REQUEST FOR QUOTATION (RFQ)

Construction of Timber Storage Structure

RFQ No.: 2026-01

Issued by: Village of New Denver

Issue Date: Friday, October 16, 2026

Closing Date: Thursday, October 29, 2026 at 4:00 p.m.

Closing Location: Village of New Denver, PO Box 40, New Denver, BC V0G 1S0

Submission Email: office@newdenver.ca

1. INVITATION TO QUOTE

The Village of New Denver (the "Village") invites qualified contractors to submit a quotation for the construction of a timber-frame storage structure located at 1045 Vancouver Street in New Denver, British Columbia.

The proposed structure consists primarily of a timber-frame structure supporting a roof system. The Village has obtained preliminary structural drawings for the proposed structure, which are included with this Request for Quotation. The Village will purchase the roof trusses and arrange for their delivery to the site; the contractor's quotation must include their installation, but not their supply or their delivery.

2. PURPOSE OF THE RFQ

The purpose of this RFQ is to obtain preliminary construction pricing to help the Village determine whether the proposed storage structure can be delivered within the available budget. The drawings provided with this RFQ are preliminary and may be revised before they are issued for construction.

If the Village proceeds with the project, the successful contractor will be responsible for construction of the structure in accordance with the final issued-for-construction drawings and specifications, including any revisions made after this RFQ closes.

The Village intends to identify a preferred bidder based on the evaluation criteria outlined in this RFQ and may work with that bidder to review costs and explore adjustments to the design or scope of work to align the project with the available budget. Any revisions will be subject to the necessary engineering review and approval.

Issuing this RFQ does not commit the Village to awarding a construction contract. A final award will be subject to confirmation of the scope and price, available funding, completion of the required design and engineering review, and execution of a construction agreement acceptable to the Village.

3. PROJECT INFORMATION

The proposed storage structure is generally comprised of:

- Timber-frame posts, beams, and associated structural members;
- Structural footings, including associated excavation and backfilling;
- Manufactured roof trusses, to be purchased and supplied by the Village;
- A complete roof system, including metal roofing and associated materials and components;
- Structural connections, fasteners, and hardware; and
- All other work reasonably required to complete the structure in accordance with the drawings and project requirements.

The preliminary structural drawings have been prepared by Wainwright Engineering and are provided with this RFQ for the purpose of obtaining preliminary construction pricing.

Important Note – Preliminary Drawings

The drawings provided with this RFQ are preliminary structural drawings and have not yet been issued for construction.

The Engineer has advised that the drawings are sufficiently developed to obtain preliminary pricing; however, minor revisions may be made during the final engineering review before the drawings are issued for construction.

For example, the **1" NOTCH OPTION** shown in Details 5–7 on drawing S4 may be revised to **REQUIRED** following the Engineer's final review.

Quotations must therefore be based on the preliminary drawings provided, while recognizing that minor revisions may be incorporated into the final issued-for-construction drawings.

4. SCOPE OF WORK

The successful contractor will be responsible for providing all labour, materials (except the roof trusses supplied by the Village), equipment, supervision, and coordination necessary to construct the storage structure in accordance with the final issued-for-construction drawings and project requirements.

The anticipated scope includes:

1. Review of the preliminary drawings and project requirements;
2. Coordination with the Village and the project Engineer as required;
3. Coordination of the Building Permit process as the Village's authorized agent, including responding to permit review comments, coordinating required inspections, and completing any deficiencies or corrections required to obtain final approval;

4. Supply and construction of the timber-frame structure, including all associated structural connections, fasteners, and hardware;
5. Coordination with the Village regarding roof truss delivery and installation;
6. Excavation, preparation, backfilling, and construction of structural footings;
7. Installation of the roof trusses supplied by the Village;
8. Supply and installation of the complete roof system, including metal roofing and all associated materials, components, and labour required to provide a complete, weather-tight roof, in accordance with the final drawings and specifications;
9. Site cleanup and removal of construction debris; and
10. All incidental work necessary to complete the project.

The contractor is responsible for confirming dimensions, quantities, and construction requirements from the drawings and for identifying any apparent discrepancies or omissions before commencing construction. The contractor must construct the structure in accordance with the final issued-for-construction drawings and specifications, including any revisions made after this RFQ closes.

5. BUILDING PERMIT

The Village will apply for and pay the Building Permit and will remain the permit applicant.

The successful contractor will act as the Village's authorized agent for purposes of coordinating the Building Permit process and will be responsible for responding to permit review comments, coordinating required inspections, and addressing construction deficiencies or corrections identified through the inspection process.

The contractor will be responsible for ensuring that the work is completed in accordance with the Building Permit, approved drawings, applicable building code requirements, and the requirements of the Building Official.

6. ROOF TRUSSES

The roof trusses will be a manufactured component designed by a qualified truss manufacturer. The Village will coordinate the truss design with the project Engineer and manufacturer, arrange for the truss design package to be reviewed by the project Engineer before authorizing fabrication, purchase the trusses, and arrange for delivery to the construction site.

The contractor will be responsible for:

- Coordinating with the Village on truss delivery timing and installation requirements;
- Reviewing the final issued-for-construction drawings and the truss installation requirements;
- Installing the Village-supplied trusses in accordance with the final issued-for-construction drawings, the manufacturer's requirements, and applicable safety requirements; and

- Inspecting the delivered trusses before installation, identifying any apparent discrepancies, damage, or missing components, and promptly notifying the Village of any issues.

The contractor's quotation must include installation of the Village-supplied trusses as part of the overall construction price. The cost of purchasing and delivering the trusses will be paid by the Village and must not be included in the contractor's quotation.

The contractor must not alter the Village-supplied trusses or depart from the final issued-for-construction drawings or manufacturer's installation requirements without prior written authorization from the Village and any required engineering review.

7. PRICING

Bidders are requested to provide a lump-sum quotation for completion of the work described in this RFQ and the accompanying drawings. The quotation must include installation of the Village-supplied roof trusses, but exclude the cost of purchasing and delivering the trusses.

For clarity, the quotation must separately identify:

Item	Description		Price
1	Excavation, preparation, backfilling, and construction of structural footings		$ _____
2	Timber-frame structure, including installation of Village-supplied roof trusses and associated structural connections, fasteners, and hardware		$ _____
3	Other work / incidental items		$ _____
	Subtotal		**$** _____
	Applicable taxes		**$** _____
	Total Quotation		**$** _____

Any assumptions, exclusions or allowances must be clearly identified.

The Village may request clarification of quotations following the closing date.

Optional Unit/Allowance Pricing

Where a bidder believes that an item cannot reasonably be priced on a lump-sum basis based on the preliminary drawings, the bidder should identify the item and provide a clear allowance or unit price.

8. CHANGES TO PRELIMINARY DRAWINGS

The preliminary structural drawings may be revised following the Engineer's final review. The Village may also need to adjust the design, scale, or scope of the project to align with the available budget.

The purpose of this RFQ is to obtain preliminary construction pricing to help the Village determine whether the proposed project is affordable. If the preliminary pricing exceeds the available budget, the Village may work with a preferred bidder to explore design or scope adjustments before making a final construction award. Any design revisions will be subject to the necessary engineering review and approval.

If a construction contract is awarded, the contractor must complete the work in accordance with the final issued-for-construction drawings and specifications. If revisions materially affect the quoted price or construction schedule, the contractor must provide the associated cost and schedule implications in writing for the Village's review and obtain the Village's written approval before proceeding with any affected work that would result in additional costs or changes to the agreed schedule.

9. PROJECT SCHEDULE

The anticipated project schedule is as follows:

Milestone	Date
RFQ issued	Friday, October 16, 2026
RFQ closes	Thursday, October 29, 2026 at 4:00 p.m.
Target date to identify preferred bidder	Friday, November 6, 2026
Required completion	Friday April 16, 2027

Bidders should identify their anticipated construction duration and any factors that may affect their ability to meet the anticipated schedule.

The contractor must complete all work, including required inspections and correction of deficiencies, by April 16, 2027.

10. SITE VISIT

Bidders are encouraged to review the proposed construction site before submitting a quotation.

Site visits may be arranged by contacting:

Keith Macaulay
Public Works Foreman
Village of New Denver
utility3@newdenver.ca
250-551-0625

11. BIDDER QUESTIONS

Questions regarding this RFQ may be submitted in writing to the Village at the email address identified above. The Village may provide clarification at its discretion.

12. SUBMISSION REQUIREMENTS

Quotations must include:

1. Completed quotation form;
2. Lump-sum construction price;
3. Anticipated construction schedule;
4. Description of any assumptions, exclusions, or allowances;
5. Confirmation that the bidder has reviewed the preliminary structural drawings; and
6. Contact information for the bidder.

Quotations must be submitted electronically in PDF format to office@newdenver.ca by Thursday, October 29, 2026 at 4:00 p.m.

The email subject line should read: RFQ 2026-01 – Timber Storage Structure

13. EVALUATION AND AWARD

The Village intends to evaluate quotations based on the following considerations:

- Total quoted price and anticipated overall project cost;
- Completeness of the quotation and understanding of the scope of work;
- Proposed construction schedule and ability to meet the required completion date;
- Relevant experience and demonstrated ability to complete similar work; and
- Willingness and ability to work collaboratively with the Village to refine the project scope, as required, to align with the available budget.

The Village may request clarification or additional information from bidders and may engage in discussions regarding proposed pricing, scope of work, construction methods, materials, and potential adjustments to the preliminary design.

The Village may identify a preferred bidder with whom to undertake further discussions to confirm project costs and explore potential revisions to the design or scope of work. Any revisions to the design will be subject to review and approval by the project Engineer, as applicable.

The Village is not obligated to accept the lowest quotation or any quotation and reserves the right to reject any or all quotations, negotiate with one or more bidders, or discontinue the process.

Any final construction award will be subject to confirmation of the project scope and pricing, availability of funding, completion of the required design and engineering review, and execution of a construction agreement acceptable to the Village.

14. INSURANCE, WCB, AND LICENSING

The successful contractor will be required to provide evidence of appropriate insurance coverage, WorkSafeBC registration and any applicable business or contractor licensing prior to commencement of construction.

The contractor must hold a current Village of New Denver business licence or a valid West Kootenay Inter-Community Business Licence (ICBL), as applicable, before commencing work.

