



St. Joseph Catholic Elementary School

405 Douro 4th Line, Douro, ON

ISSUED FOR SITE PLAN APPROVAL

Date: March 29, 2022

CONSULTING TEAM

ARCHITECTURAL

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Architectural - Drawing List	
Sheet Number	Sheet Name
A101	Site Plan, Legends & General Notes
A102	Demolition Site Plan, Site Details & Demolition Notes
A103	Demolition Floor & Roof Plans, Elevations & Removals Notes
A201	Fire Separations, General Notes & Misc. Details
A202	Floor Plan & Details
A203	Roof Plan & Miscellaneous Details
A204	Enlarged Plans & Miscellaneous Details
A205	Enlarged Plans & Miscellaneous Details
A301	Exterior Elevations & Details
A302	Curtainwall / Screen Elevations, Room & Door Schedules
A401	Wall Sections & Details
A402	Wall Sections
A403	Wall Sections & Details
A404	Wall Sections & Details
A405	Wall Sections & Miscellaneous Details
A601	Interior Elevations and Millwork Details
A701	Reflected Ceiling Plan & Details

Civil Drawing List	
Sheet Number	Sheet Name
N11	Notes and Details
SC1	Site Grading Plan
SS1	Site Servicing Plan
ESC1	Erosion and Sediment Control Plan

Landscape Drawing List	
Sheet Number	Sheet Name
L1	Tree Preservation Plan
L2	Landscape Plan
L3	Details

Structural Drawing List	
Sheet Number	Sheet Name
S101	Foundation Plan
S102	Roof Framing Plan
S201	Foundation Sections & Column Schedule
S202	Roof Sections
S301	Typical Details & General Notes

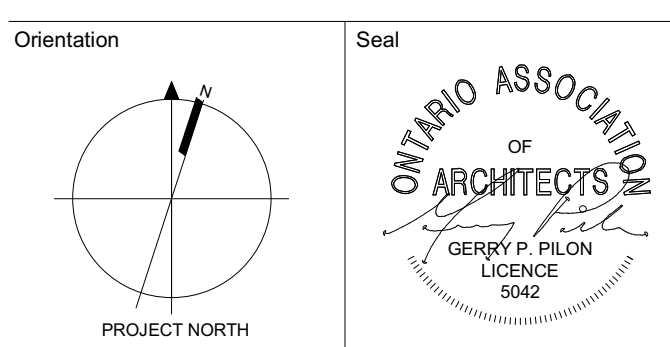
Mechanical Drawing List	
Sheet Number	Sheet Name
M101	Site Plan, Legend, Schedules & Details
M201	Floor Plan - Plumbing & Drainage Demolition
M202	Floor Plan - Ventilation & Heating Demolition
M301	Floor Plan - Plumbing & Drainage Renovation & Details
M302	Floor Plan - Ventilation & Heating Renovation & Details
M401	Mechanical Room Demo and Reno Plans & Details
M402	Mechanical Room Schematic Renovation
M501	Roof Plan & Details

Electrical Drawing List	
Sheet Number	Sheet Name
E101	Site Plan
E201	Floor Plan - Demolition
E301	Floor Plan - Renovation Lighting
E401	Floor Plan - Renovation Power/Systems
E402	Roof Plan - Renovation Power/Systems
E501	Distribution Riser Diagram
E601	Schedules and Details
E701	Lighting Control Diagrams



SITE PLAN GENERAL NOTES

- [illegible]

[illegible]

All dimensions to be checked and verified on the job by the Contractor. Any discrepancies are to be reported to the Consultant prior to action. Only the latest approved drawings to be used for construction in conformance with all applicable codes, by-laws and regulations. All drawings remain the property of the Consultant.

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Project Information

**St. Joseph C.E.S.-
Addition and Alterations**

405 Douro 4th Line, Douro, ON














For
PVNCCDSB

Site Plan, Legends & General Notes

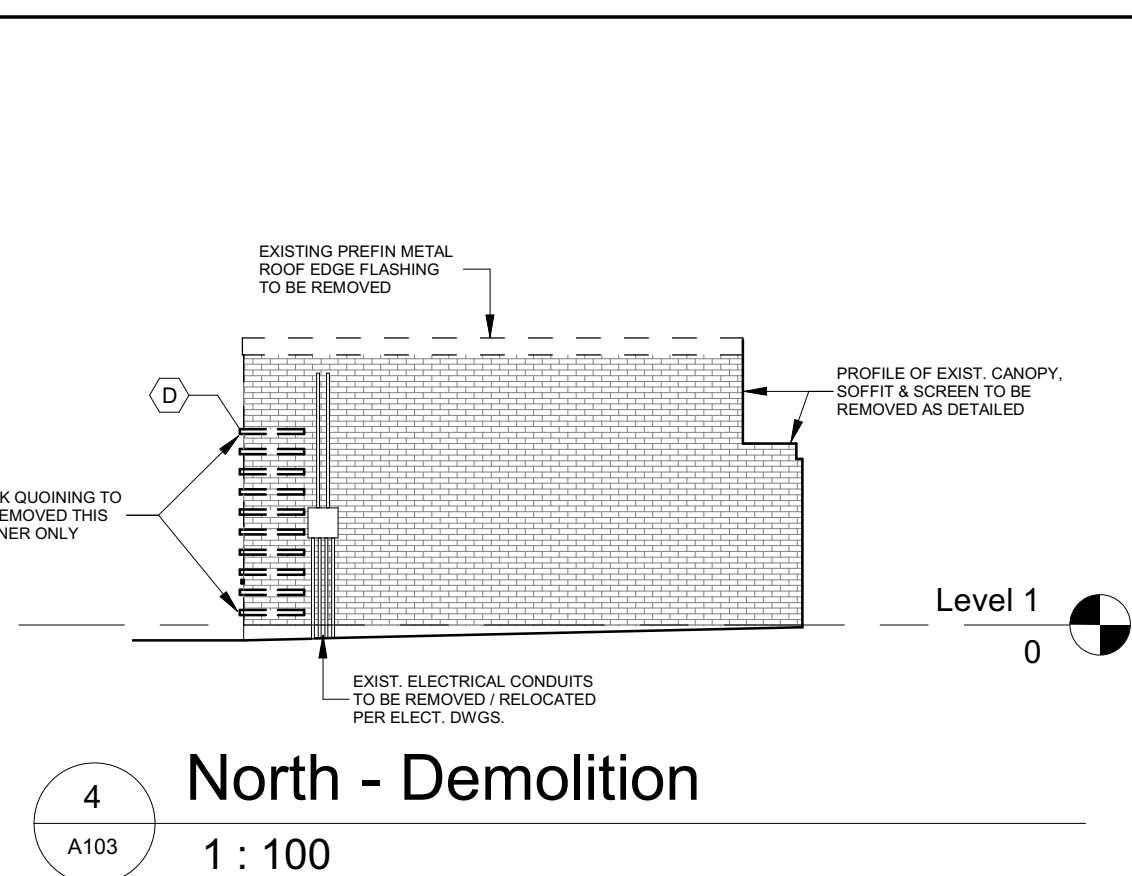
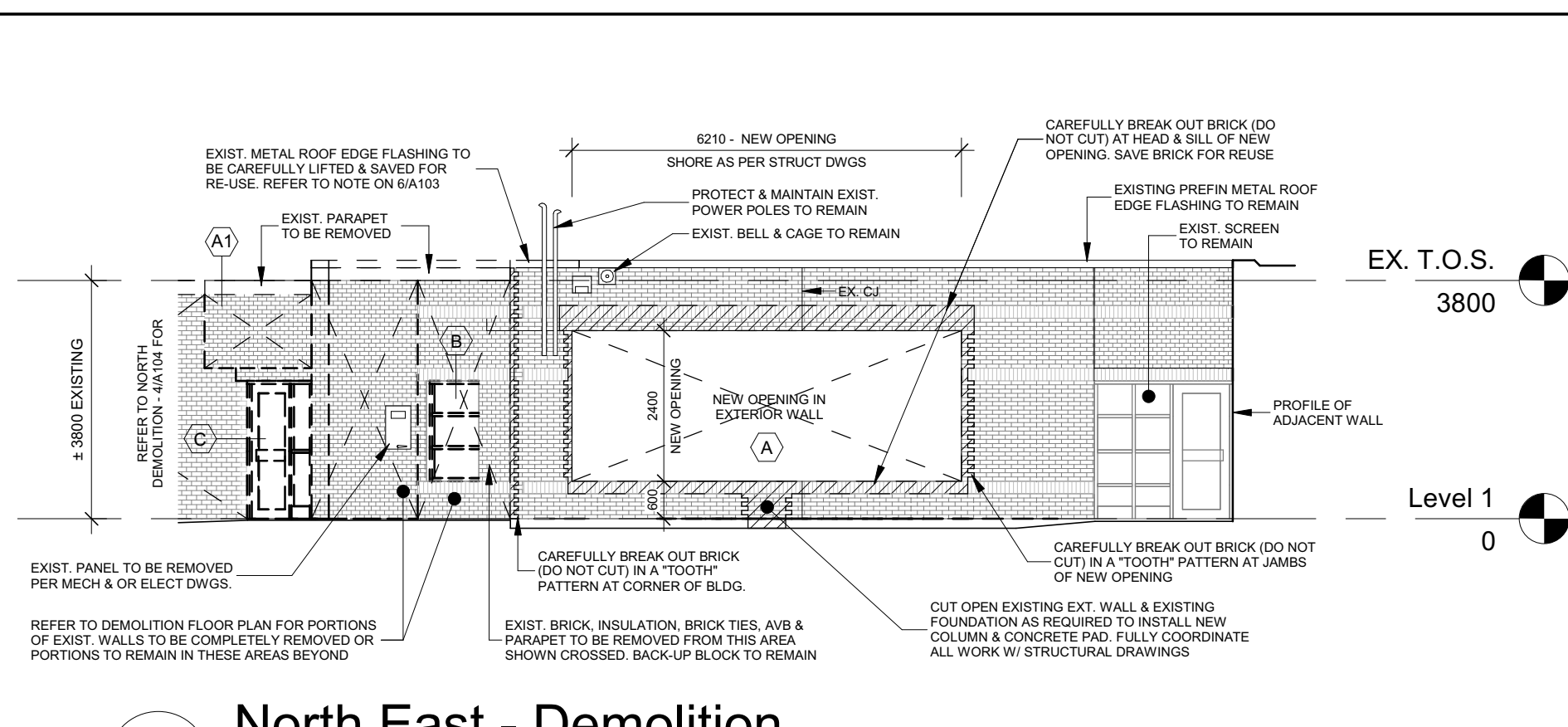
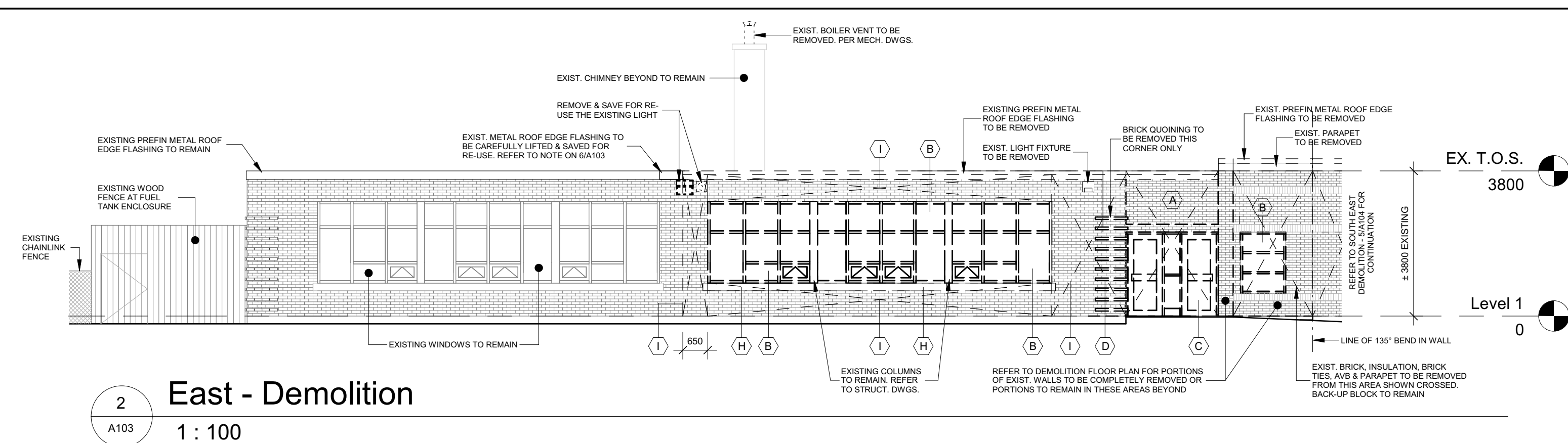
Date	Feb. 23, 2022	Project No	Drawing No
Drawn by	JJ, TES	18048	A101
Scale	As indicated		

