CIVIL

C-100 SERVICING PLAN
C-101 GRADING & PAVEMENT PLAN
C-102 SEDIMENT & EROSION CONTROL PLAN

LANDSCAPE

L-100 LANDSCAPE PLAN, NOTES & DETAILS
L-101 EXISTING TREE INVENTORY & PRESERVATION PLAN

ARCHITECTURAL

A-100 LEGAL SURVEY & EASEMENT REFERENCE PLAN
A-101 SITE DEMO
A-102 SITE PLAN
A-103 SITE PLAN DETAILS
A-104 WALL ASSEMBLIES, ROOM FINISH SCHEDULE, DOOR SCHEDULE, FRAME & SCREEN ELEVATIONS, JAMB DETAILS & FRAME TYPES
A-105 HEALTH & LIFE SAFETY PLANS & BUILDING CODE MATRIX

A-200 DEMOLITION FLOOR PLANS
A-201 FLOOR PLANS AND DETAILS
A-202 ROOF PLAN AND DETAILS

A-300 REFLECTED CEILING PLANS

A-400 EXTERIOR ELEVATIONS AND WINDOW ELEVATIONS
A-450 BUILDING SECTIONS

A-500 BUILDING SECTIONS
A-501 BUILDING SECTIONS
A-502 BUILDING SECTIONS
A-503 BUILDING SECTIONS

A-600 INTERIOR ELEVATIONS
A-601 MILLWORK DETAILS

STRUCTURAL

S-100 GENERAL NOTES

S-200 FOUNDATION PLAN, SCHEDULES, TYPICAL DETAILS
S-201 FOUNDATION SECTIONS, DETAILS

S-300 SLAB ON GRADE PLAN, NON LOAD BEARING MASONRY WALL & LOAD BEARING MASONRY WALL PLAN + NEW OPENINGS IN EXISTING CORRIDOR WALL

S-400 ROOF FRAMING PLAN

MECHANICAL

M-000 MECHANICAL, HVAC, & PLUMBING SCHEDULES

M-100 MECHANICAL DEMOLITION PLAN

M-200 HVAC PLAN

M-300 BELOW SLAB PLUMBING PLAN
M-301 ABOVE SLAB PLUMBING PLAN

M-400 ROOF PLAN

ELECTRICAL

E-100 ELECTRICAL SITE PLAN
E-101 ELECTRICAL SITE PLAN DETAILS

E-PH ELECTRICAL PHOTOMETRIC PLAN

E-200 POWER PLANS

E-300 LIGHTING PLANS

E-400 ROOF ELECTRICAL PLANS

E-500 ELECTRICAL DETAILS
E-501 ELECTRICAL RISER DIAGRAM, SINGLE LINE DIAGRAM, AND PANEL SCHEDULES
E-502 ELECTRICAL DETAILS
E-503 ELECTRICAL DETAILS - LIGHTING CONTROL DETAILS
E-504 FIRE ALARM RISER DIAGRAM AND DETAILS

E-600 ELECTRICAL DEMOLITION PLANS

FIRE PROTECTION

FP-1 FIRE PROTECTION NOTES & DETAILS
FP-2 FIRE PROTECTION FLOOR PLAN

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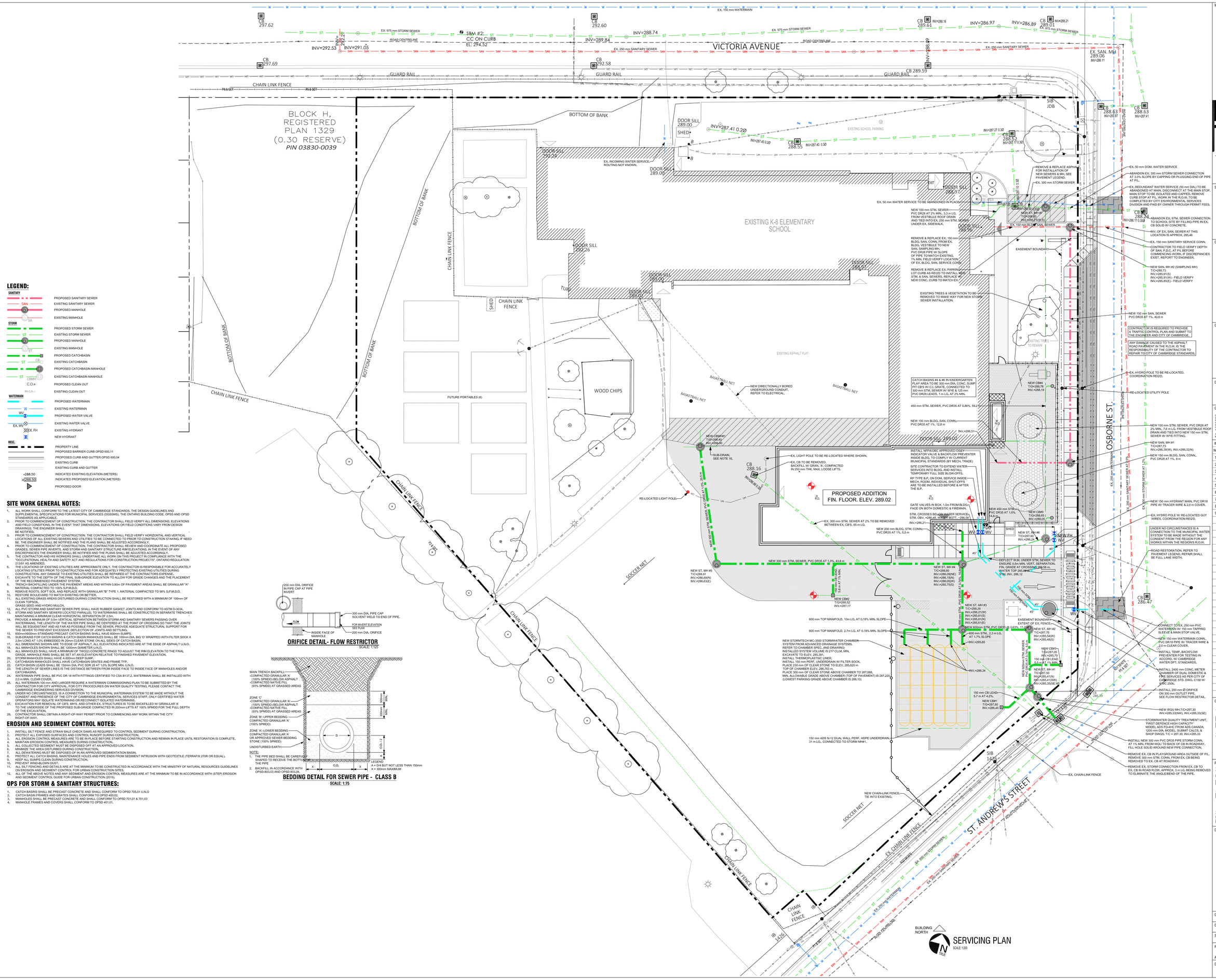
Waterloo Catholic District School Board
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ST. GREGORY CATHOLIC SCHOOL ADDITION & RENOVATIONS

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25-106
ISSUED FOR TENDER
2026-04-09

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VICTORIA AVENUE
EX. 150 mm WATERMAIN
EX. 975 mm STORM SEWER
ROAD CENTRELINE
EX. 250 mm SANITARY SEWER
GUARD RAIL
CHAIN LINK FENCE
BLOCK H, REGISTERED PLAN 1329 (0.30 RESERVE) PIN 03830-0039
BOTTOM OF BANK
EXISTING K-8 ELEMENTARY SCHOOL
EXISTING SCHOOL PARKING
EXISTING ASPHALT PLAY
WOOD CHIPS
FUTURE PORTABLES (6)
SHED
TUNE
SOCCER NET
BASKETBALL NET
EASEMENT BOUNDARY
EXISTING TREES TO REMAIN
PROPOSED ADDITION FIN. FLOOR. ELEV. 289.02
OSBORNE ST.
ST. ANDREW'S STREET
EX. CHAIN-LINK FENCE
EX. 450 mm STORM SEWER
EX. 300 mm SANITARY SEWER
EX. 200 mm WATERMAIN
EX. 250 mm WATERMAIN
EX. 600 mm STORM SEWER
EX. 525 mm STORM SEWER
EX. 1050 mm STORM SEWER
EX. 900 mm STORM SEWER
EX. 1200 mm STORM SEWER
EX. 1500 mm STORM SEWER
EX. 1800 mm STORM SEWER
EX. 2100 mm STORM SEWER
EX. 2400 mm STORM SEWER
EX. 3000 mm STORM SEWER
EX. 3600 mm STORM SEWER
EX. 4200 mm STORM SEWER
EX. 4800 mm STORM SEWER
EX. 5400 mm STORM SEWER
EX. 6000 mm STORM SEWER
EX. 6600 mm STORM SEWER
EX.

LEGEND

- PROPERTY LINE
- PROPOSED BARRIER CURB OPSD 600.11
- PROPOSED CURB AND GUTTER OPSD 600.04
- EXISTING CURB
- EXISTING CURB AND GUTTER
- 288.50 INDICATED EXISTING ELEVATION (METERS)
- ×288.50 INDICATED PROPOSED ELEVATION (METERS)
- PROPOSED DOOR

PAVEMENT LEGEND:

REFER TO BOREHOLES FROM GEOTECHNICAL INVESTIGATION BY CHUNG & VANDER DOELEN ENGINEERING LTD. DATED JULY 2, 2025:

- HEAVY DUTY ASPHALT PAVEMENT FOR BUS ROUTE (OFF-SITE): REMOVE AND DISPOSE ALL EXISTING ASPHALT, EXCAVATE TO SUBGRADE AS REQUIRED AND PROOF ROLL; SUPPLY, PLACE & COMPACT 200mm MIN. OF GRANULAR 'B' TYPE 2 SUBBASE TO 100% SPMDD (250 mm THK, MAX LOOSE LIFTS) SUPPLY, PLACE & COMPACT 250mm OF GRANULAR 'A' BASE TO 100% SPMDD SUPPLY, PLACE & COMPACT 75mm HL4 BASE COURSE ASPHALT & 40mm HL3 SURFACE COURSE ASPHALT
- NEW ASPHALT PAVEMENT FOR PARKING LOT & FIRE ROUTE: REMOVE AND DISPOSE ALL EXISTING ASPHALT, CONCRETE, AND GRANULAR BASE. STRIP ALL GRASS AND TOPSOIL AS REQUIRED, EXCAVATE TO SUB-GRADE AS REQUIRED AND PROOF ROLL; SUPPLY, PLACE & COMPACT 200mm MIN. OF GRANULAR 'B' TYPE 2 SUBBASE TO 100% SPMDD (250 mm THK, MAX LOOSE LIFTS) SUPPLY, PLACE & COMPACT 150mm OF GRANULAR 'A' BASE TO 100% SPMDD SUPPLY, PLACE & COMPACT 50mm HL4 BASE COURSE ASPHALT & 40mm HL3 SURFACE COURSE ASPHALT
- NEW LIGHT-DUTY ASPHALT PAVEMENT FOR PLAYGROUND (AT EXISTING PAVEMENT AREAS): STRIP ALL GRASS AND TOPSOIL AS REQUIRED; EXCAVATE TO SUBGRADE AS REQUIRED AND PROOF ROLL; SUPPLY, PLACE & COMPACT ADDITIONAL GRANULAR 'A' BASE AS REQUIRED TO 100% SPMDD; SUPPLY, PLACE & COMPACT 40mm HL-4 BASE COURSE ASPHALT & 40mm HL-3 SURFACE COURSE ASPHALT
- NEW LIGHT-DUTY ASPHALT PAVEMENT FOR PLAYGROUND AT EXISTING GRASS AREAS): STRIP ALL GRASS AND TOPSOIL AS REQUIRED; EXCAVATE TO SUBGRADE AS REQUIRED AND PROOF ROLL; SUPPLY, PLACE & COMPACT 200mm MIN. OF GRANULAR 'A' BASE TO 100% SPMDD (250 mm THK, MAX LOOSE LIFTS) SUPPLY, PLACE & COMPACT 40mm HL-4 BASE COURSE ASPHALT & 40mm HL-3 SURFACE COURSE ASPHALT.
- ASPHALT RESTORATION ON OSBORNE STREET (COMPLETED TO CITY STANDARDS): EXCAVATE EXISTING WITH EITHER GRAY 'A' (200 mm MAX. LIFTS) TO 100% SPMDD CERTIFIED BY THE FIELD BY A GEOTECH ENGINEER OR UNDERWRABLE FILL. ASPHALT TO BE MIMMUM 65mm HL3 SURFACE COURSE ASPHALT, 125/50mm HL4 BASE COURSE ASPHALT. MILL HEADER ALONG EX. ASPHALT 300 mm WIDE x 40 mm DEEP, RESTRICTIONS TO BE FULL LANE WIDTHS.
- CONCRETE SIDEWALKS WITHIN PROPERTY: 150mm CONCRETE (32 MPa W/ 6% TO 8% AIR ENTRAINMENT) w/ 152X152 MW19.7 X MW19.7 AT MIDDEPTH ON 200mm MIN. GRANULAR 'A' BASE COMPACTED TO 100% SPMDD ON COMPACTED AND APPROVED SUBGRADE
- FROST SLABS: 175mm CONCRETE (32 MPa W/ 6% TO 8% AIR ENTRAINMENT) 1.8m WIDE X 3.6m LONG X 1.75m DEEP ON 2.00mm LAYERS OF R-10 XEIE INSULATION ON 150mm MIN. GRANULAR 'A' BASE COMPACTED TO 100% SPMDD ON COMPACTED AND APPROVED SUBGRADE
- MUNICIPAL CONCRETE SIDEWALK: 150mm CONCRETE (32 MPa W/ 6% TO 8% AIR ENTRAINMENT) ON 150mm MIN. GRANULAR 'A' BASE COMPACTED TO 100% SPMDD ON COMPACTED AND APPROVED SUBGRADE
- CONCRETE DRIVEWAY APPROACH: 150mm CONCRETE (32 MPa W/ 6% TO 8% AIR ENTRAINMENT) ON 150mm MIN. GRANULAR 'A' BASE COMPACTED TO 100% SPMDD ON 200mm MIN. GRANULAR 'A' BASE COMPACTED TO 100% SPMDD ON COMPACTED AND APPROVED SUBGRADE
- SURF AREA: STRIP ALL GRASS AND TOPSOIL AS REQUIRED; EXCAVATE TO SUBGRADE AS REQUIRED AND PROOF ROLL; SUPPLY, PLACE & COMPACT ADDITIONAL GRANULAR 'A' BASE TO 100% SPMDD (250 mm THK, MAX LOOSE LIFTS) REFER TO ARCHITECTURAL DRAWINGS / LANDSCAPE DRAWINGS FOR TURF INSTALLATION INSTRUCTIONS.
- LANDSCAPED AREA REFER TO ARCHITECTURAL DRAWINGS / LANDSCAPE DRAWINGS

CURB & SIDEWALK NOTES:

1. SIDEWALKS SHALL HAVE BAYS SPACING EQUAL TO ITS WIDTH AND EXPANSION JOINTS EVERY SIXTH BAY,
2. BAY JOINTS SHALL BE SAWCUT, THE DEPTH OF THE JOINT SHALL BE 1/3 AND THE WIDTH SHALL BE 25mm,
3. EXPANSION JOINTS SHALL BE 50mm THICK FULL DEPTH FOAM JOINT FILLER,
4. INSTALL 50mm THICK FOAM JOINT FILLER BETWEEN SIDEWALK AND CONCRETE CURBS,
5. ALL SIDEWALK EDGES INCLUDING TOOLED AND EXPANSION JOINTS SHALL BE FINISHED WITH A 25mm RADIUS,
6. CONCRETE BARRIER CURBS SHALL BE OPSD-600.110 FOR THE PARKING LOT,
7. CONCRETE FOR CURBS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 32 MPa AT 28 DAYS AND CONTAIN 6 TO 8% AIR ENTRAINMENT, CONSTRUCTION JOINTS SHALL BE SAWCUTS AT 5m FOR STRAIGHT SECTIONS AND AT 3m FOR CURVED SECTIONS WITH A RADIUS LESS THAN 9m.

EXCESS SOIL MANAGEMENT:

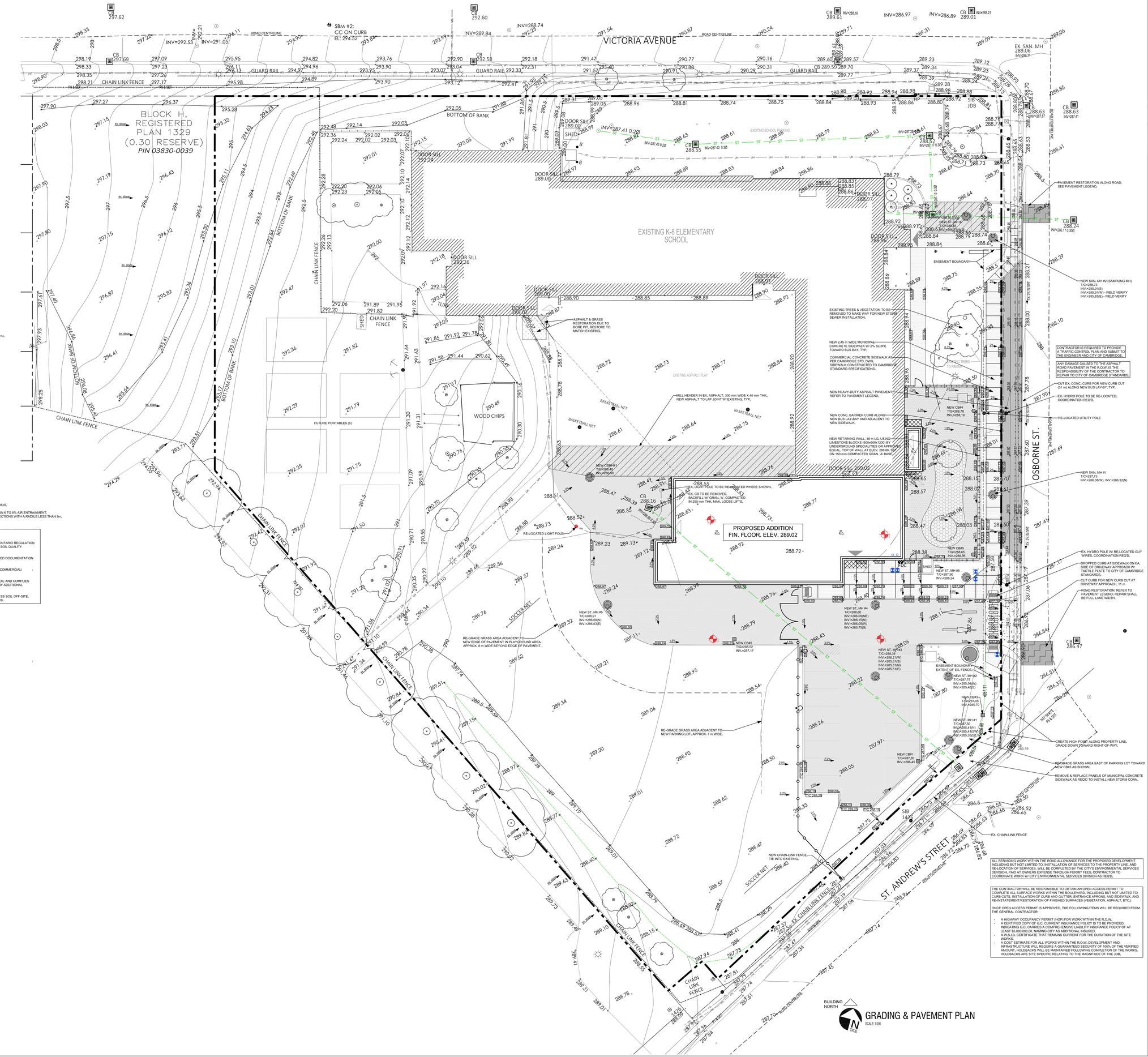
ALL EXCESS SOIL IS TO BE REMOVED & DISPOSED OFF SITE IN ACCORD. W ONTARIO REGULATION 153/04 AND ONTARIO REGULATION 406/19 UNDER THE ENVIRONMENTAL PROTECTION (EPA) AND THE RULES FOR SOIL MANAGEMENT AND EXCESS SOIL QUALITY STANDARDS (SOIL RULES) THAT FORM PART OF O.REG. 406/19.

IN-SITU SAMPLING, TESTING, & REPORTING TO BE COMPLETED BY BOARD RETAINED CONSULTANT, ALL REQUIRED DOCUMENTATION WILL BE AVAILABLE PRIOR TO START OF CONSTRUCTION.

FOR PRICING PURPOSES, ASSUME ALL EXCESS SOIL CAN BE TRANSPORTED TO A TABLE 2.1 FULL DEPTH ESQS COMMERCIAL/ INDUSTRIAL/COMMUNITY LAND USE PROPERTY FOR BENEFICIAL RE-USE.

IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE A RE-USE SITE(S) THAT IS ACCEPTING OF THE EXCESS SOIL AND COMPLIES TO THE CURRENT EXCESS SOIL REGULATION O. REG. 406/19 REQUIREMENTS, THE BOARD WILL NOT ACCEPT ANY ADDITIONAL COSTS ASSOCIATED WITH CHANGES TO THE RECEIVING RE-USE SITE(S).

THE CONTRACTOR SHALL CARRY ALL COSTS ASSOCIATED WITH REMOVING, HAULING AND DISPOSING OF EXCESS SOIL OFF-SITE, THE CONTRACTOR MUST COMPLETE ALL SOIL TRACKING DOCUMENTATION IN ACCORDANCE WITH O. REG. 406/19.



GRADING & PAVEMENT PLAN
SCALE: 1:200

MUNICIPAL APPROVAL STAMP

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ISSUANCES:

No.	Issued for/Description	Date
1	40% REVIEW	2025.07.04
2	80% OWNER REVIEW	2025.08.12
3	COSTING	2025.09.04
4	SPA	2025.10.08
5	PERMIT	2025.11.28
6	REVISED FOR SPA	2026.02.11
7	PERMIT	2026.03.02
8	SPA	2026.03.16
9	TENDER	2026.04.09

CLIENT:

Waterloo Catholic District School Board
480 Dutton Drive,
Waterloo, ON N2L 4C6

PROJECT TITLE:

St. Gregory Catholic Elementary School Addition and Renovations

34 Osborne St.
Cambridge, ON
N1S 3H1

DRAWING TITLE:

GRADING & PAVEMENT PLAN

DATE: 2026-03-02
DRAWN BY: JPA
SCALE: AS NOTED
PROJECT NO: 25-106
ALEO PROJECT NO: 8983
DRAWING NO: C-101

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480 Dutton Drive,
Waterloo, ON N2L 4C6

PROJECT TITLE:

St. Gregory Catholic Elementary School Addition and Renovations

34 Osborne St,
Cambridge, ON
N1S 3H7

DRAWING TITLE:

SEDIMENT & EROSION CONTROL PLAN

DATE: 2026-03-02

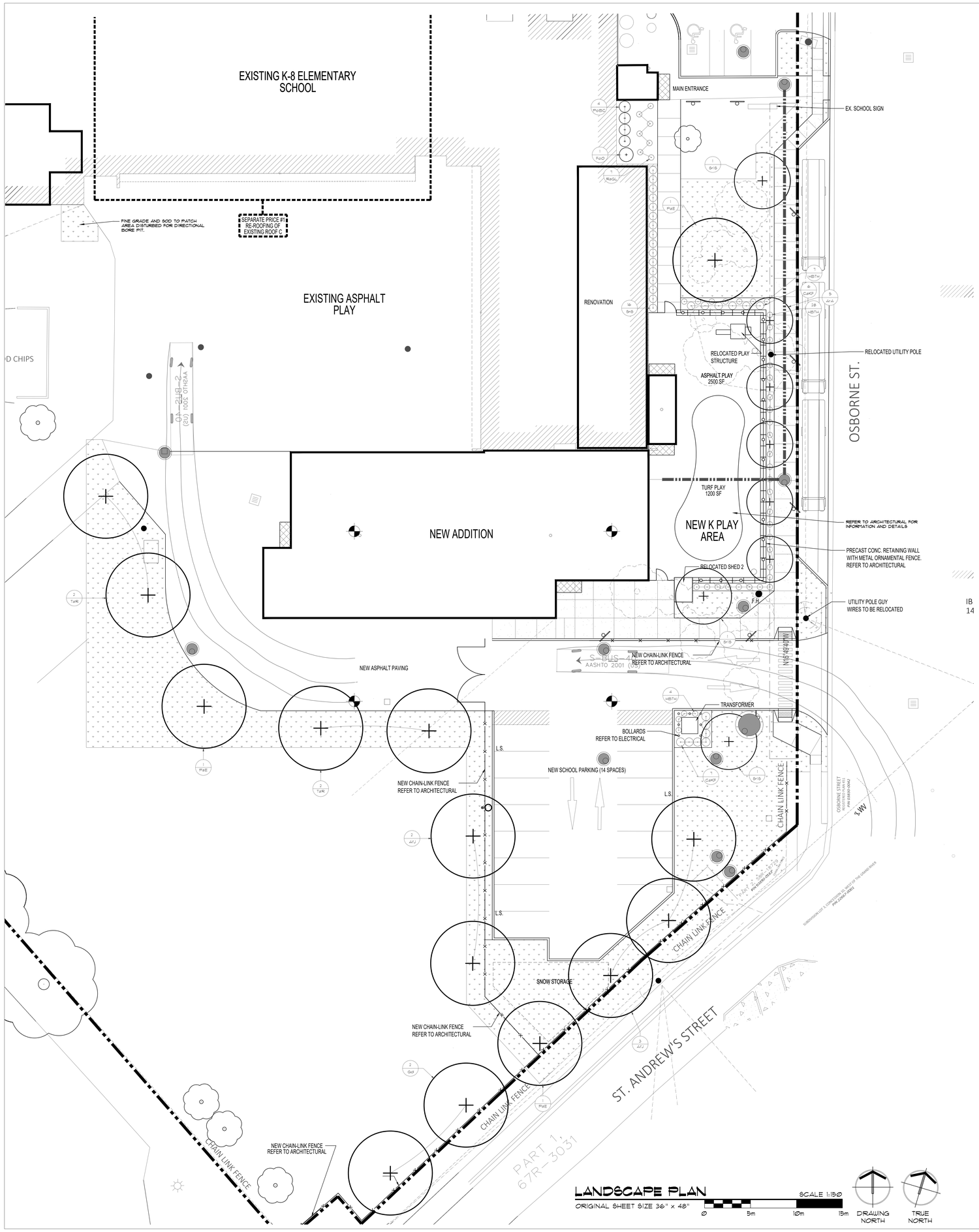
DRAWN BY: JPA

SCALE: AS NOTED

PROJECT NO: **25-106**

ALEO PROJECT NO: **8983**

DRAWING NO: **C-102**



LANDSCAPE PLAN

ORIGINAL SHEET SIZE 36" x 48"

SCALE 1:150

0 5m 10m 15m

DRAWING NORTH

TRUE NORTH

IB
14

Legend

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- QUANTITY OF PLANTS / KEY TO BOTANICAL NAME
- FINE GRADE AND SOD
- TO PREVENT EROSION, USE APPROPRIATE SLOPE PROTECTION FOR SLOPES GREATER THAN 25%
- ARTIFICIAL TURF PLAY AREA
- 3" DEPTH OF 1"-3" BEACH STONE ON LANDSCAPE FABRIC.



Plant List

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUAN
	DECIDUOUS TREES				
AFJ	ACER FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	60mm	WB	5
ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	70mm	WB	5
Gdi	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	50mm	WB	2
PAE	PLATANUS ACERIFOLIA 'EXCLAMATION'	EXCLAMATION LONDON PLANETREE	70mm	WB	3
SrIB	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	60mm	WB	3
TaR	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	50mm	WB	4
	DECIDUOUS SHRUBS				
FoO	FORSYTHIA OVATA 'OTTAWA'	OTTAWA FORSYTHIA	60 cm	POT	1
PoBC	PHYSOCARPUS OPULIF. 'BURGUNDY CANDY'	BURGUNDY CANDY NINEBARK	40 cm	POT	4
RaGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	40 cm	POT	7
SnS	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	40 cm	POT	16
	PERENNIALS & ORNAMENTAL GRASS				
CaKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 gal	POT	13
HbTH	HEMEROCALLIS 'BIG TIME HAPPY'	BIG TIME HAPPY DAYLILY	1 gal	POT	39

General Landscape Notes

ITEMS OTHER THAN SOFT LANDSCAPING (PLANTS, MULCH, POLYEDGER, FINE GRADE AND SEED) ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. WHEN BIDDING AND/OR OBTAINING MATERIAL QUANTITIES, PLEASE REFER TO THE APPROPRIATE PLAN(S) FOR NON-SOFT LANDSCAPE ITEMS SUCH AS DEMOLITION, DRAINAGE, PAVEMENT AND CURBS, FENCING ETC.

FINE GRADE ALL AREAS DESIGNATED FOR SEED OR SOD, REMOVING ALL EXISTING VEGETATION, DEBRIS, AND STONES WHETHER IMPORTED OR NATIVE TO THE SITE. HYDRO SEED ALL SITE AREAS AS INDICATED ON THE LANDSCAPE PLAN EXCEPT THOSE WHERE PLANTING BEDS, PAVEMENT, OR BUILDINGS ARE INDICATED. EXTEND SOD TO PROPERTY LINES FOR INTERIOR LOT LINES AND TO THE CURB FOR STREET FRONTAGE. APPLY A ROOTING FERTILIZER PRIOR TO INSTALLING SOD OR SEED. RESTORE ANY AREAS OF THIS SITE OR ADJACENT PROPERTIES RESULTING FROM CONSTRUCTION OF THIS PROJECT.

SOD/SEED ESTABLISHMENT AND PLANTING BED MAINTENANCE:

PROVIDE WATER, CARE AND PROTECTION TO ENSURE PROPER AND FULL ESTABLISHMENT OF ALL TURF AREAS. REPAIR ALL BARE AREAS. CARE OF SOD AREAS WILL EXTEND FROM THE TIME OF INSTALLATION TO THE FIRST CUT BY THE CONTRACTOR. AT TIME OF FIRST CUT, REMOVE WEEDS THAT HAVE COME THROUGH THE SOD FROM THE SOIL AND REMOVE ANY WEEDS IN THE PLANTING BEDS (WEED BEDS 30 DAYS AFTER INSTALLATION IF NO SOD HAS BEEN INSTALLED).

SPREAD EXISTING TOPSOIL OVER SMOOTH SUBGRADE IN ORDER TO ACHIEVE A 4" MINIMUM DEPTH FOR ALL TURF AREAS. PROVIDE ADDITIONAL TOPSOIL AS REQUIRED.

ADVISE THE LANDSCAPE ARCHITECT OR PROJECT MANAGER OF THE LOCATION OF THE STOCKPILE AND ALLOW ADEQUATE TIME FOR TESTING PRIOR TO IMPORTING SOIL.

REMOVE PAVEMENT BASE AND ALL DEBRIS FROM PLANTING BEDS AND PARKING LOT ISLANDS AND ENSURE THERE IS FRIABLE TOPSOIL TO A DEPTH OF 18" IN ALL PLANTING AREAS. SUPPLY ADDITIONAL TOPSOIL AS REQUIRED.

INSTALL 75mm (3") DEPTH CANADA RED MULCH IN ALL PLANTING BEDS AND IN THE ROOT SAUCERS OF TREES. MULCH SHOULD BE 19mm (1/2") BELOW THE ADJACENT SURFACE WITHIN 600mm (24") OF THE EDGE OF THE BED. NO WEED CONTROL FABRIC IS REQUIRED.

SUPPLY AND INSTALL COMMERCIAL GRADE POLYEDGER WHERE PLANTING BEDS ARE ADJACENT TO TURF. SECURE EACH 20' LENGTH OF POLYEDGER WITH 6 STEEL PEGS AND JOIN WITH A PLASTIC CONNECTOR.

WHERE EAVES TROUGHS DISCHARGE INTO PLANTING BEDS, SUPPLY AND INSTALL CONCRETE SPLASH BLOCKS. ADJUST PLANTING AS REQUIRED TO ENSURE THAT THE PLANTS WILL NOT BE IN LINE WITH THE WATER DISCHARGED FROM THE DOWN SPOUTS.

GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE. REPLACE ALL DEAD OR WEAK PLANT MATERIAL PROMPTLY WHEN DIRECTED BY THE OWNER OR PROJECT MANAGER. GUARANTEE REPLACEMENT PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM PLANTING. PLANTS DAMAGED DUE TO VANDALISM ARE NOT GUARANTEED.

VERIFY QUANTITIES OF PLANTS INDICATED IN THE PLANT KEYS AND PLANT LIST WITH THOSE SHOWN ON THE PLAN.

NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO TENDERING.

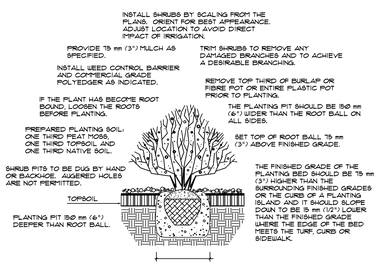
ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE HEALTH AND SAFETY ACT 1980, ONTARIO Reg. 213/91, 714/82 AND LATEST REVISIONS.

DETERMINE AND VERIFY THE LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES AND IRRIGATION SYSTEM COMPONENTS PRIOR TO COMMENCING CONSTRUCTION.

ADVISE THE LANDSCAPE ARCHITECT OF ANY CONFLICT BETWEEN THE PROPOSED WORK AND EXISTING UTILITIES AND/OR EXISTING IRRIGATION PIPE, VALVES ETC.

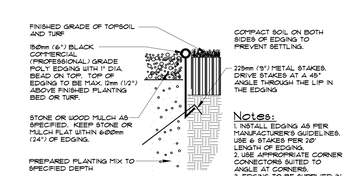
REPAIR ANY AND ALL DAMAGE DONE TO THIS SITE OR ADJACENT SITES RESULTING FROM CONSTRUCTION OF THIS PROJECT.

VERIFY THAT ALL EXISTING SITE CONDITIONS ARE AS SHOWN ON THIS PLAN.



Shrub Planting

NTS



Notes:
1. INSTALL EDGING AS PER MANUFACTURER'S GUIDELINES. USE 6 STAKES PER 20' LENGTH OF EDGING.
2. USE APPROPRIATE CORNER CONNECTORS SUITED TO ANGLE AT CORNERS.
3. EDGING TO BE SUPPLIED IN FLAT LENGTHS - NOT COILS.

Poly Edging Installation

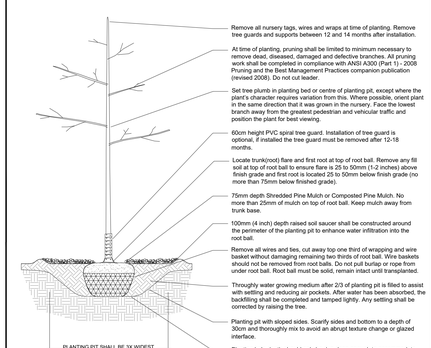
NTS

PLANTING PIT Ø TABLE FOR DECIDUOUS TREES	
Caliper	Root ball Ø
40 mm	50 cm
50 mm	60 cm
60 mm	70 cm
70 mm	75 cm
80 mm	80 cm

PLANTING PIT Ø TABLE FOR CONIFEROUS TREES	
Height	Root ball Ø
1.0 m	45 cm
1.25 m	50 cm
1.5 m	60 cm
1.75 m	70 cm
2.0 m	*varies

* For conifers 2.0m (6.5ft.) and taller, caliper shall override height using the same ratios to root ball diameter as for deciduous trees. See above table "PLANTING PIT Ø FOR DECIDUOUS TREES"

NOTES:
1. Plant Characteristics, root balls, root ball Standards including minimum root ball diameters, Harvesting Practices, Transporting, Unloading, Handling/Protection, Scheduling, Water/Irrigation, Digging of Plants and Preparing Roots prior to planting in accordance with the Section 9 of the Canadian Landscape Standard. Do not perform work under adverse field conditions such as frozen soil, excessively wet soil or soil covered with snow, ice, or standing water. Contractor to supply all required water during planting and maintenance work.
2. Staking is to be used only when determined necessary based on site conditions. Typically, trees planted in extremely windy or wet locations would require staking. Staking should be in accordance with section 9.3.10 of the Canadian Landscape Standards.



