

April 19, 2023

FOI No: 2023-31

VIA E-MAIL – **Redacted S. 22**

Redacted S. 22

Dear **Redacted S. 22**,

Re: Request for Records
Freedom of Information and Protection of Privacy Act

The City of White Rock has reviewed your request for access to the following records pursuant to the Freedom of Information and Protection of Privacy Act (the “Act”):

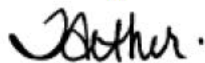
- *Copies of Building Permits: September 4th, 2014 - Structural work unit 104 and Unit 204 for – 820 Habgood Street*

Access to these records is available. However, some of the information in the records is excepted from the disclosure requirements of the Act. I have severed the excepted information so that I could disclose to you the remaining information as attached. At your request, hard copies will be sent via regular mail.

The severed information is excepted from disclosure under section 22 of the Act. Severing under section 22 is necessary to avoid disclosing third-party personal information without permission.

Please contact our office if you have any questions or concerns.

Sincerely,



Tracey Arthur
Director of Corporate Administration

Corporate Administration
P: 604.541.2212 | F: 604.541.9348

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner
3rd Floor, 756 Fort Street
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

city copy

THE CORPORATION OF THE CITY OF WHITE ROCK BUILDING PERMIT



DATE OF ISSUANCE: **X** *Sept 4/14* BUILDING PERMIT No: **14-128**
 ROLL No:
 PROJECT ADDRESS: **820 Habgood St - units 104, 204**
 LEGAL DESCRIPTION: **LMS 56**
 ZONE: **RM-2**
 OCCUPANCY: **Residential Suite**
 REGISTERED SUITE: **NO**

DESCRIPTION OF PROJECT:
Replace Structural beams
 OWNER: **LMS 56**
 OWNER'S ADDRESS: **Villa Dardanelles Redacted S. 22**
 AUTHORIZED AGENT: **Peninsula Strata Management Rory Corneille 604 385-2242**
 BUILDER:
 ARCHITECT ON RECORD: **N/A**
 ENGINEER ON RECORD: **Luiz Leon Structural Engineer 604 535-7300**
X **S. 22**
 Owner or Authorized Agent Building Official

B.C.B.C. 1.1.2.4 Responsibility of Owner

1) Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

THE CORPORATION OF THE CITY OF WHITE ROCK INSPECTION INFORMATION

MAX. PERMITTED HEIGHT: **N/A** ANGLE OF CONTAINMENT: **N/A**

HEIGHT:

BOARD OF VARIANCE APPROVED: YES NO
 TREE PROTECTION AREA: YES NO
 STRUCTURAL ENGINEER ON PROJECT: YES NO
 GEOTECHNICAL ENGINEER ON PROJECT: YES NO
 FORM SURVEY PLAN RECEIVED: YES NO
 REGISTERED SUITE APPROVED: YES NO

Project Value:	Permit Fee:	Microfiche Fee:	Inspection fee:	Square Footage:	Total:
\$20,000.00	\$249.50	\$	\$		\$249.50

REMARKS:

All construction to comply with the 2012 BC Building Code.

The review of these plans shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.

OCCUPANCY / FINAL GRANTED: *Feb 19/2015.* Date:



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

Phone: 604-541-2136 • Fax: 604-541-2153 • www.whiterockcity.ca

Monitoring Report

Date: Feb 19 / 15
Permit #: 14128

Property Address: 820 Habgood St.

Coordinating Registered Professional: L. Leon struct Eng.

Owner / Contractor: LMS 56 Dardanelles.

Stage of Work: final.

schedule C received from
struct Eng.

final inspection - approved.

Building Official: _____

Note: The City of White Rock has relied on the Registered Design Professional for the design, field review and certification in the prescribed Schedules as adopted by the B.C. Building Code for this project, subject to Section 290 of the Local Government Act and City of White Rock Building Bylaw.

BRITISH COLUMBIA BUILDING CODE 2012

SCHEDULE C-B

Forming Part of Subsection 2.2.7, Division C of the
British Columbia Building Code

Building Permit No.
(for authority having jurisdiction's use)

ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE

- Notes:
- (i) This letter must be submitted after completion of the project but prior to final inspection by the *authority having jurisdiction*. A separate letter must be submitted by each *registered professional of record*.
 - (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
 - (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The *authority having jurisdiction*

City of White Rock

Name of Jurisdiction (Print)

Re: Structural

Discipline (e.g. Architectural, etc.) (Print)

Balcony Beam Repair

Name of Project (Print)

#204, 820 Habgood Street White Rock

Address of Project (Print)

(Each *registered professional of record* shall complete the following:)

Luiz Leon P. Eng.

Name (Print)

Unit #205 15272 Croydon Drive

Address (Print)

Surrey, B.C. V3Z 0Z5

604-535-7300

Phone No.



February 12, 2015

Date

I hereby give assurance that

- (a) I have fulfilled my obligations for *field review* as outlined in Subsection 2.2.7, Division C of the British Columbia Building Code and in the previously submitted Schedule B, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW", and
- (b) those components of the project opposite my initials in Schedule B substantially comply in all material respects with
 - (i) the applicable requirements of the B.C. Building Code and other applicable enactments respecting safety, not including construction safety aspects, and
 - (ii) the plans and supporting documents submitted in support of the application for the *building permit*,
- (c) I am a *registered professional of record* as defined in the British Columbia Building Code.

(If the *registered professional of record* is a member of a firm, complete the following:)

I am a member of the firm Luiz Leon & Associates Ltd.

and I sign this letter on behalf of the firm.

(Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

SCHEDULE B

Forming Part of Subsection 2.2.7, Div. C of the
British Columbia Building Code

Building Permit No. _____
(for authority having jurisdiction's use)

ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW

- Notes: (i) This letter must be submitted prior to the commencement of construction activities of the components identified below. A separate letter must be submitted by each *registered professional of record*.
(ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
(iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The *authority having jurisdiction*

CITY OF WHITE ROCK

Name of Jurisdiction (Print)

Re: VILLA DARDANELLES - BALCONY RENOVATION

Name of Project (Print)

#204, 820 HABGOOD STREET, WHITE ROCK, BC

Address of Project (Print)

The undersigned hereby gives assurance that the design of the
(Initial those of the items listed below that apply to this *registered professional of record*. All the disciplines will not necessarily be employed on every project.)

- ARCHITECTURAL
- STRUCTURAL EXTERIOR BALCONY GLASS GUARDRAIL
- MECHANICAL
- PLUMBING
- FIRE SUPPRESSION SYSTEMS
- ELECTRICAL
- GEOTECHNICAL — temporary
- GEOTECHNICAL — permanent



(Professional's Seal and Signature)

FEB. 05, 2015

Date

components of the plans and supporting documents prepared by this *registered professional of record* in support of the application for the *building permit* as outlined below substantially comply with the B.C. Building Code and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during construction, as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CFA's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit No.
(for authority having jurisdiction's use)

#204, 820 HABGOOD STREET, WHITE ROCK, BC

Project Address

STRUCTURAL (GUARDRAIL)

Discipline

The undersigned also undertakes to notify the *authority having jurisdiction* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during construction.

I certify that I am a *registered professional* as defined in the British Columbia Building Code.

TONG NGO, P.ENG.

Registered Professional of Record's Name (Print)

16968 77A AVE., SURREY, BC, V4N 6L2

Address (Print)

604.372.2120

Phone No.



(Professional's Seal and Signature)

FEB. 05, 2015

Date

(If the *Registered Professional of Record* is a member of a firm, complete the following.)


I am a member of the firm
and I sign this letter on behalf of the firm.

TONG NGO ENGINEERING LTD.

(Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.



CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit No.
(for authority having jurisdiction's use)

#204, 820 HABGOOD STREET, WHITE ROCK, BC

Project Address

STRUCTURAL (GUARDRAIL)

Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

~~ARCHITECTURAL~~

- ~~1.1 Fire resisting assemblies~~
- ~~1.2 Fire separations and their continuity~~
- ~~1.3 Closures, including tightness and operation~~
- ~~1.4 Egress systems, including access to exit within suites and floor areas~~
- ~~1.5 Performance and physical safety features (guardrails, handrails, etc.)~~
- ~~1.6 Structural capacity of architectural components, including anchorage and seismic restraint~~
- ~~1.7 Sound control~~
- ~~1.8 Landscaping, screening and site grading~~
- ~~1.9 Provisions for fire fighting access~~
- ~~1.10 Access requirements for persons with disabilities~~
- ~~1.11 Elevating devices~~
- ~~1.12 Functional testing of architecturally related fire emergency systems and devices~~
- ~~1.13 Development Permit and conditions therein~~
- ~~1.14 Interior signage, including acceptable materials, dimensions and locations~~
- ~~1.15 Review of all applicable shop drawings~~
- ~~1.16 Interior and exterior finishes~~
- ~~1.17 Dampproofing and/or waterproofing of walls and slabs below grade~~
- ~~1.18 Roofing and flashings~~
- ~~1.19 Wall cladding systems~~
- ~~1.20 Condensation control and cavity ventilation~~
- ~~1.21 Exterior glazing~~
- ~~1.22 Integration of building envelope components~~
- ~~1.23 Environmental separation requirements (Part 5)~~
- ~~1.24 Building Envelope, Part 10/ASHRAE Requirements~~

~~STRUCTURAL~~

- ~~2.1 Structural capacity of structural components of the building, including anchorage and seismic restraint~~
- ~~2.2 Structural aspects of deep foundations~~
- ~~2.3 Review of all applicable shop drawings~~
- ~~2.4 Structural aspects of unbonded post-tensioned concrete design and construction~~

~~MECHANICAL~~

- ~~3.1 HVAC systems and devices, including high building requirements where applicable~~
- ~~3.2 Fire dampers at required fire separations~~
- ~~3.3 Continuity of fire separations at HVAC penetrations~~
- ~~3.4 Functional testing of mechanically related fire emergency systems and devices~~
- ~~3.5 Maintenance manuals for mechanical systems~~
- ~~3.6 Structural capacity of mechanical components, including anchorage and seismic restraint~~
- ~~3.7 Review of all applicable shop drawings~~
- ~~3.8 Mechanical Systems, Part 10/ASHRAE Requirements~~



FEB. 05, 2015

Date

EXTERIOR BALCONY GLASS GUARDRAIL

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - *Continued*

Building Permit No.
(for authority having jurisdiction's use)

#204, 820 HABGOOD STREET, WHITE ROCK, BC

Project Address

STRUCTURAL (GUARDRAIL)

Discipline

PLUMBING

- 4.1 Roof *drainage systems*
- 4.2 Site and foundation *drainage systems*
- 4.3 *Plumbing systems* and devices
- 4.4 Continuity of *fire separations* at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for *plumbing systems*
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings
- 4.9 Plumbing Systems, Part 10 requirements

FIRE SUPPRESSION SYSTEMS

- 5.1 Suppression system classification for type of *occupancy*
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test-Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Freeze protection measures for fire suppression systems
- 5.14 Functional testing of fire suppression systems and devices

ELECTRICAL

- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of *fire separations* at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from *buildings* of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings
- 6.9 Electrical Systems, Part 10/ASHRAE requirements

GEOTECHNICAL — Temporary

- 7.1 *Excavation*
- 7.2 *Shoring*
- 7.3 *Underpinning*
- 7.4 Temporary construction dewatering

GEOTECHNICAL — Permanent

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep *foundations*
- 8.3 Compaction of engineered *fill*
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning



(Professional's Seal and Signature)

FEB. 05, 2015

Date

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

SCHEDULE C-B

Forming Part of Subsection 2.2.7, Division C of the
British Columbia Building Code

Building Permit No. _____
(for authority having jurisdiction's use)

ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE

- Notes:
- (i) This letter must be submitted after completion of the project but prior to final inspection by the *authority having jurisdiction*. A separate letter must be submitted by each *registered professional of record*.
 - (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
 - (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The *authority having jurisdiction*
CITY OF WHITE ROCK

Name of Jurisdiction (Print)

Re: STRUCTURAL (GUARDRAIL) EXTERIOR BALCONY GLASS GUARDRAIL

Discipline (e.g. Architectural, etc.) (Print)

VILLA DARDANELLES - BALCONY RENOVATION

Name of Project (Print)

#204, 820 HABGOOD STREET, WHITE ROCK, BC

Address of Project (Print)

(Each *registered professional of record* shall complete the following:)

TONG NGO, P.ENG.

Name (Print)

16968 77A AVENUE, SURREY,

Address (Print)

BC, V4N 6L2

604.372.2120

Phone No.



(Professional's Seal and Signature)

FEB. 05, 2015

Date

I hereby give assurance that

- (a) I have fulfilled my obligations for *field review* as outlined in Subsection 2.2.7, Division C of the British Columbia Building Code and in the previously submitted Schedule B, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW", and
- (b) those components of the project opposite my initials in Schedule B substantially comply in all material respects with
 - (i) the applicable requirements of the B.C. Building Code and other applicable enactments respecting safety, not including construction safety aspects, and
 - (ii) the plans and supporting documents submitted in support of the application for the *building permit*,
- (c) I am a *registered professional of record* as defined in the British Columbia Building Code.

(If the *registered professional of record* is a member of a firm, complete the following:)

I am a member of the firm TONG NGO ENGINEERING LTD.
and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials



Proof of Professional Liability Insurance

Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockcity.ca

Form "B"

RE: Address: #204, 820 HABGOOD STREET, WHITE ROCK, BC

Building Permit Application No.:

The undersigned hereby gives assurance that:

- a) I have fulfilled my obligation to obtain a subsisting policy of professional liability or errors and omissions insurance as outlined in section 16.3 of **Building Bylaw No. 1782**.
- b) I have enclosed a copy of my certificate of insurance indicating the particulars of such coverage.
- c) I am a registered professional as defined under Section 1.4 of the British Columbia Building Code.
- d) I will notify the Building Official immediately if this insurance coverage is reduced, expired or terminated at any time during construction.

Signed this 5TH day of FEBRUARY

TONG NGO, P.ENG.

Print Name of Registered Professional

S. 22

Signature of Registered Professional

STRUCTURAL ENGINEER

Professional's Discipline

Professional's seal

or



Signed this _____ day of _____

Witness Signature



Inspection Report

Report No.: 1
Project No: HVS1-15
To: Horizon Vinyl Sundeck Attention: _____
From: Tong Ngo, P.Eng. Date: Feb. 05, 2015
Project: Villa Dardanelles – Balcony Renovation
#204, 820 Habgood Street, White Rock, BC
Ref: Inspection of Exterior Balcony Glass Guardrail

Inspected and approved the installation of exterior balcony glass guardrail.

Guardrail designed and fabrication according to part 4 of the BCBC 2012
And the APEG guidelines for glass railings.

Glass guardrail designed in conformance with CAN/CGSB-12.20-M (structural design of
glass for buildings).



Tong Ngo, P.Eng.
Feb. 05, 2015

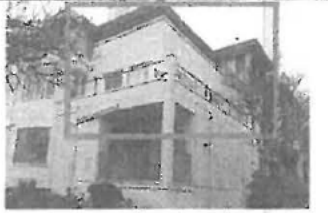
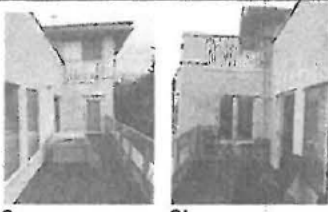
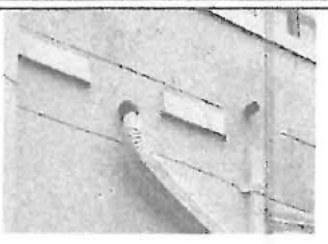
Field Review Report

		Project No.	0965		
Project Name	Deck Membrane Replacement at Unit # 204	Date	February 2, 2015	Report No.	08
Site Address	820 Habgood Street, White Rock, BC.	Weather	7degree - Raining	Time Arrived	10:35 a.m.
General Contractor	Carmichael Construction Ltd.	Site Supervisor	Rob Carmichael	Time Departed	11:15 a.m.

