District of SECHELT

604 885 1986
PO Box 129, 5797 Cowrie St,
2nd Floor
Sechelt, BC V0N 3A0
www.sechelt.ca

ATTACHMENT 1

DEVELOPMENT VARIANCE PERMIT NO. 2024-14

1. This Development Variance Permit is issued to:

   Balwinder Kaur Brar Lougheed

   PO Box 130

   4877 Francis Peninsula Road

   Madeira Park, BC V0N 2H0

2. This Development Variance Permit is issued subject to compliance with all the applicable Bylaws of the District of Sechelt except as specifically varied or supplemented by this Permit.

3. This Development Variance Permit applies to, and only to, the property within the District of Sechelt as described below, and all building structures and other developments thereon:

   Parcel Identifier: PID 010-741-429

   Legal Description: LOT 3 BLOCK 4 DISTRICT LOT 1356 PLAN 7006

   Addressed as: 4686 Sunshine Coast Highway

4. Bylaws of the District enacted under Section 479 of the *Local Government Act*, as amended from time to time, are varied or supplemented as described below.

   (a) Zoning Bylaw No. 580, 2022 is varied for the property noted above to achieve conformance for the retaining walls shown on Attachment 1.

   The variance is as follows:

   i. Section 1.1.5 – to increase the maximum height of a Single-Detached Dwelling from 8.5 m to 8.9 m as indicated on the site plan included as Attachment 1.

CONDITIONS OF PERMIT

5. The Property and the works shall be developed strictly in accordance with the following terms, conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit shall form part of this Development Variance Permit:

    a) Attachment 1 – Site Plan and Elevations

6. Notice of this permit shall be filed at the Land Titles Office under the authority of Section 503 of the *Local Government Act* and upon such filing, the terms of this permit or any amendment hereto shall be binding on all persons who acquire an interest in the lands affected by this permit.

7. **THIS PERMIT IS NOT A BUILDING PERMIT.**

8. **THIS PERMIT IS NOT A DEVELOPMENT PERMIT.**

Authorizing Signature:

Authorizing Resolution:

Date of Approval:

Date of Issue:

_____

Andrew Allen

Director of Planning & Development

GENERAL NOTES

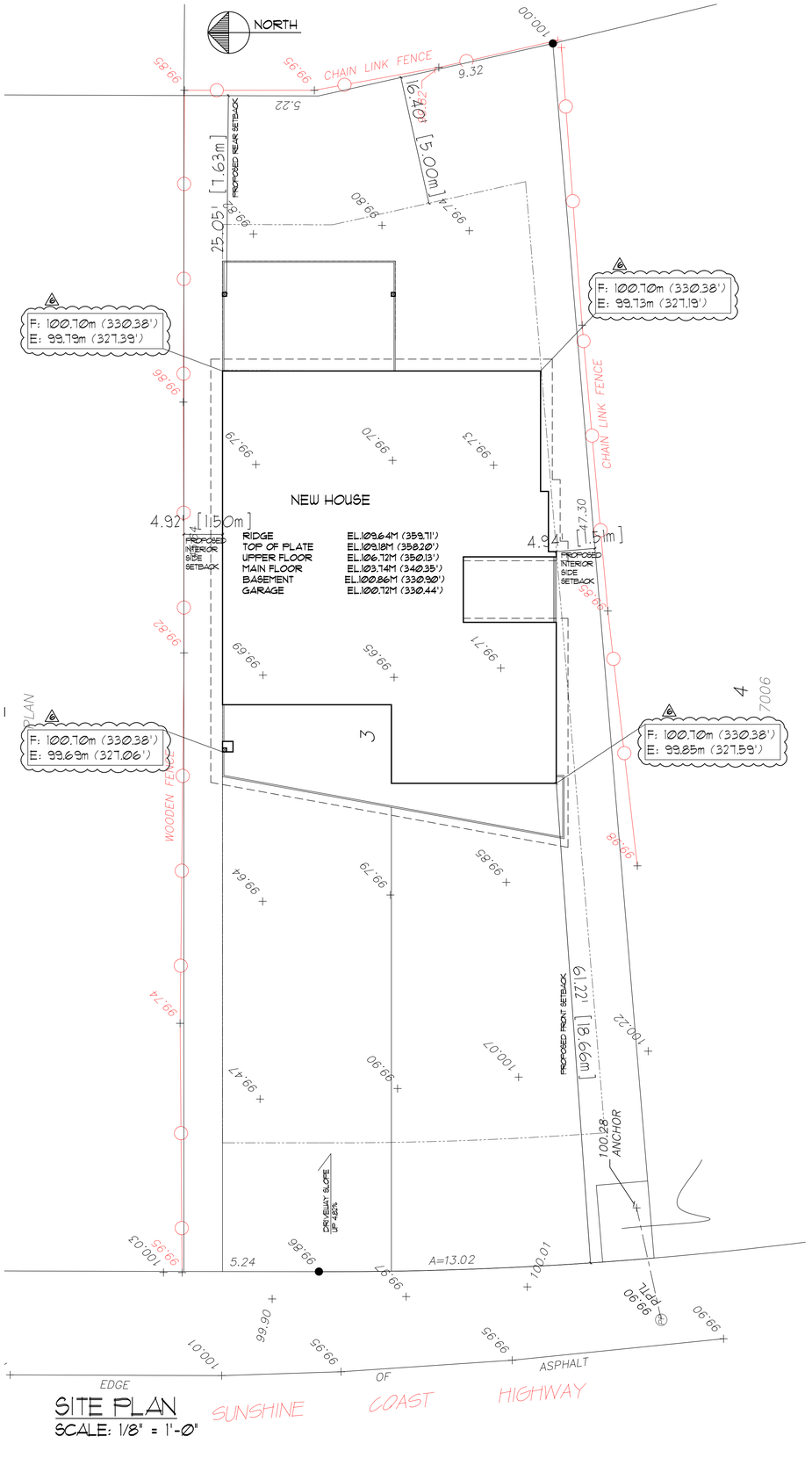
1. ALL WORK AND MATERIALS TO CONFORM TO STANDARDS AND REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C.) 2018.
2. ALL DRAWINGS MUST BE APPROVED BY CITY/MUNICIPAL AUTHORITIES HAVING JURISDICTION AND HAVE APPLICABLE PERMITS ISSUED BEFORE STARTING CONSTRUCTION.
3. BUILDER MUST ENSURE THAT ALL 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 OMMISIONS.
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.), UNLESS NOTED OTHERWISE BY A PROFESSIONAL ENGINEER.
11. ALL LINTELS TO BE MIN. 2-2X10 D.F. NO. 2 UNLESS OTHERWISE NOTED (9.23.12.).
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 7'-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 315" 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 DWELLING 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 (9.6.8.9.).
24. WATERPROOF BACKING (AQUA BOARDS) TO BE USED FOR ALL BATHTUBS AND SHOWER ENCLOSURES.
25. INSULATION AND VAPOUR BARRIER TO CONFORM TO PART 9 AND PART 3.36. 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" (1955M) (9.8.3.4.).

RISE	4.92"-7.87"	(125MM - 200MM)
RUN	8.27" - 14"	(210MM - 355MM)
TREAD	9.25" - 14"	(235MM - 355MM)

27. BUILDINGS WITH ATTACHED GARAGE - ALL WALLS AND CEILING SEPARATING ATTACHED GARAGE AND DWELLING 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 DWELLING 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 9.7.7. 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 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.



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

ZONING SUMMARY:

CIVIC ADDRESS:	4686 SUNSHINE COAST HIGHWAY, SECHELT, B.C.
LEGAL DESCRIPTION:	LOT 3 BLOCK 4 DISTRICT LOT 1356 PLAN 7006
ZONING:	R-1
SITE AREA:	755.14m² (8128.29 SF.)
SITE DIMENSIONS:	13.02 m x 47.3 m

RENOVATION / ADDITION

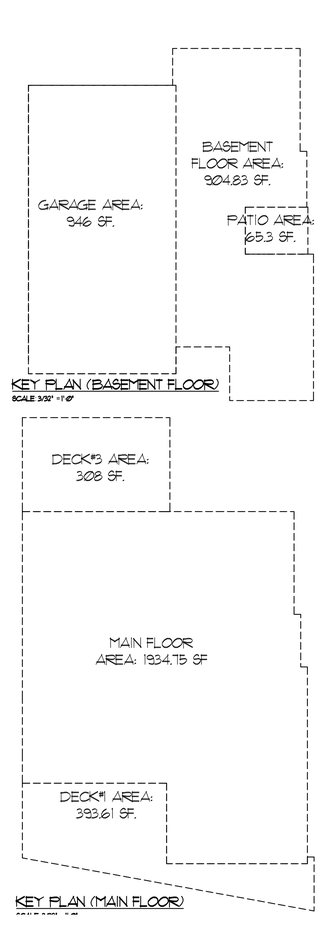
DESCRIPTION:	ALLOWED:	PROPOSED:
SETBACKS		
FRONT YARD:	5.0m (16.04')	18.66m (61.22')
REAR YARD:	5.0m (16.04')	7.63m (25.05')
LEFT SIDE YARD (INTERIOR):	1.5m (4.92')	1.5m (4.92')
RIGHT SIDE YARD (INTERIOR):	1.5m (4.92')	1.51m (4.94')
MAX. BUILDING HEIGHT:	8.5m (27.88')	8.89m (29.16')

MAX. LOT COVERAGE(ALL STRUCTURE):

ALLOWED 35% 264.29m² (2844.9 SF.)

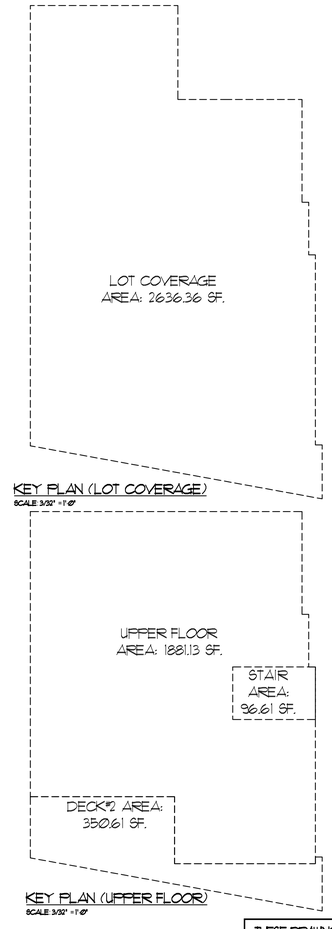
PROPSED 32.43% 244.92m² (2636.36 SF.)

HOUSE:	PROPOSED:
UPPER FLOOR:	1881.13 SF.
MAIN FLOOR:	1934.75 SF
BASEMENT FLOOR:	904.83 SF.
GARAGE:	946 SF.
DECK#1 :	393.61 SF.
DECK#2 :	350.61 SF.
DECK#3 :	308 SF.
PATIO:	65.3 SF.



