

Addendum #3

July 23, 2018

The following information supplements and/or supersedes the bid documents. This Addendum forms part of the contract documents and is to be read, interpreted, and co-ordinated 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 issued for the above-named project to the extent referenced and shall become a 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.

Architectural:

1. Roofing:

1. The present roofing specification calls for a 4 ply mopped on roof system. To ensure the higher warranty required, the following materials and installation are to be provided:
 1. Provide 1 ply of 95 S/S base sheet, mopped in place, plus 3 plies of Type 4 Fibre Glass felts, all mopped with hot asphalt,
 2. Provide 2 plies of #15 felt plus 1 ply of Tremline Sheeting by Tremco, adhered with hot rubberized asphalt at all perimeters (a torch application is not permitted this contract),
 3. Provide a Therm-80 rubberized asphalt by Tremco flood coat,
 4. Provide roof inspections as work proceeds and provide the Client and Architect with all roof inspection reports prior to final review by the Client and Architect,
 5. Provide a 15 year Material and Workmanship Warranty from Tremco; as well as roof inspections and roof inspection reports following substantial completion of the roof at years 2, 5 and 10.

2. Elevator:

1. Elevator #2, at the west end of the McRae Building, is a new elevator. The new elevator has been based upon the "Endura" by ThyssenKrupp Canada for size and capacity as follows:
 1. Twin Post above ground Passenger Elevator, with a 1 stage jack type and a Machine Room, Maximum Travel 3.861 m: Actual Travel 3.6 m,
 2. Hoistway Size: 2.540 m wide x 1.905 m deep (8'-4" x 6'-3") *1
 3. Capacity 1361 kg. (3,000 lbs) *2
 4. Front Loading, Centre Opening Door, One Speed,
 5. Pit Depth: 1.220 m (4'-0") *3
 6. Minimum Overhead 3.8 m (12'-5") *3
 7. Speed: 0.76 m/second
 8. Door Width: 1067 mm
 9. Inside Cab Size: 2.032 m x 1.448 m (6'-8" x 4'-9")

*1 Hoistway size may vary with a different manufacturer: expand only in two directions, to the north and to the west, if required.

*2 Capacity shown is a minimum capacity.

*3 Minimum “pit depth” and minimum “overhead” may be peculiar to the elevator selected. Elevator Contractor/Supplier to verify in writing to Architect actual “pit depth” and minimum “overhead” required for the actual elevator to be supplied, understanding that the norm is for a pit depth in Ontario of 1.5 m (5’-0”). Submit Shop Drawings.

2. Other elevator options and manufacturers/suppliers will be considered, where overall minimum sizes of cab, capacity of cab, speed of cab, door opening size, location and style are retained as specified.

3. Exterior Wall Framing:

1. Modify the exterior wall details on the architectural drawing A6.2 as follows:
2. The 2” x 8” exterior wall frame on the outside of the wall at the first floor level, Level 1A, is presently shown at 12” o.c. and is to be provided instead at 16” o.c. as shown on the structural drawing S-3, wall lines “N” and “U”, complete with a ½” plywood sheathing in place of the ½” Densglass Sheathing as shown on the architectural drawing.
3. The 2” x 8” exterior wall frame on the outside of the wall at the second floor level, Level 2A, is presently shown at 12” o.c. The framing is to be changed to a 2” x 6” exterior wall frame on the outside of the wall and is to be provided at 16” o.c. as shown on the structural drawing S-5, under the title “Roof Framing Plan”, complete with a ½” plywood sheathing in place of the ½” Densglass Sheathing as shown on the architectural drawing.

4. Annunciator Panel:

There will be an annunciator panel in the main front entrance to the two storey building: it was inadvertently left off the electrical drawings but has since been provided on the north wall of Vestibule #2.

5. Barrier Free Entrances:

There will be three (3) barrier free entrances to the 2 storey McRae Building, including one to the main entrance located on the upper parking lot level, west end, coming into Vestibule #2 at level 2A, the new entrance to the Day Care Centre on the north side of the two storey building on level 1A, below the long north south canopy, and one from the south side which is existing and leads to the ramp, providing barrier free access to level 1.

