

EXTENSION COMMUNITY PARK : SPORT COURT AREA

2120 RYDER STREET, NANAIMO, BC

ISSUE FOR TENDER



REGIONAL DISTRICT OF NANAIMO

6300 Hammond Bay Road, Nanaimo, BC V9T 6N2
Tel (250) 390-4111
www.rdn.bc.ca

PROJECT TEAM

LANARC

LANDSCAPE ARCHITECT & PRIME CONSULTANT

LANARC
405 - 256 Wallace Street, Nanaimo, BC V9R 5B3
Tel (778) 762-4800
www.lanarcoconsultants.ca



CIVIL ENGINEER & STRUCTURAL ENGINEER

HEROLD ENGINEERING
3701 Shenton Road, Nanaimo, BC V9T 2H1
Tel (250)751-8558
www.heroldengineering.com

DRAWING LIST

LANDSCAPE ARCHITECTURE

L0.0 COVER SHEET
L0.1 DEMOLITION PLAN
L1.0 LANDSCAPE PLAN
L1.1 LAYOUT PLAN
L2.0 GRADING PLAN
L3.0 PLANTING PLAN
L4.0 DETAILS
L4.1 DETAILS
L4.2 DETAILS

CIVIL ENGINEERING

C01 KEY PLAN, DRAWING LIST & GENERAL NOTES
C02 SURFACE WORKS & SITE GRADING
C03 SECTION A
C04 EROSION & SEDIMENT CONTROL PLAN

STRUCTURAL ENGINEERING

S101 GENERAL NOTES, FOUNDATION PLAN, SECTIONS & DETAILS

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PRELIMINARY
NOT FOR CONSTRUCTION

70% Design	GL	JG	25.04.25
100% Design	GL	JG	25.10.30
Issue for Building Permit	GL	JG	25.11.20
Issue for Tender	GL	JG	26.01.13
Issued	By	Appd.	YY.MM.DD

Permit-Seal

Extension Community
Park: Sport Court Area
2120 Ryder Street, Nanaimo, BC

Project

General Information

Title

24559

Project No.

Scale

Drawing No.

Permit No.

A

Revision

DRAWING INDEX		
Sheet Number	Drawing Number	Sheet Title
1	L0.0	Cover Sheet
2	L0.1	Demolition Plan
3	L1.0	Landscape Plan
4	L1.1	Layout Plan
5	L2.0	Grading Plan
6	L3.0	Planting Plan
7	L4.0	Details
8	L4.1	Details
9	L4.2	Details

ABBREVIATIONS:

APPROX	Approximate	FFE	Finished Floor Elevation
ARCH	Architect	HT	Height
AVG	Average	HSS	Hollow Structural Steel
BLDG	Building	MIN	Minimum
BS	Bottom of Stair	MAX	Maximum
BW	Bottom of Wall	NIC	Not in Contract
C/W	Complete With	OC	On Centre
CIP	Cast-in-place	OD	Outside Diameter
CL	Center Line	PL	Property Line
CRZ	Critical Root Zone	PG	Proposed Grade
CONC	Concrete	SPECS	Specifications
DIA	Diameter	SS	Stainless Steel
DIM	Dimension	TBC	To be Coordinated
DWG	Drawing	TS	Top of Stair
EJ	Expansion Joint	THK	Thick
EQ	Equal	TYP	Typical
EX	Existing	TW	Top of Wall
EG	Existing Grade	WWM	Welded Wire Mesh
FG	Finished Grade		

GENERAL NOTES

1. PRIMARY REFERENCES: REGIONAL DISTRICT OF NANAIMO SUPPLEMENTAL SPECIFICATIONS; CITY OF NANAIMO MANUAL OF ENGINEERING STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. ALL MEASUREMENTS IN METRES UNLESS OTHERWISE NOTED.
3. INFORM THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLAN DETAILS AND IN-FIELD MEASUREMENTS. COMPLETION OF UNAUTHORIZED CHANGES MAY BE SUBJECT TO REJECTION.
4. REFER TO ENGINEERING DRAWINGS FOR U/G SERVICES LOCATIONS AND INFORMATION PRIOR TO LANDSCAPE IMPROVEMENTS. ALL EXISTING UTILITIES TO BE IDENTIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
5. REFER TO CIVIL FOR ALL ROADWAY GRADING, CIVIL WORKS AND DETAILS. REFER TO ELECTRICAL FOR ALL ELECTRICAL WORKS.
6. CONTRACTOR TO TEST AND CONFIRM NEW PLANTING AREAS HAVE POSITIVE AND FREE DRAINAGE. IF DRAINAGE PROBLEMS EXIST, ADDITIONAL MEASURES WILL BE REQUIRED PRIOR TO GROWING MEDIUM PLACEMENT AND PLANTING.
7. CONTRACTOR TO MAKE GOOD ALL CONSTRUCTION RELATED DAMAGE OUTSIDE THE LIMIT OF WORK.
8. START OF MAINTENANCE AND GUARANTEE PERIOD: SHALL BE FROM THE TIME OF INSTALLATION UNTIL TWO (2) YEARS FROM THE DATE OF NOTICE OF ACCEPTANCE (SUBSTANTIAL PERFORMANCE) ISSUED BY THE LANDSCAPE ARCHITECT.
9. END OF MAINTENANCE PERIOD: NOTIFY THE LANDSCAPE ARCHITECT 30 DAYS IN ADVANCE OF THE END OF THE MAINTENANCE PERIOD TO SCHEDULE FINAL INSPECTION REVIEW. ONCE ALL DEFICIENCIES ARE RESOLVED AND THE NOTICE OF FINAL ACCEPTANCE (FINAL PERFORMANCE) HAS BEEN ISSUED BY THE LANDSCAPE ARCHITECT, MAINTENANCE RESPONSIBILITIES WILL BE ASSUMED BY THE OWNER.



1 KEY PLAN
1:500

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Permit-Seal
Extension Community Park: Sport Court Area
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Project
Cover Sheet

Title	
24559	0 1:500 25
Project No.	Scale
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DEMOLITION NOTES

1. CALL BC1 BEFORE YOU DIG: 1-800-474-6886
2. PROTECT ALL FACILITIES NOT IDENTIFIED FOR DEMOLITION INCLUDING, BUT NOT LIMITED TO: BURIED ELECTRICAL LINES, STORM SEWER LINES, TELEPHONE LINES, CATCH BASINS, TREES, FENCING, FURNITURE, ETC.
3. PROTECTION AND PRESERVATION OF EXISTING TREES INCLUDES, TRUNK, BRANCHES, CANOPY, AND SUBSURFACE ROOT ZONE. CONSTRUCTION WORK, INCLUDING ALL EQUIPMENT STORAGE, TO BE CLEAR OF ZONE OFFSET 1m FROM EXISTING DRIPLINES. EXISTING ROOTS ABOVE 25mm DIA. DISCOVERED WITHIN THE LIMIT OF WORK TO BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR. APPROVED ROOT PRUNING TO BE CUT CLEANLY AS PER ISA STANDARDS.
4. THE REMOVAL OF THE FOLLOWING ITEMS WITHIN THE LIMIT OF WORK WILL BE COMPLETED BY THE REGIONAL DISTRICT PRIOR TO CONTRACTOR MOBILIZATION:
 - ALL BENCHES
 - ALL GARBAGE CANSCONTRACTOR RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL FOOTINGS ASSOCIATED WITH THE ABOVE ITEMS.
5. CONTRACTOR RESPONSIBLE FOR REMOVING ALL REMAINING STRUCTURES NOT REMOVED BY THE REGIONAL DISTRICT WITHIN THE LIMIT OF WORK
6. KEEP ALL WALKWAYS CLEAR AND FREE OF DEBRIS. ANY DAMAGE DURING CONSTRUCTION TO VEGETATED OR PAVED SURFACES TO REMAIN ARE TO BE REPAIRED TO THE SATISFACTION OF THE OWNER AT NO COST.
7. UNLESS STATED OTHERWISE, ALL ITEMS IDENTIFIED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF. RECYCLE ALL MATERIALS TO EXTENT POSSIBLE.



LEGEND

	PROPERTY LINE
	PROPOSED TREE, SEE PLANTING PLAN
	HYDROSEEDING GRASS, SEE PLANTING PLAN
	PLANTING AREA, SEE PLANTING PLAN

PAVING/SURFACING SCHEDULE

SYMBOL	TYPE	FINISH/COLOUR/NOTES	DETAIL
	ASPHALT SURFACING	BUILD-UP DETAIL BY CIVIL, PAINT SURFACING DETAIL BY LANDSCAPE	REF. CIVIL; 3 / L4.0
	CRUSHED STONE PATHWAY	9mm MINUS STABILIZED CRUSHED STONE, 75mm DEPTH	1 / L4.0
	GRANULAR DRAIN STRIP	ROUND WASHED LOCAL ROCK, 50mm-100mm DIA.	4 / L4.2

WALL SCHEDULE

SYMBOL	TYPE	FINISH/COLOUR/NOTES	DETAIL
	COURT WALL	1200mm TALL, CIP CONCRETE	REF. STRUCTURAL

SITE FURNISHINGS SCHEDULE

SYMBOL	ITEM	DESCRIPTION/NOTES	DETAIL
	BENCH	WISHBONE BAYVIEW BV-6 BENCH; ALUMINUM FRAME, 100% RECYCLED PLASTIC SLATS	5 / L4.0
	REGULATION BASKETBALL HOOP	SPORT SYSTEMS CANADA SE-PSS-GP BASKETBALL HOOP; BLACK POWDER COAT FINISH	6 / L4.0
	YOUTH BASKETBALL HOOP	SPORT SYSTEMS CANADA BB-IG-01B BASKETBALL HOOP; BLACK POWDER COAT FINISH	7 / L4.0
	BIKE RACK	MAGLIN 500 SERIES INVERTED U STEEL BIKE RACK	9 / L4.0
	CHAIN LINK FENCE	2" DIAMOND 6 GAUGE MESH, BLACK POWDER COAT FINISH	1 / L4.1
	CHAIN LINK FENCE GATE	5' OPENING SINGLE GATE, BLACK POWDER COAT FINISH	2 / L4.1
	REMOVABLE BOLLARD	WISHBONE DENMAN TWIST LOCK REMOVABLE BOLLARD; ALUMINUM	8 / L4.0

NOTES

1. REFER TO GENERAL NOTES ON L0.0



1 LANDSCAPE PLAN
1:150

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Project
Landscape Plan

Title	
24559	0 1:150 5
Project No.	Scale
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LEGEND

PROPERTY LINE

NOTES

1. REFER TO GENERAL NOTES ON L0.0



1 LAYOUT PLAN
1:150

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Project

Layout Plan

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24559
Project No. Scale

L1.1
Drawing No. Permit No. Revision

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LEGEND

PROPERTY LINE

GRADING LEGEND

- BW BOTTOM OF WALL
- EG EXISTING GRADE
- PG PROPOSED GRADE
- TW TOP OF WALL
- LP LOW POINT
- 2% PROPOSED SLOPE

GRADING NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL GRADES AND INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN GRADES SHOWN ON THE PLANS AND GRADES IN THE FIELD.
- CONFIRM ALL DRAIN LOCATIONS WITH CIVIL TO ENSURE CONNECTION TO STORM. SEE CIVIL.
- REFER TO CIVIL GRADING PLANS FOR ALL ROAD GRADING.
- REFER TO CIVIL FOR FILL REQUIREMENTS.
- LONGITUDINAL SLOPES ON PATHWAYS NOT TO EXCEED 5% UNLESS NOTED OTHERWISE. CROSS SLOPES ON PATHWAYS NOT TO EXCEED 2% UNLESS NOTED OTHERWISE.



1 GRADING PLAN
1:150

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Project

Grading Plan

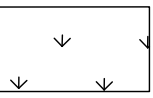
Title

24559
Project No. Scale

L2.0
Drawing No. Permit No. Revision

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SEEDED GRASS SCHEDULE



HYDROSEED GRASS. LOW MAINTENANCE
SEED MIX BY PREMIER PACIFIC
SEEDS, OR APPROVED EQUAL.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES					
	CF	7	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	6cm Cal.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS						
	EP	50	Echinacea purpurea	Coneflower	#1 Pot	0.5 m
	MC	9	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	#2 Pot	1.2 m
	NT	30	Nassella tenuissima	Mexican Feather Grass	#1 Pot	0.6 m
	PS	15	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	#2 Pot	1.2 m
	PM	14	Polystichum munitum	Western Sword Fern	#1 Pot	1.2 m
	RB	30	Rudbeckia fulgida	Coneflower	#1 Pot	0.5 m
	SA	142	Sesleria autumnalis	Autumn Moor Grass	#1 Pot	0.6 m
	VO	10	Vaccinium ovatum	Evergreen Huckleberry	#2 Pot	1.2 m

PLANTING NOTES

GENERAL PLANTING NOTES:

- CHECK FOR LOCATIONS OF WATER LINES AND ANY OTHER U/G SERVICES PRIOR TO DIGGING.
- TRANSPORT AND HANDLING OF PLANT MATERIALS TO CSLA LANDSCAPE STANDARDS.
- ENSURE AVAILABILITY AND SOURCE OF PLANT LIST MATERIALS AT LEAST 2 WEEKS PRIOR TO ANTICIPATED PLANTING TIME.
- INSPECT ALL ASSEMBLED PLANT MATERIAL UPON ARRIVAL ON SITE, PRIOR TO INSTALLATION.
- NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.
- ALL CALIPRE-STOCK TREES SHALL BE B&B IN WIRE BASKETS OR IN CONTAINERS. BAG-GROWN TREES WILL NOT BE ACCEPTED.
- THE LAYOUT OF ALL APPROVED PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CONTRACT DRAWINGS. FINAL LAYOUT IS TO BE VERIFIED BY THE CONTRACT ADMINISTRATOR.
- FOR SEEDING REQUIREMENTS, REFER TO SPECIFICATIONS.
- PLANTING TO OCCUR IN FALL TO ALLOW FOR ESTABLISHMENT IN RAINY SEASON. PLANTS TO BE WATERED AS REQUIRED DURING FIRST YEAR ESTABLISHMENT.
- PLANTING TECHNIQUES AS PER SPECIFICATIONS.

GROWING MEDIUM NOTES:

- GROWING MEDIUM TO MEET THE PHYSICAL AND CHEMICAL PROPERTIES DEFINED IN THE PROJECT SPECIFICATIONS FOR LEVEL 2 "GROOMED" AREAS.
- PRIOR TO PROCUREMENT, INFORM CONTRACT ADMINISTRATOR OF NAME OF GROWING MEDIUM SUPPLIER AND LOCATION OF STOCKPILE FOR INSPECTION.
- (2) ROUNDS OF SOIL TESTING WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE: (1) PRIOR TO INSTALLATION OF GROWING MEDIUM TO IDENTIFY SUITABILITY AND AMENDMENT REQUIREMENTS; AND (1) AT SUBSTANTIAL PERFORMANCE TO CONFIRM QUALITY OF INSTALLED GROWING MEDIUM.
- FOR SOIL TEST(S): SUBMIT 4 LITRE SAMPLE(S) OF PROPOSED GROWING MEDIUM TO PACIFIC SOILS ANALYSIS INC. LABORATORY IN BURNABY (604) 273-8226. INDICATE TO LAB THAT THE PURPOSE OF ANALYSIS AND AMENDMENT RECOMMENDATIONS ARE FOR 1) TREE AND SHRUB PLANTING; AND 2) SEEDDED LAWN AREAS. ANALYSIS SHOULD INCLUDE ALL PROPERTIES LISTED IN THE PROJECT SPECIFICATIONS.
- THE SOIL SAMPLES AT SUBSTANTIAL PERFORMANCE, ALONG WITH THE AMENDMENT RECOMMENDATIONS FROM THE SOILS LAB, SHALL BE THE BASIS FOR ACCEPTANCE OF THE GROWING MEDIUM.
- MINIMUM GROWING MEDIUM DEPTHS: GRASS AREAS 150mm; SHRUB BEDS 450mm; TREE PLANTING / CONTINUOUS SOIL TRENCHES 1200mm.

