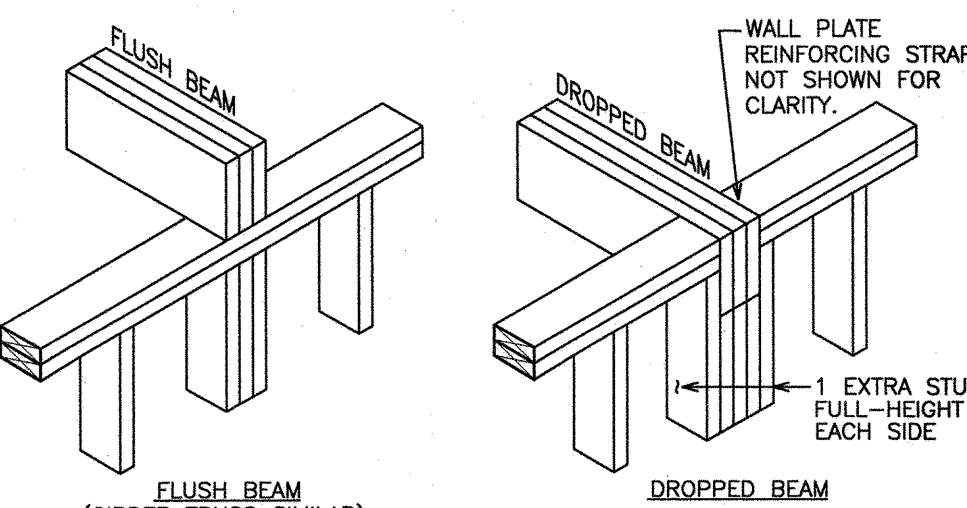
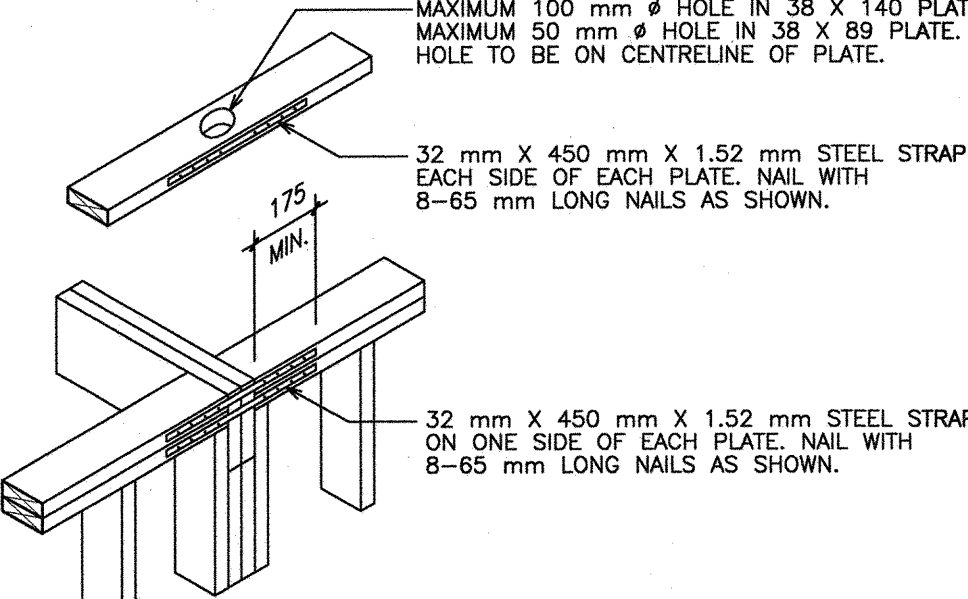


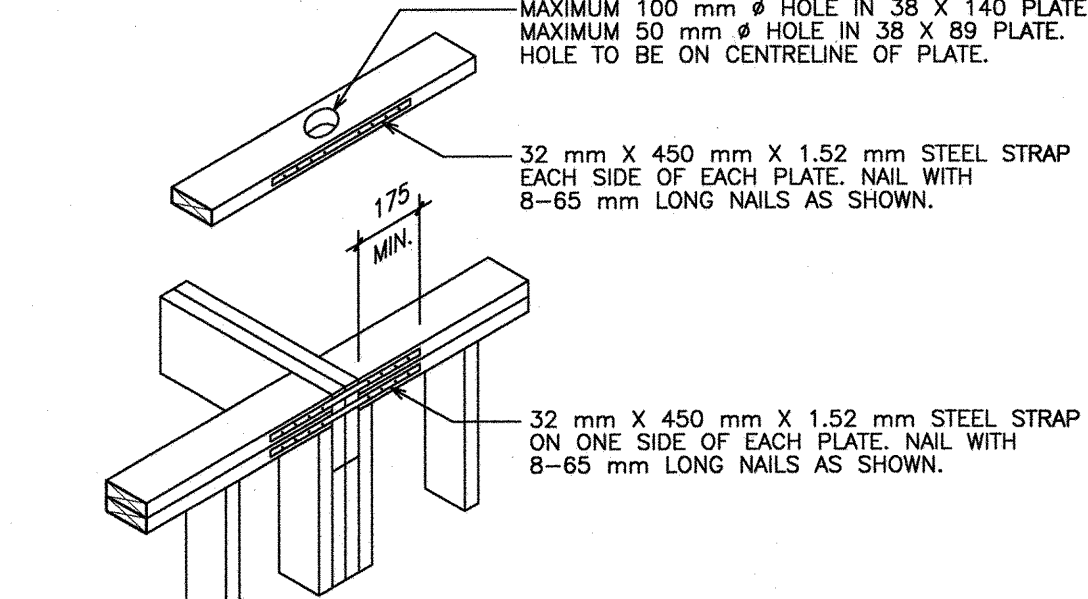
WALLS

- SEE DETAILS FOR WALL STUD SIZES.
- NON-LOAD BEARING WALL STUDS AT 400 mm O/C.
- UNLESS NOTED OTHERWISE, PROVIDE A BUILT-UP STUD POST AT THE ENDS OF ALL BEAMS AND GIRDER TRUSSES FRAMING INTO A WALL. THE BUILT-UP STUD POST SHALL MATCH THE WIDTH OF THE BEAM, AND THE STUD SIZE SHALL MATCH THOSE IN THE WALL.
 

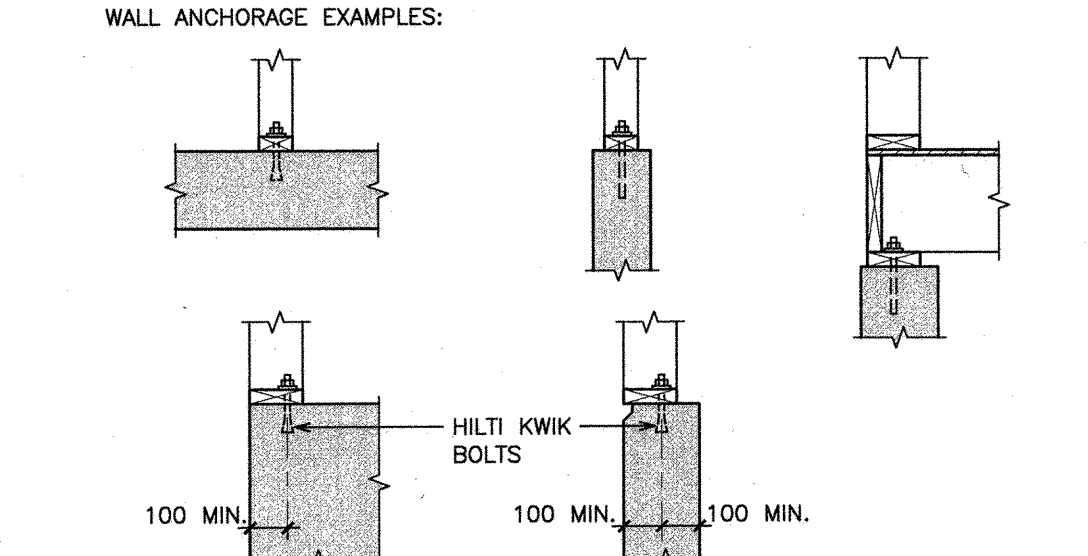
4. NAILING OF BUILT-UP STUD POSTS SHALL CONFORM TO THE FOLLOWING SCHEDULE. EACH STUD OF BUILT-UP POST SHALL BE NAILED.

STUD	NAILING
38 X 89	75 mm NAILS @ 220 mm O/C
38 X 140	2 - ROWS OF 75 mm NAILS @ 220 mm O/C
38 X 184	2 - ROWS OF 75 mm NAILS @ 220 mm O/C

- ALL POSTS AND BUILT-UP STUD POSTS SHOWN ON ANY LEVEL SHALL BE CARRIED DOWN TO THE CONCRETE UNLESS NOTED OTHERWISE. PROVIDE SOLID BLOCKING BETWEEN JOISTS UNDER ALL POSTS AND BUILT-UP POSTS.
- ALL LOAD BEARING WALLS SHALL HAVE 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE. BEAMS OR HEADERS OVER OPENINGS IN WALLS SHALL BE DROPPED TO ALLOW THE TOP PLATES TO BE CONTINUOUS. WHERE 38 mm CONCRETE TOPPING IS USED ON THE FLOORS, PROVIDE 2 CONTINUOUS BOTTOM PLATES. DOUBLE PLATES SHALL BE SPLICED WITH A MINIMUM 500 mm STAGGER AND LAPPED AT CORNERS. TOP AND BOTTOM PLATES WHICH HAVE BEEN CORED OR WHICH ARE DISCONTINUOUS SHALL BE REINFORCED AS FOLLOWS:
 



- FASTEN WOOD-FRAME STRUCTURE AT BASE BY BOLTING THE BOTTOM PLATE (SILL PLATE) TO THE CONCRETE WITH 13 mm # ANCHOR BOLTS @ 1200 mm O/C UNLESS NOTED OTHERWISE. ANCHOR BOLTS SHALL HAVE A MINIMUM 125 mm EMBEDMENT AND A MINIMUM 75 mm PROJECTION ABOVE THE CONCRETE. THE ANCHOR BOLTS MAY BE CAST IN PLACE OR GROUTED INTO PREDRILLED HOLES WITH THE HILTI-KWIK SYSTEM. HILTI-KWIK BOLTS WITH A 75 mm EMBEDMENT MAY BE USED WITH A 100 mm OR GREATER EDGE DISTANCE. NON-LOAD BEARING WALLS MAY BE FASTENED WITH 3 mm # POWER DRIVEN FASTENERS AT 400 mm O/C (MINIMUM 20 mm PENETRATION INTO CONCRETE). FULL WIDTH OF WALLS SHALL BEAR ON CONCRETE UNLESS NOTED OTHERWISE.



- SILL PLATES SHALL BEAR ON A LEVEL SURFACE; PROVIDE A LEVELLING BED OF MORTAR IF REQUIRED. PROVIDE A SILL GASKET UNDER SILL PLATES BEARING ON CONCRETE. SILL PLATES ON CONCRETE SEE NOTES ON "MOISTURE BARRIERS" FOR SILL GASKET REQUIREMENTS.

IMPERIAL EQUIVALENTS

STRUCTURAL ELEMENTS SPECIFIED IN METRIC UNITS HAVE THE FOLLOWING EQUIVALENT IMPERIAL UNITS.

JOISTS	SHEATHING
38 x 89 = 2 x 4	6 mm = 1/4"
38 x 140 = 2 x 6	9.5 mm = 3/8"
38 x 184 = 2 x 8	12.5 mm = 1/2"
38 x 235 = 2 x 10	15.5 mm = 5/8"
38 x 286 = 2 x 12	19 mm = 3/4"
	22.5 mm = 7/8"

WOOD FRAMING

GENERAL

- ALL DESIGN, DETAILS, MATERIALS AND CONSTRUCTION PROCEDURES SHALL CONFORM TO CURRENT EDITIONS OF THE FOLLOWING AS A MINIMUM:
 - BRITISH COLUMBIA BUILDING CODE 2012 - PART 9
 - CAN/CSA-086 - ENGINEERING DESIGN IN WOOD
 - CSA 0121 - DOUGLAS FIR PLYWOOD
 - CAN/CSA-LO 4000 - PARALLAMS AND MICROLAMs
 - CAN/CSA-0122 - STRUCTURAL GLUED-LAMINATED TIMBER
 - CAN/CSA-0177 - QUALIFICATION CODE FOR MANUFACTURERS OF STRUCTURAL GLUED-LAMINATED TIMBER
 - CSA 0437 SERIES - STANDARDS FOR OSB AND WAFERBOARD
 - CSA B111 - WIRE NAILS, SPIKES AND STAPLES
 - CAN/CSA-054 - MISCELLANEOUS BOLTS AND SCREWS
 - CANADIAN WOOD-FRAME HOUSE CONSTRUCTION-CMHC
 - "WOOD DESIGN MANUAL" - CANADIAN WOOD COUNCIL
 - "WOOD BUILDING TECHNOLOGY" - CANADIAN WOOD COUNCIL
- ANY CHANGES TO THE FRAMING SHOWN ON THESE DRAWINGS SHALL HAVE PRIOR WRITTEN APPROVAL OF RJC. FRAMING CHANGES WHICH HAVE NOT BEEN SO APPROVED WILL BE REJECTED.
- ANY TIMBER NOT GRADE MARKED WILL BE REJECTED.
- FINISHES SHALL BE DETAILED TO ACCOMMODATE SHRINKAGE OF THE TIMBER OVER TIME.
- DO NOT COVER WOOD FRAMING WITH FINISHES UNTIL RJC'S FRAMING REVIEW IS COMPLETE. PROVIDE 24 HOURS ADVANCE NOTIFICATION WHEN FRAMING REVIEWS ARE REQUIRED.
- NOTCHING AND DRILLING OF STRUCTURAL ELEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH IN THE BUILDING CODE PART 9, UNLESS OTHERWISE APPROVED IN WRITING BY RJC.
- ALL NEW TIMBER AND SHEATHING TO BE PRESERVATIVE TREATED WHERE SPECIFIED. FIELD TREAT ALL CUT EDGES.

