

GENERAL NOTES

- THESE STAIR STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2012, PART 4.
- THE EXISTING STRUCTURE HAS NOT BEEN REVIEWED FOR CONFORMANCE WITH THE BC BUILDING CODE REQUIREMENTS
- CONSTRUCT REPAIRS TO BRITISH COLUMBIA BUILDING CODE REQUIREMENTS.
- DESIGN LOADS (psf):

LEVEL	LL
STAIR LIVE LOAD	100
GROUND SNOW LOAD	42

- b) SNOW: (KPA) d) WIND: (KPA)
 $S_s = 2.3$ $Q_{10} = 0.96$
 $S_r = 0.2$ $Q_{50} = 0.47$
- d) SEISMIC:
 $S_a(2) = 0.99$, $S_a(5) = 0.66$, $S_a(1.0) = 0.33$, $S_a(2.0) = 0.17$
 PGA = 0.49

- READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND DOCUMENTS. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY FOR CLARIFICATION.
- DO NOT INSTALL OPENINGS, SET INSERTS, DRILL OR ATTACH TO STRUCTURAL FRAME WITHOUT AUTHORIZATION OF ENGINEER EXCEPT AS NOTED ON DRAWINGS.
- ALL STRUCTURAL ITEMS MUST BE INSPECTED BY THE STRUCTURAL ENGINEER OR BY ANOTHER SUITABLE QUALIFIED PERSON.
- NOTIFY THE ENGINEER 24 HOURS IN ADVANCE FOR INSPECTION OF THE FOLLOWING:
 - REINFORCING STEEL : BEFORE EACH CONCRETE POUR.
 - WOOD FRAMING : PLYWOOD WALLS, ROOF, BEFORE COVER UP.
- ALL WORK IS TO BE COMPLETED BEFORE CALLING FOR INSPECTIONS.
- BRACE THE STRUCTURE UNTIL ALL THE COMPONENTS ARE PERMANENTLY FASTENED IN PLACE. BRACING SHOWN IS FOR COMPLETED STRUCTURE ONLY.
- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FAILURE TO DO SO SHALL RENDER THE CONTRACTOR RESPONSIBLE TO REPAIR ANY IMPROPER WORK.
- METRIC AND IMPERIAL UNITS USED INTERCHANGEABLY.
- ONLY STRUCTURAL COMPONENTS DETAILED ON OUR DRAWINGS HAVE BEEN DESIGNED BY US. OTHER STRUCTURAL COMPONENTS AND ANY OTHER BUILDING COMPONENTS ARE THE RESPONSIBILITY OF THEIR RESPECTIVE DESIGNERS. THIS INCLUDES, BUT IS NOT LIMITED TO, DAMP PROOFING AND WATER PROOFING SYSTEMS.
- THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE PROFESSIONAL HAS ENTERED INTO A WRITTEN CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY WHOM THE PROFESSIONAL HAS NOT ENTERED INTO SUCH A CONTRACT.
- DO NOT BUILD FROM THESE DRAWINGS UNLESS THEY ARE MARKED "ISSUED FOR CONSTRUCTION".
- DESIGN ALL GUARDRAILS, AND HANDRAILS, TO THE REQUIREMENTS OF THE B.C. BUILDING CODE.
- USE THE LATEST EDITION OF STANDARDS REFERRED TO IN THESE DOCUMENTS.
- ALL FORMING, SHORING, AND SITE SAFETY ISSUES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ANY CHANGES TO THE FRAMING SHOWN ON THE DRAWINGS SHALL HAVE PRIOR WRITTEN APPROVAL OF THE ENGINEER. FRAMING CHANGES THAT HAVE NOT BEEN APPROVED WILL BE REJECTED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE CORRECTION OF DEFICIENCIES AS DETERMINED BY THE ENGINEER.

CONCRETE

- GENERAL
 - PROVIDE CONCRETE AND PERFORM WORK TO CSA CANS-A23.1.
 - RETAIN A CONCRETE TESTING AGENCY APPROVED BY THE ENGINEER TO TEST AGGREGATES, DESIGN MIX AND TAKE, AND TEST CONCRETE CYLINDERS TO CSA-A23.1 AND CSA-A23.2. SUBMIT REPORTS TO ENGINEER.

- PRODUCTS
 - CEMENT : TYPE "10 PORTLAND CEMENT".
 - REINFORCING STEEL : NEW DEFORMED BARS TO CSA G30.1 & GRADE 400. WELDED WIRE FABRIC TO CSA G30.5.
 - AGGREGATE AND WATER : TO CSA CAN3-A23.1.
 - ADMIXTURES : AIR ENTRAINING TO CSA A266.1. WATER REDUCING TO ASTM C494-TYPE A.
 - ANCHOR BOLTS : TO ASTM A307.
 - FORMWORK : SMOOTH, SQUARE EDGED PLYWOOD PANELS.
 - MIX DESIGN:

DESCRIPTION	28 DAY STRENGTH (MPa)	MAXIMUM AGGREGATE	EXPOSURE CLASS
FOOTING	25	3/4"	F2
SLABS/GRADE	32	3/4"	C2

- EXECUTION
 - MIX AND PLACE CONCRETE TO CSA CAN3 A23.1.
 - VERTICAL DROP OF CONCRETE NOT TO EXCEED 5'-0".
 - COMPACT CONCRETE WITH INTERNAL TYPE MECHANICAL VIBRATORS. WORK CONCRETE AROUND ALL EMBEDDED MATERIAL AND INTO CORNERS OF FORMS.
 - UNLESS NOTED OTHERWISE PROVIDE CLEAR CONCRETE COVER OVER REBAR AS FOLLOWS :

SURFACES POURED AGAINST GROUND	3"
FORMED SURFACES EXPOSED TO GROUND OR WEATHER	2"
OTHER FORMED SURFACES : SLABS, WALLS	1"
BEAMS AND COLUMNS	1 1/2"
 - REINFORCING DETAILS SHALL CONFORM TO ACI 315-80 OR AS NOTED ON DRAWINGS. COLUMNS, PILASTERS, AND PEDESTALS TO HAVE TIES HOOKED 135 DEGREES OR AS DETAILED ON DRAWINGS.
 - EMBEDDED MATERIAL SHALL BE FREE FROM GREASE, SCALE, AND OTHER COATINGS. PLACE REBAR IN ACCORDANCE WITH CSA CAN3-A23.1 AND SECURE WITH CLIPS OR WIRE NOT LESS THAN 16 GAUGE.
 - CONTINUE WALL STEEL AROUND CORNERS.
 - MINIMUM SPLICE LENGTH, UNLESS NOTED OTHERWISE :

BAR SIZE	10M	15M	20M	25M	30M	35M
LAP (IN)	14"	20"	28"	48"	64"	92"

 LAP WELDED WIRE FABRIC 8"
 - MINIMUM REINFORCING AROUND OPENINGS LARGER THAN 12" : 2-15M EACH SIDE OF OPENINGS EXTENDED 2'-0" PAST CORNERS. 1-10Mx4'-0" LONG DIAGONAL AT EACH CORNER. 2-15M AT WALL ENDS.
 - CONTROL JOINTS - SLAB ON GRADE - 1" DEEP PREFORMED OR SAWCUT CONCRETE PLACEMENTS AFTER CONCRETE HAS HARDENED SUFFICIENTLY. WALLS - 1/2" DEEP VEE EACH SIDE OF WALL AT 50'-0" MAXIMUM.
 - CONSTRUCTION JOINTS : LOCATE KEYED CONSTRUCTION JOINTS AS APPROVED BY ENGINEER UNLESS DETAILED ON DRAWINGS.
 - SUPPORT CONCRETE UNTIL IT HAS HARDENED SUFFICIENTLY TO CARRY LOADS.
 - FORM ACCURACY TOLERANCE 1/4" IN PLAN AND ELEVATION. SLAB FORM TOLERANCE 1/4" IN ELEVATION.
 - PROVIDE 3/4" CHAMFER TO ALL EXPOSED CORNERS. HAND TOOL EDGES OF SLAB AND CURBS.
 - CHAMFER SLABS AND BEAMS AS NOTED OR 1/4" PER 3'-0" MINIMUM BY SETTING FORMS AND SCREEDS. JACKING FORMS AFTER CONCRETE IS POURED IS NOT PERMITTED.
 - TIE ALL DOWELS AND ANCHOR BOLTS BEFORE POURING CONCRETE.
 - CURE AND PROTECT IN ACCORDANCE WITH A23.1. CURING COMPOUNDS NOT ACCEPTABLE WHERE FUTURE TOPPING OR ADHESIVES TO BE APPLIED.
 - OPENINGS, PIPE SLEEVES, ETC. ARE NOT PERMITTED IN STRUCTURAL CONCRETE UNLESS APPROVED BY ENGINEER.

DIMENSIONS

- ALL BUILDING DIMENSIONS (EXISTING OR NEW) NOT SHOWN ON OUR DRAWINGS, ARE NOT REQUIRED BY US AND ARE THE RESPONSIBILITY OF THE ARCHITECT/CONTRACTOR TO OBTAIN. DO NOT SCALE DRAWINGS
- TRUSS OR JOIST MANUFACTURE TO FIELD VERIFY ALL DIMENSIONS AND EXISTING TO NEW CONNECTIONS

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2	ISSUED FOR TENDER	OCT. 3, 2016
1	ISSUED FOR BUILDING PERMIT	SEPT 23, 2016
REV.	DESCRIPTION	DATE

FOUNDATIONS

- GENERAL
 - DESIGN SOIL BEARING PRESSURE IS 1500 psf.
 - AFTER EXCAVATION AND BEFORE CONSTRUCTING FOUNDATIONS HAVE A GEOTECHNICAL ENGINEER INSPECT THE FOUNDATIONS AND CONFIRM THE SOIL BEARING PRESSURE. THE GEOTECHNICAL ENGINEER MAY REQUIRE CHANGES TO THE FOUNDATION.
- PRODUCTS
 - GRANULAR BASE - 3/4" MINUS CLEAN PIT RUN SAND AND GRAVEL WITH LESS THAN 5% PASSING THE # 200 SIEVE.
- EXECUTION
 - REMOVE TOPSOIL AND OTHER ORGANIC MATERIAL FROM BUILDING AREA.
 - EXTEND ALL FOUNDATIONS TO FIRM, UNDISTURBED, NATIVE SOIL, OR TO A MINIMUM 18" BELOW GRADE, OR TO ELEVATIONS SHOWN ON THE DRAWINGS, WHICHEVER IS DEEPER.
 - REMOVE ALL LOOSE MATERIAL FROM FOOTING PRIOR TO POURING CONCRETE.
 - THE SLAB ON GRADE MAY BE PLACED ON A 6" LAYER OF ROAD MULCH DIRECTLY OR ON THE NATIVE SOIL. BACKFILL OVER EXCAVATED AREAS IN 8" LIFTS OF GRANULAR BASE COMPACTED TO 98% SPDD.

