GENERAL NOTES

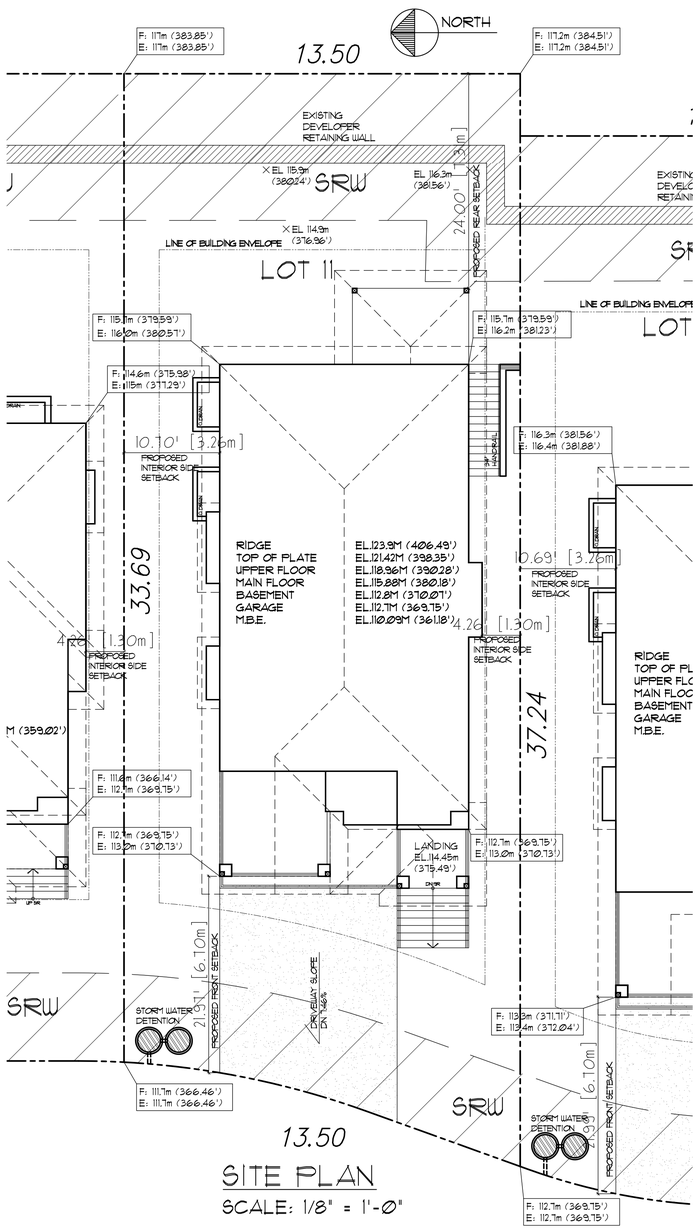
1. ALL WORK AND MATERIALS TO CONFORM TO STANDARDS AND REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C.) 2018.
2. ALL DRAWINGS MUST BE APPROVED BY CITY/MUNICIPAL AUTHORITIES HAVING JURISDICTION AND HAVE APPLICABLE PERMITS ISSUED BEFORE STARTING CONSTRUCTION.
3. BUILDER MUST ENSURE THAT ALL 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.
4. 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.
5. TRUSS DESIGN MUST BE COMPLETED BEFORE FORM CONSTRUCTION AND ENLARGED FOOTINGS AS DESIGNED BY STRUCTURAL ENGINEER PURSUANT TO TRUSS POINT LOADS MAY BE REQUIRED.
6. 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.
7. 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.
8. ALL BEAM SIZES TO BE CONFIRMED OR DESIGNED BY PROFESSIONAL ENGINEER.
9. BEAMS WHICH EXCEED SPECIFICATIONS OF THE B.C.B.C. MUST BE CHECKED AND VERIFIED BY A STRUCTURAL ENGINEER BEFORE STARTING CONSTRUCTION.
10. FRAMING MATERIAL TO BE DOUGLAS FIR NO. 2 OR BETTER GRADE (9.3.2.1.), UNLESS NOTED OTHERWISE BY A PROFESSIONAL ENGINEER.
11. ALL LINTELS TO BE MIN. 2-2X10 D.F. NO. 2 UNLESS OTHERWISE NOTED (9.23.13.3.)
12. CONCRETE TO BE MIN. 25 MPA @ 28 DAYS, 100 MM SLUMP UNLESS OTHERWISE DESIGNED BY STRUCTURAL ENGINEER (9.3.1.).
13. 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.
14. ALL FOOTINGS SHALL EXTEND BELOW FROST LEVEL TO SUITABLE BEARING. IF SUITABLE BEARING CANNOT BE OBTAINED A PROFESSIONAL SOILS ENGINEER SHOULD BE CONSULTED.
15. GUARDS SHALL CONFORM TO 9.8.8.
16. ALL EXTERIOR GUARDRAILS TO BE 42" HIGH (36" IF DIFFERENCE IN ELEVATION IS LESS THAN 6 FT.).
17. ALL INTERIOR GUARDRAILS TO BE 36" HIGH.
18. ALL HANDRAILS 31.5" TO 38" HIGH (9.8.7.4.).
19. ALL EXTERIOR DOORS TO BE SOLID CORE AND WEATHER STRIPPED.
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.).
21. PROVIDE VENTILATION FOR THE DUELLING IN ACCORDANCE WITH (9.32.).
22. ROOF ACCESS MIN. 20" X 27.5" (9.19.2.1.). VENTING MIN. 1:300 (9.19.1.2.).
23. SECURITY BLOCKS FOR 2 STUD SPACES BY ALL EXTERIOR DOORS (9.6.8.5.)
24. WATERPROOF BACKING (AQUA BOARDS) TO BE USED FOR ALL BATHTUBS AND SHOWER ENCLOSURES.
25. 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'-5" (1.95M) (9.8.3.4.)

RISE	4.92"-7.87"	(125MM - 200MM)
RUN	10.03" - 13.97"	(255MM - 355MM)

27. 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.
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 9.7.5. 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/(m²K). ALL SKYLIGHTS SHALL HAVE A U FACTOR NO GREATER THAN 2.9 W/(m²K).
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.
31. 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 AREA OF THE 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 CONFORM 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.

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.



