



**PLACES FOR PEOPLE
REQUEST FOR PROPOSAL
SECONDARY UNIT, CARDIFF**

Haliburton County Non-Profit Places for People Corporation (P4P) is a not-for-profit corporation with charitable status that provides affordable rental housing to those in need in Haliburton County. P4P currently owns four properties in the County. Please see www.placesforpeople.ca

P4P purchased a home at 2690 Monck Road, Cardiff in October 2017 and zoning approval for a secondary unit was passed in June of 2018. The house has tenants on the main floor and we are going to construct a basement apartment of approximately 575 square feet using approximately 2/3rds of the usable space in the basement. The permit plans are attached in a reduced format please contact us for a larger PDF file of the plans.

We are asking contractors to submit proposals for the construction of the basement apartment in the existing dwelling. P4P must be very conscience of the total cost of the project.

The successful proposal will provide the Board with a price that includes all labour and materials required to provide occupancy of the unit.

The successful proposal will contain:

1. The contractor's name, address and phone number
2. A detailed explanation of the work to be completed including the materials to be provided and the costs associated with each

3. Approximate time of completion
4. Business/HST number
5. Trade license number (if applicable)
6. Confirmation of all necessary insurances including liability and WSIB. Part of the funding of this project is from the City of Kawartha Lakes and they require a Liability Insurance certificate of \$2,000,000 or greater, listing The Corporation of the City of Kawartha Lakes as an additional insured.

Your proposal will also include a minimum of 3 prior customers who can be contacted by the Board as references. Further, the proposal will include a copy of a draft contract that would be proposed to be executed by the parties.

The successful proposal will be determined by the Board based on cost, timing, knowledge, experience and references.

We are prepared to issue charitable receipts for donations of materials and if appropriate, supply some volunteer labour.

If you are interested in helping P4P please provide us with a proposal that meets our intentions set out above by Wednesday, November 14, 2018 at 4:30 p.m. Our preference is to receive the proposals by e-mail. If they are to be delivered please send them to Box 544, Minden, Ontario, K0M 2K0

For further information or questions please contact John Rogers, President, jsrsmr@sympatico.ca or 705-489-2835.

ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.

CHIMNEY, VENT PIPES & OTHER PENETRATIONS THROUGH THE ROOF MAY BE REQUIRED TO BE EXTENDED TO DIMENS THAT THE REQUIRED CLEARANCES ARE MET AS PER O.B.C.

THOSE SIGNS TO BE VERIFIED AT TIME OF BUILDING TO ALLOW THE MATCHING OF NEW TO OLD ROOF, ROOF + FACIA.

OVERALL OUTSIDE DIMENSIONS MAY BE ADJUSTED ONE TO MEET STRAPPING OR CLADDING.



HALIBURTON, ONTARIO
 (705) 451-9085
 info@highlanddesign.ca

- GENERAL NOTES:**
- ALL DRAINAGE OPENINGS AND OPENING SIZES TO BE VERIFIED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO HIGHLAND DESIGN FOR CLARIFICATION.
 - STEP FOOTINGS ARE TO HAVE A MAX. RISE OF 2" PER STEP AND A MIN. RUN OF 12" PER STEP AS PER O.B.C. S.5.3.3. COMPRESSIVE STRENGTH OF CONCRETE TO CONFORM TO O.B.C. S.3.1.1.
 - BACKFILL BEHIND ROOF FOOTINGS SHALL TO CONFORM TO O.B.C. TABLE S.3.4.2.1.
 - ALL DRAINAGE ARE OPENINGS WITH NOMINAL SIZE. EXTERIOR OPENINGS HAVE 2" X 2" LATER. UNLESS NOTED OTHERWISE ALL OPENINGS TO HAVE R.S.C. ACCESS TO DR. OPENING SIZES INCLUDE TRANSOMS.
 - ALL R.S.C.'S TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS & SPECIFICATIONS.
 - ALL DECK STAIRS, LOTS ETC ARE TO HAVE GARDNS INSTALLED AS PER O.B.C. IN 1.8.1. SMOKE & CO DETECTORS/ALARMS TO BE INSTALLED AS PER O.B.C. S.3.2.1.4. VENTILATE ROOM TO RATIO OF INSULATED CEILING AREA AS PER O.B.C. S.3.1.1.
 - ATTIC ARE TO BE PROVIDED WITH AN INBL. + ISOLATED ACCESS HATCH THAT IS MIN. 2' X 2' (30" X 30").
 - ELEVATION DIMENSIONS ARE BASED ON CORNER MATERIALS INFORMATION AND FINAL APPEARANCE MAY VARY DUE TO SUBSTITUTIONS IN MATERIALS.
 - THESE DRAWINGS ARE NOT TO BE SCALED, AND REMAIN THE PROPERTY OF HIGHLAND DESIGN AND NOT BE COPIED OR REPRODUCED BY ANYONE BY ANY MEANS.