Title: TYPICAL TREE PLANTING DETAIL

Drawing No.: TP-3

Date: MARCH 2019
Scale: N.T.S.
Page: 1 of 1

CAMBRIDGE

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jpt A

jp thomson architects ltd
2001 Provincial Rd, Unit 6A,
Windsor, Ontario, N8W 5V7
www.jpthomson.com
t. 519-256-3131

SEAL:

CONSULTANT:

BP
Bezaire Partners
Landscape Architects,
Public Consultation,
Project Management
2255 Pelissier Street
Windsor, ON N8X 1N5
cell. 519 791-1651
jbezaire@bezaire.ca

CONSULTANT SEAL:

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO — James D. Bezaire — OALA — 06/24/25 — MEMBER

DRAWING INFO:

A DETAIL NO.
B LOCATION SHEET
C DETAILED ON

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ISSUANCES:

No.	Issued for/Description	Date
1	40% Review	2025-07-04
2	80% Review	2025-08-12
3	Costing	2025-09-04
4	Permit	2025-11-28
5	Site Plan Control	2026-01-23
6	Site Plan Control	2026-02-11
7	Permit	2026-03-03
8	Site Plan Control	2026-03-16
9	Tender	2026-04-09

CLIENT:

Waterloo Catholic District School Board
480 Dutton Drive,
Waterloo, ON N2L 4C6

PROJECT TITLE:

St. Gregory Catholic Elementary School Addition and Renovations
34 Osborne St.
Cambridge, ON
N1S 3H1

DRAWING TITLE:

LANDSCAPE PLAN, NOTES & DETAILS

DATE: 2026-03-02

DRAWN BY: GDB

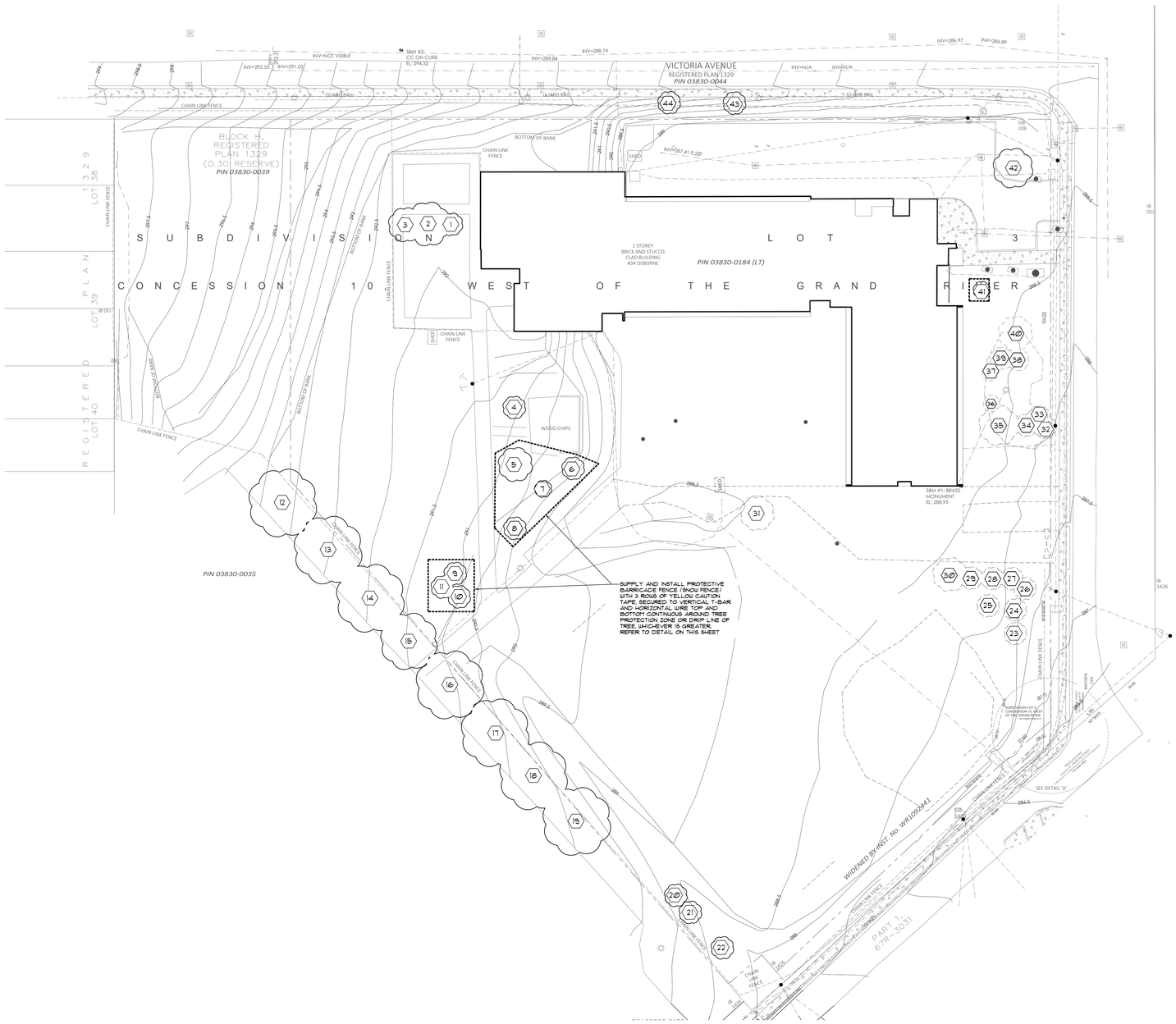
SCALE: AS SHOWN

PROJECT NO: 25-106

DRAWING NO: L-100

Existing Tree List and Condition

TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE (cm - dbh)	CONDITION Health	CONDITION Structure	LOCATION	REMARKS	COMPENSATION
1	Tila cordata	Little Leaf Linden	25	Good	Good	This Site	Remain	
2	Tila cordata	Little Leaf Linden	16	Good	Good	This Site	Remain	
3	Tila cordata	Little Leaf Linden	20	Good	Good	Neighbour	Remain	
4	Fraxinus americana	White Ash	19	Poor	Poor	This Site	Emerald Ash Borer, remove, condition	0
5	Acer platanoides	Norway Maple	31	Fair	Good	This Site	Girdling Roots	
6	Acer saccharinum	Silver Maple	24	Good	Fair	This Site	Remain	
7	Tila cordata	Little Leaf Linden	14	Good	Good	This Site	Remain	
8	Acer platanoides " Crimson King"	Crimson King Norway Maple	25	Poor	Poor	This Site	Girdling Roots	
9	Gledsia triacanthos "inermis"	Honeylocust	22	Good	Good	This Site	Remain	
10	Gledsia triacanthos "inermis"	Honeylocust	15	Good	Good	This Site	Remain	
11	Gledsia triacanthos "inermis"	Honeylocust	21	Good	Good	This Site	Remain	
12	Acer saccharinum	Silver Maple	44	Good	Good	Neighbour	Remain	
13	Acer saccharinum	Silver Maple	48	Good	Fair	Neighbour	Remain	
14	Acer saccharinum	Silver Maple	65	Fair	Fair	Neighbour	Remain	
15	Acer platanoides	Norway Maple	44	Good	Good	Neighbour	Remain	
16	Acer saccharinum	Silver Maple	64	Good	Good	Neighbour	Remain	
17	Acer saccharinum	Silver Maple	62	Good	Good	Neighbour	Remain	
18	Acer saccharinum	Silver Maple	61	Good	Good	Neighbour	Remain	
19	Acer saccharinum	Silver Maple	68	Good	Good	Neighbour	Remain	
20	Acer rubrum	Red Maple	27	Good	Good	Neighbour	Remain	
21	Acer rubrum	Red Maple	28	Good	Good	This Site	Remain	
22	Acer rubrum	Red Maple	31	Good	Good	This Site	Remain	
23	Acer saccharinum	Silver Maple	26	Good	Good	This Site	Remove, development	1
24	Fraxinus americana	White Ash	20	Good	Good	This Site	Remove, development	1
25	Tila cordata	Little Leaf Linden	26	Dead	Dead	This Site	Remove, condition, development	5
26	Acer saccharinum	Silver Maple	29	Good	Good	This Site	Remove, development	1
27	Celtis occidentalis	Hackberry	22	Good	Good	This Site	Remove, development	1
28	Celtis occidentalis	Hackberry	22	Good	Good	This Site	Remove, development	1
29	Celtis occidentalis	Hackberry	27	Good	Good	This Site	Remove, development	1
30	Celtis occidentalis	Hackberry	36	Good	Good	This Site	Remove, development	2
31	Acer platanoides " Crimson King"	Crimson King Norway Maple	28	Poor	Poor	This Site	Remove, condition,development	1
32	Morus alba	White Mulberry	20/17	Good	Poor	This Site	Remove, development	1
33	Morus alba	White Mulberry	21/22	Good	Poor	This Site	Remove, development	1
34	Acer platanoides "Globosum"	Globe Norway Maple	23	Fair	Poor	This Site	Remove, condition, development	1
35	Morus alba	White Mulberry	48	Good	Poor	This Site	Included Bark, remove, condition, development	3
36	Juglans nigra	Black Walnut	15/13	Good	Fair	This Site	Remove, development	1
37	Juglans nigra	Black Walnut	19	Good	Good	This Site	Remove, storm sewer	0
38	Juglans nigra	Black Walnut	25	Good	Good	This Site	Remove, storm sewer	1
39	Juglans nigra	Black Walnut	18/19	Good	Fair	This Site	Remove, storm sewer	1
40	Morus alba	White Mulberry	23/20	Good	Poor	This Site	Remove, storm sewer	0
41	Acer rubrum	Red Maple	16	Fair	Fair	This Site	Remain	
42	Acer platanoides	Norway maple	36	Poor	Poor	This Site	Remain	
43	Morus alba	White Mulberry	Small Clump	Good	Poor	R.O.W.	Remain	
44	Morus alba	White Mulberry	Small Clump	Good	Poor	R.O.W.	Remain	



EXISTING TREE SURVEY & PRESERVATION PLAN

ORIGINAL SHEET SIZE 36" x 48"

SCALE 1:300

0 5m 10m 15m 20m 25m

DRAWING NORTH

TRUE NORTH



Legend

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

Notes

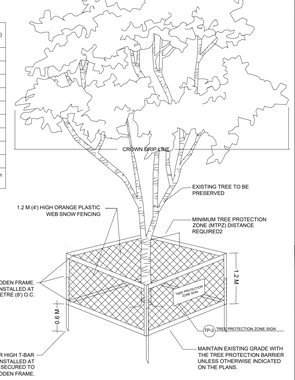
1. The location of the existing trees was taken from the information provided.
2. The species, size and condition of the existing trees was provided by Mr. Bill Roesel, Forester
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Compensation for trees removed based on the following:
   - <20cm DBH no cost
   - 20 -30cm : 1 replacement tree
   - 31 -40cm : 2 replacement trees
   - 41 -70cm :3 replacement trees
   - >71cm : 4 replacement trees
   - Dead Tree > 20cm DBH : ½ replacement tree

TREE PROTECTION BARRIER

1. Tree protection barrier and signage to be installed as prescribed in approved tree preservation plan prior to any construction activity, including demolition, removals or grading.
2. Tree protection barrier and signage is to be maintained in good repair during construction and may not be removed without written authorization from the City of Cambridge Forestry Division.
3. The area within the boundary of the tree protection barrier is identified as the tree protection zone, maintain minimum tree protection zone distances required in this detail or greater, unless otherwise prescribed in approved Tree Inventory and Preservation Plan.
4. Construction activities are prohibited in the tree protection zone, including but not limited to:
   i. operating, storing, parking, repairing or refuelling any equipment or vehicles.
   ii. temporary or permanent grade changes (cutting, filling or excavating).
   iii. storing construction materials.
5. Protect tree protection zone from erosion and sediment as prescribed in the approved erosion and sediment control plan. When an erosion and sediment control plan does not exist, install and maintain, temporary erosion and sediment control measures in accordance with OPSS 805 to the satisfaction of the City of Cambridge Forestry Division.
6. Tree limb or root pruning, when required, to be performed under the supervision of an ISA certified arborist in compliance with ANSI A300.

TRUNK DIAMETER (DBH)1	MINIMUM TREE PROTECTION ZONE (MTPZ) DISTANCES REQUIRED2
≤10 cm	1.2 m
10 - 20 cm	1.8 m
21 - 40 cm	2.4 m
41 - 50 cm	3.0 m
51 - 60 cm	3.6 m
61 - 70 cm	4.2 m
71 - 80 cm	4.8 m
81 - 90 cm	5.4 m
91 - 100 cm	6.0 m
> 100 cm	6 cm protection for each 1 cm diameter

NOTES:
1 DIAMETER AT BREAST HEIGHT (DBH) IS THE MEASUREMENT OF TREE TRUNK AT 1.4 METRES ABOVE GRADE.
2 MINIMUM TREE PROTECTION ZONE (MTPZ) ZONE DISTANCES ARE TO BE MEASURED FROM ANY OUTSIDE EDGE OF THE TREE BASE TOWARDS THE DRIP LINE.



Title: TREE PROTECTION BARRIER DETAIL | Drawing No: TP-1 | Date: MARCH 2019 | Scale: N.T.S. | Page: 1 of 1

TREE PROTECTION ZONE (TPZ)

CONSTRUCTION ACTIVITIES ARE PROHIBITED IN THE TREE PROTECTION ZONE, INCLUDING BUT NOT LIMITED TO:

- OPERATING, STORING, PARKING, REPAIRING OR REFUELLING ANY EQUIPMENT OR VEHICLES.
- TEMPORARY OR PERMANENT GRADE CHANGES (CUTTING, FILLING OR EXCAVATING).
- STORING CONSTRUCTION MATERIALS.

PERMIT NO. _____

For more information contact:
City of Cambridge 519-623-1340

NOTES:

1. SIGN MUST BE CORRUGATED PLASTIC OR APPROVED ALTERNATIVE.
2. SIGN MUST BE SECURELY MOUNTED IN A VISABLE LOCATION ON THE TREE PROTECTION BARRIER.
3. TPZ SIGN MUST BE MOUNTED ON EVERY TREE PROTECTION BARRIER AT A MINIMUM OF EVERY 15 METERS O.C.
4. SIGN MUST BE SECURELY MOUNTED ON TREE PROTECTION BARRIER PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.
5. REFER TO CITY OF CAMBRIDGE DETAIL TP-1 FOR MORE DETAILS REGARDING THE TREE PROTECTION BARRIER.

Title: TREE PROTECTION ZONE SIGN DETAIL | Drawing No: TP-2 | Date: MARCH 2019 | Scale: N.T.S. | Page: 1 of 1

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CONSULTANT:

BP
Bezaire Partners

Landscape Architects,
Public Consultation
Project Management

2255 Pelissier Street
Windsor, ON N8X 1N5
cell: 519 791-1601

tjbezaire@bezaire.ca

CONSULTANT SEAL:

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
Timothy D. Bezaire
Signature
OALA
06/12/25
MEMBER

DRAWING INFO:

A DETAIL NO.
B LOCATION SHEET
C DETAILED ON

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2	80% Review	2025-08-12
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6	Site Plan Control	2026-02-11
7	Permit	2026-03-03
8	Site Plan Control	2026-03-16
9	Tender	2026-04-09

CLIENT:

Waterloo Catholic District School Board
480 Dutton Drive,
Waterloo, ON N2L 4C6

PROJECT TITLE:

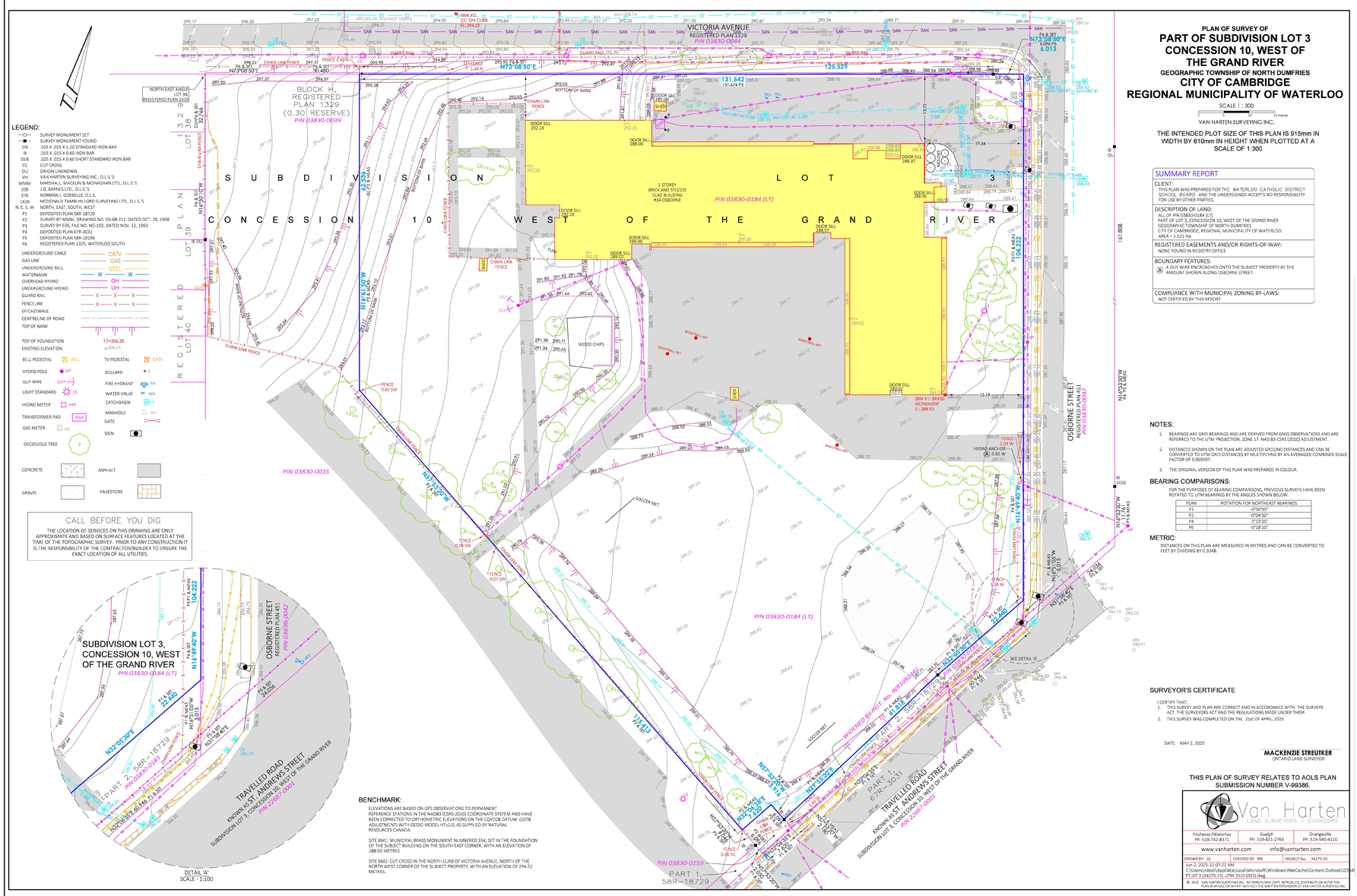
St. Gregory Catholic Elementary School Addition and Renovations

34 Osborne St.
Cambridge, ON
N1S 3H1

DRAWING TITLE:

EXISTING TREE INVENTORY & PRESERVATION PLAN

DATE: 2026-03-02
DRAWN BY: GDB
SCALE: AS SHOWN
PROJECT NO: 25-106
DRAWING NO: L-101



LEGEND:

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SIB .025 X .025 x 1.20 STANDARD IRON BAR
- IB .015 X .015 X 0.60 IRON BAR
- SSIB .025 X .025 X 0.60 SHORT STANDARD IRON BAR
- CC CUT CROSS
- OU ORIGIN UNKNOWN
- VH VAN HARTEN SURVEYING INC., O.L.S.'S
- MMM MARSHALL, MACKLIN & MONAGHAN LTD., O.L.S.'S
- JDB J.D. BARNES LTD., O.L.S.'S
- 576 NORMAN J. GOEBELLE, O.L.S.
- 1426 MCDONALD TAMBLYN LORD SURVEYING LTD., O.L.S.'S
- N, E, S, W NORTH, EAST, SOUTH, WEST
- P1 DEPOSITED PLAN 58R-18729
- P2 SURVEY BY MVM., DRAWING NO. 05-68-211, DATED OCT. 28, 1958
- P3 SURVEY BY 576, FILE NO. NG-159, DATED NOV. 12, 1963
- P4 DEPOSITED PLAN 67R-3031
- P5 DEPOSITED PLAN 58R-19196
- P6 REGISTERED PLAN 1320, WATERLOO SOUTH

UNDERGROUND CABLE — CATV
GAS LINE — GAS
UNDERGROUND BELL — UTEL
WATERMAIN — W — W
OVERHEAD HYDRO — OH
UNDERGROUND HYDRO — UH
GUARD RAIL — X — X — X
FENCELINE — X — X — X
DITCH/SWALE
CENTRELINE OF ROAD
TOP OF BANK

TOP OF FOUNDATION T.F=206.33
EXISTING ELEVATION x206.59

BELL PEDESTAL — BELL
TV PEDESTAL — CATV
HYDRO POLE — HP
BOLLARD — B
GUY WIRE — GUY
FIRE HYDRANT — FH
LIGHT STANDARD — LS
WATER VALVE — WV
HYDRO METER — HM
CATCHBASIN — CB
TRANSFORMER PAD — TRAD
MANHOLE — MH
GAS METER — GM
GATE
SIGN
DECIDUOUS TREE

CONCRETE
ASPHALT
GRAVEL
PAVESTONE

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

BENCHMARK:

ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BM1: MUNICIPAL BRASS MONUMENT NUMBERED 354, SET IN THE FOUNDATION OF THE SUBJECT BUILDING ON THE SOUTH EAST CORNER, WITH AN ELEVATION OF 288.93 METRES.

SITE BM2: CUT CROSS IN THE NORTH CURB OF VICTORIA AVENUE, NORTH OF THE NORTH WEST CORNER OF THE SUBJECT PROPERTY, WITH AN ELEVATION OF 294.52 METRES.

NOTE:
This note supersedes the note in the title block of this drawing. Information on this sheet was not created by the Architect and is provided to the Contractor for reference only. This is not a certified drawing provided by the Surveyor. Other Surveyor documentation may accompany this information. It is recommended that the Contractor obtain a certified drawing with embossed Surveyor's seal from Van Harten Land Surveyors and Professional Engineers Inc. to cross-reference any data provided on this drawing.

A Plan of Survey is an integral part of the survey, but is not a survey in and of itself. The information contained in this drawing is subject to Copyright Law in accordance with AOLS standards. Contact:

Van Harten Land Surveyors and Professional Engineers Inc.
2106 Gordon Street
Guelph, ON, N1L 1L8
Tel: (519) 821-2763

PLAN OF SURVEY OF
PART OF SUBDIVISION LOT 3 CONCESSION 10, WEST OF THE GRAND RIVER
GEOGRAPHIC TOWNSHIP OF NORTH DUMFRIES
CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1 : 300
0 5 10 15 metres
VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300

SUMMARY REPORT

CLIENT:
THIS PLAN WAS PREPARED FOR THE WATERLOO CATHOLIC DISTRICT SCHOOL BOARD AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

DESCRIPTION OF LAND:
ALL OF PIN 03830-0184 (LT)
PART OF LOT 3, CONCESSION 10, WEST OF THE GRAND RIVER
GEOGRAPHIC TOWNSHIP OF NORTH DUMFRIES
CITY OF CAMBRIDGE, REGIONAL MUNICIPALITY OF WATERLOO
AREA = 1.521 Ha.

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
NONE FOUND IN REGISTRY OFFICE

BOUNDARY FEATURES:
(A) A GUY WIRE ENCROACHES ONTO THE SUBJECT PROPERTY BY THE AMOUNT SHOWN ALONG OSBORNE STREET.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
NOT CERTIFIED BY THIS REPORT

NOTES:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 CSRS (2010) ADJUSTMENT.
2. DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.9995597.
3. THE ORIGINAL VERSION OF THIS PLAN WAS PREPARED IN COLOUR.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW:

PLAN	ROTATION FOR NORTHEAST BEARINGS
P1	-0°00'50"
P2	-0°04'50"
P4	-2°33'35"
P6	-0°28'10"

METRIC:

DISTANCES ON THIS PLAN ARE MEASURED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 21st OF APRIL, 2025

DATE: MAY 2, 2025

MACKENZIE STREUTKER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION NUMBER V-99386.

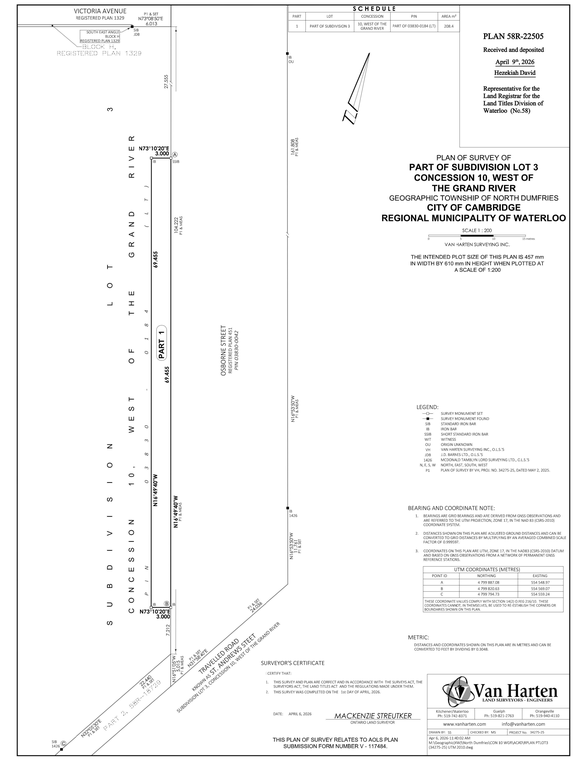
Van Harten LAND SURVEYORS – ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

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Jun 2, 2025-11:07:22 AM
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SCHEDULE

PART	LOT	CONCESSION	PIN	AREA ±
1	PART OF SUBDIVISION 3	TS WEST OF THE GRAND RIVER	PART OF 03830-0184 (LT)	338.4

PLAN 58R-22505
Received and deposited
April 9th, 2026
Hezekiah David
Representative for the Land Registrar for the Land Titles Division of Waterloo (No.58)

PLAN OF SURVEY OF
PART OF SUBDIVISION LOT 3 CONCESSION 10, WEST OF THE GRAND RIVER
GEOGRAPHIC TOWNSHIP OF NORTH DUMFRIES
CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1 : 200
0 2 4 6 8 10 metres
VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 457 mm IN WIDTH BY 610 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

LEGEND:

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SIB STANDARD IRON BAR
- IB IRON BAR
- SSIB SHORT STANDARD IRON BAR
- WIT WITNESS
- OU ORIGIN UNKNOWN
- VH VAN HARTEN SURVEYING INC., O.L.S.'S
- 1426 MCDONALD TAMBLYN LORD SURVEYING LTD., O.L.S.'S
- N, E, S, W NORTH, EAST, SOUTH, WEST
- P1 PLAN OF SURVEY BY VH, PROJ. NO. 34275-25, DATED MAY 2, 2025.

BEARING AND COORDINATE NOTE:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, IN THE NAD 83 (CSRS-2010) COORDINATE SYSTEM.
2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.9995597.
3. COORDINATES ON THIS PLAN ARE UTM, ZONE 17, IN THE NAD83 (CSRS-2010) DATUM AND ARE BASED ON GNSS OBSERVATIONS FROM A NETWORK OF PERMANENT GNSS REFERENCE STATIONS.

UTM COORDINATES (METRES)

POINT ID	NORTHING	EASTING
A	4 799 867.08	554 548.97
B	4 799 844.63	554 589.07
C	4 799 784.73	554 535.24

THESE COORDINATES WILL(D) COMPLY WITH SECTION 14(2) O.REG 216/10. THESE COORDINATES LINK(D) IN THE NAD 83 (CSRS-2010) DATUM AND ARE DERIVED FROM OBSERVATIONS FROM A NETWORK OF PERMANENT GNSS REFERENCE STATIONS PUBLISHED BY NATURAL RESOURCES CANADA. THE UTM COORDINATES AND ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28) AND WERE DERIVED BY APPLYING THE HTV2.0 GEOID MODEL TO GPS OBSERVATIONS. THE UTM COORDINATES AND ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28) AND WERE DERIVED BY APPLYING THE HTV2.0 GEOID MODEL TO GPS OBSERVATIONS. THE UTM COORDINATES AND ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28) AND WERE DERIVED BY APPLYING THE HTV2.0 GEOID MODEL TO GPS OBSERVATIONS.

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 1st DAY OF APRIL, 2026.

DATE: APRIL 6, 2026

MACKENZIE STREUTKER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V - 117464.

Van Harten LAND SURVEYORS – ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

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jpt Architect

jp thomson architects ltd
2001 Provincial Rd, Unit 6A
Windsor, Ontario, N8W 5V7
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8	TENDER	2026-04-09

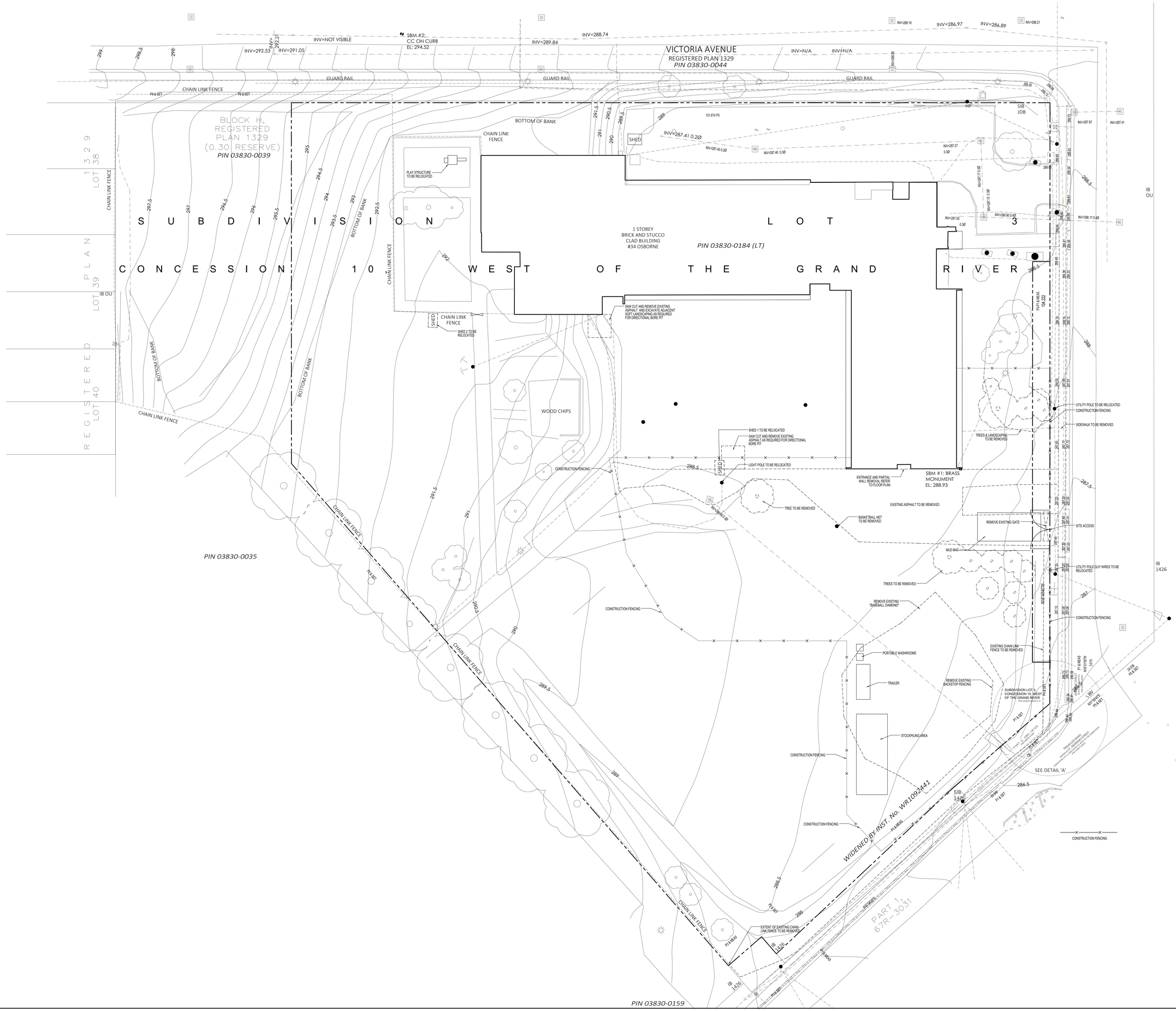
CLIENT:
Waterloo Catholic District School Board
480 Dutton Drive,
Waterloo, ON N2L 4C6

PROJECT TITLE:
St. Gregory Catholic Elementary School Addition and Renovations
34 Osborne St.
Cambridge, ON
N1S 3H1

DRAWING TITLE:
LEGAL SURVEY & EASEMENT REFERENCE PLAN

DATE: 2026-03-02
DRAWN BY: ND
SCALE: AS SHOWN
PROJECT NO: 25-106
DRAWING NO: A-100

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VICTORIA AVENUE
REGISTERED PLAN 1329
PIN 03830-0044
GUARD RAIL
CHAIN LINK FENCE
BLOCK H, REGISTERED PLAN 1329 (0.30 RESERVE)
PIN 03830-0039
SUBDIVISION LOT 38
SUBDIVISION LOT 39
REGISTERED PLAN 1329
SUBDIVISION LOT 40
CONCESSION 10 WEST OF THE GRAND RIVER
LOT 3
1 STOREY BRICK AND STUCCO CLAD BUILDING #34 OSBORNE
PIN 03830-0184 (LT)
PIN 03830-0035
PIN 03830-0159
BOTTOM OF BANK
SHED
SHED 2 TO BE RELOCATED
PLAY STRUCTURE TO BE RELOCATED
WOOD CHIPS
SAW CUT AND REMOVE EXISTING ASPHALT AND EXCAVATE ADJACENT SOFT LANDSCAPING AS REQUIRED FOR DIRECTIONAL BORE PIT
SHED 1 TO BE RELOCATED
SAW CUT AND REMOVE EXISTING ASPHALT AS REQUIRED FOR DIRECTIONAL BORE PIT
LIGHT POLE TO BE RELOCATED
CONSTRUCTION FENCING
TREE TO BE REMOVED
BASKETBALL NET TO BE REMOVED
ENTRANCE AND PARTIAL WALL REMOVAL REFER TO FLOOR PLAN
EXISTING ASPHALT TO BE REMOVED
SBM #1: BRASS MONUMENT EL: 288.93
SBM #2: CC ON CURB EL: 294.52
REMOVE EXISTING GATE
SITE ACCESS
MUD MAT
UTILITY POLE TO BE RELOCATED
CONSTRUCTION FENCING
SIDEWALK TO BE REMOVED
TREES & LANDSCAPING TO BE REMOVED
UTILITY POLE GUY WIRES TO BE RELOCATED
TREES TO BE REMOVED
REMOVE EXISTING "BASEBALL DIAMOND"
PORTABLE WASHROOMS
TRAILER
STOCKPILING AREA
EXISTING CHAIN LINK FENCE TO BE REMOVED
REMOVE EXISTING BACKSTOP FENCING
EXTENT OF EXISTING CHAIN LINK FENCE TO BE REMOVED
SEE DETAIL 'A'
WIDENED BY INST. No. WR1092441
PART 1, 67R-3031
SUBDIVISION LOT 3, CONCESSION 10, WEST OF THE GRAND RIVER
IB 1426
SIB 1427
SIB JDB
HP
IB OU
INV=NOT VISIBLE
INV=292.53
INV=291.05
INV=289.84
INV=288.74
INV=288.16
INV=286.97
INV=286.89
INV=288.21
INV=287.87
INV=287.41
INV=287.41 0.20
INV=287.45 0.20
INV=287.40 0.30
INV=287.27 0.30
INV=287.05 0.30
INV=286.90 0.40
INV=286.17 0.40
131.674 P3
P1 & SET
P1 & MEAS
N15°05'W
N15°04'W
N15°05'W 0.045
N15°04'E
N15°04'E 0.045
N15°04'E 0.045
N15°04'E 0.045

SITE PLAN LEGEND

- BARRIER-FREE DEPRESSED CONCRETE CURB WITH SLOPED CONCRETE RAMP 1:12 MIN. ORIENT AS PER MUNICIPAL STANDARDS
- PLANTING BED (REFER TO LANDSCAPE FOR DETAILS)
- CONCRETE PAVED SIDEWALK
- RIGID INSULATION BELOW CONCRETE SLAB
- CONCRETE PAD
- ASPHALT PAVING REFER TO SPECIFICATIONS
- TACTILE INDICATOR
- 25FT BOREHOLE
- TRANSFORMER
- NEW POLE MOUNTED LIGHT FIXTURE SEE ELECTRICAL DRAWINGS
- EXTERIOR LIGHT TYPES SEE ELECTRICAL DRAWINGS
- PRIMARY ENTRANCE
- SECONDARY ENTRANCE
- LOADING SPACE 3m x 10m
- SIAMESE CONNECTION
- PROPERTY LINE
- SITE SETBACK LINE
- ORNAMENTAL METAL FENCE
- CHAIN LINK FENCE

SITE & ZONING DATA

DESCRIPTION/REGULATION	REQUIRED		PROPOSED
MUNICIPAL ADDRESS OF PROJECT			34 OSBORNE STREET CAMBRIDGE, ON
SITE ZONING	N1R4		N1R4
OWNER			WATERLOO CATHOLIC DISTRICT SCHOOL BOARD
INTENDED USE			K-8 ELEMENTARY SCHOOL
MIN LOT AREA	450 sm		15,212 m²
MIN LOT FRONTAGE	6.0m		311.5 m
LOT COVERAGE	40% max		19.02 %
BUILDING AREA		NEW	687 m²
		TOTAL	2,895 m²
GROSS AREA		FIRST FLOOR	2,440 m²
		SECOND FLOOR	590 m²
		TOTAL	3030 m²
SETBACKS	MIN. FRONT YARD 6.0m MIN. REAR YARD 7.5m INTERIOR SIDE YARD 3.0m EXTERIOR SIDE YARD 6.0m	EAST SIDE SOUTH-WEST SIDE SOUTH-EAST SIDE NORTH SIDE	13.2m 42.8m 34.2m 63.6m
MAXIMUM BUILDING HEIGHT	MAIN BUILDING 11m		8.5 m
LANDSCAPED OPEN SPACE	30% min		7,986 m² / 15,211 m² =52.5%
NUMBER OF FLOORS			2 STOREYS
PARKING SPACES	EX. SCHOOL + ADDITION: 1 SPACE PER CLASSROOM 10 EX. CLASSROOMS = 24 EX. SPACES 6 NEW CLASSROOMS = 6 SPACES 1 NEW KINDERGARTEN = 1 SPACE 6 FUTURE PORTABLES = 6 SPACE TOTAL SPACES = 13 SPACES		PROVIDED = 14 NEW SPACES EXISTING = 24 SPACES
			EV CHARGING SPACES PROVIDED = 0 SPACES
			TOTAL PROVIDED = 38 SPACES
BICYCLE PARKING SPACES	BASED ON 12 TEACHING SPACES 0.2 SPACES / CLASSROOM =1.4 SPACES 1.8 SPACES / CLASSROOM =12.6 SPACES TOTAL SPACES = 14 SPACES		EXTERIOR = 14 LONG TERM INTERIOR = 0 TOTAL SPACES = 14
LOADING AREA	1		1
PAVED AREA (ASPHALT)		ASPHALT PARKING ASPHALT PLAY SIDEWALKS TOTAL	2,046 m² 1,738 m² 712 m² 4,496 m²
TOTAL IMPERVIOUS AREA PERCENTAGE (SIMI)	65% OR LESS IMPERVIOUS AREA ALLOWED		4,496 m² / 15,211 m² 29.6%
TOTAL CURBING LENGTH			169.8 lin. m
FIRE ACCESS ROUTE	MIN. TURNING RADIUS 12 m MIN. WIDTH 6m		YES - SEE PLANS
FENCING	REQUIREMENTS FROM SECTION 24.1.2 APPLY TO INSTITUTIONAL USE WHERE SUCH LANDS ARE ADJACENT TO LANDS IN AN R-CLASS OR RS-CLASS ZONE.		YES - SEE PLANS

SIGN LEGEND

SCALE: 1:25

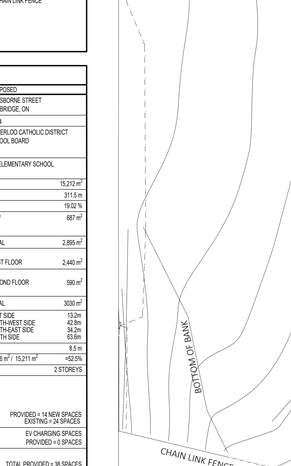
NOTE:
THIS DRAWING IS ONLY TO BE USED AS A REFERENCE. CONTRACTOR TO COMPLY WITH THE CITY OF CAMBRIDGE'S SIGN BY-LAW AND THE FIRE DEPARTMENT'S FIRE ROUTE ACCESS SIGNAGE REQUIREMENTS.

