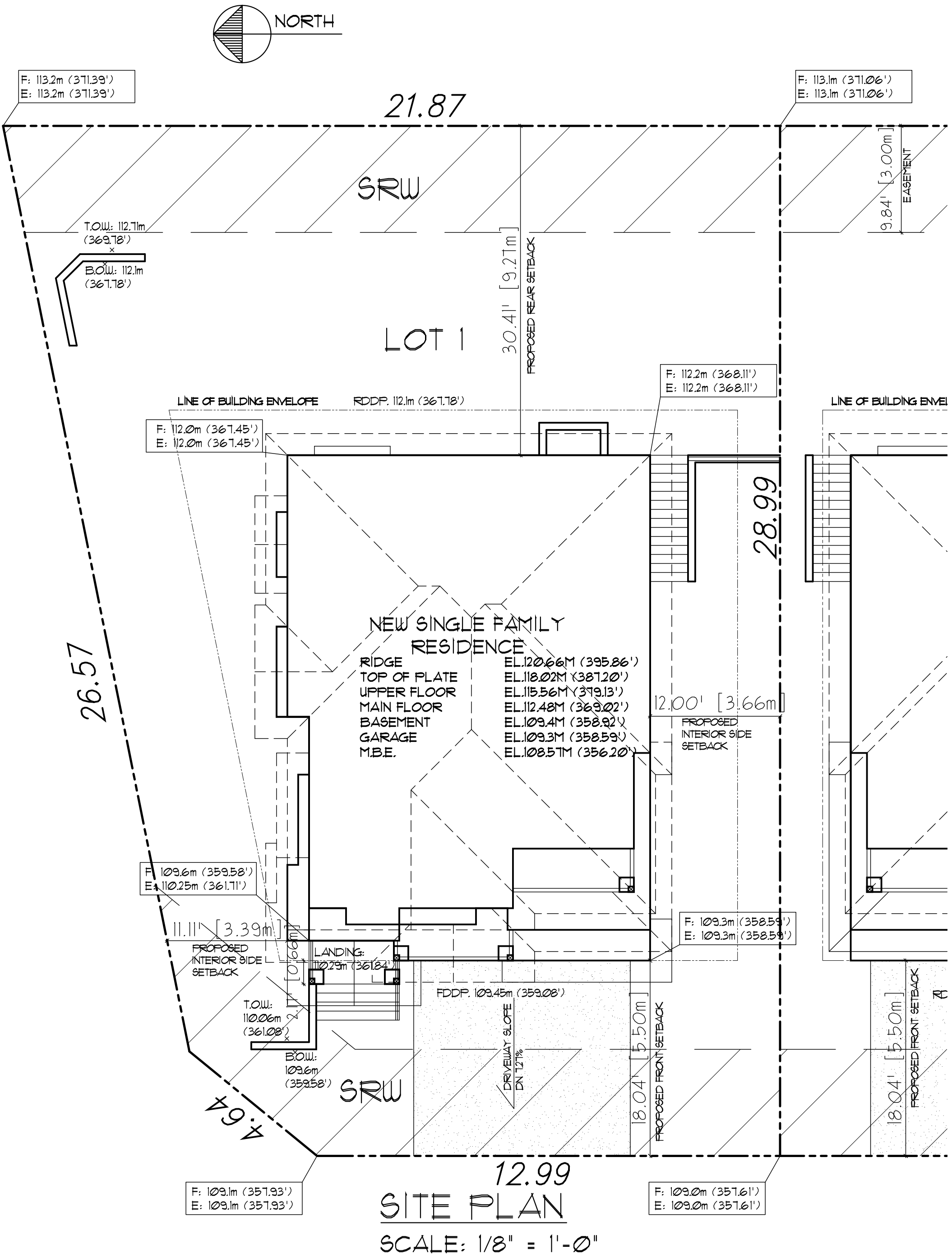


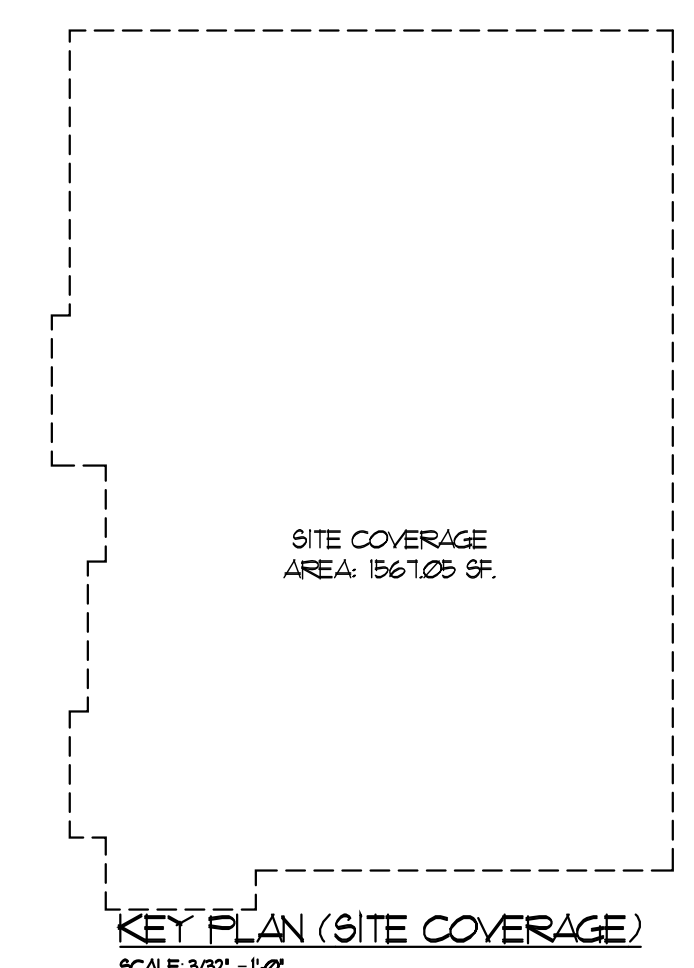
GENERAL NOTES

- ALL WORK AND MATERIALS TO CONFORM TO STANDARDS AND REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C.) 2018.
- ALL DRAWINGS MUST BE APPROVED BY CITY/MUNICIPAL AUTHORITIES HAVING JURISDICTION AND HAVE APPLICABLE PERMITS ISSUED BEFORE STARTING CONSTRUCTION.
- BUILDER MUST ENSURE THAT ALL WORK PERFORMED ON SITE COMPLES WITH WORKER'S COMPENSATION BOARD'S REQUIREMENTS AND STANDARDS. BUILDER MUST NOTIFY HIS ENGINEER BEFORE AND AFTER EXCAVATION AND OBTAIN CERTIFICATION FROM THE ENGINEER BEFORE ANY WORKERS ARE ALLOWED TO WORK IN THE EXCAVATED AREA. SUCH CERTIFICATION MUST BE POSTED ON SITE AT A PROMINENT LOCATION AND UPDATED BY THE ENGINEER AT REGULAR INTERVALS.
- SUB-CONTRACTORS AND/OR SUB-TRADES RESPONSIBLE FOR ON SITE EXECUTION OF WORK THESE DRAWINGS DETAIL, ARE TO CHECK AND VERIFY ALL DRAWINGS FOR ERRORS AND OMISSIONS BEFORE ORDERING MATERIALS OR STARTING WORK. CONTRACTOR TO NOTIFY SEL ENGINEERING LTD. IMMEDIATELY OF ANY CHANGES OR OMISSIONS.
- TRUSS DESIGN MUST BE COMPLETED BEFORE FORM CONSTRUCTION AND ENLARGED FOOTINGS AS DESIGNED BY STRUCTURAL ENGINEER PURSUANT TO TRUSS POINT LOADS MAY BE REQUIRED.
- ALL POINT LOADS MUST BE FULLY SUPPORTED DOWN TO FOUNDATION. THE WIDTH OF SUPPORTING COLUMNS SHALL NOT BE LESS THAN THE WIDTH OF THE SUPPORTED MEMBER (9.1.4.1). ALL POINT LOADS FROM TRUSSES MUST BE STRUCTURALLY SUPPORTED BY COLUMNS OR ENGINEERED BEAMS AND DOUBLE GRIPPLE STUDS AS DESIGNED BY STRUCTURAL ENGINEER.
- CONTRACTORS, SUB-CONTRACTORS AND/OR SUB-TRADES SHALL INSURE THAT ANY CONCENTRATED LOAD WHICH MAY ARISE DURING CONSTRUCTION, WHETHER OR NOT IT HAD BEEN SPECIFICALLY DETAILED, SHALL BE SUPPORTED ACCORDING TO GOOD PRACTICE AND THAT THE METHOD OF SUPPORT, AS WELL AS ALL MEMBERS SUPPORTING SUCH LOADS SHALL FIRST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND/OR A PROFESSIONAL ENGINEER AND SHALL CONFORM TO THE B.C.B.C. BEFORE SUCH LOADING SHALL BE ALLOWED TO OCCUR.
- ALL BEAM SIZES TO BE CONFIRMED OR DESIGNED BY PROFESSIONAL ENGINEER.
- BEAMS WHICH EXCEED SPECIFICATIONS OF THE B.C.B.C. MUST BE CHECKED AND VERIFIED BY A STRUCTURAL ENGINEER BEFORE STARTING CONSTRUCTION.
- FRAMING MATERIAL TO BE DOUGLAS FIR NO. 2 OR BETTER GRADE (9.3.2.2), UNLESS NOTED OTHERWISE BY A PROFESSIONAL ENGINEER.
- ALL LINTELS TO BE MIN. 2"X10" D.F. NO. 2 UNLESS OTHERWISE NOTED (9.2.1.2.3).
- CONCRETE TO BE MIN. 25 MPa & 28 DAYS. 100 PSI SLUMP UNLESS OTHERWISE DESIGNED BY STRUCTURAL ENGINEER (9.3.1).
- FOUNDATION WALLS NOT LATERALLY SUPPORTED HIGHER THAN 4'-0" FROM SLAB TO GRADE AND NON-LATERALLY SUPPORTED WALLS GREATER THAN 7'-6" FROM SLAB TO GRADE MUST BE REINFORCED.
- ALL FOOTINGS SHALL EXTEND BELOW FROST LEVEL TO SUITABLE BEARING. IF SUITABLE BEARING CANNOT BE OBTAINED A PROFESSIONAL SOILS ENGINEER SHOULD BE CONSULTED.
- GUARDS SHALL CONFORM TO 9.8.8.
- ALL EXTERIOR GUARDDAILS TO BE 42" HIGH (36" IF DIFFERENCE IN ELEVATION IS LESS THAN 6 FT).
- ALL INTERIOR GUARDDAILS TO BE 36" HIGH.
- ALL HANDRAILS 315" TO 38" HIGH (9.8.1.4).
- ALL EXTERIOR DOORS TO BE SOLID CORE AND WEATHER STRIPPED.
- INSTALL C.S.A. APPROVED SMOKE ALARMS AND CO2 DETECTORS ON ALL FLOOR LEVELS TO CEILINGS OF HALLWAYS SERVING SLEEPING AREAS (9.10.18).
- PROVIDE VENTILATION FOR THE DWELLING IN ACCORDANCE WITH (9.3.2).
- ROOF ACCESS MIN. 20" X 21" (9.19.2.1). VENTING MIN. 1/320 (9.19.2.2).
- SECURITY BLOCKS FOR 2 STUD SPACES BY ALL EXTERIOR DOORS (9.6.8.3).
- WATERPROOF BACKING (AQUA BOARD) TO BE USED FOR ALL BATHUBS AND SHOWER ENCLOSURES.
- INSULATION AND VAPOUR BARRIER TO CONFORM TO PART 5 AND PART 9.36. PROVIDE INSULATION, VAPOUR BARRIER AND GYRODOL FOR FIREPLACE AND B VENT SHAFTS.
- STAIR RISE AND RUN TO CONFORM TO 9.8.3.1 HEADROOM MIN. 6'-8" (2.69M) (9.8.3.4).
RISE 4.92'-1.81" (1.5M) - 3.00M (1)
RUN 10.29' - 13.51' (3.14M - 4.11M)
- BUILDINGS WITH ATTACHED GARAGE - ALL WALLS AND CEILING SEPARATING ATTACHED GARAGE AND DWELLING MUST BE INSULATED, BE AIR TIGHT, HAVE TWO LAYERS OF DRYWALL, STAGGERED JOISTS, ON THE GARAGE SIDE AS A BARRIER. DOORS SEPARATING GARAGE AND DWELLING MUST BE SOLID CORE, WEATHER STRIPPED AND WITH SELF-CLOSING DEVICES.
- WINDOWS AND SKYLIGHTS - ALL WINDOWS SHALL CONFORM TO WINDOW STANDARDS AS PER 9.1.1, AND GLASS STANDARDS AS PER 9.1.3. SKYLIGHTS SHALL CONFORM TO STANDARDS AS PER 9.1.1. WINDOWS LOCATED WITHIN 3 FT OF EXTERIOR DOOR LOOKS SHALL HAVE SAFETY GLASS, WIRE GLASS OR TINTED GLASS. ALL WINDOWS AND DOORS SHALL HAVE A U FACTOR NO GREATER THAN 0.30 W/m2K. ALL SKYLIGHTS SHALL HAVE A U FACTOR NO GREATER THAN 0.30 W/m2K.
- DECK OVER HABITABLE AREA - PROVIDE 2x4 CROSS FURLIN AT 16" O.C. ON DECK JOIST AND CROSS VENTILATION EXCEPT FOR BUILD-UP ROOFING (TAR AND GRAVEL). ALL OTHER WATER-PROOFING MEMBRANE MUST BE AN APPROVED PRODUCT AND BE CERTIFIED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER.
- STARTING WORK SHALL IMPLY ACCEPTANCE OF THESE TERMS AND SHALL MEAN ACCEPTANCE OF ALL SPECIFICATIONS, DIMENSIONS AND REQUIREMENTS AS WELL AS ALL SURFACES AND CONDITIONS AS BEING SUITABLE TO RECEIVE SAID WORK.
- DO NOT SCALE DRAWINGS.
- MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS PLACED WITHIN AND PARALLEL TO AN EXTERIOR WALL ARE REQUIRED TO BE INSULATED TO THE EFFECTIVE THERMAL RESISTANCE REQUIRED FOR THE WALL AT THE PROJECTED AREA OF THE SYSTEM COMPONENT.
- AIR BARRIERS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 9.36.2.3 AND 9.36.2.10.
- HVAC AND SERVICE WATER EQUIPMENT TO CONFORM TO SECTION 9.36.
- ALL NON-GASKET DEVICES INSTALLED IN INSULATED ASSEMBLIES ARE TO BE PROVIDED WITH BACKINGS TO ALLOW SEALING OF SHEET POLY TO POLY BOOTS.