REV. # DATE REVISION

REGISTERED ENGINEER
 PROVINCE OF ONTARIO

REGISTERED DESIGNER
 PROVINCE OF ONTARIO

DATE: _____

NO. _____

PROJECT INFORMATION:

60-2 SPECIFICATION MATRIX	
CONCRETE PACKAGE	
INSULATION COMPONENT	IN WALLS
CEILING WITH ATTIC SPACE	
CEILING WITHOUT ATTIC SPACE	
EXPOSED FLOOR	
WALLS ABOVE GRADE	
EXPOSED WALLS	
SLAB	
BRICKWORK/DOORS	
EXTERIOR	
SPACE HEATING BODY, FURN	
MECH. UN.	
2ND FLOOR ROOF	
DRIVE RLY	

DESIGN CRITERIA
 60-1 DESIGN DATA - HALIBURTON

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
 FLOOR DEAD LOAD - 8 PSF

ROOF LOADS: ROOF LIVE LOAD - 41 PSF
 ROOF DEAD LOAD - 8 PSF

ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
 DEAD LOAD - 10 PSF

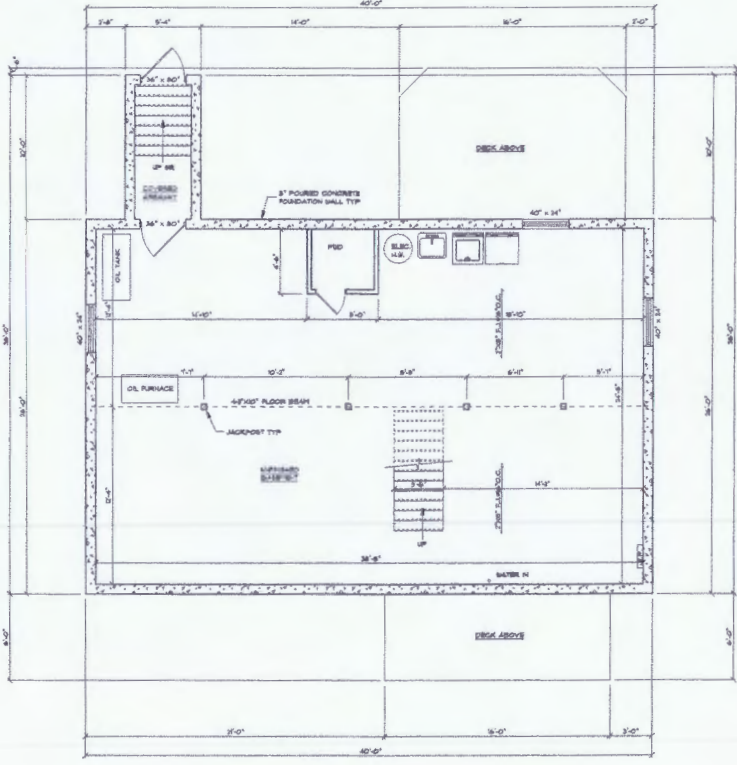
CUSTOMER NAME:
F4P HALIBURTON

PROJECT TYPE:
RENOVATION

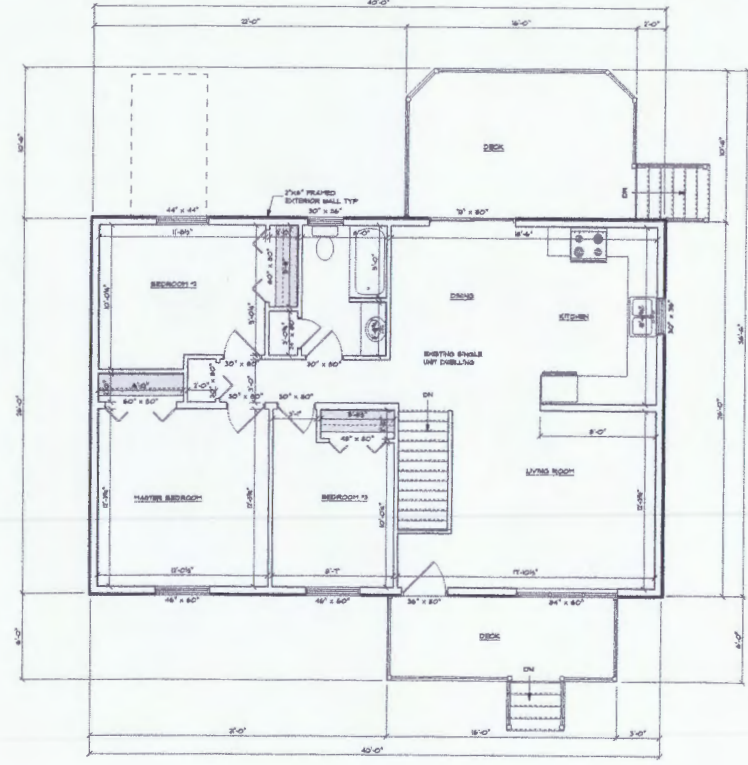
676 LOCATION:
 3650 MONCK RD
 HIGHLANDS EAST

SCALE: 1/4" = 1'-0"
 DATE: NOV. 21, 2011
 DRAWN BY: B. DECARLO

DESIGN NUMBER:
A1



1
A1 EXISTING FOUNDATION PLAN
 EXISTING FOUNDATION AREA - 1283 SQ. FT. 0/19-0/18



2
A1 EXISTING MAIN FLOOR PLAN
 EXISTING MAIN FLOOR AREA - 1040 SQ. FT.

ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION
 GYPSUM, VENT PIPES & OTHER PENETRATIONS THROUGH THE ROOF MAY BE REQUIRED TO BE EXTENDED TO ENSURE THAT THE REQUIRED CLEARANCES ARE MET AS PER O.C.C.

TRUSS ROOF TO BE VERIFIED AS TO TYPE OF BUILDING TO ALLOW THE FACTORS OF SAFETY TO OLD ROOF BOWY & FABRICA