Specific insurance requirements will be confirmed by the Village prior to execution of the construction agreement.

15. CONSTRUCTION AGREEMENT

The successful contractor will be required to enter into a construction agreement with the Village prior to commencing work.

The final construction agreement and issued-for-construction drawings will govern the construction work.

16. DRAWINGS AND ATTACHMENTS

The following documents form part of this RFQ:

- Preliminary Structural Drawings prepared by Wainwright Engineering;
- Site plan; and
- Quotation Form.

Bidders are responsible for reviewing all documents provided with this RFQ and should identify any discrepancies or questions before submitting their quotation.

QUOTATION FORM

RFQ No.: 2026-01

Project: Construction of Timber Storage Structure

Company Name: _____

Contact Name: _____

Address: _____

Phone: _____

Email: _____

Quotation

I/We hereby submit the following quotation for the work described in this RFQ and the accompanying documents:

Total Quotation, excluding taxes: $ _____

Applicable taxes: $ _____

Total Quotation, including taxes: $ _____

Construction Schedule

Anticipated construction duration: _____

Earliest anticipated construction start date: _____

Assumptions / Exclusions

_____

_____

_____

_____

_____

_____

_____

Confirmation

I/We confirm that I/we have reviewed the preliminary structural drawings and that the quotation is based on these drawings. I/We understand that the drawings may be revised during the Engineer's final review before they are issued for construction.

I/We confirm that the quotation includes all labour, materials, equipment, and incidental work required to complete the scope identified in this RFQ, including the installation of the Village-supplied roof trusses, but excluding the purchase and delivery of the roof trusses and any other items specifically identified above as exclusions.

Authorized Signatory: _____

Name: _____

Title: _____

Date: _____

RDCK Map



- Address Points
- Cadastre Property Lines
- RDCK Streets
- Electoral Areas

N

0 0.01 0.02 km

Scale: 1:1,000
October 20, 2026 11:50 AM
Size: 8.5 x 11"

The map data are approximate for reference only. The Regional District of Central Kootenay is not liable for any errors or omissions on this map nor any loss or damage resulting from its use.

GENERAL NOTES

- THIS BUILDING IS CLASSIFIED AS PART 9 'HOUSING AND SMALL BUILDING"
- IMPORTANCE CATEGORY= LOW

SPECIFIED LOADS (UNIFORM LOADS, U.N.O.):
- ROOF DEAD LOAD: 0.6 KPA
- GROUND SNOW LOAD: 4.0 KPA
- RAIN LOAD: 0.1 KPA
- FLOOR DEAD LOAD: 1.0 KPA
- FLOOR LIVE LOAD: 1.9 KPA

WIND DATA:
- Q 1/50: 0.33 kPa
- Ct = 1.0
- Ce = 0.9
- CpCg = AS PER TABLE 4.1.7.6

SEISMIC DATA:
- LATERAL FORCE RESISTING SYSTEM: TIMBER BRACED OR MOMENT-RESISTING FRAMES
- SA(0.2) = 0.267g
- SA(0.5) = 0.261g
- RD = 1.5
- RO = 1.5
- SITE CLASS = E
- IMPORTANCE FACTOR IE = 0.8
-

NOTE: THERE IS NO ALLOWANCE FOR CONCRETE TOPPING ON ANY FLOOR.

1. PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER/OWNER MUST VERIFY ALL INFORMATION AND DIMENSIONS ON THIS PLAN. ANY DISCREPANCIES SHALL BE REPORTED TO WAINWRIGHT ENGINEERING.
2. DO NOT SCALE DRAWINGS. DRAWINGS ARE NOT TO SCALE.
3. WAINWRIGHT ENGINEERING DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN UNLESS ADVISED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THIS PLAN IS COPYRIGHTED, AND ALL RIGHTS ARE RESERVED, INCLUDING THE RIGHT OF REPRODUCTION IN WHOLE OR IN PART, EXCEPT WITH WRITTEN CONSENT FROM WAINWRIGHT ENGINEERING. THIS PLAN SHALL NOT BE REPRODUCED BY ANY MEANS, INCLUDING PRINTING, PHOTOCOPYING, PHOTOGRAPHY, TRACING, REDRAWING, OR OTHERWISE, NOR USED FOR REPEAT PURPOSES WITHOUT WRITTEN CONSENT.
5. THE USE OF THIS PLAN IS LIMITED TO A SPECIFIC PROJECT.
6. WAINWRIGHT ENGINEERING SHALL NOT BE RESPONSIBLE FOR CHANGES OR DEPARTURES FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER, BUILDER, OR ANY OFFICIAL DURING CONSTRUCTION. THE BUILDING MUST BE CONSTRUCTED STRICTLY IN ACCORDANCE WITH THESE DRAWINGS. ANY DEVIATION, UNLESS APPROVED IN WRITING, SHALL VOID THE CERTIFICATE AND SEAL AND BE THE SOLE RESPONSIBILITY OF THE ERECTOR.
7. REVIEW AND APPROVAL OF BUILDING COMPONENTS NOT INCLUDED IN THESE DRAWINGS ARE THE RESPONSIBILITY OF THE AUTHORITY HAVING JURISDICTION (AHJ) AND THE OWNER. WAINWRIGHT ENGINEERING LTD. ASSUMES NO RESPONSIBILITY FOR VERIFYING THE COMPLIANCE OF SUCH COMPONENTS WITH APPLICABLE CODES.
8. THE OWNER/BUILDER IS RESPONSIBLE FOR PROPER SITING OF THE BUILDING AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
9. THE OWNER/BUILDER SHALL SUPPLY ALL MISSING SITE INFORMATION, INCLUDING DIMENSIONS, ELEVATIONS, LEGAL DESCRIPTION, NORTH ARROW, ADJACENT STREETS, AND OTHER RELEVANT ELEMENTS.
10. STRUCTURAL DRAWINGS REPRESENT THE COMPLETED STRUCTURE ONLY AND DO NOT SHOW TEMPORARY CONSTRUCTION SAFETY MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, COMPLIANCE WITH THE BUILDING PROTECTION ACT, PROVISION OF SAFETY EQUIPMENT, AND NOTIFICATION OF AUTHORITIES AS REQUIRED.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY SHORING, BRACING, SUPPORT SYSTEMS, FALSEWORK, AND FORMWORK REQUIRED FOR CONSTRUCTION.
12. ALL CONSTRUCTION PROCEDURES SHALL COMPLY WITH THE CURRENT NATIONAL BUILDING CODE OF CANADA (NBC), CMHC GUIDELINES, AND ALL APPLICABLE LOCAL AND PROVINCIAL CODES.
13. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
14. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
15. THE CONTRACTOR SHALL ENSURE THAT CONSTRUCTION LOADS DO NOT EXCEED THE SPECIFIED DESIGN LOADS. FOR CONCRETE STRUCTURES, LOADS MAY ONLY BE APPLIED AFTER THE CONCRETE HAS REACHED SPECIFIED STRENGTH (MINIMUM 28 DAYS).
16. THESE STRUCTURAL DRAWINGS INDICATE PRIMARY STRUCTURAL ELEMENTS ONLY. NON-STRUCTURAL ELEMENTS SHOWN ARE SCHEMATIC AND MUST BE COORDINATED WITH DRAWINGS FROM OTHER DISCIPLINES.
17. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
18. REPAIR ANY DAMAGE TO EXISTING STRUCTURES DURING CONSTRUCTION. PROVIDE ADEQUATE TEMPORARY SUPPORT AND AVOID EXCESSIVE VIBRATION OR OVERLOADING.

SLAB ON GRADE AND FOOTING NOTES

CONTRACTOR TO REFER TO THE PROJECT GEOTECHNICAL REPORT(S) PREPARED BY THE PROJECT GEOTECHNICAL ENGINEERS FOR INSTRUCTION AND DETAILED SITE EXECUTION.

1. GENERAL:
   a. THE FOUNDATION DESIGN IS BASED ON ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2,000 psf, SOIL BEARING CAPACITY TO BE CONFIRMED ON SITE BY GEOTECHNICAL ENGINEER. WAINWRIGHT ENGINEERING TO BE PROVIDED WITH A COPY OF THE GEOTECHNICAL ENGINEER'S FIELD ASSESSMENT OF THE BEARING CAPACITY OF THE SOIL PRIOR TO CONSTRUCTION.
   b. AFTER EXCAVATION AND BEFORE CONSTRUCTING FOUNDATIONS, HAVE THE GEOTECHNICAL ENGINEER OR ANOTHER SUITABLY QUALIFIED PERSON RESPONSIBLE TO THE GEOTECHNICAL ENGINEER, INSPECT AND CONFIRM THE DESIGN SOIL BEARING PRESSURE AND STABILITY OF THE FOUNDATION BEARING SOILS.
2. PRODUCTS:
   a. SLAB BASE: LAYER IMMEDIATELY BELOW SLAB SHALL BE 6mil POLY VAPOR BARRIER ON 6" OF CLEAR 3/4" CRUSHED GRAVEL UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER.
   b. STRUCTURAL FILL (MINIMUM AS REQUIRED UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER): FREE DRAINING 3" MINUS SAND AND GRAVEL OR CLEAN SAND WITH LESS THAN 5% PASSING #200 SIEVE COMPACTED TO 98% STANDARD PROCTOR.
3. EXECUTION:
   a. REMOVE TOPSOIL AND OTHER ORGANIC MATERIAL FROM BUILDING AREA.
   b. EXTEND ALL FOUNDATIONS TO UNDISTURBED COMPETENT NATIVE SOILS (GEOTECHNICAL ENGINEER TO CONFIRM)
   c. REMOVE ALL LOOSE MATERIAL FROM FOOTING EXCAVATION PRIOR TO POURING CONCRETE.
   d. REMOVE ALL FILL AND DISTURBED NATIVE MATERIAL ADJACENT TO EXISTING EXTERIOR FOUNDATION WALLS. REPLACE WITH COMPACTED, CLEAN, FREE DRAINING, GRANULAR FILL.
4. IF SOIL OR GROUNDWATER CONDITIONS DIFFER FROM THOSE ASSUMED, THE DESIGN SHALL BE REASSESSED BY WAINWRIGHT ENGINEERING LTD.
5. SLAB-ON-GRADE FLOORS, SHALLOW FOUNDATIONS, STRIP FOOTINGS, LIMESTONE FOUNDATIONS, AND SPREAD FOOTINGS MAY EXPERIENCE MOVEMENT OR CRACKING DUE TO SOIL HEAVE AND EXPANSION. THIS MAY RESULT FROM CLAY SOILS, VEGETATION, MOISTURE LEVELS, AND CONSTRUCTION PRACTICES. WAINWRIGHT ENGINEERING LTD. ASSUMES NO LIABILITY FOR SUCH MOVEMENT OR CRACKING.
6. THE OWNER/CONTRACTOR SHALL ENSURE THAT SLAB MOVEMENT DOES NOT TRANSFER TO STRUCTURAL ELEMENTS AND SHALL MONITOR CONDITIONS AFTER CONSTRUCTION.
7. ANY SIGNIFICANT VEGETATION WITHIN TWO YEARS PRIOR TO CONSTRUCTION SHALL BE REPORTED.

