



City of Humboldt
November 14, 2023 - Special Council Meeting - 05:30 PM

- 1 Call To Order**
- 2 Adopt Agenda**
 - 2.1 Conflict of Interest
- 3 Public Hearing - Discretionary Use Application**
 - 3.1 Suspend Council Meeting
 - 3.2 Public Hearing - Discretionary Use - Day Care Centre
 - 📎 Report - Discretionary Use - Day Care Centre
 - 3.3 Resume Meeting
- 4 New Business**
 - 4.1 Recommendation - Community Development Coordinator - Discretionary Use Application - Day Care Centre - 840 Water Ridge Cr.
 - 📎 Report - Discretionary Use Application - Day Care Centre - 840 Water Ridge Cr.
 - 4.2 Recommendation - Director of Community and Leisure Services - Outdoor Flex Space Lighting - Contract Award
 - 📎 Report- Outdoor Flex Space Lighting - Contract Award
- 5 Adjourn**

CITY OF HUMBOLDT REPORT

TITLE: Public Hearing – Discretionary Use – Day Care Centre – 840 Water Ridge Cr

PREPARED BY: Donna Simpson, Acting City Clerk

REVIEWED BY: Joe Day, City Manager

PREPARED FOR: City Council

DATE: November 14, 2023

RECOMMENDATION:

That this report be accepted for information and filed.

BACKGROUND

The City of Humboldt has received a discretionary use application from Prairie Roots Daycare to set up a **Day Care Centre** at 840 Water Ridge Cr; legally described as Lot 4, Block 200, Plan 85H11697 Ext 0.

CURRENT SITUATION

Day Care Centres are considered a discretionary use in the C3 Zoning District within the City's Zoning Bylaw No. 04/2016.

Day Care Centre" a facility for the non-parental care of over four (4) preschool age Children on a daily basis and may be licensed under The Child Care Act.

In accordance with Section 24 (1)(c) of the Planning and Development Act, 2007, an approving authority may follow its public notice policy respecting any matters relating to an application for discretionary use pursuant to Section 55.

COMMUNICATION AND ENGAGEMENT

The Notice was posted at City Hall, the City's web site, and social media platforms for ten clear days prior to the Special Council meeting on November 14th, 2023, at which Council will initially consider the matter. The landowners within 75 meters of the application were notified of the public hearing. Those wishing to submit their comments on this matter must have made their submission to the Acting City Clerk by noon on Thursday, November 9th, 2023.

FINANCIAL IMPLICATION

There is no anticipated financial impact of the recommended action.

ATTACHMENT

N/A

CONCLUSION

The Acting City Clerk did not receive any submissions or requests to address Council in regards to the discretionary use of the day care centre.

CITY OF HUMBOLDT REPORT

TITLE: Discretionary Use Report – Day Care Centre – 840 Water Ridge Cres.

PREPARED BY: Tanner Zimmerman, Community Development Coordinator

REVIEWED BY: Joe Day, City Manager

PREPARED FOR: Regular Council

DATE: November 13, 2023

RECOMMENDATION

That the Discretionary Use Application be approved to allow for the operation of a Day Care Centre at 840 Water Ridge Cres., legally described as Lot 4, Block 200, Plan 85H11697 Ext 0.

BACKGROUND

The City of Humboldt has received a discretionary use application from Prairie Roots Daycare to operate a day care at 840 Water Ridge Cres.

The activities carried out by Prairie Roots Daycare are regulated in *The Child Care Act, 2014* and *The Child Care Regulations, 2015* overseen by the Government of Saskatchewan.

In *The Zoning Bylaw, 2016*, a Day Care Centre is considered discretionary use in a C3 zone. A Day Care Centre is defined as, “a facility for the non-parental care of over four (4) preschool age children on a daily basis and may be licensed under *The Child Care Act*.”

S.3.10.3 of *The Zoning Bylaw, 2016* requires that a Discretionary Use be reviewed using the following evaluation criteria:

- i) Conformance with the official Community Plan and applicable sections of the Zoning Bylaw;
- ii) Serviceability by community infrastructure including roadways, water & sewer services, etc.;
- iii) The potential effect of noise, odour, dust, lighting, glare, vibrations, emissions, hazardous substances, etc. to the health, safety, convenience or general welfare of persons residing or working within the vicinity or injurious effects to property, or potential development in the vicinity of the project;
- iv) Landscaping and screening, and, wherever applicable, the preservation of existing vegetation;

- v) Potential traffic generation by the use, and the ability for existing roadways to accommodate for the use, as well as the adequate provision of parking accommodations;
- vi) Presence of activities located in the area and on the site, and effects to the surrounding urban environment;
- vii) Pedestrian safety and convenience both within the site, and in terms of the relationship to the road network in and around the adjoining area;
- viii) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development; and
- ix) Traffic entrances and exits to or from major roadways and truck routes.

The building on the property was the former location of Longhorn Fitness, which has since moved to a brand-new building in the Westwood area. As a result, the Day Care would require renovations to comply with provincial regulations.

CURRENT SITUATION

840 Water Ridge Cres. is in a commercial zone north of Highway 5 and south of the Water Ridge neighbourhood. The development regulations for the building's former use, a fitness centre, are the same as the regulations for a Day Care Centre, except for the parking category.

A Day Care Centre is regulated under Parking Category 16 which is "1 space plus 1 additional space per every 10 persons enrolled in the facility per day." The old fitness centre had 10 parking spots, meaning the Day Care Centre would have parking for up to ninety persons enrolled in the facility.

Several childcare facilities have been approved in the city, with most being situated on the west end. Prairie Roots Daycare's location on the east end of the city will provide closer care options to those living in neighbourhoods such as Water Ridge and Brockman Place.

OPTIONS

- Approve the recommendation as presented.
- Refer the matter back to administration for further review.

ATTACHMENTS

- A. "Form D" - Discretionary Use Application
- B. Map of location showing properties within 75m.
- C. Plans for the proposed renovation.



COMMUNICATION AND ENGAGEMENT

Properties within 75m of 840 Water Ridge Cres. were provided with ten full days of notice to give input. Public notices were also available at City Hall and on all of the City of Humboldt's social media pages.

FINANCIAL IMPLICATION

There is no anticipated financial impact.

CONCLUSION

The proposed development will provide much-needed childcare to east end of the city, which is lacking. The zoning requirements are satisfied, and a commercial area fits a Day Care Centre well.

DISCRETIONARY USE APPLICATION

THIS IS NOT AN APPROVAL OF A DISCRETIONARY USE, DEVELOPMENT PERMIT, OR BUILDING PERMIT

SECTION A: PROPOSED DEVELOPMENT INFORMATION

SITE INFORMATION	Civic Address 840 Water Ridge Crescent	Legal Land Description (optional)		
	Zoning District C3	Lot 4	Block 210	Plan No. 85H11697 Ext0
	Description of Existing Land Use and Buildings Fitness facility and outside storage			
DEVELOPMENT INFORMATION	Description of Proposed Development 40 Spot Early Learning Center			
	Reasons to support the Discretionary Use Application (use additional pages if necessary) There is a shortage of daycare spots in Humboldt as well as the surrounding area. With our continuous population growth and the expanded future growth resulting from the new BHP mine. It is important to have enough spots to support the young families that not only will be moving here, but also the ones that have chosen to remain in our city.			

SECTION B: CONTACT INFORMATION

APPLICANT	Contact Name Jerome Pratchler	Company Name (if applicable) Prairie Roots Early Learning Center		
	Address Box 294 Muenster Sk. S0K-2Y0	City Humboldt	Province Saskatchewan	Postal Code S0K-2A0
	Phone Number(s) Main 306 682-1477 Other 306 231-8171 Fax	E-mail Address (Required) mumbyhitches@sasktel.net		
	Applicant's Interest in the Property: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Option to Buy <input type="checkbox"/> Other: _____			
PROPERTY OWNER	Owner Name or Same as Applicant <input type="checkbox"/> Adam Tremblay	Company Name (if applicable) Crescent Ridge Properties Ltd.		
	Address	City Humboldt	Province Sk	Postal Code S0K-2A0
	Phone Number(s) Main 306 231-8323 Other Fax	E-mail Address (Required) adam@tremblayelectric.com		

SECTION C: APPLICATION CHECKLIST

Applications must include the following:	Submitted
Site Plan	<input type="checkbox"/>
Architectural Plans	<input checked="" type="checkbox"/>
Non-refundable application fee of \$500	<input checked="" type="checkbox"/>

SECTION D: DECLARATION OF THE APPLICANT

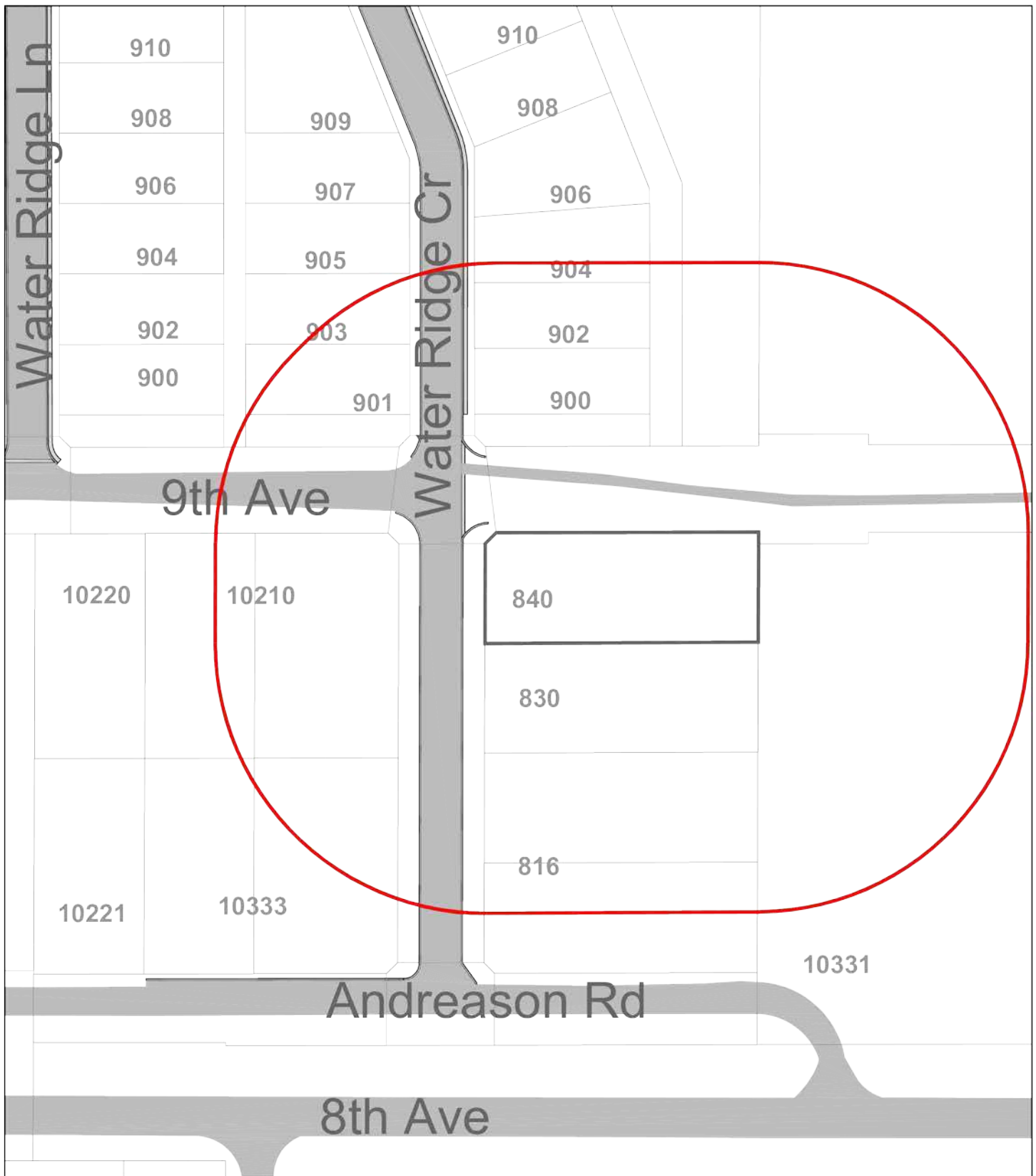
I Jerome Pratchler DO HEREBY DECLARE:

that the above statements contained within this application and attached drawings are true and correct. I agree that Discretionary Use Approval does not relieve the owner or the applicant from complying with all of the City of Humboldt Bylaws and/or Provincial and Federal acts & regulations and that it is my responsibility to ensure compliance with such legislation regardless of any review or inspections that may or may not be carried out by the City of Humboldt or its authorized representatives. I agree that no construction shall commence without a development permit and a building permit.

