

Laura Hands Design

[Architecture]

27 Maitland Street PO Box 511
Richmond, Ontario
K0A 2Z0
Phone 613.838.2076

Addendum

Date: March 23, 2019

Attention: Bidders
Project: Manotick Massage Therapy, Manotick Main Street

Please find below the response to questions & comments.

General:

1. Construction to start date (approximately) April 08th, 2019. Completion date May 20th, 2019.
2. Demolition of existing flooring on existing tenant side. Exposed concrete on expansion side. Demolition of existing demising wall as noted on the drawing. Demolition can take place during working hours, some weekends will be required.
3. Full unit to be cleaned after construction thoroughly.

Architectural:

4. Flooring change: Existing flooring in existing treatment rooms to remain.
5. New ceramic tile in front of unit, refer to drawings. Client to supply the ceramic tile, install only.
6. Base to match existing, similar to colonial base as noted on door elevation.
7. D07 to be a wood door with glass as per elevation, and sidelite.
8. Door Richelieu levers, satin chrome, passage, only locking door is barrier free bathroom.
9. Only door operator is at the barrier free bathroom. No other door operator is required.
10. Contractor to supply PVC membrane for new flooring.
11. Existing pot lights (12) to be supplied by client, install only. Remaining number of pot lights to match existing. Picture is attached of existing pot lights.
12. Existing reception desk to be refinished.
13. Please price the infill of hole on the roof separate. Holes to be filled with insulation.
14. Please price the removal of existing insulation on the exterior walls and construction note #4 separately.
15. Please price the grease trap separately. Removal and fill.

Mechanical:

1. Return air grilles required for new space.

Should you have any further comments and/or questions regarding this tender please do not hesitate to contact me.

Thank you,

Laura Hands

Laura Hands Design
laura@laurahandsdesign.ca
613.838.2076

GENERAL NOTES:

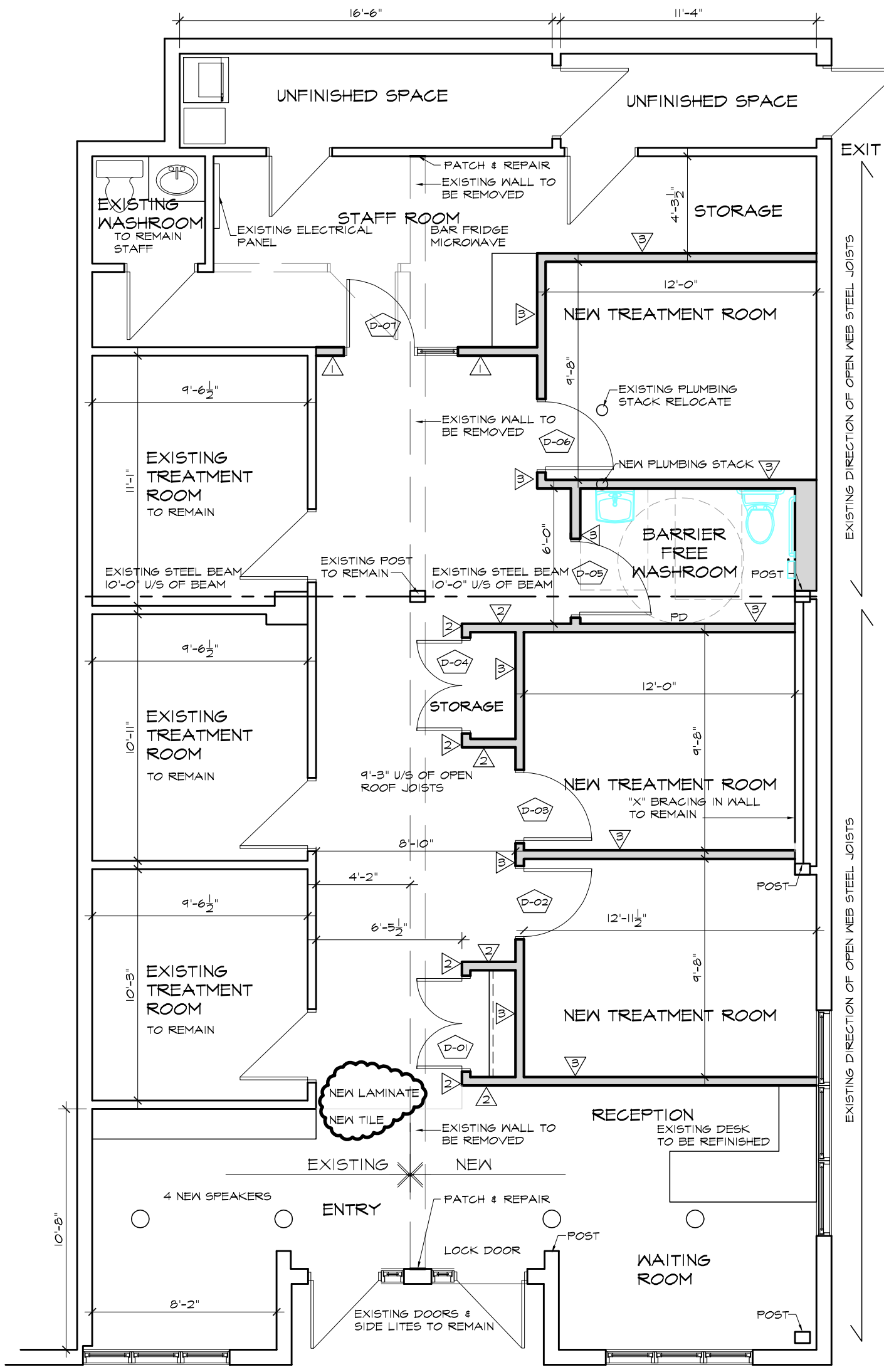
- ALL CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE
- DO NOT SCALE DRAWINGS
- ANY DISCREPANCIES TO BE REVIEWED WITH LAURA HANDS DESIGN

