

**Part 1            ADDENDUM NO.1**

**1.1                General**

- .1            This Addendum is issued prior to tender closing and shall become an integral part of the Tender, Specifications, Drawings and Contract Documents for this project.
- .2            In the event of conflicts between the various Contract Documents, the order of precedence shall be as stipulated in the General Conditions of the Contract, except that this Addendum shall take overall precedence.

**Part 2            Questions**

**2.1                What besides the joist cavities is getting spray foamed?**

Only the Joist Cavities are Being Spray foamed.

**2.2                Is there any specs on the hot water tank?**

See attached Plumbing Specification

**2.3                Is there any specs on the faucets/sinks/plumbing finishing?**

See attached Plumbing Specification

**2.4                Is there any specs on the light fixtures or smoke detectors?**

There are no lighting fixtures or smoke detectors specified in the documents. The contractor is to allow for \$1,500.00 for LED lighting fixtures and smoke/co detectors in the house installed. The contractor is to supply shop drawings and a price breakdown from the supplier of the proposed lighting fixtures for approval prior to ordering.

**2.5                Is the damaged eaves trough and fascia also getting replaced?**

See 3.4

**2.6                Is an interior attic access necessary?**

Yes install an attic access hatch in the closet of Bedroom No. 2

**2.7                Is there any specs on the toilets?**

See attached Plumbing Specification

**2.8 Is there any specs on the tub/tub surround? Is it just a tub with tile finish? Is it a 3 piece tub?**

See attached specification

**2.9 Is there any specs on the bathroom vanities?**

See attached Sketch for Bathroom Vanities Drawing A5.2 Rev 02

**2.10 The "cash allowances" and "contingency allowances" in the specs are a bit confusing. Can you clarify what these both mean?**

A cash allowance means that the amount shown is to be used for the items specified (light fixtures) and no extra money for installation, overhead or profit can be charged against that amount.

The contingency alliance is to be used as required and extras for installation, overhead or profit can be charged for the work done.

**Part 3 Clarifications and Additions**

**3.1 Bathroom Accessories**

- .1 Bathroom Accessories to include (both bathrooms):
  - .1 Toilet Paper Holder
  - .2 Bath Towel Rails
  - .3 Hand Towel Holder
  - .4 Shower Rod, c/w holder
- .2 All Accessories to be from the Moen Banbury Collection.
- .3 Color: Chrome

**3.2 Medicine Cabinets**

- .1 Add a medicine cabinet to each bathroom
  - .1 Main Bathroom: Glacier Bay Model SP4913 30" x 24" recessed mounted medicine cabinet
  - .2 Powder Room: Glacier Bay Model SP4907 36" x 30.5" recessed mounted Medicine cabinet

**3.3 Drywall on Ceiling**

- .1 All Ceiling Drywall to be 5/8" F.G.

**3.4 Soffit, Fascia and Eavestrough at Rear of House**

- .1 Remove all soffit and fascia and eavestrough at rear of house.

- .2 Install new soffit, fascia and eavestrough at rear of house. Color and type to match existing

### **3.5 Laundry Tub**

- .1 Add new laundry tub next to washer and dryer. See specification for type. See Drawing M1.1 Rev 02

### **3.6 Temporary Power**

- .1 Temporary power will be available on site from the RCMP

### **3.7 Extra Materials**

- .1 Extra materials are to be provided for flooring as per Section 09 65 17 - 1.5.1 and stored in basement.
- .2 An extra light bulb per fixture will also be provided.
- .3 One Extra Crank per window.

### **3.8 Cabinetry**

- .1 Add double cabinet above fridge see attached modified detail. Sheet A5.2 Rev 02

### **3.9 Ductwork and Plumbing**

- .1 All Ductwork, plumbing and electrical is to be removed and replaced.
- .2 All new work is to meet the current National Building Code Standard.
- .3 No Concentric Vents will be permitted
- .4 Add 2 hose bibs to exterior of house (one in front and one in the rear) hose bibs to be frost proof and have a shut off valve.