MATERIALS

- STUDS AND BUILT-UP POSTS TO BE S-P-F #2 GRADE OR BETTER. STUDS MAY BE FINGER-JOINTED (MAXIMUM 3 JOINTS/STUD) EXCEPT NO FINGER JOINTED STUDS AT THE ENDS OF SHEAR WALLS. FINGER JOINTED STUDS IN FIRE SEPARATIONS SHALL HAVE HEAT RESISTANT ADHESIVE (HSA).
- JOISTS TO BE S-P-F #2 GRADE OR BETTER.
- BUILT-UP BEAMS AND HEADERS TO BE S-P-F #2 GRADE OR BETTER.
- WALL PLATES TO BE S-P-F #2 GRADE OR BETTER. WALL PLATES SHALL BE KILN-DRIED AND MAY BE FINGER JOINTED.
- POSTS AND BEAMS TO BE HEM-FIR #2 GRADE OR BETTER.
- ALL DIMENSION LUMBER TO BE SURFACED FOUR SIDES ('S4S').
- PLYWOOD TO BE DOUGLAS FIR SHEATHING GRADE.
- TIMBER CONNECTION HARDWARE TO BE SIMPSON STRONG-TIE, CANADA SCAFFOLD SUPPLY, MGA CONNECTORS OR EQUIVALENT APPROVED BY RJC. COMPLETE WITH NAILS SUPPLIED BY MANUFACTURER. DO NOT USE P NAILS.
- NAILS SHALL BE COMMON ROUND STEEL WIRE NAILS OR COMMON SPIRAL NAILS.
- MISCELLANEOUS STEEL TO BE CSA G40.21 OR APPROVED EQUAL.
- ANCHOR RODS SHALL BE ASTM F1554 GRADE 36 OR APPROVED EQUIVALENT. ANCHOR RODS SHALL BE DEFORMED, THREADED ALONG THEIR FULL LENGTH OR HOOKED 40 mm AT THE BOTTOM.
- BOLTS SHALL BE ASTM A307 OR APPROVED EQUAL, USED WITH STANDARD CUT STEEL WASHERS UNLESS NOTED OTHERWISE ON DRAWINGS.
- ALL FASTENERS AND CONNECTION HARDWARE THROUGH PRESERVATIVE TREATED MATERIALS OR OUTSIDE OF THE MOISTURE BARRIER TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS SPECIFIED.

NAILING

- NAILING SHALL CONFORM TO THE BUILDING CODE PART 9, AND "WOOD BUILDING TECHNOLOGY" PUBLISHED BY THE CANADIAN WOOD COUNCIL. NAILING CALLED UP ON THESE DRAWINGS (I.E. FOR SHEATHING) IS BASED ON COMMON NAILS.
- UNLESS NOTED OTHERWISE NAIL ALL WALL, FLOOR AND ROOF SHEATHING WITH 65 mm NAILS AT 150 mm O/C AT SUPPORTED EDGES OF SHEATHING SHEETS, AND AT 250 mm O/C FOR FLOORS AND AT 300 mm O/C FOR ROOFS AT INTERMEDIATE SUPPORTS TO ALL SUPPORTING MEMBERS. FLOOR SHEATHING SHALL BE NAILED WITH SPIRAL NAILS AND SHALL BE GLUED TO THE JOISTS IN ADDITION TO NAILING. IF SMALLER DIAMETER NAILS (I.E. PNEUMATICALLY DRIVEN NAILS OR "P-NAILS") ARE USED, INCREASE THE NUMBER OF NAILS BY 33%.
- DO NOT USE PNEUMATICALLY DRIVEN NAILS WITH JOIST HANGERS OR CONNECTING HARDWARE. NAILS FOR HARDWARE SHOULD BE AS SPECIFIED OR SUPPLIED BY MANUFACTURER.

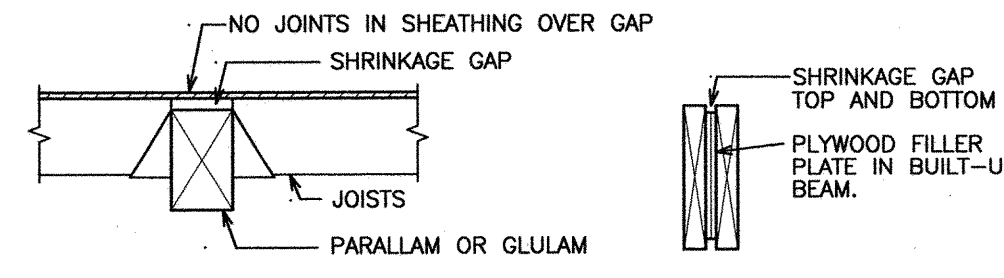
MOISTURE BARRIERS

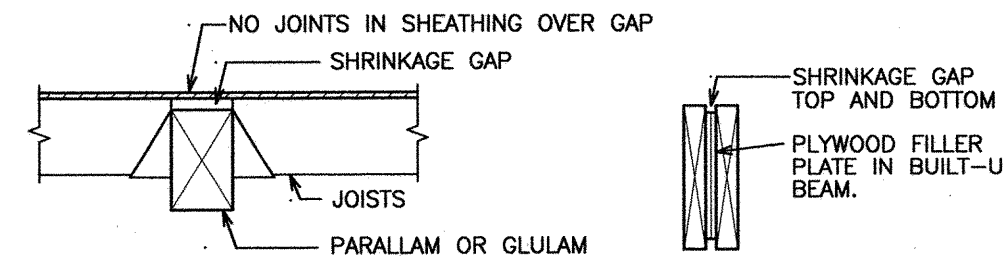
- PROVIDE A MOISTURE BARRIER BETWEEN WOOD ELEMENTS AND ALL CONCRETE OR MASONRY. THIS CAN BE A SHEET OF LIGHT-GAUGE (0.61 mm MINIMUM) GALVANIZED METAL, ASPHALT IMPREGNATED BUILDING PAPER (7.5 kg PER 10 m²), CLOSED-CELL FOAM GASKET MATERIAL, TYPE 3 ROLL ROOFING, SHEET POLYETHYLENE NOT PERMITTED. ALL JUNCTIONS AND TERMINATIONS TO BE LAPPED (50 mm MINIMUM) AND SEALED. BUTT JOINTS IN MOISTURE BARRIERS NOT PERMITTED.

SHEATHING

- SHEATHING ON LOAD BEARING WALLS OR SHEAR WALLS SHALL BE FASTENED DIRECTLY TO THE STUDS, WITHOUT THE USE OF RESILIENT METAL CHANNELS.

SHRINKAGE

- FRAMING DETAILS SHALL ENSURE UNIFORM VERTICAL SHRINKAGE. ADJACENT PORTIONS OF STRUCTURE SHALL BE SUPPORTED ON ROUGHLY EQUIVALENT AMOUNTS OF HORIZONTAL TIMBER (JOISTS AND SILL PLATES). DO NOT MIX KILN-DRIED AND NON-KILN DRIED JOISTS IN ANY GIVEN FLOOR.
- FRAMING DETAILS AROUND NON-SHRINKING STRUCTURAL ELEMENTS (CONCRETE, STEEL, PARALLAMS, GLULAMS, MICROLAMs, PLYWOOD ETC.) SHALL TAKE INTO ACCOUNT THE SHRINKAGE OF THE TIMBER. EXAMPLES:
 




ABBREVIATIONS

- THE FOLLOWING COMMON ABBREVIATIONS ARE REFERENCED WITHIN THE DRAWINGS:
- | | |
|------------------------------------|-----------------------------------|
| ACCOM. --- ACCOMMODATE | MECH. --- MECHANICAL |
| ALT. --- ALTERNATE | MIN. --- MINIMUM |
| ALUM. --- ALUMINUM | N.I.C. --- NOT IN CONTRACT |
| ARCH. --- ARCHITECTURAL | N.T.S. --- NOT TO SCALE |
| BOT. --- BOTTOM | O.C. --- ON CENTRE |
| BTWN. --- BETWEEN | OPP. --- OPPOSITE |
| CANTIL. --- CANTILEVER | PL. --- PROPERTY LINE |
| CL. --- CENTER LINE | P.T. --- PRESERVATIVE TREATED |
| CLR. --- CLEAR | R.W.L. --- RAIN WATER LEADER |
| CONC. --- CONCRETE | R.D. --- ROOF DRAIN |
| CONT. --- CONTINUOUS | RTN. --- RETURN |
| C/W --- COMPLETE WITH | REINF. --- REINFORCED |
| DET. --- DETAIL | R/W --- REINFORCED WITH |
| DP. --- DEPTH (I.E. DEPTH OF BEAM) | REQ'D --- REQUIRED |
| DWG. --- DRAWING | S.A.M. --- SELF-ADHERING MEMBRANE |
| DWLS. --- DOWELS | SIM. --- SIMILAR |
| ELEV. --- ELEVATION | S.O.G. --- SLAB ON GRADE |
| ELEC. --- ELECTRICAL | S.S. --- SPECIFICATIONS |
| E.S. --- EACH SIDE | S.S. --- STAINLESS STEEL |
| E.W. --- EACH WAY | STRUCT. --- STRUCTURAL |
| EXIST. --- EXISTING | T.D.C. --- TRAFFIC DECK COATING |
| EXT. --- EXTERIOR | TYP. --- TYPICAL |
| F.D. --- FLOOR DRAIN | T & B --- TOP AND BOTTOM |
| GALV. --- GALVANIZED | T & G --- TONGUE AND GROOVE |
| G.L. --- GRID LINE | T.O.S. --- TOP OF SLAB |
| G.W.B. --- GYPSUM WALL BOARD | U.N.O. --- UNLESS NOTED OTHERWISE |
| H & V --- HORIZONTAL AND VERTICAL | U/S --- UNDERSIDE |
| HORIZ. --- HORIZONTAL | VERT. --- VERTICAL |
| INT. --- INTERIOR | W/ --- WITH |
| LG. --- LONG | |
| MAX. --- MAXIMUM | |
| MANUF. --- MANUFACTURED | |

STAGING

- CONTRACTOR TO PROVIDE SAFE ACCESS TO EXECUTE THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS. ACCESS MAY BE COMPRISED OF: SCAFFOLDING, STAGING, SWING STAGES, FALSE WORK, COMBINATIONS OF THE PRECEDING OR OTHER METHODS APPROVED BY WORKSAFEBC.
- ALL ACCESS SHALL BE SUITABLE FOR THE SAFE AND EFFICIENT PERFORMANCE OF THE WORK. CONTRACTOR TO SUBMIT A PLAN OF THE BUILDING (PROVIDED) INDICATING THE TYPE OF ACCESS TO BE EMPLOYED ON EACH PORTION OF THE BUILDING.
- ALL ACCESS SHALL BE CAPABLE OF RESISTING ITS DEAD LOAD AND THE LIVE LOAD OF THE WORKERS AND STORED MATERIALS. LIVE LOADING TO CONFORM TO CAN/CSA S269.2 M87, ACCESS SCAFFOLD FOR CONSTRUCTION PURPOSES, CLAUSE 5.2.1.(B).
- PHASING OF ACCESS IS ACCEPTABLE.
- REFERENCE: BRITISH COLUMBIA OCCUPATIONAL HEALTH AND SAFETY REGULATION (REGULATION 296/97) PART 13.

GENERAL NOTES

- DEFINITIONS:**
 - A. RJC: READ JONES CHRISTOFFERSEN LTD. OR ITS REPRESENTATIVE.
- THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. IT DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORM WORK, FALSE WORK, SHORINGS, ETC. REQUIRED TO COMPLETE THE WORK.
- THE INFORMATION ON THIS DRAWING SHALL NOT BE USED FOR ANYTHING OTHER THAN THE SPECIFIED WORKS OR PART OF THE WORKS FOR WHICH IT HAS BEEN AUTHORIZED BY RJC.
- THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISIONS COLUMN. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" IN THE REVISIONS COLUMN, AND SIGNED AND STAMPED BY AN ENGINEER OF RJC. THE DRAWINGS SHALL NOT BE USED FOR PRICING OR TENDER UNLESS SO INDICATED IN THE REVISIONS COLUMN.
- SECTION MARK SHOWN THUS  MEANS SECTION #4 ON DRAWING R-3.1.
- THE CONTRACT DOCUMENTS ARE BASED ON DIMENSIONS FROM ORIGINAL DRAWINGS FOR THE EXISTING BUILDING STRUCTURE AND ASSUMPTIONS IN ACCORDANCE WITH STANDARD DETAILING AND CONSTRUCTION PRACTICE. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY VARIATIONS FROM THE ASSUMED CONDITIONS. IT IS UNDERSTOOD THAT MINOR MODIFICATIONS MAY BE REQUIRED TO THE WORK INDICATED. THE CONTRACTOR SHALL COOPERATE WITH THE CONSULTANT IN THIS REGARD. MINOR MODIFICATIONS WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT RESULT IN A CHANGE IN CONTRACT PRICE. DO NOT PROCEED WITH MODIFICATIONS TO THE EXISTING STRUCTURE OR THE NEW WORK WITHOUT WRITTEN APPROVAL FROM RJC.
- RJC'S DRAWINGS, WHETHER IN ELECTRONIC FORMAT OR HARD COPY, MAY NOT BE USED AS OR MODIFIED TO PROVIDE SHOP DRAWINGS UNLESS:
 - RJC IS COMPENSATED FOR THE DRAWINGS AND
 - THE CONTRACTOR RESPONSIBLE FOR THE SHOP DRAWINGS SIGNS RJC'S STANDARD AUTHORIZATION AND WAIVER FORM.
- COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
- DO NOT OVERLOAD THE STRUCTURE. ENSURE ALL REASONABLE PRECAUTIONS ARE TAKEN TO PREVENT DAMAGE TO THE UNDERLYING STRUCTURES REMAINING IN PLACE. PROVIDE SHORING AS NECESSARY TO PREVENT OVERLOADING OF THE STRUCTURE DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR TO ENSURE THAT EXISTING STRUCTURAL MEMBERS AND SERVICES ARE NOT DAMAGED THROUGH DEMOLITION, SAWCUTTING, HOLE AUGURING OR OTHER CONSTRUCTION ACTIVITIES.
- DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION OF RJC.

DESIGN PARAMETERS

- THE COMPLETED BUILDING ENCLOSURE UPGRADE SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2012 WHICH IS BASED ON THE NATIONAL BUILDING CODE OF CANADA 2010.

NON-BUILDING ENCLOSURE ELEMENTS

- 'NON-BUILDING ENCLOSURE' OR 'SECONDARY STRUCTURAL' ELEMENTS ARE NOT INCLUDED IN THIS DESIGN BY RJC WHERE REQUIRED TO EXECUTE THE WORK SHOWN ON THESE DRAWINGS. REMOVE SECONDARY STRUCTURAL ELEMENTS AND REINSTALL IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
- EXAMPLES OF 'NON-BUILDING ENCLOSURE' OR 'SECONDARY STRUCTURAL' ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO:
 - A. ARCHITECTURAL COMPONENTS SUCH AS GUARDRAILS, HANDRAILS, CANOPIES, CEILING, MILLWORK, ETC.
 - B. LANDSCAPE ELEMENTS SUCH AS BENCHES, LIGHT POSTS, PLANTERS, ETC.
 - C. GLAZING, WINDOWS, INTERIOR STUD WALLS AND EXTERIOR STUD WALLS
 - D. SKYLIGHTS
 - E. MECHANICAL AND ELECTRICAL EQUIPMENT AND THEIR COMPONENTS
 - F. NON-LOAD BEARING MASONRY
 - G. NON-STRUCTURAL CONCRETE TOPPING
- SHOP DRAWINGS FOR 'NON-BUILDING ENCLOSURE' OR 'SECONDARY STRUCTURAL' ELEMENTS WHICH MAY AFFECT THE PRIMARY BUILDING ENCLOSURE SYSTEM SHALL BE SUBMITTED TO RJC. THESE DRAWINGS WILL BE REVIEWED ONLY FOR THE EFFECT OF THE ELEMENT ON THE PRIMARY BUILDING ENCLOSURE SYSTEM.

