

1. GENERAL

- 1.1 DRAWINGS ARE TO READ AS A WHOLE, AND IN CONJUNCTION WITH ALL OTHER DRAWINGS PROVIDED, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, MECHANICAL, ELECTRICAL AND SURVEY DRAWINGS.
- 1.2 DRAWINGS ARE NOT INTENDED TO BE PICTORIALY ACCURATE. THEY ARE PROVIDED TO SUPPLY ALL THE RELEVANT SPECIFICATIONS AND DETAILS REQUIRED TO CONVEY THE INTENT OF THE CONSTRUCTION. THE INTENT OF ALL THE DESIGN DRAWINGS SHALL BE UNDERSTOOD AND THE CONSTRUCTION CARRIED OUT TO MEET THAT INTENT.
- 1.3 PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND OUTLINES BETWEEN THE RELEVANT ARCHITECTURAL AND STRUCTURAL DRAWINGS. ANY DISCREPANCIES OR OMISSIONS MUST BE BROUGHT TO THE ATTENTION OF ALL RELEVANT PARTIES. ANY VARIATIONS NOT REPORTED PRIOR TO COMMENCEMENT OF WORK ARE THE CONTRACTOR'S RESPONSIBILITY.
- 1.4 THE CONTRACTOR IS RESPONSIBLE FOR THE SITE MEASURING AND CONTROLLING THE PRODUCTION OF ALL WORK ON SITE TO ENSURE THEY MEET THE INTENT OF THE DRAWINGS. ANY DIMENSIONAL DEVIATIONS FROM THE PLAN MUST BE REPORTED TO THE ENGINEER.
- 1.5 ANY CONDITIONS ON SITE THAT MAY IMPACT UPON THE FULFILLMENT OF THE DESIGNS INTENT, INCLUDING BUT NOT LIMITED TO: SOIL CONDITIONS, BUILDINGS, BUILDING COMPONENTS, OR PROPERTY LINES, MUST BE RECORDED AND REPORTED.
- 1.6 ANY ALTERATIONS THAT MAY RESULT IN EXTRA CHARGES BEING APPLIED TO THE CONTRACT MUST BE BROUGHT TO THE ENGINEER'S ATTENTION WITH ADEQUATE TIME FOR THE CHARGES TO BE REVIEWED AND APPROVAL SOUGHT FROM THE RELEVANT PARTIES BEFORE ANY OF THE WORK IS CARRIED OUT.
- 1.7 APPROVAL FROM THE ENGINEER MUST BE OBTAINED BEFORE ANY STRUCTURAL MEMBERS ARE CUT OR DRILLED INTO WHERE IT HAS NOT BEEN SPECIFIED ON THE PLAN.
- 1.8 WORK FOUND DEFECTIVE AFTER COMPLETION OF THE PROJECT SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND. THIS REQUIREMENT REMAINS ALIVE BEYOND SUBSTANTIAL COMPLETION OF THE PROJECT REGARDLESS OF PRIOR ACCEPTANCE OR APPROVAL.

2. DESIGN PARAMETERS

2.0 GOVERNING CODE: 2024 B.C.B.C.

2.1 DESIGN LOADS:

2.1.1 LIVE LOADS:

SNOW LOAD: Ss = 2.0 KPa, Sr = 0.4 KPa

WIND LOAD: Q1:10 = 0.4 KPa, Q1:50 = 0.48KPa

2.1.2 EQUIPMENT LOAD: NEW DEHUMIDIFIER: 54 KN (12200 LBS)
NEW EQUIP. PLATFORM LIVE LOAD: 4.8 KPa

2.1.3 SEISMIC DATA:

Sa (0.2) = 0.925

Sa (0.5) = 0.633

Sa (1.0) = 0.373

Sa (2.0) = 0.247

PGA = 0.401

3. SITE CONDITIONS

- 3.1 FOUNDATION DESIGN VALUES AS PER HERLOD ENGINEERING LTD EXISTING BUILDING DRWGS DATED, NOV. 2002:
- PAD FOOTINGS 150 KPA
- STRIP FOOTINGS (18" WIDE) 75 KPA
- STRIP FOOTINGS (GREATER THAN 36" WIDE) 150 KPA
- 3.2 BEARING CAPACITY OF ALL BEARING SOIL AND SLAB/ASPHALT SUB-SOIL TO BE INSPECTED AND CONFIRMED ON SITE PRIOR TO CASTING CONCRETE BY A GEOTECHNICAL PROFESSIONAL ENGINEER RESPONSIBLE FOR THE SOIL RECOMMENDATIONS.
- 3.3 ALL BACKFILL SHALL BE CLEAN GRANULAR MATERIAL AND SHALL BE PLACED IN LAYERS AS INDICATED BY THE GEOTECHNICAL ENGINEER.
- 3.4 PREPARE ALL FOOTING BASES IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL ENGINEER.

4. CONCRETE

- 4.1 ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST CSA SPECS. CAN/CSA-A23.1 AND CAN/CSA-23.2 AND SHALL BE MADE WITH TYPE 10 PORTLAND CEMENT, EXCEPT WHERE TYPE 30 HIGH EARLY STRENGTH IS APPROVED. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

LOCATION	28 DAYS STRENGTH	AGGREGATE SIZE	SLUMP	AIR %	EXPOSURE CLASS	CEMENT CONTENT
FOOTINGS	25 MPa	20 mm	70 mm	4 - 7%	N	GU
WALLS	30 MPa	20 mm	70 mm	4 - 7%	F-2	GU
PEDESTALS	30 MPa	20 mm	70 mm	4 - 7%	F-2	GU
SLAB & GRADE BEAM (INTERIOR)	30 MPa	20 mm	80 mm	N/A	N	GU
EXTERIOR CONCRETE	32 MPa	20 mm	80 mm	5 - 8%	C-2	GU
TILT-UP PANELS -COMPRESSIVE	30 MPa	20 mm	70 mm	4 - 7%	F-2	GU
STEEL DECK TOPPING	25 MPa	14 mm	80 mm	N/A	N	GU
SLAN ON GRADE (INTERIOR)	25 MPa	20 mm	80 ±20mm	N/A	N	N/A
PARKING SLAB ON GRADE	25 MPa	20 mm	70 ±20 mm	4 - 7%	C-4	0.55
SIDEWALKS & DRIVES	32 MPa	20 mm	70 ±20 mm	5 - 8%	C-2	0.45
MASONRY GROUT	20 MPa	10 mm	200 ±20mm	N/A	N/A	N/A
MASONRY CONCRETE FILL	25 MPa	14 mm	150 ±20mm	N/A	N/A	N/A
COLUMNS (INTERIOR)	25 MPa	20 mm	80 ±20mm	N/A	N/A	N/A
COLUMNS (EXTERIOR)	25 MPa	20 mm	80 ±20mm	4 - 7%	F-2	0.55
EXTERIOR BASEMENT WALL	25 MPa	20 mm	80 ±20mm	4 - 7%	F-2	0.55

- 4.2 THE CONTRACTOR SHALL BE RESPONSIBLE AND PAY FOR TAKING AND TESTING OF CONCRETE CYLINDERS BY AN INDEPENDENT TESTING LABORATORY TO THE APPROVAL OF THE ENGINEER AS FOLLOWS:

3 CYLINDERS AT UNIFORM INTERVALS FOR EACH CLASS OF CONCRETE POURED PER DAY AND/OR FOR EACH 75 CU. METERS OF CONCRETE PLUS ONE CYLINDER FOR EACH ADDITIONAL 25 CU. METERS AFTER MAXIMUM POUR.
- 4.3 PLACE GROUT UNDER WHOLE BASE PLATE AREA IN ACCORDANCE WITH GROUT MANUFACTURERS' INSTRUCTIONS AFTER THOROUGH CLEANOUT. DRY PACKING OF BASE PLATES IS PERMITTED ONLY FOR PLATES LESS THAN 250 mm (10") IN WIDTH.
- 4.4 SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR HOLES, NAILERS, INSERTS, ETC. TO BE CAST IN CONCRETE.
- 4.5 THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONCRETE PLACEMENT CAUSES NO DISPLACEMENT OF REINFORCING MATERIALS FROM THEIR SPECIFIED LOCATIONS. CONCRETE MUST BE PROPERLY CONSOLIDATED IN ALL AREAS.
- 4.6 CONCRETE FOR COLUMNS MUST HAVE REACHED A MINIMUM STRENGTH OF 10 MPA BEFORE FORMWORK IS REMOVED. CONCRETE SLABS MUST REACH 18 MPA PRIOR TO REMOVAL OF FORMWORK AND THEN IMMEDIATELY RESHORE UNTIL CONCRETE HAS REACHED FULL STRENGTH.
- 4.7 FORMWORK AND RESHORING MUST NOT IMPART UPON ANY STRUCTURAL MEMBER A LOAD IN EXCESS OF THE SUPERIMPOSED LIVE LOADS LIMITS SPECIFIED.
- 4.8 NO CALCIUM CHLORIDE SHALL BE ADDED TO THE CONCRETE WITHOUT THE EXPRESS CONSENT OF THE ENGINEER
- 4.9 FOR TOLERANCES FOR THE CONCRETE REFER TO APPLICABLE CODES, EXCEPT MAX DEVIATION FROM LEVEL OR VERTICAL SHALL BE 1/4" AND THE MAX VARIATION IN THICKNESS SHALL BE FROM 1/4" TO -1/8".

