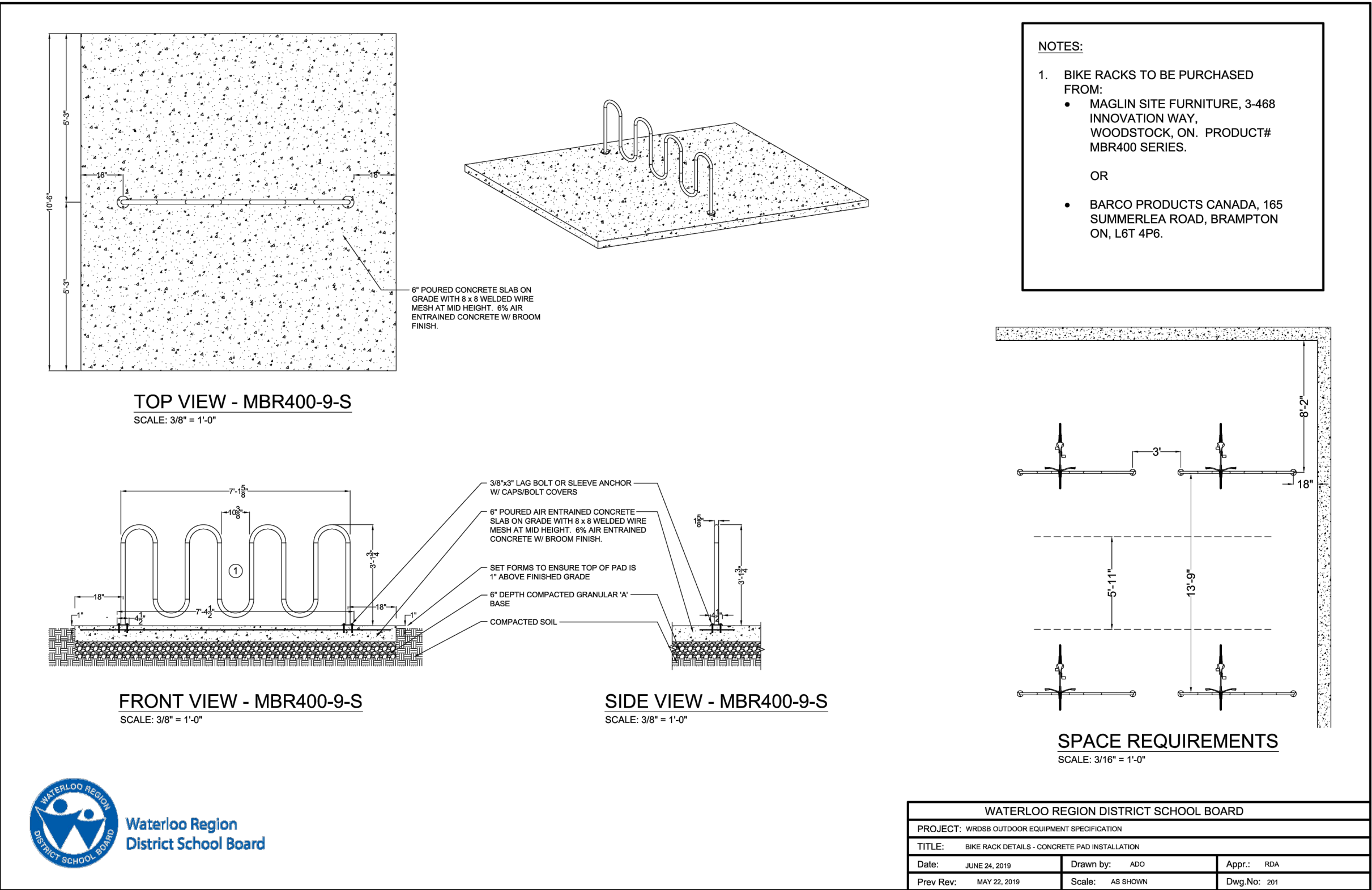
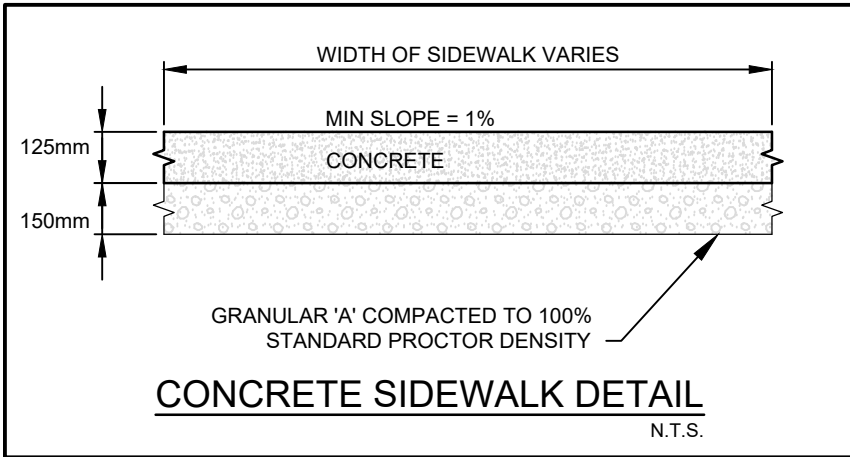
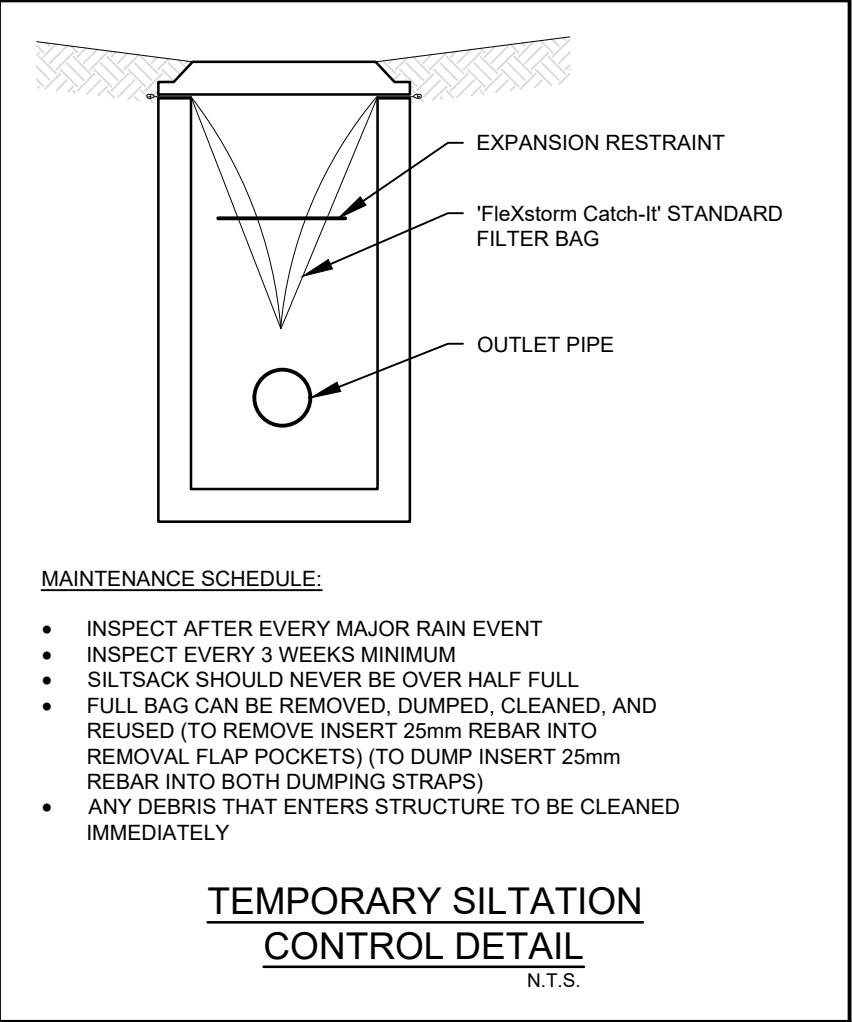
- IN ACCORDANCE WITH THE TOWNSHIP OF WOOLWICH SITE ALTERATION BY-LAW, NO FILLING, PRE-GRADING OR TREE REMOVAL SHALL OCCUR, IN ADVANCE OF THE FINAL SITE PLAN ENGINEERING ACCEPTANCE, WITHOUT PERMIT. SHOULD THE DEVELOPER OR CONTRACTOR WISH TO PREPARE THE SITE FOR CONSTRUCTION PRIOR TO ENGINEERING ACCEPTANCE, 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.



