

11871 HORSESHOE WAY UNIT 1165

GENERAL NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
THESE DRAWINGS ARE TO BE USED FOR CONSTRUCTING THE FOUNDATION AND STRUCTURE ONLY. SEE DRAWINGS AND SPECIFICATIONS OF THE ARCHITECT FOR ALL NON STRUCTURAL INFORMATION AND DETAILS.
- ALL DIMENSIONS TO TAKE PRECEDENCE OVER THE SCALES SHOWN ON THE PLANS, SECTIONS, AND DETAILS.
- COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR OPENINGS, SLOPES, CURBS, DRAINAGE, WATERPROOFING, NAILERS AND INSERTS.
- NO STRUCTURAL CHANGES ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF LUIZ LEON & ASSOCIATES LTD.
- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE 1998 BRITISH COLUMBIA BUILDING CODE, AND ALL REFERENCED CODES.
- DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS THEY ARE MARKED "ISSUED FOR CONSTRUCTION". DO NOT SCALE DRAWINGS.
- DO NOT CUT OR DRILL ANY OPENINGS INTO STRUCTURAL MEMBERS WITHOUT OBTAINING WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER.

INSPECTIONS

- THE CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS IN ADVANCE FOR INSPECTION AND APPROVAL OF THE FOLLOWING:
 - WOOD FRAMING TO BE INSPECTED PRIOR TO COVER-UP BUT AFTER ALL FRAMING IS COMPLETE AND ALL ROUGH-IN PLUMBING, WIRING AND HEATING HAS BEEN INSTALLED.
 - REINSPECTIONS AS REQUIRED BY DEFICIENCIES IN PRIOR INSPECTIONS.

DESIGN CRITERIA

- ALL DESIGNS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE 1998 BRITISH COLUMBIA BUILDING CODE.
- DESIGN LOADS:
LIVE LOAD
TYP. FLOOR LL = 100.0 PSF

DEAD LOAD
TYP. FLOOR DL = 15.0 PSF

SEISMIC FACTORS
Za = Zv = 4.0
V = 0.2

WIND q = 9.2 PSF (1/30)

TIMBER

- ALL TIMBER FRAMING HAS BEEN DESIGNED IN ACCORDANCE WITH CAN/CSA-086.1-M84.
- ALL TIMBER SHALL BE KILN DRIED WITH MAXIMUM MOISTURE CONTENT OF 19% PER B.C. HOUSING & HPO REQUIREMENTS AND TO BE OF THE FOLLOWING GRADES:
BEAMS S.F.F. KD. or D. FIR No. 1/2 AND BETTER
JOISTS S.F.F. KD. or D. FIR No. 1/2 AND BETTER
STUDS S.F.F. KD. or D. FIR No. 1/2 AND BETTER
- FLOOR SHEATHING SHALL BE 5/8" MIN. D. FIR TONGUE & GROOVE COFI MINIMUM EXTERIOR GRADE FIR PLYWOOD OR SPRUCE LAID STAGGERED, GLUED, AND FASTENED TO SUPPORTS WITH 2.5" COMMON NAILS AT 4" O/C ALONG PANEL EDGES AND AT 8" O/C ALONG INTERMEDIATE SUPPORTS (TYP. UNO).
- LINTELS AND HEADERS SHALL BE 2-2 x 10 S.F.F. #2 AND BETTER KD & LESS THEN 19% MOISTURE CONTENT UNLESS OTHERWISE NOTED.
- STUDS SUPPORTING BUILT-UP BEAMS SHALL HAVE THE SAME NUMBER OF LAMINATIONS AS THE BEAM THEY SUPPORT PLUS A NUMBER OF STUDS SO AS TO PROVIDE THE REQUIRED BEARING LENGTH AND ENSURE PROPER FOUNDATION SUPPORT UNLESS NOTED OTHERWISE ON DUGS.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR ISOLATED FROM CONCRETE WITH APPROVED MEMBRANE.
- APPROVED JOIST HANGERS TO BE USED AT ALL FLUSH CONNECTIONS.
- ALL CONNECTIONS AND SUPPORT HANGERS TO BE ENGINEER APPROVED AND SUPPLIED BY THE BEAM AND JOIST MANUFACTURER.
- ALL PLYWOOD TO BE SHEATHING GRADE TO CSA STANDARD 0121 OR 0151.
- STUD WALL SHALL HAVE CONTINUOUS DOUBLE TOP PLATES LAPPED AT WALL INTERSECTIONS
- ALL PLUMBING STUD WALLS TO BE 2x6 @ 16" O.C. ALSO SEE ARCH. DRAWINGS FOR WALL TYPES.
- ALL POINT LOAD BLOCKING TO BE CARRIED TO THE FOUNDATION.
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

SHEARWALLS

- PROVIDE 1/2" PLYWOOD AT SHEARWALLS NAIL TO FRAME C/W MIN. 2 1/2" NAILS AT 3" O.C. ALONG EDGES & 6" O.C. WITHIN FIELD.
- SOLID BLOCK ALL EDGES

ABBREVIATIONS

AFF	-	ABOVE FINISH FLOOR	MAX	-	MAXIMUM
AGG	-	AGGREGATE	MFR	-	MANUFACTURER
ARCH	-	ARCHITECT	MIN	-	MINIMUM
BLDG	-	BUILDING	MK	-	MARK
BLK	-	BLOCK	M	-	MOMENT
BM	-	BEAM	NIC	-	NOT IN CONTRACT
BOB	-	BOTTOM OF GRADE BEAM	NO	-	NUMBER
BOT	-	BOTTOM	NSG	-	NON-SHRINK GROUT
C	-	COMPRESSION	NTS	-	NOT TO SCALE
CJ	-	CONSTRUCTION JOINT	OC	-	ON CENTER
CL	-	CENTERLINE	OP HD	-	OPPOSITE HAND
CMU	-	CONCRETE MASONRY UNIT	P/C	-	PRE-CAST CONCRETE
COL	-	COLUMN	PENET	-	PENETRATION
CONC	-	CONCRETE	PSF	-	POUNDS PER SQ. FOOT
CONTR	-	CONTRACTOR	PSI	-	POUNDS PER SQ. INCH
D	-	DIAMETER	R	-	RADIUS
DET	-	DETAIL	REINF	-	REINFORCING
DIAM	-	DIAMETER	SCHED	-	SCHEDULE
DIM	-	DIMENSION	SECT	-	SECTION
EJ	-	EXPANSION JOINT	SHT	-	SHEET
ELEV	-	ELEVATION	STD	-	STANDARD
ENGR	-	ENGINEER	SW	-	SHEARWALL
EP	-	EMBEDDED PLATE	STL	-	STEEL
EXIST	-	EXISTING	T	-	TENSION
FABR	-	FABRICATOR	TOC	-	TOP OF CONCRETE
FF	-	FINISH FLOOR	TOF	-	TOP OF FOOTING
FK	-	FOOT KIPS	TOJ	-	TOP OF JOIST
HOR	-	HORIZONTAL	TOP	-	TOP OF FIER
INT	-	INTERIOR	TOS	-	TOP OF STEEL
JB	-	JOIST BEARING	TOW	-	TOP OF WALL
JST	-	(OR J) JOIST	TYP	-	TYPICAL
K	-	KIP (1,000 LB)	UNO	-	UNLESS NOTED OTHERWISE
LB	-	POUND	WD	-	WOOD
MATL	-	MATERIAL			