5. REINFORCEMENT

- 5.1 REINFORCEMENT OF BAR SIZED 10M AND LARGER SHALL CONFORM TO THE LATEST CAN/CSA-G30.18, GRADE 400 NEW DEFORMED BILLET-STEEL BARS.
- 5.2 REINFORCING STEEL COVER SHALL BE AS SPECIFIED IN THE TABLE BELOW, U.N.O.:

STRUCTURAL ELEMENT	FIRE RESISTANCE RATING (SEE ARCH'L DWG'S)		
	1 HR	2 HR	3 HR
CAST & PERMANENTLY CAST AGAINST EARTH	3"	N/A	N/A
COLUMNS (VERTICAL TO REBAR)	1 1/2"	2"	2"
BEAMS TO SLABBANDS: -TO REBAR -PRESTRESSING TENDONS -EXPOSED	1 1/2" 1 1/2" 2"	1 1/2" 2" 2"	1 1/2" 3" 3"
SLABS: -TO REBAR -PRESTRESSING TENDONS -EXPOSED	3/4" 1" 1 1/2"	1" 1 1/2" 1 1/2"	1 1/4" 2" 1 1/2"
WALLS: -TO REBAR -EXPOSED TO WEATHER -EXPOSED TO FIRE, 2 SIDES -ZONE REINFORCING	3/4" 1 1/4" 2" 1 1/4"	3/4" 1 1/4" 2" 1 1/4"	3/4" 1 1/4" 2" 1 1/4"

- 5.3 SPLICES TO REINFORCEMENT TO BE (UNLESS NOTED OTHERWISE):
VERTICAL AND HORIZONTAL WALL STEEL - 36 BAR DIAMETERS.
- 5.4 PROVIDE CORNER REBARS TO MATCH HORIZONTAL REINFORCEMENT AT WALL CORNERS FOR CAST IN PLACE WALL, U.N.O.
- 5.5 ALL REINFORCEMENT SHALL BE FREE FROM GREASE, SCALE AND OTHER COATINGS, ACCURATELY PLACED AND ADEQUATELY SUPPORTED BY PLASTIC PROTECTED METAL OR OTHER APPROVED CHAIRS, SPACERS OR TIES, AND FULLY SECURED AGAINST DISPLACEMENT.
- 5.6 NO CONCRETE SHALL BE POURED PRIOR TO THE ENGINEER INSPECTING THE CONDITIONS OF THE POUR AND PLACEMENT OF REINFORCING STEEL.
- 5.7 MINIMUM SPLICE LENGTHS TO BE AS FOLLOWS, U.N.O.:

	TENSION SPLICE					COMPRESSION SPLICE
	25 MPa	30 MPa	35 MPa	40 MPa	45 MPa	
10M	1'-4"	1'-2"	1'-2"	1'-2"	1'-2"	1'-0"
15M	1'-10"	1'-10"	1'-8"	1'-7"	1'-5"	1'-6"
20M	2'-6"	2'-4"	2'-2"	2'-1"	2'-0"	2'-0"
25M	3'-11"	3'-8"	3'-6"	3'-3"	3'-0"	2'-6"
30M	4'-10"	4'-4"	4'-0"	3'-10"	3'-7"	3'-0"
35M	5'-7"	5'-3"	4'-10"	4'-7"	4'-0"	3'-5"

ADDITIONAL NOTES FOR REBAR SPLICES:

ALL SPLICES SHALL BE TENSION SPLICES, EXCEPT SPLICES FOR COLUMNS WHICH SHALL BE COMPRESSION SPLICES UNLESS NOTED ON DRAWINGS.

INCREASE LENGTH BY 30% FOR BEAMS WITHOUT STIRRUPS.
INCREASE LENGTH BY 30% FOR REINFORCEMENT PLACED IN TOP OF BEAM AND SLABS.

INCREASE LENGTHS BY 50% FOR EPOXY COATED BARS.

INCREASE LENGTHS BY 70% FOR EPOXY COATED TOP BARS.

FOR MINIMUM TENSION EMBEDMENT LENGTHS DIVIDE SPLICE LENGTHS IN THE TABLE ABOVE BY 1.3, WHILE ENSURING A MINIMUM OF 12".

- 5.8 MINIMUM DEVELOPMENT LENGTHS FOR HOOKED BARS TO BE AS FOLLOWS, U.N.O.:

MINIMUM HOOK DEVELOPMENT LENGTHS FOR TENSION BARS					
	25 MPa	30 MPa	35 MPa	40 MPa	45 MPa
10M	9"	9"	8"	8"	8"
15M	1'-1"	1'-0"	11"	11"	11"
20M	1'-4"	1'-3"	1'-2"	1'-1"	1'-0"
25M	1'-8"	1'-7"	1'-5"	1'-4"	1'-3"
30M	2'-0"	1'-10"	1'-9"	1'-7"	1'-6"
35M	2'-4"	2'-2"	2'-0"	1'-11"	1'-9"

REINFORCEMENT (CONT'D)

- 5.9 TEMPERATURE REINFORCEMENT

UNLESS OTHERWISE SHOWN, THE TABLE BELOW REPRESENTS THE MINIMUM REINFORCEMENT REQUIRED IN BOTH DIRECTIONS, AS BOTTOM STEEL. FOR ALL NON - POST-TENSIONED SLABS:

SLAB THICKNESS TEMPERATURE REINFORCEMENT

6" OR LESS 10M @ 14"

UP TO 7" 10M @ 12"

UP TO 8" 10M @ 10"

UP TO 9" 15M @ 17"

UP TO 10" 15M @ 15"

UP TO 11" 15M @ 14"

UP TO 12" 15M @ 12"

- 5.10 MINIMUM WALL REINFORCEMENT

UNLESS OTHERWISE SHOWN, THE TABLE BELOW REPRESENTS THE MINIMUM REINFORCEMENT FOR ALL CAST-IN-PLACE CONCRETE WALLS.

WALL THICKNESS	REBAR LAYERS	TEMPERATURE REINFORCEMENT
UP TO 6"	ONE LAYER	10M @ 13" O.C. EACH WAY AT MIDDLE OF WALL
UP TO 8"	ONE LAYER	15M @ 18" O.C. EACH WAY AT MIDDLE OF WALL
UP TO 10"	TWO LAYERS	10M @ 16" O.C. EACH WAY EACH FACE
UP TO 12"	TWO LAYERS	10M @ 13" O.C. EACH WAY EACH FACE

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				ISSUED FOR TENDER	2025.01.30



SEAL

TITLE: GENERAL NOTES

PROJECT: OCEANSIDE ARENA
NEW DEHUMIDIFIER STEEL SUPPORT FRAME & EQUIPMENT PLATFORM
826 WEST ISLAND HIGHWAY, PARKSVILLE, BC

CONSULTANT:

DRAWN BY: RG SCALE: AS SHOWN

CHECKED BY: DT

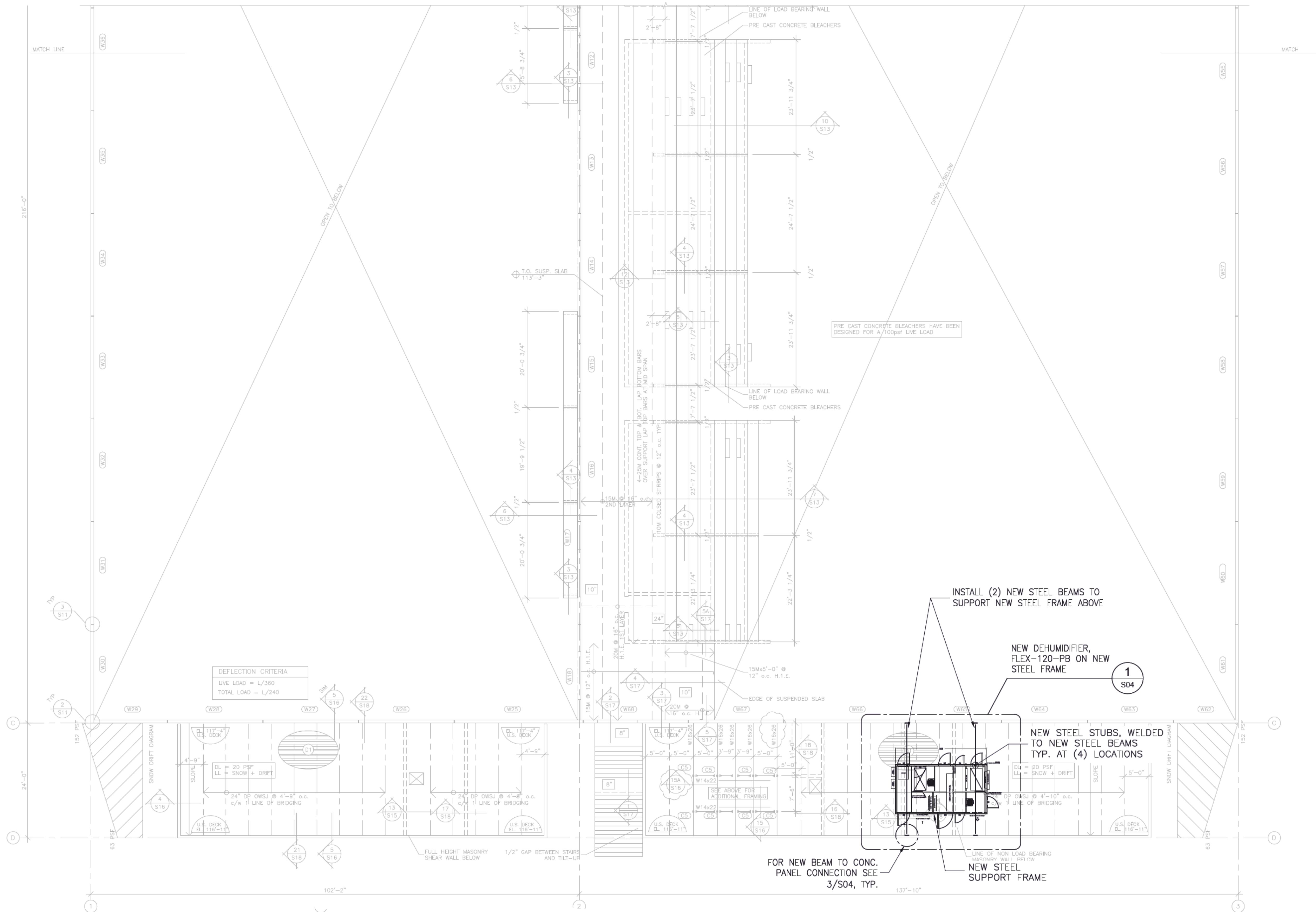
PROJECT No.

