

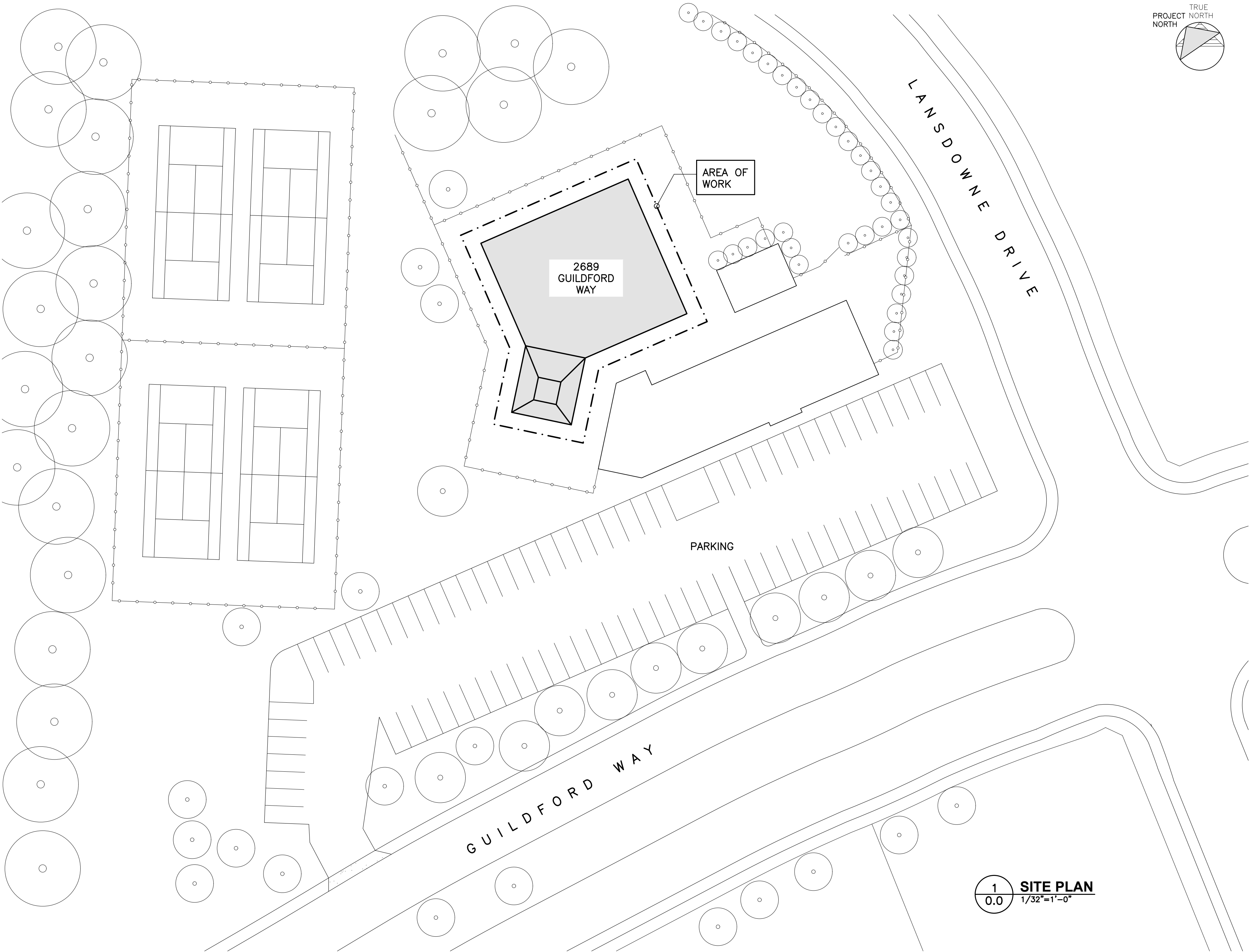
Read Jones Christoffersen Ltd.
Engineers
rjc.ca

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Vancouver, BC V6H 3X8 Canada
tel 604-738-0048
fax 604-738-1107

POOL REPAIR - PHASE 1

EAGLE RIDGE POOL

2689 GUILDFORD WAY, COQUITLAM, B.C.



LIST OF DRAWINGS:

R-0.0	COVER PAGE AND SITE PLAN
R-1.1	GENERAL NOTES
R-2.1	POOL TANK PLAN
R-3.1	POOL SECTIONS
R-4.1	TYPICAL DETAILS
R-4.2	TYPICAL DETAILS

LEGAL ADDRESS:
PLAN NWP53820
CITY OF COQUITLAM
METRO VANCOUVER REGIONAL DISTRICT

CIVIC ADDRESS:
2689 GUILDFORD WAY
COQUITLAM, B.C.
V3B 7Y5

NOTES:

- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE.
- SEE PLANS, SECTIONS, AND DETAILS FOR SCOPE OF WORK.

	ISSUED FOR PRICING	2025.07.29	GVA
	ISSUED FOR 90% REVIEW	2025.07.28	GVA
No.	Revision	Date	By

Drawing Notes

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Seal

EGBC Permit to Practice No. 1002503

Project Name

EAGLE RIDGE POOL -
POOL REPAIR - PHASE 1

2689 GUILDFORD WAY, COQUITLAM, B.C.

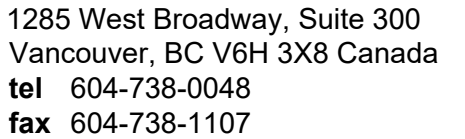
Sheet Title

COVER PAGE AND SITE
PLAN

Drawn By	JLI	Scale	1/32" = 1'-0"
Designed By	GVA	Date	JULY 24, 2025
RJC Project Number	VAN.142850.0001		

Sheet Number Revision

R-0.0 0



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R-1.1	0
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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.

PRIOR TO FABRICATION OF ANY STRUCTURAL MEMBERS, THE CONTRACTOR SHALL COMPLETE THIS SITE REVIEW OF CRITICAL "TIE-IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO RJC PRIOR TO STARTING WORK.

6.

COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.

7.

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.

8.

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.

9.

NEW OPENINGS TO BE CUT THROUGH EXISTING 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.

10.

UNLESS NOTED OTHERWISE ON THE DRAWINGS NEW STRAIGHT SIDED OPENINGS THROUGH EXISTING SLABS AND WALLS SHALL BE SAWCUT WITH NO OVERCURTS. USE CORED HOLES AT THE CORNERS. JACKHAMMERING SHALL NOT BE PERMITTED. REFER TO THE DETAILS AND PROCEDURES INDICATED ON THE STRUCTURAL DRAWINGS FOR THE NEW OPENINGS. ALTERNATES TO THE ABOVE PROCEDURES MUST BE REVIEWED BY RJC PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION.

11.

UNLESS NOTED OTHERWISE AT ALL LOCATIONS WHERE NEW CONCRETE WILL BE IN CONTACT WITH EXISTING CONCRETE SURFACES, THE EXISTING CONCRETE SURFACE IS TO BE COMPLETELY CLEANED AND ROUGHENED BY BUSH HAMMERING, (OR APPROVED EQUAL) TO AN AMPLITUDE OF 6 mm (1/4").

12.

CONTRACTOR TO ENSURE THAT UNDERGROUND OR IN-SLAB SERVICES ARE NOT DAMAGED THROUGH DEMOLITION, SAWCUTTING, HOLE AUGURING, OR OTHER CONSTRUCTION ACTIVITIES. SEE SPECIFICATION FOR TESTING/LOCATING REQUIREMENTS.

13.

DILL 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.

14.

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 OF THE STRUCTURE DURING DEMOLITION AND CONSTRUCTION.

15.

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.

16.

FOR FASTENING TO EXISTING MATERIALS, USE ONLY PRODUCTS AS SPECIFIED UNLESS ALTERNATES HAVE BEEN PREAPPROVED BY RJC.

GENERAL SCOPE OF WORK

1.

REMOVE EXTERIOR FINISHES AT LOCATIONS SHOWN ON THE DRAWINGS AS REQUIRED TO UPGRADE EXISTING DETAILS TO THOSE SHOWN ON THE DRAWINGS.

2.

THIS BUILDING ENVELOPE RESTORATION HAS BEEN DESIGNED USING RAINSCREEN PRINCIPLES. THIS ASSEMBLY MAINTAINS THE EXISTING PLANE OF THE AIR AND VAPOUR BARRIER AND LOCATION OF INSULATION.

3.

RE-COAT THE TANK WALL SURFACES AS SHOWN ON THE DRAWINGS.

4.

PERFORM SURFACE PREPARATION AND COATING OF THE SKIMMER GUTTERS ON THE SOUTH, WEST, AND NORTH PERIMETERS OF THE POOL BASIN.

5.

REPLACE THE POOL TANK PERIMETER EXPANSION JOINT SEALANT AND SEALANT AT THE POOL TANK WALLS.

6.

ALL MECHANICAL, ELECTRICAL AND OTHER ITEMS THAT ARE AFFECTED BY RESTORATION WORK MUST BE REPLACED IN ACCORDANCE WITH CURRENT APPLICABLE CODES AND USING GOOD PRACTICE. MODIFY AS REQUIRED.

7.

SUPPLY AND INSTALL NEW EXTERIOR FINISHES AS REQUIRED TO UPGRADE EXISTING DETAILS TO THOSE SHOWN ON THE DRAWINGS.

8.

CLEAN ALL AREAS AFFECTED BY THE WORK TO SATISFACTION OF THE OWNER.

ABBREVIATIONS

The following common abbreviations are referenced within the drawings:

ACCUM.----

ACCOMMODATE

ALT.-----

ALTERNATE

ALUM.-----

ALUMINIUM

ARCH.-----

ARCHITECTURAL

BM.-----

BEAM

BOT.-----

BOTTOM

C.I.P.-----

CAST IN PLACE

CL.-----

CENTER LINE

CLR.-----

CLEAR

CONC.-----

CONCRETE

CONT.-----

CONTINUOUS

C/P.-----

COMPLETE PENETRATION

C/W.-----

COMPLETE WITH

DET.-----

DETAIL

D.L.-----

DEAD LOAD

DP.-----

DEEP (I.e. DEPTH OF BEAM)

D.T.S.-----

DEPTH TO SUIT

DWG.-----

DRAWING

EA.-----

EACH

ELEV.-----

ELEVATION

ELEC.-----

ELECTRICAL

EQ.-----

EQUAL

EXIST.-----

EXISTING

EXP. JT.-----

EXPANSION JOINT

EXT.-----

EXTERIOR

F.D.-----

FLOOR DRAIN

FTG.-----

FOOTING

GA.-----

GAUGE

GALV.-----

GALVANIZED

G.L.-----

GRID LINE

G.W.B.-----

GYPSSUM WALL BOARD

HORIZ.-----

HORIZONTAL

H.D.G.-----

HOT-DIP GALVANIZED

HT.-----

HEIGHT

INT.-----

INTERIOR

JT.-----

JOINT

LG.-----

LONG

L.L.-----

LIVE LOAD

L.T.S.-----

LENGTH TO SUIT

L.V.-----

LENGTH VARIES

MAX.-----

MAXIMUM

MECH.-----

MECHANICAL

MIN.-----

MINIMUM

N.I.C.-----

NOT IN CONTRACT

N.T.S.-----

NOT TO SCALE

O.C.-----

ON CENTRE

O/C.-----

ON CENTRE

OPP.-----

OPPOSITE

O.W.S./J.-----

OPEN WEB STEEL JOIST

P.T.-----

PRESERVATIVE TREATED

P/T.-----

POST-TENSIONING

R.W.L.-----

RAIN WATER LEADER

R/W.-----

REINFORCED WITH

REQ'D.-----

REQUIRED

R.D.-----

ROOF DRAIN

R.O.-----

ROUGH OPENING

S.A.M.-----

SELF-ADHERED MEMBRANE

S.D.L.-----

SUPERIMPOSED DEAD LOAD

SIM.-----

SIMILAR

S.L.-----

SNOW LOAD

SLS.-----

SERVICEABILITY LIMIT STATE

S.O.G.-----

SLAB ON GRADE

SPEC.-----

SPECIFICATIONS

S.S.-----

STAINLESS STEEL

S.S.T.-----

SIMPSON STRONG TIE

SYM.-----

SYMMETRICAL

T&B.-----

TOP AND BOTTOM

T.D.C.-----

TRAFFIC DECK COATING

THK.-----

THICK

THRU.-----

THROUGH

T.O.-----

TOP OF

TYP.-----

TYPICAL

ULS.-----

ULTIMATE LIMIT STATE

U.N.O.-----

UNLESS NOTED OTHERWISE

V/S.-----

VERTICAL

VERT.-----

VERTICAL

W/J.-----

WITH

DESIGN CODE

1.

THE COMPLETED BASE BUILDING ENVELOPE UPGRADES SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2024..

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.

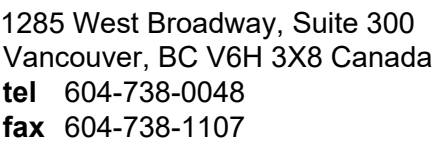
SHOP DRAWINGS

1.

AS PART OF OUR CONSTRUCTION PHASE SERVICES, RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON RJC'S DRAWINGS BY MEANS OF APPROPRIATE RATIONAL SAMPLING PROCEDURES AND COMMENT ON THE ACCURACY WITH WHICH THE CONTRACTOR PREPARED THE DRAWINGS.

2.

REVIEW OF SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND IS NOT AN APPROVAL OF THE DETAILED DESIGN INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACT



	ISSUED FOR PRICING	2025.07.29	GVA
	ISSUED FOR 90% REVIEW	2025.07.28	GVA
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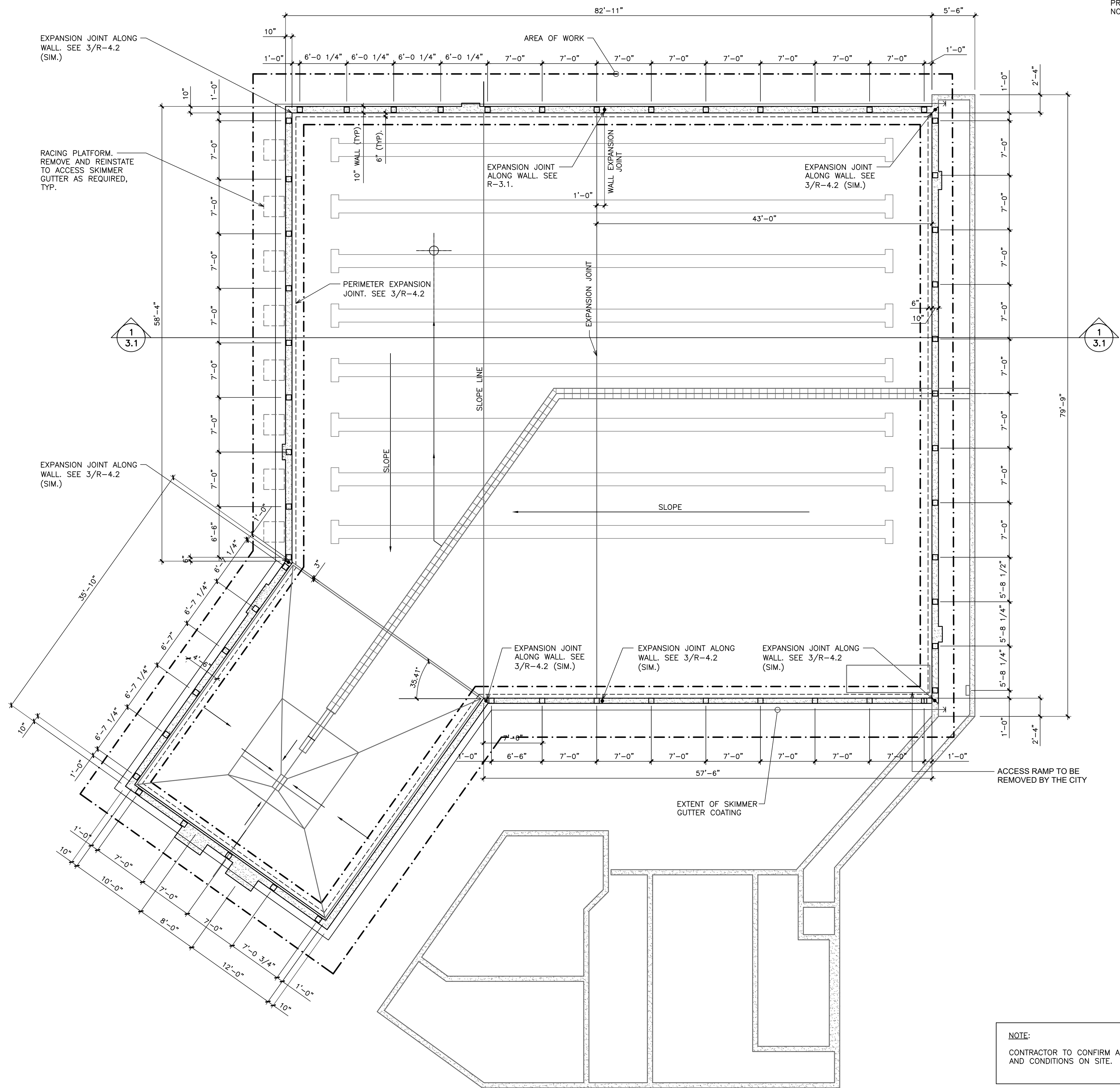
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PROFESSIONAL
PROVINCE
OF
G. J. E. VAN AGTEREN
55902
ON
BRIEF
C O U N C I L
ENGINEER
25-07-30

POOL TANK PLAN

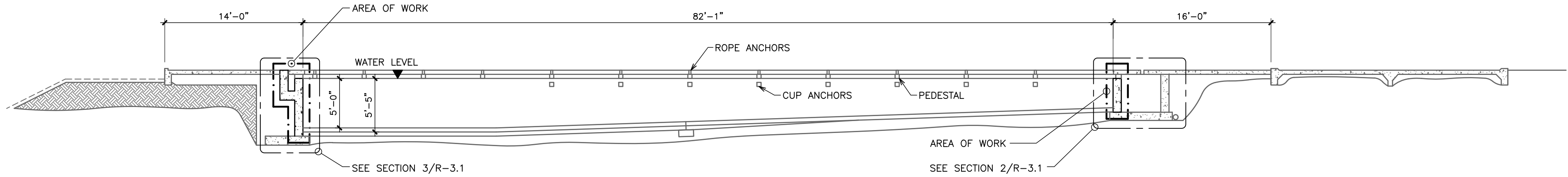
Drawn By **JLI** Scale **N.T.S.**
Designed By **GVA** Date **JULY 24, 2025**
RJC Project Number **VAN.142850.0001**

R-2.1 **0**

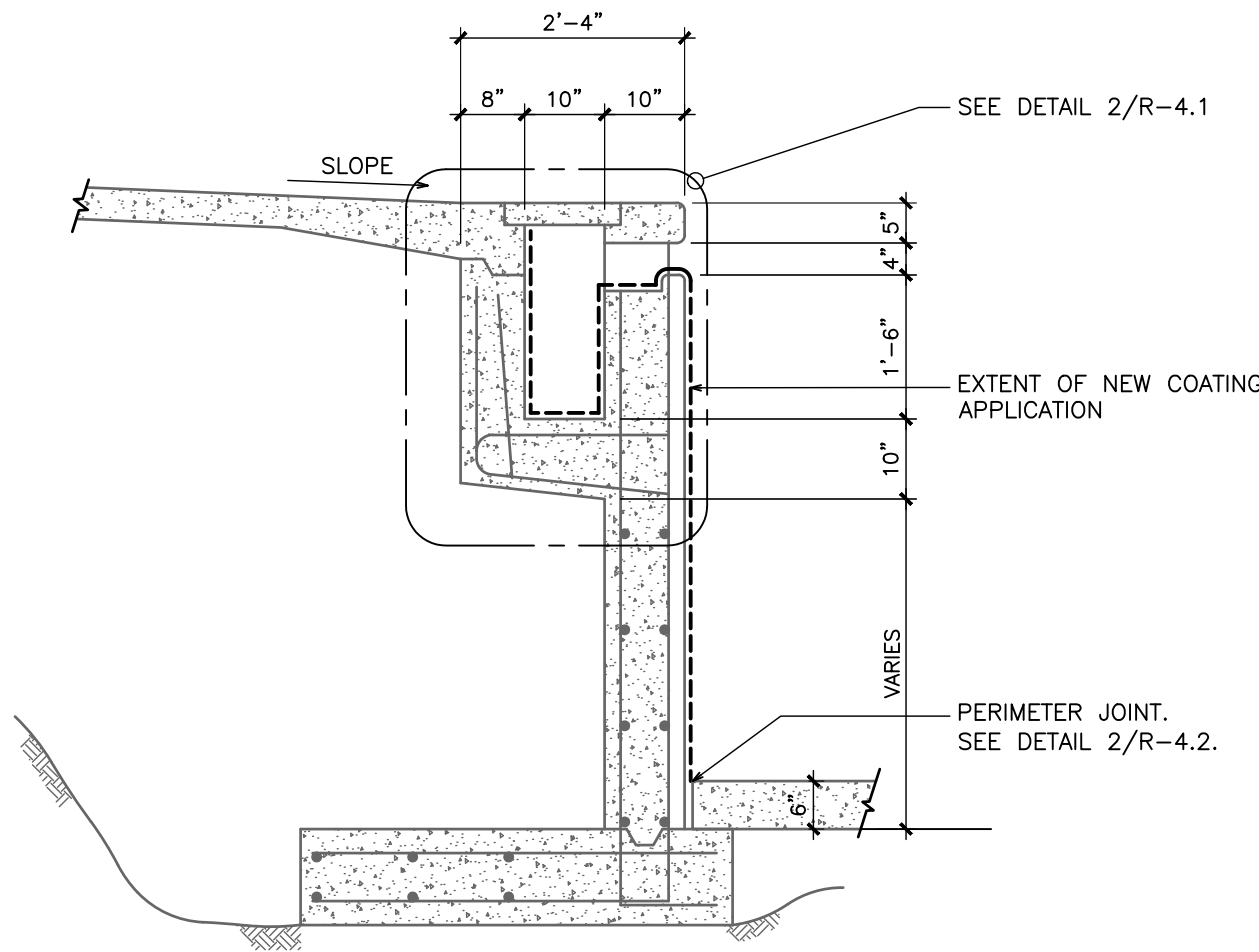


NOTE:
CONTRACTOR TO CONFIRM ALL DIMENSIONS
AND CONDITIONS ON SITE.

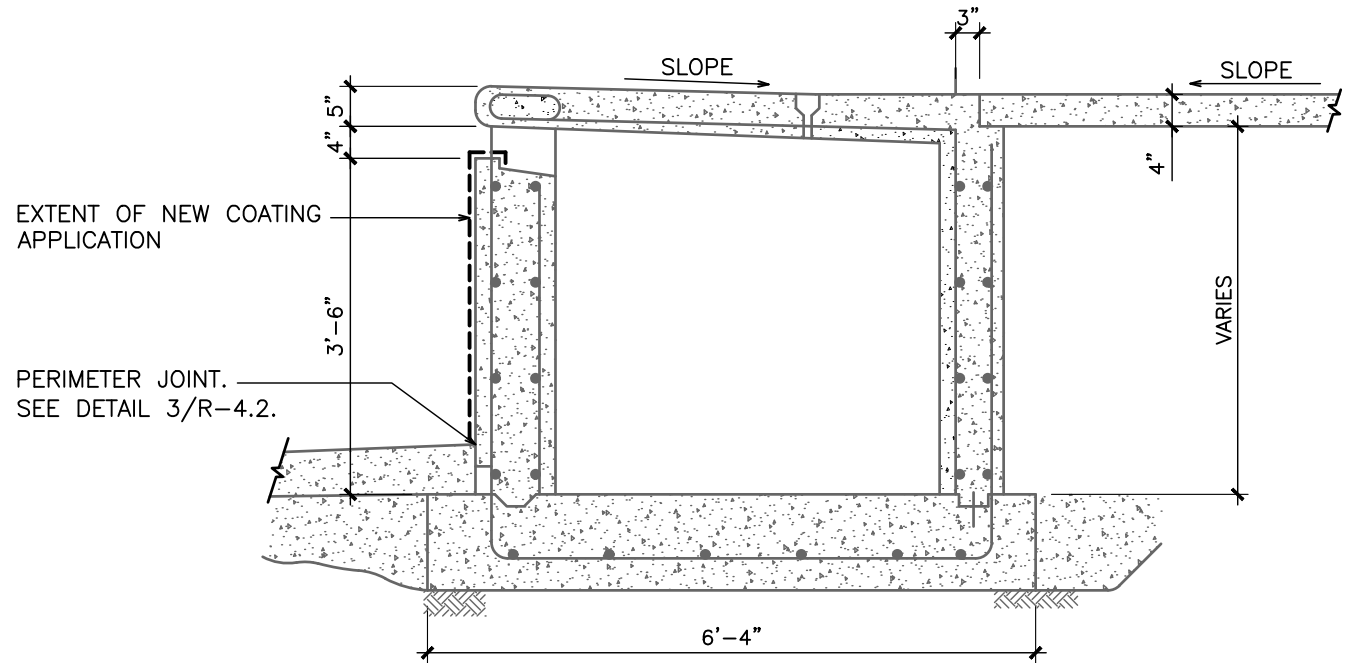
1
2.1 POOL TANK PLAN
1/8" = 1'-0"



1
3.1 **POOL TANK SECTION**
1/8" = 1'-0"



3
3.1 **SKIMMER GUTTER SECTION**
1/2" = 1'-0"



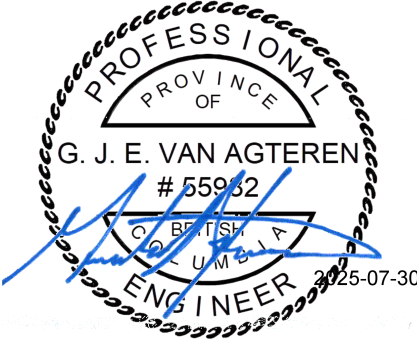
2
3.1 **SURGE TANK SECTION**
1/2" = 1'-0"

	ISSUED FOR PRICING	2025.07.29	GVA
	ISSUED FOR 90% REVIEW	2025.07.28	GVA
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POOL REPAIR - PHASE 1**

2689 GUILDFORD WAY, COQUITLAM, B.C.

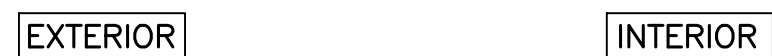
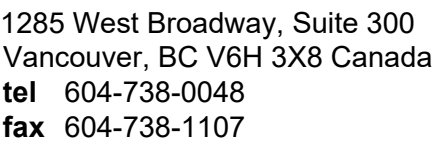
Sheet Title

POOL SECTIONS

Drawn By **JLI** Scale **AS SHOWN**
Designed By **GVA** Date **JULY 24, 2025**
RJC Project Number **VAN.142850.0001**

Sheet Number Revision

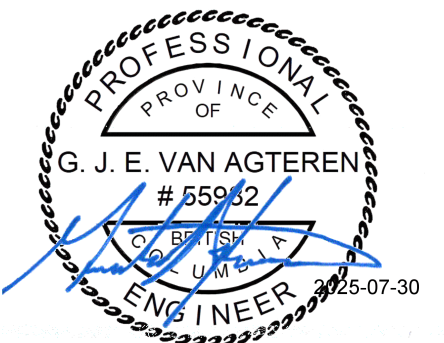
R-3.1 **0**



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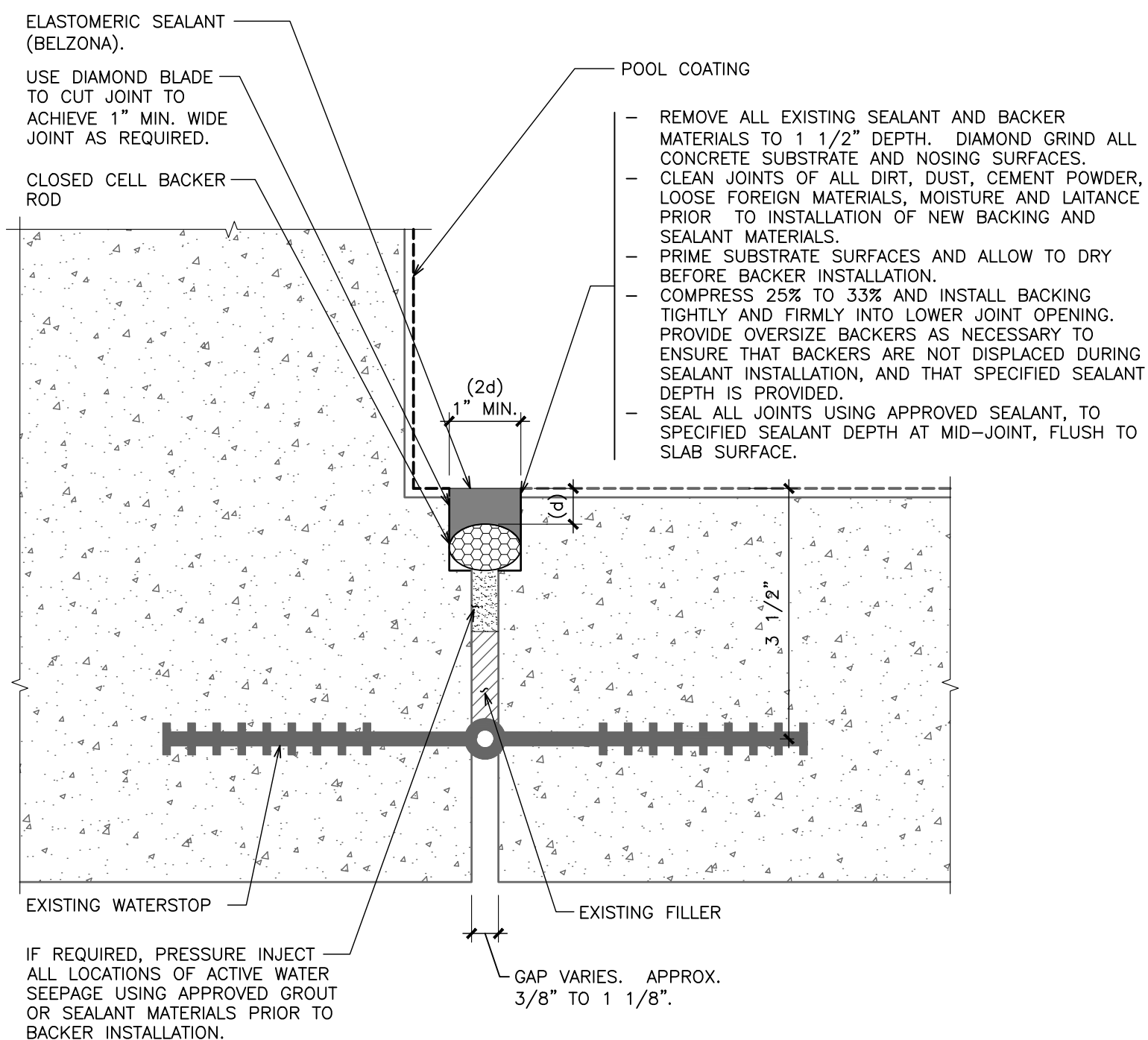
2689 GUILDFORD WAY, COQUITLAM, B.C.

Sheet Title

TYPICAL DETAILS

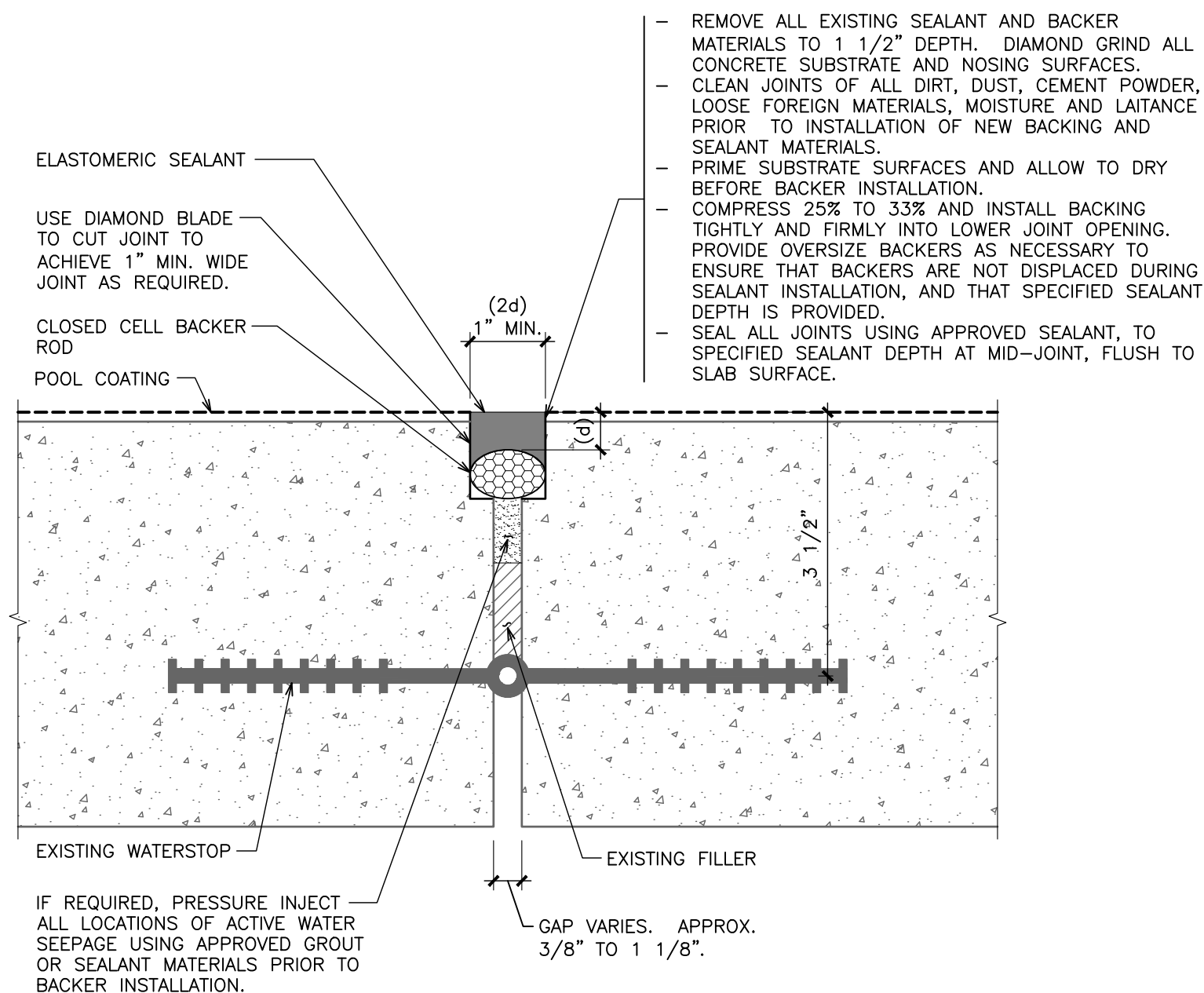
Drawn By	JLI	Scale	AS SHOWN
Designed By	GVA	Date	JULY 24, 2025
RJC Project Number	VAN.142850.0001		
Sheet Number			Revision

R-4.1	0
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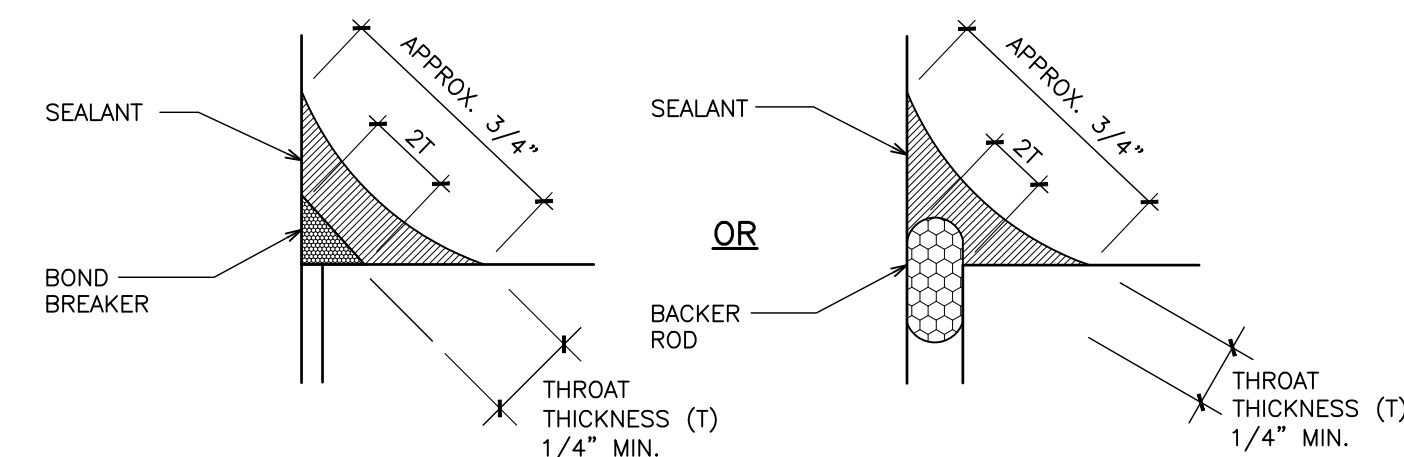
SECTION AT TYPICAL SUBMERGED PERIMETER JOINT - REPAIR REQUIREMENTS

$$\frac{3}{4.2} \text{ PERIM} = 6'' = 1' - 0''$$

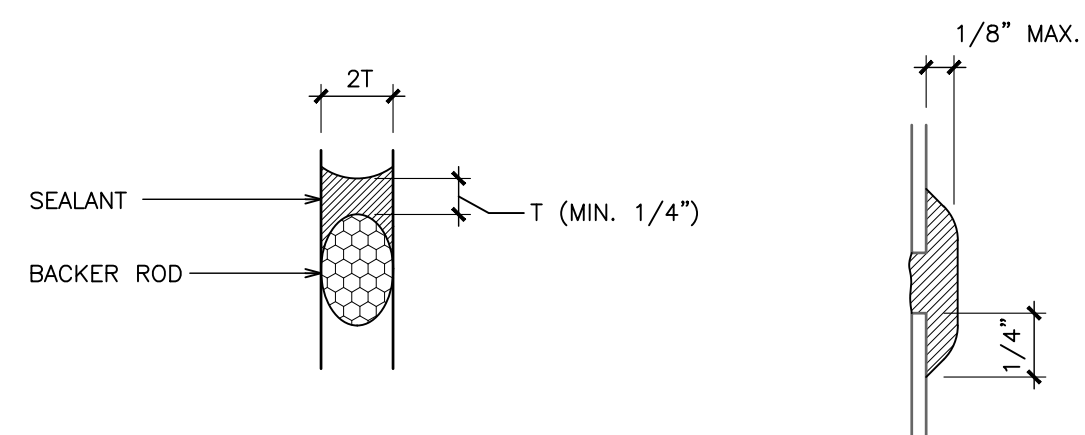


SECTION AT TYPICAL SUBMERGED WALL JOINT - REPAIR REQUIREMENTS

$$\left(\frac{2}{4.2} \right) \text{ WAL } 6'' = 1' - 0$$



FILLET JOINT



STANDARD JOINT

BUTT JOINT

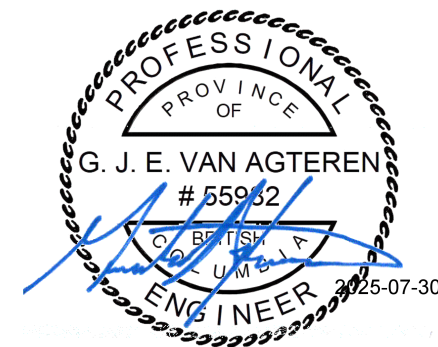
1 4.2 TYPICAL JOINT DETAILS

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Seal



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Project Name

EAGLE RIDGE POOL - POOL REPAIR - PHASE 1

2689 GUILDFORD WAY, COQUITLAM, B.C.

Sheet Title

TYPICAL DETAILS

Drawn By	JLI	Scale	AS SHOWN
Designed By	GVA	Date	JULY 24, 2025
RJC Project Number	VAN.142850.0001		
Sheet Number			Revision

R-4.2 **0**