1. ACCESSIBLE PARKING SIGN TYPE A
2. ACCESSIBLE PARKING SIGN TYPE B
3. "PICK-UP & DROP-OFF ONLY. NO PARKING" SIGN
4. "BUSES ONLY. NO STUDENT DROP-OFF" SIGN
5. DO NOT ENTER SIGN
6. STOP SIGN
7. ONE WAY SIGN
- FR-A "NO PARKING ON PRIVATE ROADWAY" FIRE ROUTE SIGN
- FR-B "NO PARKING" FIRE ROUTE SIGN

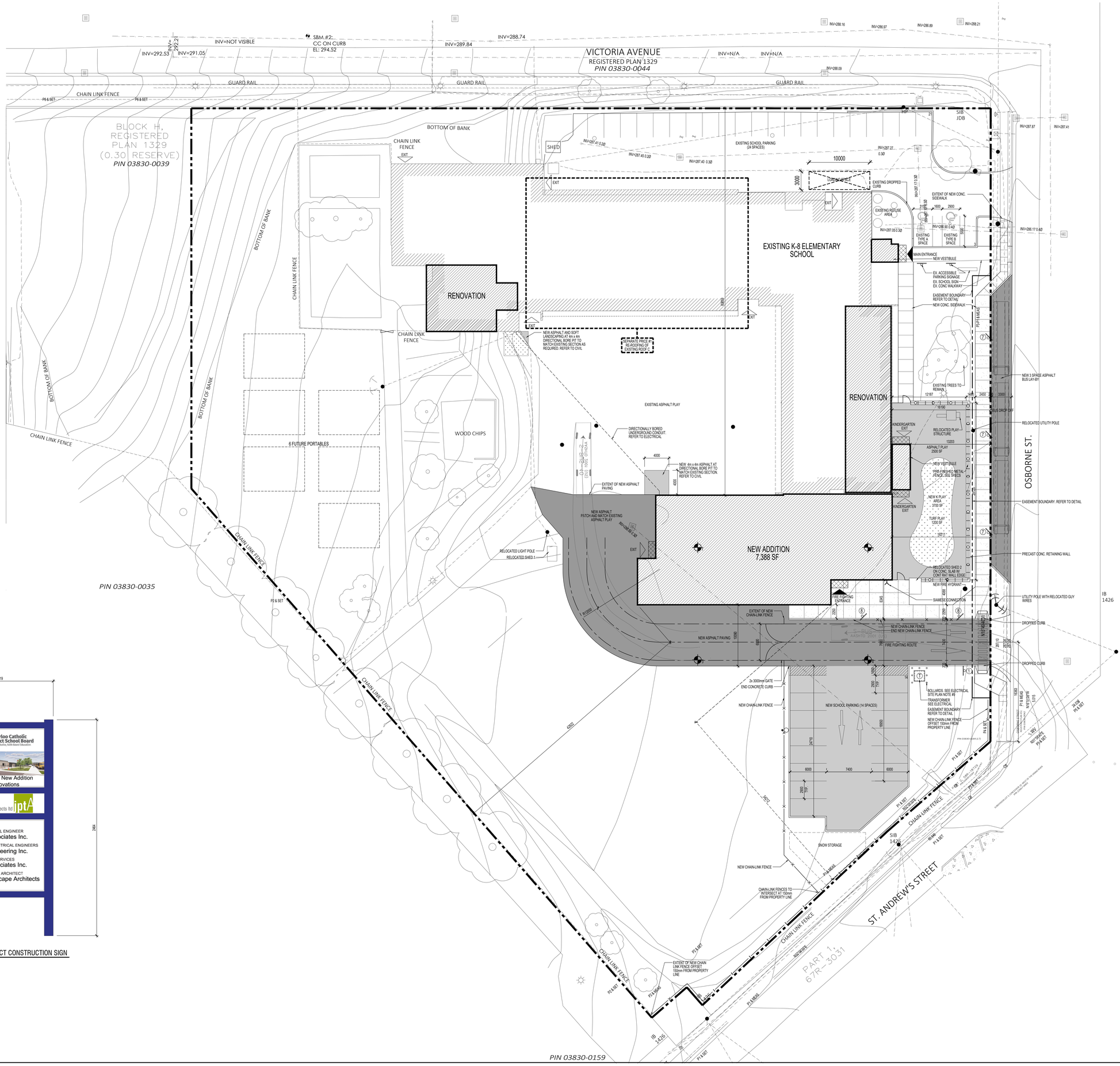
GRANDBRIDGE ENERGY INC. (GBE)
ALL STRUCTURES AND FIXTURES TO MEET ELECTRICAL SAFETY AUTHORITY AND GBE MINIMUM STANDARDS AND CLEARANCES.

CONTACT GBE MINIMUM 6 MONTHS PRIOR TO ANY RELOCATIONS, SERVICE UPGRADE OR NEW IN-SERVICE DATE, FOR A DESIGN AND ESTIMATE, WITH ALL OF THE INFORMATION GBE REQUIRES TO PREPARE AS PER OUR CONDITIONS OF SERVICE
www.energybar.ca

WINDOWS SHALL BE INOPERABLE AND NOT PROTRUDE INTO THE REQUIRED CLEARANCE AND METALLIC PARTS OF THE BUILDING HALL BE EFFECTIVELY GROUNDED



TEMPORARY PROJECT CONSTRUCTION SIGN
SCALE: NTS



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jp thomson architects ltd
2001 Provincial Rd, Unit 6A,
Windsor, Ontario, N8W 5V7
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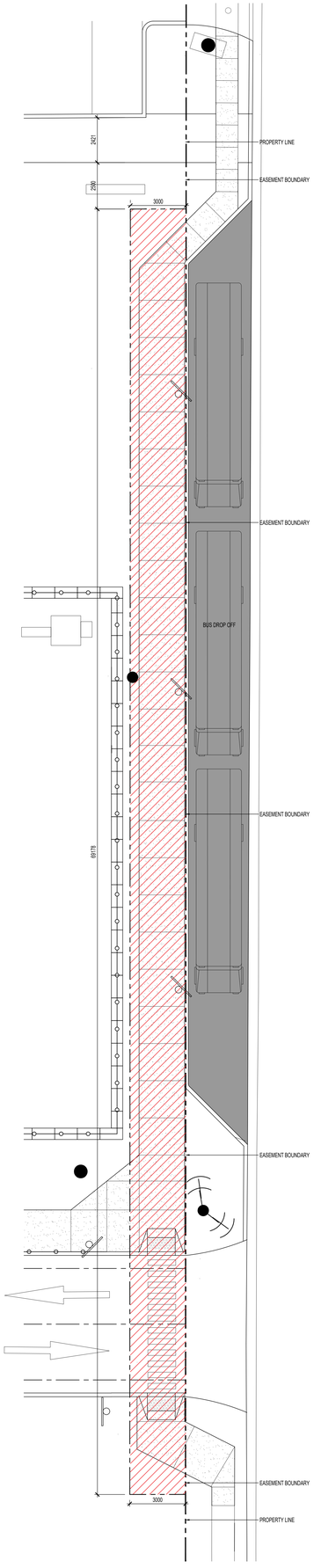
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PROJECT TITLE:
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34 Osborne St.
Cambridge, ON
N1S 3H1

DRAWING TITLE:
SITE PLAN

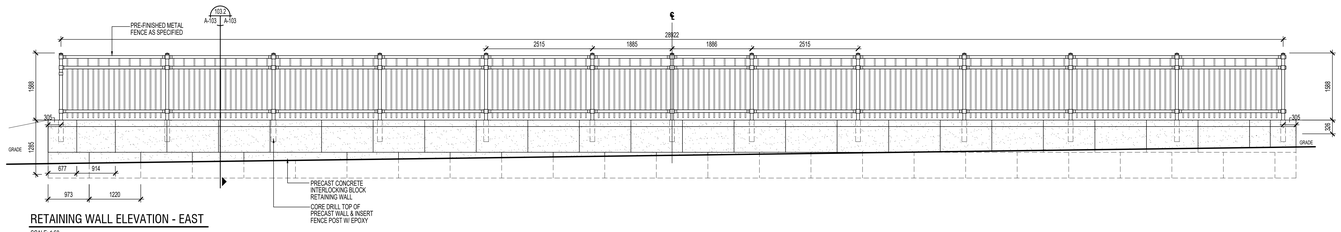
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DRAWN BY: ND
SCALE: 1:200
PROJECT NO: 25-106
DRAWING NO: A-102

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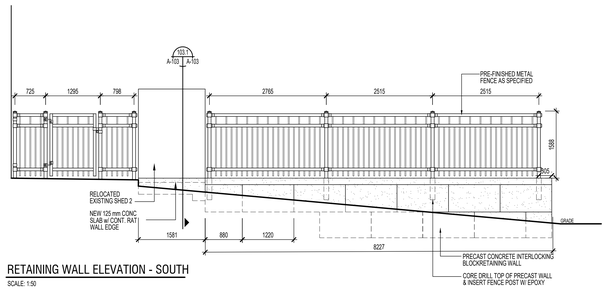
SITE EASEMENT

SCALE: 1:100



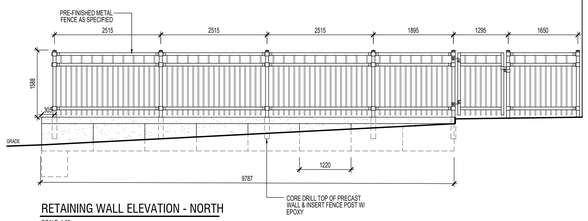
RETAINING WALL ELEVATION - EAST

SCALE: 1:50



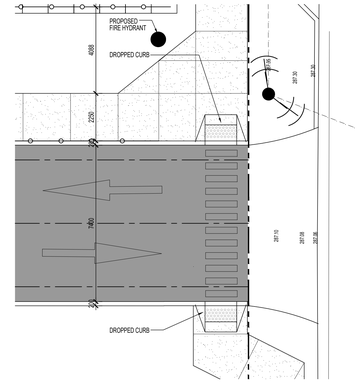
RETAINING WALL ELEVATION - SOUTH

SCALE: 1:50



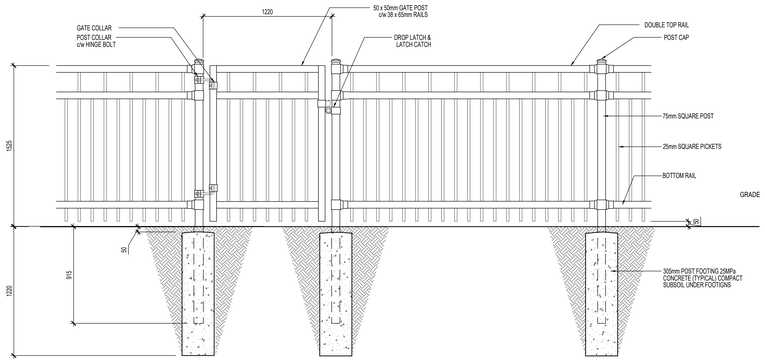
RETAINING WALL ELEVATION - NORTH

SCALE: 1:50



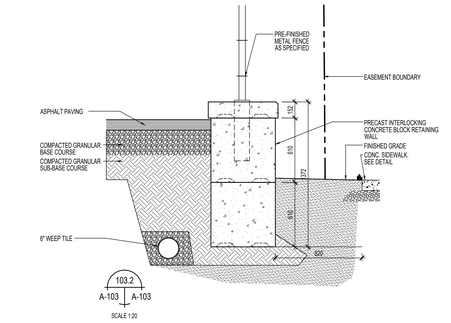
NEW DRIVEWAY BLOW-UP PLAN

SCALE: 1:100

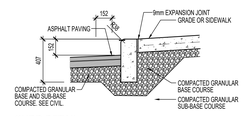


PRE-FINISHED METAL FENCE ELEVATION (NO RETAINING WALL)

SCALE: 1:20

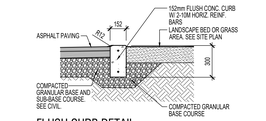


SCALE 1:20



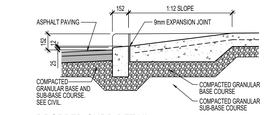
CURB DETAIL

SCALE: 1:20



FLUSH CURB DETAIL

SCALE: 1:20



DROPPED CURB DETAIL

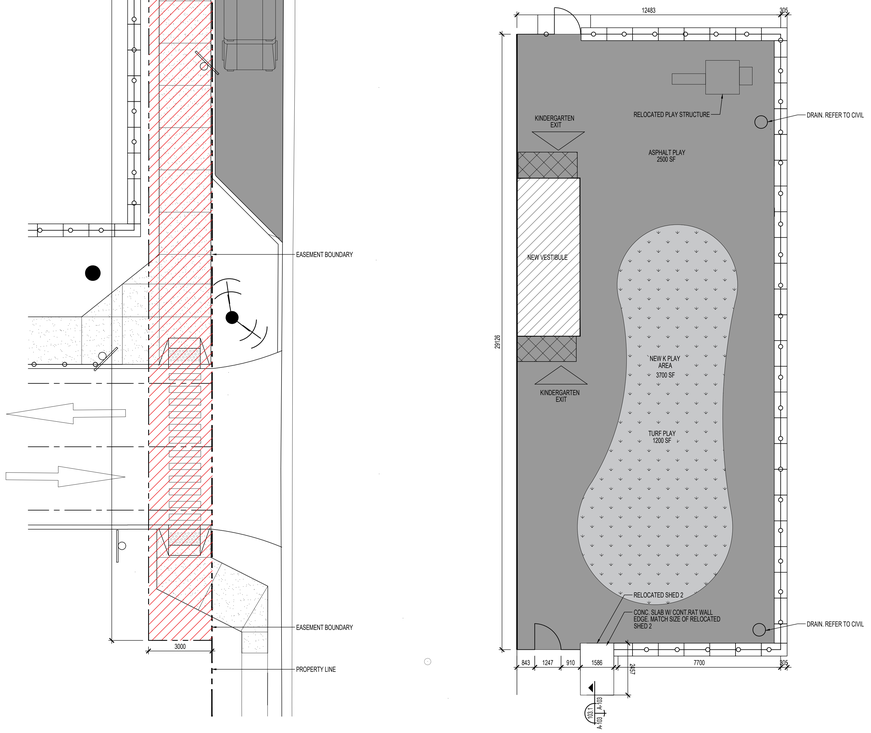
SCALE: 1:20

TYPICAL CONCRETE SIDEWALK

SCALE: 1:20

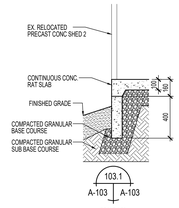
RAISED CURB DETAIL

SCALE: 1:20

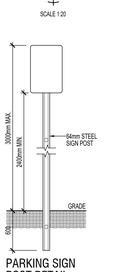


KINDERGARTEN PLAY AREA BLOW-UP PLAN

SCALE: 1:100



SCALE 1:20

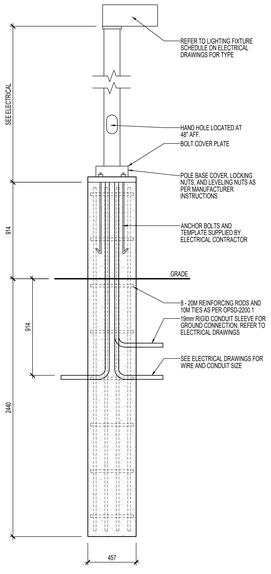


PARKING SIGN POST DETAIL

SCALE: 1:20

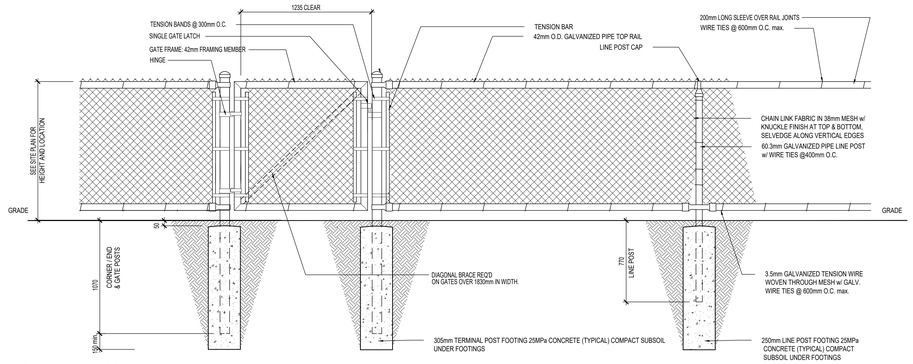
PIPE BOLLARD DETAIL

SCALE: 1:20



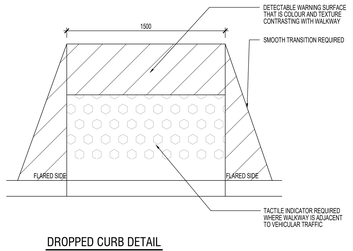
BASE MOUNTING DETAIL

SCALE: 1:20



CHAIN LINK FENCE DETAIL

SCALE: 1:20



DROPPED CURB DETAIL

SCALE: 1:20

GENERAL FENCE NOTES:
1. CHAINLINK FABRIC TO BE GALVANIZED WIRE COATED WITH BLACK VINYL , WOVEN MESH SIZE TO BE 38mm FASTENED TO TOP RAIL, BOTTOM RAIL, BRACE RAIL, GATE FRAME, AND LINE POST
STRETCHER BAR AND TENSION WIRE WITH 3.5 (9 GUAGE) GALVANIZED WIRE 450 (10") O.C.
2. ALL FENCE COMPONENT OTHER THAN VINYL COATED CHAINLINK FABRIC SHALL BE PAINTED WITH ONE COAT OF STERLING RED PRIMER #1734, FOLLOWED BY ONE COAT OF STERLING SEMI-GLOSS BLACK ENAMEL #3813, BY ELECTROSTATIC PROCESS.
3. POST TO BE STANDARD BUTT-WELDED SCH 40, ASTM 120 GALVANIZED PIPE.

TEMPORARY FENCING NOTES:
1. TEMPORARY FENCING INDICATED ALONG EAST PROPERTY LINE TO BE INSTALLED DURING CONSTRUCTION OF SCHOOL.
2. TEMPORARY FENCING TO REMAIN UNTIL CONSTRUCTION OF ADJACENT RECREATION COMPLEX AND SITE IS COMPLETE.
3. ONCE ALL CONSTRUCTION ACTIVITIES ON ADJACENT SITE HAVE BEEN COMPLETED, FENCING TO BE REMOVED COMPLETE. ALL AFFECTED LANDSCAPE TO BE RESTORED WITH POST HOLES BEING FILLED WITH SOIL AND SURFACE BEING PATCHED WITH SOD OR SEED.

SIDEWALK NOTES:
1. JOINTS IN SIDEWALKS TO CONSIST OF 9mm THICK JOINT FILLER MATERIAL CONFORMING TO M.T.C. SPECIFICATION 1308. MACHINE CUT TO REQUIRED CROSS SECTION.
2. MAX SPACING OF JOINTS TO BE 1500mm

CURB NOTES:
1. JOINTS IN CURB AND GUTTER TO CONSIST OF 9mm THICK JOINT FILLER MATERIAL CONFORMING TO M.T.C. SPECIFICATION 1308. MACHINE CUT TO REQUIRED CROSS SECTION.
2. MAXIMUM SPACING OF JOINTS 3000mm ON CIRCULAR JOINTS 4500mm ON STRAIGHT RUNS.

NOTES
1. CLASS OF CONCRETE SHALL BE 30mPA. CONCRETE SHALL BE VIBRATED.
2. TOP OF FOUNDATION SHALL BE TOWELED SMOOTH AND LEVEL.
3. CONTRACTOR TO VERIFY OPENING SIZE IN POLE. BASE PLATE PRIOR TO SETTING CONDUIT SLEEVES.
4. PROVIDE A 3/4" DIA. 15'-0" STEEL COPPER COATED GROUND ROD ADJACENT TO POLE AND CONNECT TO POLE WITH BARE #6 AWG COPPER CONDUCTOR. REFER TO ELECTRICAL DRAWINGS.

MUNICIPAL APPROVAL STAMP

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DRAWING TITLE:

SITE PLAN DETAILS

DATE: 2026-03-02
DRAWN BY: ND
SCALE: AS SHOWN
PROJECT NO: 25-106
DRAWING NO: A-103

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FIRST FLOOR ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS					CEILINGS		REMARKS
				NORTH	EAST	SOUTH	WEST	FINISH	MATERIAL	FINISH	
V01	VESTIBULE	POR-1	POR-1	GLAZING/BR	GLAZING	GLAZING	GLAZING/EBR	PRE.FIN	ACT	PRE.FIN	
V02	VESTIBULE	POR-1	POR-1	GLAZING/GWB	BR	GLAZING/GWB	GWB	PAINT/PRE.FIN	ACT	PRE.FIN	
V03	VESTIBULE	POR-1	POR-1	GLAZING	CMU	GLAZING	CMU	PAINT	ACT	PRE.FIN	
V04	VESTIBULE	POR-1	POR-1	BR	GLAZING	CMU	GLAZING	PAINT	ACT	PRE.FIN	
C101	CORRIDOR	POR-1	POR-1	-	CMU	-	CMU	PAINT	ACT	PRE.FIN	
C102	CORRIDOR	POR-1	POR-1	CMU	-	CMU	-	PAINT	ACT	PRE.FIN	
V01	VESTIBULE	POR-1	POR-1	GLAZING/BR	GLAZING	GLAZING/GWB	GLAZING	PAINT/PRE.FIN	ACT	PRE.FIN	
101A	FLEX	CPT	RB	GWB	GWB	GWB	GWB	PAINT	ACT	PRE.FIN	
101B	PRINCIPAL	CPT	RB	GWB	GWB	GWB	GLAZING/GWB	PAINT	ACT	PRE.FIN	
101C	MEETING	CPT	RB	GWB	GWB	GWB	GLAZING/GWB	PAINT	ACT	PRE.FIN	
101D	CLOSET	CPT	RB	GWB	GWB	GWB	EX. CMU	PAINT	ACT	PRE.FIN	
101E	STAFF WASHROOM	POR-1	POR-1	GWB	GWB	GWB	GWB	PAINT	ACT	PRE.FIN	
101F	OSR	CPT	RB	GWB	GWB	GWB	GWB	PAINT	ACT	PRE.FIN	
102	KINDERGARTEN 1	RAF	RB	GWB	EX. CMU	EX. GWB	EX. CMU	PAINT	ACT	PRE.FIN	
102A	KINDERGARTEN WASHROOM	POR-1	POR-1	CMU/CER-1	CMU/CER-1	CMU/CER-1	CMU/CER-1	PAINT/PRE-FIN.	ACT	PRE.FIN	
102B	COATS	POR-1	POR-1	GWB	GWB	GWB	GWB	PAINT	ACT	PRE.FIN	
103	KINDERGARTEN 2	RAF	RB	CMU	CMU	CMU	CMU	PAINT	ACT	PRE.FIN	
103A	KINDERGARTEN WASHROOM	POR-1	POR-1	CMU/CER-1	CMU/CER-1	CMU/CER-1	CMU/CER-1	PAINT/PRE-FIN.	ACT	PRE.FIN	
103B	COATS	POR-1	POR-1	GWB	GWB	GWB	GWB	PAINT	ACT	PRE.FIN	
104	SPRINKLER ROOM	SC	RB	CMU	CMU	CMU	CMU	PAINT	EXP.	PRE.FIN	
105	CLASSROOM	RAF	RB	CMU	CMU	CMU/GLAZING	CMU	PAINT	ACT	PRE.FIN	
106	CLASSROOM	RAF	RB	CMU	CMU	CMU/ GLAZING	CMU	PAINT	ACT	PRE.FIN	
107	CLASSROOM	RAF	RB	CMU	CMU	CMU/GLAZING	CMU	PAINT	ACT	PRE.FIN	
108	CLASSROOM	RAF	RB	CMU/GLAZING	CMU	CMU	CMU	PAINT	ACT	PRE.FIN	
109	CLASSROOM	RAF	RB	CMU/GLAZING	CMU	CMU	CMU	PAINT	ACT	PAINT	
110	GIRLS WASHROOM	POR-1	POR-1	CMU/CER-1	CMU/CER-1	CMU/CER-1	CMU/CER-1	PAINT/PRE-FIN.	ACT	PAINT	
111	BOYS WASHROOM	POR-1	POR-1	CMU/CER-1	CMU/CER-1	CMU/CER-1	CMU/CER-1	PAINT/PRE-FIN.	ACT	PAINT	

SECOND FLOOR ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS					CEILINGS		REMARKS
				NORTH	EAST	SOUTH	WEST	FINISH	MATERIAL	FINISH	
201	LEARNING COMMONS	CPT	RB	CMU/OPEN	EX. CMU/OPEN	EX.CMU/GLAZING	EX. CMU	PAINT	-	PRE.FIN	
201B	STORAGE	POR-1	POR-1	EX. CMU	EX. CMU	EX. CMU	EX.CMU/GLAZING	PAINT	-	PRE.FIN	
201C	WASHROOM	POR-1	POR-1	CMU	CMU	CMU/GLAZING	CMU	PAINT	-	PRE.FIN	
201	EXISITING CORRIDOR 208	EX. TERRAZZO	EX. TERRAZZO	EX. CMU	GWB/GLAZING	CMU/OPEN	EX. GLAZING	PAINT	ACT-1	PRE.FIN	PATCH EXISTING TERRAZZO FLOOR AND BASE AT MASONRY OPENINGS TO LEARNING COMMONS 201

FIRST FLOOR DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR			FRAME						LABEL	REMARKS
		TYPE	MATERIAL	FINISH	TYPE	JAMB	MATERIAL	FINISH	ELEV	HEAD		
V01.1	2 - 1015 x 2134 X 45	D	ALUM.	PRE-FIN.	3	5	ALUM.	PRE-FIN.	9	66	-	AUTO OPERATOR & CARD READER
V01.2	2 - 1015 x 2134 X 45	D	ALUM.	PRE-FIN.	2	4	ALUM.	PRE-FIN.	8	50	-	AUTO OPERATOR
V02.1	958 x 2134 X 45	D	ALUM.	PRE-FIN.	3	5	ALUM.	PRE-FIN.	6	66	-	AUTO OPERATOR & CARD READER
V02.2	958 x 2134 X 45	D	ALUM.	PRE-FIN.	3	5	ALUM.	PRE-FIN.	6	66	-	
V02.3	965 x 2134 X 45	D	ALUM.	PRE-FIN.	2	7	ALUM.	PRE-FIN	7	45	-	
V02.4	965 x 2134 X 45	D	ALUM	PRE-FIN.	2	7	ALUM.	PRE-FIN	7	45	-	AUTO OPERATOR
V03.1	2 - 1015 x 2134 X 45	D	ALUM.	PRE-FIN.	3	2	ALUM.	PRE-FIN.	4	66	-	AUTO OPERATOR & CARD READER / DOOR KIT / THERMALLY BROKEN
V03.2	2 - 1015 x 2134 X 45	D	ALUM.	PRE-FIN.	2	4	ALUM.	PRE-FIN.	5	45	-	AUTO OPERATOR
V04.1	2 - 1015 x 2134 X 45	D	ALUM.	PRE-FIN.	3	2	ALUM.	PRE-FIN.	4	66	-	AUTO OPERATOR & CARD READER / DOOR KIT / THERMALLY BROKEN
V04.2	2 - 1015 x 2134 X 45	D	ALUM.	PRE-FIN.	2	4	ALUM.	PRE-FIN.	5	66	-	AUTO OPERATOR
101.1	965 x 2134 X 45	B	WOOD	PRE-FIN.	1	3	HOLLOW METAL	PAINT	2	66	-	
101.2	965 x 2134 X 45	B	WOOD	PRE-FIN.	1	3	HOLLOW METAL	PAINT	2	66	-	
101.3	965 x 2134 X 45	B	WOOD	PRE-FIN.	1	3	HOLLOW METAL	PAINT	2	66	-	
101.4	965 x 2134 X 45	B	WOOD	PRE-FIN.	1	3	HOLLOW METAL	PAINT	2	66	-	
101.5	2 - 965 x 2134 X 45	A	WOOD	PRE-FIN.	1	3	HOLLOW METAL	PAINT	3	66	-	
101.6	965 x 2134 X 45	A	WOOD	PRE-FIN.	1	6	HOLLOW METAL	PAINT	1	66	-	
102.1	965 x 2134 X 45	A	WOOD	PRE-FIN.	1	3	HOLLOW METAL	PAINT	1	66	-	
103.1	965 x 2134 X 45	B	WOOD	PRE-FIN.	1	1	HOLLOW METAL	PAINT	2	66	-	
103.2	965 x 2134 X 45	A	WOOD	PRE-FIN.	1	3	HOLLOW METAL	PAINT	1	66	-	
104.1	965 x 2134 X 45	A	HOLLOW METAL	PAINT	1	1	HOLLOW METAL	PAINT	1	66	-	
105.1	965 x 2134 X 45	B	WOOD	PRE-FIN.	1	1	HOLLOW METAL	PAINT	2	66	-	
106.1	965 x 2134 X 45	B	WOOD	PRE-FIN.	1	1	HOLLOW METAL	PAINT	2	66	-	
107.1	965 x 2134 X 45	B	WOOD	PRE-FIN.	1	1	HOLLOW METAL	PAINT	2	66	-	
108.1	965 x 2134 X 45	B	WOOD	PRE-FIN.	1	1	HOLLOW METAL	PAINT	2	66	-	
109.1	965 x 2134 X 45	B	WOOD	PRE-FIN.	1	1	HOLLOW METAL	PAINT	2	66		
112.1	965 x 2134 X 45	A	HOLLOW METAL	PAINT	-	-	HOLLOW METAL	PAINT	1	66	-	TEMPORARY EXIT DOOR FOR CONSTRUCTION

SECOND FLOOR DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR			FRAME						LABEL	REMARKS
		TYPE	MATERIAL	FINISH	TYPE	JAMB	MATERIAL	FINISH	ELEV	HEAD		
201.1	2 - 1016 x 2134	C	HOLLOW METAL	PAINT	1	3	HOLLOW METAL	PAINT	1	66	-	

NOTES

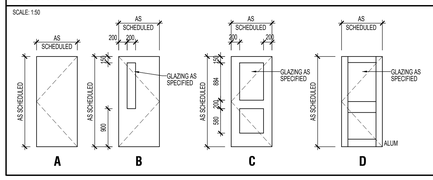
NOTE 1 - PROVIDE HOLD DOWN CLIPS FOR ACT IN ALL MULTI-STALL WASHROOMS, VESTIBULES, AND STAIRS REFER TO SPECIFICATIONS AS NOTED.
NOTE 2 - AT EXPOSED CEILINGS PAINT ALL EXPOSED STRUCTURE, DUCTWORK, SPRINKLER PIPES, CONDUIT, SPRAY FIREPROOFING, PRIMED MECHANICAL UNITS, ETC.

GENERIC ABBREVIATIONS

AP	ACOUSTIC PANEL	FB	FACEBRICK
ACT	ACOUSTIC TILE	FV	FIELD VERIFY
AL	ALUMINUM	GWB	GYPSUM WALL BOARD
BR	BRICK	HM	HOLLOW METAL
CA	CLEAR ANODIZED	PAINT	PAINT
CER-1	CERAMIC WALL TILE	POR-1	PORCELAIN TILE
CONC	CONCRETE	PRE-FIN.	PRE-FINISHED FACTORY
CMU	CONCRETE MASONRY UNIT	RAF	RAF ATHLETIC FLOOR
CPT	CARPET	RB	RUBBER BASE
EBR	EXISTING BRICK	SC	SEALED CONCRETE
EXP	EXPOSED		

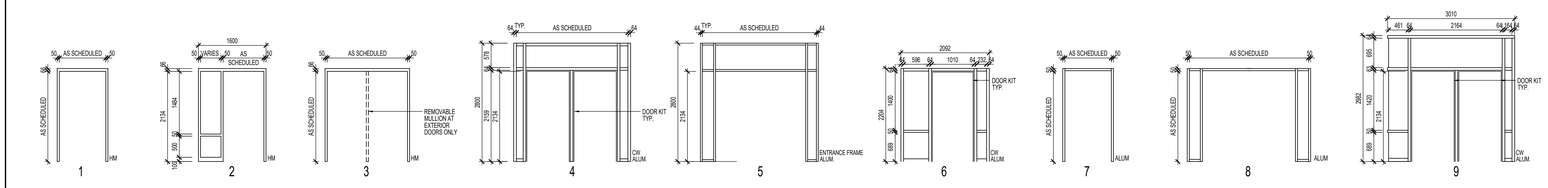
DOOR TYPES

SCALE: 1:50



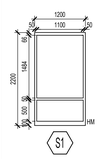
FRAME ELEVATIONS

SCALE: 1:50



SCREEN ELEVATIONS

SCALE: 1:50

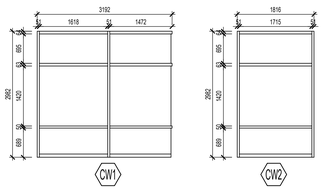


NOTES & LEGEND

MANUALLY OPERATED WINDOW BLIND FULL HT FROM HEAD TO SILL-SEE SPECS - TRANSLUCENT FABRIC

CURTAIN WALL ELEVATIONS

SCALE: 1:50

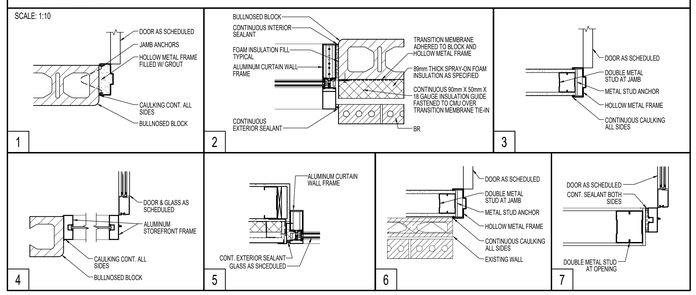


FRAMES/DOORS/SCREENS NOTES & LEGEND

1. ALL GLAZING TO BE TEMPERED UNLESS NOTED OTHERWISE - REFER TO GLAZING SPECIFICATION.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL OPENINGS AND CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
3. FRAME DIMENSIONS SHOWN ARE NOMINAL. SHIM SPACE REQUIRED AND TO BE COORDINATED WITH FIELD DIMENSIONS.
4. ALL EXPOSED LINTELS TO BE PAINTED.
5. WHERE DOOR SIZES ARE NOTED, ELEVATIONS ARE APPROXIMATE - REFER TO PLANS AND SECTIONS.
6. REFER TO HEALTH & LIFE SAFETY PLANS FOR ADDITIONAL FIRE-RATED LOCATIONS.
7. GLAZING IN RATED ASSEMBLIES TO BE EQUIVALENT TO THE REQUIRED RATING OF THE ASSEMBLY IN WHICH THE GLAZING IS INSTALLED

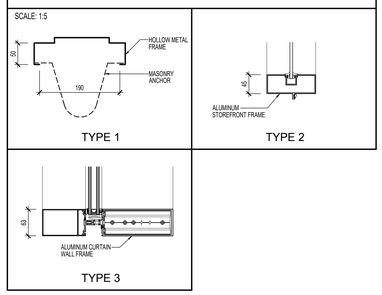
JAMB DETAILS

SCALE: 1:10

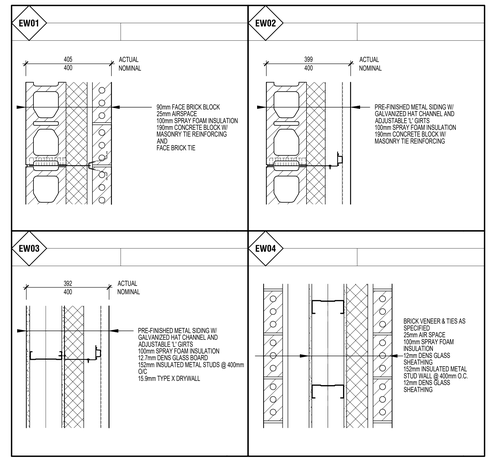


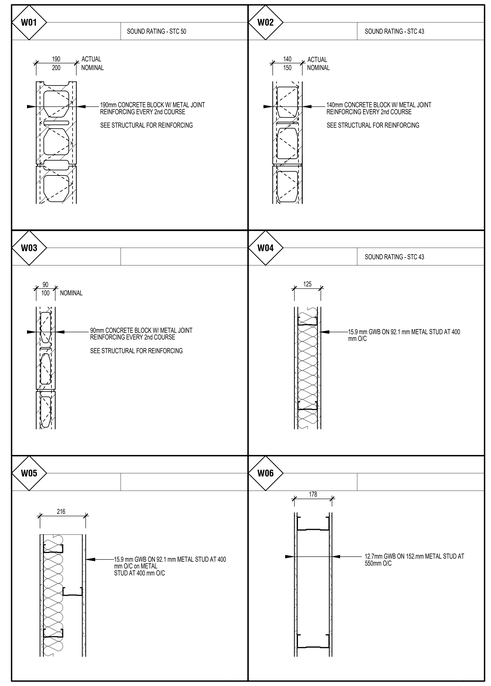
FRAME TYPES

SCALE: 1:5



WALL ASSEMBLIES





NOTE:

FIRE RESISTANCE RATINGS ARE TO BE AS SHOWN ON HEALTH & LIFE SAFETY PLAN (A-105)

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ISSUANCES:

No.	Issued for/Description	Date
1	80% OWNER REVIEW	2025-08-12
2	85% COSTING	2025-09-05
3	PERMIT	2025-11-28
4	PERMIT	2026-03-02
5	TENDER	2026-04-09

CLIENT:

Waterloo Catholic District School Board

480 Dutton Drive,
Waterloo, ON N2L 4C6

PROJECT TITLE:

St. Gregory Catholic Elementary School Addition and Renovations

34 Osborne St,
Cambridge, ON
N1S 3H1

DRAWING TITLE:

WALL ASSEMBLIES, ROOM FINISH SCHEDULE, DOOR SCHEDULE, FRAME & SCREEN ELEVATIONS, JAMB DETAILS & FRAME TYPES

DATE: 2026-03-02

DRAWN BY: ND

SCALE: AS SHOWN

PROJECT NO: 25-106

DRAWING NO: A-104

ONTARIO BUILDING CODE MATRIX
NEW WORK

	DESCRIPTION		OBC REFERENCE
1	Project Description:	☐ New ☑ Addition ☐ Change of Use ☐ Alteration	Div. A - 1.3.3.2. Div. A - 1.2.1.1.(1)(a)
2	Major Occupancy(s)	GROUP A-2 Assembly Occupancy	Div. B - 3.1.2.1.(1)
3	Building Area Calculation	Existing Building Area (sm) 2,208 Proposed Addition Area (sm) + 688 Total Proposed Building Area (sm) Total 2,896	Div. A - 1.4.1.2
4	Firewall Design (df)	Existing n/a New n/a Total n/a Fire Resistance Rating N/A Hrs	Div. B - 3.1.10 Div. B - 3.1.10.2 (2)
5	Gross Area (df) Existing Gross Area (sm) New Gross Area (sm) Total Proposed Gross Area (sm)	2,342 + 688 Total 3,030	Div. A - 1.4.1.2
6	Number of Storeys	Above Grade 1 Below Grade n/a Upper Level at Raised Grade 1	Div. B - 3.2.1.1 & Div. A - 1.4.1.2
7	Occupancy Count	Refer to Plan	Div. B - 3.1.17
8	Number of Streets Facing/Fire Fighter Access	1 (sprinklered)	Div. B - 3.2.2.10 & 3.2.5
9	Distance from Entrance to nearest Fire Hydrant	19 m to Main Entrance (NEW)	Div. B - 3.2.2.10 & 3.2.5
10	Building Classification	GROUP A-2, up to 6 storeys, Any Area Sprinklered	Div. B - 3.2.2.24
11	Maximum Building Area Permitted (df)	Not Limited	Div. B - 3.2.2.24
12	Sprinkler System Proposed	☐ Existing Building ☐ Addition Only ☑ Addition + Partial Existing ☐ In Lieu of Roof Rating ☐ Not Required	Div. B - 3.2.2.24
13	Permitted Construction New Work Construction	☐ Combustible ☑ Non-Combustible ☐ Both ☐ Combustible ☑ Non-Combustible ☐ Both	Div. B - 3.2.2.24
14a	Fire Separations and Fire Resistance Ratings Horizontal Assemblies		Div. B - 3.2.2.24
	Assembly / Fire Separation / Fire Resistance Rating / F.R.R. Provided		
	Floors: TBD / 1 Hr / N/A		
	Roof: TBD / N/A / N/A		
	Floor Over Basement: TBD / N/A / N/A		Div. B - 3.2.1.4
14b	Fire Separations and Fire Resistance Ratings Supporting Assemblies		Div. B - 3.2.2.24
	Loadbearing Walls, Columns and Arches Supporting an Assembly required to have a F.R.R. shall: 1. Have a F.R.R. not less than: 1 Hr	F.R.R. Provided N/A	
15	Spatial Separation - Construction of Exterior Walls	> 9.1m 100% UPO Allowed	Div. B - 3.2.3.1.A & 3.2.3.7
16	Fire Alarm Required	☑ Yes ☐ No (Existing)	Div. B - 3.2.4.1(2)
17	Water Service/Supply is Adequate	☑ Yes ☐ No ☐ TBD (Existing)	Div. B - 3.2.5.7
18	High Building	☐ Yes ☑ No	Div. B - 3.2.6
19	Interconnected Floor Spaces	☐ Yes ☑ No	Div. B - 3.2.8.2.(5) & (6)
20	Standpipe Required: Above Grade / Below Grade	☐ Yes ☑ No (Existing) ☐ Yes ☑ No	Div. B - 3.2.5.8
21	Travel Distance	Existing Building (Non Sprinklered) / Addition & Renovations (Sprinklered)	
	To Egress Doors / Within a Suite.	1 Door - No Change / 25m max. 2 Doors - No Change / 45m max.	Div. B - 3.3.1.5 Div. B - 3.3.1.6
	To an Exit.	No Change / SEE PLANS	Div. B - 3.4.2.5(1)
22	Barrier-free Design	☑ Yes ☐ No (Explain)	Div. B - 3.8