SITE PLAN

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

ZONING SUMMARY:

CIVIC ADDRESS:	LOT 11 - 24850 106 AVENUE MAPLE RIDGE, B.C.
LEGAL DESCRIPTION:	LT 11 SEC 11 TWP 12 NWD PL EPS4350
ZONING:	R-1
SITE AREA:	473.67m² (5098.61 SF.)
SITE DIMENSIONS:	13.50m x 37.24m

PRINCIPLE BUIDING:

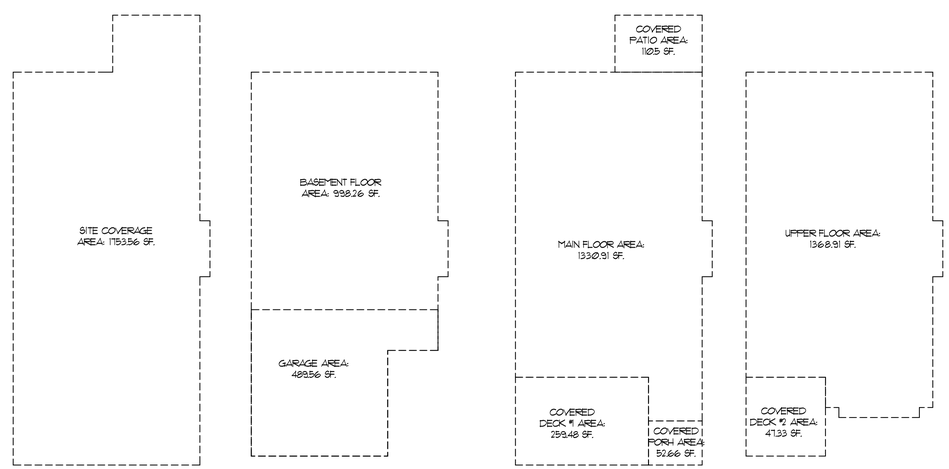
DESCRIPTION:	ALLOWED:	PROPOSED:
SETBACKS		
FRONT YARD:	5.5m (18.04')	6.7m (22.97')
REAR YARD:	6.0m (19.68')	7.31m (24.00')
RIGHT SIDE YARD: (SOUTH)	1.2m (3.93')	1.30m (4.26')
LEFT SIDE YARD: (NORTH)	1.2m (3.93')	3.26m (10.70')
MAX. BUILDING HEIGHT:	9.5m (31.16')	8.46m (27.77')

MAX. SITE COVERAGE(ALL STRUCTURE):

40% 189.47m² (2039.44 SF.) 34.39% 162.91m² (1753.56 SF.)

MAIN HOUSE AREAS:	PROPOSED:
UPPER FLOOR:	1368.91 SF.
MAIN FLOOR:	1330.91 SF.
BASEMENT FLOOR:	938.26 SF.
COVERED PORCH:	52.66 SF.
COVERED DECK #1:	259.48 SF.
COVERED DECK #2:	139.04 SF.
COVERED PATIO:	130 SF.
GARAGE:	489.56 SF.

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



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"

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

1	ISSUED FOR BLDG. PERMIT	04.23.2021

SEL Engineering Limited
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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

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PROJECT TITLE:

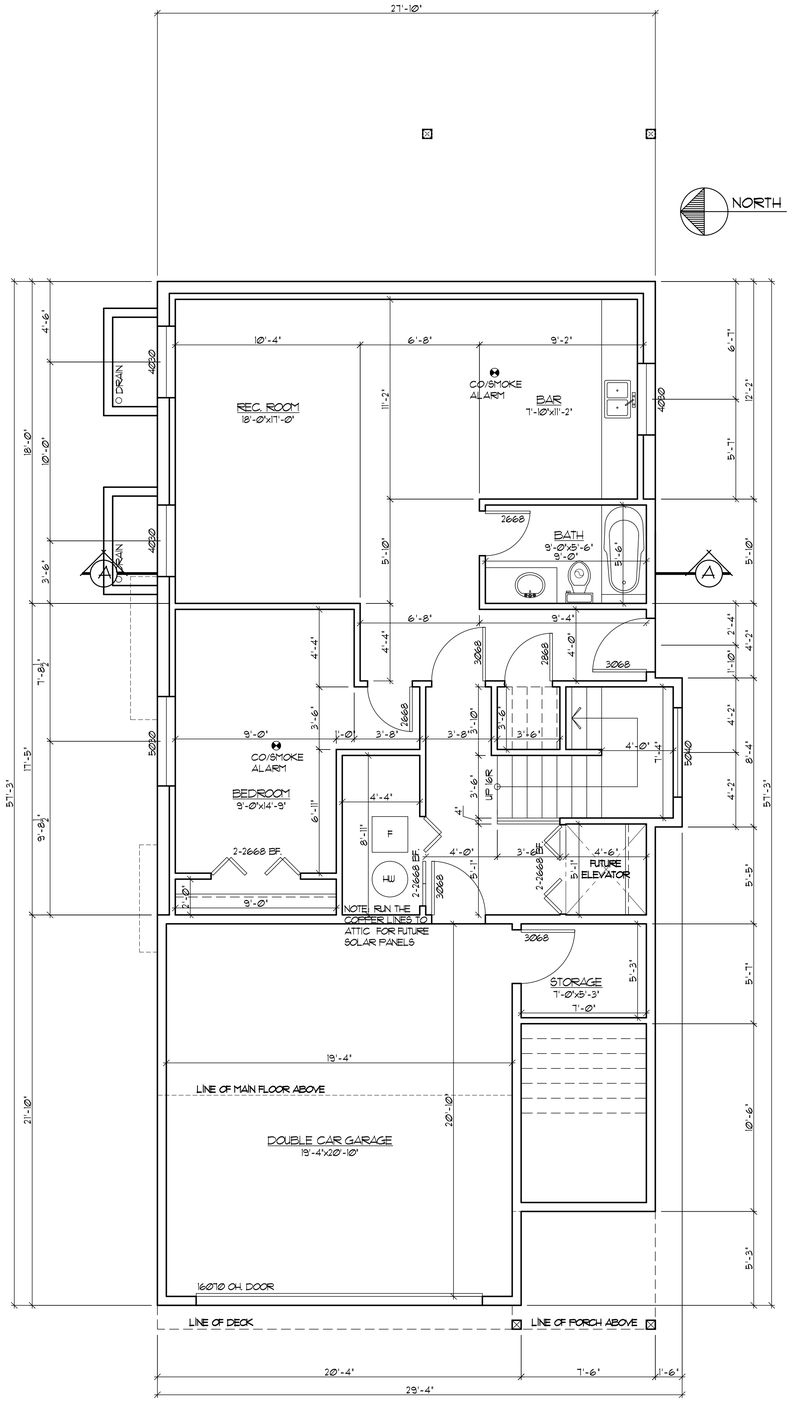
NEW SINGLE FAMILY RESIDENCE AT:

LOT 11 - 24850 106 AVENUE,
MAPLE RIDGE, B.C.

