



GENERAL NOTES:

ALL DRAWINGS AND DETAILS SHALL BE REVIEWED AND CHECKED BY THE CONTRACTOR / OWNER PRIOR TO COMMENCING CONSTRUCTION.

ALL WORK SHALL BE INSPECTED BY AUTHORITIES HAVING JURISDICTION PRIOR TO COVERING UP.

ALL CONTRACT WORK SHALL BE IN STRICT ACCORDANCE W/ LOCAL BUILDING REGULATIONS AND THE SPECIFICATIONS IN THE PLANS.

CONTRACTOR SHALL ERECT PROPER AND SECURE SCAFFOLDING AND BOARDING IN COMPLIANCE WITH WCB AND OTHER APPLICABLE REGULATIONS.

THE CONTRACTOR SHOULD BE REGISTERED AND IN GOOD STANDING WITH WORKERS COMPENSATION BOARD OF BC.

THE CONTRACTOR SHALL APPLY FOR ALL NECESSARY PERMITS AND SHALL ARRANGE ALL NECESSARY INSPECTIONS.

ALL "LOG WORK" SHALL BE IN ACCORDANCE WITH THE LOG BUILDING STANDARDS OF CAN. LOG BUILDERS ASSOC. INTERNATIONAL (CLBA).

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STRUCTURAL NOTES:

GENERAL:
a) Contractor shall be responsible to verify existing site conditions and dimensions before proceeding with other work that may be affected and notify the Engineer of any discrepancies and obtain permission prior to proceeding with work.

DESIGN:

- Structural design is in accordance with the National Construction Codes of Canada 1995, the British Columbia Building and Fire Codes 1998, and Canadian Portland Cement Association Design Handbook 1995.
- Design Live Loads

Ground Snow Load: 3.1 kPa.
 Rain Load: 0.3 kPa
 Wind Load: 1 in 10 year 0.31 kPa
 1 in 30 year 0.37 kPa
 1 in 100 year 0.44 kPa
 Seismic Data: Za = 2, Zv = 4, v = 0.20

EXCAVATION AND BACKFILL:
 Excavate to 1.22m. below design floor elevation and obtain approval before proceeding.
 Bottom of footing or grade beam to be founded on undisturbed granular alluvial material. Any over-excavation is to be filled with minimum 10 MPa concrete.
 Backfill and fill shall be evenly graded, 75mm maximum aggregate size, or 19 mm crushed road base gravel as indicated on building section drawings, compacted to 98% standard proctor density in maximum 150 mm lifts to the underside of the floor slab.
 Contractor is responsible to ensure moisture content at optimum for compaction, and to provide equipment and materials necessary, and keep excavations free of water.

CONCRETE:

- Concrete and reinforcement shall conform to the current CSA Standard A23.1 as applicable:
 - a) Maximum 19 mm aggregate size.
 - b) Cement: Type 10 Normal Portland cement

Location	Strength MPa	Air %	Slump Inch
i) Slab on Grade	21	4 - 5	2 - 3
ii) Foundation/Footings	21	3 - 5	3 - 4

c) Mechanically vibrate all concrete to ensure consolidation.
 d) Concrete is not to be placed against ice, frozen ground, or other deleterious materials.
 e) Forms are to be left in place for a period of three days.
 f) Maintain continuous 100 to 200°C curing temperature and seal in moisture for 7 days after placing, with no load to be applied during that period.
 g) Any voids or unsound material are to be removed and replaced with sound concrete.

REINFORCEMENT

- Reinforcing steel: clean, deformed 400 MPa bars with no scale, rust, oil or other adherents, in accordance with CAN/CSA G30.
 Splice steel by overlapping a minimum of 30 bar diameters.
- Clear concrete cover for reinforcing (unless noted otherwise)
 - a) 50 mm. minimum for formed surfaces in contact with soil or exposed to weather.
 - b) 75 mm. minimum for surfaces poured directly against soil.
 - c) 25 mm. minimum all other cases.
- Sill plate anchor bolts to be 12.7 Ø x 200 set at 1830 mm.
- Vapour barrier to be minimum 0.15 mm. polyethylene.

WOOD FRAMING:

- All structural wood framing shall be S-P-F No. 2 or better Kiln dried with maximum moisture content of 19%.
 All lumber shall be graded to CSA A141 standards and stamped accordingly.
 Grade stamps shall remain in place where possible for field checking.
- Plywood sheathing to be 3/8" D-Fir Sheathing Grade
 Secure plywood as follows:

Location	Nails Length	Panel Edges	Intermediate Lines
Eave Walls	2 1/2"	4"	8"
Gable Walls Both Faces	2 1/2"	4"	8"

3. Nailing
 All nailing and splicing for wood framing shall conform as a minimum requirement to the British Columbia Building Code 1998 and latest revisions, or to the manufacturer's instructions.
 Minimum required spacing, end, and edge distances mm., for common wire nails in S-P-F.

Nail Length	Parallel to Grain	End Distance	Perp. to Grain	Edge Distance
2 1/2"	52mm	39mm	26mm	13mm
3"	59mm	44mm	30mm	15mm
3 1/2"	65mm	49mm	33mm	17mm

ENGINEERED WOOD PRODUCTS

- Truss manufacturer to design and supply trusses with 4 sets of shop drawings certified by a Professional Engineer registered in British Columbia, for the specified Live Loads per Design - 2 above, plus 0.72 kPa Dead Load, and in accordance Part 4 of the specified Codes.
 Shop drawings to include a detailed layout plan showing all dimensions, connections and design loads.
- Truss supplier to design and supply all connection hardware including seismic / wind uplift anchors, bearing plates, blocking, bracing and bridging as necessary to proper performance, and to provide instructions for erection and bracing of trusses.
- J51™ or L™ joists and Teclan™ MicroLam™ or Paralim™ LVL beams shall be manufactured by an approved manufacturing plant conforming to CSA CAN3-086-M86. All engineered wood products to be supplied with Engineer Sealed certificate indicating member depth, spacing, spans and loading.
- All members to be carefully wrapped to protect members during shipment and erection. Installation of all engineered wood products to conform to manufacturer instructions.

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