

GENERAL NOTES

ALL ASSURANCES THAT THE REQUIREMENTS FOR STRUCTURAL DESIGN AND FIELD REVIEWS OF THIS PROJECT CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2006 EITHER IMPLIED OR SPECIFICALLY STATED IN ANY OF THE STRUCTURAL DOCUMENTS (INCLUDING THE LETTER OF ASSURANCE OF STRUCTURAL DESIGN AND COMMITMENT FOR "FIELD REVIEW" SUBMITTED TO THE AUTHORITY HAVING JURISDICTION AS PARTIAL COMPLETION OF THE APPLICATION FOR A BUILDING PERMIT), REFER ONLY TO THE PERMANENT STRUCTURAL MEMBERS DETAILED ON THESE DRAWINGS.

IN EXECUTING THE WORKS DETAILED ON THESE DRAWINGS, THE CONTRACTOR SHALL EXERCISE A STANDARD OF CARE, SKILL AND DILIGENCE THAT WOULD NORMALLY BE PROVIDED BY AN EXPERIENCED AND PRUDENT CONTRACTOR EXECUTING WORKS SIMILAR TO THE WORKS DETAILED ON THESE DRAWINGS FOR SIMILAR PROJECTS. THE CONTRACTOR ACKNOWLEDGES AND AGREES THAT, THROUGHOUT THE CONSTRUCTION OF THE WORKS DETAILED ON THESE DRAWINGS, THE CONTRACTOR'S OBLIGATIONS, DUTIES AND RESPONSIBILITIES SHALL BE INTERPRETED IN ACCORDANCE WITH THIS STANDARD. THE CONTRACTOR SHALL EXERCISE THE SAME STANDARD OF DUE CARE AND DILIGENCE IN RESPECT OF ANY PRODUCTS, TRADES, CONSTRUCTION, OR CONSTRUCTION PROCEDURES WHICH IT MAY RECOMMEND TO THE OWNER.

THE SAFE CONSTRUCTION OF THE WORKS DETAILED ON THESE DRAWINGS REQUIRES THE ENGAGEMENT OF COMPETENT CONTRACTORS AND SITE MANAGEMENT PERSONNEL KNOWLEDGEABLE WITH THE TECHNIQUE OF CONSTRUCTION FOR THE SPECIFIED MATERIALS AND STRUCTURAL SYSTEMS DETAILED IN THESE DRAWINGS.

STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, ETC., FOR DETAILED DIMENSIONS OF DOORS, WINDOWS AND DUCT OPENINGS, REBATES, CHASES, NAILERS, ETC.

THE CONTRACTOR SHALL COMPARE ALL STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AND SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING THE WORK. ANY CONSTRUCTION ERRORS AND THE COSTS TO REMEDY THOSE CONSTRUCTION ERRORS RESULTING FROM ANY DISCREPANCIES NOT REPORTED FOR CLARIFICATION SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING, CONSTRUCTING, INSPECTING, REMOVING AND STRIPPING (TO THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES, WORKERS COMPENSATION BOARD REGULATIONS, SAFETY REGULATIONS, AND THE AUTHORITIES HAVING JURISDICTION) ANY AND ALL TEMPORARY STRUCTURAL ELEMENTS SUCH AS BUT NOT LIMITED TO SHORING, RESHORE, FALSEWORK, FORMWORK, BRACING, UNDERPINNING STRUCTURE, ETC. NECESSARY TO RETAIN AND MAINTAIN THE STRUCTURAL INTEGRITY AND SAFETY OF ANY AND ALL EXISTING AND NEW WORK IN PLACE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY AND ALL OTHER PARTIES HE MAY ENGAGE TO ASSIST HIM IN THE EXECUTION OF THE WORKS IDENTIFIED IN SENTENCE ONE OF THIS PARAGRAPH.

THE ABILITY OF THE STRUCTURAL ELEMENTS DETAILED ON THESE DRAWINGS TO MEET SAFELY THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE 2006 IS CONTINGENT UPON THE STRUCTURE BEING FULLY ERRECTED, AND AS SUCH, THE STRUCTURAL ELEMENTS WHICH WERE DESIGNED TO SAFELY RESIST THE CODE SPECIFIED LOADS APPROPRIATE FOR THE FINISHED BUILDING MAY NOT SAFELY RESIST THE AFOREMENTIONED CODE SPECIFIED LOADS OR THE LOADS APPROPRIATE FOR THE CONSTRUCTION/ERECTION PROCESS CHOSEN BY THE CONTRACTOR WHEN THE STRUCTURE IS ONLY PARTIALLY ERRECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY AND SAFETY OF THE STRUCTURAL ELEMENTS SHOWN ON THESE DRAWINGS DURING THE CONSTRUCTION/ERECTION PERIOD AND SHALL ENSURE THAT THE LOADS IMPOSED UPON THE INCOMPLETED STRUCTURE AS A RESULT OF THE CONSTRUCTION/ERECTION PROCESS DO NOT OVERLOAD THE STRUCTURAL ELEMENTS IN EITHER THEIR PARTIALLY ERRECTED STATE OR THEIR COMPLETED ERRECTED STATE.

THE STRUCTURAL DRAWINGS HAVE BEEN PREPARED BY BEVAN-PRITCHARD MAN ASSOCIATES LTD (BPM) FOR THE ACCOUNT OF VISIONS BURNABY. THE MATERIAL IN THEM REFLECTS BPM'S JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO IT AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY SHALL MAKE OF THE STRUCTURAL DRAWINGS, OR ANY RELIANCE ON DECISIONS TO BE MADE BASED ON THEM, SHALL BE THE RESPONSIBILITY OF SUCH THIRD PARTIES. BPM ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE STRUCTURAL DRAWINGS.

PURSUANT TO BPM'S FEE PROPOSAL AND TERMS OF ENGAGEMENT BPM HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE REPORTS, DOCUMENTS AND DRAWINGS OF OTHER DESIGN PROFESSIONALS WORKING ON THIS PROJECT IN THE PREPARATION OF THESE DRAWINGS.

ALL C-B/S SCHEDULES FOR THE SPECIALTY ITEMS CALLED UP ON THESE DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO THE CONTRACTOR REQUESTING A FINAL SITE VISIT BY THE STRUCTURAL ENGINEER OF RECORD.

THE CONTRACTOR AND ANY AND ALL SUB-TRADES SHALL NOT USE DIGITAL VERSION OF BPM'S DRAWING AS BACKGROUND FOR ANY OF THEIR DRAWINGS WITHOUT WRITTEN APPROVAL FROM BPM.

WOOD FRAMING

ALL FRAMING MATERIAL WHILE AT THE JOB SITE SHALL BE PROTECTED FROM PHYSICAL DAMAGE AND THE ADVERSE EFFECTS OF THE ENVIRONMENT SUCH AS BUT NOT LIMITED TO RAIN, WIND, SNOW, ICE, HAIL ... ETC.

ALL WOOD STRUCTURAL MEMBERS HAVE BEEN DESIGNED BASED ON A MAXIMUM WATER CONTENT OF 19% OR LESS.

STRUCTURAL WOOD MEMBERS HAVING A WATER CONTENT GREATER THAN 19% MAY ROT AND FAIL.

NAIL GUNS SHALL BE CALIBRATED SO THAT THE TOPS OF THE NAIL HEADS ARE DRIVEN FLUSH WITH THE TOP OF THE SHEATHING.

ALL FLOOR JOIST MATERIAL SHALL BE KILN DRIED SPRUCE #2 GRADE OR BETTER UNLESS NOTED OTHERWISE.

ALL OPENINGS IN STUD WALLS (INTERIOR OR EXTERIOR) SHALL BE SPANNED BY 2-2x10 BEAM/LINTEL UNLESS OTHERWISE NOTED.

BUILT-UP-BEAMS AND COLUMNS SHALL BE LAMINATED FROM CONTINUOUS MATERIAL (DO NOT SPLICE).

ALL FRAMING, BRIDGING, NAILING AND OTHER FRAMING DETAILS NOT SHOWN ON THESE DRAWINGS SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2006.

ALL STRUCTURAL LUMBER SHALL BE STAMPED BY THE MANUFACTURER TO INDICATE THE GRADE AND SPECIES.

ALL HEADERS/LINTELS/BEAMS/BUILT-UP-BEAMS SHALL BE SUPPORTED ON A BUILT-UP-COL. EQUAL IN WIDTH TO THE WIDTH OF THE HEADER/LINTEL/BEAM /BUILT-UP-BEAM U.N.O.

POSTS BUILT-UP STUD COLUMNS AND COLUMNS SHALL BE CONTINUOUS TO THE CONCRETE GROUND FLOOR DECK.

PARTITION WALLS RUNNING PARALLEL TO THE JOISTS SHALL BE SUPPORTED ON DOUBLED UP JOISTS.

JOISTS AND STUDS SHALL BE DOUBLED AROUND OPENINGS.

SERVICES DURING CONSTRUCTION

THE FIRM OF BEVAN-PRITCHARD MAN ASSOCIATES LTD. (BPM) HAS BEEN RETAINED BY VISIONS BURNABY TO CONDUCT STRUCTURAL FIELD REVIEWS OF THIS PROJECT DURING CONSTRUCTION. THIS SERVICE SHALL CONSIST OF PERIODIC SITE VISITS (THE NUMBER AT OUR DISCRETION, THE TIMING TO BE COORDINATED WITH THE CONSTRUCTION SCHEDULE) TO OBSERVE THAT THE CONSTRUCTED WORKS SUBSTANTIALLY CONFORM IN MATERIAL RESPECTS TO THE INFORMATION GIVEN ON THE STRUCTURAL DOCUMENTS AND/OR FIELD MEMOS, ADDENDA, CHANGE ORDERS ETC. PREPARED BY BPM. FIELD REVIEWS SHALL NOT BE CARRIED OUT TO THE BENEFIT OF THE CONTRACTOR AND AS SUCH, THIS SERVICE SHALL NOT INCLUDE SUPERVISION OF THE CONSTRUCTION PROCESS OR OF THE QUALITY OF THE CONTRACTORS WORKMANSHIP. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THAT THE WORKS ARE CONSTRUCTED IN CONFORMANCE WITH THE DRAWINGS AND IN A GOOD WORKMANSHIP LIKE MANNER PRIOR TO CALLING THE STRUCTURAL ENGINEER FOR A FIELD REVIEW.

THE CONTRACTOR SHALL INSPECT THE STRUCTURE AND SUBMIT AN INSPECTION REPORT TO THE STRUCTURAL ENGINEER OF RECORD BEFORE ASKING THE STRUCTURAL ENGINEER OF RECORD FOR AN INSPECTION.

THE FOLLOWING RULE SHALL BE APPLIED TO DETERMINE WHEN A STRUCTURAL FIELD REVIEW IS REQUIRED FROM THE STRUCTURAL ENGINEER OF RECORD : A FIELD REVIEW OF A STRUCTURAL ELEMENT (A STRUCTURAL ELEMENT IS ANY ELEMENT DETAILED ON THE STRUCTURAL DRAWINGS) SHALL BE REQUIRED IF AN ENSUING PHASE OF CONSTRUCTION (OF ANY NATURE) WILL CONCEAL FROM VIEW THE STRUCTURAL ELEMENT IN QUESTION TO THE EXTENT THAT IF CANNOT BE VIEWED (IN ITS ENTIRETY) IN THE FUTURE. ELEMENTS SUCH AS BUT NOT LIMITED TO REINFORCING STEEL (BAR OR WELDED-WIRE-MESH), BOLTS, WELDS, NAILS, CONSTRUCTION HARDWARE, BEAMS, COLUMNS, SLABS, WALLS, DECKING, TRUSSES, AND MASONRY ETC. ARE EXAMPLES OF STRUCTURAL ELEMENTS WHICH MUST BE VIEWED BY STRUCTURAL ENGINEER OF RECORD PRIOR TO BEING CONCEALED. IF THE CONTRACTOR IS IN DOUBT AS TO THE NEED FOR A STRUCTURAL FIELD REVIEW, HE SHALL CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR CLARIFICATION.