DRAWING TITLE:

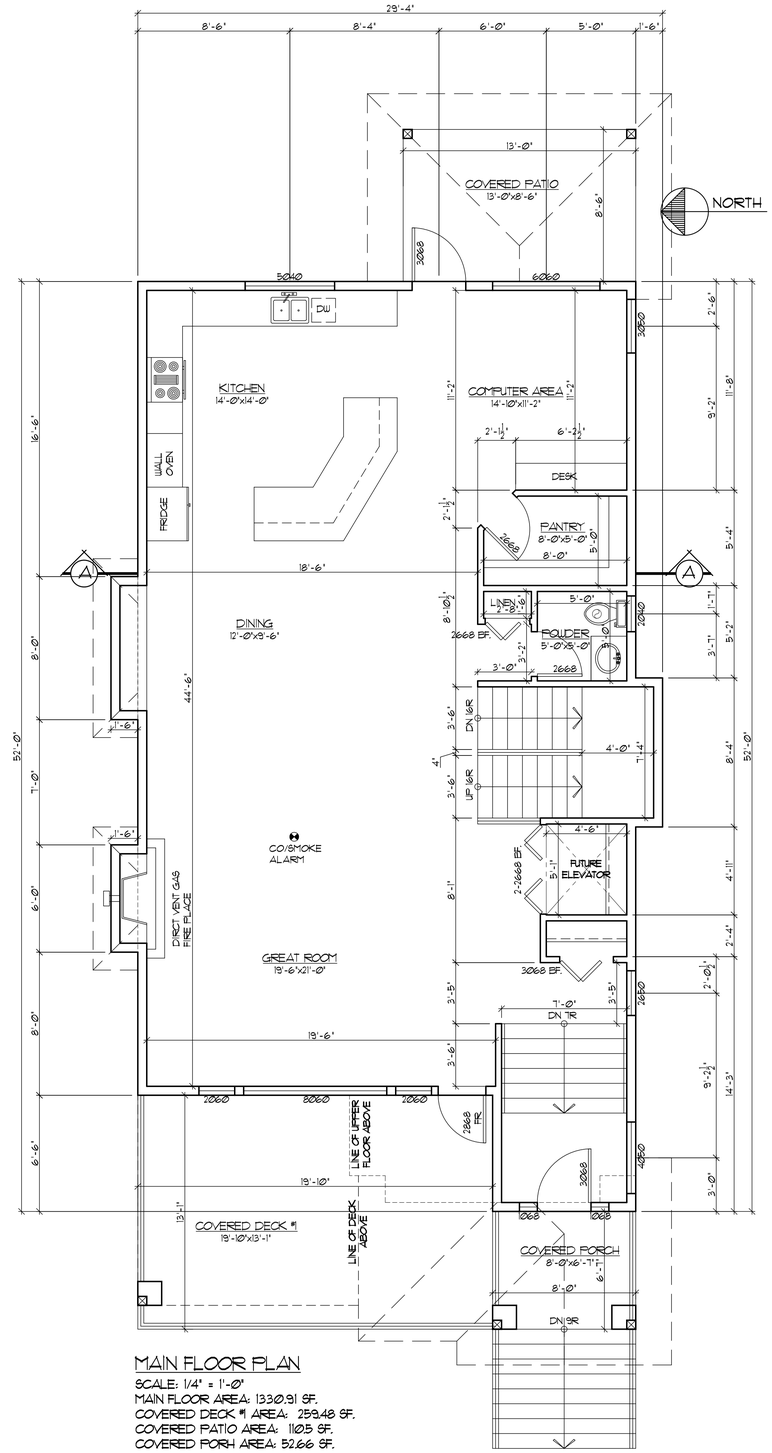
GENERAL NOTES
SITE PLAN
ZONING SUMMARY
KEY PLANS

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C19110-11
DATE:	04.23.2021
SCALE:	AS SHOWN
DRAWING NO:	A-1



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"
BASEMENT FLOOR AREA: 938.26 SF.
GARAGE AREA: 489.56 SF.



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
MAIN FLOOR AREA: 1330.91 SF.
COVERED DECK #1 AREA: 259.48 SF.
COVERED PATIO AREA: 110.5 SF.
COVERED PORH AREA: 52.66 SF.

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

1	ISSUED FOR BLDG. PERMIT	04.23.2021

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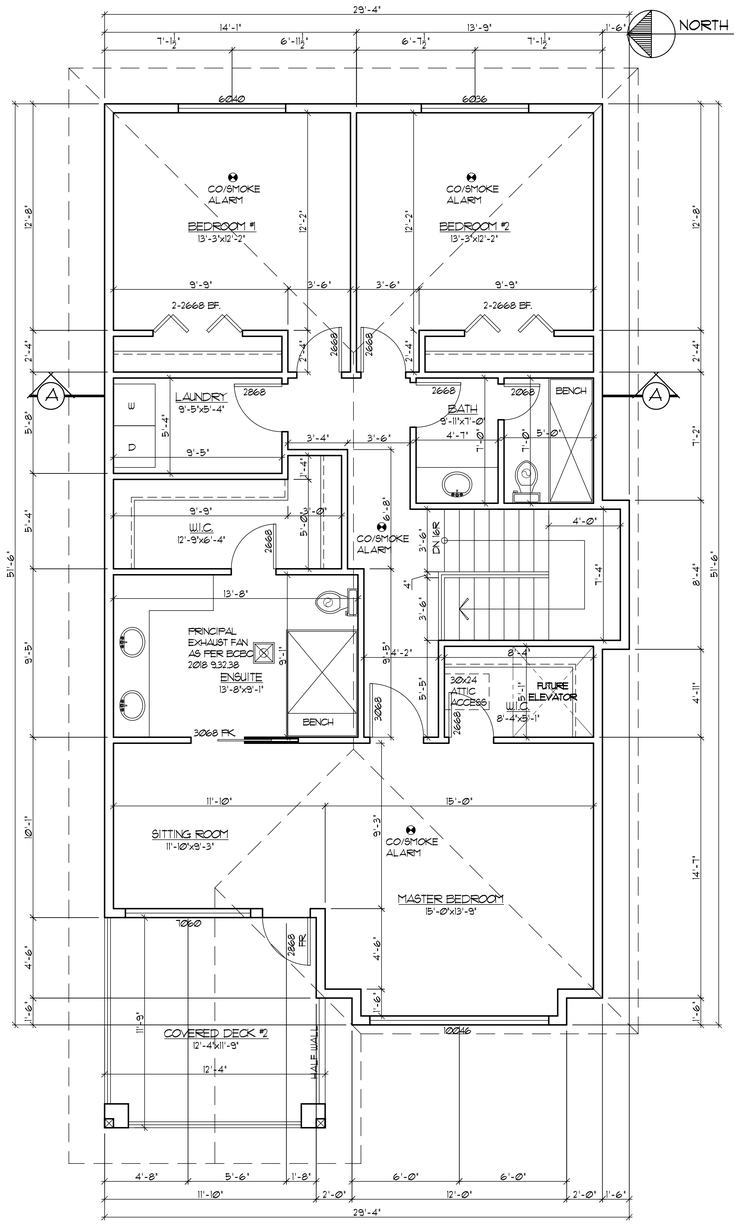
PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:

LOT 11 - 24850 106 AVENUE,
MAPLE RIDGE, B.C.