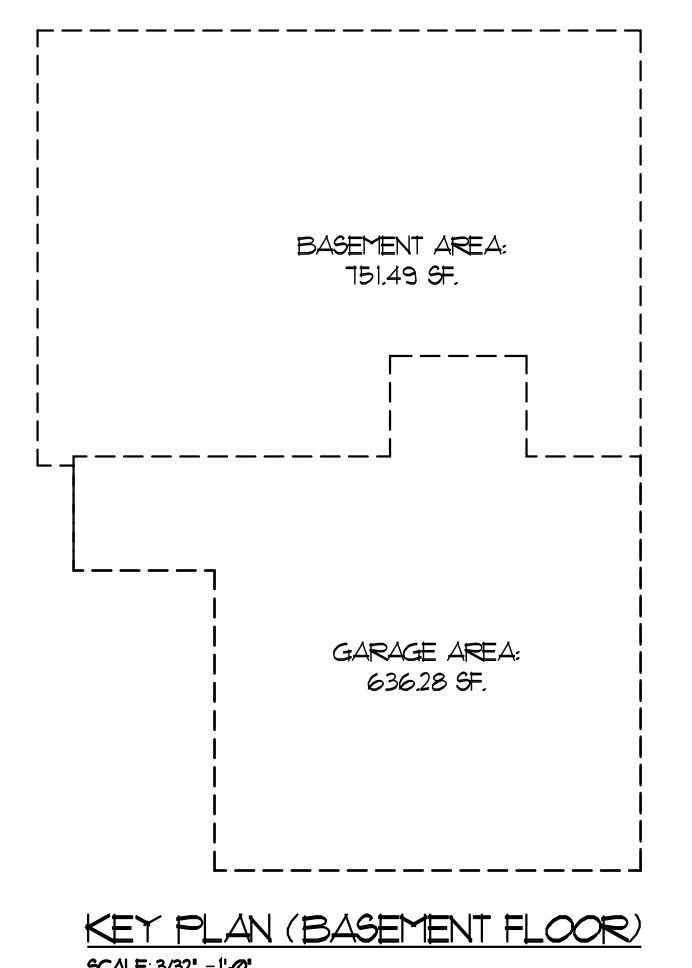
ATTENTION
IN THE CASE OF RENOVATIONS, THESE DRAWINGS WERE DERIVED FROM AS-BUILT SKETCHES AND/OR ON-SITE DIMENSION TAKEOFFS. DUE TO THE FACT THAT SOME SURFACES AND AREAS APPEARED HIDDEN PRIOR TO COMPLETION OF THESE DRAWINGS, CONTRACTORS SHALL NOTIFY SEL ENGINEERING LTD. AND ADJUST AFFECTED AREAS ON SITE AS NECESSARY.



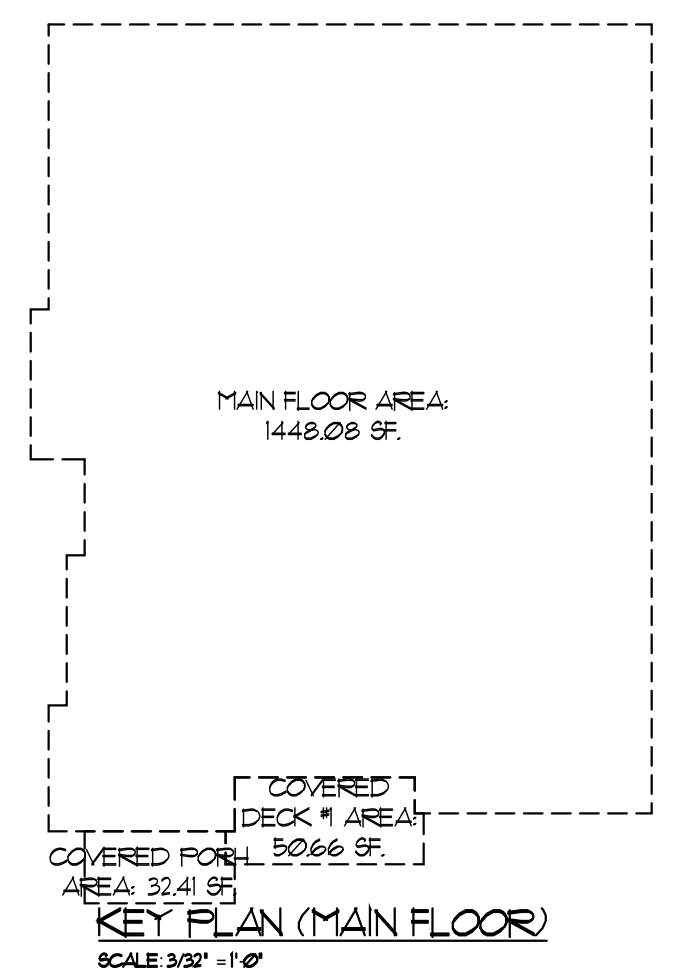
SITE PLAN
SCALE: 1/8" = 1'-0"



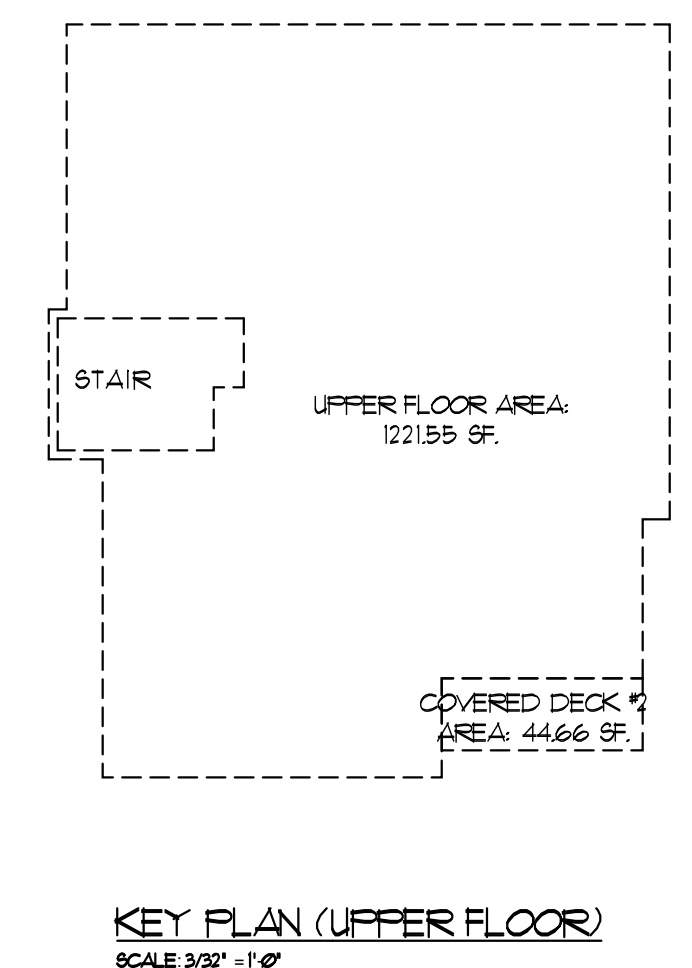
KEY PLAN (SITE COVERAGE)
SCALE 3/32" = 1'-0"



KEY PLAN (BASEMENT FLOOR)
SCALE 3/32" = 1'-0"



KEY PLAN (MAIN FLOOR)
SCALE 3/32" = 1'-0"



KEY PLAN (UPPER FLOOR)
SCALE 3/32" = 1'-0"

ZONING SUMMARY:

CIVIC ADDRESS: LOT 1 - 24850 106 AVENUE
MAPLE RIDGE, B.C.

LEGAL DESCRIPTION: LT 1 SEC 11 TWP 12 NUD PL. EPS4350

ZONING: R-1

SITE AREA: 545.04m² (5866.71 SF.)
SITE DIMENSIONS: 12.99m x 26.57m

PRINCIPLE BUILDING:

DESCRIPTION:	ALLOWED:	PROPOSED:
SETBACKS		
FRONT YARD:	5.5m (18.04')	5.5m (18.04')
REAR YARD:	8.0m (26.24')	9.27m (30.41')
LEFT SIDE YARD: (SOUTH)	12m (39.3')	3.66m (12.00')
RIGHT SIDE YARD: (NORTH)	12m (39.3')	3.39m (11.11')
MAX. BUILDING HEIGHT:	11.0m (36.08')	9.89m (32.45')

MAX. SITE COVERAGE (ALL STRUCTURE):
40% 156.54m² (1685.06 SF.) 26.18% 142.73m² (1536.38 SF.)

MAIN HOUSE AREAS:

	PROPOSED:
UPPER FLOOR	1221.55 SF.
MAIN FLOOR:	1448.02 SF.
BASEMENT FLOOR	75.149 SF.
COVERED PORCH:	32.41 SF.
COVERED DECK #1:	50.66 SF.
COVERED DECK #2:	44.66 SF.
GARAGE:	636.28 SF.

ALL CONSTRUCTION SHALL CONFORM TO THE BC BUILDING CODE AND ALL OTHER APPLICABLE BY-LAWS

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUED FOR BLDG. PERMIT 02.06.2020

SEL Engineering Limited
Consulting Engineers

1201, 3023 ST. JOHNS STREET
PORT MOODY, BC V3H 2C4
TELEPHONE: 604.469.3723
FACSIMILE: 604.469.3107
E-MAIL: SEL@SELENG.COM

SEAL:

I, CHINGMO CHING, P. ENG, HAVE REVIEWED AND CONFIRMED THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS OF THIS BUILDING, INCLUDING BRACING TO RESIST SEISMIC LOADS ARE DESIGNED IN ACCORDANCE WITH PART 4 OF BCBC 2018.

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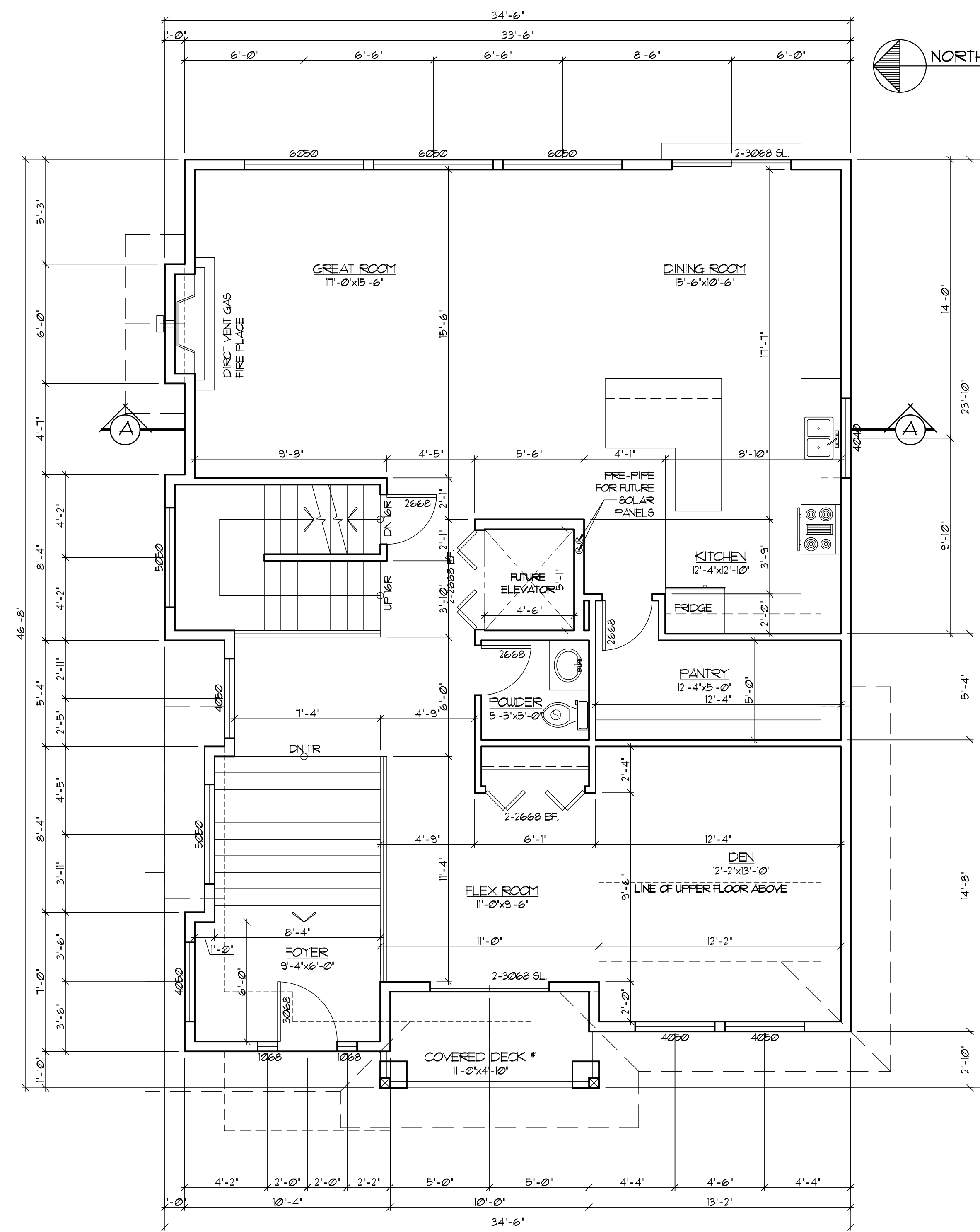
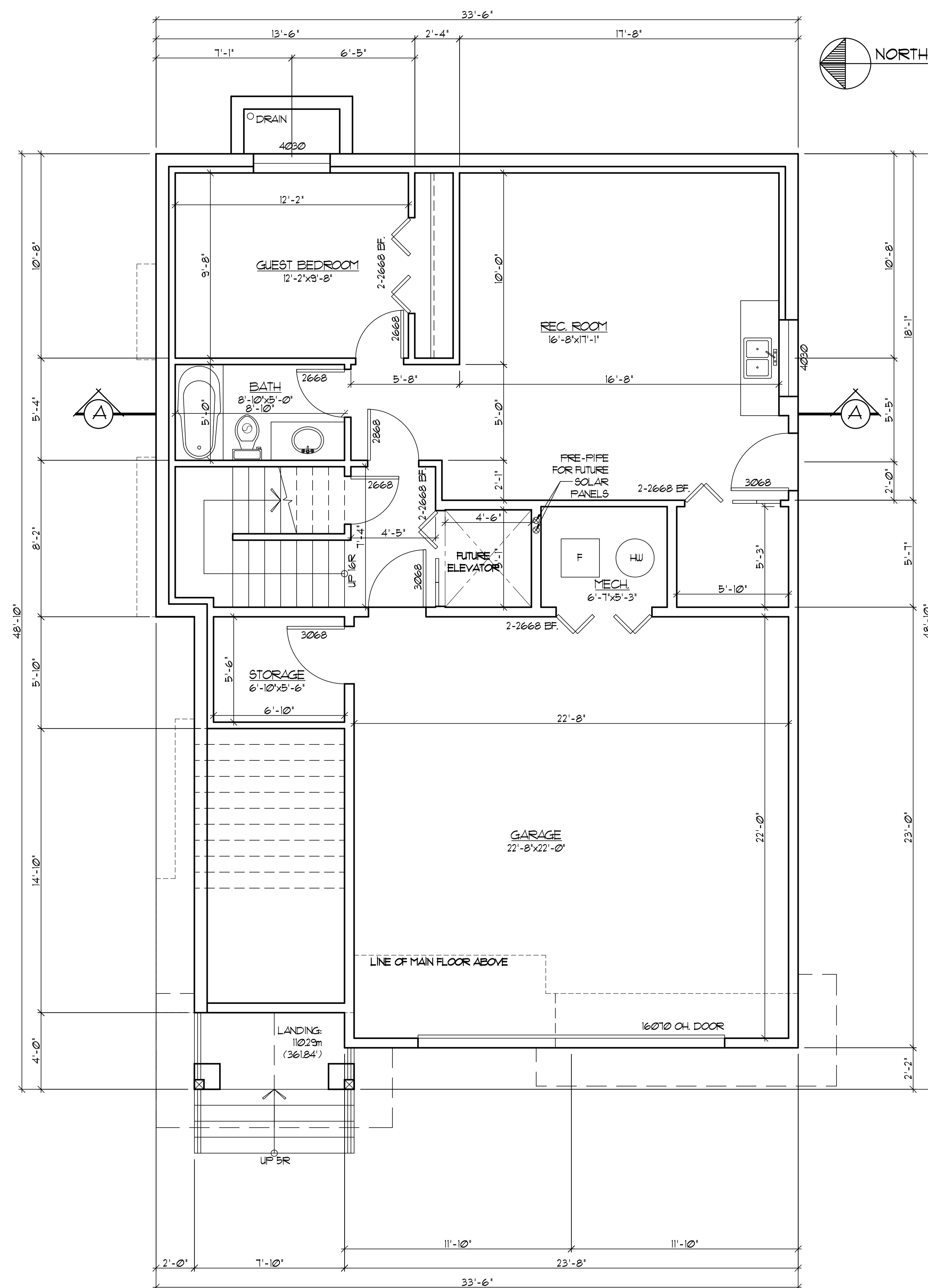
PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:
LOT 1 - 24850 106 AVENUE,
MAPLE RIDGE, B.C.

