



Strathcona Gardens Rec-Reate Aquatic Centre & Renovations **ADDENDUM #4**

Date: March 28, 2024

This Clarification varies the Bidding and Contract Documents Issued by the Construction Manager: Heatherbrae Builders Co. Ltd.

General Terms:

This Addendum shall form part of the Procurement Documents and is to be read, interpreted and coordinated with all other parts. The cost of all work contained herein shall be included in the Contract sum. The following revisions supersede the information contained in the original specifications and drawings issued by the Construction Manager.

Acknowledge receipt of this Addendum by indicating so on your quotation.

All other terms, conditions, specifications and drawings (as applicable) of the Procurement Documents remain unchanged.

In the event of any conflict or inconsistency between or among the terms, conditions, specifications and drawings (as applicable) of this Addendum and all other terms, conditions, specifications and drawings (as applicable) of the Procurement Documents, the terms, conditions, specifications and drawings (as applicable) of this Addendum shall prevail.

All project queries pertaining to this tender shall be directed to Allan Gustafson by email or fax:

Fax: 604-277-2311
Email: allang@heatherbrae.com

1. Tender Documents

1. General

1. Consultant addenda attached.

2. Questions / Answers

None at this time

2. Consultants Issued:

1. The following consultants have issued in this addendum:
 1. Consultant Write-ups
 1. Architectural Add#4– Table of Contents - 1 pages
 2. Architectural Add#4 – 19 pages
 3. Mechanical Add#4 - 4 pages
 4. Electrical Add#4 - 7 pages

End of Construction Manager's Addendum #4

ARCHITECTURAL TENDER ADDENDUM #4

This Addendum is issued prior to closing of bids to provide revisions, clarifications, and additions to the work.

This addendum revises the Tender Documents for Strathcona Gardens REC-REATE issued for tender February 2, 2024.

The following revisions supersede the information contained in the original Specifications and Drawings to the extent referenced and shall become a part thereof. No adjustment to the Contract Price will be considered or allowed due to the Contractor not being familiar with this Addendum.

Tender Question Summary:

- TQ#22: 1 a & b. Delete spec section 09 96 00.
2 a. Eco tuff coating not in project.
2 b. Refer to revised A217 & new drawing A233.
3 a. Spec section 07 19 00 Repellants to be deleted.
- TQ#27 Clarification to Addendum 3: The LKMe clip does not meet the specified performance criteria set out in the specification. However, overall wall thermal performance may be possible using the LKMe clip depending on spacing and other components.
- TQ#28 08 44 23 Acceptable alternate product: MB-SR60N & MB-SR60N EFEKT
08 44 23 Guardian Glazing not acceptable.
- TQ#30 09 84 10 Acceptable alternate product: Acoustex-Plank
09 84 10 MBI spectrum panels not acceptable.
- TQ#31 Refer to A704/8 for mechanical screen details.
- TQ#33 1. Refer to revised A725/1&2.
2. Refer to revised A725 for paper towel dispenser/disposal locations in private washrooms.
4. Refer to revised A043.
- TQ#37 03 53 00 Acceptable alternate products: Ardex K521 & EP2000 primer.
- TQ#41 1a.&1b. In spec section point 1.2 Related Documents directs trade to see Plumbing, Mechanical and Electrical for locations.
2a. New spec section for Interior Wall Slats.
2b. Refer to revised A203.
2c. Picked up in Addendum #03.
- TQ#44 1a. TL-1 with contrasting nosing TLOP 9/10.
2. Clarified in previous addendum.
3. TL-5 is the selected tile for perimeter benches in the Natatorium.
4. TL-6, A723 to change tag.
5. TLP-14 for lap pool edge.
6. TLP-10 for steps, TLP-13 for vertical surfaces.
7. TLP-20.
8. TLP-22.
9. TLP-22 for both.
10. TLP-13.



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- 11. Updated in prior addendums.
- 12. Updated in prior addendums.
- TQ#45 12 24 13 to be revised.
- TQ#48 1. Alternate approved.
- 2.4 Frosted approved alternate.
- 3.1 Yes, proposed alternate accepted as these are operational signs.
Yes VHB Tape is accepted. We generally ask the signage company to guide best recommendations on mounting based on weight / conditions etc. (Please remember any signs mounted on glass should have a vinyl size-matched backer mounted second surface to hide VHB adhesive.
- 4.5 Yes, proposed alternate accepted.
- 5.1 No- prefer to maintain existing aluminum spec as it is important to retain material cohesion across public facing signs. Pictograms to be raised 1mm rather than vinyl.
- 6.1 Accepted, please provide maximum piece length to issue break lines.
- 7.2 We like the 3-form alternate and would like to explore material options within this range. We have connected with local rep to receive samples [we would like to explore solid milk-translucent material option that do not absorb tile show-through].
- 8.1 Thickness to be 0.5".
- 9.1 Thickness to be 1.5".
- TQ#51 Alternative glazing system not acceptable.

ARCHITECTURAL SPECIFICATIONS

NOTE: sections are not reissued unless noted otherwise.

1.1 Section 00 01 00 TABLE OF CONTENTS

1. ADD: Section 06 27 05 Wood Slat and Plank Wall Paneling
2. DELETE: 09 96 00 High performance coatings

1.2 Section 05 50 00 METAL FABRICATIONS

1. DELETE: 1.2.6
2. DELETE: 2.1.4
3. ADD: 2.1.4 "Prepare surfaces for field painting where indicated to receive finish paint as specified in Division 09 Section Painting, or to receive high-performance coating as specified in Division 09 Section High-Performance Coatings."
4. DELETE: 3.7.15.1
5. ADD: 3.7.15.1 "Finish: Galvanized and prepared for high-performance coating epoxy or polyurethane, Semi-Gloss as specified for shop primed steel in Division 09 Section Painting."
6. DELETE: 3.7.19 & renumber accordingly.

1.3 Section 06 10 53 MISCELLANEOUS ROUGH CARPENTRY

1. ADD: 1.1.3 (Strapping)
2. DELETE: 2.2.1.2
3. ADD: 2.2.1.2 "Furring (Strapping), Blocking, Nailers, and Sleepers: Hem-Fir or SPF no. 2, pressure-treated"
4. DELETE: 2.2.2.1.2
5. ADD: 2.2.2.1.2 "Telephone, Communications and Electrical Panel Back Boards, Backing, Blocking, Furring (Strapping), and Interior Use: DFP, APA Rated Sheathing; Exposure Durability 1. Minimum 3/4 inch (19 mm) thick."
6. DELETE: 2.5.5
7. ADD: 2.5.5 "Application: Treat items indicated, and the following:
 - .1 Equipment backing panels and associated wood nailers, furring, and supports.
 - .2 Other rough carpentry items as indicated.

1.4 Section 06 27 05 WOOD SLAT AND PLANK WALL PANELING

1. ADD: Section 06 27 05 Wood Slat and Plank Wall Paneling

1.5 Section 07 19 00 WATER REPELLENTS

1. DELETE: 1.1.1 and renumber accordingly.
2. REVISE: 1.2.2 "water repellent" to "sealer"
3. DELETE: 1.4.1.1
4. ADD: 1.4.1.1 "Sealers: 5 percent of each type of sealer but not less than 9L (2 gal)."
5. DELETE: 1.5.1
6. ADD: 1.5.1 "Applicator Qualifications: Company specializing in performing the work of this section who is approved by the manufacturer for application of product indicated."
7. DELETE: 1.6 and renumber accordingly.
8. REVISE: 1.7.1 "water repellents" to "sealers".
9. DELETE: 1.8
10. DELETE: 2.1
11. DELETE: 2.2 and renumber accordingly.
12. DELETE: 3.1.3 "Concrete Floor Sealers:"
13. DELETE: 3.2
14. ADD: 3.2 PREPARATION

.1 Prepare surfaces in accordance with coating manufacturer's written instructions.

.2 Remove loose particles, oil and foreign substances.

.3 Thoroughly scrub and rinse surfaces, and let dry.

.4 Protect adjacent surfaces not scheduled to receive coating.

.5 Coordination with Sealant Joints: Do not apply sealers until sealant for joints adjacent to surfaces receiving water repellent treatment have been installed and cured.

15. REVISE: 3.3.1 "water repellent" to "sealer"
16. DELETE: 3.4 & 3.5 and renumber accordingly.

1.6 Section 09 54 26 SUSPENDED WOOD CEILINGS

1. REVISE: 1.1.1 "Grille Panel and Wood Plank" to "slat"
2. REVISE: 1.2.1 "Division 05 Section Metal Fabrications, for other requirements for slotted channel framing for suspension systems."
3. DELETE: 2.2.1 "with manufacturer's fire retardant coating"
4. ADD: 2.2.2.3 "Slat Lengths: Maximum one-piece lengths possible; minimize number joints" and renumber accordingly.
5. ADD: 2.2.2.8 ", factory painted matt black."
6. REVISE: 2.3 title "SOLID WOOD LINEAR SLAT CEILING – C6"
7. DELETE: 2.3.2

8. ADD: 2.3.2

.1 Planks: Manufacturer's standard kiln-dried, solid-wood planks, without finger joints,

cracks, checks, and warp, factory laser cut to sizes indicated, with manufacturer's fire-retardant

coating; fabricated in accessible panels, with acoustic felt insulation.

.2 Basis of Design Product: Subject to compliance with requirements provide wood grilleplank panel product by Linea Ceiling and Wall Systems.

.1 Wood Species: Douglas fir, quarter sliced.

.2 SlatPlank Dimensions: 64 mm wide x 19 mm thickness (2-1/2 x 3/4 inch).

.3 SlatPlank Lengths: As indicated, Maximum one-piece lengths possible; minimize number joints.

.4 Clear Space Dimension between Slats: 19 mm (3/4 inch).

.5 Edge Profile: Square.

.6 Exposed Ends: Finished to match slatplank faces.

.7 Assembly Type: Manufacturer's standard assembly of factory installed slatplanks and wood runners, insulation installed between wood runners; and

concealed clips designed for attaching assembly to metal suspension indicated.

.8 Panel Module: Width as determined by paneling manufacturer for application.

and slat spacing as indicated, by lengths as selected by Consultant, unless otherwise indicated.

.9 Acoustic Insulation: Black-coated acoustic blankets, 25 mm (1 inch) thick.

.1 Product: Linacoustic RC Liner by Johns Manville.

.10 Ceiling Perimeter: Open.

.11 Wood Runners: Manufacturer's standard solid wood lumber cross pieces fire-retardant.

treated, factory painted matt black.

.12 Finish: Transparent finish, as selected by Consultant from manufacturer's

standard product range.

9. ADD: 2.4.1 after MFMA-4 “, and Division 05 Section Metal Fabrications”
10. DELETE: 2.4.2
11. ADD: 2.4.2

Material:

- .1 Ceiling C5: Stainless steel, Type 316, factory painted matt black.
- .2 Ceiling C6: Galvanized steel, with G40 (Z120) zinc coating.

1.7 Section 09 91 00 - 8 PAINTING

1. DELETE: 3.9.2 & renumber accordingly.
2. DELETE: 3.9.5.4

1.8 Section 12 24 13 ROLLER WINDOW SHADES

1. ADD: to line item 1.1.1. “, and motor operation.”
2. DELETE: 1.4.2
3. ADD: 1.4.2

Shop Drawings:

- .1 Indicate dimensions in relation to window jambs, operator details, top rail, conditions between adjacent blinds, corner conditions anchorage details, hardware and accessories details, and required clearances.
 - .2 Include schedule indicating location of each shade type.
 - .3 Motor-Operated Shades: Include details of installation and diagrams for power, signal, and control wiring.
4. DELETE: 2.1
 5. ADD: 2.1
 - .1 Shadeband Material Flame-Resistance: Conform to NFPA 701 and CAN/ULC S109.
Testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
 - .2 Electrical Components, Devices, and Accessories: Listed and classified by CSA, or another testing agency acceptable to authorities having jurisdiction, and marked for intended location and application.
 6. ADD: 2.5 & 2.6

2.5 DOUBLE-ROLLER SHADES

- .1 Mounting Configuration: Side by side, or offset, outside shade over and inside shade

under; as selected by Consultant.

2.6 ELECTRICALLY OPERATING SYSTEM

.1 Provide factory-assembled, motorized direct drive shade-operator system of size and

capacity and with features, characteristics, and accessories suitable for conditions

indicated, complete with electric motor and factory-rewired motor controls, power disconnect switch, enclosures protecting controls and operating parts, and accessories

required for reliable operation without malfunction. Include wiring from motor controls to

motors. Coordinate operator wiring requirements and electrical characteristics with building's electrical system.

.1 Electric Motor: Type designed to be enclosed in roller.

.2 Electrical Characteristics: Single phase, 110 v AC, 60 Hz.

.2 Wall Switches: Flush mounted, three-button, with metal cover plate per Electric controls

with NEMA ICS 6, Type 1 enclosure, and EEMAC approved; for individual and group control.

.1 Quantity: As indicated on Electrical Consultant's documents.

.3 Limit Switches: Adjustable switches, interlocked with motor controls and set to automatically stop shade at fully raised and fully lowered positions.

.4 Crank-Operator Override: Crank and gearbox operate shades in event of power outage

or motor failure.

.5 Microprocessor Control: Electronic programmable means for setting, changing, and

adjusting control features; isolated from voltage spikes and surges.

.6 Provide shade hardware system that allows for field adjustment of motor or replacement

of any operable hardware component without requiring removal of brackets, regardless

of mounting position.

.7 Operating Features:

.1 Group switching with integrated switch control; single faceplate for multiple switch cutouts.

7. DELETE: 3.2

8. ADD: 3.2

INSTALLATION

.1 Install roller shades level, plumb, and aligned with adjacent units according to manufacturer's written instructions, using hardware and accessories to provide smooth operation without binding.

.2 Locate shade bands with dimension to interior face of glass as in indicated on Shop Drawings.

.3 Electrical Connections: Connect motor-operated roller shades to building electrical system.

.4 Securely screw end plugs to conceal exposed cut aluminum of exterior hem bar

9. DELETE: 3.4

10. ADD: 3.4

CLEANING AND PROTECTION

.1 Clean roller shade surfaces, after installation, according to manufacturer's written instructions.

.2 Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, that ensure that roller shades are without damage or deterioration at time of Ready-for-Takeover.

.3 Replace damaged roller shades that cannot be repaired, in a manner approved by Consultant, before time of Ready-for-Takeover.

11. ADD: 3.5.3 "Motor-Operated Roller Shades: Locations as indicated."

2. ARCHITECTURAL DRAWINGS (Modified, 'bubbled' drawings attached where noted below with modifications as described)

2.1 Drawing A043 (attached)

1. REVISE: Toilet partition types TP-01, 02, & 03 to be "OVERHEAD BRACED".

2.2 Drawing A203 (attached)

1. REVISE: A203/2 demolition note to include the removal of the existing wood wall system.

2.3 Drawing A217

1. REVISE: Storage RM.104 to have TL-1 for floor finish.

2. REVISE: Floor finish tag in ST-1 to be CS-1.

2.4 Drawing A233 (attached)

1. ADD: New drawing describing P1 Basement floor finishes.

2.5 Drawing A520.B (attached)

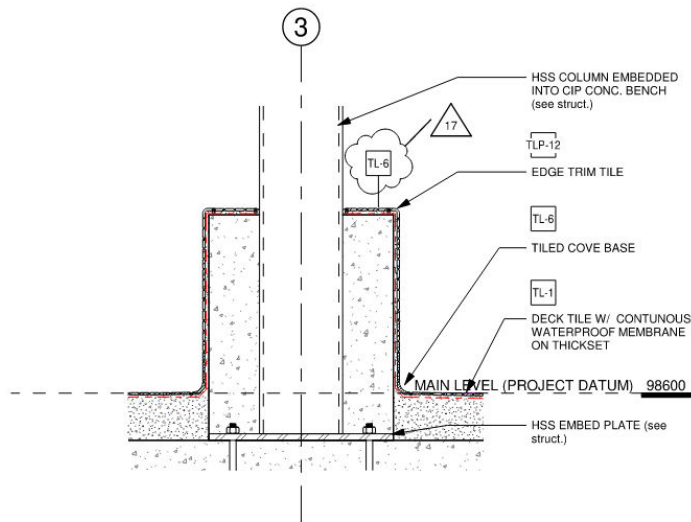
1. ADD: Mop holder in Janitor room
2. ADD: Keynote Legend

2.6 Drawing A704 (attached)

1. ADD: Mechanical screen detail A704/8.

2.7 Drawing A723

1. REVISE: Natatorium column base tile keynote.



7 SECT. - NATATORIUM COLUMN BASES, TYP.
1 : 10

2.8 Drawing A725 (attached)

1. REVISE: Waste receptacle to be recessed into wall.

2.9 Drawing A901.2 (attached)

1. REVISE: Lap pool safety tile type.

END OF ARCHITECTURAL TENDER ADDENDUM NO. # 3

**SECTION 06 27 05
WOOD SLAT AND PLANK WALL PANELING**

Part 1 General

1.1 SECTION INCLUDES

- .1 Wood slat wall paneling.
- .2 Wood plank wall paneling.

1.2 ADMINISTRATIVE REQUIREMENTS

- .1 Coordinate sizes and locations of framing, blocking, furring, reinforcements, and other related units of Work specified in other Sections to ensure that wall paneling can be supported and installed as indicated.

1.3 SUBMITTALS FOR REVIEW

- .1 Shop Drawings:
 - .1 Indicate wood slat and plank paneling layouts, component dimensions, spacings, attachment method, fasteners, and adjacent construction.
- .2 Fabrication Samples: Not less than 914 x 600 mm (36 x 24-inch) panel for each type of paneling, illustrating range of variations of appearance and colour expected within paneling members and adjoining paneling members.
 - .1 Fabrication Sample:

1.4 SUBMITTALS FOR INFORMATION

- .1 Qualification Data: For Installer.
- .2 Manufacturer's Certificate: Certifying wood products are not sourced from old growth forests,

1.5 QUALITY ASSURANCE

- .1 Installer Qualifications: Millwork company having installers skilled and experienced in type and quality of work indicated, and with minimum three consecutive years' experience.

1.6 SITE CONDITIONS

- .1 Environmental Limitations: Do not deliver or install wall paneling materials until building is enclosed and weatherproof, wet work in space is completed and nominally dry, and HVAC system is operating and maintaining temperature and relative humidity at occupancy levels during the remainder of the construction period.

Part 2 Products

2.1 PERFORMANCE REQUIREMENTS

- .1 Surface Burning Characteristics of Wood Planks: Flame-spread and smoke-developed index to conform to Class 1(A) maximum in accordance with CAN/ULC-S102 or ASTM E84.

2.2 SOLID WOOD SLAT PANELING – WF4

- .1 Wood Slat Panels: Manufacturer's standard kiln-dried, solid-wood slats, without finger joints, cracks, checks, and warp, factory laser cut to sizes indicated, with manufacturer's fire-retardant coating, fabricated in panels, with acoustic insulation.
- .2 Basis of Design Product: Subject to compliance with requirements provide wood grille panel product by Linea Ceiling and Wall Systems.
 - .1 Wood Species: Douglas fir, quarter sliced.
 - .2 Slat Member Dimensions: 64 mm width x 19 mm thickness (2-1/2 x 3/4 inch).
 - .3 Slat Lengths: Maximum one-piece lengths possible; minimize number joints.
 - .4 Clear Space Dimension between Slat Members: 19 mm (3/4 inch).
 - .5 Edge Profile: Square.
 - .6 Exposed Edges: Finished to match slat faces.
 - .7 Assembly Type: Manufacturer's standard assembly of factory installed slats and wood runners, insulation installed between wood runners.
 - .8 Acoustic Insulation: Black-coated acoustic blankets, 25 mm (1 inch) thick.
 - .1 Product: Linacoustic RC Liner by Johns Manville.
 - .9 Wood Runners: Manufacturer's standard solid wood lumber cross pieces fire-retardant treated, factory painted matt black.
 - .10 Panel Module: Width as determined by paneling manufacturer for application and slat spacing as indicated, by lengths as selected by Consultant, unless otherwise indicated.
 - .11 Assembly Attachment Method. Wood runners face fastened to furring.
 - .12 Finish: Transparent finish, as selected by Consultant from manufacturer's standard product range.

2.3 SOLID WOOD PLANK PANELING – WF5

- .1 Planks: Manufacturer's standard kiln-dried, solid-wood planks, without finger joints, cracks, checks, and warp, factory laser cut to sizes indicated, with manufacturer's fire-retardant coating, supplied ready for attaching to wall furring.
- .2 Basis of Design Product: Subject to compliance with requirements provide wood plank product by Linea Ceiling and Wall Systems.
 - .1 Wood Species: Douglas fir, quarter sliced.
 - .2 Plank Thickness: 19 mm (3/4 inch) thickness.
 - .3 Plank Widths: Of various widths, as selected by Consultant from manufacturer's available product range.
 - .4 Plank Lengths: Maximum one-piece lengths possible; minimize number joints.
 - .5 Joint Between Planks: Edges butted, tongue-and-groove, square.
 - .6 Attachment Method. Blind-fastened to furring; face fastening not permitted.
 - .7 Finish: Transparent finish, as selected by Consultant from manufacturer's standard product range.

2.4 ACCESSORIES

- .1 Furring (Strapping): Plywood, as specified in Division 06 Section Miscellaneous Rough Carpentry, fire-retardant treated, thicknesses as indicated.
- .2 Fasteners: Types and with finish coating as recommended by paneling manufacturer for fastening application indicated.

- .3 Finish Touch-Up: Same as paneling finish material.

Part 3 Execution

3.1 EXAMINATION

- .1 Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, supporting construction, and other conditions affecting performance of the Work.
- .2 Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- .1 Condition wood materials to humidity conditions in installation areas for not less than 72 hours prior to beginning of installation.
- .2 Prior to installation, select and arrange paneling members on each wall area to minimize noticeable variations in grain character and colour between adjacent paneling members, to acceptance of Consultant.
- .3 Furring: Install furring to supporting substrate as specified in Division 06 Section Miscellaneous Rough Carpentry.

3.3 INSTALLATION

- .1 Install wood paneling and associated materials in accordance with manufacturer's written instructions, and to accommodate natural expansion and contraction of wood products resulting from fluctuations in humidity.
- .2 Cut wood components for accurate fit at borders and at interruptions and penetrations by other work through paneling.
 - .1 Stiffen edges of cut wood components as required to eliminate variations in flatness.
- .3 Install paneling with undamaged edges and fitted accurately to supporting substrate.
- .4 Align paneling member ends.
- .5 Treat field-cut edges of wood components in accordance with manufacturer's written recommendations; finish exposed field cuts to match factory finish.

3.4 INSTALLATION TOLERANCES

- .1 Maximum Variation from Flat Plane: 1/8 inch in 96 inches (3 mm in 2438 mm).
- .2 Maximum Offset from True Alignment or Position: 1/8-inch (3 mm).

3.5 CLEANING AND ADJUSTING

- .1 Clean installed wood components in accordance with paneling manufacturer's written instructions.
- .2 Touch up minor finish damage. Remove and replace wood components that cannot be successfully cleaned and repaired to permanently eliminate evidence of damage.
- .3 Protect wood paneling during the construction period so that they will be without any indication of deterioration or damage at the time of Ready-for-Takeover.

