

**RONALD
AWDE
ARCHITECT**
1458 ■ KING ■ STREET
BETHANY ■ ONTARIO
705 ■ 277 ■ 9490

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CEI 2 - Kurs 11

CELC - Kirkfield

1047 Portage Road, Kirkfield, Ontario

08-24 Business Law Project

03-24	Re-Issued for Permit
01-15	Issued for Permit

11-15 Issued for Demolition

09-04	Pre-consult Discussion
09-10	Pre-consult Discussion

08-13	Pre-consult Discussion
04-15	Pre-consult Discussion

ISSUE

2004-02

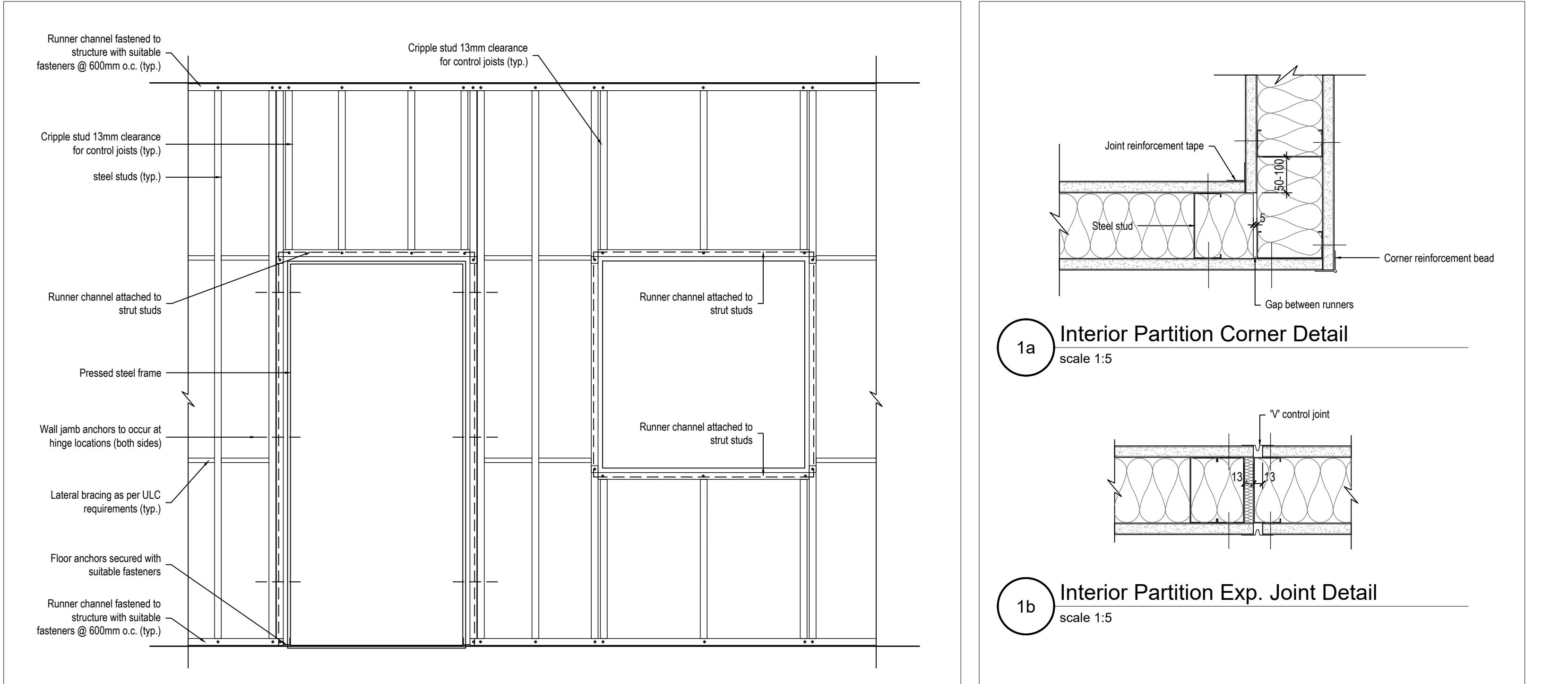
2024-03

R.A.

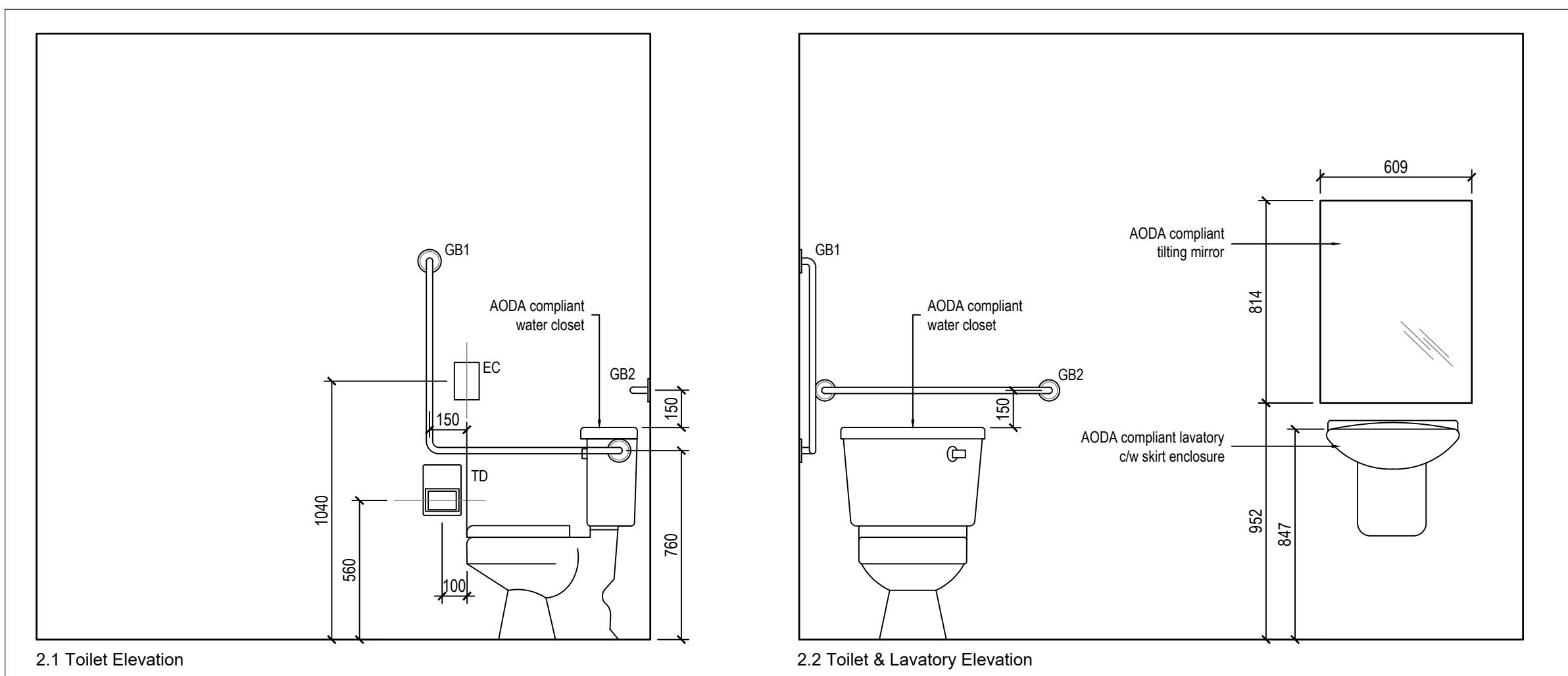
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S1-81

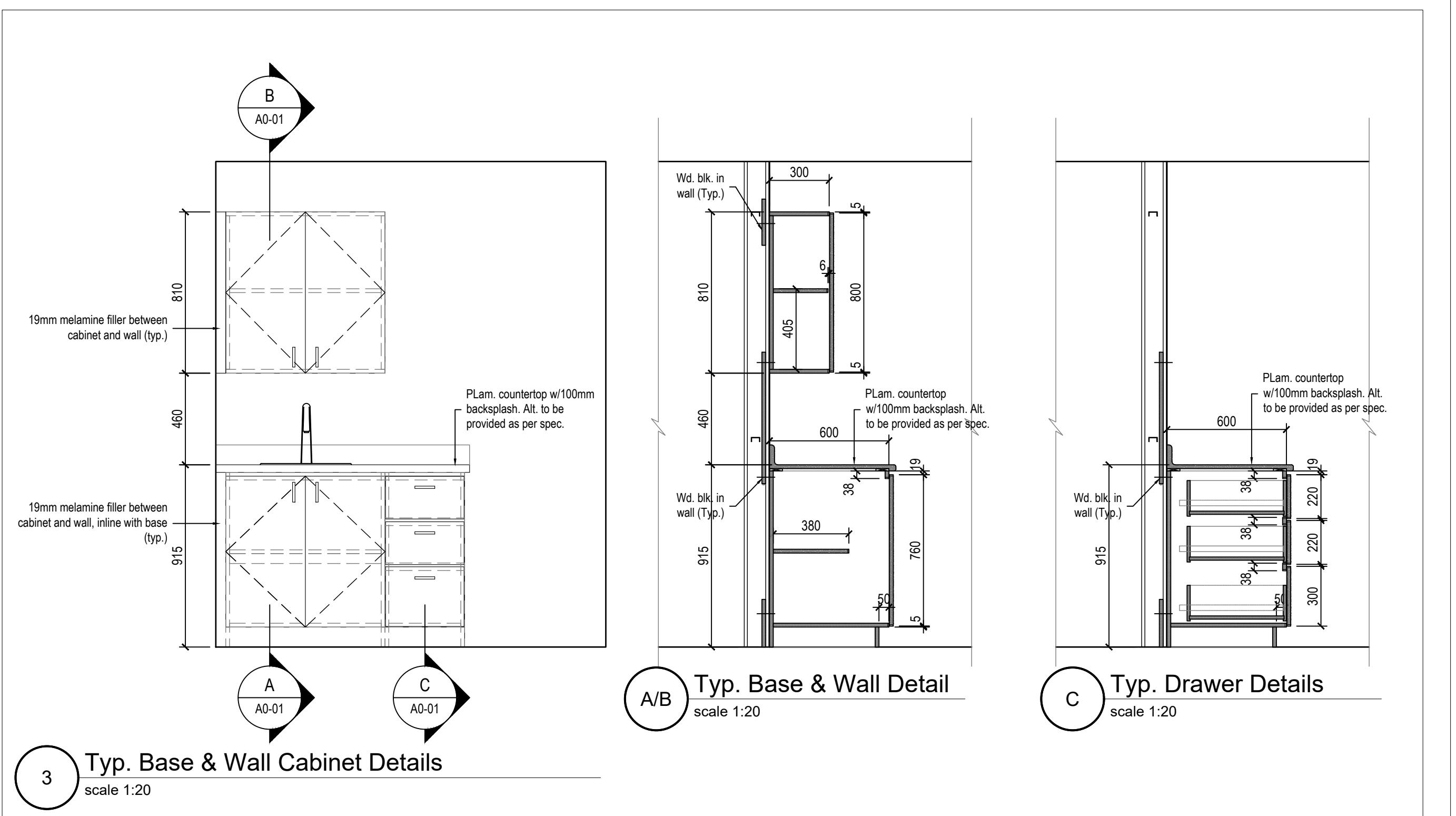
S1.01



1 Typical Interior Partition Framing Details



BFA Washroom Details



Typ. Base & Wall Cabinet Details

TARIO BUILDING CODE FIRE RESISTANCE RATING REQUIREMENTS following represents the existing conditions as represented in the original permit/ construction documents)	
-COMBUSTIBLE CONSTRUCTION (O.B.C. 3.2.2.24 A2)	
BUILDING COMPONENT	FIRE SEPARATION & RATING REQUIRED (PROVIDED)
ic Corridors	N/A
idors Used by the Public	Not Required
idors Serving Guest Rooms	1 hour
st Rooms	1 hour
ergency Generator	2 hours
ator & Machine Room	1 hour
oage Room	1 hour
n Kitchen	Not Required
dent Dining Areas	Not Required
ndry Room	Not Required
d Bearing Elements	1 hour
r Assembly	1 hour
anical Room w/Fuel Fired Appliances	2 hours
Stair Shafts	1 hour
ical Service Shafts	1 hour

ONTARIO BUILDING CODE CLASSIFICATION - PART 3											
Site Building Information is as represented in the original permit/ construction documents 2001/02)											
Building Area	Existing	504.03 s.m.		5,425 s.f.							
	New	0 s.m.		0 s.f.							
	Total	504.03 s.m.		5,425 s.f.							
Building Use and Classification	Major Occupancy 3.2.2.40	Group (A)		Division (2)							
Number of Storeys	1										
Number of Streets	1										
Brinkler System	None										
Construction Assembly	Existing Bldg. Renovation Area	Combination Combustible/Non-Combustible Non-Combustible									
Fire Alarm System	Provided										
Piping System	Not Required										
Spatial Separation	Elevation	North	South	East	West						
	Area of Unprotected Openings Permitted (%)	100	100	86	62						
	Area of Proposed Unprotected Openings (%)	42.6	48.6	13.2	0						
	Fire Rating (HRS)	0	0	0	0						

TARIO BUILDING CODE CLASSIFICATION - PART 11				
se Building Information is as represented in the original permit/ construction documents 2001/02)				
				Building Code Reference
00	Building Code Version:	O.Reg. 332/12	Last Amendment:	O.Reg. 89/23
01	Project Type	Renovation		[A] 1.1.2.
02	Major Occupancy Classification	Group A Division 2		3.1.2.1.(1)
03	Building Area (s.m.)	Existing: New: Total:	504.03 s.m. 0 s.m. 504.03 s.m.	(5,425 s.f.) (0 s.f.) (5,425 s.f.)
04	Building Height	1 0 <18m	Storeys Above grade Storey Below Grade Above Grade	[A] 1.4.1.2. & 3.2.1.1.
05	Number of Streets/ Fire Fighting Access	1	Street(s)	3.2.2.10 & 3.2.5.
06	Renovation Type	Basic Renovation		11.3.3.1. 11.3.3.2.
07	Occupant Load	Based on Design of Space: Toddler and Preschool Infants Staff Total Children & Staff		3.1.17.
08	Plumbing Fixture Requirements	1 unisex water closet per 10 Children per CCEYA		3.7.4.
		Description	Occup. Load	Required Provided
		Children Staff	49 7	5 1
				5 1
				3.7.4.3.A & (13) 3.7.4.3.A
09	Barrier-free Design	Yes		11.3.3.2.(2)

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PROJECT

Compass Early

Compass Early
Learning Center

Learning Centre

1047 Portage Road, Kirkfield, Ontario

1617 1 Orange Road, Kitchener, Ontario

Table 1. Summary of the main characteristics of the four groups of patients.