DRAWING TITLE:
GENERAL NOTES
SITE PLAN
ZONING SUMMARY
KEY PLANS

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C19---
DATE:	02.06.2020
SCALE:	AS SHOWN
DRAWING NO:	

A-1

THESE DRAWINGS COMPLY TO THE 2018 BCBC



NO.	REVISIONS:	DATE

ISSUED FOR BLDG. PERMIT 02.06.2020



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 TELEPHONE: 604.469.3123
 FACSIMILE: 604.469.3101
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SEAL:

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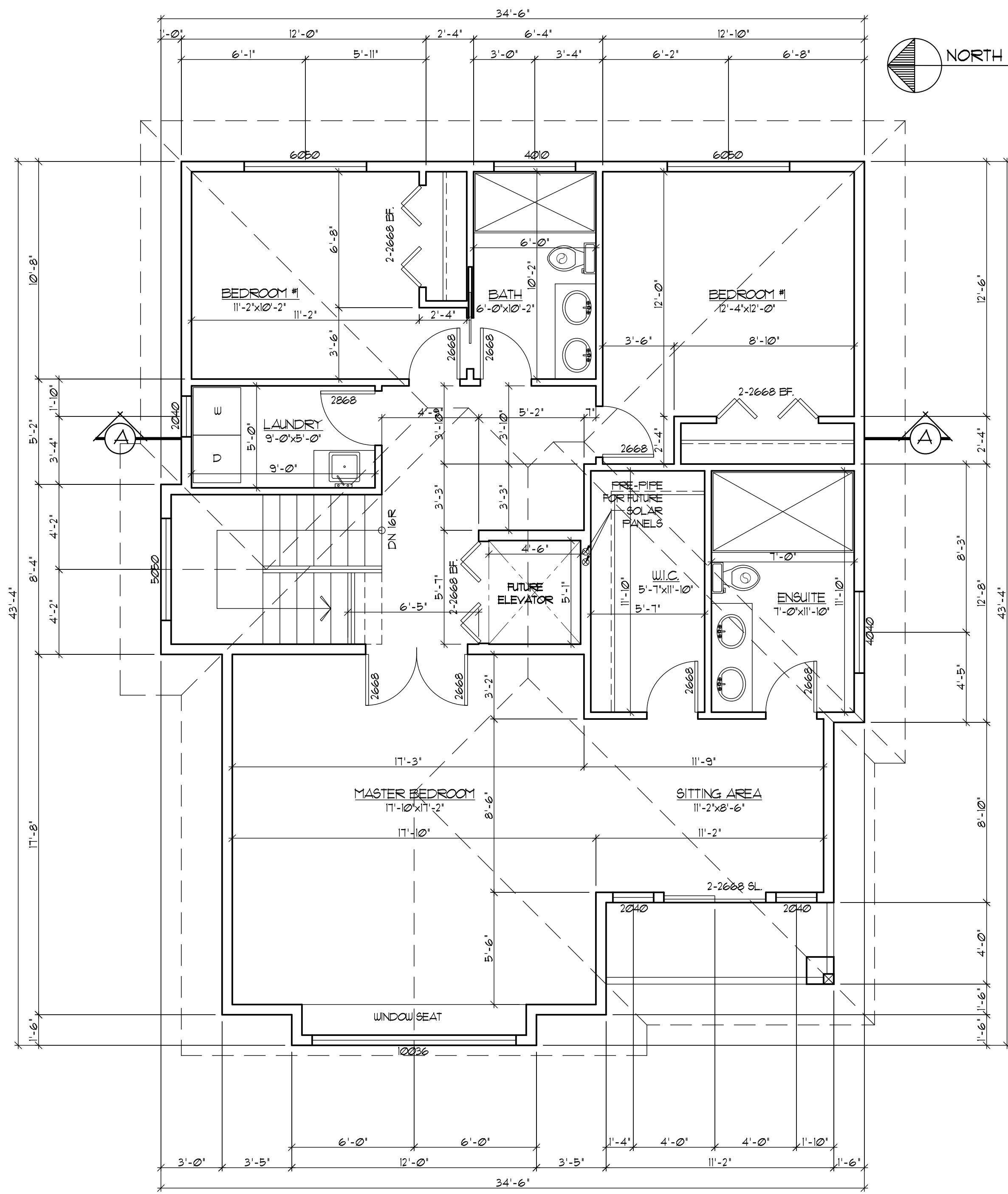
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PROJECT TITLE:
 NEW SINGLE FAMILY RESIDENCE AT:
 LOT 1 - 24850 106 AVENUE,
 MAPLE RIDGE, B.C.

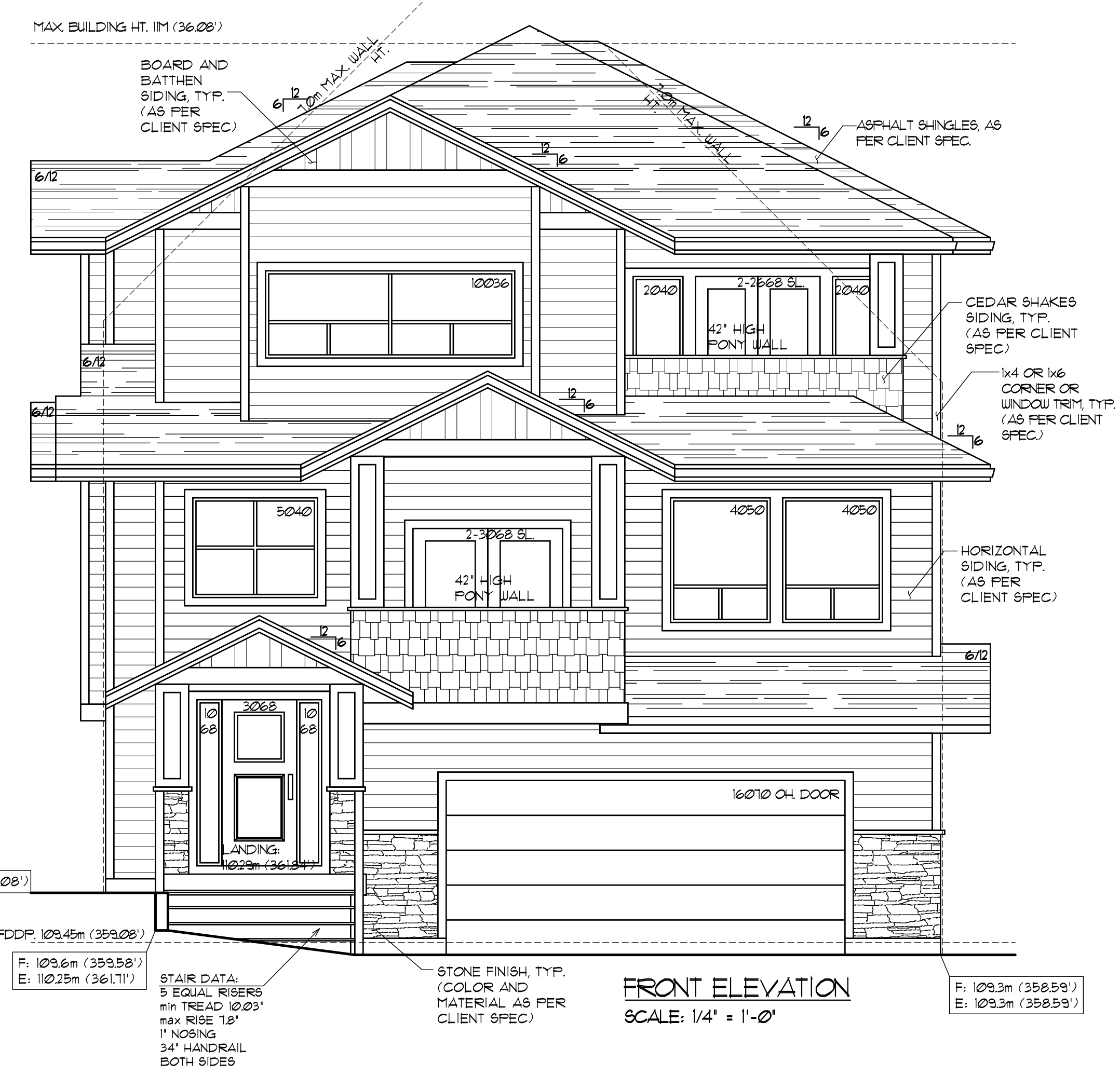
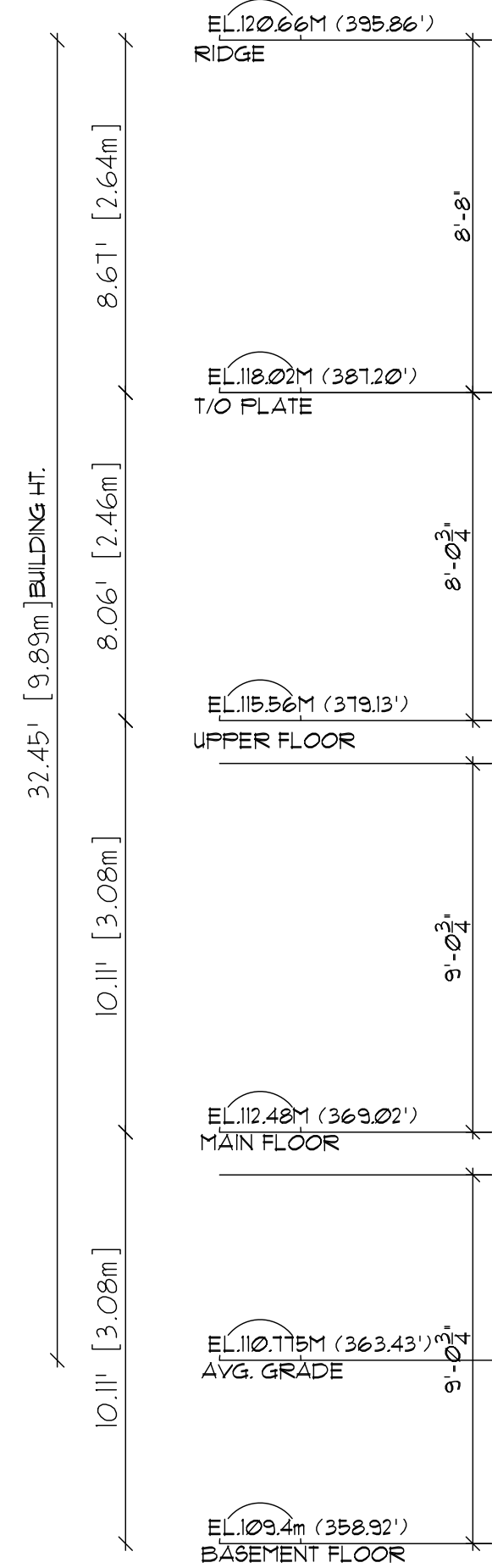
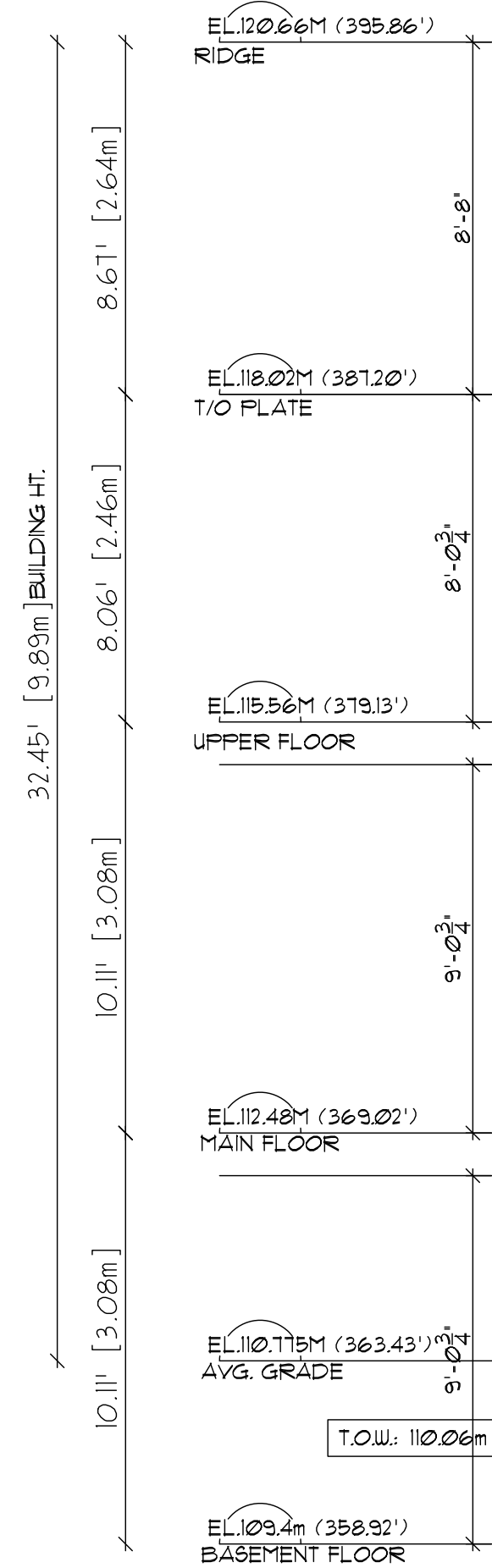
DRAWING TITLE:
 BASEMENT FLOOR PLAN
 UPPER FLOOR PLAN