MULCH NOTES:

- BARK MULCH DEPTH SHALL BE 75mm (3") AFTER SETTLING.
- PROVIDE MULCH OVER ALL PLANTING AREAS EXCEPT SEEDDED AREAS.
- TO BE NATURALLY DARK BROWN BARK MULCH AND FREE OF WOOD STICKS, STONES, ROOTS, AND OTHER DELETERIOUS MATERIAL.
- SAMPLE TO BE PROVIDED TO THE CONTRACT ADMINISTRATOR FOR APPROVAL PRIOR TO INSTALLATION.



1 PLANTING PLAN
1:150

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Permit-Seal

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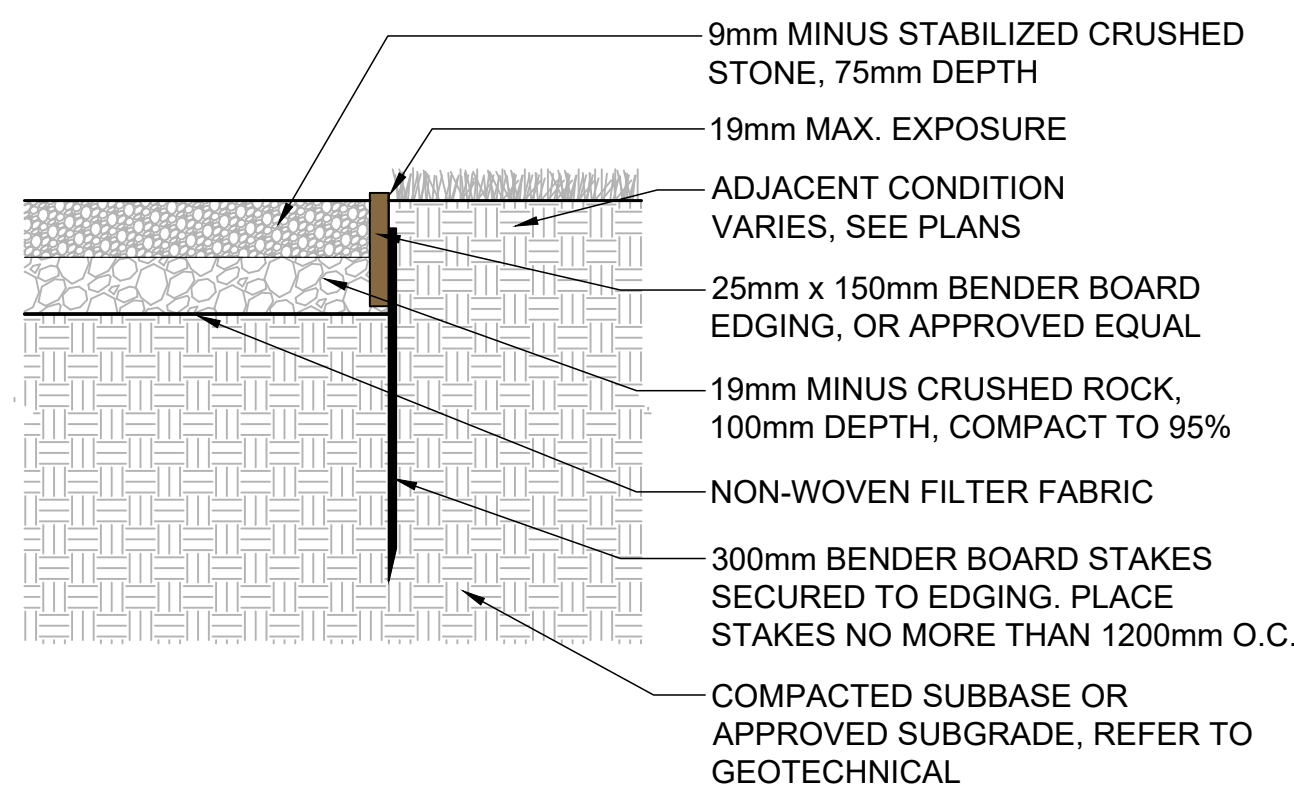
Project

Planting Plan

Title

24559 Project No. Scale

L3.0 Drawing No. Permit No. A Revision



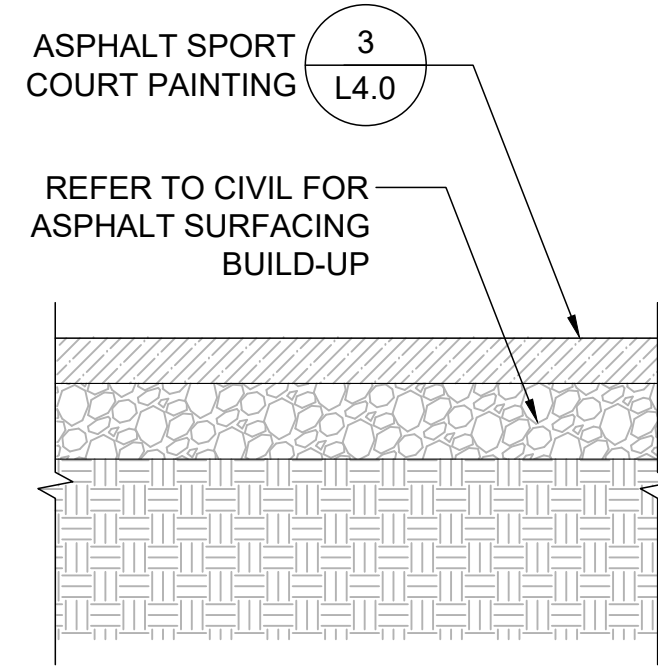
1 CRUSHED STONE PATHWAY

SCALE: 1:10



NOTES:

- COURT PAINTING TO BE STREETBOND120 BY HUB SURFACING SYSTEMS OR APPROVED EQUAL.
- SUPPLIER: HUB SURFACING SYSTEMS CONTACT: CLEVE STORDY CLEVE.STORDY@HUBSS.COM 604.309.8212
- COURT PAINTING COLOUR: WHITE
- SHOP DRAWING TO BE PROVIDED FOR REVIEW AND APPROVAL.
- MATERIAL SAMPLE TO BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO PRODUCTION OR INSTALLATION.
- REFER TO MANUFACTURER SPECIFICATIONS FOR REQUIREMENTS AND INSTALLATION.



2 ASPHALT SURFACING

SCALE: 1:10

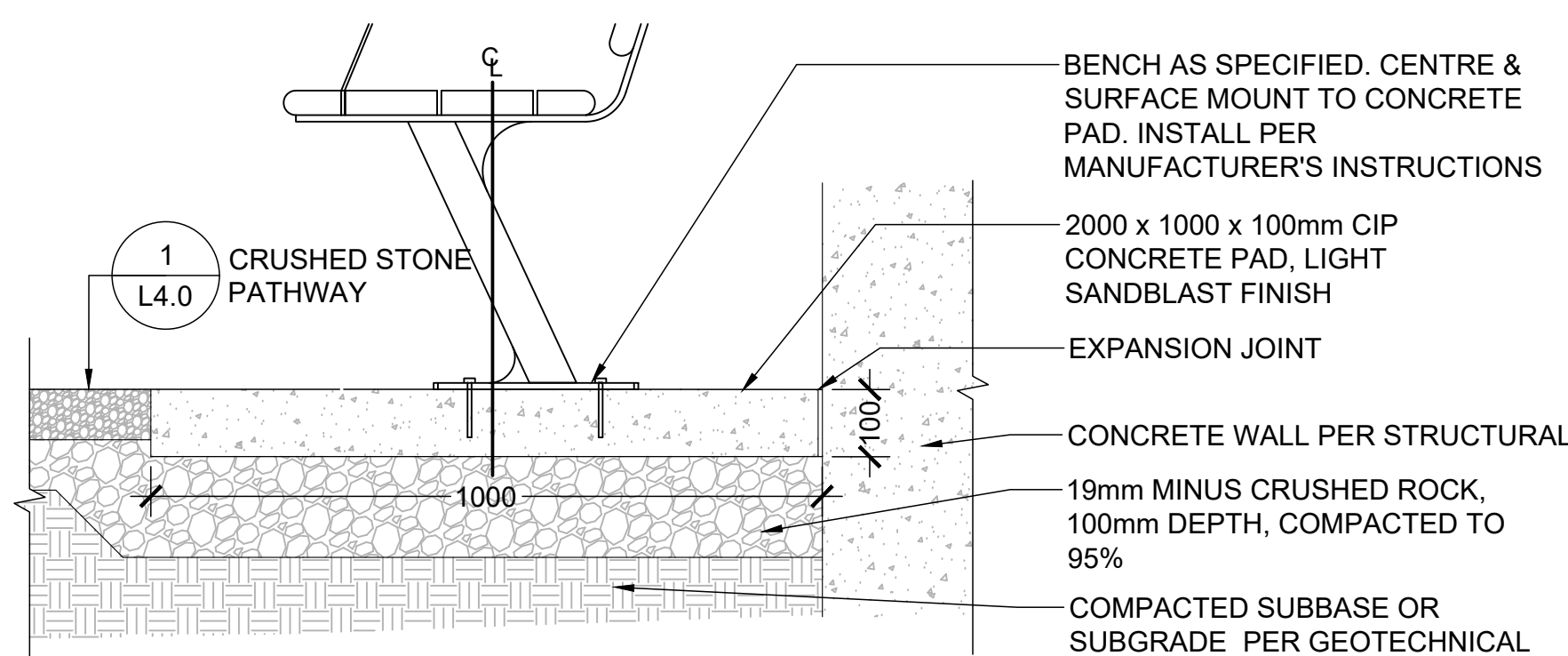


NOTES:

- WALL: CIP CONCRETE, 255mm WIDE, 1200mm TALL, SMOOTH (NO REVEALS), LIGHT SANDBLAST FINISH
- FENCE: CHAIN LINK FENCE (3300mm TALL, GALVANIZED / POWDER COAT BLACK)
- REFER TO STRUCTURAL FOR DESIGN OF WALL.
- REFER TO SHEET L4.1 FOR FENCE DETAILS.

4 CONCRETE WALL WITH FENCE

SCALE: NTS



BENCH FOOTING SECTION

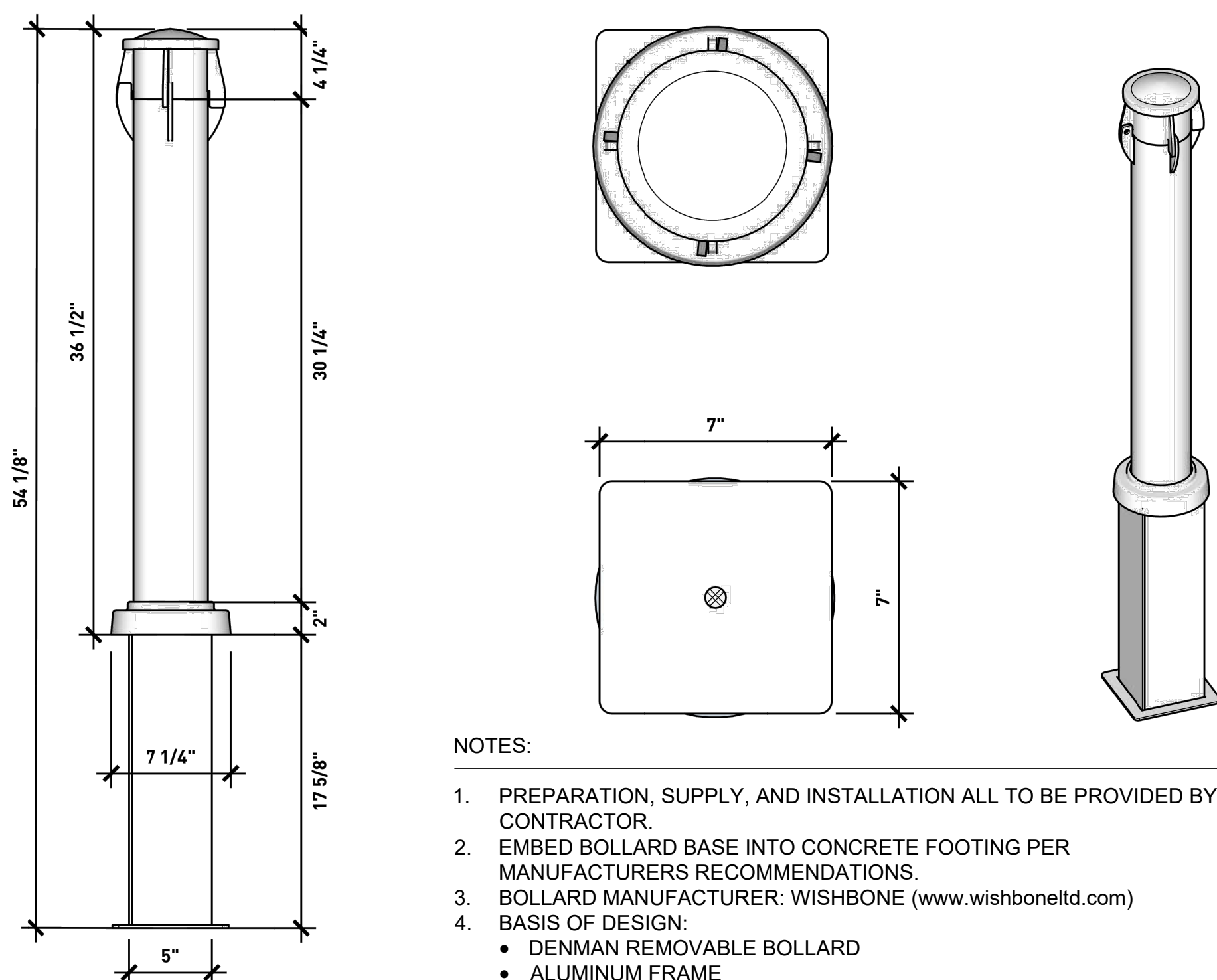


NOTES:

- BASIS OF DESIGN:** BAYVIEW BENCH w/ ARMREST, BV-6 (WISHBONE).
- MATERIAL:** ALUMINUM FRAME WITH RECYCLED PLASTIC SLATS.
- ALUMINUM FINISH:** TEXTURED SILVER POWDERCOAT.
- SLAT COLOUR:** WALNUT.
- REFER TO MANUFACTURER FOR DIMENSIONS, DETAILS, AND MORE INFORMATION.
- SURFACE MOUNT WITH TAMPERPROOF BOLTS.
- PROVIDE SHOP DRAWING TO LA FOR APPROVAL.