DATE: JUNE 2024

224-169-S

SHEET No.

S01



1
S03 LOWER ROOF PLAN SHOWING NEW DEHUMIDIFIER STEEL SUPPORT FRAME LAYOUT

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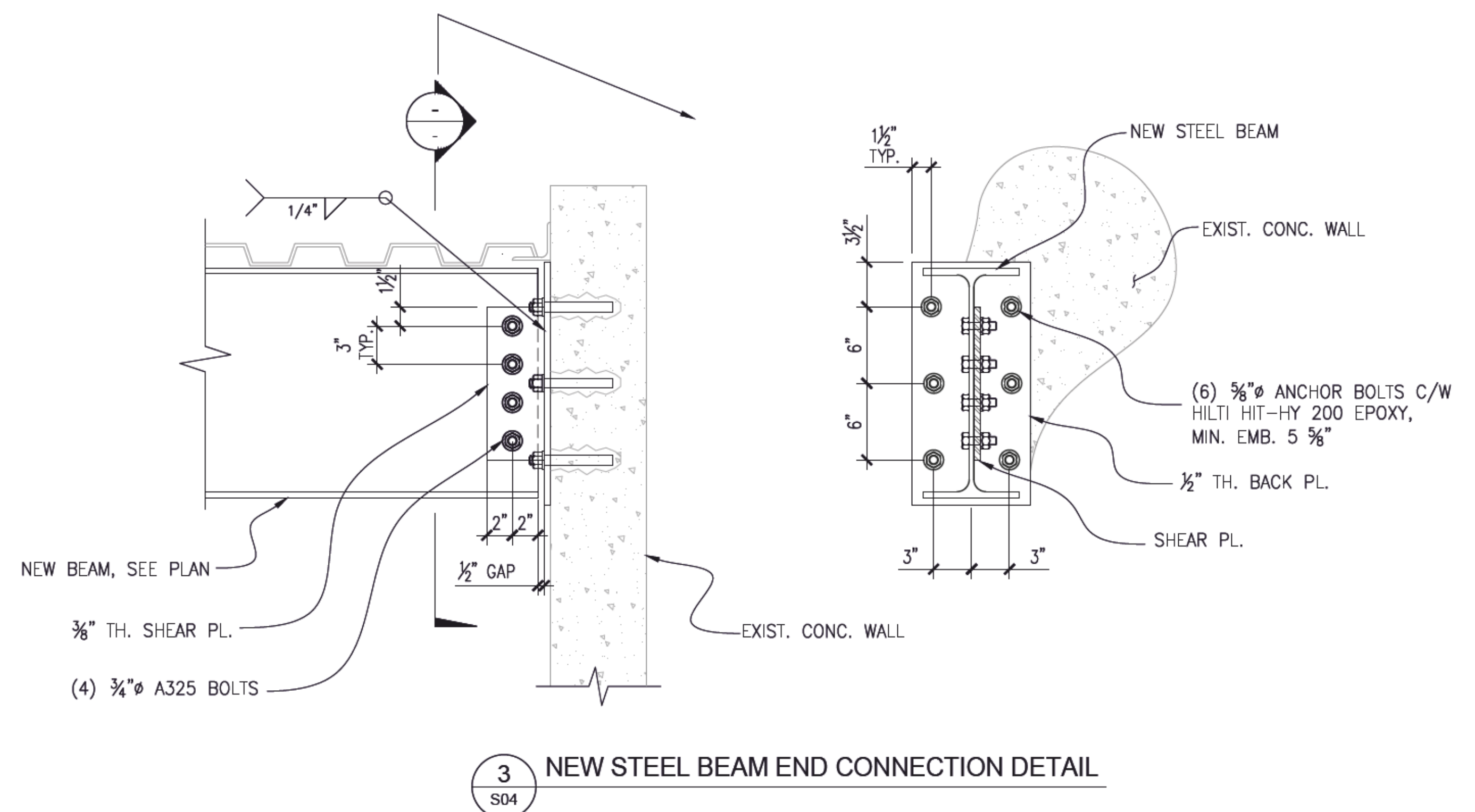
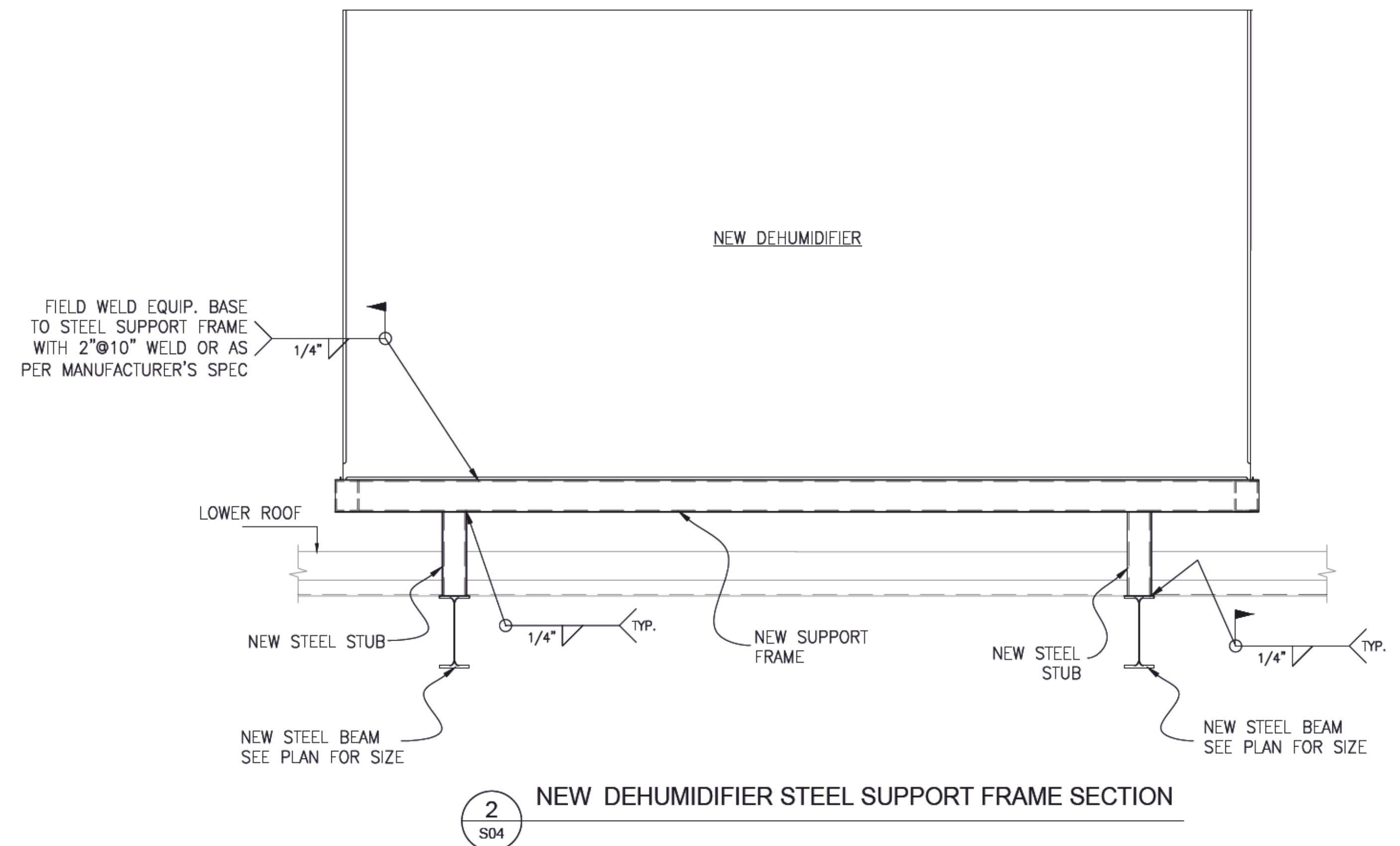
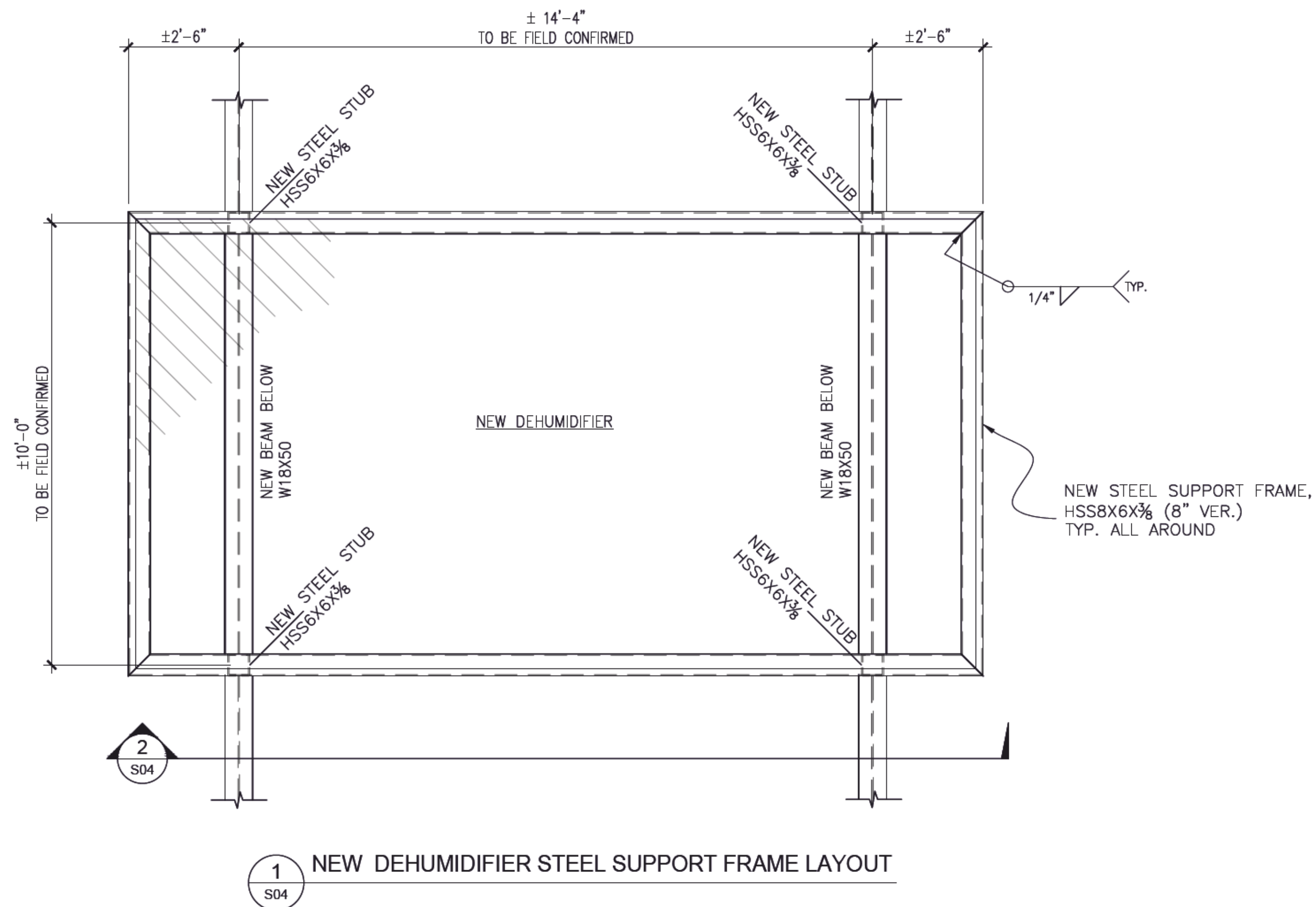
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			ISSUED FOR TENDER		2025.01.30