STRUCTURAL WOOD FRAMING

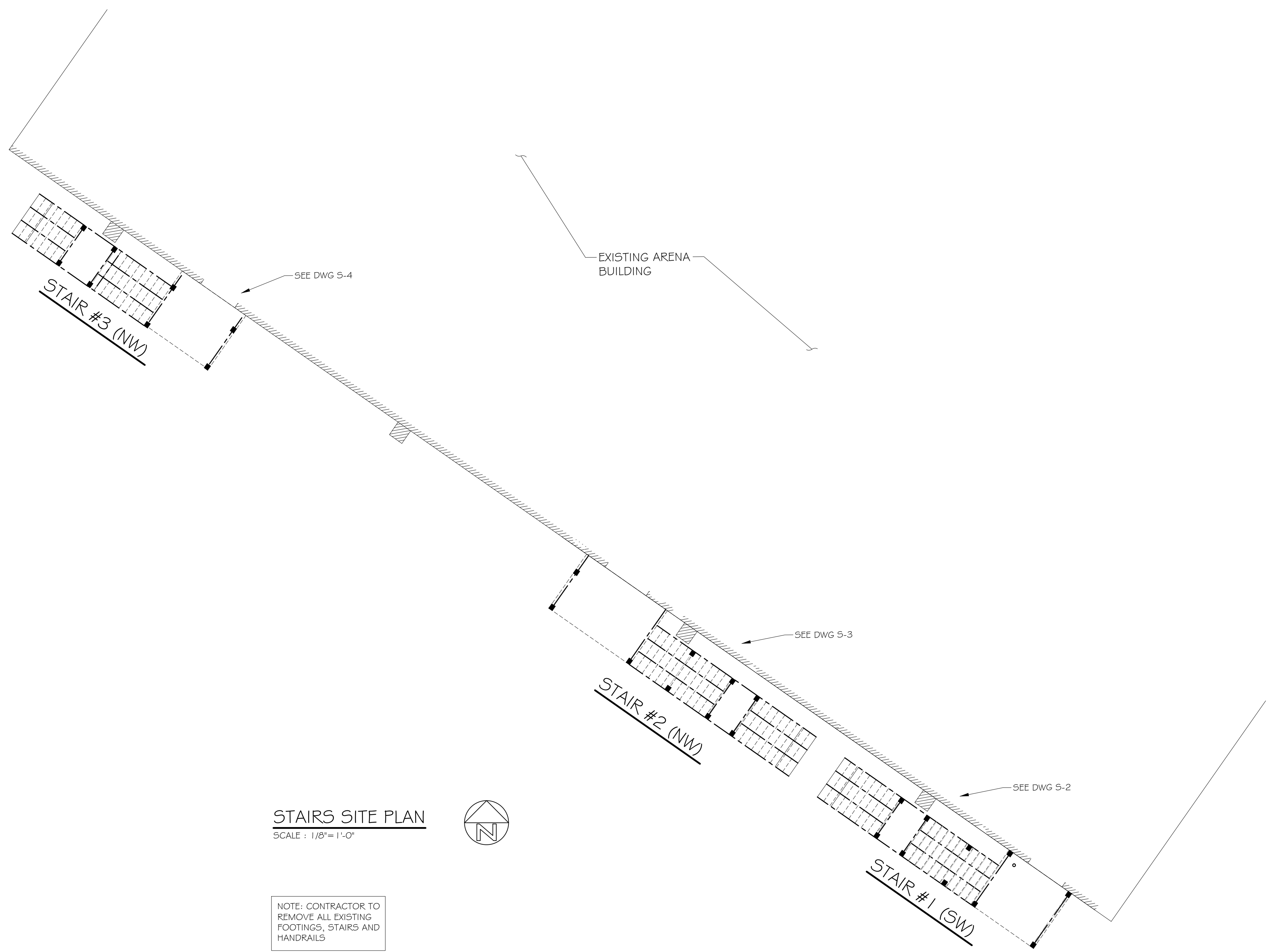
- GENERAL
 - PROVIDE STRUCTURAL FRAMING AND PERFORM WORK TO 2012 BCBC AND CSA CAN3 O86.
- PRODUCTS
 - LUMBER TO BE NO. 2 OR BETTER S-P-F AND TO CONFORM TO CSA 70, THE NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER, AND TO HAVE A MAXIMUM OF 19% MOISTURE CONTENT AT THE TIME OF INSTALLATION.
 - PLYWOOD : DOUGLAS FIR SHEATHING GRADE TO CSA O121. EXTERIOR GRADE FOR WALLS WALLS AND ROOF. TONGUE AND GROOVE FOR FLOORS. SUBSTITUTION WITH OSB IS NOT PERMITTED.
 - BOLTS : TO ASTM STANDARD A307.
 - JOIST AND BEAM HANGERS, METAL FASTENERS, AND FRAMING ANCHORS: PROPERLY TESTED IN ACCORDANCE WITH ICBO CRITERIA AND ANALYZED TO EVALUATE LOAD CAPACITIES.
 - LUMBER GRADE : # 2 DOUGLAS FIR FOR ALL MEMBERS DETAILED ON STRUCTURAL DRAWINGS INCLUDING JOISTS, PLATES, STUDS, LEDGERS, AND BLOCKING. # 1 FOR COLUMNS.
 - NO ACQ-D, CA-B, AND SEX PRESSURE TREATED PRESERVATIVE IS PERMITTED.
 - THE USE OF FINGER-JOINTED STUDS IS PERMITTED ONLY FOR INTERIOR NON-SHEAR WALLS. THE GRADING OF THE FINGER-JOINTED STUDS MUST COMPLY WITH THE GRADING SPECIFIED BY THE NLGA STANDARDS. DO NOT USE FINGER-JOINTED LUMBER FOR EXTERIOR WALLS, SHEAR WALLS, FOR ANY TOP OR BOTTOM PLATES, DRAGSTRUTS, AT STUDS W/ HOLD-DOWN STRAPS (SUCH AS THE END OF SHEARWALLS). CONTRACTOR IS TO SUBMIT LIST OF PROPOSED LUMBER SPECIES AND GRADE TO THE ENGINEER PRIOR TO START OF CONSTRUCTION. ANY LUMBER NOT GRADE MARKED WILL BE REJECTED.
- EXECUTION
 - ERECT FRAMING TO BCBC PART 9, SECTION 23, "WOOD FRAME CONSTRUCTION", EXCEPT AS NOTED.
 - DO NOT OVERDRIVE NAILS FOR PLYWOOD SHEATHING. NAILS WHICH ARE RECESSED MORE THAN 10% OF THE SHEATHING THICKNESS WILL BE REJECTED.

NOTE:

- ALL POSTS, COLUMNS, BEAMS, STRINGERS, AND JOISTS TO BE PRESSURE TREATED, TYP

ABBREVIATIONS:

SF1	STRIP FOOTING TYPE	J1	JOIST TYPE
S.F.	STEP FOOTING	dp	DEEP
FTG.	FOOTING	D.P.	DROPPED
BOTT.	BOTTOM	U.N.O.	UNLESS NOTED OTHERWISE
dw	COMPLETE WITH	E.W.	EACH WAY
VERT.	VERTICAL	E.F.	EACH FACE
HORIZ.	HORIZONTAL	E.F.S.	EACH FACE STAGGERED
ALT.	ALTERNATE		EQUALLY
TYP.	TYPICAL	B/W	BOTTOM EACH WAY
B.O.	BLOCK OUT	CONT.	CONTINUOUS
C1	COLUMN TYPE	CANT.	CANTILEVERED
B1	BEAM TYPE	15M@7'-0"	DENOTES 15M BARS, 7'-0"
		G.T.	LONG
		P.A.	GIRDER TRUSS POST ABOVE

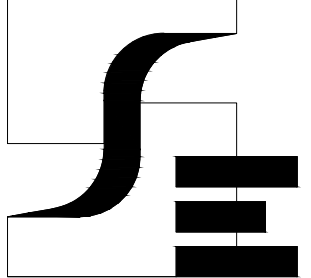


STAIRS SITE PLAN
SCALE : 1/8" = 1'-0"

NOTE: CONTRACTOR TO REMOVE ALL EXISTING FOOTINGS, STAIRS AND HANDRAILS

SIEFKEN ENGINEERING LTD.

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 NEW WESTMINSTER, B.C. V3M 5Y6
 TEL: (604) 525-4122 FAX: (604) 525-3557
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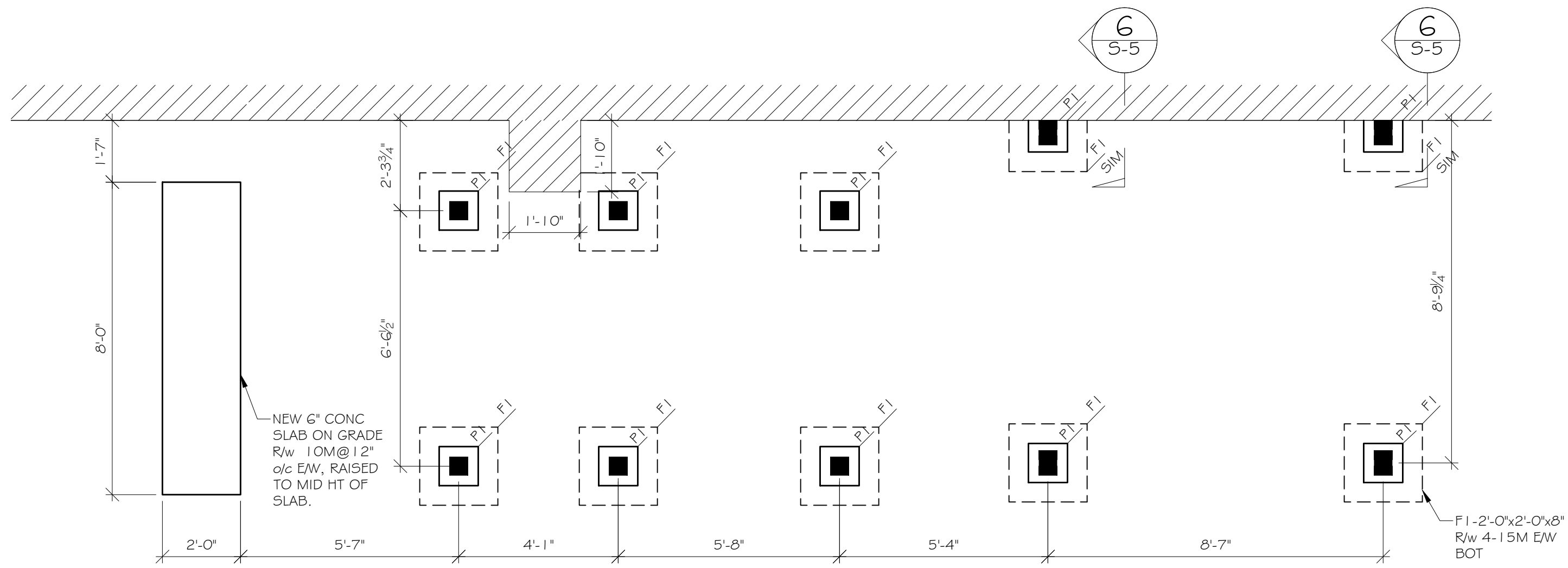


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CHECKED	GS
APPROVED	JRS

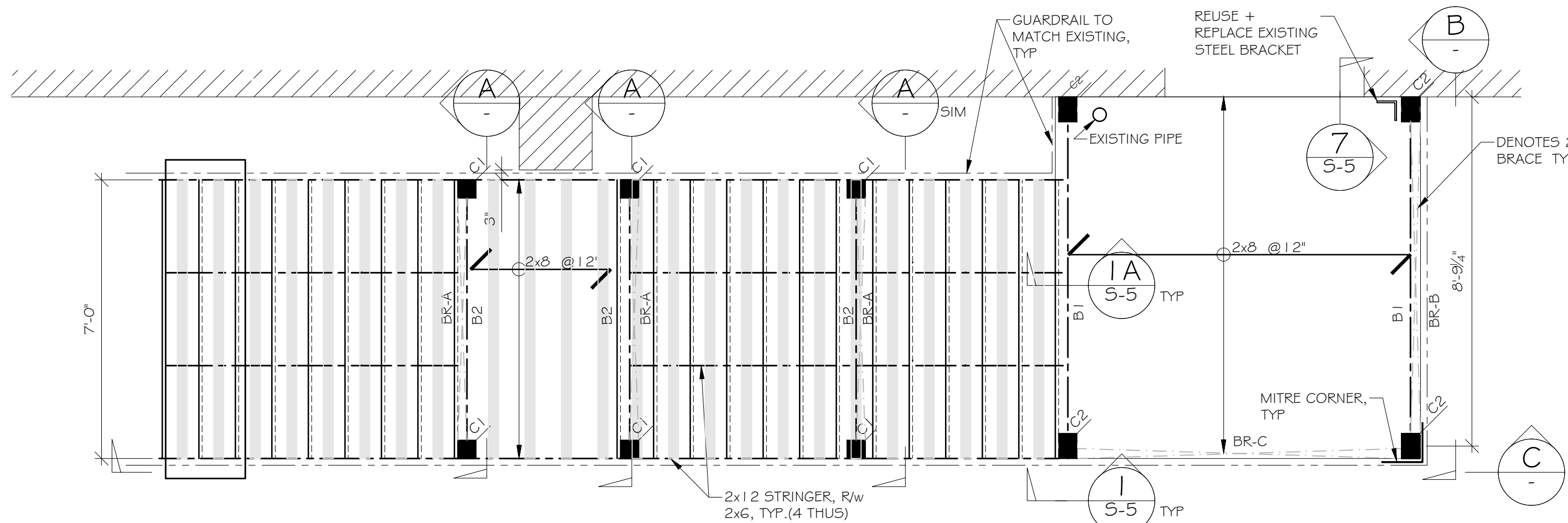
PROJECT	QUEEN'S PARK ARENA-STAIR REPLACEMENT 220-238 FIRST STREET NEW WESTMINSTER, B.C.
TITLE	GENERAL NOTES /SITE PLANS

