

**TYPICAL ROOF CONSTRUCTION:**

ASPHALT SHINGLES (OR AS PER DRAWINGS) INSTALLED AS PER MANUFACTURERS SPECIFICATIONS, ICE DAMMING PROTECTION UP TO 48" FROM EAVES, 7/16" OSB SHEATHING, ON PRE MANUFACTURED TRUSSES @ 24" O.C., MIN. R-50 INSULATION, 6 MIL C65B POLY VAPOUR BARRIER AND 1/2" CD TYPE DRYWALL, TEXTURED OR PAINTED.

ROOF SLOPE AS PER PLANS  
INSULATION STOPS

CONTINUOUS CAULKING

**TYPICAL EXTERIOR WALL CONSTRUCTION:**

EXTERIOR FINISH AS PER ELEVATIONS WITH BLACK BUILDING PAPER OR TYVEK WRAP, 7/16" OSB SHEATHING, 2x6 STUDS @ 16" O.C., R-20 BATT INSULATION TO FIT STUD DEPTH, 6 MIL C65B POLY VAPOUR BARRIER (CAULKED AND SEALED AT ALL PENETRATIONS AND JOINTS CONTINUOUS WITH SOLID BACKING) 1/2" PAINTED DRYWALL FINISH.

2'-0" OR AS PER PLANS

**TYPICAL EAVES/OVERHANG:**

PRE FINISHED METAL VENTING SOFFITS, PRE FINISHED METAL FASCIA SIZED AS PER PLANS, 5" PRE FINISHED METAL EAVESTROUGHING C/W DOWN SPOUTS AS PER PLANS. CONFIRM LOCATIONS ON SITE.

**6 BUILDING DETAIL**

1 1/2" = 1'-0"

106 107 108 109

**TYPICAL MAIN FLOOR  
CONSTRUCTION:**

23/32" STURDI-WOOD SUBFLOOR  
GLUED AND SCREWED TO FLOOR  
JOIST (AS PER PLANS -  
ENGINEERED OR LUMBER), BRIDGING  
MAX. 84" O/C (AS PER SUPPLIERS  
SPECIFICATIONS). 3/8" PLYWOOD  
UNDERLAY GLUED AND STAPLED TO  
SUBFLOOR IN ALL TILED AREAS.  
MINIMUM OF R-20 BATT INSULATION  
WITH 6 MIL CGSB POLY VAPOUR  
BARRIER SEALED TO JOISTS @ ALL  
OUTSIDE WALL RIM JOISTS.

**TYPICAL EXTERIOR WALL CONSTRUCTION:**

EXTERIOR FINISH AS PER ELEVATIONS WITH  
BLACK BUILDING PAPER OR TYVEK WRAP,  
7/16" OSB SHEATHING, 2x6 STUDS @ 16" O/C,  
R-20 BATT INSULATION TO FIT STUD DEPTH,  
6 MIL CGSB POLY VAPOUR BARRIER  
(CAULKED AND SEALED AT ALL  
PENETRATIONS AND JOINTS CONTINUOUS  
WITH SOLID BACKING) 1/2" PAINTED  
DRYWALL FINISH.

