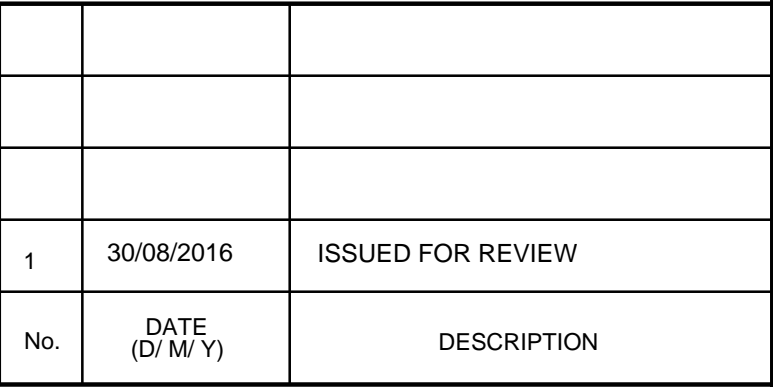


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The logo for Luiz Leon & Associates Ltd. features the company name in a bold, serif font. To the right of the name is a stylized graphic consisting of two vertical bars of different heights, with the shorter bar on the left and the taller bar on the right. Below the company name, the text 'consulting structural engineers' is written in a smaller, italicized serif font. At the bottom of the advertisement, a black horizontal bar contains the company's address, telephone, fax, and email information in white text.

CLIENT:

SEAL	DRAWN H.D.
	DESIGNED R.W.
	CHECKED L.G.L.
	DATE AUG. 30, 2016

PROJECT	DRAWING NUMBER	REV.
2016-	S1	

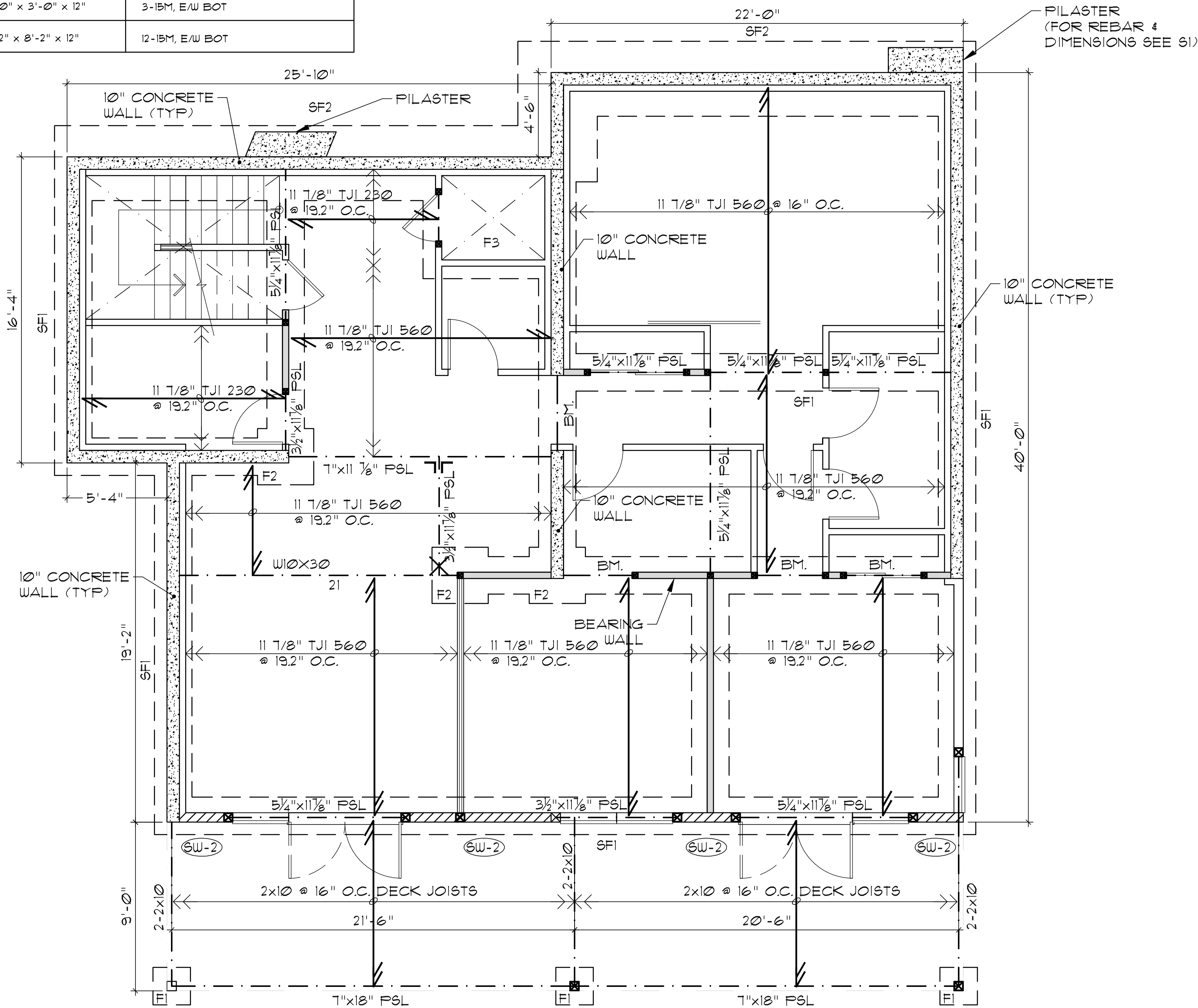
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FOOTING SCHEDULE		
PAD FOOTINGS: 3000 F8F		
STRIP FOOTINGS: 3000 F8F		
NO.	SIZE	REINFORCING
6F1	24" x 12"	2-15M, CONT. BOT. SEE DETAIL
6F2	4'-0" x 12"	4-15M LONG CONT. & 15M @12" OC Trans. BOT
F1	2'-0" x 2'-0" x 12"	3-15M, E/W BOT
F2	3'-0" x 3'-0" x 12"	3-15M, E/W BOT
F3	7'-2" x 8'-2" x 12"	12-15M, E/W BOT

