

A. GENERAL CONDITIONS

- All construction work and material supplied shall be in accordance with the provisions of the British Columbia Building Code (BCBC 2018) and local jurisdiction codes and bylaws.
- The drawings shall be read in conjunction with architectural drawings.
- All notes and specifications, plans and details shall be read as one document.
- Prior to the construction or ordering the material, contractor shall check and verify all dimensions, elevations and specifications. Any error or discrepancies in this regard shall be communicated to the Engineer for clarification.
- Construct the house to the intent of the drawings. All notations and dimensions have preference to the above notes in the drawings.
- Structural design is based on the architectural drawings and all assumptions in structural design. In case of any discrepancy in the drawings, contractor shall notify the Engineer and get his approval prior to construction.
- Reliance of the shop drawings (if any) is for compatibility with the design concept and is not approval of the design. Contractor remains responsible to satisfy contract documents. Best West Engineers does not warrant or represent that shop drawings information is complete or correct. The parties who submitting shop drawings, are responsible for correct design and specified dimensions and details.

B. SITE WORK

- 1. SITE SURVEY**
The contractor shall establish reference points or site, as noted on the drawings. Any discrepancy must be reported to the Best West Engineers before proceeding the construction work.

- 2. UNDERGROUND UTILITIES**
The contractor shall make sure that piping and utilities are not in conflict with the footings and foundation as indicated in these drawings. In case of any change caused to these utilities and the possible consequential design change, the contractor would be responsible.

C. STRUCTURAL NOTES

- 1. FOUNDATION**
a. Soil report is not provided, each structural area "footprint" plus a minimum length of 2 feet must be tested and graded of all vegetation and debris materials. Small rocks in high density and one inch or more diameter rocks should be completely removed. Soil is assumed to be suitable for shallow foundation. Ground water table assumed at a distance more than footing width below the footing base. Allowable soil bearing pressure assumed 1500 psf.
b. Before casting footings, these assumptions should be verified in site by civil engineer or geotechnical engineer.
c. All footings should be placed on undisturbed soil free of debris, water, frost and organic materials and be covered below frost penetration depth as per geotech code.
d. Provide required opening in foundation for services, these opening should be confirmed by the Engineer before pouring concrete.
- 2. BACKFILL**
a. Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.
- 3. ANCHOR BOLTS**
The builder should ensure all anchor bolts are in proper position and as their specification in these drawings.
- 4. CONCRETE**
a. All cast in place concrete shall conform to CAN5-A23.1 with following minimum properties:
- COMPRESSIVE STRENGTH @ 28 DAYS
- Footings, foundation wall & interior floor: 25 MPa
- Exterior steps, garage & carport floors: 32 MPa
- Retaining wall: 32 MPa
- CONCRETE COVER
- Cast against earth: 75 mm
- Exposed to earth: 50 mm
- Exposed to air/water: 10 mm
b. Allowable slump of concrete from 60 mm to 95 mm and aggregate size should not be higher than 20 mm.
c. For all cast-in-place concrete, refer to "BC BUILDING CODE ARTICLE 9.3.1.7".
d. Before casting concrete, provide reinforcement inspection approval by the Engineer.

D. REINFORCEMENT

- Use deformed bars for concrete reinforcement per CANCSA G30.5-M192 with minimum yield strength of $F_y = 400$ MPa.
- All reinforcing steel should be new and clean to provide required bonding with concrete, also must be tied firmly to stay in same position during and after pouring concrete.
- The reinforcing shall be lapped a minimum of (L_{LD}):
450 mm for 10M bars
600 mm for 12M bars
820 mm for 16M bars
- All welded steel wire fabric should be per CSA G30.5-M191.

E. WOOD

- Structural members made of wood shall conform to CANCSA-084 with minimum yield strength of $F_y = 400$ MPa.
- The roof trusses layout and gables should be designed by manufacturer. Delivery, erection and service stages must be completed in their design. This layout shall include bracing, strapping, bolts, bearing studs and nail pattern.
- The minimum grade of joists, beams and sills shall be 50% #2 and built-up columns must be Douglas Fir (L_{LD}):
a. All joists should have less than 10% moisture content.
b. Headers shall be 2x10 SYP (L_{LD}).
c. Double up floor joists over partitions parallel to joists or install cross depth blocking @ 48" O.C. between joists running before the partition.
d. Double up floor joists at openings.
e. Floor sheathing shall be minimum 5/8" T&G plywood (L_{LD}). Plywood should be glued and fastened to supporting joists structure with 2" common nails @ 12" O.C. @ edges and 12" O.C. at support between.
f. Floor sheathing shall be 5/8" plywood or OSB (L_{LD}) and fastened to its support structural element with 3" wide nails @ 4" O.C. @ edges and 8" O.C. at supports between.
g. Load bearing walls with 10' or more height shall be minimum 2x6 studs @ 16" O.C.
h. Exterior walls sheathing must be 5/8" minimum (L_{LD}) and should be fastened to its supporting joists structure with 2.5" common nails @ 4" O.C. @ edges and 8" O.C. @ supports between.
i. Flange studs are not allowed @ end of other walls.
j. Any girders and 2x12 beams should be supported by minimum 2 jack studs at both ends.