JOB NUMBER	2016-327
SCALE	AS NOTED
SHEET NUMBER	S-1

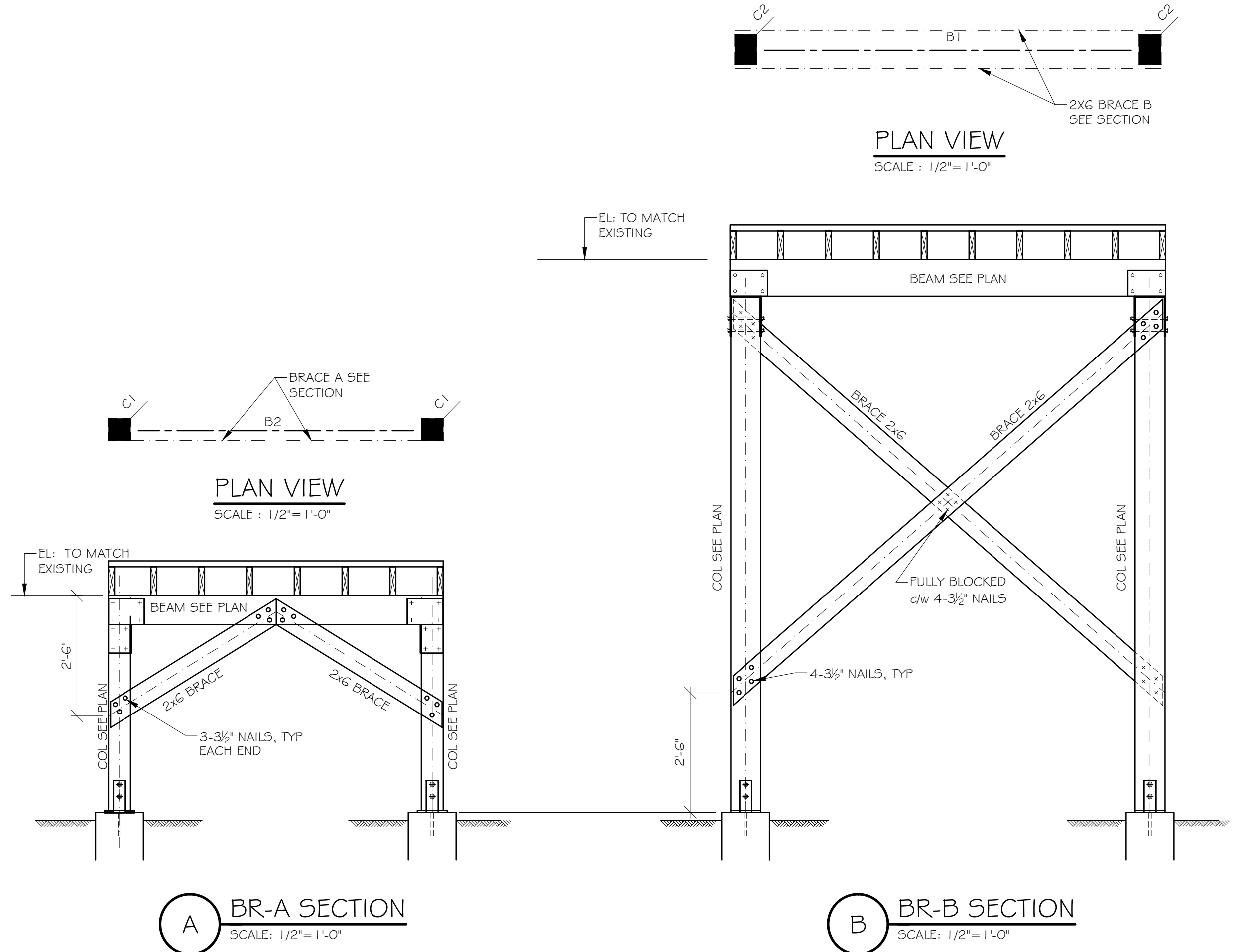
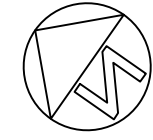


STAIR #1 (SW) FOUNDATION PLAN
SCALE: 3/8"=1'-0"

NOTE: CONTRACTOR FIELD CONFIRM ALL DIMENSIONS, TYPICAL

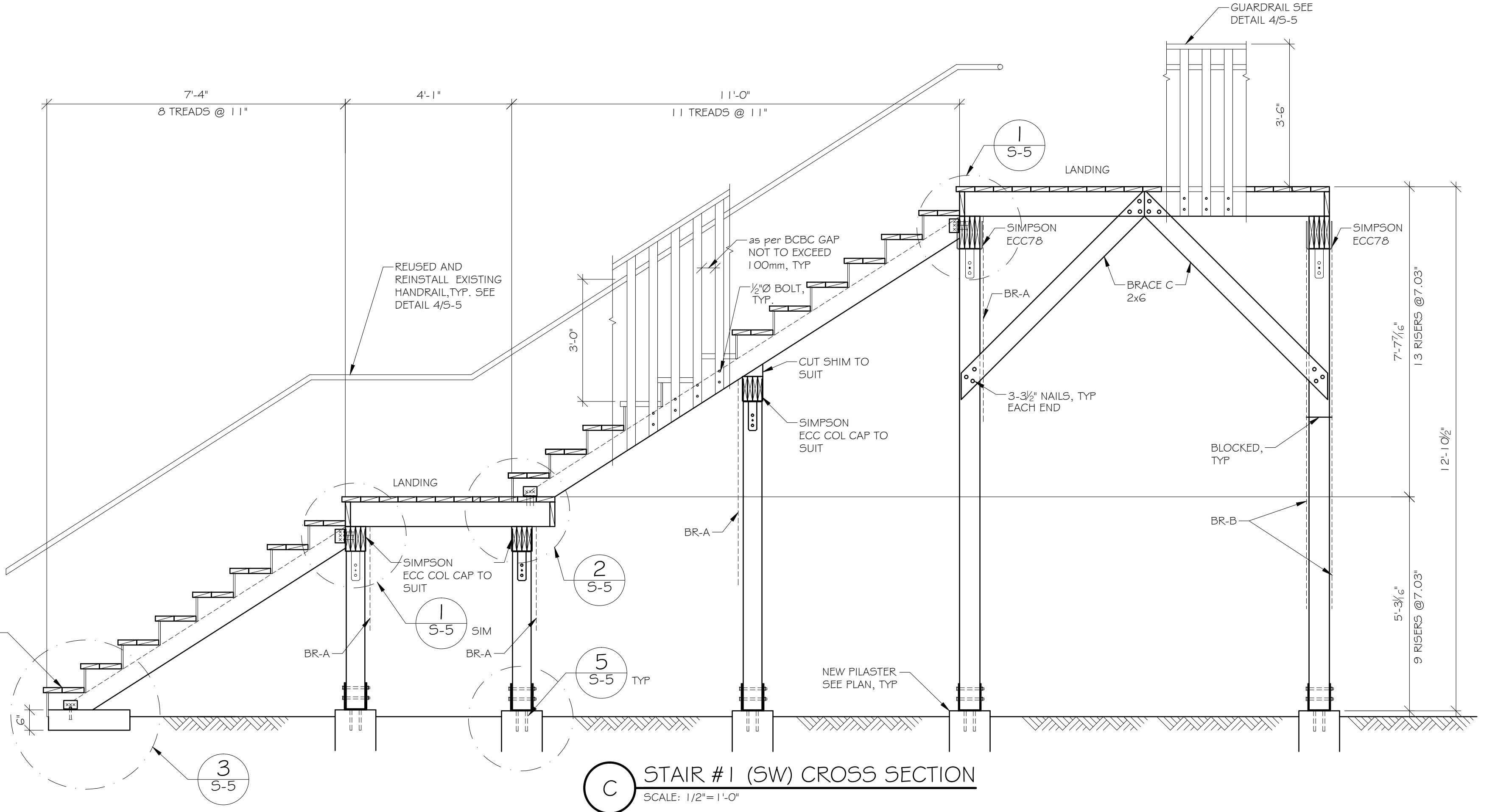


STAIR #1 (SW) FRAMING PLAN
SCALE: 3/8"=1'-0"



BR-A SECTION
SCALE: 1/2"=1'-0"

BR-B SECTION
SCALE: 1/2"=1'-0"



STAIR #1 (SW) CROSS SECTION
SCALE: 1/2"=1'-0"

NOTE:
CONTRACTOR TO SUBMIT NON-SLIP NOSING / HIGH VISIBILITY YELLOW STRIP TO ENGINEER FOR APPROVAL

NOTE:		FOOTING & PEDESTAL SCHEDULE					
RISE AND RUN TO MEET BC BUILDING CODE, TYP		FOOTING			PEDESTAL		
BEAM SCHEDULE		MARK	SIZE	REINF.	MARK	SIZE	REINF.
B1	4-2X10	F1	2'-0"X2'-0"X8"dp.	4-15M EW	P1	12'X12'	4-15M VERT 10M TIES @ 10"
B2	4-2X8	FOUNDATION NOTES					
COLUMN SCHEDULE		- ALL DIMENSIONS ARE TO CONFORM TO THOSE ON THE ARCHITECTURAL DRAWINGS. VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS. - 1'-6" MINIMUM FROST COVER TO U/S OF FOOTING. - ALL REINFORCING TO BE PLACED AT 3" CLEAR FROM BOTTOM OF FOOTING UNLESS NOTED OTHERWISE. CHAIR ALL REINFORCING. - ALL POSTS TO BE CENTERED ON PAD FOOTINGS - FOR ALL SLAB SLOPES AND LOCATIONS SEE ARCH DRAWINGS					
C1	6X6						
C2	6X6						

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2	ISSUED FOR TENDER	OCT. 3, 2016	
1	ISSUED FOR BUILDING PERMIT	SEPT 23, 2016	
REV.	DESCRIPTION	DATE	

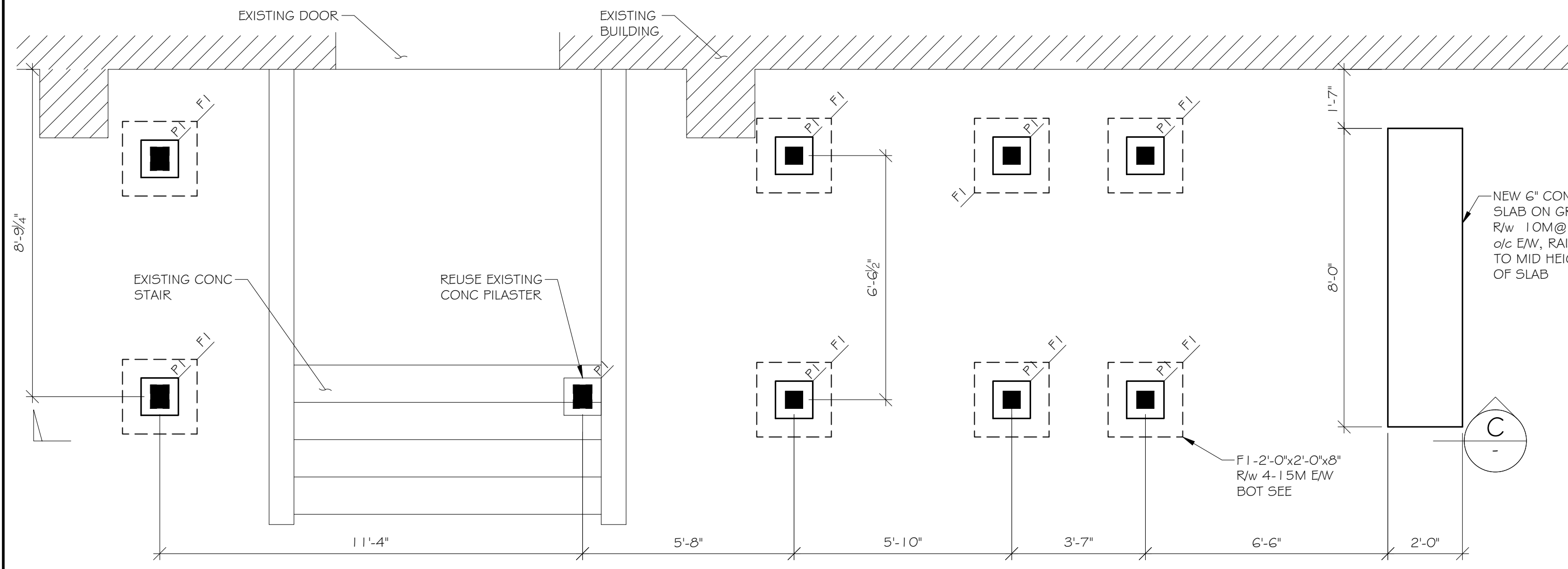
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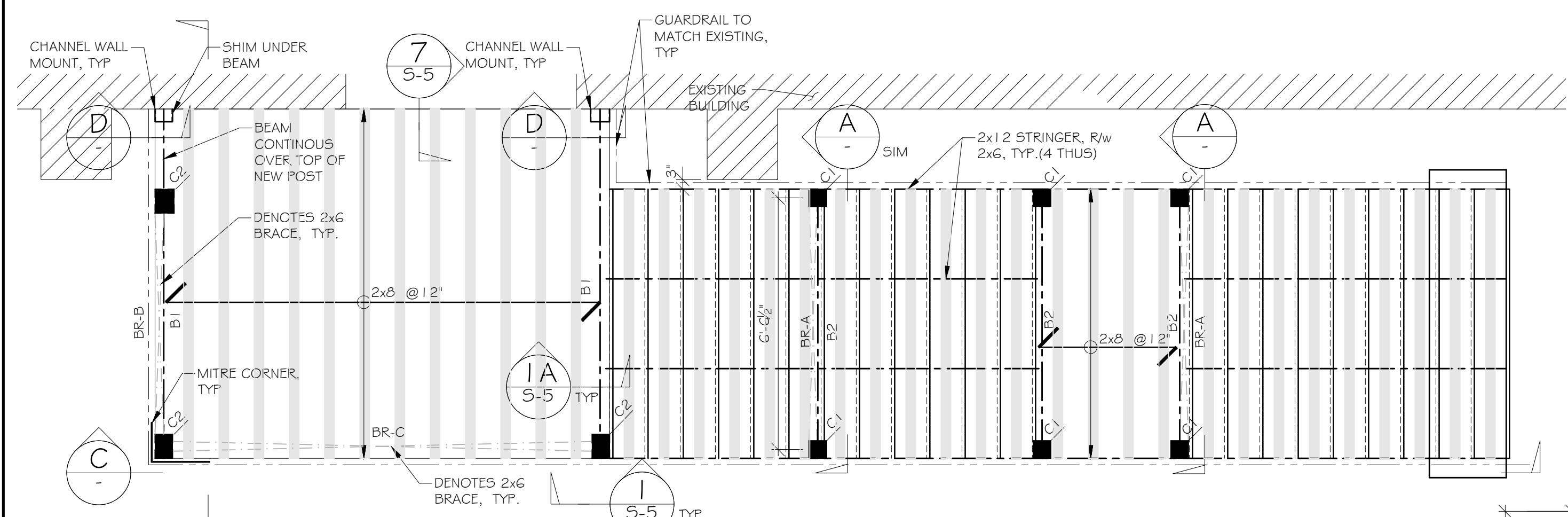
PROJECT	QUEEN'S PARK ARENA-STAIR REPLACEMENT 220-238 FIRST STREET NEW WESTMINSTER, B.C.
TITLE	STAIR #1 (SW) PLANS, SECTIONS