SHEARWALL SCHEDULE		CONNECTION OF WALL BOTTOM PLATE TO FLOOR	CONNECTION OF FLOOR TO WALL TOP PLATE
SW-1	1/2" PLYWOOD UNBLOCKED 25" NAILS @ 3" O.C. AT EDGE & 12" O.C. IN FIELD	3/8" DIA. ANCHOR BOLTS @ 32" O.C.	2-3" NAILS PER STUD SPACE
SW-2	1/2" PLYWOOD BLOCKED 25" NAILS @ 3" O.C. AT EDGE & 6" O.C. IN FIELD	3/8" DIA. ANCHOR BOLTS @ 16" O.C.	6-3" NAILS PER STUD SPACE
			SIMPSON 44 SHEAR CLIPS @ EACH JOIST & 3" TOE NAILS @ 6" O.C. TO BOX JOIST



FINISHED  
BASEMENT FLOOR PLAN

FLOOR AREA : 1,694 S.F.

1	30/08/2016	ISSUED FOR REVIEW
No.	DATE (D/M/Y)	DESCRIPTION

**luiz leon**  
& associates ltd.   
consulting structural engineers

#205 - 15272 CROYDON DRIVE TEL: (604) 535-7300  
SURREY, B.C. FAX: (604) 535-7311  
CANADA V3Z 0Z5 EMAIL: info@leoneng.ca

PROJECT:

4STOREYS

13048 - 13TH AVE

CLIENT:

DRAWING TITLE:

BASEMENT FLOOR PLAN

SEAL	DRAWN	H.D.
	DESIGNED	R.W.
	CHECKED	L.G.L.
	DATE	AUG. 30, 2016

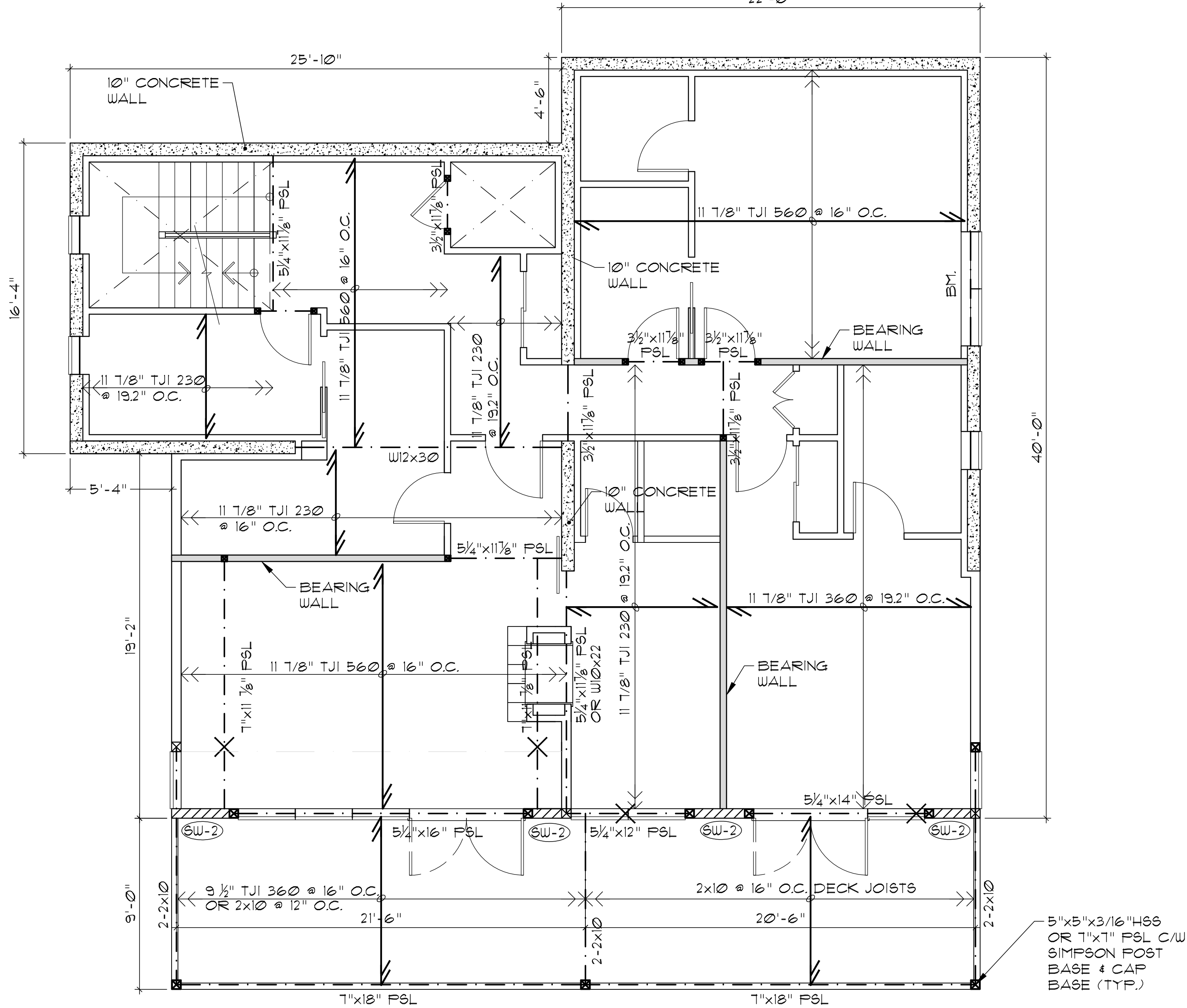
PROJECT	DRAWING NUMBER	REV.
2016-	52	

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SHEARWALL SCHEDULE			CONNECTION OF WALL BOTTOM PLATE TO FLOOR	CONNECTION OF FLOOR TO WALL TOP PLATE
SW-1	1/2" PLYWOOD UNBLOCKED 2 1/2" NAILS @ 3" O.C. AT EDGE & 12" O.C. IN FIELD	3/8" DIA. ANCHOR BOLTS @ 32" O.C.	2-3" NAILS PER STUD SPACE	3" TOE NAILS @ 12" O.C. TO BOX JOIST
SW-2	1/2" PLYWOOD BLOCKED 2 1/2" NAILS @ 3" O.C. AT EDGE & 6" O.C. IN FIELD	3/8" DIA. ANCHOR BOLTS @ 16" O.C.	6-3" NAILS PER STUD SPACE	SIMPSON HI SHEAR CLIPS @ EACH JOIST & 3" TOE NAILS @ 6" O.C. TO BOX JOIST



2ND LEVEL FLOOR PLAN

FLOOR AREA : 1,694 S.F.

1	30/08/2016	ISSUED FOR REVIEW
No.	DATE (D/M/Y)	DESCRIPTION

**luiz leon & associates ltd.**   
*consulting structural engineers*

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PROJECT:

4STOREYS

13048 - 13TH AVE

CLIENT:

DRAWING TITLE:

2ND FLOOR PLAN

SEAL	DRAWN	H.D.
	DESIGNED	R.W.
	CHECKED	L.G.L.
	DATE	AUG. 30, 2016

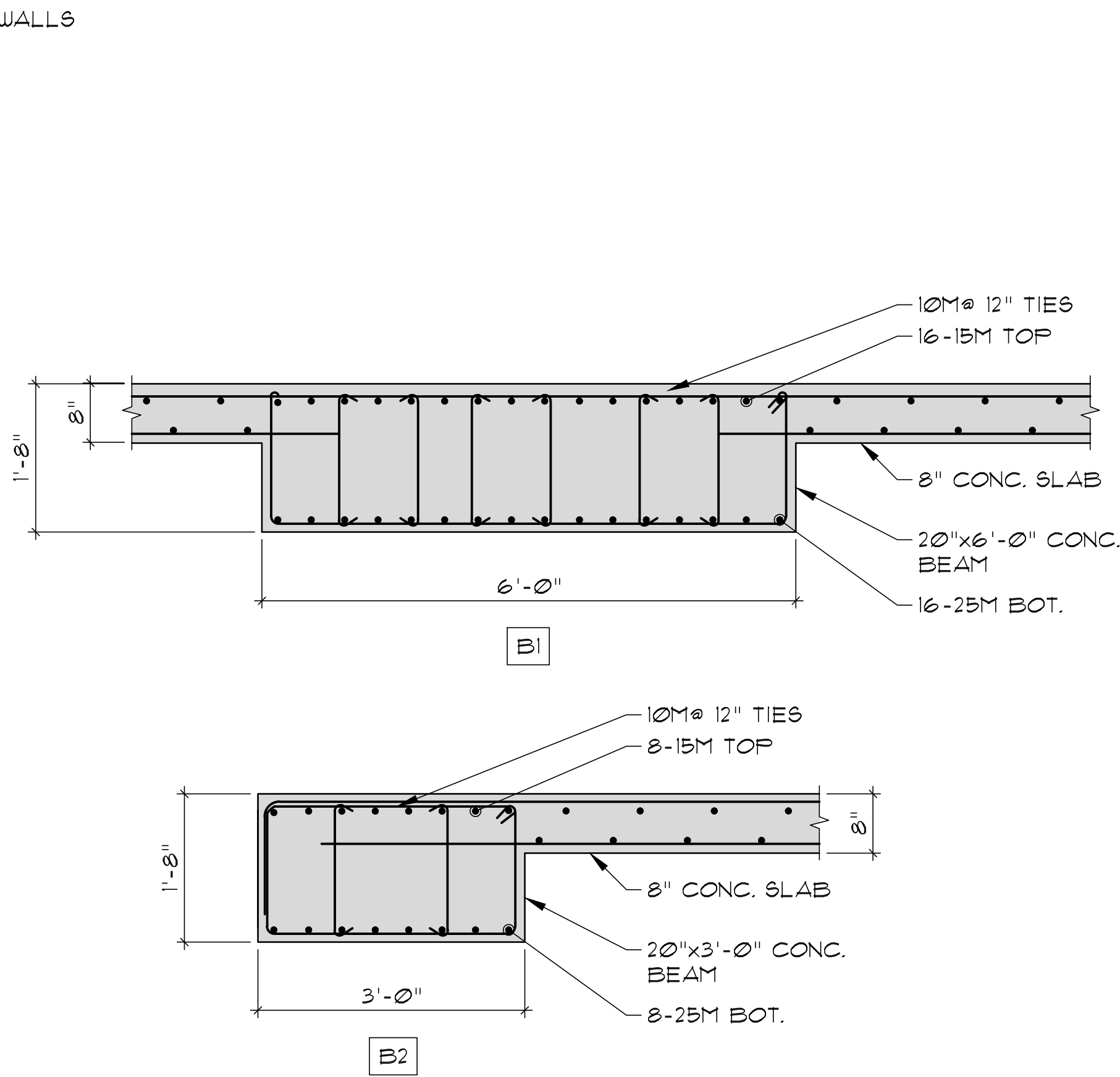
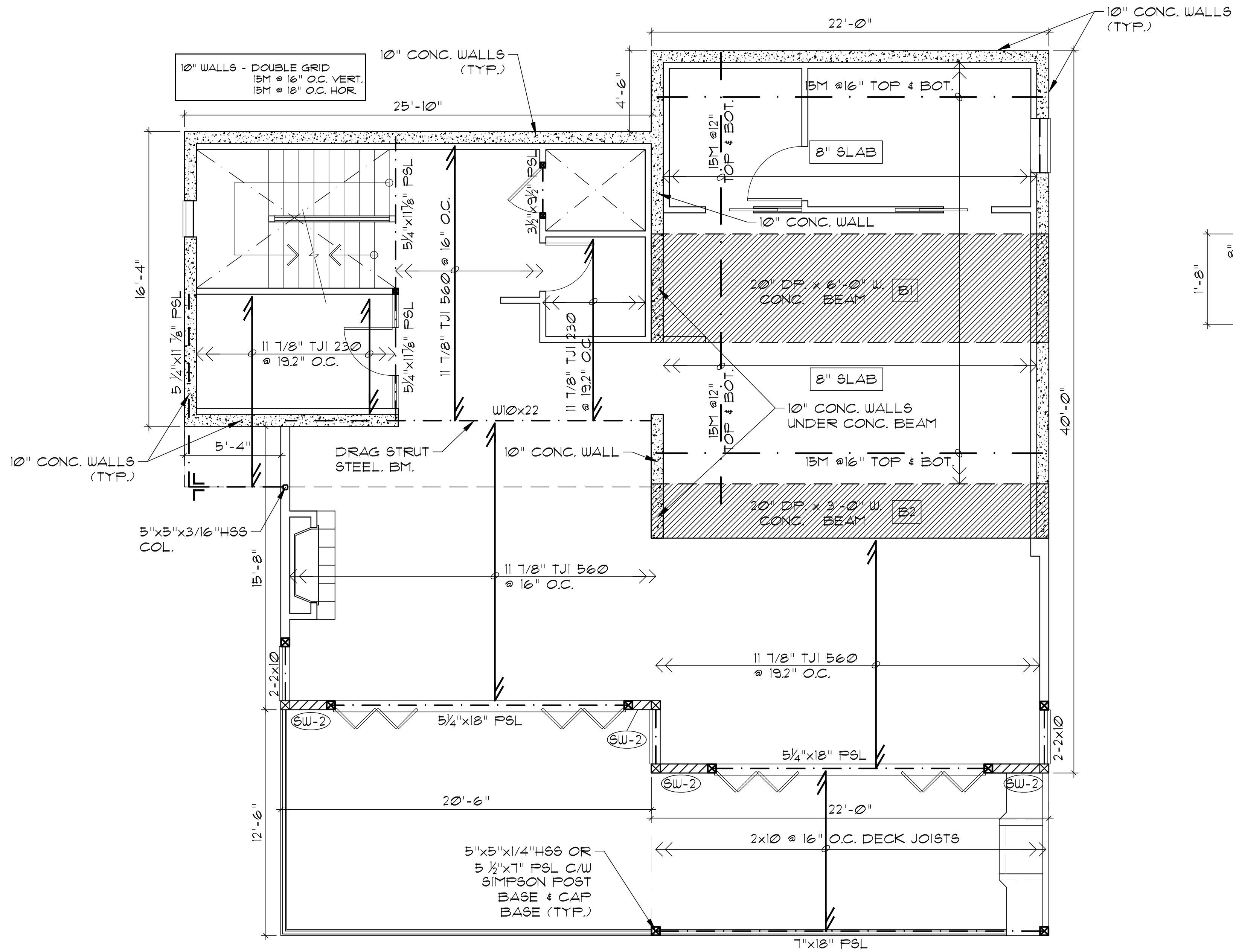
PROJECT	DRAWING NUMBER	REV.
2016-	33	