SEAL

TITLE: LOWER ROOF PLAN SHOWING NEW DEHUMIDIFIER STEEL SUPPORT FRAME LAYOUT			SHEET No.	
PROJECT: OCEANSIDE ARENA NEW DEHUMIDIFIER STEEL SUPPORT FRAME & EQUIPMENT PLATFORM 826 WEST ISLAND HIGHWAY, PARKSVILLE, BC			224-169-S	
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S03



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SEAL

TITLE: NEW DEHUMIDIFIER STEEL SUPPORT FRAME LAYOUT

PROJECT: OCEANSIDE ARENA
NEW DEHUMIDIFIER STEEL SUPPORT FRAME & EQUIPMENT PLATFORM
826 WEST ISLAND HIGHWAY, PARKSVILLE, BC

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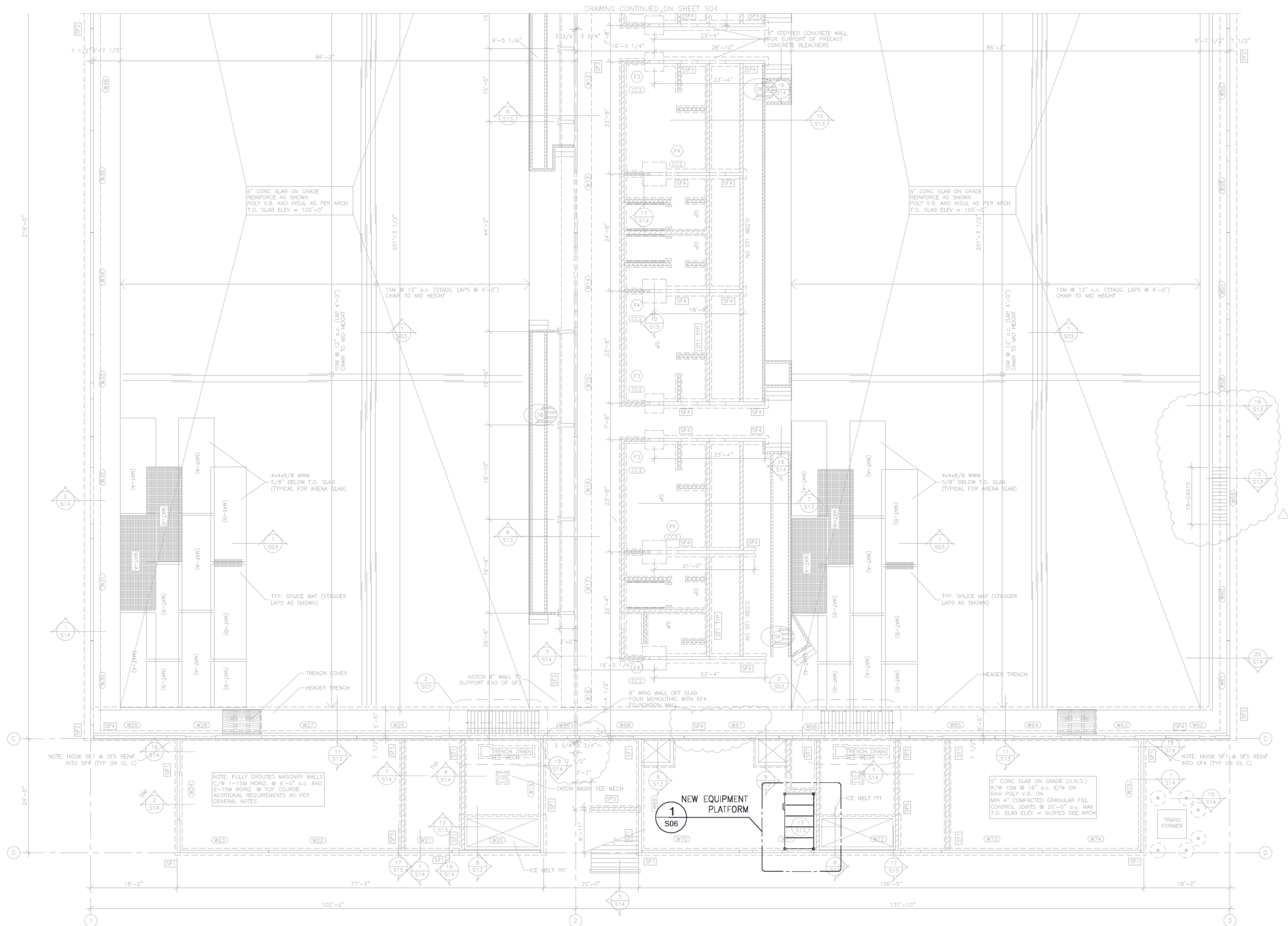
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SHEET No.