AUM Building Science & Engineering Ltd.'s review is only restricted to the review of deck waterproofing membrane installation details and related details at unit # 204. Areas that extend beyond the deck items reviewed in this report were not assessed or commented on in this report. AUM has not carried out a Building Code Review on this project. AUM has not reviewed the other decks or building envelope related issues at the subject building. The review does not cover aspects of the project related to fire separation, structural, landscaping or architectural issues. Our report does not include identifying defects that are hidden behind the existing walls, roofs or ceilings and are beyond our reach.

This report is specifically designed for the owner's use and information. This report has been prepared in accordance with generally accepted building science engineering practices. No other warranties expressed or implied are made as to professional services provided under the terms of our contract and included in this report.

Conclusions, recommendations or opinions presented in this report must be viewed in light of the information available at the time of the site reviews. Our opinion cannot be extended to portions of the site which were unavailable for direct observation or situations reasonably beyond control of AUM Building Science & Engineering Ltd.

<p>8.1 Installation of stucco cladding is complete at balcony/deck back walls at unit # 204 (photos 1, 2a & 2b). Metal cap flashing is adequately installed at the tops of deck curbs/parapets. According to the Contractor, inside face mounted guardrails are installed with gasketed corrosion resistant fasteners per structural engineer/guardrail engineer's directions. Scupper penetrations at the existing walls are sealed adequately (photo 3).</p>	PHOTO 1	
<p>Installation of stucco cladding is acceptable except with some minor issues as noted below under photos # 4 to 7:</p> <p>.a) Existing parapet/curb flashing at the upper roof/roof deck is tight to the new rainscreen stucco cladding at some locations (photo 4a). Also existing flashing is damaged at corner (photo 4b). See arrows for locations.</p>	PHOTO 2	 <p style="text-align: center;">2a 2b</p>
<p>Action>>>> As discussed on site, repair these details to ensure a gap of 3/8" between new rainscreen stucco cladding and existing flashing for rainscreen purposes. Also repair/replace the damaged flashing at corner location. The Contractor to send photos of the repaired areas to AUM for their review and file.</p>	PHOTO 3	

.b) Sealant is missing around wall penetrations such as light fixtures & electrical boxes, etc. (photos 5a & 5b). See arrows for locations.
Action>>>> Seal the gaps between wall penetrations and cladding adequately with caulking. The Contractor to send photos of the repaired areas to AUM for their review and file.

.c) Joints in flashing at vent curb flashing are not sealed (photo 6). Refer to the arrow for locations.
Action>>>> Seal all joints in flashing with caulking. The Contractor to send photos of the repaired areas to AUM for their review and file.

.d) Seal the gaps between vent curb flashing & SBS membrane with compatible mastic/caulking (photo 7). Refer to the arrow for locations. The Contractor to send photos of the repaired areas to AUM for their review and file.

PHOTO 4

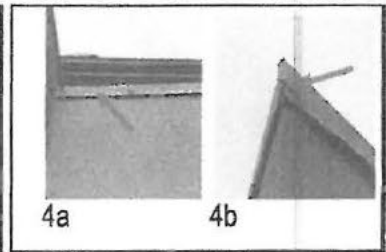


PHOTO 5

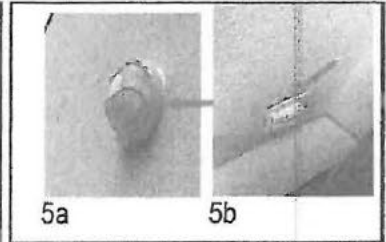


PHOTO 6



PHOTO 7



******Notes:**

- .a) It is the Contractor's responsibility to repair all outstanding issues as soon as possible.
- .b) During this partial restoration work, the Owners/Strata had decided to use the existing original windows except one window which was replaced with new window. As majority of the windows are existing windows, AUM has no responsibility for the failures of any existing windows or any moisture ingress related problems at these existing windows or related areas.

Redacted S. 22

Signed: _____

Hari Korpai, P. Eng.

c/o Aum Building Science & Engineering Ltd.

February 2, 2015

Emailed Copies to: Rob Carmichael – Carmichael Construction Ltd. - (robcarichael@cclbc.ca)
Rory Comeille – Peninsula Strata Management - (rory@peninsulastrata.com)
Luiz Leon, P. Eng. – Luiz Leon & Associates Ltd. - (LuizLeon@leoneng.ca)



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

Phone: 604-541-2136 • Fax: 604-541-2153 • www.whiterockcity.ca

Monitoring Report

Date: Sept 29 / 14

Permit #: 14128

Property Address: 820 Habgood St.

Coordinating Registered Professional: L. Leon Struct Eng.

Owner / Contractor: LMS 56 - Dardanelles.

Stage of Work: framing.

struct frame repair -
P. Eng report received.

recall for phase II

17

[Handwritten signature]

Building Official: _____

Note: The City of White Rock has relied on the Registered Design Professional for the design, field review and certification in the prescribed Schedules as adopted by the B.C. Building Code for this project, subject to Section 290 of the Local Government Act and City of White Rock Building Bylaw.

FIELD REPORT

PROJECT 820 HARGOOD ST JOB No. _____
#1044204 c/o DATE Sept 27/14
Rob Carmichael / RRC

REF: PROGRESS FRANK - 204 BALCONY

REVIEWED & APPROVED REINFORCED BALCONY

FRANK FOR STRUCTURAL WORK PER APPROVED
STRUCTURAL DEVS. PERMIT.

MB. PITCH 2 REPAIRS TO BRK DOWN
AT TABULATED WALL STUDS,
NOTIFY FOR FINAL FRANK ONCE
COMPLETED.



s. 22

For: CONTRACTOR

For: LUIZ LEON & ASSOCIATES LTD.

ANY CORRECTIVE WORK NOTED ABOVE REQUIRES THE IMMEDIATE ATTENTION OF THE CONTRACTOR AND CONSTITUTES WRITTEN INSTRUCTIONS TO BRING THE WORK INTO CONFORMITY WITH THE PLANS AND SPECIFICATIONS AT NO EXTRA COST TO THE OWNER. THIS SHALL NOT BE CONSTRUED AS A COMPLETE LIST NOR SHALL IT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR THE PROPER PERFORMANCE OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.



THE CORPORATION OF THE
CITY OF WHITE ROCK
 PLANNING AND DEVELOPMENT SERVICES
 15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6
 Phone: 604-541-2136 Fax: 604-541-2153

APPLICATION FOR BUILDING PERMIT

Date: sept 3/14

TMA: Yes No

Landslide Area: Yes No

I hereby apply under the provisions of "White Rock Building By-Law" and amendments thereto, for permission to build/alter the following: replace struct. beams

(Copy of Plans of Proposed Building or Alteration to Accompany this Application)

Zoning: _____ Development Permit # _____

Legal Description: _____

Project Civic Address: 820 Habgood unit 204, 104

Survey Plan required Yes No

Are there any buildings already occupying any portion of said land? condo

What are they, and what are they used for? _____

Entire value, when completed \$ 20,000

Name and address of owner LMS 56 Villa Dardanelles
820 Habgood st Phone: Redacted S. 22

Email: _____

Name and address of builder _____

Phone: _____

Email: _____

Builder's Business Lic. #: _____ Project Architect/Engineer: _____

Roll No. _____ Signature of Applicant s. 22

Print Name Rory Corneille

And I agree to conform to all requirements of said By-Law.

Building Permit Fee: 249.50

Building Permit # 14128

The approval of the plans and the issuance of a permit shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.



Authorization Form

Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockcity.ca

Civic Address: 820 HABGOOD ST.

Legal Description: SL 1-11, LD 36, SEC 11, T1, LMS 56

This document shall serve to notify the City of White Rock that I am / we are the legal owner(s) of the property described above and do authorize the person indicated below ("Authorized Agent") to act on my / our behalf on all matters pertaining to the referenced Land / Building Permit Application for the above referenced property. In addition, I / we have read and understand the application requirements of the Land / Building Permit Application and authorize the Authorized Agent to act on our behalf.

