



GENERAL:

- All information in these structural drawings including designs, specifications, plans, details and concepts is classified an instrument of service and remain the sole property of Ikon Engineers Canada Ltd (IKON). These drawings shall not be used without the written consent of IKON or outside this project and scope.
- The contractor shall check all dimensions and details on the structural drawings for compatibility with architectural and other consultants' drawings before commencing work. Do not scale off drawings and noted dimensions always take precedence.
- These engineering drawings have been prepared from information available at the time of issue and in conjunction with the provided architectural or design drawings. This information may be the subject of change prior to or during construction. The contractor is to advise the structural engineer where discrepancies or omissions occur.
- Any such discrepancy, omission, or variation not reported shall be the responsibility of the contractor, and corrective work shall be performed as directed by the structural engineer. The contractor is responsible for all costs associated with the correction of the deficiencies, as determined by the structural engineer.
- All work or construction shall comply with the applicable building codes, regulations and safety requirements.
- Review of the work or any portion thereof by the structural engineer shall not in any way relieve the contractor of his obligation to comply with the contract documents.
- These drawings show permanent complete primary structure only. Temporary works including excavation, geotechnical, shoring, formwork, back propping and temporary bracing are the responsibility of the contractor. The design and certification of all temporary works is the responsibility of the contractor.
- The contractor is responsible for developing and implementing a workplace health and safety plan for implementation on the work site during demolition, temporary works and construction.
- The intended use of these structural drawings is limited to the revision description. Do not construct from these drawings unless they are marked "Issued For Construction".
- These notes apply to all structural drawings and supersede conflicting information on architectural or other consultant drawings, unless written clarification is provided by IKON.

DESIGN LOADS:

- Refer to cover page for design loads, structure classification and lateral parameters. Additional loads such as drift snow, sliding snow and localized increases in superimposed loads as depicted in project information and noted on plan.

SCOPE INCLUSIONS & EXCLUSIONS:

- IKON services are limited to the structural design and review of the elements shown on these structural drawings and identified in our agreement with the Client. IKON has not reviewed, and takes no responsibility for, architectural, mechanical, electrical, civil, landscape, or other disciplines except where explicitly noted.
- Structural design is based on information provided by others, including architectural drawings, geotechnical reports, survey data, and applicable building codes and standards. IKON is not responsible for errors, omissions, or inaccuracies in information or documents provided by others.
- These drawings are intended for use by qualified contractors and trades familiar with standard construction practices in British Columbia. Construction means, methods, sequencing, temporary works, and site safety are the sole responsibility of the Contractor.
- IKON field reviews, when required by the Building Code or the authority having jurisdiction, are carried out at intervals appropriate to the complexity of the work to assess general conformance with the design concept. Continuous inspection is not provided, and our reviews do not relieve the Contractor of responsibility for quality control, workmanship, and compliance with the contract documents.
- Any changes, substitutions, or deviations from these structural documents must be submitted to IKON for review and written acceptance prior to implementation. IKON assumes no responsibility for work carried out contrary to, or without, such written acceptance.
- The use of these drawings for any project other than that identified in the title block, or for any purpose not expressly authorized in writing by IKON, is strictly prohibited.
- IKON shall be engaged independently of the original contract for all structural review and design of unforeseen penetrations through structural members, rectification works due to site installation errors or misalignments, solutions for construction errors or deviation from structural design and re-design of structure for unplanned changes in loading or installed equipment.

Excluded Services:

- Design or review of architectural, mechanical, electrical, plumbing, civil, or landscape elements.
- Secondary/non-structural components (e.g., cladding, glazing, handrails, elevator rails, seismic bracing for non-structural items).
- Geotechnical investigation, foundation recommendations, or soil-structure interaction analysis.
- Construction means, methods, sequencing, temporary works, or site safety.
- Continuous site observation or quality control inspection.
- Building Envelope or waterproofing details.
- Surveying, as-built verification, or third-party testing/certification.
- Changes due to field conditions, owner-directed modifications, or information provided by others.

ARCHITECTURAL AND SECONDARY COMPONENTS:

- Secondary components and their connections that are not shown in these design drawings and are not a part of the primary structural system, lateral stability and foundations, are excluded from IKON's scope of work unless noted otherwise.
- Refer to the architectural, mechanical, and electrical drawings and specifications for requirements relating to secondary structural components, including but not limited to glazing systems, glazed partitions, curtain walls, steel stud or framed partition walls, exterior cladding, snow retention systems, skylights, handrails, guardrails, upstands, brick veneer and cladding support and connections, elevator rails and beams, and seismic restraints for architectural, mechanical, and electrical items.
- The design, detailing and inspection of the above items is the responsibility of the associated Specialty Engineer or Contractor. Submit sealed shop drawings to IKON for review of any secondary component that may influence the primary structural system or design loads. Shop drawings are to contain connection specifications and reactions as required to review the primary structural system and lateral stability.
- Secondary structural and non-structural building elements shall not be rigidly connected to the primary structure in a way that would cause unintended load redistribution. Provide appropriate expansion and movement joints at the sides and top of rigid components and submit connection and support details for the Engineer of Record review.

