



**Purchasing and
Central Services**

191 Carlton Street,
St. Catharines, ON
L2R 7P4
(905) 641-1550

Addendum #1

Tender #26051 – New Dain City (South Welland) Elementary School

Issue date: May 6, 2026

This addendum hereby amends and forms part of the original request for tender terms, conditions and specifications for the above project.

1. Whiteline Architects Addendum 1 attached (19 pages)

2. Question and Answers:

Q1. Will you consider Setpoint Building Automation Inc. as an alternate for the BAS in the school?

A1. Setpoint Building Automation Inc. will not be considered for this project.

Q2. There are currently no alternative products listed for unit ventilators (Spec section 23 82 05). Can Engineered Air be added as an acceptable alternative manufacturer?

A2. Engineered Air Unit Ventilators will not be acceptable for this project.

Q3. Specification 09850 Clause 2.1
Flooring shall be MFMA Canadian Northern Hard Maple: 25/32" thick x 2-1/4" wide; Second, and Better Grade; T&G and EM;
grade marked and stamped as produced by an MFMA member manufacturer.
Random length strips.

We are requesting approval to supply XL Plus lengths in lieu of random lengths. As outlined in the attached document, XL Plus provides improved consistency, reduced waste, and enhanced overall floor performance compared to random length material.

Please confirm if the substitution to XL Plus lengths is acceptable.

A3. This product is approved granted there will be no tariff charges when the product is ordered. If there are import/tariff dues at the time of shipping, any additional costs shall be borne by flooring supplier.

Q4. A1-1 has "GENERAL NOTE:AS PER SOILS REPORT, ALLOW COSTS FOR REMOVAL OF TEMPORARY LAYER OF SOIL THAT HAS BEEN INSTALLED OVER NEW COMPACTED GRANULAR FILL BASE." Please provide elevation and thickness of soil level to be removed

- A4. Refer to revised finished grading site plan attached. The site will be compacted (to structural SPD) and filled to grades as per attached overall site grading plan. All compaction results from geotechnical consultants that have been on site during this work will be provided to successful contractor.**
- Q5. Foundation Note 9 on Drawing S0 states to provide 2" mud mat below all footings, please confirm if this is required
- A5. Yes this is required.**
- Q6. Are there any step footings required around elevator? Nothing Shown on S1.2.
- A6. Yes step footings required. Refer to detail T3 on drawing S7.**
- Q7. Are there any step footings required at mechanical sanitary/Storm lines? Nothing Shown on S1.1 or S1.2.
- A7. Yes step footings required – match u/s elevations.**
- Q8. Are all interior footings required to be 4'0" below finished floor
- A8. Yes all interior footings required to be 4'-0" below finished floor.**
- Q9. Please provide Soils Report.
- A9. Refer to A4**
- Q10. Site is currently being backfilled and does not match the existing grades shown on C-2, Please provide elevations which site will be graded to prior to construction.
- A10. Refer to A4**
- Q11. The site is currently being backfilled by others, is this material being compacted fully and able to support to all foundations, SOG, asphalt etc? Is there any requirement to add engineered fill in our contract?
- A11. Refer to A4**
- Q12. Are there any required founding elevations? Or are we just following Footing Schedule Note 1 on S1.1 which states u/s Ftg 4' below FFE
- A12. Underside of footings to be 4'-0" below f.f.e. unless noted otherwise.**
- Q13. Section A-A on S8 shows u/s footing @ 4'6" below FFE, Note 1 on S1.1 states u/s Ftg 4' below FFE. Please clarify.
- A13. Refer to A12**

END OF ADDENDUM #1

New Dain City Public School

ADDENDA

May 1, 2026

ARCHITECTURAL DRAWINGS:

1. Refer to drawing A1-1 Site Plan,
 - a. Site restoration contractor will be leaving a stockpile of 2000 m3 of topsoil at n/w corner of site for use on site as required.
 - b. Refer to attached updated finished grade site plan.
2. Refer to drawing A2-0 O.B.C. Plans,
 - a. Revise note CN-6 to read as follows,
3.5.3.3. - FIRE SEPARATIONS FOR ELEVATOR MACHINE ROOMS:
 - 1-HOUR FRS REQUIRED AROUND ELEVATOR MACHINE ROOM
 - b. Add a 1-hour fire rating separation around Elevator Machine Room 103.
3. Refer to drawing A2-1 Partial First Floor Plan,
 - a. Revise Sleep 110-15 and Change 110-16 layout as shown on the attached sketch SK1.
 - b. Revise Vestibules 105-3, 106-3, 107-3, 108-3, 109-3 layouts as shown on attached sketch SK2.
4. Refer to drawing A8-4 Kindergarten & Daycare Interior Elevations,
 - a. Revise Interior Elevation: Typical Kindergarten (Cubby Wall) tagged 14 as shown on attached sketch SK3.
5. Refer to drawing A8-5 Daycare Interior Elevations,
 - a. Revise Interior Elevation: Change 110-16 tagged 22 as shown on attached sketch SK4.
6. Refer to drawing A8-8 Washroom Interior Elevations,
 - a. Add note to Interior Elevation: Boys WR [100-5b] & [206] & [306] tagged 50 to read as follows,
URINAL RIM HEIGHTS ABOVE THE FINISH FLOOR (CONFIRM w/ SCHOOL BOARD):
 - BOY WR 100-5b URINALS TO BE 14" ABOVE THE FINISHED FLOOR TO THE RIM
 - BOY WR 206 URINALS TO BE 14" ABOVE THE FINISHED FLOOR TO THE RIM
 - BOY WR 306 URINALS TO BE 17" ABOVE THE FINISHED FLOOR TO THE RIM
7. Refer to drawing SC-1 Door Schedule - First Floor,
 - a. Add a 3/4-hour fire rating to door tagged 103.
 - b. Revise door tagged 110-11a overall length from 5'-4 3/8" to 5'-0 3/8" as shown on attached sketch SK5.
 - c. Revise door tagged 110-11b overall length from 5'-4 3/8" to 5'-0 3/8" as shown on attached sketch SK5.
8. Refer to drawings A6-2 Partial First Floor Reflected Ceiling Plan and A8-8 Washroom Interior Elevations tagged 52a & 52b,
 - a. WR 100-9: Revise the number of light fixtures tagged Q located above the lavatories from 5 to 3.
9. Refer to drawing A6-4 Third Floor Reflected Ceiling Plan,
 - a. Stairs A 301: Revise the number of light fixtures tagged B from 3 to 4.
 - b. Stairs B 310: Revise the number of light fixtures tagged B from 3 to 4.
10. Refer to drawing A6-1 Partial First Floor Reflected Ceiling Plan,
 - a. Stair A 114: Revise the light fixtures tagged H to 3 wall mounted light fixtures.
11. Refer to drawing A6-3 Second Floor Reflected Ceiling Plan,
 - a. Stair A 201: Revise the light fixtures tagged H to 2 wall mounted light fixtures.
 - b. Stair B 210: Revise the light fixtures tagged H to 2 wall mounted light fixtures.

ARCHITECTURAL SPECIFICATIONS:

12. In section 08150, part 2.1.3 - the Alumicor fixed sash window should be listed as model RainBlade 2970 window.

CIVIL:

13. See attached revised civil drawings and Water Drop Structural Detail.
 - a. Refer to drawing C0.2.
 - i. Delete Piping Layout for Water Meters in Building with By-Pass OPSD 1107.030 detail.
 - ii. Clarification - see attached Watermain Drop Structural detail.
 - b. Refer to drawing C1.
 - i. Revise Fire Department Connection 'FDC' location as shown.

STRUCTURAL:

14. See attached SSK2 frost slab detail.

Mechanical:

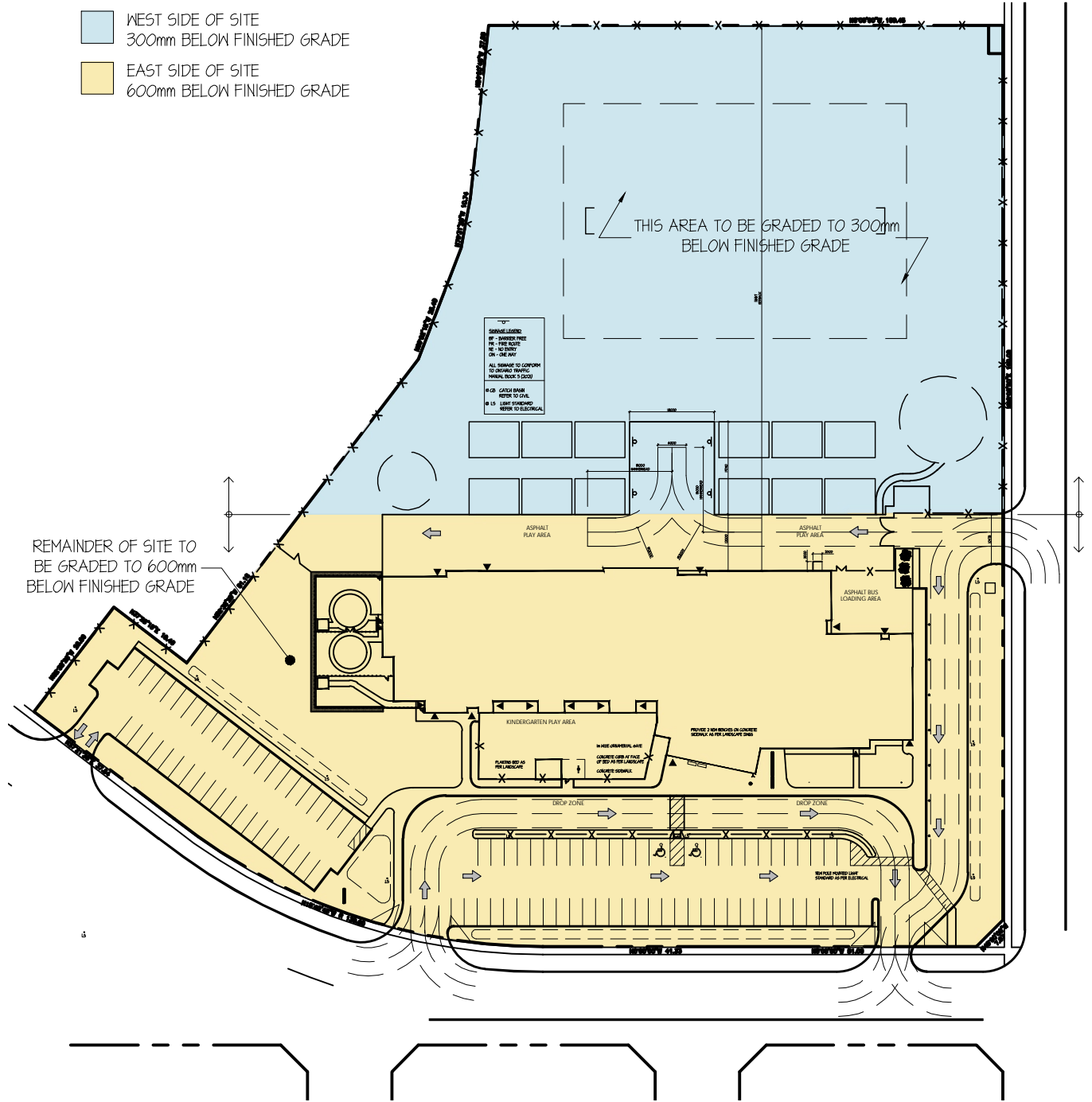
15. See attached mechanical addendum M01.

ELECTRICAL:

16. See attached electrical addendum E01.

GRADING

- WEST SIDE OF SITE
300mm BELOW FINISHED GRADE
- EAST SIDE OF SITE
600mm BELOW FINISHED GRADE



THESE DRAWINGS ARE NOT TO BE SCALED.

ALL DRAWINGS, THE DESIGN, AND THE DETAILS THEREON REMAIN THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE ALTERED, RE-USED OR REPRODUCED WITHOUT THE ARCHITECT'S EXPRESS WRITTEN CONSENT.

THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MUST CONFIRM & CORRELATE ALL DETAILS WITHIN THE FULL DRAWING PACKAGE BEING RESPONSIBLE FOR SAME THROUGHOUT CONSTRUCTION, REPORTING ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING THE RELEVANT WORK

ALL DRAWINGS, DETAILS & SPECIFICATIONS REPRESENTED IN THE DRAWINGS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN ISSUED BY THE ARCHITECT AND NOTED ACCORDINGLY IN THE "ISSUE/REVISIONS" BOX HEREON.

