

RENOVATIONS	
1.	REVIEW BY RJC OF THE EXISTING CONDITIONS IS LIMITED ONLY TO THE ELEMENTS IMPACTED BY THE RENOVATION WORK SHOWN IN THE CONTRACT DOCUMENTS.
2.	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.
3.	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.
4.	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.
5.	COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
6.	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.
7.	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.
8.	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.
9.	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 PROCEDURED 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.
10.	CONTRACTOR TO ENSURE THAT UNDERGROUND OR IN-SLAB SERVICES ARE NOT DAMAGED THROUGH DEMOLITION, SAWCUTTING, HOLE AUGURING, OR OTHER CONSTRUCTION ACTIVITIES. SEE SPECIFICATION FOR REQUIREMENTS.
11.	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).
12.	DRILL AND SITE MEASURE BOLT HOLES IN EXISTING STRUCTURE PRIOR TO FABRICATING STEEL CONNECTION PLATES. BOLT HOLES MAY HAVE TO BE MOVED FROM WHAT IS SHOWN ON THE DRAWINGS TO AVOID CUTTING EXISTING REINFORCING OR TO AVOID OTHER SITE CONDITIONS. SITE MODIFICATION OF STEEL CONNECTION PLATES WILL NOT BE ACCEPTED WITHOUT THE PRIOR APPROVAL OF RJC.
13.	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 THE STRUCTURE DURING DEMOLITION AND CONSTRUCTION.
14.	CONTRACTOR TO ENSURE THAT EXISTING AIR AND VAPOUR BARRIERS ARE MAINTAINED IN AREAS OF CONSTRUCTION. ANY INADEQUACIES IN AIR OR VAPOUR BARRIERS TO BE BROUGHT TO THE ATTENTION OF RJC.
15.	FOR FASTENING TO EXISTING MATERIALS, USE ONLY PRODUCTS AS SPECIFIED UNLESS ALTERNATIVES HAVE BEEN PREAPPROVED BY RJC.

GENERAL SCOPE OF WORK

1.	REMOVE EXISTING FINISHES AT LOCATIONS SHOWN ON THE DRAWINGS AS REQUIRED TO UPGRADE EXISTING DETAILS TO THOSE INDICATED ON THE DRAWINGS.
2.	THIS BUILDING ENVELOPE RESTORATION HAS BEEN DESIGNED USING RAINSCREEN PRINCIPLES. THIS ASSEMBLY RELOCATES THE AIR AND VAPOUR BARRIER AND INSULATION TO THE OUTSIDE OF THE EXTERIOR SHEATHING TO BETTER CONTROL VAPOUR TRANSFER, AIR LEAKAGE, AND ENHANCE THE THERMAL PROPERTIES OF THE WALL.
3.	CONFIRM THE EXISTENCE OF THE ORIGINAL AIR AND VAPOUR BARRIERS DURING CONSTRUCTION. NOTIFY RJC OF INADEQUACIES OR DETERIORATION SO THAT ISSUES MAY BE ADDRESSED. AREAS OF THE AIR AND VAPOUR BARRIERS THAT ARE COMPROMISED TO ACCOMMODATE CONSTRUCTION MUST BE REINSTATED TO MEET THE ORIGINAL DESIGN INTENT OR ALTERED AS INSTRUCTED BY RJC.
4.	SUPPLY AND INSTALL NEW EXTERIOR FINISHES AS REQUIRED TO UPGRADE EXISTING DETAILS TO THOSE SHOWN ON THE DRAWINGS.
5.	ALL MECHANICAL, ELECTRICAL AND OTHER ITEMS THAT ARE AFFECTED BY RESTORATION OF FRAMING MUST BE REPLACED IN ACCORDANCE WITH CURRENT APPLICABLE CODES AND USING GOOD PRACTICE. MODIFY AS REQUIRED.
6.	CLEAN ALL AREAS AFFECTED BY THE WORK TO SATISFACTION OF THE OWNER.