PRE-ENGINEERED ROOF & FLOOR JOISTS, BEAMS, & TRUSSES

- ALL BEAMS, JOISTS, AND TRUSSES SHALL BE INSTALLED AS PER SHOP ERECTION DRAWING DETAILS, FOLLOWING ALL MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.
- BUILT-UP BEAMS SHALL BE CONNECTED TOGETHER BY NAILS AND BOLTS FOR TOP LOADED OR SIDE LOADED CONDITIONS TO MANUFACTURERS RECOMMENDATIONS.
- ALL CONNECTIONS AND SUPPORT HANGERS TO BE ENGINEER APPROVED AND SUPPLIED BY MANUFACTURER.
- JOISTS TO BE DOUBLED AROUND OPENINGS.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR ISOLATED FROM CONCRETE WITH APPROVED MEMBRANE.
- PROVIDE SHOP AND ERECTION DRAWINGS OF ROOF AND FLOOR JOISTS SYSTEMS, SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA.
- ALL MICRO LAM MEMBERS TO BE 19E MICRO LAM LVL OR APPROVED EQUAL, MULTIPLE MEMBER MICRO LAM BEAMS TO BE NAILED TOGETHER WITH A MIN. OF 3 ROWS OF 3.5" COMMON NAILS AT 12" O.C. FROM BOTH SIDES
- ALL PARALLAM MEMBERS TO BE 20E DF. PARALLAM PSL.
- ALL TIMBERSTRAND MEMBERS TO BE 17E TIMBERSTRAND LSL UNO.

THE CITY HAS RELIED EXCLUSIVELY ON THE UNDERSIGNED REGISTERED PROFESSIONAL FOR THE ACCURACY OF THE PLANS IN CONFORMANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE IN REVIEWING THE PLANS SUBMITTED WITH THIS APPLICATION FOR A BUILDING PERMIT.

L.G. Leon
REGISTERED PROFESSIONAL


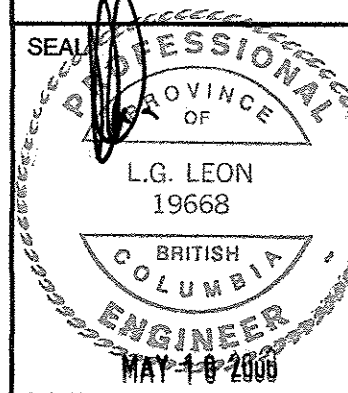
PERMIT ISSUED BY DATE

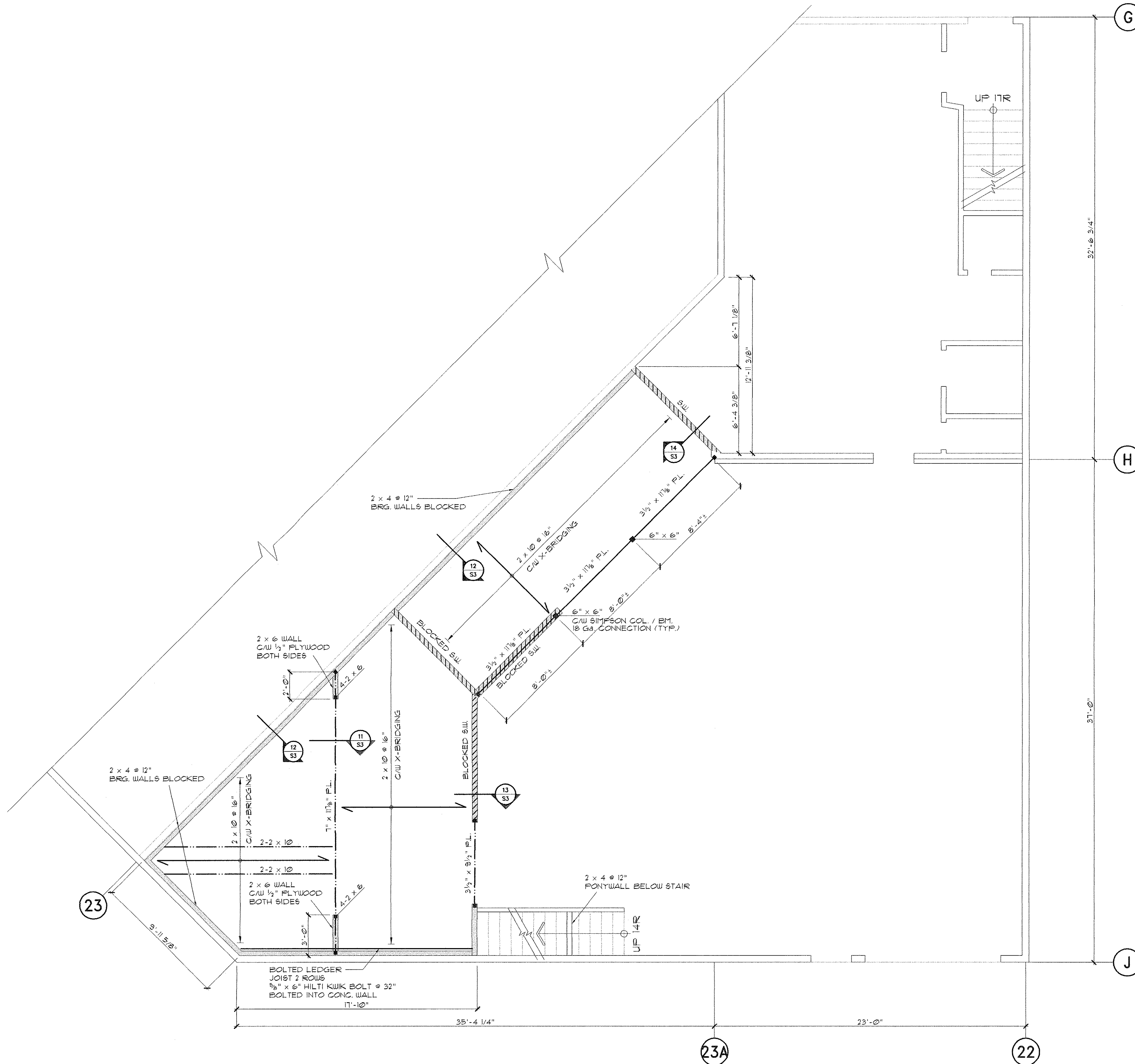
06337790
Richmond Building Approvals Department

City review of this document:

- does not relieve the Owner of Lands referred to in this document from full responsibility for work being carried out in compliance with City and Provincial enactments;
- is subject to terms and conditions printed on the permit and prescribed in the City Bylaws.