Name of Property Owner(s): VILLA DARDANELLES - LMS 56

Mailing Address: 820 HABGOOD STREET

City: WHITE ROCK Postal Code: V4B 4W3

E-mail: Redacted S. 22

Phone: Redacted S. 22 Fax: _____

Name of Authorized Agent: RORY CORNEILLE

Company Name: PENINSULA STRATA MGMT.

Mailing Address: 316-1959 152ND ST.

City: SURREY Postal Code: V4A 9E3

E-mail: RORY@PENINSULASTRATA.COM

Phone: 604-385-2242 Fax: _____

Signature of Property Owner(s): _____ Date: _____

Signature of Property Owner(s): _____ Date: _____

Signature of Authorized Agent: S. 22 Date: Sept. 3/14

This document is a form of the City of White Rock. It is not a contract. It is a document that is used to authorize a person to act on behalf of the City of White Rock. It is not a guarantee of any kind. It is a document that is used to authorize a person to act on behalf of the City of White Rock. It is not a guarantee of any kind. It is a document that is used to authorize a person to act on behalf of the City of White Rock. It is not a guarantee of any kind.

September 2, 2014

City of White Rock
Engineering Department

LMS56 - Villa Dardanelles
820 Habgood Street
White Rock, BC., V4B 4W3

To Whom it may concern

Re: Emergency Building Permit
204/104 - 820 Habgood Street
White Rock, V4B 4W3

Please note that bearer, Rory Corneille, is authorized to act on behalf of Council for the Corporation for LMS56 - Villa Dardanelles.

Yours truly,
PENINSULA STRATA MANAGEMENT LTD.
Managing Agents for Strata Corporation

Redacted S. 22

FOL.
Kevin Thom, FRI, R.I. (B.C.)
Manager, Strata Division

cc: Strata Council



September 2, 2014

LLA #2014-157
Structural Field Report No. 1

Peninsula Property Management
#316, 1959 – 152nd Street
Surrey, B.C.
V4A 9E3

Attention: Rory Corneille

Re: Strata LMS 56 Villa Dardanelles
Units 104 & 204 – 820 Habgood Street White Rock
Structural Report No. 1

Further to your request a site visit was conducted on August 29, 2014 to review structural concerns at the balcony support floor beams of Unit #204.

Based on the above the following items were noted:

A. Observations:
#204 – Floor Beams

1. Extensive decay / damage observed to 3 ply 1 ¾ x 9 ½ Mlam Microllam requiring replacement. Provide new 3 ply 1 ¾ x 9 ½ Mlam 2.0E Microllam fastened c/w 3 rows 3 ½ x ¼" Simpson SDS screws @ 12" o.c. from both faces.
2. Extensive decay / damage observed to 3 – 2 x 10 beam requiring replacement c/w new 3 – 2 x 10 D. Fir KD No.1/2 c/w 3 rows 3" nails @ 12" o.c.
3. Remove and replace damaged 2 x 10 balcony joists as directed on site c/w 2 x 10 D. Fir KD No.1/2.
4. Remove and replace damaged wall bottom plate 2 x 4 c/w new 2 x 4 D. Fir KD no. 2.
5. Remove and replace damaged floor sheathing c/w new D. Fir plywood sheathing to match existing thickness. Glued, nailed and blocked
6. Remove and replace damaged wall sheathing c/w new ½" treated plywood D. Fir fastened to frame c/w 2 ½" hot dip galv. Nails @ 3" o. c. along edges and 6" o.c. within field.

Page 1 of 2





Peninsula Property Management
Strata LMS 56 Villa Dardanelles
#104 / #204 - 820 Habgood St. White Rock

Structural Field Report No. 1
September 2, 2014

General: (see attached drawing SK1 for details)

1. Notify for inspection prior to concealment for structural review and re-certification.
2. Provide engineered shoring of floor, wall and roof structure prior to removal of frame components.
3. Recommended all structural work to be completed with details and specifications from a building envelope consultant for protection of structural components.
4. All construction to comply with the BCBC 2012 building code and City of White Rock building bylaws and WCB rules and regulations.

Luiz Leon & Associates Ltd.



Luiz Leon, P. Eng.
LGL:pml



SCHEDULE B

Forming Part of Subsection 2.2.7, Div. C of the British Columbia Building Code

Building Permit No. _____
(To be filled in by the Building Department)

ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW

- Notes: (i) This letter must be submitted prior to the commencement of construction activities of the components identified below. A separate letter must be submitted by each *registered professional of record*.
- (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
- (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The authority having jurisdiction

City of White Rock

Name of Jurisdiction (Print)

Re: *Balcony Beam Repairs*

Name of Project (Print)

#204, 820 Habgood Street White Rock

Address of Project (Print)

The undersigned hereby gives assurance that the design of the (Initial those of the items listed below that apply to this *registered professional of record*. All the disciplines will not necessarily be employed on every project.)

- ARCHITECTURAL
- STRUCTURAL *Balcony Beam Repairs PER SKI*
- MECHANICAL
- PLUMBING
- FIRE SUPPRESSION SYSTEMS
- ELECTRICAL
- GEOTECHNICAL — temporary
- GEOTECHNICAL — permanent



September 2, 2014

Date

components of the plans and supporting documents prepared by this *registered professional of record* in support of the application for the *building* permit as outlined below substantially comply with the B.C. Building Code and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during construction, as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit No.
(For architect, planner, professional's use)

#204 - 820 Habgood St. White Rock

Project Address

Structural

Discipline

The undersigned also undertakes to notify the authority having jurisdiction in writing as soon as possible if the undersigned's contract for field review is terminated at any time during construction.

I certify that I am a registered professional as defined in the British Columbia Building Code.

Luiz Leon P. Eng.

Registered Professional of Record's Name (Print)

Unit #205, 15272 Croydon Drive

Address (Print)

Surrey, B.C. V3S 0Z5

604-535-7300

Phone No.



September 2, 2014

Date

(If the Registered Professional of Record is a member of a firm, complete the following.)

I am a member of the firm Luiz Leon & Associates Ltd.
and I sign this letter on behalf of the firm _____
(Print Name of firm)

Note: The above letter must be signed by a registered professional of record, who is a registered professional. The British Columbia Building Code defines a registered professional to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - *Continued*

Building Permit No.
(for authority having jurisdiction's use)

#204 - 820 Habgood St. White Rock

Project Address

Structural

Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

ARCHITECTURAL

- 1.1 Fire resisting assemblies
- 1.2 *Fire separations* and their continuity
- 1.3 *Closures*, including tightness and operation
- 1.4 Egress systems, including *access to exit* within *suites* and *floor areas*
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for fire fighting access
- 1.10 Access requirements for *persons with disabilities*
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
- 1.14 Interior signage, including acceptable materials, dimensions and locations
- 1.15 Review of all applicable shop drawings
- 1.16 Interior and exterior finishes
- 1.17 Dampproofing and/or waterproofing of walls and slabs below *grade*
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)
- 1.24 Building Envelope, Part 10/ASHRAE Requirements



September 2, 2014

STRUCTURAL

- 2.1 Structural capacity of structural components of the *building*, including anchorage and seismic restraint
- 2.2 ~~Structural aspects of *deep foundations*~~
- 2.3 Review of all applicable shop drawings
- 2.4 ~~Structural aspects of unbonded post-tensioned concrete design and construction~~

Balcony Beam Repairs per SKI

MECHANICAL

- 3.1 HVAC systems and devices, including high *building* requirements where applicable
- 3.2 *Fire dampers* at required *fire separations*
- 3.3 Continuity of *fire separations* at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings
- 3.8 Mechanical Systems, Part 10/ASHRAE Requirements

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - *Continued*

Building Permit No.