NON-STRUCTURAL / SECONDARY STRUCTURAL ELEMENTS	
1.	"NON-STRUCTURAL" OR "SECONDARY STRUCTURAL" ELEMENTS ARE NOT PART OF THE STRUCTURAL DESIGN SHOWN ON THESE DRAWINGS. SUCH ELEMENTS ARE DESIGNED, DETAILED AND REVIEWED IN THE FIELD BY OTHERS. THEY APPEAR ON DRAWINGS OTHER THAN THESE DRAWINGS OF READ JONES CHRISTOFFERSEN LTD. WHERE STRUCTURAL ENGINEERING RESPONSIBILITY IS REQUIRED FOR THESE ELEMENTS, THIS SHALL BE PROVIDED BY SPECIALTY STRUCTURAL ENGINEERS, WHO SHALL PREPARE ALL SUBMITTALS UNDER THEIR SEAL AND SIGNATURE AND ALSO PROVIDE ANY LETTERS REQUIRED BY BUILDING PERMIT AUTHORITIES.
2.	EXAMPLES OF NON-STRUCTURAL ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO: <ul style="list-style-type: none"> A. MECHANICAL AND ELECTRICAL EQUIPMENT, COMPONENTS, AND THEIR ATTACHMENT DETAILS. B. BRICK OR BLOCK VENEERS. C. DESIGN AND FIELD REVIEW OF SEISMIC RESTRAINT FOR SECONDARY STRUCTURAL ELEMENTS AND OPERATIONAL AND FUNCTIONAL COMPONENTS INCLUDING MECHANICAL AND ELECTRICAL EQUIPMENT. D. NON-STRUCTURAL CONCRETE TOPPING. E. DESIGN AND FIELD REVIEW OF NON-LOAD BEARING MASONRY.
3.	CONTRACTOR SHALL COORDINATE THE DESIGN OF ALL NON-STRUCTURAL ELEMENTS DESIGNED BY ONE OR MORE SPECIALTY ENGINEERS AND CONNECTING TO ELEMENTS DESIGNED BY OTHER SPECIALTY ENGINEERS TO ENSURE THE STRENGTH, STABILITY, SERVICEABILITY AND INTEGRITY OF THE FINAL CONSTRUCTION.
4.	SHOP DRAWINGS FOR NON-STRUCTURAL ELEMENTS WHICH MAY AFFECT THE PRIMARY STRUCTURAL SYSTEM SHALL BE SUBMITTED TO READ JONES CHRISTOFFERSEN LTD. INDICATE CLEARLY THE METHOD OF ATTACHMENT AND MAGNITUDE OF ALL FORCES (SPECIFIED AND FACTORED) THAT THE STRUCTURE MUST WITHSTAND. THESE DRAWINGS WILL BE REVIEWED ONLY FOR THE EFFECT OF THE ELEMENT ON THE PRIMARY STRUCTURAL SYSTEM.

STRUCTURAL MOVEMENTS

1.	IT IS ASSUMED THAT THE EXISTING BUILDING STRUCTURE WILL UNDERGO NORMAL TYPES OF MOVEMENT AND DEFLECTION.
2.	ANY STRUCTURAL COMPONENTS DESIGNED BY READ JONES CHRISTOFFERSEN LTD., AND SHOWN ON THESE DRAWINGS WILL UNDERGO NORMAL TYPES OF BUILDING MOVEMENT AND DEFLECTION.
3.	NON-STRUCTURAL COMPONENTS (NOT BY READ JONES CHRISTOFFERSEN LTD.) MUST BE DETAILED TO ACCOMMODATE NORMAL TYPES OF MOVEMENT AND DEFLECTION.
4.	NON-STRUCTURAL COMPONENTS DESIGNED BY READ JONES CHRISTOFFERSEN LTD., AND SHOWN ON THESE DRAWINGS HAVE BEEN DETAILED TO ACCOMMODATE NORMAL TYPES OF MOVEMENT AND DEFLECTION.
5.	THE FOLLOWING MOVEMENTS AND DEFLECTIONS HAVE BEEN ESTIMATED FOR THIS STRUCTURE: <ul style="list-style-type: none"> A. DIFFERENTIAL VERTICAL MOVEMENTS BETWEEN ADJACENT COLUMNS AND BETWEEN ADJACENT COLUMNS AND WALLS = ± 19mm. B. VERTICAL DEFLECTIONS OF EDGE BEAMS AND EDGES OF SLABS = ± 25mm. DIFFERENTIAL DEFLECTIONS OF EDGE BEAMS AND EDGES OF SLABS = ± 16mm. C. VERTICAL DEFLECTIONS AT INTERIOR OF FLOORS = ± 25mm. DIFFERENTIAL DEFLECTIONS AT INTERIOR OF FLOORS = ± 16mm. D. HORIZONTAL DRIFT DURING WIND AND EARTHQUAKE BETWEEN FLOORS: <ul style="list-style-type: none"> - ± 13mm DRIFT WITHOUT DAMAGE TO NON-STRUCTURAL COMPONENTS - ± 50mm DRIFT WITHOUT COLLAPSE OF NON-STRUCTURAL COMPONENTS. E. MOVEMENT AT EXPANSION JOINTS: <ul style="list-style-type: none"> - ± 50mm PERPENDICULAR - ± 50mm PARALLEL - ± 25mm VERTICAL
6.	ALL STRUCTURES ARE ALSO SUBJECT TO CONSTRUCTION TOLERANCES. THIS SHOULD BE ALLOWED FOR IN DETAILING NON-STRUCTURAL COMPONENTS IN ADDITION TO THE ABOVE MOVEMENTS.

