

ADDENDUM #5

Issued: December 12 , 2025

Tender Closing Date: December 17, 2025 @ 11:00 AM:

Sealed Tenders to be received at 6 Oak Street P.O. Box 220 Lancaster, ON. K0C 1N0

Note: Opening of tenders will take place approximately 15 minutes after the stated deadline. The public may watch the live or recorded opening on the Townships YouTube Channel.

The following changes/clarifications are effective immediately and shall be incorporated into the Contract Documents:

Tender Ad

-

Front End Documents

Form of Tender – **Replace** current Section 2.1 – Schedule of Items and Prices, page 2 of 12 with the page attached. This new page shall be submitted as part of your tender submission.

Special Provisions

Replace Section 01 21 00 – Allowances with the new section attached – rev1.

Drawings

1. Drawing A0.1 – GENERAL INFORMATION AND DOOR SCHEDULE
See attached for updated drawing with revised door schedule and hardware sets information. Also note the Building Classification was updated in the Building Code Data Matrix.

Questions & Answers

Question: 20rev1: Please provide roof or other relevant photos of the existing building?

Answer: Please refer to the revised link below. Note the steel roof areas were previously coated with a spray applied waterproofing application.

 [Char-Lan Photos](#)

ADDENDUM #5

Question: 24: Allowances 01 21 00, Part 2 sentence .9.1 indicates an exclusion of programming for integration of new dehumidifier with the existing control system; could this be reconsidered and be part of the allowance instead as it relates to the installation of the dehumidifier?

Answer: Programming for integration of the dehumidifier with the existing control system will not be required from the General Contractor.

Question: 25: In 01 33 00, 1.17.1.3 indicates that post construction survey drawings are required; could this be confirmed if needed and if needed, clarification on what type of survey is required?

Answer: Delete the requirement for a survey.

Question: 26: At the bleacher area, please confirm to where the bottom of the new liner panel will stop and/or provide detail (does it stop at the plywood at top of bleachers) and could there be a dimension provided? And also confirm if the existing liner panel below the bleachers (in the storage space) is to remain or be removed?

Answer: See image below for dims. The existing liner in the storage space below is to remain (no requirement for new liner).



Question: 27: Are the doors that are being replaced the same size or do any of the rough openings need to be updated, if so, please provide details?

Answer: Same size, no enlargements.

ADDENDUM #5

Question: 28: There appears to be a wall missing on 1/S1.1 or is the wall between the Zamboni and workshop to be removed? Please clarify the scope relating to this wall.

Answer: Correct, the wall is missing on 1/S1.1 and should appear as shown on A1.1. That being said, there is no scope of work associated with this wall.

Question: 29: Regarding the existing siding in the workshop, Zamboni and Ice Plant areas; on the New Floor Plan, it notes that no interior liner required in these spaces, wall type INT1 says existing workshop cladding but wall type EW2 does not list existing siding; can you clarify if the existing siding (where applicable) for EW2 is to remain or be removed (and note that work is required to accommodate the new concrete curb in this area)?

Answer: No new interior liner required from inside these spaces (Workshop, Zamboni and Ice Plant areas). However, the workshop does have an existing interior liner that will require an 8" +/- strip to be cut (2 exterior walls of the Workshop) at the base to permit the new concrete curb form and pour. The Zamboni and Ice Plant spaces do not have interior liners.

Question: 30: It appears that the existing siding and liner panel are riveted instead of screwed in place, could this be confirmed?

Answer: Yes, the existing is generally rivetted in place to the girls with some screws at various locations.

Question: 31: On the architectural east elevation, there's a note relating to new light fixtures which are shown graphically the same as EF-1 to EF-4 on the west elevation and shown the same as other fixtures around the building that are not identified. On the electrical drawings EF-1 to EF-4 seem to be exhaust fans; could the exterior lights be clarified?

Answer: EF-1 to EF-4 are exhaust fans. There is a new light fixture to be installed on the East elevation as noted. The new light fixture will be replacing an existing fixture in the same location. See E1.2 for additional details.

Question: 32: Regarding the window capping on drawing G0.2, North Elevation, Note A20, could you please provide more information regarding the window capping, material, gauge, colour and/or detail?

