

# CONSTRUCTION SPECIFICATIONS

- 1 BRICK VENEER WALL**  
 90mm FACE BRICK, 25mm AIR SPACE  
 0.76mm THICK x 22mm WIDE  
 GALVANIZED METAL TIES  
 INSTALLED W/ GALVANIZED  
 SPIRAL NAILS OR SCREWS  
 400mm O.C. HORIZ., 600mm O.C. VERT.  
 AIR BARRIER LAYERS  
 TO OVERLAP EACH OTHER  
 EXTERIOR TYPE SHEATHING  
 38x140 WOOD STUDS @ 400mm O.C.  
 RSI 3.34 BATT INSUL. IN CONTINUOUS  
 CONTACT W/ EXTERIOR SHEATHING  
 CONTINUOUS AIR / VAPOUR BARRIER  
 12.7mm INTERIOR DRYWALL FINISH  
 DOUBLE PLATE @ TOP  
 SOLE PLATE @ BOTTOM
- 2 FOUNDATION WALL**  
 BITUMINOUS DAMPPROOFING ON  
 MINIMUM 6mm PARGING ON  
 CONCRETE BLOCK FDN. WALL  
 TOP BLOCK COURSE FILLED  
 W/ MORTAR OR CONCRETE  
 PROVIDE PARGING COVERED OVER  
 450mmx150mm POURED CONC. FOOTING  
 TO BEAR ON UNDISTURBED SOIL  
 PROVIDE DRAINAGE LAYER  
 - MIN. 19mm MINERAL FIBRE  
 INSULATION W/ A DENSITY OF  
 NOT LESS THAN 57kg/m<sup>3</sup>. OR  
 - MIN. 100mm OF FREE DRAINING  
 GRANULAR MATERIAL OR  
 - A B.M.E.C. APPROVED  
 DRAINAGE LAYER MATERIAL
- 3 BRICK VENEER @ FDN. WALL**  
 0.5mm POLY FLASHING MINIMUM  
 150mm UP BEHIND SHEATHING PAPER  
 WEEP HOLES @ MIN. 800mm APART
- 4 GRADE**  
 SLOPE GRADE AWAY FROM  
 BUILDING FACE & PROVIDE  
 SEMI-SOLID BLOCK COURSE  
 AT OR BELOW GRADE LEVEL
- 5 SILL PLATE**  
 38x140 SILL PLATE FASTENED  
 TO FOUNDATION WALL WITH  
 MIN. 12.7mm DIA. ANCHOR BOLTS  
 EMBEDDED MIN. 100mm IN CONCRETE  
 @ 2400mm O/C. MAX. & PROVIDE A  
 CONTINUOUS AIR BARRIER BETWEEN  
 THE FOUNDATION WALL & WOOD  
 FRAME CONSTRUCTION
- 6 FLOOR INSULATION**  
 CONTINUOUS HEADER JOIST WITH  
 RSI 4.40 BATT INSULATION, EXTEND  
 VAPOUR / AIR BARRIER & SEAL  
 TO JOIST AND SUBFLOOR
- 7 FOUNDATION INSULATION**  
 12.7mm INTERIOR DRYWALL FINISH  
 38x89 WOOD STRAPPING @ 400mm O/C.  
 MIN. RSI 2.11 INSULATION W/ 0.15mm POLY  
 VAPOUR BARRIER FULL HEIGHT.  
 MOISTURE BARRIER TO HEIGHT OF  
 EXTERIOR GRADE BETWEEN  
 FOUNDATION WALL & WOOD FRAMING
- 8 BASEMENT SLAB**  
 75mm POURED CONCRETE SLAB  
 (25 MPa CONC. STRENGTH)  
 100mm CRUSHED STONE BELOW
- 9 DRAINAGE**  
 100mm DIA. WEEPING TILE W/  
 150mm CRUSHED STONE COVER
- 10 ROOF CONSTRUCTION**  
 20 YEAR ASPHALT SHINGLES W/  
 EAVES PROTECTION ON MIN. 9.5mm  
 EXTERIOR PLYWOOD SHEATHING  
 ON APPROVED ROOF TRUSSES OR  
 CONVENTIONAL FRAMING (SEE PLANS)  
 USE 'H' CLIPS IF 600mm O.C. SPACING
- 11 OVERHANG CONSTRUCTION**  
 PREFINISHED ALUMINUM FASCIA,  
 EAVESTROUGH & RAIN WATER LEADERS  
 TO MATCH EXISTING FINISHES. PROVIDE  
 DRIP EDGE AT FASCIA & VENTED SOFFIT  
 EXTEND DOWNSPOUTS TO GRADE LEVEL
- 12 ROOF VENTILATION**  
 1:300 OF THE INSULATED CEILING  
 AREA UNIFORMLY DISTRIBUTED.
