



Addendum # 2

Bid Opportunity: 25-7632-RFT - Crestview Public School Main Office Renovation and Ventilation Upgrade

Closing Date: Wednesday, April 23, 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If you have already submitted a Bid / Proposal, it will be automatically withdrawn as a result of this addendum.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.

CRESTVIEW PUBLIC SCHOOL MAIN OFFICE RENOVATION AND VENTILATION UPGRADE

Tender # 25-7632-RFT

HAA PROJECT NO. 24133

HOSSACK ARCHITECTURE

ADDENDUM NO. 2

Issued by email April 16, 2025

The following additions, deletions, modifications and clarifications issued herein are hereby an integral part of the Tender and Contract Documents. Minor Typographic or spelling mistakes in the Contract Documents which do not significantly affect the meaning of the sentence or phrase in which they occur may not necessarily be corrected by Addenda.

GENERAL

1. Ensure that all parties submitting bids are aware of this **Addendum No. 2** and its contents.
2. **Contents of Addendum No. 2** consist of the following:
 - .1 Two (2) typed pages of instructions and three (3) 42x30 Drawings.

AMENDMENTS TO SPECIFICATIONS – ARCHITECTURAL**Item 01: 08 11 15 DOOR SCHEDULE**

- .1 ADD Door X132A:

Door								Frame				
Width	Height	Fire	H.T.	Type	Mat'l	Fin	Glass	Type	Mat'l	Fin	DC	Glass
Ex.	Ex.	-	-	Ex.	HM	P	Ex.	Ex.	HM	P	-	Ex.

Item 02: 09 91 30 ROOM FINISH SCHEDULE

- .1 ADD Room X164:

Rm Finish Schedule		Floor		Wall		Ceiling		
No.	Name	Fin.	Base.	Mat'l	Fin.	Mat'l	Fin.	Heights
X164	Storage Room	Ex.	Ex.	Ex. CB	P	Exposed	-	-

Item 03: 10 11 25 MANUFACTURED SPECIALTIES

- .1 ADD Item 2.1.3 "Access Ladders"
 - .1 Pre-fabricated, fixed modular aluminum ladders and crossover bridge to be provided where noted on drawings. Fasten securely to wall, complete with guardrail(s) and cage.
 - .2 Provide engineer's stamp on shop drawings.
 - .3 Refer drawings for quantity, general size and locations. Site confirm dimensions.
 - .4 Provide safety cages around ladders in accordance with Ministry of Labour requirements.
 - .5 Acceptable manufacturers: Skyline Group, GRASP Safety Services, Millenium, Eschelle Canada, Delta Prevention or others approved by consultant."

AMENDMENTS TO DRAWINGS – ARCHITECTURAL**Item 04: Drawing A02 PARTIAL DEMOLITION FLOOR PLAN**

- .1 REPLACE Drawing A02 with the enclosed A02 Drawing.

Item 05: Drawing A03 PARTIAL PROPOSED FLOOR PLAN

- .1 REPLACE Drawing A03 with the enclosed A03 Drawing.

WATERLOO REGION DISTRICT SCHOOL BOARD

Page 2 of 2

**CRESTVIEW PUBLIC SCHOOL MAIN OFFICE RENOVATION AND VENTILATION
UPGRADE**

Tender # 25-7632-RFT

HAA PROJECT NO. 24133

HOSSACK ARCHITECTURE

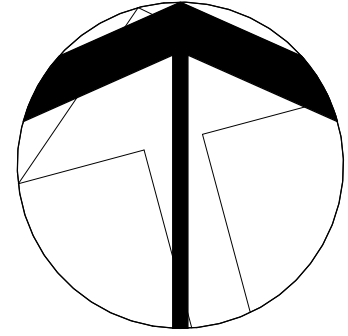
ADDENDUM NO. 2

Issued by email April 16, 2025

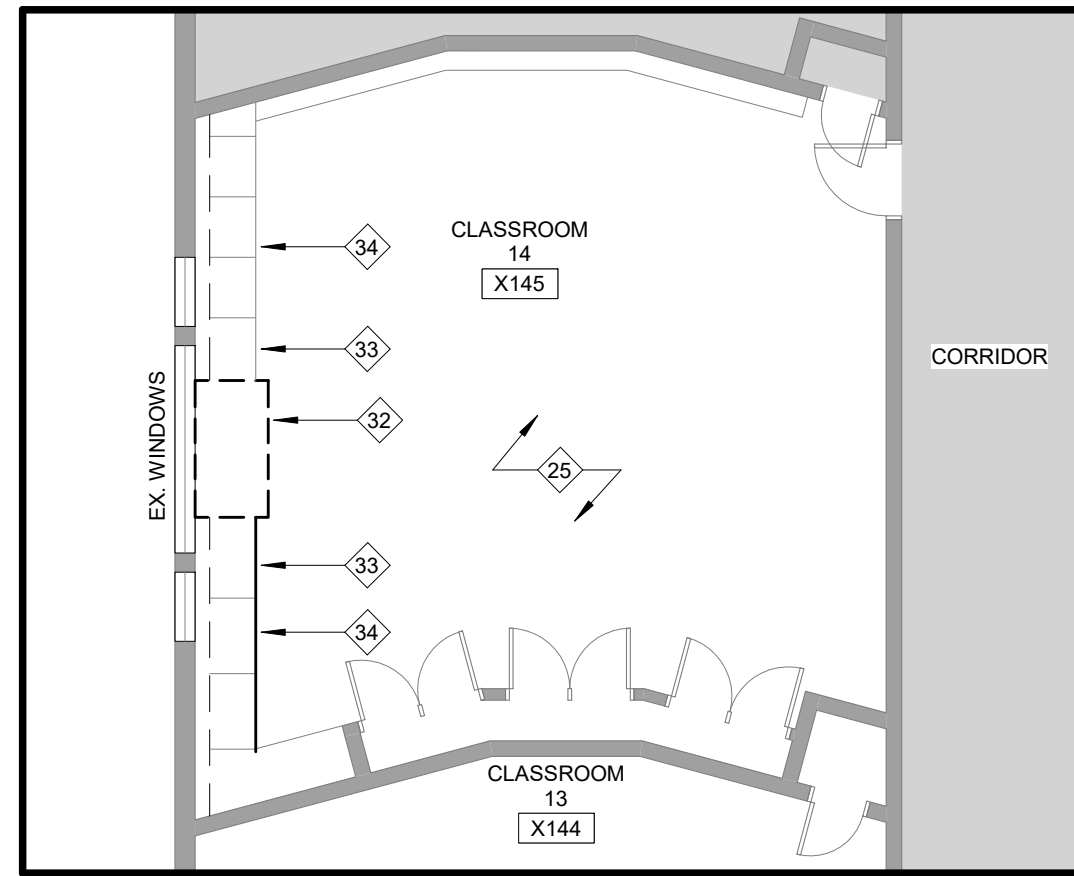
Item 06: Drawing A04 PARTIAL DEMOLITION & PROPOSED RCP

.1 REPLACE Drawing A04 with the enclosed A03 Drawing.