6. Fire Fighting Access:

We have revised Site Plan drawing A1.3 to include an extension of the Fire Fighting Access Route to the main front entry to the McRae Building, and have included it here, attached to this Addendum #3. In order to reach within 15 m of the front entry doors to the two storey McRae Building, fire fighting vehicles will have to drive from the driveway entry on Bonaccord Street, through the upper parking lot level, directly to the canopy entry of the 81 Unit Supportive Housing Building passing below the

canopy from the north to the south and driving directly to the front of the two storey building. This will mean that in retreat from the fire, the fire fighting vehicles will have to back up a short distance but once they have backed up the short distance they can then drive in a forward motion through the City Owned Parking lot to the west and back onto Bonaccord Street.

7. Drawing A8.2B:

References to detailed wall descriptions are modified below to more clearly identify the fire and sound attenuation requirements of the walls shown on this drawing and appropriately reference these new descriptions in SB-2 and SB-3 of the Code.

1. If a metal stud is used in lieu of the wood studs for a WI1 or WI1A, then 5/8" 'X' rated drywall is to be used in place of the 1/2" 'X' rated drywall, similar to an S4b wall type in SB-3, in order to achieve the same 1 hours FRR.
2. WI2 wall type: meets requirements for 80 minutes in SB-2 for two layers of 1/2" 'X' rated drywall (Table 2.3.4.A.)
3. WI2A and WI2B: Reference to W6c should read W6d with the wider 24" o.c. spacing between the resilient metal channels, providing 1 1/2 hrs. and an STC rating of 55 versus the 53 indicated.
4. WI3 wall type is a 12" concrete block wall. Reference B1b is to an 8" concrete block wall. The STC of 50 and the FRR of 1.5 hrs. are expected to be exceeded by the thicker concrete block wall due to the thicker concrete block and hence the greater mass.
5. WI3A and WI3C wall types are inappropriately referenced as being similar to a B2f wall in SB-3. Instead they are to be treated as a B1b wall type, which is a bare 8" concrete block wall. In this case it is actually a 12" and a 10" concrete block respectively, with 1/2" 'X' rated drywall on one side only, which may marginally improve the sound attenuation and FRR; however the 8" base block provides the required 1.5 hrs. of FRR and the required STC of 50. Anything more than this is just bonus.
6. WI3B and WI3D: Replace the 1/2" 'X' rated drywall on both sides of the 12" concrete block wall with 5/8" 'X' rated drywall. The new reference will be B2e in SB-3 providing 3 hrs. of FRR and an STC of 50, based on the smaller 8" bare concrete block, with an expectation that the 12" block and the 10" block respectively, both with greater mass, will be an improvement over the 8" block.
7. WI3F is similar to the B1b wall type; and it is expected that the additional 1/2" 'X' rated drywall on the one side only will improve on the listed FRR and STC rating due to the uniformity of the wall finish covering the joints on the one side of the jointed concrete block wall and the additional mass.
8. WI3G: replace the 1/2" 'X' rated drywall on both sides of the 8" concrete block wall with 5/8" 'X' rated drywall. The new reference will be B2e in SB-3 providing 3 hrs. of FRR and an STC of 50.

9. WI4: Replace the ½” ‘X’ rated drywall on both sides of the 12” concrete block wall with 5/8” ‘X’ rated drywall. The new reference will be B2e in SB-3 providing 3 hrs. of FRR and an STC of 50, based on the smaller 8” bare concrete block, with an expectation that the 12” block with greater mass, will be an improvement over the 8” block.
10. WI4A, WI4B and WI4C deleted: these existing walls have been removed completely from the site.
11. Interior Stair Shaft Walls WI6, WI6A and WI6B: are all based on B1b but include a 10” concrete block wall in place of the 8” concrete block wall; thereby providing a greater STC and FRR than the 8” block due to the greater mass, in addition the isolated drywall, framed away from the block will also contribute to a better sound rating and fire rating which is already met by the bare block alone.
12. WI5 and WI5A are concrete block elevator shaft walls, similar to B1b only 10” rather than 8”. The 10” concrete block is good for 2.0 hrs. according to the Canadian Concrete Block Association of Canada, with an STC of 50 according to SB-3. The code requires an STC of 55 between a residential apartment and the elevator shaft. The layout of the building has been prepared to not have any apartment units next to the elevator shafts. Therefore the higher STC rating is not required.