Answer: See image below. Replace flashing with new 26 ga. Aluminum flashing – assume black (colour to later confirmation). Provide caulking around glass perimeter and at joints in flashing. Provide j-trim or equivalent around window frames supplied by interior liner supplier.

ADDENDUM #5



Question: 33: Clarification on the sliding window (W01), What type of glazing: single glaze? or Thermopane? Colour of the window: Clear anodized, or Commercial Brown

Answer: Double pane, clear tempered and thermal vision glazing, clear anodized aluminum frame.

Question: 34: Door D06 and D07; What type of Fire rated glazing: NT Wirelite Georgian Wire thermopane? Or Firelite thermopane ?

Answer: The fire rated requirement has been removed. Refer to updated drawing A1.1 for revised Door Schedule, Hardware Sets and Building Code Data Matrix.

Question: 35: Roof Opening At Dryer Vent – typically the roofing supplier does not provide curbs and are typically supplied by another supplier such as Curber Manufacturing, could this be clarified?

Answer: Correct, a Curber or other alternate curb that is approved by the roof supplier and does not alter the roof warranty is acceptable.

Question: 36: Regarding the Low-E ceiling membrane which is noted to be removed and handed over to the Township, our understanding is that the system is put in place and taped around the penetrations and that to be able to be reused, a lot of special care would be needed to remove the tape from the backside of the system to then re-tape and role. Could this be reconsidered as the re-use of the membrane may be problematic.

Answer: This shall be evaluated during construction. It is our understanding the ceiling is installed in each pre-eng frame bay separately and can easily be removed and handed over to the Township. Should it be determined that a lot of special care is needed due to taping, adhesives, etc., salvage of the ceiling or certain areas of the ceiling can be removed from the scope of work and the ceiling will simply be removed and disposed.

ADDENDUM #5

Question: 37: For wall assembly INT4 – could you confirm the colour of the ¼” HDPE puck board?

Answer: Assume white for purpose of bidding.

Question: 38: Can it be confirmed that the existing exterior condenser can remain in place and does not need to be removed so that the frame can be painted? Are the guards to be painted as well?

Answer: Correct, the existing condenser can remain in place. The guards are to be painted.

Question: 39: Regarding the electrical scope, can you confirm if only the new wiring within the ice surface is to be installed in surface mounted EMT conduit or if also all of the existing and temporarily removed / re-installed electrical and communications also need to be placed in EMT conduit?

Answer: All existing surface mounted conduit which will be affixed to the new interior liner panels is to be replaced with new unless specifically noted otherwise. All new wiring to be installed in EMT. Communications wiring identified on detail 7 / E1.1 to be installed in new EMT.

Question: 40: Is the arena shield being removed and will the purlins be left exposed. If purlins are left exposed, they would need to be painted. If arena shield is re-installed, can the purlins be left as is?

Answer: The arena shield (Low-E) will be removed and the existing purlins and other pre-engineered building bracing exposed. As such, all this steel will require painting.

Question: 41: Please consider this request for approval of Steelway roof and wall systems as equivalent/alternate to the Butler products specified per below and attached. Steelway Storm Seal panel in the wide rib out is close to Butler Shadowal. Steelway Diamond Seal Panel is the closest to Butler Mod 36 Liner panel. Steelway RTL-24 roof panel and Storm Seal or Diamond Seal liner panel with hat and chair system is closest to Butler TLS 12 system.

Answer: The above system will not be accepted as an alternate.

End Addendum #5

(see attachments below)

2.1 SCHEDULE OF ITEMS AND PRICES

Item	Description	Unit	Tender Quantity	Unit Price	Tender Amount
1	Described under Section 2.2 -Itemized Lump Sum Breakdown	LS	1		
2	Lump Sum for Other Requirements. See Info for Tenderers Section 1.29	LS	1		
3	Cash Allowance #1 – Supply of Labour and Material to install the new Dehumidifier (pre-selected Refrigeration Contractor – notification via addendum)	LS	1	\$70,000	\$70,000
4	Cash Allowance #2 - Testing and Inspection	LS	1	\$15,000	\$15,000
5	Cash Allowance #3 - Paint Preparation and Lead Containment and Protection (See Spec. Provision Section 01 21 00 rev1)	LS	1	\$75,000	\$75,000
6	Contingency	LS	1	\$200,000	\$200,000
TOTAL TENDERED AMOUNT (Excl. HST)					\$