End of Addendum No. 2



ABBREVIATION LEGEND	
A	ACTIVE LEAF
AF	ABOVE FINISHED FLOOR
BD	BOARD
BF	BARRIER FREE
BFP	BARRIER FREE PUSH BUTTON
BFPL	BARRIER FREE PUSH BUTTON LOCK
BFS	BOTTLE FILLER STATION
BH	BREAK-AWAY HOOK
BL	BARRIER FREE LOCKER
BV	BRICK VENT
CJ	CONTROL JOINT
CH	CABINET HEATER (RECESSED)
CHSM	CABINET HEATER (SURFACE MTD)
CHSR	CABINET HEATER (SEMI-RECESSED)
CHT	CHANGE TABLE STATION REFER TO SPEC
CONT	CONTINUOUS
CR-S	COAT RACK AND SHELF. REFER TO SPEC
CS	CONVENIENCE SHELF
CW	COMPLETE WITH
CWT	CERAMIC WALL TILE
DF	DRINKING FOUNTAIN
DW	DISHWASHER
EM	ELECTROMAGNETIC HOLD OPEN DEVICE
EP	ELECTRICAL PANEL. REF. ELEC. DWGS.
EPC	EMERGENCY PULL CORD
FB	FIRE BLANKET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FD	FLOOR DRAIN
FDV	GALVANIZED
GYP	GYPSUM BOARD
GB	GRAB BAR
GBL	GRAB BAR "L" SHAPE
GBF	GRAB BAR "FOLDING"
GM	GAS METER
HB	HOSE BIB
HD	HAND DRYER
HDS	HAND DRYER WITH SHROUD
HFS	HORIZONTAL FIRESTOP
HORZ.	HORIZONTAL
HSS	HOLLOW STRUCTURAL STEEL
HW	HOT WATER TANK
IS	JANITORIAL SHELF
LF	LIGHT FIXTURE
ML	MIRROR
ML	MIRROR LONG
MCP	MODULAR CONTROL PANEL
MR	METAL RACKING
MS	MOP SINK
NC	NOT IN CONTRACT
NFB	NON FREEZE HOSE BIB. REF. DIV 15
PA	PUBLIC ADDRESS SYSTEM (NIC)
PB	PROGRAM BELL
PTD	PAPER TOWEL DISPENSER
PTW	PAPER TOWEL WASTE RECEPTACLE
RD	ROOF DRAIN
RF	REFRIGERATOR
RM	REMOVABLE HARDWARE MULLION
RS	ROLLER SHADE. REFER TO SPECS
RWL	RAIN WATER LEADER
SD	SOAP DISPENSER
SN	SANITARY NAPKIN DISPOSAL
SND	SANITARY NAPKIN DISPENSER
SR/C	SHOWER ROD - CURTAIN
SWR	SEMI-RECESSED WASTE RECEPTACLE
TEC	TECTUM ACOUSTIC PANELS
TB	TACKBOARD
TD	TOILET PAPER DISPENSER
TM	TILT MIRROR
VFS	VERTICAL FIRESTOP
WB	WHITEBOARD
WID	WASHER DRYER NIC
WM	WIREMOLD
WIR	WASHROOM



2
A02
PARTIAL GROUND FLOOR - CLASSROOM RENO TYP.
SCALE: 1:100

GENERAL DEMOLITION NOTES to be followed for Demolition Floor Plans and Reflected Ceiling Plans

- REMOVE ANY LEFTOVER EXISTING MOUNTING HARDWARE, FITTINGS ETC. ON WALLS DUE, BUT NOT LIMITED TO BRACKETS, SHELVING AND WINDOW COVERINGS BEING REMOVED AND NOT NOTED FOR RE-INSTALLATION IN AREA OF WORK. PATCH AND MAKE GOOD HOLES IN WALL FROM FITMENT REMOVAL AS REQUIRED FOR NEW FINISHES.
- PATCH AND MAKE GOOD ANY MINOR HOLES DUE TO HARDWARE IN EXISTING WALLS TO PREPARE FOR NEW FINISHES.
- OWNER TO REMOVE ALL PLAQUES, MIRRORS AND ARTWORK PRIOR TO DEMOLITION. PATCH AND MAKE GOOD ANY MINOR HOLES FROM REMOVALS IN EXISTING WALLS TO PREPARE FOR NEW FINISHES.
- ALL PERIMETER WALLS IN AREA OF WORK TO REMAIN SHALL RECEIVE NEW PAINT FINISH. REFER TO ROOM FINISH SCHEDULE.
- FOLLOWING REMOVALS OF FLOORING, ENSURE PREPARATION FOR NEW SURFACES INCLUDES PREPARATION OF REQUIRED, INCLUDING GRINDING, PATCHING AND LEVELING TO SUIT NEW FLOORING DEPTHS AND FLUSH TRANSITIONS.
- WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AND CONNECTIONS BETWEEN NEW AND EXISTING FLOORS TO AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. FEATHER NEW CONCRETE SLABS FOR TRANSITION AT EXISTING WITH REQUIRED FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES. SUIABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHERE NOTED. REFER TO ROOM FINISH SCHEDULE FOR REQUIRED FLOOR FINISHES AND LOCATIONS.
- COORDINATE AND PREPARE FOR NEW WORK INCLUDING REMOVALS, CUTTING, PREPARATION ETC. WHETHER ITEMS ARE SHOWN ON DEMOLITION PLAN OR NOT. INCLUDE ALL REQUIREMENTS FOR DEMOLITION AND PREPARATION TO SUIT PROPOSED FLOOR PLANS. ALL NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AND MAKE GOOD ALL EXISTING FINISHES TO REMAIN. REFER TO SCHEDULES AND SPECIFICATIONS FOR OTHER NECESSARY REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR TYPICAL FLOOR INFILL DETAILS.
- PATCH AND MAKE GOOD ANY EXISTING HOLES DUE TO MECHANICAL, STRUCTURAL, ELECTRICAL PENETRATIONS INCLUDING MATCHING NON-RATED FIRE SEPARATIONS AT ALL REQUIRED WALLS AND BETWEEN FLOORS.
- RENOVATED AREAS TO BE THOROUGHLY CLEANED TO OWNER SATISFACTION. ALL OF CONSTRUCTION DUST, DEBRIS AND MATERIALS.
- ALL DIMENSIONS IN AREA OF WORK TO BE FIELD VERIFIED BY G.C. PRIOR TO START OF CONSTRUCTION.

WALL & FLOOR HATCH LEGEND

- EXISTING PORTIONS OF BUILDING NOT PART OF THIS RENOVATION
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED. REFER TO DEMOLITION PLANS AND NOTES
- EXISTING TERRAZZO TO BE REMOVED DOWN TO SLAB
- EXISTING FLOORING TO BE REMOVED, INCLUDING CARPET, VINYL, AND PORCELAIN / CERAMIC TILE AND CONCRETE SLAB FOR NEW FLOOR FINISH
- EXISTING FLOORING & CONCRETE SLAB ON GRADE AND SUB-BASE TO BE REMOVED FOR NEW PLUMBING

DEMOLITION NOTES

GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.

ALL REMOVAL/DEMOLITIONS TO BE COORDINATED WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS PRIOR TO DEMOLITION. FOR ADDITIONAL DEMOLITION DOCUMENTS AND DETAILS SEE DRAWINGS AND SPEC.

OWNER WILL MOVE AND RELOCATE ALL EXISTING FURNITURE AND TEACHING TOOLS WITHIN SCOPE OF WORK PRIOR TO CONSTRUCTION.

GENERAL CONTRACTOR TO X-RAY ALL EXISTING CONCRETE FLOOR SLABS AS REQUIRED PRIOR TO ANY DEMOLITION. IF EXISTING WIRES, CONDUIT, ETC. ARE CUT DURING SLAB DEMOLITION, CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DEVICES. SEE SPEC.

CONTRACTOR TO REPAIR AND MAKE GOOD ALL EXISTING BLOCK WALLS AND PAINT WITHIN CONSTRUCTION AREA INCLUDING CORRIDORS AFFECTED BY RENOVATION. SEE SPEC.

