GENERAL NOTES

- ALL WORK AND MATERIALS TO CONFORM TO STANDARDS AND REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C.) 2024.
- 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 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 ENGINEER (9.3.1.).
- FOUNDATION WALLS NOT LATERALLY SUPPORTED HIGHER THAN 4'-@' 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 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 31.5" TO 38" HIGH (9.8.7.4.).
- 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 (3.10.18.)
- PROVIDE VENTILATION FOR THE DWELLING IN ACCORDANCE WITH (9.32).
- ROOF ACCESS MIN. 20" × 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.). 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.
- 6. 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) RISE 10.03" - 13.97" (255MM - 355MM) RUN
- BUILDINGS WITH ATTACHED GARAGE ALL WALLS AND CEILING SEPARATING ATTACHED GARAGE AND DWELLING MUST BE INSULATED, BE AIR TIGHT, HAVE TWO LAYERS OF DRYIJALL STAGGERED JOISTS ON THE GARAGE SIDE AS A GAS BARRIER. DOORS SEPARATING GARAGE AND DWELLING MUST BE SOLID CORE, WEATHER STRIPPED AND WITH SELF-CLOSING DEVICES.
- WINDOWS AND SKYLIGHTS ALL WINDOWS SHALL CONFORM TO WINDOW STANDARDS AS PER 9.1.2. AND GLASS STANDARDS AS PER 9.1.3. SKYLIGHTS SHALL CONFORM TO STANDARDS AS PER 9.1.1. WINDOWS LOCATED WITHIN 3 FT OF EXTERIOR DOOR LOCKS SHALL HAVE SAFETY GLASS, WIRED GLASS OR TEMPERED ASS. ALL WINDOWS AND DOORS SHALL HAVE A U FACTOR NO GREATER THAN 1.8 W/(mxK). ALL SKYLIGHTS SHALL HAVE U FACTOR NO GREATER THAN 2.9 W/(mxK
- 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. 32. MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS
- PLACED WITHIN AND PARALLEL TO AN EXTERIOR WALL ARE REQUIRED TO BE INSULATED TO THE EFFECTIVE THERMAL REGISTANCE REQUIRED FOR THE WALL AT THE PROJECTED AREA OF THE SYSTEM COMPONE
- 3. 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. 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.

GENERAL NOTES:

- CONSTRUCTION SHALL COMPLY WITH THE 2024 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/OUNER TO BUILD IN STRICT CONFORMANCE WITH CONTRACT DRAWINGS AND DOCUMENTS.
- 2. DESIGN LOADS ARE AS FOLLOWS: LIVE LOAD (PSF) DEAD LOAD (PSF) A) ROOF Ss = 50.13 PSF, Sr = 4.18 PSF
- B) FLOOR 100 C) WIND q50 = 10,08 PSF (0,48 KPa) q10 = 7.52 PSF (0.36 KPa) D) SEISMIC Sa(02) = 0.986, Sa(05) = 0.658, Sa(10) = 0.326, Sa(20) = 0.17, PGA = 0.488
- Rd= 3.0 (Nailed Shear Wall-Wood Based panels), Ro= 1.7 (Nailed Shear Wall-Wood Based panels), Fa = 1.3(stiff soil), Fv= 1.2, Site Classfication: "D" 3. READ STRUCTURAL DOCUMENTS IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND DOCUMENTS,
- 4. UNLESS NOTED OTHERWISE IN THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER, DO NOT INSTALL OPENINGS, SET INSERTS, DRILL OR ATTACH
- 5. 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 REINFORCING STEEL TIMBER OR STEEL FRAMING, PLYWOOD WALLS, ROOF-----B) BEFORE COVER-UP
- 1. PLEASE MAKE SURE THAT ALL WORK TO BE INSPECTED IS COMPLETED PRIOR TO CALLING INSPECTION. 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
- THE CONTRACTOR/OWNER 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:

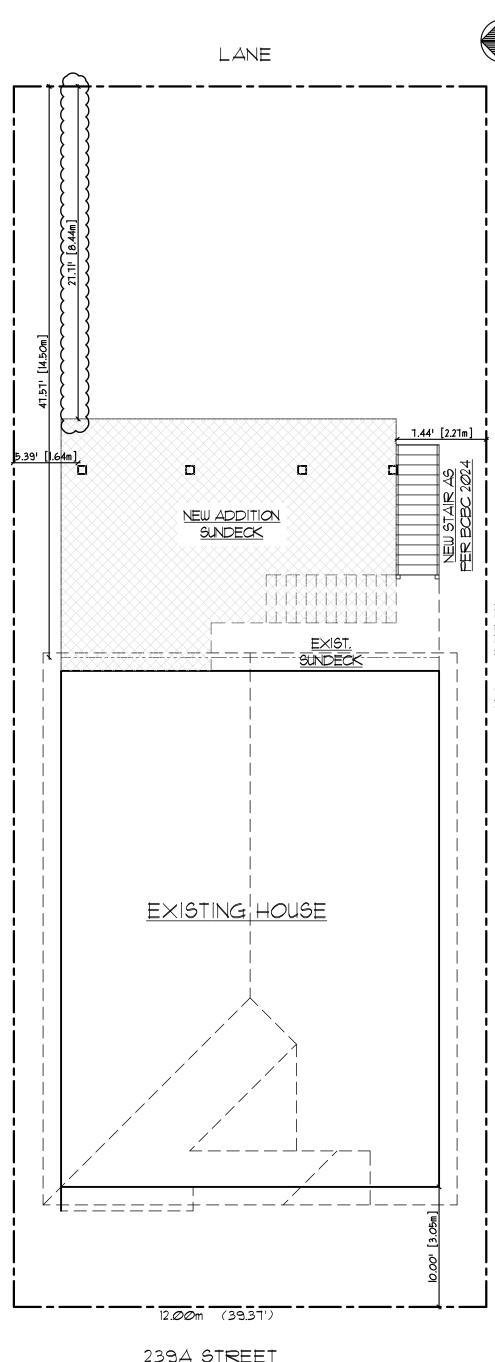
- 1. PREPARE FOR CONSTRUCTION OF FOUNDATIONS BASED UPON GEOTECHNICAL REPORT BY:
- GEOPACIFIC LTD, DATED NOV 22, 2023.
- 2. ALL FILL MATERIAL(S) AS PER REQUIREMENTS OF A PROFESSIONAL (GEOTECHNICAL) ENGINEER'S INSTRUCTION(S). 3. EXECUTION: REMOVE TOPSOIL AND OTHER ORGANIC MATERIAL FROM BUILDING AREA. EXTEND ALL FOUNDATIONS TO FIRM, UNDISTURBED, INORGANIC NATIVE SOIL, OR TO A MINIMUM 18" BELOW GRADE, OR
- B) 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. E)
- CONCRETE: PROVIDE CONCRETE AND PERFORM WORK TO CGA 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. C) ADMIXTURES - AIR-ENTRAINING TO CSA STANDARD A2664-MT8 AND WATER-REDUCING TO ASTM C494-TYPE A. D) ANCHOR BOLTS TO ASTM A307, USE 5/8'? AT MAX. OF 32' O.C., UN.O.