#204 - 820 Habgood St. White Rock

Project Address

Structural

Discipline

PLUMBING

- 4.1 Roof *drainage systems*
- 4.2 Site and foundation *drainage systems*
- 4.3 *Plumbing systems and devices*
- 4.4 Continuity of *fire separations* at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for *plumbing systems*
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings
- 4.9 Plumbing Systems, Part 10 requirements

FIRE SUPPRESSION SYSTEMS

- 5.1 Suppression system classification for type of *occupancy*
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Freeze protection measures for fire suppression systems
- 5.14 Functional testing of fire suppression systems and devices

ELECTRICAL

- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of *fire separations* at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from *buildings* of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings
- 6.9 Electrical Systems, Part 10/ASHRAE requirements

GEOTECHNICAL — Temporary

- 7.1 *Excavation*
- 7.2 *Shoring*
- 7.3 *Underpinning*
- 7.4 Temporary construction dewatering

GEOTECHNICAL — Permanent

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep *foundations*
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning



September 2, 2014

Date

CRP's Initials

**Proof of Professional
Liability Insurance**

Planning and Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockcity.ca

Form "B"

RE: Address: #204 - 820 Oakgood St. White Rock
Building Permit Application No.: _____

The undersigned hereby gives assurance that:

- a) I have fulfilled my obligation to obtain a subsisting policy of professional liability or errors and omissions insurance as outlined in the City of White Rock **Building Bylaw**.
- b) I have enclosed a copy of my certificate of insurance indicating the particulars of such coverage.
- c) I am a registered professional as defined under Section 1.4 of the British Columbia Building Code.
- d) I will notify the Building Official immediately if this insurance coverage is reduced, expired or terminated at any time during construction.

Signed this 4 day of Sept. 2014 Luis Leon P. Eng.
Print Name of Registered Professional

S. 22

Signature of Registered Professional

Structural Engineer
Professional's Discipline

Professional's seal

or



Signed this 4 day of Sept. 2014
Witness Signature



ENCON Group Inc.
500-1400 Blair Place
Ottawa, Ontario K1J 9B8
Telephone 613-786-2000
Facsimile 613-786-2001
Toll Free 800-267-6684
www.encon.ca

Certificate of Insurance

- Issued To: To Whom It May Concern
- PROFESSIONAL LIABILITY INSURANCE PROGRAM
POLICY ENG429998
1. Named Insured: LUIZ LEON & ASSOCIATES LTD.
2. Insured's Address: 205-15272 CROYDON DR
SURREY BC V3S 0Z5
3. Policy Period: 08 February 2014 to 08 February 2015
at 00:01 local time at the Insured's address shown
above
4. Limits of Liability: \$ 500,000 per Claim
\$ 1,000,000 per policy period
5. Deductible: \$ 5,000 per Claim
- * All amounts in Canadian Dollars
6. Insurers:
- | Subscribing Insurer(s) | Percentage |
|-----------------------------------|------------|
| Continental Casualty Company | 40.0% |
| Temple Insurance Company | 25.0% |
| Aviva Insurance Company of Canada | 20.0% |
| XL Reinsurance America Inc. | 15.0% |
7. This certificate provides the above named Insured with coverage under the
aforementioned Policy on file with the Insurers subject to the terms and
conditions thereof and the above limits of liability and deductible.

IN WITNESS WHEREOF the Insurers through their representative, ENCON Group
Inc., have executed and signed this Certificate of Insurance.

DATED: 04 February 2014

Redacted S. 22

Jean F. Laurin, President
Authorized Representative

Certificate of Insurance



Vancouver 1600 - 1111 West Georgia St., Vancouver, BC V6E 4G2 Telephone: 604 682 4211 Facsimile: 604 682 3520

Certificate

Holder: To Whom It May Concern

Description: Evidence of Insurance

Name of Insured: Tong Ngo Engineering Ltd.

This is to certify that the policies of insurance listed in the attached Certificate have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. Limits shown may have been reduced by paid claims/expenses.

Schedule of Insurance

Type of Insurance	Company and Policy Number	Policy Dates	Limit of Liability/Amount
Practice Professional Liability (Claims Made)	Certain Lloyd's Underwriters as arranged by Lloyd & Partners Limited under Contract No. 7066/14, UMR No. B0753PR1400566000 Policy No. 7066/14-VR1545	Effective: October 12, 2014 Expiry: October 12, 2015	\$ 1,000,000 Per Claim \$ 1,000,000 Aggregate Limit \$ 1,500 Self Insured Retention (Each and Every Loss)

These statements have been made in good faith and are a summary of the insurance cover in force (which is subject to the full terms and conditions of the policy). We accept no responsibility whatsoever for any inadvertent or negligent act, error or omission on our part in preparing these statements or for any loss, damage or expense thereby occasioned to any recipient of this certificate.

Jardine Lloyd Thompson Canada Inc.

Redacted S. 22

Dated September 29, 2014

Per _____

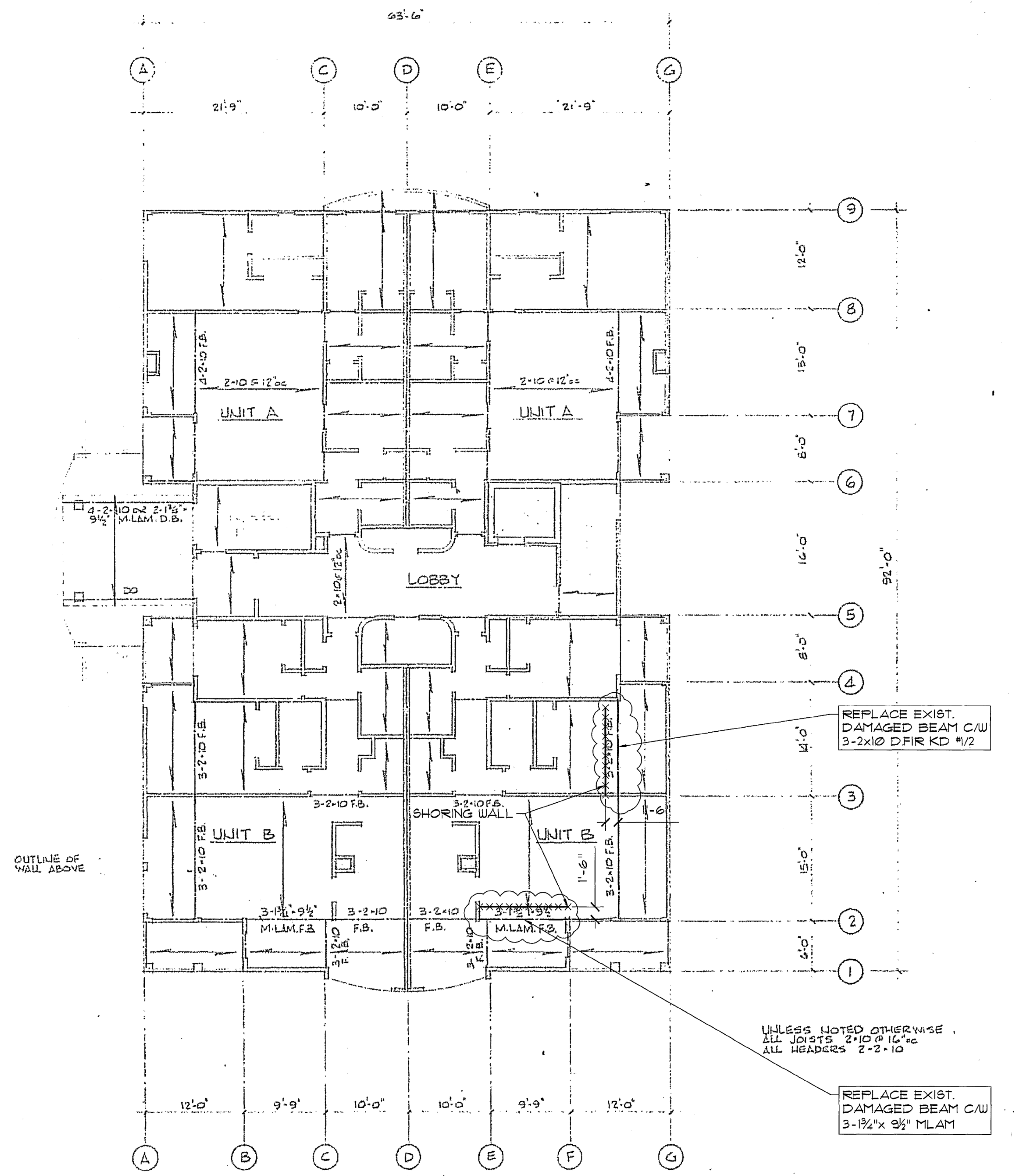
Terms and Conditions

This certificate is issued for convenience only. All of the terms and conditions of the Policies referred to are contained in the original document which are not modified or amended by this Certificate. With respect to Liability Insurance Coverages, where an Aggregate limit applies, the Certificate Holder is advised that the limit shown may apply to products/completed operations or projects other than shown in this certificate and the limit may be reduced by Claims/Expenses Paid.