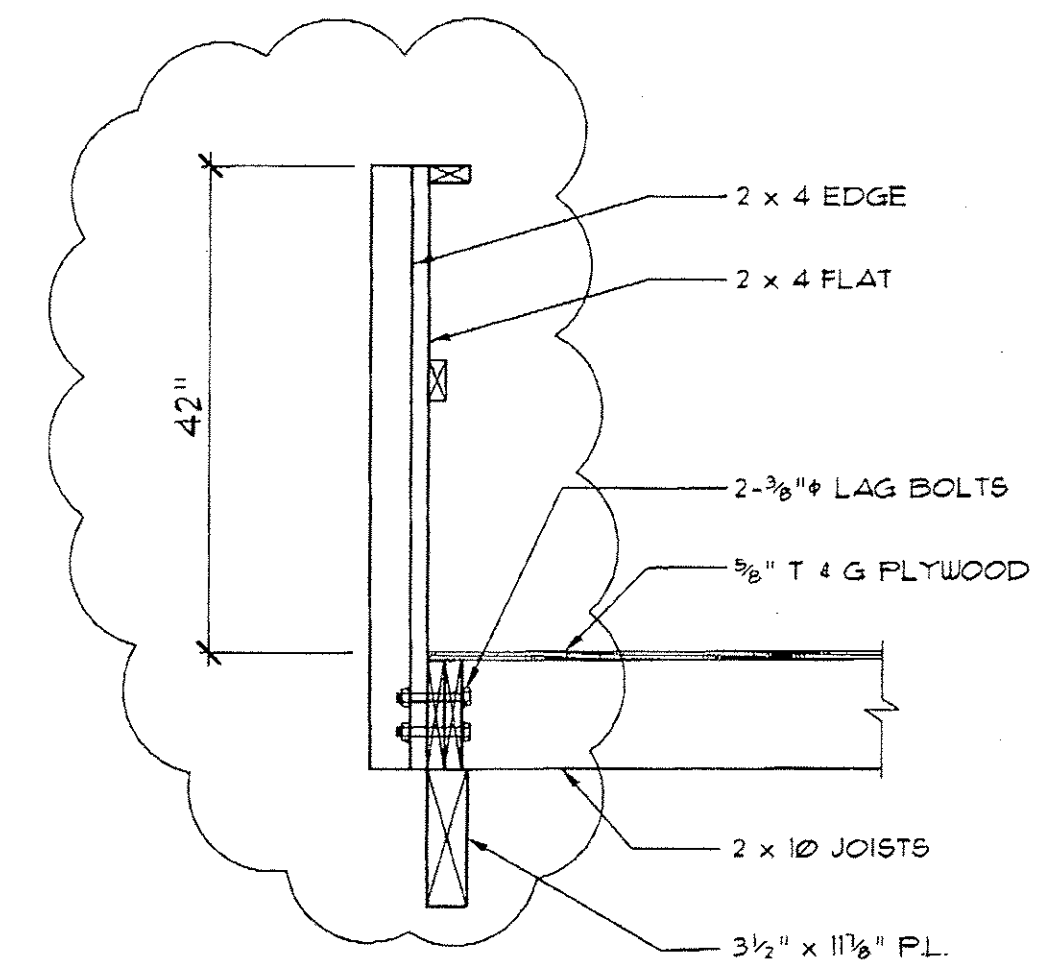
I.	MAY 10, 2006	ISSUED FOR BUILDING PERMIT
No.	DATE	DESCRIPTION

luiz leon & associates Ltd. 	
consulting structural engineers	
#205 - 15272 CROYDON DRIVE SURREY, B.C. CANADA V3S 0Z5	TEL: (604) 535-7300 FAX: (604) 535-7311 EMAIL: info@leoneng.ca
PROJECT: MEZZANINE ADDITION 1165 - 11871 HORSESHOE WAY RICHMOND, B.C.	
CLIENT: TASCO ENTERPRISES LTD.	
DRAWING TITLE: CITY OF RICHMOND	
SPECIFICATIONS MAY 25 2006	
RECEIVED	
SEAL  PROFESSIONAL ENGINEER MAY 10 2006	DRAWN V.N. DESIGNED L.G.L. CHECKED T.N.T. DATE MAY 2006
PROJECT - DRAWING NUMBER 2006-01-23	REV. S1



MEZZANINE FRAMING PLAN
1/4" = 1'-0"

DESIGN LOADS:
FLOOR:
LL = 100 P.S.F.
DL = 15 P.S.F.



10 GUARD RAIL DETAIL
3/4" = 1'-0"

DESIGN: L.G.L.	CLIENT: TASCO ENTERPRISES LTD.	luiz leon & associates Ltd. #205 - 15272 CROYDON DRIVE SURREY, B.C. V2S 0Z2 PHONE: (604) 535-7300 FAX: (604) 535-7311
DRAWN: V.N.	PROJECT: MEZZANINE ADDITION	
CHECKED: T.N.T.	1165 - 11871 HORSESHOE WAY, RICHMOND, B.C.	
SCALE: AS SHOWN	TITLE: GUARD RAIL DETAIL	
DATE: JUNE 2006	REV. DATE DUGH SK1	

06/12/2006 02:10 FAX 6045357311 LUIZ LEON

1.	MAY 18 2006	ISSUED FOR BUILDING PERMIT
No.	DATE	DESCRIPTION

luiz leon & associates Ltd.
consulting structural engineers

#205 - 15272 CROYDON DRIVE
SURREY, B.C.
CANADA V2S 0Z2

TEL: (604) 535-7300
FAX: (604) 535-7311
EMAIL: info@leoneng.ca

PROJECT:
MEZZANINE ADDITION
1165 - 11871 HORSESHOE WAY
RICHMOND, B.C.

CLIENT:
TASCO ENTERPRISES LTD.

