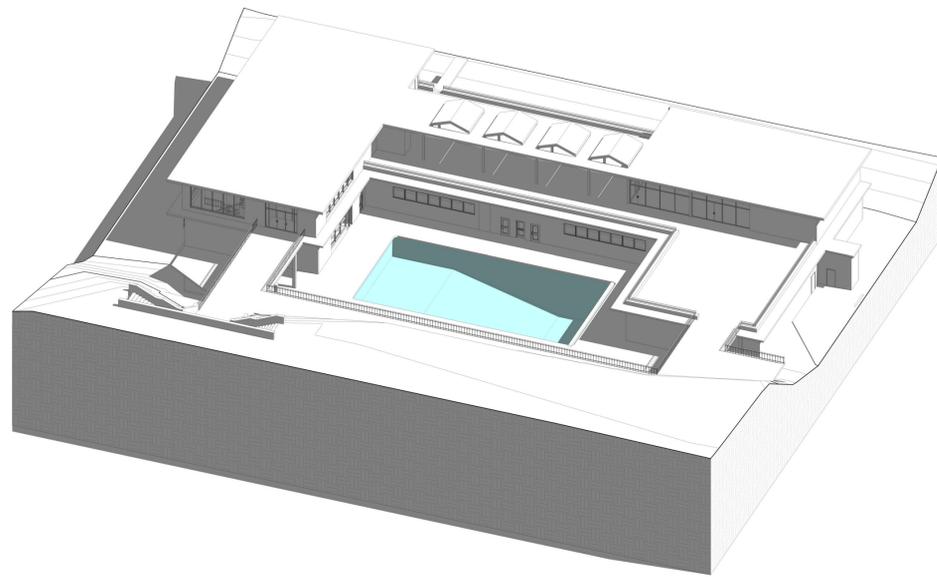


RADIUM HOT SPRINGS FACILITY DOOR AND WINDOW RENOVATIONS

ISSUED FOR TENDER - ADDENDUM 1
2021-06-10



ARCHITECTURAL

COVER ARCHITECTURAL COLLABORATIVE INC.
1-96 BAKER ST.
NELSON, BC V1L 4G9
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DRAWING LIST

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CONSULTANTS

CLIENT

Parks Canada Agency

REVISIONS

No.	Date	Description
01	2021-01-04	99% IFC
02	2021-03-16	99% IFC 2
03	2021-05-11	IFT
04	2021-06-10	ADDENDUM 1

Radium Hot Springs Doors and Windows Renovation

ADDRESS

5420 BC-93, Radium Hot Springs

PROJECT

19063, FII 705

DATE

2021-06-10

SHEET

Cover Page

A000

NATIONAL BUILDING CODE REVIEW

PROJECT INFORMATION

Address: 5420 BC-93, Radium Hot Springs, BC V0A 1M0
 Building Area approx:
 • Existing: 1533m²
 • New:
 • Total: 1533m²
 Building Height: 2 Storeys
 Sprinklers: Yes
 Streets: 1
 Major Occupancies: Group A, Division 2
 Group E
 Occupant Load:
 Basement Level:
 Use: Storage
 Area req'd per person: 46
 Area: 1740.16 m²
 Occupant Load: 37.8
 Ground Level:
 Use: Mercantile Use, Change rooms
 Area req'd per person: 3.7
 Area: 1391 m²
 Occupant Load: 375.9
 Massage Rooms Ground Level:
 Use: Space with fixed seats
 Area req'd per person: -
 Area: -
 Occupant Load: 2 per room x 8 = 16
 Second Level:
 Use: Mercantile Use, Lobby
 Area req'd per person: 3.7
 Area: 429.3 m²
 Occupant Load: 116
 Offices, Second Level:
 Use: Office
 Area req'd per person: 9.3
 Area: 39.5 m²
 Occupant Load: 4.2
 Second Level Cafe/Kitchen:
 Use: Dining, Beverage and cafeteria space
 Area req'd per person: 1.2m
 Area: 276.34 m²
 Occupant Load: 230.37
 Total Occupant Load: 779.9

Division A

1.1.1.1. Application of this Code
 1) This Code applies to the design, construction and occupancy of all new buildings, and the alteration, reconstruction, demolition, removal, relocation and occupancy of all existing buildings.

1.3.3.2. Application of Parts 3, 4, 5, and 6
 1) Parts 3, 4, 5, and 6 of Division B apply to all buildings described in Article 1.1.1.1. and
 b) used for major occupancies classified as
 i) Group A, assembly occupancies,

3.1.3.1. Separation of Major Occupancies
 Group A-2 and Group E = 2h

3.2.2.8. Exceptions for Major Occupancies
 1) In a building in which the aggregate area of all major occupancies in a particular Group or Division is not more than 10% of the floor area of the storey in which they are located, these major occupancies need not be considered as major occupancies for the purposes of this Subsection, provided they are not classified as Group F, Division 1 or 2 occupancies.

3.2.2.26. Group A, Division 2, up to 2 Storeys, Increased Area, Sprinklered
 1) A building classified as Group A, Division 2 is permitted to conform to Sentence (2) provided
 a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the building is sprinklered throughout,
 b) it is not more than 2 storeys in building height, and
 c) it has a building area not more than
 i) 2 400 m² if 2 storeys in building height,
 2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and
 a) floor assemblies shall be fire separations and, if of combustible construction, shall have a fire-resistance rating not less than 45 min,
 b) mezzanines shall have, if of combustible construction, a fire-resistance rating not less than 45 min, and
 c) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
 i) have a fire-resistance rating not less than 45 min, or
 ii) be of noncombustible construction.

3.2.4.1. Determination of Requirement for a Fire Alarm System
 1) A fire alarm system shall be installed in buildings in which an automatic sprinkler system is required by this Part.

3.2.5.8. Standpipe Systems
 Not required. Only two storeys, below 14m between grade roof height and does not exceed 2000m² in Building Area.

3.3.1.13. Doors and Door Hardware
 1) Except in locations described in Subclauses (1)(d)(i) and (ii), in doorways, where the threshold is not flush with the floor, the threshold shall be not more than 13 mm higher than the finished floor surface, and where it is higher than 6 mm, shall be beveled to a slope no steeper than 1 in 2.

SECTION 3.4 EXITS

3.4.2. Number and Location of Exits from Floor Areas

3.4.2.1. Minimum Number of Exits
 1) Except as permitted by Sentences (2) to (4), every floor area intended for occupancy shall be served by at least 2 exits.

