

GENERAL

THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. THEY DO NOT SHOW COMPONENTS THAT MAY BE REQUIRED FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE DURING CONSTRUCTION.

THIS SET OF DRAWINGS HAS BEEN COMPLETED IN ACCORDANCE WITH PART 9 OF THE BC BUILDING CODE 2006.

ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE BC BUILDING CODE 2006, ALL REFERENCED CODES AND LOCAL BY-LAWS

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL & OTHER PROJECT DRAWINGS. REPORT ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

REFER TO ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS AND ALLOW FOR ITEMS NOT SHOWN ON THESE DRAWINGS.

DESIGN LOADS ARE TO BE IN ACCORDANCE WITH THE BC BUILDING CODE 2006 AND NBC SUPPLEMENT OR AS SHOWN ON THESE DRAWINGS.

SEISMIC DATA WIND
 - -
 - -
 - -

SNOW LOAD
 S_s= 21.6 S_r=0.9 S = 12.8 KPA

INSPECTIONS

THE FOLLOWING INSPECTIONS ARE TO BE CONSIDERED THE MINIMUM NUMBER OF STRUCTURAL INSPECTIONS REQUIRED FOR THIS PROJECT. ADDITIONAL INSPECTIONS MAY BE REQUIRED FOR THIS PROJECT AND THIS WILL BE DETERMINED AT THE INITIAL SITE MEETING

THE ENGINEER REQUIRES A MINIMUM 48 HOURS (2 WORKING DAY) ADVANCE NOTICE

IF THE ENGINEER IS NOT GIVEN THE OPPORTUNITY OF CONDUCTING THE REQUIRED INSPECTIONS, FINAL CERTIFICATION WILL NOT BE POSSIBLE

FOUNDATION - AFTER EXCAVATION AND PRIOR TO PLACING FORMS
 CONCRETE - REINFORCING STEEL INSPECTIONS PRIOR TO POURING AND FOOTINGS -REINF. TIED IN PLACE
 WALLS -REINF. TIED AND PRIOR TO FORMS BUTTONED-UP
 SLAB ON GRADE - REINF. IN IT'S FINAL POSITION WITH CHAIRS IN PLACE AND REINF. TIED

STEEL - FRAMING MUST BE INSPECTED WHEN MEMBERS ARE IN THERE FINAL POSITION WITH ALL WELDS AND BOLTS COMPLETE

TIMBER - FRAMING MUST BE INSPECTED WHEN MEMBERS ARE IN THERE FINAL POSITION WITH ALL BOLTS NAILS AND METAL ANCHORS COMPLETE

FOUNDATIONS

FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL PRESSURE OF 3000 PSF AND SHALL BE PLACED ON UNDISTURBED NATIVE DENSE SOIL. BEARING CAPACITY SHALL BE CONFIRMED ON SITE.

FILL INSIDE THE BUILDING PERIMETER SHALL BE 4" MINUS PIT RUN SAND AND GRAVEL TO WITHIN 6" FROM UNERSIDE SLAB. THE REMAINING 6" SHALL BE 1" MINUS FREE DRAINING SAND OR GRAVEL

ALL FILL SHALL BE COMPACTED IN 12" LOOSE LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

NO FILL SHALL BE PLACED ON EXISTING FILL WITHOUT THE ENGINEERS APPROVAL. ALL ORGANIC MATERIAL SHALL BE REMOVED PRIOR TO PLACING GRANULAR FILL.