ALL NOTED DIMENSIONS TO EXISTING WALL ASSEMBLIES ARE +/- AND MAY VARY. CONTRACTOR TO FIELD VERIFY AS REQUIRED.

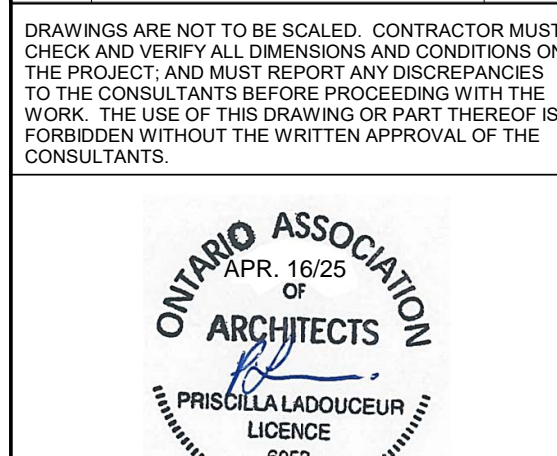
ALL AREAS OF WORK TO BE THOROUGHLY CLEANED TO OWNER SATISFACTION PER SPECIFICATIONS.

- REMOVE EXISTING FLOORING (INCLUDING CARPET, VINYL, AND PORCELAIN TILE), BASE, AND ANY UNDER PADNAILING STRIPS. PATCH AND MAKE GOOD EXISTING SUBFLOOR TO ACCEPT NEW FLOORING TO SATISFACTION OF FLOORING SUBTRADE. PATCH AND MAKE GOOD EXISTING WALLS TO REMAIN FOR NEW FINISHES. REFER TO FINISH SCHEDULE.
- REMOVE AND DISPOSE OF EXISTING TOILET PARTITIONS IN ITS ENTIRETY.
- CONTRACTOR TO DISCONNECT EXISTING SINKS AND TOILETS WHERE APPLICABLE (AND REMOVE ALL PLUMBING AS REQUIRED). REMOVE ACCESSORIES INCLUDING PAPER TOWEL DISPENSER, SOAP DISPENSER. PATCH AND MAKE GOOD FLOOR AND WALL AS REQUIRED FOR NEW FINISHES.
- REMOVE ALL EXISTING MILLWORK INCLUDING BUT NOT LIMITED TO UPPER AND LOWER CABINET, BOOKSHELVES, STORAGE CABINETS, MISC. ITEMS, ETC.
- CONTRACTOR TO DEMOLISH EXISTING MILLWORK (UPPER AND LOWER), INCLUDING DISCONNECTING AND REMOVING ALL PLUMBING. PATCH AND MAKE GOOD EXISTING WALL AND FLOORS FOR NEW FINISH. REFER TO MECH. DWGS.
- CONTRACTOR TO REMOVE EXISTING HOLLOW METAL WOOD FRAME AND DOOR IN ITS ENTIRETY.
- DEMOLISH EXISTING TERRAZZO FLOORING AND/OR COVE BASE TO THE NEAREST JOINT DOWN TO CONCRETE SLAB. PREPARE SLAB FOR NEW FLOOR FINISH. PATCH AND MAKE GOOD EXISTING WALLS TO REMAIN FOR NEW FINISHES. REFER TO FINISH SCHEDULE.
- DEMOLISH APPLIANCES INCLUDING FRIDGE, STOVE, ETC.
- REMOVE EXISTING FLOORING (INCLUDING CARPET, VINYL, AND PORCELAIN TILE), BASE AND ANY UNDER PADNAILING STRIPS. SAWCUT REINFORCED CONCRETE SLAB INCLUDING SUB-BASE AS REQUIRED FOR NEW PLUMBING LINE & CONNECTIONS. COORDINATE EXACT SLAB REMOVAL LOCATIONS WITH NEW PLUMBING LINE CONNECTIONS WITH MECH. SERVICES AND DWGS. PREPARE SURFACE FOR NEW FINISHES. REFER TO ROOM FINISH SCHEDULE.
- REMOVE EXISTING WALL AND COVE BASE (INCLUDING SCREEN & DOOR ASSEMBLY, FRAMES, GLAZING AND FINISHES WHERE APPLICABLE) FROM FINISHED FLOOR TO TOP OF WALL TO EXTENT SHOWN. REFER TO MECH. AND ELEC. DWGS. FOR ASSOCIATED REMOVAL. PATCH AND MAKE GOOD FLOOR AS REQUIRED FOR NEW FINISHES. PATCH AND MAKE GOOD ADJACENT WALLS TO REMAIN WHERE APPLICABLE FOR NEW FINISHES.
- CAREFULLY REMOVE EXISTING WALL MOUNTED FIXTURES AND FITMENTS LISTED BUT LIMITED TO: TACKBOARDS, WHITE BOARDS, BRACKETS/FASTENERS, ROOM SIGNS, SHELVES, WALL MOUNTED ORGANIZERS THROUGHTOUT ROOM WHERE APPLICABLE. COMPLETELY REMOVE ALL BASE AND MISC. HOOKS ON WALL UNLESS OTHERWISE NOTED. PATCH AND MAKE GOOD WALLS AS REQUIRED. GRIND SMOOTH WALL AND PATCH WHERE ADHESIVE REMAINS FROM REMOVAL, TO ACCEPT NEW FINISH TO SATISFACTION OF SUBTRADE.
- CONTRACTOR TO PROTECT EXISTING BLOCK WALL TO REMAIN, IN AREA OF WORK. PREPARE FOR NEW PAINT FINISH.
- CONTRACTOR TO CAREFULLY REMOVE EXISTING TERRAZZO FLOORING TO EXTENT SHOWN. PATCH AND MAKE GOOD FLOOR AS REQUIRED FOR NEW BLOCK WALL.
- CONTRACTOR TO CAREFULLY REMOVE ALL ROLLER SHADE AND/OR WINDOW COVERINGS. PATCH AND MAKE GOOD WALL/WINDOW FRAME AS REQUIRED FOR NEW FINISH.
- CUT WINDOW OPENING IN EXISTING EXTERIOR BRICK ON BLOCK WALL FOR NEW WINDOW ASSEMBLY (1400mm x 1200mm). PATCH AND MAKE GOOD ADJACENT WALLS. SALVAGE EXISTING BLOCK AND BRICK VENEER TO ENSURE TO ENOUGH HAS BEEN SAVED FOR INFILL AT NEW UNIT. REFER TO STRUCTURAL, SALVAGE AND STORAGE EXISTING EXTERIOR BRICK. REMOVE ALTERNATE COURSES OF BRICK AT FRAME FOR TOOTHING IN OF BRICK INFILL. INFILL EXTERIOR WITH SALVAGE BRICK. PATCH AND MAKE GOOD WALL TO MATCH EXISTING AS REQUIRED INCL. CONCRETE INFILL AT EXPOSED BLOCK WYTHE. GRIND DOWN AND SMOOTH EDGES OF CONCRETE BLOCK AT OPENING TO FORM BULLNOSE. PARGE SMOOTH.
- REMOVE EXISTING DOOR ASSEMBLY INCLUDING FRAME. PATCH AND MAKE GOOD EXISTING WALL TO REMAIN AS REQUIRED FOR NEW WALL INFILL WHERE APPLICABLE. REFER TO DWGS FOR NEW WALL AND DOOR FINISH WHERE ADJACENT WALL IS TO REMAIN.
- REMOVE EXISTING TERRAZZO FLOORING. PATCH AND MAKE GOOD FLOOR AND WALL TO ACCEPT NEW BLOCK WALL.
- REMOVE EXTERIOR MASONRY WALL INCLUDING WINDOW AND DOOR ASSEMBLY WHEN APPLICABLE. REFER TO STRUC. DWGS. REFER TO MECH. AND ELEC. DWGS FOR ASSOCIATED REMOVAL.
- REMOVE BENCHES IN THEIR ENTIRETY. PATCH AND MAKE GOOD WALLS TO REMAIN AS REQUIRED FOR NEW FINISHES.
- REMOVE EXISTING GAS METER CAGE. RELOCATE GAS METER. REFER TO MECH. DWGS FOR RELOCATION.
- DEMOLISH KNEE WALL COMPLETELY. REFER TO STRUCTURAL AND MECH. DWGS FOR ASSOCIATED REMOVAL AS REQUIRED.
- EXISTING BOTTLE FILLER DRINKING FOUNTAIN TO BE REMOVED AND HANDED OVER TO OWNER. REFER TO MECH. AND ELEC. DWGS FOR ASSOCIATED REMOVAL.
- SAWCUT NEW OPENING IN EXISTING BLOCK WALL FOR NEW DOOR ASSEMBLY. LOCATION OF SAWCUTS PER DIMENSIONS IN PROPOSAL DWGS. REFER TO STRUC. DWGS. FOR REQUIRED UNITS. REFER TO SCHEDULE FOR SIZE OF OPENING. REFER TO DWGS FOR DOOR JAMB DETAIL. PATCH AND MAKE GOOD WALLS AND FLOOR AS REQUIRED FOR NEW FINISHES. GRIND DOWN AND SMOOTH EDGES OF CONCRETE BLOCK AT OPENING TO FORM BULLNOSE. PARGE SMOOTH.
- REMOVE EXISTING TERRAZZO FLOORING AND COVE BASE. PATCH AND MAKE GOOD FLOOR AS REQUIRED TO RECEIVE NEW WALL INFILL. REFER TO PROPOSED DWGS FOR WALL SIZE. REFER TO ROOM FINISH SCHEDULE.
- CONTRACTOR TO PROTECT EXISTING FLOORING TO REMAIN IN AREA OF WORK. PATCH AND REPAIR AS REQUIRED IF DAMAGED DURING CONSTRUCTION.
- EXISTING BRICK VENEER WALL TO REMAIN. EXISTING VENEER TO BE CLEANED WITH CLEANING AGENT. REFER TO SPECS.
- REMOVE PAINT FROM DOOR, SAND AND PREP DOOR FOR NEW PAINT FINISH.
- PROVIDE INTERIOR PAINTED PLYWOOD HOARDING/PROTECTION. REFER TO SPECS.
- SAWCUT AND REMOVE EXISTING TERRAZZO FLOORING AND REINFORCED CONCRETE SLAB INCLUDING SUB-BASE AS REQUIRED FOR NEW PLUMBING LINE & CONNECTIONS COORDINATE EXACT SLAB REMOVAL LOCATIONS WITH NEW PLUMBING LINE/CONNECTIONS WITH MECH. SERVICES AND DWGS. PREPARE SURFACE FOR NEW FINISHES. REFER TO ROOM SCHEDULE.
- CAREFULLY CUT TERRAZZO FLOOR AND COVE BASE TO THE NEAREST JOINT AND REMOVE DOWN TO CONCRETE SLAB. PREPARE SLAB FOR NEW TERRAZZO PATCHING AND/OR INFILL. REFER TO PROPOSED FLOOR PLAN.
- REMOVE EXISTING RECESSED CHALKBOARD IN EXISTING BLOCK WALL.
- CONTRACTOR TO CAREFULLY REMOVE EXISTING MILLWORK VENTILATOR. REFER TO MECHANICAL DRAWINGS.
- CONTRACTOR TO CAREFULLY REMOVE EXISTING MILLWORK CABINETS AND STORE ON SITE, FOR ACCESS TO MECHANICAL CONNECTIONS. CONTRACTOR TO REINSTALL MILLWORK UPON COMPLETION OF MECHANICAL WORK.
- CONTRACTOR TO PROTECT EXISTING MILLWORK TO REMAIN IN AREA OF WORK.
- CONTRACTOR TO PARGE AND GROUND SMOOTH EXPOSED EXISTING BLOCK WALLS AT LOCATIONS OF REMOVED &/OR SAWCUT BLOCK. CONTRACTOR TO GRIND DOWN AND SMOOTH EDGES OF EXISTING BLOCK WALL AT OPENINGS TO FORM BULLNOSE. PARGE SMOOTH.
- CONTRACTOR TO DEMOLISH ALL EXISTING WALL TILE. GRIND SMOOTH EXISTING WALL AND PREPARE FOR NEW FINISH.
- CONTRACTOR TO DEMOLISH EXISTING METAL LADDER AND CAGE. PATCH AND MAKE GOOD WALL FROM REMOVAL AND PREPARE FOR NEW FINISH.



1
A02
PARTIAL GROUND FLOOR - DEMOLITION PLAN
SCALE: 1:100

2	ISSUED FOR ADDENDUM	04/16/25
1	ISSUED FOR TENDER	03/27/25
NO	DESCRIPTION	DATE



CRESTVIEW OFFICE RENOVATION & HVAC UPGRADE

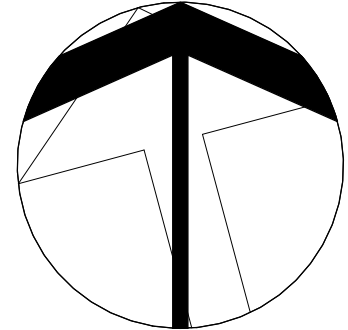
153 Montclair Drive, Kitchener, ON, N2B 2R8



PARTIAL DEMOLITION FLOOR PLAN



SCALE	PROJECT
As Indicated	24133
DATE	250331
DRAWN	DRAWING
CHECKED	PL
PRINT DATE	4/16/2025 1:27:04 PM
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ABBREVIATION LEGEND	
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WR	WASHROOM

2	ISSUED FOR ADDENDUM	04/16/25
1	ISSUED FOR TENDER	03/27/25
NO	DESCRIPTION	DATE
1	DESCRIPTION	DATE

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



CERTIFICATE OF PRACTICE #4292

CRESTVIEW OFFICE RENOVATION & HVAC UPGRADE

153 Montcalm Drive, Kitchener, ON, N2B 2R8

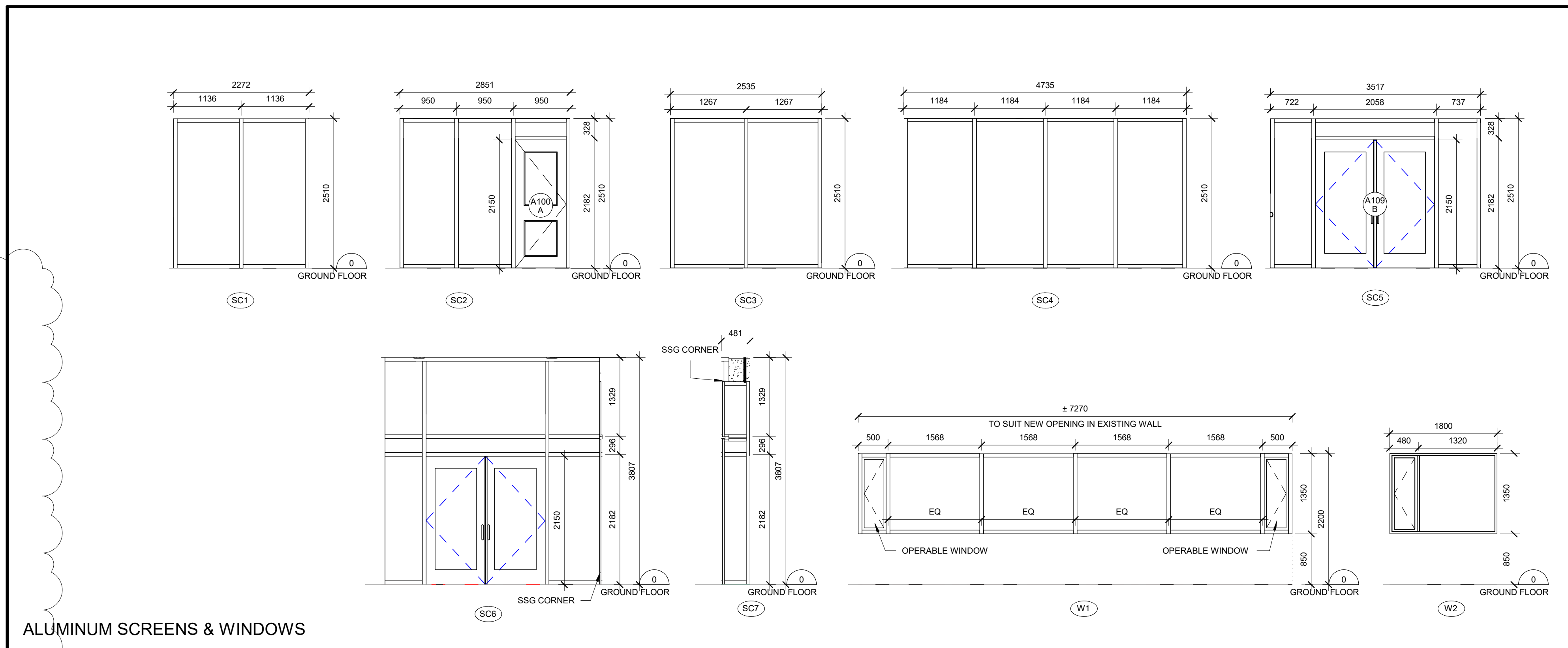


PARTIAL PROPOSED FLOOR PLAN

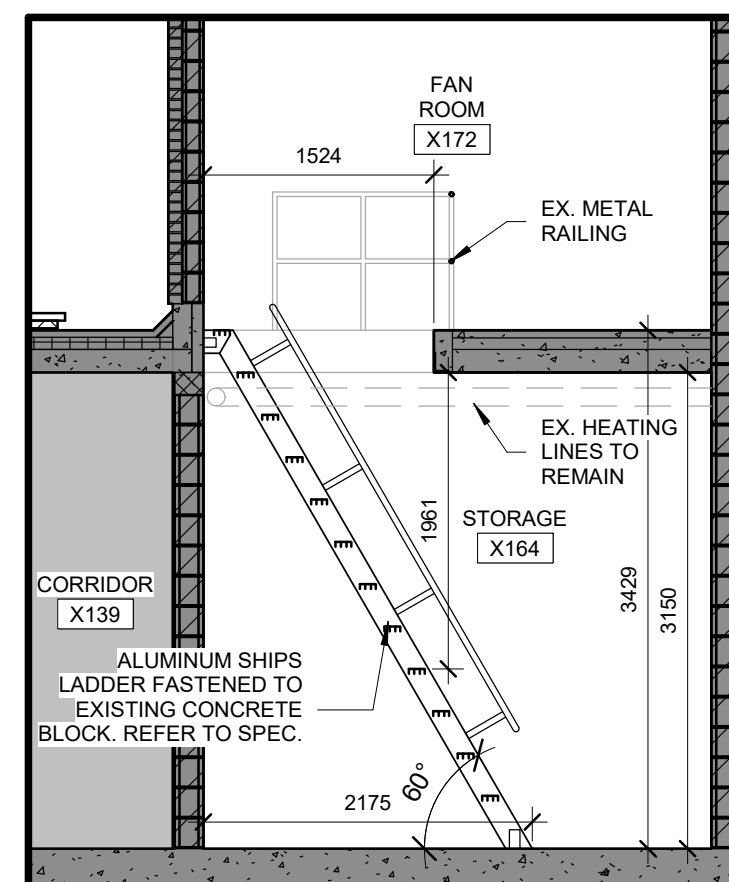
HOSSACK
ARCHITECTURE

155 - 1638 IRONGATE WAY
SUITE 101 KITCHENER, ONT. L3P 1Y5
(519) 815-0341 adam@hossackarch.com

SCALE	PROJECT
As indicated	24133
DATE	250331
DRAWN	DRAWING
TCU/K	
CHECKED	PL
PRINT DATE	4/16/2025 1:27:16 PM
REVIT FILE	T:\2018\18103022\Revit\RVT



ALUMINUM SCREENS & WINDOWS



11 PROPOSED SHIPS LADDER SECTION
SCALE: 1:50

WALL & FLOOR HATCH LEGEND

[Solid Grey]	EXISTING PORTIONS OF BUILDING NOT PART OF THIS RENOVATION
[Dashed Line]	EXISTING WALLS TO REMAIN
[Dotted Line]	EXISTING WALLS TO BE DEMOLISHED. REFER TO DEMOLITION PLANS AND NOTES
[Cross-hatch]	NEW TERRAZZO FLOORING & BASE. REFER TO ROOM FINISH SCHEDULE
[Stippled]	NEW CONCRETE SLAB INFILL. C/W SUB-BASE AND NEW FLOOR FINISH. REFER TO ROOM FINISH SCHEDULE
[Diagonal Lines]	NEW FLOOR LEVELLING AND NEW FLOOR FINISH. REFER TO ROOM FINISH SCHEDULE

GENERAL CONSTRUCTION NOTES

GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.

ALL REMOVAL/DEMOLITIONS TO BE COORDINATED WITH STRUCTURAL, MECHANICAL, ELECTRICAL, DRAWINGS PRIOR TO DEMOLITION. FOR ADDITIONAL DEMOLITION DOCUMENTS AND DETAILS SEE DRAWINGS AND SPEC.

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CONTRACTOR TO REPAIR AND MAKE GOOD ALL EXISTING GYPSUM LAMINATED BLOCK WALLS AND PAINT WITHIN CONSTRUCTION AREA (INCLUDING CORRIDORS AFFECTED BY RENOVATION) SEE SPEC.

ALL NOTED DIMENSIONS TO EXISTING WALL ASSEMBLIES ARE +/- AND MAY VARY. CONTRACTOR TO FIELD VERIFY AS REQUIRED.

ALL AREAS OF WORK TO BE THOROUGHLY CLEANED TO OWNER SATISFACTION PER SPECIFICATIONS.

- NOT IN USE.
- PATCH AND INFILL TERRAZZO FLOORING AND INSTALL NEW COVE BASE TO MATCH EXISTING AS REQUIRED.
- PAINT EXISTING INTERIOR WINDOW TRIM. REFER TO ROOM FINISH SCHEDULE.
- NEW MILLWORK LOWER & UPPER CABINETS. REFER TO TYPICAL DETAILS. CONTRACTOR TO CONFIRM DIMENSIONS AND LOCATION OF EXISTING PLUMBING CONNECTION ON SITE. PROVIDE NEW SILICONE JOINT BETWEEN COUNTERTOP AND BLOCK WALL. INSTALL NEW RUBBER BASE AT ALL LOWER CABINETS. REFER TO MECH. DRAWINGS FOR PLUMBING FIXTURES AND CONNECTIONS. REFER TO INTERIOR ELEVATIONS AND SPEC. FOR MILLWORK.
- ENSURE SMOOTH TRANSITION BETWEEN NEW INFILL WALLS AND EXISTING WALLS. PAINT TO MATCH EXISTING.
- NEW RECESSED BOTTLE FILLER. REFER TO MECH. DWGS.
- NEW REINFORCED CONCRETE SLAB & COMPACTED SUB-BASE INFILL AND FLOOR FINISH. REFER TO ROOM FINISH SCHEDULE FOR FLOOR FINISH. SLAB TO BE DERESSED IN LOCATIONS OF TERRAZZO AND PORCELAIN TILE FLOORING TO ENSURE FINISH FLOOR IS FLUSH WITH ADJACENT.
- PATCH CONCRETE FOUNDATION & SLAB FOR NEW OPENING. TOOTH IN SALVAGED VENEER AT NEW OPENING, AND INSTALL NEW METRIC MASONRY BLOCK ON INTERIOR. TIE IN NEW VAPOUR BARRIER WITH EXISTING LAMINATE EXPOSED INTERIOR BLOCK WITH 18MM ABUSED RESISTANT GYPSUM. REPAIR FOR PAINT FINISH TO MATCH ADJACENT.
- NEW WINDOW FILM ON EXISTING WINDOW. REFER TO SPEC.
- NEW CONCRETE FLOOR LEVELLING AND FLOOR FINISH. REFER TO ROOM FINISH SCHEDULE FOR FLOOR FINISH. SLAB TO BE DERESSED IN LOCATIONS OF TERRAZZO AND PORCELAIN TILE FLOORING TO ENSURE FINISH FLOOR IS FLUSH WITH ADJACENT.
- EXTENT OF NEW FLOOR TO CEILING WALL TILE. REFER TO INTERIOR ELEVATIONS.

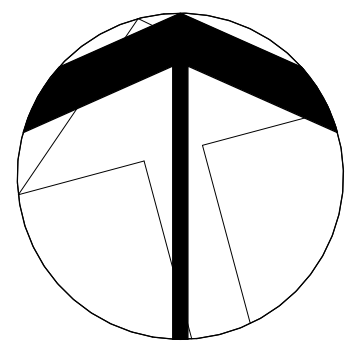
WALL TYPE LEGEND

[Solid Grey]	EXISTING WALLS TO REMAIN
[Diagonal Lines]	140mm CONCRETE BLOCK WALL
[Cross-hatch]	190mm CONCRETE BLOCK WALL
[Stippled]	DOUBLE LAYER OF 16mm TYPE X GYPSUM BOARD ON 24.5 METAL FURRING.
[Diagonal Lines]	90mm MASONRY VENEER, 25mm AIR SPACE, 90mm RIGID INSULATION, AIR/VAPOUR BARRIER (TIED IN WITH ADJACENT), 190mm METRIC CONCRETE BLOCK.

NOTE: ALL NEW WALLS TO UNDERSIDE OF DECK UNLESS SPECIFIED ON DRAWINGS.

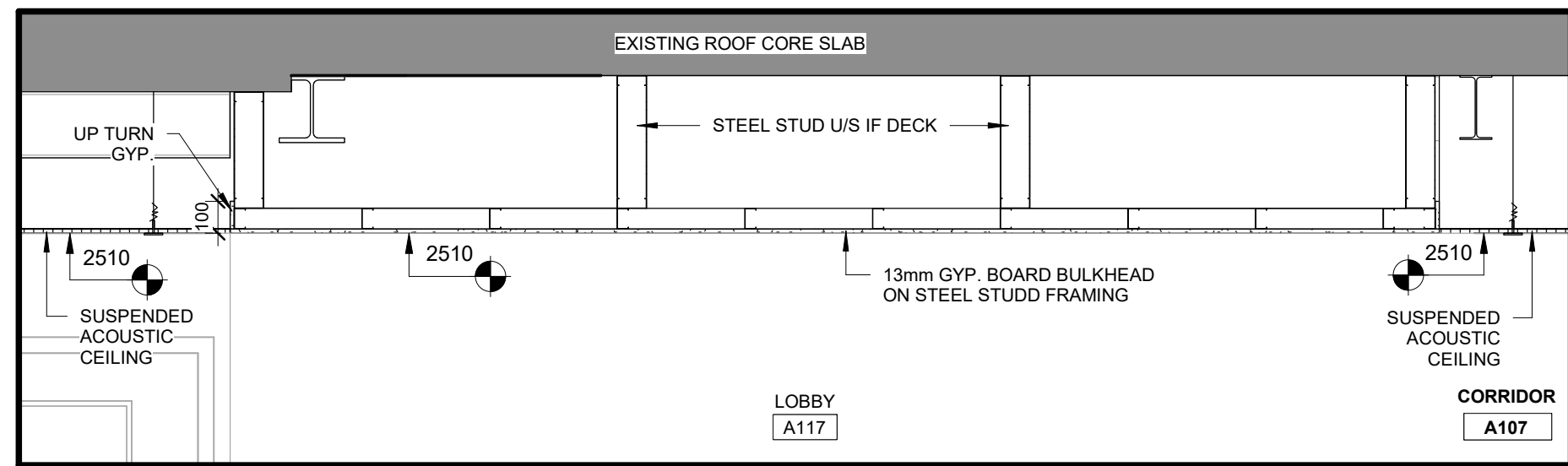


1 PARTIAL PROPOSED GROUND FLOOR PLAN
SCALE: 1:100

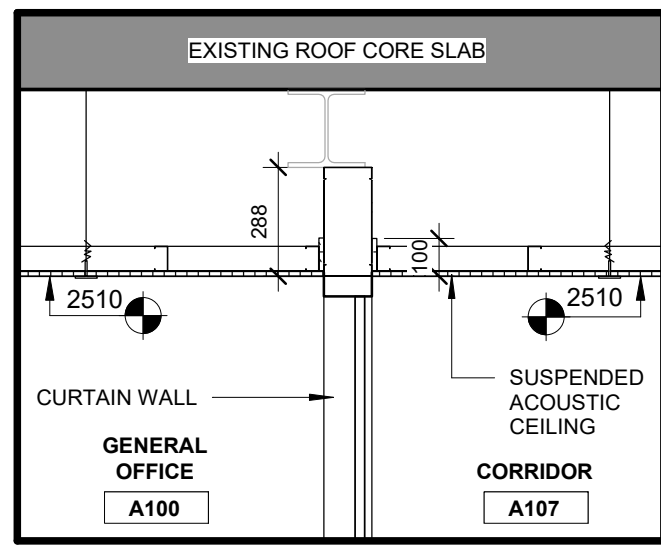


RCP LEGEND

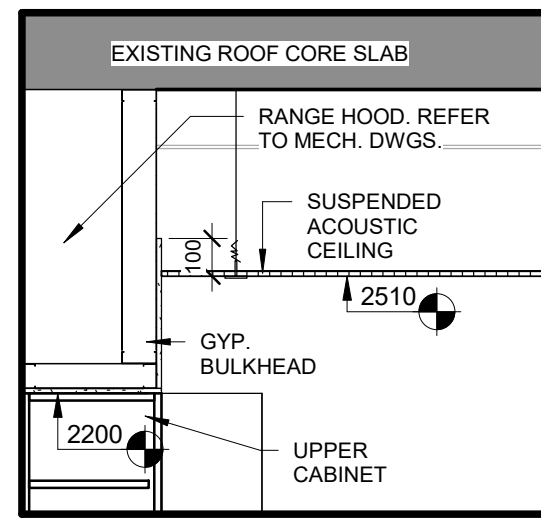
- LIGHT FIXTURE REFER TO LIGHTING PLANS/LIGHTING SCHEDULES FOR TYPE
- FLUSH MOUNTED LIGHT FIXTURE. REFER TO LIGHTING PLANS/LIGHTING SCHEDULES FOR TYPE
- ACOUSTIC CEILING PANELS REFER TO SPECIFICATIONS FOR DESCRIPTION OF TYPES
- SUPPLY DIFFUSER
- RETURN DIFFUSER
- RADIANT PANEL
- GYPSUM BOARD CEILING, 13mm GYPSUM BOARD ON 62mm STEEL STUD FRAMING @ 400 O.C.
- CEILING HEIGHT FROM FINISHED FLOOR
- LF LIGHT FIXTURE
- GB GYPSUM BOARD



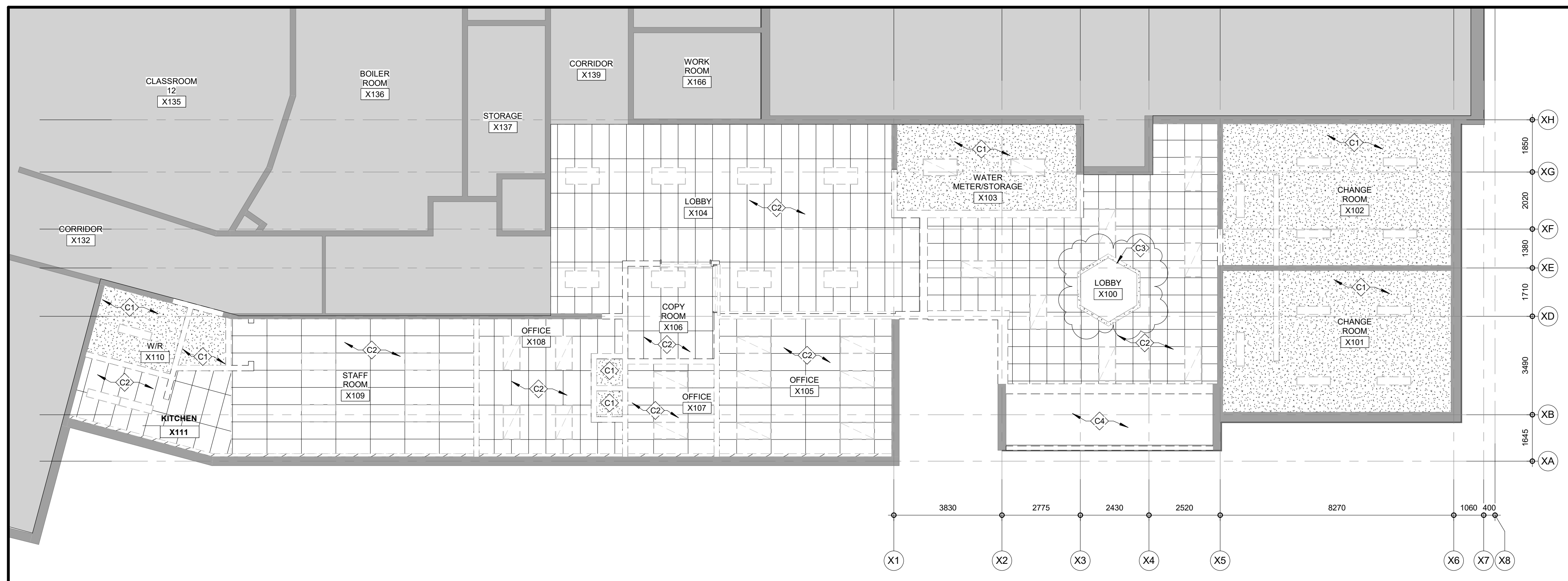
3 CEILING DETAIL @ CORRIDOR A107 AND LOBBY
A04 SCALE: 1:20



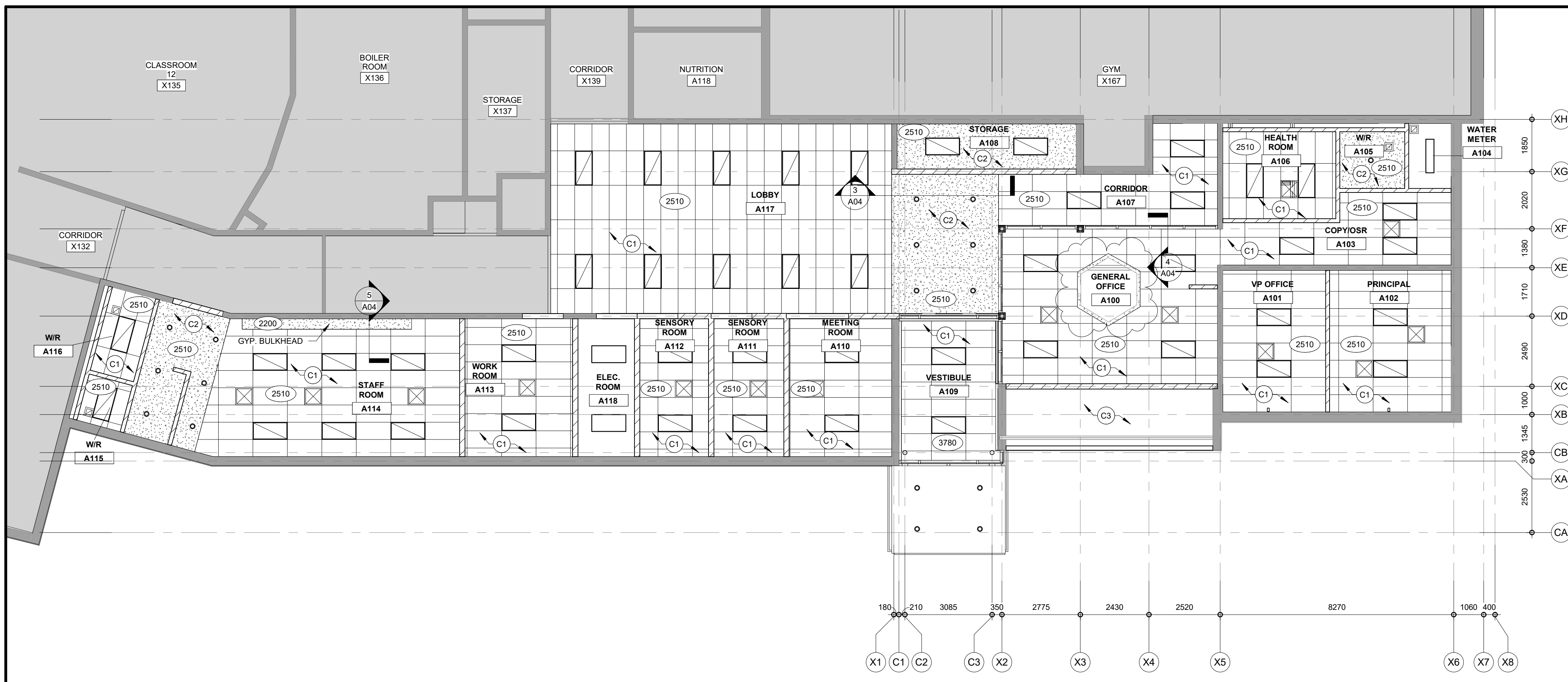
4 WALL & CEILING DETAIL ABOVE INTERIOR SCREEN TYP.
A04 SCALE: 1:20



5 GYP BULKHEAD DETAIL @ STAFF ROOM A114
A04 SCALE: 1:20



1 PARTIAL GROUND FLOOR RCP - DEMOLITION
A04 SCALE: 1:100



2 PARTIAL GROUND FLOOR RCP - PROPOSED
A04 SCALE: 1:100

GENERAL DEMOLITION NOTES to be followed for Demolition Floor Plans and Reflected Ceiling Plans

- REMOVE ANY LEFTOVER EXISTING MOUNTING HARDWARE, FITTINGS ETC. ON WALLS DUE, BUT NOT LIMITED TO BRACKETS, SHELVING AND WINDOW COVERINGS BEING REMOVED AND NOT NOTED FOR RE-INSTALLATION IN AREA OF WORK. PATCH AND MAKE GOOD HOLES IN WALL FROM FITMENT REMOVAL AS REQUIRED FOR NEW FINISHES.
- PATCH AND MAKE GOOD ANY MINOR HOLES DUE TO HARDWARE IN EXISTING WALLS TO PREPARE FOR NEW FINISHES.
- OWNER TO REMOVE ALL PLAQUES, MIRRORS AND ARTWORK PRIOR TO DEMOLITION. PATCH AND MAKE GOOD ANY MINOR HOLES FROM REMOVALS IN EXISTING WALLS TO PREPARE FOR NEW FINISHES.
- ALL PERIMETER WALLS IN AREA OF WORK TO REMAIN SHALL RECEIVE NEW PAINT FINISH. REFER TO ROOM FINISH SCHEDULE.
- FOLLOWING REMOVALS OF FLOORING, ENSURE PREPARATION FOR NEW SURFACES INCLUDES PREPARATION OF REQUIRED, INCLUDING GRINDING, PATCHING AND LEVELING TO SUIT NEW FLOORING DEPTHS AND FLUSH TRANSITIONS. ALSO REFER TO SPECIFICATION AND FINISH SCHEDULE.
- WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AND CONNECTIONS BETWEEN NEW AND EXISTING FLOORS TO AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. FEATHER NEW CONCRETE SLAB FOR TRANSITION AT EXISTING WITH REQUIRED FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHERE NOTED. REFER TO ROOM FINISH SCHEDULE FOR REQUIRED FLOOR FINISHES AND LOCATIONS.
- COORDINATE AND PREPARE FOR NEW WORK INCLUDING REMOVALS, CUTTING, PREPARATION ETC. WHETHER ITEMS ARE SHOWN ON DEMOLITION PLAN OR NOT. INCLUDE ALL REQUIREMENTS FOR DEMOLITION AND PREPARATION TO SUIT PROPOSED FLOOR PLANS. ALL NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AND MAKE GOOD ALL EXISTING FINISHES TO REMAIN. REFER TO SCHEDULES AND SPECIFICATIONS FOR OTHER NECESSARY REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR TYPICAL FLOOR INFILL DETAILS.
- PATCH AND MAKE GOOD ANY EXISTING HOLES DUE TO MECHANICAL / STRUCTURAL / ELECTRICAL PENETRATIONS INCLUDING MATCHING RATED AND NON-RATED FIRE SEPARATIONS AT ALL REQUIRED WALLS AND BETWEEN FLOORS.
- RENOVATED AREAS TO BE THOROUGHLY CLEANED TO OWNER SATISFACTION, ALL OF CONSTRUCTION DUST, DEBRIS AND MATERIALS.
- ALL DIMENSIONS IN AREA OF WORK TO BE FIELD VERIFIED BY G.C. PRIOR TO START OF CONSTRUCTION.

DEMOLITION RCP NOTES

ALL REMOVALS/DEMOLITIONS TO BE COORDINATED WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS PRIOR TO DEMOLITION START. FOR ADDITIONAL DEMOLITION DOCUMENTS AND DETAILS SEE STRUCTURAL, MECH AND ELECT. DWGS.

NOT ALL EXISTING LIGHT FIXTURES, GRILLES, DIFFUSERS, SPRINKLER HEADS ETC. ARE NOT SHOWN ON THIS PAGE. REFER TO DEMOLITION MECH AND ELECTRICAL DRAWINGS.

PATCH AND MAKE GOOD ALL EXISTING WALLS TO REMAIN FROM CEILING DEMOLITION AND REMOVED WALL MTD. LIGHT FIXTURES AND DEVICES. REFER TO PROPOSED PLANS AND FOR NEW CEILING MATERIALS AND FINISHES

GENERAL CONTRACTOR IS RESPONSIBLE TO REVIEW ABATEMENT REPORT IN SPECIFICATION FOR EXTENT OF ALL DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS SURVEYS AND EXTENT OF ABATEMENT WORK.

NOTE: ALL EXISTING CEILING HEIGHTS ARE +/- AND MAY VARY. FIELD VERIFY AS REQUIRED.

- REMOVE EXISTING GYPSUM CEILING, BULKHEADS, AND STUD FRAMING. PATCH AND MAKE GOOD EXISTING WALLS TO REMAIN AS REQUIRED FOR NEW CEILING. REMOVE AND/OR RELOCATE EXISTING LIGHT FIXTURES, GRILLES AND ELECTRICAL AND MECHANICAL DEVICES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LIGHTING AND HVAC REMOVALS NOT SHOWN ON THIS DRAWING.
- CAREFULLY REMOVE EXISTING ACOUSTIC CEILING TILES, GRIDS, DIFFUSERS, LIGHTING, RETURNS, ETC. TO EXTENT SHOWN AS REQUIRED TO INSTALL NEW CEILING. PATCH AND MAKE GOOD WALLS TO REMAIN AS REQUIRED FOR NEW CEILING. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ASSOCIATED REMOVAL.
- EXISTING SKYLIGHT AND BULKHEAD TO REMAIN. PATCH EXISTING GYPSUM AND PREPARE FOR NEW PAINT FINISH. CONTRACTOR TO PROTECT EXISTING GLAZING DURING CONSTRUCTION.
- EXISTING SOFFIT TO BE DEMOLISHED INCLUDING ALL SUPPORT MATERIALS. PREPARE ADJACENT WALL AND STRUCTURAL SLAB FOR NEW SOFFIT.

CONSTRUCTION NOTES

DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. CONSTRUCTION NOTES TO BE READ IN CONJUNCTION WITH PROPOSED ELEVATIONS.

- PROPOSED GRID AND CEILING TILES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LIGHT FIXTURES, ELECTRICAL AND MECHANICAL DEVICES.
- PROPOSED 13mm GYPSUM BOARD ON STEEL STUD FRAMING CEILING. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LIGHT FIXTURES, ELECTRICAL AND MECHANICAL DEVICES.
- NEW STUCCO CLAD SOFFIT 2200 AFF. REFER TO SECTION DETAIL.

2	ISSUED FOR ADDENDUM	04/16/25
1	ISSUED FOR TENDER	03/27/25
NO	DESCRIPTION	DATE

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



CERTIFICATE OF PRACTICE #4292

CRESTVIEW OFFICE RENOVATION & HVAC UPGRADE

153 Montcalm Drive, Kitchener, ON, N2B 2R6



Waterloo Region District School Board

PARTIAL DEMOLITION & PROPOSED RCP

HOSSACK ARCHITECTURE



SCALE	As Indicated	PROJECT	24133
DATE	250331	DRAWING	A04
DRAWN	TCUK	PL	
CHECKED	PL		
PRINT DATE	4/16/2025 1:27:27 PM		
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