3.4.2.5. Location of Exits
 1) Except as permitted by Sentences (2) and 3.3.2.5.(6), if more than one exit is required from a floor area, the exits shall be located so that the travel distance to at least one exit shall be not more than
 c) 45 m in a floor area that contains an occupancy other than a high-hazard industrial occupancy, provided it is sprinklered throughout,

SECTION 3.8 ACCESSIBILITY

3.8.2.2. Entrances

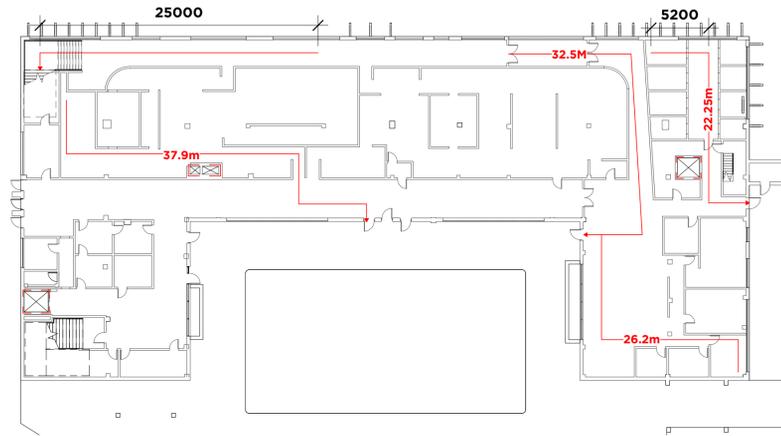
2) A suite of assembly occupancy, business and personal services occupancy or mercantile occupancy that is located in the first storey of a building, or in a storey to which an accessible path of travel is provided, and that is completely separated from the remainder of the building so that there is no access to the remainder of the building, shall have at least one accessible entrance.
 4) At an accessible entrance that includes more than one doorway, only one of the doorways is required to be designed in accordance with Subsection 3.8.3.

3.8.2.7. Power Door Operators

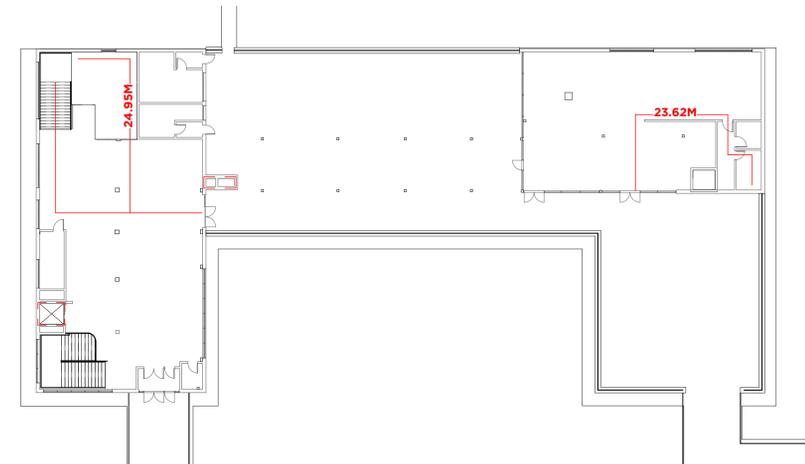
1) Except as provided in Sentences (2) and (3), every door that provides an accessible path of travel through an entrance referred to in Article 3.8.2.2., including the interior doors of a vestibule where provided, shall be equipped with a power door operator that complies with Subsection 3.8.3. and allows persons to activate the opening of the door in the intended direction of travel, where the entrance serves
 c) a building of assembly, care, business and personal service or mercantile major occupancy more than 500 m² in building area.
 3) Only the active leaf in a multiple leaf door in an accessible path of travel need conform to the requirements of this Article

3.8.3.6. Doorways and Doors

2) Every doorway that is located in an accessible path of travel shall have a clear width not less than 850 mm.
 6) Power operated doors operators required by Sentence 3.8.2.7.(1) shall
 a) have operators that activate automatically or through the use of controls that
 i) are located in an accessible path of travel,
 ii) are marked with the International Symbol of Access,
 iii) are located clear of the door swing and not less than 600 mm and no more than 1 500 mm from that door swing,
 iv) comply with Subclause 3.8.3.8.(1)(b),
 v) are operable from a height between 150 mm and 300 mm as well as between 900 mm and 1 100 mm above the floor, and
 vi) are operable by touching or approaching any part of their surface with a fist, arm or foot, and
 b) unless equipped with safety sensors, have operators that
 i) fully open the door in not less than 3 s, and
 ii) require a force not more than 65 N to stop movement of the door, and
 c) have a clear and level space extending the height of the doorway and not less than 1 100 mm long by the width of the door assembly on both sides of the assembly plus the arc of the door swing on any side into which the door swings. (See Note A-3.8.3.6.(6) and (7).)



1 Ground Level Travel Distance
1 : 300



2 Second Level Travel Distance
1 : 300

GENERAL CONSTRUCTION NOTES

- THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE DRAWINGS, SPECIFICATIONS, AND FINISHES SCHEDULE
- CONFIRM ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- ALL LABOUR, MATERIALS, AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE OF CANADA 2015 EDITION (NBCC) AND ALL OTHER APPLICABLE CODES, STANDARDS AND BY-LAWS.
- ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF STUDS, OR TO GRIDLINE UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS MUST BE FIELD MEASURED ON SITE AND SHOWN ON SHOP DRAWINGS. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO CARRYING OUT WORK.
- IF ADJUSTMENTS ARE REQUIRED, ADVISE THE DEPARTMENT REPRESENTATIVE PRIOR TO CARRYING OUT WORK.
- ALL AREAS ADJACENT TO AREA OF WORK ARE TO BE CONSIDERED OCCUPIED. WORK THAT IMPAIRS CORRIDOR ACCESS IS TO BE COORDINATED IN ONE WEEK ADVANCE WITH DEPARTMENT REPRESENTATIVE.
- PATCH AND MAKE GOOD ALL DAMAGED FINISHES & STRUCTURE (WALL, FLOOR, & CEILING) WHICH WERE A RESULT FROM DEMOLITION OR CONSTRUCTION. RETAIN THE ORIGINAL HERITAGE APPEARANCE WHERE NOTED.
- COORDINATE WITH DEPARTMENT REPRESENTATIVE THE REMOVAL OF ALL EQUIPMENTS, AND SUPPLIES PRIOR TO CONSTRUCTION.
- SCOPE OF WORK INCLUDES AREAS WITH ASBESTOS OR OTHER HAZARDOUS MATERIALS. TAKE ALL THE PRECAUTIONS OUTLINED BY WORKSAFE BC WHILE PROCEEDING WITH WORK. REFER TO THE HAZMAT REPORT FOR SPECIFIC AREAS THAT REQUIRE PRECAUTIONS.
- PROVIDE SOLID BLOCKING AS REQUIRED IN PARTITION WALLS TO SUPPORT SHELVING, HANGER RODS, MILLWORK, SINKS, ACCESSORIES AND OTHER ITEMS THAT ARE PART OF THIS CONTRACT OR PROVIDED BY OTHERS.
- REFER TO THE SPECIFICATIONS FOR DETAILS AROUND ALTERNATE PRICES AND CASH ALLOWANCES.
- WHERE NECESSARY, SUBFLOOR SHEATHING AND SUPPORTS ARE TO BE MADE LEVEL PRIOR TO ANY FLOORING INSTALLATION.