DESIGNED BY: CMC
CHECKED BY: CMC
DRAWN BY: GD
PROJECT NO: C19---
DATE: 02.06.2020
SCALE: AS SHOWN
DRAWING NO:

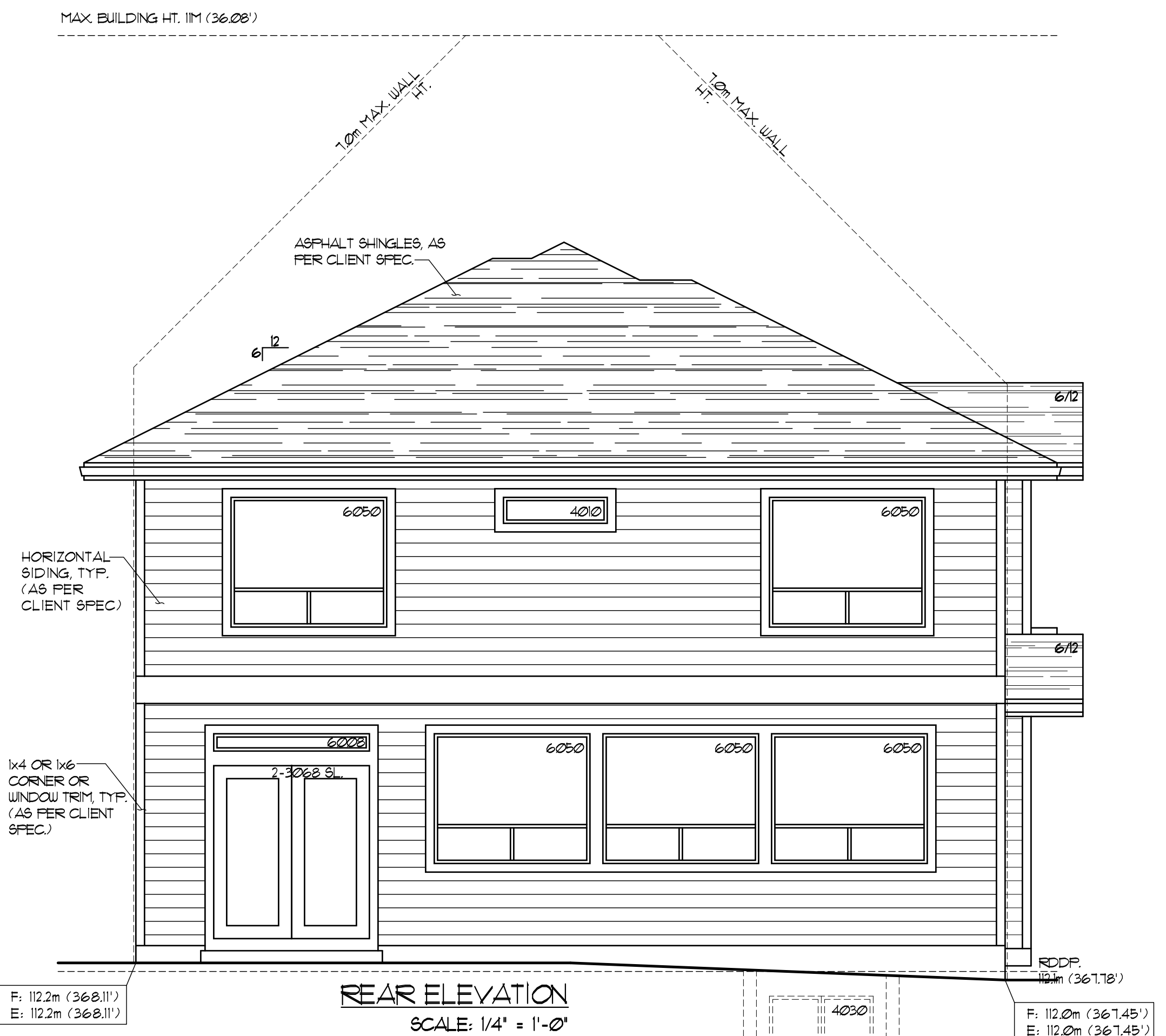
A-2



UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 UPPER FLOOR AREA: 1221.55 SF
 COVERED DECK #2 AREA: 4466 SF



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

THESE DRAWINGS COMPLY TO THE 2018 BCBC

NO.	REVISIONS:	DATE
1	ISSUED FOR BLDG. PERMIT	02.06.2020

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SEAL:

I CHINGMO CHING, P. ENG. HAVE REVIEWED AND CONFIRMED THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS OF THIS BUILDING, INCLUDING BRACING TO RESIST SEISMIC LOADS ARE DESIGNED IN ACCORDANCE WITH PART 4 OF BCBC 2018.

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PROJECT TITLE:
 NEW SINGLE FAMILY RESIDENCE AT:
 LOT 1 - 24850 106 AVENUE,
 MAPLE RIDGE, B.C.

DRAWING TITLE:
 UPPER FLOOR PLAN
 FRONT ELEVATION
 REAR ELEVATION

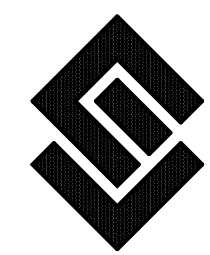
DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C19--
DATE:	02.06.2020
SCALE:	AS SHOWN
DRAWING NO:	

A-3



REVISIONS:	

ISSUED FOR BLDG. PERMIT 02.06.2020



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Consulting Engineers

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TELEPHONE: 604.469.3123
FACSIMILE: 604.469.3101
E-MAIL: SEL@SELENG.COM

SEAL:

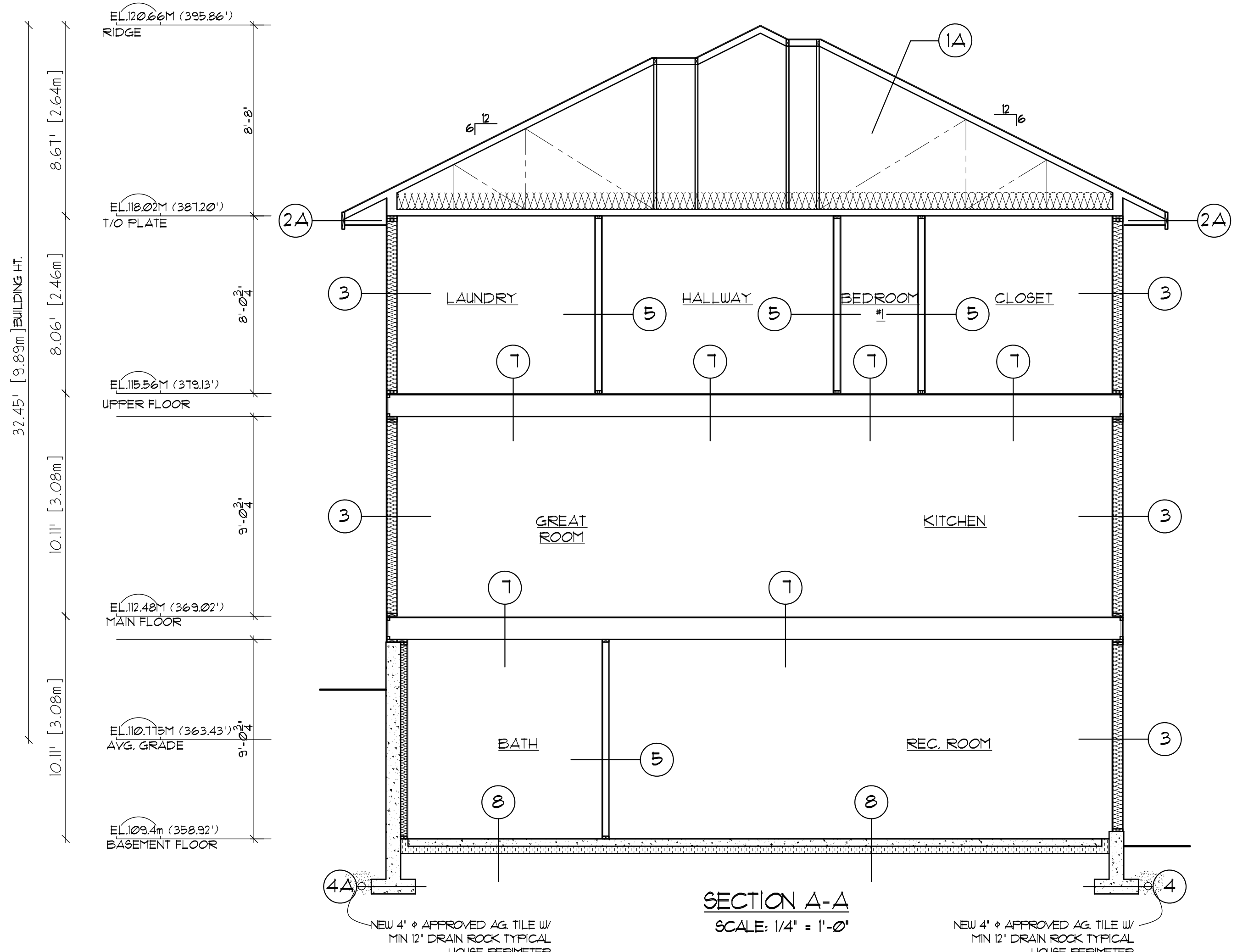
I, CHANGSHO CHANG, P. ENG. HAVE REVIEWED AND CONFIRMED THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS OF THIS BUILDING, INCLUDING BRACING TO RESIST SEISMIC LOADS ARE DESIGNED IN ACCORDANCE WITH PART 4 OF BCBC 2008.

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PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:
LOT 1 - 24850 106 AVENUE,
MAPLE RIDGE, B.C.

DRAWING TITLE:
LEFT ELEVATION
RIGHT ELEVATION

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C19---
DATE:	02.06.2020
SCALE:	AS SHOWN
DRAWING NO:	A-4



BUILDING SPEC.