PROJECT STATISTICS	REQUIRED	PROVIDED
ZONING	I (INSTITUTIONAL)	I
TOTAL LOT FRONTAGE (WEST)	90m	74.52 m (EXISTING)
TOTAL LOT AREA	1.6ha	38618.5 m²
TOTAL BUILDING AREA (EXISTING + NEW ADDITION)		2502.5 m²
% OF BUILDING LOT COVERAGE	25% maximum	6.48 %
EXISTING BUILDING AREA (TOTAL)		1872 m²
EXISTING BUILDING "A" AREA		779 m²
EXISTING BUILDING "B" AREA		1093 m²
RENOVATION AREA		293.6 m²
ADDITION AREA (TOTAL)		630.5 m²
ADDITION AREA BUILDING "A"		230 m²
ADDITION AREA BUILDING "B"		400.5 m²
REVISED TOTAL BUILDING "A" AREA		1009 m²
REVISED TOTAL BUILDING "B" AREA		1493.5 m²
BUILDING HEIGHT	10.5m maximum	6.4 m
BUILDING TO PROPERTY SETBACKS		
FRONT YARD SETBACK (WEST)	15.0m minimum	11.46 m (EXISTING)
REAR YARD SETBACK (EAST)	7.5m	212.05 m
INTERIOR SIDE YARD SETBACK (NORTH)	7.5m	7.62 m (EXISTING)
EXTERIOR SIDE YARD SETBACK (SOUTH)	15.0m	11.71 m (EXISTING)
PARKING STALLS		
ELEMENTARY SCHOOLS REQUIRE THE GREATER OF 1.5 PARKING SPACES PER CLASSROOM, OR 1 SPACE PER 3.2M² OF GYM/AUDITORIUM	75	23***
***EXISTING SCHOOL HAS NO ON-SITE PARKING. THERE IS AN AGREEMENT WITH THE CHURCH ACROSS THE ROAD THAT PERMITS USE OF THE CHURCH PARKING. FOUR PORTABLES ARE BEING REMOVED FROM THE SITE UPON COMPLETION OF THE PROJECT, SO PARKING DEMANDS WILL NOT INCREASE AS A RESULT OF THIS PROPOSAL.		

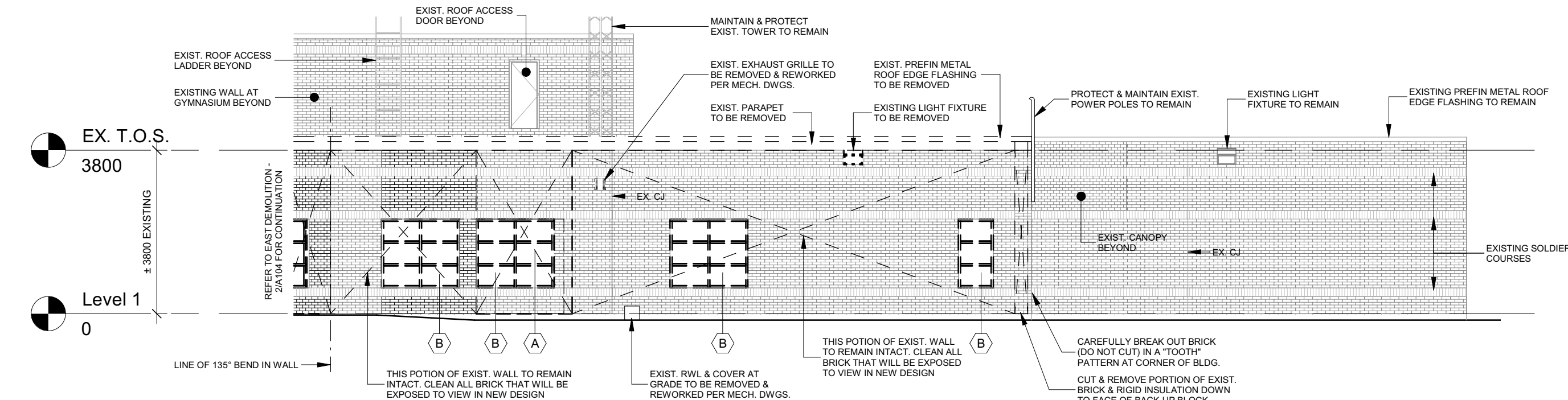


- | | | | |
|---|--|---|-----------------------|
|  | INDICATES POLE MOUNTED LIGHT STANDOFF BY ELECTRICAL. |  | HEAVY-DUTY ASPHALT |
|  | PROPERTY LINE |  | LIGHT-DUTY ASPHALT |
|  | EXTENT OF CONTRACT & CONSTRUCTION HOARDING FENCE W/ LOCKABLE GATES |  | GRASS / SOD / TOPSOIL |
|  | INDICATES FIRE HYDRANT PER CIVIL |  | CONCRETE PAVING |
|  | INDICATES POLE MOUNTED SIGN |  | EXISTING SEPTIC BED |
|  | INDICATES BOREHOLE LOCATION, REFER TO GEOTECHNICAL INVESTIGATION REPORT. | | |
|  | INDICATES CONCRETE CURB CUT | | |
|  | INDICATES EXISTING TREES TO REMAIN, REFER TO LANDSCAPE DRAWING. | | |

