

DESIGN LOADS

1. SPECIFIED UNIFORM LOADS PSF (SEE ALSO PLANS)

LIVE LOAD

SUPERIMPOSED DEAD LOAD (S.D.L.)

A. ROOF – GROUND SNOW LOAD OF — — — 58
PLUS A RAIN LOAD OF — — — 8.4
IMPORTANCE FACTOR OF Is = 1.0 ULS,
0.9 SLS

B. RESIDENTIAL FLOORS — — — — — 40
C. ROOF TERRACES — — — — — 40
D. STAIRS AND CORRIDORS — — — — — 40

} 20

20
25
25

CONTRACTORS CONSTRUCTION LOADS MUST NOT EXCEED THE ABOVE DESIGN LOADS. DESIGN LOADS MAY ONLY BE APPLIED AFTER CONCRETE REACHES ITS DESIGN STRENGTH.

SUPERIMPOSED DEAD LOADS (S.D.L.) ARE NON-STRUCTURE DEAD LOADS DUE TO ARCHITECTURAL TOPPINGS, FINISHES, PARTITIONS, ROOFING MATERIALS, PAVERS, SOIL, ETC.

STRUCTURAL DEAD LOADS (D.L.) ARE DUE TO THE WEIGHT OF THE STRUCTURE ITSELF. THEY VARY WITH THE STRUCTURAL SYSTEM AND INCLUDE CONCRETE TOPPINGS WHERE INDICATED.

2. UNLESS NOTED OTHERWISE, SPECIFIED CONCENTRATED LOADS ARE:

A. ROOFS — — — — — 0.3 KIPS
B. FLOORS — — — — — 2 KIPS

3. WIND UPLIFT LOADS ON WOOD ROOFS SHALL BE 20 PSF NET FACTORED UNLESS NOTED OTHERWISE.

4. SEISMIC AND WIND DESIGN:

THE LATERAL SYSTEM FOR THIS PROJECT CONSISTS OF SHEAR WALLS AND IS DESIGNED FOR THE FOLLOWING EARTHQUAKE FACTORS:

	SITE CLASS	F(0.2)	F(0.5)
	A	0.69	0.57
	B	0.77	0.65
*	C	1.00	1.00
	D	0.90	1.10
	E	0.85	1.17

* INDICATES ASSUMED VALUE

Sa (0.2) = 0.60
Sa (0.5) = 0.58

Ie = 1.0
Rd = 3.0
Ro = 1.7

AND THE FOLLOWING WIND LOADS AND FACTORS:

q50 = 10.0 PSF, Iw = 1.0 ULS, 0.75 SLS.

FIELD REVIEW BY RJC

1. READ JONES CHRISTOFFERSEN PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE STRUCTURAL DRAWINGS. THIS REVIEW IS NOT A "FULL TIME" REVIEW BUT IS CONDUCTED WITH SUCH FREQUENCY AS RJC DEEMS APPROPRIATE TO OBSERVE VARIOUS STAGES OF THE WORK AND TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY READ JONES CHRISTOFFERSEN. FIELD REVIEW BY READ JONES CHRISTOFFERSEN IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE READ JONES CHRISTOFFERSEN GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. RJC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON RJC'S DRAWINGS. THE EXTENT OF THIS REVIEW IS AT THE SOLE DISCRETION OF RJC'S ENGINEER AND IS FOR THE SOLE PURPOSE OF ASCERTAINING GENERAL CONFORMANCE WITH THE STRUCTURAL DESIGN CONCEPT. THE REVIEW IS NOT AN APPROVAL OF THE DESIGN, DETAILS, AND DIMENSIONS INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR OR SUBCONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OR SUBCONTRACTOR OF HIS OR HER RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.

2. PROVIDE 72 HOURS ADVANCE NOTICE OF EACH REQUIRED FIELD REVIEW. FIELD REVIEWS SHALL BE SCHEDULED TO BE CARRIED OUT DURING NORMAL BUSINESS HOURS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH RJC.

3. THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE.

GENERAL

1. SECTION MARK SHOWN THUS  MEANS SECTION #4 ON DRAWING S-3.

2. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, NAILERS, INSERTS, ETC., TO BE ENCASED IN CONCRETE.