### **3.10 Existing Washer Drain**

- .1 Existing washer drain is under sized currently at 1 ½" diameter. Remove existing 1 ½" drain line to main drain and install new 2" dia drain line. Note: removal of the line will involve demolition of concrete floor to main sanitary line. See drawing M1.1 Rev 02

### **3.11 Sump Pit**

- .1 Sump pit to have high level alarm. (Contractor to provide shop drawing for approval)

### **3.12 Cabinets**

- .1 Cabinet Doors to be Solid Wood
- .2 Cabinet core to be Plywood not MDF

**3.13 Cable and Satellite**

- .1 Contractor to allow for one cable and satellite connection in each bedroom and 2 in the living room. Connections to be run to satellite dish. Final location to be site determined.

**3.14 Basement Wall**

- .1 Basement walls to be floating with double plate at the bottom with 1” gap allowing for movement

**3.15 Interior Doors**

- .1 All interior Doors are to be solid core doors. Standard of acceptance Masonite Molded Panel series solid core.

**END OF SECTION**

Project:  
Location:  
Engineer Firm:  
Date:

FALCON LAKE HOUSE  
FALCON LAKE, MB  
CAN-TEC SERVICES LTD  
06 SEPTEMBER 2017

WC-1



#### FLOOR MOUNTED TOILET - VITREOUS CHINA - TANK TYPE

**American Standard Cadet Pro Elongated #215CA.104.020 Toilet**, 3517C.101, 4188A.104, 381 mm high, vitreous china with EverClean antimicrobial surface which inhibits the growth of stain and odor causing bacteria mold and mildew, elongated bowl, white finish, Floor Mounted, Cadet flushing system with PowerWash rim siphon flushing system which scrubs bowl with every flush, 4.8 L (1.28 US Gal) per flush, raised sanitary bar and four (4) points tank stabilization, 229 mm x 203 mm (9" x 8") water surface, two (2) piece, 'Speed Connect' tank assembly, Cadet flushing system with PowerWash rim siphon flushing system which scrubs bowl with every flush, raised sanitary bar and four (4) points tank stabilization, unlined tank, oversized 76 mm (3") flush valve with flapper, Metal shank fill valve, 305 mm (12") rough-in, elongated bowl, 54 mm (2-1/8") fully glazed internal trapway, floor outlet, bolt caps.

**Centoco #820STS.001 Toilet Seat**, extra heavy duty, for elongated bowl, open front, solid plastic, with cover, stainless steel check hinges, metal flat washers stainless steel posts and nuts. **Provide Toilet Supply**, chrome plated finish all metal construction, light duty residential angle stops, pipe nipple, escutcheon and flexible metal riser. **Provide Floor Flange**, (same material as the connecting pipe drain), with all brass bolts and with rubber gasket.

LAV-1

#### COUNTER MOUNTED SELF-RIMMING / DROP-IN BASIN - SINGLE HANDLE FAUCET

**American Standard Aqualyn #0476.028.020 basin**, 3 holes, 4" (102 mm) center, 518 mm x 441 mm x 178 mm (20-3/8" x 17-3/8" x 7") high, oval, vitreous china, white finish, Self-rimming / Drop-in, front overflow, faucet ledge, tapered edges. **Provide basin rim sealant**. **American Standard Monterrey #6114.111.002 Single Handle Faucet**, Polished Chrome finish, cast brass body, 5.7 LPM (1.5 GPM) pressure compensating aerator, 117 mm (4-5/8") projection reach, integral hot water limit stop. **McGuire #155A Open Grid Drain**, cast brass one piece top, 17 GA. (1.5 mm) tubular 32 mm (1-1/4") tailpiece. **Supply Provide Faucet Supplies**, chrome plated finish all metal construction, light duty residential angle stops, escutcheons and flexible metal risers, **low lead**. **Provide P-Trap**, chrome plated, adjustable all metal construction, 32 mm (1-1/4") size, and escutcheon.

S-1

#### COUNTERTOP MOUNT SINK - SINGLE HANDLE FAUCET

**Franke Commercial #LBD6408-1/3 Double Bowl Countertop Mount Sink**, 3 holes, 8" (203 mm) center, 794 mm (31-1/4") wide x 521 mm (20-1/2") long x

203 mm (8") high deep, spillway, counter mounted, backledge, grade 18-10 20 GA. (0.9 mm) type 302 stainless steel, self-rimming, satin finish rim and bowls, mounting kit provided, fully undercoated to reduce condensation and resonance, factory applied rim seal, 3-1/2" (89 mm) crumb cup waste assembly with 1-1/2" (38 mm) tailpiece.