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SHEARWALL SCHEDULE		CONNECTION OF WALL BOTTOM PLATE TO FLOOR	CONNECTION OF FLOOR TO WALL TOP PLATE
SW-1	1/2" FLYWOOD UNBLOCKED 2 1/2" NAILS @ 3" O.C. AT EDGE & 12" O.C. IN FIELD	3/4" DIA. ANCHOR BOLTS @ 32" O.C.	2-3" NAILS PER STUD SPACE
SW-2	1/2" FLYWOOD BLOCKED 2 1/2" NAILS @ 3" O.C. AT EDGE & 6" O.C. IN FIELD	3/4" DIA. ANCHOR BOLTS @ 16" O.C.	SIMPSON HI SHEAR CLIPS @ EACH JOIST & 3" TOE NAILS @ 6" O.C. TO BOX JOIST



3RD LEVEL FLOOR PLAN

FLOOR AREA : 1,623 S.F.

1	30/08/2016	ISSUED FOR REVIEW
No.	DATE (D/M/Y)	DESCRIPTION

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**PROJECT:**  
4STOREYS  
13048 - 13TH AVE

**CLIENT:**

**DRAWING TITLE:**  
3RD FLOOR PLAN

SEAL	DRAWN	H.D.
	DESIGNED	R.W.
	CHECKED	L.G.L.
	DATE	AUG. 30, 2016

PROJECT	DRAWING NUMBER	REV.
2016-	34	

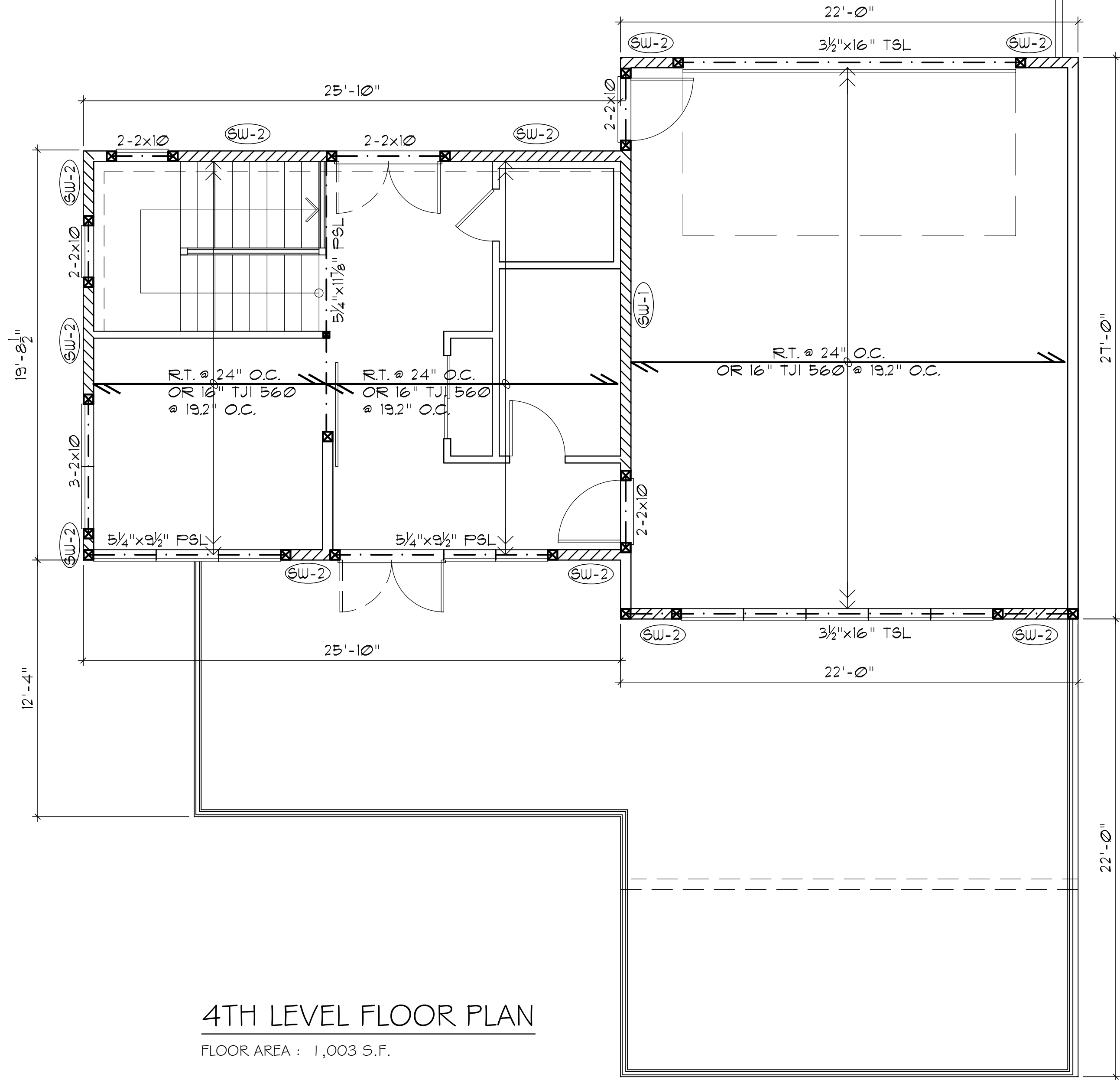
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DESIGN LOADS