CONCRETE NOTES

1. GENERAL:
   a. PROVIDE CONCRETE AND PERFORM WORK TO CSA CAN-A23.1.
   b. CONTRACTOR TO OBTAIN FROM THE CONCRETE SUPPLIER A COPY OF THE CONCRETE MIX DESIGN SUMMARIES TO BE USED FOR THIS PROJECT AND SUBMIT SUMMARIES TO THE ENGINEER FOR REVIEW MIN. 5 DAYS PRIOR TO POURING CONCRETE.
   c. ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
   d. A REPRESENTATIVE SAMPLE OF CONCRETE IS TO BE TESTED. TESTING SHALL BE CARRIED OUT BY AN INDEPENDENT TESTING AGENCY APPOINTED AND PAID FOR BY THE OWNER OR CONTRACTOR. TESTS TO CONFORM TO CAN/CSA-A23.2. A MINIMUM OF (3) TEST CYLINDERS SHALL BE CAST FOR EACH 100 CUBIC METERS OR EACH DAY'S POUR, WHICHEVER IS LESS. COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO WAINWRIGHT ENGINEERING.
2. PRODUCT:
   a. CEMENT: TYPE 10 "NORMAL PORTLAND CEMENT".
   b. REINFORCING STEEL: NEW DEFORMED BARS TO CAN/CSA-G30.18 GRADE 400R, U.N.O.
   c. AGGREGATE AND WATER: TO CSA CAN-A23.1.
   d. ADMIXTURES: AIR ENTRAINING TO CSA A266.1. WATER REDUCING TO ASTM C494-TYPE A.
   e. ANCHOR BOLTS: TO ASTM A307 U.N.O.
   f. FORM WORK: SMOOTH, SQUARE EDGED PLYWOOD PANELS.
   g. MIX DESIGN:

	MIN. 28 DAY COMP. STRENGTH (MPa)	MAX AGGREGATE SIZE (mm)	MAXIMUM SLUMP (mm)	CLASS OF EXPOSURE (mm)	AIR CONTENT (%)	MAXIMUM W/C RATIO
FOOTINGS	20	20	150 +/- 20	N/A	N/A	N/A
FOUNDATION WALLS	25	20	100 +/- 20	F2	4-6	0.55
SUSPENDED SLAB	35	20	100 +/- 20	C1	4-6	0.40

3. EXECUTION:
   a. CONCRETE PLACEMENT:
      - MIX AND PLACE CONCRETE TO CAN/CSA-A23.1.
      - VERTICAL DROP OF CONCRETE NOT TO EXCEED 5 FT.
      - COMPACT CONCRETE WITH INTERNAL TYPE MECHANICAL VIBRATORS. WORK CONCRETE AROUND ALL EMBEDDED MATERIAL AND INTO CORNERS OF FORMS.
4. REINFORCEMENT:
   a. PROVIDE CORROSION AND FIRE PROTECTIVE CLEAR COVER AS FOLLOWS (U.N.O):

	CORROSION	FIRE PROTECTION			
FOOTINGS	BOT. 3" (75) TOP 2" (50)	1 HOUR	2 HOUR	3 HOUR	4 HOUR
WALLS INSIDE FACE	1" (25)	1 1/4" (30)	1 1/4" (30)	1 1/4" (30)	1 1/4" (30)
WALLS OUTSIDE FACE	2" (50)	2" (50)	2" (50)	2" (50)	2" (50)
BEAMS TO STIRRUPS	1" (25)	1" (25)	1" (25)	2" (50)	2" (50)
COLUMNS TO TIES	1" (25)	1 1/2" (50)	2" (50)	2" (50)	2 1/2" (65)

   b. REINFORCING DETAILS SHALL CONFORM TO THE MANUAL OF STD. PRACTICE FOR REINF. STEEL BY RSIC (REINFORCING STEEL INSTITUTE OF CANADA), OR AS NOTED ON THE DRAWINGS. COLUMNS, PEDESTALS PILASTERS TO HAVE TIES HOOKED 135 DEG. OR AS DETAILED ON THE DRAWINGS.
   c. EMBEDDED MATERIAL SHALL BE FREE FROM GREASE, SCALE AND OTHER COATINGS. PLACE REBAR IN ACCORDANCE WITH RSIC MANUAL.
   d. CONTINUE WALL STEEL AROUND CORNERS IN STRIP FOOTINGS. STEEL TO CROSS-LAP MIN. 12 INCHES AT CORNERS OR PROVIDE CORNER BARS.
   e. DO NOT SPLICE BEAM/BAND REINF. WITHOUT PRIOR APPROVAL BY THE ENGINEER. INCREASE LAP 40% FOR TOP REINFORCING (GREATER THAN 12" (300mm) CONCRETE UNDER BAR LAP WELDED WIRE FABRIC END CROSS WIRES 8").
   f. MINIMUM REINFORCING AROUND OPENINGS LARGER THAN 12": 2-15M EACH SIDE OF OPENING EXTENDED 24 INCHES PAST CORNERS. 1-15Mx4'-0" DIAGONAL AT EACH CORNER. 2-15M VERT. AT WALL ENDS MIN.
   g. TIE ALL HOOKED DOWELS BEFORE PLACING CONCRETE.
5. FORM WORK:
   a. SUPPORT WALLS, BEAMS AND SUSPENDED SLABS UNTIL CONCRETE HAS HARDENED SUFFICIENTLY TO CARRY LOADS MINIMUM 28 DAYS UNLESS APPROVED BY AN ENGINEER.
   b. FORM ACCURACY TOLERANCE 3/16" IN PLAN AND ELEVATION. SLAB FORM TOLERANCE 1/8" IN ELEVATION.
6. COLD WEATHER CONCRETE:
   A. ALL COLD WEATHER AND HOT WEATHER CONCRETE WORK TO BE CARRIED OUT IN ACCORDANCE WITH CAN/CSA-A23.1. WHEN TEMPERATURE IS EXPECTED TO FALL BELOW 5 DEGREE CELSIUS WITHIN 3 DAYS OF PLACING CONCRETE, THE CONTRACTOR SHALL HAVE AVAILABLE AND IMPLEMENT THE FOLLOWING:
      a. PROVISIONS FOR HEATING AND ENCLOSING FRESHLY PLACED CONCRETE.
      b. PROVISIONS FOR HEATING CONCRETE IN FORMS.
      c. ALTERNATE IN MIX DESIGN (IE. HEATING AGGREGATE AND/OR MIXING WATER).
      d. PROVISION FOR CURING:
         - CONCRETE SHALL BE PROTECTED FROM ALL HARMFUL EFFECTS DURING CONSTRUCTION.
         - CONCRETE SHALL BE CURED AND PROTECTED FROM FREEZING AND MAINTAINED AT A TEMPERATURE OF 10 DEGREE CELSIUS FOR AT LEAST (7) DAYS SUBSEQUENT TO POUR.
         - CONCRETE SHALL NOT BE POURED AGAINST SNOW OR ICE.
         - CONCRETE SHALL NOT BE POURED ON FROZEN GROUND/SOILS.
         - CONCRETE SHALL NOT BE POURED AGAINST ANY SURFACE WITH A TEMPERATURE OF LESS THAN 5 DEGREE
7. MISCELLANEOUS
   a. CURE AND PROTECT IN ACCORDANCE WITH A23.1
   b. OPENINGS, PIPE SLEEVES, ETC. IN STRUCTURAL CONCRETE ARE NOT PERMITTED EXCEPT AS SPECIFICALLY APPROVED BY THE ENGINEER.
   c. CURING COMPOUNDS NOT ACCEPTABLE WHERE FUTURE TOPPING OR ADHESIVES IS TO BE APPLIED.

REINFORCING NOTES

1. MINIMUM WALL REINFORCING 15M BARS @ 16" O.C. VERTICAL AND HORIZONTAL. PROVIDE 2-15M AT WALL PERIMETER AND OPENINGS.
2. SLAB OVER WALLS SHALL HAVE TOP BARS 15M 06'08 @ 12" O.C. U.N.O. ON DRAWINGS.
3. SLAB BOTTOM REINFORCEMENT IS CENTERED BETWEEN SUPPORTS OR BANDS AND EXTENDS MIN. 6" INTO SUPPORTS U.N.O.
4. TOP SLAB REINFORCEMENT SHALL BE CENTERED OVER SUPPORTS (COLUMNS, BEAMS, WALLS) U.N.O.
5. BEAM STIRRUPS, EXCEPT AS DETAILED, SHALL BE PLACED STARTING 2" FROM FACE OF SUPPORT.
6. WALL AND SLAB CONSTRUCTION JOINTS TO HAVE MINIMUM REINFORCING 15M @12" O.C. OR EQUIVALENT THROUGH THE JOINT. ADDITIONAL 15M06'00 BARS SHALL BE ADDED AT THE ENGINEER'S DISCRETION.
7. CORNER BARS TO MATCH HORIZONTAL WALL REINFORCEMENT AT WALL INTERSECTIONS.
8. DOWELS IN FOOTINGS OR SLABS TO MATCH VERTICAL WALL REINFORCEMENT.
9. ALL DOWELS TO BE INSTALLED AND TIED IN POSITION BEFORE CONCRETE IS PLACED.
10. TWO 15M VERTICAL BARS AT THE ENDS OF WALLS.
11. REINFORCEMENT SHALL BE PROPERLY SUPPORTED AND TIED USING CHAIRS, SPACERS, AND TIES TO ENSURE ACCURATE PLACEMENT.