F. SEISMIC GOVERNANCE LATERAL DESIGN

- Best West Engineers should be notified minimum 3 days in advance for site visit and inspection of following stages:
- Field review regarding wall bracing and foundation plan before forming.
- Reinforcement and forming prior to pouring concrete. Foundation wall forms should be kept straight and level.
- Sheathing inspection prior installation stage and after exterior sheathing installation.
- Flanking after completion of rough-in electrical wiring, plumbing and air conditioning.

G. REQUIRED INSPECTION

- Best West Engineers should be notified minimum 3 days in advance for site visit and inspection of following stages:
- Field review regarding wall bracing and foundation plan before forming.
- Reinforcement and forming prior to pouring concrete. Foundation wall forms should be kept straight and level.
- Sheathing inspection prior installation stage and after exterior sheathing installation.
- Flanking after completion of rough-in electrical wiring, plumbing and air conditioning.

H. STRUCTURAL STEEL

- Structural steel should be new material with shapes and sizes per current CANCSA (CANADIAN INSTITUTE OF STEEL CONSTRUCTION) and as shown in the drawings.
- Shapes and plates have to conform to CSA-G40, 21M grade 300W (F_y = 300MPa).
- Hollow structural sections shall conform to CSA-G40, 20M grade 300W.
- Welding materials have to conform to CSA-W48.
- Structural bolts shall conform to ASTM A325.

I. CORNER REINFORCEMENT FOR EXTERIOR WALL FOUNDATION

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

J. STRAP DETAIL

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

K. JOISTS PERPENDICULAR TO WALL

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

L. JOISTS PARALLEL TO WALL

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

M. HOLD DOWN - CONNECTION

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

N. HOLD DOWN - OPTION

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

O. SHEARWALL DETAIL

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

P. SHEARWALL DETAIL

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

Q. PAD FOOTING SCHEDULE

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

R. CONCRETE PIER

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

S. EXIT OPENING ON BASEMENT FOUNDATION

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

T. RETAINING-WALL

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

U. LONGITUDINAL FOOTING

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

V. EXTERIOR FOUNDATION

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W. INTERIOR FOUNDATION

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b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

X. COMBINATION EXTERIOR FOUNDATION

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

Y. WOOD FRAMING AT DOOR OR WINDOW OPENING (TYP.)

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

Z. SHEAR-WALL ELEVATION

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

AA. SECTION

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

BB. TRANSFER OF POINT LOAD TO FOUNDATION

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

CC. PAD FOOTING SCHEDULE

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

DD. CONCRETE PIER

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

EE. EXIT OPENING ON BASEMENT FOUNDATION

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

FF. RETAINING-WALL

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

GG. LONGITUDINAL FOOTING

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
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HH. EXTERIOR FOUNDATION

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II. INTERIOR FOUNDATION

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b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

JJ. COMBINATION EXTERIOR FOUNDATION

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KK. WOOD FRAMING AT DOOR OR WINDOW OPENING (TYP.)

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

LL. SHEAR-WALL ELEVATION

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MM. SECTION

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NN. TRANSFER OF POINT LOAD TO FOUNDATION

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
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OO. PAD FOOTING SCHEDULE

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PP. CONCRETE PIER

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QQ. EXIT OPENING ON BASEMENT FOUNDATION

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b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

RR. RETAINING-WALL

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

SS. LONGITUDINAL FOOTING

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
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TT. EXTERIOR FOUNDATION

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UU. INTERIOR FOUNDATION

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b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

VV. COMBINATION EXTERIOR FOUNDATION

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b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

WW. WOOD FRAMING AT DOOR OR WINDOW OPENING (TYP.)

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

XX. SHEAR-WALL ELEVATION

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b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

YY. SECTION

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ZZ. TRANSFER OF POINT LOAD TO FOUNDATION

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AAA. PAD FOOTING SCHEDULE

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
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BBB. CONCRETE PIER

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b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

CCC. EXIT OPENING ON BASEMENT FOUNDATION

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b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

DDD. RETAINING-WALL

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
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EEE. LONGITUDINAL FOOTING

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GGG. INTERIOR FOUNDATION

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HHH. COMBINATION EXTERIOR FOUNDATION

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b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

