ADDENDUM NO3

3RDLINE.STUDIO

Date: **April 8, 2026**

Project No.: **2596**

Project: **Alderville Senior's Residence Renovations**

The following information, amendments and revisions shall constitute Addendum No 3, and shall form an integral part of the Tender Documents and where applicable, shall supersede requirements of other Tender Documents.
The Contractor shall bring this Addendum to the attention of all sub-trades and suppliers from whom they may be receiving quotations.
This addendum adds and alters work of the project. Refer also to the drawings and specifications for additional information and details that relate to and provide additional information that supplements and supports the content of this addendum.

GENERAL

3.1 **Question:** What is the timeline for this project. Start date and substantial completion date.

Answer: Start date can be as soon as the contract is awarded. Contractor to determine amount of weeks required to complete the project as per the tender form.

Issued for clarification

3.2 **Question:** Separate Price #1 Does any work associated with Price #1 have any impact on relocating existing switches and receptacles due to larger openings?

Answer: Refer to Contract documents.

Issued for clarification

3.3 **Question:** Separate Price #2 Does the new canopy contain any lights, etc.?

Answer: No

Issued for clarification

3.4 **Question:** Separate Price #3 Does the new canopy contain any lights, etc.?

Answer: Separate price #3 is not associated with canopy. Refer also to answer above.

Issued for clarification

3.5 **Question:** Separate Price #4 o Base Bid: Existing generator stays o Base Bid: New 50kW generator added o Separate Price: Supply and install (SI) one new 100kW propane generator with one 400 amp transfer switch o Second transfer switch should come with the new fire pump control panel as a package o Remove existing diesel generator o Diesel tank removal by others

Answer: Separate price #4 was deleted – Refer to addendum no.2 documents.

Issued for clarification

3.6 **Question:** Can a new electrical room be created due to the size of new electrical equipment and space restraints of the existing?

Answer: No. Refer also to addendum no.2.

Issued for clarification

3.7 **Question:** Drawing E102 Existing service shows 200 amp, but on site clearly has a 400 amp meter base, disconnect, splitter, and two runs to Hydro poles. → I don't believe we need to change the incoming service.

Answer: Refer to latest Contract documents including Addendum no.2.

Issued for clarification

3.8 **Question:** There are 11x wood doors on this tender, but there is no specification. Addenda 1 states that the barn doors are to be by Canada Wood Doors. Would the swinging and pocket style wood doors also be by them? Rivett does not work with Canada Wood Doors

Answer: All wood doors are noted on door schedule. Refer also to 08 14 00 – Wood Doors attached.

Issued for clarification

3.9 **Question:** There is a cash allowance for door hardware 012100. There are 8x door operators. Are they intended to be part of the allowance?

Answer: Answered in addendum no.2

Issued for clarification

3.10 **Question:** Drawing A3.0 - CLG2 notes 1/2 gypsum board to basement corridor ceiling. Detail 1/A6.1 notes 5/8 gypsum board to corridor ceiling. Can you please confirm which we are to carry?ds to be framed in wood or steel studs?

Answer: Contractor to use 5/8" gypsum board as per detail 1/A6.1. It is to be fastened directly to existing floor joists.

Issued for clarification

3.11 **Question:** Drawing A3.0 - CLG3 is not noted on drawings. Can you please confirm where we are to apply this assembly?

Answer: Note CL3 applies to basement level ceiling where ductwork runs in floor joist space. Refer also to answer to question 3.10. Refer also to mechanical drawings.

Issued for clarification

3.13 **Question:** Are the bulkheads to be framed in wood or steel studs?

Answer: Both options are acceptable.

Issued for clarification

3.14 **Question:** Electrical distribution base shows 3#3al from 400/250af to ATS, Gen, fire pump. 3#3al are only good for 75a. Please clarify

Answer: Refer to Contract Documents

Issued for clarification

3.15 **Question:** Room 93b has an existing shower. Is it acrylic base and walls or does it require tiled walls and floor?

Answer: Room 93B does not have an existing shower/bathroom. Refer to demolition dwgs for existing conditions and mech dwgs for new acrylic shower specifications.

Issued for clarification

3.16 **Question:** Room 110 is the shower area is there a depression? What is the detail between mosaics and porcelain? I saw a detail in rm 94 that has a collapsible threshold- is that what we would use in rm 110 as well?

Answer: No, maintain existing shower floor slopes in Room 110.

Issued for clarification

3.17 **Question:** Stair #1 what is the tread riser finish? Same for stair #2

Answer: Refer to typical stair tread detail and room finish schedule.

Issued for clarification

3.18 **Question:** R.F.S floors in W/C 96 & 110 references PCT/FT does this mean main floors are PCT and shower floors are mosaic or does it mean the entire room is mosaics?

Answer: WR 96A floor is scheduled to receive SVF only as per room finish schedule. BF WR110 is scheduled to receive PCT product on shower walls and washroom floor, and FT (mosaic) for shower floors only. Refer also to A-2.1 for PCT extent on walls.

Issued for clarification

3.19 **Question:** Main floor sheet vinyl is on an existing wood subfloor. Should a premium 5.5mm Revolutions Mahogany underlay be installed beneath sheet vinyl to prevent telegraphing and give the substrate the density and hardness it requires. Complete with divergent point staples and cementitious patched seams?

Answer: Existing floor to be cleared of all glue and adhesives for flush & smooth surface. Refer also to 09 65 00 – Part 2. Item 2.2 – Levelling Compound as required.

Issued for clarification

3.20 **Question:** Is independent 3rd party integrated testing required for this project? We recommend a cash allowance be carried to cover the scope of this work since it is difficult to get pricing for this scope during tender

Answer: Refer to Addendum no.2

Issued for clarification

3.21 **Question:** Is the type of existing Fire Alarm Panel to match exiting devices

Answer: Refer to Contract Documents

Issued for clarification

3.22 **Question:** Would CPVC sprinkler piping be accepted in this application? Please confirm what Pipe is Black Steel and/or CPVC in the design if applicable.

Answer: CPVC pipe is permitted in areas where the pipe is concealed. Steel pipe to be used in the garage.

Issued for clarification

3.23 **Question:** Who is to carry the Nurse Call, Data, Card Access, Cameras? Sub Contractors or cash allowance

Answer: Nurse Call and Card Access are to be covered under a cash allowance. Data cabling is to be covered by contractor under base bid contract.

Refer to 01 21 00 – Cash Allowances, item 3.1, delete "Include in Contract Price a cash allowance of $ 165,000.00." in its entirety and replace with the following:

.1 Include in Contract Price a cash allowance of $ 215,000.00.

Add item #4 Nurse Call, Card Access and other - $50,000.00 ***to the cash allowances table.***

Delete 00 41 13 – Tender Form revised as part of addendum no.2 in its entirety and replace with the following:

00 41 13 – Tender Form revised as part of Addendum no.3 (attached)

Issued for clarification

3.24 **Question:** Demo scope is limited. Could you provide more clarification? (is that all?)

Answer: Refer to contract documents

Issued for clarification

3.25 **Question:** Please can you provide drawings for the incoming distribution with generator location

Answer: Refer to Contract documents

Issued for clarification

3.26 **Question:** On Drawing FP1 General Notes #5 the fire pump is to be connected to emergence power supplied by others. Are we to allow for a transfer switch for the pump controller or is the transfer switch being supplied by the electrical contractor?

Answer: Contractor to supply a fire pump controller that includes the automatic transfer switch.

Issued for clarification

3.27 **Question:** On Building Elevation drawing A5.0 (East Elevation), underpinning is noted for the footing and foundation wall supporting the canopy. The entry to this walkway is by a man door; however, the East Elevation only shows windows and no man door. Can you please confirm that this is the correct location for this construction?

Answer: New walkway leads to new basement exit door on the east elevation. Refer also to revised A-5.0 – Building Elevations attached to this addendum.

Issued for clarification

3.28 **Question:** On drawing A5.0 (West Elevation), an overhead door with a man door is shown. I visited the manufacturer's website listed in the specifications and do not believe they supply an overhead door with a passage door. Could you please confirm the supplier that provides this product?

Answer: Delete 08 36 50 - Overhead Door in its entirety and replace with revised attached to this Addendum.

Issued for clarification

3.29 **Question:** Where Bigfoot foundations are specified for the 12' diameter columns, can piles be used in lieu of this construction?

Answer: No

Issued for clarification

3.30 **Question:** Can you confirm that the landing materials are the same as the ramp materials?

Answer: Yes

Issued for clarification

3.31 **Question:** Can we use LVP in place of SVP?

Answer: No

Issued for clarification

SPECIFICATIONS

3.32 **Description:** Refer to specification section 08 81 00 – Glass+Glazing, Part 2 and add the following:

Non Wired Ceramic Fire Rated Glass in doors and sidelites (noted as FG on the drawings):

.11 Manufacturers: 'PYRAN PLATIMUM F' as manufactured by SCHOTT, or FIRELITE NT manufactured by TGP / Nippon, and having the following characteristics. (Traditional wired glass products are not acceptable or permitted.)

- .1 **ceramic glass thickness / weight: 5mm (3/16") thick, 2.6lbs/sf**
- .2 **safety film complying with ANSI Z97.1 and CPC 16CFR12011 CAT II**
- .3 **fire rating: as noted in the door schedule**
- .4 **maximum sizes; as limited by CAN/ULC S104, CAN/ULC S106**
- .5 **labelling: all ceramic glass shall be marked with permanent labelling that identifies with product and manufacturer's name, fire resistance rating and ULC listing.**
- .6 **approved frames: Refer to Section 08 13 13, Hollow Metal Doors and Frames.**

Issued for coordination

3.33 **Description:** Refer to specification section 09 30 00 – Wall and Floor Tile, Part 2, item 1 and add the following:

.3 Stair Nosing: shall be flexible vinyl stair nosing for the visually impaired, top set with 2 co-extended visually impaired strip, model VIRCN-XX_A as manufactured by Tarkett, colours to be selected from the manufacturers standard range of colours.

Issued for clarification

3.34 **Description: Add section 08 14 00 – Wood Doors to specifications (attached).**

Issued for coordination

3.35 **Description: Delete 14 20 00 – Elevators and Lifts in its entirety and replace with revised attached to this Addendum.**

Issued for coordination

ARCHITECTURAL

3.36 **Description:** Delete drawings SP-1, A-1.0, A-3.0, A-5.0, A-6.1 in their entirety and replace with the following:

- **SP-1 – Site Plan**
- **A-1.0 – Demolition Plans**
- **A-3.0 – Reflected Ceiling Plans**
- **A-5.0 – Building Elevations**
- **A-6.1 – Section Details**
  - Dimensions added

All changes have been bubbled.