REINFORCEMENT THAT IS SUSPECT MAY BE REQUIRED TO BE TESTED AS DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.

REINFORCING STEEL SHOWN ON PLANS:
   a. TOP BARS - DASHED LINE
   b. BOTTOM BARS - SOLID LINE

MINIMUM LAP SPLICE REINFORCEMENT AS FOLLOWS			
BAR SIZE	10M	15M	20M
LAP SPLICE (IMPERIAL)	16"	24"	31.5"
LAP SPLICE (METRIC)	406 mm	610 mm	800 mm

FRAMING NOTES

1. ALL EXTERIOR STRUCTURAL WOOD MEMBERS MUST BE PROTECTED WITH PRESSURE-TREATED WOOD OR AN APPROVED EXTERIOR-GRADE STAIN.
2. FRAMING SHALL BE ADEQUATELY BRACED UNTIL CONSTRUCTION IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED BRACING.
3. HOLES DRILLED IN ENGINEERED FRAMING MEMBERS MUST BE APPROVED BY WAINWRIGHT ENGINEERING.
4. ENGINEERED DESIGN OF WOOD MEMBERS SHALL CONFORM TO CAN/CSA-086.1 "ENGINEERING DESIGN IN WOOD." UNLESS SPECIFIED OR DETAILED ON DRAWINGS, ALL FRAMING SIZES, DETAILS, AND CONSTRUCTION PRACTICES, TO CONFORM TO PART 9 OF THE NATIONAL BUILDING CODE OF CANADA.
5. A WOOD FRAME BUILDING WILL SHRINK OVER TIME. THE AMOUNT OF SHRINKAGE WILL VARY AND IS DEPENDENT ON THE MOISTURE CONTENT OF THE WOOD MEMBERS. BUILDING COMPONENTS AND ELEMENTS, INCLUDING CLADDING, FINISHES, ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT SHALL BE DETAILED TO ALLOW FOR THE SHRINKAGE.
6. SHOP DRAWINGS FOR STRUCTURAL ENGINEERED WOOD PRODUCTS (I-JOISTS, PSL, LVL, etc.) TO BE SUBMITTED TO WAINWRIGHT ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. ALLOW ONE WEEK FOR WAINWRIGHT ENGINEERING TO REVIEW SHOP DRAWINGS.
7. ALL ITEMS OUTLINED BELOW ARE MINIMUM REQUIREMENTS U.N.O.
   A. SAWN TIMBER COMPONENTS:
      a. LUMBER:
         - SHALL CONFORM TO CSA 0141, THE NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER AND
         - SHALL HAVE A MAXIMUM 19% MOISTURE CONTENT AT TIME OF INSTALLATION.
         - ALL MEMBER DESIGNATIONS ARE NOMINAL DIMENSIONS U.N.O.
         - ALL LUMBER FOR EXTERIOR USE SHALL BE PRESSURE TREATED.
      b. JOISTS: SPF OR HEM-FIR NO. 2 OR BETTER
      c. STUDS & PLATES: SPF OR HEM-FIR STUD GRADE (KD FINGER JOINED TO NLGA SPS3 ACCEPTABLE) FOR UP TO 10'-0" LONG NO. 2 OR BETTER ELSEWHERE.
      d. POSTS & TIMBERS: D.FIR-L NO. 1
      e. PLANK DECKING: TONGUE AND GROOVE D.FIR-L OR HEM-FIR COMMERCIAL PLANK GRADE (NO. 2) PLACED IN CONTROLLED RANDOM PATTERN.
   B. LVL MEMBERS: 2.0E LAMINATED VENEER LUMBER (MICROLAM EQUIVALENT)
   C. PSL MEMBERS: 2.0E PARALLEL STRAND LUMBER (PARALLAM EQUIVALENT)
   D. GLUE LAMINATED MEMBERS: TO CSA 0122. SUBMIT SHOP DRAWINGS FOR GLULAM BEAMS FOR REVIEW PRIOR TO FABRICATION.
   E. I-JOISTS TO BE ENGINEERED BY SUPPLIER. SHOP DRAWINGS TO BE SUBMITTED TO WAINWRIGHT ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. ALLOW MINIMUM 1 WEEK FOR REVIEW AND APPROVAL BY WAINWRIGHT ENGINEERING. SUBMIT SHOP DRAWINGS FOR GLULAM BEAMS FOR REVIEW PRIOR TO FABRICATION.
   F. STRUCTURAL COMPOSITE LUMBER (SCL):
      a. PROTECT SCL MEMBERS FROM THE ELEMENTS DURING TRANSPORT, SITE STORAGE AND CONSTRUCTION FOR AS LONG AS PRACTICABLE, CONTRACTOR SHALL REPLACE DAMAGED BEAMS AT NO EXTRA COST TO OWNER.
      b. CONTRACTOR TO REFER TO SCL MANUFACTURES INSTALLATION AND HANDLING INSTRUCTIONS FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.
      c. NO SUBSTITUTIONS TO SECTIONS INDICATED ON DRAWINGS IS ALLOWED EXCEPT WITH PRIOR WRITTEN AUTHORIZATION FROM THE ENGINEER.
8. SHEATHING:
   a. DOUGLAS FIR PLYWOOD TO CSA 0121.
   b. OSB STRANDBOARD, GRADE 0-2, TO CSA CAN3-0437.0.
   c. ALL SHEATHING TO BE EXTERIOR GRADE FOR WALLS AND ROOF. ALL LUMBER FOR EXTERIOR USE SHALL BE PRESSURE TREATED.
   d. FLOOR SHEATHING: MIN 3/4" PLYWOOD TONGUE AND GROOVE. PLACE LONG SIDE PERPENDICULAR TO JOISTS, STAGGER SHEETS. GLUE AND NAIL PANELS TO SUPPORTING JOISTS @ 6" O.C. MAX. ALONG PANEL EDGES AND FLOOR PERIMETER, NAIL @ 12" O.C. TO INTERMEDIATE JOISTS, U.N.O..
   e. ROOF SHEATHING: 1/2" SPRUCE PLYWOOD PLACED FACE GRAIN PERPENDICULAR TO TRUSSES, NAIL @ 6" O.C. MAX. ALONG PANEL EDGES AND ROOF PERIMETER, NAIL @12" O.C. TO INTERMEDIATE SUPPORT. PROVIDE 2H CLIPS AT UNSUPPORTED PANEL EDGES, U.N.O.
   f. INTERIOR SHEAR WALLS: 1/2" PLYWOOD OR OSB, U.N.O.
   g. EXTERIOR WALL SHEATHING: 1/2" THICK MIN. EXTERIOR GRADE PLYWOOD BOARDS FASTENED TO STUDS @ 6" O.C. AROUND PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, U.N.O. SEE SHEARWALL SCHEDULE FOR CLOSER NAILING SPACING.
9. FASTENINGS:
   a. CONNECT ALL MEMBERS TOGETHER USING NAILS, BOLTS, OR SCREWS. DO NOT USE STAPLES.
   b. PLYWOOD FLOOR SHEATHING TO BE GLUED AND NAILED TO FLOOR JOISTS WITH 3 NAILS @ 6" O.C. AT ALL SUPPORTS AND AT PERIMETER. PLYWOOD TO BE GLUED TO FLOOR JOISTS WITH ELASTOMERIC ADHESIVE.
   c. FASTEN PLYWOOD TO ROOF JOISTS WITH MINIMUM 3" COMMON OR RING NAILS @ 6"O.C. ALONG SUPPORTED EDGES AND @ 12"O.C. ALONG INTERMEDIATE SUPPORTS, U.N.O.
   d. FASTEN WALL SHEATHING DIRECTLY TO SUPPORT FRAMING WITH 3" NAILS @ 6" O.C. AROUND PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE SUPPORTS, U.N.O.
   e. UNLESS NOTED OTHERWISE, ALL WALL PLATES SHALL BE ANCHORED TO FOUNDATIONS WITH 5/8" DIAMETER ANCHOR BOLTS AT 32" O.C.
   f. ALL STEEL FASTENERS (INCLUDING, BUT NOT LIMITED TO NAILS, HANGERS, AND ANCHOR BOLTS) IN CONTACT WITH ALKALINE COPPER QUAT (ACQ) PRESSURE TREATED LUMBER SHALL BE ONE OF THE FOLLOWING:
      - HANGERS: Z-MAX OR CUSTOM HOT DIPPED JOIST HANGER
      - NAILS: THICK COAT STICK NAILS. DOUBLE HOT DIPPED GALVANIZED
      - ANCHOR BOLTS: STAINLESS STEEL ANCHOR BOLTS
   g. ALL WOOD FRAMING HARDWARE TO BE SIMPSON STRONG TIE OR APPROVED EQUIVALENT.
   h. NAILS MUST NOT BE PLACED WITHIN 9MM OF THE EDGE OF A PANEL NOR MAY THEY BE OVER-DRIVEN BY MORE THAN 15% OF THE PANEL THICKNESS.
10. WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY:
   a. PROVIDE MIN. 45 lb. FELT MOISTURE BARRIER BETWEEN WOOD PLATES AND CONCRETE OR MASONRY.
   b. ALL WOOD LEDGERS OR JOISTS IN DIRECT CONTACT WITH EXTERIOR CONCRETE OR MASONRY WALLS ARE TO BE PRESSURE TREATED WOOD MEMBERS.
11. HEADERS AND BEAMS
   a. PROVIDE BUILT-UP STUD POST OF FULL WIDTH OF SUPPORTED BEAMS AND CARRY IN LINE TO CONCRETE FOUNDATIONS. SEE PLAN FOR SIZES. MIN. 2 PLY 2x10 U.N.O.
12. BUILT-UP POSTS:
   a. MIN. 3 STUDS (1 FULL HEIGHT + 2 CRIPPLES) EXTEND ALL POST AND COLUMNS DOWN TO TOP OF FOUNDATIONS AND ADD SQUASH BLOCKS AS REQUIRED AT EACH FLOOR.
   b. EACH 2x MEMBER OF BUILT-UP POSTS SHALL BE NAILED AS FOLLOWS:
      - 2x4: 3 1/2" NAILS @ 8" O.C., STAGGERED
      - 2x6: ROWS OF 3 1/2" NAILS @ 8" O.C.
13. BUILT-UP BEAMS:
   a. EACH 2x MEMBER SHALL BE NAILED WITH 2 ROWS OF 3 1/2" NAILS @ 8" O.C. IN EACH ROW.
14. BLOCKING AND BRIDGING
   a. PROVIDE 2x2 DIAGONAL CROSS-BRIDGING BETWEEN JOISTS AND RAFTERS @7'-0"oc.
   b. PROVIDE SOLID BLOCKING BETWEEN CANTILEVERED JOISTS AT BEARING WALLS.
   c. PROVIDE SOLID BLOCKING BETWEEN ALL FLOOR JOISTS AT BEARING WALLS.
15. BEARING WALLS:
   a. PROVIDE DOUBLE JOISTS UNDER LOAD BEARING WALLS PARALLEL TO JOISTS.
   b. PROVIDE BLOCKING BETWEEN JOISTS UNDER LOAD BEARING PARTITION WALLS PERPENDICULAR TO JOISTS.
   c. INTERIOR: 2x4 @ 16" O.C.
   d. EXTERIOR: 2x6 @ 16" O.C.
16. BEAM AND JOIST HANGERS:
   a. PROVIDE TOP MOUNTED STEEL HANGERS FOR ALL FLUSH CONNECTIONS. HANGER CAPACITY TO BE DESIGNED FOR Vf = Mr x 4 / LENGTH, WHERE Mr = FULLY BRACED MOMENT CAPACITY.
   b. MINIMUM FACTORED HANGER CAPACITIES (2x10 JOISTS AND B.U. BEAMS):
      - SINGLE JOIST: 1800 lbs (8 kN)
      - DOUBLE JOIST: 2900 lbs (13 kN)
      - TRIPLE JOIST: 4300 lbs (19 kN)
      - 4 JOISTS: 5800 lbs (26 kN)
   c. CONTRACTOR SHALL SUPPLY PRE-APPROVED BEAM HANGERS AND CONNECTORS TO SUIT. THE ENGINEER SHALL HAVE THE OPTION OF REQUESTING ADDITIONAL CONNECTORS AT HIS DISCRETION, THIS SHALL NOT CONSTITUTE AN EXTRA TO THE CONTRACT. ISOLATED POSTS SHALL HAVE SUITABLE METAL CONNECTORS (TOP AND BOTTOM). HANGERS SHALL BE DESIGNED TO CAPACITIES INDICATED BELOW (CONNECTORS SHALL ATTAIN PUBLISHED CAPACITIES). PROVIDE ENGINEERS SEALED CERTIFICATE ATTESTING THE ABOVE IF REQUESTED. USE METAL JOIST HANGERS AT FLUSH BEAMS.
17. FLOOR OPENINGS
   a. TRIM STAIR AND OTHER FLOOR OPENINGS WITH DOUBLE MEMBERS U.N.O.
18. FLOOR JOISTS:
   a. AS SHOWN ON DWGS, DOUBLE JOISTS UNDER NON BEARING PARTITION WALLS PARALLEL TO JOIST SPAN. PROVIDE 2"x2" BRIDGING OR FULL DEPTH BLOCKING @7'-0" O.C. MAX.
19. SILL PLATE:
   a. SILL PLATES SHALL BE BOLTED TO CONCRETE WITH 5/8" DIA. HILTI KWIK BOLTS @ 32" O.C. BOLTS SHALL BE DRILLED A MIN. 4" INTO FOUNDATION, FIRST BOLT SHALL BE PLACED 12" FROM WALL END (HOLDDOWN BOLTS DO NOT CONTRIBUTE).
20. POSTS:
   a. SAWN LUMBER BEAMS:
      - (3) 2x4, OR BEAM WIDTH (WHICHEVER IS GREATER) U.N.O.
   b. ML AND PARALLAM BEAMS:
      - SUPPORT BEAMS ON (2) 2x4 STUDS PER 1 3/4" OF BEAM WIDTH U.N.O.
      - EXTEND POSTS DOWN TO CONCRETE, PROVIDE TRANSFER BLOCKING AT POST AT EACH FLOOR PLIES OF B.U. POSTS SHALL BE NAILED AS FOLLOWS: 2x4 - 3 1/2" NAILS @ 8" O.C. STAGGERED
21. LINTELS OVER WINDOWS AND DOORS SHALL BE:
   a. (2) 2x10 U.N.O.
   b. LINTELS AT EXTERIOR WALLS SHALL TYPICALLY BE SUPPORTED ON (3) 2x6 STUDS AT EA. END (2 CRIPPLES & 1 FULL HEIGHT) EXCEPT AS SHOWN ON THE DRAWINGS. PARALLAM LINTELS SHALL BE SUPPORTED ON POSTS AS SPECIFIED IN POST SECTION OF THESE NOTES.
22. SHEAR WALLS:
   a. 0.131" SEISMIC GUN NAILS MAY BE SUBSTITUTED FOR SPECIFIED 2 1/2" (8d) NAILS.
   b. ALL SHEET EDGES SHALL BE BLOCKED WITH 2" NOMINAL BLOCKING.
   c. SHEARWALL SILL PLATES SHALL BE BOLTED TO CONCRETE WITH 5/8" DIA. HILTI KWIK BOLTS @ 32" O.C. BOLTS SHALL BE DRILLED A MIN. 4" INTO FOUNDATION, FIRST BOLT SHALL BE PLACED 12" FROM WALL END (HOLDDOWN BOLTS DO NOT CONTRIBUTE).