FIELD REVIEW BY RJC

- RJC PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE DRAWINGS. THIS REVIEW IS NOT A 'FULL TIME' REVIEW BUT IS CONDUCTED WITH SUCH FREQUENCY AS RJC DEEMS APPROPRIATE TO OBSERVE VARIOUS STAGES OF THE WORK AND TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY RJC. FIELD REVIEW BY RJC IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE RJC GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. RJC WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON RJC'S DRAWINGS. THE EXTENT OF THIS REVIEW IS AT THE SOLE DISCRETION OF RJC AND IS FOR THE SOLE PURPOSE OF ASCERTAINING GENERAL CONFORMANCE WITH THE BUILDING ENVELOPE DESIGN CONCEPT. THE REVIEW IS NOT AN APPROVAL OF THE DESIGN, DETAILS, AND DIMENSIONS INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- PROVIDE 24 HOURS ADVANCE NOTICE OF EACH REQUIRED FIELD REVIEW. FIELD REVIEWS SHALL BE SCHEDULED TO BE CARRIED OUT DURING NORMAL BUSINESS HOURS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH RJC.
- THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE IN NATURE.



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Drawing Notes

- All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
- These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
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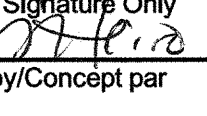
No.	Revision	Date	By
4	ISSUED FOR BID	SEPT. 8, 2017	BR
3	ISSUED FOR 99% REVIEW	NOV. 20, 2015	JK
2	ISSUED FOR 66% REVIEW	OCT. 30, 2015	TB
1	ISSUED FOR ARCH. REVIEW	OCT. 30, 2015	TB

Client/client
PUBLIC WORKS AND GOVERNMENT SERVICES CANADA

Project title/Titre du projet
PORT HARDY AIRPORT
 SAND SHED
 3675 BYNG ROAD, PORT HARDY, BC

CLADDING REPLACEMENT

RJC PROJECT NO. NAN.11361.0005

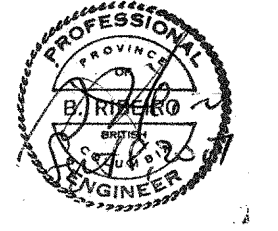
Consultant Signature Only

 Designed by/Concept par BRMC

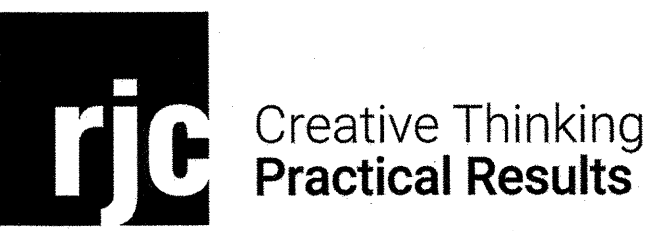
Drawn by/Dessiné par MC Date SEPTEMBER 8, 2017

PWGSC Project Manager/Administrateur de Projets TPSPG

Regional Manager, Architectural and Engineering Services
 Gestionnaire régionale, Services d'architectural et de genie, TPSPG

Drawing title/ Titre du dessin
GENERAL NOTES





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Client/client
PUBLIC WORKS AND GOVERNMENT SERVICES CANADA

Project title/Titre du projet
PORT HARDY AIRPORT
SAND SHED
3675 BYNG ROAD, PORT HARDY, BC

CLADDING REPLACEMENT
RJC PROJECT NO. NAN.111361.0005

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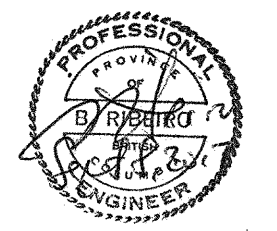
Designed by/Concept par
BR/MC
Date
SEPTEMBER 8, 2017

Drawn by/Dessiné par
MC
Date
SEPTEMBER 8, 2017

PWGSC Project Manager/Administrateur de Projets TPSGC

Regional Manager, Architectural and Engineering Services
Gestionnaire régionale, Services d'architectural et de génie, TPSGC

Drawing title/ Titre du dessin
GENERAL NOTES



Project No. / No. du projet R.077018.0001	Sheet / Feuille R-1.2	Revision no. / La Révision no. 4
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CONCRETE

- CONCRETE IS SPECIFIED AS PER THE "PERFORMANCE" ALTERNATE AS OUTLINED IN CSA A23.1. CONCRETE IS TO BE CAST-IN-PLACE. THE USE OF SHOTCRETE FOR ANY ELEMENTS REQUIRES APPROVAL BY THE ENGINEER. ANY COSTS ASSOCIATED WITH CHANGES TO BE MADE TO THE CONTRACT DOCUMENTS TO ACCOMMODATE SHOTCRETE AS WELL AS ANY ADDITIONAL TESTING IS TO BE PAID FOR BY THE CONTRACTOR.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR WORKING WITH THE CONCRETE SUPPLIER TO ENSURE THAT THE PLASTIC AND HARDENED MIX PROPERTIES MEET SITE REQUIREMENTS FOR PLACING, FINISHING, AND THE OWNERS' SPECIFIED PERFORMANCE REQUIREMENTS. THE GENERAL CONTRACTOR SHALL MEET THE DOCUMENTATION AND QUALITY CONTROL REQUIREMENTS OUTLINED UNDER THE "PERFORMANCE" ALTERNATE OF TABLE 5 OF CSA A23.1.
- THE SUPPLIER SHALL MEET ALL CERTIFICATION AND DOCUMENTATION REQUIREMENTS AS OUTLINED UNDER THE "PERFORMANCE" ALTERNATE OF TABLE 5 OF CSA A23.1.
- PORTLAND CEMENT SHALL BE TYPE GU UNLESS NOTED OTHERWISE.
- CONCRETE SHALL HAVE A UNIT WEIGHT OF 23±1 kN/m³ (145±5 PCF) UNLESS NOTED OTHERWISE.
- CONCRETE PROPERTIES:

GENERAL (AREAS NOT INCLUDING PARKING)			
ELEMENT	COMPRESSIVE STRENGTH (MPa) 28 DAYS U.N.O.	EXPOSURE CLASS	COMMENTS
SLAB ON GRADE (EXTERIOR)	32 MPa	C-2	

NOTE: USE F-2 EXPOSURE FOR EXTERIOR CONCRETE ELEMENTS. USE N EXPOSURE FOR INTERIOR CONCRETE, OR ELEMENTS PROTECTED BY A MEMBRANE.

- SLUMP AND AGGREGATE SIZE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND SUPPLIER TO MEET PLACEMENT, AND FINISHING REQUIREMENTS WITHOUT SEGREGATION WHILE MEETING ALL OWNER SPECIFICATIONS.
- MAXIMUM WATER/CEMENT RATIO AND AIR CONTENT TO MEET THE REQUIREMENTS FOR THE EXPOSURE CLASS AS OUTLINED IN TABLE 2, 4 AND 20 OF CSA A23.1.
- CEMENT TYPE FOR EXPOSURE CLASSES S-1, S-2, AND S-3 SHALL BE AS OUTLINED IN TABLE 3 OF CSA A23.1.
- CHLORIDE ION PENETRABILITY FOR EXPOSURE CLASS C-1 AND C-XL SHALL MEET THE REQUIREMENTS OF TABLE 2 OF CSA A23.1.
- AT THE REQUEST OF THE OWNER, THE SUPPLIER WILL FURNISH TEST DATA RESULTS FOR EACH PROPOSED MIX DESIGN DEMONSTRATING THAT THEY MEET THE STRENGTH, DURABILITY, AND SHRINKAGE REQUIREMENTS SPECIFIED.
- FOR 56 DAYS STRENGTH SPECIFICATIONS, THE SUPPLIER WILL FURNISH THE OWNER WITH ACCELERATED STRENGTH TEST DATA FOR EACH PROPOSED MIX DESIGN, OR OTHER DOCUMENTATION ACCEPTABLE TO THE OWNER, SUCH THAT THE ANTICIPATED 56 DAYS STRENGTH OF THE MIX AS PLACED ON SITE CAN BE EVALUATED WITHIN 14 DAYS OF PLACEMENT.
- CURING OF CONCRETE TO MEET THE REQUIREMENTS FOR THE EXPOSURE CLASS AS OUTLINED IN CLAUSE 7.4.1.7 AS WELL AS TABLES 2 AND 20 OF CSA A23.1. CURING COMPOUNDS ARE NOT PERMITTED FOR SUSPENDED PARKING SLABS OR EXPOSURE CLASS C-XL CONCRETE. PARKING SLABS AND REINFORCED SLAB ON GRADES IN PARKING AREAS ARE TO BE CURED FOR 7 DAYS.
- CORROSION INHIBITORS ARE TO BE USED IN CONCRETE IN AREAS NOTED ON THE STRUCTURAL DRAWINGS, AS WELL AS IN STAIRS AND STAIR LANDINGS WITHIN PARKADES. USE 10 L/m³ OF "DCI S" BY GRACE CONSTRUCTION PRODUCTS OR "MASTER BUILDERS RHEOCRETE CNT" BY BASF CONSTRUCTION CHEMICALS. ALTERNATIVELY, USE C-XL CONCRETE WITH CURING TYPE 3 (EXTENDED) PER TABLE 20 OF CSA A23.1.
- ALL BOTTOM EDGES OF EXPOSED SLABS AND BEAMS, AS WELL AS EDGES OF WALLS AND COLUMNS, TO BE CHAMFERED 20 mm X 20 mm. ALL TOP EDGES OF EXPOSED SLABS, BEAMS, UPSTANDS AND STAIRS TO BE TOOLED UNLESS NOTED OTHERWISE. SEE ALSO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR OTHER FINISH REQUIREMENTS.
- NO CALCIUM CHLORIDE IS PERMITTED, IN ANY FORM, IN ANY CONCRETE MIX WITHOUT THE EXPRESS WRITTEN CONSENT OF READ JONES CHRISTOFFERSEN LTD.
- CURING AND PROTECTION OF CONCRETE FOR HOT, COLD OR DRY WEATHER IS TO BE AS PER CLAUSES 7.4.1.5 AND 7.4.2 OF CSA A23.1 AS A MINIMUM. SEE ALSO "COLD WEATHER REQUIREMENTS" IN THE STRUCTURAL DRAWINGS.

CONCRETE REINFORCEMENT

- REINFORCEMENT SHALL CONFORM TO THE FOLLOWING STANDARDS:
 - A. CSA G30.18R - GRADE 400 MPa - 10M AND LARGER (U.N.O.)
 - B. CSA G30.5 - GRADE 400 MPa - WELDED WIRE REINFORCEMENT
 - C. CSA G30.18W - GRADE 400 MPa - ALL REINFORCING THAT WILL BE WELDED OR IS PART OF THE SEISMIC RESISTING ELEMENTS: REINFORCING FOR SHEAR WALLS, HEADERS AND ZONES (INCLUDING ZONE TIES AND HEADER TIES/STIRRUPS) AND MOMENT FRAME COLUMNS AND BEAMS (INCLUDING COLUMN TIES AND BEAM STIRRUPS).
 - D. CSA G279 - PRESTRESSING STRANDS
 - E. EPOXY REINFORCING - ASTM A775M AND ASTM D3963
 - F. GALVANIZED REBAR
- (NOTE: G30.18W MAY BE SUBSTITUTED FOR G30.18R)

- UNLESS OTHERWISE NOTED CONCRETE COVER TO REINFORCEMENT SHALL BE:
 - A. CONCRETE CAST AGAINST EARTH OR GROUND ----- 75
 - B. CONCRETE WITH NO MEMBRANE (NON-PARKING) ----- 60 OR 2d AND EXPOSED TO CHLORIDES - EXPOSURE CLASS (WHICHEVER IS GREATER) C-XL, C1 AND C3.
 - C. FORMED FINISHED CONCRETE EXPOSED TO ----- 40 OR 1.5d WEATHER, EXPOSURE CLASS F1, F2, S1, S2 OR EARTH (WHICHEVER IS GREATER)

NOTES:
LARGEST COVER REQUIRED GOVERNS.
SEE ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS FOR AREAS WHICH MAY REQUIRE 3 HOUR RATINGS.
SEE STRUCTURAL DRAWINGS FOR AREAS CLASSIFIED AS (C) or (D) ABOVE FOR WEATHER EXPOSURE.

- DESIGNATION OF REINFORCING BARS:
 - A. BARS SHOWN THUS _____ IN BOTTOM OF BEAMS OR SLABS OR IN FAR FACE OF WALL
BARS SHOWN THUS _____ IN TOP OF BEAMS AND SLABS OR IN NEAR FACE OF WALL
 - B. STRAIGHT BARS: E.G. 6-10M4200 MEANS 6-10M BARS 4200 LONG. E.G. 15M3800 + 15M3200 ALT. @ 300 MEANS 1-15M3800 BAR THEN 1-15M3200 BAR SPACED 300 AWAY
BENT BARS: E.G. 13-A20M4000 MEANS 13-20M BARS 4000 H.I.E. 180°. E.G. 3-C25M3000 MEANS 3-25M BARS 3000 LONG H.I.E. 90°. (NOTE: BENT BAR LENGTHS INCLUDE HOOK DIMENSION)

- DO NOT SUBSTITUTE DEFORMED WIRE FOR REINFORCING BARS WITHOUT PRIOR APPROVAL OF THE RJC.
- SUPPORT REINFORCING WITH CHAIRS, ACCESSORIES, OR REINFORCING BARS AS REQUIRED. BARS USED AS SUPPORT BARS SHALL BE CONSIDERED AS ACCESSORIES.
- PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN CONCRETE COVER AS SPECIFIED. ALL SUPPORTS AND BARS MUST BE TIED TOGETHER TO MAINTAIN REINFORCING STEEL SECURELY IN PLACE DURING CONCRETE PLACEMENT.
- TESTING OF REINFORCING STEEL SHALL CONFORM TO THE SPECIFICATIONS.