SUBMITTALS:

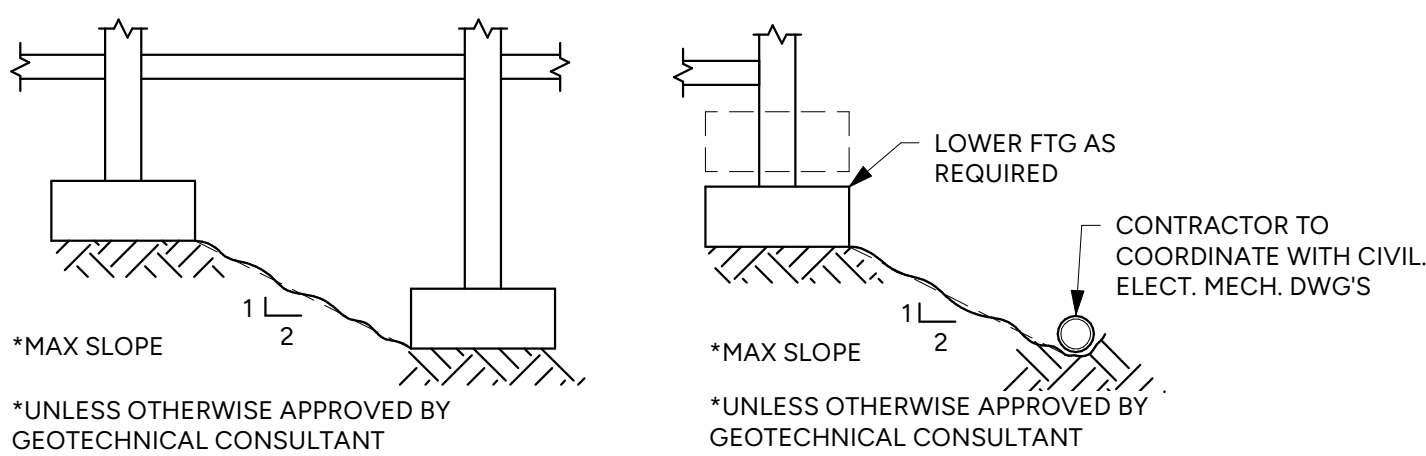
- Shop drawings, in PDF format, for structural steel, reinforcing steel, precast or prestressed elements, post-tensioning strands, engineered wood products, and trusses shall be submitted to IKON for review prior to fabrication. Allow a minimum of two (2) weeks for review and ensure all accompanying letters of assurance are completed correctly.
- Shop drawings are reviewed by IKON for their compliance with the structural design and parameters. It is the responsibility of the contractor to ensure all details and dimensions are accurate and correct.
- Any proposed substitutions of materials or systems shall be submitted with supporting technical data and stamped design where required, demonstrating equivalence to the original design and compliance with BCBC 2024 and applicable CSA standards.

INSPECTION AND TESTING:

- The contractor is required to pre-inspect the work and call the structural engineer 48 hours in advance for review of completed works prior to concealment. All work shall be made accessible for field review and inspection.
- Failure to give required notification may result in the structural engineer requesting the removal and replacement of the work at the contractor's expense. The contractor shall be responsible for the correction of any deficiencies not in accordance with these structural drawings.
- The following items require materials testing or field review by others but not limited to:
 - Soil bearing and backfill
 - Formwork and/or shoring
 - Concrete (in accordance with CSA A23.1:24, A23.2:24)
 - Masonry units and grouting
- The following items require field review by the structural engineer prior to concealment, but not limited to:
 - Concrete and masonry reinforcing steel
 - Structural steel framing and metal decking
 - Rough carpentry and framing
 - Prefabricated engineered structural wood including glue-laminated timber, cross-laminated timber, dowel laminated timber and nail laminated timber.
 - Prefabricated wood trusses
 - Open-web steel joists

FOUNDATIONS AND SOILS:

- Refer to Cover Page for Geotechnical Parameters used in the design of the foundations and reference Investigation Report.
- The contractor is responsible for having a geotechnical engineer confirm the soil bearing/backfill capacity, soil compaction, ground water conditions, settlement criteria, pile capacities and excavation shoring prior to placing foundations or slabs.
- If soil conditions differ from those described in the geotechnical report or assumed on the drawings, notify IKON and the geotechnical engineer immediately.
- Where required, the contractor is responsible for having the authority having jurisdiction inspect all footing placements prior to pouring.
- Provide minimum frost protection and drainage as per recommendations by the geotechnical engineer.
- Footing elevations if shown are not final and may vary according to site conditions. Extend all footings to a bearing layer approved by the geotechnical engineer.
- Do not undermine footings for excavation and adjacent footings or services as per below:
- Follow geotechnical guidance in respect to site drainage and free draining back fill materials to prevent hydrostatic pressures on basement and retaining walls and
- Do not backfill against basement or retaining walls until full 28 day concrete strength has been achieved or written approval from IKON. Do not backfill against basement walls until top of foundation wall bracing floor framing has been completed and inspected by IKON.



CONCRETE:

- Provide concrete and perform work to CSA A23.1-24/A23.2-24
- Minimum 28-day compressive strengths as indicated below. All concrete shall be normal weight 150pcf (23.6kN/m³), Type GU cement, Type F or CI fly ash unless noted otherwise on plan. Use 20mm aggregate for all concrete unless noted otherwise. Submit proposed mix design to IKON for approval:

ELEMENT	LOCATION	MIN. 28 DAY STRENGTH (MPa) U.N.O	SLUMP (mm)	EXPOSURE CLASS	MAX. AGGREGATE SIZE (mm)
Foundations	Pad Footings	25	60-80	N / F-2 (exposed)	20
	Strip Footings	25	60-80	N / F-2 (exposed)	20
Slab on grade	Interior	25	90-110	N	20
	Exterior	32	90-110	C2	20
Columns and walls	Garage	25	90-110	C4	20
	Interior	32	80-100	N	20
	Exterior	32	80-100	F2	20
	Retaining	32	80-100	F2	20
	Parking	32	80-100	C1	20
Suspended slabs and beams	Interior	32	80-120	N	20
	Exterior	32	80-120	F1	20
	Exterior (WP)	32	80-120	F2	20
	Parking	32	80-120	C1	20
Concrete topping	Interior	20	80-120		14
	Exterior	32	80-120	As per application	14
	Steel Decking	32	80-120		14
Core filled CMU	Grout	12.5	80-120	-	10