5 BENCH

SCALE: 1:10



NOTES:

- PREPARATION, SUPPLY, AND INSTALLATION ALL TO BE PROVIDED BY CONTRACTOR.
- EMBED BOLLARD BASE INTO CONCRETE FOOTING PER MANUFACTURERS RECOMMENDATIONS.
- BOLLARD MANUFACTURER: WISHBONE (www.wishboneltd.com)
- BASIS OF DESIGN:**
 - DENMAN REMOVABLE BOLLARD
 - ALUMINUM FRAME

NOTE: PROVIDE SHOP DRAWINGS TO LA FOR APPROVAL.

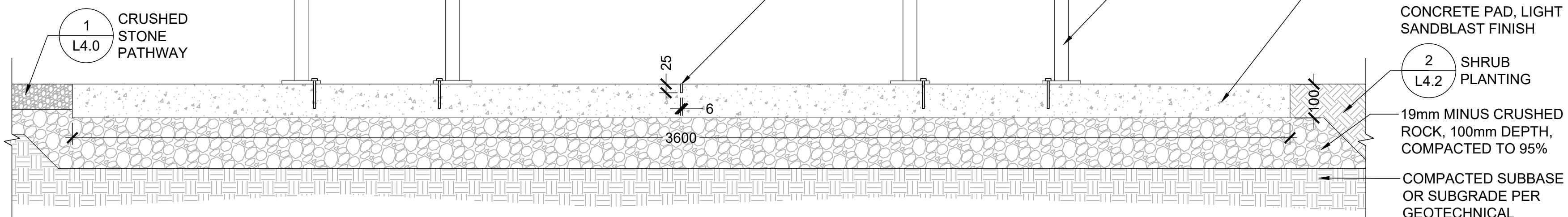
8 REMOVABLE BOLLARD

SCALE: NTS



NOTES:

- PREPARATION, SUPPLY, AND INSTALLATION ALL TO BE PROVIDED BY CONTRACTOR.
- SURFACE MOUNT PER MANUFACTURERS RECOMMENDATIONS WITH TAMPERPROOF BOLTS.
- BIKE RACK MANUFACTURER: MAGLIN (www.maglin.com)
- BASIS OF DESIGN:**
 - 500 BIKE RACK
 - H.S. STEEL TUBE
 - POWDERCOATED SILVER 14 COLOUR
- PROVIDE SHOP DRAWINGS TO LA FOR APPROVAL.



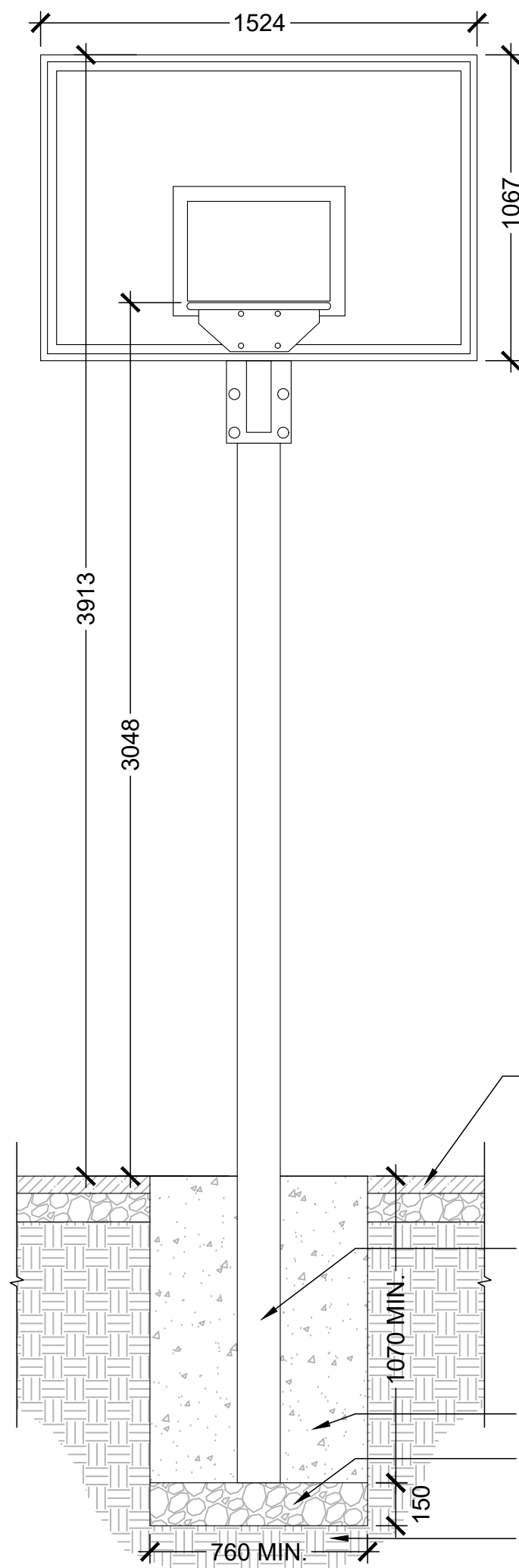
9 BIKE RACK

SCALE: 1:10



NOTES:

- PREPARATION, SUPPLY, AND INSTALLATION ALL TO BE PROVIDED BY CONTRACTOR.
- INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- BASKETBALL HOOP MANUFACTURER: SPORTSYSTEMSCANADA (www.sportsystemscanada.com)
- BASIS OF DESIGN:**
 - SE-PSS-GP BASKETBALL HOOP
 - GALVANIZED / POWDER COAT BLACK STEEL POLE WITH CAST STEEL BACKBOARD
 - 6' EXTENSION



BASKETBALL HOOP FOOTING SECTION

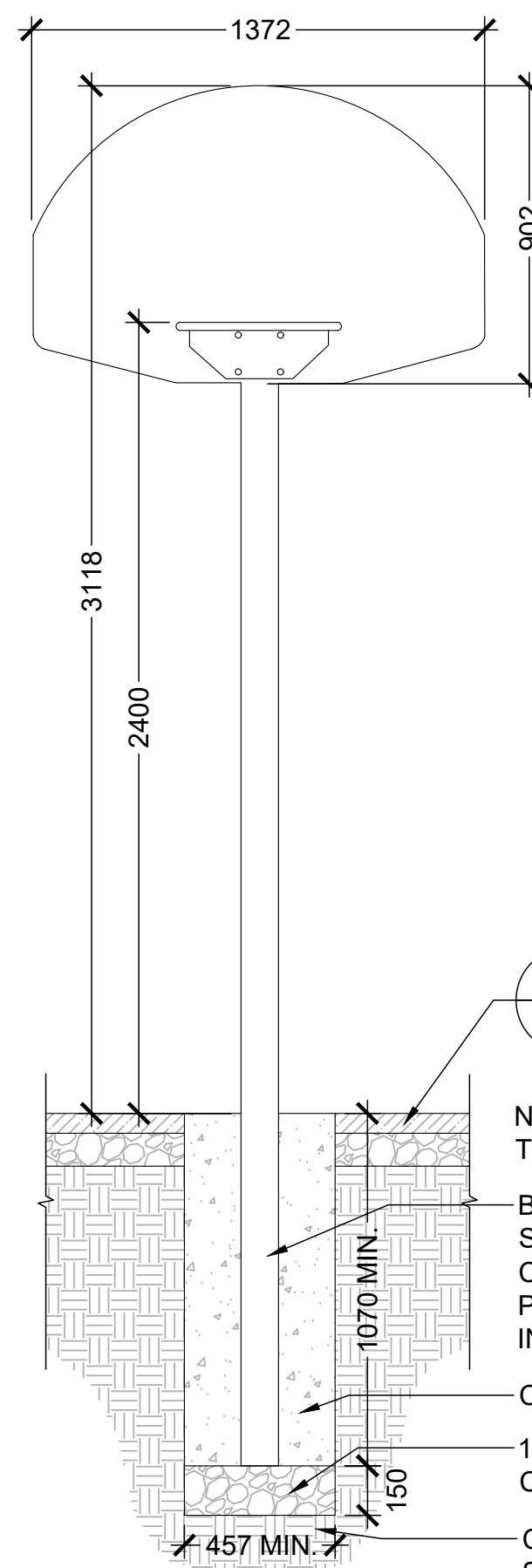
6 REGULATION BASKETBALL HOOP

SCALE: 1:20



NOTES:

- PREPARATION, SUPPLY, AND INSTALLATION ALL TO BE PROVIDED BY CONTRACTOR.
- MANUFACTURER TO TRIM POST BY 2' TO ACHIEVE 8' YOUTH RIM HEIGHT.
- INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- BASKETBALL HOOP MANUFACTURER: SPORTSYSTEMSCANADA (www.sportsystemscanada.com)
- BASIS OF DESIGN:**
 - BB-IG-01B BASKETBALL HOOP
 - GALVANIZED / POWDER COAT BLACK STEEL POLE WITH CAST ALUMINUM BACKBOARD



BASKETBALL HOOP FOOTING SECTION

7 YOUTH BASKETBALL HOOP

SCALE: 1:20

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Project No. Scale

L4.0

Drawing No.

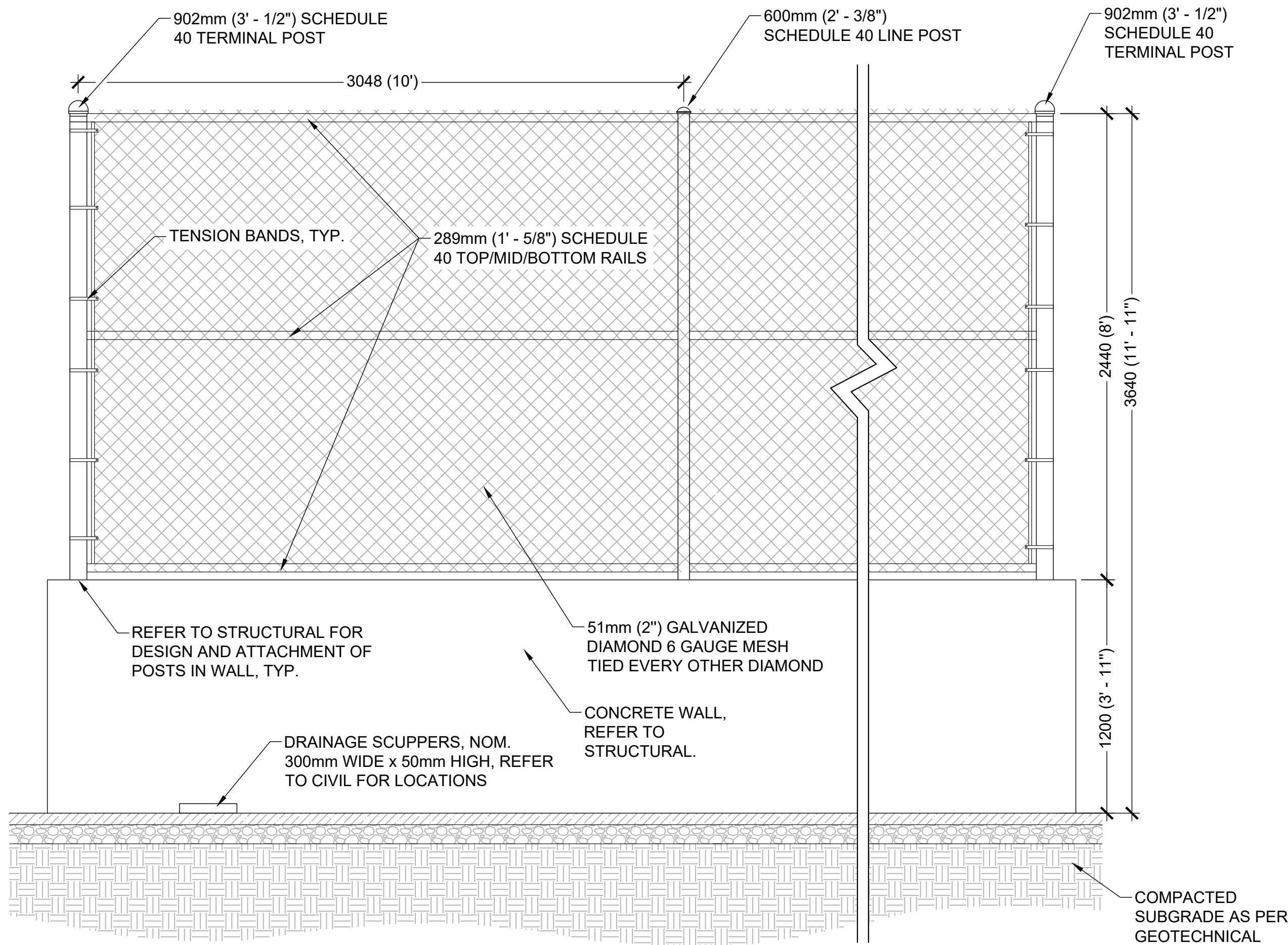
Permit No.

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Revision

NOTES:

1. FENCE POSTS AND HARDWARE TO BE GALVANIZED AND POWDER COATED BLACK.
2. FENCE CONNECTIONS TO BE ALL WELDED CONSTRUCTION AND COVED FITTED.
3. ALL CAPS ARE TO BE POWDER COATED BLACK AND WELDED IN PLACE.
5. GALVICON PAINT IS TO BE APPLIED TO ALL JOINTS, WELDS, AND DAMAGED AREAS. TWO (2) COATS REQUIRED. PAINT TO BE BLACK AND MATCH POWDER COAT FINISH.
6. WIRE BRUSH, CLEAN AND PAINT ALL WELDS WITH TWO (2) COATS, ALLOWING ONE (1) DAY DRYING TIME BETWEEN COATS.
7. POST SPACING SHALL BE EQUIDISTANT TO A MAXIMUM OF 3048mm O.C. UNLESS OTHERWISE NOTED ON LAYOUT PLAN.
8. CONCRETE FOOTING AS PER STAMPED ENGINEERING DRAWINGS.