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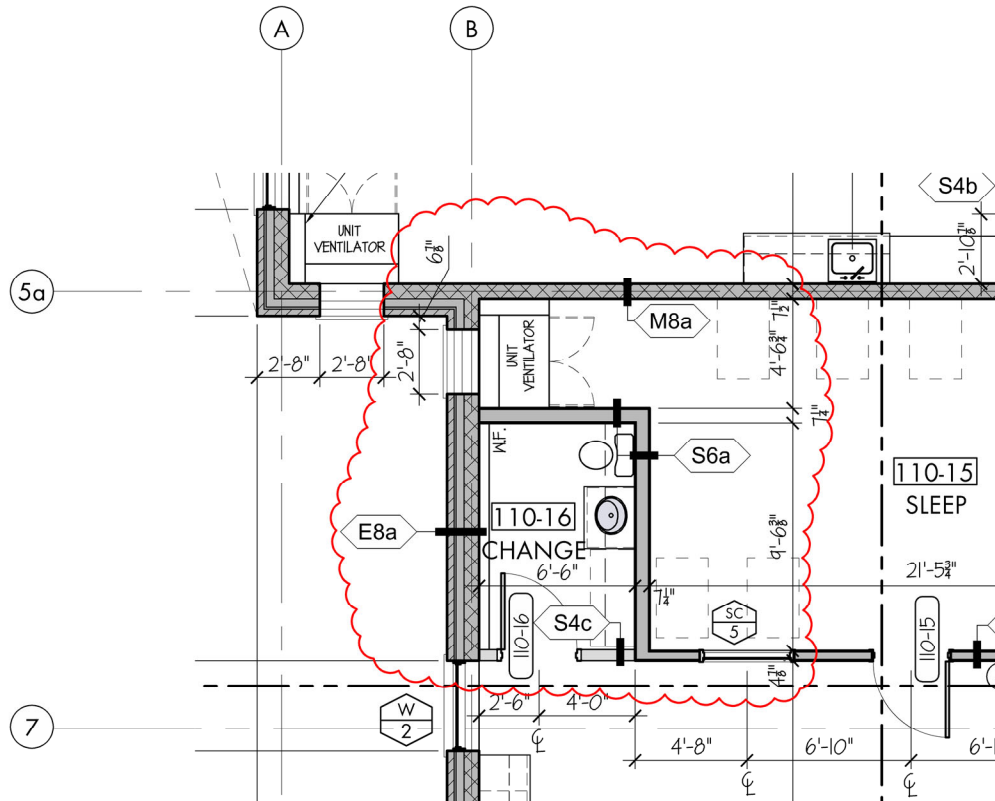
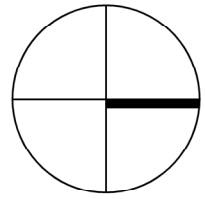
83 ONTARIO STREET
ST. CATHARINES
ONTARIO L2R 5J5

905-688-6087
www.whitelinearchitects.com

PROJECT:
Proposed New
Elementary School
415 Eastbridge Avenue
Welland, ON
for the DSBN

DRAWING TITLE:
Site Grading

SCALE: N.T.S.	
DRAWN: DWG	CHECKED: SB
DATE: May 05/26	PROJ. #: 2501
DRAWING #:	



Sleep 110-15 & Change 110-16

SCALE: 1/8" = 1'-0"

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PROJECT:

Proposed New

Elementary School

415 Eastbridge Avenue
Welland, ON

For the DSBN

DRAWING TITLE:

Revised
Sleep 110-15 &
Change 110-16
Layout

SCALE:

As noted

DRAWN:
D.V.

CHECKED:
S.B.

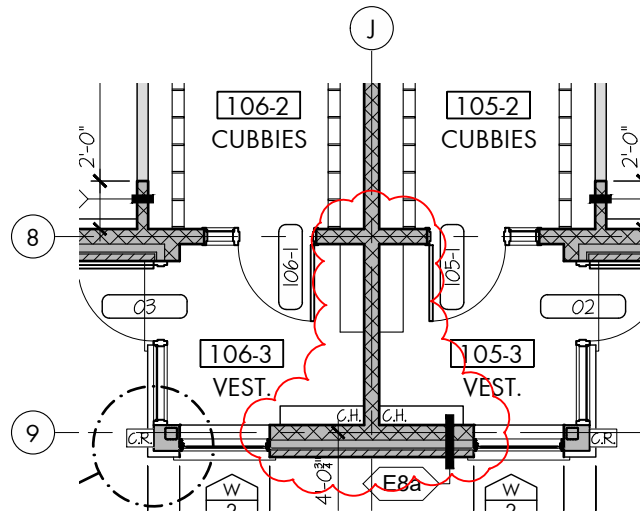
DATE:
May 2026

PROJ. #:
2501

DRAWING #:

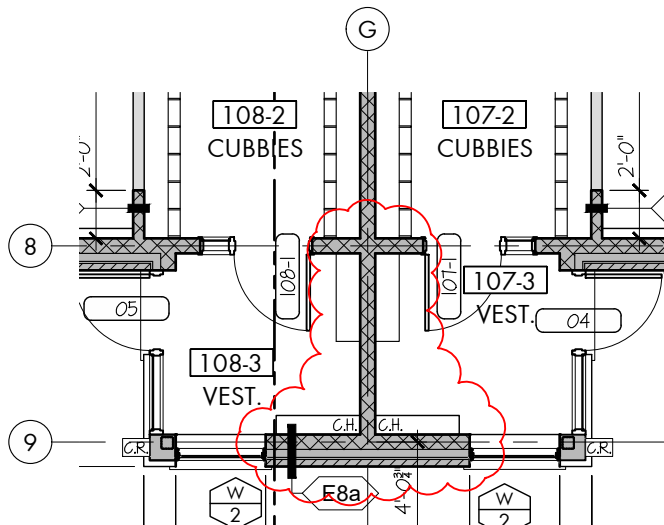
SK1

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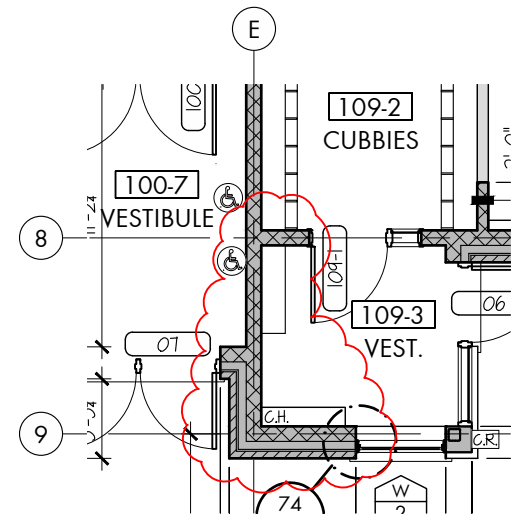
Vestibules 105-3 & 106-3

SCALE: 1/8"=1'-0"



Vestibules 107-3 & 108-3

SCALE: 1/8"=1'-0"



Vestibule 109-3

SCALE: 1/8"=1'-0"

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PROJECT:

Proposed New

Elementary School

415 Eastbridge Avenue
Welland, ON

For the DSBN

DRAWING TITLE:

Revised Vestibules
105-3, 106-3,
107-3, 108-3 &
109-3 Layouts

SCALE:

As noted

DRAWN:

D.V.

DATE:

May 2026

DRAWING #:

CHECKED:

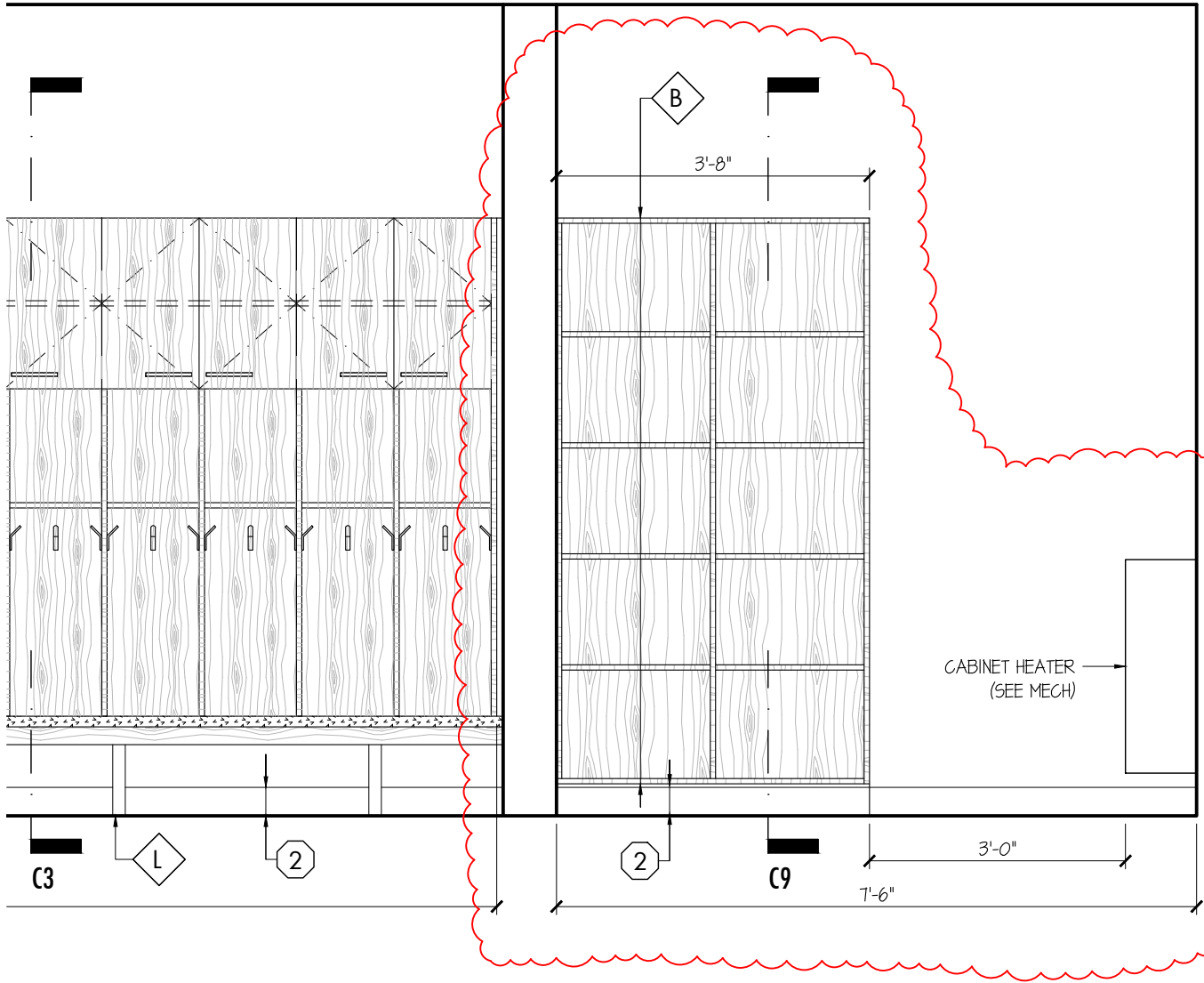
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PROJ. #:

2501

SK2

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Partial Interior Elevation: Typical Kindergarten (Vestibule Wall)

SCALE: 1/2"=1'-0"

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Welland, ON

For the DSBN

DRAWING TITLE:

Revised Interior
Elevation No. 14:
105-3, 106-3,
107-3, 108-3
& 109-3

SCALE:

As noted

DRAWN:
D.V.

CHECKED:
S.B.