October 10, 2023

DATE

APPLICANT SIGNATURE



Notes:

- 75m Setback in Red from 840 Water Ridge Crescent



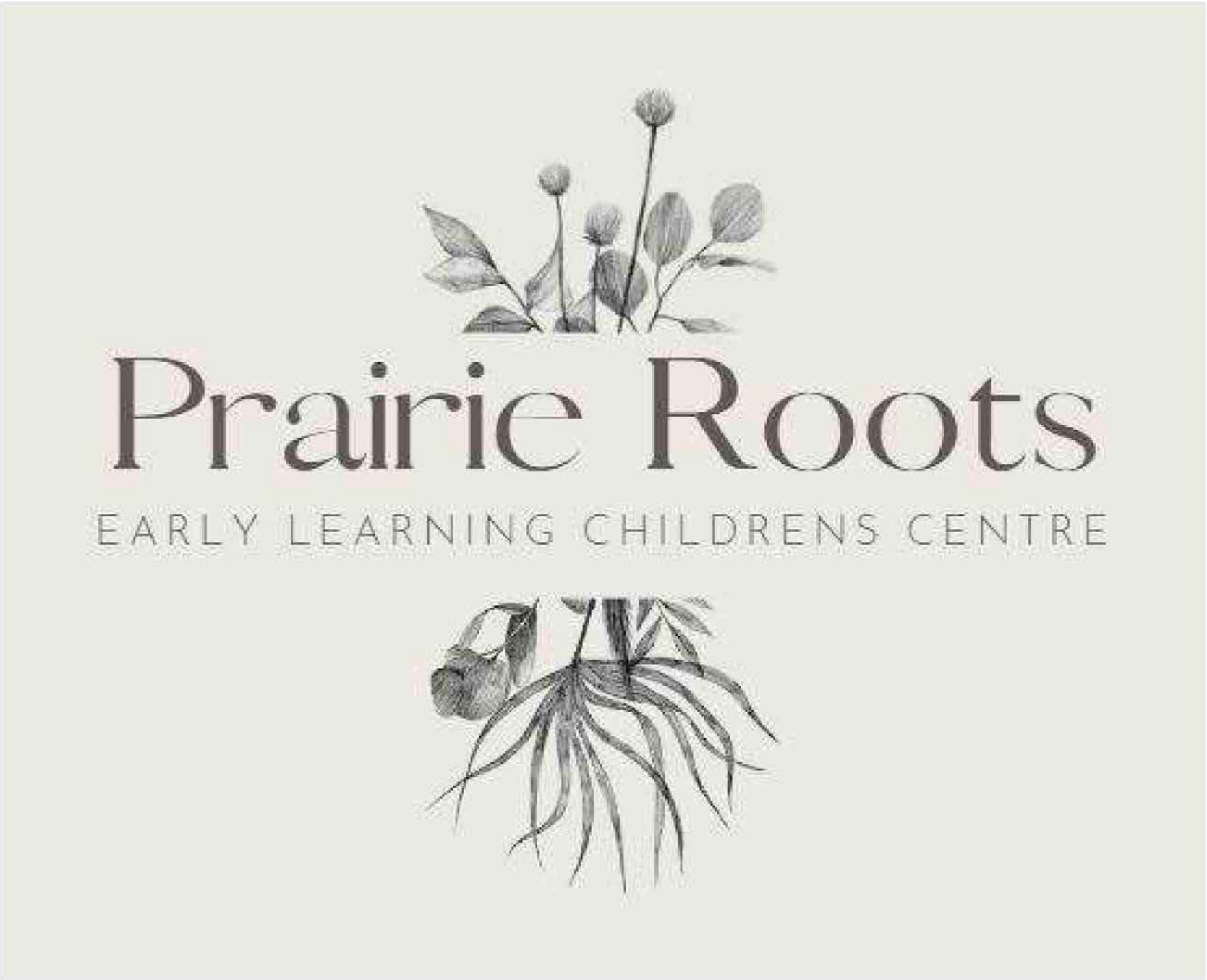
Attachment C

PRAIRIE ROOTS EARLY LEARNING CENTRE

CLIENT NAME

DRAWING LIST

A0.1	COVER PAGE
A0.2	SPECIFICATIONS
A0.3	SPECIFICATIONS
A0.4	SPECIFICATIONS
A1.1	EXISTING LAYOUT
A2.1	PRELIMINARY CONCEPT 01
A2.2	PRELIMINARY CONCEPT 02
A3.1	CONSTRUCTION DRW 01
A3.2	CONSTRUCTION DRW 02
A4.1	SECTIONS NS
A4.2	SECTIONS E + NOTES
A5.1	SKETCHES/PERSPECTIVES
E1.1	ELECTRICAL 1ST FL.
E1.2	ELECTRICAL 2ND FL.



GENERAL REQUIREMENTS: NBCC 2015

1. Owner / Client Responsibilities: Reference is made throughout these General Notes to responsibilities and standards of care to be fulfilled by those providing services in the development and construction of this project. Owner / Client shall be responsible for adherence to those requirements by the Owner, Builder, Developer, General Contractor, Subcontractors and other professional Consultants not retained by the Designer.

2. Builder's Set: The scope of this set of plans is to provide a "builder's set" of construction documents and general notes hereinafter referred to as "plans". After formal review and approval by a licensed engineer and/or architect, this set of plans is sufficient to obtain a building permit; however, all materials and methods of construction necessary to complete the project are not necessarily described. The plans delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. The implementation of these plans requires an Owner/ Client/ Contractor thoroughly knowledgeable with the applicable building codes and methods of construction specific to this product type and type of construction.

3. Building Maintenance: The exposed materials used in the construction of this project will deteriorate as the completed project ages unless properly and routinely maintained. Owner / Client shall provide or cause the development of a plan to keep these exposed materials protected and maintained.

4. Codes: All construction shall comply with the most stringent requirements of all current applicable city, provincial and federal laws, rules, codes, ordinances and regulations. If the General Contractor or any Subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances and regulations, then the contractor in violation shall bear all costs of repair arising out of the non-conforming work.

5. Permits: The general building permit and plan check shall be secured and paid for by Owner /Client. All others permits shall be secured and paid for by the Subcontractor directly responsible.

6. Insurance: The General Contractor and every Subcontractor performing work or providing services and/ or materials for the work are required to purchase and maintain in force "All Risk" Builders Insurance prior to commencement of the work and/ or furnishing labor, services and materials. Each "All Risk" policy shall be in can amount sufficient to cover the replacement value of the work being performed and/ or the labor, services and materials being supplied by the General Contractor, Subcontractors, Designer, and all professional Consultants.

7. Insurance: Owner/ Client shall cause the General Contractor and every Subcontractor performing work or providing services and / or materials for the work to purchase and maintain General Liability Insurance.

8. Named Products: The Designer makes no guarantee for products identified by trade name or manufacturer.

9. Scope: The General Contractor and Subcontractors shall furnish all labor, equipment, and material indicated on the plans and reasonably inferred or required by the applicable codes.

10. Substitution: Substitutions of specific materials or products listed on the BLDG Studio Inc plans shall not be made without written authorization by Owner/ Client. The General Contractor and any Subcontractor shall not make the structural substitutions or changes without prior written authorization from the structural engineer.

11. All structural systems for a building that are outside the scope of local building code must be signed and sealed by a professional engineer.

12. Shop drawings are required for floor and roof trusses, i-joists and web trusses, laminated beams, windows and doors.

13. Changes: Any addition, deletion, or change in the scope of the work described by the plans shall be by written change order only. Any approval from the building official for a change in the work shall be the responsibility of the General Contractor.

14. Intention: The General Contractor shall ensure that all labor, materials, equipment and transportation shall be included in the work for complete execution of the project. The Designer shall not be responsible for the means and methods of construction.

15. Review of Drawings: The General Contractor and all Subcontractors shall review the full content of the plans for discrepancies and omissions prior to commencement of work. The General Contractor and all Subcontractors shall be responsible for any work not in conformance with the plans or in conflict with any code.

16. Use of the Drawings: Dimensions take precedence over scaled measurements. Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" imply all like conditions treated similarly, unless noted otherwise. The architectural details shown are intended to further illustrate the visual design concept and the minimum recommended weather protection for this project. Building code requirements, structural considerations, trade association manuals and publications and product manufacture(s) written instructions shall also be considered in order to complete the construction of the details, and in some cases may supersede the details.

17. Approved Drawings: The General Contractor shall be responsible for coordinating the work between the different Subcontractors and requiring all Subcontractors to use the most current building department approved set of plans.

18. Cutting and Patching: All Subcontractors shall do their own cutting, fitting, patching, etc. to make the several parts come together properly and fit it to receive or by work of other trades.

19. Clean up: All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work. Subcontractors shall remove all rubbish, tools, scaffolding and surplus materials and leave the job in a broom - clean condition. All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completion of the project

20. Storage of Materials: The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material suppliers' or manufacturers' instructions. The materials shall be kept secure and protected from moisture, pests, and vandals. Any loss arising out of materials stored at the site shall be the responsibility of the General Contractor of Subcontractor who stored the damaged or lost materials.

21. All construction to comply with Building Code regulations, rules, and by-laws set by the authority having jurisdiction.

22. Verify all conditions and dimensions on site prior to fabrication, promptly notify the designer of any errors or omissions.

23. Dimensions are taken to outside edge of sheathing on exterior walls and foundation, and to centre of interior partition.

24. The general contractor is to arrange and coordinate all incoming and outgoing electrical and mechanical services for this project.

25. The general contractor is to coordinate all activities as required to ensure efficient, correct and orderly installation of each part of the project and to avoid conflict in the trade work and schedule.

26. Shop drawings detailing engineered floor, beam/lintels, and trusses are required to be submitted on site for the framing inspection.

27. All construction to comply with industry trade standards, as well as manufacturers' recommendations, to the extent that those instructions and recommendations are explicit or stringent as the requirements contained in these contract documents.

28. Provide all warranties, bonds, and manufacturer's operating instruction and service manuals as well as parts lists at the completion of the project.

29. Use only competent and skilled personnel and perform all work, including aesthetic as well as electrical and mechanical aspects to standards consistent with the best practices of the trade.

30. Do not scale drawings.

SITE:

A. Topsoil and vegetation material in all un-excavated materials under a building shall be removed.

CONCRETE & MASONRY

A. Design by professional engineer.

METALS:

A. Design by professional engineer.

WOOD & PLASTIC:

1. Framing:

A. Blocking and Bridging:

(1) Stud Walls: Per applicable building code. Full height walls shall have continuous studs from bottom to top plate.

(2) Ceiling Joists: Per applicable Building Code. Use solid bridging.

(3) Backing: Provide solid backing at all pendant or surface - mounted electrical fixtures, rails, grab bars, bath accessories, etc.

(4) Provide and install solid blocking and backing within the walls for all washroom accessories, handrails, guards, ladders, mechanical and electrical fixtures and equipment, etc. as required for proper anchoring.

B. Fire stopping: Per applicable Building Code.

C. Stud Walls: Per applicable Building Code. All studs to have full bearing on plate. All studs to be at 16" O.C. unless noted otherwise. Studs to be sized per requirements of code.