IN ORDER FOR THE STRUCTURAL ENGINEER TO RENDER A TIMELY SITE VISIT IN RESPONSE TO THE CONTRACTOR'S NOTIFICATION OF HIS INTENT TO COVER UP CERTAIN ELEMENTS OF THE STRUCTURAL WORK, THE CONTRACTOR SHALL PROVIDE THE CONSULTANT 48 HOURS NOTICE.

NOTIFICATION PERIODS OF SHORTER DURATION MAY RESULT IN THE STRUCTURAL ENGINEER BEING UNABLE TO RENDER A SITE VISIT WHICH MATCHES THE CONTRACTOR'S PROPOSED SCHEDULE.

SHOULD THE CONTRACTOR ENCLOSE STRUCTURAL WORK WHICH HAS NOT BEEN OBSERVED BY THE STRUCTURAL CONSULTANT, THE CONTRACTOR SHALL AT THE STRUCTURAL ENGINEER'S DISCRETION AND AT THE CONTRACTOR'S OWN EXPENSE, UNCOVER THE ENCLOSED WORKS FOR THE STRUCTURAL ENGINEER'S VIEWING. THE COST OF ENCLOSING THE WORKS AGAIN SHALL BE BORNE BY THE CONTRACTOR.

SHOULD THE CONSTRUCTION DEVIATE FROM THE STRUCTURAL DRAWINGS (FOR WHATEVER REASON), THE CONTRACTOR SHALL ADVISE THE ENGINEER OF THE DEVIATIONS. THE CONTRACTOR SHALL BE INVOICED (# BPM'S PER DIEM RATES) FOR THE TIME BPM SPENDS REVIEWING/ASSESSING THE DEVIANT WORKS.

SHOULD THE CONTRACTOR REQUEST FIELD REVIEWS OR SITE VISITS FOR WHICH HE IS NOT IN THE OPINION OF THE STRUCTURAL ENGINEER ADEQUATELY PREPARED, THE CONTRACTOR SHALL REIMBURSE THE STRUCTURAL ENGINEER AT THE RATE OF \$250.00 FOR EACH EXTRA FIELD REVIEW OR SITE VISIT REQUIRED BECAUSE OF THE CONTRACTOR'S LACK OF PREPAREDNESS.

STANDARD JOIST HANGERS SHALL BE USED FOR ALL FLUSH JOIST FRAMING.

WHERE POSTS ARE CALLED UP AS "SOLID", DO NOT LAMINATE FROM STUD MATERIAL, 1 PIECE OF SOLID MATERIAL SHALL BE UTILIZED.

2"x2" BRIDGING OR 2x10 (MIN.) BLOCKING OF ALL JOISTS SHALL BE PROVIDED @ 1'-0" O/C MAXIMUM SPACING.

SPLICES IN STUD WALL CEILING PLATES AND FLOOR PLATES (WHERE THERE ARE 2 FLOOR PLATES) SHALL BE SPACED AT LEAST 48" APART.

STUD WALL CEILING PLATES AND FLOOR PLATES (WHERE THERE ARE 2 FLOOR PLATES) SHALL LAP (C/W 4-3" NAILS) AT ALL INTERSECTING WALLS.

EACH PRE-FABRICATED ROOF TRUSS SHALL BE ANCHORED AT EACH OF ITS BEARING POINTS WITH EITHER A STEEL HANGER OR A HURRICANE CLIP (SIMPSON STRONG TIE TYPE H1 OR EQUIV.) UNLESS NOTED OTHERWISE ON THESE DRAWINGS.

ALL METAL CONNECTION HARDWARE, INCLUDING BUT NOT LIMITED TO NAILS, SCREWS, BOLTS, LAG SCREWS, BEAM HANGERS, POST SADDLES, DRIFT PINS, STRAPS, FRAMING ANGLES, JOIST HANGERS, ETC., ... BEING INSTALLED IN CONTACT WITH AGC TREATED LUMBER SHALL HAVE A HOT DIPPED GALVANIZED RATING OF G185 OR EQUIVALENT.

STRUCTURAL PANELS

STRUCTURAL PANELS SHALL BE FABRICATED IN ACCORDANCE WITH THE FOLLOWING STANDARDS :

- 0121 - DOUGLAS FIR PLYWOOD (DFP)
- 0151 - CANADIAN SOFTWOOD PLYWOOD (CSP)
- 0452 - DESIGN RATED OSB
- 0325 - CONSTRUCTION SHEATHING
- 0431 - OSB AND WAFERBOARD

STRUCTURAL PANELS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD 086.01 & CAN/CSA-08651-05.

ALL ROOF SHEATHING SHALL BE 8/16" (MIN. THICKNESS) TYPE PERFORMANCE MARK IR24 OR BETTER.

PROVIDE 'H' CLIPS BETWEEN ALL ROOF TRUSSES AT ALL ROOF AND JOINTS.

ALL FLOOR SHEATHING SHALL BE T&G PLYWOOD 10/16" (MIN. THICKNESS) TYPE PERFORMANCE MARK 1F16 OR BETTER.

ALL EXTERIOR WALL SHEATHING NOT RECEIVING STUCCO SHALL BE 6/16" (MIN. THICKNESS) TYPE PERFORMANCE MARK 1F16 OR BETTER.

ALL SHEAR WALL SHEATHING SHALL BE 7/16" (MIN. THICKNESS) TYPE PERFORMANCE MARK 1F16 OR BETTER.

ALL EXTERIOR WALL SHEATHING RECEIVING STUCCO SHALL BE 8/16" (MIN. THICKNESS) TYPE PERFORMANCE MARK 1F16 OR BETTER.

ALL SHEATHING EXCEPT SHEAR WALL SHEATHING SHALL BE NAILED TO ALL SHEATHING WITH 2 1/4"x0.1091 (MIN) NAILS.

ENGINEERED WOOD PRODUCTS

FABRICATION OF ENGINEERED WOOD PRODUCTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS :

- 086.01 & CAN/CSA-08651-05 - ENGINEERING DESIGN IN WOOD
- CAN/CSA 0122-M89 - STRUCTURAL GLUED-LAMINATED TIMBER
- LO 4000 - PARALLAMS & MICROLAMS

ENGINEERED WOOD PRODUCTS SHALL BE MANUFACTURED BY PLANTS QUALIFIED IN ACCORDANCE WITH CSA STANDARD 0111 QUALIFICATION CODE FOR MANUFACTURERS OF STRUCTURAL GLUED-LAMINATED TIMBER.

ENGINEERED WOOD PRODUCTS SHALL BE ASSIGNED THE STRENGTHS SPECIFIED IN TABLE 6.3 OF 086.01 & CAN/CSA-08651-05 ONLY IF THE INDIVIDUAL CONSTITUENT MATERIALS MEET THE REQUIREMENTS OF CAN/CSA 0122-M89.

ENGINEERED WOOD PRODUCTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CSA STANDARD 086.01.

PROPRIETARY STRUCTURAL WOOD PRODUCTS

PROPRIETARY STRUCTURAL WOOD PRODUCT DESIGN VALUES SHALL BE AS SUPPLIED BY THE PRODUCT MANUFACTURER OR AS LISTED IN CMC EVALUATION REPORTS WITHIN THE CMC REGISTRY OF PRODUCT EVALUATIONS.

PREFABRICATED WOOD I-JOISTS SHALL HAVE THEIR STRUCTURAL PROPERTIES EVALUATED AND SHALL BE FABRICATED IN ACCORDANCE WITH 0186.01.

PROPRIETARY DESIGN RATED OSB PANELS SHALL HAVE THEIR STRUCTURAL PROPERTIES EVALUATED AND SHALL BE FABRICATED IN ACCORDANCE WITH 0186.01 & CAN/CSA-08651-05.

STRUCTURAL COMPOSITE LUMBER PRODUCTS SHALL HAVE THEIR STRUCTURAL PROPERTIES EVALUATED AND SHALL BE FABRICATED IN ACCORDANCE WITH 0186.01 & CAN/CSA-08651-05.

PROPRIETARY STRUCTURAL WOOD PRODUCTS HAVE BEEN DESIGNED USING THE STRUCTURAL PROPERTIES SUPPLIED BY THE COMPONENT MANUFACTURER.

PANELIZED FRAMING SYSTEMS

ALL FRAMING DETAILS SHOWN ON THESE DRAWINGS SHALL APPLY TO ANY AND ALL ELEMENTS OF THE PANELIZED FRAMING SYSTEM.

ALL SHEAR WALLS THAT COMPRISE MULTIPLE PANELS SHALL BE NAILED TOGETHER IN ACCORDANCE WITH SECTION (9) AND SECTION (14).

EACH PANELIZED FRAMING SYSTEM ELEMENT SHALL HAVE AN ANCHOR BOLT AT EACH END OF THE PANEL AND ANCHOR BOLTS EVENLY SPACED THROUGHOUT ITS LENGTH ACCORDING TO THE ANCHOR BOLT SCHEDULE ON THESE DRAWINGS.

SHEATHING ON EACH PANELIZED FRAMING SYSTEM ELEMENT SHALL CONSIST OF FULL SHEETS OF SHEATHING WITH OPENINGS FOR DOORS AND WINDOWS ETC. CUT FROM THE FULL SHEETS; A PIECE-MEAL SHEATHING APPLICATION APPROACH SHALL NOT BE ACCEPTED.

BOUNDARY STUDS OF EACH PANELIZED FRAMING SYSTEM ELEMENT SHALL BE NAILED TOGETHER IN ACCORDANCE WITH SECTION (9) AND SECTION (14).

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DESIGN LOADS

- GROUND SNOW
  - S<sub>g</sub> = 2.9 KPa
  - S<sub>s</sub> = 0.7 KPa
- SEISMIC AND WIND FORCES
  - S<sub>a</sub> (0.2) = 0.94
  - S<sub>a</sub> (0.5) = 0.63
  - S<sub>a</sub> (1.0) = 0.33
  - S<sub>a</sub> (2.0) = 0.17
  - P<sub>ga</sub> = 0.47
  - R<sub>d</sub> = 3.0
  - R<sub>o</sub> = 1.7
  - I = 1.0
  - SOIL = C
  - 1/50 YEAR WIND PRESSURE = 0.47 KPa
  - 1/10 YEAR WIND PRESSURE = 0.36 KPa

SERVICABILITY CRITERIA

- VERTICAL DEFLECTIONS (GRAVITY LOADS)
  - ROOF - L/360 (LIVE LOAD)
  - L/240 (LIVE + DEAD LOAD)
  - FLOOR - L/360 (LIVE LOAD)
  - L/240 (LIVE + DEAD LOAD)

NO.	ISSUE	DATE
1	ISSUED FOR BUILDING PERMIT	DEC 14, 12

NO.	REVISION	DATE
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BEVAN-PRITCHARD MAN ASSOCIATES LTD.

