ARCHITECTURAL ADDENDUM 01



Company:	Tourism Prince George	Project Name:	Prince George Tourism Rotunda Renovation
Address:	808 Canada Games Way, Prince George,	Project Number:	2023-047
	B.C. V2L 5L1	File Code:	3-2.2
		Date:	March 6, 2024
Attention:	Josh Nycholat	Addenda No.	01

Please refer to the attached revised drawings. This will form part of the contract documents as revised.

Sheet A001

- General construction notes added to sheet.

This addendum shall be read in conjunction with the drawings and specifications, shall become part of the Contract Documents, and shall be fully binding on the Bidder.

END OF ARCHITECTURAL ADDENDUM 01

Distribution: (Please indicate with check mark)				
	Copy Checkmark & Paste Corresponding Box			
✓	Owner	✓	Project Architect	
✓	Project Manager		Structural Consultant	
✓	File		Mechanical consultant	
✓	Bidders		Electrical Consultant	
			Others	

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TYPE	DESCRIPTION
EX101	EXISTING PARTITION 12.7mm GYPSUM BOARD 152mm STEEL STUDS @ 406 O/C 12.7mm GYPSUM BOARD
EX102	EXISTING WALL ACRYLIC STUCCO 12.7mm PLYWOOD SHEATHING 152mm STEEL STUDS
EX103	EXISTING WALL 19.7 x 19.7 x 9.8 GLASS BLOCK
EX104	EXISTING PARTITION CONCRETE MASONRY UNITS
EX105	EXISTING WALL ACRYLIC STUCCO CONCRETE MASONRY UNITS
EX106	EXISTING PARTITION 12.7mm GYPSUM BOARD 92mm STEEL STUDS @ 406 O/C
EX107	EXISTING WALL ACRYLIC STUCCO 12.7mm PLYWOOD SHEATHING 152mm STEEL STUDS 1.52mm BLANKET INSULATION

EXISTING CEILING ASSEMBLIES		
TYPE	DESCRIPTION	
EXC01	EXISTING CEILING 12.7mm TYPE 'X' GYPSUM BOARD STEEL STUDS	
EXC02	EXISTING CEILING 12.7mm TYPE 'X' GYPSUM BOARD STEEL STUDS	
EXC03	EXISTING CEILING CONCRETE	

EXISTING FLOOR ASSEMBLIES		
TYPE	DESCRIPTION	
EXF01	EXISTING SECOND FLOOR CONCRETE SLAB	
EXF02	EXISTING CONCRETE SLAB ON GRADE	

RATED PARTITION ASSEMBLIES TYPE DESCRIPTION RATED INTERIOR PARTITION STC 51 TO MEET S7a PER A-9.10.3.1 EXTEND TO U/S STRUCTURE (OR TO 3735 A.F.F. ON SECOND FLOOR BREAK OUT ROOMS) FINISH AS SCHEDULED 15.9 TYPE 'X' GYPSUM BOARD 152 METAL STUDS @ 400 O/C ACOUSTIC BATT INSULATION TO FILL STUD CAVITY

15.9 TYPE 'X' GYPSUM BOARD

FINISH AS SCHEDULED

CEILING ASSEMBLIES			
TYPE	DESCRIPTION		
C01	GYPSUM BOARD CEILING/ BULKHEAD FINISH AS SCHEDULED 15.9 GYPSUM BOARD 64/92/152 METAL STUD FRAMING @ 406 O/C SUPPORT ON ADJACENT WALL FRAMING		
C02	GYPSUM BOARD CEILING/ BULKHEAD FINISH AS SCHEDULED 15.9 GYPSUM BOARD 64/92/152 METAL STUD FRAMING @ 406 O/C 50mm STONEWOOL BOARD INSULATION; LAY ON TOP FOR SOUND MITIGATION SUPPORT ON ADJACENT WALL FRAMING		