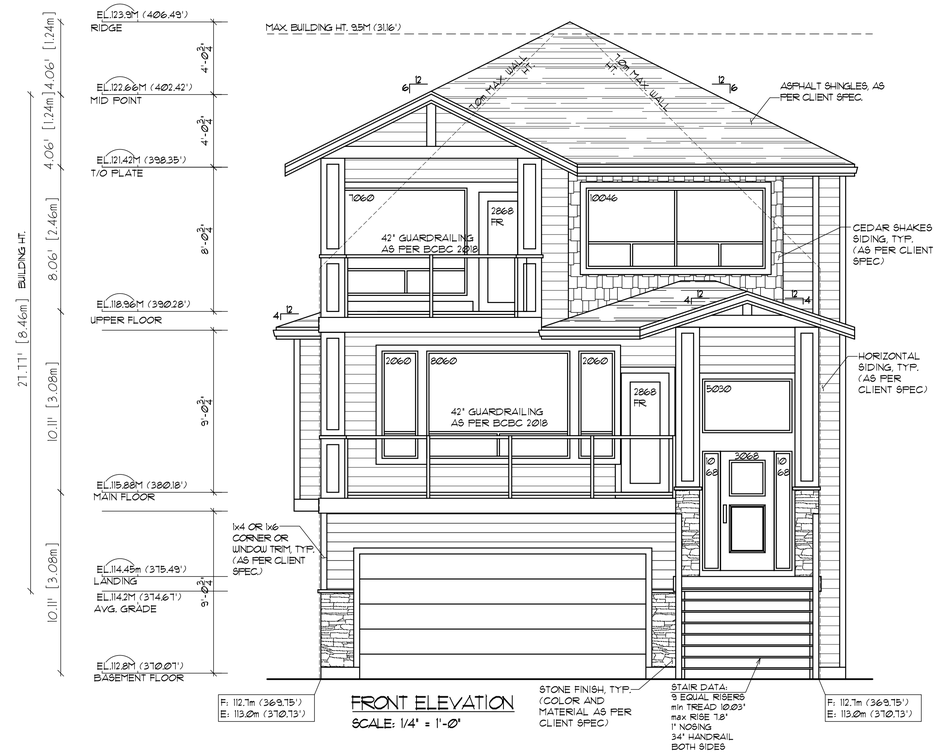
DRAWING TITLE:
BASEMENT FLOOR PLAN
MAIN FLOOR PLAN

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C19110-11
DATE:	04.23.2021
SCALE:	AS SHOWN
DRAWING NO:	A-2



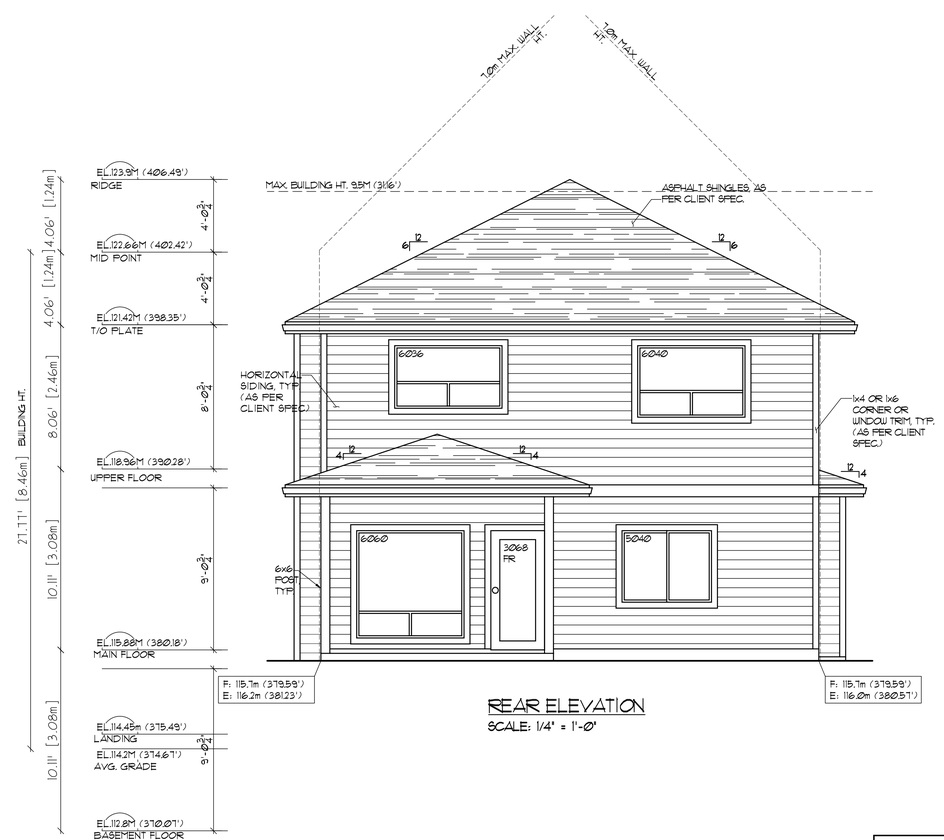
UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"
UPPER FLOOR AREA: 1368.91 SF.
COVERED DECK #2 AREA: 139.04 SF.



