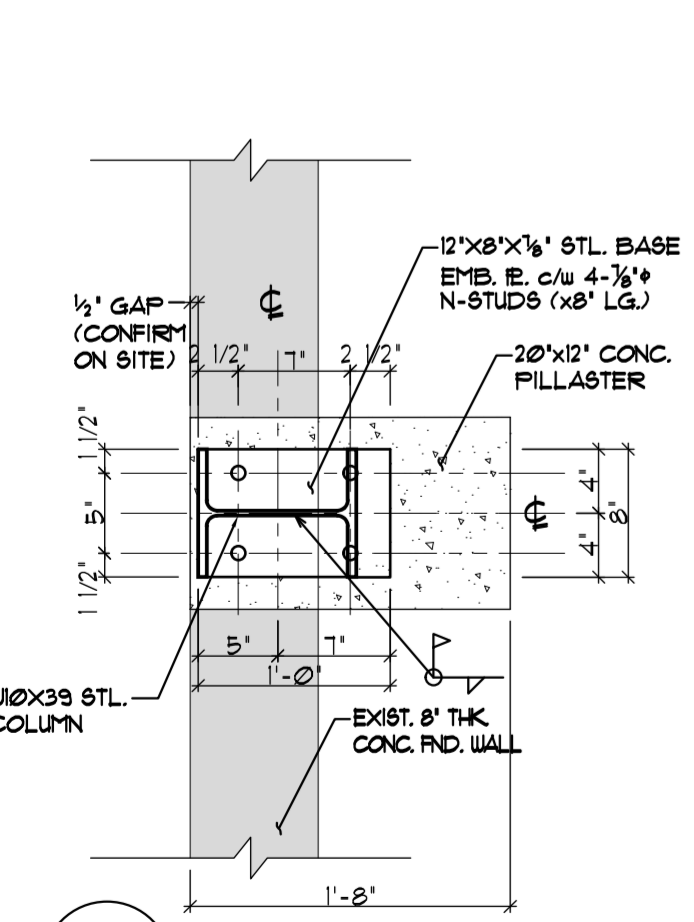


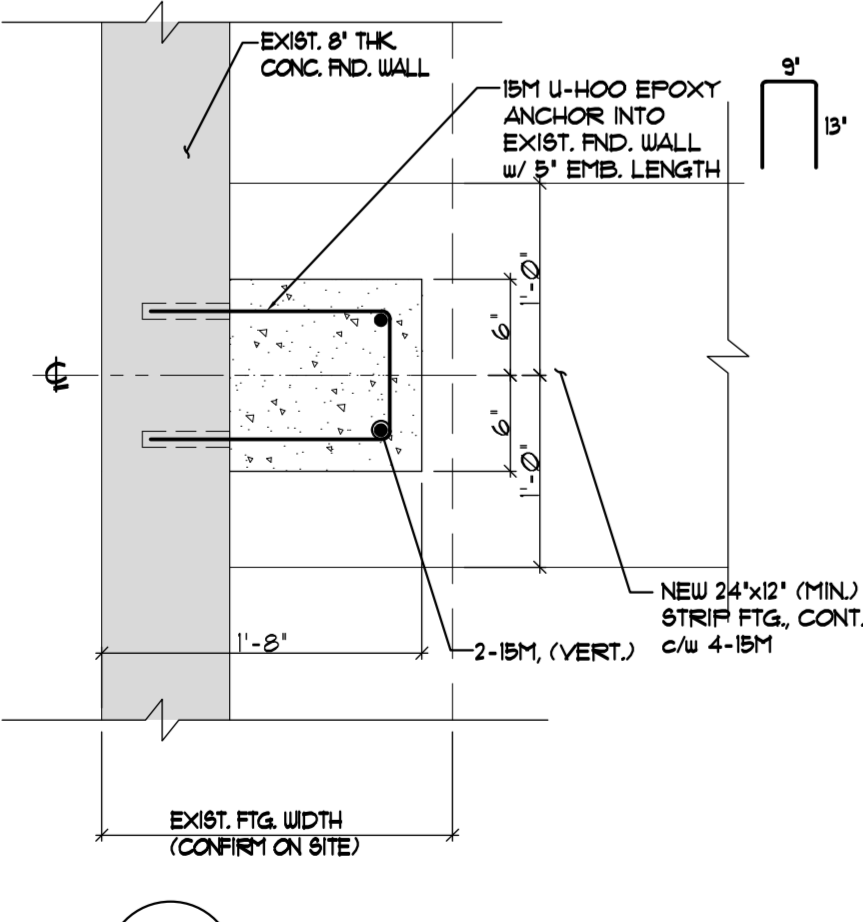
1 NEW LATERAL RESISTANCE MOMENT FRAME DETAIL
SCALE: 1" = 1'-0"