D. Use continuous, full height studs in accordance with the highest standard of construction and framing practices.

E. All angled walls to be at 45 degrees unless noted otherwise

F. Built up roofs, waterproof balcony decks and exterior horizontal areas are to be framed with slope to ensure water drainage without ponding.

G. Wall and roof sheathing must be edge nailed at 6" oc and field nailed at 12" oc.

H. Wood framing members that are not pressure treated must be at least 6" above grade.

I. Provide and install hurricane ties on roof trusses.

J. Pre-engineered trusses must be designed for this specific building and installed according to the truss manufacturer's literature.

K. All lumber must be SPF #2 or better and installed according to Building Code.

L. Spans more than 9'-0" must have double Jack studs on either side of the header. Secure jack studs to full length studs with double nailing 16" oc.

M. Wood in contact with concrete must be separated by a sill gasket or 6mil poly.

N. All floor, wall, and roof framing as per local building code.

O. All stairs to conform to local building code.

P. Provide crickets as indicated and as necessary for proper water drainage and to redirect channeled or run off water away from vertical surfaces.

Q. Provide blocking where required to provide uniform surface where flush joists and beams are different depths

R. Use mitered joints at fascia splices.

S. Align bottom of all adjacent window and door headers, unless noted otherwise on framing plan.

2. Trusses:

A. The General Contractor shall have approved truss plans on the job site prior to foundation inspection. The Truss Manufacturer shall submit calculations, shop drawings, details, bridging and erection bracing signed by a registered Engineer to the Building Department and Structural Engineer, for their review prior to fabrication.

B. Truss manufacturer shall provide members of adequate bearing area in such a width to insure against over - stressing of supporting timber, multiple joists, girders and plates or provide bearing plates and details to do same

C. The General Contractor shall coordinate with the Truss Manufacturer, Framing, Electrical, Plumbing and Mechanical Contractors at fire protected areas to maintain required fire protection without penetrations unless allowed by code and local jurisdiction.

3. Wall & Partition Notes:

A. All interior walls extend to U/S of structure unless noted otherwise.

B. For stud spacing, lintel sizes, joist spacing & other related information, refer to structural drawings.

C. Around all showers & tubs with shower facility, provide substrate suited to tile installation as noted on plans.
THERMAL & MOISTURE PROTECTION:
1. Foundations:
A. Provide adequate drainage away from walls & foundations
B. Seal all plumbing, electrical and other penetrations of walls and floors and seal joints
C. Slope final grade away from foundation
D. Provide capillary break at all concrete slabs
E. Exterior surface of below grade walls damp proofed or water proofed
F. Slope garage floor towards central collection drain.
G. Foundation continuous footing with perforated tubing to sump pump.
H. Basement foundation walls use free draining backfill material.
I. Provide rigid insulation as specified directly under slab.
2. Walls
A. Install windows, doors, exterior cladding, flashings & sealants as detailed in this drawing set.
B. All deck ledgers must be pressure treated material.
C. All penetrations that pass through exterior cladding into structure must be fully sealed and thermally broken.
D. Install materials with proper detailing to control degradation from moisture.
3. Roofs:
A. Provide ice flashing over sheathing at eaves.
B. Provide metal drip edge at all exposed roof decking.
C. Provide bituminous or SBS membrane at all eaves, valleys & penetrations
D. Provide step flashing at all roof/wall intersections & terminated with "kickout" flashing
E. Install system for diverting roof water from house. (e.g. gutters)
F. Use No. 30 roof felt underlayment minimum.
G. Reduce ice dams: No non-airtight recessed light fixtures in insulated ceilings.
H. Roof insulation as specified in this drawing set.
I. Eave protection must be provided for the first 36" under shingles.
J. Attic space shall be vented. Vents must have a combined area of 1/300 of the insulated ceiling space. If the roof slope is less than 1:6 then the area shall be increased to 1/150.
4. Wet Rooms:
A. Install drains or drain pans to capture leaks under water heaters or use tankless water heaters.
B. Use non-paper-faced backer board on walls in tub, shower and spa areas.
5. Air Infiltration:
A. Install vapour barrier pans at recessed lights in insulated ceilings.
B. Complete air barrier between attic and conditioned space & all penetrations sealed.
C. Air filter housings must be airtight to prevent bypass or leakage.
D. Air seal ventilation ductwork.
6. Interstitial Condensation:
A.Vent clothes dryers outdoors.
B. Insulate all cold water pipes and avoid plumbing in exterior walls.
7. Ultraviolet Radiation:
A. Install materials with proper detailing to control degradation from sun.
8. Other:
A. Minimum 25-year expected lifetime roof warranty.
B. Mechanical equipment must be accessible for service, including AC condensate drain pan & trap.
C. The perimeter and all penetrations must of the basement floor slab must be sealed with caulking to prevent soil gas leakage.
9. Vapour Barrier:
A. Vapour barrier must conform to local building code.
B. Provide and maintain continuous air/vapour barrier system, caulk around openings and gaps with sealant to achieve a continuous barrier.

10. Insulation:
1. Installation:
A. Thermal Insulation: Install insulation between joists, below all roof surfaces, and areas including any vertical wall areas separating living spaces from unconditioned space and between studs at all exterior walls. Insulation shall be securely installed and tightly fitted without compressing the normal Loft thickness. Provide insulation stops/ baffles as required to prevent obstruction of vents.
B. Sound insulation: Install insulation between studs, securely and tightly fitted at walls as indicated on drawings.
C. Plumbing insulation: All domestic hot water piping shall have R-4 insulation. Insulation shall be properly installed on all piping elbows to adequately insulate the 90 degree bend.
D. The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material supplier's or manufacturers' instructions. The materials shall be kept secure and protected from moisture.
2. Materials:
A. At a minimum, all insulation specified for this house meets or exceeds the R-value requirements listed in local building code.
B. A pre-drywall and completion blower door test must be performed by a qualified rater. ACPH to be 1.0 or less.
11. Roof Assemblies:
A. All down spouts from leaders to be located as shown on plans and elevations.
B. Provide proper metal flashing at all required locations.
WINDOWS & DOORS:
A. Window & door rough openings represented in these schedules are suggested values only. Specific dimensions and rough openings vary widely per manufacturer. It is recommended that all window & door units be installed according to manufacturers specifications and installation instructions. For best practice suggest installation methods see details in this set.
B. All doors and windows referenced on plans and schedules are shown nominal size. Confirm and verify all rough opening size requirements with the selected product manufacturer and site conditions prior to fabrication.
C. Windows to be triple pane, low-e, argon filled.
D. Confirm each & individual rough opening on site prior to fabrication.
E. All openers c/w insect screens.
F. For opener direction, refer to elevation drawings.
G. Glazing: surface 2 & surface 5 = low-e
H. Provide flashing on head & sill of windows outside cladding.
I. Provide keying schedule door and hardware to comply with Building Code (fire rating & barrier free design)
J Door hardware to be commercial grade.
K. Provide on all fire rated doors and frames fire rating stickers.
L. For door 36" wide or less/max 7'-0" high - provide 1-1/2" pair butts/ door.
M.For door greater than 36" wide/greater than 7'-0" high provide 2 pairs butts/door.
FINISHES:
1.Scope:
A. Furnish and install all finish carpentry complete, including trim, door frames, paneling and shelving.
B. Installation of finish hardware, bath accessories, cabinet pulls, etc.
2. Workmanship:
A. All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks.
B. Wood work shall be accurately scribed to fit adjoining surfaces.
C. All work shall be machined or hand sanded, sharp edges and splinters removed, and completely prepared for finish.
D. Full length continuous boards shall be used wherever applicable or specifically noted.

3. Fitting and Hanging Doors:
A. Each door shall be accurately cut, trimmed, and fitted to its respective frame and hardware with due allowance for painte(s finishes.
B. Clearance at the lock and hanging stiles and at the top shall not exceed 1/8". Clearance at the bottom shall be adjusted for finish floor covering.
C. Lock stile edges shall be beveled.
D. Door shall operate freely, but not loosely, without sticking or binding, without hinge bound conditions, and with all hardware properly adjusted and functioning.
4. Materials:
A. Door frames: Frames shall be set plumb and true, rigidly secured, and protected during the course of construction.
B. Door Stops and Casing: Size and profile as selected by Owner/ Client.
C. Exterior Trim: Refer to drawings for exterior trim material & sizes. For wood or fiber cement, all cut sides/faces/edges must be primed and painted. If specific product brand is specified on drawings, see manufacturers specifications and installation instructions.
D. Interior Trim:
(1) Interior Rails: as noted in drawings (verify with Owner/Client).
(2) Window Trim: as noted in drawings (verify with Owner/Client).
(3) Base Boards: as noted in drawings (verify with Owner/Client).
E. Handrails are required for all stairs with more than 2 risers inside or 3 risers outside.The height of handrails shall not be less than 31.5" an dnot more than 38". Handrails must be securely fastened.
5. Other:
A. Underlay required under ceramic tile > 6mm thick.
B. Tile gap & grout to be 1/8" or less.
C. Floor & wall tile to be third bond.
D. Safety glass to be provided on tub & shower enclosures, guards, entry doors and sidelights
E. Provide water resistant flooring in bathrooms, kitchens, entrances, and laundry.
F. Provide waterproof wall finish full height in tubs and showers.
SPECIALTIES:
1. Install owner supplied specialties as directed, centered, level and true.
EQUIPMENT:
1. Install owner supplied equipment as directed, centered, level and true.
FURNISHINGS:
1. Install owner supplied furniture as directed, centered, level and true.

MECHANICAL:

1. Scope:

A. Supply all labor, transportation, material, etc., for installation of a complete heating and air conditioning system to operate according to the best practices of the trade including, but not limited to: mechanical units, ducts, registers, catwalks, grilles, boots, vent pipes, dampers, combustion air, fans, ventilators, refrigerant, etc. All materials, work, etc., to comply with all requirements of all legally constituted public authorities having jurisdiction including all provincial and federal ordinances. Furnish and install all equipment complete and operable. Verify all material and installation requirements and limitations at fire and sound assemblies.

B. Provide rubberized asphaltic membrane materials at all penetrations of the water - resistive membrane at exterior walls.

2. Installation:

A. Provide required clearances for duct work and to combustibles.

B. Provide a permanent electric outlet and switched light fixture.

C. No alterations to the structural frame, diaphragms, connections or shear panels shall be made which would compromise the designed structural integrity of such elements without prior written approval from the Structural Engineer.

D. No fuel burning equipment located in garages.

E. All combustion equipment shall be directly vented with an outdoor combustion air supply.

G. All HVAC equipment shall be approved prior to installation per nationally recognized standards and evidenced by listing and label of an approved agency.

H. Combustion air from outside shall be supplied to all fuel burning appliances.

I. Ensure that air handlers can maintain adequate pressure and air flow. Air filter housings must be air tight to prevent bypass or leakage.

J. All fixed appliances are required to be securely fastened in place. Provide seismic bracing or anchor unit to platform where appropriate.

K. Install centralized HVAC system equipped with additional controls to operate in dehumidification mode.

L. Condenser pad or compressor from ground must not be less than 3" above grade.

M. The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material supplies or manufacturers' instructions. The materials shall be kept secure and protected from moisture.

N. Each bedroom must have at least one window which opens and have an unobstructed area of .35sqm. No dimensions of this opening can be less than 15". Awning windows do not meet egress requirements.

O. Electrically operated smoke alarms and carbon monoxide detectors must be provided on all floors and in each bedroom. Alarms must be interconnected and hardwired.

P. Ensure a ventilation system is provided and conforms to the requirements of local building code.

Q. Make up air is required for any appliances that exhausts more than 75 L/s.

R. Confirm all rough opening sizes and connection requirements for mechanical, electrical, and owner supplied equipment. adjust rough opening sizes to suit.

Plumbing:

1. Scope:

A. Supply all labour, transportation, materials, etc. for installation of complete plumbing system to operate according to the best practices of the trade and including but not limited to: fixtures, hot and cold water piping, exhaust flues, combustion air, gas piping, log lighters, drains, soil and vent piping, hot water heaters, pipe insulation, meters, valves, vaults, etc. All materials, work, etc. to comply with all requirements of all legally constituted public authorities having jurisdiction including all provincial and federal ordinances. Furnish and install plumbing work complete and operable, including trenching and backfilling. Verify all material and installation requirements and limitations at fire and sound assemblies.

B. Provide rubberized asphaltic membrane materials at all penetrations of the water - resistive membrane at exterior walls.

C. Protect pipes from freezing. Place all water lines and waste lines within "conditioned" space and where approved thermal insulation is between "line" and unheated area.

2. Installation:

A. Roughing-in shall be completed, tested and inspected as required by code before closing in with other work.

B. Openings in pipes, drains, and fittings shall be kept covered during construction.

C. Provide solid backing for securing fixtures. All fixtures to be set level

D. Provide cleanouts at ends of all lines and where required by codes.

E. Copper tubing shall be fully sweated to fittings.

F. Black iron and galvanized steel pipe joints shall be made with approved pipe thread compound.

G. Provide shut-off valves at each fixture.

I. Provide cold water line to refrigerator space in recessed box or in cabinet immediately adjacent to refrigerator space.

J. Isolate all piping from structure with fiber padding and at all penetrations with elastic caulking or sound isolators.

K. All vents to lead to outside air, where possible, locate all roof vents to rear side or ridges. Vents to terminate a minimum of 3'-0" from windows or as per current Code.

L. All combustion equipment shall be directly vented.

M. No alterations to the structural frame, diaphragms, connections or shear panels shall be made which would compromise the designed structural integrity of such elements without prior written approval from the structural Engineer.

N. All penetrations of fire assemblies shall meet the requirements of the building code. Provide elastomeric membrane materials at all penetrations of the water-resistive barrier of exterior walls.

O. Provide non-removable back-flow device on all exterior hose bibs.

P. A 12" minimum access panel to bathtub trap connection is required.

Q. Provide drain pan under washer with drain in laundry room and shut off valve if washer is located above living space.

R. If washer is installed on framed floor above living space then reduce spacing of floor truss.

S. Sump pits must be not less than 29.5" deep, not less than 0.24m2 in area, be provided with a cover, have an automatic pump and be connected to sewer, drainage ditch or dry well.

ELECTRICAL:

1. Scope:

A. Supply all labor, transportation, materials, etc, for installation of complete electrical system to operate according to the best practices of the trade and including but not limited to: Fixtures, appliances, wiring, switches, outlets, television jacks, services, grounds, temporary power, junction boxes, conduit, sub - panels, etc. All work, materials, etc, to comply with all requirements of all legally constituted authorities having jurisdiction. Furnish and install electrical work complete and operable. Verify all material and installation requirements and limitations at fire and sound assemblies.

SUSTAINABLE DESIGN EFFORTS:

A. Install LED lights.

B. Install low-flow plumbing fixtures.

C. Install occupancy sensors on all light fixtures.

D. Install main kill electrical switch @ front door.

E. Install programmable thermostat.

F. Insulate water heater.

G. Insulate water pipes.

H. Seal all duct work.

I. Use low-VOC paints.

J. Install triple pane, low-e, argon filled windows.

K. Install solar heating.

L. Plant native plants for landscaping.

M. Install water filter at kitchen tap.

N. Provide recycling and compost bins in kitchen.

O. Provide EnergyStar appliances.

P. Use lighter coloured shingles (cool roof).

Q. Install eco-friendly countertop.

R. Use linoleum instead of vinyl flooring.

S. Install natural carpeting

T. Use FSC wood.

U. Use composite material for decking.

V. Install rain-water collection barrels.

W. Install drain-water heat recovery.

X. Substitute fly-ash for cement in concrete.

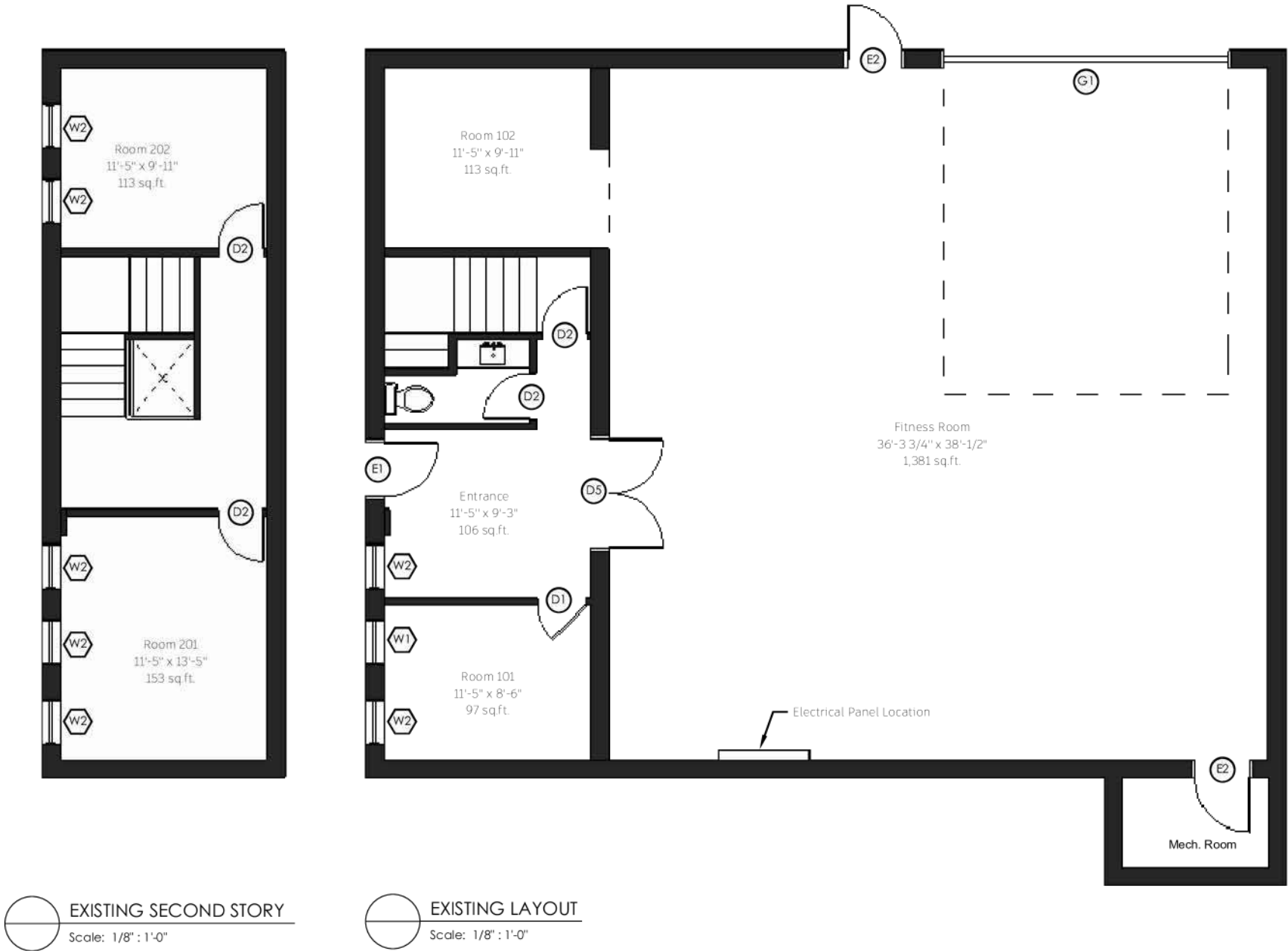
DISCLAIMER

These plans are drawn to comply with the Client's and/or Builder's specifications and any changes made to the drawings after prints are issued will be done at the Client's and/or Builder's expense and responsibility. The Builder shall verify all dimensions and enclosed drawings and other details prior to construction and be solely responsible thereafter Mended Interiors + Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes Mended Interiors + Design cannot guarantee against human error.

COPYRIGHT

Documents prepared by the Designer are instruments of service for use solely with respect to this project. The Designer shall retain all common law; statutory and other reserved rights, including the copyright. The Client shall not use the Designer's documents for the purpose of completing subsequent phases of design or construction without the written permission of the Designer. The Client shall not reuse or permit reuse of the Designer's documents except by mutual agreement in writing.

- REQUIREMENTS TO CONFORM BUILDING INTO A
EARLY CHILDREN LEARNING CENTRE.
- Hardwire Fire Alarm System
 - Emergency Lights for Egress
 - Increase the Water Closet Count - (3)
 - Electrical Panel to be Framed In + Locked
 - Added Windows to meet the Natural Light Req.
 - Remove Overhead Door (safety issue)
 - Update Exterior with Landscaping
 - Privacy Fence



WINDOW SCHEDULE					
TAG	QTY.	WIDTH	HEIGHT	TYP.	NOTES
W1	5	2'-0"	5'-0"	C	
W2	2	5'-0"	5'-0"	F	

DOOR SCHEDULE					
TAG	WIDTH	HEIGHT	TYP.	HW SET	NOTES
E1	3'-0"	6'-8"	INS/M	L4/M1/M2	FULL GL. PANEL
E2	3'-0"	6'-8"	INS/M	L4/M1/M2	SOLID
G1	16'-0	18'-0"	INS/M	L4/M1/M2	CUSTOM
D1	2'-8"	6'-8"	SWC	L7	
D2	2'-6"	6'-8"	SWC	L3	
D3	6'-0"	6'-8"	INS/M	M1/M4	SOLID

WINDOW AND DOOR NOTES:
WINDOW & DOOR ROUGH OPENINGS REPRESENTED IN THESE SCHEDULES ARE SUGGESTED VALUES ONLY. SPECIFIC DIMENSIONS AND ROUGH OPENINGS VARY WIDELY PER MANUFACTURER. IT IS RECOMMENDED THAT ALL WINDOW & DOOR UNITS BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. FOR BEST PRACTICE SUGGEST INSTALLATION METHODS SEE DETAILS IN THIS SET.

WINDOW NOTES:
1. WINDOWS TO BE METAL CLAD PVC (CLEAR ANODIZED/WHITE), OR FIBREGLOSS, TRIPLE PANE, LOW-E, ARGON FILLED. GLAZING: SURFACE 2 & SURFACE 5 = LOW-E
2. CONFIRM EACH & INDIVIDUAL ROUGH OPENING ON SITE PRIOR TO FABRICATION.
3. ALL OPENERS C/W INSECT SCREENS.
4. FOR OPENER DIRECTION, REFER TO ELEVATION DRAWINGS.
5. PROVIDE FLASHING ON HEAD & SILL OF WINDOWS OUTSIDE CLADDING.

WINDOW ABBREVIATIONS:
SL SLIDING
C CASEMENT
P PICTURE
F FIXED
A AWNING
H HOPPER
CLR CLEAR
OBS OBSCURED

DOOR ABBREVIATIONS:
ALUM ALUMINUM
DG DOUBLE GLAZED
HC HOLLOW CORE
HCC HONEY COMB CORE
HM HOLLOW METAL
INS INSULATED
M METAL
PF PREFINISHED
PT PAINT
ST STAINED
SWC SOLID WOOD CORE
TG TEMPERED GLASS
WD WOOD
WG WIRED GLASS

HARDWARE ABBREVIATIONS:
L2 PRIVACY SET
L3 LOCKSET
L4 LOCKSET ENTRANCE
L5 FLUSHBOLTS TOP & BOTTOM
L6 DEADBOLT
L7 PASSAGE SET
M1 THRESHOLD
M2 WEATHER+DOOR SWEEP
M3 ASTRAGAL
M4 PUSH/PULL
M5 KICK PLATE ONE SIDE
M6 SMOKE SEAL+DOOR SWEEP
Z1 O/H DOOR HARDWARE - AUTOMATIC OPENERS



MENDED INTERIORS + DESIGN
304 7th Avenue
Humboldt, SK
S0K 2A0

CLIENT
Prairie Roots Board
308 Water Ridge Cres.

ISSUE
10.09.23

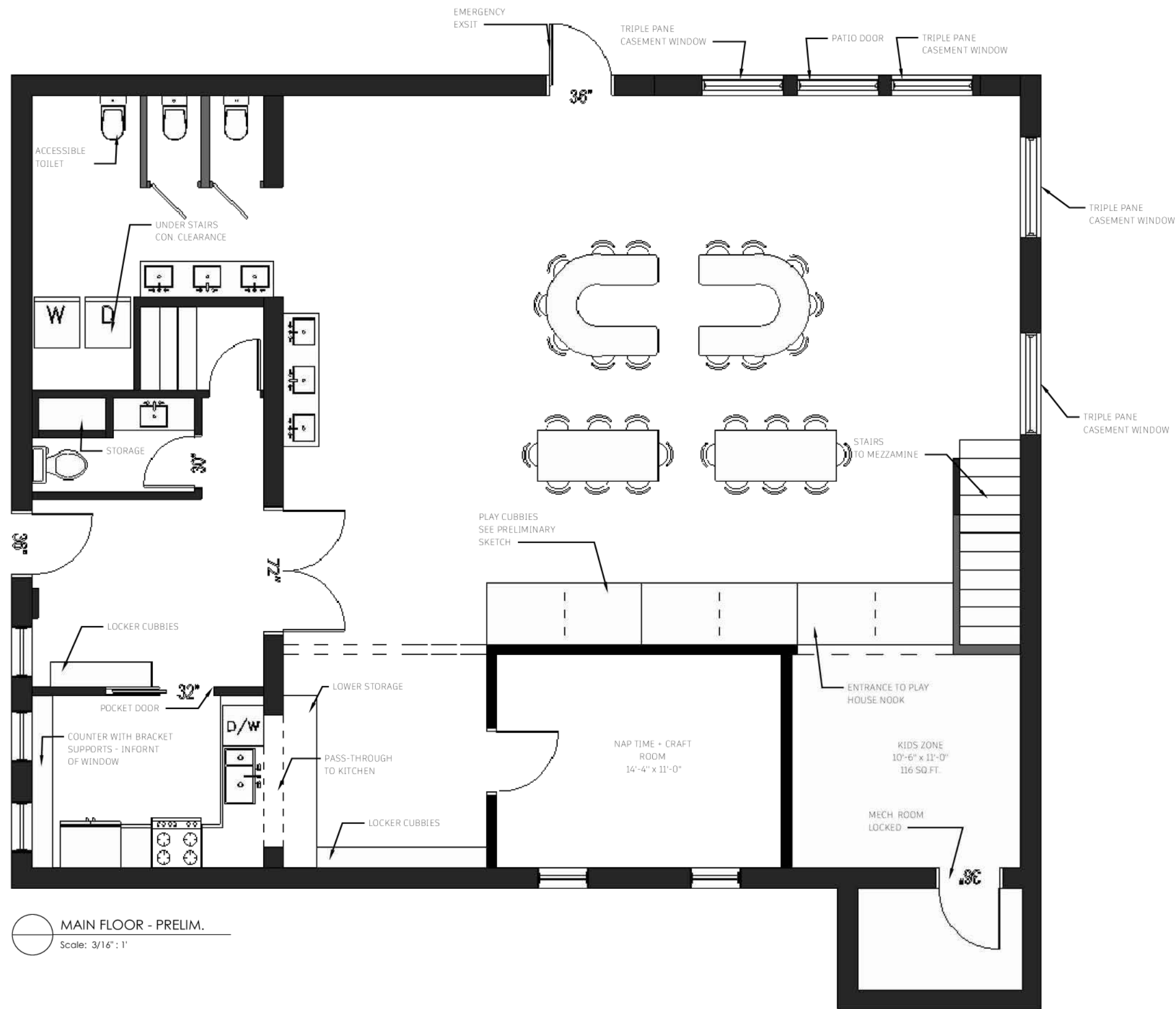
PROJECT NO.
245.170

PROJECT
Prairie Roots

DRAWN BY
S.Earis

DESCRIPTION
Existing Floor Plan

A1.1



WINDOW AND DOOR NOTES:
 WINDOW & DOOR ROUGH OPENINGS REPRESENTED IN THESE SCHEDULES ARE SUGGESTED VALUES ONLY. SPECIFIC DIMENSIONS AND ROUGH OPENINGS VARY WIDELY PER MANUFACTURER. IT IS RECOMMENDED THAT ALL WINDOW & DOOR UNITS BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. FOR BEST PRACTICE SUGGEST INSTALLATION METHODS SEE DETAILS IN THIS SET.

WINDOW NOTES:
 1. WINDOWS TO BE METAL CLAD PVC (CLEAR ANODIZED/WHITE), OR FIBREGLASS. TRIPLE PANE, LOW-E, ARGON FILLED. GLAZING: SURFACE 2 & SURFACE 5 = LOW-E
 2. CONFIRM EACH & INDIVIDUAL ROUGH OPENING ON SITE PRIOR TO FABRICATION.
 3. ALL OPENERS C/W INSECT SCREENS.
 4. FOR OPENER DIRECTION, REFER TO ELEVATION DRAWINGS.
 5. PROVIDE FLASHING ON HEAD & SILL OF WINDOWS OUTSIDE CLADDING.

WINDOW ABBREVIATIONS:
 SL SLIDING
 C CASEMENT
 P PICTURE
 F FIXED
 A AWNING
 H HOPPER
 CLR CLEAR
 OBS OBSCURED

DOOR ABBREVIATIONS:
 ALUM ALUMINUM
 DG DOUBLE GLAZED
 HC HOLLOW CORE
 HCC HONEY COMB CORE
 HM HOLLOW METAL
 INS INSULATED
 M METAL
 PF PREFINISHED
 PT PAINT
 ST STAINED
 SWC SOLID WOOD CORE
 TG TEMPERED GLASS
 WD WOOD
 WG WIRED GLASS

HARDWARE ABBREVIATIONS:
 L2 PRIVACY SET
 L3 LOCKSET
 L4 LOCKSET ENTRANCE
 L5 FLUSHBOLTS TOP & BOTTOM
 L6 DEADBOLT
 L7 PASSAGE SET
 M1 THRESHOLD
 M2 WEATHER+DOOR SWEEP
 M3 ASTRAGAL
 M4 PUSH/PULL
 M5 KICK PLATE ONE SIDE
 M6 SMOKE SEAL+DOOR SWEEP
 Z1 O/H DOOR HARDWARE - AUTOMATIC OPENERS



MENDED INTERIORS + DESIGN
 304 7th Avenue
 Humboldt, SK
 S0K 2A0

CLIENT
 Prairie Roots Board
 308 Water Ridge Cres.

ISSUE
 10.09.23

PROJECT NO.
 245.170

PROJECT
 Prairie Roots

DESCRIPTION
 Preliminary Concept 01

A2.1



SECOND STORY - PRELIM.
Scale: 3/16" = 1'

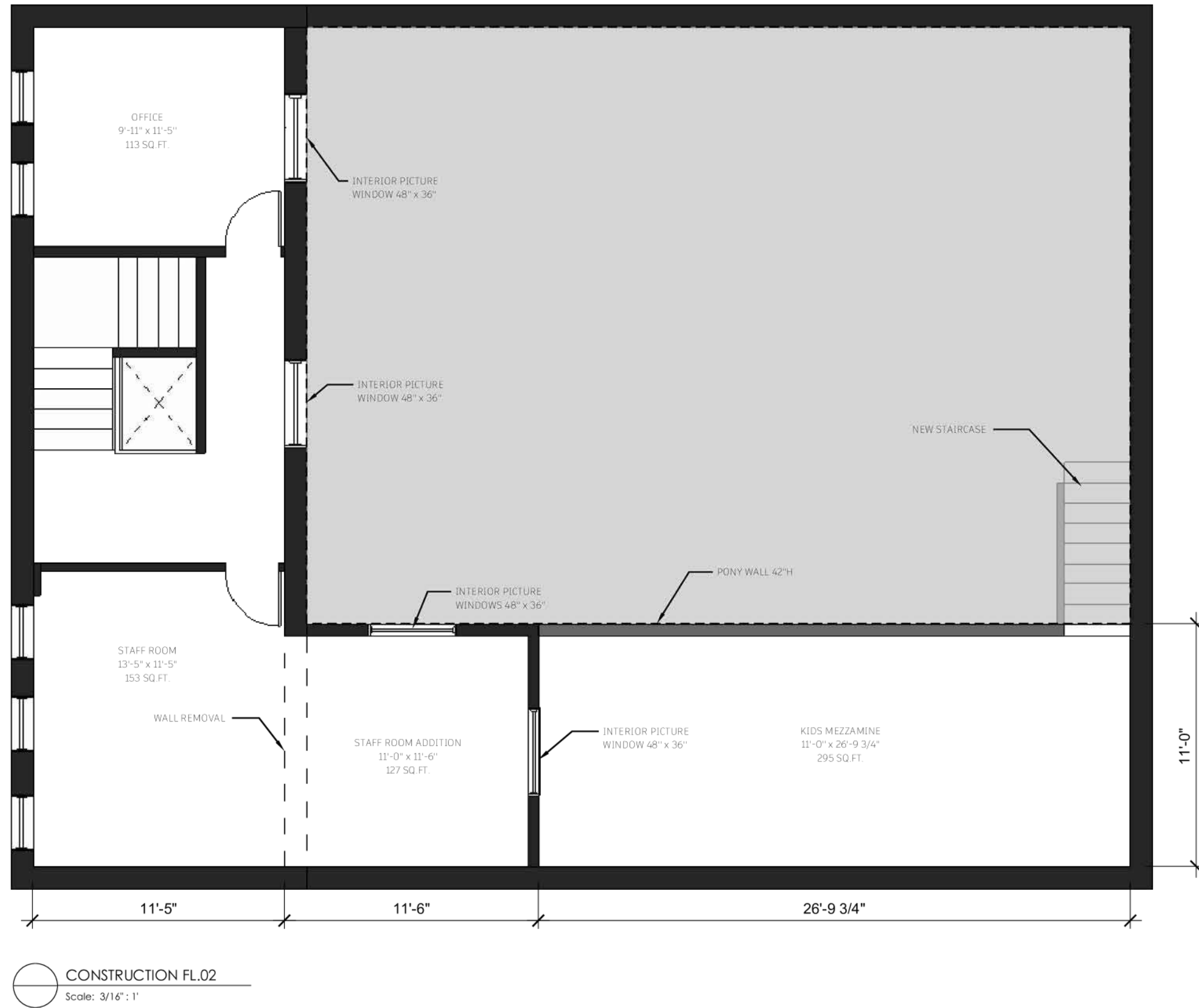
WINDOW AND DOOR NOTES:
WINDOW & DOOR ROUGH OPENINGS REPRESENTED IN THESE SCHEDULES ARE SUGGESTED VALUES ONLY. SPECIFIC DIMENSIONS AND ROUGH OPENINGS VARY WIDELY PER MANUFACTURER. IT IS RECOMMENDED THAT ALL WINDOW & DOOR UNITS BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. FOR BEST PRACTICE SUGGEST INSTALLATION METHODS SEE DETAILS IN THIS SET.

WINDOW NOTES:
1. WINDOWS TO BE METAL CLAD PVC (CLEAR ANODIZED/WHITE), OR FIBREGLASS, TRIPLE PANE, LOW-E, ARGON FILLED. GLAZING: SURFACE 2 & SURFACE 5 = LOW-E
2. CONFIRM EACH & INDIVIDUAL ROUGH OPENING ON SITE PRIOR TO FABRICATION.
3. ALL OPENERS C/W INSECT SCREENS.
4. FOR OPENER DIRECTION, REFER TO ELEVATION DRAWINGS.
5. PROVIDE FLASHING ON HEAD & SILL OF WINDOWS OUTSIDE CLADDING.