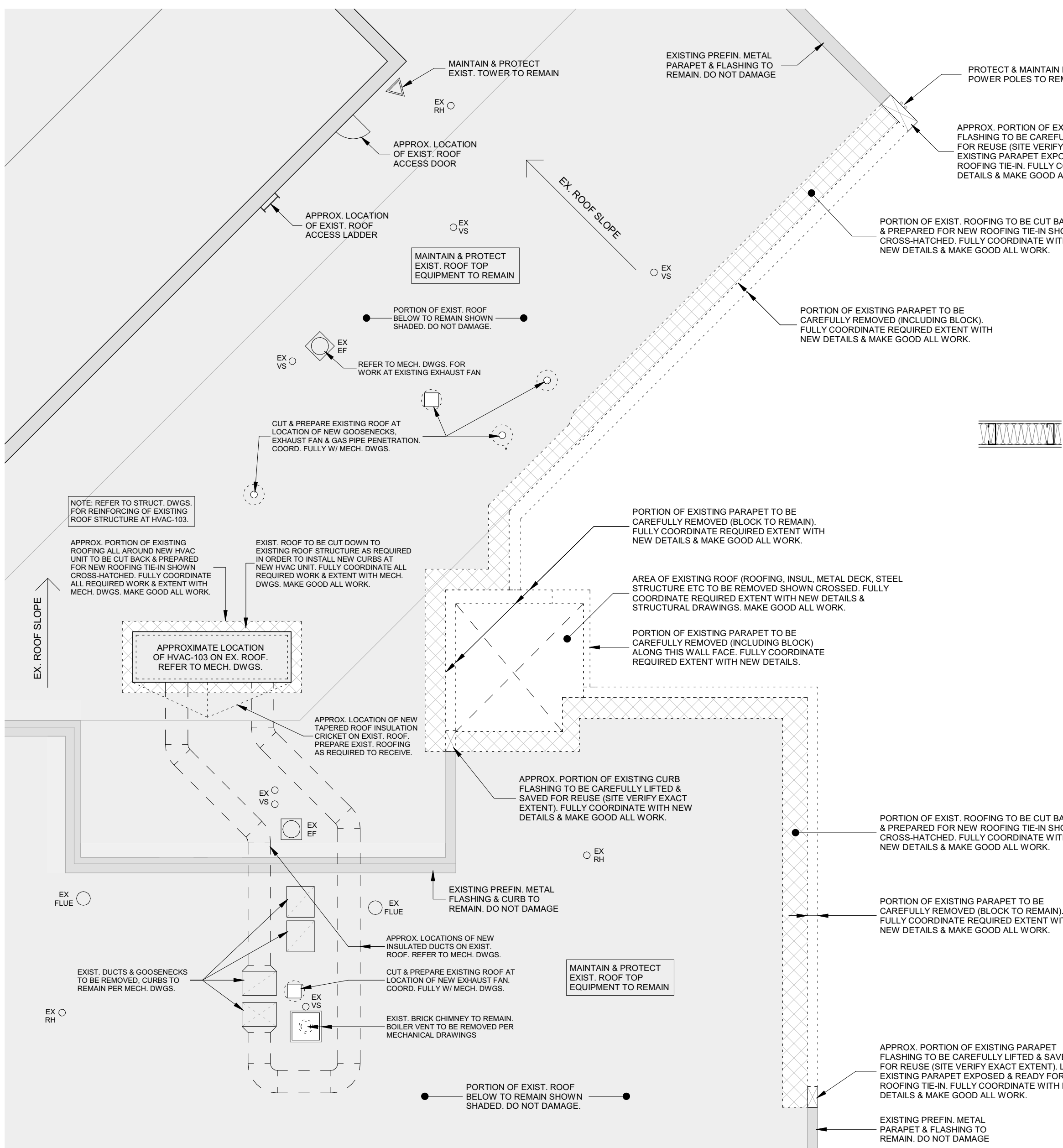




North East - Demolition
1 : 100

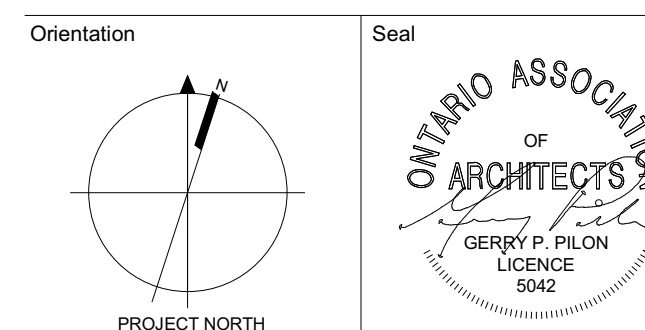


South East - Demolition
1 : 100



Partial Demolition Roof Plan
1 : 100

PARTITION TYPE P2 - TEMPORARY HOARDING:			
16	PLYWOOD SHEATHING (PAINTED ON OCCUPIED SIDE)		
92	8mm POLY VAPOUR BARRIER		
16	METAL STUDS 405mm O/C		
	FILL STUDS WITH SOUND BATT INSULATION		
	PLYWOOD SHEATHING		
-EXTEND PARTITION TO US OF EXISTING CEILING & OR DECK (COORDINATE ON SITE)			
-PROVIDE SEALING TO CONTAIN DUST/DIRT & CONTAMINANTS WITHIN CONSTRUCTION AREA			
-PROVIDE LOCKABLE DOOR(S) WHERE INDICATED			
EXTERIOR ELEMENTS:			
(A)	PORTION OF EXISTING MASONRY WALL		
(A1)	PORTION OF EXISTING MASONRY WALL		
(B)	ALUMINUM WINDOWS / CURTAIN WALL INCLUDING STOPS, SILL ETC.		
(C)	ALUMINUM ENTRY SCREEN		
(D)	BRICK QUORNING (ORIGINAL FLASHING)		
(E)	PREFIN METAL ROOF EDGE FLASHING		
(F)	MISC. PLUMBING EQUIPMENT		
(G)	MISC. MECHANICAL EQUIPMENT		
(H)	PRECAST WINDOW JOINT		
(I)	FACE BRICK & MORTAR SILL		
PROVIDE SEALING TO CONTAIN DUST/DIRT & CONTAMINANTS WITHIN CONSTRUCTION AREA			
-PROVIDE LOCKABLE DOOR(S) WHERE INDICATED			
INTERIOR ELEMENTS:			
(1)	PORTION OF CMU PARTITIONS		
(2)	HOLLOW METAL SCREENS		
(3)	DOORS & FRAMES		
(3a)	DOOR ONLY FRAMES TO REMAIN		
(4)	MISC. BUILT-IN MILLWORK AND CABINETS		
(5)	MISC. PLUMBING FIXTURES		
(6)	METAL COAT RACK AND OVER SHOE (ADULTS)		
(7)	METAL COAT RACK (STUDENTS)		
(8)	HEATING UNITS, RELOCATE OR REMOVE, SEE MECH. DWGS.		
(9)	FLOOR / BASE FINISHES		
(10)	LOW SHELVING & BOOKCASES		
(11)	INTERCOM SYSTEM		
(12)	TV'S & WB'S TO BE CAREFULLY REMOVED & REINSTALLED PER OWNER DIRECTION, OR TURNED OVER TO OWNER, FULLY COORDINATE.		
(13)	WINDOW COVERINGS/BLINDS TO BE CAREFULLY REMOVED & TURNED OVER TO OWNER, FULLY COORDINATE.		
(14)	CHALKBOARDS		
(15)	MIRROR TO BE CAREFULLY REMOVED & RELOCATED, FULLY COORDINATE.		
(16)	PAPER TOWEL DISPENSER TO BE CAREFULLY REMOVED & RELOCATED, FULLY COORDINATE.		
(17)	ACT CEILING LIGHTS, SIA & R/A OFFISERS ETC. TO BE CAREFULLY REMOVED & RELOCATED, FULLY COORDINATE. REFER TO MECH. DWGS.		
(18)	ACT CEILING LIGHTS, SIA & R/A OFFISERS ETC. TO BE CAREFULLY REMOVED & RELOCATED, FULLY COORDINATE. REFER TO MECH. DWGS.		



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Project Information
**St. Joseph C.E.S.-
Addition and Alterations**

405 Douro 4th Line, Douro, ON

For
PVNCCDSB

Drawing Title
**Demolition Floor & Roof Plans,
Elevations & Removals Notes**

Date Feb. 23, 2022 Project No. Drawing No.
Drawn by J.J. AP, TES 18048 A103
Scale As indicated

Demolition Floor Plan
1 : 100

REMOVALS NOTES:

ALL EXISTING CEILING, WALL, FLOOR & BASE FINISHES ARE IDENTIFIED THIS AND ARE INCLUDED IN THIS LEGEND AS A GUIDE. REMOVE AND REPLACE AND FINISH ONLY THOSE FINISHES SPECIFICALLY NOTED ON DRAWINGS OR WHERE NEW FINISHES OR FINISHES ARE SPECIFICALLY NOTED IN ROOM FINISH SCHEDULES

XXXX - INDICATES EXISTING CEILING MATERIALS
XXXX - INDICATES EXISTING WALL MATERIALS
XXXX - INDICATES EXISTING FLOOR MATERIALS

DEMOLITION ABBREVIATIONS:

ACT - ACROUSTIC TILE
CAR - CARPET
CMU - CONCRETE MASONRY UNITS
CONC - CONCRETE
ES - EXPOSED STRUCTURE
EX - EXISTING
GWB - GYPSUM WALL BOARD
RUB - RUBBER FLOORING
SAT - CERAMIC TILE
SP - SPECIAL FLOORING
TERR - TERRAZZO
WOD - WOOD
VCT - VINYL COMPOSITION TILE

NOTE: ALSO REFER TO DEMOLITION SITE PLAN & DEMOLITION GENERAL NOTES ON DRAWING A102.