3. SEE ARCHITECTURAL DRAWINGS FOR FLOOR AND ROOF ELEVATIONS, RECESSES, DRAINAGE SLOPES, ETC.

4. THE GENERAL CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN STRUCTURAL AND OTHER DISCIPLINES DRAWINGS FOR CLARIFICATION.

5. CONCRETE WORK
SHALL CONFORM TO CSA A23.1, CSA A23.2, CSA A23.3 AND REFERENCED DOCUMENTS.

6. STRUCTURAL STEEL WORK
SHALL CONFORM TO CSA S16 AND REFERENCED DOCUMENTS.

7. FIRE RESISTANCE RATINGS
SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PRECISE LOCATION OF REQUIRED FIRE RESISTANCE RATINGS.

8. DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION OF RJC.

9. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS FOR LOCATIONS, CONFIGURATIONS, EXTENT, AND SIZES OF ALL CURBS, UPSTANDS, DOWNTURNS; AND FOR OPENINGS THROUGH FLOORS AND WALLS FOR DUCTS, CONDUIT AND PIPING. PROVIDE FOR SAME.

10. DEFINITIONS:

A. RJC: READ JONES CHRISTOFFERSEN OR ITS REPRESENTATIVE.

B. SPECIALTY STRUCTURAL ENGINEER: A STRUCTURAL ENGINEER REGISTERED AND LICENSED TO PRACTICE BY THE PROFESSIONAL ENGINEERING ASSOCIATION HAVING JURISDICTION IN THE AREA WHERE THE STRUCTURE IS TO BE BUILT AND WHO IS RESPONSIBLE FOR THE DESIGN AND FIELD REVIEW OF:

– STRUCTURAL ELEMENTS DESIGNED BY THE CONTRACTOR OR SUBCONTRACTORS, SUCH AS OPEN WEB STEEL JOISTS, PRECAST DOUBLE TEES, PRECAST PLANKS, STRUCTURAL STEEL CONNECTIONS, LIGHT WOOD FRAME ROOF TRUSSES, ETC.

– SECONDARY STRUCTURAL ELEMENTS AND NON-STRUCTURAL ELEMENTS. SEE ALSO "NON-STRUCTURAL ELEMENTS" GENERAL NOTES.

C. CONTINUOUS: FULL TENSION SPLICE AND TENSION DEVELOPMENT LENGTH.

D. EMBEDMENT: UNLESS NOTED OTHERWISE COMPRESSION EMBEDMENT MEANS A COMPRESSION DEVELOPMENT LENGTH AND TENSION EMBEDMENT MEANS A TENSION DEVELOPMENT LENGTH AS PER CAN/CSA-A23.3 AND AS SHOWN ON THESE GENERAL NOTES DRAWINGS.

E. GENERAL CONTRACTOR: FOR THE PURPOSES OF THESE DRAWINGS, THE USE OF THE TERM "CONTRACTOR" OR "GENERAL CONTRACTOR" SHALL REFER TO THE PRIME PERSON OR COMPANY RESPONSIBLE FOR CONSTRUCTION OF THE PROJECT AND THE COORDINATION OF TRADES AND SUBCONTRACTORS. THIS MAY BE THE GENERAL CONTRACTOR, OR A CONSTRUCTION MANAGER.

LIST OF STRUCTURAL DRAWINGS

S1.0 – GENERAL NOTES
S1.1 – GENERAL NOTES
S2.1 – RTU SEISMIC RESTRAINT
S2.2 – DEHUMIDIFIER SEISMIC RESTRAINT

DRAWINGS

1. THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. THE DRAWINGS DO NOT SHOW COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSE WORK, SHORING, ETC. REQUIRED TO COMPLETE THE WORK.

2. THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISIONS COLUMN. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" IN THE REVISIONS COLUMN, BY READ JONES CHRISTOFFERSEN LTD. THE DRAWINGS SHALL NOT BE USED FOR PRICING, COSTING, OR TENDER UNLESS SO INDICATED IN THE REVISION COLUMN. PRICING OR COSTING DRAWINGS ARE NOT COMPLETE AND ANY PRICES BASED ON PRICING OR COSTING DRAWINGS MUST INCLUDE ALLOWANCES FOR THIS.

3. THE INFORMATION ON THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT OR WORKS. THE INFORMATION ON THESE DRAWINGS APPLIES SOLELY TO THIS PROJECT.