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 CONTRACT
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	OP. -----	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. HORIZ. -----	HORIZONTAL	T.O. -----	TOP OF
H.D.G. -----	HOT-DIP GALVANIZED	TYP. -----	TYPICAL
HT. -----	HEIGHT	ULS -----	ULTIMATE LIMIT STATE
INT. -----	INTERIOR	U.N.O. -----	UNLESS NOTED OTHERWISE
JT. -----	JOINT	U/S -----	UNDERSIDE
LG. -----	LONG	V. VERT. -----	VERTICAL
L.L. -----	LIVE LOAD	W. -----	WITH

DESIGN CODE

1.	THE COMPLETED BASE BUILDING ENVELOPE UPGRADES SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE BRITISH COLUMBIAN BUILDING CODE 2024, EXCEPT THE DESIGN FOR EARTHQUAKE LOADS AND EFFECTS IS IN SUBSTANTIAL ACCORDANCE WITH ARTICLE 4.1.8 OF THE BRITISH COLUMBIA BUILDING CODE 2018.
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FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC)


1.	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.
2.	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.
3.	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.

1.	STRUCTURAL ELEMENTS DESIGNED BY THE CONTRACTOR OR SUBCONTRACTORS, SUCH AS OPEN WEB STEEL JOISTS, PRECAST DOUBLE TEES, PRECAST PLANKS, STRUCTURAL STEEL CONNECTIONS, LIGHT WOOD FRAME ROOF TRUSSES, ETC.
2.	SECONDARY STRUCTURAL ELEMENTS AND NON-STRUCTURAL ELEMENTS. SEE ALSO "NON-STRUCTURAL ELEMENTS" GENERAL NOTES.
3.	CONTRACTOR: FOR THE PURPOSES OF THESE DRAWINGS, THE USE OF THE TERM "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.
4.	FOR PLANS AND DETAILS: ELEMENTS SHOWN FADED (GRAYSCALE) ARE EXISTING OR NOT BY RJC. (i.e., -----). ELEMENTS SHOWN DARK (BLACK) ARE NEW. (i.e., -----).

LIST OF DRAWINGS	
R-1.1	GENERAL NOTES
R-2.1	BUILDING ENVELOPE DETAILS

DRAWINGS	
1.	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.
2.	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.
3.	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.
4.	THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS INCLUDING PROJECT SPECIFICATIONS AND DRAWINGS PROVIDED BY OTHER CONSULTANTS.
5.	THE FOLLOWING EXISTING BASE BUILDING DRAWINGS WERE USED IN THE DESIGN OF THIS PROJECT: ARCHITECTURAL: PREPARED BY: <u>HUGHES CONDON MARLER ARCHITECTS</u> DATED: <u>AUGUST 1, 2006</u>