PHONE (604)688-3244  
TELEFAX (604)684-9964

SEAL

DRAWN BY CHECKED BY DESIGNED BY  
D.S. - G.B.P.

PROJECT

5756 IMPERIAL STREET

BURNABY, B.C.

DRAWING

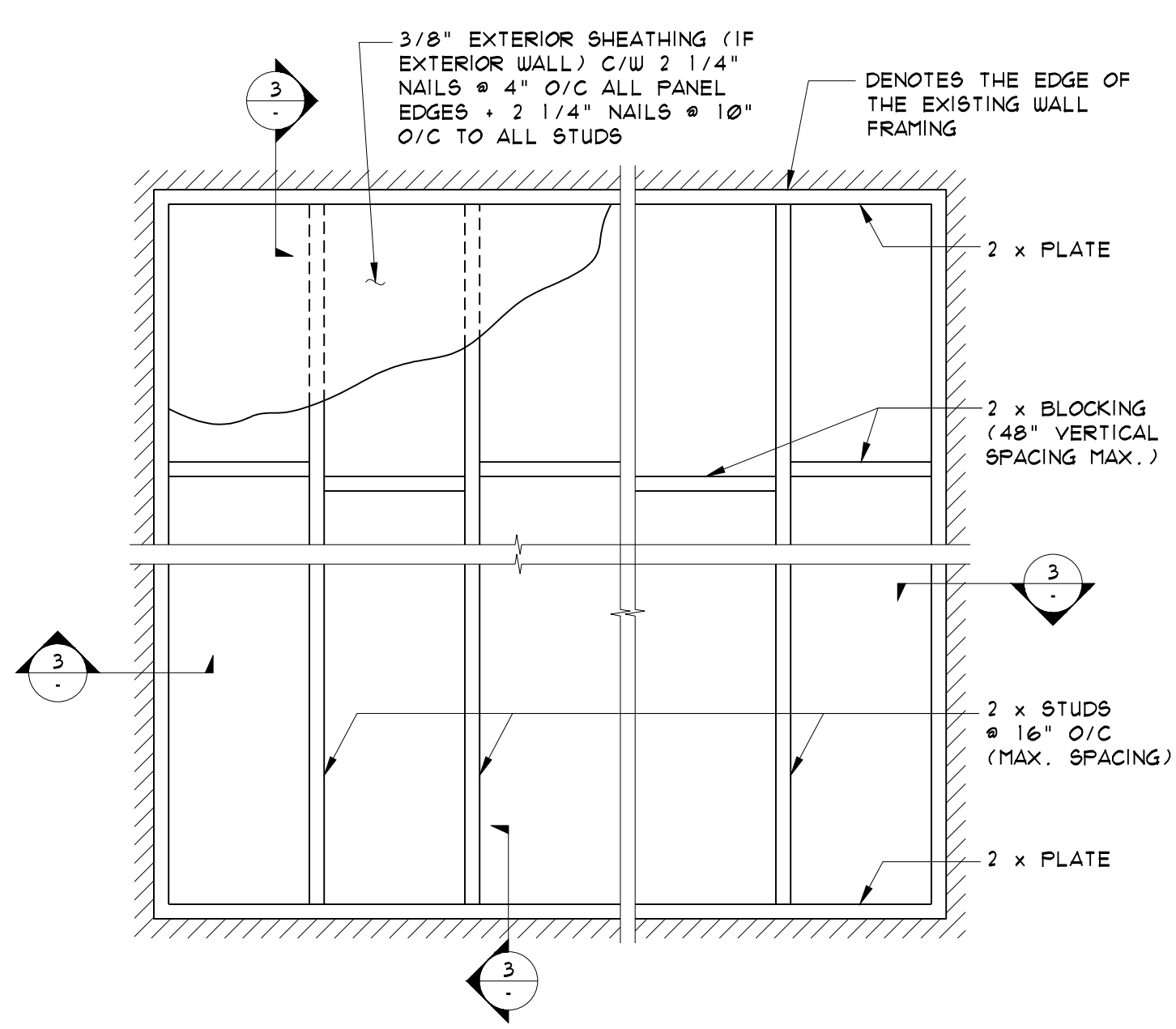
GENERAL NOTES

PROJECT NUMBER DRAWING NUMBER  
12-2227-123 51.1

SCALE AS SHOWN

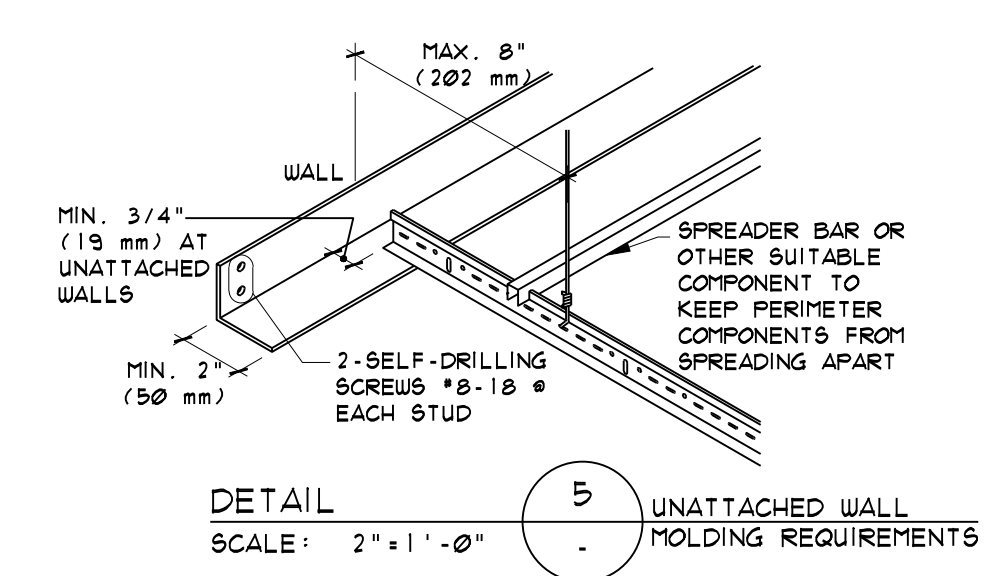
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SCALE: 1/4" = 1'-0" DATE: 12/14/12

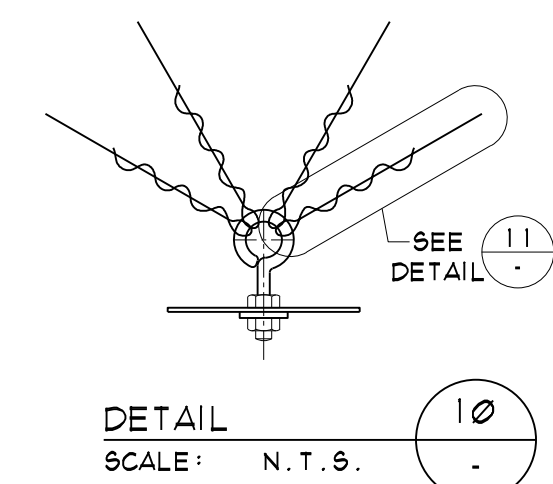


**DETAIL 1**  
TYPICAL WINDOW INFILL FRAMING  
SCALE: 3/4" = 1'-0"

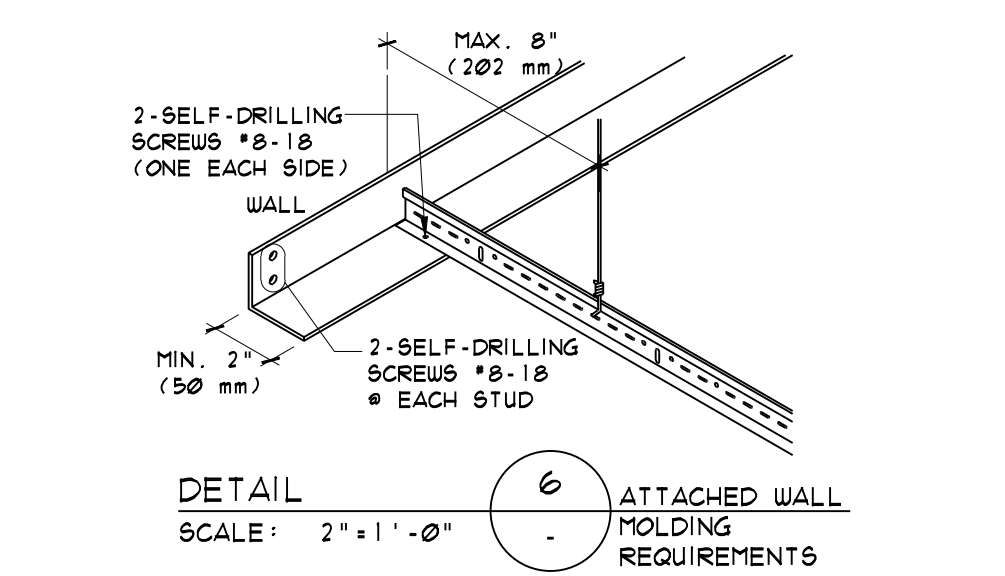
NOTE: 1. ALL STUDS, PLATES AND BLOCKINGS SHALL MATCH THE THICKNESS OF THE EXISTING WALL.  
2. ALL FRAMING JOINTS SHALL BE NAILED WITH 2-3" NAILS (MIN.)



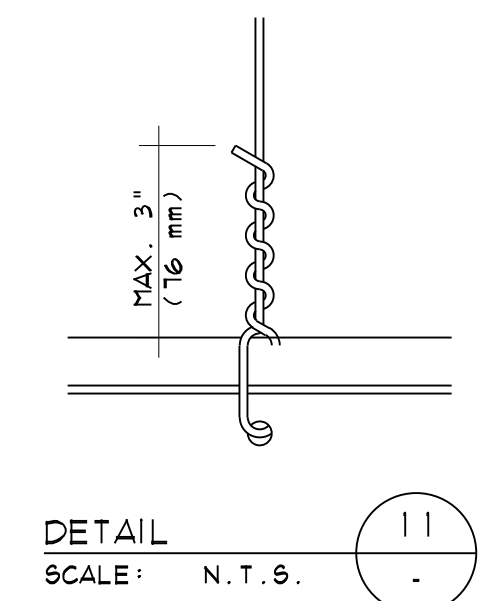
**DETAIL 5**  
UNATTACHED WALL MOLDING REQUIREMENTS  
SCALE: 2" = 1'-0"