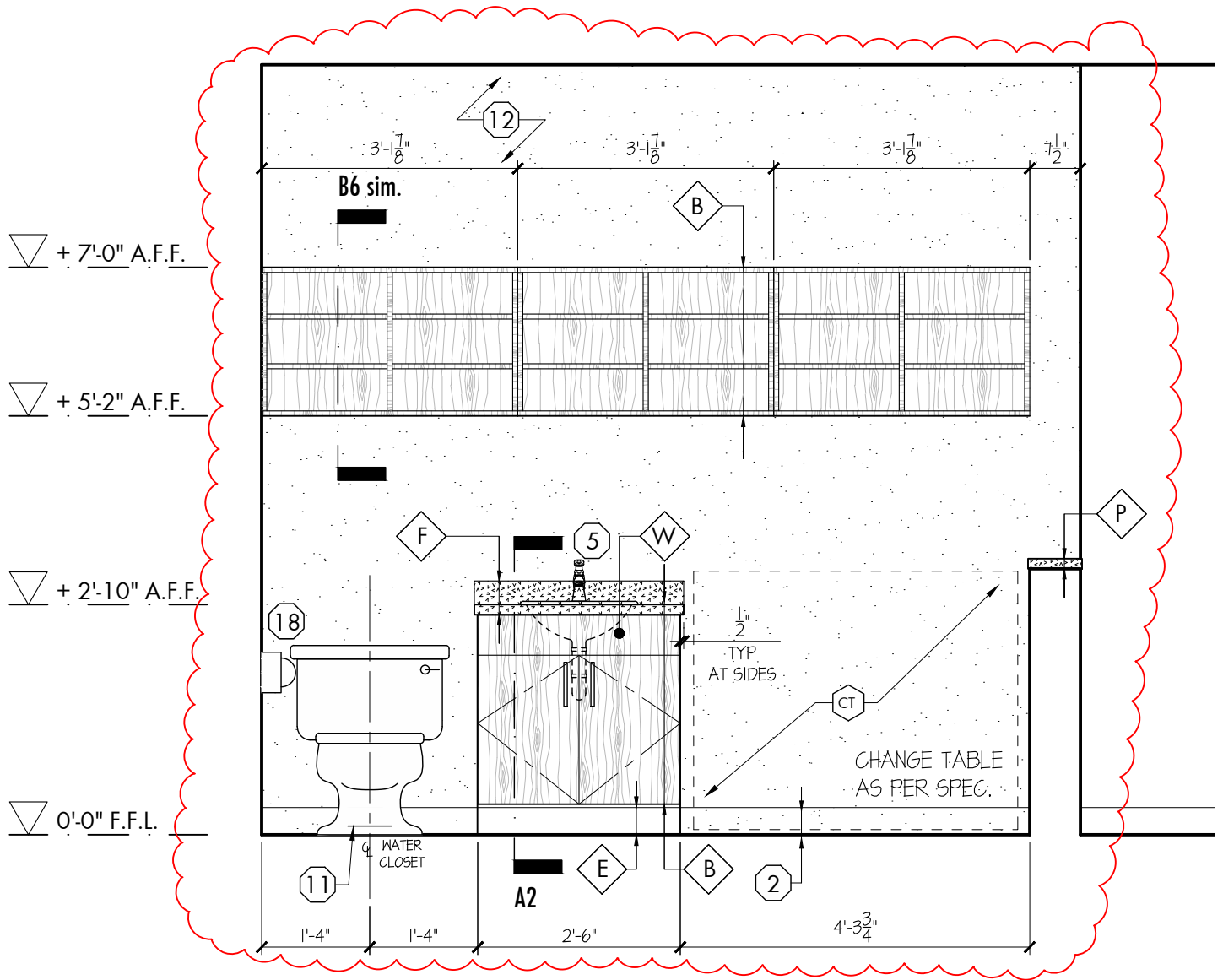
DATE:
May 2026

PROJ. #:
2501

DRAWING #:

SK3

PLOTTED 5/1/2026 11:01 AM



22

Interior Elevation: Change 110-16

SCALE: 1/2"=1'-0"

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PROJECT:

Proposed New

Elementary School

415 Eastbridge Avenue
Welland, ON

For the DSBN

DRAWING TITLE:

Revised Interior
Elevation No. 22:
Change 110-16

SCALE:

As noted

DRAWN:
D.V.

CHECKED:
S.B.

DATE:
May 2026

PROJ. #:
2501

DRAWING #:

SK4

PLOTTED 5/1/2026 11:01 AM

Door Frame Elevation: 110-11a & 110-11b

SCALE: 1/4"=1'-0"

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PROJECT:

Proposed New

Elementary School

415 Eastbridge Avenue
Welland, ON

For the DSBN

DRAWING TITLE:

Revised Doors

110-11a
& 110-11b

Overall Lengths

SCALE:

As noted

DRAWN:
D.V.

CHECKED:
S.B.

DATE :
May 2026

PROJ. # :
2501

DRAWING #:

SK5

PRINTED 5/1/2026 11:07 AM

ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RKT NETWORK, NAD83 CSRS, VERSION 3 EPOCH 2010.

READ ALL CIVIL DRAWINGS IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS, INCLUDING ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE AND VENDOR DRAWINGS AS APPLICABLE.

2. THE CONTRACTOR FOR ANY PORTION OF WORK SHALL VISIT THE SITE AND SHALL BE THOROUGHLY FAMILIAR WITH THE PHYSICAL FEATURES THAT MAY AFFECT THE WORK IN ANY WAY.

3. THE CONTRACTOR MUST FIELD CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO COMMENCEMENT OF ANY WORK.

4. THE CONTRACTOR SHALL KEEP WORK SITES CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS DURING THE PROCESS OF CONSTRUCTION AND LEAVE THE SITE CLEAN UPON COMPLETION OF WORK OR PORTIONS OF THE WORK.

5. THE CONTRACTOR SHALL OBTAIN APPROVED SERVICE CONNECTION PERMITS FROM THE CITY OF WELLAND ENGINEERING DIVISION BEFORE CONNECTING TO EXISTING SEWER, OR WATER MAIN.

6. THE CONTRACTOR SHALL NOT OPERATE EXISTING MUNICIPAL WATER SYSTEM VALVES. WATER MAIN FLUSHING, DISINFECTING AND TESTING PLAN TO BE SUBMITTED TO, AND APPROVED BY THE CITY OF WELLAND PRIOR TO THE PERFORMANCE OF WORK. VALVES CAN ONLY BE OPERATED BY THE CITY OF WELLAND OPERATIONAL STAFF. THE CITY REQUIRES A MINIMUM OF 5 DAYS WRITTEN NOTICE PRIOR TO ALL WORKS.

7. CONSULTANT MUST APPROVE ALL DEVIATIONS FROM THE WORKING DRAWINGS. THE CONTRACTOR MUST KEEP AN ACCURATE RECORD OF ALL CHANGES FROM THE ORIGINAL INFORMATION SHOWN ON THE CONSTRUCTION DRAWINGS.

8. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE OF THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

9. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:

- OCCUPATIONAL HEALTH AND SAFETY ACT
- ONTARIO REGULATION 213/91 - CONSTRUCTION PROJECTS
- THE ONTARIO BUILDING CODE AND THE NATIONAL BUILDING CODE
- THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS / DRAWINGS
- THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENTS

10. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE IN METERS, UNLESS NOTED OTHERWISE.

11. ALL BUILDING ELEVATIONS (MAIN FINISHED FLOOR, TOP OF FOUNDATION, BASEMENT FINISHED FLOOR) TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.

12. PROVIDE APPROPRIATE SHORING FOR TRENCH EXCAVATION IN ACCORDANCE WITH THE LATEST REVISION OF THE OHSA GUIDELINE FOR CONSTRUCTION PROJECTS.

13. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWERS SHALL BE 2.5m. MINIMUM VERTICAL CLEARANCE BETWEEN SEWERS AND WATER MAINS WHICH CROSS IS 500mm.

14. RIGID PIPE TRENCH EXCAVATION AS PER OPSD 802.030 FOR EARTH EXCAVATION AND OPSD 802.033 FOR ROCK EXCAVATION, AS APPLICABLE. PIPE INSTALLATION TO BE WITH CLASS 'B' BEDDING AND GRANULAR TYPE 'A' MATERIAL COMPACTED TO 100% S.F.M.D.D..

15. FLEXIBLE PIPE TRENCH EXCAVATION AS PER OPSD 802.010 FOR EARTH EXCAVATION AND OPSD 802.013 FOR ROCK EXCAVATION, AS APPLICABLE. PIPE INSTALLATION TO BE WITH GRANULAR TYPE 'A' MATERIAL COMPACTED TO 100% S.P.M.D.D.

16. ALL SANITARY SEWER CONNECTIONS SHALL BE WITH PRE-MANUFACTURED TEES AND SHALL BE INSTALLED AT A MINIMUM GRADE OF 2% UNLESS NOTED OTHERWISE.

17. SANITARY LATERAL INVERTS TO BE CONFIRMED ONCE ARCHITECTURAL BACKGROUNDS ARE PROVIDED AND A BASEMENT FLOOR ELEVATION IS CONFIRMED.

18. ALL WATER SERVICING TO COMPLY WITH CSA B137.5, ANSI/NSF 14&61, AND CURRENT AWWA STANDARDS.

19. ALL WATER SERVICES TO BE INSTALLED WITH TRACER WIRE.

20. ALL WATER SERVICES TO BE INSTALLED WITH A MINIMUM OF 1.7m COVER. SEWERS TO BE INSTALLED WITH A MINIMUM COVER OF 2.20m AT THE PROPERTY LINE BELOW THE FINAL ROAD GRADE OR AT SUCH HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE LEVEL OF THE MAIN SEWER. ON PRIVATE PROPERTY THE MINIMUM COVER IS TO BE NOT LESS THAN 1.2m.

21. ALL WATER MAIN FITTINGS SHALL BE MECHANICALLY RESTRAINED. ALL FITTINGS SHALL BE INSTALLED WITH CORROSION RESISTANT COR-BLUE TEE BOLTS AND NUTS, OR APPROVED EQUAL.

22. ALL WATER MAIN FITTINGS SHALL BE CATHODICALLY PROTECTED WITH DENSO CORROSION PROTECTION.

23. HYDRANT TO BE EQUIPPED WITH 'STORZ' CONNECTIONS.

24. BUILDING SERVICES SHALL TERMINATE AT 1.5m FROM THE FACE OF THE BUILDING. SITE SERVICES CONTRACTOR TO COORDINATE, WITH THE MECHANICAL CONTRACTOR, THE CONNECTION OF SITE SERVICES, INCLUDING SANITARY STORM AND WATER, TO THE INTERNAL SERVICES.

25. GRADING IS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

26. EXISTING TOPOGRAPHIC SURVEY ELEVATIONS ARE SHOWN USING INFORMATION PROVIDED (BY OTHERS). ALL ELEVATIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES REGARDING THE SURVEY INFORMATION ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW.

27. ALL WORK WITHIN MUNICIPAL RIGHT-OF-WAYS REQUIRES ROAD OCCUP. PERMIT.

28. THE CONTRACTOR SHALL ENSURE ALL NEW AND EXISTING MANHOLES / CATCHBASINS / VALVES AND ANY OTHER APPURTENANCE WITHIN THE CONSTRUCTION AREA, TO MATCH FINISHED GRADE, AS REQUIRED.

29. NEW MAINTENANCE HOLES TO CONFORM TO OPSD 701.010 - 701.015 AS APPROPRIATE, WITH TYPICAL MAINTENANCE HOLE BENCHING AS PER OPSD 701.021.

30. NEW CATCH BASINS TO BE PER OPSD 705.010 WITH GRATES TO OPSD 400.020.

31. NEW DOUBLE INLET CATCH BASINS TO BE PER OPSD 705.020 WITH GRATES TO OPSD 400.020.

32. NEW DITCH INLET CATCH BASINS TO BE PER OPSD 705.030 WITH GRATES TO OPSD 403.010.

33. PRE-CONSTRUCTION SURVEY TO BE COMPLETED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

34. REMOVAL OF EXISTING FEATURES OF THE SITE ARE TO BE CARRIED OUT IN ACCORDANCE WITH OPSD 510 AS APPLICABLE.

35. ROAD, PAVED AREAS AND GRASSED AREAS TO BE RESTORED TO THEIR ORIGINAL CONDITION OR AS PER THE CITY OF WELLAND STANDARDS FOR ROAD RESTORATION IF EXISTS. TRENCH BACKFILLS WITHIN MUNICIPAL ROADWAYS TO BE WITH FULL DEPTH GRANULAR 'A'.

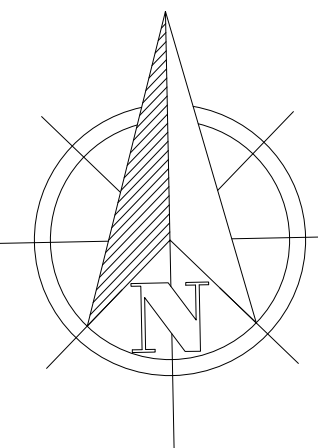
36. ALL BARRIER CURBS AS PER OPSD 600.110.

37. SIDEWALKS AS PER OPSD 310.010. IN LOCATIONS WHERE SIDEWALK IS ADJACENT TO CURB AND GUTTER, SIDEWALK BE AS PER OPSD 310.020. SIDEWALKS TO BE 150mm THICK AT DRIVEWAYS AND 125mm THICK AT ALL OTHER AREAS. 30MPa CONCRETE COMPLETE WITH 100mm THICK GRANULAR 'A' BASE COMPACTED TO 100% SPMD. SIDEWALKS TO MEET THE LATEST CITY OF WELLAND STANDARDS AS WELL AS THE LATEST NPSCD FOR TACTILE SURFACES AND ACCESSIBLE SIDEWALK.