SHOP DRAWING AND FIELD REVIEW NOTES

1. THE GENERAL CONTRACTOR SHALL ASSURE THAT ALL SHOP DRAWINGS REQUIRING REVIEW BY THE STRUCTURAL ENGINEER SHALL BE SUBMITTED TO THE ENGINEER TOTALLY COMPLETE.
2. WAINWRIGHT ENGINEERING WILL REVIEW SHOP DRAWINGS PERTAINING TO THE WORK SHOWN ON WAINWRIGHT ENGINEERING'S DRAWINGS. THE EXTENT OF THIS REVIEW IS AT THE SOLE DISCRETION OF WAINWRIGHT ENGINEERING'S ENGINEER AND IS FOR THE SOLE PURPOSE OF ASCERTAINING GENERAL CONFORMANCE WITH THE DETAILS AND DIMENSIONS INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.
3. WAINWRIGHT ENGINEERING WILL NOT BE REVIEWING THE FOLLOWING TYPES OF SHOP DRAWINGS. THESE COMPONENTS/ITEMS ARE CONSIDERED BUILDABLE FROM THESES STRUCTURAL DRAWINGS AND SUPPLEMENTARY LAYOUT DRAWINGS AND/OR ALTERNATIVE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
   A. PRE-MANUFACTURED FRAMING PANELS FOR WALLS AND/OR FLOORS.
   B. CONCRETE REINFORCING STEEL.
   C. NON-STRUCTURAL ELEMENTS.
4. IT IS RESPONSIBILITY OF THE CONTRACTOR AND SHOP DRAWING SUPPLIER TO HIGHLIGHT AND BRING TO WAINWRIGHT ENGINEERING'S ATTENTION ANY LOADS OR DESIGN FORCES WHICH MAY AFFECT THE PRIMARY STRUCTURAL SYSTEM.

SCOPE OF FIELD REVIEW NOTES

1. PROVIDE A MINIMUM OF FOUR WORKING DAYS NOTICE TO THE ENGINEER FOR ROUTINE FIELD REVIEWS. FIELD REVIEWS REQUIRED BUT NOT LIMITED TO THE FOLLOWING:
   A. ALL REINFORCING STEEL PRIOR TO EACH CONCRETE POUR.
   B. EXTERIOR PLYWOOD SHEATHING AND SEISMIC HOLDDOWNS PRIOR TO INSTALLING EXTERIOR BUILDING PAPER (THIS APPLIES TO BOTH ROOF AND WALLS).
   C. ALL WOOD FRAMING PRIOR TO CONCEALMENT BY INSULATION, VAPOR BARRIER, GWB AND/OR PLYWOOD. FRAMING SHALL BE 100% COMPLETED AND SHALL BE REVIEWED PRIOR TO INSTALLING ELECTRICAL, PLUMBING AND HVAC.
2. THE TRUSS SUPPLIER'S ENGINEER IS RESPONSIBLE FOR PROVIDING FIELD REVIEW OF ROOF TRUSSES AND PROVIDING WAINWRIGHT ENGINEERING WITH COMPLETE SCHEDULES SB & SC.
3. WAINWRIGHT ENGINEERING PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE STRUCTURAL DRAWINGS. THIS REVIEW IS NOT A "FULL TIME" REVIEW BUT IS A PERIODIC REVIEW AT THE SOLE DISCRETION OF WAINWRIGHT ENGINEERING'S ENGINEER(S) IN ORDER TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY WAINWRIGHT ENGINEERING. FIELD REVIEW BY WAINWRIGHT ENGINEERING IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE WAINWRIGHT ENGINEERING GUARANTORS OF THE CONTRACTORS WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. WAINWRIGHT ENGINEERING 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.
4. ADDITIONAL FIELD REVIEWS MAY BE CONDUCTED IF MAJOR DEFICIENCIES ARE IDENTIFIED, OR IF THE SITE IS DETERMINED BY WAINWRIGHT ENGINEERING LTD. TO BE INSUFFICIENTLY PREPARED FOR THE SCHEDULED FIELD REVIEW. ANY FIELD REVIEWS BEYOND THE MINIMUM NOTED ABOVE SHALL BE COMPLETED AT THE CLIENT'S EXPENSE AND BILLED IN ACCORDANCE WITH WAINWRIGHT ENGINEERING LTD.'S PREVAILING HOURLY RATES.
5. WHERE STRUCTURAL ELEMENTS HAVE BEEN CONCEALED, COVERED, OR OTHERWISE RENDERED INACCESSIBLE SUCH THAT WAINWRIGHT ENGINEERING LTD. IS UNABLE TO VISUALLY VERIFY COMPLIANCE, THE CLIENT SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH EXPOSING THE STRUCTURAL COMPONENTS AND FOR ANY ADDITIONAL FIELD REVIEWS REQUIRED AS A RESULT.