FLOOR ASSEMBLIES		
TYPE	DESCRIPTION	
FO1	NEW CONCRETE SLAB ON GRADE FINISH AS SCHEDULED REINFORCED CONCRETE SLAB ON GRADE; REFER TO STRUCTURAL 10mil POLY VAPOUR BARRIER COMPACTED GRAVEL; REFER TO STRUCTURAL SUB BASE; REFER TO STRUCTURAL	
F02	NEW SECOND FLOOR SLAB INFILL 1 HOUR F.R.R. BASED ON ULC NO.1509 CONCRETE TOPPING WITH METAL DECK; REFER TO STRUCTURAL STEEL STRUCTURE; REFER TO STRUCTURAL 22mm FURRING CHANNELS TO U/S STRUCTURE 15.9 TYPE 'X' GYPSUM REFER TO STRUCTURAL	

GENERAL CONSTRUCTION NOTES

1. DRAWINGS ARE NOT TO BE SCALED.

2. ALL CONSTRUCTION, INCLUDING MEANS & METHODS, MUST MEET OR EXCEED THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018 PLUS ANY AND ALL AUTHORITIES HAVING JURISDICTION DURING ALL PHASES OF WORK.

3. CONTRACTOR TO COMPLY TO THE REQUIREMENTS OF ANY AND ALL AUTHORITIES HAVING

JURISDICTION DURING ALL PHASES OF WORK.

4. ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE. IT IS THE CONTRACTOR'S

RESPONSIBILITY TO BRING ALL OMISSIONS, DISCREPANCIES, INCLUDING DIMENSIONS, TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCING OF ANY WORK.

5. ANY PATCHING, REPAIR, REFINISHING, RECONSTRUCTION AND REPAINTING WORK REQUIRED

AS A RESULT OF PERFORMANCE OF WORK OF THIS CONTRACT SHALL INCORPORATE AND BE

PERFORMED WITH MATERIALS TO MATCH SAME AND SHALL MAINTAIN REQUIRED FIRE RATINGS.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT WHEREVER A FIRE SEPARATION IS REQUIRED AS INDICATED BY THE CONSTRUCTION TYPE ON THE DRAWINGS, ALL COMPONENTS OF THE ASSEMBLY ARE TO BE APPROVED MATERIALS WITH INSTALLATION/FABRICATION PROCEDURES PER DIRECTIONS OF THE U.L.C. NUMBER AND/OR REQUIREMENTS OF THE BCBC 2018. ALL FIRE SEPARATIONS MUST BE CONTINUOUS WITHIN THEIR EXTENT, AND ALL JOINTS TO BE

7. DIMENSIONS INDICATED ON FLOOR PLANS ARE TO GRID LINE, EXTERIOR FACE OF SHEATHING FOR EXTERIOR WALLS, OR FACE OF METAL STUD, OR FACE OF MASONRY. SEE FLOOR PLANS FOR ADDITIONAL DIMENSION NOTES.

8. WHERE TYPE "X" OR TYPE "C" GYPSUM BOARD IS NOTED ON DRAWINGS, PROVIDE FIRE-RESISTANT GYPSUM BOARD C/W U.L.C. LABEL.

9. WHEN A PARTITION OCCURS ALONG A CONTROL JOINT, FASTEN THE TRACK TO ONE SIDE ONLY.

10. GYPSUM BOARD CONTROL JOINTS ARE TO BE AT 9000mm O.C. MAXIMUM, OR AS OTHERWISE SHOWN.

11. PROVIDE 19mm PLYWOOD BACKING AT TELEPHONE AND SURFACE MOUNTED ELECTRICAL PANELS LOCATIONS. PAINT USING INTUMESCENT PAINT PRIOR TO INSTALLATION.

RECESSED OR SURFACE MOUNTED EQUIPMENT, MILLWORK, AND ACCESSORIES AT ALL ANCHOR POINTS. BACKING TO BE 19mm FIR PLYWOOD, A MINIMUM OF 300mm WIDE FASTENED TO 3 STUDS MINIMUM.