FRONT ELEVATION

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



REAR ELEVATION

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

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

1	ISSUED FOR BLDG. PERMIT	04.23.2021

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SEAL:

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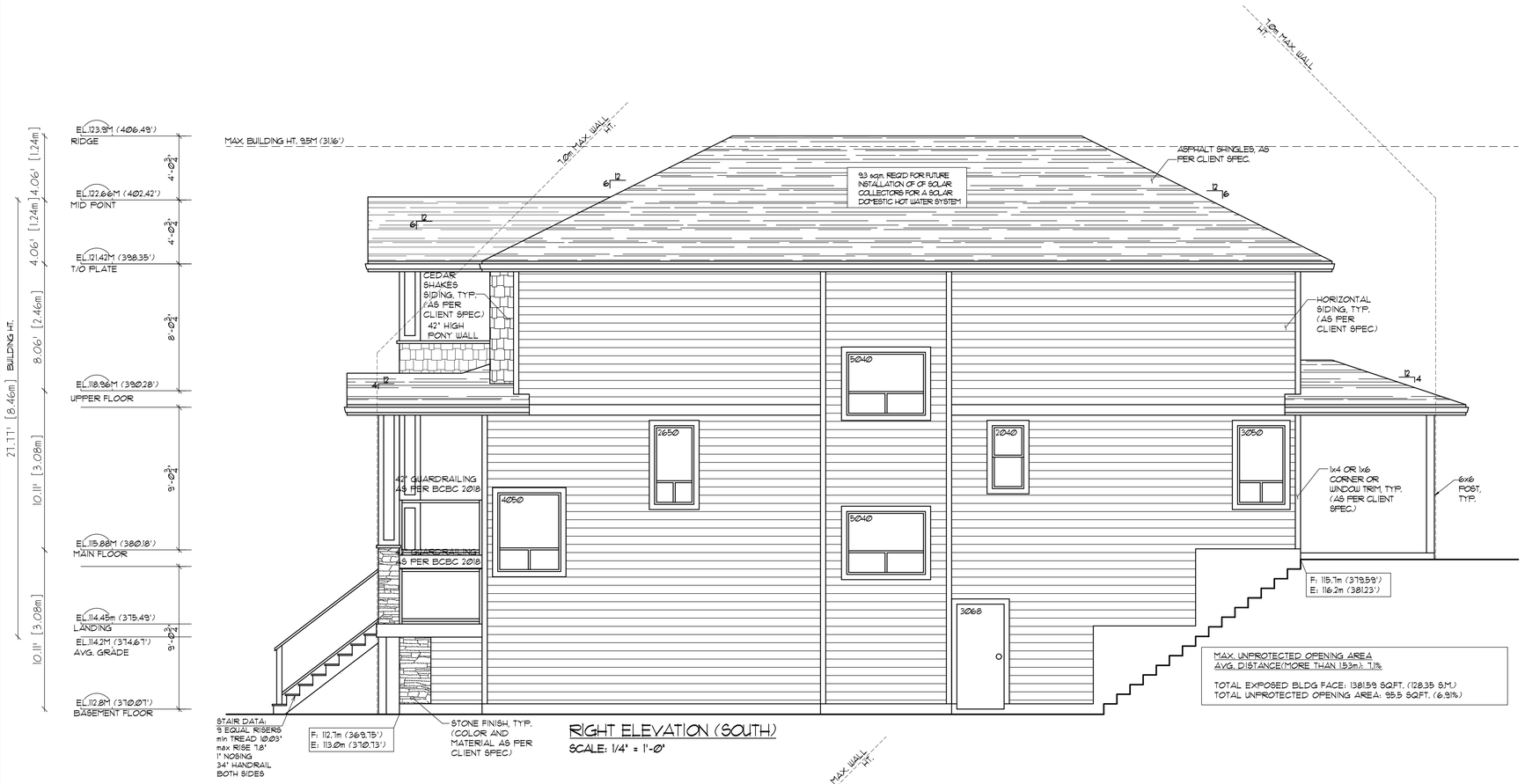
PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:

LOT 11 - 24850 106 AVENUE,
MAPLE RIDGE, B.C.

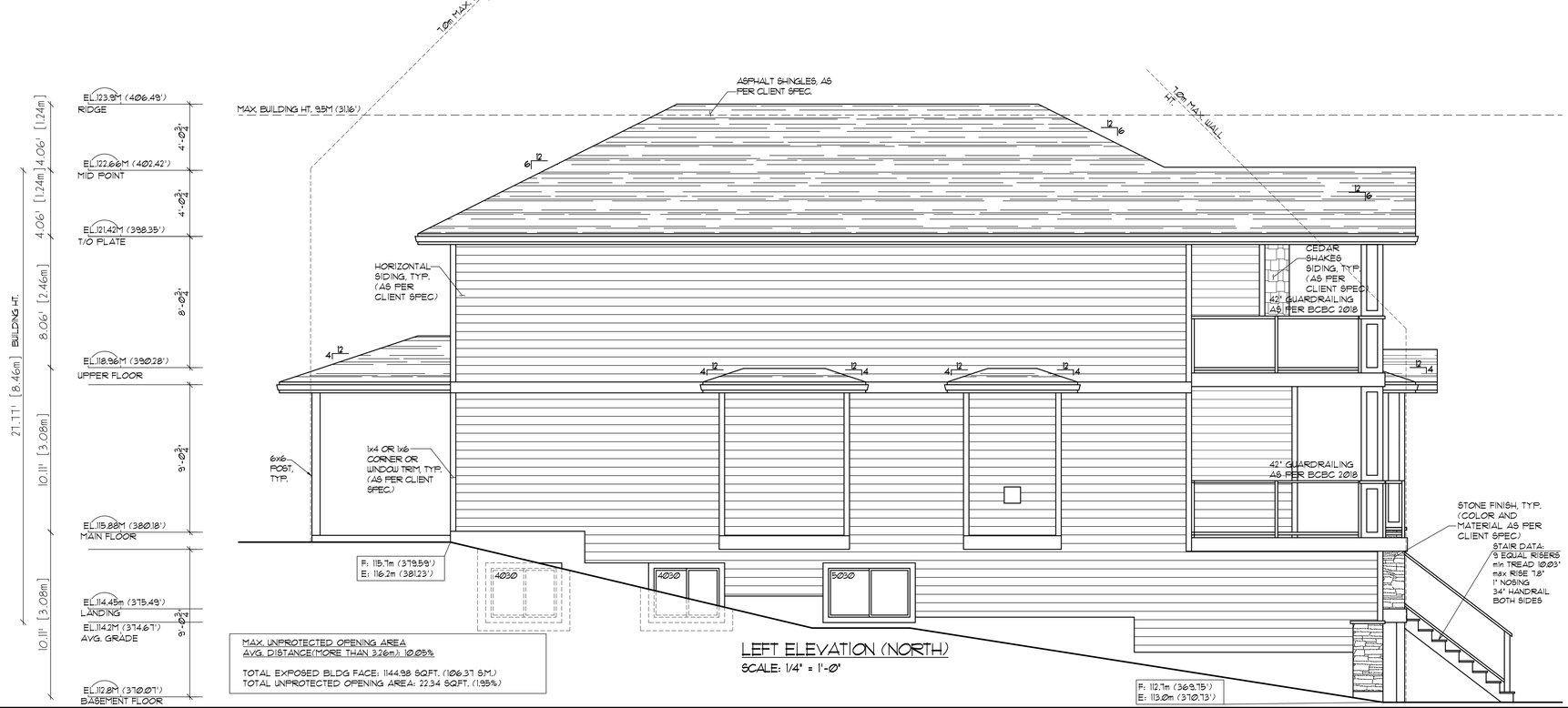
DRAWING TITLE:
UPPER FLOOR PLAN
FRONT ELEVATION
REAR ELEVATION

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C19110-11
DATE:	04.23.2021
SCALE:	AS SHOWN
DRAWING NO:	A-3



RIGHT ELEVATION (SOUTH)

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



LEFT ELEVATION (NORTH)

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

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

1	ISSUED FOR BLDG. PERMIT	04.23.2021

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SEAL:

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PROJECT TITLE:

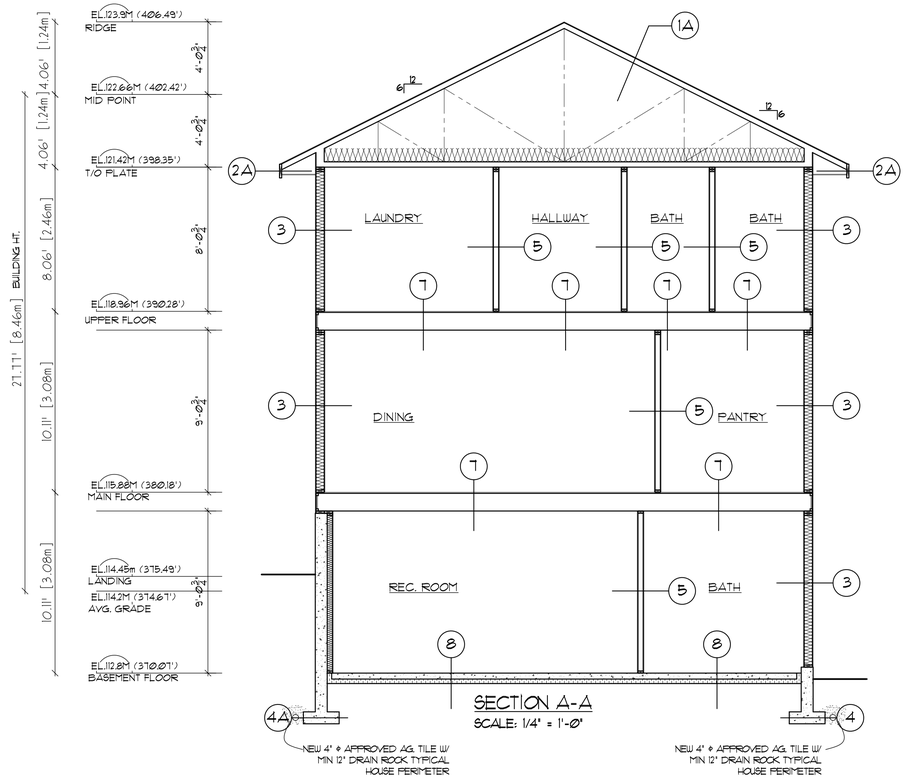
NEW SINGLE FAMILY RESIDENCE AT:

LOT 11 - 24850 106 AVENUE,
MAPLE RIDGE, B.C.

DRAWING TITLE:

LEFT ELEVATION
RIGHT ELEVATION

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C19110-11
DATE:	04.23.2021
SCALE:	AS SHOWN
DRAWING NO:	A-4



SECTION A-A

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

BUILDING SPEC.

1A TYPICAL TRUSS ROOF (CEILINGS BELOW ATTICS:)

	Ef. RSI Value	Ef. R Value:
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	5.72	32.45
1/2" OSB SHEATHING W/H-CLIPS		
#15 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:)

	Ef. RSI Value	Ef. R Value:
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" PLYWOOD SHEATHING	0.14	0.791
BUIDING 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

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:)

	Ef. RSI Value	Ef. R Value:
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		
2x4 STRAPPING @ 24" O.C.	1.80	10.233
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
T/8" T&G PLYWOOD SHEATHING
(GLUED & NAILED)
11.88" DP ENG'D FLOOR
JOISTS @12" OR 16'o/c
GYPSUM WALL BOARD

8 TYPICAL BASEMENT FLOOR (BASEMENT CONC. S.O.G. (UNHEATED):)

	Ef. RSI Value	Ef. R Value:
4" CONCRETE SLAB	0.004	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	11.13

9 TYPICAL GARAGE SLAB

4" CONCRETE SLAB
COMPACT GRANULAR FILL
1 % MIN SLOPE TO ENTRY

10 TYPICAL STAIRS

11" TREAD
10" RUN
7 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 or 2x10 DECK JOISTS @ 12" OR 16" O/C
PERFORATED SOFFIT

BCBC Climate Zone:4
Address:Lot 11 - 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

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

1	ISSUED FOR BLDG. PERMIT	04.23.2021

SEL Engineering Limited
Consulting Engineers

#201, 3003 ST. JOHNS STREET
PORT MOODY, BC V3H 2C4
TELEPHONE: 604.469.3723
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E-MAIL: SEL@SELENG.COM

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

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PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:

LOT 11 - 24850 106 AVENUE,
MAPLE RIDGE, B.C.

DRAWING TITLE:
SECTION A-A

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C19110-11
DATE:	04.23.2021
SCALE:	AS SHOWN

DRAWING NO:

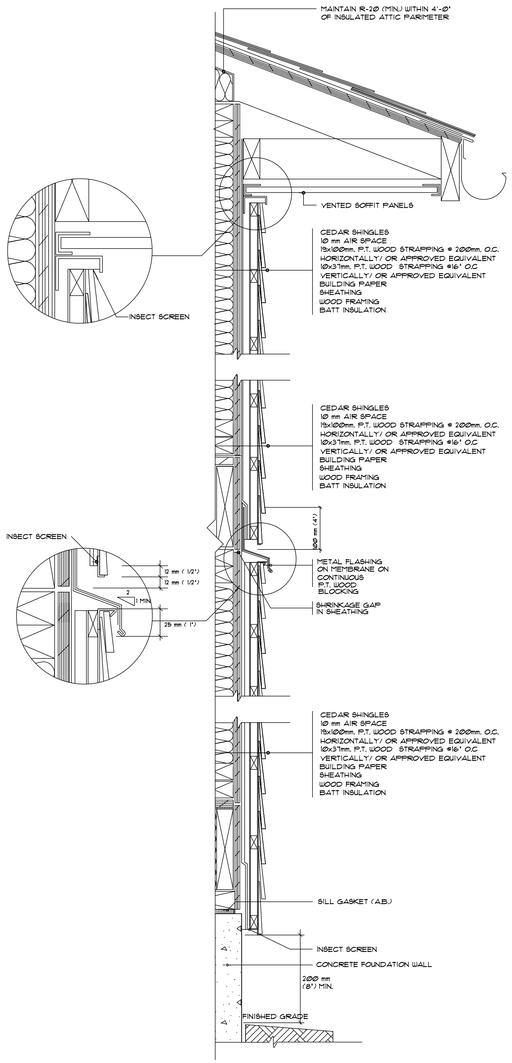
A-5

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.