END OF SECTION

MATERIAL	SPEC SECTION	CODE / TAG	DESCRIPTION	SUPPLIER	EXTENT/NOTES
CONCRETE FLOORING					
POLISHED CONCRETE	03 35 41	CS-01	VARIIEED AGGREGATE, SATIN POLISH		SOCIAL HEART & ADJOINING CORRIDORS: EXISTING CONCRETE FLOORING TO BE REFINISHED, NEW CONCRETE FLOORING TO MATCH EXISTING
SEALED CONCRETE		CS-02	785 GENFLOR NON-METALLIC FLOOR HARDENER, GREY COLOUR. COORDINATE USE OF CONCRETE FLOOR HARDENER WITH CONCRETE MIXES CONTAINING FLY ASH.	W.R. MEADOWS	BACK OF HOUSE SPACES, SUCH AS STORAGE ROOMS, SERVICE ROOMS
TILING					
UNGLAZED PORCELAIN TILE	09 30 00	TL-1	25x25 MATTE DECK FIELD TILE, DAL TILE KEYSTONES 1X1 D182 SUEDE GRAY	DAL TILE	NATATORIUM DECK/STAIR TILE; FLOOR TILE: VIEWING, CONTROL RM, CHANGE & WASHROOMS, STAFF CHANGE.
UNGLAZED PORCELAIN TILE	09 30 00	TL-2	50x100 MATTE WALL FIELD TILE, DAL TILE KEYSTONES 2X4 D117 MOONSHINE	DAL TILE	VERTICAL LAYOUT - NATATORIUM FIELD WALL TILE BELOW 4M DATUM; ALL WASHROOMS & CHANGE ROOMS WET AREA WALL TILING (SHOWERS, SINKS)
UNGLAZED PORCELAIN TILE	09 30 00	TL-3	50x100 MATTE WALL FIELD TILE, DAL TILE KEYSTONES 2X4 D160 CORNSLIK	DAL TILE	ACCENT WALL TILE, VERTICAL LAYOUT, IN GENDERED CHANGE #110 ENTRANCE CORRIDORS
UNGLAZED PORCELAIN TILE	09 30 00	TL-4	50x100 MATTE WALL FIELD TILE, DAL TILE KEYSTONES 2X4 D090 PUMPKIN SPICE	DAL TILE	ACCENT WALL TILE, VERTICAL LAYOUT, IN GENDERED CHANGE #108 ENTRANCE CORRIDOR; BACKSPLASH TILING IN RECEPTION OFFICE AND OFFICE KITCHENETTE
UNGLAZED PORCELAIN TILE	09 30 00	TL-5	25x25 MATTE WALL FIELD TILE, DAL TILE KEYSTONES 1X1 D200 DESERT GRAY SPECKLE	DAL TILE	NATATORIUM COLUMN PODIUMS SEE INT. ELEV.
PORCELAIN TILE	09 30 00	TL-6	25x25 MATTE BUILD-UP COVE BASE, DAL TILE KEYSTONES 2X2 MB4C IN D182 SUEDE GRAY	DAL TILE	WALL BASE FOR ALL DECK AND CHANGE ROOM TILE APPLICATIONS
UNGLAZED PORCELAIN TILE	09 30 00	TL-7	50x100 MATTE WALL FIELD TILE, DAL TILE KEYSTONES 2X4 D152 MINT ICE	DAL TILE	WALL TILING: UNIV SHOWERS AND CHANGE ROOMS, STAFF CHANGE; BACKSPLASH IN LIFE GUARD KITCHENETTE AND MPR1
POOL TILES					
UNGLAZED POOL EDGE	09 30 00	TLP-1	150x244 CONTRASTING POOL EDGE TILE, BLACK, BUCHTAL 5716-65800	BUCHTAL	WELLNESS AND HOT ROOM SOUTH POOL EDGE TILE AND HANDGRIP
UNGLAZED POOL EDGE	09 30 00	TLP-2	56x244 HANDHOLD PIECE, BLACK, BUCHTAL 340-55830	BUCHTAL	WELLNESS POOL WEIR EDGE HANDGRIP
UNGLAZED POOL EDGE	09 30 00	TLP-3		BUCHTAL	WELLNESS POOL WEIR EDGE HANDGRIP
UNGLAZED POOL EDGE AND GRATE REST	09 30 00	TLP-4	140x244 CONTRASTING POOL EDGE AND GRATE REST TILE, WHITE UNGLAZED, 900044-55760	BUCHTAL	LEISURE AND LAP POOL EDGE HANDGRIP AND GUTTER REST
UNGLAZED POOL EDGE AND GRATE REST	09 30 00	TLP-5	133x133 CONTRASTING POOL EDGE AND GRATE REST TILE, MITERED CORNER, WHITE UNGLAZED, 900044-55762	BUCHTAL	LEISURE AND LAP POOL EDGE HANDGRIP AND GUTTER REST
UNGLAZED POOL EDGE AND GRATE REST	09 30 00	TLP-6	140x244 CONTRASTING POOL EDGE AND GRATE REST TILE, WHITE UNGLAZED, 900044-55770	BUCHTAL	LEISURE POOL STAIR AND ZERO DEPTH ENTRY
GRATE REST SHANK	09 30 00	TLP-7	33x244 AND 33x119 GRATE REST SHANK SUPPORT TILE, WHITE GLAZED, 700-37031 (Length 244mm) and 700-37035 (Length 119mm)	BUCHTAL	GUTTER GRATE SUPPORT TILE
UNGLAZED POOL EDGE	09 30 00	TLP-8	119X244 WHITE RIBBED TILE, CLASS C, 911-34100H	BUCHTAL	WELLNESS POOL WEIR EDGE TOP
UNGLAZED STAIR TREAD	09 30 00	TLP-9	150X244 WHITE RIBBED TILE, CLASS C, 911-34110H	BUCHTAL	POOL STAIR TREAD INFILL
UNGLAZED STAIR TREAD	09 30 00	TLP-10	150X244 WHITE RIBBED TILE WITH CONTRASTING EDGE, CLASS C, 900044-34156H	BUCHTAL	POOL STAIR TREAD NOSING
UNGLAZED PORCELAIN TILE	09 30 00	TLP-11	50X50 UNGLAZED WHITE TRIM TILE, DAL TILE KEYSTONE 2X2 S832 QUARTER ROUND IN D617 ARCTIC WHITE	DAL TILE	POOL BENCHING
UNGLAZED PORCELAIN TILE	09 30 00	TLP-12	50X50 UNGLAZED BLACK TRIM TILE, DAL TILE KEYSTONE 2X2 S832 QUARTER ROUND IN D200 DESERT GRAY SPECKLE	DAL TILE	POOL BENCHING
UNGLAZED PORCELAIN TILE	09 30 00	TLP-13	50X50 MATTE WHITE FIELD TILE, DAL TILE KEYSTONE 2X2 D617 ARCTIC WHITE	DAL TILE	POOL FIELD TILE ABOVE 1500mm
UNGLAZED PORCELAIN TILE	09 30 00	TLP-14	50X50 GLOSS WHITE FIELD TILE, DAL TILE PERMABRITES 2X2 6470 ARCTIC WHITE	DAL TILE	POOL FIELD TILE BELOW 1500mm
UNGLAZED PORCELAIN TILE	09 30 00	TLP-15	50X50 MATTE BLACK POOL FIELD TILE, DAL TILE KEYSTONE 2X2 D311 BLACK	DAL TILE	POOL FIELD TILE ABOVE 1500mm
UNGLAZED PORCELAIN TILE	09 30 00	TLP-16	50X50 GLOSS BLACK POOL FIELD TILE, DAL TILE PERMABRITES 2X2 6521 BLACK	DAL TILE	POOL FIELD TILE BELOW 1500mm
UNGLAZED PORCELAIN TILE	09 30 00	TLP-17	25x25 MATTE WHITE POOL FIELD TILE, DAL TILE KEYSTONES 1X1 D617 ARCTIC WHITE	DAL TILE	POOL DEPTH MARKERS (WITH COMPATIBLE DAL TILE FIELD TILE)
UNGLAZED PORCELAIN TILE	09 30 00	TLP-18	25x25 MATTE WHITE POOL FIELD TILE, DAL TILE KEYSTONES 1X1 D311 BLACK	DAL TILE	POOL DEPTH MARKERS (WITH COMPATIBLE DAL TILE FIELD TILE)
UNGLAZED PORCELAIN TILE	09 30 00	TLP-19	50x50 MATTE BUILD-UP COVE BASE, DAL TILE KEYSTONES 2X2 MB5A IN D617 ARCTIC WHITE	DAL TILE	POOL COVE BASE TILE
UNGLAZED PORCELAIN TILE	09 30 00	TLP-20	50X50 MATTE SAFETY LINE TILE, DAL TILE KEYSTONE 2X2 D182 SUEDE GRAY	DAL TILE	LAP POOL 2000mm SAFETY LINE TILE ABOVE 1500mm
UNGLAZED PORCELAIN TILE	09 30 00	TLP-21	50X50 GLOSS WHITE FIELD TILE, DAL TILE PERMABRITES 2X2 6453 SUEDE GRAY	DAL TILE	LAP POOL 2000mm SAFETY LINE TILE BELOW 1500mm
UNGLAZED PORCELAIN TILE	09 30 00	TLP-22	25x25 MATTE GREEN FEATURE TILE, BUCHTAL FRESH SERIES 1X1 MOSAIC 41316H	BUCHTAL	WELLNESS AND HOT POOL FEATURE TILE, BENCHING AND WEIR EDGE; UNIV CHANGE TILE BENCHES, ALCOVE ACCENT WALLS
UNGLAZED PORCELAIN TILE	09 30 00	TLP-23	25x25 MATTE WHITE FEATURE TILE, BUCHTAL FRESH SERIES 1X1 MOSAIC 41320H	BUCHTAL	LEISURE POOL FEATURE WALLS
UNGLAZED PORCELAIN TILE	09 30 00	TLP-24	25x25 MATTE WHITE FEATURE DEPTH MARKER TILE, BUCHTAL PLURAL 1X1 NEUTRAL 9 902-2119H	BUCHTAL	POOL DEPTH MARKERS (WITH COMPATIBLE BUCHTAL FIELD TILE)
UNGLAZED PORCELAIN TILE	09 30 00	TLP-25	25x25 MATTE BLACK FEATURE DEPTH MARKER TILE, BUCHTAL PLURAL 1X1 NEUTRAL 2 902-2112H	BUCHTAL	POOL DEPTH MARKERS (WITH COMPATIBLE BUCHTAL FIELD TILE)
UNGLAZED PORCELAIN TILE	09 30 00	TLP-26	119XR30 MATTE WHITE RADIUS PROFILE EDGING TILE, BUCHTAL 7001-37321	BUCHTAL	HOT POOL FEATURE WALL CONTRASTING RADIUS EDGE TILE
UNGLAZED PORCELAIN TILE	09 30 00	TLP-27	119XR30 MATTE WHITE RADIUS PROFILE EDGING TILE, BUCHTAL 7001-37321	BUCHTAL	LEISURE POOL FEATURE WALL RADIUS EDGE TILE
GUTTER TILE	09 30 00	TLP-28	305X610 GLOSS GUTTER TILE, AMES LINEA SERIES		GUTTER TILE
CEILING					
EXPOSED STRUCTURE		EX-02	SEE PT-01		
GYPSUM BOARD CEILING	09 22 16, 09 29 00	GB-01	SEE PT-01		
ACOUSTIC CEILING TILE	09 51 00	ACT-01	ULTIMA HIGH NRC .9/16" BEVELED TEGULAR, 24" X 48" X 7/8"	ARMSTRONG	OFFICE SPACES AND MP2
ACOUSTIC CEILING TILE	09 51 00	ACT-02	CALLA HEALTH ZONE, 9/16" SQUARE TEGULAR, 24" X 48" X 1"	ARMSTRONG	WELLNESS TREATMENT ROOMS
ACOUSTIC CEILING TILE	09 51 00	ACT-01	TRITON POOL PANEL	ASONA	NATATORIUM
WOOD SLATS (WET)	09 51 26	WS-01	WOOD TYPE/FINISH TO MATCH WOOD TRUSS & INTERIOR / EXTERIOR WOOD SOFFIT, CLEAR MATTE FINISH, CORROSION RESISTANT SUPPORT SYSTEM	LINEA	WET AREAS - NATATORIUM HOT / WELLNESS CEILING
WOOD SLATS (DRY)	09 51 26	WS-02	WOOD TYPE/FINISH TO MATCH WOOD TRUSS & EXTERIOR WOOD SOFFIT, CLEAR MATTE FINISH, BLACK PET ACOUSTIC FELT BACKING	LINEA	DRY AREAS - FITNESS CEILING / WALLS & MPR 136 CEILING / WALLS
WOOD SLAT SOFFIT (DRY)	09 51 26	WS-03	WOOD TYPE/FINISH TO MATCH WOOD TRUSS & EXTERIOR WOOD SOFFIT, CLEAR MATTE FINISH, BLACK PET ACOUSTIC FELT BACKING		DRY AREAS - SOCIAL HEART CEILING
WOOD SLATS (WET)	09 51 26	WS-04	WESTERN RED CEDAR, STAINED MATTE FINISH, CORROSION RESISTANT SUPPORT SYSTEMS, FIRE TREATED WOOD SLATS		SAUNA CEILING
TILE FINISH CEILING	09 30 00	TLC-1	COLOR WHEEL COLLECTION, 0190 ARCHE WHITE, GLOSS-2X2	DAL TILE	STEAM ROOM CEILING
RESILIENT FLOORING					
RESILIENT TILE FLOORING		RF-01	MARMOLEUM MODULAR T3048 GRAPHITE	FORBO	FLOORING: WELLNESS CENTRE & MULTIPURPOSE SPACES
RUBBER TILE FLOORING	09 65 16	RF-02	EVO IMAGINATION, WINTERGREEN 014E26, 22MM	DINOFLEX	FLOORING: FITNESS SPACE (WEIGHT TRAINING)
RESILIENT SPORTS FLOORING					
RESILIENT SPORTS FLOORING	09 65 66	RSF-01		MONDO RAMFLEX	FLOORING: FITNESS SPACE
ENTRYWAY FLOORING					
ENTRY MAT		FM-01	PEDIGRID G1, TREAD INSERT MONOFURT HD HEAVY DUTY CARPET	CONSTRUCTION SPECIALTIES	ENTRY VESTIBULES, T/O ENTRY MAT TO BE FLUSH WITH SURROUNDING FLOORING
BASES + ACCESSORIES					
RUBBER BASE	09 65 13	RB-01	MILLWORK BASE, 29 MOON ROCK WG, 4" H.	TARKETT	PAIRED WITH RF-01
RUBBER BASE	09 65 13	RB-02	MILLWORK BASE, 32 PEBBLE WG, 4" H.	TARKETT	PAIRED WITH CP-01
RUBBER BASE	09 65 13	RB-03	MILLWORK BASE, 4" H.	TARKETT	PAIRED WITH CS-01
EDGE TRIM		TS-01	SCHIENE-E, ANODIZED ALUMINUM, SATIN, TO SUIT TILE THICKNESS.	SCHLUTER	APPLIES TO ANY EXPOSED TILE EDGE.
EDGE TRIM		TS-02	FILOJOLY REF, ANODIZED ALUMINUM, TO SUIT TILE THICKNESS, PROFILITEC.	STONE TILE	APPLIES TO ANY TILE WRAPPED OUTSIDE CORNERS.
TRANSITION STRIP		TS-03	Stainless Steel, Satin Finish, Schluter RENO-U	SCHLUTER	CONCRETE TO TILE
TRANSITION STRIP		TS-04	Rubber adapter to suit thickness	TARKETT	RUBBER FLOOR TO TILE FLOOR
CARPETING					
CARPET TILE	09 68 13	CP-01	OPEN AIR - LINEN - 402, ASHLAR LAYOUT	INTERFACE	OFFICE SPACES
GLAZING + FILM					
GLAZING FILM	08 87 00	GF-01	OPAQUE GRAPHIC FILM, CUSTOM LAYOUT		OPEN SHOWER GLAZING AT ENTRY TO UNIVERSAL CHANGE IN NATATORIUM
GLAZING FILM	08 87 00	GF-02	OPAQUE GRAPHIC FILM, CUSTOM LAYOUT, TO ALIGN W/EXTERIOR FRITTING		MULTIPURPOSE SPACES
GLAZING FILM	08 87 00	GF-03	OPAQUE GRAPHIC FILM, CUSTOM LAYOUT, TO ALIGN W/EXTERIOR FRITTING		FITNESS SPACES
GLAZING FILM	08 87 00	GF-04	OPAQUE GRAPHIC FILM, CUSTOM LAYOUT, TO ALIGN W/EXTERIOR FRITTING		OFFICE SPACES
DISPLAY CASE GLAZING		GL-01	CLEAR GLAZING, TEMPERED		ART DISPLAY GLAZING IN SOCIAL HEART

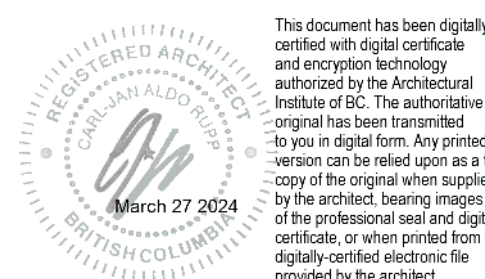
MATERIAL	SPEC SECTION	CODE / TAG	DESCRIPTION	SUPPLIER	EXTENT/NOTES
PAINTING					
PAINT	09 91 00	PT-01	SW 7757 HIGH REFLECTIVE WHITE	SHERWIN WILLIAMS	CEILING PAINT THROUGHOUT
PAINT	09 91 00	PT-02	SW 7005 PURE WHITE	SHERWIN WILLIAMS	WALL PAINT ABOVE 4M DATUM IN NATATORIUM
PAINT	09 91 00	PT-03	SW 9166 DRIFT OF MIST	SHERWIN WILLIAMS	DOOR/TRIM PAINT (PAIRED WITH PT-07 PAINTED WALLS - ONLY D125) & FIELD WALL PAINT
PAINT	09 91 00	PT-04	SW 6184 AUSTERE GRAY	SHERWIN WILLIAMS	ACCENT WALL PAINT IN UNIV. CHANGE (natatorium hall) & WELLNESS/FITNESS CORRIDOR; CONTRAST STRIP FOR UNIV. WASHROOMS DOORS (LAYOUT TBC); UNIV. TOILET WALLS.
PAINT	09 91 00	PT-05	SW 6186 DRIED THYME	SHERWIN WILLIAMS	ACCENT CEILING PAINT IN NATATORIUM & UNIV. CHANGE & DOOR PAINT FOR UNIV. WASHROOM DOORS (LAYOUT TBC); WALL BEHIND TV IN MPR2
PAINT	09 91 00	PT-06	SW 7017 DORIAN GRAY	SHERWIN WILLIAMS	FIELD DOOR & FRAME PAINT where PT-03 or TL-02 is used; Wall paint under bulkhead in MP2 except behind tv
PAINT	09 91 00	PT-07	SW 7019 GAUNTLET GRAY	SHERWIN WILLIAMS	ACCENT WALL PANELING PAINT IN SOCIAL HEART / FITNESS SPACE; DOOR / TRIM PAINT (when PAIRED WITH PT-04 PAINTED WALLS)
INTERIOR FINISH CARPENTRY					
PLASTIC LAMINATE		PL-01	8793-58 GREEN SLATE	FORMICA	PLASTIC LAMINATE PHENOLIC (SEE PL-06), ACCENT COUNTERTOP & BENCHING IN UNIV. CHANGE; ACCENT PLASTIC LAMINATE CABINETRY IN MPRs, Fitness, Wellness centre; Accent panel in reception desks.
PLASTIC LAMINATE		PL-02	S-4022T SUNRAY	NEVAMAR	PLASTIC LAMINATE PHENOLIC (SEE PL-07) & ACCENT COUNTERTOP & BENCHING IN GENDERED CHANGE #110
PLASTIC LAMINATE		PL-03	S-8002T SPICY FLAVOURS	NEVAMAR	PLASTIC LAMINATE PHENOLIC (SEE PL-08), ACCENT COUNTERTOP & BENCHING IN GENDERED CHANGE #108; ACCENT CABINETRY IN RECEPTION OFFICE AND OFFICE KITCHENETTE
PLASTIC LAMINATE		PL-04	464-58 GRAYSTONE	FORMICA	ALL CABINETS AND SHELVING BASE MATERIAL UNLESS OTHERWISE STATED
PLASTIC LAMINATE		PL-05	902-58 PLATINUM	FORMICA	ALL COUNTERTOPS UNLESS OTHERWISE STATED; SOCIAL HEART DISPLAY CASE
PLASTIC LAMINATE		PL-06	479 GRIGIO TORTORA SEI	ABET LAMINATI	ACCENT PLASTIC LAMINATE PANEL APPLIED TO PHENOLIC (PAIRED WITH PL-01), LAYOUT TBD - UNIVERSAL CHANGE & W/C, STAFF CHANGE
PLASTIC LAMINATE		PL-07	442-AVORIO SEI, ABET LAMINATI (NOT IN USE)	(NOT IN USE)	(NOT IN USE)
PLASTIC LAMINATE		PL-08	415 BEIGE CHENISE SEI	ABET LAMINATI	ACCENT PLASTIC LAMINATE PANEL APPLIED TO PHENOLIC (PAIRED WITH PL-03 & PL-02), LAYOUT TBD - GENDERED CHANGE #108 & #110
SOLID SURFACE		SF-01	6600 NOUGAT, 20MM, EASED EDGE	CAESARSTONE	SOLID SURFACE COUNTERTOP ON RECEPTION DESKS
LACQUERED WOOD BENCHING		WD-01	WOOD TYPE/FINISH TO MATCH WOOD TRUSS & EXTERIOR WOOD SOFFIT, CLEAR MATTE FINISH		SOCIAL HEART & ADJOINING CORRIDOR BENCHING
PAINTED MDF WALL PANELING		WD-03	SEE PT-07		SOCIAL HEART (RECEPTION WALL - DISPLAY CASE) & FITNESS RECEPTION ACCENT WALLS
APPLIED FINISHES					
MIRROR		MIR-01	MIRROR		FITNESS SPACE, UNIV. WASHROOMS / CHANGE & GENDERED CHANGE, STAFF CHANGE
WOOD SLATS (DRY)	09 51 26	WS-02	WOOD TYPE/FINISH TO MATCH WOOD TRUSS & EXTERIOR WOOD SOFFIT, CLEAR MATTE FINISH, BLACK PET ACOUSTIC FELT BACKING	LINEA	DRY AREAS - FITNESS CEILING / WALLS & MPR 136 CEILING / WALLS
WOOD SLATS (WET)	09 51 26	WS-04	WESTERN RED CEDAR, STAINED MATTE FINISH, CORROSION RESISTANT SUPPORT SYSTEMS, FIRE TREATED WOOD SLATS		SAUNA WALLS & BENCHING
ACOUSTIC TILE		AT-02	TECTUM, MIN. NRC 0.7, FIELD PAINTED	ARMSYRONG	FITNESS SPACE WALLS
PARTITIONS					
TOILET PARTITIONS	10 22 19.53	TP-01	OVERHEAD BRACED, GAP FREE DOORS & STILES, FULL-HEIGHT FIXED TRANSOM PANEL ABOVE STANDARD HEIGHT DOOR, STARTING AT 6'A.F.F., SEE PL-01 & PL-06		UNIVERSAL CHANGE & W/C, STAFF CHANGE
TOILET PARTITIONS	10 22 19.53	TP-02	OVERHEAD BRACED, GAP FREE DOORS & STILES, FULL-HEIGHT FIXED TRANSOM PANEL ABOVE STANDARD HEIGHT DOOR, STARTING AT 6'A.F.F., SEE PL-02 & PL-07		GENDERED CHANGE #110
TOILET PARTITIONS	10 22 19.53	TP-03	OVERHEAD BRACED, GAP FREE DOORS & STILES, FULL-HEIGHT FIXED TRANSOM PANEL ABOVE STANDARD HEIGHT DOOR, STARTING AT 6'A.F.F., SEE PL-03 & PL-08		GENDERED CHANGE #108
IMPACT RESISTANT WALL PROTECTION					
CORNER GUARDS	10 26 23.13	CG-1	Aluminium, chemical conversion coating, ready for site painting with colour to match wall. Which corner guard is set, DMCT-1250 series. 1220mm high	Fry Reglet	OUTSIDE CORNER WALLS IN FRONT OF HOUSE SPACES, SUCH AS SOCIAL HEART & ADJOINING CORRIDORS, FITNESS SPACE, MULTIPURPOSE SPACE & FLEX SPACE
STAINLESS STEEL	05 70 00	SS-1	brushed finish, sheet to suit wall size		BACK OF HOUSE SPACES, SUCH AS STORAGE ROOMS, SERVICE ROOMS
FIBER REINFORCED PANEL		FRP-01	85 White, Glasboard with Surfaseal Smooth	Crane Composites	JANITOR ROOMS AT SINK WALLS
LOCKERS					
PLASTIC LOCKERS	10 51 26	EQ-01	LOCKER, M242 LINEN	BRADLEY CORP	STAFF CHANGE, RECEPTION OFFICE, GENDERED CHANGES, UNIVERSAL CHANGE
FABRIC					
CURTAINS		FB-1	PATTERN: BENTON, COLOUR: ELEMENT, 54" WIDE 100% POLYESTER-FR	QSD INC.	FIRST AID AREA



