

Contractor Requirements for Shop drawings

- 11.1 insulation R-values
- 15.2 millworks replication
- 2.10 cellar access
- M-2 glulam beam support

Contractor Requirements for Material Specifications

1. Deck /ramp

1.1 supply and install continued veranda deck and proposed ramp

- 6" concrete formed piers or rated helical piles
- Galvanized post support saddle brackets
- PT 6" posts with mechanical fasteners
- PT deck joists (min 2"x8")
- Composite decking, frame cladding, picture frame pattern

2. Cellar access

2.1 fabrication and installation of cellar access hatch with removable 6' section of deck/frame complete with matching front cellar entrance cap

- Removable section framed with PT and clad with composite (picture framed)
- Removable section slides forward on aluminum angle (min. 2.5" x 1/4") installed flush to bottom of adjacent deck joists
- Repair and clad top surface of cellar access foundation in with PT lumber
- Fabricate a removable cover hatch over cellar opening with PT, and composite cladding
- Provide PC with shop drawings of removable section / cellar hatch

3. Window modifications instructions

4.3 window modifications

4.3.1 removal of 2nd level D-5 window on east end (interferes with roof line)

4.3.2 modifications of 2nd level D-5 dormer window located on south wall, remove both small windows situated above and below eave, supply and install 30"x48" heritage window, modify exterior eaves to stop at sides of dormer.

4.3.3 removal and interior/exterior frame and finish of 2nd level M-17 south facing window

4.3.4 removal and interior/exterior framing and finish of 2nd level M-17 south facing shed dormer/window

4.3.5 removal of D-4 back door to be replaced with gable end 24"x36" window (center wall approx. 40" above finished floor)

4.3.6 D-2 Doddy kitchen window to be relocated to kitchen design

4.3.7 replace and interior/exterior frame and finish M-4 window with 24"

4. M-2 support beam

- notch out landing for glulam 2-ply beam on top of horizontal beams
- notch out vertical supports to fit beam flush to bottom of existing floor joists
- install 2-ply 12" x 15' glulam beams
- using 12"x12" plywood spacers on 2' centers, secure beams between existing joists
- on 2' centers install 1/2" SS bolts, washers and double nut thru center mass

- Provide PC with shop drawing including the identified specifications and/or alternatives

5.Kitchen design

16.1 Kitchen design and material Specifications

- Plywood cabinets
- Wood fronts
- Soft closures
- Hardware
- Drawers in bases
- Pull out shelves in pantry(s)
- Quarts counter tops

Note: PC to select style, color, finishes

6. Bathroom Performance Specifications/ detail design

Bathroom performance specifications/ average grade fixtures (M-4, 11,12,14,15,16 3pc. units)

1. complete bathroom floors sealed with waterproof membrane,
2. installed commercial vinyl flooring
3. showers waterproof membrane base, linear centre drain and curb
4. shower walls ½" plywood underlayment, and waterproof building panel, seamed with waterproof membrane
5. base and walls tile finish, 2- corner shelves and shower curtain
6. toilet – 2 pc. Single flush, elongated, 16.5" height
7. standard 36" vanity/counter/mirror
8. supply and installation of fixtures (average grade)

Bathroom design (M-1 2pc. unit)

1. complete bathroom floors sealed with waterproof membrane, commercial vinyl flooring
2. toilet – 2 pc. Single flush, elongated, 16.5" height
3. 12"x18" approx. wall-hung sink, fixtures, mirror
4. Supply and installation of fixtures (average grade)

Bathroom design (M-5)

1. complete bathroom floors sealed with waterproof membrane, commercial vinyl flooring
2. toilet – 2 pc. Single flush, elongated, 16.5" height (installed in washroom stalls)
3. wall mount 72" double sink vanity/counter/mirror
4. supply and installation of fixtures (average grade)