DESIGN CODE

1. THE COMPLETED RENOVATION TO THE BASE BUILDING STRUCTURE SHOWN ON THE STRUCTURAL DRAWINGS HAS BEEN DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2024 WHICH IS BASED ON THE NATIONAL BUILDING CODE OF CANADA 2020.

All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

No.	Revision	Date	By

Engineers

Project Name

Sketch Title

EGBC Permit to Practice NO.1002503

Drawn By

Scale

Date

Project No.

Sketch Number

Rev.

EGBC PTP#

- ENGINEERED WOOD PRODUCTS (E.W.P.)

- | TRUS JOIST
MACMILLAN
DESIGNATION | MODULUS OF
ELASTICITY | SHEAR
RESISTANCE
(Fv) | BENDING
RESISTANCE
(Fb) | BEARING
RESISTANCE
(Fcp) |
|--|--------------------------|-----------------------------|-------------------------------|--------------------------------|
| PSL | 2.2E (2200 KSI) | 540 PSI | 5360 PSI | 1365 PSI |
| LSL | 1.5E (1500 KSI) | 745 PSI | 4200 PSI | 1450 PSI |
| LVL | 2.2E (2200 KSI) | 540 PSI | 5452 PSI | 1365 PSI |

PSL - PARALLAM BEAM
LSL - TIMBERSTRAND BEAM
LVL - LAMINATED VENEER LUMBER

9. ALL WOOD FRAME CONSTRUCTION SHALL SATISFY THE FOLLOWING CONSTRUCTION TOLERANCES AS A MINIMUM. REFER TO ARCHITECTURAL AND WARRANTY REQUIREMENTS FOR ADDITIONAL TOLERANCE SPECIFICATIONS.
- A. FLOORS - NOT MORE THAN 1/4" IN 10'-0" OUT OF LEVEL.
- B. WALLS - NOT MORE THAN 1/4" IN 8'-0" OUT OF PLUMB.
- NOT MORE THAN 1/4" IN 10'-0" FOR ANY BOWING.
- C. OVERALL - BUILDING WALLS AND FLOORS SHALL NOT BE MORE THAN 3/8" DIFFERENCE IN MEASUREMENT FROM DIMENSIONS SHOWN ON CONTRACT DOCUMENTS.

MATERIALS

- | LENGTH | DIAMETER | PENNY-WEIGHT |
|-----------------|-----------------|--------------|
| 2" (50 mm) | 0.113" (2.9 mm) | 6d |
| 2 1/2" (65 mm) | 0.131" (3.3 mm) | 8d |
| 3" (75 mm) | 0.148" (3.8 mm) | 10d |
| 3 1/4" (80 mm) | 0.148" (3.8 mm) | 12d |
| 3 1/2" (90 mm) | 0.162" (4.1 mm) | 16d |
| 4" (100 mm) | 0.192" (4.9 mm) | 20d |
| 4 1/2" (115 mm) | 0.207" (5.3 mm) | 30d |
| 5" (125 mm) | 0.225" (5.8 mm) | 40d |

11. MISCELLANEOUS STEEL TO BE CSA G40.21 OR APPROVED EQUAL.
12. ANCHOR RODS SHALL BE ASTM F1554 GRADE 36 OR ASTM A36 OR APPROVED EQUIVALENT. ANCHOR RODS SHALL BE DEFORMED, THREADED ALONG THEIR FULL LENGTH OR HOOKED 1 1/2" AT THE BOTTOM.

