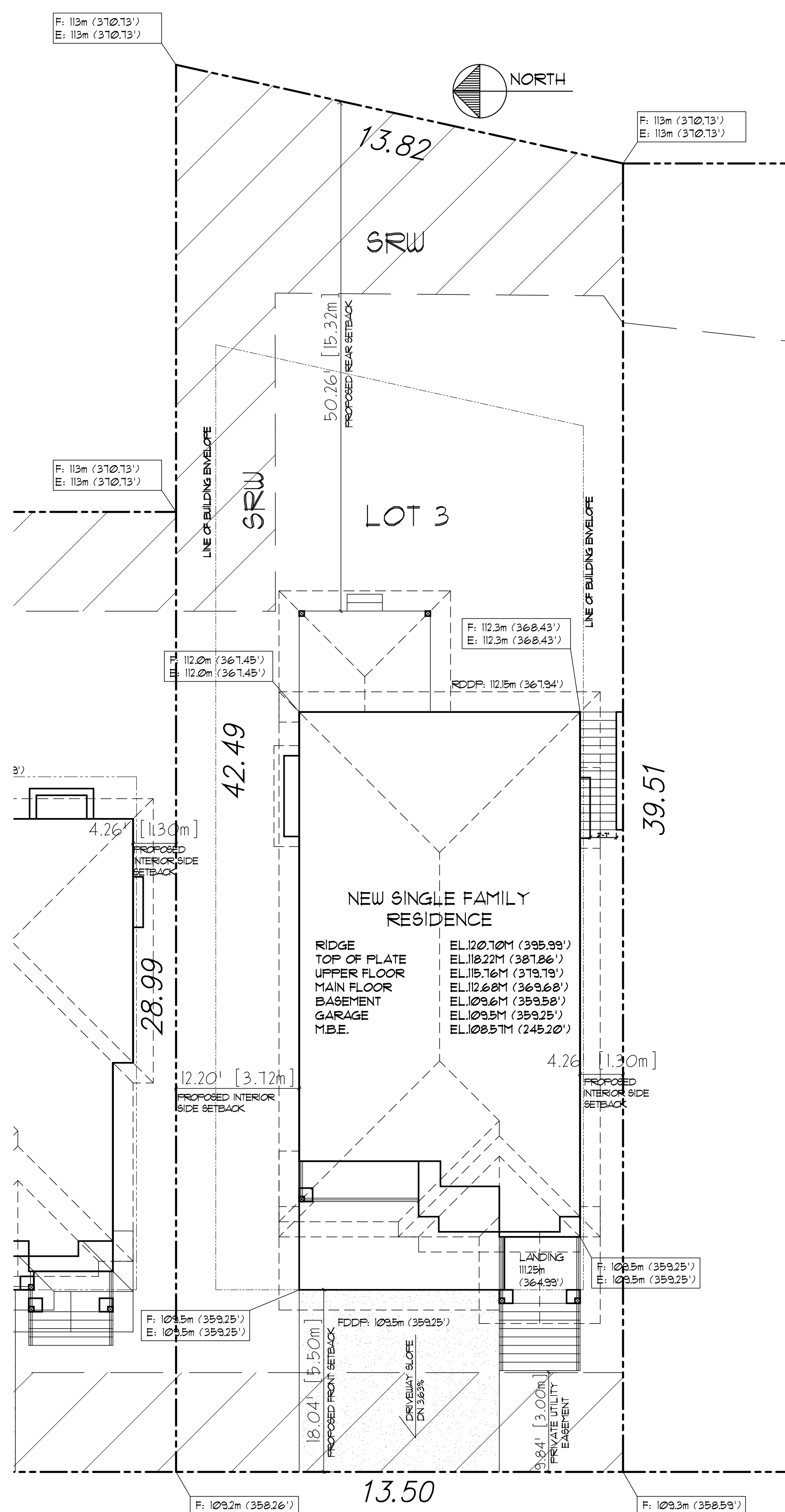


GENERAL NOTES

- 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 FRONT LOADS MUST BE FULLY SUPPORTED DOWN TO FOUNDATION. THE WIDTH OF SUPPORTING COLUMNS SHALL NOT BE LESS THAN THE WIDTH OF THE SUPPORTED MEMBER (S174.1). ALL FRONT 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"x10" D.F. NO. 2 UNLESS OTHERWISE NOTED (9.3.3.1).
- CONCRETE TO BE MIN. 25 MPa # 28 DAYS, 100 MM SLUMP UNLESS OTHERWISE DESIGNED BY STRUCTURAL ENGINEER (9.3.1).
- FOUNDATION WALLS NOT LATERSLALLY SUPPORTED HIGHER THAN 4'-0" FROM SLAB TO GRADE AND NON-LATERSLALLY SUPPORTED WALLS GREATER THAN 7'-6" FROM SLAB TO GRADE MUST BE REINFORCED.
- ALL ROOFINGS 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 GUARDRAILS TO BE 42" HIGH (36" IF DIFFERENCE IN ELEVATION IS LESS THAN 6 FT).
- ALL INTERIOR GUARDRAILS TO BE 36" HIGH.
- ALL HANDRAILS 315" TO 38" HIGH (9.8.7.4).
- ALL EXTERIOR DOORS TO BE SOLID CORE AND WEATHER STRIPPED.
- 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 DUELLING IN ACCORDANCE WITH (9.3.2).
- ROOF ACCESS MIN. 20" X 215" (9.18.1.1). VENTING MIN. 1/300 (9.18.1.2).
- SECURITY BLOCKS FOR 2 STUD SPACES BY ALL EXTERIOR DOORS (9.6.8.3).
- WATERPROOF BACKING (AQUA BOARDS) TO BE USED FOR ALL BATHUBS AND SHOWER ENCLOSURES.
- INSULATION AND VAPOUR BARRIER TO CONFORM TO PART 3 AND PART 3.6. PROVIDE INSULATION VAPOUR BARRIER AND GYPROC FOR FIREPLAGE AND B VENT SHAFTS.
- STAIR RISE AND RUN TO CONFORM TO 9.8.3.1. HEADROOM MIN. 6'-9" (2.06m) (9.8.3.4).
RISE 4.92'-1.81" (1.50m) - 2.00m
10.25' - 13.91" (3.12m) - 3.55m
- BUILDINGS WITH ATTACHED GARAGE - ALL WALLS AND CEILING SEPARATING ATTACHED GARAGE AND DUELLING MUST BE INSULATED, BE AIR TIGHT, HAVE TWO LAYERS OF DRYWALL, STAGGERED JOISTS, ON THE GARAGE SIDE AS A GAS BARRIER. DOORS SEPARATING GARAGE AND DUELLING MUST BE SOLID CORE, WEATHER STRIPPED AND WITH SELF-CLOSING DEVICES.
- WINDOWS AND SKYLIGHTS - ALL WINDOWS SHALL CONFORM TO WINDOW STANDARDS AS PER 9.12. AND GLASS STANDARDS AS PER 9.13. SKYLIGHTS SHALL CONFORM TO STANDARDS AS PER 9.17. 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/(m.k). ALL SKYLIGHTS SHALL HAVE A U FACTOR NO GREATER THAN 2.9 W/(m.k).
- 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.
- 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 BACKING TO ALLOW SEALING OF SHEET POLY TO POLY JOINTS.

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 AFFECTED ARE HIDDEN PRIOR TO COMPLETION OF THESE DRAWINGS, CONTRACTORS SHALL NOTIFY SEL ENGINEERING LTD. AND ADJUST AFFECTED AREAS ON SITE AS NECESSARY.



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

ZONING SUMMARY:

CIVIC ADDRESS: LOT 3 - 24850 106 AVENUE
MAPLE RIDGE, B.C.
LEGAL DESCRIPTION: LT 3 SEC II TWP 12 NWD PL EP84350

ZONING: R-1

SITE AREA: 553.52m² (5958.08 SF.)
SITE DIMENSIONS: 13.50m x 42.49m

PRINCIPLE BUILDING:

DESCRIPTION:	ALLOWED:	PROPOSED:
SETBACKS		
FRONT YARD:	5.5m (18.04')	5.5m (18.04')
REAR YARD:	8.0m (26.24')	15.32m (50.26')

LEFT SIDE YARD: (SOUTH)	1.2m (3.93')	1.30m (4.26')
RIGHT SIDE YARD: (NORTH)	1.2m (3.93')	3.72m (12.20')

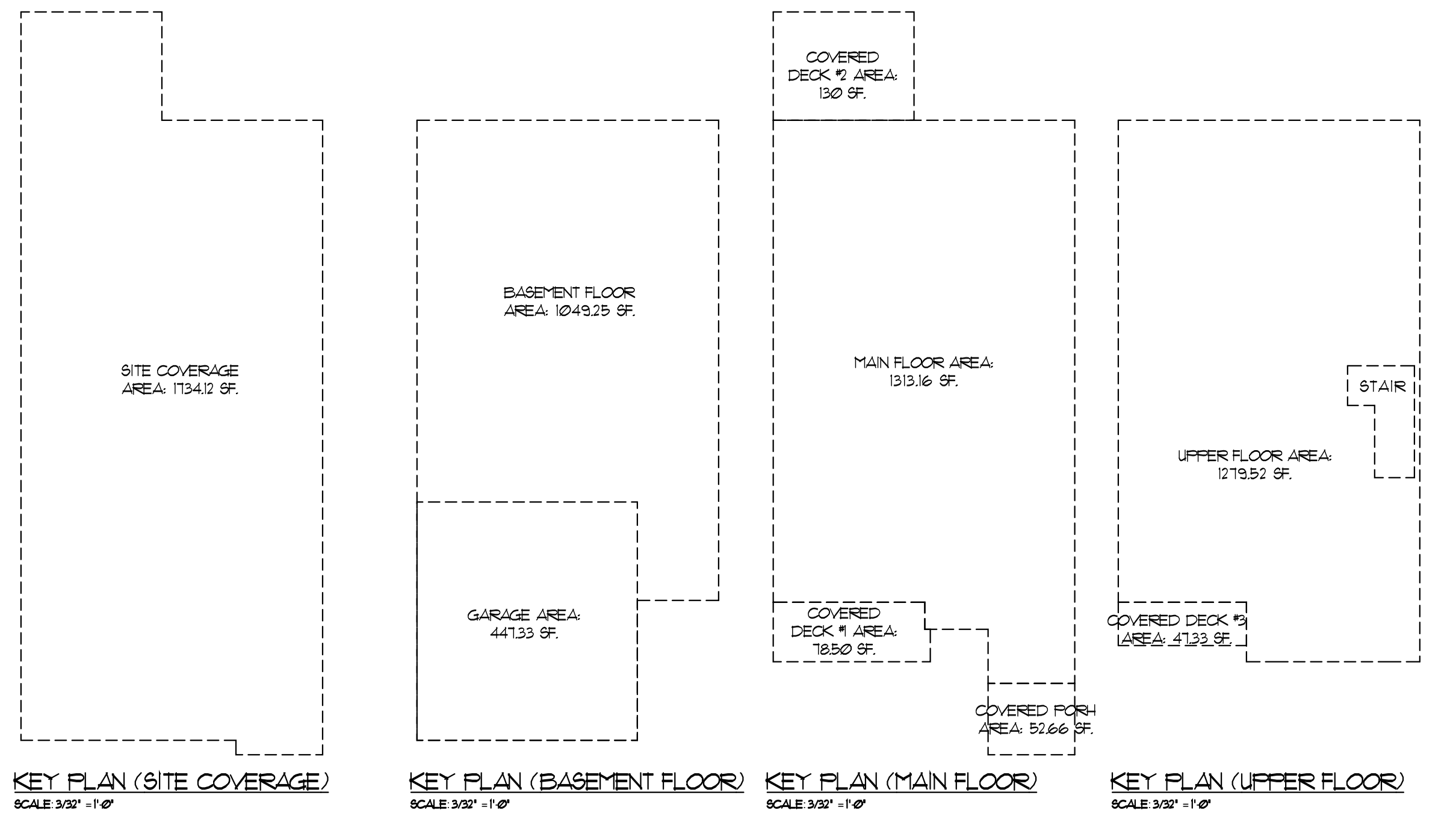
MAX. BUILDING HEIGHT: 11.0m (36.08') PROPOSED: 9.88m (32.42')

MAX. SITE COVERAGE (ALL STRUCTURE):
40% 221.40m² (2383.23 SF.) 29.10% 161.10m² (1734.12 SF.)

MAIN HOUSE AREAS:

	PROPOSED:
UPPER FLOOR	1279.52 SF.
MAIN FLOOR:	1313.16 SF.
BASEMENT FLOOR	1049.25 SF.
COVERED PORCH:	52.66 SF.
COVERED DECK #1:	78.50 SF.
COVERED DECK #2:	130 SF.
COVERED DECK #3:	47.33 SF.
GARAGE:	447.33 SF.

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



REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR BLDG. PERMIT	02.06.2020

SEL Engineering Limited
Consulting Engineers

2071, 3003 ST. JOHNS STREET
FOOT LOCKY, BC V3H 2C4
TELEPHONE: 604.469.3723
FACSIMILE: 604.469.3107
E-MAIL: SEL@SELENG.COM

SEAL:

I, CHANGMO 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 2018

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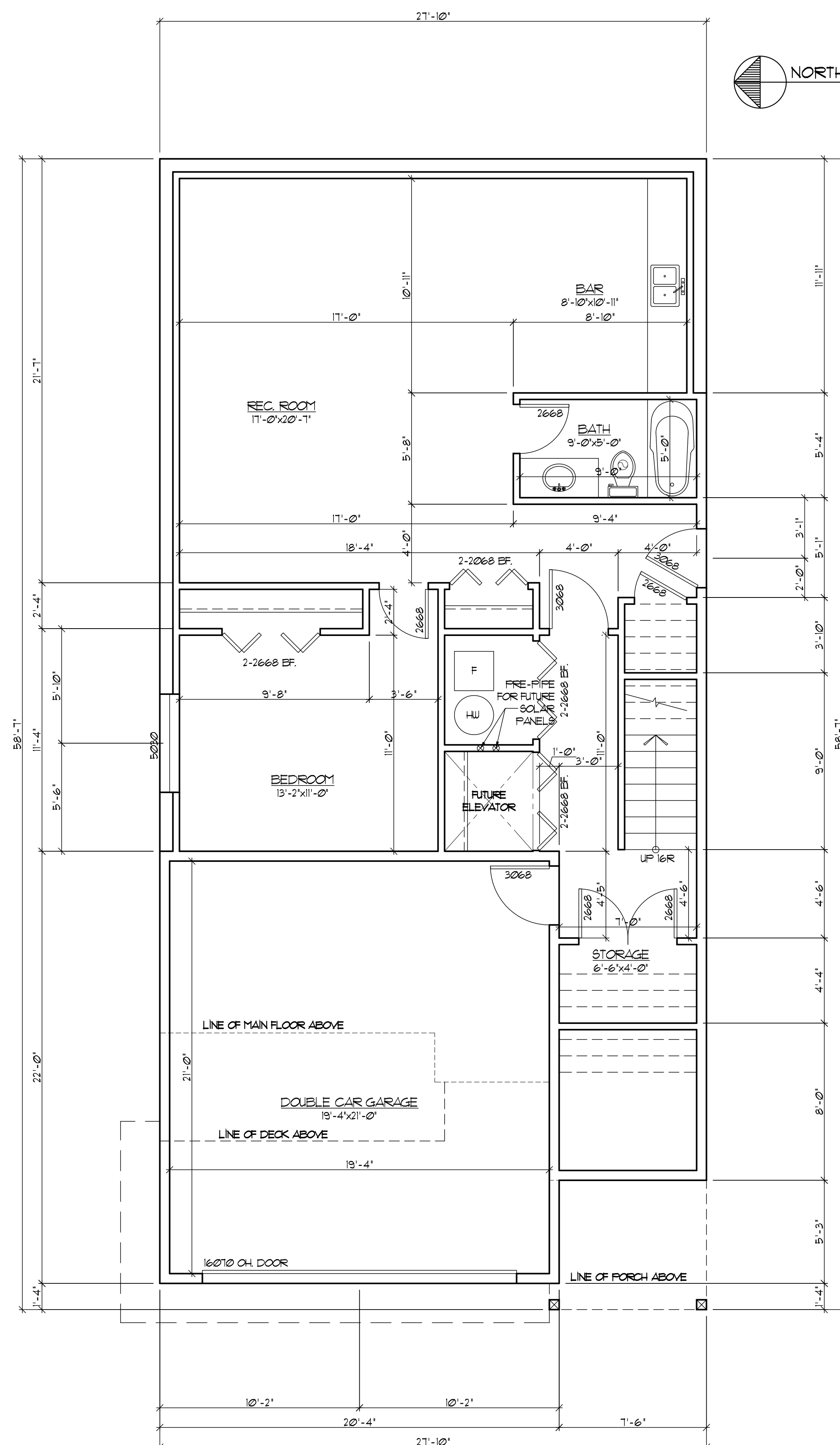
PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:
LOT 3 - 24850 106 AVENUE,
MAPLE RIDGE, B.C.