Notes:

- Exposure classification reference: CSA A23.1:24
 - Slumps noted before addition of superplasticizer
 - Do not use admixtures other than air entrainment, standard water reducers or superplasticizers without approval from IKON
- Reject all concrete when time between batching and placing exceeds 2 hrs
 - Consolidate all concrete using mechanical vibrators
 - Sawcut control joints for slabs on grade as soon as possible at maximum 20' spacing or at locations shown on plan.
 - Install all construction joints as shown on the drawings or as directed by the structural engineer.
 - Provide cover to reinforcement as required by CSA A23.3 and CSA A23.1 for the stated exposure class.
 - Protect concrete from adverse weather conditions in accordance with CSA A23.1:24 or as determined by the structural engineer.
 - Construct formwork in accordance with CSA S269.3. All formwork is the responsibility of the contractor.
 - Do not place concrete until the Structural Engineer of Record has reviewed the placement of reinforcing steel.
 - No curing is permitted without the written permission from IKON.

COLD WEATHER POUR PROCEDURES - REFER CSA A23.1:24 FOR MINIMUM REQUIREMENTS

- Forecasted air temperature below 5°C but not below 0°C**
- Contractor shall be prepared pre-heat and cover all forms and slabs with insulated tarps or other insulating blankets
 - Mixing water shall be heated to give a minimum concrete temperature of 10°C at the point of pour.
 - Forms and reinforcing steel shall be free from ice and snow. The use of calcium chloride or other de-icing agents are **not permitted**. Concrete shall not be placed on any surface below 10°C.
 - Temperature of the concrete at all surfaces shall be kept at a minimum of 10°C for 3 days after pour until 40% design strength. Concrete shall be kept above freezing temperatures until it reaches 7mpa strength.

Forecasted air temperature below 0°C

- Contractor shall be prepared to provide a heated enclosure. Heating to be started at least one hour ahead of pouring and maintained for a minimum of 3 days after.
- Enclosures shall be constructed to withstand wind, and snow loads and shall be reasonably airtight. The housing shall provide sufficient space between the concrete and the enclosure to permit free circulation of warmed air. Heat shall be supplied to the enclosure by forced air, stationary heaters, hydronic heaters, or other heaters of various types.
- Mixing water shall be heated to give a minimum concrete temperature of 10°C at the point of pour.
- Forms and reinforcing steel shall be free from ice and snow. The use of calcium chloride or other de-icing agents are **not permitted**. Concrete shall not be placed on any surface below 10°C.
- Temperature of the concrete at all surfaces shall be kept at a minimum of 10°C for 3 days after pour until 40% design strength. Concrete shall be kept above freezing temperatures until it reaches 7MPa strength.

CONCRETE TESTING:

- Test concrete in accordance with CSA A23.2-24
- Provide concrete for and cooperate in the preparation of test cylinders. Take three (3) cylinders for every 100 cubic meters or less of concrete placement. Minimum one test of three (3) cylinders for each pour.

CONCRETE REINFORCEMENT:

- New deformed bars to CSA G30.18-21 Grade 400. Welded wire mesh to CSA G30.5.
- Place reinforcement to CSA A23.1:24. Tie all bars securely in place to prevent displacement. Support slab reinforcement on suitable chairs or support at maximum 4'.
- As per CSA A23.1:24, concrete cover to reinforcing steel as follows, unless noted otherwise:

CONCRETE COVER			
CONCRETE LOCATION	REQUIRED COVER mm [in.]		NOTES
	F.R.R = 0-2 hrs	F.R.R = 2-3hrs	
Footings or Surfaces in Contact with Ground	75 mm [3"]	75 mm [3"]	-
Formed Surfaces in Contact with Ground	50 mm [2"]	50 mm [2"]	-
Slab on Grade	Min. 40mm [1.5"] or Central in Depth		-
Columns Interior	40mm [1.5"]	50mm [2"]	To Ties
Columns Exterior	50mm [2"]	50mm [2"]	To Ties
Walls Interior	32mm [1.25"]	40mm [1.5"]	-
Walls Exterior	50mm [2"]	50mm [2"]	Exposed
Suspended Slabs - Interior	25mm [1"]	40mm [1.5"]	-
	Top 40mm [1.5"]	40mm [1.5"]	-
Suspended Slabs - Parking	Bottom 25mm [1"]	40mm [1.5"]	-
	40mm [1.5"]	50mm [2"]	-
Suspended Beams	40mm [1.5"]	50mm [2"]	-
Other (U.N.O)	40mm [1.5"]	50mm [2"]	-

- Lapped tension splices (Class B) as follows for grade 400MPa reinforcing steel (unless noted on drawings):

