ST. CLAIR CATHOLIC DISTRICT SCHOOL BOARD
*Lighting the Way ~ Rejoicing in Our Journey*

***ADDENDUM # 002***

# St. Clair Catholic District School Board

## Our Lady of Fatima
## 545 Baldoon Rd
## Chatham, ON

## General Renovations and Addition for Mechanical Equipment
## Phase III

## Project No. 619-CP1902

Prepared by:

**Wilson Diaz Architects Inc.**
280 Queens Ave, Suite 1Q
London, Ontario
N6B 1X3

March 12th. 2019

**619-CP1902**
**RWAI Project No. 1819** **Addendum #002**

*This addendum forms part of the Contract Bid Documents and amends the original drawings and specifications issued for Bid on February 19th. 2019.*

## TABLE OF CONTENTS



## PART A – GENERAL

Questions, comments and discussion from General Contractors:

a. Question:
   Is the existing brick veneer/metal siding, spray foam insulation etc. being removed inside the new mechanical room on grid line 6.5 and being replaced new metal stud and 90mm block wall (wall type IW3.4) to U/S of new roof deck?
   Answer:
   Refer to ASK-001and ASK-003 included in this addendum for details.

b. Question:
   Refer to detail 5 on S101B – is a new steel beam required in order to support new 190 mm block being install above?
   Answer:
   Refer to Structural Addendum #1 as part of this addendum.

c. Question:
   Can you please advise if we will be allowed to use “Johnsonite Azrock” VCT tile as an approved alternate?
   Answer:
   No.

d. Question:
   Drawing A010 issued with addendum 1 indicates new islands in the parking lot and to refer to civil drawings. Civil drawings do not show any islands. Can you confirm if there are new islands and provide details?
   Answer:
   Refer to revised Civil Engineering Drawings issued with this addendum #002.

e. Question:
Can you please have the engineer verify that the HP water supply & return piping does not need insulation, it's not mentioned in the specifications?
Answer:
Not required – refer to specifications.

f. Question:
Can you also find out if the supply air from RTU-101 running in the corridor to the HP mixing boxes requires external insulation?
Answer:
Is considered as outside air – Should be insulated as per specifications.

## PART B – SPECIFICATIONS

RESERVED

## PART C – ARCHITECTURAL DRAWINGS

1. Replace Drawing AD200 with attached drawing AD200 revised.

## ARCHITECTURAL SKETCHES

1. ASK-001 Existing Masonry Demolition Finish
2. ASK-002 Additional Mechanical Room Elevations
3. ASK-003 Enlarged Mechanical Room Plan
4. Room Finish Schedule

## PART D – STRUCTURAL DRAWINGS/SKETCHES

**1.** Refer to attached Addendum No. 1 issued by Vanboxmeer and Stranges Engineering Ltd. **3 Page(s)**

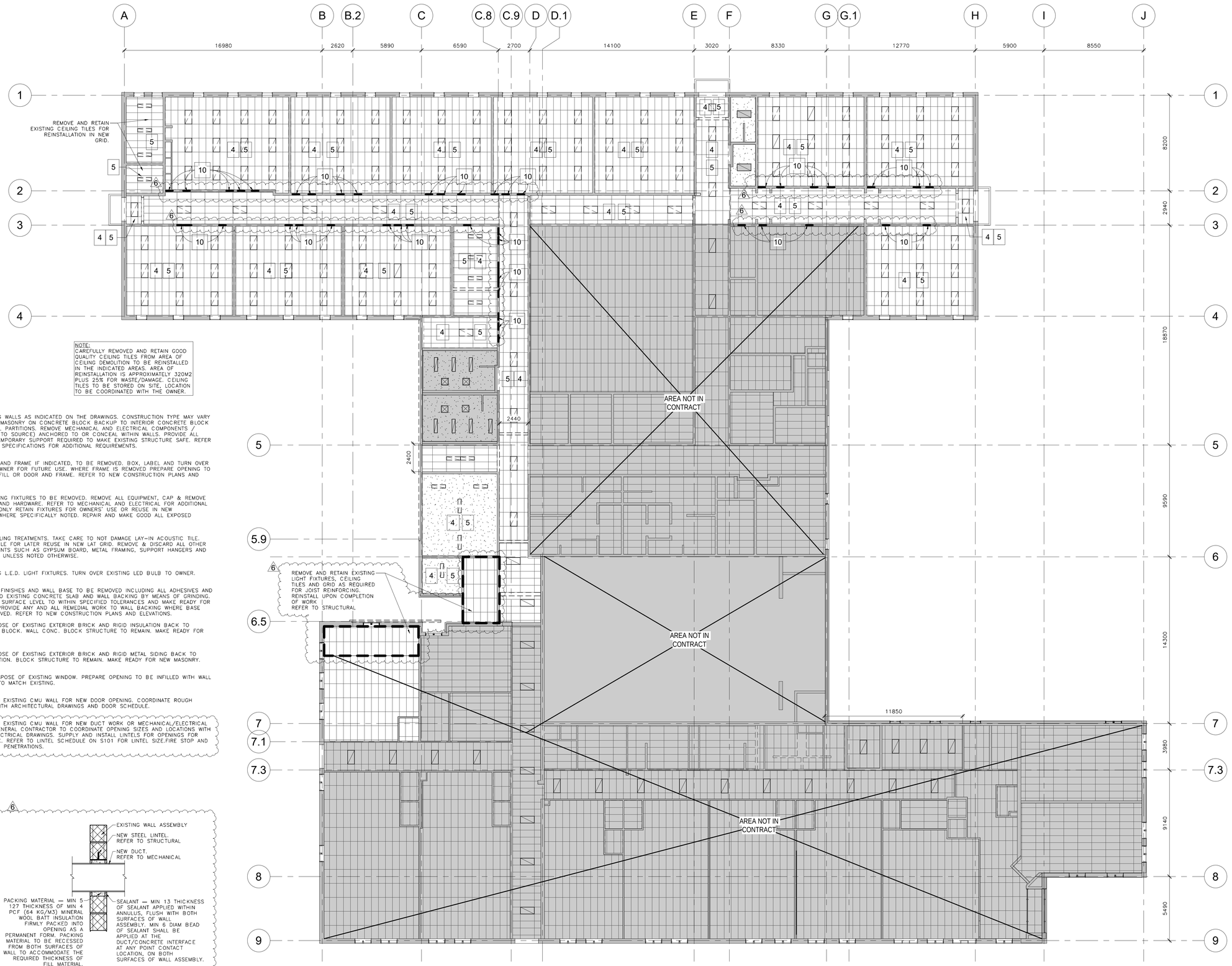
## PART E – MECHANICAL / ELECTRICAL DRAWINGS

2. Refer to attached Addendum No. 2 issued by Chorley + Bisset Mechanical Specifications & Electrical Specifications **2 Page(s)**

## PART F – CIVIL AND SITE WORK DRAWINGS

1. Refer to attached drawings P3-SE1 and P3-SE2 that completely replace previously issued drawings. **2 Page(s)**

**END OF ADDENDUM # 002**




NOTE:
CAREFULLY REMOVED AND RETAIN GOOD QUALITY CEILING TILES FROM AREA OF CEILING DEMOLITION TO BE REINSTALLED IN THE INDICATED AREAS. AREA OF REINSTALLATION IS APPROXIMATELY 320M2 PLUS 25% FOR WASTE/DAMAGE. CEILING TILES TO BE STORED ON SITE, LOCATION TO BE COORDINATED WITH THE OWNER.

DEMOLITION NOTES:

1. REMOVE EXISTING WALLS AS INDICATED ON THE DRAWINGS. CONSTRUCTION TYPE MAY VARY FROM EXTERIOR MASONRY ON CONCRETE BLOCK BACKUP TO INTERIOR CONCRETE BLOCK AND/OR DRYWALL PARTITIONS. REMOVE MECHANICAL AND ELECTRICAL COMPONENTS / DEVICES (BACK TO SOURCE) ANCHORED TO OR CONCEAL WITHIN WALLS. PROVIDE ALL SHORING AND TEMPORARY SUPPORT REQUIRED TO MAKE EXISTING STRUCTURE SAFE. REFER TO DRAWINGS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. EXISTING DOOR, AND FRAME IF INDICATED, TO BE REMOVED. BOX, LABEL AND TURN OVER HARDWARE TO OWNER FOR FUTURE USE. WHERE FRAME IS REMOVED PREPARE OPENING TO RECEIVE NEW INFILL OR DOOR AND FRAME. REFER TO NEW CONSTRUCTION PLANS AND ELEVATIONS.
3. EXISTING PLUMBING FIXTURES TO BE REMOVED. REMOVE ALL EQUIPMENT, CAP & REMOVE SINKS, DRAINS, AND HARDWARE. REFER TO MECHANICAL AND ELECTRICAL FOR ADDITIONAL REQUIREMENTS. ONLY RETAIN FIXTURES FOR OWNERS' USE OR REUSE IN NEW CONSTRUCTION WHERE SPECIFICALLY NOTED. REPAIR AND MAKE GOOD ALL EXPOSED SURFACES.
4. REMOVE ALL CEILING TREATMENTS. TAKE CARE TO NOT DAMAGE LAY-IN ACOUSTIC TILE. SAFELY STORE TILE FOR LATER REUSE IN NEW LAT GRID. REMOVE & DISCARD ALL OTHER CEILING TREATMENTS SUCH AS GYPSUM BOARD, METAL FRAMING, SUPPORT HANGERS AND OTHER FIXTURES UNLESS NOTED OTHERWISE.
5. REMOVE EXISTING L.E.D. LIGHT FIXTURES. TURN OVER EXISTING LED BULB TO OWNER.
6. EXISTING FLOOR FINISHES AND WALL BASE TO BE REMOVED INCLUDING ALL ADHESIVES AND MORTAR DOWN TO EXISTING CONCRETE SLAB AND WALL BACKING BY MEANS OF GRINDING. PREPARE FLOOR SURFACE LEVEL TO WITHIN SPECIFIED TOLERANCES AND MAKE READY FOR NEW FINISHES. PROVIDE ANY AND ALL REMEDIAL WORK TO WALL BACKING WHERE BASE HAS BEEN REMOVED. REFER TO NEW CONSTRUCTION PLANS AND ELEVATIONS.
7. REMOVE & DISPOSE OF EXISTING EXTERIOR BRICK AND RIGID INSULATION BACK TO EXISTING CONC. BLOCK. WALL CONC. BLOCK STRUCTURE TO REMAIN. MAKE READY FOR NEW MASONRY.