DRAWING TITLE:
GENERAL NOTES
SITE PLAN
ZONING SUMMARY
KEY PLANS

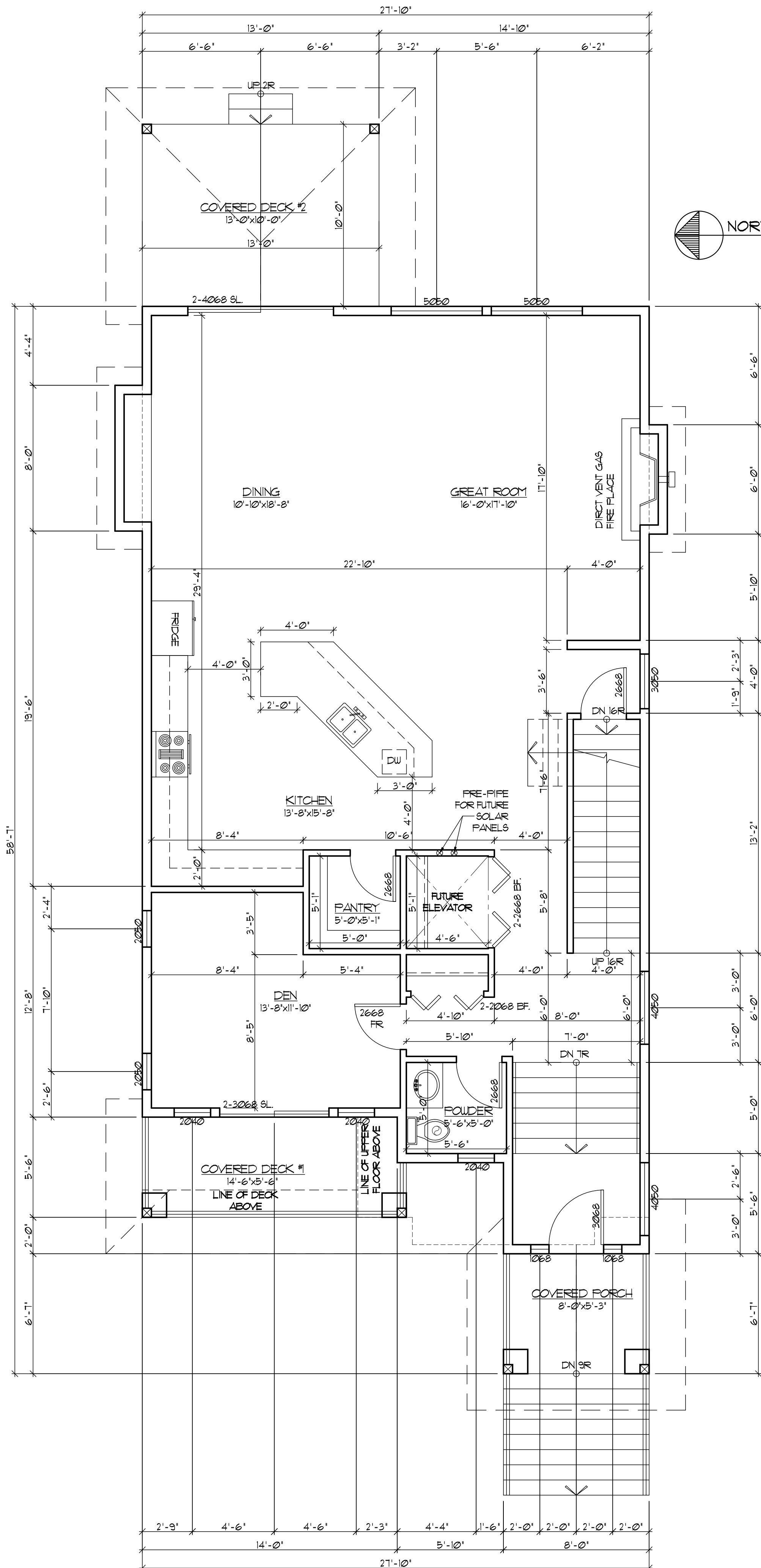
DESIGNED BY: CMC
CHECKED BY: CMC
DRAWN BY: GD
PROJECT NO: C19-
DATE: 02.06.2020
SCALE: AS SHOWN
DRAWING NO:

A-1

THESE DRAWINGS COMPLY TO THE 2018 BCBC



BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 BASEMENT FLOOR AREA: 1049.25 SF.
 GARAGE AREA: 441.33 SF.



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 MAIN FLOOR AREA: 1313.16 SF.
 COVERED DECK #1 AREA: 1850 SF.
 COVERED DECK #2 AREA: 130 SF.
 COVERED PORCH AREA: 52.66 SF.

THESE DRAWINGS COMPLY TO THE 2018 BCBC

No.	DESCRIPTION	DATE

1 ISSUED FOR BLDG. PERMIT 02.06.2020

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 FORT MOODY, BC V3H 2C4
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SEAL:

I, CHUNGHIO 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

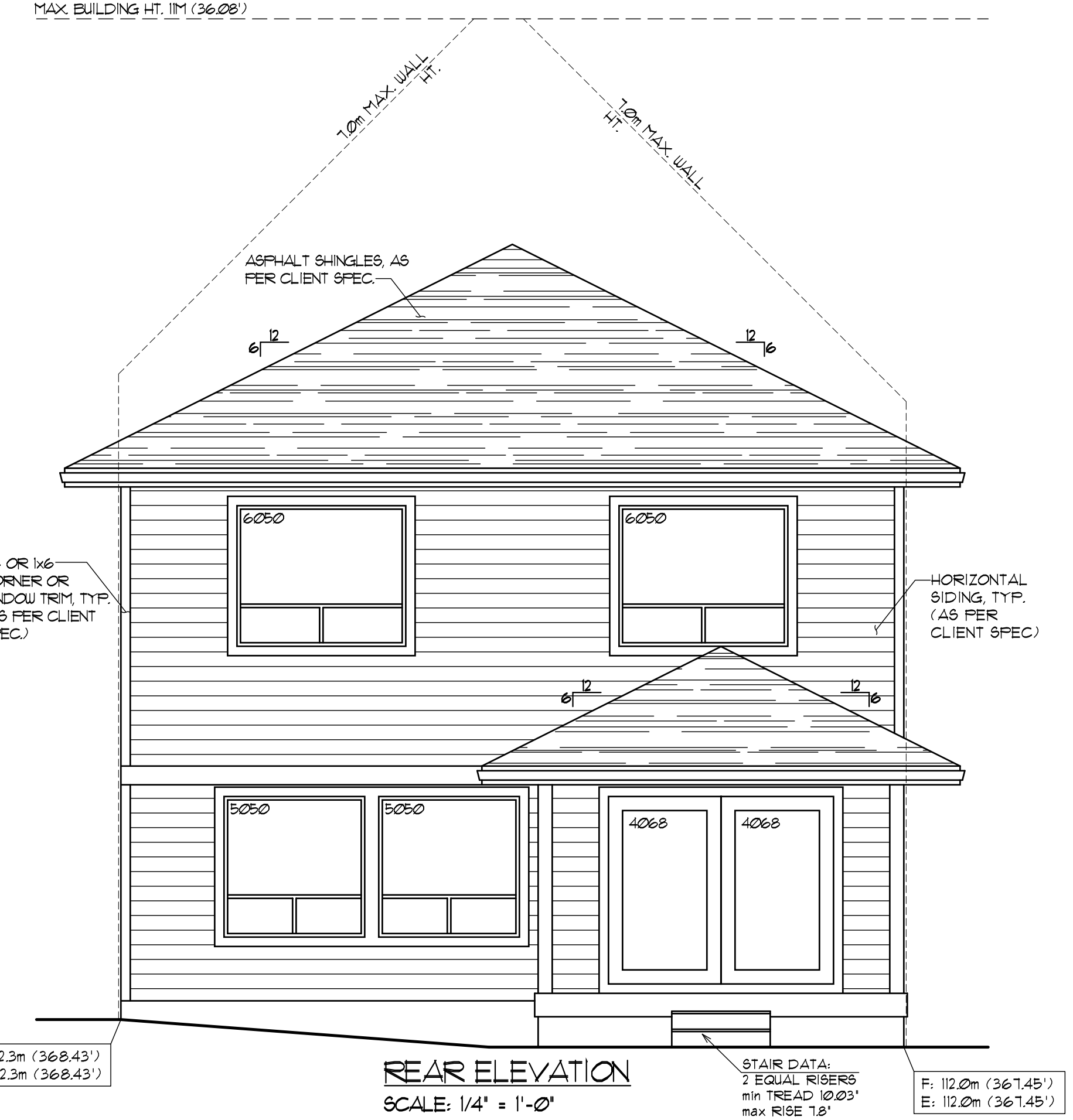
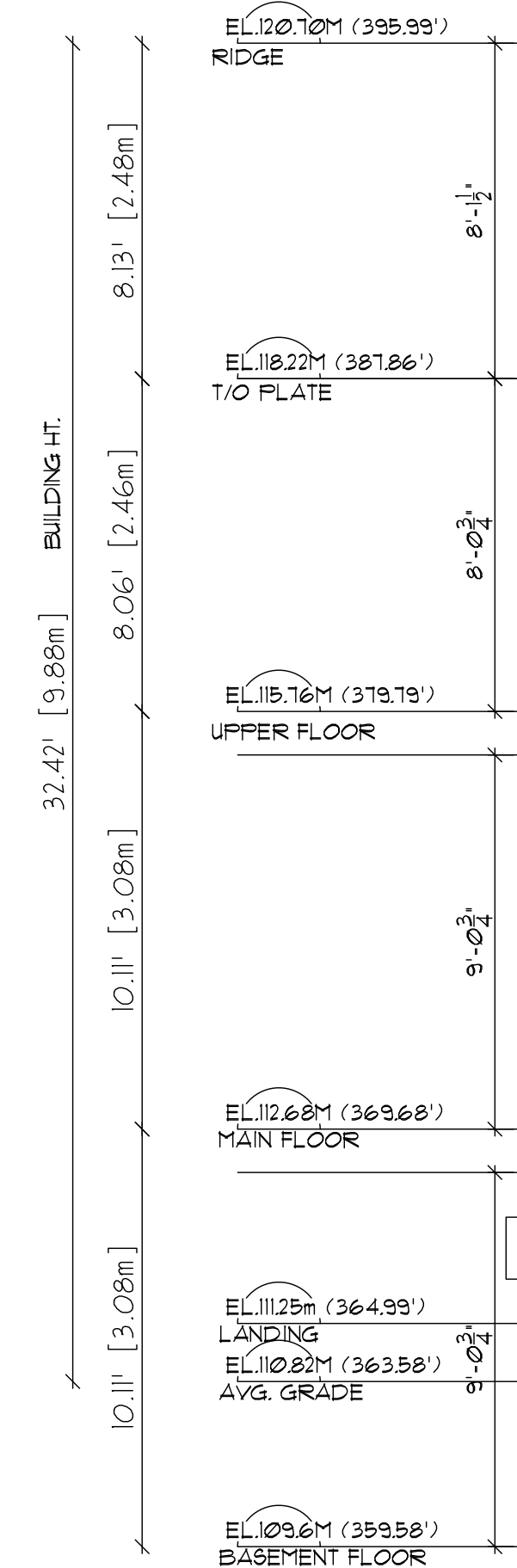
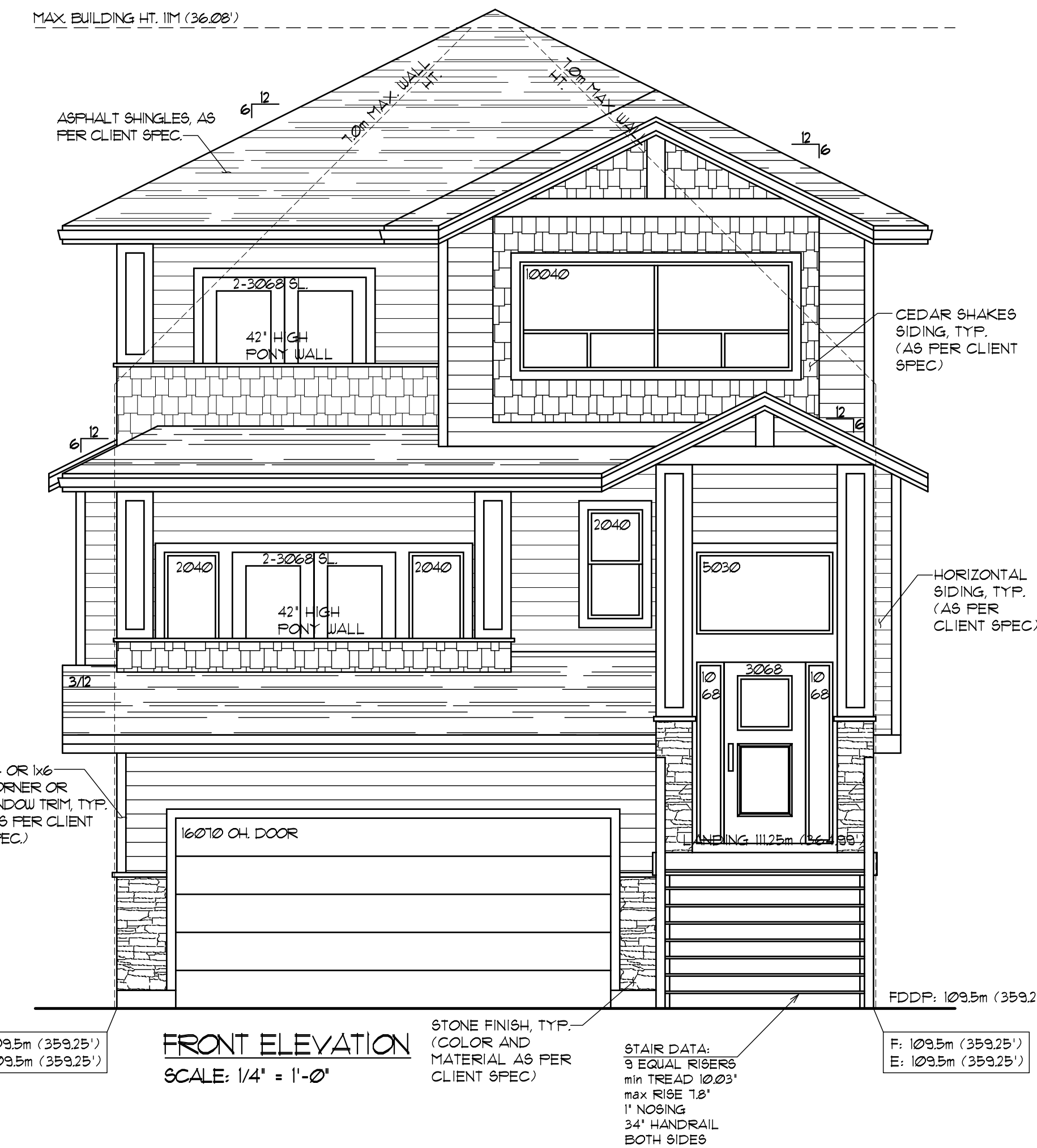
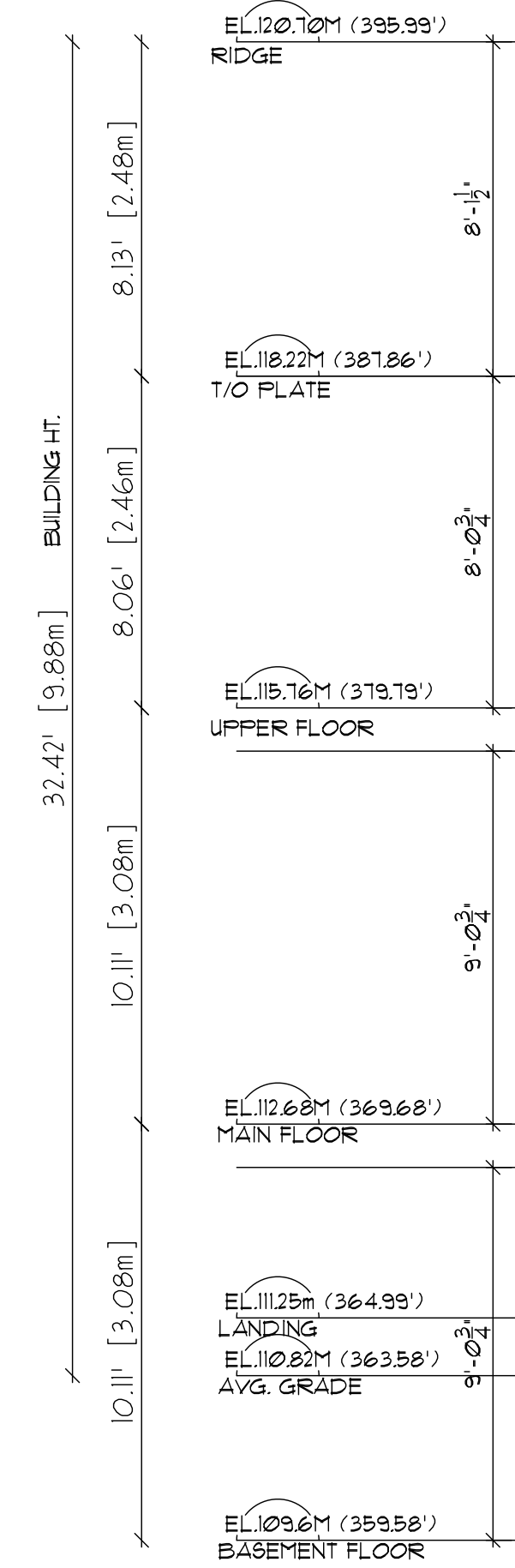
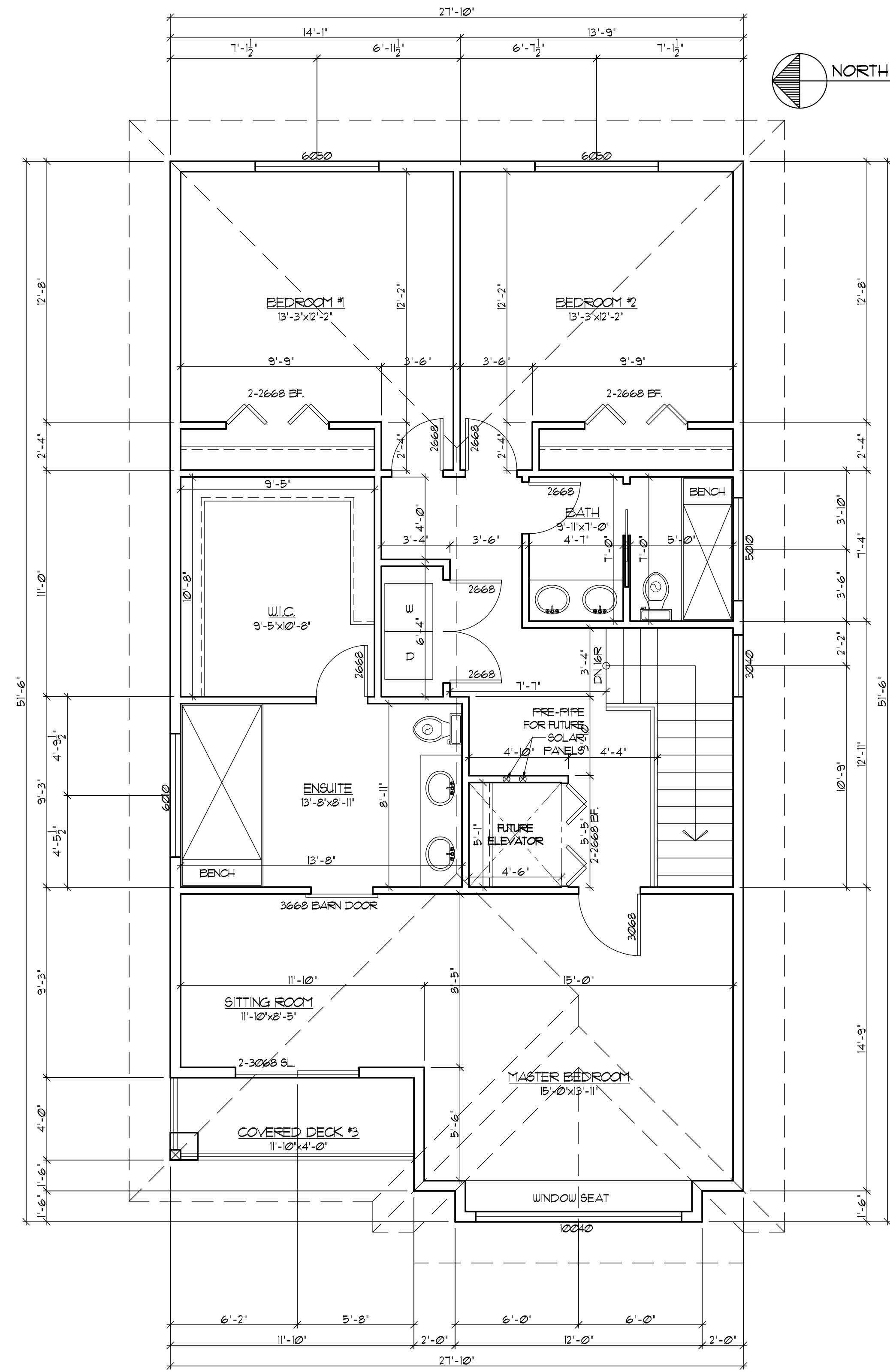
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PROJECT TITLE:
 NEW SINGLE FAMILY RESIDENCE AT:
 LOT 3 - 24850 106 AVENUE,
 MAPLE RIDGE, B.C.

