

**ADDENDUM NO1**Date: **March 27, 2026**Project No.: **2596**Project: **Alderville Senior's Residence  
Renovations**

The following information, amendments and revisions shall constitute Addendum No 1, 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**

**1.1 Question:** Please confirm if a site visit is scheduled for this job.

**Answer: Yes. Refer to Architectural Specifications – Section 00 21 00 – Instructions to Bidders – Bids & Tenders, Item 8.**

**Issued for clarification**

**1.2 Question:** Do you have a list of subcontractors with contact information that would be considered local content by Alderville First Nations?

**Answer: Contractors can reach out to Sean Crowe (Capital Assets Manager at AFN) directly in regard to list of local trades available.**

e: [scrowe@alderville.ca](mailto:scrowe@alderville.ca)

c: 905-375-4844

**Issued for clarification**

**1.3 Question:** Can we please request that Appendix A - Subcontractor and Major Supplier List / Cost Breakdown / Separate Prices be excluded from the bid submission at time of tender close and instead be submitted within 24hrs of the tender closing to validate the bid. It is extremely difficult to close complicated tenders like this where numbers are being received right up to within minutes of the tender closing. Also, Appendix A does not appear to consider how the requested Separately Priced elements of the project (roof canopy, generator, windows, stair) be factored in. Should the breakout include all these separate items within the divisions of work or be left out when filling this document out? Please advise.

**Answer:**

- **Delete Appendix A – Sub-Contractor and Major Supplier List / Cost Breakdown / Separate Prices in its entirety and replace with the new enclosed Appendix A, which is to be submitted at time of tender.**
- **Separate price items are not to be included in Appendix A breakdown.**

**Issued for clarification**

**1.4 Question:** Is there a designated substances report for this building?

**Answer: No**

**Issued for clarification**

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- 1.5 **Question:** What alternate lifts will you consider, please specify?  
**Answer:** Refer to Specifications 01 25 00 – Product Substitution Procedures in the tender documents for alternative product requests.

**Issued for clarification**

- 1.6 **Question:** Please confirm whether the site visit is non-mandatory.  
**Answer:** Site visit is not mandatory.

**Issued for clarification**

- 1.7 **Question:** Can the closing date be extended?  
**Answer:** Closing Date is now extended to **April 15, 2026 at 2pm.**

**Issued for clarification**

- 1.8 **Question:** What is the manufacturer of the barn doors?

**Answer:** Barn doors to be by Canada Wood Doors. Contact info [\(416\) 494-6479](tel:4164946479)

**Issued for clarification**

- 1.9 **Description:** Refer to enclosed Pre-Tender Sign-in Sheet from list of people who attended the pretender site visit, 2 pages.

**Issued for information only**

### ARCHITECTURAL

- 1.10 **Description:** Delete Section 12 24 00 – Roller Shades in its entirety.  
- **Insert section 12 24 00 – Roller Shades, revised 26 03 2026 (4 pages).**

**Issued as per owner's request**

- 1.11 **Description:** Delete Sentence 4 - Wall Covering Sheet (WP) in its entirety from Section 10 26 00 – Wall Protection, Part 2 - Products.

**Issued for coordination**

- 1.12 **Description:** Delete drawings SP-1, A-1.0, A-2.0 & A-7.0 in their entirety and replace with the following:

- **SP-1 – Site Plan**
- **A-1.0 – Demolition Plans**
- **A-2.0 – Floor Plans**
- **A-7.0 – Millwork Plans & Details**

**All changes have been bubbled.**

**Issued for coordination**

## ADDENDUM NO1

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### ELECTRICAL

- 1.13**     **Description:** Reference attached Electrical Addendum ME01 issued by Suppa Engineering, dated March 26, 2026 (3 pages)  
**Issued for coordination**

### MECHANICAL

- 1.14**     **Description:** Reference attached Mechanical Addendum ME02 issued by Suppa Engineering, dated March 26, 2026 (1 page)  
**Issued for coordination**



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Ian Boyne  
Project Manager

**APPENDIX A – SUB-CONTRACTOR AND MAJOR SUPPLIER LIST / COST BREAKDOWN / SEPARATE PRICES - REVISED**

Submit a completed hardcopy of this appendix at the time of tender close.

The *UNDERSIGNED* lists herein the individual Sub-contractors and Major Supplier for the trades listed below (provide only one name for each) and who he proposes to employ on the Project, and upon whose sub-trade or supply quotation he has based the Contract Price quoted herein, and agrees that no change shall be made in the list, as regards such Sub-contractor or Supplier actually employed on the Work, except under conditions set out in Division 00 – Procurement + Contracting, in the item entitled 'Subcontractors'.

The *UNDERSIGNED* lists herein the costs associated with each part of the work as described below. Please note that the cash allowance is included in the summary and that all costs must add up to match the *CONTRACT PRICE*

TRADE	SUB-CONTRACTOR OR MAJOR SUPPLIER	COST
GENERAL CONDITIONS INCLUSIVE OF O/H AND PROFIT		
DEMOLITION		
CONCRETE SLAB ON GRADE, CONCRETE SLABS, CONCRETE FINISHING AND HARDENERS / SEALERS.		
MASONRY		
STRUCTURAL STEEL + MISCELLANEOUS METALS		
ROUGH CARPENTRY		
FINISH CARPENTRY		
BUILDING INSULATION, WEATHER BARRIERS		
FIRESTOPPING+SEALANTS		
HOLLOW METAL DOORS, FRAMES AND HARDWARE		
GLAZING / GLASS SYSTEMS		
GYPSUM BOARD / METAL STUD FRAMING SYSTEMS		
RESILIENT SHEET FLOOR		
CERAMIC WALL + FLOOR TILE		
ACOUSTIC CEILING SYSTEMS		
PAINTING AND FINISHING		
BLINDS		
WASHROOM ACCESSORIES		
MECHANICAL SYSTEMS		
ELECTRICAL SYSTEMS		
CASH ALLOWANCES AS PER SECTION 01 21 00		
	<b>CONTRACT PRICE</b>	
	<b>HST</b>	
	<b>TOTAL AMOUNT PAYABLE TO THE CONTRACTOR</b>	