GENERAL DEMOLITION NOTES

- DEMOLISH, SALVAGE, REUSE AND/OR DISPOSE OF PRODUCTS AS INDICATED ON DRAWINGS.
- MINIMIZE, TO THE GREATEST EXTENT POSSIBLE, DAMAGE TO ADJACENT SURFACES DURING DEMOLITION.
- ALL CUTTING AND PATCHING WORK SHALL BE DONE IN A MANNER TO RECEIVE NEW WORK AND FINISHES.
- SALVAGED MATERIALS BECOME THE PROPERTY OF THE OWNER UNLESS NOTED OTHERWISE.
- CONFIRM LOCATIONS OF ALL MECHANICAL AND ELECTRICAL SERVICES PRIOR TO DEMOLITION. MECHANICAL AND ELECTRICAL ELEMENTS SERVING OTHER FLOORS ARE TO REMAIN UNLESS NOTED OTHERWISE.
- LEVEL AND PATCH DAMAGE TO SUBFLOORS CAUSED BY REMOVAL OF FLOOR FINISHES. REPAIR AND REPLACE FLOOR FINISHES AS REQUIRED.
- GENTLY CLEAN EXISTING DOOR AND DOOR FRAMES WHILE MAINTAINING THE HERITAGE APPEARANCE AFTER DEMOLITION AS INDICATED ON DRAWINGS.
- SALVAGE ONE COMPLETE SAMPLE OF ORIGINAL STEEL WINDOW AFTER DEMOLITION FOR FUTURE REFERENCE. SAMPLE SHOULD INCLUDE ALL COMPONENTS AND EXAMPLES OF THE VARIOUS CONDITIONS (HEAD, SILL, JAMB, HORIZONTAL MUNTIN AND VERTICAL MUNTIN).



ARCHITECTURE

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CLIENT

Parks Canada Agency

REVISIONS

No. Date Description

01 2021-01-04 99% IFC

02 2021-03-16 99% IFC 2

03 2021-05-11 IFT

Radium Hot Springs Doors and Windows Renovation

ADDRESS

5420 BC-93, Radium Hot Springs

PROJECT

19063, FII 705

DATE

2021-06-10

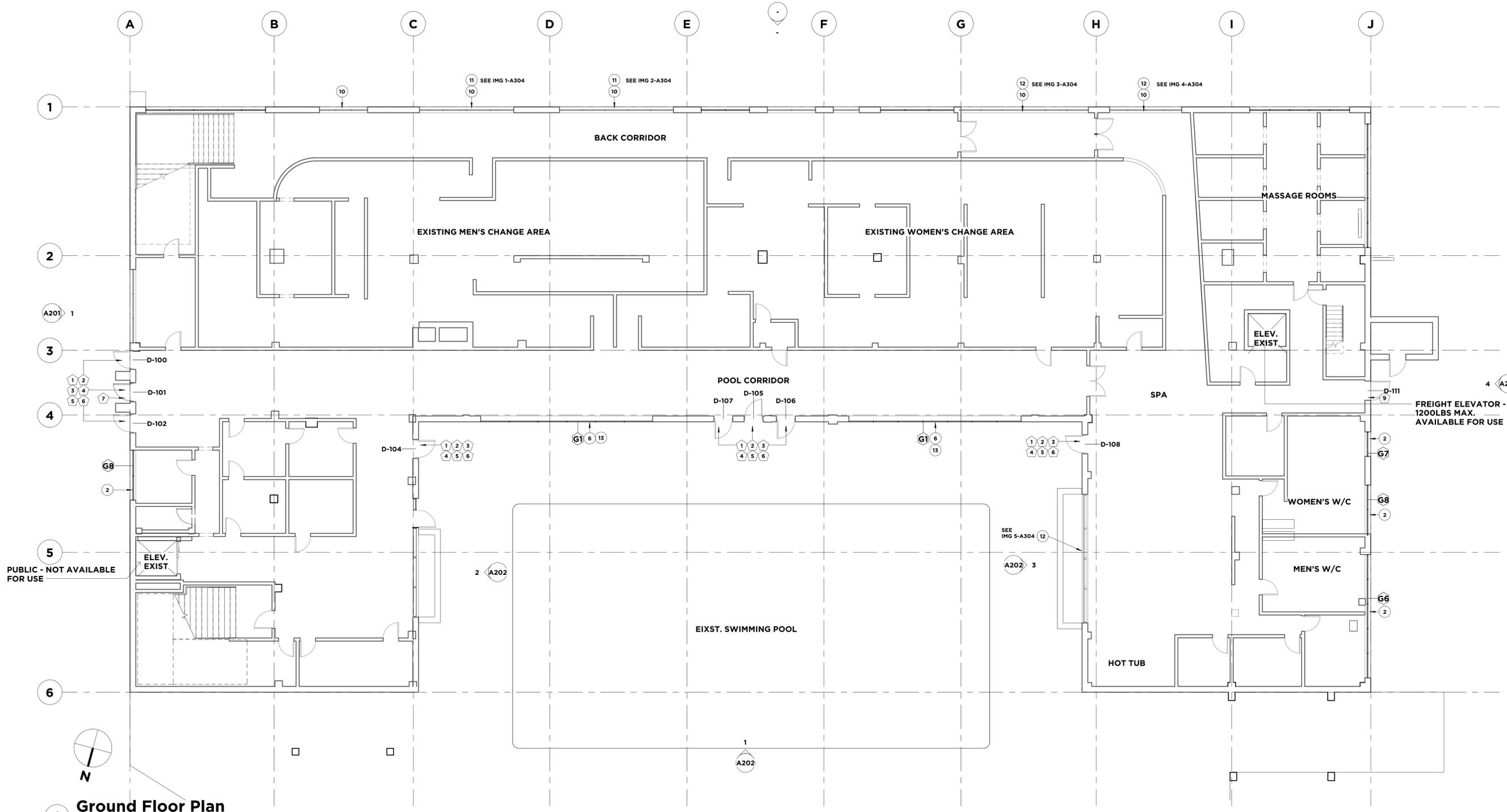
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Code Review & General Notes

A001

REVISIONS

No.	Date	Description
01	2021-01-04	99% IFC
02	2021-03-16	99% IFC 2
03	2021-05-11	IFT
04	2021-06-10	ADDENDUM 1



1 Ground Floor Plan
1:100

G# WINDOW TAG, REFER TO A301.