EMBED LENGTH	
MARK	SIZE
A	6"
B	5"

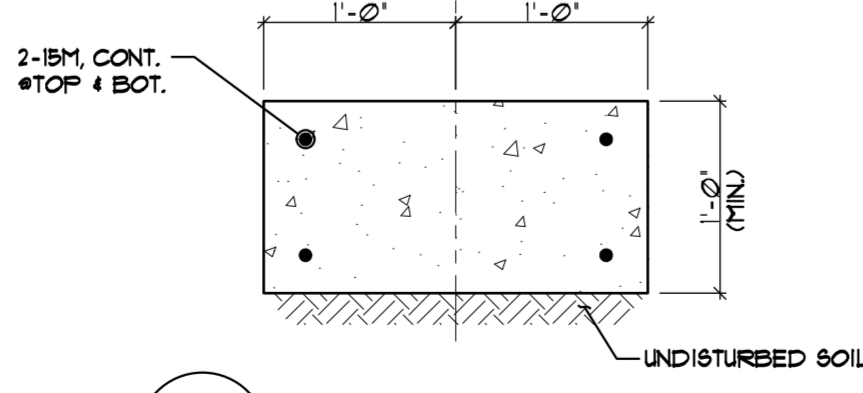
(*) - EXIST. SHEATHING NEW STL. COL. MAY HAVE TO BE TEMPORARILY REMOVED & MAKE GOOD UPON BUT PRIOR COMPLETION OF THE WORK



2
SCALE: 1" = 1'-0"



3
SCALE: 1" = 1'-0"



4
SCALE: 1" = 1'-0"

GENERAL NOTES:

- CONSTRUCTION SHALL COMPLY WITH THE 2012 BRITISH COLUMBIA BUILDING CODE. 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:

A) ROOF	LIVE LOAD (PSF)	DEAD LOAD (PSF)
B) FLOOR	$S_s = 50.2$ PSF	16 (INCLUDED FUTURE SOLAR PANEL)
C) WIND	$S_f = 4.2$ PSF	
D) SEISMIC	$q_0 = 10.06$ PSF (0.48 KPa)	$q_1 = 7.52$ PSF (0.36 KPa)

$S_a(0.2) = 0.986$, $S_a(0.5) = 0.658$, $S_a(1.0) = 0.326$, $S_a(2.0) = 0.17$, $PGA = 0.468$
 $R_d = 3.0$ (Nailed Shear Wall-Wood Based panels), $R_w = 1.7$ (Nailed Shear Wall-Wood Based panels),
 $F_a = 1.3$ (stiff soil), $F_v = 1.2$, Site Classification: 'D'
- 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.
- NOTIFY THE STRUCTURAL ENGINEER 24 HOURS IN ADVANCE FOR THE FOLLOWING INSPECTIONS:
 - REINFORCING STEEL - BEFORE EACH CONCRETE POUR
 - TIMBER OR STEEL FRAMING, PLYWOOD WALLS, ROOF - BEFORE COVER-UP
- PLEASE MAKE SURE THAT ALL WORK TO BE INSPECTED IS COMPLETED PRIOR TO CALLING INSPECTION.
- 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.
- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FAILURE TO DO SO SHALL RENDER THE CONTRACTOR RESPONSIBLE TO REPAIR ANY IMPROPER WORK.
- 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.