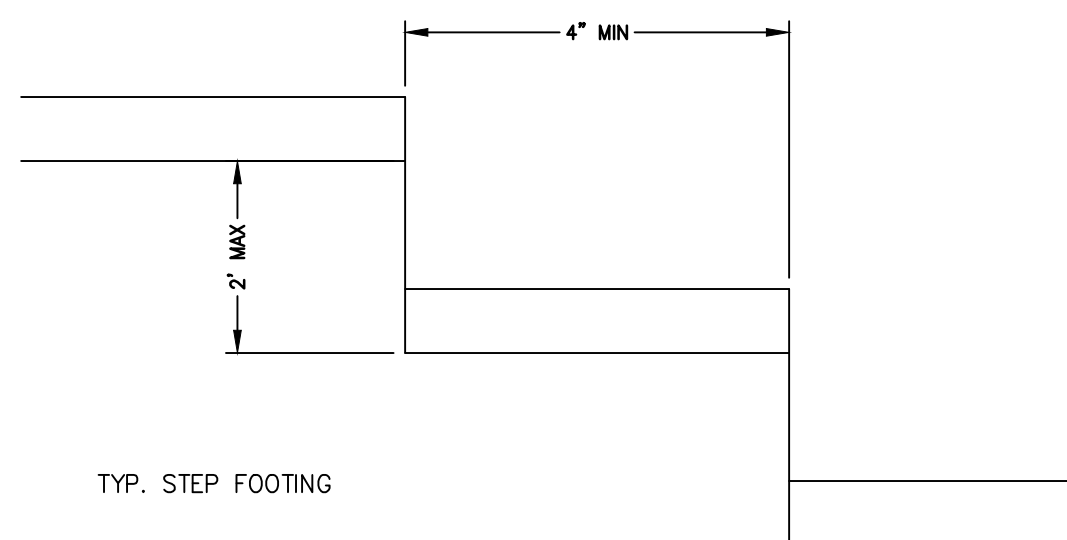
SHORING AND TEMPORARY CONSTRUCTION EXCAVATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. WHERE REQUIRED EXCAVATION CUTS SHALL BE REVIEWED BY A GEOTECHNICAL ENGINEER RETAINED BY THE CONTRACTOR

PROTECT BEARING SURFACES FROM CONSTRUCTION TRAFFIC & WATER INFILTRATION

CENTER FOOTINGS UNDER COLUMNS AND WALLS UNLESS NOTED OTHERWISE

REFER TO GEOTECHNICAL REPORT BY LEWKOWITZ ENGINEERING

THE EXCAVATING CONTRACTOR SHALL MAKE ALLOWANCE FOR STRIPPING ALL ORGANIC AND LOOSE MATERIAL FROM WITHIN THE BUILDING PERIMETER AND EXTERIOR SLABS ON GRADE. BEARING SURFACES SHALL BE STRIPPED TO EXPOSE NOTED BEARING SURFACE IN THE SOILS REPORT. DEPTH TO BEARING SHALL BE INTERPRETTED FROM THE SOILS REPORT NOTED ABOVE.



CONCRETE

ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF CAN3 A23.1-00

CONCRETE MIXES SHALL BE AS FOLLOWS:

	SLAB ON GRADE	FOUND WALL	COLUMNS & PIERS	FOOT ING	SLAB ON GRADE EXT.
STRENGTH @ 28 DAYS MPA	30	25	30	20	32
EXPOSURE CLASS	N	F-2	F-2	N	C-2
MAX AGG SIZE	20	20	20	25	20
MAX SLUMP MM	75	75	75	100	50
AIR CONTENT	1-4	4-7	4-7	4-7	5-8

REINF. SHALL BE DEFORMED BAR CONFORMING TO THE FOLLOWING STANDARDS: CSA G30.12M92 (R2002) GRADE 400 FOR 10M BAR AND LARGER

EXCEPT WHERE NOTED OTHERWISE ALL REINF SHALL HAVE CLEAR COVER AS FOLLOWS:
 SURFACES PLACED IN CONTACT WITH THE GROUND 3"
 FORMED SURFACES EXPOSED TO GROUND OR WEATHER 2"
 WALLS 1 3/4"

ALL REINF TO BE TIED SECURELY TO PREVENT DISPLACEMENT

UNLESS NOTED OTHERWISE LAP LENGTHS FOR REINF SHALL BE:
 10M - 16"
 15M - 26"
 20M - 36"
 25M - 44"

NO SPLICES ARE PERMITTED WITHOUT THE ENGINEERS APPROVAL WHERE THE LENGTHS OF BARS HAS BE GIVEN ON THE DRAWINGS

WHERE CONCRETE SURFACES ARE TO BE EXPOSED ONLY NON-CORROSIVE TYPE REINF. CHAIRS SHALL BE USED TO SUPPORT REINF.

DOWELS ARE TO BE PLACED PRIOR TO POURING CONCRETE. WET DOWELLING IS NOT PERMITTED

CHAMFER ALL EXPOSED EDGES 3/4" UNLESS OTHERWISE NOTED. REVEALS TO EXPOSE CONCRETE REFER TO ARCHITECTURAL DRAWINGS.