DRAWING TITLE:
MEZZANINE FRAMING PLAN
MAY 2 5 2006

SEAL PROFESSIONAL ENGINEER OF THE PROVINCE OF BRITISH COLUMBIA L.G. LEON 19668 MAY 18 2006	DRAWN	V.N.
	DESIGNED	L.G.L.
	CHECKED	T.N.T.
	DATE	MAY 2006

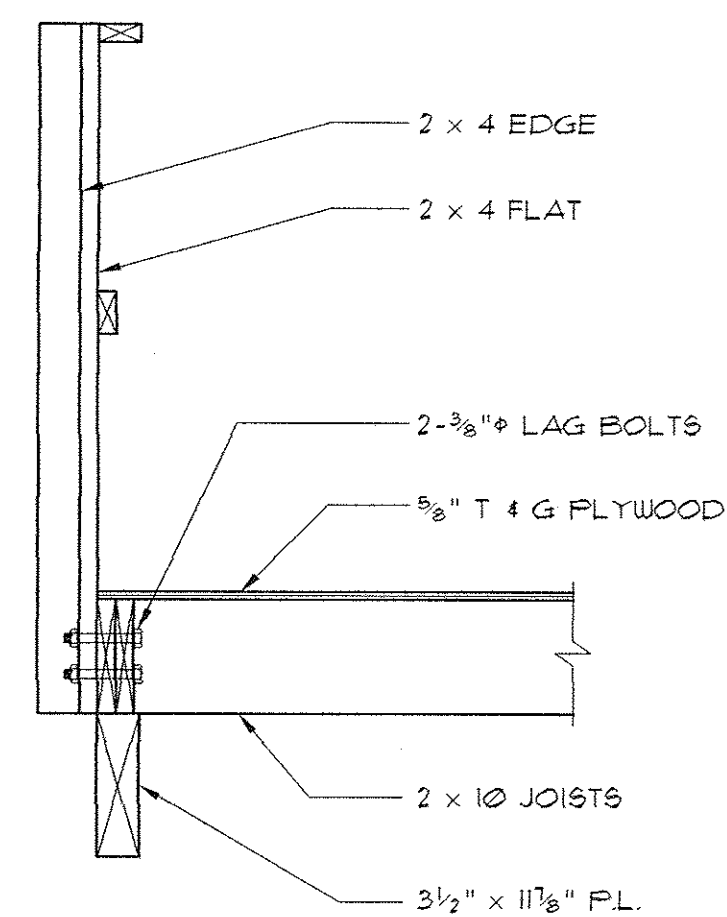
PROJECT - DRAWING NUMBER	REV.
2006-01-23	S2

Richmond Building Approvals Department

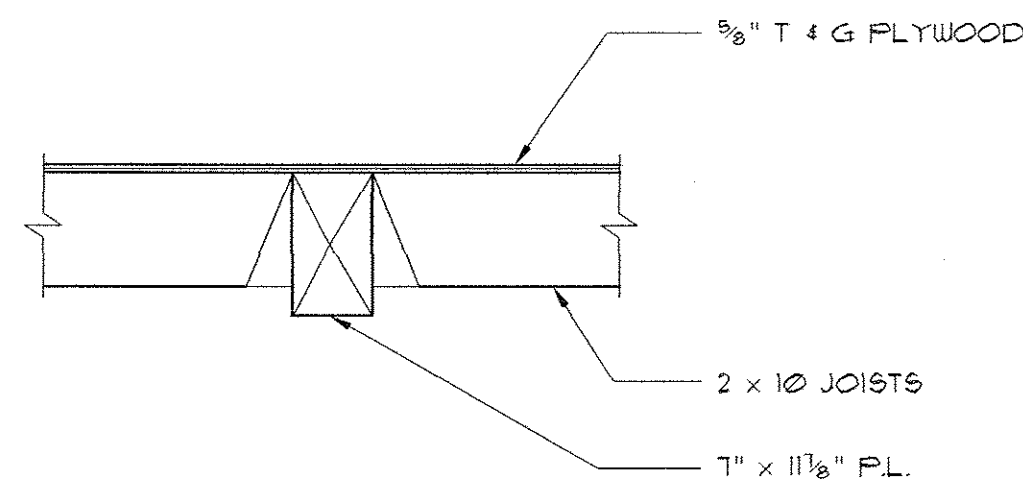
City review of this document:

- does not relieve the Owner of Lands referred to in this document from full responsibility for work being carried out in compliance with City and Provincial enactments;
- Is subject to terms and conditions printed on the permit and prescribed in the City bylaws.