GENERAL LEGEND:

- EXISTING EXTERIOR & INTERIOR WALLS TO REMAIN
- - - EXISTING WALLS TO BE REMOVED
- NEW INTERIOR WALLS
- NEW DOORS
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

GENERAL NOTES:

- DO NOT SCALE DRAWINGS
- ALL CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE TO ALL BYLAWS, CODES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
- CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL DIMENSIONS, DETAILS SPECIFICATION SAMPLES AND RELATED INFORMATION ON THE JOB SITE AND REPORT ANY DISCREPANCIES TO DAVID EGAN ASSOCIATES INC. PRIOR TO COMMENCEMENT OF WORK.
- PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO PROVIDE ADEQUATE REINFORCEMENT FOR STABILITY OF APPLIED FINISH MATERIALS OR ITEMS APPROPRIATE CONSTRUCTION TOLERANCES FOR INSTALLATION OR BUILT-IN ITEMS FOR FINISH APPLICATIONS AND VERIFICATION OF ALL BASE MATERIALS FOR FINISH APPLICATION
- DAVID EGAN ASSOCIATES INC. SHALL NOT BE LIABLE DIRECTLY OR INDIRECTLY FROM ANY LOSSES, DAMAGES, LAWS SUITS WHATSOEVER IN RESPECT TO ANY DEFECTIVE MATERIALS OR ITEMS AS SPECIFIED SUPPLIED OR INSTALLED BY ANY THIRD PARTY
- THE DESIGN AND DRAWINGS FOR THIS PROJECT REMAIN THE PROPERTY OF DAVID EGAN ASSOCIATES INC. AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.
- UNLESS OTHERWISE NOTED, MEASUREMENT AND INSTALLATION OF ALL FINISHES SPECIFIED IS THE RESPONSIBILITY OF THE CONTRACTOR, SUPPLYING THE MATERIALS. CONTRACTOR MUST APPROVE ALL SPECIFICATION WITH THE CLIENT.
- REFER TO DRAWINGS ATTACHED FOR ALL MECHANICAL ELECTRICAL



PROPOSED UNIT PLAN
3/16"=1'-0"