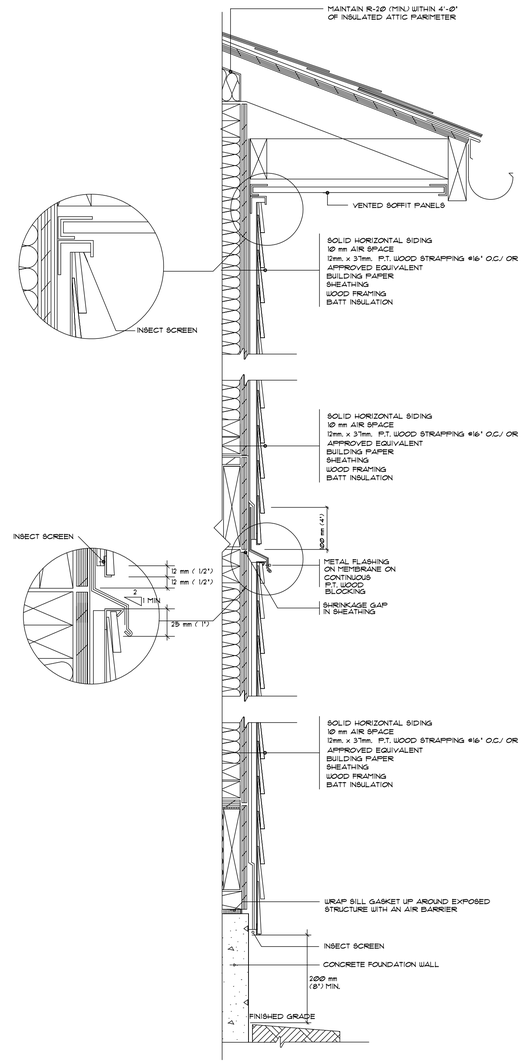
Section 9.27 Cladding
9.27.2-Required Protection from Precipitation
9.27.3-Second Plane of Protection
9.27.4-Caulking
9.27.5-Attachment of Cladding
9.27.7-Wood Shingles and Shakes
9.27.8-Asbestos-Cement Shingles & Sheet

Section 9.25 Heat Transfer, Air Leakage, and Condensation Control

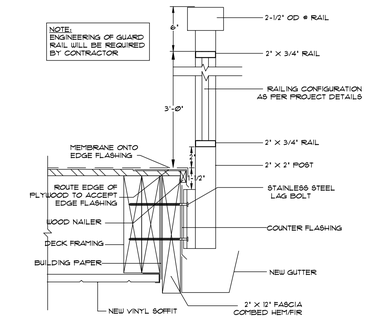
Section 9.23 Wood Frame Construction



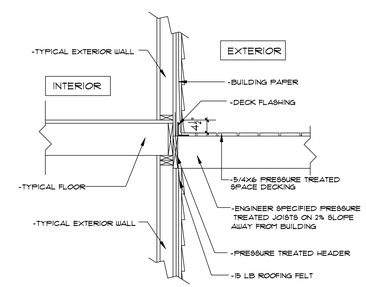
EXTERIOR WALL DETAIL W/
CEDAR WALL SHINGLES



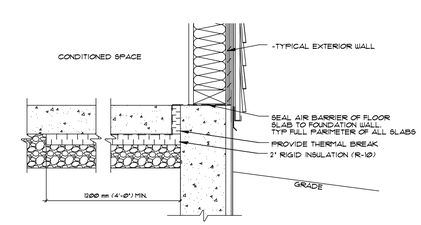
EXTERIOR WALL DETAIL W/
SOLID HORIZONTAL SIDING



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.

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

1	ISSUED FOR BLDG. PERMIT	04.23.2021

SEL Engineering Limited
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SEAL:

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PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:

LOT 11 - 24850 106AVENUE,
MAPLE RIDGE, B.C.

DRAWING TITLE:
DETAILS

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C19110-11
DATE:	04.23.2021
SCALE:	AS SHOWN

DRAWING NO:

A-6

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.

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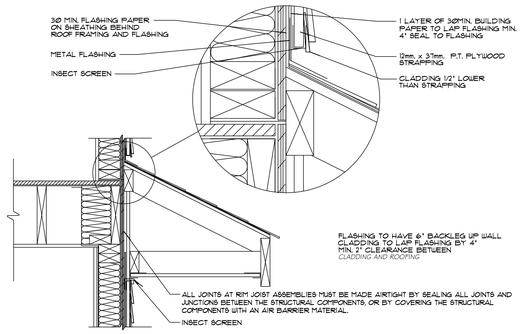
9.27.8-Asbestos-Cement Shingles & Sheet

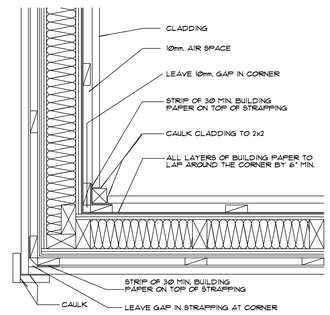
Section 9.25 Heat Transfer, Air Leakage, and Condensation Control

Section 9.23 Wood Frame Construction

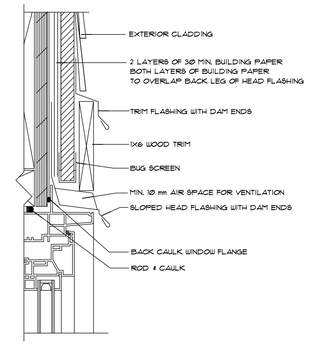
Section 9.36. Energy Efficiency



ROOF TO WALL INTERSECTION DETAIL

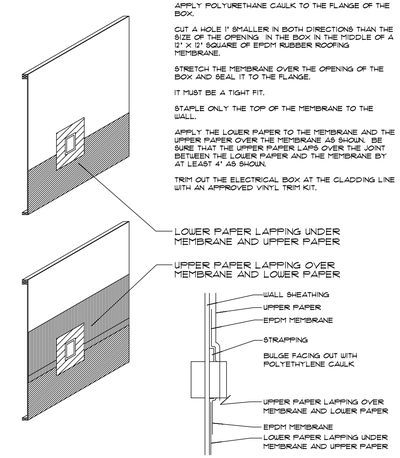


CORNERS DETAIL (IN AND OUT)

