

Commercial kitchen	1	10x15 ft	150	150
Staff lunch room/kitchen	0	15x15 ft	225	0
open space for community	1	20x20 ft	400	400
Total Estimated Square Footage				3310
5% hallways/common space				165.5
Total Estimated Square Footage				3475.5

Site plans and design plans

Prime Consultant to present site plans to OAHS and partners for approval and design plans
Prime Consultant to submit site plans to Municipality for approval

Municipal / Permit Applications

Prime Consultant to prepare for all permits associated with all phases and requirements of the Municipal and Provincial Governments.

Prime Consultant to adhere to, answer and take responsibility for all questions, concerns and compliancy as it relates to Municipal and Provincial Permits and regulations.

Site Work

Proponent to plan and develop all site work requirements, including, but not limited to:

- To include Shared Driveway with Good Sheppard Inn, in the site plans
- Connection of water main, sanitary and storm sewer
- All excavation and back fill required
- Asphalt parking with painted parking zones
- All concrete walkways and curbs where required
- All landscaping including hydro seed
- All lines for power, phone, cable
- Natural gas lines and connections for heating systems
- Plan for Snow pile area in plans
- Plan for garbage dumpster area in plans

ENTRY DOORS

- Fire rated as per building code for all interior doors and exterior doors as per code

ENTRY LOCKS

- To supply and install WEISER passage lever handle and Weiser SMART key Deadbolt.
- Locks to come with nickel finish.
- Both doors to be keyed alike. Keys to be given to OAHS representative upon completion unless directed otherwise.
- Forward receipt and warranty documentation to OAHS with invoice upon completion

CLOSET DOORS

- **No** bi-fold doors or sliding doors to be included in design plans

INTERIOR LIGHTING

Interior lighting fixtures with 7" LED flush mount low profile lights. Different profile can be used if approved by OAHS rep.

- Bulbs to be LED and equivalent to 60 watt incandescent minimum.
- Eco Option / Energy Star qualified.
- Forward receipt and warranty documentation to OAHS with invoice upon completion.

PAINTING

Prime and Paint all walls with Semi-gloss latex paint. Paint colour must be neutral, confirm with OAHS prior to start date.

- Do not paint light fixtures, vinyl windows, vinyl or rubber casings, handles, plug covers, etc. unless requested otherwise by OAHS rep.
- Leave unused cans on site in basement for future touch ups.
- Forward colour swatch to OAHS with invoice for future reference.

WINDOWS

Install new Vinyl dual pane slider windows.

- All windows to come Low E Argon & Energy Star Rated.
- All windows to come with vinyl jamb extensions to suit wall depth.
- To come with vinyl, maintenance free brick mould.
- All exterior and interior finishing to be included.
- Interior casing/trim to be MDF minimum 2 ¾" width & 5/8 thickness.
- All casing to have nail holes and joints filled/puttied and painted.
- Forward receipt and warranty documentation to OAHS with invoice upon completion.

KITCHEN

Kitchen Design to meet CSA standards

- To supply and install all new Kitchen Cabinets as per approved drawings. Cabinets to come with solid wood framing and wood veneer, laminate or melamine doors. Colour & style of cabinets to be verified prior to install.
- To supply and install all kitchen cabinet hardware including handles/pulls. All hardware to be nickel in colour. Any changes must be verified/ approved by OAHS.
- To supply and install laminate countertops as per drawing. Colour to be verified by OAHS prior to install. Ensure all countertops are caulked where necessary.
- To supply and install new stainless steel double kitchen sink. To supply and install new sink fixture. Fixture to be single handle, nickel finish with Water Sense label. Manufacturer to be either Moen or Delta.
- Ontario Aboriginal Housing will supply all kitchen and laundry room appliances

SMOKE ALARMS

To supply and install new hardwired Smoke CO combo detectors in all required locations as per OBC.

- All operating instructions to be left on site. Consult OAHS rep on location to leave them.

FLOORING

- glue down Resilient Vinyl Plank flooring throughout unit. Flooring must be minimum 3.8 mm in thickness.
- white pvc baseboard throughout. Other materials such as rubber may be permitted if approved by OAHS rep.

BATHROOM

- **Vanity:** 30" vanity in both bathrooms. Vanity to come with 1 piece sink & countertop. Caulk where necessary. Colours/ style to be verified with OAHS prior to install. Supply and install door handles/hardware if not supplied with vanity. Nickel finish. To supply and install new sink fixture. Fixture to be single handle, nickel finish with Water Sense label. Manufacturer to be either Moen or Delta.
- **Showers :** Must be a one piece shower & tub unit in bathrooms. To supply and install permanent shower curtain rod on both units. To supply and install shower/tub fixtures. Fixture to be single handle, nickel finish with Water Sense label. Manufacturer to be either Moen or Delta. To caulk where necessary. Verify style of Shower/Tub surround with OAHS rep prior to install.
- **Toilets :** 1 new *American Standard* Water Sense toilet. Toilet to come with elongated bowl, chair height and no greater than 4.8 LPF. Include any plumbing modifications as required. Any other manufacturer or changes in spec must be approved by OAHS.
- **Exhaust Fan:** ventilation exhaust fans in bathroom.
Fan must be minimum 100 cfm & Energy Star rated/qualified.
Fan must be humidity sensing.
All exhaust fans ductwork must be properly insulated & vented to the outside.
Leave operation manual on site. OAHS rep to instruct where.
Forward all receipts and warranties to OAHS upon completion