7A. REMOVE & DISPOSE OF EXISTING EXTERIOR BRICK AND RIGID METAL SIDING BACK TO EXISTING INSULATION. BLOCK STRUCTURE TO REMAIN. MAKE READY FOR NEW MASONRY.

8. REMOVE AND DISPOSE OF EXISTING WINDOW. PREPARE OPENING TO BE INFILLED WITH WALL CONSTRUCTION TO MATCH EXISTING.
9. CUT OPENING IN EXISTING CMU WALL FOR NEW DOOR OPENING. COORDINATE ROUGH OPENING SIZE WITH ARCHITECTURAL DRAWINGS AND DOOR SCHEDULE.
10. CUT OPENING IN EXISTING CMU WALL FOR NEW DUCT WORK OR MECHANICAL/ELECTRICAL PENETRATION. GENERAL CONTRACTOR TO COORDINATE OPENING SIZES AND LOCATIONS WITH MECHANICAL ELECTRICAL DRAWINGS. SUPPLY AND INSTALL LINTELS FOR OPENINGS FOR NEW DUCT WORK. REFER TO LINTEL SCHEDULE ON S101 FOR LINTEL SIZE.FIRE STOP AND SMOKE SEAL ALL PENETRATIONS.




2 / AD200 FIRE STOPPING DETAIL
1 : 20

1 / AD200 REFLECTED CEIL. DEMO PLAN PH 3
1 : 150

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KEY PLAN

TRUE NORTH | CONSTRUCTION NORTH

NOTES

LEGEND

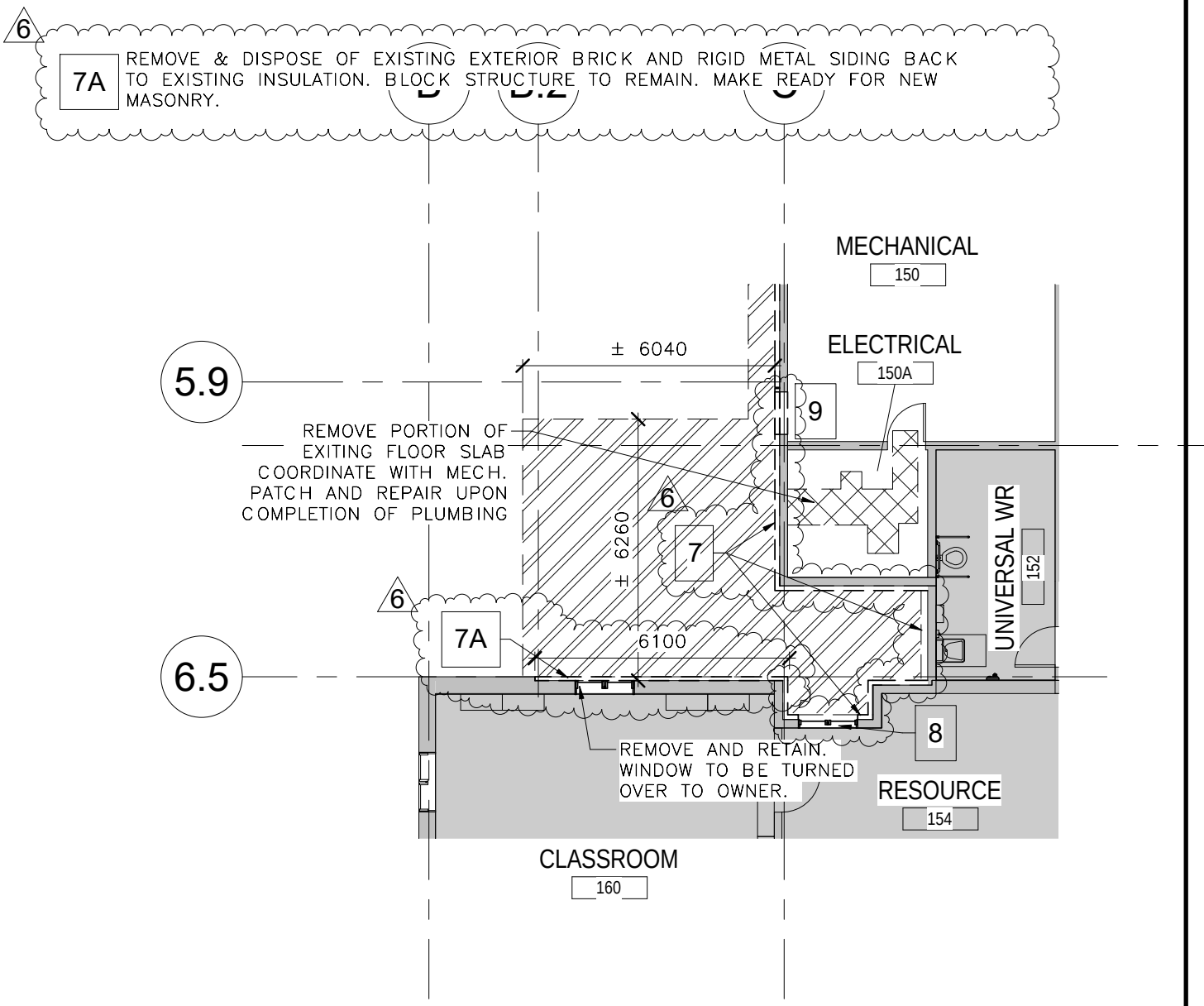
| SYMBOL | DESCRIPTION |
|---|---|
| 1 | DEMOLITION NOTE REFERENCE NUMBER |
| | AREA OF WORK N.I.C. |
| | ACT CEILING TILE TO BE REMOVED |
| | PORTION OF EXISTING WALLS TO BE REMOVED |
| | EXTERIOR MASONRY & INSULATION TO BE REMOVED<br>EXISTING CONC. BLOCK TO REMAIN |
| | AREA OF CONCRETE FLOOR TO BE REMOVED FOR PLUMBING |
| | EXISTING DOOR & FRAME TO REMAIN |
| | EXISTING DOOR & FRAME TO BE REMOVED |

| DATE | DESCRIPTION | No. |
|---|---|---|
| 03/12/2019 | ISSUED FOR ADDENDUM 002 | 6 |
| 02/25/2019 | ISSUED FOR PERMIT | 4 |
| 02/19/2019 | ISSUED FOR TENDER | 3 |
| 12/11/2018 | ISSUED FOR REVIEW | 2 |
| 10/18/2018 | ISSUED FOR REVIEW | 1 |

PROJECT TITLE
OUR LADY OF FATIMA PHASE 3 RENEWAL

DRAWING TITLE
REFLECTED CEIL. DEMO PLAN

| DATE | DRAWN BY | DRAWING No. |
|---|---|---|
| 10/18/2018 | MFPU | AD200 |
| SCALE: As indicated | CHECKED BY: RW | |
| PROJECT No.: 1819 | | |