Issued for coordination

Maria Zakharova
Intern Architect

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00 41 13 - TENDER FORM

To: **Alderville First Nation, 11696 Second Lind Road, Roseneath,**

Herein referred to as the "OWNER".
The UNDERSIGNED, herein referred to as the "CONTRACTOR"

With the legal company name of _____

A company duly incorporated under the laws of _____

And having its Head Office at _____

.1 HEREBY UNDERTAKES AND AGREES WITH THE OWNER AS FOLLOWS:
Having examined the Tender Documents, entitled **ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS, 8465 County Road 45 Roseneath, Ontario** and including:

.1 All Drawings dated: **2026 03 13**
.2 Specifications dated: **2026 03 13**
.3 Addenda Numbers _____
Issued _____
And having visited the site, and having examined and become familiar with conditions affecting the proposed work,

WE UNDERTAKE TO DO WORK, AND SUPPLY MATERIALS AND SERVICES IN ACCORDANCE WITH THE TENDER DOCUMENTS, FOR THE **CONTRACT PRICE**, WHICH ***EXCLUDES*** HARMONIZED SALES TAX (HST),
OF _____

_____**and**_____**/100 DOLLARS ($**_____**).**

VALUE ADDED TAXES (HST) OF 13% PAYABLE BY THE OWNER TO THE CONTRACTOR IS:

_____

_____**and**_____**/100 DOLLARS ($**_____**).**

TOTAL AMOUNT PAYABLE BY THE OWNER TO THE CONTRACTOR FOR THE CONSTRUCTION OF THE WORK IS:
_____

_____**and**_____**/100 DOLLARS ($**_____**).**

.2 The UNDERSIGNED hereby submits that amounts are in Canadian funds and that these amounts to be subject to adjustments as provided in the Contract documents.
.3 The UNDERSIGNED further submits that costs for supervision, administration, co-ordination, handling, management, expediting, scheduling, overhead and profit and assuming full responsibility and warranty for the assigned work are included in the Contract Price Tendered.
.4 That the UNDERSIGNED, if notified of proposal acceptance within **THIRTY (30) DAYS** of Tender Closing Date agrees to enter into a formal Contract with the Owner for the work, in the form of the Canadian Standard Construction Document, CCDC 2-2020, Stipulated Price Contract.
.5 The UNDERSIGNED undertakes to commence the work under the Contract forthwith after execution of the formal Contract and when notified so to do by the Owner and to carry out work without interruption to completion of the Contract.
.6 The UNDERSIGNED declares that the above quoted Contract Price includes the Cash Allowances in the amount of **$215,000.00** as indicated in section 01 21 00 Cash Allowances.
.7 The UNDERSIGNED agrees to complete the work in accordance with the construction schedule in Division 00, item 17, that articulates a phased completion schedule with all work complete in _____ weeks.
.8 The Undersigned submits herewith the Bid Bond and Agreement to Bond for the project.

.9 The UNDERSIGNED will include the following unit cost. All unit costs include profit and overhead and shall not fluctuate for the duration of this Contract.

.10 All rates are firm and shall not fluctuate for the duration of this Contract. There shall be no additional charges for overhead and profit.

Item	**Standard Rate/Hour**	**Overtime Rate/Hour**
Foreman		
Tradesman		
Labourer		

.11 **Separate Prices (All separate prices to exclude HST)**

.1 Should all the work associated in the room 92 Stair-2 and 109 Stair-2 including excluding the doors and frames, but not limited to the Barrier Free Lift, floor infill, new handrails, new paint, new flooring be included (please note that all the work associated with the exterior door and frame 92X and interior doors and frames 92 and 109 are part of the base bid contract) be added to the contract, **add**

_____

_____**and**_____**/100 DOLLARS ($**_____**). From** the Contract Price.

.2 Should all the work associated with Canopy Roof above new basement exit sidewalk be added to the contract, **add**

_____

_____**and**_____**/100 DOLLARS ($**_____**). From** the Contract Price.

.3 Should all the work associated with new windows be added to the contract, **add**

_____

_____**and**_____**/100 DOLLARS ($**_____**). From** the Contract Price.

.12 **I/WE DECLARE** that this tender is made without collusion, knowledge, comparison of figures or arrangement with any other company, firm or person submitting a tender for the same work and is in all respects fair and without collusion or frau

08 14 00 – WOOD DOORS

Part 1. General:

1. Scope**:** Provide flush wood doors, fire rated and non-rated with paint grade wood, as indicated, schedules and specified.

2. References:
   - **.1** ANSI / AHA A135.4-2004, Basic Hardboard.
   - **.2** ASTM E2074-00e1, Standard Test Method for Fire Tests of Door Assemblies, Including Positive Pressure Testing of Side-Hinged and Pivoted Swinging Door Assemblies.
   - **.3** ASTM E413-04, Classification for Rating Sound Insulation.
   - **.4** Architectural Woodwork Institute / Architectural Woodwork Manufacturers Association (AWMAC) of Canada / Quality Standards Illustrated (QSI), 2003 edition, hereafter referred to as QSI Manual, to form part of these Specifications.
   - **.5** CAN/CSA O132.2 SERIES-90 (R1998), Wood Flush Doors.
   - **.6** NFPA 80, Fire Doors, Fire Windows.
   - **.7** NFPA 252, Standard Method of Fire Tests for Door Assemblies.
3. Submittals:
   - **.1** Product Data: Indicate door core materials and edge construction; veneer species, type and characteristics.
   - **.2** Shop Drawings: Illustrate door opening criteria, elevations, sizes, types, swings, undercuts required, special blocking for hardware, identify cutouts for glazing and louvers.
   - **.3** Samples: Submit two samples of door construction, 300mm x 300mm min size cut from top corner of door. Provide manufacturer's written installation instructions indicating special instructions as required.
4. Schedule:
   - **.1** Refer to drawings and Door and Hardware Schedules for sizes, types, details and ratings of doors and corresponding frames.
   - **.2** Identify and mark (concealed or removed when doors are installed and finished) in conjunction with Door and Hardware Schedule number designations and key for site location. Door numbers to be the same as those indicated on the Door Schedule.
5. Delivery, Storage and Handling:
   - **.1** Arrange delivery and storage on site in a timely manner in accordance with contractor's construction schedule, keeping site storage to a minimum.
   - **.2** Deliver doors to project site factory-sealed, each door individually wrapped with polyethylene to prevent damage or deterioration.
   - **.3** Provide equipment necessary for off-loading of materials to complete the work.
   - **.4** Protect materials from damage, dampness, weather and store in a dry place.
   - **.5** Immediately remove damaged or deteriorated doors from site and return to supplier for re-use and recycling
6. Warranty:
   - **.1** Submit a warranty in accordance with Section 01 33 00, covering the replacement of defective work for a period of two (2) years from the expiration of the one-year warranty under the General Conditions.
   - **.2** Warping, shrinking, twisting, showing of core ghost lines, splitting, delaminating, or sagging under normal use will be considered as defects. Warpage to not exceed 1/4" (6mm) clearance over height or width.
   - **.3** Warranty to cover hanging, refinishing, and complete replacement costs of defective doors.
   - **.4** Total warranty period: three (3) years.

Part 2. Products:

1. Acceptable **Manufacturers:** Products of the following manufacturers are acceptable subject to conformance to requirements of Drawings, Door Schedule and Specifications:
   - **.1** Boreal Architectural. Contact Alireza Raeesi at (905) 265-7677 or (647) 713-4010 (cell).
2. Materials:
   - **.1** General: Conform to the specified requirements of CAN/CSA-0132.2 for wood flush doors, except as specified herein.
   - **.2** **Solid Particleboard Core Wood Flush Doors (Typical, noted as WD):** based on the Canvas Series: Premium Paint-Grade Solid Wood Doors
     - .1 Construction: 5 ply
     - .2 Core: 3mm thick laminate wood veneer in type 1 structural glue
     - .3 Face: paint-grade surface
     - .4 Top & Bottom rail: 2-piece, 1.5" horizontal laminated strand lumber (LSL) outer core, glued for a total thickness of 3"
     - .5 Stiles and Rails shall be bonded to the core.

.6 Thickness: 1 ¾" (44mm)
.7 Undercut : 1/8" at top, 3/4" at bottom.
.8 Warranty – Lifetime
.9 Barn and pocket style hardware by manufacturer

3. Fabrication:
.1 General:
.1 Fabricate doors and frames to meet specified requirements for service in interior locations, in sizes and designs indicated on drawings and schedules.
.2 Fabricate slab doors 1-3/4" (44mm) thick, 7-ply solid-core construction, unless indicated otherwise on drawings and schedules.
.3 Provide (particleboard core) doors with built-up full height stiles, and full width rails. Fabricate stiles and rails, hardwood outer piece laminated to inner piece. Fabricate stiles and rails to conform to CAN/CSA 0132.2. Laminate 1/16" (1.6mm) thick hardwood veneer crossbanding to serve as substrate for facing material. Incorporate solid wood blocking at locations where finish hardware and security hardware is installed.
.4 Sand back of facing material to provide a homogeneous bonding surface. Bond the facing material to manufacturer's instructions to provide a perfectly smooth surface, free from distortion, waves, or ridges.

Part 3. Execution:

1. Examination:
.1 Examine doors and installed door frames before hanging doors.
.1 Verify that frames comply with indicated requirements for type, size, location, and swing characteristics and have been installed with level heads and plumb jambs.
.2 Reject doors with defects.
.2 Correct unsatisfactory conditions.
.3 Verify that opening sizes and tolerances are acceptable.
.4 Do not install doors in frame openings that are not plumb or are out-of-tolerance for size or alignment.
2. Installation:
.1 Install doors to comply with manufacturer's written instructions, referenced quality standard, and as indicated.
.2 Install fire-rated frames and fire-rated doors in accordance with NFPA 80.
.3 Job-Fitted Doors: Align and fit doors in frames with uniform clearances and bevels; do not trim stiles and rails in excess of limits set by manufacturer or permitted for fire-rated doors. Machine doors for hardware. Seal cut surfaces after fitting and machining.
.4 Factory-Fitted Doors: Align in frames for uniform clearance at each edge.
.5 Factory-Finished Doors: Restore finish before installation if fitting or machining is required at Project site.
.6 Placing Frames: Comply with AWI Custom Grade quality standard. Set frames accurately in position, plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is completed, remove temporary braces and spreaders, leaving surfaces smooth and undamaged.
.7 Wall Anchors: Provide at least three anchors per jamb. For openings 2286mm (90") or more in height, install an additional anchor at hinge and strike jambs.
.8 Gypsum Board Partitions: For in-place partitions, install knock-down, drywall slip-on frames.
.9 Door Installation: Comply with ANSI A250.8. Shim as necessary to comply with ANSI/DHI A115.1G.
.10 After installation, remove protective wrappings from doors and frames and touch up prime coat with compatible air-drying primer.

08 36 50 – OVERHEAD DOORS

Part 1. General:

1. Scope: Provide labour and materials for the complete installation of exterior insulated overhead doors.
2. Submittals:
   - .1 Shop Drawings:
     - .1 Submit shop drawings in accordance with Division 01.
     - .2 Indicate sizes, service rating, types, materials, operating mechanisms, details, hardware and accessories, required clearances and electrical connections.
     - .3 Provide load diagrams of the doors in the closed and open positions. Details to also be provided showing clearance and attachment requirements for co-ordination with structural steel and miscellaneous steel installed by others.
     - .4 Field verify and confirm size of opening to receive new overhead doors.
   - .2 Operation and Maintenance Data:
     - .1 Upon completion and acceptance of installation, provide the following operation and maintenance data for incorporation into maintenance manual in accordance with the requirements of Division 01.
     - .2 Maintenance data to include instructions, data books, general layout drawings and schematic wiring diagrams containing sufficient information for operation and maintenance / servicing of doors.