STRUCTURAL ENGINEERS

WAINWRIGHT ENGINEERING

STRUCTURAL ENGINEERING SERVICES

SLOCAN, BC. 250-469-3619

SEAL

DRAWN BY:

KIMBERLY JOINES
DRAFTING SERVICES

kjdraftingservices@gmail.com

REFERENCE DRAWINGS

DSND BY: JW	DWN BY: KJ	CHKD BY: JW

REV NO.	DATE (yy / mm / dd)	ISSUE
0	26 / 09 / 30	REVIEW

THE CLIENT/CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO WAINWRIGHT ENGINEERINGS AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK

CLIENT

VILLAGE OF NEW DENVER

PROJECT TITLE

CARPORT

NEW DENVER, BC.

DRAWING TITLE

GENERAL NOTES

PROJECT FILE NO.

P26053

DWG NO: S0

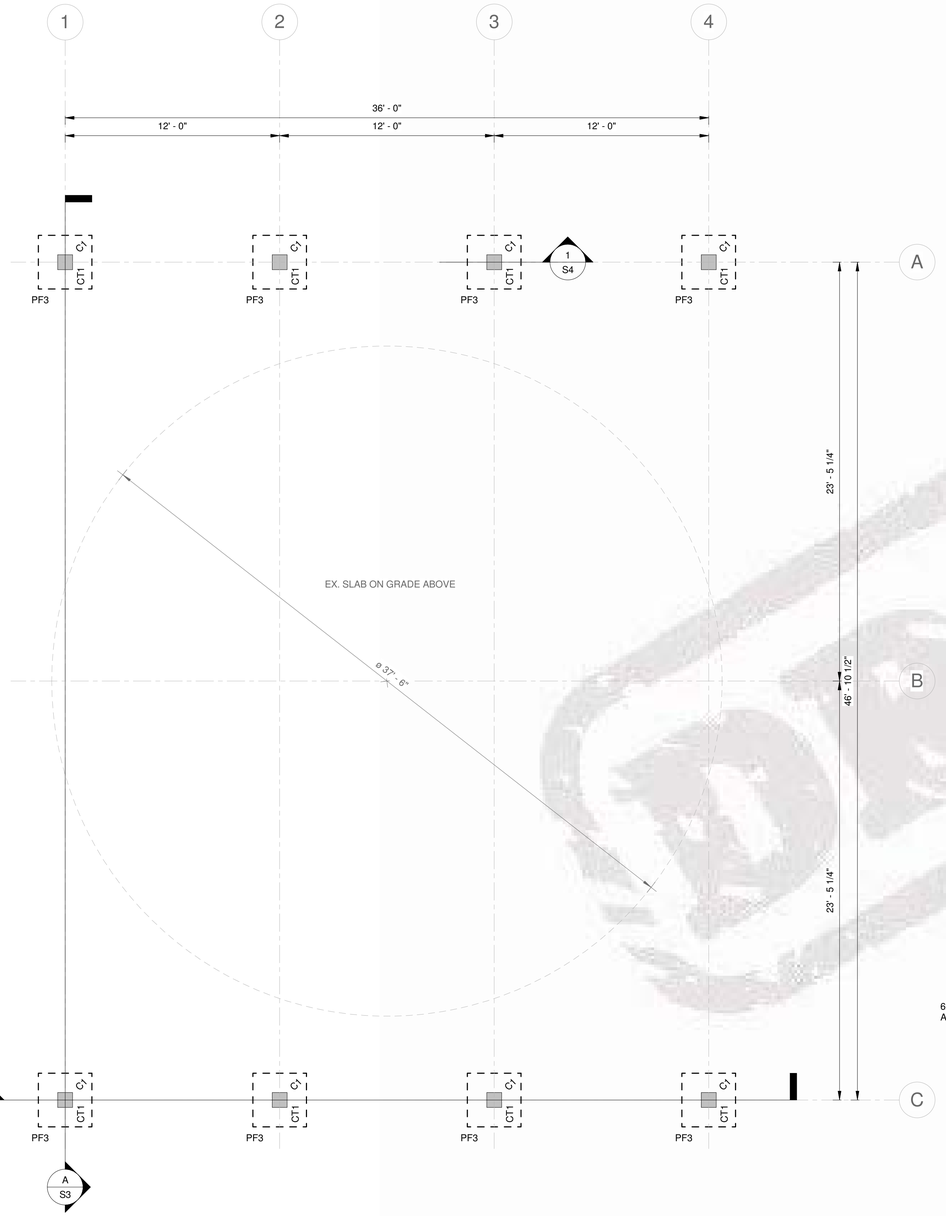
REVISION NO. 0

FOOTING SCHEDULE		
MARK	DESCRIPTION	REINFORCING
PF3	36" x 36" x 10" PAD FOOTING	15M @ MAX 12" O.C. E.W., (4) 15M VERTS

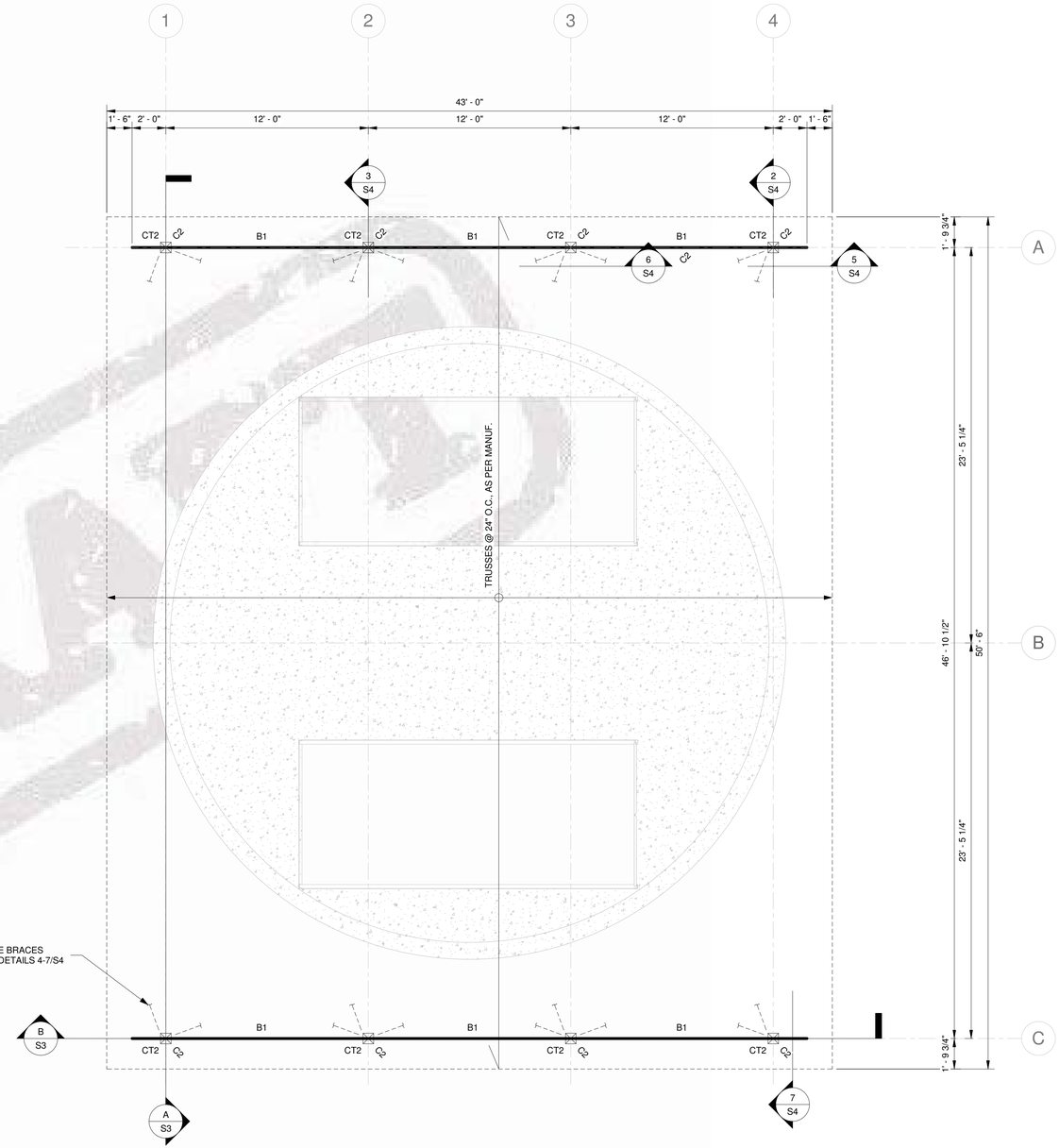
COLUMN SCHEDULE	
MARK	DESCRIPTION
C1	10" x 10" CAST-IN-PLACE PIERS
C2	8x8 D.FIR NO.1/NO.2 GRADE

BEAM SCHEDULE	
MARK	DESCRIPTION
B1	191 x 292 D.FIR-L NO.1 GRADE.

CONNECTION SCHEDULE	
MARK	DESCRIPTION
CT1	SIMPSON CBGT88s
CT2	SIMPSON APTV6



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



GROUND LEVEL PLAN
1/4" = 1'-0"

STRUCTURAL ENGINEERS

WAINWRIGHT ENGINEERING

STRUCTURAL ENGINEERING SERVICES

SLOCAN, BC. 250-469-3619

SEAL

DRAWN BY:

KIMBERLY JOINES
DRAFTING SERVICES

kjdraftingservices@gmail.com

REFERENCE DRAWINGS

DSND BY: JW	DWN BY: KJ	CHKD BY: JW

REV NO.	DATE (yy / mm / dd)	ISSUE
0	26 / 09 / 30	REVIEW

THE CLIENT/CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO WAINWRIGHT ENGINEERINGS AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK

CLIENT

VILLAGE OF NEW DENVER

PROJECT TITLE

CARPORT

NEW DENVER, BC.

DRAWING TITLE

FOUNDATION AND GROUND LEVEL PLAN

PROJECT FILE NO.