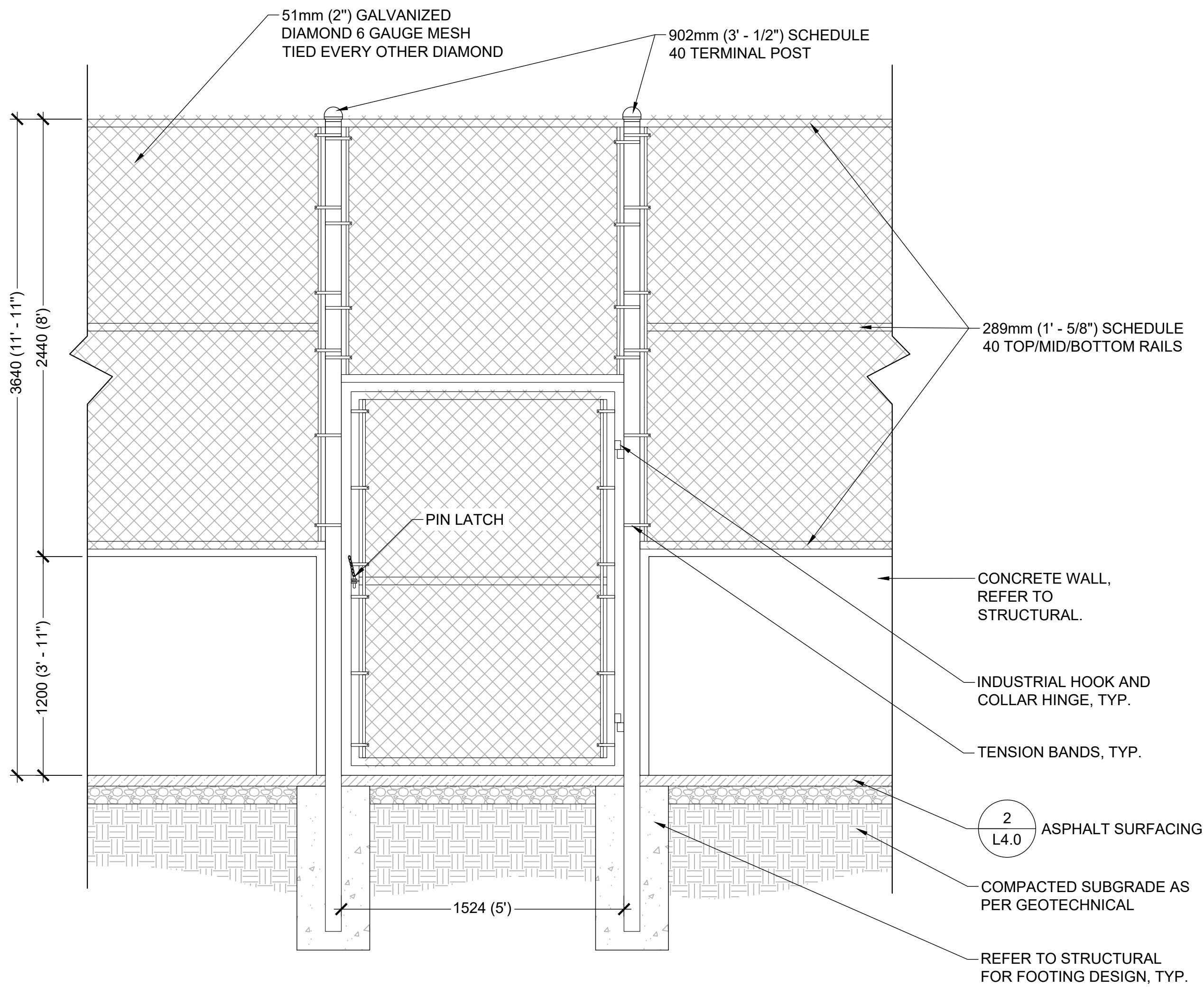


1 CHAIN LINK FENCE

SCALE: 1:20

NOTES:

1. FENCE POSTS AND HARDWARE TO BE GALVANIZED AND POWDER COATED BLACK.
2. FENCE CONNECTIONS TO BE ALL WELDED CONSTRUCTION AND COVED FITTED.
3. ALL CAPS ARE TO BE POWDER COATED BLACK AND WELDED IN PLACE.
5. GALVICON PAINT IS TO BE APPLIED TO ALL JOINTS, WELDS, AND DAMAGED AREAS. TWO (2) COATS REQUIRED. PAINT TO BE BLACK AND MATCH POWDER COAT FINISH.
6. WIRE BRUSH, CLEAN AND PAINT ALL WELDS WITH TWO (2) COATS, ALLOWING ONE (1) DAY DRYING TIME BETWEEN COATS.
7. POST SPACING SHALL BE EQUIDISTANT TO A MAXIMUM OF 3048mm O.C. UNLESS OTHERWISE NOTED ON LAYOUT PLAN.
8. CONCRETE FOOTING AS PER STAMPED ENGINEERING DRAWINGS.
9. POST FOOTINGS IN GROUND TO BE AUGURED A MINIMUM 915mm INTO NATURAL FIRM BEARING.



2 CHAIN LINK FENCE GATE

SCALE: 1:20

PRELIMINARY
NOT FOR CONSTRUCTION

70% Design	GL	JG	25.04.25
100% Design	GL	JG	25.10.30
Issue for Building Permit	GL	JG	25.11.20
Issue for Tender	GL	JG	26.01.13

Issued By Appd. YY.MM.DD

Permit-Seal

**Extension Community
Park: Sport Court Area**

2120 Ryder Street, Nanaimo, BC

Project

Details

Title

24559

Project No.

Scale

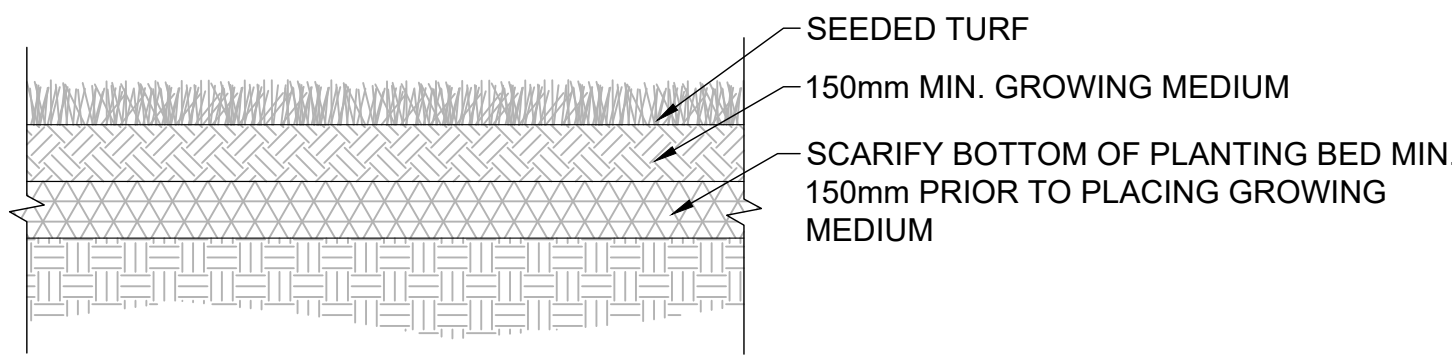
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Drawing No.

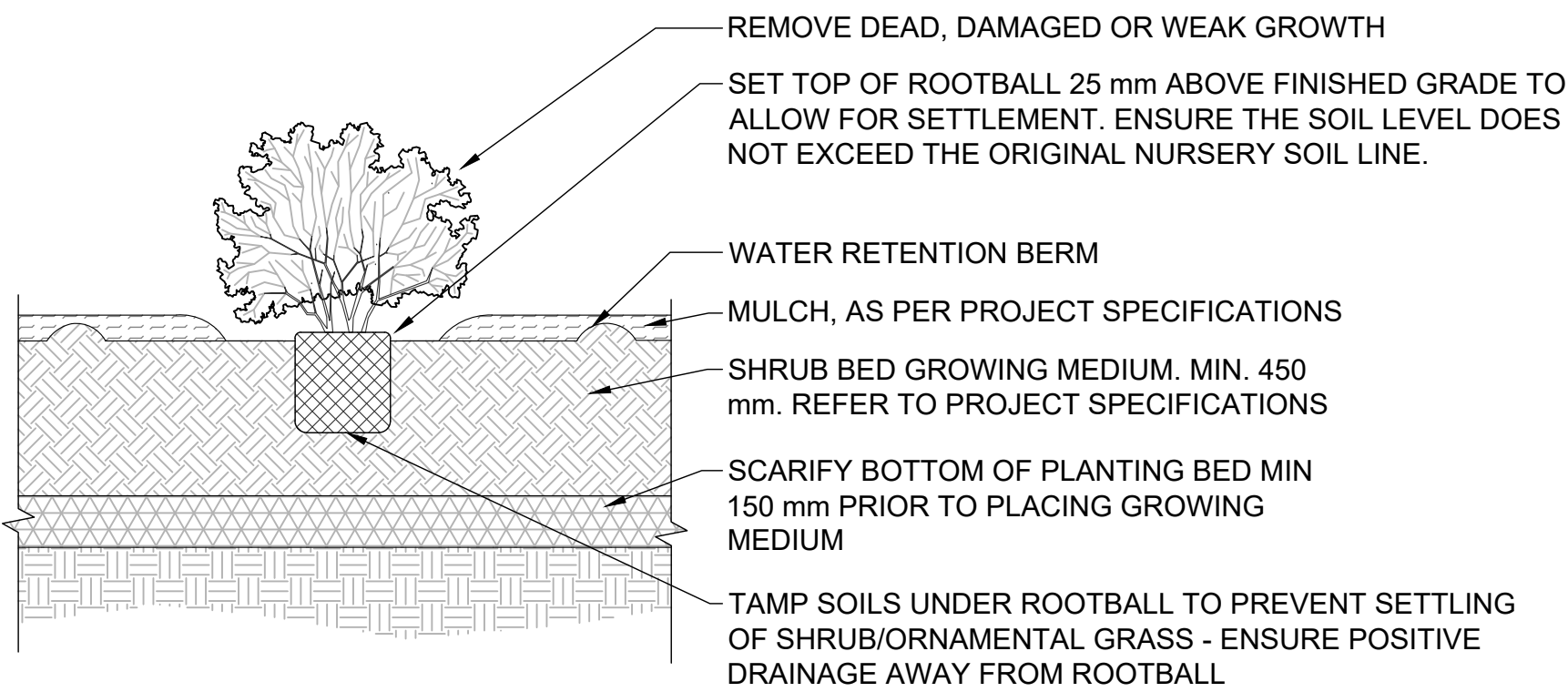
Permit No.