38. ASPHALT AND GRANULAR CROSS SECTION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF CHANGES TO THE ASPHALT CROSS SECTIONS ARE REQUIRED BASED ON GEOTECHNICAL CONSIDERATIONS, THE CONSULTANT SHALL NOTIFIED PRIOR TO COMMENCEMENT OF ANY WORK.

39. SEALED COMPACTION TEST REPORTS TO BE PROVIDED BY THE CONTRACTOR THROUGH A THIRD PARTY TESTING AGENCY.

40. PROVIDE SILT FENCE PROTECTION ON ALL NEW AND EXISTING CATCH BASIN COVERS AND AROUND PERIMETER OF AREA OF WORK DURING CONSTRUCTION AND REMOVE UPON COMPLETION.



Do not scale drawings. Report any discrepancies to Hallex Civil Engineering Ltd. before proceeding.

This drawing must be signed and sealed by the Engineer prior to use in construction or submission for site plan approval or building permit.

All construction shall be in accordance with latest edition of the Ontario Building Code and all applicable Ontario regulations.

No part of this drawing including details, calculations or schedules may be reproduced in any form, either in part or whole, without the prior written consent of Hallex Civil Engineering Ltd.

**4999 Victoria Avenue
Niagara Falls, ON L2E 4C9
Tel: 905-357-4015 Fax: 905-353-1105**



CONCRETE SHALL BE ACCORDING TO OPSS 1350
AND THE FOLLOWING REQUIREMENTS:

CLASS OF CONCRETE 32MPa @ 28 DAYS
COURSE AGGREGATE 19.0mm NOMINAL MAX SIZE
MAXIMUM SLUMP 60mm
AIR CONTENT: 7.0% \pm 1.5%

NOTES

1. SURFACE TO BE BROOM FINISH AND EVEN THROUGHOUT WITH TOOLED EDGES. SAW-CUT AS DIRECTED.
2. COMPACT SUB-GRADE MATERIAL TO 95% SPDD.
3. COMPACT GRANULAR 'A' TO 100% SPDD.
4. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

ADDITIONAL NOTES
AND CONCRETE
SPECIFICATIONS AS
PER CONCRETE
SPEED HUMP DETAIL

[illegible]

CLIENT:

DISTRICT SCHOOL
BOARD OF NIAGARA
191 CARLTON ST.
ST. CATHARINES ON L2R 7P4

PROJECT:

NEW DSBN
ELEMENTARY SCHOOL
415 EASTBRIDGE AVENUE
WELLAND, ON

SHEET TITLE:
GENERAL NOTES
TYPICAL DETAILS,
& KEY PLAN

JOB NUMBER: 250406

DATE: JUNE/2025

DRAWN BY: CA

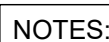
DESIGNED BY: CAJS

CHECKED BY:	JH
DATE:	16 JUN 84

DWG	REV
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CO 1

00.1	
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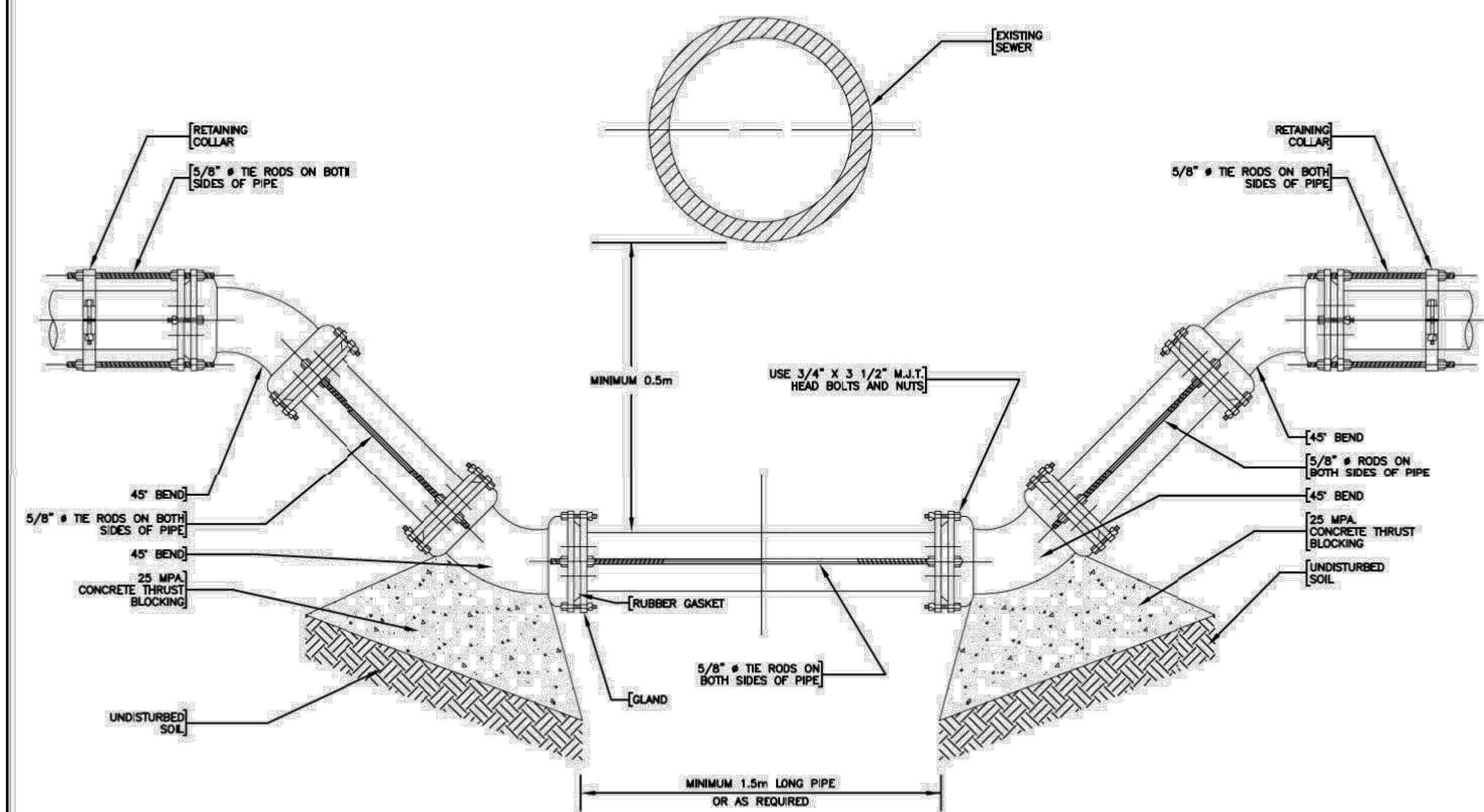
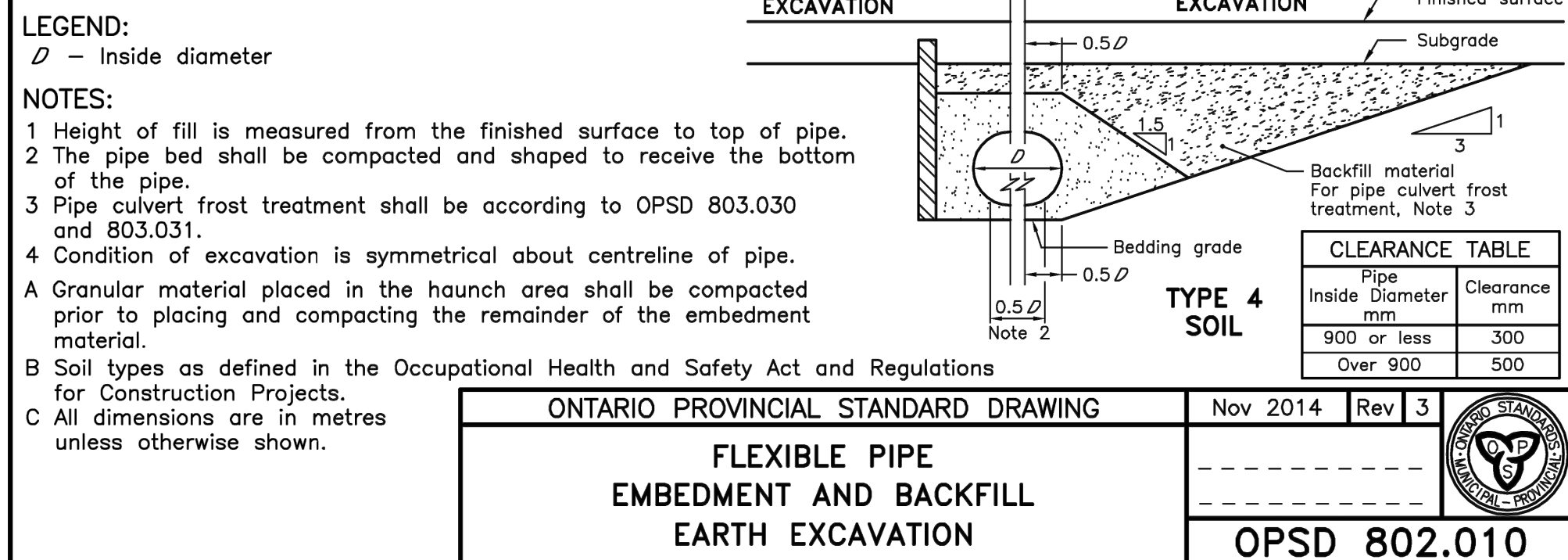



1. STONES OF DIFFERENT SIZES SHALL BE USED AND SHALL BE APPROXIMATELY 600-900mm WIDE BY 450-600mm HIGH BY 900-1500mm LONG. EVERY EFFORT IS TO MAKE TO ACHIEVE THE APPEARANCE OF A NATURAL ROCK OUTCROP.
2. ALL VERTICAL JOINTS SHALL BE TIGHT-FITTED WITH NO GAPS EXCEEDING 75mm
3. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.