S04



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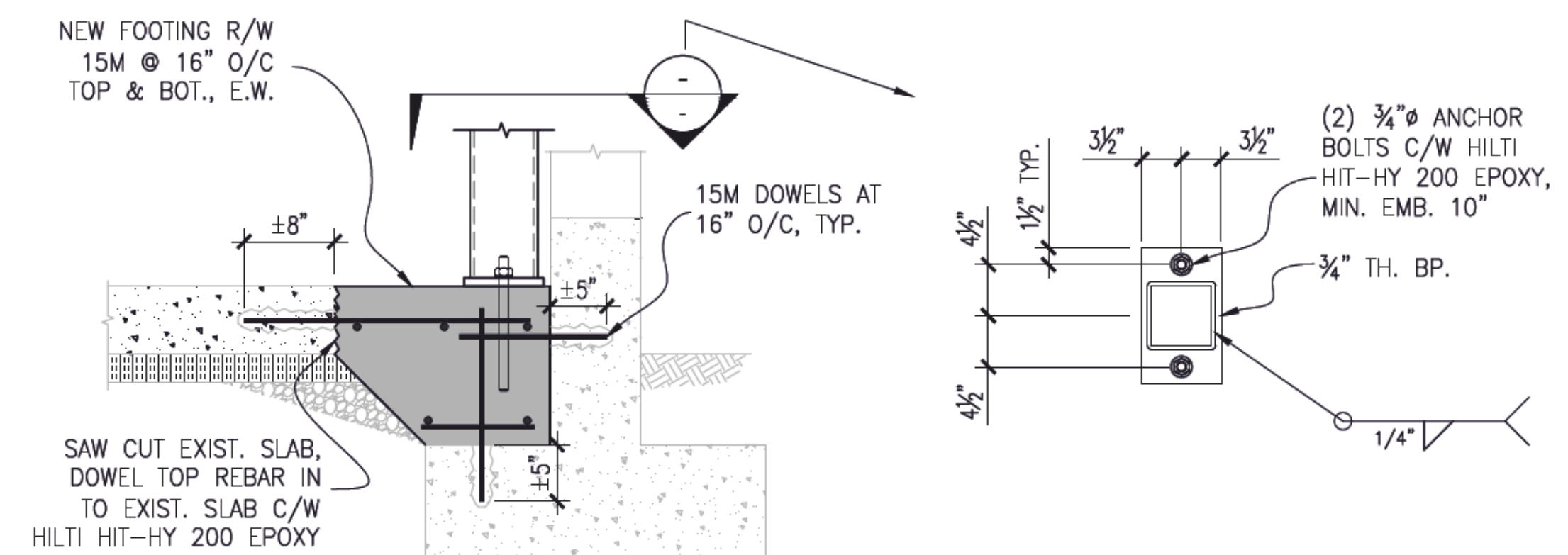
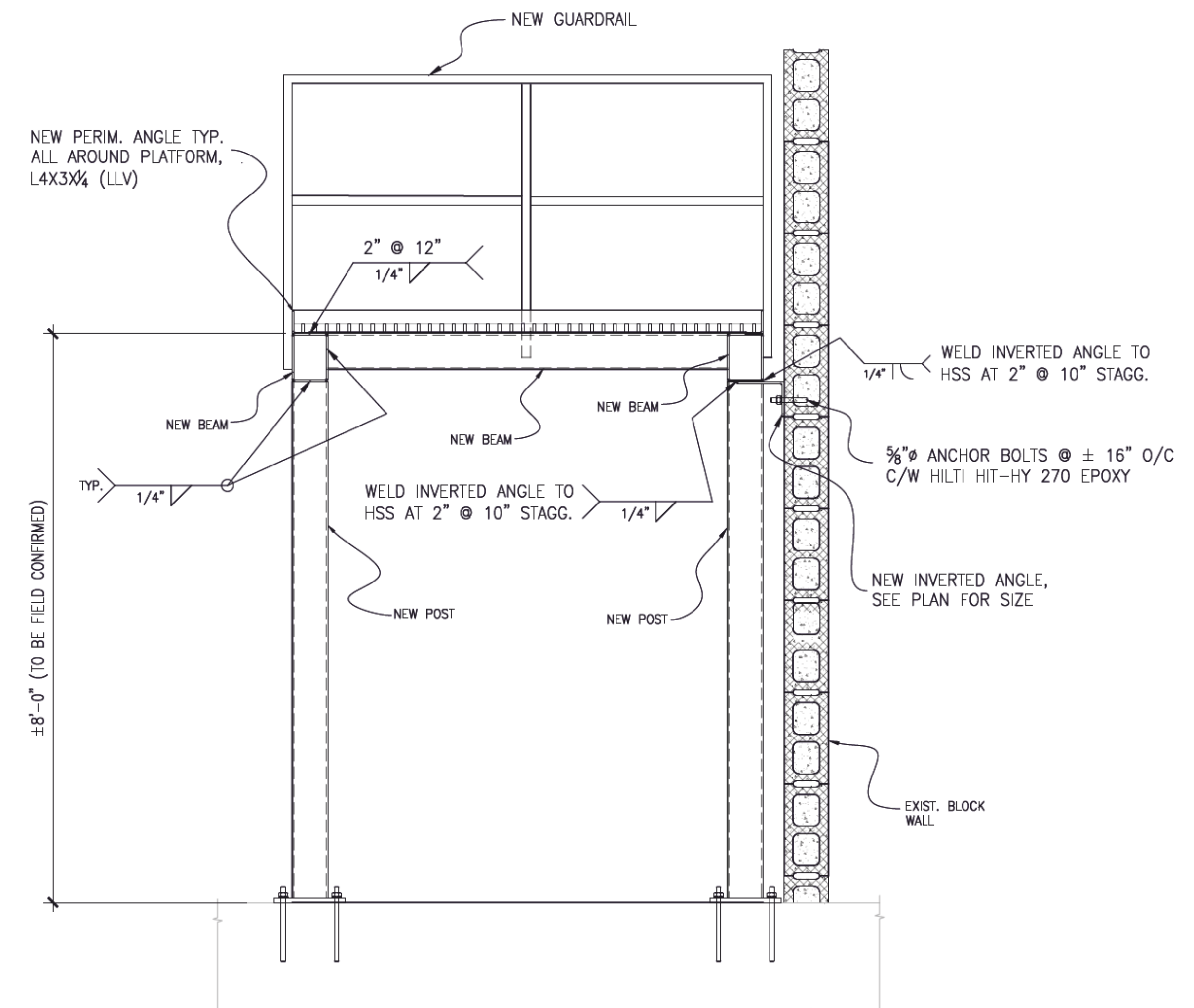
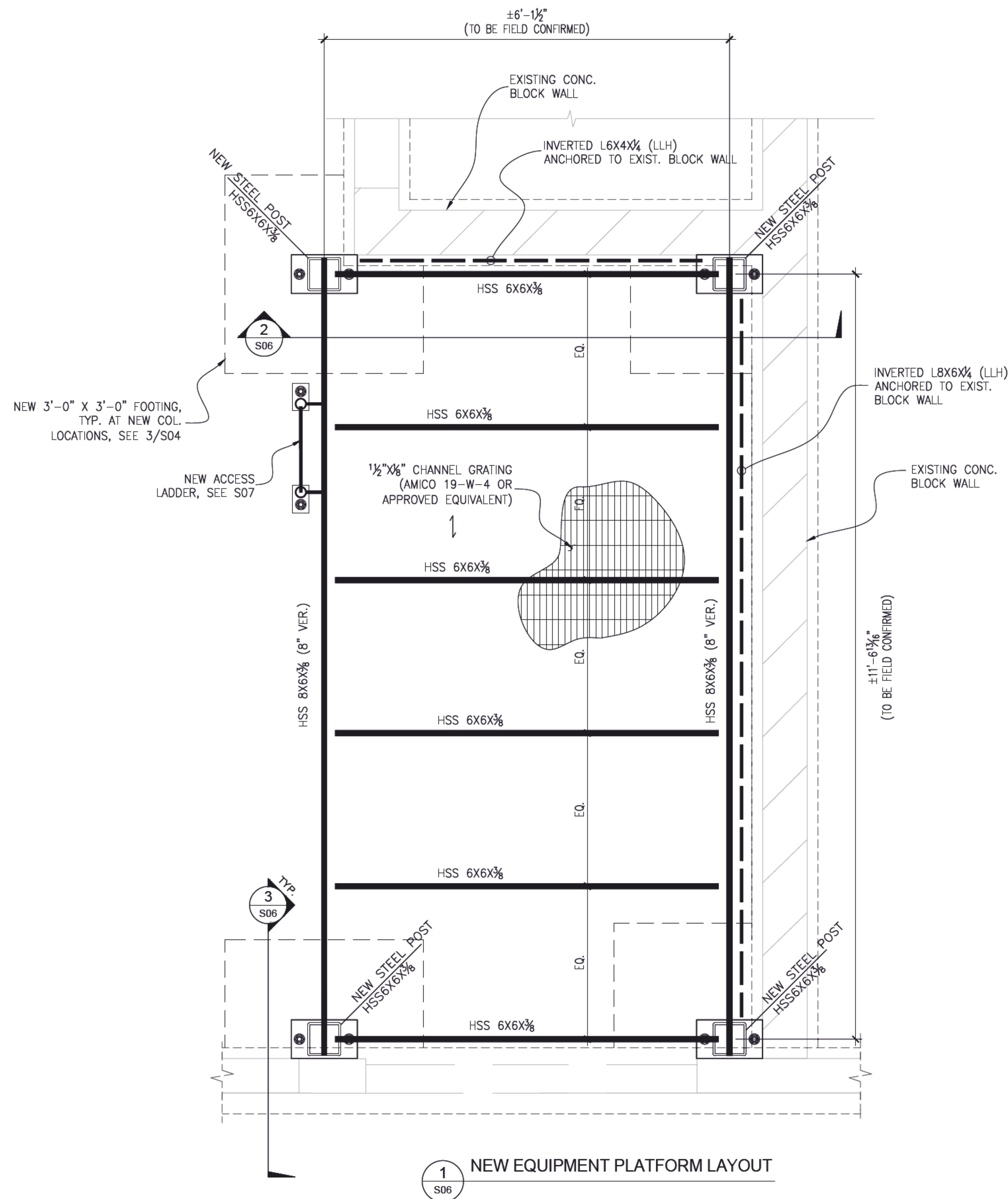