LOCATION		BAR SIZE						WELDED WIRE MESH
		10M	15M	20M	25M	30M	35M	
Typical Walls	Vertical	400 [16"]	600 [24"]	750 [30"]	1200 [48"]	1400 [56"]	1650 [65"]	300 [12"] (Min. 2x Grid Spacing)
	Horizontal	500 [20"]	750 [30"]	1000 [40"]	1550 [62"]	1850 [73"]	2150 [85"]	
Slabs & Beams	Bottom	400 [16"]	600 [24"]	750 [30"]	1200 [48"]	1400 [56"]	1650 [65"]	300 [12"] (Min. 2x Grid Spacing)
	Top	500 [20"]	750 [30"]	1000 [40"]	1550 [62"]	1850 [73"]	2150 [85"]	
Shear Walls	Vertical	450 [18"]	650 [26"]	900 [36"]	1350 [54"]	1650 [65"]	1900 [75"]	300 [12"] (Min. 2x Grid Spacing)
	Horizontal	600 [24"]	875 [34"]	1150 [46"]	1800 [71"]	2100 [83"]	2450 [97"]	
Typical Columns (Compression)	-	300 [12"]	450 [18"]	600 [24"]	750 [30"]	875 [34"]	1000 [40"]	300 [12"] (Min. 2x Grid Spacing)
	-	300 [12"]	450 [18"]	600 [24"]	750 [30"]	875 [34"]	1000 [40"]	
Class B Tension Splice	25MPa	375 [15"]	575 [23"]	750 [30"]	1175 [47"]	1400 [56"]	1650 [66"]	300 [12"] (Min. 2x Grid Spacing)
	30MPa	350 [14"]	525 [21"]	700 [28"]	1075 [43"]	1300 [52"]	1500 [60"]	
	35MPa	325 [13"]	475 [19"]	650 [26"]	1000 [40"]	1200 [48"]	1400 [56"]	
	40MPa	300 [12"]	450 [18"]	600 [24"]	925 [37"]	1125 [45"]	1300 [52"]	
	45MPa	300 [12"]	450 [18"]	600 [24"]	875 [35"]	1050 [42"]	1225 [49"]	
	50MPa	300 [12"]	450 [18"]	600 [24"]	825 [33"]	1000 [40"]	1175 [47"]	
	50MPa	300 [12"]	450 [18"]	600 [24"]	825 [33"]	1000 [40"]	1175 [47"]	
	50MPa	300 [12"]	450 [18"]	600 [24"]	825 [33"]	1000 [40"]	1175 [47"]	

- Notes:
- Table values assume f_c = 25MPa. Adjust values based on concrete strength as follows:
 - 30MPa – multiply by 0.92
 - 35MPa – multiply by 0.85
 - 40MPa – multiply by 0.79
 - 45MPa – multiply by 0.75
 - 50MPa – multiply by 0.71
 - Where lap dimensions are shown on drawings, such dimensions shall control
 - Lap splices in slab band bottom bars shall be enclosed within shear stirrups.
 - Lap splices in beams shall be enclosed within stirrups.
 - Stagger lap splices of bottom tension reinforcement. Percentage of lap splices shall not exceed 50% in one area.
 - Multiply lap splices by 1.5 for epoxy coated reinforcing bars.
- Unless otherwise noted on drawings, provide minimum two (2) – 15M bars around all openings larger than 18" at each side of opening extending 2'-0" past corner. Provide one (1) – 15M x 4'-0" long diagonal at each corner of all openings.
 - Provide (2) – 15M vertical bars full height at all wall ends and changes in elevation greater than 2'-0" unless noted otherwise.
 - Reinforcing steel shall conform to CSA G30.18: GFRP or galvanized bars shall be provided where specified.
 - Bending of bars shall conform to CSA A23.1/A23.3 requirements.
 - Splicing of bars shall only occur at locations and with lap lengths shown or as noted by Ikon Engineers; mechanical couplers shall be pre-approved.
 - Reinforcement shall be accurately placed and securely supported to maintain specified cover and position during concrete placement.

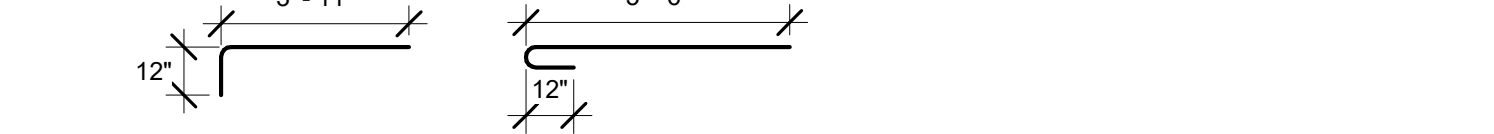
SUSPENDED SLABS:

- Provide minimum temperature reinforcement (bottom) as follows:

SLAB THICKNESS	MINIMUM TEMP. REINFORCEMENT
Steel Deck Topping	6x6x10/10 WWM
4"	10M @ 20" o.c. E.W.
6"	10M @ 12" o.c. E.W.
8"	15M @ 20" o.c. E.W.
10"	15M @ 16" o.c. E.W.
12"	15M @ 12" o.c. E.W.