P26053

DWG NO: S1

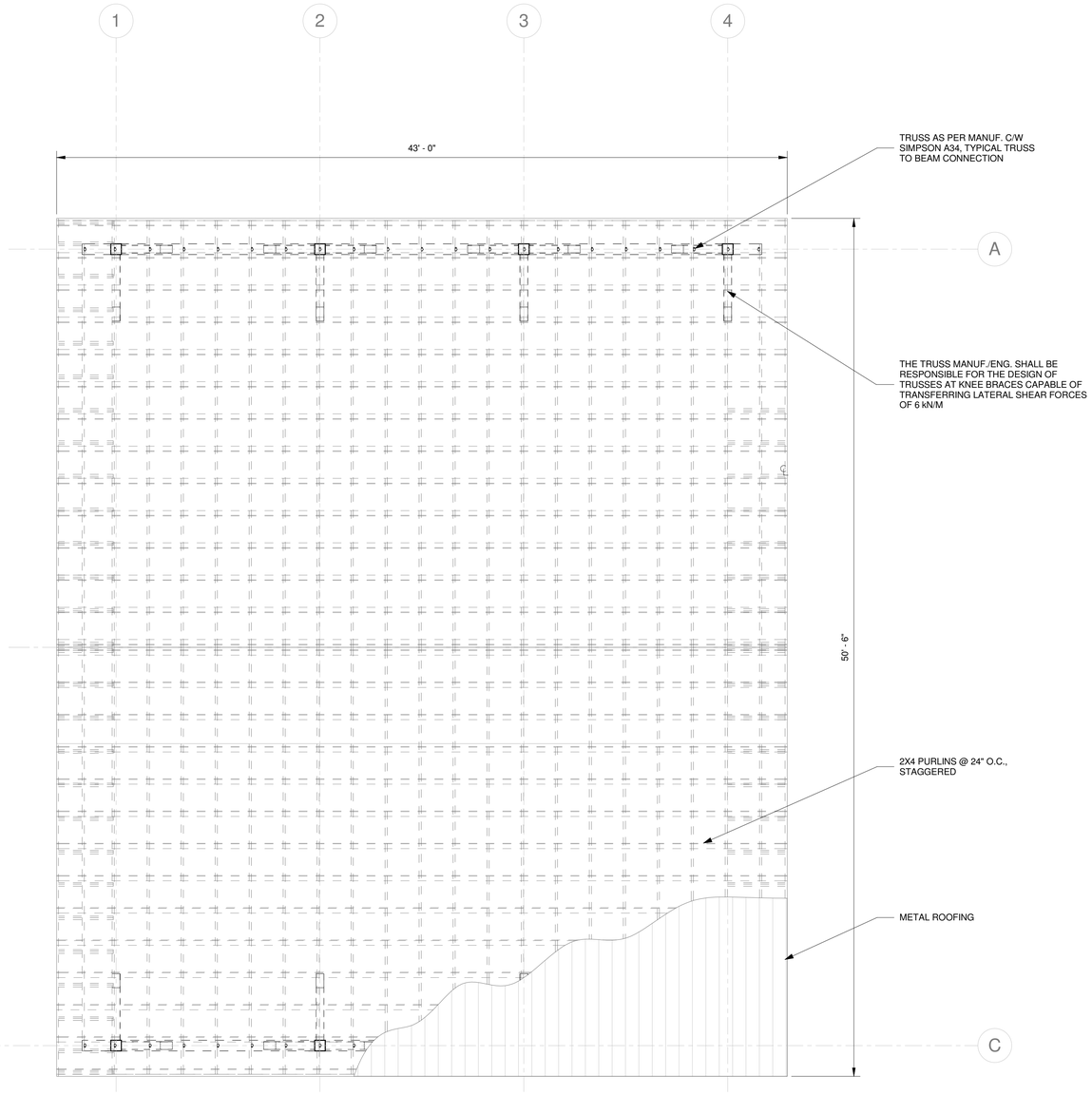
REVISION NO. 0

FOOTING SCHEDULE		
MARK	DESCRIPTION	REINFORCING
PF3	36" x 36" x 10" PAD FOOTING	15M @ MAX 12" O.C. E.W., (4) 15M VERTS

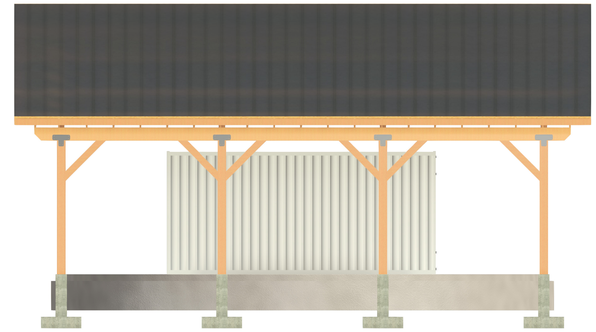
COLUMN SCHEDULE	
MARK	DESCRIPTION
C1	10" x 10" CAST-IN-PLACE PIERS
C2	8x8 D.FIR NO.1/NO.2 GRADE

BEAM SCHEDULE	
MARK	DESCRIPTION
B1	191 x 292 D.FIR-L NO.1 GRADE.

CONNECTION SCHEDULE	
MARK	DESCRIPTION
CT1	SIMPSON CBGT88s
CT2	SIMPSON APTV6



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



ISO VIEW (SIDE)



ISO VIEW (FRONT)



ISO VIEW

DRAFT

STRUCTURAL ENGINEERS

WAINWRIGHT ENGINEERING

STRUCTURAL ENGINEERING SERVICES

SLOCAN, BC. 250-469-3619

SEAL

DRAWN BY:

KIMBERLY JOINES
DRAFTING SERVICES

kjdraftingservices@gmail.com

REFERENCE DRAWINGS

DSND BY: JW	DWN BY: KJ	CHKD BY: JW

REV NO.	DATE (yy / mm / dd)	ISSUE
0	26 / 09 / 30	REVIEW

THE CLIENT/CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO WAINWRIGHT ENGINEERINGS AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK

CLIENT

VILLAGE OF NEW DENVER

PROJECT TITLE

CARPORT

NEW DENVER, BC.

DRAWING TITLE

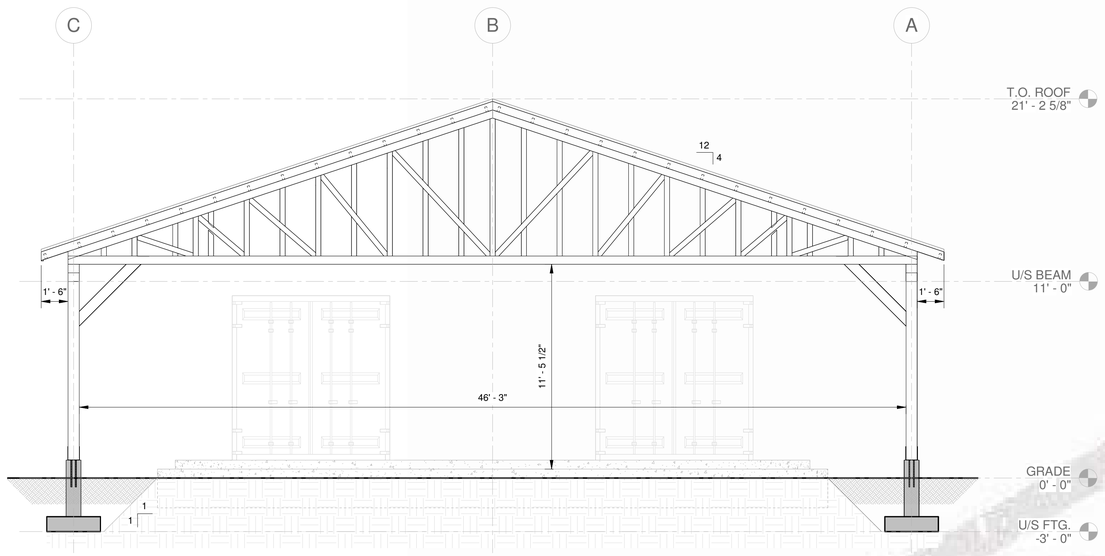
ROOF PLAN AND ISO VIEWS

PROJECT FILE NO.