WASHROOM DESIGN CALCULATIONS

DESIGN FOR WASHROOM COUNT OF NEW ADDITION

PANEL	STUDENTS	STAFF
ADMINISTRATION	-	2
ITINERANT	-	-
ELEMENTARY (KINDERGARTEN)	48	4
ELEMENTARY (GRADES 1-8)	120	10
	168 TOTAL	**16 TOTAL**

NEW ADDITION + RENO	REQUIRED	PROVIDED
STUDENTS (KINDERGARTEN)	48 STUDENTS - 25 STUDENTS PER CLASSROOM	
	MALE 48 / 2 = 24 3.7.4.3 (14) - 1 FIXTURE / 30 MALES = 1 FIXTURE	1 UNISEX
	FEMALE 48 / 2 = 24 3.7.4.3 (14) - 1 FIXTURE / 26 FEMALES = 1 FIXTURES	1 UNISEX
STUDENTS (GRADE 1-8, SPEC-ED, RESOURCE)	120 STUDENTS	
	MALE 120 / 2 = 60 3.7.4.3 (14) - 1 FIXTURE / 30 MALES = 2 FIXTURES	4 FIXTURES
	FEMALE 120 / 2 = 60 3.7.4.3 (14) - 1 FIXTURE / 26 FEMALES = 3 FIXTURES	4 FIXTURES
	TOTAL REQUIRED = 7 FIXTURES	10 FIXTURES
STAFF	20 STAFF	
	MALE 16 / 2 = 8 3.7.4.3 (A) - 1 FIXTURE / 1-25 MALES = 1 FIXTURE	1 NEW UNISEX
	FEMALE 16/ 2 = 8 3.7.4.3 (A) - 1 FIXTURE / 1-25 FEMALES = 1 FIXTURES	1 NEW UNISEX
		3 EX. UNISEX
	TOTAL REQUIRED = 2 FIXTURES	4 UNISEX TOTAL

HEALTH & LIFE SAFETY LEGEND

- T.D. = XX.X m — TRAVEL DISTANCE (WORST CASE)
- EXISTING 30 MIN. FIRE SEPARATION. ALL PENETRATIONS TO HAVE 30 MIN RATED FIRESTOPPING
- EXISTING 1 HR FIRE SEPARATION. ALL PENETRATIONS TO HAVE 1 HR RATED FIRESTOPPING
- (19) OCCUPANCY TOTAL OF STUDENTS (NOT ALL SPACES SHOWN)
- (1/2) OCCUPANCY TOTAL OF STAFF (NOT ALL SPACES SHOWN)
- AREA OF NEW SPRINKLER SYSTEM IN EXISTING SCHOOL
- AREA OF SPRINKLERED RENOVATIONS
- AREA OF NON SPRINKLERED RENOVATIONS
- AREA OF SPRINKLERED NEW ADDITION

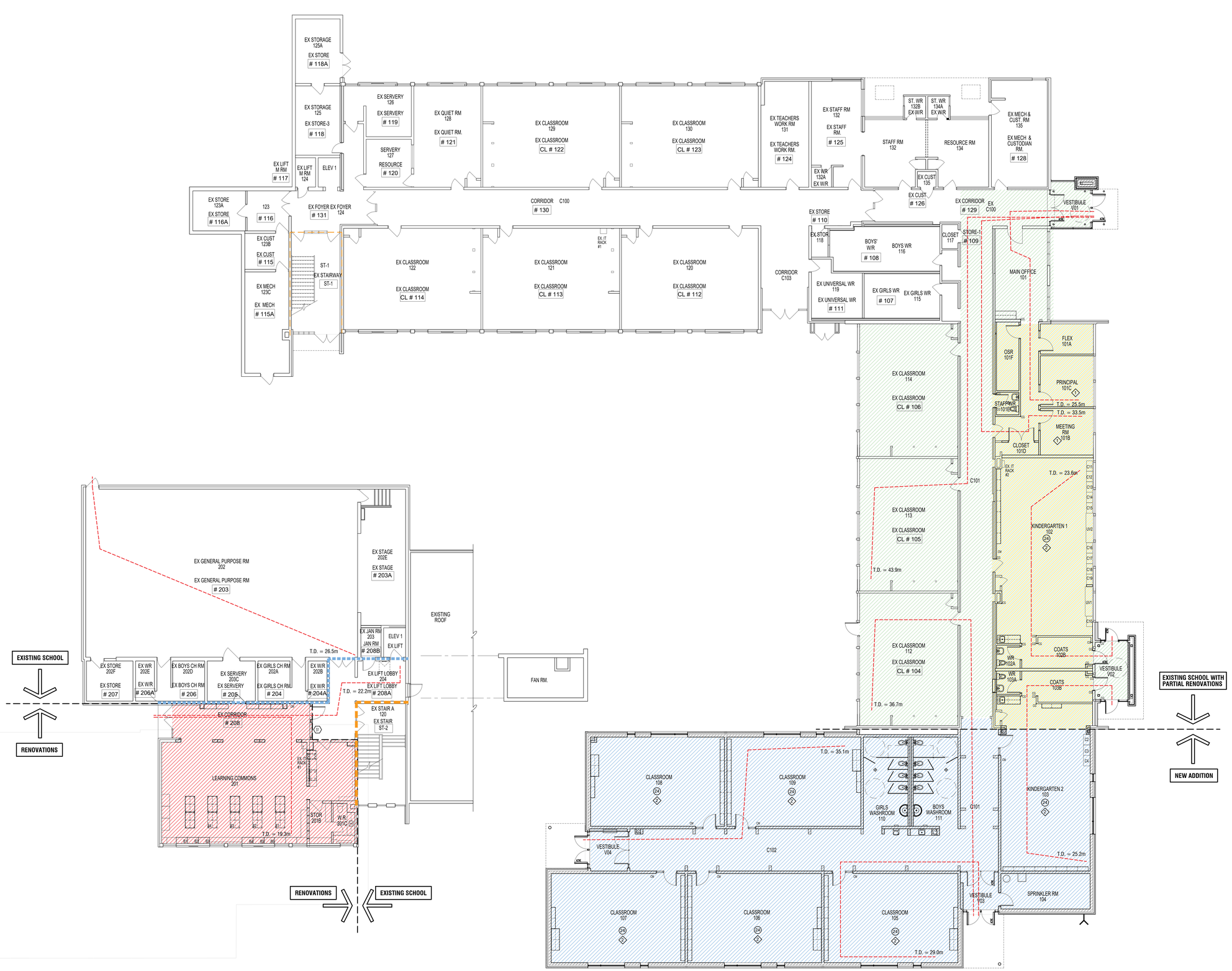
OCCUPANCY COUNT TABLE

AREA	OCCUPANCY (PERSONS) STUDENTS	STAFF	TOTALS
EXISTING SCHOOL	230	25	255
ADDITION	168	16	184
TOTAL			
		TOTAL OCCUPANCY OF STUDENTS & STAFF	439

REQUIRED EXIT WIDTHS

DIV. B - 3.4.3.2.(1)

AREA	OCCUPANCY	REQUIRED 6.1mm PER PERSON	PROVIDED
EXISTING	255	1,555 mm	13,125 mm
NEW ADDITION	184	3,751mm	4,268 mm



UPPER FLOOR PLAN
SCALE: 1:100

GROUND FLOOR PLAN
SCALE: 1:100

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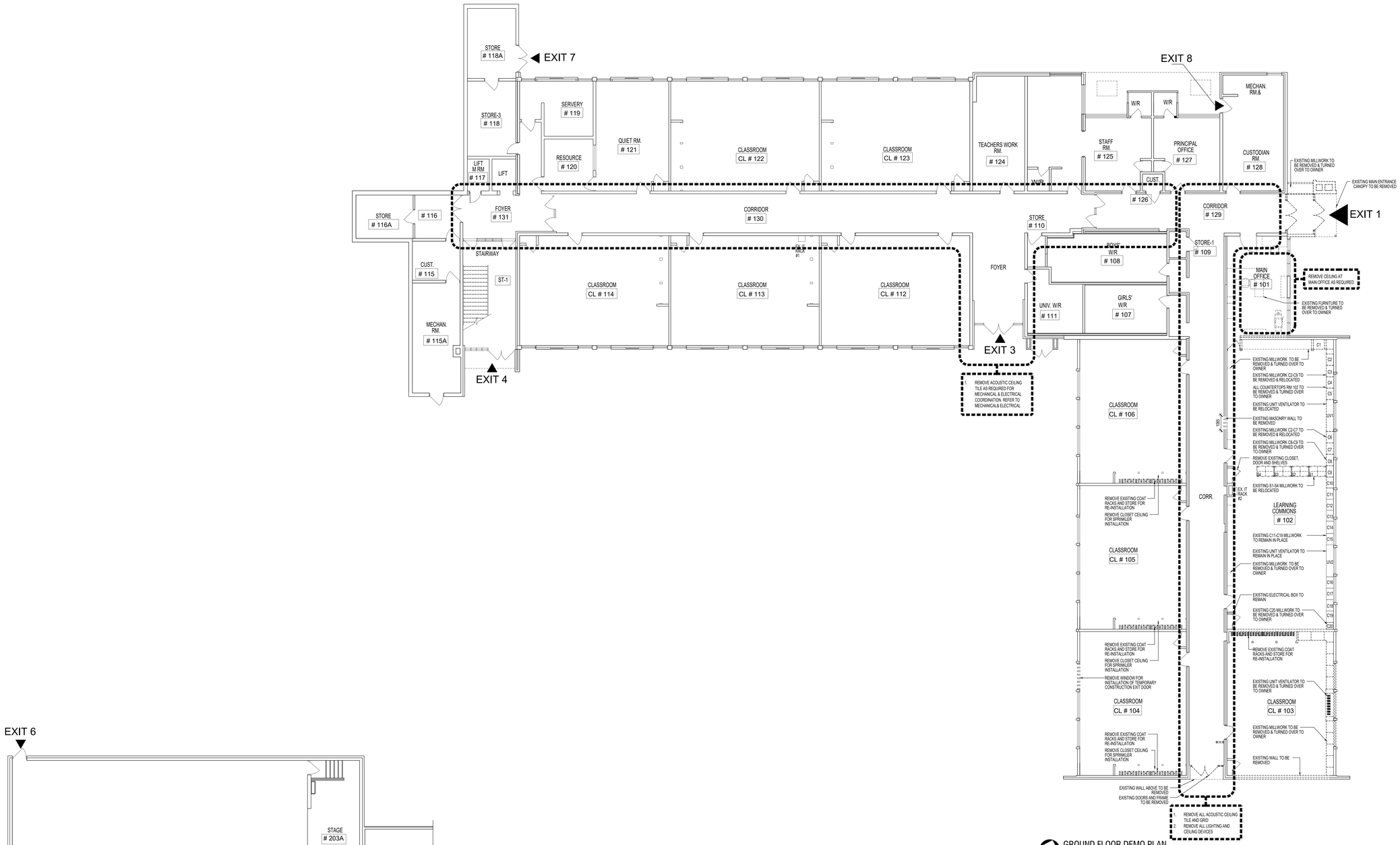
CLIENT:
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480 Dutton Drive,
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St. Gregory Catholic Elementary School Addition and Renovations
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Cambridge, ON
N1S 3H1

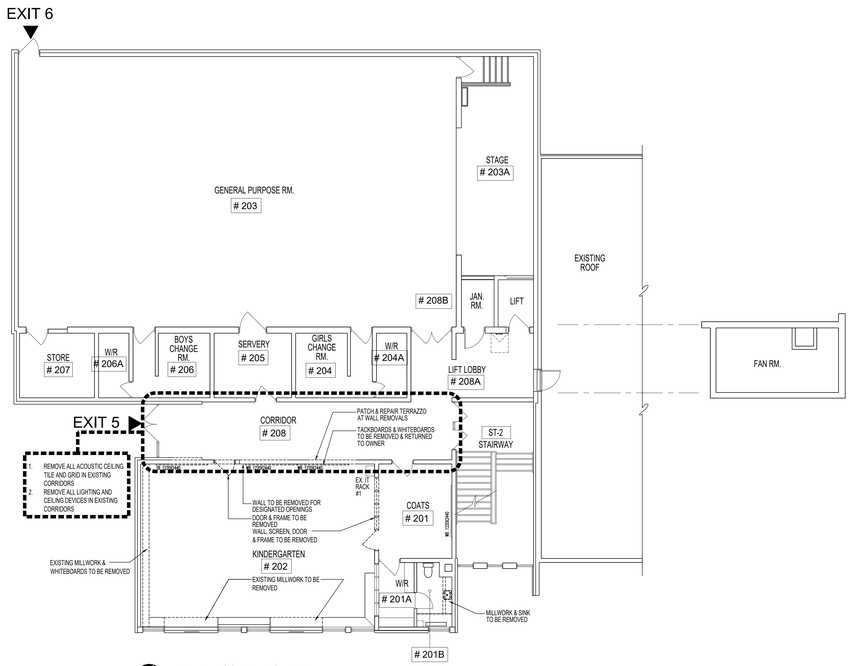
DRAWING TITLE:
HEALTH AND LIFE SAFETY PLANS

DATE: 2026-03-02
DRAWN BY: CM
SCALE: AS SHOWN
PROJECT NO: 25-106
DRAWING NO: A-105

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GROUND FLOOR DEMO PLAN
SCALE: 1:100



UPPER FLOOR DEMO PLAN
SCALE: 1:100

DEMOLITION NOTES:

GENERAL

1. COORDINATE THESE DRAWINGS WITH SPECIFICATIONS FOR DEMOLITION AND NEW WORK.
2. EXTENT OF DEMOLITION DEPICTED ON THIS DRAWING IS APPROXIMATE ONLY. REFER TO CONTRACT DOCUMENTS TO ADEQUATELY DETERMINE SCOPE OF DEMOLITION.
3. ALL LOOSE ITEMS INCLUDING FURNITURE, APPLIANCES, SHELVING, FILING CABINETS, ETC. TO BE REMOVED BY THE OWNER PRIOR TO DEMOLITION BY CONTRACTOR.
4. ALL EXISTING WALL MOUNTED ITEMS SUCH AS CLOCKS, PROJECTION SCREENS, SPEAKERS, TOWEL DISPENSERS, TACKBOARDS, CHALKBOARDS, MIRRORS ETC. TO BE REMOVED BY CONTRACTOR AND TURNED OVER, OR DISPOSED OF AS DIRECTED BY OWNER.
5. FIRE AND SMOKE DETECTION DEVICES, THERMOSTATS, FIRE ALARM BELLS, ELECTRICAL CONDUITS AND OUTLETS AND MOTION DETECTORS TO BE REMOVED AND RELOCATED ON TURNOVER TO OWNER AS INDICATED ON DEMOLITION AND NEW WORK DRAWINGS.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR GOOD HOUSEKEEPING AT ALL TIMES AND SHALL VACUUM AND DUST AT EXISTING BUILDING ON A DAILY BASIS AND REMOVE ALL DEBRIS FROM THE BUILDING ON A DAILY BASIS.
7. PROVIDE TOOTHING AT ALL MASONRY REMOVES WHERE NEW OPENING IS SHOWN.
8. SEE STRUCTURAL DRAWINGS FOR REMOVAL AND/OR REINFORCING OF EXISTING STRUCTURAL STEEL.
9. SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR REQUIREMENTS OF ALL TEMPORARY SHORING.
10. REFER TO SITE PLANS FOR ADDITIONAL SITE DEMOLITION REQUIREMENTS.
11. REFER TO WALL SECTIONS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
12. REFER TO MECHANICAL TO COORDINATE ALL MECHANICAL DEMOLITION AND TO COORDINATE NEW WORK.
13. REFER TO ELECTRICAL FOR THE REMOVAL AND/OR RELOCATION OF ELECTRICAL SERVICES, JUNCTIONS, CONDUITS, PANELS, ETC.
14. COORDINATE ALL ROOFING CUTTING / REMOVALS WITH ROOF PLAN

FLOORS

1. REMOVE EXISTING FLOORING
2. REMOVE EXISTING FLOORING AND AND CONCRETE SLAB
3. SAWCUT AND REMOVE PORTION OF EXISTING FLOOR & CONCRETE SLAB FOR NEW FLOOR DRAIN

CEILINGS

GENERAL: USE CARE IN REMOVING EXISTING CEILING TILES AS THEY WILL BE TURNED OVER TO THE OWNER FOR FUTURE USE.

1. REMOVE EXISTING ACT AND/OR STUD/GWB BULKHEAD
2. REMOVE EXISTING ACT. RE-INSTALL UPON COMPLETION OF NEW WORK.

WALLS

1. DEMOLISH AND REMOVE EXISTING CLADDING / FACEBRICK / CONCRETE BLOCK AS INDICATED TO ALLOW FOR NEW WORK.
2. REMOVE EXISTING CONCRETE BLOCK.
3. REMOVE EXISTING STUD AND GWB PARTITION

MISCELLANEOUS

1. REMOVE EXISTING DOOR AND FRAME COMPLETE. REMOVE ADDITIONAL WALL AS REQUIRED TO ALLOW TOOTHING WHERE MASONRY AS SHOWN AT NEW WORK.
2. REMOVE EXISTING WINDOW, INSULATION, SILL AND TRIM COMPLETE. TURN WINDOW OVER TO THE OWNER.
3. REMOVE EXISTING MILLWORK AND FIXTURES.
4. REMOVE EXISTING BULKHEAD COMPLETE.
5. SAW CUT EXISTING ROOFING SYSTEM FOR NEW WORK.
6. REMOVE EXISTING PROJECTOR SCREEN COMPLETE AND TURN OVER TO OWNER.
7. REMOVE EXISTING SIGNAGE AND TURN OVER TO OWNER.

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1	PERMIT	2025-11-28
2	SITE PLAN CONTROL	2026-02-11
3	PERMIT	2026-03-02
4	TENDER	2026-04-09

CLIENT:
Waterloo Catholic District School Board
480 Dutton Drive,
Waterloo, ON N2L 4C6

PROJECT TITLE:
St. Gregory Catholic Elementary School Addition and Renovations
34 Osborne St.
Cambridge, ON
N1S 3H1

DRAWING TITLE:
DEMOLITION FLOOR PLANS

DATE: 2026-03-02
DRAWN BY: CM
SCALE: AS SHOWN
PROJECT NO: 25-106
DRAWING NO: A-200

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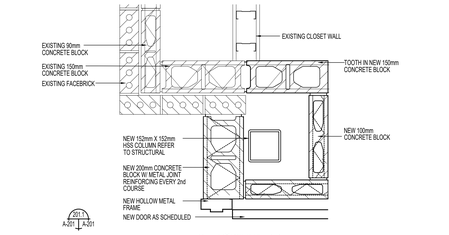
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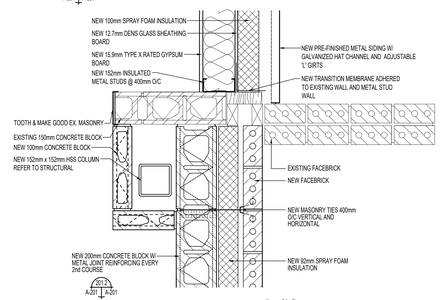
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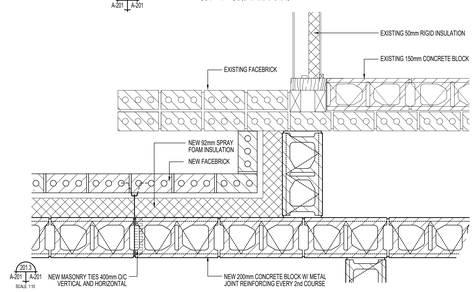
1. COORDINATE WORK WITH ALL DRAWINGS AND SPECIFICATIONS.
2. REFER TO HEALTH AND LIFE SAFETY DRAWING FOR FIRE SEPARATIONS, RATINGS AND OTHER INFORMATION.
3. WALL TYPE TAGS ARE CONTINUOUS ACROSS LENGTH OF WALL & AROUND CORNERS UNTIL BROKEN BY ANOTHER WALL TYPE.
4. W01 - ALL WALLS TYPE W01 UNLESS NOTED OTHERWISE ON THESE DRAWINGS - SEE WALL TAGS.
5. REFER TO INTERIOR ELEVATIONS FOR REFERENCES TO ALL MILLWORK - THESE PLANS REPRESENT GENERAL ARRANGEMENT & LOCATION ONLY. SPECIFIC CABINET INFORMATION IS NOT SHOWN.
6. REFER TO STRUCTURAL DRAWINGS FOR COORDINATION AND SAW CUT LOCATIONS.
7. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR EQUIPMENT NOT SHOWN HERE.
8. REFER TO PLAN DETAILS FOR ADDITIONAL WALL TYPE INFORMATION.
9. REFER TO DOOR SCHEDULE FOR ACTUAL DOOR SIZES, JAMB DETAILS AND OTHER INFORMATION. ACTUAL FRAME & JAMB DETAILS ARE NOT SHOWN ON THESE PLANS.
10. WINDOW VENTS AND OPERABLE COMPONENTS NOT SHOWN ON THESE PLANS - REFER TO ELEVATIONS.
11. REFER TO INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION.

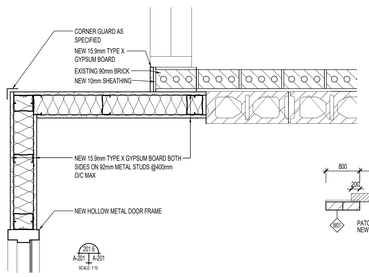
LEGEND- FLOOR PLANS

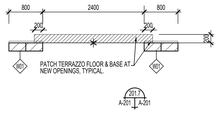
- WHERE DENOTED - ACTIVE DOORS W/ OPERATORS/ & PUSH BUTTON LOCATIONS
- LINE OF FLOOR TYPE TRANSITION - REFER TO ROOM FINISH SCHEDULE FOR MATERIALS (AT DOORS, PROVIDE FLOOR TRANSITIONS UNDER CENTRELINE OF DOORS IN CLOSED POSITION)
- W01 — WALL TYPE - REFER TO WALL ASSEMBLIES AND RELATED DETAILS
- 001 — DOOR & FRAME TAG - SEE DOOR AND FRAME SCHEDULE, DETAILS AND SPECS
- 600.14 / A-600 / 600.11 / 600.12 — INTERIOR ELEVATION TAGS - REFER TO INTERIOR ELEVATIONS FOR MILLWORK INFORMATION
- RWL — RAIN WATER LEADER - REFER TO MECH PROVIDE FURRING TO SUIT AT ALL LOCATIONS
- CONTROL PANEL-REFER TO ELECTRICAL
- ELECTRICAL PANEL-REFER TO ELECTRICAL
- FURNITURE SHOWN DOTTED TO BE SUPPLIED AND INSTALLED BY OWNER - UNLESS NOTED OTHERWISE
- TV / FRIDGE — APPLIANCES AND EQUIPMENT SHOWN DOTTED TO BE SUPPLIED AND INSTALLED BY OWNER - UNLESS NOTED OTHERWISE
- EX CLASSROOM CL # XXX — ORIGINAL ROOM NAME/NUMBER FOR REF ONLY
- EX CLASSROOM XXX — EXISTING ROOM REUMBERED
- CLASSROOM XXX — NEW ROOM

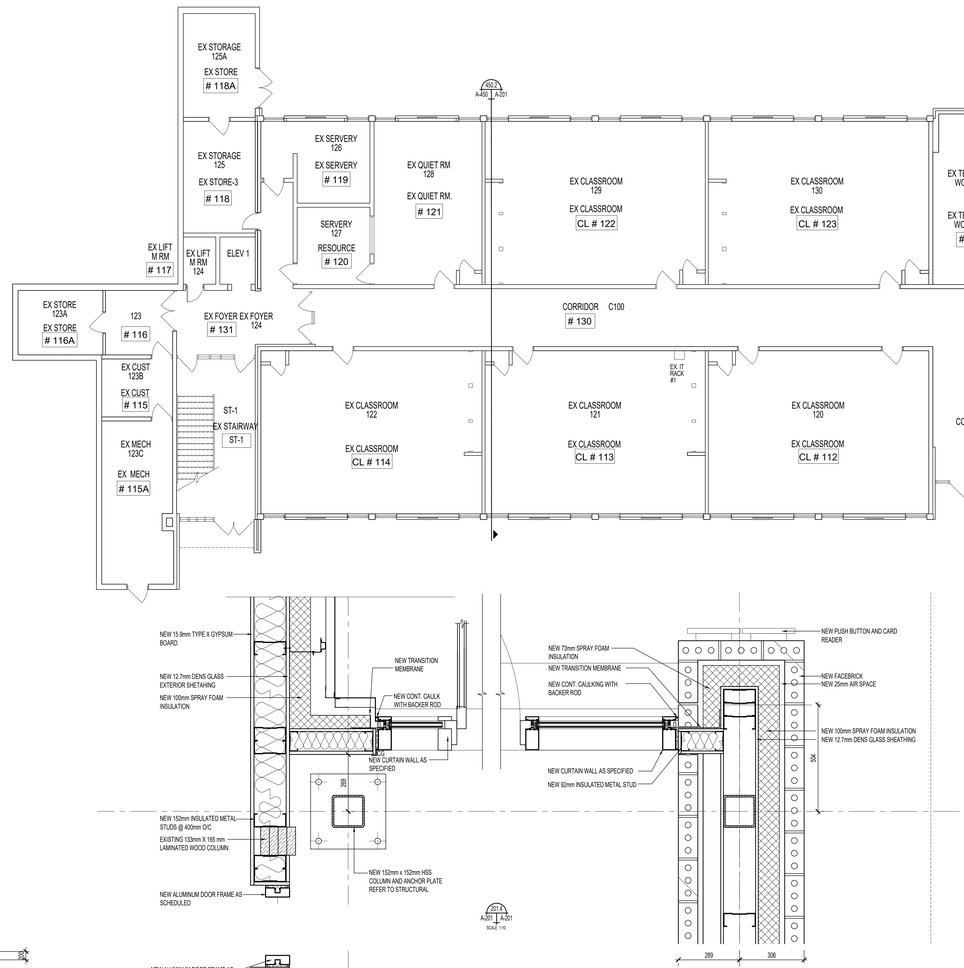


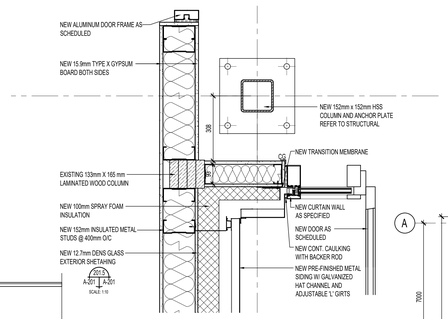


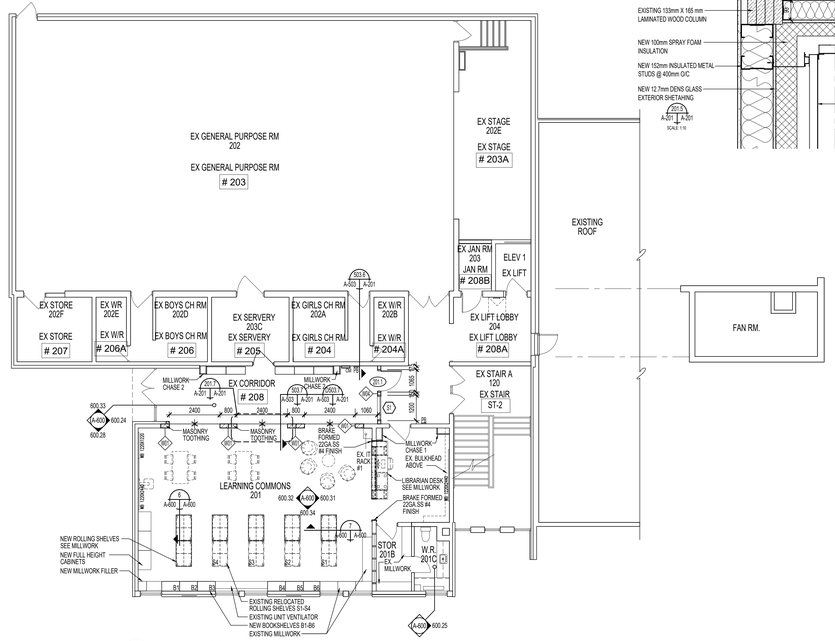




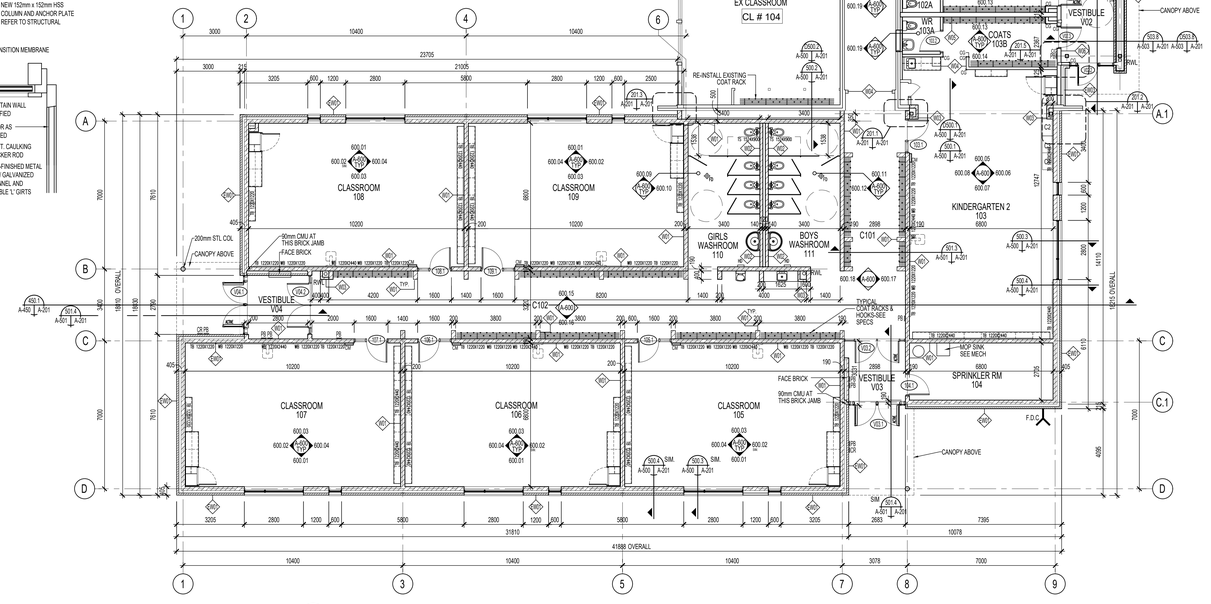








UPPER FLOOR PLAN
SCALE: 1:100



GROUND FLOOR PLAN
SCALE: 1:100

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PROJECT TITLE:

St. Gregory Catholic Elementary School Addition and Renovations

34 Osborne St.
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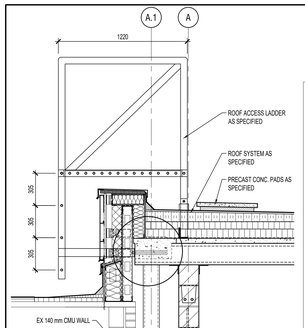
FLOOR PLANS AND DETAILS

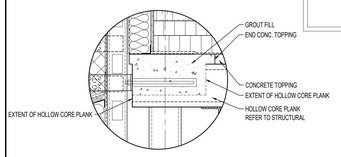
DATE: 2026-03-02
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PROJECT NO: 25-106
DRAWING NO: A-201

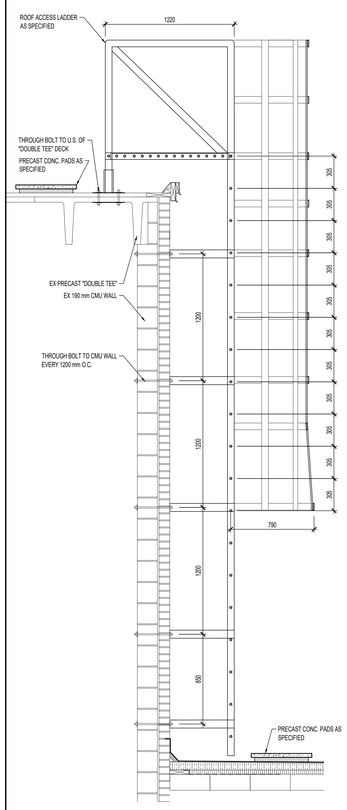
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ROOF ACCESS LADDER #1 DETAIL

SCALE: 1:20

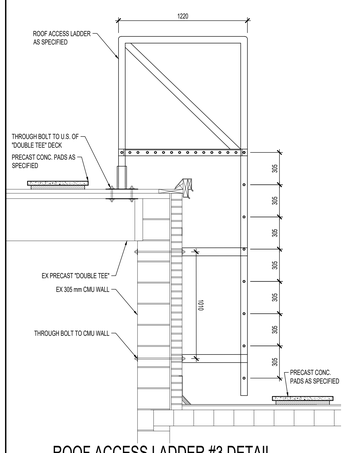






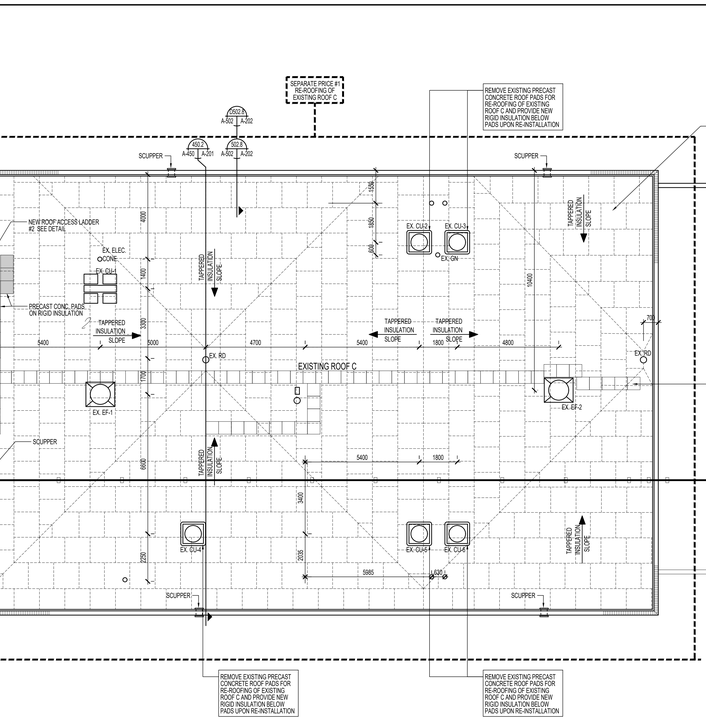
ROOF ACCESS LADDER #2 DETAIL

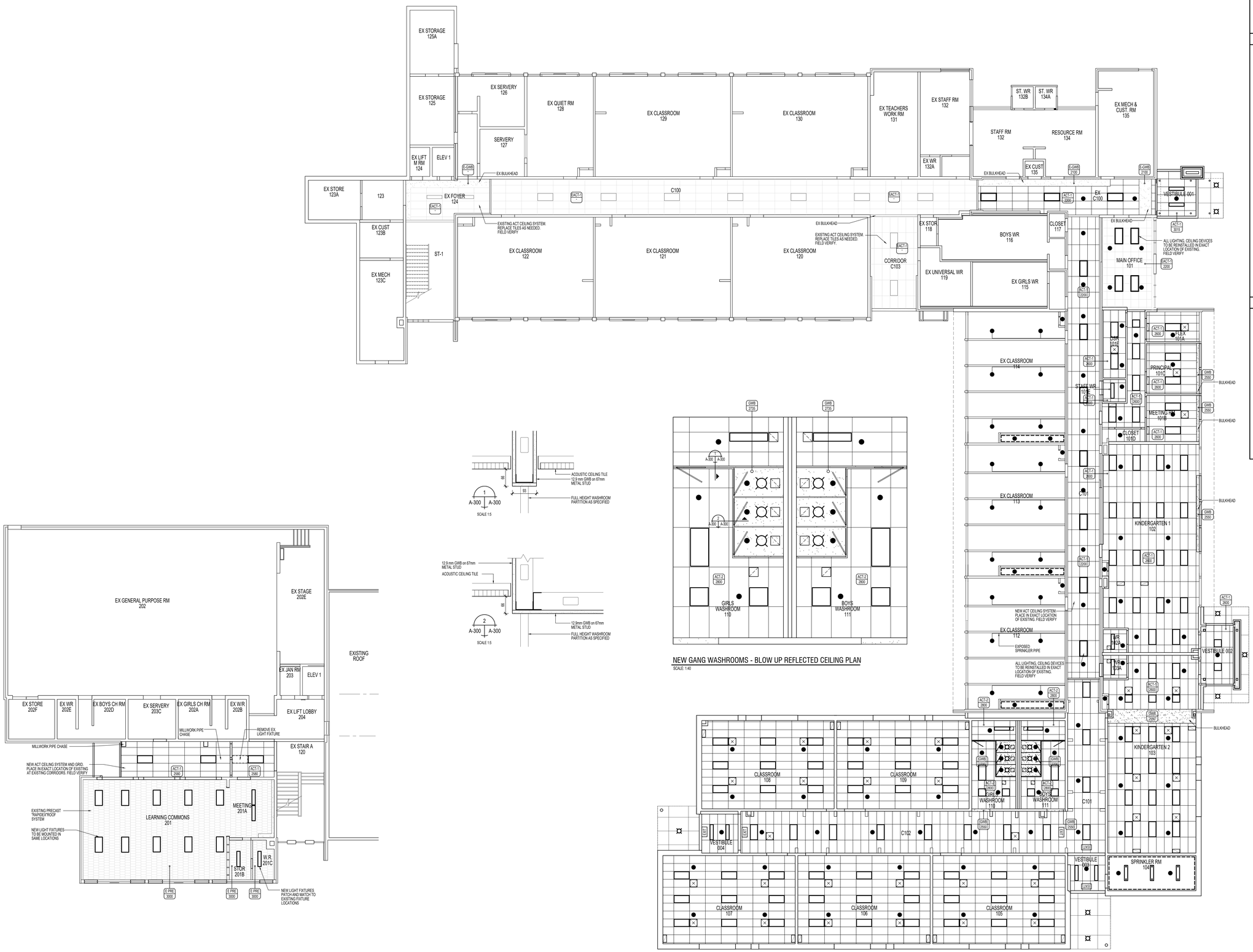
SCALE: 1:20



ROOF ACCESS LADDER #3 DETAIL

SCALE: 1:20


SEPARATE PRICE #1 RE-ROOFING OF EXISTING ROOF C
REMOVE EXISTING PRECAST CONCRETE ROOF PADS FOR RE-ROOFING OF EXISTING ROOF C AND PROVIDE NEW RIGID INSULATION BELOW PADS UPON RE-INSTALLATION
REMOVE AND RE-INSTALL ALL EXISTING ROOF EQUIPMENT ON EXISTING ROOF C AS REQUIRED FOR RE-ROOFING OF EXISTING ROOF C
END OF NEW PARAPET TO BE TIE INTO EXISTING PARAPET
NEW PARAPET SEE SECTION DETAILS
GAS LINE REFER TO MECHANICAL
EXISTING ROOF D
EXISTING ROOF C
EXISTING ROOF B
EXISTING ROOF E
EXISTING ROOF A
NEW ROOF ACCESS LADDER #2 SEE DETAIL
NEW ROOF ACCESS LADDER #3 SEE DETAIL
PRECAST CONC. PADS ON RIGID INSULATION
EX. ACCESS DOOR
EX. ELEC. CONE
EX. CU-2
EX. CU-3
EX. CU-4
EX. CU-5
EX. EF-1
EX. EF-2
EX. RD
EX. HP-1
TAPERED INSULATION SLOPE
SCUPPER
5400
4700
5000
1800
4800
5985
1400
4000
3300
2400
2955
1700
6000
3400
1600
1800
1400
1600
1600
1600



UPPER FLOOR
REFLECTED CEILING PLAN
SCALE: 1:100

NEW GANG WASHROOMS - BLOW UP REFLECTED CEILING PLAN
SCALE: 1:40

GROUND FLOOR
REFLECTED CEILING PLAN
SCALE: 1:100

REFLECTED CEILING PLAN LEGEND

GENERAL NOTES

1. ALL WORK SHALL BE COORDINATED WITH ALL DRAWINGS & SPECIFICATIONS.
2. ALL ACOUSTIC CEILING TILE TO BE INSTALLED AT 2800mm AFF UNLESS NOTED OTHERWISE.
3. ALL ACOUSTIC CEILING TILE TO BE ACT-1 UNLESS NOTED OTHERWISE.
4. ALL GWB CEILING TO BE INSTALLED 50mm BELOW ADJACENT ACT CEILINGS UNLESS OTHERWISE NOTED.