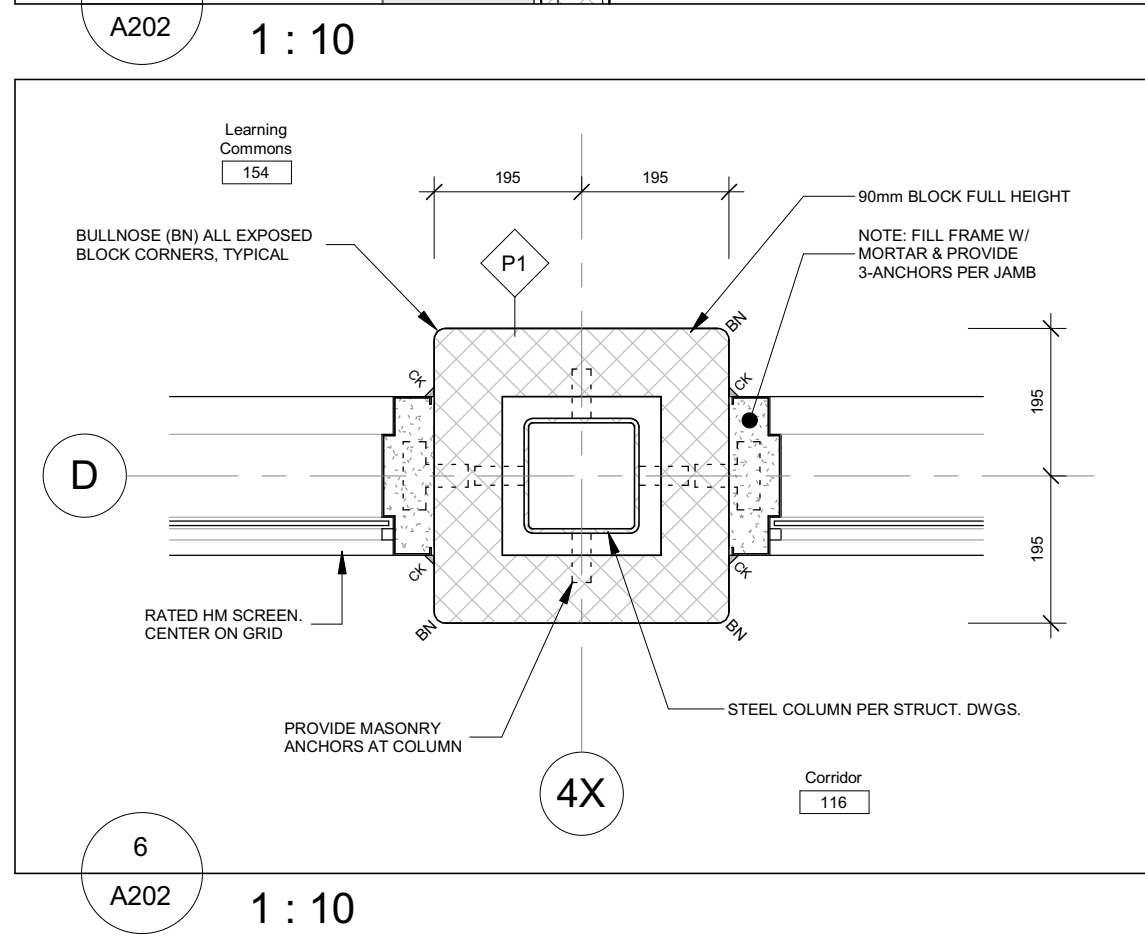
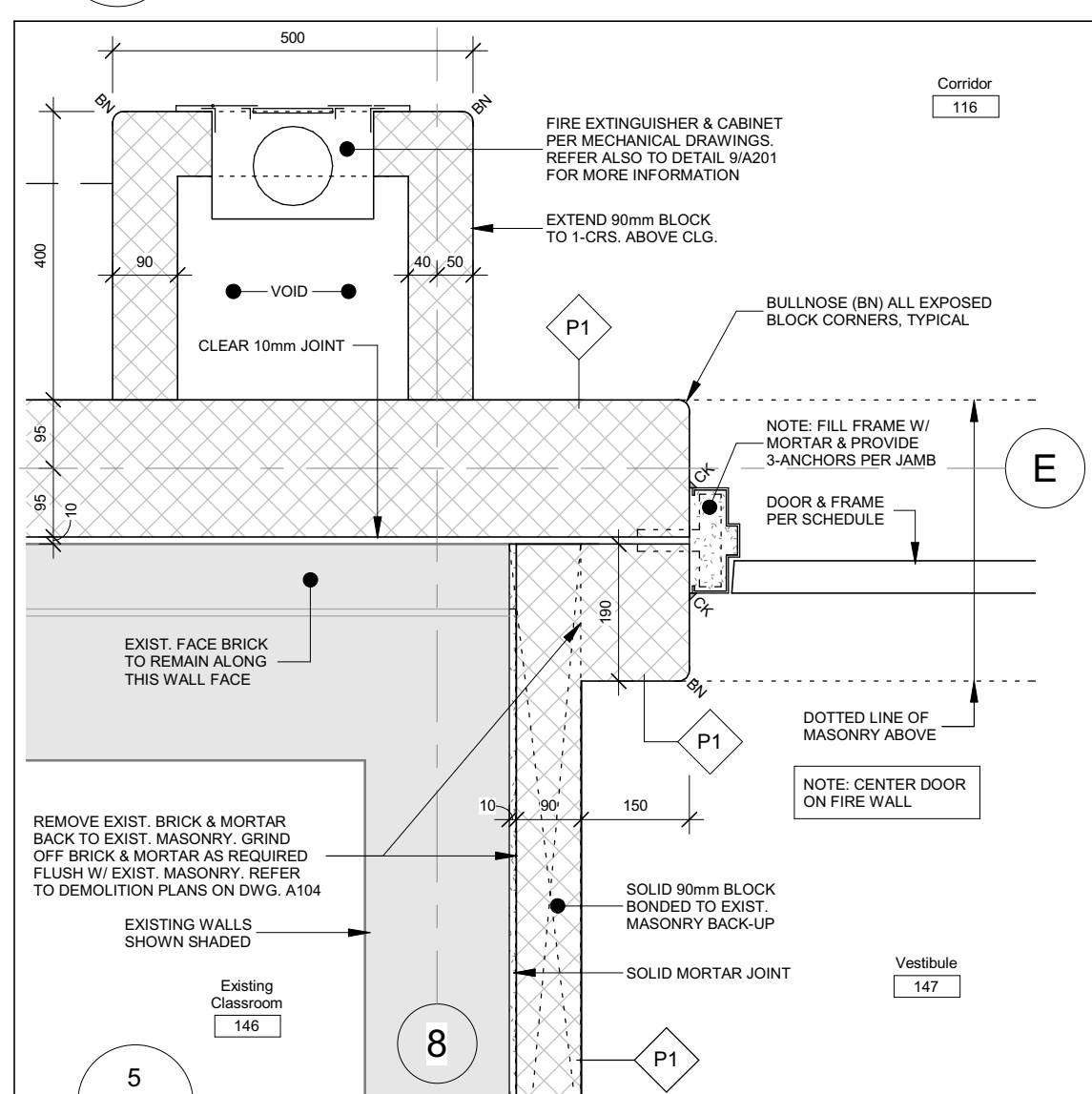
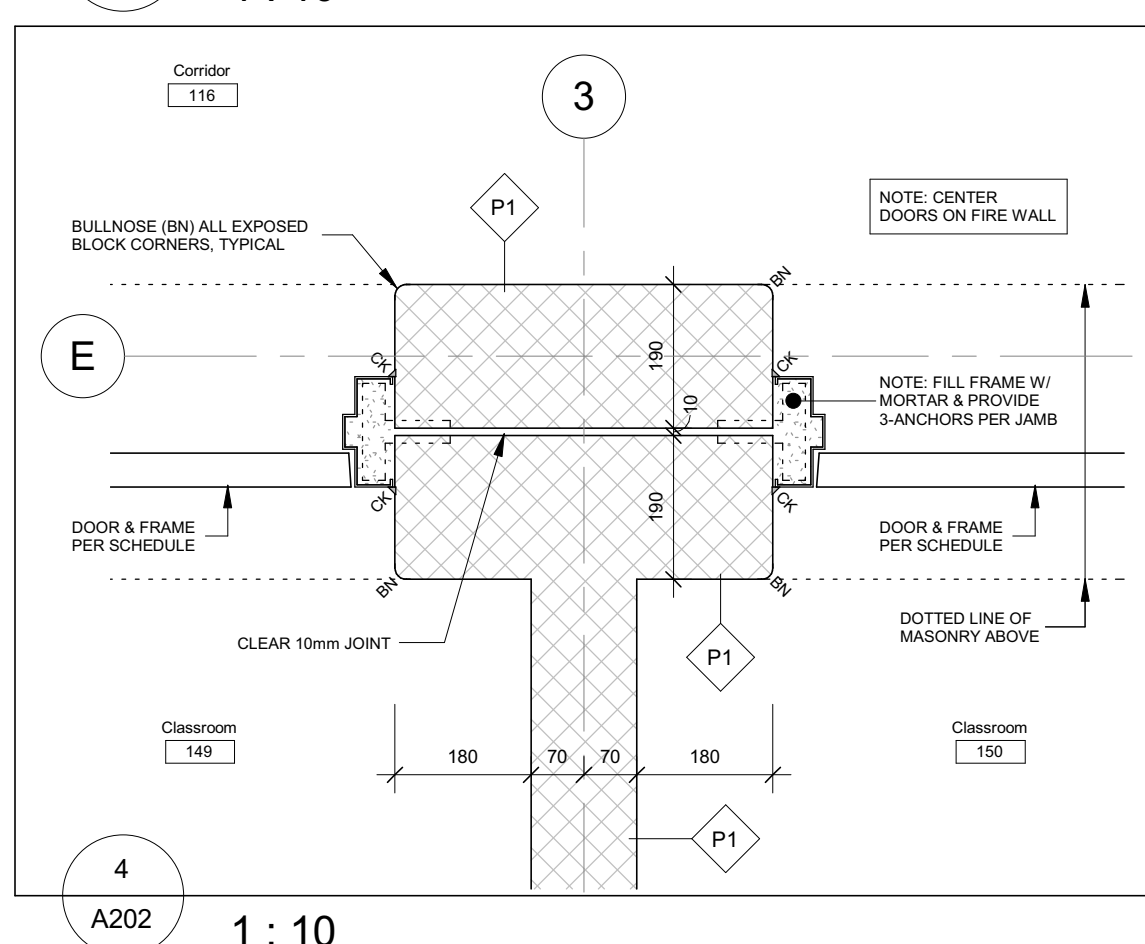
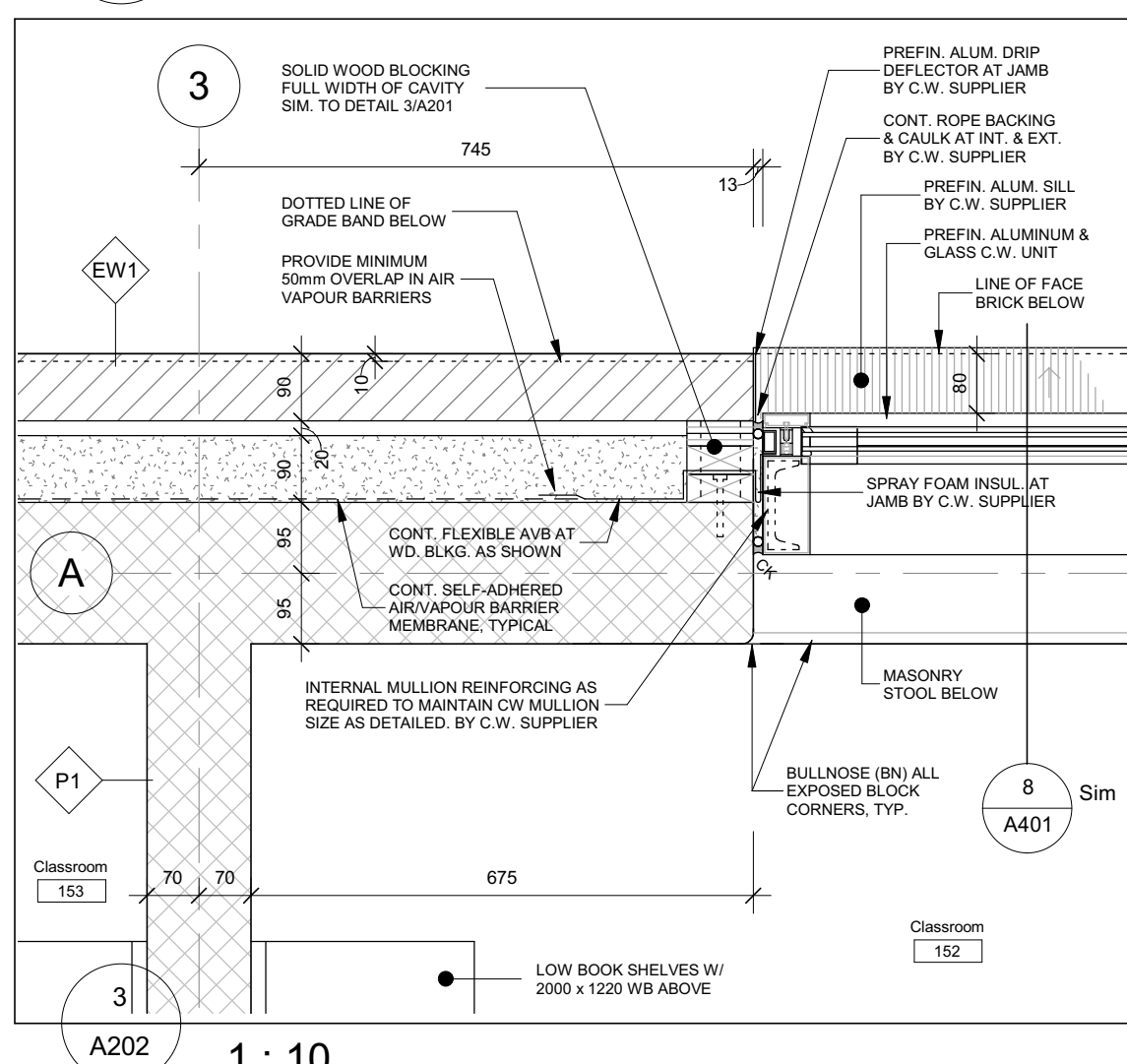
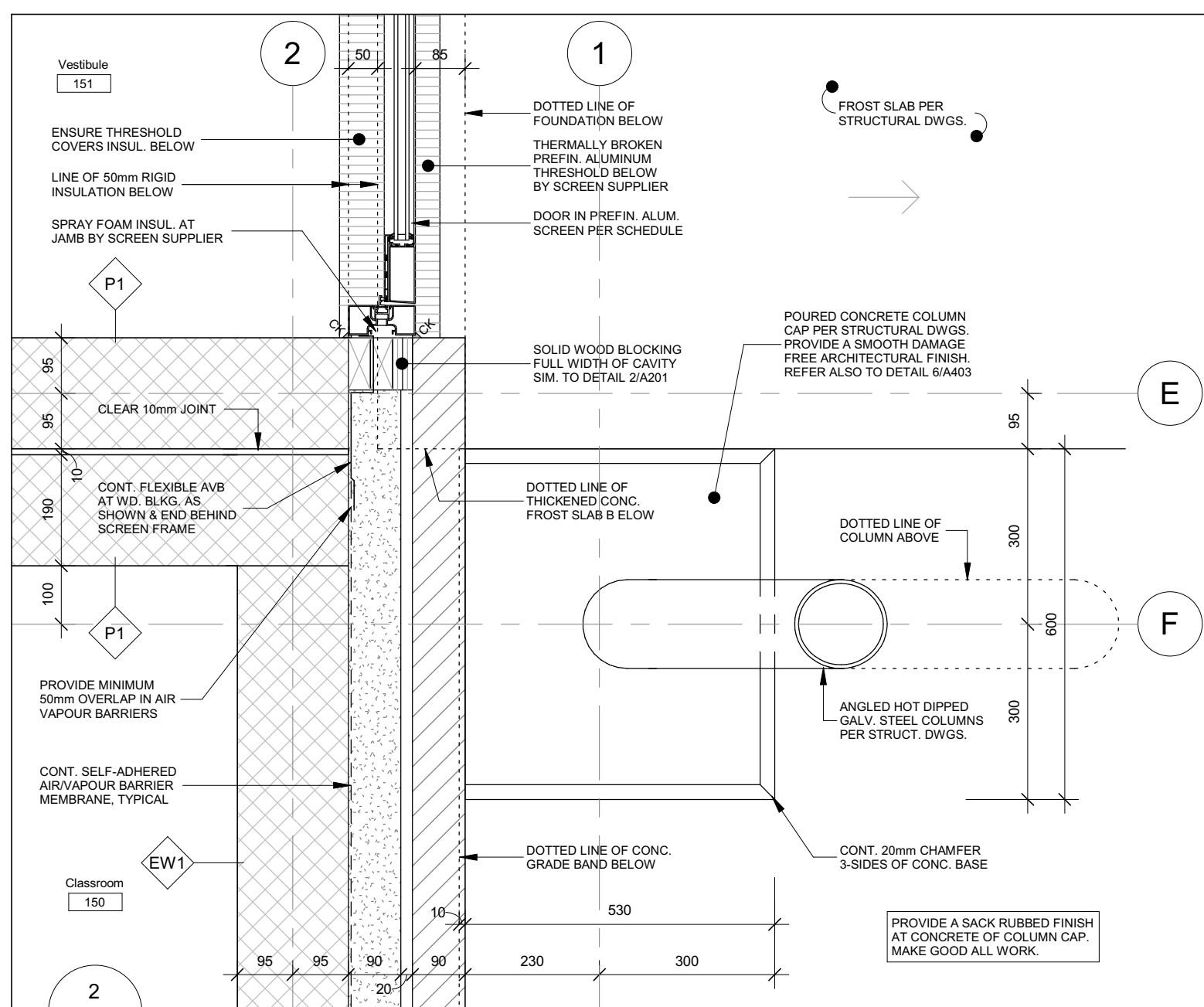
ITEMIZED LIST OF EXISTING EQUIPMENT AND BUILDING PORTIONS TO BE REMOVED:

NOTE: THIS LIST IS PRESENTED AS A PARTIAL LIST OF EXISTING ITEMS AND IS REPRESENTATIVE ONLY OF THE NATURE AND TYPE OF ITEMS TO BE REMOVED. ADDITIONAL REMOVALS CALLED FOR, OR IMPLIED AS A RESULT OF NEW CONSTRUCTION WORK AS DETAILED, ARE TO BE CARRIED OUT AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR COMPLETE INSPECTION OF ALL EXISTING CONDITIONS TO DETERMINE THE EXTENT OF DEMOLITION AND REMOVAL NECESSARY TO COMPLETE ALL WORK TO THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. REFER TO MECHANICAL & ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR DEMOLITION AND REMOVAL OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND SERVICES.

PORTIONS OF EXISTING WALL SYSTEMS TO BE REMOVED TO MATCH EXISTING MAKE GOOD ALL WORK.
INDICATES EXISTING DOORS & FRAMES TO BE REMOVED. REPAIR & MAKE GOOD EXISTING JAMBS TO REMAIN. SEE PLANS FOR LOCATIONS.

CONTRACTORS ARE ONLY PERMITTED TO USE THE EXISTING (S) AS INDICATED ON THE DEMOLITION PLAN. CONTRACTORS ARE NOT ALLOWED ACCESS TO ANY OTHER AREAS OF THE EXISTING BUILDING EXCEPT TO PERFORM ANY ALL WORK AS PART OF THE CONTRACT. CONTRACTORS ARE NOT TO USE THE EXISTING BUILDING WASHROOM FACILITIES.

NOTE: THE DEMOLITION CONTRACTOR'S ENGINEER SHALL REVIEW AND ADVISE ON ANY REQUIRED BRACING, SHORING, NEEDLING ETC.



Wall & Partition Types:

EXTERIOR WALL TYPE EW-1:

19mm
ARCHITECTURAL BRICK VENEER (REFER TO EXTERIOR ELEVATIONS FOR COURSEING PATTERN)
20mm
MAXIMUM CONTINUOUS AIR SPACE
190mm
SPRAY APPLIED INSULATION
CONT. SELF-ADHERED AIR/VAPOUR BARRIER MEMBRANE
CMU BACKUP (LIGHT WEIGHT)
(140, 190, 240 OR 290 CMU AS PER PLANS)

EXTERIOR WALL TYPE EW-2:

19mm
VERTICAL PREFINISHED METAL SIDING
HORIZONTAL THERMALLY BROKEN GALV. Z-GIRTS
5mm
CONTINUOUS AIRSPACE
190mm
SPRAY APPLIED INSULATION
CONT. SELF-ADHERED AIR/VAPOUR BARRIER MEMBRANE
CMU BACKUP (LIGHT WEIGHT)
(140, 190, 240 OR 290 CMU AS PER PLANS)

PARTITION TYPE P1 - CMU PLAIN FACED:

190mm
CMU PLAIN FACED BOTH SIDES
(190, 140, 240 OR 290 CMU PER PLANS)
PROVIDE BULLNOSE EDGE AT ALL EXPOSED CORNERS

PARTITION TYPE P2 - GWB ON ONE SIDE OF METAL STUDS:

16mm
ABUSE-RESISTANT GYPSUM WALL BOARD
60mm
METAL STUDS 400mm O.C.
16
PLYWOOD SHEATHING (PAINTED ON OCCUPIED SIDE)
6mm POLY VAPOUR BARRIER
METAL STUDS 400mm O.C.
FILL STUDS WITH SOUND BATT INSULATION
PLYWOOD SHEATHING