A

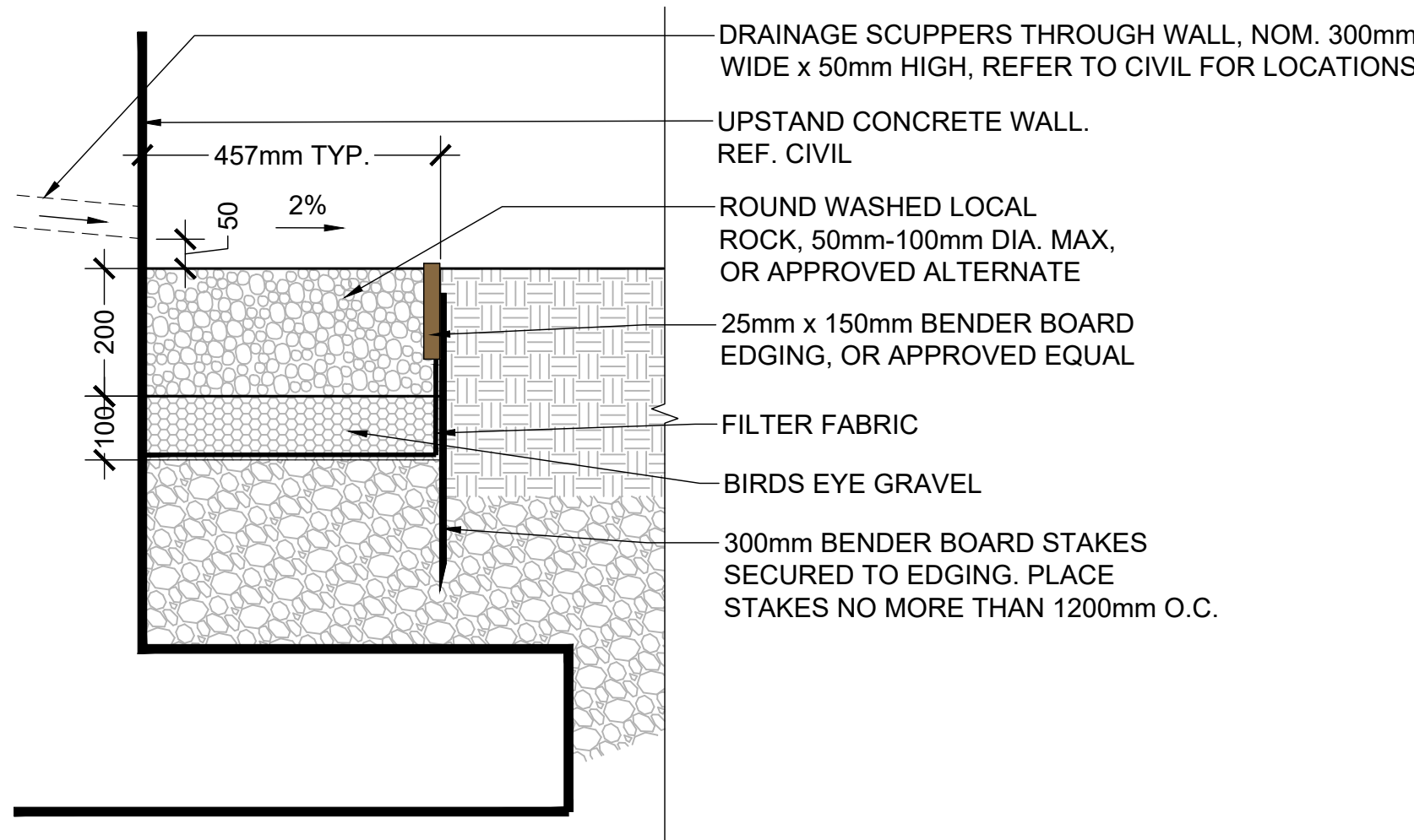
Revision



1 TURF
SCALE: 1:20

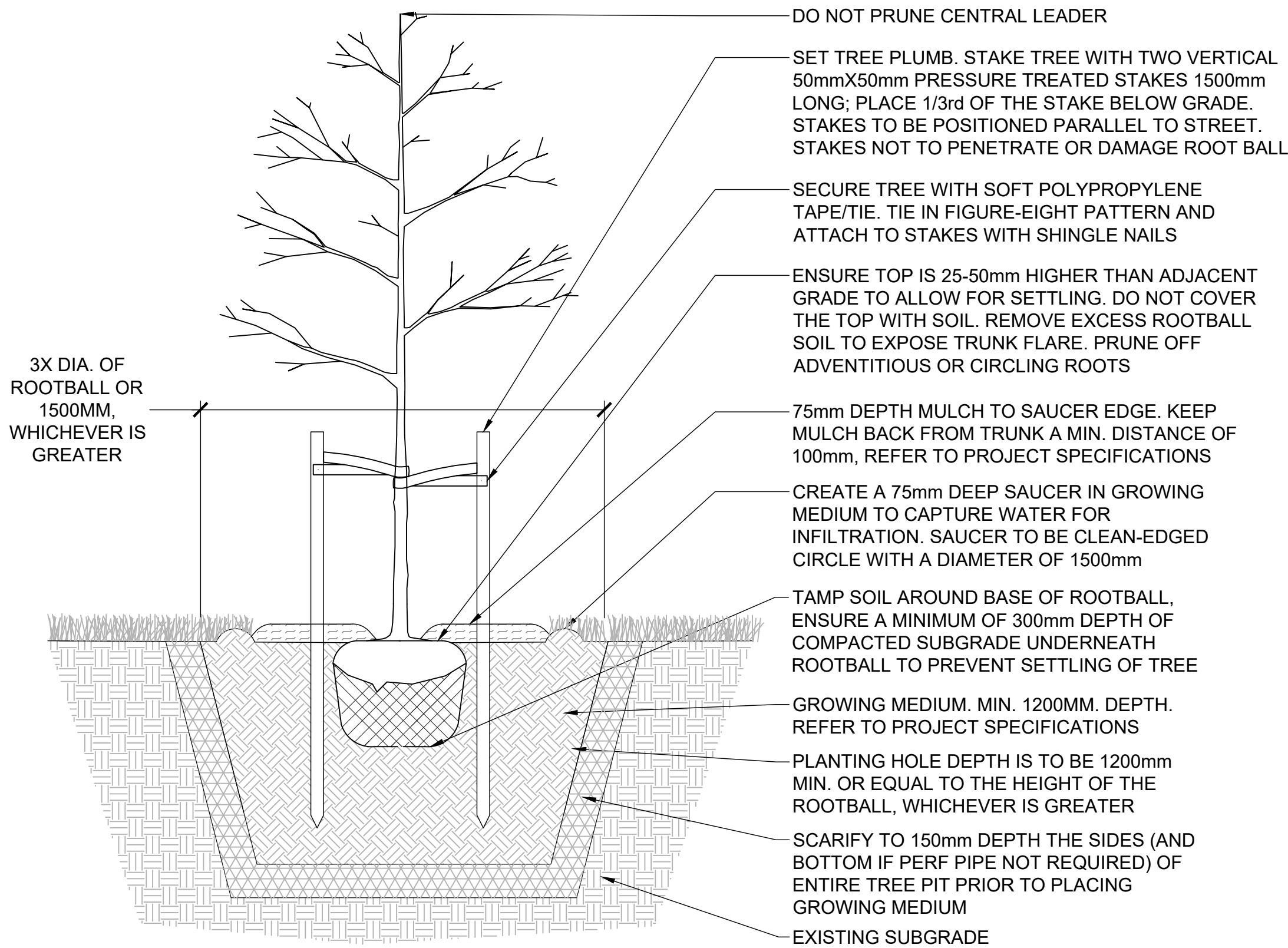


2 SHRUB PLANTING
SCALE: 1:20



4 GRANULAR DRAIN STRIP
SCALE: #####

- NOTES:
1. TREE MUST BE DENSE AND FULL WITH COMPLETE BRANCH DEVELOPMENT, VIGOROUS FOLIAGE AND A FORM WHICH IS SATISFACTORY TO THE LANDSCAPE ARCHITECT. CANOPY DENSITY AND LEAF COLOUR MUST BE CHARACTERISTIC OF SPECIES.
 2. PLANT TREE PLUMB AND MAINTAIN PLUMB THROUGHOUT WARRANTY PERIOD.
 3. CUT ALL BINDING MATERIAL AND REMOVE STRAPPING OF TREE ROOTBALL PRIOR TO BACKFILL, FOLD BACK BURLAP INTO HOLE AND REMOVE ANY MATERIAL FROM THE TREE PIT THAT WOULD IMPEDE TREE GROWTH.
 4. DO NOT DISTURB THE ROOTBALL OR PLANTING PIT OF THE TREE WITH THOSE OF OTHER TREES OR SHRUBS PLANTED IN THE PLANTING BED.
 5. CROWN PRUNING RESTRICTED TO INTERFERING BRANCHES IN ACCORDANCE TO INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS.
 6. REMOVE BROKEN, DEAD AND OR DISEASED BRANCHES ACCORDING TO STANDARD HORTICULTURAL PRACTICES & DO NOT CUT LEADER.
 7. CONTRACTOR TO TEST AND CONFIRM NEW TREE PITS HAVE POSITIVE AND FREE DRAINAGE. IF DRAINAGE PROBLEMS EXIST, ADDITIONAL MEASURES WILL BE REQUIRED PRIOR TO GROWING MEDIUM PLACEMENT AND PLANTING.



3 TREE PLANTING
SCALE: 1:20

LANARC

405 - 256 Wallace Street, Nanaimo, BC V9R 5B3
Tel (778) 762-4800
www.lanarcconsultants.ca



6300 Hammond Bay Road, Nanaimo, BC V9T 6N2
Tel (250) 390-4111
www.rdn.bc.ca

PRELIMINARY
NOT FOR CONSTRUCTION

70% Design	GL	JG	25.04.25
100% Design	GL	JG	25.10.30
Issue for Building Permit	GL	JG	25.11.20
Issue for Tender	GL	JG	26.01.13

Issued By Appd YY MM DD

Permit-Seal
**Extension Community
Park: Sport Court Area**
2120 Ryder Street, Nanaimo, BC

Project
Details

Title

24559

Project No. Scale

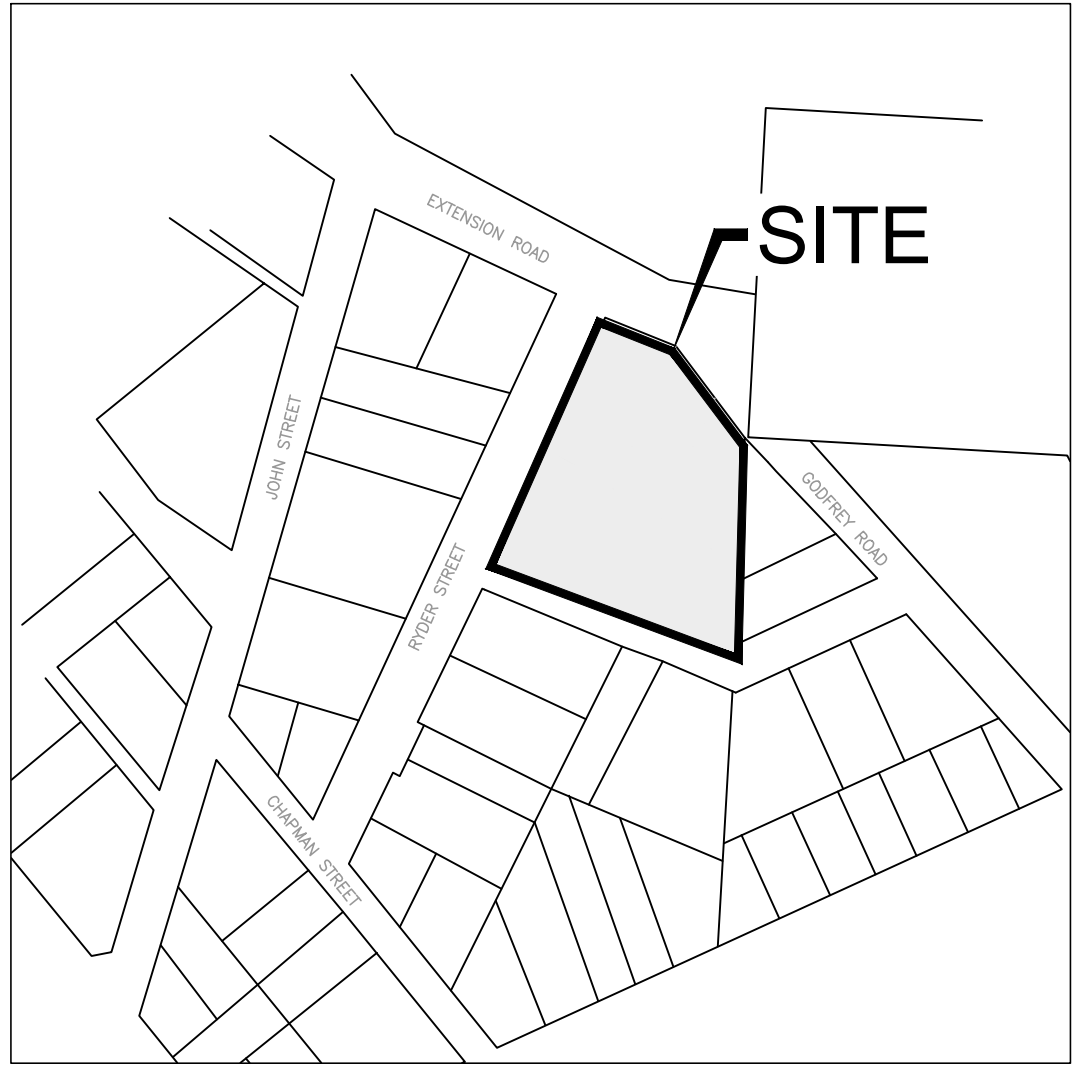
L4.2 A

Drawing No. Permit No. Revision

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT			REDUCER
		CURB AND GUTTER			FENCE
		EDGE OF GRAVEL			DITCH/SWALE
		TOP/BOTTOM OF BANK			WATERMAIN (SIZE AND MATERIAL NOTED)
		CATCH BASIN			SANITARY SEWER (SIZE AND MATERIAL NOTED)
		WATER VALVE			STORM DRAIN (SIZE AND MATERIAL NOTED)
		FIRE HYDRANT			UNDERGROUND TELEPHONE / COMMUNICATIONS
		CAPPED END			UNDERGROUND HYDRO
		UTILITY POLE AND STREET LIGHT (LABELED PP,TP,PP/LS ETC.)			GAS
		MANHOLE			MONUMENT
		CLEANOUT			PROPERTY LINE
		SANITARY/STORM INSPECTION CHAMBER (200# RISER)			CENTERLINE AND STATIONING
		JUNCTION BOX			ELEVATIONS
		AIR VALVE			PAVEMENT REMOVAL
		WATER METER			NEW ASPHALT

LIST OF DRAWINGS

DWG No.	DESCRIPTION
C01	KEY PLAN, DRAWING LIST & GENERAL NOTES
C02	SURFACE WORKS & SITE GRADING
C03	SECTION A
C04	EROSION & SEDIMENT CONTROL PLAN



LOCATION PLAN
NTS

GENERAL NOTES:

- ALL WORK AND MATERIALS ARE TO BE AS DESCRIBED IN THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) 2019 EDITION, THE REGIONAL DISTRICT OF NANAIMO (RDN) BYLAW 500 (SCHEDULE 4C1), OR AS OTHERWISE APPROVED BY THE REGIONAL DISTRICT OF NANAIMO (RDN) ENGINEER.
- CONNECTION TO, OR ALTERATION OF, EXISTING EPCOR OR RDN-OWNED UTILITIES, REQUIRES AUTHORIZATION BY THE RESPECTIVE ENGINEER.
- A "PERMIT TO INSTALL WORKS WITHIN STREETS, LANES AND PUBLIC PROPERTY AREAS" WILL BE REQUIRED WHERE CONSTRUCTION IS TO BE UNDERTAKEN IN MOTI RIGHT-OF-WAYS AND/OR MOTI-OWNED UTILITIES.
- UPON APPROVAL OF THE PERMIT, MOTI SHALL BE NOTIFIED 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
- THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES & OCEANS CANADA REQUIREMENTS AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
- ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED.
- ADJUST ALL MANHOLES, WATER VALVES, HYDRO VAULTS, ETC. TO MATCH NEW CONSTRUCTION.
- ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING. ALL OR ANY STRUCTURES NOT NECESSARILY SHOWN.
- ALL DISTURBED SURFACES TO BE RESTORED TO EXISTING CONDITION OR BETTER.
- ALL ELEVATIONS ARE DERIVED FROM GNSS OBSERVATIONS (CGVD28BC)
- DATA SOURCES:
-TOPOGRAPHIC SURVEY COMPLETED BY TURNER & ASSOCIATES IN FEBRUARY 2025.

STORM SEWER NOTES:

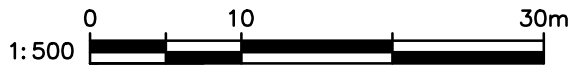
- ALL CATCH BASINS ARE TO BE MMCD DWG. No S12 UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN LEADS ARE TO BE 150Ø PVC SDR35 UNLESS OTHERWISE NOTED.
- ALL STORM SERVICES ARE TO BE 100Ø PVC SDR28 UNLESS OTHERWISE NOTED.

PRIVATE UTILITY NOTES:

- PRIVATE UTILITY MAIN AND SERVICE LOCATIONS ARE APPROXIMATE ONLY AND ARE BASED ON BC ONE CALL INFORMATION.



KEY PLAN
1:500



ISSUES		
No.	DATE	ISSUED FOR
A	2025.04.14	FOR COORDINATION
B	2024.04.25	70% REVIEW
C	2025.10.14	TENDER COORDINATION
D	2026.01.13	ISSUED FOR TENDER

CLIENT

NOT FOR
CONSTRUCTION

ISSUED FOR TENDER

EXTENSION COMMUNITY PARK
SPORT COURT WORKS

2120 RYDER STREET

REGIONAL DISTRICT OF NANAIMO

**HEROLD
ENGINEERING**

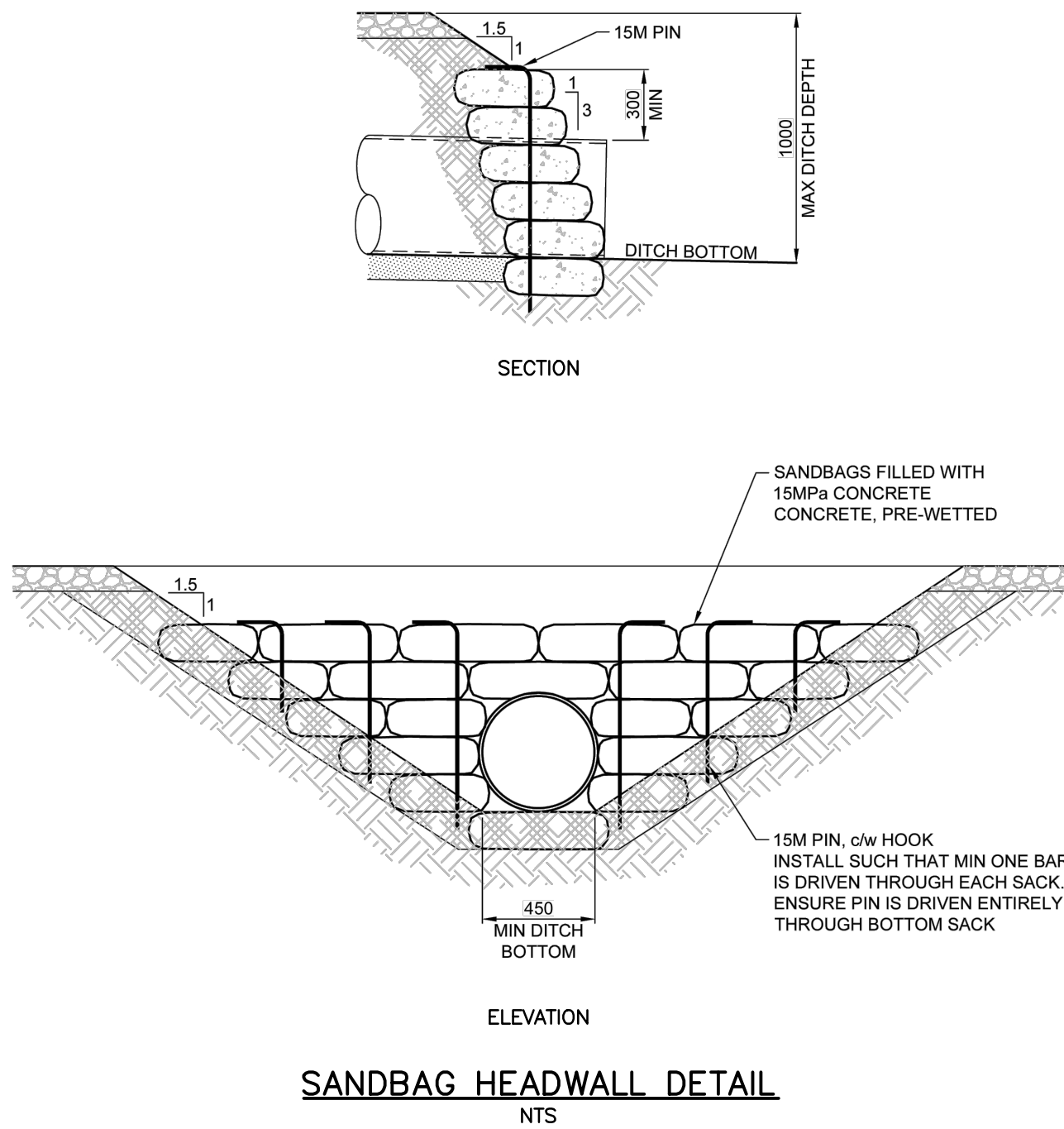
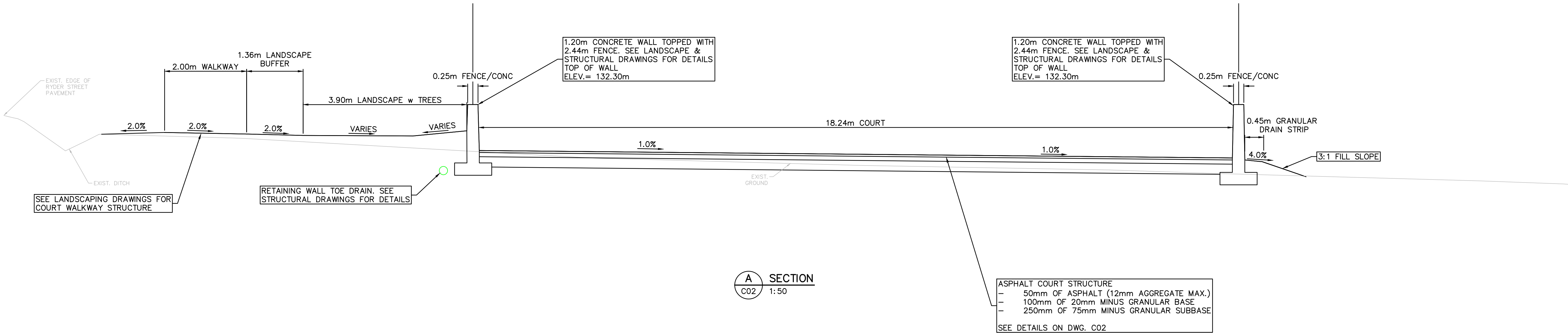
3701 Shenton Rd, Nanaimo, BC V9T 2H1
Tel: 250-751-8558 Fax: 250-751-8559
Email: mail@heroldengineering.com

