

Addendum #1

May 7, 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:

- 1.1 Drawing A1.0, Site Plan: Landscaped areas shown on the drawing to the north of the proposed new addition are to be deleted from the Contract, including asphalt paving or hard walking surface shown along the north property line. Contractor is to repair all damage to the grounds resulting from the work this contract. Slope evenly all sub grades away from new addition, decks, ramps and existing residence, as applicable. Provide a minimum of 4" of topsoil, free from all roots, stones, rocks and other debris, across all external areas affected by this contract, with exception only of existing planting beds, walkways, paved areas and decks, etc. which are to remain as existing. Cover topsoil with new sod: compact, water and continue to treat until sod has taken root and may survive with regular maintenance by the Owner. Topsoil removed from the excavation area may be stock piled on site for re-use. Bring in additional topsoil as required at direction of the Architect.
- 1.2 Drawing A1.1, Kitchen Cabinetry Elevation: Replace butcher block cabinet, as shown, with a bank of drawers. See attached 8 ½" x 11" Sketch Detail 1 on Drawing A3.8.
- 1.3 Drawing A3.5, Crawl Space: Provide a 10 mil polyethylene sheet on the floor of the levelled crawl space. Extend the PVC sheet up the side walls approximately 12" and continuously tape seal the PVC to the insulation wall panels. Use this same tape to seal all joints in the PVC material on the ground to create an unbroken vapour seal to prevent moisture from coming up through the ground. Tape seal all vertical and horizontal joints in the insulation wall panels surrounding the Crawl Space. Extend the 6 mil wall vapour barrier from above the main floor level, with a 10 mil V.B. that continues below the bottom plate of the exterior wall framing, down the face of the trim board and back below the joists and down the inside face of the insulation panels, approximately 12", in the Crawl Space. Continuously tape seal the 10 mil V.B. at the top of the insulation wall panels in the Crawl Space to the insulation wall panels. Use the red 3 M tape at all of these taped locations. Cover the Crawl Space floor with 2" of stone screenings across the entire Crawl Space floor area. See attached 8 ½" x 11" Sketch Detail 1 on Drawing A3.7.
- 1.4 Drawing A3.3, Door and Hardware Schedule. The interior access door between the existing dwelling and the extension being constructed this contract, is to be a rated solid core wood door as shown on the schedule. The two new Bedroom doors and the new Bathroom door are also shown to be solid core wood doors on the original drawings. The interior access door, the two Bedroom doors and the one Bathroom door are to be rated for 20 minutes and have a ULC label affixed to the door.
- 1.5 Drawing A1.1, The mirror in the Bathroom can be a flat mirror on the wall; and does not need to be tilted, provided it is mounted at 36" from the floor to the base of the mirror as shown. Height of the mirror is not shown: please make this a 54" wide x 42" high. Mirror to be an acrylic safety mirror. Glass mirror not acceptable.

- 1.6 Drawing A1.1: Provide solid wood blocking in the wood stud frame wall of the bathroom between the water closet and the vanity in order to have the ability to install a drop down grab bar at this location in the future. The future grab bar would be located as follows; approximately 400 mm from the centre line of the water closet, with the horizontal component of the bar 750 mm from the floor. Provide blocking extended to about 900 mm above the floor approximately 400 mm wide and a minimum of 600 mm high.
- 1.7 Drawings A1.1 and A3.4, the “whiterock” finish on the wall behind the water closet and to the side of the water closet is to be a contrasting colour to the white porcelain water closet and remaining walls. The Owner will select colours from the manufacturer’s standard colour range. Be prepared to install two colours on the walls of the Washroom as directed by the Owner at the time of construction. See also 1.14 below.
- 1.8 Floor Finishes, Drawing A3.4, Replace the Marine 20 Altro flooring in the Bathroom with an Altro Aquarius Flooring with flash cove base. All other rooms, to receive Armstrong Vinyl Plank (Roan Oak) with a Johnsonite rubber base molding (icicle). In two locations on the drawings (one outside the Bathroom and the other in the Craft Room there is a Tactile Indicator. The Tactile Indicator is to be a Johnsonite Surface Indicator: colour to be selected by Owner.
- 1.9 General Construction Contract Allowance: General Contractor is to carry an allowance of \$13,000.00 in the Tendered Price for Sprinkler work as specified in the Mechanical drawings. This amount includes for the design of the new sprinkler system, evaluation of the existing sprinkler system, hydraulic calculations to show the volume of water required to be stored on site, replacement of the existing storage tank or alternatively to add a second tank to the existing storage tank, submission of drawings to the City of Peterborough for approval and the installation/testing/verification of the complete sprinkler system, to NFPA 13D. This allowance is to include all materials and labour costs including any mark ups by the Contractor and the General Contractor. The Cash Allowance does not include HST: HST will be charged on top of the “allowance” amount.
- 1.10 Submission of the tendered price by email to the architect at ggarchitect@cogeco.ca is acceptable in lieu of dropping the documents off in person. The emailed price must be received from the General Contractor no later than 4:00 pm on Thursday May 10, 2018. Time posted on the email as when it was received in the GGA office will be used as verification of when the tender was received. Late tenders following that time will not be accepted.
- 1.11 Wall Finishes: Provide whiterock full wall, with FlexiJoint seam covers on all Bathroom walls. All other walls in the new extension to be painted with a satin/egg shell finish, prime plus two coats water based paint. Colours of paint to be selected by Owner.
- 1.12 Wall Protection: Provide a fully adhered 1.52 mm thickness Acrovyn wall covering up to a height of 48” in the hallway, complete with a finished aluminum trim horizontal top edge and a vertical inside corner edge trim where the Acrovyn stops. Wrap wall cover completely surrounding the Hallway and the Hall and then also around the corners at the west end of the Hallway applying the wall covering also around the corners and onto the north wall of the Living Room and the east wall of the Craft Room, so that the Acrovyn finishes at a protected inside corner. Within the Hallway and Hall, provide the vertical inside corner edge trim on both sides of every door opening/door frame and window (both vertically and horizontally), such that there are no edges left exposed. Covering to be selected by Owner from Manufacturer’s standard solid colour range, suede texture.
- 1.13 Corner Guards: Provide ten (10) corner guards SM-20N from the top of the base to 2” above the horizontal trim, Chameleon finish. Colour and texture of wall covering and corner guards to be