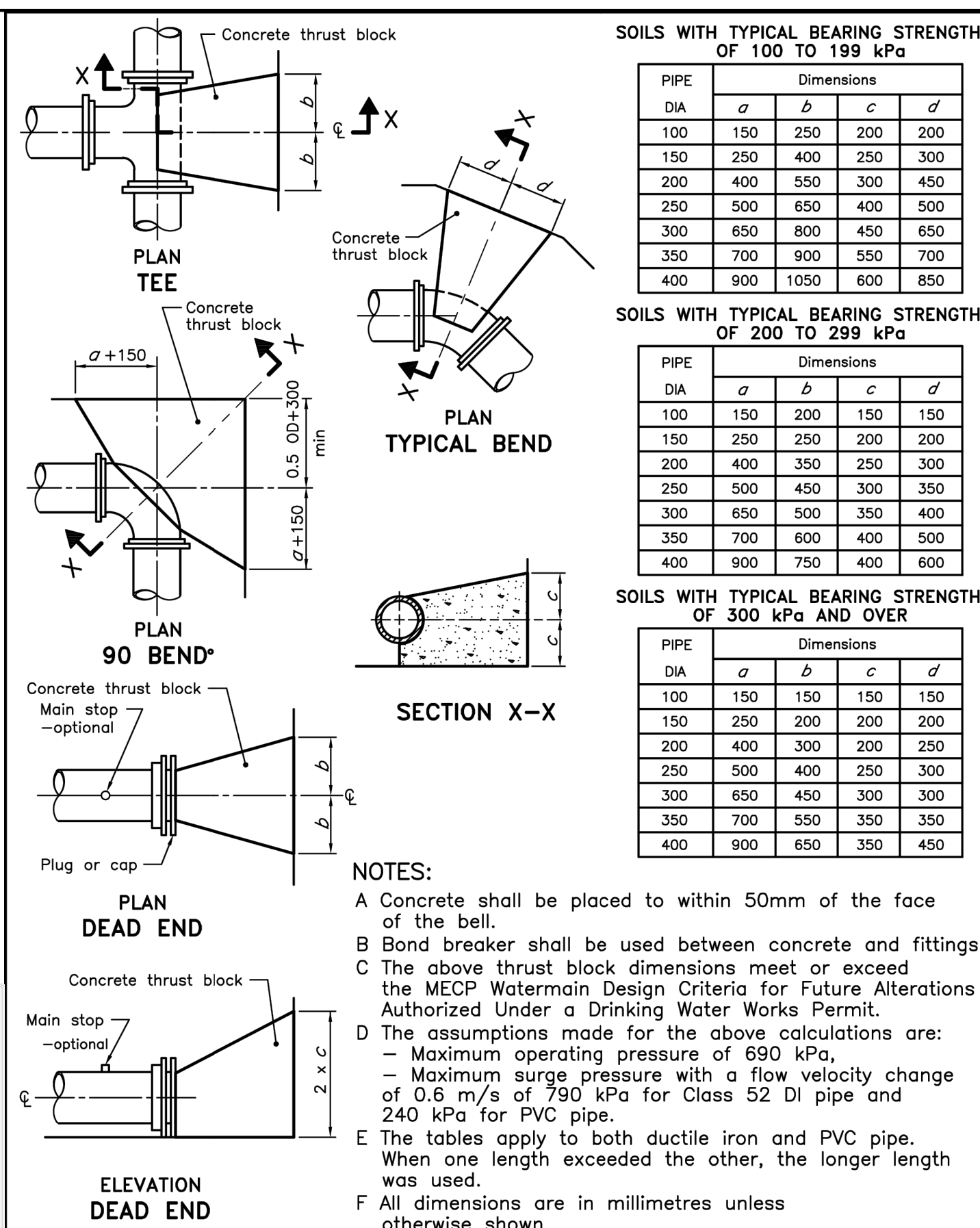
TYP. ARMOUR STONE WALL


SCALE: 1:25

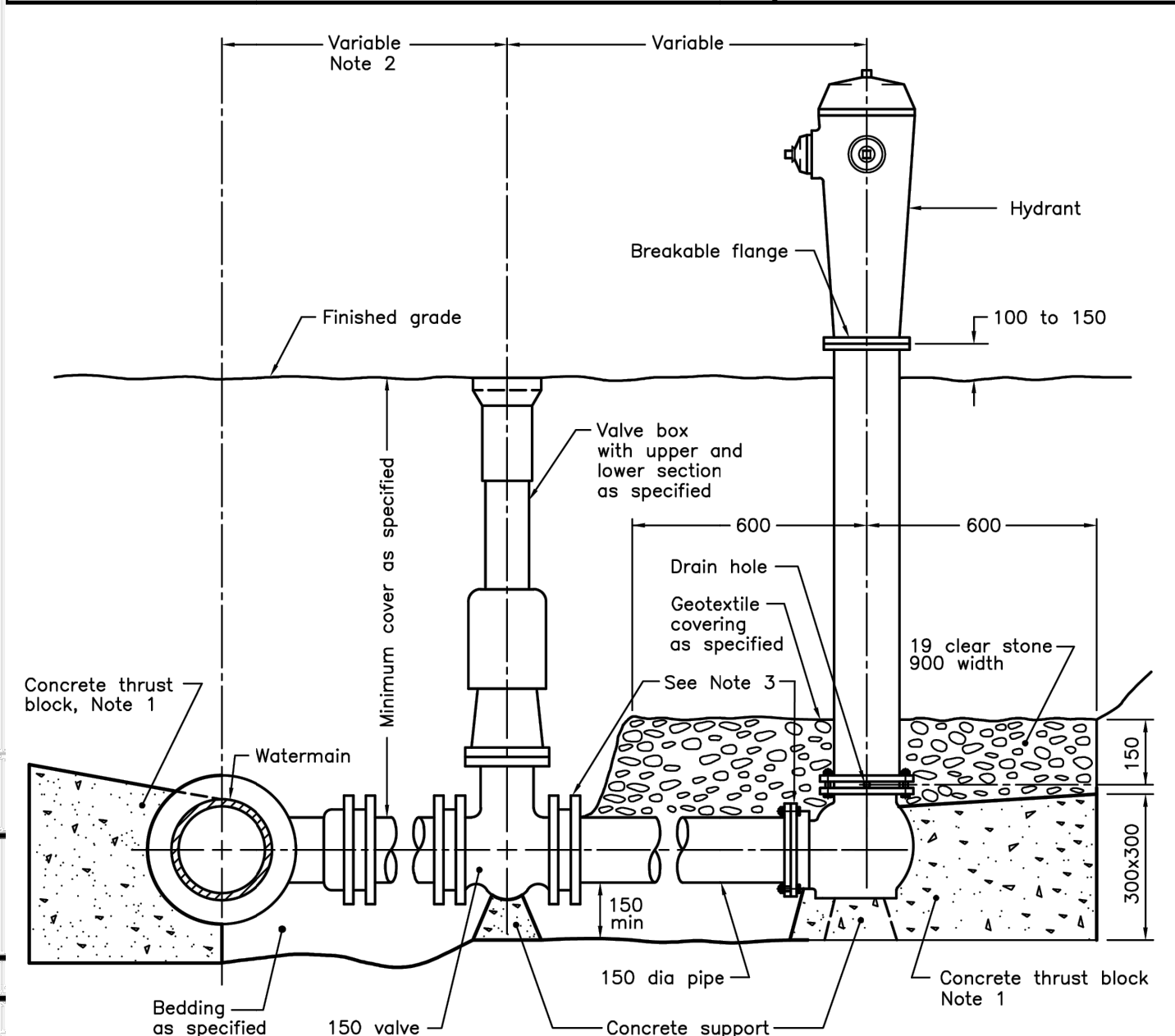
C0.1




	CITY OF WELLAND ENGINEERING DEPARTMENT	
	<u>WATERMAIN DROP</u> <u>STRUCTURE DETAIL</u>	
DRAWG. No. 1 OF 1	FILE No. DATE: October 2, 1997	SCALE: N.T.S.
REV. No. DESIGN BY: J. Bae DRAWN BY: M.J.P.	REVIEWED BY: D. TSANG	



ONTARIO PROVINCIAL STANDARD DRAWING		Nov 2018	Rev	3	
CONCRETE THRUST BLOCKS FOR TEES, PLUGS, AND HORIZONTAL BENDS		_____ _____ _____ _____			
		OPSD 1103.010			



- NOTES:**
- 1 All concrete thrust blocks shall be poured against undisturbed ground.
 - 2 When specified, for watermains 400mm and less, locate valve within 1.0m of centreline of watermain. Retaining and restraining devices shall be specified. For watermains 600mm and over, bolt valve with flanged end directly to flanged tee.
 - 3 Retaining and restraining devices shall be as specified.
 - A Bond breaker shall be used between the concrete and the fittings and appurtenances.
 - B Bolts and nuts for buried flange to flange connections shall be stainless steel.
 - C When required, flange of standpipe extensions shall not be in frost zone.
 - D This OPSD shall be read in conjunction with OPSP 1103.010 and 1103.020.
 - E Backfill material within 500mm of service box shall be native or imported, as specified.
 - F Tracer wire shall be installed as specified.
 - G All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 3	
HYDRANT INSTALLATION			
OPSD 1105.010			

Place concrete after anchor block has been poured and bends set in place

UP-THRUST BLOCK SECTION X-X

UP-THRUST BLOCK ELEVATION

DETAIL

DOWN-THRUST BLOCK SECTION X-X

DOWN-THRUST BLOCK ELEVATION

DOWN-THRUST BLOCK SECTION Y-Y

NOTES:

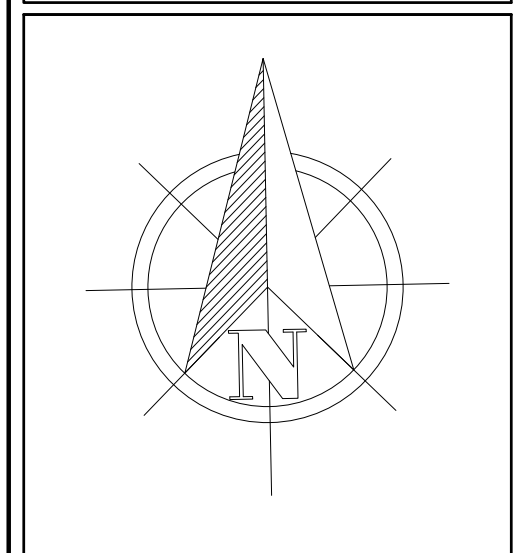
- Concrete shall be placed to within 50mm of the face of the bell.
- Break breaker shall be used between concrete and fittings.
- This blocking is for bends up to 45° for up-thrust and 90° for down-thrust.
- This OPSD shall be read in conjunction with OPSD 1103.021.
- All stainless steel to be type 316.
- Stainless steel rods and nuts to be designed based on actual watermain diameter and surge pressure.
- All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

CONCRETE THRUST BLOCKS FOR VERTICAL BENDS

Nov 2018 | Rev 4

OPSD 1103.020



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This drawing must be signed and sealed by the Engineer prior to use in construction or submission for site plan approval or building permit.

All construction shall be in accordance with latest edition of the Ontario Building Code and all applicable Ontario regulations.