2.2 ITEMIZED LUMP SUM BREAKDOWN

Within two (2) working days of the tender closing, the two lowest Tenderers shall complete and submit the following itemized breakdown of the total tendered amount. If the itemized breakdown is deemed by the Owner or Contract Administrator, at their sole and absolute direction, to be inaccurate, poorly distributed or unbalanced in anyway, they reserve the right to request for additional information or documentation to substantiate the itemized pricing. If after reviewing the additional documentation provided by the Contractor, the Owner or Contract Administrator, at their sole and absolute discretion, determined the funds are still not distributed accurately, they reserve the right to adjust the lump sum breakdown to more accurately distribute the funds. If awarded the contract, the contractor will be required to submit a more detailed breakdown of the lump sum price, further dividing the Division grouping described below into valued for each specification section.

ALLOWANCES

PART 1 **DEMOLITION**

- .1 Inclusion of Allowances in the Tender Price is not to be construed as implying that any or all of the Allowances will be expended.
- .2 Expend each allowance as directed by Contract Administrator.

PART 2 **CASH ALLOWANCES**

- .1 Cash Allowances cover only the net cost to the Contractor of the items, materials, services or contract referred to, as verified by invoices to be submitted to Contract Administrator.
- .2 The Contract Price, and not the cash allowances, includes all construction machinery and equipment, freight, handling, unloading, storage, installation, coordination, supervision, overhead and profit and other costs necessary to incorporate the allowance products, services, or contracts into the project, except as otherwise noted.
- .3 Each cash allowance will be adjusted to actual cost as defined hereunder and contract price will be amended accordingly by written order.
- .4 Contract Price will be adjusted by written order to provide for an excess or deficit to each cash allowance.
- .5 Progress payments for work and material authorized under cash allowances will be made in accordance with contract terms of payment.
- .6 The Contract Price and not cash allowance, includes contractor's overhead and profit in connection with such cash allowance.
- .7 Progress payments on accounts of work authorized under cash allowances shall be included in monthly certificate for payment.
- .8 Schedule shall be prepared jointly by Contract Administrator and Contractor to show when items called for under cash allowances must be authorized by Contract Administrator for ordering purposes so that progress of work will not be delayed.
- .9 Provide the following Cash Allowances.
 - .1 Include **\$70,000** excluding HST for the supply and install of one (1) new electric desiccant dehumidifier by the pre-selected refrigeration contractor. This allowance includes the following of work:
 - Supply one (1) Electrical Desiccant Dehumidifier
 - Supply labour to complete installation of new and removal of existing

ALLOWANCES

Supply lift equipment to complete installation of new and removal of existing
Isolate, decommission and remove existing dehumidifier (NW corner)
Dispose of existing unit
Lift new dehumidifier into position (GC responsible for platform modifications – wall removals, etc.)
Update electrical feed to unit
Install new required ducting/ventilation to exterior wall of building
Cut holes in exterior wall for venting
Install new humidistat
Disconnect, lockout, demo and remove existing power feeds as needed
Wire new 30A dehumidifier unit using BX
Upgrade the wiring for the unit requiring larger feed cable
Install local disconnect
Install 30A 600V breaker
Supply new breaker in 600V MCC
ESA permit
Test and commission new dehumidifier
Provide staff training and operations manual
Clean up job site

Exclusions:

Platform modifications (wall removals, new walls, new guards etc.)
Any programming for integration with existing control systems

.2 Include **\$15,000** excluding HST for miscellaneous testing and inspection services including 3rd party roofing inspections, concrete testing, subgrade testing, backfill and compaction testing and Hydro and Gas Utility Charges (if applicable).

.3 Include **\$75,000** excluding HST for paint preparation works (roof access, labour, materials, scraping, power tool cleaning, blasting as required, cleaning, etc). This would include all associated lead containment, protection and disposal measures in accordance with the Ontario Health and Safety Act and its regulations pertaining to Occupational Exposure to Lead in Construction Work. Time and Material documentation shall be submitted for all costs. The General Contractor, Sub-Contractor, Owner, Construction Administrator, Environmental Consultant, and Paint Supplier Representative shall meet onsite to review site conditions, protection measures and all procedures prior to the start of work.