DATE	ISSUANCE	NO.
2025.02.18	ISSUED FOR BID	1
2025.03.13	ISSUED FOR ADDENDUM #3	2

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, N83 1K2

TITLE

EXISTING BASE & REMOVALS PLAN, PROPOSED GRADING PLAN

WALTERFEDY

KITCHENER | HAMILTON | TORONTO | CALGARY

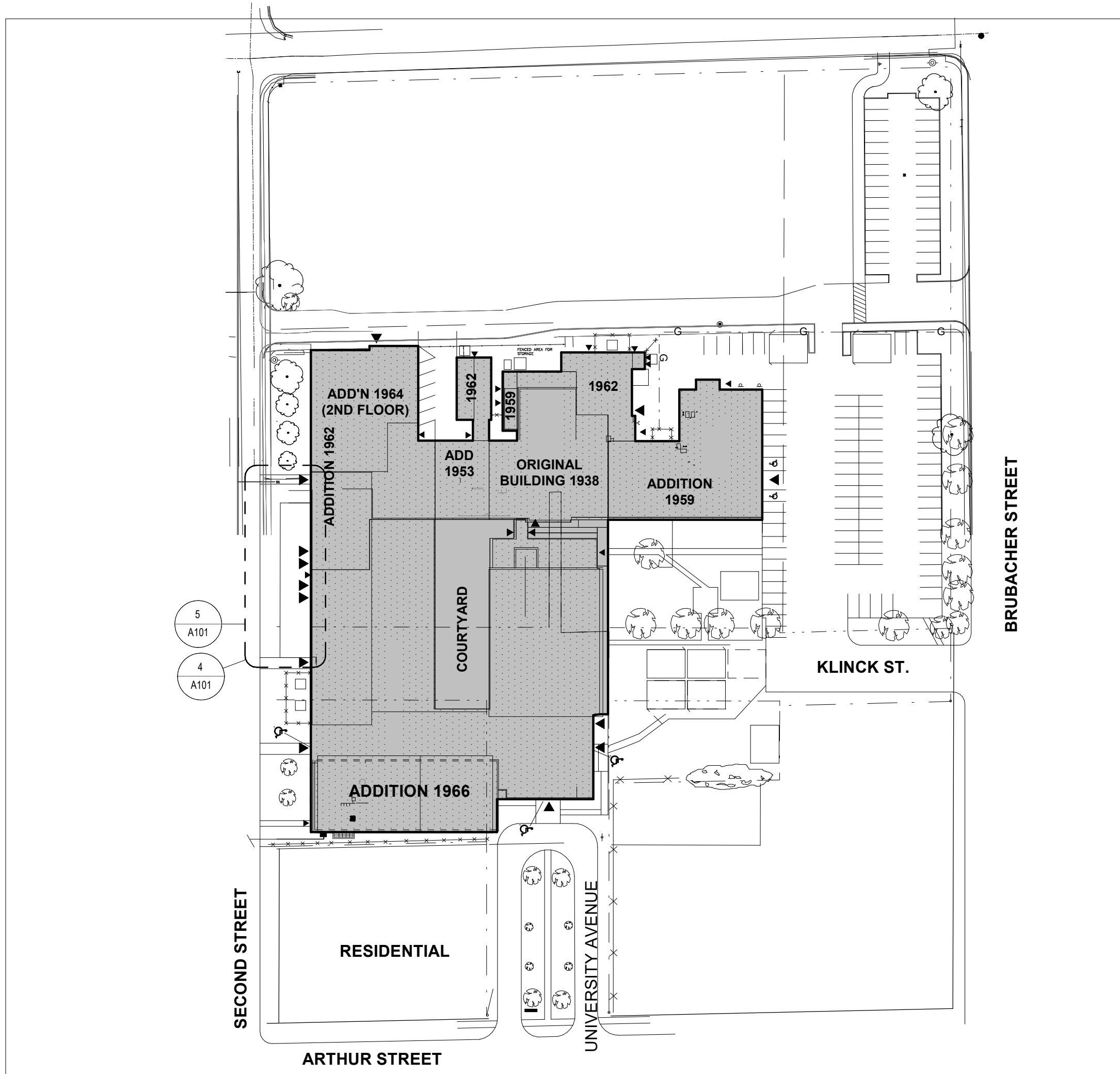
A PART OF WF GROUP

800.685.1378 walterfedy.com

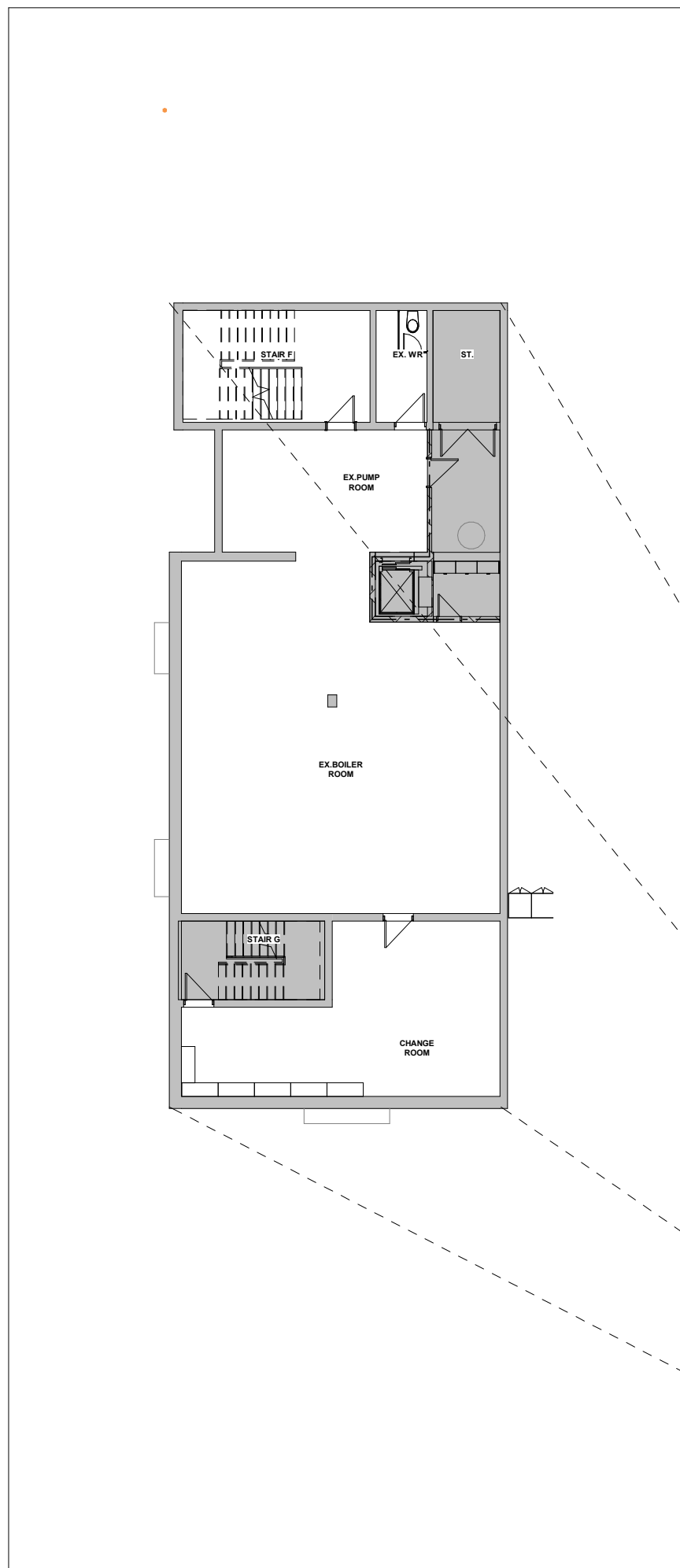
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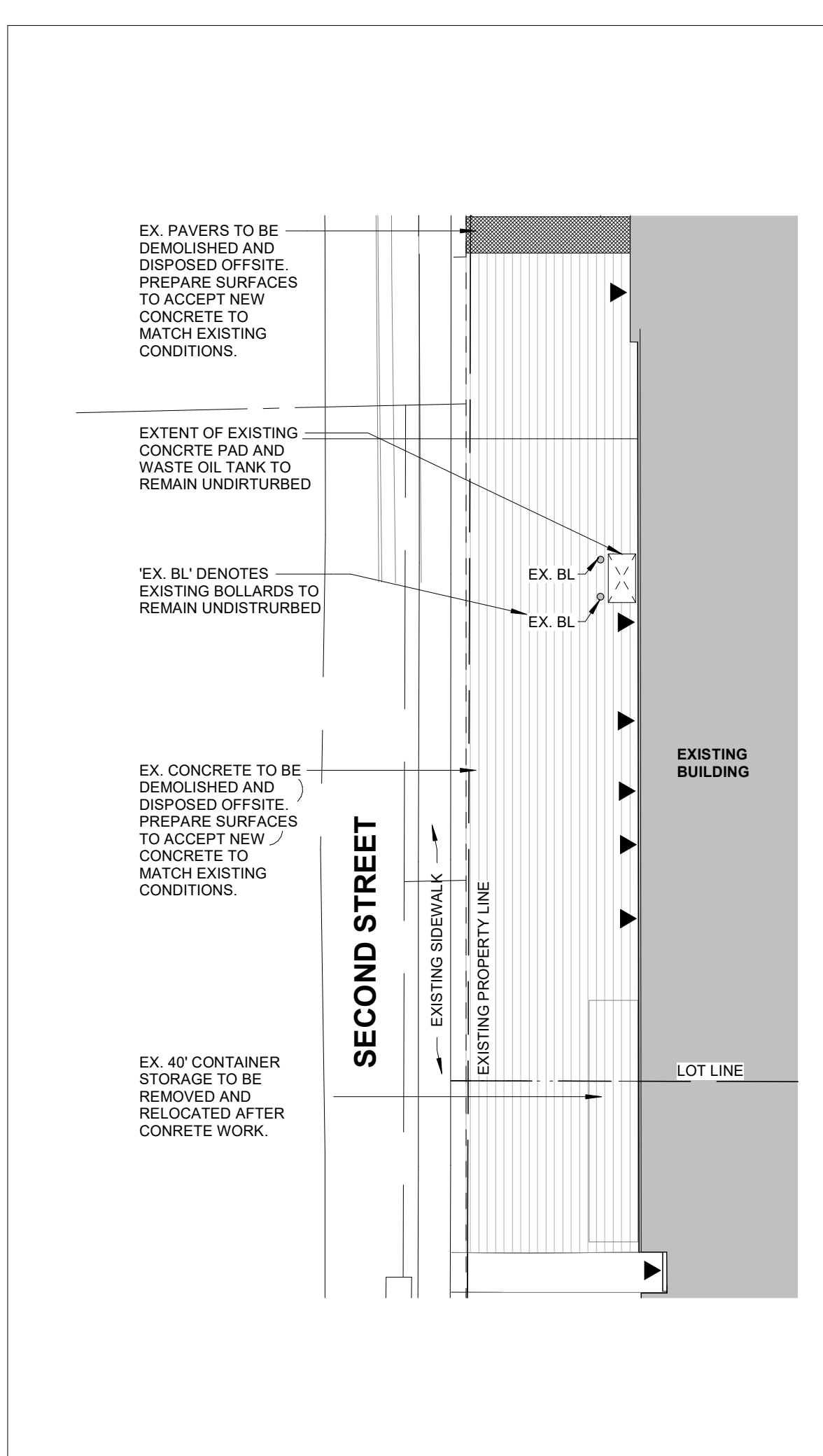
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DATE: 2025-02-10	C500
PROJECT NO.: 2022-0277-10	
DRAWN BY: TG	
CHECKED BY: JZ	



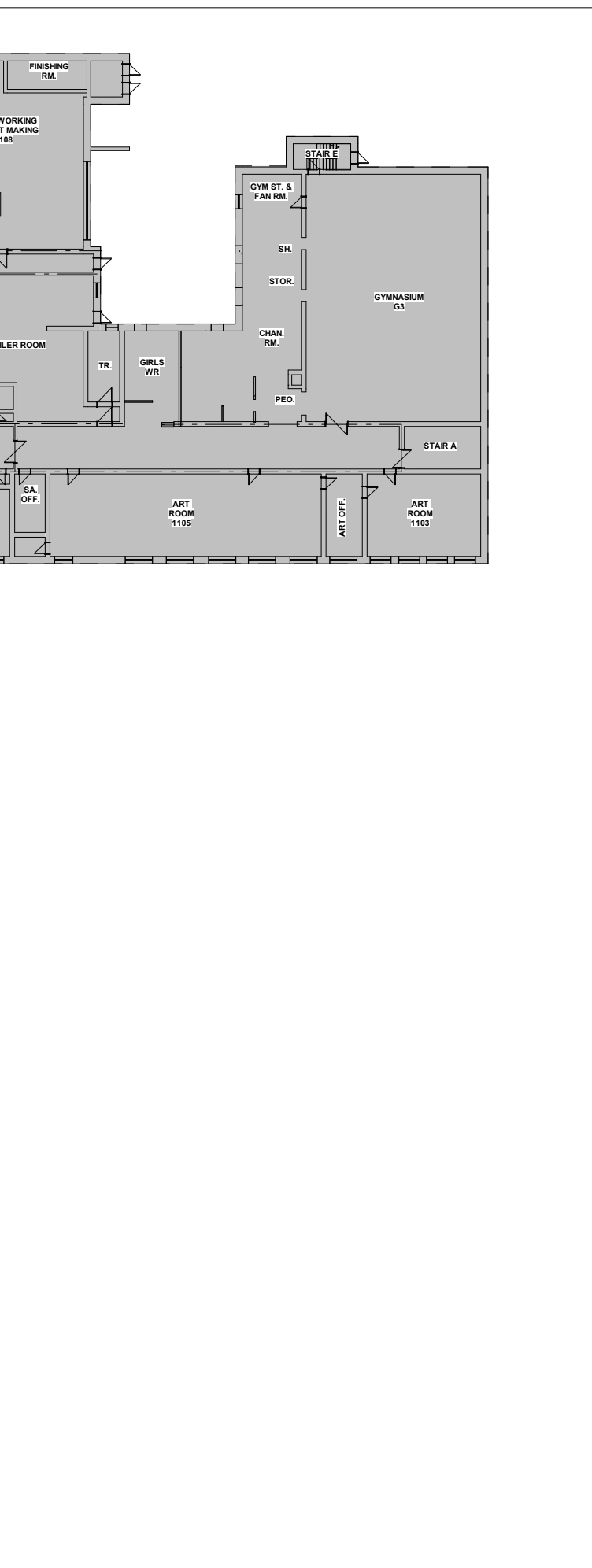
2 SITE PLAN FOR REFERENCE ONLY
A101 Scale: 1 : 1000



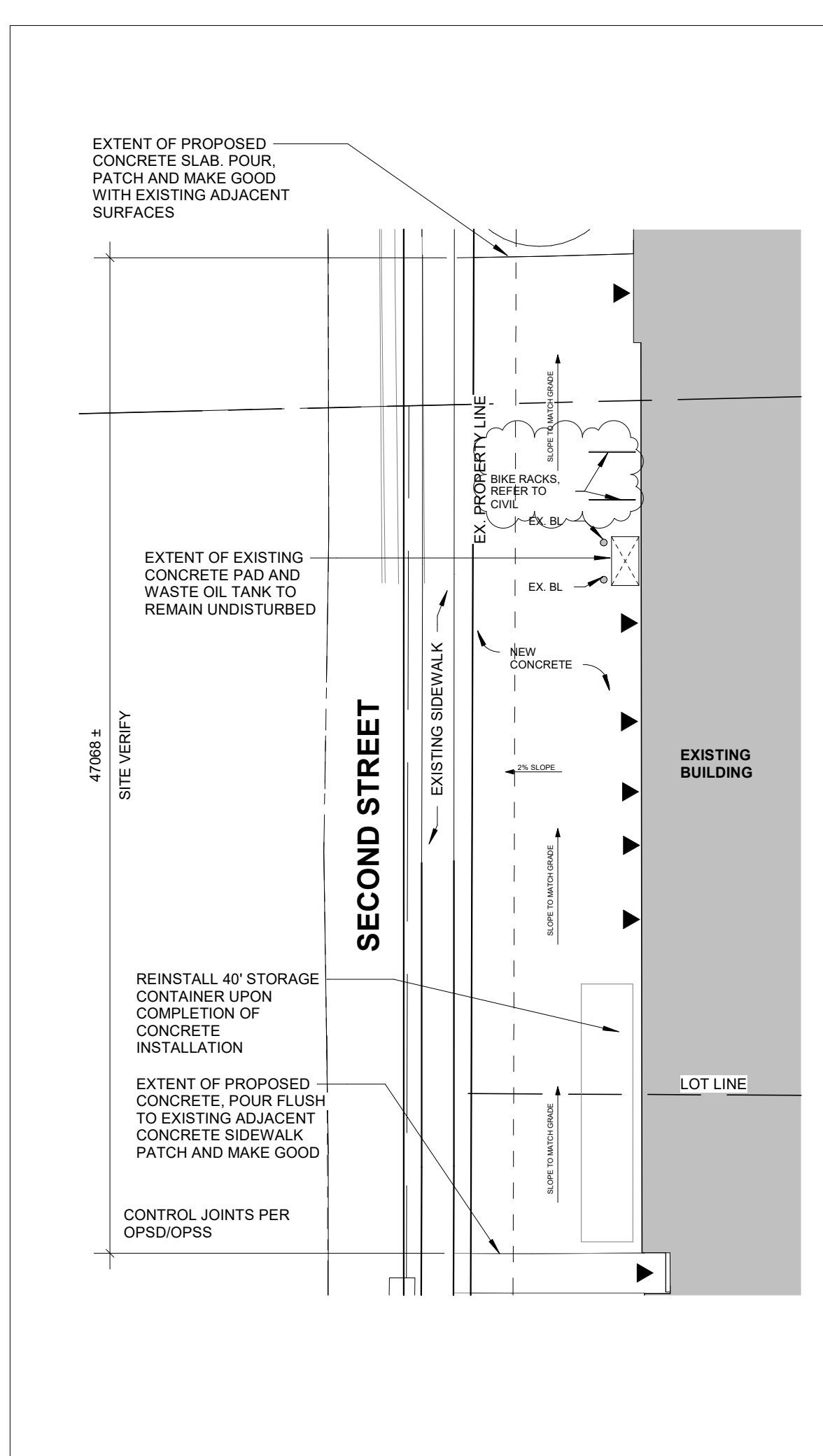
3 BASEMENT LEVEL - OVERALL
A101 Scale: 1 : 200



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



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



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

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, T11.2.1.1A T11.2.1.1B-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: **8,967.17m² (96,622 SF) EXISTING**
- GROSS BUILDING AREA: **14,170.95 m² (152,640 SF) EXISTING**
- AREA OF RENOVATION: **253.24 m² (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.

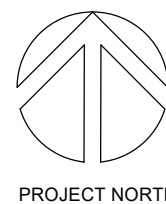
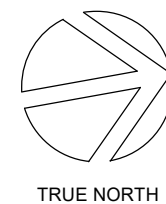
GENERAL NOTES

- 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
2	ISSUED FOR ADDENDUM #3	2025.03.13

CLIENT

WATERLOO REGION DISTRICT
SCHOOL BOARD

51 Ardelet 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
A PART OF WF GROUP
800.685.1378 walterfedy.com

SEAL

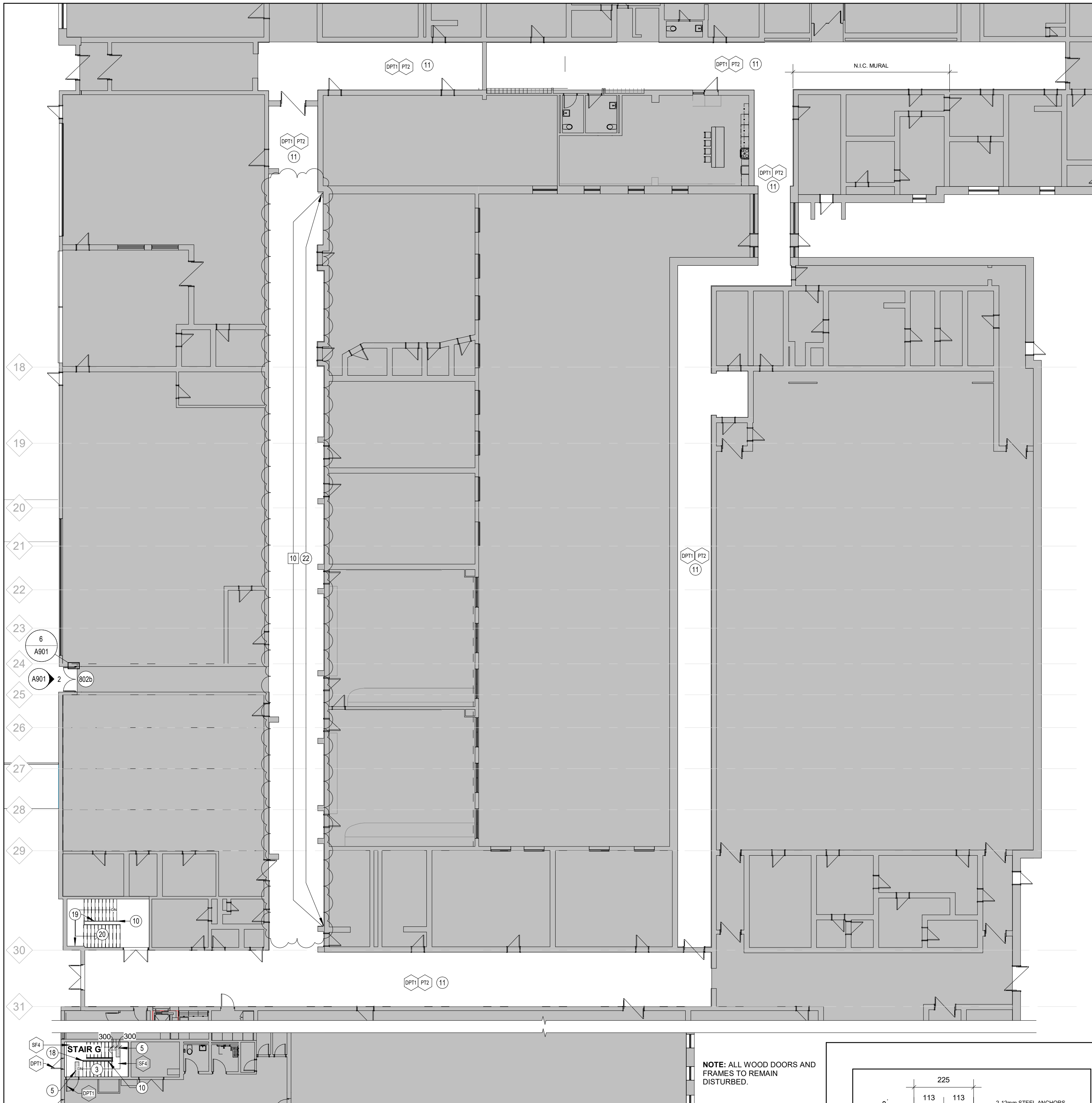
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SCALE: As indicated
DATE: 2025.02.26
PROJECT NO: 2022-0277-15
DRAWN BY: CS
CHECKED BY: MM

SHEET NO:

A101



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.
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- 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.
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- 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 US STRUCTURAL DECK UNLESS OTHERWISE NOTED.
- ASSEMBLY CONSTRUCTION READ FROM TAG
- 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.
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- FIRESTOP AND SEAL ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES EQUAL TO ASSEMBLY RATINGS.