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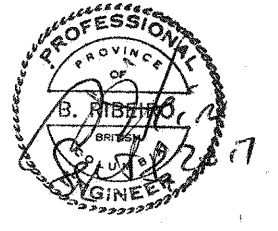
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PORT HARDY AIRPORT
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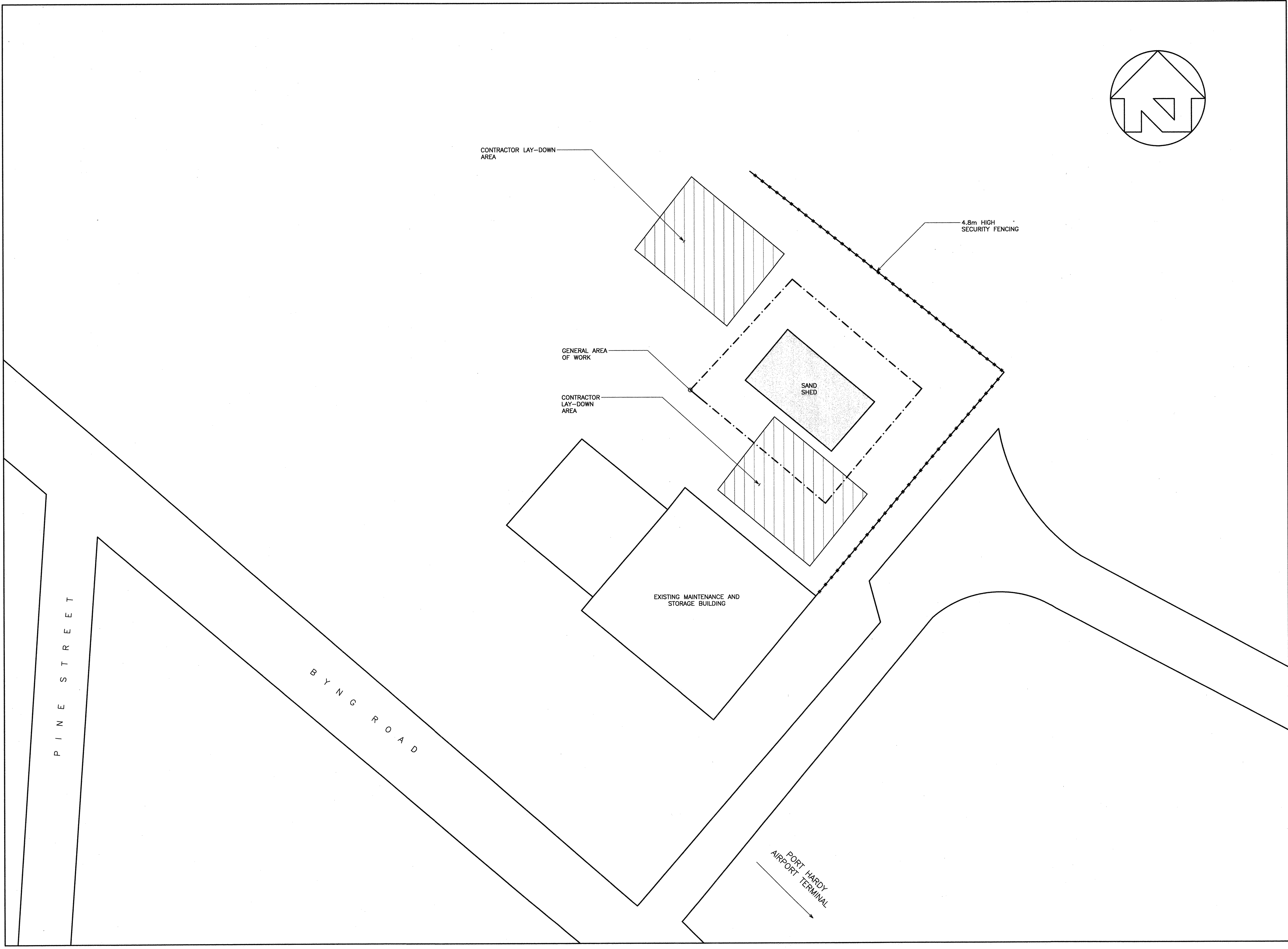
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 Gestionnaire régionale, Services d'architecture et de génie, TPSGC

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SITE PLAN

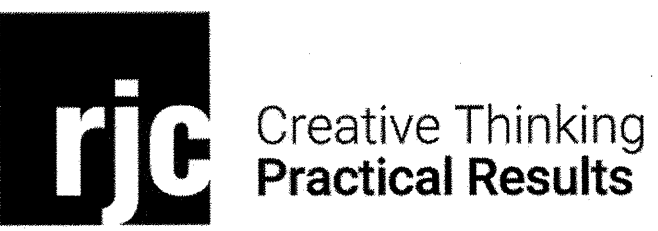


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1 SITE PLAN
 1.3 N.T.S.





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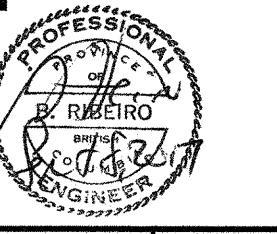
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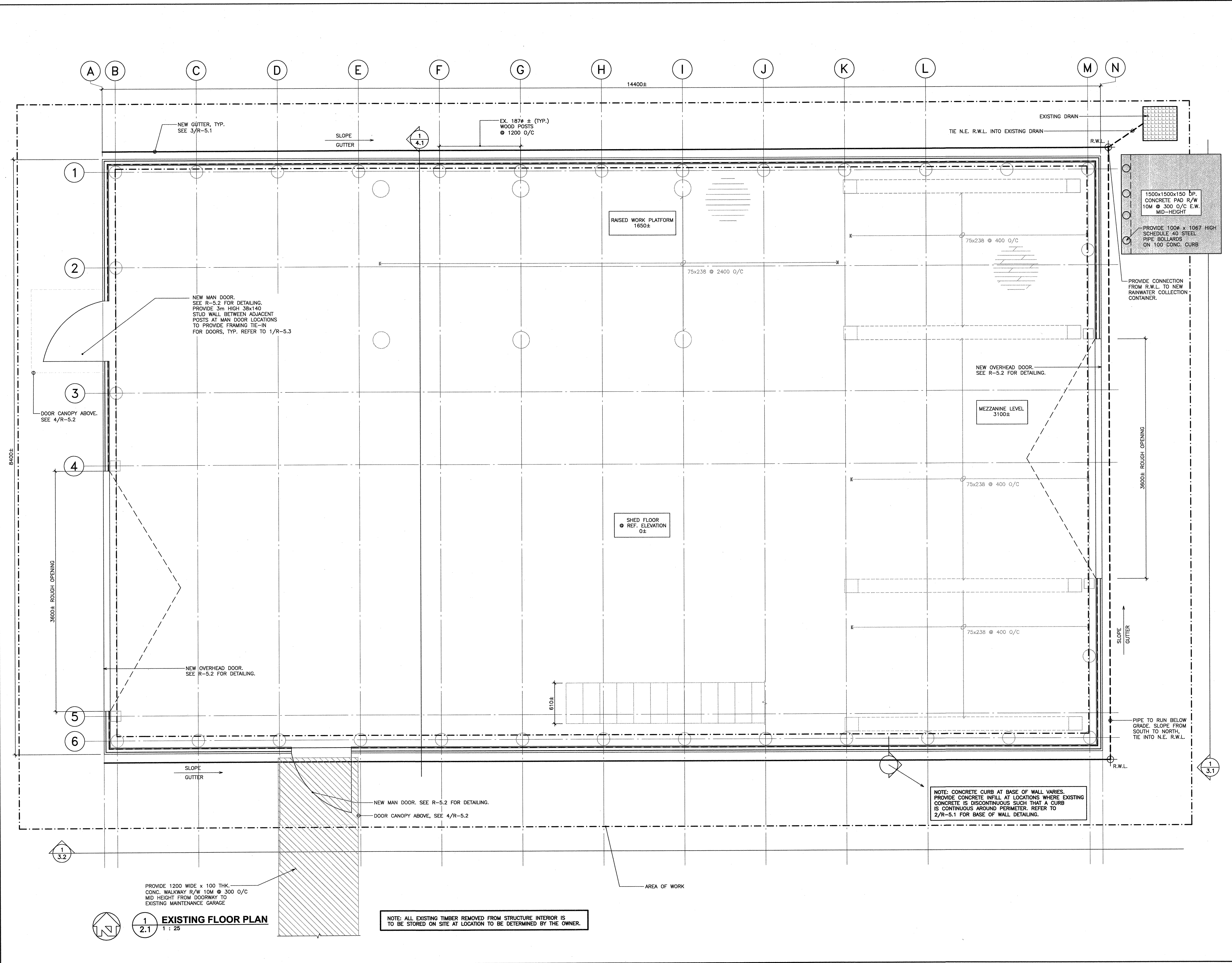
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EXISTING FLOOR PLAN



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 Sheet / Feuille
R-2.1
 Revision no. / La Revision no.
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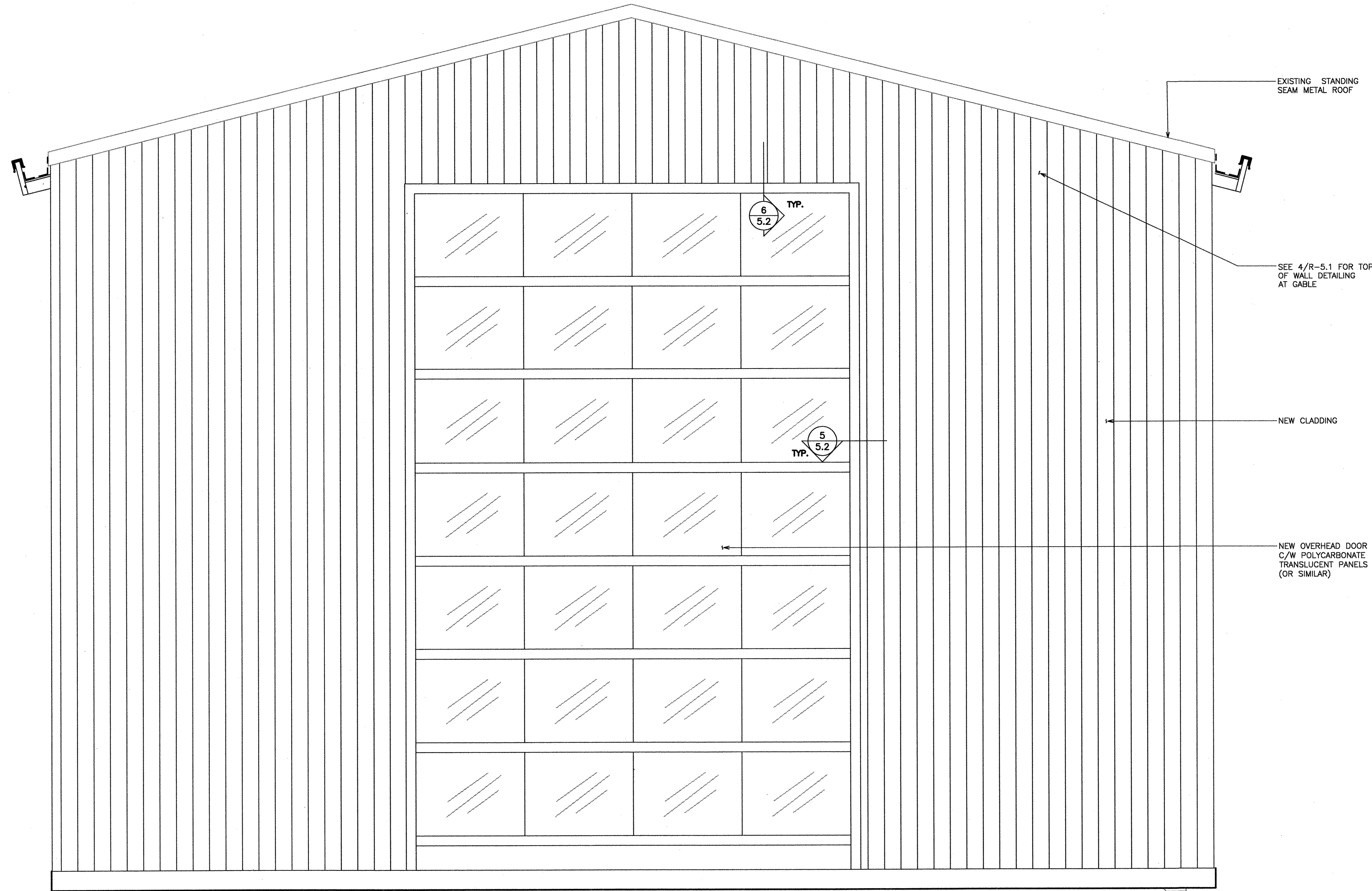


PROVIDE 1200 WIDE x 100 THK. CONC. WALKWAY R/W 10M @ 300 O/C MID HEIGHT FROM DOORWAY TO EXISTING MAINTENANCE GARAGE

1
2.1
EXISTING FLOOR PLAN
 1 : 25

NOTE: ALL EXISTING TIMBER REMOVED FROM STRUCTURE INTERIOR IS TO BE STORED ON SITE AT LOCATION TO BE DETERMINED BY THE OWNER.

NOTE: CONCRETE CURB AT BASE OF WALL VARIES. PROVIDE CONCRETE INFILL AT LOCATIONS WHERE EXISTING CONCRETE IS DISCONTINUOUS SUCH THAT A CURB IS CONTINUOUS AROUND PERIMETER. REFER TO 2/R-5.1 FOR BASE OF WALL DETAILING.