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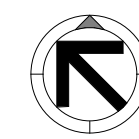
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Seal



Consultants

Key plan



Issued for

7	2023/08/11	BUILDING PERMIT
12	2024/01/30	BUILDING PERMIT - REVISED
13	2024/02/14	TENDER
15	2024/03/14	ADDENDUM 2
18	2024/03/18	ADDENDUM 3
17	2024/03/26	ADDENDUM 4

Project title
Strathcona Gardens
REC-REATE

Client
Strathcona Regional District
Site address
225 S Dogwood St, Campbell River, BC V9W 8C8

Sheet title
FINISH SCHEDULE

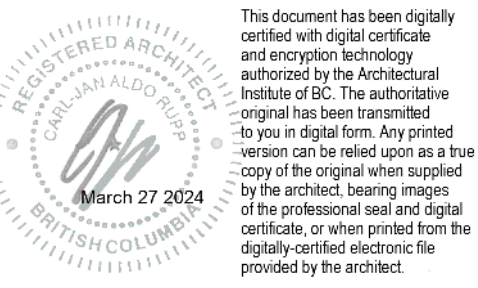
ROOM FINISH
GENERAL NOTES:

1. TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS

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Sheet number Revision number 17

A043

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Key plan



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13	2024/02/14	TENDER
17	2024/03/26	ADDENDUM 4

Project title
Strathcona Gardens
REC-REATE

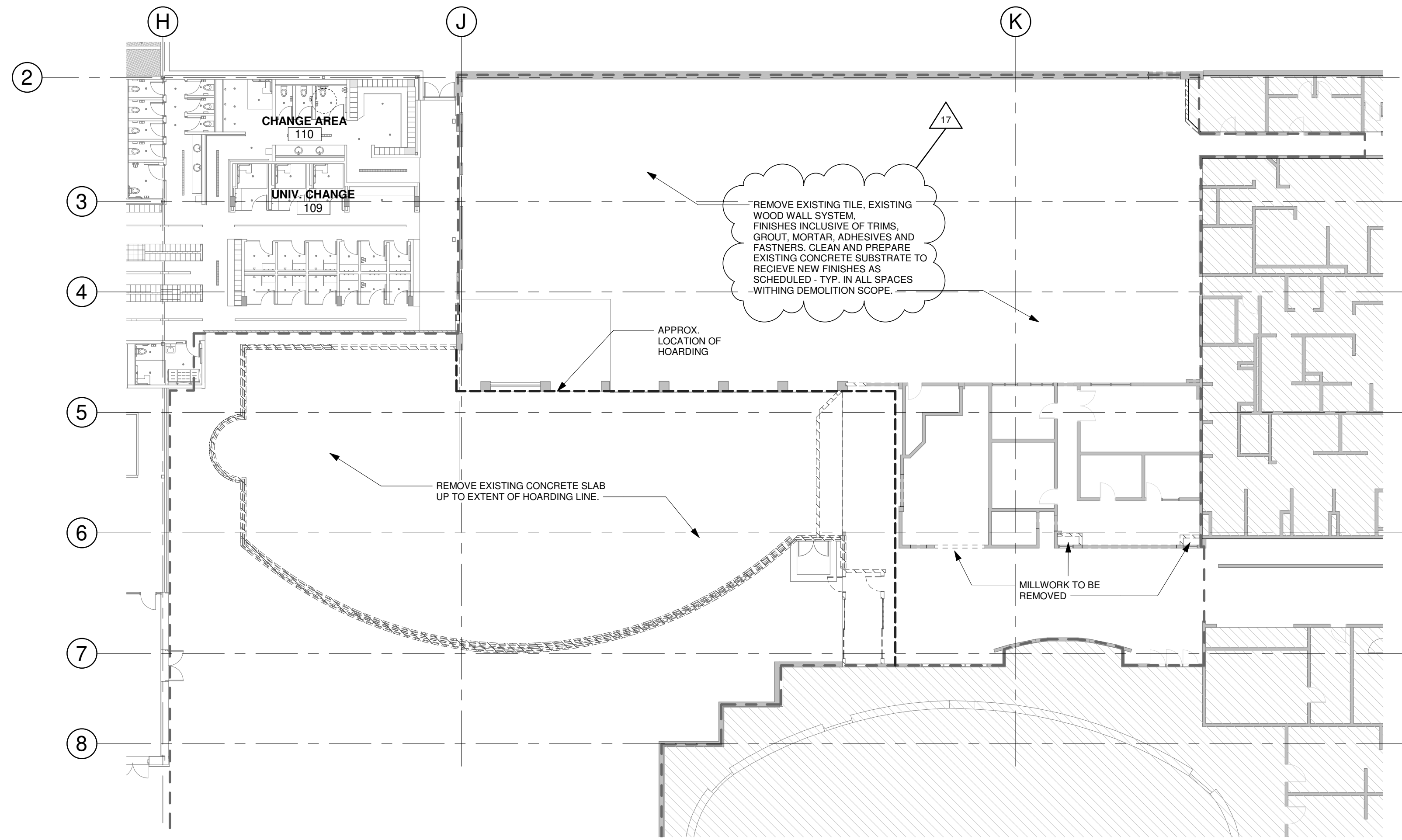
Client
Strathcona Regional District

Site address
225 S Dogwood St, Campbell River, BC V9W 8C8

Sheet title
DEMOLITION PLANS

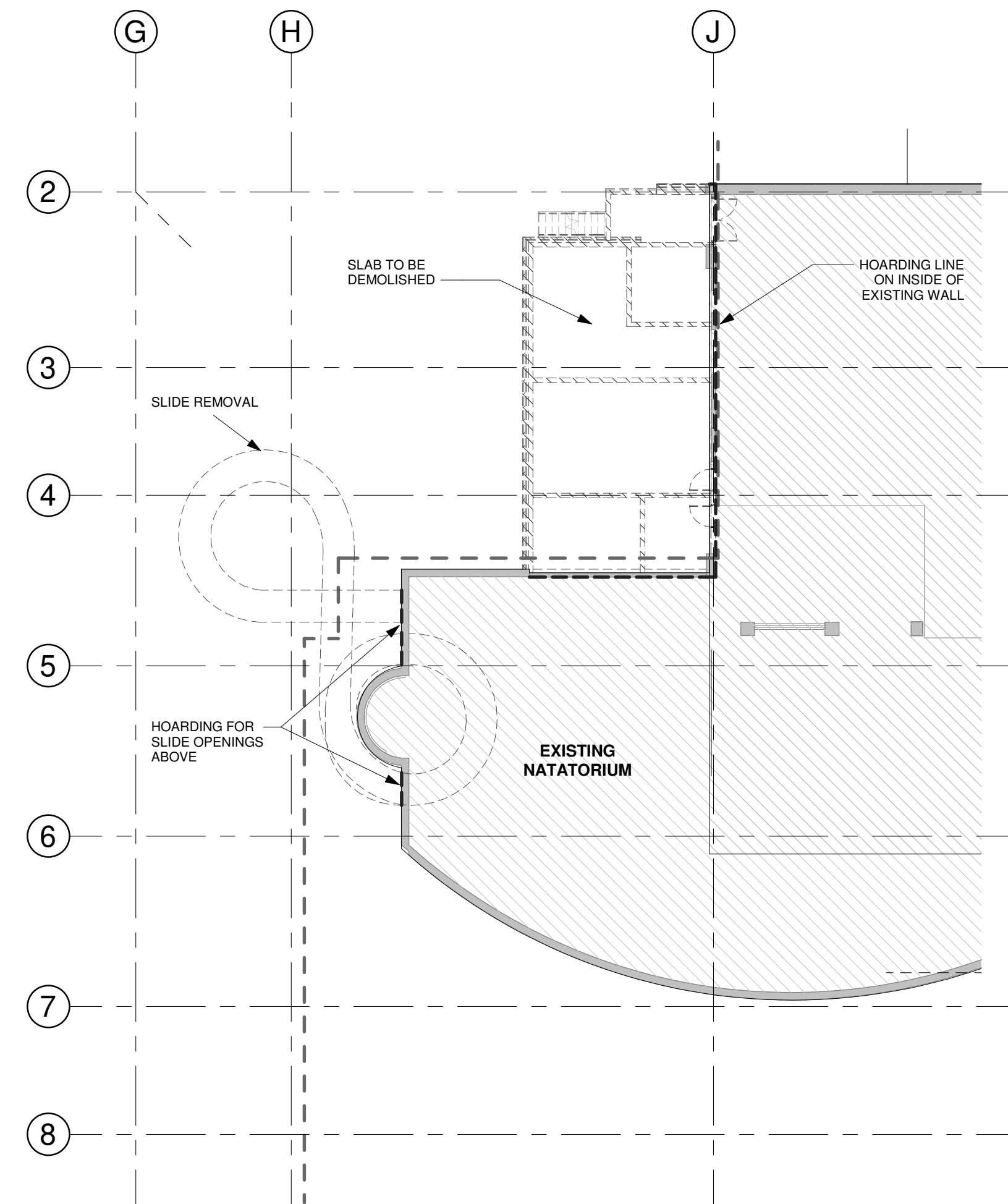
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Sheet number Revision number 17

A203



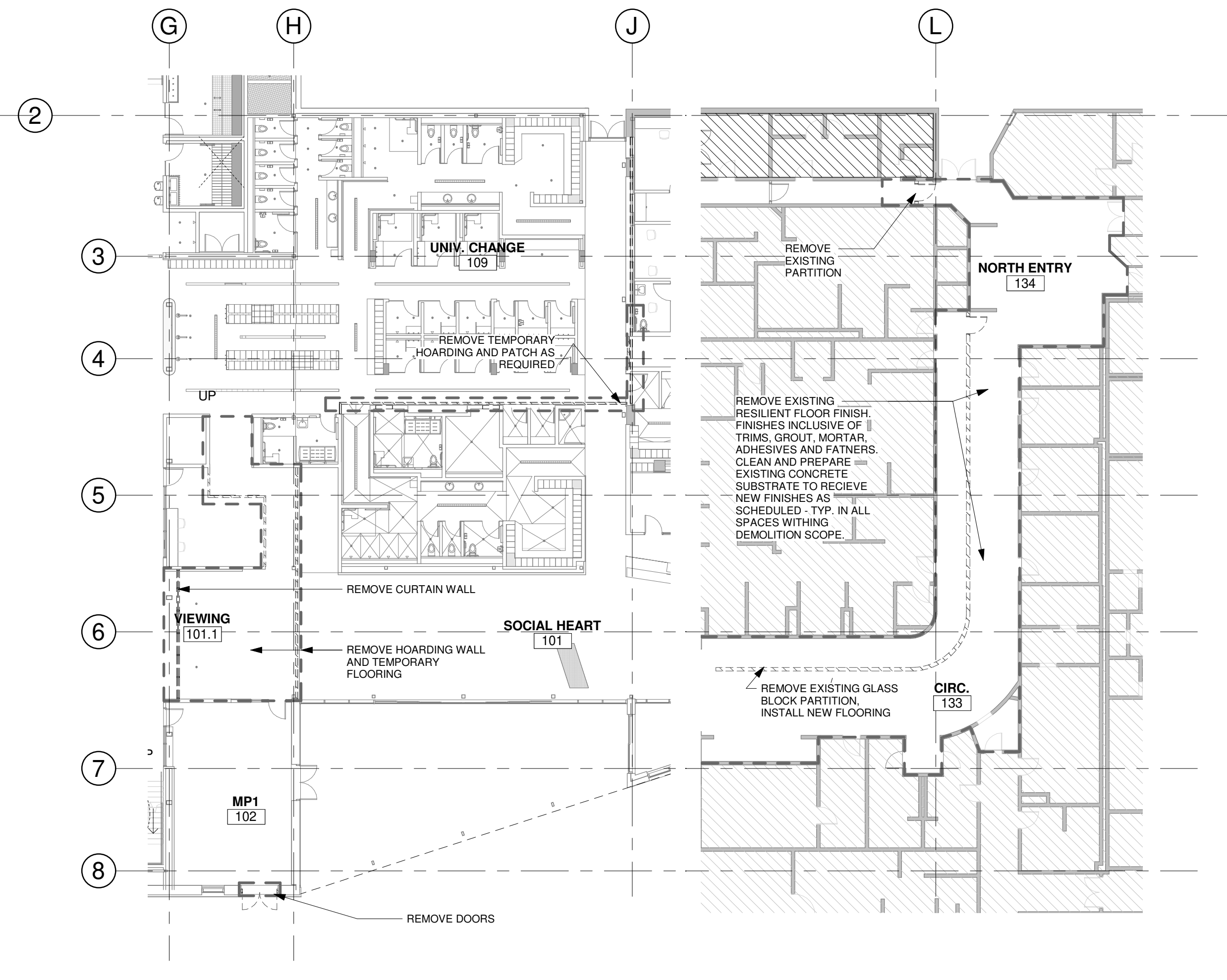
2 P2 DEMOLITION PLAN

1 : 200



1 P1 DEMOLITION PLAN

1 : 200

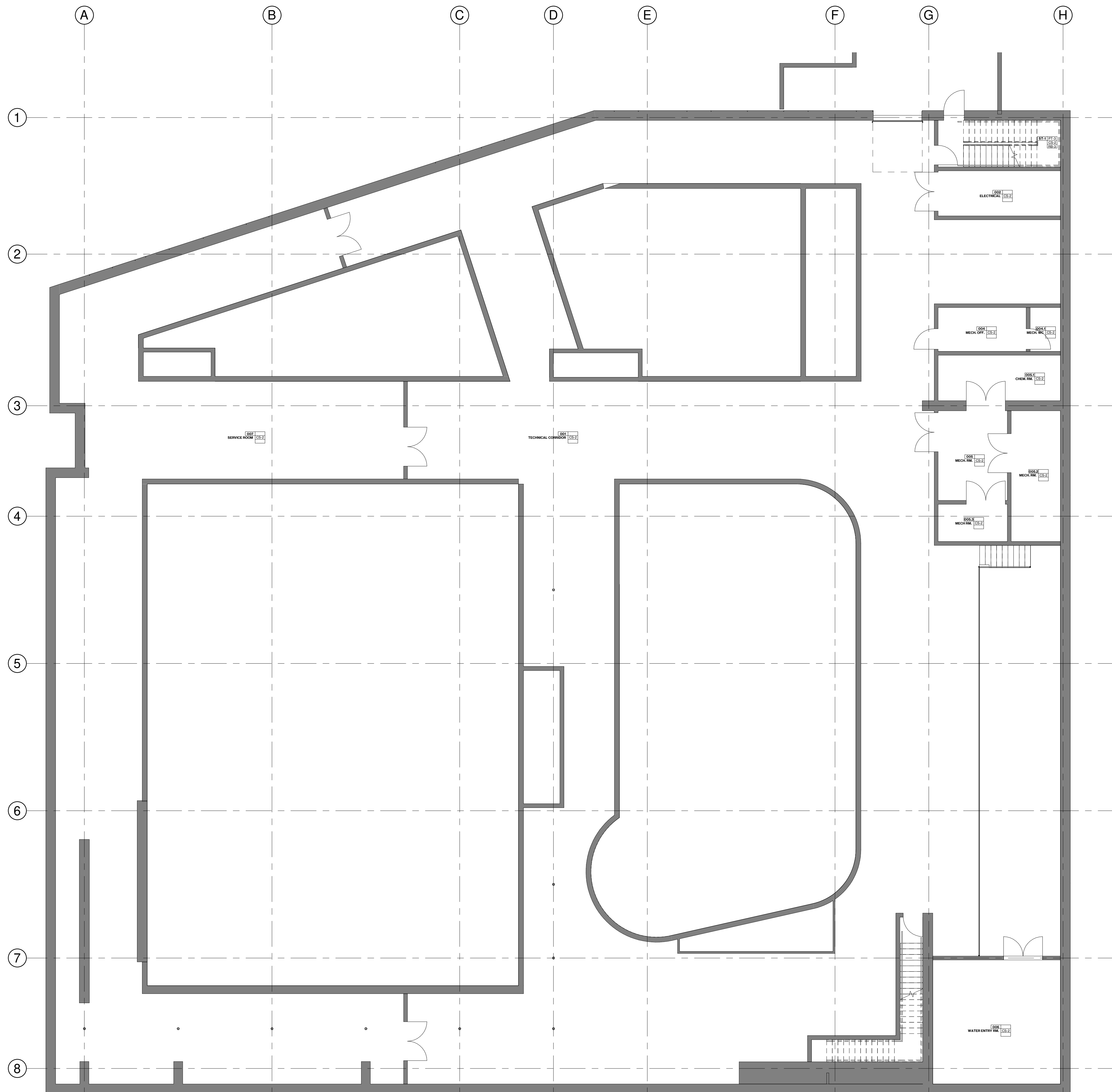
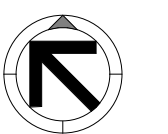


3 P3 DEMOLITION PLAN

1 : 200

DEMOLITION LEGEND:

SCOPE OF WORK	----
EXISTING TO BE DEMOLISHED	
APPROXIMATE HOARDING	-----



**FLOOR FINISH
GENERAL NOTES:**

1. ALL FLOOR FINISHES TO EXTEND BELOW MILLWORK, LOCKER BANKS, FIXED FURNITURE, KITCHEN APPLIANCES, TELESCOPIC BLEACHERS U.N.O
2. ALL CONCRETE IN PUBLIC SPACES (NOT INCLUDING EXIT STAIRS/CORRIDORS) TO BE ARCHITECTURAL GRADE

**ROOM TAG
LEGEND:**

RM #	WALL FINISH
ROOM NAME	FLOOR FINISH
	BASE TYPE

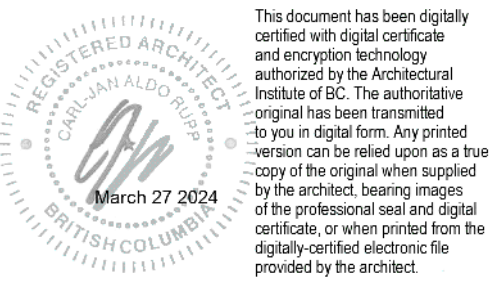
**FLOOR FINISH
LEGEND:**

	CS-01: POLISHED CONCRETE		RF-01: RESILIENT FLOORING
	CS-02: CONCRETE SEALED		RF-02: RUBBER TILE FLOORING
	TL: MOSAIC TILE		RSF-01: RUBBERIZED SPORTS FLOOR
	CP: CARPET TILE		

*NOTE: COORDINATE WITH ROOM TAGS & A043 FINISH SCHEDULE

1 FLOOR PLAN - BASEMENT
1 : 100

Seal



Consultants

Key plan



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Site address

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Sheet title

CHANGEROOMS &
WASHROOM PLANS -
PHASE 2

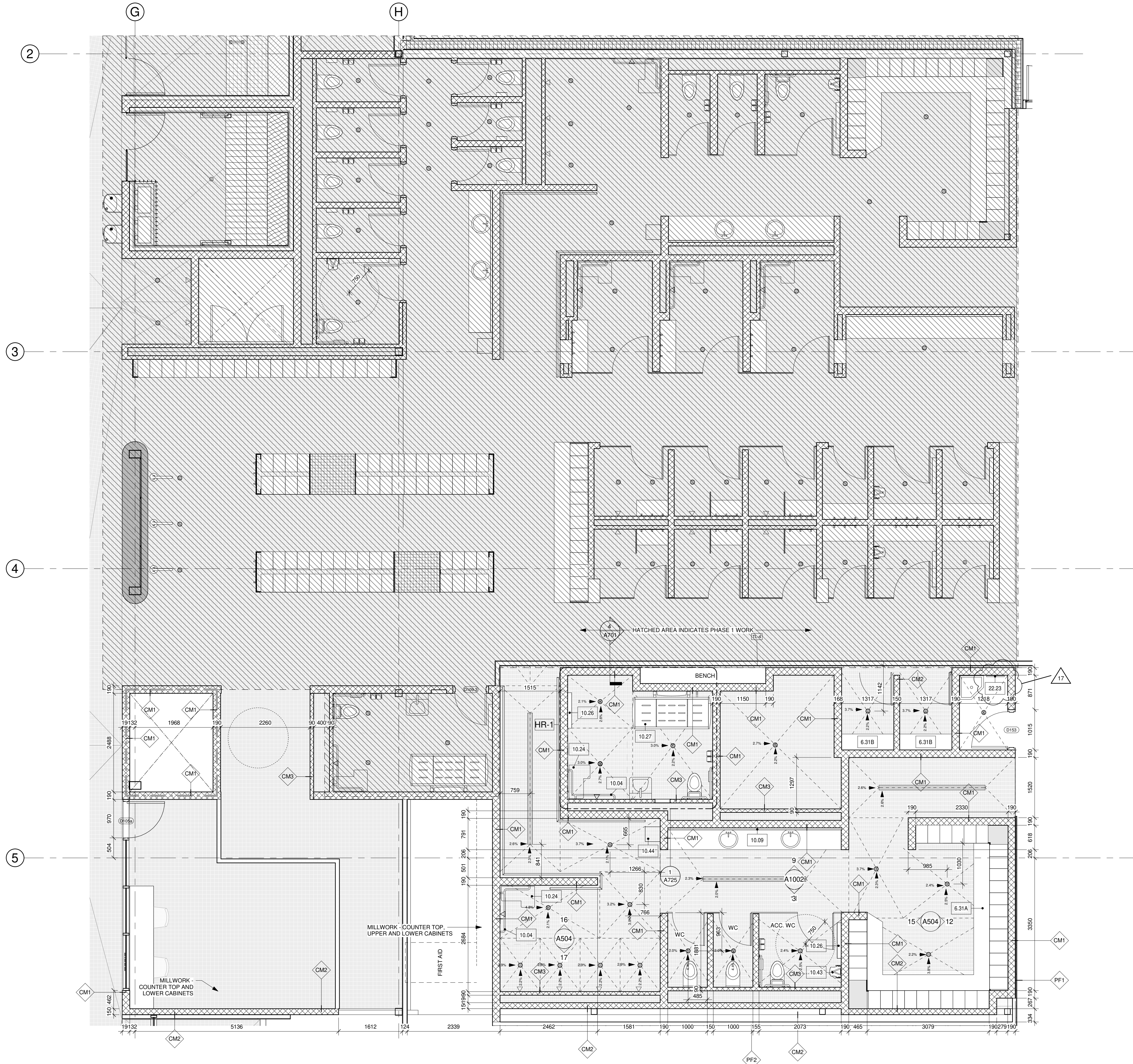
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Revision number 17