FINISH LEGEND

WALL & CEILING

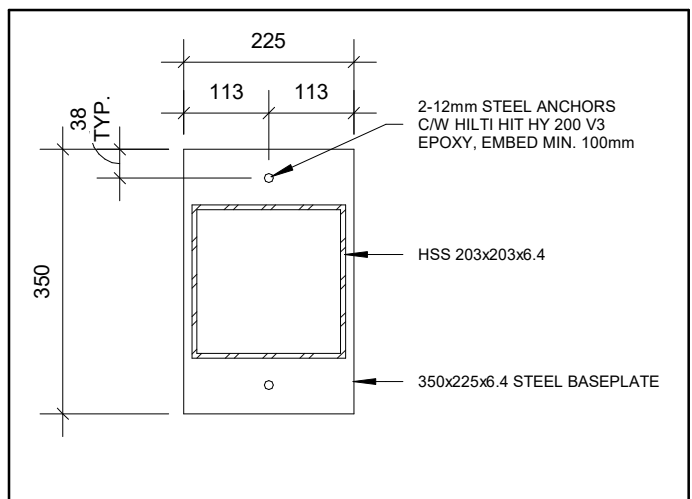
- PF1 PAINT
- PF2 PAINT
- DPF1 DOOR AND FRAME
- DPF2 DOOR AND FRAME
- PTW1 PORCELAIN WALL TILE

FLOOR:

- PF11 PORCELAIN FLOOR TILE
- SP1 SPORTS FLOORING
- RF2 RUBBER FLOORING
- RF3 RUBBER FLOORING
- RF4 RUBBER FLOORING

BASE:

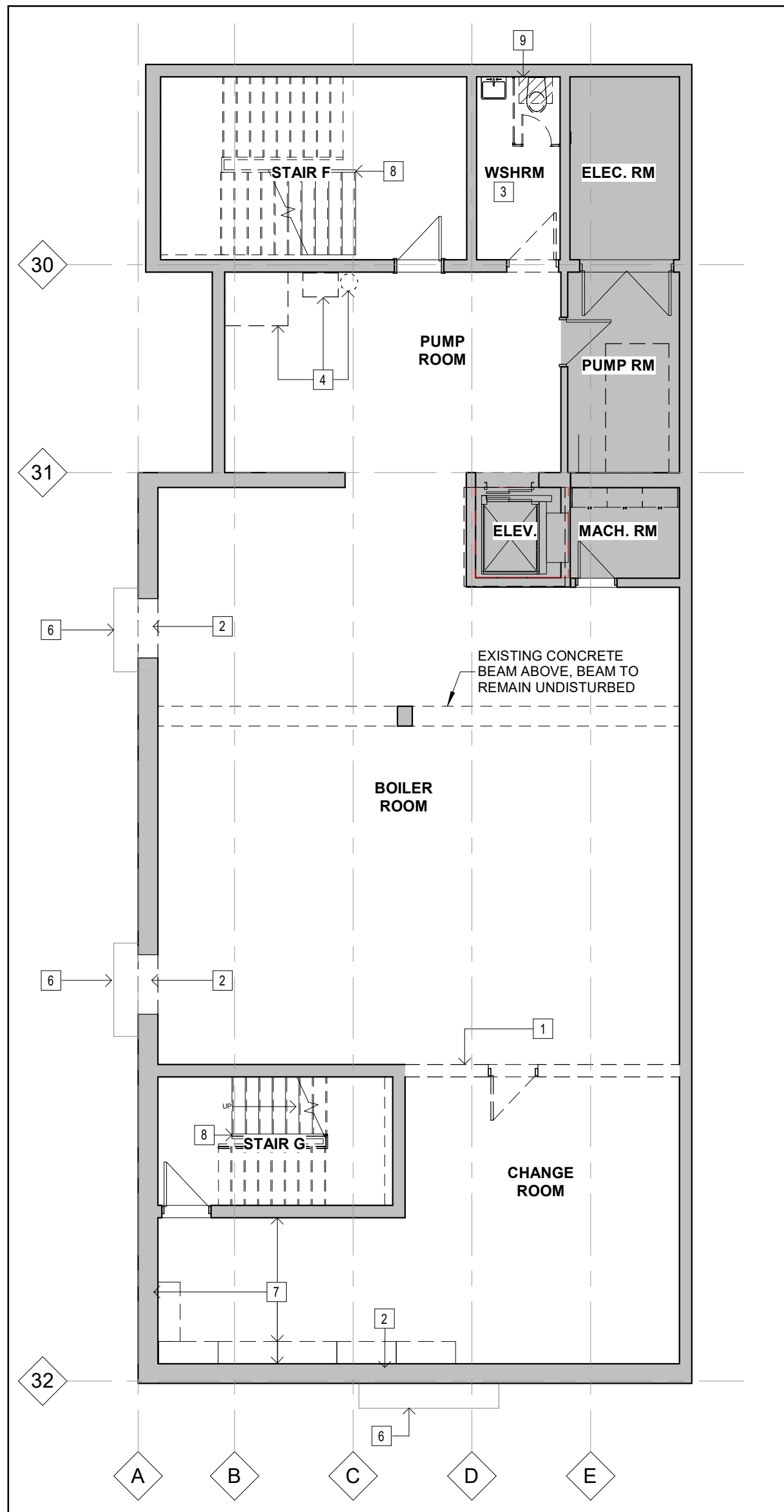
- PFB1 PORCELAIN TILE BASE
- RB1 RUBBER BASE
- TS1 TRANSITION STRIP



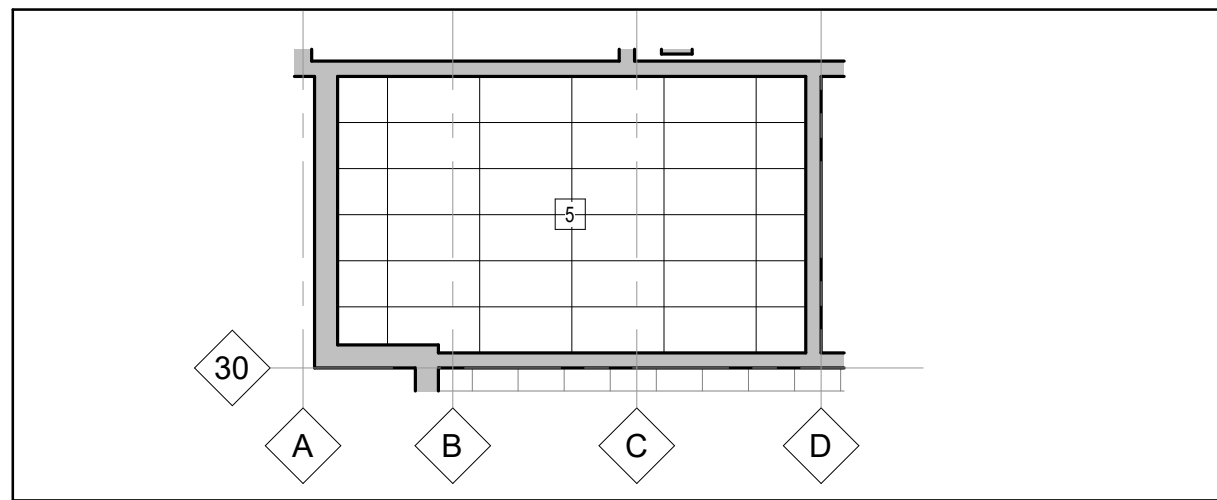
6 DETAIL SC01
A201 Scale: 1 : 10

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 C208/A901 FOR SLAB-ON-GRADE REPAIR DETAIL TYPICAL.



2 BASEMENT - DEMOLITION PLAN
A201 Scale: 1 : 100



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

WALL ASSEMBLIES

- W-1 140 CONCRETE BLOCK
- W-2 RESERVED
- W-3 2 LAYERS 13mm TYPE-X GYPSUM WALL BOARD, 64mm METAL STUDS @ 400 O.C.

CEILING ASSEMBLIES

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

CEILING NOTES

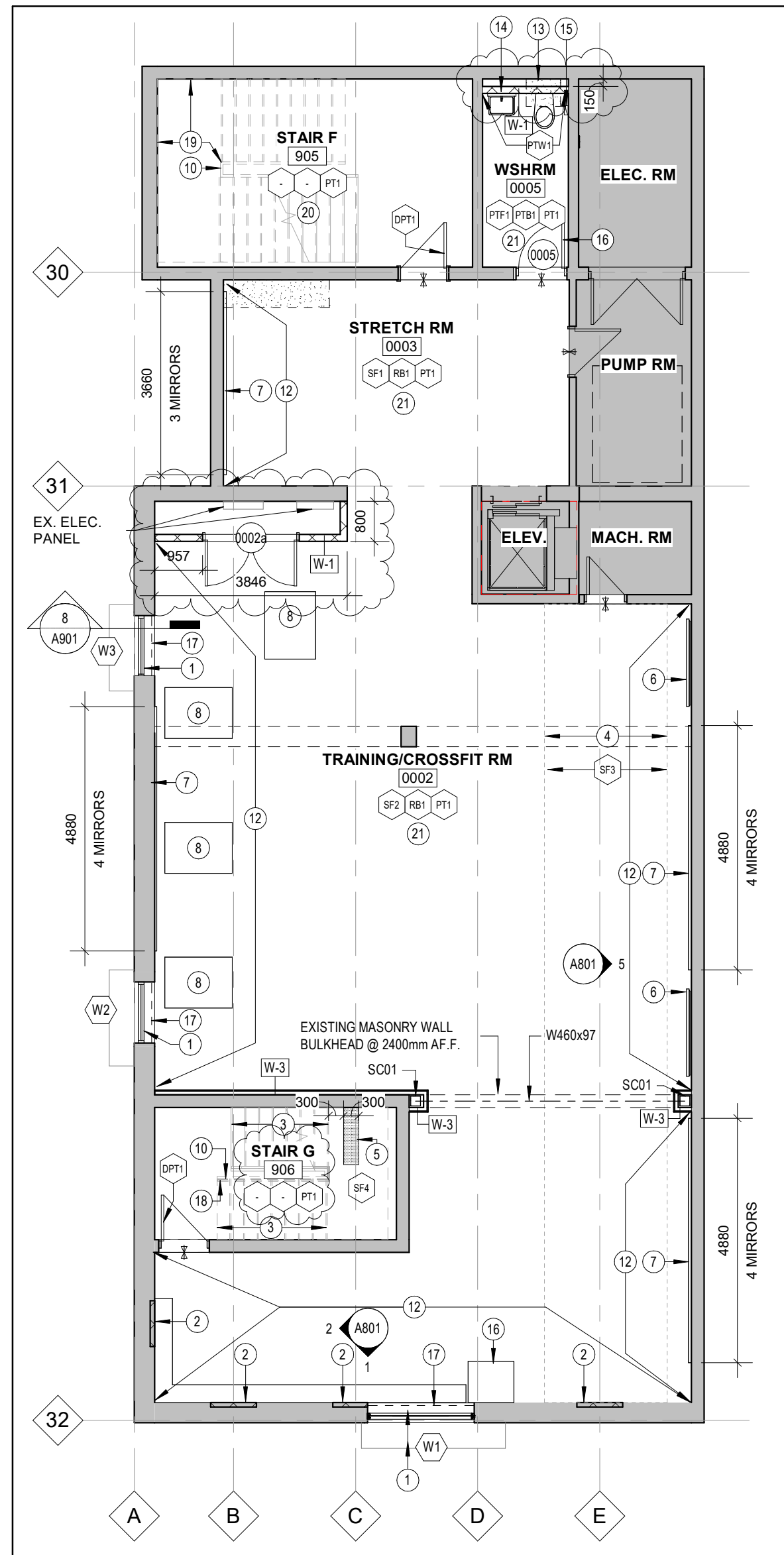
- INSTALL NEW 610 x 1220 ACOUSTIC CEILING TILE WITH PREFINISHED METAL T-BAR SUSPENSION SYSTEM. INSTALL T-BAR SUSPENSION SYSTEM AND REWORK AS REQUIRED UPON COMPLETION OF WORK ABOVE CEILING. INSTALL NEW CEILING TILES.

CEILING LEGEND

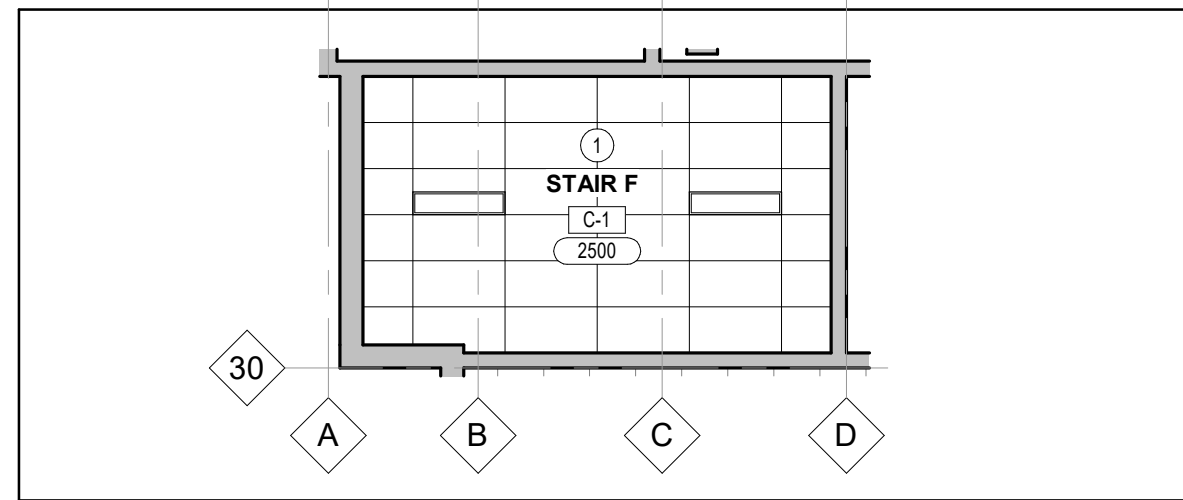
- C-1 CEILING ASSEMBLY
- XXXX CEILING HEIGHT ABOVE FINISHED FLOOR
- SURFACE LED LIGHT FIXTURE, REFER TO ELEC. DRAWINGS FOR TYPE AND SIZE
- MECHANICAL SUPPLY AIR DIFFUSER, REFER TO MECHANICAL DRAWINGS FOR TYPE AND SIZE

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/IEYEWASH 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.
- REMOVE AND DISPOSE OF EXISTING LOCKER DOORS, PANS AND HOOKS. PREPARE INTERIOR OF LOCKERS TO RECEIVE NEW PAINT.