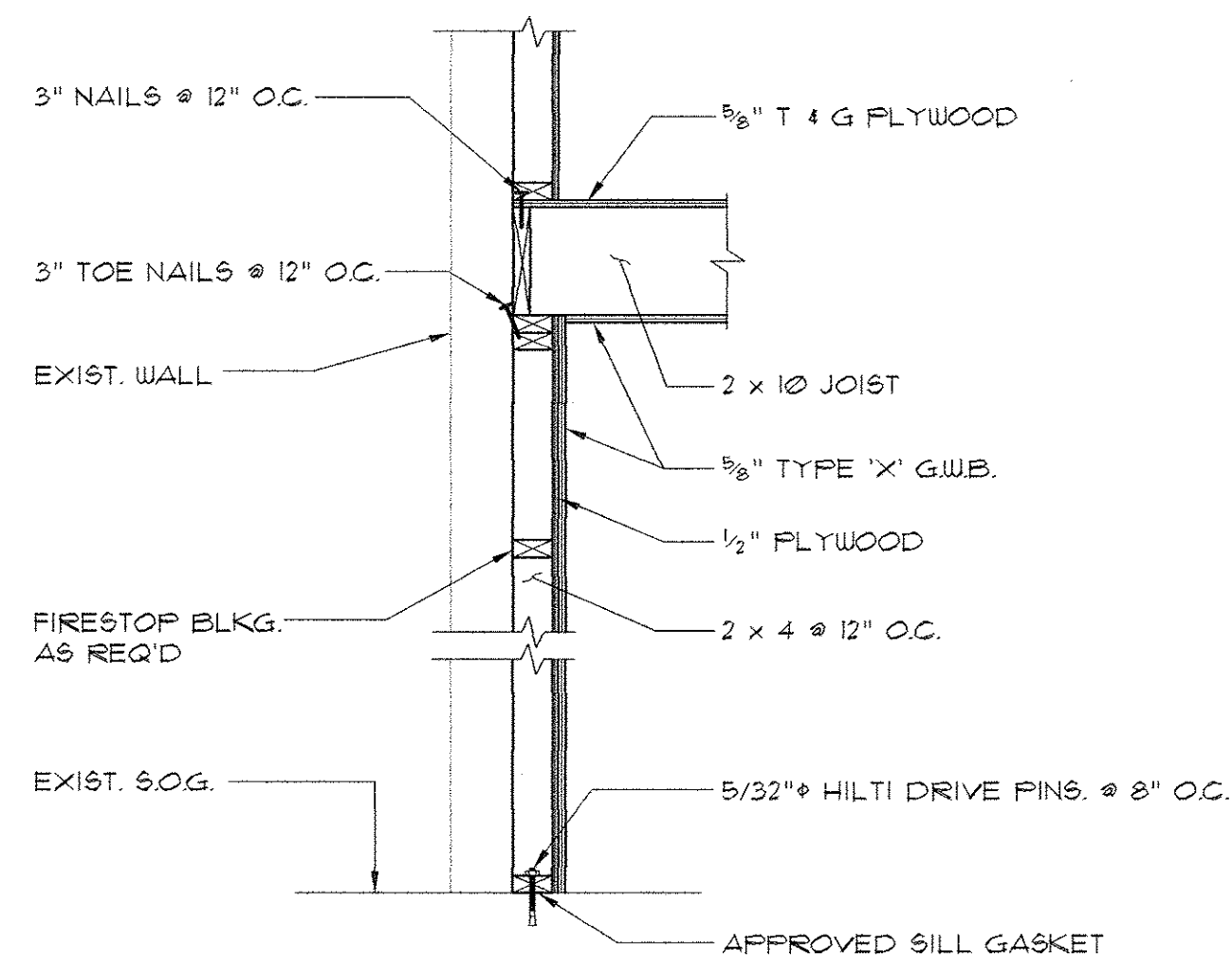
06337790



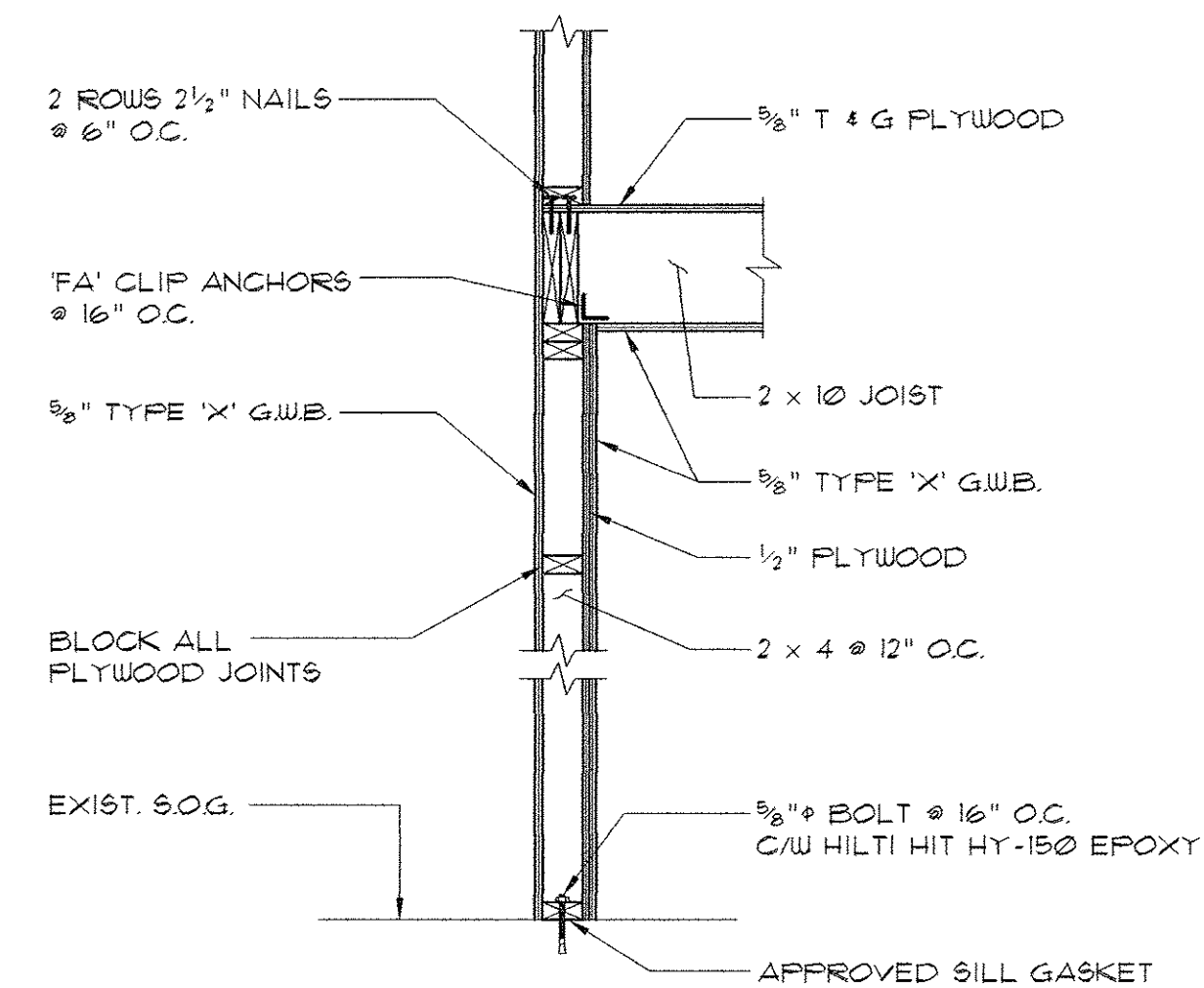
10 GUARD RAIL DETAIL
3/4"=1'-0"



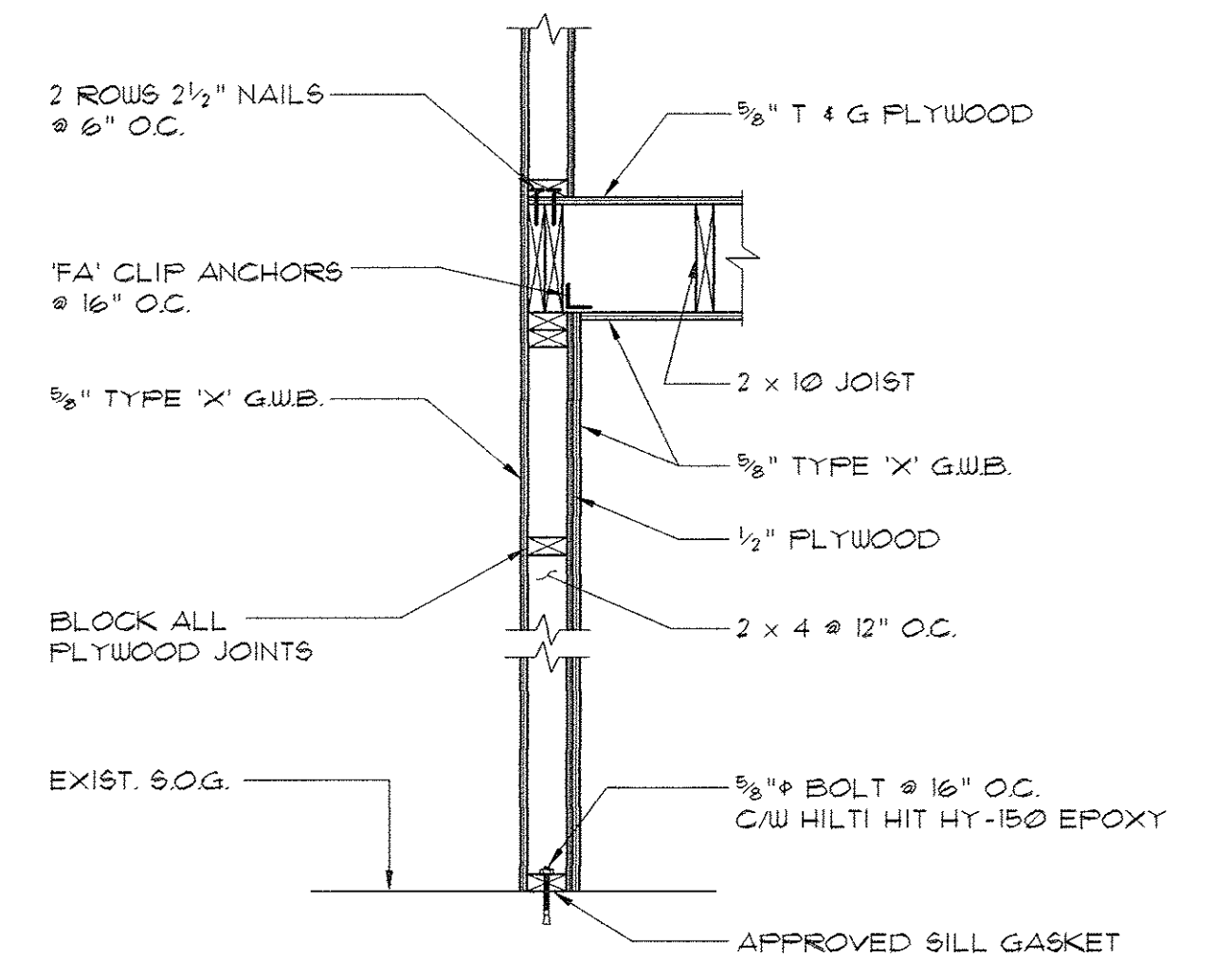
11 JOIST TO BEAM CONNECTION
3/4"=1'-0"



