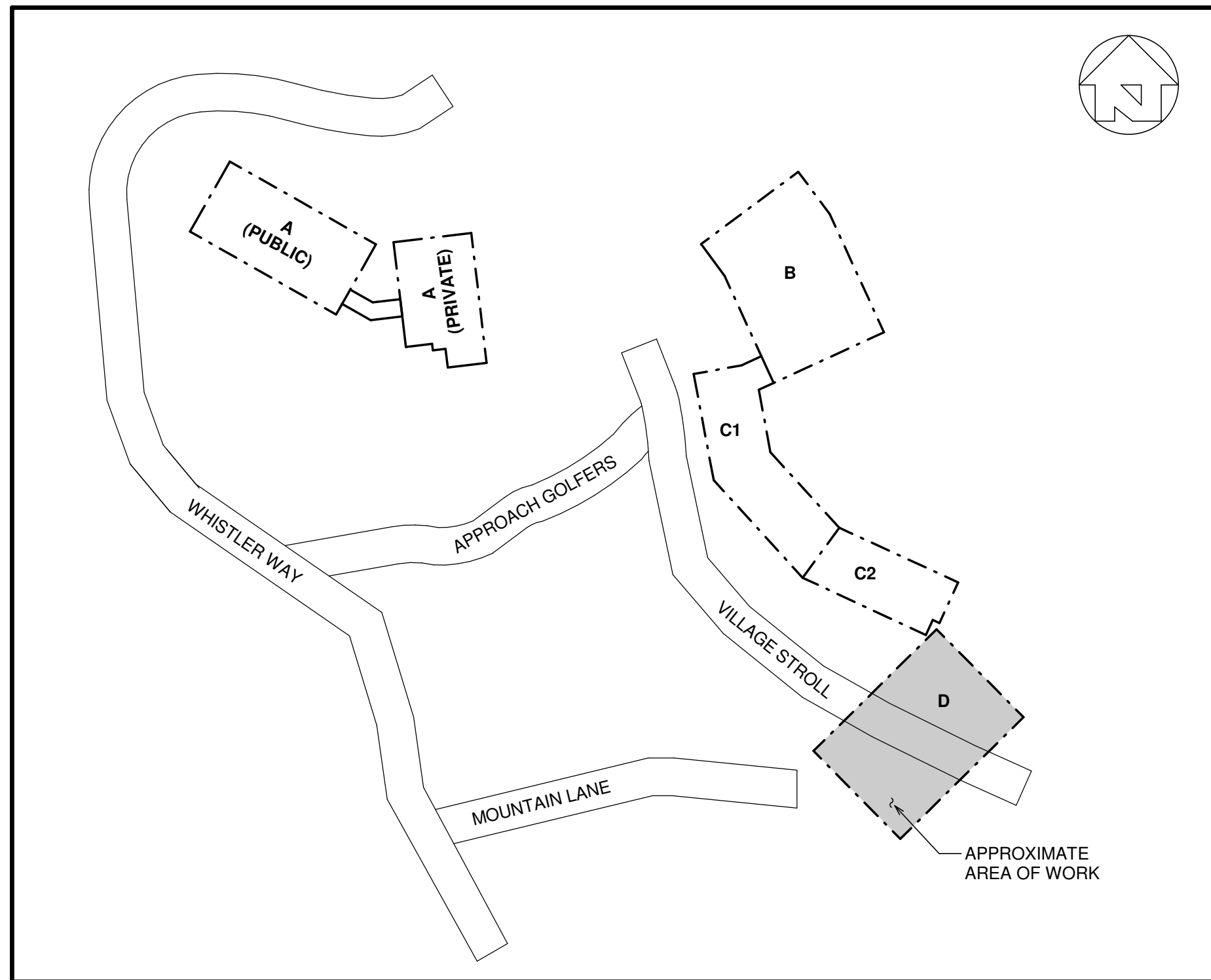


WHISTLER VILLAGE LOT D

PARKADE PRECAST CONCRETE BEAM REPAIR



SITE PLAN
N.T.S.