2025-01-15 Issued for Permit

2024-11-15	Issued for Demolition
2024-09-04	Pre-consult Discussion

2024-08-13	Pre-consult Discussion
2024-04-15	Pre-consult Discussion

ARK	DATE	ISSUE
	2024-04-15	Pre-consult Discussion

PROJECT NO: 2024-03

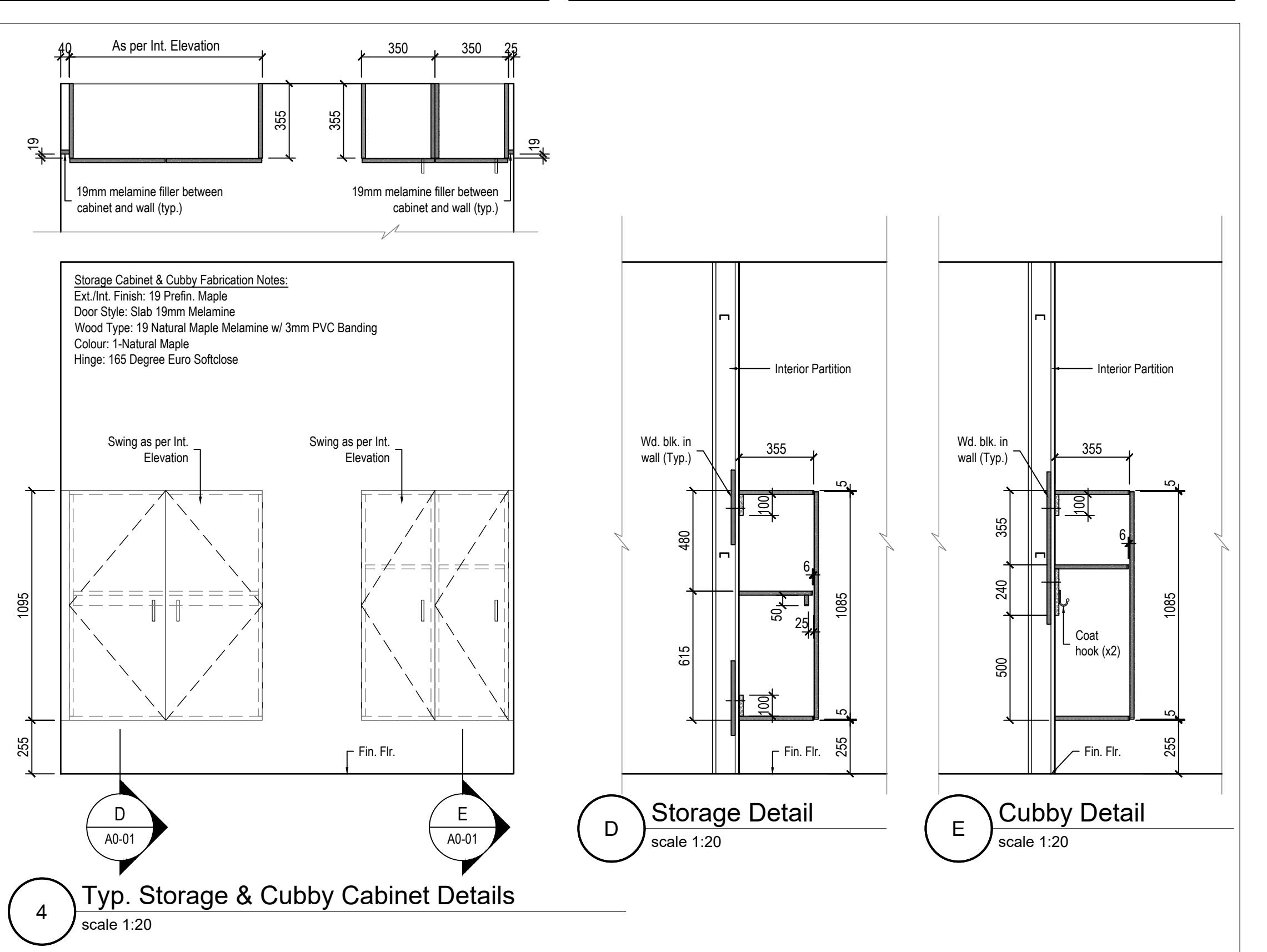
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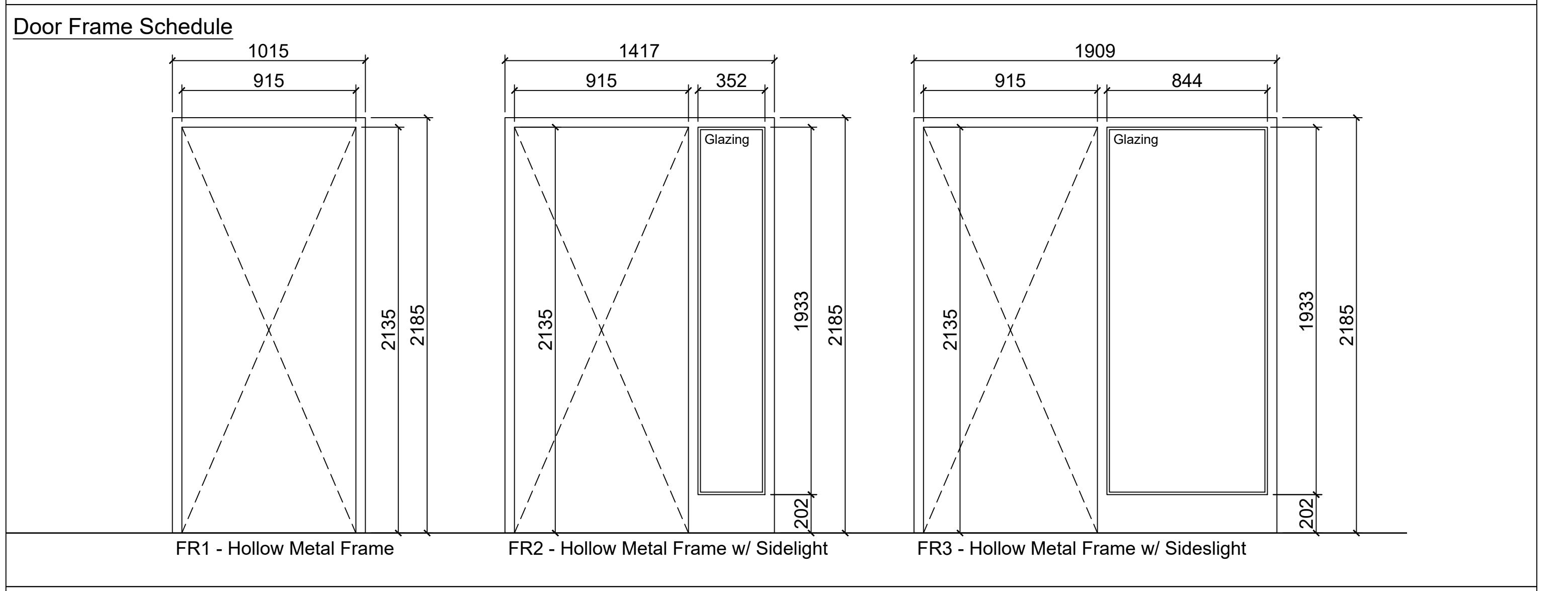
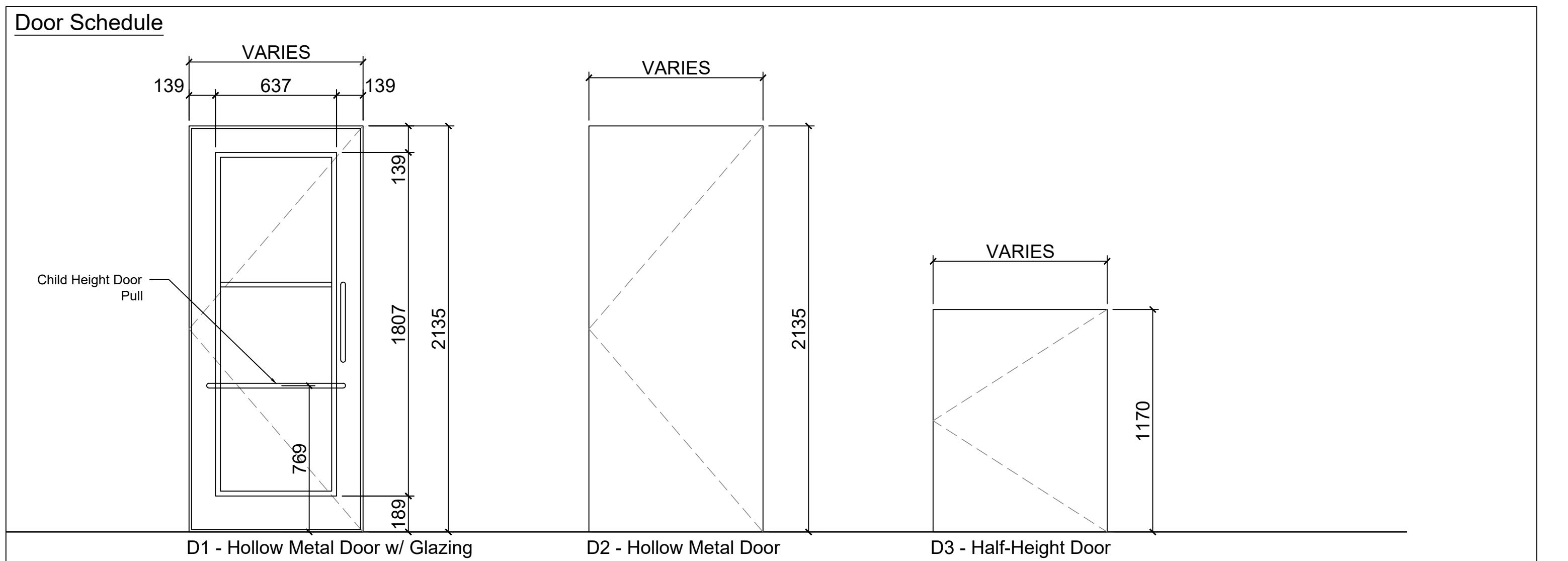
IKD BY: R.A.

General Notes

General Notes

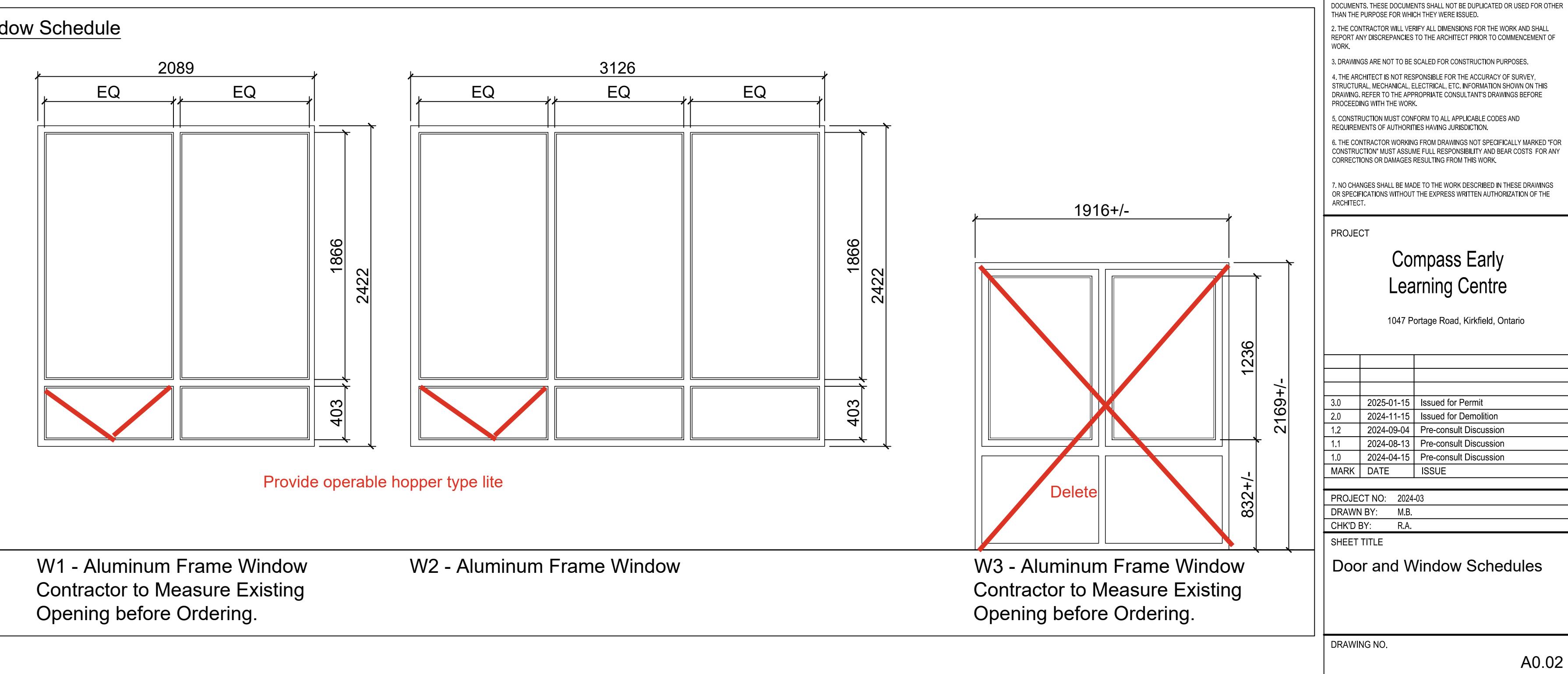
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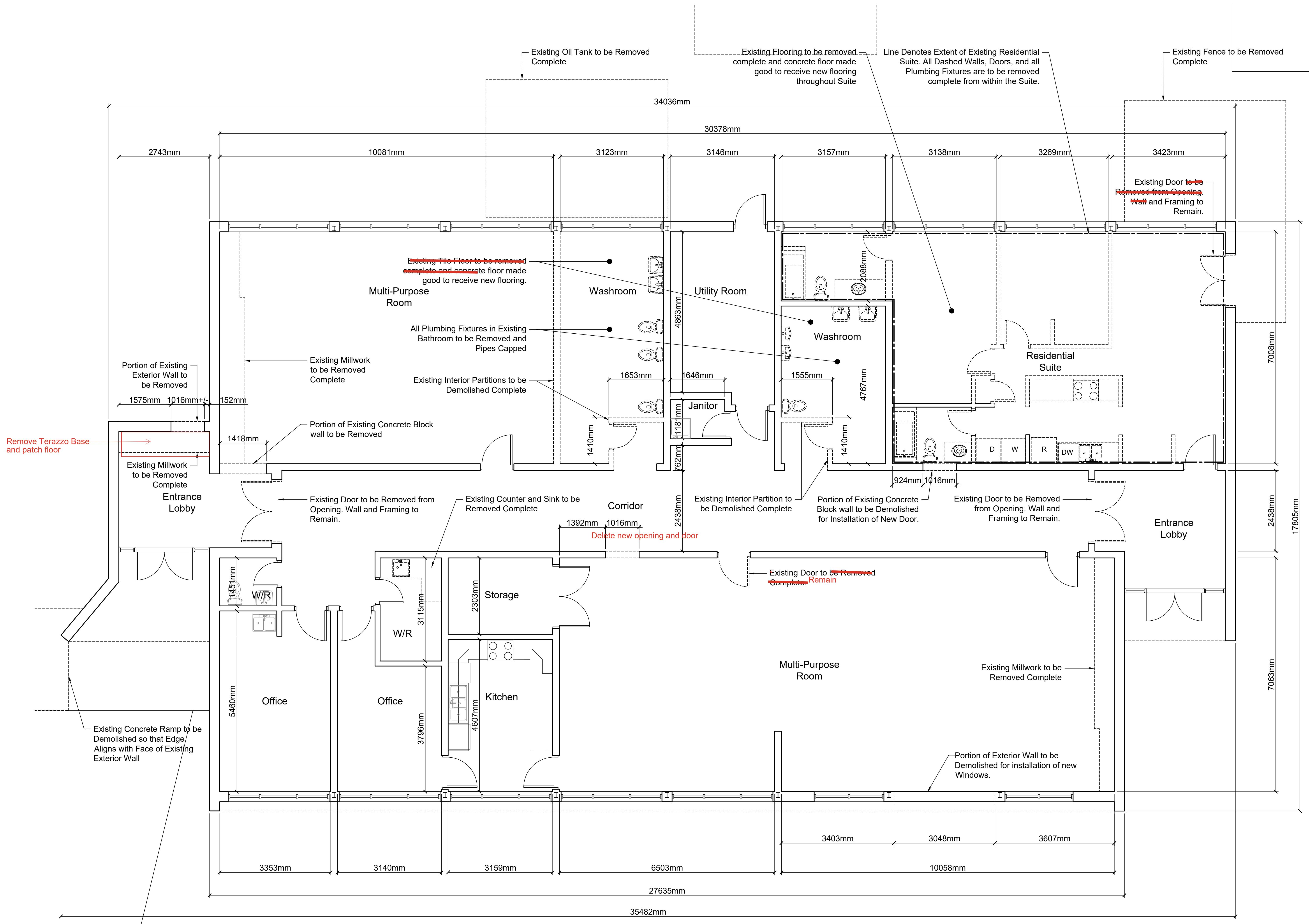




Door Schedule

No.	Door							Frame		F.R.R.	Notes
	Type	Operation	Width (mm)	Height (mm)	Thickness (mm)	Material	Lockset	Type	Material		
100	EX	LHR/RHR	EX	EX	EX	EX		EX	EX		-
101	D2 D1	RH	915	2135	44	HM		FR1	HM		Insulated Door and Frame
102	D1	RHR	915	2135	44	HM/GLAZ		FR2	HM/GLAZ		-
103	D1	RHR	915	2135	44	HM/GLAZ		FR3	HM/GALZ		-
104	EX	LH	EX	EX	EX	EX		EX	EX		-
105	EX	LH	EX	EX	EX	EX		EX	EX		-
106	EX	RH	EX	EX	EX	EX		EX	EX		-
107	EX	RH	EX	EX	EX	EX		EX	EX		-
108	D1	RH	915*	2135	44	HM		EX	EX		*Door in Existing Frame
109	D3	RHR	915	1170	44	SC. WOOD		-	-		-
110	D1 D1	LH	915	2135	44	HM/GLAZ	FR1	HM			Existing to remain
111	EX	LHR/RHR	EX	EX	EX	EX		EX	EX		-
112	EX	RH	EX	EX	EX	EX		EX	EX		-
113	EX	LHR	EX	EX	EX	EX		EX	EX		-
114	D2	POCKET	915	2135	44	SC. WOOD		-	-		-
115	EX	LH	EX	EX	EX	EX		EX	EX		-
116	EX	RHR	EX	EX	EX	EX		EX	EX		-
117	EX	RH	EX	EX	EX	EX		EX	EX		-
118	EX	LH	EX	EX	EX	EX		EX	EX		-
119	D2	RH	915	2135	44	HM	FR1	HM			-
120	D1	RH	915*	2135	44	HM/GLAZ		EX	EX		*Door in Existing Frame
121	D1	LHR	915	2135	44	HM/GLAZ	FR3	HM/GLAZ			-
122	EX	LHR/RHR	EX	EX	EX	EX		EX	EX		-
123	D1	RH	915*	2135	44	HM/GLAZ		EX	EX		*Door in Existing Frame
124	D2	RH	915	2135	44	HM	FR1	HM			-
125	D3	RH	915	1170	44	SC. WOOD		-	-		-





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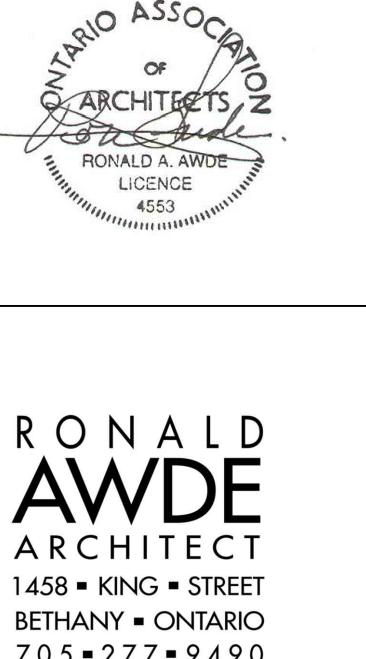
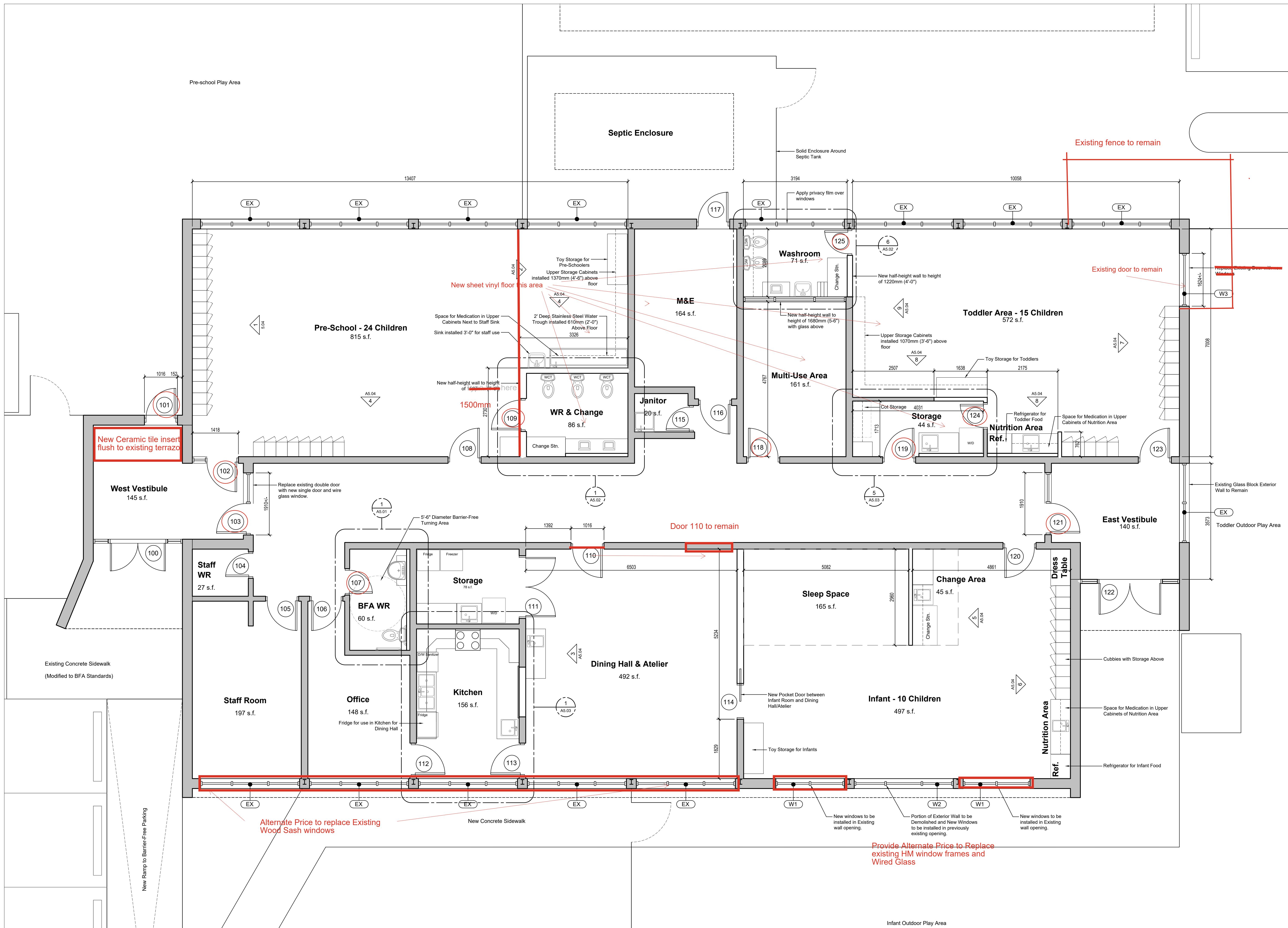
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Compass Early Learning Centre

6-01-15	Issued for Permit
1-11-15	Issued for Demolition
1-09-04	Pre-consult Discussion
1-08-13	Pre-consult Discussion
1-04-15	Pre-consult Discussion

: 2024-03

R.A.