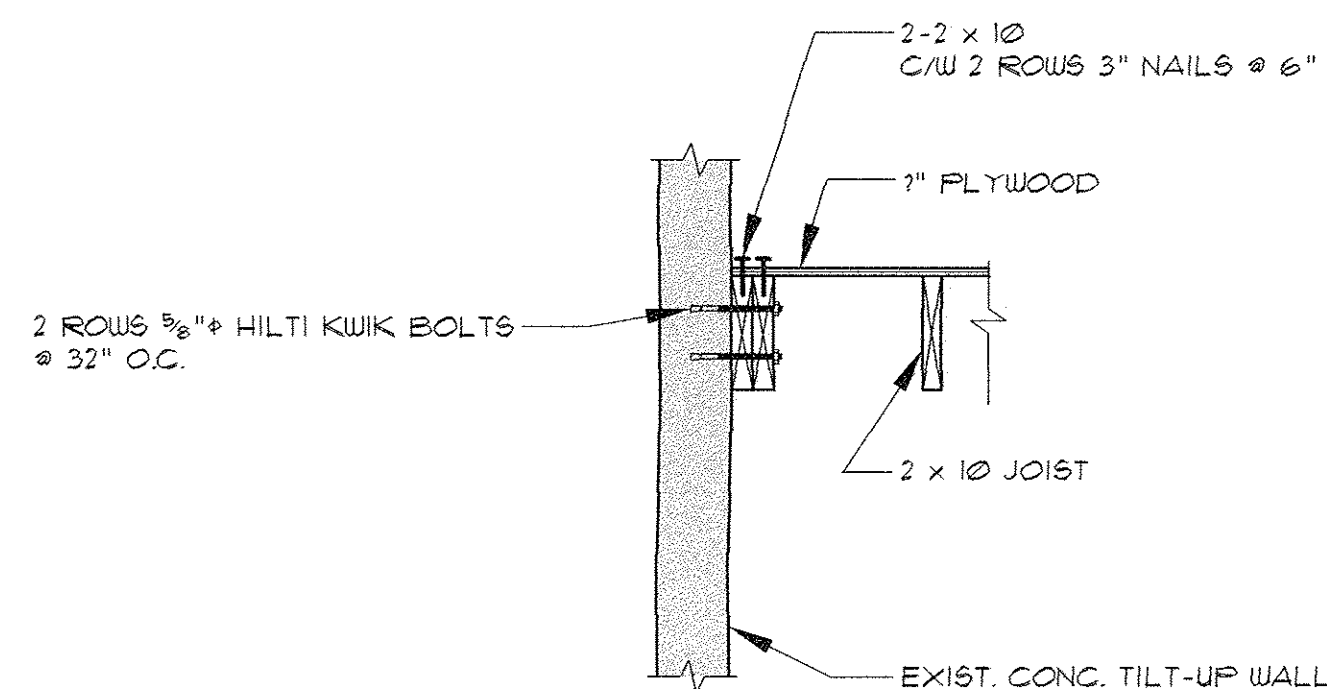
12 TYP. EXT. WALL/FLOOR CONN.
3/4"=1'-0"



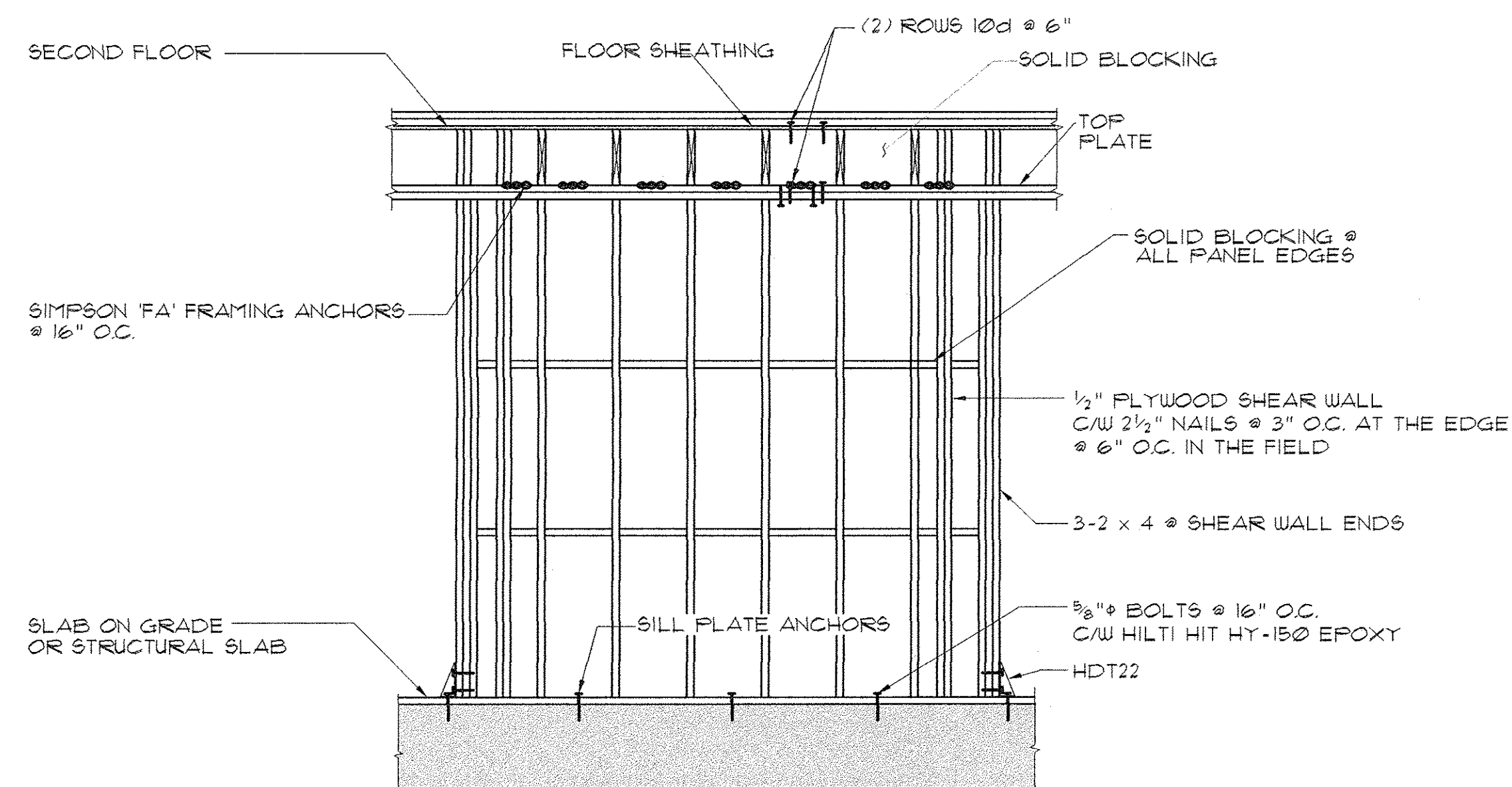
13 TYP. SHEAR WALL
3/4"=1'-0"