OVERALL OUTSIDE DIMENSIONS MAY BE REQUIRED TO BE ADJUSTED DUE TO REDD WRAPPING OR CLADDING



HAMILTON, ONTARIO
 (705) 541-5055
 info@highlanddesign.ca

GENERAL NOTES:

1. ALL DRAWINGS, DIMENSIONS AND OPENING SIZES TO BE CHECKED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO HIGHLAND DESIGN FOR CLARIFICATION.
2. STEP FOOTINGS ARE TO HAVE A MIN. BASE OF 3' x 3' AND A MIN. BSH OF 3' x 3' PER STEP AS PER O.C.C. S.B.S.3.3. COMPRESSIVE STRENGTH OF CONCRETE TO CONFORM TO O.C.C. TABLE 5.4.1.4.A.
3. BACKFILL HEIGHTS FROM FOUNDATION WALLS TO GROUND TO O.C.C. TABLE 5.4.1.4.A.
4. ALL OPENINGS ARE EXPERIENCED WITH NOMINAL SIZE. EXTERIOR OPENINGS HAVE 3/4" x 1/2" LEVEL (AS PER NOTED DIMENSIONS). ALL OPENINGS TO HAVE S.E.C. ACCESS TO DRY OPENING SIZES EXCLUDE TRANSOMS.
5. ALL S.E.C. TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS & SPECIFICATIONS.
6. ALL DECOR STAIRS, LISTS ETC ARE TO HAVE GUAISOR INSTALLED AS PER S.B.S. 56 & 58.7. BROKE 1 (GO) DISTURBANCE ALARMS TO BE INSTALLED AS PER O.C.C. 5.10.1.3.3.3. VENTILATE ROOF TO MATCH OF INSULATED CEILING AREA AS PER O.C.C. 5.10.1.3.3.3. ATTICE ARE TO BE PROVIDED WITH AN INCL. & IS TO BE 3% TO 4% ON THAT.
7. ELEVATION CHANGES ARE BASED ON CURRENT MATERIALS, FINISHES AND FINIAL APPEARANCE THAT CHANGE DUE TO SUBSTITUTIONS IN MATERIALS. THESE CHANGES ARE NOT TO BE SCALED AND REMAIN THE PROPERTY OF HIGHLAND DESIGN AND MAY NOT BE COPIED OR REPRODUCED BY ANYONE BY ANY MEANS.