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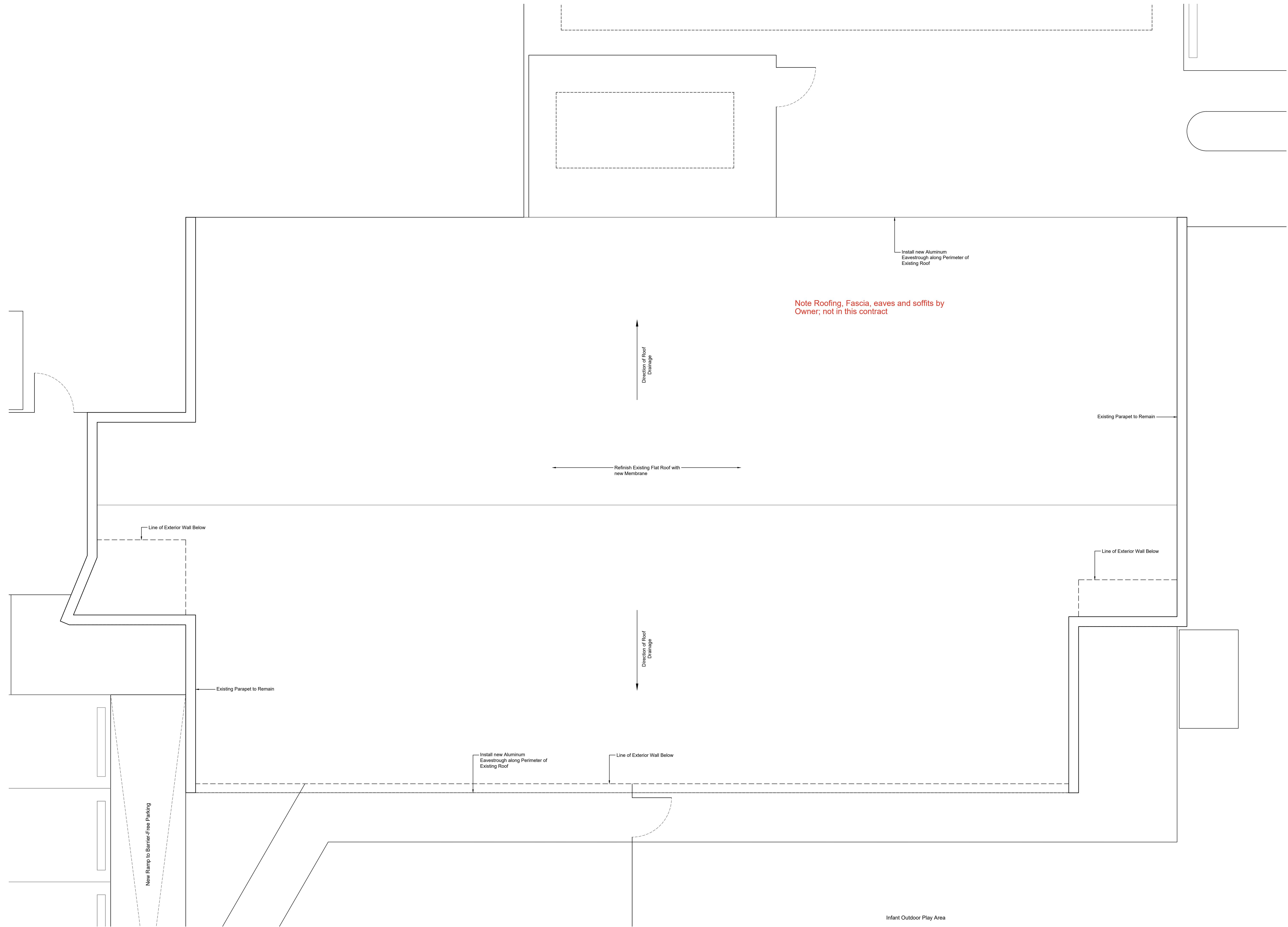
-01-15	Issued for Permit
-11-15	Issued for Demolition
-09-04	Pre-consult Discussion
-08-13	Pre-consult Discussion
-04-15	Pre-consult Discussion
	ISSUE

2024-03
M.B.

R.A.

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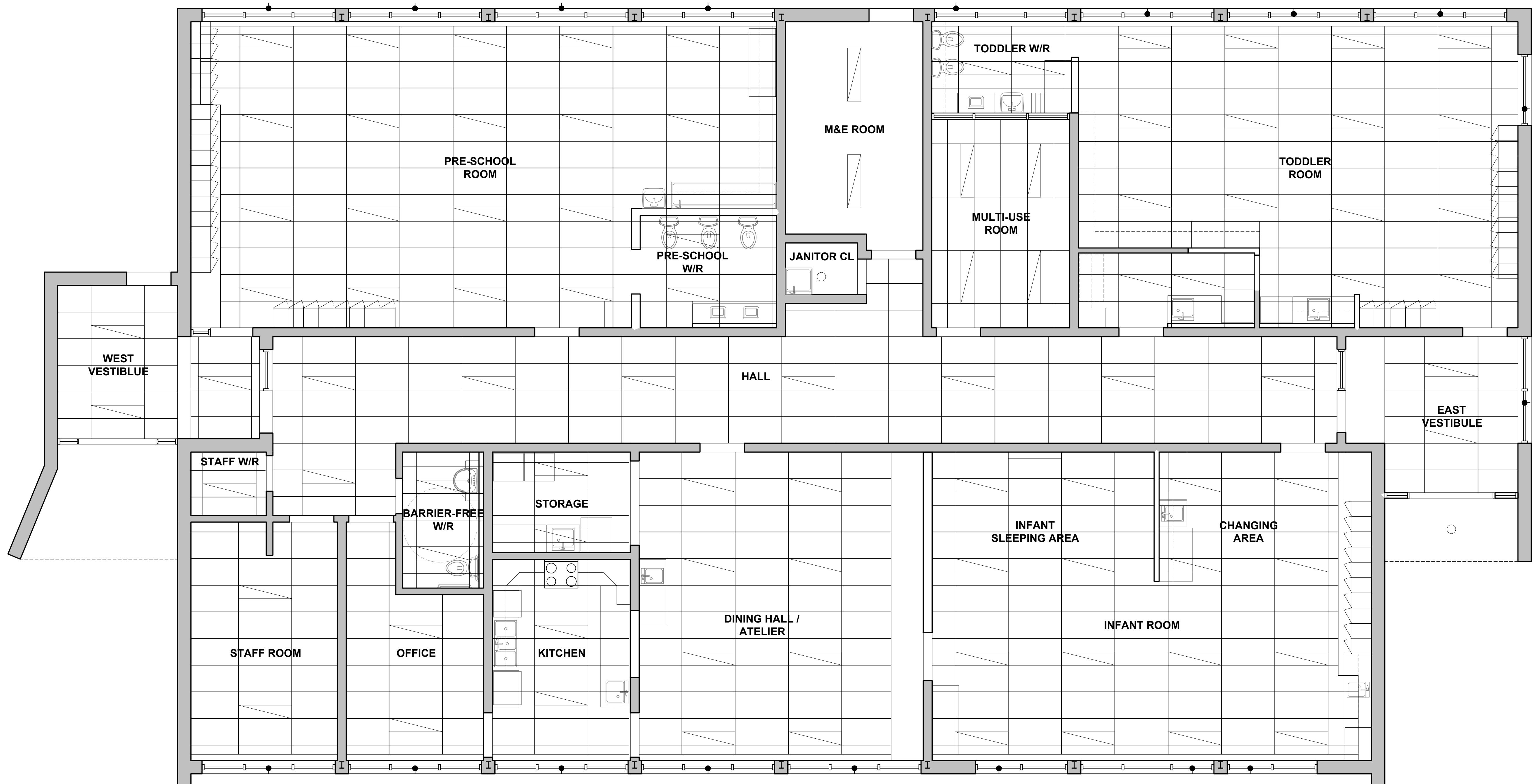
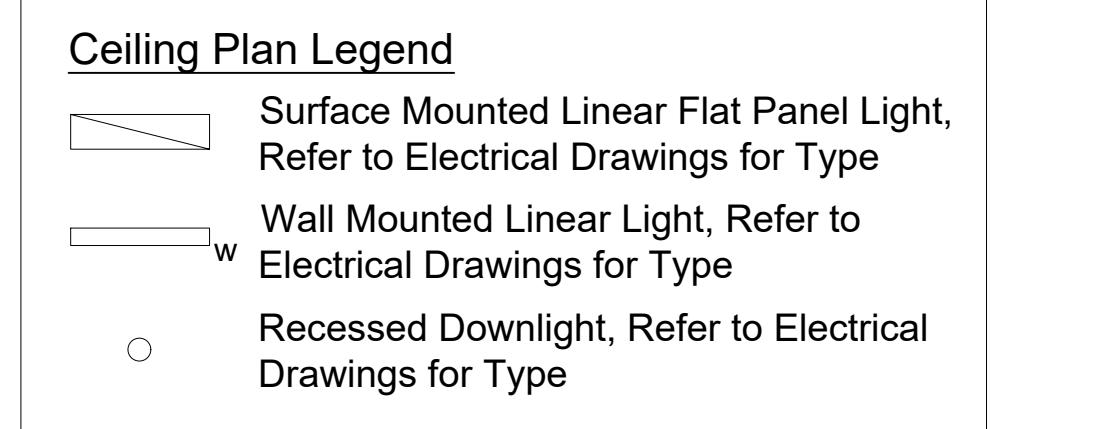
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PROJECT	
Compass Early Learning Centre	
1047 Portage Road, Kirkfield, Ontario	
3.0	2025-01-15 Issued for Permit
2.0	2024-11-15 Issued for Demolition
1.2	2024-09-04 Pre-consult Discussion
1.1	2024-08-13 Pre-consult Discussion
1.0	2024-04-15 Pre-consult Discussion
MARK DATE	ISSUE
PROJECT NO.	2024-03
DRAWN BY:	M.B.
CHECKED BY:	R.A.
SHEET TITLE	Roof Plan



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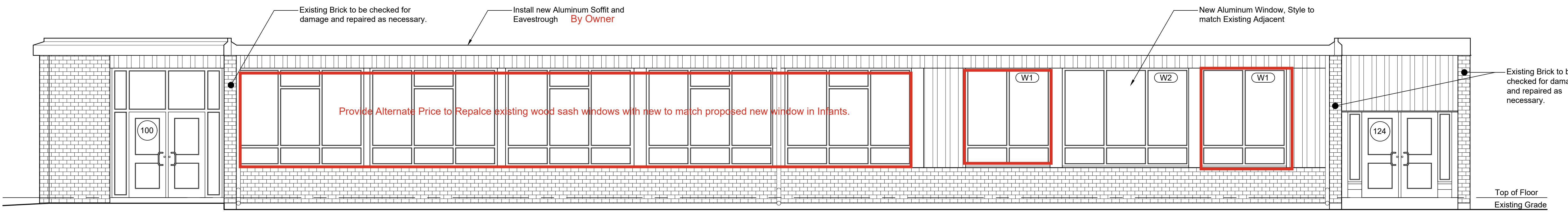
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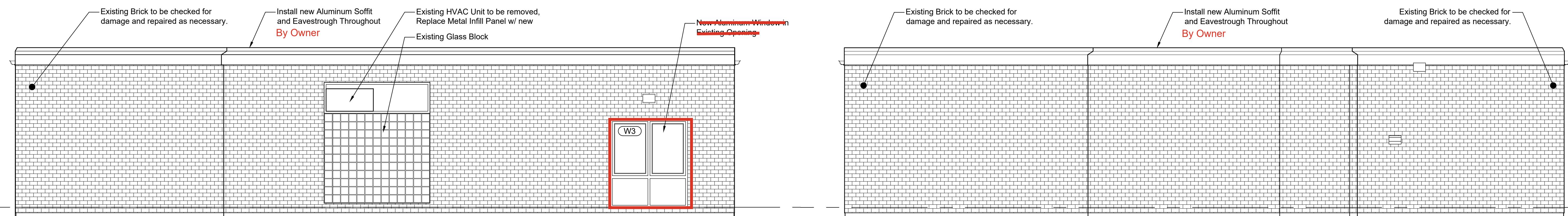
PROJECT
Compass Early
Learning Centre
1047 Portage Road, Kincardine, Ontario

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1.2	2024-09-04	Pre-consult Discussion
1.1	2024-08-13	Pre-consult Discussion
1.0	2024-04-15	Pre-consult Discussion
MARK	DATE	ISSUE

PROJECT NO.	2024-03
DRAWN BY:	M.B.
CHKD BY:	R.A.
SHEET TITLE:	Reflected Ceiling Plan

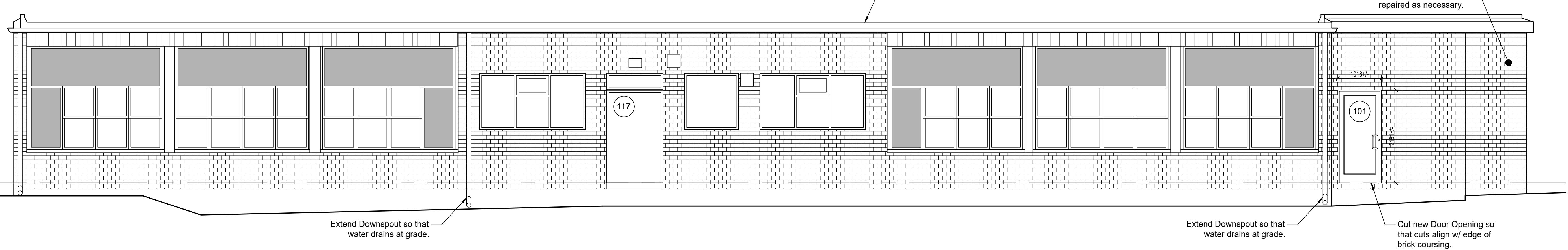


1 South Elevation



2 East Elevation

3 West Elevation



4 North Elevation



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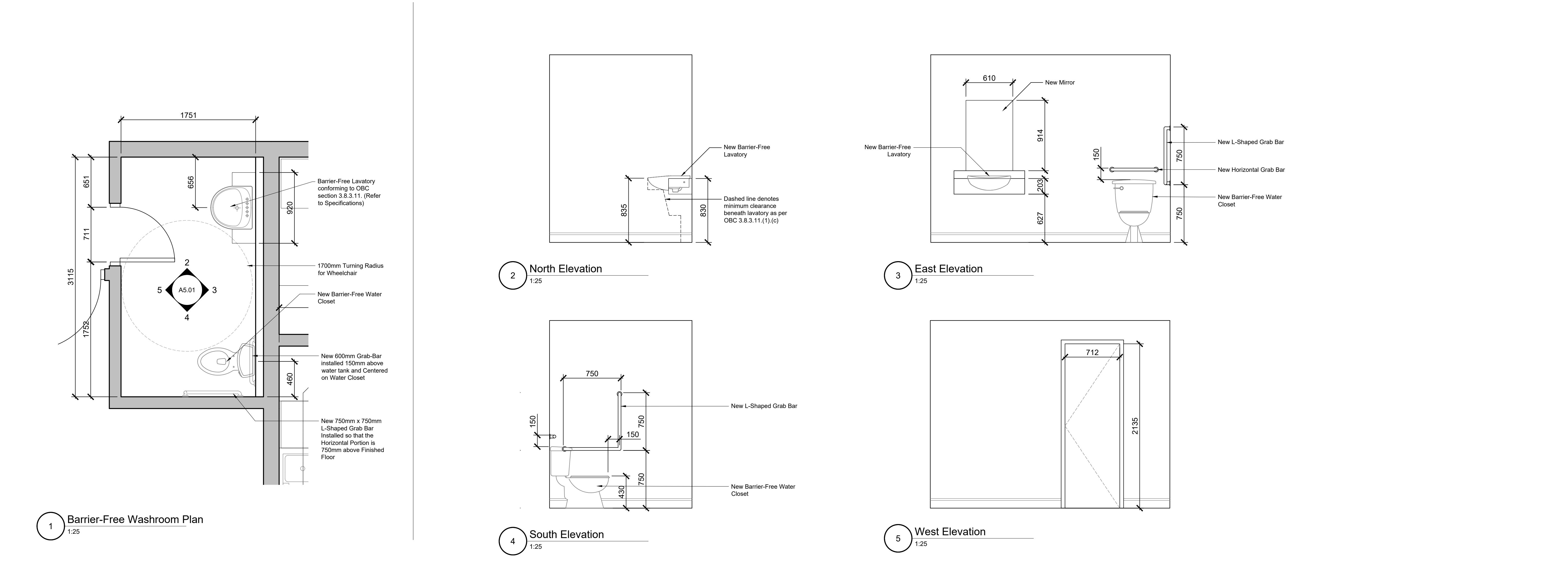
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1.0	2024-04-15 Pre-consult Discussion
MARK DATE	ISSUE

PROJECT NO.: 2024-03	
DRAWN BY:	M.B.
CHK'D BY:	R.A.
SHEET TITLE	
Elevations	
DRAWING NO.	
A3-01	



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MARK	DATE	ISSUE

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DRAWN BY:

CHKD BY:

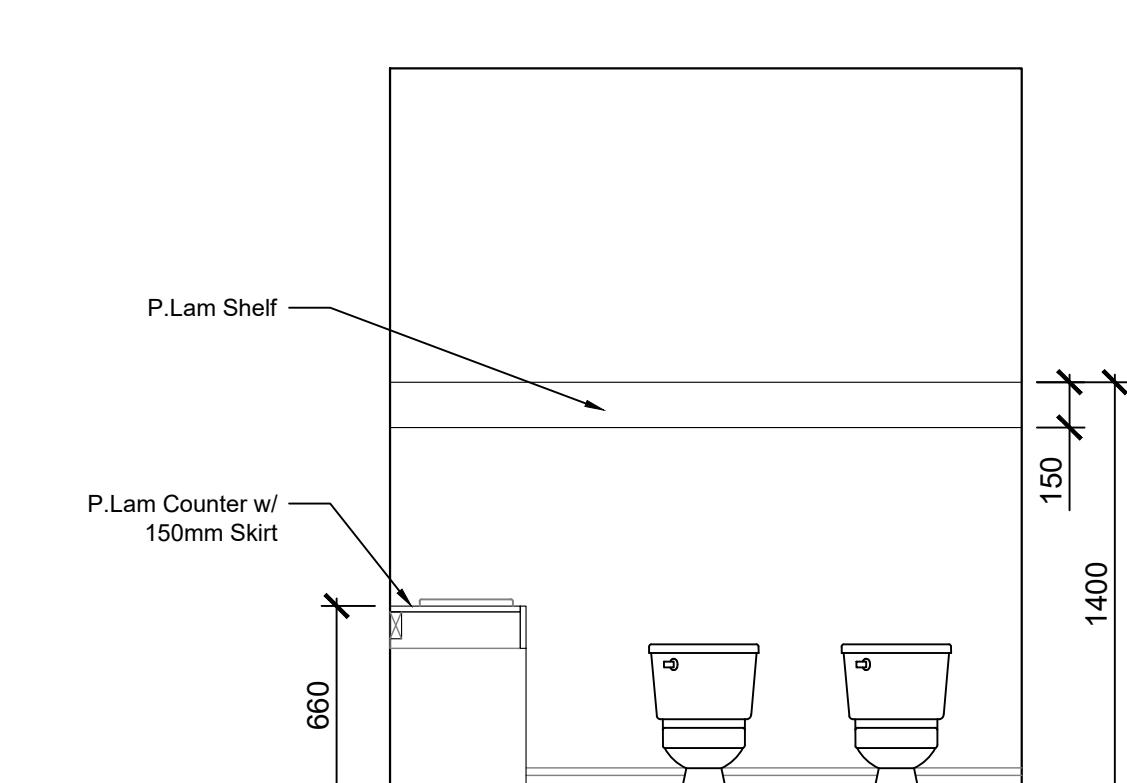
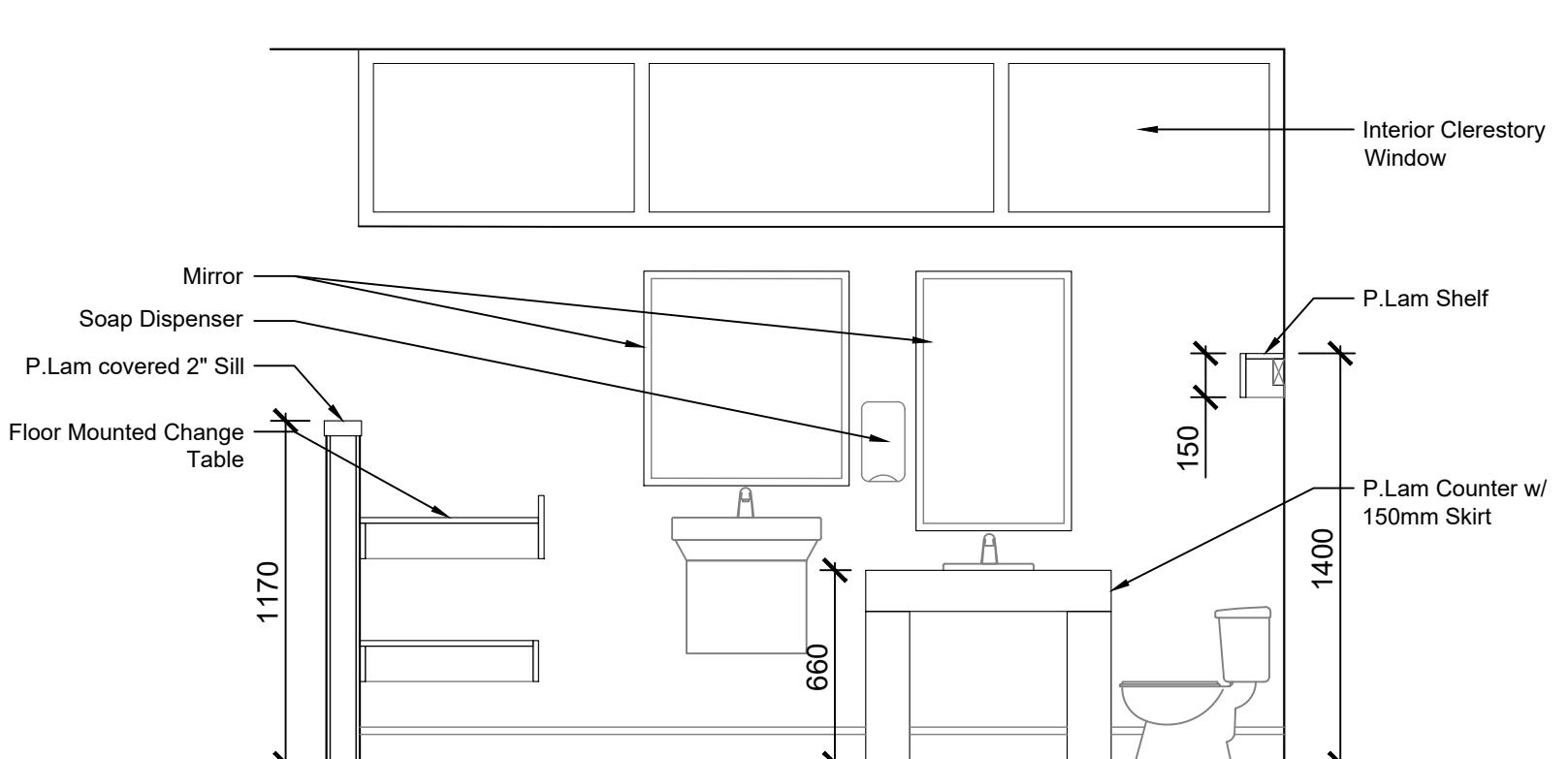
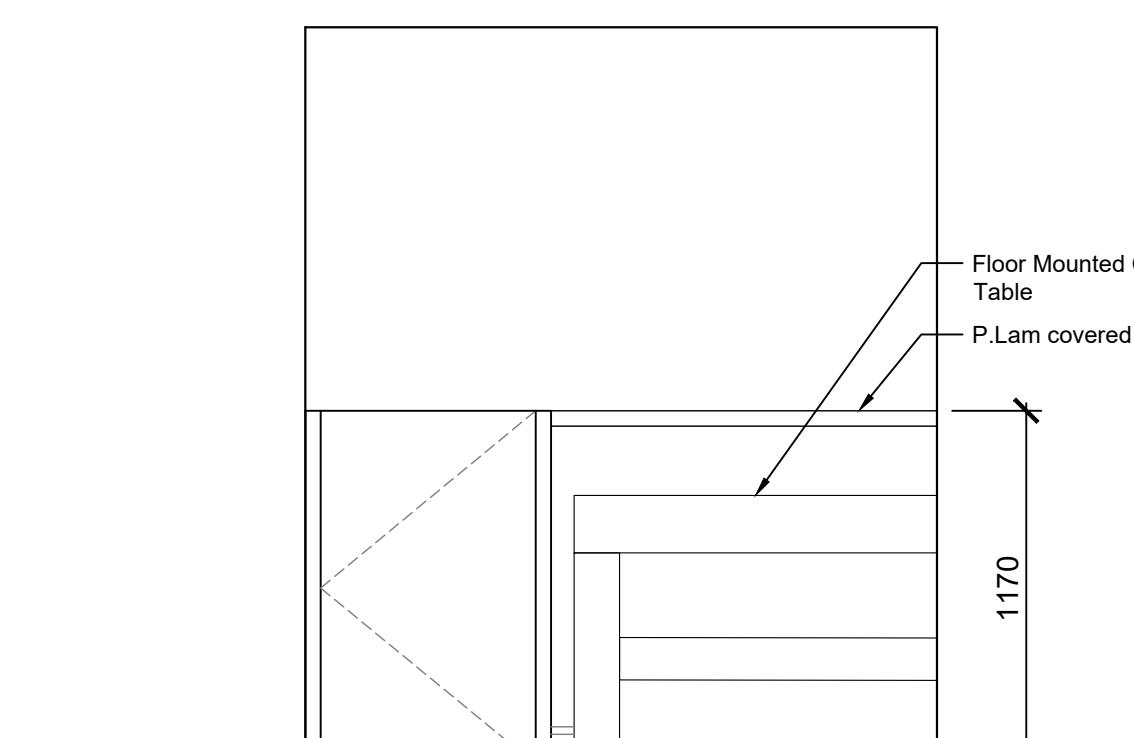
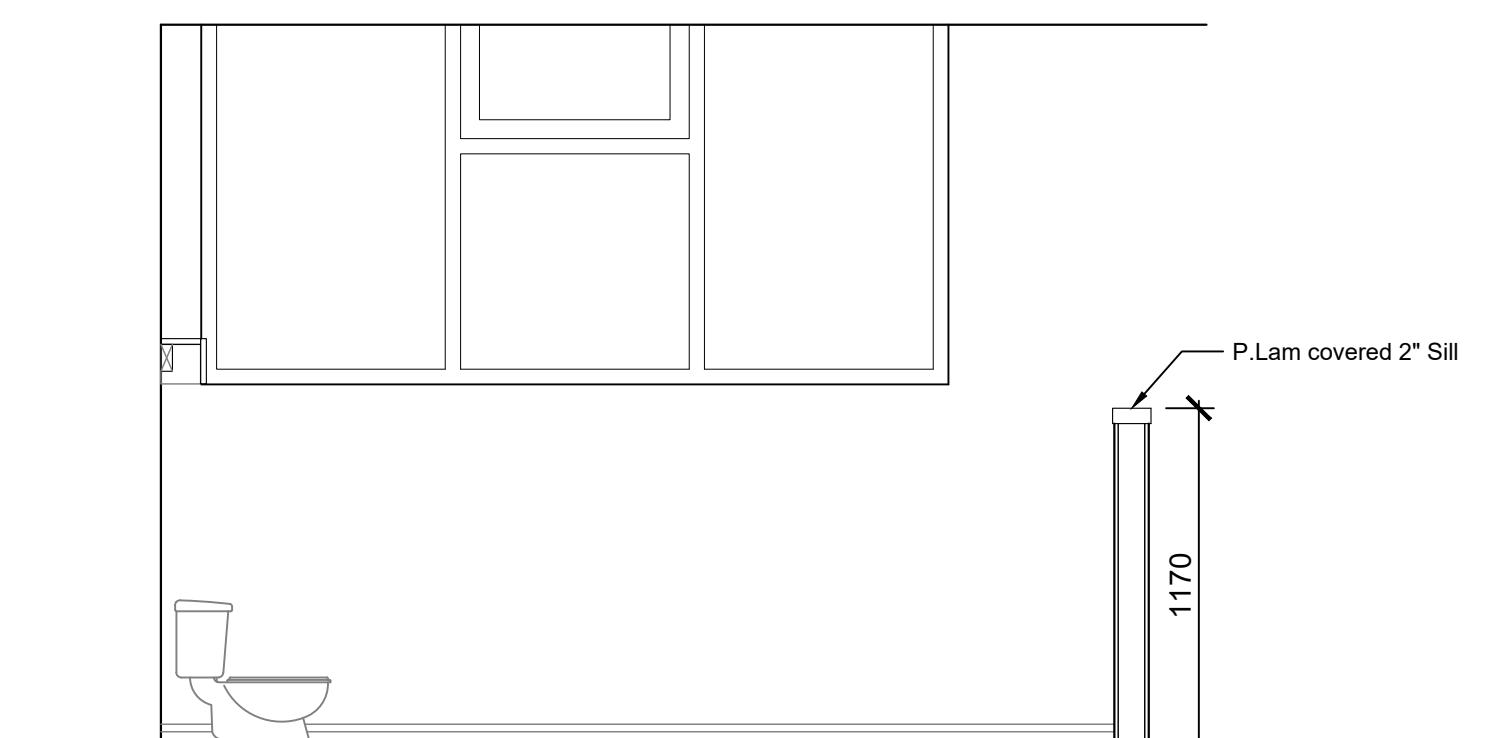
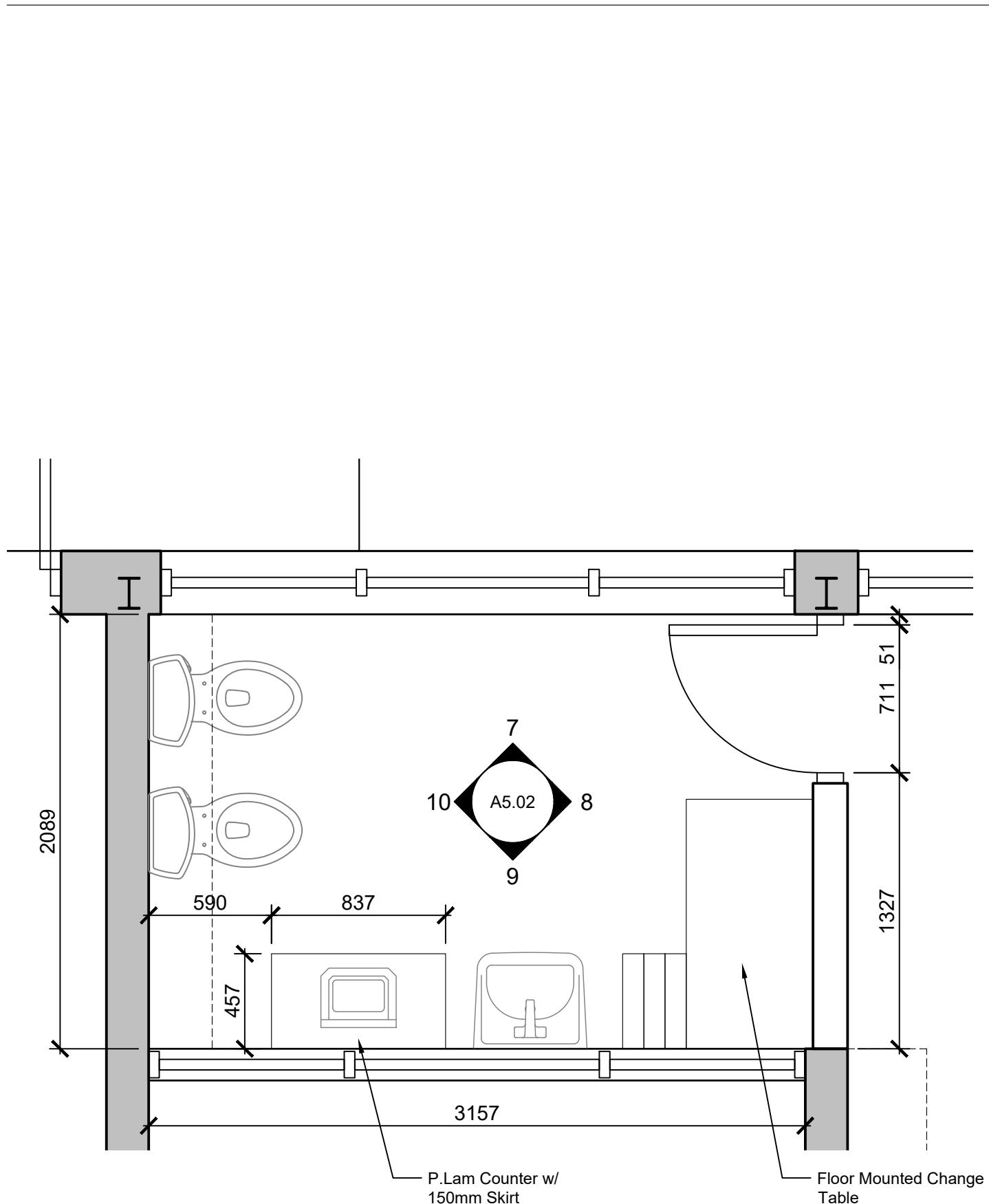
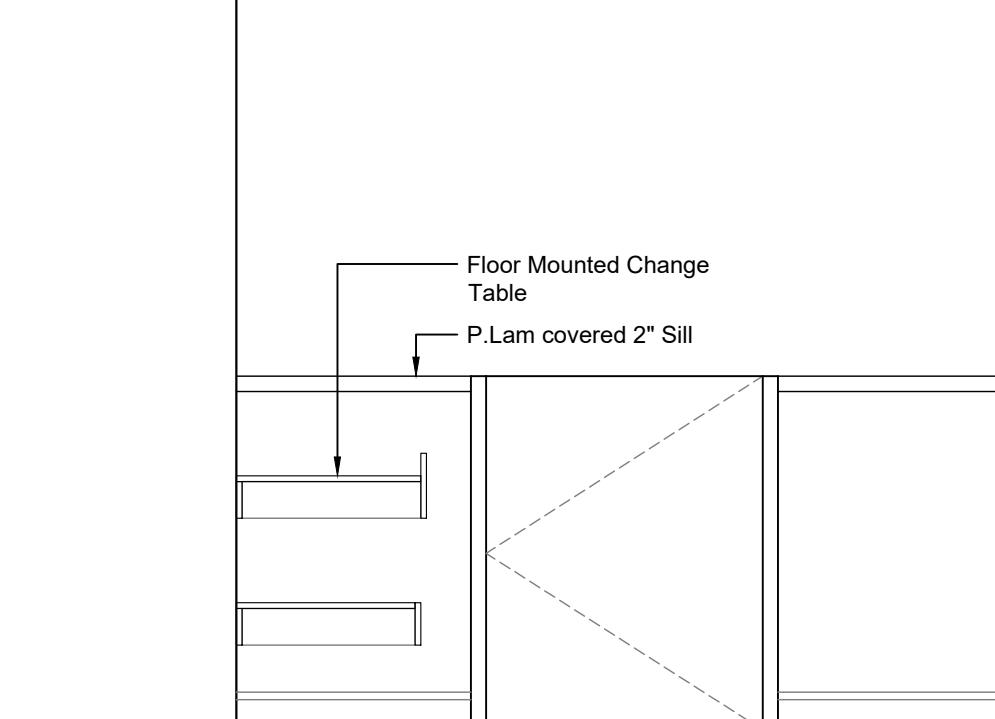
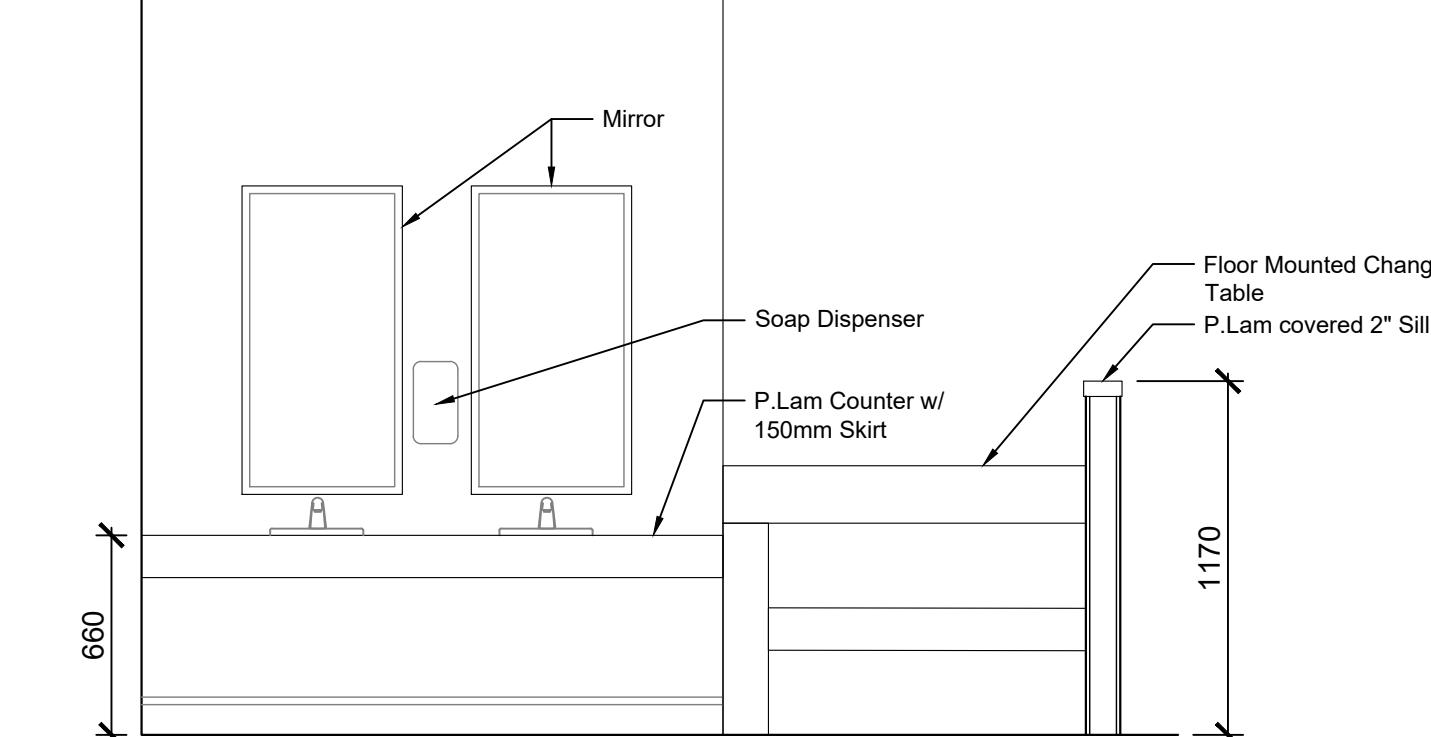
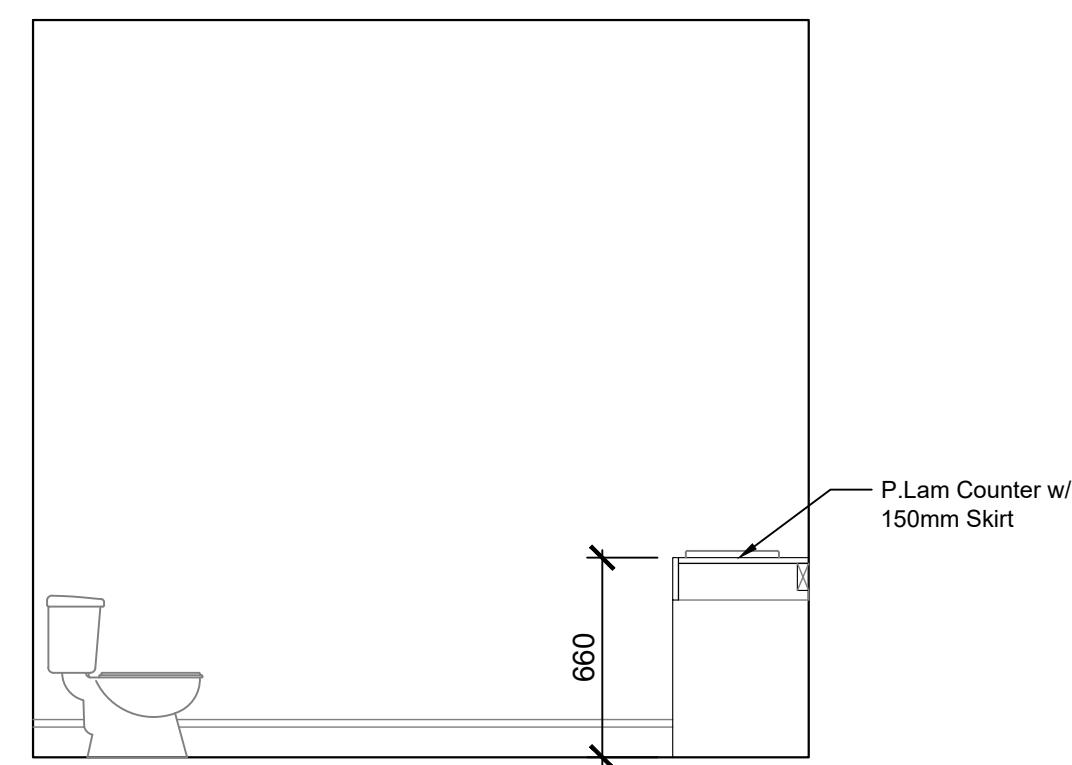
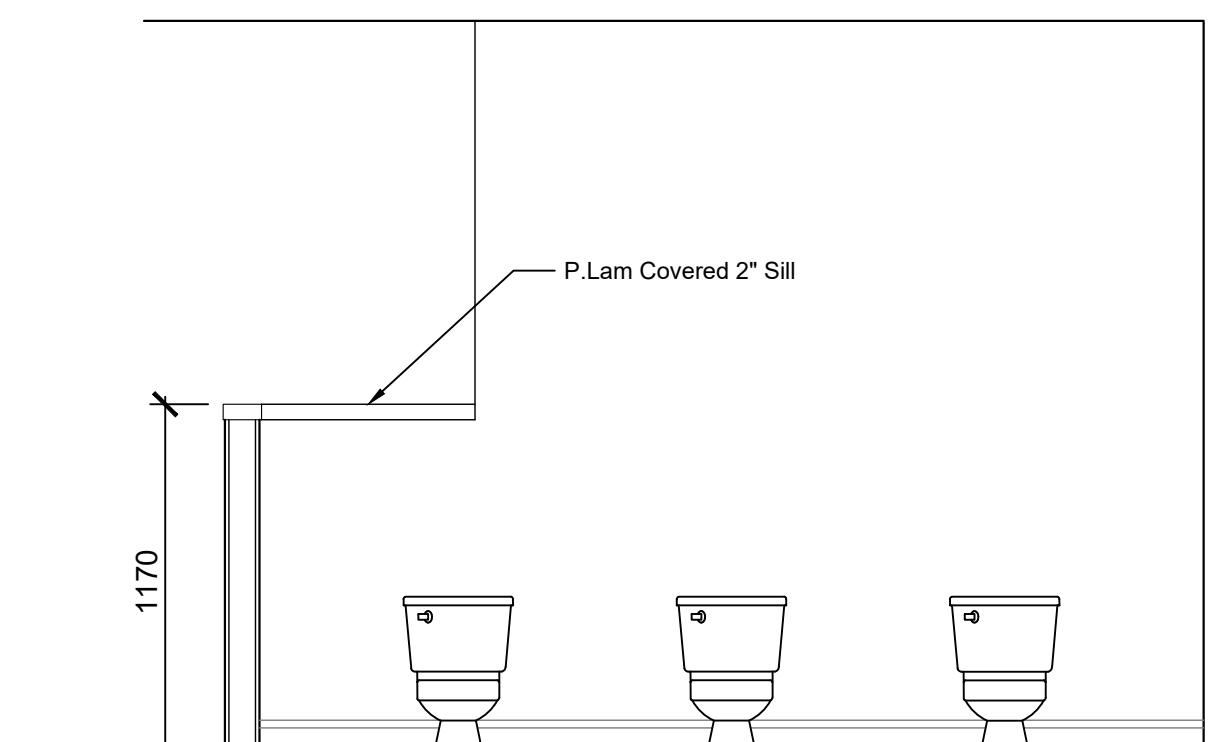
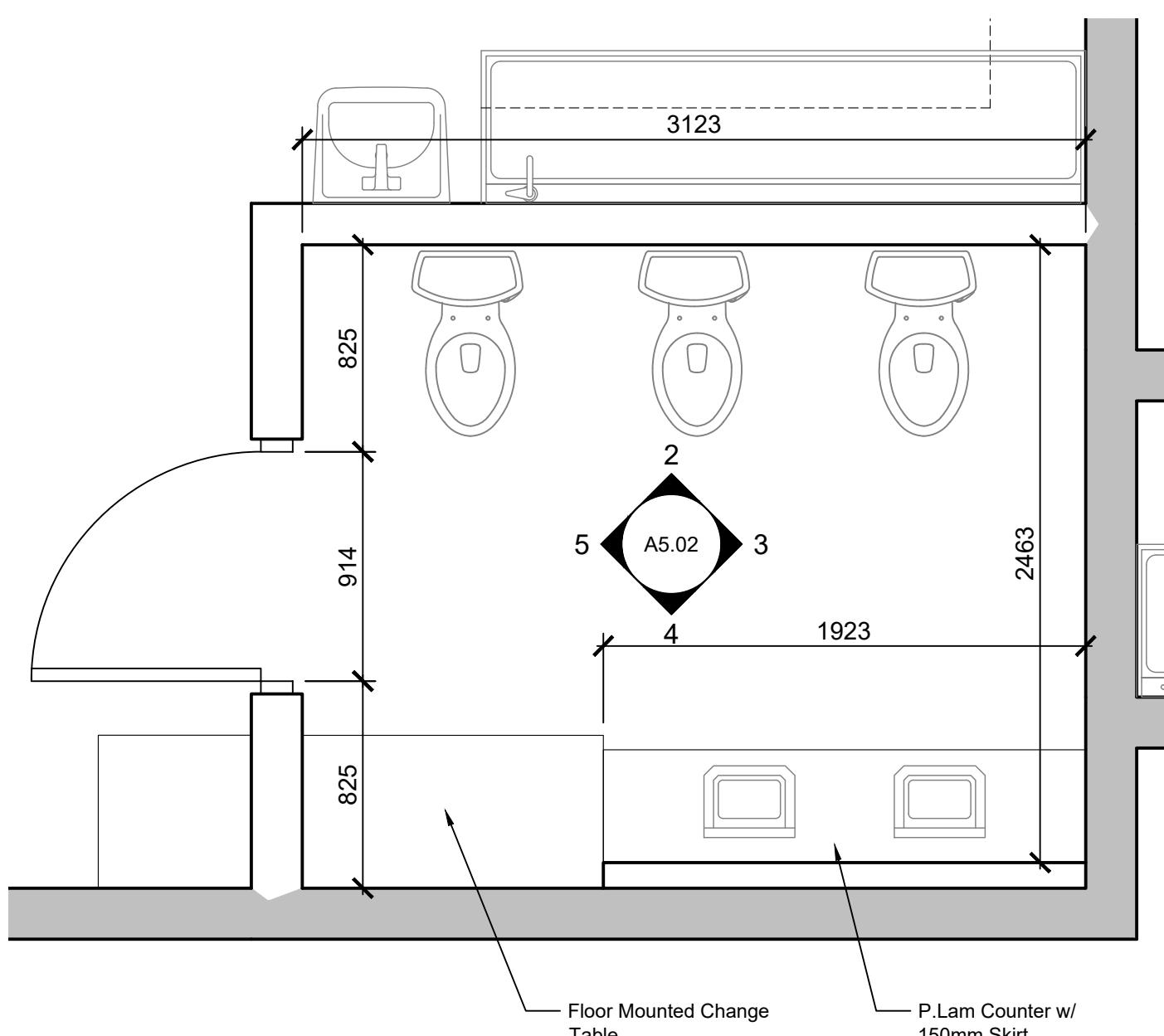
R.A.