Item	Description	Ef. RSI Value	Ef. R Value
1A	TYPICAL TRUSS ROOF (CEILING BELOW ATTICS:)		
	INTERIOR AIR FILM	0.11	0.62
	1/2" THK GYPSUM WALL BOARD	0.08	0.45
	6 MIL POLY V.B.		
	PRE-FAB 2x4 TRUSSES @ 24" O.C.	1.47	8.33
	R-40 FIBERGLASS INSULATION	5.12	32.45
	1/2" OSB SHEATHING W/H CLIPS		
	#5 ROOFING FELT		
	ASPHALT SHINGLES		
	TOTAL VALUE:	7.83	41.85
	MIN. VALUE:	6.91	39.2
2A	TYPICAL EAVE OVERHANG		
	APPROVED GUTTER		
	1x8 OR 2x10 LAYERED WOOD FASCIA BRDS		
	VENTED ALUMINUM OR VINYL SOFFIT OR V-GROOVED T&G CEDAR SOFFIT		
	C/W VENT STRIP(REQ'D @ LARGE AREAS)		
2B	TYPICAL GABLE OVERHANG		
	1x6 & 2x10 OR 2x12 LAYERED BARGE BOARDS RAISED 2'		
	VENTED ALUMINUM OR VINYL SOFFIT OR V-GROOVED T&G CEDAR SOFFIT		
	C/W VENT STRIP(REQ'D @ LARGE AREAS)		
3	TYPICAL EXTERIOR WALLS (ABOVE GRADE WALL:)		
	INTERIOR AIR FILM	0.12	0.68
	1/2" THK GYPSUM WALL BOARD	0.08	0.45
	6 MIL POLY V.B.		
	2x6 STUDS @ 16" O.C. c/w R-20 MIN. FIBERGLASS INSULATION	2.34	13.31
	1/2" FLYWOOD SHEATHING	0.14	0.79
	BUILDING PAPER	0.01	0.06
	RAINSCREEN TO CODE		
	1/2" FLYWOOD STRAPPING @ 16" O.C. SPACING	0.15	0.82
	VINYL SIDING	0.017	0.096
	EXTERIOR AIR FILM	0.03	0.17
	TOTAL VALUE:	2.89	16.38
	MIN. VALUE:	2.78	15.8
4	TYPICAL EXTERIOR FND. WALL FOOTING		
	4" PERIMETER DRAIN		
	6" MIN DRAIN ROCK		
	24"x8" CONCRETE STRIP FOOTING		
	8" ENG'D CONC. FOUNDATION WALL		
	ASPHALT EMULSION		
4A	TYPICAL FOUNDATION WALL (BELOW GRADE:)		
	INTERIOR AIR FILM	0.12	0.68
	1/2" THK GYPROC TO WARM SIDE	0.08	0.45
	6 MIL POLY VAPOR BARRIER		
	R-14 F.G. BATT INSULATION	1.80	10.233
	2x4 STRAPPING @ 24" O.C.		
	8" ENG'D CONC. FOUNDATION WALL	0.08	0.46
	DAMP PROOFING		
	EXTERIOR AIR FILM		
	TOTAL VALUE:	2.08	11.83
	MIN. VALUE:	1.99	11.3
5	TYPICAL INTERIOR WALLS		
	GYPSUM WALL BOARD BOTH SIDES		
	2x4 OR 2x6 STUDS @ 16" O.C.		
6	TYPICAL BEARING WALL		
	2x6 OR 2x4 STUDS @ 16" O.C.		
	6" CONCRETE CURB		
	24"x8" CONCRETE STRIP FOOTING		
7	TYPICAL FLOOR		
	FINISH FLOORING		
	7/8" T&G FLYWOOD SHEATHING (GLUED & NAILED)		
	1180' DP ENG'D FLOOR JOISTS @ 12" OR 16" O/C		
	GYPSUM WALL BOARD		
8	TYPICAL BASEMENT FLOOR (BASEMENT CONC. S.O.G. (UNHEATED:))		
	4" CONCRETE SLAB	0.004	0.023
	6 MIL POLY V.B.		
	3" RIGID INSULATION TYPE I (EXPANDED POLYSTYRENE) COMPACT GRANULAR FILL	1.981	11.263
	TOTAL VALUE:	1.985	11.286
	MIN. VALUE:	1.96	11.13
9	TYPICAL GARAGE SLAB		
	4" CONCRETE SLAB		
	COMPACT GRANULAR FILL		
	1% MIN SLOPE TO ENTRY		
10	TYPICAL STAIRS		
	11" TREAD		
	10" RUN		
	1 1/2" + RISE		
	PROVIDE HANDRAIL @ 32-36" @ STAIRS w/ 3 OR MORE RISERS		
	PROVIDE 6'-8" MIN. FINISHED HEADROOM		
11	TYPICAL DECK		
	DECK FINISH		
	ROOFING MEMBRANE		
	5/8" DECK SHEATHING		
	2x8 DECK JOISTS @ 12" OR 16" O/C PERFORATED SOFFIT		

BCBC Climate Zone:4
Address: Lot 2 - 24850 106 Avenue, Maple Ridge, BC

Opaque Building Assembly:	Minimum Effective RSI Value (as per 9.36):	Minimum Effective R
Ceiling Below Attics	6.91	39.2
Above Grade Walls	2.78	15.8
Floors Over Unheated Spaces	4.67	26.6
Unheated Floors Above Frost Line	1.96	11.1
Concrete Foundation wall:	1.99	11.3

Typical Assembly for Rim Joists:

Framing Factor as per Table A-9.36.2.4.(1)A: 9%

Layer:	Description:	Effective RSI Value (Table A-)	Effective R Value:
1	Interior air film	0.16	0.91
2	1/2" GWB	0.08	0.45
3	11.88" ENG'D joist @ 16" O/C spacing with R-20 fiberglass batt insulation between	2.32	13.17
4	1 1/2" X 11.875" TS Rim Joist	0.323	1.83
Total:		2.89	16.40

Note: Table A indicates Table A-9.36.2.4 (1) A

Typical Assembly for Window Seat:

Framing Factor as per Table A-9.36.2.4.(1)A: 9%

Layer:	Description:	Effective RSI Value (Table A-)	Effective R Value:
1	Interior air film	0.16	0.91
3	3/4" thick plywood	0.166	0.94
3	11.88" ENG'D joist @ 16" O/C spacing with R-31 fiberglass batt insulation between	4.36	24.72
5	1/2" thick drywall	0.03	0.17
6	Exterior air film	0.08	0.45
Total:		4.796	27.23

Note: Table A indicates Table A-9.36.2.4 (1) A

REVISIONS:

1	ISSUED FOR BLDG. PERMIT	02.06.2020
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Consulting Engineers

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E-MAIL: SEL@SELENG.COM

SEAL:

I, CHINGPO CHING, P. ENG. HAVE REVIEWED AND CONFIRMED THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS OF THIS BUILDING, INCLUDING BRACING TO RESIST SEISMIC LOADS ARE DESIGNED IN ACCORDANCE WITH PART 4 OF BCBC 2018

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PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:
LOT 1 - 24850 106 AVENUE,
MAPLE RIDGE, B.C.

DRAWING TITLE:
SECTION A-A

DESIGNED BY: CMC
CHECKED BY: CMC
DRAWN BY: GD
PROJECT NO: C19 -- --
DATE: 02.06.2020
SCALE: AS SHOWN
DRAWING NO:

REVISIONS:

1 ISSUED FOR BLDG. PERMIT 02.06.2020



201, 3003 ST. JOHN'S STREET
 FORT MOODY, BC V3H 2C4
 TELEPHONE: 604.469.3123
 FACSIMILE: 604.469.3101
 E-MAIL: SEL@SELENG.COM

SEAL:

I, CHINGMO CHUNG, P. ENG, HAVE REVIEWED AND CONFIRMED THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS OF THIS BUILDING, INCLUDING BRACING TO RESIST SEISMIC LOADS ARE DESIGNED IN ACCORDANCE WITH PART 4 OF BCBC 2018

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 DETAILS

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 DATE: 02.06.2020
 SCALE: AS SHOWN
 DRAWING NO:

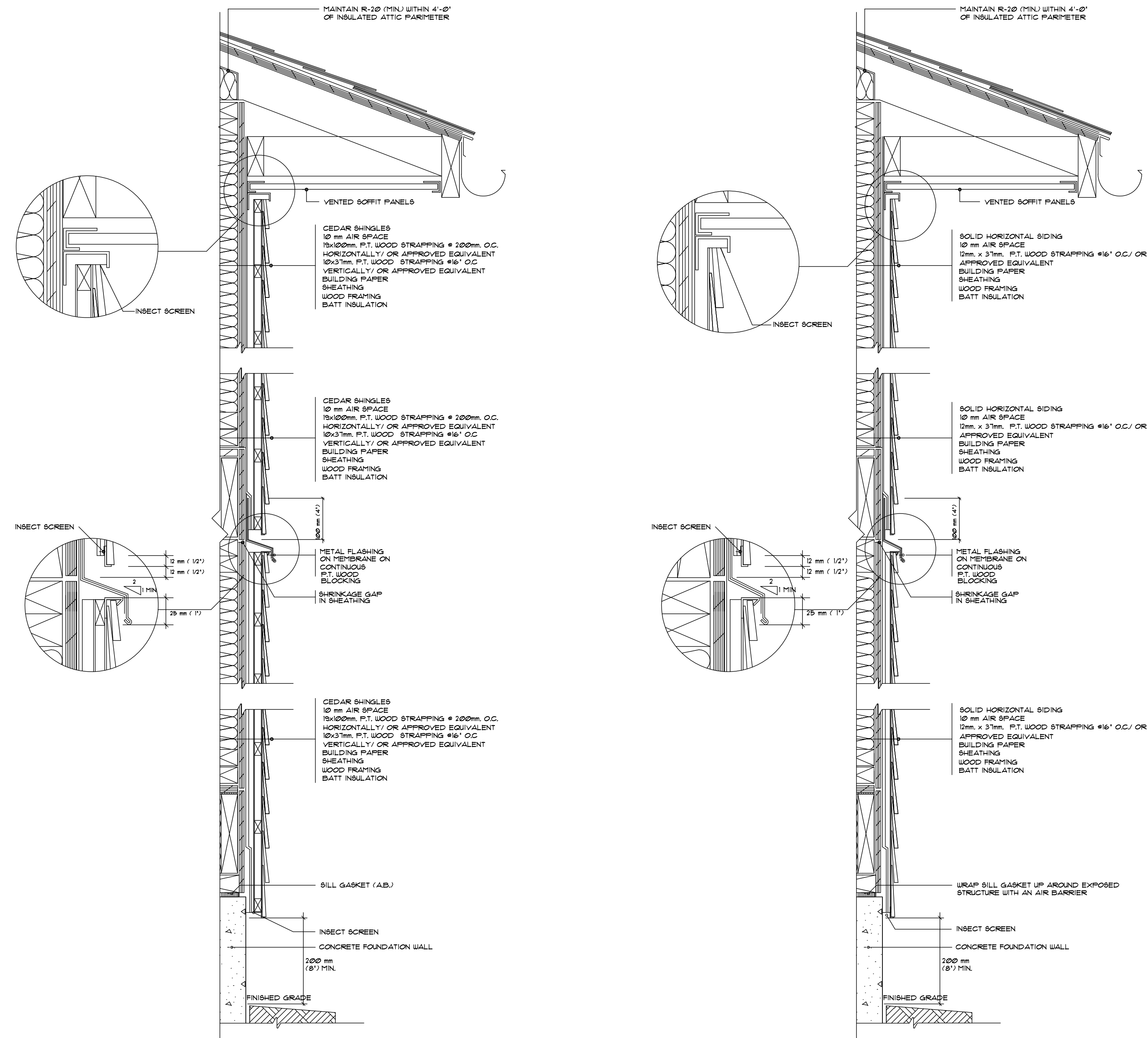
A-6

This premise is to be built to meet the 2018 B.C. Building Code. The detail page is to clarify the construction method to be used to meet the code requirements, in particular to building envelope issues and methods. To include but not limited to the following sections of the code referring to building envelope systems.

Section 9.21 Cladding
 9.21.2-Required Protection from Precipitation
 9.21.3-Second Plane of Protection
 9.21.4-Caulking
 9.21.5-Attachment of Cladding
 9.21.7-Wood Shingles and Shakes
 9.21.8-Asbestos-Cement Shingles & Sheet

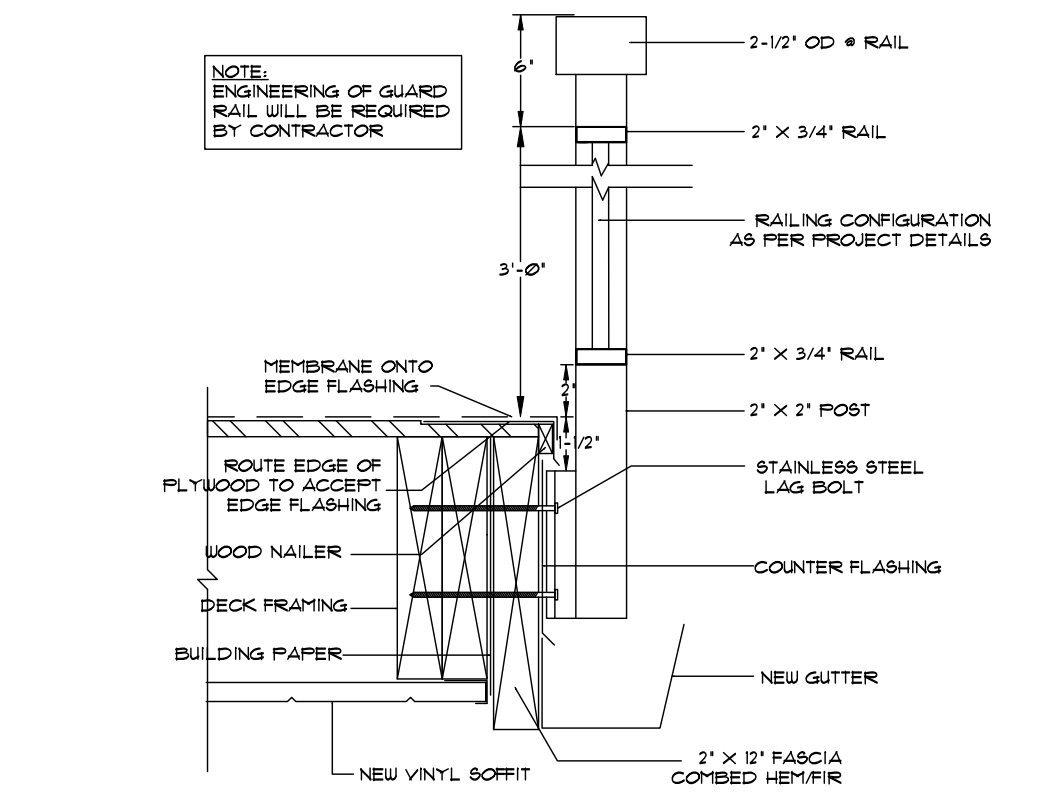
Section 9.25 Heat Transfer, Air Leakage, and Condensation Control