Door Construction Note	
Number	Note Text
1	INSTALL CONTINUOUS CAULKING AROUND THE DOOR FRAME.
2	REPAIR DAMAGED DOOR FRAME. FILL HOLES WITH EPOXY, SAND, AND MATCH FINISH WITH EXISTING DOOR FRAME. USE BROFIX ALUMINUM FROM BRODI SPECIALTY PRODUCT OR APPROVED EQUIVALENT PRODUCT TO FIX HOLES IN ALUMINUM
3	INSTALL NEW SURFACE MOUNTED DOOR CLOSER THAT FITS ONTO THE EXISTING DOOR FRAME.
4	INSTALL NEW DOOR THRESHOLD. REPAIR AFFECTED AREAS PRIOR TO INSTALLATION. FRAME NEW THRESHOLD TO MATCH THE DOOR FRAME PROFILE.
5	INSTALL NEW WEATHERSTRIP AROUND THE DOOR.
6	REPAIR DAMAGED DOOR. FILL HOLES WITH EPOXY, SAND, AND MATCH FINISH WITH EXISTING DOOR. USE BROFIX ALUMINUM FROM BRODI SPECIALTY PRODUCTS OR APPROVED EQUIVALENT PRODUCT TO FIX HOLES IN ALUMINUM.
7	REVERSE EXISTING DOOR. REFURBISH EXISTING DOOR AND FRAME TO 'ORIGINAL HISTORIC' APPEARANCE. SUBMIT REFURBISH PROCEDURE FOR REVIEW. INSTALL APPROPRIATE DOOR HARDWARE.
9	INSTALL NEW DOOR, FRAME, THRESHOLD, AND HARDWARE. ROUGH OPENING TO BE CONFIRMED ON SITE.
10	PROVIDE NEW DOORWAY TO ACCESSIBILITY STANDARDS OUTLINED IN NBC2015. INSTALL NEW CAULKING, THRESHOLD AND REPAIR EXISTING DOOR FRAME AND DOORS.
11	DESIGN NEW AUTOMATIC DOOR OPENER. CONTRACTOR TO DESIGN BUILD AN AUTOMATIC DOOR THAT CONFORMS TO NBC2015 STANDARDS. (SECTION 3.8.3.6.-6) CONNECT TO EXISTING CIRCUITRY

Window Construction Note	
Number	Note Text
2	INSTALL NEW ALUMINUM FRAME PRIVACY DOUBLE PANE GLAZING -TRANSLUCENT PANEL @ EXTERIOR PANE/CLEAR @ INTERIOR PANE. SEE TYP. DETAIL 1-A403, 2-A403, 3-A403
6	INSTALL NEW ALUMINUM FRAME CLEAR DOUBLE PANE GLAZING. INSTALL NEW DRYWALL AT THE CEILING. SEE DETAIL 7-A403
10	REMOVE AND REPLACE CAULKING IN EXISTING WINDOW
11	REPAIR DRYWALL AROUND EXISTING WINDOW
12	REMOVE AND REPLACE WEATHERSTRIPPING IN EXISTING WINDOW
13	RECONSTRUCT SURROUNDING WALLS AND CEILING AS REQUIRED WHERE DEMOLISHED DUE TO WATER DAMAGE. SEE 7-A403

**Radium Hot Springs
Doors and Windows
Renovation**

ADDRESS

5420 BC-93, Radium Hot Springs

PROJECT #

19063, F11 705

DATE

2021-06-10

SHEET
Ground Floor Plan

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REVISIONS

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01	2021-01-04	99% IFC
02	2021-03-16	99% IFC 2
03	2021-05-11	IFT
04	2021-06-10	ADDENDUM 1

**Radium Hot Springs
Doors and Windows
Renovation**

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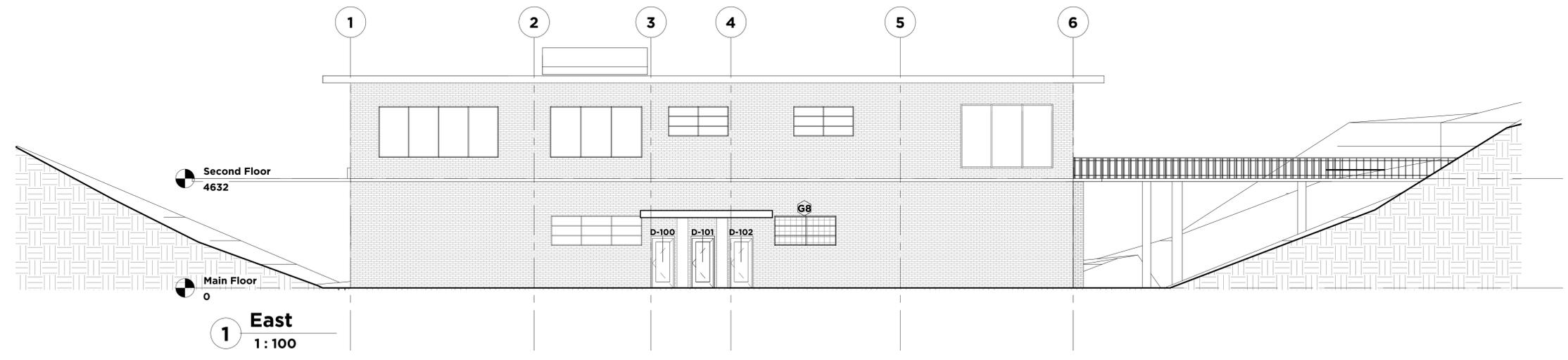
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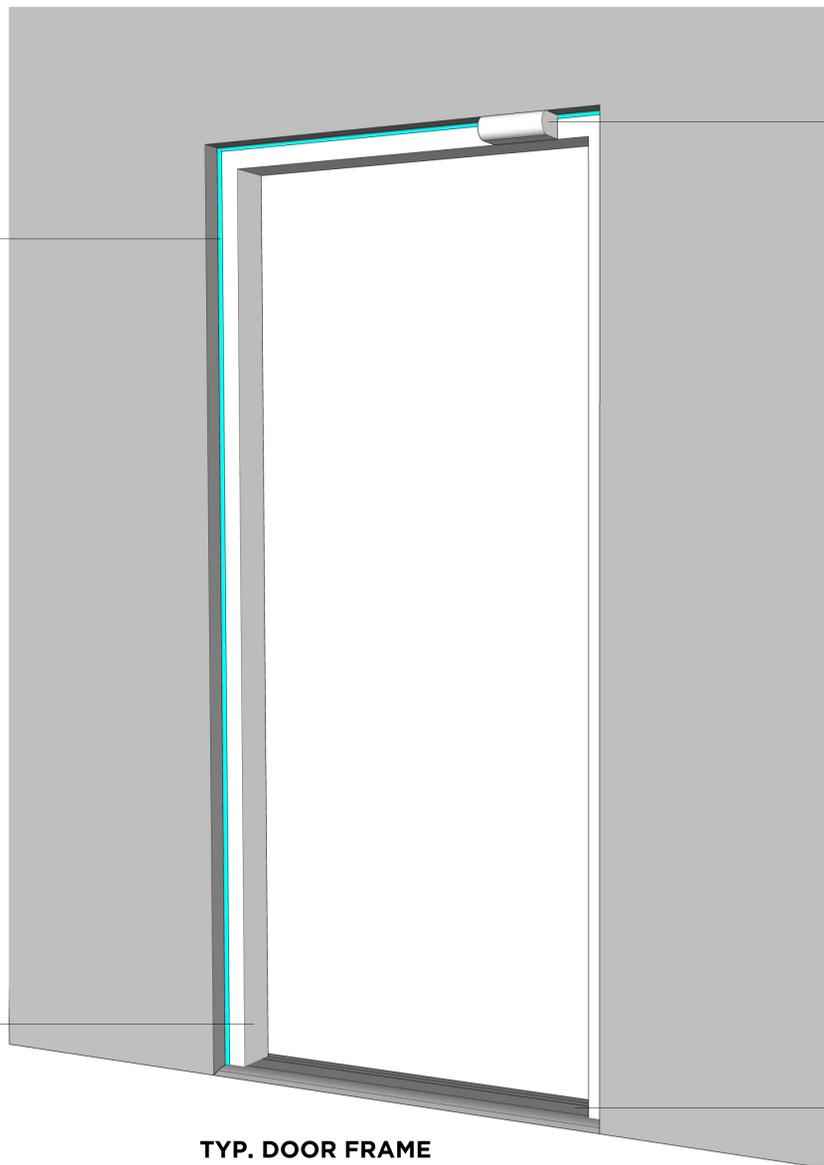
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Elevation