LEGEND

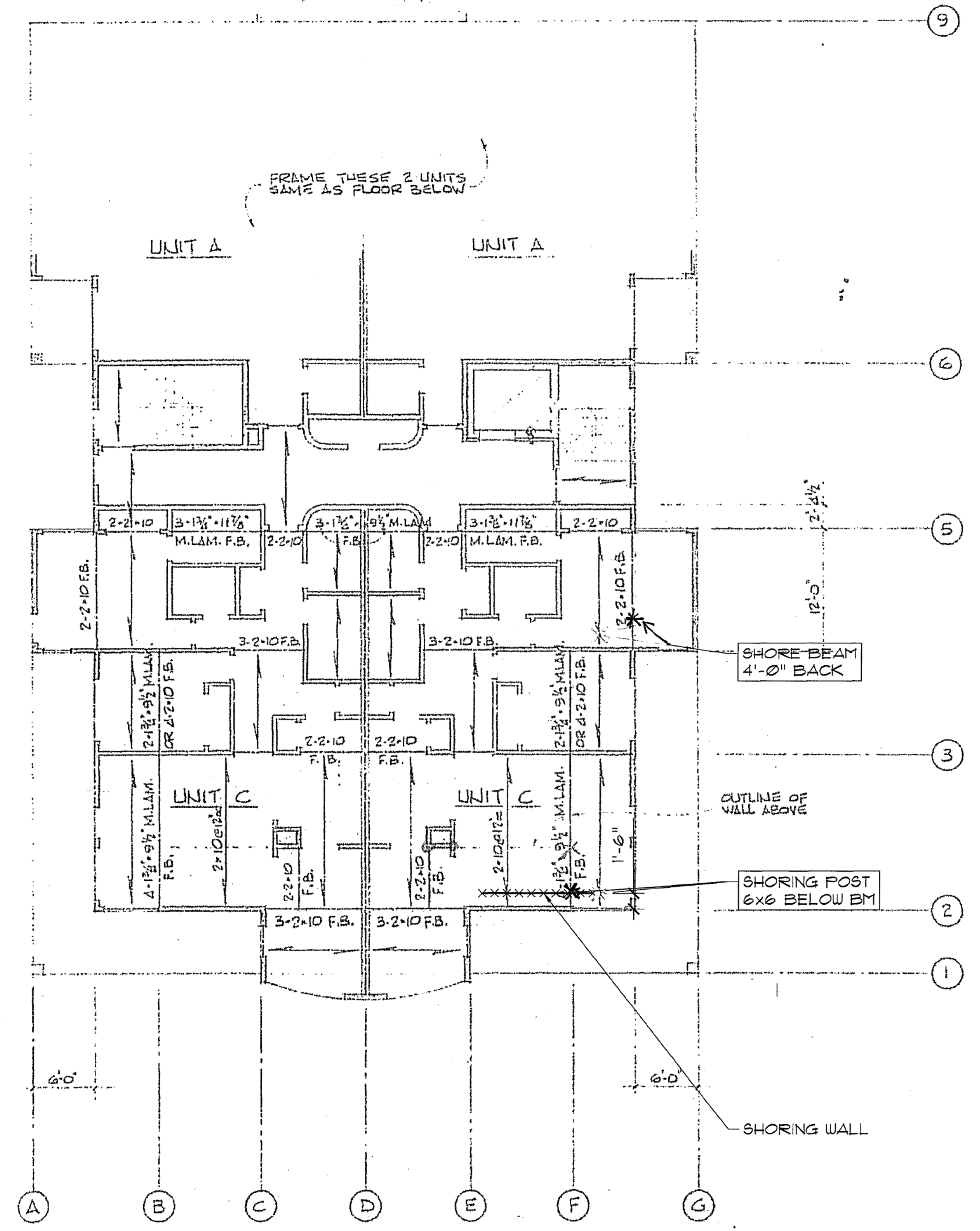
XXXXXX 2x4@ 16" O.C. BLOCKED SHORING WALL

X 6x6 SHORING POST



MAIN FLOOR PLAN / SECOND FLOOR FRAMING
N.T.S.

NOTE: REFER TO REPORT BY LLA ENG. DATED SEPTEMBER 2, 2014



SECOND FLOOR PLAN / THIRD FLOOR FRAMING
N.T.S.

<small>COPYRIGHT INFORMATION: COPYRIGHT RESERVED THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF LUIZ LEON & ASSOCIATES LTD. CONSULTING STRUCTURAL ENGINEERS. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION OF DISCREPANCIES AND NOTIFY DESIGNER OF ANY ERRORS AND OMISSIONS ON THE CONTRACT DOCUMENTS. FAILURE TO OBTAIN CLARIFICATION BEFORE THE CONTRACTOR RESPONSIBLE FOR ANY RESULTING WORKER WORK AND COST OF RECTIFICATION, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THIS DRAWING SHALL NOT BE CARRIED OUT WITHOUT PERMISSION FROM THE DESIGNER. THIS DRAWING CANNOT BE REPRODUCED WITHOUT THE CONSENT OF THE DESIGNER.</small>				<table border="1"> <thead> <tr> <th>NUM.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NUM.	DATE	REVISIONS	BY													<table border="1"> <thead> <tr> <th>NUM.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NUM.	DATE	REVISIONS	BY													<table border="1"> <tr> <td>CLIENT:</td> <td>PENINSULA STRATA MANAGEMENT (LMS56) #316-1959 - 152 STREET SURREY</td> </tr> <tr> <td>ARCHITECT:</td> <td></td> </tr> </table>	CLIENT:	PENINSULA STRATA MANAGEMENT (LMS56) #316-1959 - 152 STREET SURREY	ARCHITECT:			luzleon & associates ltd. consulting structural engineers	#1 - 15243 - 91ST AVENUE SURREY, B.C. V3R 8P8 PHONE: 589-5066 FAX: 589-5064	PROJECT: VILLA DARDANELLES 820 HABBOD ST. WHITE ROCK, BC	DATE: 09/02/2014 SCALE: N.T.S. DRAWN: M.A.C. CHECKED: LL JOB No.: 2014-157	LAST MODIFIED: SEPTEMBER 2, 2014 DRAWING No.: SKI
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SHEET TITLE: MAIN FLOOR PLAN / SECOND FLOOR FRAMING & SECOND FLOOR / THIRD FLOOR FRAMING																																																

820 HABBOD ST. Units 104, 204

GENERAL NOTES:

- DESIGN CRITERIA: ALL MATERIAL, WORKMANSHIP AND GUARDRAIL LOADS SHALL CONFORM WITH THE REQUIREMENTS OF PARTS 3, 4 & 9 OF THE 2012 BRITISH COLUMBIA BUILDING CODE AND THE 2010 NATIONAL CODE OF CANADA AND ALL REFERENCED CODES. CHANGES MAY BE NECESSARY DUE TO LOCAL BUILDING REGULATIONS AND THE SITE CONDITIONS.
- INSTALLER IS TO SEAL ALL PENETRATIONS THROUGH FLASHINGS, CLADDING OR MEMBRANES WITH APPROVED SEALANT.
- STRUCTURAL COMPONENTS OF ALUMINUM RAILS TO BE CHECKED AND APPROVED BY A STRUCTURAL ENGINEER. AN INSTALLATION INSPECTION REQUIRED PRIOR TO OCCUPANCY BY A STRUCTURAL ENGINEER.
- GENERAL CONTRACTOR TO VERIFY EXISTING CONDITION OF SUPPORTING MEMBERS PRIOR TO INSTALLATION OF STRUCTURAL COMPONENTS OF ALUMINUM RAILS. NOTIFY ANY DISCREPANCY TO STRUCTURAL ENGINEER.
- GENERAL CONTRACTOR SHALL ENSURE THAT WORK IS BEING DONE ACCORDING TO LATEST DRAWINGS "ISSUED FOR CONSTRUCTION".
- GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND DETAILS INDICATED ON THE STRUCTURAL DRAWINGS FOR COMPATIBILITY WITH THE ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS PRIOR TO COMMENCING CONSTRUCTION.