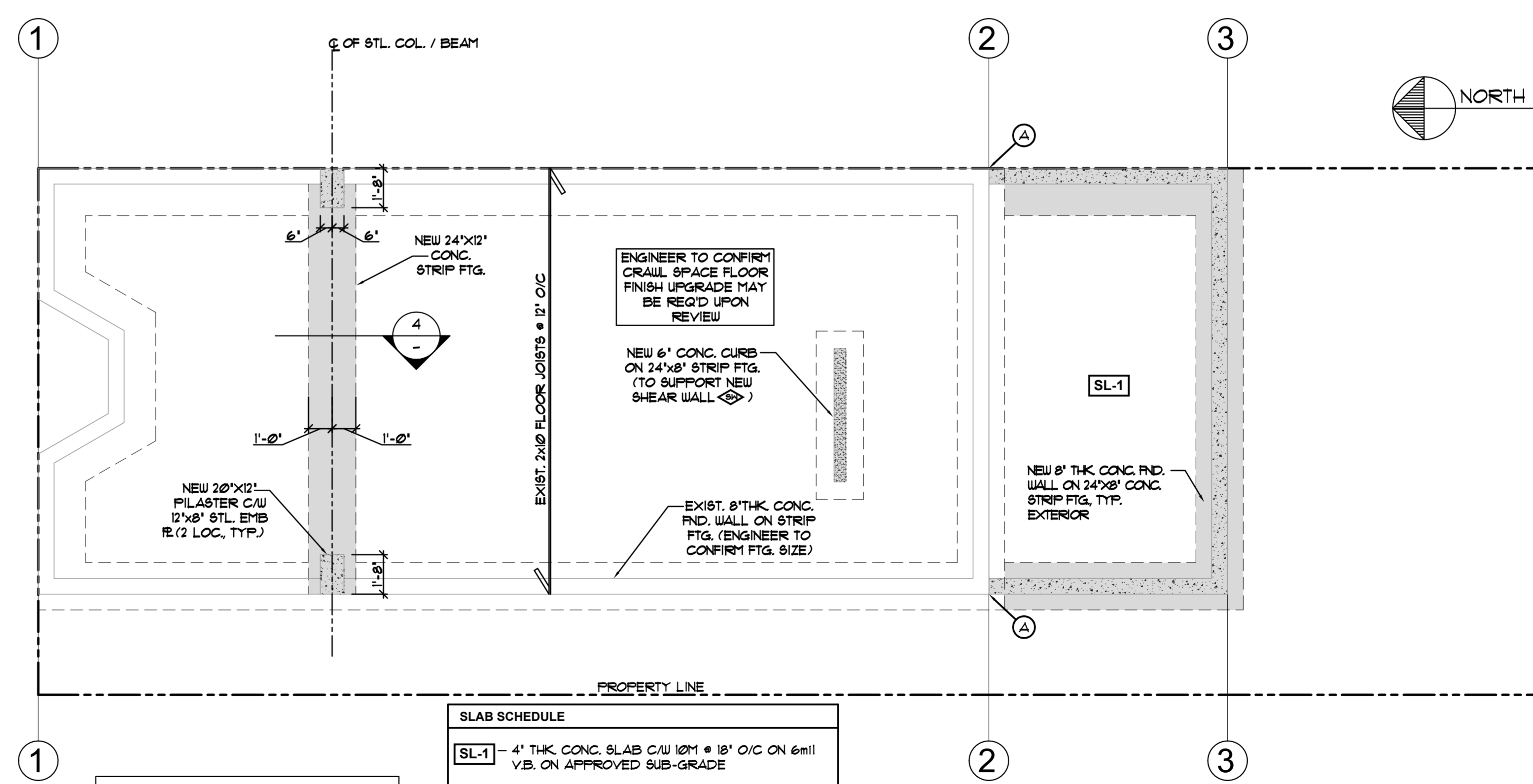
STRUCTURAL WOOD PRODUCTS:

- PROVIDE STRUCTURAL FRAME AND PERFORM WORK TO 2012 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, 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-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.
- EXECUTION:
 - ALL OPENINGS (INTERIOR AND EXTERIOR) MUST BE SPANNED BY A MINIMUM OF 2-2x10 BEAMS/LINTELS, U.N.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 - BUILT-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 FOUNDATION.
 - ALL WALLS ARE TO BE 2x4 STUDS @ 16" O.C. U.N.O.

STRUCTURAL STEEL:

- FABRICATE AND ERECT STRUCTURAL STEEL TO CAN/CSA-S16-01.
- WELD TO CAN/CSA W59-M1989(R2001) BY FABRICATORS QUALIFIED TO CAN/CSA W47.1-92(R2001), DIVISION 2.1 (MINIMUM)
- 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 CONNECTIONS.
- PRODUCTS:
 - STRUCTURAL STEEL TO CAN/CSA G40.21-M87.

-W-SHAPE BEAMS AND COLUMNS	300W
-HSS SECTIONS CLASS C	350W
-CHANNELS AND ANGLES	300W
-BARS AND PLATES	300W
 - ANCHOR BOLTS - ASTM A307 # SAE GRADE 5
 - BOLTS, CADMIUM-PLATED IF EXPOSED TO WEATHERASTM A325
 - PRIMER TO CISC/CPMA 1-73A. ITEMS TO BE PAINTED TO CISC/CPMA 2-75 AND TO BE COMPATIBLE WITH FINISH PAINT.
- EXECUTION:
 - WELD OR USE BOLTED SHOP CONNECTIONS.
 - 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.
 - PAINT ALL STEEL WITH ONE COAT PRIMER EXCEPT STEEL TO BE EMBEDDED IN CONCRETE OR STEEL TO BE FIREPROOFED. FINISH AS PER CLIENT SPEC.



WALL LEGEND

	EXISTING FOUNDATION WALL
	NEW FOUNDATION WALL
	NEW 8"x24" STRIP FTG.

SLAB SCHEDULE

SL-1	4" THK. CONC. SLAB C/W 10M @ 18" O/C ON 6M11 V.B. ON APPROVED SUB-GRADE
-------------	---

(A) - PROVIDE 18M DOUELS (x24" LG.) TO MATCH NEW HORIZONTAL REINF. IN FND. WALL FTG. EPOXY ANCHOR INTO EXIST. FND. W/ MIN. OF 4" EMB. LENGTH

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

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR BLDG. PERMIT	11.21.2018



207, 3003 ST. JOHNS STREET
FORT MOODY, BC V3H 2C4
TELEPHONE: 604.469.3123
FACSIMILE: 604.469.3101
E-MAIL: SEL@SELENG.COM

SEAL:

I, CHUNGHO CHUNG, P. ENG. HAVE REVIEWED AND CONFIRMED THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS OF THIS BUILDING, INCLUDING BRACINGS TO RESIST SEISMIC LOADS ARE DESIGNED IN ACCORDANCE WITH PART 4 OF BCBC 2012

(C) COPYRIGHT RESERVED. 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:

RENOVATION AND ADDITION AT:
2335 CLARKE STREET,
FORT MOODY, B.C.

DRAWING TITLE:

GENERAL NOTES
DETAILS
NEW FOUNDATION PLAN

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C18---
DATE:	11.21.2018
SCALE:	AS SHOWN
DRAWING NO:	

S-1