LEGAL DESCRIPTION:

PLAN SHOWING A PORTION OF
LOT A, D.L. 1902, PLAN 22561, GROUP 1,
NEW WESTMINSTER DISTRICT

CIVIC ADDRESS:

4010 WHISTLER WAY,
WHISTLER, B.C.

DESIGN LOADS

- SPECIFIED LOADS BASED ON THE FOLLOWING INFORMATION PROVIDED IN THE BASE BUILDING DRAWINGS:

LIVE LOAD
 - A. PARKING LEVEL 50 PSF
- CONTRACTORS CONSTRUCTION LOADS MUST NOT EXCEED THE ABOVE DESIGN LOADS. DESIGN LOADS MAY ONLY BE APPLIED AFTER CONCRETE REACHES ITS DESIGN STRENGTH.
- SUPERIMPOSED DEAD LOADS (S.D.L.) ARE NON-STRUCTURE DEAD LOADS DUE TO ARCHITECTURAL TOPPING, FINISHES, PARTITIONS, ROOFING MATERIALS, PAVERS, SOIL, ETC.

FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC)

- READ JONES CHRISTOFFERSEN 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 READ JONES CHRISTOFFERSEN. FIELD REVIEW BY READ JONES CHRISTOFFERSEN IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE READ JONES CHRISTOFFERSEN GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. RJC SHALL 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.
- PROVIDE 1 WEEK 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 AND NOT COVERED BY FINISHES. ADDITIONAL SITE VISITS MAY BE REQUIRED AS A RESULT OF DEFICIENT OR INCOMPLETE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SAFE ACCESS FOR RJC TO REVIEW THE WORK.

RENOVATIONS

- THE CONTRACT DOCUMENTS ARE BASED ON ASSUMED AS-BUILT DIMENSIONS FOR THE EXISTING BUILDING STRUCTURE AND ASSUMPTIONS IN ACCORDANCE WITH DETAILING AND PLACING PRACTICE. THESE ASSUMPTIONS MAY VARY FROM THE ACTUAL ON-SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY ACTUAL VARIATIONS FROM THE ASSUMED CONDITIONS.
- MINOR MODIFICATIONS WILL BE REQUIRED TO THE WORK INDICATED ON THESE DRAWINGS TO REFLECT ACTUAL SITE CONDITIONS. THE CONTRACTOR WILL COOPERATE WITH THE CONSULTANT AND RJC IN THIS REGARD. MINOR MODIFICATIONS WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NOT RESULT IN A CHANGE IN THE CONTRACT PRICE.
- ENSURE THAT ALL NECESSARY JOB DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND FOR COORDINATION.
- PRIOR TO FABRICATION OF ANY STRUCTURAL MEMBERS, THE CONTRACTOR SHALL COMPLETE THIS SITE REVIEW OF CRITICAL "TIE-IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO RJC PRIOR TO STARTING WORK.
- COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
- ANY OPENINGS THAT ARE NOT SHOWN OR INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO RJC FOR REVIEW. THESE OPENINGS MAY NOT BE ALLOWED, MAY HAVE TO BE MOVED, OR MAY REQUIRE ADDITIONAL STRUCTURAL WORK AND DETAILING. DO NOT PROCEED WITH THESE OPENINGS WITHOUT WRITTEN PERMISSION FROM RJC.
- UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, THE CORING OR CUTTING OF OPENINGS AND HOLES SHOWN ON THE STRUCTURAL DRAWINGS THROUGH THE EXISTING STRUCTURE SHALL NOT CUT ANY REINFORCING BARS. THE CONTRACTOR SHALL LOCATE THE POSITION OF EXISTING REINFORCING BARS IN THE VICINITY OF THE HOLES AND SLEEVES TO BE CUT OR CORED, AND THE HOLES AND SLEEVES SHALL BE LOCATED TO AVOID CUTTING OF REINFORCING BARS. WHERE THIS IS NOT POSSIBLE, IT SHALL BE REPORTED TO RJC FOR REVIEW.
- NEW OPENINGS TO BE CUT THROUGH EXISTING FLOOR SLAB OR WALLS SHALL BE CLEARLY MARKED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY RJC ONCE THE MARKING OUT HAS BEEN COMPLETED SO THAT RJC CAN REVIEW THE PROPOSED LOCATIONS OF ALL NEW OPENINGS. DO NOT PROCEED WITH CUTTING OF NEW OPENINGS WITHOUT THE APPROVAL OF RJC.
- UNLESS NOTED OTHERWISE ON THE DRAWINGS NEW STRAIGHT SIDED OPENINGS THROUGH EXISTING SLABS AND WALLS SHALL BE SAWCUT WITH NO OVERCUTS. USE CORED HOLES AT THE CORNERS. JACKHAMMERING SHALL NOT BE PERMITTED. REFER TO THE DETAILS AND PROCEDURES INDICATED ON THE STRUCTURAL DRAWINGS FOR THE NEW OPENINGS. ALTERNATES TO THE ABOVE PROCEDURES MUST BE REVIEWED BY RJC PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION.
- UNLESS NOTED OTHERWISE AT ALL LOCATIONS WHERE NEW CONCRETE WILL BE IN CONTACT WITH EXISTING CONCRETE SURFACES, THE EXISTING CONCRETE SURFACE IS TO BE COMPLETELY CLEANED AND ROUGHENED BY HYDRODEMOLITION, BUSH HAMMERING, (OR APPROVED EQUAL) TO AN AMPLITUDE OF 1/4".
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSEWORK, SHORING, BRACING, ETC., REQUIRED TO COMPLETE THE WORK (SUBMIT SHORING DRAWINGS SEALED BY A SPECIALTY STRUCTURAL ENGINEER).