**American Standard Reliant+ #4205.104.002 Single Handle Faucet**, Polished Chrome finish, to be installed with provided optional installation escutcheon plate, washerless ceramic disc cartridge, 8.3 LPM (2.2 GPM) regulator, swing spout, 232 mm (9-1/8") projection reach, lever handle, deluxe pull-out spray with adjustable spray pattern and lock & turn activation button. **Supply Provide Faucet Supplies**, chrome plated finish all metal construction, light duty residential angle stops, escutcheons and flexible metal risers, **low lead**. **Provide P-Trap**, adjustable all metal construction, 38 mm (1-1/2") size, and escutcheon.

## S-2

### LAUNDRY SINK - TWO HANDLES - MANUAL FAUCET

**FIAT #FL1 Single Bowl Laundry Sink**, 3 holes, 4" (102 mm) center, 584 mm (23") wide x 584 mm (23") long x 340 mm (13-3/8") high deep, floor mounted, molded stone, White, white baked enamel steel legs, strainer and integral drain and plug, 1 1/2" (38 mm) tailpiece.

**FIAT #A-1 two handles Manual Faucet**, chrome plated finish, solid brass body, 8.3 LPM (2.2 GPM) aerator outlet, swing spout, 171 mm (6-3/4") projection reach, wrist blade handles. **Supply Provide Faucet Supplies**, chrome plated finish all metal construction, light duty residential angle stops, escutcheons and flexible metal risers, **low lead**. **Provide P-Trap**, adjustable all metal construction, 38 mm (1-1/2") size, and escutcheon.

## T-1

### BATH – ACRYLIC REINFORCED FIBERGLASS - ALCOVE - PRESSURE BALANCING SHOWER VALVE

**Mirolin Parker 16 3 Piece Tub Shower, Model PT513L/R Soaker**, Provide suitable Bath Drain. Provide suitable reinforcement for all supports.

**American Standard Colony Pro #T075.500.002 Pressure Balancing Shower Valve Trim**, Polished Chrome finish, 191 mm (7-1/2") round shaped trim face plate, on/off, volume and temperature control single lever handle.

**American Standard #R115 Pressure Balance in-wall Shower Rough Valve**, cast brass body, 13 mm (1/2") Female Thread IPS inlet(s)/outlet(s), ceramic disc valve cartridges, integral hot water limit stop, less stops, back-to-back capability.

**American Standard Hydrofocus #1660.206.002 6-Function Showerhead**, Polished Chrome finish, 7.6 LPM (2.0 GPM) max flow rate, pressure compensating flow control device, 114 mm (4-1/2") face dia, massage/ full spray/ concentrating spray/ pause/ combination spray pattern options.

**American Standard #1660.240.002 wall mount shower arm**, brass construction, 140 mm (5-1/2") long with 45° angle, round escutcheon, polished chrome finish. **American Standard #8888.026.002 diverter tub spout**, Polished Chrome finish, slip-on for 1/2" (13mm) copper pipe, 121 mm (4-3/4") long. **Provide P-Trap**, same material as the connecting pipe drain.

**HWT-1****HOT WATER SYSTEM - STORAGE TYPE - ELECTRIC**

**JOHN WOOD JW850SDE1-30 240V 1PH**, 150 psi maximum hydrostatic working pressure. Electric, medium watt density, zinc plated copper sheaths heating element design, individually mounted heating element, high limit temperature cut off switch. One per element, temperature control (adjustable through a range of 110° to 170°F on single element and 120° to 180°F on dual element). Steel tank construction, extruded high density anode rod for corrosion protection, Blue Diamond glass-lined, 3 year limited warranty against leaks. Meets US Department of Energy and current edition of ASHRAE/IESNA 90.1 standby loss requirement, Underwriter's Laboratories listed. Recovery capacities at 100° F rise equal: for non-simultaneous element operation = 4.1 gal. x kW of one element; for simultaneous element operation = 4.1 gal. x 2/3 kW of both elements. For other rises multiply element kW as previously explained by 410 and divide by temperature rise. Full load current for single phase = total watts / voltage.