JOB NUMBER	2016-327
SCALE	AS NOTED
SHEET NUMBER	S-2

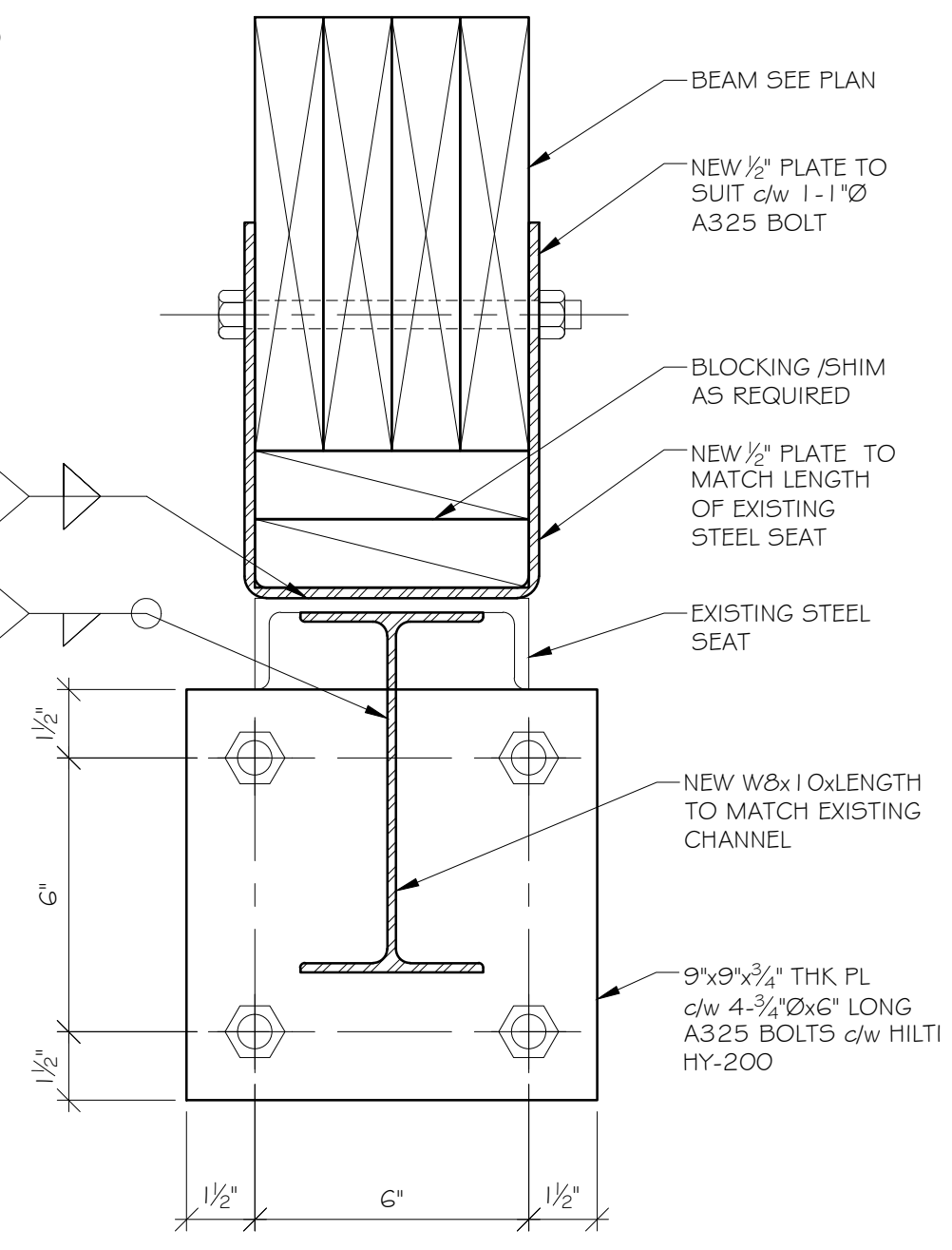


STAIR #2 (MIDDLE) FOUNDATION PLAN
SCALE: 3/8"=1'-0"

NOTE: CONTRACTOR FIELD CONFIRM ALL DIMENSIONS, TYPICAL

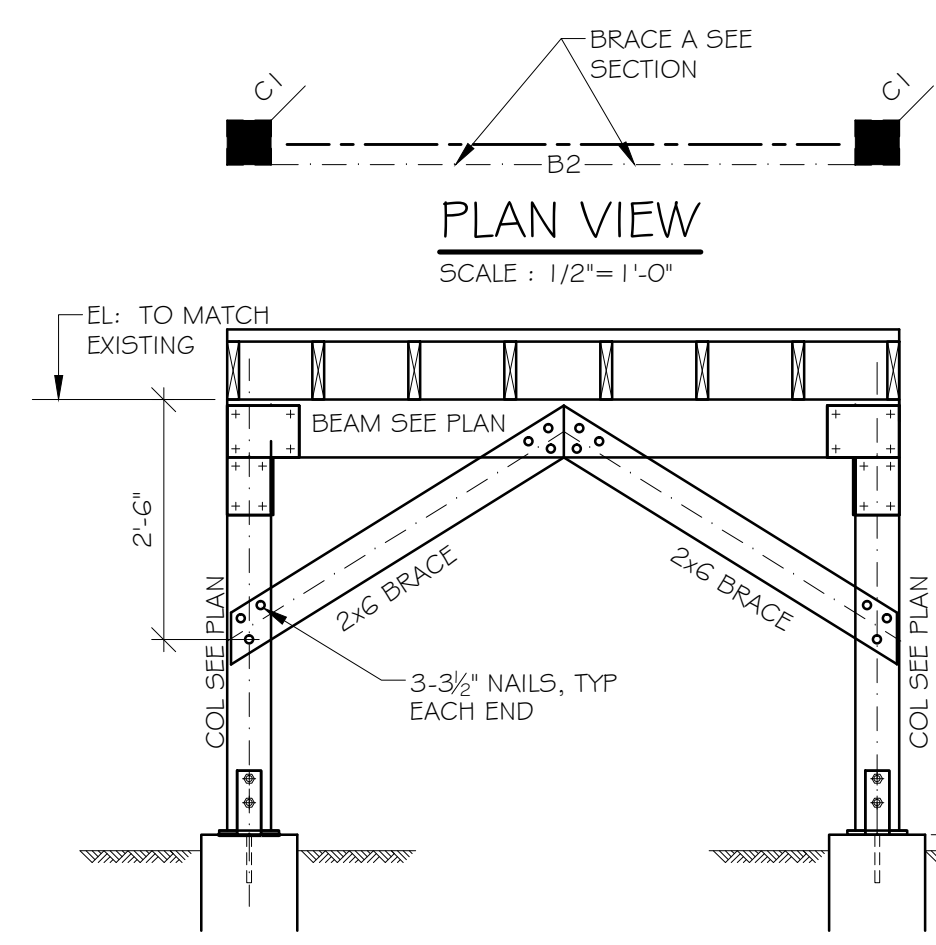


STAIR #2 (MIDDLE) FRAMING PLAN
SCALE: 3/8"=1'-0"

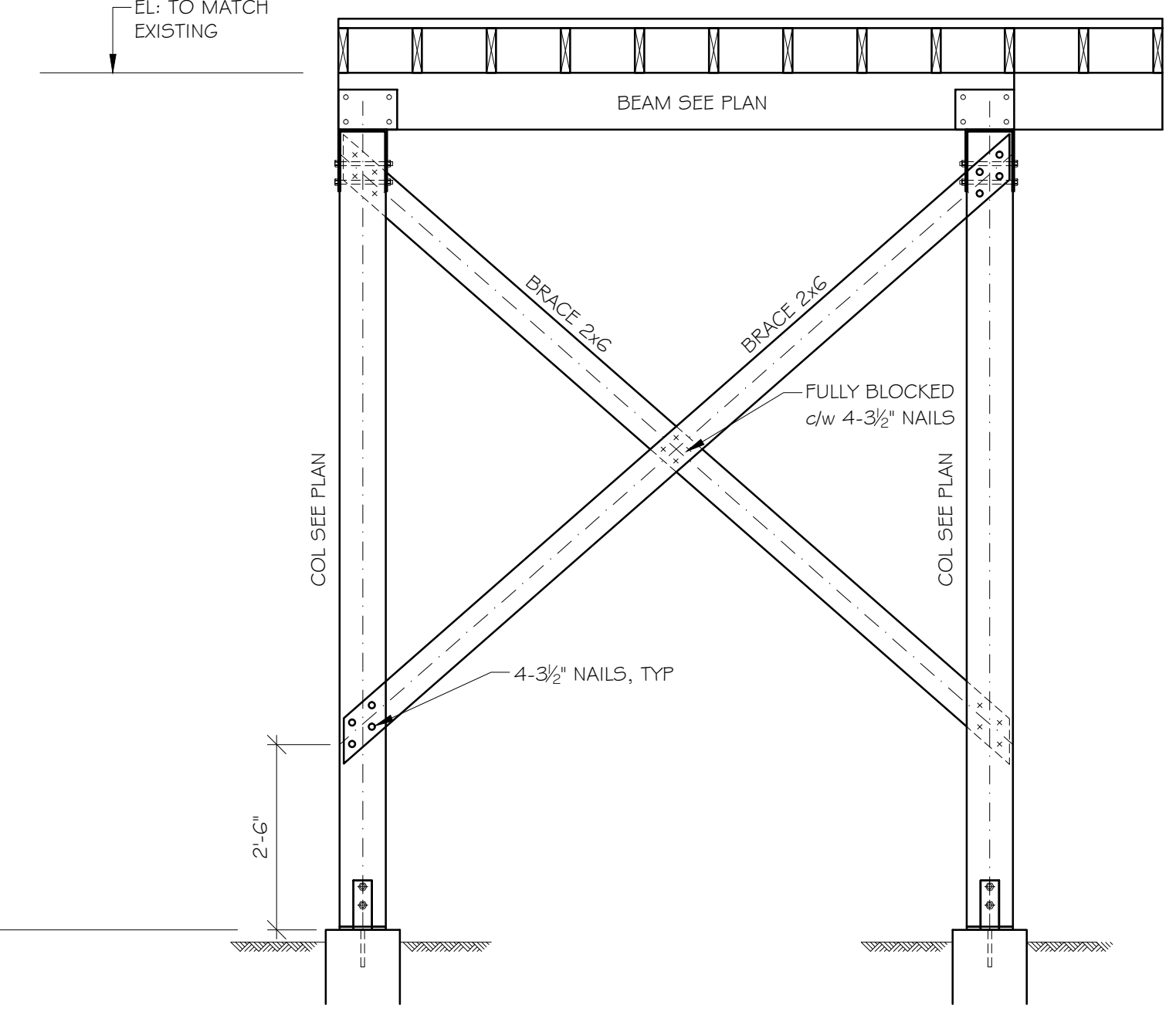


D WALL SEAT ASSEMBLY
SCALE: 3"=1'-0"