11. CONNECTIONS FOR NEW STRUCTURAL STEEL FRAMING TO EXISTING STRUCTURAL STEEL SHALL BE ACHIEVED THROUGH WELDED CONNECTIONS UNLESS OTHERWISE NOTED. WELDING OF NEW STEEL TO "OLD" STEEL (STEEL PRODUCED IN EARLY 20TH CENTURY) MAY REQUIRE MODIFICATIONS TO THE STANDARD WELDING PROCEDURES. PROCEDURES OF WELDING NEW STEEL TO "OLD" STEEL SHALL BE PREPARED BY THE CONTRACTOR'S SPECIALTY STRUCTURAL ENGINEER AND REVIEWED AND APPROVED BY RJC. CONTRACTOR TO ALSO PROVIDE A REPORT FROM MATERIALS TESTING COMPANY COMMENTING ON CHEMICAL COMPOSITION AND WELDABILITY OF OLD STEEL.
12. CONTRACTOR TO ENSURE THAT UNDERGROUND OR IN-SLAB SERVICES ARE NOT DAMAGED THROUGH DEMOLITION, SAWCUTTING, HOLE AUGURING, OR OTHER CONSTRUCTION ACTIVITIES. SEE SPECIFICATION FOR TESTING/LOCATING REQUIREMENTS.
13. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSEWORK, SHORING, BRACING, ETC., REQUIRED TO COMPLETE THE WORK (SUBMIT SHORING DRAWINGS SEALED BY A SPECIALTY STRUCTURAL ENGINEER).
14. DRILL AND SITE MEASURE BOLT HOLES IN EXISTING STRUCTURE PRIOR TO FABRICATING STEEL CONNECTION PLATES. BOLT HOLES MAY HAVE TO BE MOVED FROM WHAT IS SHOWN ON THE DRAWINGS TO AVOID CUTTING EXISTING REINFORCING OR TO AVOID OTHER SITE CONDITIONS. SITE MODIFICATION OF STEEL CONNECTION PLATES WILL NOT BE ACCEPTED WITHOUT THE PRIOR APPROVAL OF RJC.