MINIMUM REINF. AROUND OPENINGS LARGER THEN 200MM
 1-15M X 48" DIAGONAL AT EACH CORNER
 2-15M EACH SIDE, TOP AND BOTTOM AND EXTEND ALL BARS 600MM PAST OPENING OR TO SUPPORTS.

CONCRETE FINISHES TO BE IN ACCORDANCE WITH THE FOLLOWING:

SLABS - POWER TROWEL AND PREPARE FOR ARCH. FINISH
 WALLS - FILL ALL DEFECTS & SNAP TIE DEPRESSIONS & APPLY DAMP PROOF MEMBRANE TO EXTERIOR OF ALL WALLS BELOW GRADE
 COLUMNS & PIERS - FILL ALL DEFECTS & SNAP TIES DEPRESSIONS
 SLAB ON GRADE - SEE ARCHITECTURAL
 GROUT 50 MPA NON SHRINK EPOXY WHERE SPECIFIED

CONCRETE TESTING TO CAN3 A23.1-00 & A23.2-00
 SUBMIT A MIX DESIGN, FOR EACH CLASSIFICATION OF CONCRETE SPECIFIED ABOVE, TO THE ENGINEER 5 DAYS PRIOR TO PLACING ANY CONCRETE
 A MINIMUM OF 3 CYLINDERS SHALL BE CAST FOR EACH 100 CUBIC METERS OR EACH DAYS POUR WHICH EVER IS LESS. SEND COPIES OF TESTS TO THE THE ENGINEER FOR REVIEW. COST OF TESTING BY OWNER.

ALL 10M TIES SPECIFIED ON THE DRAWINGS SHALL BE CLOSED WITH 135 DEG HOOKS AND 4" EXTENSIONS INTO THE CONCRETE CORE.

PRE-ENGINEERED WOOD TRUSSES

DESIGN AND SUPPLY TRUSSES IN ACCORDANCE WITH PART 9 OF THE BRITISH COLUMBIA BUILDING CODE 2006 AND CSA - CAN3-086-01

TRUSSES ARE TO BE DESIGNED BY A COMPETENT DESIGNER FOR THE LOADS INDICATED OR IMPLIED ON THE DRAWINGS INCLUDING SNOW ACCUMULATION. WHERE NO LOADS ARE SHOWN, DESIGN FOR LOADS INDICATED IN PART 4 OF THE BRITISH COLUMBIA BUILDING CODE 2006. SNOW ACCUMULATION SHALL BE DETERMINED IN ACCORDANCE WITH SUPPLEMENT TO THE NATIONAL BUILDING CODE OF CANADA LATEST EDITION UNO.

PROVIDE 5 SETS OF SHOP DRAWINGS INDICATING LOCATION, MARK NUMBERS, SIZES SPECIES, LOADS, CONNECTIONS, TEMPORARY AND PERMINENT BRACING, SLOPES ETC. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA.

TRUSS PROFILE SHALL ACCOMODATE THE STRUCTURAL AS WELL AS THE ARCHITECTURAL AND MECHANICAL REQUIREMENTS. REFER TO ALL PROJECT DRAWINGS FOR THE COMPLETE WORK

FABRICATOR IS RESPONSIBLE FOR DESIGN AND SUPPLY OF ALL TRUSS TO ORDER TRUSS AND TRUSS TO FRAMING CONNECTIONS. PROVIDE HURRICANE CLIPS AND BEARING PLATES AS REQUIRED. WIND UPLIFT SHALL BE DETERMINED IN ACCORDANCE WITH PART 4 OF BCBC2006 AND NBC SUPPLEMENT LATEST EDITION

TRUSS MANUFACTURER SHALL COMPLETE A FIELD REVIEW OF THE FINAL TRUSS INSTALLATION AND PROVIDE WRITTEN INSPECTION TO THE DESIGN ENGINEER

DESIGN TRUSSES FOR DRAG FORCES INDICATED ON THE DRAWINGS AS REQUIRED TO COMPLETE LOAD PATHS WHERE NOTED ON PLANS

STORE TRUSSES IN DRY AND PREVENT TRUSSES FROM BEING DAMAGED ON SITE OR DURING INSTALLATION.

