



THE COUNTY OF LENNOX & ADDINGTON

CONTRACT No. 24073

LOYALIST AMBULANCE BASE

ADDENDUM #3

Please see responses to the following questions:

Q1: A flagpole is noted in the details of the project documents but not on the site plan. Is a flagpole to be included for by the general contractor?

Is it possible to change the roofing system to a two-ply modified bitumen (Mod-Bit) roof?

A1: Flagpole is to be included, see revised DWG 101 Site Plan and 10 75 00 flagpole specification included with this addendum. For the roofing system, bid as tendered.

Q2: Refer to drawing E001: Please provide a revised electrical legend on E001 to include the symbol for data outlet/drops. These locations don't appear to be indicated on the plans. Thank you.

A2: Data & Telephone: Supply and install a cable tray along the full length of Corridors 106 and 107, including running down the main corridor and the sub-corridors. Cable tray to be above AT ceiling. Cable tray shall be 12" (300mm) wide x 4" (100mm) high, wire mesh cable tray, painted black. LEGRAND or approved equal. Cable tray shall extend to the IT Room, with all fittings for elbows and corners throughout. Legend Symbols are as follows:

	TELEPHONE OUTLET - WALL	MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTER 400mm (16 in)
	TELEPHONE OUTLET - CEILING	
	DATA OUTLET - WALL	MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTER 400mm (16 in)
	DATA OUTLET - CEILING	



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Q3: SIDEWALK SNOW MELTING MAT
INSTALLED IN CONCRETE SIDEWALK BY CANADA MATS is noted all over the Electrical Floor Plan. Please confirm if these are in contract or not.

A3: Supply and install snow melt mats, and exterior weatherproof junction box, as indicated on Drawing E100. Supply and install Canada Mats DS-2C controller at each entrance junction box, for wiring and control of the system. Snow Mat circuiting is as indicated on Drawing E004, Panel DP1 circuits 27/29 and 31/33.

Q4: Lockers have no elevations, no basis of design. Price can drastically change. Please provide clarity, bids should be levelled.

A4: Section 10 51 13 provides the locker design criteria. Provide any manufacturer/model to suit.

Q5: Please confirm concrete curb scope of work. Civil drawings are not clear if required around entire asphalt edge. If required, please provide a detail - none of civil or arch.

Flag poles are shown on site plan with no notes, no specification references. Are these required? Basis of design?

Exterior Entrance (Service 118) - Concrete walk way seems to disconnect at the entrance slab. (Concrete Hatch ends, Hydroseed Hatch starts) Is this a drawing error? Shall the walkway be continuous?

A5: No concrete curb is required around the asphalt edge for civil works. Flagpoles are required, refer to answer #1. The concrete sidewalk for the exterior entrance of Service 118 extends to the asphalt loading space with a flush connection.



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Q6: Detail 7 Drawing F-5 on Struct. shows rigid insulation below slab and on the vertically down foundation wall. (Cold Storage) Detail 1 S-7. Please confirm this is not required. As other details/sections do not show this.

A6: The insulation on foundation wall and under slab is dictated by architectural details and is shown on structural for information only. For the cold storage building, refer to Detail 8/321 (no insulation).

Q7: Arch Foundation Plan : Foundation wall along grid line 4 on Arch. Foundation is noted as FW1 (340mm),, Structural notes 500mm - which governs?

A7: On Detail 2/301, delete the "FW1" label on Grid 4 west of Grid K. The entry feature wall is correctly dimensioned as 500 thick.

Q8: Foundation walls, Gridline 6 Arch shows FW1 '340mm' Struct. Shows '190mm' please confirm

A8: Refer to Detail 2/301 - Foundation Plan. On Grid 6, between grids F - B, revise the Foundation wall to be FW2 instead of FW1, centred below 190 block wall above. The portion on Grid 6 between grids B - A remains as FW1.

Q9: Gridline 8 - Foundation wall is noted as 340 mm on struct. meanwhile arch shows FW2 190 mm base bid, FW3 390 separate price. Please clarify this, also clarify how we are supposed to price with FW2 and deduct FW3?



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A9: Detail 2/F1 is incorrect as to find wall type on Grid 8. If we proceed with the separate price Decon Bay, the wall on grid 8 becomes just an internal wall and would thus be 190 thick instead of 340 thick as shown on arch plan.