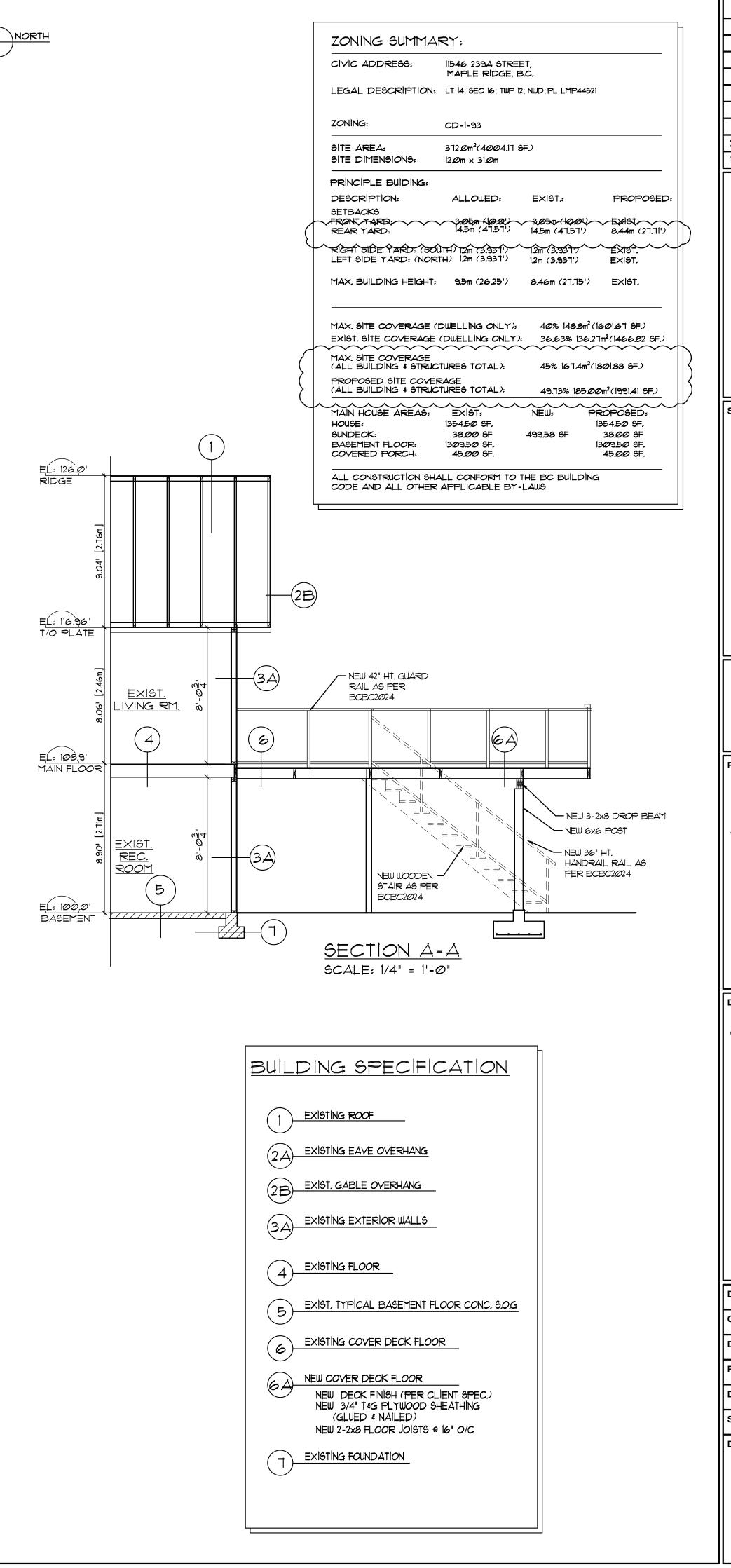
| MIX DESIGN - | 28-DAY | MAX. | MAX. | EXPOSURE | PERCENT |
|-----------------------------|----------|-----------|-------|----------|---------|
| DESCRIPTION | STRENGTH | AGGREGATE | SLUMP | CLASS | OF AIR |
| FOOTING | 25 MPa | 3/4" | 3' | С | 3 TO 6 |
| ND, WALL & SLAB | 25 MPa | 3/4" | 3' | С | 4 TO T |
| GARAGE SLAB 4 EXT. STEPS | 32 MPa | 3/4" | 3' | С | 4 TO 7 |

- 3. EXECUTION: MIX AND PLACE CONRETE TO COA 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 MATERIAL AND CORNERS OF FORM PROVIDE CLEAR CONCRETE COVER OVER REBAR AS FOLLOWS, UNLESS NOTED OTHERWISE -D)
- POURED AGAINST EXPOSED EARTH------FORMED SURFACES EXPOSED TO EARTH AND WEATHER
- OTHER FORMED SURFACES-----MINIMUM SPLICE LENGTH IS AS FOLLOWS, UNLESS NOTED OTHERWISE -
- BAR SIZE 10M 14"
- AP LENGTH CONTROL JOINTS - SLAB-ON-GRADE REQUIRES I' DEEP PREFORMED OR SAUCUT JOINT AT 20'-0" MAXIMUM SPACING IN BOTH DIRECTIONS, SAUCUT 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 2024 BRITISH COLUMBIA BUILDING CODE, AND CAN/CSA-086,1-M95
- PRODUCTS: 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.
- LUMBER GRADE TO BE NO. 2 S-P-F FOR ALL MEMBERS DETAILED ON STRUCTURAL DRAWINGS INCLUDING JOISTS, B) STUDS, LEDGERS AND BLOCKINGS. USE NO. 1 GRADE FOR POSTS. USE NO. 2 GRADE D.FIR-L FOR PLATES. PLYWOOD - DOUGLAS FIR SHEATHING GRADE TO CSA STANDARD 0121-MI918, EXTERIOR GRADE FOR ROOF, TONGUE-C) AND-GROOVE FOR FLOORS.
- JOISTS AND BEAM HANGERS, METAL FASTENERS AND FRAMING ANCHORS PROPERLY TESTED IN ACCORDANCE WITH D) ICBO CRITERIA AND ANALYZED TO EVALUATE LOAD CAPACITIES. 3. EXECUTION:
- 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' OC. MAX. E) 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
- FOUNDATION. All walls are to be 2x4 studs @ 16" o/c. UN.O.