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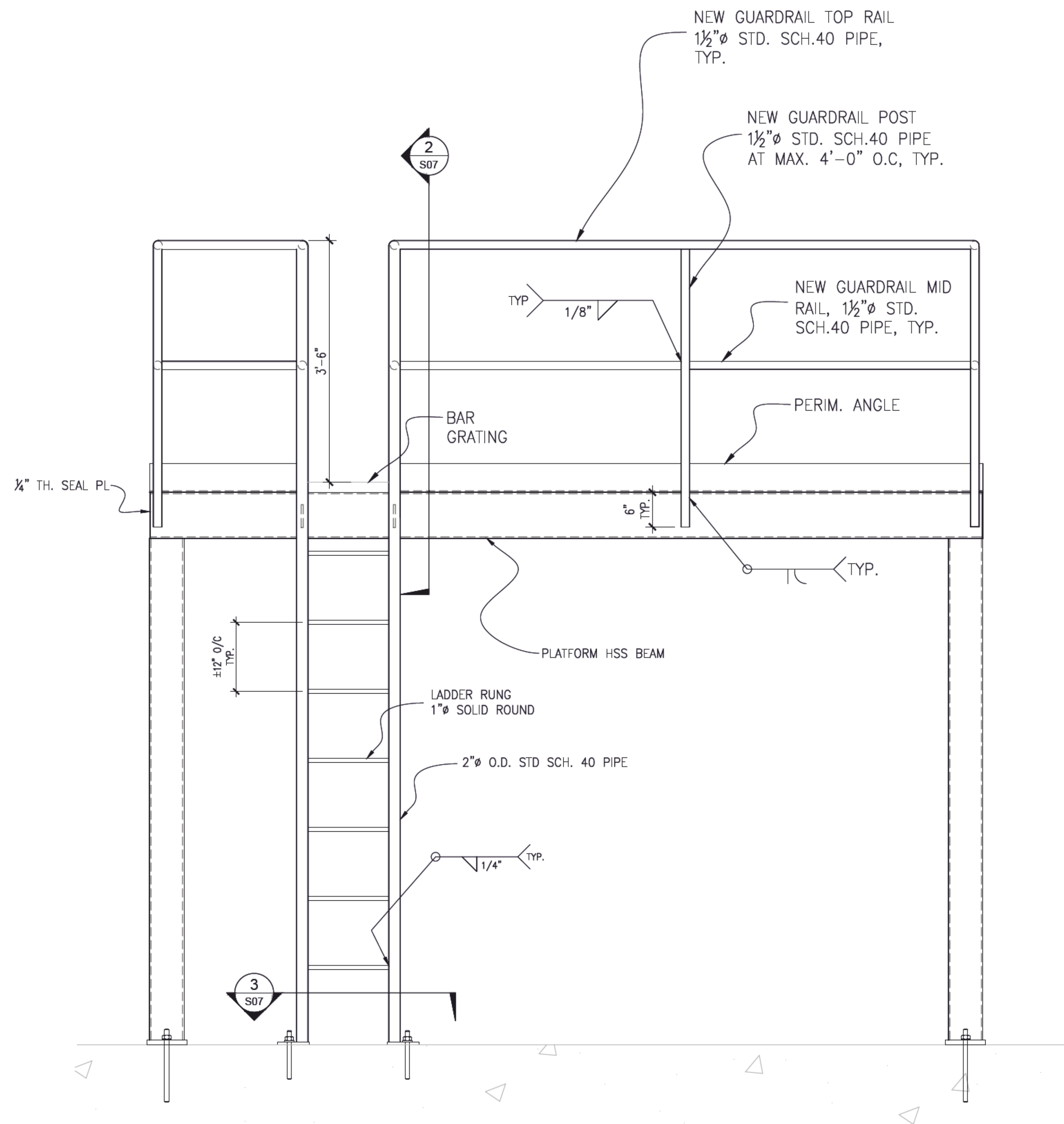
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PROJECT: OCEANSIDE ARENA NEW DEHUMIDIFIER STEEL SUPPORT FRAME & EQUIPMENT PLATFORM 826 WEST ISLAND HIGHWAY, PARKSVILLE, BC	
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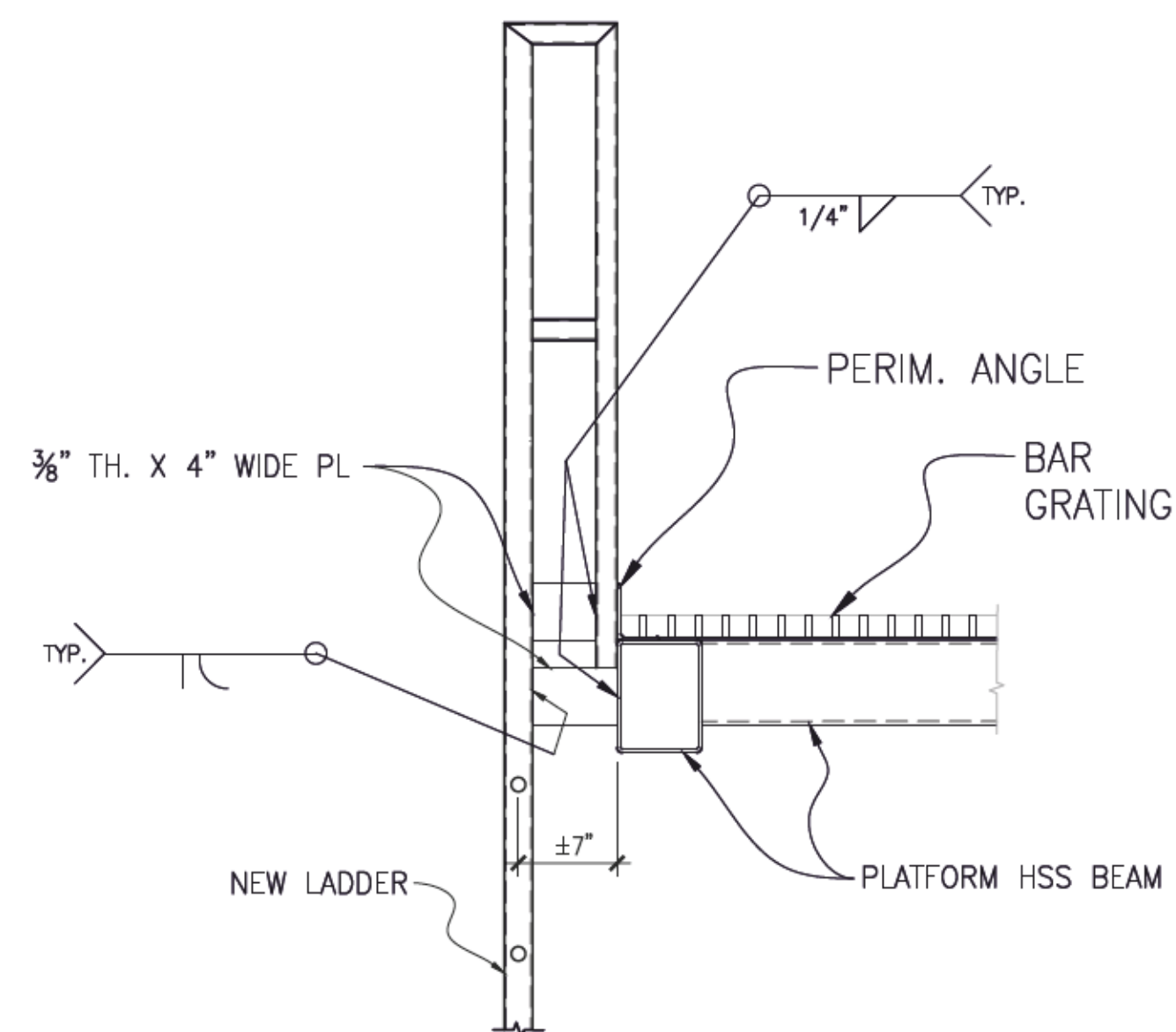
S05