REV. # DATE REVISION

REV. #	DATE	REVISION

PROJECT INFORMATION:

88-D SPECIFICATION MATRIX	IN VALUE
CORNER/EDGE FINISH	-
CEILING MESH COMPONENT	-
CEILING MESH ATTIC SPACE	-
CEILING MESH	-
SPACE ABOVE GRADE	-
SPACE BELOW GRADE	-
SPACE	-
SPACE	-
SPACE	-
SPACE HEATING EQUIP. IN	-
SPACE	-
SPACE	-
SPACE	-
SPACE	-

DESIGN CRITERIA
 88-D DESIGN DATA - HAMILTON
 FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
 FLOOR DEAD LOAD - 8 PSF
 ROOF LOADS: ROOF LIVE LOAD - 48 PSF
 ROOF DEAD LOAD - 18 PSF
 ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
 DEAD LOAD - 10 PSF

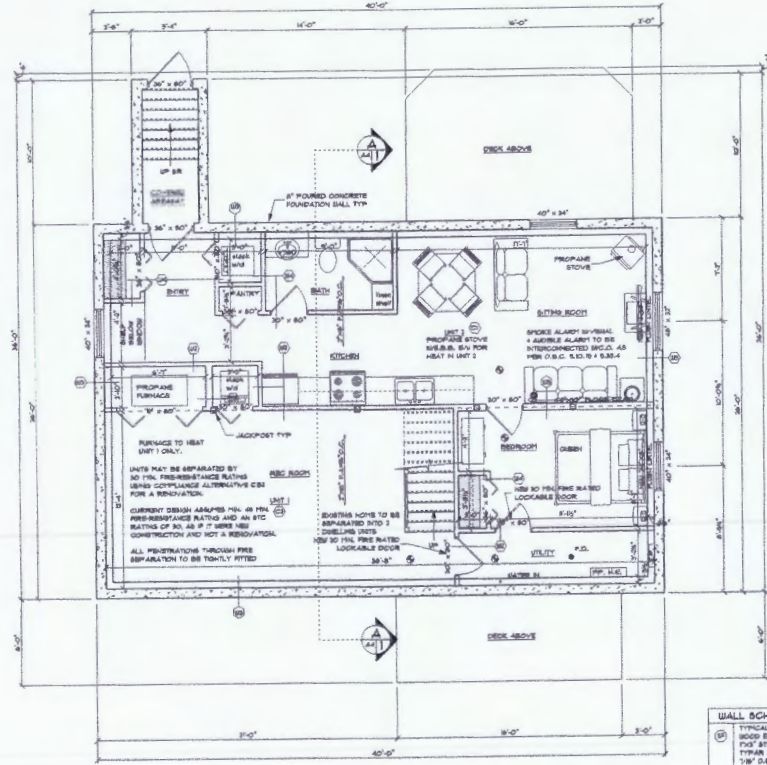
CUSTOMER NAME
P4P HALIBURTON

PROJECT TYPE
RENOVATION

SITE LOCATION
 3400 MONCK RD
 HIGHLANDS EAST

SCALE: 1/8" = 1'-0"
 DATE: NOV. 15, 2017
 DRAWN BY: B. DECARLO

A2



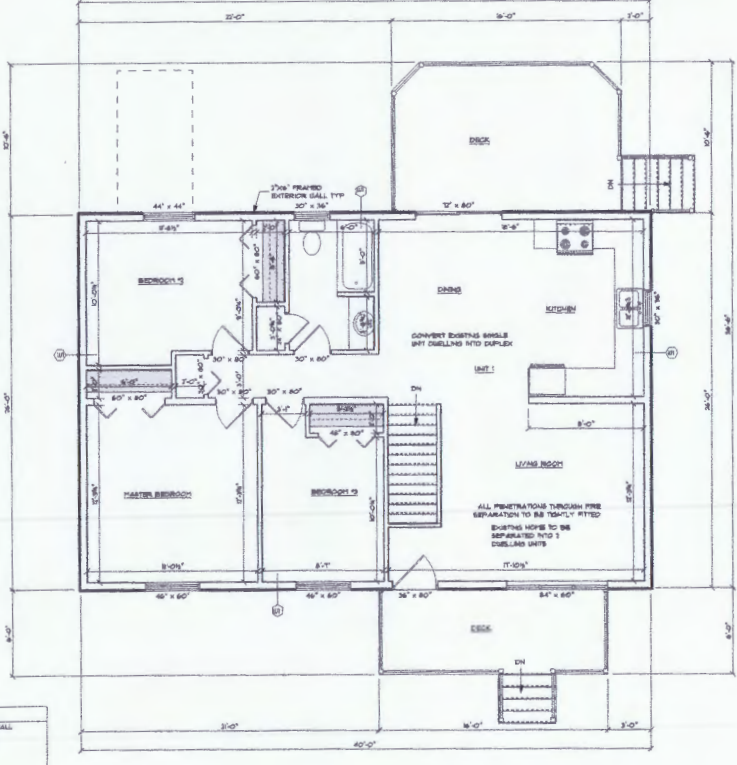
1 A2 NEW FOUNDATION PLAN
 UNIT 1 FOUNDATION AREA - 390 SQ. FT. 1/8-1/5 FND WALL
 UNIT 2 FOUNDATION AREA - 563 SQ. FT. 1/8-1/5 FND WALL
 NOT INC. AREAWAY
 * UNIT 2 FOUNDATION AREA - 880 SQ. FT. 1/8-1/5 LINER WALL
 THIS MEETS CRITERIA FOR 3,450'