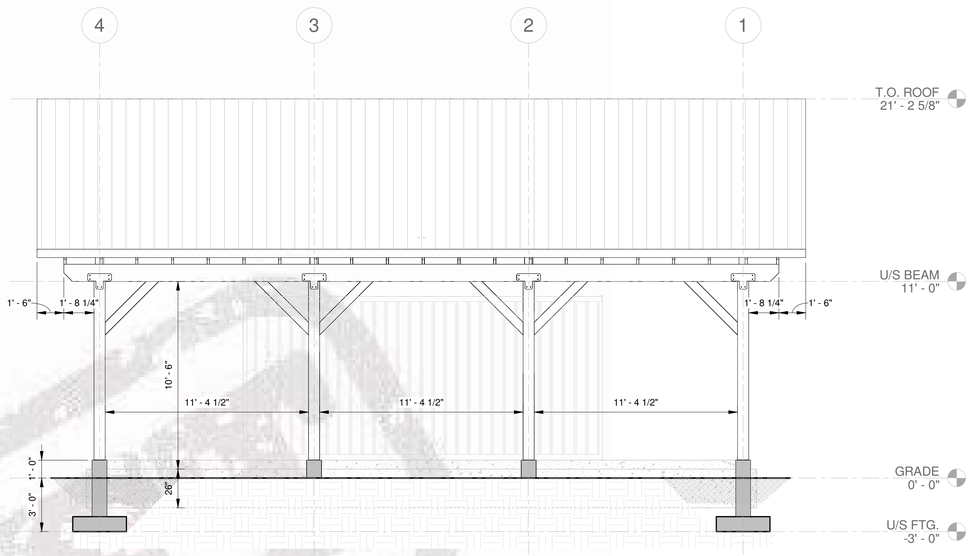
P26053

DWG NO: S2

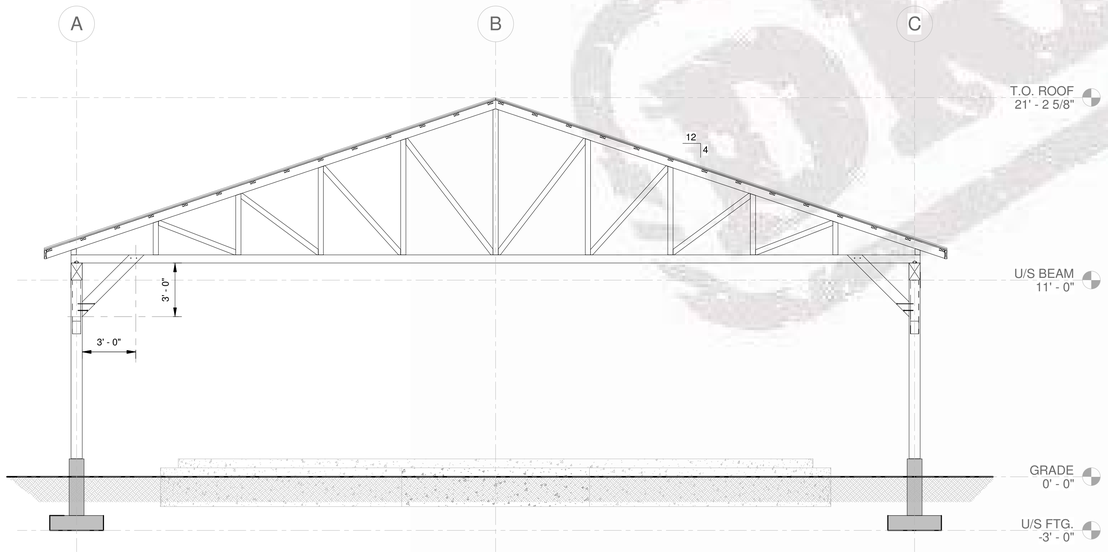
REVISION NO. 0



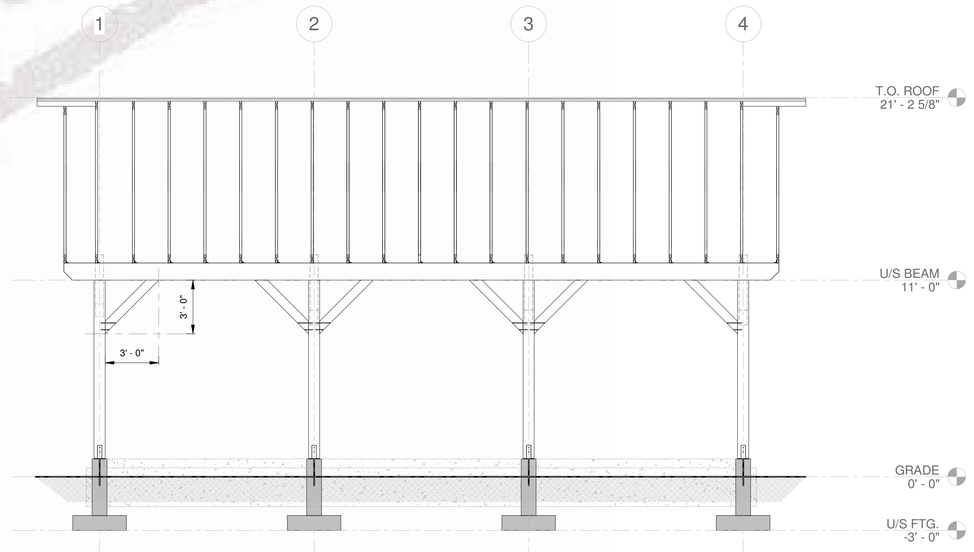
EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



BUILDING SECTION A
1/4" = 1'-0"



BUILDING SECTION B
1/4" = 1'-0"

STRUCTURAL ENGINEERS

WAINWRIGHT ENGINEERING

STRUCTURAL ENGINEERING SERVICES

SLOCAN, BC. 250-469-3619

SEAL

DRAWN BY:

KIMBERLY JOINES
DRAFTING SERVICES

kjdraftingservices@gmail.com

REFERENCE DRAWINGS

DSND BY: JW	DWN BY: KJ	CHKD BY: JW

REV NO.	DATE (yy / mm / dd)	ISSUE
0	26 / 09 / 30	REVIEW

THE CLIENT/CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO WAINWRIGHT ENGINEERINGS AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK

CLIENT

VILLAGE OF NEW DENVER

PROJECT TITLE

CARPORT

NEW DENVER, BC.

DRAWING TITLE

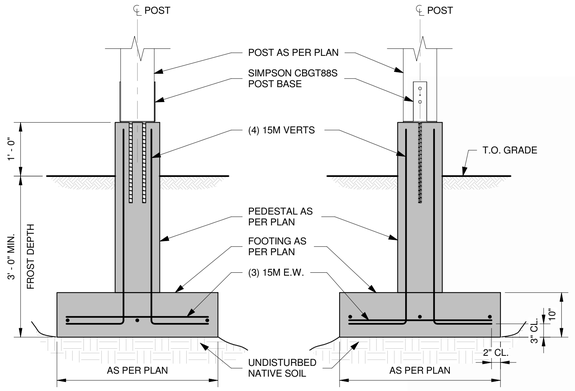
ELEVATIONS & SECTIONS

PROJECT FILE NO.

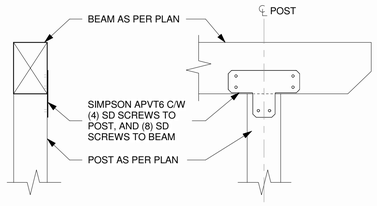
P26053

DWG NO: S3

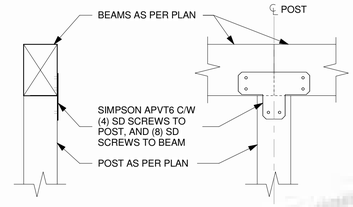
REVISION NO. 0



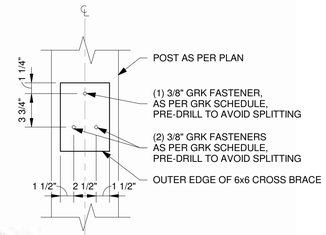
PAD FOOTING DETAIL
3/4" = 1'-0"
1 S1



POST TO BEAM DETAIL
3/4" = 1'-0"
2 S1



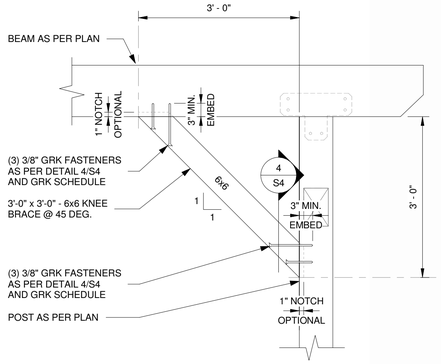
POST TO BEAM DETAIL 2
3/4" = 1'-0"
3 S1



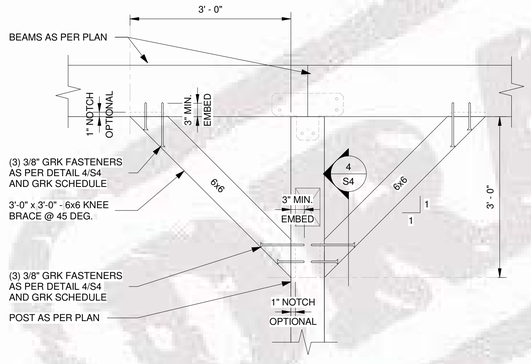
KB FASTENER LAYOUT @ POSTS
1 1/2" = 1'-0"
4 S4

GRK SCHEDULE	
SIZE	DESCRIPTION
THREAD DIA. (IN.)	LENGTH (IN.)
3/8	3.125
	4
	5.125
	6
	7.25
	8
	10
	12
	14.125
	16
5/16	2.5
	2.75
	3.125
	3.5
	4
	5.125
	6

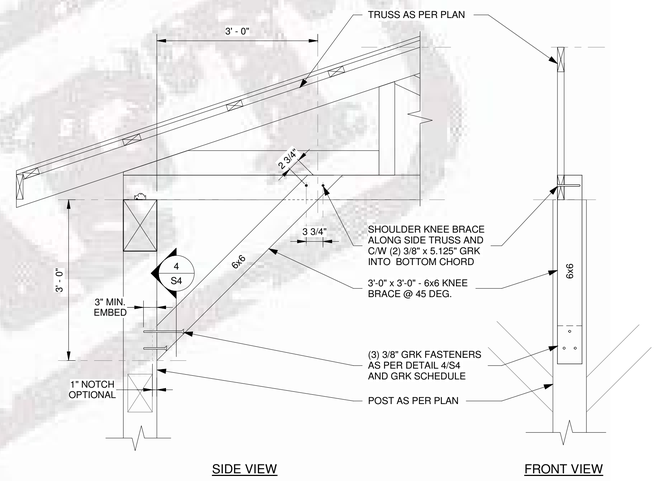
*SELECT LENGTH THAT PROVIDES MIN. 3" EMBED INTO POST AND/OR BEAM MEMBER, U.N.O. AND MIN 1.5" OF WOOD SIDE MEMBER THICKNESS



KNEE BRACE DETAIL GL A&B
3/4" = 1'-0"
5 S1



KNEE BRACE DETAIL GL A&B
3/4" = 1'-0"
6 S1



SHOULDERED KNEE BRACE DETAIL
3/4" = 1'-0"
7 S1

STRUCTURAL ENGINEERS

WAINWRIGHT ENGINEERING

STRUCTURAL ENGINEERING SERVICES

SLOCAN, BC. 250-469-3619

SEAL

DRAWN BY:

KIMBERLY JOINES
DRAFTING SERVICES

kjdraftingservices@gmail.com

REFERENCE DRAWINGS

DSND BY: JW	DWN BY: KJ	CHKD BY: JW

REV NO.	DATE (yy / mm / dd)	ISSUE
0	26 / 09 / 30	REVIEW

THE CLIENT/CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO WAINWRIGHT ENGINEERINGS AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK

CLIENT

VILLAGE OF NEW DENVER

PROJECT TITLE

CARPORT

NEW DENVER, BC.

DRAWING TITLE

DETAILS

PROJECT FILE NO.

P26053

DWG NO: S4

REVISION NO. 0