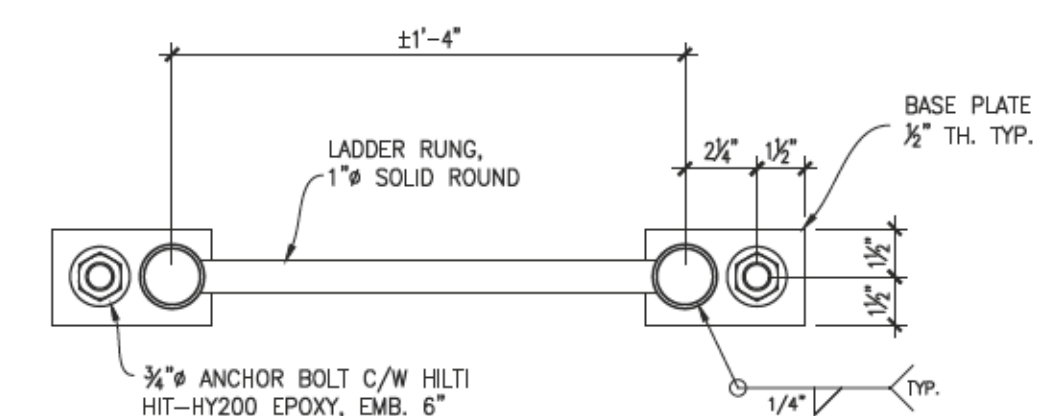
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	—	SUBJECT	YYYY.MM.DD						PROJECT: OCEANSIDE ARENA NEW DEHUMIDIFIER STEEL SUPPORT FRAME & EQUIPMENT PLATFORM 826 WEST ISLAND HIGHWAY, PARKSVILLE, BC			
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1
S07
NEW LADDER LAYOUT



2
S07
NEW LADDER SECTION



3
S07
LADDER BASE CONNECTION DETAIL

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SEAL

TITLE: **NEW LADDER LAYOUT & DETAILS**

PROJECT: OCEANSIDE ARENA
NEW DEHUMIDIFIER STEEL SUPPORT FRAME & EQUIPMENT PLATFORM
826 WEST ISLAND HIGHWAY, PARKSVILLE, BC

CONSULTANT:

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SHEET No.

S07



EAST ARENA UPPER ROOF FRAMING PLAN
3/32" = 1'-0"

1
S08 UPPER ROOF PLAN SHOWING NEW AIR HANDLER UNIT & HEAT PUMP ON NEW SLEEPERS

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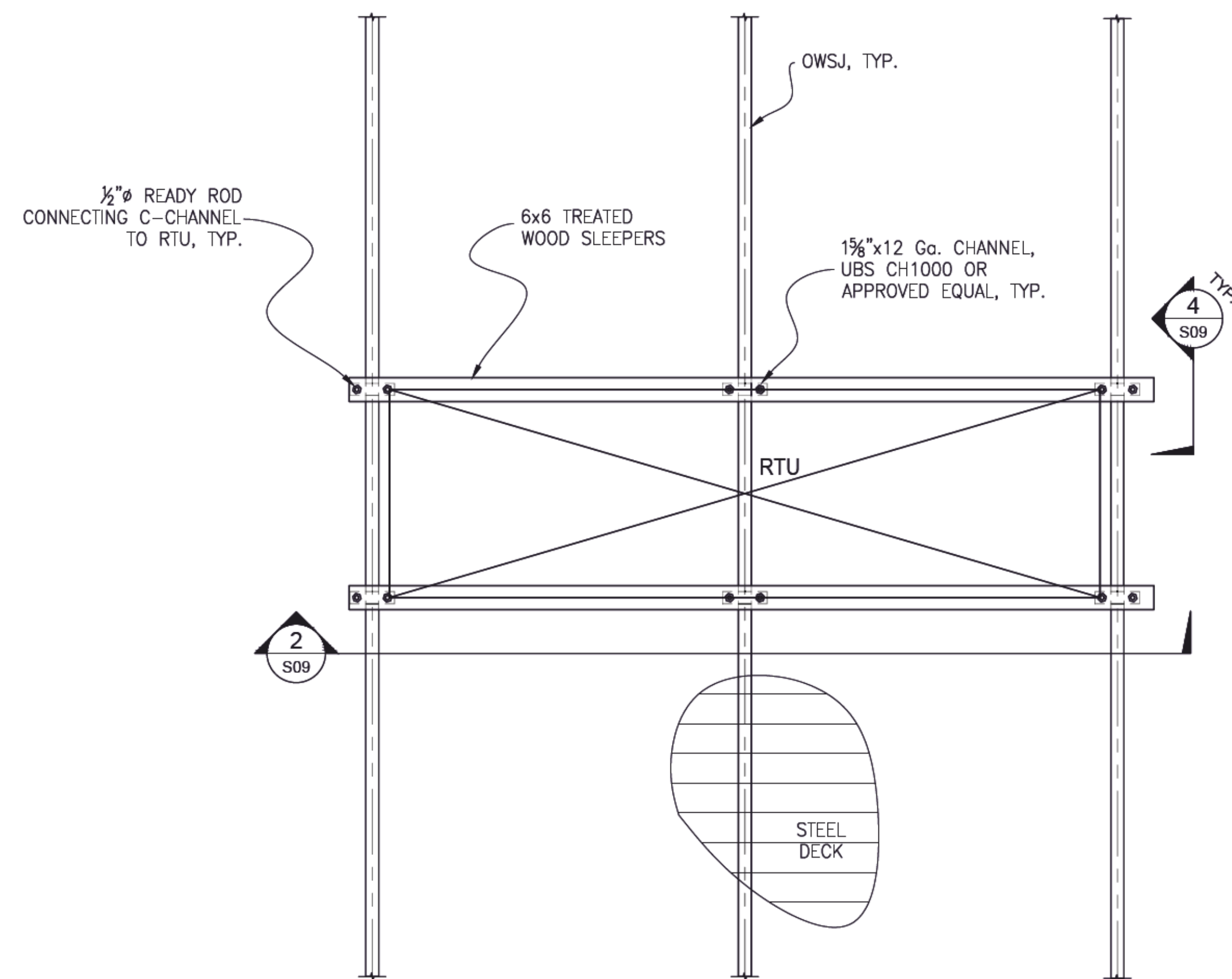
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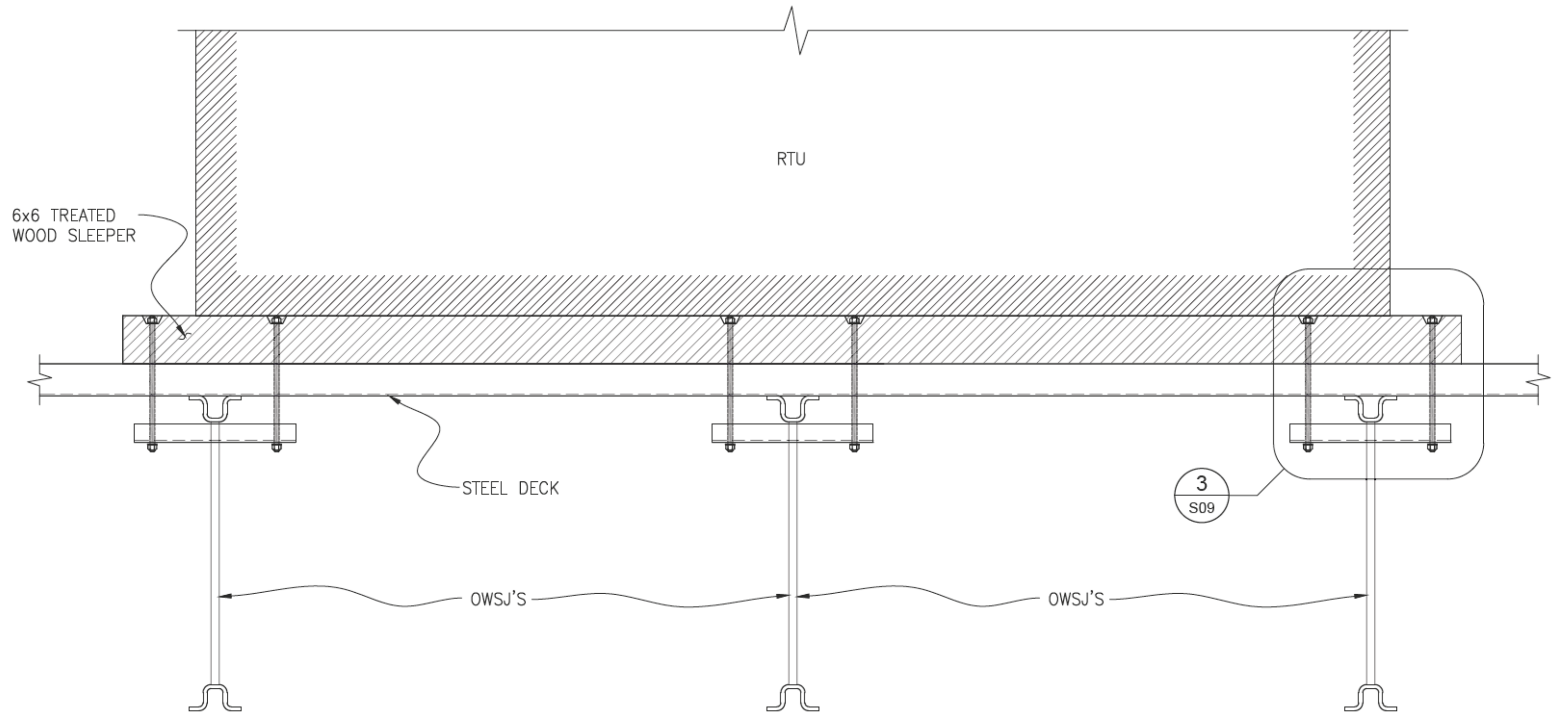
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PROJECT:	OCEANSIDE ARENA NEW DEHUMIDIFIER STEEL SUPPORT FRAME & EQUIPMENT PLATFORM 826 WEST ISLAND HIGHWAY, PARKSVILLE, BC	
CONSULTANT:	DRAWN BY: RG	SCALE: AS SHOWN
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	DATE: JUNE 2024	224-169-S