selected from the Manufacturer's standard range. Guards to be installed on all outside corners where directed by Owner and architect.

- 1.14 Attached to the addendum is a guide, "Accessibility Standards Colour Contrast Design" with respect to expectations and recommendations for your information.

Structural:

- 1.15 Drawing S-1, The drawing currently calls for a 2" x 10" floor joist at 16" oc. below the Bathroom floor. Contractor is to modify this floor as follows: change the joists directly under the Bathroom only to a 2" x 8" floor joist #1 or #2 SPF, spaced at 8" oc. This would lower the subfloor by approximately 2" from the remaining main floor level subfloor; and allow a proper slope to be provided to the two floor drains in the Bathroom. Set the two floor drains, centred in the space where shown (the one being centred in the 5'-5" x 4'-0" Drive In Shower area and the other being centred in the 9'-1" x 7'-0" Bathroom space (and not as shown)) set at approximately 1" lower than the main floor level, providing a minimum slope of 2% and a maximum slope of 4% from all walls. Simply depressing the area immediately surrounding the floor drains is not acceptable. Slope the floor to the two drains with an even slope: adjust the base of the water closet to sit level. Base at walls to run horizontally around full perimeter of the room and shower area. There would be no lip (threshold) or raised hump at the entrance to the Bathroom. The threshold going into the shower area from the Bathroom would be level and at the height of the main floor. Use cement dry pack reinforced mortar base to build up the floor in the Bathroom above the plywood subfloor and waterproof membrane. Extend the membrane up the wall a minimum of 6". Alternatively, Contractor may use simple wood strapping and plywood to build up the slope and cover with a waterproof membrane.

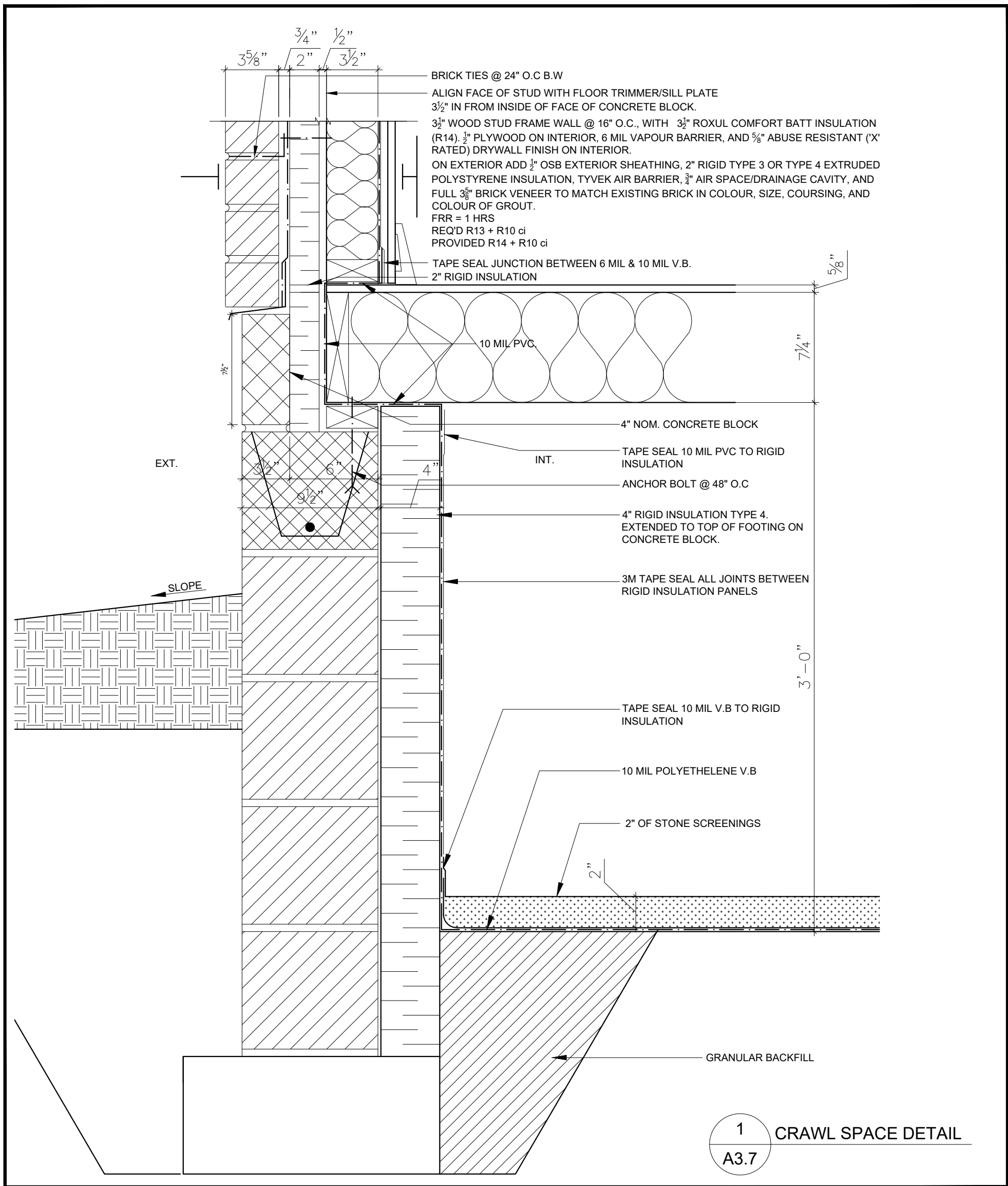
Mechanical:

- 1.16 The Contractor shall install an insulated ½" copper hot water supply pipe from the water heater, tapped in before the mixing valve, to the dishwasher in the new kitchen. Provide a drain, water supplies and vent for the new dishwasher.
- 1.17 HRV vents are 6" diameter. When installing weather-hoods provided with the unit, ensure they are located 6' apart from each other.
- 1.18 Relocate overflow Floor Drain at centre of 9'-1" x 7'-0" space within Bathroom. See also 1.15 above.

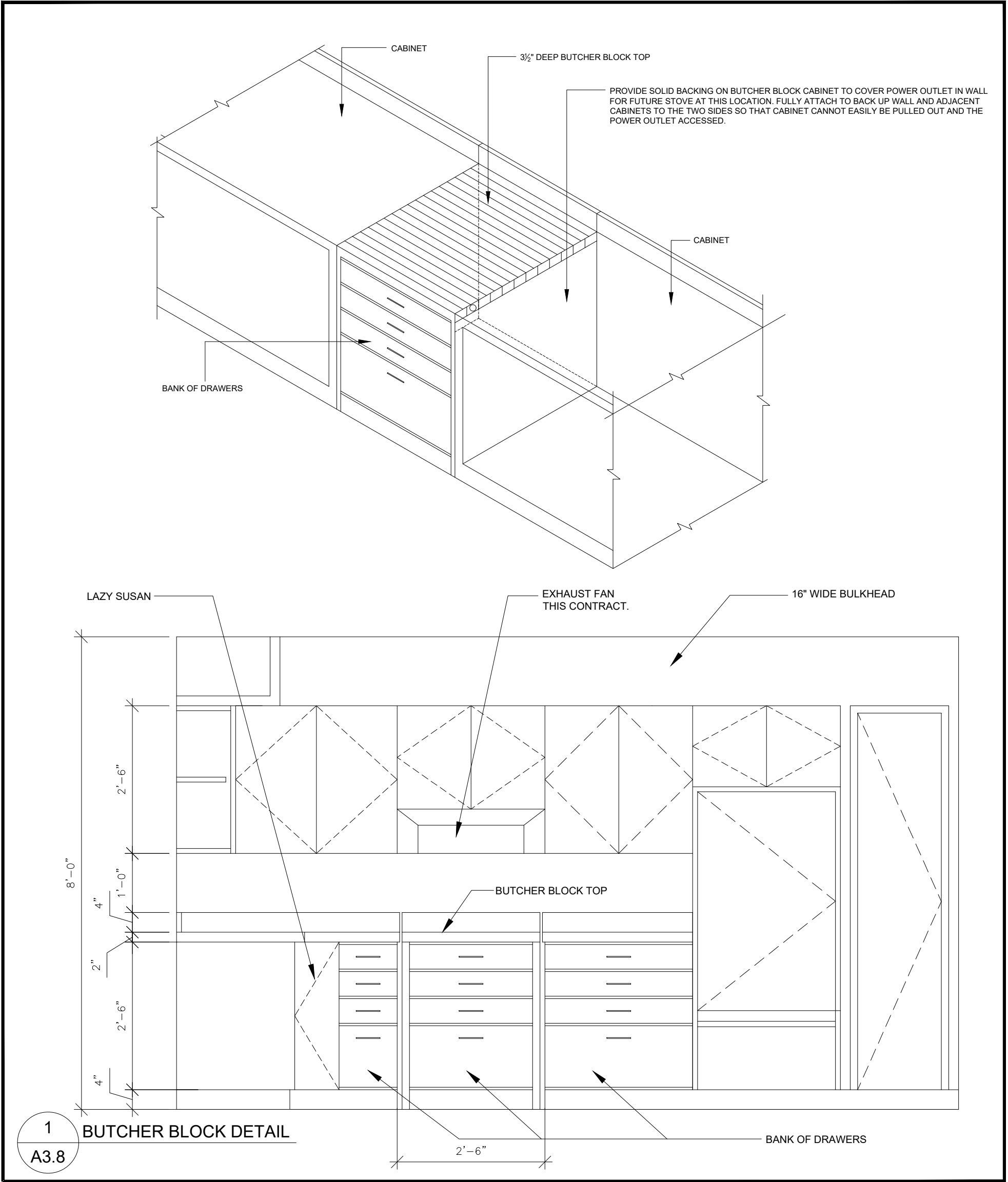
Electrical:

- 1.19 A single exterior security light is shown on the drawings on the south side of the new addition overtop of the deck. Provide this contract, three additional exterior security lights on a motion sensor on one separate circuit. Provide a\these additional three security lights, where directed by the Owner, on the west wall, the north wall and the east wall of the addition.