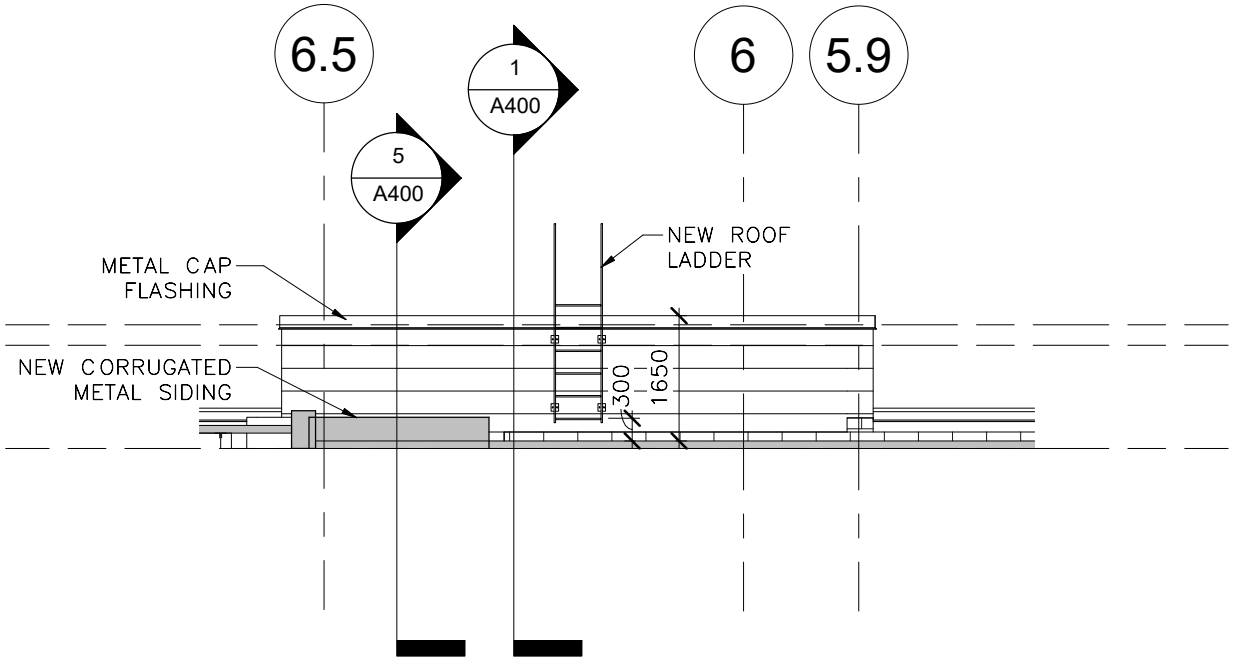



1
ASK-001

# PART DEMOLITION PLAN PH 3

1 : 150

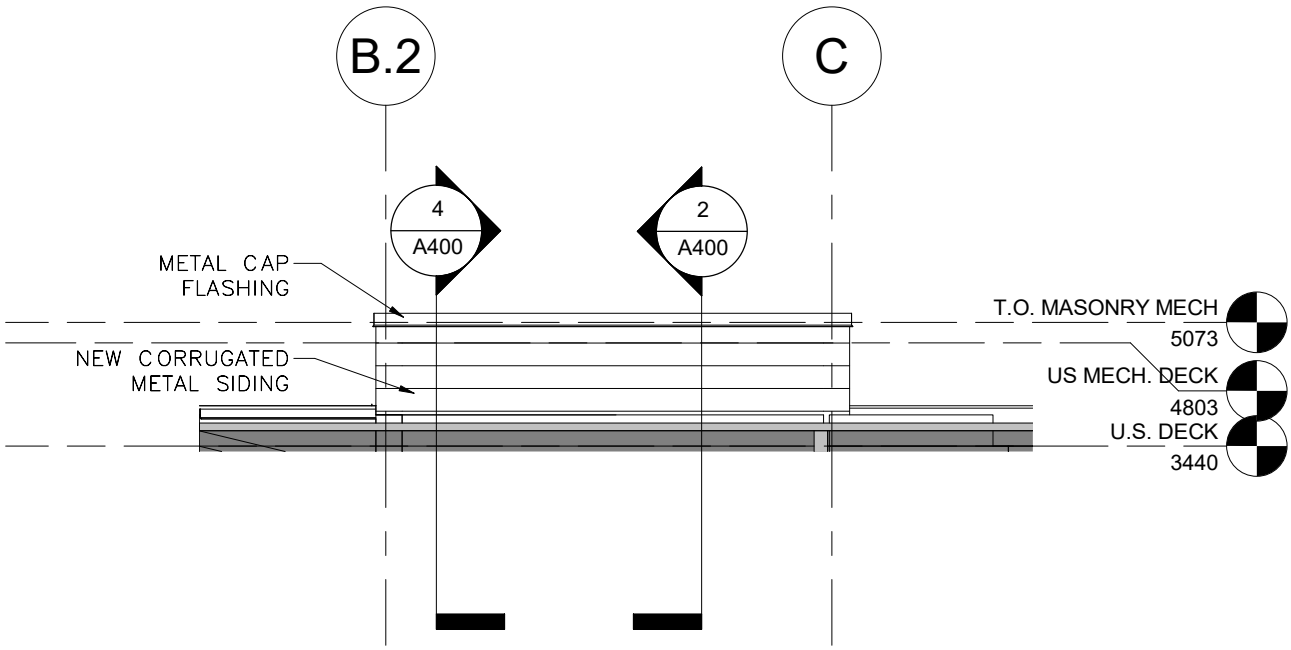
| | | | | |
|---|---|---|---|---|
| WILSON DIAZ ARCHITECTS INCORPORATED<br>280 QUEENS AVENUE, SUITE 102<br>LONDON, ONTARIO N6B 1X3<br>t. 519.439.0611<br>f. 519.438.5962<br>wda@wilsondiaz.ca<br>www.wilsondiaz.ca | PROJECT TITLE<br>OUR LADY OF FATIMA PHASE 3 RENEWAL | | | DRAWING TITLE<br>EXISTING MASONRY FINISH DEMOLITION |
| | SCALE<br>1 : 150 | DRAWN BY<br>MFPU | CHECKED BY<br>RRW | Reference Page No.<br>AD100 |
| | DATE<br>03/12/2018 | PROJECT No.<br>1819 | | DRAWING No.<br>ASK-001 |




1
ASK-002

# MECHANICAL ROOM - EAST ELEVATION - SKETCH

1 : 100




2
ASK-002

# MECHANICAL ROOM - SOUTH ELEVATION - SKETCH

1 : 100

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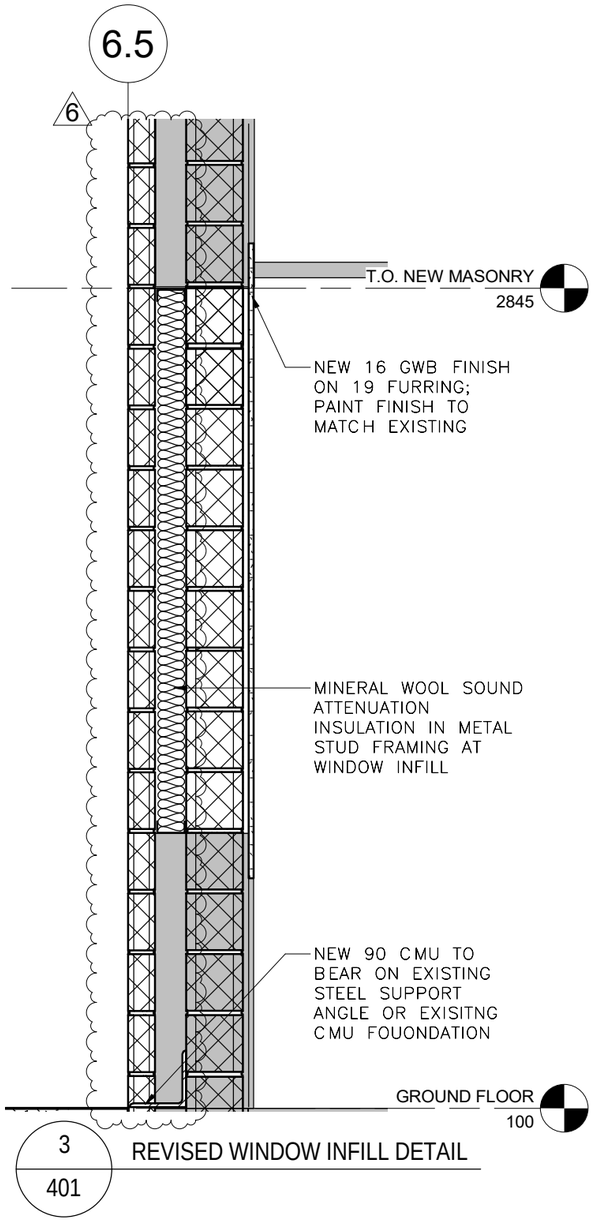
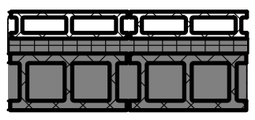
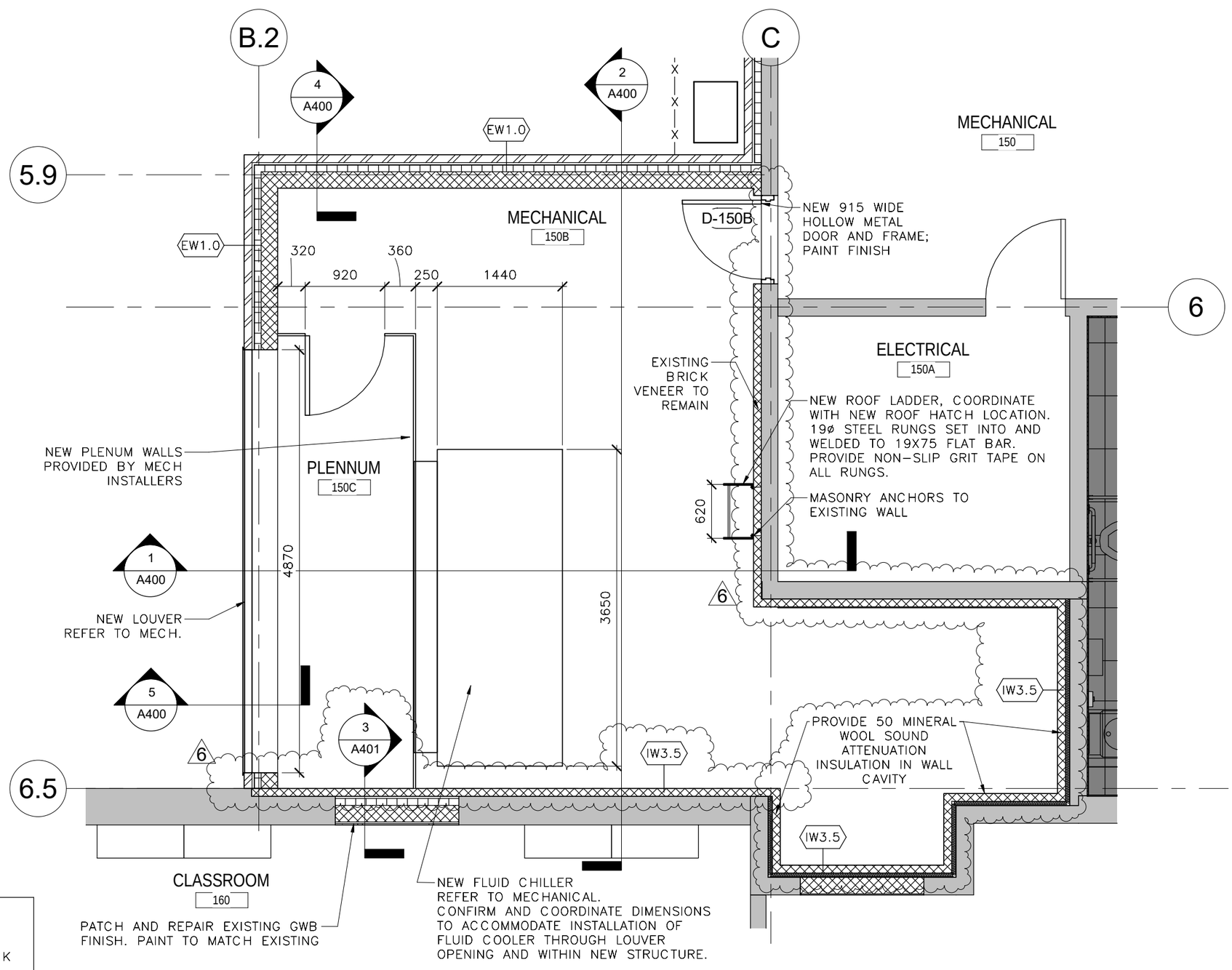
| | | | |
|---|---|---|---|
| PROJECT TITLE<br>OUR LADY OF FATIMA PHASE 3 RENEWAL | | | DRAWING TITLE<br>ADDITIONAL MECHANICAL ROOM ELEVATIONS |
| SCALE<br>1 : 100 | DRAWN BY<br>MFPU | CHECKED BY<br>RRW | Reference Page No.<br>A300 |
| DATE<br>03/12/2018 | PROJECT No.<br>1819 | | DRAWING No.<br>ASK-002 |