LAURA HANDS DESIGN
27 MAITLAND STREET, PO BOX 511
RICHMOND, ONTARIO K0A 2Z0
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CERTIFICATION:
FIRM BCIN #: 45183
INDIVIDUAL BCIN #: 42234

DRAWING **PROPOSED FLOOR PLAN**

DATE **MAR 13/19**

DRAWN BY **L.H.**

SCALE **3/16"=1'-0"**

CHECKED BY **L.H.**

PROJECT
**INTERIOR RENOVATION
MANOTICK MESSAGE THERAPY
MANOTICK MAIN STREET
MANOTICK, ONTARIO**

PROJECT NO.
1907

DRAWING NO.
A-1

CONSTRUCTION NOTES:

INTERIOR WALL CONSTRUCTION

- △ NEW PARTIAL HEIGHT PARTITION:
 - 3 1/2" S/S @ 16" O.C. C/W
 - 1 LAYER 1/2" DRYWALL EACH SIDE TO EXTEND CONTINUOUSLY FROM CONCRETE FLOOR SLAB TO 12" ABOVE SUSPENDED CEILING (9'-0")
 - INTERIOR CAVITY OF PARTITION TO BE FILLED WITH 3.5" SOUND ATTENUATION BLANKETS.
- △ NEW PARTIAL HEIGHT PARTITION:
 - 3 1/2" S/S @ 16" O.C. C/W
 - 1 LAYER 1/2" DRYWALL EACH SIDE TO EXTEND CONTINUOUSLY FROM CONCRETE FLOOR SLAB TO 12" ABOVE SUSPENDED CEILING (9'-0")
- △ NEW PARTIAL HEIGHT PARTITION:
 - 3 1/2" S/S @ 16" O.C. C/W
 - 1 LAYER 1/2" DRYWALL EACH SIDE TO EXTEND CONTINUOUSLY FROM CONCRETE FLOOR SLAB TO UNDERSIDE OF DECK (11'-9")
 - INTERIOR CAVITY OF PARTITION TO BE FILLED WITH 3.5" SOUND ATTENUATION BLANKETS.
- △ AT EXISTING EXTERIOR WALLS: (TO BE COMPLETED BY LANDLORD)
 - REPAIR & PATCH EXISTING INSULATION
 - 1 LAYER 1/2" DRYWALL ONE SIDE TO EXTEND CONTINUOUSLY FROM CONCRETE FLOOR SLAB TO 12" ABOVE SUSPENDED CEILING

FINISHING SCHEDULE:

FLOORING: EXISTING TREATMENT ROOMS FLOOR TO REMAIN
 FLOORING BOUGHT BY OWNER, INSTALL ONLY,
 LOWES: KRONOTEX 12MM HARBOUR OAK EMBOSSED LAMINATE FLOORING
 CERAMIC TILE: SUPPLIED BY OWNER, INSTALL ONLY

SUSPENDED CEILING TILES:
 CLIMAPLUS - MARS 24"x48" EXISTING AND NEW AREAS
 EXISTING TRACK TO REMAIN. NEW TRACK REQUIRED IN NEW AREA

LIGHTING SCHEDULE:

POT LIGHTS:
 12 EXISTING POT LIGHTS TO BE INSTALLED.
 REMAINING NEW LED 4" POT LIGHTS TO MATCH EXISTING

RECEPTION:
 PENDANT LIGHTS TO BE DETERMINED.

LED TROFFER:
 2'-0"x4'-0" LED PANELS BOUGHT BY CLIENT, INSTALL ONLY.

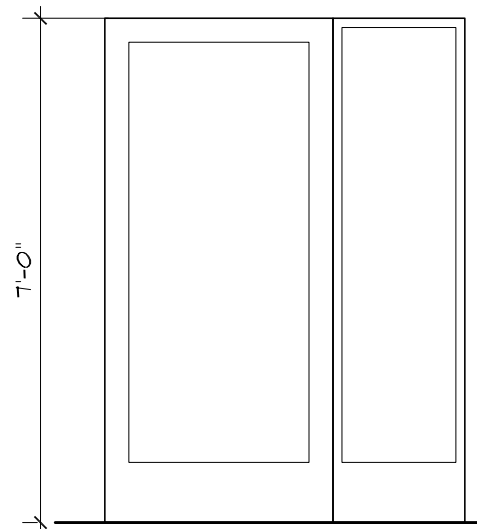
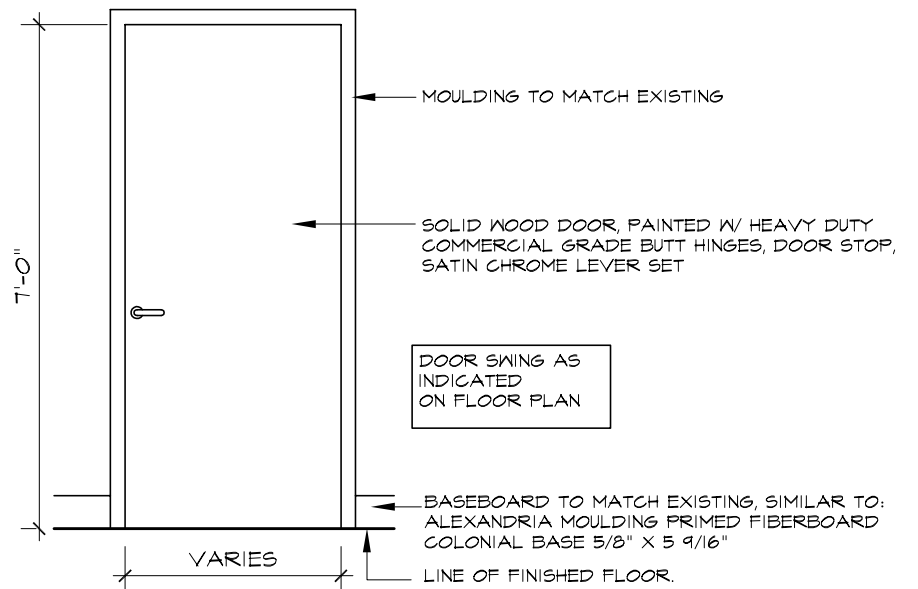
DOOR SCHEDULE:

- D-01 - 2@ 2'-0"x7'-0" SOLID WOOD, PAINTED W/ SATIN CHROME DOOR LEVER
- D-02 - 3'-2"x7'-0" SOLID WOOD DOOR PAINTED W/ SATIN CHROME DOOR LEVER, POWER OPERATOR PRIVACY LOCKSET
- D-03 - 3'-2"x7'-0" SOLID WOOD DOOR PAINTED W/ SATIN CHROME DOOR LEVER, POWER OPERATOR PRIVACY LOCKSET
- D-04 - 2@ 2'-0"x7'-0" SOLID WOOD PAINTED W/ SATIN CHROME DOOR LEVER
- D-05 - 3'-2"x7'-0" SOLID WOOD DOOR, PAINTED, POWER OPERATOR PRIVACY LOCKSET
- D-06 - 3'-2"x7'-0" SOLID WOOD DOOR PAINTED W/ SATIN CHROME DOOR LEVER, POWER OPERATOR PRIVACY LOCKSET
- D-07 - 3'-2"x7'-0" FULL TEMPERED GLASS DOOR & SIDELITE

DOOR LEVER: MOT SERIES MORTISE BY RICHELIEU, ALL DOORS EXISTING AND NEW. ONLY LOCKING DOOR IS THE BATHROOMS.

DOOR FRAME: TO MATCH EXISTING SIMILAR TO ALEXANDRIA MOULDING PRIMED FIBERBOARD COLONIAL CASING 5/8" X 2 3/4"

REFER TO DOOR ELEVATIONS FOR DETAILED INFORMATION



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DRAWING

CONSTRUCTION NOTES, FINISHES & DOOR SCHEDULE/ELEVATIONS

DATE: MAR 13/19 DRAWN BY: L.H.

SCALE: 3/16"=1'-0" CHECKED BY: L.H.

PROJECT NO.: 1907 DRAWING NO.: A3

PROJECT

INTERIOR RENOVATION
MANOTICK MESSAGE THERAPY
 MANOTICK MAIN STREET
 MANOTICK, ONTARIO