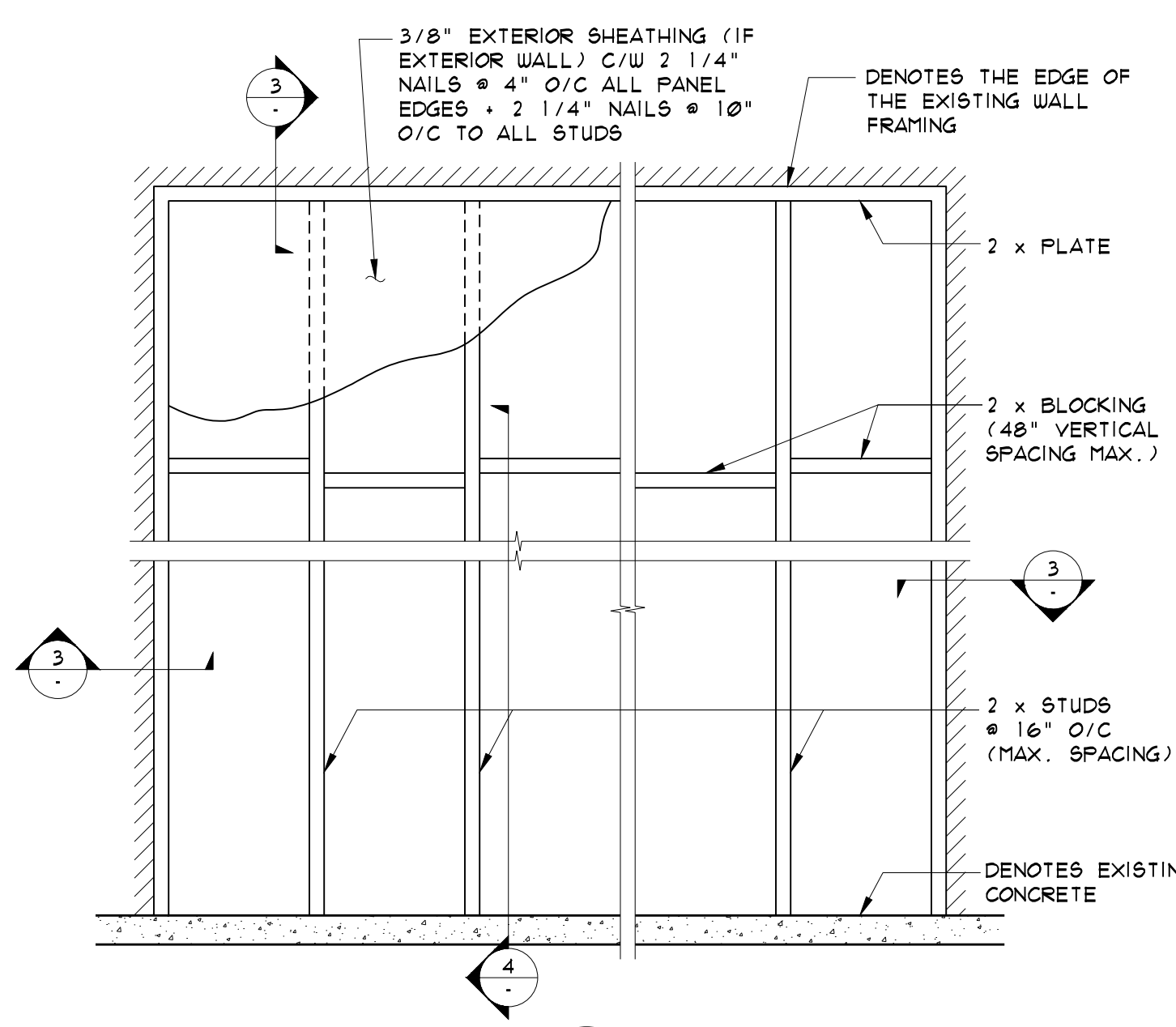
**DETAIL 10**  
SCALE: N.T.S.



**DETAIL 6**  
ATTACHED WALL MOLDING REQUIREMENTS  
SCALE: 2" = 1'-0"

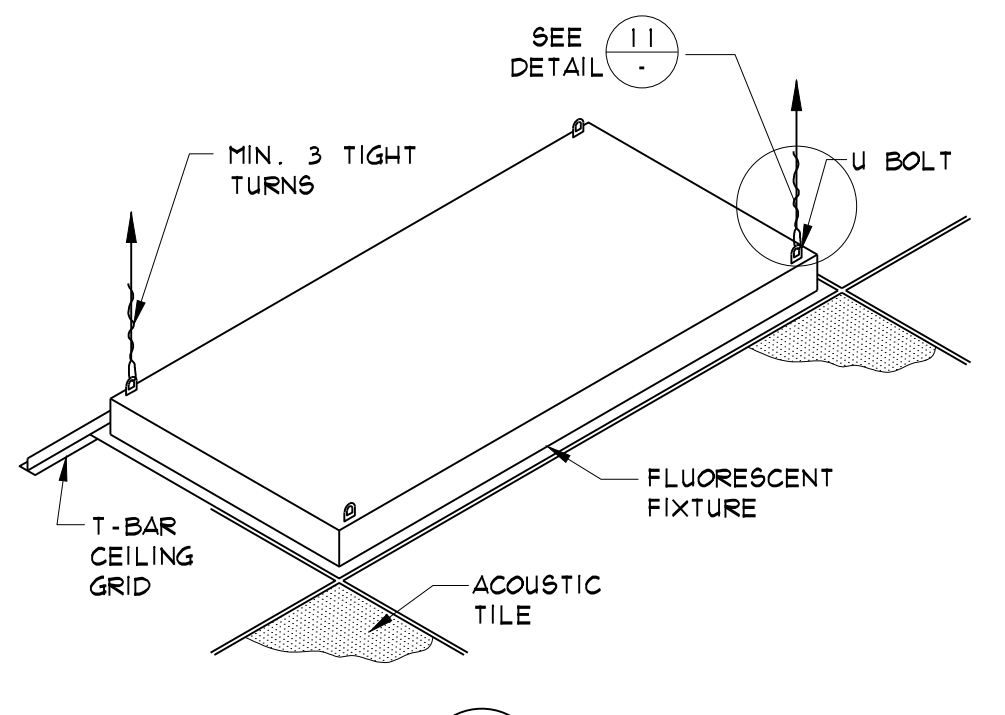


**DETAIL 11**  
SCALE: N.T.S.

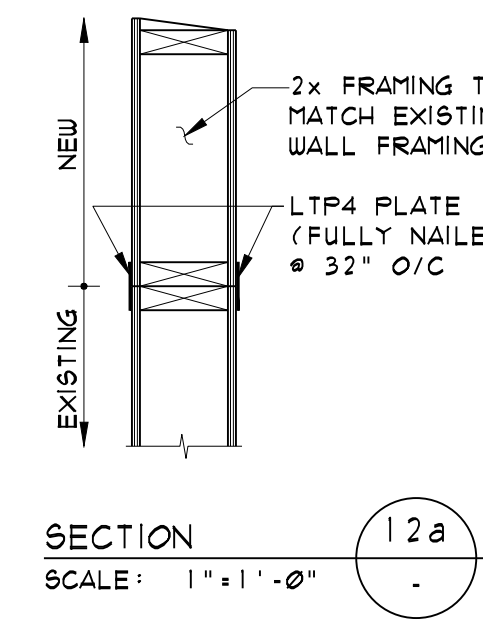


**DETAIL 2**  
TYPICAL WALL OR OPENING INFILL FRAMING  
SCALE: 3/4" = 1'-0"

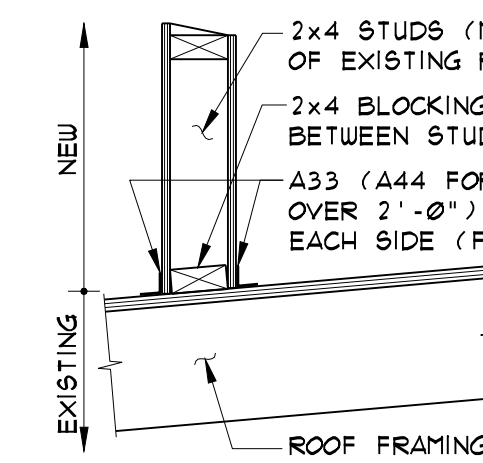
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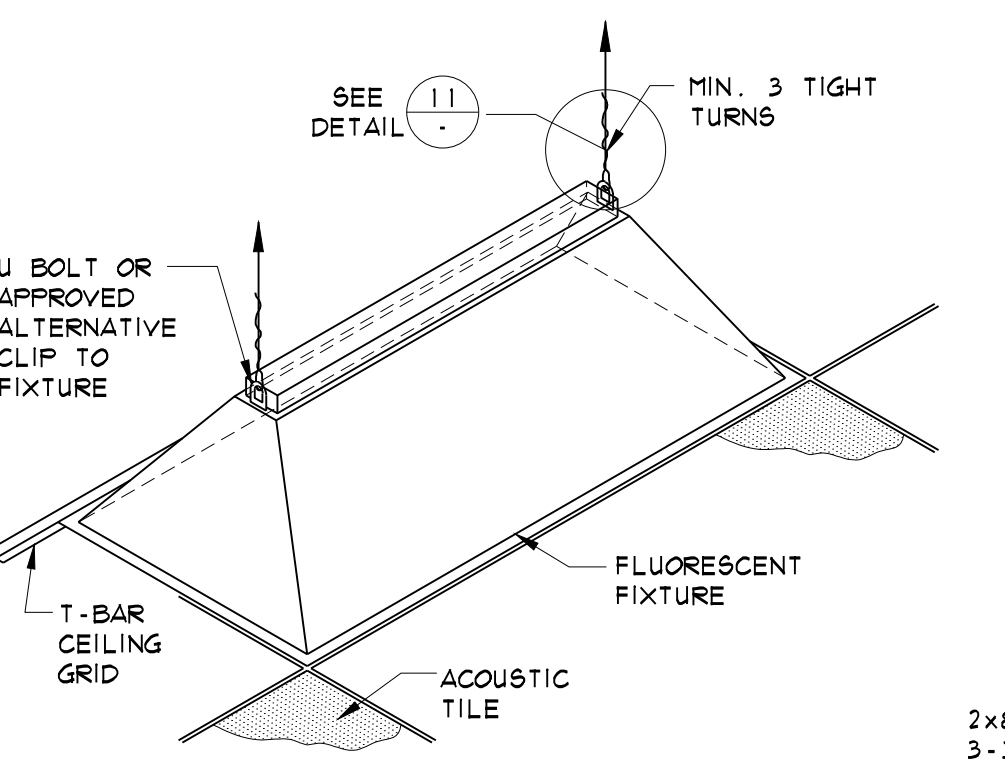
**SECTION 7**  
TYPICAL FLUSH FRAMED LIGHT FIXTURE HANGERS  
SCALE: 3/4" = 1'-0"



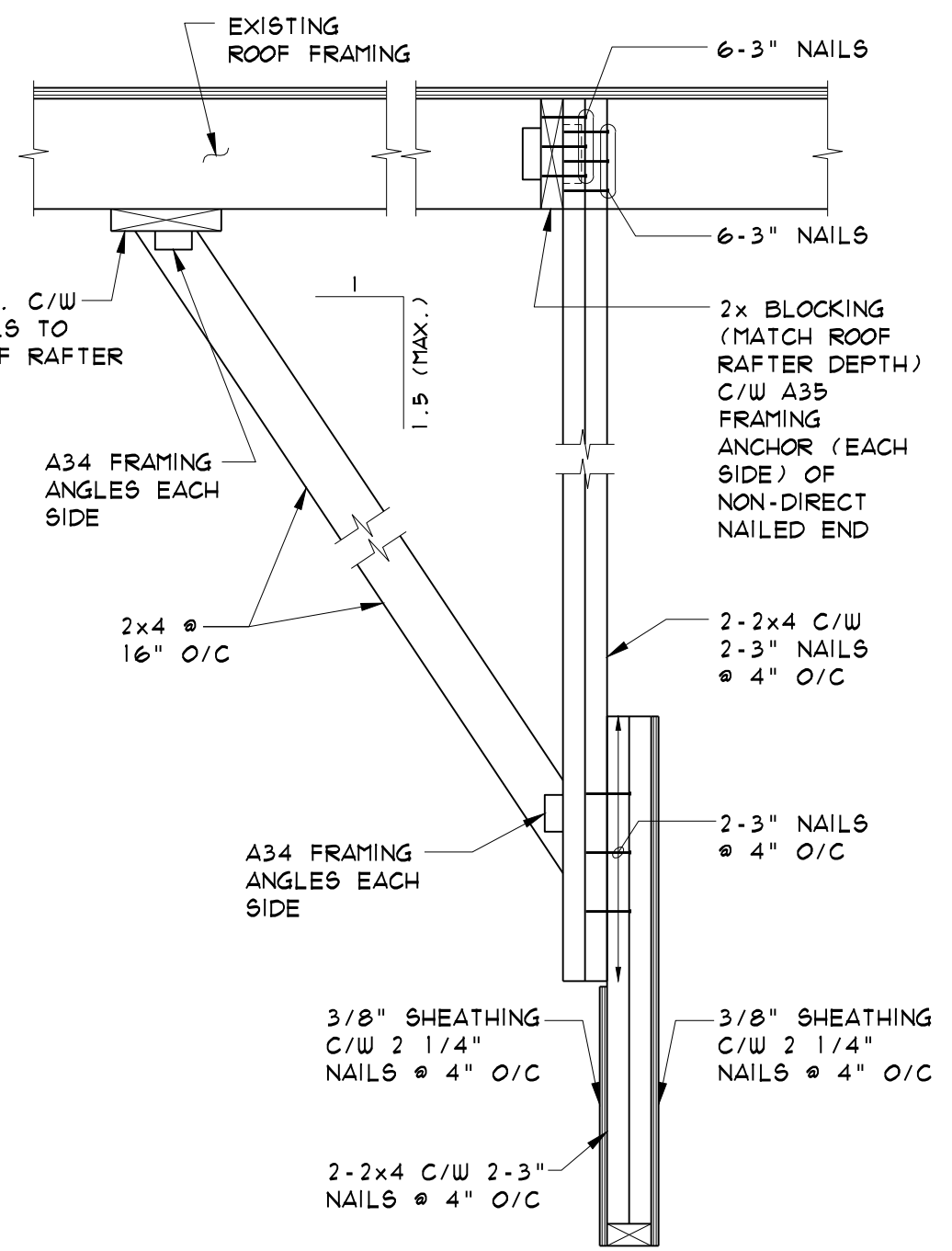
**SECTION 12a**  
TYPICAL PARAPET EXTENSION  
SCALE: 1" = 1'-0"



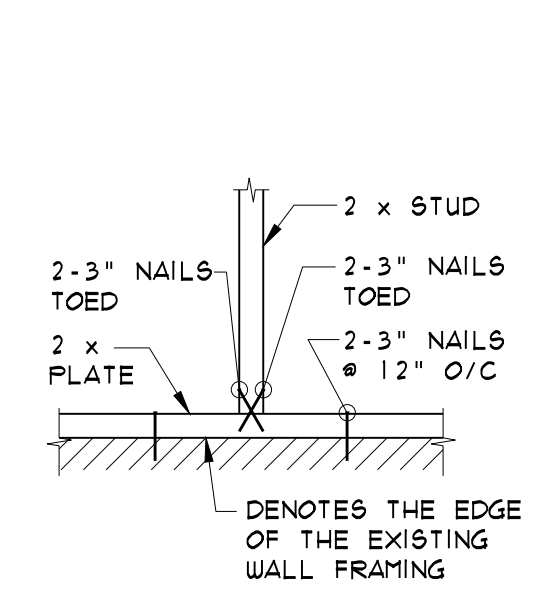
**SECTION 12b**  
SCALE: 1" = 1'-0"



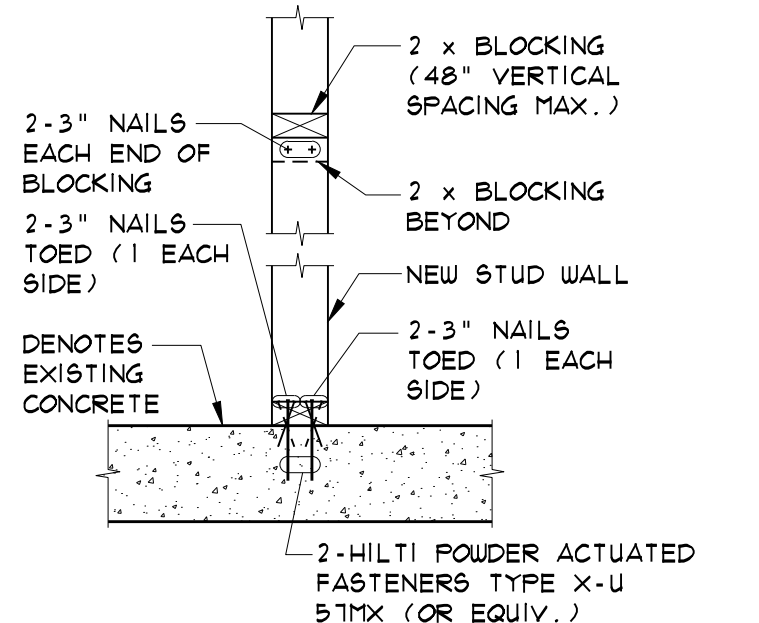
**DETAIL 8**  
TYPICAL RECESSED LIGHT FIXTURE HANGERS  
SCALE: 3/4" = 1'-0"



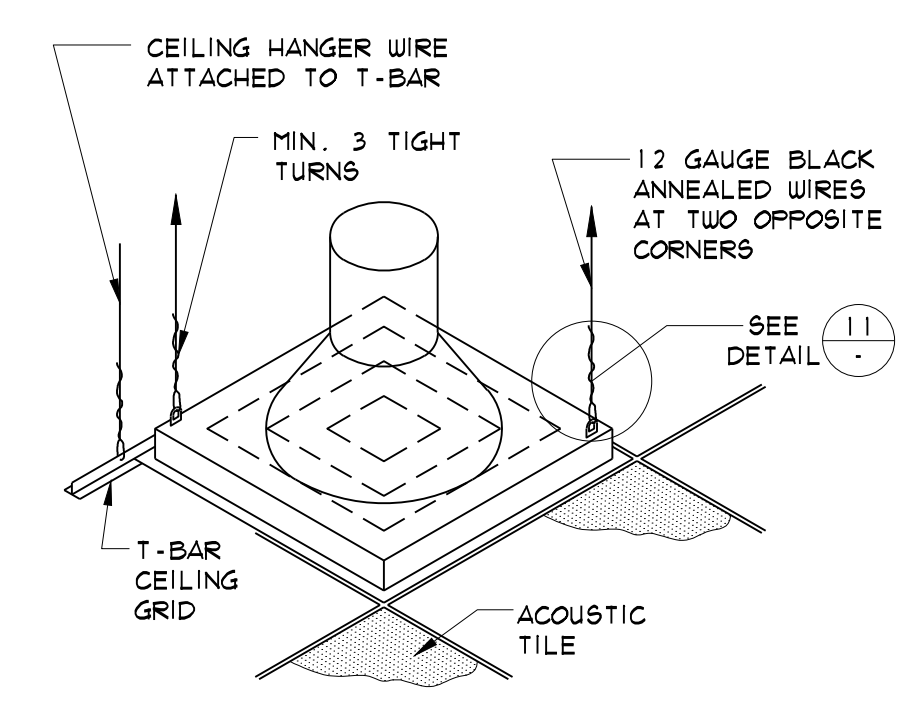
**SECTION 13**  
TYPICAL BULKHEAD FRAMING  
SCALE: 1" = 1'-0"



**SECTION 3**  
SCALE: 1" = 1'-0"



**SECTION 4**  
NEW STUD WALL OR OPENING INFILL STUD WORK TO CONCRETE  
SCALE: 1" = 1'-0"



**DETAIL 9**  
TYPICAL FRESH AIR DIFFUSER HANGERS  
SCALE: 3/4" = 1'-0"

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TELEFAX (604)684-9964

SEAL

DRAWN BY: D.S. CHECKED BY: G.B.P. DESIGNED BY: G.B.P.

PROJECT

5756 IMPERIAL STREET

BURNABY, B.C.

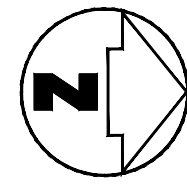
DRAWING

SECTIONS AND DETAILS

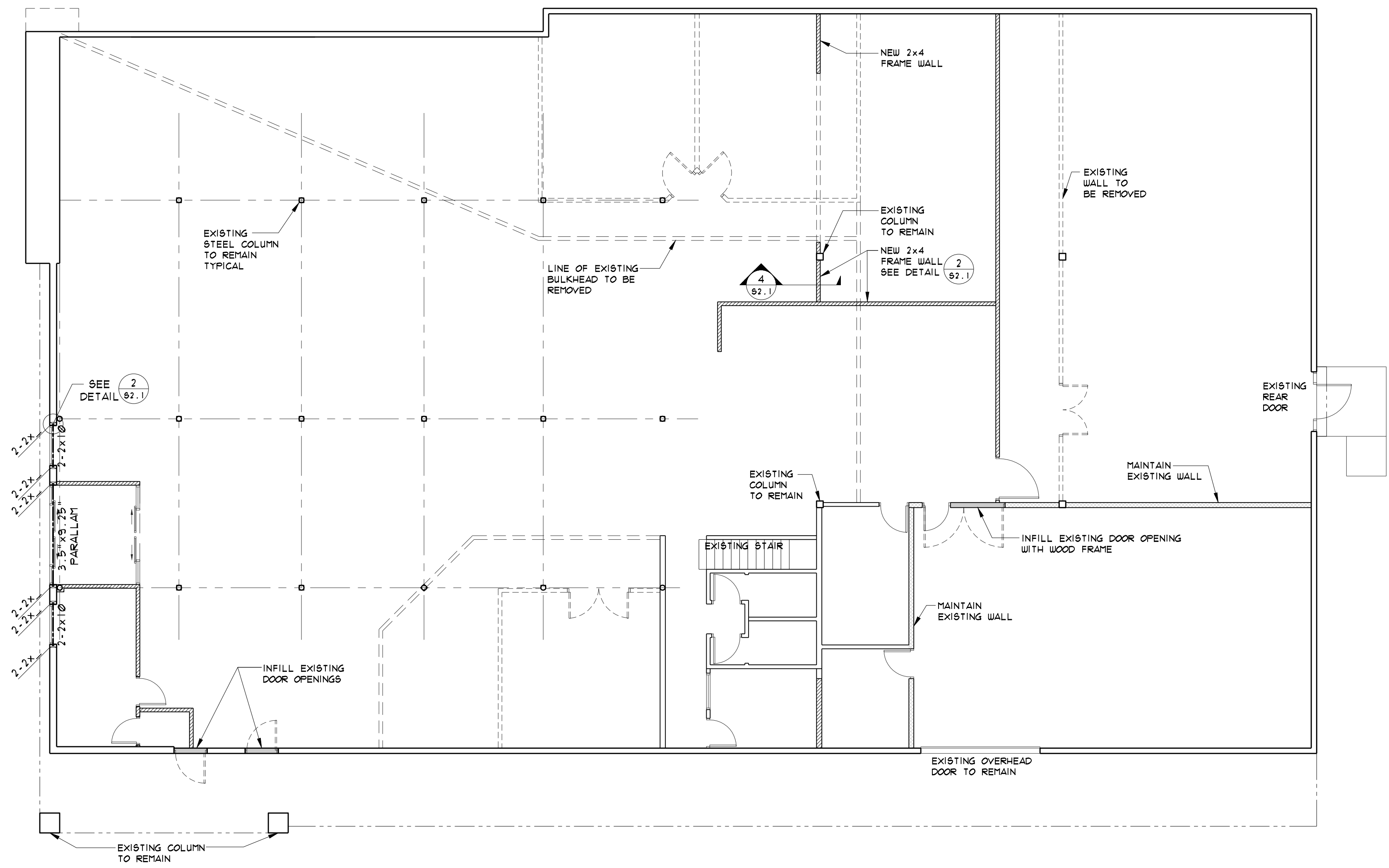
PROJECT NUMBER: 12-2227-123 DRAWING NUMBER: S2.1