SHEET TITLE

Barrier-Free Washroom Plans,
and Elevations

DRAWING NO.

A5.01



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PROJECT

Compass Early Learning Centre

1047 Portage Road, Kirkfield, Ontario

3.0	2025-01-15	Issued for Permit
2.0	2024-11-15	Issued for Demolition
1.2	2024-09-04	Pre-consult Discussion
1.1	2024-08-13	Pre-consult Discussion
1.0	2024-04-15	Pre-consult Discussion

MARK DATE ISSUE

PROJECT NO: 2024-03

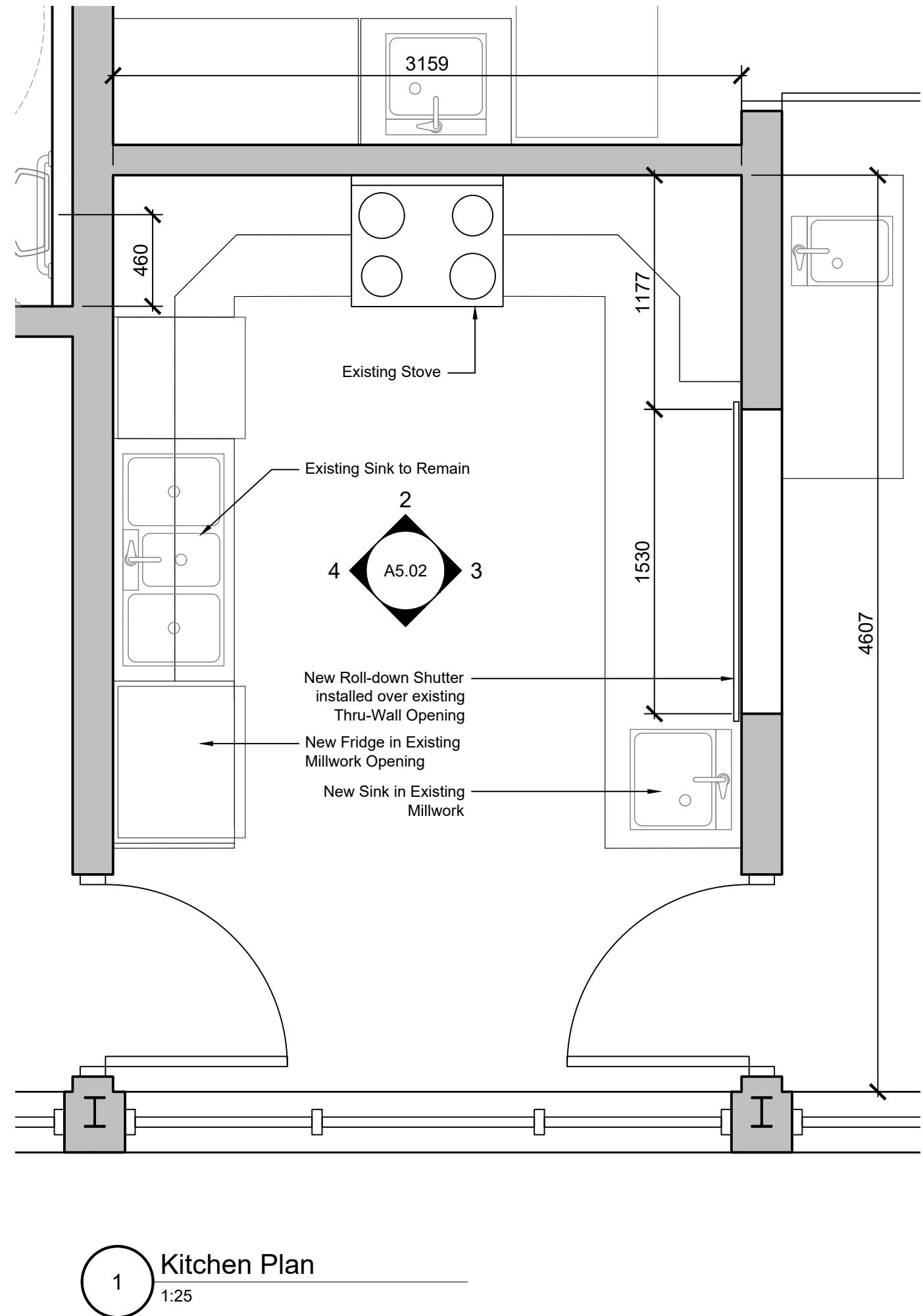
DRAWN BY: M.B.

CHK'D BY: R.A.

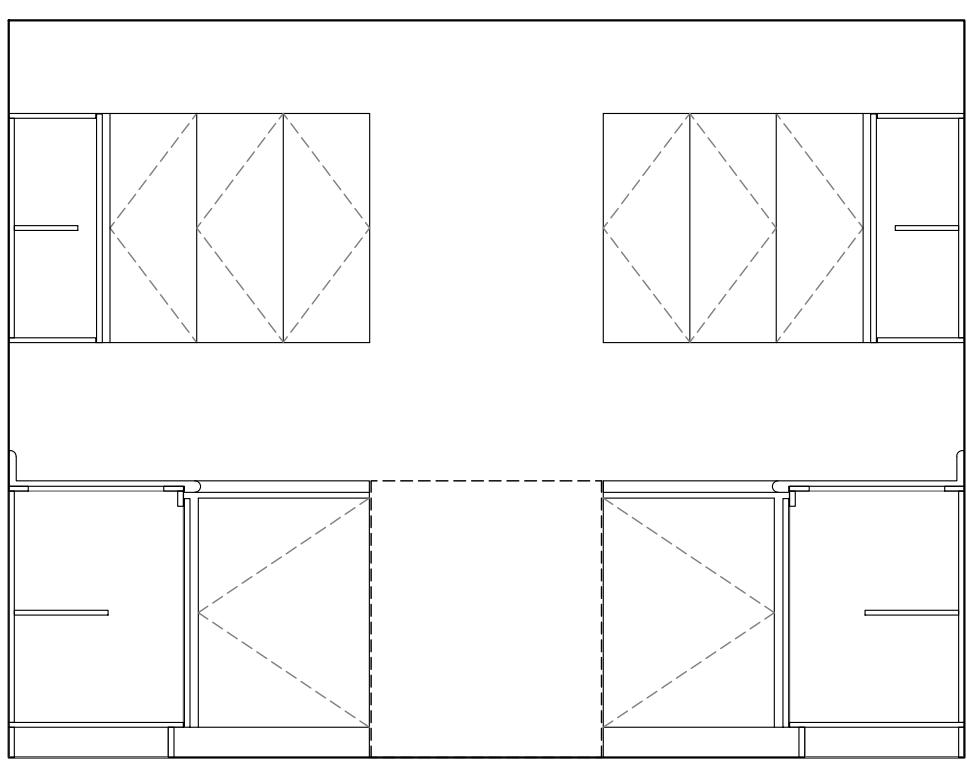
SHEET TITLE:
Washroom Plans and Interior Elevations

DRAWING NO.