- Provide minimum (2) – 15M continuous lapped 2'-0" at edge of slab, around all openings greater than 18" and 2'-0" past corners. Provide 1-15MØ3.5 diagonal at all corners.
- Do not slab reinforcement at services penetrations unless specifically noted.
- Provide a minimum camber of span/500 for slabs and beams where span is greater than 10'-0" unless indicated on plan.
- Construction joints not detailed on the drawings are to be approved by the structural engineer.
- Provide corner bars to match horizontal wall reinforcement.
- Designation Of Reinforcement:
 - Reinforcement Bars Shown In Top of Beams or Slabs
 - Reinforcement Bars Shown In Bottom of Beams or Slabs
 - Straight Bars: 20M 11.06 @ 10" O.C. means 20M bars at 10" O.C., 11'-6" long hooked bars:

C15M Ø3.11 @ 16" O.C. means 15M bars at 16" O.C., 3'-11" long hooked one end 90 degrees
A15M Ø5.06 @ 16" O.C. means 15M bars at 16" O.C., 5'-6" long hooked one end 180 degrees



- Provide Minimum 2000lbs extra reinforcement to be used as directed by the structural engineer.
- Design of formwork, shoring, re-shoring, temporary bracing etc. To WorkSafe BC regulations and CSA-S269 by registered B.C. professional engineer. Submit sealed temporary works drawings to EOR for review and approval. Do not pour concrete until formwork, shoring and temporary bracing has been inspected and approved by the responsible engineer.
- Minimum concrete strength for stripping formwork to be 17MPa as determined by field curing cylinders or other approved method.

WOOD FRAMING:

- All work to conform to CSA O86-24, Division B - Part 9 of the BCBC 2024, The Engineering Guide For Wood Framed Construction and as shown on the structural drawings. The more stringent requirements shall govern.
- Lumber grading to NLGA standard grading rules for Canadian lumber as follows U.N.O:

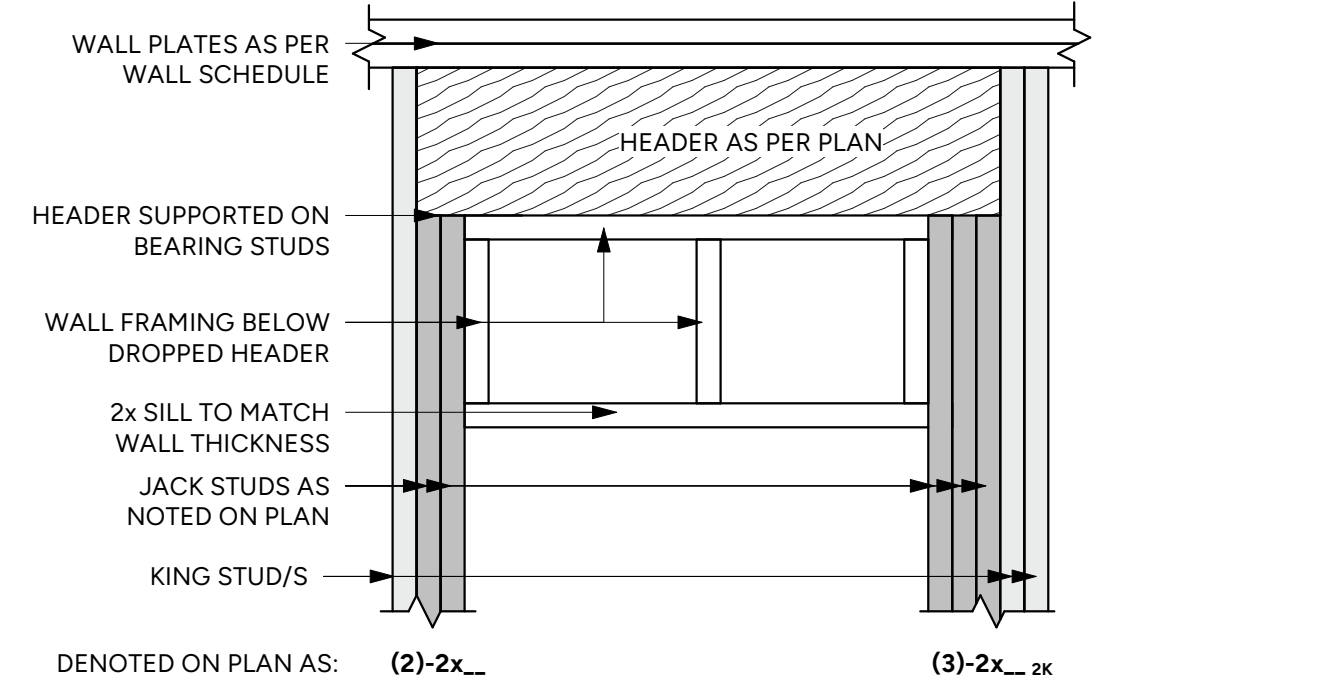
MEMBER/ELEMENT	SPECIES	GRADE	STANDARD	COMMENTS
Sill Plates	D.FIR-L	No. 1/2 or Better	CSA O86	Kiln dried or approved equal
Timber Plates	S-P-F	No. 1/2 or Better	CSA O86	Kiln dried or approved equal
Timber Studs	S-P-F	No. 1/2 or Better	CSA O86	Kiln dried or approved equal
Built-Up Columns	S-P-F	No. 1/2 or Better	CSA O86	Kiln dried or approved equal
Joists / Rafters	S-P-F	No. 1/2 or Better	CSA O86	Kiln dried or approved equal
Solid Timber Columns	D.FIR-L	No. 2 or Better	CSA O86	Kiln dried or approved equal
Solid Timber Beams	D.FIR-L	No. 1 or Better	CSA O86	Kiln dried or approved equal
Built-Up Beams	S-P-F	No. 1/2 or Better	CSA O86	Kiln dried or approved equal. Full span length laminations. Do not splice unless approved by IKON
Wall Sheathing	DFP	SEL/SHG	CSA-O325 & O121	Refer to shear wall schedule
Roof Sheathing	DFP	SEL/SHG	CSA-O325 & O121	Refer to plans
Floor Sheathing	DFP	SEL/SHG	CSA-O325 & O121	Refer to plans. Span rating to be confirmed by IKON
	OSB	48/24	CSA-O325 & O437	