GENERAL

1.	SECTION MARK SHOWN  MEANS SECTION #4 ON DRAWING R-3.
2.	SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, MAILERS, INSERTS, ETC., TO BE ENCASED IN CONCRETE.
3.	SEE ARCHITECTURAL DRAWINGS FOR FLOOR AND ROOF ELEVATIONS, RECESSES, DRAINAGE SLOPES, ETC.
4.	THE GENERAL CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN STRUCTURAL AND OTHER DISCIPLINES DRAWINGS FOR CLARIFICATION.
5.	CONCRETE WORK SHALL CONFORM TO CSA A23.1, CSA A23.2, CSA A23.3, AND REFERENCED DOCUMENTS.
6.	STRUCTURAL STEEL WORK SHALL CONFORM TO CSA S16 AND REFERENCED DOCUMENTS.
7.	DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION OF RJC.
8.	REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS, CONFIGURATIONS, EXTENT, AND SIZES OF ALL CURBS, UPSTANDS, DOWNTURNS; AND FOR OPENINGS THROUGH FLOORS AND WALLS FOR DUCTS, CONDUIT AND PIPING. PROVIDE FOR SAME.
9.	DEFINITIONS: <ul style="list-style-type: none"> A. RJC: READ JONES CHRISTOFFERSEN OR ITS REPRESENTATIVE. B. SPECIALTY STRUCTURAL ENGINEER: A STRUCTURAL ENGINEER REGISTERED AND LICENSED TO PRACTICE BY THE PROFESSIONAL ENGINEERING ASSOCIATION HAVING JURISDICTION IN THE AREA WHERE THE STRUCTURE IS TO BE BUILT AND WHO IS RESPONSIBLE FOR THE DESIGN AND FIELD REVIEW OF: <ul style="list-style-type: none"> - STRUCTURAL ELEMENTS DESIGNED BY THE CONTRACTOR OR SUBCONTRACTORS, SUCH AS OPEN WEB STEEL JOISTS, PRECAST DOUBLE TEES, PRECAST PLANKS, STRUCTURAL STEEL CONNECTIONS, LIGHT WOOD FRAME ROOF TRUSSES, ETC. - SECONDARY STRUCTURAL ELEMENTS AND NON-STRUCTURAL ELEMENTS. SEE ALSO "NON-STRUCTURAL ELEMENTS" GENERAL NOTES. C. CONTRACTOR: FOR THE PURPOSES OF THESE DRAWINGS, THE USE OF THE TERM "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.
10.	FOR PLANS AND DETAILS: ELEMENTS SHOWN FADED (GRAYSCALE) ARE EXISTING OR NOT BY RJC. (i.e., -----). ELEMENTS SHOWN DARK (BLACK) ARE NEW. (i.e., -----).

ISSUED FOR TENDER		2025.02.18 YKM	
No.	Revision	Date	By

- 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.
 - Use of these drawings is limited to that identified in the Issued/Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Issued/Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing" or "tender" unless so indicated in the Issued/Revisions column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.



EGBC Permit to Practice No. 1002503

Project Name
POIRIER SPORTS AND LEISURE COMPLEX - CHLORINE VENTILATION

633 POIRIER SREET, COQUITLAM, BC

Sheet Title
GENERAL NOTES

Drawn By **JLI** Scale **1 : 1**
Designed By **YKM** Date **FEBRUARY 18, 2025**
RJC Project Number **VAN.137337.0003**

