

# 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 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  
KEEF HOLES @ MIN. 300mm 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  
1mx1mx450mm 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