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KEY PLAN, DRAWING LIST & GENERAL NOTES		
DESIGNED GTH/PGR	ENGINEER'S SEAL Permit to Practice No. 1000201	
DESIGN REVIEW PGR		
DRAFTED GTH		
DRAFTING REVIEW IEB		
PROJECT No. 3845-006	CLIENT DRAWING No.	
SCALE H: SHOWN V: N/A	PERMIT No.	
HEL DRAWING No. C01	1 OF 4	REVISION D



File: H:\Projects\3845-006 Extension Park Upgrades\04C Drawings\3845-006 Base.dwg Plot Time: Jan. 13, 26 9:58 AM User: Ian Bower



ISSUES		
No.	DATE	ISSUED FOR
A	2025.04.14	FOR COORDINATION
B	2024.04.25	70% REVIEW
C	2025.10.14	TENDER COORDINATION
D	2026.01.13	ISSUED FOR TENDER

CLIENT

NOT FOR
CONSTRUCTION

ISSUED FOR TENDER

EXTENSION COMMUNITY PARK
SPORT COURT WORKS

2120 RYDER STREET


REGIONAL DISTRICT OF NANAIMO

**HEROLD
ENGINEERING**

3701 Shenton Rd, Nanaimo, BC V9T 2H1
Tel: 250-751-8558 Fax: 250-751-8559
Email: mail@heroldengineering.com

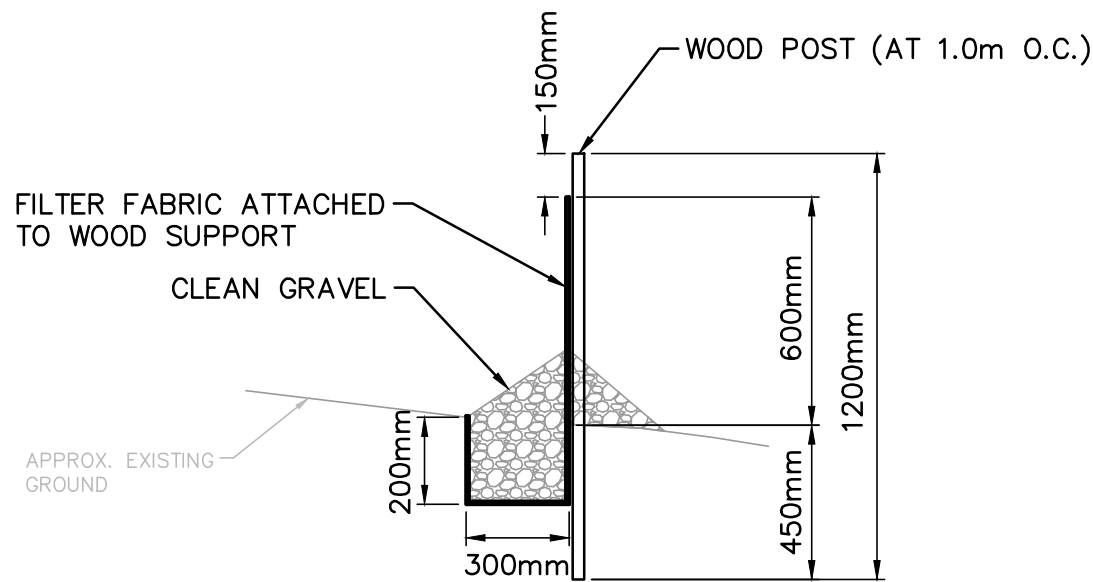
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SECTION A

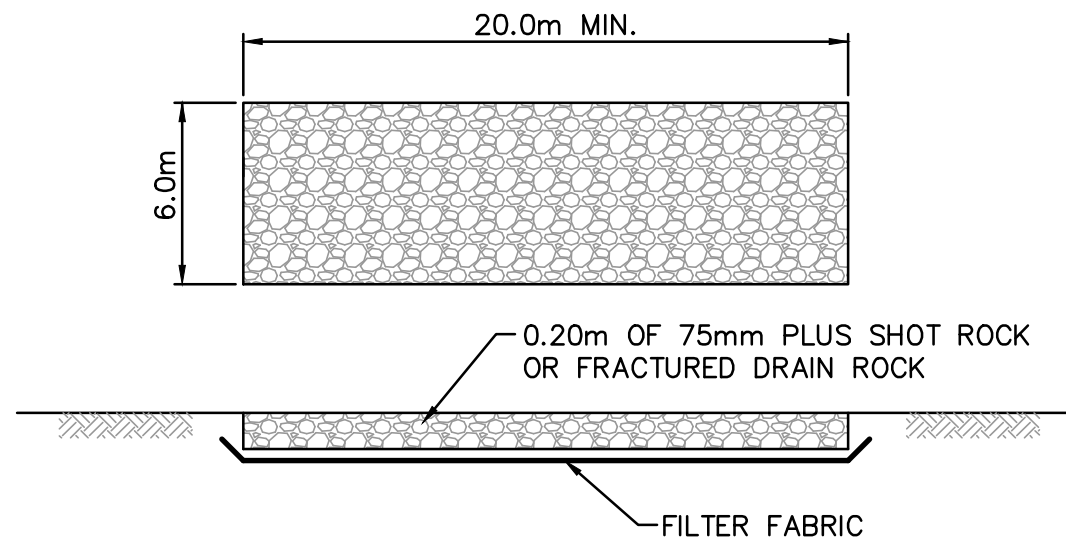
DESIGNED GTH/PGR	ENGINEER'S SEAL Permit to Practice No. 1000201 	
DESIGN REVIEW PGR		
DRAFTED GTH		
DRAFTING REVIEW IEB		
PROJECT No. 3845-006	CLIENT DRAWING No.	
SCALE H: 1:50 V: N/A	PERMIT No.	
HEL DRAWING No. C03	3 OF 4	REVISION D

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: H:\Projects\3845-006 Extension Park Upgrades\04C Drawings\3845-006 Base.dwg Plot Time: Jan. 13, 26 9:58 AM User: Ian Bower



SILT FENCE DETAIL
NTS



ACCESS PAD DETAIL
NTS



LEGEND

- ➔ OVERLAND FLOW
- TEMPORARY SILT FENCE

EROSION & SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL FOR THIS PROJECT WILL BE AS OUTLINED IN THE FISHERIES AND OCEANS CANADA & MINISTRY OF WATER, LANDS AND AIR PROTECTION HANDBOOK ENTITLED "LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF THE AQUATIC HABITAT, SEPTEMBER 1993" AND "ENVIRONMENTAL BEST MANAGEMENT PRACTICES FOR URBAN AND RURAL LAND DEVELOPMENT IN BRITISH COLUMBIA, JUNE 2004". IT IS INCUMBENT UPON THE CONTRACTOR TO ACQUIRE THESE GUIDELINES AND FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS WITHIN.
2. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM IMPROPER EROSION AND SEDIMENT CONTROL MEASURES UNDERTAKEN BY THE CONTRACTOR.
3. ANY DIRECTION GIVEN BY THE CONSULTANT OR REGIONAL DISTRICT (RDN) TO THE CONTRACTOR FOR EROSION AND SEDIMENT CONTROL AND NOT FOLLOWED BY THE CONTRACTOR IS TO BE REPORTED TO THE RDN IMMEDIATELY.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE NO MUD, DIRT, SOIL, SILT OR ANY OTHER SUBSTANCES ARE SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY, OR AREAS THAT LEAD TO CATCH BASINS CONNECTED TO PUBLIC SYSTEMS. THE CONTRACTOR IS TO CLEAN ANY SUCH MATERIAL IMMEDIATELY. I.E. STREETS ARE TO BE SWEEPED WITH A VACUUM STREET SWEEPER AFTER WORK STOPPAGE EACH DAY.
5. PRIOR TO CONSTRUCTION, INSTALL A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT TO LIMIT TRACKING OF SITE SOILS ONTO OFFSITE ROADWAYS. THE WIDTH OF THE PAD SHOULD NOT BE LESS THAN THE FULL WIDTH OF POINT OF INGRESS OR EGRESS IN ANY CASE SHOULD NOT BE LESS THAN 6m WIDE WITH A LENGTH OF THE PAD NOT LESS THAN 20m AND HAVING A MINIMUM THICKNESS OF 200mm (8") OF COARSE GRANULAR MATERIAL. COARSE GRANULAR MATERIAL SUCH AS 75mm PLUS SHOT ROCK OR FRACTURED DRAIN ROCK UNDERLAIN WITH GEO-TEXTILE FABRIC IS RECOMMENDED.
6. THE ENTRANCE SHOULD BE MAINTAINED FOR THE DURATION OF CONSTRUCTION, IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS, OR AREAS THAT LEAD TO CATCH BASINS CONNECTED TO PUBLIC SYSTEMS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL MATERIAL AS CONDITIONS DEMAND. THE PAD MAY BE REMOVED ONCE PERMANENT PAVEMENTS ARE IN PLACE AT THE SITE. A WHEEL WASH MAY BE REQUIRED IF THE TEMPORARY GRAVEL PAD IS NOT WORKING.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO CLEARLY FLAG OR FENCE AREAS OF NO DISTURBANCE AS WELL AS ANY DESIGNATED TREES AND SHRUBS THAT ARE TO BE PRESERVED. MARKINGS SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
8. CONTRACTOR TO STRIP AND GRUB ONLY THOSE AREAS NECESSARY FOR THE CURRENT CONSTRUCTION. STAGE CONSTRUCTION OPERATIONS TO LIMIT DISTURBANCE AND DO NOT STRIP ANY AREA UNTIL REQUIRED.
9. IF GRADED AREAS WITHIN THE PROJECT WILL NOT BE COMPLETED OUTSIDE OF THE WET SEASON (OCTOBER TO APRIL), REVEGETATION OPERATIONS SHOULD BE CARRIED OUT WITHIN ONE WEEK OF GRADING COMPLETION OR NO LATER THAN SEPT. 15th.
10. SILT FENCING IS TO BE INSTALLED AROUND ALL STOCK/SPOIL PILES, OR PILES ARE TO BE OTHERWISE COVERED TO LIMIT EROSION AND SEDIMENT GENERATION.
11. ROUTINE INSPECTION AND MAINTENANCE OF THE SYSTEM COMPONENTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD DESIGNATE AN ON-SITE PERSON TO BE RESPONSIBLE FOR DAY-TO-DAY MANAGEMENT OF THE ESCP. AT A MINIMUM, INSPECT ALL BMP'S WEEKLY TO ENSURE PROPER FUNCTION WITH INSPECTION REPORTS PROVIDED TO THE ENGINEER AND THE CITY OF NANAIMO FOR REVIEW.
12. 48 HOURS PRIOR TO ANY PREDICTED SIGNIFICANT STORM EVENT, THE DESIGNATED SITE PERSON SHOULD INSPECT THE E&SC WORKS AND ENSURE THAT THE WORKS ARE ADEQUATE TO PROTECT THE SITE DURING THE STORM EVENT AND PROVIDE A WRITTEN REPORT TO THE ENGINEER AND/OR THE RDN UPON REQUEST. IF THE DESIGNATED SITE PERSON DETERMINES THAT THE E&SC WORKS ARE NOT ADEQUATE TO PROTECT THE SITE DURING THE ANTICIPATED STORM EVENT, THEN THEY ARE TO IMMEDIATELY INFORM THE ENGINEER AND CONTRACTOR SO THAT THE WORKS CAN BE MODIFIED TO ADEQUATELY PROTECT THE SITE DURING THE STORM EVENT AND PROVIDE A WRITTEN REPORT TO THE ENGINEER AND/OR THE RDN UPON REQUEST.
13. DURING AND/OR FOLLOWING EACH SIGNIFICANT STORM EVENT, THE DESIGNATED SITE PERSON SHOULD OBSERVE THE STORM DRAIN TO CONFIRM THAT TURBID WATERS FROM SOURCES ASSOCIATED WITH CONSTRUCTION ARE NOT ENTERING THE STORM DRAINAGE SYSTEM. TAKE IMMEDIATE CORRECTIVE ACTION IF INSPECTION INDICATES A PROBLEM. RECORD INSPECTION DATES, ANY SIGNIFICANT OBSERVATIONS, AND ACTIONS TAKEN, THEN INFORM THE CONSULTANT IN CHARGE AND THE RDN OF NANAIMO.