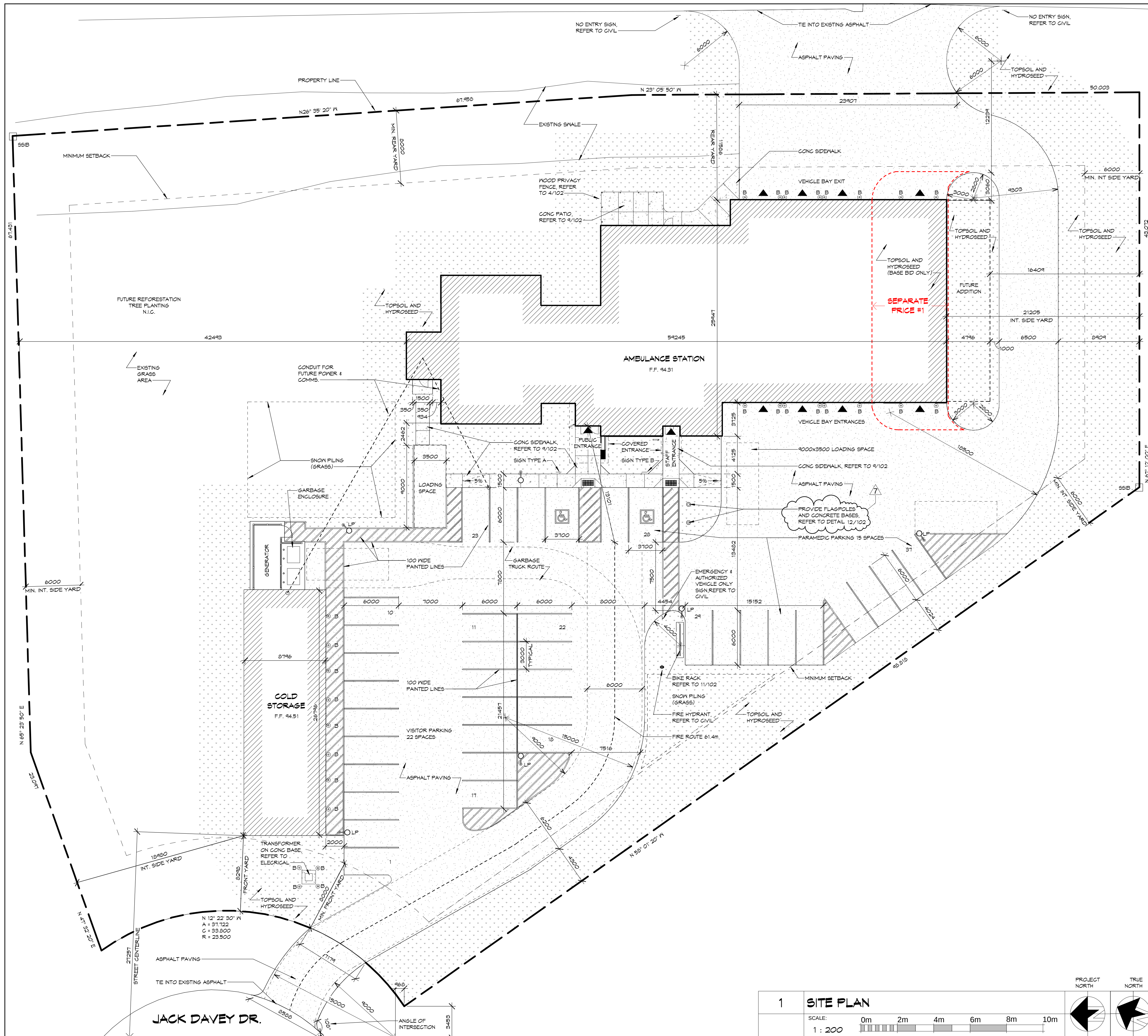
Q10: Can you clarify if the generator will be natural gas or diesel? They mention a 48-hour sub base fuel tank which would be for a diesel, but also state it should have a natural gas/propane engine.

Does the enclosure need to be green? Looks like the spec was written for Cummins, which are green for this size.

A10: Drawing E002, Note 2.1.1 – Delete the word “natural”. The generator shall be Diesel, with base tank. Cummins green is an acceptable colour.