KEY PLAN (BASEMENT FLOOR)
SCALE 3/32" = 1'-0"

KEY PLAN (MAIN FLOOR)



KEY PLAN (LOT COVERAGE)
SCALE 3/32" = 1'-0"

KEY PLAN (UPPER FLOOR)
SCALE 3/32" = 1'-0"

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

6	VARIANCE	08.08.2024
5	REVISION	06.20.2024
4	REVISION	12.07.2023
3	REVISION	06.27.2023
2	REVISION	05.31.2023
1	ISSUED FOR BLDG. PERMIT	02.23.2023

SEL Engineering Limited
Consulting Engineers

#201, 3003 ST. JOHNS STREET
PORT MOODY, BC V3H 2C4
TELEPHONE: 604.469.3723
FACSIMILE: 604.469.3101

E-MAIL: SEL@SELENG.COM

SEAL:

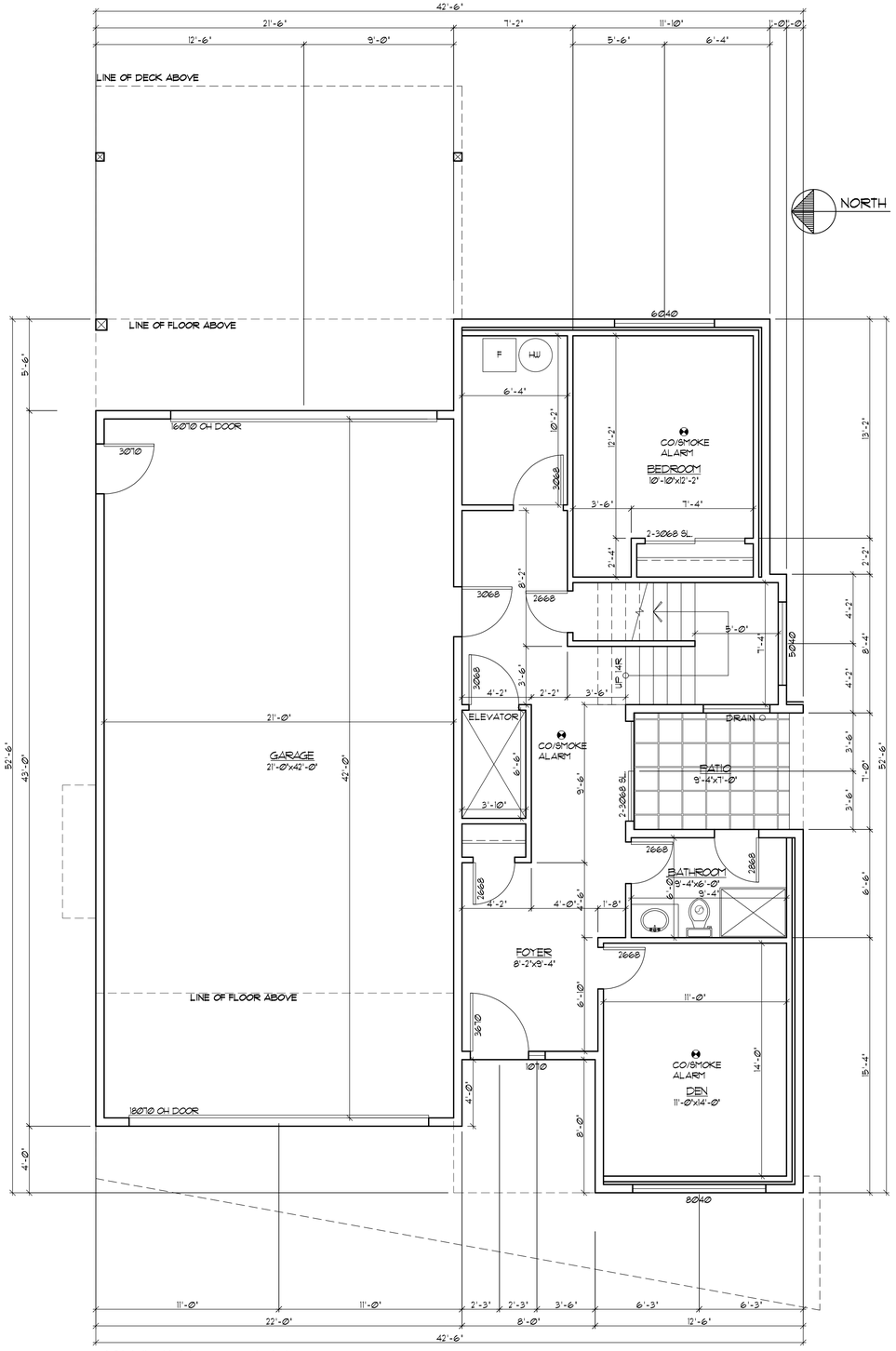
(PERMIT NUMBER: 16003524)

PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:

4686 SUNSHINE COAST HIGHWAY, SECHELT, B.C.

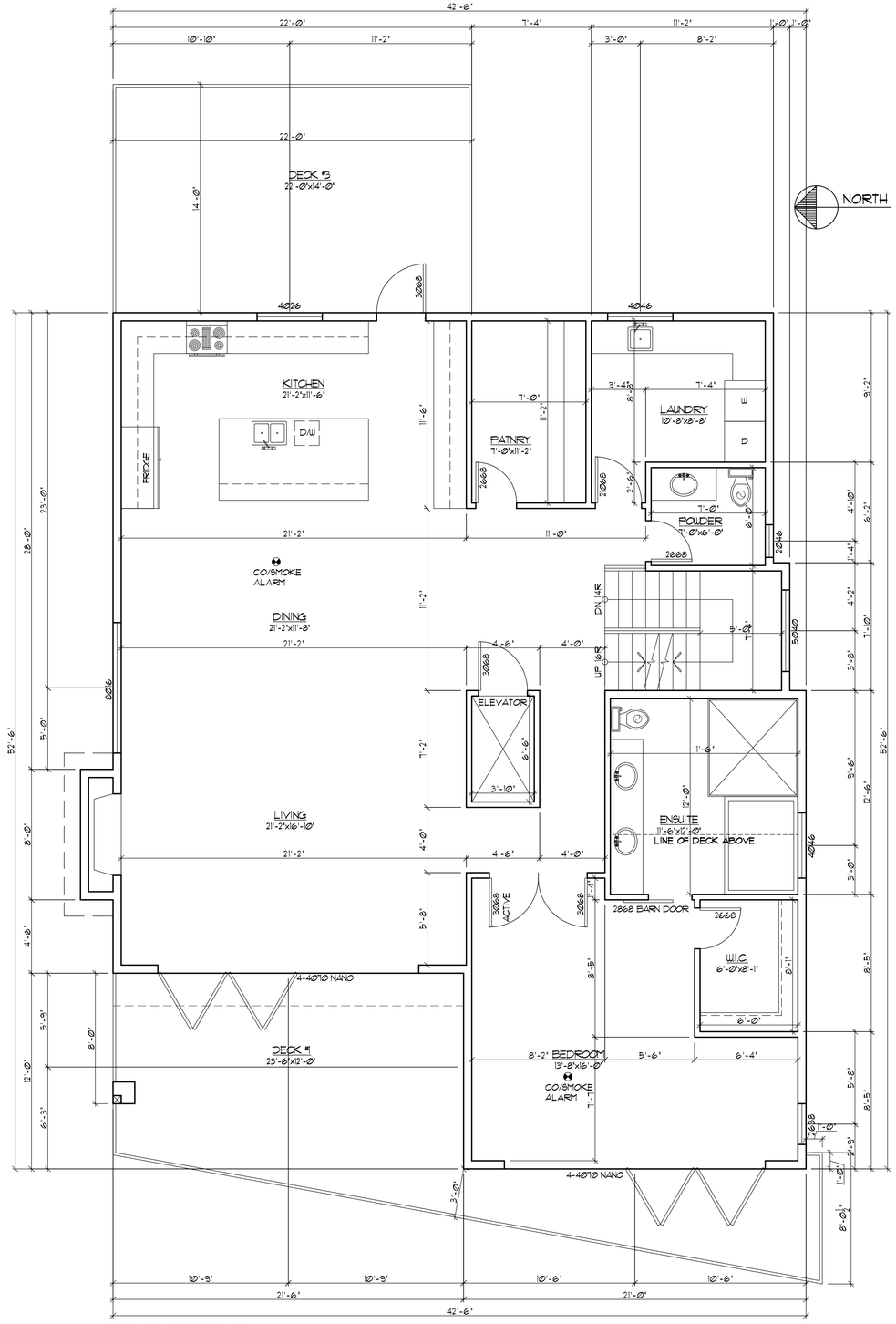
DRAWING TITLE:
GENERAL NOTES
SITE PLAN
ZONING SUMMARY
KEY PLANS

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C22124
DATE:	02.23.2023
SCALE:	AS SHOWN
DRAWING NO:	A-1



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"
BASEMENT FLOOR AREA: 904.83 SF.
GARAGE AREA: 346 SF.
PATIO AREA: 65.3 SF.



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
MAIN FLOOR AREA: 1934.75 SF
DECK#1 AREA: 393.61 SF.
DECK#3 AREA: 308 SF.

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

7	VARIANCE	Ø8.Ø8.2Ø24
6	REVISION	Ø6.Ø2.2Ø24
5	REVISION	12.Ø7.2Ø23
4	REVISION	Ø7.24.2Ø23
3	REVISION	Ø6.27.2Ø23
2	REVISION	Ø5.31.2Ø23
1	ISSUED FOR BLDG. PERMIT	Ø2.23.2Ø23

SEL Engineering Limited
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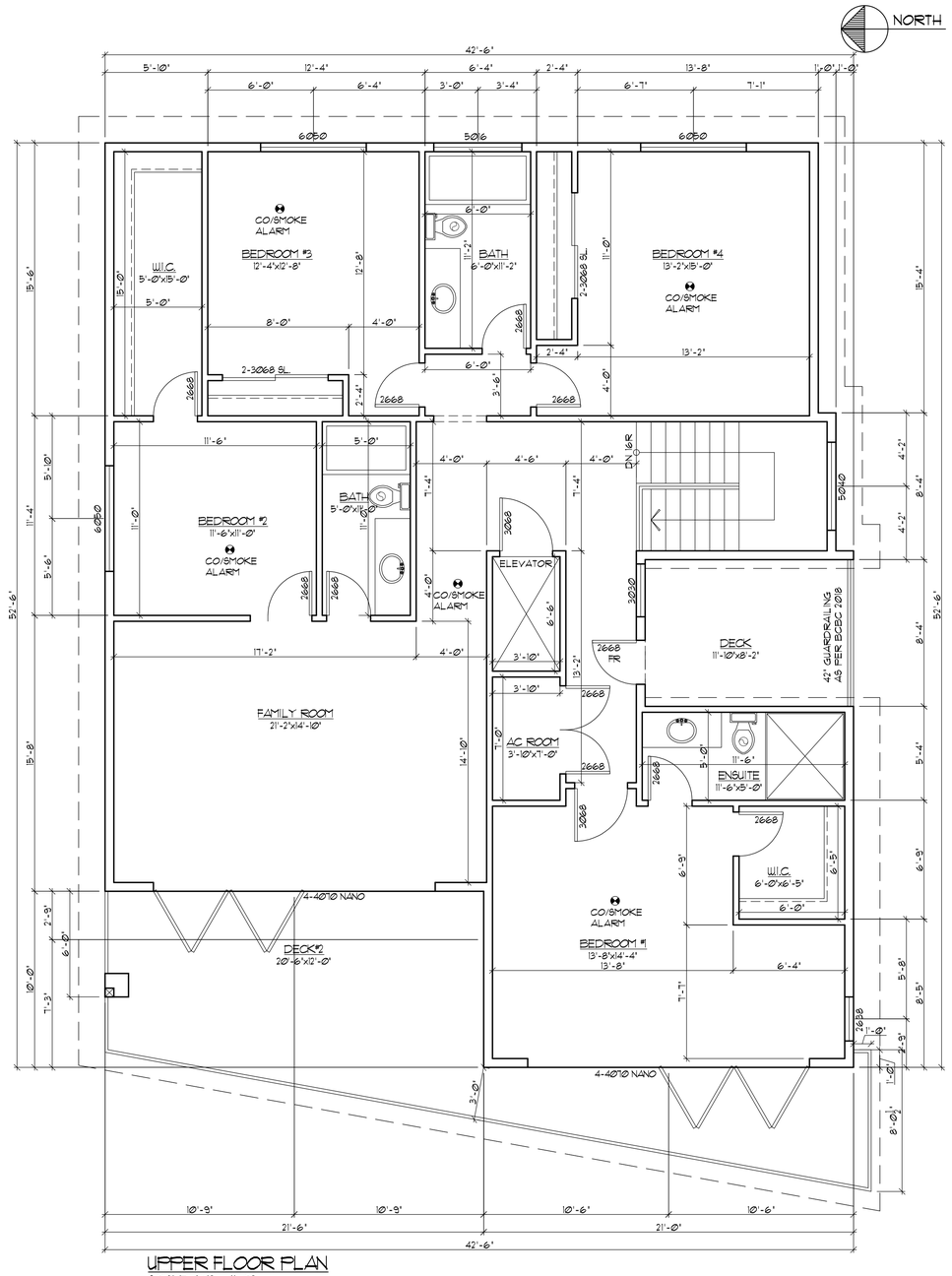
SEAL:

PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE
AT:

4686 SUNSHINE COAST HIGHWAY,
SECHELT, B.C.

DRAWING TITLE:
BASEMENT FLOOR PLAN
MAIN FLOOR PLAN

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C22124
DATE:	Ø2.23.2Ø23
SCALE:	AS SHOWN
DRAWING NO:	A-2



UPPER FLOOR PLAN

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

UPPER FLOOR AREA: 1881.13 SF.