INSTALLATION OF TRUSSES SHALL CONFORM WITH REVIEWED SHOP DRAWINGS. NAIL AND BOLT ALL GIRDER TRUSSES AS INDICATED ON SHOP DRAWINGS AND INSTALL ALL CHORD AND WEB BRACING AS INDICATED ON SHOP DRAWINGS

DESIGN TRUSS OVERHANG FOR SNOW CORNICE LOADS LISTED IN THE COMMENTARY TO THE NBCC 2005

SHEAR WALLS AND DIAPHRAGMS

WALL SHEATHING 1/2" DFIR PLYWOOD UNO. STAGGER JOINTS 4"

ROOF SHEATHING 5/8" T&G DFIR PLYWOOD EXTERIOR GRADE UNO. STAGGER JOINTS 4"

FLOOR SHEATHING 3/4" T&G DFIR PLYWOOD GRADE UNO. STAGGER JOINTS 4"

BLOCK AND NAIL ALL PANNEL EDGES AS NOTED ON THE DRAWINGS. NAIL IN FIELD AT INTERMEDIATE SUPPORTS @ 8" O/C UNO. MIN PLWOOD END DIST = 3/8"

PROVIDE SAMPLE OF EACH TYPE OF NAIL TO BE USED IN THE CONSTRUCTION OF THE S.W. OR DIAPHRAGMS.

DO NOT OVERDRIVE NAILS. NAILS OVER DRIVEN MORE THEN 10% OF THICKNESS OF THE PLYWOOD WILL BE REJECTED AND NEW BLOCKING OR FRAMING INSTALLED

PROVIDE HOLDDOWNS AT EACH END OF WALL PANNELS CONTINUOUS DOWN TO FOUNDATIONS. HOLD DOWN A-BOLTS/RODS ARE TO BE TIED IN PLACE PRIOR TO POURING.

PROVIDE SOLID BLOCKING AT ALL S.W. AND CONNECT TO FLOOR OR ROOF DIAPHRAGM SHEATH SIDES OF TRUSSES OR DESIGN FOR LOAD TRANSFER CAPACITY EQUIVALENT TO WALL STRENGTH.

MINIMUM A-BOLT/ROD SPACING UNDER S.W REFER TO S.W. SCHEDULE

THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH PART 9 BCBC 2006

STRUCTURAL COMPOSITE LUMBER

PSL SHALL BE 2.2 f-E AS MANUFACTURED BY TRUSSJOIST OR APPROVED EQUAL.

PSL SUPPLIER SHALL PROVIDE SHOP DRAWINGS INDICATING CUT LENGTHS, BEARING HOLES, NAILS ETC.

WHERE MULTIPLE LAMS ARE USED SUPPLIERS ENGINEER SHALL PROVIDE SEALED SKETCH INDICATING CONNECTION REQUIREMENTS.

PSL MEMBERS SHALL BE STORED ON SITE IN THE DRY AND KEPT OUT OF THE WEATHER DURING CONSTRUCTION

WOOD FRAMING

WOOD FRAMING HAS BEEN DESIGNED IN ACCORDANCE WITH PART 4 OF THE BCBC98 AND CSA-CAN3 086. FRAMING SHALL COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. REFER TO PART 9 OF BCBC2006 FOR MINIMUM REQUIREMENTS.

ALL LUMBER SHALL HAVE A MOISTURE CONTENT NOT EXCEEDING 19%

WOOD FRAMING SPECIES AND GRADES:

JOISTS SPF 1/2
 STUDS SPF STUD GRADE
 PLATES DFIR 1/2
 BLOCKING SPF
 B/U POSTS SPF 1/2
 TIMBER POSTS DFIR #1
 B/U BEAMS & HEADERS SPF 1/2
 TIMBER BEAMS DFIR #1

NAILS AND SPIKES TO CSA B111-1974(R2003)

BOLTS A307 3/4" DIA. UNO

PLATE FOR TIMBER CONNECTIONS 300W GALV. FOR EXTERIOR USE

HANGERS AND CLIPS 20 GA. MIN HOT DIPPED GALV.

FINGER JOINTED STUDS ARE NOT ACCEPTABLE

STUD BEARING WALLS TO HAVE CONTINUOUS DOUBLE TOP PLATE. LAP INTERSECTING PLATES AT ALL WALL INTERSECTIONS. LAP PLATES MINIMUM 4'-0" AT SPLICE POINTS. 2 ROWS OF 3" COM AT 4" O/C AT SPLICES UNO.