SCALE: AS SHOWN

PAGE NUMBER: OF

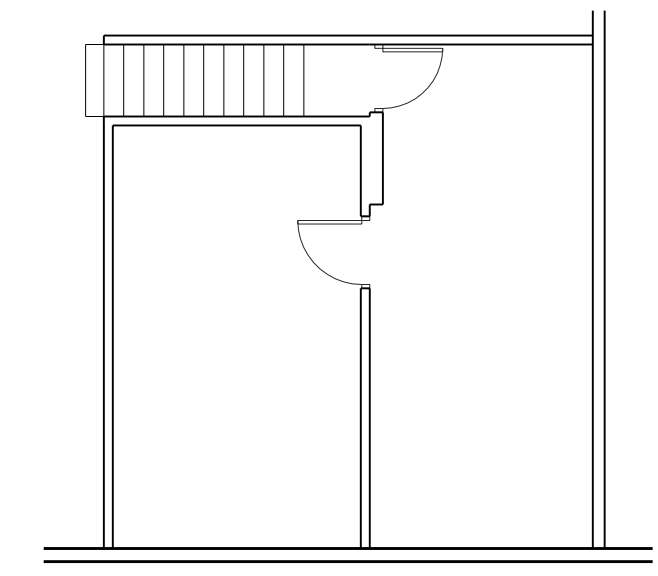
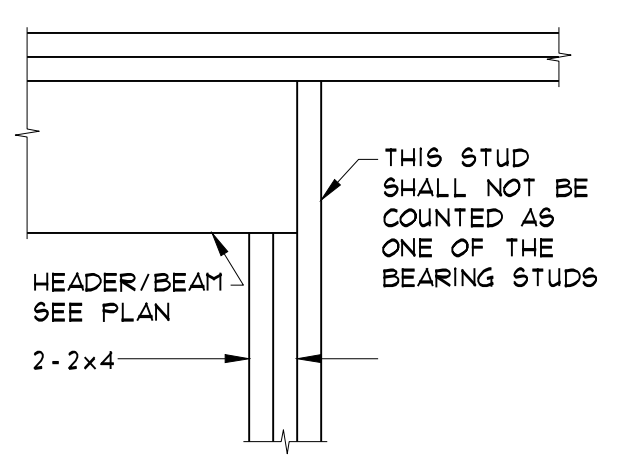
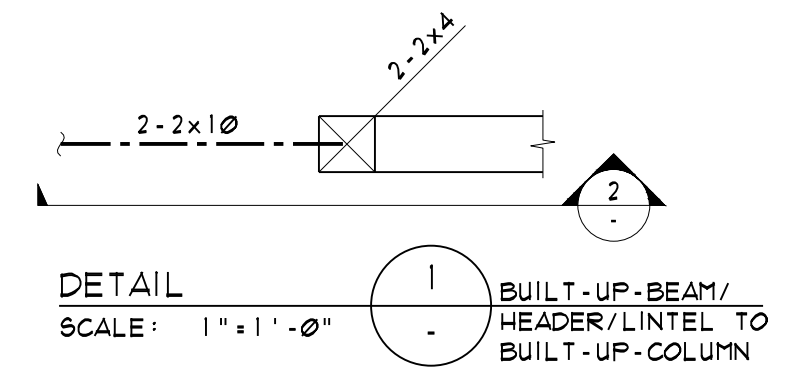


NO.	ISSUE	DATE
△	ISSUED FOR BUILDING PERMIT	DEC 14, 12



**GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

NOTE: 1. [Symbol] DENOTES 2-2x BUILT-UP BEAM



**MEZZANINE PLAN**  
SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE
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PROJECT

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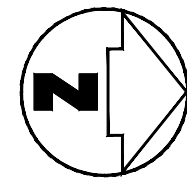
**GROUND FLOOR PLAN AND MEZZANINE PLAN AND PARTIAL ROOF PLAN**

PROJECT NUMBER: 12-2227-123    DRAWING NUMBER: 53.1

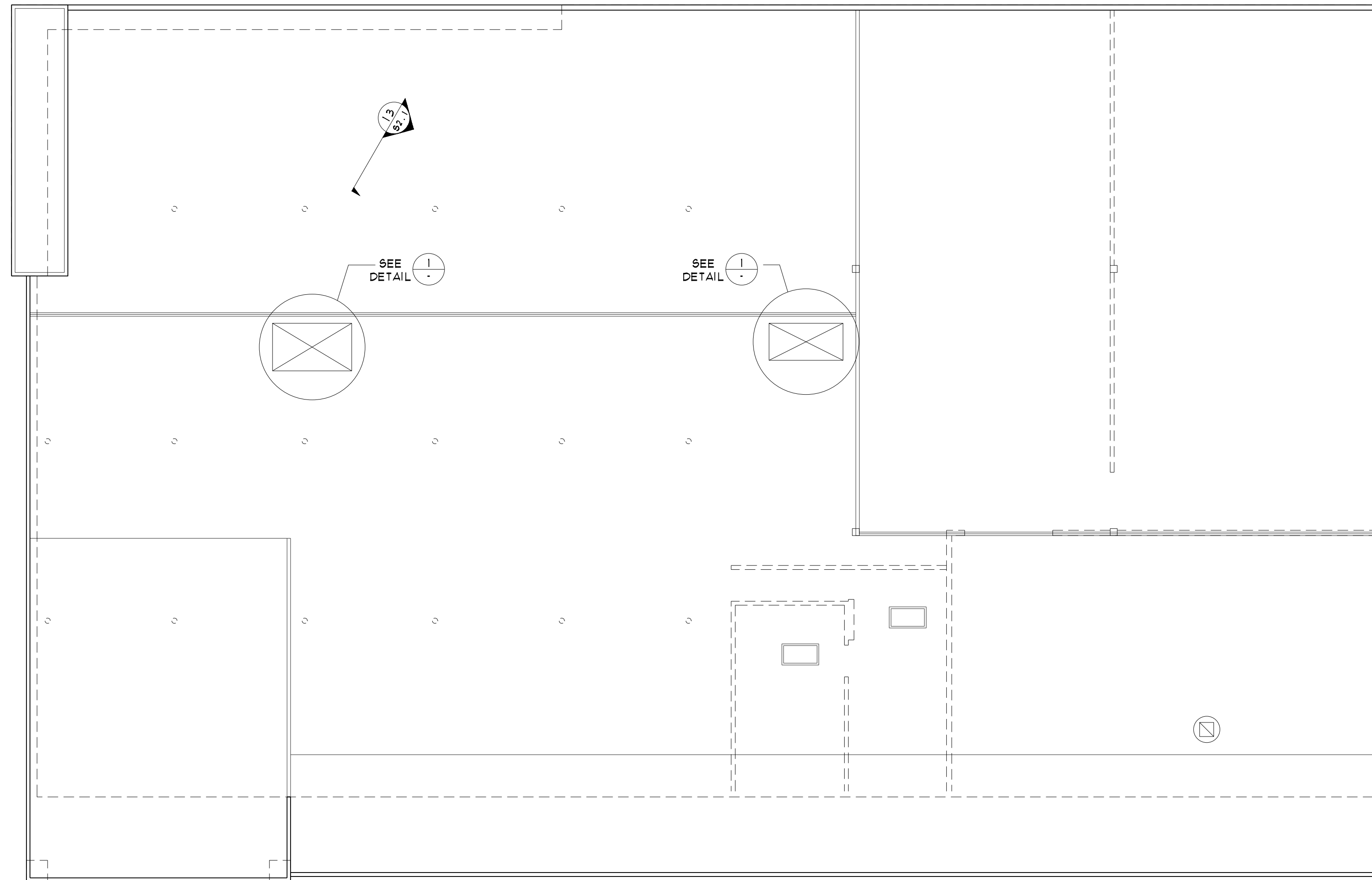
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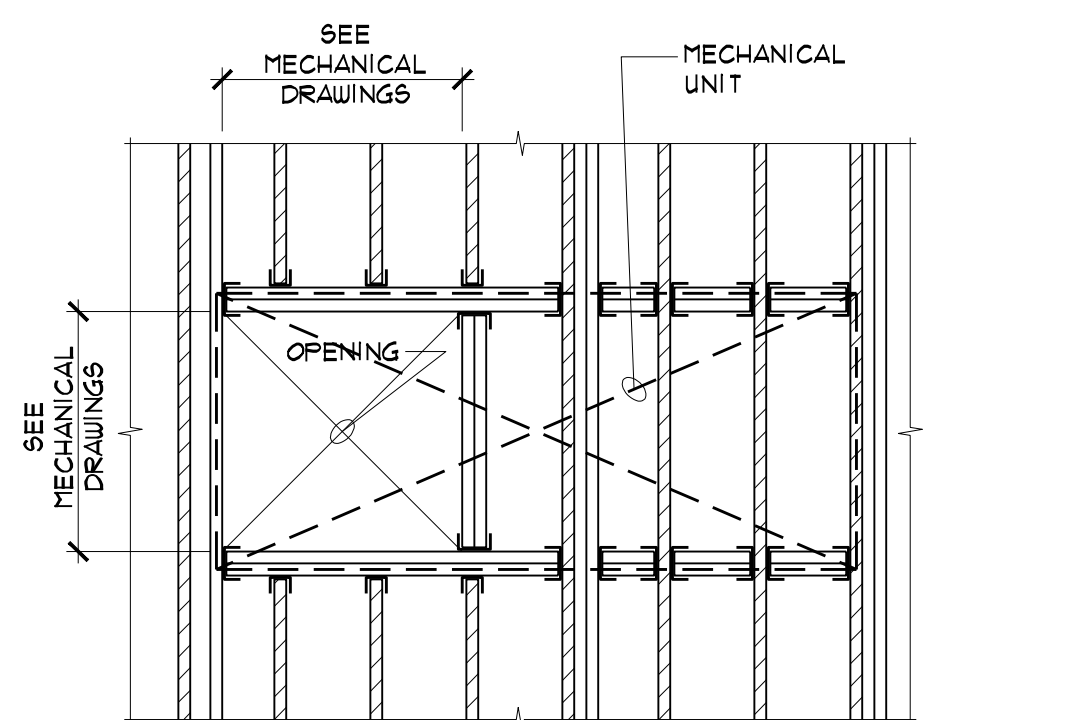
12/14/12 01:14 ACADVER 18.2s (LHS Tech) 2227-563-1.DWG SCALE: 1/8" = 1'-0"



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1	ISSUED FOR BUILDING PERMIT	DEC 14, 12