Part 2. Products:

1. Acceptable Manufactures:
   - .1 Drawings and specifications for work of this Section are based on **Standard+ Insulated (R16) Garage Door c/w Barrier Free Pedestrian/Walk-through door** as manufactured by **Garaga Garage Doors**. Contact Peterborough Garage Doors 1-705-741-6259 (ext.1) – Jillian Baldwin - jill@peterboroughgaragedoors.ca or approved equal.
   - .2 Products and systems by other manufacturers of similar profile and conforming to all required design and performance requirements of the drawings and specifications are also acceptable.
   - .3 Acceptable manufacturers:
     - .1 Richards-Wilcox Canada Inc.
     - .2 Atlas Roll-Lite Co. Ltd.
     - .3 Kinnear / Wayne Dalton Corp.
     - .4 Alternate approved by Consultant.
2. Materials – General:
   - .1 Galvanized steel sheet: commercial quality to ASTM A 526M with Z275 zinc coating.
   - .2 Steel sheet: commercial quality to ASTM A 366M.
   - .3 Aluminum extrusions: Aluminum Association alloy AA6063-T5.
   - .4 Primer: to CAN/CGSB-1.105 for steel CGSB 1-GP-121M for aluminium CGSB 1-GP-181M, for galvanized steel surfaces.
   - .5 Insulation: high pressure, CFC-11 free closed cell polyurethane and to meet design requirements.
   - .6 Cable: multi-strand galvanized steel aircraft cable.
3. Door Sections:
   - .1 Door Colour: **To be selected by architect at a later date, allow for solid colour from Standard colour line.**
   - .2 Profile: **Classic XL**
   - .3 Glazing Options: None.
   - .4 Fabricated from 1-3/4" (45 mm) thick composite, roll formed, metal sandwich sections insulated with polyurethane foam laminated to the interior and exterior steel skins.
   - .5 Fabricate panel frames in a continuous box frame with vertical stiffeners at 600mm (24") centres.
   - .6 Assemble components by means of spot or arc welding or coated rivet system or adhesive and self-tapping screws to manufacturer's recommendations.
   - .7 Fabricate doors from pre-painted steel stock.
   - .8 Install insulated glazing panels in doors as indicated complete with self-aligning glazing retainers.
4. Standard Duty Industrial Hardware:
   - .1 Track: to be minimum 12 gauge (3.0 mm) thick galvanized steel standard hardware to suit operation of door with 3-3/8" (86 mm) overall outside dimension. Make curves of proper radius for quiet and smooth operation and mount to full size gusset plates. Reinforce horizontal tracks full length with steel angles to prevent deflection. Mount vertical tracks to door jambs using continuous full length track mounting angles to prevent movement in vertical tracks. Size and thickness of steel angles to suit door opening and as recommended by manufacturer.
   - .2 Top roller carrier: galvanized steel minimum 14 gauge thick, adjustable.

.3 Rollers: minimum 3" (75 mm) diameter, using 5/8" (16 mm) diameter full floating, grease packed hardened steel, ball bearings. Roller axles to be minimum 7/16' (11mm) diameter.
.4 Roller brackets: hinged and fabricated from 12 gauge (3.0 mm) minimum overall thickness galvanized steel. Fit brackets with heavy duty steel tube cross pieces in which roller axles to ride. Reinforce brackets with steel gusset plates.
.5 Hinges: standard duty industrial, minimum 14 gauge thick, secured with self-tapping screws or as recommended by manufacturer.
.6 Drum and Shaft: minimum 5-1/2" (140 mm) diameter with 1-1/4" (32 mm) diameter solid steel shaft. Use proper size drums to suit both door height and weight
.7 Cable: minimum 5/32" diameter galvanized steel aircraft cable. Cables to be capable of providing a minimum of 5 to 1 safety factor.
.8 Counter balance: helically wound, oil tempered, torsion springs, custom engineered, designed and rated for 50,000 open and close cycles minimum, mounted on a continuous shaft revolving in anti-friction bearings and having cable drum at each end.

5. Accessories:
.1 Flat bar door latch and electric interlock switch, handle operated from inside to disconnect power to electrically operated doors.
.2 Bulb type extruded neoprene weather-strip for door sill section, full width.
.3 Extruded aluminum and arctic grade vinyl weather-strip for jambs and head, to manufacturer's standard.
.4 Finish ferrous hardware items with minimum zinc coating of 300 g/m2 to CSA G164.
.5 Track guards: 7/32" (5 mm) thick formed sheet 5'-0" (1500 mm) high track guards.
6. Prefinished Steel Sheet:
.1 Factory prefinished steel with factory applied polyvinylidene fluoride coating in colour to match existing adjacent overhead doors
.2 Finish sheet steel in accordance with manufacturer's recommendations.
7. Operation:
.1 Equip all overhead doors for operation by:
.1 Electrical type operator c/w interlock switch to disconnect power to operator when in manual operation.
.2 Built-in chain hoist with galvanized steel chain for manual operation in event of power failure.
.3 Pedestrian/Pass-through door to be completed with a door opener blocking mechanism to prevent the door opener from working if the pedestrian door is ajar
8. Electrical Operators:
.1 Electric door operators to be of suitable heavy duty motor designed by door manufacturer to operate doors of dimensions scheduled. Electrical motor and related components to be supplied to suit voltage and other electrical characteristics of electrical systems of building. Location of electric door operators to provide for easy access for servicing and maintenance and to Consultant's approval. Door speed to be 12" (300 mm) per second.
.2 Electric motors, controller units, remote push-button stations, relays and other electrical components to conform to CSA and ULC approval with NEMA Class 1A rating.
.3 Power supply: 208 Volt, 3 Phase, 60 Hertz.
.4 Electric door operator motor to be rated for continuous duty and to include high starting torque motor, reduction gearing, solenoid brake, limit switches for upper and lower limits of door travel, emergency hand chain with electrical interlock to break motor circuit when hand chain is engaged, magnetic relay contactor, overload protection, pre-wiring to terminal block and three (3) button operating station. The electric operator to contain an integrated reverse circuit with heat and overload protection with a heavy duty industrial reversing contactor. Control transformer to be suitable for 24 Volt AC control voltage.
.5 Operation: All overhead doors to be equipped with remote pushbutton station, flush mounted adjacent to door on interior, with "OPEN-STOP-CLOSE" designations on pushbuttons in English, key operated. Cylinders to be master keyed to suit Owner's requirements. Push buttons to be controlled by momentary contact pressure. Provide brake to stop and hold doors in any position.
.6 Safety switch: combination roll rubber with bi-parting metal contact limit switches for full length of bottom rail of bottom section of door, to reverse door to open position when coming in contact with object on closing cycle.
.7 Mounting brackets: galvanized steel, size and gauge to suit conditions.

Part 3. Execution:

1. Installation – General:
.1 Erect all work plumb and true and in proper alignment and relationship to established lines and grades.
.2 All devices for anchoring frame assemblies to building structure to have sufficient adjustment to permit correct, accurate alignment. After alignment fasten anchorage devices to prevent movement other than those designed for expansion and contraction.

.3 All materials and methods of construction to be in accordance with the recommendations and specifications of the manufacturer. All work to be supervised by a competent foremen at all times and tradesmen to be fully experienced and skilled in their respective trades.

2. Installation:
   .1 Install doors and hardware in accordance with manufacturer's instructions.
   .2 Rigidly support rail and operator and secure to supporting structure.
   .3 Install operator including electrical motors, controller units, pushbutton stations, relays and other electrical equipment required for door operations.
   .4 Fit weather stripping snugly to doors so there is no rubbing action of vertical weather stripping until last moment contact. Make necessary adjustments to form a weathertight seal.
   .5 Lubricate and adjust door operating components to ensure smooth opening and closing of doors.

DIVISION 14 – CONVEYING EQUIPMENT

14 20 00 – ELEVATORS AND LIFTS

Part 1. General:

1. Provide a new vertical lift platform elevating device, to be located in the proposed addition. Refer to architectural drawings for location.
2. Scope of Work of this Section: The work associated with the provision of the elevator work includes the provision of:
   - .1 Elevator car enclosures, hoistway entrances and signal equipment.
   - .2 Operation and control systems.
   - .3 Accessibility provisions for physically disabled persons.
   - .4 Equipment, machines, controls, systems and devices as required for safely operating the specified elevators at their rated speed and capacity.
   - **.5** Materials and accessories as required to complete the elevator installation.
3. Scope of Work provided by the Contractor to support the provision of the Elevator: Work to be provide by the Contractor, required to support the provision of the elevator to include the following:
   - .1 Provision of a plumb and legal hoistway, properly framed and enclosed an including a pit of proper depth, and a pit ladder for each elevator. Drains, lights, access doors, waterproofing and hoistway ventilation, as required.
   - .2 Provision of a suitable control closet with access and ventilation in accordance with applicable codes and regulations. The control closet to be maintained at a temperature between 32 degF (0 degC) and 104 degF (40 degC). To be measured at 6'-0" (1830mm) above the floor and 1'-0" (305mm) out from the front center of the car controller(s). Relative humidity is not to exceed 95% non-condensing.
   - .3 Hoistway must be maintained between 32 degF (0 degC) and 122 degF (50 degC) with a control space measured at the machine.
   - .4 Adequate supports to carry the loads of equipment, including overhead machine and machine beams located in hoistway including supports for guide rail brackets.
   - .5 Complete power requirementts, including necessary circuit breakers and fused mainline disconnect switches.
   - .6 Electric power of the same characteristics as the permanent supply without charge for the construction, testing and adjusting.
   - .7 Provide proper piping and conduit.
   - .8 Divider beams for rail bracket support as required.
   - .9 Cutting of walls floor, etc. and removal of such obstructions as may be necessary for proper installation of the elevator.
   - .10 Grouting of door sills, hoistway frames, and signal fixtures after installation of the elevator equipment.
   - .11 All painting, except as otherwise specified.
   - .12 Provide hoistway walls designed and constructed in accordance with the required fire rating (including those places where elevator fixture boxes, rail bracket fastings, and any other penetration into the hoistway walls).
   - .13 Temporary enclosures, barricades and other protection from open hoistways and elevator work area during the time the elevator is being installed to meet permanent installation safety codes.
   - .14 Smoke detector \ sensing devices and contacts wired to elevator control as required by local code.
   - .15 A means to automatically disconnect the main line power supply to the elevator prior to the application of water in the elevator controller room will be furnished by the electrical contractor. This means to not be self-resetting.
   - .16 Telephone wiring to controller room control panel, and installation of telephone instrument or other communication equipment in elevator cab with connections to elevator in controller room.
   - .17 Adequate storage facilities for elevator equipment prior to and during installation at ground level within 150 feet of hoistway.
   - .18 Setting of anchors and sleeves.
   - .19 Flooring within the elevator to be provided by the Contractor.
4. Reference Standards**:** Work to comply with the following reference standards;
   - .1 CAN/CSA B44 Safety Code for Elevators and Escalators.
   - .2 Ontario Building Code 2012.
   - .3 ASME A17.1 Safety Code for Elevators and Escalators, latest edition or as required by the local building code.
   - .4 CAN/CSA C22.1 Canadian Electrical Code.
   - .5 NFPA 70 National Electrical Code.
   - .6 NFPA 80 Fire Doors and Windows.
   - .7 Welding must conform to CSA W59, S16.1 and W47.1. Welds to be performed by a qualified CWB approved welder.
5. Warranty**:** Provide a written warranty for that complies with the following;

.1 Warranty to cover the repair, restore or replace defects in elevator work materials and workmanship not due to ordinary wear and tear or improper use or care for 36 months starting at substantial completion of the project.
.2 Arrange for elevator manufacturer to conduct visual inspections of elevator during the eleventh (11th) month after Substantial Performance of the Work.
.3 Record noted deficiencies and arrange for their proper repair under warranty.