-continued -

ALLOWANCES

This Allowance does not include actual painting costs (roof access, protection, labour, materials, cleaning, priming, painting, mobilization and demobilization, etc.). These costs should be input under Item 16 of the Itemized Breakdown Schedule Table (Section 2.2) in the Form of Tender.

PART 3 **PRODUCTS (NOT APPLICABLE)**

PART 4 **EXECUTION (NOT APPLICABLE)**

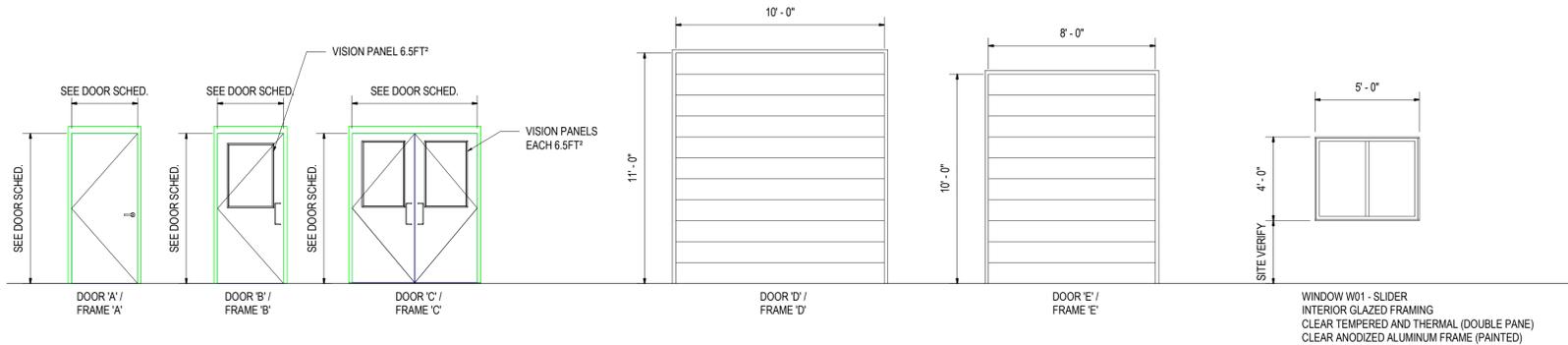
END OF SECTION

DOOR SCHEDULE											
Mark	HEIGHT (SEE NOTE 2)	WIDTH (SEE NOTE 2)	DOOR				FRAME			FIRE RATING	DOOR HARDWARE SET
			TYPE	MATERIAL	FINISH	GLASS	TYPE	MATERIAL	FINISH		
D01	7'-2"	3'-2"	A	I.H.M.	P&P	-	A	PS/TB	P&P	-	3
D02	7'-2"	3'-2"	A	I.H.M.	P&P	-	A	PS/TB	P&P	-	3
D03	7'-2"	3'-6"	A	I.H.M.	P&P	-	A	PS/TB	P&P	-	3
D04	7'-2"	3'-2"	A	I.H.M.	P&P	-	A	PS/TB	P&P	-	3
D05	7'-2"	3'-6"	A	I.H.M.	P&P	-	A	PS/TB	P&P	-	3
D06	7'-2"	3'-2"	B	I.H.M.	P&P	T/T	B	PS/TB	P&P	-	2
D07	7'-2"	6'-0"	C	I.H.M.	P&P	T/T	C	PS/TB	P&P	-	1
D08	7'-2"	3'-2"	B	I.H.M.	P&P	T/T	B	PS/TB	P&P	-	4
D09	11'-0"	10'-0"	D	STEEL	PRE-FINISHED	-	D	STEEL	P&P	-	5
D10	10'-0"	8'-0"	E	STEEL	PRE-FINISHED	-	E	STEEL	P&P	-	5
D11	10'-0"	8'-0"	E	STEEL	PRE-FINISHED	-	E	STEEL	P&P	-	5
D12	7'-2"	3'-2"	B	I.H.M.	P&P	T/T	B	PS/TB	P&P	-	4
D13	7'-2"	3'-0"	A	I.H.M.	P&P	-	A	PS	P&P	-	4

- NOTES:
- CONTRACTOR TO PROVIDE SHOP DRAWINGS INCLUDING BUT NOT LIMITED TO: ENLARGED DETAILS OF JAMB, HEAD, AND SILL, INCLUDING FLASHINGS, BLOCKINGS, CONNECTIONS, PROFILES, ETC. FOR REVIEW. SUBMIT SHOP DRAWINGS TO CONSULTANT FOR APPROVAL BEFORE FABRICATION AND/OR INSTALLATION.
 - CONTRACTOR TO CONFIRM ROUGH OPENING DIMENSIONS ON SITE BEFORE MANUFACTURING DOOR UNITS. MATCH EXISTING DOOR SIZES. ALL DOOR FRAMES AND HARDWARE DESIGNATED AS BEING FIRE RATED AND INSTALLED IN FIRE SEPARATIONS SHALL BEAR THE APPROPRIATE LABEL DESIGNATING THE FIRE RATING.
 - ALL DOORS TO BE INSULATED HOLLOW METAL, PRIMED AND PAINTED c/w WEATHERSTRIPPING AND DOOR SWEEPS U.N.O.
 - ALL DOOR FRAMES TO BE WRAP AROUND, UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR DOOR HARDWARE AND DOOR HARDWARE SCHEDULE FOR CONSULTANTS REVIEW PRIOR TO FABRICATION AND ORDER.
 - ALL DOOR FRAMES TO BE CONSTRUCTED OF 16 GAUGE STEEL, THERMALLY BROKEN AS PER THE MANUFACTURERS RECOMMENDATIONS.
 - ALL DOOR PANELS TO BE CONSTRUCTED OF 18 GAUGE STEEL.
 - REFER TO DOOR HARDWARE SCHEDULE WITHIN THE SPECIFICATIONS.
 - COORDINATE AND COMPLETE DOOR KEYING IN ACCORDANCE WITH OWNER'S REQUIREMENTS.
 - REFER TO DRAWING A1.1.
 - DOOR PAINT COLOUR TO LATER SELECTION.
 - I.H.M. - INSULATED HOLLOW METAL
 - P&P - PRIME AND PAINT
 - T/T - TEMPERED AND THERMAL GLAZING
 - PS - PRESSED STEEL
 - PS/TB - PRESSED STEEL THERMALLY BROKEN

HARDWARE SETS:

- TYPE 1: INTERIOR DOUBLE DOOR
- (2) HD CONTINUOUS HINGES
 - (2) DEAD LOCKS
 - (2) CYLINDERS
 - (2) DOOR PULLS (OFFSET TYPE)
 - (2) PANIC EXIT DEVICES c/w CONCEALED VERTICAL RODS (LESS BOTTOM ROD)
 - (2) DOOR CLOSERS
 - (2) KICKPLATES
 - WEATHERSTRIPS
 - (2) DOOR SWEEPS
 - (2) WALL MOUNT DOOR STOPS
- TYPE 2: INTERIOR SINGLE DOOR
- HD CONTINUOUS HINGES
 - DEAD LOCK
 - CYLINDER
 - DOOR PULL (OFFSET TYPE)
 - PANIC EXIT DEVICE
 - DOOR CLOSER
 - KICKPLATE
 - WEATHERSTRIP
 - DOOR SWEEP
 - FLOOR MOUNT DOOR STOP
- TYPE 3: EXTERIOR SINGLE DOOR
- (3) BUTT HINGES
 - PANIC EXIT DEVICES w/ KEYED MORTISE AND THUMB PIECE EXTERIOR TRIM
 - KICKPLATE (INTERIOR)
 - THRESHOLD
 - DOOR CLOSER
 - DOOR SWEEP
 - WEATHERSTRIP
- TYPE 4: INTERIOR SINGLE DOOR
- (3) BUTT HINGES
 - LOCKSET
 - DOOR CLOSER
 - KICKPLATE
 - WEATHERSTRIPS
 - DOOR SWEEP
 - FLOOR MOUNT DOOR STOP
- TYPE 5: EXTERIOR OVERHEAD DOOR
- D10 AND D11 MOTORIZED OPERATORS
 - D12 MANUAL CHAIN OPERATOR