## **DIVISION 12 – FURNISHINGS**

### **12 24 00 – ROLLER SHADES**

#### **Part 1. General:**

1. Scope:
  - .1 Supply and install roller shades and all required shade fabrics, controls, accessories and related openings for openings noted on the drawings. Refer to the drawings for detailed sizes, locations, shade divisions.
2. References:
  - .1 Fire Test: CAN/ULC-S109-14(R2019) Small and Large and/or NFPA 701-NFP 92-503 M1
  - .2 Optical: American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE): ASHRAE Standard 74073, Methods of Measuring Solar-Optical Properties of Materials”.
3. Quality Assurance:
  - .1 The responsibility for the design, engineering, installation and performance of roller shade systems specified will be assigned to a single manufacturer and the qualified dealers/installers.
  - .2 Minimum ten (10) years' experience in the manufacture of products comparable to those specified in his section.
  - .3 Manufacturer shall furnish shading systems for a complete installation and single source responsibility of shading control where applicable.
  - .4 Installer(s) shall be qualified to install and commission the specified products by factory training, experience, demonstrated performance and acceptance of any requirement of the manufacturer, subsidiary of the manufacturer or licenced agent.
4. Submittals:
  - .1 Make submittals in accordance with Section 01330 – Submittals.
  - .2 Product Data: Submit manufacturer's descriptive literature and details for each product type specified. Details shall include product brochures and technical documents indicating materials, finishes, construction and mounting requirements. Also test reports including compliance with fabric properties specified.
  - .3 Shop Drawings:
    - .1 Submit fully detailed shop drawings for review prior to fabrication.
    - .2 Clearly indicate all components, finishes and perimeter construction conditions, installation, all applicable dimensions in relation to jambs, head anchorage details, hardware and accessories.
    - .3 Provide head, jamb and sill details and relevant dimensions for mounting requirements for each product type and mounting condition.
    - .4 Provide shade schedule indicating room number, quantities and key to details.
  - .4 Samples:
    - .1 Submit one fully operational window shade sample of each type required complete with selected shade fabric including sample of seam/batten when applicable. Location of sample shall be determined by the Consultant.
    - .2 Submit duplicate samples of specified fabric of each colour and texture from manufacturer's full range of available fabrics: minimum size 8.5" x 11" for review and selection by the Consultant.
    - .3 Submit duplicate samples of specified sections of fascia, closure, pocket, housing, trim, roller tube, hembar, operating hardware brackets and side channels or other accessories required for review.
    - .4 Submit material samples for colour and finish selection of controls.
  - .5 Test Reports: Submit duplicate copies of compliance to the following fabric tests:
    - .1 Fire CAN/ULC S109-014-R2019
    - .2 Fire: NFPA 701-04
    - .3 Bacterial & Fungal ASTM E2180-07
  - .6 Manufacturer's Installation Instructions: Include application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.
  - .7 Submit copies of operating and maintenance instructions including, name and telephone number of local service company. List of all components with part numbers, sources of supply, and operation and maintenance instructions; include copy of shop drawings.
  - .8 Warranty: Submit manufacturer's warranty and documentation of final executed warranty completed in Owner's name and registered with manufacturer.
  - .9 Motorized Shades:
    - .1 Provide schematic system riser diagram indicating component interconnections. Include requirements for interface with other systems.
    - .2 Provide shade drive layout drawing showing locations of shade drives, power supplies, and sensor modules.

- .3 Include power requirements and standard wiring diagrams.
5. Mock-Up: Provide a mock –up for evaluation of preparation techniques and application workmanship.
  - .1 Install for approval complete full size operating sample of typical roller shade unit with accessories in areas designated by Consultant. Mock-Up shall comply in all respects with the specifications.
  - .2 Do not proceed with remaining work until workmanship and operation are approved by Consultant.
  - .3 Adjust Mock-Up installation to gain acceptance. Accepted installed Mock-Up roller shade unit shall form standard for installed roller shades and may form part of the final installation.
6. Delivery, Storage, Handling:
  - .1 Deliver shades in manufacturer's unopened packaging, labeled to identify each shade for each opening.
  - .2 Handle and store shades in accordance with manufacturer's recommendations.
  - .3 Store all shades & accessories securely crated and protected free of damage of any kind.
  - .4 Remove all waste and packaging materials of work upon completion.
  - .5 Handle and store materials according to manufacturer's recommendations protecting materials and finishes from damages. Store materials in a dry secure place. Protect from weather, surface contaminations, corrosion, construction traffic and all other potential damage.
  - .6 Maintain environmental conditions (temperature, humidity and ventilation) within limits recommended by the manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
7. Site Conditions
  - .1 Verify that all blocking and framing necessary to carry shade assembly hardware is a proper installation and secure.
  - .2 Make accurate measurements at the site before fabrication. Check layout of glazing framing sections, spans and loading capabilities.
8. Warranty
  - .1 Provide manufacturers **5 (Five) YEAR LIMITED WARRANTY** from the date of Substantial Performance of Work.
  - .2 Cover the repair and replacement of defective equipment. Make ordering of new equipment for expansions, replacements and spare parts available to a qualified dealer or installer.
  - .3 Make replacement parts available for minimum of ten years from date of manufacture.
  - .4 Provide factory direct technical support during standard business hours. Provide on-site service support within 48 hours.

## Part 2. Products:

1. **Manufacturer:** Altex ([www.altexdesign.com](http://www.altexdesign.com)), contact New Amherst Window Fashions 1-647-427-9270 – Marshall Jones or approved equal. marsh@nawf.email
2. **Manual Roller Shade System:** shall be Altex District Newton High-Speed Lite-Lift Roller Shades (noted as **B** on the drawings) or approved equal. Manual roller shade system shall have the following characteristics;
  - .1 Dual Wand System
    - .1 Roller Shades shall be dual wand-operated system utilizing a multi-layer coil spring system. The drive system must be reversible for future alterations and on-site maintenance.
    - .2 Internal Tension Idler (I.T.I.) limiter automatically adjusts and controls the amount of torque and speed ratio in order to provide a constantly smooth operation of the shade system regardless of width and height.
    - .3 The drive sprocket must contain **non-locking integrated pressure springs** for increased operational performance.
    - .4 The system shall be capable of smoothly raising and lowering the shade to any desired height and maintaining that position without slippage.
    - .5 The system **MUST ALLOW FOR THE ABILITY TO LOWER THE SHADE BY PULLING ON THE HEMBAR** without damage to the clutch or spring.
    - .6 The system shall provide for a maximum fabric gap of 42mm total of both sides.
    - .7 The clutch must brake at the point of pull release, shades that slide to a stop will not be accepted.
    - .8 Clutch may be mounted on either the left or right side of the roller tube
  - .2 Hardware
    - .1 Shade universal mounting units must be interchangeable from wall to ceiling mount.
    - .2 Universal Drive-Idler must be free of exposed fasteners or rivets.
    - .3 All shades to be pre-mounted and be shipped as a fully assembled unit.
    - .4 Extruded aluminium wands matching the finish of the curtain wall aluminium mullions.
    - .5 System must accommodate regular fabric roll (towards the glazing) or reverse fabric roll (away from the glazing).
    - .6 End Plug. The idle-end plug must allow for internal rotation of the tube and must lock in place utilizing a square end-pin.

## ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS

8465 County Road 45, Roseneath, ON

project no. 2596 revised 26 03 2026

- .7 The shade mechanisms and drive units are to be integrated into universal mounting units that prevent unwanted movement and misalignment.
- .3 Casette
  - .1 The shade shall be supplied to site fully assembled.
  - .2 The shade shall be supplied as a two piece extruded aluminum cassette with a bottom closure for regular roll installation measuring 79mm x 80mm.
  - .3 Noise reduction seals must be used for sound isolation of the mechanism.
  - .4 Colour and finish of the cassette shall be: 'Deko White Duracron'
- .4 Roller Tube: Roller tubes shall be extruded aluminum in 32mm, 38mm, or 46mm with reinforced internal ribs to provide maximum span without tube deflection. Tube sizes will be determined by the manufacturer dependant on shade size.
- .5 Hem Bar: The Hem Bar (bottom bar) shall be Oval shaped tubular extruded aluminum with an integrated recess to secure the fabric without visible connectors. End plugs shall be screwed securely to the ends showing no exposed aluminum.
- 3. Typical Mounting / Shade Divisions:
  - .1 Mount shades systems in interior face of wall at head of window.
  - .2 Use 'regular roll' style.
  - .3 Divide shade fabric at vertical mullions.
- 4. **Window shades and components** to be provided as follows:
  - .1 Sun Control Fabric: TexScreen 9103, 3% open, Green Guard certified fabric, as manufactured by Altex / SunProject, having the following optical properties.
    - .1 Solar transmission (max): 17%
    - .2 Solar reflectance (max): 64%
    - .3 Solar absorption (min): 19%
    - .4 Visible light transmission (max): 12%
  - .2 Conforms to CAN ULC S109-14(R2019) – Standard Method of Test for Surface Burning Characteristics of Building Materials and Assemblies.
  - .3 Bacterial and fungal resistance to comply with ASTM E2180
  - .4 Edges to be laser cut and heat sealed to deter fraying.
  - .5 Color to be selected by owner at a later date from the manufacturer's standard color range.