LIST OF DRAWINGS

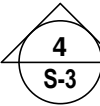
- R-1.1 SITE PLAN AND GENERAL NOTES
- R-2.1 PARKADE LOT D - UPPER LEVEL AND DETAILS

DRAWINGS

- THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. THE DRAWINGS DO NOT SHOW COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSE WORK, SHORING, ETC. REQUIRED TO COMPLETE THE WORK.
- THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISIONS COLUMN AND ONLY IF SIGNED AND SEALED. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" IN THE REVISIONS COLUMN, BY READ JONES CHRISTOFFERSEN LTD. THE DRAWINGS SHALL NOT BE USED FOR PRICING, COSTING, OR TENDER UNLESS SO INDICATED IN THE REVISION COLUMN. PRICING OR COSTING DRAWINGS ARE NOT COMPLETE AND ANY PRICES BASED ON PRICING OR COSTING DRAWINGS MUST INCLUDE ALLOWANCES FOR THIS.
- THE INFORMATION ON THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT OR WORKS. THE INFORMATION ON THESE DRAWINGS APPLIES SOLELY TO THIS PROJECT.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS INCLUDING PROJECT SPECIFICATIONS AND DRAWINGS PROVIDED BY OTHER CONSULTANTS.
- THE FOLLOWING EXISTING BASE BUILDING DRAWINGS WERE USED IN THE DESIGN OF THIS PROJECT:

STRUCTURAL: PREPARED BY: OMNI ENGINEERING CONSULTANTS LTD.
DATED: JUNE 22, 1979

GENERAL

- SECTION MARK SHOWN THUS  MEANS SECTION #4 ON DRAWING R-3.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN STRUCTURAL AND OTHER DISCIPLINES DRAWINGS FOR CLARIFICATION.
- CONCRETE WORK SHALL CONFORM TO CSA A23.1, CSA A23.2, CSA A23.3 AND REFERENCED DOCUMENTS.
- DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION OF RJC.
- DEFINITIONS:
 - A. RJC: READ JONES CHRISTOFFERSEN OR ITS REPRESENTATIVE.
 - B. GENERAL CONTRACTOR: FOR THE PURPOSES OF THESE DRAWINGS, THE USE OF THE TERM "CONTRACTOR" OR "GENERAL CONTRACTOR" SHALL REFER TO THE PRIME PERSON OR COMPANY RESPONSIBLE FOR CONSTRUCTION OF THE PROJECT AND THE COORDINATION OF TRADES AND SUBCONTRACTORS. THIS MAY BE THE GENERAL CONTRACTOR, OR A CONSTRUCTION MANAGER.