PARTITION TYPE P3 - TEMPORARY HOARDING:

16
PLYWOOD SHEATHING (PAINTED ON OCCUPIED SIDE)
6mm POLY VAPOUR BARRIER
METAL STUDS 400mm O.C.
FILL STUDS WITH SOUND BATT INSULATION
PLYWOOD SHEATHING
16
EXTEND PARTITION TO US OF EXISTING CEILING & OR DECK (COORDINATE ON SITE)
PROVIDE SEALS TO CONTAIN DUST/DIRT & CONTAMINANTS WITH-IN CONSTRUCTION AREA
POLY VAPOUR BARRIER TO BE CONTINUOUS
PROVIDE LOCKABLE DOORS WHERE INDICATED
ADJUST EXACT REQUIRED EXTENT ON SITE

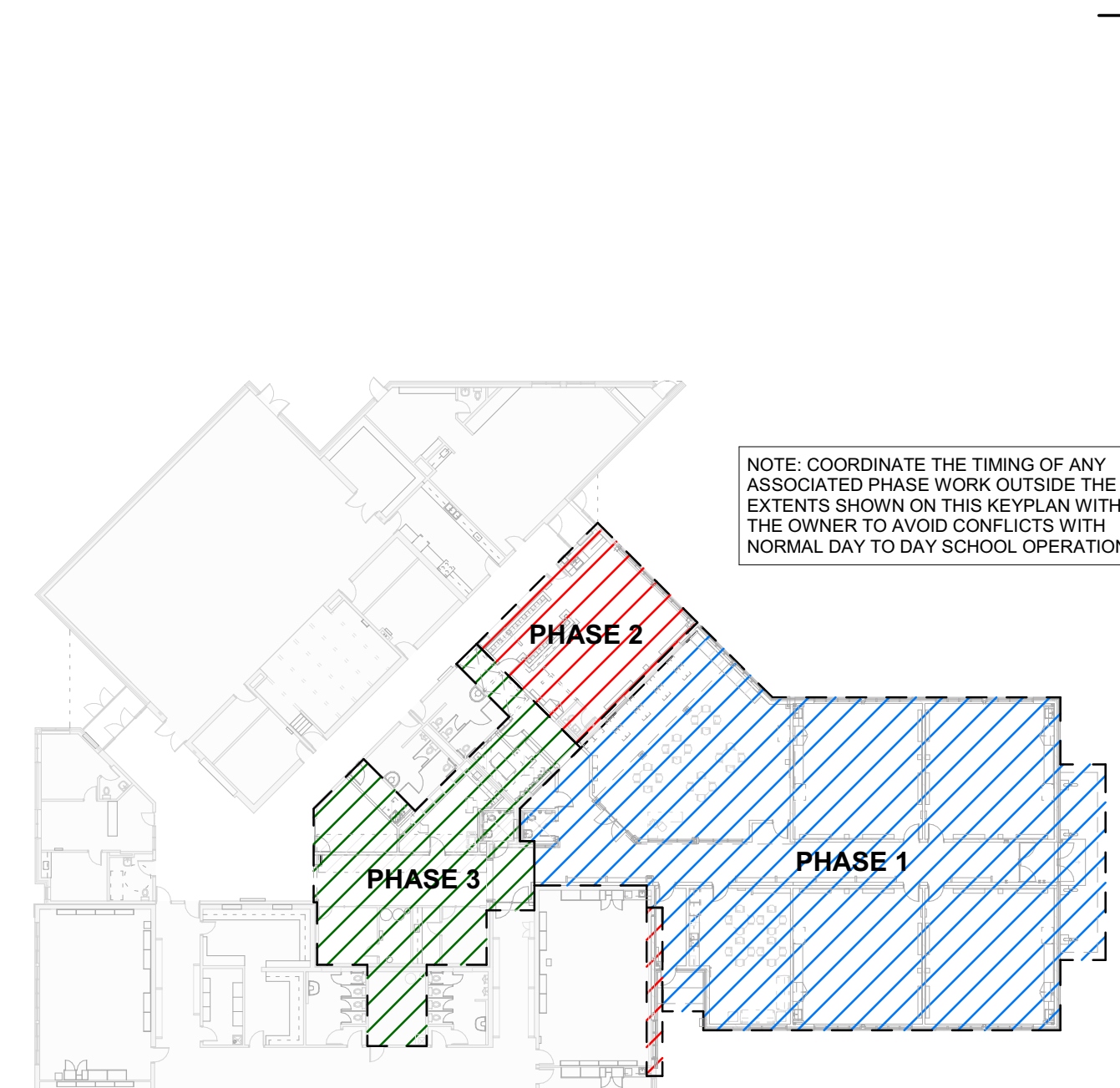
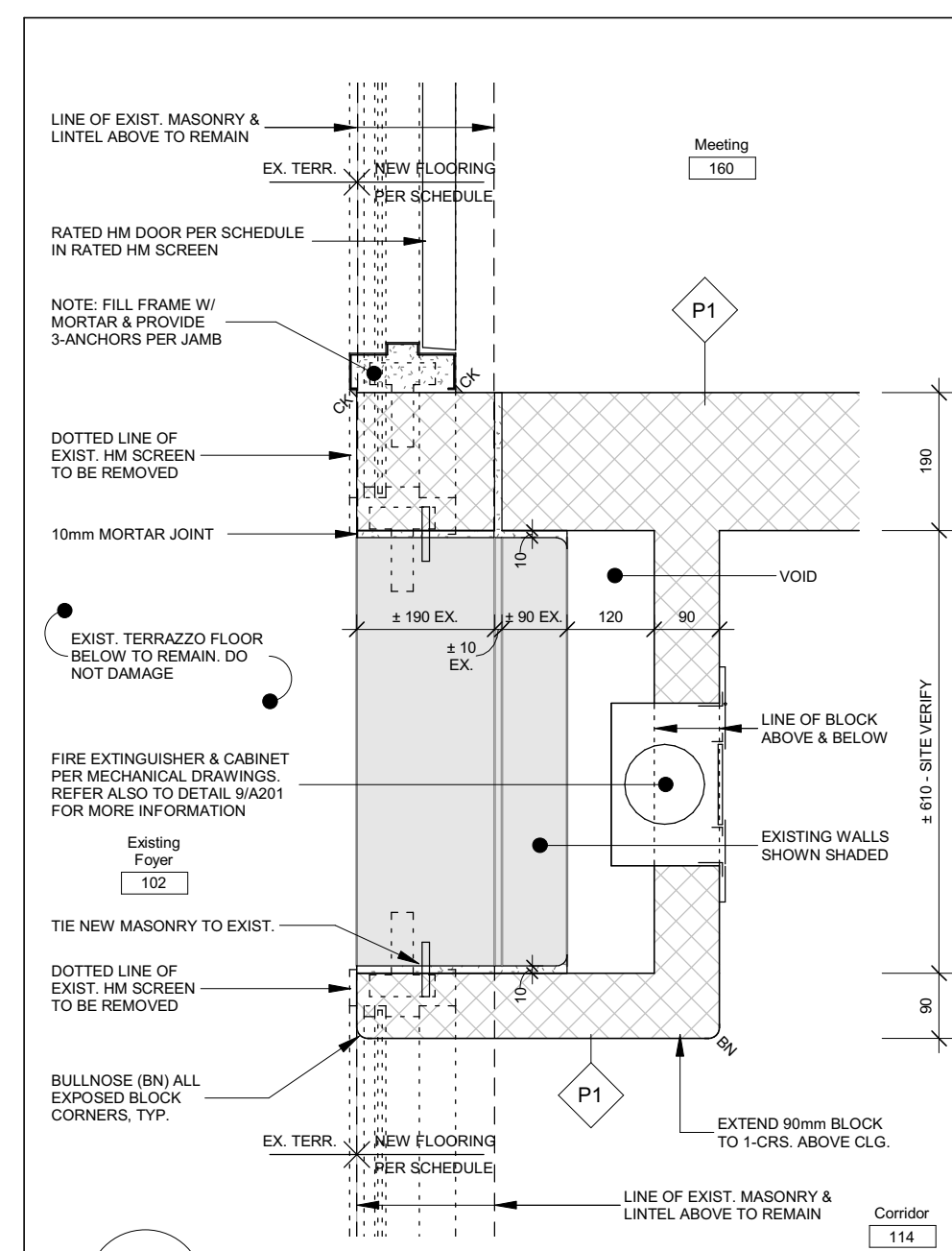
NOTE: UNLESS INDICATED OTHERWISE, EXTEND ALL PARTITIONS FULL HEIGHT TO US OF STRUCTURE.

NOTE: REFER TO FIRE SEPARATION PLANS & DETAILS FOR REQUIRED F.R.R. OF ARCHITECTURAL ELEMENTS.

NOTE: PROVIDE CAVITY WALL VENTS (CWV) AT TOP & BOTTOM OF CAVITY WALLS, ABOVE & BELOW ALL OPENINGS.

NOTE: PROVIDE WEEP HOLES (WH) AT BOTTOM OF CAVITY WALLS & ABOVE ALL OPENINGS.

NOTE: PROVIDE A BULLNOSE (BN) AT ALL EXPOSED CMU CORNERS.



Phasing Keyplan General Notes:

Phase 1: Work to begin Spring 2022 and continue to substantial completion.

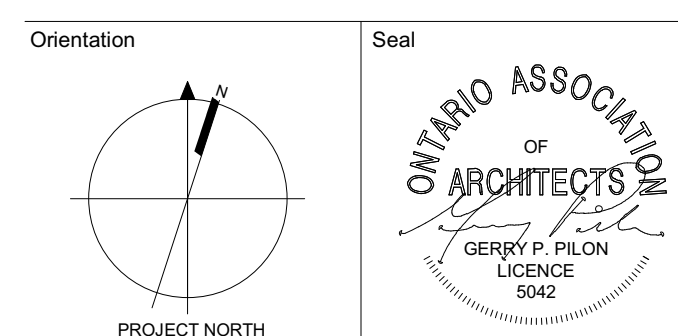
Phase 2: Work to begin July 01, 2022 and be complete and ready for occupancy by August 20, 2022.