8. Sprinkler Systems:

1. The McRae Building has a “building area” of approximately 2,768 m². There are limitations on the size of the assembly occupancy within a combustibile building. In order to allow the combustibile construction, the building has been reviewed under OBC 3.2.2.43A.
2. In OBC 3.2.2.17.(1) it is permissible to waive the 1 hour fire resistance rating on the underside of the ceiling of the second storey of the west wing when the building is sprinklered. However, if the building is reviewed under 3.2.2.43A, the waiver no longer applies (OBC 3.2.2.17.(2)). Therefore the 1 hour fire resistance rating on the ceiling below the attic will continue to apply, provided by two layers of 5/8” “X” rated drywall for the 1 hours rating; and in addition, the sun tunnels, as originally designed/detailed, each with a 1 hour fire damper, will also be required.
3. The glazed wall system that is located on the second floor level, to the east of Elevator #1, and that separates the first floor and second floor levels, is to be sprinklered in accordance with ULC/ORD C263.1, “Sprinkler Protected Windows Systems (OBC 3.1.8.18.).
4. Provide an automatic notification to the local Fire Department when an alarm has been initiated, to CAN/ULC-S561, and in accordance with OBC 3.2.4.8.(2), (3), and (4).

5. It is noted that there is no standpipe system in the McRae Building.
6. It is also noted that the Tenant has applied to the local Fire Department for (and received) an exemption to the fire protection required under NFPA 96, “Ventilation Control and Fire Protection of Commercial Cooking Operations”, on their cooking equipment in the Kitchen provided with the Day Care Facility. However, we have specified a fire suppression system so that it is available and can be operational, to be removed only at the discretion of the Landlord/Developer.
7. Under 6.6.6 in NFPA13R there is no requirement for a sprinkler system to be extended into the attic area for a residential occupancy. NFPA 13R does not specifically state that an assembly occupancy, such as the Day Care Centre, is also exempt from this requirement: it could be argued however, that because the assembly occupancy in this case is viewed under OBC 3.2.2.43A.(5), residential occupancy, that it is actually classified under the residential occupancy and not an assembly occupancy; and therefore carries with it the same exemptions, such as a waiver of providing a sprinkler system into the attic space. See also OBC 3.2.2.6.(1) and 3.2.2.7.(1). In addition, the assembly occupancy and an administrative office or business and personal services occupancy would be considered to be light hazard occupancies, similar to the residential occupancy (See NFPA 13R 3.3.7.1., and 6.4.7.(6)). And further to this argument, the Day Care Centre is separated on the first floor level, one floor away from the attic, by a fire separation of 2 hours on the ceiling and all walls surrounding the space, a rating that is similar to that required for the “firewall” separating this McRae Building from the 6 storey high rise.