ABBREVIATIONS

ACCOM. --- ACCOMMODATE	L.T.S. ----- LENGTH TO SUIT
ALT. ----- ALTERNATE	L.V. ----- LENGTH VARIES
ALUM. ----- ALUMINUM	MAX. ----- MAXIMUM
ARCH. ----- ARCHITECTURAL	MECH. ----- MECHANICAL
BM. ----- BEAM	MIN. ----- MINIMUM
BOT. ----- BOTTOM	N.I.C. ----- NOT IN CONTACT
C.I.P. ----- CAST IN PLACE	N.T.S. ----- NOT TO SCALE
CL. ----- CENTER LINE	O.C. ----- ON CENTER
CLR. ----- CLEAR	O/C ----- ON CENTER
COL. ----- COLUMN	OPP. ----- OPPOSITE
CONC. ----- CONCRETE	O.W.S.J. --- OPEN WEB STEEL JOIST
CONT. ----- CONTINUOUS	P.T. ----- PRESERVATIVE TREATED
C.P. ----- COMPLETE PENETRATION	P/T ----- POST-TENSIONING
C/W ----- COMPLETE WITH	R.D. ----- ROOF DRAIN
DET. ----- DETAIL	REQ'D ----- REQUIRED
D.L. ----- DEAD LOAD	R.O. ----- ROUGH OPENING
DP. ----- DEEP (E.G. DEPTH OF BEAM)	R/W ----- REINFORCED WITH
D.T.S. ----- DEPTH TO SUIT	R.W.L. ----- RAIN WATER LEADER
DWG. ----- DRAWING	S.A.M. ----- SELF-ADHERED MEMBRANE
EA. ----- EACH	S.D.L. ----- SUPERIMPOSED DEAD LOAD
ELEV. ----- ELEVATION	SIM. ----- SIMILAR
ELEC. ----- ELECTRICAL	S.L. ----- SNOW LOAD
EQ. ----- EQUAL	SLS ----- SERVICEABILITY LIMIT STATE
EXIST. ----- EXISTING	S.O.G. ----- SLAB ON GRADE
EXP. JT. --- EXPANSION JOINT	SPEC. ----- SPECIFICATIONS
EXT. ----- EXTERIOR	S.S. ----- STAINLESS STEEL
F.D. ----- FLOOR DRAIN	S.S.T. ----- SIMPSON STRONG-TIE
FTG. ----- FOOTING	SYM. ----- SYMMETRICAL
GA. ----- GAUGE	T&B ----- TOP AND BOTTOM
GALV. ----- GALVANIZED	T.D.C. ----- TRAFFIC DECK COATING
G.L. ----- GRID LINE	THK. ----- THICK
G.W.B. ----- GYPSUM WALL BOARD	THRU ----- THROUGH
H. ----- HORIZONTAL	T.O. ----- TOP OF
H.D.G. ----- HOT-DIP GALVANIZED	TYR ----- TYPICAL
HT. ----- HEIGHT	ULS ----- ULTIMATE LIMIT STATE
INT. ----- INTERIOR	U.N.O. ----- UNLESS NOTED OTHERWISE
JT. ----- JOINT	U/S ----- UNDERSIDE
LG. ----- LONG	V. ----- VERTICAL
LL. ----- LIVE LOAD	W/ ----- WITH

DESIGN CODE

- THE COMPLETED STRUCTURAL REPAIRS SHOWN ON THE RESTORATION DRAWINGS HAS BEEN DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2018 WHICH IS BASED ON THE NATIONAL BUILDING CODE OF CANADA 2015.

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

1285 West Broadway, Suite 300
Vancouver, BC V6H 3X8 Canada
tel 604-738-0048

No.	Revision	Date	By
	ISSUED FOR BID	NOV. 09/23	JBW
	ISSUED FOR CLIENT REVIEW	OCT. 19/23	JBW

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 or not, and they shall not be used for any other work or project.
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Seal