DECK#2 AREA: 350.61 SF.

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

6	VARIANCE	08.08.2024
4	REVISION	12.07.2023
3	REVISION	06.27.2023
2	REVISION	05.31.2023
1	ISSUED FOR BLDG. PERMIT	02.23.2023

SEL Engineering Limited
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SEAL:

PROJECT TITLE:

NEW SINGLE FAMILY RESIDENCE AT:

4686 SUNSHINE COAST HIGHWAY, SECHELT, B.C.

DRAWING TITLE:

UPPER FLOOR PLAN

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C22124
DATE:	02.23.2023
SCALE:	AS SHOWN

DRAWING NO:

A-3

FRONT ELEVATION

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

REAR ELEVATION

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

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

6	VARIANCE	08.08.2024
5	REVISION	06.07.2024
4	REVISION	12.07.2023
3	REVISION	06.27.2023
2	REVISION	05.25.2023
1	ISSUED FOR BLDG. PERMIT	02.23.2023

SEL Engineering Limited
Consulting Engineers

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FACSIMILE: 604.469.3107

E-MAIL: SEL@SELENG.COM

SEAL:

PROJECT TITLE:

NEW SINGLE FAMILY RESIDENCE
AT:

4686 SUNSHINE COAST HIGHWAY,
SECHELT, B.C.

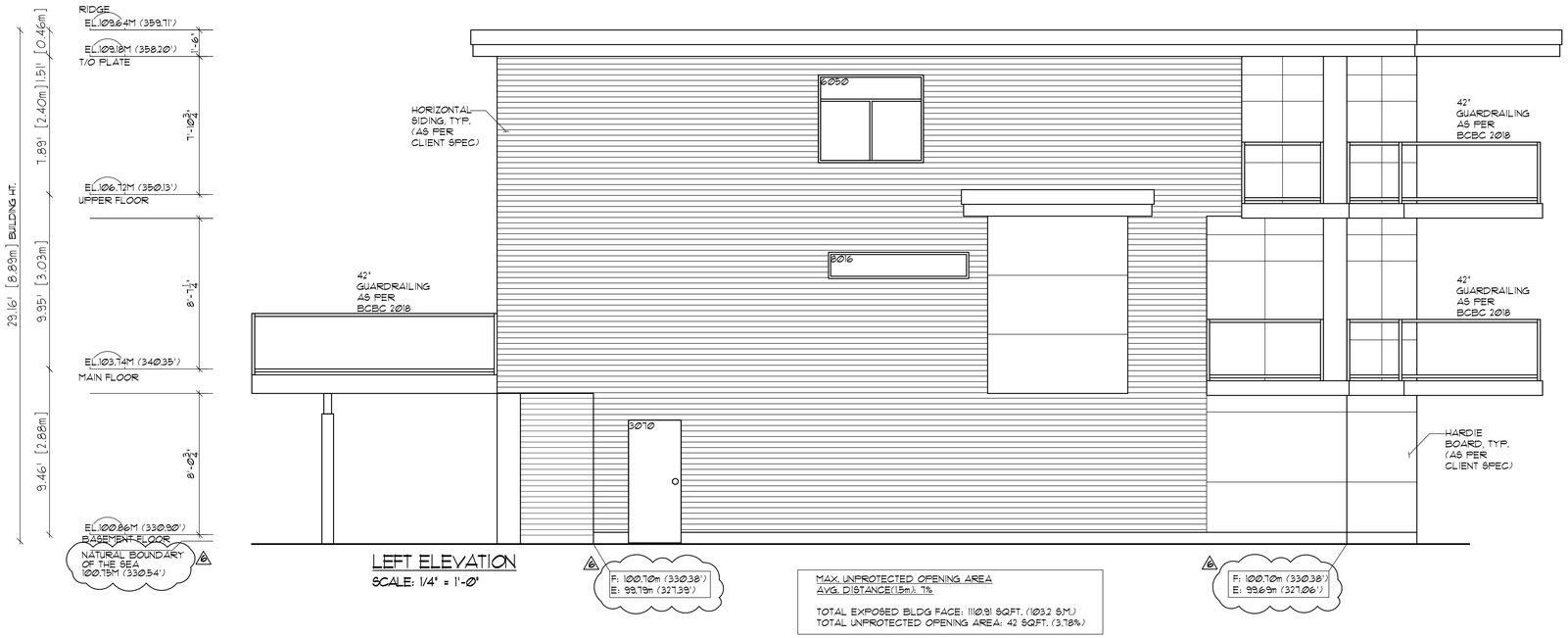
DRAWING TITLE:

FRONT ELEVATION
REAR ELEVATION

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C22124
DATE:	02.23.2023
SCALE:	AS SHOWN

DRAWING NO:

A-4



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

MAX. UNPROTECTED OPENING AREA
AVG. DISTANCE(1.5m): 1%

TOTAL EXPOSED BLDG FACE: 1110.91 SQFT. (103.2 SM.)
TOTAL UNPROTECTED OPENING AREA: 42 SQFT. (3.78%)

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

MAX. UNPROTECTED OPENING AREA
AVG. DISTANCE(1.15m): 7.5%

TOTAL EXPOSED BLDG FACE: 1383.11 SQFT. (128.49 SM.)
TOTAL UNPROTECTED OPENING AREA: 93.33 SQFT. (6.74%)

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

6	VARIANCE	Ø8.Ø8.2Ø24
5	REVISION	Ø6.Ø2.2Ø24
4	REVISION	12.Ø7.2Ø23
3	REVISION	Ø6.27.2Ø23
2	REVISION	Ø5.25.2Ø23
1	ISSUED FOR BLDG. PERMIT	Ø2.23.2Ø23

SEL Engineering Limited
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SEAL:

PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE
AT:

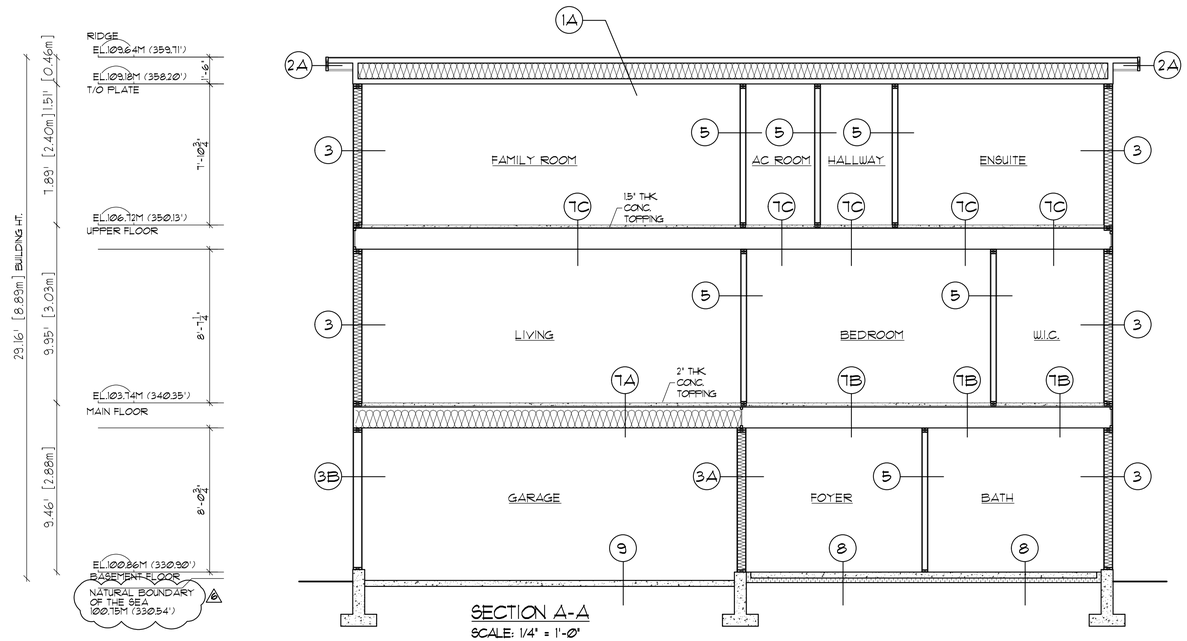
4686 SUNSHINE COAST HIGHWAY,
SECHELT, B.C.

DRAWING TITLE:
LEFT ELEVATION
RIGHT ELEVATION

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C22124
DATE:	Ø2.23.2Ø23
SCALE:	AS SHOWN

DRAWING NO:

A-5



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)

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
BUILDING PAPER	0.011	0.06
RAINSCREEN TO CODE		
1/2" PLYWOOD STRAPPING @16"o/c SPACING	0.15	0.82
HARDI BOARD	0.017	0.096
EXTERIOR AIR FILM	0.03	0.17
TOTAL VALUE:	2.89	16.38
MIN. VALUE:	2.78	15.8

3A TYPICAL INTERIOR WALLS B/W HEATED & UNHEATED AREA(GARAGE)

	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-22 MIN. FIBERGLASS INSULATION	2.55	14.48
1/2" PLYWOOD SHEATHING	0.14	0.791
EXTERIOR AIR FILM	0.03	0.17
TOTAL VALUE:	2.92	16.58
MIN. VALUE:	2.78	15.8

3B TYPICAL EXTERIOR WALLS (GARAGE:)

1/2" PLYWOOD SHEATHING
2x6 STUDS @ 16" O.C.
6 MIL POLY V.B.
1/2" GYPSUM WALL BOARD

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

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

7A TYPICAL FLOOR (OVER UNHEATED SPACES)

	Ef. RSI Value	Ef. R Value:
CARPET WITH FIBROUS PAD	0.22	1.25
INTERIOR AIR FILM	0.16	0.91
2" THK. CONC. TOPPING		
3/4" T&G DFIR PLYWOOD SUBFLOOR	0.166	0.94
14.00" DP ENG'D FLOOR		
R28 F.G. BATT INSULATION IN CAVITIES	4.079	23.19
1/2" GYPSUM BOARD OVER	0.03	0.17
EXTERIOR AIR FILM	0.08	0.45
TOTAL VALUE:	4.735	26.913
MIN. VALUE:	4.67	26.5

7B TYPICAL FLOOR

FINISH FLOORING
2" THK. CONC. TOPPING
3/4" T&G PLYWOOD SHEATHING
(GLUED & NAILED)
14.00" DP ENG'D FLOOR
JOISTS @12" OR 16"o/c
GYPSUM WALL BOARD

7C TYPICAL FLOOR

FINISH FLOORING
15" THK. CONC. TOPPING
3/4" T&G PLYWOOD SHEATHING
(GLUED & NAILED)
14.00" DP ENG'D FLOOR
JOISTS @12" OR 16"o/c
GYPSUM WALL BOARD

8 TYPICAL SLAB ON GRADE FLOOR (UNHEATED)

	Ef. RSI Value	Ef. R Value:
INTERIOR AIR FILM	0.16	0.91
4" CONCRETE SLAB	0.03	0.17
6 MIL POLY V.B.		
3" TYPE II EXPANDED POLYSTYRENE INSULATION	2.13	12.11
COMPACT GRANULAR FILL		
TOTAL VALUE:	2.32	13.19
MIN. VALUE:	1.96	5.46

9 NEW TYPICAL SLAB ON GRADE FLOOR (UNHEATED)

4" CONCRETE SLAB
COMPACT GRANULAR FILL

10 TYPICAL DECK

APPROVED WATERPROOF DECKING
5/8" T&G PLYWOOD SHEATHING (GLUED & NAILED)
2X SLIPPERS TO ACCOMMODATE DECK SLOPE
9.50" DP. ENG'D DECK JOISTS

11 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

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

6	VARIANCE	08.08.2024
5	REVISION	06.07.2024
4	REVISION	12.07.2023
3	REVISION	06.27.2023
2	REVISION	05.25.2023
1	ISSUED FOR BLDG. PERMIT	02.23.2023

SEL Engineering Limited
Consulting Engineers

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PORT MOODY, BC V3H 2C4
TELEPHONE: 604.469.3723
FACSIMILE: 604.469.3101

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SEAL:

(PERMIT NUMBER: 100003524)

PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:

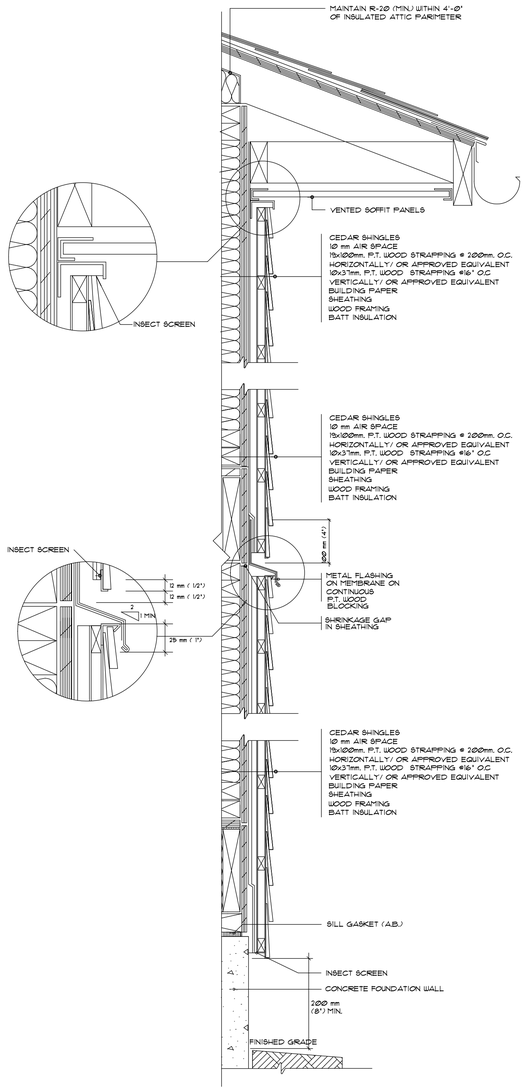
4686 SUNSHINE COAST HIGHWAY, SECHELT, B.C.

DRAWING TITLE:
SECTION A-A

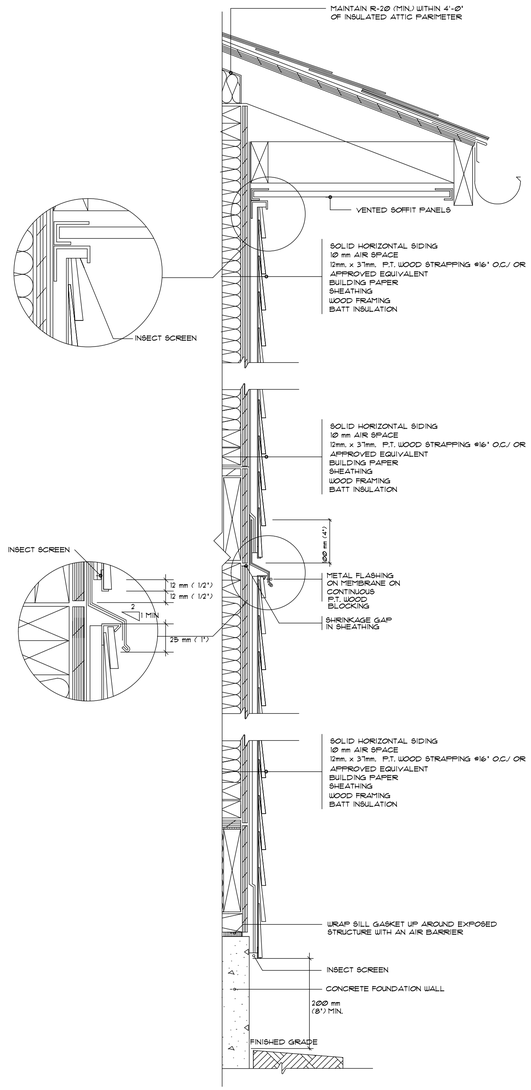
DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C22124
DATE:	02.23.2023
SCALE:	AS SHOWN

DRAWING NO:

A-6



EXTERIOR WALL DETAIL W/
CEDAR WALL SHINGLES



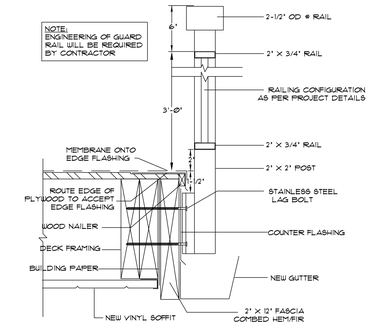
EXTERIOR WALL DETAIL W/
SOLID HORIZONTAL SIDING

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.

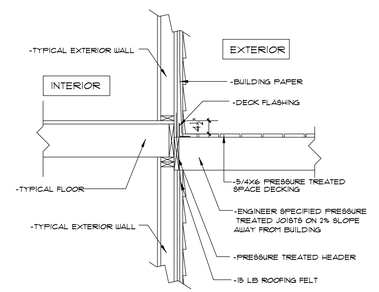
Section 9.27 Cladding
9.27.2-Required Protection from Precipitation
9.27.3-Second Plane of Protection
9.27.4-Caulking
9.27.5-Attachment of Cladding
9.27.7-Wood Shingles and Shakes
9.27.8-Asbestos-Cement Shingles & Sheet

Section 9.25 Heat Transfer, Air Leakage, and Condensation Control

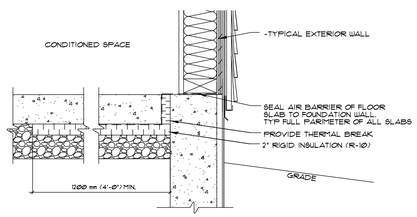
Section 9.23 Wood Frame Construction



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	02.23.2023

SEL Engineering Limited
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SEAL:

PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE
AT:

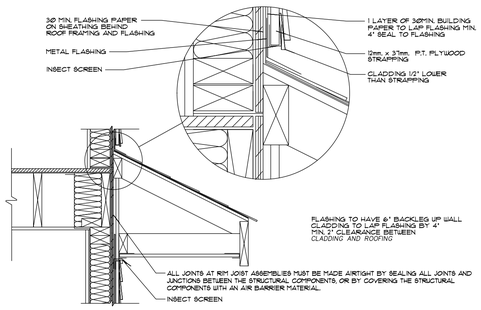
4686 SUNSHINE COAST HIGHWAY,
SECHELT, B.C.

DRAWING TITLE:
DETAILS

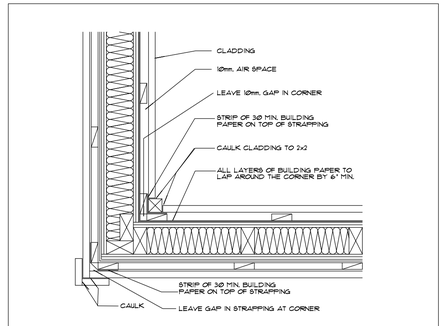
DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C22124
DATE:	02.23.2023
SCALE:	AS SHOWN

DRAWING NO:

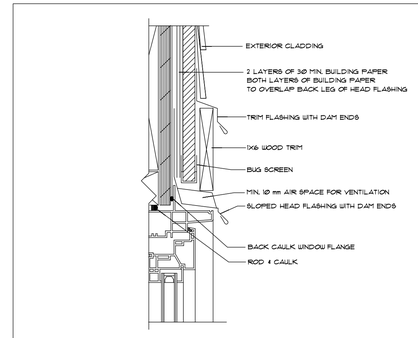
A-7



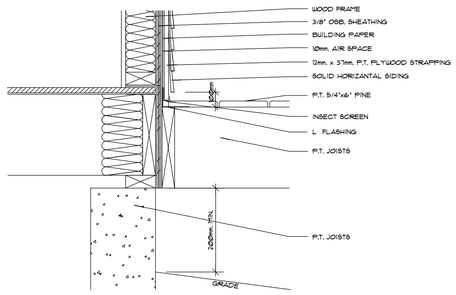
ROOF TO WALL INTERSECTION DETAIL



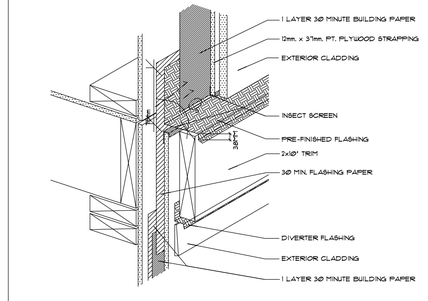
CORNERS DETAIL (IN AND OUT)



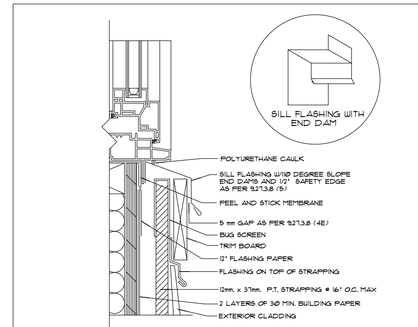
WINDOW HEAD DETAIL



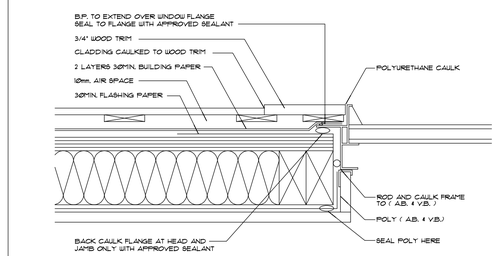
DRIP DECK DETAIL



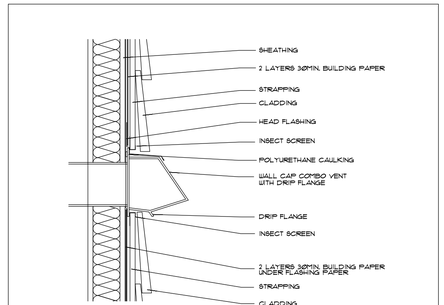
THROUGH WALL FLASHING AND BAND BOARD DETAIL



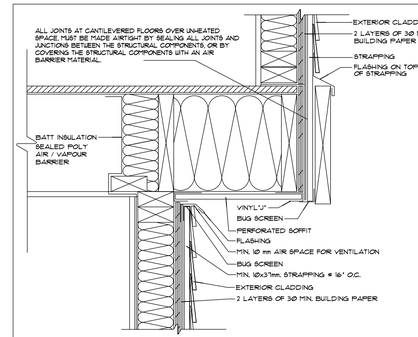
WINDOW SILL DETAIL



WINDOW JAMB WITH 3/4" TRIM (SECTION)



VENT CAP INSTALLATION DETAIL



BOTTOM & TOP OF WALL AT CANTILEVER

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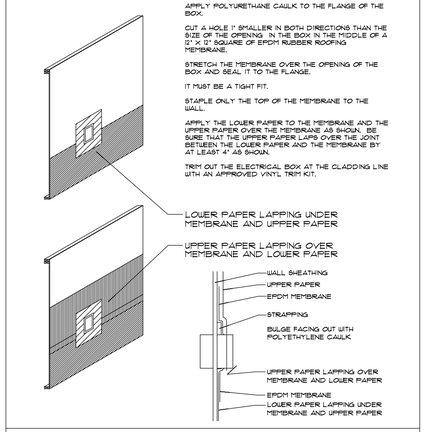
9.27.3-Second Plane of Protection
9.27.4-Caulking
9.27.5-Attachment of Cladding
9.27.7-Wood Shingles and Shakes
9.27.8-Asbestos-Cement Shingles & Sheet

Section 9.25 Heat Transfer, Air Leakage, and Condensation Control

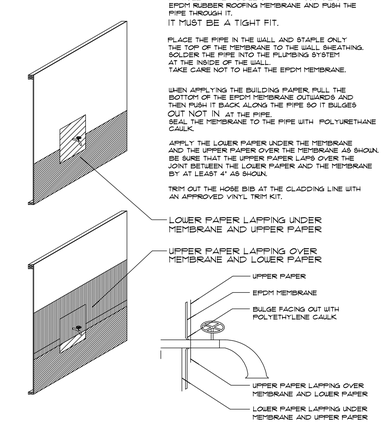
Section 9.23 Wood Frame Construction

Section 9.36. Energy Efficiency

ALL ELECTRICAL BOXES MUST HAVE GASKETS AND FLANGES



TYP. INSTALLATION OF WALL PENETRATIONS



TYPICAL INSTALLATION OF HOSE BIB

THESE DRAWINGS COMPLY TO THE 2018 BCBC

REVISIONS:

1	ISSUED FOR BLDG. PERMIT	02.23.2023

SEL Engineering Limited
Consulting Engineers

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E-MAIL: SEL@SELENG.COM

SEAL:

PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:

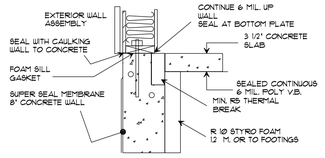
4686 SUNSHINE COAST HIGHWAY, SECHELT, B.C.