3 / 401 REVISED WINDOW INFILL DETAIL

| | | |
|---|---|---|
| IW3.5 |  | CMU ON EXISTING WALL<br>–90 CMU<br>–EXISTING RIGID INSULATION<br>–EXISTING 190 CONCRETE BLOCK |

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NOTES

| DATE MM/DD/YYYY | DESCRIPTION | No. |
|---|---|---|
| 03/012/2019 | ADDENDUM 002 | 6 |

PROJECT TITLE: OUR LADY OF FATIMA PHASE 3 RENEWAL

DRAWING TITLE: ENLARGED MECHANICAL ROOM PLAN

| SCALE | DRAWN BY | CHECKED BY |
|---|---|---|
| As indicated | MFPU | RRW |

DATE: 03/12/2018

PROJECT No.: 1819

ASK-003

**ROOM FINISH SCHEDULE**

**WDAI - 1819**

**Our Lady of Fatima - Phase 3**
St. Clair Catholic District School Board

***CHANGES ARE HIGHLIGHTED, BOLD & ITALICIZED***

**Wilson Diaz Architects Incorporated**

## Abbreviations

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **ACT** | Acoustic Ceiling Tile | **EP.PT.** | Epoxy Paint | **GLZ** | Glazing | **OPEN** | Open to adjacent room | **SRTC** | Service Room Traffic Coating |
| **Anod** | Anodized Aluminum Frames | **EPF** | Epoxy Flooring | **GSW** | Glass System Wall | **PCT** | Porcelain Tile | **STO** | Stone |
| **CF** | Clear Finish Strain | **EPW** | Epoxy Wall Coating | **GYP.** | Gypsum Board | **PT** | Paint | **TER** | Terrazzo |
| **CMU** | Concrete Masonry Unit | **EX** | Existing | **HW** | Hardwood | **RES** | Resilient Sht. Flooring/Base | **QT** | Quartz Tile |
| **CONC** | Architectural Concrete | **EXP** | Exposed Structure | **IP** | Intumescent Paint | **RUB** | Rubber Flooring/Base | **WB** | Wood base finish to match floor |
| **CPT** | Carpet Tile | **GB** | Gypsum Board | **LIN** | Linoleum | **SB** | Stone Base | **WC** | Wallcovering (# indicates wallcovering type) |
| **CT** | Ceramic Tile | **GLB & S** | Glass Block & Stained Glass | **N/A** | Not Applicable | **SEAL** | Concrete Sealer | **WD** | Woodwork |

| Room | Room | Floor | | | North | | East | | South | | West | | Ceiling | | | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No. | Name | Material | Finish | Base | Mat'l | Finish | Mat'l | Finish | Mat'l | Finish | Mat'l | Finish | Mat'l | Finish | Height | |
| 109 | Library | - | - | - | - | - | - | - | - | - | - | - | New ACT | - | Match EX | New act ceiling and grid in in North bulkhead. |
| 112 | Classroom | - | - | - | - | - | - | - | - | - | - | - | New ACT | - | Match EX | New act ceiling and grid |
| 114 | Classroom | - | - | - | - | - | - | - | - | - | - | - | New ACT | - | Match EX | New act ceiling and grid |
| CR4 | Corridor | - | - | - | EX CMU | PT | EX CMU | PT | Ex CMU | PT | EX & New CMU | PT | New Grid Ex ACT | - | Match EX | Ex act in new grid. Patch and repair existing CMU walls where existing vestibules were demolished. Provide paint finish to match at areas of patching and CMU infill. |
| 116 | Classroom | - | - | - | - | - | - | - | - | - | - | - | New ACT | - | Match EX | New act ceiling and grid |
| 122 | Classroom | - | - | - | - | - | EX & New CMU | PT | - | - | - | - | ACT | - | - | New act ceiling and grid. Provide paint finish at CMU infilled door opening |
| 124 | Classroom | - | - | - | - | - | - | - | - | - | - | - | New ACT | - | Match EX | New act ceiling and grid |
| 126 | Classroom | - | - | - | - | - | - | - | - | - | - | - | New ACT | - | Match EX | New act ceiling and grid |
| 128 | Classroom | - | - | - | - | - | - | - | - | - | - | - | New ACT | - | Match EX | New act ceiling and grid |
| 130 | Classroom | - | - | - | - | - | - | - | - | - | - | - | New ACT | - | Match EX | New act ceiling and grid |
| 134 | Classroom | - | - | - | - | - | - | - | - | - | - | - | New ACT | - | Match EX | New act ceiling and grid |
| 136 | Classroom | - | - | - | - | - | - | - | - | - | - | - | New ACT | - | Match EX | New act ceiling and grid |
| 138 | Classroom | - | - | - | - | - | - | - | - | - | - | - | New ACT | - | Match EX | New act ceiling and grid |
| 142 | Resource | EX Conc | QT | RB | EX CMU | PT | EX & New CMU | PT | Ex CMU | PT | EX & New CMU | PT | New ACT | - | Match EX | New act ceiling and grid. Provide paint finish on all walls. New floor finish and Rubber base. |
| CR5 | Corridor | - | - | - | EX & New CMU | PT | - | - | EX & New CMU | PT | - | - | New Grid Ex ACT | - | Match EX | Ex act in new grid. Patch and repair existing CMU walls where existing vestibules were demolished. Provide paint finish to match at areas of patching. |
| 144 | Custodian | - | EX | RB | EX CMU | PT | EX & New CMU | PT | EX CMU | PT | New GYP | PT | New ACT | - | Match EX | New act ceiling and grid. Provide paint finish on all walls. Rubber base on new gyp walls. |
| 144A | Storage | - | EX | RB | EX CMU | PT | New GYP | PT | EX CMU | PT | EX & New CMU | PT | New ACT | - | Match EX | New act ceiling and grid. Provide paint finish on all walls. Rubber base on new gyp walls. |
| CR7 | Corridor | - | - | - | EX CMU | PT | - | - | EX CMU | PT | EX & New CMU | PT | New Grid Ex ACT | - | Match EX | Ex act in new grid. Patch and repair existing CMU walls where existing walls were demolished. Provide paint finish to match at areas of patching and infill. |
| 150 | Mechanical | - | - | - | - | - | - | - | - | - | EX & New CMU | PT | Exposed | - | - | Paint infilled cmu wall to match |
| 150A | Electrical | EX & New CONC | - | - | - | - | - | - | - | - | | - | Exposed | - | - | Patch and repair existing floor slab. |
| 150B | Mechanical | New CONC | - | - | New CMU | PT | New CMU | PT | New CMU | PT | New CMU | PT | Exposed | - | - | |
| 152 | Universal WR | - | - | - | - | - | - | - | | - | - | - | Ex ACT | - | Match EX | Remove and reinstall ex act ceiling to accommodate structural work |
| 154 | Resource | - | - | - | EX & New GYP | PT | - | - | - | - | - | - | Ex ACT | - | Match EX | Paint infilled gypsum board wall to match. Remove and reinstall ex act ceiling to accommodate structural work |
| 160 | Classroom | - | - | - | EX & New GYP | PT | - | - | - | - | - | - | Ex ACT | - | Match EX | Paint infilled gypsum board wall to match. Remove and reinstall ex act ceiling to accommodate structural work |

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March 12, 2019
VB&S Project **18134**

# Structural Addendum No. 01

## Our Lady of Fatima – Phase 3 Renewal
## Chatham, ON

The following items shall apply to and govern the tender documents.

