# 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 COVED 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 8.81 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

TACBOC
STANDARD DETAIL

TITLE
SAMPLE DRAWING
CONSTRUCTION SPECIFICATIONS

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