DRAWING TITLE:
DETAILS

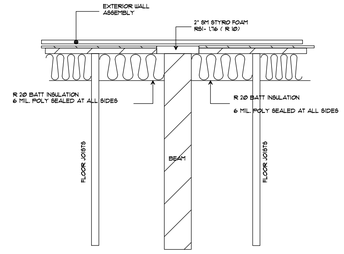
DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C22124
DATE:	02.23.2023
SCALE:	AS SHOWN

DRAWING NO:

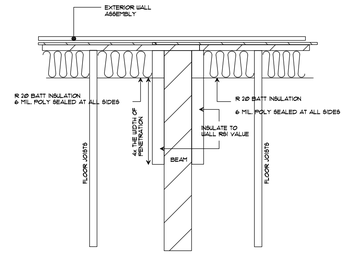
A-8



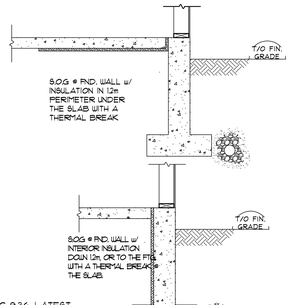
SLAB ON GRADE AT FOUNDATION WALL



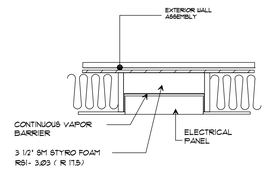
BEAM ENTERING EXTERIOR ASSEMBLY



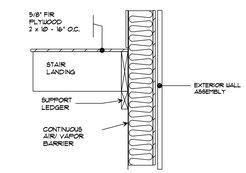
BEAM ENTERING EXTERIOR ASSEMBLY



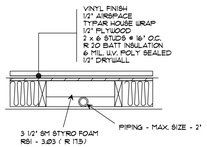
INSULATION OF UNHEATED AND HEATED SLABS ABOVE THE FROST LINE



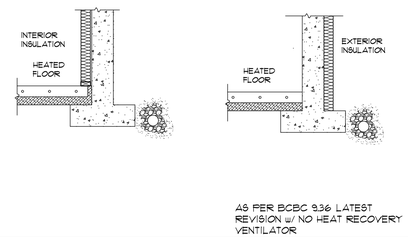
ELECTRICAL PANEL IN EXTERIOR WALL



STAIR LANDING SUPPORT



MECHANICAL PIPING IN EXTERIOR WALLS



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	02.23.2023

SEL Engineering Limited
Consulting Engineers

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PORT MOODY, BC V3H 2C4
TELEPHONE: 604.469.3723
FACSIMILE: 604.469.3107

E-MAIL: SEL@SELENG.COM

SEAL:

PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:

4686 SUNSHINE COAST HIGHWAY, SECHELT, B.C.

DRAWING TITLE:
DETAILS

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C22124
DATE:	02.23.2023
SCALE:	AS SHOWN

DRAWING NO:

A-9

GENERAL NOTES:

1. CONSTRUCTION SHALL COMPLY WITH THE 2018 BRITISH COLUMBIA BUILDING CODE, AND THE NATIONAL STANDARDS OF CANADA INCLUDING CAN/CSA-O86.1-M94. 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.
2. DESIGN LOADS ARE AS FOLLOWS:

		LIVE LOAD (PSF)	DEAD LOAD (PSF)
A)	ROOF	32.0D Ss = 37.59 PSF, Sr = 8.4 PSF	16(INCLUDED FUTURE SOLAR PANEL)
B)	FLOOR	40	10
C)	WIND	q50 = 10.03 PSF (0.48 KPa)	q10 = 7.73 PSF (0.37 KPa)
D)	SEISMIC	Sa(0.2) = 0.828, Sa(0.5) = 0.745, Sa(1.0) = 0.434, Sa(2.0) = 0.265, Sa(3.0) = 0.086, Sa(10.0) = 0.030, PGA = 0.363, PGV = 0.355	

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:
   A) REINFORCING STEEL---------- BEFORE EACH CONCRETE POUR
   B) TIMBER OR STEEL FRAMING, PLYWOOD WALLS, ROOF---------- BEFORE COVER-UP
7. 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.
11. 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. FOUNDATIONS ARE DESIGNED AS SPREAD FOOTINGS WITH AN ASSUMED MINIMUM ALLOWABLE BEARING PRESSURE OF 1500 PSF WHICH IS TO BE CONFIRMED BY A PROFESSIONAL (GEOTECHNICAL) ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA. CONTRACTOR TO NOTIFY SEL ENGINEERING LIMITED IF THE ABOVE CONDITION IS NOT MET PRIOR TO ANY CONSTRUCTION OF FOUNDATION.
2. ALL FILL MATERIAL(S) AS PER REQUIREMENTS OF A PROFESSIONAL (GEOTECHNICAL) ENGINEER'S INSTRUCTION(S).
3. EXECUTION:
   A) REMOVE TOPSOIL AND OTHER ORGANIC MATERIAL FROM BUILDING AREA.
   B) EXTEND ALL FOUNDATIONS TO FIRM, UNDISTURBED, INORGANIC NATIVE SOIL, OR TO A MINIMUM 18" BELOW GRADE, OR TO ELEVATIONS SHOWN ON THE DRAWING(S), WHICHEVER IS DEEPER.
   C) REMOVE ALL LOOSE MATERIAL FROM FOOTINGS PRIOR TO POURING CONCRETE.
   D) APPROVED SUBGRADE MEANS: COMPACTED FILL AS SPECIFIED BY A PROFESSIONAL (GEOTECHNICAL) ENGINEER.
   E) UNLESS NOTED OTHERWISE, STEP STRIP FOOTINGS AT ONE LENGTH RISE TO A MINIMUM TWO LENGTHS RUN.

CONCRETE:

1. PROVIDE CONCRETE AND PERFORM WORK TO CSA STANDARD CAN3-A23.1-M90.
2. PRODUCTS:
   A) CEMENT - TYPE 10 NORMAL PORTLAND CEMENT.
   B) REINFORCING STEEL - NEW DEFORMED BARS TO CSA STANDARD G30.18-M92 GRADE 400. WELDED WIRE FABRIC TO CSA STANDARD G30.5-M1983 (R-1991) & G30.15 - M1983 (R-1991).
   C) AGGREGATE AND WATER - AS PER CSA STANDARD CAN3-A23.1-M90.
   D) ADMIXTURES - AIR-ENTRAINING TO CSA STANDARD A266.4-M78 AND WATER-REDUCING TO ASTM C494-TYPE A.
   E) ANCHOR BOLTS TO ASTM A307, USE 5/8"ø AT MAX. OF 32" O.C., U.N.O.
   F) MIX DESIGN -

DESCRIPTION	28-DAY STRENGTH	MAX. AGGREGATE	MAX. SLUMP	EXPOSURE CLASS	PERCENT OF AIR	MAX. W/C RATIO
FOOTING	25 MPa	3/4"	3"	C	3 TO 6	Ø.55
FND. WALL & SLAB	25 MPa	3/4"	3"	C	4 TO 7	Ø.55
GARAGE SLAB & EXT. STEPS	32 MPa	3/4"	3"	C	4 TO 7	Ø.55

3. EXECUTION:
   A) MIX AND PLACE CONRETE TO CSA STANDARD CAN3-A23.1-M90.
   B) VERTICAL DROP OF CONCRETE NOT TO EXCEED 5'-0".
   C) COMPACT CONCRETE WITH INTERNAL-TYPE MECHANICAL VIBRATORS. WORK CONCRETE AROUND ALL EMBEDDED MATERIAL AND CORNERS OF FORM.
   D) PROVIDE CLEAR CONCRETE COVER OVER REBAR AS FOLLOWS, UNLESS NOTED OTHERWISE -
      - POURED AGAINST EXPOSED EARTH---------- 3"
      - FORMED SURFACES EXPOSED TO EARTH AND WEATHER---------- 1-1/2"
      - OTHER FORMED SURFACES---------- 3/4"
   E) MINIMUM SPLICE LENGTH IS AS FOLLOWS, UNLESS NOTED OTHERWISE -
      BAR SIZE 10M 15M
      LAP LENGTH 14" 20"
   F) CONTROL JOINTS - SLAB-ON-GRADE REQUIRES 1" DEEP PREFORMED OR SAWCUT JOINT AT 20'-0" MAXIMUM SPACING IN BOTH DIRECTIONS. SAWCUT WITHIN 24 HOURS OF CONCRETE PLACEMENTS AFTER CONCRETE HAS HARDENED SUFFICIENTLY.
   G) FORM'S ACCURACY TOLERANCE IS 1/4" IN PLAN AND ELEVATION. SLAB FORM TOLERANCE IS SAME.

STRUCTURAL WOOD PRODUCTS:

1. PROVIDE STRUCTURAL FRAME AND PERFORM WORK TO 2018 BRITISH COLUMBIA BUILDING CODE, AND CAN/CSA-O86.1-M95
2. PRODUCTS:
   A) LUMBER TO CONFORM TO CAN/CSA STANDARD O141-1991, NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER, AND TO HAVE A MAXIMUM 19% MOISTURE CONTENT AT TIME OF INSTALLATION.
   B) 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.
   C) PLYWOOD - DOUGLAS FIR SHEATHING GRADE TO CSA STANDARD O121-M1978. EXTERIOR GRADE FOR ROOF, TONGUE-AND-GROOVE FOR FLOORS.
   D) JOISTS AND BEAM HANGERS, METAL FASTENERS AND FRAMING ANCHORS - PROPERLY TESTED IN ACCORDANCE WITH ICBO CRITERIA AND ANALYZED TO EVALUATE LOAD CAPACITIES.
3. EXECUTION:
   A) ALL OPENINGS (INTERIOR AND EXTERIOR) MUST BE SPANNED BY A MINIMUM OF 2-2x10 BEAMS/LINTELS, U.N.O.
   B) PARTITION WALLS RUNNING PARALLEL TO JOISTS MUST BE SUPPORTED ON DOUBLED-UP JOISTS.
   C) ALL BUILT-UP COLUMNS ARE TO HAVE ALL MEMBERS NAILED TOGETHER WITH 3" NAILS AT 6" O.C., STAGGERED.
   D) MINIMUM WIDTH OF BUILT-UP COLUMNS ARE TO EXCEED THE WIDTH OF ITS SUPPORTING BEAM.
   E) 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=1200#).
   F) FASTEN ALL NON-LOAD BEARING PARTITION WALLS WITH FASTENERS AT 24" O.C. MAX.
   G) BUILT-UP BEAMS ARE TO NAILED TOGETHER WITH 3 ROWS OF 3-1/2" COMMON NAILS AT 12" O.C./LAMINATION.
   H) 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.
   J) ALL WALLS ARE TO BE 2x4 STUDS @ 16" O/C. U.N.O.

ENGINEERED WOOD PRODUCTS:

1. "PL" AND "LSL" DENOTES 2.0E WS PARALLAM AND TIMBERSTRAND RESPECTIVELY. THEIR ALLOWABLE DESIGN STRESSES ARE AS FOLLOW:

TYPE	2.0E PL	1.5E TS
MODULUS OF ELASTICITY E	2.0 E6 PSI	1.5 E6 PSI
FLEXURAL STRESS Fb	2900 PSI	2250 PSI
COMPRESSIVE STRESS PERPENDICULAR TO GRAIN Fc	600 PSI	650 PSI
COMPRESSIVE STRESS PARALLEL TO GRAIN Fc	2900 PSI	1950 PSI
HORIZONTAL SHEAR STRESS Fv	290 PSI	285 PSI

2. SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER AND OBTAIN REVIEWED SHOP DRAWINGS PRIOR TO ANY FABRICATION. SHOP DRAWINGS TO SHOW MATERIAL, SIZES, CAMBER, CONNECTIONS (SHOW LOAD CAPACITIES), AND DESIGN LOADS.
3. DESIGN AND DETAIL ALL CONNECTIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
4. PROTECT MEMBERS FROM WEATHER AND SITE CONDITIONS TO PREVENT DAMAGE.
5. ERECT MEMBERS AS OUTLINED BY MANUFACTURER.

