

Replacement of Lounge Steps and Patio Tiles

Scope of Work

See photo. Numbers on the photo are references to the numbered Scope of Work items below.

1. Upon acceptance of the quotation to perform the work, provide a layout to:
 - show how the new tiles will be laid and, where necessary, cut,
 - how the surface will be sloped to provide appropriate drainage

A preliminary layout is provided in the appendix.
2. Restrict access to the workplace
3. Remove and retain for re-installation, all stair and edge railings (see photo)
[Removal and replacement of electrical conduits and junction boxes is not part of this contract – they be arranged by Cypress with an electrical contractor]
4. Remove all old tiles and grout, including tiles set vertically on one side of the top stairs to the lounge doors (see photo)
5. Scarify or otherwise treat the underlying concrete to obtain a good foundation for laying new tiles and/or concrete
6. Eliminate drains (see photo) and re-slope all surfaces at 1.5% (3/16" per foot) so that water drains away from the lounge towards the pathway past the swimming pool (see preliminary layout)
7. Adjust, build up or cut back steps so that:
 - on each set of steps, the treads and risers are equal
 - the treads can be tiled with one width of 12" tile
8. Dispose legally of wastes generated off-site – NOT in the Strata disposal bins
9. Apply bonding or sealing agents as necessary, so new grout bonds firmly to the prepared concrete
10. Install new tiles according to the agreed layout
11. Seal the grout with durable, long-lasting sealer to prevent water ingress under the tiles
12. Reinstall all railings, drilling holes in tiles and shimming to fit where necessary
13. Make good the vertical section on the side of the stairs where the tiles were removed to match other vertical walls

New Tile Specification

Landstone 2cm Outdoor Porcelain Tile, BST01 Graphite, 12" x 24", 24" x 24" and 12" x 24" Stair Tread (see tile brochure)

Available from BC Brick Supplies Ltd

3100 No 5 Rd, Richmond, BC V6X 2T5

Phone 604-270-1947

Use of On-Site Facilities

Workers will be permitted to use on-site washroom facilities

Acceptance of Quotations

Acceptance of quotation is subject to approval by 75% of the owners in a General Meeting.

The Strata Corporation reserves the right to not accept the lowest or any quotation.

Timing

Spring 2026

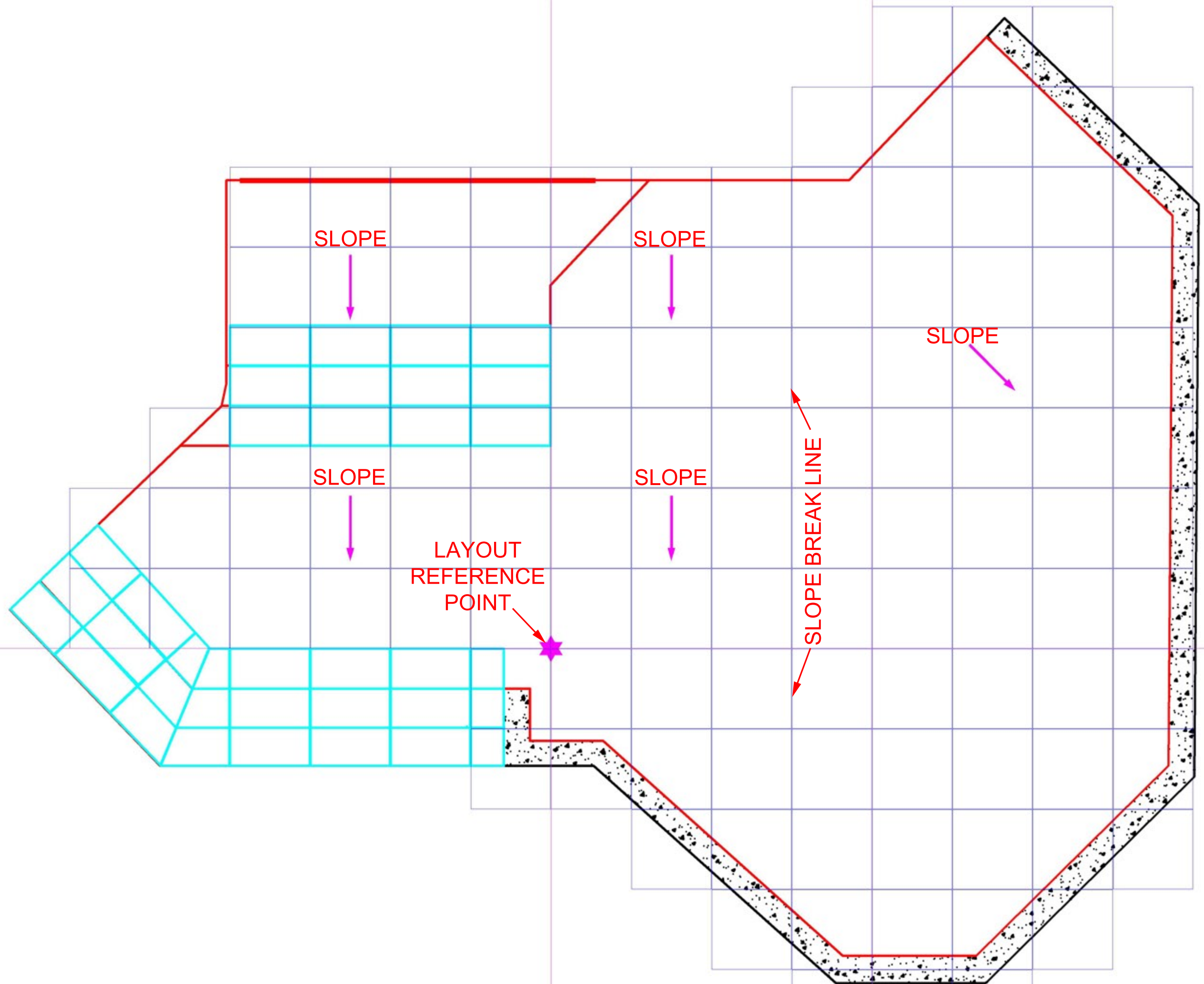
Other Requirements

Repair should be guaranteed to last at least ten years.