Notes: a. Refer to Structural Composite Lumber for SCL

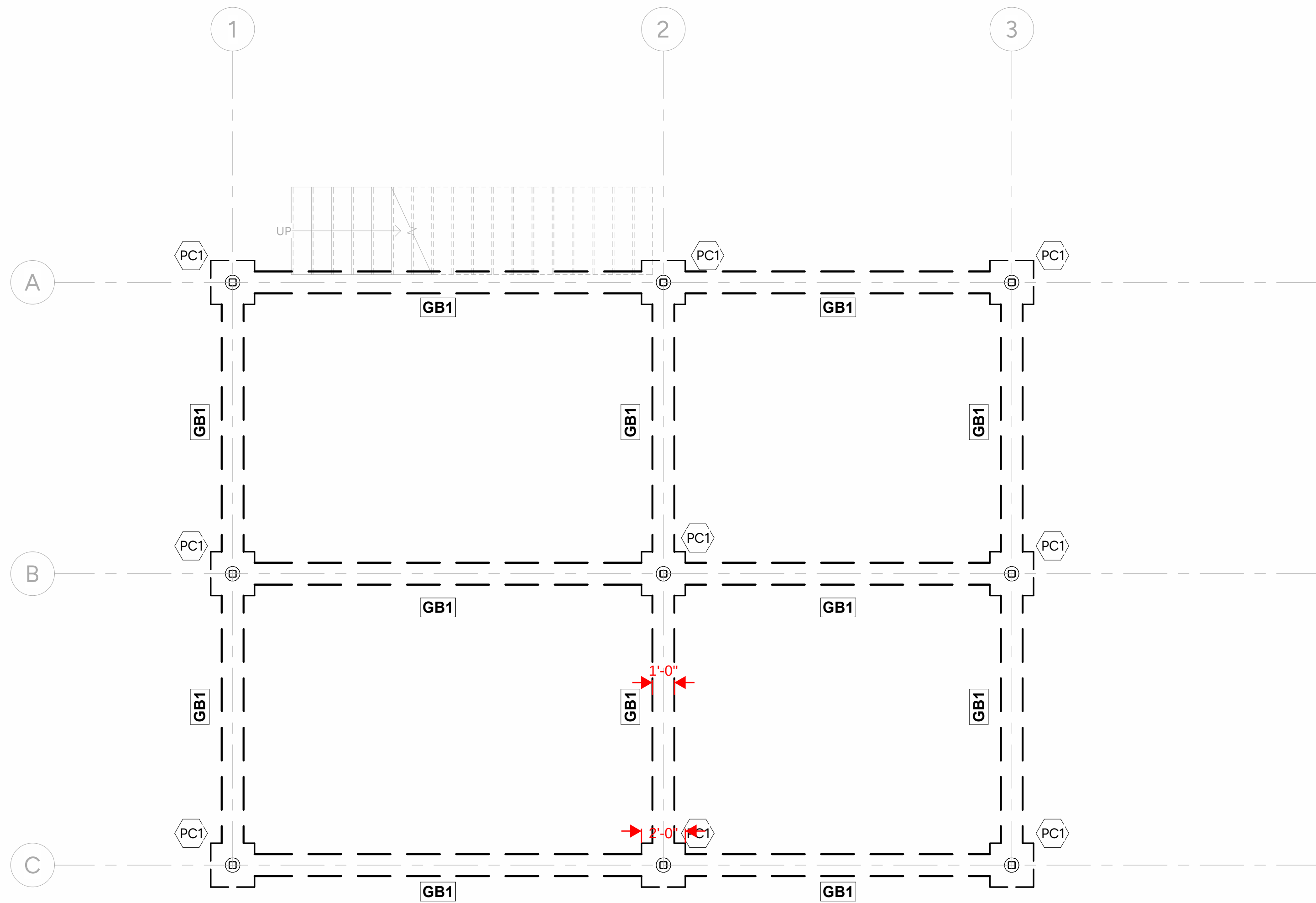
- General timber framing as per below U.N.O on structural drawings:
 - Moisture: Use Ethafoam gasket between all wood and concrete.
 - Exposed Timber: Use pressure treated lumber for all exposed framing with compatible connection hardware.
 - Top plates stagger splice location and lap minimum 1200mm (48"), 3 rows of 2 1/2" common nails @ 150 (6") O.C. unless noted otherwise.
 - Built-Up Beams: Built-up beams to be top loaded only. Fasten each lamination together with min 3" common nails through last piece as follows:

MEMBER LAMINATION SCHEDULE			
BUILT UP BEAMS			
MEMBER	FASTENERS	PATTERN	NOTES
2x8	0.148" x 3" Nails	(3) ROWS @ 12" o.c.	Top-Load Built-Up beams only
2x10	0.148" x 3" Nails	(4) ROWS @ 12" o.c.	
2x12	0.148" x 3" Nails	(5) ROWS @ 12" o.c.	
(2) - 1-3/4"	SDW22338	5-1/2" = (2) ROWS @ 16" o.c. 7-1/4" = (3) ROWS @ 16" o.c.	
(3) - 1-3/4"	SDW22500	9-1/2" = (3) ROWS @ 12" o.c. 11-7/8" = (4) ROWS @ 12" o.c.	9-1/2"
(4) - 1-3/4"	SDW22634	14" = (5) ROWS @ 12" o.c. 16" = (6) ROWS @ 12" o.c.	
BUILT-UP COLUMNS			
2x4	0.148" x 3" Nails	(2) ROWS @ 8" o.c.	Stagger nail laminations in each ply
2x6	0.148" x 3" Nails	(2) ROWS @ 6" o.c.	
2x8	0.148" x 3" Nails	(3) ROWS @ 6" o.c.	
2x10	0.148" x 3" Nails	(4) ROWS @ 6" o.c.	
2x12	0.148" x 3" Nails	(4) ROWS @ 6" o.c.	
2x12	0.148" x 3" Nails	(4) ROWS @ 6" o.c.	