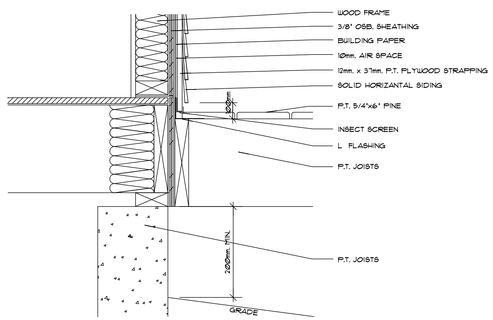


WINDOW HEAD DETAIL

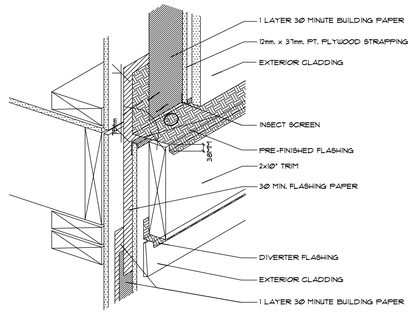
ALL ELECTRICAL BOXES MUST HAVE GASKETS AND FLANGES



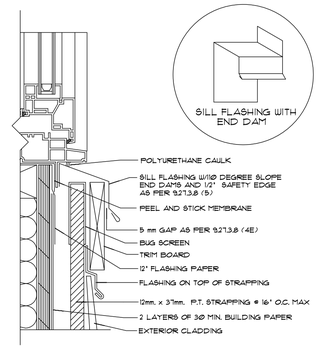
TYP. INSTALLATION OF WALL PENETRATIONS



DRIP DECK DETAIL

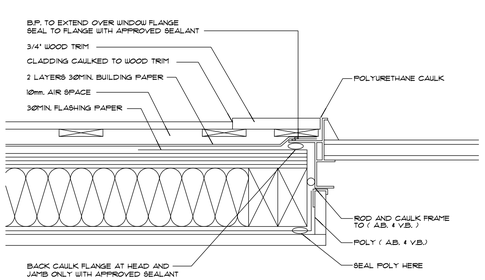


THROUGH WALL FLASHING AND BAND BOARD DETAIL

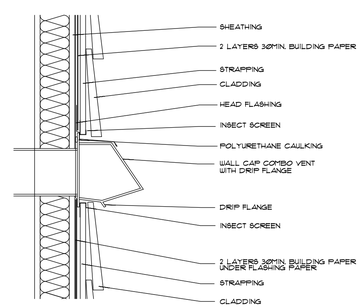


WINDOW SILL DETAIL

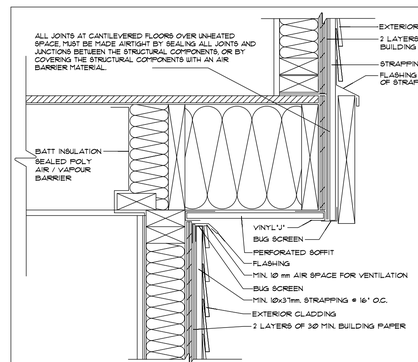
TYPICAL INSTALLATION OF HOSE BIB



WINDOW JAMB WITH 3/4" TRIM (SECTION)



VENT CAP INSTALLATION DETAIL



BOTTOM & TOP OF WALL AT CANTILEVER

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

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Consulting Engineers

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NEW SINGLE FAMILY RESIDENCE AT:

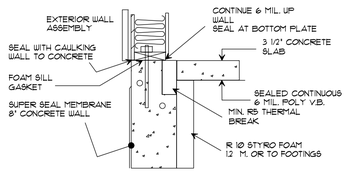
LOT 11 - 24850 106 AVENUE,
MAPLE RIDGE, B.C.

DRAWING TITLE:
DETAILS

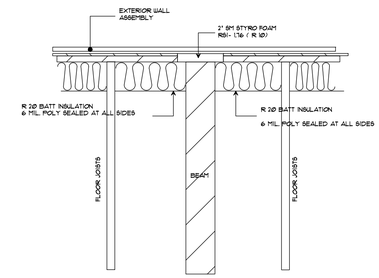
DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C19110-11
DATE:	04.23.2021
SCALE:	AS SHOWN

DRAWING NO:

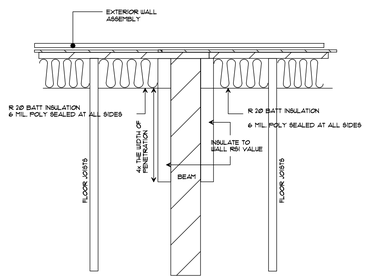
A-7



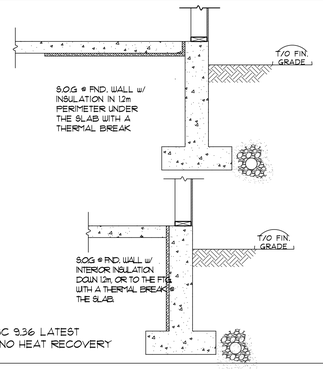
SLAB ON GRADE AT FOUNDATION WALL



BEAM ENTERING EXTERIOR ASSEMBLY

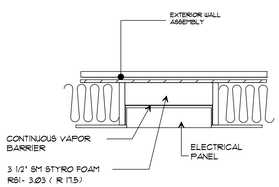


BEAM ENTERING EXTERIOR ASSEMBLY

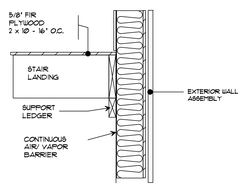


AS PER BCBC 9.36 LATEST REVISION w/ NO HEAT RECOVERY VENTILATOR

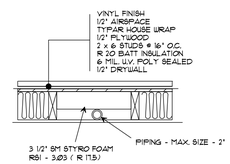
INSULATION OF UNHEATED AND HEATED SLABS ABOVE THE FROST LINE



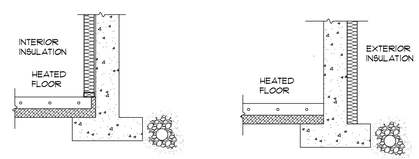
ELECTRICAL PANEL IN EXTERIOR WALL



STAIR LANDING SUPPORT



MECHANICAL PIPING IN EXTERIOR WALLS



AS PER BCBC 9.36 LATEST REVISION w/ NO HEAT RECOVERY VENTILATOR

INSULATION PLACEMENT FOR HEATED SLABS(INTERIOR)

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.

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

1	ISSUED FOR BLDG. PERMIT	04.23.2021

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DRAWING TITLE:
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CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C19110-11
DATE:	04.23.2021
SCALE:	AS SHOWN
DRAWING NO:	A-8