13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE HIS OWN FORCES AND HIS SUB

12. PROVIDE SOLID BACKING IN STEEL STUD PARTITIONS BEHIND GYPSUM BOARD AT ALL

TRADES TO ENSURE THAT HOLES CUT FOR PENETRATIONS THROUGH THE EXTERIOR WALL SYSTEMS ARE NOT OVERSIZED. AFTER INSTALLATION OF ANY PENETRATIONS, THE VOIDS BETWEEN THE PENETRATION OPENING AND THE PENETRATED MATERIALS SHALL BE COMPLETELY SEALED TO ENSURE THE INTEGRITY OF THE AIR/VAPOUR BARRIER.

14. WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL INSTALLATIONS
PENETRATE WALL AND/OR FLOOR ASSEMBLIES AS A RESULT OF WORK OF THIS CONTRACT SEAL
ANY SUCH PENETRATIONS WITH FIRE RATED ACOUSTICAL SEALANT AND MAINTAIN REQUIRED FIRE
RATING AND ACOUSTICAL MINIMUMS.

15. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.

16. ALL CEILING HEIGHTS SHOWN ON THE REFLECTED CEILING PLANS ARE RELATED TO A CLEAR DIMENSION ABOVE THE FLOOR AND DIRECTLY BELOW THE CEILING.

17. ALL INTERIOR FRAMED PARTITIONS ARE TO BE BRACED BACK TO THE STRUCTURE ABOVE THE SUSPENDED CEILING SYSTEM USING METAL STUD @ MAXIMUM 1200mm O.C. EACH SIDE OF WALL.

18. WHERE FRAMED DRYWALL PARTITIONS ARE TO EXTEND UP TO THE UNDERSIDE OF ROOF FRAMING OR STRUCTURES PROVIDE A TRACK ASSEMBLY TO ALLOW FOR A ROOF DEFLECTION OF 25mm, TYPICAL. TRACK ASSEMBLY SHALL CONSIST OF A 50mm DEEP TRACK AND STANDARD TRACK IN COMBINATION OR SLOTTED TOP TRACK WITH WALL BOARD FASTENED TO STUD ONLY. THE JUNCTIONS OF THE TRACK TO STRUCTURE AND GYPSUM BOARD TO THE TRACK MUST BE CAULKED AIR TIGHT.

19. WHERE WALLS, BULKHEADS, ETC. ARE CALLED FOR TO EXTEND UP TO THE U/S OF THE STRUCTURE OR DECK ABOVE IT IS THE INTENTION OF THESE DRAWINGS THAT THE ASSEMBLIES IN QUESTION ARE TO EXTEND UP TO THE U/S OF THE DECK, SUBSTRATE, BOARDING OR BEAM DIRECTLY ABOVE THE SAID ASSEMBLY UNLESS INDICATED OTHERWISE ON THE STRUCTURAL DRAWINGS. THE HEAD OF THE ASSEMBLY SHALL BE CONSTRUCTED TO INCORPORATE A DEFLECTION SPACE OF UP TO 25mm. THE DEFLECTION SPACE SHALL BE FILLED WITH FIRE STOP MATERIAL AND, WHERE THE ASSEMBLY IS REQUIRED TO BE FIRE RATED, PROVIDE A FIRE RATED SEALANT TO SPAN THE JOINT. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE APPROPRIATE SOLUTION TO MAINTAIN FIRE RATING.

20. IN FRAMED DRYWALL PARTITIONS PROVIDE HORIZONTAL SHEET METAL STRAPPING AT ALL HORIZONTAL DRYWALL JOINTS. WHERE FITMENTS OR INSTALLATIONS ARE SECURED/MOUNTED TO FRAMED WALL ASSEMBLIES PROVIDE HORIZONTAL SHEET METAL STRAPPING FOR ANCHORING PURPOSES.

21. DOORS AND/OR WINDOWS THAT ARE NOT DIMENSIONED ARE 100mm FROM THE NEAREST FACE OF A PERPENDICULAR WALL TO THE EDGE OF THE ROUGH OPENING.