III. WOOD FRAMING AT DOOR OR WINDOW OPENING (TYP.)

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

LLL. SHEAR-WALL ELEVATION

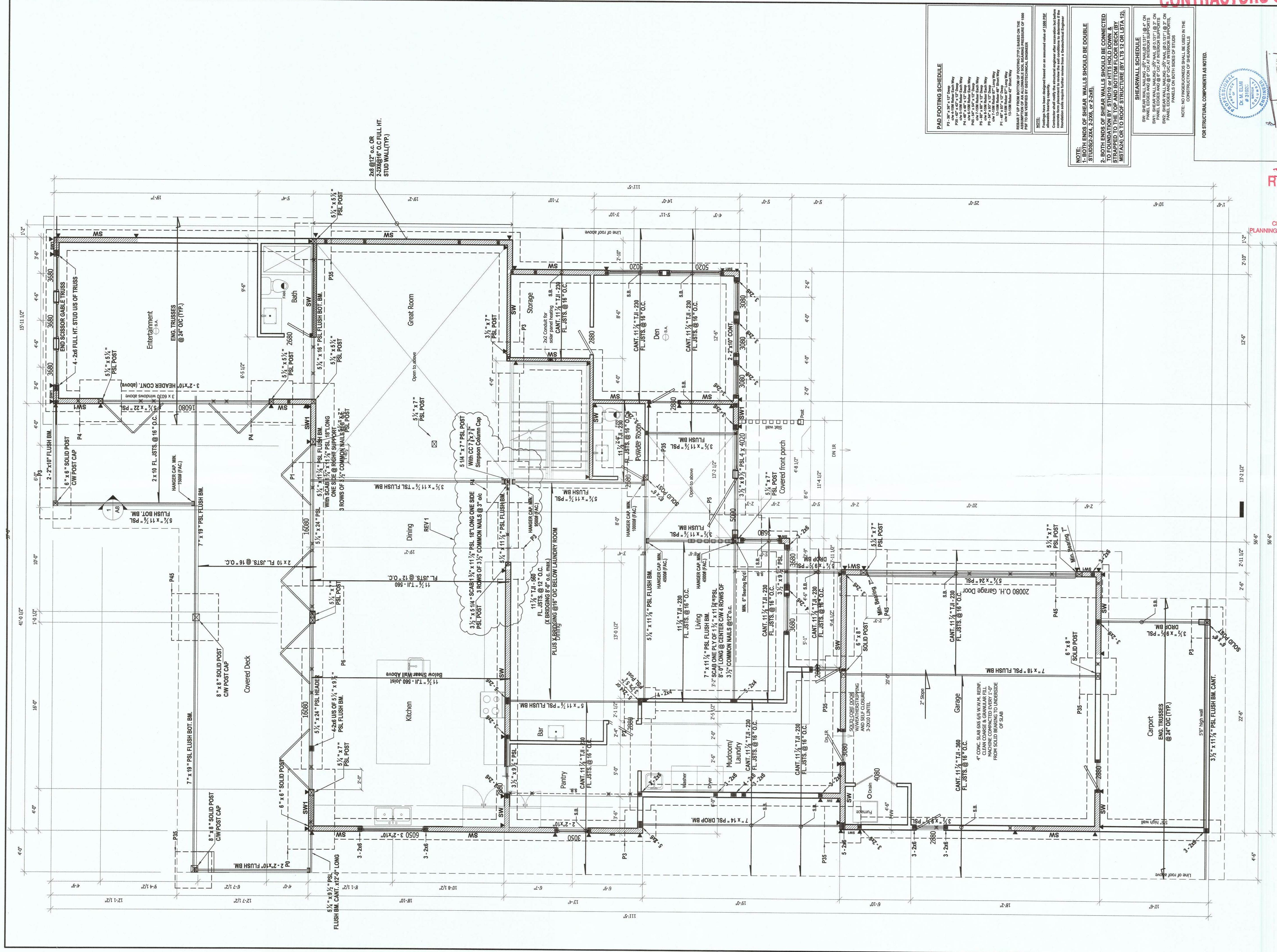
- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
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MMM. SECTION

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b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.

NNN. TRANSFER OF POINT LOAD TO FOUNDATION

- Place suitable granular soil free of debris and compact them with 95% density (ASTM D-1557).
b. Do not backfill foundation walls before providing lateral support, by tying and nailing all structural elements such as joists and subflooring in place, also not before concrete has reached 14 days strength.