6. Submittals: Provide the following submittals;
   .1 Shop Drawings: Provide shop drawings of the elevator systems stamped by an engineer licensed in the province of Ontario.
      .1 Show equipment arrangement in the control closet, corridor, pit and hoistway. Provide plans, elevations, sections and details of assembly, erection, anchorage, and equipment location.
      .2 Indicate elevator system capacities, sizes, performances, safety features, finishes and other pertinent information.
      .3 Show floors served, travel distances, maximum loads imposed on the building structure at points of support and similar considerations of the elevator work.
      .4 Indicate electrical power requirements and branch circuit protection device recommendations.
   .2 Finishes: Provide samples of the following finishes;
      .1 Powder Coat enamel selection: Submit manufacturer's standard selection charts for exposed finishes and materials.
      .2 Plastic laminate selection: Submit manufacturer's standard selection charts for exposed finishes and materials.
      .3 Metal Finishes: Upon request, standard metal samples provided.
   .3 Fixtures: Provide standard cab, entrance and signal fixture data to describe product for approval.
   .4 Operation and maintenance data: Provide the following information / data for the elevator systems;
      .1 Owner's manuals and wiring diagrams.
      .2 Parts list, with recommended parts inventory.
7. Quality Assurance:
   .1 Manufacturer Qualifications: An approved manufacturer with minimum 15 years' experience in manufacturing, installing, and servicing elevators of the type required for the project. The manufacturer of machines, controllers, signal fixtures, door operators cabs, entrances, and other major parts of elevator operating equipment. The major parts of the elevator equipment to be manufactured by the installing company, and not be an assembled system. The manufacturer to have a documented, on-going quality assurance program.
   .2 Installer Qualifications: The manufacturer or an authorized agent of the manufacturer with not less than 15 years of satisfactory experience installing elevators equal in character and performance to the project elevators.
8. Fire-Rated Entrance Assemblies: Opening protective assemblies including frames, hardware, and operation to comply with ASTM E2074, CAN4-S104 (ULC-S104), UL10 (b), and NFPA Standard 80. Provide entrance assembly units bearing labels that identify the fire resistance rating of the entrance systems by a Nationally Recognized Testing Laboratory.
9. Inspection and Testing: Elevator Installer to obtain and pay for required inspections, tests, permits and fees for elevator installation. Arrange for inspections and make required tests. Deliver records and test and inspections to the Owner upon completion and acceptance of elevator work.
10. Temporary Use**:**
   .1 Provide necessary protection to prevent damage to elevator used for construction purposes before Substantial Completion.
   .2 Provide temporary enclosures, coverings, guards, barriers and other devices required to protect the elevator car enclosures, hoistway entrances, signal fixtures and related materials, components and finishes from damage. Protective materials, methods and procedures to be approved by the elevator manufacturer and paid for by the user.
   .3 Maintenance during use, including cleaning, lubricating and adjusting equipment and components for proper elevator operation to be performed only by the elevator manufacturer. Cost for maintenance to be paid by the user.
   .4 Elevators to be free of damage or deterioration at time of Substantial Completion. Cost to repair damaged materials and finishes and replace worn or defective components to restore elevators to their original condition to be paid by the user.
11. Maintenance**:** Provide maintenance and call back service for a period of 12 months for elevator after substantial completion of the project. Maintenance contract to consist of the following components;
   .1 Service to consist of periodic examination of the equipment, adjustment, lubrication, cleaning, supplies and parts to keep the elevators in proper operation. Maintenance work, including emergency call back repair service, to be performed by trained employees of the elevator contractor during regular working hours.
   .2 Submit parts catalog and show evidence of local parts inventory with complete list of recommended spare parts. Parts to be produced by manufacturer of original equipment.
   .3 Manufacturer to have a service office and full time service personnel within a 100 mile radius of the project site.

Part 2. Products:

1. The elevator system to be V-1504 Enclosed Vertical Platform Lift, Type 3 platform as manufactured by Savaria, Toll Free Tel: 800-661-5112; Tel: 905-791-5555; Email: kevinb@savaria.com; Web: www.savaria.com or approved equal. The elevator systems to have the following characteristics and components;
   - .1 Elevator Model: V-1504 Hydraulic Vertical Platform Lift, Type 3 platform.
   - .2 Elevator Type: 2:1, roller chain Hydraulic
   - .3 Car Dimensions: 42 inches W by 60 inches D (1067 mm by 1524 mm)
   - .4 Car Enclosure: Side Guards of platform shall have a steel frame with a powder coat finish and steel panel inserts to a minimum of 42 inches (1067 mm) high.
   - .5 Rated Capacity: 340 kg (750 lbs.)
   - .6 Rated Speed: 0.1 m/s (20.0 ft. /min).
   - .7 Maximum Travel Distance: 2.7 metres (8'-11").
   - .8 Landings: Two (3) total.
   - .9 Openings:
     - .1 Elevator 1 (E-1): Front and Side – three (3) openings.
   - .10 Power Characteristics: 110 volt, 20 amp, single phase, 60 Hz.
   - .11 Seismic Requirements: as per manufacturer's requirements
   - .12 Hoistway Dimensions:
     - .1 Elevator 1 (E-1): 1511mm x 1659mm (59.5"x 65 5/16")
   - .13 Pit Depth: 0 (provide 36"x42" fixed ramp by manufacturer)
   - .14 Push Button: Call / send stations at landings, operating call butons on platform, remote manual lowering device.
   - .15 Provide a plumb and square hoistway with smooth interior surfaces, including fascias or furring of the hoistway interior.
   - .16 Provide rough openings per lift contractor's shop drawings.
   - .17 Doors and Gates:
     - .1 Type: 80" High 1-1/2 hour UL/ULC fire-rated Prodoor with concealed hinges and a concealed electro/mechanical interlock.
     - .2 Flush closing operation with hoistway side.
     - .3 Operation: Automatic - Concealed 24 volt door opener with battery back-up for fire-rated door.
     - .4 36 inches (889 mm) clear opening.
   - .18 Call stations - Keyless. Provide flush, surface or door frame mounted landing call/send stations.
   - .19 Car Operation:
     - .1 Car Operating Panel shall consist of constant pressure buttons, emergency stop/alarm button, on/off key switch (when applicable) and emergency LED light mounted on a removable stainless steel panel (Type 304 #4 Stainless Steel Finish).
     - .2 Auxiliary lighting: The car shall be equipped with a battery operated LED light fixture. The battery shall be the rechargeable type with an automatic recharging system.
     - .3 Telephone: The car shall be equipped with a hand held recessed telephone
   - .20 Pumping Unit and Control: The pumping unit and control shall be enclosed in the tower. The controller and pump unit shall be pre-wired and tested prior to shipment. The controller is to be relay logic based operation for ease of maintenance and service. Pump unit shall incorporate the following features:
     - .1 Adjustable pressure relief valve.
     - .2 Manually operable down valve to lower lift in the event of an emergency. This valve shall be activated from outside of the hoistway through a keyed box.
     - .3 Pressure gauge isolating valve, manually operable.
     - .4 Gate valve to isolate cylinder from pump unit.
     - .5 Electrical solenoid for down direction control.
     - .6 Emergency Operation - A manual lowering device shall be located outside the hoistway in a lockable box positioned at a lower landing.
   - .21 Roller Chains: Two No.50 roller chains with 5/8 inch (16 mm) pitch. Minimum breaking strength 6100 lb (2773 kg) each.
   - .22 Leveling Device:
     - .1 The lift shall be provided with an anti-creep device which will maintain the carriage level within 1/2 inch (12 mm) of each landing.
     - .2 All limit switch and leveling device switches shall be located in a position to be inaccessible to unauthorized persons. They shall be located behind the mast wall and be accessible through removable panels.
   - .23 Guide Yoke: The 2:1 guide yoke/sprocket assembly shall be supplied with idler sheaves, roller guide shoes, bearings and guards.

.24 Terminal Stopping Devices: Normal terminal stopping devices shall be provided at top and bottom of runway to stop the car positively and automatically.

.25 Guide Rails and Brackets: Steel 'C" guide rails and brackets shall be used to guide the platform and sling. Guide rails shall form part of the structural integrity of the unit and be integral to the mast enclosure, ensuring stability and minimum platform deflection when loaded.

.26 Car Sling: Car sling shall be fabricated from steel tubing 44 inches (1116 mm) high with adequate bracing to support the platform and car enclosure. Roller guide shoes shall be mounted on the top and bottom of the car sling to engage the guide rails. Guide shoes shall be roller type with 3 inches (76 mm) diameter wheels. Nylon guide shoes shall not be used for better ride quality and durability.

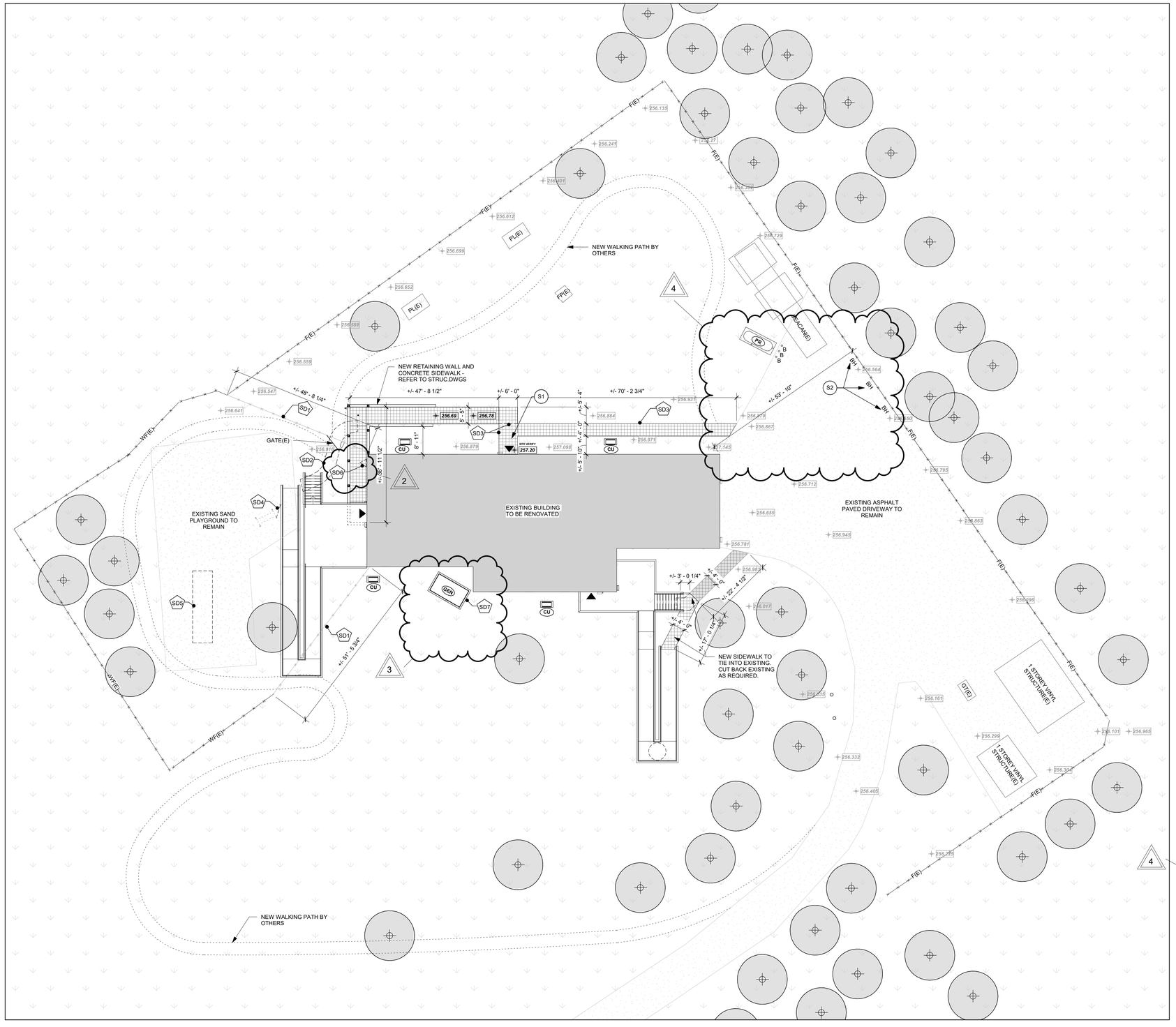
.27 Wiring: All wiring and electrical connections shall comply with applicable codes. Insulated wiring shall have flame-retardant and moisture-proof outer covering and shall be run in conduit or electrical wire ways if located outside the unit enclosure. Quick disconnect harnesses shall be used when possible.