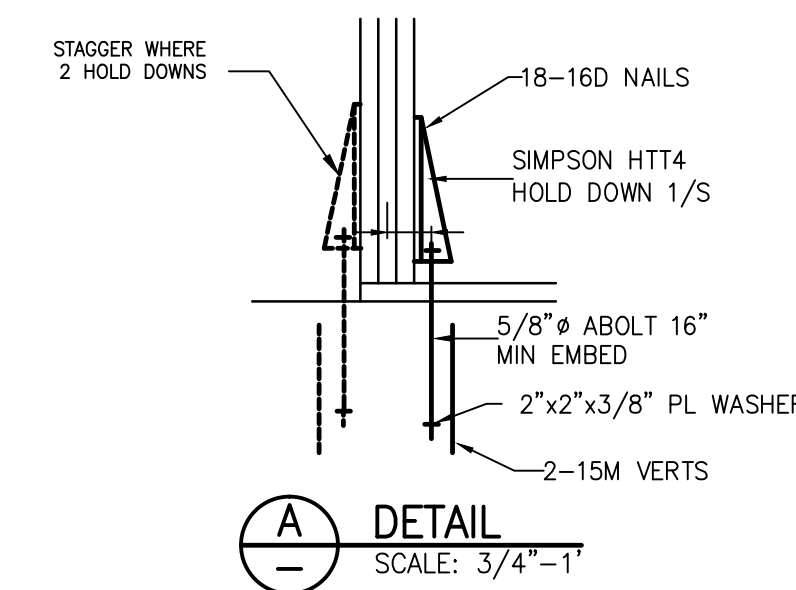
PROVIDE HANGERS AT ALL FLUSH CONNECTIONS

ALLOW FOR MECHANICAL & ELECTRICAL ITEMS TO BE BUILT IN AND PROVIDE ALL NECESSARY BLOCKING AND BACKING

ROOF & FLOOR DIAPHRAGMS SEE PLANS

CONSTRUCT SHEAR WALLS AS SHOWN OR IMPLIED ON DRAWINGS AND PAY SPECIAL ATTENTION TO LOAD CONNECTIONS BETWEEN DIAPHRAGM AND SHEAR WALL
 ALL HANGERS IN CONTACT WITH ACO TREATED LUMBER SHALL BE S.S.(304) C/W HOT DIP GALVANIZED SPIKES FOR USE WITH TREATED LUMBER

ALL HANGER NAILS TO BE 16D UNLESS NOTED OTHERWISE. SEE MAUNUFACTORES TABLES FOR MAXIMUM LOAD CAPACITY



SHRAR WALL SCHEDULE													
TYPE	PANNEL	STUDS	BLOCKING / FRAMING VERTICAL	HORIZONTAL	NAILING DIAMETER	Ø EDGES	IN FIELD	END POST	ANCHOR BOLTS UNO 4" EMBED MIN	FLOOR PLATE UPPER FLOORS	HOLD DOWN UNO	HOLD DOWN 2'ND FLOOR	HOLD DOWN 3'RD FLOOR
SWI	1/2" CSP PLY 1/5	2X8 SPF	2X4	2X4	3.25 MM	4" O/C	8" O/C	2-2X8	3/4" DIA @ 36" O/C	Ø 6 **	SIMPSON HTT4	SIMPSON MST 72	SIMPSON MST 48

* NAIL BLOCKING OR FRAMING TOGETHER WITH 2 ROWS 3 1/2" COM @ 3" O/C
 ** SCREWS SIMPSON SDS 1/4" X 3 1/2"

Do not scale drawings. Contractor shall verify all dimensions of the work and report any discrepancies to the engineer before proceeding. This drawing is not to be used for construction until stamped and signed by the engineer. As an instrument of service, this drawing is the property of engineer and may not be reproduced without permission. This drawing is for the use of the specified project only and shall not be used otherwise without written permission of the engineer.

DATE	REVISION
FEB 22/11	COORDINATION
MAY 07/11	BUILDING PERMIT
-	-
-	-

PROJECT: RICK JOLLY CHALET
 LOT 5 CRUCKSHANK RIDGE
 MOUNT WASHINGTON

Consultant:

5726 CORAL RD. COURTENAY B.C. V9J 1W9
 (PH) 250 334 9227 (FAX) 250 334 9220

SEAL (SEE DND)

SHEET TITLE: GENERAL NOTES

DATE	SHEET No:
FEB 21, 2011	
DRAWN: HFB	S1
CHECKED:	
SCALE: 1/4" = 1'-0"	
JOB No: 11-10-01	