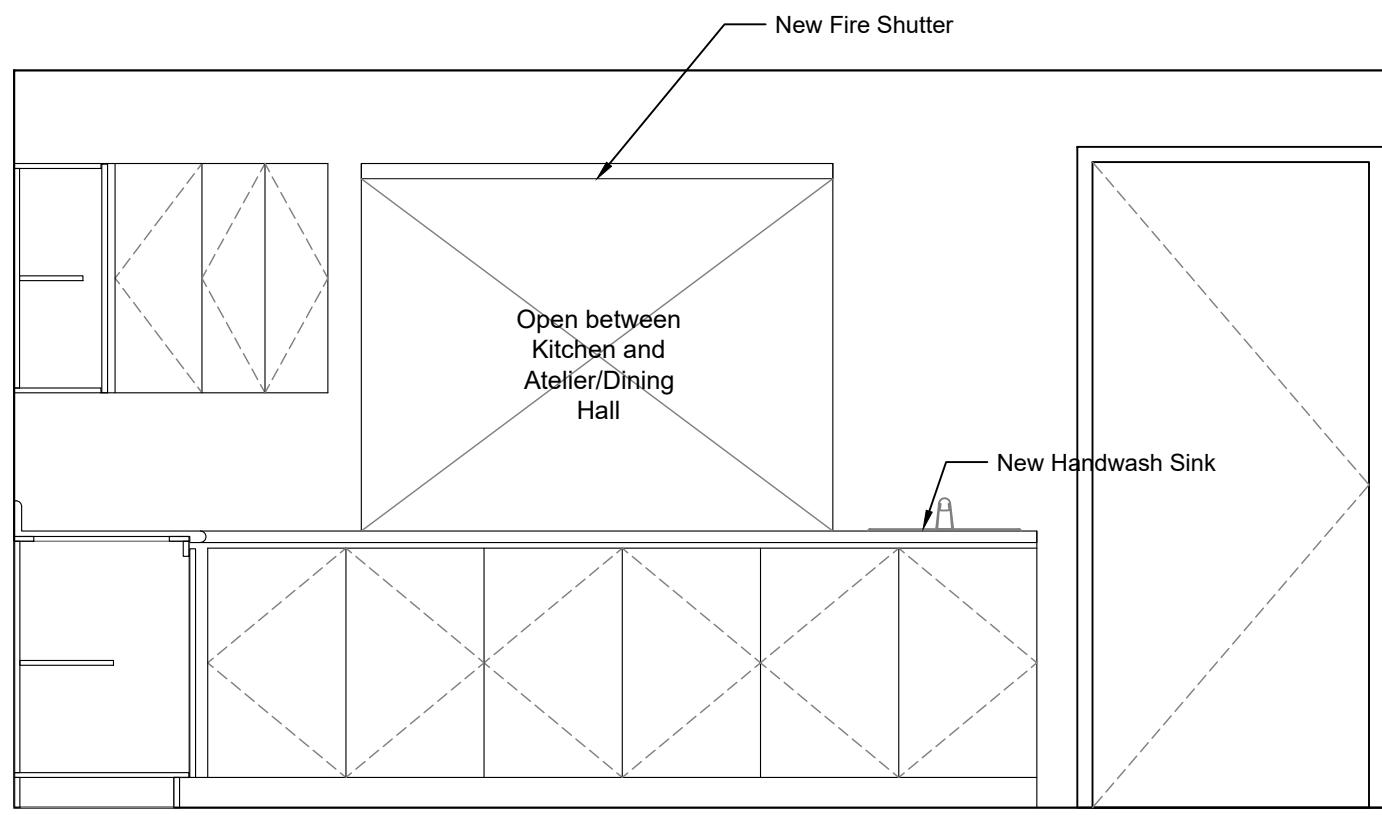
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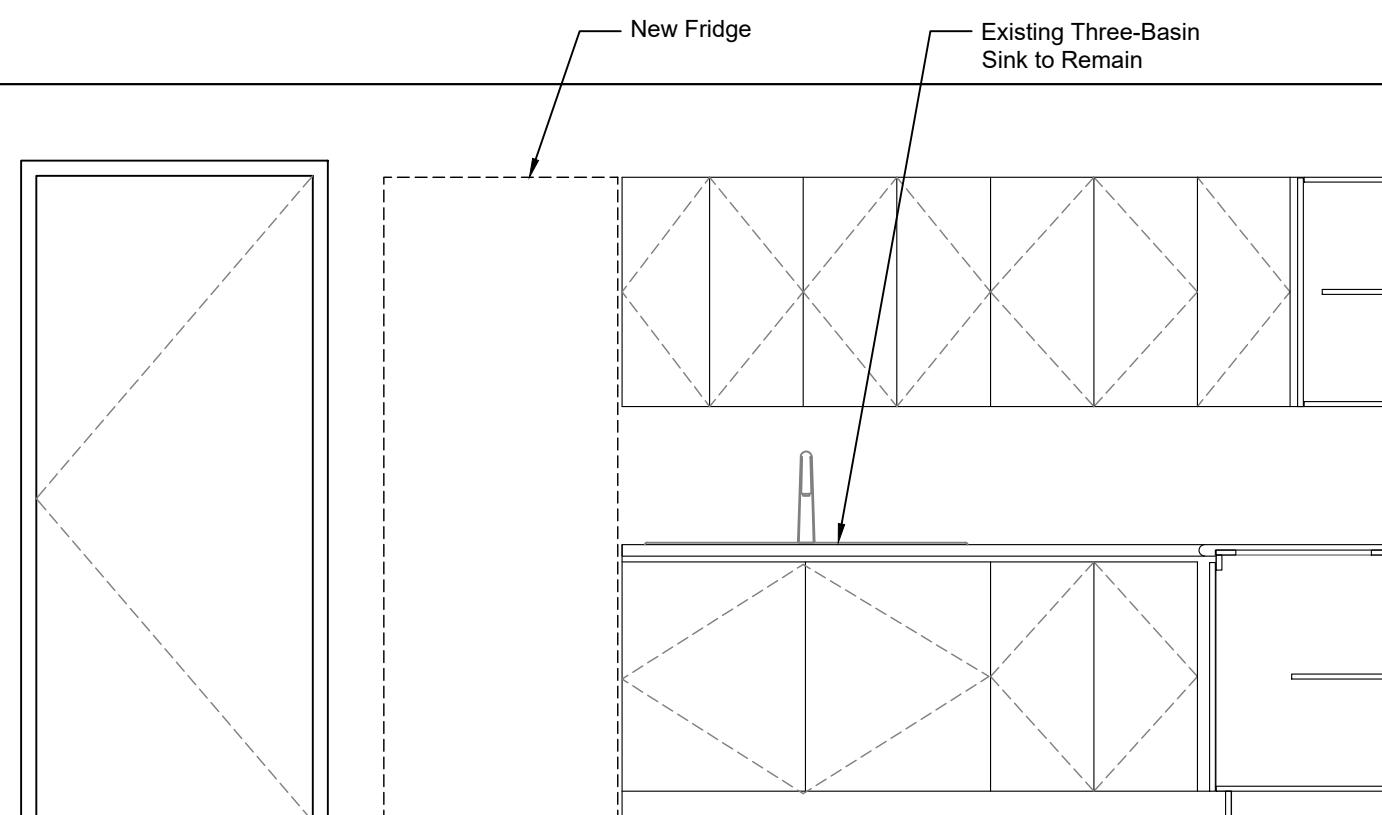
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1:25



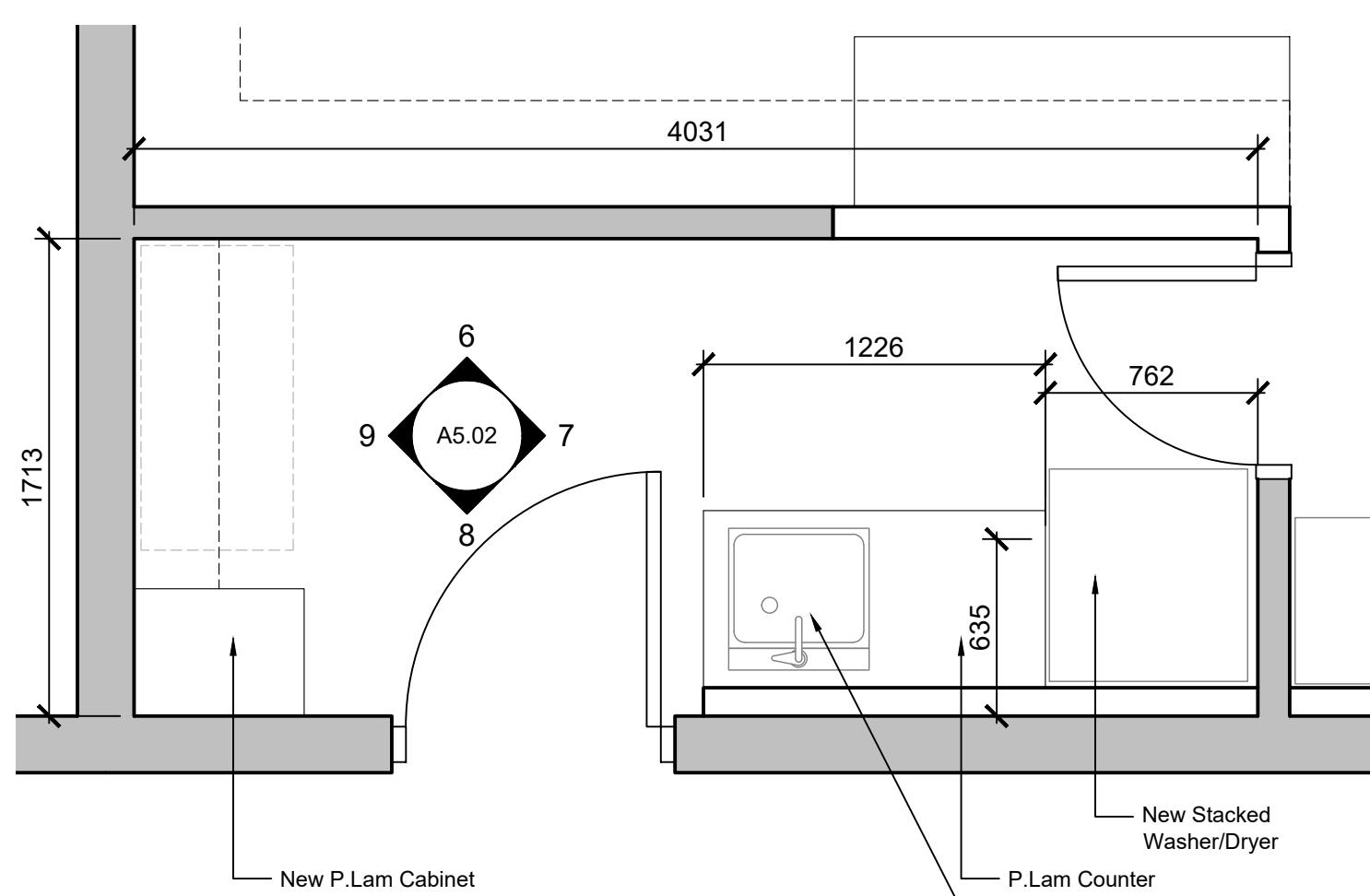
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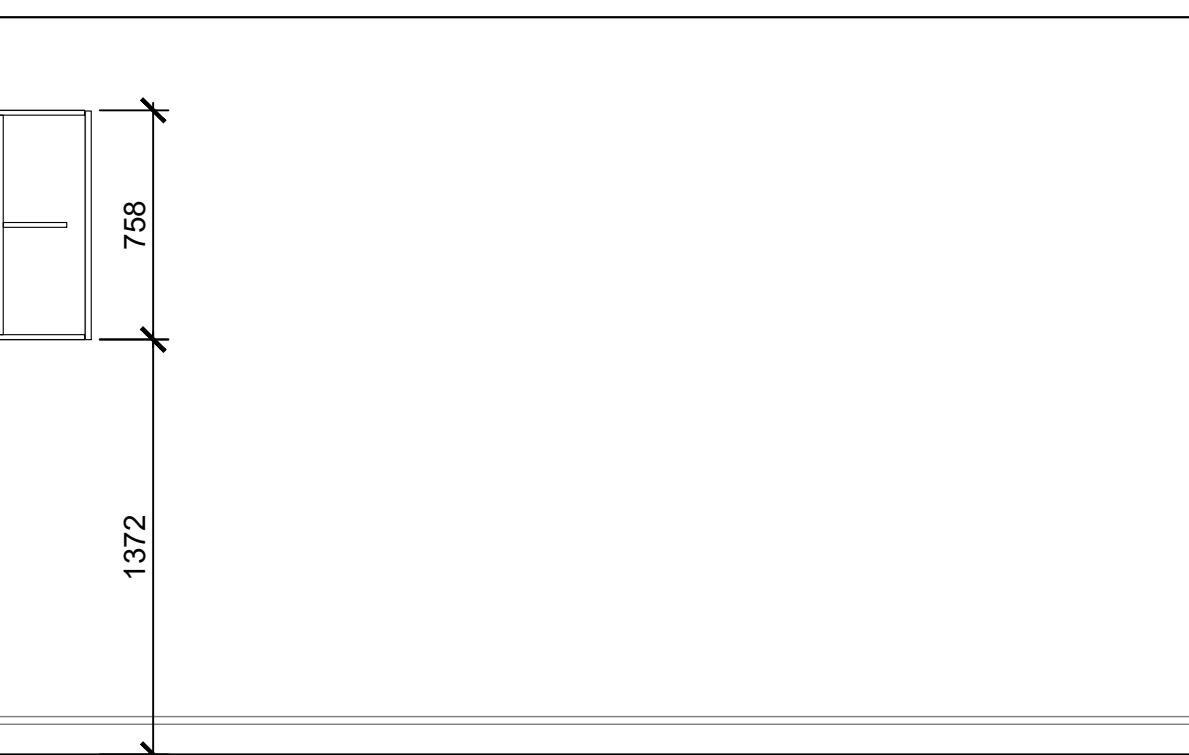
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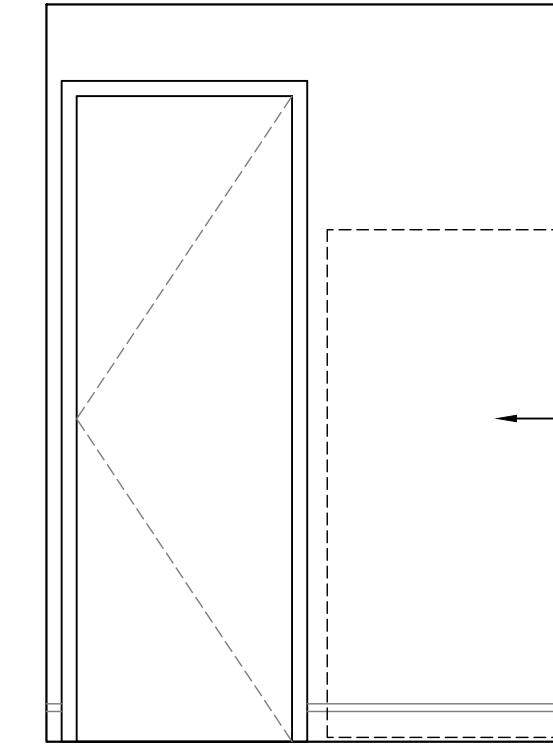
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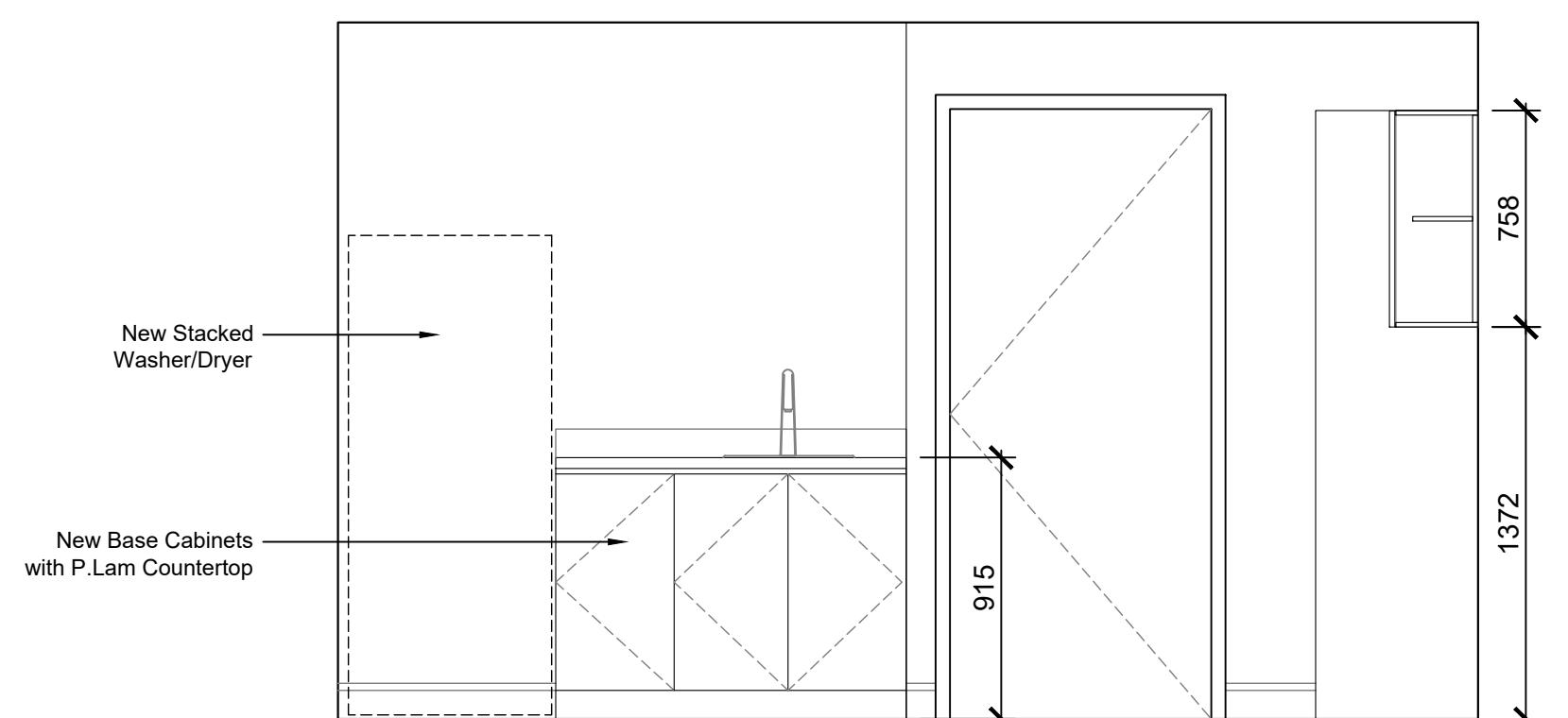
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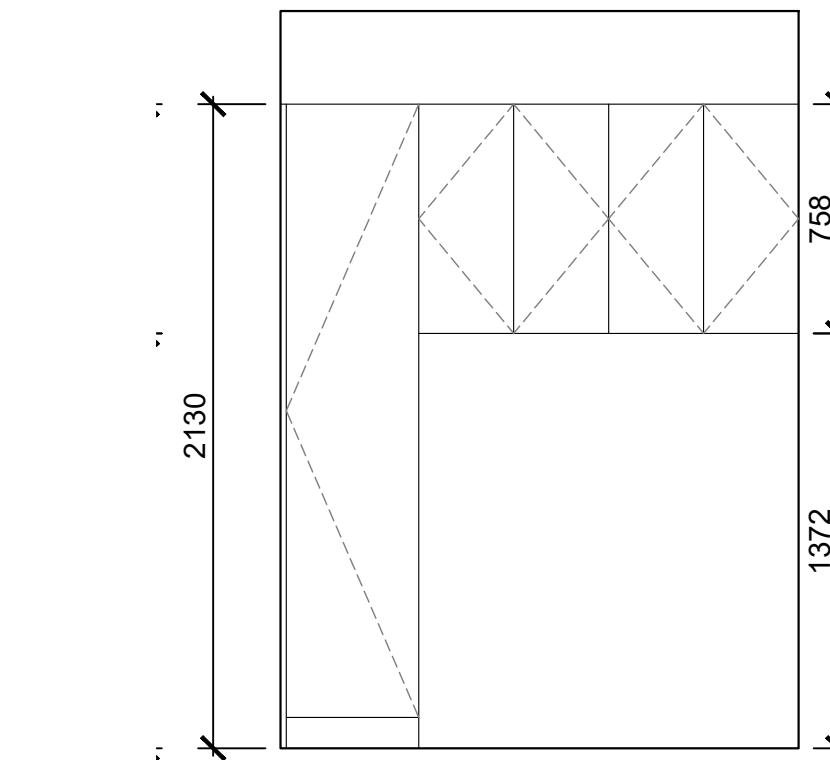
6 North Elevation
1:25