14 TYP. SHEAR WALL
3/4"=1'-0"



15 TYP. EXT. WALL/FLOOR CONN.
3/4"=1'-0"



16 TYP. SHEAR WALL ELEVATION
NTS

1.	MAY 18, 2006	ISSUED FOR BUILDING PERMIT
No.	DATE	DESCRIPTION

luiz leon & associates ltd. <i>consulting structural engineers</i>	
#205 - 15272 CROYDON DRIVE SURREY, B.C. CANADA V3S 0Z5	
TEL: (604) 535-7300 FAX: (604) 535-7311 EMAIL: info@leoneng.ca	
PROJECT: MEZZANINE ADDITION 1165 - 11871 HORSESHOE WAY RICHMOND, B.C.	
CLIENT: TASCO ENTERPRISES LTD.	
DRAWING TITLE: SECTIONS & DETAILS	
CITY OF RICHMOND MAY 25 2006 RECEIVED	
SEAL PROFESSIONAL OF L.G. LEON 19668 BRITISH COLUMBIA ENGINEER MAY 18 2006	DRAWN V.N. DESIGNED L.G.L. CHECKED T.N.T. DATE MAY 2006
PROJECT - DRAWING NUMBER 2006-01-23	
REV. S3	

06337790
Richmond Building Approvals Department

- City review of this document:
- does not relieve the Owner of Lands referred to in this document from full responsibility for work being carried out in compliance with City and Provincial enactments;
 - is subject to terms and conditions printed on the permit and prescribed in the City bylaws.

1165 - 11871 Horseshoe Way,
Richmond B.C.

-
- 1 — WINDOW TYPE
A.02 — DETAIL LOCATION
IN SPECIFICATION
- 101 — DOOR NUMBER TAG
(REFER TO DOOR
SCHEDULE)
- — DETAIL NUMBER
A. — DETAIL LOCATION
ON DRAWINGS

City review of this document:

1. does not relieve the Owner of Lands referred to in this document from full responsibility for work being carried out in compliance with City and Provincial enactments;
2. is subject to terms and conditions printed on the permit and prescribed in the City bylaws.

ALL ITEMS SHOWN ON THIS PLAN ARE
EXISTING UNLESS OTHERWISE NOTED.

USE & OCCUPANCY REVIEW ONLY

By C. Whitty
Date July 13, 2006


GROUP 'D' OCCUPANCY

SHOWROOM	- 787 Sq. Ft. (73m)
2nd FLOOR OFFICE	- 734 Sq. Ft. (68m)
WAREHOUSE AREA	- 2,024 Sq. Ft. (188m)
MEZZANINE (EXISTING)	- 669 Sq. Ft. (62m)
TOTAL AREA	- 4,267 Sq. Ft. (396m)

CIVIC ADDRESS: 1165 - 11871 - Horseshoe Way,
Richmond, B.C.