PAD FOOTING SCHEDULE

P1	30" x 30" x 12" Deep
P2	36" x 36" x 12" Deep
P3	48" x 48" x 12" Deep
P4	60" x 60" x 12" Deep
P5	72" x 72" x 12" Deep
P6	84" x 84" x 12" Deep
P7	96" x 96" x 12" Deep
P8	108" x 108" x 12" Deep
P9	120" x 120" x 12" Deep
P10	132" x 132" x 12" Deep
P11	144" x 144" x 12" Deep
P12	156" x 156" x 12" Deep
P13	168" x 168" x 12" Deep
P14	180" x 180" x 12" Deep
P15	192" x 192" x 12" Deep
P16	204" x 204" x 12" Deep
P17	216" x 216" x 12" Deep
P18	228" x 228" x 12" Deep
P19	240" x 240" x 12" Deep
P20	252" x 252" x 12" Deep
P21	264" x 264" x 12" Deep
P22	276" x 276" x 12" Deep
P23	288" x 288" x 12" Deep
P24	300" x 300" x 12" Deep
P25	312" x 312" x 12" Deep
P26	324" x 324" x 12" Deep
P27	336" x 336" x 12" Deep
P28	348" x 348" x 12" Deep
P29	360" x 360" x 12" Deep
P30	372" x 372" x 12" Deep
P31	384" x 384" x 12" Deep
P32	396" x 396" x 12" Deep
P33	408" x 408" x 12" Deep
P34	420" x 420" x 12" Deep
P35	432" x 432" x 12" Deep
P36	444" x 444" x 12" Deep
P37	456" x 456" x 12" Deep
P38	468" x 468" x 12" Deep
P39	480" x 480" x 12" Deep
P40	492" x 492" x 12" Deep
P41	504" x 504" x 12" Deep
P42	516" x 516" x 12" Deep
P43	528" x 528" x 12" Deep
P44	540" x 540" x 12" Deep
P45	552" x 552" x 12" Deep
P46	564" x 564" x 12" Deep
P47	576" x 576" x 12" Deep
P48	588" x 588" x 12" Deep
P49	600" x 600" x 12" Deep
P50	612" x 612" x 12" Deep
P51	624" x 624" x 12" Deep
P52	636" x 636" x 12" Deep
P53	648" x 648" x 12" Deep
P54	660" x 660" x 12" Deep
P55	672" x 672" x 12" Deep
P56	684" x 684" x 12" Deep
P57	696" x 696" x 12" Deep
P58	708" x 708" x 12" Deep
P59	720" x 720" x 12" Deep
P60	732" x 732" x 12" Deep
P61	744" x 744" x 12" Deep
P62	756" x 756" x 12" Deep
P63	768" x 768" x 12" Deep
P64	780" x 780" x 12" Deep
P65	792" x 792" x 12" Deep
P66	804" x 804" x 12" Deep
P67	816" x 816" x 12" Deep
P68	828" x 828" x 12" Deep
P69	840" x 840" x 12" Deep
P70	852" x 852" x 12" Deep
P71	864" x 864" x 12" Deep
P72	876" x 876" x 12" Deep
P73	888" x 888" x 12" Deep
P74	900" x 900" x 12" Deep
P75	912" x 912" x 12" Deep
P76	924" x 924" x 12" Deep
P77	936" x 936" x 12" Deep
P78	948" x 948" x 12" Deep
P79	960" x 960" x 12" Deep
P80	972" x 972" x 12" Deep
P81	984" x 984" x 12" Deep
P82	996" x 996" x 12" Deep
P83	1008" x 1008" x 12" Deep
P84	1020" x 1020" x 12" Deep
P85	1032" x 1032" x 12" Deep
P86	1044" x 1044" x 12" Deep
P87	1056" x 1056" x 12" Deep
P88	1068" x 1068" x 12" Deep
P89	1080" x 1080" x 12" Deep
P90	1092" x 1092" x 12" Deep
P91	1104" x 1104" x 12" Deep
P92	1116" x 1116" x 12" Deep
P93	1128" x 1128" x 12" Deep
P94	1140" x 1140" x 12" Deep
P95	1152" x 1152" x 12" Deep
P96	1164" x 1164" x 12" Deep
P97	1176" x 1176" x 12" Deep
P98	1188" x 1188" x 12" Deep
P99	1200" x 1200" x 12" Deep
P100	1212" x 1212" x 12" Deep

NOTE: These have been designed based on an assumed value of 1000 PSF allowable bearing capacity. The contractor shall verify the actual bearing capacity of the soil and adjust the foundation design accordingly. The foundation design is based on the assumption of a uniform soil profile. The foundation design is based on the assumption of a uniform soil profile.

NOTE: THE ENDS OF SHEAR WALLS SHOULD BE DOUBLE STUDS @ 24" O.C. OR 2-2X8.

NOTE: BOTH ENDS OF SHEAR WALLS SHOULD BE CONNECTED TO THE STUDS OF THE TRUSS OR JOIST HOLD DOWN & STRAPPED TO THE TOP AND BOTTOM STUDS OF THE TRUSS OR JOIST. THE STRAPPING SHOULD BE 1/2" X 1/4" X 12' OR LSTA 12).