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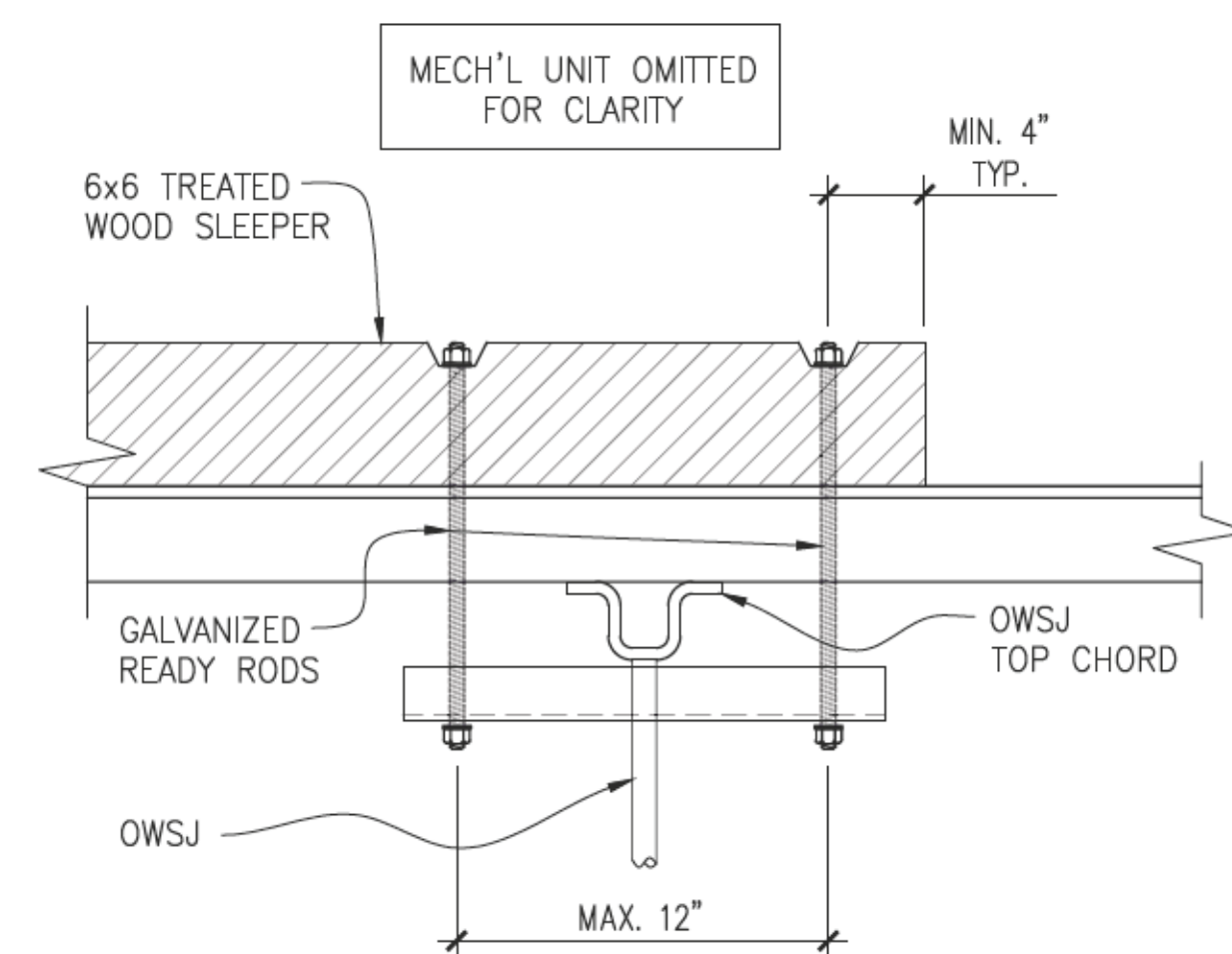
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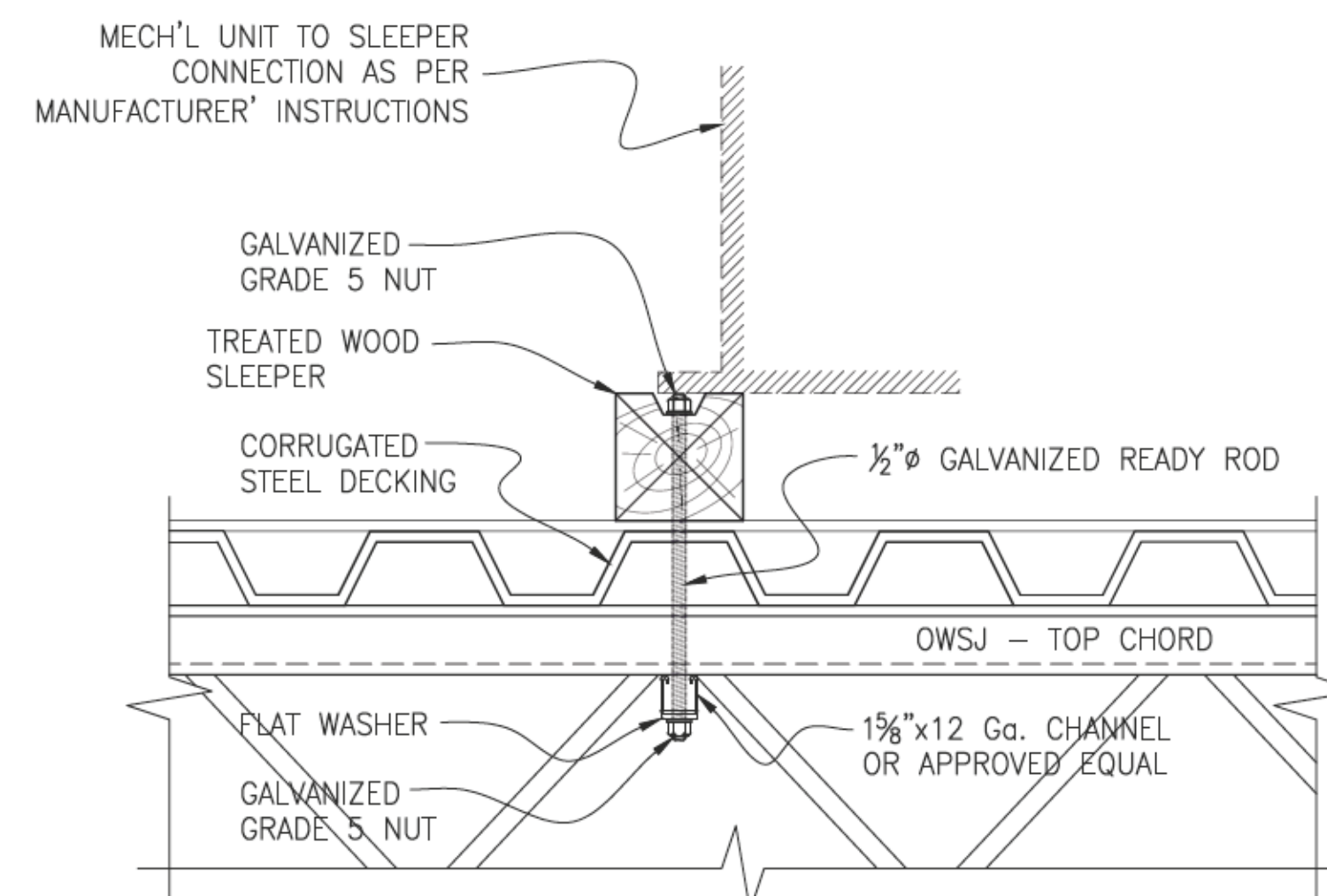
1 ROOFTOP UNIT ON NEW SLEEPERS LAYOUT
S09



2 ELEVATION OF ROOFTOP UNIT ON NEW SLEEPERS
S09



3 SLEEPER DETAIL
SECTION PERPENDICULAR TO OWSJ
S09



4 SLEEPER DETAIL - SECTION PARALLEL TO OWSJ
S09

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SEAL

TITLE: ROOFTOP UNIT ON NEW SLEEPERS LAYOUT, ELEVATION & DETAILS

PROJECT: OCEANSIDE ARENA
NEW DEHUMIDIFIER STEEL SUPPORT FRAME & EQUIPMENT PLATFORM
826 WEST ISLAND HIGHWAY, PARKSVILLE, BC

CONSULTANT:

DRAWN BY: RG

SCALE: AS SHOWN

CHECKED BY: DT

PROJECT No.

DATE: JUNE 2024

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SHEET No.

S09