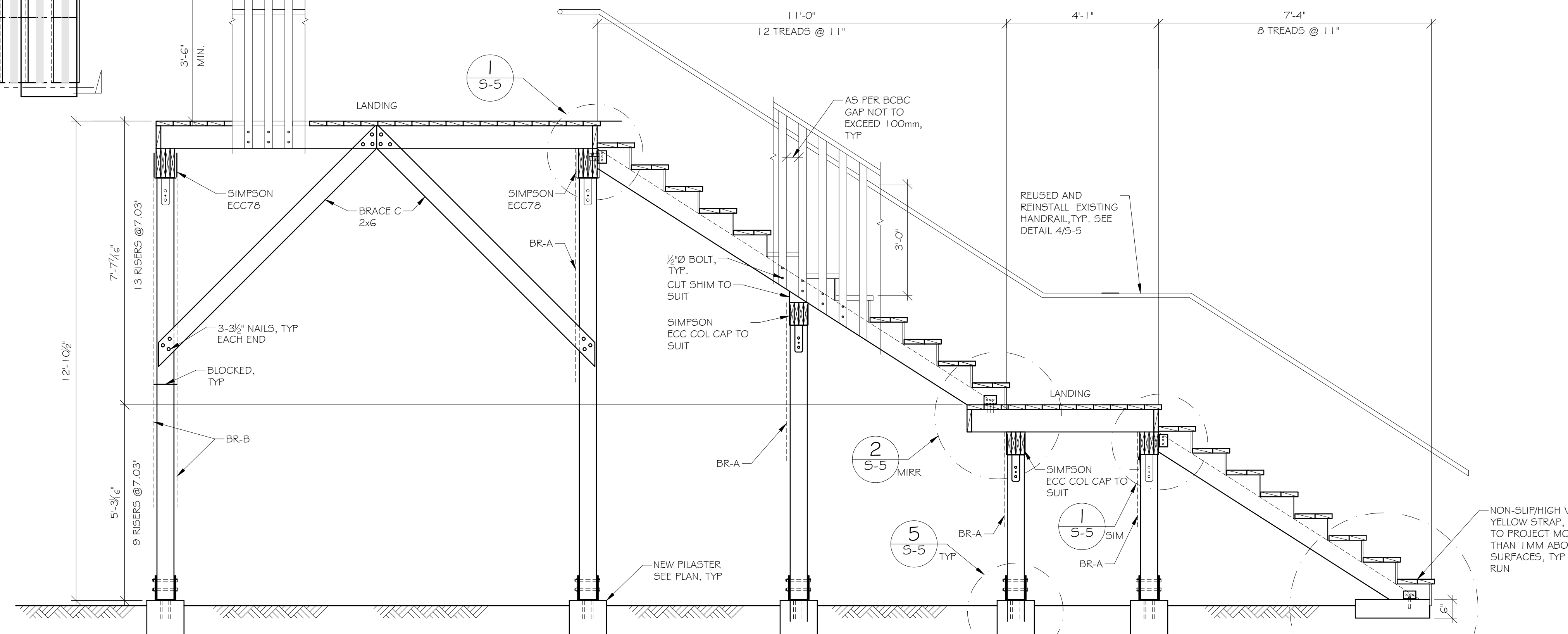
NOTE: REPLACE EXISTING BOLTS TO CHANNEL TO MATCH ORIGINAL



A BR-A SECTION
SCALE: 1/2"=1'-0"



B BR-B SECTION
SCALE: 1/2"=1'-0"



C STAIR #2 (MIDDLE) (SW) CROSS SECTION
SCALE: 1/2"=1'-0"

NOTE:
CONTRACTOR TO SUBMIT NON-SLIP NOSING / HIGH VISIBILITY YELLOW STRIP TO ENGINEER FOR APPROVAL

NOTE:		FOOTING & PEDESTAL SCHEDULE					
RISE AND RUN TO MEET BC BUILDING CODE, TYP		FOOTING			PEDESTAL		
MARK	SIZE	MARK	SIZE	REINF.	MARK	SIZE	REINF.
BEAM SCHEDULE							
MARK	SIZE						
B1	4-2x10						
B2	4-2x8						
COLUMN SCHEDULE							
MARK	SIZE						
C1	6x6						
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SEAL

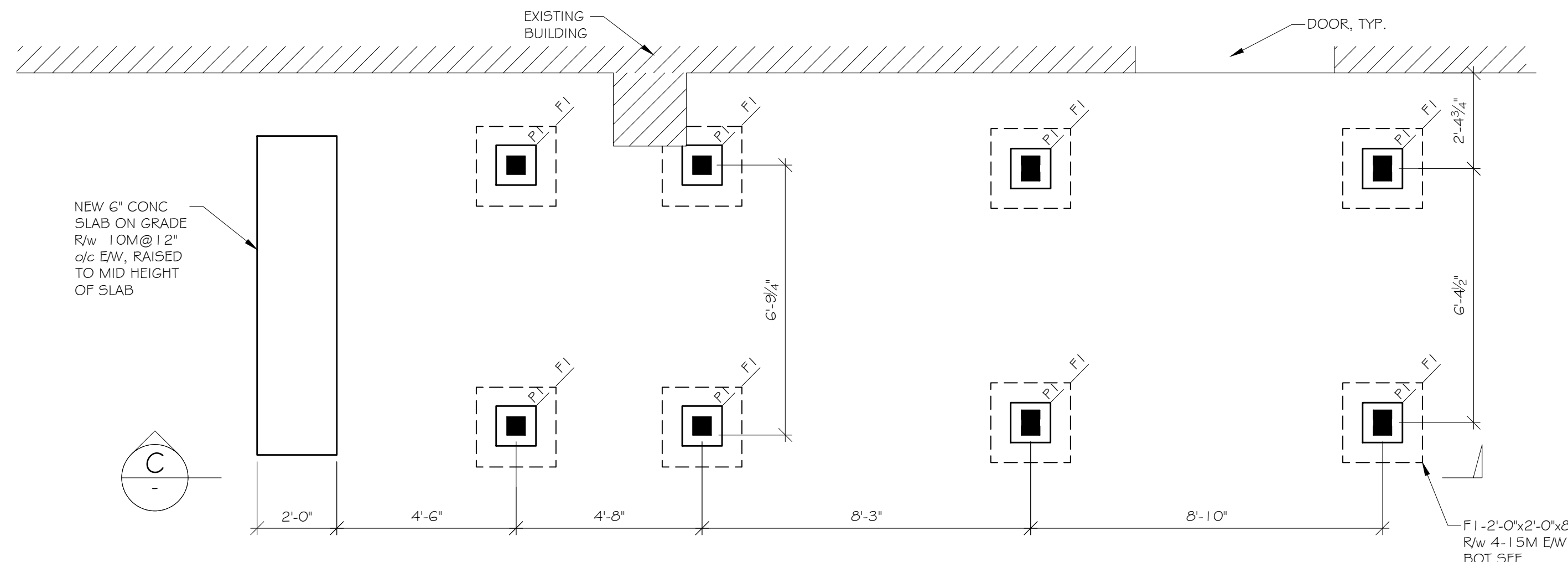
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APPROVED	JRS

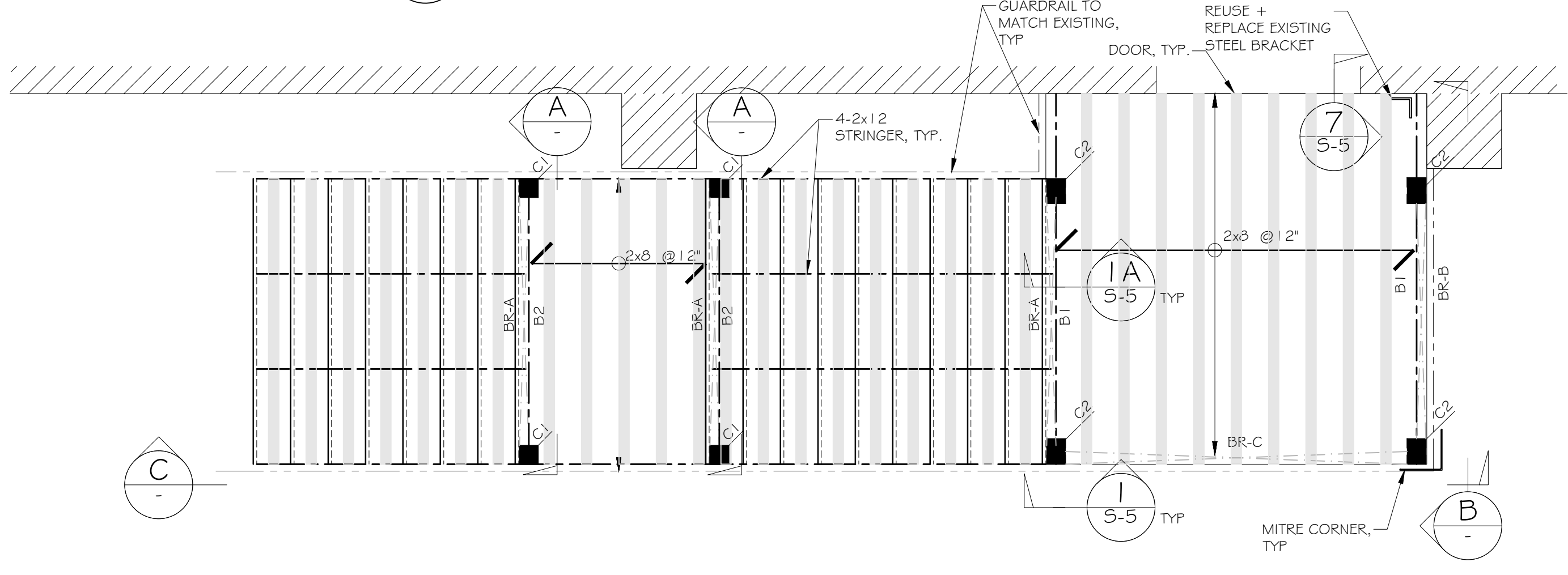
PROJECT
QUEEN'S PARK ARENA-STAIR REPLACEMENT
220-238 FIRST STREET
NEW WESTMINSTER, B.C.

TITLE
STAIR #2 (MIDDLE) PLANS, SECTIONS AND DETAILS

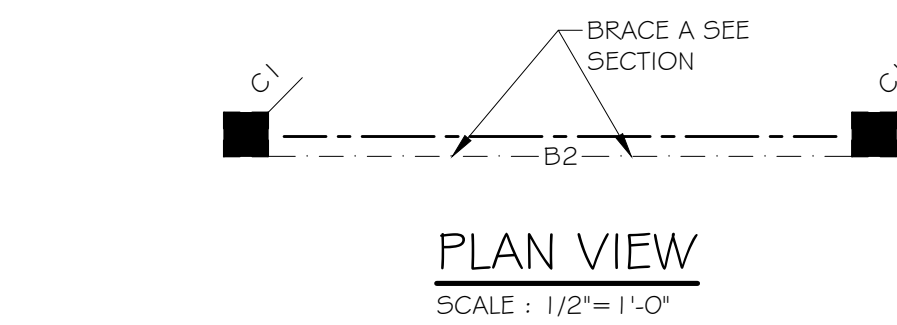
JOB NUMBER	2016-327
SCALE	AS NOTED
SHEET NUMBER	S-3



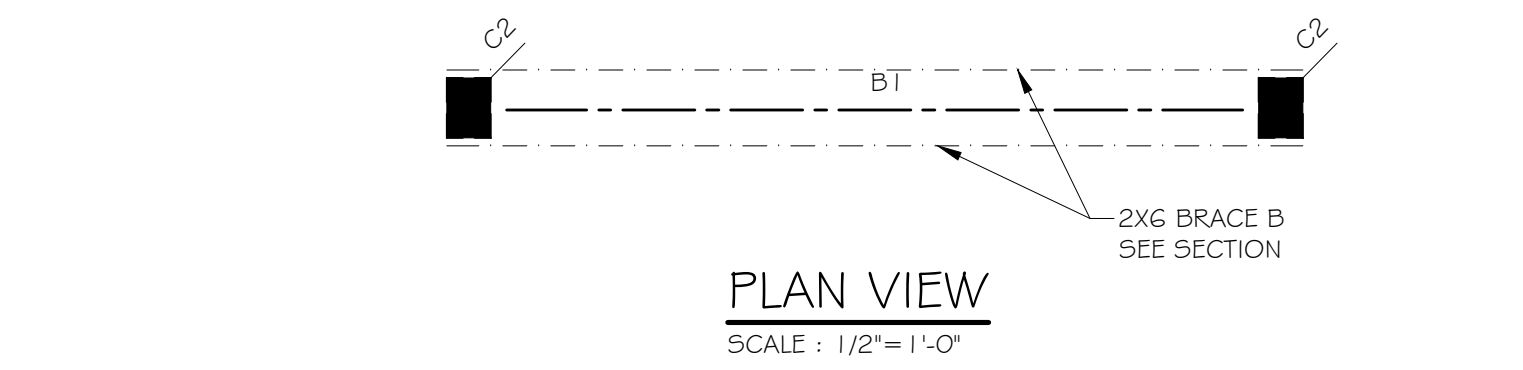
STAIR #3 (NW) FRAMING PLAN
SCALE: 3/8"=1'-0"



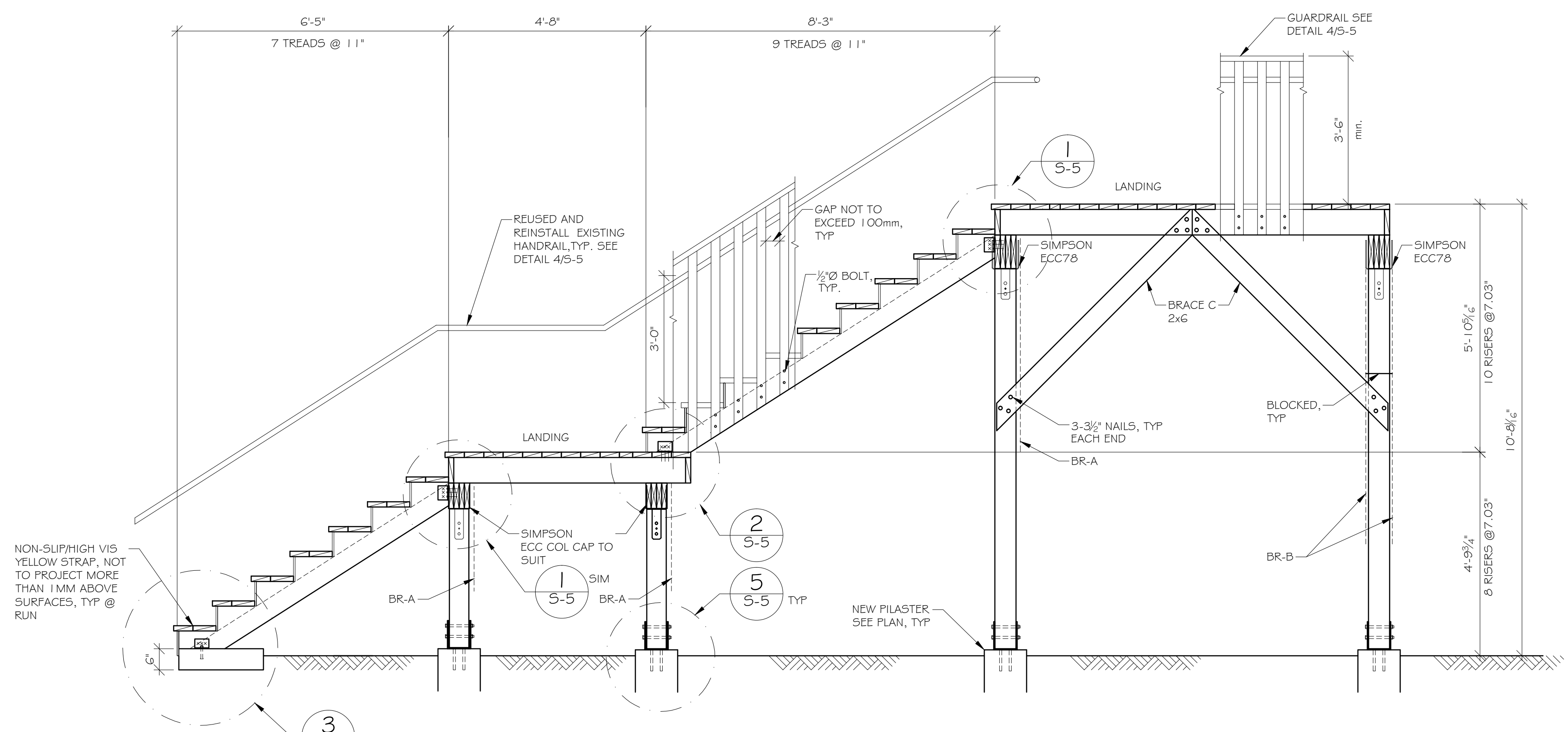
STAIR #3 (NW) FRAMING PLAN
SCALE: 3/8"=1'-0"



BR-A SECTION
SCALE: 1/2"=1'-0"



BR-B SECTION
SCALE: 1/2"=1'-0"



STAIR #3 (NW) CROSS SECTION
SCALE: 1/2"=1'-0"

NOTE:
CONTRACTOR TO SUBMIT NON-SLIP NOSING / HIGH VISIBILITY YELLOW STRIP TO ENGINEER FOR APPROVAL

NOTE:		FOOTING & PEDESTAL SCHEDULE					
RISE AND RUN TO MEET BC BUILDING CODE, TYP		FOOTING			PEDESTAL		
BEAM SCHEDULE		MARK	SIZE	REINF.	MARK	SIZE	REINF.
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B2	4-2X8	FOUNDATION NOTES					
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REV.	DESCRIPTION		DATE

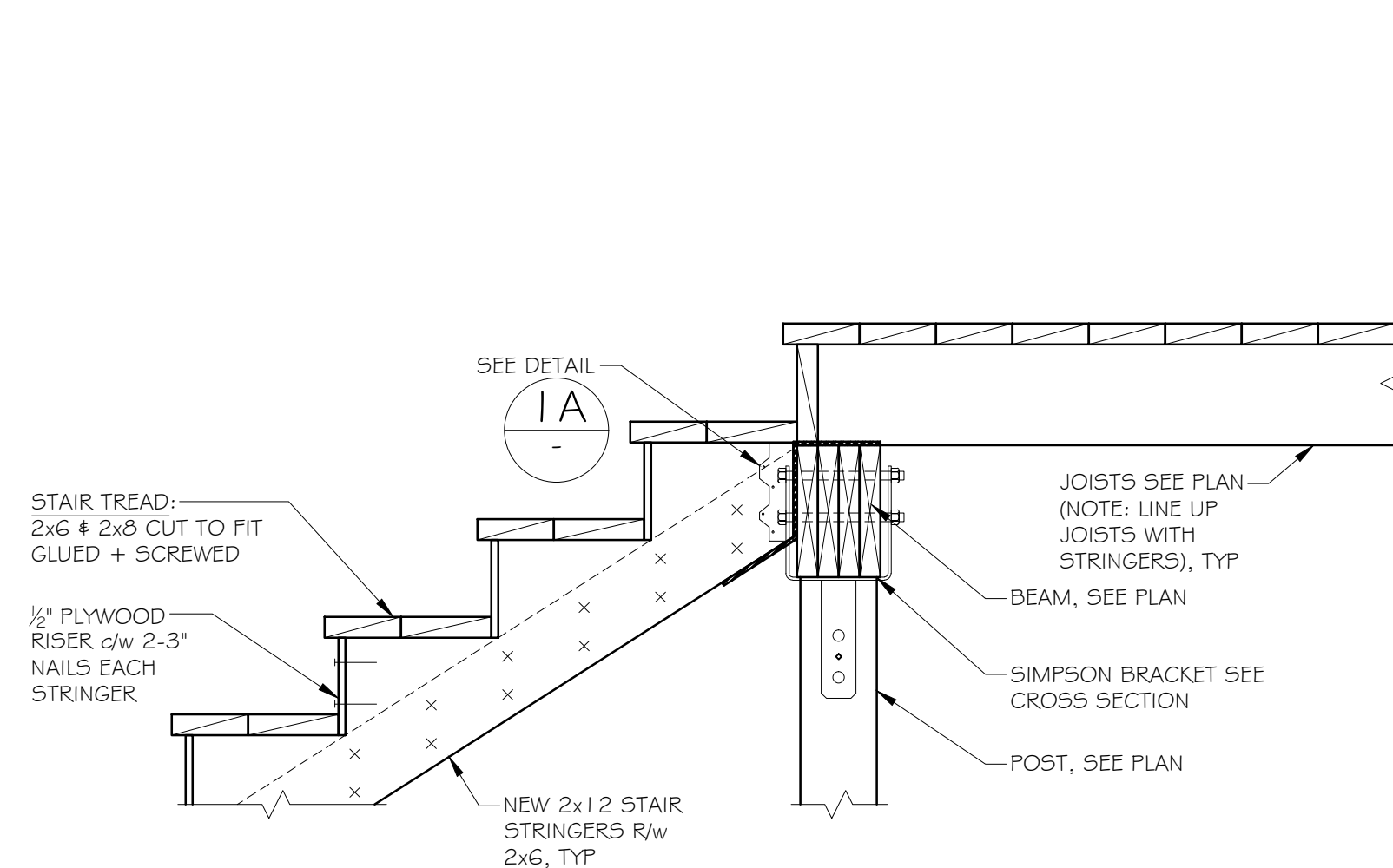
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SEAL

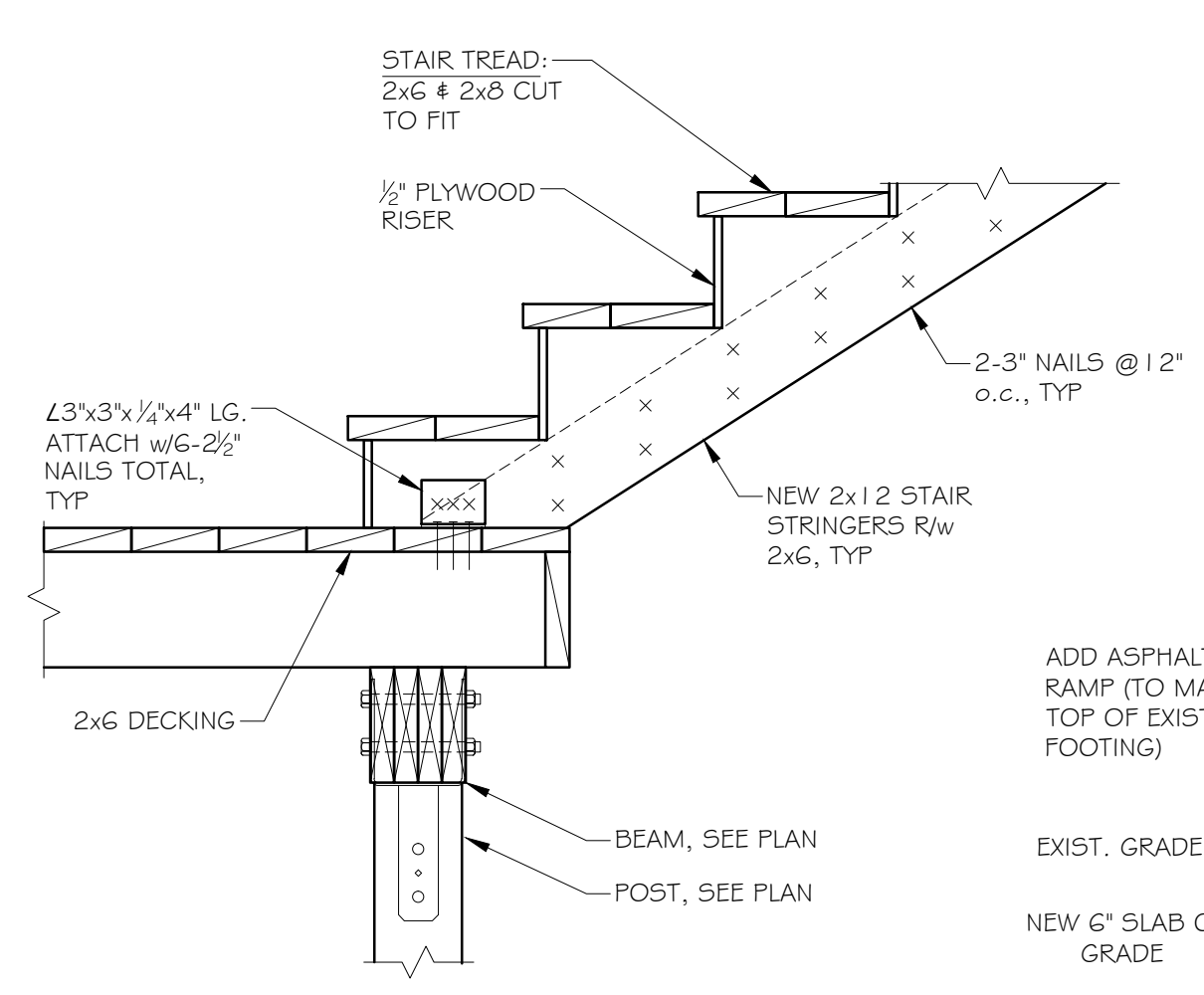
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APPROVED	JRS