MATERIALS

- ALL ALUMINUM STRUCTURAL SHAPES
RAIL POSTS 6061-T6
BASE SLEEVE BRACKET 6065-T5
PLATES, ANGLES 6065-T5
CHANNELS, PIPES, PICKETS 6065-T5
END + CORNER CAP OF TOP RAIL 6065-T5
DESIGN, FABRICATION AND CONSTRUCTION IS ACCORDING TO CSA-S157-05
- ALL MEMBERS OF RAILING ARE FINISHED IN CONFORMANCE WITH AAMA SPECIFICATIONS
- ALL DRILLED BOLTS INSTALLED IN CONCRETE TO BE ASTM-F543 Gr.304 OR 316 STAINLESS STEEL MANUFACTURED BY HILTI CANADA LTD.
- ALL POP RIVETS TO HAVE DOME HEADS, ALUM. SHAFTS AND COATED STEEL MANDRELS AND TO BE MANUFACTURED BY TEXTRON FASTENING SYSTEMS OR COMPARABLE QUALITY.

MATERIALS (CONTINUED)

- ALL LAG SCREWS AND BOLTS TO BE STAINLESS STEEL AND MEET ASTM STANDARD. WHEN DETERMINING THE REQUIRED LENGTH FOR LAG SCREWS PLEASE NOTE THAT THE MINIMUM EMBEDMENT SPECIFIED ON THESE DRAWINGS MEANS THE THREADED PORTION OF THE LAG SCREWS IN FULL DEPTH OF BACKING NOT INCLUDING THE TIP AND THE UNTHREADED SHANK PORTION.

GLASS:

- GLASS IS DESIGNED IN CONFORMANCE WITH CAN/CGSB 12.20-M89.

FABRICATION

- ALL PARTS TO BE FABRICATED PLUMB AND SQUARE WITHIN TOLERANCE OF 0.5%
- WELDING AS PER CSA W45.2 M-1991, FILLET WELDS, MIN. THICKNESS 3MM, U.N.O.

INSTALLATION

- ALL RAIL COMPONENTS TO BE INSTALLED PLUMB AND SQUARE WITH A TOLERANCE OF 0.5% TO A TOTAL DISPLACEMENT OF 13MM.
- ALL ANCHOR SHIELDS TO BE INSTALLED TO MANUFACTURE INSTRUCTIONS.
- INSTALL LAG SCREWS TO CSA STANDARD 086-01. (SEE ALSO MATERIALS NOTE 5 ABOVE).
- CONCRETE EMBEDMENT FOR 10MMØ KNİK BOLTS 75MM MIN. & FOR 13MMØKNİK BOLTS BOLTS 100MM MIN.
- NO BURNING OF HOLES OR FIELD CUTTING SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

WOOD

- WOOD FRAMING IS PERFORMED BY OTHERS.
- ASSUMED WOOD BACKING D-FIR No.1/2 OR BETTER. LAG SCREWS ARE DESIGNED FOR DRY SERVICE DONDITION.
- GENERAL CONTRACTOR SHALL INFORM ENGINEER IN WRITING IF WOOD SPECIES AND / OR GRADE DIFFERS AND SHALL WAIT FOR DIRECTION FROM ENGINEER BEFORE PROCEEDING.

CONCRETE

- CONCRETE WORK IS PERFORMED BY OTHERS.
- ASSUMED CONCRETE 28 - DAY COMPRESSIVE STRENGTH IS 30 MPA (4,400 PSI) FOR THE PURPOSES OF ANCHORAGE TO CONCRETE.
- MINIMUM EDGE DISTANCE IN CONCRETE IS AS SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL INFORM ENGINEER IN WRITING IF CONCRETE STRENGTH OR ANCHOR EDGE DISTANCE DIFFERS AND SHALL WAIT FOR DIRECTION FROM THE ENGINEER BEFORE PROCEEDING.

HANDRAIL AND GUARDRAIL LOADS

- HORIZONTAL DESIGN LOADS: (GUARDRAILS)

BALCONIES OF RESIDENTIAL UNITS : 50 PLF OR 225 LBS ALSO USED WITHIN RESIDENTIAL UNITS FOR GLASS WALLS BELOW 3'-6" HIGH

EXITS, STAIR, WALKWAYS, & MISC.: 50 PLF OR 225 LBS AT ANY LOCATION

CATWALKS IN MECHANICAL SPACES: 225 LBS AT ANY LOCATION

CONTIGUOUS STAIRS, ETC.: 225 LBS AT ANY LOCATION

GRANDSTAND, STADIA, ARENA, ETC.: 200 PLF

VEHICLE GUARDS: 5000 LBS AT 20" ABOVE FLOOR SURFACE AT ANY LOCATION.

ELEMENTS WITHIN GUARDRAIL: 110 LBS AT ANY LOCATION NOT IN COMBINATION WITH FOREGOING LOADS.

- VERTICAL DESIGN LOADS: (GUARDRAILS)

VERTICAL AT TOP OF GUARDRAIL: 100 PLF NOT IN COMBINATION WITH FOREGOING LOADS.

- HORIZONTAL DESIGN LOADS: (HANDRAIL)

STAIR HANDRAILS OR BUILDING ELEMENT THAT USED AS HANDRAILS: 200 LBS AT ANY POINT OR 40 PLF.

- OTHER LOADS:

SEISMIC FACTOR: $S_a(0.2) = 1.1, S_a(0.5) = 0.76$
 $S_a(1.0) = 0.35, S_a(2.0) = 0.18$
 $P_GA = 0.57$

WIND LOAD: $q(1/10) = 7.09 \text{ Psf}$
 $q(1/50) = 9.18 \text{ Psf}$

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CHECKED: TNT	
PROJ. NO.: HV51-15	PROJECT:
SCALE: AS SHOWN	BALCONY RENOVATION
DATE: FEB. 03, 2015	#204, 820 HARBOR RD ST., WHITE ROCK, BC

TITLE:	
SPECIFICATION	

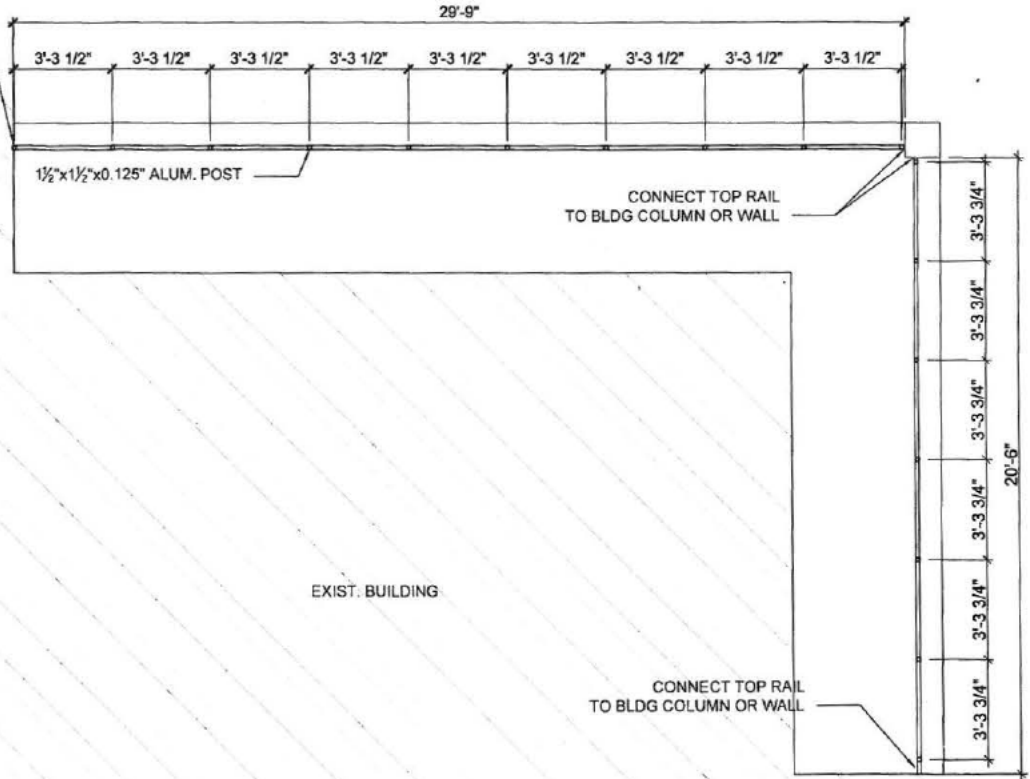
16968
77A AVE
SURREY, B.C
V4N 5L2
EMAIL: info@tongngo.ca
PH: (604)372-2120/F: (604)372-2118
LAST MODIFIED:
DRAWING: SK1