### Part 3. Execution

- 1. Examination:
  - .1 Examine finished openings for deficiencies that may preclude satisfactory installation. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding. Start of installation shall be considered acceptance of substrates.
- 2. Preparation:
  - .1 Prepare surfaces using methods recommended by manufacturer for achieving best result for substrate under the project conditions.
- 3. Installation:
  - .1 Install products in accordance with manufacturer's instructions.
  - .2 Window coverings for all rooms will be installed with new hardware.
  - .3 Provide end brackets, spring assist coil and support brackets 600mm for each end, with intermediate support brackets not more than 1200mm apart including fascia. The blinds shall operate smoothly and easily over full range of travel.
  - .4 Window coverings shall be mounted to the wall that the window is in.
  - .5 Shade Installation:
    - .1 Install in accordance with approved shop drawings, using mounting devices as indicated.
    - .2 Installation Tolerance: 1.5mm (1/16") maximum offset from level.
    - .3 Replace shades that exceed specified dimensional tolerances at no extra cost to Owner.
    - .4 Adjust level, projection and shade centering from mounting bracket where applicable.
    - .5 Verify there is no telescoping of shade fabric. Ensure smooth shade operation.
    - .6 When installing blinds on a curtain wall, the wall coverings shall be surface mounted onto the middle window mullion
    - .7 The controls / hardware shall be on the right side to maintain constancy throughout the installation.
    - .8 Before installation, the owner must approve the method of installation, colour and material used by a sample.
- .6 Motorized Shade Control Installation:

- .1 Perform work in a neat and workmanlike manner in accordance with NECA 1 and, where applicable, NECA 130, except for mounting heights specified in those standards.
  - .2 Adjust open and closed limits set by the manufacturer as required.
  - .3 Assign each shade to a shade group and set control functions.
4. Cleaning:
- .1 Clean soiled shades and exposed components as recommended by manufacturer.
5. Closeout Activities:
- .1 Training:
    - .1 Shade control system installer to perform on-site training of Owner's personnel on operation, adjustment, and maintenance of shade control system.
6. Protection:
- .1 Protect installed products from subsequent construction operations.
  - .2 Touch-up, repair or replace damaged products before Substantial Completion.

Contractor	Representative Name	Contact info
AGC & Associates	Wes & Corey Putnam	613-961-9187
<sup>2515</sup> Fiko	John	647-994-1525
AGC INC	FLORIAN	416 826 2432
Lancar Electric	Chris F	estimating@lancarelectre.ca
RICK GAY DERIGAY	Rick Gay	RICK@DERIGAY.CA
Derek Marsden	Marsden Construction	Derek.Marsden@marsdenconstruction.ca
BRIT Web	// //	
Charlie Davis	// //	c.davis@marsdenconstruction.ca
Ridley Windows & Doors	Mackenzie Clark	Mackenzie@ridley-windows.com <sup>647-965-9558</sup>
Ridley Windows	Trotter Gebner	416-710-2719

# 3RD LINE STUDIO

Contractor	Representative Name	Contact info
MVW CONSTRUCTION	CHRIS POE	705-879-1952
RGC - RUBICAN	Andrew Mitchell	705 790 9701
Adams and Dobbin MECH	Shane Dobbin	705-312-7504
Pico Concrete Floors Co	Wayne Frwin	705-312-6337
ELECTRX ELECTRKLTD	Rob Saly	705-878-5578

**DEMOLITION NOTES (GENERAL):**

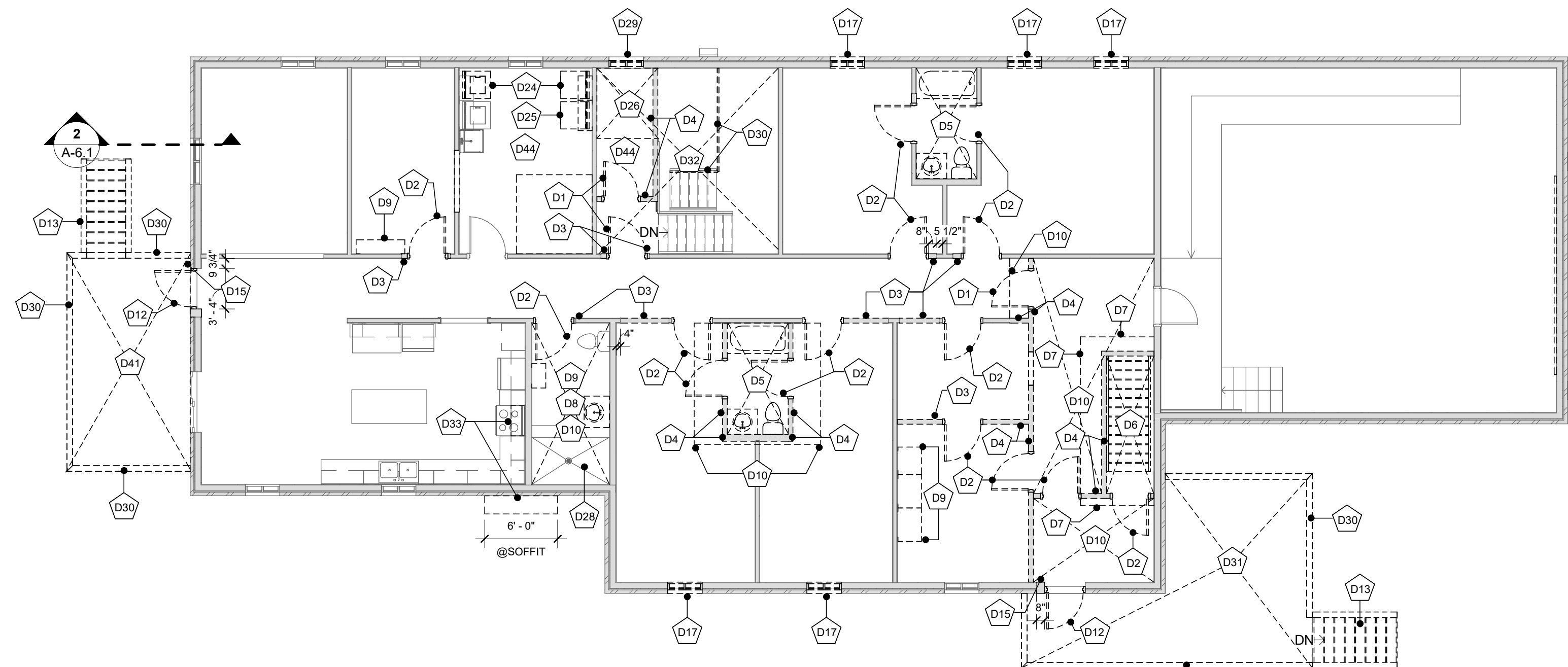
1. REFER TO STRUCTURAL DRAWINGS FOR LINTEL REQUIREMENTS PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
2. REFER ALSO TO MECH / ELEC FOR ADDITIONAL DEMOLITION NOTES AND REQUIREMENTS.
3. REFER ALSO TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. ALL ELECTRICAL DEVICES SUBJECT TO DUST AND DEBRIS ARE TO BE 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.