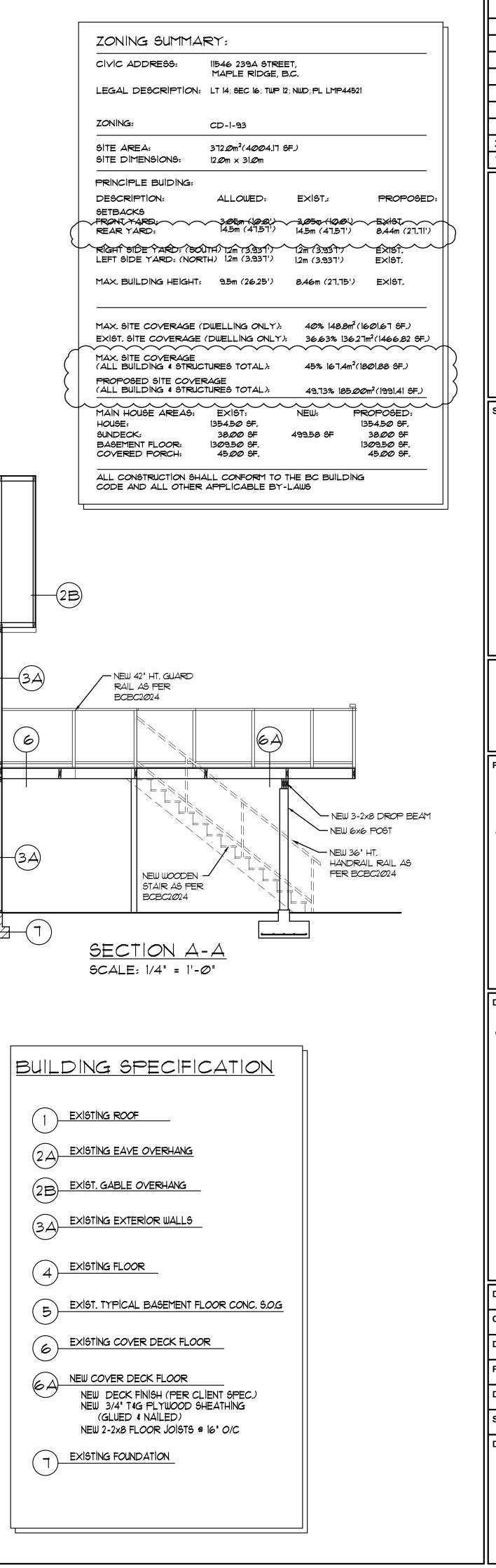
MAX W/C RATIO Ø.55 Ø.55

1-1/2" 3/4'









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| 1 | ISSUED FOR | R BLDG. PERMIT | 12.16.2024 | | |
| SEL Spine Sel Spine Sensiting Engineers Port soos St. Johns Street Port Moody, BC V3H 2C4 Elephone: 604.469.3101 Elephone: 604.469.3101 E-Mail: Sel Selenacom Seal: | | | | | |
| EGBC PERMIT TO PRACTICE NUMBER: 1003524 | | | | | |
| THIS PLAN AND DESIGN ARE, AND AT ALL TIMES, THE EXCLUSIVE PROPERTY OF SEL ENGINEERING LIMITED, REPRODUCTION OR USE WITHOUT WRITTEN 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: PROPOSED NEW SUNDECK ADDITION AT: | | | | | |
| | 546 239A APLE RID | • | | | |
| DRAWING TITLE: SITE PLAN / SECTION AND GENERAL NOTES AND STRUCTURAL GENERAI NOTES | | | | | |
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