EGBC Permit to Practice No. 1002503

Project Name

WHISTLER VILLAGE LOT D - PARKADE PRECAST CONCRETE BEAM REPAIR

4010 WHISTLER WAY, WHISTLER, B.C.

Sheet Title

SITE PLAN AND GENERAL NOTES

Drawn By **TGA** Scale **As indicated**

Designed By **NZY** Date **OCTOBER 19, 2023**

RJC Project Number **VAN.102486.0023**

Sheet Number _____ Revision _____

R-1.1

ISSUED FOR BID	NOV. 09/23	JBW
ISSUED FOR CLIENT REVIEW	OCT. 19/23	JBW
No.	Revision	Date By

- Drawing Notes
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Seal

EGBC Permit to Practice No. 1002503

Project Name

**WHISTLER VILLAGE LOT D -
PARKADE PRECAST
CONCRETE BEAM REPAIR**

4010 WHISTLER WAY, WHISTLER, B.C.

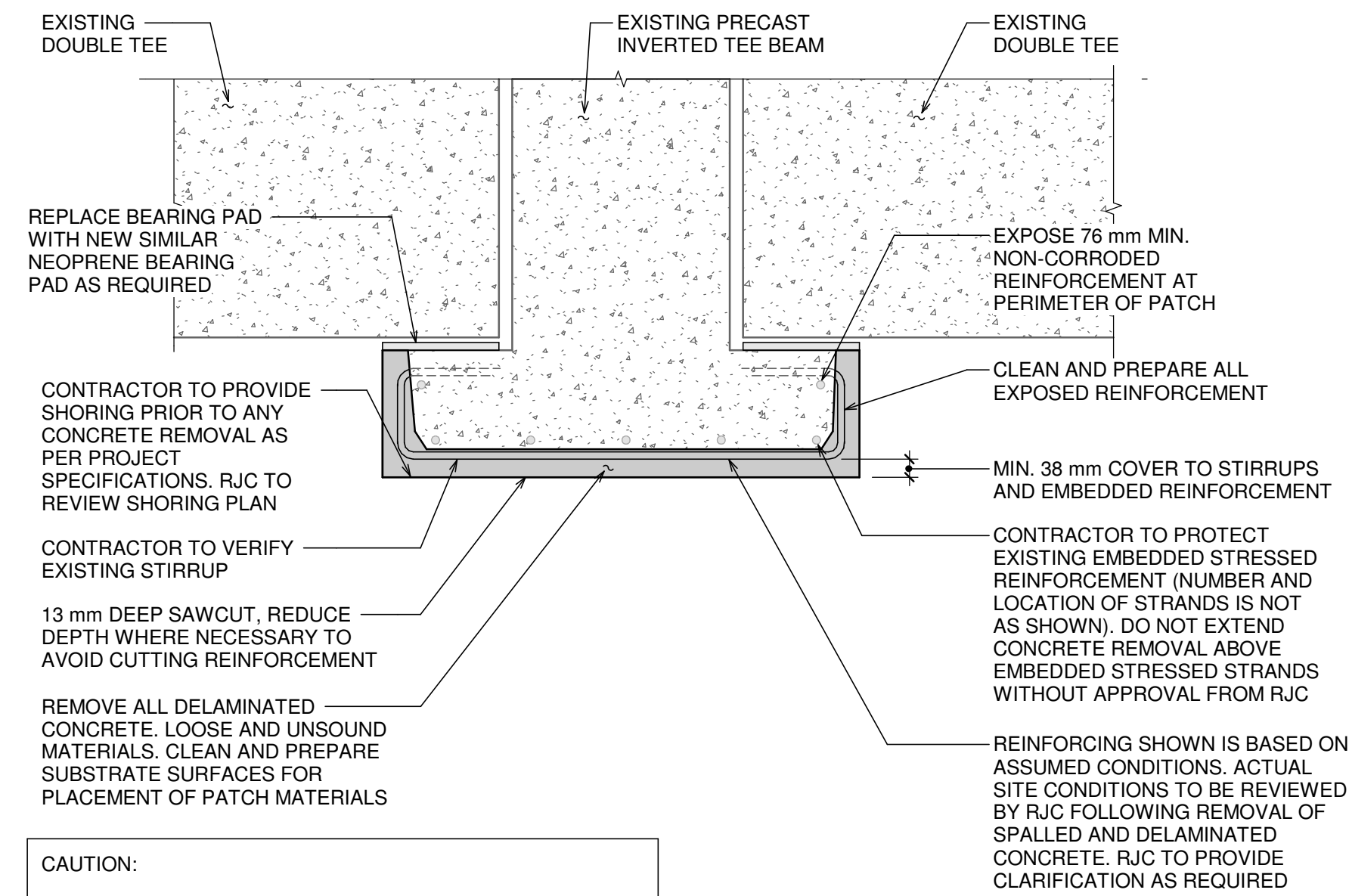
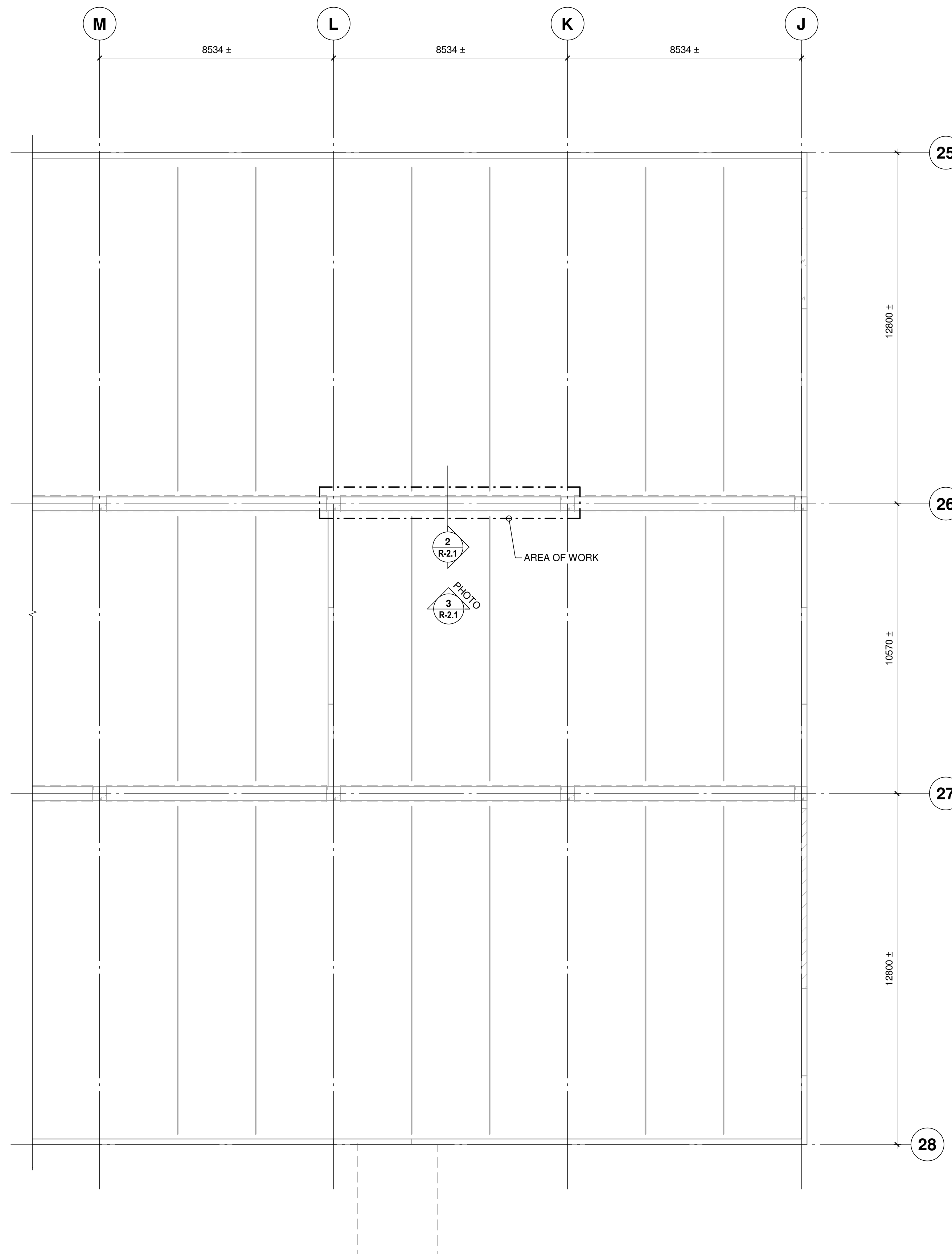
Sheet Title

**PARKADE LOT D - UPPER
LEVEL AND DETAILS**

Drawn By **TGA** Scale **As indicated**
Designed By **NZY** Date **OCTOBER 19, 2023**
RJC Project Number **VAN.102486.0023**

Sheet Number Revision

R-2.1



2 SECTION - BEAM REPAIR
R-2.1 N.T.S.



3 PHOTO DETAIL
R-2.1 N.T.S.

1 PARKADE LOT D UPPER LEVEL - PARTIAL PLAN
R-2.1 1 : 100