22. ALL UNITS IN mm UNLESS NOTED OTHERWISE

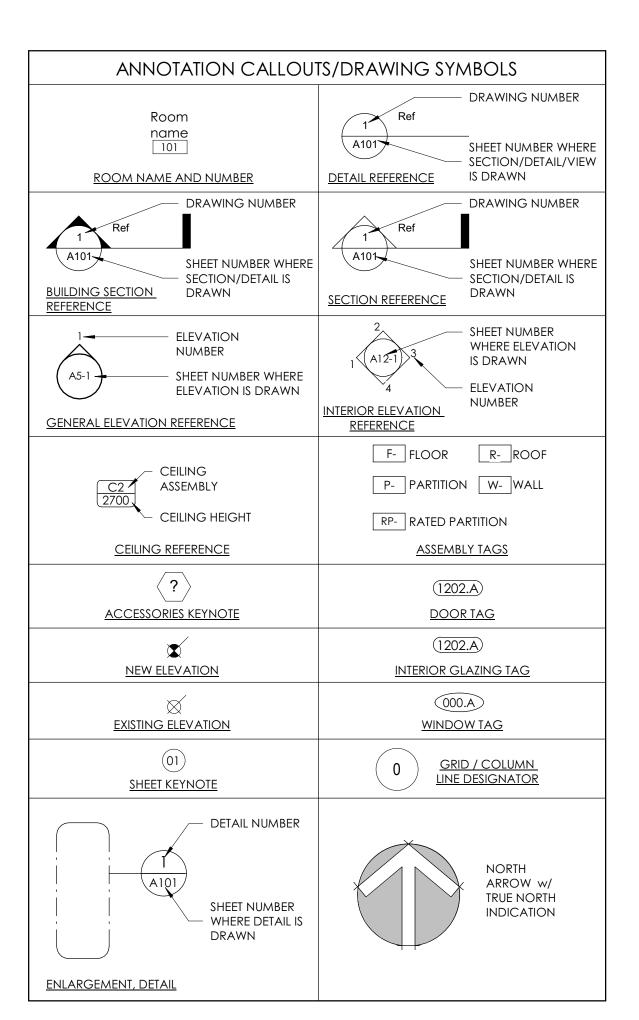
23. ALL PARTITIONS REQUIRED TO HAVE AN STC RATING MUST EXTEND TO U/S DECK AND SEALED WITH ACOUSTIC SEALANT AROUND PERIMETER.

24. ALL MILLWORK TO BE SITE MEASURED PRIOR TO MANUFACTURE AND INSTALLATION

25. ALL EXPOSED STRUCTURE AND DUCTING SHALL BE PAINTED LIGHT GREY

26. ALL STRUCTURAL COLUMNS RESPONSIBLE FOR SUPPORTING FLOORS ABOVE, ARE TO BE FIRE RATED AS PER THE BRITISH COLUMBIA BUILDING CODE 2018 PLUS ANY AND ALL AUTHORITIES HAVING JURISDICTION

27. EXISTING STRUCTURAL JOISTS HAVE ASSUMED HEIGHT BASED ON EXISTING DRAWINGS. ALL EXISTING STRUCTURE MAY VARY IN HEIGHT, AND SHALL BE SITE MEASURED. CONTRACTOR IS RESPONSIBLE FOR MEETING ALL REQUIRED CEILING CLEARANCES.



typical abbreviations			
AFF BLK CJ CLNG CLR CONC CONC CONT C/W DJ FE FEC FO HORZ HP F MAX MIN	ABOVE FINISHED FLOOR BLOCK CONTROL JOINT CEILING CLEAR COLUMN CONCRETE CONTINUOUS COMPLETE WITH DEFLECTION JOINT FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FACE OF HORIZONTAL HIGH POINT INSIDE FACE LOW POINT MAXIMUM MINIMUM	O/H OPP OSB PLY PF PT REV R RD RO SIM STL SS THK T/O TP TYP U/G U/S	OVERHEAD OPPOSITE ORIENTED STRAND BOARD PLYWOOD PREFINISHED PRESSURE TREATED REVISION RADIUS ROOF DRAIN ROUGH OPENING SIMILAR STEEL STAINLESS STEEL THICK TOP OF TURNING POINT TYPICAL UNDERGROUND UNDERSIDE VERTICAL WITH
NIC O/C	NOT IN CONTRACT ON CENTRE		