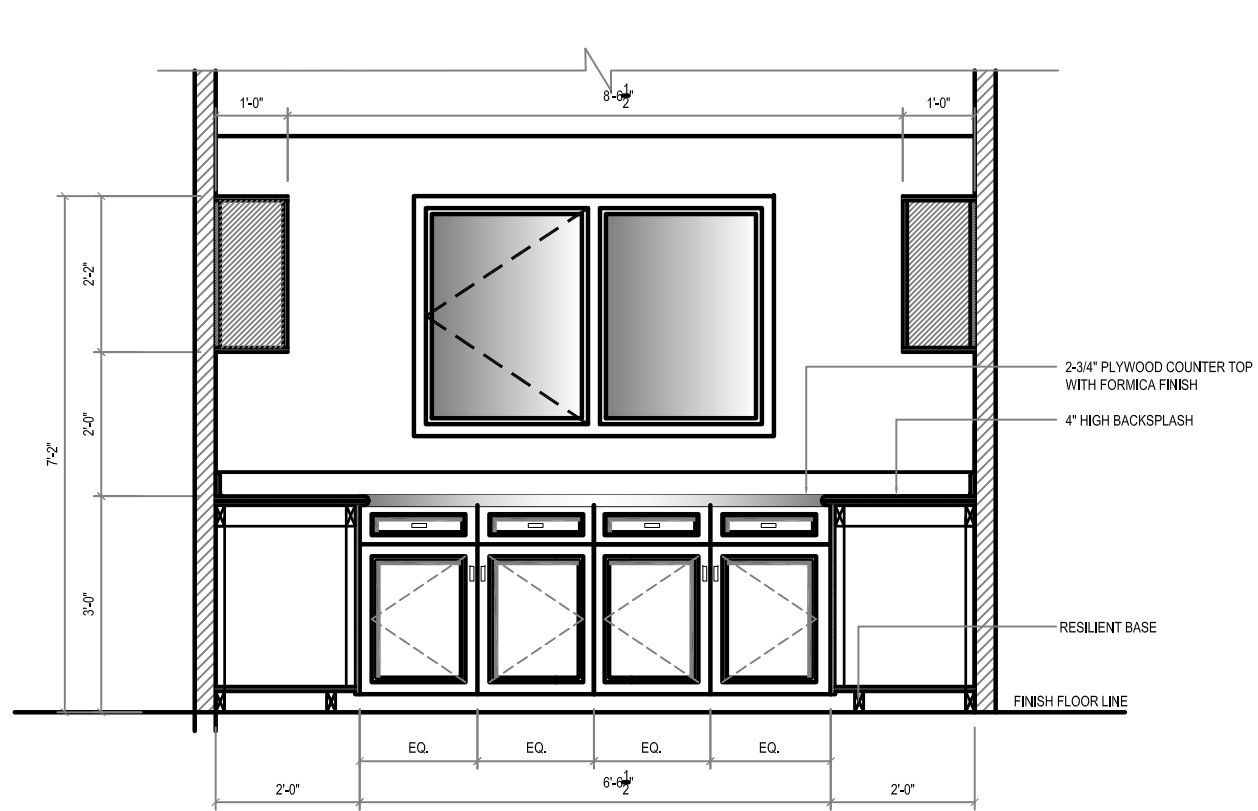
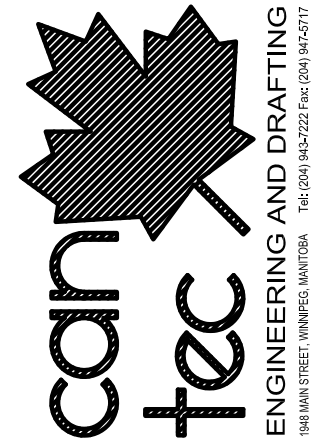
**SP-1****DEWATERING AND SUMP PEDESTAL TYPE PUMP - UTILITY PUMP**

**Zoeller Pump Company #M81**, residential duty, utility pump, automatic operation, handling, heavy duty thermoplastic pump housing, split phase, electrical, motor type, 1/3 HP motor, 115 Volt V, 60 Hz Hz, 1725 RPM RPM, auto reset thermal overload, 129.2 °F (54 °C) maximum operating temperature, stator temperature, non-clogging vortex impeller type, engineered plastic impeller, 4.9m (16.07 feet) maximum head maximum head, 49.9 GPM (189 LPM) maximum flow rate maximum flow rate, permanently lubricated sleeve upper bearing, bronze brushing lower bearing, air cooling. UL listed, 3-wire cord and plug, 90-9/16" (2.3 m) standard cord length.

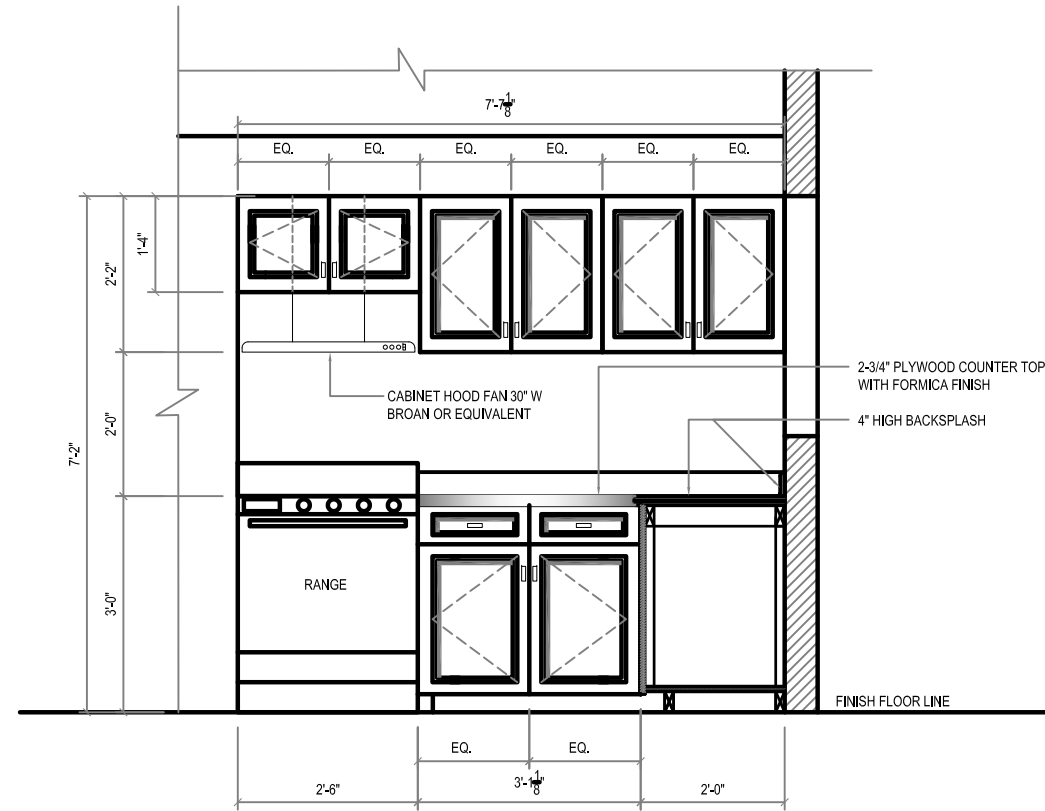
**WM-1****LAUNDRY BOX**

**P.P.P. #MM-500PLB Ice and Laundry Boxes** - molded from high impact polystyrene, includes necessary mounting brackets and faceplate, 2"Ø (51 mm) female outlet for drain connection, barrel-fabricated of type L hard drawn copper, cap machined of free turning brass, composite materials for piston, EPDM seal, Dow-Corning silicone compound #111, FDA listed for use in potable water systems, designed to operate on all domestic and commercial systems. Normal operating pressure 0 to 80psig, max spike pressure 250psig. For system pressures above 80psi, consult factory -40°F to 212°F (-4.4°C to 100°C), quarter turn ball valve.

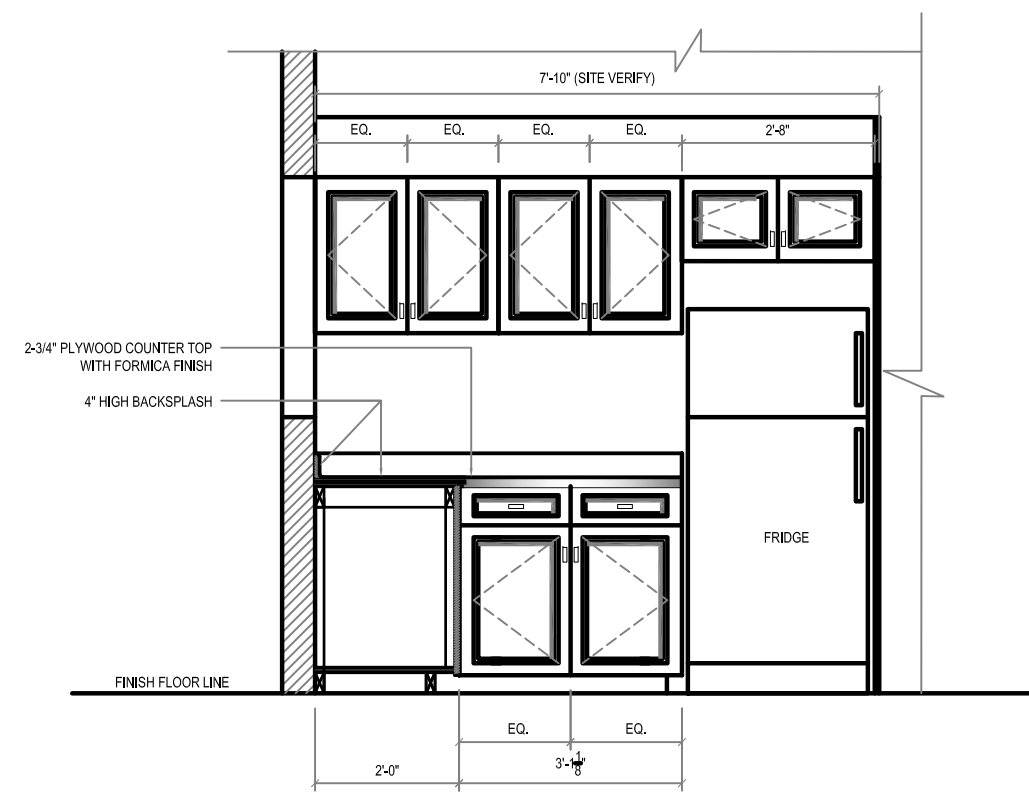
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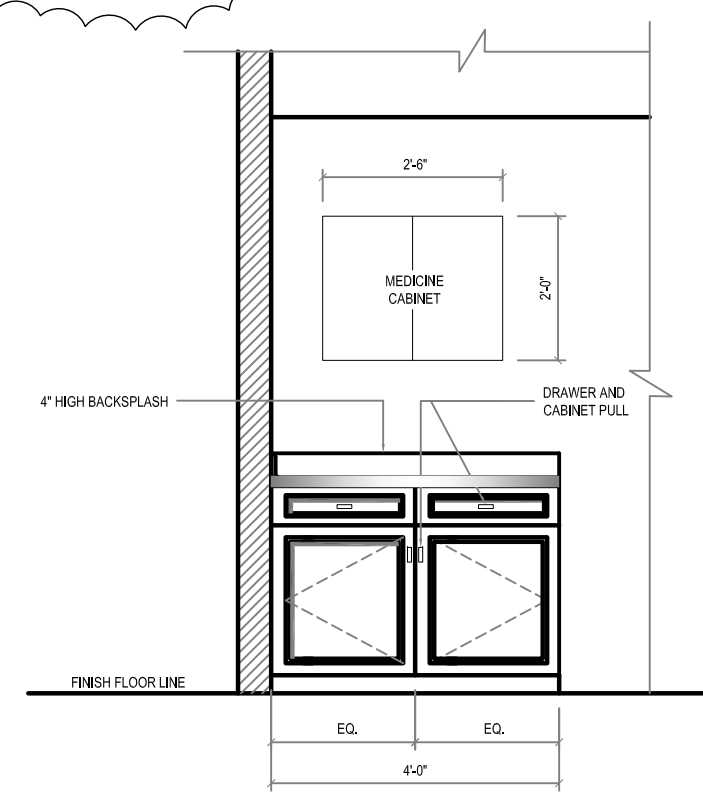
1 KITCHEN ELEVATION / SECTION  
 A5.2 SCALE: 3/8"=1'-0"



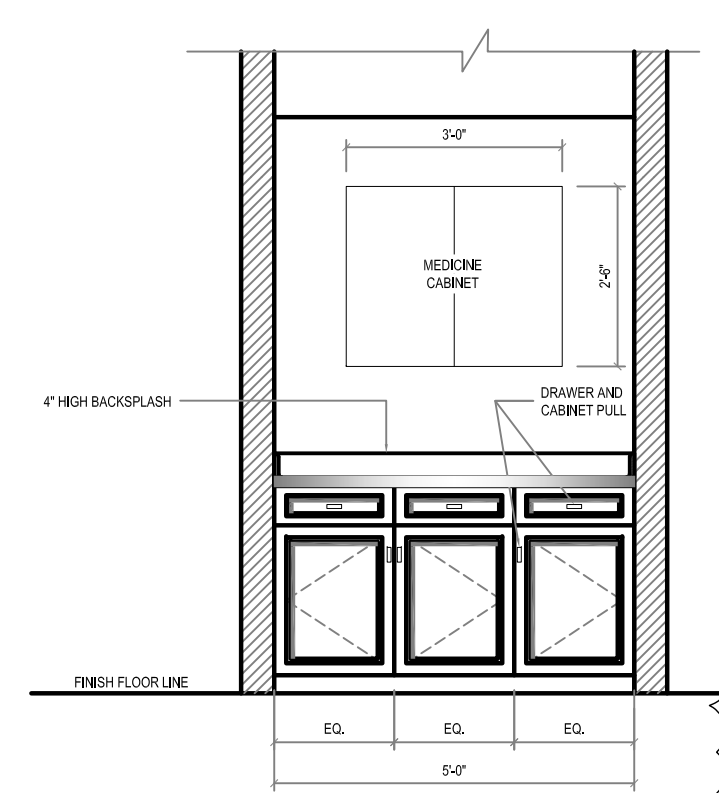
2 KITCHEN ELEVATION / SECTION  
 A5.2 SCALE: 3/8"=1'-0"



3 KITCHEN ELEVATION / SECTION  
 A5.2 SCALE: 3/8"=1'-0"



4 BATHROOM ELEVATION  
 A5.2 SCALE: 3/8"=1'-0"



5 POWDER ROOM ELEVATION  
 A5.2 SCALE: 3/8"=1'-0"

PROJECT TITLE: RCMP-FALCON LAKE HOUSE  
 SHEET TITLE: KITCHEN ELEVATION / SECTION  
 DATE: 17-07-11  
 SCALE: AS NOTED  
 LOCATION: 17 FALCON BV, FALCON LAKE, MB  
 CHECKED BY: RS  
 DRAWN BY: RQS

REVISION NO. 02  
 ISSUED FOR ADD NO. 1  
 17 09 06

CONSTRUCTION

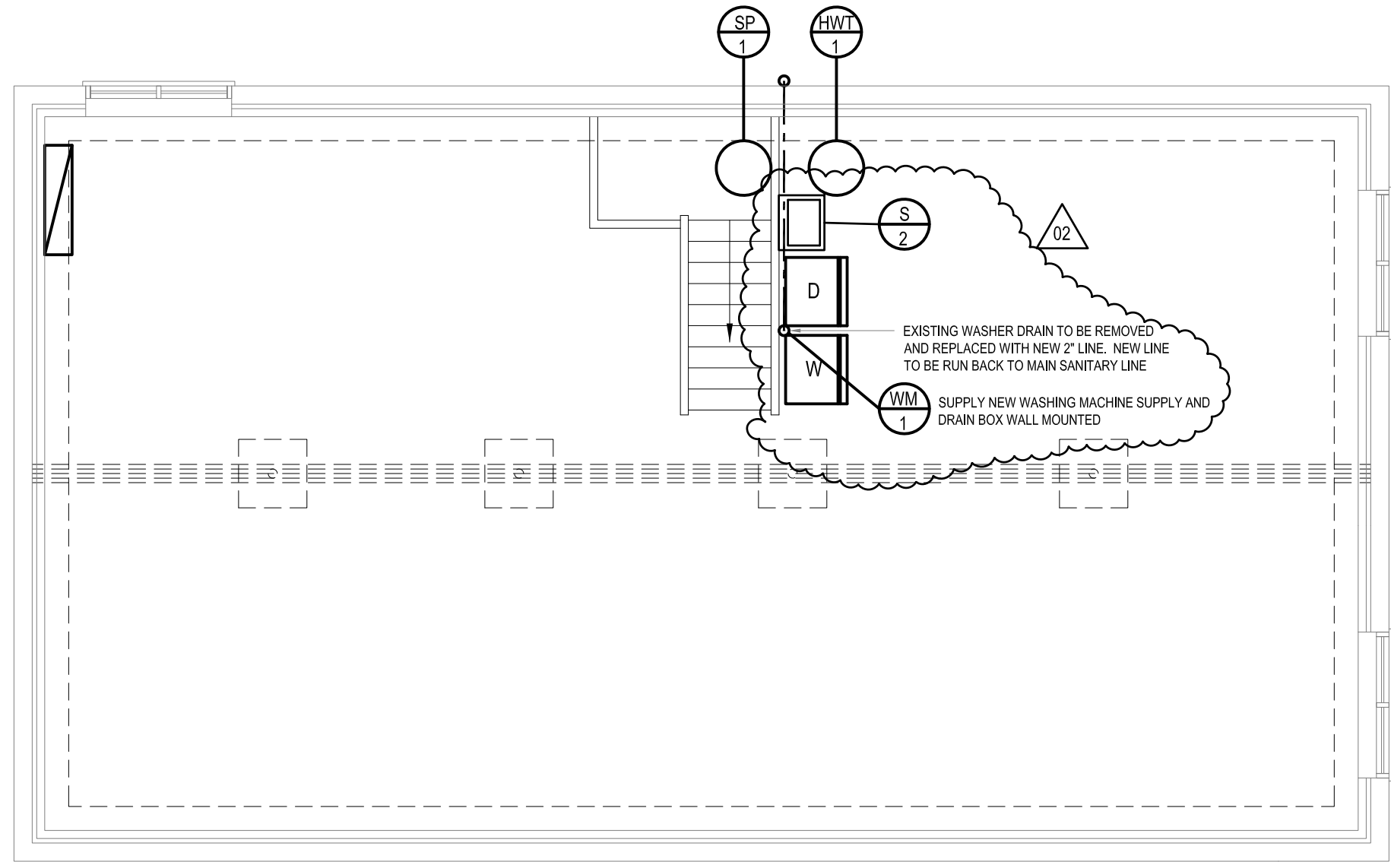
**A5.2**

JOB NO. 17-037-01-11



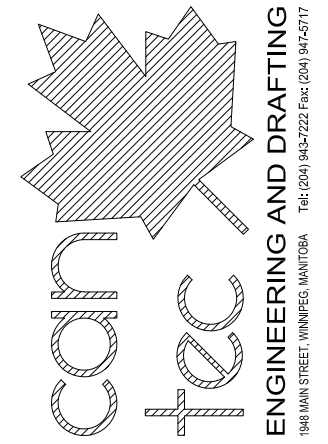
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PLUMBING GENERAL NOTES:

1. INSTALL NEW FIXTURES AND NEW DOMESTICE WATER AND SANITARY PIPING TO EXISTING PLUMBING STACK
2. INSTALL NEW HWT C/W SHUT OFF VALVE DRAIN PAN
3. RE-RUN ALL DOMESTIC HOT AND COLD WATER LINES BACK TO SERVICE ENTRY
4. INSTALL NEW SUMP PUMP 1/3 HP SUPPLY SHOP DRAWING



PROJECT TITLE  
**RCMP-FALCON LAKE HOUSE**

SHEET TITLE  
**BASEMENT MECHANICAL PLAN**

DATE  
 17-07-11

SCALE  
 AS NOTED

LOCATION  
 17 FALCON BV, FALCON LAKE, MB

CHECKED BY  
 RS

DRAWN BY  
 RQS

REVISION NO. 02  
 ISSUED FOR ADDENDUM NO. 1  
**17 09 07**

**M1.1**

JOB NO.  
 17-037-01-11

**1** BASEMENT MECHANICAL PLAN  
 E1.1 SCALE: 3/16"=1'-0"