1. Refer to Drawing S101 – New Addition Roof Framing Plan

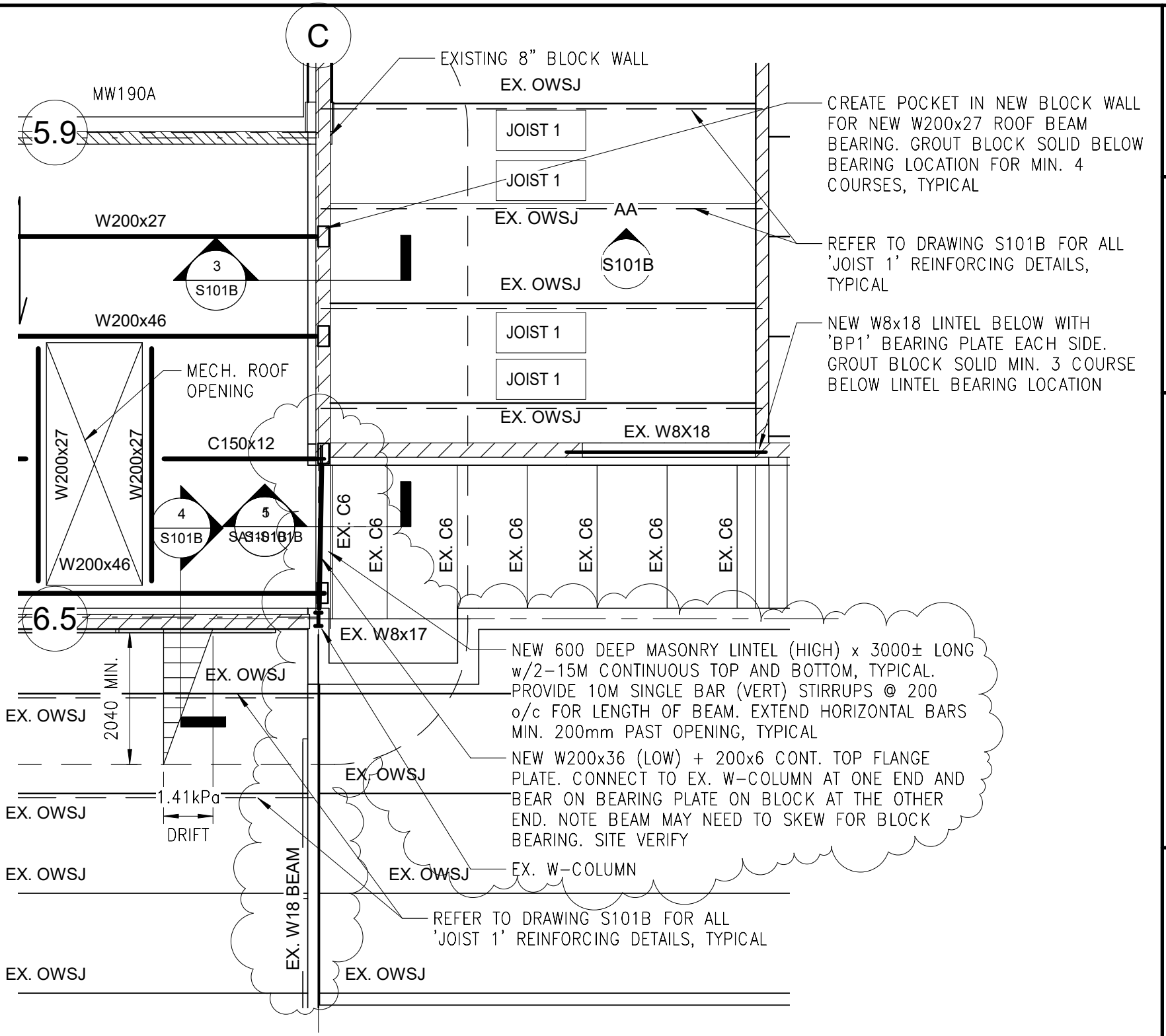
    a) Revise framing plan as clouded in attached sketch SA1-S101.

2. Refer to Drawing S101B – Sections

    a) Revise Section 5 as clouded in attached sketch SA1-S101B.

**END OF STRUCTURAL ADDENDUM No.01**

Encl: Drawings: **None**
Sketches: **SA1-S101, SA1-S101B**




PROJECT #: 18134
DATE: 03/12/19
DRAWING #: SA1-S101
DRAWN BY: PR
CHECKED BY: GVB
SCALE: 1 : 75
REF: S101

DRAW **REVISED ADDITION ROOF FRAMING PLAN**

PROJECT OUR LADY OF FATIMA PHASE 3 RENEWAL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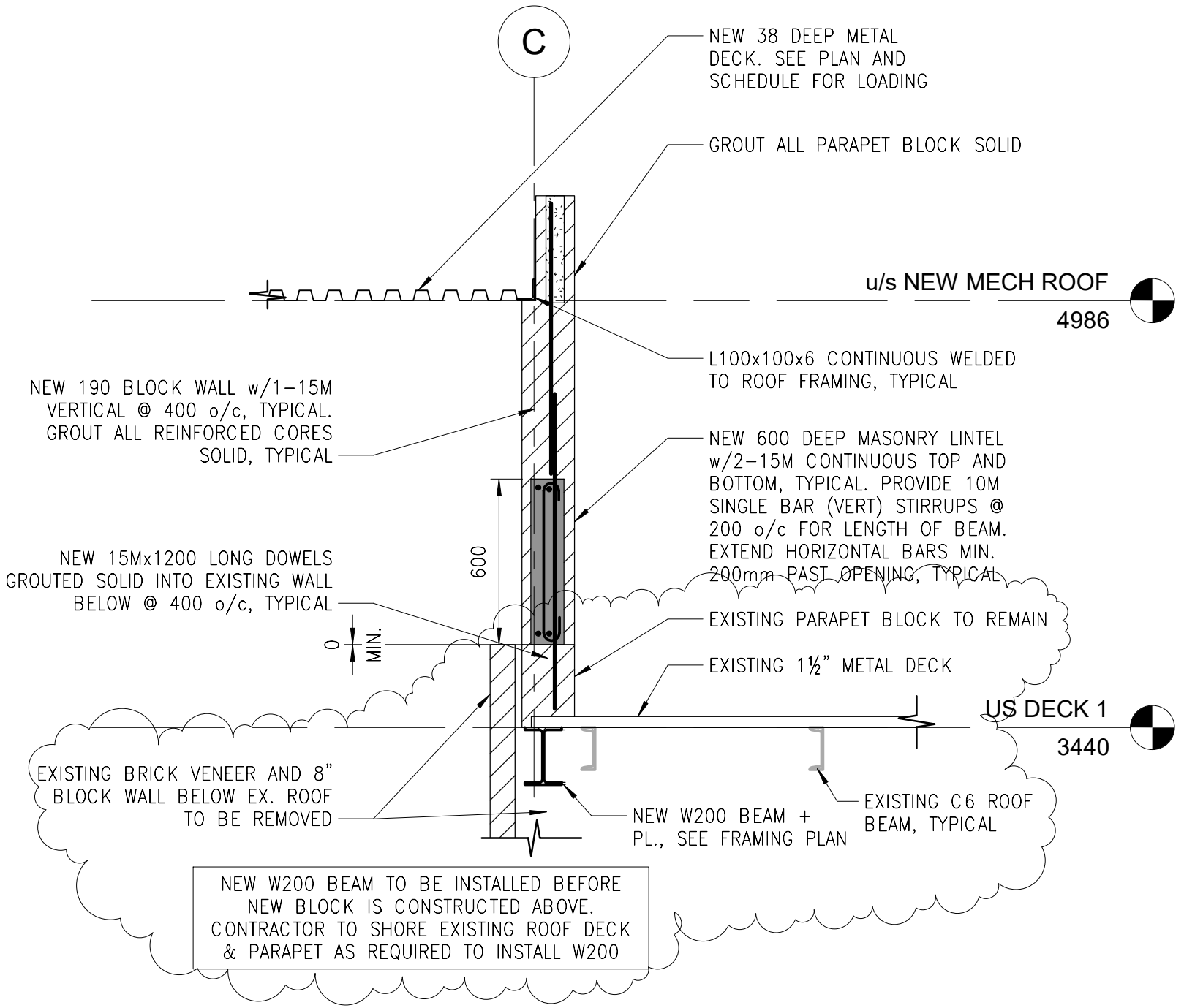


PROJECT #: 18134
DATE: 03/12/19
DRAWING #: SA1-S101B
DRAWN BY: PR
CHECKED BY: GVB
SCALE: 1 : 20
REF: S101B

DRAWING
# REVISED SECTION 5

PROJECT
OUR LADY OF FATIMA PHASE 3 RENEWAL


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# ADDENDUM NO. 2

Make the following amendments and additions to the Drawings and Specifications, and include this cost in the Contract Price.