REVISIONS

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01	2021-01-04	99% IFC
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03	2021-05-11	IFT

TYP. EXISTING DOOR FRAME CONDITION



TYP. DOOR FRAME



Door Demolition Note	
Number	Note Text
0	CONTAINS HAZARDOUS MATERIAL. REFER TO THE REPORT PREPARED BY EHS FOR MORE DETAIL. PROCEED WITH DEMOLITION WITH WORKSAFE BC HEALTH REQUIREMENTS.
1	REMOVE EXISTING CAULKING. GENTLY CLEAN AND PREPARE SURFACES TO RECEIVE NEW CAULKING. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
2	RETAIN EXISTING DOOR FRAME. GENTLY CLEAN AND PREPARE SURFACES TO RECEIVE REPAIR ON DAMAGED DOOR FRAME. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
3	REMOVE EXISTING DOOR CLOSER. GENTLY CLEAN AND MAKE GOOD AFFECTED SURFACES TO RECEIVE NEW SURFACE MOUNTED DOOR CLOSER. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
4	REMOVE EXISTING DOOR THRESHOLD. GENTLY CLEAN AND PREPARE AFFECTED SURFACES TO RECEIVE NEW DOOR THRESHOLD. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
5	RETAIN EXISTING DOOR. REMOVE EXISTING WEATHERSTRIP AROUND THE DOOR. GENTLY CLEAN AND PREPARE AFFECTED SURFACES TO RECEIVE NEW WEATHERSTRIP. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
6	RETAIN EXISTING DOOR. GENTLY CLEAN AND PREPARE AFFECTED SURFACES TO RECEIVE REPAIR ON DAMAGES IN THE DOOR. SUBMIT REPAIR PROCEDURES TO CONSULTANT FOR REVIEW. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
7	RETAIN EXISTING DOOR. REVERSE EXISTING DOOR. REFURBISH EXISTING DOOR AND FRAME TO 'ORIGINAL HISTORIC' APPEARANCE.
8	EXISTING THRESHOLD HAS BEEN REMOVED. GENTLY CLEAN AND PREPARE SURFACES TO RECEIVE NEW DOOR THRESHOLD. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
9	REMOVE EXISTING DOOR AND FRAME. GENTLY CLEAN AND PREPARE SURFACES TO RECEIVE NEW DOOR, FRAME, THRESHOLD, AND HARDWARE.
10	REMOVE EXISTING AUTOMATIC DOOR OPENER. KEEP EXISTING CIRCUITRY FOR FUTURE NEW DOOR OPENER.

Door Construction Note	
Number	Note Text
1	INSTALL CONTINUOUS CAULKING AROUND THE DOOR FRAME.
2	REPAIR DAMAGED DOOR FRAME. FILL HOLES WITH EPOXY, SAND, AND MATCH FINISH WITH EXISTING DOOR FRAME. USE BROFIX ALUMINUM FROM BRODI SPECIALTY PRODUCT OR APPROVED EQUIVALENT PRODUCT TO FIX HOLES IN ALUMINUM
3	INSTALL NEW SURFACE MOUNTED DOOR CLOSER THAT FITS ONTO THE EXISTING DOOR FRAME.
4	INSTALL NEW DOOR THRESHOLD. REPAIR AFFECTED AREAS PRIOR TO INSTALLATION. FRAME NEW THRESHOLD TO MATCH THE DOOR FRAME PROFILE.
5	INSTALL NEW WEATHERSTRIP AROUND THE DOOR.
6	REPAIR DAMAGED DOOR. FILL HOLES WITH EPOXY, SAND, AND MATCH FINISH WITH EXISTING DOOR. USE BROFIX ALUMINUM FROM BRODI SPECIALTY PRODUCTS OR APPROVED EQUIVALENT PRODUCT TO FIX HOLES IN ALUMINUM.
7	REVERSE EXISTING DOOR. REFURBISH EXISTING DOOR AND FRAME TO 'ORIGINAL HISTORIC' APPEARANCE. SUBMIT REFURBISH PROCEDURE FOR REVIEW. INSTALL APPROPRIATE DOOR HARDWARE.
9	INSTALL NEW DOOR, FRAME, THRESHOLD, AND HARDWARE. ROUGH OPENING TO BE CONFIRMED ON SITE.
10	PROVIDE NEW DOORWAY TO ACCESSIBILITY STANDARDS OUTLINED IN NBC2015. INSTALL NEW CAULKING, THRESHOLD AND REPAIR EXISTING DOOR FRAME AND DOORS.
11	DESIGN NEW AUTOMATIC DOOR OPENER. CONTRACTOR TO DESIGN BUILD AN AUTOMATIC DOOR THAT CONFORMS TO NBC2015 STANDARDS. (SECTION 3.8.3.6.-6) CONNECT TO EXISTING CIRCUITRY

