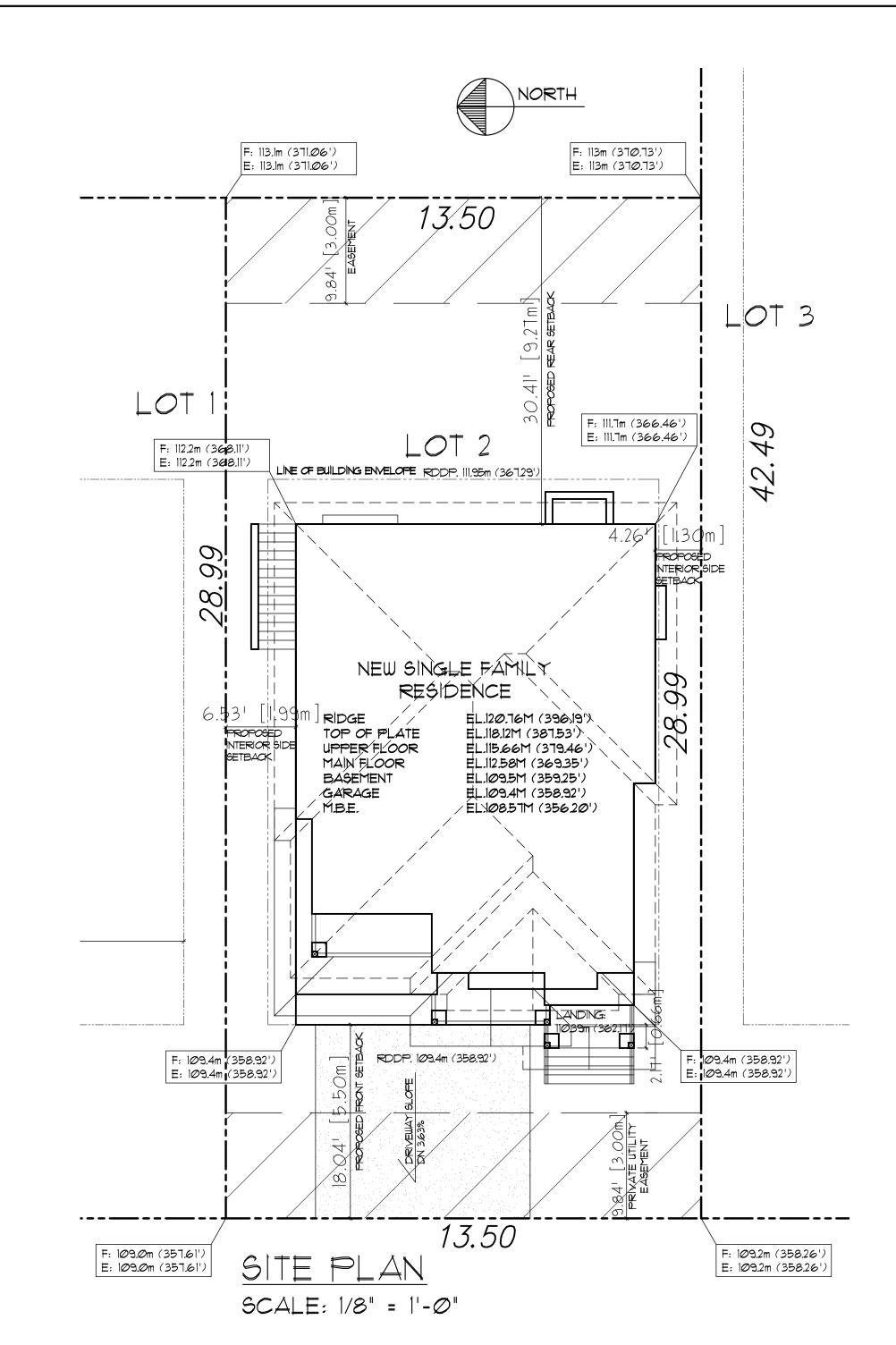
#### GENERAL NOTES

- 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
- BUILDER MUST ENSURE THAT ALL WORK PERFORMED ON SITE COMPLIES 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 OMMISSIONS.
- 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 (9.17.4.1.). ALL POINT LOADS FROM TRUSSES MUST BE STRUCTURALLY SUPPORTED BY COLUMNS OR ENGINEERED BEAMS AND DOUBLE CRIPPLE 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 HAS 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. 2-2×10 D.F. NO. 2 UNLESS OTHERWISE NOTED (9.23.12.3.).
- CONCRETE TO BE MIN. 25 MPA @ 28 DAYS, 100 MM SLUMP UNLESS OTHERWISE DESIGNED BY STRUCTURAL
- FOUNDATION WALLS NOT LATERALLY SUPPORTED HIGHER THAN 4'-0" FROM SLAB TO GRADE AND NON-LATERALLY SUPPORTED WALLS GREATER THAN 1"-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
- ALL EXTERIOR GUARDRAILS TO BE 42" HIGH (36" IF DIFFERENCE IN ELEVATION IS LESS THAN 6 FT).
- ALL INTERIOR GUARDRAILS TO BE 36" HIGH.
- 18. ALL HANDRAILS 31.5" TO 38" HIGH (9.8.7.4.).

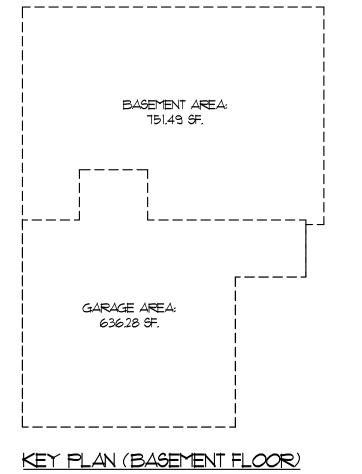
GUARDS SHALL CONFORM TO 9.8.8.

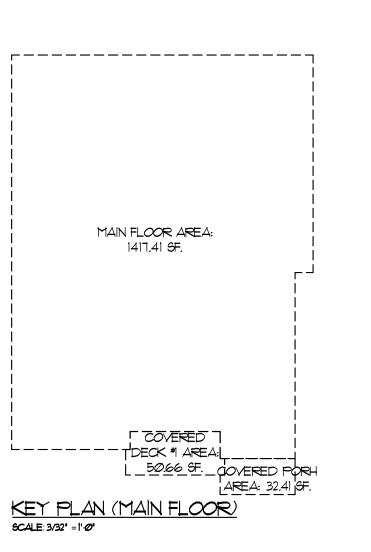
- ALL EXTERIOR DOORS TO BE SOLID CORE AND WEATHER
- 20. INSTALL C.S.A. APPROVED SMOKE ALARMS AND CO2 DETECTORS ON ALL FLOORS LEVELS TO CEILINGS OF HALLWAYS SERVING SLEEPING AREAS (9.10.18.).
- PROVIDE VENTILATION FOR THE DWELLING IN
- ACCORDANCE WITH (9.32). ROOF ACCESS MIN. 20"  $\times$  27.5" (9.19.2.1.). VENTING MIN.
- 1/300 (9.19.1,2.). SECURITY BLOCKS FOR 2 STUD SPACES BY ALL EXTERIOR
- DOORS (9.6.8.9.). 24. WATERPROOF BACKING (AQUA BOARDS) TO BE USED FOR
- ALL BATHTUBS AND SHOWER ENCLOSURES. INSULATION AND VAPOUR BARRIER TO CONFORM TO PART
- 5 AND PART 9.36. PROVIDE INSULATION, VAPOUR BARRIER AND GYPROC FOR FIREPLACE AND B VENT SHAFTS. 26. STAIR RISE AND RUN TO CONFORM TO 9.8.3.1. HEADROOM
- MIN. 6'-9" (2.05M) (9.8.3.4.). 4.92"-7.87" (125MM - 200MM) 10.03" - 13.97" (255MM - 355MM)
- 27. 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 DEVICES.
- 28. WINDOWS AND SKYLIGHTS ALL WINDOWS SHALL CONFORM TO WINDOW STANDARDS AS PER 9.7.2. AND GLASS STANDARDS AS PER 9.7.3. SKYLIGHTS SHALL CONFORM TO STANDARDS AS PER 9.7.7. WINDOWS LOCATED WITHIN 3 FT OF EXTERIOR DOOR LOCKS SHALL HAVE SAFETY GLASS, WIRED GLASS OR TEMPERED GLASS. ALL WINDOWS AND DOORS SHALL HAVE A U FACTOR NO GREATER THAN 1.8 W/(mxK). ALL SKYLIGHTS SHALL HAVE A U FACTOR NO GREATER THAN 2.9 W/(mxK).
- 29. DECK OVER HABITABLE AREA PROVIDE 2X4 CROSS PURLIN 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.
- 30. 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.
- 32. 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 SYSTEM COMPONENT
- 33. AIR BARRIERS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 9.36.2.9 AND 9.36.2.10
- 34. HVAC, AND SERVICE WATER EQUIPMENT TO CONROM TO SECTION 9.36. 35. ALL NON-GASKET DEVICES INSTALLED IN INSULATED ASSEMBLIES ARE TO BE PROVIDED WITH BACKING TO ALLOW SEALING OF SHEET POLY TO POLY BOOTS.
- 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 AFFECTED ARE HIDDEN PRIOR TO COMPLETION OF THESE DRAWINGS, CONTRACTORS SHALL NOTIFY SEL ENGINEERING LTD. AND ADJUST AFFECTED AREAS ON SITE AS NECESSARY.

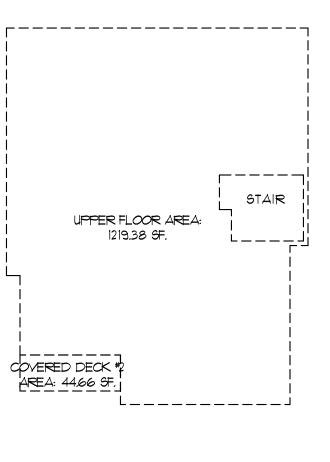


ZONING SUMMARY: CIVIC ADDRESS: LOT 2 - 24850 106 AVENUE MAPLE RIDGE, B.C. LEGAL DESCRIPTION: LT 2 SEC 11 TWP 12 NWD PL EP64350 ZONING: **R**-1 391.36m² (4212.66 SF.) SITE AREA: SITE DIMENSIONS: 13.50m × 28.99m PRINCIPLE BUIDING: PROPOSED: DESCRIPTION: ALLOWED: SETBACKS FRONT YARD: 5.5m (18.041) 5.5m (18.041) REAR YARD: 9.27m (30.41') 8.0m (26.24') LEFT SIDE YARD: (SOUTH) 1.2m (3.93') 1.30m (426') RIGHT SIDE YARD: (NORTH) 12m (3.931) 1,99m (6,531) MAX, BUILDING HEIGHT: 11.0m (36.08') 10.10m (33.13′) MAX, SITE COVERAGE(ALL STRUCTURE) 40% 156.54m² (1685.06 SF.) 36.47% 142.73m² (1536.38 SF.) PROPOSED: MAIN HOUSE AREAS: UPPER FLOOR 1219.38 SF. MAIN FLOOR: 1417,41 SF. BASEMENT FLOOR 751,49 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

r------ - - - -SITE COVERAGE AREA: 1536.38 SF. 636.28 SF. L-----KEY PLAN (SITE COVERAGE) SCALE: 3/32" = 1'-0" SCALE: 3/32" = 1'-0"







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

**REVISIONS:** 

Engineering **Consulting Engineers** 

I ISSUED FOR BLDG, PERMIT 102,062020

\*207, 3003 ST. JOHNS STREET PORT MOODY, BC V3H 2C4 TELEPHONE: 604,469,3723 FACSIMILE: 604,469,3707

E-MAIL: SEL@SELENG.COM

I, <u>Chungmo Chung, P. Eng.</u> 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 2 - 24850 106AVENUE, MAPLE RIDGE, B.C.

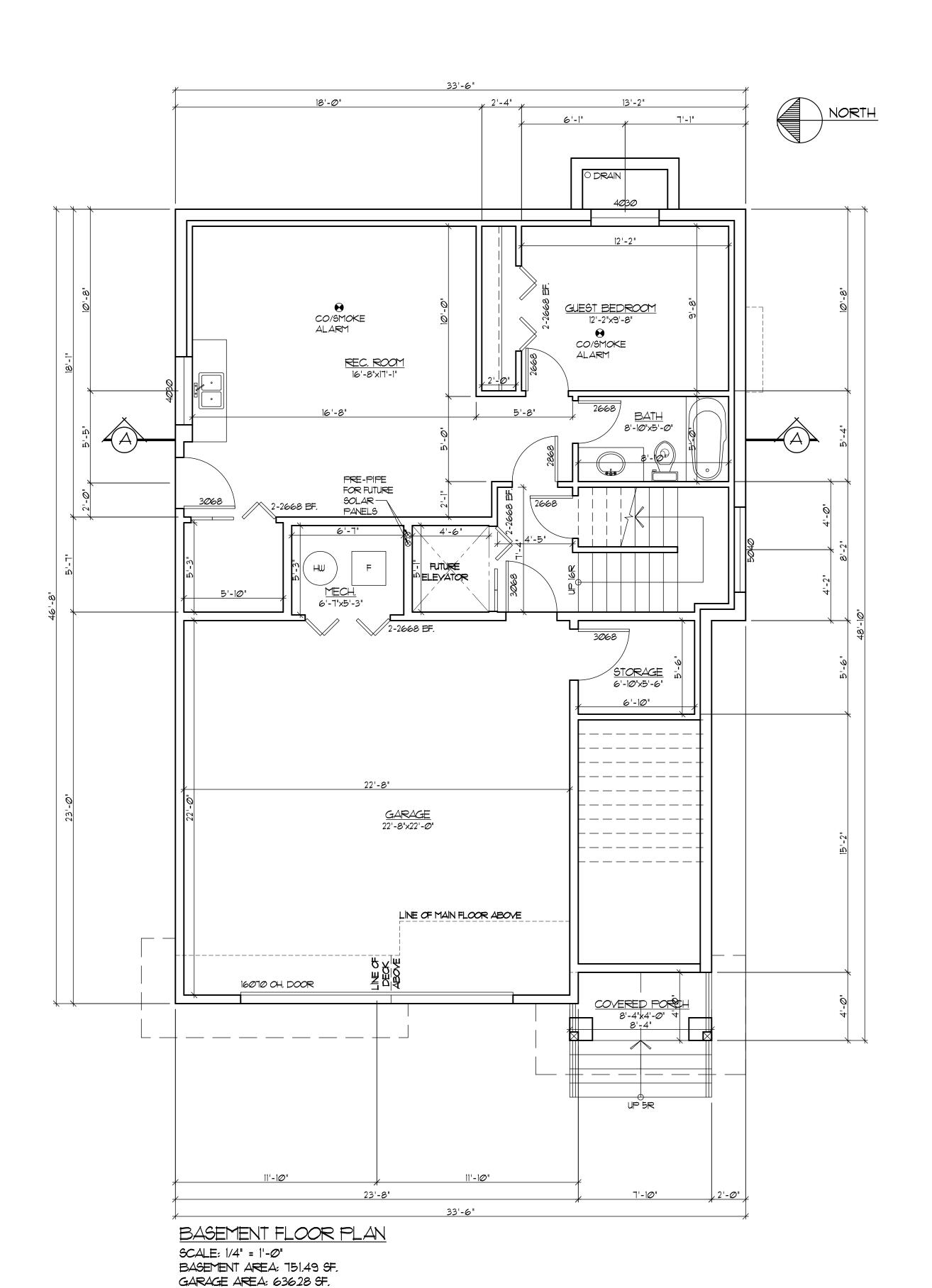
DRAWING TITLE:

GENERAL NOTES SITE PLAN I ZONÍNG SUMMARY KEY PLANS

DESIGNED BY: CMC CHECKED BY: CMC DRAWN BY: GD PROJECT NO: C1911Ø-2 DATE: 02.062020 SCALE: AS SHOWN

DRAWING NO:

THESE DRAWINGS COMPLY TO THE 2018 BCBC



2-3068 SL <u>GREAT ROOM</u> 17'-0"x15'-6" <u>DINING ROOM</u> 15'-6"x10'-6" CO/SMOKE ALARM FOR FUTURE SOLAR — PANELS 199 <u>KITCHEN</u> 12'-4"×12'-1Ø" **FUTURE** DELEVATOR FRIDGE PANTRY 12'-4"x5'-0" DNIR ~2-2668 BF. DEN 12'-2"×13'-16ALARM LINE OF UPPER FLOOR ABOVE FLEX ROOM 11'-2"x9'-6" FOYER 7'-4<u>"</u>x6'-0" LINE OF DECK ABOVE \_2-3*0*68 SL. COVERED DECK #1 2'-2" 2'-0" 2'-0" 2'-2" 5'-Ø" 13'-2" 8'-4" 10'-0" 33'-6"

MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"

MAIN FLOOR AREA: 1417.41 SF. COVERED DECK # AREA: 5066 SF. COVERED PORH AREA: 32,41 SF.