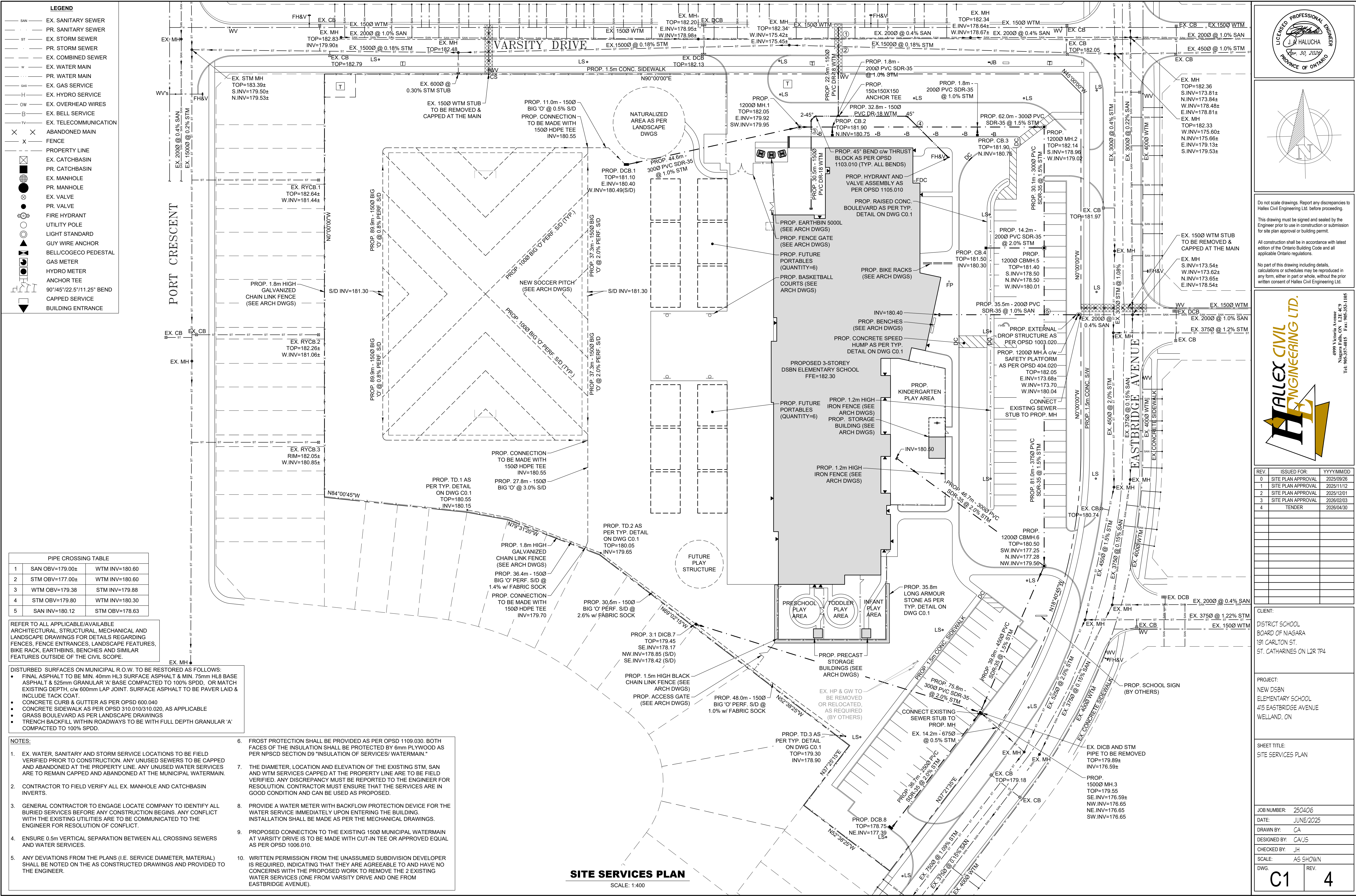
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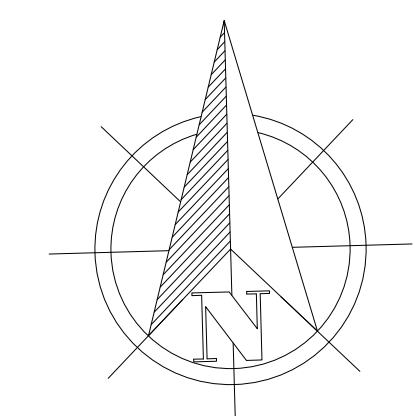
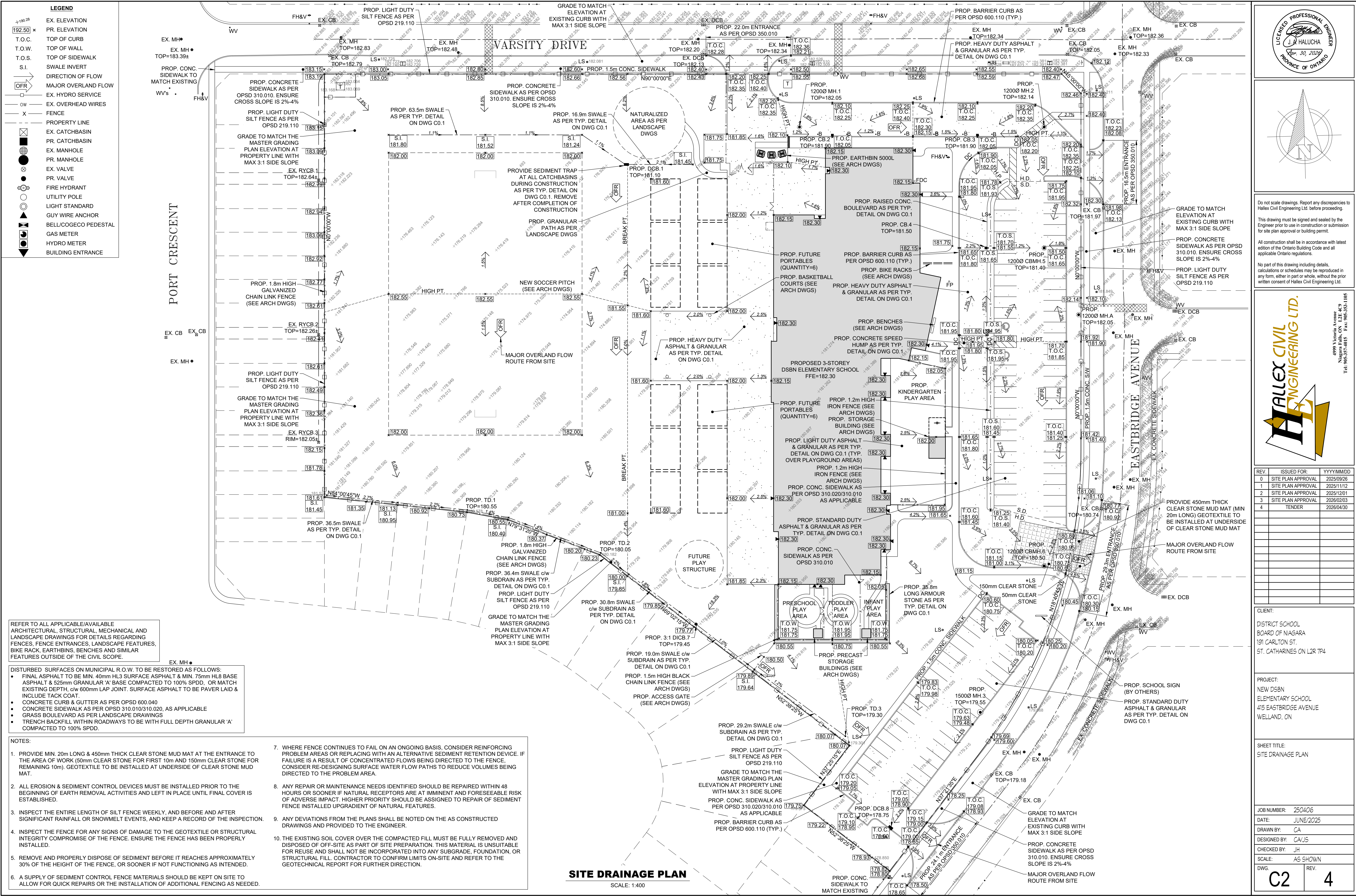
[illegible]

CLIENT: DISTRICT SCHOOL BOARD OF NIAGARA 191 CARLTON ST. ST. CATHARINES ON L2R 7P4	
PROJECT: NEW D5BN ELEMENTARY SCHOOL 415 EASTBRIDGE AVENUE WELLAND, ON	

SHEET TITLE: TYPICAL DETAILS

JOB NUMBER: 250406	
DATE: JUNE/2025	
DRAWN BY: CA	
DESIGNED BY: CA/J5	
CHECKED BY: JH	
SCALE: AS SHOWN	
DWG. C0.2	REV. 4





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REV.	ISSUED FOR:	YYYYMMDD
0	SITE PLAN APPROVAL	2025/09/26
1	SITE PLAN APPROVAL	2025/11/12
2	SITE PLAN APPROVAL	2025/12/01
3	SITE PLAN APPROVAL	2026/02/03
4	TENDER	2026/04/30

CLIENT:

DISTRICT SCHOOL BOARD OF NIAGARA
191 CARLTON ST.
ST. CATHARINES ON L2R 7P4

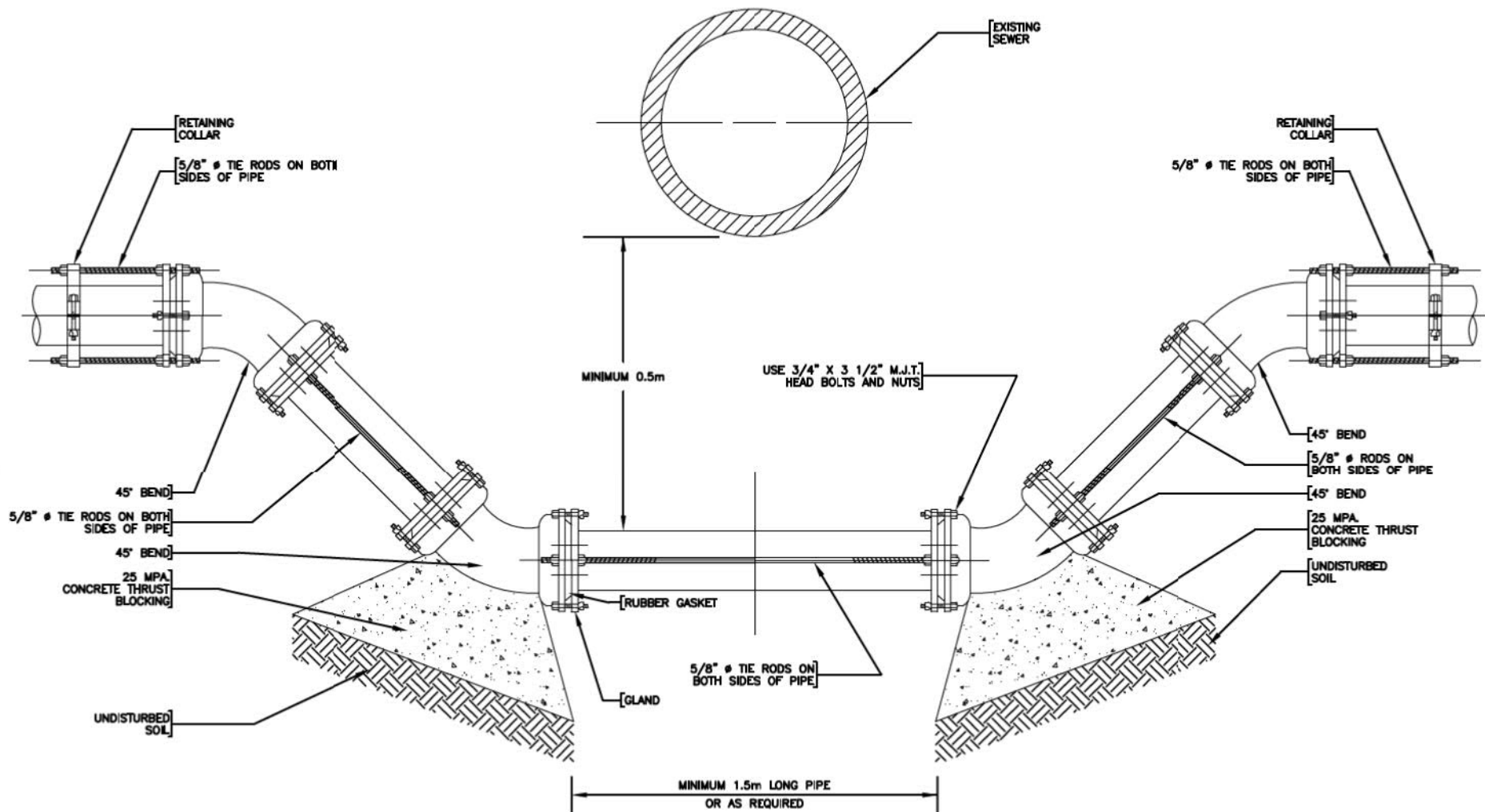
PROJECT:


NEW DSNB ELEMENTARY SCHOOL
415 EASTBRIDGE AVENUE
WELLAND, ON

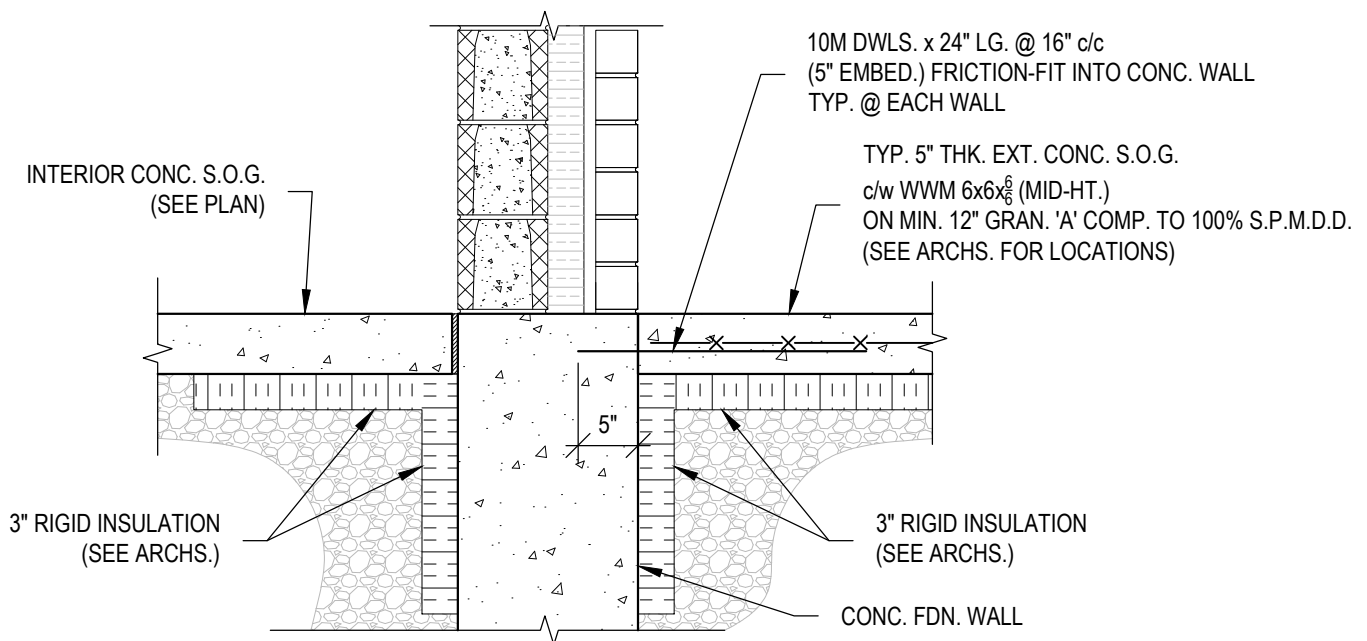
SHEET TITLE:

SITE DRAINAGE PLAN

JOB NUMBER:	250406
DATE:	JUNE/2025
DRAWN BY:	CA
DESIGNED BY:	CAJS
CHECKED BY:	JH
SCALE:	AS SHOWN
DWG.	C2
REV.	4



	CITY OF WELLAND ENGINEERING DEPARTMENT		
	<u>WATERMAIN DROP</u> <u>STRUCTURE DETAIL</u>		
DRWG. No. 1 OF 1			
FILE No.	DATE: October 2, 1997	SCALE: N.T.S.	
REV. No.	DESIGN BY: J. Boc DRAWN BY: M.J.P.	REVIEWED BY: D. TSANG	



TYPICAL EXT. FROST. SLAB DETAIL

SSK2SSK2 SCALE: 3/4" = 1'-0"

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PROJECT:
DSBN - NEW ELEMENTARY
SCHOOL - WELLAND, ON

SHEET TITLE:
EXTERIOR SLAB DETAIL

SCALE: AS SHOWN
DATE: 2026/05/06
DRAWN BY: TA
DESIGNED BY: PW
CHECKED BY: ML/JH

JOB NUMBER: 250406
ISSUED FOR: ADDENDUM ADD-S01

DWG
SSK2
REV.
0

ADDENDUM – M01

Project: Proposed New Elementary School
415 Eastbridge Avenue, Welland, ON

Project Ref: 25021

Date: May 6, 2026

Pages: 1

This Addendum forms part of the contract documents and amends the documents and is to be read, interpreted, and coordinated with all other parts.