7 East Elevation
1:25



8 South Elevation
1:25



9 West Elevation
1:25



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PROJECT
Compass Early Learning Centre
1047 Portage Road, Kirkfield, Ontario

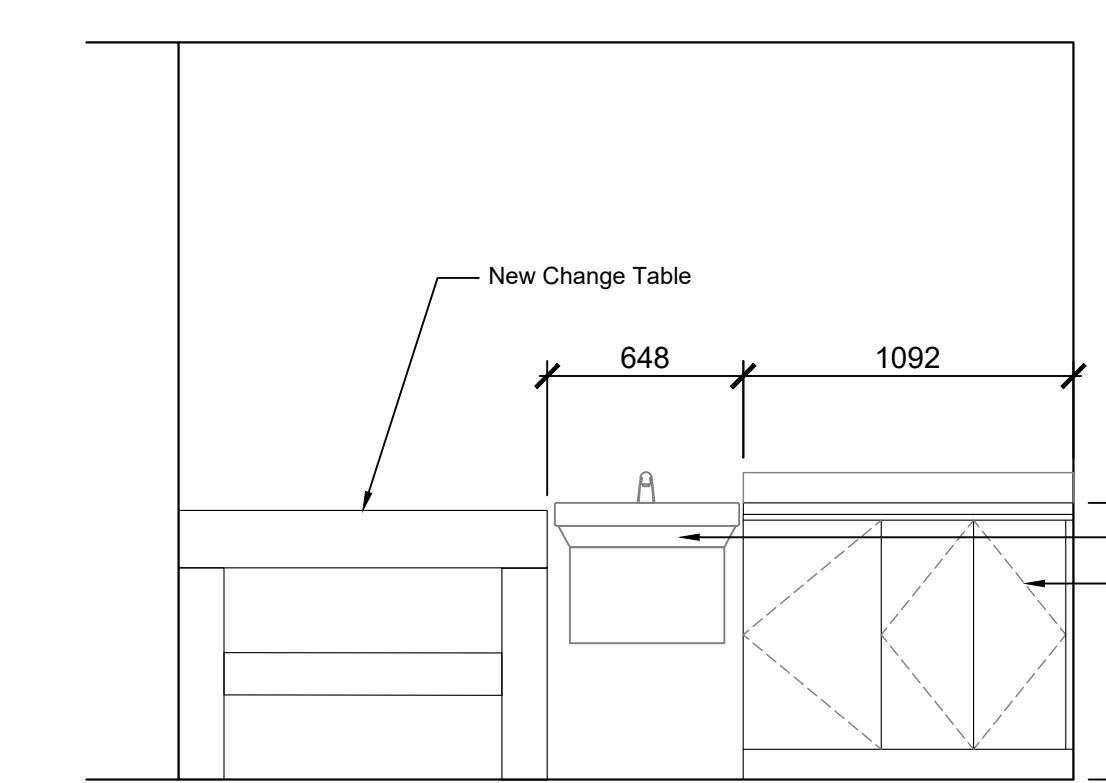
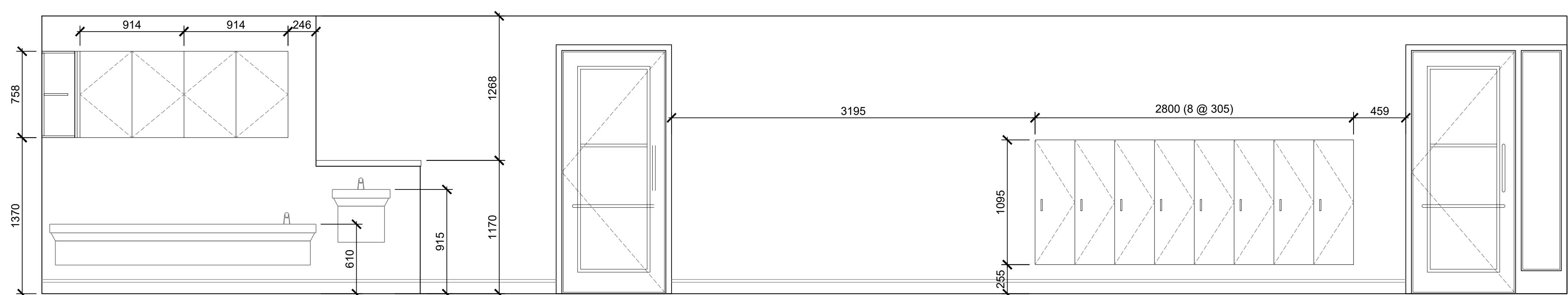
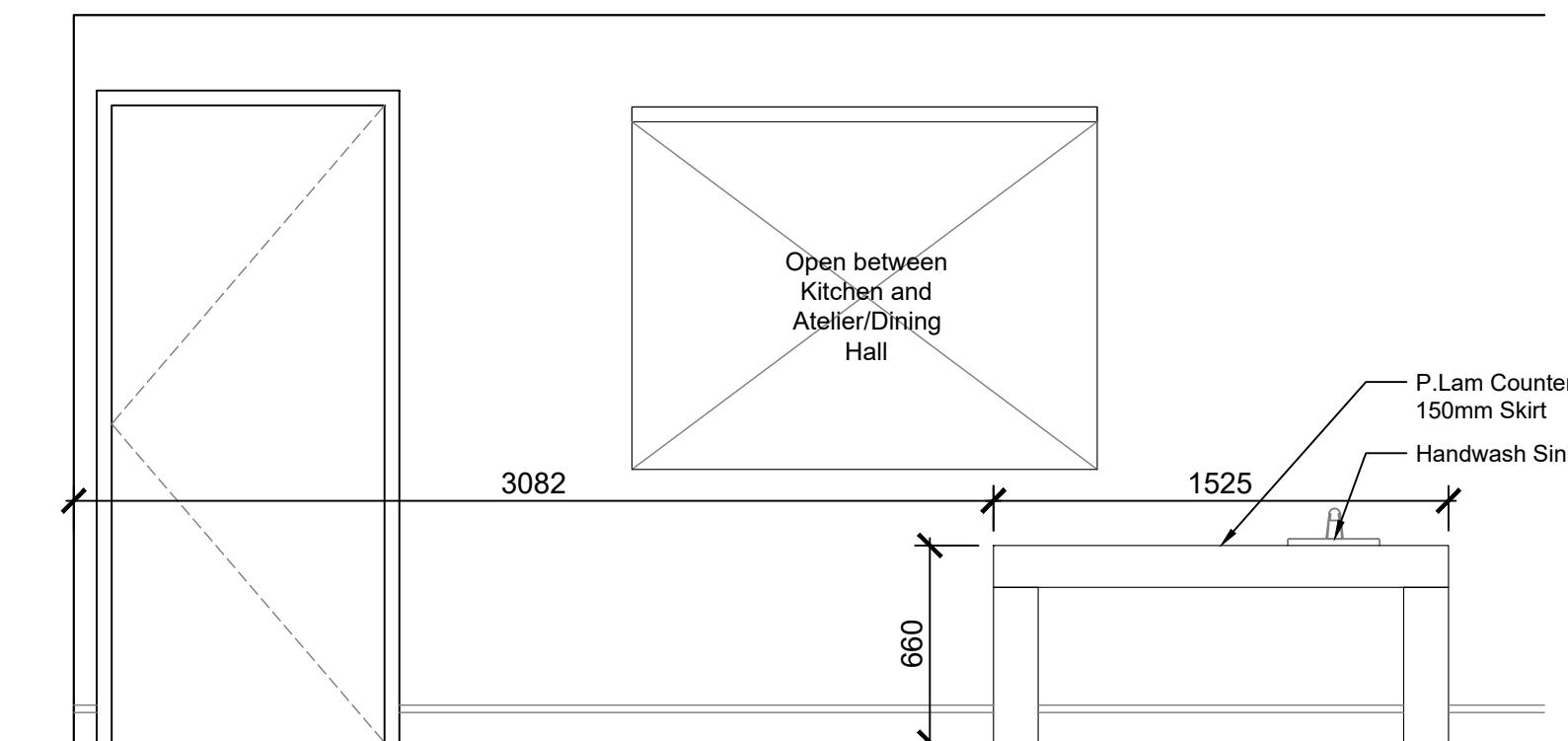
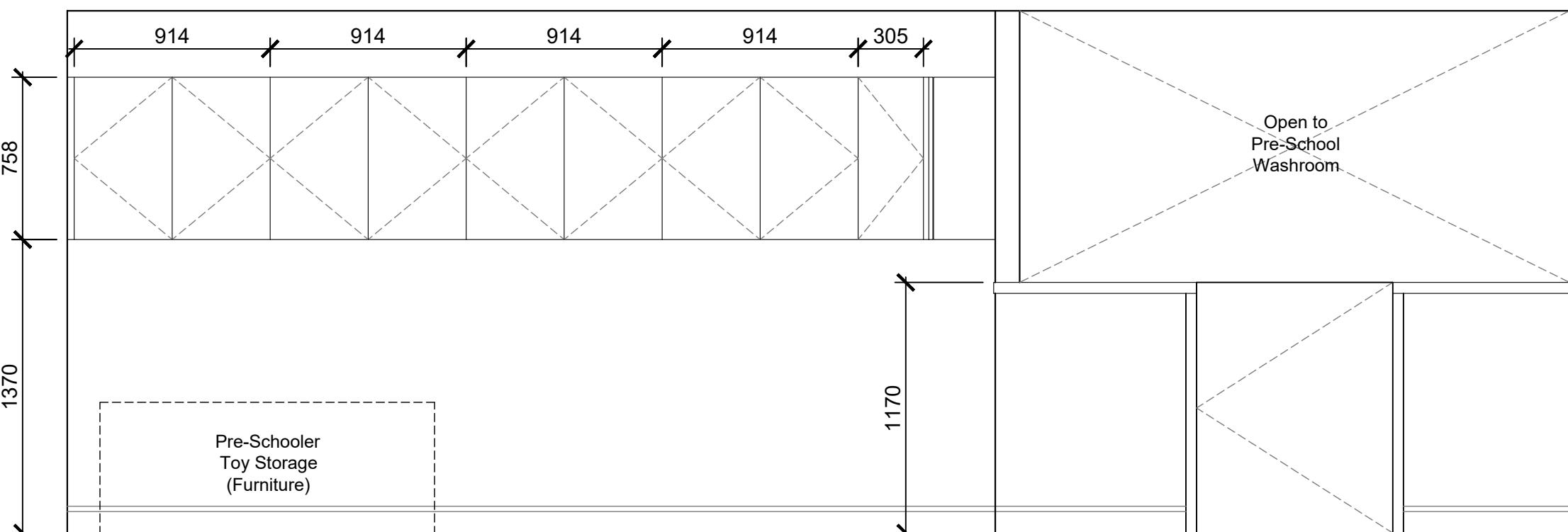
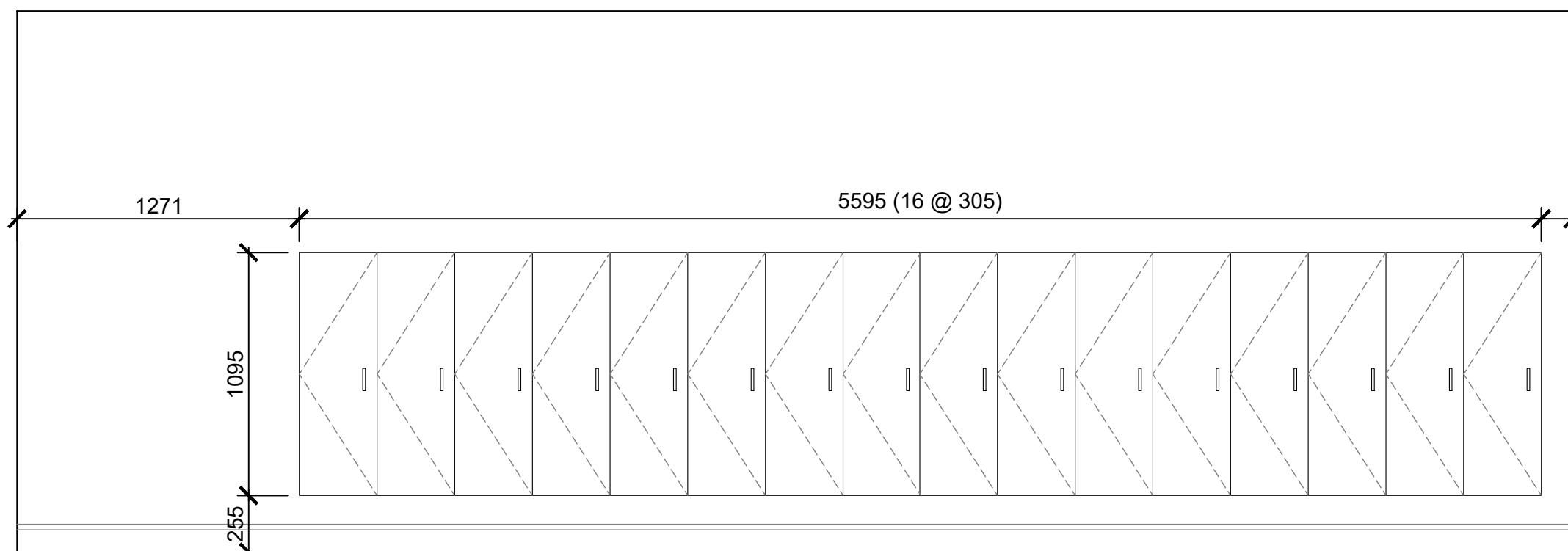
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1.1 2024-08-13 Pre-consult Discussion
1.0 2024-04-15 Pre-consult Discussion
MARK DATE ISSUE

PROJECT NO: 2024-03
DRAWN BY: M.B.
CHK'D BY: R.A.
SHEET TITLE

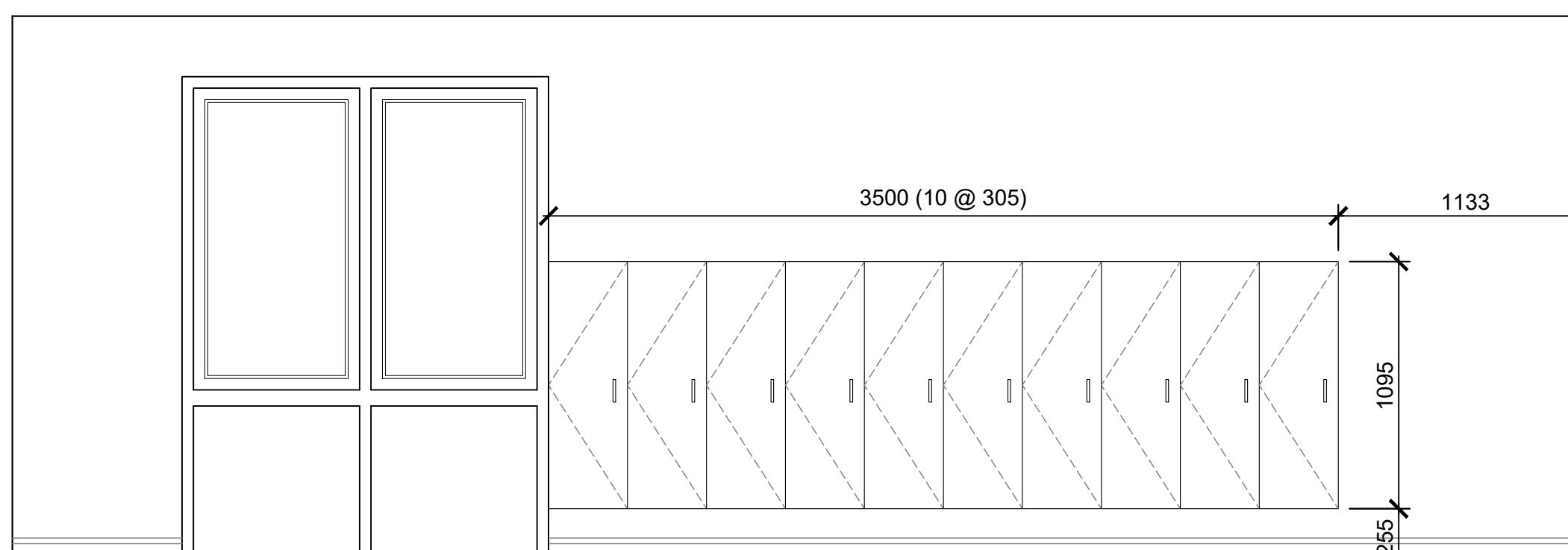
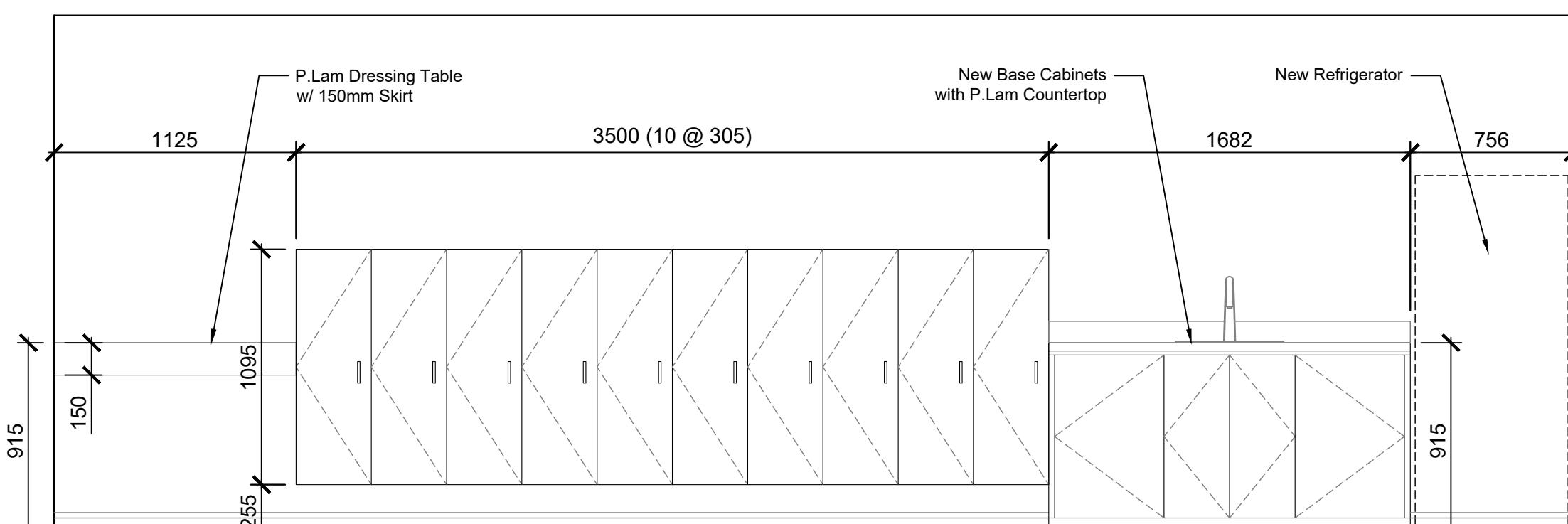
Kitchen and Storage Room
Plans and Interior Elevations

DRAWING NO.