CHECKED BY: CMC DRAWN BY: GD PROJECT NO: C1911Ø-2

CMC

DATE: 02.062020 SCALE: AS SHOWN

DRAWING NO:

DESIGNED BY:

**REVISIONS:** 

ISSUED FOR BLDG. PERMIT 02.06.2020

\*201, 3003 ST. JOHNS STREET PORT MOODY, BC V3H 2C4 TELEPHONE: 604.469.3123 FACSIMILE: 604.469.3101

E-MAIL: SEL@SELENG.COM

I, <u>Chungmo Chung, P. Eng.</u> 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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NEW SINGLE FAMILY RESIDENCE AT:

LOT 2 - 24850 106AVENUE, MAPLE RIDGE, B.C.

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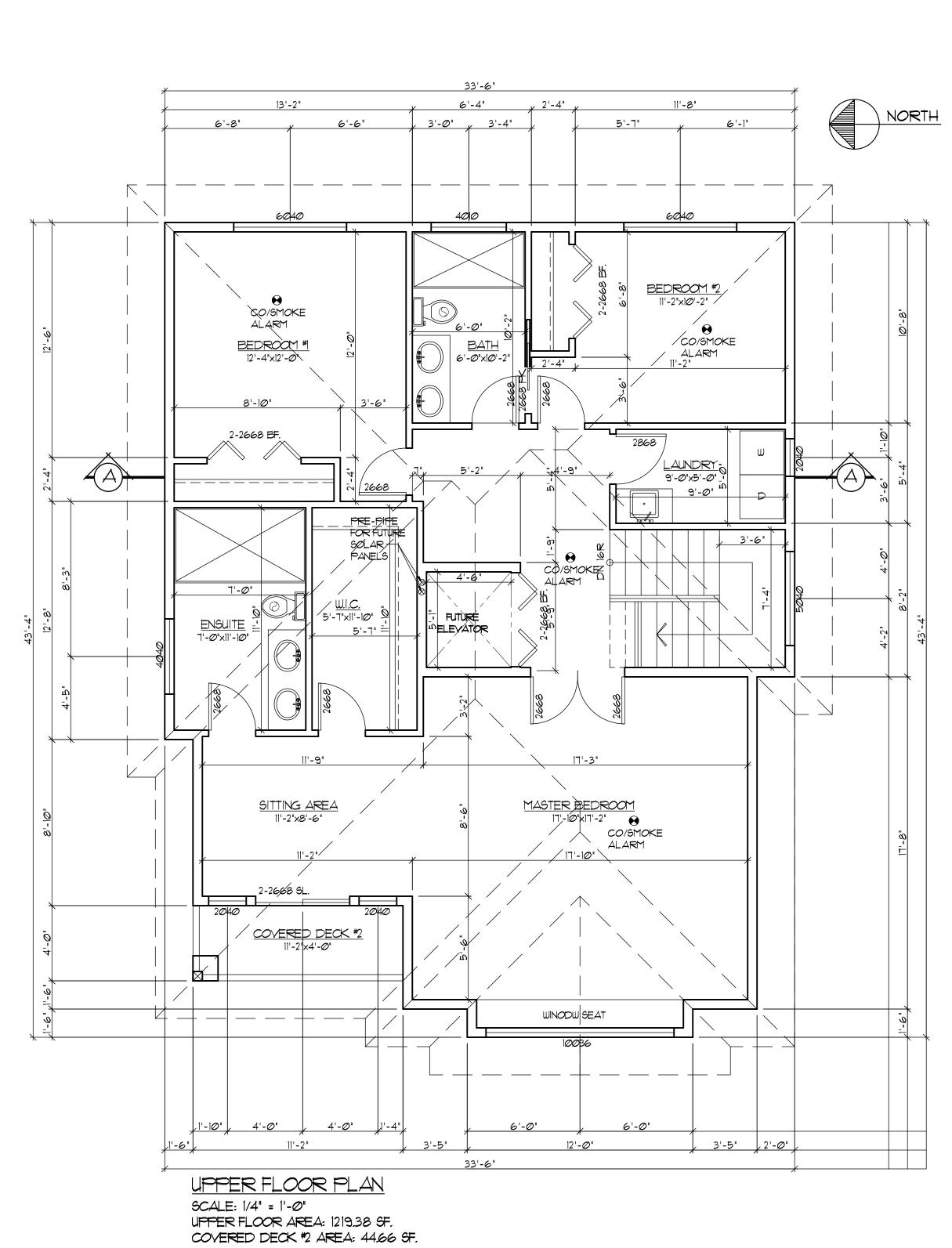
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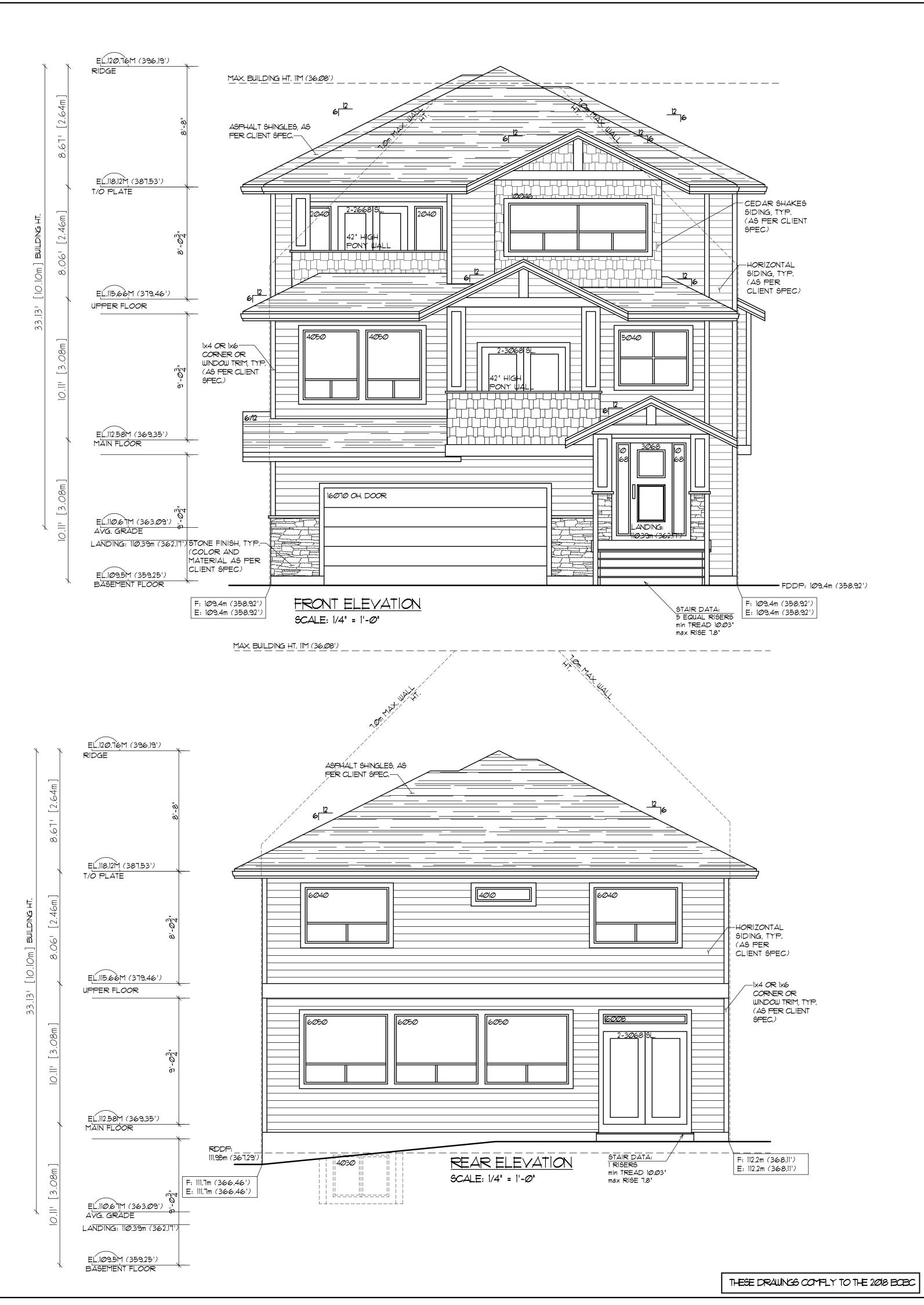
DRAWING TITLE:

BASEMENT FLOOR PLAN

MAIN FLOOR PLAN

**Consulting Engineers** 





**REVISIONS:** ISSUED FOR BLDG. PERMIT | 02.06.2020



\*207, 3003 ST. JOHNS STREET PORT MOODY, BC V3H 2C4 TELEPHONE: 604,469,3723 FACS|M|LE: 604.469.3707

E-MAIL: SEL®SELENG.COM

I, <u>Chungmo Chung, P. Eng.</u> 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:

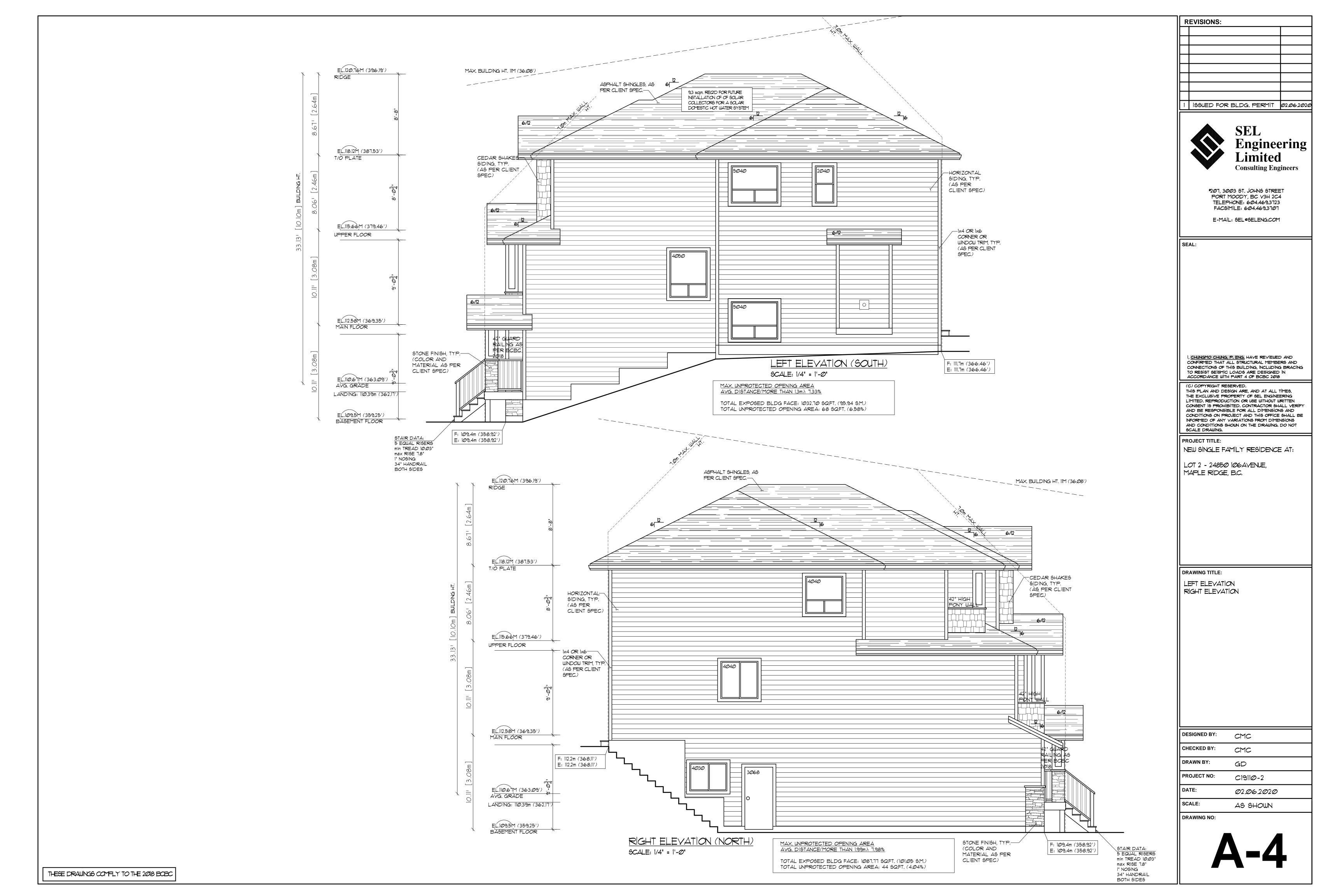
LOT 2 - 24850 106 AVENUE, MAPLE RIDGE, B.C.