3 BASEMENT - PROPOSED PLAN
A201 Scale: 1 : 100



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

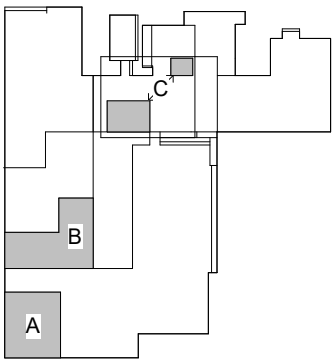
DRAWING NOTES

- 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.
- INTEGRATED RUBBER TREAD/RISER COMBINATION, REFER TO SPECIFICATIONS.
- TURF RUN, REFER TO SPECIFICATIONS.
- TACTILE PLATE RUBBER TILES ON LANDINGS. REFER TO SPECIFICATIONS.
- PROVIDE TV AND BRACKET
- PROVIDE 1220x2160mm MIRRORS
- HEAVY DUTY POWER RACK, CARRIED UNDER ALLOWANCE AND TO BE COORDINATED WITH OWNER
- 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 1828x914mm 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.
- ROLLER SHADE, REFER TO SPECIFICATIONS.
- CLEAN AND PAINT EXISTING RAILINGS, RISERS AND STRINGER TO MATCH EXISTING.
- CLEAN AND PAINT EXISTING RAILINGS, RISERS AND STRINGER TO MATCH EXISTING.
- EXISTING TERRAZZO FLOORING TO BE CLEANED, FINISH TO REMAIN.
- CLEAN, PATCH AND PREPARE EXPOSED DECK, DUCTS AND CEILINGS TO BE PAINTED HIGH REFLECTIVE WHITE IN ENTIRE SPACE INCLUDING WASHROOM.
- PROVIDE NEW LOCKER DOORS, PANS AND HOOKS. PAINT INTERIOR TO MATCH EXISTING. GC TO CONFIRM QUANTITY.

CLIENT LOGO



KEYPLAN



No.	ISSUANCE	DATE
1	ISSUED FOR BID AND PERMIT	2025.02.26
2	ISSUED FOR ADDENDUM #1	2025.03.07
3	ISSUED FOR ADDENDUM #3	2025.03.13

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

PARTIAL LEVEL 01 AND ENLARGED PARTIAL BASEMENTS PLANS

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

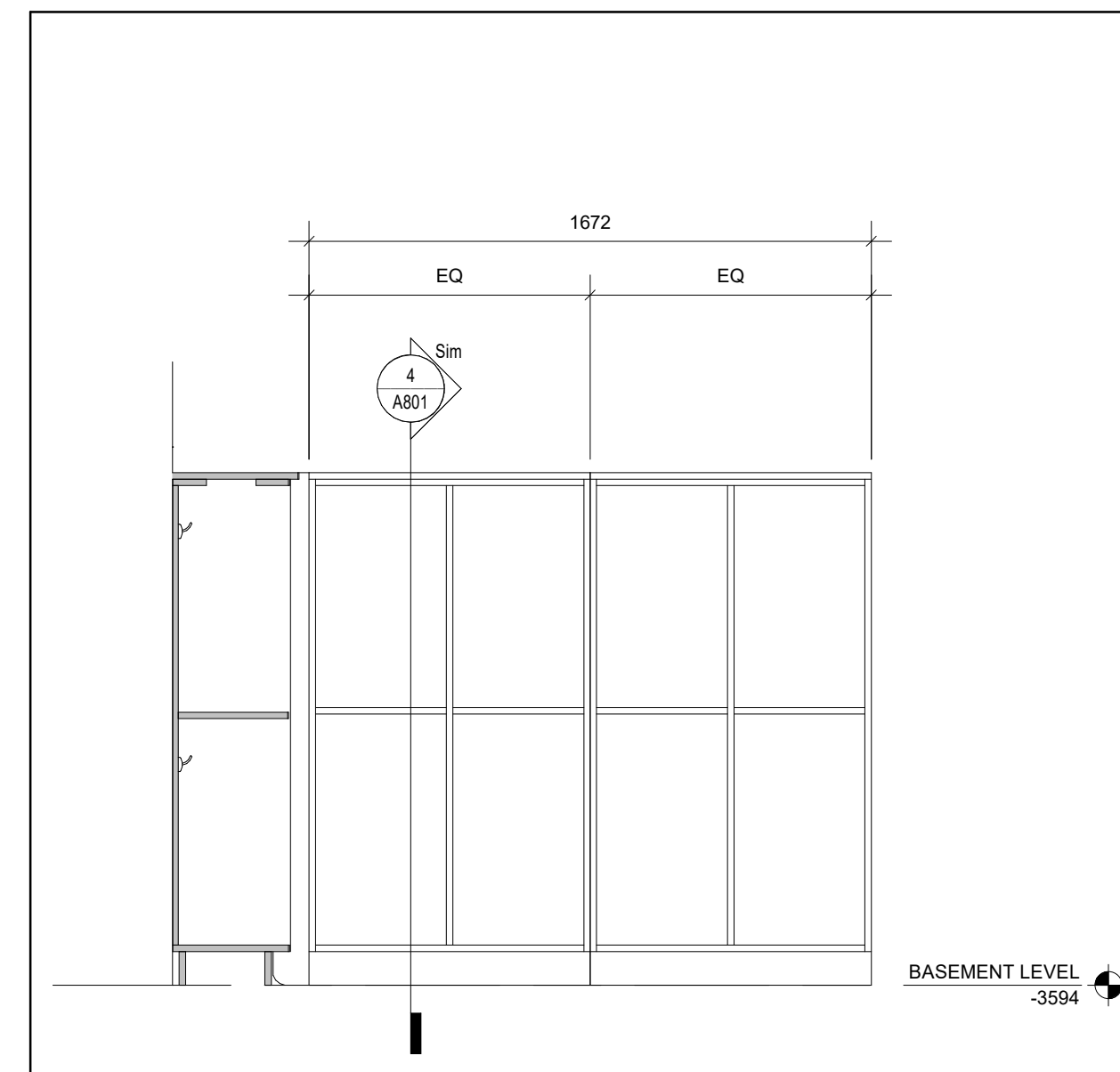
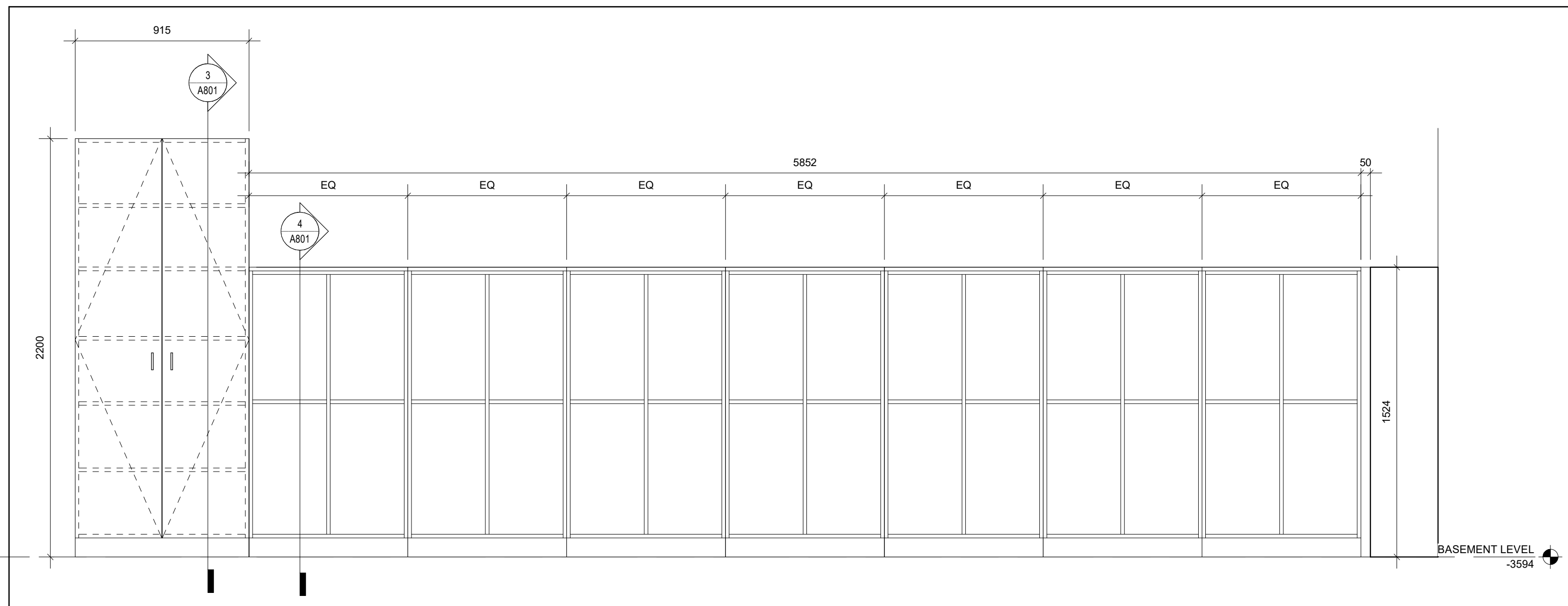
SEAL

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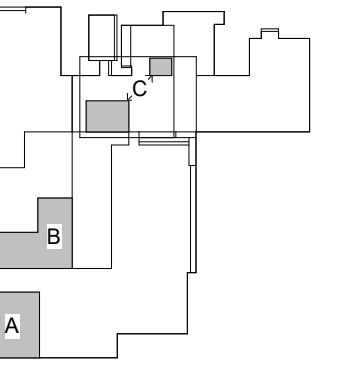
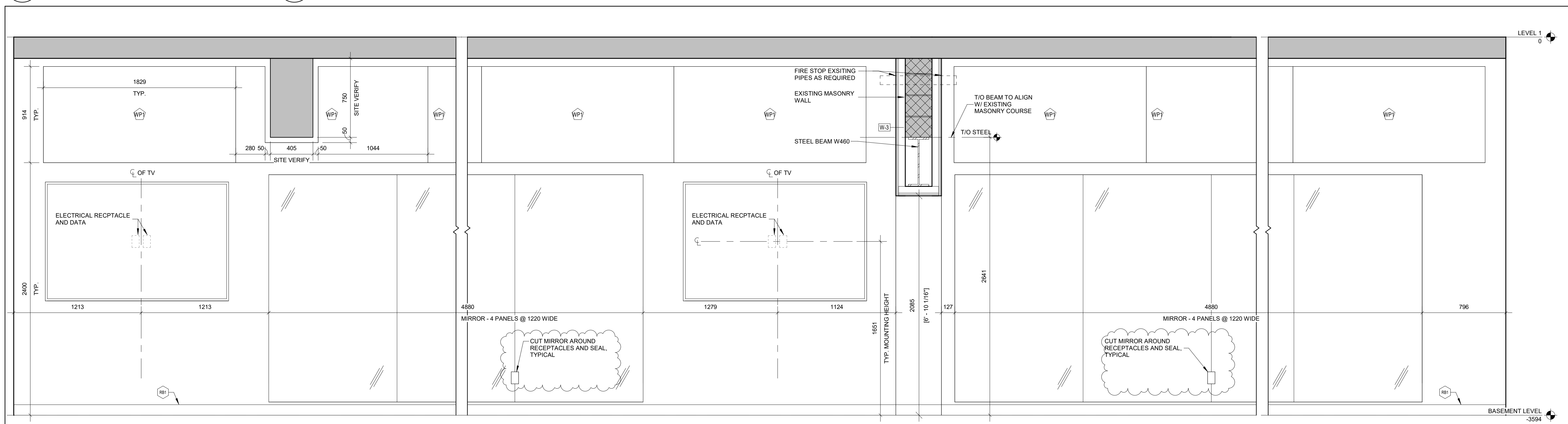
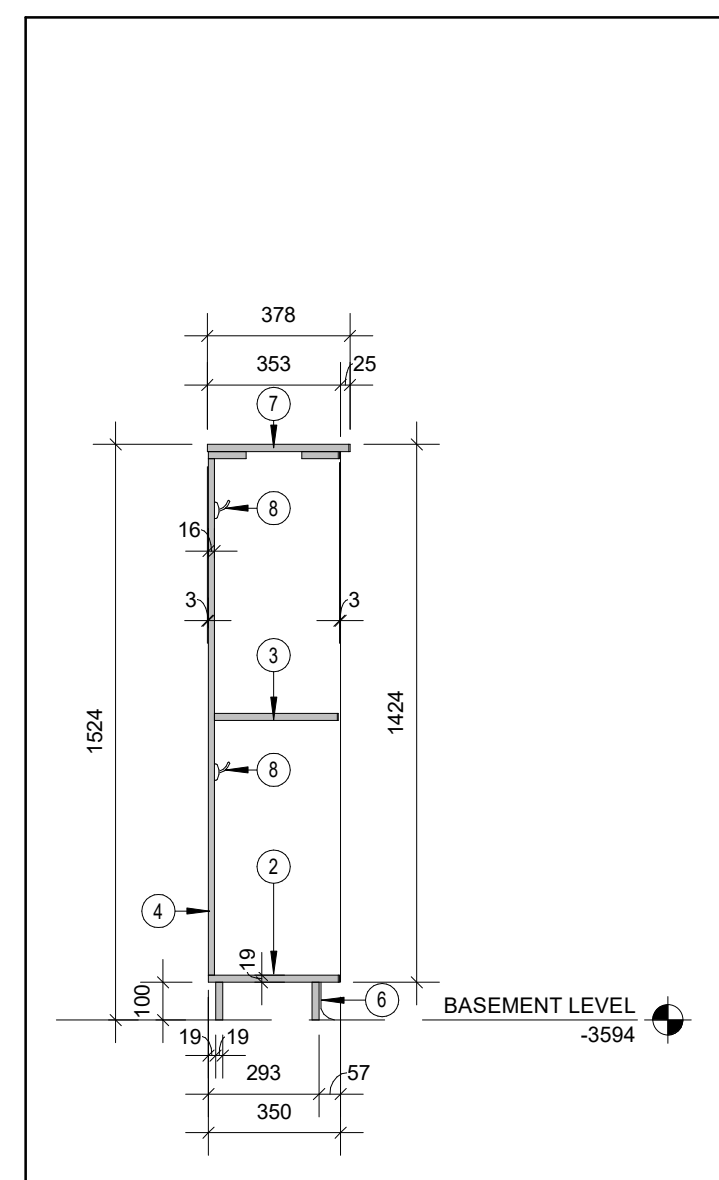
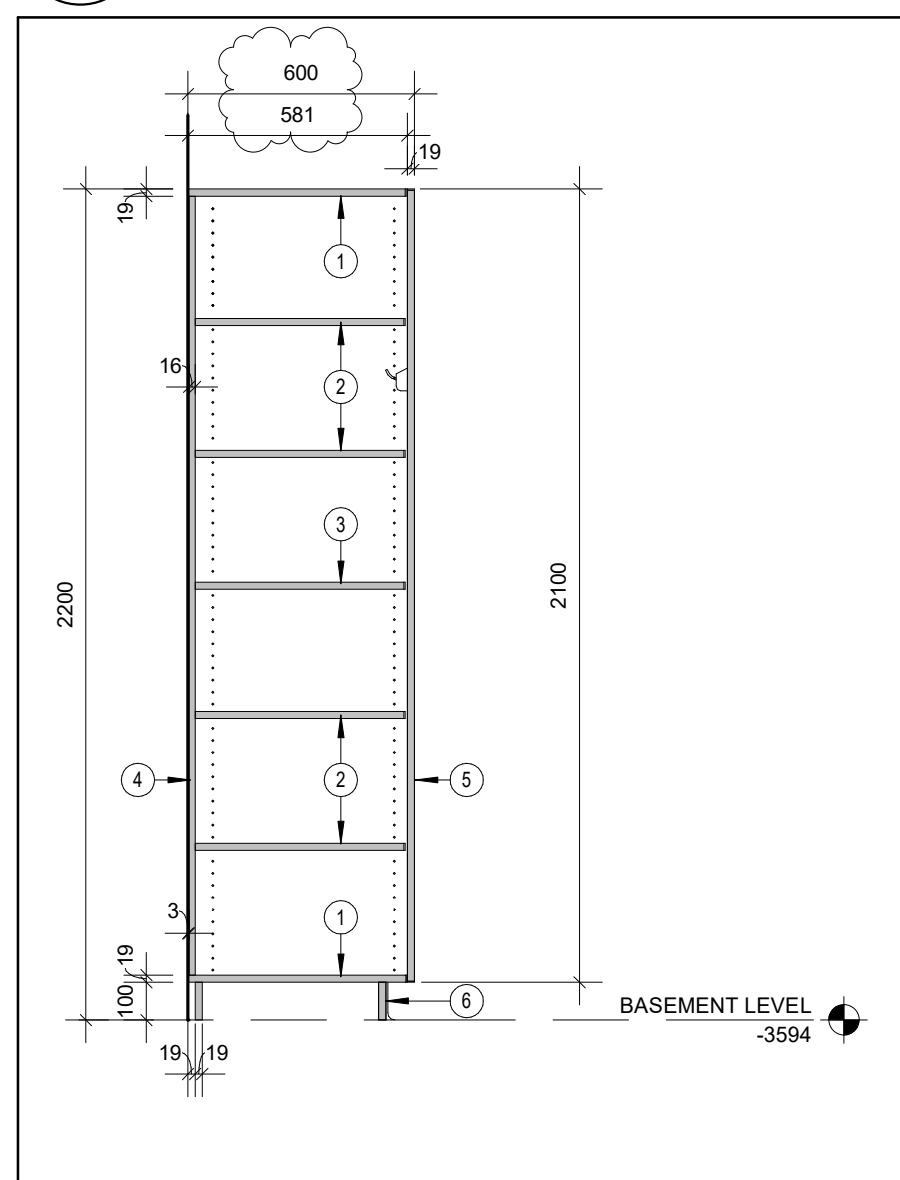
SCALE:	As Indicated	SHEET NO.:
DATE:	2025.02.26	
PROJECT NO.:	2022-0277-15	
DRAWN BY:	CS	
CHECKED BY:	ES	