CEILING INFORMATION

- ACT-1 LAY-IN ACOUSTIC TILE CEILING ON METAL SUSPENSION SYSTEM.
- ACT-2 MOISTURE RESISTANT LAY-IN ACOUSTIC TILE CEILING ON METAL SUSPENSION SYSTEM.
- AREA OF REMOVEABLE ACT TRACK AT ALL RTU LOCATIONS. COORDINATE FINAL LOCATIONS AND SIZES WITH MECHANICAL
- EXISTING "RAPIDEX" ROOF SYSTEM
- EXISTING ACT. EXISTING LAY-IN ACOUSTIC TILE CEILING
- ACOUSTICAL PANELS. TYPE A - 610mm X 2438mm ACOUSTICAL PANEL SUSPENDED 152mm FROM STRUCTURE
- GWB DRYWALL BULKHEAD / CEILING
- NO CEILING. EXPOSED TO UNDERSIDE OF STRUCTURE
- C.J. DRYWALL CONTROL JOINT
- GWB 9'-0" CEILING TAG: CEILING TYPE / CEILING HEIGHT
- AP-1 ACOUSTIC PANEL - SEE SPECS

CEILING AND UPPER WALL EQUIPMENT & DEVICES

- SUPPLY & RETURN AIR DIFFUSER
- LINEAR DIFFUSER
- RADIANT HEAT PANEL
- SUSPENDED LIGHT FIXTURE
- LIGHT FIXTURE
- EXTERIOR LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- SPRINKLER
- EXIT SIGN
- DOUBLE HEAD EMERGENCY LIGHT
- SINGLE HEAD EMERGENCY LIGHT

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5	TENDER	2026-04-09

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PROJECT TITLE:
St. Gregory Catholic Elementary School Addition and Renovations
34 Osborne St.
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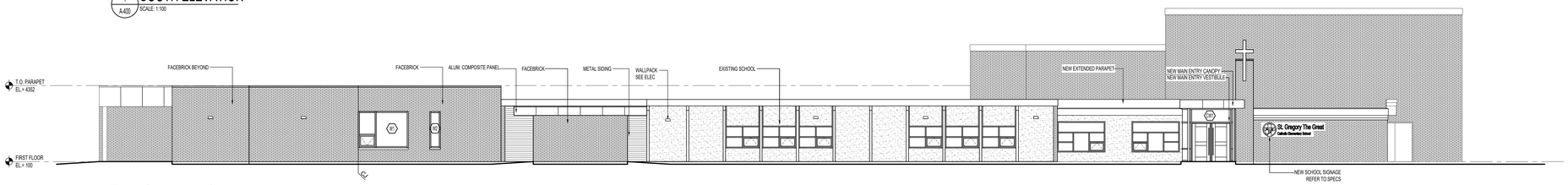
DRAWING TITLE:
REFLECTED CEILING PLANS

DATE: 2026-03-02
DRAWN BY: ND
SCALE: AS SHOWN
PROJECT NO: 25-106
DRAWING NO: A-300

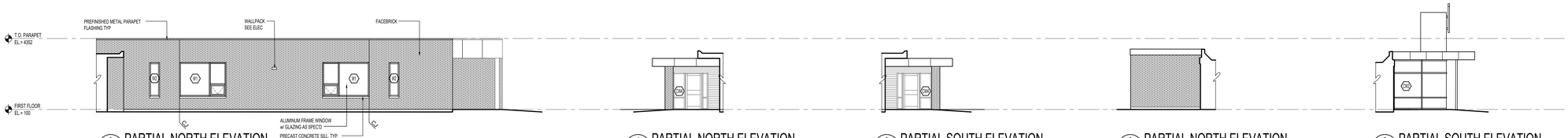
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1 A-400 SCALE: 1:100 **SOUTH ELEVATION**



2 A-400 SCALE: 1:100 **EAST ELEVATION**

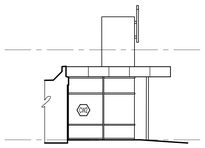


3 A-400 SCALE: 1:100 **PARTIAL NORTH ELEVATION**

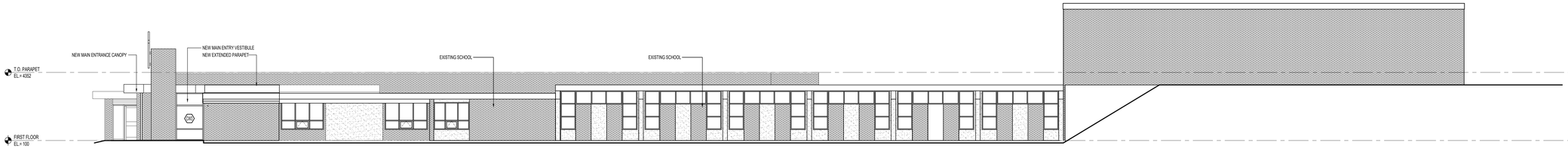
4 A-400 SCALE: 1:100 **PARTIAL NORTH ELEVATION**

5 A-400 SCALE: 1:100 **PARTIAL SOUTH ELEVATION**

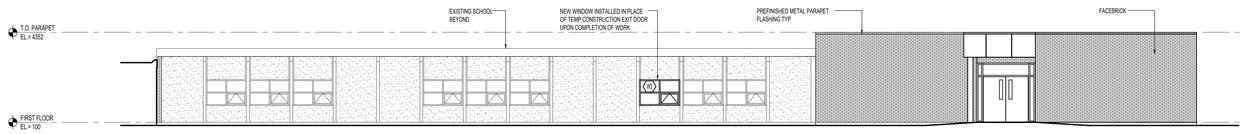
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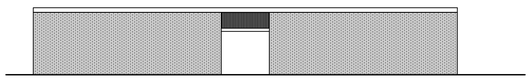
7 A-400 SCALE: 1:100 **PARTIAL SOUTH ELEVATION**



8 A-400 SCALE: 1:100 **NORTH ELEVATION**



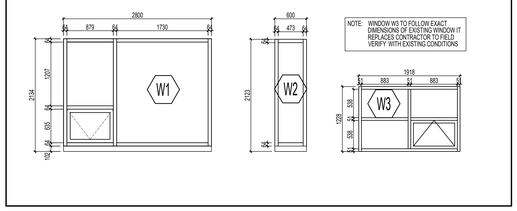
9 A-400 SCALE: 1:100 **PARTIAL WEST ELEVATION**

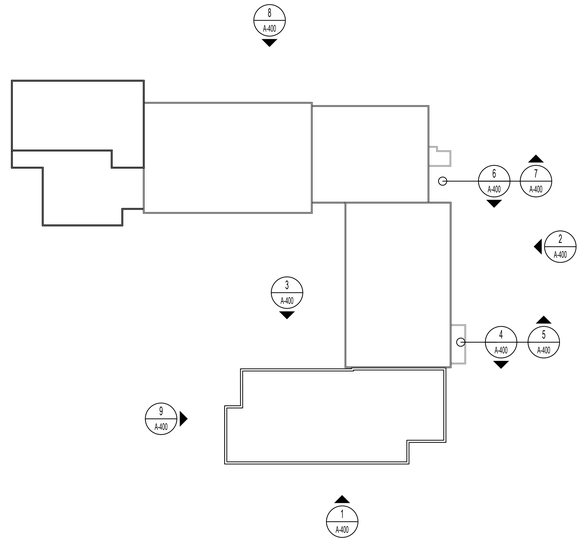


10 A-400 **EXISTING SOUTH ELEVATION**

WINDOW ELEVATIONS

SCALE: 1:40





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5	PERMIT	2026-03-02
6	SITE PLAN CONTROL	2026-03-16
7	TENDER	2026-04-09

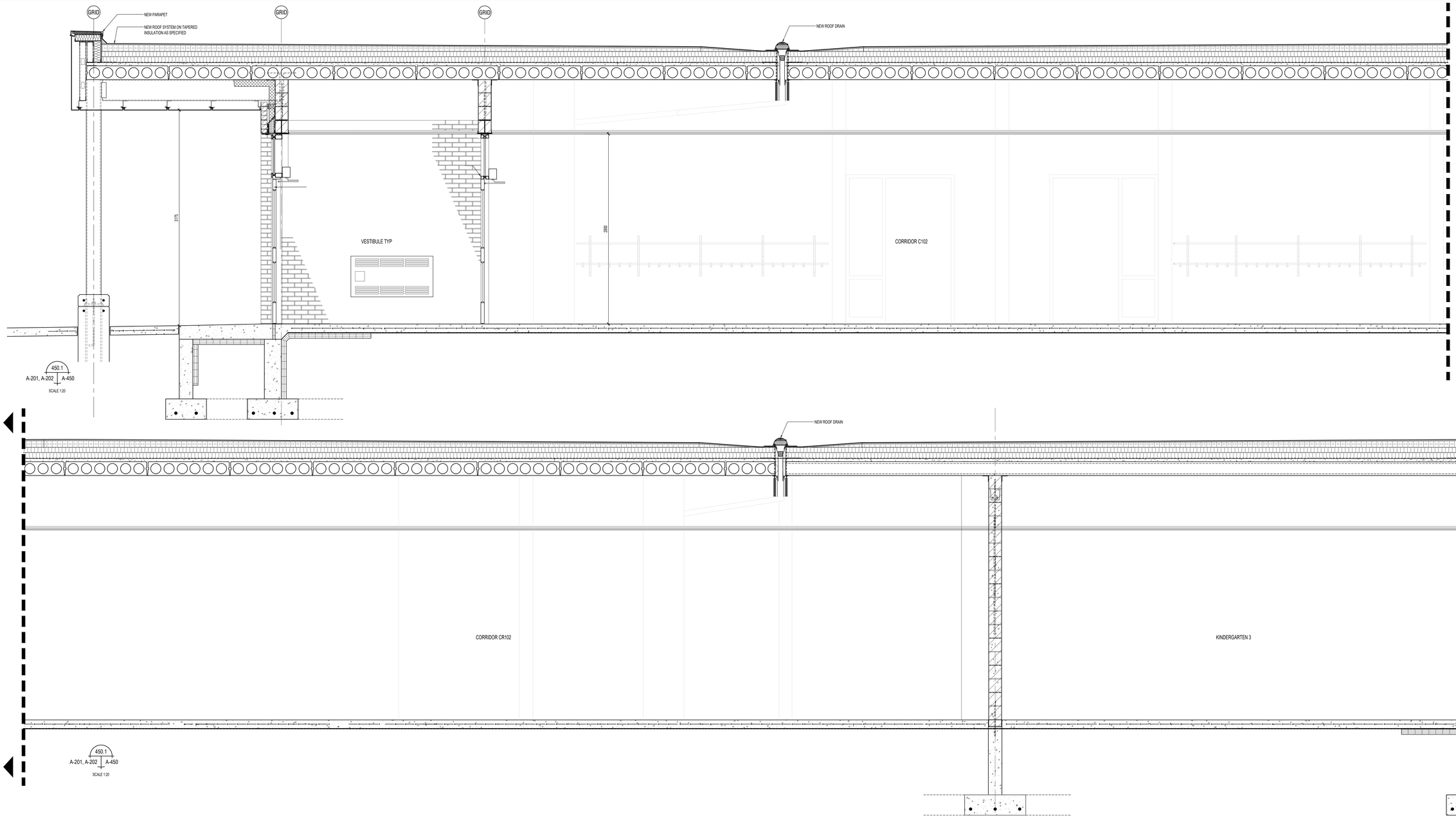
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PROJECT TITLE:
St. Gregory Catholic Elementary School Addition and Renovations
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DRAWING TITLE:
EXTERIOR ELEVATIONS AND WINDOW DETAILS

DATE: 2026-03-02
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Waterloo Catholic District School Board
480 Dutton Drive,
Waterloo, ON N2L 4C6

PROJECT TITLE:

St. Gregory Catholic Elementary School Addition and Renovations

34 Osborne St,
Cambridge, ON
N1S 3H1

DRAWING TITLE:

BUILDING SECTIONS

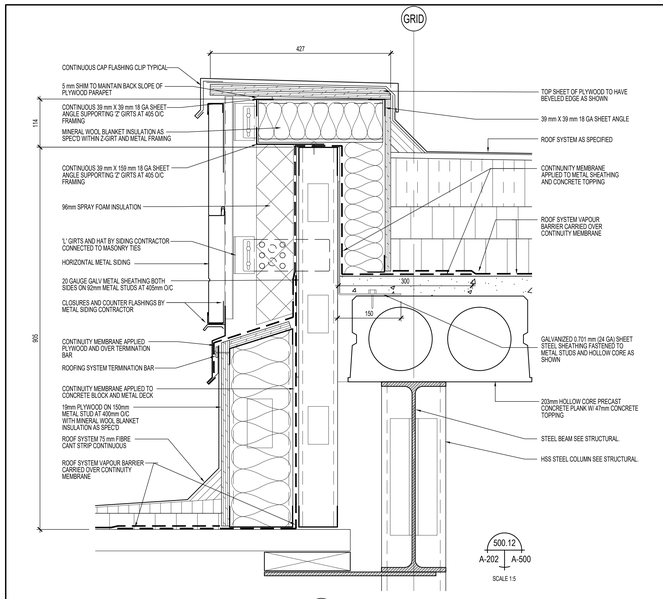
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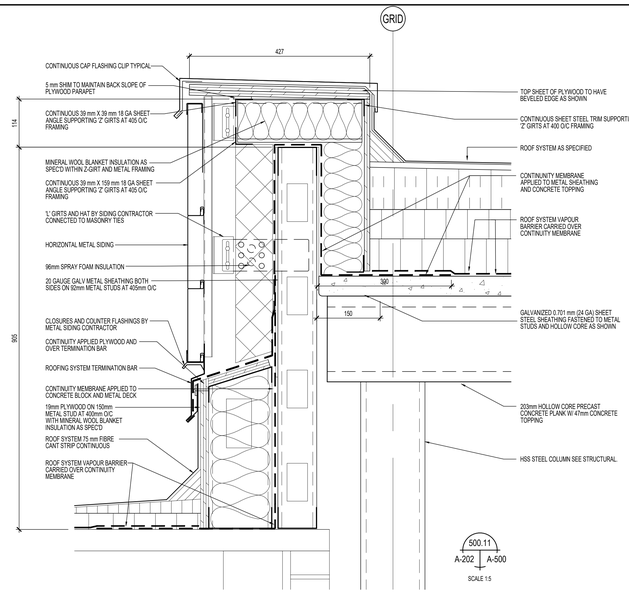
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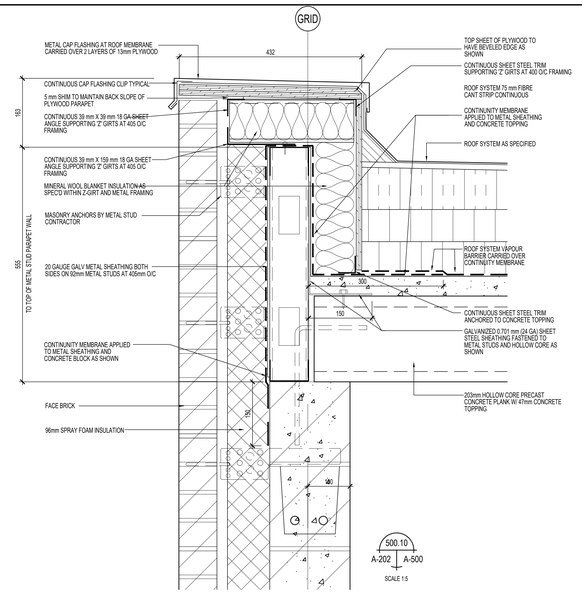
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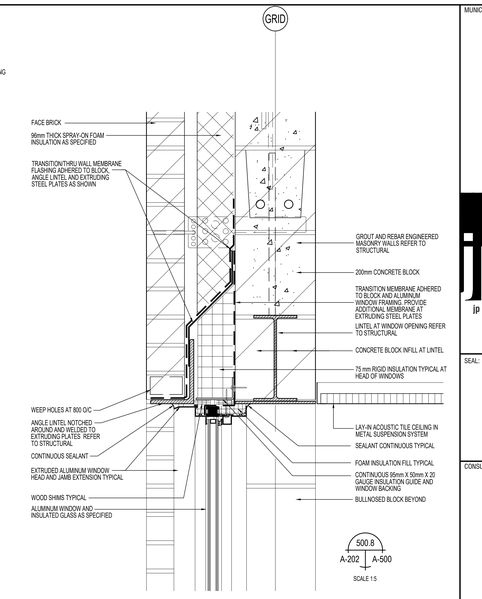
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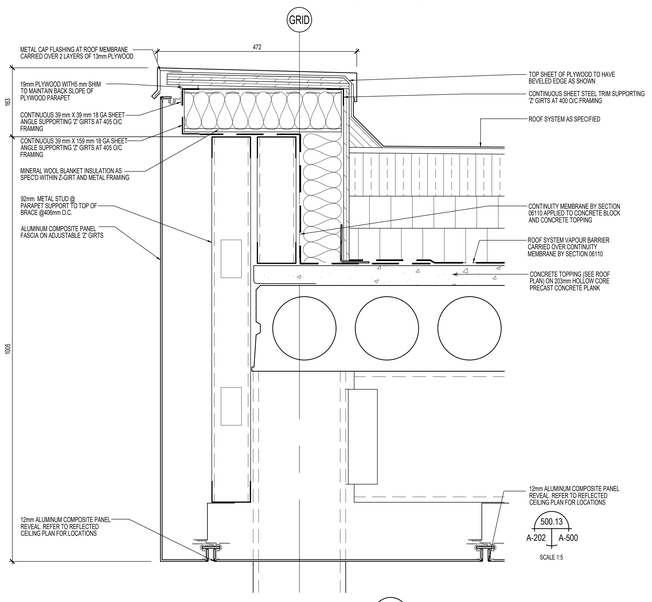
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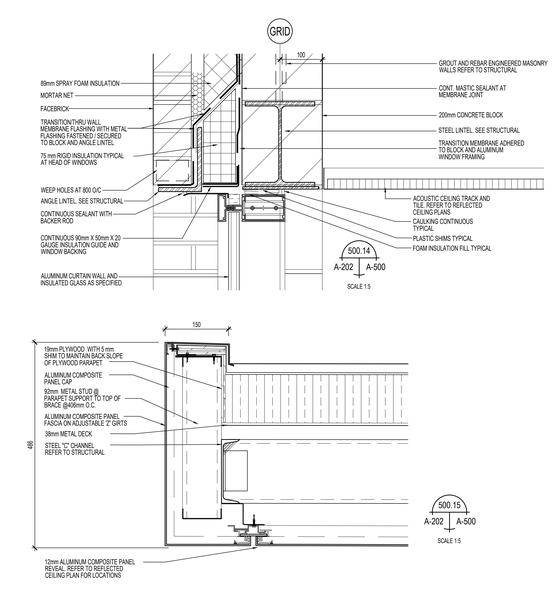


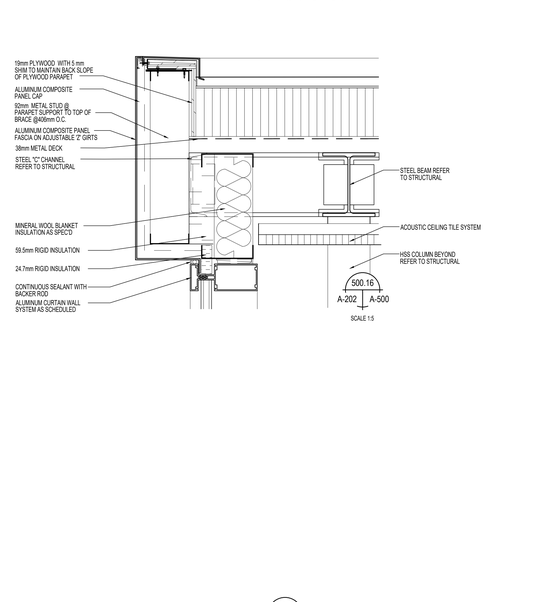


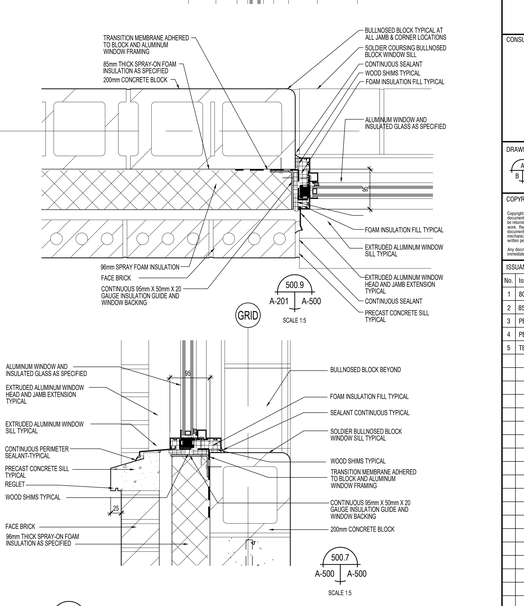


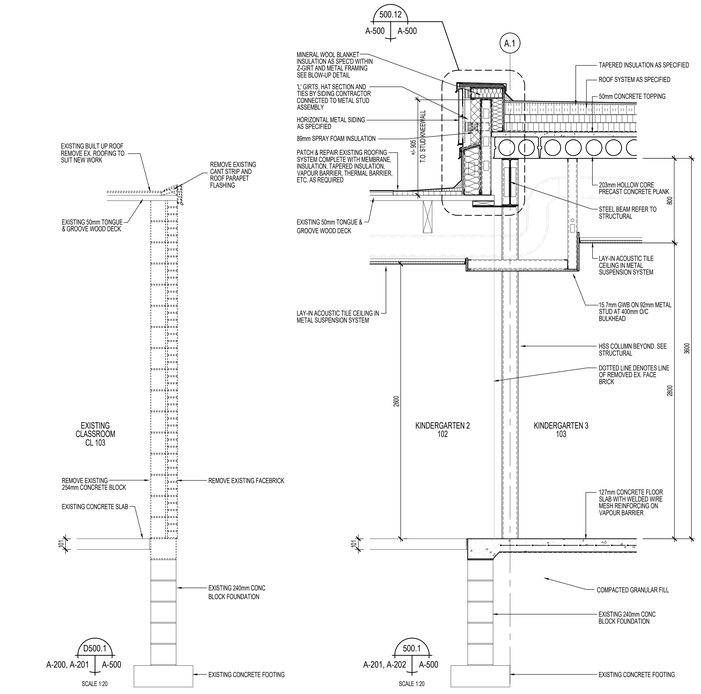


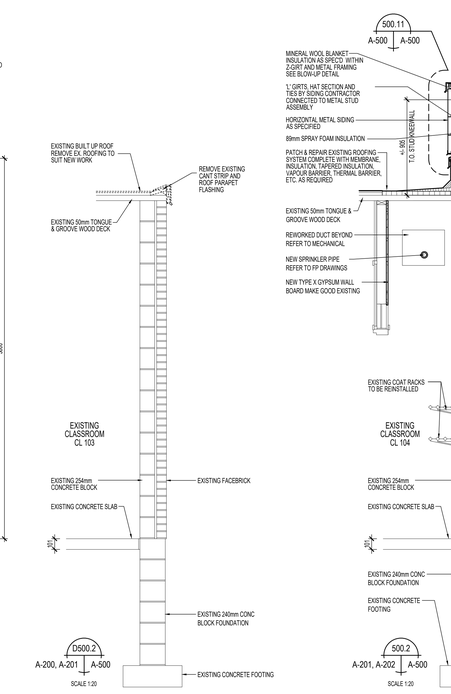


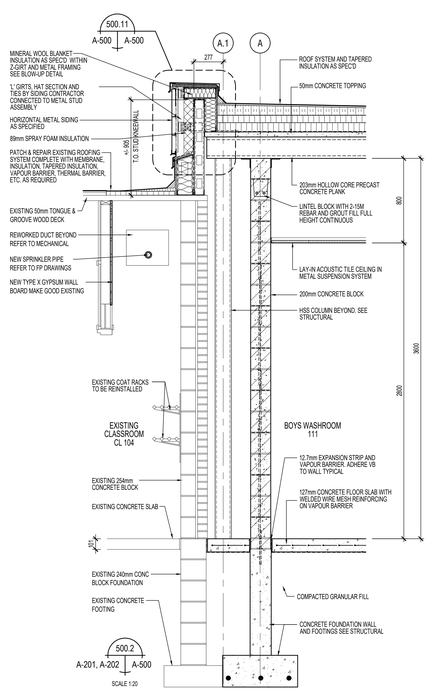


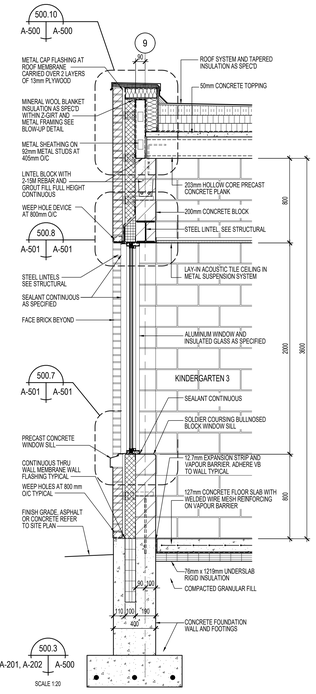


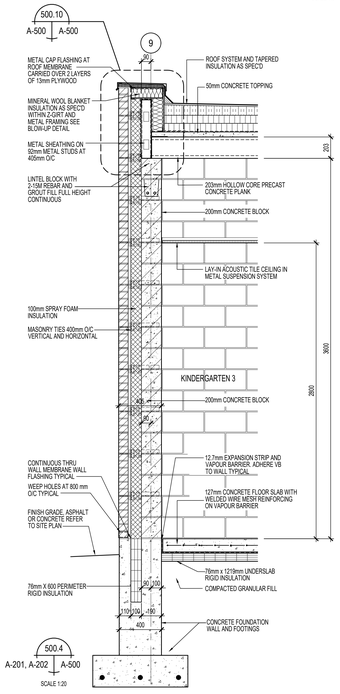












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5	TENDER	2026-04-09

CLIENT:

Waterloo Catholic District School Board
480 Dutton Drive,
Waterloo, ON N2L 4C6

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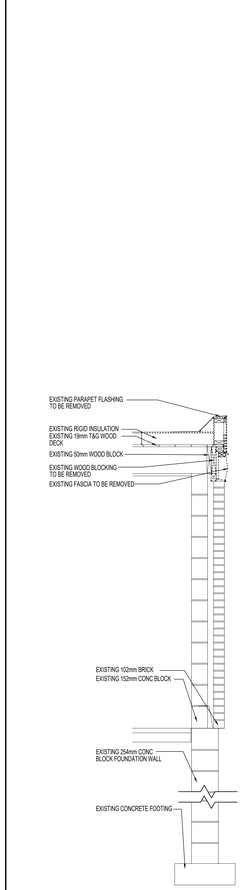
St. Gregory Catholic Elementary School Addition and Renovations

34 Osborne St.
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N1S 3H1

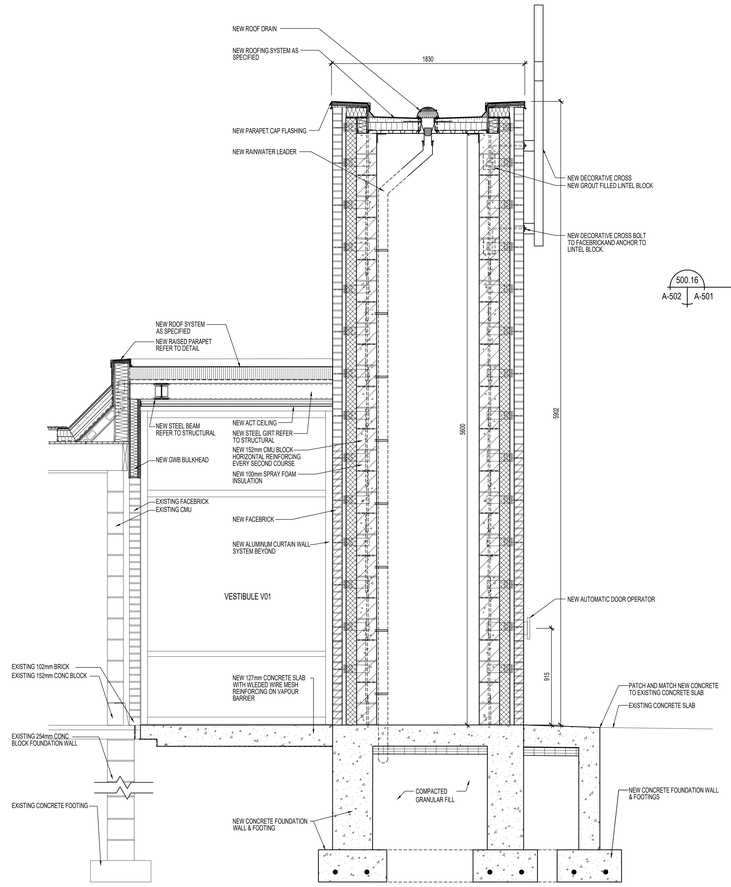
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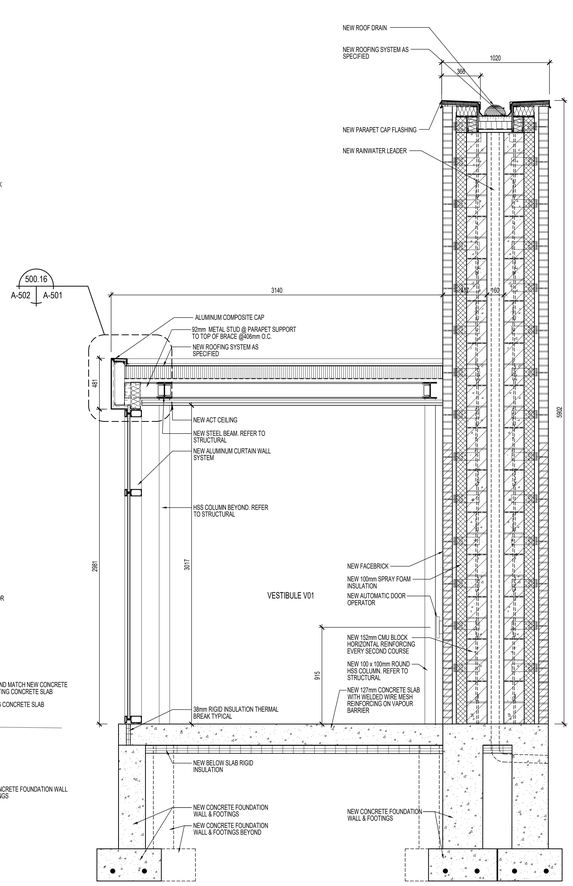
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PROJECT NO: 25-106
DRAWING NO: A-500



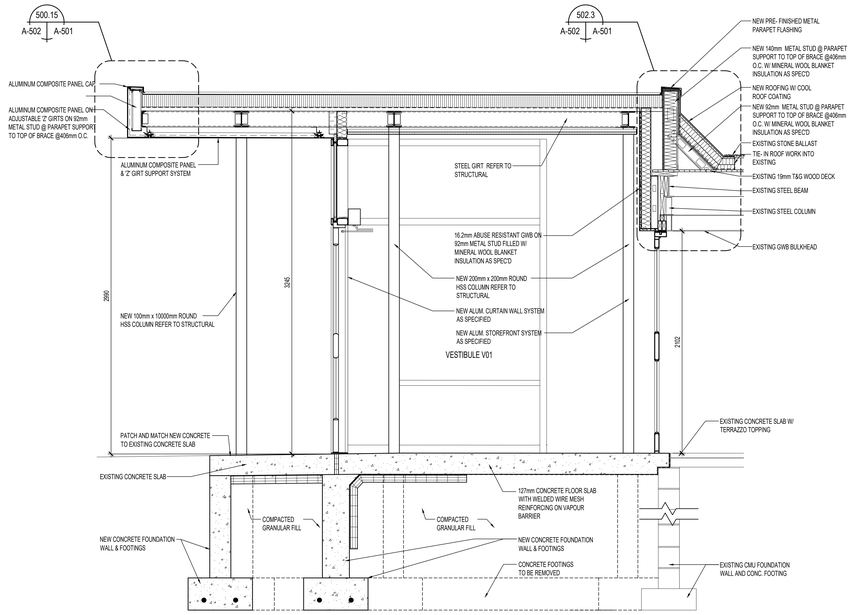
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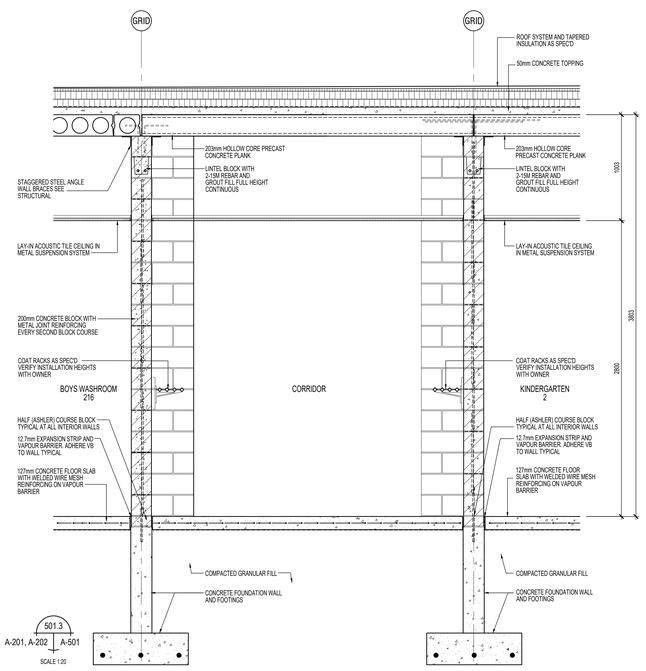
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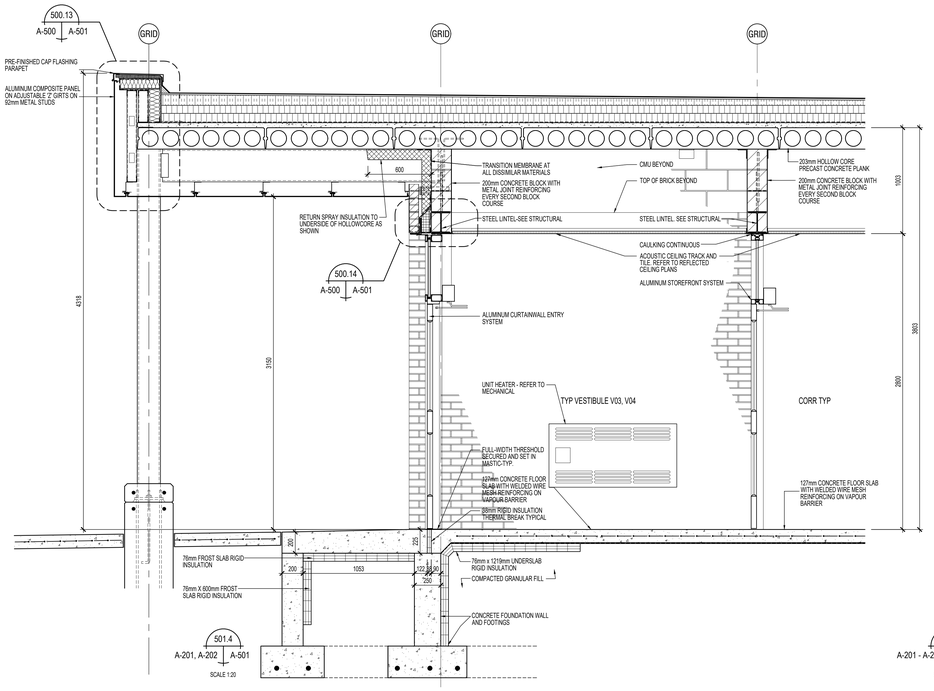
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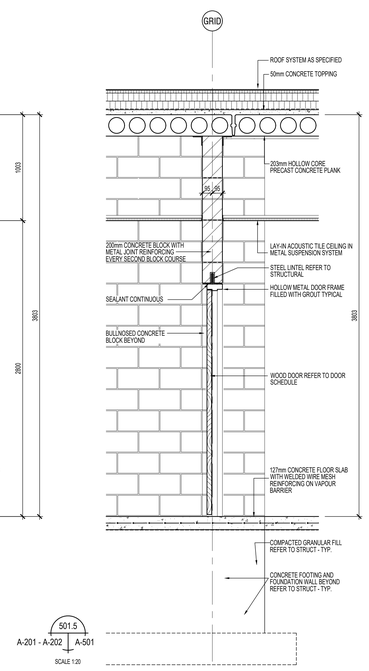
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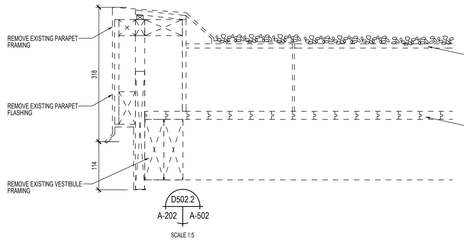
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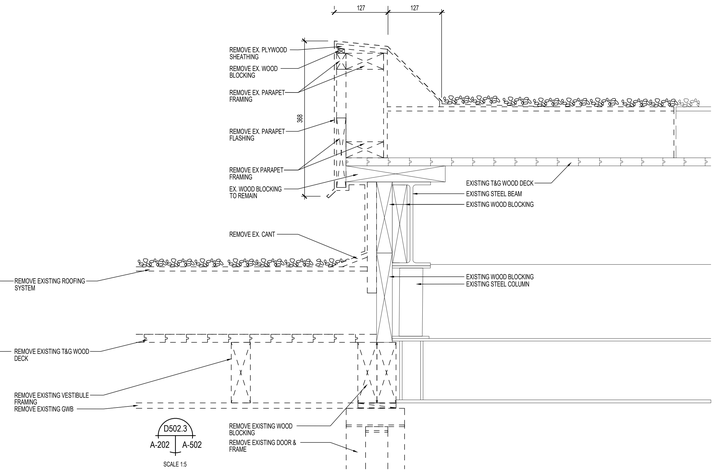
PROJECT TITLE:
St. Gregory Catholic Elementary School Addition and Renovations
34 Osborne St,
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N1S 3H1