A5.03



ONTARIO
ASSOCIATION
OF
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RONALD A. AWDE
LICENCE #55



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PROJECT

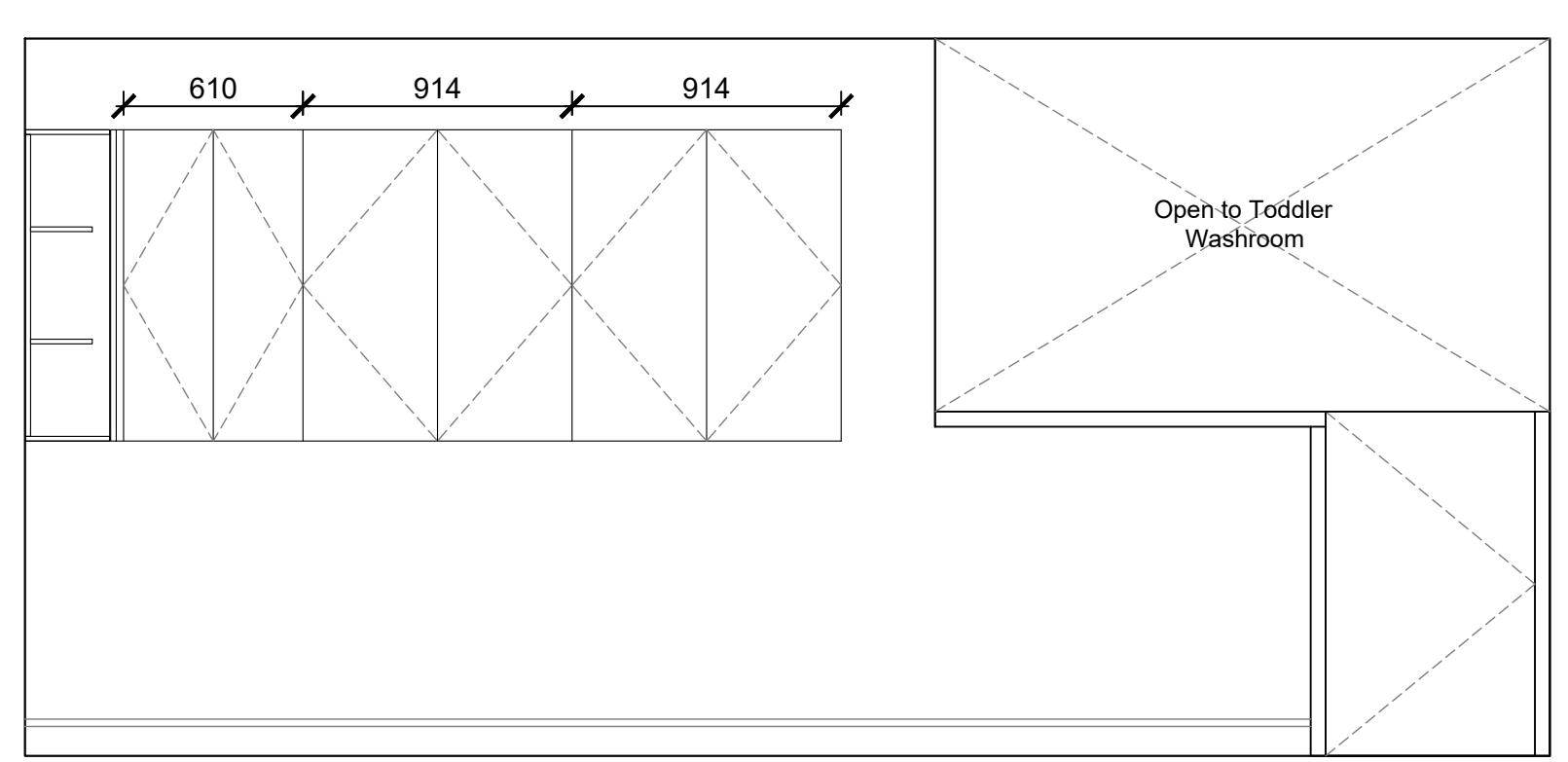
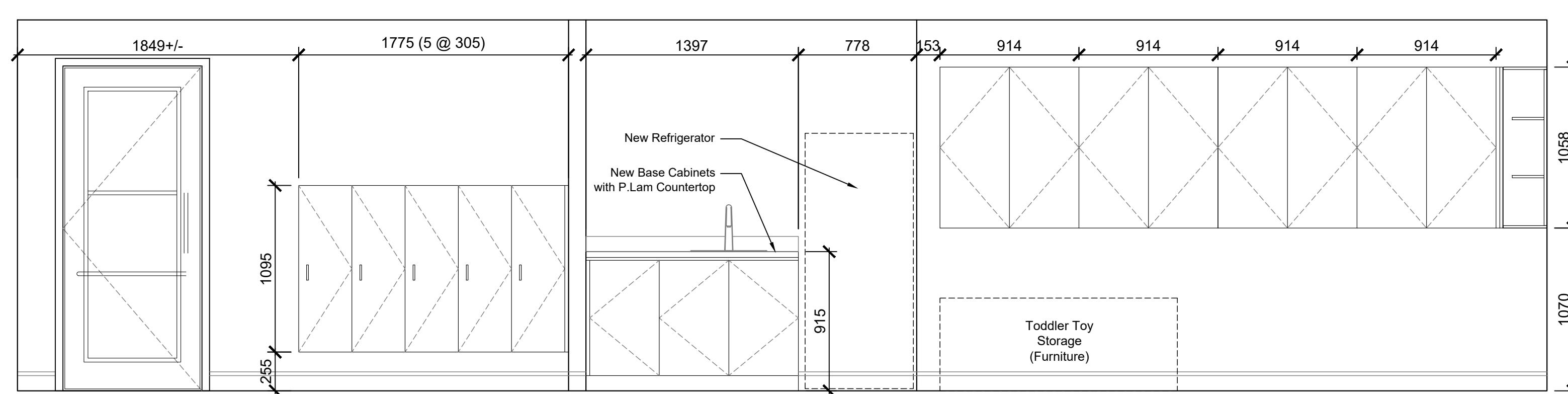
Compass Early Learning Centre
1047 Portage Road, Kirkfield, Ontario

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1.1	2024-08-13	Pre-consult Discussion
1.0	2024-04-15	Pre-consult Discussion
MARK	DATE	ISSUE

PROJECT NO.: 2024-03
DRAWN BY: M.B.
CHECKED BY: R.A.
SHEET TITLE:
Interior Elevations

DRAWING NO.

A5.04



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2193 Lynhaven Rd, Peterborough, Ontario, Canada K9K 1W8
Tel: (705) 775-1517 email: pberthelot@bertheloteng.com

ELECTRICAL ADDENDUM #1

TO: Ronald Awde Architect
1458 King Street
Bethany, ON
L0A 1A0

ELEC. ADDEN. No.: E1
PROJECT No.: 687
PROJECT NAME: Compass Early Learning Centre, Kirkfield, ON
DATE: March 21, 2025

ATTENTION: Ronald Awde,

This addendum forms part of the contract documents and is to be read, interpreted, and coordinated with all other parts, and shall be issued by Ronald Awde Architect. The following items shall be added to the tendered price for this project:

Electric Heating Schedule

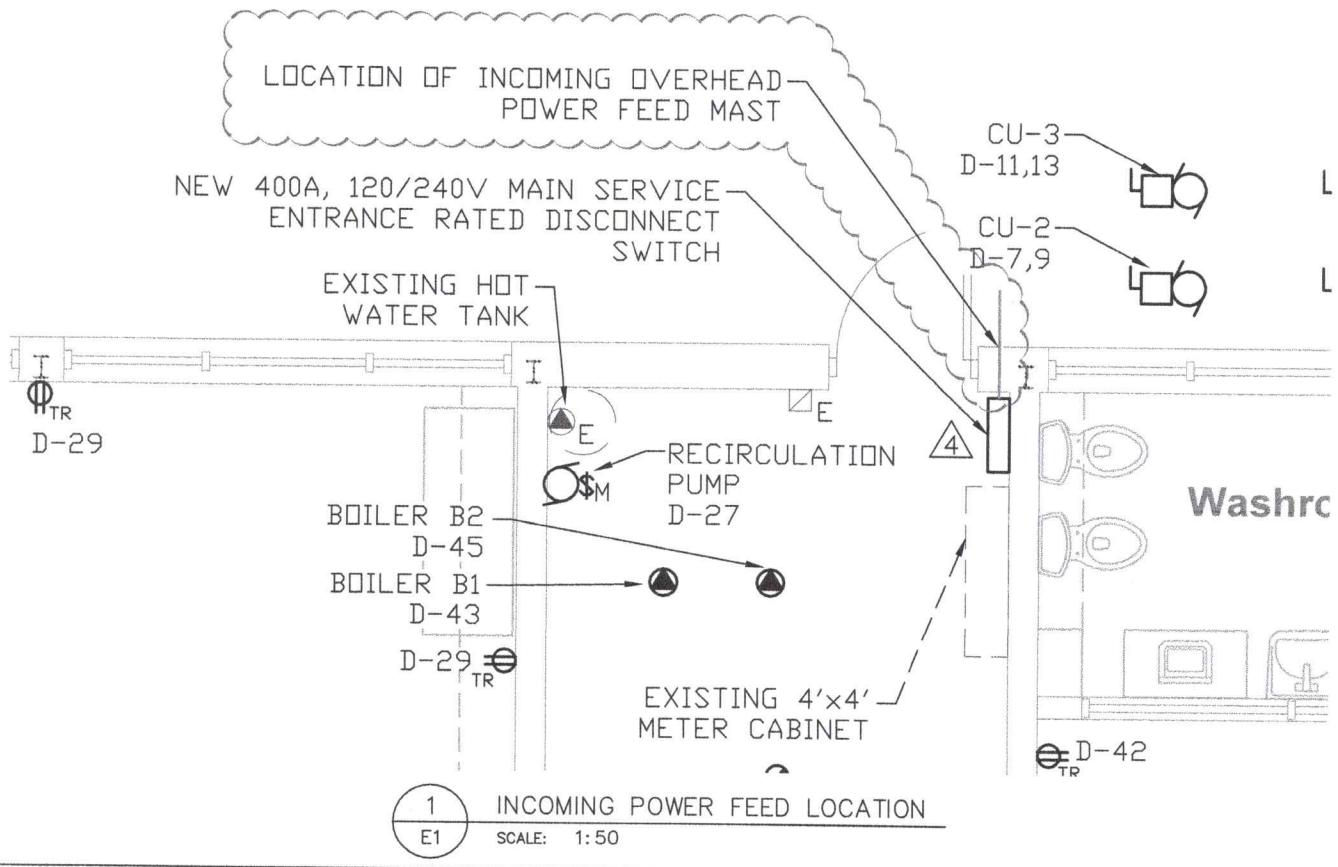
1. The Electric Heating Schedule is missing from Drawing E3. The model numbers for the electric heating equipment are as follows:
 - a. 3kW commercial fan-forced heater, white, 240V, c/w integral tamperproof thermostat, recessed in the wall, Ouellet or approved equal, model number: OAC03000-T.
 - b. 500W baseboard heater, white, 120V, c/w integral thermostat, Ouellet or approved equal, model number: ODB0502-TB6.
 - c. 750W baseboard heater, white, 120V, c/w integral thermostat, Ouellet or approved equal, model number: ODB0752-TB6.
 - d. See schedule on Sketch SK-E1.

Incoming Power

2. The building is fed from an overhead feed from a hydro pole on Water Street. The overhead feed goes to an overhead mast, located behind the M&E Room door. The feed then goes down the wall in the M&E Room and into the existing disconnect. See Sketch SK-E1.

REQUESTED BY: Paul Berthelot, P.Eng.

Septic Enclosure



ELECTRIC HEATING EQUIPMENT SCHEDULE

SYMBOL	MODEL NUMBER	MANUFACTURER	DESCRIPTION
↑(T)	OAC03000-T	OUELLET OR APPROVED EQUAL	3kW COMMERCIAL FAN-FORCED HEATER, WHITE, 240V, C/W INTEGRAL TAMPERPROOF THERMOSTAT, RECESSED
(T)	ODB0502-TB6	OUELLET OR APPROVED EQUAL	500W BASEBOARD HEATER, WHITE, 120V, C/W INTEGRAL THERMOSTAT
(T)	ODB0752-TB6	OUELLET OR APPROVED EQUAL	750W BASEBOARD HEATER, WHITE, 120V, C/W INTEGRAL THERMOSTAT

BERTHELOT ENGINEERING LTD 2193 Lynnhaven Rd., Peterborough, ON. K9K 1W8	PROJECT COMPASS EARLY LEARNING CENTRE 1047 Portage Road, Kirkfield, Ontario			DWG
	TITLE	INCOMING POWER FEED LOCATION & ELECTRIC HEATING EQUIPMENT SCHEDULE		
	SCALE	AS NOTED	DATE March 21, 2025	DSN P. BERTHELOT
			DWN T. ST. JEAN	FILE 687

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Transmittal

to: Contractors
c.c.: J. Wickins - CELC
from: Ron Awde
date: March 25, 2025

re: Compass Early Learning & Care - Kirkfield Renovations
- Addendum Number Two

pages: 3 including transmittal, Plus Electrical Addendum (**2 ppg.**) & Drawings (**12 ppg.**)

ADDENDUM NUMBER TWO
COMPASS EARLY LEARNING & CARE - KIRKFIELD RENOVATIONS
MARCH 25, 2025

0.0 General

This Addendum is issued for purposes of clarifying and amending the Tender Documents and shall be subject to all the same conditions outlined in the Drawings and Specifications.

- .1 **Reminder:** All questions must be in writing and sent to the Architect via e.mail at rawde@awdearchitect.com.
- .2 **Tender Submission:** May be submitted electronically to Ashley Collins via e.mail at acollins@compasselc.com.
- .3 The **Deadline for Questions** is **Thursday, April 3, 2025 at 3:00:00 p.m., Local Time. No further questions shall be considered after this deadline.**
- .4 **Date of Closing** is **Tuesday, April 8, 2025 by 3:00:00 a.m., Local Time.**
- .5 **Tariffs:** Pricing should not include Tariffs in base costs.
Tariffs may change in amount or be added or taken away in future.
All Tariffs will be shown separately at time of invoicing and shall be listed specifically and solely for products, excluding labour.

- 1.0 Fence is by Owner.
- 2.0 Propane tank is by Owner.
- 3.0 Roofing, soffit and eaves are by Owner's Roofing Contractor.
- 4.0 **Note:** Interior Clerestory Multi-Use to be tempered glass in hollow metal frame.

ADDENDUM NUMBER TWO
COMPASS EARLY LEARNING & CARE - KIRKFIELD RENOVATIONS
MARCH 25, 2025

- 5.0** **Note:** Windows on south side to be included in Alternate Price are as indicated on A2-01 and A3-01.
- 6.0** **Note:** Wherever there are infills at existing doorways, these shall be gypsum board on steel stud, insulated. Where block adjacent to opening is to remain, finishing layer of gypsum board painted will overlap block with J mold trim 2" either side.
- 7.0** All glazing for doors and screens to be tempered 1/4" thickness unless otherwise noted.
- 8.0** Front sidewalk width as shown on Site Plan. Assume excavation down to 16"+/- and provision of granular base per OPSS 314 to 4" below finished grade compacted with OPSS 501.

Wet granulars down prior to placing concrete in accordance with OPSS 904.

Provide 1/4" dummy joints at 1.5 metres (maximum) intervals to 1/4 depth of concrete.

Provide control joint every 4.5 metres (maximum).

Provide expansion joints to full depth of slab, filled with expansion joint material, where sidewalk abuts rigid object or changes in direction.
- 9.0** **Note:** Lintels at 110, 119 are existing. New lintel; assume 1 - 4" x 4" x 1/2" for brick 2 - 5" x 5" x 1/2" for block. Lintel at Door 107, 2 - 4" x 4" x 1/2".
- 10.0** **Note:** New vinyl flooring to include portion of Pre-School area where existing washroom is removed, Multi-Use area, Toddlers' area, Storage and Toddlers' Washroom.
- 11.0** **Note:** All new millwork by this contract based on typical units for upper and lower cabinets per sheet and Elevation A5-03.
- 12.0** **Drawing S1-01: Note:** Provision of tactile indicators at top and base of sloped sidewalk and of handrail guard galvanized steel 1 1/2" diameter top rail 36" AFF, second rail at 24" AFF, bottom rail at 4" AFF.
- 13.0** **Drawing A1-01:**
- .1 Delete reference to removal of existing tile floor in Washrooms, existing terrazzo to remain, to be patched and filled smooth.
In Pre-School area install new vinyl floor over existing terrazzo in Washroom area to overlap with existing terrazzo to remain (1'-0"+/- overlap).
 - .2 Existing doors to exterior in Toddlers' to remain, provide deadbolt at top of door and frame.
 - .3 Door 101 - Change to Type 1 (insulated).
 - .4 Door 107 - Provide new 965mm SCWD in new Hollow Metal frame in enlarged opening to suite.

ADDENDUM NUMBER TWO
COMPASS EARLY LEARNING & CARE - KIRKFIELD RENOVATIONS
MARCH 25, 2025

14.0 Hardware Schedule:

- .1 Door 101 - West Vestibule to Exterior
Provide 3 hinges, panic set, D pulls 1'-6" vertical, width of lite (plus 4") horizontal.
- .2 Door 102 - West Vestibule from Pre-School
- .3 Door 103 - Corridor to West Vestibule
Door 121 - Corridor to East Vestibule
- .4 West Vestibule from Pre-School
Provide 3 hinges, lever classroom lockset, with cylinder to suit, 1 door closer, 2 each kickplates
- .5 Door 103, Door 121
(Per door) provide 3 hinges, 1 exit device with cylinder to suit, 1 each door opener, 2 each actuator, 1 each door pull, 2 each kickplates
- .6 Door 118 Corridor to Multi-Use, 119 Corridor to Storage, 124 Nutrition to Storage
Provide 3 hinges, door closer, lever lockset office function.
- .7 Door 118 Corridor to Multi-Use
119 Corridor to Storage
124 Nutrition to Storage
(Per door) provide 1 lockset with cylinder to suit
- .8 Door 107 Corridor to BFA WR
Provide 3 hinges, 1 washroom function lockset with cylinder to suit, 2 each kickplate, 1 electronic strike, 1 auto door opener, 2 each actuator, 1 emergency call system (Camden) universal washroom kit (Camden), 1 wall stop, 2 kickplates
- .9 Door 125 Toddlers' to Washroom
Door 109 Pre-School to Washroom
Note: Partial height (1200mm)
Provide (each door) 3 hinges, 1 each classroom function lockset with cylinder to suit, 1 wall stop, 2 kickplates

15.0 Electrical:

- .1 Please see Electrical Addendum #1 attached.

END OF SECTION