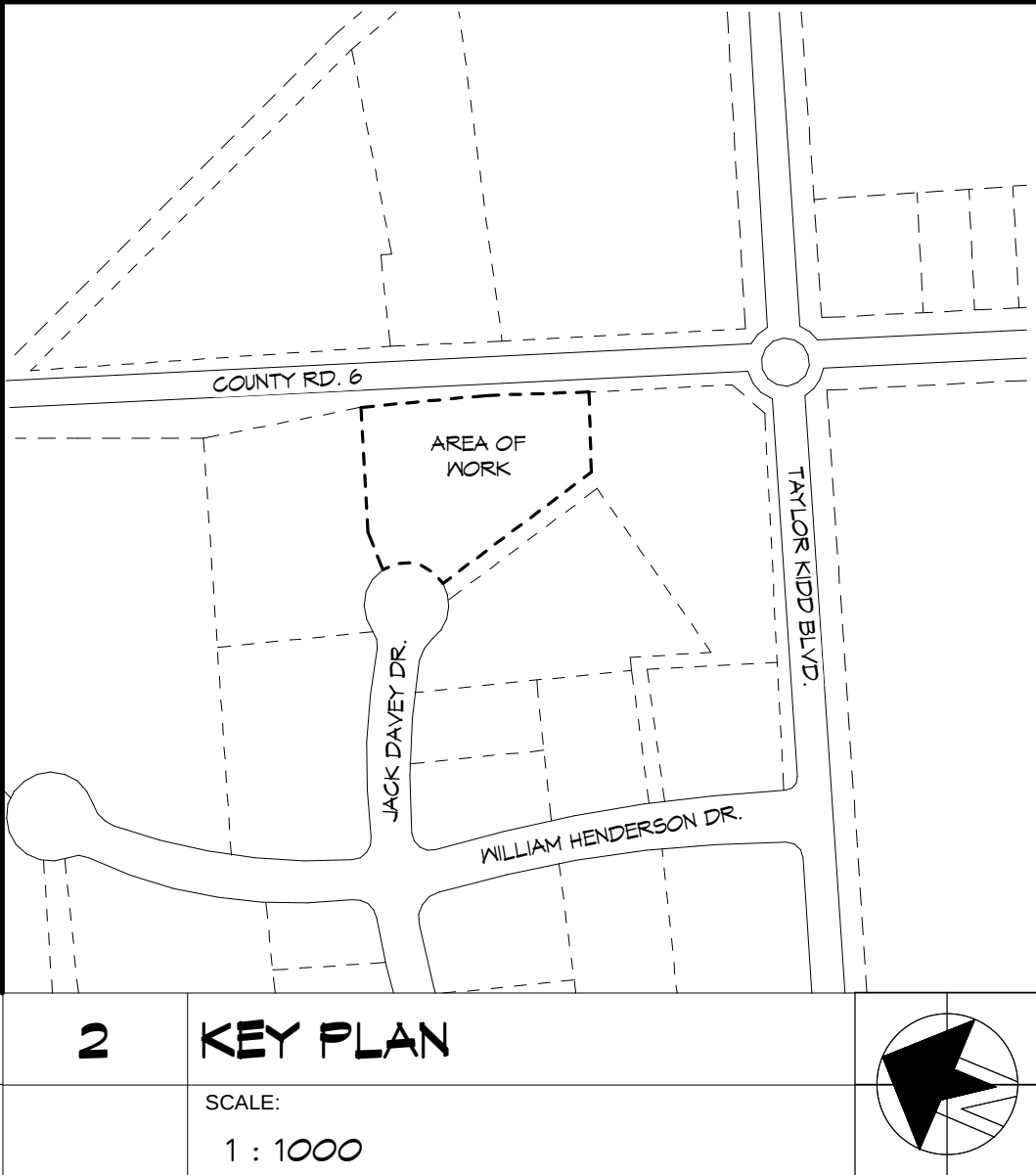
Q11: The coiling counter shutter I'm reading is 1300 X 92 which can't be correct. Can you confirm the size please

A11: The Coiling Counter Door height was not dimensioned clearly. Refer to Details 5 & 6 on 318. The height of the opening is 1220 mm with sill at top of backsplash top as per detail 5.



SITE STATISTICS

LOYALIST TOWNSHIP			
DESCRIPTION	REQ'D/PERMITTED	PROVIDED	COMMENTS
ZONING	BY-LAW NO. 2001-38 M1-12 ZONE	NO CHANGE	COMPLIES
LOT AREA	0.2ha MINIMUM	0.94ha	COMPLIES
GROSS BUILDING AREA	N/A	1105 m ² AMBULANCE	COMPLIES
GROSS BUILDING AREA	N/A	240 m ² COLD STG	COMPLIES
FRONTAGE	30.0m MINIMUM	57.2 m	COMPLIES
FRONT YARD	8.0 m MINIMUM	8.3 m	COMPLIES
REAR YARD	8.0 m MINIMUM	11.6 m	COMPLIES
EXTERIOR SIDE YARD	N/A		NA
INTERIOR SIDE YARD	6.0 m MINIMUM	18.9 m	COMPLIES
STREET CENTERLINE (JACK DAVEY DRIVE)	18.0 m MINIMUM	27.3 m	COMPLIES
LOT COVERAGE	50% MAXIMUM	1366 m ² (14.5%)	COMPLIES
LANDSCAPED AREA	10% MINIMUM	5055 m ² (54%)	COMPLIES
HEIGHT OF BUILDING	12.0 m MAXIMUM	7.8 m AMBULANCE	COMPLIES
HEIGHT OF BUILDING	12.0 m MAXIMUM	3.9 m COLD STG	COMPLIES
PARKING SPACES	1105/100m ² = 11 SPACES MINIMUM (BY-LAW - 5.25.6.12.3.e)	37 SPACES	COMPLIES
B.F. PARKING SPACES	1 SPACES MINIMUM	2 SPACES	COMPLIES
LOADING SPACES 9000mm X 9500mm	6FA BETWEEN 300m ² AND 2500m ² = 2 SPACES REQUIRED	2 SPACES	COMPLIES