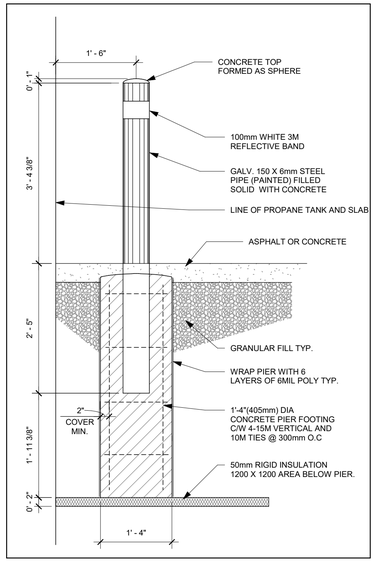
Part 3. Execution:

1. Installation procedure to include the following;
   - .1 Examination:
     - .1 Do not begin installation until hoistway and machine room has been properly prepared.
     - .2 Site dimensions shall be taken to verify that tolerances and clearances have been maintained and meet local regulations.
     - .3 If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
   - .2 Preparation
     - .1 Clean surfaces thoroughly prior to installation.
     - .2 Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
2. Installation: Install lift systems components and coordinate installation of hoistway wall construction.
   - .1 Work to be performed by competent elevator installation personnel in accordance with ASME A17.1, manufacturer's installation instructions and approved shop drawings.
   - .2 Comply with the National Electrical Code for electrical work required during installation.
   - .3 Perform work with competent, skilled workmen under the direct control and supervision of the elevator manufacturer's experienced foreman.
   - .4 Supply in ample time for installation by other trades, inserts, anchors, bearing plates, brackets, supports, and bracing including setting templates and diagrams for placement.
   - .5 Welded construction: Provide welded connections for installation of elevator work where bolted connections are not required for subsequent removal or for normal operation, adjustment, inspection, maintenance, and replacement of worn parts. Comply with CSA standards for workmanship and for qualification of welding operators. Welds to be performed by a qualified CWB approved welder.
   - .6 Coordination: Coordinate elevator work with the work of other trades, for proper time and sequence to avoid construction delays. Use benchmarks, lines, and levels designated by the Contractor, to ensure dimensional coordination of the work.
   - .7 Install machinery, guides, controls, car and equipment and accessories to provide a quiet, smoothly operating installation, free from side sway, oscillation or vibration.
   - .8 Alignment: Coordinate installation of hoistway entrances with installation of elevator guide rails for accurate alignment of entrances with cars. Where possible, delay final adjustment of sills and doors until car is operable in shaft. Reduce clearances to minimum safe, workable dimensions at each landing.
   - .9 Erect hoistway sills, headers, and frames before erection of rough walls and doors; erect fascia and toe guards after rough walls finished. Set sill units accurately aligned and slightly above finish floor at landings.
   - .10 Lubricate operating parts of system, including ropes, as recommended by the manufacturer.
3. Field Quality Control: Acceptance testing: Upon completion of the elevator installation and before permitting use of elevator, perform acceptance tests as required and recommended by Code and governing regulations or agencies. Perform other tests, if any, as required by governing regulations or agencies. Advise the Owner, Contractor, Architect, and governing authorities in advance of dates and times tests are to be performed on the elevator.
4. Adjusting: Make necessary adjustments of operating devices and equipment to ensure elevator operates smoothly and accurately.
5. Cleaning: Before final acceptance, remove protection from finished surfaces and clean and polish surfaces in accordance with manufacturer's recommendations for type of material and finish provided. Stainless steel to be cleaned with soap and water and

dried with a non-abrasive surface; it to not be cleaned with bleach-based cleansers. At completion of elevator work, remove tools, equipment, and surplus materials from site. Clean equipment rooms and hoistway. Remove trash and debris.

6. Protection: At time of Substantial Completion of elevator work, or portion thereof, provide suitable protective coverings, barriers, devices, signs, or other such methods or procedures to protect elevator work from damage or deterioration. Maintain protective measures throughout remainder of construction period.
7. Demonstration: Instruct Owner's personnel in proper use, operations, and daily maintenance of elevators. Review emergency provisions, including emergency access and procedures to be followed at time of failure in operation and other building emergencies. Train Owner's personnel in normal procedures to be followed in checking for sources of operational failures or malfunctions. Make a final check of each elevator operation, with Owner's personnel present, immediately before date of substantial completion. Determine that control systems and operating devices are functioning properly.





TYPICAL BOLLARD SECTION

3/4" = 1'-0"

SITE LEGEND

- W — DENOTES WATERLINE - REFER TO MECHANICAL AND CIVIL DRAWINGS
- SAN — DENOTES SANITARY LINE - REFER TO CIVIL AND MECHANICAL DRAWINGS
- DENOTES GRASSED AREA TO REMAIN
- DENOTES EXISTING BUILDING
- DENOTES EXTENT OF NEW CONCRETE SIDEWALK. REFER TO OPSD.310.015 + GSSD.310.010
- DENOTES EXISTING TREE TO REMAIN
- FH — DENOTES FIRE HYDRANT
- (E) — DENOTES EXISTING ITEM
- WF — DENOTES WOOD FENCE
- F — DENOTES CHAIN LINK FENCE
- DENOTES BUILDING ENTRY
- CU — DENOTES CONDENSING UNIT. CONTRACTOR TO PROVIDE STAND FOR CU ON PAVERS. EXCAVATE DOWN TO NATURAL SOIL AND PROVIDE MIN. 6" COMPACTED GRANULAR A AND MIN. 12" GRANULAR B TO MOUNT PAVERS - REFER ALSO TO MECHANICAL DRAWINGS. COORDINATE LOCATIONS WITH EXISTING BASEMENT WINDOWS.
- GEN — DENOTES NEW GENERATOR W/ A CONCRETE PAD - REFER TO ELECTRICAL & STRUCTURAL DRAWINGS FOR TYP DETAILS.
- PR — PROPANE TANK AND PAD. REFER TO MECHANICAL & STRUCTURAL DRAWINGS. COORDINATE MINIMUM DISTANCE REQUIRED.
- B — DENOTES BOLLARD
- GT(E) — DENOTES GAS TANK TO REMAIN
- PL(E) — DENOTES GARDEN PLANTER TO REMAIN
- FP(E) — DENOTES FIRE PIT TO REMAIN

GENERAL NOTES:

1. REFER TO DRAWING PREPARED BY CROZIER CONSULTING ENGINEERS FOR GRADING INFORMATION. SITE VERIFY EXISTING GRADES PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.

SITE DEMOLITION NOTES:

- SD1 REMOVE SECTION OF WOOD FENCE AND ALL RELATED ACCESSORIES AS SHOWN.
- SD2 REMOVE EXISTING PAVED STRIP IN ITS ENTIRETY.
- SD3 REMOVE EXISTING SIDEWALK IN ITS ENTIRETY TO MAKE WAY FOR NEW.
- SD4 CUT BACK AND REMOVE EXISTING PLAYGROUND EQUIPMENT AS REQUIRED TO MAKE WAY FOR NEW RAMP. THE REST OF PLAYGROUND SYSTEM TO REMAIN.
- SD5 REMOVE EXISTING METAL SWING SET. DISPOSE OF MATERIALS.
- SD6 CAREFULLY DISCONNECT, REMOVE AND DISPOSE OF EXISTING SATELLITE TOWER AND ALL RELATED ACCESSORIES. MAKE GOOD ALL TRADES.
- SD7 CAREFULLY DISCONNECT AND REMOVE EXISTING GENERATOR AND PAD. TURN OVER TO OWNER FOR REUSE. INSTALL NEW GENERATOR AND PAD IN EXISTING LOCATION TO SUIT. REFER ALSO TO ELECTRICAL AND STRUCTURAL DWGS.

SITE CONSTRUCTION NOTES:

- S1 NEW SIDEWALK TO REUSE EXISTING LOCATION AND TIE INTO NEW SLOPED SIDEWALK FROM BASEMENT. REFER TO DETAILS FOR ACCESSIBLE TRANSITIONS AT EXT.DOORS. REFER ALSO TO CIVIL DWGS.
- S2 COORDINATE BLOCK HEATER LOCATIONS WITH OWNER ON SITE. REFER ALSO TO ELECTRICAL DWGS.

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DRAWINGS ARE NOT TO BE SCALED

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO ARCHITECTS BEFORE PROCEEDING WITH THE WORK.

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THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN SEALED.

No.	Revision / Version:	Date:
1	ISSUED FOR TENDER	2026-03-13
2	ISSUED WITH ADDENDUM NO.1	2026-03-27
3	ISSUED WITH ADDENDUM NO.2	2026-04-01
4	ISSUED WITH ADDENDUM NO.3	2026-04-08