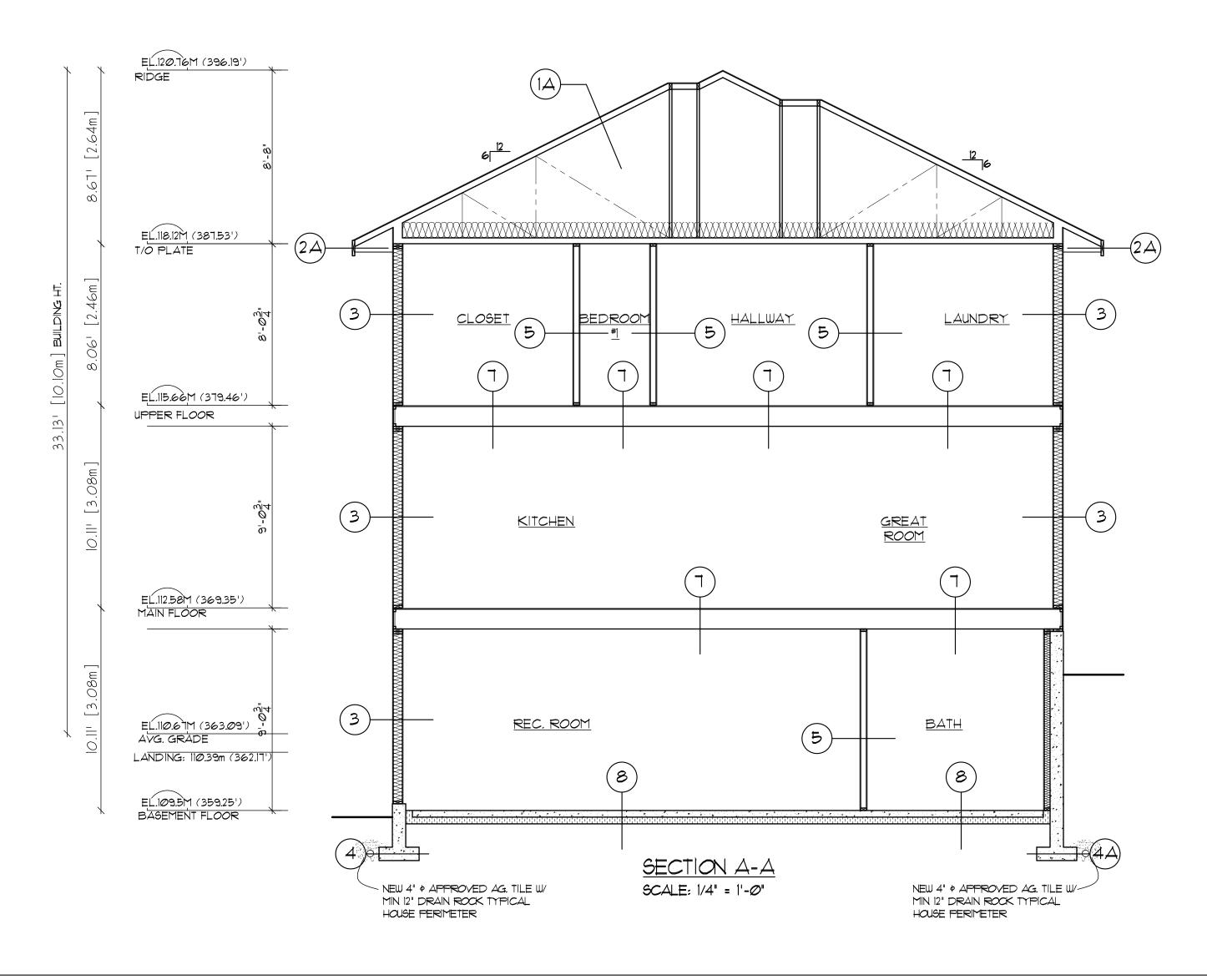
DRAWING TITLE: UPPER FLOOR PLAN FRONT ELEVATION

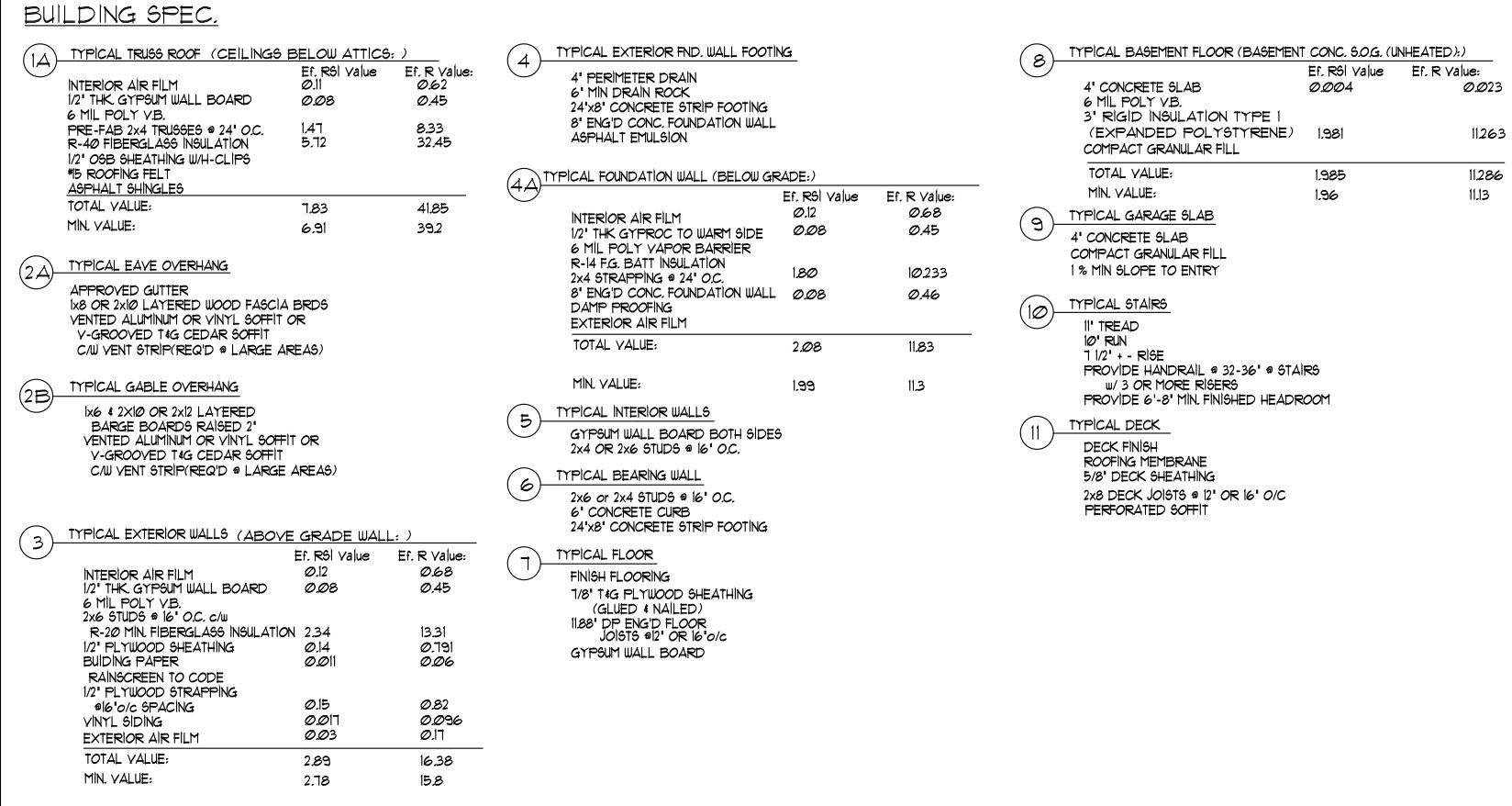
REAR ELEVATION

DESIGNED BY: CMC CHECKED BY: DRAWN BY: GD PROJECT NO: C1911Ø-2 DATE: 02.062020 SCALE: AS SHOWN

DRAWING NO:







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

Opaque Building Assembly:	Minimum Effective R	SI Value (as per 9.36):	Minimum Effective	F
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	ine 1.96		11.1	
Concrete Foundation wall:	1.99		11.3	

# Typical Assembly for Rim Joists:

Layer:	Description:	Effective RSI Value (Table A	A-) Effective R Val	ue:
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	s batt		
	insulation between	2.32		13.17
4.	1 1/2" X 11.875" TS	Rim Joist 0.323	1.83	
T	otal:	2.89		16.40

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

Typical Assembly for Window Seat:	

Layer: 1	Description: Interior air film	Effective RSI Value (Table A-) 0.16	Effective R Value: 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 binsulation between	4.36	24.72
5	1/2" thick drywall	0.03	0.17
6	Exterior air film	0.08	0.45
1	Total:	4.796	27.23
r	Note: Table A indicates	Table A-9.36.2.4 (1) A	

9%

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EAL:

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ACCORDANCE WITH PART 4 OF BCBC 2018

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SCALE DRAWING.

PROJECT TITLE:

NEW SINGLE FAMILY RESIDENCE AT:

LOT 2 - 24850 106 AVENUE, MAPLE RIDGE, B.C.

DRAWING TITLE:

SECTION A-A

DESIGNED BY: CMC

CHECKED BY: CMC

DRAWN BY: GD

PROJECT NO: C19110-2

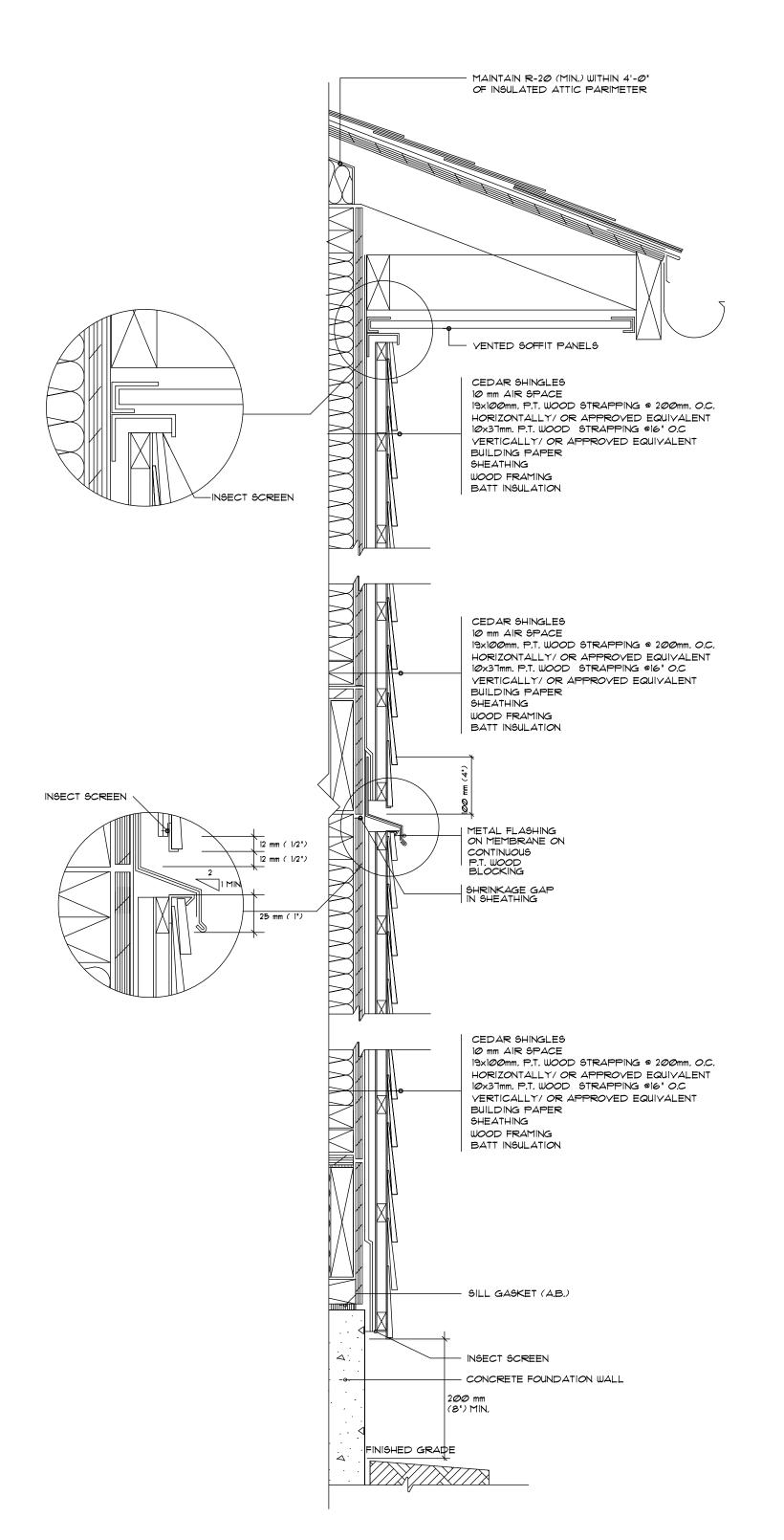
DATE: 02.06.2020

SCALE: AS SHOWN

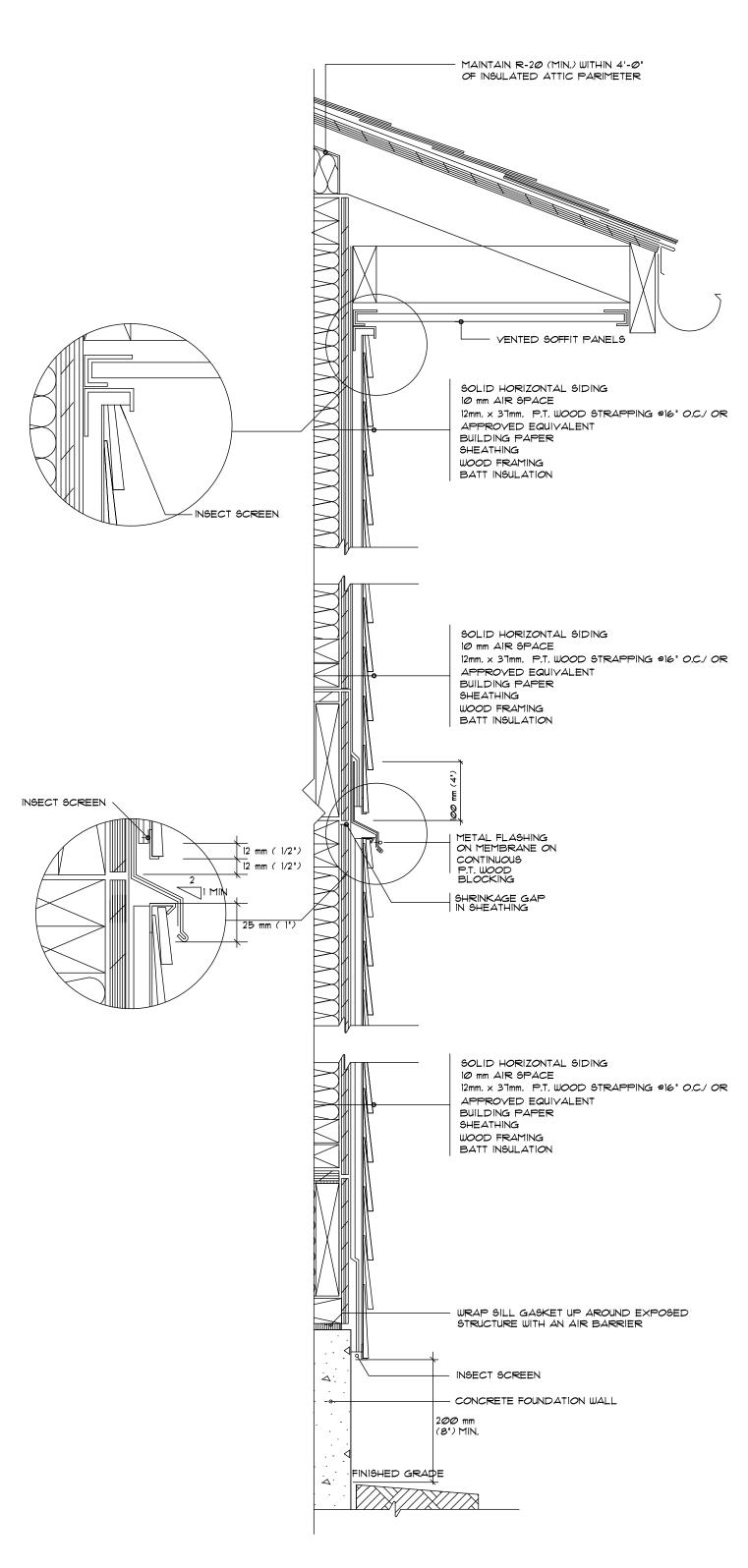
DRAWING NO:

**A-5** 

THESE DRAWNGS COMPLY TO THE 2018 BOBC



EXTERIOR WALL DETAIL W/ CEDAR WALL SHINGLES



EXTERIOR WALL DETAIL W/ SOLID HORIZONTAL SIDING

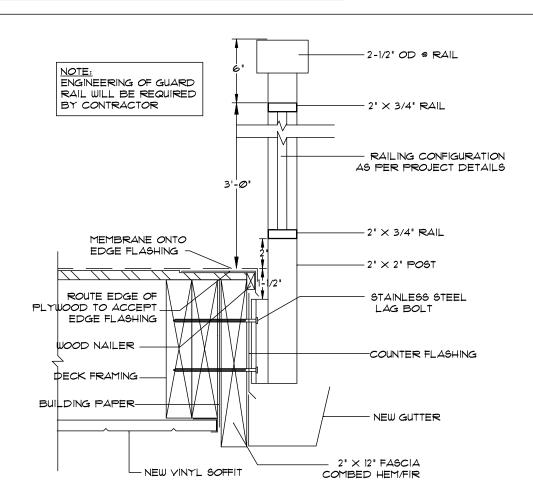
This premises is to be built to meet the 2018 B.C. Building Code. The detail page is to clarify the construction method to be used to meet the code requirements, in particular to building envelope issues and methods. To include but not limited to the following sections of the code referring to building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

Section 9.27 Cladding
9.27.2-Required Protection from Precipitation
9.27.3-Second Plane of Protection
9.27.4-Caulking
9.27.5-Attachment of Cladding

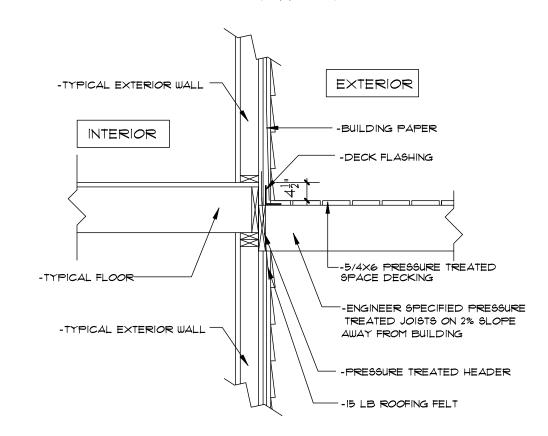
9.27.7-Wood Shingles and Shakes
9.27.8-Asbestos-Cement Shingles & Sheet

Section 9.25 Heat Transfer, Air Leakage, and Condensation Control

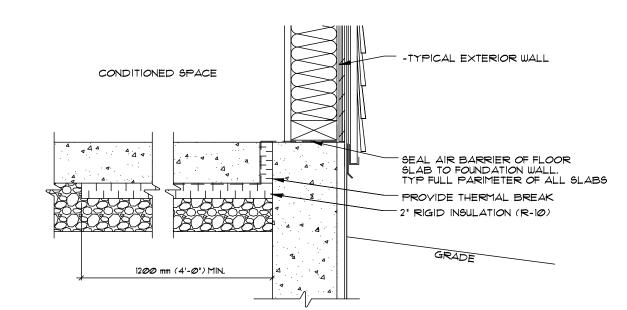
Section 9.23 Wood Frame Construction



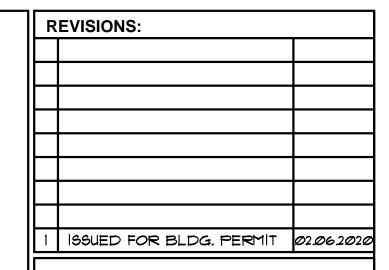
# TYPICAL EXTERIOR DECK RAILING CONNECTION SCALE: N.T.S.



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



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





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PROJECT TITLE:

NEW SINGLE FAMILY RESIDENCE AT:

LOT 2 - 24850 106AVENUE, MAPLE RIDGE, B.C.