Section 9.23 Wood Frame Construction

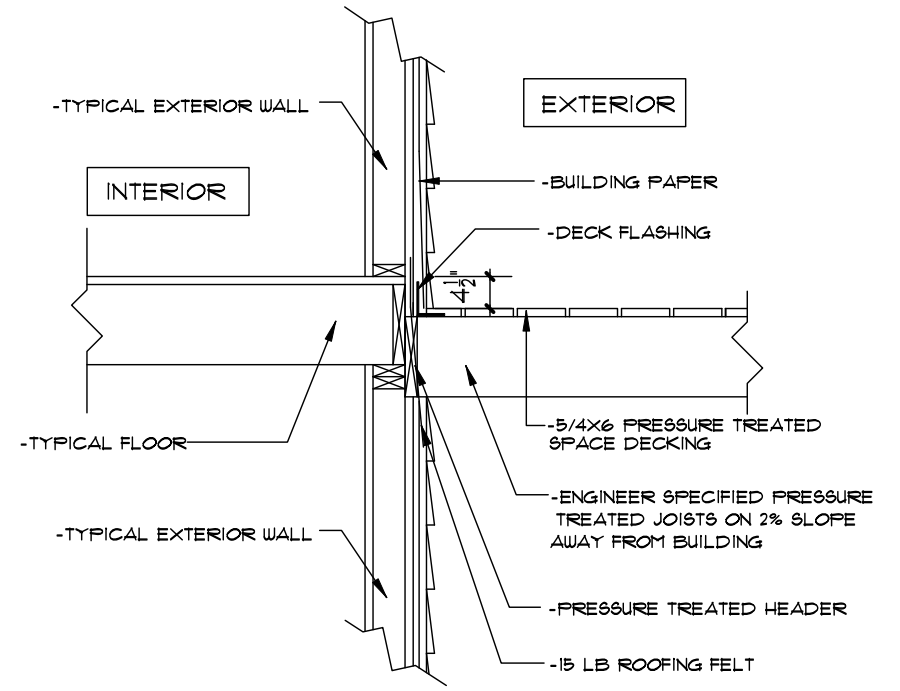


EXTERIOR WALL DETAIL W/
 CEDAR WALL SHINGLES

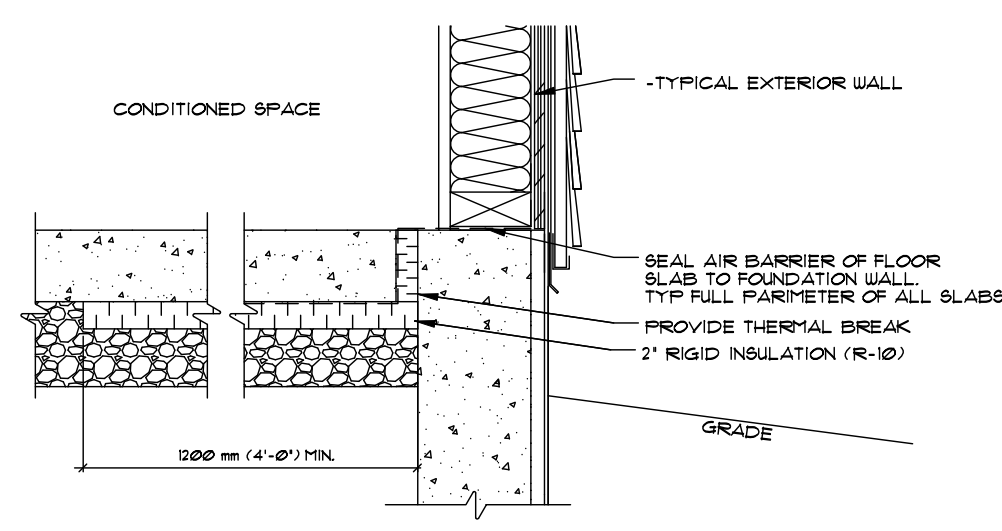
EXTERIOR WALL DETAIL W/
 SOLID HORIZONTAL SIDING



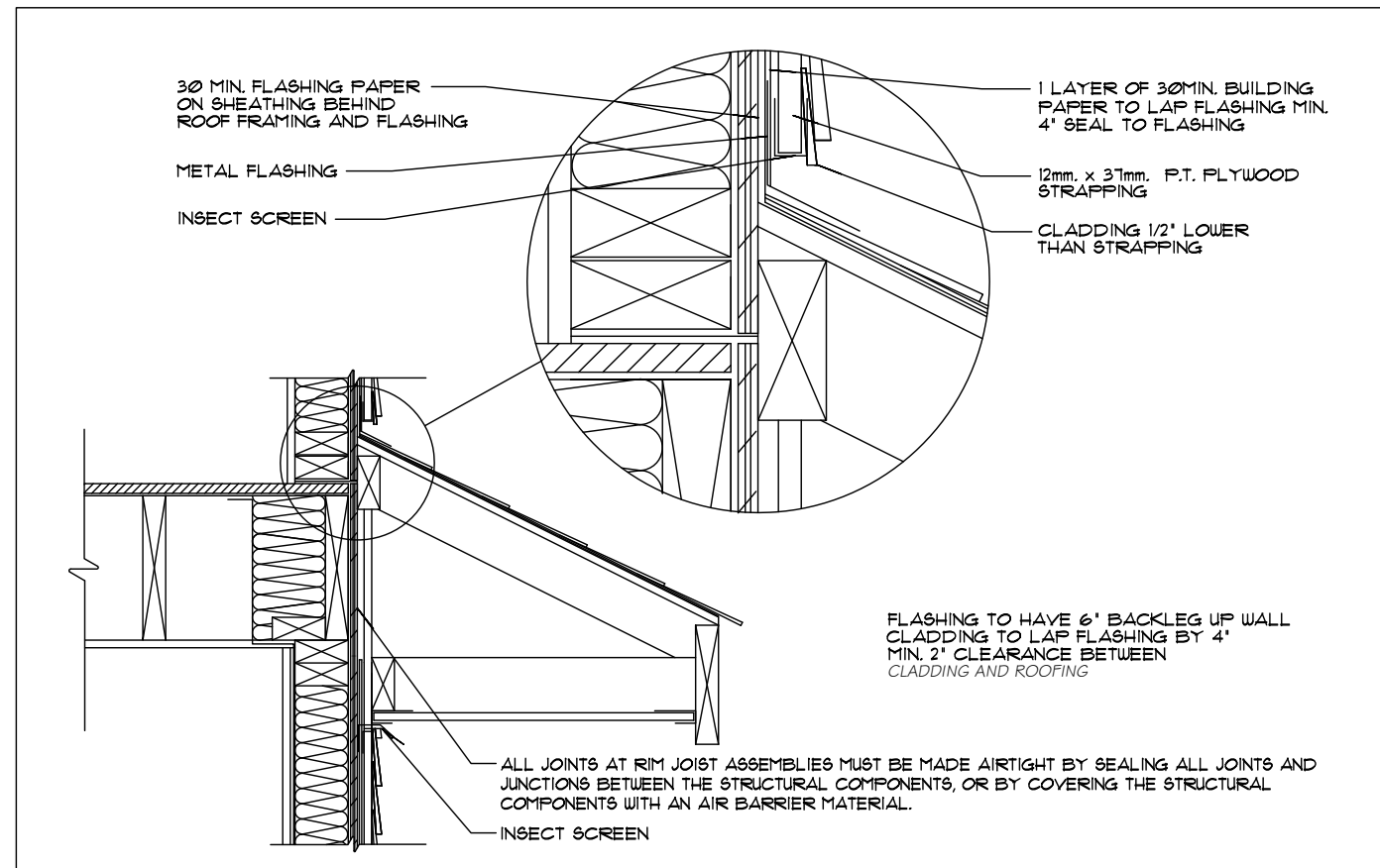
TYPICAL EXTERIOR DECK RAILING CONNECTION
 SCALE: N.T.S.



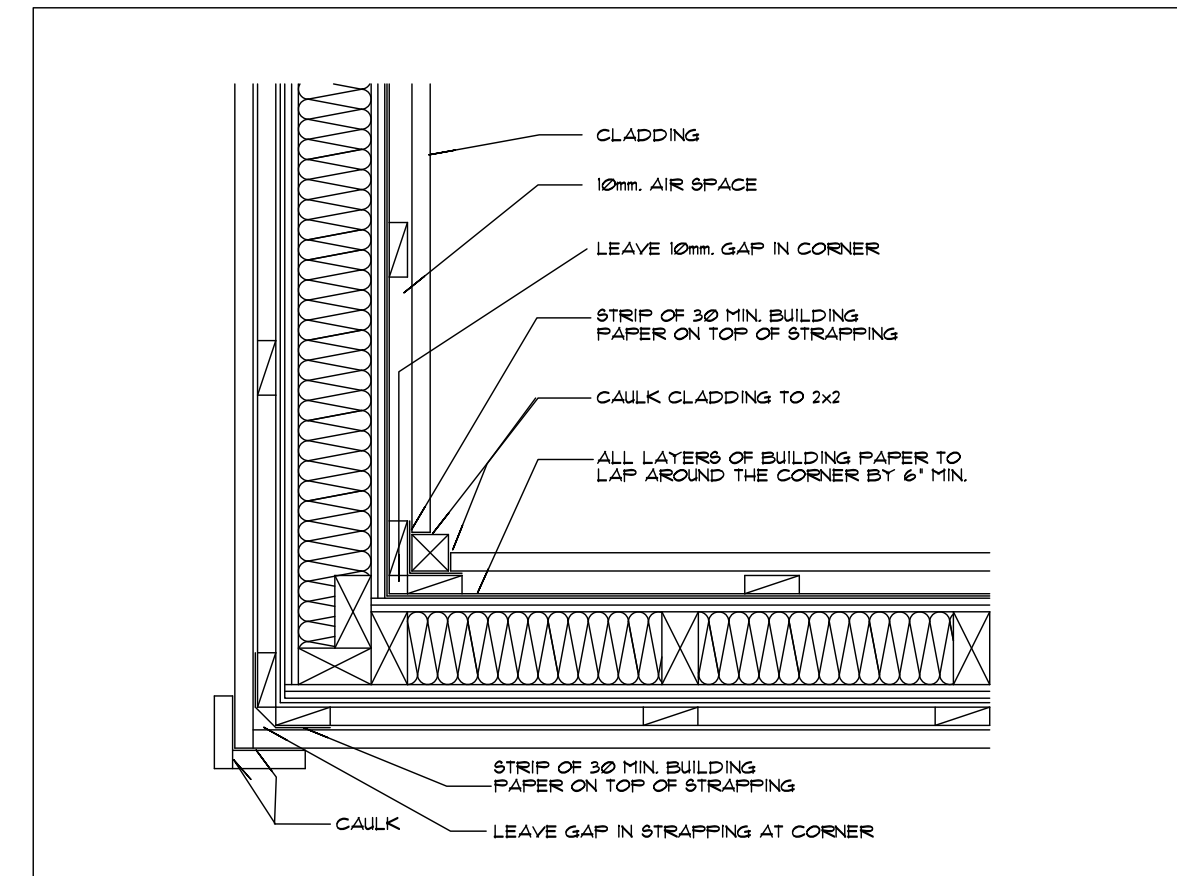
TYPICAL EXTERIOR DECK CONNECTION
 SCALE: N.T.S.



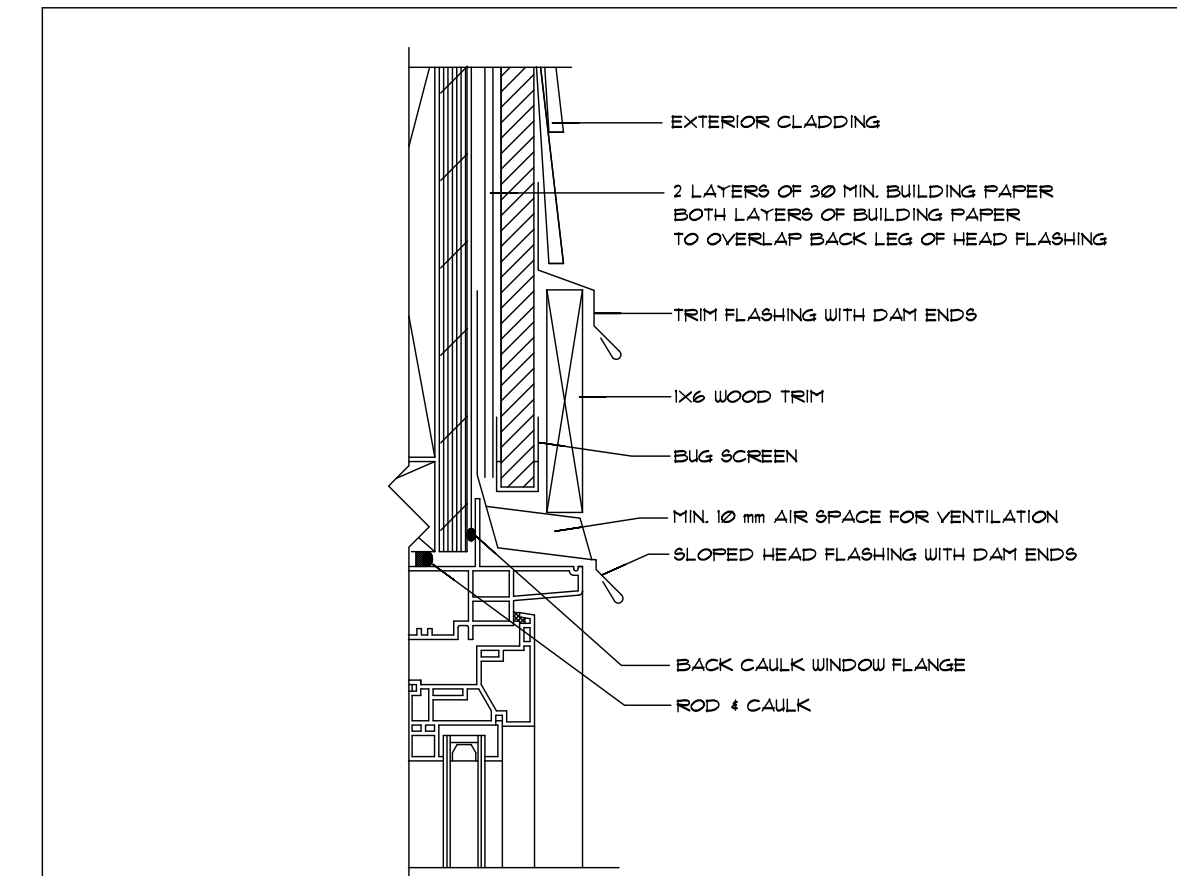
TYPICAL INSULATION OF SLABS ABOVE FROST LINE
 SCALE: N.T.S.