Radium Hot Springs Doors and Windows Renovation

ADDRESS

5420 BC-93, Radium Hot Springs

PROJECT #

19063, F11 705

DATE

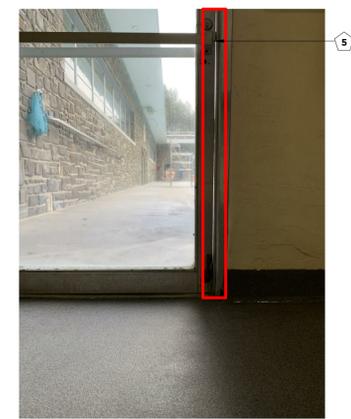
2021-06-10

SHEET
Door Frame Details

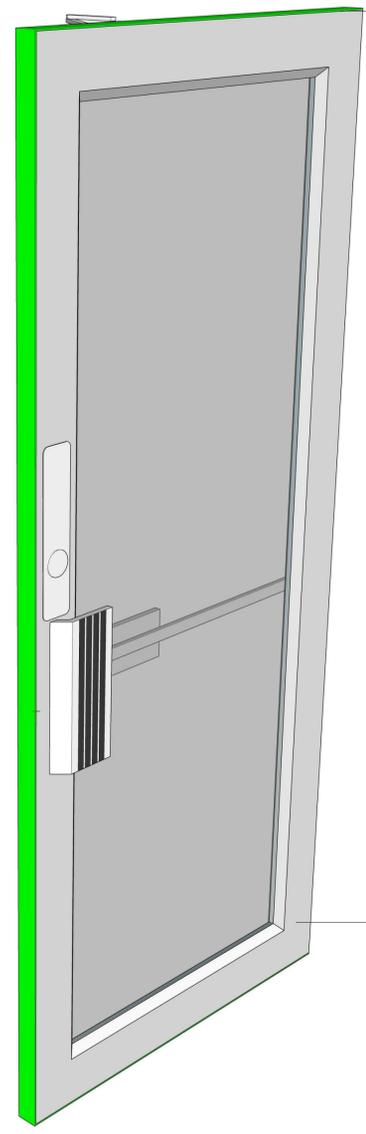
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REVISIONS

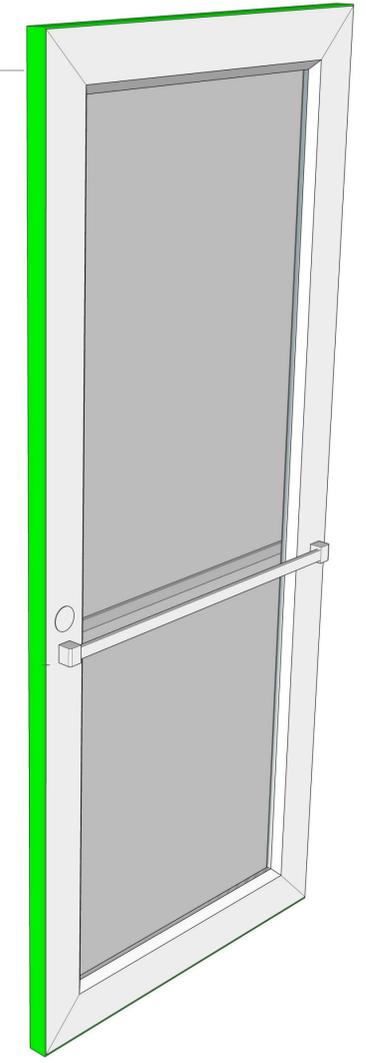
No.	Date	Description
01	2021-01-04	99% IFC
02	2021-03-16	99% IFC 2
03	2021-05-11	IFT



TYP. EXISTING DOOR CONDITION



DOOR TYPE 1



DOOR TYPE 2

Door Demolition Note <input type="checkbox"/>	
Number	Note Text
0	CONTAINS HAZARDOUS MATERIAL. REFER TO THE REPORT PREPARED BY EHS FOR MORE DETAIL. PROCEED WITH DEMOLITION WITH WORKSAFE BC HEALTH REQUIREMENTS.
1	REMOVE EXISTING CAULKING. GENTLY CLEAN AND PREPARE SURFACES TO RECEIVE NEW CAULKING. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
2	RETAIN EXISTING DOOR FRAME. GENTLY CLEAN AND PREPARE SURFACES TO RECEIVE REPAIR ON DAMAGED DOOR FRAME. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
3	REMOVE EXISTING DOOR CLOSER. GENTLY CLEAN AND MAKE GOOD AFFECTED SURFACES TO RECEIVE NEW SURFACE MOUNTED DOOR CLOSER. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
4	REMOVE EXISTING DOOR THRESHOLD. GENTLY CLEAN AND PREPARE AFFECTED SURFACES TO RECEIVE NEW DOOR THRESHOLD. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
5	RETAIN EXISTING DOOR. REMOVE EXISTING WEATHERSTRIP AROUND THE DOOR. GENTLY CLEAN AND PREPARE AFFECTED SURFACES TO RECEIVE NEW WEATHERSTRIP. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
6	RETAIN EXISTING DOOR. GENTLY CLEAN AND PREPARE AFFECTED SURFACES TO RECEIVE REPAIR ON DAMAGES IN THE DOOR. SUBMIT REPAIR PROCEDURES TO CONSULTANT FOR REVIEW. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
7	RETAIN EXISTING DOOR. REVERSE EXISTING DOOR. REFURBISH EXISTING DOOR AND FRAME TO 'ORIGINAL HISTORIC' APPEARANCE.
8	EXISTING THRESHOLD HAS BEEN REMOVED. GENTLY CLEAN AND PREPARE SURFACES TO RECEIVE NEW DOOR THRESHOLD. RETAIN HERITAGE APPEARANCE WHILE CLEANING.
9	REMOVE EXISTING DOOR AND FRAME. GENTLY CLEAN AND PREPARE SURFACES TO RECEIVE NEW DOOR, FRAME, THRESHOLD, AND HARDWARE.
10	REMOVE EXISTING AUTOMATIC DOOR OPENER. KEEP EXISTING CIRCUITRY FOR FUTURE NEW DOOR OPENER.