DRAWING TITLE:
 BASEMENT FLOOR PLAN
 MAIN 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



REVISIONS:

SEL Engineering Limited
 Consulting Engineers

907, 3023 ST. JOHNS STREET
 FORT MOODY, BC V3H 2C4
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PROJECT TITLE:
 NEW SINGLE FAMILY RESIDENCE AT:
 LOT 3 - 24850 106 AVENUE,
 MAPLE RIDGE, B.C.

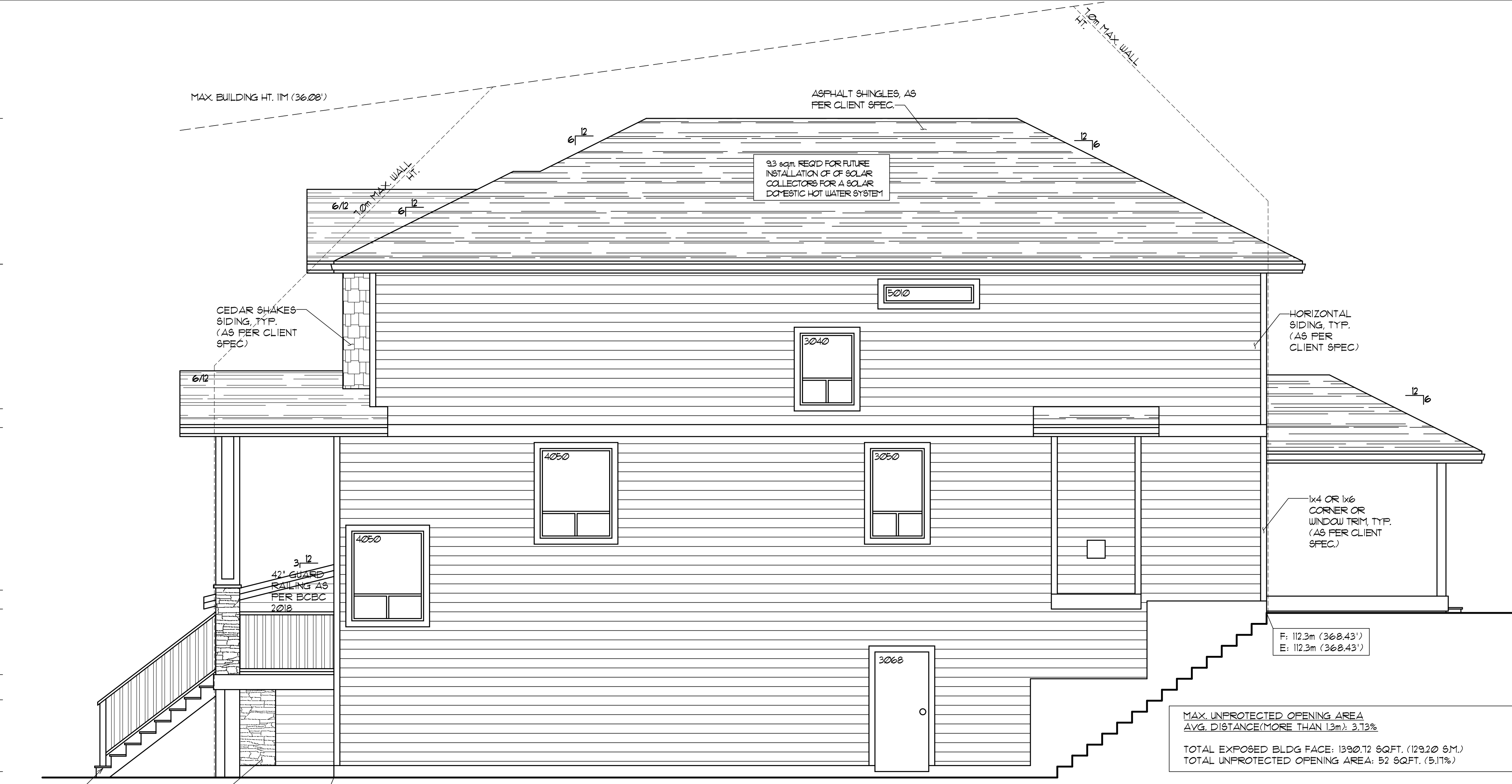
DRAWING TITLE:
 UPPER FLOOR PLAN
 FRONT ELEVATION
 REAR ELEVATION

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C13---
DATE:	02.06.2020
SCALE:	AS SHOWN

DRAWING NO:
A-3

THESE DRAWINGS COMPLY TO THE 2018 BCBC

BUILDING HT. 32.42' [9.88m]
 8.13' [2.48m]
 8.06' [2.46m]
 9.03' [2.75m]
 9.03' [2.75m]
 10.11' [3.08m]
 9.03' [2.75m]
 10.11' [3.08m]



LEFT ELEVATION (SOUTH)
 SCALE: 1/4" = 1'-0"

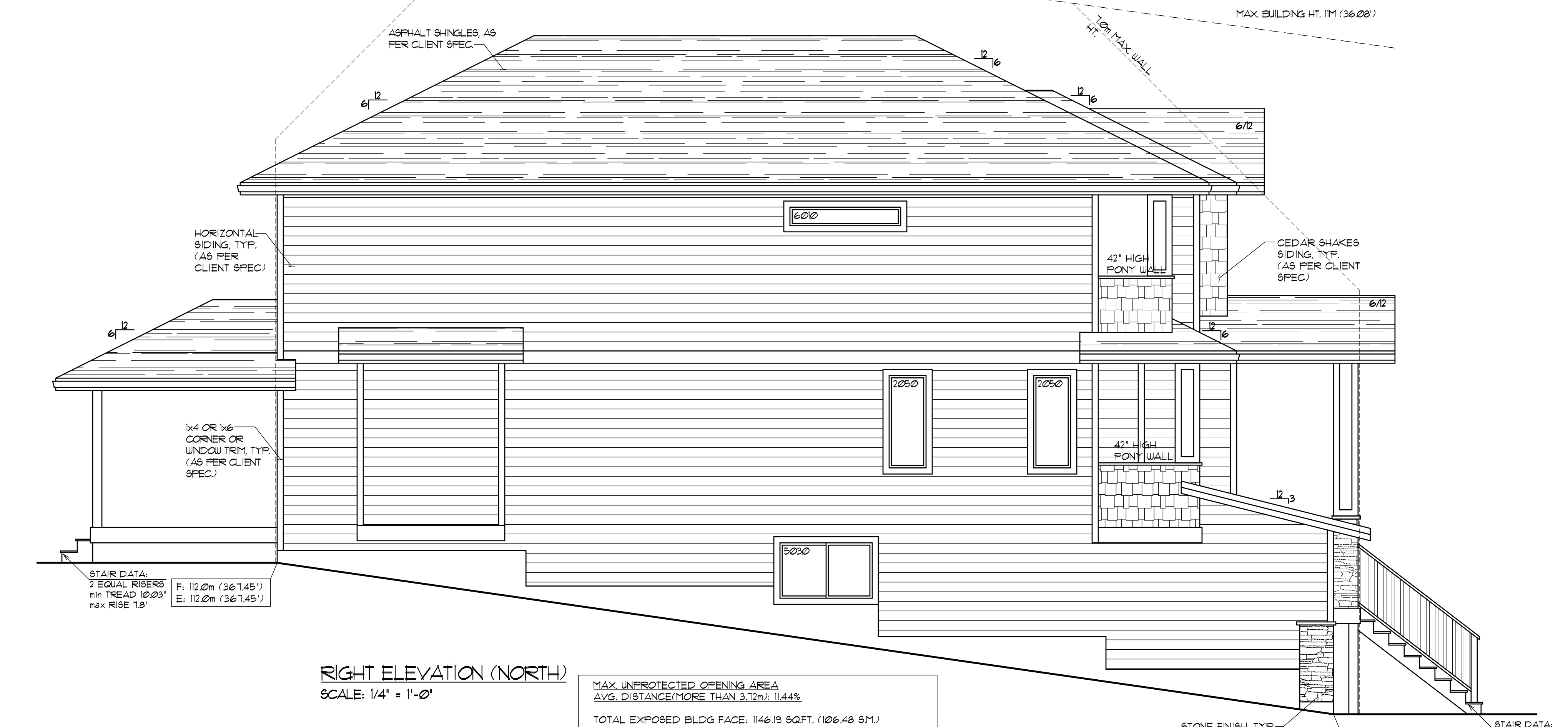
MAX. UNPROTECTED OPENING AREA
 AVG. DISTANCE (MORE THAN 13m): 3.13%
 TOTAL EXPOSED BLDG FACE: 1380.12 SQFT. (129.20 SM)
 TOTAL UNPROTECTED OPENING AREA: 52 SQFT. (5.11%)

STAIR DATA:
 9 EQUAL RISERS
 min TREAD 10.03"
 max RISE 1.8"
 1" NOSING
 34" HANDRAIL
 BOTH SIDES

STONE FINISH, TYP.
 (COLOR AND MATERIAL AS PER CLIENT SPEC.)
 F: 109.5m (359.25')
 E: 109.5m (359.25')

THESE DRAWINGS COMPLY TO THE 2018 BCBC

BUILDING HT. 32.42' [9.88m]
 8.13' [2.48m]
 8.06' [2.46m]
 9.03' [2.75m]
 9.03' [2.75m]
 10.11' [3.08m]
 9.03' [2.75m]
 10.11' [3.08m]



RIGHT ELEVATION (NORTH)
 SCALE: 1/4" = 1'-0"

MAX. UNPROTECTED OPENING AREA
 AVG. DISTANCE (MORE THAN 3.72m): 11.44%
 TOTAL EXPOSED BLDG FACE: 1146.19 SQFT. (106.48 SM)
 TOTAL UNPROTECTED OPENING AREA: 41 SQFT. (3.81%)

STAIR DATA:
 9 EQUAL RISERS
 min TREAD 10.03"
 max RISE 1.8"
 1" NOSING
 34" HANDRAIL
 BOTH SIDES

STONE FINISH, TYP.
 (COLOR AND MATERIAL AS PER CLIENT SPEC.)
 F: 109.5m (359.25')
 E: 109.5m (359.25')

REVISIONS:

1	ISSUED FOR BLDG. PERMIT	02.06.2020
---	-------------------------	------------



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 FACSIMILE: 604.469.3101
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SEAL:
 I, CHINGHO 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

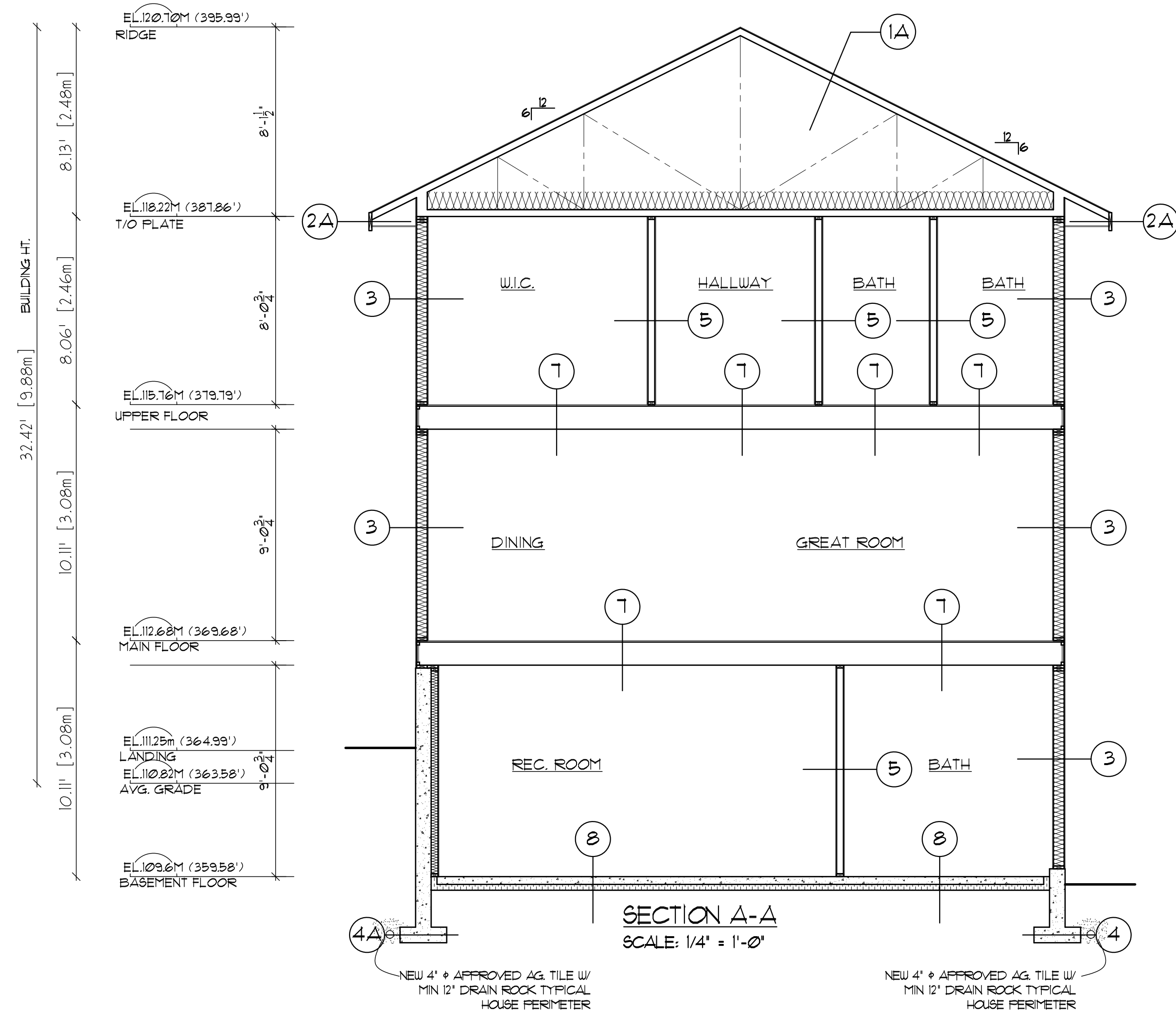
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PROJECT TITLE:
 NEW SINGLE FAMILY RESIDENCE AT:
 LOT 3 - 24850 106 AVENUE,
 MAPLE RIDGE, BC.

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



REVISIONS:	
1	ISSUED FOR BLDG. PERMIT 02.06.2020

SEL Engineering Limited
Consulting Engineers

207, 3003 ST. JOHN'S STREET
FORT MOODY, BC V3H 2C4
TELEPHONE: 604.463.3123
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E-MAIL: SEL@SELENG.COM

SEAL:

I CHUNGHONG 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 AT:
LOT 3 - 24850 106 AVENUE,
MAPLE RIDGE, B.C.