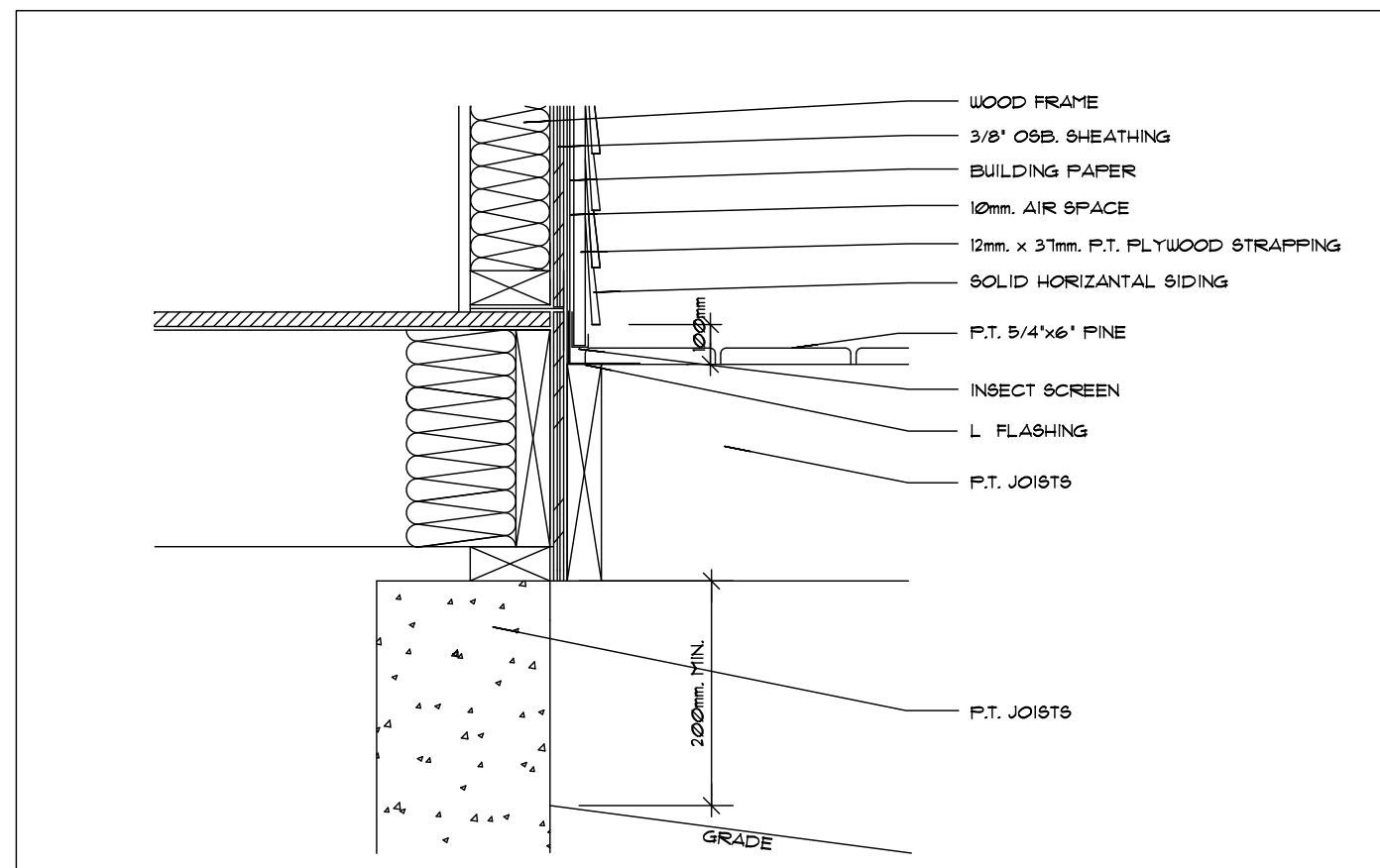
ROOF TO WALL INTERSECTION DETAIL



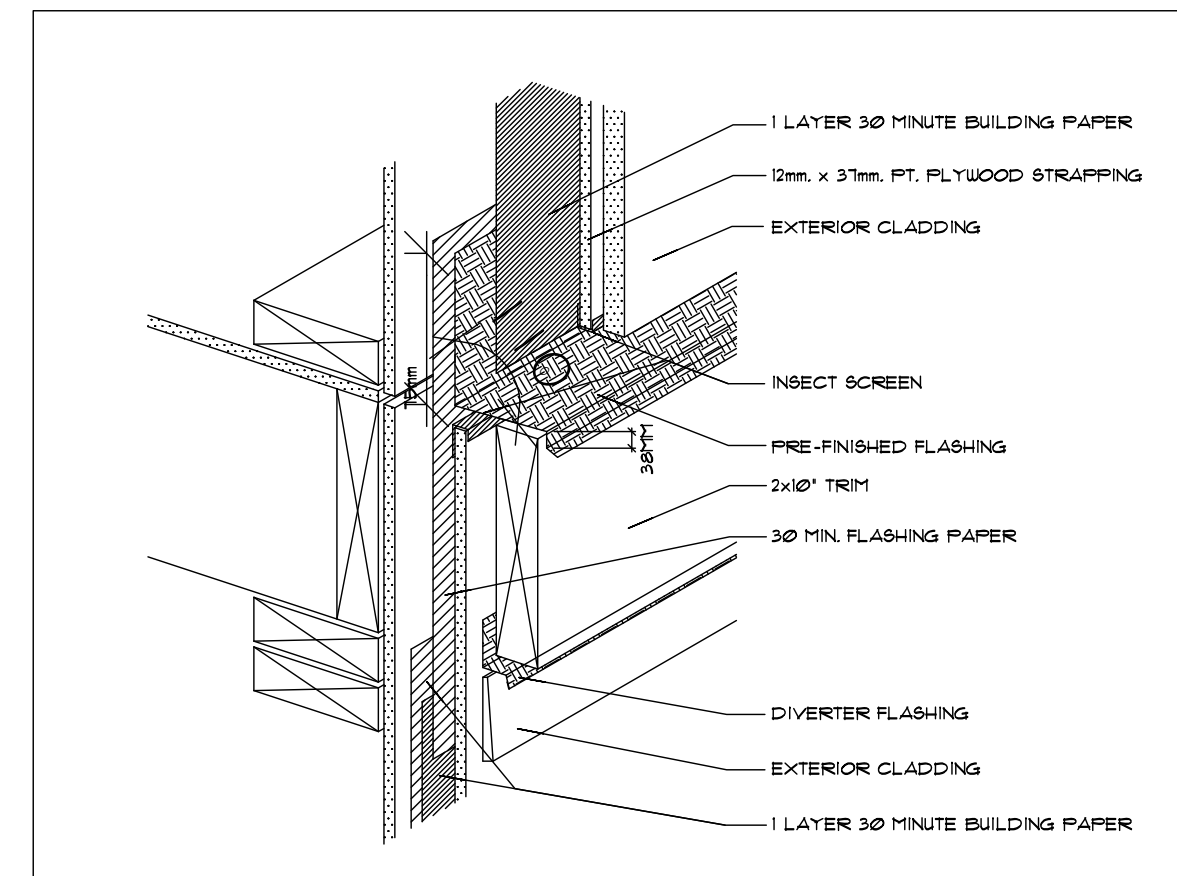
CORNERS DETAIL (IN AND OUT)



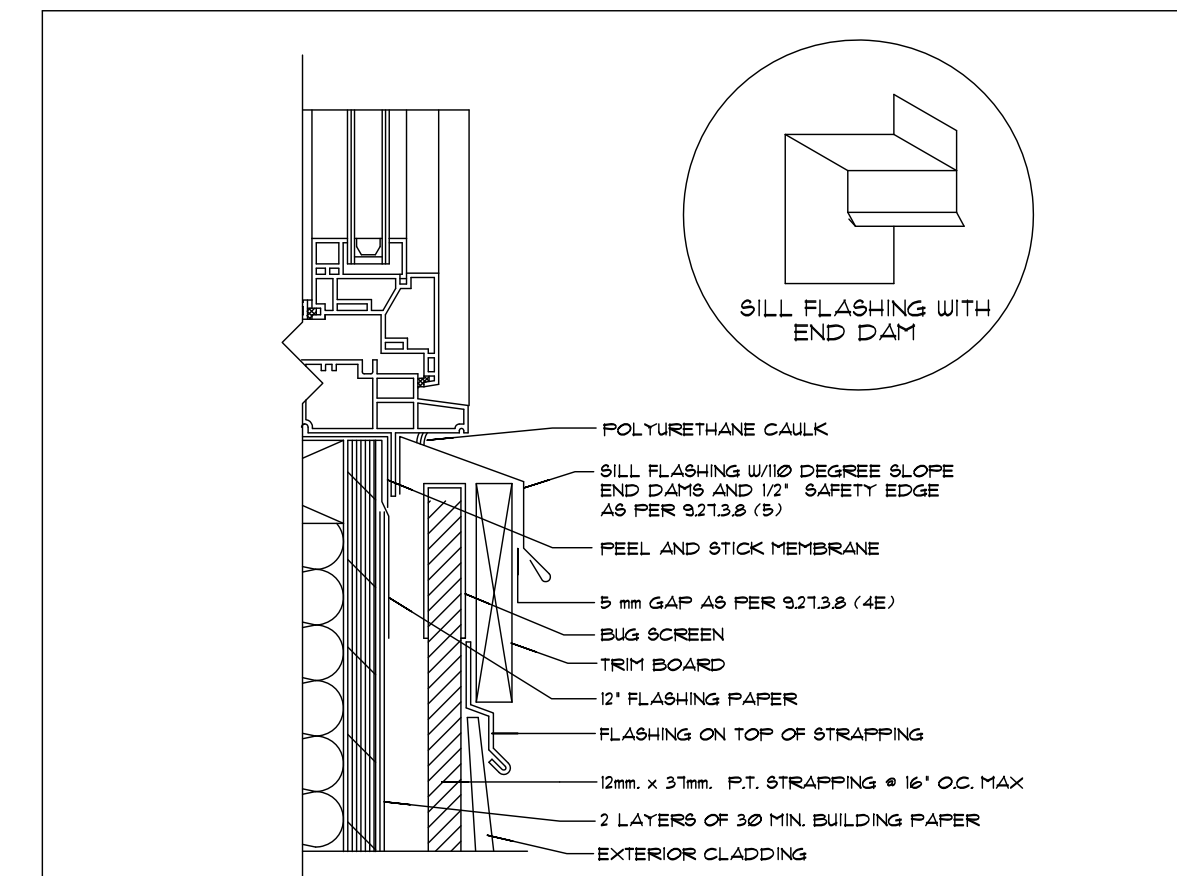
WINDOW HEAD DETAIL



DRIP DECK DETAIL



THROUGH WALL FLASHING AND BAND BOARD DETAIL



WINDOW SILL DETAIL

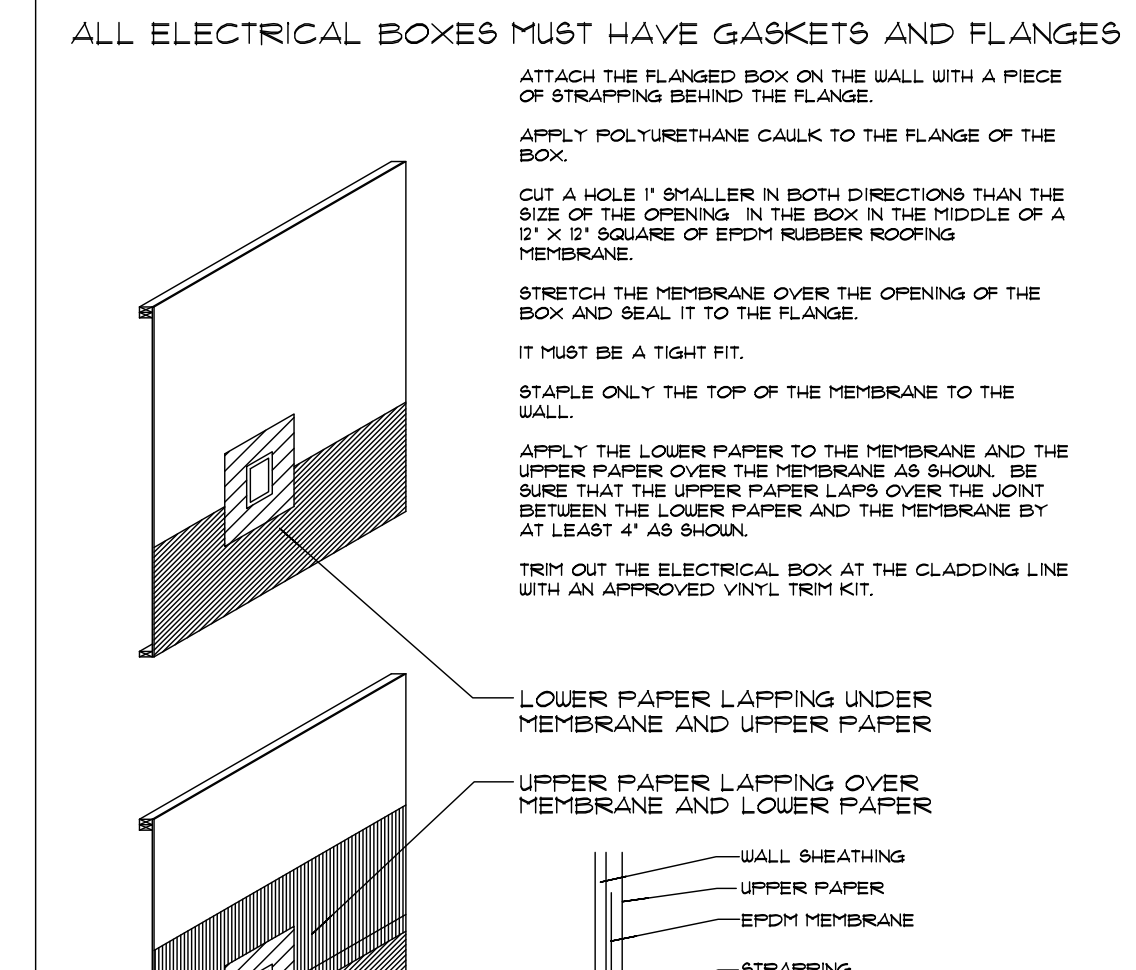
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Section 921 Cladding:
 921.2-Required Protection from Precipitation
 921.3-Second Plane of Protection
 921.4-Caulking
 921.5-Attachment of Cladding
 921.7-Wood Shingles and Shakes
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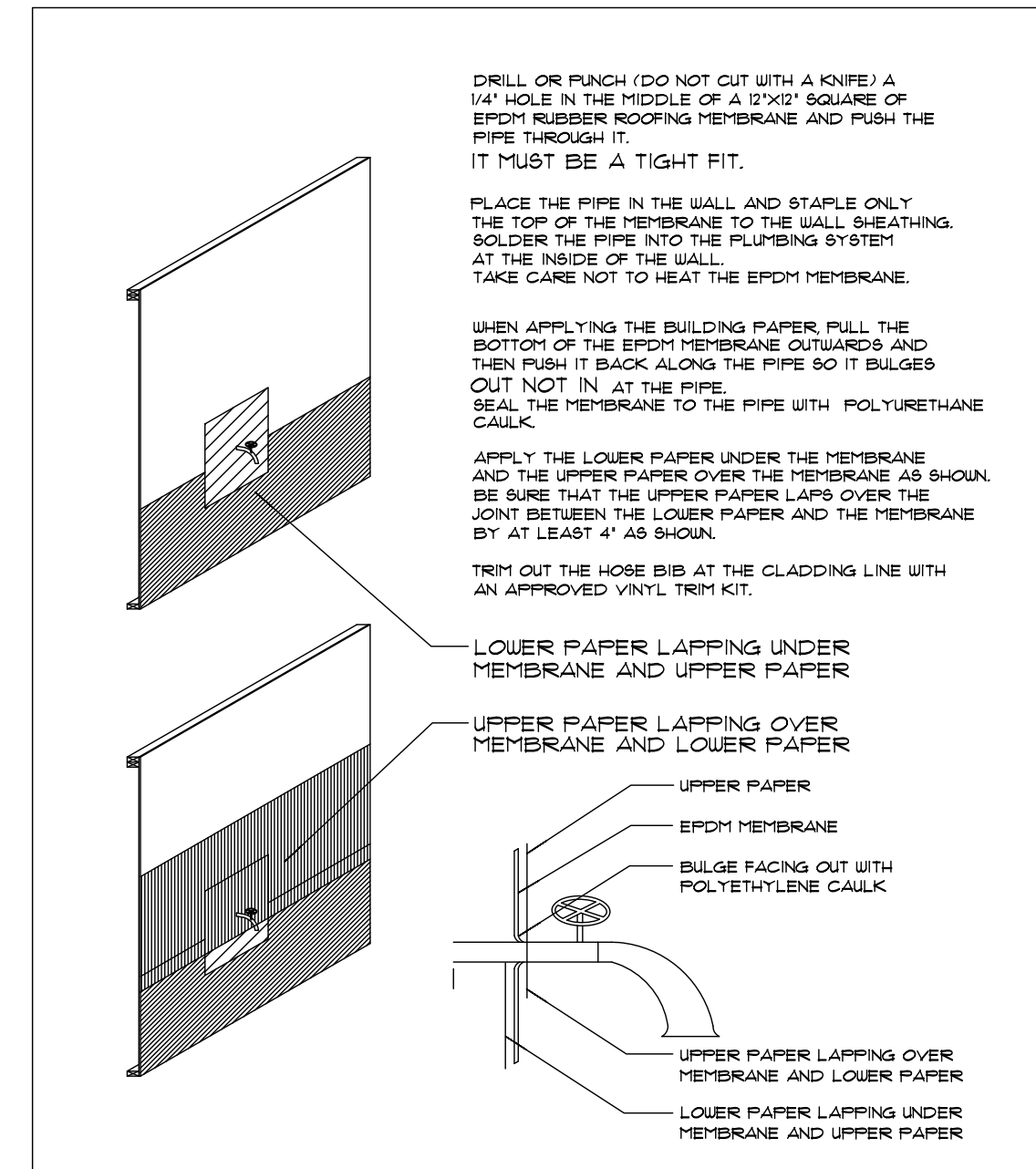
Section 925 Heat Transfer, Air Leakage and Condensation Control