Door Construction Note <input type="checkbox"/>	
Number	Note Text
1	INSTALL CONTINUOUS CAULKING AROUND THE DOOR FRAME.
2	REPAIR DAMAGED DOOR FRAME. FILL HOLES WITH EPOXY, SAND, AND MATCH FINISH WITH EXISTING DOOR FRAME. USE BROFIX ALUMINUM FROM BRODI SPECIALTY PRODUCT OR APPROVED EQUIVALENT PRODUCT TO FIX HOLES IN ALUMINUM
3	INSTALL NEW SURFACE MOUNTED DOOR CLOSER THAT FITS ONTO THE EXISTING DOOR FRAME.
4	INSTALL NEW DOOR THRESHOLD. REPAIR AFFECTED AREAS PRIOR TO INSTALLATION. FRAME NEW THRESHOLD TO MATCH THE DOOR FRAME PROFILE.
5	INSTALL NEW WEATHERSTRIP AROUND THE DOOR.
6	REPAIR DAMAGED DOOR. FILL HOLES WITH EPOXY, SAND, AND MATCH FINISH WITH EXISTING DOOR. USE BROFIX ALUMINUM FROM BRODI SPECIALTY PRODUCTS OR APPROVED EQUIVALENT PRODUCT TO FIX HOLES IN ALUMINUM.
7	REVERSE EXISTING DOOR. REFURBISH EXISTING DOOR AND FRAME TO 'ORIGINAL HISTORIC' APPEARANCE. SUBMIT REFURBISH PROCEDURE FOR REVIEW. INSTALL APPROPRIATE DOOR HARDWARE.
9	INSTALL NEW DOOR, FRAME, THRESHOLD, AND HARDWARE. ROUGH OPENING TO BE CONFIRMED ON SITE.
10	PROVIDE NEW DOORWAY TO ACCESSIBILITY STANDARDS OUTLINED IN NBC2015. INSTALL NEW CAULKING, THRESHOLD AND REPAIR EXISTING DOOR FRAME AND DOORS.
11	DESIGN NEW AUTOMATIC DOOR OPENER. CONTRACTOR TO DESIGN BUILD AN AUTOMATIC DOOR THAT CONFORMS TO NBC2015 STANDARDS. (SECTION 3.8.3.6.-6) CONNECT TO EXISTING CIRCUITRY

Radium Hot Springs Doors and Windows Renovation

ADDRESS

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PROJECT #

19063, FII 705

DATE

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Door Details



IMAGE 1

11



IMAGE 2

11



IMAGE 3

12



IMAGE 4

12



IMAGE 5

12



IMAGE 8



IMAGE 9

REMOVE ALL DISCOLOURED MORTAR AND REPLACE WITH NEW MORTAR TO MATCH THE EXISTING

11

Window Construction Note	
Number	Note Text
2	INSTALL NEW ALUMINUM FRAME PRIVACY DOUBLE PANE GLAZING -TRANSLUCENT PANEL @ EXTERIOR PANE/CLEAR @ INTERIOR PANE. SEE TYP. DETAIL 1-A403, 2-A403, 3-A403
6	INSTALL NEW ALUMINUM FRAME CLEAR DOUBLE PANE GLAZING. INSTALL NEW DRYWALL AT THE CEILING. SEE DETAIL 7-A403
10	REMOVE AND REPLACE CAULKING IN EXISTING WINDOW
11	REPAIR DRYWALL AROUND EXISTING WINDOW
12	REMOVE AND REPLACE WEATHERSTRIPPING IN EXISTING WINDOW
13	RECONSTRUCT SURROUNDING WALLS AND CEILING AS REQUIRED WHERE DEMOLISHED DUE TO WATER DAMAGE. SEE 7-A403



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03	2021-05-11	IFT
04	2021-06-10	ADDENDUM 1

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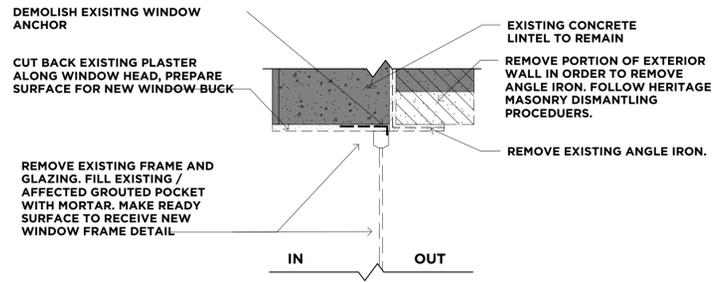
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Existing Repair Details

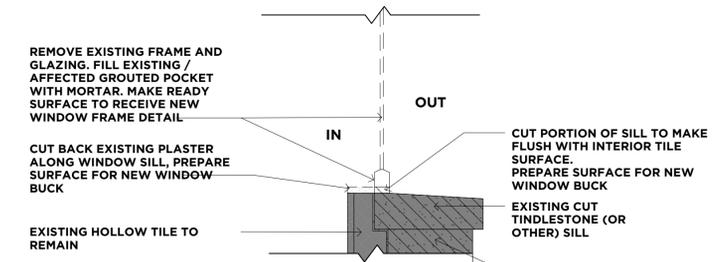
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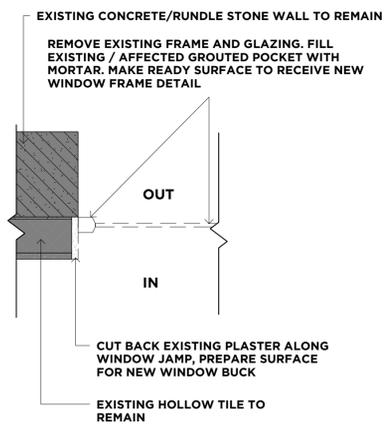
EXISTING TYP. HEADER CONDITION @ GROUND FLOOR BACK CORRIDOR