TONG NGO
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CONNECT TOP RAIL
TO BLDG COLUMN OR WALL



SITE PLAN
NTS



EXIST. BUILDING

CONNECT TOP RAIL
TO BLDG COLUMN OR WALL

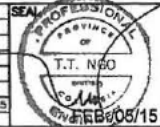


BALCONY PLAN
1/4"=1'-0"

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DATE:	FEB. 03, 2015

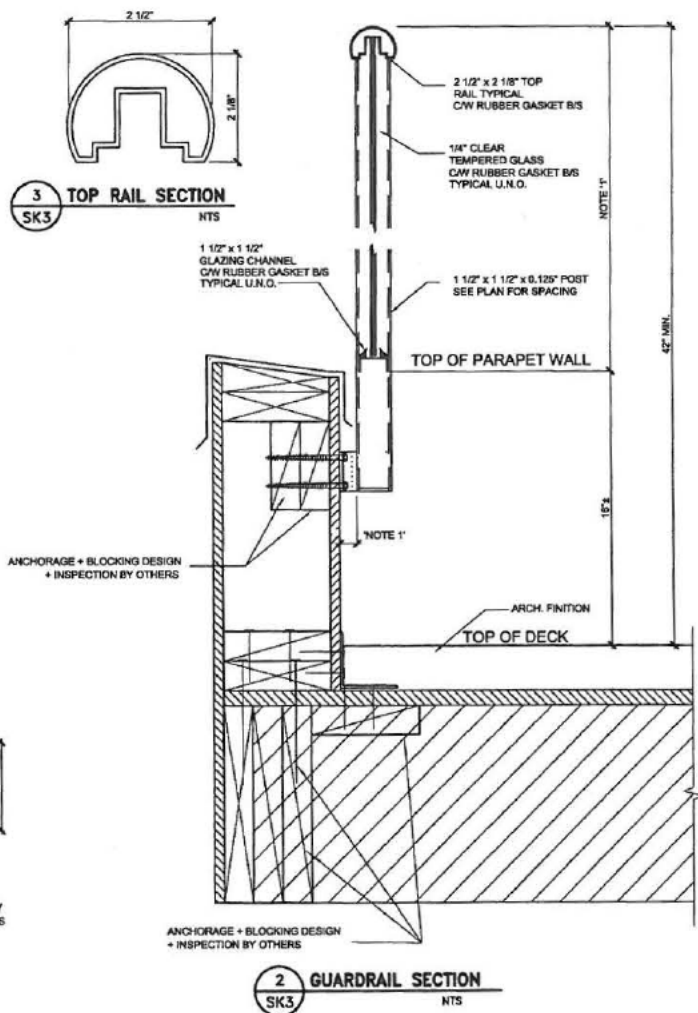
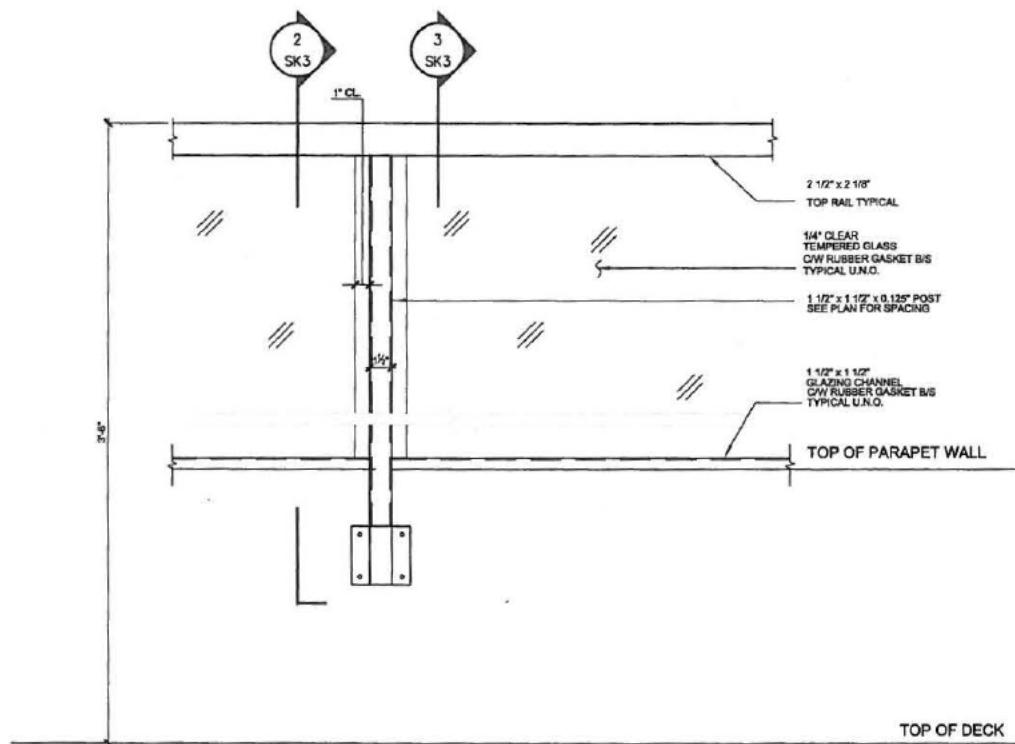
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PROJECT:	BALCONY RENOVATION #204, 820 HARGREAVES ST., WHITE ROCK, BC

TITLE:	PLAN
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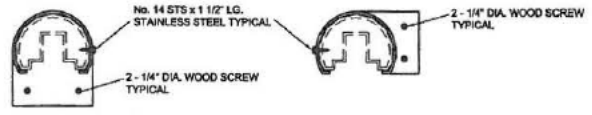
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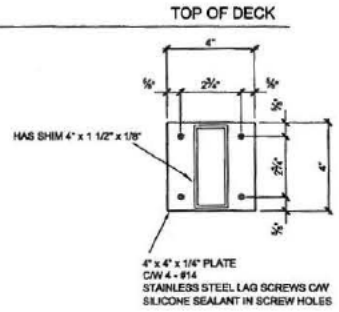
NOTE 1* GUARDRAIL FABRICATOR TO VERIFY ON SITE OR COORDINATE WITH G.C. PRIOR TO FABRICATION



1 GUARDRAIL ELEVATION
SK3 NTS



TOP RAIL CONNECTION DETAIL (TO WALL OR COLUMN)
NTS



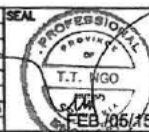
BASE PLATE DETAIL
NTS

2 GUARDRAIL SECTION
SK3 NTS

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SCALE: AS SHOWN
DATE: FEB. 03, 2015

CLIENT: HORIZON VINYL SUNDECK
PROJECT: BALCONY RENOVATION
#204, 820 HARGOOD ST., WHITE ROCK, BC

TITLE: SECTION & ELEVATION

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