Section 923 Wood Frame Construction

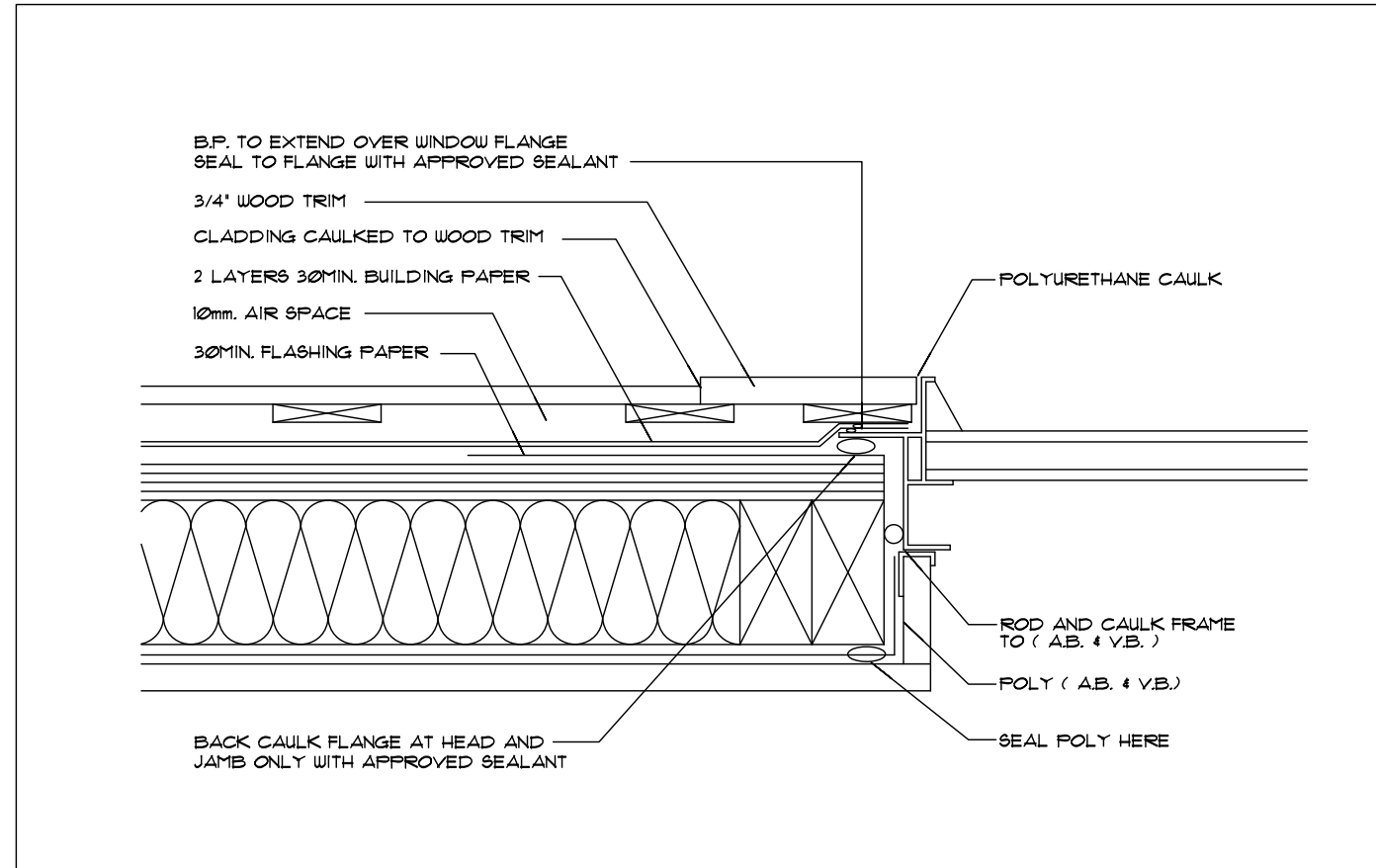
Section 936 Energy Efficiency



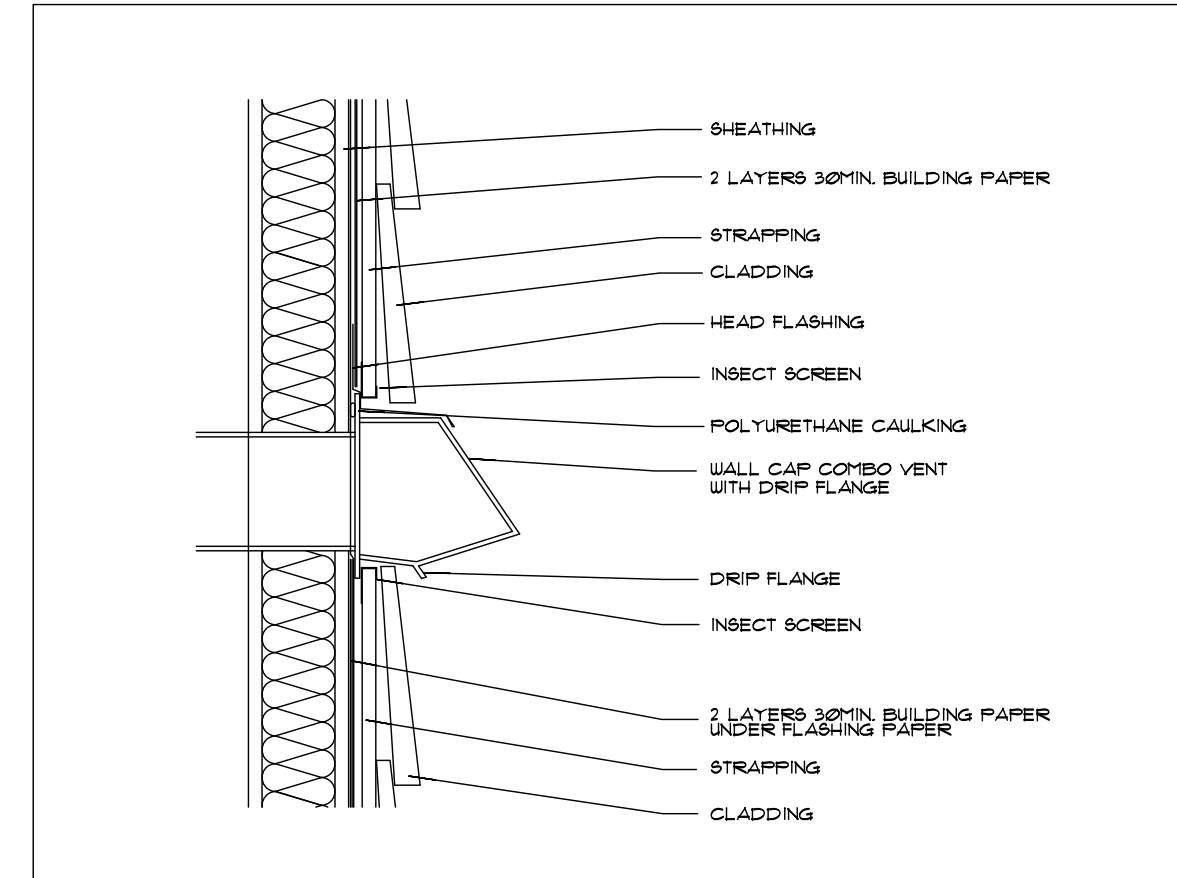
TYP. INSTALLATION OF WALL PENETRATIONS



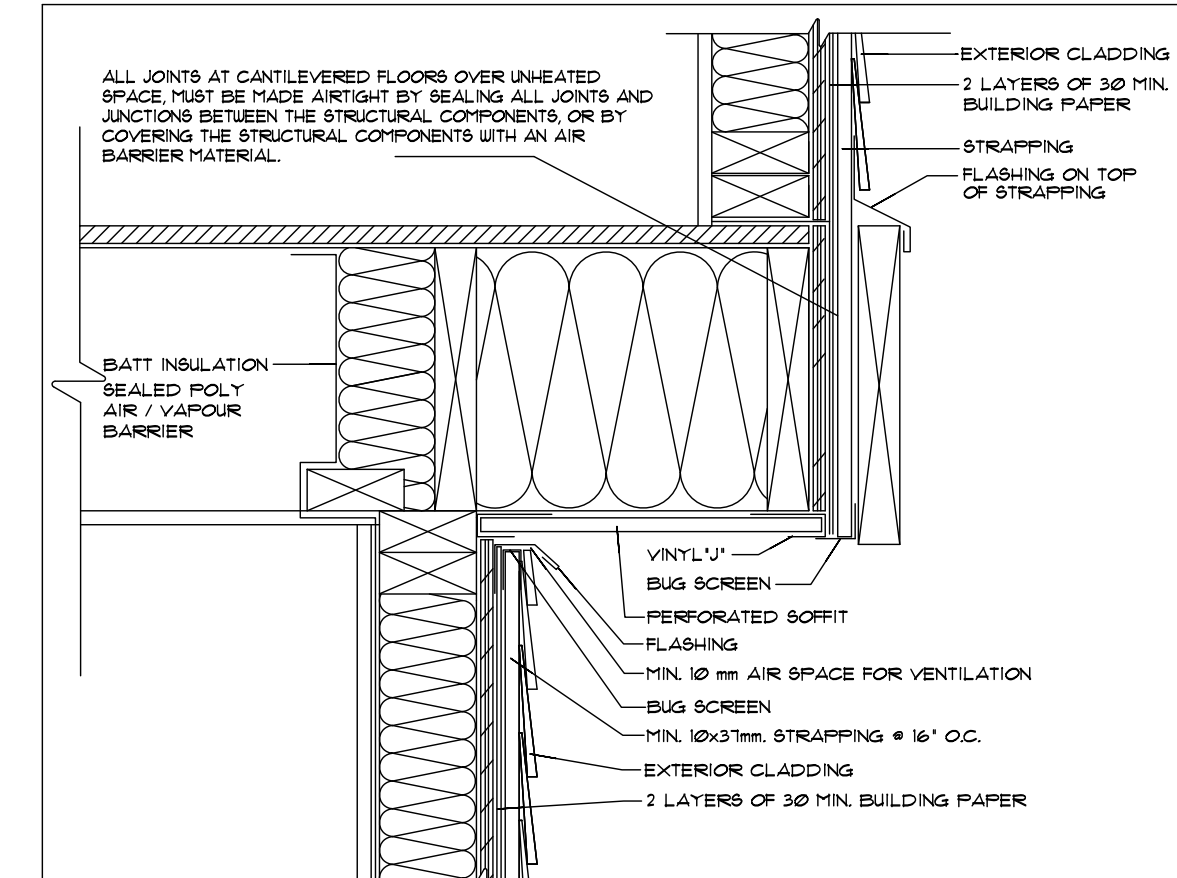
TYPICAL INSTALLATION OF HOSE BIB



WINDOW JAMB WITH 3/4" TRIM (SECTION)



VENT CAP INSTALLATION DETAIL



BOTTOM & TOP OF WALL AT CANTILEVER

REVISIONS:		

SEL Engineering Limited
 Consulting Engineers

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 PORT MOODY, BC V3H 2C4
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 E-MAIL: 6EL@SELNG.COM

SEAL:

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