NOTES:

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DRAWINGS MUST NOT BE SCALED. VERIFY DIMENSIONS ON SITE



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PROJECT

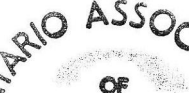
COUNTY OF LENNOX &
ADDINGTON - LOYALIST
AMBULANCE BASE

BLOCK 10, LOYALIST BUSINESS PARK

DRAWING

SITE PLAN

SCALE
As indicated

 PROFESSIONAL SEAL ONTARIO ASSOCIATION OF ARCHITECTS <i>Todd M. Colbourne</i> TODD M. COLBOURNE LICENCE 4157 NOT FOR PERMIT OR CONSTRUCTION WITHOUT SEAL AND ISSUED NOTE	DRAWN	DATE
	WH	DEC 2025
	CHECKED	PRINTED
	TC	-
REVIEWED	DRAWING No.	
TC		
PROJECT No.		
2407B		

Part 1 General**1.1 RELATED REQUIREMENTS**

- .1 Section 03 30 00 – Cast-in-Place Concrete .

1.2 DESIGN REQUIREMENTS

- .1 Flagpole, bases and anchorage devices to resist minimum wind velocity of 145 km/h

1.3 ACTION AND INFORMATIONAL SUBMITTALS

- .1 Submit in accordance with Section 01 33 00 - Submittal Procedures.
- .2 Shop Drawings:
 - .1 Indicate dimensions, finishes, concrete base detail, base collars, anchoring and support systems, cleats, halyard boxes, trucks, and finials for flagpoles.

1.4 DELIVERY, STORAGE, AND HANDLING

- .1 Deliver, store, and handle materials in accordance with Section 01 61 00 - Common Product Requirements, and:
 - .1 Delivery and Acceptance Requirements:
 - .1 Spiral wrap each flagpole with heavy kraft paper, wood strip and steel band, or polyethylene wrap, and pack in tubing for shipment.
 - .2 Deliver each flagpole in one (1) piece.

Part 2 Products**2.1 MATERIALS**

- .1 Flagpole shall be manufactured by Ewing Flag poles or approved equal.
- .2 Aluminum: To AA alloy 6063-T5.
 - .1 Fabricate from seamless extruded tubing.
- .3 Isolation coating: alkali-resistant bituminous paint or epoxy resin solution.

2.2 FABRICATION

- .1 Supply 7600mm long flagpole as complete unit including base mounting brackets, anchorage, and fittings.
- .2 Cone Tapered Flagpole:
 - .1 Seamless, uniform, straight line tapered section above cylindrical butt section.
 - .2 Taper: 25 mm of run.
- .3 Do welding to appropriate CSA Standard, by welders certified by Canadian Welding Bureau. Finish exposed welds flush and smooth.
- .4 Fabricate ground-set foundation assembly for flush installation of flagpole as indicated on Drawings.
- .5 Fabricate mountings of same metal as flagpoles where exposed and of galvanized steel below ground level where encased in concrete.

2.3 ACCESSORIES

- .1 Finial: 150 mm ball, minimum 1.6 mm thick, anodized aluminum, flush seam.
 - .1 Colour: Match flagpole finish.
- .2 Truck Assembly: Cast aluminum, stainless steel ball bearings, non-fouling, revolving double truck assembly; finish to match flagpole.
- .3 Cleats: 230 mm size, two per halyard, aluminum finish to match flagpole.

- .4 Halyard:
 - .1 Internal halyard, two continuous halyards per flagpole; 8 mm diameter braided polyester..
- .5 Swivel Snaps: Two per halyard; aluminum with neoprene or vinyl covers.
- .6 Cleat Box: One per cleat; cast aluminum finish to match flagpole. Provide hasp for Owner's padlock, hinged cover, and tamperproof screws. Include lockable cleat box.

2.4 FINISHES

- .1 Aluminum.
 - .1 Finish exposed surfaces of aluminum components in accordance with Aluminum Association Designation System for Aluminum Finishes - 1980.

Part 3 Execution

3.1 INSTALLATION

- .1 Shop apply isolation coating to metal surfaces of flagpole and base that will be encased in concrete or below grade level.
- .2 Install flagpoles, base assemblies and fittings to reviewed Shop Drawings, manufacturer's instructions, and Contract Documents.
- .3 Provide ground stakes for positive lightning ground for each ground set flagpole installation.
- .4 Check and adjust installed fittings for smooth operation of halyards.

END OF SECTION