## 1. MECHANICAL SPECIFICATIONS

### 1. Section 15800 - Air Distribution

1. Clause 2.8.2: Add "Effective HVAC" to the list of equals for high induction GRDs.

## 2. ELECTRICAL SPECIFICATIONS

### 1. Section 16705 - Security and Access Control

1. Add the following clauses.

3.2.6.4 **Building Automation System Integration**

3.2.6.4.1 Interface security system with building automation system. Controls Contractor to provide contact closures at the security panel for each alarm point.

3.2.6.4.2 Provide independent alarm points for the following:

- Loop Pump
- Tower Temp
- Low Space
- Low Header
- BAS Power Failure
- Utility Phase Loss

## 3. ELECTRICAL DRAWINGS

### 1. Drawing E300

1. Delete all work associated with relocating data rack. Revise Note 3 on **Ground Floor Plan - Power and System** to: “Not used.” Provide ground bar in IT Room (Room 109C) beside existing data rack. Refer to grounding bonding arrangement for details.

2. **Drawing E401**

    1. Existing data rack to remain in IT Room (Room 111).

**END OF ADDENDUM NO. 2**

OUR LADY OF FATIMA CATHOLIC SCHOOL
FFF = 180.32

LOT 22
CONCESSION 2
24R-1064

BALDOON ROAD

EX. SW
EX. VEG
EX. FLAG POLE
EX. C.O.
EX. 150 SAN INV=78.61±
EX. 150 SAN (APPROX. LOCATION)
EX. 100 SAN (APPROX. LOCATION)
EX. FENCE
GRASS
GRASS PLAYGROUND
EX. 150mm WM
EX. WV
EX. 100mm WM
EX. 150 PVC WM
EX. SAN APPROX. LOCATION
EX. ASPH
EX. OH HYDRO
EX. 350 PVC WM
EX. EDGE OF ASPH
EX. HP
WV
@LS

±180.19 ±180.28
±180.15
0.6%
180.22
180.29
±180.23
INV @ BLDG=179.00
PROP. ADDITION FFE=180.32
7.2m 150ø STM @2.0%
APPROX. LOCATION OF PROPOSED ELECTRICAL DUCT BANK (REF. TO ELECTRICAL PLANS)
180.24
2.2%
±180.20
±180.00
STM C.O. INV=178.85
EX. CB
EX. ASPH
EX. CB GRATE TO BE PROTECTED WITH NON-WOVEN GEOTEXTILE FABRIC (TERRAFIX 270R OR APPROVED EQUIVALENT) FOR THE DURATION OF CONSTRUCTION
SAWCUT AND MATCH INTO EX. ASPHALT. PROPOSED ASPHALT STRUCTURE TO MATCH EXISTING
2.0%
30.0m 150ø STM @ 1.0%
±179.96
±180.13
EX. CB
BREAK INTO EX. STMH. PARGE AND REBENCH AS NECESSARY INV=178.55
±179.81
4.1%
±180.17
3.6%
±179.92
EX. STM MH
LID=179.87
E.INV=178.46±
S.INV=178.66±
W.INV=178.46±
±179.78
±179.86
±179.70
±179.70
EX. CB
LID=179.67
N.INV=178.96
EX. ASPH PARKING LOT
±179.68
±179.75
@LS
EX. CB GRATE TO BE PROTECTED WITH NON-WOVEN GEOTEXTILE FABRIC (TERRAFIX 270R OR APPROVED EQUIVALENT) FOR THE DURATION OF CONSTRUCTION
APPROXIMATE LIMITS OF ASPHALT REMOVAL AND RESTORATION FOR PROPOSED LIGHT STANDARDS. CONTRACTOR TO COORDINATE EXACT LIMITS REQUIRED FOR LIGHTING/CONDUIT INSTALLATION WITH ELECTRICAL CONSULTANT. (TYP)

EX. SW
EX. BELL
EX. TRANSITE 150 SAN
EX. TRANSITE 300 STM
EX. GAS
EX. WM (ABANDONED)
EX. 150 SAN
EX. WM (ABANDONED)
EX. CB
LID=179.44
INV=178.74
EX. HYD (APPROX. LOCATION)
EX. HP/LS
EX. STM
EX. CONC. OUTLET INV=177.22
BELL PED
BELL CAB
EX. OH HYDRO
EX. 300 PVC WM
EX. HYD
EX. WM (APPROX LOCATION)
EX. CB
EX. CB

EX. CB
LID=179.65
INV=178.94
(APPROX. LOCATION)
EX. CB GRATE TO BE PROTECTED WITH NON-WOVEN GEOTEXTILE FABRIC (TERRAFIX 270R OR APPROVED EQUIVALENT) FOR THE DURATION OF CONSTRUCTION
(APPROX. LOCATION)
EX. CB
LID=179.65
INV=178.92
EX. ASPH PARKING LOT
±179.81
@LS
±179.90
±179.88
SAWCUT AND REMOVE EXISTING ASPHALT AND INSTALL CONCRETE BARRIER CURB PER OPSD 600.110. RESTORE ISLAND AREA WITH 150mm TOPSOIL & SEED.
±179.92
-2.0%
80.00
±179.88
±179.96
-1.8%
±179.91
±179.93
±179.84
EX. FENCE
±179.84
±179.91
TERMINATE CURB PER OPSD 608.010 (TYP. OF 4)
MATCH EXISTING GRADES ALONG PROPERTY LINE WITH 3:1 MAX SLOPE
@LS
APPROXIMATE LOCATION FOR PROPOSED LIGHT STANDARD. CONTRACTOR TO COORDINATE EXACT LIMITS REQUIRED FOR LIGHTING/CONDUIT INSTALLATION WITH ELECTRICAL CONSULTANT. (TYP)

LOT 166

## LEGEND

| | |
|---|---|
| EX. FH | EXISTING HYDRANT |
| EX. WV | EXISTING VALVE |
| EX. 300ø WM | EXISTING WATERMAIN |
| | EXISTING FENCE |
| EX. GM | EXISTING GAS METER |
| EX. GV | EXISTING GAS VALVE |
| EX. GM | EXISTING GAS MAIN |
| EX. BP @HP | EXISTING BELL POLE |
| EX. B.PED | EXISTING BELL PEDESTAL |
| EX. B.MH | EXISTING BELL MANHOLE |
| | EXISTING BELL CABLE |
| | EXISTING ELECTRICAL CABLE |
| EX. HP/LS @HP | EXISTING HYDRO POLE/LIGHT STANDARD |
| EX. HP @HP | EXISTING HYDRO POLE |
| | EXISTING SANITARY SEWER |
| | EXISTING STORM SEWER |
| EX. STMH | EXISTING STORM MANHOLE |
| EX. CB | EXISTING CATCHBASIN |
| C.O. | EXISTING CLEANOUT |
| | EXISTING TREE |
| 37.2-150 ST-1.0% | PROPOSED STORM SEWER |
| C.O. | PROPOSED CLEANOUT |
| | LIMITS OF ASPHALT REMOVAL/RESTORATION |
| | LIMITS OF ASPHALT REMOVAL |
| @LS | PROPOSED LIGHT STANDARD |

EXISTING SITE SURFACE WORKS DISPLAYED ARE BASED ON PROPOSED CONDITION OF PREVIOUS SITE DEVELOPMENT AS CONSTRUCTED IN 2018 IN LIEU OF DETAILED TOPOGRAPHIC SURVEY. THE OWNER'S CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CURRENT STATE OF THE SITE PRIOR TO CONSTRUCTION.

| EXISTING SERVICES | DRAWING #, SOURCE | DATE | AS CONSTRUCTED SERVICES | COMPLETION |
|---|---|---|---|---|
| | | | | |

| DETAILS | No. | REVISIONS | DATE | CONSULTANT |
|---|---|---|---|---|
| DESIGN BY JSC/DH | 1 | ISSUED FOR TENDER/APPROVAL | FEB. 04, 2019 | DEVENG |
| DRAWN BY JSC | 2 | ISSUED FOR TENDER ADDENDUM 2 | FEB. 27, 2019 | DEVENG |
| CHECKED BY DH | 3 | REISSUED FOR TENDER ADDENDUM 2 | MAR. 07, 2019 | DEVENG |
| FILE: DEL18-011-C3D-BASE PHASE 3.DWG | | | | |


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development engineering (London) Limited
CONSULTING CIVIL ENGINEERS


ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
D.J. HOCKEMEARS
100149159
MAR 7 2019
PROVINCE OF ONTARIO