A520B



KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
6.31A	BENCH TYPE A, REF. A724
6.31B	BENCH TYPE B, REF. A724
10.04	90 DEGREE GRAB BAR
10.09	FRAMELESS MIRROR
10.24	ACCESSIBLE SHOWER SEAT - FOLDABLE
10.26	BABY CHANGE TABLE
10.27	ADULT CHANGE TABLE, PRESSALIT CARE 3000 MODEL ADULT CHANGE TABLE
10.43	BABY SEAT
10.44	SWIMSUIT WATER EXTRACTOR
22.23	MOP HOLDER

1 FLOOR PLAN - CHANGEROOMS ENLARGED PHASE 2
1 : 50

7	2023/08/11	BUILDING PERMIT
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13	2024/02/14	TENDER
17	2024/03/26	ADDENDUM 4

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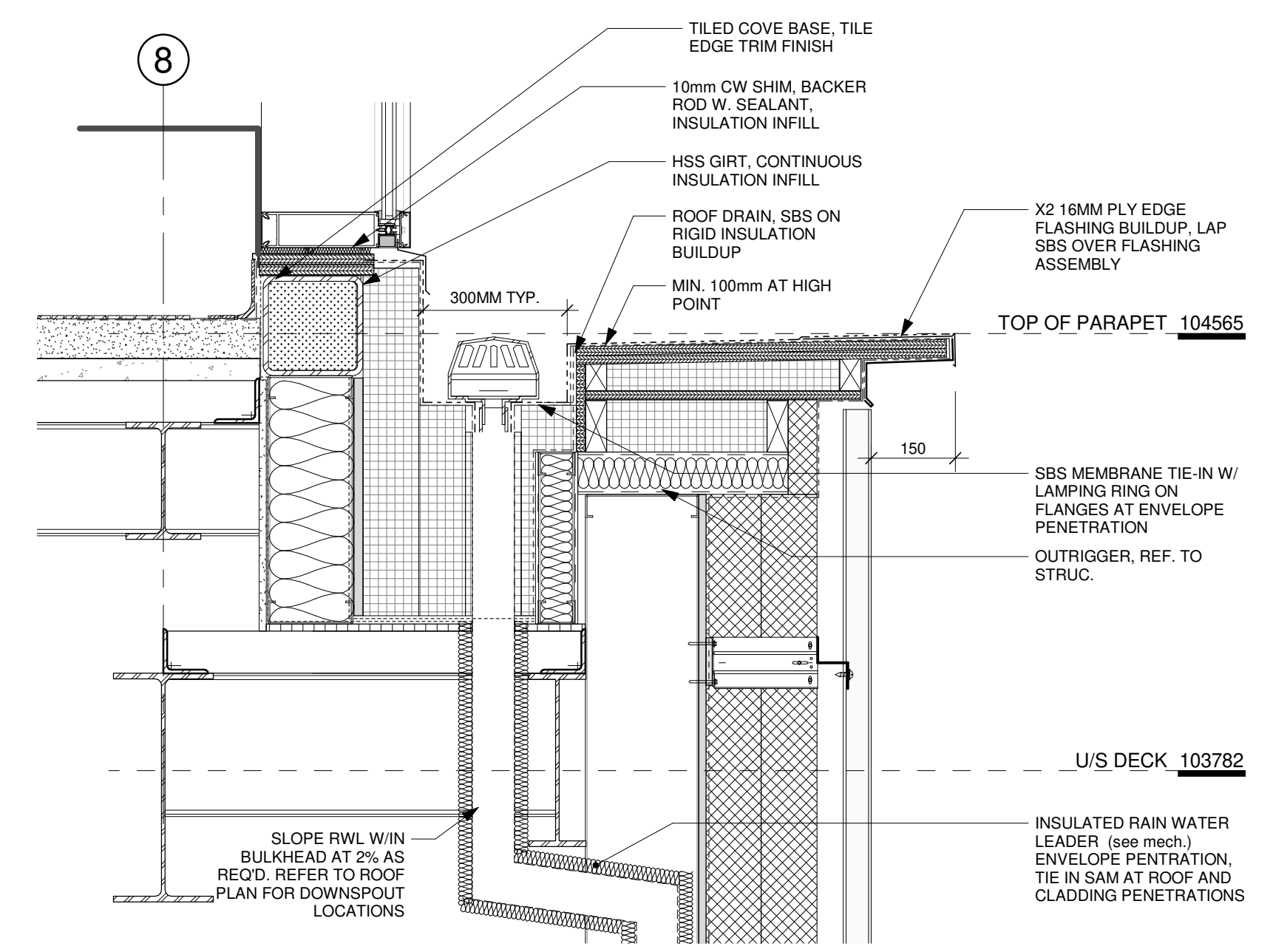
Strathcona Regional District

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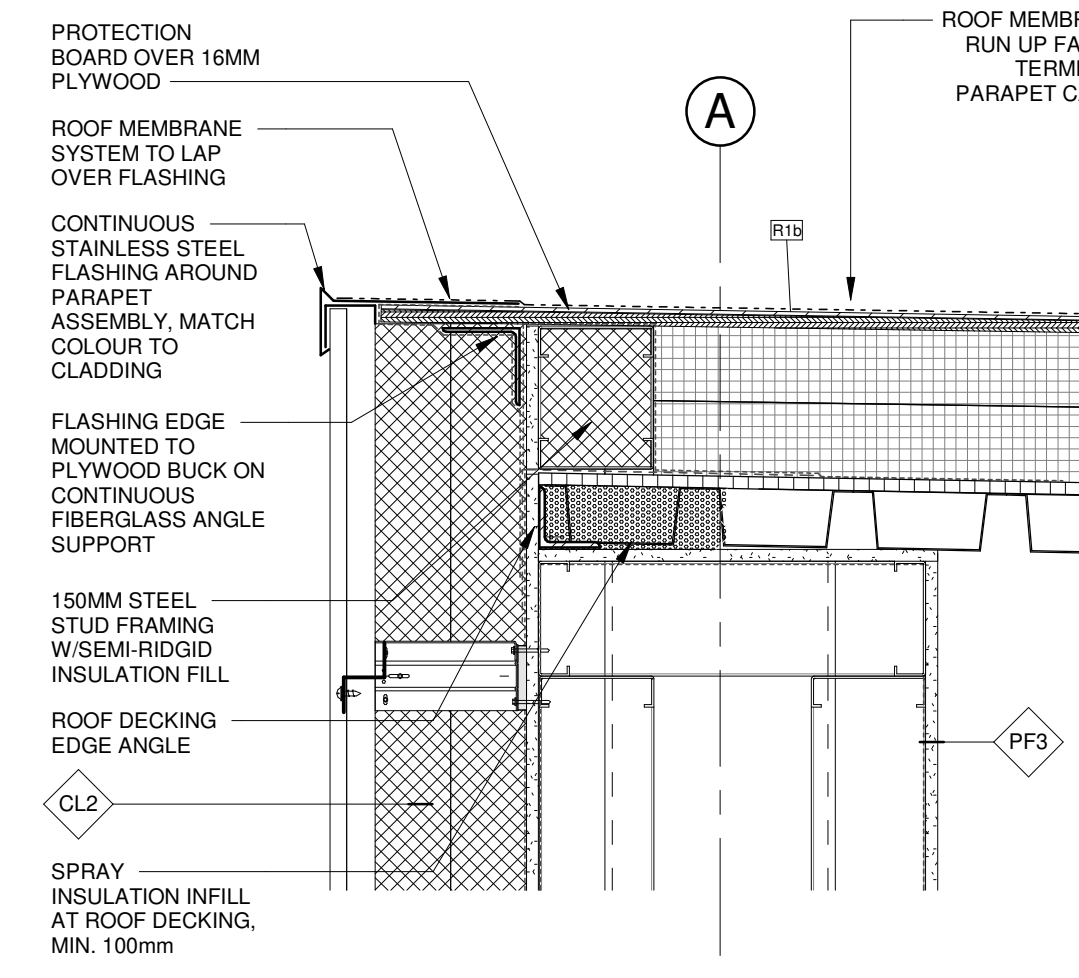
EXTERIOR SECTION
DETAILS - PARAPETS

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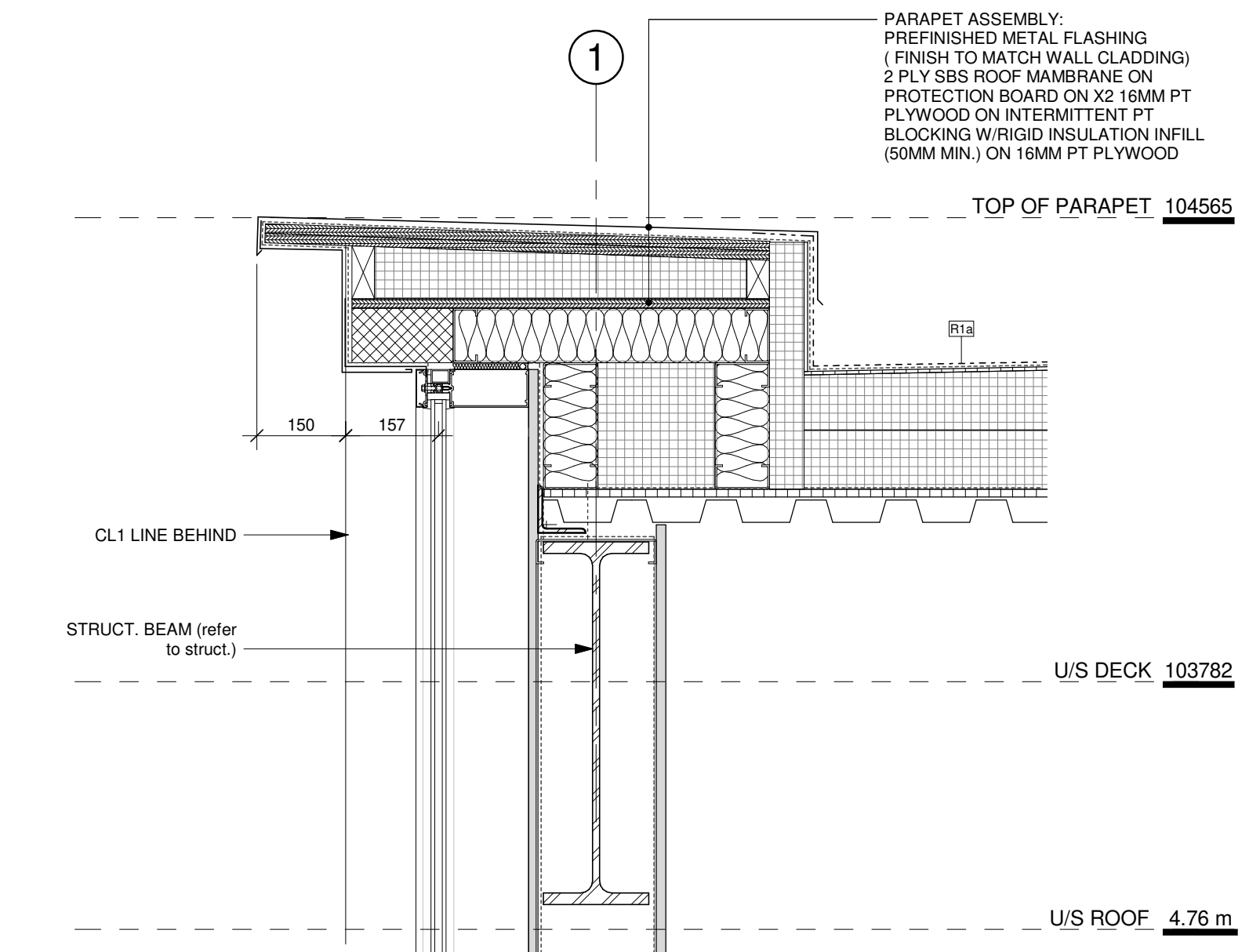
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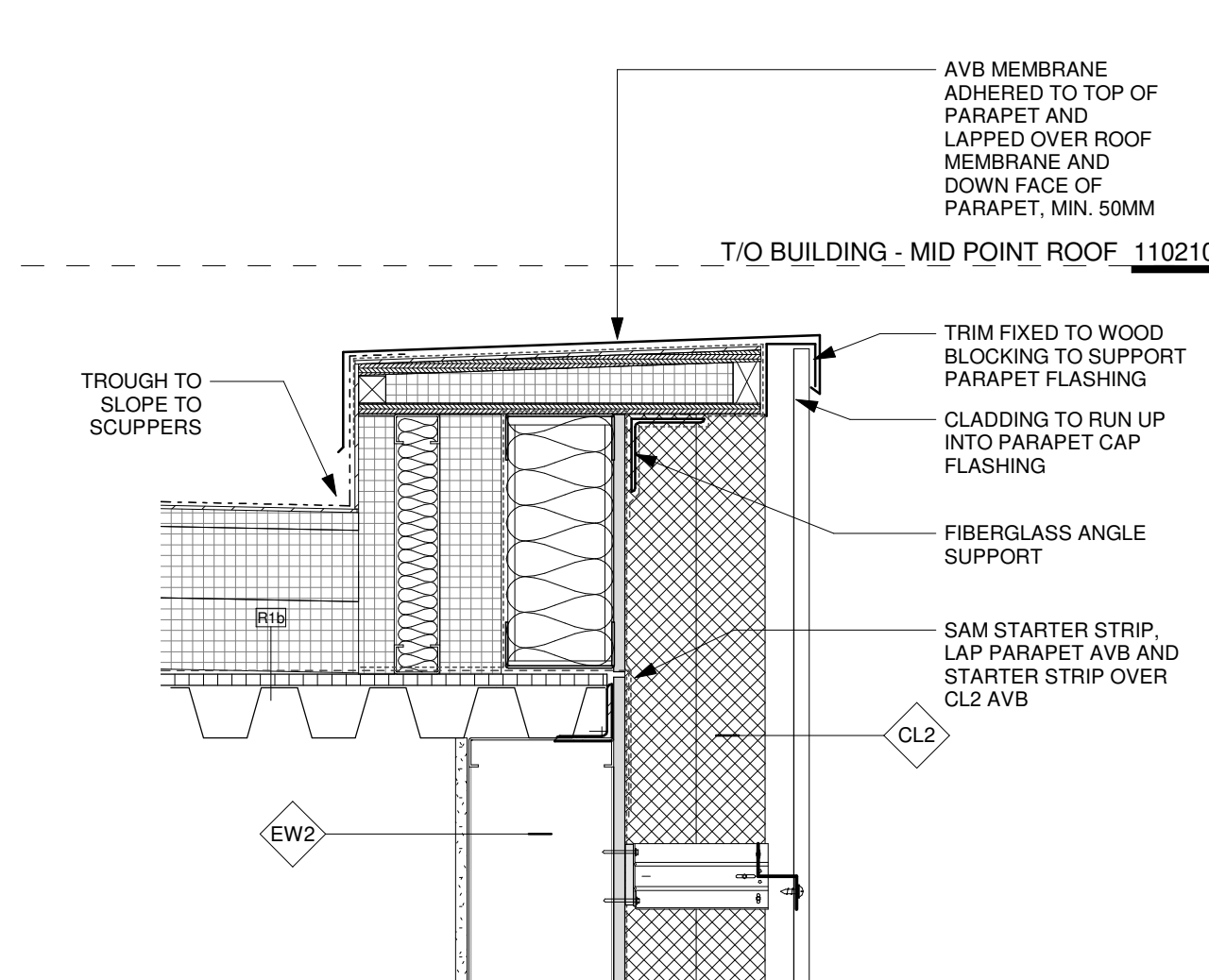
7 SECT. - RWL TIE IN @ NAT. LOW ROOF
1:10



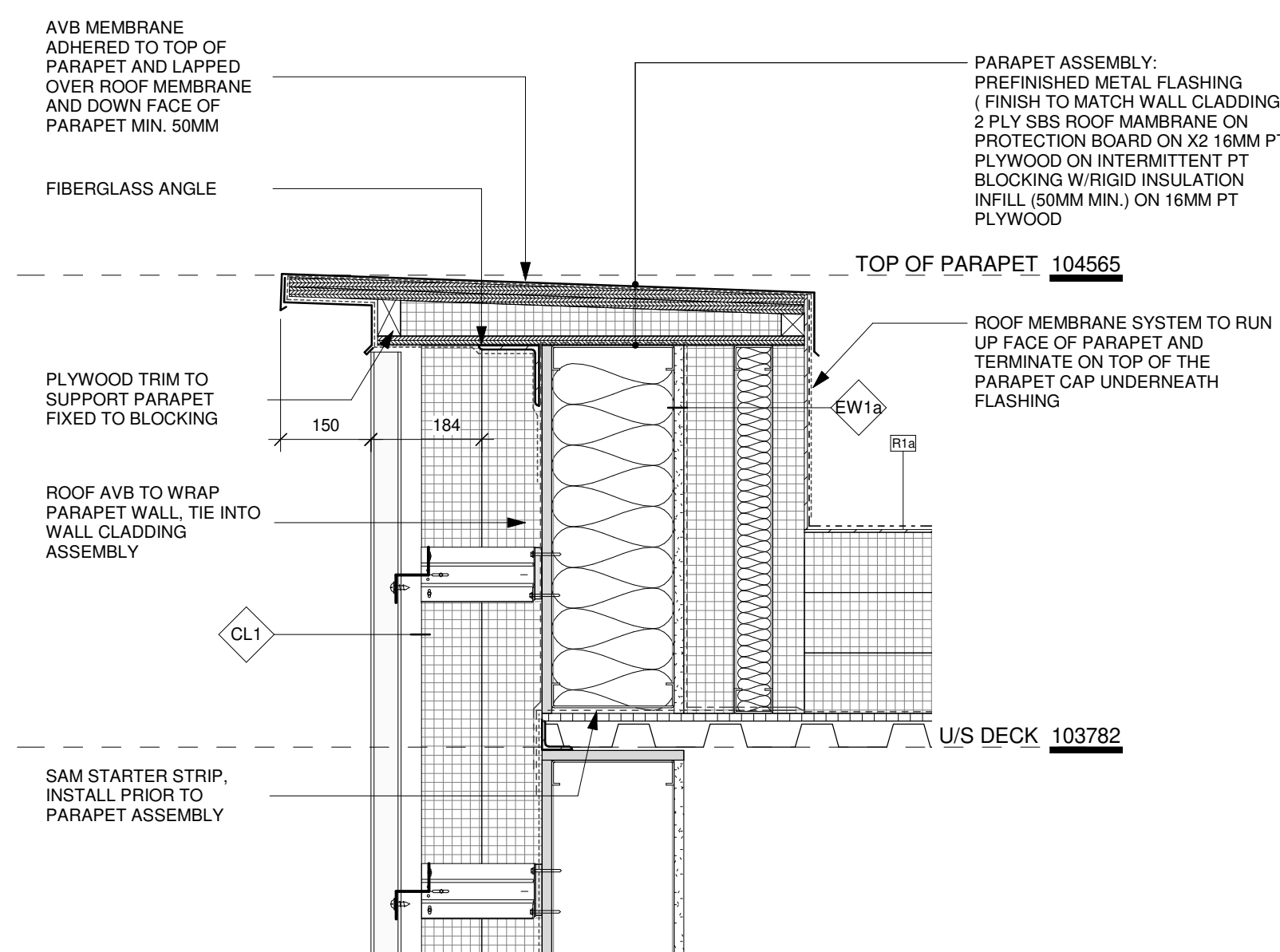
6 TYP. - PARAPET SLOPED @ CL2
1:10



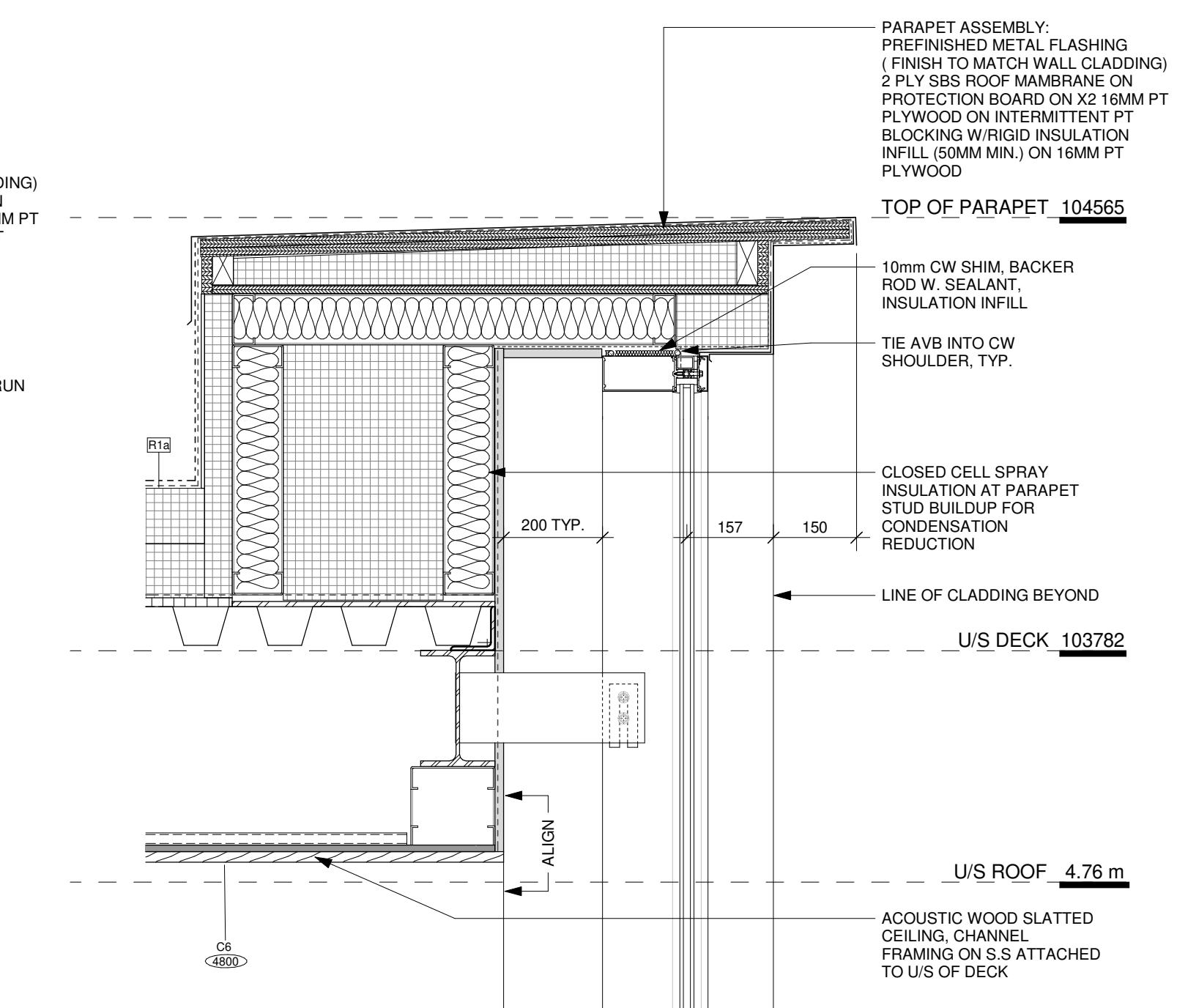
5 TYP. - PARAPET @ WELLNESS ZONE CW
1:10