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



DETAIL 1  
PARTIAL ROOF PLAN (SEE MECHANICAL DRAWINGS FOR LOCATIONS)  
SCALE: 1/2" = 1'-0"  
RE: 4 RE FOR MECHANICAL ROOF TOP UNITS

- NOTES:
- DENOTES EXISTING ROOF RAFTER
  - DENOTES NEW 2x ROOF RAFTER
  - DENOTES NEW STEEL JOIST / MULTIPLE JOISTS HANGER (FULLY NAILED)

NO.	REVISION	DATE
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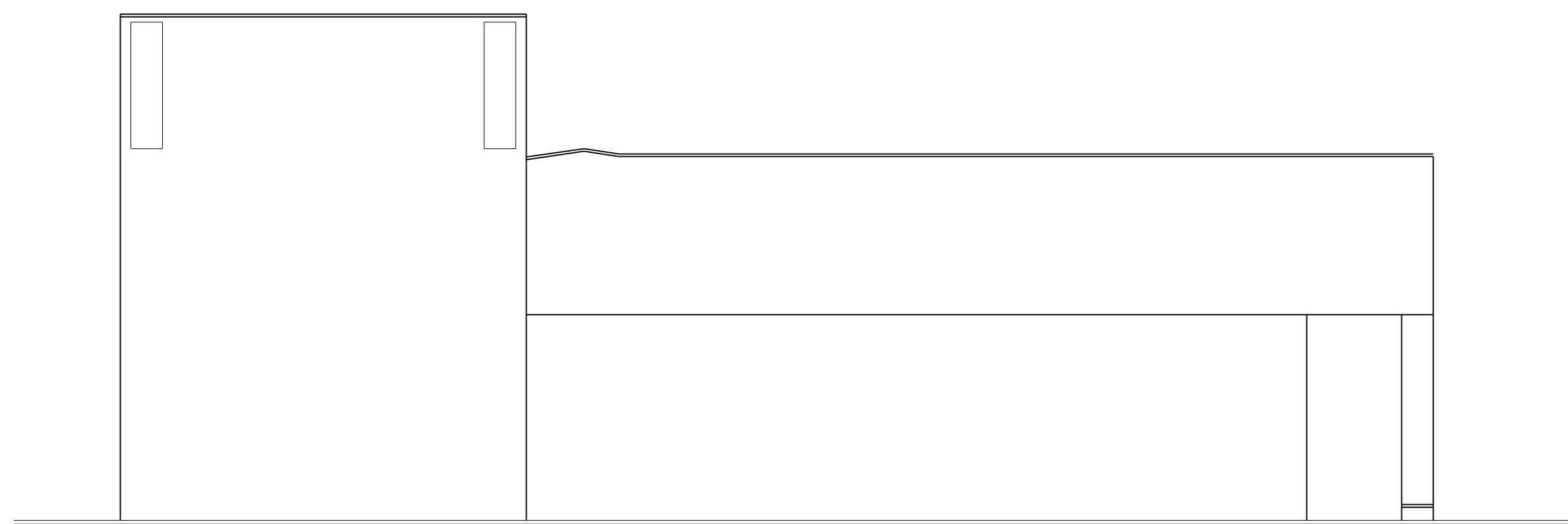
ROOF PLAN

PROJECT NUMBER: 12-2227-123  
DRAWING NUMBER: 53.2

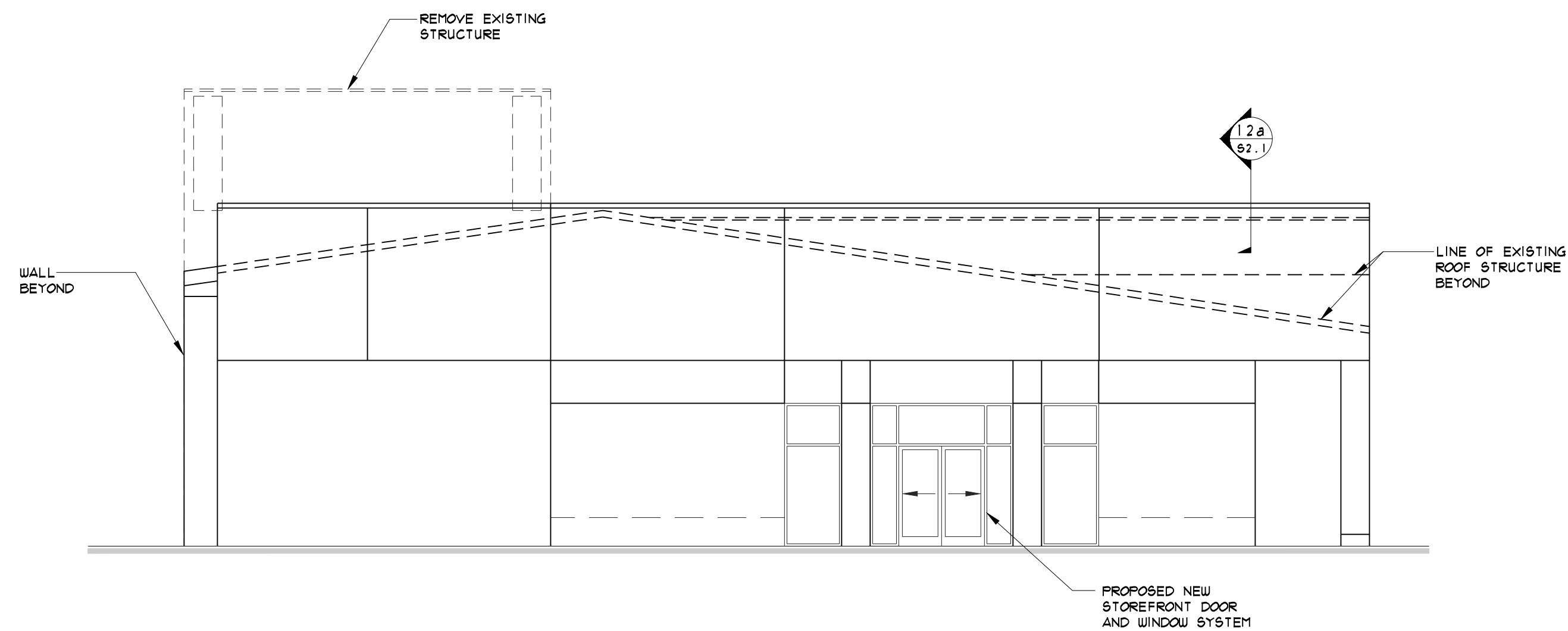
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PAGE NUMBER: OF

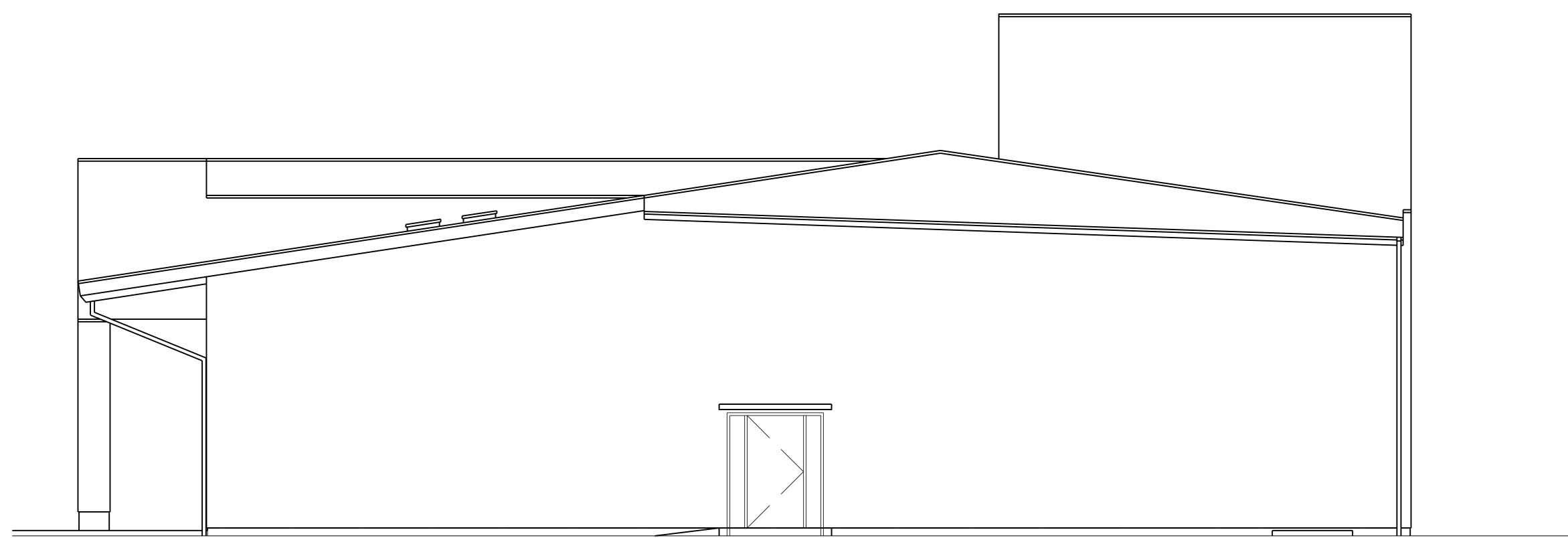
NO.	ISSUE	DATE
△	ISSUED FOR BUILDING PERMIT	DEC 14, 12



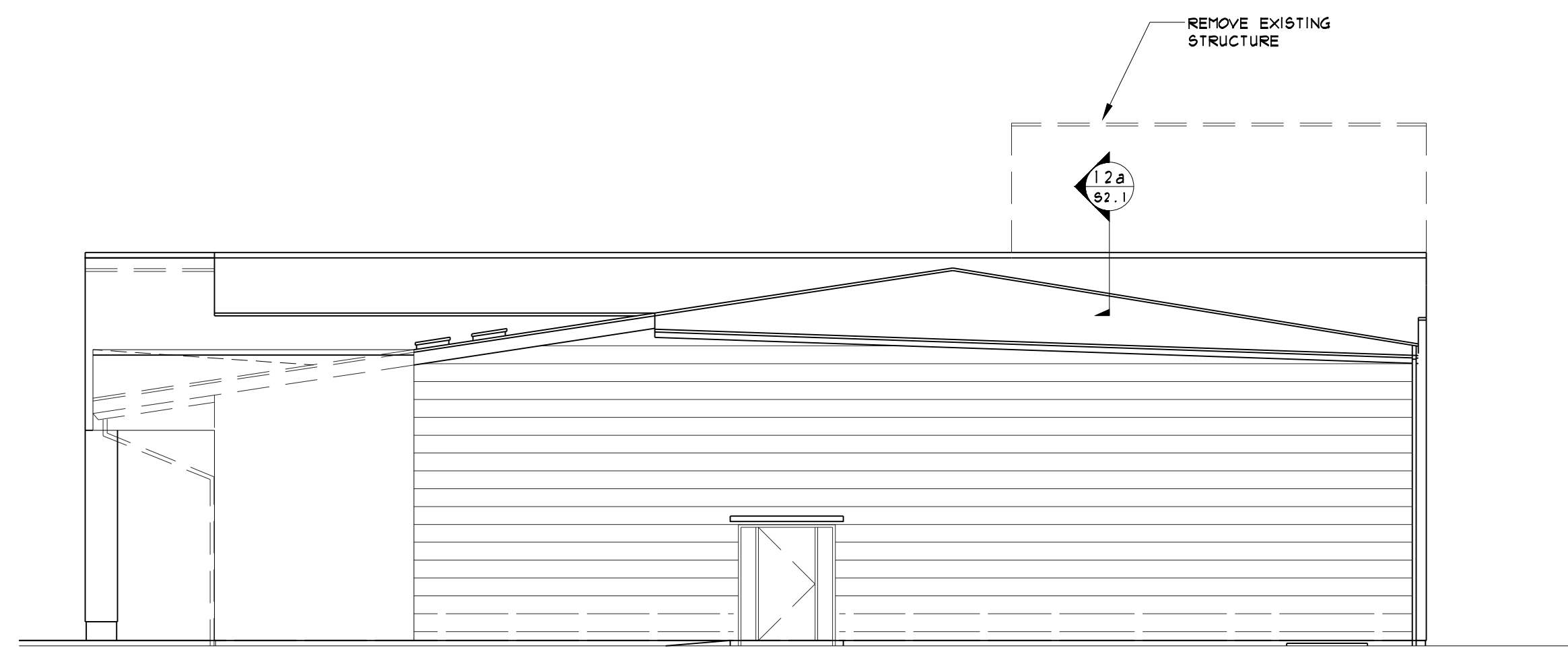
EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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5756 IMPERIAL STREET

BURNABY, B.C.