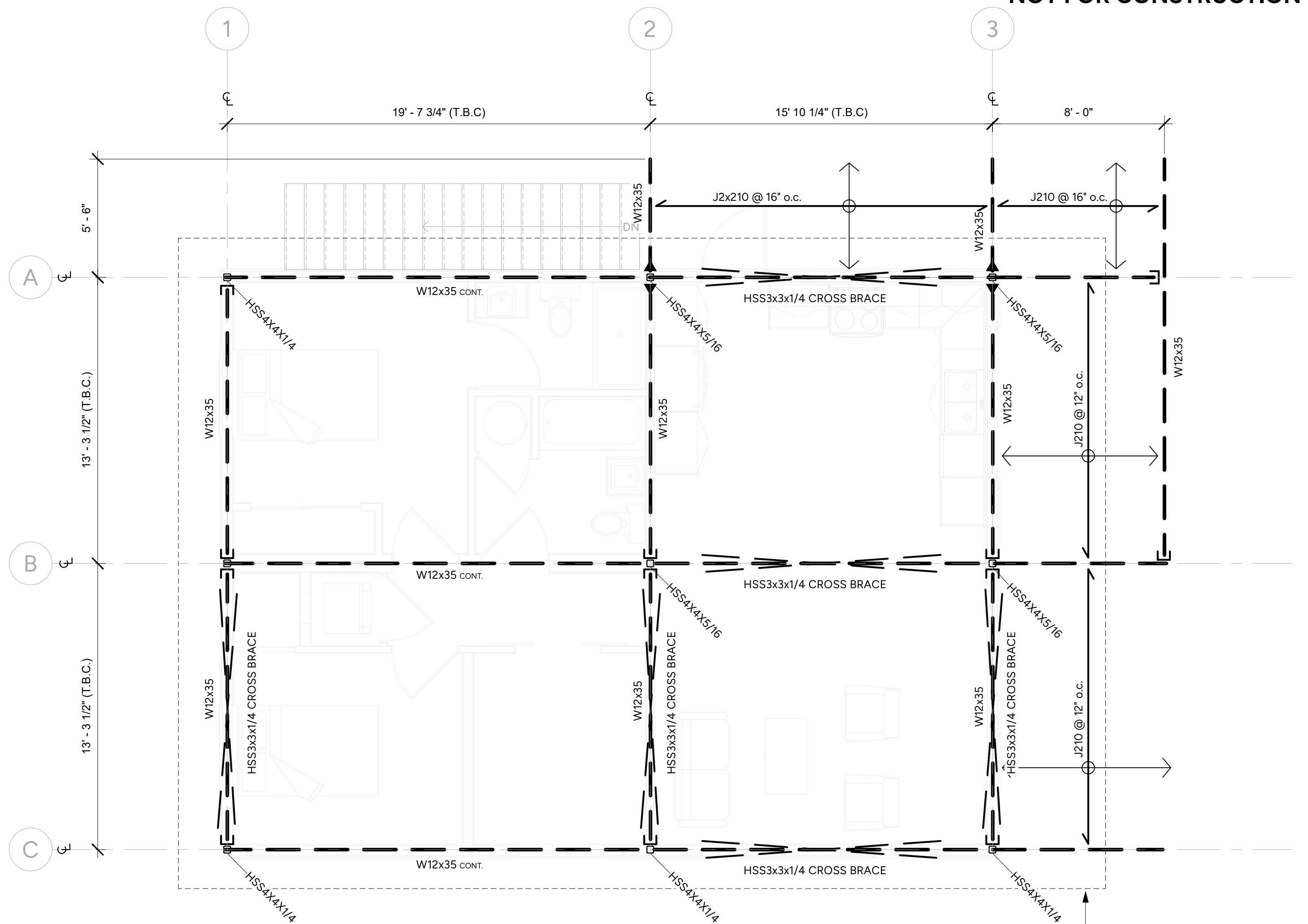
- Built-Up Columns: Install built-up columns continuous to foundation U.N.O on structural drawings for all beams/headers/girder truss as noted on plan.
- Install end grain squash blocks or SCL blocking through floor/roof cassettes aligned with all posts and concentrated loads within walls continuous to foundations below.
- Secure all free standing posts and built up columns (not within walls) with applicable cap and base hardware as specified.
- Install jack, or bearing studs, as shown on plan and minimum 2ply jack stud under all headers unless noted otherwise. Install (1) full height king stud each side of dropped headers unless noted otherwise on plan. Install (2) full height king studs each side of openings in exterior walls greater than 6'-0" unless noted otherwise on plan.