1 EAST ELEVATION
 3.1 1 : 20

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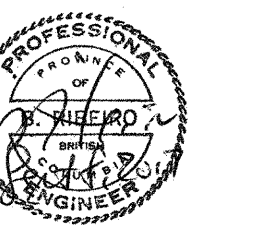
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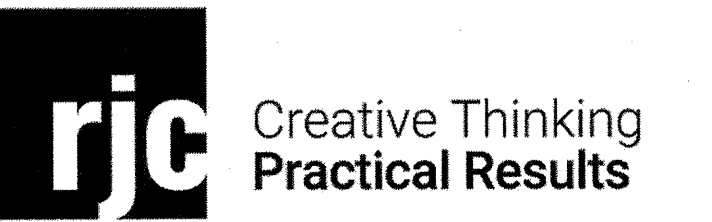
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EAST ELEVATION



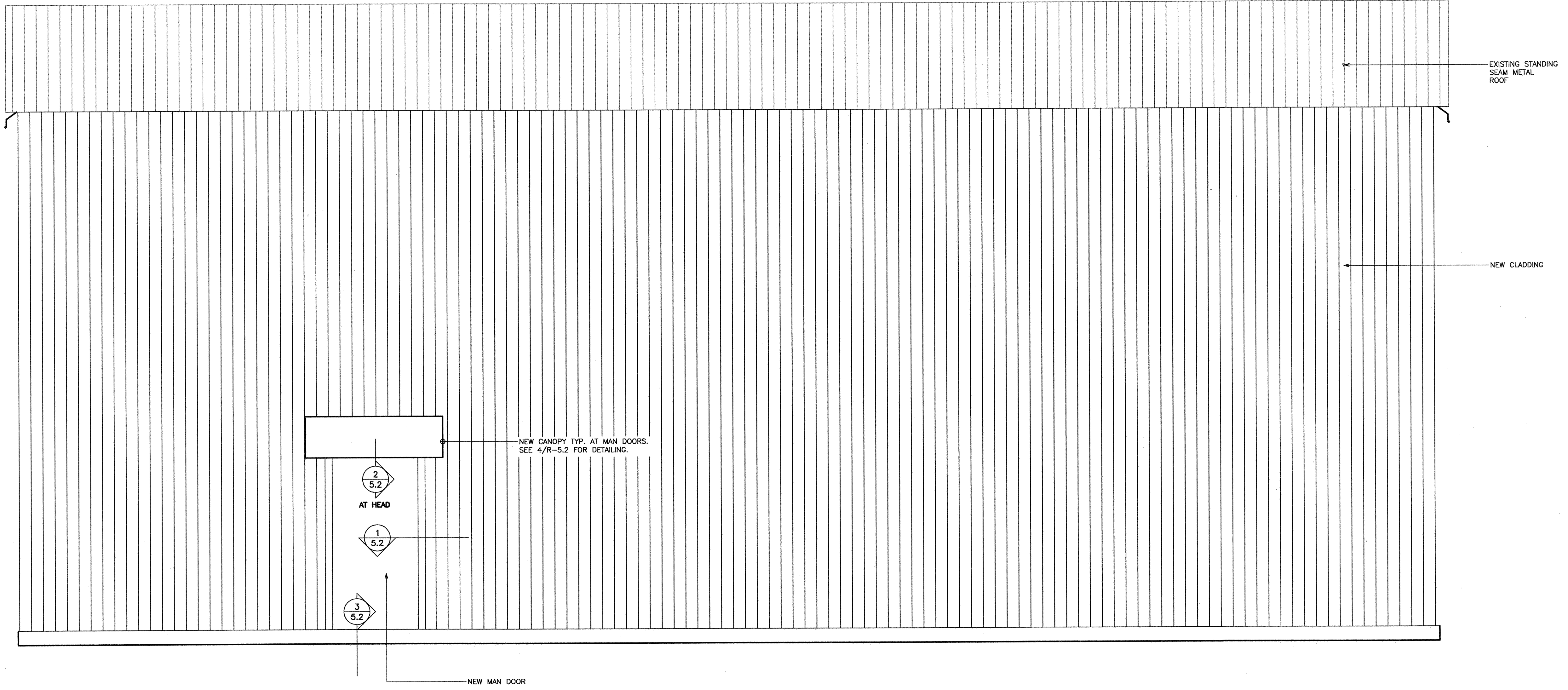
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1 SOUTH ELEVATION
 3.2 1 : 25

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SOUTH ELEVATION

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R-3.2