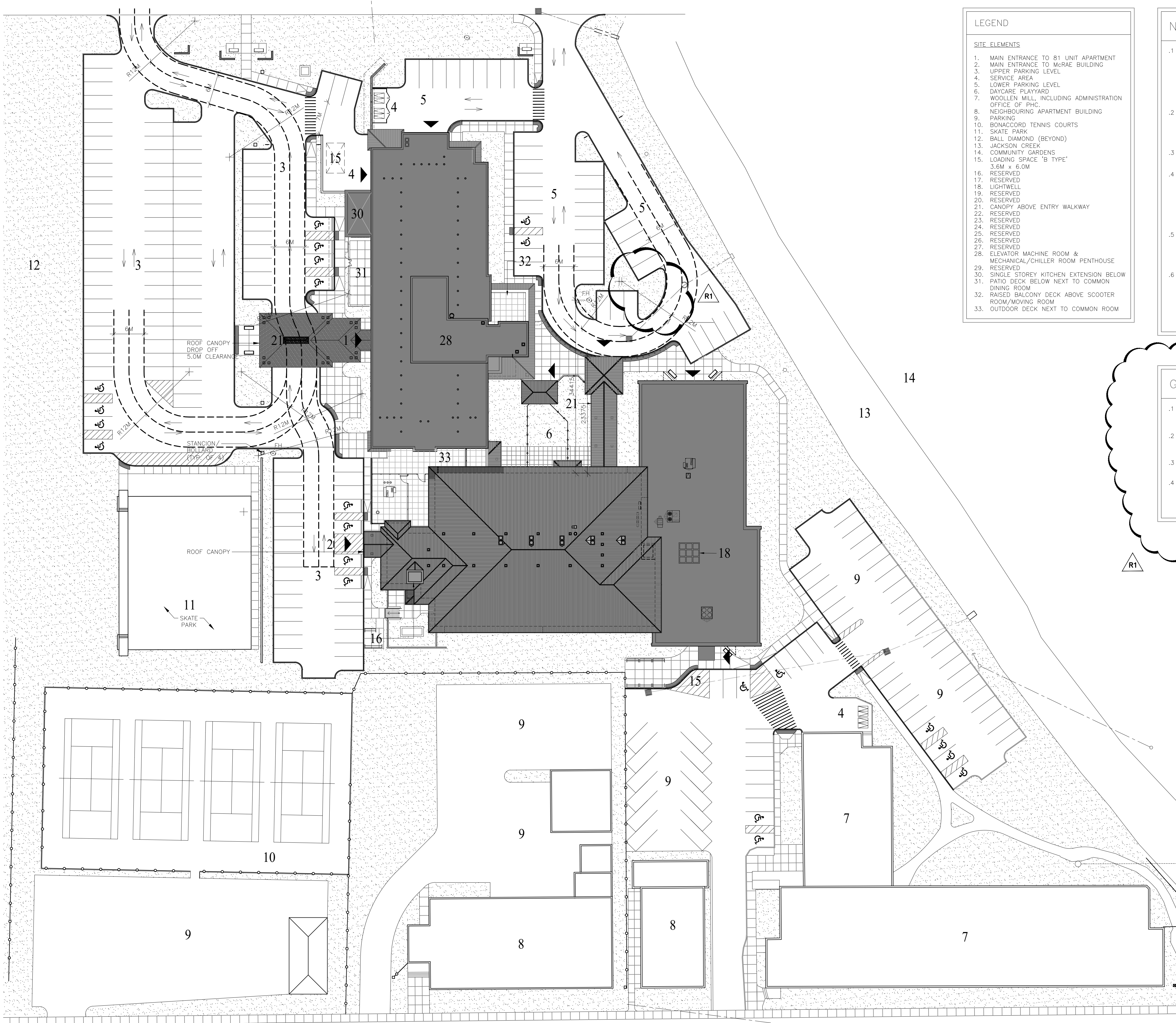
“Sprinklers shall not be required in attics, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated exclusively to and containing only dwelling unit ventilation equipment, crawl spaces, floor/ceiling spaces, noncombustible elevator shafts where the elevator cars comply with ANSI A17.1. “Safety Code for Elevators and Escalators” and other concealed spaces that are not used or intended for living purposes or storage, and do not contain fuel fired equipment.”

8. Sprinklers are not required in closets having an area of less than 2.2 m² (24 SF).
9. Sprinklers are not required in Bathrooms having an area of less than 5.1 m² (55 SF).
10. Sprinklers are not required in Storage Rooms that have a maximum width of .91 m (3’-0”). However it should be noted that all Storage Rooms within the suites are expected to be a minimum of 1.0 m (3’-4”).