DRAWING

NORTH ELEVATION  
SOUTH ELEVATION

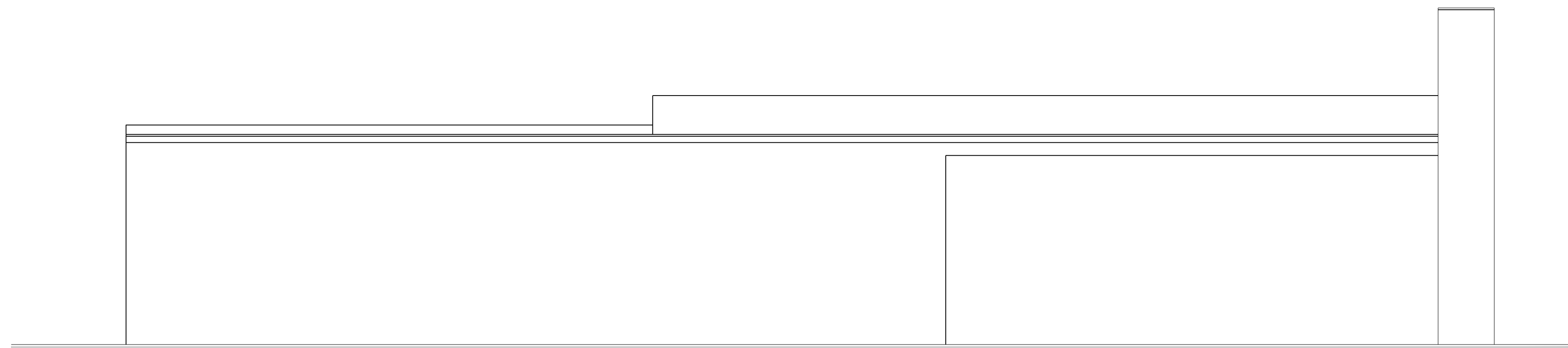
PROJECT NUMBER    DRAWING NUMBER

12-2227-123    54.1

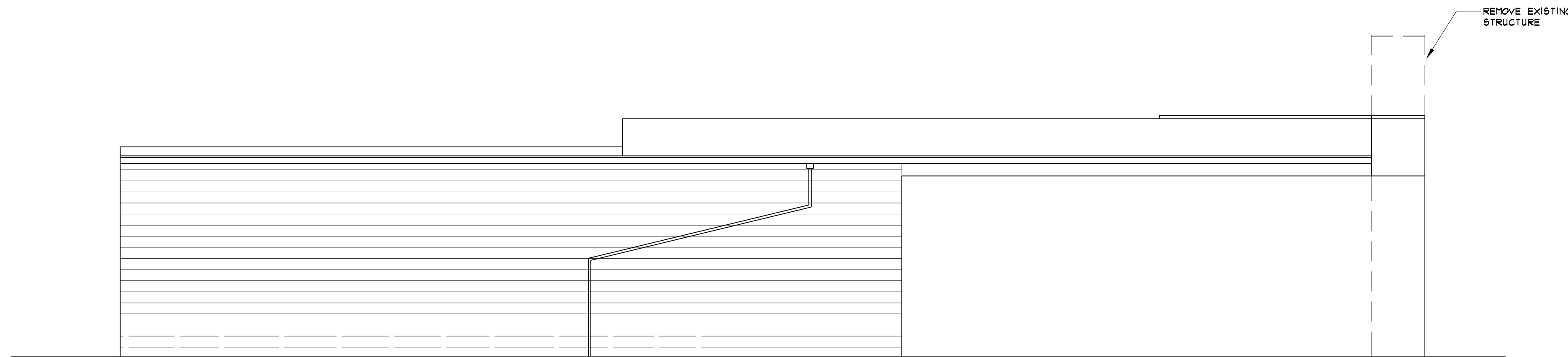
SCALE AS SHOWN

PAGE NUMBER    OF

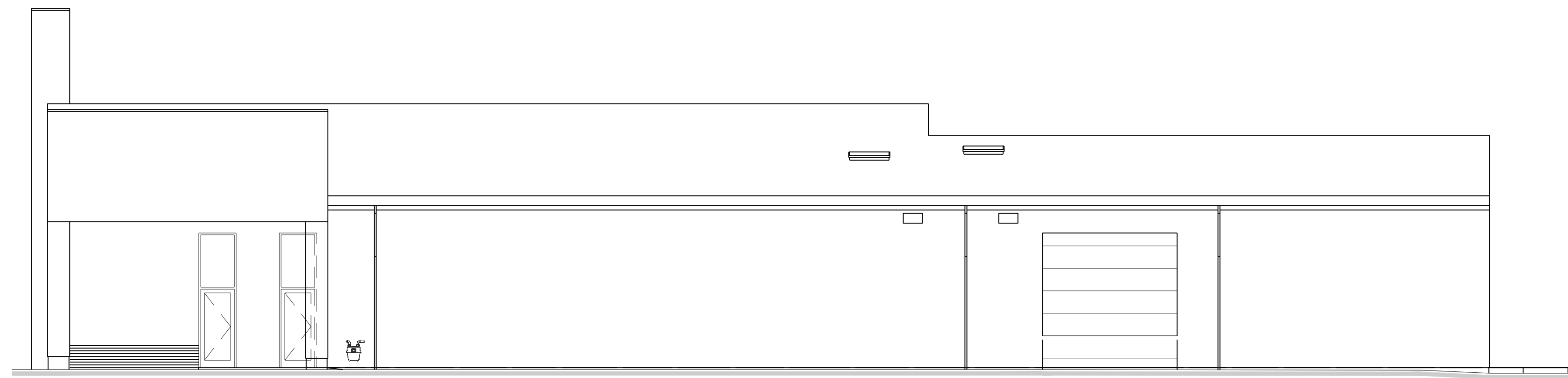
NO.	ISSUE	DATE
△	ISSUED FOR BUILDING PERMIT	DEC 14, 12



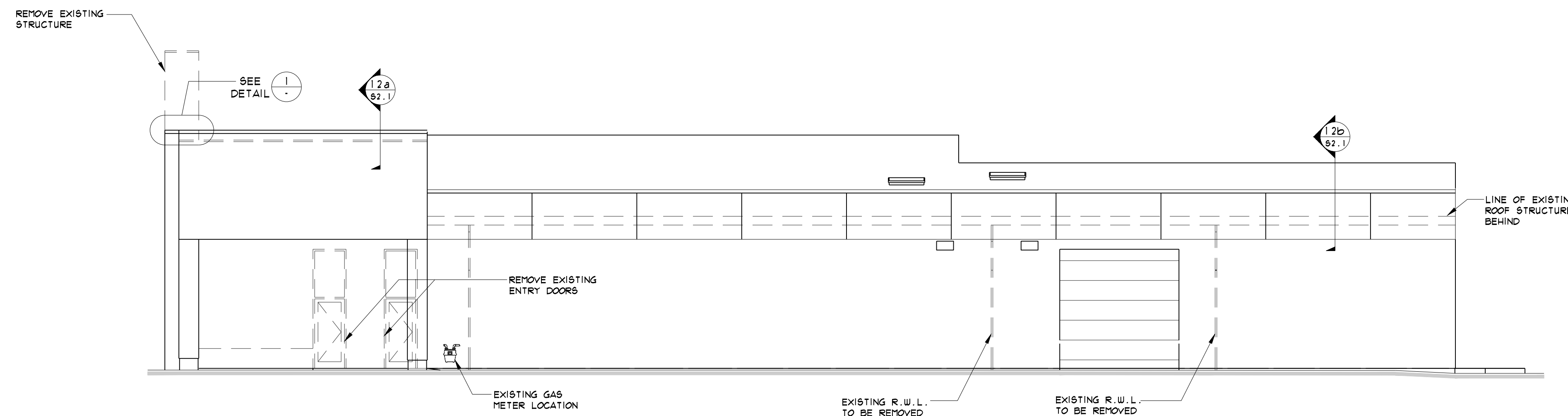
EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



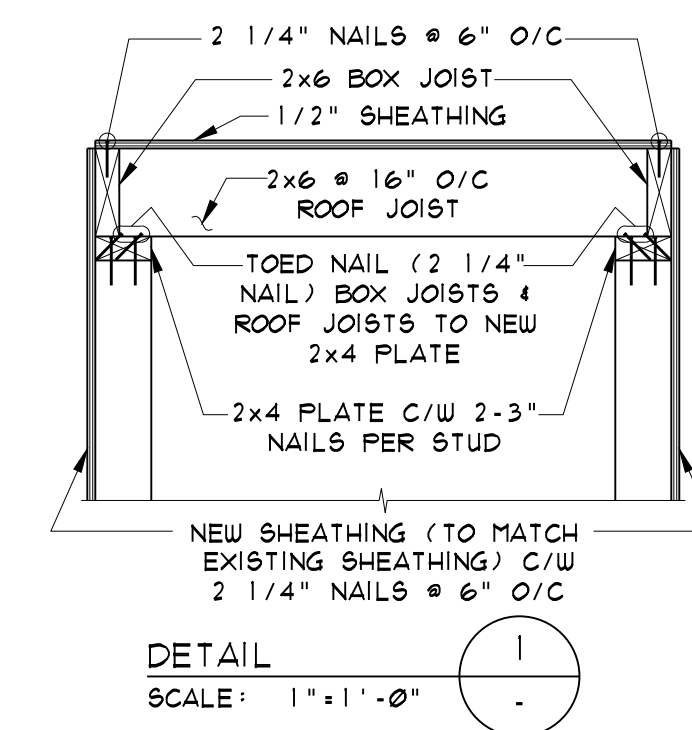
PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



DETAIL 1  
SCALE: 1" = 1'-0"

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PROJECT: 5756 IMPERIAL STREET

DRAWING: BURNABY, B.C.

EAST ELEVATION  
WEST ELEVATION

PROJECT NUMBER: 12-2227-123 DRAWING NUMBER: 54.2

SCALE: AS SHOWN

PAGE NUMBER: OF

12/14/12 01:14 ACADVER 18.2s (LHS Tech) 2227-564-2.DWG SCALE: 1/8" = 1'-0"