SHEARWALL SCHEDULE

SW1	36" x 36" x 12" Deep
SW2	48" x 48" x 12" Deep
SW3	60" x 60" x 12" Deep
SW4	72" x 72" x 12" Deep
SW5	84" x 84" x 12" Deep
SW6	96" x 96" x 12" Deep
SW7	108" x 108" x 12" Deep
SW8	120" x 120" x 12" Deep
SW9	132" x 132" x 12" Deep
SW10	144" x 144" x 12" Deep
SW11	156" x 156" x 12" Deep
SW12	168" x 168" x 12" Deep
SW13	180" x 180" x 12" Deep
SW14	192" x 192" x 12" Deep
SW15	204" x 204" x 12" Deep
SW16	216" x 216" x 12" Deep
SW17	228" x 228" x 12" Deep
SW18	240" x 240" x 12" Deep
SW19	252" x 252" x 12" Deep
SW20	264" x 264" x 12" Deep
SW21	276" x 276" x 12" Deep
SW22	288" x 288" x 12" Deep
SW23	300" x 300" x 12" Deep
SW24	312" x 312" x 12" Deep
SW25	324" x 324" x 12" Deep
SW26	336" x 336" x 12" Deep
SW27	348" x 348" x 12" Deep
SW28	360" x 360" x 12" Deep
SW29	372" x 372" x 12" Deep
SW30	384" x 384" x 12" Deep
SW31	396" x 396" x 12" Deep
SW32	408" x 408" x 12" Deep
SW33	420" x 420" x 12" Deep
SW34	432" x 432" x 12" Deep
SW35	444" x 444" x 12" Deep
SW36	456" x 456" x 12" Deep
SW37	468" x 468" x 12" Deep
SW38	480" x 480" x 12" Deep
SW39	492" x 492" x 12" Deep
SW40	504" x 504" x 12" Deep
SW41	516" x 516" x 12" Deep
SW42	528" x 528" x 12" Deep
SW43	540" x 540" x 12" Deep
SW44	552" x 552" x 12" Deep
SW45	564" x 564" x 12" Deep
SW46	576" x 576" x 12" Deep
SW47	588" x 588" x 12" Deep
SW48	600" x 600" x 12" Deep
SW49	612" x 612" x 12" Deep
SW50	624" x 624" x 12" Deep
SW51	636" x 636" x 12" Deep
SW52	648" x 648" x 12" Deep
SW53	660" x 660" x 12" Deep
SW54	672" x 672" x 12" Deep
SW55	684" x 684" x 12" Deep
SW56	696" x 696" x 12" Deep
SW57	708" x 708" x 12" Deep
SW58	720" x 720" x 12" Deep
SW59	732" x 732" x 12" Deep
SW60	744" x 744" x 12" Deep
SW61	756" x 756" x 12" Deep
SW62	768" x 768" x 12" Deep
SW63	780" x 780" x 12" Deep
SW64	792" x 792" x 12" Deep
SW65	804" x 804" x 12" Deep
SW66	816" x 816" x 12" Deep
SW67	828" x 828" x 12" Deep
SW68	840" x 840" x 12" Deep
SW69	852" x 852" x 12" Deep
SW70	864" x 864" x 12" Deep
SW71	876" x 876" x 12" Deep
SW72	888" x 888" x 12" Deep
SW73	900" x 900" x 12" Deep
SW74	912" x 912" x 12" Deep
SW75	924" x 924" x 12" Deep
SW76	936" x 936" x 12" Deep
SW77	948" x 948" x 12" Deep
SW78	960" x 960" x 12" Deep
SW79	972" x 972" x 12" Deep
SW80	984" x 984" x 12" Deep
SW81	996" x 996" x 12" Deep
SW82	1008" x 1008" x 12" Deep
SW83	1020" x 1020" x 12" Deep
SW84	1032" x 1032" x 12" Deep
SW85	1044" x 1044" x 12" Deep
SW86	1056" x 1056" x 12" Deep
SW87	1068" x 1068" x 12" Deep
SW88	1080" x 1080" x 12" Deep
SW89	1092" x 1092" x 12" Deep
SW90	1104" x 1104" x 12" Deep
SW91	1116" x 1116" x 12" Deep
SW92	1128" x 1128" x 12" Deep
SW93	1140" x 1140" x 12" Deep
SW94	1152" x 1152" x 12" Deep
SW95	1164" x 1164" x 12" Deep
SW96	1176" x 1176" x 12" Deep
SW97	1188" x 1188" x 12" Deep
SW98	1200" x 1200" x 12" Deep
SW99	1212" x 1212" x 12" Deep
SW100	1224" x 1224" x 12" Deep

NOTE: NO FINGERJOINTS SHALL BE USED IN THE CONSTRUCTION OF SHEARWALLS.

FOR STRUCTURAL COMPONENTS AS NOTED.

NOTE: THE ENDS OF SHEAR WALLS SHOULD BE DOUBLE STUDS @ 24" O.C. OR 2-2X8.

NOTE: BOTH ENDS OF SHEAR WALLS SHOULD BE CONNECTED TO THE STUDS OF THE TRUSS OR JOIST HOLD DOWN & STRAPPED TO THE TOP AND BOTTOM STUDS OF THE TRUSS OR JOIST. THE STRAPPING SHOULD BE 1/2" X 1/4" X 12' OR LSTA 12).

NOTE: SHEARWALL SCHEDULE

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NOTE: SHEARWALL SCHEDULE

NOTE: SHEARWALL SCHEDULE

NOTE: SHEARWALL SCHEDULE

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JUN 20 2023
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PLANNING AND DEVELOPMENT DEPT

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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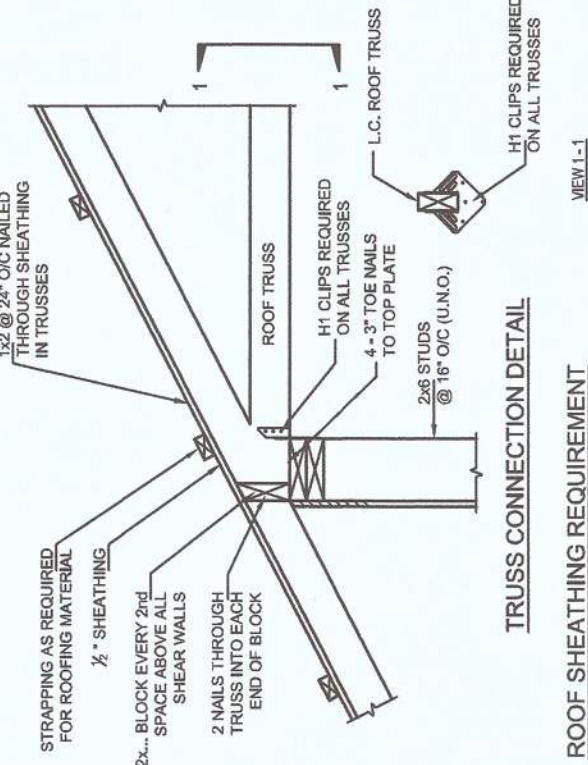
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BEST WEST ENGINEERS
1248 Alderside Road, Port Moody, BC V3H 3A6
TEL: (604) 492-4559
EMAIL: INFO@WENGSC.COM