ROOF: (PART-4) COMMERCIAL-4 STOREYS S = 46.4 PSF DL = 20.0 PSF

SHEARWALL SCHEDULE		CONNECTION OF WALL BOTTOM FLATE TO FLOOR	CONNECTION OF FLOOR TO WALL TOP FLATE
SW-1	1/2" PLYWOOD UNBLOCKED 2 1/2" NAILS @ 3" O.C. AT EDGE & 12" O.C. IN FIELD	3/8" DIA. ANCHOR BOLTS @ 32" O.C.	3" TOE NAILS @ 12" O.C. TO BOX JOIST
SW-2	1/2" PLYWOOD BLOCKED 2 1/2" NAILS @ 3" O.C. AT EDGE & 6" O.C. IN FIELD	3/8" DIA. ANCHOR BOLTS @ 16" O.C.	SIMPSON HI SHEAR CLIPS @ EACH JOIST & 3" TOE NAILS @ 6" O.C. TO BOX JOIST



4TH LEVEL FLOOR PLAN  
FLOOR AREA : 1,003 S.F.

1	30/08/2016	ISSUED FOR REVIEW
No.	DATE (D/ M/ Y)	DESCRIPTION

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& associates ltd.

consulting structural engineers

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PROJECT:  
4STOREYS  
  
13048 - 13TH AVE

CLIENT:

DRAWING TITLE:  
  
4TH FLOOR PLAN

SEAL	DRAWN H.D.	
	DESIGNED R.W.	
	CHECKED L.G.L.	
	DATE AUG. 30, 2016	
PROJECT 2016-	DRAWING NUMBER 65	REV.