ENGINEERED WOOD TRUSSES:

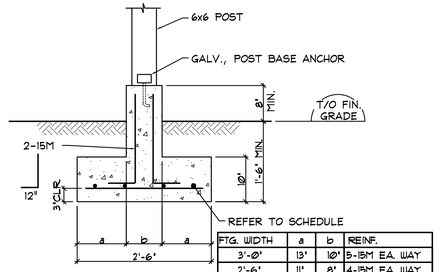
1. ALL ENGINEERED WOOD TRUSSES ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA IN ACCORDANCE WITH CSA STANDARD CAN3-086, LATEST EDITION.
2. THE CONTRACTOR SHALL SUBMIT ENGINEERED WOOD TRUSS SHOP DRAWINGS TO SEL ENGINEERING LIMITED PRIOR TO FABRICATION (FOR REVIEW OF GENERAL CONFORMANCE ONLY) AND SHALL CLEARLY INDICATE ON SHOP DRAWINGS ALL DESIGN LOADS AND LOAD CASES AS WELL AS ALL ERECTION INSTRUCTIONS INCLUDING FINAL LATERAL BRACING AND BRIDGING REQUIREMENTS.
3. THE SUBMITTED SHOP DRAWINGS ARE TO BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA WHO SHALL BE RESPONSIBLE FOR DESIGN AND FABRICATION OF THE TRUSSES.

STRUCTURAL STEEL:

1. FABRICATE AND ERECT STRUCTURAL STEEL TO CAN/CSA S16.1-94.
2. WELD TO CAN/CSA W59-M1989 BY FABRICATORS QUALIFIED TO CAN/CSA W47.1-1983, DIVISION 1 OR 2.
3. 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.
4. PRODUCTS:
   A) 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
   B) ANCHOR BOLTS ASTM A307 & SAE GRADE 5
   C) BOLTS, CADMIUM-PLATED IF EXPOSED TO WEATHERASTM A325
   D) PRIMER TO CISC/CPMA 1-73A, ITEMS TO BE PAINTED TO CISC/CPMA 2-75 AND TO BE COMPATIBLE WITH FINISH PAINT.
5. EXECUTION:
   A) WELD OR USE BOLTED SHOP CONNECTIONS.
   B) CONNECT BEAM SHEAR SPLICES FOR CAPACITIES SHOWN ON STRUCTURAL DRAWINGS. USE MINIMUM 2-¾" 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.
   C) PAINT ALL STEEL WITH ONE COAT PRIMER EXCEPT STEEL TO BE EMBEDDED IN CONCRETE OR STEEL TO BE FIREPROOFED. FINISH AS PER CLIENT SPEC.

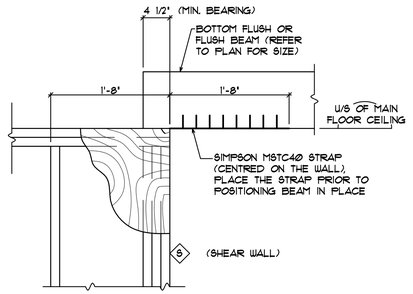
SL-1 - 4" THK. CONC. SLAB C/W 10M @ 18" O/C ON 6mil V.B. ON APPROVED SUB-GRADE

SL-2 - 4" THK. CONC. SLAB C/W 10M @ 18" O/C ON APPROVED SUB-GRADE

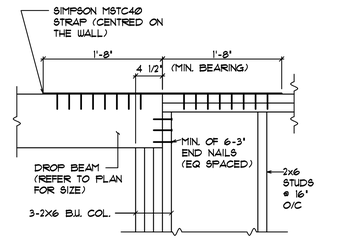


FTG. WIDTH	a	b	REINF.
3'-0"	13"	10"	5-15M E.A. WAY
2'-6"	11"	8"	4-15M E.A. WAY
2'-0"	8"	8"	3-15M E.A. WAY

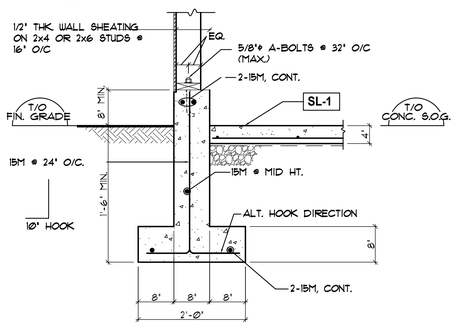
7 / - SCALE: 3/4" = 1'-0"



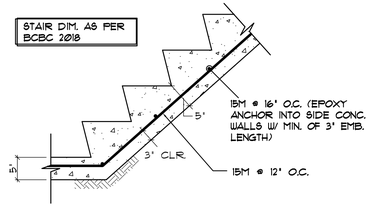
8 / - TYPICAL FLUSH BM/SHEAR WALL CONN.(*)
SCALE: 1" = 1'-0"
* - INCLUDING EXT. WALLS



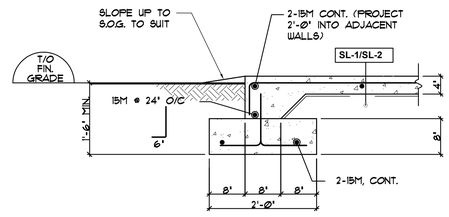
9 / - TYPICAL DROP BM/SHEAR WALL CONN.(*)
SCALE: 1" = 1'-0"
*-INCLUDING EXT. WALLS



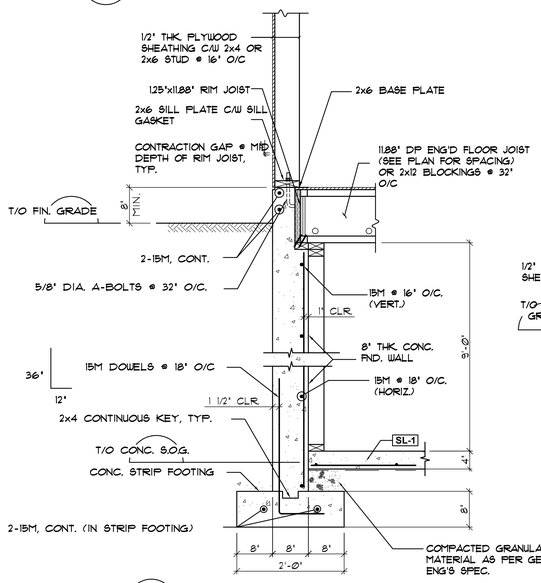
4 / - TYP. EXT. FND. WALL/FTG. SECTION
SCALE: 3/4" = 1'-0"



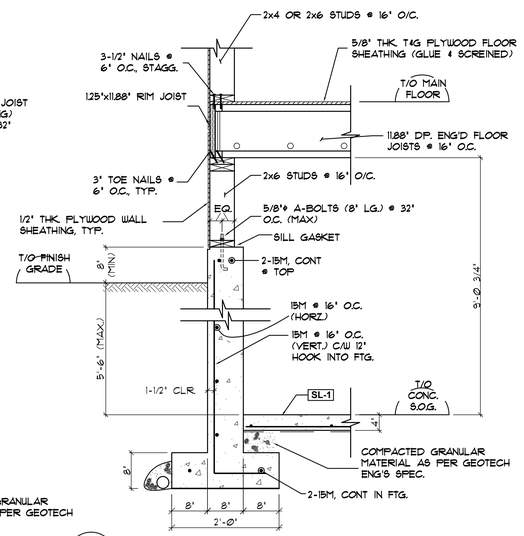
5 / - TYP. CONC. STAIR SECTION (TYPE 3)
SCALE: 3/4" = 1'-0"



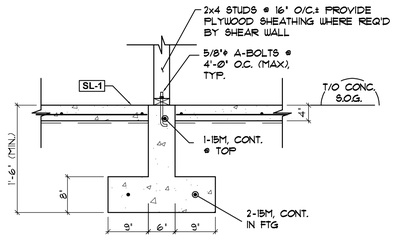
6 / - SLAB AND FTG. SECTION AT DOOR OPENING
SCALE: 3/4" = 1'-0"



1 / - TYP. EXT. FND. WALL/FTG. SECTION (TYPE 1)
SCALE: 3/4" = 1'-0"



2 / - TYP. EXT. FND. WALL/FTG. SECTION (TYPE 2)
SCALE: 3/4" = 1'-0"



3 / - TYP. INT. BEARING WALL FND. SECTION
SCALE: 3/4" = 1'-0"

REVISIONS:		
1	ISSUED FOR BLDG. PERMIT	Ø3.Ø3.2Ø23

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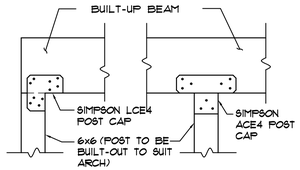
(PERMIT NUMBER: 100.3524)

PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:

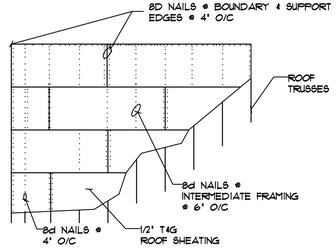
4686 SUNSHINE COAST HIGHWAY, SECHELT, B.C.

DRAWING TITLE:
GENERAL NOTES AND DETAILS

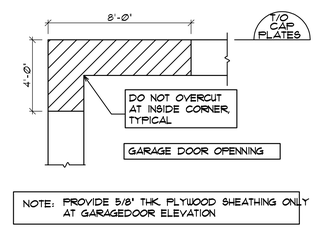
DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C22124
DATE:	Ø3.Ø3.2Ø23
SCALE:	AS SHOWN
DRAWING NO:	S-1



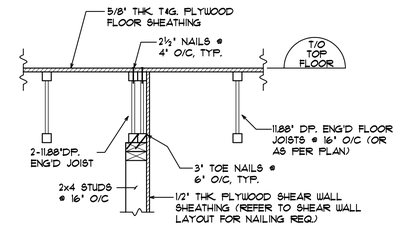
8 - **TYPICAL BEAM/POST CONN. DETAIL**
SCALE: 1" = 1'-0"



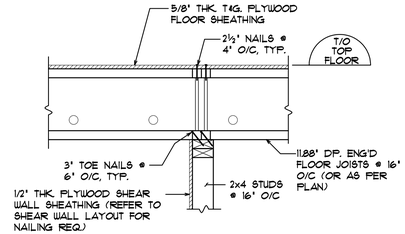
9 - **TYP. ROOF DECK NAIL PATTERN**
N.T.S.



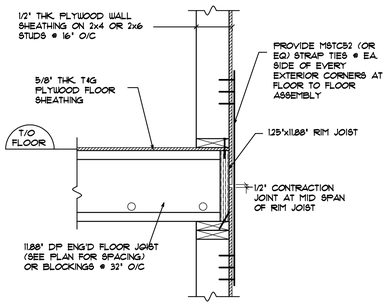
10 - **TYPICAL WALL SHEATHING PATTERN AT GARAGE DOOR & FRONT/REAR WALL ELEV.**
N.T.S.