WALL SCHEDULE

(A1)	TYPICAL EXTER. EXTERIOR WALL WOOD EXTERIOR SIDING FIB' STAIRING/O.C. TYRAN HOME WRAP 3/4" D.B.B. 3/4" FIBRAN/O.C. R20 INSULATION 4"X4" VAPOR BARRIER 1/2" DRYWALL
(A2)	SEE TYPICAL SEPARATION WALL PER LINE 502-31 3 LAYERS OF 3/4" TYPE X DRYWALL 3/4" FIBRAN/O.C. 4" ROUGH INSULATION RESIST CHANGES ON THE EXTERIOR O.C. (LAYER OF 3/4" TYPE X DRYWALL)
(A3)	TYPICAL EXTER. FOUNDATION WALL 4" POURED CONCRETE WALL PARGE AND FINISH NEW 4"x4" BARRIER INSIDE NEW 3/4" R20 WALL/O.C. SHADED OUT FROM BELOW FOR RED CONT. INSULATION NEW 4" R20 FIBRAN/O.C. NEW 4" POLY VAPOR BARRIER NEW 1/2" DRYWALL
(A4)	TYPICAL 1/2" PARTITION WALL 1/2" DRYWALL 48 INSULATION 3/4" FIBRAN/O.C. 1/2" DRYWALL
(A5)	TYPICAL 1/2" PARTITION WALL 1/2" DRYWALL 48 INSULATION 3/4" FIBRAN/O.C. 1/2" DRYWALL

CEILING SCHEDULE

(C1)	FIN. ASSEMBLY FOR CEILING PER LINE 510-10 EXISTING 5/8" INS. BUBBLER EXISTING WOOD JOIST NEW ROUGH INSULATION/PL. GAVY) NEW REDDOUT CHANNELS/O.C.
(C2)	EXISTING 5/8" INS. BUBBLER EXISTING WOOD JOIST NEW ROUGH INSULATION/PL. GAVY) NEW 1/2" DRYWALL