End of Addendum #1



SHEET TITLE: CRAWL SPACE DETAIL			CLIENT: DEAF BLIND ONTARIO SERVICES, 17665 LESLIE STREET, UNIT-15, NEWMARKET, ONTARIO, L3Y 3E3.		PROJECT: 86 EARLWOOD DRIVE, PETERBOROUGH, ON	
SEAL: 	DRAWN BY: SANDY	PROJECT #: 17037	Gregg Gordon Architect 516 Hunter Street West Tel. (705) 876-6548 Peterborough, Ontario Fax. (705) 876-9206 K9H 2N1	PLOT DATE: Apr. 26, 18	DWG #:	REV #:
	CHECKED BY: GG	SCALE:				
		DATE: APRIL 2018				



SHEET TITLE: BUTCHER BLOCK DETAIL			CLIENT: DEAF BLIND ONTARIO SERVICES, 17665 LESLIE STREET, UNIT-15, NEWMARKET, ONTARIO, L3Y 3E3.		PROJECT: 86 EARLWOOD DRIVE, PETERBOROUGH, ON		
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	CHECKED BY: GG	SCALE:					
		DATE:					
		17037					
		APRIL 2018					

Accessibility Standards Colour Contrast Design

DeafBlind Ontario Services



DeafBlind
ONTARIO SERVICES

Colour Contrast

Acrovyn with colour match Paint

Acrovyn

Large colour swatches available with your Coordinator of Facilities / Admin Office

Walls

Main paint colour choice can be colour matched by any paint supplier

Walls Contrast

At least 2 shade darker for Colour contrasted Accent walls



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ONTARIO SERVICES

Accessibility Bathroom Standards Colour Contrast Design

DeafBlind Ontario Services

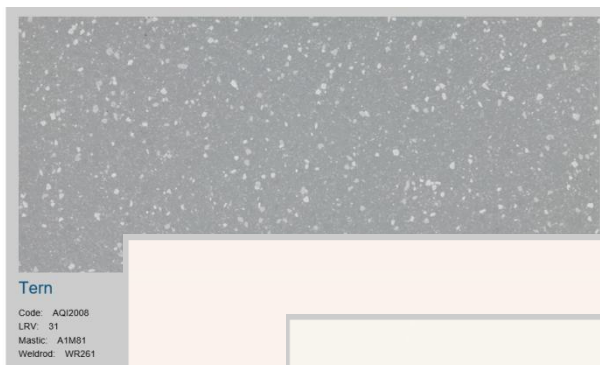


DeafBlind
ONTARIO SERVICES

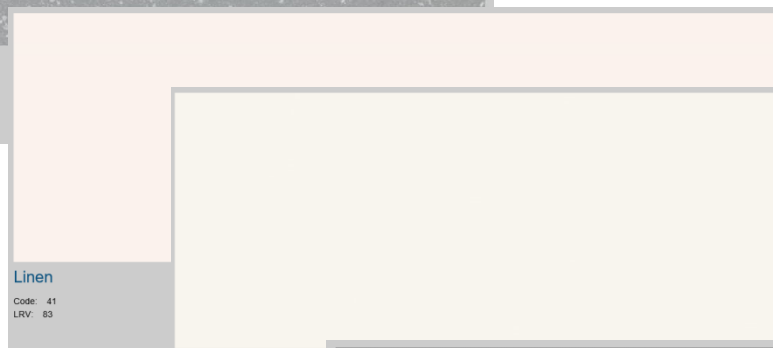
Accessibility Bathrooms

Altro Colour Design Combination # 1

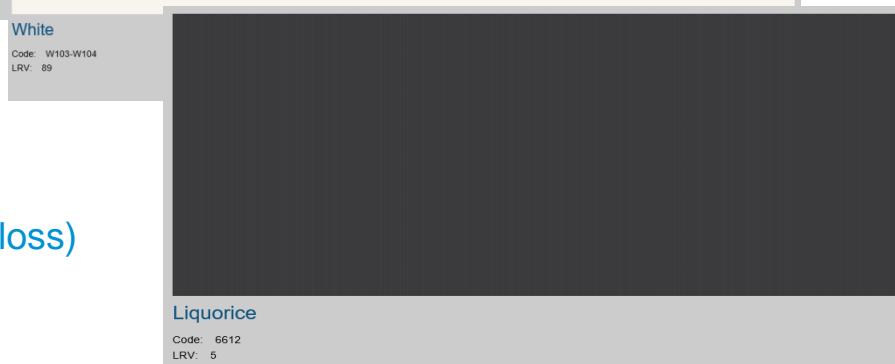
Flooring



Wall (main)



Wall (accent Cameleon High Gloss)