DRAWING TITLE:

DETAILS

DESIGNED BY: CMC

CHECKED BY: CMC

DRAWN BY: GD

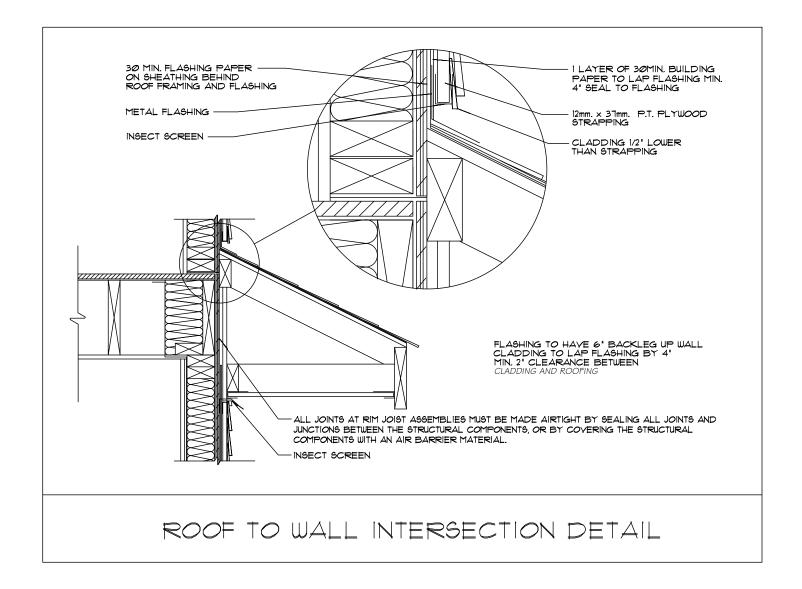
PROJECT NO: C19110-2

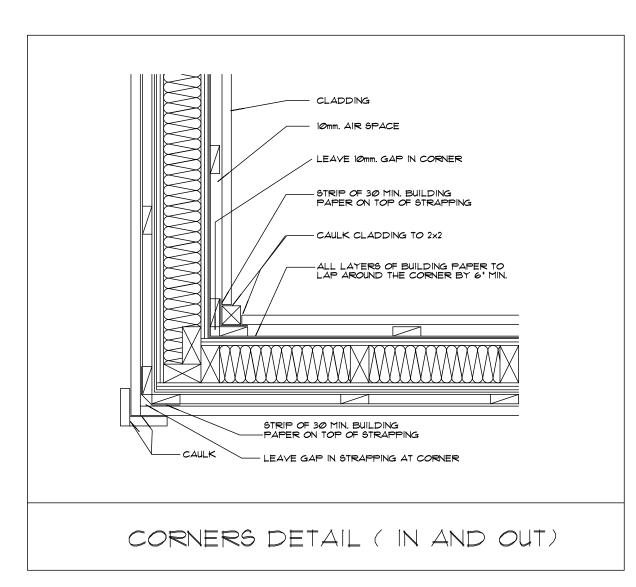
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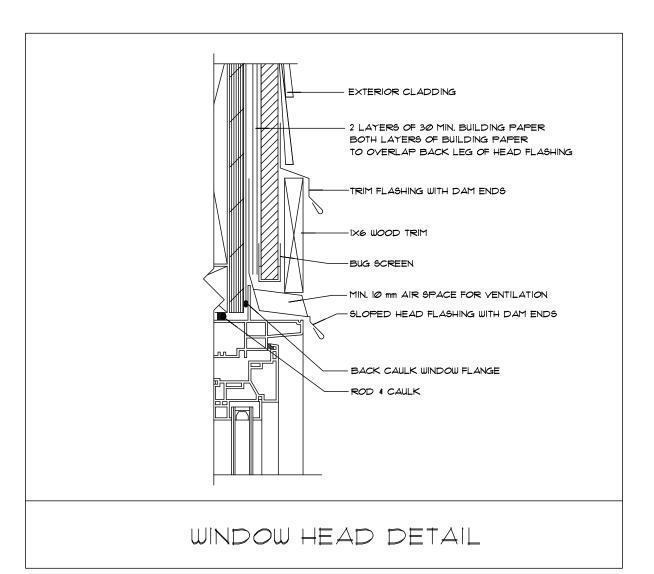
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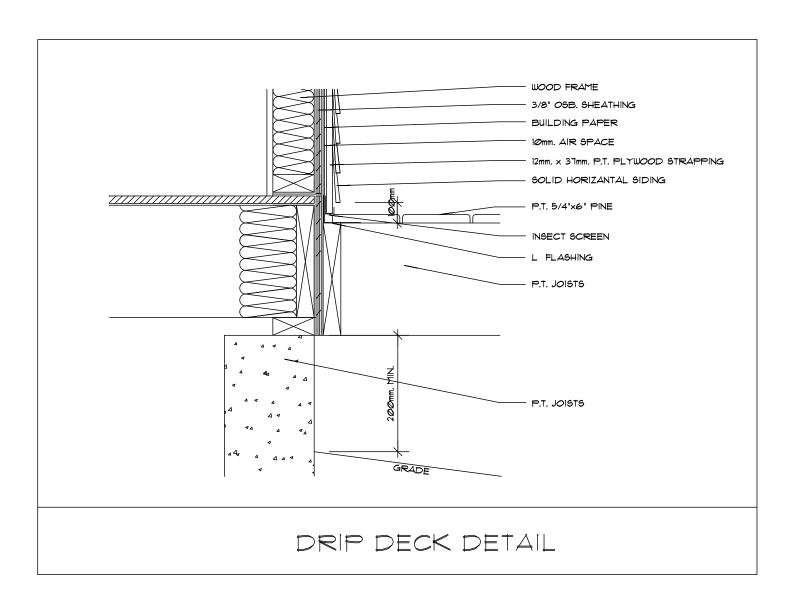
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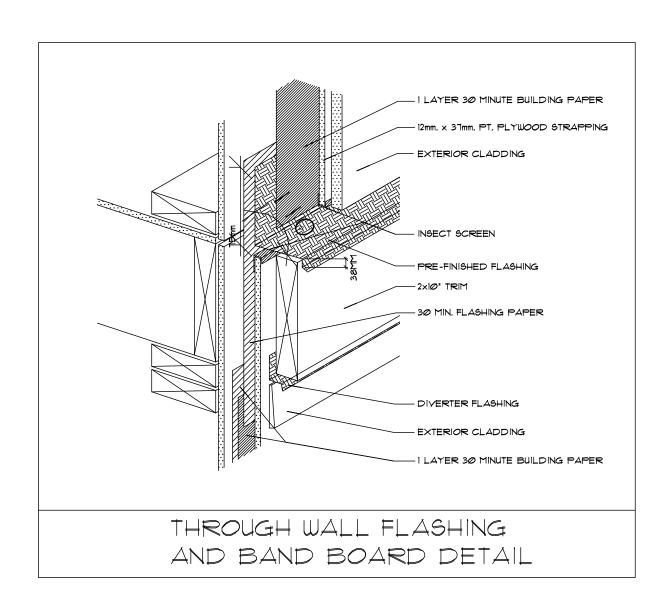
**A-6** 

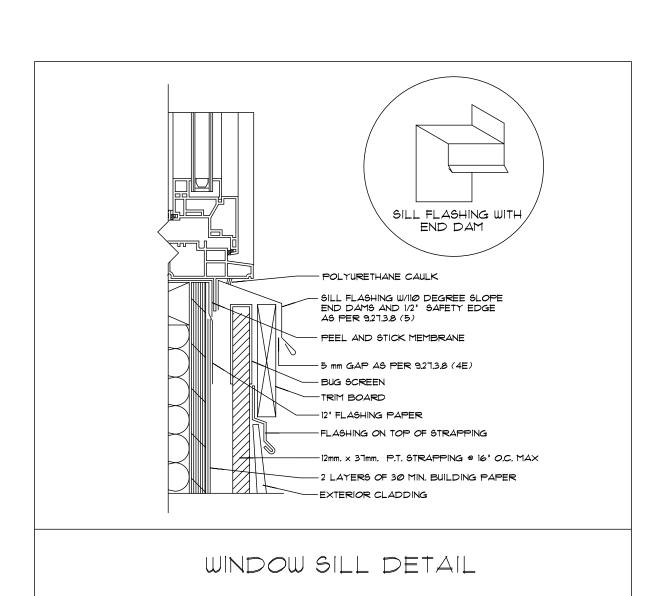


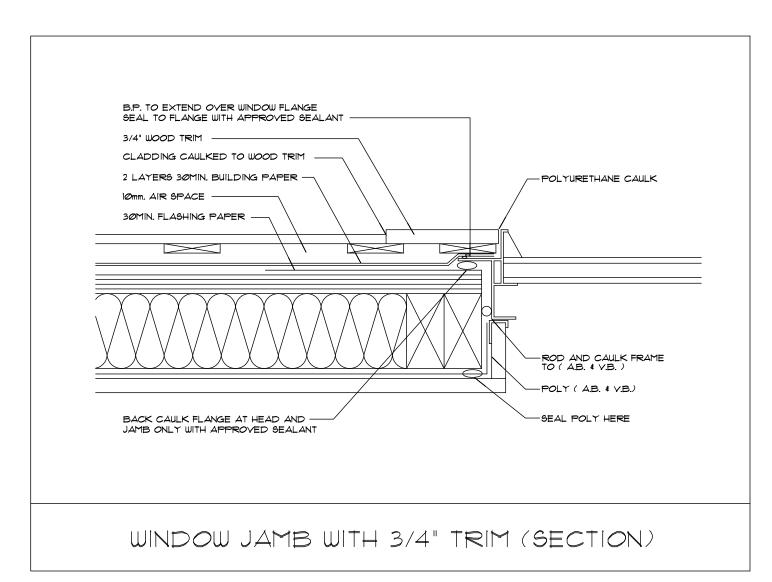


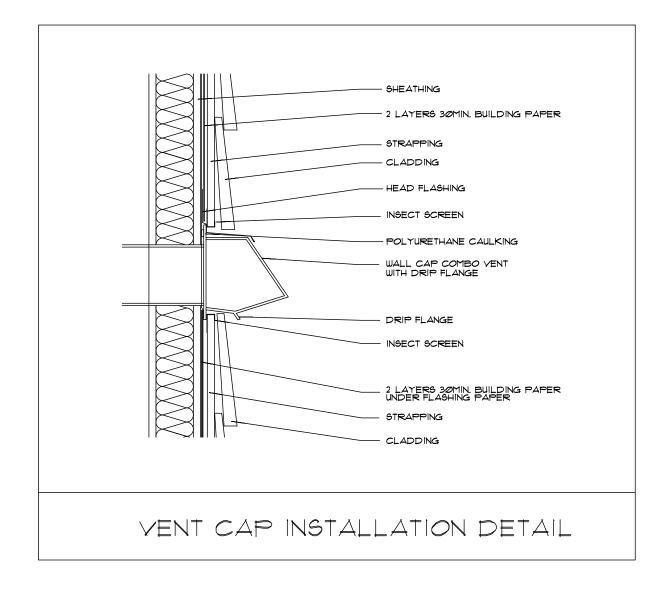


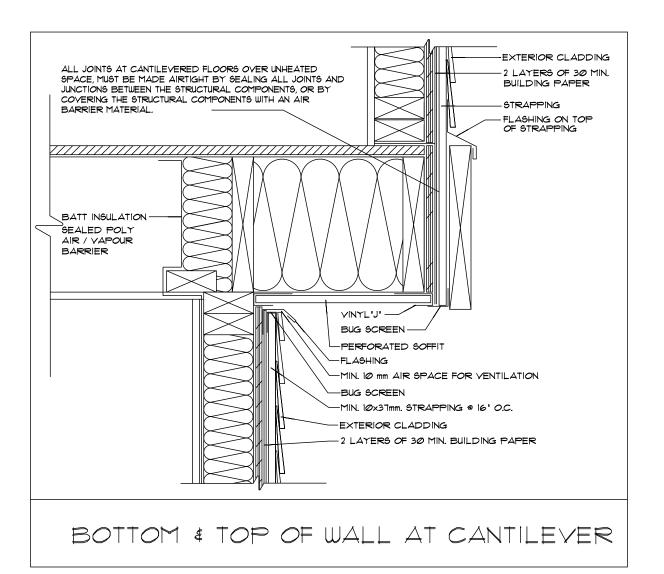


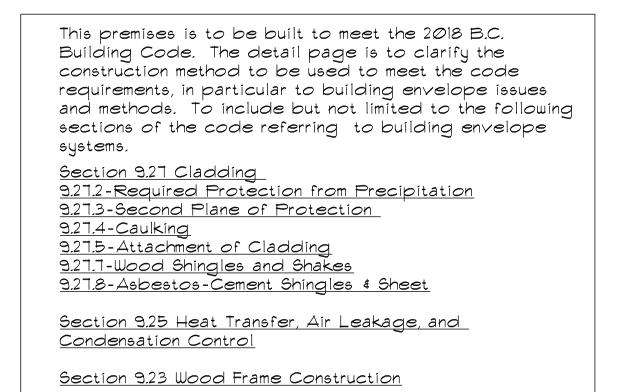


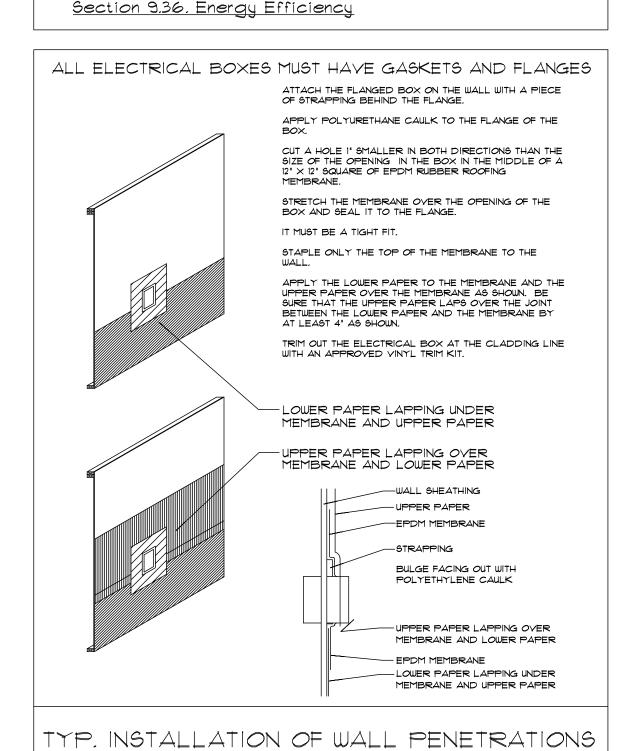


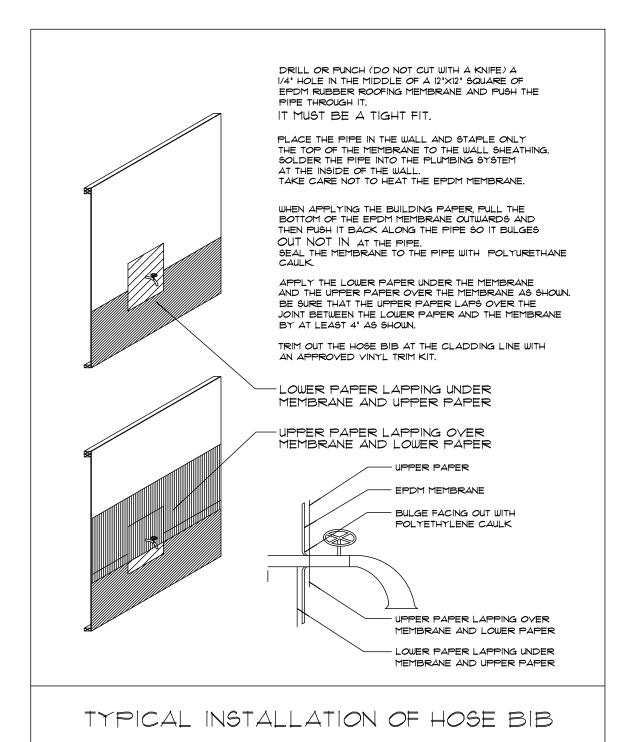


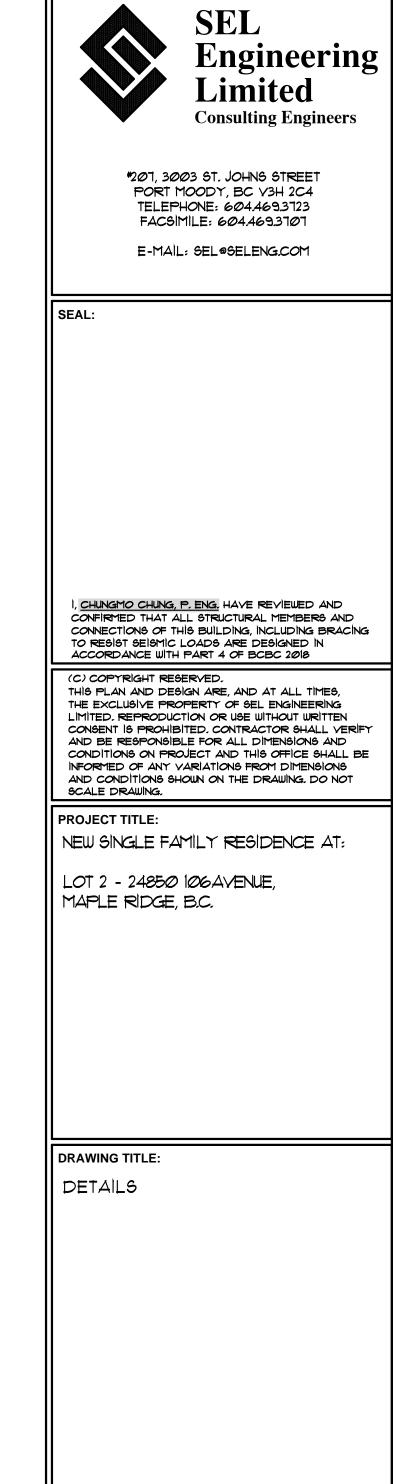












**REVISIONS:** 

ISSUED FOR BLDG. PERMIT | 02.06.2020

DESIGNED BY:

CHECKED BY:

DRAWN BY:

PROJECT NO:

DRAWING NO:

DATE:

SCALE:

CMC

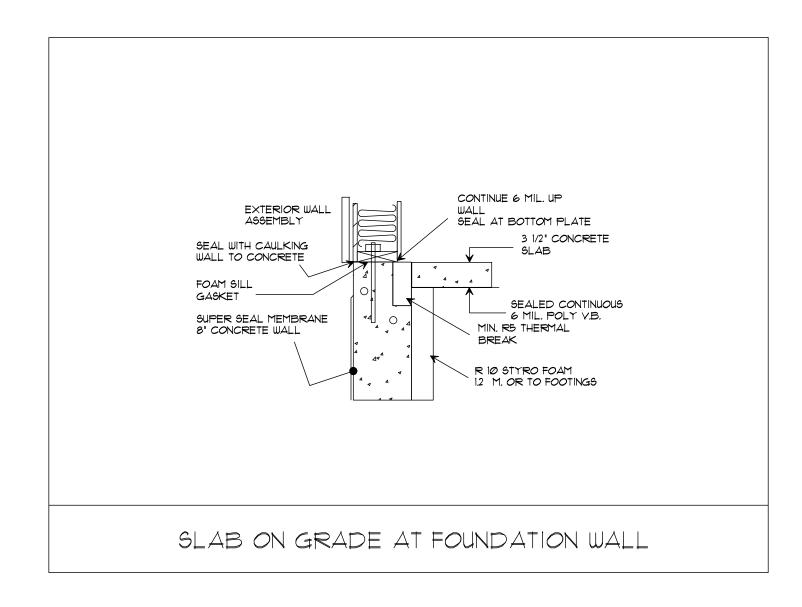
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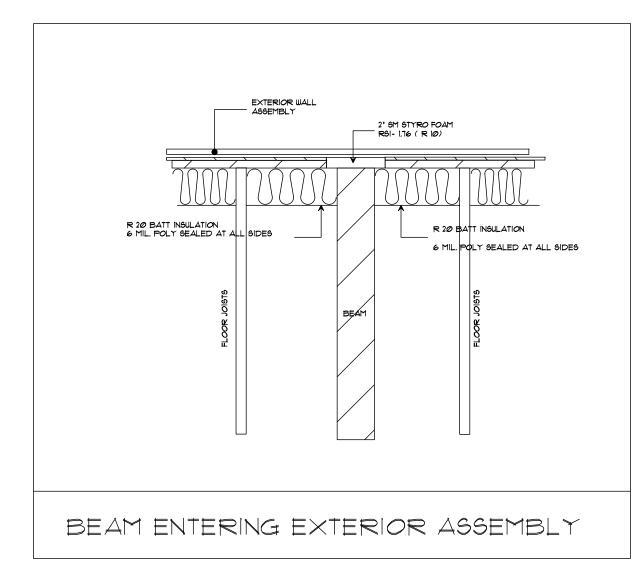
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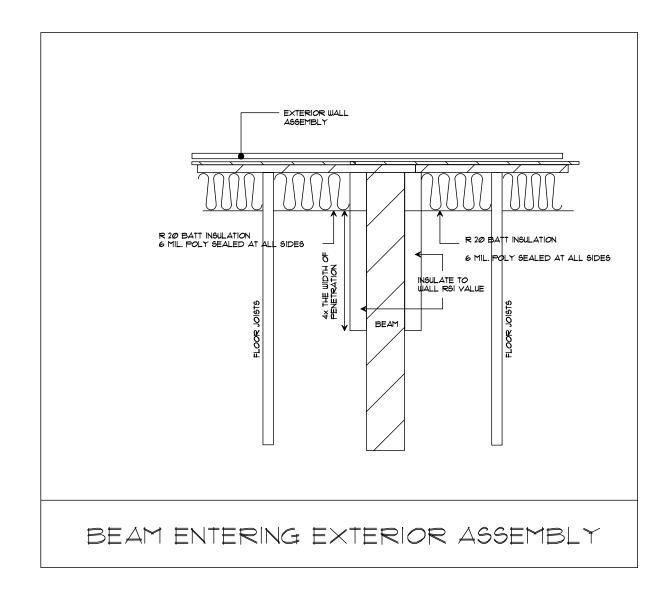
C1911Ø-2

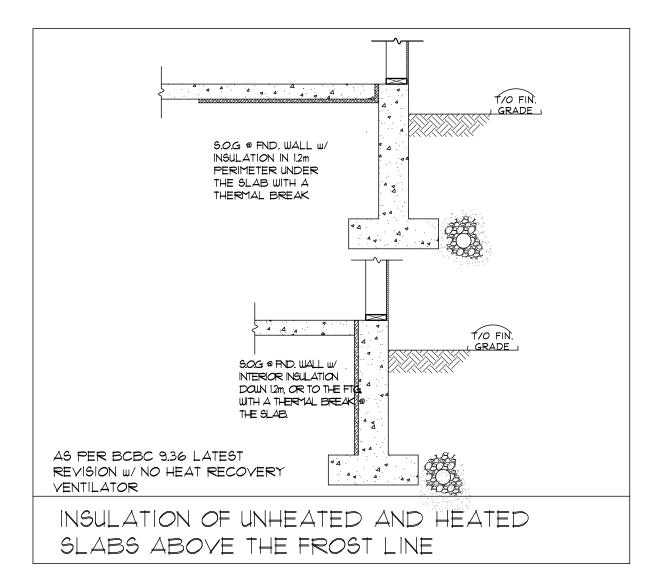
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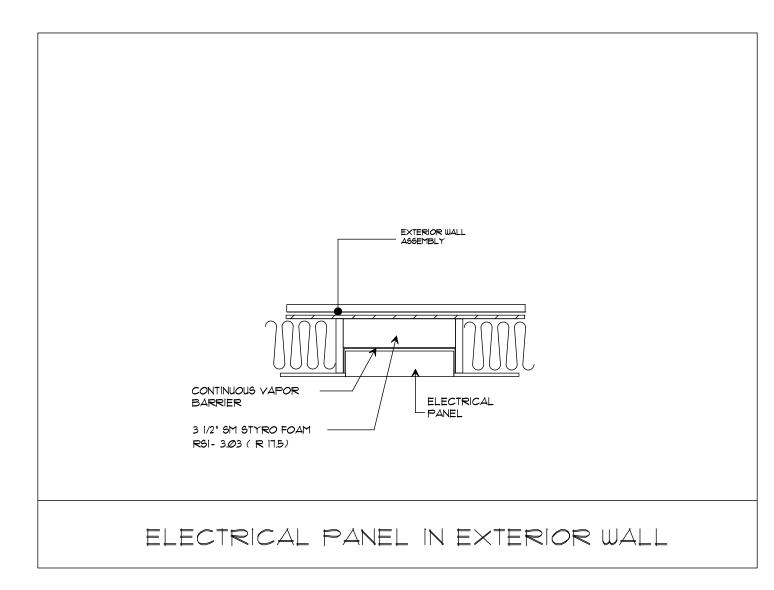
AS SHOWN

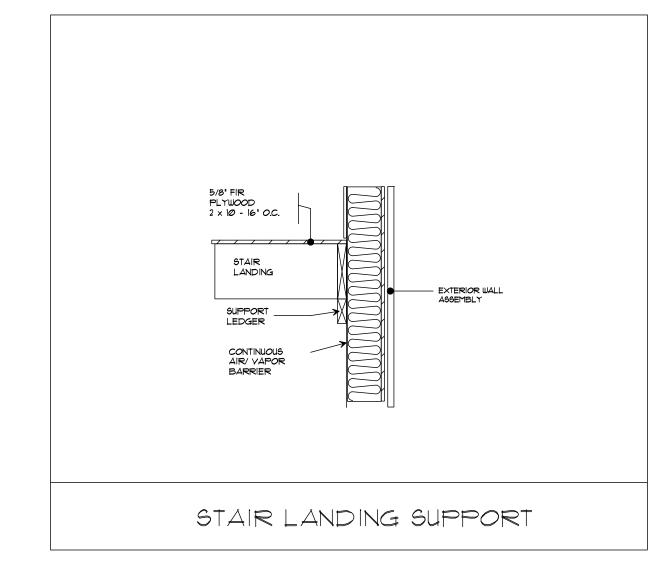


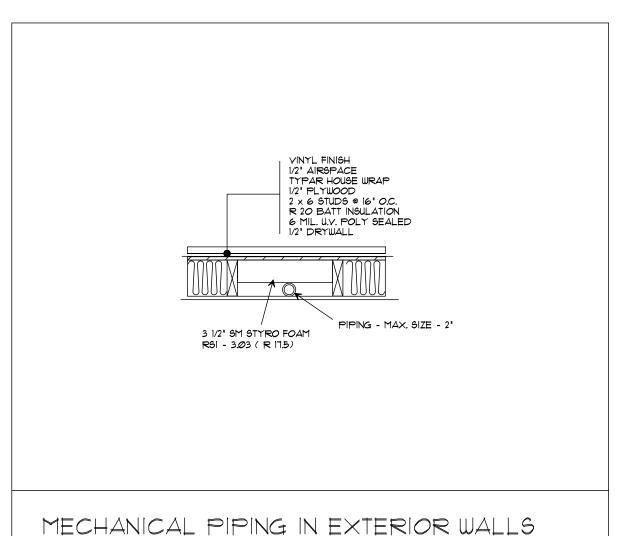


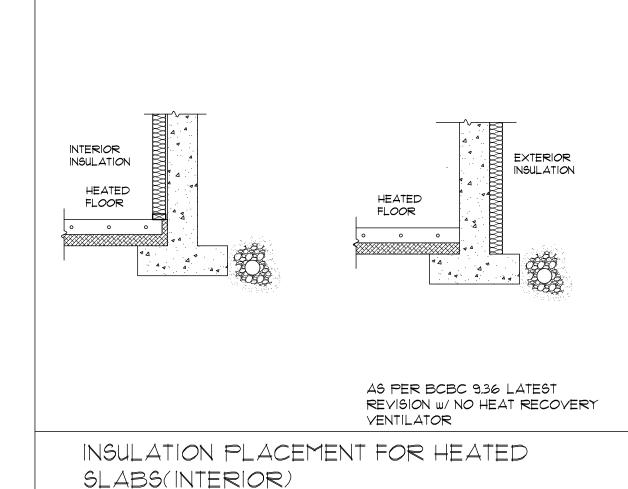












INTERIOR VAPOR BARRIER REQUIREMENTS NOTE:

IF WIDER MECHANICAL PIPING OR DUCTING

TO BE INSTALLED IN EXTERIOR WALL

3 1/2" SM STYRO FOAM MUST BE MAINTAINED WALL MUST
BE MADE DEEPER TO ACCOMMODATE.

1 ISSUED FOR BLDG. PERMIT @2.06.2020

**REVISIONS:** 

SEL Engineering Limited Consulting Engineers

\*207, 3003 ST. JOHNS STREET PORT MOODY, BC V3H 2C4 TELEPHONE: 604.469.3723 FACSIMILE: 604.469.3707

E-MAIL: SEL@SELENG.COM

SEAL:

I, <u>Chungmo Chung, P. Eng.</u> 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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CONSENT IS PROHIBITED, CONTRACTOR SHALL VERIFY
AND BE RESPONSIBLE FOR ALL DIMENSIONS AND
CONDITIONS ON PROJECT AND THIS OFFICE SHALL BE
INFORMED OF ANY VARIATIONS FROM DIMENSIONS
AND CONDITIONS SHOWN ON THE DRAWING, DO NOT
SCALE DRAWING.

PROJECT TITLE:

NEW SINGLE FAMILY RESIDENCE AT:

LOT 2 - 24850 106AVENUE, MAPLE RIDGE, B.C.

DRAWING TITLE:

DETAILS

DESIGNED BY: CMC

CHECKED BY: CMC

DRAWN BY: GD

PROJECT NO: C19110-2

DATE: 02.06.2020

SCALE: AS SHOWN

DRAWING NO:

**A-8** 

# GENERAL NOTES:

B) FLOOR

- CONSTRUCTION SHALL COMPLY WITH THE 2018 BRITISH COLUMBIA BUILDING CODE, AND THE NATIONAL STANDARDS OF CANADA INCLUDING CAN/CSA-086,1-M94. CONSULTING STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CONSEQUENCES OF FAILURE BY THE CONTRACTOR/OWNER TO BUILD IN STRICT CONFORMANCE WITH CONTRACT DRAWINGS AND DOCUMENTS.
- DESIGN LOADS ARE AS FOLLOWS: LIVE LOAD (PSF) A) ROOF
  - DEAD LOAD (PSF) 16(INCLUDED FUTURE SOLAR PANEL) Ss = 10.30 PSF, Sr = 6.70 PSF
- C) q50 = 1008 PSF (0.48 KPa) q10 = 7.52 PSF (0.36 KPa) D) SEISMIC Sa(O2) = O.986, Sa(O.5) = O.658, Sa(I.O) = O.326, Sa(2.O) = O.17, PGA = O.488
- READ STRUCTURAL DOCUMENTS IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND DOCUMENTS. UNLESS NOTED OTHERWISE IN THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER, DO NOT INSTALL OPENINGS, SET
- INSERTS, DRILL OR ATTACH, ALL STRUCTURAL ITEMS MUST BE INSPECTED BY THE STRUCTURAL ENGINEER OR BY ANOTHER SUITABLY-QUALIFIED PERSON
- RESPONSIBLE TO THE STRUCTURAL ENGINEER. 6. NOTIFY THE STRUCTURAL ENGINEER 24 HOURS IN ADVANCE FOR THE FOLLOWING INSPECTIONS: BEFORE EACH CONCRETE POUR
- TIMBER OR STEEL FRAMING, PLYWOOD WALLS, ROOF-----
- 8. STRUCTURAL DRAWINGS SHOW THE REQUIREMENTS FOR CONSTRUCTION OF PERMANENT AND COMPLETE STRUCTURE ONLY AND
- DO NOT INCLUDE COMPONENTS THAT MAY BE REQUIRED AS TEMPORARY WORKS WHICH SHALL BE THE RESPONSIBILITY OF
- 9. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION, FAILURE TO DO SO SHALL RENDER THE CONTRACTOR RESPONSIBLE TO REPAIR ANY IMPROPER WORK
- 10. 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
- THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE OF THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A WRITTEN CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO SUCH A CONTRACT.

#### FOUNDATIONS:

- FOUNDATIONS ARE DESIGNED AS SPREAD FOOTINGS WITH AN ASSUMED MINIMUM ALLOWABLE BEARING PRESSURE OF 1500 PSF WHICH IS TO BE CONFIRMED BY A PROFESSIONAL (GEOTECHNICAL) ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA. CONTRACTOR TO NOTIFY SEL ENGINEERING LIMITED IF THE ABOVE CONDITION IS NOT MET PRIOR TO ANY
- 2. ALL FILL MATERIAL(6) AS PER REQUIREMENTS OF A PROFESSIONAL (GEOTECHNICAL) ENGINEER'S INSTRUCTION(5). 3. EXECUTION:
- REMOVE TOPSOIL AND OTHER ORGANIC MATERIAL FROM BUILDING AREA. Extend all foundations to firm, undisturbed, inorganic native soil, or to a minimum is' below grade, or
- TO ELEVATIONS SHOWN ON THE DRAWING(S), WHICHEVER IS DEEPER.

  REMOVE ALL LOOSE MATERIAL FROM FOOTINGS PRIOR TO POURING CONCRETE.

  APPROVED SUBGRADE MEANS: COMPACTED FILL AS SPECIFIED BY A PROFESSIONAL (GEOTECHNICAL) ENGINEER.

  UNLESS NOTED OTHERWISE, STEP STRIP FOOTINGS AT ONE LENGTH RISE TO A MINIMUM TWO LENGTHS RUN.

#### CONCRETE:

- PROVIDE CONCRETE AND PERFORM WORK TO CSA STANDARD CAN3-A23.1-M90.
- PRODUCTS: CEMENT - TYPE 10 NORMAL PORTLAND CEMENT.
- REINFORCING STEEL NEW DEFORMED BARS TO CSA STANDARD G30,18-M92 GRADE 400. WELDED WIRE FABRIC TO
- CSA STANDARD G305-M1983 (R-1991) & G30.15 M1983 (R-1991). AGGREGATE AND WATER - AS PER CSA STANDARD CAN3-A23.1-M90
- ADMIXTURES AIR-ENTRAINING TO CSA STANDARD A266.4-MT8 AND WATER-REDUCING TO ASTM C494-TYPE A. ANCHOR BOLTS TO ASTM A307, USE 5/812 AT MAX, OF 321 O.C., UN.O.