Phase 3: Work to begin July 01, 2022 and continue to substantial completion. All demolition scope of work to be completed by August 20, 2022.

Phasing Keyplan N.T.S.



No.	Revision	Date
4	Issued for Site Plan Approval	March 28, 2022
3	Re-issued for Building Permit	March 28, 2022
2	Issued for Construction	February 23, 2022
1	Issued for Permit & Tender	September 27, 2021



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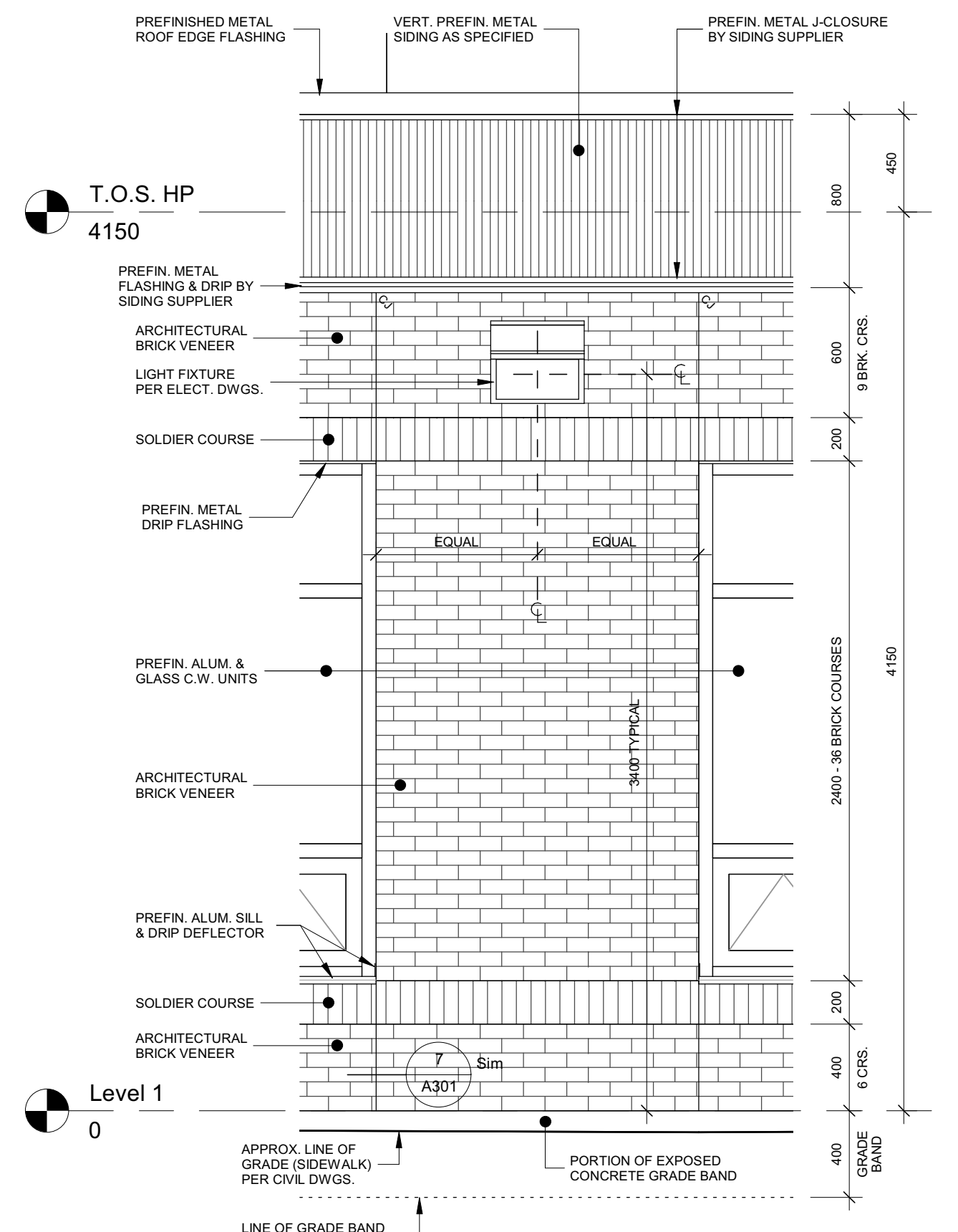
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405 Douro 4th Line, Douro, ON

For
PRVNCDSB

Drawing Title
Floor Plan & Details

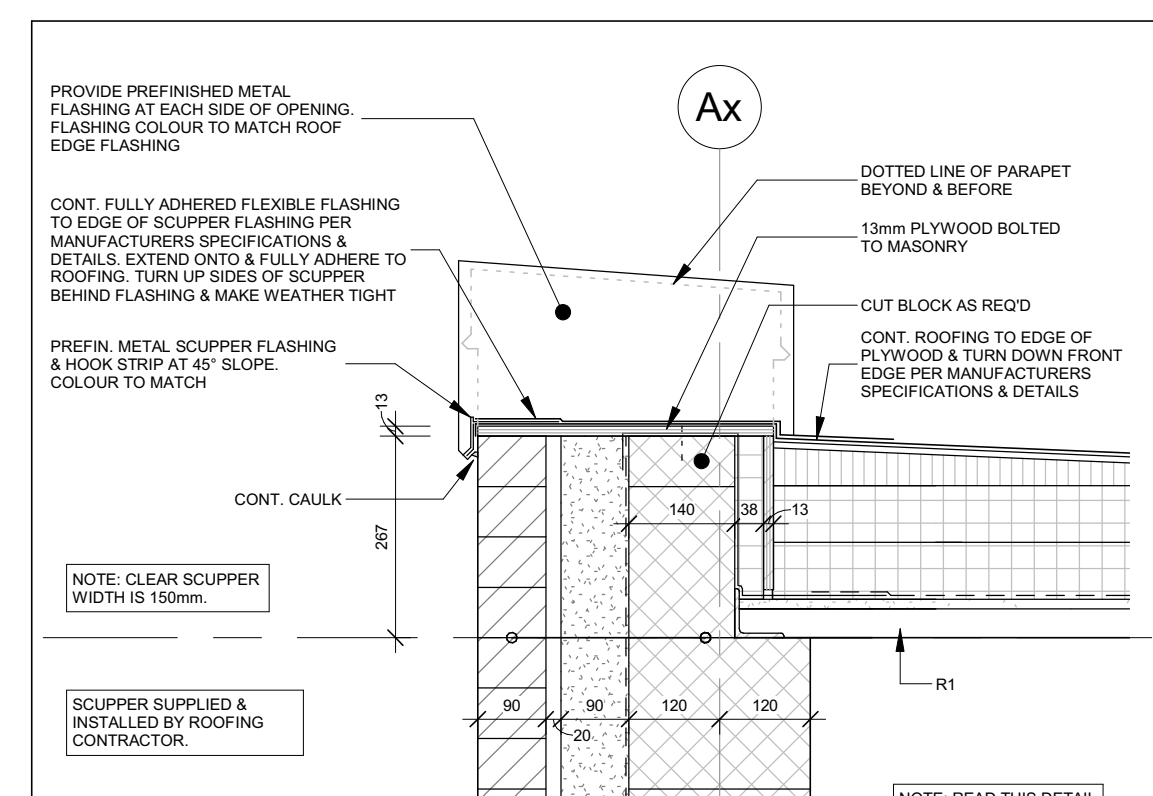
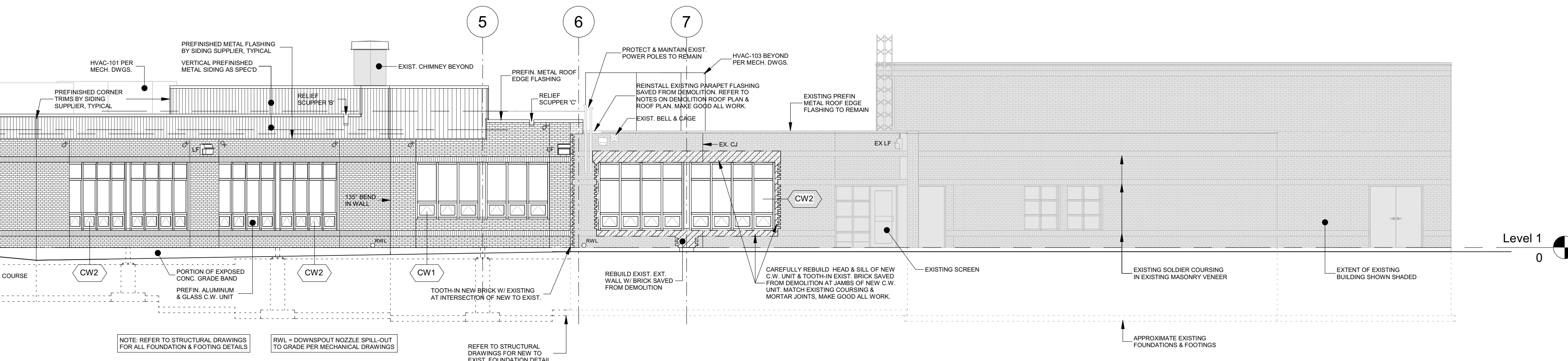
Date Feb. 23, 2022 Project No 18048 Drawing No A202
Drawn by J.J. TES
Scale As indicated