NEW SINGLE FAMILY DWELLING
1185 KERWAN PLACE, COQ.
MAIN FLOOR STRUCTURAL PLAN

REVISIONS
DATE: JUL 27, 2022
DESIGNED: JD
DRAWN: JD
CHECK: ME
JOB NO: S1

CLIENT: COQ
BY: ME
DATE: MAY 19, 2023
REVISIONS: 1 (Eliminate dead room 7 add dead loads Bay)



TRUSS CONNECTION DETAIL

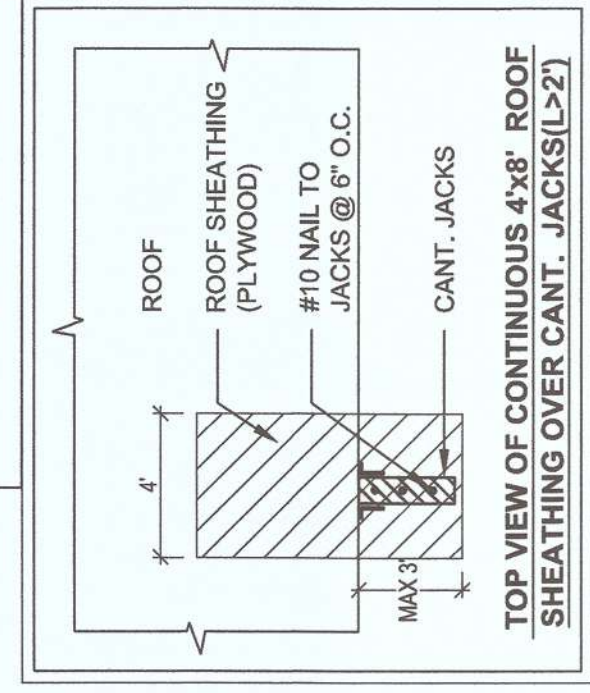
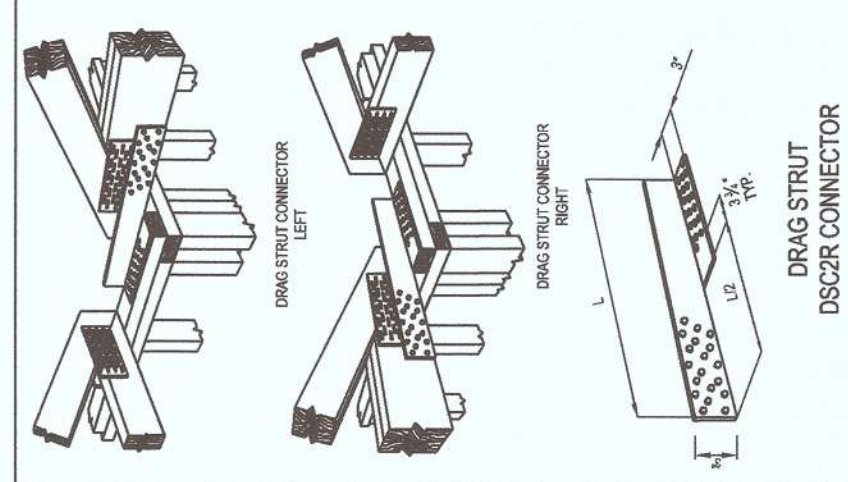
ROOF SHEATHING REQUIREMENT

Roof sheathing to be 1/2" Plywood or OSB laid staggered and fastened to supports with 2 1/2" x 6" nails spaced @ 6" o.c. at edges and 9" o.c. at intermediate supports.

All roof trusses to be fastened to top plates with Simpson - H1 seismic-hurricane ties.