Sheet Number _____ Revision _____

R-1.1

No.	Revision	Date	By
	ISSUED FOR TENDER	2025.02.18	YKM

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Seal



2025-02-18

EGBC Permit to Practice No. 1002503

Project Name

POIRIER SPORTS AND LEISURE COMPLEX - CHLORINE VENTILATION

633 POIRIER SREET, COQUITLAM, BC

Sheet Title

BUILDING ENVELOPE DETAILS

Drawn By **JLI** Scale **As indicated**

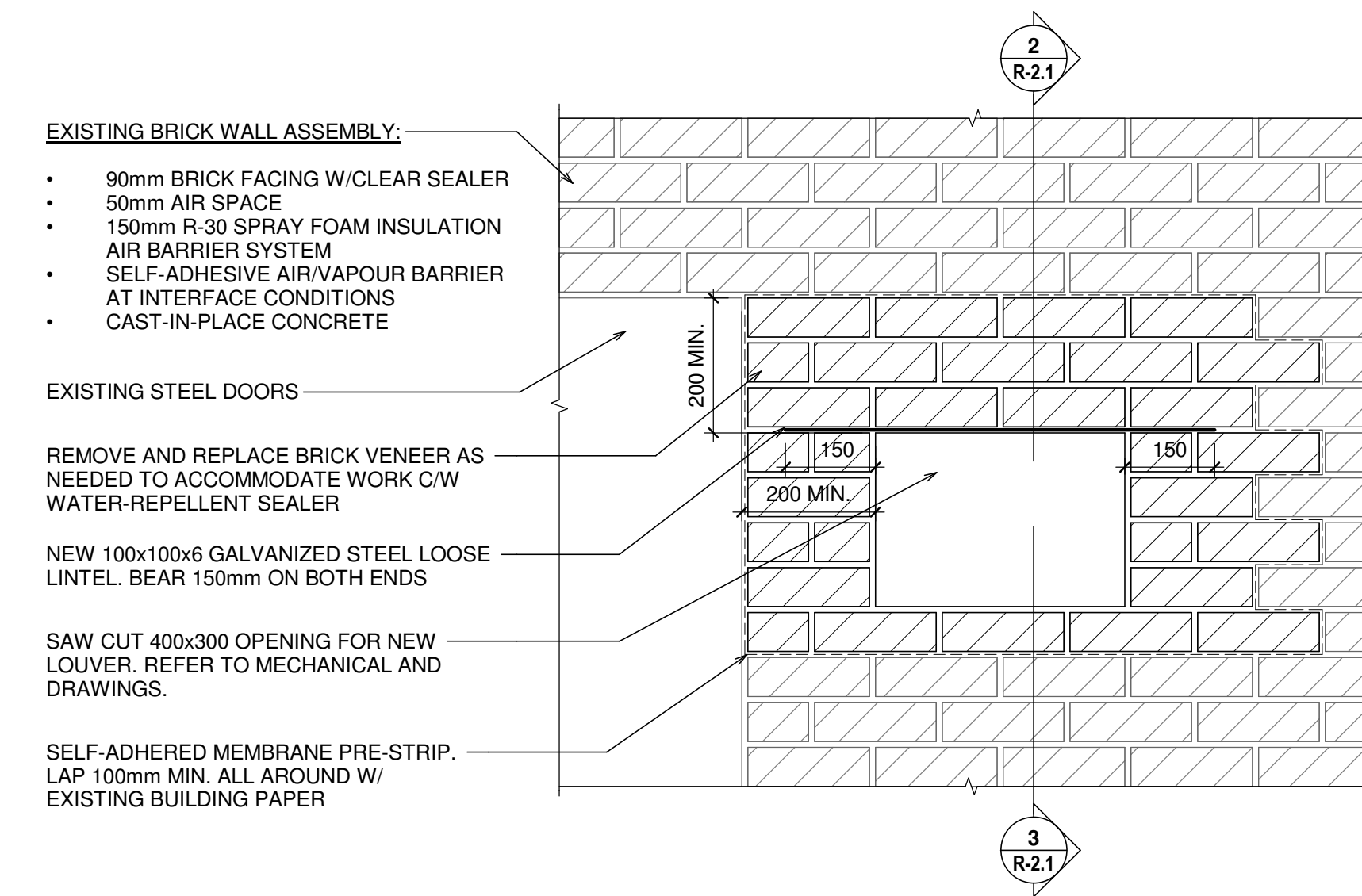
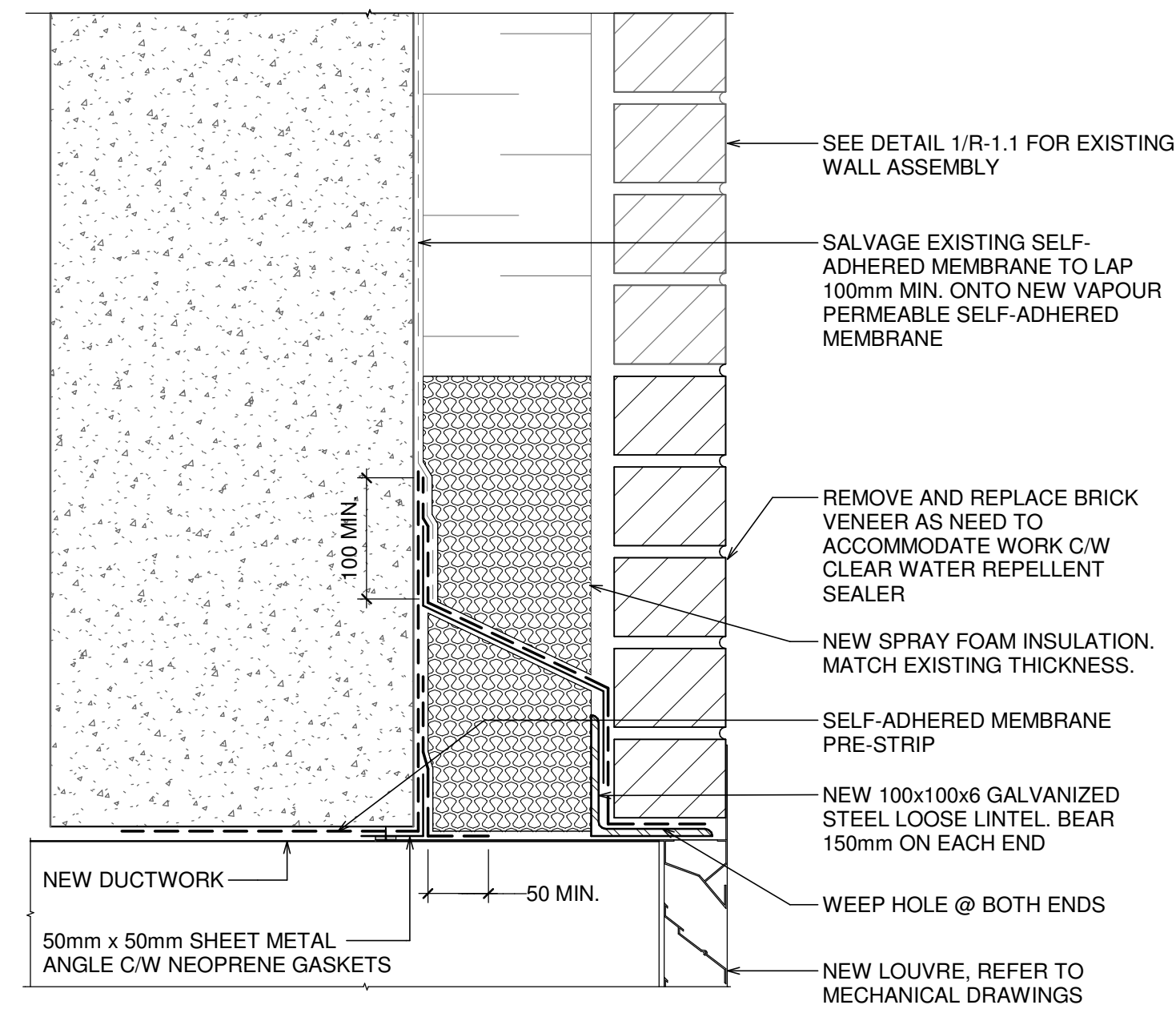
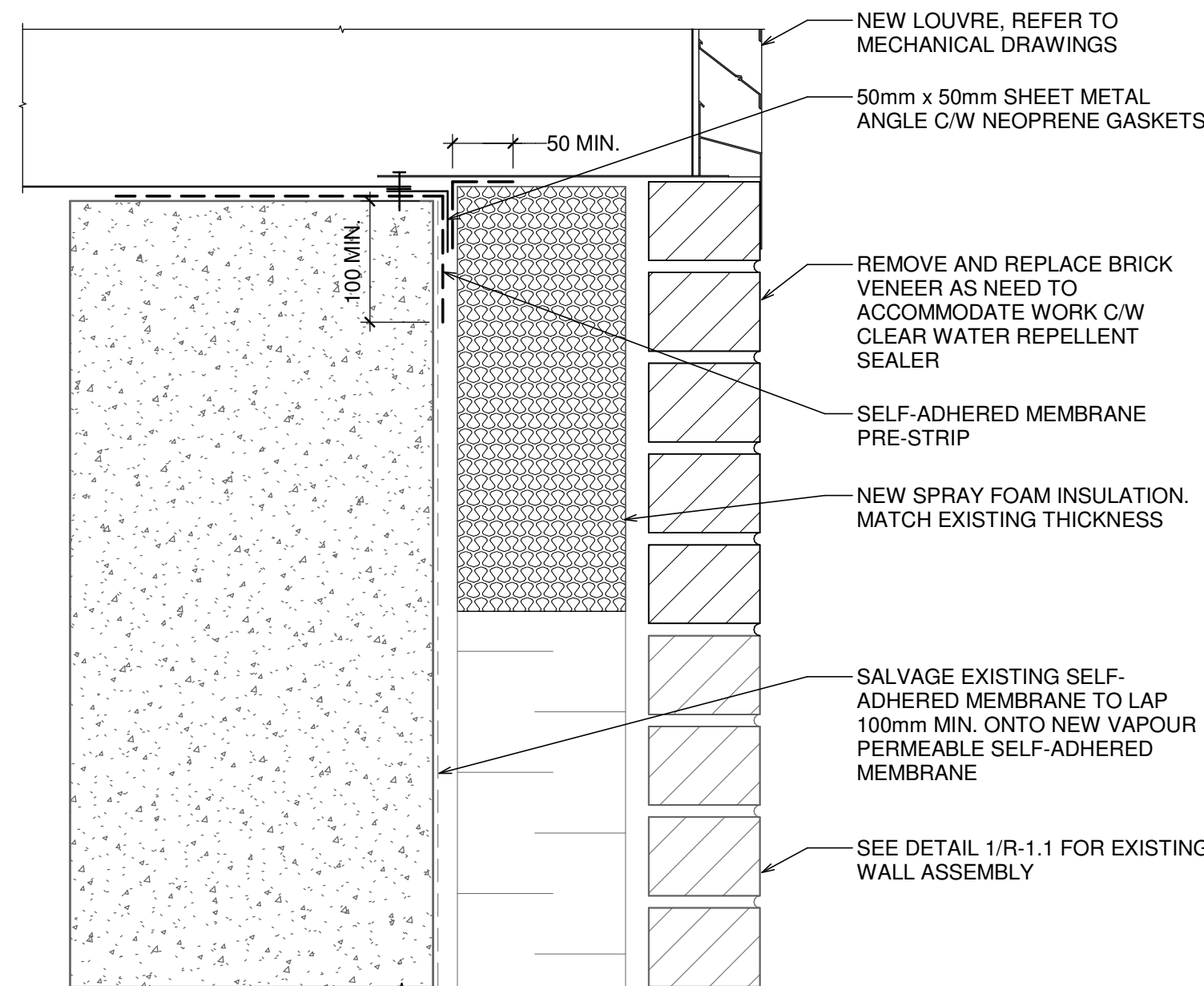
Designed By **YKM** Date **FEBRUARY 18, 2025**