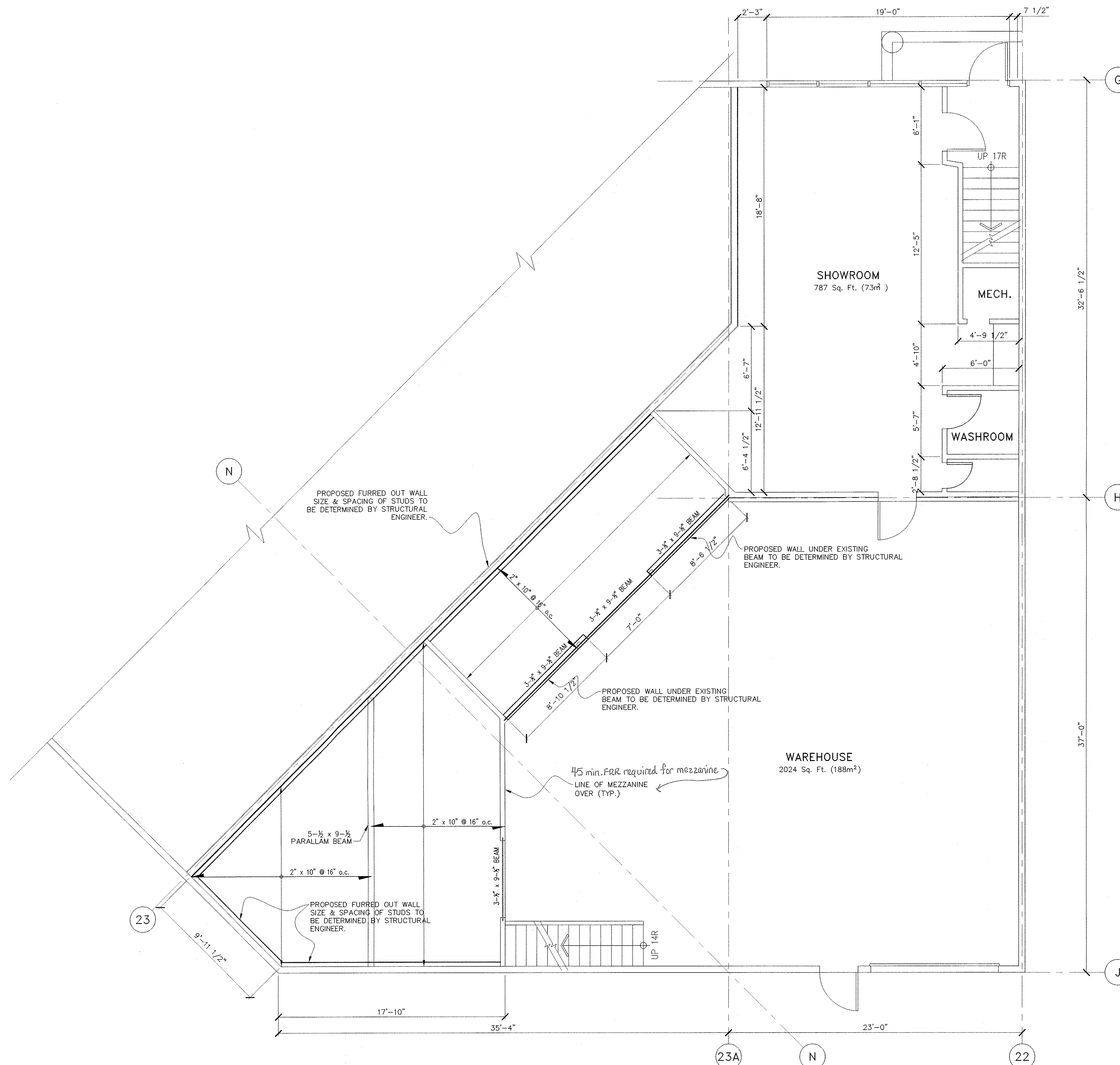
LEGAL DESCRIPTION: LOT B, SECT. 1 BLK. 3N
R 6W N.W.D. PLAN 76716

MEZZANINE = 33% OF WAREHOUSE AREA.

A. 

DRAWING No.:

A.01



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

0 APR.10/06 AS BUILT.
 REV. DATE DESCRIPTION

Client:
Tasco Enterprises Ltd.
 1165 - 11871 Horseshoe Way,
 Richmond B.C.

LEGEND

- 1 INTERIOR ELEVATION VIEW
- 2 INTERIOR ELEVATION DETAIL
- 3 DETAIL LOCATION ON DRAWINGS
- 4 WINDOW TYPE
- 5 DETAIL LOCATION IN SPECIFICATION
- 6 DOOR NUMBER TAG (REFER TO DOOR SCHEDULE)
- 7 DETAIL NUMBER
- 8 DETAIL LOCATION ON DRAWINGS

Richmond Building Approvals Department

City review of this document:

- does not relieve the Owner of Lands referred to in this document from full responsibility for work being carried out in compliance with City and Provincial enactments;
- is subject to terms and conditions printed on the permit and prescribed in the City bylaws.

**RICHMOND BUILDING APPROVALS
 DEPARTMENT**

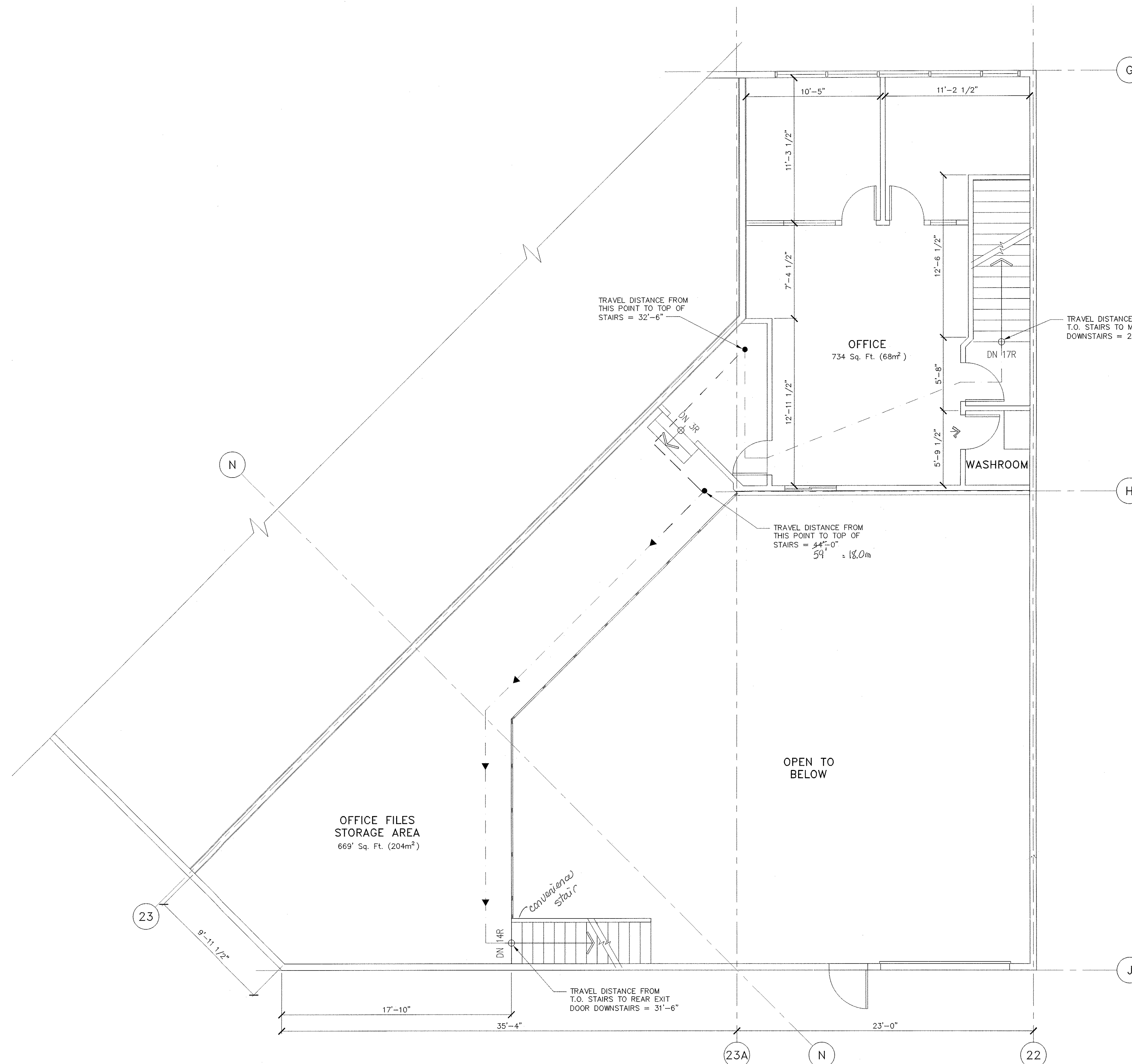
USE & OCCUPANCY REVIEW ONLY

By C. Whitty
 Date July 13, 2006

DRAWN: L.K., S.M. DATE: 04/10/06
 DESIGNED: PROJ. No.: 06-1897
 APPROVED: FILE: 1897-A.02

PROJECT TITLE:
Tasco Enterprises Ltd.
 Unit 1165
 1165 - 11871 Horseshoe Way,
 Richmond B.C.
 SHEET TITLE:
UPPER FLOOR PLAN

DRAWING No.:
A.02



06337790

CITY OF RICHMOND
 DATE
 JUN 16 2006
 RECEIVED
 URBAN DEVELOPMENT