SCALE
SCALE - 1:250
2.5 0 5m

OUR LADY OF FATIMA CATHOLIC SCHOOL
515 BALDOON ROAD
CHATHAM, ONTARIO

SITE SERVICING AND GRADING PLAN

PROJECT No. DEL18-011
SHEET No. P3-SE1
PLAN FILE No.

jstosir Mar-07/19-1:16pm DEL18-011-C3D-BASE PHASE 3.dwg

## GENERAL CONSTRUCTION NOTES

1. All existing underground utilities, either shown or not shown, are to be located and marked prior to commencing construction within the site and on existing abutting road allowance. Any utilities damaged or disturbed during construction shall be repaired or replaced to the satisfaction of the governing body at the sole expense of the Owner's Contractor.
2. The Owner's Contractor is to meet all the requirements of the owners of the utilities on this plan, and must make satisfactory arrangements with the utility companies for crossing their installations and for providing adequate protection during construction. All existing underground plant (ie. telephone duct, gas mains, sewer, watermains) that will be crossed under during the installation of services for this development shall be supported by a support beam or by other methods as may be required by the Owners of the plant being crossed under. All temporary support measures required during the construction phase shall be the responsibility of the Owner's Contractor and independent engineering review/certifications shall be undertaken where necessary at no extra cost to the contract.
3. All existing boulevards and road surfaces disturbed during construction shall be restored to a condition at least as good as original (pre-construction condition), all to the satisfaction of the Municipal Engineer.
4. Prior to commencing ANY construction, the Owner's Contractor must verify all outlet information, benchmarks, elevations and dimensions and report any discrepancies immediately to the Engineer.
5. Prior to commencing any work on the installation of services, an approved set of plans must be available on the job site and shall remain there until work is completed.
6. The Owner's Contractor is responsible for the control of surface and subsurface water.
7. The Developer's Consulting Engineer shall provide full-time inspection and a Certificate of Compliance upon completion for all works to be constructed on existing Municipal streets.
8. The Developer shall have its Professional Engineer provide adequate inspection during construction on the site and a Certificate of Completion of works upon completion of all works which are to be assumed by the owner.
9. The Owner's Contractor shall take all necessary precautions to prevent the spilling or dumping of hazardous materials while fueling and maintaining vehicles and equipment.
10. If in the opinion of the Engineer a zone is contaminated through neglect and/or deliberate mishandling of toxic materials by the Owner's Contractor, the Owner's Contractor shall at no expense to the Owner excavate and dispose of all contaminated materials to an approved disposal site and provide soil remediation.
11. At least 48 hours prior to commencing construction on any existing road allowance maintained by the Municipality of Chatham/Kent, the Owner's Contractor is to obtain the appropriate work approval permit from the Municipality of Chatham/Kent Engineering Department.
12. The Owner's Contractor is responsible for notifying the Municipality of Chatham/Kent for all building inspection requirements and keep them informed as to their schedule.\
13. Existing servicing and topographic information was obtained by Hook & Todgham Surveying Incorporated, dated January 24, 2017 and by Development Engineering (London) Limited, dated _____.
14. For geotechnical information and recommendations respecting construction, refer to geotechnical report prepared by _____, dated _____, Report No. _____.
15. For complete building information and architectural details, refer to drawings by WILSON DIAZ ARCHITECTS INC.
16. For complete mechanical/electrical plan details, refer to drawings by CHORLEY AND BISSET.

## CONSTRUCTION NOTES FOR THE SERVICING CONTRACTOR

1. The Contractor shall take precautions to avoid damage to existing servicing and surfaces not designated for removal. Any damage shall be repaired and restoration completed at the expense of the Owner's Contractor.
2. Prior to initiating site works, the Owner's Contractor shall obtain locates for all existing underground utilities within the area of construction. The Owner's Contractor shall be responsible for the cost of repair or replacement of any utilities damaged or disturbed during construction, and shall immediately contact the appropriate utility owner upon such occurrence.
3. Where utility crossings are required, the Owner's Contractor shall undertake appropriate measures for the temporary support of such utilities in accordance with the requirements of the utility owner until such time as backfilling and compaction are complete.
4. Prior to construction, an approved set of plans and specifications shall be available on the job site and shall remain on-site for the duration of construction. The Owner's Contractor shall verify with the Contract Administrator that the most current drawings are in circulation.
5. The Owner's Contractor shall be responsible for protection of all survey markers and monuments during construction. Any legal survey monuments which are disturbed during construction shall be replaced at the expense of the Owner's Contractor.
6. All works shall be undertaken in accordance with current Occupational Health and Safety Act requirements.
7. Prior to undertaking on-site earth works, the Owner's Contractor shall install all sediment controls relevant to the area of site disturbance.
8. The Owner's Contractor shall be responsible for regular monitoring and cleanup of tracked mud/debris on adjacent lands and public roads to the satisfaction of the Engineer and Municipality.
9. The Owner's Contractor shall take all reasonable measures to avoid mixing topsoil with subsoil where required for reuse on-site.
10. On-site surface drainage shall be maintained by the Owner's Contractor at all times. Erosion and sediment controls shall be applied where necessary to prevent uncontrolled release of sediment off-site. Where excavation dewatering is necessary, pump discharge shall be directed to stable, vegetated areas or dedicated sediment traps (OPSD 219.24) to the satisfaction of the Engineer.
11. The Owner's Contractor shall maintain an operations log of erosion & sediment control structure inspections throughout the project, with particular emphasis on control measures after rainfall events of 12mm or greater. Periodic removal of accumulated sediment shall be undertaken as necessary or at the expressed direction of the Engineer. All collected sediment shall be disposed of at an approved location at no extra cost to the contract.
12. Unless otherwise noted on the plans, geotextile for erosion control measures shall be non-woven to meet class 1-OPSS 1860.07.02 (i.e. Terrafix 270R, or approved equivalent) with 300mm min. overlaps.
13. Topsoil windrows shall be constructed separately from subsoil stockpiles, and shall be located no closer than two (2) metres from any adjacent property boundary. Windrow Slopes shall generally be flatter than 3:1 (horizontal to vertical) and should generally not exceed 6 metres in height.
14. Temporary interceptor swales to be 600mm wide (min.) with 3:1 side slopes, and maintained until site pregrade is stabilized with temporary vegetation to the satisfaction of the engineer.
15. Sediment controls shall be implemented by the Owner's Contractor in localized areas, as warranted, during construction phases, upon the direction of the engineer. Control approaches should be adaptable to reflect variable site conditions and circumstances.
16. The Owner's Contractor shall prevent wind blown dust by periodic application of water.
17. All substitutions are subject to approval by the Engineer.

## SEWER (SERVICE) NOTES

1. All sewers and watermains are to be installed in accordance with the minimum requirements of the latest revision of the Ontario Provincial Standard Specifications, the Ontario Building Code and the Municipality of Chatham/Kent Engineering Department.
2. Unless labelled specifically on the plans, all sewer pipe shall be as follows:
   - All pipe less than 200mm dia. shall be PVC SDR 28 (CSA B182.2)
   - Products shall be as per the approved list of manufactures provided by the Municipality of Chatham/Kent
   - HDPE is not permissible for use unless specified otherwise

   The Owner's Contractor shall be responsible for protecting the pipe during construction in the event that protective cover depths are not met due to interim conditions.
3. Service bedding: Pipe bedding spec. per bedding detail. (on this plan).
   Localized base improvement may be required for services bedded in loose, wet or dilatant silty/sandy subsoils, subject to the recommendations of the Geotechnical Engineer. Such improvement could include overexcavation and recompaction or crushed stone bedding wrapped in a geotextile (terrafix 270R or approved equivalent with min. 0.45m overlap) as directed by the Geotechnical Engineer. Any trench water shall be removed when pipe laying is in progress.
   When stone bedding is used for concrete pipe bedding, cover and bedding must be wrapped in a geotextile (Terrafix 270R or approved equivalent with min. 0.45m overlap).
4. Backfill for service trenches: Services shall be backfilled with select native material or reclaimed granulars that are, in the opinion of the Geotechnical Engineer, suitable as backfill material and compacted to 95% SPMDD. Select natural on-site excavated subsoil can be used as trench backfill, provided the material is within 3 percent of the optimum moisture content. Otherwise, backfill material shall be imported Granular "C" compacted to 95% SPMDD. Backfill must be clean and compactible and free from organics and other undesirable contaminants. Service trench backfill material shall be placed in uniform layers not exceeding 300 mm in thickness, loose measurement, for the full width of the trench, and each layer shall be compacted according to OPSS 501 before a subsequent layer is placed. Backfill material shall be placed to a minimum depth of 900 mm above the crown of the pipe before power operated tractors or rolling equipment shall be used for compacting.
5. The above noted backfill shall be compacted to the standard Proctor density specified in the soils report, or as approved by the Municipal Engineer.
6. No connection of weeping tiles will be allowed to the sanitary sewer system. No gravity connection of weeping tiles to the storm sewer will be allowed unless the system has the capacity.
7. The Owner's Contractor is responsible for:
   (a) connecting any existing sewer or drain encountered during construction to a new sewer or into another existing sewer;
   (b) ensuring that there is no interruption of any surface or subsurface drainage flow that would adversely affect neighbouring properties or the safety of the construction site.
8. The rate of infiltration into storm and sanitary sewers shall not be greater than 34 litres per millimetre of internal diameter per kilometre of line length per day.
9. The Owner's Contractor shall construct temporary measures to control silt entering the storm drainage system. These measures are to remain in place until construction has been completed all to the specifications of the Municipal Engineer. Geotextile and straw bale filters shall be installed around all existing and new CB's and CBMH's immediately upon installation in accordance with the detail. Straw bales are to remain in place until paving and/or sodding is complete.
10. The structural design of sewers is based upon the transition width unless otherwise noted.
11. All work shall be done in accordance with the minimum standards and specifications of the Municipality of Chatham/Kent Engineering Department including proper finishing off and parging of pipes in manholes and catchbasins and proper benching and manhole steps. Upon completion of sewer works, the Owner's Contractor is responsible for flushing and cleaning the sewers, manholes, catchbasin manholes and catchbasins and for successfully pulling a "PIG" through the flexible sewer pipes. The Owner's Contractor shall undertake suitable mandrel tests for installed flexible sewer pipes in accordance with OPSS 410, and full video inspection of all sewers per OPSS 409 to the satisfaction of the Engineer.
12. All sewers and watermains are to be installed in accordance with the minimum requirements of the latest revision of the Ontario Provincial Standard Specifications and the Municipality of Chatham/Kent Engineering Department. The Engineer will conduct periodic inspections to ensure that the proper standards are being met.
13. Any proposed substitutions are subject to approval by the Engineer.