1 TYP. WINDOW HEAD DEMO
1:10



EXISTING TYP. SILL CONDITION @ GROUND FLOOR BACK CORRIDOR

2 TYP. WINDOW SILL DEMO
1:10



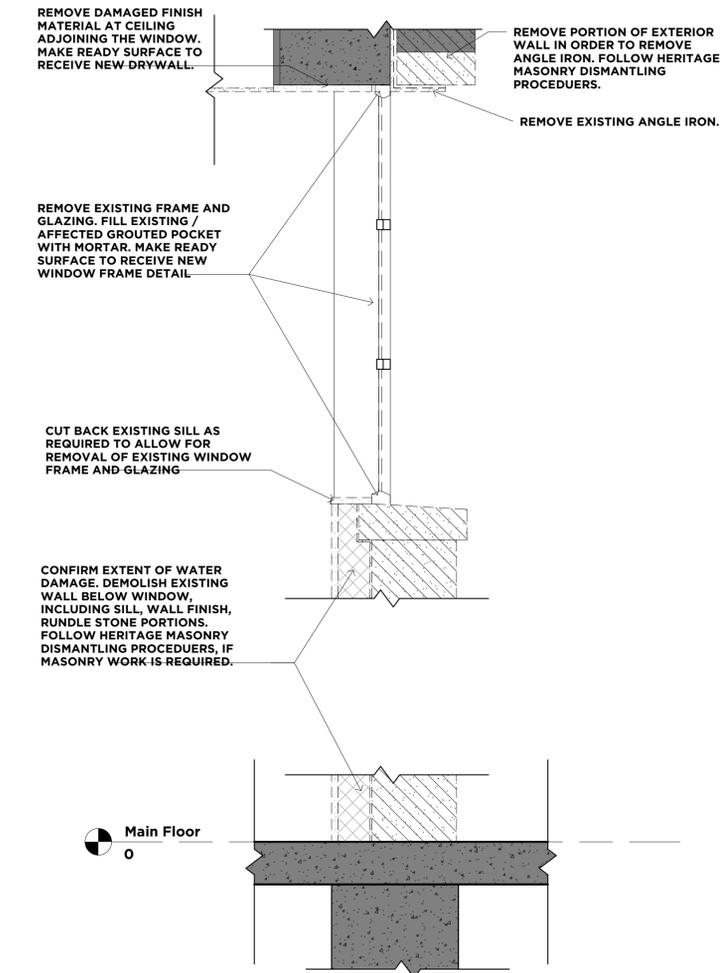
3 TYP. WINDOW JAMB DEMO
1:10



TYP. HEAD CONDITION @ MAIN FLOOR POOL COORIDOR. REMOVE EXISTING DAMAGED DRYWALL



TYP. SILL CONDITION @ MAIN FLOOR POOL CORRIDOR



5 TYP. HEAD AND SILL DEMO @ MAIN FLOOR POOL CORRIDOR
1:10

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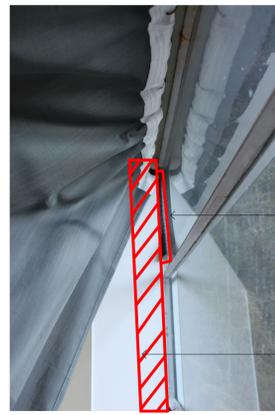
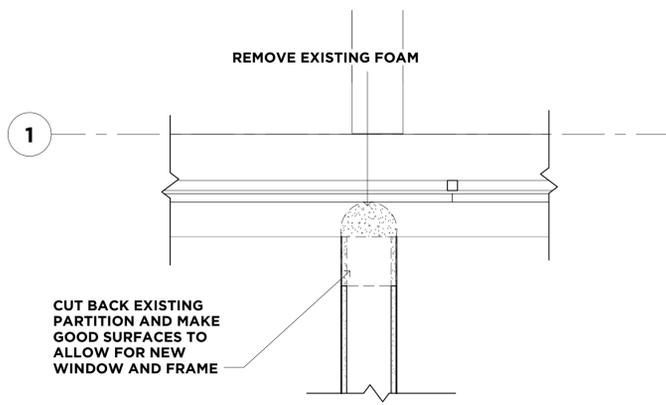
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Demolition Details

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REMOVE FOAM

CUT BACK EXIST. WALL TO ALLOW WINDOW REPLACEMENT

EXISTING CONDITION.

1 SPA INTERIOR PARTITION PLAN DEMO DETAIL

1:10



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Demolition Details

A402



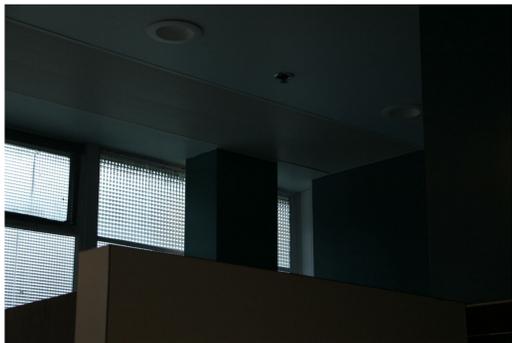
IMG.1 STOREFRONT WINDOW GROUND LEVEL

IMG.2. ACCESSIBLE WASHROOM WINDOW GROUND FLOOR

IMG.3. DOOR TO OUTDOOR POOL, GROUND FLOOR CORRIDOR

IMG.4. LARGE WINDOW IN BACK CORRIDOR, GROUND FLOOR

IMG.5. CORRIDOR LEADING TO THE SPA, GROUND FLOOR



IMG.6. RECESSED WINDOW, BACK CORRIDOR GROUND FLOOR

IMG.7. POOL CORRIDOR WINDOWS, GROUND FLOOR

IMG.8. DOOR TO COOL POOL, GROUND FLOOR

IMG.9. OUTSIDE VIEW OF IMG. 1

IMG.10. MEN'S W/C IN SPA, GROUND FLOOR

IMG.11. WOMEN'S W/C IN SPA, GROUND FLOOR



IMG.12. MASSAGE ROOMS, GROUND FLOOR

IMG.13. MASSAGE ROOM, GROUND FLOOR

IMG.14. CORNER MASSAGE ROOM, GROUND FLOOR

IMG.15. OUTSIDE VIEW OF MASSAGE ROOM WINDOW OVER CREEK

IMG.16. OUTSIDE VIEW OF IMG.10



IMG.17. DOOR TO THE COOL POOL, GROUND FLOOR

IMG.18. OUTSIDE VIEW OF IMG.2

IMG.19. OUTSIDE VIEW OF IMG.3

IMG.20. OUTSIDE VIEW OF WOMEN'S ACCESSIBLE W/C. REPLACED WINDOWS

IMG.21. OUTSIDE VIEW OF IMG.4

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IMG.22. BACK CORRIDOR OUTSIDE VIEW



IMG.23. LOBBY CORNER WINDOW. MIDDLE PANEL BEING REPLACED



IMG.24. LOBBY CORNER WINDOW. LEFT PANEL BEING



IMG.25. SNACK ROOM WINDOW, SECOND FLOOR



IMG.26. LOBBY WINDOW, SECOND FLOOR



IMG.27. LOBBY SOUTH EAST WINDOW, SECOND FLOOR



IMG.28. OFFICE WINDOW, SECOND FLOOR



IMG.29. LOBBY ENTRANCE, SECOND FLOOR



IMG.30. OUTDOOR WASHROOM ENTRANCE, SECOND FLOOR



IMG.31. OUTDOOR WASHROOM WINDOW, SECOND FLOOR



IMG.32. KITCHEN/CAFE WINDOW, SECOND FLOOR



IMG.33. KITCHEN/CAFE WINDOW, SECOND FLOOR



IMG.34. EXISTING AUTOMATIC DOOR OPERATOR AT MAIN ENTRANCE, SECOND FLOOR



IMG.35. MAIN ENTRANCE, SECOND FLOOR



IMG.36. OUTSIDE VIEW OF IMG.23.



IMG.37. CREEK, WEST FACADE

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