11. Sprinklers are required within the smaller closets that have mechanical equipment within the suites.

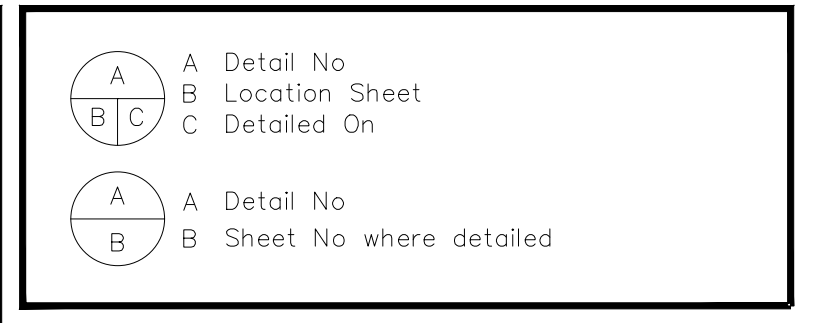
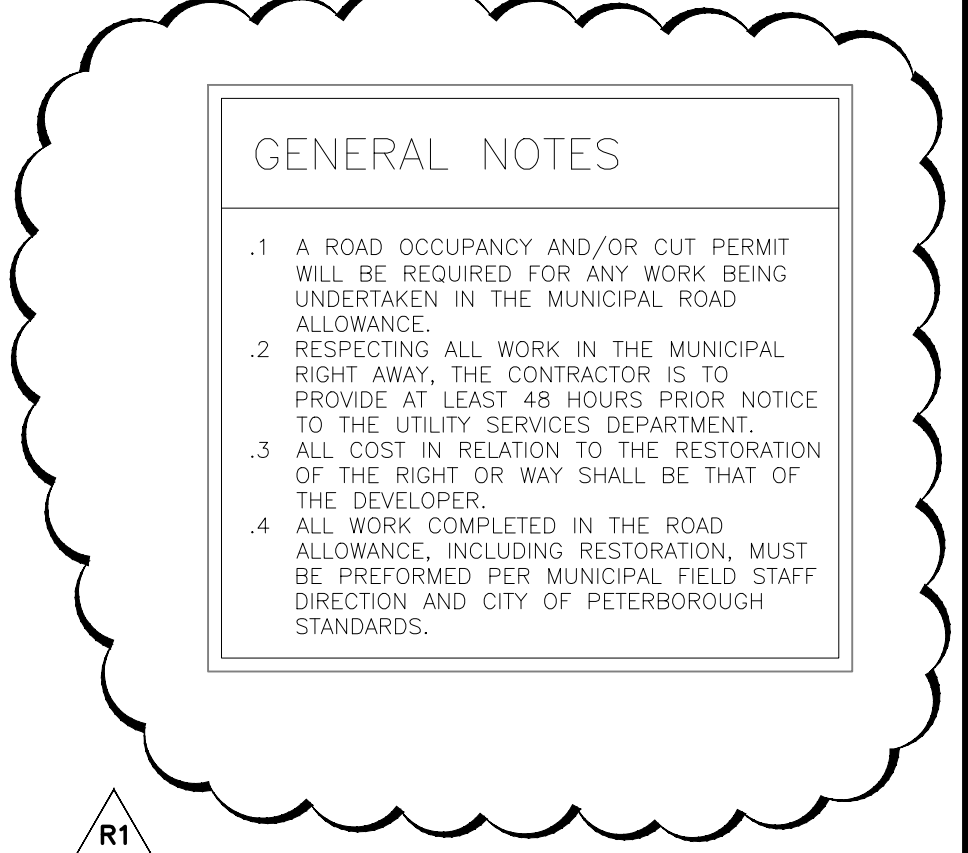
12. Provide Fire Department connection at the front entrance to the building on the upper parking lot level, to the north side of the entrance, where directed by the Fire Department.