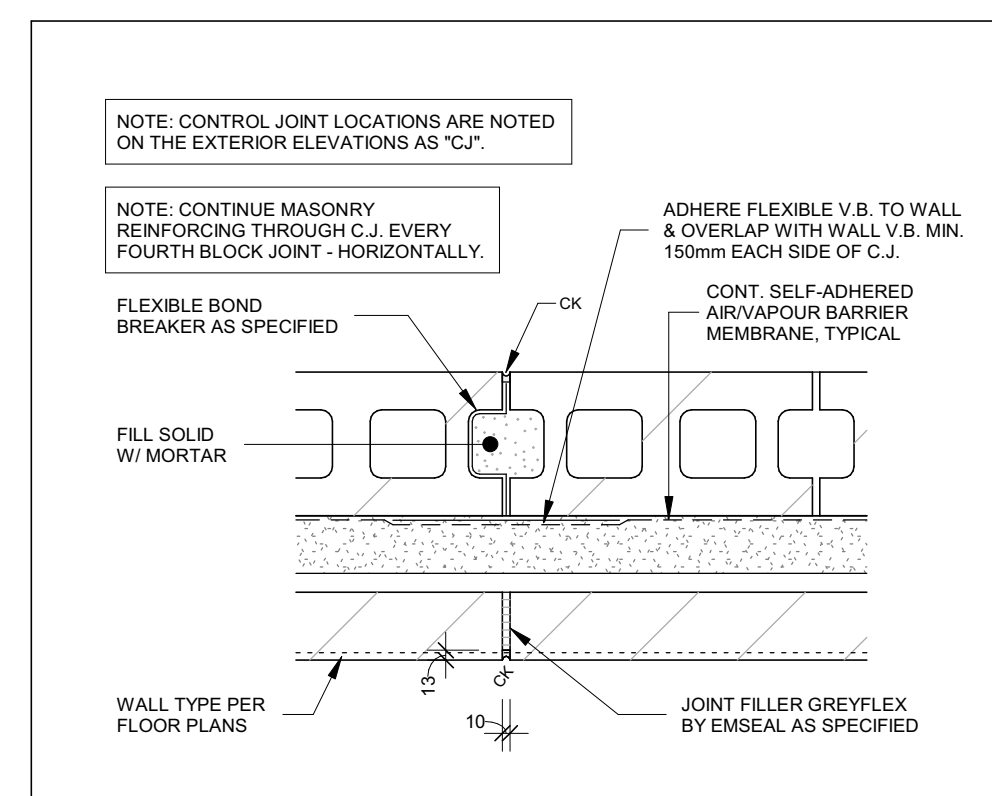
East Elevation
1 : 100



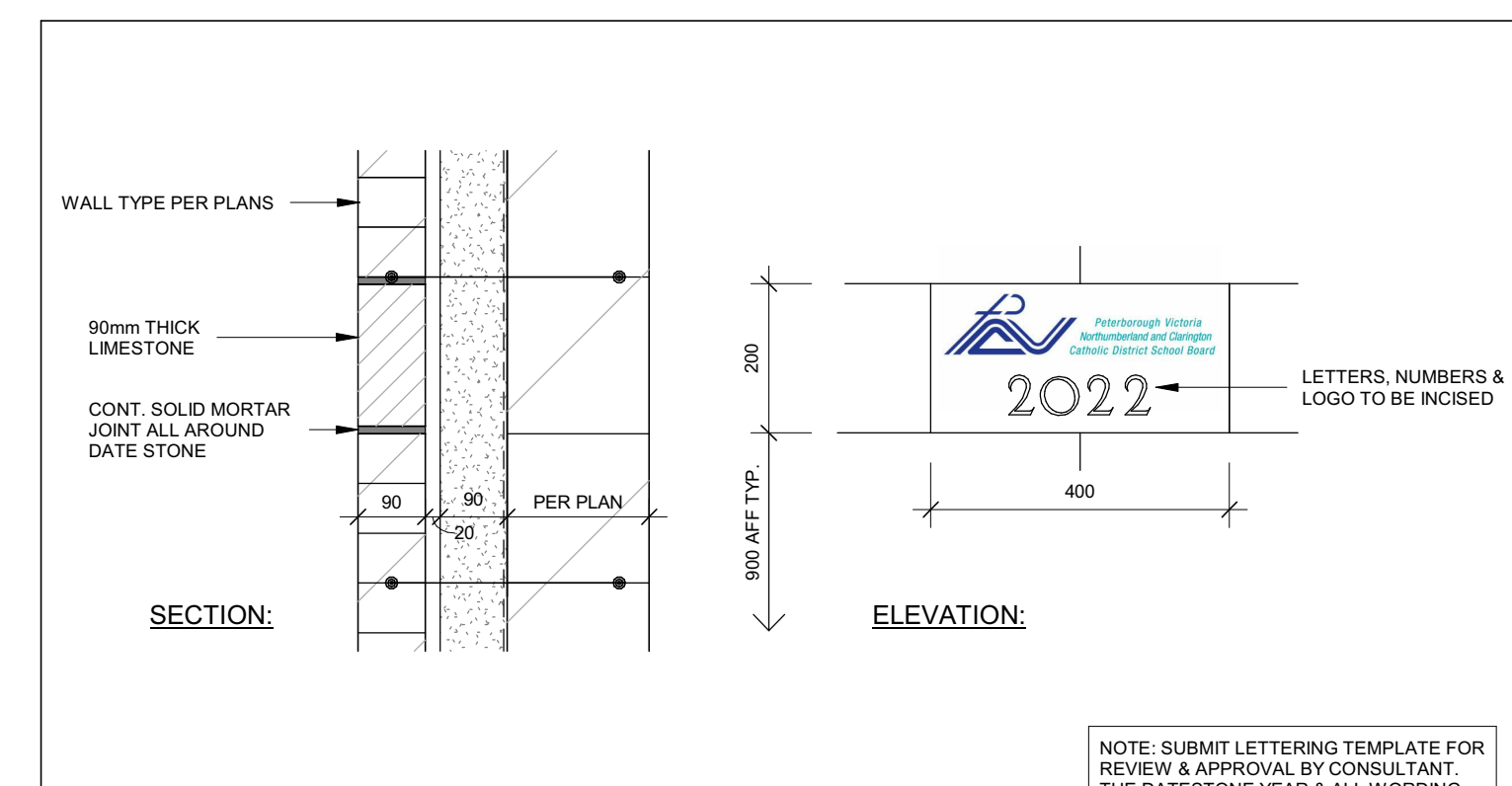
4 North East Elevation
A301 1 : 100



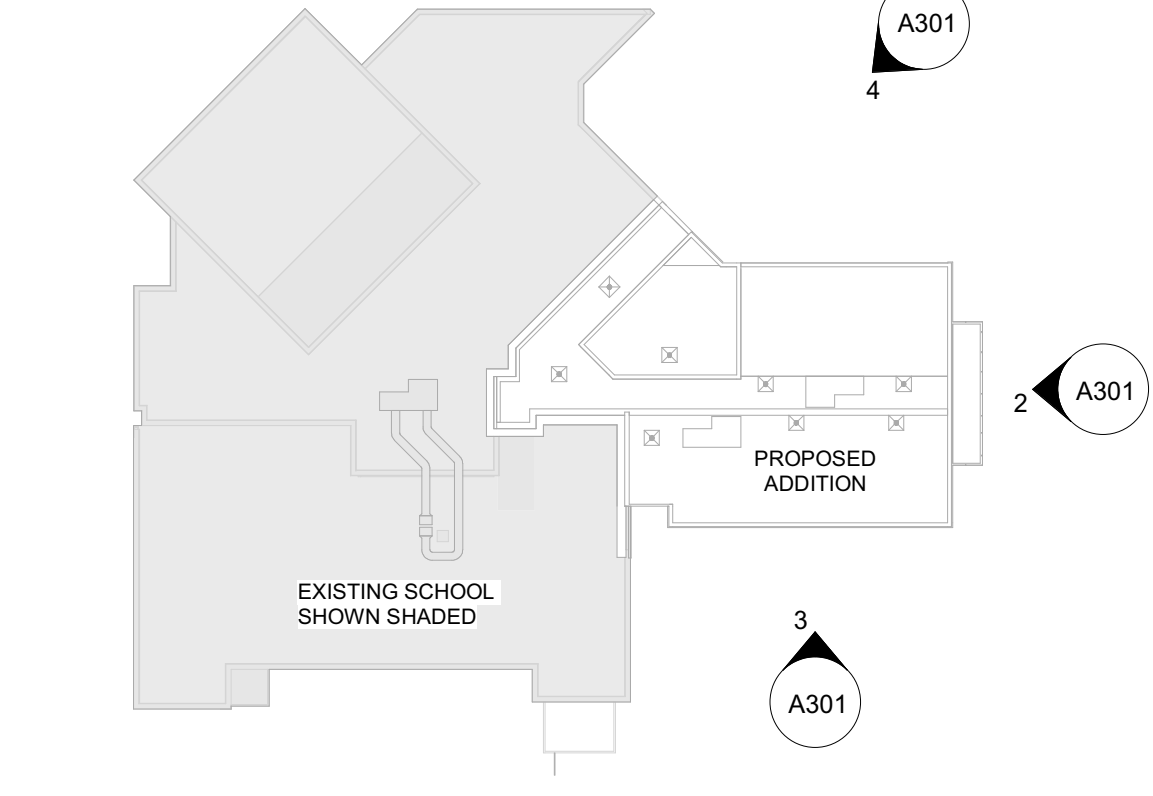
6 Relief Scupper 'C'
A301 1 : 10



7 Control Joint Detail
A301 1 : 10



8
A301



25
A301

Elevation Key Plan

N.T.S.

No.	Revision	Date
-----	----------	------

Orientation

PROJECT NORTH

Seal

ONTARIO ASSOCIATION
OF
ARCHITECTS
GERRY P. PLOON
LICENCE 5042

ELEVATION NOTES:

FOUNDATION WALL & FOOTINGS ARE PER THE STRUCTURAL DRAWINGS. REFER TO THE STRUCTURAL DRAWINGS FOR THE REQUIRED DEPTHS, SIZES, REINFORCING ETC.

LOCATIONS OF ALL MECHANICAL & ELECTRICAL ITEMS MUST BE COORDINATED WITH THE MECHANICAL & ELECTRICAL DRAWINGS. (i.e. HOSEBIBS, GRILLES, LIGHTS etc.) ON SITE WITH ALL TRADES INVOLVED IN THE WORK.

CJ - CONTROL JOINT LOCATIONS. REFER TO DETAIL 7/A301