**DEMOLITION LEGEND**

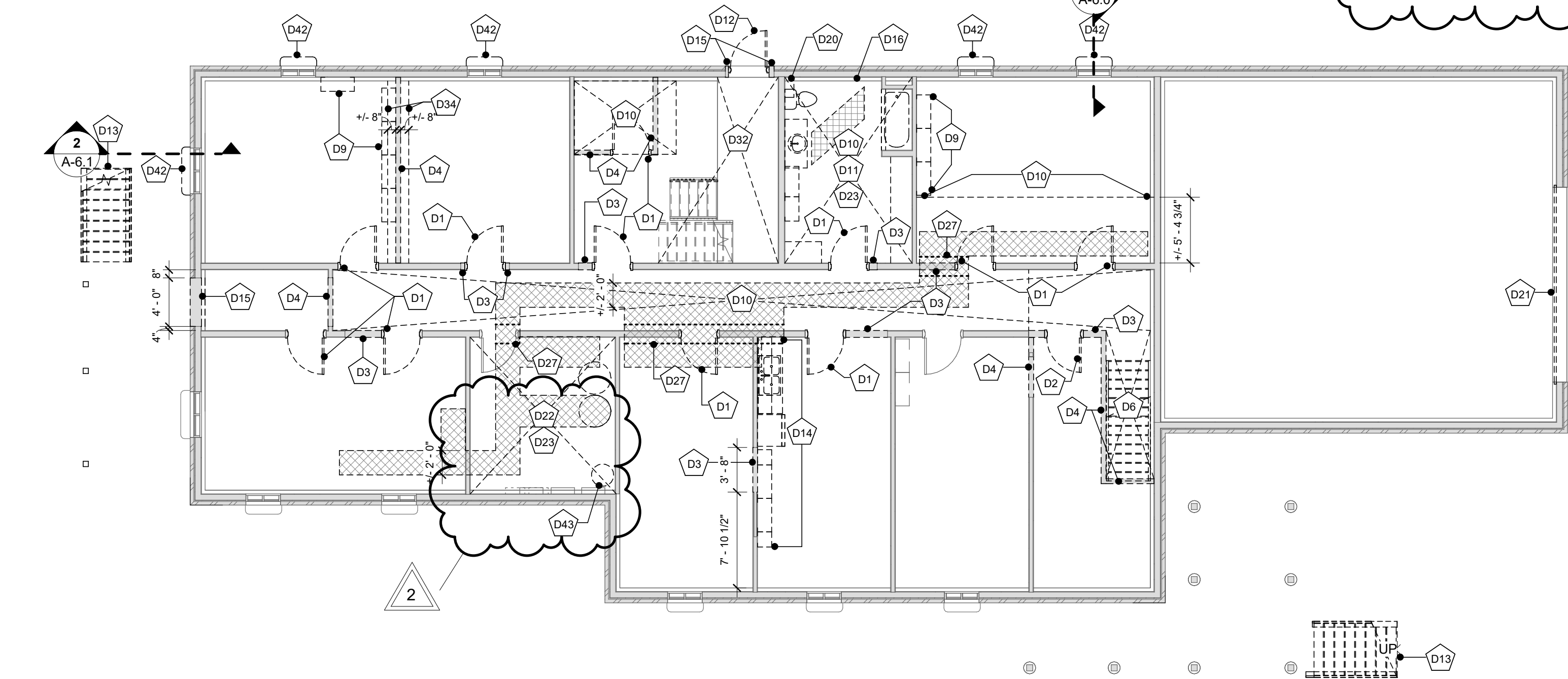
- D1 DEMOLITION TAG - REFER TO DEMOLITION NOTES
- DENOTES EXISTING ITEMS TO REMAIN
- - - DENOTES ITEMS TO BE REMOVED - REFER TO DEMOLITION NOTES
- DENOTES REMOVAL OF EXISTING 4" SLAB ON GRADE, VAPOUR BARRIER AND EXISTING GRANULAR MATERIAL, AS REQUIRED TO MAKE WAY FOR NEW CONSTRUCTION. REFER TO ADDITIONAL 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.
- D11 REMOVE EXISTING TOILET, SINK, BASE CABINETS, COUNTERTOP, BATHTUB, TOWEL BARS, SHELVEING, 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 THEIR 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"x8" 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 US 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.



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

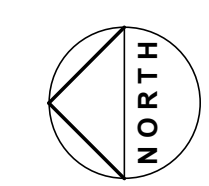
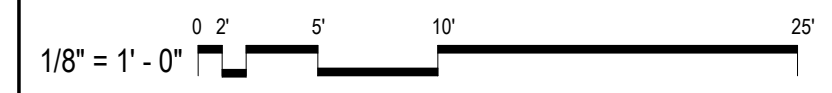


BASEMENT PLAN - DEMO  
1/8" = 1'-0"

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DRAWINGS ARE NOT TO BE SCALED  
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No.	Revision / Version:	Date:
1	ISSUED FOR TENDER	2026-03-13
2	ISSUED WITH ADDENDUM NO.1	2026-03-26