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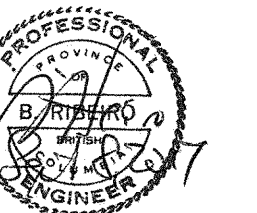
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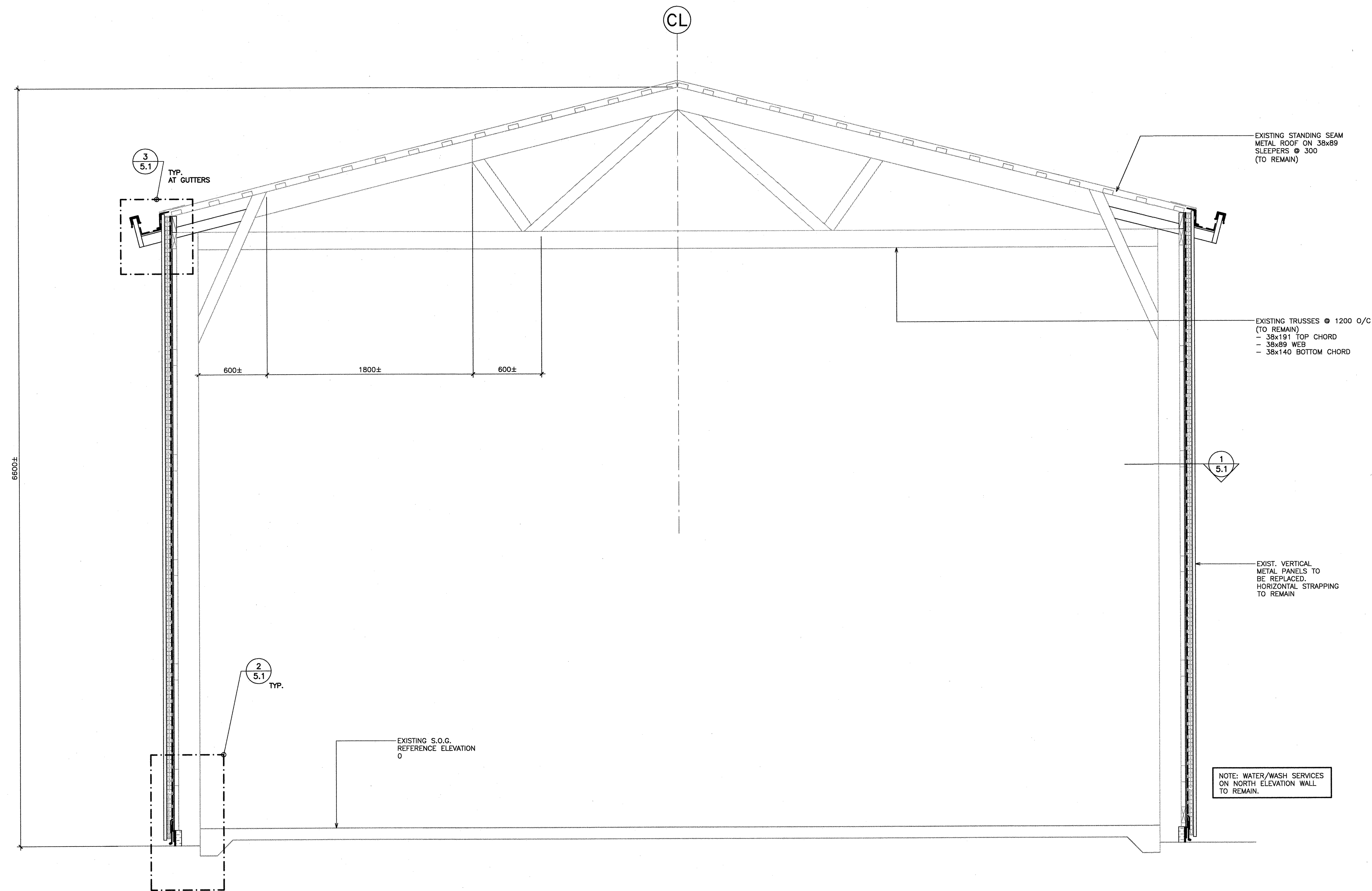
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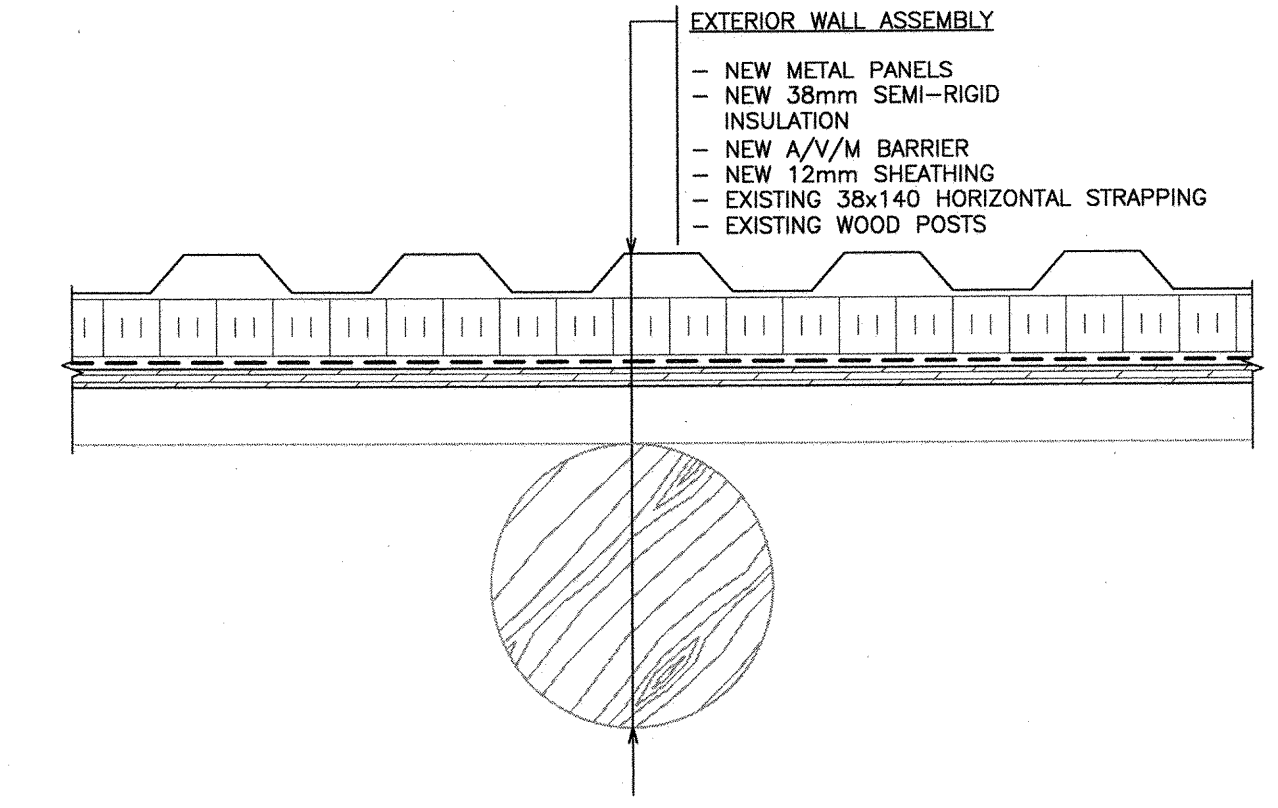
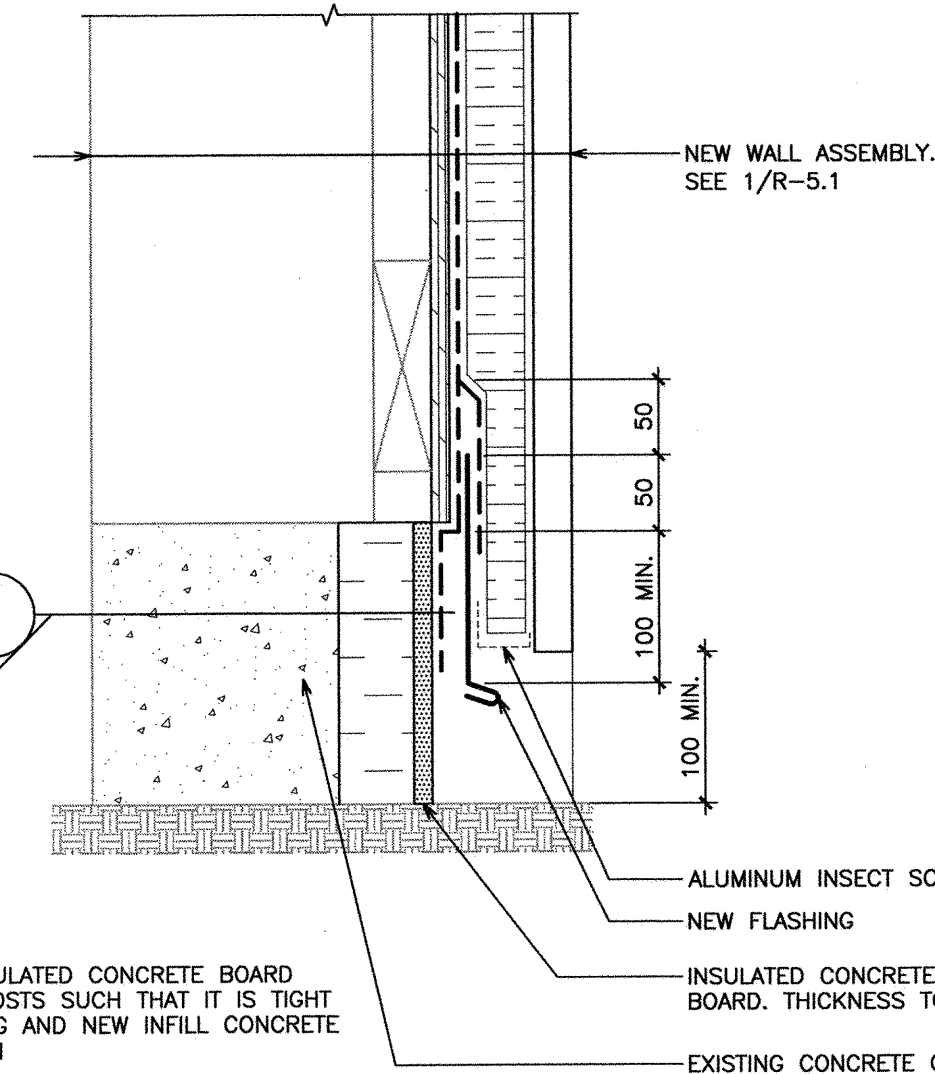
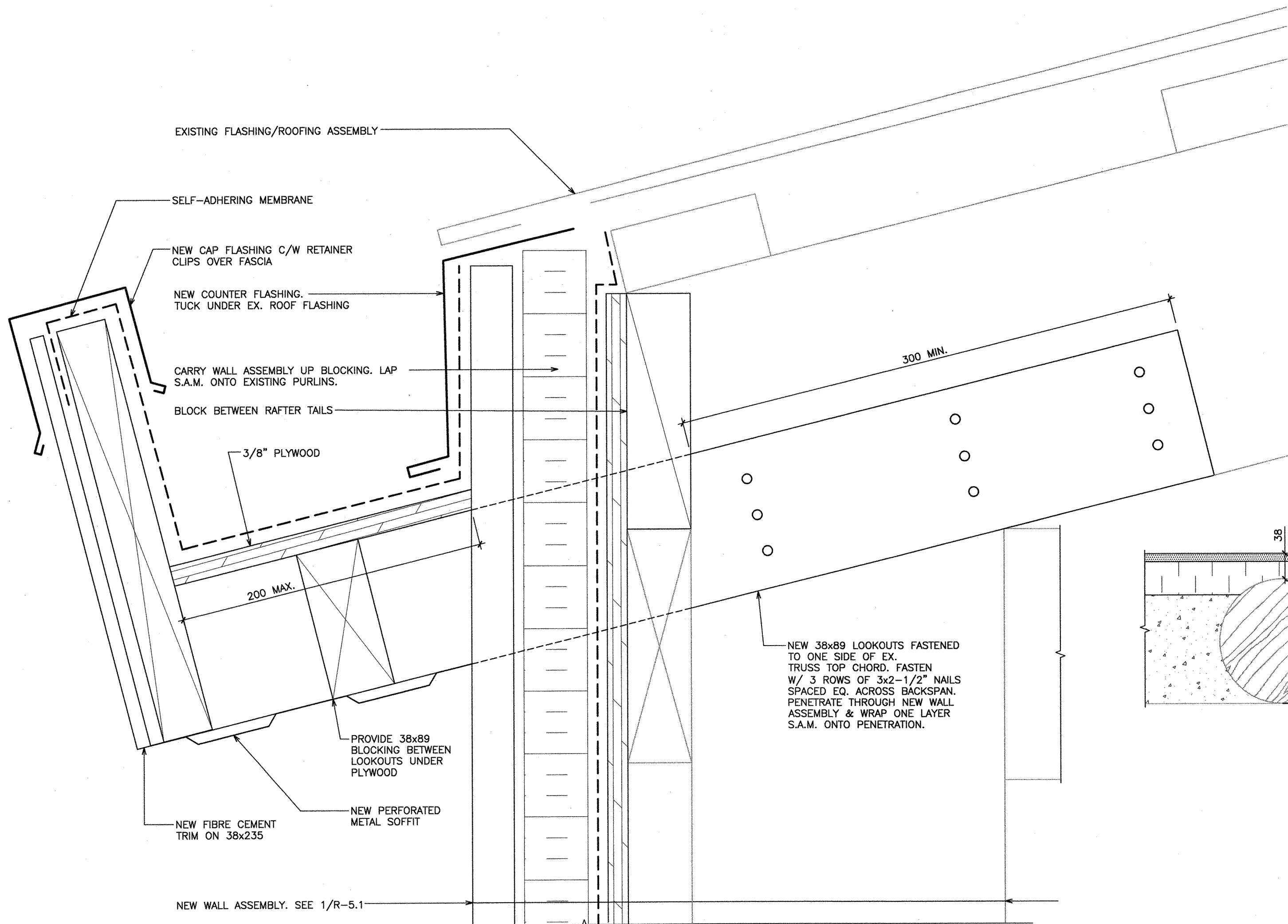
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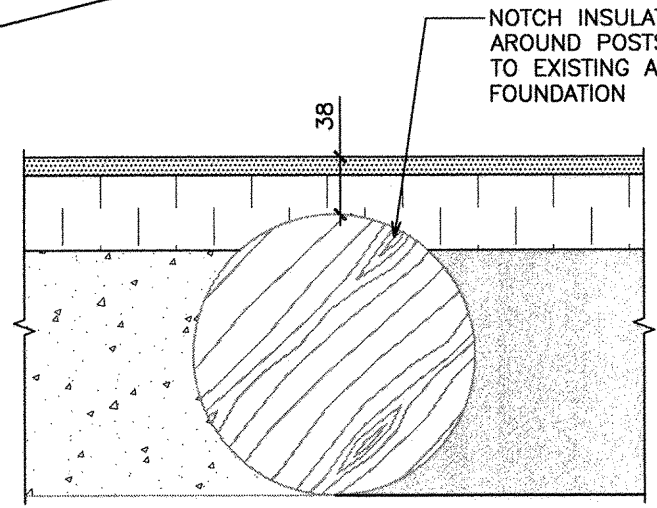
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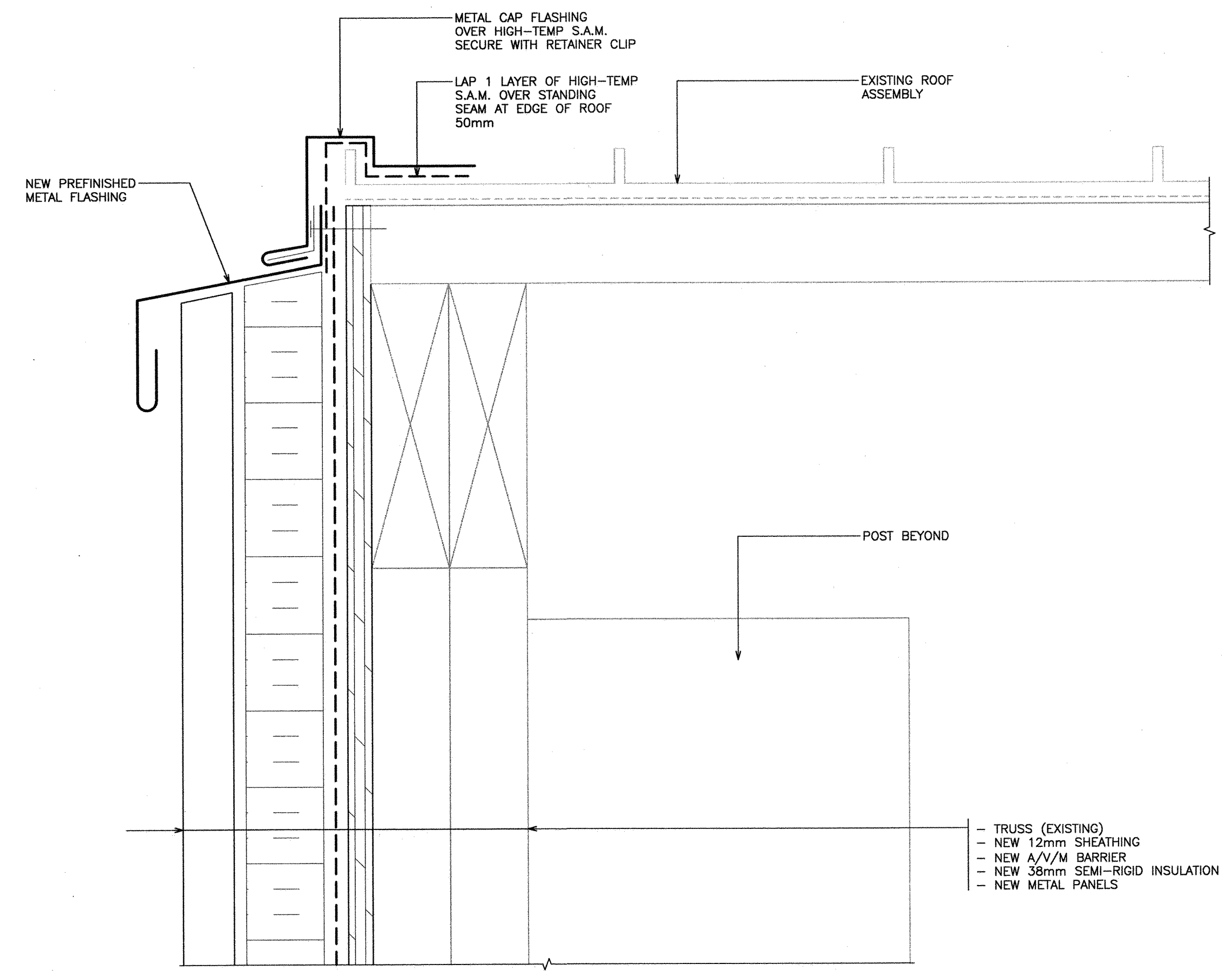
1 SECTION
4.1 1 : 20