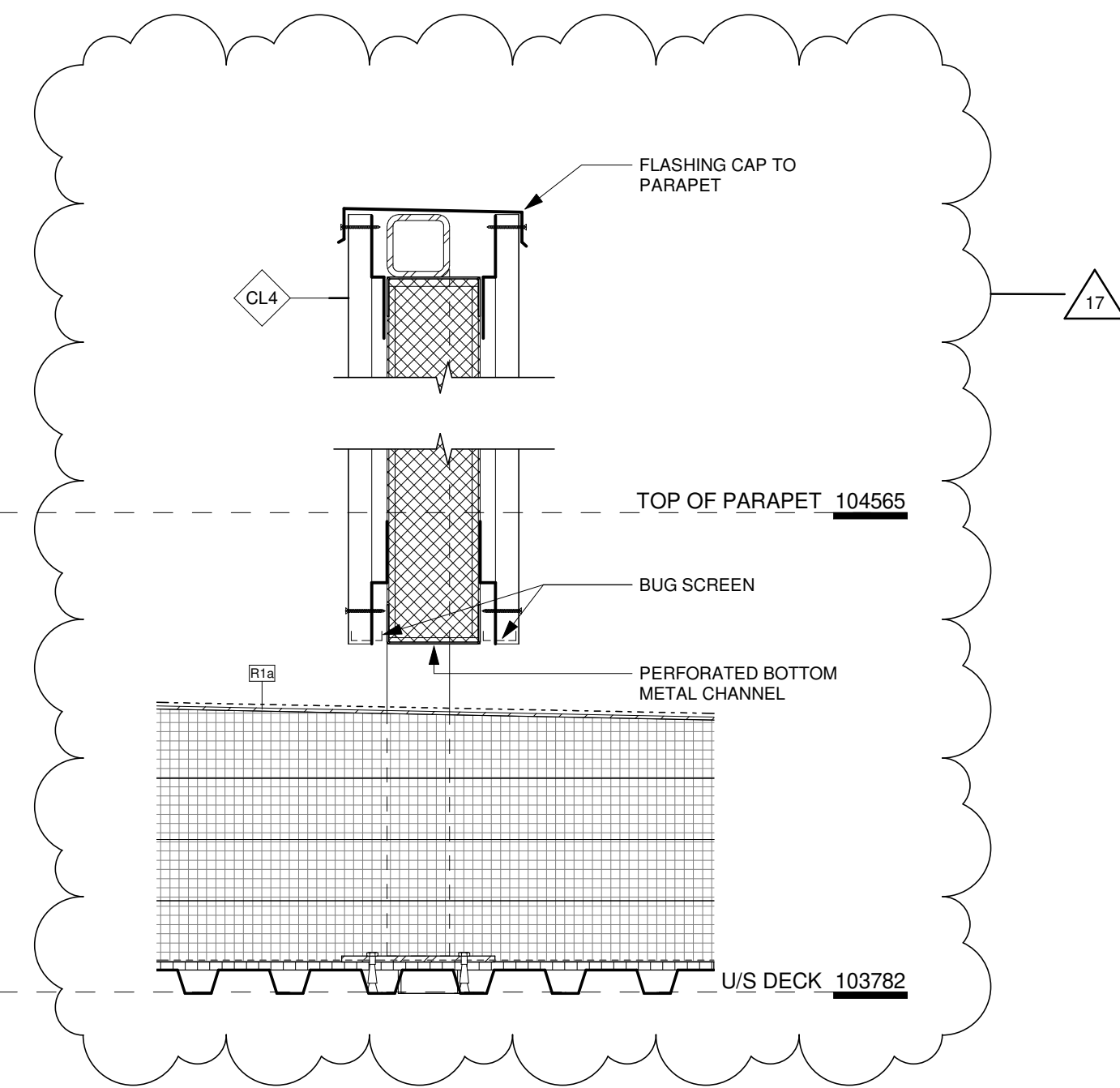
4 TYP. - PARAPET SLOPED @ TROUGH
1:10



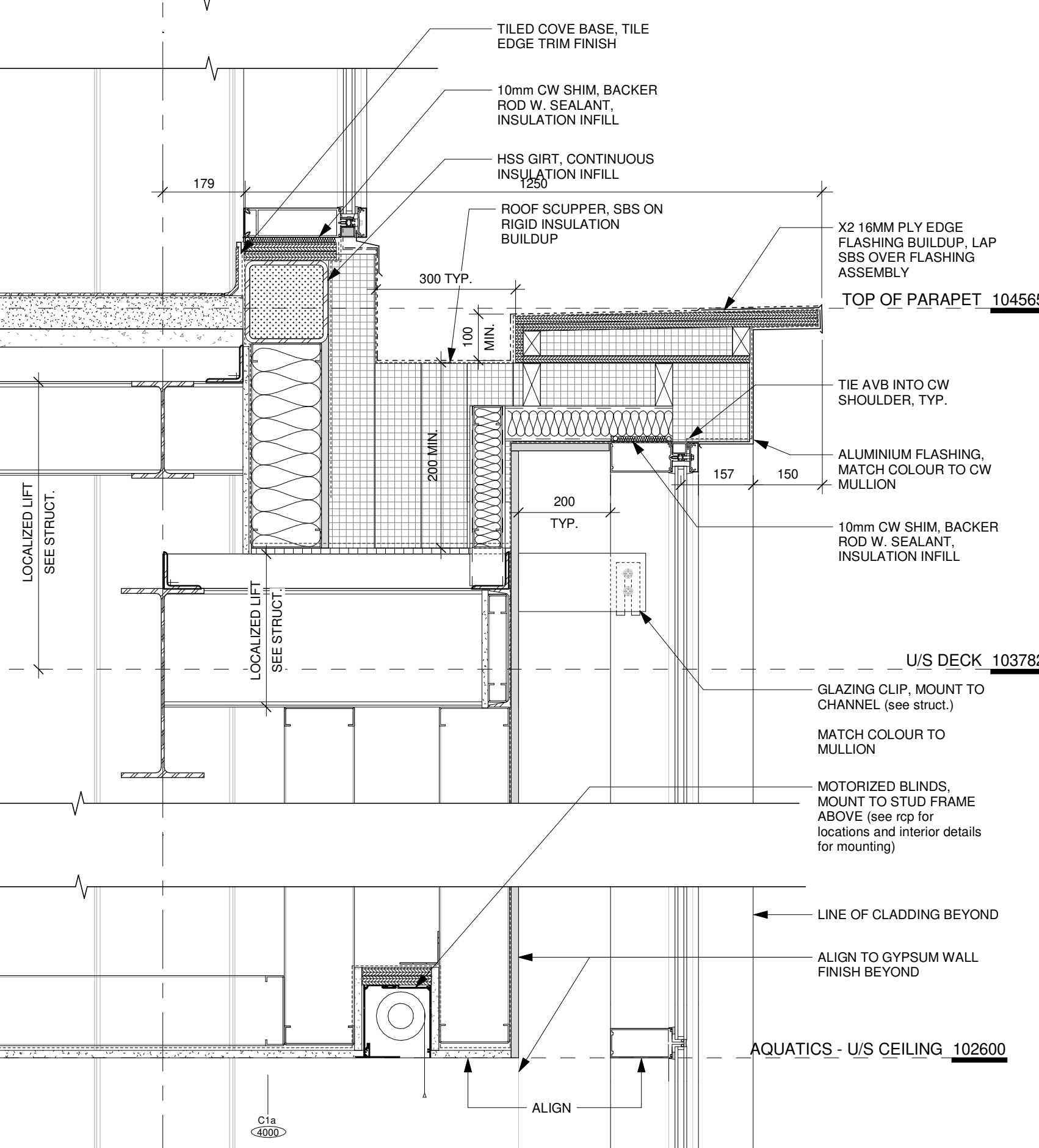
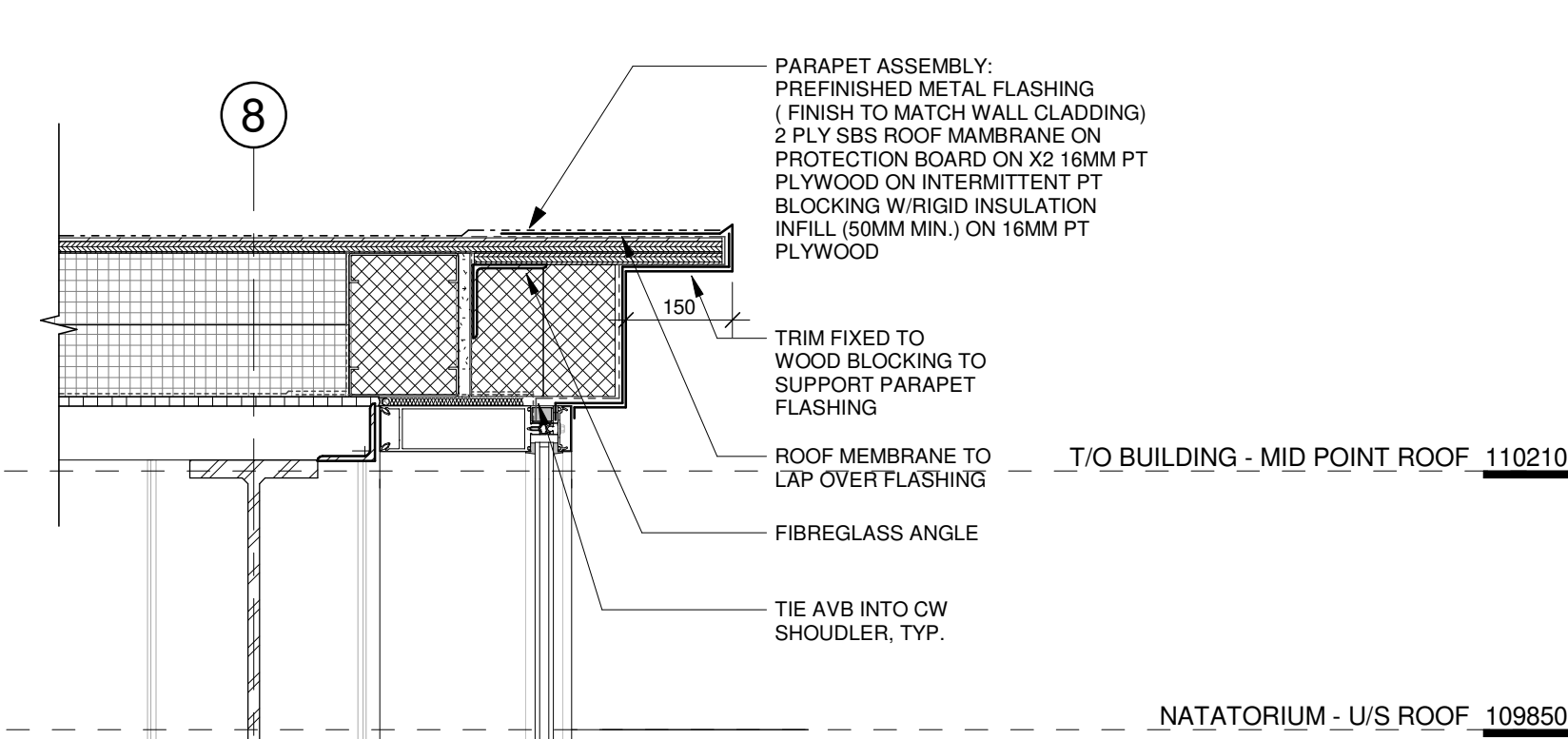
2 TYP. - CLADDING PARAPET
1:10



3 SECT. - CW PARAPET @ SOCIAL HEART
1:10

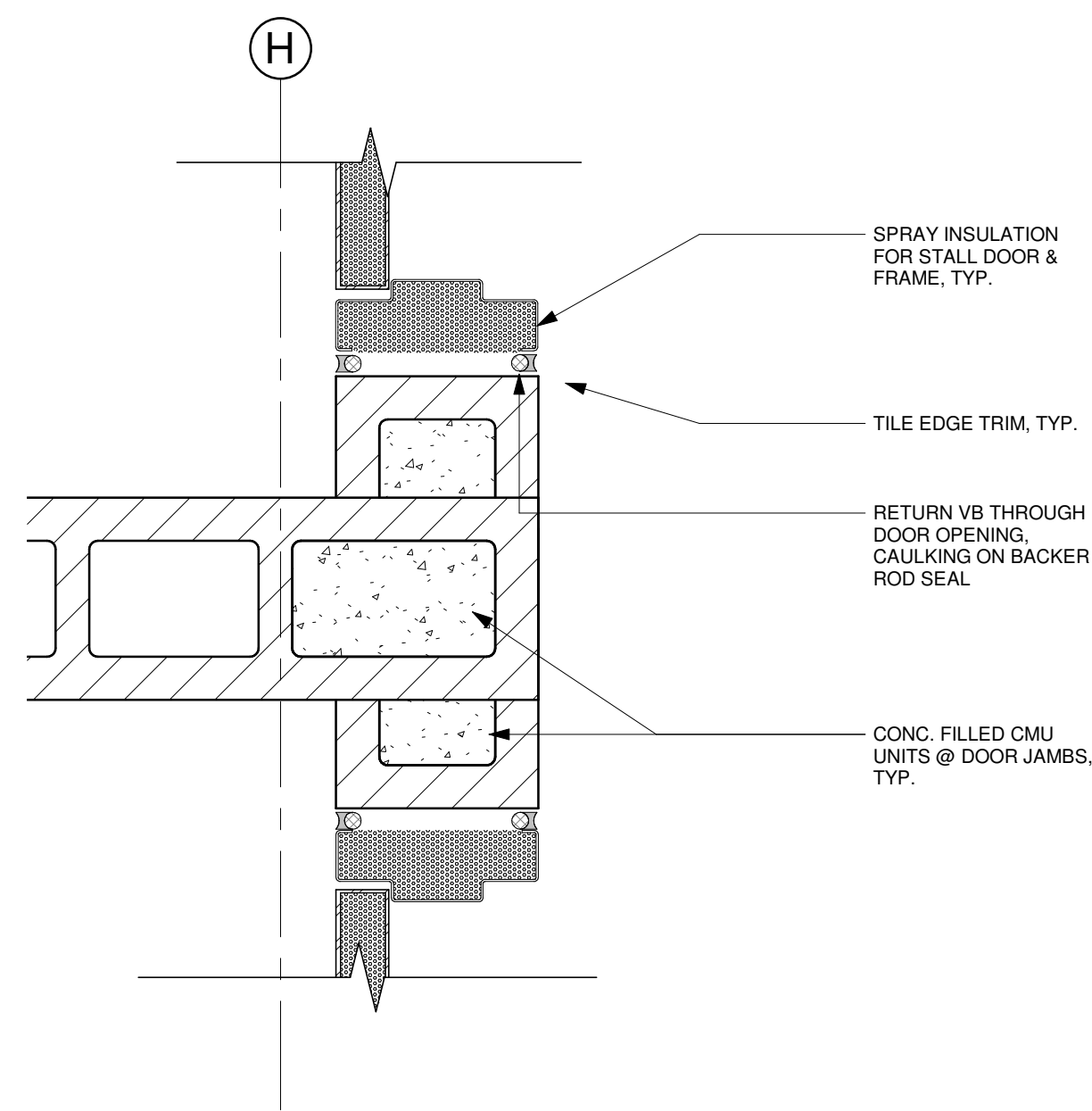


8 TYP. - MECH SCREEN
1:10

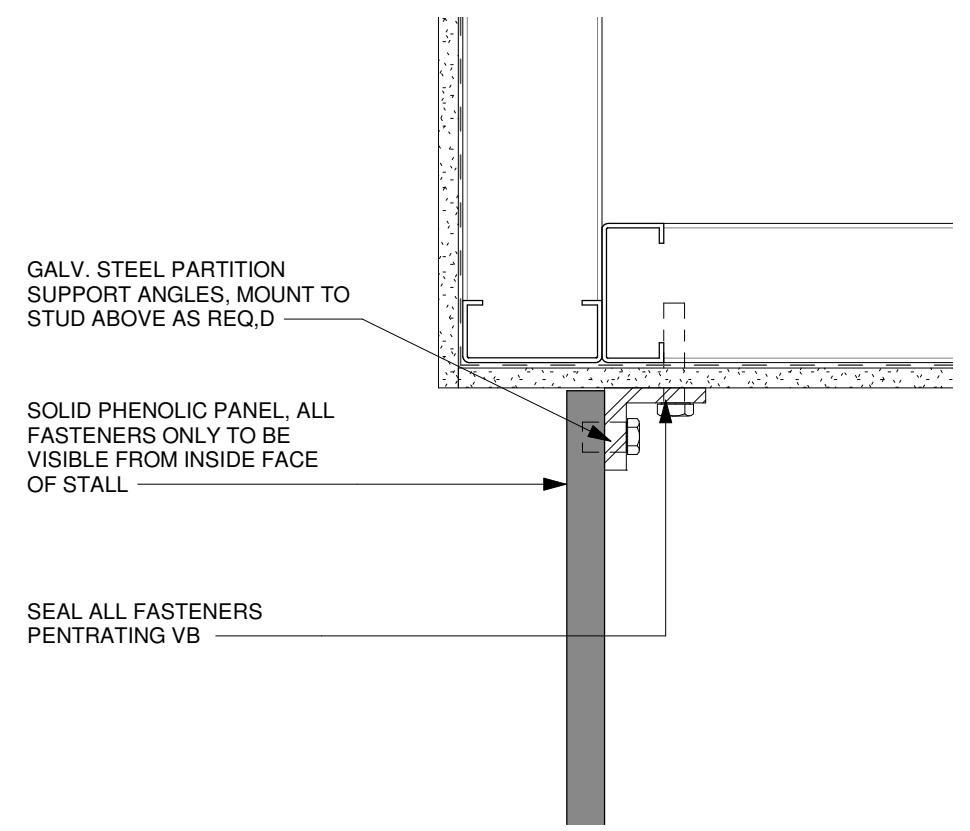


1 SECT. - DRAINAGE SCUPPER @ NAT. PARAPET
1:10

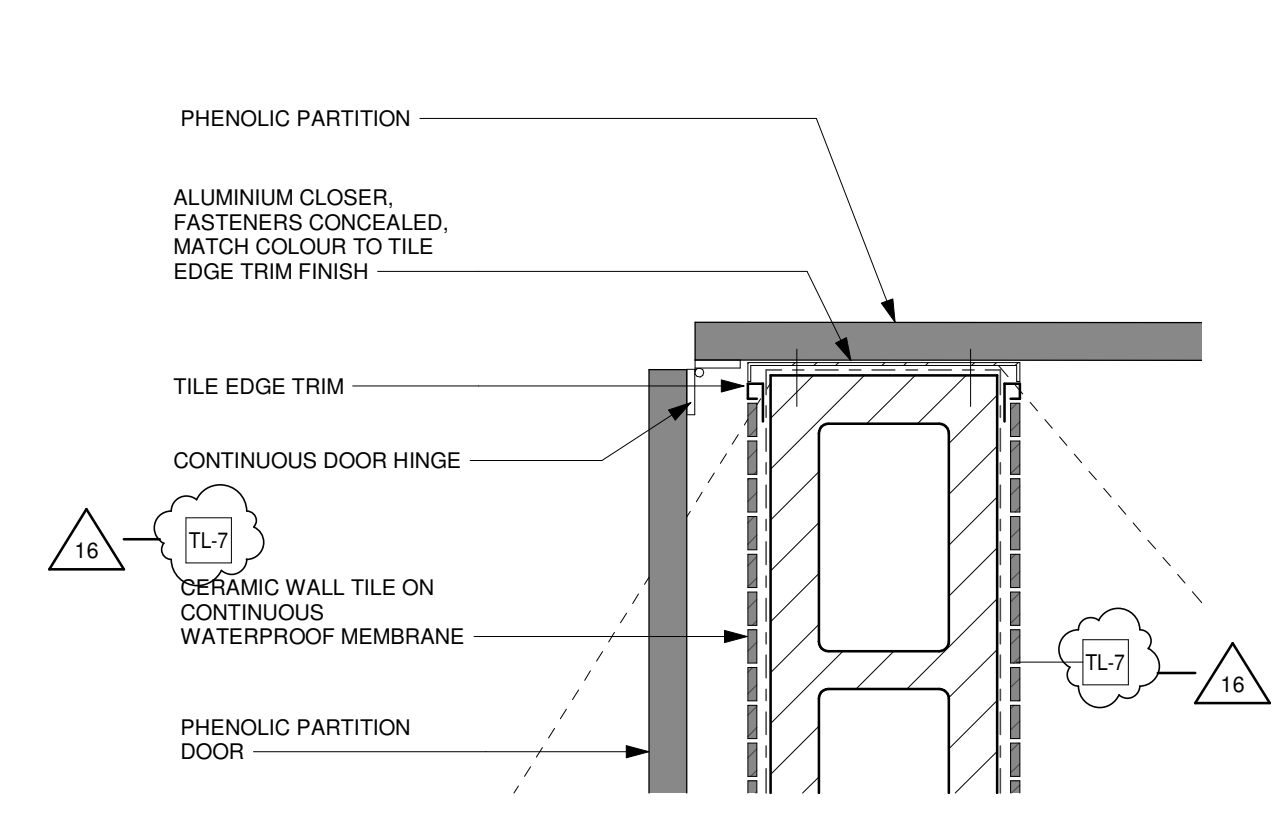
7	2023/08/11	BUILDING PERMIT
12	2024/01/30	BUILDING PERMIT - REVISED
13	2024/02/14	TENDER
16	2024/03/18	ADDENDUM 3
17	2024/03/26	ADDENDUM 4