WOOD FRAMING

GENERAL

- ## RENOVATIONS

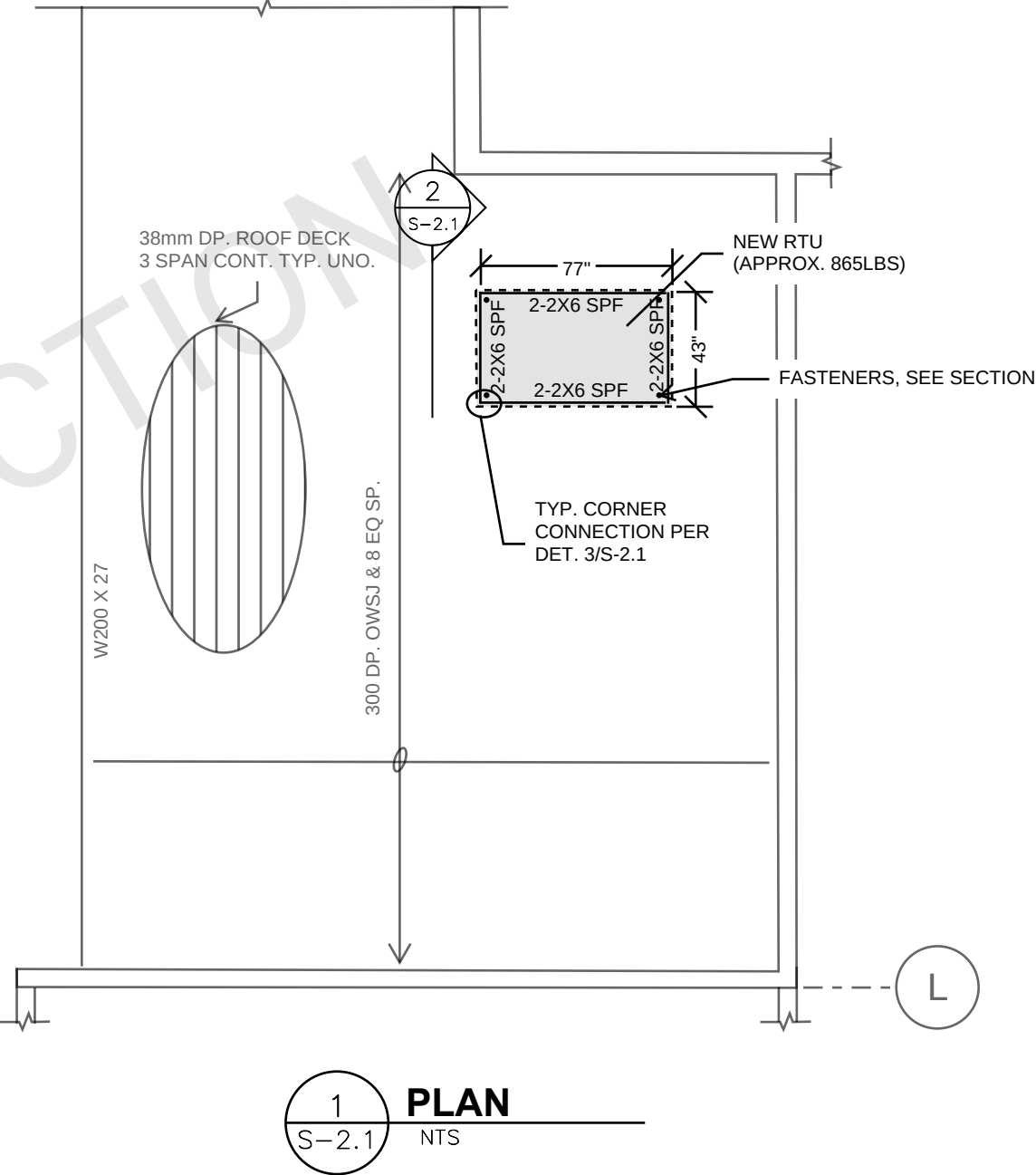
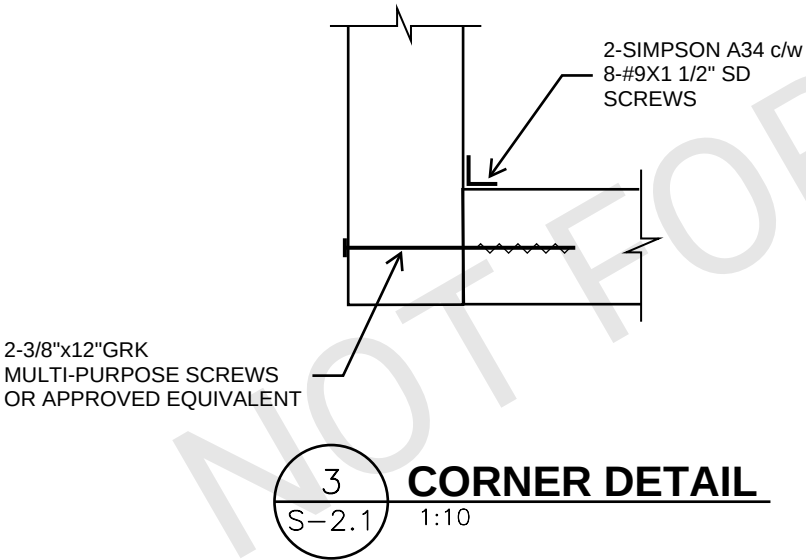
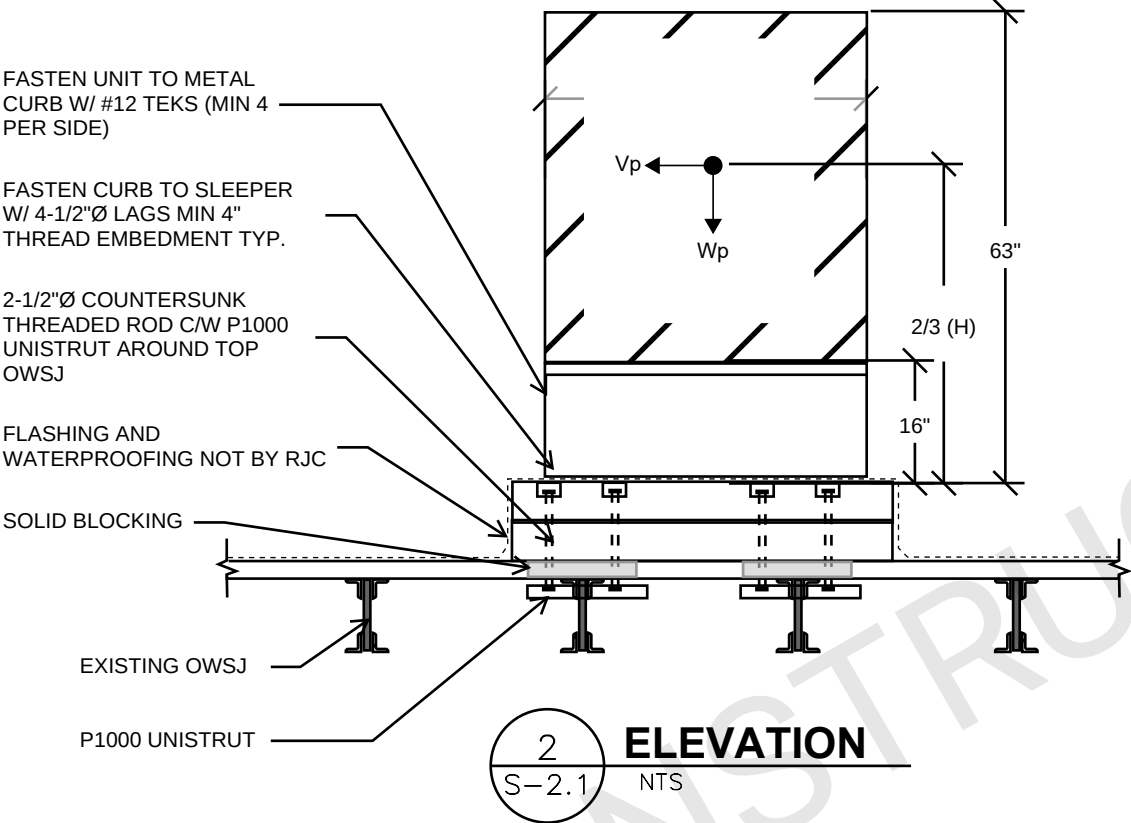
1. THE CONTRACT DOCUMENTS ARE BASED ON ASSUMED AS-BUILT DIMENSIONS FOR THE EXISTING BUILDING STRUCTURE AND ASSUMPTIONS IN ACCORDANCE WITH DETAILING AND PLACING PRACTICE. THESE ASSUMPTIONS MAY VARY FROM THE ACTUAL ON-SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY ACTUAL VARIATIONS FROM THE ASSUMED CONDITIONS.
2. MINOR MODIFICATIONS WILL BE REQUIRED TO THE WORK INDICATED ON THESE DRAWINGS TO REFLECT ACTUAL SITE CONDITIONS. THE CONTRACTOR WILL COOPERATE WITH THE CONSULTANT AND RJC IN THIS REGARD. MINOR MODIFICATIONS WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NOT RESULT IN A CHANGE IN THE CONTRACT PRICE.
3. ENSURE THAT ALL NECESSARY JOB DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND FOR COORDINATION.
4. PRIOR TO FABRICATION OF ANY STRUCTURAL MEMBERS, THE CONTRACTOR SHALL COMPLETE THIS SITE REVIEW OF CRITICAL "TIE-IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO RJC PRIOR TO STARTING WORK.
5. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
6. ANY OPENINGS THAT ARE NOT SHOWN OR INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO RJC FOR REVIEW. THESE OPENINGS MAY NOT BE ALLOWED, MAY HAVE TO BE MOVED, OR MAY REQUIRE ADDITIONAL STRUCTURAL WORK AND DETAILING. DO NOT PROCEED WITH THESE OPENINGS WITHOUT WRITTEN PERMISSION FROM RJC.
7. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, THE CORING OR CUTTING OF OPENINGS AND HOLES SHOWN ON THE STRUCTURAL DRAWINGS THROUGH THE EXISTING STRUCTURE SHALL NOT CUT ANY REINFORCING BARS. THE CONTRACTOR SHALL LOCATE THE POSITION OF EXISTING REINFORCING BARS IN THE VICINITY OF THE HOLES AND SLEEVES TO BE CUT OR CORED, AND THE HOLES AND SLEEVES SHALL BE LOCATED TO AVOID CUTTING OF REINFORCING BARS. WHERE THIS IS NOT POSSIBLE, IT SHALL BE REPORTED TO RJC FOR REVIEW.
8. NEW OPENINGS TO BE CUT THROUGH EXISTING FLOOR SLAB OR WALLS SHALL BE CLEARLY MARKED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY RJC ONCE THE MARKING OUT HAS BEEN COMPLETED SO THAT RJC CAN REVIEW THE PROPOSED LOCATIONS OF ALL NEW OPENINGS. DO NOT PROCEED WITH CUTTING OF NEW OPENINGS WITHOUT THE APPROVAL OF RJC.
9. UNLESS NOTED OTHERWISE ON THE DRAWINGS NEW STRAIGHT SIDED OPENINGS THROUGH EXISTING SLABS AND WALLS SHALL BE SAWCUT WITH NO OVERCUTS. USE CORED HOLES AT THE CORNERS. JACKHAMMERING SHALL NOT BE PERMITTED. REFER TO THE DETAILS AND PROCEDURES INDICATED ON THE STRUCTURAL DRAWINGS FOR THE NEW OPENINGS. ALTERNATES TO THE ABOVE PROCEDURES MUST BE REVIEWED BY RJC PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION.
10. UNLESS NOTED OTHERWISE AT ALL LOCATIONS WHERE NEW CONCRETE WILL BE IN CONTACT WITH EXISTING CONCRETE SURFACES, THE EXISTING CONCRETE SURFACE IS TO BE COMPLETELY CLEANED AND ROUGHENED BY HYDRODEMOLITION, BUSH HAMMERING, (OR APPROVED EQUAL) TO AN AMPLITUDE OF 6 mm (1/4").