1 EXTERIOR WALL ASSEMBLY
5.1 1:5

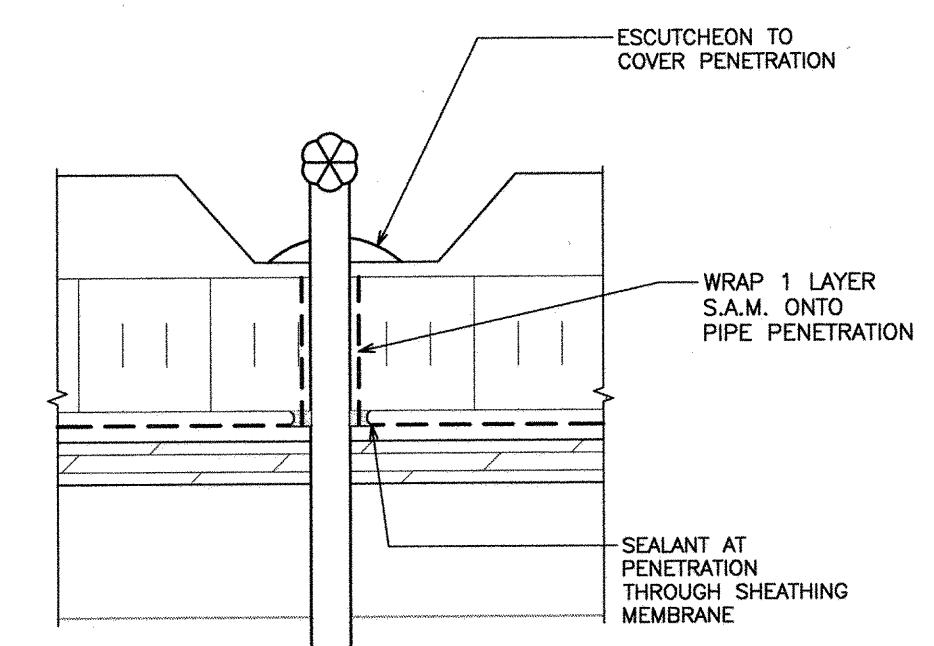


2 BASE OF WALL
5.1 1:5

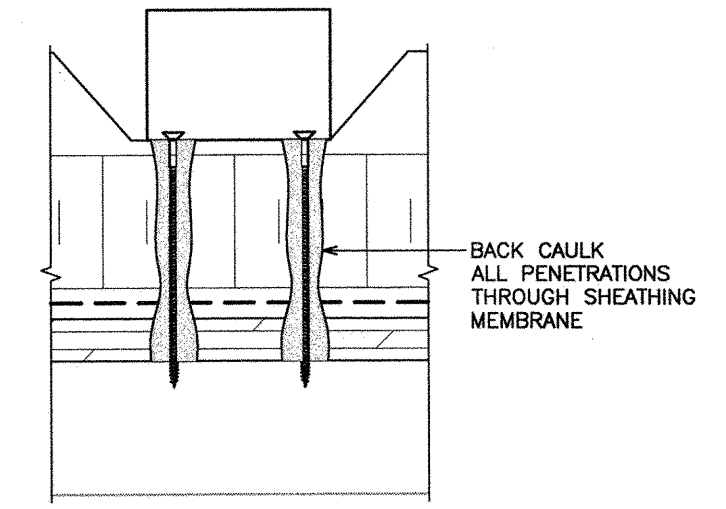


4 TOP OF WALL AT GABLE
5.1 1:2

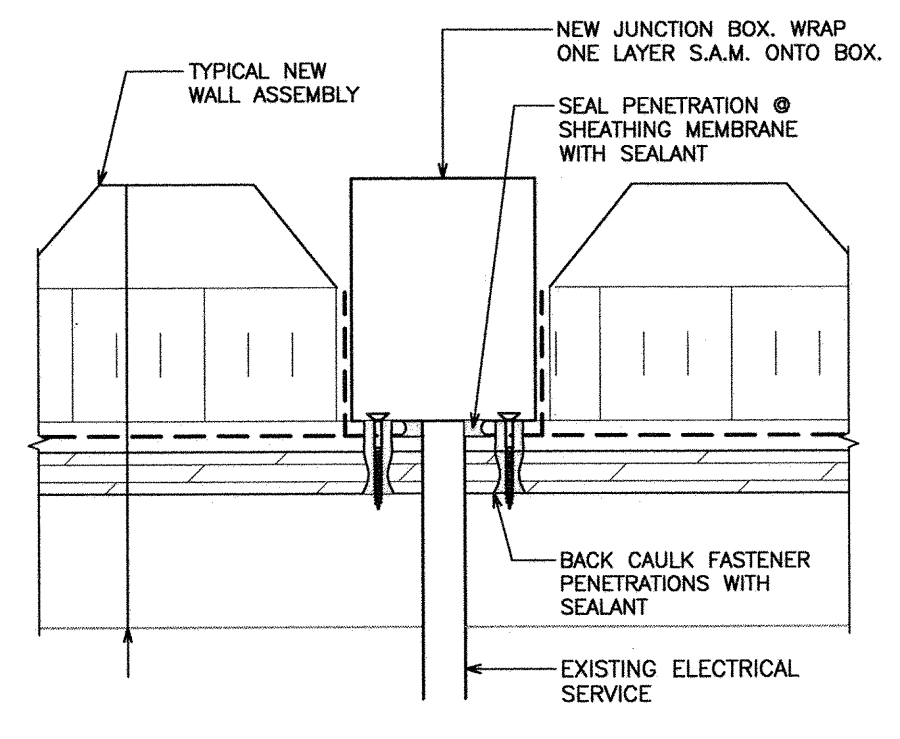
3 TOP OF WALL @ GUTTER
5.1 1:2



7 TYPICAL HOSE BIB PENETRATION
5.1 1:2



6 TYPICAL MOUNTING DETAIL TO CLADDING
5.1 1:2



5 TYPICAL ELECTRICAL PENETRATION
5.1 1:2

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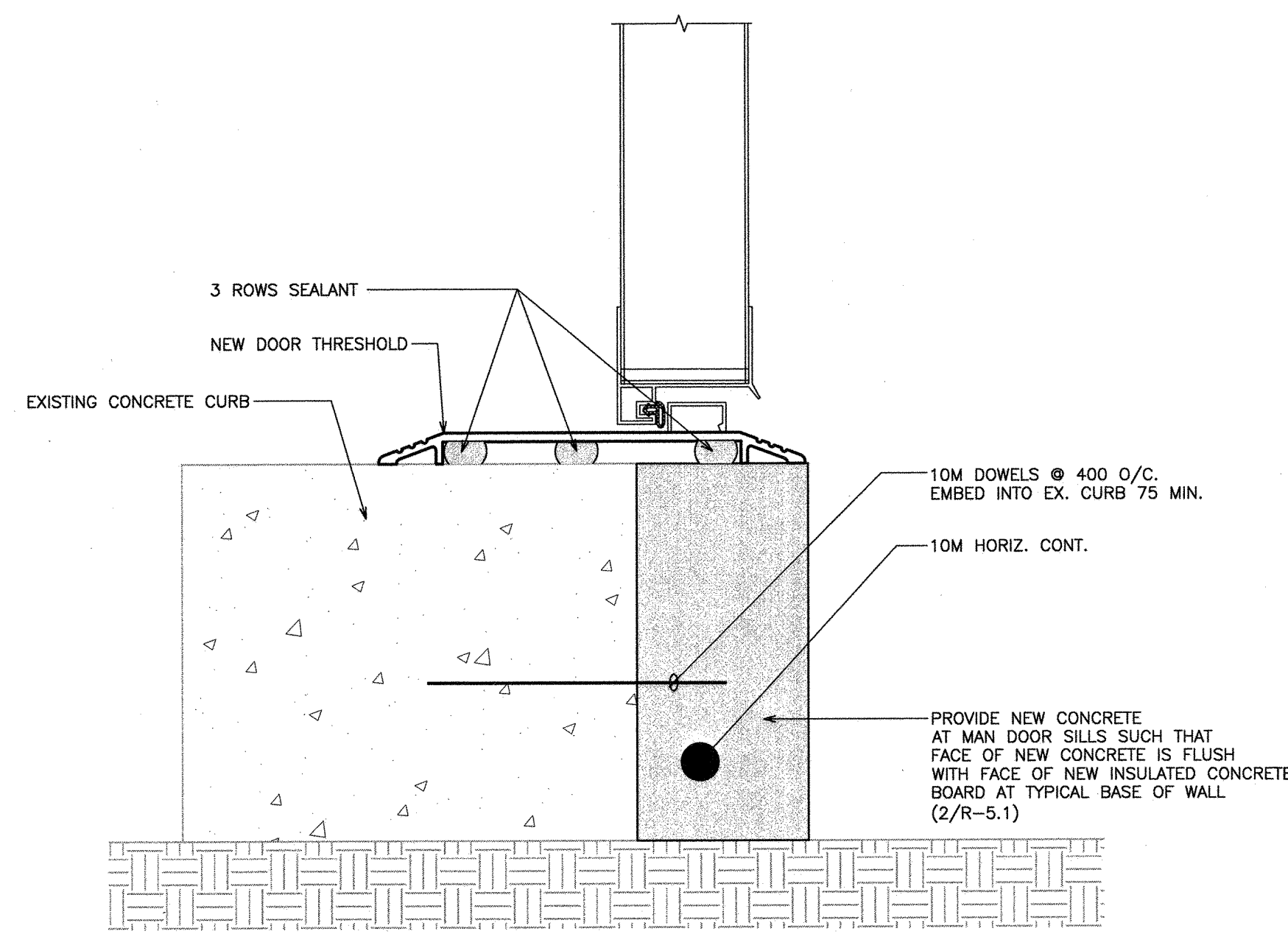
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DETAILS

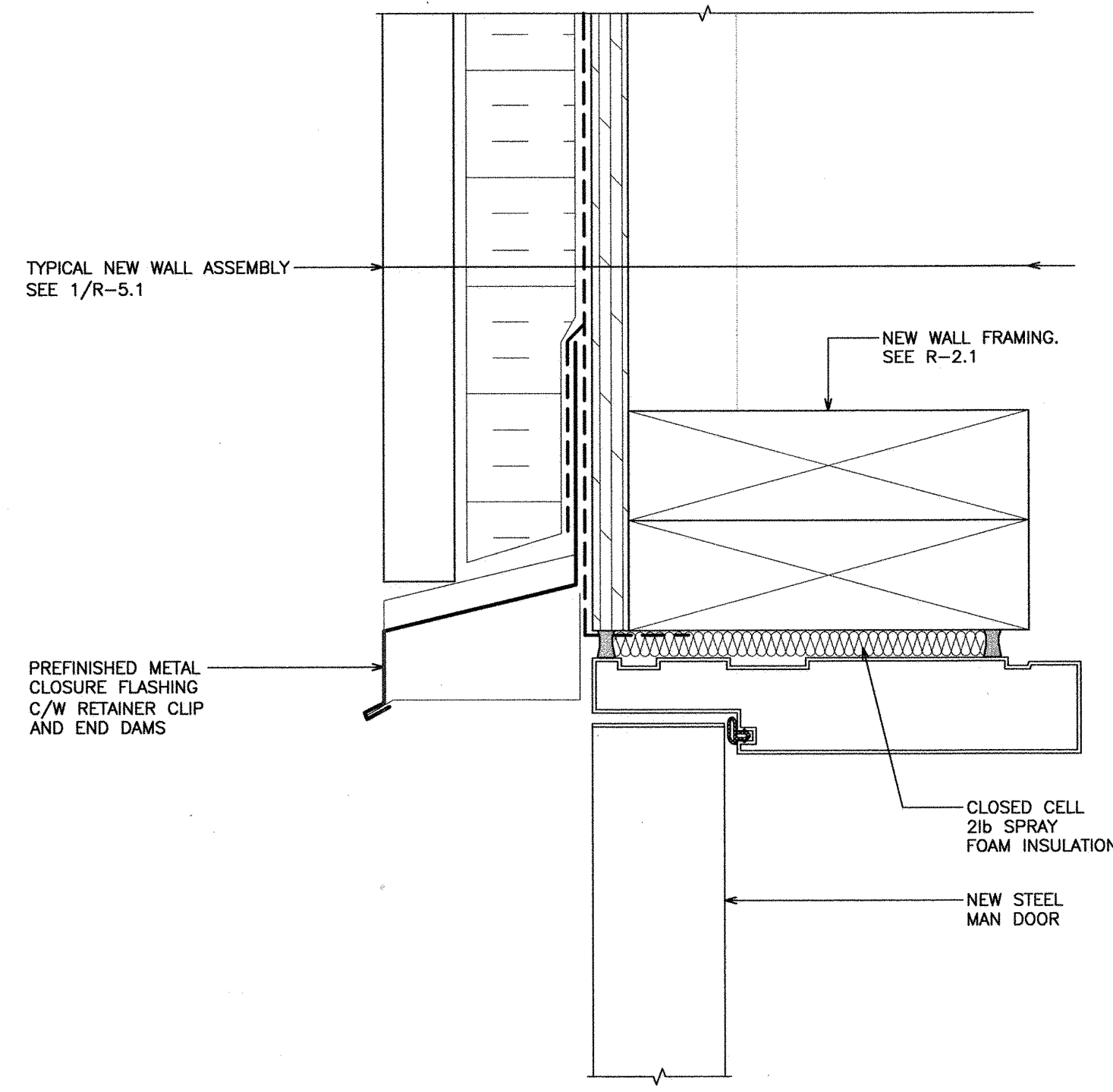
Project No. / No. du projet R.077018.0001
Sheet / Feuille R-5.1
Revision no. / La Revision no. 4

Drawing Notes

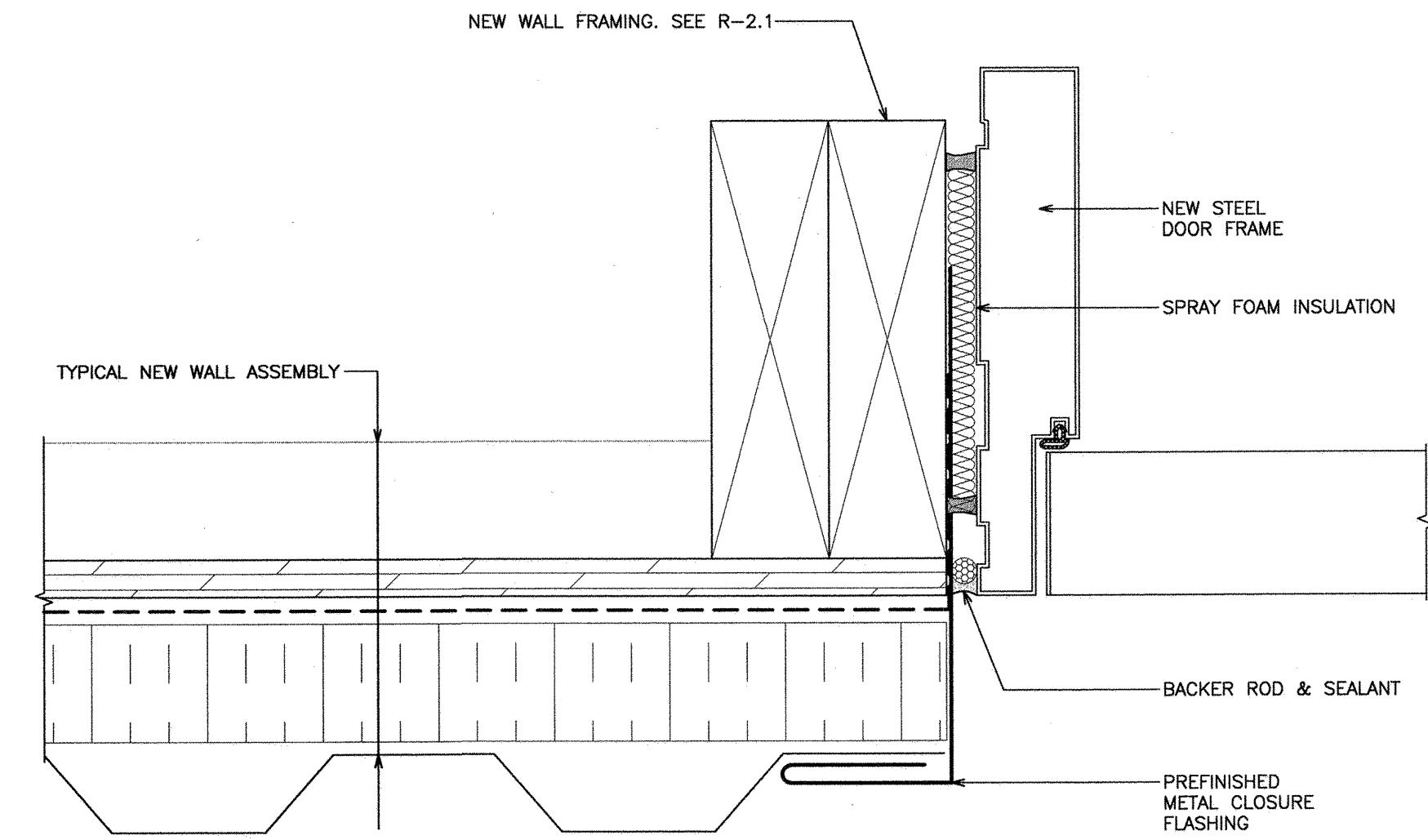
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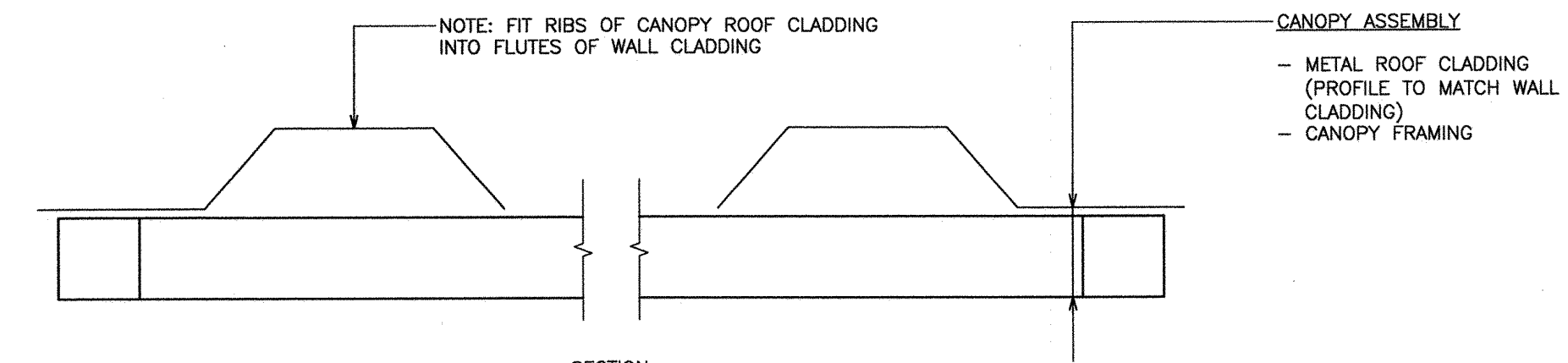
3 MAN DOOR SILL
5.2 1 : 2