RJC Project Number **VAN.137337.0003**

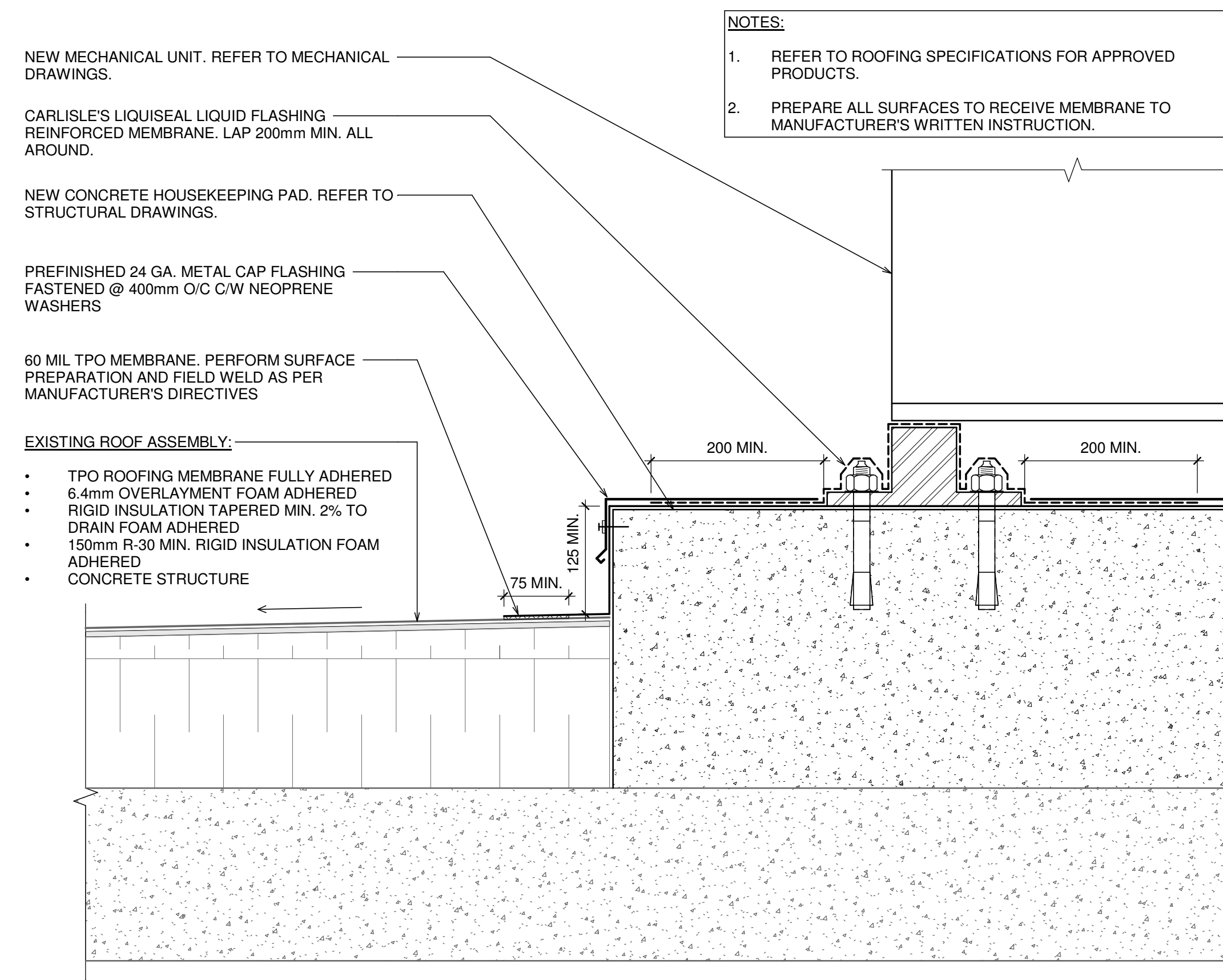
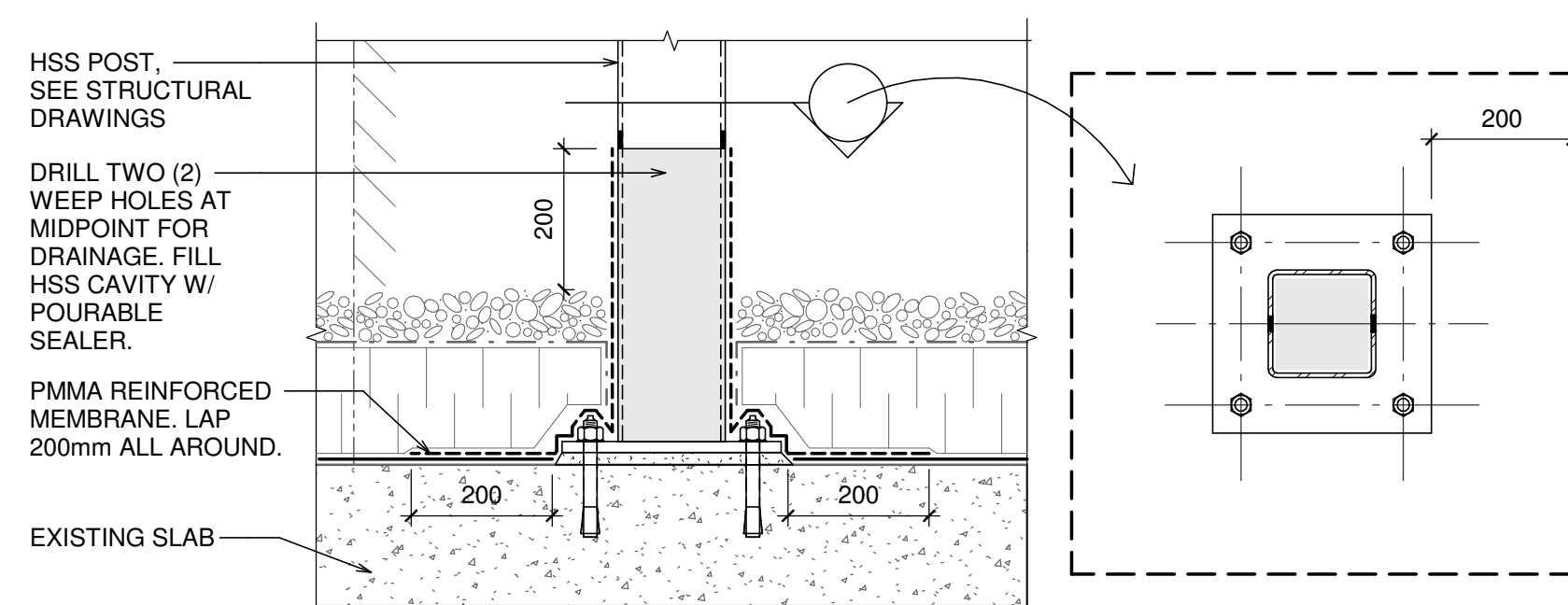
Sheet Number Revision

R-2.1

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- NOTES:**
- NEW ROOF ASSEMBLY TO MATCH EXISTING. CONFIRM ROOF ASSEMBLY WITH RJC PRIOR TO INSTALLATION.
 - REFER TO ROOFING SPECIFICATIONS FOR APPROVED PRODUCTS.
 - PREPARE ALL SURFACES TO RECEIVE MEMBRANE TO MANUFACTURER'S WRITTEN INSTRUCTION.



- NOTES:**
- REFER TO ROOFING SPECIFICATIONS FOR APPROVED PRODUCTS.
 - PREPARE ALL SURFACES TO RECEIVE MEMBRANE TO MANUFACTURER'S WRITTEN INSTRUCTION.