If maintenance of the tiles and/or concrete is required (for example, resealing of grout), provide recommendations as to products to use and frequency of application.

Provide proof of liability and WCB insurance.





Landstone

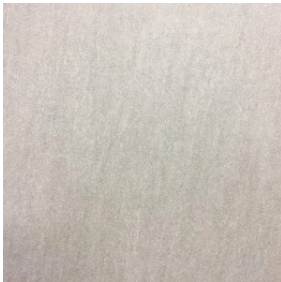
2cm Outdoor Porcelain Tile

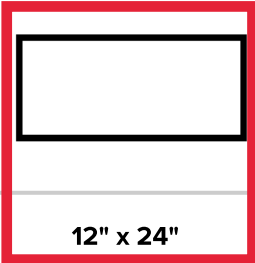
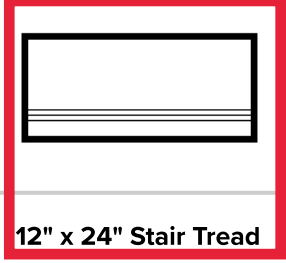
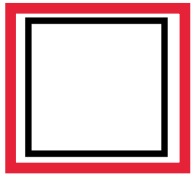


BC BRICK SUPPLIES LTD.
MORE THAN JUST A BRICK STORE



These beautiful porcelain tiles are available in 11 natural stone textures and colours. They are ideal for pedestrian walkways, backyard and rooftop patios. Their anti-slip finish and low water absorption feature make them perfect for outdoor applications. They can be installed on many different foundations such as concrete, pedestals and a gravel/sand base.

BST01 Graphite	BST02 Granite	BST03 Slate Grey	SDS02 Arctic Wind
			
SLG015G Durban Slate	CMT03 Cemento	Quartz Anthracite	Olivian Black
			
TRV01 Crema Travertine	TRV02 Blanca Travertine	Basaltina Grigio	
			

Sizes				
	12" x 24"	12" x 24" Stair Tread	24" x 24"	24" x 48"
	300mm x 600mm	300mm x 600mm	600mm x 600mm	600mm x 1200mm
Colours	Granite Graphite Slate Grey	Blanca Travertine Crema Travertine Durban Slate Granite Graphite Slate Grey	Arctic Wind Basaltina Grigio Blanca Travertine Cemento Crema Travertine Durban Slate Granite Graphite Olivian Black Quartz Anthracite Slate Grey	Granite Olivian Black Quartz Anthracite

Technical Specifications

	Water Absorption	iso 10545-3	$E \leq 0.5\%$
	Breaking Strength	iso 10545-4	$\geq 810\text{kg/cm}^2$
	Modulus of Rupture	iso 10545-4	$\geq 8000\text{N}$
	Abrasion Resistance	iso 10545-6	145mm^3
	Linear Thermal Expansion	iso 10545-8	$7 \times 10^{-6} / ^\circ\text{C}$
	Thermal Shock Resistance	iso 10545-9	resistant
	Slip Resistance (Oil Wet Ramp Test)	din 51130	R11
	Coefficient Of Friction (C.O.F.)	astm c1028	wet/dry ≥ 0.7
	Chemical Resistance	iso 10545-13	resistant
	Stain Resistance	iso 10545-14	resistant
	Frost Resistance	iso 10545-12	resistant



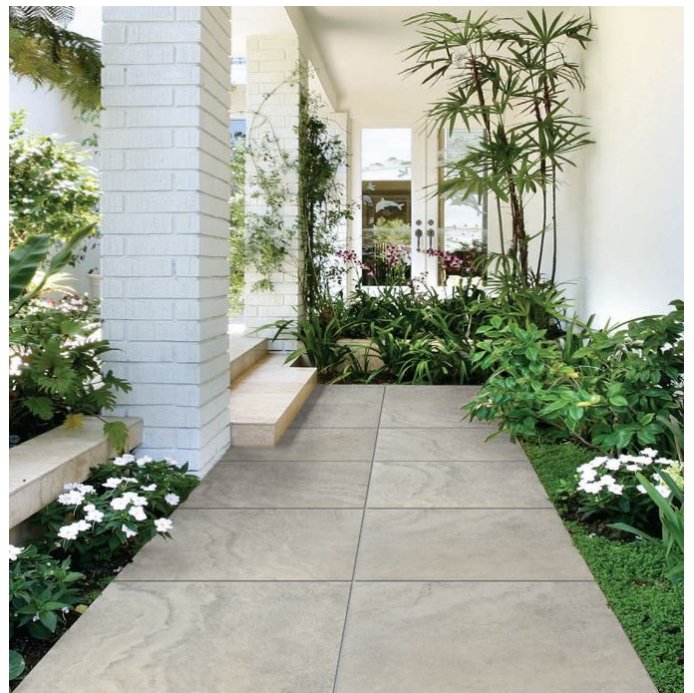
Slate Grey



Graphite



Crema Travertine



Blanca Travertine

Contact Us

For further information, please reach out to us at **604-270-1947**
or visit our showroom at **3100 No 5 Rd, Richmond, BC V6X 2T5**

<https://www.bcbrick.com>