A201



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



No.	ISSUANCE	DATE
1	ISSUED FOR BID AND PERMIT	2025.02.26
2	ISSUED FOR ADDENDUM #3	2025.03.13

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

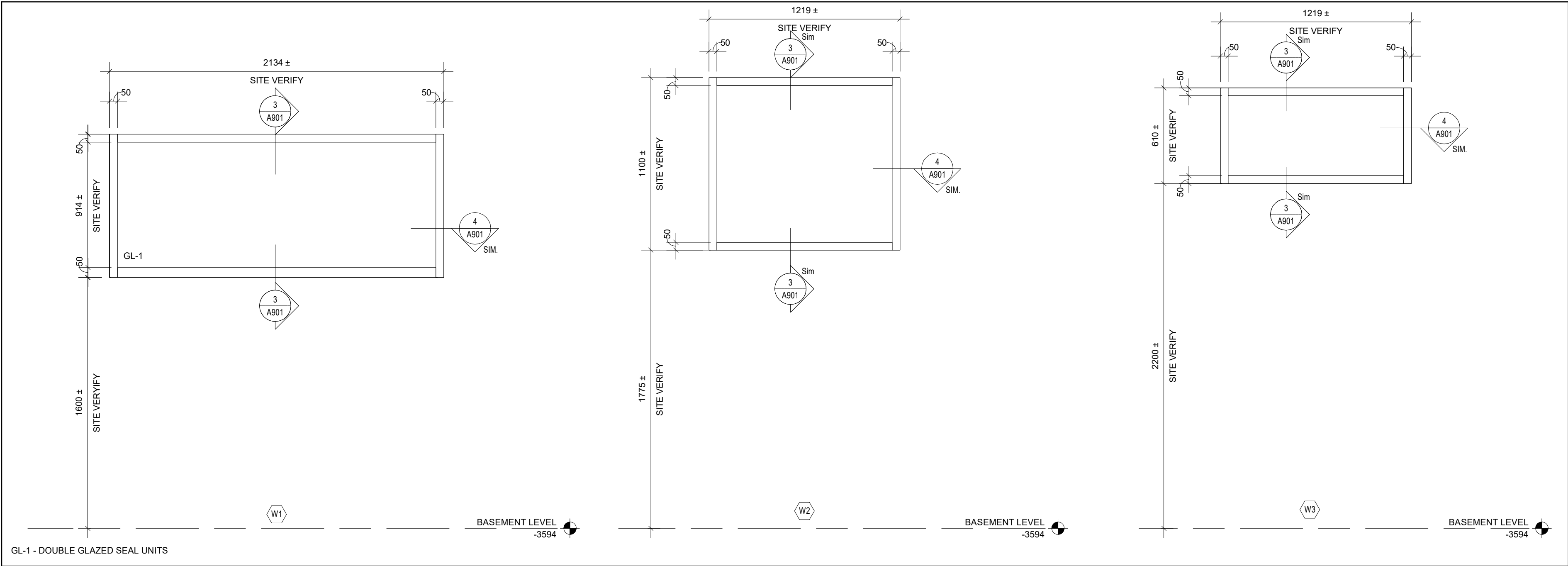
INTERIOR ELEVATIONS, MILLWORK
ELEVATIONS AND DETAILS

WALTERFEDY
KITCHENER | HAMILTON | TORONTO | CALGARY
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800.685.1378 walterfedy.com

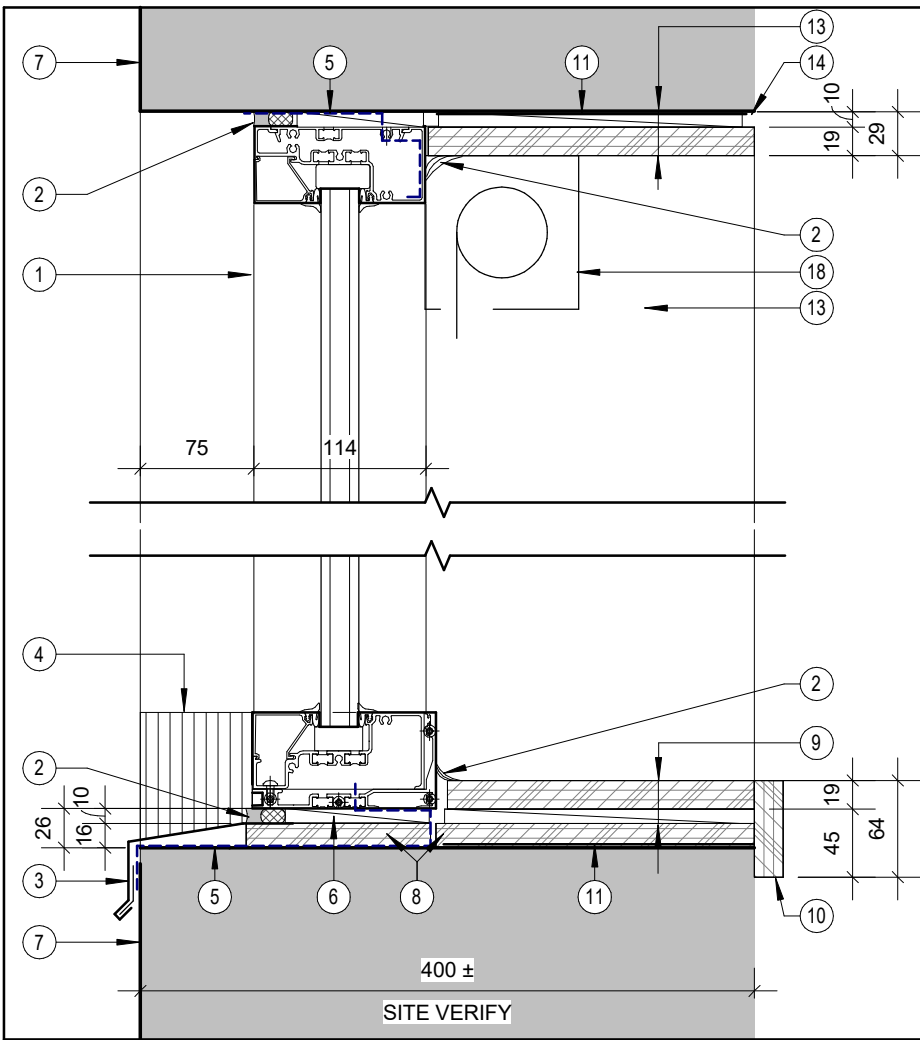
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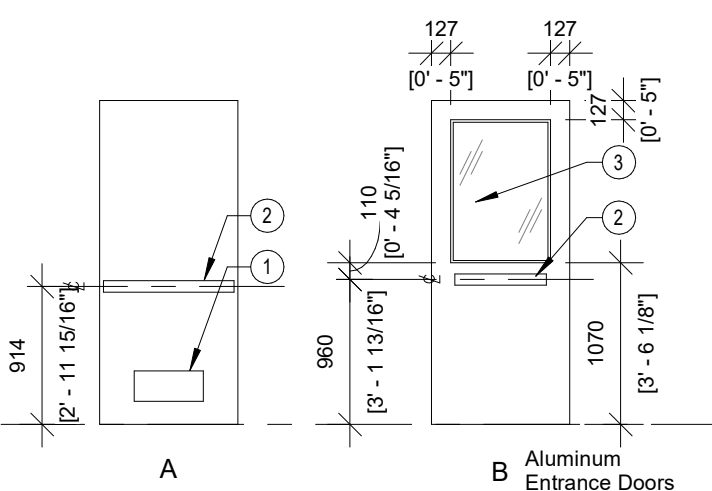
SCALE :	1 : 20	SHEET NO : A801
DATE :	2025.02.26	
PROJECT NO :	2022-0277-15	
DRAWN BY :	CS	
CHECKED BY :	MM	



1 WINDOW ELEVATIONS
A901 Scale: 1 : 20



3 HEAD & SILL SECTION DETAIL
A901 Scale: 1 : 5

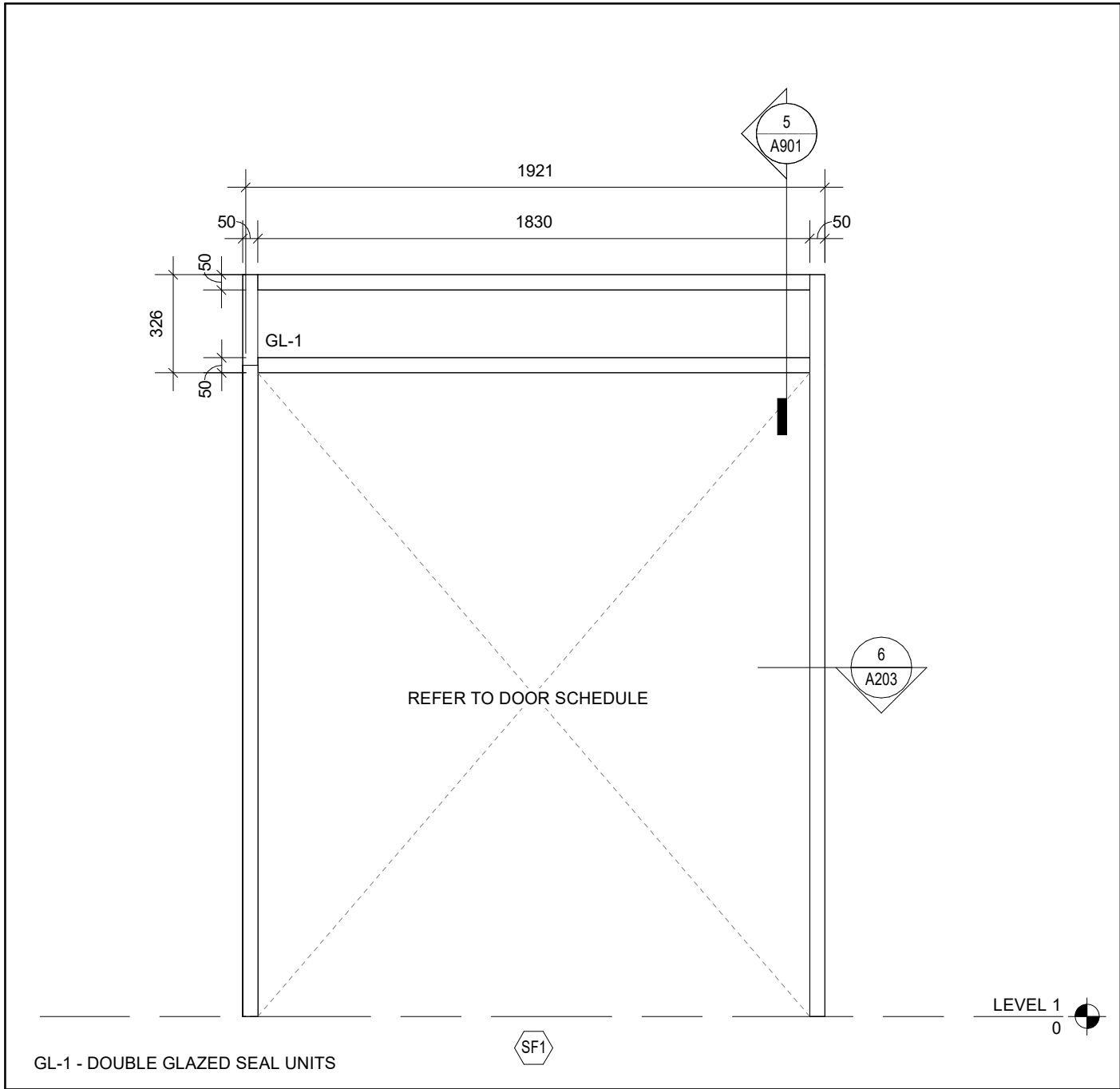


GENERAL NOTE:
All doors located in a required barrier free path of travel as described in OBC 3.8.1.3 to be minimum door width **965mm** [3'-2"] and **1015mm** [3'-4"] with panic set.

