





**Statement of Work Construction Renovation –7501 Steeles AVE.**

		<p>3.4 supply and installation of aluminum or composite railing system <i>replication of existing heritage feature found on veranda</i></p> <p>3.5 refinish all vertical veranda posts <i>repair, prime, paint</i></p> <p>3.6 paint open rafter ceilings on veranda <i>repair, prime paint</i></p> <p>3.7 supply and install main back porch stairs <b>pressure treated framing with composite cladding</b></p>
4.0	Windows	<p>4.1 removal of windows for heritage conservation <i>PC to determine storage facility</i></p> <p>4.2 Supply and installation of replication heritage windows <i>PC to provide specifications, inventory, evaluation report from heritage window manufacturer</i></p> <p>4.3 Provide new framework for window changes and window removal. Modifications may require exterior building repair, prime, paint <i>see window modification detail design</i></p> <p>4.3 restoration and refinishing of existing exterior window millwork</p>
5.0	Exterior doors	<p>5.1 removal of exterior doors for heritage conservation <i>PC to determine storage facility</i></p> <p>5.2 Supply and installation of replication heritage exterior doors.</p> <p>5.3 restoration and refinishing of existing exterior doors/lite millwork</p>
6.0	Attached wood shed (exterior)	<p>6.1 Supply and install 36"x80" exterior door at end of veranda deck into wood shed complete with interior landing and stairs</p> <p>6.2 removal and disposal of garage door into attached wood shed</p> <p>6.3 supply and install frame work and a 7'x9' heritage coach house garage door and opener</p> <p>6.4 removal of window opening over the garage door, repair, refinish</p> <p>6.4 restoration and refinishing of existing exterior siding, window, and door(s) millworks</p> <p>6.5 Replacement of framework and wood shed window with "like" found on adjacent main building</p> <p>6.6 supply and install reinforced concrete floor with foundation modifications for garage door <b>floor area approx. 14'x28'x6"</b></p> <p>6.7 repair foundation walls above grade</p> <p>6.8 clean, prime and paint interior walls, rafters and ceiling of attached wood shed</p>
7.0	Detached Garage	<p>7.1 removal and disposal of existing wood sub floors and joists (outside plates remain in place to support concrete floor)</p> <p>7.2 supply and installation of 6" reinforced thickened slab concrete floor</p> <p>1.7.3 Removal and disposal of existing windows and doors</p> <p>1.7.4 Supply and installation of heritage windows, doors and coach house style 7'x9' garage door and opener</p> <p>1.7.5 restoration and refinishing of existing exterior windows, doors, siding and millwork</p>
<b>Interior building</b>		
8.0	1 <sup>st</sup> level framing	<p>8.1 supply and install glulam beam support in M-2 area <i>Contractor to provide shop drawings of beam installation.</i></p> <p>8.2 frame all interior 1<sup>st</sup> level non-load bearing and load bearing partitions as per the floor plan and Ontario Building Code OBC</p> <p>8.3 supply and installation of solid horizontal wall bridging to create fire breaks in "balloon framed" building</p>
	2 <sup>nd</sup> level framing	<p>8.3 removal and disposal of <b>all</b> rafter/collar ties in 2<sup>nd</sup> level floor plan</p> <p>8.4 Supply and install structural ridge beams at center rafter peak with supporting column's in <b>all</b> 2<sup>nd</sup> level roof ridges that are not supported by planned interior partition framing</p> <p>8.5 frame all interior 2<sup>nd</sup> level non-load and load bearing partitions as per the floor plan and Ontario Building Code OBC</p> <p>8.6 supply and installation of solid horizontal wall bridging to create fire</p>



**Statement of Work Construction Renovation –7501 Steeles AVE.**

		breaks in “balloon framed” building
	Doddy house 1 <sup>st</sup> & 2 <sup>nd</sup> level framing	8.6 frame all interior 1 <sup>st</sup> and 2 <sup>nd</sup> level non-load bearing and load bearing partitions as per the floor plan and Ontario Building Code OBC 8.7 remove and repair interior/exterior 1 <sup>st</sup> level D-4 exterior door 8.8 frame floor in the D-4 area to 1 <sup>st</sup> level main floor elevation and remove floor level transition 8.9 supply and install straight single flight stairway as per the floor plan and Ontario Building Code OBC 8.10 supply and installation of solid wall horizontal bridging to create fire breaks in existing balloon structure framing design building
9.0	Electrical	9.1 supply and install all electrical and lighting as per ESA requirements by area designation 9.2 Supply and install network cable to areas identified in electrical floorplan <b>PC will provide network cable spec's and hardware</b>
10.0	Plumbing /mechanical	10.1 Supply and installation of all plumbing as per the building floor plan, detail design(s) and OBC 10.2 supply and installation of a high efficiency central electric furnace/ heat pump and ductwork for building heating and cooling. 10.3 supply and installation of HVAC system
11.0	Insulation	11.1 supply and installation of spray foam insulation for all 3- levels of building outside walls, and non-vented ceilings to maximize the limited depth of existing framework cavities <b>shop drawings required indicating R-values achieved in specific cavities in wall and ceilings</b> 11.2 supply and installation of noise reduction, sound absorption and fire resistant insulation to all interior walls and 1 <sup>st</sup> level ceilings
12.0	Interior/exterior walls	12.1 supply and installation of underlayment of 1/2” plywood prior to finished drywall in the Kitchen cabinet walls and washroom(s) area to provide support for attachments 12.2 supply and installation of standard finished drywall, prime and paint 12.3 horizontal knee wall beams located in areas M-16,17,11,12 will remain exposed finish with clear coat protection only. drywall finish inlaid
13.0	Interior floor	13.1 supply and install underlayment and engineered hardwood flooring to 1 <sup>st</sup> level main and doddy (approx 2,300 sq ft). <b>PC to provide hardwood floor/finish specifications</b> 13.2 supply and install commercial vinyl plank flooring in bathroom(s) areas on both 1 <sup>st</sup> and 2 <sup>nd</sup> levels of main and doddy <b>PC to provide commercial vinyl floor / finish specifications</b> 13.2 resurface and refinish 2 <sup>nd</sup> level original plank floors in main and doddy
14.0	Interior ceilings	14.0 supply and installation of painted pine 1”x6” t&g center V match board to all ceilings on 1 <sup>st</sup> and 2 <sup>nd</sup> floors in main and doddy buildings
15.0	Interior millworks	15.1 heritage conservation interior doors not meeting OBC will be replicated with painted pine Victorian 4-panel solid doors (36”x80”) and to include applicable hardware ( <b>passage, privacy, code locking</b> ) 15.2 heritage conservation millworks material not meeting quantity/quality to complete project will be replicated <b>shop drawings and/or material samples to be provided NF-MDF</b>
16.0	Kitchen(s)	16.1 Supply and installation of kitchen(s) design with average grade material <b>kitchen design and materials specified in kitchen specifications supplied by PCA</b>
17.0	Bathroom(s)	17.1 Supply and installation of bathroom(s) as per floor plan, bathroom design and material specification;
18.0	Room furnishings	18.1 Supply and installation of wall mounted dresser, desk and wardrobe cabinet custom fitted to wall space in areas M-11,12,13,15,16 <b>Contractor to provide shop drawings</b>