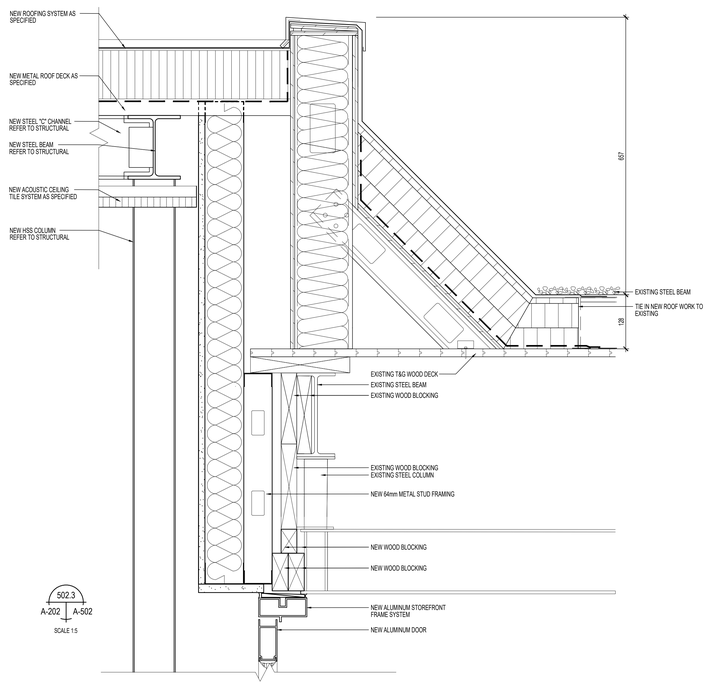
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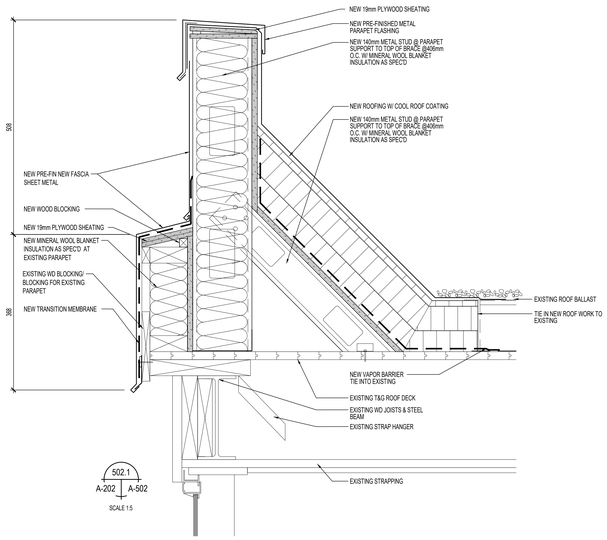
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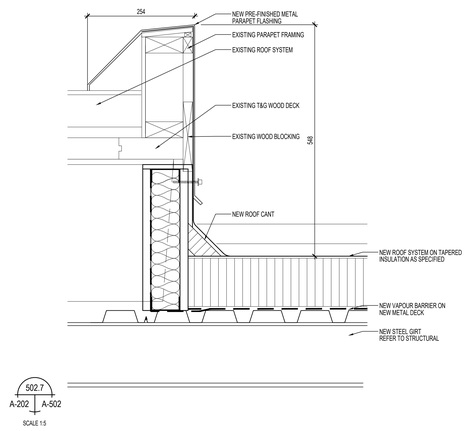
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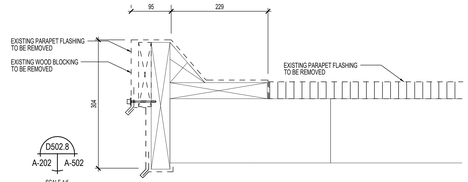


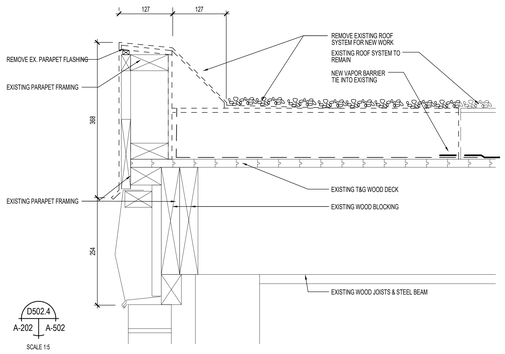


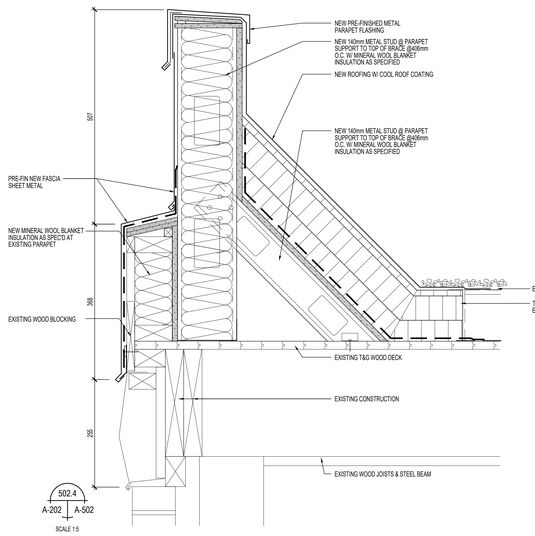


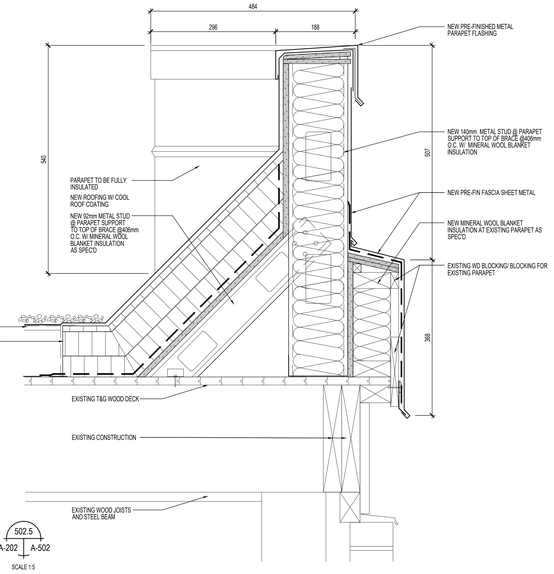


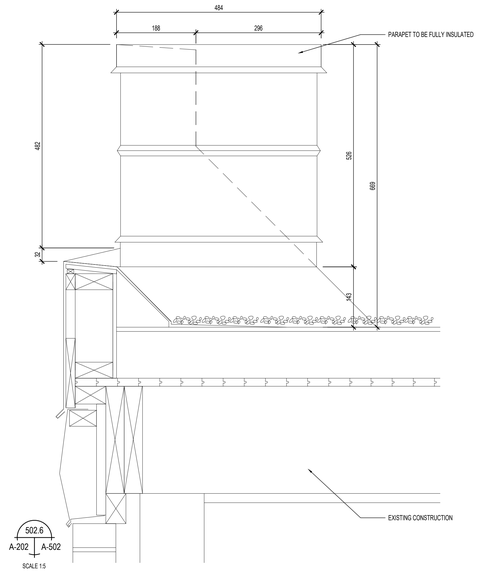












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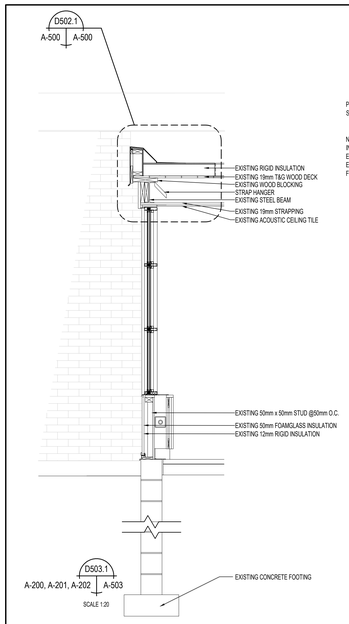
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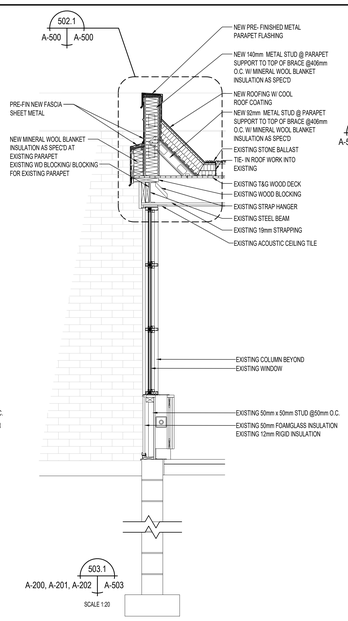
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St. Gregory Catholic Elementary School Addition and Renovations
34 Osborne St.
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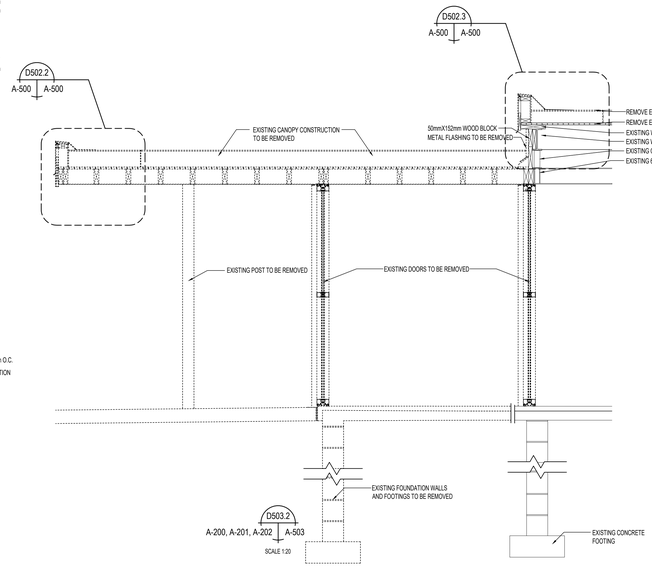
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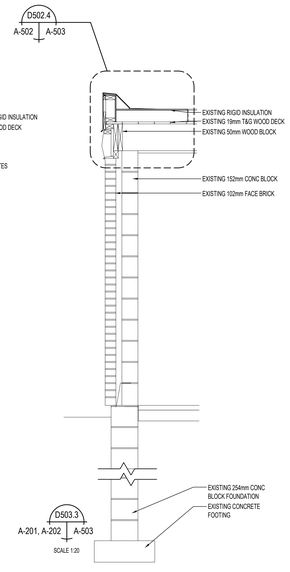
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PROJECT NO: 25-106
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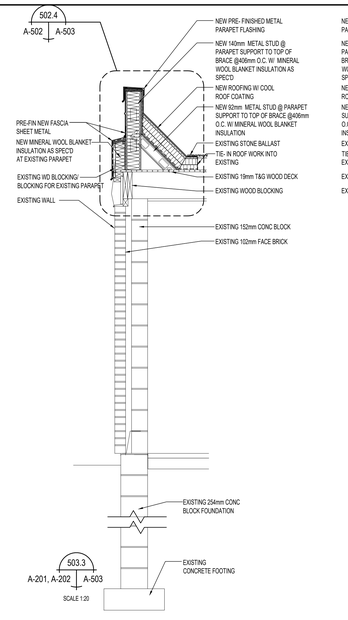
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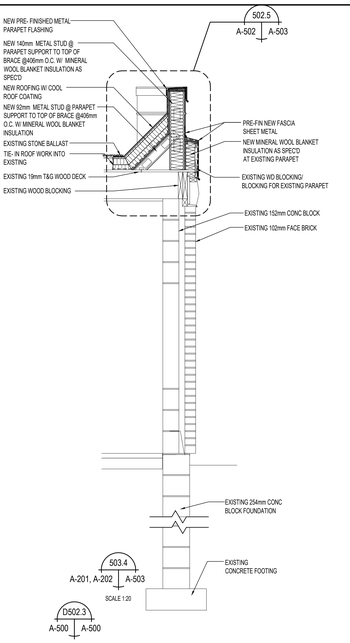


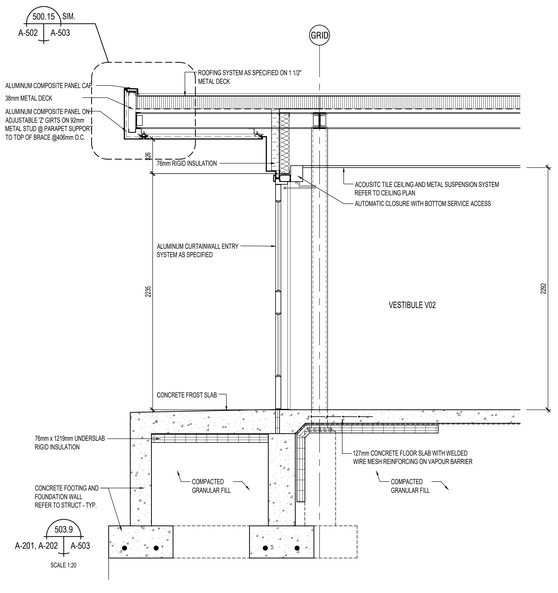


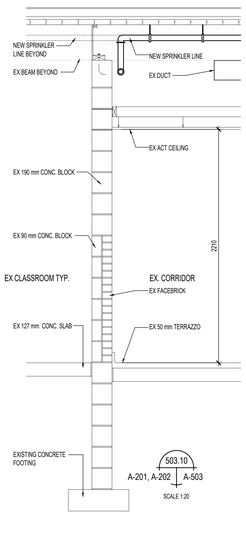


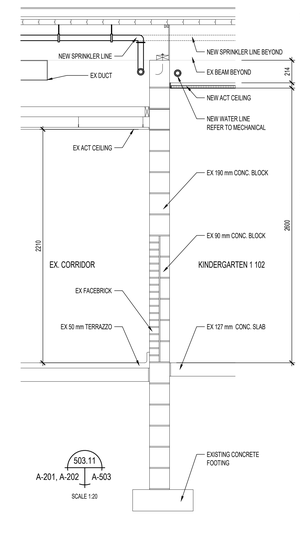


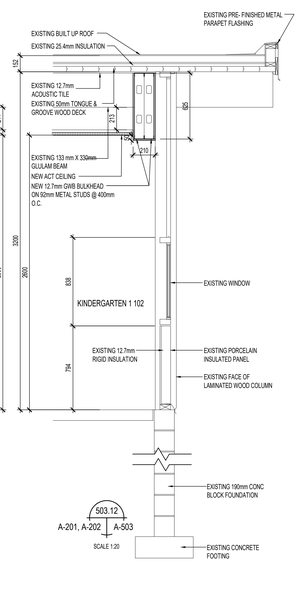


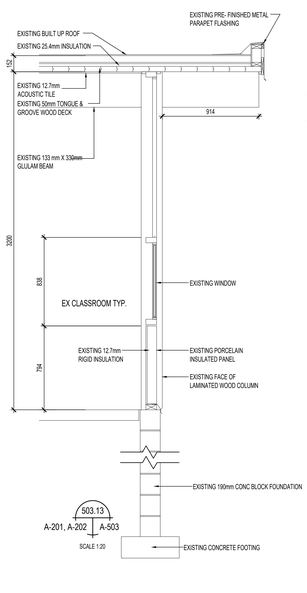


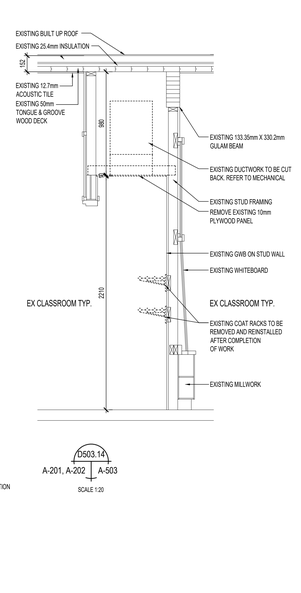


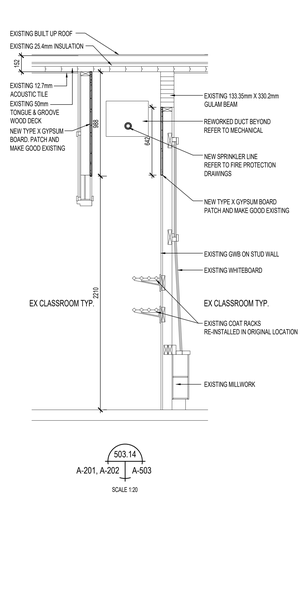












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DRAWING TITLE:

BUILDING SECTIONS

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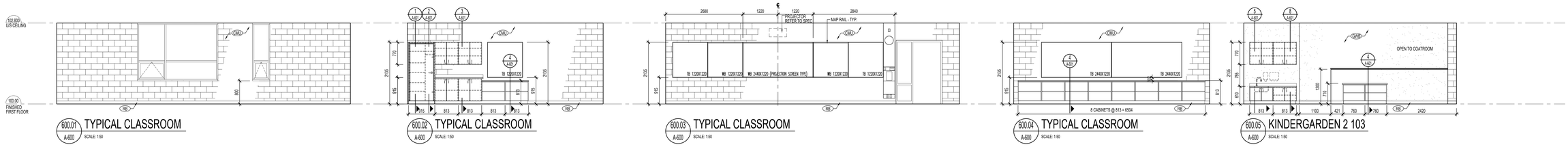
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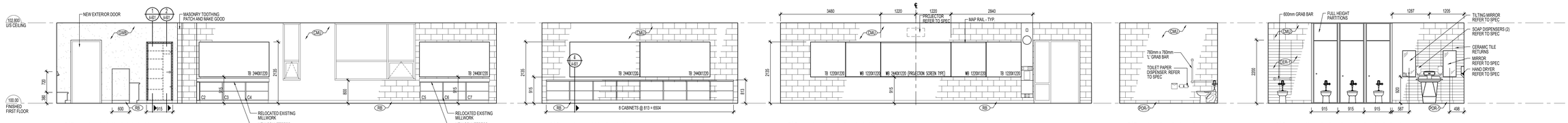
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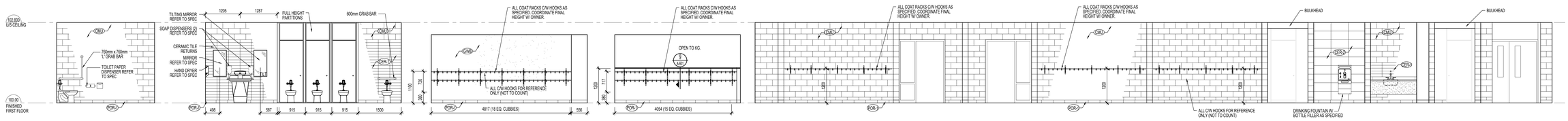
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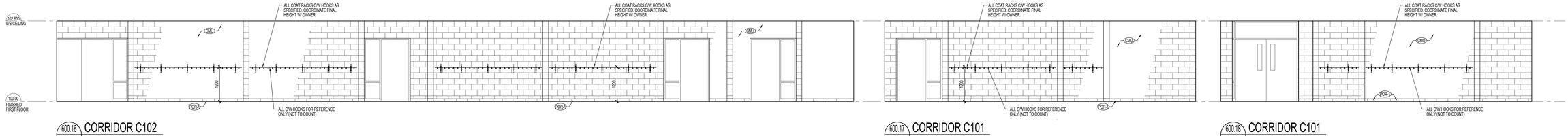
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600.14 TYP. COAT ROOM — A-600 — SCALE: 1:50

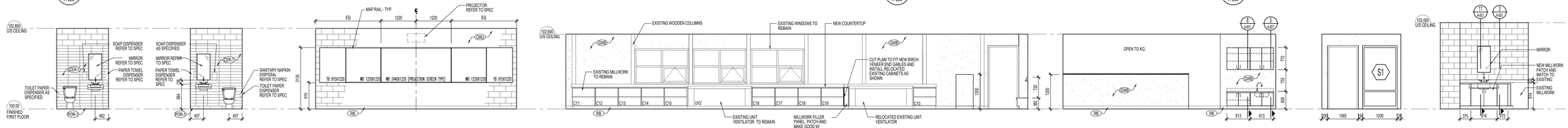
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600.18 CORRIDOR C101 — A-600 — SCALE: 1:50



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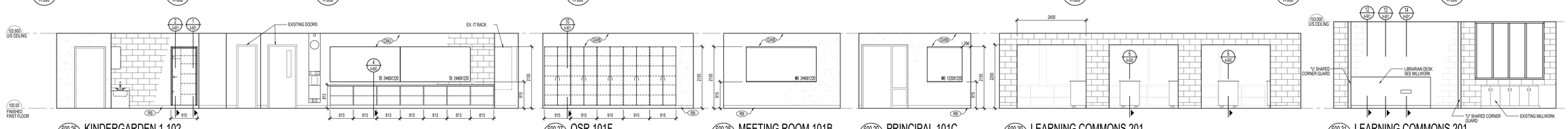
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600.25 W.R. 201C — A-600 — SCALE: 1:50



600.26 KINDERGARDEN 1 102 — A-600 — SCALE: 1:50

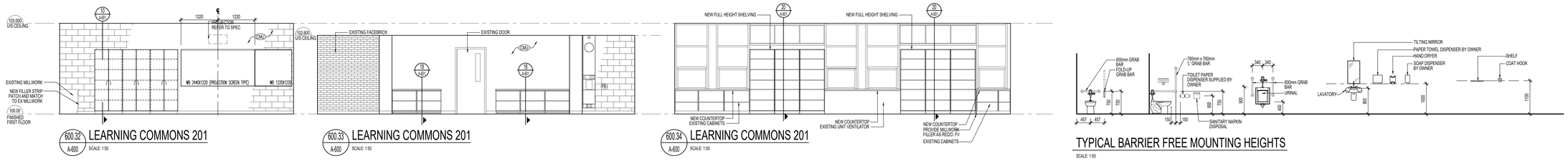
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600.29 PRINCIPAL 101C — A-600 — SCALE: 1:50

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600.31 LEARNING COMMONS 201 — A-600 — SCALE: 1:50



600.32 LEARNING COMMONS 201 — A-600 — SCALE: 1:50

600.33 LEARNING COMMONS 201 — A-600 — SCALE: 1:50

600.34 LEARNING COMMONS 201 — A-600 — SCALE: 1:50

TYPICAL BARRIER FREE MOUNTING HEIGHTS — SCALE: 1:50

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4	PERMIT	2026-03-02
5	TENDER	2026-04-09

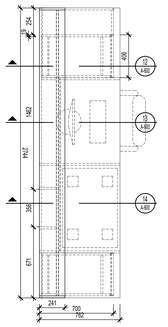
CLIENT:
Waterloo Catholic District School Board
480 Dutton Drive,
Waterloo, ON N2L 4C6

PROJECT TITLE:
St. Gregory Catholic Elementary School Addition and Renovations
34 Osborne St.
Cambridge, ON
N1S 3H1

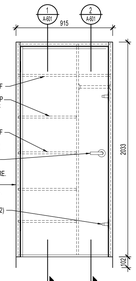
DRAWING TITLE:
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DATE: 2026-03-02
DRAWN BY:
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DRAWING NO: A-600

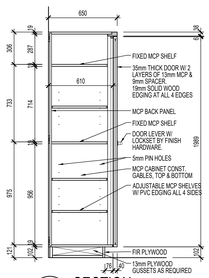
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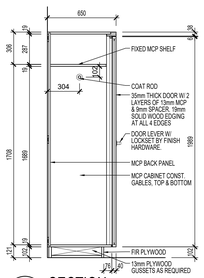
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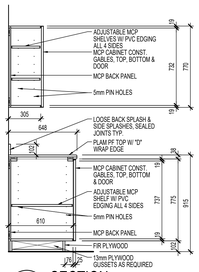
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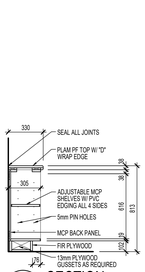
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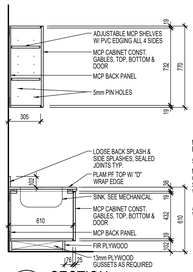
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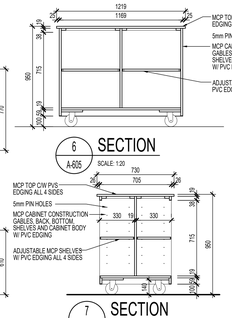
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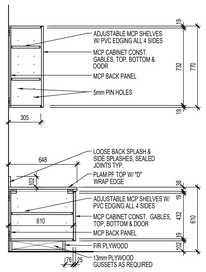


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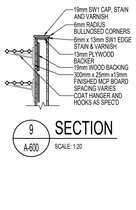


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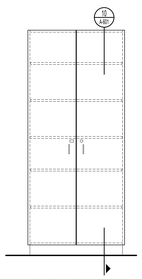
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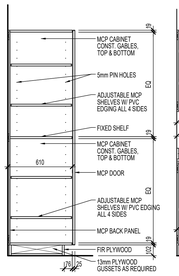
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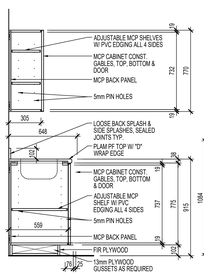
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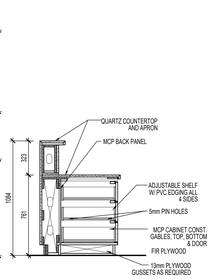
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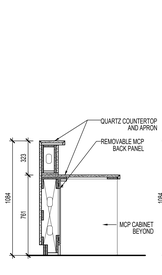
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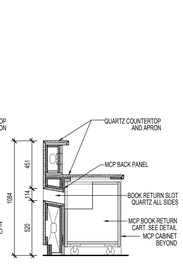
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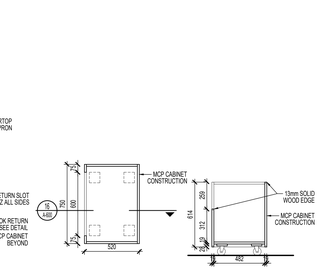
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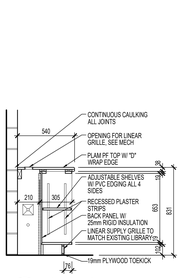


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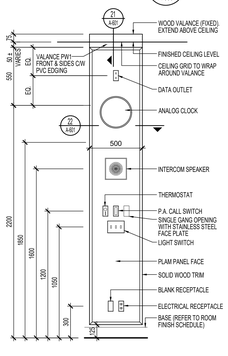


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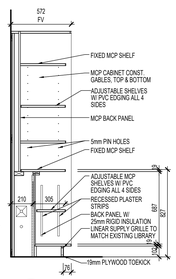
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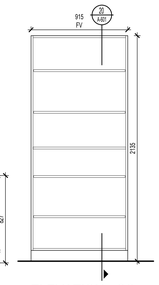
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19 SECTION
A-601 SCALE: 1:20



20 SECTION
A-600 SCALE: 1:20



ELEVATION - CC
SCALE: 1:20

8 MILLWORK CHASE DETAIL 1
A-601 SCALE: 1:10

9 MILLWORK CHASE DETAIL 2
A-601 SCALE: 1:10

21 SECTION
A-601 SCALE: 1:10

22 SECTION
A-601 SCALE: 1:10

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CLIENT:
Waterloo Catholic District School Board
480 Dutton Drive,
Waterloo, ON N2L 4C6

PROJECT TITLE:
St. Gregory Catholic Elementary School Addition and Renovations
34 Osborne St.
Cambridge, ON
N1S 3H1

DRAWING TITLE:
MILLWORK DETAILS - NEW

DATE: 2026-03-02
DRAWN BY:
SCALE:
PROJECT NO: **25-106**
DRAWING NO: **A-601**

GENERAL NOTES

1. GENERAL
   a) THE ONTARIO BUILDING CODE, 2024, SHALL BE THE BASIS FOR THE DESIGN AND CONSTRUCTION.
   b) ALL DIMENSIONS ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS MUST BE CHECKED AGAINST EACH OTHER AND EXISTING CONDITIONS. ANY INCONSISTENCIES MUST BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS AND ELEVATIONS ARE IN MILLIMETERS.
   c) SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THESE PLANS CONFLICT WITH THESE GENERAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN. ALL APPLICABLE STANDARDS SHALL BE GOVERNED BY THE LATEST EDITION & AMENDED ITEMS.
   d) IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT SUPERVISE CONSTRUCTION.
   e) THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIEDOWNS THAT MIGHT BE NECESSARY, IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTORS PROPERTY. FOUNDATION WALLS ARE TO BE BE BRACED UNTIL SUPPORTED SLABS ABOVE ARE POURED AND CONSTRUCTION SUITS THE FINAL CONDITION. THE ENGINEER TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOB SITE SAFETY DURING CONSTRUCTION. PROCESSING AND/OR REVIEWING SUBMITTALS MADE BY THE CONTRACTOR WHICH MAY CONTAIN INFORMATION RELATED TO CONSTRUCTION METHODS OR SAFETY ISSUES, OR PARTICIPATION IN MEETINGS WHERE SUCH ISSUES MAY BE DISCUSSED, SHALL NOT BE CONSTRUED AS AN ASSUMPTION BY THE ENGINEER OF ANY RESPONSIBILITY FOR SAFETY PROCEDURES.
   f) EQUIPMENT LOADS, OPENINGS AND STRUCTURE IN ANY WAY RELATED TO MECHANICAL AND ELECTRICAL REQUIREMENTS ARE SHOWN FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL COORDINATE THIS INFORMATION WITH THE INVOLVED TRADES BEFORE PROCEEDING WITH SUCH PORTION OF THE WORK. EXTRA COSTS RELATED TO VARIATION IN THESE REQUIREMENTS TO BE BORNE BY THE APPROPRIATE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ENGINEERING FOR LIFTS ETC TO BE SUPPORTED DURING CONSTRUCTION BASED ON THE SPECIFIED DESIGN LOADS ON THE DRAWINGS.

2. REVIEW OF CONSTRUCTION
   THE GENERAL CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR FULL SUPERVISION OF CONSTRUCTION WORK. SITE VISITS AND REVIEW BY ALEO ASSOCIATES INC. ARE INTENDED FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH GENERAL DESIGN CONCEPT AND THE GENERAL REVIEW AS REQUIRED BY THE ONTARIO BUILDING CODE. REVIEW BY ALEO ASSOCIATES INC. SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR ERRORS AND OMISSIONS AND FOR MEETING ALL THE REQUIREMENTS OF THE CONSTRUCTION AND CONTRACT DOCUMENTS.

3. DESIGN LOADS AND DATA:
   a) GRAVITY LOAD SHALL BE AS NOTED ON FLOOR & ROOF FRAMING PLANS.
   b) GROUND SNOW LOAD:
      S = Is [Ss(CbCwCaCa) + Sr]
      Is = 1.15 (ULS - 'HIGH'-IMPORTANCE CATEGORY)
      Is = 0.90 (SLS - 'HIGH'-IMPORTANCE CATEGORY)
      Ss = 2.0 kPa (GROUND SNOW LOAD)
      Cb = 0.80 (BASIC ROOF SNOW LOAD)
      Cw = 1.0 (WIND EXPOSURE FACTOR)
      Ca = 1.0 (SLOPE FACTOR)
      Ca = 1.0 (SHAPE FACTOR)
      Sr = 0.4 kPa (ASSOCIATED RAIN LOAD)
   c) WIND LOAD (BUILDING AS A WHOLE):
      p = Iw q Ce Cg Cp
      Iw = 1.15 (ULS - 'HIGH'-IMPORTANCE CATEGORY)
      Iw = 0.75 (SLS - 'HIGH'-IMPORTANCE CATEGORY)
      q = 0.37 (REFERENCE VELOCITY PRESURE (1in50))
      EXPOSURE CATEGORY 'B'
      Ce = (h/10)^0.20, NOT LESS THAN 0.90
      CpCg = (SEE NBC)
      CpCg = (SEE NBC)
   d) WIND LOAD (EXTERNAL PRESSURE FOR DESIGN OF COMPONENTS):
      pi = Iw q Ce Cg Cp
      Iw = 1.15 (ULS - 'HIGH'-IMPORTANCE CATEGORY)
      Iw = 0.75 (SLS - 'HIGH'-IMPORTANCE CATEGORY)
      q = 0.37 (REFERENCE VELOCITY PRESURE (1in50)
      EXPOSURE CATEGORY 'B'
      Ce = (h/10)^0.20, NOT LESS THAN 0.90
      Cg = 2.5
      Cp = (SEE NBC 2005)
   e) WIND LOAD (INTERNAL PRESSURE FOR DESIGN OF COMPONENTS):
      pi = Iw q Ce Cgi Cpi
      Iw = 1.15 (ULS - 'HIGH'-IMPORTANCE CATEGORY)
      Iw = 0.75 (SLS - 'HIGH'-IMPORTANCE CATEGORY)
      q = 0.37 (REFERENCE VELOCITY PRESURE (1in50))
      EXPOSURE CATEGORY 'B'
      Ce = (h/10)^0.20, NOT LESS THAN 0.90
      Cgi = 2.0
      Cpi = -0.45 to 0.30 (CATEGORY 2)
   f) EARTHQUAKE:
      METHOD OF ANALYSIS: EQUIVALENT STATIC FORCE PROCEDURE
      IMPORTANCE FACTOR = 1.3 (ULS - 'HIGH' IMPORTANCE CATEGORY)
      SITE CLASS C
      5% SPECTRAL RESPONSE ACCELERATION
      Sa (0.2) = 0.136
      Sa (1.0) = 0.0483
      PGA (Xc) = 0.0663
      Fa = F(0.2) TABLE 4.1.8.4.B = 1.0
      SEISMIC HAZARD INDEX = Ie Fa Sa (0.2) = 0.27
      SEISMIC CATEGORY = SC2
      REQUIREMENT OF OBC TABLE 4.1.8.18 (CATEGORIES 6 - 22) IS NOT APPLICABLE DUE TO LOW SC2 VALUE.

4. FOUNDATIONS, EXCAVATING & BACKFILLING
   a) FOOTINGS SHALL BE PLACED ON NATURAL UNDISTURBED SOIL AS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY CHUNG & VANDER DOELEN ENGINEERING LTD. REPORT NO. 2536 DATED JULY 2, 2025. SEE THE FOUNDATION NOTES ON THE FOUNDATION PLAN DRAWING.
   b) ALL FOOTING EXCAVATIONS SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO PLACING CONCRETE
   c) PROVIDE 10 MPa LEAN CONCRETE UNDER FOUNDATIONS FOR ACCIDENTAL OVER-EXCAVATIONS AND SOFT SPOTS.
   d) ALL EXCAVATION AND BACKFILLING SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT, LATEST EDITION.
   e) BACKFILL AGAINST BOTH SIDES OF WALLS UNTIL THE LOWER ELEVATION IS ATTAINED.
   f) PROVIDE A MIN. 2'-0" THICK LAYER OF FREE DRAINING GRANULAR BACKFILL TO THE FULL HEIGHT OF ALL FOUNDATION WALLS. BRACE FORMWORK AS REQ.'D UNTIL SLAB IN PLACE.
   g) ALL FILL MATERIAL SHALL BE AS SPECIFIED ON THE DRAWINGS.
   h) UNIFORMLY COMPACTED GRANULAR 'A' IN MAXIMUM 8" THICK LOOSE LIFTS TO 100% OF STANDARD PROCTOR MAXIMUM DRY DENSITY.
   i) UNIFORMLY COMPACTED GRANULAR 'B' TYPE 1 IN MAXIMUM 10" THICK LOOSE LIFTS TO 98% OF STANDARD PROCTOR MAXIMUM DRY DENSITY.
   j) UNIFORMLY COMPACT NATIVE MATERIAL TO 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY BY APPROVED METHOD.
   k) KEEP FOUNDATION EXCAVATIONS FREE OF WATER AT ALL TIMES. NO STANDING WATER SHALL BE PRESENT IN AREA OF FOOTING TO BE POURED AT THE TIME OF TESTING AND THEREAFTER. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR SUMPS AND PITS TO DRAIN THE AREA CONTINUOUSLY. (NO EXTRA CAN BE SUBMITTED FOR SITE DRAINAGE); REFER TO GEOTECHNICAL FOR WATER TABLE, TYP.
   l) BASEMENT WALLS TO HAVE CONTROL JOINTS SPACED AT MAX. 20'-0" O.C. & AT ALL CONSTRUCTION JOINT LOCATIONS. SAWCUT A 3/4" WIDE NOTCH TO A MIN. OF 1" DEEP AFTER STRIPPING FORMS. FILL JOINT w/ MASTIC CAULKING. PROVIDE EXTERIOR PVC WATERSTOP ACROSS JOINT IF HOT APPLIED WATERPROOFING IS NOT PROVIDED.

5. CONCRETE
   a) COMPLY TO THE FOLLOWING: CAN 3-A23.1, A23.2, AND A23.3, LATEST EDITION.
   b) CONCRETE ULTIMATE COMPRESSION STRENGTH AT 28 DAYS SHALL BE 20 MPa FOR FOOTINGS; 25 MPa FOR FLOOR SLABS ON GRADE; 30 MPa FOR FOUNDATION WALLS, PIERS, REINFORCED CONCRETE COLUMNS, AND 32 MPa w/ AIR ENTRAINMENT FOR ALL OUTSIDE CONCRETE; INCLUDING GARAGE SLAB.
   c) CONCRETE COVER FOR REINFORCING STEEL SHALL BE 3" FOR CONCRETE CAST AGAINST EARTH; 2" FOR PIERS & COLUMNS, 2" FOR WALLS & 2" FOR EXTERIOR CURBS U.N.O.
   d) EXTERIOR CONCRETE SHALL HAVE BETWEEN 5% AND 7% AIR ENTRAINMENT.
   e) MAXIMUM SLUMP: 3" AT FLOOR SLABS & 3 1/2" AT ALL OTHER CONCRETE.
   f) MECHANICALLY VIBRATE ALL CONCRETE.
   g) CEMENT TYPE: PORTLAND CEMENT TYPE 10.
   h) THE DESIGN AND FIELD REVIEW OF FORMWORK AND SHORING IS THE CONTRACTOR'S RESPONSIBILITY.
   i) FORMS SHALL NOT BE REMOVED BEFORE THE CONCRETE COMPRESSIVE STRENGTH 75% OF THE DESIGN STRENGTH (SEE TESTING NOTES).
   j) FORMWORK USED MUST BE STRIPPED IN A NON DESTRUCTIVE MANNER. CONCRETE REMOVAL SUCH AS CHIPPING, JACK HAMMERING IS NOT ALLOWED.

6. REINFORCING STEEL
   a) REINFORCING STEEL SHALL COMPLY TO CSA G30.18M LATEST EDITION.
   b) REINFORCING STEEL SHALL BE DEFORMED, HARD GRADE AND HAVING A MINIMUM YIELD STRENGTH OF 400 MPa. (60 KSI)
   c) ALL BAR SPLICES AND DEVELOPMENT LENGTHS SHALL COMPLY TO CSA STANDARD.
   d) ALL BARS MARKED CONTINUOUS SHALL BE TERMINATED IN HOOKS AND DEVELOPED BY CLASS B LAP WHERE SPLICED.
   e) WWM SHALL BE FLAT SHEETS (NOT ROLLS).