No.	Revision	Date	By



EGBC PTP#

SEISMIC LOAD DATA				
COMPONENT TAG:				
COMPONENT MODEL NO.:				
Fa =			COMP.	ANCHOR
le =		Cp =		
Sa(0.2) =		Rp =		
Wp =		Ar =		
Vp COMP. =		Ax =		
Vp ANCHOR =		Sp =		
DESIGN CODE				
THE STRUCTURAL CAPACITY OF THE COMPONENTS, INCLUDING ANCHORAGE AND SEISMIC RESTRAINT SHOWN ON THE STRUCTURAL DRAWINGS HAS BEEN DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2018 WHICH IS BASED ON THE NATIONAL BUILDING CODE OF CANADA 2015.				



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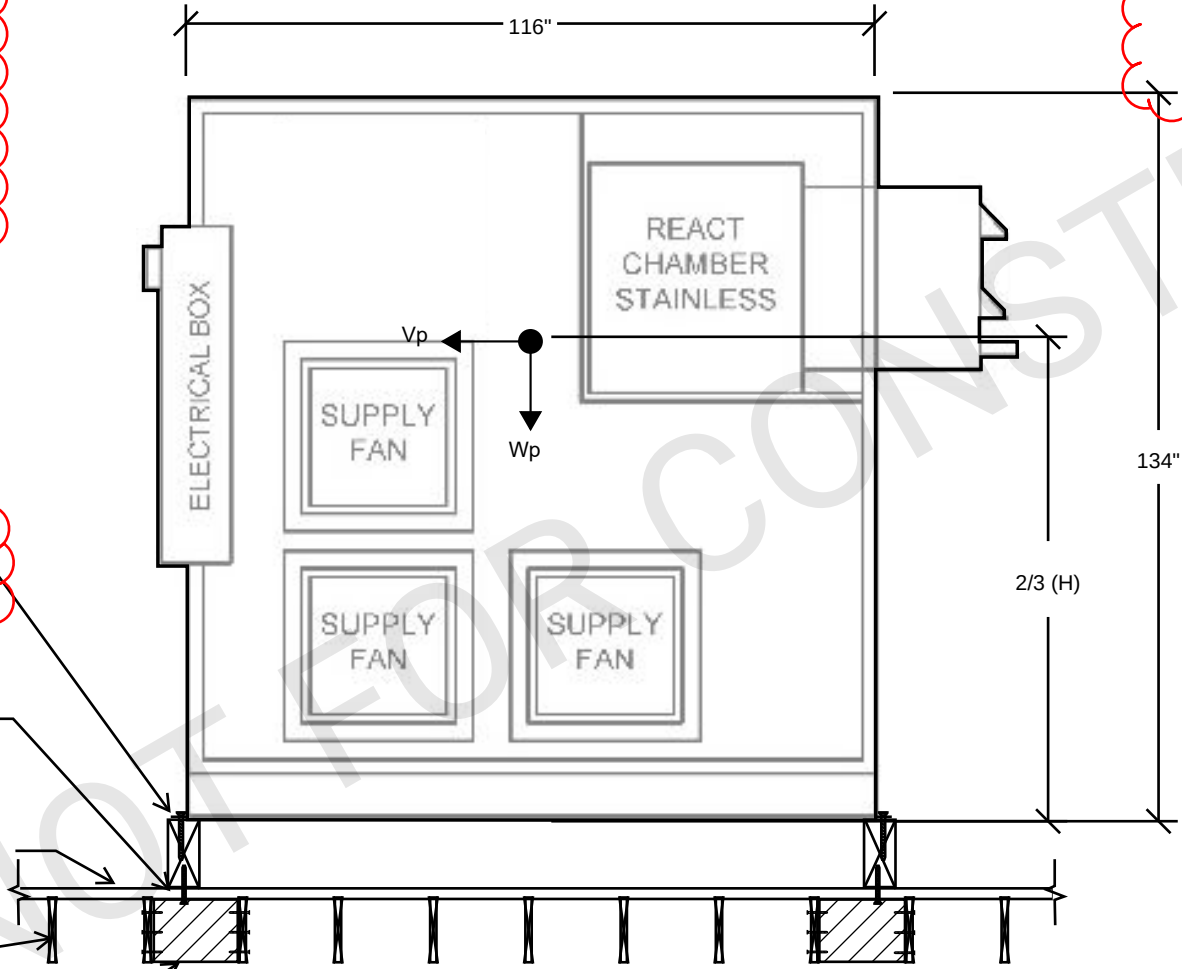
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3



3

FASTEN UNIT TO SLEEPER W/
10-1/2"Ø LAGS MIN 4" THREAD
EMBEDMENT PER SIDE

FASTEN CURB TO SHEATHING
W/ 3/8"Ø LAGS MIN 2.5" THREAD
EMBEDMENT @ 24"O/C TYP.

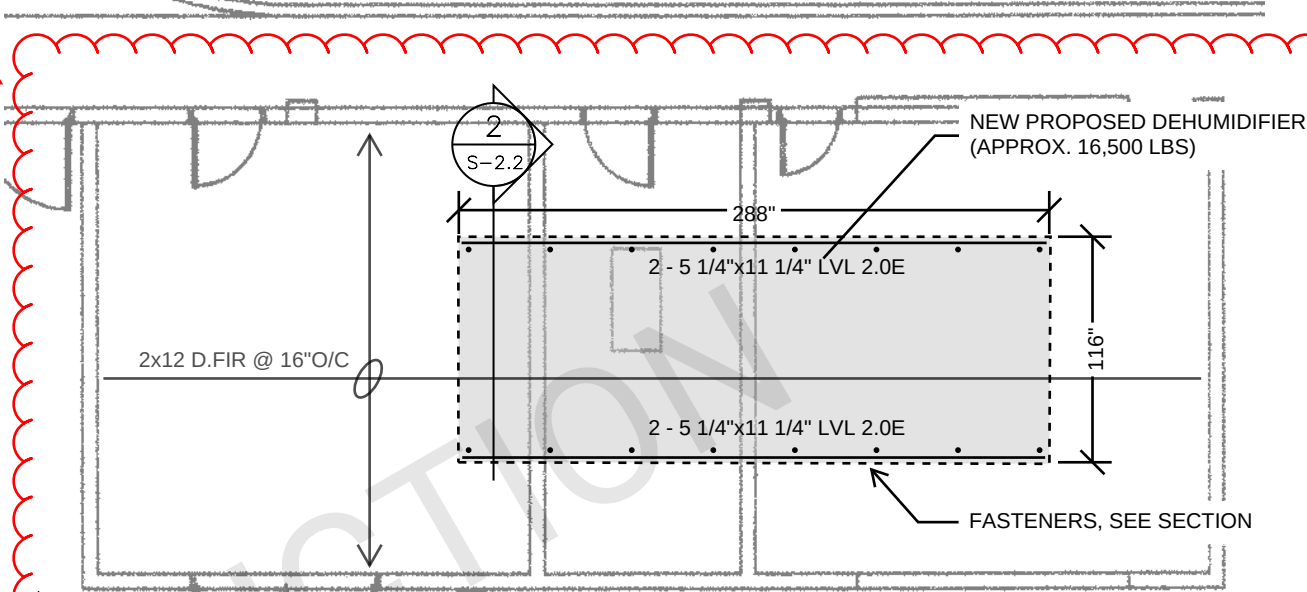
FLASHING AND WATERPROOFING
NOT BY RJC

EXISTING D.FIR JOISTS

2X6 SPF NO. 1/2 FULL DEPTH
BLOCKING C/W 3-#10 X 3"
WOOD SCREWS (DO NOT
TOW NAIL) @ 24" O/C TYP.

2 ELEVATION
S-2.2 NTS

3



1 PLAN
S-2.1 NTS

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