ISSUES		
No.	DATE	ISSUED FOR
A	2025.04.14	FOR COORDINATION
B	2024.04.25	70% REVIEW
C	2025.10.14	TENDER COORDINATION
D	2026.01.13	ISSUED FOR TENDER

CLIENT

NOT FOR
CONSTRUCTION

ISSUED FOR TENDER

EXTENSION COMMUNITY PARK
SPORT COURT WORKS

2120 RYDER STREET

REGIONAL DISTRICT OF NANAIMO

HEROLD ENGINEERING

3701 Shenton Rd, Nanaimo, BC V9T 2H1
Tel: 250-751-8558 Fax: 250-751-8559
Email: mail@heroldengineering.com

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EROSION & SEDIMENT CONTROL PLAN	
DESIGNED GTH/PGR	ENGINEER'S SEAL Permit to Practice No. 1000201
DESIGN REVIEW PGR	
DRAFTED GTH	
DRAFTING REVIEW IEB	
PROJECT No. 3845-006	CLIENT DRAWING No.
SCALE H: 1:200 V: N/A	PERMIT No.
HEL DRAWING No. C04	REVISION D

ARCHITECTURAL D 24" x 36" File: H:\Projects\3845-007 Extension Community Park Wall Design\045 Drawings\Structure\3845-007 S101.dwg Plot Time: Jan. 14, 26 6:30 AM User: slindsakog

GENERAL

HEL-001

- ALL DESIGN HAS BEEN COMPLETED IN ACCORDANCE WITH THE 2024 EDITION OF THE BRITISH COLUMBIA BUILDING CODE, INCLUDING ALL ADDENDA.
- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE 2024 EDITION OF THE BRITISH COLUMBIA BUILDING CODE, INCLUDING ALL ADDENDA. ALL REFERENCED CODES AND ALL FEDERAL AND MUNICIPAL REGULATIONS AND BY-LAWS.
- ALL REFERENCED CODES AND STANDARDS SHALL BE AS REFERENCED IN THE 2024 EDITION OF THE BRITISH COLUMBIA BUILDING CODE.
- DESIGN CRITERIA: kPa (psf)

NANAIMO		SITE CLASS	
SNOW LOADS		SEISMIC LOADS	
S _s	N/A	R _s	-
S _t	N/A	R _t	-
l _s	ULS 1.0 / SLS 0.90	l _s	ULS 1.0
WIND LOADS		SPECTRAL ACCELERATION	
q ₁₀₀	0.38kPa	S _s (0.2)	S _s (0.5)
q ₁₀₀	0.48kPa	S _s (1.0)	S _s (2.0)
l _w	ULS 1.0 / SLS 0.75	S _s (5.0)	S _s (10.0)
		PGA	PGV
		SFRS TYPE:	

- SPECIFIED LOADS IN TABLE ARE UNFACTORED ULS LOADS. SLS LOADS CAN BE DETERMINED BY MULTIPLYING (I SLS)/I (ULS).
- WIND UPLIFT IN TABLE REPRESENTS THE NET EFFECT OF EXTERNAL PRESSURE AND INTERNAL PRESSURE. DEAD LOAD HAS NOT BEEN ACCOUNTED FOR.
- THESE DRAWINGS INCLUDING DIMENSIONS SHALL BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER FOR CLARIFICATION PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL BE FAMILIAR WITH ALL PROJECT DRAWINGS INCLUDING THOSE OF OTHER DISCIPLINES AND SHALL MAKE ALLOWANCES FOR ALL ITEMS SHOWN ON OTHER DRAWINGS THAT AFFECT THIS CONTRACTOR'S WORK.
 - CONTRACTOR TO FOLLOW MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS FOR ALL PROPRIETARY PRODUCTS.
 - THESE DRAWINGS SHOW THE COMPLETED STRUCTURE ONLY. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING FOR THE CONSTRUCTION LOADING CONDITIONS AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION. CONSTRUCTION LOADS SHALL NOT EXCEED DESIGN LOADS.
 - THE CONTRACTOR SHALL FOLLOW ALL WORKSAFEBC REGULATIONS DURING CONSTRUCTION. THE CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA FOR DESIGN AND FIELD REVIEW OF SHORING, BRACING, FORMWORK, FALSEWORK, RESHORING, ETC. WHEN REQUIRED.
 - UNDER NO CIRCUMSTANCES SHALL DRAWINGS BE SCALED.
 - CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING FABRICATION.

SUBMITTALS

HEL-003

- WHERE SUBMITTALS INCLUDING SHOP DRAWINGS, SAMPLES, PRODUCT DATA & MOCKUPS ARE REQUESTED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE THEM FOR THE ENGINEER'S REVIEW PRIOR TO FABRICATION. THE SHOP DRAWINGS SHALL INDICATE DETAILS, DIMENSIONS, MATERIALS AND DESIGN LOADS. UNLESS NOTED OTHERWISE THEY SHALL BE SIGNED AND SEALED BY A SPECIALTY ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA.
- THE FOLLOWING SUBMITTALS ARE REQUIRED FOR THIS PROJECT:
 - REINFORCING BAR MILL CERTIFICATES IF REQUESTED
 - WELDABLE REINFORCING BAR MILL CERTIFICATES IF REQUESTED
 - CONCRETE TEST REPORTS
- THE FOLLOWING SUBMITTALS SHALL BE SEALED BY A SPECIALTY ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA:
 - CONCRETE MIX DESIGNS
- SUBMITTALS THAT DO NOT HAVE THE APPROPRIATE ENGINEERS SEAL AND SIGNATURE MAY NOT BE REVIEWED.
- SUBMITTALS WILL BE REVIEWED ONLY FOR GENERAL CONFORMITY WITH THE PROJECT DRAWINGS AND SPECIFICATIONS. QUANTITIES AND DETAILED DIMENSIONS ARE THE CONTRACTOR'S RESPONSIBILITY. THE REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS INCLUDING COORDINATION WITH OTHER TRADES AND DISCIPLINES. THE CONTRACTOR IS RESPONSIBLE FOR ERRORS AND OMISSIONS ON THE SHOP DRAWINGS.
- THE SPECIALTY ENGINEER SHALL PROVIDE THE ENGINEER OF RECORD WITH FIELD REVIEW REPORTS AND DOCUMENTATION OF CHANGES.
- THE CONTRACTOR SHALL ALLOW UP TO 10 BUSINESS DAYS FOR A RESPONSE TO ALL SUBMITTALS INCLUDING SHOP DRAWINGS AND REQUESTS FOR INFORMATION. THE CONTRACTOR SHALL ALLOW AN ADDITIONAL 5 BUSINESS DAYS FOR ANY RE-SUBMITTALS IF NECESSARY.

FIELD REVIEWS

HEL-005

- PERIODIC FIELD REVIEWS WILL BE CONDUCTED BY THE ENGINEER. THE PURPOSE OF THE REVIEW IS TO ASCERTAIN WHETHER THE CONSTRUCTION WORK SUBSTANTIALLY COMPLIES WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THE FIELD REVIEW DOES NOT GUARANTEE THAT ALL DEFICIENT WORK WILL BE IDENTIFIED.
- WORK DETERMINED TO BE INCOMPLETE OR DEFICIENT DURING THE FIELD REVIEW MAY REQUIRE ADDITIONAL REVIEW BY THE ENGINEER AT THE COST OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A MINIMUM OF 48 HOURS (2 WORKING DAYS) ADVANCE NOTICE FOR FIELD REVIEWS.
- THE FOLLOWING FIELD REVIEWS ARE CONSIDERED TO BE THE MINIMUM NUMBER OF STRUCTURAL FIELD REVIEWS REQUIRED FOR THE PROJECT:

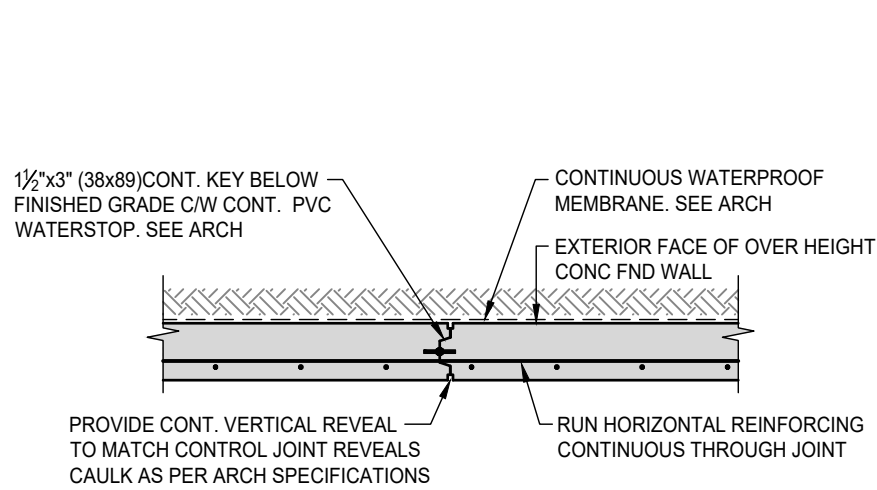
CONCRETE:	REINFORCING STEEL SHALL BE REVIEWED PRIOR TO PLACING CONCRETE. REINFORCING IN CONCRETE WALLS SHALL BE REVIEWED PRIOR TO "BUTTONING UP" WALL FORMS.
-----------	--
- IF THE ENGINEER IS NOT PROVIDED WITH THE OPPORTUNITY TO PERFORM THE REQUIRED FIELD REVIEWS, FINAL CERTIFICATION OF THE PROJECT WILL NOT BE ISSUED.
- ROOF/FLOOR/WALL SHEATHING SHALL BE REVIEWED PRIOR TO COVERING.

FOUNDATIONS

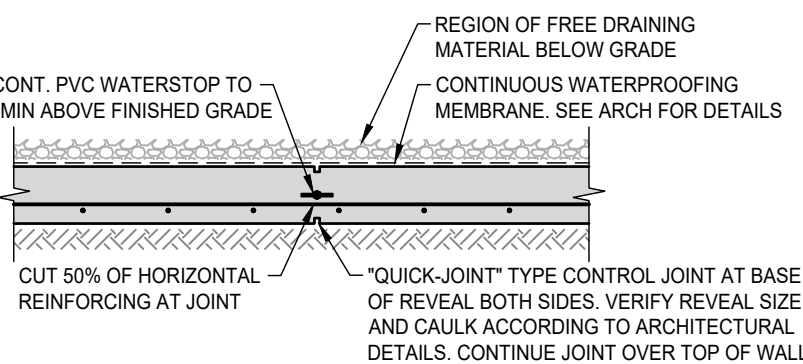
HEL-006

- REFER TO GEOTECHNICAL REPORT PREPARED BY: LEWKOWICH ENGINEERING ASSOCIATES LTD.
FILE No. E4612.01, DATED MAY 7, 2025
- DESIGN VALUES:

	BEARING PRESSURE FOR SETTLEMENT (SLS)	FACTORED BEARING RESISTANCE (ULS)
FOOTINGS	150 kPa	225 kPa
 - CENTRE ALL FOOTINGS UNDER COLUMNS AND WALLS UNLESS NOTED OTHERWISE.
 - FOUNDATION BEARING MATERIAL SHALL BE PROTECTED FROM RAIN, FROST, SNOW AND WATER INFILTRATION. NO FOUNDATIONS SHALL BE POURED BEFORE BEARING MATERIAL HAS BEEN REVIEWED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
 - FOOTING DEPTHS INDICATED ON THE DRAWINGS AND IN GEOTECHNICAL REPORT ARE GENERAL AND REPRESENT MINIMUM VALUES TO BE USED. FIRM BEARING DEPTHS FOR FOOTINGS AND FILL SHALL BE ESTABLISHED FROM THE GEOTECHNICAL REPORT AT THE TIME OF TENDERING. ANY QUERIES REGARDING THE ESTABLISHMENT OF THESE DEPTHS SHALL BE DIRECTED TO THE GEOTECHNICAL ENGINEER. VARIABLE SITE SOIL CONDITIONS, UNDERGROUND SERVICES AND EXISTING STRUCTURES MAY REQUIRE ADJUSTMENT OF FOOTING DEPTHS. THE CONTRACTOR SHALL MAKE ALLOWANCES FOR MINOR VARIATIONS (UP TO 80mm/24") IN FOOTING DEPTHS IN THEIR BID. CONTACT GEOTECHNICAL AND STRUCTURAL ENGINEER FOR INSTRUCTIONS REGARDING SITE CONDITIONS THAT DIFFER FROM WHAT IS SHOWN ON DRAWINGS AND INDICATED IN THE GEOTECHNICAL REPORT.
 - CONTRACTOR SHALL COORDINATE CONSTRUCTION OF FOUNDATIONS WITH UNDERGROUND SERVICES AS SHOWN ON CIVIL, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DRAWINGS. CONFLICTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
 - THE GEOTECHNICAL ENGINEER SHALL EVALUATE ALL BEARING SOILS PRIOR TO PLACING CONCRETE. CONTRACTOR TO SUBMIT GEOTECHNICAL REPORTS TO STRUCTURAL ENGINEERING.

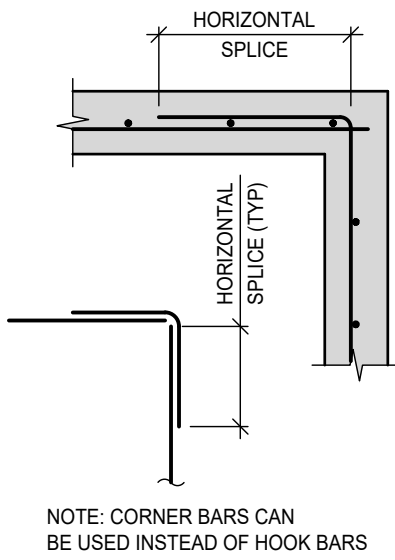


CONCRETE WALL CONSTRUCTION JOINT
NOT TO SCALE



- FOR EXTERIOR WALLS BELOW GRADE AND EXTERIOR WALLS EXPOSED TO WEATHER ABOVE GRADE
- SPACE AT 20-0" MAXIMUM UNLESS NOTED OTHERWISE ON DRAWINGS

CONCRETE WALL CONTROL JOINT
NOT TO SCALE



TYPICAL WALL REINFORCING AT CORNERS
NOT TO SCALE

REINFORCING STEEL

HEL-014

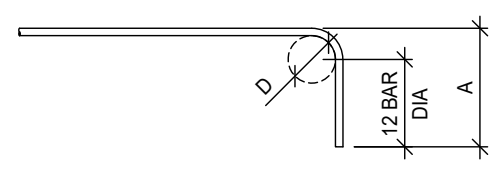
- REINFORCING STEEL SHALL BE DEFORMED STEEL 400 GRADE AND SHALL CONFORM TO CAN/CSA-G30.18
- WELDABLE LOW ALLOY DEFORMED STEEL REINFORCING BARS, GRADE 400W, SHALL CONFORM TO CAN/CSA-G30.18. MILL CERTIFICATES SHALL BE SUPPLIED TO THE STRUCTURAL ENGINEER FOR ALL WELDABLE REINFORCING STEEL USED IN THE PROJECT.
- WELDED WIRE FABRIC, DEFORMED, SHALL CONFORM TO ASTM 1064/1064M OR ASTM A497/A497M.
- WELDING OF REINFORCING STEEL SHALL CONFORM TO CSA W188-M "WELDING OF REINFORCING BARS IN REINFORCED CONCRETE CONSTRUCTION". WELDING OF REINFORCING SHALL BE ALLOWED ONLY AS NOTED ON PLANS. WHERE WELDING OF REINFORCING IS REQUIRED MILL CERTIFICATES FOR WELDABLE REINFORCING SHALL BE PROVIDED PRIOR TO WELDING. WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER IS REQUIRED FOR ANY ADDITIONAL WELDING.
- ALL REINFORCING BARS SHALL BE TIED SECURELY TO PREVENT DISPLACEMENT.
- UNLESS NOTED OTHERWISE ON PLANS, LAP LENGTHS FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