**3RDLINE.STUDIO**  
289 CEDAR STREET  
SUDBURY, ON P3B 1M8  
T705.674.2300

**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: 2

**A-1.0**

**FLOOR PLAN LEGEND**

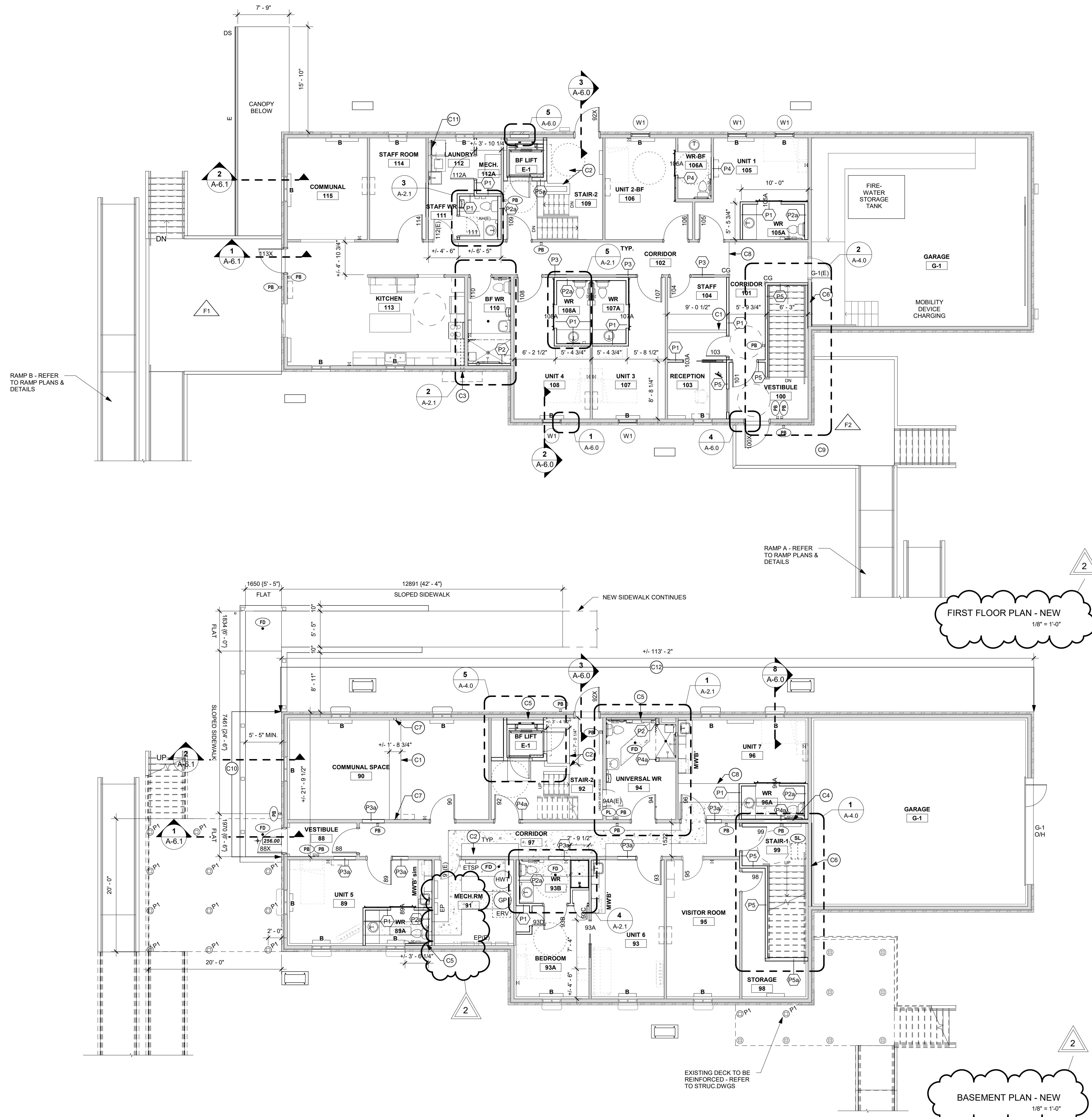
- ROOM NAME**  
101 DENOTES ROOM NAME AND NUMBER REFERENCE
- P1** DENOTES PARTITION ASSEMBLY TAG REFERENCE
- 100** DENOTES DOOR AND DOOR NUMBER
- DENOTES EXISTING EXTERIOR WALL
- DENOTES INTERIOR PARTITION - REFER TO ASSEMBLY TYPES
- WT** 100mm DIA. WEEPING TILE CW FILTER FABRIC SOCK
- EP** ELECTRICAL PANEL REFER TO ELECTRICAL DRAWINGS
- [Pattern]** DENOTES AREA OF SLAB REPAIR. PATCH AND REPAIR EXISTING SLAB ON GRADE AT REMOVED AREAS AFTER PLUMBING INSTALLATION IS COMPLETE WITH 25 MPA CONCRETE. PROVIDE 10M DOWELS 12" LONG C/W 6" EMBEDMENT @ 24" OC AND HILTI HIT HY-200 EPOXY GROUT. PROVIDE NEW REBAR OR MESH. PREPARE SURFACE FOR INSTALLATION OF NEW FLOORING - REFER TO MECHANICAL DRAWINGS
- Ⓟ PB** DENOTES BARRIER FREE PUSH BUTTON FOR DOOR OPERATOR
- ⓈL** DENOTES NEW STAIR CHAIR LIFT SUPPLIED BY OWNER. INSTALLED BY CONTRACTOR. PROVIDE WOOD BLOCKING IN EXISTING WALL AS REQUIRED.
- (E)** DENOTES EXISTING ITEM TO REMAIN
- (NIC)** DENOTES ITEMS NOT IN CONTRACT
- B** DENOTES NEW BLINDS - REFER TO SPECS

**FLOOR PLAN GENERAL NOTES:**

1. ALL PARTITIONS ARE TO EXTEND TO U/S OF STRUCTURE ABOVE, UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR WALL DIMENSIONS TAKEN FROM INTERIOR FACE OF STUD. ALL INTERIOR PARTITION DIMENSIONS TAKE FROM CENTER LINE OF WOOD STUD.
3. REMOVED/UNINSTALLED ITEMS STORED ON SITE TO BE REINSTALLED AFTER PAINTING AND OTHER CONSTRUCTION WORK IS COMPLETED. COORDINATE WITH OWNER.

**FLOOR PLAN CONSTRUCTION NOTES:**

- C1** PATCH PCT FLOORING WITH NEW PCT FINISH AS SCHEDULED. ENSURE FLUSH TRANSITIONS. MAKE GOOD ALL TRADES.
- C2** INSTALL NEW WOOD FLOOR EXTENSION SUPPORTED BY 2x4" WOOD STUD WALLS TO SUIT NEW BF LIFT. ENSURE FLUSH TRANSITION AND PREPARE NEW AND EXISTING FLOOR TO RECEIVE NEW FINISH. TIE NEW WOOD GUARDRAIL TO EXISTING. MAKE GOOD ALL TRADES. REFER ALSO TO TYP. WOOD RAILING DETAILS AND STRUCTURAL DWGS.
- C3** INSTALL NEW UNDER CABINET EXHAUST FAN. NEW FAN DUCT TO RUN ABOVE UPPER CABINETS AND THROUGH EXTERIOR WALL DOWN THROUGH SOFFIT. INSTALL 6'-0" OF SOLID SOFFIT MATERIAL CENTERED ON THE DUCT. REFER TO MECH DWGS.
- C4** INSTALL NEW 5/8" TYPE 'X' GYPSUM BOARD ON BOTH SIDES OF EXISTING PARTITION WOOD STUD WALL TO ACHIEVE 45min FRR IN STAIR-1.
- C5** INFILL EXISTING WALL AT HALF HEIGHT WITH +/- 3" WOOD STUD FRAMING AND 5/8" GYPSUM BOARD TO MAKE ONE FLUSH SURFACE. PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION OF GRAB BARS AND/OR ACCESSORIES. PAINT AS SCHEDULED.
- C6** INSTALL ALSO 5/8" TYPE 'X' GYPSUM BOARD ON THE GARAGE WALL FACE TO ACHIEVE 45min FRR IN STAIR-1.
- C7** PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT SURFACES. MAKE GOOD ALL TRADES. ENSURE FLUSH TRANSITION.
- C8** ENSURE FLUSH TRANSITION BETWEEN NEW FINISH AND EXISTING PCT FLOORING. MAKE GOOD ALL TRADES.
- C9** INSTALL NEW WOOD DECK BUILD UP MEMBERS AND REINSTALL EXISTING DECKING IN NEW DIRECTION TO SUIT. ACCOUNT FOR AND SUPPLY EXTRA DECKING MATERIAL AS REQUIRED. ENSURE FLUSH BARRIER FREE TRANSITION FROM ENTRY ONTO NEW DECK LEVEL. INSTALL NEW GUARD RAILS AS PER TYPICAL DETAILS.
- C10** REMOVE EXISTING WATERPROOFING/DAMP-PROOFING AND APPLY NEW PARGING TO EXPOSED FOUNDATION WALL TO MAKE GOOD.
- C11** RELOCATE DRYER AND DRYER VENT TO NEW LOCATION. MAKE GOOD ALL SURFACES AND TRADES.
- C12** EXCAVATE SOIL AND REMOVE EXISTING WATERPROOFING/DAMP-PROOFING AND INSTALL NEW WATERPROOFING, DRAINAGE BOARD AND PARGE EXPOSED FOUNDATION WALL. REINSTATE SOIL TO MAKE GOOD. MAKE GOOD ALL TRADES. PROVIDE NEW WINDOW WELLS AND NEW DRAINAGE TILE CONNECTED TO EXISTING WEEPING TILE.



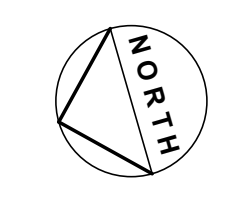
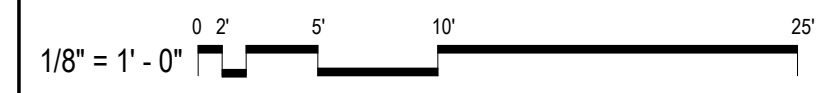
FIRST FLOOR PLAN - NEW  
1/8" = 1'-0"

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

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2	ISSUED WITH ADDENDUM NO.1	2026-03-26



**3RDLINE.STUDIO**  
289 CEDAR STREET  
SUDBURY, ON P3B 1M8  
T705.674.2300

**ALDERVILLE SENIOR'S RESIDENCE RENOVATIONS**  
8465 COUNTY ROAD 45, ROSENEATH, ON

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

**FLOOR PLANS**

**A-2.0**



Date: March 26, 2026  
Project: Alderville Seniors Residence  
Renovation  
Project No: 25-088  
No: ADD-ME01

Distribution: Maria Zakharova -3LS  
Ian Boyne – 3LS

*The following addendum shall be part and parcel of the tendering documents and shall supersede the drawings and/or specification where applicable.*

**1 REGARDING ELECTRIC BASEBOARD COORDINATION (DRAWING E201 RE-ISSUED)**

.1 Refer to attached drawing for revised baseboard locations.

**2 REGARDING LIGHTING COORDINATION (DRAWING E301 RE-ISSUED)**

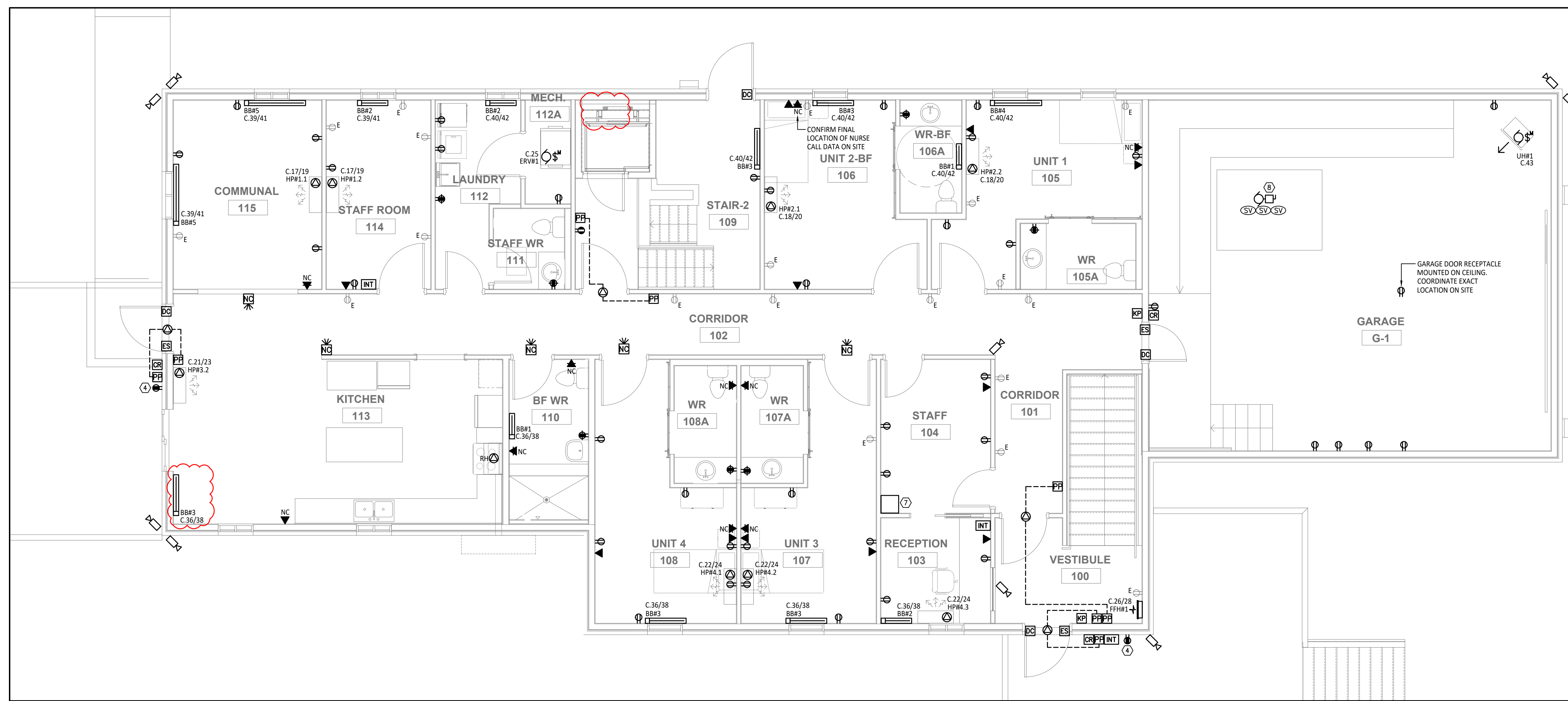
.1 Refer to attached drawing for the following revisions:

.1 Revised suit light switches to include for dimming.

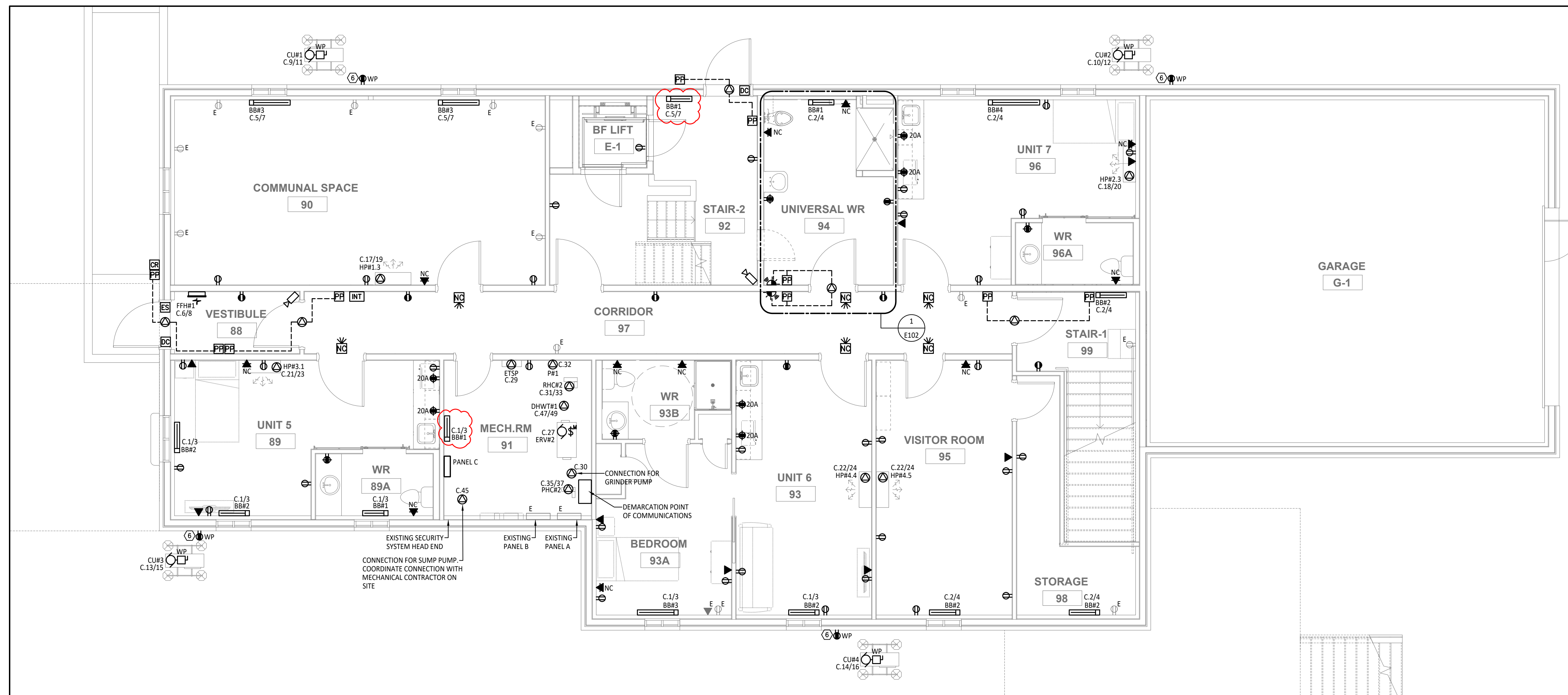
.2 Coordination of recessed fixtures in the first-floor corridors.



**Shannon Busch, P.Eng.**  
Lead Electrical Engineer  
Suppa Engineering



1 POWER & SYSTEMS - FIRST FLOOR PLAN  
SCALE: 3/16"=1'-0"

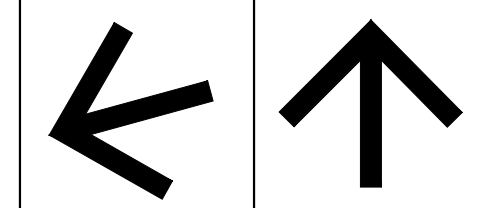


2 POWER & SYSTEMS - BASEMENT FLOOR PLAN  
SCALE: 3/16"=1'-0"

- ELECTRICAL GENERAL NOTES**
- NOT ALL DEVICES ARE SHOWN. EXISTING DEVICES UNLESS NOTED OTHERWISE ARE TO REMAIN. MAINTAIN OR REWORK EXISTING CIRCUITS AS NEEDED.
  - ROUTE ALL DATA CABLING BACK TO DEMARCATION POINT.
  - ALLOW FOR 3X DUPLEX RECEPTACLES FOR BLOCK HEATERS. FED FROM DEDICATED 20A CIRCUIT IN PANEL C. REFER TO MOUNTING DETAIL. FINAL LOCATION BY OWNER.
  - REMOVE POPCORN TEXTURE WHERE IT INTERFERES WITH SURFACE MOUNT FIXTURES.

- NURSE CALL GENERAL NOTES**
- PROVIDE BACKBOX AND CAT6 CABLE INCLUDING TERMINATION FOR NURSE CALL SYSTEM.
  - PROVIDE 24 PORT PATCH PANEL WALL MOUNTED AS SHOWN ON LAYOUTS. TERMINATE NURSE CALL ON PATCH PANEL. WALL MOUNT RACK TO BE MINIMUM 7U TO ALLOW FOR PANEL AND PSE SWITCHES.
  - DEVICES, SOFTWARE AND HEAD END TO BE PROVIDED THROUGH CASH ALLOWANCE.

- ELECTRICAL DRAWING NOTES**
- SMOKE ALARMS ARE TO BE INTERCONNECTED SO THAT IN THE EVENT OF ACTIVATION OF ONE SMOKE ALARM WITHIN A SUITE ALL SMOKE ALARMS WITHIN THE SUITE ACTIVATE.
  - PROVIDE PERMANENT LAMACOID ADJACENT TO EACH PULL STATION, INDICATING "CALL 911 IN THE EVENT OF A FIRE"
  - PROVIDE FIRE ALARM INITIATING AND SUPERVISORY CONNECTIONS TO SPRINKLER SYSTEM. COORDINATE ALL REQUIREMENTS WITH SPRINKLER SHOP DRAWINGS.
  - RECEPTACLES TO BE EQUIPPED WITH A WET LOCATION, WHILE IN USE COVER PLATE EQUAL TO HUBBELL RW57300.
  - WHERE EXISTING FIXTURES ARE TO REMAIN, CLEAN & RELAMP.
  - RECEPTACLES TO BE EQUIPPED WITH A WET LOCATION, WHILE IN USE COVER PLATE EQUAL TO HUBBELL RW57300.
  - NURSE CALL HEAD END.
  - FIRE PUMP SUPPLIED BY OTHERS. WIRED BY ELECTRICAL TRADE. REFER TO FIRE PROTECTION DRAWINGS AND ELECTRICAL SINGLE LINE FOR DETAILS.
  - REPLACE EXISTING FIRE ALARM PANEL WITH NEW. REMOVE EXISTING DEVICES AND REPLACE WITH NEW AS SHOWN.



TRUE NORTH		PROJECT NORTH	
GENERAL NOTES:			
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4. FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS.			
5. DO NOT SCALE THE DRAWINGS.			

REVISION SCHEDULE		
No.	DESCRIPTION	DATE
0	ISSUED FOR TENDER	MAR. 06, 2026
1	ISSUED FOR ADD-ME01	MAR. 26, 2026

Drawings/Specifications "Issued for Construction" are to the best of our knowledge an accurate representation of documented revisions. In the case of any discrepancy, omission or conflict between the "Issued for Construction" documents and the contract documents, the contractor is to promptly notify the consultant.

Project Status:  
**ISSUED FOR CONSTRUCTION**



Suppa Engineering  
North Bay - Orillia - Sudbury  
Head Office: 46 Exeter, North Bay, ON P1B 8G5  
Tel: 705-707-2121  
suppaengineering.ca

Project:  
**ALDERVILLE SENIORS RESIDENCE RENOVATION**

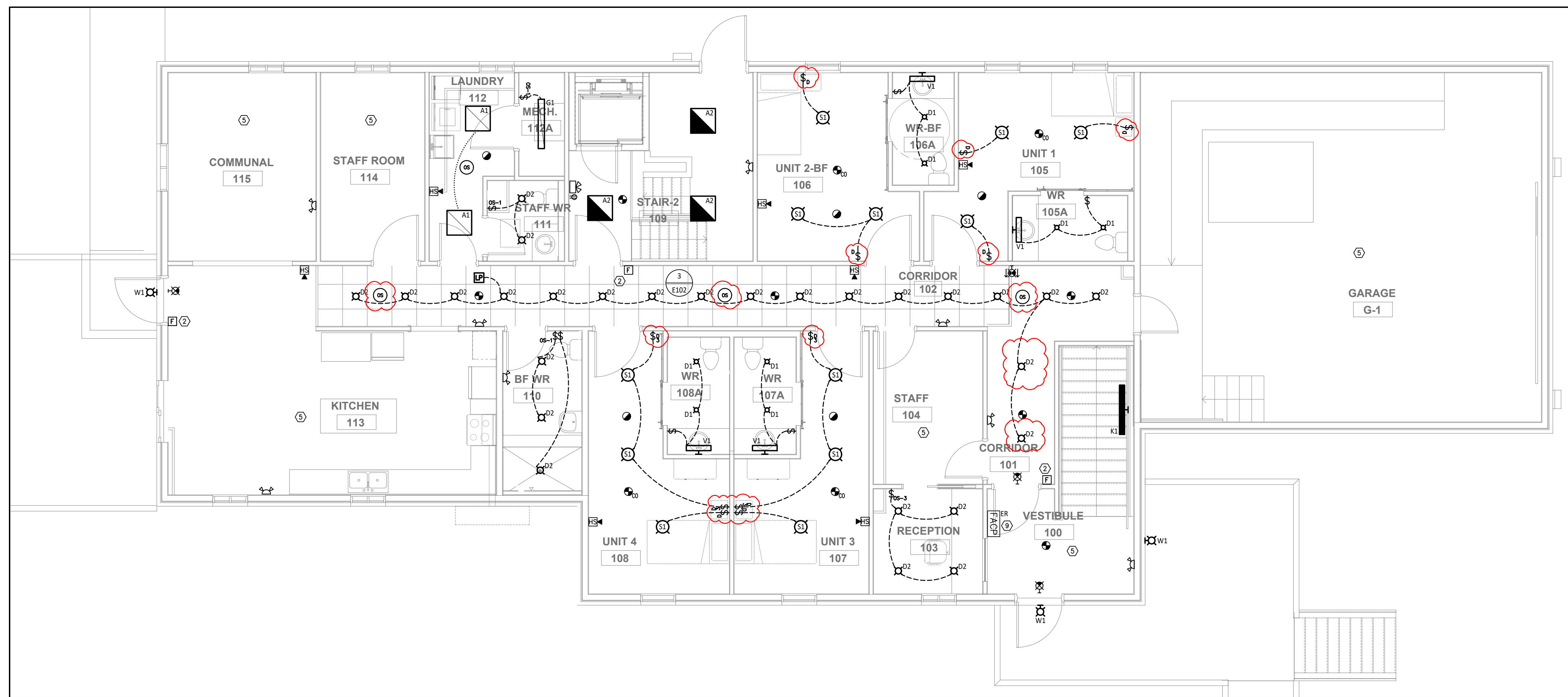
Address:  
8465 Country Road 45, Rosemeath, ON