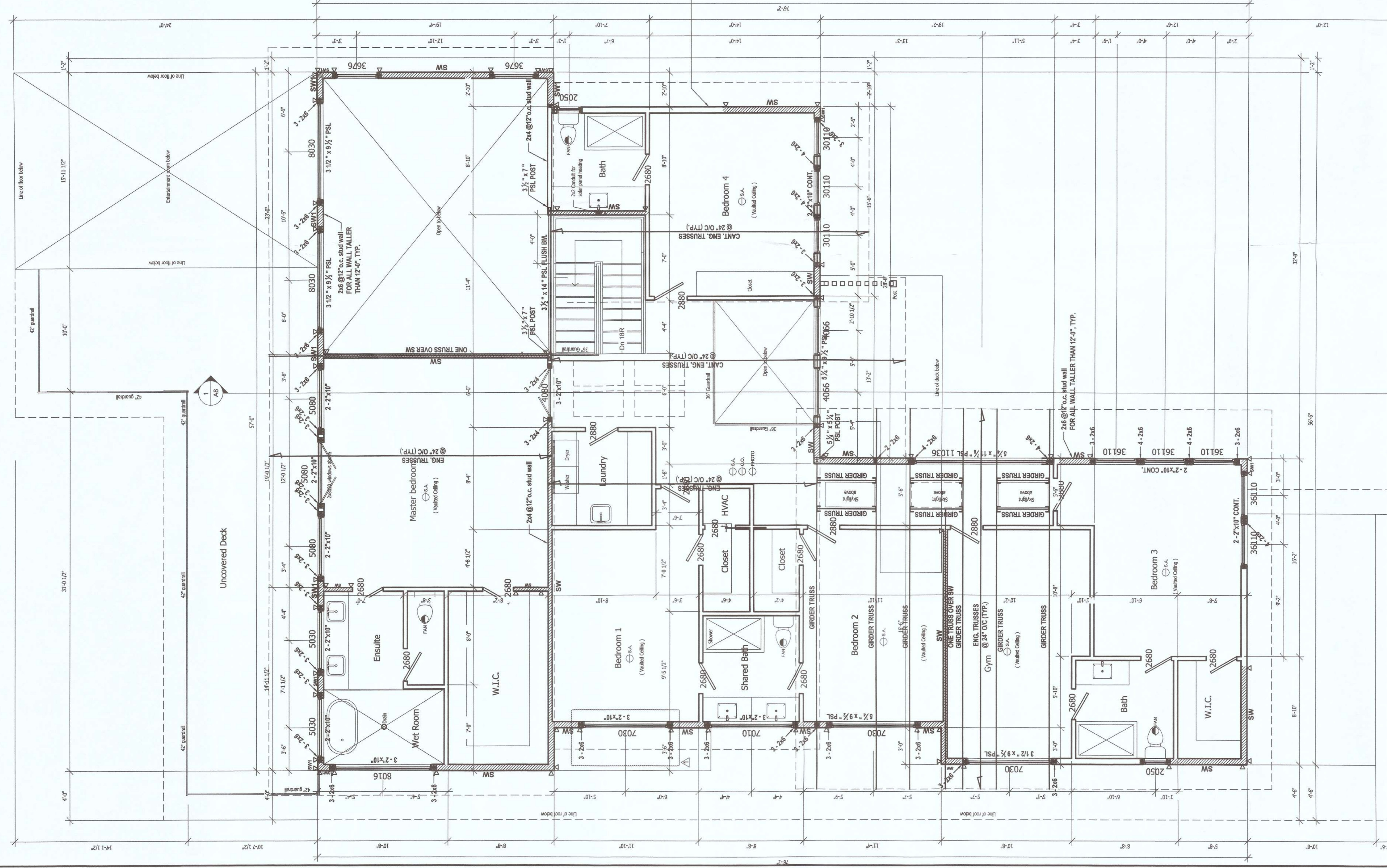
Solid blocking required between alternate trusses at all shear wall locations c/w 2" o.c. nailed through roof sheathing and toe nailed to top plate. (REFER TO SHEET 10)

Attach one A-35 framing anchor from blocking to top plate (TYP. UNO)

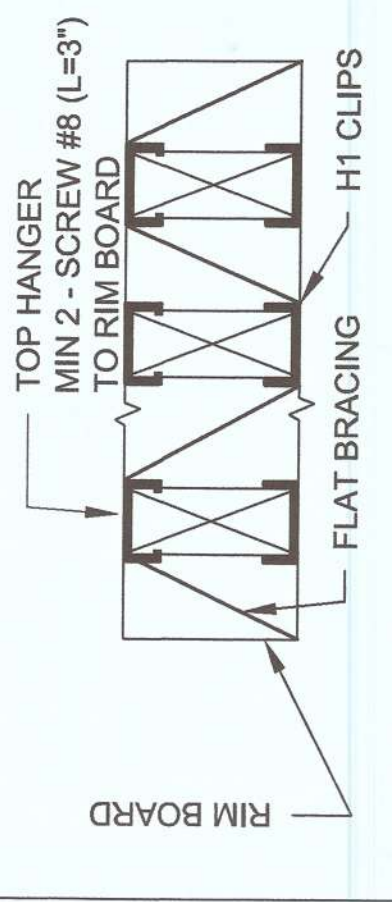


TOP VIEW OF CONTINUOUS 4x8' ROOF SHEATHING OVER CANT. JACKS (L-2)

NOTE: WALLS WITH HEIGHT BETWEEN 12' TO 15' USE 2x6 @ 12" O.C. STUD WALLS; TYP. 15' & 16' USE 2x6 @ 16" O.C. STUD WALLS; TYP. *BOTH CASES SOLID BLOCK AT MID HEIGHT.



UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"



DETAIL A: JACKS AND FLAT BRACING PATTERN

Roof Framing Plan
1. ALL ROOF TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
2. ALL ROOF TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
3. ALL ROOF TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
4. ALL ROOF TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
5. ALL ROOF TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
6. ALL ROOF TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
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8. ALL ROOF TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
9. ALL ROOF TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
10. ALL ROOF TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)

FLOOR LAYOUT
1. ALL FLOOR TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
2. ALL FLOOR TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
3. ALL FLOOR TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
4. ALL FLOOR TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
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10. ALL FLOOR TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)

NOTE: 1. ALL TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
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7. ALL TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
8. ALL TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
9. ALL TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)
10. ALL TRUSSES TO BE 2x12 @ 24" O.C. (TYP.)

RECEIVED
OCT 03 2022
CITY OF COQUITLAM
PLANNING AND DEVELOPMENT DEPT.