## GENERAL NOTES:

1. NOT ALL UTILITIES MAY BE SHOWN. CONTRACTOR SHALL OBTAIN LOCATES FOR, EXPOSE AND CONFIRM LOCATION AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL SUPPORT EXISTING UNDERGROUND UTILITIES AS REQUIRED DURING CONSTRUCTION
3. SEWER INSTALLATION METHODS SHALL BE AT THE CONTRACTOR'S DISCRETION AND MAY INCLUDE THE USE OF TRENCH LINERS WHERE REQUIRED TO MINIMIZE DISRUPTION TO EXISTING SEWERS/UTILITIES AND SURFACE FEATURES. PROTECTION AGAINST SLOPE STABILITY SHALL BE CONSIDERED AS REFERENCED IN THE GEOTECHNICAL REPORT.
4. THE CONTRACTOR SHALL KEEP THE EXISTING STORM AND SANITARY SEWERS LIVE DURING CONSTRUCTION OF PROPOSED SERVICES. STORM/SANITARY FLOWS MAY NEED TO BE TEMPORARILY CONTROLLED AND PUMPED FROM THE SEWER SYSTEM TO A DOWNSTREAM MANHOLE TO FACILITATE CONSTRUCTION OF THE PROPOSED SEWERS. ANY SUCH TEMPORARY MEASURES SHALL BE CONDUCTED AT NO EXTRA COST TO THE CONTRACT AND BE BASED UPON THE CONTRACTOR'S WORK PLAN, WHICH SHALL BE SUBMITTED TO THE CONTRACT ADMINISTRATOR/ENGINEER PRIOR TO CONSTRUCTION. OFF HOUR CONSTRUCTION OR BY-PASS PUMPING MAY BE CONSIDERED SUBJECT TO APPROVAL BY THE ENGINEER/OWNER.
5. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO ENSURE NO TREES ARE DAMAGED OR REMOVED DURING CONSTRUCTION UNLESS SPECIFICALLY DESIGNATED.

## RESTORATION NOTES:

SAWCUT & MILL ASPHALT PER DETAIL ON THIS SHEET. RESTORE AREAS DISTURBED AS FOLLOWS:

- 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% M.R.D.
- 50mm HL8 BINDER ASPHALT COMPACTED TO 97% M.R.D.
- 150mm GRANULAR 'A' COMPACTED TO 100% SPMDD
- 300mm GRANULAR 'B' COMPACTED TO 100% SPMDD

THE PAVEMENT STRUCTURE SHALL BE REVIEWED BY A GEOTECHNICAL ENGINEER AND BASED ON THE APPROVAL OF THE NEWLY ESTABLISHED SUBGRADE.

## SEDIMENT AND EROSION CONTROL NOTES

1. Protect all exposed surfaces and control all runoff during construction.
2. All erosion control measures to be in place before starting construction and remain in place until restoration is complete.
3. Maintain erosion control measures during construction.
4. All collected sediment to be disposed of at an approved location.
5. Minimize area disturbed during construction. All dewatering to be disposed of in an approved sedimentation basin.
6. Protect all catchbasins, manholes and pipe ends from sediment intrusion with geotextile (Terrafix 270R or approved equivalent).
7. Prevent wind-blown dust.
8. Obtain approval from UTRCA before construction for works which are in, or adjacent to floodlines, fill lines and hazardous slopes.
9. All silt fencing and details are at the minimum to be constructed in accordance with the Ministry of Natural Resources Guidelines on Erosion and Sediment Control for Urban Construction Sites.
10. All of the above notes and any sediment and erosion control measures are at the minimum to be in accordance the Ministry of Natural Resources Guidelines on Erosion and Sediment Control for Urban Construction Sites.

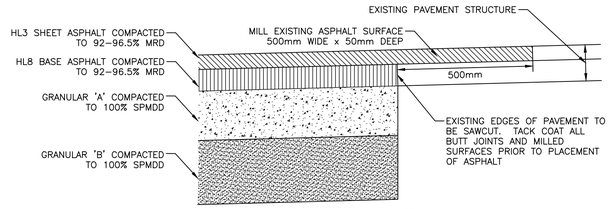
EXACT LIMITS OF EXCAVATION MAY VARY DEPENDENT UPON CONTRACTOR'S CHOSEN CONSTRUCTION METHODS AND CONDITIONS ENCOUNTERED IN THE FIELD. THE CONTRACTOR IS RESPONSIBLE FOR FOR RESTORING ALL SURFACES DISTURBED DURING CONSTRUCTION (CURB, SIDEWALK, PAVEMENT, LANDSCAPING, ETC.) TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.

AN ENGINEER-CERTIFIED DESIGN SUBMITTAL TO THE CONTRACT ADMINISTRATOR SHALL BE REQUIRED 14 DAYS (MIN) PRIOR TO UTILIZING TRENCHLESS TECHNOLOGY.

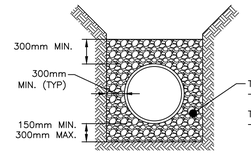
PRIOR TO CONSTRUCTION THE OWNER'S CONTRACTOR SHALL OBTAIN LOCATES FOR, EXPOSE AND CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMIT OF CONSTRUCTION. THE OWNER'S CONTRACTOR SHALL SUPPORT EXISTING UNDERGROUND UTILITIES AS REQUIRED.

THE OWNERS CONSULTING ENGINEER IS REQUIRED TO INSPECT THE INSTALLATION OF SERVICES INCLUDED IN THIS PROJECT, IN ACCORDANCE WITH THE GENERAL REVIEW COMMITMENT CERTIFICATION PROCESS. THE OWNER'S CONTRACTOR IS TO ADVISE DEVELOPMENT ENGINEERING (LONDON) LTD. (519-672-8310) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ON THE SITE SERVICES.

TOPOGRAPHICAL INFORMATION AND SITE BENCHMARK AS PROVIDED HOOK & TODGHAM SURVERYING INC. (JAN. 24, 2017). DEVELOPMENT ENGINEERING (LONDON) LIMITED ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY.




PAVEMENT MILLING
N.T.S.




FLEXIBLE PIPE

NOTES:

- PROPERLY CONSOLIDATED AND COMPACTED 19mm CRUSHED STONE BEDDING TO BE EXCLUSIVELY UTILIZED AS BEDDING MATERIAL WITHIN 5.0m OF ALL MANHOLES.
- FOR SERVICES BEDDED IN LOOSE, WET OR DILATANT SILTY/SANDY SUBSOILS, CRUSHED STONE BEDDING TO BE WRAPPED IN A GEOTEXTILE (TERRAFIX 270R OR APPROVED EQUIVALENT WITH MIN. 0.45m OVERLAP) AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

BEDDING STANDARD FOR
GRAVITY AND PRESSURE PIPE
NTS

| EXISTING SERVICES | DRAWING #, SOURCE | DATE | AS CONSTRUCTED SERVICES | COMPLETION |
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| DETAILS | No. | REVISIONS | DATE | CONSULTANT |
|---|---|---|---|---|
| DESIGN BY JSC/DH | 1 | ISSUED FOR TENDER/APPROVAL | FEB. 04, 2019 | DEVENG |
| DRAWN BY JSC | 2 | ISSUED FOR TENDER ADDENDUM 2 | FEB. 27, 2019 | DEVENG |
| CHECKED BY DH | 3 | REISSUED FOR TENDER ADDENDUM 2 | MAR. 07, 2019 | DEVENG |
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| FILE: DEL18-011-C3D-BASE PHASE 3.DWG | | | | |


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515 BALDOON ROAD
CHATHAM, ONTARIO

NOTES AND DETAILS

PROJECT No. DEL18-011
SHEET No. P3-SE2
PLAN FILE No.

DEL18-011-C3D-BASE PHASE 3.dwg
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