WINDOW ABBREVIATIONS:
SL SLIDING
C CASEMENT
P PICTURE
F FIXED
A AWNING
H HOPPER
CLR CLEAR
OBS OBSCURED

DOOR ABBREVIATIONS:
ALUM ALUMINUM
DG DOUBLE GLAZED
HC HOLLOW CORE
HCC HONEY COMB CORE
HM HOLLOW METAL
INS INSULATED
M METAL
PF PREFINISHED
PT PAINT
ST STAINED
SWC SOLID WOOD CORE
TG TEMPERED GLASS
WD WOOD
WG WIRED GLASS

HARDWARE ABBREVIATIONS:
L2 PRIVACY SET
L3 LOCKSET
L4 LOCKSET ENTRANCE
L5 FLUSHBOLTS TOP & BOTTOM
L6 DEADBOLT
L7 PASSAGE SET
M1 THRESHOLD
M2 WEATHER+DOOR SWEEP
M3 ASTRAGAL
M4 PUSH/PULL
M5 KICK PLATE ONE SIDE
M6 SMOKE SEAL+DOOR SWEEP
Z1 O/H DOOR HARDWARE - AUTOMATIC OPENERS



WINDOW AND DOOR NOTES:
WINDOW & DOOR ROUGH OPENINGS REPRESENTED IN THESE SCHEDULES ARE SUGGESTED VALUES ONLY. SPECIFIC DIMENSIONS AND ROUGH OPENINGS VARY WIDELY PER MANUFACTURER. IT IS RECOMMENDED THAT ALL WINDOW & DOOR UNITS BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. FOR BEST PRACTICE SUGGEST INSTALLATION METHODS SEE DETAILS IN THIS SET.

WINDOW NOTES:
1. WINDOWS TO BE METAL CLAD PVC (CLEAR ANODIZED/WHITE), OR FIBREGLASS, TRIPLE PANE, LOW-E, ARGON FILLED. GLAZING: SURFACE 2 & SURFACE 5 = LOW-E
2. CONFIRM EACH & INDIVIDUAL ROUGH OPENING ON SITE PRIOR TO FABRICATION.
3. ALL OPENERS C/W INSECT SCREENS.
4. FOR OPENER DIRECTION, REFER TO ELEVATION DRAWINGS.
5. PROVIDE FLASHING ON HEAD & SILL OF WINDOWS OUTSIDE CLADDING.



MENDED INTERIORS + DESIGN
304 7th Avenue
Humboldt, SK
S0K 2A0

CLIENT
Prairie Roots Board
308 Water Ridge Cres.

ISSUE
10.09.23

RE-ISSUE
10.19.23

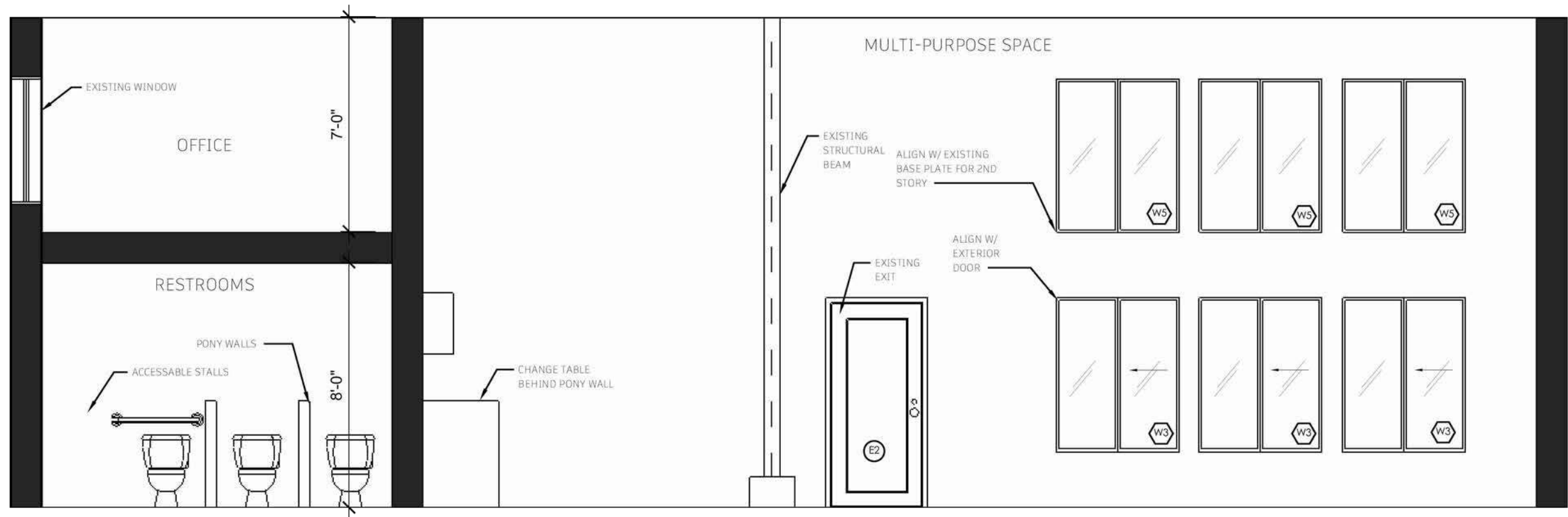
PROJECT NO.
245.170

PROJECT
Prairie Roots

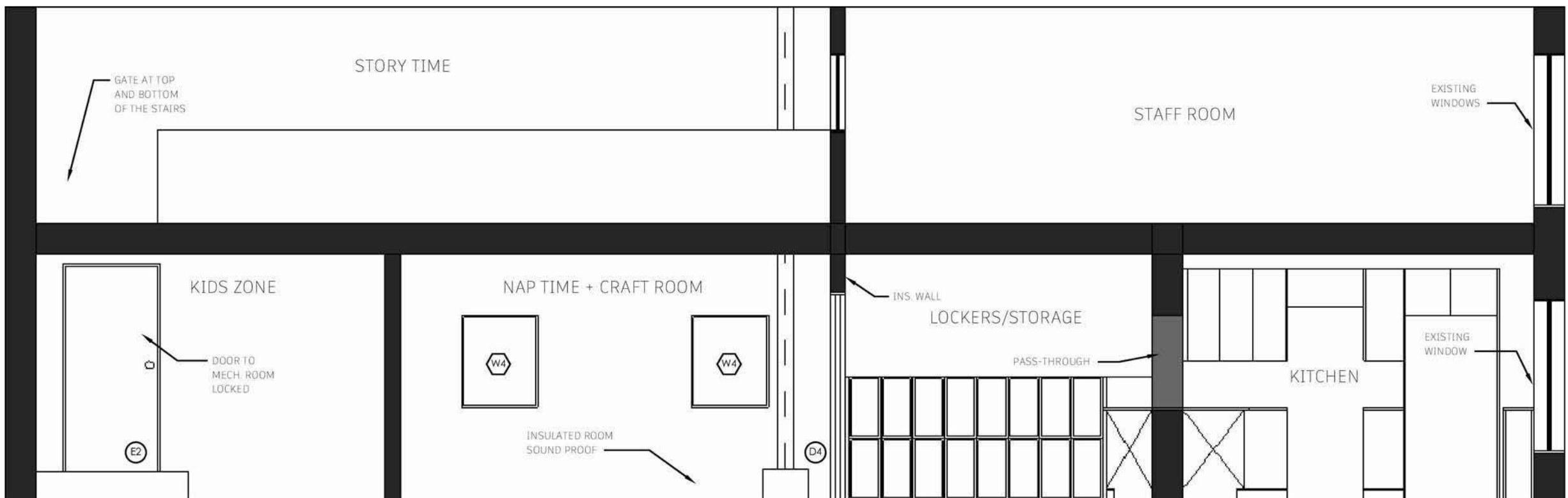
DRAWN BY
S.Earis


DESCRIPTION
Construction DRW 02

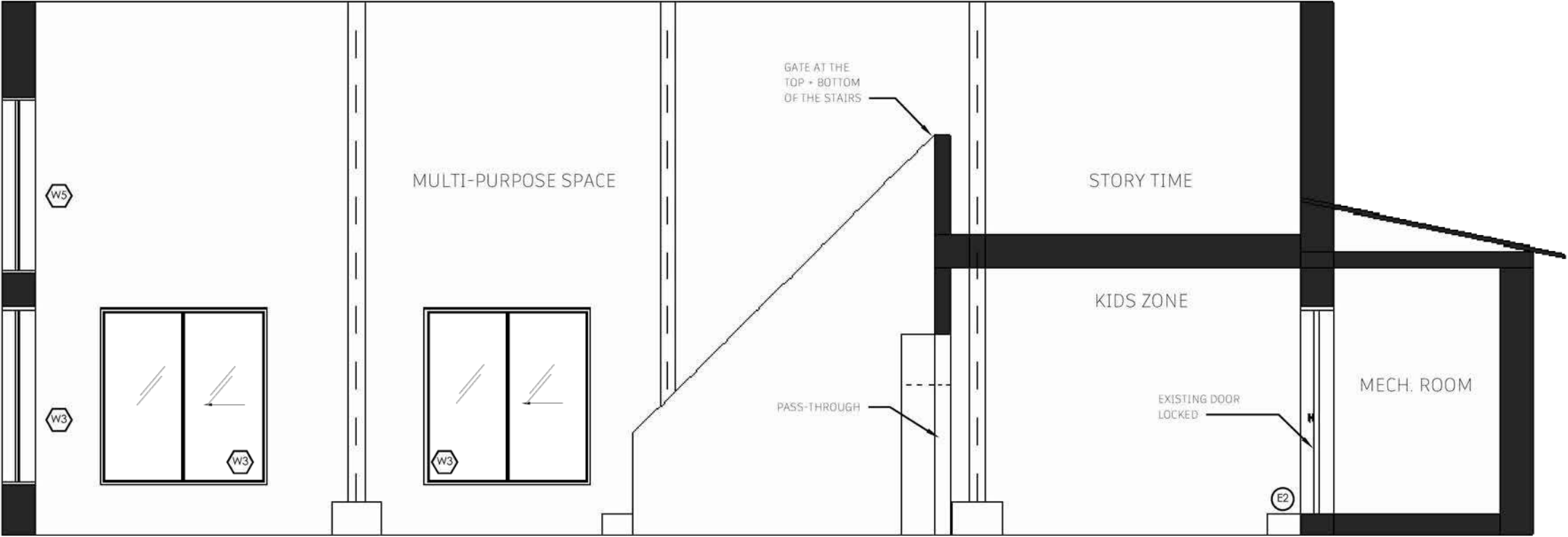
A3.2



 NORTH WALL SECTION
Scale: 1/4" = 1'

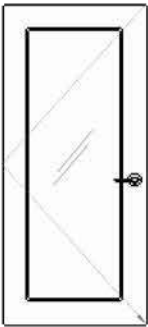


 SOUTH WALL SECTION
Scale: 1/4" = 1'

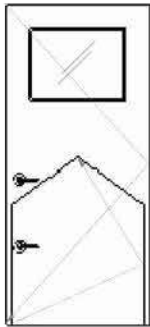


EAST WALL SECTION
Scale: 1/4" = 1'

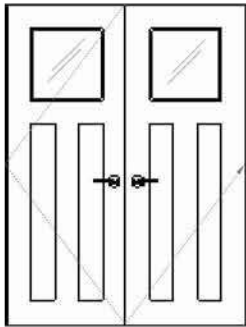
DOOR SCHEDULE					
TAG	WIDTH	HEIGHT	TYP.	HW SET	NOTES
E1	3'-0"	6'-8"	INS/M	L4/M1/M2	FULL GL. PANEL
E2	3'-0"	6'-8"	INS/M	L4/M1/M2	SOLID
E3	3'-0"	6'-8"	INS/FG	L4/M1/M2	FULL GL. PANEL
D4	3'-0"	6'-8"	SWC	L7	KIDS DOOR
D5	5'-0"	6'-8"	INS/SWC	L7	FRENCH