1. Refer to Section 22 10 00, Plumbing Piping and Specialties. DCW, DHW, DHWR piping to be soldered or brazed. Grooved, mechanical pressing or biting joints are not permitted.
2. Refer to Section 23 07 14, Mechanical Insulation. PVC fitting coverings are permitted. PVC pipe jacketing is not permitted.
3. Refer to Section 23 21 00, Hydronic Piping Specialties. Hot Water piping is to be welded. Grooved piping is not permitted.
4. Refer to Section 23 21 00, Hydronic Piping Specialties, paragraph 2.5 In-Line Separators.
 - 4.1. Add Bell & Gossett as a manufacturer in sentence 2.5.1

End of Addendum – M01

ADDENDUM - E01



Project: Proposed New Elementary School

Project Ref: 25021

Date: 06 May 2026

Pages: 1

♦ architects
♦ engineers
♦ planners
♦ project managers

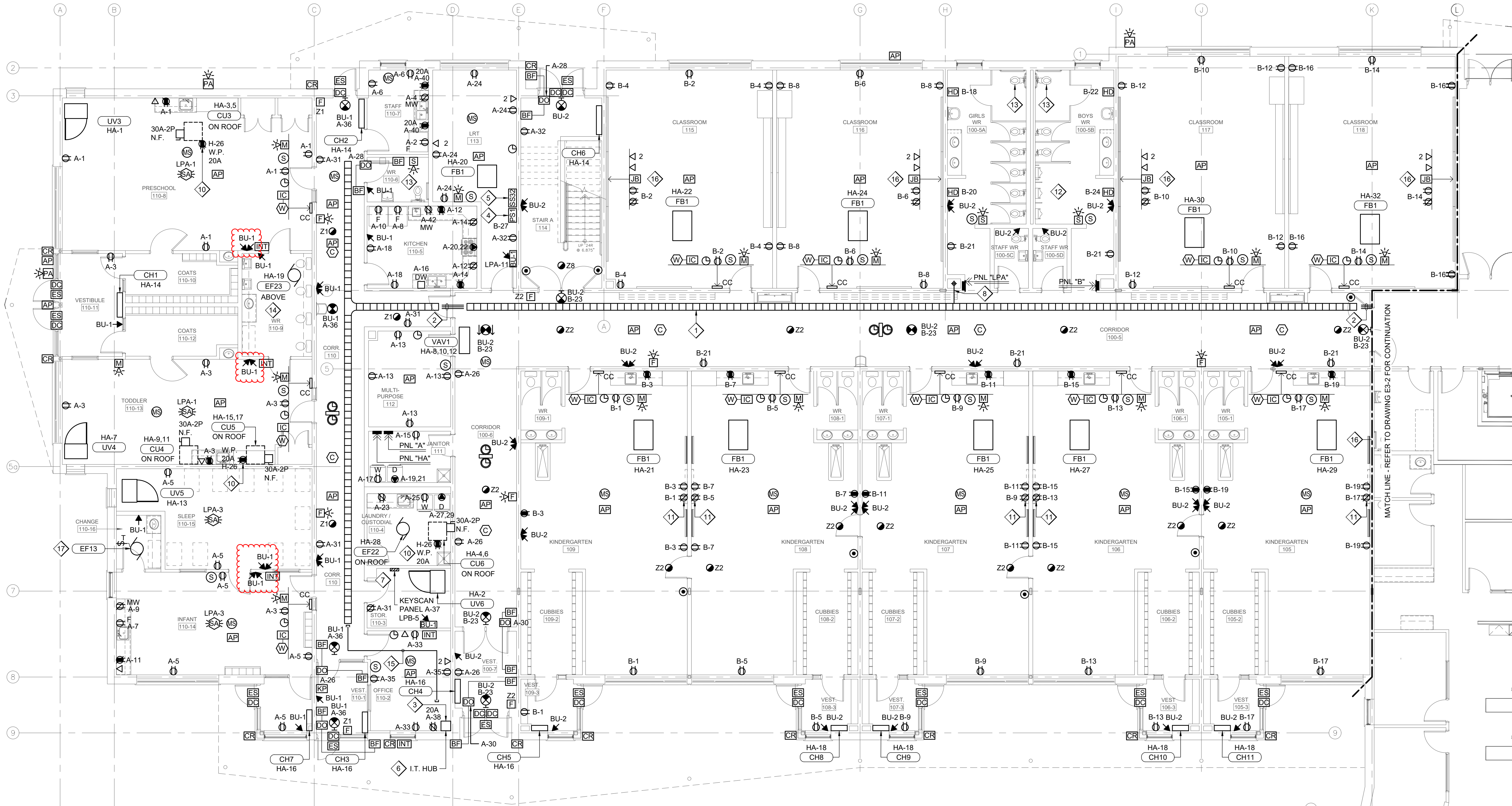
The following information supplements and/or supersedes the bid documents issued on **April 22, 2026**. This Addendum forms part of the contract documents and is to be read, interpreted, and coordinated with all other parts. The cost of all contained herein is to be included in the contract sum. The following revisions supersede the information contained in the original drawings and specifications issued for the above-named project to the extent referenced and shall become part thereof. Acknowledge receipt of this Addendum by inserting its number and date on the Tender Form. Failure to do so may subject the Bidder to disqualification.

Electrical

Item	Description	Reference
1	Refer to Drawing E2-1, E2-2, E2-3, E2-4, A6-1, A6-2, A6-3, A6-4; supply and install new recessed pot lights fixture type "R" in corridors. Wire and control with light fixtures in corridors.	Drawing E2-1, E2-2, E2-3, E2-4, A6-1, A6-2, A6-3, A6-4
2	Refer to drawing E2-3 Second Floor Plan New Lighting Layout Learning Commons Stairs 212A; delete fixture type "D" and replace with fixture type "A."	Drawing E2-3
3	Refer to attached sketch SKE-1. Provide emergency remote light fixture in daycare wing as shown.	Sketch SKE-1
4	Refer to drawing E5-2 Power Risers and Panel Schedules drawing note 1; revise note catalogue number to TK-ST200-3Y208-LB.	Drawing E5-2
5	Refer to drawing E5-2 Power Risers and Panel Schedules New Power Riser; revise switchboard to 800Amp 120/208V - 3 Phase - 4 Wire Switchboard.	Drawing E5-2
6	Refer to attached sketch SKE-2; Supply and install type "R" light fixtures in WR 100-9 as shown. Remove type "H" light fixture in WR 100-9 as shown.	Sketch SKE-2
7	Refer to attached sketch SKE-3; Replace type "H" fixtures in stairwell with type "W" wall mounted light fixtures as shown. Refer to drawing E2-4 Light Fixture Schedule; Add type "W" to light fixture schedule CAT#4SWLED-40SL-LC-UNV-L840-CD1.	Sketch SKE-3, Drawing E2-4
8	Refer to drawing A2-1 Kindergarten Outdoor Storage 132; Add 1x type "E" light fixture and wall mounted occupancy sensor to room. Wire to circuit LPA-2.	Drawing A2-1

End of Addendum – 01

C:\Users\PMIMO~1\AppData\Local\Temp\Ksh\shubh_230720201\Bldg.dwg Drawing title: SKE-1
printed by: pbsamonte on Apr 21, 2026 - 2:22pm



PARTIAL GROUND FLOOR PLAN SOUTH - NEW POWER & SYSTEMS LAYOUT
SCALE: 1/8" = 1' - 0"

GENERAL NOTES:

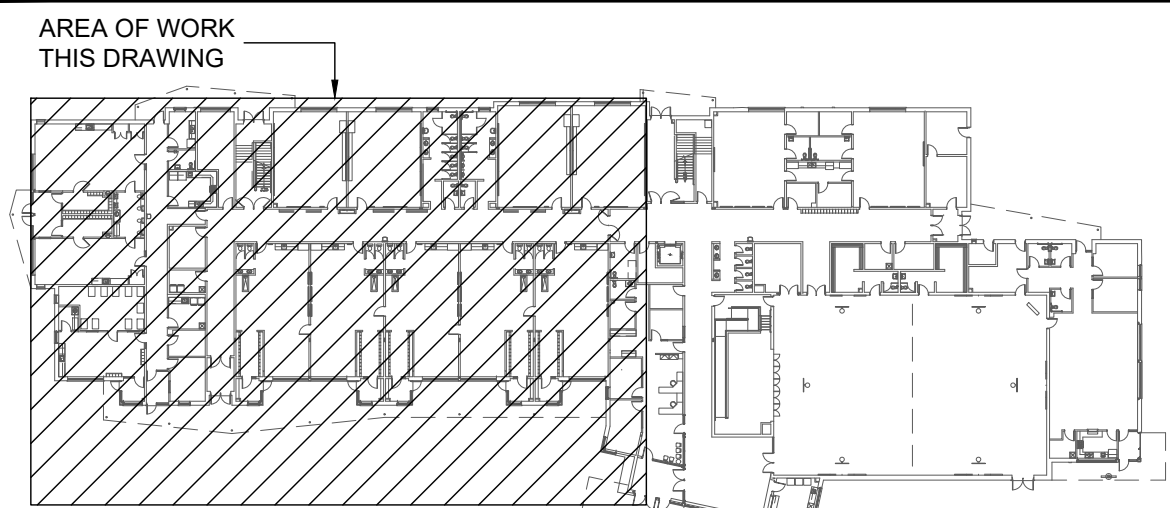
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL ROOM ELEVATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS AND LOCATION OF DEVICES.
- PROVIDE 4" HIGH HOUSE KEEPING PAD UNDER MAIN SWITCHBOARD. COORDINATE SIZE WITH EQUIPMENT SHOP DRAWINGS.
- UNLESS NOTED OTHERWISE ALL EXHAUST FANS SHALL BE CONTROLLED BY BAS, WIRE CIRCUIT THROUGH RELAY.
- INCLUDE FOR VERIFICATION OF ALL NEW FIRE ALARM DEVICES.

DRAWING NOTES:

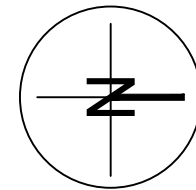
- PROVIDE CABLE TRAY IN CEILING SPACE. COORDINATE LOCATION WITH ALL OTHER TRADES.
- PROVIDE 3 - 3" EMT CONDUITS (c/w BUSHINGS ON EACH END) IN CEILING SPACE ABOVE DOORS FOR DATA WIRING FROM CABLE TRAY TO CABLE TRAY.
- ALL DATA CABLING IN PRESCHOOL 110-8, TODDLER 110-12, INFANT 110-13, OFFICE 110-2 AND CORRIDOR 110 TO BE TERMINATED IN OFFICE 110-2. RUN 2x FIBRE CABLE FROM OFFICE 110-2 TO I.T. 118.
- MOUNT CLOCK SYSTEM POWER SUPPLY PS1 AT HIGH LEVEL IN ROOM.
- PA SYSTEM TABBOX SS32. MOUNT AT HIGH LEVEL IN ROOM.
- SUPPLY AND INSTALL A WALL MOUNTED LOCKABLE NETWORK CABINET TO MEET DSBN I.T. REQUIREMENTS.
- SECURITY PANEL. PROVIDE 4" x 2" BACKBOX c/w 3/4" CONDUIT FROM JUNCTION BOX TO CABLE TRAY.
- 3 x 3" EMT CONDUITS FROM ABOVE TO CABLE TRAY SEE DRAWING E3-3 AND E3-4.