F)	MIX DESIGN -						
	DESCRIPTION	28-DAY STRENGTH	MAX. AGGREGATE	MAX. SLUMP	EXPOSURE CLASS	PERCENT OF AIR	MAX. W/C RATIO
	FOOTING FND. WALL & SLAB GARAGE SLAB & EXT. STEPS	25 MPa 25 MPa 32 MPa	3/4 <b>'</b> 3/4 <b>'</b> 3/4 <b>'</b>	3' 3' 3'	ooo	3 TO 6 4 TO T 4 TO T	0.55 0.55 0.55

- EXECUTION: MIX AND PLACE CONRETE TO CSA STANDARD CAN3-A23,1-M90, VERTICAL DROP OF CONCRETE NOT TO EXCEED 5'-0'.
- COMPACT CONCRETE WITH INTERNAL-TYPE MECHANICAL VIBRATORS, WORK CONCRETE AROUND ALL EMBEDDED
- PROVIDE CLEAR CONCRETE COVER OVER REBAR AS FOLLOWS, UNLESS NOTED OTHERWISE
- OTHER FORMED SURFACES-----
- MINIMUM SPLICE LENGTH IS AS FOLLOWS, UNLESS NOTED OTHERWISE -
- CONTROL JOINTS SLAB-ON-GRADE REQUIRES 1" DEEP PREFORMED OR SAWCUT JOINT AT 20'-0" MAXIMUM SPACING IN BOTH DIRECTIONS, SAWCUT WITHIN 24 HOURS OF CONCRETE PLACEMENTS AFTER CONCRETE HAS HARDENED
- SUFFICIENTLY.
  FORM ACCURACY TOLERANCE IS 1/4" IN PLAN AND ELEVATION, SLAB FORM TOLERANCE IS SAME.

### STRUCTURAL WOOD PRODUCTS:

- PROVIDE STRUCTURAL FRAME AND PERFORM WORK TO 2018 BRITISH COLUMBIA BUILDING CODE, AND CAN/CSA-086.1-M95
- LUMBER TO CONFORM TO CAN/CSA STANDARD 0141-1991, NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER, AND TO HAVE A MAXIMUM 19% MOISTURE CONTENT AT TIME OF INSTALLATION. GRADE TO BE NO. 2 5-P-F FOR ALL MEMBERS DETAILED ON STRUCTURAL DRAWINGS INCLUDING JOISTS,
- STUDS, LEDGERS AND BLOCKINGS. USE NO. 1 GRADE FOR POSTS, USE NO. 2 GRADE DFIR-L FOR PLATES, PLYWOOD DOUGLAS FIR SHEATHING GRADE TO CSA STANDARD 0121-M1978. EXTERIOR GRADE FOR ROOF, TONGUE
- AND-GROOVE FOR FLOORS.
  JOISTS AND BEAM HANGERS, METAL FASTENERS AND FRAMING ANCHORS PROPERLY TESTED IN ACCORDANCE WITH ICBO CRITERIA AND ANALYZED TO EVALUATE LOAD CAPACITIES.
- ALL OPENINGS (INTERIOR AND EXTERIOR) MUST BE SPANNED BY A MINIMUM OF 2-2x10 BEAMS/LINTELS, UN.O.
  PARTITION WALLS RUNNING PARALLEL TO JOISTS MUST BE SUPPORTED ON DOUBLED-UP JOISTS.
  ALL BUILT-UP COLUMNS ARE TO HAVE ALL MEMBERS NAILED TOGETHER WITH 3' NAILS AT 6' O.C., STAGGERED.
  MINIMUM WIDTH OF BUILT-UP COLUMNS ARE TO EXCEED THE WIDTH OF ITS SUPPORTING BEAM.
  ALL BUILT-UP MEMBERS OR SINGLE-MEMBER FRAMING FLUSH TO BEAMS OR HEADERS ARE TO BE CONNECTED WITH

- METAL HANGERS (MINIMUM CAPACITY BUILD-UP MEMBERS=4000\*, SINGLE MEMBERS=2000\*).
  FASTEN ALL NON-LOAD BEARING PARTITION WALLS WITH FASTENERS AT 24" O.C. MAX.
  BUILT-UP BEAMS ARE TO NAILED TOGETHER WITH 3 ROWS OF 3-1/2" COMMON NAILS AT 12" O.C./LAMINATION.
  IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE REQUIRED BEARING PROPERTIES AND TO ENSURE THAT THE PROPER FOUNDATION SUPPORT IS AVAILABLE AND THAT POSTS AND COLUMNS ARE CONTINUOUS TO THE
- J) ALL WALLS ARE TO BE 2x4 STUDS @ 16" O/C. UN.O.

# ENGINEERED WOOD PRODUCTS:

"PL" AND "LSL" DENOTES 2.0E WS PARALLAM AND TIMBERSTRAND RESPECTIVELY. THEIR ALLOWABLE DESIGN STRESSES ARE AS FOLLOW:

TYPE	2.0E PL	1.5E TS
MODULUS OF ELASTICITY E	2.0 E6 PSI	15 E6 PSI
FLEXURAL STRESS Fb	2900 PSI	2250 PSI
COMPRESSIVE STRESS PERPENDICULAR TO GRAIN FC	600 PS	650 PSI
COMPRESSIVE STRESS PARALLEL TO GRAIN FC	2900 PSI	1950 PSI
	22 - 22	207 21

- HORIZONTAL SHEAR STRESS FV 290 PSI | 285 PSI SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER AND OBTAIN REVIEWED SHOP DRAWINGS PRIOR TO ANY FABRICATION. SHOP DRAWINGS TO SHOW MATERIAL, SIZES, CAMBER, CONNECTIONS (SHOW LOAD CAPACITIES), AND DESIGN LOADS.
- 3. DESIGN AND DETAIL ALL CONNECTIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS
- 4. PROTECT MEMBERS FROM WEATHER AND SITE CONDITIONS TO PREVENT DAMAGE.

# 5. ERECT MEMBERS AS OUTLINED BY MANUFACTURER.

- ALL ENGINEERED WOOD TRUSSES ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA IN ACCORDANCE WITH CSA STANDARD CAN3-086, LATEST EDITION.
- THE CONTRACTOR SHALL SUBMIT ENGINEERED WOOD TRUSS SHOP DRAWINGS TO SEL ENGINEERING LIMITED PRIOR TO FABRICATION (FOR REVIEW OF GENERAL CONFORMANCE ONLY) AND SHALL CLEARLY INDICATE ON SHOP DRAWINGS ALL DESIGN LOAD CASES AS WELL AS ALL ERECTION INSTRUCTIONS INCLUDING FINAL LATERAL BRACING AND BRIDGING PEOULOFMENTS.
- THE SUBMITTED SHOP DRAWINGS ARE TO BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA WHO SHALL BE RESPONSIBLE FOR DESIGN AND FABRICATION OF THE TRUSSES.

# STRUCTURAL STEEL:

- FABRICATE AND ERECT STRUCTURAL STEEL TO CAN/CSA S16.1-94.
- WELD TO CAN/CSA W59-M1989 BY FABRICATORS QUALIFIED TO CAN/CSA W47.1-1983, DIVISION 1
- SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS ARE TO SHOW ALL DETAILS AND MATERIAL SPECIFICATIONS AND MUST BE SEALED BY THE REGISTERED PROFESSIONAL ENGINEER WHO HAS DESIGNED THE
- PRODUCTS: A) STRUCTURAL STEEL TO CAN/CSA G40.21-M87.
  - -W-SHAPE BEAMS AND COLUMNS -HSS SECTIONS CLASS C
  - -CHANNELS AND ANGLES -BARS AND PLATES
- B) ANCHOR BOLTS ASTM A307 \$ SAE GRADE 5 C) BOLTS, CADMIUM-PLATED IF EXPOSED TO WEATHERASTM A325 D) PRIMER TO CISC/CPMA 1-73A. ITEMS TO BE PAINTED TO CISC/CPMA 2-75 AND TO BE COMPATIBLE WITH FINISH PAINT.
- EXECUTION:
- A) WELD OR USE BOLTED SHOP CONNECTIONS. B) CONNECT BEAM SHEAR SPLICES FOR CAPACITIES SHOWN ON STRUCTURAL DRAWINGS. USE MINIMUM 2-1" BOLTS IN A DOUBLE-SHEAR CONNECTION WITH NO THREAD IN SHEAR PLANES. MINIMUM BEAM SHEAR IS 60% OF TOTAL BEAM SHEAR CAPACITY AS LISTED IN THE CISC
- MANUAL'S BEAM LOAD TABLES FOR A GIVEN SPAN OF BEAM. C) PAINT ALL STEEL WITH ONE COAT PRIMER EXCEPT STEEL TO BE EMBEDDED IN CONCRETE OR STEEL TO BE FIREPROOFED. FINISH AS PER CLIENT SPEC.

| SL-1 | - 4" THK. CONC. SLAB C/W 10M @ 18" O/C ON 6mil V.B. ON APPROVED SUB-GRADE | SL-2 | - 4" THK. CONC. SLAB C/W 10M @ 18" O/C ON APPROVED SUB-GRADE | SL-3 | - 3" THK. CONC. SKIM-COAT C/W 10M @ 18" O/C ON APPROVED SUB-GRADE

—15M @ MÌD HT.

TYP. EXT. FND. WALL/FTG. SECTION

**SCALE:** 3/4" = 1'-0"

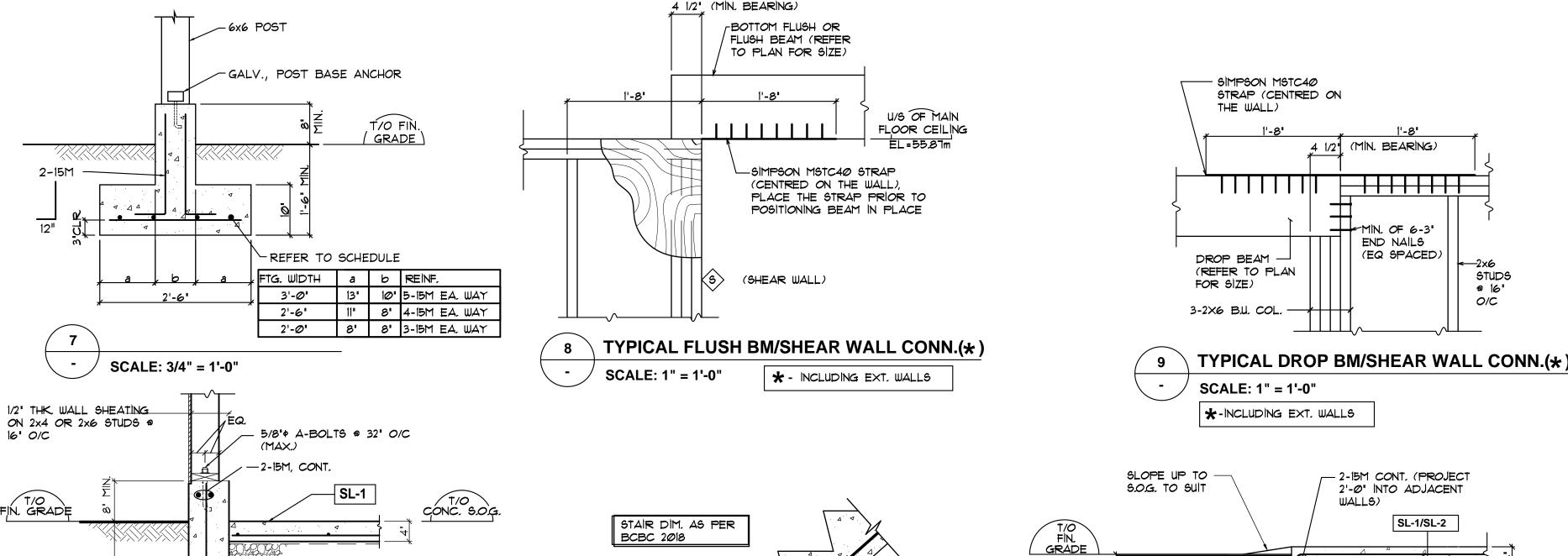
SCALE: 3/4" = 1'-0"

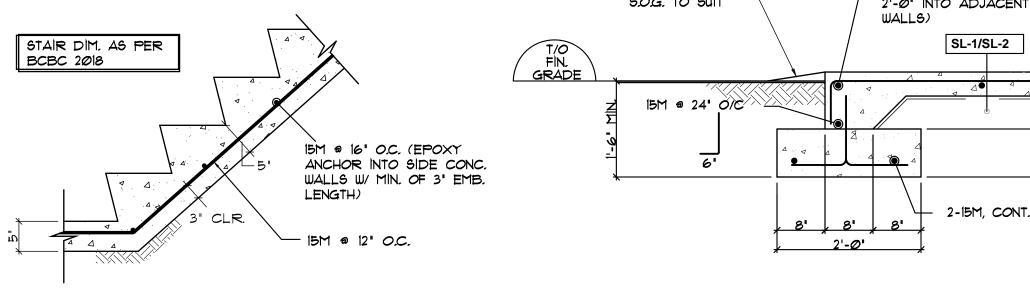
-ALT, HOOK DIRECTION

—2-15M, CONT.

15M @ 24" O/C.

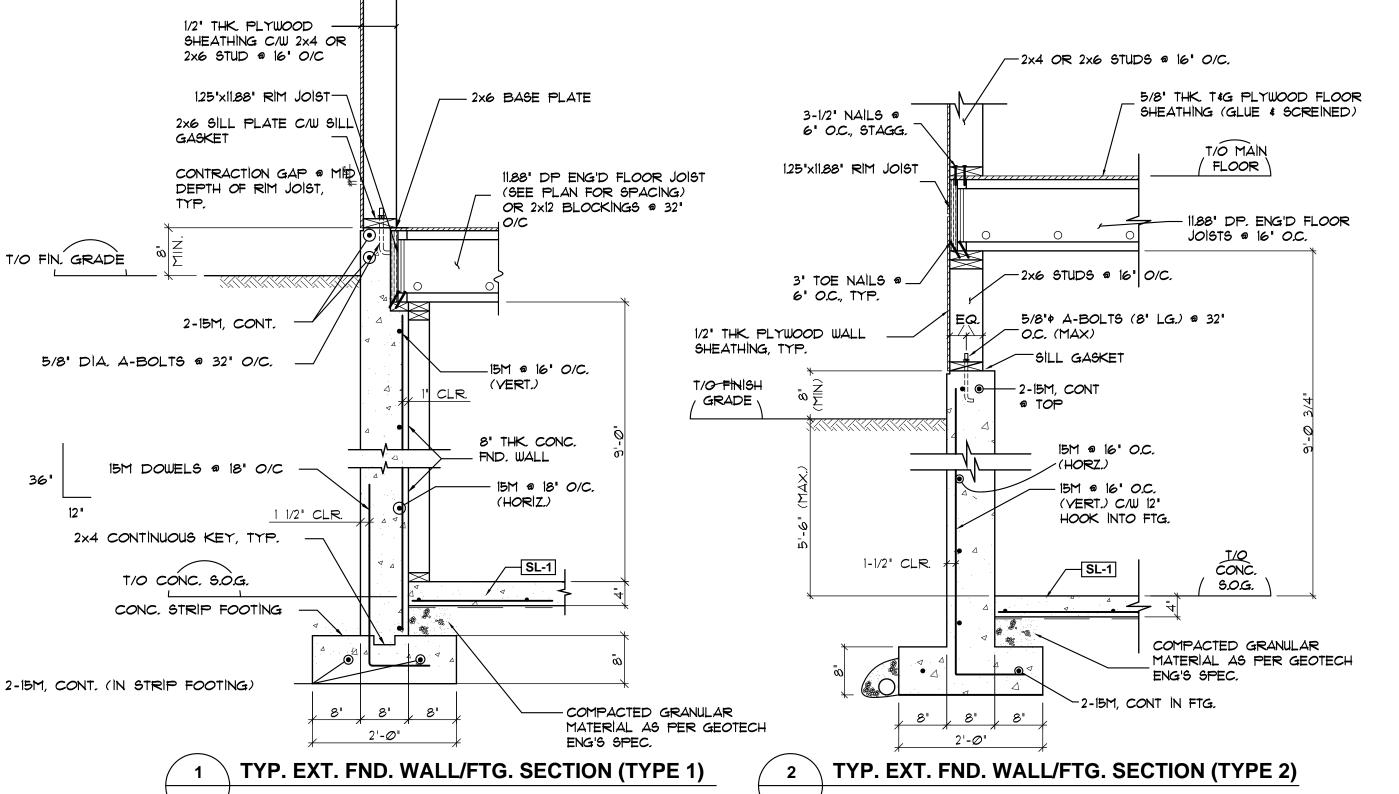
10' HOOK



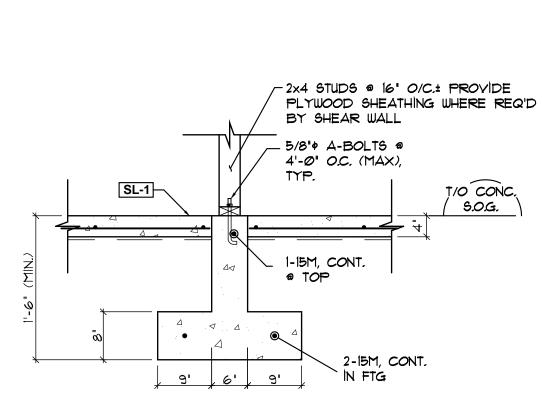








**SCALE:** 3/4" = 1'-0"



TYP. INT. BEARING WALL FND. SECTION **SCALE:** 3/4" = 1'-0"

**REVISIONS:** ISSUED FOR BLDG, PERMIT 02.11.2020



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WEB: WWW.SELENG.COM

SEAL:

CHUNGMO 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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PROJECT TITLE:

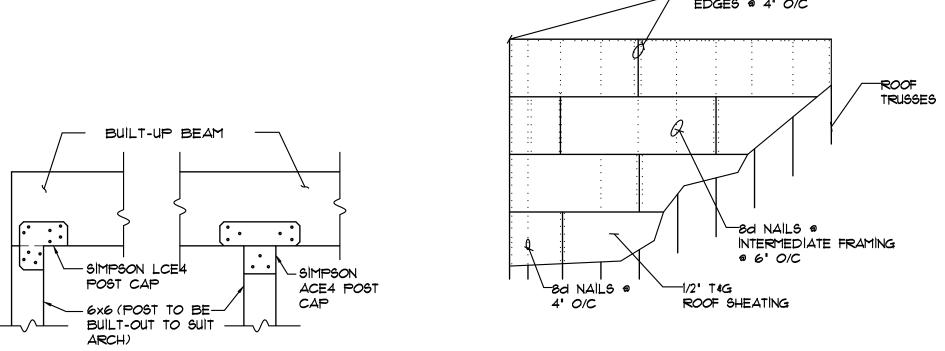
NEW SINGLE-FAMILY RESIDENCE

|| LOT 2 - 2485Ø 106TH AVENUE, MAPLE RIDGE, B.C.