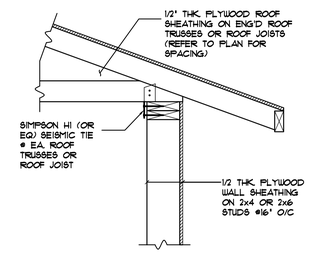
11 - **TYP. SHEAR WALL DETAIL || TO JST.**
SCALE: 1" = 1'-0"



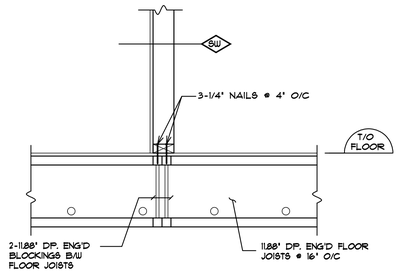
12 - **TYP. SHEAR WALL DETAIL ⊥ TO JST.**
SCALE: 1" = 1'-0"



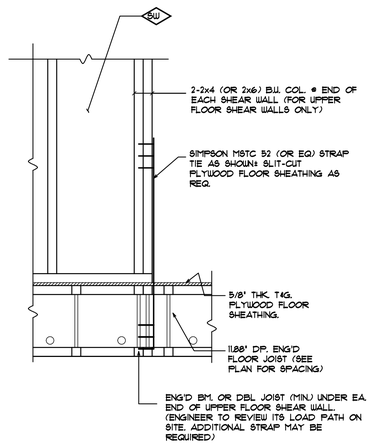
4 - **TYP. EXT. WALL CORNER SECTION AT FLOOR ASSEMBLY**
SCALE: 1" = 1'-0"



5 - **EXT. ROOF/WALL CONN. DETAIL**
SCALE: 1" = 1'-0"



6 - **UPPER FLOOR SHEAR WALL SECTION ⊥ AT BASE TO FLOOR JOIST**
SCALE: 1" = 1'-0"



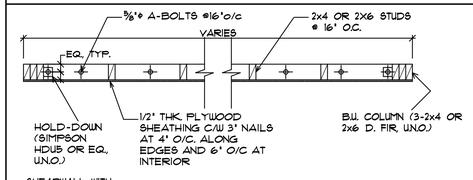
7 - **UPPER FLOOR SHEAR WALL HOLD-DOWN DETAIL**
SCALE: 1" = 1'-0"

NOTE: ALL SHEAR WALL SUPPORT BEAMS TO BE CONTINUOUSLY ANCHOR DOWN TO FND. WITH MIN. OF 3000# UPLIFT LOAD AT EACH END

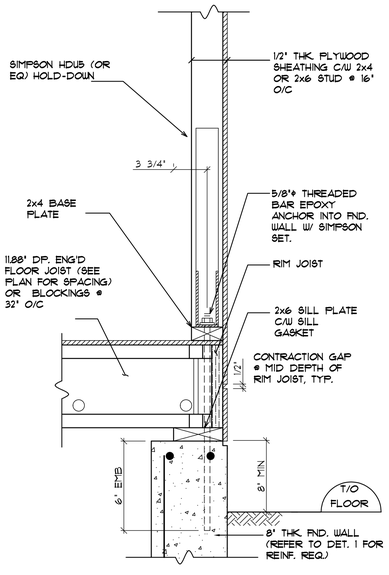
IMPORTANT NOTES:

1. IT IS IMPERATIVE THAT THESE STRUCTURAL DWGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DWGS AND THAT ALL DIMENSIONS MUST CONFORM TO THOSE DWGS.
2. ALL LINTELS WHERE UNSPECIFIED TO BE MIN. OF 2-2x10 No. 2 S-P-F OR BETTER.
3. ALL SHEAR WALL & EXTERIOR WALL CAP & TOP PLATES ARE TO BE FASTEN W/ 3" NAILS @ 4" O.C., STAGG. AND MUST BE OVERLAP AT SPLICE LOCATIONS WITH MIN DIMENSION OF 3'-0".
4. PROVIDE 2x4 BLOCKINGS B/W EXTERIOR WALL STUDS ADJACENT TO EA. WINDOW OPENING. BLOCKINGS ARE TO BE SAME LEVEL AS PER WINDOW SILL PLATE.
5. EXTERIOR WALL SHEATHING ARE NOT BE SPLICED AT LINTEL OR BEAM JOINTS.
6. AT ALL SHEER WALL IN PARALLEL DIRECTION TO ROOF TRUSS MUST HAVE ADDITIONAL TRUSS (IF REQUIRED) OVER TO TRANSFER ROOF SEISMIC LOADING.

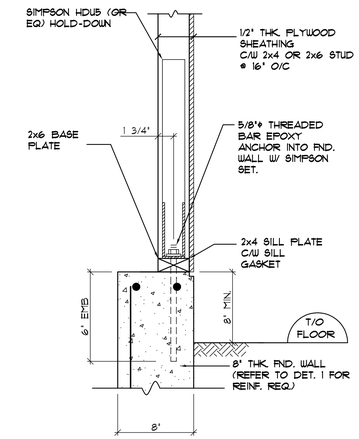
SHEAR WALL LAYOUT FOR TYPE SW



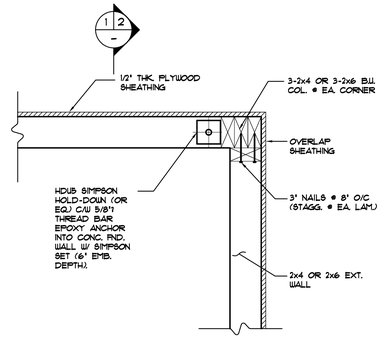
SHEARWALL WITH
- BLOCKED JOINTS
- MSTC52 STRAPS TO SHEARWALL ABOVE / BELOW
- SIMPSON HDU5 C/W ⅝" ANCHOR EPOXIED 9" INTO CONCRETE
- 2-3½" NAILS @ 4" O/C STAGGERED THROUGH BOTTOM PLATE TO WALL BELOW
- LAP PLYWOOD WALL SHEATHING OVER RIM JOIST OR USE SIMPSON LTP4 OR A35 @ 9" O/C
- ⅝" ANCHORS THROUGH SILL PLATE @ 16" O/C
- PROVIDE MIN. OF 2x4 BLOCKINGS B/W STUDS AT PLYWOOD SHEATHING JOINTS.



1 - **TYP. HOLD-DOWN DETAIL**
SCALE: 1-1/2" = 1'-0"



2 - **TYP. HOLD-DOWN DETAIL AT EXT. FND. WALL**
SCALE: 1-1/2" = 1'-0"



3 - **TYP. CORNER HOLD-DOWN DETAIL (EXT. CORNER)**
SCALE: 1-1/2" = 1'-0"

REVISIONS:

1	ISSUED FOR BLDG. PERMIT	03.03.2023

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PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:

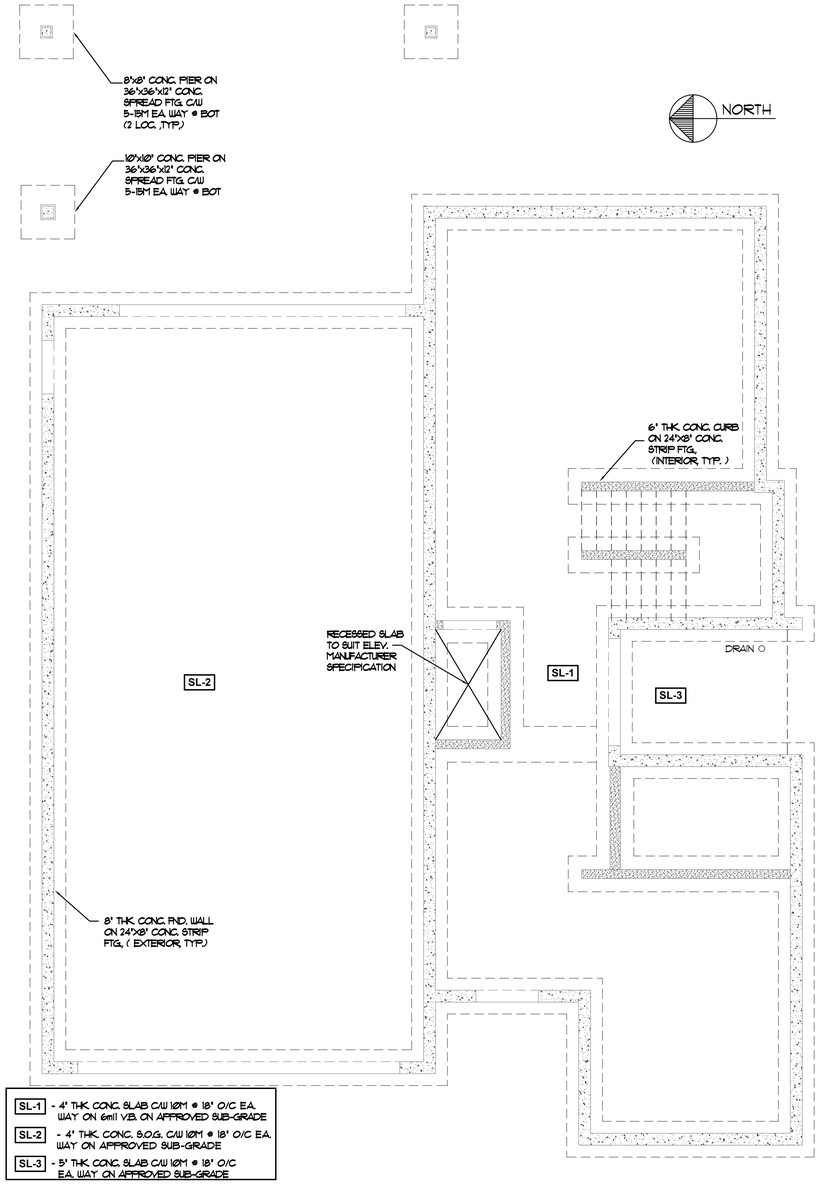
4686 SUNSHINE COAST HIGHWAY, SECHELT, B.C.

DRAWING TITLE:
NOTES AND DETAILS

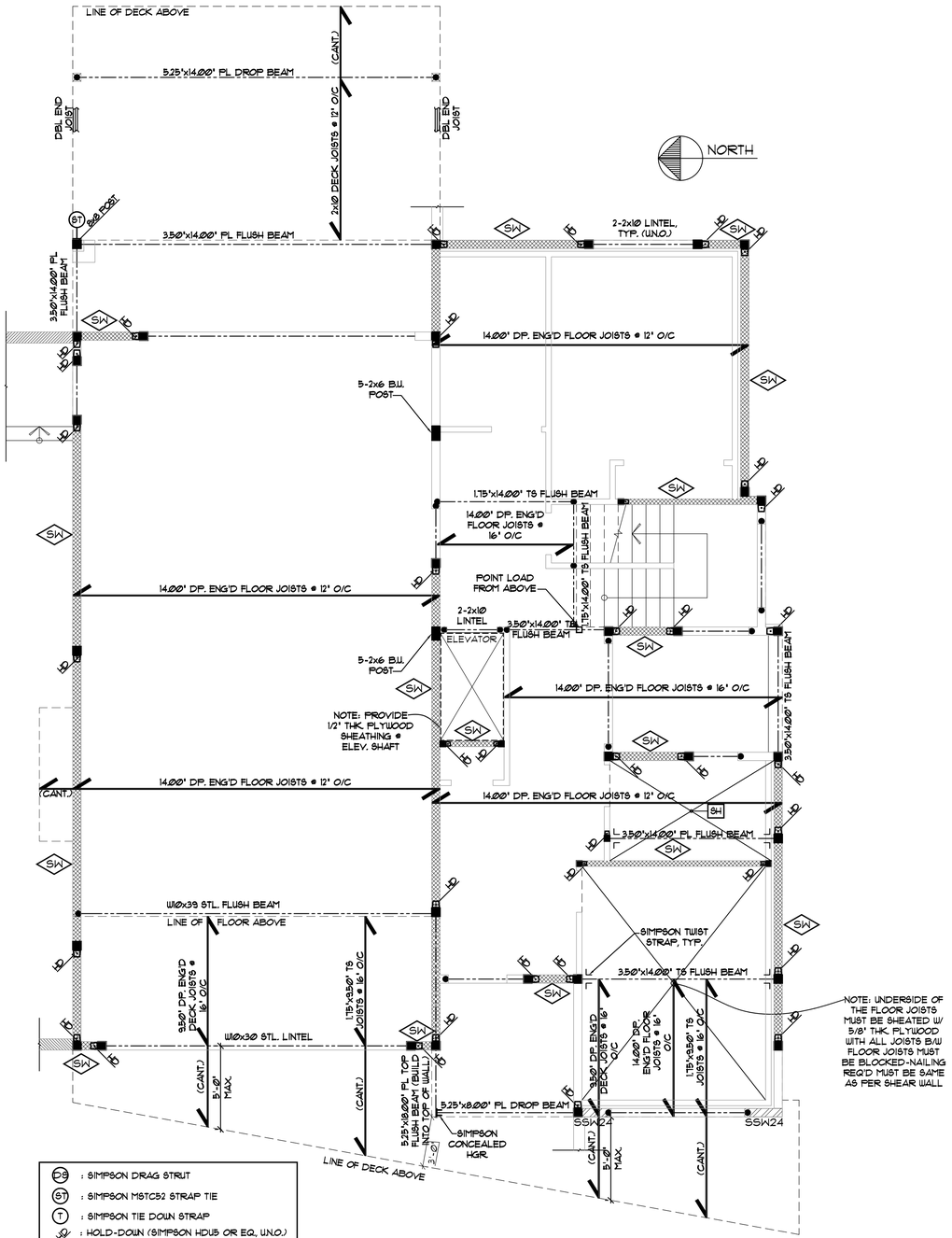
DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C22124
DATE:	03.03.2023
SCALE:	AS SHOWN

DRAWING NO:

S-2



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



DS : SIMPSON DRAG STRUT

ST : SIMPSON MSTC52 STRAP TIE

T : SIMPSON TIE DOWN STRAP

HD : HOLD-DOWN (SIMPSON HDU5 OR EQ. U.N.O.)