Accessibility Bathrooms

Altro Colour Design Combination # 2

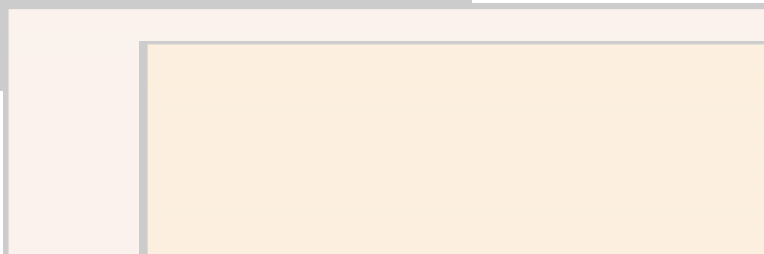
Flooring



Terrapin

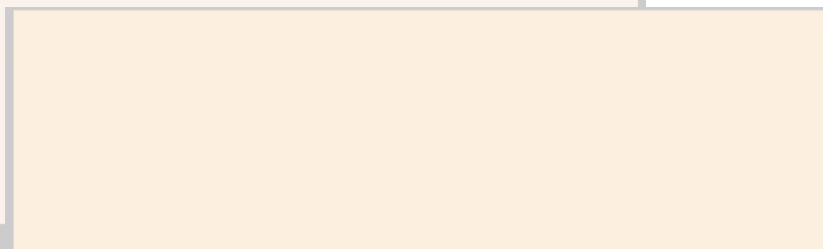
Code: AQI2009
LRV: 40
Mastic: ATM265
Weirdrod: WR289

Wall (main)



Linen

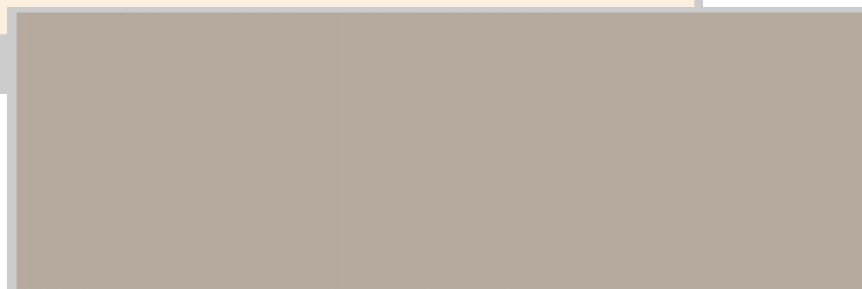
Code: 41
LRV: 83



Oyster

Code: 32
LRV: 70

Wall (accent)



Fawn

Code: 206



Accessibility Bathrooms

Altro Colour Design Combination # 2



Accessibility Bathrooms

Altro Colour Design Combination # 3

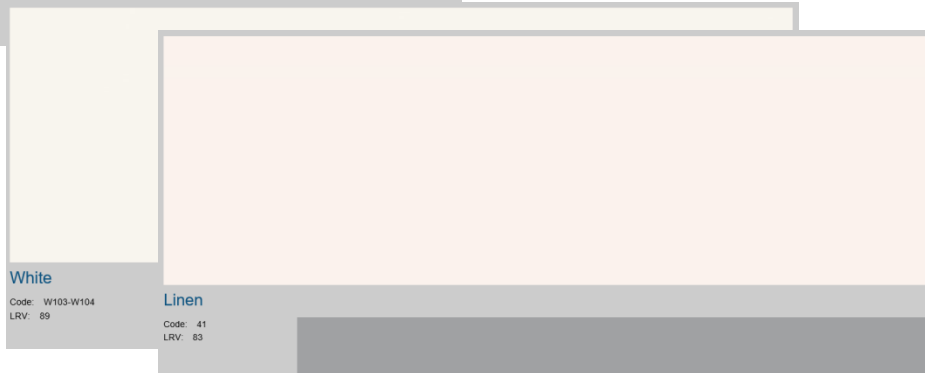
Flooring



Hippo

Code: AQI2013
LRV: 11
Mastic: A1M82
Weikrod: WR301

Wall (main)



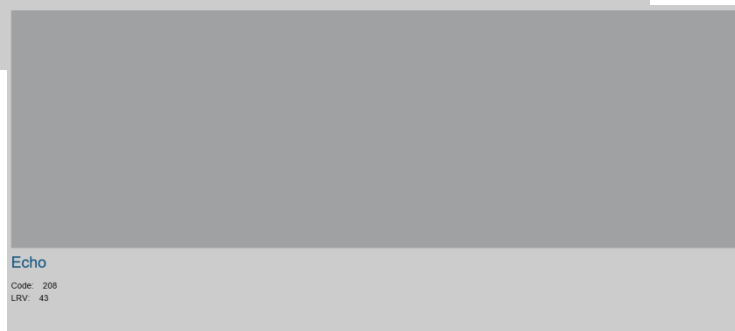
White

Code: W103-W104
LRV: 89

Linen

Code: 41
LRV: 83

Wall (accent)



Echo

Code: 208
LRV: 43

Accessibility Bathrooms

Altro Colour Design Combination # 4

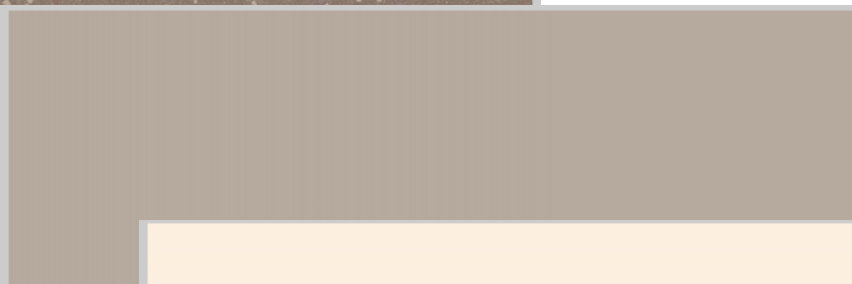
Flooring



Otter

Code: AQI2006
LRV: 26
Mastic: A1M239
Weidrod: WR290

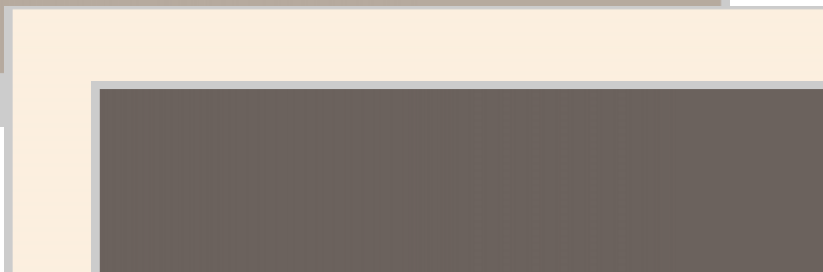
Wall (main)



Fawn

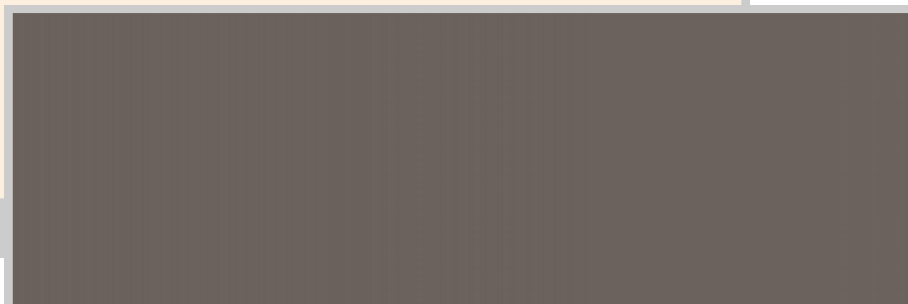
Code: 206

Wall (accent)



Oyster

Code: 32
LRV: 70



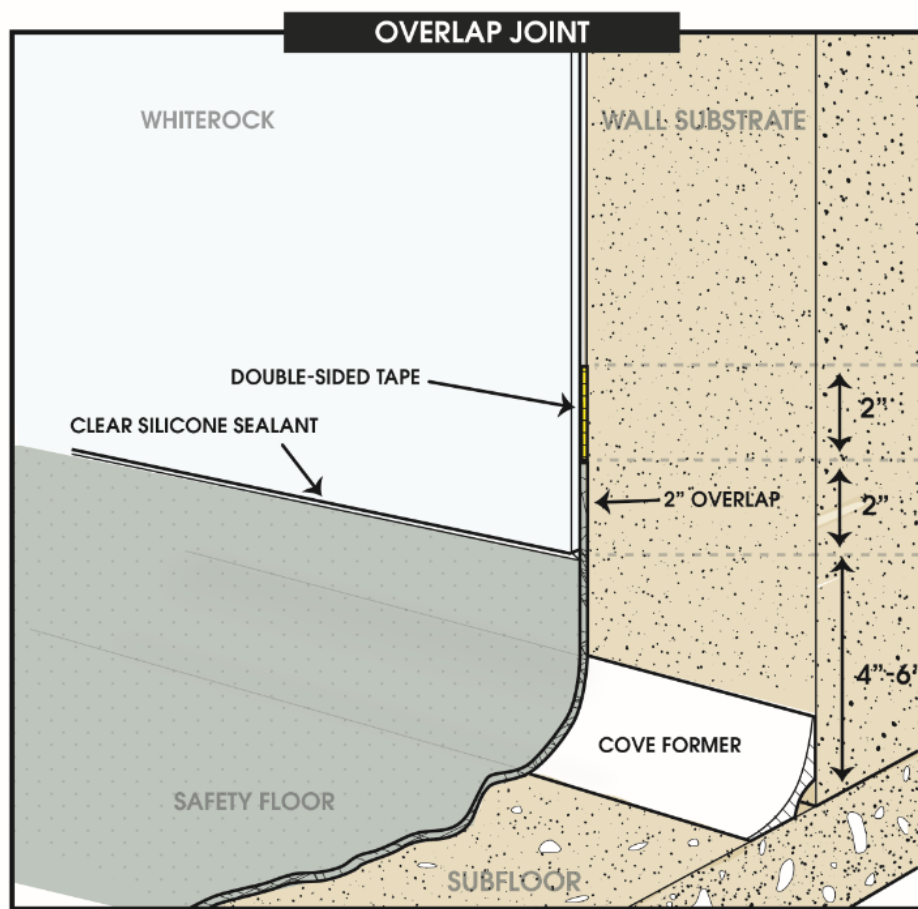
Fenland

Code: 219
LRV: 13



Accessibility Bathrooms

Aquarius Flooring/ WhiteRock Wall Application

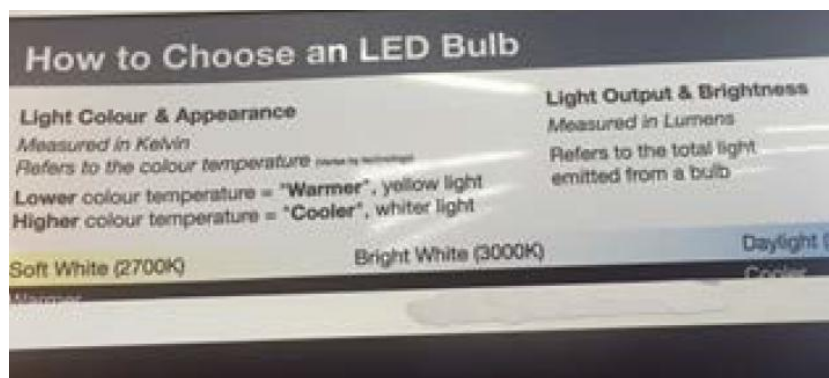


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Accessibility Standards

Light Fixtures

3 LED Bulb fixtures preferred



Accessibility Standards

Electrical outlets

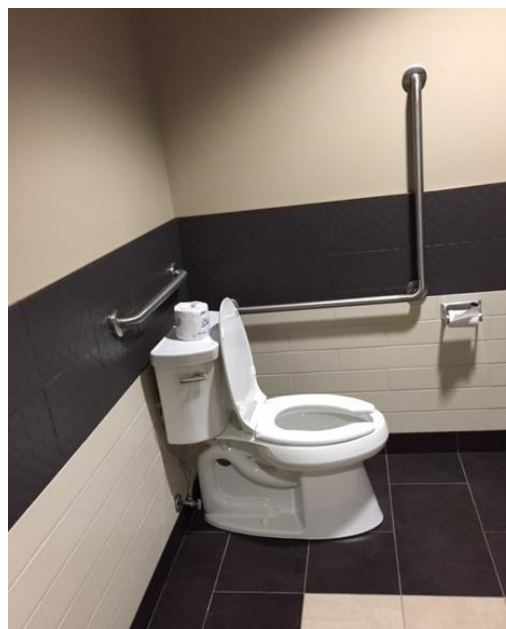
Ideal height light switch outlets = 42" or 1068 mm



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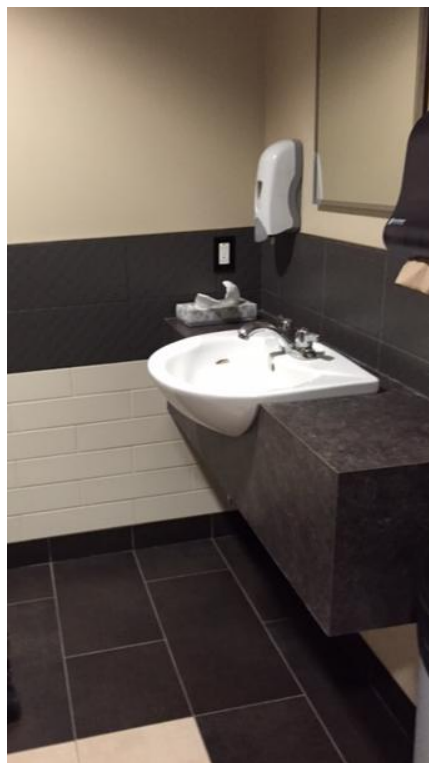
Accessibility Standards

Toilet Design



Accessibility Standards

Vanity Designs



Accessibility Standards

D – Handle Designs



Accessibility Standards

U Shape Door Handle Designs



Cylindrical Leverset - FY Series

Grade	Grade 2
Finish	Satin Chrome
Style	Straight Levers
Material	Steel
UL Fire-Rating	3 Hour Fire-Rating
Door Thickness	1 3/8 to 1 3/4 in
Keying Service	Compatible
Barrel Type	SC4
Our Brands	Onward
Handedness	Reversible for Left or Right
Standards and Certifications	UL, ANSI A156.2-2003

[View prices](#)

Available options :

Product number	Function
FY1210	Passage
FY1253	Entrance



Cylindrical Leverset - FH Series

Grade	Grade 2
Finish	Satin Chrome
Style	Straight Levers
Material	Steel
UL Fire-Rating	3 Hour Fire-Rating
Door Thickness	1 3/8 to 2 in
Keying Service	Compatible
Barrel Type	SC4
Our Brands	Onward
Handedness	Reversible for Left or Right
Standards and Certifications	UL, ANSI A156.2-2003

[View prices](#)

Available options :

Product number	Function
FH1210	Passage
FH1253	Entrance
FH1242	Privacy
FH1280	Storeroom
FH1270	Classroom
FH1217	Dummy Knob/Lever



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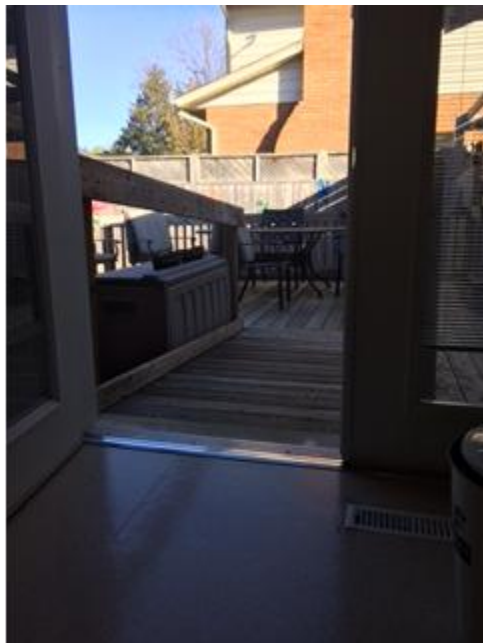
Accessibility Standards

Door Designs



Accessibility Standards

Threshold with Zero Clearance Designs



Accessibility Standards

Bathroom and Kitchen Designs



M-Dura Double Handle Bar Faucet
by Moen

CAD \$206.17 ~~\$337.99~~
FREE Shipping

Bathroom/Laundry room
Faucet – dual handle with
large gooseneck



M-Dura Double Handle Widespread
Kitchen Faucet
by Moen

CAD \$240.41 ~~\$383.99~~
FREE Shipping

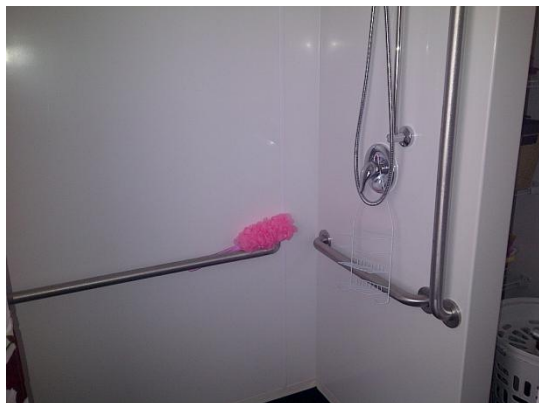
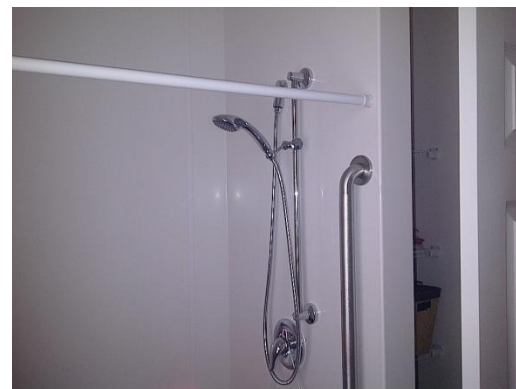
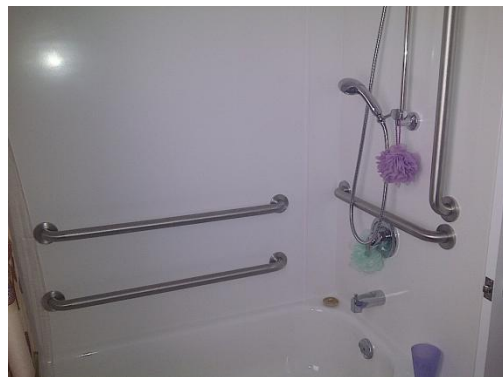
Kitchen Faucet – dual
handle with large
gooseneck to fill pots or
move from side to side to
each sink



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Accessibility Standards

Grab Bars - Shower



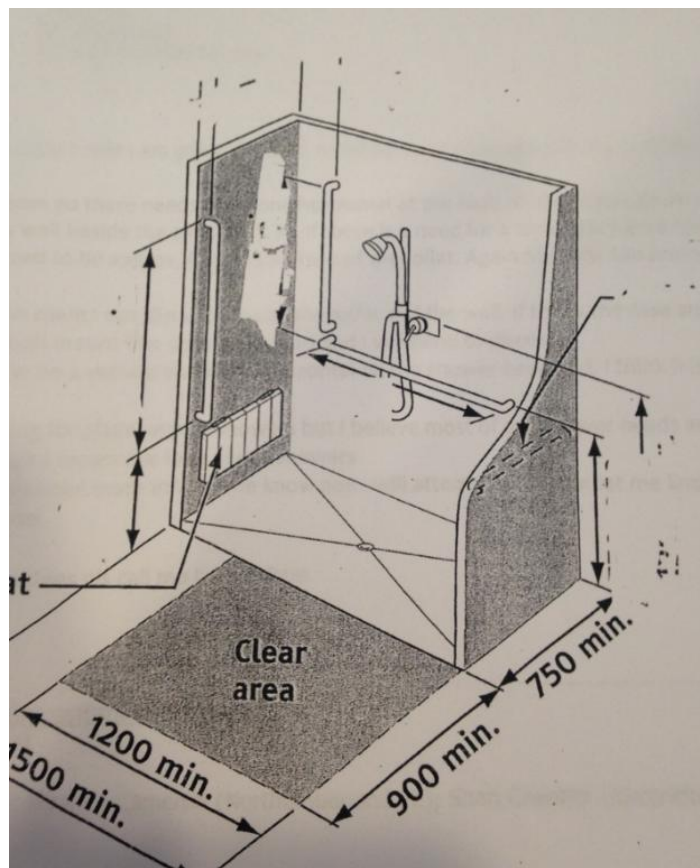
Accessibility Standards

Grab Bars - Toilet



Accessibility Standards

Grab Bars



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Accessibility Standards Flooring

Standard Choice:

Armstrong Commercial Flooring
Natural Creations in Roan Oak.
Item number TP035.



Roan Oak Natural
TP035

4 in. x 36 in.



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Accessibility Standards

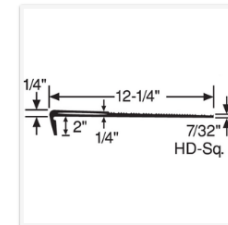
Stair Treads – Johnsonite Visually Impaired

colour choices available <http://www.johnsonite.com/tools/stairwell>



HD-XXX-SQ

Vinyl Stair Treads



Selected Colors:

Colors and Patterns (select up to 8 colors)

Palette A



Vinyl Stair Treads

Vinyl stair treads are a more cost-effective stairwell solution for commercial flooring. They are also available with contrasting inserts to satisfy California Title 24 requirements and ADA Recommendations for the Visually Impaired.



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Accessibility Baseboards– Johnsonite

<http://www.johnsonite.com/Wall-Base-Finishes-Accessories/Finish-Borders-Wall-Base/Millwork-Contoured-WB-Chair-Rail-Corner-Guard/Millwork-Wall-Base-Product-Details/sku/MW-XXX-F>

Standard Colour: Johnsonite Equinox MW08R Icicle 4.5"



Accessibility Standards

Railing Systems – both sides with returned ends