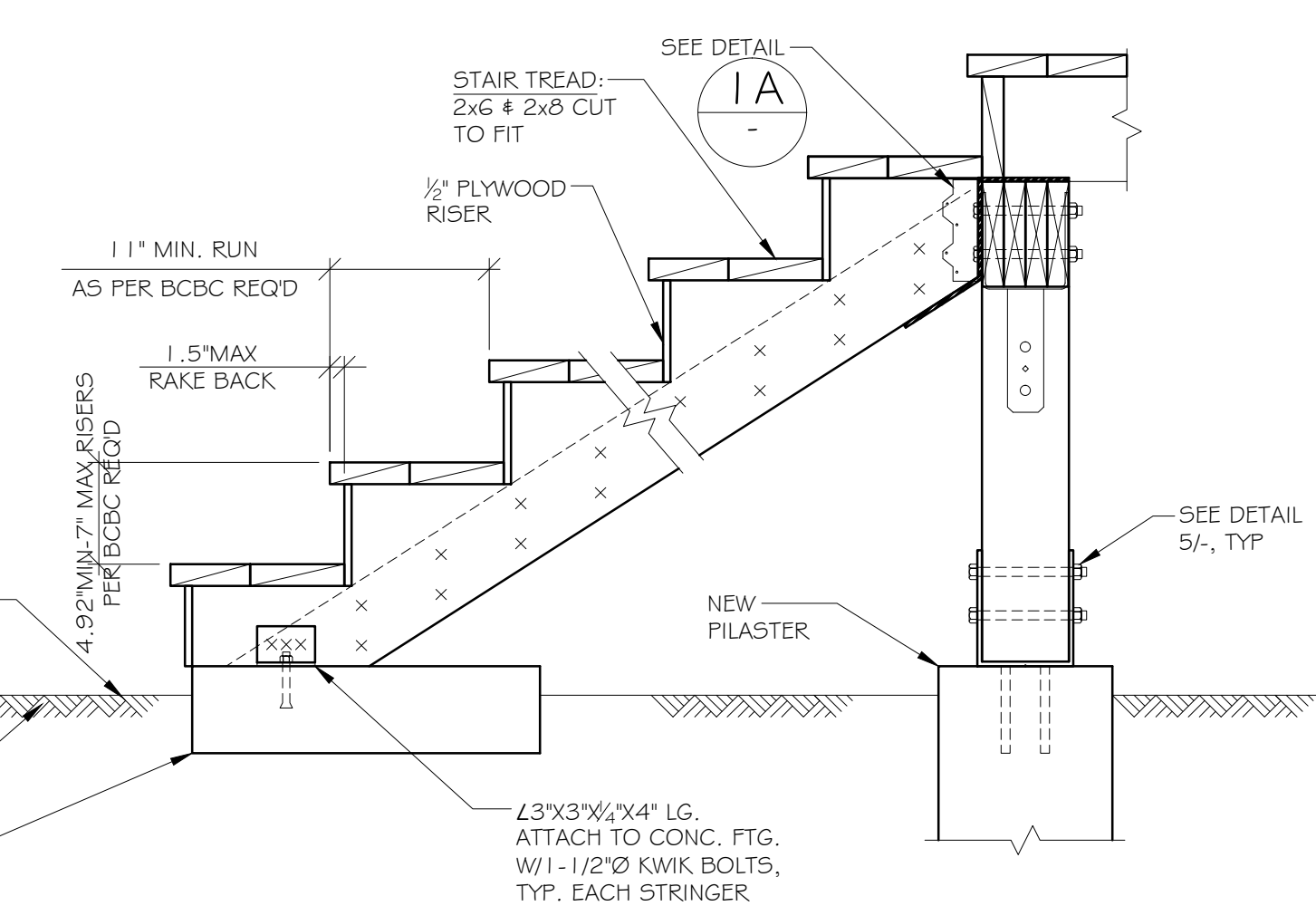
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TITLE	STAIR #3 (NW) PLANS, SECTIONS AND DETAILS
JOB NUMBER	2016-327
SCALE	AS NOTED
SHEET NUMBER	S-4



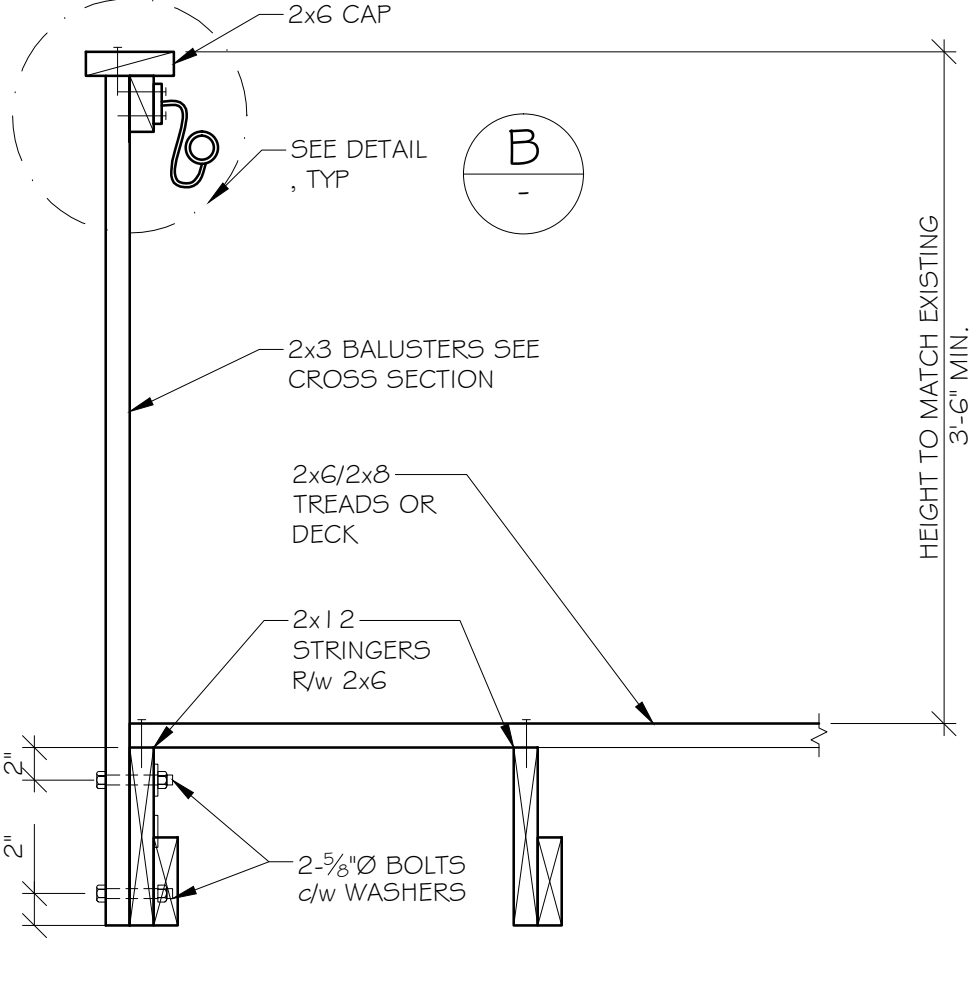
1 CONNECTION TO THE TOP OF FLIGHT
SCALE: 1"=1'-0"



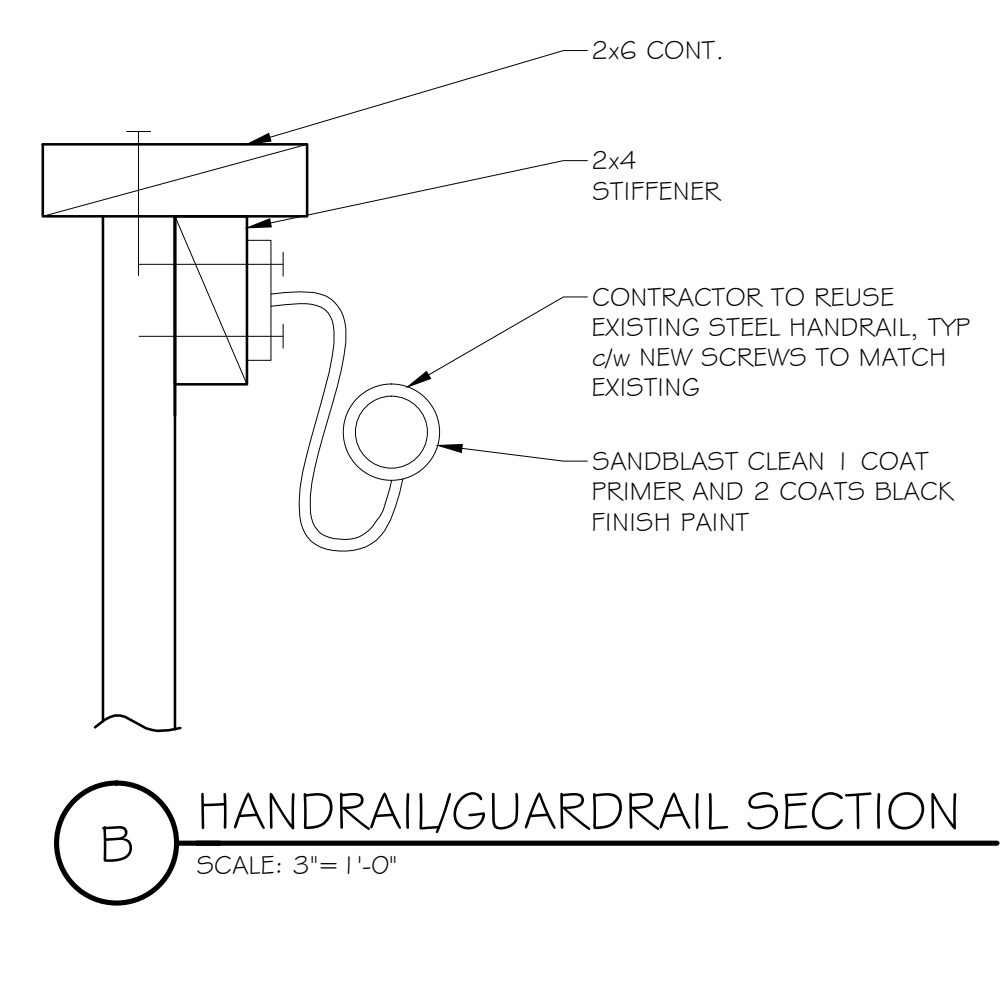
2 CONNECTION AT THE BOTTOM OF FLIGHT
SCALE: 1"=1'-0"



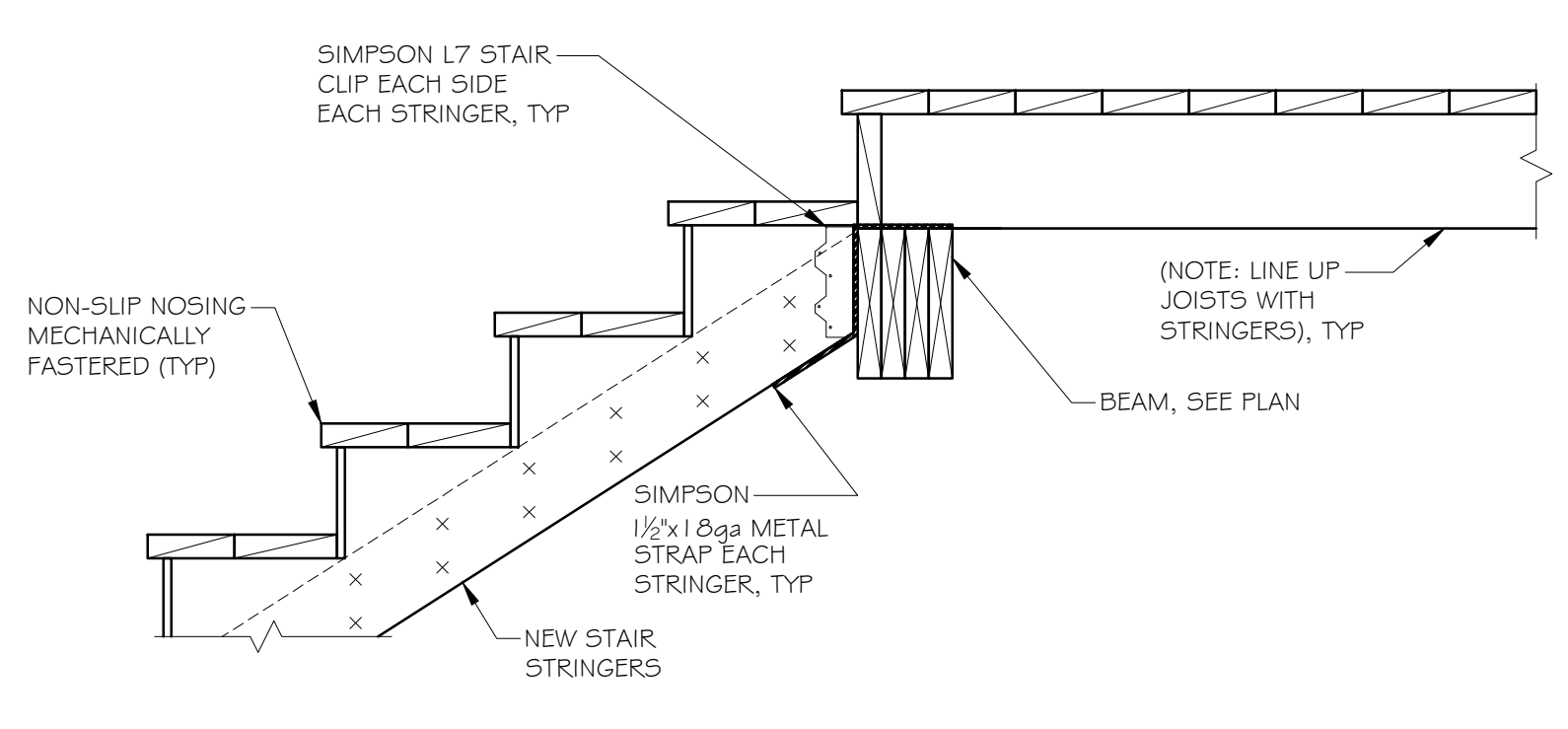
3 STAIR BASE DETAIL
SCALE: 1"=1'-0"