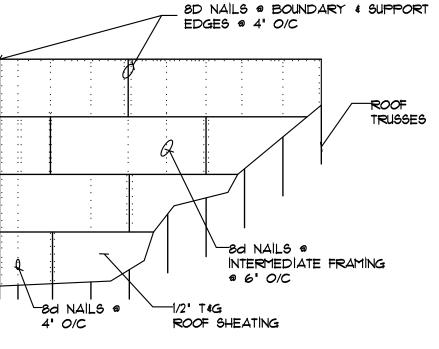
DRAWING TITLE: GENERAL NOTES AND DETAILS

**DESIGNED BY:** CMC CHECKED BY: DRAWN BY: SHS PROJECT NO: C1911Ø-2 DATE: 02.11.2020 SCALE: AS SHOWN

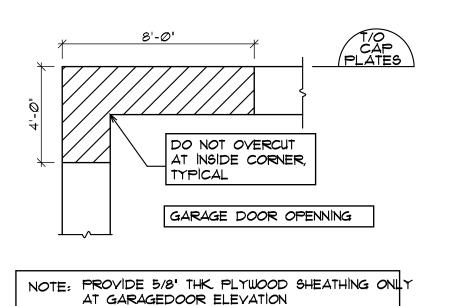
DRAWING NO:



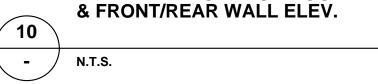
TYPICAL BEAM/POST CONN. DETAIL SCALE: 1" = 1'-0"

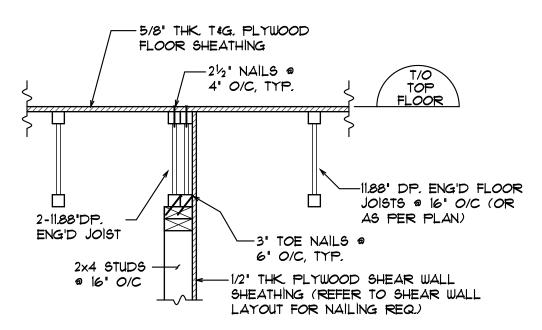


TYP. ROOF DECK NAIL PATTERN

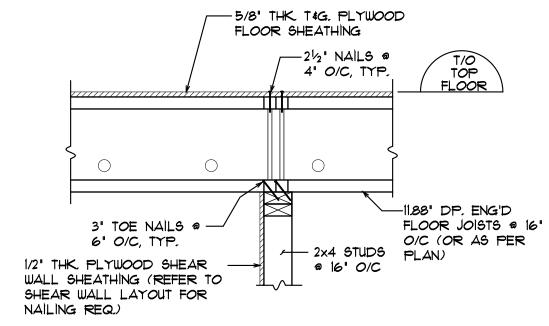


TYPICAL WALL SHEATHING PATTERN AT GARAGE DOOR & FRONT/REAR WALL ELEV.

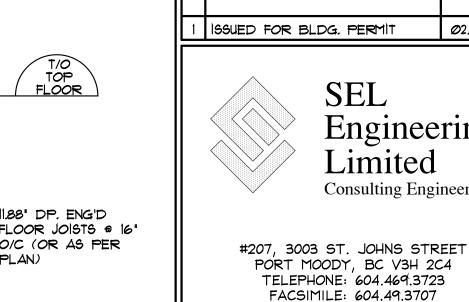




TYP. SHEAR WALL DETAIL || TO JST. SCALE: 1" = 1'-0"



TYP. SHEAR WALL DETAIL 1 TO JST. 12 SCALE: 1" = 1'-0"



E-MAIL: SEL@SELENG.COM WEB: WWW.SELENG.COM

**REVISIONS:** 

SEAL:

SEL

Engineering

**Consulting Engineers** 

Limited

, <u>Chungmo Chung, P. Eng</u>. 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:

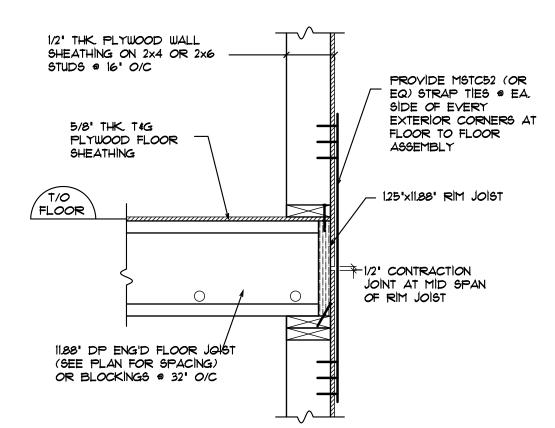
NEW SINGLE-FAMILY RESIDENCE

LOT 2 - 24850 106TH AVENUE, MAPLE RIDGE, B.C.

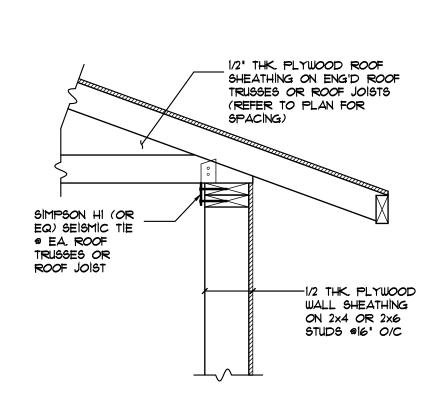
DRAWING TITLE: NOTES AND DETAILS

DESIGNED BY: CMC CHECKED BY: CMC DRAWN BY: SHS PROJECT NO: C1911Ø-2 DATE: *Ø2.*11.2*Ø*2*Ø* SCALE: AS SHOWN

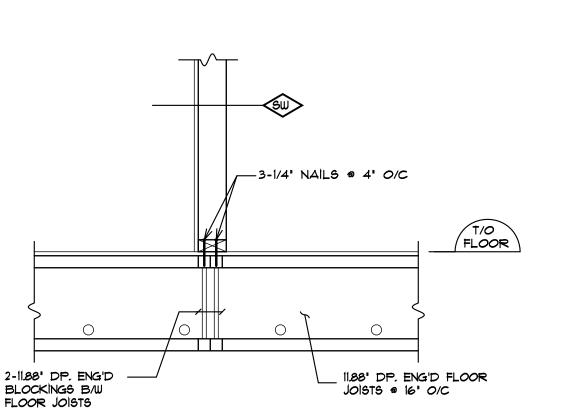
DRAWING NO:



4 \ TYP. EXT. WALL CORNER SECTION AT FLOOR ASSEMBLY SCALE: 1" = 1'-0"

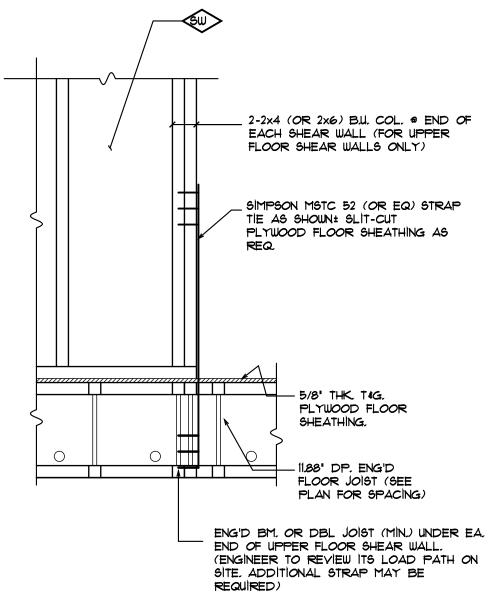


**EXT. ROOF/WALL CONN. DETAIL** SCALE: 1" = 1'-0"



**UPPER FLOOR SHEAR WALL SECTION**  $oxed{6} \setminus oldsymbol{\perp}$  AT BASE TO FLOOR JOIST



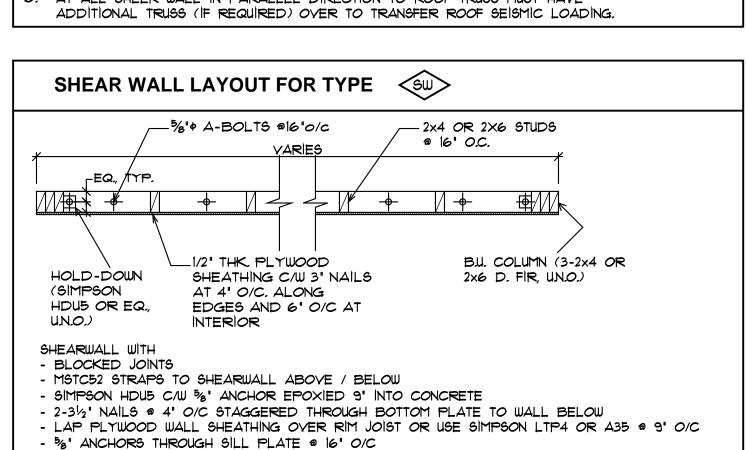


UPPER FLOOR SHEAR WALL HOLD-DOWN DETAIL SCALE: 1" = 1'-0"

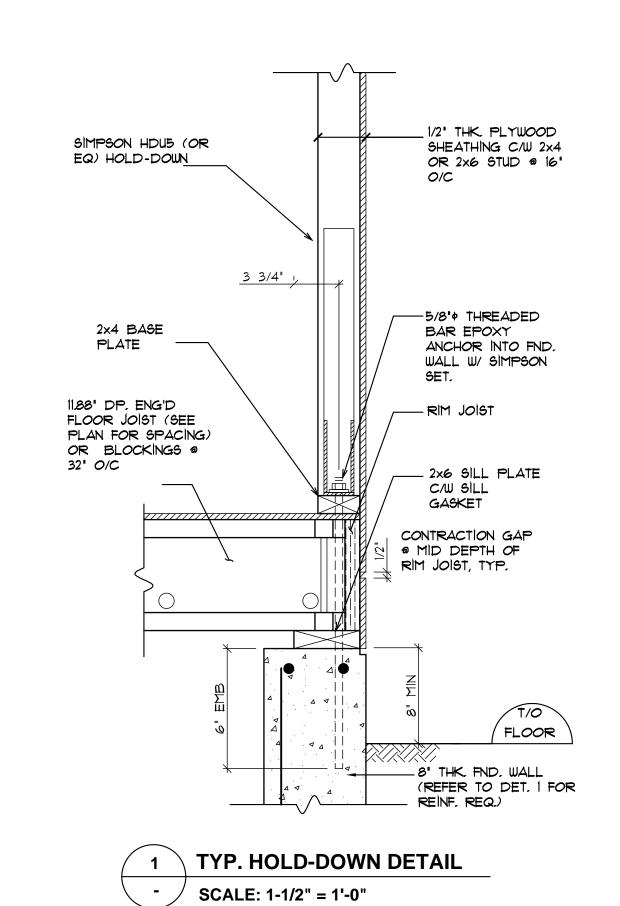
NOTE: ALL SHEAR WALL SUPPORT BEAMS TO BE CONTINUOUSLY ANCHOR DOWN TO FND. WITH MIN. OF 3000\* UPLIFT LOAD AT EACH END

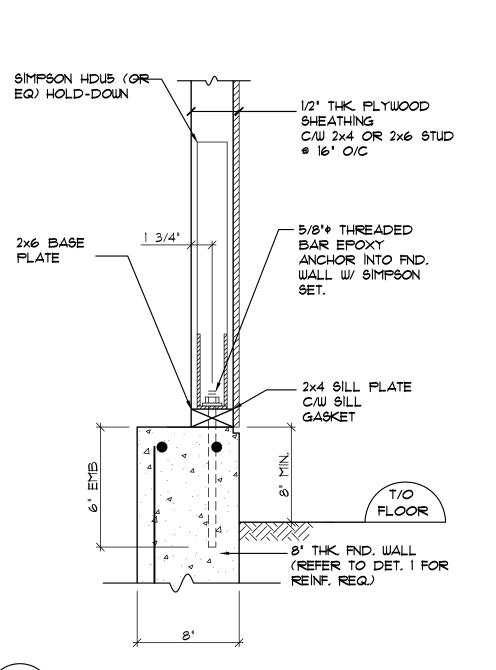
# **IMPORTANT NOTES:**

- IT IS IMPERATIVE THAT THESE STRUCTURAL DWGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DIUGS AND THAT ALL DIMENSIONS MUST CONFORM TO THOSE DIUGS.
- 2. ALL LINTELS WHERE UNSPECIFIED TO BE MIN. OF 2-2x10 No. 2 5-P-F OR BETTER.
- ALL SHEAR WALL & EXTERIOR WALL CAP & TOP PLATES ARE TO BE FASTEN W/ 3' NAILS @ 4" O.C., STAGG. AND MUST BE OVERLAP AT SPLICE LOCATIONS WITH MIN DIMENSION OF 3'-0".
- PROVIDE 2x4 BLOCKINGS B/W EXTERIOR WALL STUDS ADJACENT TO EA, WINDOW OPENING, BLOCKINGS ARE TO BE SAME LEVEL AS PER WINDOW SILL PLATE.
- 5. EXTERIOR WALL SHEATHING ARE NOT BE SPLICED AT LINTEL OR BEAM JOINTS.
- 6. AT ALL SHEER WALL IN PARALLEL DIRECTION TO ROOF TRUSS MUST HAVE

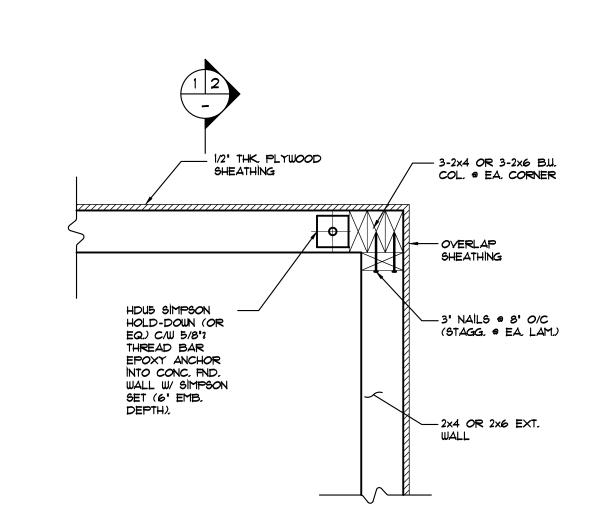


- PROVIDE MIN. OF 2x4 BLOCKINGS B/W STUDS AT PLYWOOD SHEATHING JOINTS.