Firm Name: EVB Engineering Certificate of Practice Number: 800 SECOND STREET WEST, CORNWALL, ON, K6J 1H6 CERTIFICATE NUMBER 100511614																																																										
Name of Project: CHAR-LAN RECREATION CENTRE ROOF AND SIDING REPLACEMENT Location: 19740 JOHN ST, WILLIAMSTOWN, ON K0C 2J0		The architect/engineer noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.																																																								
Item		Ontario's 2024 Building Code Data Matrix																																																								
		OBC Reference References are to Division unless noted [A] for Division A or [C] for Division C.																																																								
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Part 11 11.1 to 11.4	<input checked="" type="checkbox"/> Part 3 1.1.2[A] 1.1.2[A] & 9.10.1.3																																																							
2	Major Occupancy(s) GROUP - A-3	3.1.2.1.(1)	9.10.2																																																							
3	Building Area (m²) Existing 2650 m² New 0 m² Total 2650 m²	1.4.1.2[A]	1.4.1.2[A]																																																							
4	Gross Area Existing 3200 m² New 0 m² Total 3200 m²	1.4.1.2[A]	1.4.1.2[A]																																																							
5	Number of Storeys Above Grade 2 Below Grade 0	1.4.1.2[A] & 3.2.1.1.	1.4.1.2[A] & 9.10.4																																																							
6	Number of Streets/Fire Fighter Access 2	3.2.2.10. & 3.2.5.	9.10.20.																																																							
7	Building Size <input type="checkbox"/> Small <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Large <input type="checkbox"/> > Large	T 11.2.1.1.B.-N.																																																								
8	Existing Building Classification Change in Major Occupancy: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable (no change of major occupancy)	11.2.1.1.																																																								
9	Construction Index: 0 Hazard Index: 0 Importance Category: <input type="checkbox"/> Low <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post Disaster	T 11.2.1.1A T 11.2.1.1B to N	4.2.1.(3), 5.2.2.1.(2)																																																							
9	Renovation Type: <input checked="" type="checkbox"/> Basic Renovation <input type="checkbox"/> Extensive Renovation	11.3.3.1. 11.3.3.2.																																																								
10	Occupant Load Based on <input type="checkbox"/> m²/person <input checked="" type="checkbox"/> design of building - Lobby and Ancillary Spaces - No Change to Occupant Load - Second Floor Hall and Ancillary Spaces - No Change to Occupant Load - Rink Area and Ancillary Spaces - No Change to Occupant Load	3.1.17.	9.9.1.3.																																																							
11	Barrier-free Design <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain) NOT PART OF ALTERATION	3.8.	9.5.2.																																																							
12	Importance Category <input type="checkbox"/> Low <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post Disaster	TABLE 4.1.2.1																																																								
13	Reduction in Performance Level: Structural: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes By increase in occupant load: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes By change of major occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Sewage-systems: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Extension of combustible construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	11.4.2.1. 11.4.2.2. 11.4.2.3. 11.4.2.4. 11.4.2.5. 11.4.2.6.																																																								
14	Compensation Construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Structural: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Increase in occupant load: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Change of Major Occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Sewage Systems: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Extension of combustible construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	11.4.3.1. 11.4.3.2. 11.4.3.3. 11.4.3.4. 11.4.3.5. 11.4.3.6. 11.4.3.7.																																																								
15	Spatial Separation - Construction of Exterior Walls	3.2.3.	9.10.14.																																																							
	<table border="1"> <thead> <tr> <th>Wall</th> <th>Area of EBF(m²)</th> <th>L.D. (m)</th> <th>L/H or H/L</th> <th>Permitted Max % of Openings</th> <th>Proposed % of Openings</th> <th>FRR (Hours)</th> <th>Listed Design or Description</th> <th>Comb. Const.</th> <th>Comb. Const. Nonc. Cladding</th> <th>Non-Comb Const.</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>289 m²</td> <td>37 m</td> <td>3:1 TO 10:1</td> <td>100 %</td> <td>N/A</td> <td>N/A</td> <td>EXISTING</td> <td>NO</td> <td>NO</td> <td>EXISTING</td> </tr> <tr> <td>South</td> <td>208 m²</td> <td>60 m</td> <td>3:1 TO 10:1</td> <td>100 %</td> <td>10%</td> <td>N/A</td> <td>N/A</td> <td>NO</td> <td>NO</td> <td>YES</td> </tr> <tr> <td>East</td> <td>545 m²</td> <td>10 m</td> <td>>10:1</td> <td>38 %</td> <td>5%</td> <td>N/A</td> <td>N/A</td> <td>NO</td> <td>NO</td> <td>YES</td> </tr> <tr> <td>West</td> <td>545 m²</td> <td>25 m</td> <td>>10:1</td> <td>100 %</td> <td>4%</td> <td>N/A</td> <td>N/A</td> <td>NO</td> <td>NO</td> <td>YES</td> </tr> </tbody> </table>	Wall	Area of EBF(m²)	L.D. (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb. Const. Nonc. Cladding	Non-Comb Const.	North	289 m²	37 m	3:1 TO 10:1	100 %	N/A	N/A	EXISTING	NO	NO	EXISTING	South	208 m²	60 m	3:1 TO 10:1	100 %	10%	N/A	N/A	NO	NO	YES	East	545 m²	10 m	>10:1	38 %	5%	N/A	N/A	NO	NO	YES	West	545 m²	25 m	>10:1	100 %	4%	N/A	N/A	NO	NO	YES		
Wall	Area of EBF(m²)	L.D. (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb. Const. Nonc. Cladding	Non-Comb Const.																																																
North	289 m²	37 m	3:1 TO 10:1	100 %	N/A	N/A	EXISTING	NO	NO	EXISTING																																																
South	208 m²	60 m	3:1 TO 10:1	100 %	10%	N/A	N/A	NO	NO	YES																																																
East	545 m²	10 m	>10:1	38 %	5%	N/A	N/A	NO	NO	YES																																																
West	545 m²	25 m	>10:1	100 %	4%	N/A	N/A	NO	NO	YES																																																