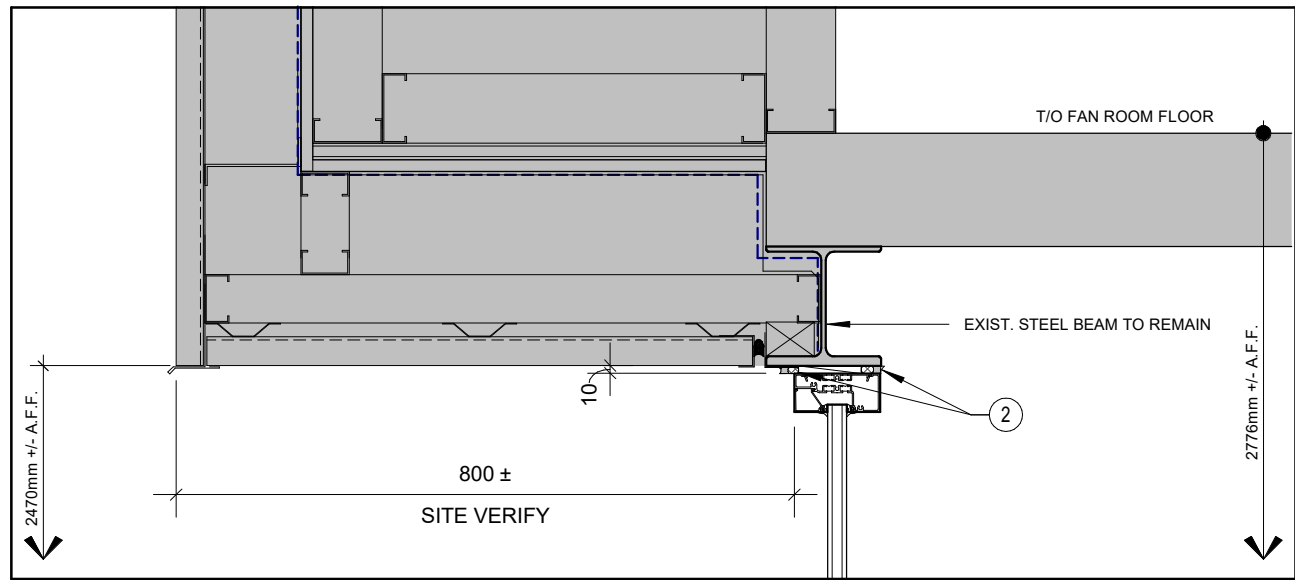
LEGEND
1 Aluminum louvre, where indicated on door schedule.
2 Panic hardware, refer to door schedule.
3 For glazing type where indicated on door schedule and fire resistance rating, refer to door schedule

DOOR & SCREEN SCHEDULE - PHASE 2

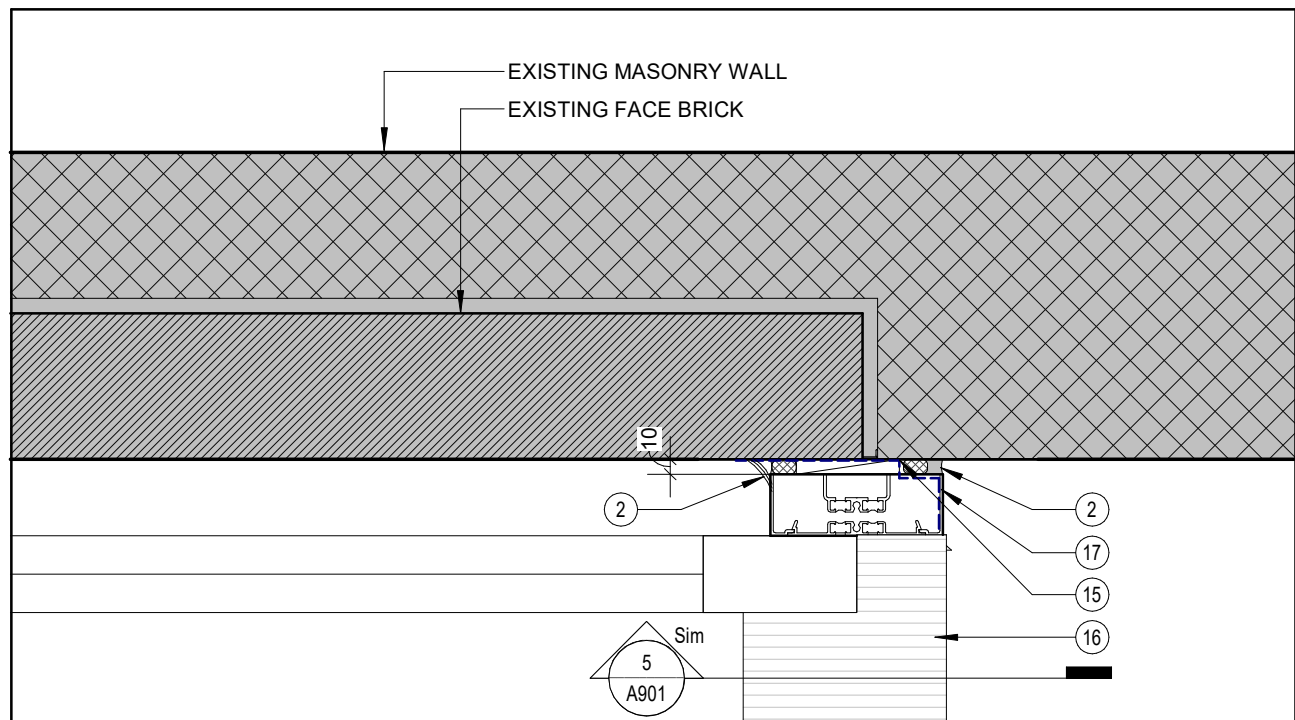
Door/Screen		Door/Screen					Frame				Hardware							
Mark	Door Size	Type / Elev	Material	Finish	Glazing	Grille	Type / Elev	Profile	Material	Finish	ULC Panics	Closer	Thres hold	Weather Strip	Fire Rating	Temp . Rise	Notes	
BASEMENT LEVEL																		
0002a	915x2134x51	A	HM	PNT			B	DF2	HM	PNT								
0005	915x2134x51	A	HM	PNT			A	DF2	HM	PNT								
LEVEL 1																		
802b	915x2134x51	B	ALUM	ANO	TGL		SF1	DF3	ALUM	ANO			Yes					



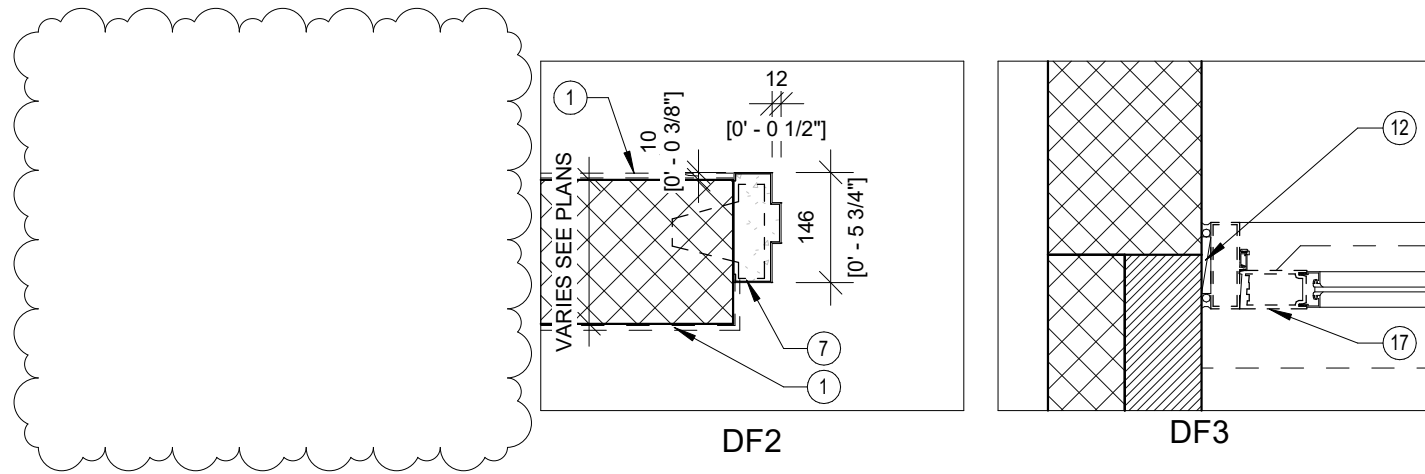
2 STOREFRONT ELEVATION
A901 Scale: 1 : 20



5 DOOR HEAD SECTION DETAIL
A901 Scale: 1 : 10

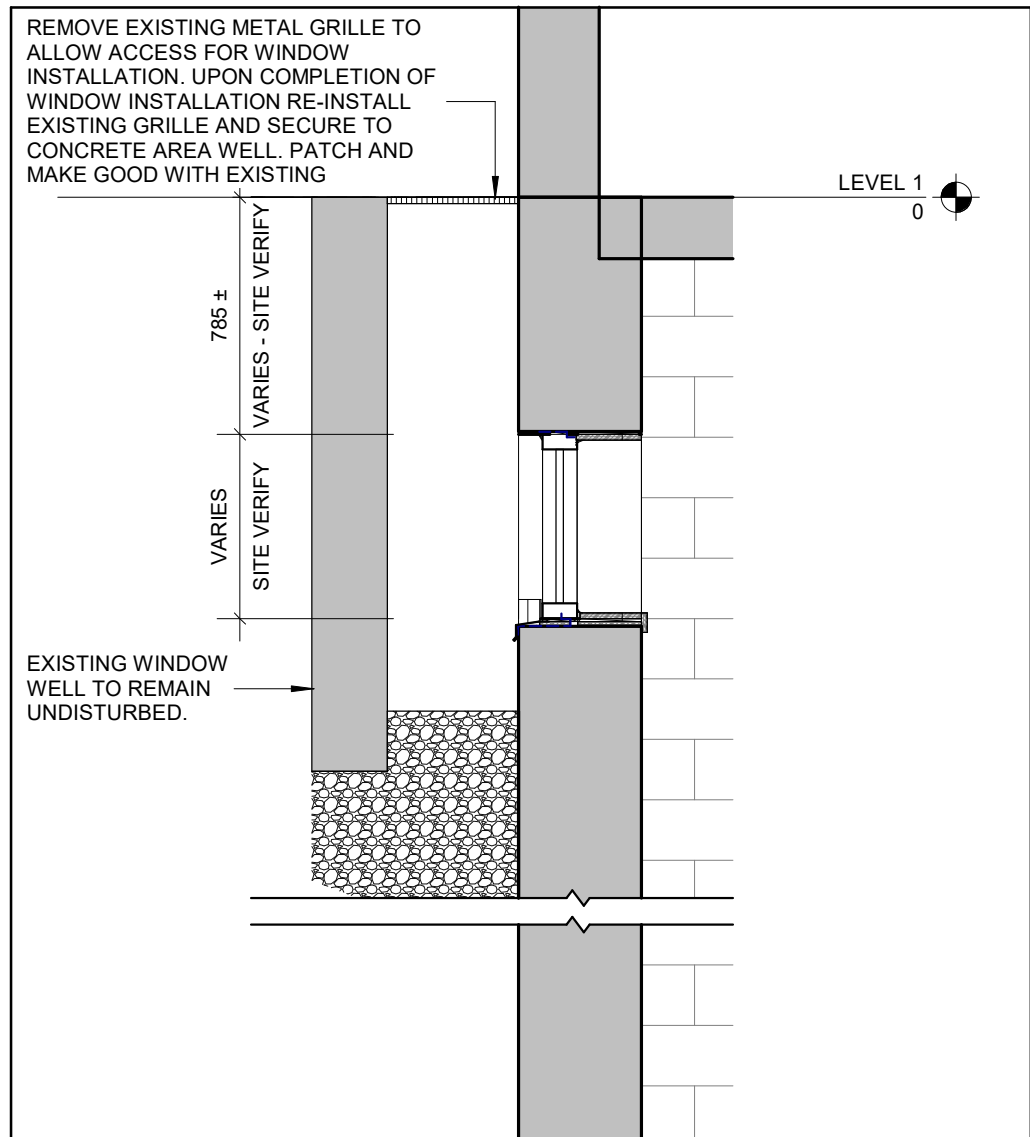


6 DOOR JAMB PLAN DETAIL
A901 Scale: 1 : 5

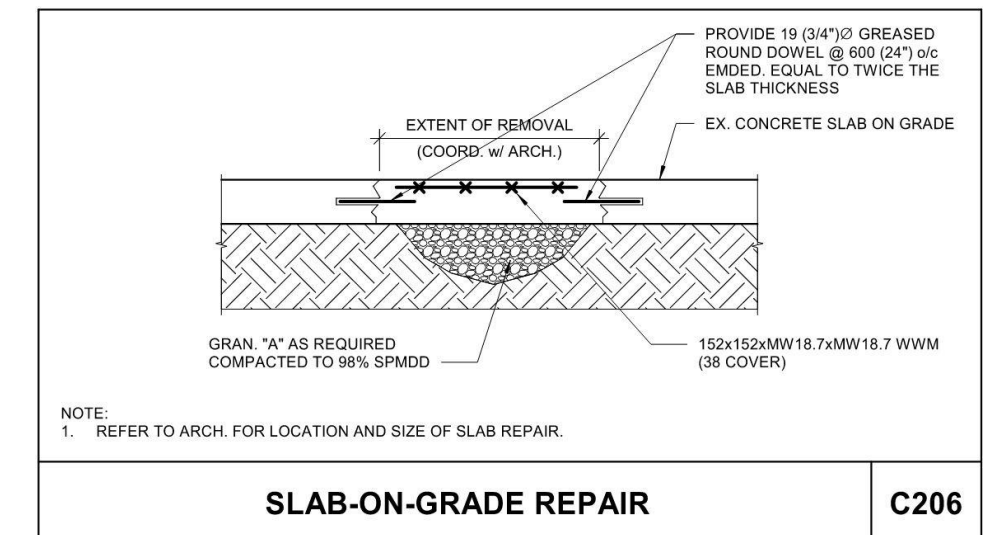
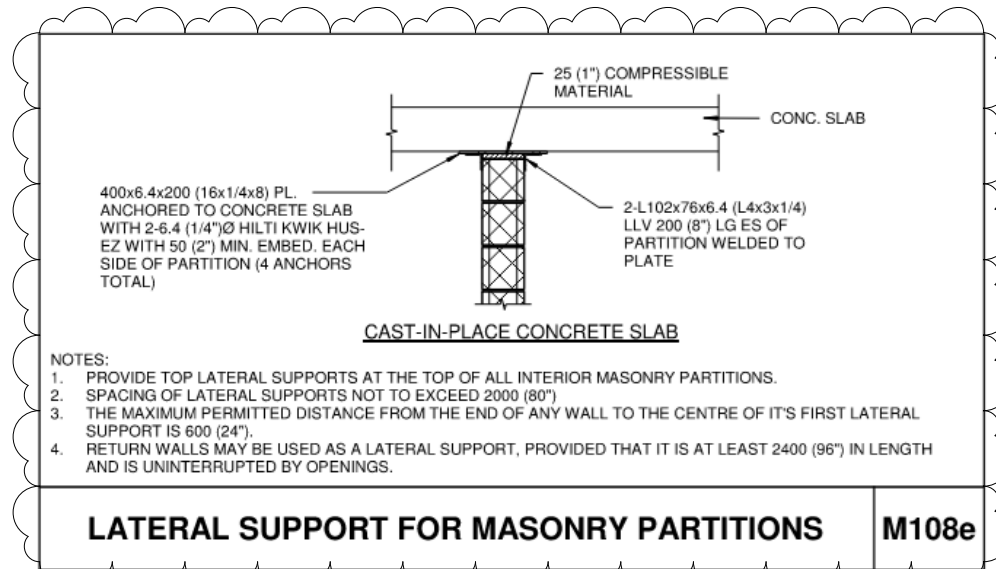


DETAIL DRAWING NOTES:

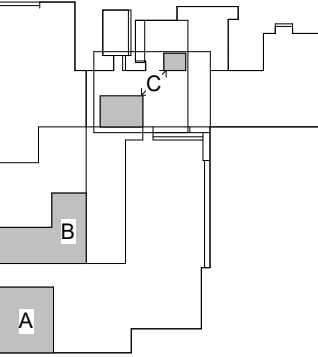

- DOUBLE GLAZED UNITS IN THERMALLY BROKEN ALUMINUM FRAME
- SEALANT AND BACKER ROD
- PREFINISHED EXTRUDED ALUMINUM SILL C/W DRIP EDGE, COLOUR TO MATCH WINDOW FRAME
- PREFINISHED ALUMINUM SILL DEFLECTOR COLOUR TO MATCH WINDOW FRAME
- REINFORCED MEMBRANE FLASHING LAPPED OVER EXISTING CONCRETE AND SEALED TO WINDOW FRAME
- FILL SHIM SPACE AND BELOW WINDOW SILL WITH SPRAY FOAM INSULATION
- EXISTING POURED CONCRETE WALL
- 16mm PLYWOOD BASE
- 19mm PLYWOOD C/W P-LAM OVER ON 10mm SHIMS
- 19mm PLYWOOD C/W P-LAM NOSING
- REINFORCED MEMBRANE FLASHING SEPERATION BETWEEN EXISTING CONCRETE AND PLYWOOD/SHIMS
- LINE OF EXISTING CONCRETE FOUNDATION WALL BELOW
- 19mm SOLID WOOD JAMB ON 10mm WOOD BLOCKING. WOOD JAMB TO BE PAINTED
- 10mm REVEAL
- REINFORCED MEMBRANE FLASHING SEALED TO EXISTING EXTERIOR WALL LAP AND SEAL TO ALUMINUM DOOR FRAME
- PREFINISHED ALUMINUM THRESHOLD
- PREFINISHED THERMALLY BROKEN ALUMINUM FRAME AND DOOR
- ROLLER SHADE, REFER TO SPECIFICATIONS.