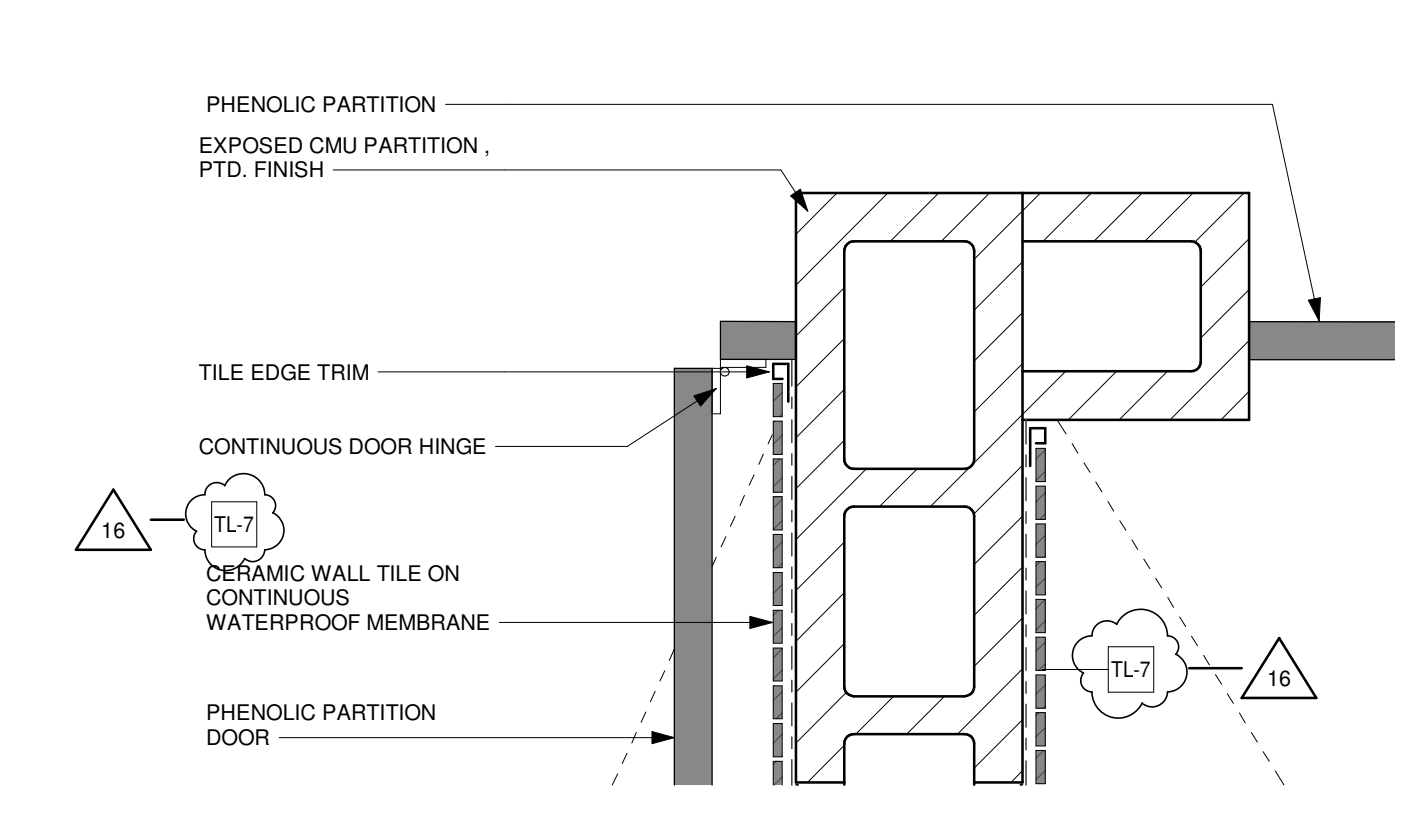
7 PLAN - DOOR JAMB @ WC STALL
1 : 5



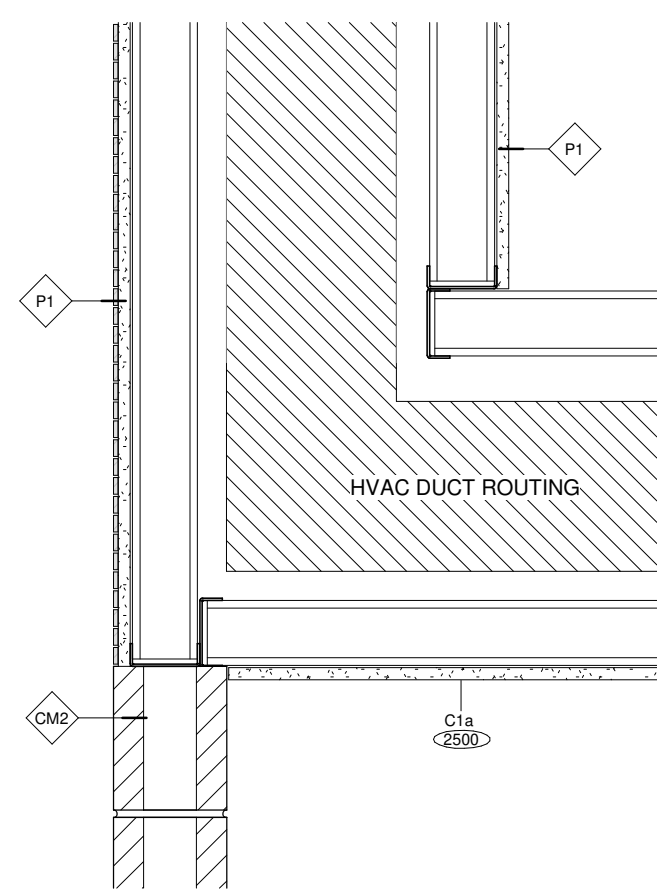
8 SECT. - PHENOLIC HEADER CONDITON
1 : 5



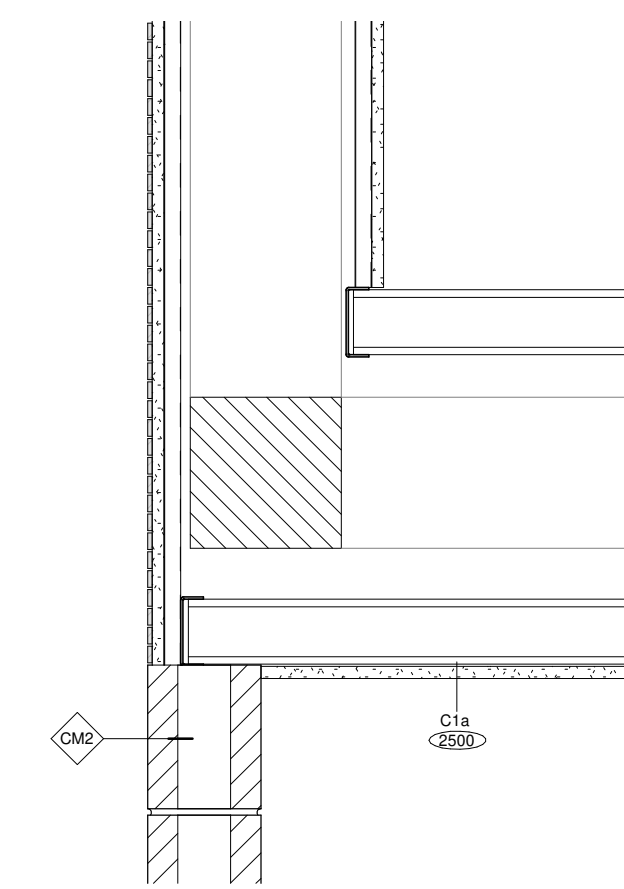
9 PLAN - PHENOLIC DOOR @ CMU WALL I
1 : 5



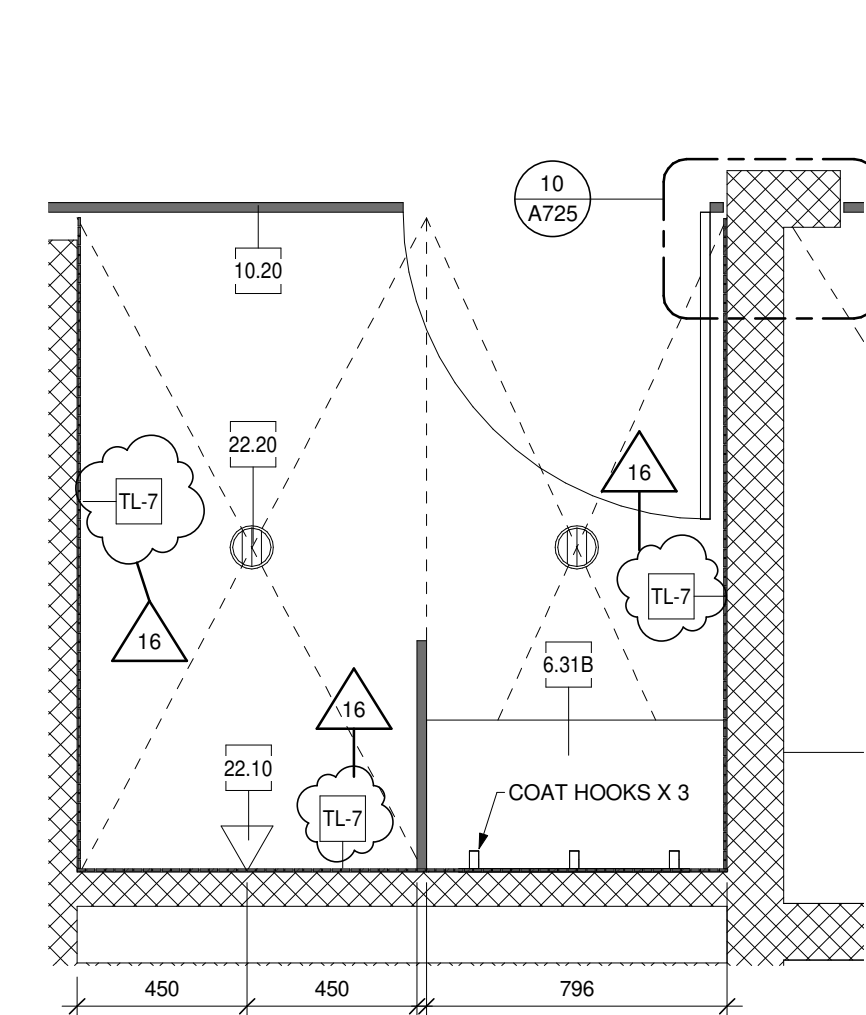
10 PLAN - PHENOLIC DOOR @ CMU WALL II
1 : 5



