

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 4.23 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 PARING ON
 CONCRETE BLOCK FDN. WALL
 TOP BLOCK COURSE FILLED
 W/ MORTAR OR CONCRETE
 PROVIDE PARING 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/m³ 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 5.46 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 3.52 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 0.81 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. 5.0 L/S IN KITCHENS
 AND BATHROOMS, 37.5 L/S 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 200mm 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