- WIRE EXHAUST FAN TO SAME CIRCUIT AND CONTROL AS LIGHT FIXTURE IN ROOM.
- PROVIDE 20A-120V T-SLOT MAINTENANCE RECEPTACLE ON ROOF c/w WEATHER PROOF COVERPLATE MOUNT TO SIDE OF CONDENSING UNIT.
- MOUNT RECEPTACLE ABOVE SMARTBOARD SCREEN. COORDINATE HEIGHT ON SITE.
- WIRE URINAL FLUSH VALVE TIMER TO SAME CIRCUIT AND CONTROL AS LIGHT FIXTURE IN ROOM.
- PROVIDE 120V CIRCUIT FROM UNSWITCHED LIGHTING CIRCUIT IN ROOM TO TOILET FLUSH VALVE. PROVIDE JUNCTION BOX IN CEILING FOR LOW VOLTAGE CONNECTION.
- EXHAUST FAN WIRED TO BAS THROUGH RIB RELAY.
- PROVIDE 2 x 2" EMT CONDUITS (c/w BUSHING ON EITHER END) IN CEILING SPACE FOR DATA WIRING FROM CABLE TRAY TO I.T. HUB.
- REFER TO PROJECTOR WALL ELEVATION DETAIL ON DRAWING E5-1.
- 120V TIMER FOR EXHAUST FAN.

PANEL "HA"										<input type="checkbox"/> FLUSH <input checked="" type="checkbox"/> SURFACE <input checked="" type="checkbox"/> SPRINKLER PROOF <input checked="" type="checkbox"/> MAIN BREAKER		VOLTAGE: 120 / 208V - 3Ø - 4W MAINS: 225A LOCATION: JANITOR 111 FED FROM: SWITCHBOARD	
DESCRIPTION		LOAD		BKR		CCT		CCT		LOAD		DESCRIPTION	
		A	B	C	SIZE	No.		A	B	C			
UV3 PRESCHOOL		0.7			15	1		2	15	0.7		UV6 STORAGE	
CU3 PRESCHOOL		2.1			30	3		4	30	2.0		CU6 STORAGE	
2 #10 + GRD - 3/4" C					21	5		6	2P	2.0		2 #10 + GRD - 3/4" C	
UV4 - TODDLER		0.7			15	7		8	15				
CU4 - TODDLER		1.6			30	9		10				VAV1	
2 #10 + GRD - 3/4" C					1.6	2P	11	12	3P				
UV5 - INFANT		0.7			15	13		14	15	0.9		CH1, CH2, CH6	
CU5 - INFANT		1.6			30	15		16	15	1.0		CH3, CH4, CH5, CH7	
2 #10 + GRD - 3/4" C					1.6	2P	17	18	15	0.6		CH8, CH9, CH10, CH11	
EXHAUST FAN EF23		0.7			15	19		20	15	0.9		FPB LRT	
FPB KINDERGARTEN 109		0.9			15	21		22	15	0.9		FPB CLASSROOM 115	
FPB KINDERGARTEN 108		0.9			15	23		24	15	0.9		FPB CLASSROOM 116	
FPB KINDERGARTEN 107		0.9			15	25		26	20	1.0		ROOFTOP MAINTENANCE REC	
FPB KINDERGARTEN 106		0.9			15	27		28	15	0.7		EXHAUST FAN EF22	
FPB KINDERGARTEN 105		0.9			15	29		30	15	0.9		FPB CLASSROOM 117	
SPARE					15	31		32	15	0.9		FPB CLASSROOM 118	
SPARE					15	33		34	15			SPARE	
SPARE					15	35		36	15			SPARE	
					15	37		38	15			SPARE	
					15	39		40					
					15	41		42					
		3.7	7.1	7.1				load	3.5	3.9	4.4		
		A	B	C	Total Connected :		29.7kW		A	B	C		



KEYPLAN - GROUND FLOOR
SCALE: N.T.S.



3	BUILDING PERMIT REVISION	21APR2026	CR
2	BUILDING PERMIT / TENDER	20FEB2026	CR
1	BUILDING PERMIT / TENDER	06FEB2026	CR
0	BUILDING PERMIT	14NOV2025	CR
issue	issued for	date	int.

seal



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Quartek

Architects • Planners
Engineers • Project Managers

T 905 984 8676
89 - 91 St. Paul Street, Suite 100,
St. Catharines, ON L2R 3M3
www.quartekgroup.com



project title

PROPOSED NEW
ELEMENTARY SCHOOL

415 EASTBRIDGE AVENUE, WELLAND, ON

drawing title

PARTIAL GROUND
FLOOR PLAN SOUTH
NEW POWER &
SYSTEMS LAYOUT

drawn by

PB

designed by

CR

scale

AS NOTED

date

15 JUL 2025

job number

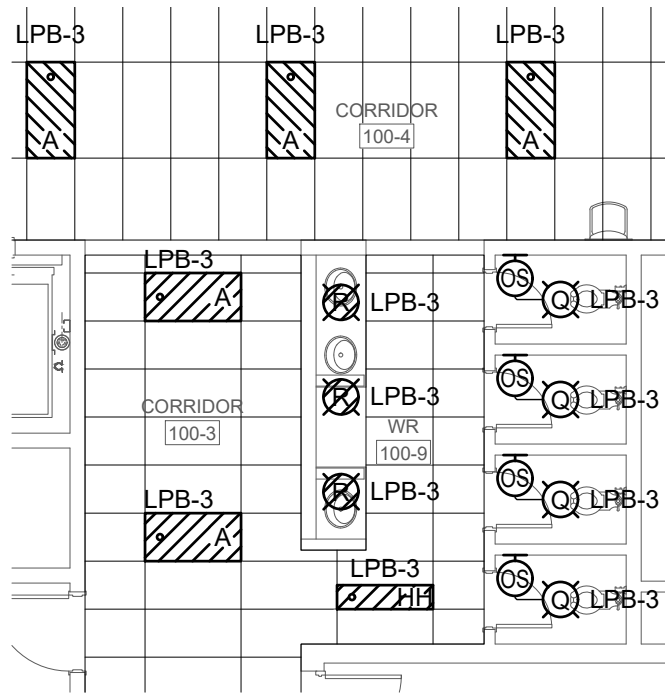
25021

issue

3

drawing number

SKE-1



PARTIAL GROUND FLOOR PLAN - WASHROOM 100-9 LIGHTING LAYOUT
 SCALE: 1/8" = 1' - 0"



T 905 984 8676
 89 - 91 St. Paul Street, Suite 100,
 St. Catharines, ON, L2R 3M3
 www.quartekgroup.com

project title

**PROPOSED NEW
 ELEMENTARY SCHOOL**

415 EASTBRIDGE AVENUE,
 WELLAND, ON

drawing title

**PARTIAL GROUND
 FLOOR PLAN
 WASHROOM 100-9
 LIGHTING LAYOUT**

drawn by
 PB

scale
 AS NOTED

job number
 25021

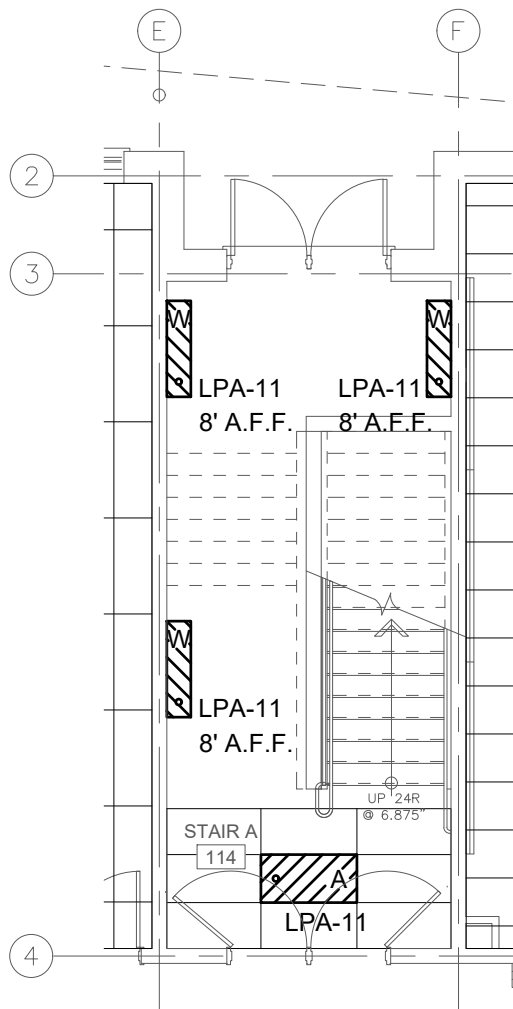
drawing number

designed by
 CR

date
 15 JUL 2025

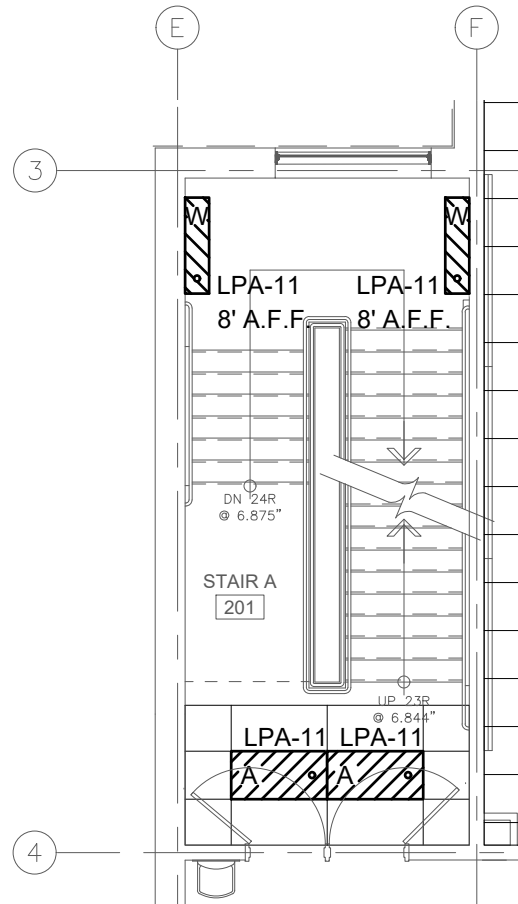
issue
 A

SKE-2



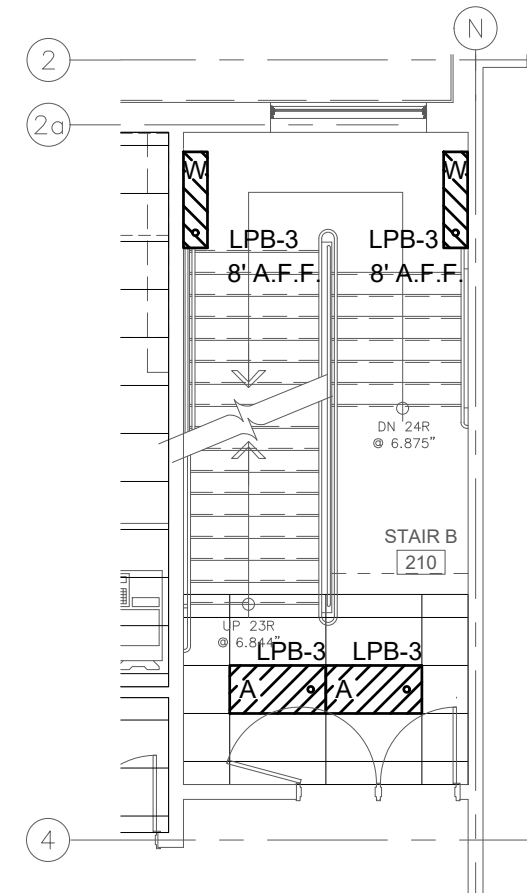
STAIR A 114 LAYOUT

SCALE: 1/8" = 1' - 0"



STAIR A 201 LAYOUT

SCALE: 1/8" = 1' - 0"



STAIR B 210 LAYOUT

SCALE: 1/8" = 1' - 0"



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St. Catharines, ON, L2R 3M3
www.quartekgroup.com

project title

PROPOSED NEW
ELEMENTARY SCHOOL

415 EASTBRIDGE AVENUE,
WELLAND, ON

drawing title

STAIR LIGHTING
LAYOUTS

drawn by

PB

scale

AS NOTED

job number

25021

drawing number

SKE-3

designed by

CR

date

15 JUL 2025

issue

A