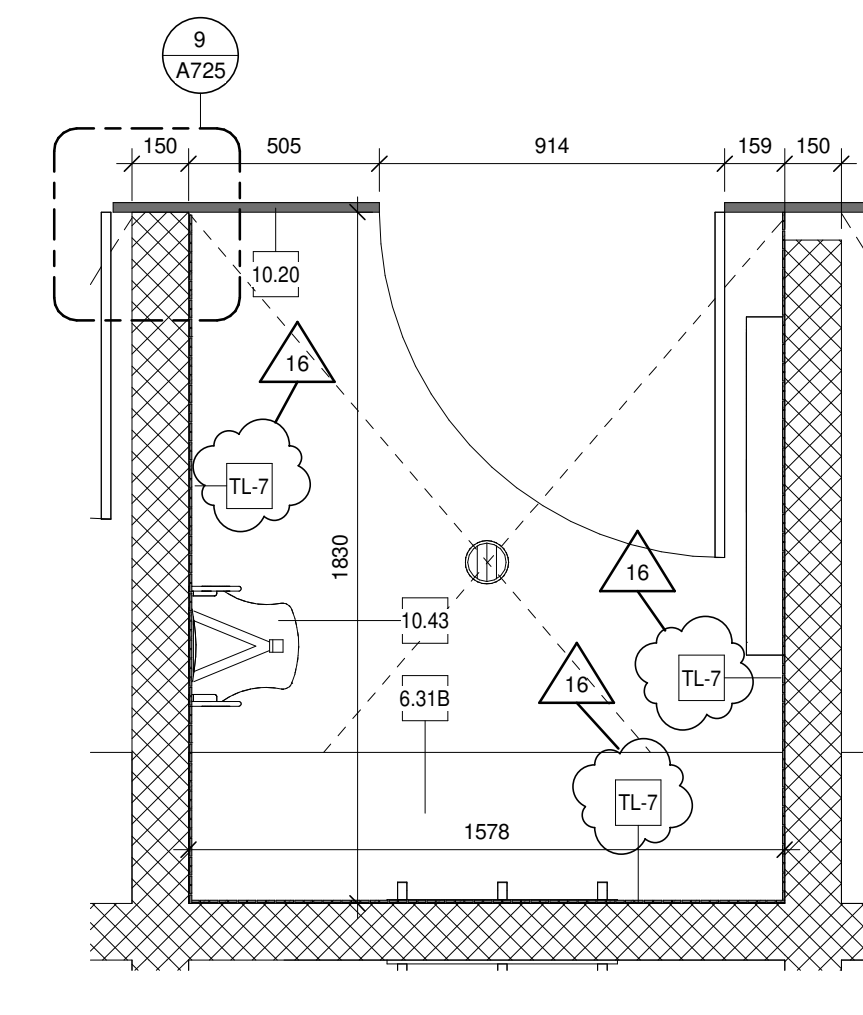
11 WS - CR BULKHEAD NS
1 : 10



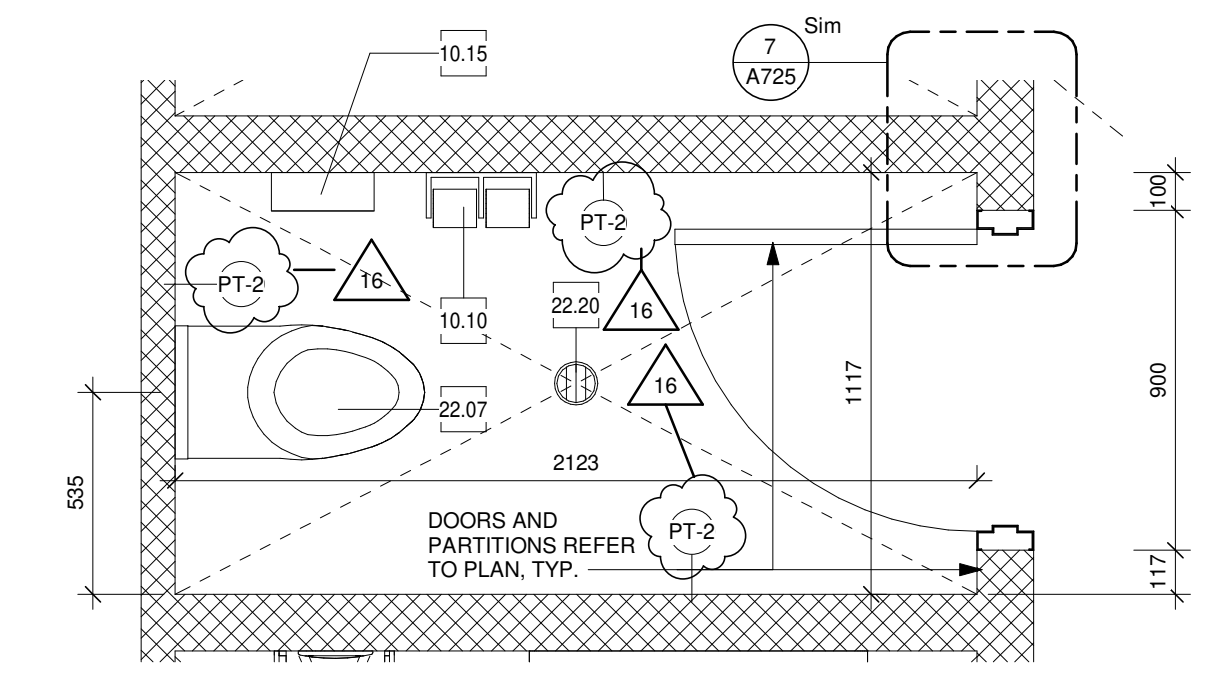
12 WS - CR BULKHEAD EW
1 : 10



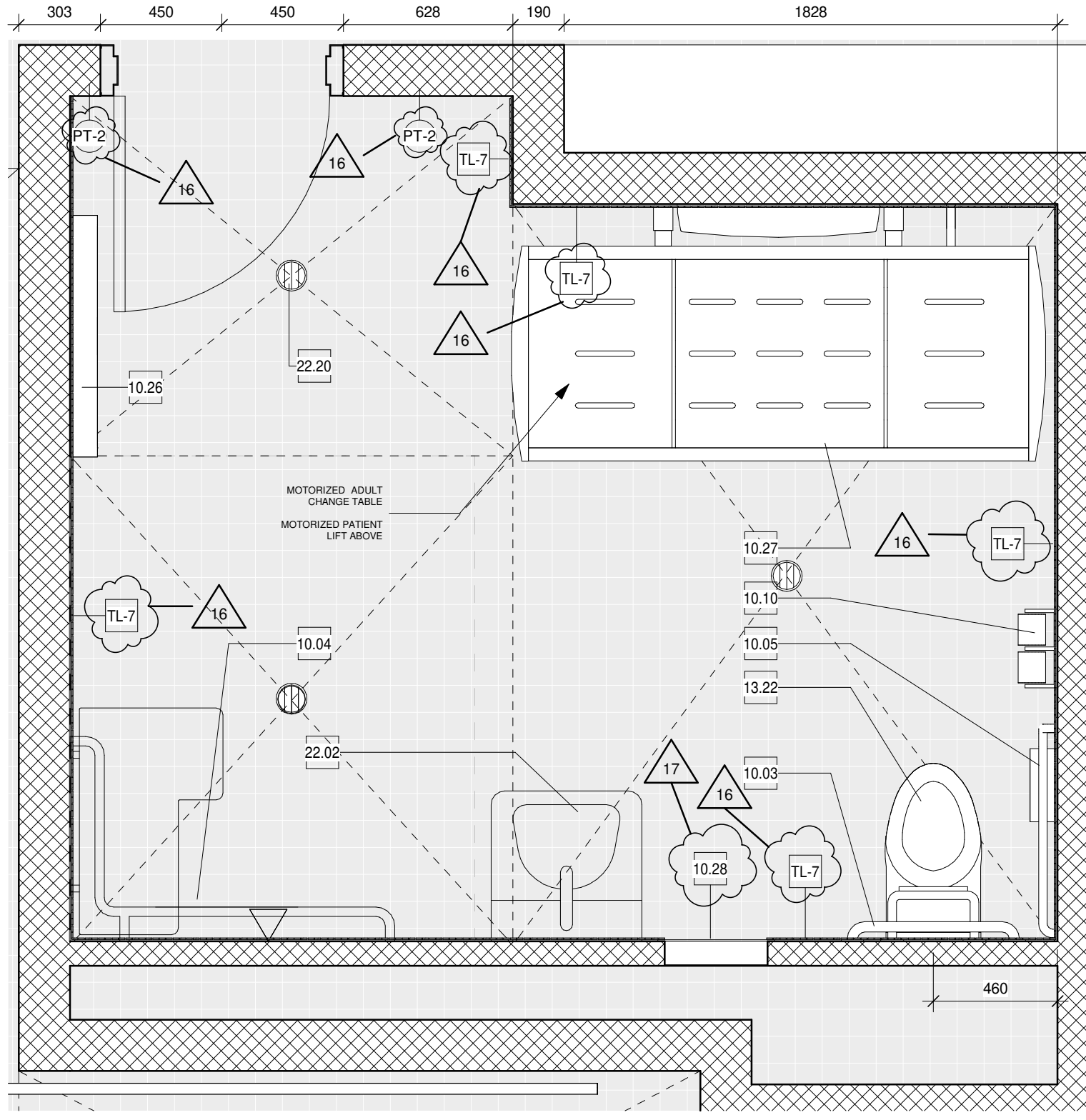
4 PLAN - TYPICAL WET CHANGE
1 : 20



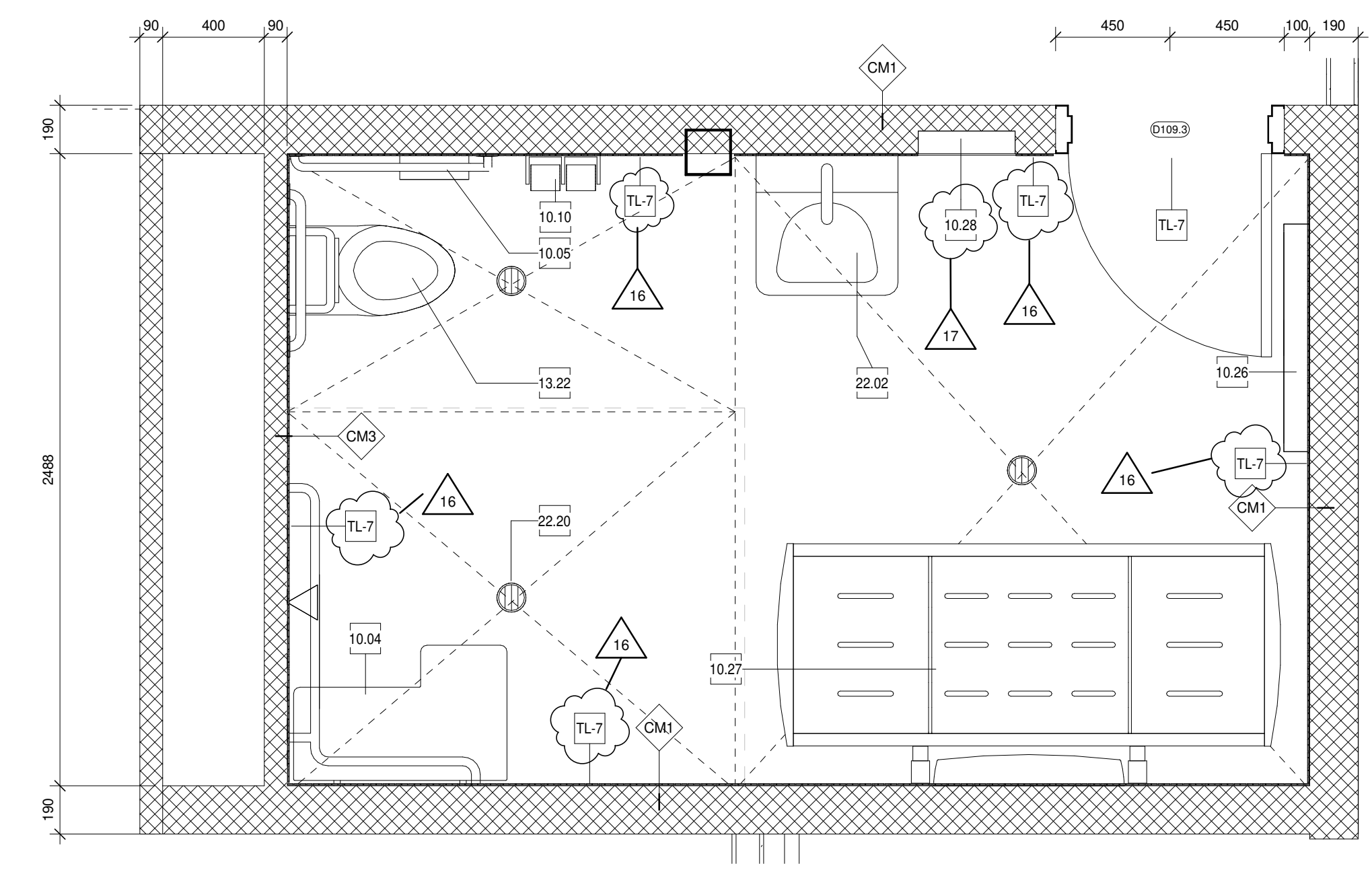
5 PLAN - DRY CHANGE
1 : 20



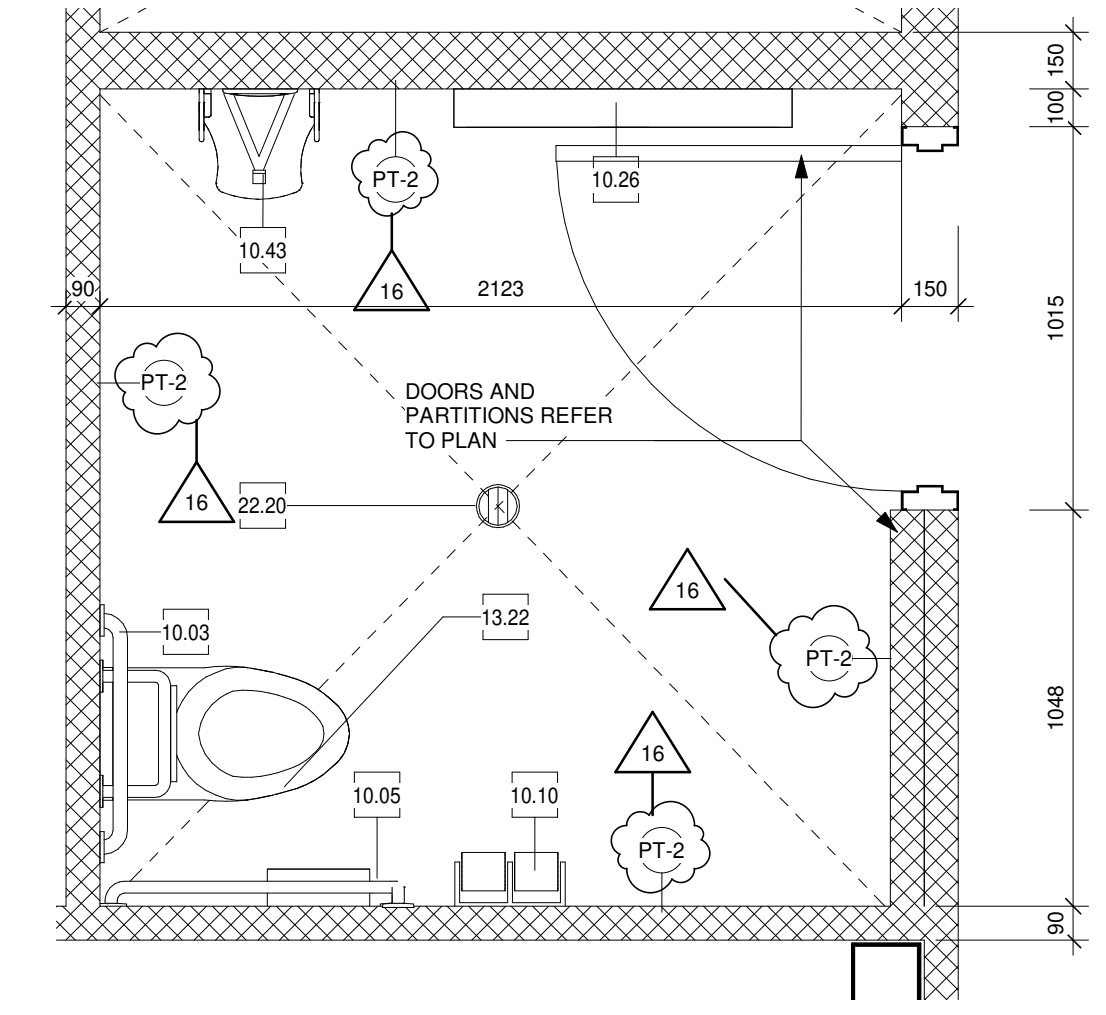
6 PLAN - TYPICAL TOILET STALL
1 : 20



1 PLAN - ACCESSIBLE CHANGE 2
1 : 20



2 PLAN - ACCESSIBLE CHANGE 1
1 : 20



3 PLAN - ACCESSIBLE TOILET STALL
1 : 20

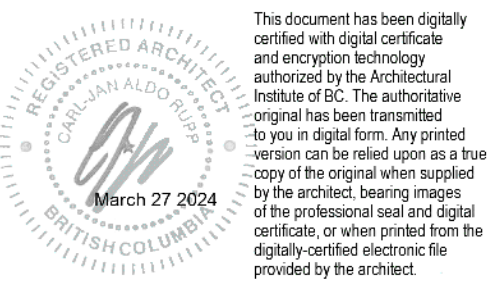
TILE LEGEND

KEY VALUE	KEYNOTE TEXT
TL-7	25x25 MATTE WALL FIELD TILE, DALTILE KEYSTONES 2X4 D15C MINT ICE

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
6.31B	BENCH TYPE B, REF. A724
10.03	HORIZONTAL GRAB BAR
10.04	90 DEGREE GRAB BAR
10.05	ANGLED GRAB BAR
10.10	TOILET PAPER DISPENSER
10.15	PAPER TOWEL DISPENSER WITH WASTE RECEPTACLE
10.20	TOILET / SHOWER PARTITION
10.26	BABY CHANGE TABLE
10.27	ADULT CHANGE TABLE, PRESSALIT CARE 3000 MODEL ADULT CHANGE TABLE
10.28	WASTE RECEPTACLE
10.43	BABY SEAT
13.22	TYPICAL ACCESSIBLE WC STALL
22.02	BARRIER FREE SINK, SEE MECHANICAL
22.07	TOILET - WALL HUNG, SEE MECHANICAL
22.10	SHOWER HEAD, SEE MECHANICAL
22.20	FLOOR DRAIN, SEE MECHANICAL

Seal



Consultants

Key plan

Issued for

7	2023/08/11	BUILDING PERMIT
12	2024/01/30	BUILDING PERMIT - REVISED
13	2024/02/14	TENDER
17	2024/03/26	ADDENDUM 4

Project title

Strathcona Gardens
REC-REATE

Client

Strathcona Regional District

Site address

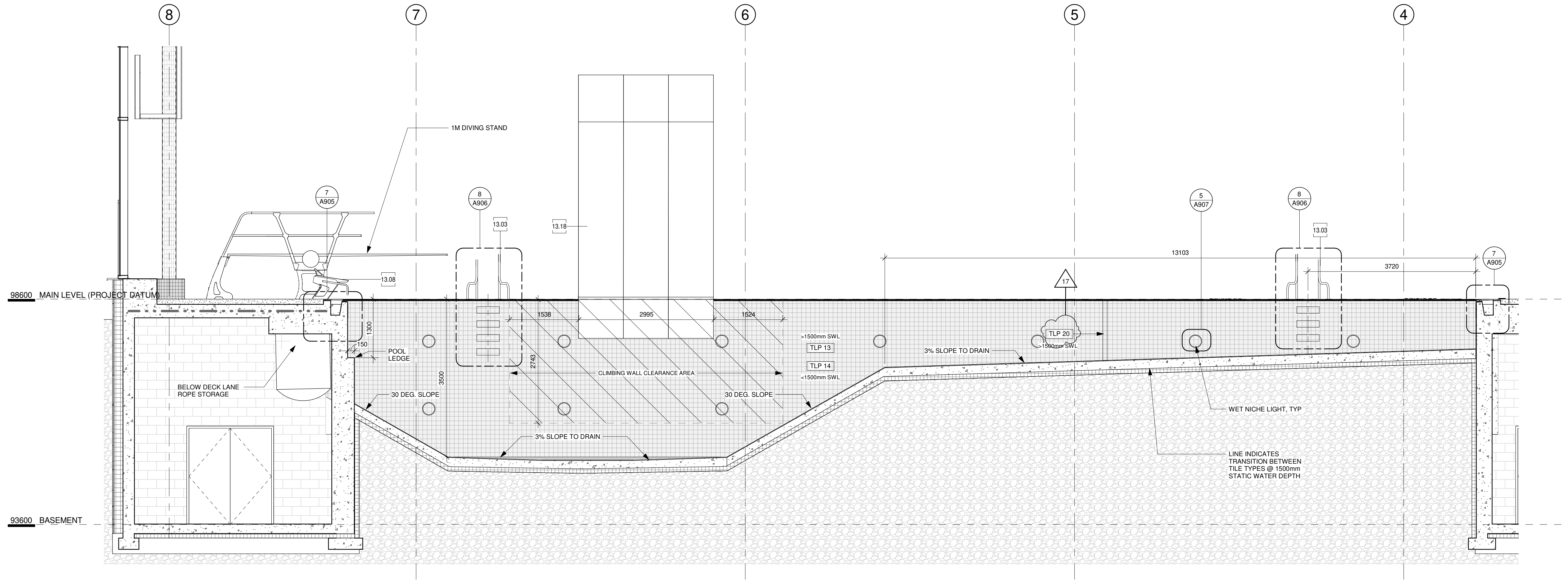
225 S Dogwood St, Campbell River, BC V9W 8C8

Sheet title

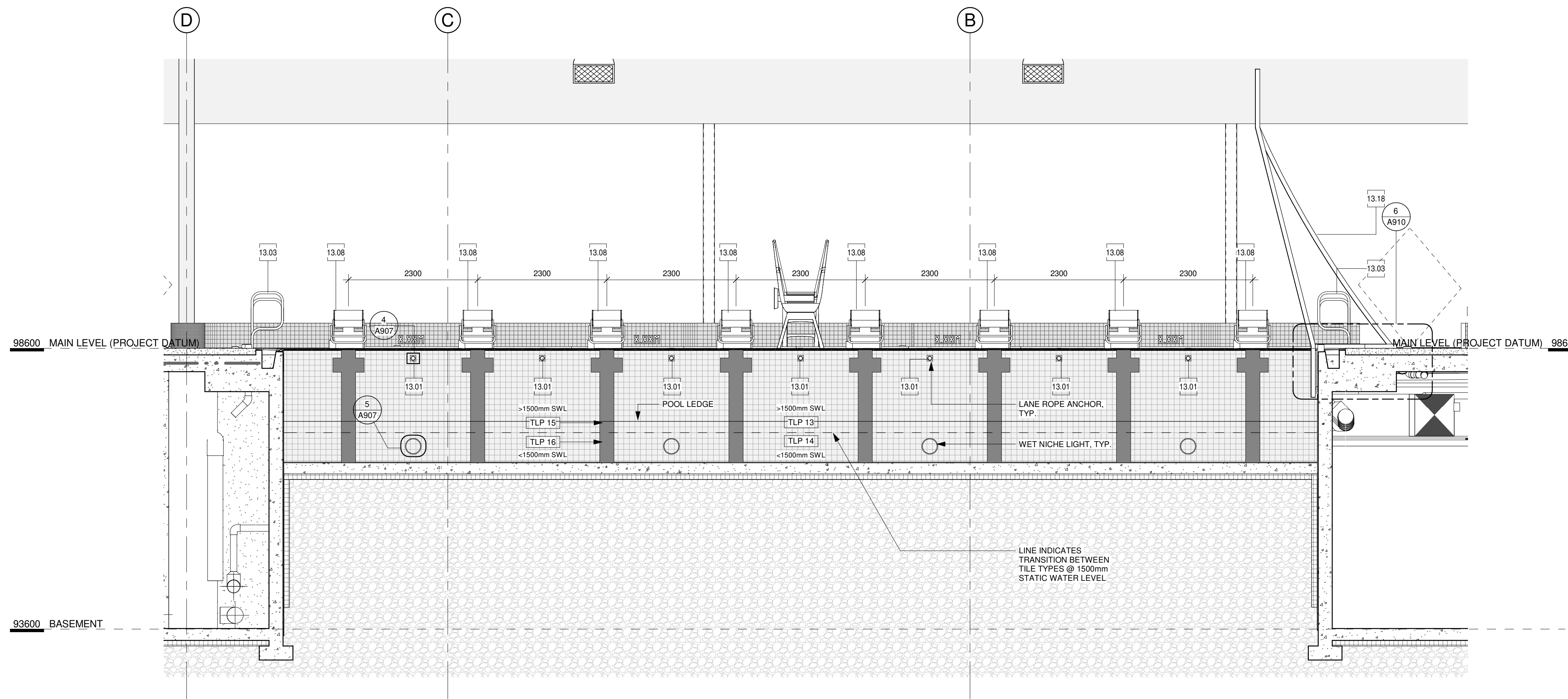
AQUATICS - LAP POOL
SECTIONS

Date Printed 2024-03-27 12:21:26 PM
Sheet number Revision number 17

A901.2



1 SECTION A - LAP POOL
1 : 50



2 SECTION B - LAP POOL
1 : 50

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
13.01	LANE ROPE CUP ANCHOR
13.03	POOL LADDER HANDRAIL
13.08	STARTING BLOCK
13.18	CLIMBING WALL

AQUATICS LEGEND

	HYDRO AIR (PLAN)
	POOL FLOOR INLET (PLAN)
	WET NICHE LIGHT (PLAN)
	POOL WALL INLET (PLAN)
	TRENCH DRAIN
	FLOOR SPOT DRAIN
	DEPTH MARKER
	MAIN DRAIN - SEE MECH.
	LAZY RIVER JET - SEE MECH.
	LANE ROPE ACCESS HATCH



Smith + Andersen

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604 294 8414 f 604 294 6405 smithandandersen.com

ADDENDUM

PROJECT NAME: 18625.003 Strathcona Gardens Rec-Reate

COMPANY: HCMA Architecture and Design

ATTENTION: Adam Fawkes, Alex Robinson

PROJECT NO.: 18625.003.E

DATE: 2024-03-27

ADDENDUM NO.: E-03

ISSUED BY: Justin Gjerde, Greg Johnson

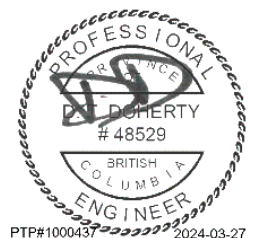
The following amendments are hereby made as part of the Contract Documents. The following revisions and/or additions shall be made to contract documents and the cost shall be included in the Tender Price.

1.0 DRAWINGS

1.1 Refer to Drawing E2.01 – Mechanical Schedule (included herein)

1.1.1 Update schedules as indicated.

END OF ELECTRICAL ADDENDUM E-03





hcm
architecture + design
400 - 675 W. Hastings St. Vancouver BC V6B 1N2 604.732.6620 hcm.ca

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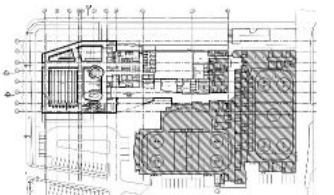
Seal

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1 604 294 8414 smithanderson.com

Key plan



Issued for

1	2022/02/28	Issued for Design Development
2	2022/05/02	Issued for 50%
3	2022/06/09	Issued for 75%
4	2022/07/15	Issued for 100%
5	2023/05/24	Issued for Building Permit
6	2024/01/30	Issued for Building Permit - Revised
7	2024/02/14	Issued for Tender
8	2024/03/14	Addendum E-01
9	2024/03/21	Addendum E-02
10	2024/03/27	Addendum E-03

Project title

Strathcona Gardens Rec-Reate

Site address
225 S Dogwood St, Campbell River, BC V9W 8C8

Project Number
18625.003

Sheet title
MECHANICAL SCHEDULE

Date Printed 2024-03-27 12:26:58 PM
Sheet number Revision number 10

E2.01

MECHANICAL EQUIPMENT SCHEDULE												
PROJECT NAME: STRATHCONA GARDENS REC-REATE												
PROJECT #: 18625.003												
MECH REFERENCE	DESCRIPTION	LOAD	VOLT	Ø	BREAKER	MOTOR STARTER/CONTROLLER				SCHEDULE NOTES		
						Type	S	I	C			
AHU-201-2024	POOL AIR HANDLING UNIT	55HP	600V	3	3P-125A	VFD	M	M	E	1,2		
AHU-202-2024	POOL AIR HANDLING UNIT	55HP	600V	3	3P-125A	VFD	M	M	E	1,2		
AHU-203-2024	FITNESS AIR HANDLING UNIT	51.3A	600V	3	3P-70A	VFD	M	M	E	1,2		
AHU-204-2024	MULTI PURPOSE (MP3) AIR HANDLING UNIT	8.6A	600V	3	3P-15A	VFD	M	M	E	1,2		
AHU-205-2024	OFFICES AIR HANDLING UNIT	6.4A	600V	3	3P-15A	VFD	M	M	E	1,2		
AHU-206-2024	MULTI PURPOSE (MP2) AIR HANDLING UNIT	7.2A	600V	3	3P-15A	VFD	M	M	E	1,2		
AHU-207-2024	SOCIAL HEART& WELLNESS AIR HANDLING UNIT	15.6A	600V	3	3P-25A	VFD	M	M	E	1,2		
AHU-208-2024	MULTI PURPOSE (MP1) AIR HANDLING UNIT	6.4A	600V	3	3P-15A	VFD	M	M	E	1,2		
AHU-209-2024	MULTI PURPOSE (MP1) AIR HANDLING UNIT	15.1A	600V	3	3P-20A	VFD	M	M	E	1,2		
HRV-201-2022	POOL CHANGE ROOMS HEAT RECOVERY	11HP	600V	3	3P-25A	VFD	M	M	E	1,2		
MUA-201-2022	MAKE UP AIR UNIT	5HP	600V	3	3P-15A		M	M	E	1,2		
AC-201-2022	INDOOR WALL MOUNTED SPLIT UNIT	FED FROM CU-201-2022	FED FROM CU-201-2022	FED FROM CU-201-2022	FED FROM CU-201-2022	VFD	M	M	E	1,2		
CU-201-2022	OUTDOOR CONDENSING UNIT	18.3MCA	208V	1	2P-30A	VFD	M	M	E	1,2		
EF-201	MECHANICAL ROOM EXHAUST FAN	FRAC	120V	1	1P-15A	MRR	M	M	E	1,2		
EF-202A	POOL STORAGE ROOM EXHAUST FAN	1HP	208V	3	3P-15A	MRR	M	M	E	1,2		
EF-202B	POOL STORAGE ROOM EXHAUST FAN	1HP	208V	3	3P-15A	MRR	M	M	E	1,2		
EF-202C	POOL STORAGE ROOM EXHAUST FAN	1/2HP	120V	1	1P-15A	MRR	M	M	E	1,2		
EF-203	SAUNA PURGE EXHAUST FAN	1/2HP	208V	3	3P-15A	MRR	M	M	E	1,2		
EF-204	STEAM PURGE EXHAUST FAN	1/2HP	208V	3	3P-15A	MRR	M	M	E	1,2		
EF-205	BASEMENT BATHROOM EXHAUST FAN	FRAC	120V	1	1P-15A	MRR	M	M	E	1,2		
EF-206	TRICHLORAMINE	1HP	208V	3	3P-15A	MRR	M	M	E	1,2		
EF-207	MECHANICAL ROOM EXHAUST	FRAC	120V	1	1P-15A	MRR	M	M	E	1,2		
CF-201	FITNESS CEILING FAN	1.5HP	208V	1	2P-25A	VFD	M	M	M	1,3		
EHC-201	VESTIBULE AIR CURTAIN	1HP	208V	1	2P-20A		M	M	E	1,2		
CT-201	COOLING TOWER	30MCA	600V	3	3P-35A	HOA	M	M	E	1,2		
CH-201	HEAT RECOVERY CHILLER	91MCA	600V	3	3P-100A	HOA	E	E	E	1,2		
P-101	HWS DISTRIBUTION PUMP	1.5HP	600V	3	3P-15A	VFD	M	M	E	1,2		
P-102	HWS DISTRIBUTION PUMP	1.5HP	600V	3	3P-15A	VFD	M	M	E	1,2		
P-103	CHWS DISTRIBUTION PUMP	2HP	600V	3	3P-25A	VFD	M	M	E	1,2		
P-104	CHWS DISTRIBUTION PUMP	2HP	600V	3	3P-25A	VFD	M	M	E	1,2		
P-105	COOLING TOWER PUMP	5HP	600V	3	3P-25A	VFD	M	M	E	1,2		
P-107	PLACE HOLDER - NOT USED	-	-	-	-	-	-	-	-	-		
P-108	AHU-201 HEATING COIL CIRCULATION	1HP	600V	3	3P-15A	VFD	M	M	E	1,2		
P-109	AHU-202 HEATING COIL CIRCULATION	1HP	600V	3	3P-15A	VFD	M	M	E	1,2		
P-110	AHU-201 COOLING COIL CIRCULATION	2HP	600V	3	3P-15A	VFD	M	M	E	1,2		
P-111	AHU-202 COOLING COIL CIRCULATION	2HP	600V	3	3P-15A	VFD	M	M	E	1,2		
P-112	AHU-203 HEATING COIL CIRCULATION	1HP	600V	3	3P-15A	VFD	M	M	E	1,2		
P-113	AHU-204 HEATING COIL CIRCULATION	FRAC	120V	1	1P-15A	VFD	M	M	E	1,2		
P-114	AHU-205 HEATING COIL CIRCULATION	FRAC	120V	1	1P-15A	VFD	M	M	E	1,2		
P-115	AHU-206 HEATING COIL CIRCULATION	FRAC	120V	1	1P-15A	VFD	M	M	E	1,2		
P-116	AHU-207 HEATING COIL CIRCULATION	FRAC	120V	1	1P-15A	VFD	M	M	E	1,2		
P-117	AHU-208 HEATING COIL CIRCULATION	FRAC	120V	1	1P-15A	VFD	M	M	E	1,2		
P-118	AHU-209 HEATING COIL CIRCULATION	FRAC	120V	1	1P-15A	VFD	M	M	E	1,2		
P-119	HRV-201 HEATING COIL CIRCULATION	FRAC	120V	1	1P-15A	VFD	M	M	E	1,2		
PDW-1	DOMESTIC HOT WATER RECIRCULATOR	1/2HP	120V	1	1P-15A	VFD	M	M	E	1,2		
PDW-2	DOMESTIC HOT WATER RECIRCULATOR	FRAC	120V	1	1P-15A	VFD	M	M	E	1,2		
PDW-3	HEATER WATER CIRCULATION	1/2HP	120V	1	1P-15A	VFD	M	M	E	1,2		
PDW-4	DOMESTIC TEMPERED WATER RECIRCULATION	FRAC	120V	1	1P-15A	VFD	M	M	E	1,2		
PSAN-12	MECHANICAL ROOM SUMP PUMPS (DUPLIX)	2HP	600V	3	3P-15A	PCS	M	M	M	1,3		
PSAN-3	BASEMENT BATHROOM SUMP PUMP (SIMPLEX)	0.5HP	120V	1	1P-15A	PCS	M	M	M	1,3		
	FIRE ALARM/ZONE VALVES EXISTING WET ZONE LEVEL 1		120V	1	1P-15A							
	FIRE ALARM/ZONE VALVES EXISTING DRY ZONE LEVEL 1		120V	1	1P-15A							
	FIRE ALARM/ZONE VALVES NEW WET ZONE		120V	1	1P-15A							
FM	FLOW METERS		120V	1	1P-15A							
FS	FLOW SWITCHES		120V	1	1P-15A							
TEMPORARY CHEMICAL ROOM EQUIPMENT												
CEM CONTROLLERS	CHEM CONTROLLERS	FRAC	120V	1	1P-15A							
AGITATOR	AGITATOR	1HP	120V	1	1P-40A							
INJECTION PUMPS	INJECTION PUMPS	FRAC	120V	1	1P-15A							
CHEMICAL LOOP PUMPS	CHEMICAL LOOP PUMPS	3HP	208V	3	3P-25A							
BULK FEED PUMP	BULK FEED PUMP	2HP	120V	1	1P-60A							
CHLORINE FEED PUMP	CHLORINE FEED PUMPS	1HP	120V	1	1P-40A							
ACID TRANSFER PUMP	ACID TRANSFER PUMP	1HP	120V	1	1P-40A							
CL2 ROOM FAN	M.K PLASTICS CL2 ROOM FAN	1/2HP	120V	1	1P-20A							
PH ROOM FAN	M.K PLASTICS PH ROOM FAN	1/2HP	120V	1	1P-20A							
BASEBOARD HEATERS	BASEBOARD HEATERS	1.5KW	208V	3	3P-15A							