HDU*: PROVIDE 5/8"ø LAG SCREW W/ MIN. OF 6" PENETRATION LENGTH INTO BEAM BELOW (OR IN CASE OF STL. BEAM PROVIDE WELDED 5/8"ø THREADED ROD FROM T/O FLANGE TO EXTEND INTO SHEAR WALL ABOVE)

SH : PROVIDE 1/2" THK. PLYWOOD SHEATING TO U/S OF CEILING NAILING PATTERN TO MATCH SHEAR WALL AND ALL PLYWOOD JOINTS ARE TO BE BLOCKED

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

IMPORTANT NOTES:

1. IT IS IMPERATIVE THAT THESE STRUCTURAL DWGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DWGS AND THAT ALL DIMENSIONS MUST CONFORM TO THOSE DWGS.
2. ALL LINTELS WHERE UNSPECIFIED TO BE MIN. OF 2-2x10 No. 2 S-P-F OR BETTER.

REVISIONS:

7	VARIANCE	08.08.2024
6	REVISION	06.07.2024
5	REVISION	12.07.2023
4	REVISION	08.12.2023
3	REVISION	06.27.2023
2	REVISION	05.31.2023
1	ISSUED FOR BLDG. PERMIT	03.03.2023

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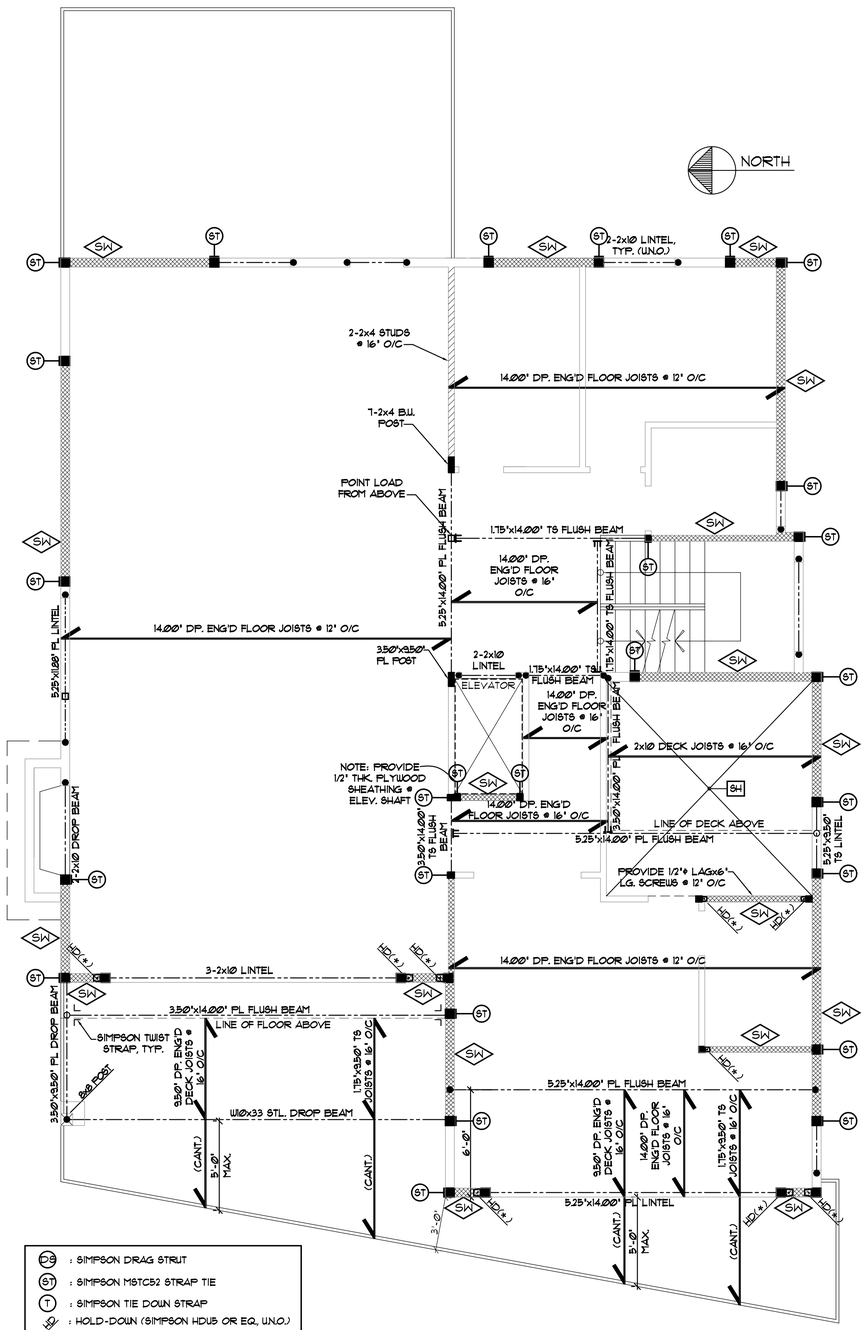
(PERMIT NUMBER: 100352 4)

PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:

4686 SUNSHINE COAST HIGHWAY, SECHELT, B.C.

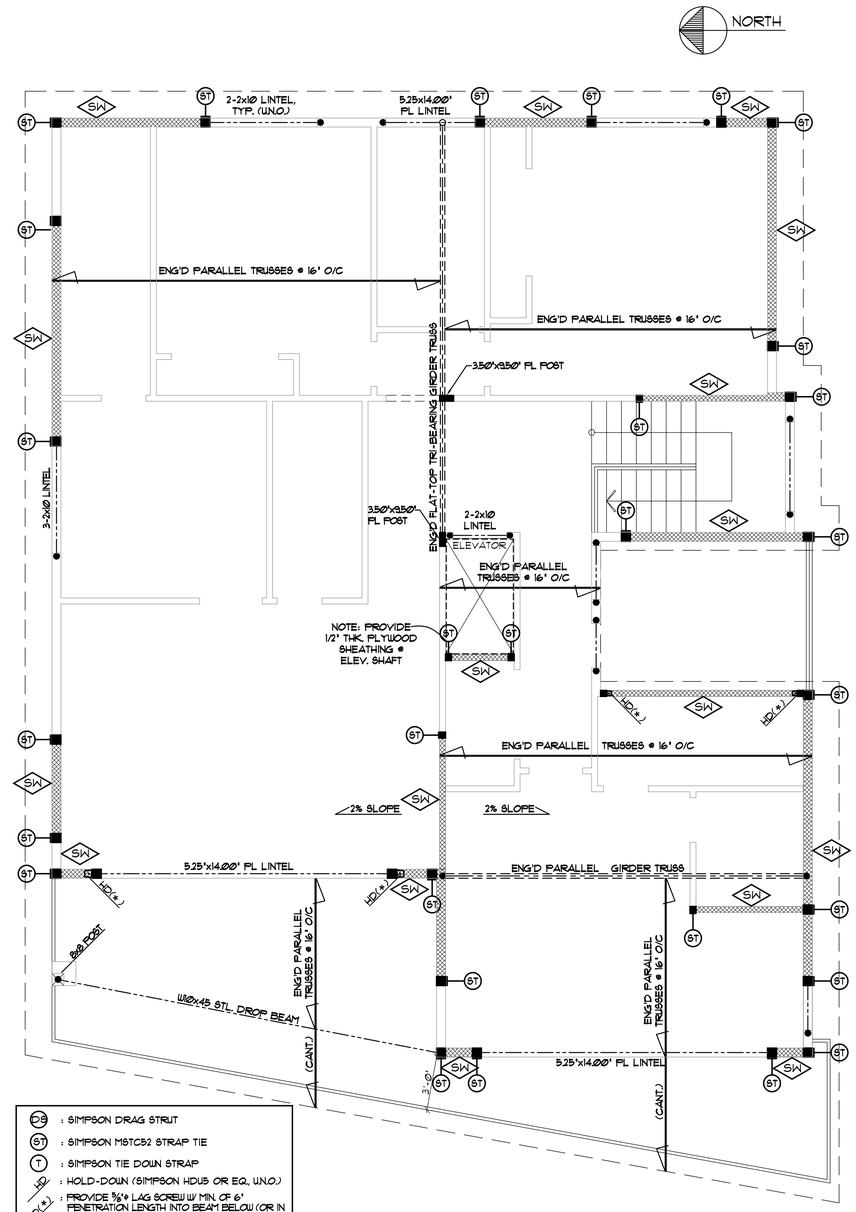
DRAWING TITLE:
FOUNDATION PLAN
MAIN FLOOR FRAMING PLAN

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C22124
DATE:	03.03.2023
SCALE:	AS SHOWN
DRAWING NO:	S-3



DS	: SIMPSON DRAG STRUT
ST	: SIMPSON MSTC52 STRAP TIE
T	: SIMPSON TIE DOWN STRAP
HD	: HOLD-DOWN (SIMPSON HDU8 OR EQ., U.N.O.)
HDU(*)	: PROVIDE ⅝"ø LAG SCREW W/ MIN. OF 6" PENETRATION LENGTH INTO BEAM BELOW (OR IN CASE OF STL. BEAM PROVIDE WELDED ⅝"ø THREADED ROD FROM T/O FLANGE TO EXTEND INTO SHEAR WALL ABOVE)
SH	: PROVIDE 1/2" THK. PLYWOOD SHEATING TO W/S OF CEILING NAILING PATTERN TO MATCH SHEAR WALL AND ALL PLYWOOD JOINTS ARE TO BE BLOCKED

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



DS	: SIMPSON DRAG STRUT
ST	: SIMPSON MSTC52 STRAP TIE
T	: SIMPSON TIE DOWN STRAP
HD	: HOLD-DOWN (SIMPSON HDU8 OR EQ., U.N.O.)
HDU(*)	: PROVIDE ⅝"ø LAG SCREW W/ MIN. OF 6" PENETRATION LENGTH INTO BEAM BELOW (OR IN CASE OF STL. BEAM PROVIDE WELDED ⅝"ø THREADED ROD FROM T/O FLANGE TO EXTEND INTO SHEAR WALL ABOVE)

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

IMPORTANT NOTES:

1. IT IS IMPERATIVE THAT THESE STRUCTURAL DWGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DWGS AND THAT ALL DIMENSIONS MUST CONFORM TO THOSE DWGS.
2. ALL LINTELS WHERE UNSPECIFIED TO BE MIN. OF 2-2x10 No. 2 S-P-F OR BETTER.

REVISIONS:

7	VARIANCE	08.08.2024
6	REVISION	06.07.2024
5	REVISION	12.07.2023
4	REVISION	08.12.2023
3	REVISION	06.27.2023
2	REVISION	05.31.2023
1	ISSUED FOR BLDG. PERMIT	03.03.2023

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SEAL:

(PERMIT NUMBER: 1003524)

PROJECT TITLE:
NEW SINGLE FAMILY RESIDENCE AT:

4686 SUNSHINE COAST HIGHWAY,
SECHELT, B.C.

DRAWING TITLE:
UPPER FLOOR FRAMING PLAN
ROOF FRAMING PLAN

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	GD
PROJECT NO:	C22124
DATE:	03.03.2023
SCALE:	AS SHOWN
DRAWING NO:	S-4