- 13 EAVES PROTECTION**  
 EAVES PROTECTION MEMBRANE TO  
 EXTEND FROM THE EDGE OF THE  
 ROOF, 900mm UP THE SLOPE BUT NOT  
 LESS THAN 300mm BEYOND THE  
 INTERIOR FACE OF THE EXTERIOR WALL
- 14 CEILING CONSTRUCTION**  
 15.9mm INTERIOR DRYWALL FINISH  
 CONTINUOUS AIR / VAPOUR BARRIER  
 W/ MINIMUM RSI 7.00 BATT INSULATION
- 15 FLOOR CONSTRUCTION**  
 15.5mm T&G PLYWOOD SUBFLOOR  
 38x184 FLOOR JOISTS @ 400mm O/C.  
 FLOOR JOISTS BRIDGED W/  
 CONTINUOUS 19mmx64mm STRAPPING  
 OR 2 ROWS OF 38mmx38mm CROSS  
 BRIDGING OR SOLID BLOCKING
- 16 INTERIOR STUD PARTITION**  
 12.7mm DRYWALL FINISH BOTH SIDES OF  
 38x89 WOOD STUDS @ 400mm O/C  
 2 TOP PLATES & 1 BOTTOM PLATE  
 PROVIDE REINFORCEMENT FOR FUTURE  
 GRAB BAR INSTALLATION IN BATHROOM
- 17 MECHANICAL VENTILATION**  
 PROVIDE MIN. 10.6 CFM IN KITCHENS  
 AND BATHROOMS, 80 CFM FOR  
 PRINCIPAL EXHAUST FAN
- 18 STAIRS INTERIOR/EXTERIOR**  
 MAXIMUM RISE = 200mm  
 MINIMUM RISE = 125mm  
 MINIMUM RUN = 210mm  
 MAXIMUM RUN = 355mm  
 MINIMUM TREAD = 235mm  
 MAXIMUM TREAD = 355mm  
 MAXIMUM NOSING = 25mm  
 MINIMUM WIDTH = 860mm  
 MINIMUM HEADROOM = 1950mm
- 19 GUARDS**  
 INTERIOR LANDINGS = 900mm  
 EXTERIOR BALCONY = 1070mm  
 INTERIOR STAIRS = 900mm  
 EXTERIOR STAIRS = 900mm  
 MAX. BETWEEN PICKETS = <100mm  
 GUARD HEIGHT IF  
 DECK TO GRADE IS:  
 GREATER THAN 1800mm = 1070mm  
 1800mm OR LESS = 900mm  
 NO MEMBER OR ATTACHMENT  
 BETWEEN 140mm & 900mm HIGH  
 SHALL FACILITATE CLIMBING
- 20 ATTIC ACCESS**  
 PROVIDE ATTIC ACCESS  
 MIN. 545mmx588mm W/ INSULATION  
 & WEATHER STRIPPING
- 21 PIERS**  
 PROVIDE 184mm DIA. SONO TUBE  
 FOR POURED CONCRETE PIERS  
 MINIMUM 1200mm BELOW GRADE
- 22 EXISTING SOLID MASONRY  
 EXTERIOR WALL TO REMAIN.**
- 23 73mm DIA. PIPE COLUMN W/  
 100mmx100mmx6.35mm  
 TOP & BOTTOM PLATE  
 1m x 1m x 450mm CONCRETE FOOTING**
- 24 EXISTING FLOOR STRUCTURE  
 TO REMAIN.**
- 25 EXISTING CEILING STRUCTURE  
 TO REMAIN.**
- 26 REMOVE EXISTING EXTERIOR WALL  
 AS SHOWN DOTTED**
- 27 REMOVE EXISTING INTERIOR STUD  
 PARTITIONS AS SHOWN DOTTED**
- 28 REMOVE EXISTING ROOF OVERHANG  
 AS SHOWN DOTTED**
- 29 REMOVE EXISTING FOUNDATION WALL  
 AS SHOWN DOTTED**
- 30 REMOVE EXISTING WINDOW & FRAME  
 MAKE GOOD OPENING W/ BRICK TO  
 MATCH EXISTING ON THE EXTERIOR**
- 31 INSTALL A CARBON MONOXIDE  
 DETECTOR CONFORMING TO  
 CAN/CGA-6.19 OR UL 2034**