MECHANICAL EQUIPMENT SCHEDULE												
PROJECT NAME: STRATHCONA GARDENS REC-REATE												
PROJECT #: 18625.003												
MECH REFERENCE	DESCRIPTION	LOAD	VOLT	Ø	BREAKER	MOTOR STARTER/CONTROLLER				SCHEDULE NOTE		
						Type	S	I	C			
PP-101	LAP POOL CIRCULATION PUMP	20HP	600V	3	3P-50A	VFD	M	M	M	1,2		
PP-102	LAP POOL CIRCULATION PUMP	20HP	600V	3	3P-50A	VFD	M	M	M	1,2		
PP-201	LEISURE POOL CIRCULATION PUMP	20HP	600V	3	3P-50A	VFD	M	M	M	1,2		
PP-202	LEISURE POOL CIRCULATION PUMP	20HP	600V	3	3P-50A	VFD	M	M	M	1,2		
PP-301	WELLNESS POOL CIRCULATION PUMP	20HP	600V	3	3P-50A	VFD	M	M	M	1,2		
PP-302	WELLNESS POOL CIRCULATION PUMP	20HP	600V	3	3P-50A	VFD	M	M	M	1,2		
PP-401	HOT POOL CIRCULATION PUMP	40HP	600V	3	3P-100A	VFD	M	M	M	1,2		
PP-402	HOT POOL HYDRO-JET PUMP	40HP	600V	3	3P-100A	VFD	M	M	M	1,2		
PP-210	HA-001 - LAZY RIVER JETS	30HP	600V	3	3P-80A	VFD	M	M	M	1,2		
PP-211	WF-009 WATERSLIDE	25HP	600V	3	3P-70A	VFD	M	M	M	1,2		
PP-212	WF-001	5HP	600V	3	3P-15A	VFD	M	M	M	1,2		
PP-213	WF-002, WF-004, WF-006, WF-007	2HP	208V	1	2P-25A	VFD	M	M	M	1,2		
PP-214	WF-005	5HP	600V	3	3P-15A	VFD	M	M	M	1,2		
PP-215	WF-008	5HP	600V	3	3P-15A	VFD	M	M	M	1,2		
PP-216	WF-009	5HP	600V	3	3P-15A	VFD	M	M	M	1,2		
PP-120	LAP POOL CL2 PUMP	3HP	208V	1	2P-40A	HOA	M	M	E	1,2,5		
PP-220	LEISURE POOL CL2 PUMP	1HP	208V	1	2P-20A	HOA	M	M	E	1,2,5		
PP-320	WELLNESS POOL CL2 PUMP	1HP	208V	1	2P-20A	HOA	M	M	E	1,2,5		
PP-420	HOT POOL CL2 PUMP	1HP	208V	1	2P-20A	HOA	M	M	E	1,2,5		
PP-121	LAP POOL ACID PUMP	FRAC	120V	1	1P-15A	HOA	E	E	E	1,2		
PP-221	LEISURE POOL ACID PUMP	FRAC	120V	1	1P-15A	HOA	E	E	E	1,2		
PP-321	WELLNESS POOL ACID PUMP	FRAC	120V	1	1P-15A	HOA	E	E	E	1,2		
PP-421	HOT POOL ACID PUMP	FRAC	120V	1	1P-15A	HOA	E	E	E	1,2		
PP-122	LAP POOL CHEMICAL LOOP PUMP	2HP	208V	3	3P-15A	HOA	E	E	E	1,2		
PP-222	LEISURE POOL CHEMICAL LOOP PUMP	2HP	208V	3	3P-15A	HOA	E	E	E	1,2		
PP-322	WELLNESS POOL CHEMICAL LOOP PUMP	2HP	208V	3	3P-15A	HOA	E	E	E	1,2		
PP-422	HOT POOL CHEMICAL LOOP PUMP	2HP	208V	3	3P-15A	HOA	E	E	E	1,2		
PP-123	LAP POOL CHEMICAL SAMPLE CIRCULATOR	FRAC	120V	1	1P-15A	HOA	E	E	E	1,2		
PP-223	LEISURE POOL CHEMICAL SAMPLE CIRCULATOR	FRAC	120V	1	1P-15A	HOA	E	E	E	1,2		
PP-323	WELLNESS POOL CHEMICAL SAMPLE CIRCULATOR	FRAC	120V	1	1P-15A	HOA	E	E	E	1,2		
PP-423	HOT POOL CHEMICAL SAMPLE CIRCULATOR	FRAC	120V	1	1P-15A	HOA	E	E	E	1,2		
PP-124	LAP POOL CHEMICAL EXCHANGER CIRCULATOR	4HP	600V	3	3P-15A	VFD	M	M	M	1,2		
PP-224	LEISURE POOL HEAT EXCHANGER CIRCULATOR	2HP	208V	3	3P-15A	VFD	M	M	M	1,2		



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RFI RESPONSE

PROJECT NAME: 18625.003 Strathcona Gardens Rec-Reate

PRIME CONSULTANT: HCMA Architecture and Design ATTENTION: Adam Fawkes, Alex Robinson

CONTRACTOR RFI No.: TQ8

PROJECT No.: 18625.003.E DATE: 2024-03-26

REVIEWED BY: Greg Johnson

Request for Information Responses are issued only for the purpose of recording any clarification or interpretation of the contract documents, or giving direction on problems resulting from field conditions. These instructions are subject to the provisions of the contract documents and unless stated herein and specifically authorized by the client, will not affect the contract. Should the contractor require a change in the contract price, or project schedule, he/she shall submit to the architect an itemized proposal before proceeding. If the proposal is accepted by the client, this RFI Response will be superseded by a Change Order.

In response to the above noted RFI we offer the following:

1. We discussed this with the building electrical FSR. There was testing performed on the board and It was determined that the bus bar did not require replacement as it was a cosmetic issue rather than a structural one.

END OF RFI RESPONSE

SMITH + ANDERSEN

Greg Johnson, EIT.
Senior Electrical Designer

RFI RESPONSE

PROJECT NAME: 18625.003 Strathcona Gardens Rec-Reate

PRIME CONSULTANT: HCMA Architecture and Design ATTENTION: Adam Fawkes, Alex Robinson

CONTRACTOR RFI No.: TQ19

PROJECT No.: 18625.003.E DATE: 2024-03-26

REVIEWED BY: Greg Johnson

Request for Information Responses are issued only for the purpose of recording any clarification or interpretation of the contract documents, or giving direction on problems resulting from field conditions. These instructions are subject to the provisions of the contract documents and unless stated herein and specifically authorized by the client, will not affect the contract. Should the contractor require a change in the contract price, or project schedule, he/she shall submit to the architect an itemized proposal before proceeding. If the proposal is accepted by the client, this RFI Response will be superseded by a Change Order.

In response to the above noted RFI we offer the following:

1. SPD is only required on switchboard GG, panels have been revised in Addendum E-02.
2. As per general Note 2, VFD's are supplied by mech, scope has been updated in Addendum E-02 to match for Pumps 124, 224, 324, and 424.
3. Power system study is required prior to shop drawing approval. If things change and the study needs to be updated then it can be factored into the change notice costing if the PSS engineer is asking for an extra to update their study.
4. Revit modeling is not required, EC is responsible for maintaining prints or equal on site with as-built information.
5. Final as-built drawings shall be done in Revit per the as-built specification. S+A is able to transfer marked up as built information into Revit for \$400 per sheet.
6. Bx is acceptable for final equipment connections, lighting drops, and receptacles within concealed areas and mechanical space. BX must be tidy.
7. New lighting control system will be standalone from the existing control system.
8. PF-202 is located next to PF-201 within the Basement Mechanical space, equipment tag was previously F-201 – this was updated to PF-202 in addendum E-02.
9. F-201 is PF-202. P-119 has been added to the mechanical schedule. DHWT-1 and DHWT-2 do not require an electrical connection and have been removed. All updates captured in addendum E-02.



10. Loose starters and VFD's shall be located next to the equipment they are serving on an adjacent wall or strut structure, final locations shall be coordinated on site to suit the mechanical equipment layout.

END OF RFI RESPONSE

SMITH + ANDERSEN

Greg Johnson, EIT.
Senior Electrical Designer



300 – 6400 Roberts St., Burnaby BC V5G 4C9
t 604 294 8414 smithandandersen.com

RFI RESPONSE

PROJECT NAME: 18625.003 Strathcona Gardens Rec-Reate

PRIME CONSULTANT: HCMA Architecture and Design ATTENTION: Adam Fawkes, Alex Robinson

CONTRACTOR RFI No.: TQ26

PROJECT NO.: 18625.003.E DATE: 2024-03-26

REVIEWED BY: Greg Johnson

Request for Information Responses are issued only for the purpose of recording any clarification or interpretation of the contract documents, or giving direction on problems resulting from field conditions. These instructions are subject to the provisions of the contract documents and unless stated herein and specifically authorized by the client, will not affect the contract. Should the contractor require a change in the contract price, or project schedule, he/she shall submit to the architect an itemized proposal before proceeding. If the proposal is accepted by the client, this RFI Response will be superseded by a Change Order.

In response to the above noted RFI we offer the following:

1. S+A Elec: Bx is acceptable for final equipment connections, lighting drops, and receptacles within concealed areas and mechanical space. BX must be tidy.
2. S+A Elec: Note 3 has been removed, control system to be completed by mechanical.

END OF RFI RESPONSE

Yours truly,

SMITH + ANDERSEN

Greg Johnson, EIT.
Senior Electrical Designer



300 – 6400 Roberts St., Burnaby BC V5G 4C9
t 604 294 8414 smithandandersen.com

RFI RESPONSE

PROJECT NAME: 18625.003 Strathcona Gardens Rec-Reate

PRIME CONSULTANT: HCMA Architecture and Design ATTENTION: Adam Fawkes, Alex Robinson

CONTRACTOR RFI No.: TQ48

PROJECT No.: 18625.003.E DATE: 2024-03-26

REVIEWED BY: Greg Johnson

Request for Information Responses are issued only for the purpose of recording any clarification or interpretation of the contract documents, or giving direction on problems resulting from field conditions. These instructions are subject to the provisions of the contract documents and unless stated herein and specifically authorized by the client, will not affect the contract. Should the contractor require a change in the contract price, or project schedule, he/she shall submit to the architect an itemized proposal before proceeding. If the proposal is accepted by the client, this RFI Response will be superseded by a Change Order.

In response to the above noted RFI we offer the following:

1. (RFI TQ48 Question #2) - Electrical connection has been added and captured in addendum E-02.
2. (RFI TQ48 Question #5) - Electrical contractor to coordinate painting requirements with general contractor.

END OF RFI RESPONSE

SMITH + ANDERSEN

Greg Johnson, EIT.
Senior Electrical Designer

The following addendum supersedes information contained in drawings and specifications issued for the project to the extent referenced. This Addendum forms part of the Tender Documents and is subject to all of the conditions set out in the contract conditions.

1. DRAWINGS – MECHANICAL

1.1 Drawing No. M001 – Mechanical Equipment Motorlist

- .1 Revise:
 - .1 Cooling Tower equipment load to MCA 30.24.

1.2 Drawing No. M004 – Mechanical Equipment Schedules II

- .1 Revise:
 - .1 Cooling Tower schedule – refer to attached for updated schedule.

1.3 Drawing No. M005 – Mechanical Equipment Schedules II

- .1 Revise:
 - .1 Pool Heat Exchanger schedule – refer to attached updated schedule

1.4 Drawing No. M600 – Schematics - HVAC

- .1 Revise:
 - .1 Refer to attached Hydronic schematic for revisions.

END OF MECHANICAL ADDENDUM NO. 4

Yours very truly,

The AME Consulting Group Ltd.



Angela Robinson, P.Eng., LEED Green Assoc.

Associate - Nanaimo, BC

Attachment(s): M600

Cooling Tower schedule, Pool Heat Exchanger schedule

**PROFESSIONAL'S SEAL &
SIGNATURE**

COOLING TOWER SCHEDULE

EQUIPMENT TAG	DESCRIPTION	SERVICE	MANUFACTURER	MODEL NO.	LxWxH (M)	OPERATING WT. (KG)	FLOW (LPM)	Clg Load (KW)	FLUID P. DROP (KPA)	FLUID TYPE	GLYCOL CON (%)	TEMPERATURES (DEG C)			FAN MOTOR	NOTES	
												INLET AIR (DEG C WB)	EWT (DWG C)	LWT (DWG C)	AIR FLOW (LPS)		MOTOR (HP)
CT-201	COOLING TOWER	OUTDOOR	GUNTNER	GFD 090.2A2X25/6sA-E257H/04P.M	6.5 X 2.5 X 2.82	5720	1950	688	58.9	HYDRONIC	25	18.3	32.0	27.0	69098	31.7	ALL

- NOTES:
- 1 PROVIDE FLOAT TYPE WATER LEVEL CONTROL
 - 2 PROVIDE MANUFACTURER STRUCTURAL STEEL SUPPORT AS REQUIRED
 - 3 PROVIDE VARIABLE SPEED DRIVE ON FAN MOTOR.
 - 4 STAINLESS STEEL CONSTRUCTION OPTION.
 - 5 VIBRATION ISOLATION (AS PER SPECIFICATIONS).
 - 6 REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.

POOL HEAT EXCHANGER SCHEDULE

EQUIPMENT TAG	LOCATION	SERVICE	MFG	TYPE	MODEL	HEAT TRANSFER HEAT UP (KW)	HEAT TRANSFER EVAP (KW)	SOURCE SIDE (HOT SIDE)				LOAD SIDE (COLD SIDE)				NOTES		
								FLUID	EWT (DEG C)	MAX LWT (DEG C)	FLOW (LPS)	MAX PRESS. DROP (KPA)	FLUID	EWT (DEG C)	LWT (DEG C)		FLOW (LPS)	MAX PRESS. DROP (KPA)
PHE-101 Heat Up	BASEMENT MECH ROOM	LAP POOL	ALFA LAVAL	PLATE AND FRAME	AQ4T-MFG	542.0 (1850 MBH)		25% GLYCOL	60 (140 dF)	48.8 (120 dF)	11.8 (185.8 gpm)	20 (7 ft)	POOL WATER	23.9 (75 dF)	35 (95dF)	187.8	20 (7 ft)	ALL
PHE-101 Evap							87.9 (300 MBH)		46.1 (115 dF)	37.8 (100 dF)	2.5 (40.4 gpm)	20 (7 ft)		29.4 (85 dF)	35 (95dF)	60.31	20 (7 ft)	
PHE-201 Heat Up	BASEMENT MECH ROOM	LEISURE POOL	ARMSTRONG	PLATE AND FRAME	AQ2T-PFG	197.8 (675 MBH)		25% GLYCOL	60 (140 dF)	48.8 (120 dF)	4.3 (68.5 gpm)	20 (7 ft)	POOL WATER	37.8 (82 dF)	38.8 (102 dF)	67.9	20 (7 ft)	ALL
PHE-201 Evap							86.4 (295 MBH)		46.1 (115 dF)	40.5 (105 dF)	3.8 (59.6 gpm)	20 (7 ft)		33.3 (92dF)	38.8 (102 dF)	59.4	20 (7 ft)	
PHE-301 Heat Up	BASEMENT MECH ROOM	WELLNESS POOL	ARMSTRONG	PLATE AND FRAME	AQ4T-MFG	937.6 (3200 MBH)		25% GLYCOL	60 (140 dF)	48.8 (120 dF)	20.5 (324.6 gpm)	20 (7 ft)	POOL WATER	32.2 (90 dF)	43.3 (110 dF)	322.2	20 (7 ft)	ALL
PHE-301 Evap							62.1 (211 MBH)		46.1 (115 dF)	41.6 (106.9 dF)	3.3 (52.5 gpm)	20 (7 ft)		37.7 (100dF)	38.9 (108.2 dF)	52.4	20 (7 ft)	
PHE-401 Heat Up	BASEMENT MECH ROOM	HOT POOL	ARMSTRONG	PLATE AND FRAME	AQ2T-BFG	439.5 (1500 MBH)		25% GLYCOL	60 (140 dF)	48.8 (120 dF)	9.6 (152.24 gpm)	20 (7 ft)	POOL WATER	34.4 (94 dF)	45.5 (114 dF)	151.0	20 (7 ft)	ALL
PHE-401 Evap							73.2 (250 MBH)		47.2 (117 dF)	41.7 (107 dF)	3.2 (50.5 gpm)	20 (7 ft)		40 (104dF)	45.5 (114 dF)	50.5	20 (7 ft)	

NOTES: 1. PROVIDE SELECTIONS THAT ALLOW MINIMUM 15% ADDITIONAL CAPACITY BY ADDING PLATES
 2. MATERIALS TO BE SUITABLE FOR CHLORINATED POOL AND SPA WATER
 3. EPDM OR VITON GASKETS
 4. 316 SS PLATE AND ROD MATERIALS
 5. 316L FLANGED CONNECTIONS ON INLET AND OUTLETS

Seal

Consultants

A M E Group
consulting mechanical engineers

VANCOUVER T 604-684-9911 F 604-684-9912
 VICTORIA T 250-382-6650 F 250-382-6651
 EDMONTON T 780-453-2333 F 780-453-2334
 CALGARY T 403-243-1941 F 403-243-1942

Key plan



Issued for

- | | | |
|---|------------|--------------------------------------|
| 1 | 2022-08-15 | ISSUED FOR TENDER |
| 2 | 2023-05-24 | ISSUED FOR BUILDING PERMIT |
| 3 | 2024-01-30 | ISSUED FOR BUILDING PERMIT - REVISED |
| 4 | 2024-02-14 | ISSUED FOR TENDER |
| 8 | 2024-03-27 | ISSUED FOR ADDENDUM #4 |

Project title
STRATHCONA GARDENS REC-REATE

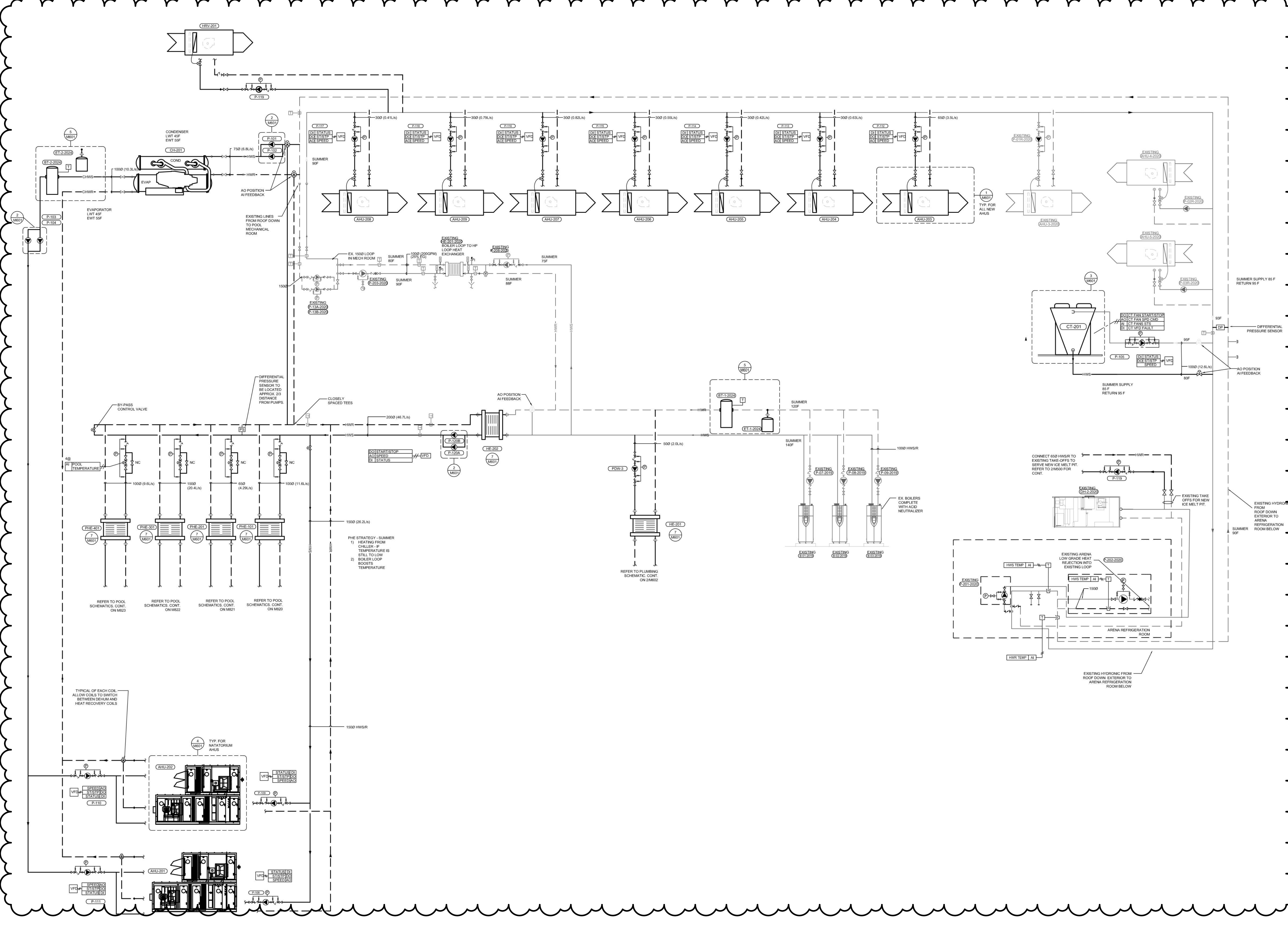
Client
STRATHCONA REGIONAL DISTRICT

Site address
225 S DOGWOOD ST.
CAMPBELL RIVER
BC V9Z 8C8

Sheet title
SCHEMATICS - HVAC

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Revision number 8

M600



TENDER ADDENDUM #4

This Addendum is issued prior to closing of bids to provide revisions, clarifications, and additions to the work.

This addendum revises the Tender Documents for Strathcona Gardens REC-REATE issued for tender February 2, 2024.

The following revisions supersede the information contained in the original Specifications and Drawings to the extent referenced and shall become a part thereof. No adjustment to the Contract Price will be considered or allowed due to the Contractor not being familiar with this Addendum.

Table of contents

1.	Architectural Addendum #4	19 pages
2.	Mechanical Addendum #4	4 pages
3.	Electrical Addendum #3	3 pages
	TOTAL	26 pages