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

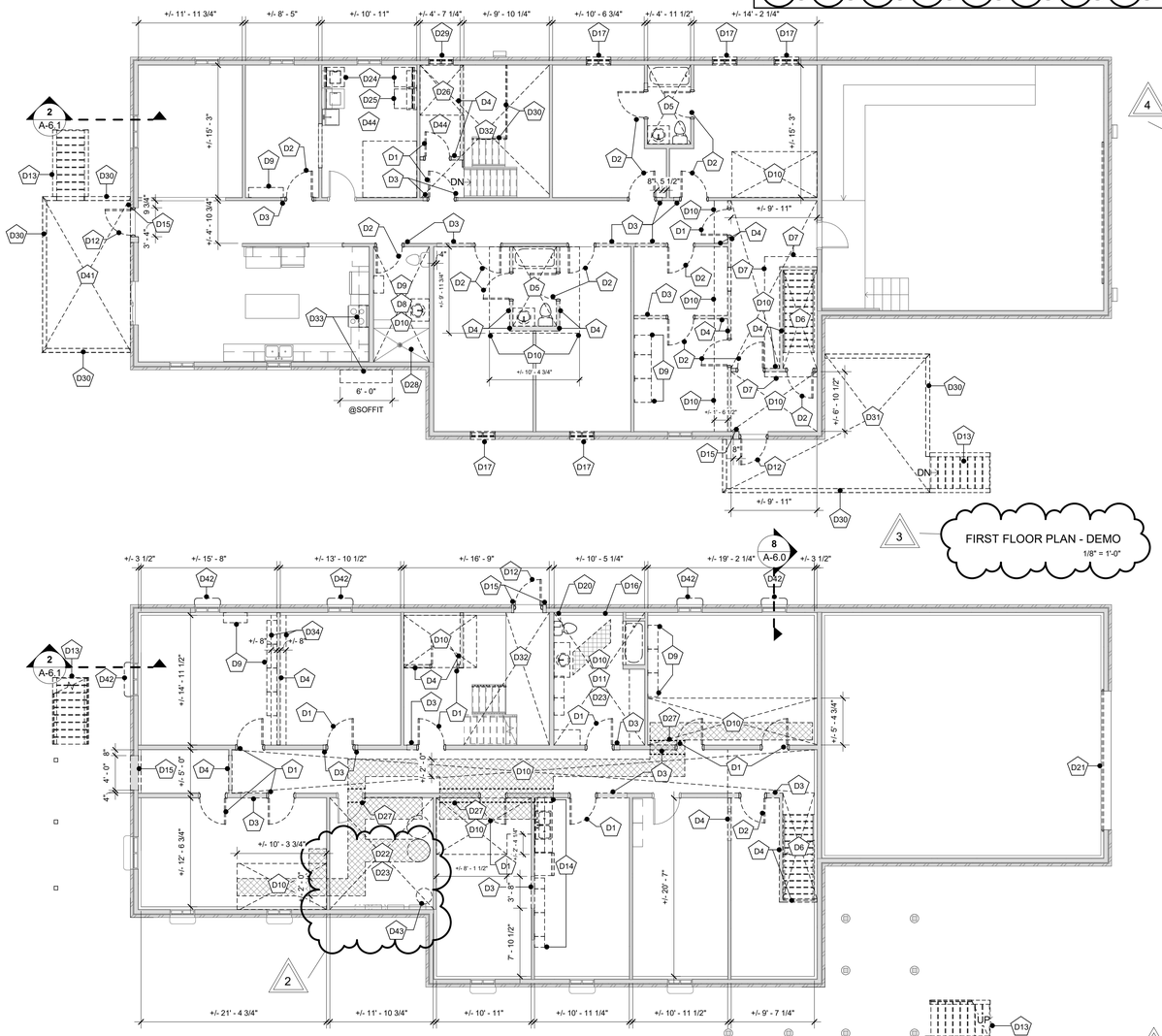
SITE PLAN

Date: 2026 03 13
Scale: As indicated
Drawn By: MZ Checked By: AD
Project No: 2596
Drawing No: Rev: 4

SP-1

DEMOLITION NOTES (GENERAL):

1. REFER TO STRUCTURAL DRAWINGS FOR LINTEL REQUIREMENTS PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
2. REFER ALSO TO MECH / ELEC FOR ADDITIONAL DEMOLITION NOTES AND REQUIREMENTS.
3. REFER ALSO TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. ALL ELECTRICAL DEVICES SUBJECT TO DUST AND DEBRIS ARE TO REMOVED PRIOR TO DEMOLITION PHASE AND REINSTALLED DURING CONSTRUCTION PHASE, MAKE SAFE ALL ELECTRICAL.
5. MECHANICAL DUCTS ARE TO BE CAPPED DURING DEMOLITION PHASE TO PREVENT THE SPREAD OF DUST TO THE REST OF THE BUILDING STILL IN OPERATION.
6. ALL REMOVED ITEMS NOT RE-USED IN NEW CONSTRUCTION OR TURN OVER TO OWNER, SHALL BE REMOVED OFF SITE.
7. REFER TO OTHER DRAWINGS IN THIS PACKAGE IN ORDER TO OBTAIN A FULL UNDERSTANDING OF DEMOLITION WORK REQUIRED TO MAKEWAY FOR CONSTRUCTION ACTIVITIES. NOT ALL ITEMS TO BE REMOVED HAVE BEEN NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WORK WITH SUBTRADES FOR EXTENT OF REMOVALS AND REINSTALLATION REQUIRED TO COMPLETE THE WORK. MAKE GOOD ALL FINISHES.
8. PROTECT EXISTING FLOORS, WALLS, EQUIPMENT, MILLWORK AND OTHER PERMANENT FIXTURES FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION OF THE WORK. AS A MINIMUM USE POLYETHYLENE AND PLYWOOD HOARDING.
9. PROTECT EXISTING MECHANICAL AND ELECTRICAL SYSTEMS TO REMAIN, PROVIDE WATERTIGHT ENCLOSURE AT THESE SYSTEMS WHEN EXPOSED TO THE ELEMENTS.
10. **CAREFULLY REMOVE/UNINSTALL ITEMS TO REMAIN IN PREPARATION FOR PAINTING AND STORE ON SITE FOR REINSTALLATION. COORDINATE WITH OWNER.**
11. **FURNITURE AND WALL MOUNTED ITEMS SUCH AS TV'S, WALL ART, TACKBOARDS, WINDOW COVERINGS ARE TO BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.**



FIRST FLOOR PLAN - DEMO
1/8" = 1'-0"

BASEMENT PLAN - DEMO
1/8" = 1'-0"

DEMOLITION LEGEND

- D1 — DEMOLITION TAG - REFER TO DEMOLITION NOTES
- DENOTES EXISTING ITEMS TO REMAIN
- DENOTES ITEMS TO BE REMOVED - REFER TO DEMOLITION NOTES
- DENOTES REMOVAL OF EXISTING 4" SLAB ON GRADE, VAPOUR BARRIER AND EXISTING GRANULAR MATERIAL, AS REQUIRED TO MAKE WAY FOR NEW CONSTRUCTION. REFER TO ADDITIONAL DEMO NOTES FOR SLAB THICKENING AND RELATED REMOVALS. REFER ALSO TO STRUC. AND MECH.DWGS.

DEMOLITION NOTES (TAGS):

- D1 — REMOVE EXISTING INTERIOR WOOD DOOR, WOOD TRIM, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES
- D2 — REMOVE EXISTING INTERIOR HOLLOW METAL DOOR, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES.
- D3 — REMOVE EXISTING PARTITION WALL AS REQUIRED FOR NEW OPENING. REFER TO STRUC.DWGS FOR NEW LINTEL OR BEAM SIZES. PARTITION CONSISTS OF, BUT NOT LIMITED TO:
  - -1/2" TYPE 'X' GYPSUM BOARD ON BOTH SIDES
  - 2"X4" OR 2"X6" WOOD STUDS @ 16" O/C
- D4 — REMOVE EXISTING WOOD STUD PARTITION WALL TO MAKE WAY FOR NEW CONSTRUCTION.
- D5 — REMOVE EXISTING TOILET, SINK, CABINETS, COUNTERTOP, MIRROR, BATHTUB, TILE FLOORING AND ALL RELATED ACCESSORIES IN THEIR ENTIRETY. PREPARE EXISTING SUBFLOOR TO RECEIVE NEW FINISHES.
- D6 — REMOVE EXISTING WOOD STAIRS, HANDRAILS, CARPET, TILE FLOORING AND ALL RELATED ACCESSORIES IN THEIR ENTIRETY IN PREPARATION FOR NEW.
- D7 — REMOVE EXISTING WOOD FLOOR AS REQUIRED TO MAKE WAY FOR NEW STAIRS. COORDINATE WITH STAIR DRAWINGS IN THIS PACKAGE.
- D8 — REMOVE EXISTING SINK, TOILET, MIRROR, GRAB BARS AND ALL RELATED ACCESSORIES.
- D9 — REMOVE EXISTING UPPER CABINETRY, ALL RELATED HARDWARE AND ACCESSORIES.
- D10 — REMOVE EXISTING CERAMIC FLOOR TILE IN ITS ENTIRETY TO MAKE WAY FOR NEW. STRIP EXISTING SUBFLOOR/OR CONCRETE SLAB OF ANY GLUE AND ADHESIVES TO PROVIDE A SMOOTH SURFACE, TO RECEIVE NEW FLOORING AS SCHEDULED.
- D11 — REMOVE EXISTING TOILET, SINK, BASE CABINETS, COUNTERTOP, BATHTUB, TOWEL BARS, SHELVING, UPPER CABINETS, MIRROR, PAPER TOWEL DISPENSER AND ALL RELATED ACCESSORIES IN ITS ENTIRETY. REFER TO MECH DWGS. REMOVE AND STORE EXISTING SOAP DISPENSER ON SITE FOR REINSTALLATION.
- D12 — REMOVE EXISTING EXTERIOR HOLLOW METAL DOOR, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES IN PREPARATION FOR WIDENED OPENING. PROVIDE TEMPORARY SHORING AS REQUIRED TO COMPLETE THE WORK. SHORING MUST BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO.
- D13 — REMOVE EXISTING EXTERIOR STAIRS, RAILINGS AND ALL RELATED ACCESSORIES IN ITS ENTIRETY.
- D14 — REMOVE EXISTING SINK, UPPER AND BASE CABINETS AND ALL RELATED ACCESSORIES IN THEIR ENTIRETY.
- D15 — CAREFULLY SAWCUT EXISTING WALL ASSEMBLY TO MAKE WAY FOR NEW WIDER DOOR OPENING INCLUDING BUT NOT LIMITED TO:
  - +/- 3 1/2" BRICK
  - +/- 1" AIR SPACE
  - BUILDING PAPER
  - +/- 1/2" SHEATHING
  - 2"X6" WOOD STUDS @ 16" O/C
  - BATT INSULATION
  - VAPOUR BARRIER
  - +/- 1/2" GYPSUM BOARD

  PROVIDE TEMPORARY SHORING AS REQUIRED TO COMPLETE THE WORK. SHORING MUST BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO.
- D16 — REMOVE SILL IN PREPARATION FOR NEW WALL INFILL.
- D17 — REMOVE EXISTING VINYL WINDOW AND RELATED ACCESSORIES TO MAKE WAY FOR NEW. REMOVE EXISTING MASONRY SILL AND STORE FOR REINSTALLATION. CAREFULLY SAWTOOTH EXISTING BRICK AND SAWCUT EXISTING WALL ASSEMBLY TO MAKE WAY FOR NEW WINDOW HEIGHT. REFER TO NEW WINDOW SCHEDULE FOR DIMENSIONS. - **PROVIDE SEPARATE PRICE FOR THE WORK RELATED TO WINDOW REPLACEMENTS AND ALTERATIONS.**
- D20 — REMOVE EXISTING GYPSUM BOARD VERTICAL CHASE. COORDINATE WATER PIPING BEYOND. MAKE GOOD ALL TRADES.
- D21 — REMOVE OVERHEAD GARAGE DOOR AND ALL RELATED ACCESSORIES IN ITS ENTIRETY TO MAKE WAY FOR NEW.
- D22 — REMOVE EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT TO MAKE WAY FOR NEW. REFER TO MECHANICAL AND ELECTRICAL DWGS.
- D23 — GRIND EXISTING FLOOR SLAB TO SLOPE TOWARDS NEW FLOOR DRAINS. REFER ALSO TO MECH DWGS. MAKE GOOD ALL TRADES.
- D24 — DISCONNECT, REMOVE AND TURN TO OWNER EXISTING WASHER & DRYER AND ALL RELATED ACCESSORIES TO MAKE WAY FOR NEW CONSTRUCTION. MAKE GOOD ALL TRADES. REFER TO MECH. & ELEC. DWGS.
- D25 — DISCONNECT EXISTING DRYER AND ALL RELATED ACCESSORIES. STORE ON SITE FOR FUTURE REINSTALLATION. COORDINATE WITH OWNER ON SITE. MAKE GOOD ALL TRADES. REFER TO MECH. & ELEC. DWGS.
- D26 — SAWCUT EXISTING WOOD FLOOR AS REQUIRED TO MAKE WAY FOR NEW BF LIFT SHAFT OPENING. COORDINATE WITH BF LIFT DWGS AND REQUIREMENTS.
- D27 — EXISTING +/- 18" X 6" SLAB THICKENING TO BE REMOVED AS REQUIRED AND REINSTATED U/S INTERIOR LOADBEARING WALLS. REFER TO STRUCTURAL AND MECHANICAL DWGS.
- D28 — REMOVE EXISTING SHOWER FLOOR AND WALL TILE TO MAKE WAY FOR NEW. PREPARE EXISTING CONCRETE FLOOR IN PREPARATION TO RECEIVE NEW FLOOR TILE. MAKE GOOD ALL TRADES.
- D29 — REMOVE EXISTING VINYL WINDOW AND ALL RELATED ACCESSORIES. MAKE GOOD ALL TRADES.
- D30 — REMOVE EXISTING WOOD RAILINGS AND ALL RELATED ACCESSORIES IN ITS ENTIRETY.
- D31 — REMOVE EXISTING +/- 5/4" WOOD DECKING AND STORE ON SITE FOR FUTURE REINSTALLATION.
- D32 — REMOVE EXISTING SHEET FLOORING AND CARPET AND ALL RELATED ACCESSORIES IN ITS ENTIRETY. PREPARE SUBFLOOR TO RECEIVE NEW FINISHES.
- D33 — REMOVE EXISTING UNDER CABINET EXHAUST FAN IN ITS ENTIRETY TO MAKE WAY FOR NEW. REMOVE ALSO EXISTING SOFFIT AS REQUIRED TO MAKE WAY FOR NEW EXHAUST FAN DUCT AND SOLID SOFFIT.
- D34 — REMOVE EXISTING FLOOR TILES TO NEAT JOINT. PREPARE EXISTING SUBFLOOR/CONCRETE SLAB TO RECEIVE NEW TILE. MAKE GOOD ALL TRADES.
- D35 — CAREFULLY REMOVE EXISTING LIGHTING FIXTURE AND ALL RELATED ACCESSORIES. REFER ALSO TO ELEC DWGS.
- D36 — CAREFULLY REMOVE EXISTING CEILING MOUNTED EXHAUST FANS, CEILING REGISTERS AND ALL RELATED ACCESSORIES. REFER ALSO TO MECH & ELEC DWGS.
- D37 — REMOVE EXISTING GYPSUM BOARD BULKHEADS THAT CONTAIN DUCTWORK TO BE TAKEN OUT IN PREPARATION FOR NEW SYSTEMS. REFER ALSO TO MECH.DWGS. MAINTAIN BULKHEADS CONTAINING PIPING AND MECH.ITEMS THAT WILL REMAIN. CONTRACTOR TO COORDINATE PRIOR TO COMMENCEMENT OF WORK. MAKE GOOD ALL TRADES. REFER ALSO TO MECH DWGS.
- D38 — REMOVE ACOUSTIC CEILING TILE SYSTEM AND ALL RELATED ACCESSORIES IN ITS ENTIRETY IN PREPARATION FOR NEW.
- D39 — REMOVE EXISTING WALL MOUNTED LIGHTING. PATH AND REPAIR WALL IN PREPARATION TO RECEIVE NEW FINISH. REFER ALSO TO ELEC DWGS.
- D40 — REMOVE GYPSUM BOARD CEILING IN ITS ENTIRETY IN PREPARATION FOR NEW.
- D41 — REMOVE EXISTING WOOD DECK AND ALL RELATED ACCESSORIES IN ITS ENTIRETY IN PREPARATION FOR NEW. MAKE GOOD ALL TRADES.
- D42 — REMOVE EXISTING WINDOW WELL AND ALL RELATED ACCESSORIES.
- D43 — GRINDER PUMP TO BE REMOVED - REFER TO MECH.DWGS. CONTRACTOR TO COORDINATE & FILL THE OPENING IMMEDIATELY AFTER REMOVALS AS SCHEDULED AND ENSURE EXISTING FOOTING IS NOT UNDERMINED. MAKE GOOD ALL TRADES.

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No.	Revision / Version:	Date:
1	ISSUED FOR TENDER	2026-03-13
2	ISSUED WITH ADDENDUM NO.1	2026-03-27
3	ISSUED WITH ADDENDUM NO.2	2026-04-01
4	ISSUED WITH ADDENDUM NO.3	2026-04-08

1/8" = 1' - 0" (0, 2', 5', 10', 25')

NORTH

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

DEMOLITION PLANS

Date:	2026 03 13
Scale:	1/8" = 1'-0"
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 4

A-1.0

RCP LEGEND

	DENOTES ROOM NUMBER REFERENCE
2400	DENOTES CEILING HEIGHT ABOVE FINISHED FLOOR
	DENOTES SUSPENDED ACOUSTIC CEILING SYSTEM REFER TO SPEC.
	DENOTES GYPSUM BOARD CEILING - REFER TO SPEC.
	DENOTES LIGHTING FIXTURE - REFER TO ELEC. DWGS.
	DENOTES SMOKE OR HEAT DETECTOR/ALARM - REFER TO ELEC. DWGS.
S	DENOTES SPEAKER - REFER TO ELEC. DWGS.
	DENOTES EMERGENCY LIGHTING - REFER TO ELEC. DWGS.
AH	DENOTES ATTIC ACCESS HATCH
	DENOTES RETURN AND SUPPLY DIFFUSERS REFER TO MECHANICAL DRAWINGS

RCP GENERAL NOTES:

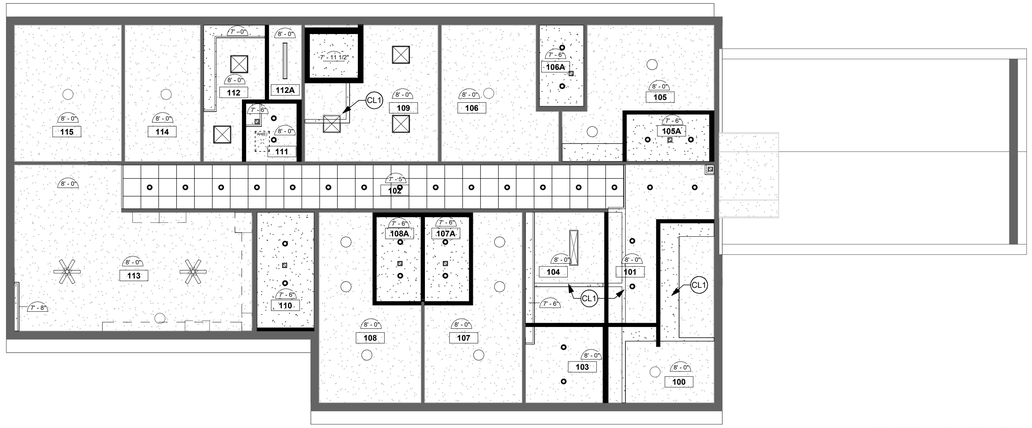
1. REFER TO ROOM FINISH SCHEDULE AND TO MECH/ELEC DWGS. FOR ADDITIONAL INFORMATION.
2. **WHERE DUCTWORK RUNS IN THE FLOOR JOIST SPACE THROUGH GYPSUM BOARD THAT PROVIDES 0HR FRR SMOKE SEAL, CLAD THE INTERIOR FACE PERIMETER OF JOIST SPACE IN 5/8" TYPE 'X' GYPSUM BOARD TO ENSURE SMOKE SEAL IS MAINTAINED. CONTRACTOR TO COORDINATE PRIOR TO COMMENCEMENT OF WORK. REFER ALSO TO MECH.DWGS FOR LOCATIONS.**

RCP CONSTRUCTION NOTES:

CL1 INSTALL NEW GYPSUM BOARD CEILING AND TIE INTO EXISTING. MATCH EXISTING HEIGHT, TEXTURE FINISH AND APPEARANCE.

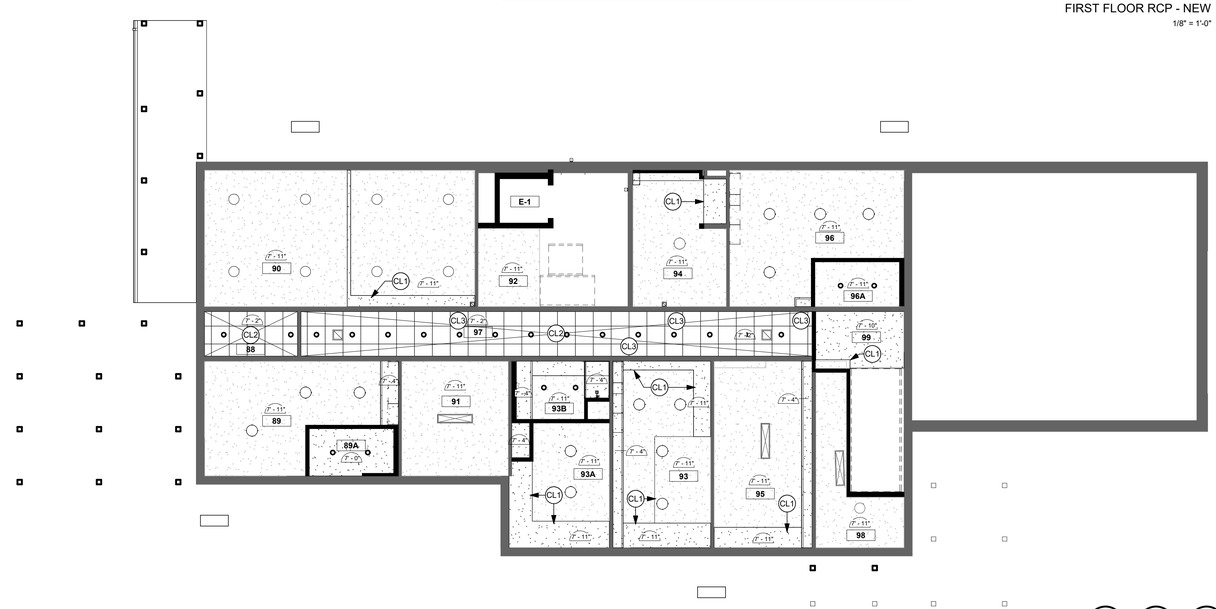
CL2 INSTALL NEW 5/8" GYPSUM BOARD DIRECTLY ON THE U/S EXISTING FLOOR JOISTS TO PROVIDE SMOKE SEAL AND SEAL ALL EDGES. EXCEPTIONS TO INSTALLATION APPLY WHERE DUCTWORK MUST RUN IN THE JOIST SPACE. REFER TO OTHER CONSTRUCTION NOTES FOR MORE INFO.

CL3 WRAP EXISTING FLOOR JOISTS WITH NEW 5/8" GYPSUM BOARD TO PROVIDE SMOKE SEAL. SEAL ALL EDGES AND TIE INTO GYPSUM BOARD U/S JOIST TO PROVIDE A CONTINUOUS SEAL. COORDINATE WITH MECHANICAL DWGS FOR EXACT DUCTWORK LOCATIONS.