End of Addendum #3

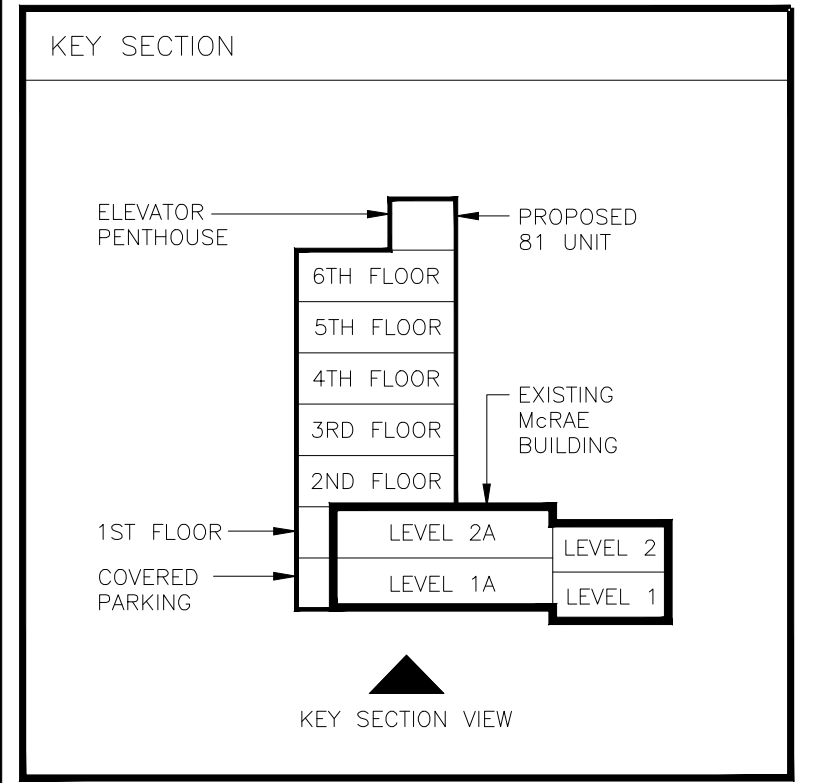
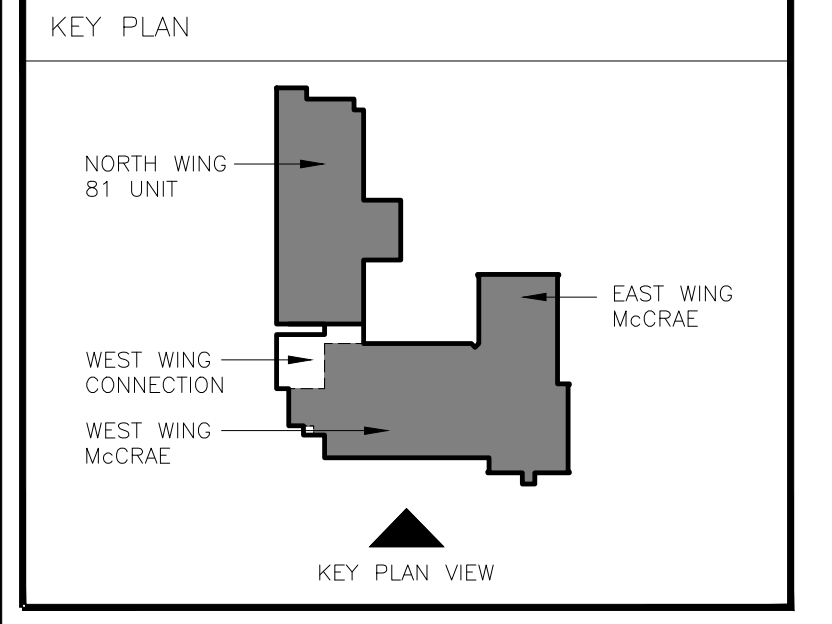


- LEGEND**
- SITE ELEMENTS**
1. MAIN ENTRANCE TO 81 UNIT APARTMENT
 2. MAIN ENTRANCE TO McRAE BUILDING
 3. UPPER PARKING LEVEL
 4. SERVICE AREA
 5. LOWER PARKING LEVEL
 6. DAYCARE PLAYYARD
 7. WOOLLEN MILL, INCLUDING ADMINISTRATION
 8. OFFICE OF PHC
 9. NEIGHBOURING APARTMENT BUILDING
 10. PARKING
 11. TENNIS COURTS
 12. SKATE PARK
 13. BALL DIAMOND (BEYOND)
 14. JACKSON CREEK
 15. COMMUNITY GARDENS
 16. LOADING SPACE "B" TYPE
3.6M x 6.0M
 17. RESERVED
 18. RESERVED
 19. LIGHTWELL
 20. RESERVED
 21. CANOPY ABOVE ENTRY WALKWAY
 22. RESERVED
 23. RESERVED
 24. RESERVED
 25. RESERVED
 26. RESERVED
 27. RESERVED
 28. ELEVATOR MACHINE ROOM & MECHANICAL/CHILLER ROOM PENTHOUSE
 29. RESERVED
 30. SINGLE STOREY KITCHEN EXTENSION BELOW
 31. ELEVATOR DECK BELOW NEXT TO COMMON DINING ROOM
 32. RAISED BALCONY DECK ABOVE SCOOTER ROOM/MOVING ROOM
 33. OUTDOOR DECK NEXT TO COMMON ROOM