CONCRETE MPa	HORIZONTAL REINFORCING BAR LAP LENGTHS					
	10M	15M	20M	25M	30M	35M
25 - 35	490 (19")	730 (29")	980 (39")	1520 (60")	1830 (72")	2130 (84")

* VALUES MAY BE DIVIDED BY 1.3 FOR REINFORCEMENT PLACED IN SUCH A WAY THAT NO MORE THAN 300 (12") OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE SPLICE

CONCRETE MPa	VERTICAL REINFORCING BAR LAP LENGTHS					
	10M	15M	20M	25M	30M	35M
25 - 35	375 (15")	560 (22")	755 (30")	1170 (46")	1410 (56")	1640 (65")

- NO SPLICES OTHER THAN THOSE NOTED ON THE DRAWINGS ARE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER.
- WHERE CONCRETE SURFACES ARE TO BE EXPOSED ONLY NON-CORROSIVE TYPE REINFORCING CHAIRS SHALL BE USED TO SUPPORT THE REINFORCING STEEL.
- DOWELS ARE TO BE TIED IN PLACE PRIOR TO POURING CONCRETE - "WET DOWELING" OF ANY REINFORCING STEEL IS NOT PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- HOOKS ON ALL TIES SHALL BE BENT AT LEAST 135° AND HAVE A MINIMUM LEG OF 6 TIMES THE TIE BAR DIAMETER.
- PROVIDE CORNER BARS TO MATCH HORIZONTAL WALL REINFORCEMENT.
- ALL VERTICAL REINFORCING TO FOUNDATION WALLS AND PIERS SHALL HAVE A STANDARD HOOK AND BE EMBEDDED IN THE FOOTING.
- ALL BARS SHALL BE BENT AT TEMPERATURES GREATER THAN 10°C.
- NO BARS WHICH ARE PARTIALLY EMBEDDED IN CONCRETE SHALL BE FIELD BENT EXCEPT AS SHOWN ON THE DRAWINGS OR APPROVED IN WRITING BY THE PROJECT STRUCTURAL ENGINEER.



GRADE 400W REINFORCING
STANDARD 90° HOOK
NOT TO SCALE

CAST-IN-PLACE CONCRETE

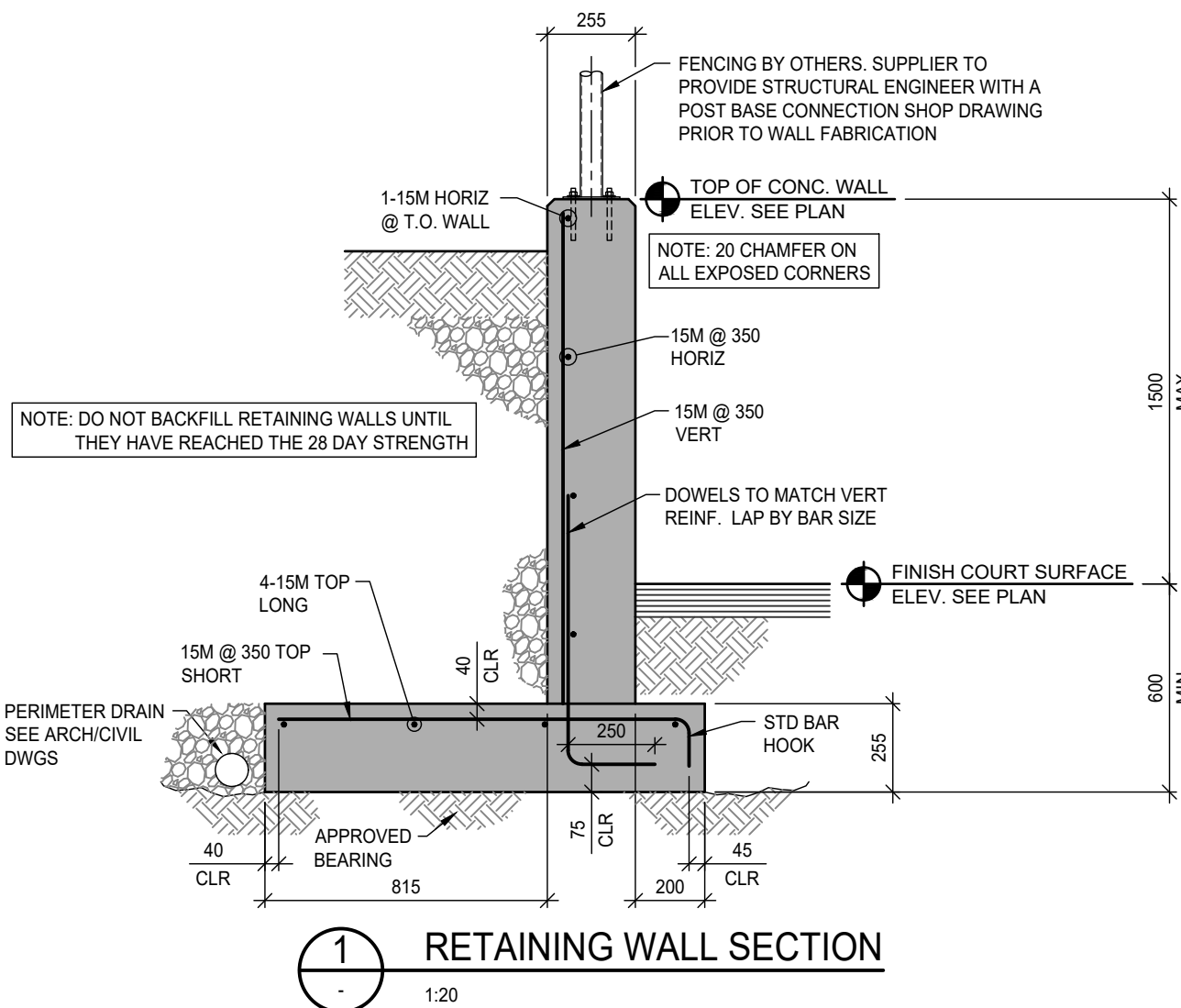
HEL-015

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF CSA A23.1 AND A23.2.
- CONCRETE MIXES, AGGREGATES AND CEMENTITIOUS MATERIALS, INCLUDING PORTLAND CEMENT AND PORTLAND LESTONE CEMENT, SHALL CONFORM TO CAN/CSA A23.1 AND A23.2 AND CAN/CSA-A3000 AND SHALL HAVE THE FOLLOWING PROPERTIES BASED UPON PERFORMANCE CRITERIA PROPORTIONING:

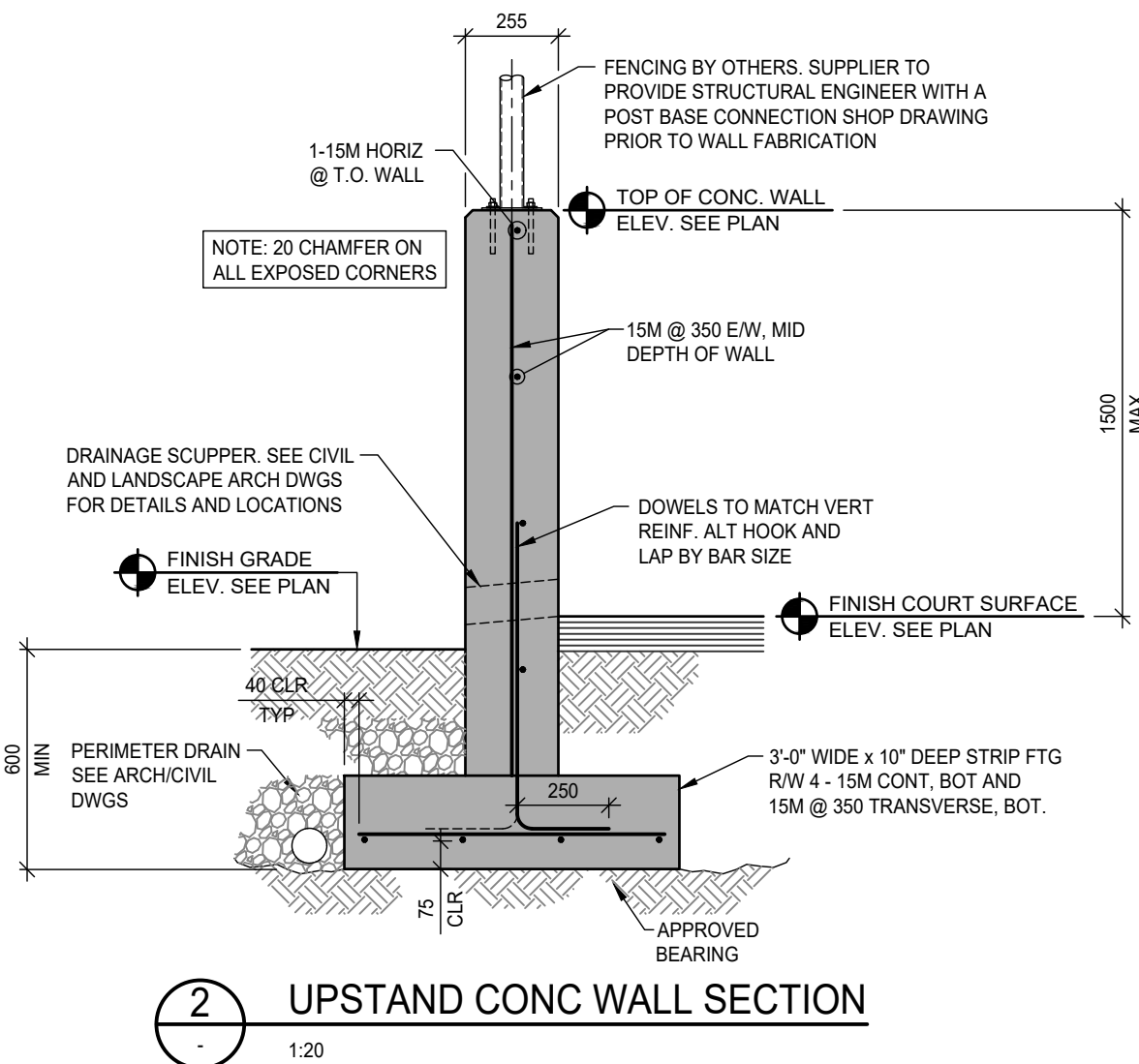
CLASS	28 DAY STRENGTH	EXPOSURE	CEMENT TYPE
FOOTINGS	25MPa (3500 psi)	F-2	GU/GUL
WALL	25 MPa (3500 psi)	F-2	GU/GUL
- PORTLAND LESTONE CEMENT (PLC) SHALL MEET THE REQUIREMENTS OF CSA A3000 FOR LESTONE CEMENTS.
- CONCRETE TESTING SHALL BE CARRIED OUT BY THE CONTRACTOR AND PAID FOR BY THE OWNER AND SHALL BE IN ACCORDANCE WITH CAN/CSA A23.1 AND A23.2. THE MINIMUM NUMBER OF TESTS PERFORMED SHALL BE AS PER CSA A23.2. ADDITIONAL TESTING SHALL BE PERFORMED AT THE DIRECTION OF THE STRUCTURAL ENGINEER. CONTRACTOR SHALL PROVIDE TESTING AGENCY WITH ADEQUATE NOTICE TO PROVIDE TESTING AS REQUIRED.
- CHAMFER ALL EXPOSED EDGES OF CONCRETE WITH A 19mm (3/4") CHAMFER UNLESS NOTED OTHERWISE.
- CONCRETE FINISHES SHALL BE IN ACCORDANCE WITH CAN/CSA A23.1 AND AS FOLLOWS UNLESS NOTED OTHERWISE:

INTERIOR SLABS;	TROWEL FINISH
EXTERIOR SLABS;	BROOM FINISH
WALLS (TYPICAL);	FILL ALL DEFECTS LARGER THAN 25mm (1") DIAMETER AND GRIND RIDGES FLUSH WITH SURROUNDING SURFACES
EXPOSED AGGREGATE;	SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS
- ALL CONCRETE CURING SHALL BE IN ACCORDANCE WITH CAN/CSA A23.1. SPECIAL PRECAUTIONS SHALL BE TAKEN PER CSA A23.1 FOR PLACING AND CURING CONCRETE AT OR ABOVE 27° C AND AT OR BELOW 5° C.
- UNLESS NOTED OTHERWISE, OR REQUIRED FOR FIRE RESISTANCE RATING, ALL REINFORCING STEEL SHALL HAVE THE FOLLOWING CLEAR COVER DISTANCES:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	75 mm (3")
EXTERIOR MEMBERS	40 mm (1.5")
- CONTROL JOINTS SHALL BE PROVIDED IN BOTH DIRECTIONS IN ALL SLABS-ON-GRADE AT A MAXIMUM SPACING OF 3600mm (12'-0") FOR UNREINFORCED SLABS AND 6100mm (20'-0") FOR REINFORCED SLABS, UNLESS NOTED OTHERWISE ON DRAWINGS.
- WATER STOPS SHALL BE INSTALLED WHERE INDICATED, WITH ALL JOINTS WELDED, IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. THE STOPS SHALL BE RIGIDLY TIED IN PLACE. DO NOT DISTORT OR PUNCTURE WATER STOP. DO NOT DISPLACE REINFORCING BAR DURING PLACEMENT.
- JOINT FILLER SHALL BE INSTALLED IN ALL EXPANSION AND CONSTRUCTION JOINTS.
- EMBEDDED PLATES AND ANCHOR BOLTS FOR STRUCTURAL STEEL SHALL BE SECURELY TIED OR FASTENED IN PLACE PRIOR TO POURING CONCRETE. ALL ANCHOR BOLTS SHALL BE LAID OUT USING A TEMPLATE. "WET DOWELING" OF ANCHOR BOLTS AND EMBEDDED PLATES IS NOT PERMITTED.
- MAXIMUM AGGREGATE SIZE TO BE 20mm UNLESS APPROVED BY ENGINEER OF RECORD.



RETAINING WALL SECTION
1:20



UPSTAND CONC WALL SECTION
1:20

ISSUES		
No.	DATE	ISSUED FOR
01	2025.10.21	CLIENT REVIEW
02	2025.11.14	BUILDING PERMIT
03	2026.01.13	TENDER

SUB CONSULTANT

ISSUED FOR TENDER

EXTENSION COMMUNITY PARK
SPORT COURT AREA
STRUCTURAL

2120 RYDER STREET, NANAIMO, BC
LANARC (LANARC 2015 CONSULTANTS)



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GENERAL NOTES, FOUNDATION PLAN, SECTIONS & DETAILS

DESIGNED SH	ENGINEER'S SEAL Permit to Practice Number: 1000201
DESIGN REVIEW -	
DRAFTED SL	
DRAFTING REVIEW -	
PROJECT No. 3845-007	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
HEL DRAWING No. S101	REVISION 03

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION