

DATE: 2026-03-20, 14:05 FILE: X:\2353\Projects\23531064601\_H\_KVI Stair Replacement\07\_DRAWINGS\01\_Sheets\C-000.dwg McElhanney Cover D - 2024-02-05

# yáq<sup>w</sup>a Development Corporation

CLIENT

ADDRESS / CONTACT INFO. 500 GITKSAN AVENUE, P.O. BOX 1101, HAISLA, BC V0T 2B0

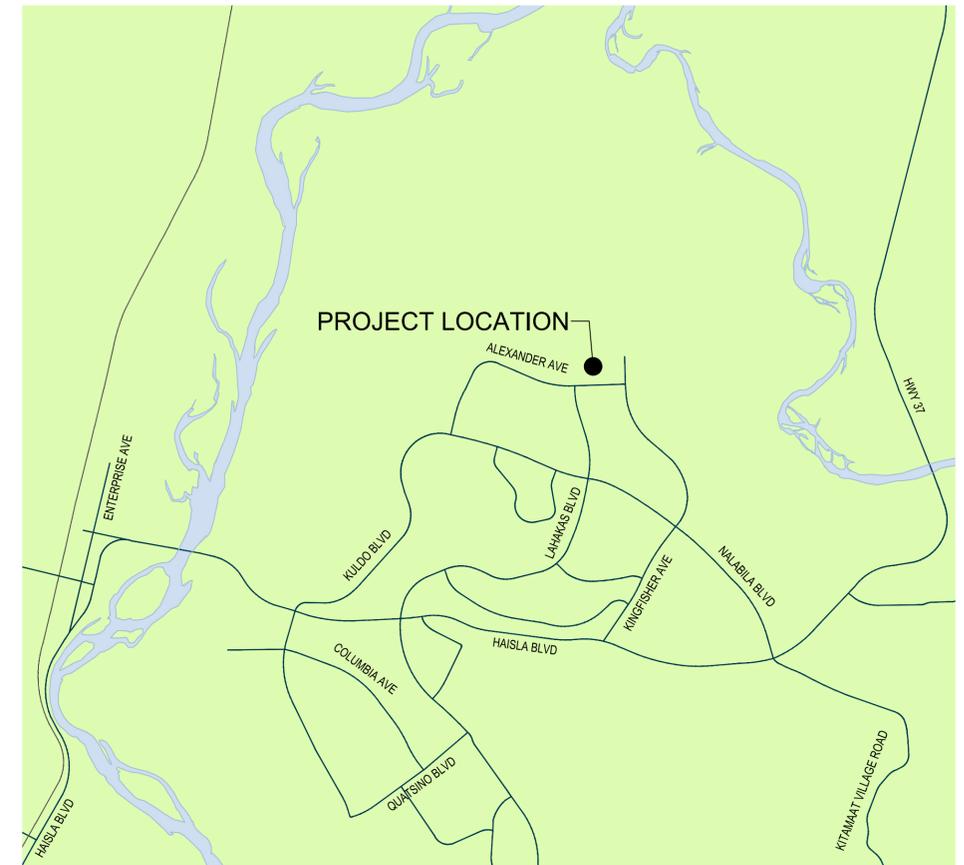
PROJECT NAME KITIMAT VALLEY INSTITUTE (KVI) STAIR REPLACEMENT

DESCRIPTION CIVIL / STRUCTURAL ENGINEERING

McELHANNEY PROJECT 2353-10646-01

OTHER REFERENCE REV 1

STATUS RE-ISSUED FOR TENDER



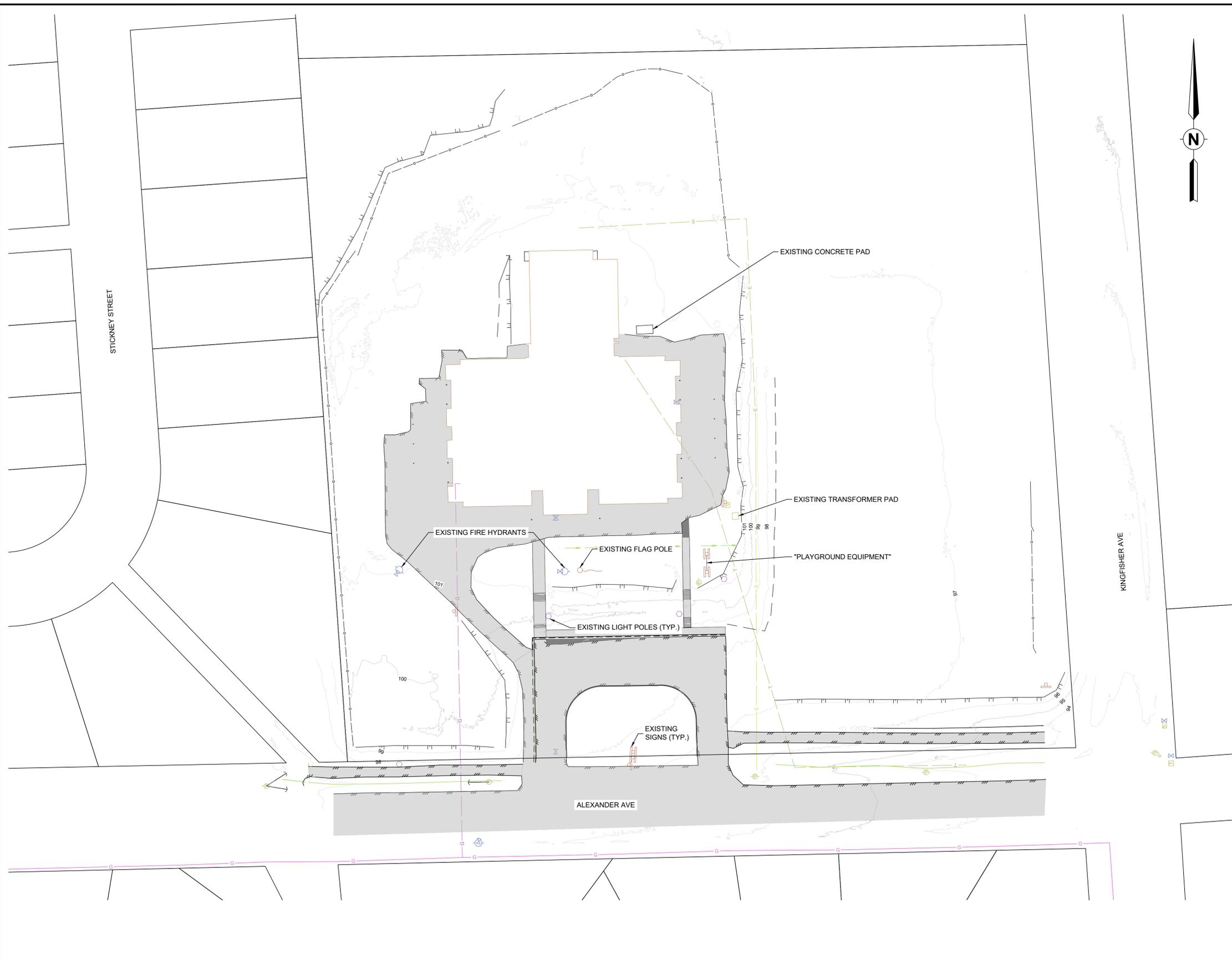
LOCATION MAP - KITIMAT, B.C. - NTS



**McElhanney**

322 - 323 City Centre,  
Kitimat BC V8C 1T6  
Tel. 250 632 3200

DRAWING LIST		REVISIONS						
SHEET #	SHEET TITLE	PA	PB	PC	REVISIONS			
					0	1	2	3
C-000	COVER				X	X		
C-001	SURVEYED CONDITIONS - PLAN				X	X		
C-002	NOTES				X	X		
C-101	GENERAL ARRANGEMENT - REMOVAL PLAN				X	X		
C-102	NEW PATHWAY AND SIDEWALK - PLAN				X	X		
C-201	PROFILES				X	X		
C-202	PROFILES				X	X		
C-203	PROFILES				X	X		
C-301	DETAILS				X	X		



LEGEND	
EXISTING	
	100 MAJOR CONTOUR
	99 MINOR CONTOUR
	EDGE PAVEMENT
	EDGE SIDEWALK
	EDGE STAIRS
	EDGE OF CONCRETE
	TOP OF BANK
	BOTTOM OF BANK
	FENCE
	FIRE HYDRANT
	WATER VALVE
	U/G ELECTRICAL MAIN
	U/G ELECTRICAL SERVICE
	U/G TELECOM MAIN
	U/G GAS MAIN
	U/G GAS SERVICE
	GUY ANCHOR
	LAMP STANDARD
	FLAG POLE
	POWER POLE
	SIGN

Rev	Date	Description	Drawn	Design	App'd
1	2025-12-11	RE-ISSUED FOR TENDER	RJH	-	MMT
0	2025-07-23	ISSUED FOR TENDER	RJH	-	MMT

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**BENCHMARK**  
 ALL ELEVATION REFER TO CONTROL MONUMENT: ISA MONUMENT 01H2209  
 LOCATED AT: N: 5991258.626, E: 523978.692  
 ELEVATION: 92.297 (DOK DATUM)

0 1:500 25

ORIGINAL DWG SIZE: ANSI D (22" x 34")

**McElhanney**

Unit 322  
 323 City Centre  
 Kitimat BC  
 Canada V8C 1T6  
 T 250 632 3200

**PERMIT TO PRACTICE**  
 McElhanney Ltd.  
 PERMIT NUMBER: 1003299  
 Engineers and Geoscientists of BC

*M. Tait*

**PROFESSIONAL ENGINEER**  
 M. M. TAIT  
 # 53179  
 CIVIL ENGINEER

2026-03-20  
 Approved Sealed

**yáqwa Development Corporation**  
 500 GITKSAN AVENUE, P.O. BOX 1101, HAISLA, B.C. V0T 2B0

**KVI STAIR REPLACEMENT**  
 SURVEYED CONDITIONS  
 PLAN

Drawing No.	<b>C-001</b>	
Project Number	2353-10646-01	Rev. 1

SURVEY NOTES:

- 1. DISTANCES AND ELEVATIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. COORDINATES ARE IN NAD83 (CSRS) UTM ZONE 9. ELEVATIONS ARE BASED ON THE DISTRICT OF KITIMAT DATUM.
3. CONTOUR INTERVAL IS MAJOR 5.0m MINOR 1.0m.
4. THIS PLAN REPRESENTS SURVEY CONDUCTED ON MAY 17, 2024.
5. ORTHO PHOTO FLOWN IN MAY 2023, USED FOR REFERENCE WHEN CREATING EXISTING SURVEY CONDITIONS PLAN.
6. PARCEL BOUNDARIES SHOWN ON THE PLAN ARE APPROXIMATE AND SUBJECT TO LEGAL SURVEY. THIS PLAN SHALL NOT BE USED TO DEFINE LEGAL BOUNDARIES.

GENERAL NOTES:

- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE DISTRICT OF KITIMAT STANDARDS AND SPECIFICATIONS AND W.C.B. REGULATIONS.
2. UTILITY LOCATIONS INDICATED ON THE DRAWINGS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL CONTACT UTILITY OWNERS TO LOCATE EXISTING UTILITIES THROUGH BC ONE CALL, NON-MEMBER UTILITY OWNERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. MCELHANNEY ASSUMES NO RESPONSIBILITY FOR THE ACTUAL LOCATION OF UTILITIES.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING NEAR UTILITIES. ANY DISTURBANCES TO THESE UTILITIES SHALL BE REPLACED OR MADE GOOD TO THE SATISFACTION OF THE OWNER AND UTILITY OWNER AT THE CONTRACTORS EXPENSE.
4. EXISTING UNDERGROUND UTILITIES AND SERVICES SHOWN ARE BASED ON AS-BUILT DRAWINGS AND ACTUAL LOCATIONS INCLUDING DEPTH SHALL BE DETERMINED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW.
5. DISTURBANCES TO ANY ADJACENT LANDS, PRIVATE PROPERTY, LANDSCAPING, FENCING OR IMPROVEMENT SHALL BE RESTORED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OR PROPERTY OWNER FOR ACCEPTANCE OF THE AFFECTED PROPERTY.
6. THE CONTRACTOR SHALL TAKE MEASURES TO MINIMIZE THE TRACKING OF SOILS ONTO EXISTING ROADS, AND ENSURE THAT EXISTING ROADS ARE KEPT CLEAN AND FREE OF EQUIPMENT AND MATERIALS.
7. SITE ACCESS LOCATIONS ARE IDENTIFIED THROUGHOUT DRAWING.
8. DRAWINGS PRINTED TO 11X17 ARE TO HAVE THE SCALE FACTORS DOUBLED.
9. ALL CONSTRUCTION WORK SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION I, SECTION 1 & DIVISION II, SECTION 1.
10. ALL TREATMENT, LOCATING, AND RELOCATING/ALTERING OF EXISTING STRUCTURES SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION I, SECTION 3.
11. ALL CONCRETE WORK SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION I, SECTION 4.
12. ALL EXCAVATION WORK SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION II, SECTION 2.
13. ALL SUBGRADE PREPARATION WORK SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION II, SECTION 3.
14. ALL GRANULAR FILL SUBBASE WORK SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION II, SECTION 4.
15. ALL CRUSH GRAVEL BASE WORK SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION II, SECTION 5.
16. ALL ASPHALT WORK SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION II, SECTIONS 6 & 7.
17. ALL CONCRETE SIDEWALKS WORK SHALL CONFORM TO DOK SPECIFICATIONS DIVISION II, SECTION 13.
18. ALL CONCRETE CURB WORK SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION II, SECTION 14.
19. ALL SURFACE DRAINAGE WORK SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION II, SECTION 16.
20. ALL PLACEMENT OF RIP RAP SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION II, SECTION 24.
21. ALL EARTHWORKS SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION IV, SECTION 2.
22. ALL CLEARING AND GRUBBING WORK SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION V, SECTION 1.
23. ALL LANDSCAPING WORK SHALL CONFORM TO DOK MUNICIPAL SPECIFICATIONS DIVISION V, SECTION 3.

DESIGN CRITERIA:
DESIGN STANDARDS:

BUILDING: BRITISH COLUMBIA BUILDING CODE 2024
CONCRETE: CSA-A23.3-19

GENERAL:

- 1. CODES AND STANDARDS REFERENCED ON THE DRAWINGS SHALL BE THE EDITIONS LISTED IN TABLE 1.3.1.2. OF DIVISION B OF THE CURRENT EDITION OF THE BUILDING CODE UNLESS NOTED OTHERWISE. CODES AND STANDARDS NOT LISTED IN THE BUILDING CODE SHALL BE THE LATEST EDITIONS UNLESS NOTED OTHERWISE.
2. CONSTRUCTION SHALL COMPLY WITH THE CODES AND STANDARDS LISTED ON THE DRAWINGS AS WELL AS ALL APPLICABLE FEDERAL, PROVINCIAL AND MUNICIPAL REGULATIONS AND BYLAWS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK AND NOTIFY THE ENGINEER OF ANY ERRORS OR OMISSIONS.
FIELD REVIEWS:
4. THE ENGINEER SHALL BE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN ORDER TO SCHEDULE FIELD REVIEWS. IF THE ENGINEER IS NOT AFFORDED THE OPPORTUNITY TO REVIEW THE STRUCTURAL WORKS PRIOR TO CONCEALMENT, THEN FINAL CERTIFICATION OF THE PROJECT WILL NOT BE ISSUED.
5. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR INSPECTION AND APPROVAL OF THE FOLLOWING:

REINFORCING STEEL, BEFORE CONCRETING/GROUTING

- 1. FIELD REVIEWS SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY AND OBLIGATION TO COMPLY WITH DRAWINGS AND CONTRACT DOCUMENTS. QUALITY CONTROL REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. ADDITIONAL FIELD REVIEWS THAT ARE REQUIRED DUE TO DEFICIENT OR INCOMPLETE WORK SHALL BE AT THE CONTRACTOR'S EXPENSE.
REINFORCING STEEL:
2.1. REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH CSA-A23.1 AND THE RISC MANUAL OF STANDARD PRACTICE.
2.2. REINFORCING STEEL SHALL CONFORM TO CSA-G30.18 GRADE 400 UNLESS NOTED OTHERWISE.
2.3. REINFORCING STEEL SHALL BE CLEAN AND FREE OF MUD, OIL, EXCESSIVE RUST, MILL SCALE OR DAMAGE.
2.4. REINFORCING STEEL SHALL BE ACCURATELY PLACED, SECURED, AND SUPPORTED TO ENSURE PROPER CONCRETE COVER AND SPACING WITHIN ALLOWABLE TOLERANCES BEFORE AND DURING CONCRETING. TIE WIRES SHALL BE 1.3 MM DIAMETER (16 GA) BLACK ANNEALED WIRE. REINFORCING STEEL IN SLABS SHALL BE SUPPORTED BY SUITABLE SUPPORTS AT MAXIMUM 1.2 M (4'-0") ON CENTRE. BAR SUPPORTS SHALL BE MADE OF PRECAST CONCRETE, PLASTIC OR STEEL.
3. PROVIDE CLEAR CONCRETE COVER FOR REINFORCING STEEL IN CAST-IN-PLACE CONCRETE AS FOLLOWS, UNLESS NOTED OTHERWISE:
EXPOSED TO CHLORIDES/MANURE: 60 MM (2 3/8")
EXPOSED TO FREEZING/THAWING/SULPHATE: 40 MM (1 1/2")
NOT EXPOSED: 30 MM (1 1/8")
4. REINFORCING STEEL SHALL BE CONTINUOUS, AND ADEQUATELY LAPPED AT SPLICES.
5. MINIMUM LAP LENGTHS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
10M: 450 MM (1'-6")
6. MINIMUM DEVELOPMENT LENGTHS SHALL BE THE LAP LENGTHS DIVIDED BY 1.3.
7. REINFORCING STEEL DOWELS SHALL NOT BE WET SET UNLESS AUTHORIZED BY THE ENGINEER.
CAST-IN-PLACE CONCRETE:
8. CONCRETE SHALL BE MIXED, PLACED, FINISHED AND CURED IN ACCORDANCE WITH CSA-A23.1.
9. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE, CONTAIN MAXIMUM 20 MM (3/4") AGGREGATE, EXCEPT CONCRETE SLABS ON STEEL DECKING SHALL CONTAIN MAXIMUM 12 MM (1/2") AGGREGATE, AND CONFORM TO THE FOLLOWING SPECIFICATIONS UNLESS NOTED OTHERWISE:

Table with 6 columns: ELEMENT, EXPOSURE, STRENGTH, MAX W/C, SLUMP\*, AIR, CURING TYPE, ADMIX. Row 1: EXTERIOR STAIRS, C-2, 32 MPA, 0.45, 25 - 75 MM, 5 - 8%, 2

\* SUPERPLASTICIZER SHALL BE ADDED AFTER SLUMP HAS BEEN MEASURED.

- 10. THE USE OF ADMIXTURES OTHER THAN AIR ENTRAINMENT, STANDARD WATER REDUCERS, OR SUPER PLASTICIZERS IS NOT PERMITTED UNLESS SPECIFIED OR AUTHORIZED BY THE ENGINEER.
11. WATER SHALL NOT BE ADDED TO THE CONCRETE AFTER LEAVING THE BATCH PLANT.
12. CONCRETE SHALL BE COMPLETELY DISCHARGED WITHIN 120 MINUTES OF INITIAL MIXING. CONCRETE SHALL BE REJECTED IF THIS TIME LIMIT CANNOT BE MET.
13. LAITANCE SHALL BE REMOVED, AGGREGATE SHALL BE PARTIALLY EXPOSED, AND THE SURFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF AT LEAST 5 MM (3/16") WHERE FRESH CONCRETE IS CAST AGAINST HARDENED CONCRETE. THE HARDENED CONCRETE SHALL BE SATURATED WITH WATER AND BE IN A DAMP CONDITION WITH NO FREE SURFACE WATER (SATURATED SURFACE DRY) IMMEDIATELY BEFORE PLACING FRESH CONCRETE.
14. VERTICAL AND HORIZONTAL CONCRETE ELEMENTS SHALL BE PLUMB AND LEVEL WITH A TOLERANCE OF 1:400, BUT NO MORE THAN 40 MM (1 1/2") OVER THE TOTAL HEIGHT OR LENGTH OF THE STRUCTURE. THE AVERAGE THICKNESS OF SLABS ON GRADE SHALL BE WITHIN ± 10 MM (3/8"). CROSS-SECTIONAL DIMENSIONS OF CONCRETE ELEMENTS OTHER THAN SLABS ON GRADE SHALL BE WITHIN THE FOLLOWING:
LESS THAN 0.3 M (12") THICK: ± 8 MM (5/16")
0.3 M (12") TO 1 M (39") THICK: ± 12 MM (1/2")
MORE THAN 1 M (39") THICK: ± 20 MM (3/4")
15. CONCRETE SHALL BE CONSOLIDATED USING MECHANICAL VIBRATORS.
16. CONTRACTION JOINTS (CRACK CONTROL JOINTS) IN SLABS ON GRADE SHALL BE SAW CUT WITHIN 8 TO 24 HOURS OF THE CONCRETE PLACEMENT AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY.
17. FORMWORK SHALL BE LEFT IN PLACE UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO SUPPORT ITS OWN WEIGHT AND CONSTRUCTION LOADS.
18. REFER TO CIVIL, ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR NON-STRUCTURAL CONCRETE.

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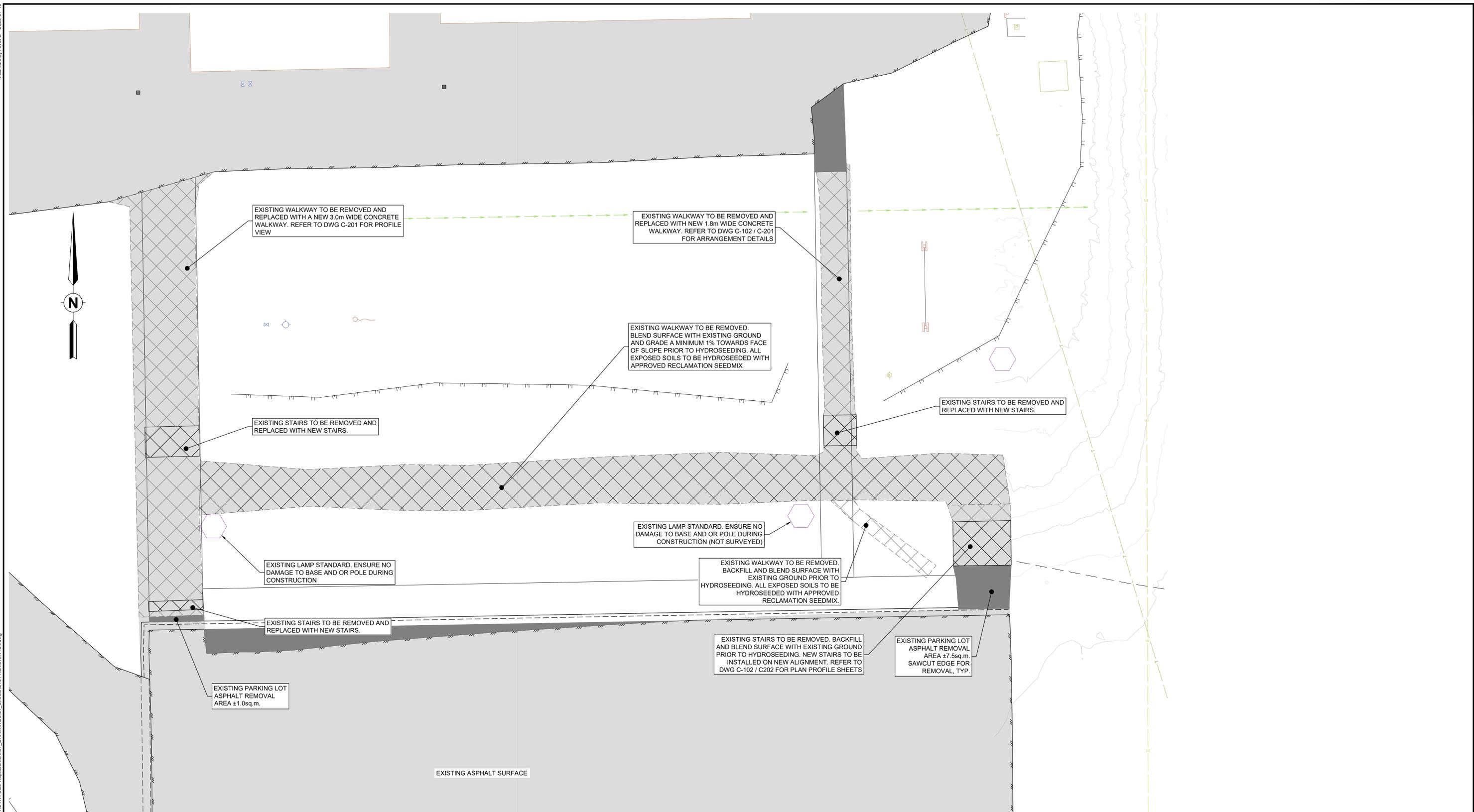
McElhanney logo and contact information: Unit 322, 323 City Centre, Kitimat BC, Canada V8C 1T6, T 250 632 3200

PERMIT TO PRACTICE McElhanney Ltd. PERMIT NUMBER: 1003299 Engineers and Geoscientists of BC

Professional Engineer seal for M. M. Tait, # 53179, 2026-03-20, Approved Sealed

yáqwa Development Corporation 500 GITKSAN AVENUE, P.O. BOX 1101, HAISLA, B.C. V0T 2B0 KVI STAIR REPLACEMENT NOTES

Drawing No. C-002 Project Number 2353-10646-01 Rev. 1



Rev	Date	Description	Drawn	Design	App'd
1	2025-12-11	RE-ISSUED FOR TENDER	RJH	-	MMT
0	2025-07-23	ISSUED FOR TENDER	RJH	-	MMT

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0 1:100 5

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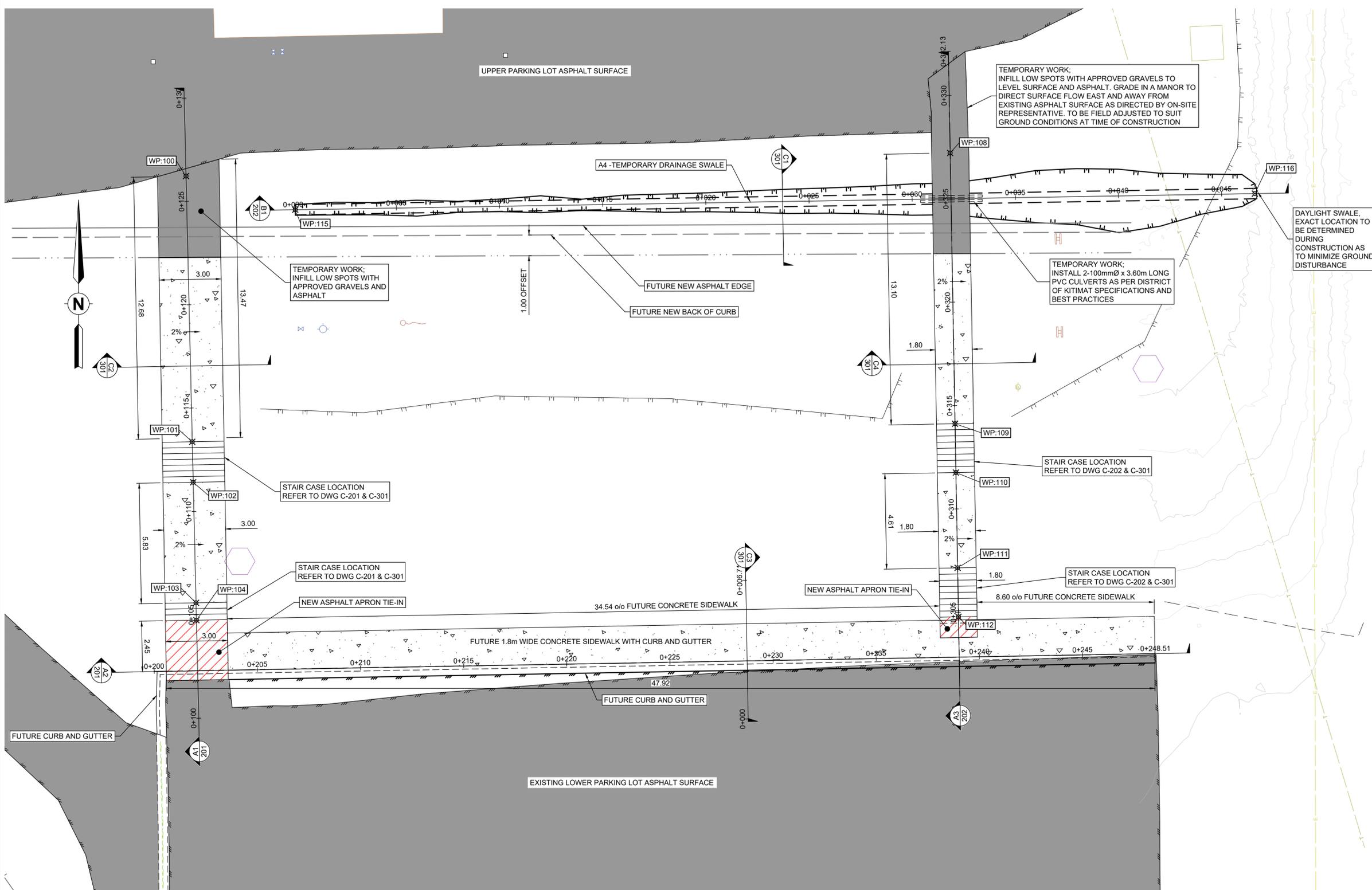
**PROFESSIONAL ENGINEER**  
M. M. ZAIT  
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**KVI STAIR REPLACEMENT  
GENERAL ARRANGMENT  
EXISTING PATHWAY REMOVAL PLAN**

Drawing No. **C-101**

Project Number 2353-10646-01 Rev. 1



WORKING POINTS			
DESCRIPTION	NORTHING	EASTING	ELEVATION
WP 100:100	5991310.54	523843.04	101.36
WP 101:101	5991297.69	523843.34	101.28
WP 102:102	5991295.73	523843.39	100.11
WP 103:103	5991289.90	523843.53	100.08
WP 104:104	5991289.06	523843.55	99.58
WP 108:108	5991311.66	523880.08	101.38
WP 109:109	5991298.56	523880.31	101.32
WP 110:110	5991296.20	523880.35	100.11
WP 111:111	5991291.59	523880.44	100.09
WP 112:112	5991289.22	523880.48	98.88
WP 115:115	5991308.91	523848.34	101.24
WP 116:116	5991309.69	523894.84	100.90

LEGEND	
PROPOSED WORK	
	TOP OF BANK ALONG DITCH
	BOTTOM OF DRAINAGE SWALE
	FRONT OF CURB / ASPHALT
	GUTTER LINE
	BACK OF CURB
	100mmØ PVC PIPE
	CONCRETE WALKWAY
	ASPHALT APRON

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0 1:1,000 50

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C.L.B.C. MEMBER  
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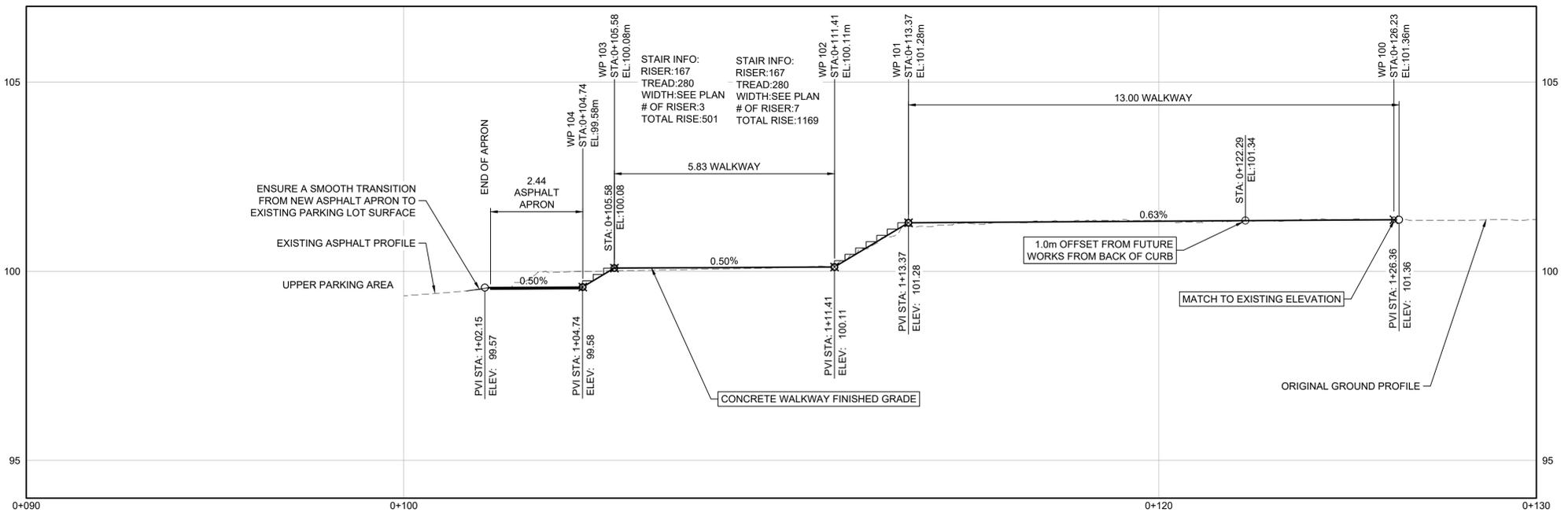
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**KVI STAIR REPLACEMENT  
GENERAL ARRANGEMENT  
PLAN**

Drawing No.  
**C-102**

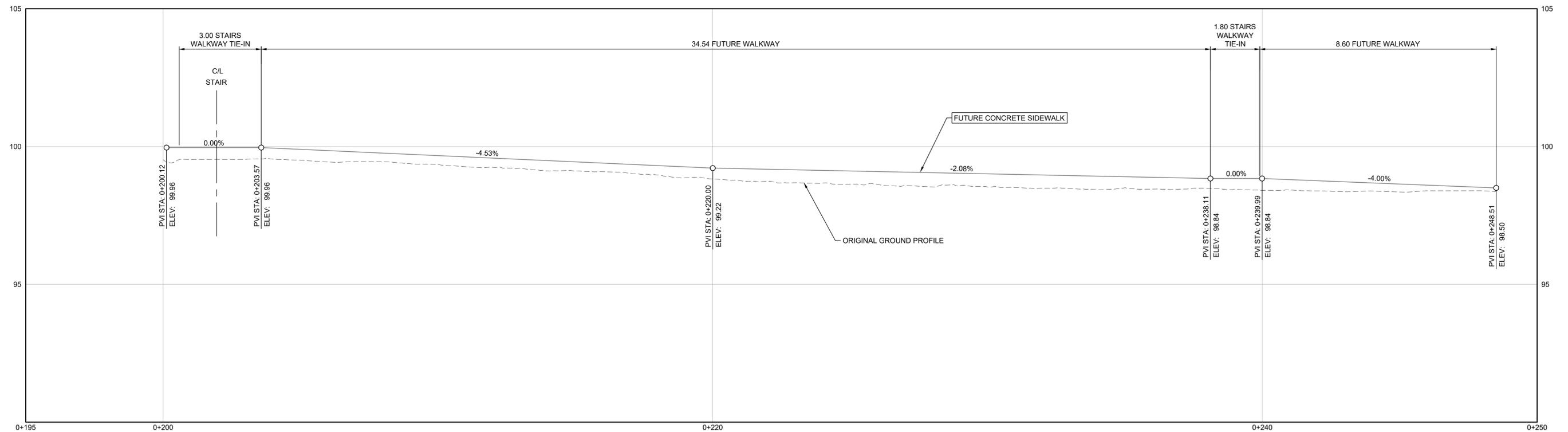
Project Number  
2353-10646-01

Rev.  
1



**A1 - WEST STAIR CASE AND WALKWAY PROFILE**

SCALE (H/V) 1:75



**A2 - CONCRETE SIDEWALK PROFILE**

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0	2025-07-23	ISSUED FOR TENDER	RJH	RJH	MMT

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LOCATED AT: -  
ELEVATION: -

ORIGINAL DWG SIZE: ANSI D (22" x 34")

**McElhanney**

322 - 323 City Centre,  
Kitimat BC V8C 1T6  
Tel. 250 632 3200

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*M. Zait*

2026-03-20  
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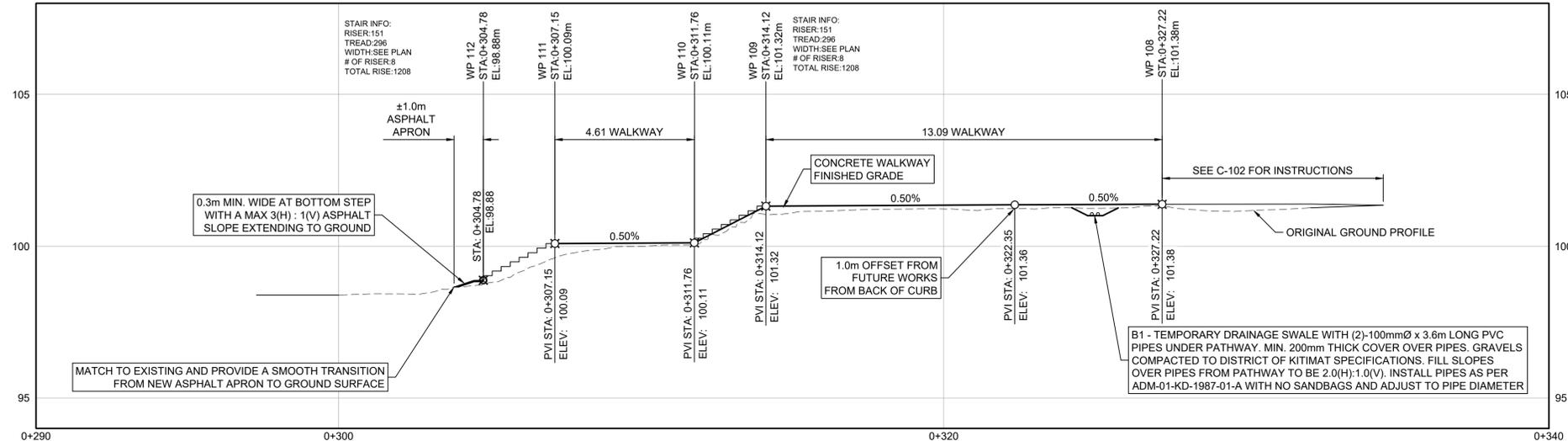
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**KVI STAIR REPLACEMENT  
GENERAL ARRANGEMENT  
PROFILES**

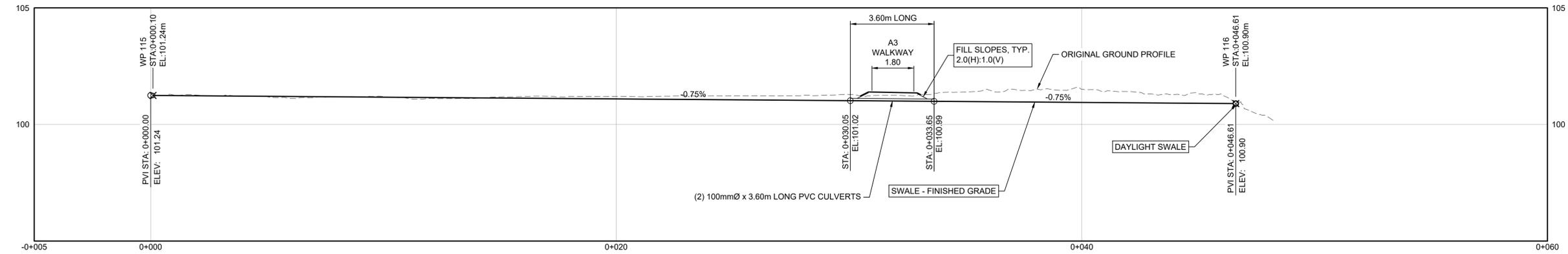
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Project Number 2353-10646-01

Rev. 1



A3 - EAST STAIR CASE AND WALKWAY PROFILE



B-1 TEMPORARY SWALE PROFILE

Rev	Date	Description	Drawn	Design	App'd
1	2025-12-11	RE-ISSUED FOR TENDER	RJH	RJH	MMT
0	2025-07-23	ISSUED FOR TENDER	RJH	RJH	MMT

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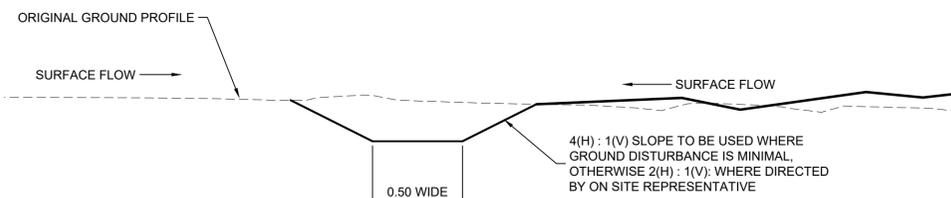
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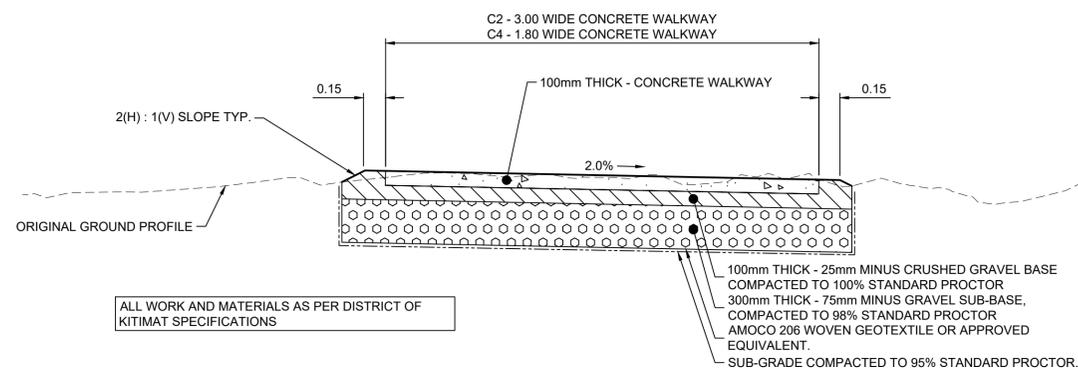
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Project Number  
2353-10646-01

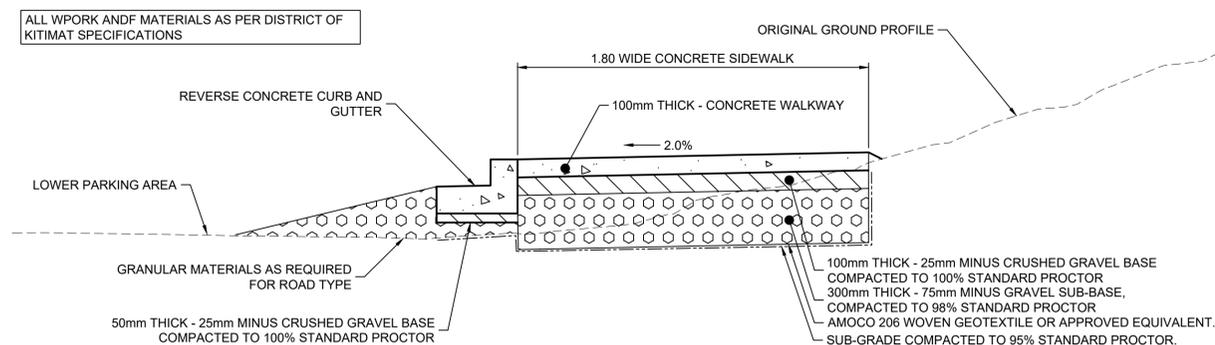
Rev.  
1



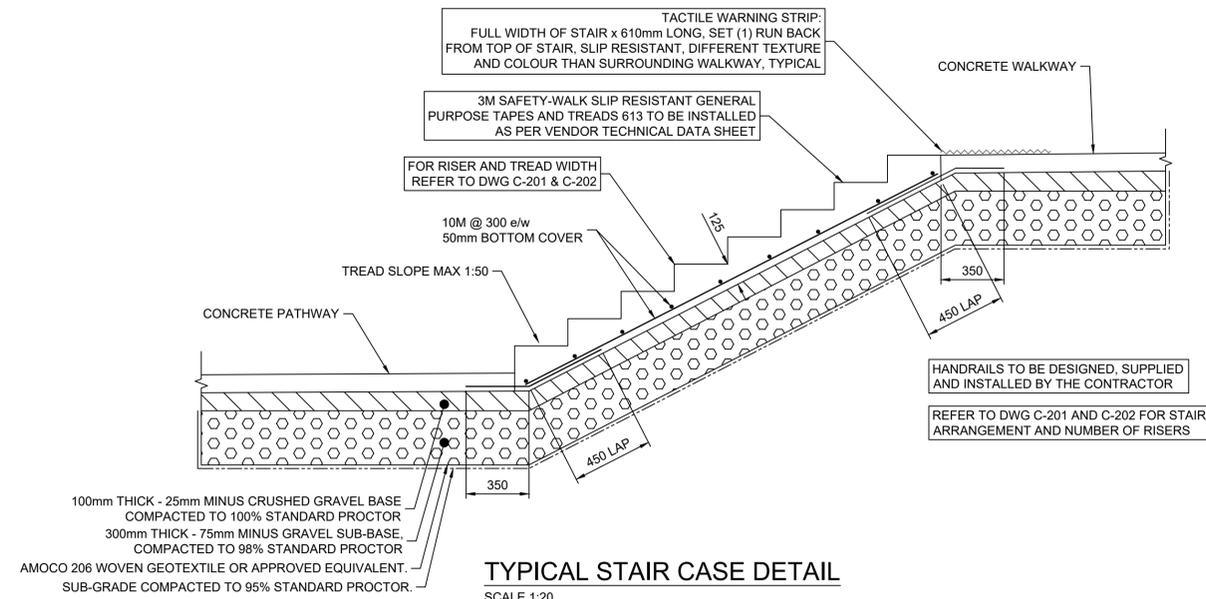
**C1 - TYPICAL DRAINAGE SWALE DETAIL**  
SCALE 1:20



**C2 - C4 TYPICAL WALKWAY DETAIL**  
SCALE 1:25



**C3 - TYPICAL CONCRETE SIDEWALK DETAIL**  
SCALE 1:20



**TYPICAL STAIR CASE DETAIL**  
SCALE 1:20

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**KVI STAIR REPLACEMENT  
GENERAL ARRANGEMENT  
DETAILS**

Drawing No. **C-301**

Project Number 2353-10646-01 Rev. 1