7. MASONRY
   a) ALL MASONRY WORK SHALL CONFORM TO SECTION 4.4 OF THE ONTARIO BUILDING CODE AND THE CORRESPONDING CSA STANDARD CAN-S304.1 (LATEST EDITION).
   b) THE MINIMUM 28 DAY COMPRESSIVE STRENGTH FOR ALL BLOCK UNITS SHALL BE 15 MPa.
   c) ALL BLOCKS SHALL BE MORTAR BEDDED FOR FACE SHELLS.
   d) MORTAR USED SHALL BE TYPE S.
   e) THE STRENGTH OF THE CONCRETE USED FOR FILLING BLOCK SHALL BE 20MPa AT 28 DAYS
   f) PROVIDE HORIZONTAL GALVANIZED LADDER TYPE JOINT REINFORCEMENT (9GA.) AT EVERY 1'-4" VERTICALLY (EVERY 2ND COURSE) FOR ALL BLOCK WEBS UNLESS OTHERWISE NOTED.
   g) PROVIDE PREFABRICATED HORIZONTAL GALVANIZED LADDER TYPE JOINT REINFORCEMENT (9GA.) SPACED AT 1'-4" VERTICALLY (EVERY 2ND COURSE) FOR ALL WALL CORNERS AND INTERSECTIONS, UNLESS NOTED OTHERWISE.
   h) ALL BLOCK WORK SHALL BE CONSTRUCTED IN RUNNING BOND.
   i) WHERE VERTICAL REBARS ARE TO BE GROUTED INTO MASONRY CORES, THE FOLLOWING REQUIREMENTS APPLY:
      i) PROVIDE DOWELS FROM FOOTING OR FOUNDATION WALL, SAME SIZE AND SPACING AS WALL REINFORCING. SPLICE DOWELS A MIN. 1'-4" WITH WALL BARS AND CAST INTO THE FOUNDATION WALL 1'-2", FOR 15M AND 20M BARS. PROVIDE MATCHING HOOKED DOWEL TO FOOTING.
      ii) PROVIDE A CONTINUOUS CAVITY, AT LEAST 3" X 4" IN SIZE, FREE OF MORTAR DROPPINGS.
      iii) PROVIDE SPACERS TO ALIGN REBAR AT A MAXIMUM SPACING OF 96 BAR DIAMETER (2 PER BAR MIN.)
      iv) AT SPLICES IN VERTICAL BARS, PROVIDE A 36 BAR DIAMETER LAP.
      v) ALL REINFORCEMENT MUST BE MUST BE INSTALLED AND SECURELY ANCHORED IN PLAC PRIOR TO PLACEMENT OF GROUT.
      vi) MAXIMUM HEIGHT OF GROUT LIFT = 5'-0"
      vii) ALL CMU'S USED IN REINFORCED MASONRY SHALL BE TWO CELL UNITS.
   j) THE CONTRACTOR SHALL NOT CUT ADDITIONAL HOLES THROUGH MASONRY WALLS OTHER THAN SHOWN ON THE STRUCTURAL DRAWINGS.
   k) BEARING ON MASONRY: BEARING SHALL BE ON BLOCKS FILLED SOLID WITH CONCRETE, FILL THE BLOCKS FOR A LENGTH OF THREE COURSES UNDER BEAMS AND TWO COURSES UNDER LINTELS THAT DO NOT REQUIRE BEARING PLATES.
   l) FILL MASONRY CORES SOLID AROUND ANCHOR BOLTS.
   m) ALL MASONRY WORK SHALL NOT BE PERMITTED WITH TEMPERATURE BELOW 5° C, UNLESS PROVISIONS ARE MADE FOR HEATING THE MATERIAL AND PROTECTING THE WORK.
   n) PROVIDE COMPACTED CONCAVE MORTAR JOINTS.
   o) LATERALLY SUPPORT MASONRY WORK DURING CONSTRUCTION AS REQUIRED TO SATISFY WIND LOADS
   p) MASONRY CONTRACTOR SHALL INSTALL ALL LINTELS REQUIRED FOR WALL PENETRATIONS OR ANY OTHER OPENINGS NOT SHOWN OR NOTED ON STRUCTURAL DRAWINGS.

8. STRUCTURAL STEEL
   a) ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH S16.1, LATEST EDITIONS.
   b) MATERIALS: ROLLED SHAPES TO G40.21-350W; HOLLOW STRUCTURAL STEEL TO G40.21, 350W CLASS C; ROLLED STEEL PLATES TO ASTM-A36; COLD FORMED SHAPES TO S136-Fy=350W; ELECTRODES TO CSA W48.1 E70-XX; BOLTS TO ASTM A325; AND ANCHOR BOLTS Fy = 300W.
   c) ALL CONNECTION LOADS INDICATED ON THE DRAWINGS ARE FACTORED LOADS UNO. CONNECTIONS FOR COMPOSITE BEAMS OR GIRDERS SHALL BE DOUBLE ANGLE CONNECTIONS AND EACH CONNECTION SHALL BE DESIGNED TO RESIST 100% OF THE MAXIMUM TOTAL FACTORED UNIFORM LOAD OF THE MEMBER. EACH CONNECTION FOR NON-COMPOSITE BEAMS OR GIRDERS SHALL BE DESIGNED TO RESIST 60% OF THE MAXIMUM TOTAL FACTORED UNIFORM LOAD OF THE MEMBER. NON-COMPOSITE GIRDER TO COLUMN CONNECTIONS SHALL BE DOUBLE ANGLE CONNECTIONS. MOMENT CONNECTIONS SHALL BE DESIGNED TO RESIST 100% OF THE BEAM BENDING MOMENT UNO. FOR ALL OTHER MEMBERS, WELDING AND BOLTING SHALL DEVELOP THE MAXIMUM TOTAL FACTORED UNIFORM LOAD CAPACITY OF THE MEMBERS WHERE THE LOADS ARE NOT SHOWN.
   d) ALL FIELD CONNECTIONS SHALL BE BOLTED WITH 3/4" Ø A325 BOLTS UNLESS WELDING IS SPECIFIED ON THE DRAWINGS.
   e) EXPANSION ANCHORS: HILTI "KWIK BOLT 3" OR APPROVED EQUAL U.N.O., EMBEDDMENT LENGTH FOR EXPANSION ANCHORS IN SOLID CONCRETE OR CONC. FILLED MASONRY SHALL BE:
      1/2" DIAMETER = 3 1/2", 5/8" DIAMETER = 4", 3/4" DIAMETER = 5"
   f) SLEEVE ANCHORS: HILTI "HLC SLEEVE ANCHOR" OR APPROVED EQUAL U.N.O., EMBEDDMENT LENGTH FOR SLEEVE ANCHORS IN HOLLOW CONCRETE BLOCK SHALL BE: 1/2" DIAMETER = 2 1/2" U.N.O.
   g) ALL STRUCTURAL STEEL SHALL BE CLEAN OF RUST OR ANY OTHER FOREIGN MATERIAL AND SHALL RECEIVE ONE PRIME COAT OF RUST INHIBITIVE METAL PRIMER COLOURED 'GREY' CONFORMING TO C.G.S.B. (1-GP-40M-1979) DO NOT PAINT SURFACES AT AREAS OF CONNECTION UNTIL AFTER THE CONNECTION IS MADE.
   h) DO NOT PAINT STEEL IN CONTACT WITH CONCRETE, STEEL THAT IS TO BE GALVANIZED OR STEEL THAT IS TO RECEIVE SPRAYED FIRE-PROOFING.
   i) STRUCTURAL STEEL ERECTOR SHALL PROVIDE ALL NECESSARY TEMPLATES AND TEMPORARY BRACING.
   j) ALL COLUMN ENDS ARE TO BE MILLED AND WELDED TO BASE PLATES.
   k) ALIGN STRUCTURE BEFORE PERMANENT WELDING OR BOLTING IS BEGUN.
   l) PROVIDE SHOP WELDED ANCHORS FOR THE ATTACHEMENT OF MASONRY TO STRUCTURAL STEEL COLUMNS AT 2'-0" O.C. MAX., AT LOCATIONS IN WHICH THE COLUMN FACE IS ADJACENT TO CONCRETE BLOCK UNO. ANCHORS SHALL BE GALV. ADJUSTABLE FLEX-O-LOK W/ MODEL BLT9 TIES BY BLOK-LOK OR EQUIVALENT.
   m) PROVIDE HOLES AS REQUIRED FOR OTHERS. REFER TO MECHANICAL AND ARCHITECTURAL DRAWINGS. IF OPENING IS NOT SHOWN ON THE STRUCTURAL DRAWINGS, OBTAIN PRIOR APPROVAL.
   n) REFER TO ARCHITECTURAL DRAWINGS FOR ALL MISCELLANEOUS STRUCTURAL STEEL THAT IS NOT SHOWN OR LABELLED ON THE STRUCTURAL DRAWINGS.
   o) WELDING SHALL COMPLY TO THE LATEST ISSUE OF CSA STANDARD W59-03.
   p) STRUCTURAL STEEL CONTRACTOR SHALL BE CERTIFIED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA STANDARD W47.1-03 FOR DIVISION 1 OR 2 CERTIFICATION.
   q) STRUCTURAL SHOP DRAWINGS SHALL BE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR THE CERTIFICATION OF THE DESIGN OF THE CONNECTIONS.
   r) PROVIDE LINTELS AS SHOWN BELOW FOR ALL MASONRY OPENINGS U.N.O. ON THE LINTEL PLANS. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND SIZE OF OPENINGS FOR LINTELS NOT LABELLED OR SHOWN ON STRUCTURAL DWGS. REFER TO MECHANICAL DRAWINGS FOR ALL REQ'D LINTELS FOR GRILLES, LOUVERS, DUCTS, PIPES OR OTHER ITEMS PENETRATE MASONRY WALLS. STRUCTURAL ENGINEER MUST CONFIRM ALL LINTEL SIZES NOT SHOWN OR NOTED ON THE STRUCTURAL DRAWINGS.

      i) 4" BRICK OR CONCRETE BLOCK :
         UP TO 4'-0" OPENING — L 3 1/2" X 3 1/2" X 1/4"
         4'-0" TO 5'-4" OPENING — L 4" X 3 1/2" X 1/4" (LLV)
         5'-5" TO 9'-0" OPENING — L 5" X 3 1/2" X 5/16" (LLV)

      ii) 8" CONCRETE BLOCK :
         UP TO 4'-0" OPENING — 2-L 3 1/2" X 3 1/2" X 1/4"
         4'-0" TO 6'-0" OPENING — 2-L 5" X 3 1/2" X 5/16" (LLV)

   u) ROOF DECK SHALL BE AS INDICATED ON THE FRAMING NOTES. ALL STEEL DECK SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A653M SQ GRADE 230 AS MANUFACTURED BY VICWEST STEEL INC. OR APPROVED EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH CAN/C.S.A. S136 AND CSSBI 10M.
   v) ROOF DECK SHALL BE CONNECTED TO SUPPORTING STEEL MEMBERS AS REQUIRED BY THE BUILDING DESIGN ENGINEER WITH EITHER 3/4" DIA. WELDS (E60XX ELECTRODES) OR SELF TAPPING GALV SCREW SYSTEM CONNECTIONS SHALL BE AT LEAST AT EVERY SECOND FLUTE (36/ 4 STD. PATTERN) AND AT ALL PARALLEL BEARING MEMBERS AT 2'-0". SIDE JOINTS SHALL BE FASTENED W/ BUTTONHOLE PUNCHES AT 1'-4" O.C. STARTING AT THE END JOINT U.N.O.. SUBMIT DRAWINGS INDICATING GAUGE & CONNECTIONS SPECIFIED FOR THE PROJECT. CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT BURN THROUGH.

9. LIGHT GAUGE STEEL FRAMING:
   a) THE DESIGN OF THIS STRUCTURE HAS BEEN BASED UPON THE PRODUCT PROPERTIES PRESENTED BY DIETRICH METAL FRAMING CANADA IN MISSISSAUGA, ONTARIO, CA. FINAL DESIGN TO BE CERTIFIED AS SPECIFIED FOR LOADING NOTED.
   b) STEEL STUDS AND TRACK SECTION PROPERTIES HAVE BEEN DETERMINED IN ACCORDANCE WITH CSA STANDARD CAN/CSA S136-94, LIGHT WEIGHT STEEL FRAMING MEMBERS.
   c) STEEL SHEET USED FOR STEEL STUD AND TRACK SHALL CONFORM TO THE REQUIREMENTS OF ASTM A446 STANDARD SPECIFICATION FOR STEEL SHEET, ZINC COATED, GALVANIZED BY THE HOT-DIP PROCESS, STRUCTURAL-PHYSICAL QUALITY. GRADE A - (33 KSI YIELD) FOR 0.033", 0.036" AND 0.048".
      GRADE D - (50 KSI YIELD) FOR 0.060" AND 0.075".
   d) FRAMING SIZES AND GAUGES SHOWN ARE MINIMUMS. INCREASE SIZE, GAUGE OR DECREASE SPACING AS REQUIRED TO MEET THE DESIGN LOADS SPECIFIED ON STRUCTURAL GENERAL NOTES. CLEARLY INDICATE DESIGN LOADS ON SHOP DWGS.
   e) STUD FRAMING USED AS A BACKUP TO MASONRY VENEER REQUIRES A DEFLECTION LIMIT OF L/720. OTHER STUDS REQUIRE A DEFLECTION LIMIT OF L/360 UNDER ALL APPLICABLE LOAD COMBINATIONS.
   f) CONNECTION DETAILS ARE TO BE DEVELOPED BY THE LIGHT GAUGE ENGINEER. ALL CONNECTIONS ARE TO BE BOLTED OR SELF-DRILLING SCREWS (2 MIN.) TO MEET THE DESIGN LOADS REQUIRED AT THAT SECTION WITH A FACTOR OF SAFETY OF 4.
   g) ALL BOLTS, SCREWS AND ANCHORS USED IN ASSEMBLIES MUST BE OF CORROSION RESISTANT MATERIAL (MIN. ZINC COATING OF 0.008mm.) COMPATIBLE WITH THE GALVANIZED COATINGS. NO BLACK METAL CONNECTORS WILL BE ACCEPTED. SUBSTITUTIONS MUST BE APPROVED PRIOR.
   h) WIRE TYING IN STRUCTURAL APPLICATION IS NOT PERMITTED.
   i) CUTTING OF STEEL FRAMING MEMBERS SHALL BE BY SAW OR SHEAR. NO TORCH OR MANUAL CUTTING IS PERMITTED.
   j) SPLICING OF STUDS IS NOT PERMITTED. TRACK SPLICES MAY BE ACCOMPLISHED BETWEEN STUD WITH AN ENGINEERED CONNECTION DETAIL INDICATING THE SCREWS OR WELDS REQUIRED PER FLANGE TO EACH PIECE OF TRACK.
   k) BRIDGING SHALL BE OF A SIZE, SPACING AND TYPE SPECIFIED BY THE STUD DESIGNER. CONNECTIONS AND BRIDGING SHALL BE INSTALLED SO AS TO PROVIDE RESISTANCE TO AXIAL BENDING AND ROTATION OF WALL STUDS FOR THE LOADS.
   l) WALL TRACK SHALL NOT BE USED TO SUPPORT ANY LOADS UNLESS SPECIFICALLY DESIGNED FOR THAT PURPOSE. SHOP DRAWINGS SHALL CLEARLY INDICATE LOADS.
   m) TEMPORARY BRACINGS SHALL BE ENGINEERED BY THE STUD DESIGNER AS REQUIRED. BRACES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS APPROVED & PERMANENTLY STABILIZED AND TO THE SATISFACTION OF STUD DESIGNER.
   n) HOLES THAT ARE FIELD CUT INTO STEEL FRAMING MEMBERS SHALL BE WITHIN LIMITATIONS OF THE PRODUCT AND ITS DESIGN. PROVIDE REINFORCEMENT WHERE HOLES ARE CUT THROUGH LOAD BEARING MEMBERS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND AS APPROVED BY THE ENGINEER.
   o) COMPLETE BEARING SHALL BE PROVIDED UNDER AXIALLY LOADED STUDS AND TRACKS TO PROVIDE FOR LOAD TRANSFER. GROUT WALL TO MIN 2x THE WALL WIDTH AS PER THE INDUSTRY STANDARD. CONTRACTOR TO REVIEW AND INSPECT THE BEARING SURFACE TO ENSURE FULL AND LEVEL BEARING IS BELOW ALL WALLS.
   p) THE ALIGNMENTS PLUMBNESS & LEVELNESS OF STUD WALLS SHALL MEET THE SPECIFIED CRITERIA FOR EACH. THE CONTRACTOR SHALL REVIEW & VERIFY.
   r) THE LOAD - BEARING AND WIND-BEARING METAL STUDS ABOVE THE MAIN FLOOR CONCRETE SLAB IS THE PRIMARY STRUCTURAL SYSTEM FOR THE BUILDING AND REQUIRES TO BE DESIGNED AS A SYSTEM TO SUPPORT THE MULTI STORY FLOOR & BALCONY SYSTEM FOR BOTH GRAVITY & WIND FORCES. A COMPLETE SHOP DRAWING PACKAGE INDICATING THE PRIMARY METAL STUD SUPPORT SYSTEM IS REQUIRED TO INDICATE ALL FRAMING, SPACING, CONNECTIONS AND DETAILS REQUIRED TO SUPPORT THE LOADS, WHICH ARE TO BE CLEARLY INDICATED ON THE PROJECT SHOP DRAWINGS.
   s) THE SPACING OF STUDS SHALL BE AT <1/8" FROM DESIGN SPACING PROVIDING THAT THE CUMULATIVE ERROR DOES NOT EXCEED THE REQUIREMENTS OF THE FINISHING MATERIALS. LOAD BEARING STUDS MUST BE FREE OF GAPS & CONSTRUCTED TIGHT.
   t) THE CONTRACTOR(S) IS RESPONSIBLE FOR THE PROPER MEANS AND METHODS OF CONSTRUCTION, SHORING AND BRACING. STRUCTURAL MEMBERS ARE NOT SELF BRACING UNTIL PERMANENT CONNECTION TO THE STRUCTURE IS MADE ACCORDING TO THE PLANS AND SPECS.. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE LOAD-BEARING STUSD FRAMING IS SUGGESTED TO BE BRACED IN AND OUT OF PLANE UNTIL ALL ROUT AND FLOOR CONNECTIONS ARE COMPLETED FOR THE ENTIRE FLOOR AT A MINIMUM. SUBMIT ENGINEERED BRACING DIAGRAMS FOR ERECTOR CLEARLY LABELING ITEMS.
   u) LIGHT GAUGE STEEL FRAMING DESIGN ENGINEER RETAINED BY THE BUILDING SYSTEM CONTRACTOR SHALL CARRY OUT SEPARATE SITE VISITS TO REVIEW STUD CONSTRUCTION TO CONFORMANCE TO DESIGN PROVIDED. THE CONTRACTOR SHALL SUBMIT FIELD REPORTS TO THE STRUCTURAL ENGINEER OF RECORD AND ARCHITECT . THE LIGHT GAUGE STEEL DESIGN ENGINEER MUST ALSO CARRY OUT A FINAL REVIEW AND PROVIDE A GENERAL REVIEW LETTER TO PEO & OBC STANDARDS ADDRESSED TO THE OWNER CONFIRMING THAT THE INSTALLED LIGHT GAUGE STEEL FRAMING IS IN CONFORMANCE WITH THE LIGHT GAUGE STEEL FRAMING DESIGN DRAWINGS AND PROJECT SPECIFICATIONS.

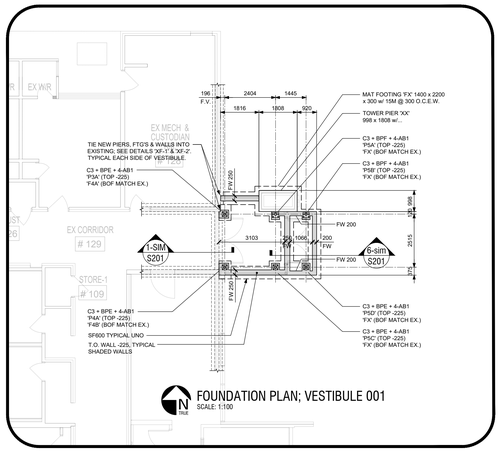
10. CHANGES:
    NO CHANGES SHALL BE MADE TO THE DESIGN WITHOUT ENGINEERS PERMISSION.

11. NOTIFICATIONS:
    CONTRACTOR SHALL NOTIFY ENGINEER OF SIGNS OF DISTRESS OR ANY OTHER INDICATIONS OF ACTUAL OR POTENTIAL DAMAGE TO THE BUILDING.
    CONTRACTOR SHALL NOTIFY ENGINEER SHOULD BUILDING SYSTEM ABOVE MAIN FLOOR LEVEL IMPOSE ANY ADDITIONAL LOADS TO THOSE NOTED ON THESE PLANS.

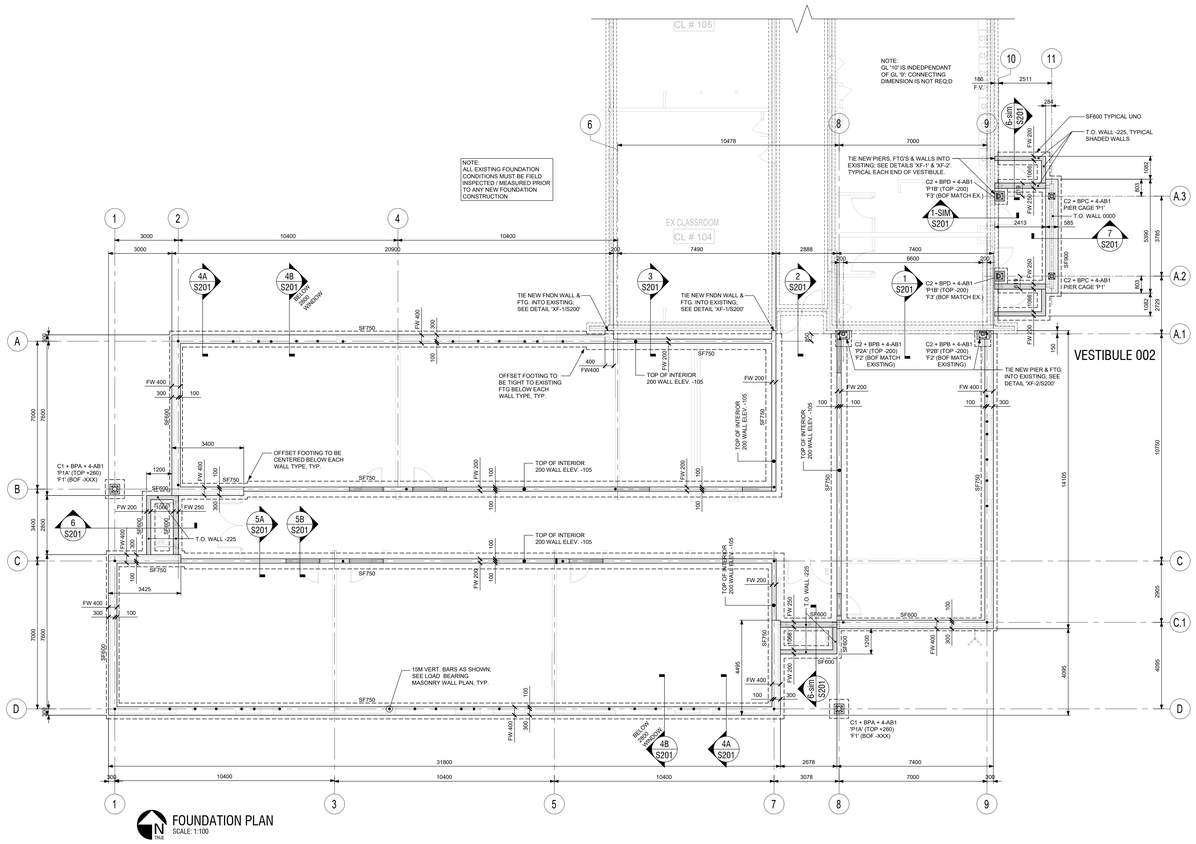
SHOP DRAWINGS AND SUBMITTALS

a) SUBMIT ELECTRONIC PDF COPIES OF ALL SHOP DRAWINGS AND SUBMITTALS UNO .
b) SHOP DRAWINGS AND/OR SUBMITTALS THAT REQUIRE CERTIFICATION BY QUALIFIED PROFESSIONAL ENGINEER SHALL BE STAMPED SIGNED & DATED (CERTIFIED) BY AN ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
c) SHOP DRAWINGS THAT REQUIRE CERTIFICATION BY A PROFESSIONAL ENGINEER MUST BE STAMPED AT THE TIME THE ENGINEERS CERTIFICATION IS GIVEN. DRAWINGS ARE NOT STAMPED AS REQUIRED, THEY WILL BE REJECTED WITHOUT REVIEW.
d) THE CONTRACTOR SHALL ALLOW THE CONSULTANT AN MINIMUM OF 10 WORKING DAYS TO REVIEW SHOP DRAWINGS IS REQUIRED, ANOTHER 10 WORKING DAYS SHALL BE ALLOWED.
e) NO WORK SHALL BE COMMENCED OR MATERIAL ORDERED FOR WORK REQUIRING SHOP DRAWING SUBMISSION UNTIL THE SUBMISSION HAS BEEN RETURNED TO THE CONTRACTOR BEARING THE STAMP OF THE CONSULTANT.
f) THE PRIMARY BUILDING SYSTEM FOR COMPOSITE BEAMS OR GIRDERS SHALL BE A DECK ABOVE THE MAIN FLOOR REQUIRES A LETTER BY A LICENSED ENGINEER TO ACCOMPANY THE SHOP DRAWINGS INDICATING THAT THE SYSTEMS AND THEIR INTERCONNECTIONS HAVE DESIGN DESIGNED TO SUIT THE INDICATED LOADINGS. THIS LETTER SHALL BEAR AN ORIGINAL STAMP & SIGNATURE.
g) THE FOLLOWING ITEMS REQUIRE SHOP DRAWING AND/OR SUBMISSION .

ITEM	ENGINEERS STAMP REQ'D	COMMENTS
REINFORCING STEEL	NO	SUBMIT ERECTION PLANS AND MATERIAL LISTS FOR ALL REBAR SPECIFIED IN CONSTRUCTION DRAWINGS
CONCRETE MIX DESIGNS	NO	SUBMIT ALL CONCRETE MIX DESIGNS TO BE USED
CONCRETE BLOCK MILL REPORT INCL. COMPRESSIVE STRENGTH TEST RESULTS	NO	
MASONRY TIES, ANCHORS AND HORIZONTAL JOINT REINF. SPECS	NO	
MORTAR AND GROUT MIX DESIGNS AND SPECIFICATIONS	NO	
STRUCTURAL STEEL SHOP DRAWINGS	YES	SUBMIT ERECTION PLANS AND PIECE DETAIL DWGS. FOR ALL STRUCTURAL STEEL SPECIFIED IN CONSTRUCTION DRAWINGS
STRUCTURAL PRECAST CONCRETE FLOOR SYSTEM (HOLLOWCORE, INVERTED-T BEAMS)	YES	SUBMIT LAYOUT PLANS FOR ARRANGEMENT OF ALL PRECAST MEMBERS, MAJOR OPENINGS/SLEEVES, SECTIONS SHOWING CONNECTIONS, WELD PLATES, EDGE CONDITIONS, BEARING LENGTH REQUIREMENTS, LOADS, MATERIAL GRADES & FINISHES SUBMIT ENG. CONNECTION DETAILS OF HOLLOWCORE TO BEAM, BEAM TO BEAM, BEAM TO COLUMN & STEEL HEADERS/HANGERS AS REQ'D AT OPENINGS, DESIGNED BY PRECAST ENGINEER
LIGHT GAUGE STEEL FRAMING	YES	SUBMIT FULL SHOP DRAWINGS W/



FOUNDATION PLAN; VESTIBULE 001
SCALE: 1:100



FOUNDATION PLAN
SCALE: 1:100

FOUNDATION NOTES:

1. REFER TO FOUNDATION NOTES ON S100 & NOTES ON FOUNDATION PLAN FOR ADDITIONAL INFO.
2. ACCORDING TO THE GEOTECHNICAL INVESTIGATION PREPARED BY CHUNG & VANDER DOELEN ENGINEERING LTD. REPORT NO. 2036 DATED JULY 2, 2025:

   FOOTINGS SHALL BE PLACED ON NATURAL UNDISTURBED SOIL CAPABLE OF SUSTAINING A GEOTECHNICAL RESISTANCE AT ULTIMATE LIMIT STATES IN ACCORDANCE WITH THE TABLE BELOW:

FOOTING BEARING ELEVATION (m) (REFER TO SOILS REPORT SECTION 6.2)	ISOLATED SQUARE FTG'S (kPa)	CONTINUOUS FTG'S (kPa)
FOUNDING DEPTH ELEV. = 287.30 TYPICALLY, TO ELEV. 284.50 IN THE VICINITY OF BORE HOLE NO. 1	300	300

   FOOTINGS SHALL BE PLACED ON NATURAL UNDISTURBED SOIL CAPABLE OF SUSTAINING A GEOTECHNICAL RESISTANCE AT SERVICEABILITY LIMIT STATES IN ACCORDANCE WITH THE TABLE BELOW:

FOOTING BEARING ELEVATION (m) (REFER TO SOILS REPORT SECTION 6.2)	ISOLATED SQUARE FTG'S (kPa)	CONTINUOUS FTG'S (kPa)
FOUNDING DEPTH ELEV. = 287.30 TYPICALLY, TO ELEV. 284.50 IN THE VICINITY OF BORE HOLE NO. 1	200	200

3. CENTER FOOTINGS UNDER CENTROID OF WALL, PIER AND COLUMNS ABOVE U.N.O.
4. ELEVATIONS ARE BASED ON THE ARCHITECTURAL DATUM WHICH SETS THE FINISHED FLOOR ELEV. AT 0000. (GEODETIC ELEVATION = 289.02 m)
5. REFER TO FOUNDATION PLAN AND FOUNDATION SECTIONS FOR ALL BOTTOM OF FOOTING ELEVATIONS.
6. PROTECT FOOTINGS, WALLS AND ADJACENT SOIL AGAINST FREEZING AND FROST ACTION AS REQUIRED AT ALL TIMES DURING CONSTRUCTION.
7. ALL FOUNDATION WALLS SHALL HAVE 15M CONT. TOP BARS AS INDICATED IN SECTION. ALL FOUNDATION WALLS SHALL HAVE VERTICAL BARS w/ DOWELS TO FOOTING. REFER TO FOUNDATION PLAN, FOUNDATION WALL SECTIONS, ENLARGED PLAN DETAILS & REINFORCING DETAILS FOR ALL TYPICAL AND ADDITIONAL WALL REINFORCING, TYP.
8. AT MASONRY WALLS WHERE VERT REINF IS REQ'D, PROVIDE VERTICAL DOWELS TO TOP OF FOUNDATION WALLS, SIZE & SPACING TO MATCH MASONRY WALL REINFORCING BARS:
   15M BARS SHALL BE 2'-0" LONG EMBEDDED 1'-2" IN TOP OF WALL, TYP.
9. PROVIDE WALL CONSTRUCTION JOINTS AS PER DETAILS AT THE START AND STOP OF WALL POURING AS NECESSARY.
10. FOUNDATION CONTRACTOR TO COORDINATE WITH ALL TRADES, THE LOCATION OF ALL PIPE SLEEVES PASSING THROUGH FOUNDATION WALLS. PIPING IS NOT TO RUN THROUGH FOOTINGS. FOOTINGS TO BE STEPPED DOWN TO SUIT, FIELD VERIFY.
11a. DRAWING LEGEND - FOUNDATION PLAN:

F_	FOOTING MARK, SEE FOOTING SCHEDULE
SF_	STRIP FOOTING MARK, SEE FOOTING SCHEDULE
P_	PIER MARK, SEE PIER SCHEDULE
C_	COLUMN MARK, SEE COLUMN SCHEDULE
BPL_	BASE PLATE MARK, SEE COLUMN SCHEDULE
AB_	ANCHOR BOLT, SEE COLUMN SCHEDULE
FW_	CONCRETE FOUNDATION WALL, SEE CONCRETE FOUNDATION WALL SCHEDULE
TOP	TOP OF PIER, SEE PLAN
TOF	TOP OF FOOTING, SEE PLAN
BOF	BOTTOM OF FOOTING, SEE PLAN
ELEV. XXXX / ELEV. 'XXXX'	SYMBOL ON PLAN INDICATES STEP FOOTING, SEE STEP FOOTING DETAIL
	SHADED AREA DENOTES HOLD POURED CONC FNDN WALLS LOW @ -12" (99'-0") AT DOOR OPENINGS, TOPS OF PIERS, & WHERE SHOWN ON PLAN. SEE PLANS AND SECTIONS FOR ELEVATIONS, TYP.
	SHADED AREA DENOTES HOLD TOPS OF PIERS LOW @ -18" AT COLUMNS DENOTED WITH "RWL" (RAIN WATER LEADER) (98'-8"). SEE PLANS AND SECTIONS FOR ELEVATIONS, TYP.

11b. DRAWING LEGEND - FOUNDATION SECTIONS:

	DENOTES BACKFILL (REFER TO SITE PLAN FOR BACKFILL REQUIREMENTS)
	DENOTES UNDISTURBED SOIL
Gran.'A'	DENOTES GRANULAR 'A'
Gran.'B'	DENOTES GRANULAR 'B'
	DENOTES CLEARSTONE
	DENOTES POURED CONCRETE (SECTION VIEW)

COLUMN SCHEDULE

MARK	SIZE	BPL TYPE	BPL SIZE	ANCHORS	REMARKS
C1	HSS 219 (O.D.) x 6.4	BPA	PL 19 x 320 x 320	4 - AB1 (20 DIAM.)	SEE NOTES 1 TO 4
C2	HSS 152x152x6.4	BPB	PL 19 x 305 x 360	4 - AB1 (20 DIAM.)	SEE NOTES 1 TO 4
		BPC	PL 19 x 305 x 305	4 - AB1 (20 DIAM.)	
		BPD	PL 19 x 305 x 305	4 - AB1 (20 DIAM.)	
C3	HSS 114 (O.D.) x 6.4	BPE	PL 19 x 250 x 250	4 - AB1 (20 DIAM.)	SEE NOTES 1 TO 4
		BPF	PL 19 x 250 x 320	4 - AB1 (20 DIAM.)	

NOTES:
1. PROVIDE 1 1/2" MAX SHRINK COMPENSATING GROUT UNDER ALL BASE PLATES.
2. REFER TO PLAN, PIER, ANCHOR BOLT, AND BASE PLATE DETAILS FOR FURTHER INFORMATION, TYP.
3. O.C. TO COORDINATE ANCHOR BOLT PATTERN, AND BASE PLATE ORIENTATION / OFFSET AS REQ'D.
4. AB1: 3/4" DIAM. ANCHOR BOLTS (F1554 36KSI), SHALL HAVE 18" EMBEDMENT + 5" PROJECTION ABOVE TOP OF PIER + 4" HOOK. (SEE "AB1" DETAIL).

PIER SCHEDULE

PIER MARK	PIER SIZE		PIER REINFORCEMENT			REMARKS
	WIDTH	LENGTH	VERTICAL	HORIZONTAL	CAGE	
P1A	460	460	4 - 20M	10M @ 300 O.C.	P1	SEE NOTES 1 - 3
P1B	460	460	4 - 20M	10M @ 300 O.C.	P1	SEE NOTES 1 - 4
P2A, P2B	400	580	4 - 20M	10M @ 300 O.C.	P2	SEE NOTES 1 - 4
P3A	380	460 +/-	4 - 20M	10M @ 300 O.C.	P3	SEE NOTES 1 - 3
P4A	315	460 +/-	4 - 20M	10M @ 300 O.C.	P3	SEE NOTES 1 - 3
P5A	380	380	4 - 20M	10M @ 300 O.C.	P3	SEE NOTES 1 - 3
P5B	380	580	4 - 20M	10M @ 300 O.C.	P3	SEE NOTES 1 - 3
P5C	380	315	4 - 20M	10M @ 300 O.C.	P3	SEE NOTES 1 - 4
P5D	315	365	4 - 20M	10M @ 300 O.C.	P3	SEE NOTES 1 - 4

NOTES:
1. SEE INDIVIDUAL PIER DETAILS FOR DIMENSIONAL INFORMATION.
2. SEE OTHER SCHEDULE(S) FOR FURTHER INFORMATION.
3. SEE PLAN AND DETAILS FOR SHAPE / ORIENTATION OR ABUTTING FOUNDATION WALLS.
4. DOWEL INTO EXISTING; SEE DETAILS. FIELD VERIFY EXISTING CONDITIONS.

FOOTING SCHEDULE

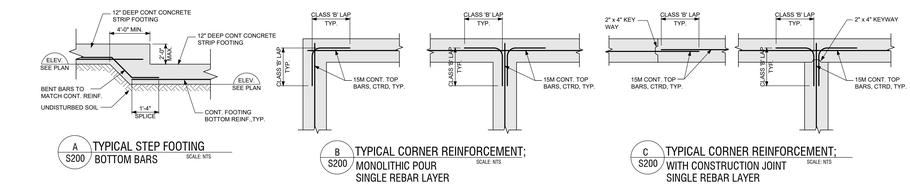
MARK	SIZE			FOOTING REINFORCEMENT			REMARKS
	WIDTH	LENGTH	DEPTH	BOTTOM	MID-DEPTH	TOP	
F1	900	900	300	3-15M E.W.	N/A	N/A	
F2	750	750	600	3-15M E.W.	N/A	N/A	SEE NOTE 1
F3	600	750	600	3-15M E.W.	N/A	N/A	SEE NOTE 1
F4A	570+/-	750	600	3-15M E.W.	N/A	N/A	SEE NOTE 1
F4B	570+/-	850	600	3-15M E.W.	N/A	N/A	SEE NOTE 1
F5	1200	1800	300	15M @ 300 E.W.	N/A	N/A	
F6	750	2320	300	15M @ 300 E.W.	N/A	N/A	
F7	800	2320	300	15M @ 300 E.W.	N/A	N/A	
SF600	600	CONT.	300	N/A	2-15M CONT.	N/A	SEE NOTES 1 & 2
SF750	750	CONT.	300	N/A	3-15M CONT.	N/A	SEE NOTES 1 & 2
SF900	900	CONT.	300	N/A	3-15M CONT.	N/A	SEE NOTES 1

NOTES:
1. DOWEL INTO EXISTING WHERE SHOWN ON PLAN; SEE DETAILS. FIELD VERIFY EXISTING CONDITIONS.
2. STRIP FOOTING BARS AT MID-DEPTH

FOUNDATION WALL SCHEDULE

MARK	THICKNESS	VERTICAL REINF.	HORIZONTAL REINF.	REMARKS
FW400	400	15M @ 1800 O.C. EACH FACE	1-15M CONT. TOP EACH FACE	SEE NOTES 1 - 4
FW200	200	15M @ 1800 O.C. CTRD	1-15M CONT. TOP CTRD	SEE NOTES 1 - 4
FW250	250	15M @ 1800 O.C. CTRD	1-15M CONT. TOP CTRD	SEE NOTES 1 - 4

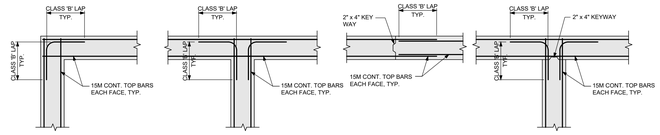
NOTES:
1. SEE FOUNDATION PLAN FOR LOCATIONS, TYP.
2. SEE FOUNDATION PLAN FOR ADDITIONAL REINFORCEMENT, TYP.
3. REFER TO FOUNDATION NOTES FOR ADDITIONAL INFORMATION, TYP.
4. PROVIDE STD. HOOK OR MATCHING HOOKED DOWEL TO FOOTING, SEE FOUNDATION NOTES, TYP.