8 WALL SECTION
A901 Scale: 1 : 25



CLIENT LOGO



No.	ISSUANCE	DATE
1	ISSUED FOR BID AND PERMIT	2025.02.26
2	ISSUED FOR ADDENDUM #1	2025.03.07
3	ISSUED FOR ADDENDUM #3	2025.03.13

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

DOOR AND WINDOW ELEVATIONS AND DETAILS

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

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SCALE:	As Indicated	SHEET NO.:
DATE:	2025.02.26	A901
PROJECT NO.:	2022-0277-15	
DRAWN BY:	CS	
CHECKED BY:	MM	

March 12, 2025

Client: WalterFedy
675 Queen Street, South, Unit 111
Kitchener, ON N2M 1A1

RE: Elmira District Secondary School – Ph 2 Renovations
Elmira, ON

Job #: 24395

Attn: Maria Melo, OAA, MRAIC, Architect, Senior Associate/Claire Schubert, Architectural Designer

ADDENDUM 03

MECHANICAL

Item 1

1.0 No mechanical content.

ELECTRICAL

Item 1

1.0 Reference Attached Reissued Drawing E2.1

- .1 Supply and install four (4) receptacles and two (2) data outlet rough-ins as shown on attached reissued drawing E2.1. Wall is to be fished in location block work is happening, provide wiremold as required for other outlets. Coordinate mounting heights with architectural elevations.

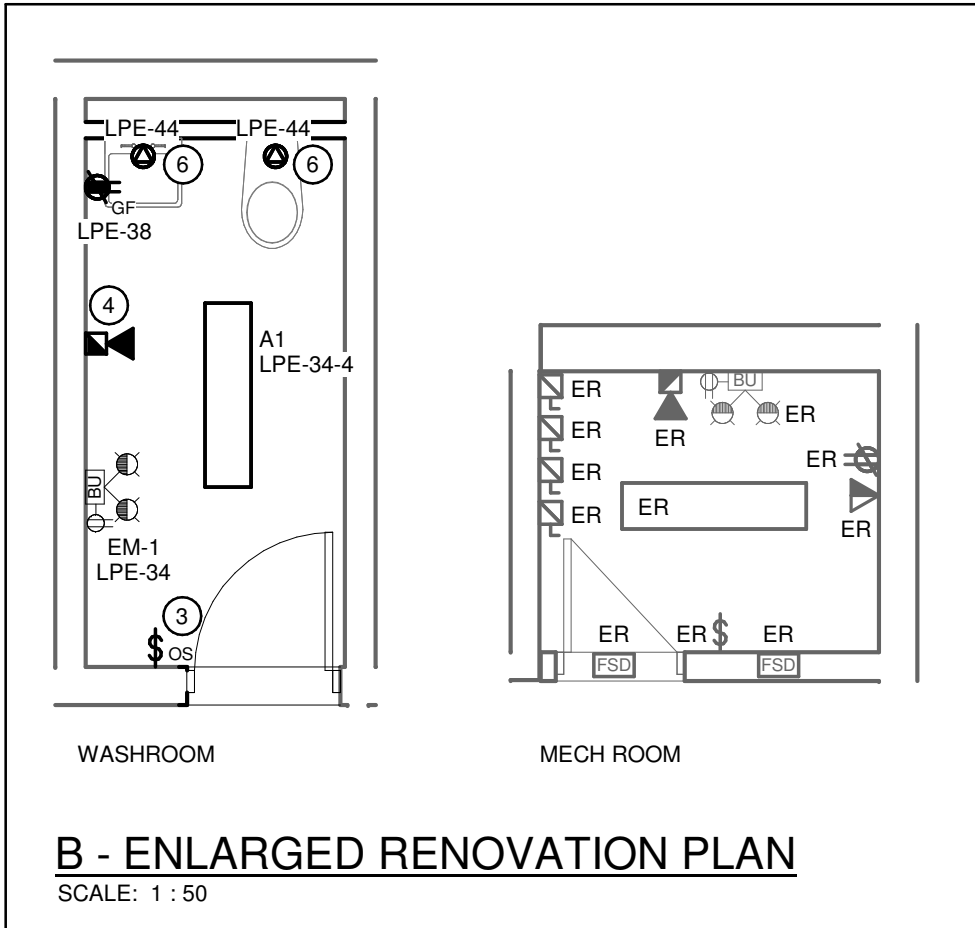
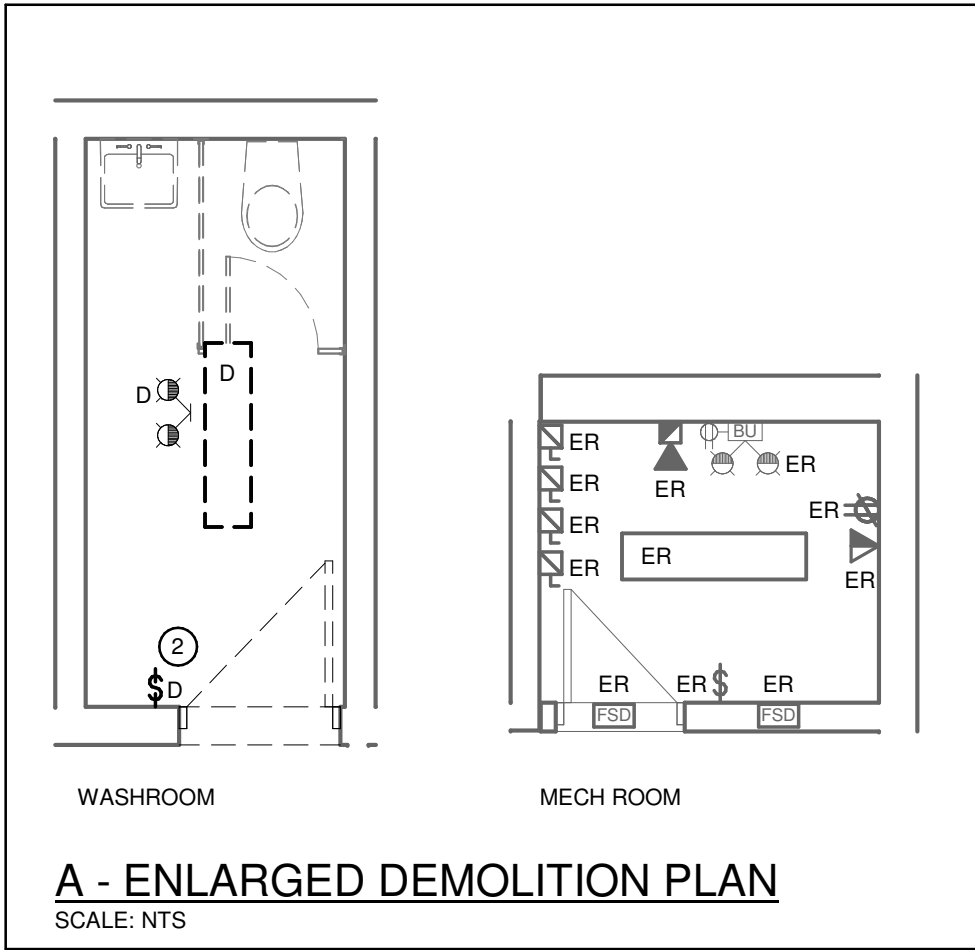