2 MAN DOOR HEAD
5.2 1 : 2

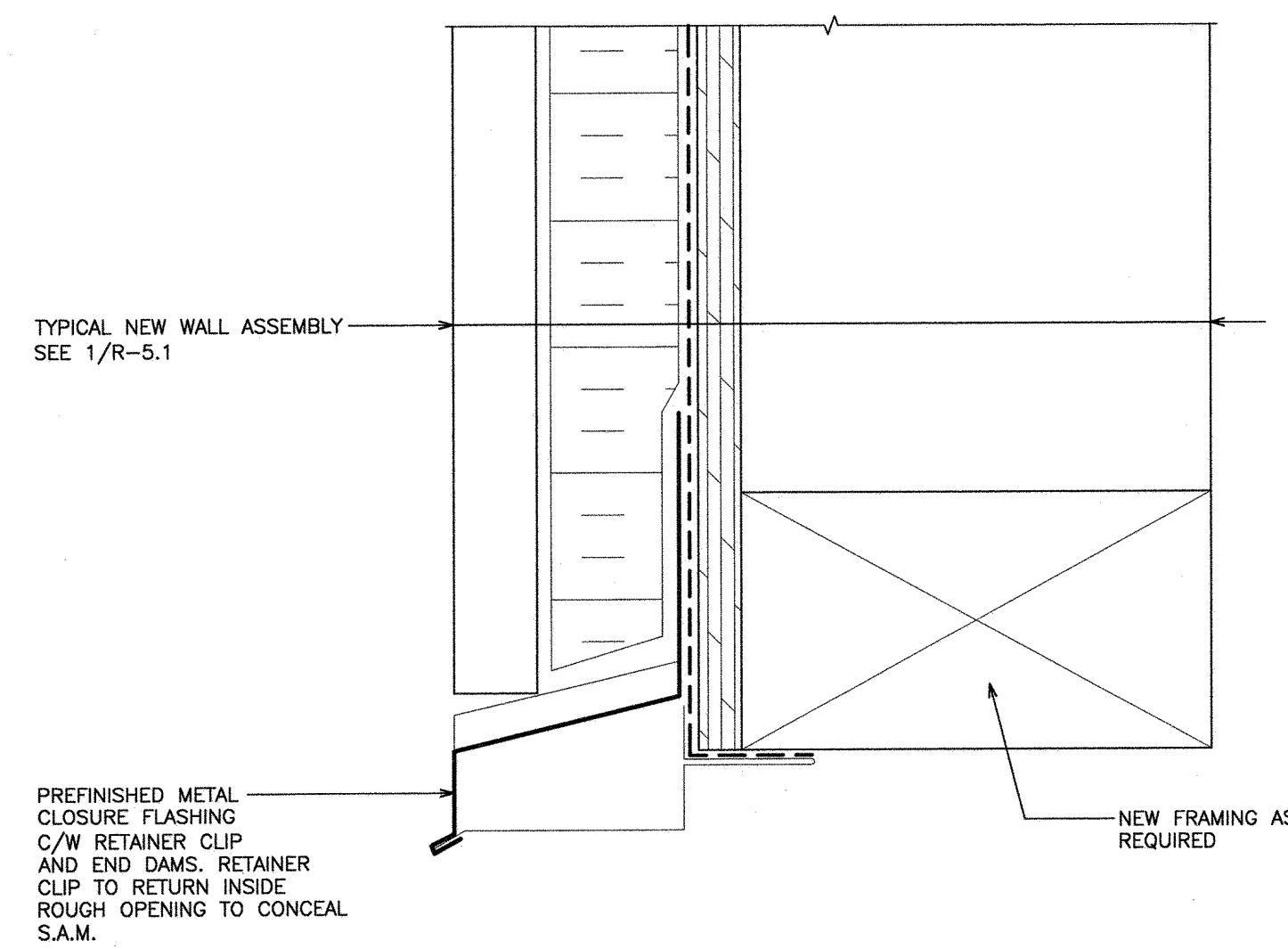


1 MAN DOOR JAMB
5.2 1 : 2

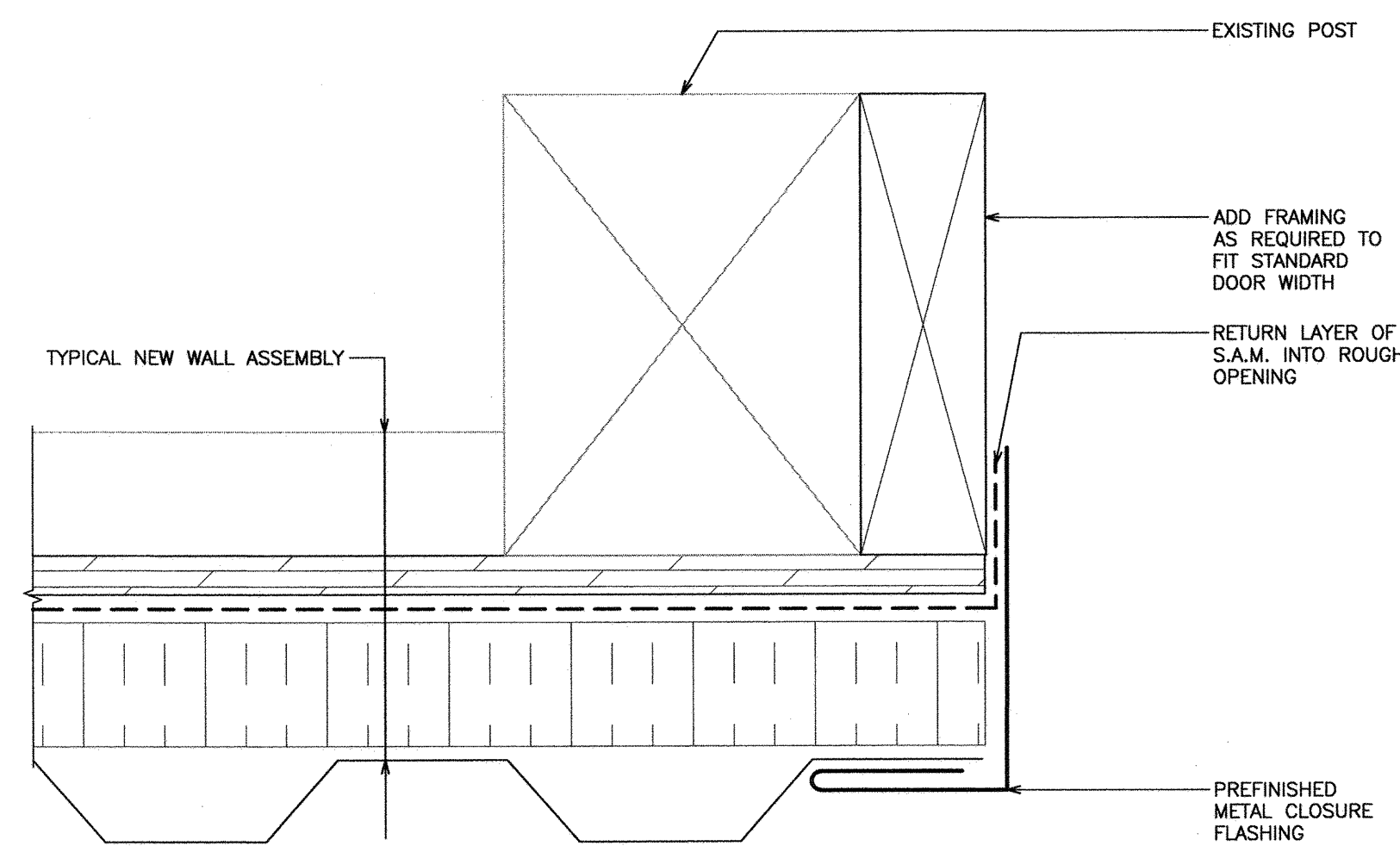


SECTION SCALE 1 : 2

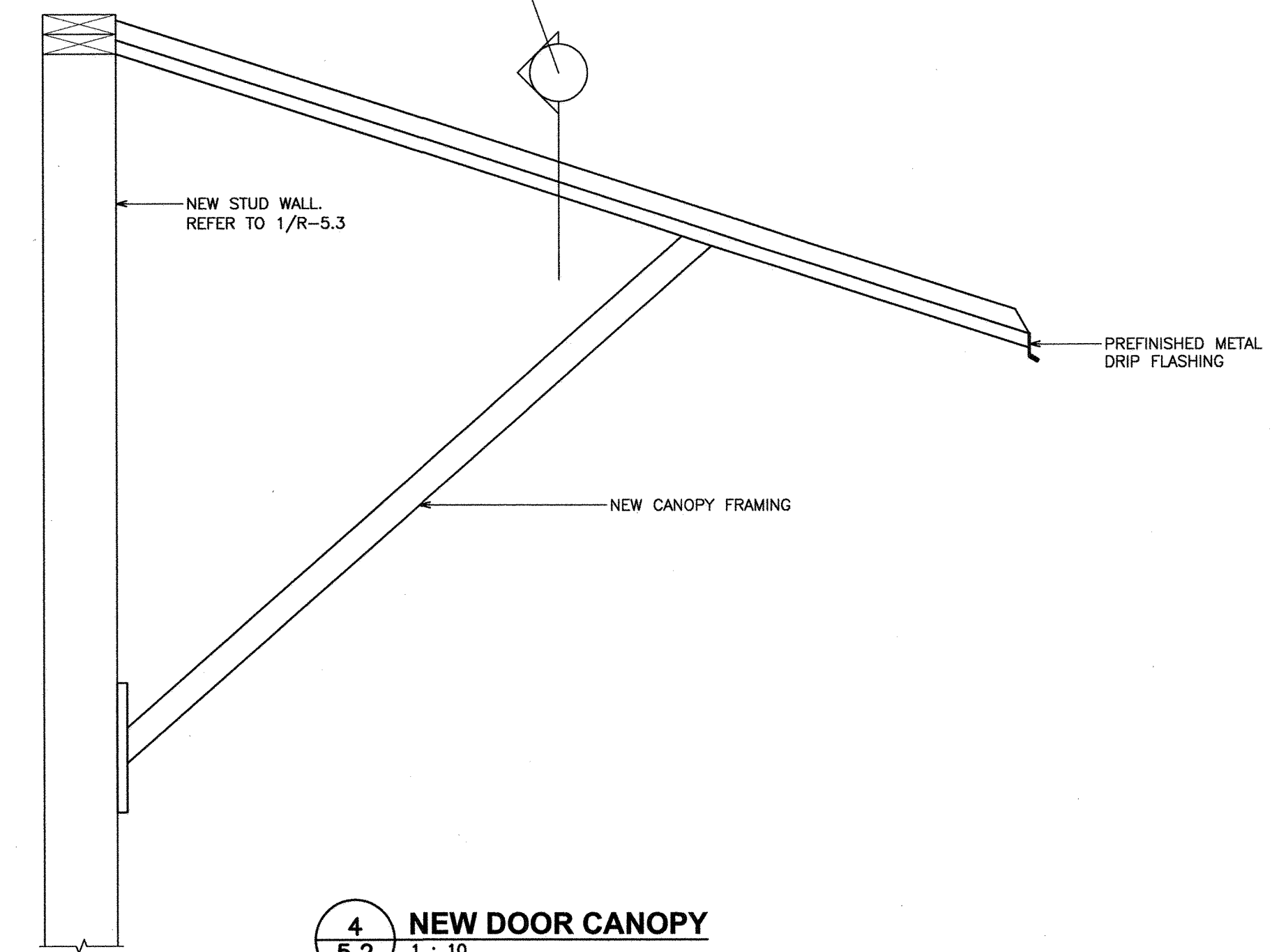
4 NEW DOOR CANOPY
5.2 1 : 10



6 OVERHEAD DOOR HEAD
5.2 1 : 2



5 OVERHEAD DOOR JAMB
5.2 1 : 2



No.	Revision	Date	By
4	ISSUED FOR BID	SEPT. 8, 2017	BR
3	ISSUED FOR 99% REVIEW	NOV. 20, 2015	JK
2	ISSUED FOR 66% REVIEW	OCT. 30, 2015	TB
1	ISSUED FOR ARCH. REVIEW	OCT. 30, 2015	TB

Client/client

PUBLIC WORKS AND GOVERNMENT SERVICES CANADA

Project title/Titre du projet

PORT HARDY AIRPORT SAND SHED
3675 BYNG ROAD, PORT HARDY, BC

CLADDING REPLACEMENT

RJC PROJECT NO. NAN.111361.0005

Consultant Signature Only

Designed by/Concept par
BR/MC

Drawn by/Dessine par
MC

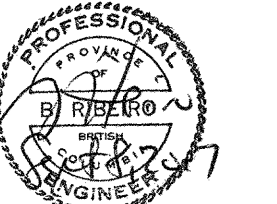
Date
SEPTEMBER 8, 2017

PWGSC Project Manager/Administrateur de Projets TPSGC

Regional Manager, Architectural and Engineering Services
Gestionnaire régionale, Services d'architectural et de génie, TPSGC

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Project No. / No. du projet

R.077018.0001

Sheet / Feuille

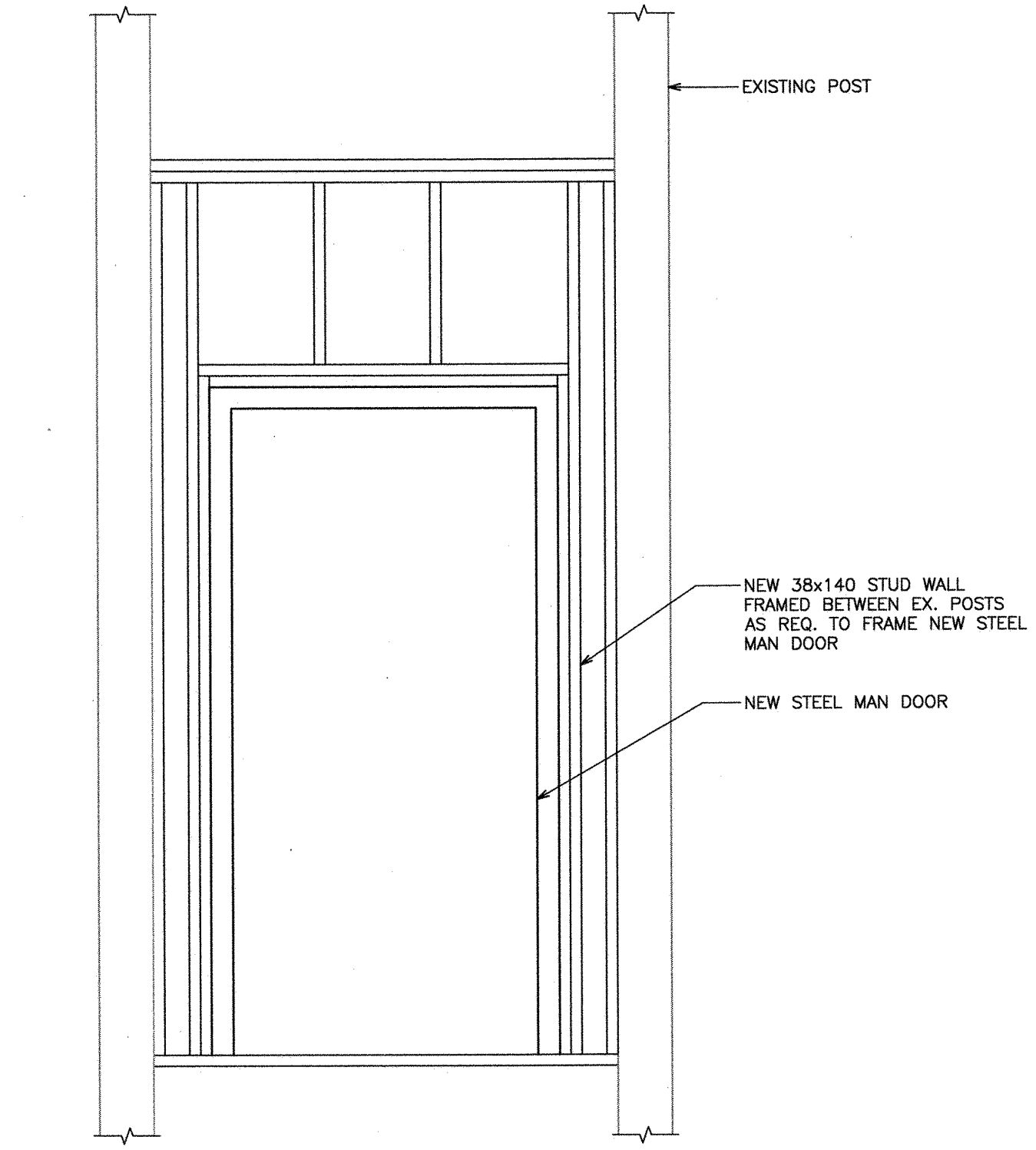
R-5.2

Revision no. / La Revision

4



Read Jones Christoffersen Ltd.
Engineers
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1
5.3
FRAMING ELEVATION @ MAN DOORS
1 : 20

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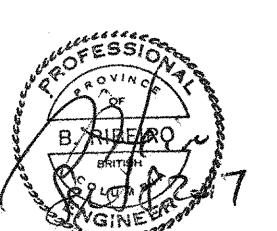
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Project No. / No. du projet R.077018.0001	Sheet / Feuille R-5.3	Revision no. / La Revision no. 4
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