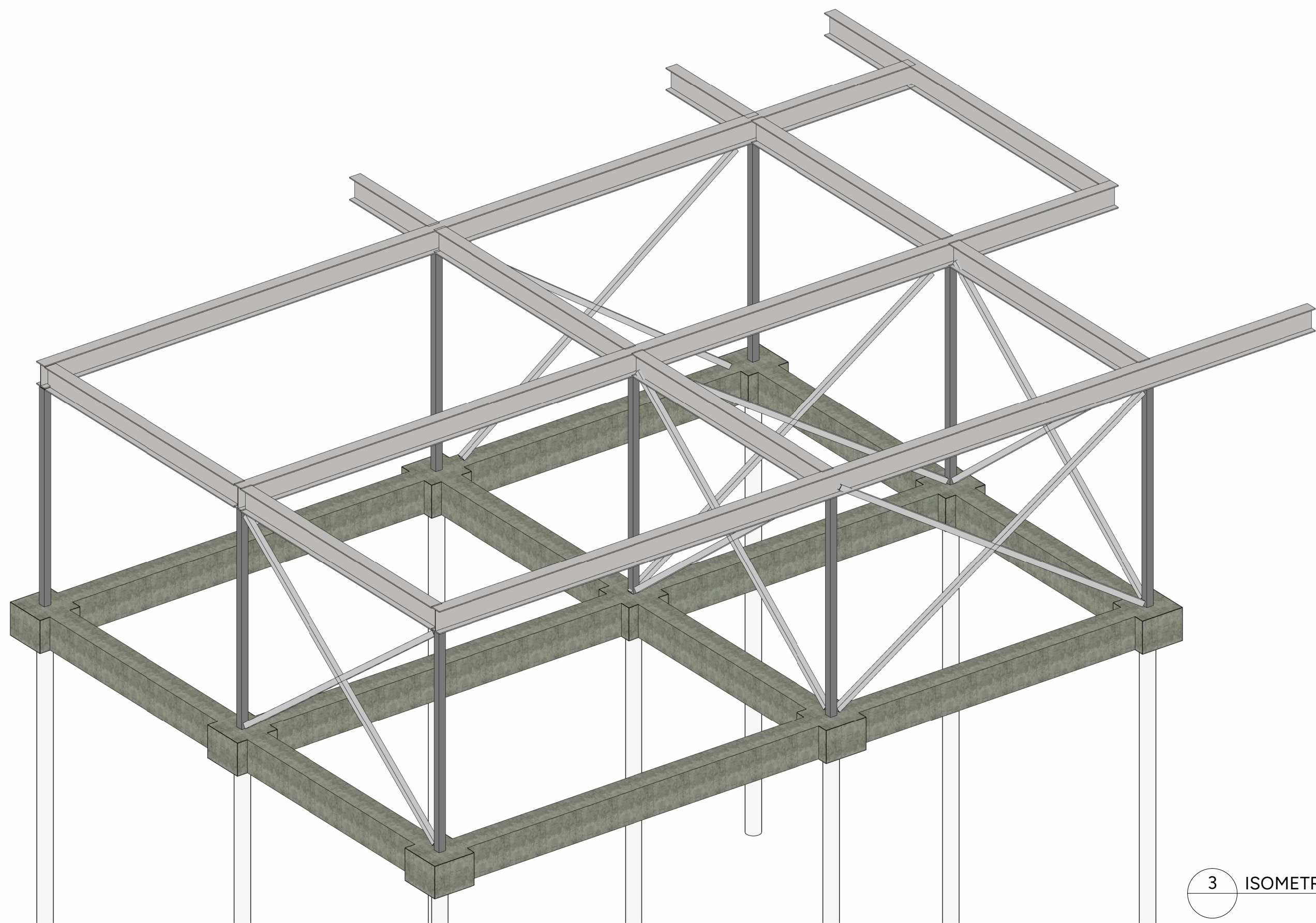
- Floor Sheathing As Per Plan U.N.O.
 - With No Concrete Topping: Min. 23/32" T&G OSB or 3/4" T&G DFP
 - With Concrete Topping: Min. 23/32" OSB or 3/4" DFP
- Roof Sheathing As Per Plan U.N.O.
 - Flat Roofs: Min 3/4" T&G DFP
 - Sloping Roofs: Min 5/8" DFP
 - As Per Shear Wall Schedule
- Construct all load bearing and shear walls with two continuous top plates spliced as per connection detail. Strap all breaks in and penetrations through top plates as per connection detail or as per IKON's direction.
- Continuous sill and bottom plates to bearing on level and even surface and connected as per typical details. Anchor sill plates to concrete foundations with minimum 5/8" x 8" cast-in or post installed anchor bolts unless noted otherwise. Refer shear wall schedule for shear wall bottom plate connections.
- All beam hangers to be Simpson Strong-Tie or approved equal. All hangers and fasteners to pressure treated lumber to be stainless steel or double hot dipped galvanized as per Simpson Strong-Tie requirements.
- All headers to be minimum (2) – 2x10 unless noted otherwise. Install dropped headers to underside of wall plates when possible.
- All materials shall be stored level outside and shall be raised off the ground, stacked using separating spaces and covered with a waterproof material. No material shall have a moisture content higher than 19% at the time of installation.
- Nailing patterns, hold-downs, straps, and sheathing details shown on the drawings are minimum requirements and shall not be



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



2 STRUCTURAL FRAMING ABOVE FOUNDATIONS
1/4" = 1'-0"



3 ISOMETRIC VIEW
1/4" = 1'-0"

FOUNDATION SCHEDULE						
MARK	TYPE	WIDTH	DEPTH	THICKNESS	REINFORCEMENT	NOTES
PC1	PILE CAP	2'-0"	2'-0"	1'-6"	TBC	HELICAL PILES SIZE TBC

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37 Bracken Parkway, Squamish,
B.C.

SHEET TITLE

Foundation Plan

JOB NO.: 00000 - IKON

DWN: AB

SCALE: As indicated

DWG NO.

S2.1

REV.
1