BUILDING SPEC.																																																																																	
<p>(1A) TYPICAL TRUSS ROOF (CEILING BELOW ATTICS:)</p> <table border="1"> <tr><td>INTERIOR AIR FILM</td><td>Ef. RSI Value: 0.11</td><td>Ef. R Value: 0.62</td></tr> <tr><td>1/2" THK GYPSUM WALL BOARD</td><td>0.08</td><td>0.45</td></tr> <tr><td>6 MIL POLY V.B.</td><td></td><td></td></tr> <tr><td>PREFAB 2x4 TRUSSES @ 24" O.C.</td><td>1.47</td><td>8.33</td></tr> <tr><td>R-40 FIBERGLASS INSULATION</td><td>5.12</td><td>32.45</td></tr> <tr><td>1/2" OSB SHEATHING W/4-CLIPS</td><td></td><td></td></tr> <tr><td>#5 ROOFING FELT</td><td></td><td></td></tr> <tr><td>ASPHALT SHINGLES</td><td></td><td></td></tr> <tr><td>TOTAL VALUE:</td><td>7.83</td><td>41.85</td></tr> <tr><td>MIN. VALUE:</td><td>6.91</td><td>39.2</td></tr> </table>	INTERIOR AIR FILM	Ef. RSI Value: 0.11	Ef. R Value: 0.62	1/2" THK GYPSUM WALL BOARD	0.08	0.45	6 MIL POLY V.B.			PREFAB 2x4 TRUSSES @ 24" O.C.	1.47	8.33	R-40 FIBERGLASS INSULATION	5.12	32.45	1/2" OSB SHEATHING W/4-CLIPS			#5 ROOFING FELT			ASPHALT SHINGLES			TOTAL VALUE:	7.83	41.85	MIN. VALUE:	6.91	39.2	<p>(4) TYPICAL EXTERIOR FND. WALL FOOTING</p> <p>4' PERIMETER DRAIN 6" MIN DRAIN ROCK 24"x8" CONCRETE STRIP FOOTING 8" ENG'D CONC. FOUNDATION WALL ASPHALT EMULSION</p>	<p>(8) TYPICAL BASEMENT FLOOR (BASEMENT CONC. SOG. (UNHEATED))</p> <table border="1"> <tr><td>4' CONCRETE SLAB</td><td>Ef. RSI Value: 0.004</td><td>Ef. R Value: 0.023</td></tr> <tr><td>6 MIL POLY V.B.</td><td></td><td></td></tr> <tr><td>3' RIGID INSULATION TYPE I (EXPANDED POLYSTYRENE)</td><td>1.981</td><td>11.263</td></tr> <tr><td>COMPACT GRANULAR FILL</td><td></td><td></td></tr> <tr><td>TOTAL VALUE:</td><td>1.985</td><td>11.286</td></tr> <tr><td>MIN. VALUE:</td><td>1.96</td><td>11.3</td></tr> </table>	4' CONCRETE SLAB	Ef. RSI Value: 0.004	Ef. R Value: 0.023	6 MIL POLY V.B.			3' RIGID INSULATION TYPE I (EXPANDED POLYSTYRENE)	1.981	11.263	COMPACT GRANULAR FILL			TOTAL VALUE:	1.985	11.286	MIN. VALUE:	1.96	11.3	<p>(4A) TYPICAL FOUNDATION WALL (BELOW GRADE:)</p> <table border="1"> <tr><td>INTERIOR AIR FILM</td><td>Ef. RSI Value: 0.12</td><td>Ef. R Value: 0.68</td></tr> <tr><td>1/2" THK GYPROC TO WARM SIDE</td><td>0.08</td><td>0.45</td></tr> <tr><td>6 MIL POLY VAPOR BARRIER</td><td></td><td></td></tr> <tr><td>R-14 F.G. BATT INSULATION</td><td>1.80</td><td>10.233</td></tr> <tr><td>2x4 STRAPPING @ 24" O.C.</td><td></td><td></td></tr> <tr><td>8" ENG'D CONC. FOUNDATION WALL</td><td>0.08</td><td>0.46</td></tr> <tr><td>DAMP PROOFING</td><td></td><td></td></tr> <tr><td>EXTERIOR AIR FILM</td><td></td><td></td></tr> <tr><td>TOTAL VALUE:</td><td>2.08</td><td>11.83</td></tr> <tr><td>MIN. VALUE:</td><td>1.99</td><td>11.3</td></tr> </table>	INTERIOR AIR FILM	Ef. RSI Value: 0.12	Ef. R Value: 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
INTERIOR AIR FILM	Ef. RSI Value: 0.11	Ef. R Value: 0.62																																																																															
1/2" THK GYPSUM WALL BOARD	0.08	0.45																																																																															
6 MIL POLY V.B.																																																																																	
PREFAB 2x4 TRUSSES @ 24" O.C.	1.47	8.33																																																																															
R-40 FIBERGLASS INSULATION	5.12	32.45																																																																															
1/2" OSB SHEATHING W/4-CLIPS																																																																																	
#5 ROOFING FELT																																																																																	
ASPHALT SHINGLES																																																																																	
TOTAL VALUE:	7.83	41.85																																																																															
MIN. VALUE:	6.91	39.2																																																																															
4' CONCRETE SLAB	Ef. RSI Value: 0.004	Ef. R Value: 0.023																																																																															
6 MIL POLY V.B.																																																																																	
3' RIGID INSULATION TYPE I (EXPANDED POLYSTYRENE)	1.981	11.263																																																																															
COMPACT GRANULAR FILL																																																																																	
TOTAL VALUE:	1.985	11.286																																																																															
MIN. VALUE:	1.96	11.3																																																																															
INTERIOR AIR FILM	Ef. RSI Value: 0.12	Ef. R Value: 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																																																																															
<p>(2A) TYPICAL EAVE OVERHANG</p> <p>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)</p>	<p>(5) TYPICAL INTERIOR WALLS</p> <p>GYPSUM WALL BOARD BOTH SIDES 2x4 OR 2x6 STUDS @ 16" O.C.</p>	<p>(9) TYPICAL GARAGE SLAB</p> <p>4' CONCRETE SLAB COMPACT GRANULAR FILL 1% MIN SLOPE TO ENTRY</p>	<p>(6) TYPICAL BEARING WALL</p> <p>2x6 OR 2x4 STUDS @ 16" O.C. 6" CONCRETE CURB 24"x8" CONCRETE STRIP FOOTING</p>																																																																														
<p>(2B) TYPICAL GABLE OVERHANG</p> <p>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)</p>	<p>(7) TYPICAL FLOOR</p> <p>FINISH FLOORING 7/8" T&G PLYWOOD SHEATHING (GLUED & NAILED) 11/8" DP ENG'D FLOOR JOISTS @ 12" OR 16" O/C GYPSUM WALL BOARD</p>	<p>(10) TYPICAL STAIRS</p> <p>11" TREAD 10" RUN 1 1/2" + RISE PROVIDE HANDRAIL @ 32-36" @ STAIRS w/ 3 OR MORE RISERS PROVIDE 6'-8" MIN. FINISHED HEADROOM</p>	<p>(11) TYPICAL DECK</p> <p>DECK FINISH ROOFING MEMBRANE 5/8" DECK SHEATHING 2x8 DECK JOISTS @ 12" OR 16" O/C PERFORATED SOFFIT</p>																																																																														
<p>(3) TYPICAL EXTERIOR WALLS (ABOVE GRADE WALL:)</p> <table border="1"> <tr><td>INTERIOR AIR FILM</td><td>Ef. RSI Value: 0.12</td><td>Ef. R Value: 0.68</td></tr> <tr><td>1/2" THK GYPSUM WALL BOARD</td><td>0.08</td><td>0.45</td></tr> <tr><td>6 MIL POLY V.B.</td><td></td><td></td></tr> <tr><td>2x6 STUDS @ 16" O.C. c/w</td><td></td><td></td></tr> <tr><td>R-20 MIN. FIBERGLASS INSULATION</td><td>2.34</td><td>13.31</td></tr> <tr><td>1/2" PLYWOOD SHEATHING</td><td>0.14</td><td>0.791</td></tr> <tr><td>BUILDING PAPER</td><td>0.011</td><td>0.06</td></tr> <tr><td>RAINSCREEN TO CODE</td><td></td><td></td></tr> <tr><td>1/2" PLYWOOD STRAPPING @ 16" O/C SPACING</td><td>0.15</td><td>0.82</td></tr> <tr><td>VINYL SIDING</td><td>0.017</td><td>0.096</td></tr> <tr><td>EXTERIOR AIR FILM</td><td>0.03</td><td>0.17</td></tr> <tr><td>TOTAL VALUE:</td><td>2.89</td><td>16.38</td></tr> <tr><td>MIN. VALUE:</td><td>2.78</td><td>15.8</td></tr> </table>	INTERIOR AIR FILM	Ef. RSI Value: 0.12	Ef. R Value: 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" PLYWOOD SHEATHING	0.14	0.791	BUILDING PAPER	0.011	0.06	RAINSCREEN TO CODE			1/2" PLYWOOD 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																																										
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MIN. VALUE:	2.78	15.8																																																																															

BCBC Climate Zone:4
Address: Lot 3 - 24850 106 Avenue, Maple Ridge, BC

Opaque Building Assembly:	Minimum Effective RSI Value (as per 9.36):	Minimum Effective
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:

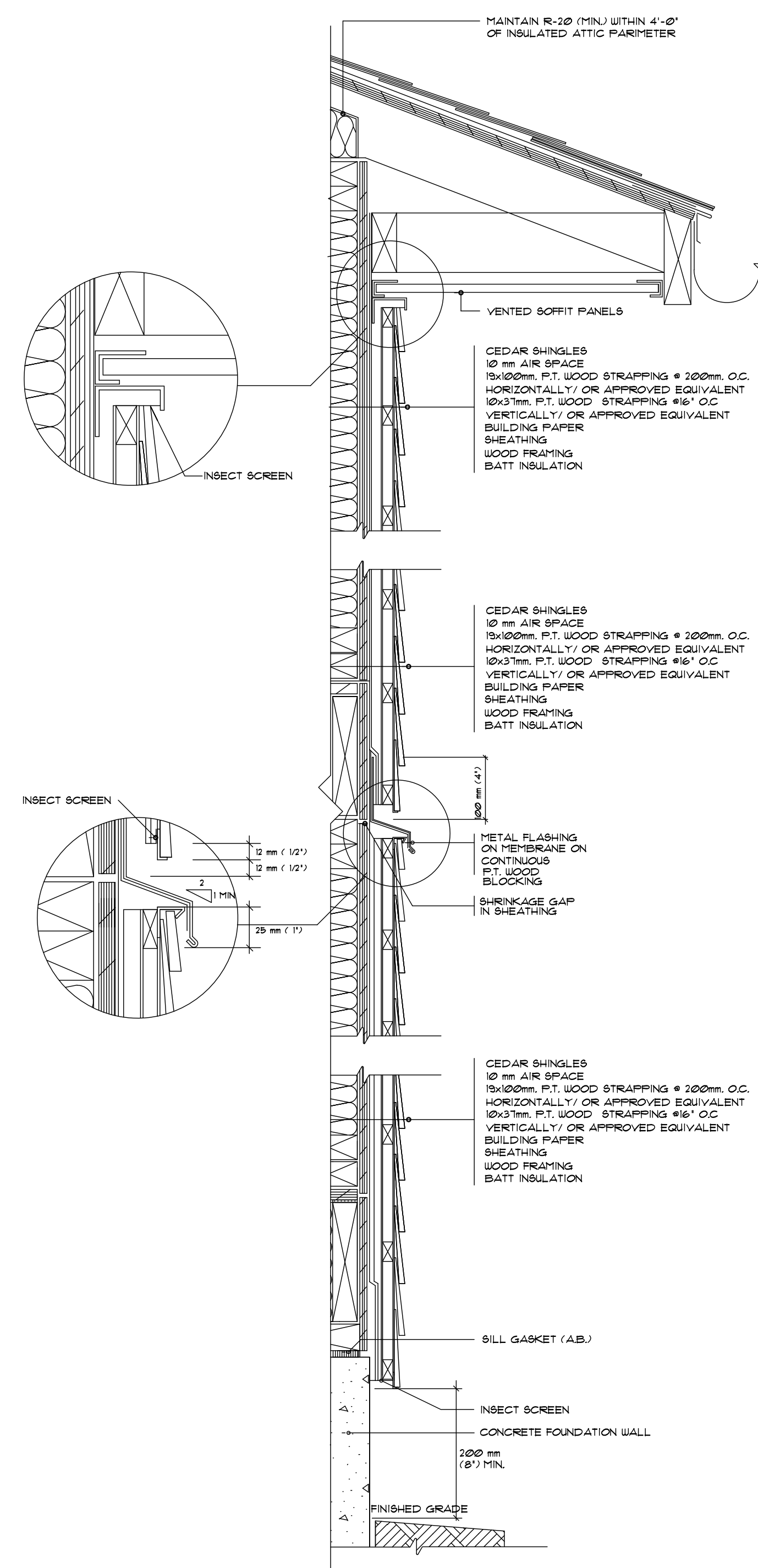
Framing Factor as per Table A-9.36.2.4.(1)A: 9%

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

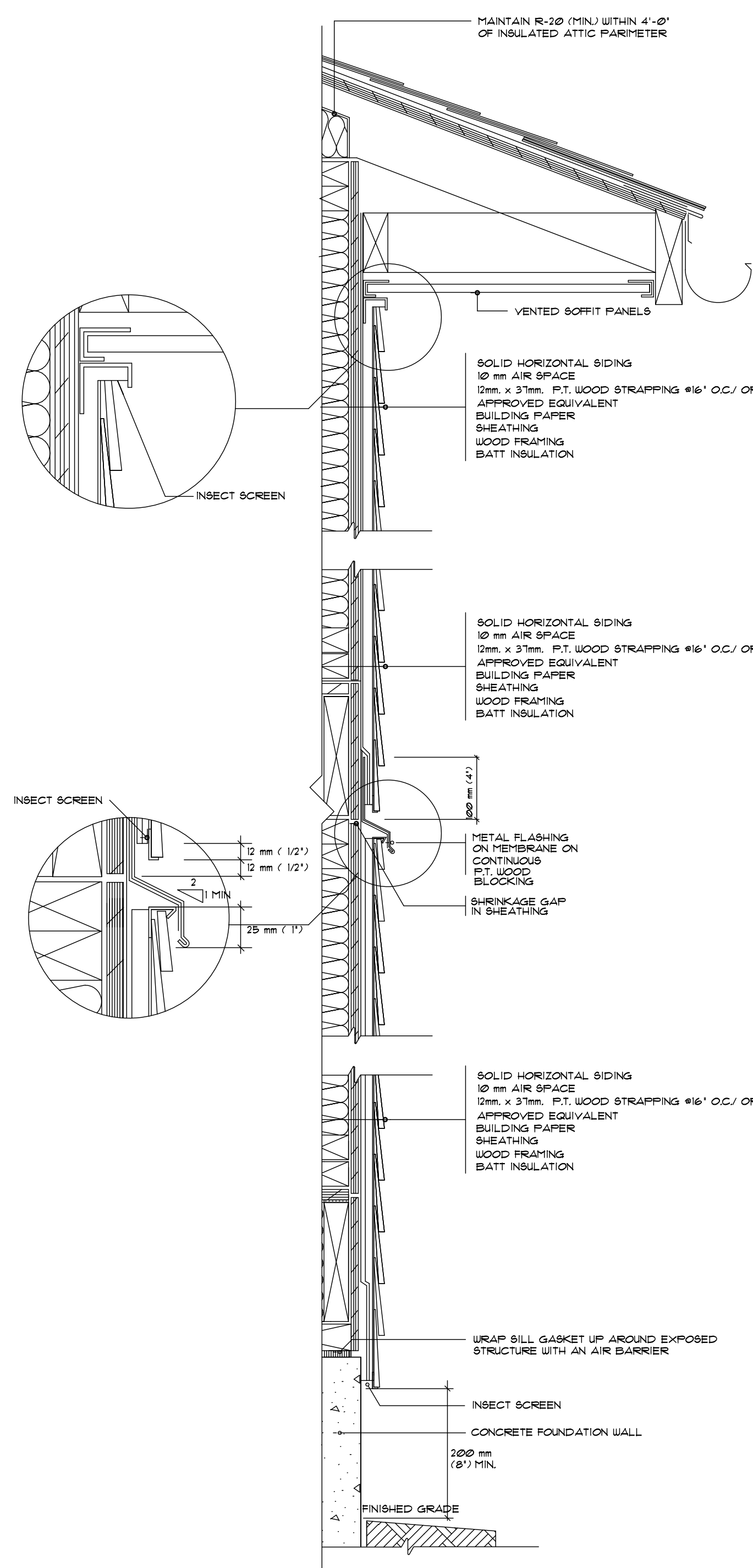
Note: Table A indicates Table A-9.36.2.4 (1) A

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:



EXTERIOR WALL DETAIL W/
CEDAR WALL SHINGLES



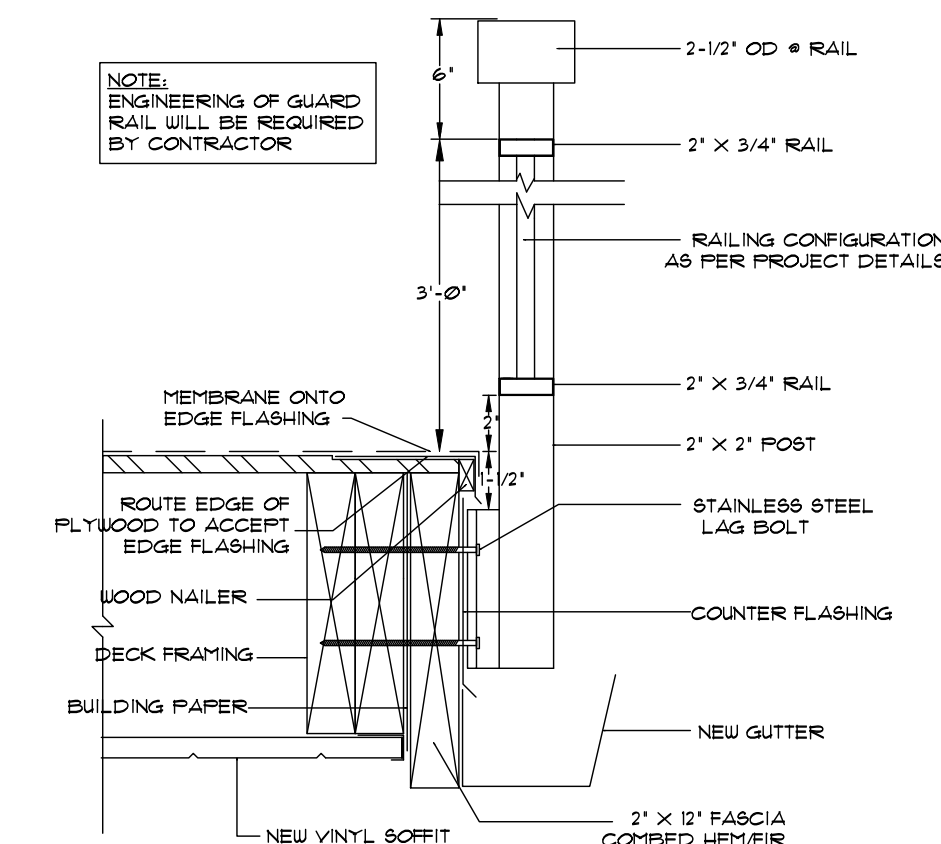
EXTERIOR WALL DETAIL W/
SOLID HORIZONTAL SIDING

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.

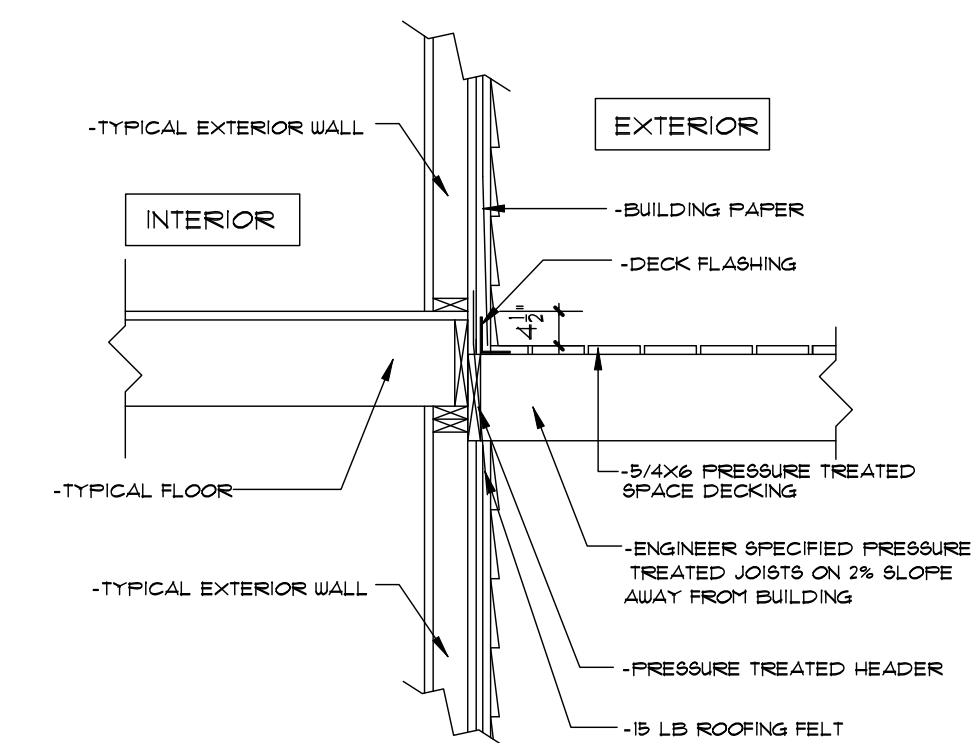
Section 9.27 Cladding
 9.27.2-Required Protection from Precipitation
 9.27.3-Second Plane of Protection
 9.27.4-Caulking
 9.27.5-Attachment of Cladding
 9.27.7-Wood Shingles and Shakes
 9.27.8-Asbestos-Cement Shingles & Sheet

Section 9.25 Heat Transfer, Air Leakage, and Condensation Control

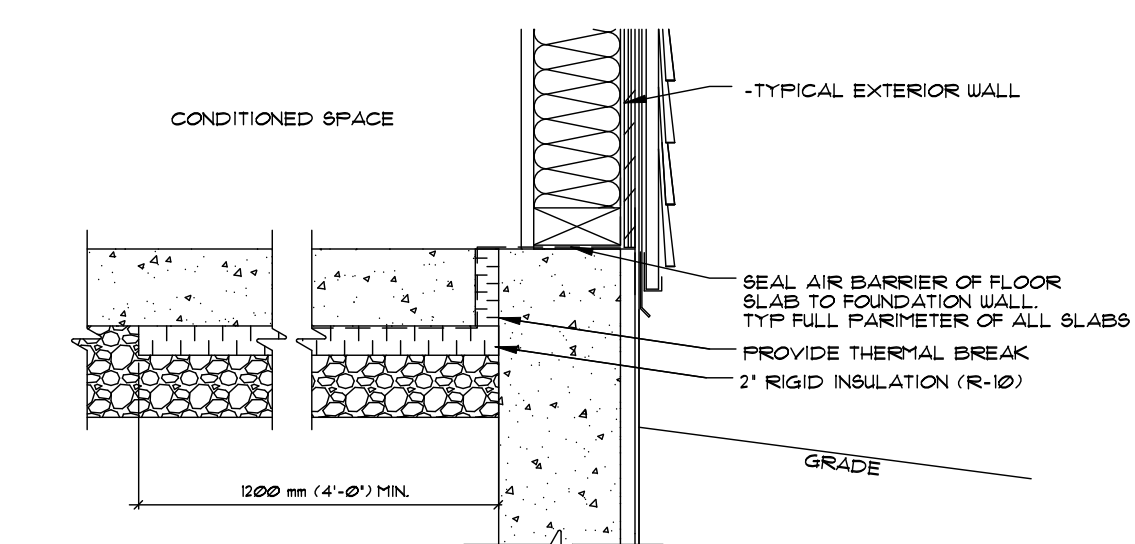
Section 9.23 Wood Frame Construction



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.

REVISIONS:	



107, 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, CHANGHO 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 AT:
 LOT 3 - 24850 106 AVENUE,
 MAPLE RIDGE, B.C.

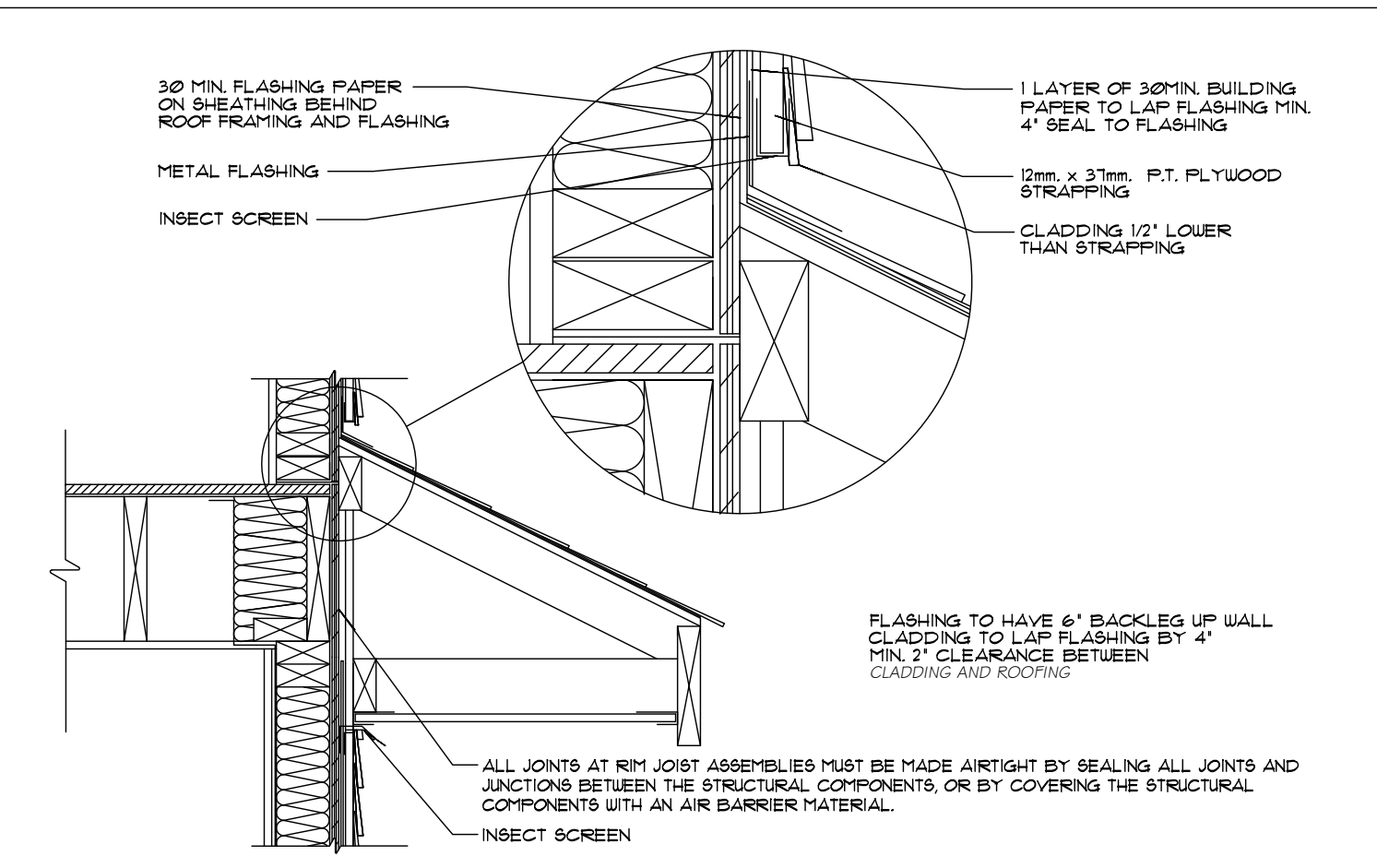
DRAWING TITLE:
 DETAILS

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

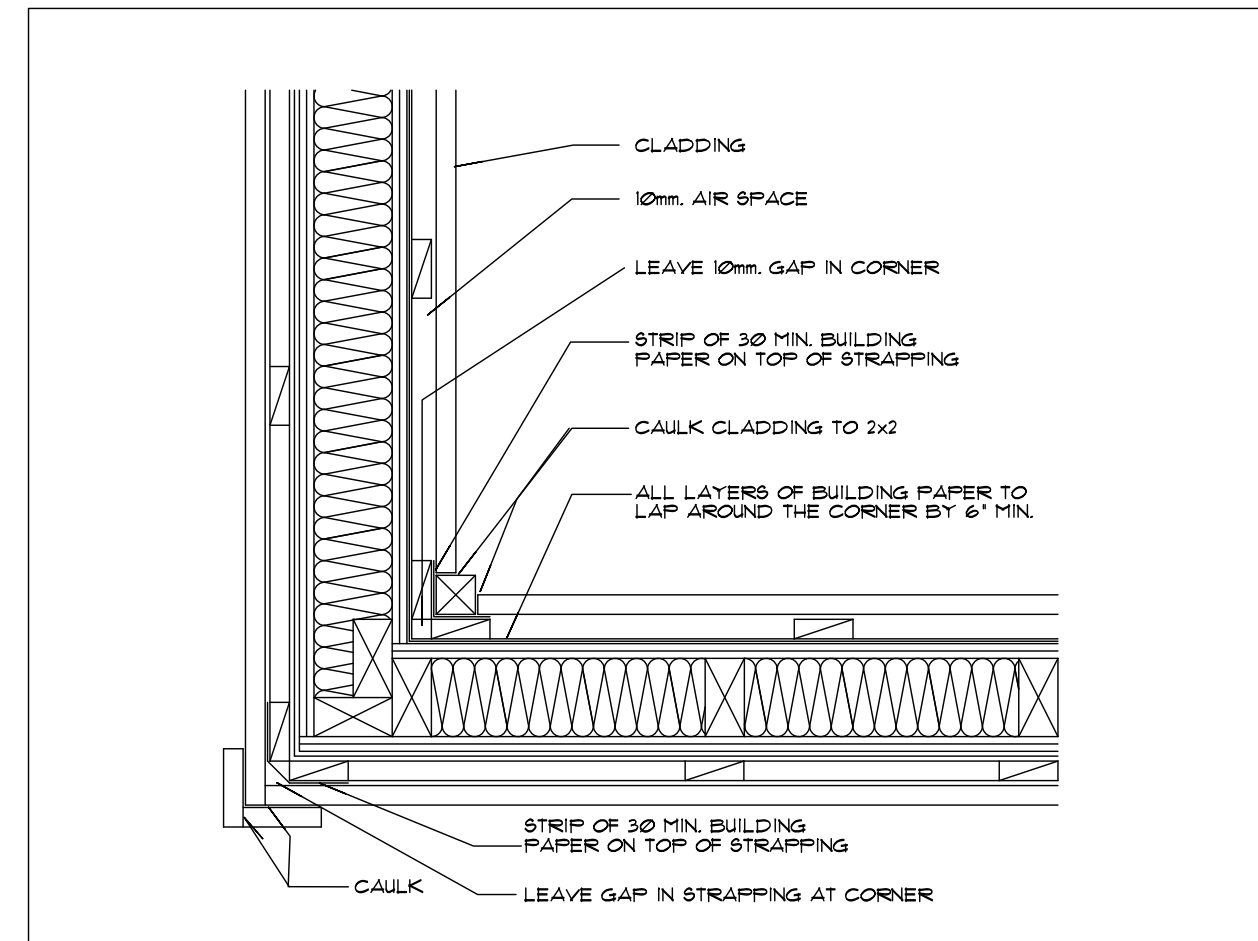
DRAWING NO:

A-6

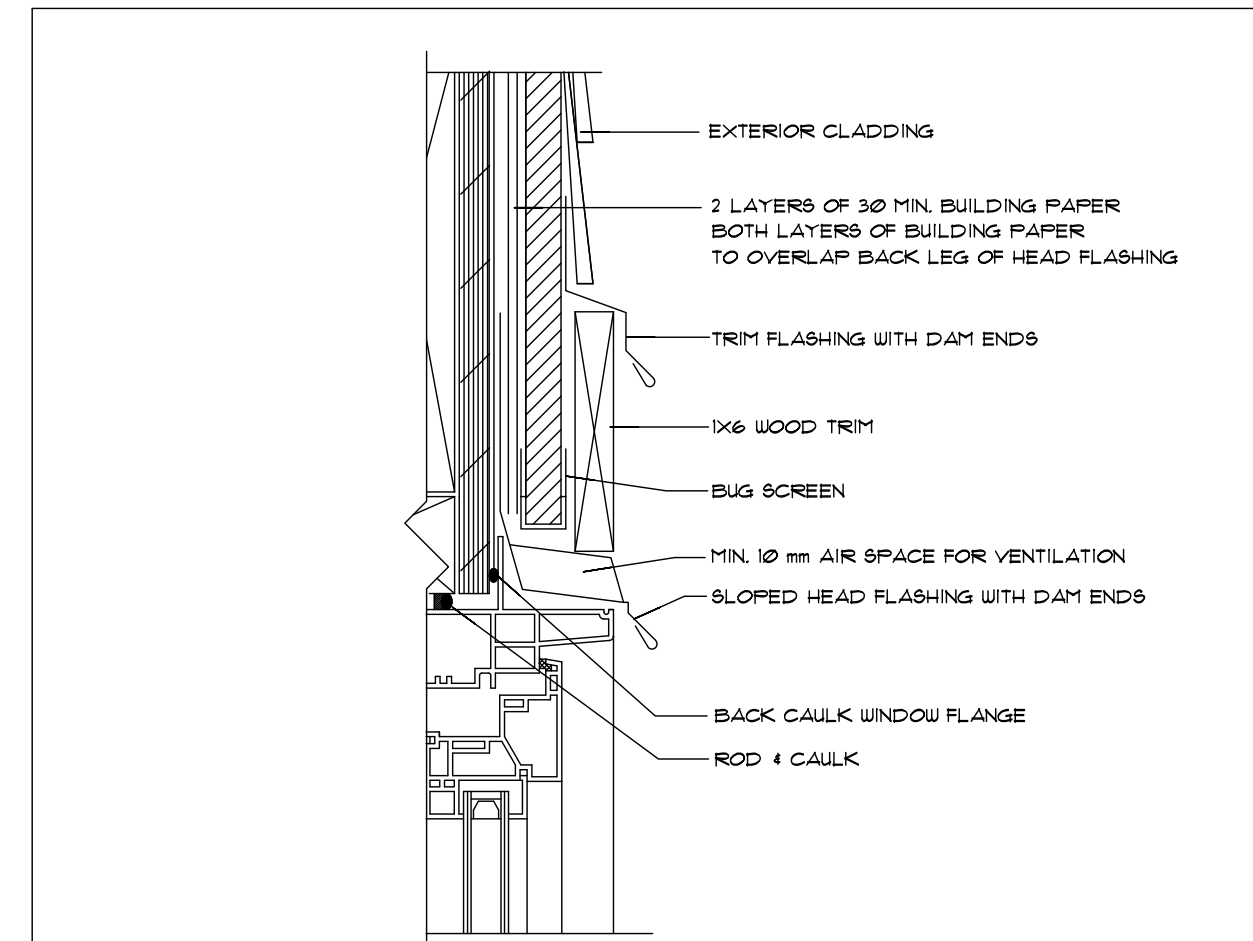
THESE DRAWINGS COMPLY TO THE 2018 BCBC



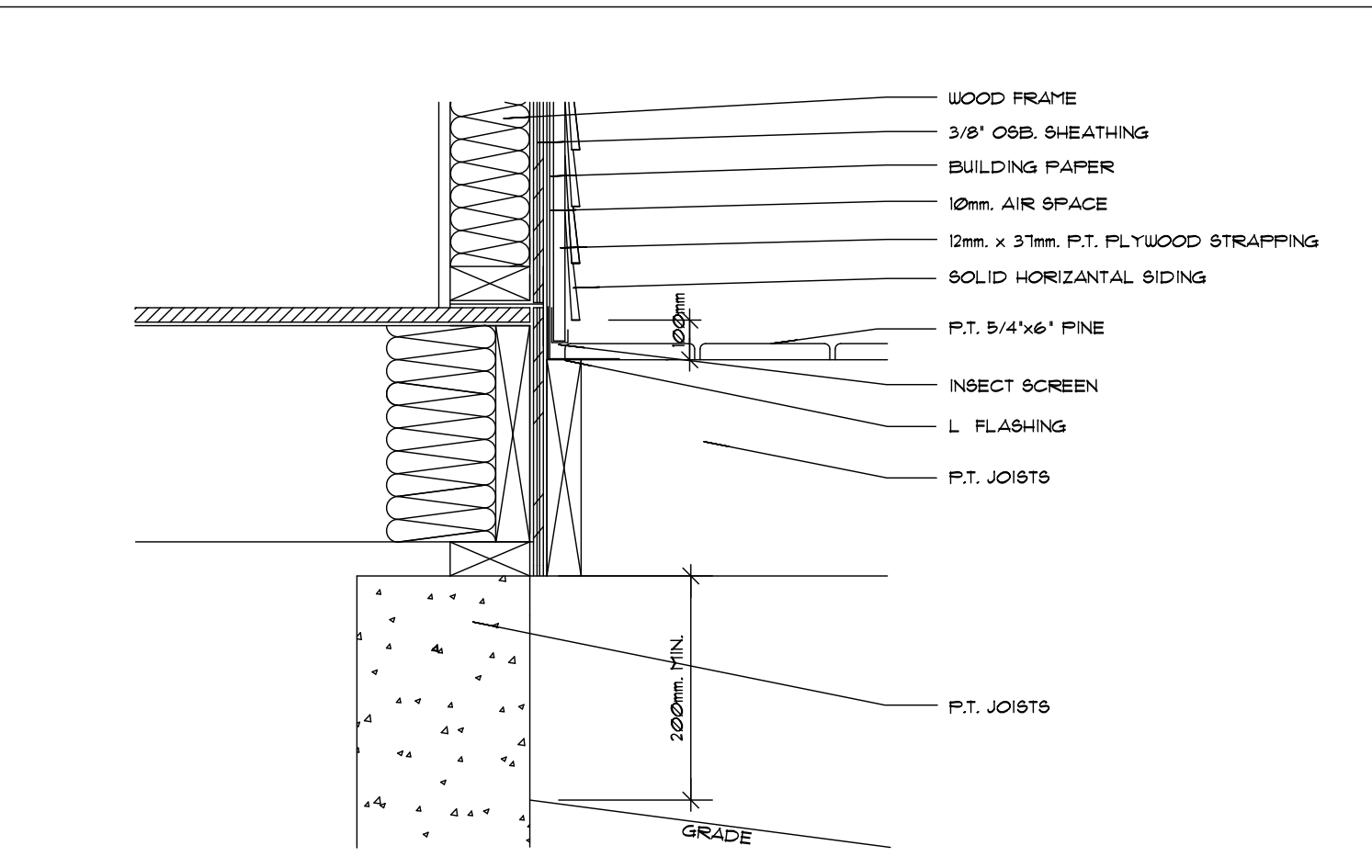
ROOF TO WALL INTERSECTION DETAIL



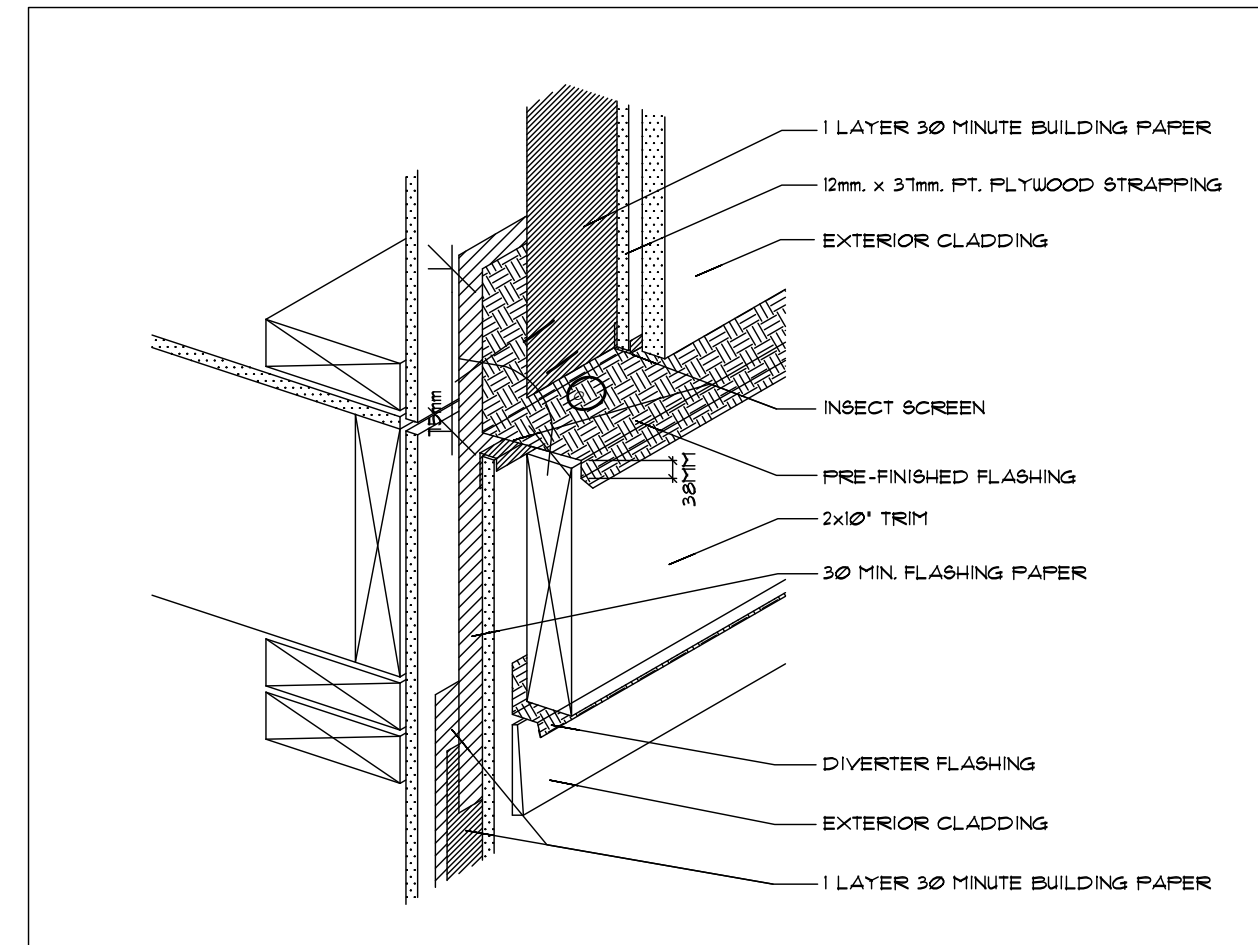
CORNERS DETAIL (IN AND OUT)



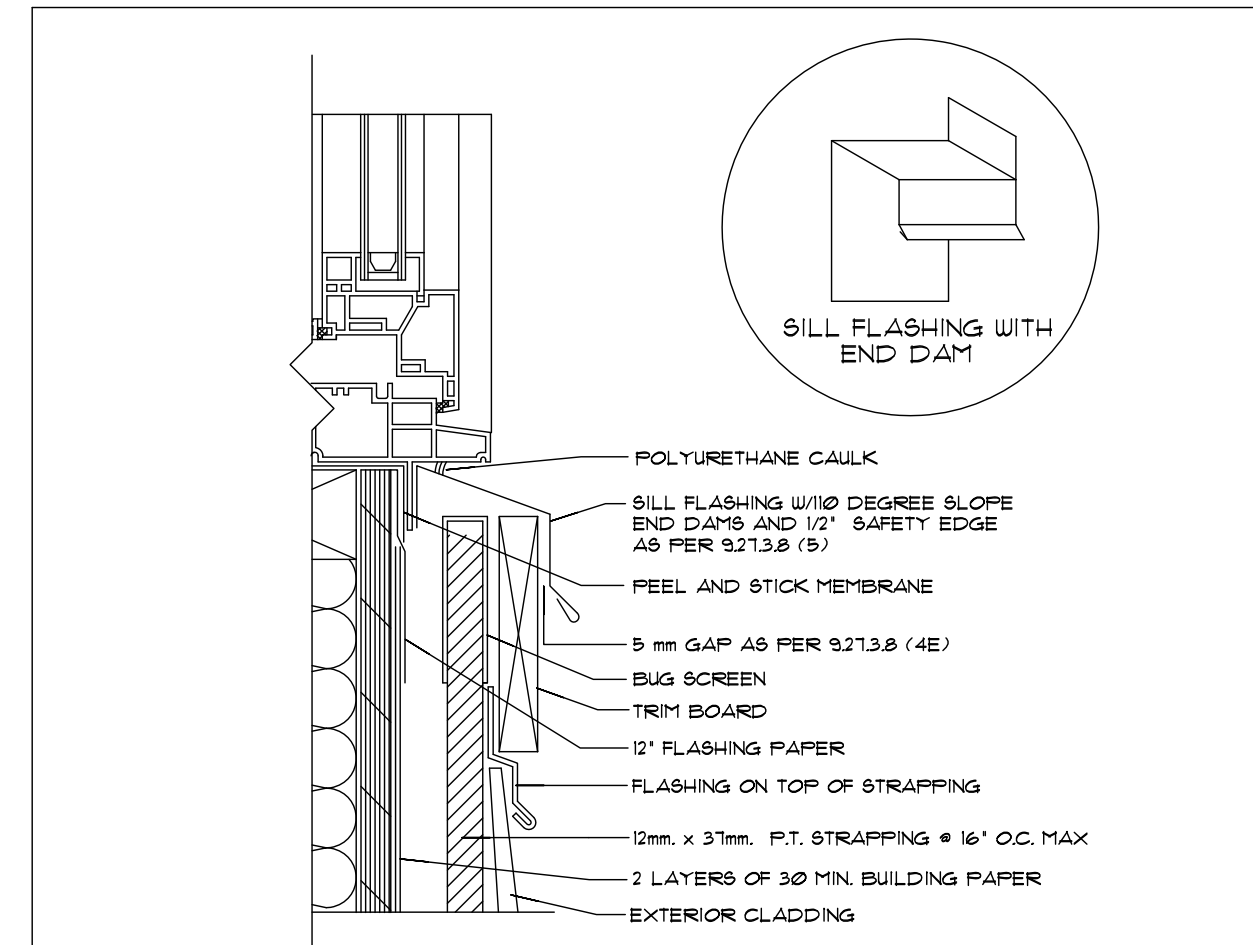
WINDOW HEAD DETAIL



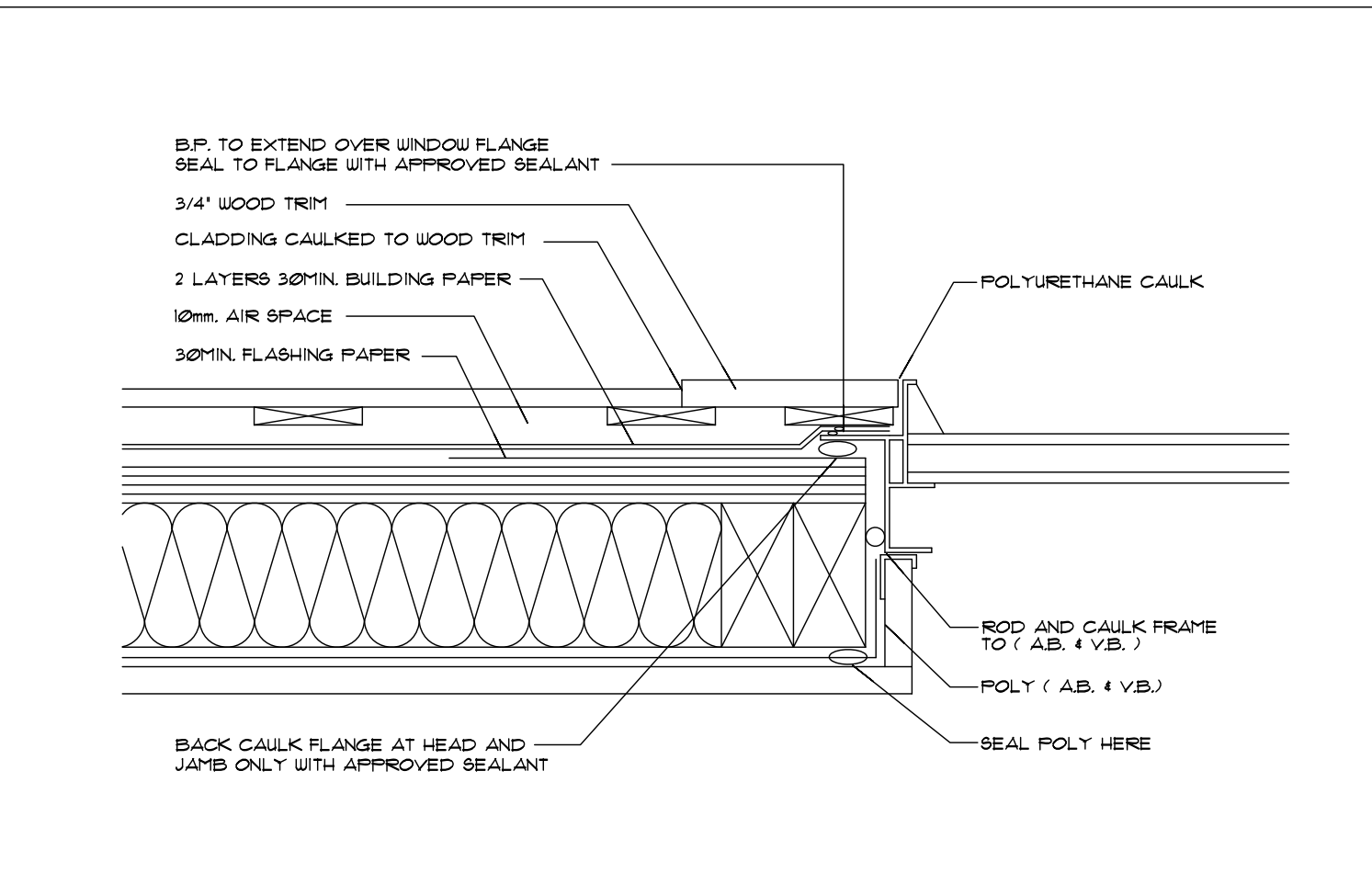
DRIP DECK DETAIL



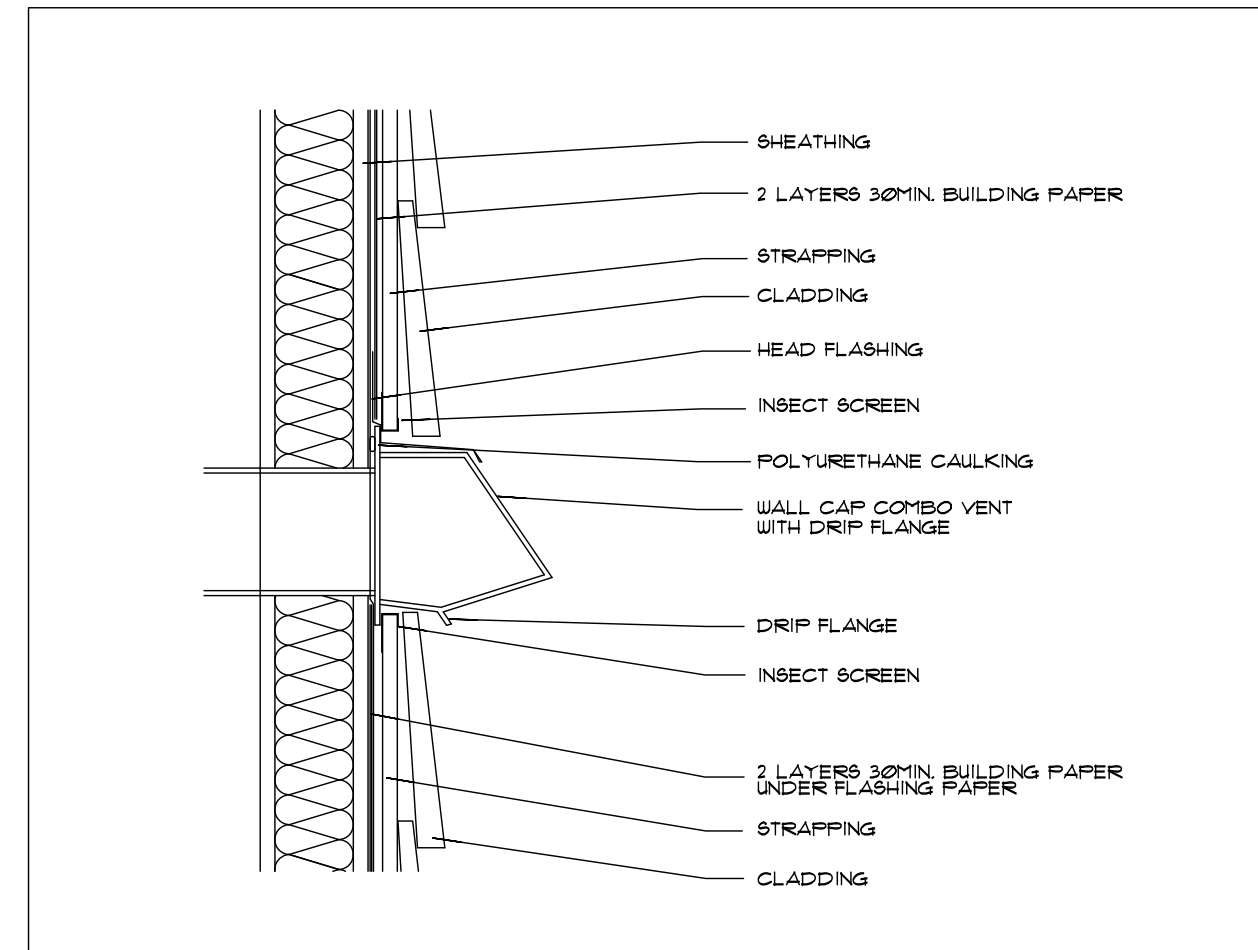
THROUGH WALL FLASHING AND BAND BOARD DETAIL



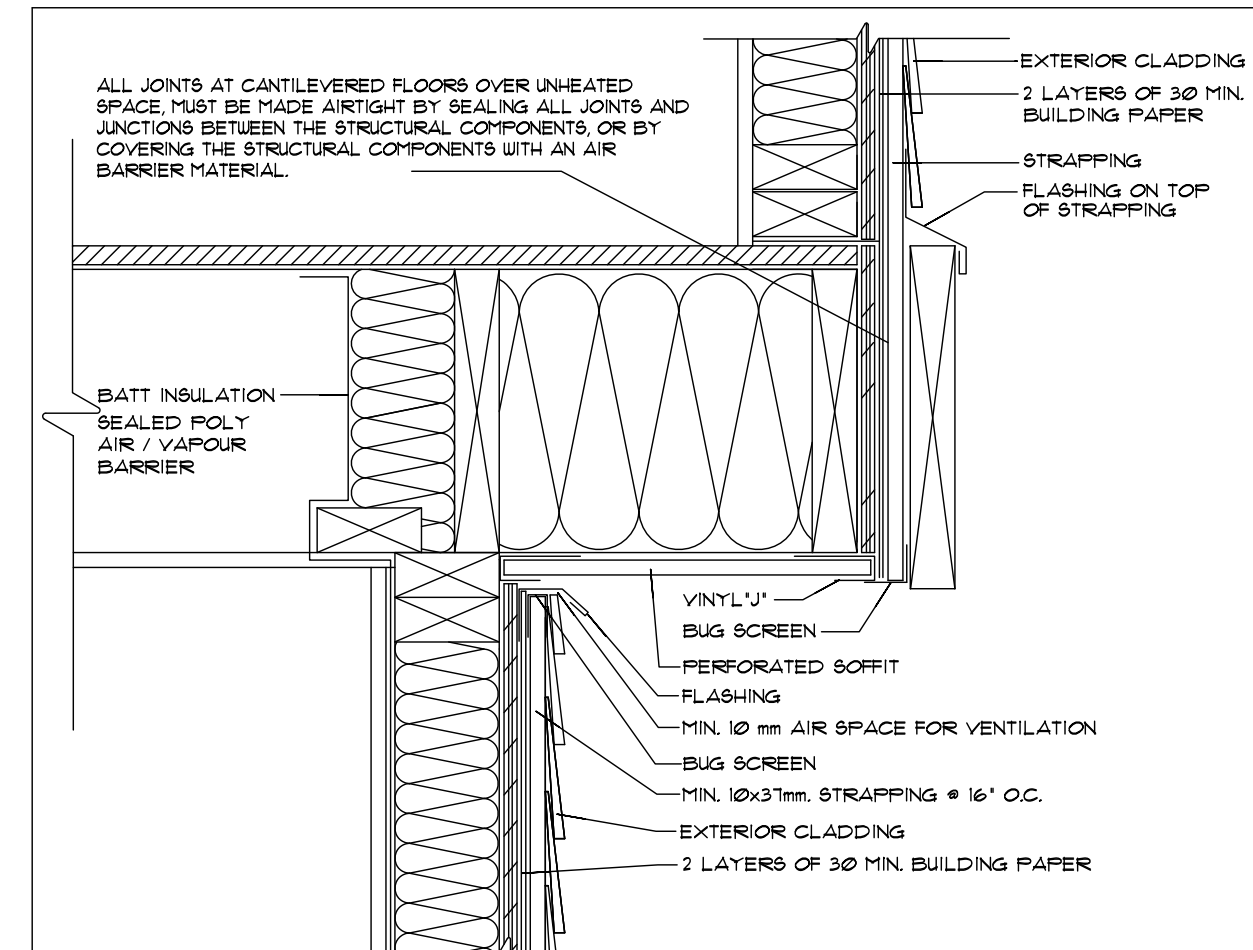
WINDOW SILL DETAIL



WINDOW JAMB WITH 3/4" TRIM (SECTION)



VENT CAP INSTALLATION DETAIL

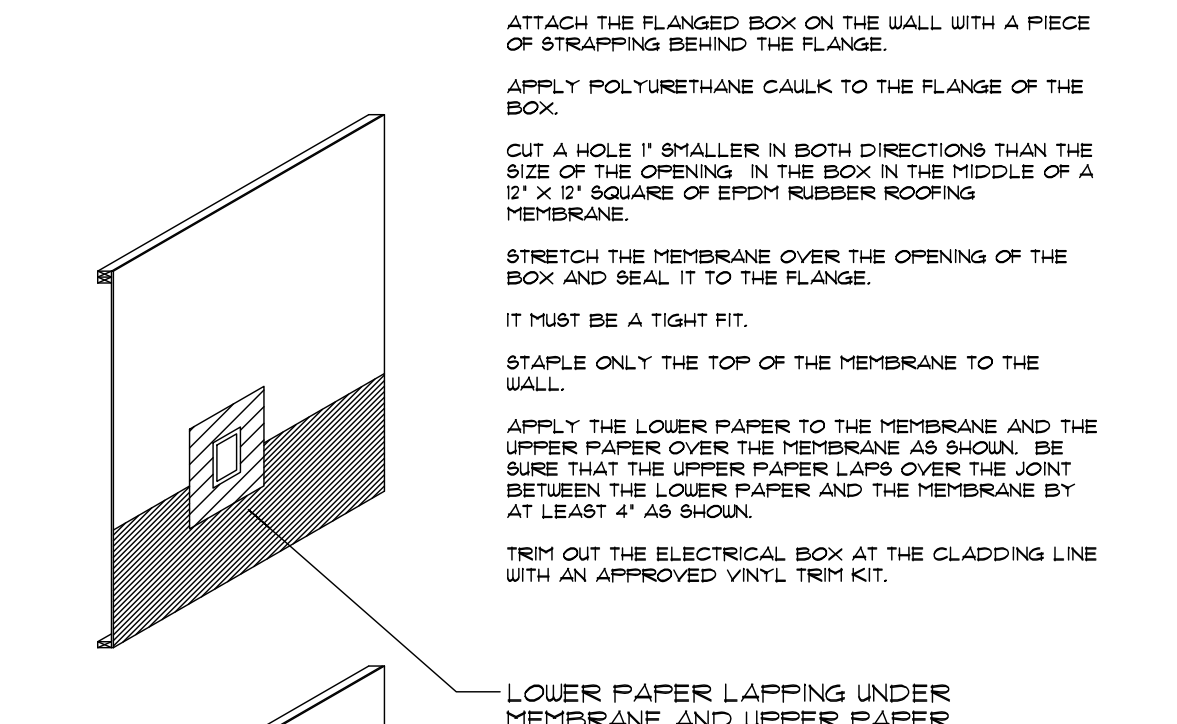


BOTTOM & TOP OF WALL AT CANTILEVER

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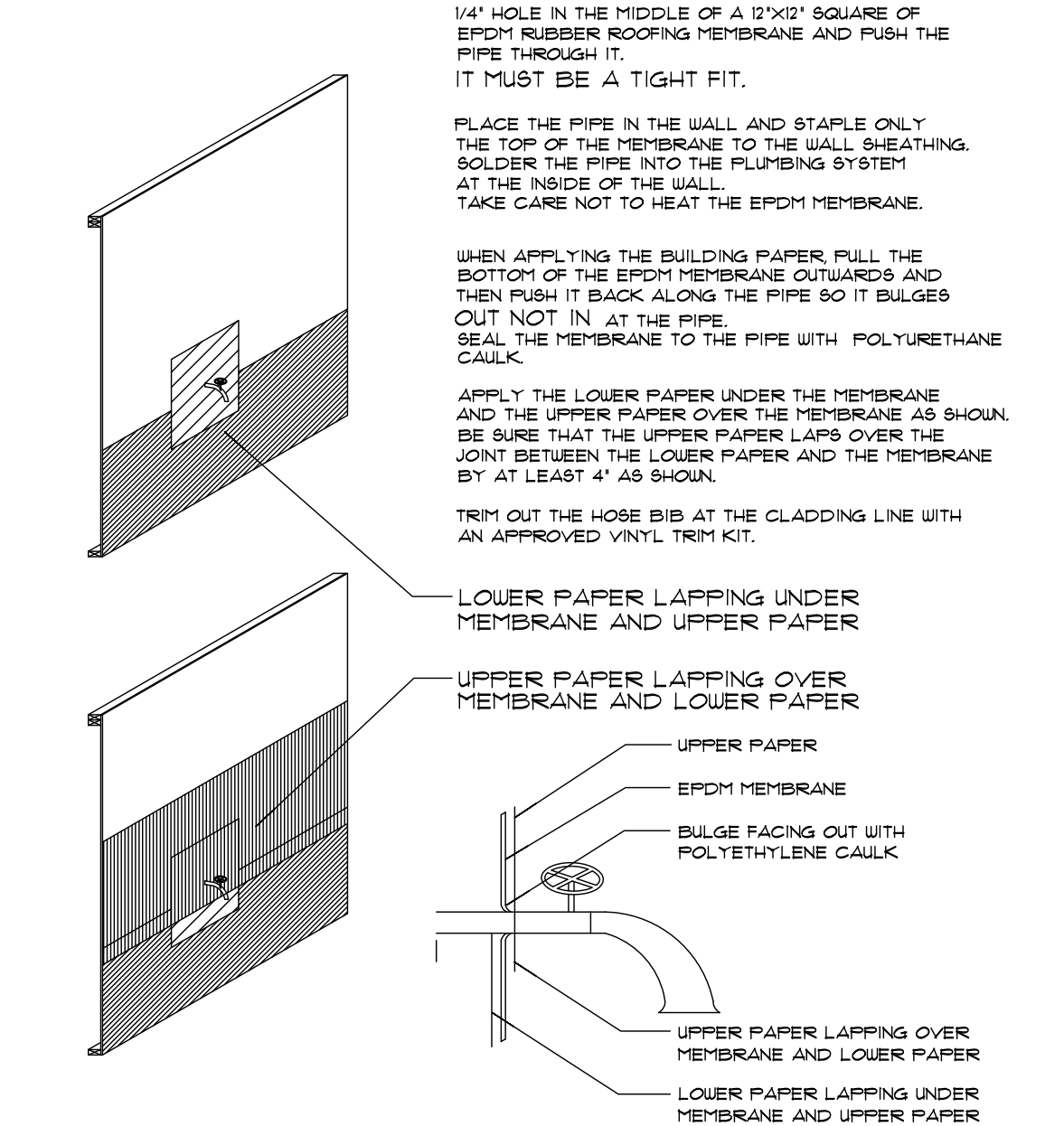
- Section 9.21 Cladding
 - 9.21.2-Required Protection from Precipitation
 - 9.21.3-Second Plane of Protection
 - 9.21.4-Caulking
 - 9.21.5-Attachment of Cladding
 - 9.21.7-Wood Shingles and Shakes
 - 9.21.8-Asbestos-Cement Shingles & Sheet
- Section 9.25 Heat Transfer, Air Leakage, and Condensation Control
- Section 9.23 Wood Frame Construction
- Section 9.36 Energy Efficiency

ALL ELECTRICAL BOXES MUST HAVE GASKETS AND FLANGES



TYP. INSTALLATION OF WALL PENETRATIONS

DRILL OR PUNCH (DO NOT CUT WITH A KNIFE) A 1/4" HOLE IN THE MIDDLE OF A 1/2" X 1/2" SQUARE OF EPDM RUBBER ROOFING MEMBRANE AND PUSH THE PIPE THROUGH IT.
IT MUST BE A TIGHT FIT.



TYPICAL INSTALLATION OF HOSE BIB

REVISIONS:	

SEL Engineering Limited
Consulting Engineers

1201, 3003 ST. JOHNS STREET
FORT MOODY, BC V3H 2G4
TELEPHONE: 604.469.3123
FACSIMILE: 604.469.3101
E-MAIL: SEL@SELENG.COM

SEAL:

I, CHINGHO 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

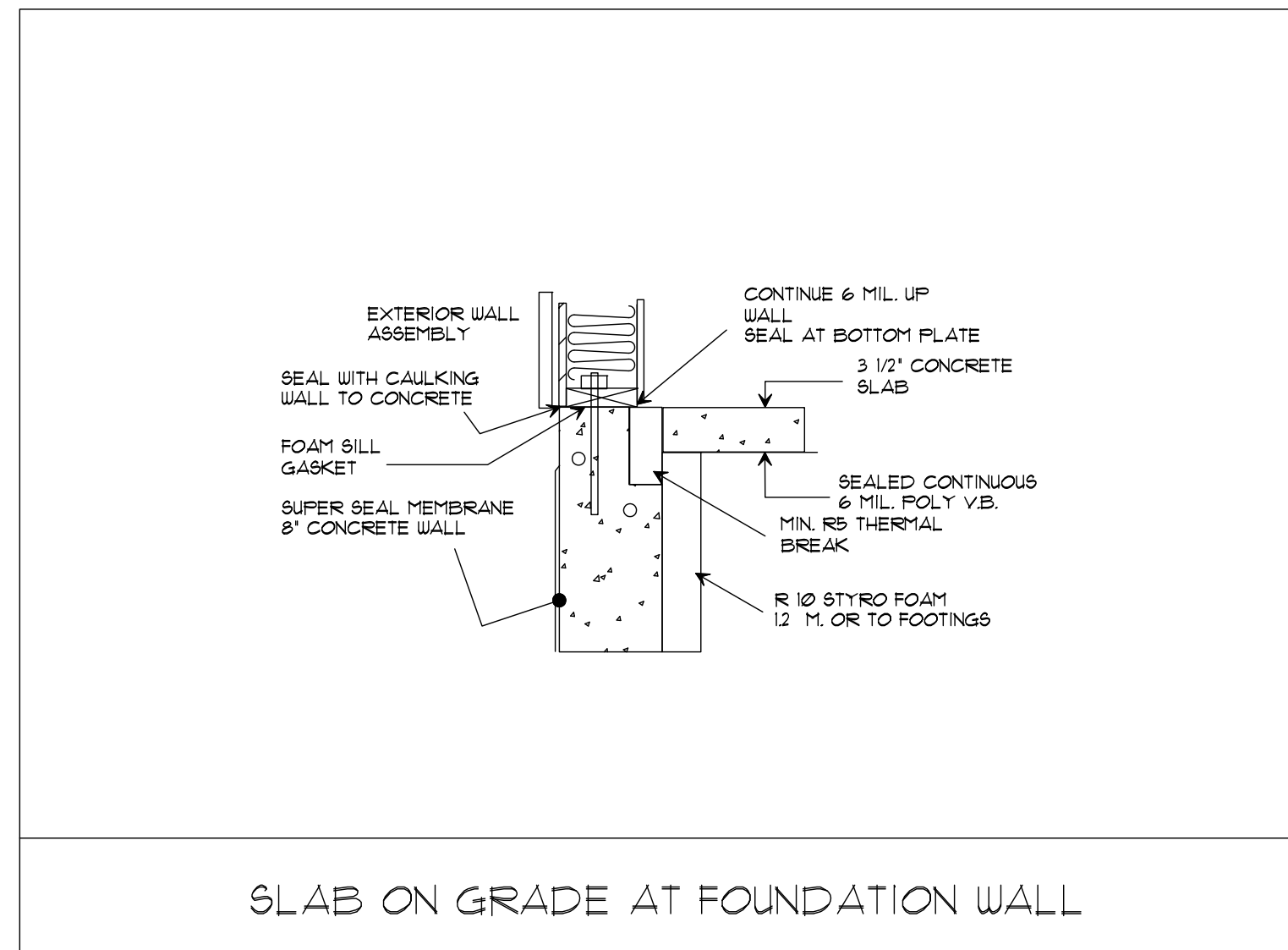
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PROJECT TITLE:
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LOT 3 - 24850 106 AVENUE,
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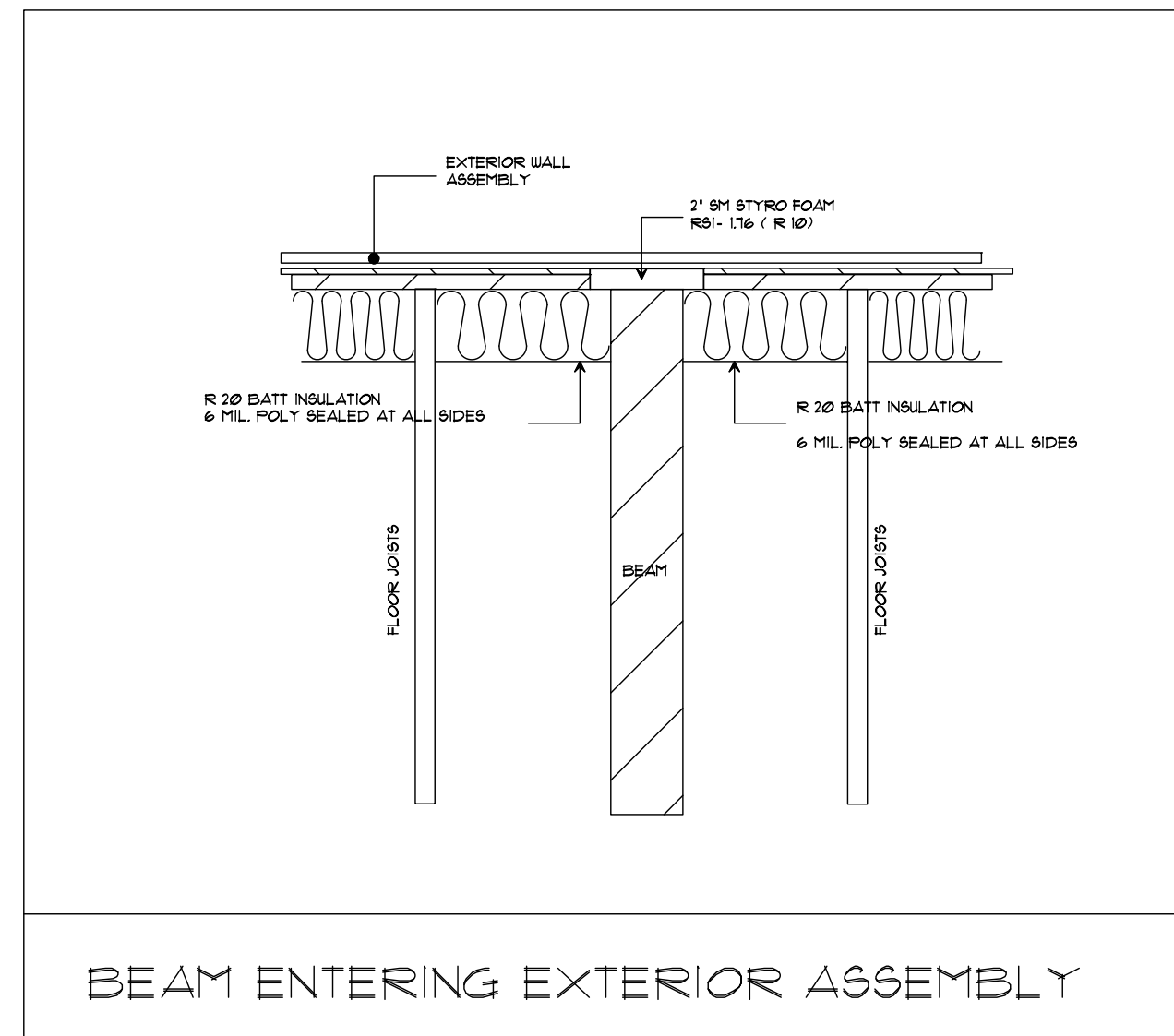
DRAWING TITLE:
DETAILS

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

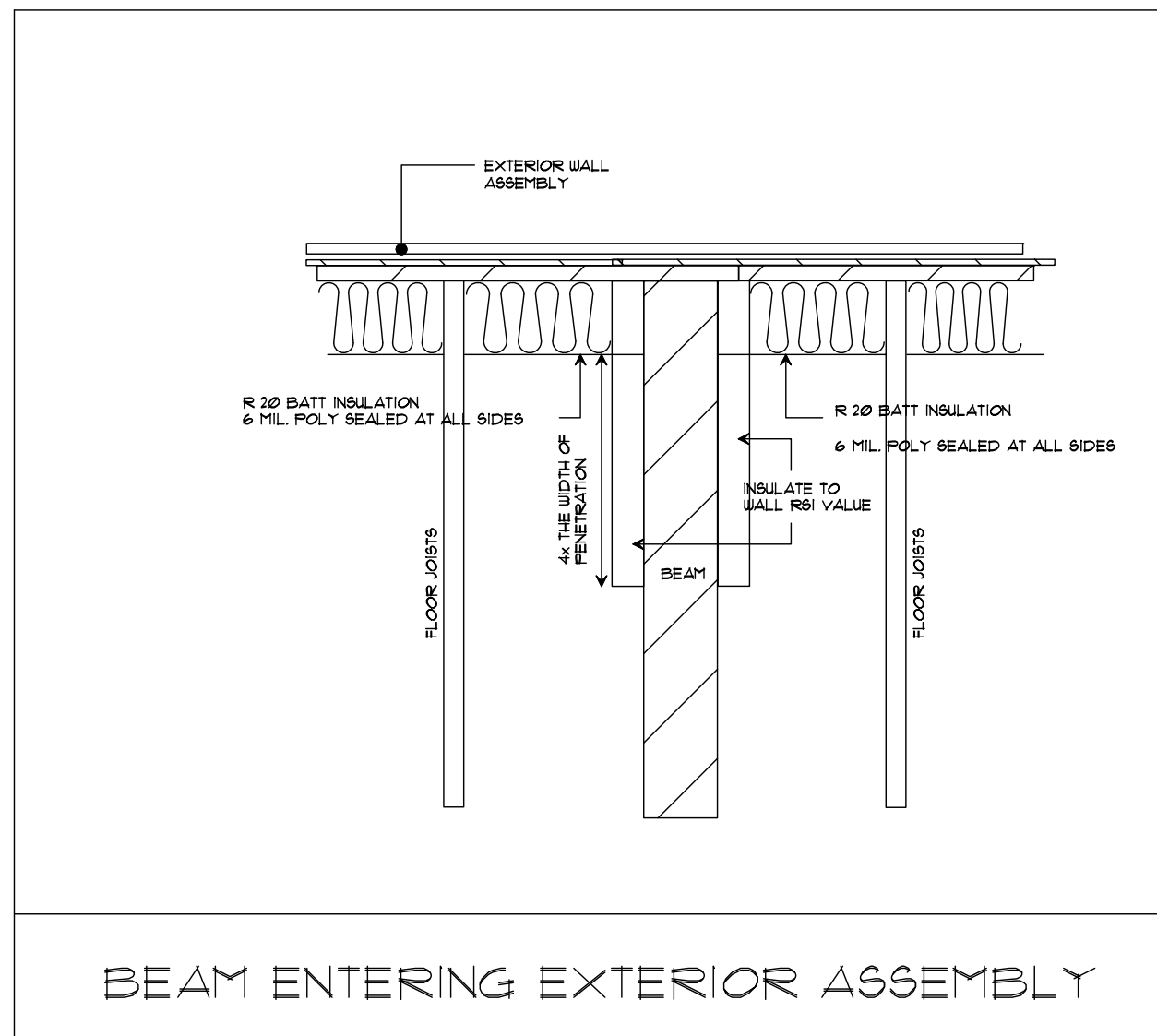
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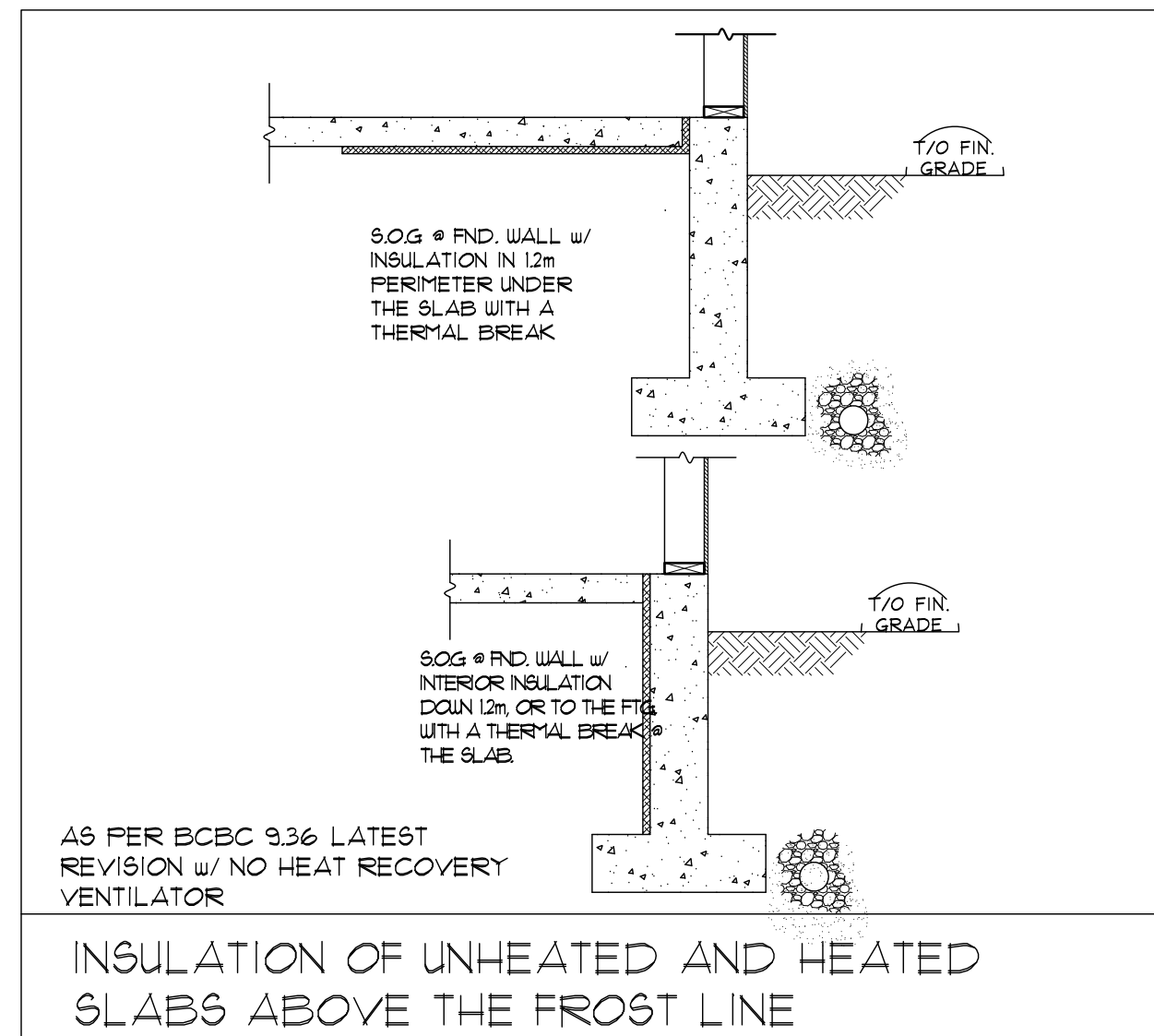
SLAB ON GRADE AT FOUNDATION WALL



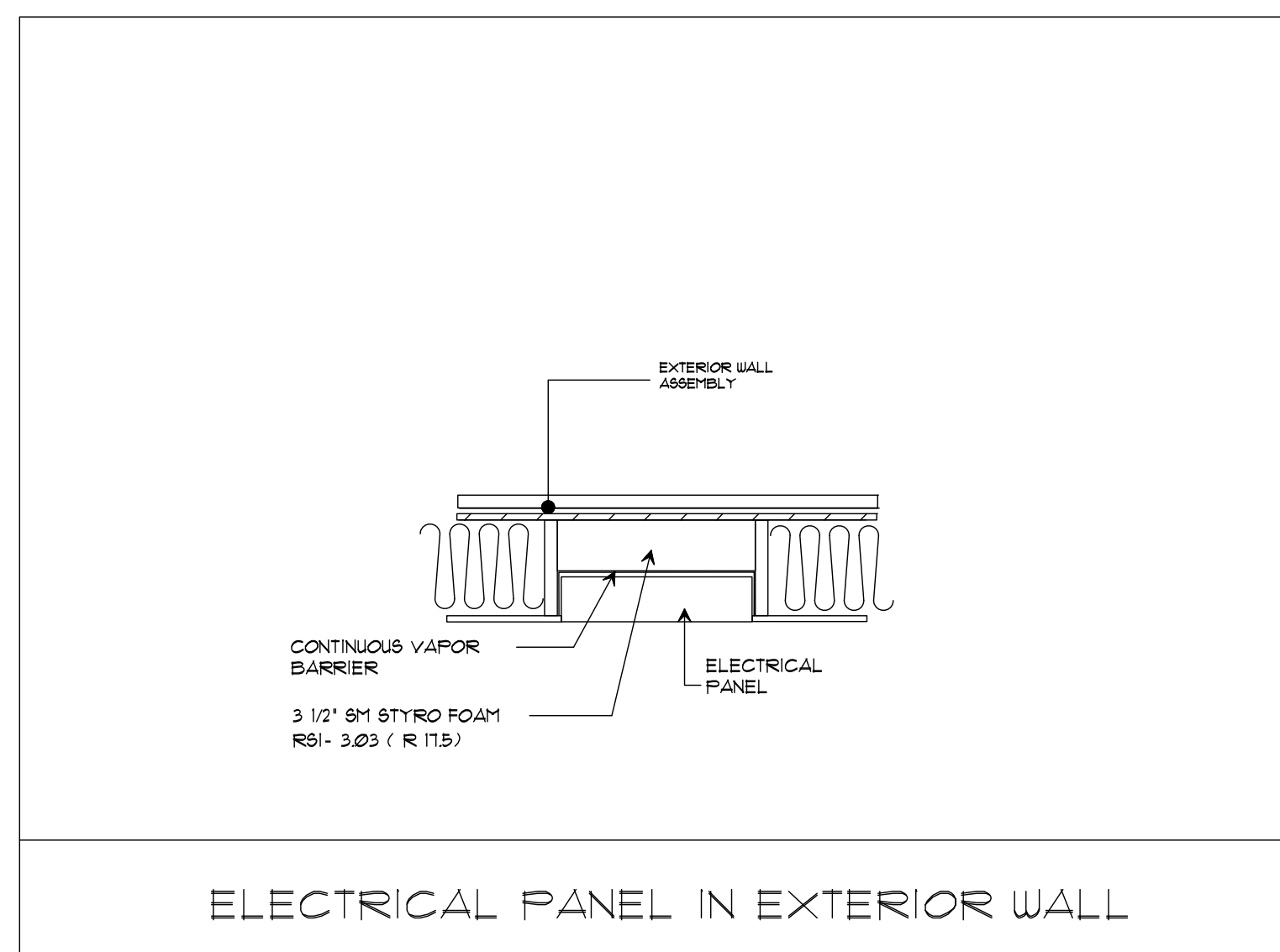
BEAM ENTERING EXTERIOR ASSEMBLY



BEAM ENTERING EXTERIOR ASSEMBLY

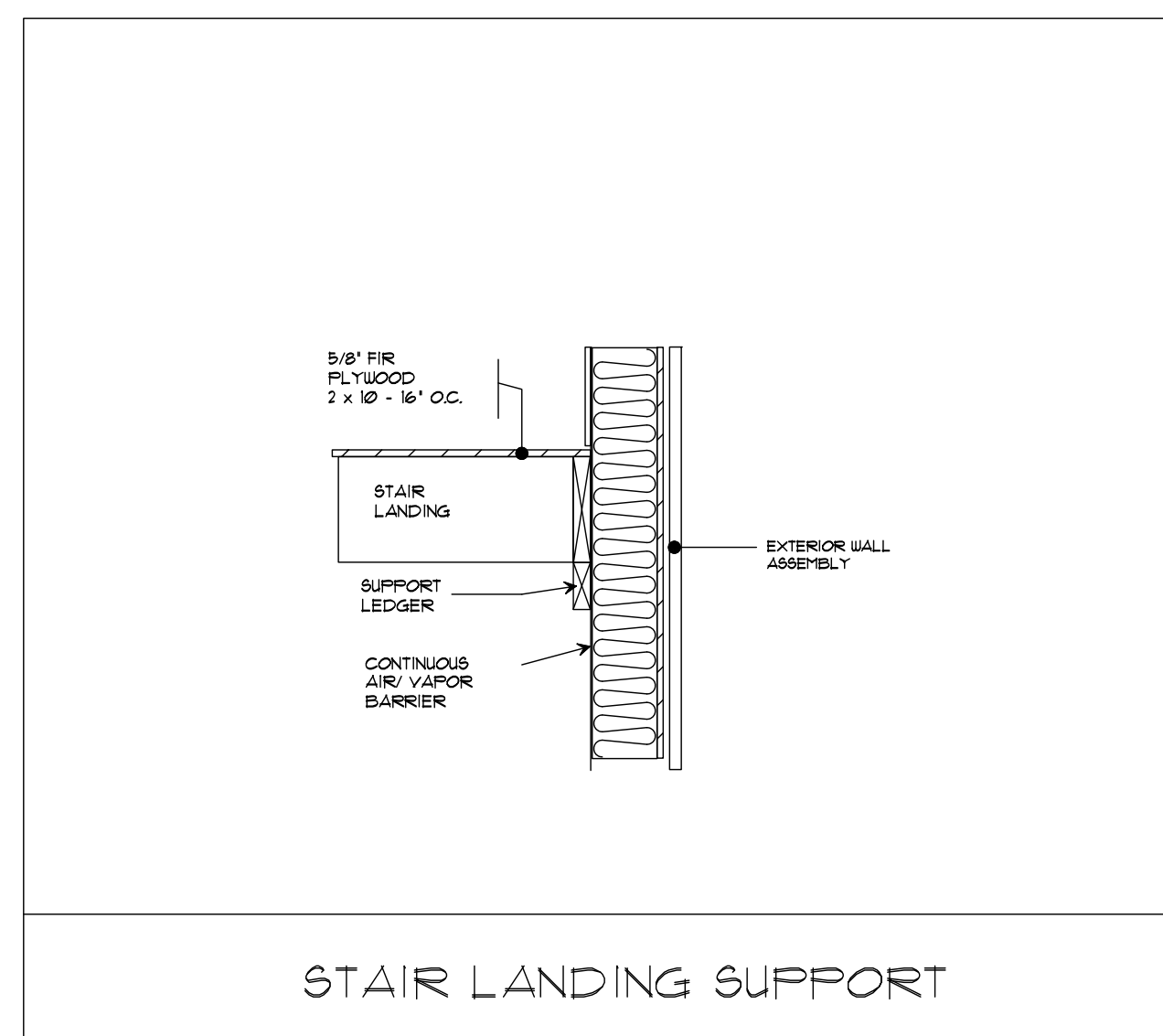


INSULATION OF UNHEATED AND HEATED SLABS ABOVE THE FROST LINE

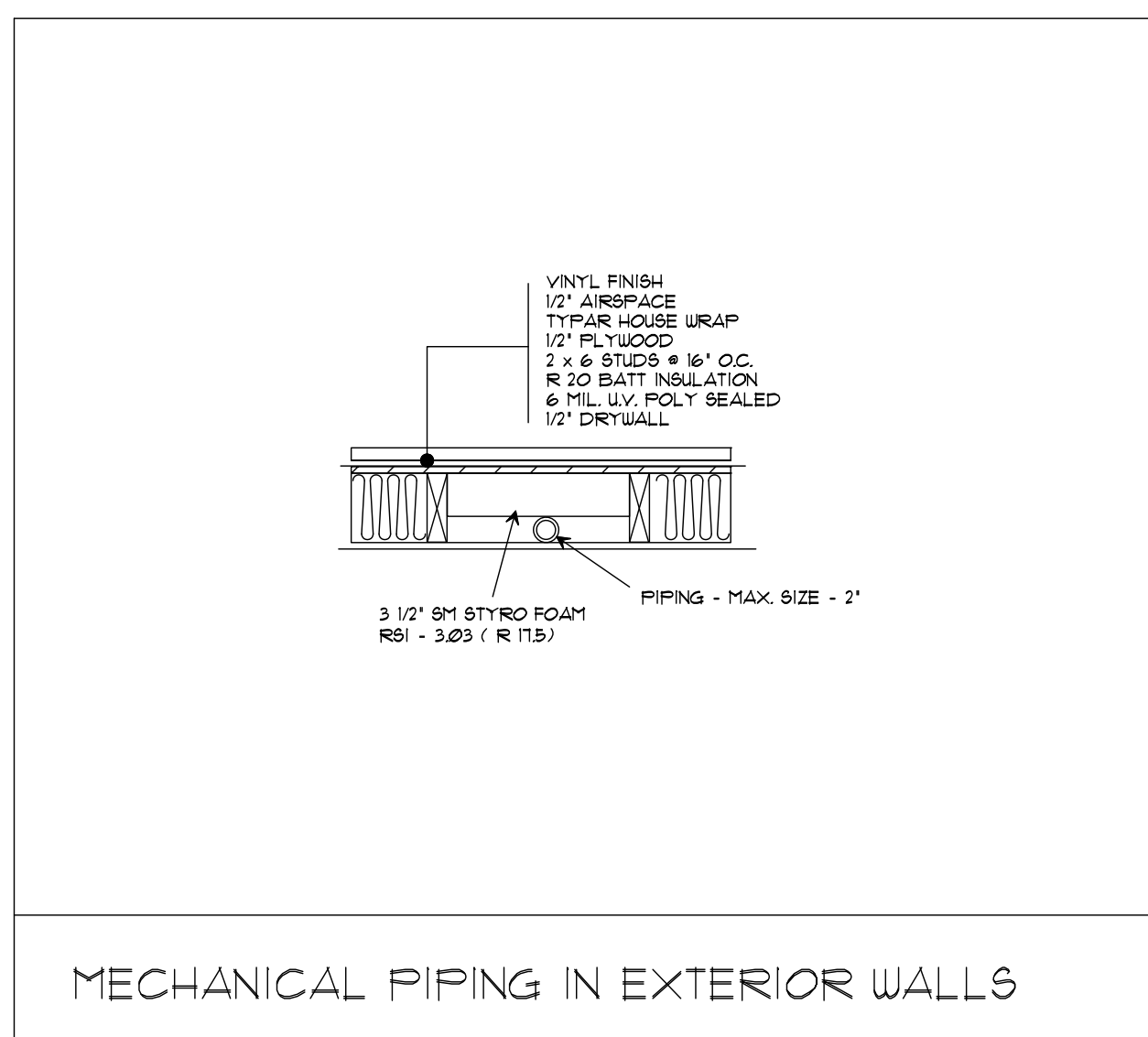


ELECTRICAL PANEL IN EXTERIOR WALL

INTERIOR VAPOR BARRIER REQUIREMENTS

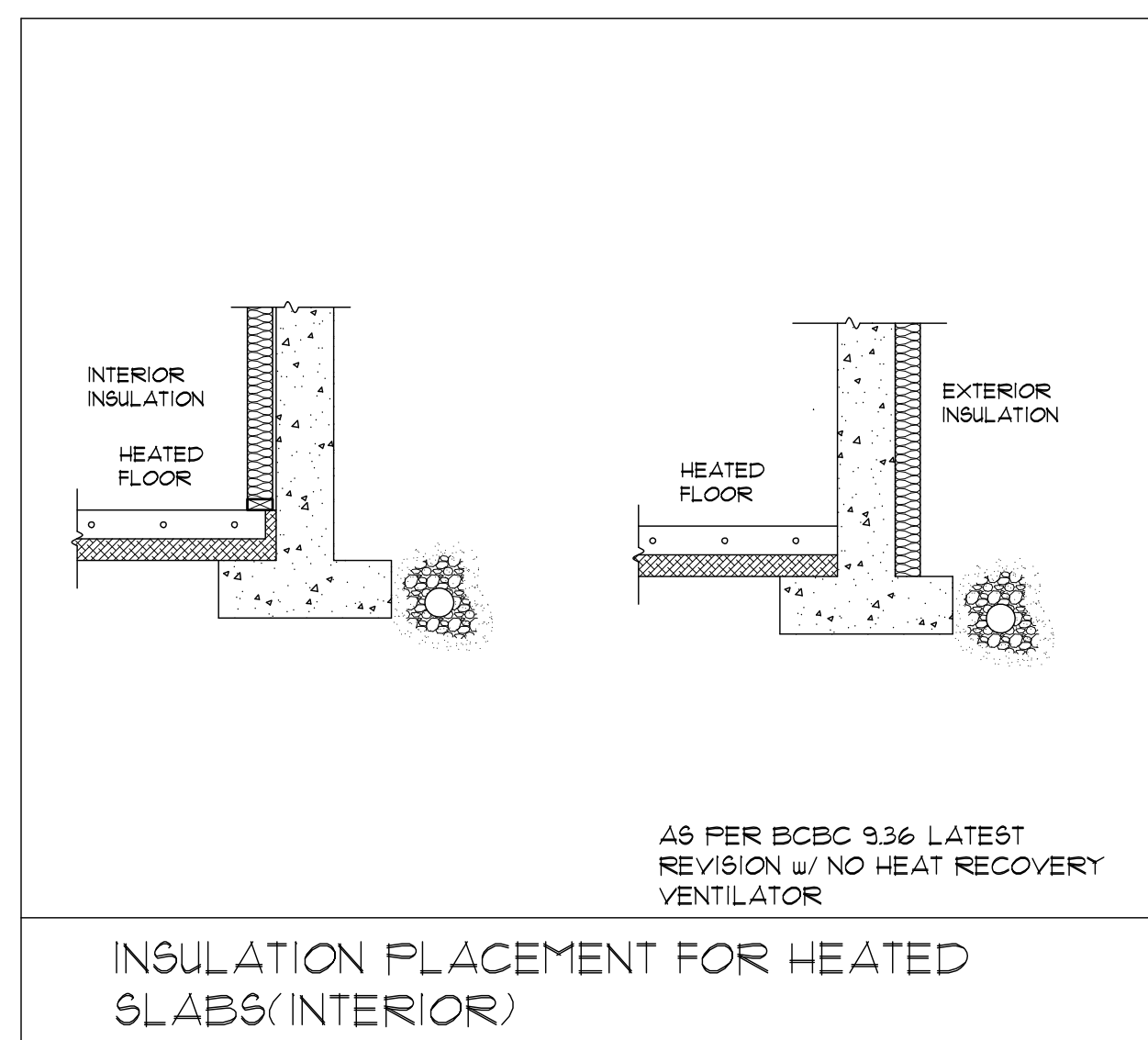


STAIR LANDING SUPPORT



MECHANICAL PIPING IN EXTERIOR WALLS

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



INSULATION PLACEMENT FOR HEATED SLABS (INTERIOR)

REVISIONS:

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

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PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:
LOT 3 - 24850 106 AVENUE,
MAPLE RIDGE, B.C.

DRAWING TITLE:
DETAILS

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

DRAWING NO:
A-8