- NOTES**
1. THERE ARE FOUR FLOOR LEVELS IN THE McRAE BUILDING. "LEVEL 1" IS IDENTIFIED ON THESE PLANS AS THE LOWEST EXISTING FLOOR LEVEL AND "LEVEL 2" IS THE EXISTING FLOOR DIRECTLY ABOVE THIS FLOOR. LEVEL 1A IS THE EXISTING FLOOR LEVEL MIDWAY BETWEEN LEVELS 1 & 2. LEVEL 2A IS THE PROPOSED NEW FLOOR LEVEL DIRECTLY ABOVE LEVEL 1A.
 2. LEVEL 1A, THE MID-FLOOR LEVEL BETWEEN LEVELS 1 & 2 IS SHOWN ON THE SAME PLAN AS LEVEL 1. LEVEL 2A, THE PROPOSED NEW FLOOR LEVEL DIRECTLY ABOVE 1A IS SHOWN ON THE SAME PLAN AS LEVEL 2.
 3. REFERENCE TO 81 UNIT BUILDING, HAS THE SAME MEANING AS "CARE" FACILITY, OR "SUPPORTIVE" HOUSING.
 4. REFERENCE TO LOWER LEVEL PLAN IN THE EXISTING McRAE BUILDING HAS THE SAME MEANING AS THE 1ST FLOOR PLAN OR THE SAME AS LEVEL 1 AND LEVEL 1A. REFERENCE TO THE UPPER LEVEL PLAN WITHIN THE EXISTING McRAE BUILDING HAS THE SAME MEANING AS THE 2ND FLOOR PLAN OR THE SAME AS LEVEL 2 AND LEVEL 2A.
 5. THERE IS CURRENTLY A FLAT ROOF ABOVE LEVEL 1A. THE ROOF WILL BE REMOVED IN THE DEMOLITION CONTRACT. A NEW FLOOR, LEVEL 2A, WILL BE CONSTRUCTED AND A NEW PITCHED ROOF PLACED OVERTOP OF LEVEL 2A.
 6. CHANGES TO THE EXISTING DRIVEWAY AND WOOLLEN MILL PARKING LOT ARE PROPOSED IN ORDER TO ELIMINATE THE THOROUGHFARE PASSING ALONG THE EAST SIDE OF THE BUILDING BETWEEN McDONNELL STREET AND BONACCORD STREET. SEE EXISTING AND PROPOSED DETAIL CHANGES ON DRAWING A1.5.



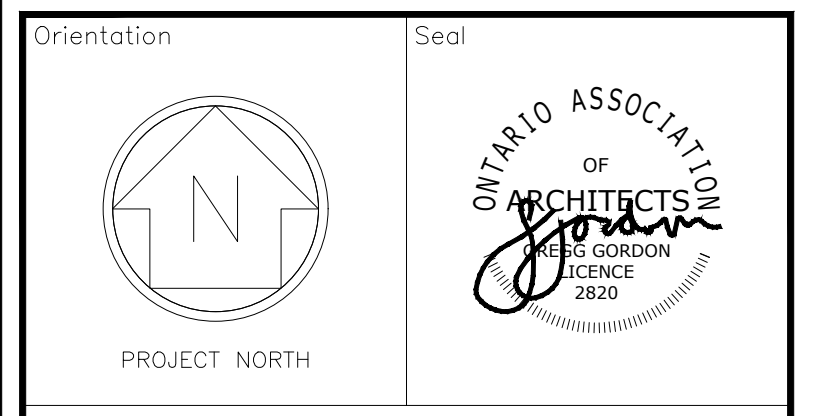
PLOT DATE: Jul 18 18



No.	Date	Revision	By

Gregg Gordon Architect

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Project
McRAE PROPERTY DEVELOPMENT
553 BONACCORD STREET,
PETERBOROUGH, ON

Client
PETERBOROUGH HOUSING CORPORATION
526 McDONNELL STREET,
PETERBOROUGH, ONTARIO

Drawing Title
PROPOSED SITE PLAN
FIRE ROUTE

Drawn By B. CURRY/J. ROBERTS	Date APRIL 2016
Checked By G. GORDON	Scale AS NOTED
Project No 16033	Sheet No A1.3
	Rev. No R2

McRAE PROPERTY DEVELOPMENT
PROPOSED SITE PLAN: FIRE ROUTE
1
A1.3 SCALE 1:400