FOR STRUCTURAL COMPONENTS AS NOTED.
SEP 12 2022
M. ELMI
31800
100111

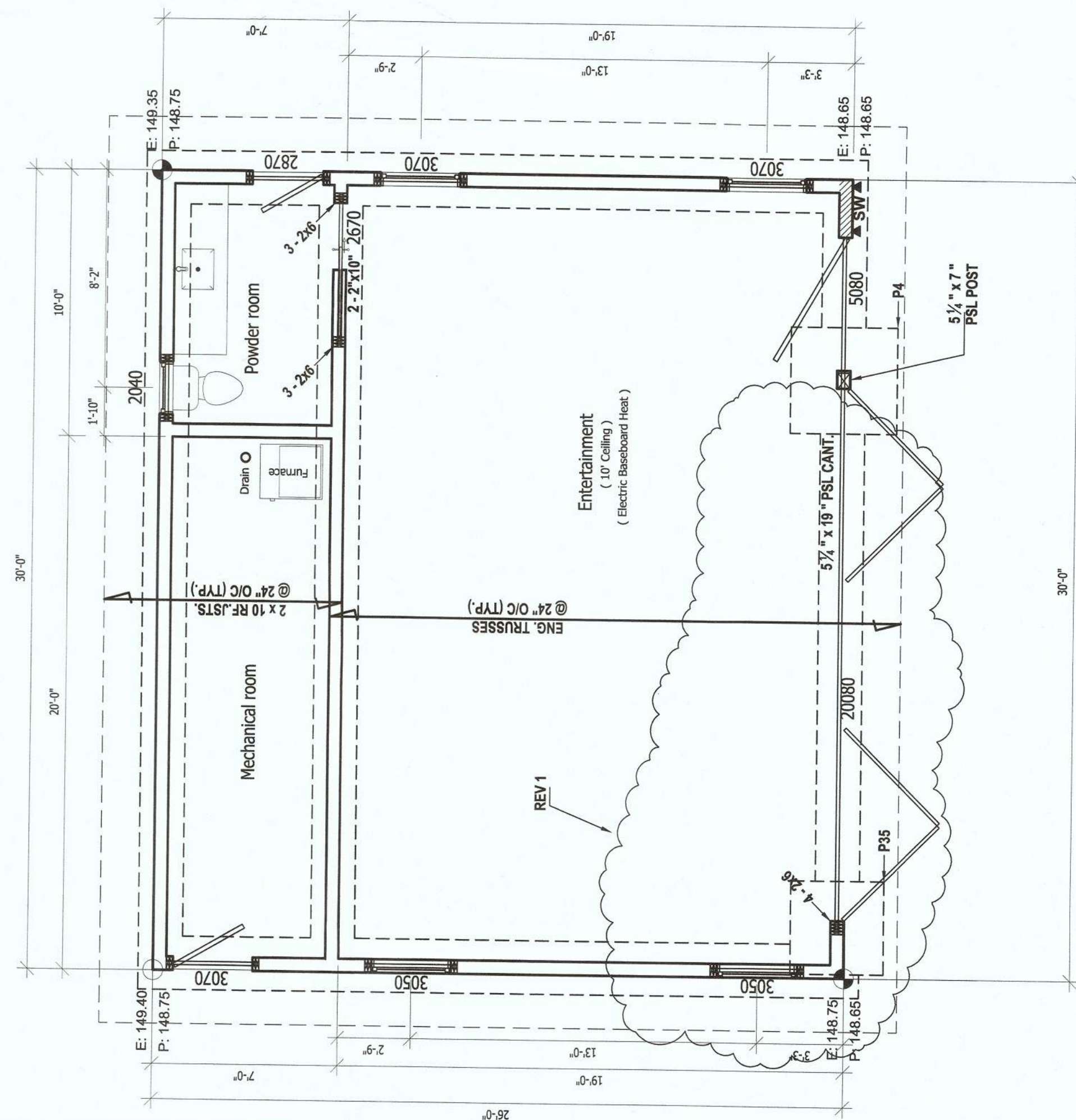
100111
31800
100111

BEST WEST ENGINEERS
1248 Alderside Road, Port
Moody, BC V3H 3A6
TEL: (604) 492 - 4559
EMAIL: INFO@WENGSCOM

PROJECT: NEW SINGLE FAMILY DWELLING
1185 KERWAN PLACE, COQ.
SHEET TITLE: UPPER FLOOR STRUCTURAL PLAN

DATE: JUL 27, 2022
DESIGNED: J2
DRAWN: J2
CHECK: HE
JOB NO.: S2

DATE: JUL 27, 2022
DESIGNED: J2
DRAWN: J2
CHECK: HE
JOB NO.: S2



FOR STRUCTURAL COMPONENTS AS NOTED.

A circular professional engineer seal for the State of Tennessee. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF TENNESSEE" at the bottom. The inner circle contains the text "Dr. M. Elmi" and "# 3192C". Below the inner circle, it says "MECHANICAL ENGINEERING".

Handwritten signature "M. Elmi" and date "July 19, 2023".

Legal Firm Name: Best West Engineers Ltd.
Permit to Practice Number: 100131

PROJECT: NEW SINGLE FAMILY DWELLING
1185 KERWAN PLACE, COQUITLAM, BC
SHEET TITLE: GARAGE PLAN & SECTION

LAST MODIFIED: May 11, 2023	DATE: JUL 27, 2022	DATE: May 11, 2023	REVISIONS (1. Evaluate initial forum & Act post boards (Sst))	BY ME
DRAWING NO.: S3	DESIGNER: JD	DESIGNER: JD		
	GRAPHER: JD	GRAPHER: JD		
	CHECKER: ME	CHECKER: ME		
	ASB NO.:			