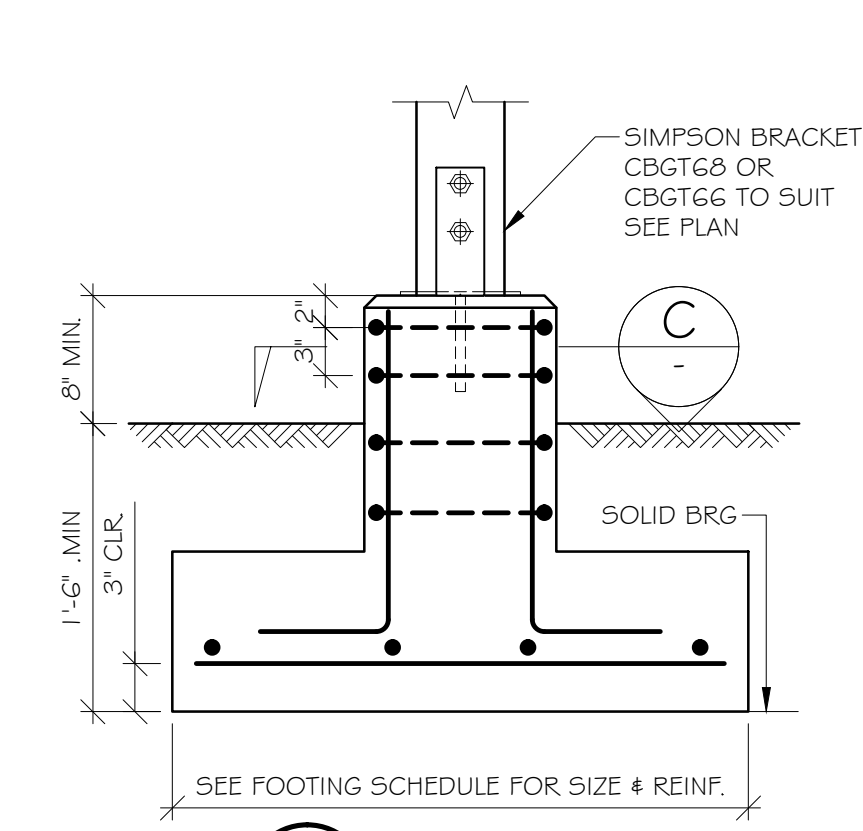
4 HANDRAIL/GUARDRAIL SECTION
SCALE: 1"=1'-0"



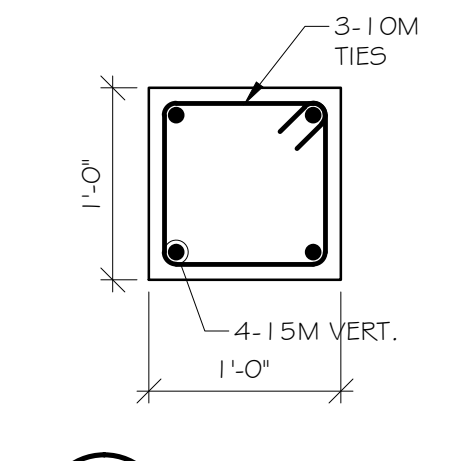
B HANDRAIL/GUARDRAIL SECTION
SCALE: 3"=1'-0"



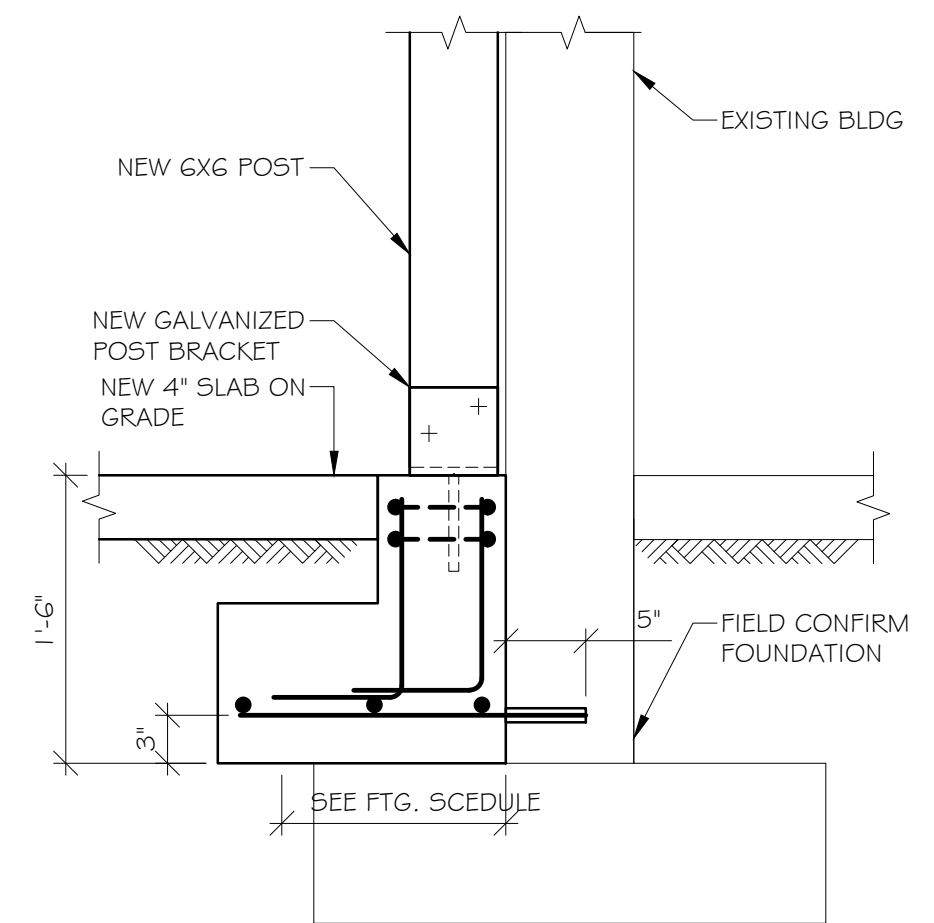
1A TYPICAL STRINGER CONNECTION
SCALE: 1"=1'-0"



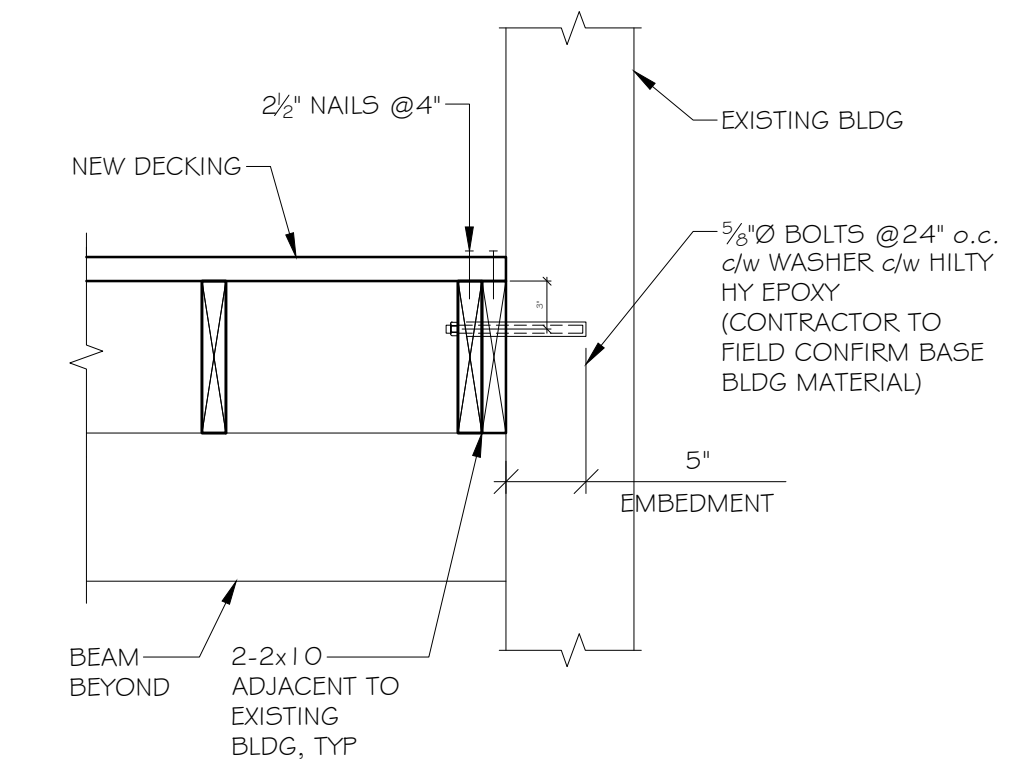
5 TYPICAL FTG
SCALE: 1"=1'-0"



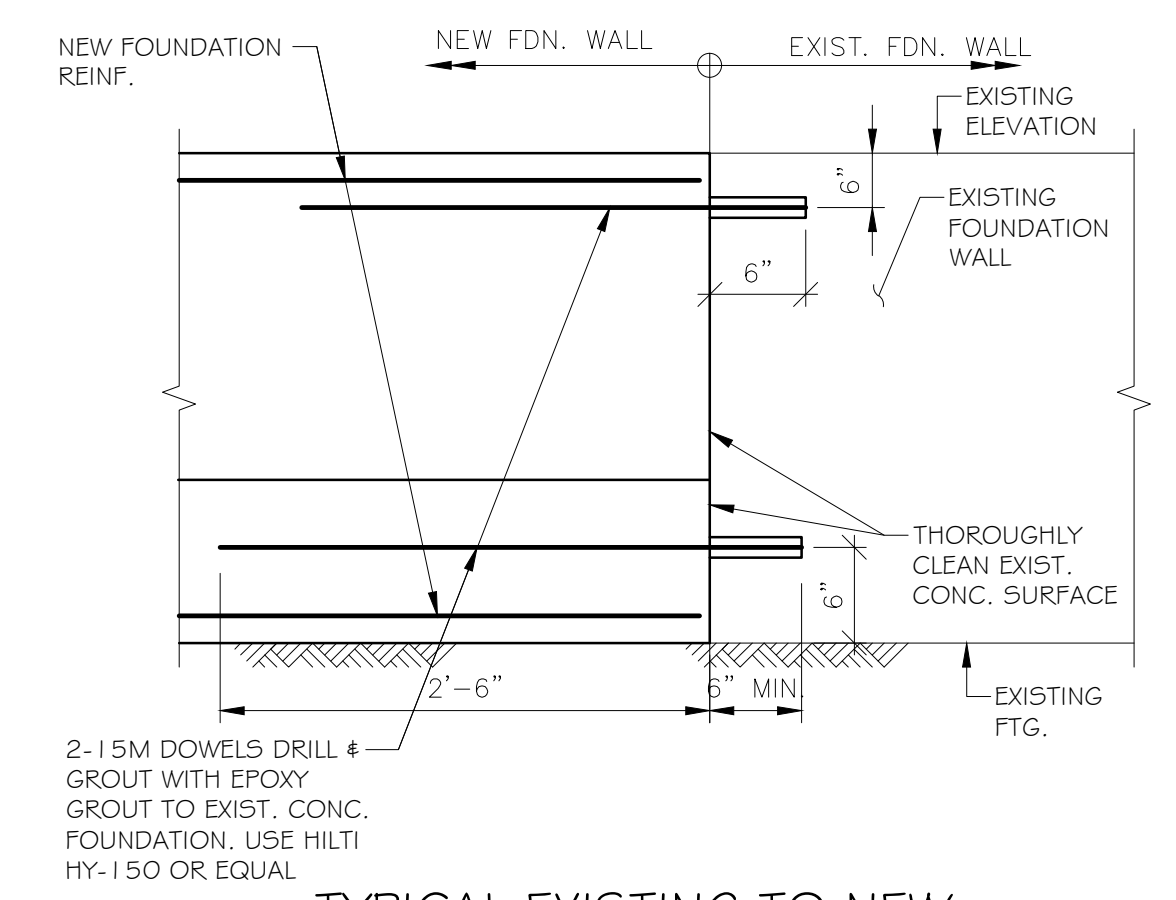
C SECTION
SCALE: 1"=1'-0"



6 SECTION
SCALE: 1"=1'-0"



7 SECTION
SCALE: 1"=1'-0"



TYPICAL EXISTING TO NEW FOUNDATION CONNECTION
N.T.S.

7		
6		
5		
4		
3		
2	ISSUED FOR TENDER	OCT. 3, 2016
1	ISSUED FOR BUILDING PERMIT	SEPT 23, 2016
REV.	DESCRIPTION	DATE

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SE

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DESIGNED	LE
DRAWN	NS
CHECKED	GS
APPROVED	JRS

PROJECT	QUEEN'S PARK ARENA-STAIR REPLACEMENT 220-238 FIRST STREET NEW WESTMINSTER, B.C.
TITLE	STAIR SECTIONS AND DETAILS

JOB NUMBER	2016-327
SCALE	AS NOTED
SHEET NUMBER	S-5