2 A2 NEW MAIN FLOOR PLAN
 UNIT 1 MAIN FLOOR AREA - 1040 SQ. FT.

- GENERAL NOTES:**
- ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
 - CHIMNEY, VENT PIPES & OTHER PENETRATIONS THROUGH THE ROOF MUST BE REQUIRED TO BE EXTENDED TO ENSURE THAT THE REQUIRED CLEARANCES ARE MET AS PER O.A.C.
 - TRUSS MEMBERS TO BE VERIFIED AT TIME OF BUILDING TO ALLOW THE MATCHING OF NEW TO OLD ROOF, BOWTIE & PARCEL.
 - OVERALL OUTSIDE DIMENSIONS MAY BE REQUIRED TO BE ADJUSTED DUE TO NEED STRAPPING OR GLAZING.
- ALL DIMENSIONS, ELEVATIONS AND OPENING SIZES TO BE VERIFIED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO HIGHLAND DESIGN FOR CLARIFICATION.
 - STEP FOOTINGS ARE TO HAVE A MAX. RISE OF 15-30° AND A 10% MIN. OF 20-30° PER STEP AS PER O.A.C. 4.3.3.3. COMPRESSIVE STRENGTH OF CONCRETE TO CONFORM TO O.B.C. 4.3.3.3.
 - BACKFILL REQUIRES FORM FOUNDATION WALLS TO CONFORM TO O.B.C. TABLE 4.3.3.4.
 - ALL OPENINGS ARE DIMENSIONED WITH NOMINAL SIZES. EXTERIOR OPENINGS HAVE 2"x2" JACOBI LATHES UNLESS NOTED OTHERWISE. ALL OPENINGS TO HAVE REIN. ACCORD TO O.P.F. ALL S.P.F.'S TO BE PER MANUFACTURER'S PER MANUFACTURER'S INSTRUCTIONS & SPECIFICATION.
 - ALL DECK & STAIRS LOFTS ETC ARE TO HAVE GUARDRAILS INSTALLED AS PER O.B.C. 5.4 & 5.4.1. (SHOWS 4" O.D. CIRCULAR GUARDRAILS TO BE INSTALLED AS PER O.B.C. 5.4.1.1 & 5.4.1.2. VENTILATE ROOF TO BALD. OR INSULATED CEILING AREA AS PER O.B.C. 5.9.1.1.1). ATTIC ARE TO BE PROVIDED WITH AN R-11.1. MAILED ACCESS HATCH THAT IS 18" X 18" MIN. x 2" THICK.
 - ELEVATION DRAWINGS ARE BASED ON CURRENT MATERIALS INFORMATION AND FINAL APPEARANCE MAY CHANGE DUE TO SUBSTITUTIONS IN MATERIALS.
 - THESE DRAWINGS ARE NOT TO BE SCALED, AND REMAIN THE PROPERTY OF HIGHLAND DESIGN AND MAY NOT BE COPIED OR REPRODUCED BY ANYONE IN ANY MANNER.

REV.	DATE	REVISION

DESIGNED BY: BEN DECARLO	DRAWN BY: BEN DECARLO
DATE: NOV 27 2011	SCALE: 1/4" = 1'-0"
PROJECT INFORMATION:	
68-12 SPECIFICATION MATRIX	
EXTERIOR FINISHES	
INSULATION	
CEILING	
ROOF	
FOUNDATION	
FRAMES	
GLAZING	
MECHANICAL	
ELECTRICAL	
PLUMBING	
HEATING	
CUSTOMER NAME: F4P HALIBURTON	PROJECT TYPE: RENOVATION
SITE LOCATION: 3640 MONCK RD, HIGHLANDS EAST	
SCALE: 1/4" = 1'-0"	DRAWING NUMBER: A3
DATE: NOV 27 2011	DRAWN BY: B. DECARLO

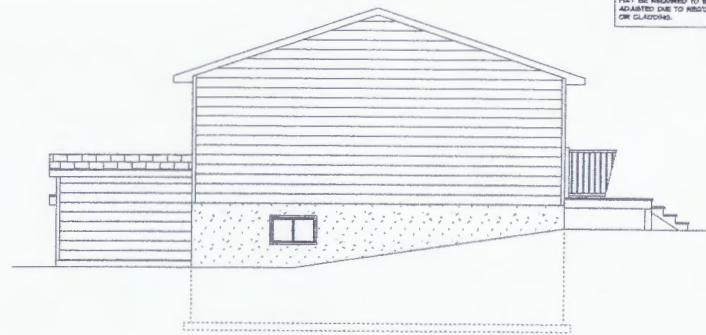
DESIGN CRITERIA

68-12 DESIGN DATA - HALIBURTON

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 8 PSF

ROOF LOADS: ROOF LIVE LOAD - 6 PSF
ROOF DEAD LOAD - 8 PSF

ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF



2 LEFT SIDE ELEVATION



4 RIGHT SIDE ELEVATION



1 FRONT ELEVATION



3 REAR ELEVATION

TOP OF TOP PLATE
8'-0"
TOP OF 2ND FLOOR
TOP OF BAL. PLATE
8'-0"
TOP OF FOOTING

TOP OF TOP PLATE
8'-0"
TOP OF 2ND FLOOR
TOP OF BAL. PLATE
8'-0"
TOP OF FOOTING