FIRST FLOOR RCP - NEW
1/8" = 1'-0"

2



BASEMENT RCP - NEW
1/8" = 1'-0"

2

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2	ISSUED WITH ADDENDUM NO.3	2026-04-08

1/8" = 1' - 0" (0, 2', 5', 10', 25')

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

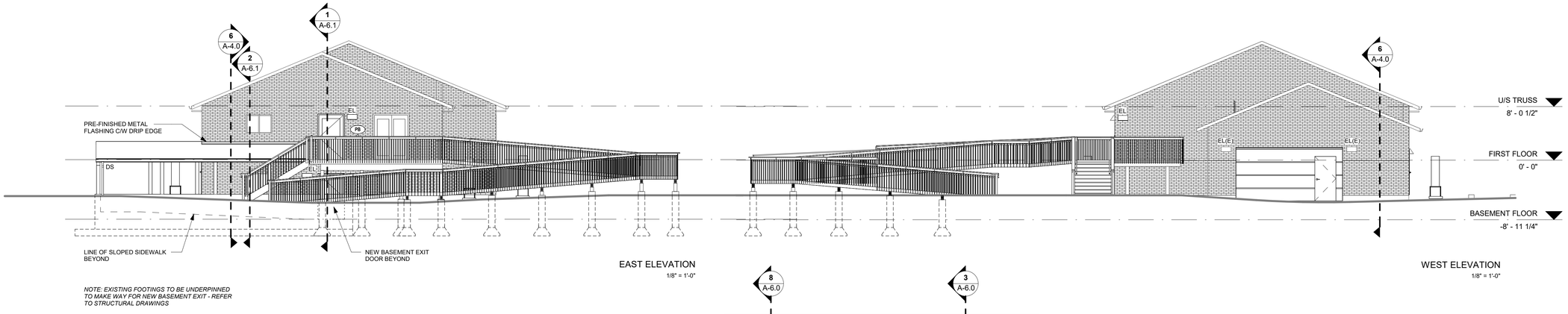
REFLECTED CEILING PLANS

Date:	2026 03 13
Scale:	1/8" = 1'-0"
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 2

A-3.0

ELEVATION LEGEND

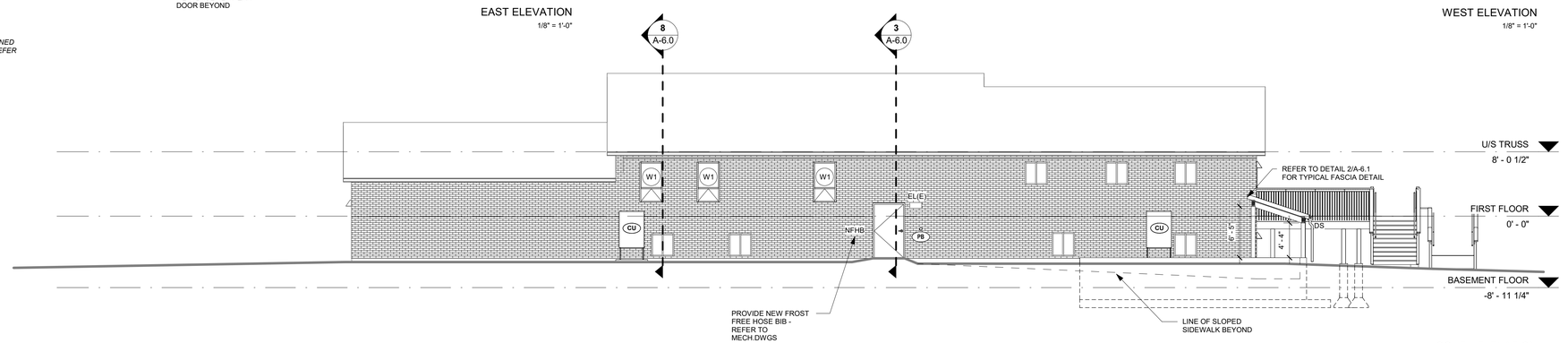
EL	EXTERIOR SURFACE MOUNTED LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
☐ SVC	SECURITY CAMERA (CCTV) REFER TO ELEC. DWGS.
(E)	DENOTES EXISTING ITEM TO REMAIN



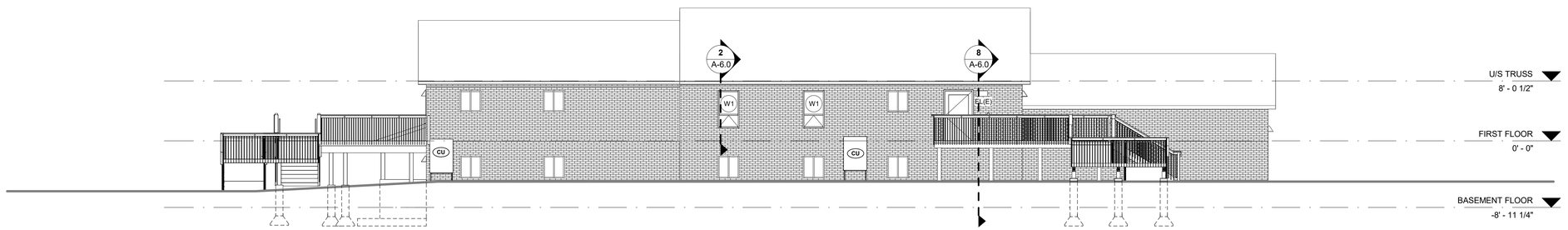
EAST ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"

NOTE: EXISTING FOOTINGS TO BE UNDERPINNED TO MAKE WAY FOR NEW BASEMENT EXIT - REFER TO STRUCTURAL DRAWINGS



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

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No.	Revision / Version:	Date:
1	ISSUED FOR TENDER	2026-03-13
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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

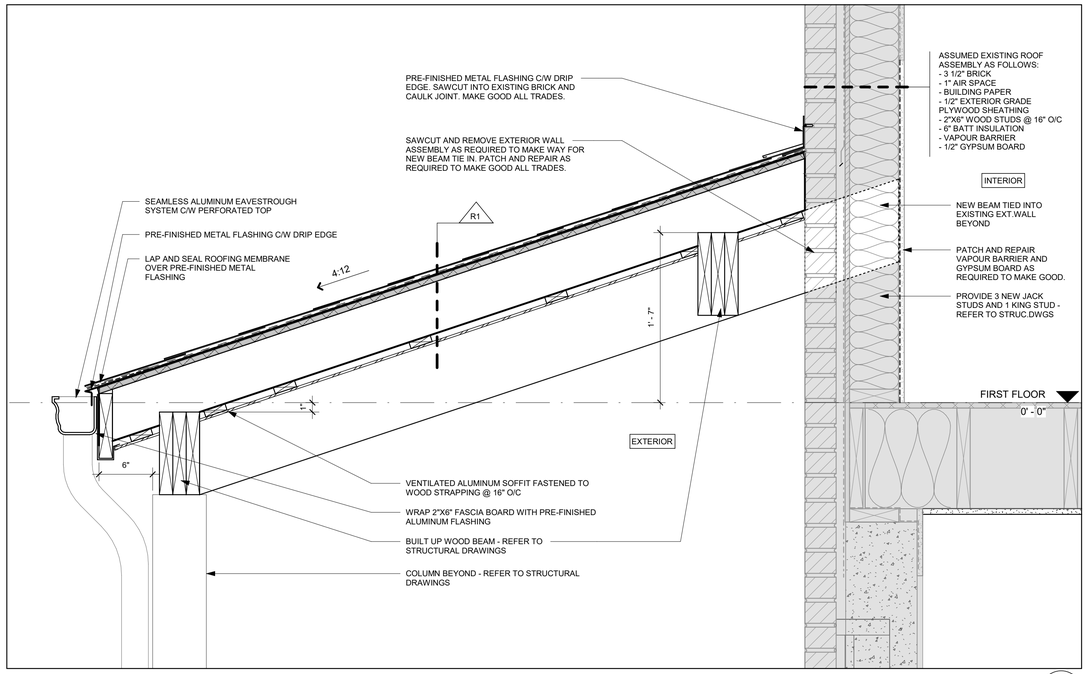
8465 COUNTY ROAD 45, ROSENEATH, ON

BUILDING ELEVATIONS

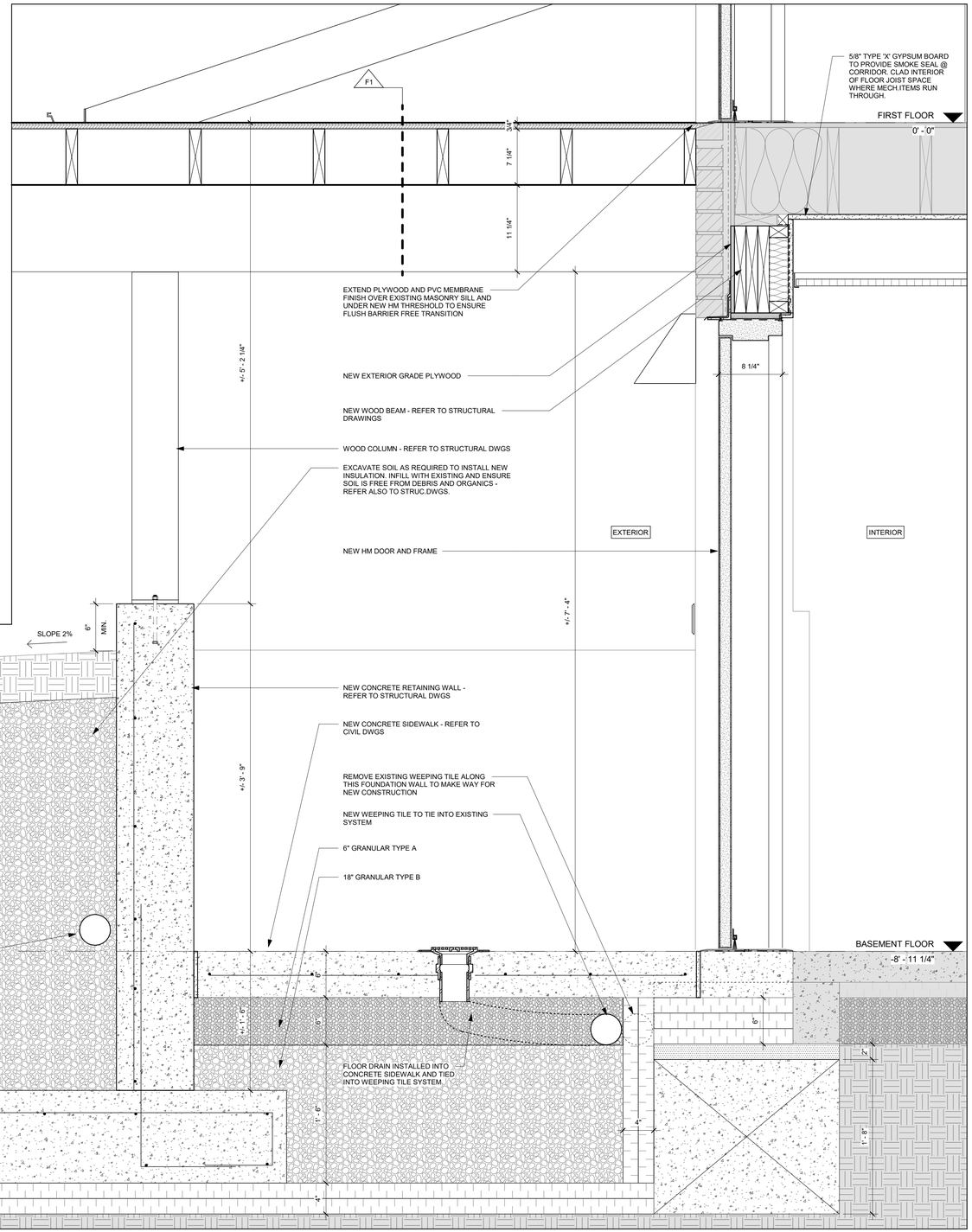
Date:	2026 03 13
Scale:	As indicated
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No.	Rev. 2

2

A-5.0



SECTION @ CANOPY TIE INTO EXISTING (2 / A-1.0)
1 1/2" = 1'-0"



SECTION @ NEW EXIT W/ RETAINING WALL & UNDERPINNING (1 / A-2.0)
1 1/2" = 1'-0"

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ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 COUNTY ROAD 45, ROSENEATH, ON

SECTION DETAILS

Date:	2026 03 13
Scale:	1 1/2" = 1'-0"
Drawn By: MZ	Checked By: AD
Project No:	2596
Drawing No:	Rev: 2

2

A-6.1