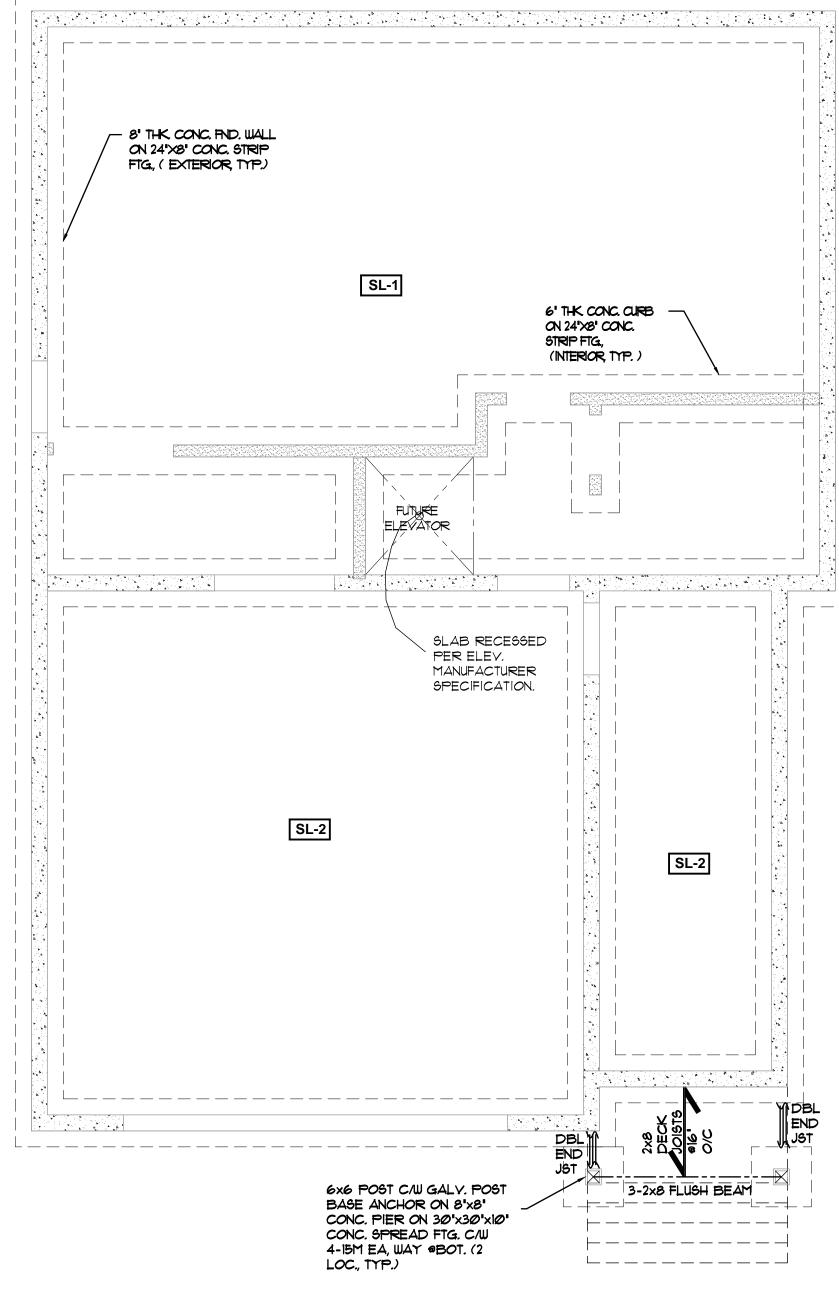






TYP. CORNER HOLD-DOWN DETAIL (EXT. CORNER) SCALE: 1-1/2" = 1'-0"



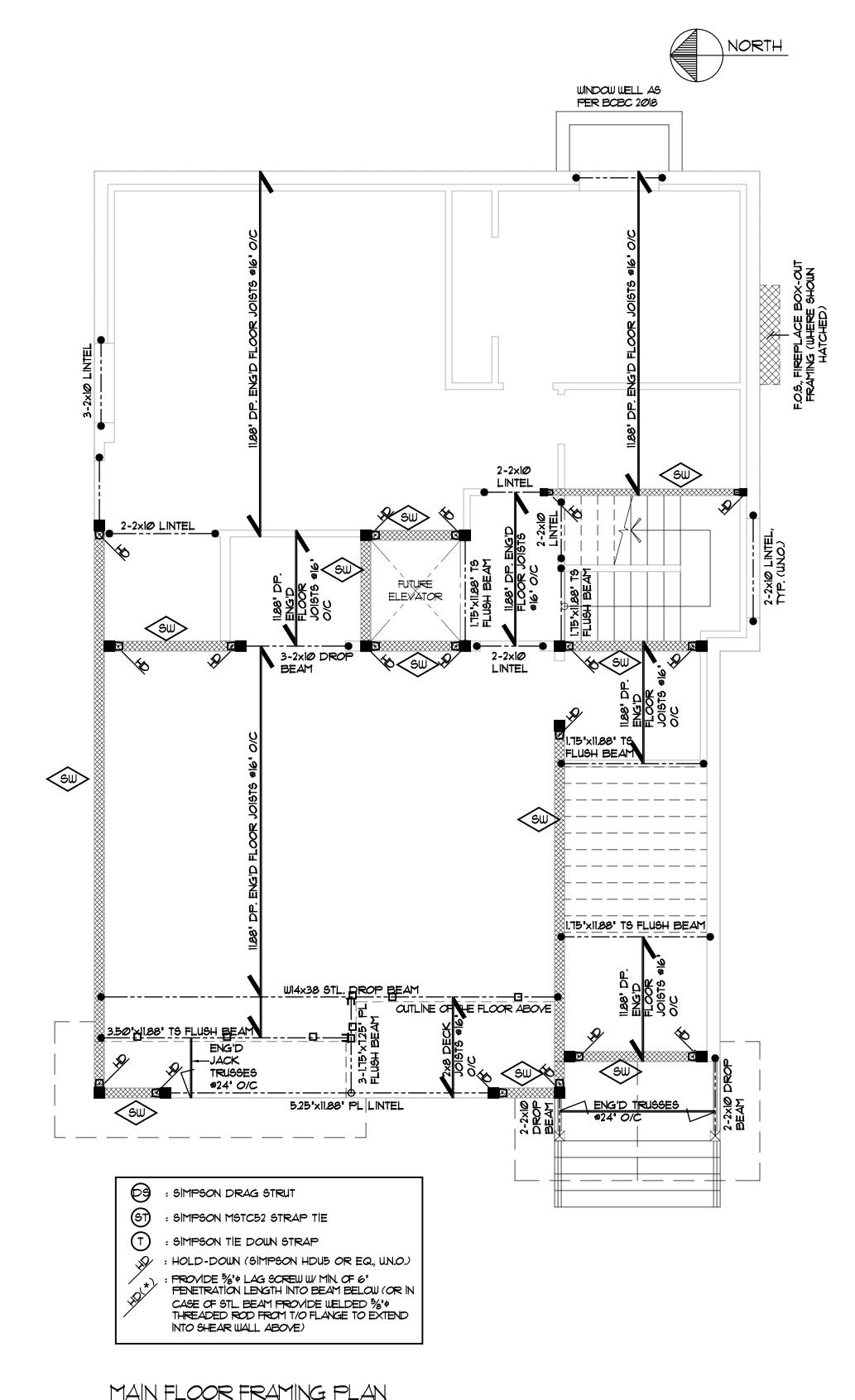


SL-1 - 4' THK CONC. SLAB C/W 10M @ 18' O/C EA. WAY ON 6mil V.B. ON APPROVED SUB-GRADE

SL-2 - 4" THK. CONC. S.O.G. C/W 10M @ 18" O/C EA.
WAY ON APPROVED SUB-GRADE

SL-3] - 5" THK, CONC. SLAB C/W 10M @ 18" O/C EA, WAY ON APPROVED SUB-GRADE

FOUNDATION PLAN SCALE: 1/4" = 1'-0"



MAIN FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0"

MPORTANT	NOTES:
	•

- 1. IT IS IMPERATIVE THAT THESE STRUCTURAL DWGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DWGS AND THAT ALL DIMENSIONS MUST CONFORM TO THOSE DWGS.
- 2. ALL LINTELS WHERE UNSPECIFIED TO BE MIN. OF 2-2x10 No. 2 5-P-F OR BETTER.

REVISIONS:					
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$\vdash$		+			
		+ -			
1	166UED FOR BLDG. PERMIT	Ø2.11.2 <i>0</i> 2Ø			



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SEAL:

I, <u>Chungmo Chung, P. Eng.</u> 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 TIT

NEW SINGLE-FAMILY RESIDENCE AT:

LOT 2 - 24850 106TH AVENUE, MAPLE RIDGE, B.C.

DRAWING TITLE:

FOUNDATION AND MAIN FLOOR FRAMING PLANS

DESIGNED BY: CMC

CHECKED BY: CMC

DRAWN BY: SHS

PROJECT NO: C19110- 2

DATE: Ø2.11.2020

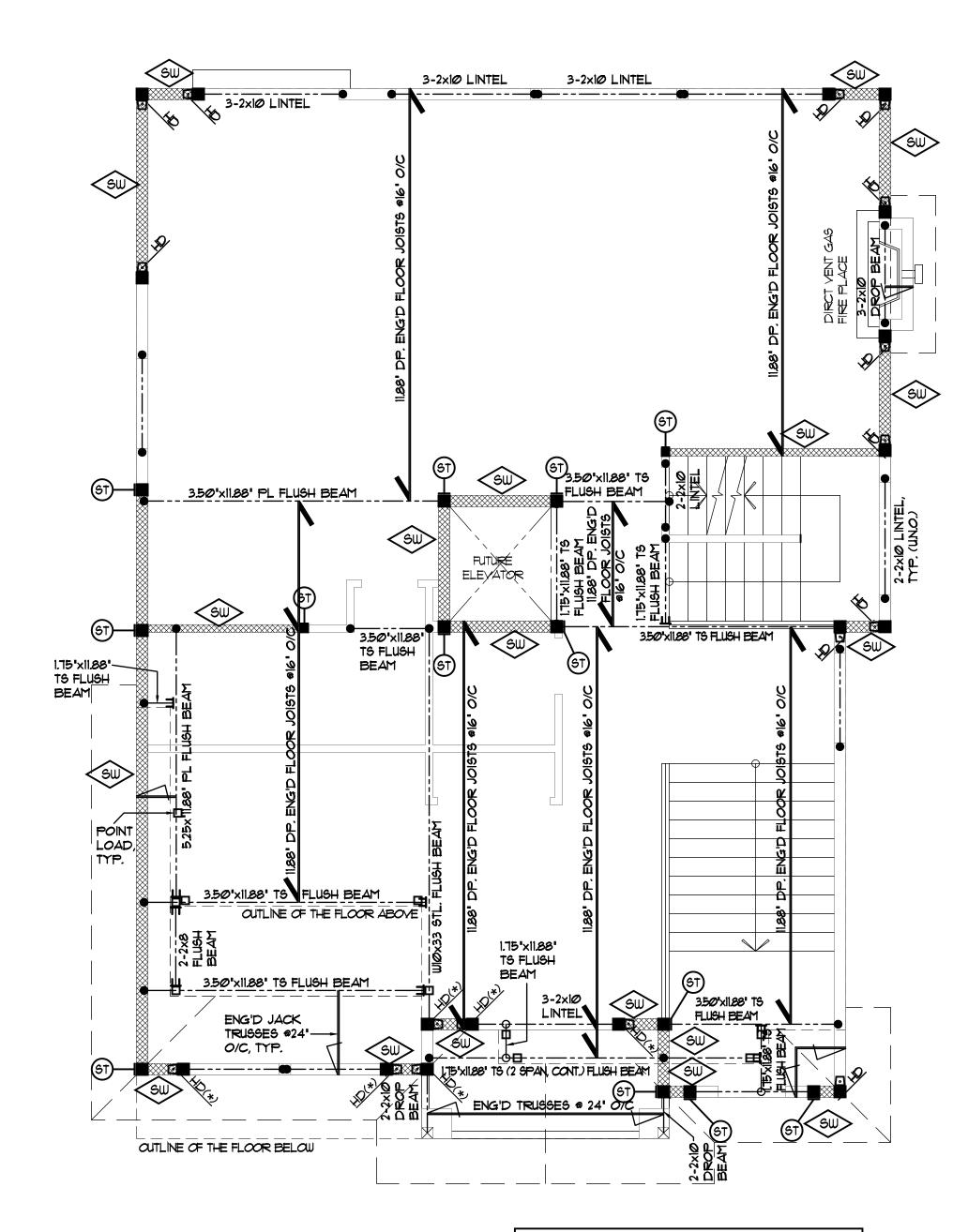
SCALE: AS SHOWN

DRAWING NO:

**S-3** 







(5) : SIMPSON DRAG STRUT

(6) : SIMPSON MSTC52 STRAP TIE

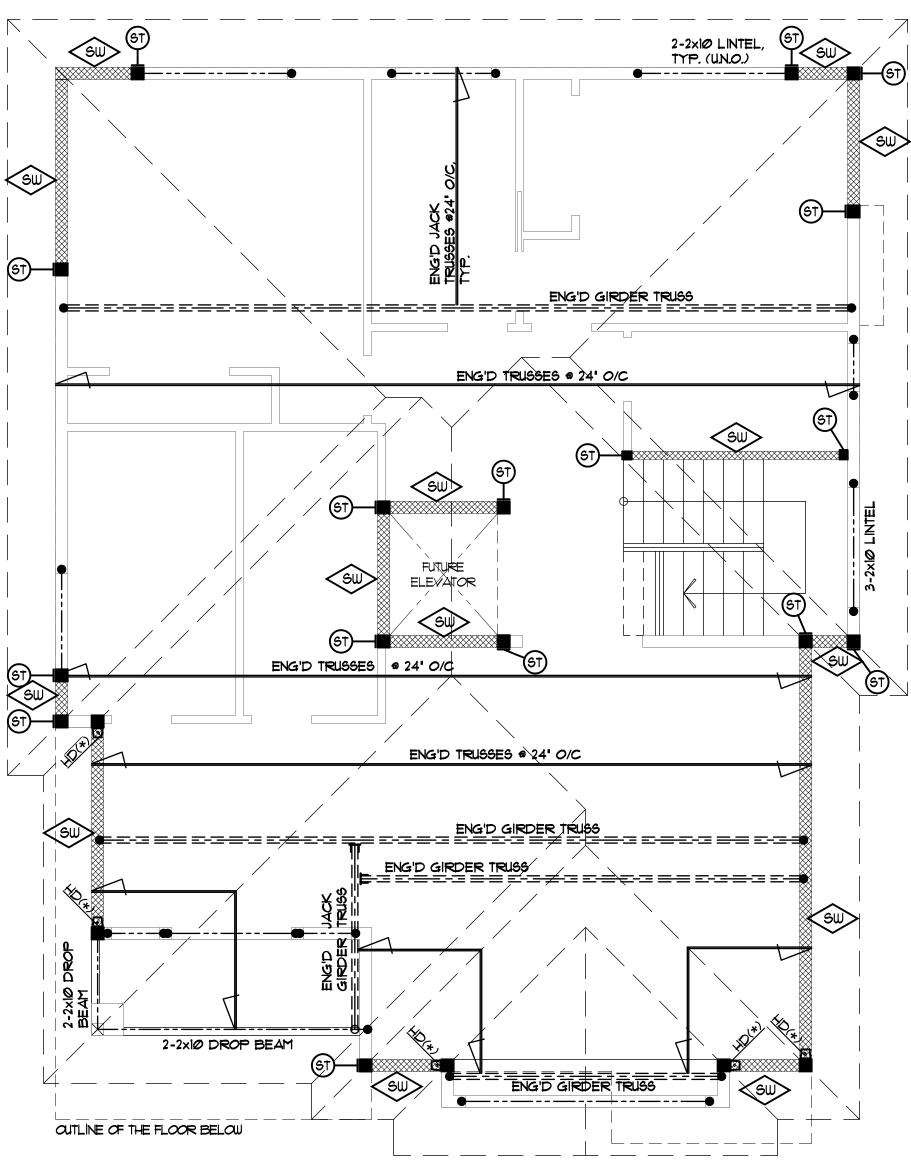
(7) : SIMPSON TIE DOWN STRAP

: HOLD-DOWN (SIMPSON HDU5 OR EQ., U.N.O.)

: PROVIDE 5/6 LAG SCREW W/ MIN OF 6'

PENETRATION LENGTH INTO BEAM BELOW (OR IN CASE OF STL. BEAM PROVIDE WELDED 5/6 THREADED ROD FROM T/O FLANGE TO EXTEND INTO SHEAR WALL ABOVE)

UPPER FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0"



ST : SIMPSON DRAG STRUT

(ST) : SIMPSON MSTC52 STRAP TIE

(T) : SIMPSON TIE DOWN STRAP

: HOLD-DOWN (SIMPSON HDU5 OR EQ., UN.O.)

: PROVIDE 5/6 LAG SCREW W MIN. OF 6'

PENETRATION LENGTH INTO BEAM BELOW (OR IN

CASE OF STL. BEAM PROVIDE WELDED 5/6'6

THREADED ROD FROM T/O FLANGE TO EXTEND

INTO SHEAR WALL ABOVE)

ROOF FRAMING PLAN SCALE: 1/4" = 1'-0"

IMPORTANT NOTES:	

1. IT IS IMPERATIVE THAT THESE STRUCTURAL DWGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DWGS AND THAT ALL DIMENSIONS MUST CONFORM TO THOSE DWGS.

2. ALL LINTELS WHERE UNSPECIFIED TO BE MIN. OF 2-2×10 No. 2 S-P-F OR BETTER.



SEL Engineering Limited Consulting Engineers

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SEAL .

I, CHUNGMO 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

THIS PLAN AND DESIGN ARE, AND AT ALL TIMES,
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AND CONDITIONS SHOWN ON THE DRAWING. DO NOT
SCALE DRAWING.

### PROJECT TITLE:

NEW SINGLE-FAMILY RESIDENCE AT:

LOT 2 - 24850 106TH AVENUE, MAPLE RIDGE, B.C.

DRAWING TITLE:

DRAWING NO:

UPPER FLOOR AND ROOF FRAMING PLANS

DESIGNED BY: CMC

CHECKED BY: CMC

DRAWN BY: SHS

PROJECT NO: C19110-2

DATE: 02.11.2020

SCALE: AS SHOWN

**S-4**