Drawing Title:  
**ELECTRICAL POWER & SYSTEMS FLOOR PLANS**

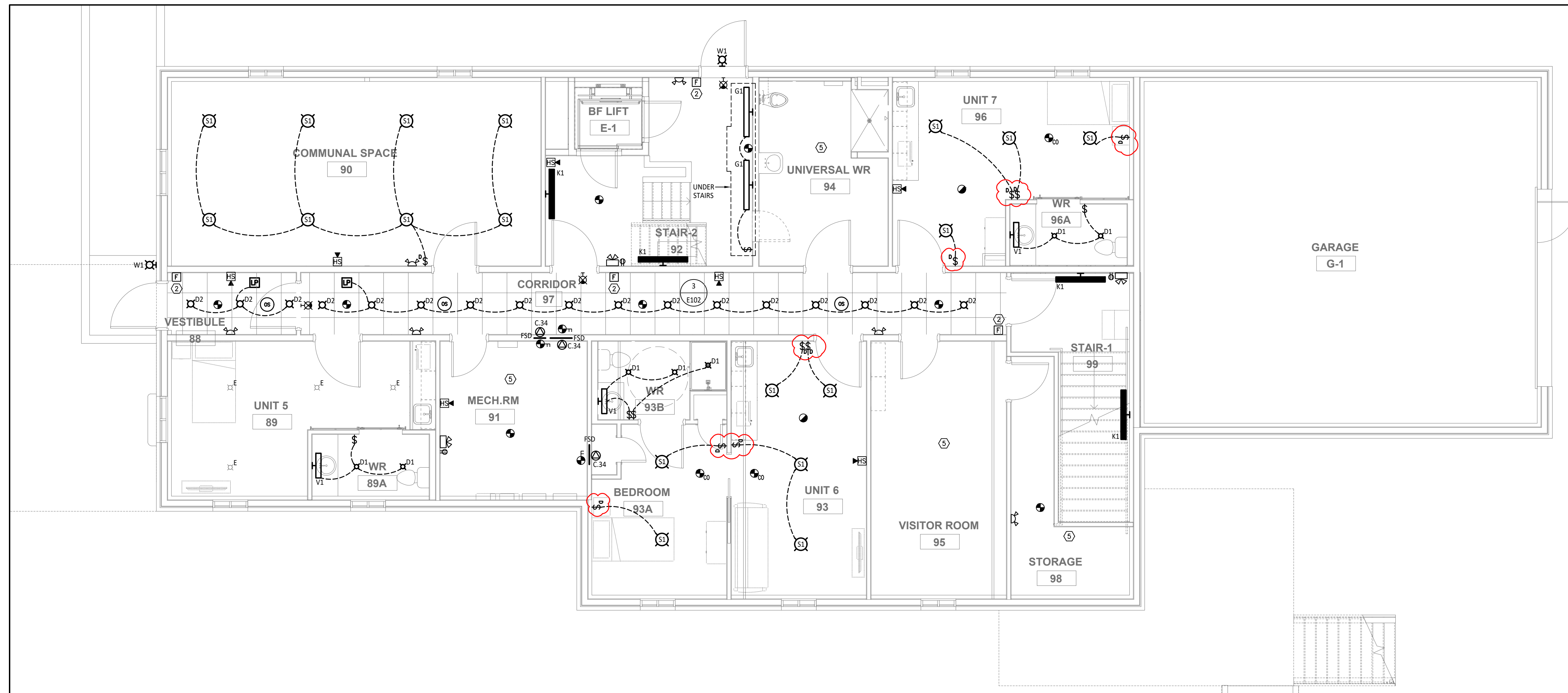
Project No:  
**25-088**

Drawn By: BR Date: Mar. 26, 26  
Checked By: SB Scale: AS NOTED

Drawing No:  
**E201** Revision:  
**1**



1 LIGHTING & FIRE ALARM - FIRST FLOOR PLAN  
SCALE: 3/16"=1'-0"

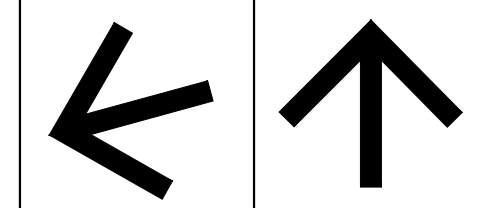


2 LIGHTING & FIRE ALARM - BASEMENT FLOOR PLAN  
SCALE: 3/16"=1'-0"

- ELECTRICAL GENERAL NOTES**
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  - ROUTE ALL DATA CABLING BACK TO DEMARCATION POINT.
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  - RECEPTACLES TO BE EQUIPPED WITH A WET LOCATION, WHILE IN USE COVER PLATE EQUAL TO HUBBELL RW57300.
  - NURSE CALL HEAD END.
  - FIRE PUMP SUPPLIED BY OTHERS. WIRED BY ELECTRICAL TRADE. REFER TO FIRE PROTECTION DRAWINGS AND ELECTRICAL SINGLE LINE FOR DETAILS.
  - REPLACE EXISTING FIRE ALARM PANEL WITH NEW. REMOVE EXISTING DEVICES AND REPLACE WITH NEW AS SHOWN.



TRUE NORTH PROJECT NORTH

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**REVISION SCHEDULE**

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1	ISSUED FOR ADD-ME01	MAR. 26, 2026

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Suppa Engineering  
North Bay - Orillia - Sudbury  
Head Office: 48 Exeter, North Bay, ON P1B 8G5  
Tel: 705-707-2121  
suppaengineering.ca

Project:  
**ALDERVILLE SENIORS RESIDENCE RENOVATION**

Address:  
8465 Country Road 45, Rosemeath, ON

Drawing Title:  
**ELECTRICAL LIGHTING & FIRE ALARM FLOOR PLANS**

Project No:  
**25-088**

Drawn By: BR Date: Mar. 26, 26  
Checked By: SB Scale: AS NOTED

Drawing No:  
**E301**

Revision:  
**1**

Date: March 26, 2026  
Project: Alderville Seniors Residence  
Renovation  
Project No: 25-088  
No: ADD-ME02

Distribution: Maria Zakharova -3LS  
Ian Boyne – 3LS

*The following addendum shall be part and parcel of the tendering documents and shall supersede the drawings and/or specification where applicable.*

**1 REGARDING NEW SUMP PUMP IN MECHANICAL ROOM 91**

- .1 Contractor shall remove from scope of project all work related to new sump pump (for weepers) including notes P7, P8 and P9. All related electrical feeds, breakers, control wiring, piping, controllers, pumps, etc. shall be removed from scope.



**Brenden Wendover, P.Eng.**  
Lead Mechanical Engineer  
Suppa Engineering