A S200 TYPICAL STEP FOOTING BOTTOM BARS — SCALE: NTS

B S200 TYPICAL CORNER REINFORCEMENT; MONOLITHIC POUR SINGLE REBAR LAYER — SCALE: NTS

C S200 TYPICAL CORNER REINFORCEMENT; WITH CONSTRUCTION JOINT SINGLE REBAR LAYER — SCALE: NTS



D S200 TYPICAL CORNER REINFORCEMENT; MONOLITHIC POUR DOUBLE REBAR LAYER — SCALE: NTS

E S200 TYPICAL CORNER REINFORCEMENT; WITH CONSTRUCTION JOINT DOUBLE REBAR LAYER — SCALE: NTS

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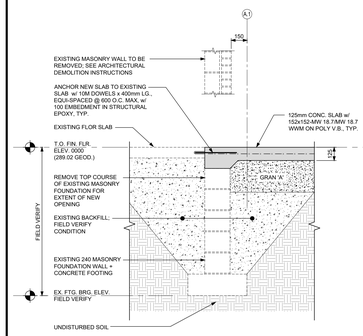
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2.	PERMIT	2025-11-28
3.	PERMIT RE-ISSUE	2026-03-02
4.	TENDER	2026-04-09

CLIENT:
Waterloo Catholic District School Board
480 Dutton Drive,
Waterloo, ON N2L 4C6

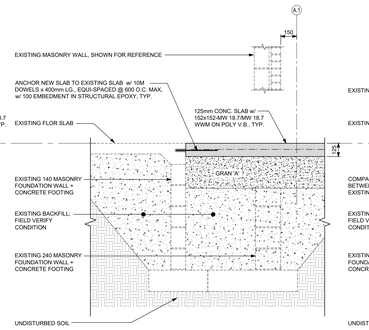
PROJECT TITLE:
St. Gregory Catholic Elementary School Addition and Renovations
34 Osborne St,
Cambridge, ON
N1S 3H1

DRAWING TITLE:
FOUNDATION PLAN, SCHEDULES, TYPICAL DETAILS

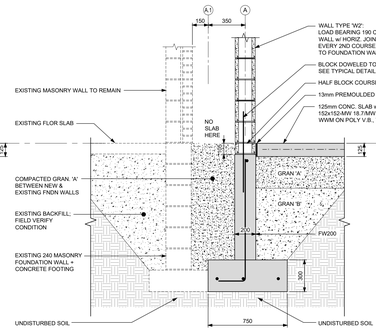
DATE: 2026-03-02
DRAWN BY: SAS
SCALE: AS NOTED
PROJECT NO: 25-106
ALEO PROJECT NO: 8983
DRAWING NO: S-200



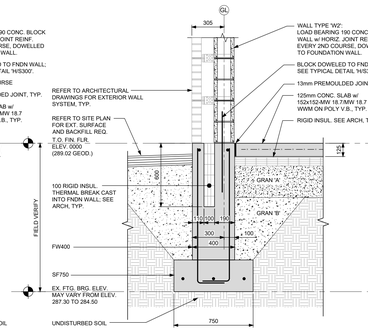
1 S201 SECTION SCALE: 1:20



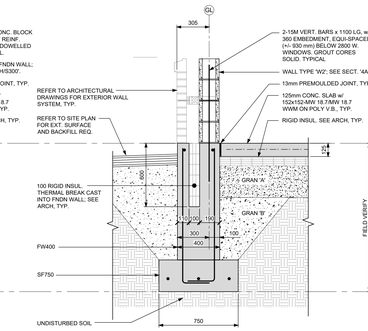
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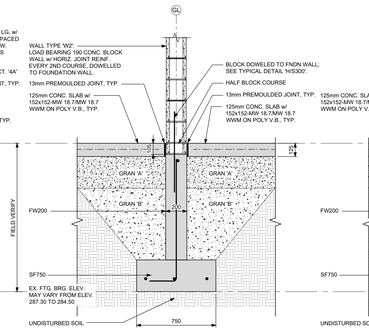
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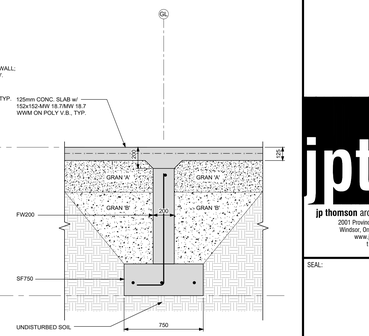
4A S201 SECTION SCALE: 1:20



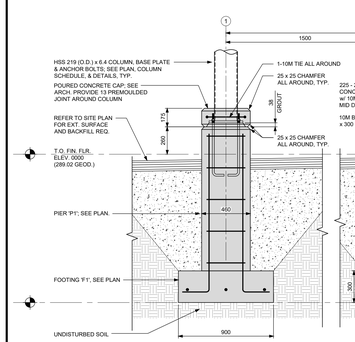
4B S201 SECTION SCALE: 1:20



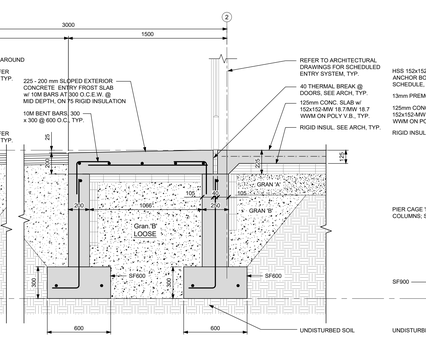
5A S201 SECTION SCALE: 1:20

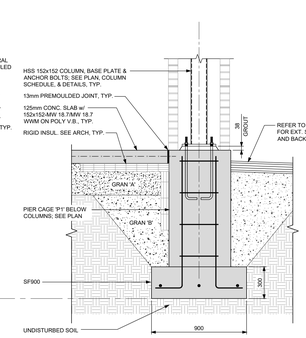


5B S201 SECTION SCALE: 1:20

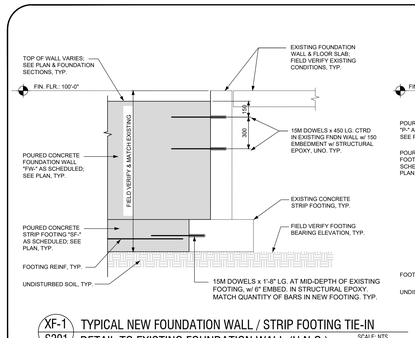


6 S201 SECTION SCALE: 1:20

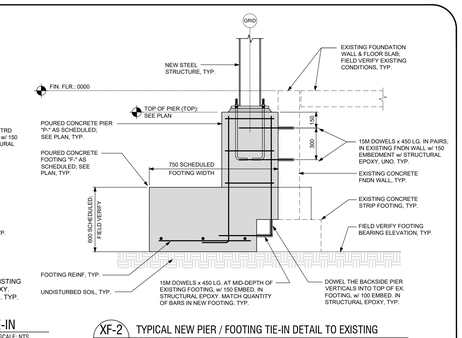




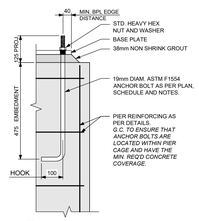
7 S201 SECTION SCALE: 1:20



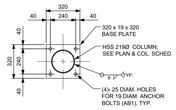
XF-1 S201 TYPICAL NEW FOUNDATION WALL / STRIP FOOTING TIE-IN DETAIL TO EXISTING FOUNDATION WALL (U.N.O.) SCALE: NTS



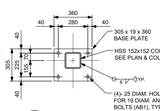
XF-2 S201 TYPICAL NEW PIER / FOOTING TIE-IN DETAIL TO EXISTING FOUNDATION WALL (U.N.O.) SCALE: NTS



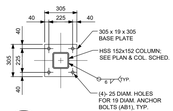
AB1 S200 TYPICAL ANCHOR BOLT DETAIL "AB1" SCALE: 1:10



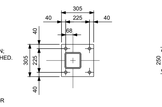
BPA S201 BASE PLATE 'BPA' SCALE: 1:20



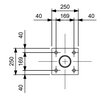
BPB S201 BASE PLATE 'BPB' SCALE: 1:20



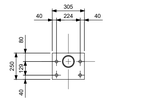
BPC S201 BASE PLATE 'BPC' SCALE: 1:20



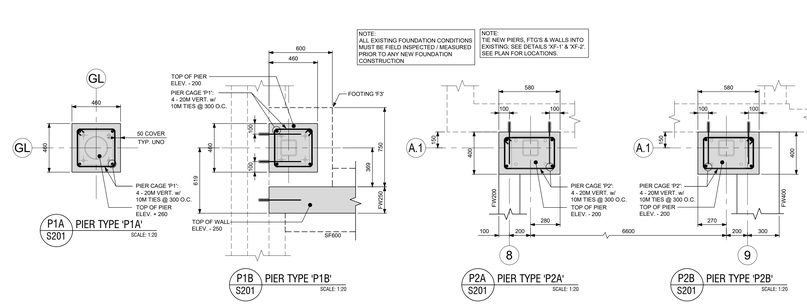
BPD S201 BASE PLATE 'BPD' SCALE: 1:20



BPE S201 BASE PLATE 'BPE' SCALE: 1:20



BPF S201 BASE PLATE 'BPP' SCALE: 1:20

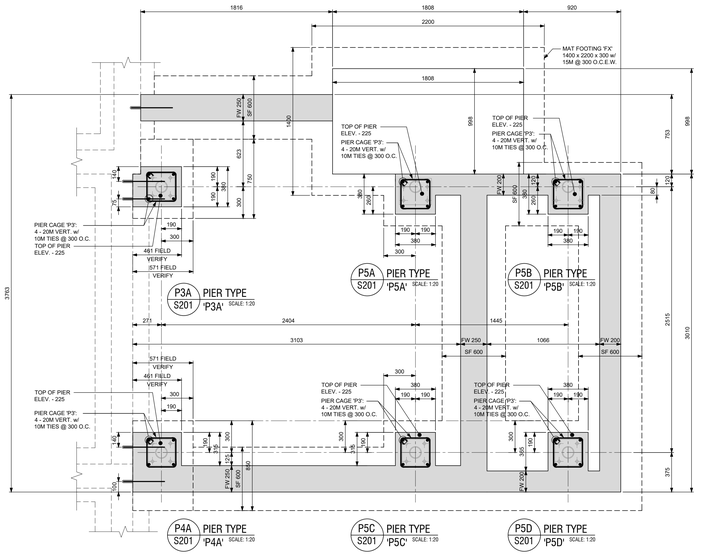


P1A S201 PIER TYPE 'P1A' SCALE: 1:20

P1B S201 PIER TYPE 'P1B' SCALE: 1:20

8 P2A S201 PIER TYPE 'P2A' SCALE: 1:20

9 P2B S201 PIER TYPE 'P2B' SCALE: 1:20



P4A S201 PIER TYPE 'P4A' SCALE: 1:20

P3A S201 PIER TYPE 'P3A' SCALE: 1:20

P5A S201 PIER TYPE 'P5A' SCALE: 1:20

P5B S201 PIER TYPE 'P5B' SCALE: 1:20

P5C S201 PIER TYPE 'P5C' SCALE: 1:20

P5D S201 PIER TYPE 'P5D' SCALE: 1:20

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4.	TENDER	2026-04-09

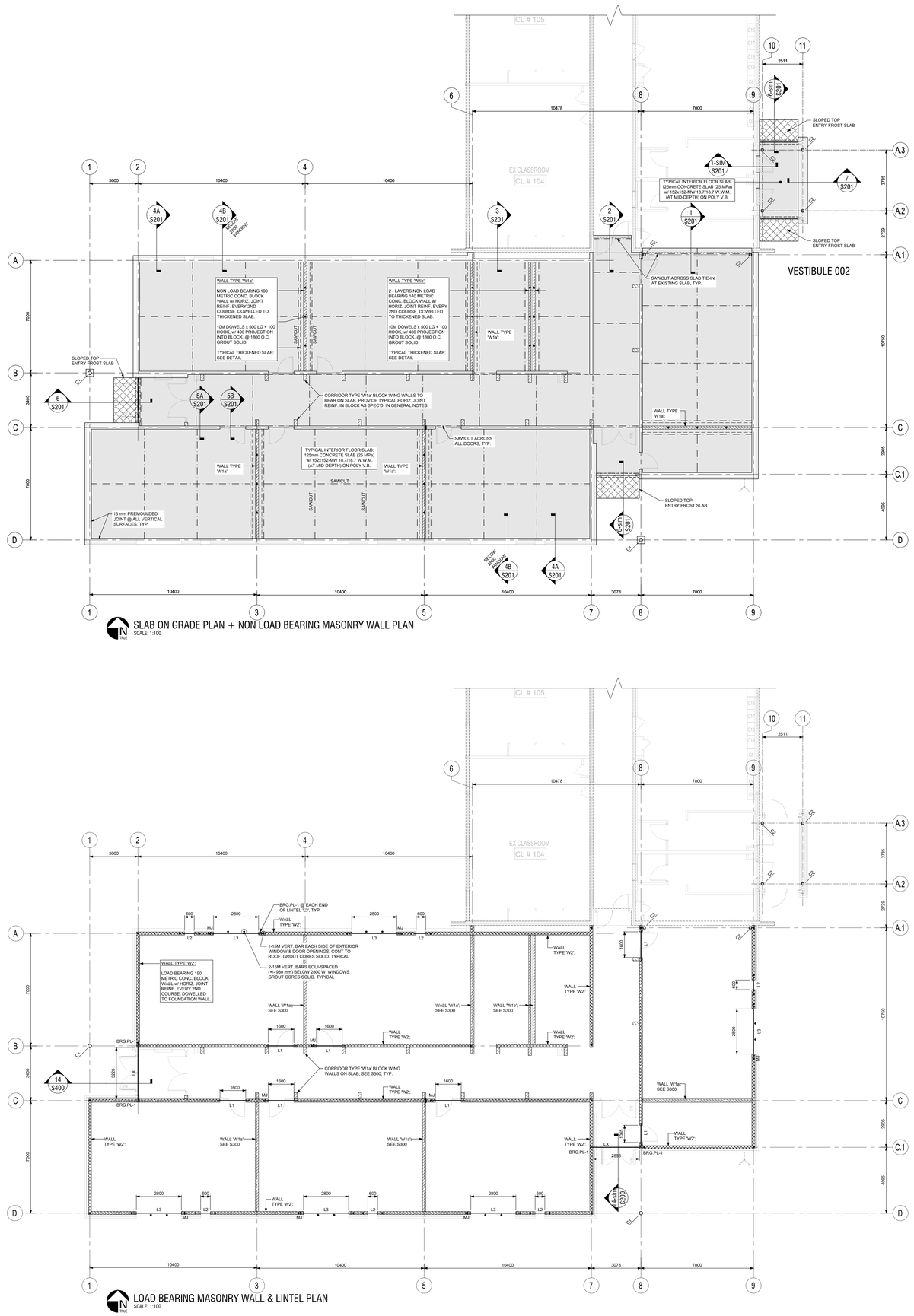
CLIENT:
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480 Dutton Drive,
Waterloo, ON N2L 4C6

PROJECT TITLE:
St. Gregory Catholic Elementary School Addition and Renovations
34 Osborne St.
Cambridge, ON
N1S 3H1

DRAWING TITLE:
FOUNDATION SECTIONS, DETAILS

DATE: 2026-03-02
DRAWN BY: SAS
SCALE: AS NOTED
PROJECT NO: 25-106
ALEO PROJECT NO: 8983
DRAWING NO: S-201

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FLOOR SLAB-ON-GRADE NOTES:

1A. INTERIOR SLAB CONSTRUCTION:
125 mm CONCRETE SLAB (25 MPa)
W/ 152x152-18.7/18.7 W.W.M. (AT MID-DEPTH) ON
POLY VAPOUR BARRIER ON
300 mm GRANULAR 'A' COMPACTED TO 100% SPMDD ON
GRANULAR 'B' TYPE 1 AS REQ'D COMPACTED TO 98% SPMDD ON
PROOF ROLLED AND APPROVED SUB-GRADE. SEE NOTE #2 BELOW.

1B. EXTERIOR ENTRY FROST SLAB CONSTRUCTION:
225-200 CONCRETE SLAB (32-MPa w/ AIR ENTRAINMENT)
w/ 152x152-18.7/18.7 W.W.M. AT MID-DEPTH ON
50 mm RIGID HI-LOAD 40 INSULATION ON
300 mm GRANULAR 'A' COMPACTED TO 100% SPMDD ON
GRANULAR 'B' TYPE 1 AS REQ'D COMPACTED TO 98% SPMDD ON
PROOF ROLLED AND APPROVED SUB-GRADE. SEE NOTE #2 BELOW.

2. FLOOR SLAB GRANULAR 'B' TYPE 1 SUB-BASE SHALL BE FOUNDED ON SILTY CLAY, OR SANDY SILTY CLAY.

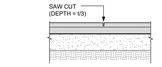
ACCORDING TO THE GEOTECHNICAL REPORT PREPARED BY CHUNG & VANDER DOELEN ENGINEERING LTD. REPORT NO. 2536 DATED JULY 2, 2025, THE BOREHOLE DATA INDICATES THAT THE SILTY CLAY, OR SANDY SILTY CLAY ELEVATIONS VARY FROM HIGHEST AT 000.0 ft TO LOWEST AT 000.0 ft.

FIN. FLR	XXXX
SLAB	XXXX
GRAN 'A'	XXXX
HIGHEST GEO ELEV.	XXXX
LOWEST GEO ELEV.	XXXX
MIN. DEPTH OF GRAN 'B'	XXXX
MAX. DEPTH OF GRAN 'B'	XXXX

THESE GRANULAR 'B' SUB BASE VALUES ARE THEORETICAL VALUES BASED ON THE REPORT. NO PROVISIONS HAVE BEEN INCLUDED FOR THE CONTRACTORS MEANS OR METHODS. THE CONTRACTOR SHALL MAKE ALLOWANCES FOR PRACTICAL QUANTITIES ASSUMING EXCAVATION BELOW TO THE THEORETICAL PLANE BETWEEN SOIL TYPES.

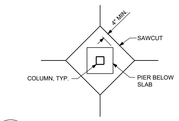
3. ELEVATION OF ALL FINISHED FLOOR SLABS-ON-GRADE = 000 mm TYP.
4. W.W.M. MUST BE SUPPORTED BY CHAIRS OR APPROVED MEANS AT 760 mm O.C. E.W. TO ENSURE IT IS PROPERLY HELD IN-PLACE DURING THE POUR.
5. PROVIDE 13 mm THICK PREMOULDED JOINT FILLER AGAINST INTERIOR FOUNDATION WALLS AND ALL OTHER VERTICAL SURFACES.
6. MAINTAIN THE SPECIFIED SLAB THICKNESS AT ALL FLOOR DEPRESSIONS.
7. SAW-CUTTING SHALL BE COMPLETED WITHIN 8 TO 16 HOURS OF PLACING THE CONCRETE.
8. PROVIDE SAWCUTS AS PER TYPICAL DETAILS, AND AT THE LOCATIONS SHOWN ON PLAN.
9. PROTECT SLAB-ON-GRADE AND BASE AGAINST FREEZING AND FROST ACTION AS REQUIRED AT ALL TIMES DURING CONSTRUCTION.
10. DRAWING LEGEND:

——— SAWCUT

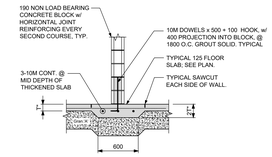


1. W.W.M. MUST BE SUPPORTED BY CHAIRS AT 760 mm O.C.E.W. TO ENSURE IT IS PROPERLY HELD IN-PLACE DURING THE CONCRETE POUR.
2. SAW-CUTTING SHALL BE COMPLETED WITHIN 8 TO 16 HOUR OF PLACING CONCRETE.
3. DO NOT CUT THROUGH W.W.M.
4. PROVIDE SAWCUTS AT ALL DOOR OPENINGS (EXCEPT PARTITIONS); ONE SAWCUT AT EACH SIDE OF WALL.
5. MAXIMUM SPACING OF SAWCUTS IN FEET SHALL BE APPROXIMATELY 25 TIMES THE THICKNESS OF THE SLAB IN FEET *UNLESS OTHERWISE STATED OR SHOWN ON THE DRAWINGS.*

F / S300 TYPICAL SLAB SAW CUT DETAIL
SCALE: NTS



G / S300 TYPICAL COLUMN SAWCUT DETAIL
SCALE: NTS



H / S300 TYPICAL THICKENED SLAB DETAIL (AT NON-LOAD-BEARING MASONRY WALLS)
SCALE: NTS

MASONRY WALL NOTES:

1. PROVIDE STD. 9-GA. HOT-DIP GALV. LADDER-TYPE HORIZONTAL JOINT REINFORCEMENT AT EVERY 400 mm O.C. VERTICALLY (BLOK-LOK 'BL-10' OR APPROVED EQUAL) AT ALL NON-LOAD BEARING WALLS, TYP.
2. PROVIDE HEAVY DUTY (5 mm DIA. SIDE ROD) HOT-DIP GALV. LADDER-TYPE HORIZONTAL JOINT REINFORCEMENT AT EVERY 400 mm O.C. VERTICALLY (BLOK-LOK 'BL-10' OR APPROVED EQUAL) AT ALL LOAD BEARING WALLS, TYP.
3. USE PREFABRICATED HEAVY DUTY HOT-DIP GALV. HORIZONTAL JOINT REINFORCEMENT CORNERS AND TEES AT ALL ELEVATOR AND STAIRWELL WALL CORNERS AND INTERSECTIONS, RESPECTIVELY U.N.O. (BLOCK-LOK 'BL-10' OR APPROVED EQUAL).
4. CONSTRUCT WALL MOVEMENT JOINTS IN CONCRETE BLOCK WALLS AT ALL LOCATIONS INDICATED BY 'M.J.' ON WALL REINFORCEMENT PLAN AT 7.6 m MAX SPACING FOR EXTERIOR WALLS, OR WHERE SHOWN ON PLAN. AT 9.0 m MAX SPACING FOR INTERIOR WALLS, OR WHERE SHOWN ON PLAN.
5. PROVIDE VERTICAL REINFORCEMENT CENTRED IN GROUTED MASONRY CORE ON EACH SIDE OF ALL EXTERIOR WALL OPENINGS, ON EACH SIDE OF ALL EXTERIOR WALL MOVEMENT JOINTS (UNO), AT ALL EXTERIOR CORNERS, AT ALL EXTERIOR WALL INTERSECTIONS AND AT ALL LOCATIONS INDICATED ON THE WALL REINFORCEMENT PLANS, WHERE NOTED.
6. VERTICAL WALL REINFORCEMENT SHALL BE CONTINUOUS THROUGH BOND BEAMS & LINTEL BLOCKS.
7. OFFSET WALL MOVEMENT JOINT IN CONCRETE BLOCK TO END OF LINTEL ABOVE ALL WINDOWS AND DOORS.
8. WHERE REINFORCEMENT ADJACENT TO WALL OPENINGS IS REQUIRED, IT SHALL BE PLACED 300 mm (2ND BLOCK CORE) AWAY FROM OPENING SO THAT IT'S CONTINUOUS PAST THE LINTEL WHERE 200 mm LINTEL BEARING IS SPECIFIED U.N.O. WHERE 400 mm LINTEL BEARING IS SPECIFIED, THE FIRST THREE MASONRY CORES AWAY FROM THE OPENING SHALL BE REINFORCED WITH THE 3RD CORE REINFORCEMENT BEING CONTINUOUS PAST THE LINTEL.
9. ALL BLOCK MOVEMENT JOINTS SHALL BE WHERE SHOWN ON PLAN, TYPICAL.
10. GROUT ALL BEAM POCKETS SOLID, TYP.
11. LEGEND:

LOAD BEARING CONCRETE BLOCK WALLS; REFER TO MASONRY WALL NOTES & PLANS FOR REINFORCING.

NON LOAD BEARING CONCRETE BLOCK WALLS; REFER TO MASONRY WALL NOTES & PLANS FOR REINFORCING.

● INDICATES ADDITIONAL VERT. BAR WALL REINFORCEMENT IN GROUT FILLED MASONRY CORES (NOT ALL TYPICAL BARS SHOWN)

M.J. WALL MOVEMENT JOINT

BEARING PLATE SCHEDULE

NO.	PLATE SIZE	ANCHORS	USAGE
BRG. PL-1	PL. 10 x 175 x 200	(1) 15M x 400 LG.	'W' BEAMS
BRG. PL-1	PL. 10 x 175 x 175	(1) 15M x 400 LG.	'W' LINTELS

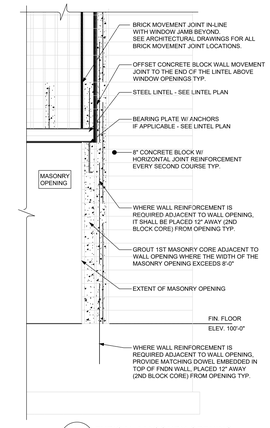
BEARING PLATE NOTES:
1. REFER TO MASONRY WALL & LINTEL NOTES FOR ADDITIONAL INFO, TYP.
2. GROUT MASONRY CORES BELOW PLATES 800 mm WIDE x 600 mm DEEP (4 CORES WIDE x 3 COURSES DEEP) U.N.O., TYP.
3. SET PLATES 12 mm MIN. FROM FACE OF CONC./BLOCK BEARING WALL, TYP.
4. CENTRE PLATES ON BEARING WALL U.N.O., TYP.
5. BEAMS TO BE CENTRED ON PLATES U.N.O., TYP.
6. BEAMS TO HAVE 125 mm BEARING ON PLATES U.N.O., TYP.
7. PROVIDE 100 mm LONG MIN. WELDS EACH SIDE OF BEAM TO PLATE U.N.O., TYP.
8. GROUT BEAM POCKETS SOLID w/ GROUT U.N.O., TYP.
9. BEARING PLATE ANCHORS SHALL BE WELDED BAR TYPE w/ STD. HOOK, TYP.

LINTEL SCHEDULE

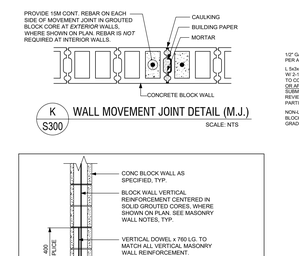
NO.	DESCRIPTION	SHAPE
L1	2 - L 90 x 90 x 10	
L2	2 - L 90 x 90 x 10 x 390 BTM. PL	
L3	W200x36 + 10 x 390 BTM. PL + TOP FLANGE VERT. BARS + 6 mm GUSSETS @ 600 O.C.	

LINTEL NOTES:

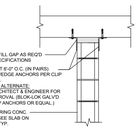
1. ALL LINTELS, BEARING PLATES ETC. SHALL BE INSTALLED BY THE MASONRY CONTRACTOR, TYP.
2. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR ALL QUANTITIES, ELEVATIONS, BOTTOM PLATE SIZES, TYP.
3. ALL ANGLES TO BE LONG LEG VERTICAL U.N.O.
4. GRIND WELD JOINT CONNECTING L's SMOOTH PRIOR TO PAINT PRIMING.
5. ALL LINTELS TO HAVE 200 mm BEARING ON MASONRY, U.N.O.
6. ALL LINTELS TO BEAR ON SOLID COURSING (TWO COURSES GROUTED SOLID) WHERE BEARING PLATES ARE NOT REQUIRED U.N.O.
7. BEARING PLATES ARE REQUIRED AT ALL W-SHAPED & HSS LINTELS BEARING ON BLOCK U.N.O.; REFER TO PLAN & BEARING PLATE SCHEDULE.
8. ALL W-SHAPE AND HSS LINTELS W/ BEARING PLATES TO BE WELDED FOR A MINIMUM LENGTH OF 4" EACH SIDE OF PLATE, TYP. U.N.O.
9. BOTTOM PLATES SHALL TERMINATE 12 mm SHORT OF LINTEL BEARING TYP. U.N.O.
10. PROVIDE 15M VERT. BARS WELDED TO TOP OF W-SHAPE & HSS LINTELS AT 600 mm O.C. AT ALL CONCRETE BLOCK WALLS ABOVE LINTEL. BARS ARE TO BE CENTERED IN GROUTED BLOCK CORES. LENGTH OF BARS TO SUIT NUMBER OF BLOCK COURSES, TO A MAX LENGTH OF 600 mm.
11. IF A BOTTOM PLATE IS SPECIFIED FOR A LINTEL, THE PLATE SHALL BE ONLY AT THE MASONY OPENING, TYP.
12. PROVIDE MASONRY LINTELS PER SCHEDULE PROVIDED IN STRUCTURAL STEEL NOTES ON SHEET S100 FOR HVAC/PLUMBING/ELEC. PENETRATIONS NOT INDICATED ON THE STRUCTURAL FRAMING PLANS. THE GENERAL CONTRACTOR SHALL COORDINATE ALL QUANTITIES & DIMENSIONAL INFO WITH THE ARCH. DRAWINGS, TYP.



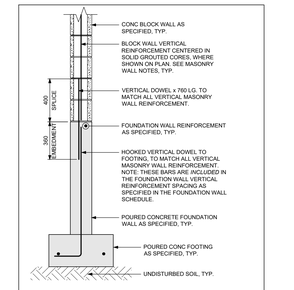
J / S300 TYPICAL MASONRY OPENING REINF. DETAIL
SCALE: NTS



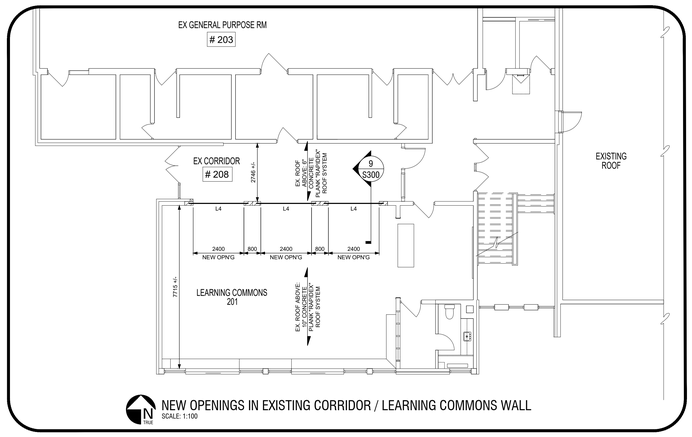
K / S300 WALL MOVEMENT JOINT DETAIL (M.J.)
SCALE: NTS



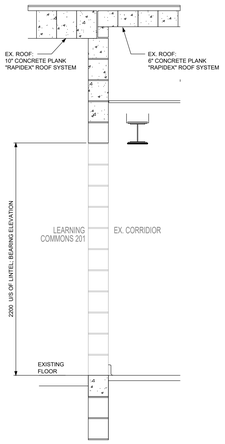
L / S300 WALL LATERAL SUPPORT DETAIL / NON-LOADBEARING
SCALE: 3/4" = 1'-0"



M / S300 TYPICAL MASONRY WALL REINFORCEMENT SPLICE DETAIL TO FOUNDATION.
SCALE: 1:20



NEW OPENINGS IN EXISTING CORRIDOR / LEARNING COMMONS WALL
SCALE: 1:100



9 / S300 SECTION
SCALE: 1:20

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ISSUANCES:

No.	Issued for/Description	Date
1.	80% OWNER REVIEW	2025-08-11
2.	PERMIT	2025-11-28
3.	PERMIT RE-ISSUE	2026-03-02
4.	TENDER	2026-04-09

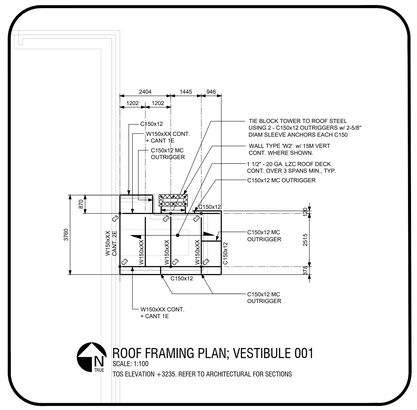
CLIENT:
Waterloo Catholic District School Board
480 Dutton Drive,
Waterloo, ON N2L 4C6

PROJECT TITLE:
St. Gregory Catholic Elementary School Addition and Renovations
34 Osborne St.
Cambridge, ON
N1S 3H1

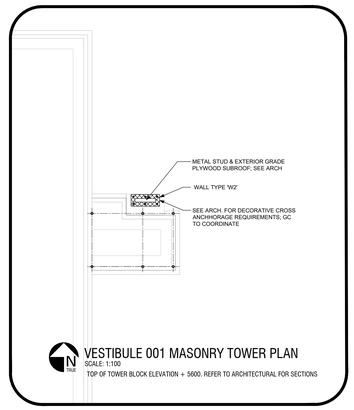
DRAWING TITLE:
SLAB ON GRADE PLAN + NON LOAD BEARING MASONRY WALL
LOAD BEARING MASONRY WALL PLAN
NEW OPENINGS IN EXISTING CORRIDOR WALL

DATE: 2026-03-02
DRAWN BY: SAS
SCALE: AS NOTED
PROJECT NO: 25-106
ALEO PROJECT NO: 8983
DRAWING NO: S-300

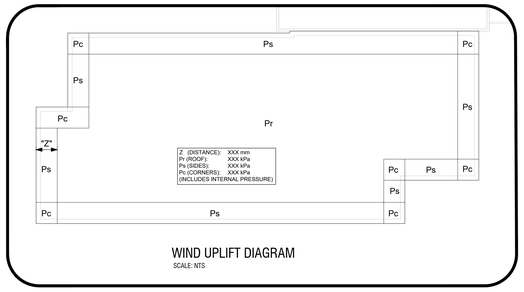
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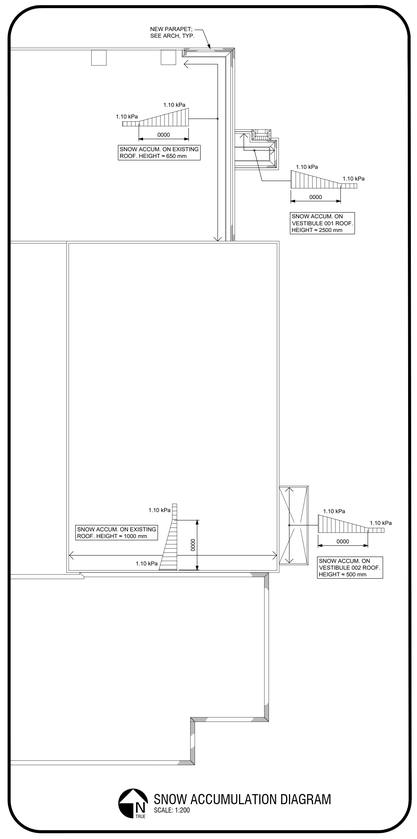
ROOF FRAMING PLAN; VESTIBULE 001
SCALE: 1:100
TOS ELEVATION = 3235. REFER TO ARCHITECTURAL FOR SECTIONS



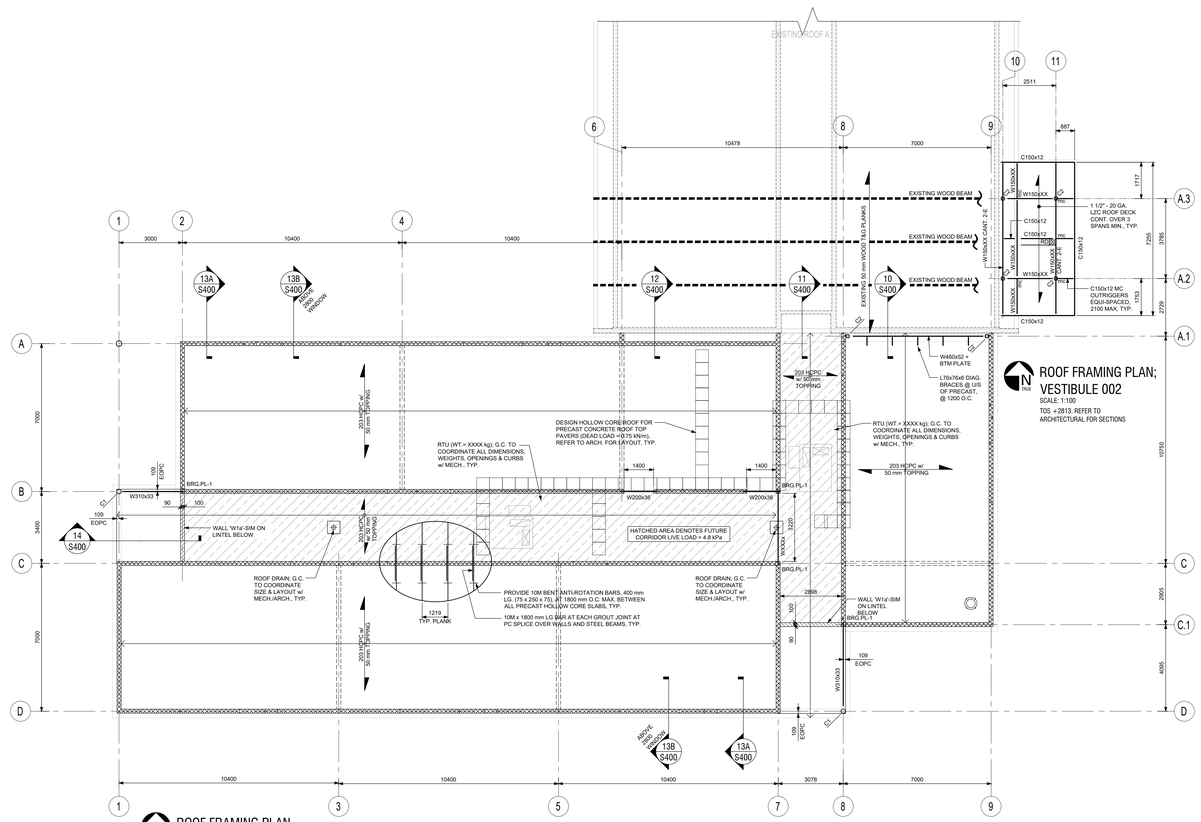
VESTIBULE 001 MASONRY TOWER PLAN
SCALE: 1:100
TOP OF TOWER BLOCK ELEVATION = 5600. REFER TO ARCHITECTURAL FOR SECTIONS



WIND UPLIFT DIAGRAM
SCALE: NTS



SNOW ACCUMULATION DIAGRAM
SCALE: 1:200


EXISTING ROOF A
EXISTING WOOD BEAM
EXISTING 50 mm WOOD T&G PLANKS
W150xXX CANT 2-E
203 HCPC w/ 50 mm TOPPING
DESIGN HOLLOW CORE ROOF FOR PRECAST CONCRETE ROOF TOP PAVERS (DEAD LOAD =0.75 kN/m), REFER TO ARCH. FOR LAYOUT, TYP.
RTU (WT = XXXX kg); G.C. TO COORDINATE ALL DIMENSIONS, WEIGHTS, OPENINGS & CURBS w/ MECH., TYP.
W460x52 BTM PLATE
L76x76x6 DIAG. BRACES @ 1/3 OF PRECAST, @ 1200 O.C.
W310x33
WALL 'W1a'-SIM ON LINTEL BELOW
HATCHED AREA DENOTES FUTURE CORRIDOR LIVE LOAD = 4.8 kPa
ROOF DRAIN; G.C. TO COORDINATE SIZE & LAYOUT w/ MECH./ARCH., TYP.
PROVIDE 10M BENT ANTI-ROTATION BARS, 400 mm LG. (75 x 250 x 75), AT 1800 mm O.C. MAX. BETWEEN ALL PRECAST HOLLOW CORE SLABS, TYP.
10M x 1800 mm LG BAR AT EACH GROUT JOINT AT PC SPLICE OVER WALLS AND STEEL BEAMS, TYP.
1219 TYP. PLANK
BRG PL-1
W200x36
W200x39
W310x39
W310x52
W310x97
W310x45
W310x67
W310x74
W310x143
W310x179
W310x253
W310x313
W310x500
W310x60
W310x86
W310x107
W310x129
W310x158
W310x198
W310x226
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