E3



D4



D5

WINDOW SCHEDULE					
TAG	QTY.	WIDTH	HEIGHT	TYP.	NOTES
W3	5	4'-0"	5'-0"	S	
W4	2	2'-6"	3'-0"	C	
W5	3	4'-0"	5'-0"	F	

SPECIFICATIONS + NOTES	
No.1	Flooring - LVP - Commercial Grade - Installed over existing in floor heat
No.2	Nap Room - Insulated Walls for Sound Proofing + Suspended Ceiling
No.3	Mezzanine - Installed with approval from the city
No.4	Laundry - Drywall under the staircase
No.5	New Bathrooms - Toilets to be ergonomic for children
No.6	Pony Walls - Estimate at 42"H (final height tbd with designer)
No.7	Rubber Base - Through out renovated areas
No.8	Garage Door - removal + framing in new windows + patio door
No.9	Sound Buffles - Armstrong - Peaks + Valley Ceiling Suspended

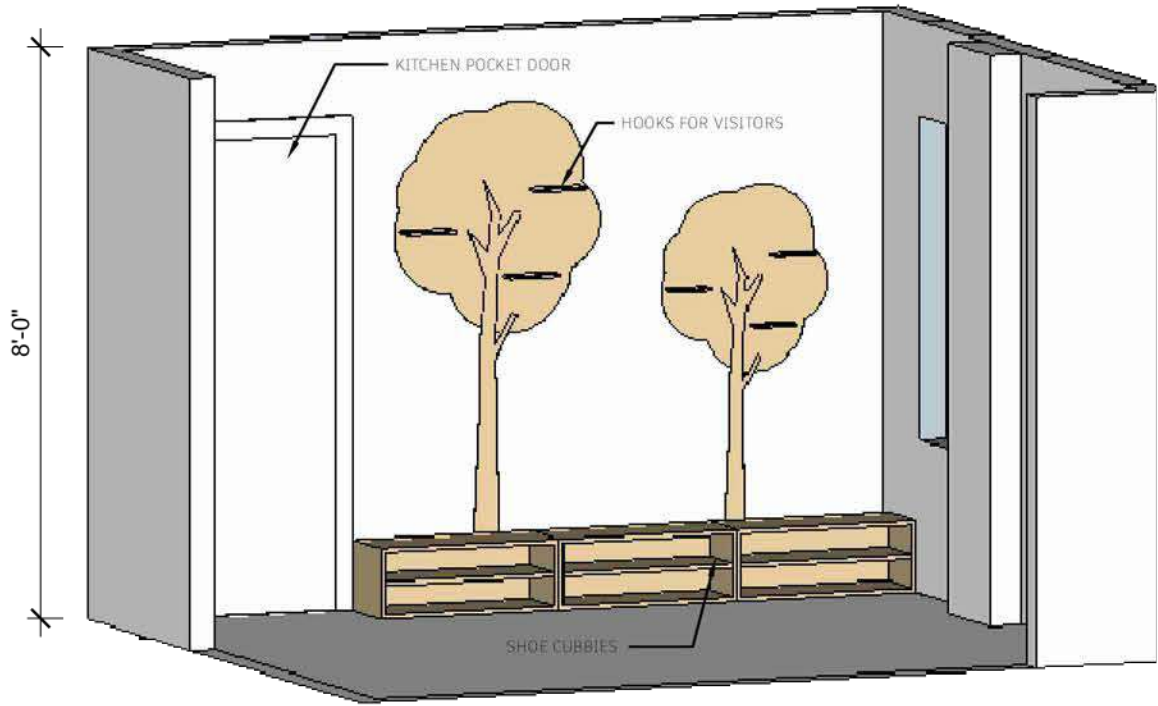
WINDOW AND DOOR NOTES:
WINDOW & DOOR ROUGH OPENINGS REPRESENTED IN THESE SCHEDULES ARE SUGGESTED VALUES ONLY. SPECIFIC DIMENSIONS AND ROUGH OPENINGS VARY WIDELY PER MANUFACTURER. IT IS RECOMMENDED THAT ALL WINDOW & DOOR UNITS BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. FOR BEST PRACTICE SUGGEST INSTALLATION METHODS SEE DETAILS IN THIS SET.

WINDOW NOTES:
1. WINDOWS TO BE METAL CLAD PVC (CLEAR ANODIZED/WHITE), OR FIBREGLOSS, TRIPLE PANE, LOW-E, ARGON FILLED. GLAZING: SURFACE 2 & SURFACE 5 = LOW-E
2. CONFIRM EACH & INDIVIDUAL ROUGH OPENING ON SITE PRIOR TO FABRICATION.
3. ALL OPENERS C/W INSECT SCREENS.
4. FOR OPENER DIRECTION, REFER TO ELEVATION DRAWINGS.
5. PROVIDE FLASHING ON HEAD & SILL OF WINDOWS OUTSIDE CLADDING.

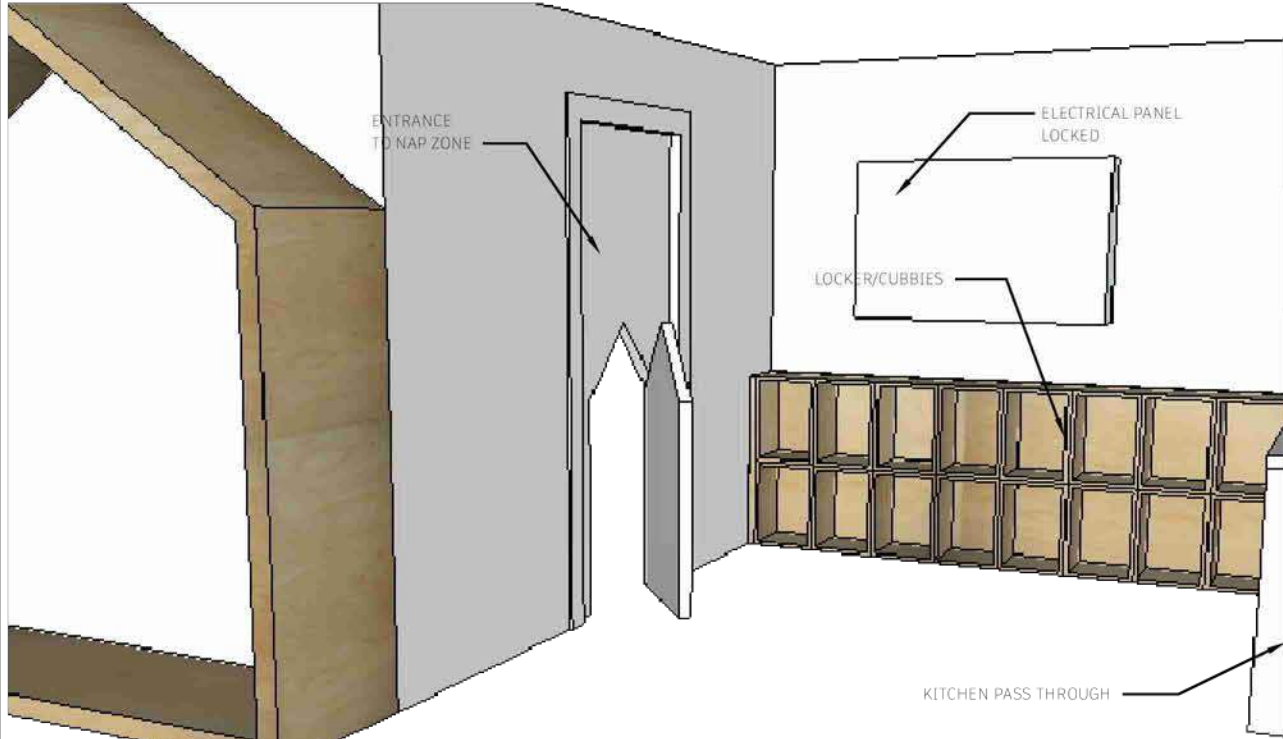
WINDOW ABBREVIATIONS:
SL SLIDING
C CASEMENT
P PICTURE
F FIXED
A AWNING
H HOPPER
CLR CLEAR
OBS OBSCURED

DOOR ABBREVIATIONS:
ALUM ALUMINUM
DG DOUBLE GLAZED
HC HOLLOW CORE
HCC HONEY COMB CORE
HM HOLLOW METAL
INS INSULATED
M METAL
PF PREFINISHED
PT PAINT
ST STAINED
SWC SOLID WOOD CORE
TG TEMPERED GLASS
WD WOOD
WG WIRED GLASS

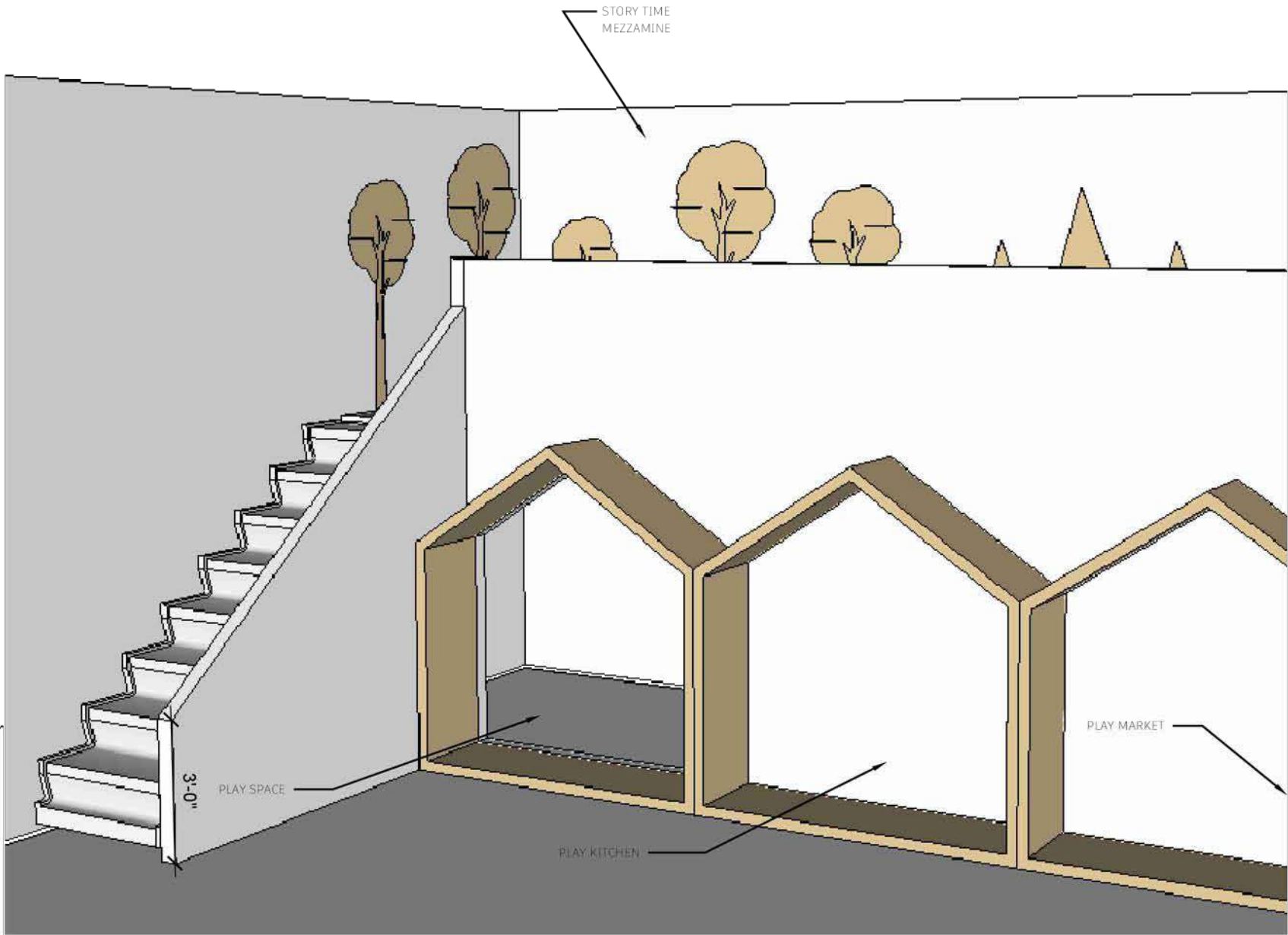
HARDWARE ABBREVIATIONS:
L2 PRIVACY SET
L3 LOCKSET
L4 LOCKSET ENTRANCE
L5 FLUSHBOLTS TOP & BOTTOM
L6 DEADBOLT
L7 PASSAGE SET
M1 THRESHOLD
M2 WEATHER+DOOR SWEEP
M3 ASTRAGAL
M4 PUSH/PULL
M5 KICK PLATE ONE SIDE
M6 SMOKE SEAL+DOOR SWEEP
Z1 O/H DOOR HARDWARE - AUTOMATIC OPENERS