Dustin McConkey, LEL
Partner

24395 Addendum 03 (E-Receptacles & Data)(reissued dwg E2.1) Mar 12 25.docx
ts/smb

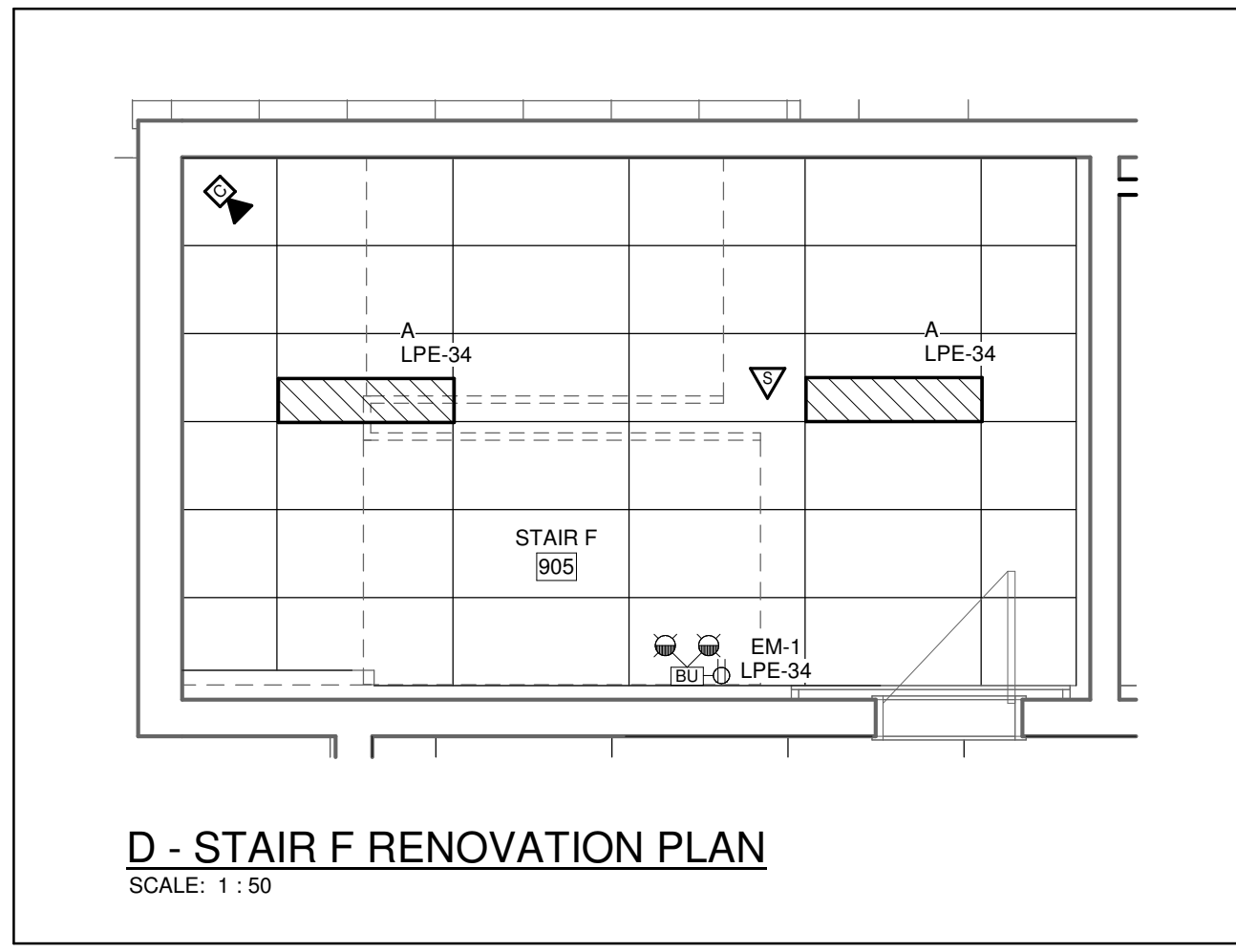
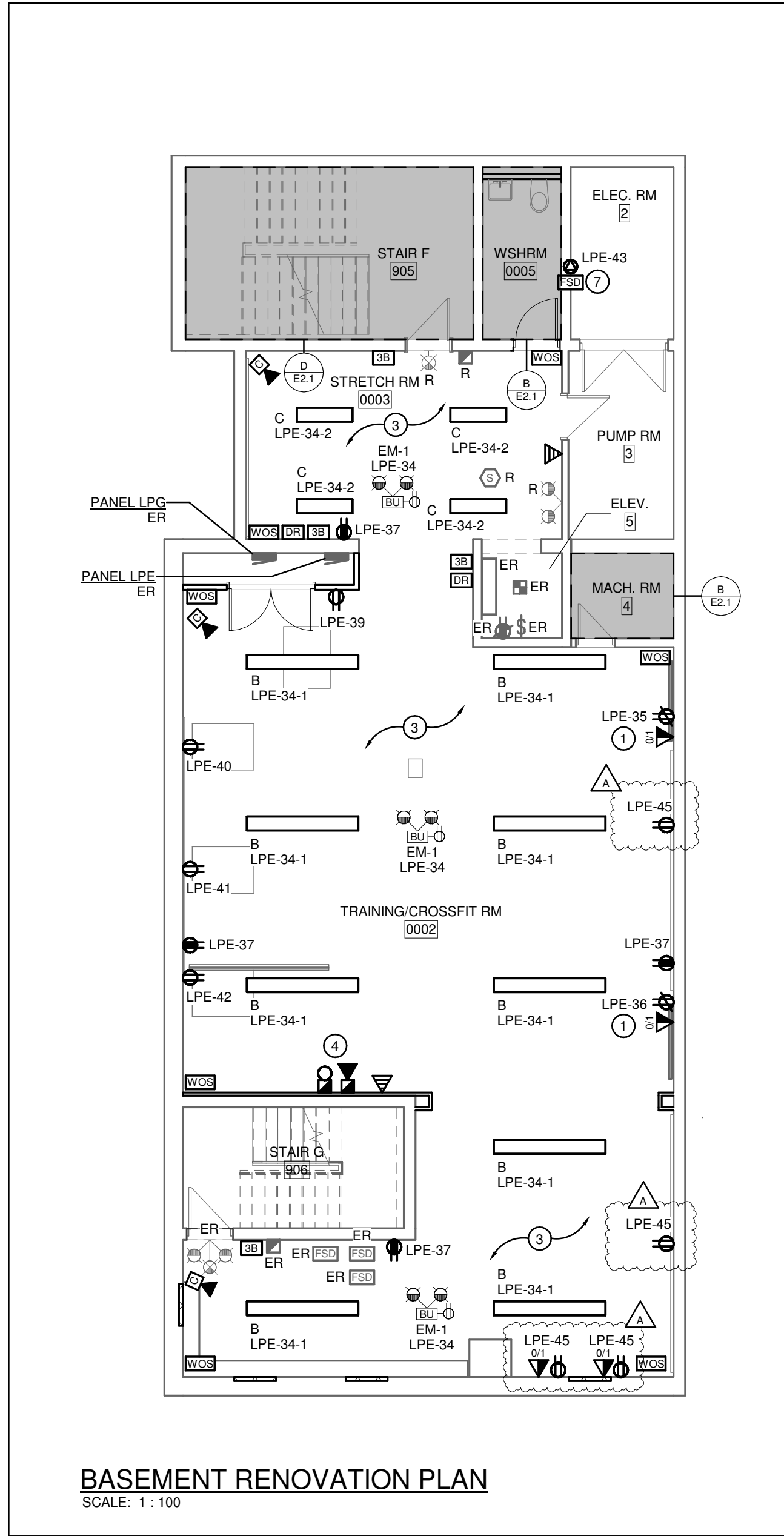
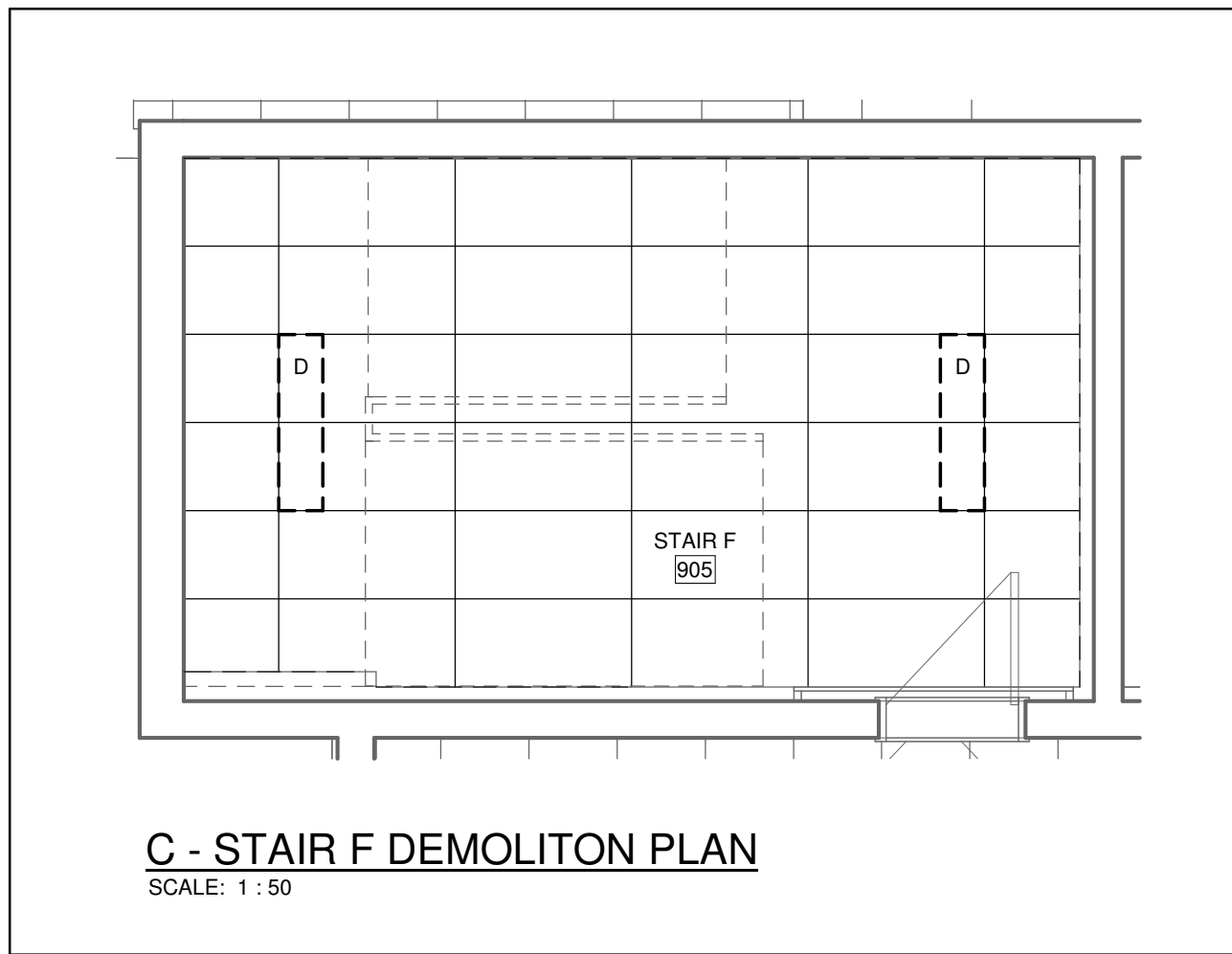
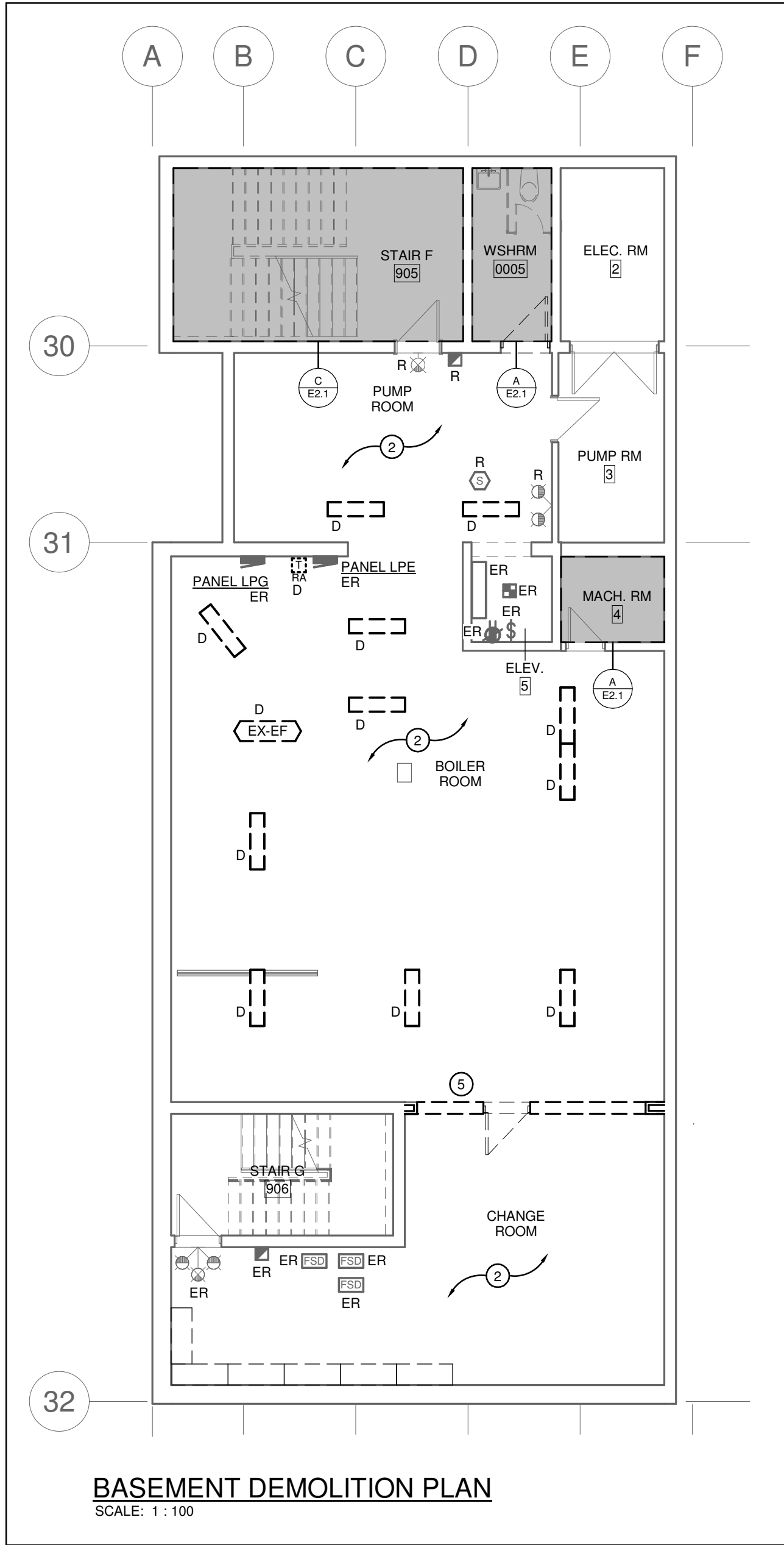


GENERAL NOTES	
-	'ER' INDICATES EXISTING ITEM TO REMAIN.
-	'R' INDICATES EXISTING ITEM IN RELOCATED POSITION.
-	'D' INDICATES EXISTING ITEM TO BE DELETED, UNLESS OTHERWISE NOTED.
-	DISCONNECT AND REMOVE NOTED DEVICE AND WIRING BACK TO SOURCE.
-	EXISTING ELECTRICAL EQUIPMENT NOT SHOWN SHALL REMAIN UNLESS NOTED OTHERWISE.
-	ALL LIGHTING FIXTURES BEING RELOCATED SHALL BE CLEANED AND CHECKED PRIOR TO BEING REINSTALLED.
-	ALL DEVICES SHOWN ARE NEW UNLESS OTHERWISE NOTED.
-	MAINTAIN SERVICE TO ALL EXISTING DEVICES TO REMAIN.
-	ALL DEVICES ON EXISTING WALLS ARE TO BE FED WITH WIREMOLD.
SPECIFIC NOTES	
1	INDICATES TV AT APPROXIMATELY 5' A.F.F., DATA AND RECEPTACLE MOUNTING HEIGHT TO BE COORDINATED ON SITE, WITH OWNER PRIOR TO ROUGH-IN.
2	EXISTING LIGHTING AND LIGHTING CONTROLS ARE TO BE REMOVED COMPLETE, MAINTAIN EXISTING CIRCUIT FOR REUSE. REFER TO RENOVATION PLANS FOR CONTINUATION.
3	REWORK EXISTING LIGHTING CIRCUIT THROUGH NEW CONTROLS AND FIXTURES TO SUIT RENOVATION, EXTEND EXISTING CIRCUIT AS REQUIRED.
4	INDICATES NEW FIRE ALARM SIGNAL DEVICE CONNECTED TO EXISTING SIGNAL CIRCUIT. COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN.
5	INDICATED WALL TO BE DEMOLISHED, ELECTRICAL CONTRACTOR TO REMOVE ANY EXISTING DEVICES AND RE-ROUTE/EXTEND ANY EXISTING CONDUIT AS REQUIRED FOR DEMOLITION.
6	INDICATES 120V FEED TO 24VDC STEP DOWN TRANSFORMER MOUNTED ABOVE CEILING OR AT A HIGH LEVEL FOR AUTOMATIC PLUMBING FIXTURE(S). COORDINATE WITH MECHANICAL TRADE.
7	INDICATES 120V POWER AND FIRE ALARM CONNECTIONS TO SMOKE/FIRE DAMPER WITH INTEGRAL SMOKE DETECTOR. ADD ONE TROUBLE SIGNAL TO FIRE ALARM PANEL FOR THE SUPERVISION OF 120V POWER CONNECTION. ALARM SIGNAL TO INTEGRAL SMOKE DETECTOR SHALL BE CONNECTED TO LOCAL SIGNALING ZONE. COORDINATE EXACT LOCATION/CONNECTION REQUIREMENTS WITH MECHANICAL CONTRACTOR. SMOKE/FIRE DAMPER AND ASSOCIATED INTEGRAL SMOKE DETECTOR TO BE PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR. PROVIDE TWO MONITORING MODULES PER SMOKE/FIRE DAMPER ONE TO SUPERVISE 120V POWER SUPPLY CONNECTION TO THE DAMPER ACTUATOR, AND ONE FOR INTEGRAL SMOKE DETECTOR ALARM SIGNAL.



PANEL LPE													
MAINS: 225 A				VOLTAGE: 120/208 3P4W				INTERRUPTING CAPACITY: 22000					
MOUNTING: SURFACE				NEUTRAL BUS:				ENCLOSURE: TYPE 2					
MODEL: SQUARE D TYPE NQ													
CKT	Load Name	Type	Rating	Poles	A	B	C	Poles	Rating	Type	Load Name	CKT	
1	EXISTING CIRCUIT	--	15 A	1				1	15 A	--	EXISTING CIRCUIT	2	
3	EXISTING CIRCUIT	--	15 A	1				1	15 A	--	EXISTING CIRCUIT	4	
5	EXISTING CIRCUIT	--	15 A	1				1	15 A	--	EXISTING CIRCUIT	6	
7	EXISTING CIRCUIT	--	15 A	1				1	15 A	--	EXISTING CIRCUIT	8	
9	EXISTING CIRCUIT	--	15 A	1				1	20 A	--	EXISTING CIRCUIT	10	
11	EXISTING CIRCUIT	--	15 A	1				1	15 A	--	EXISTING CIRCUIT	12	
13	EXISTING CIRCUIT	--	20 A	1				1	20 A	--	EXISTING CIRCUIT	14	
15	EXISTING CIRCUIT	--	20 A	1				2	20 A	--	EXISTING CIRCUIT	16	
17	EXISTING CIRCUIT	--	20 A	1								18	
19	EXISTING CIRCUIT	--	20 A	2				2	20 A	--	EXISTING CIRCUIT	20	
21	EXISTING CIRCUIT	--	20 A	1				1	20 A	--	EXISTING CIRCUIT	22	
23	EXISTING CIRCUIT	--	15 A	1				1	15 A	--	EXISTING CIRCUIT	24	
25	EXISTING CIRCUIT	--	15 A	1				1	20 A	--	EXISTING CIRCUIT	26	
27	EXISTING CIRCUIT	--	15 A	1				1	15 A	--	EXISTING CIRCUIT	28	
29	EXISTING CIRCUIT	--	15 A	1				1	15 A	--	EXISTING CIRCUIT	30	
31	EXISTING CIRCUIT	--	15 A	1				1	15 A	--	EXISTING CIRCUIT	32	
33	EXISTING CIRCUIT	--	15 A	1				1	15 A		LIGHTING	34	
35	TRAINING RM TV		15 A	1				1	15 A		TRAINING RM TV	36	
37	MAINTENANCE REC		20 A	1				1	20 A		WASHROOM REC	38	
39	GYM RECEPTACLE		15 A	1				1	15 A		GYM RECEPTACLE	40	
41	GYM RECEPTACLE		15 A	1				1	15 A		GYM RECEPTACLE	42	
43	ELEC RM. FIRE SMOKE DAMPER		15 A	1				1	15 A	GF	PLUMBING FIXTURE*	44	
45	TRAINING RM REC		15 A	1								46	
47												48	
49												50	
51												52	
53												54	
55												56	
57												58	
59												60	
61												62	
63												64	
65												66	
67												68	
69	SPARE	--	15 A	1				1	15 A	--	SPARE	70	
71	SPARE	--	15 A	1				1	15 A	--	SPARE	72	

NOTES:
* INDICATES 33mA GROUND FAULT STYLE BREAKER.



CLIENT LOGO

No.	ISSUANCE	DATE
1	ISSUED FOR BID & PERMIT	25.02.26
A	ISSUED FOR ADDENDUM #3	25.03.13

55 Northland Road,
Waterloo, ON, N2V 2Y8
Phone: 519-725-3555
Website: deiassociates.ca
Project Number: 2025-001

MECHANICAL | ELECTRICAL | AQUATIC

The contractor shall verify all dimensions and report all errors and discrepancies to the Consultant before commencement of the work. The drawings show general arrangement of services. Follow as closely as actual building construction will permit. Obtain approval for relocation of service from Consultant before commencement of the work. The drawings do not indicate all offsets fitting and accessories which may be required. Provide the same to meet the required conditions. Drawings and specifications, etc., prepared and issued by the Consultant are the property of the Consultant and must be returned at the completion of the project. These documents are not to be duplicated or copied without the consent of the Consultant. Do not scale this drawing. © 2025 DEI Consulting Engineers Inc.

CLIENT

WATERLOO DISTRICT SCHOOL BOARD

PROJECT

ELMIRA DSS - PHASE 2 RENOVATIONS

4 UNIVERSITY AVE EAST, ELMIRA, ONTARIO N3B 1K2

TITLE

BASEMENT PARTIAL PLAN

SEAL

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SCALE :	As indicated	SHEET NO :
DATE :	02/21/25	
PROJECT NO :	2022-0277-15	
DRAWN BY :	TDS	
CHECKED BY :	DM	

E2.1