EXPLANATORY NOTES:

- SCOPE OF WORK: WORK IS FOR THE BASIC RENOVATION OF THE EXISTING CHAR-LAN RECREATION CENTRE. A TWO STOREY GROUP A-3 BUILDING WHERE THE BUILDING CLASSIFICATION AND OCCUPANT LOAD REMAIN UNCHANGED. THE BUILDING WILL REMAIN UNSPRINKLERED.
- 3.1.2.1. CLASSIFICATION OF BUILDING
THE MAJOR OCCUPANCIES ARE GROUP A - DIVISION 3
 - 3.1.17.2. OCCUPANT LOAD
THE EXISTING OCCUPANT LOAD REMAIN UNCHANGED PER ITEM 10 OF THE CODE DATA MATRIX
 - 3.2.2. BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
3.2.2.30 GROUP A, DIVISION 3, UP TO 2 STOREYS
 - 3.2.3.1. LIMITING DISTANCE AND AREA OF UNPROTECTED OPENINGS
AREA OF UNPROTECTED OPENINGS AT ALL ELEVATIONS ARE PERMITTED AS STATED IN ITEM 15 OF THE CODE DATA MATRIX
 - 3.2.3.7. CONSTRUCTION OF EXPOSING BUILDING FACE
THE CONSTRUCTION OF EXPOSING BUILDING FACES ON ALL ELEVATIONS ARE REQUIRED TO BE OF NON-COMBUSTIBLE CONSTRUCTION PER 3.2.2.30.

DATE	NO.	REVISION
2025/12/12	2	RE-ISSUED FOR TENDER
2025/11/06	1	ISSUED FOR TENDER

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF EVB ENGINEERING WHO RETAINS OWNERSHIP AND AUTHORITY OF THIS DOCUMENT IN ITS ENTIRETY. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF EVB ENGINEERING. AUTHORIZED USE OF THIS DRAWING IS GRANTED SOLELY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT. COPYRIGHT © 2017 EVB ENGINEERING.



PROJECT:
CHAR-LAN RECREATION CENTRE ROOF AND SIDING REPLACEMENT

TITLE:
GENERAL INFORMATION AND DOOR SCHEDULE

SCALE: 1/4" = 1'-0"	JOB NO: 25097
DESIGNED BY: G.E.	DATE: 2025/12/12
DRAWN BY: J.G.	DRAWING NO.
CHECKED BY: G.E.	A0.1