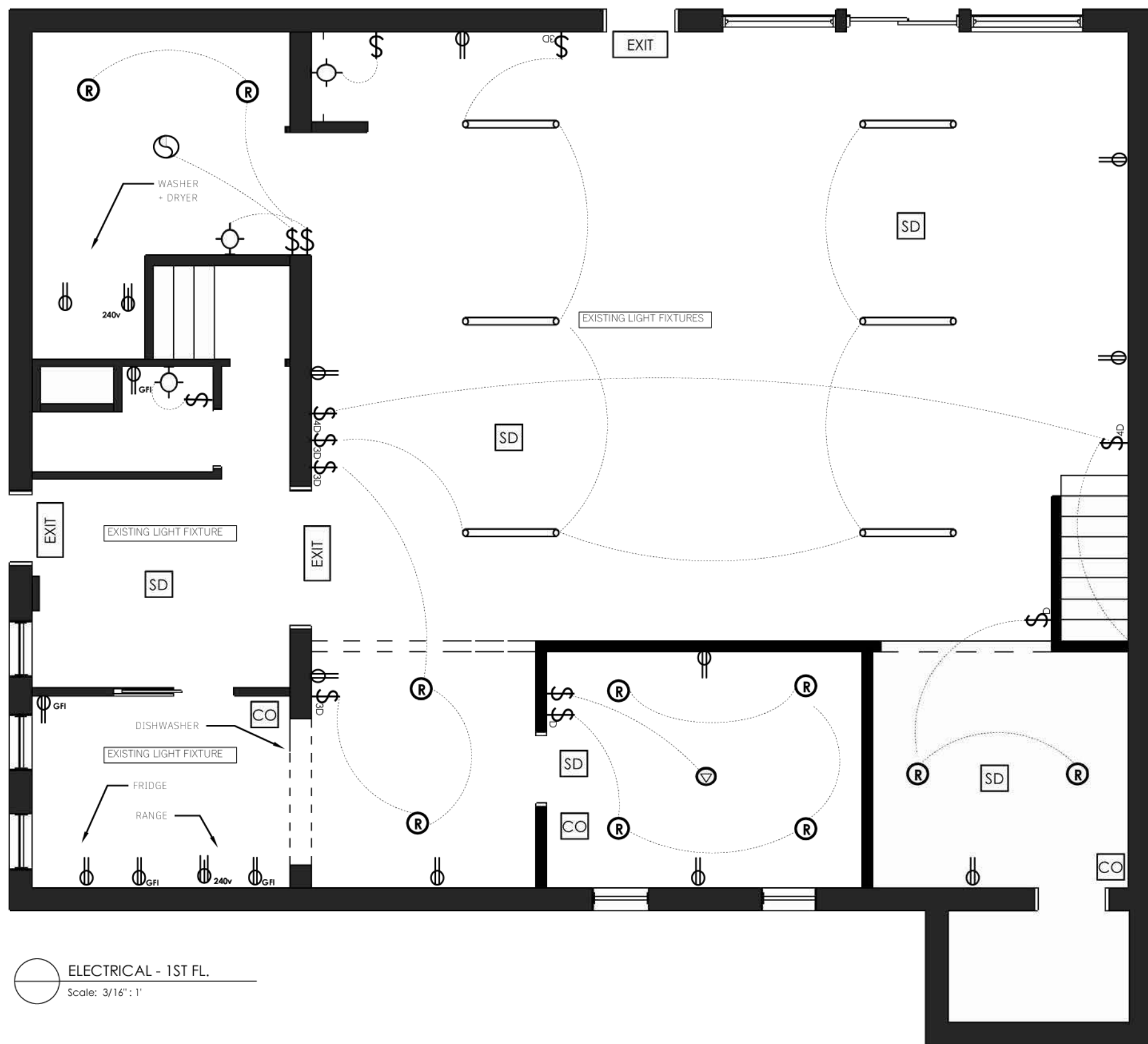
ENTRY CUBBIES
Scale: 3/8" : 1'-0"



LOCKERS + NAP ZONE
Scale: 3/8" : 1'-0"



KIDS ZONE + STORY TIME
Scale: 1/4" : 1'-0"



ELECTRICAL - 1ST FL.
Scale: 3/16" = 1'

GENERAL NOTES:
1. PERMANENTLY WIRED, INTERCONNECTED SMOKE ALARMS ARE REQUIRED AS PER NBC 9.10.19.
2. A CARBON MONOXIDE ALARM MUST BE INSTALLED IN EACH BEDROOM OR WITHIN 5m OF EACH BEDROOM DOOR AS PER NBC 9.32.3.9.
3. VENTILATION MUST CONFORM TO NBC 9.32

ELECTRICAL LEGEND

\$	SINGLE POLE SWITCH
\$ _D	SINGLE POLE SWITCH W/ DIMMER
\$ ₃	3 WAY ELECTRICAL SWITCH
\$ _{3D}	3 WAY ELECTRICAL SWITCH W/ DIMMER
\$ ₄	4 WAY ELECTRICAL SWITCH
\$ _{4D}	4 WAY ELECTRICAL SWITCH W/ DIMMER
□	GARAGE DOOR OPENER
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
EXIT	EMERGENCY EXIT LIGHTS
□	FLOOR SINGLE RECEPTACLE OUTLET
⊕	DUPLEX POWER RECEPTACLE
⊕	TRIPLEX RECEPTACLE OUTLET
⊕	EXTERIOR GFCI RECEPTACLE OUTLET
⊕	CAMPER/RV RECEPTACLE 30AMP
⊕ _{GFI}	GROUND FAULT INTERUPTER
⊕ _{240v}	240v RECEPTACLE
○	FLOOR SINGLE RECEPTACLE OUTLET
○	CEILING MOUNTED LIGHT FIXTURE
○	WALL MOUNTED LIGHT FIXTURE
○	CEILING MOUNTED PENDANT
○	RECESSED CAN LIGHT
○	BATHROOM EXHAUST FAN
—	UNDER CABINET LIGHTING
▽	TRACK MOUNTED LIGHT
▽	RECESSED SPEAKER
—	LED SHOP LIGHTING
✕	CEILING FAN WITH LIGHT
✕	CEILING FAN WITHOUT LIGHT



ELECTRICAL - 2ND FL.
Scale: 3/16" : 1"

GENERAL NOTES:
1. PERMANENTLY WIRED, INTERCONNECTED SMOKE ALARMS ARE REQUIRED AS PER NBC 9.10.19.
2. A CARBON MONOXIDE ALARM MUST BE INSTALLED IN EACH BEDROOM OR WITHIN 5m OF EACH BEDROOM DOOR AS PER NBC 9.32.3.9.
3. VENTILATION MUST CONFORM TO NBC 9.32

ELECTRICAL LEGEND

\$	SINGLE POLE SWITCH
\$ _D	SINGLE POLE SWITCH W/ DIMMER
\$ ₃	3 WAY ELECTRICAL SWITCH
\$ _{3D}	3 WAY ELECTRICAL SWITCH W/ DIMMER
\$ ₄	4 WAY ELECTRICAL SWITCH
\$ _{4D}	4 WAY ELECTRICAL SWITCH W/ DIMMER
□	GARAGE DOOR OPENER
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
EXIT	EMERGENCY EXIT LIGHTS
□	FLOOR SINGLE RECEPTACLE OUTLET
⊕	DUPLEX POWER RECEPTACLE
⊕	TRIPLEX RECEPTACLE OUTLET
⊕	EXTERIOR GFCI RECEPTACLE OUTLET
⊕	CAMPER/RV RECEPTACLE 30AMP
⊕ _{GFI}	GROUND FAULT INTERUPTER
⊕ _{240v}	240v RECEPTACLE
○	FLOOR SINGLE RECEPTACLE OUTLET
○	CEILING MOUNTED LIGHT FIXTURE
○	WALL MOUNTED LIGHT FIXTURE
○	CEILING MOUNTED PENDANT
⊙	RECESSED CAN LIGHT
⊙	BATHROOM EXHAUST FAN
⊙	UNDER CABINET LIGHTING
⊙	TRACK MOUNTED LIGHT
⊙	RECESSED SPEAKER
⊙	LED SHOP LIGHTING
⊙	CEILING FAN WITH LIGHT
⊙	CEILING FAN WITHOUT LIGHT



MENDED INTERIORS + DESIGN
304 7th Avenue
Humboldt, SK
S0K 2A0

CLIENT
Prairie Roots Board
308 Water Ridge Cres.

ISSUE
10.09.23
RE-ISSUE
10.19.23

PROJECT NO.
245.170
PROJECT
Prairie Roots

DRAWN BY
S.Earis
DESCRIPTION
Electrical DRW 01

E1.2

CITY OF HUMBOLDT REPORT

TITLE: Outdoor Flex Space Lighting Contract

PREPARED BY: Michael Ulriksen, Director of Community and Leisure Services

REVIEWED BY: Joe Day, City Manager

PREPARED FOR: Council

DATE: November 14, 2023

RECOMMENDATION

That the contract for supplying and installing a lighting system for the Centennial Park Outdoor Flex Space be awarded to Tremblay Electric at a price of \$78,873 plus applicable taxes.

BACKGROUND

The Outdoor Flex Space project began in 2021 following approved funding through the MEEP grant program. To date the base work and pavement for the pad have been installed and the outdoor rink package has been purchased. The fencing and lighting are the two main components left to complete on the flex space, both of which we expect to be completed before Christmas.

CURRENT SITUATION

Administration reached out to a lighting consultant used in the past to ensure that a sufficient lighting package was specified for this project. Administration provided the specifications to the local electricians who indicated that they were interested in bidding on the project. We received the following three quotes from qualified bidders:

Vendor	Price (without taxes)
Tremblay Electric	\$78,873.00
Hergott Electric	\$97,598.00
Nixon Electrical Service Ltd.	\$102,438.50

Due to the price of the quotes exceeding \$75,000, Administration is bringing this report to Council to receive approval to proceed with awarding the contract. The lighting package is about a 6-8 week delivery, but it is vital that the pilings be installed immediately and have all of the wiring run to the pilings for quick installation upon the arrival of the lighting equipment.

Administration has worked with all three vendors on multiple projects over the past few years and are confident that they all possess the skills and experience to be able to provide us with quality installation of this lighting system.

OPTIONS

1. Approve awarding the contract to the lowest bidder, Tremblay Electric.
2. Provide alternative direction to Administration.

ATTACHMENTS

NA

COMMUNICATION AND ENGAGEMENT

NA

FINANCIAL IMPLICATION

The original budget funded through MEEP was \$350,000 when approved in 2021. Initial estimates for the project, put lighting at around \$60,000 installed, however we did anticipate an increase in that amount when we went out to receive quotes, however we were not expecting the three bids to come in quite as high as they did and at quite that range of prices.

However, the lighting is a necessary component of the overall project and not something that we anticipate will come down in pricing if we were to wait until 2024 to repost. As such we are asking for Council's authorization to proceed with this purchase.

CONCLUSION

Installation of the outdoor rink for the 2023-24 season will begin in the next several weeks as we get lower and more consistent temperatures. Administration anticipates tremendous use of the space this winter by the community and it is necessary that our lighting is in place for the season.