CONTINUOUSLY CAULK VAPOUR BARRIER  
TO BOTTOM PLATE

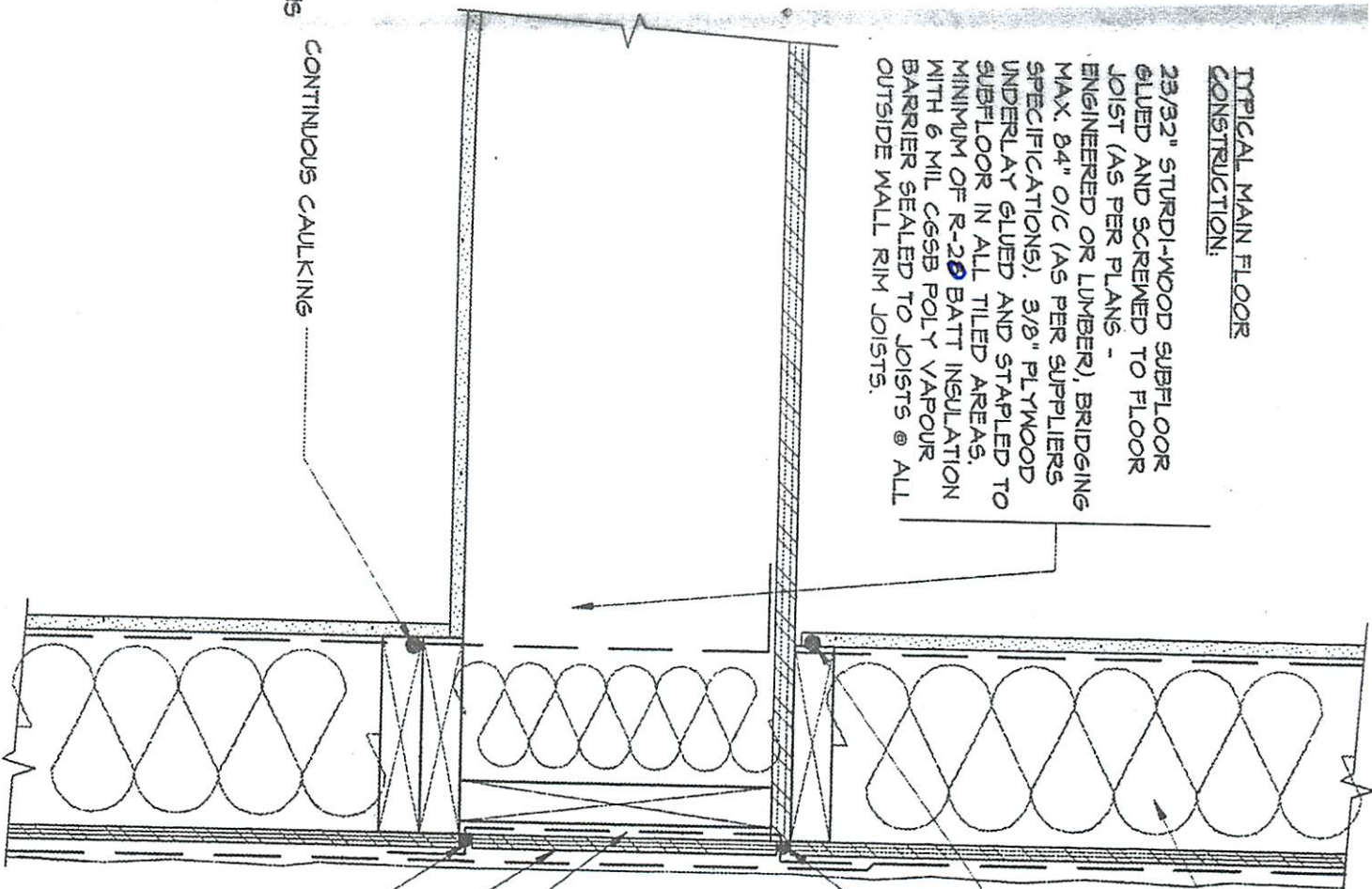
CONTINUOUS CAULKING TO SEAL TO PLATES  
AND JOISTS

EXTRA LAYER OF HOUSE WRAP SEALED TO  
RIM JOIST TO CREATE AN AIR BARRIER

7/16" OSB SHEATHING TO CREATE A SOLID  
BLOCK AND SEAL CAULKING AND AIR  
BARRIER

CONTINUOUS CAULKING TO SEAL TO PLATES  
AND JOISTS

INS CONTINUOUS CAULKING



**7 BUILDING DETAIL**

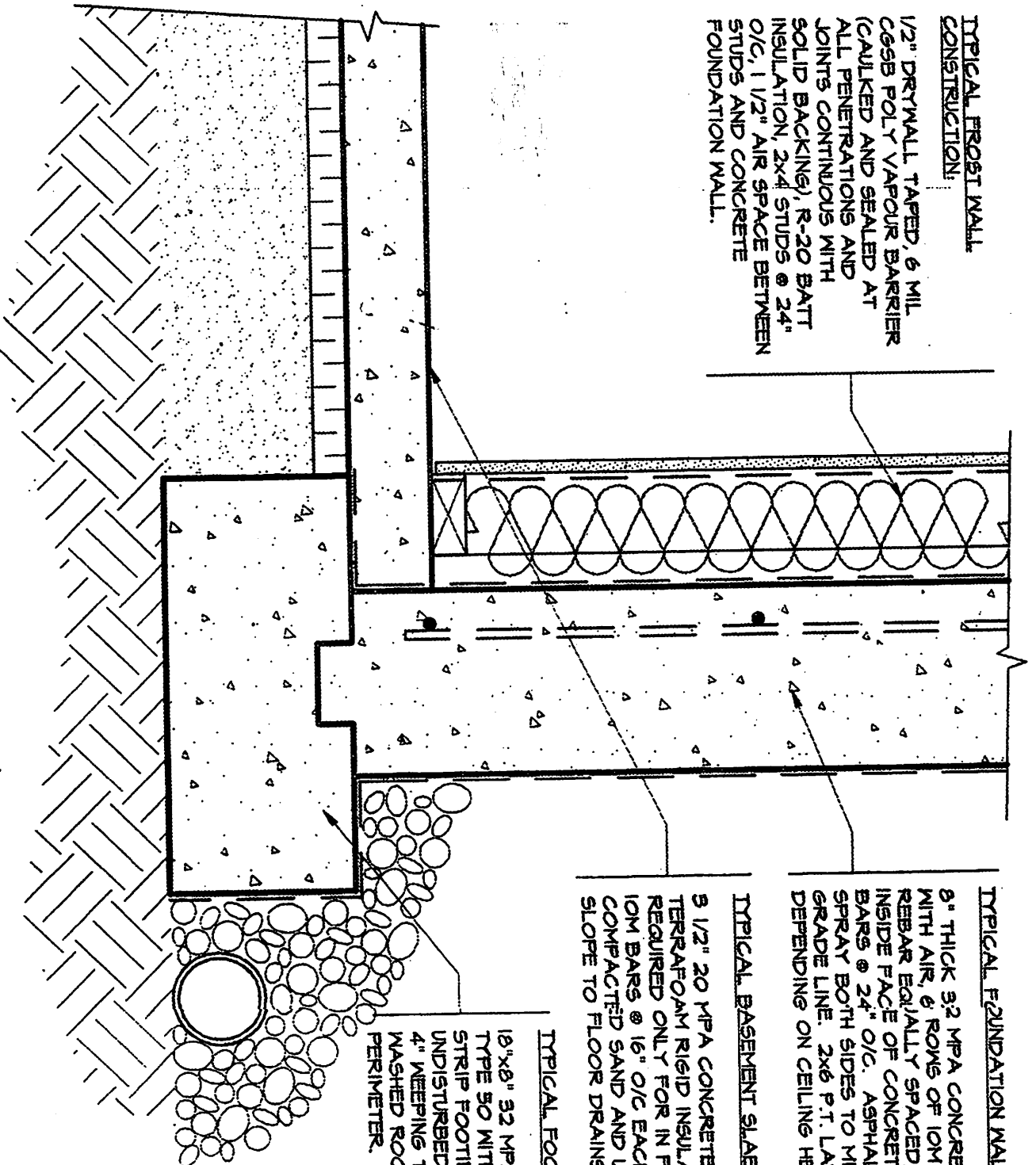
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1 1/2" = 1'-0"

**TYPICAL FROST WALL  
CONSTRUCTION:**

1/2" DRYWALL TAPED, 6 MIL  
G&S POLY VAPOUR BARRIER  
(CAULKED AND SEALED AT  
ALL PENETRATIONS AND  
JOINTS CONTINUOUS WITH  
SOLID BACKING), R-20 BATT  
INSULATION, 2x4 STUDS @ 24"  
O/C, 1 1/2" AIR SPACE BETWEEN  
STUDS AND CONCRETE  
FOUNDATION WALL.



**TYPICAL FOUNDATION WALL CONSTRUCTION:**

8" THICK 32 MPA CONCRETE WALL TYPE 50  
WITH AIR, 6 ROWS OF 10M HORIZONTAL  
REBAR EQUALLY SPACED, AND 1 1/2" FROM  
INSIDE FACE OF CONCRETE, 10M VERTICAL  
BARS @ 24" O/C. ASPHALT EMULSION  
SPRAY BOTH SIDES TO MIN. 6" BELOW  
GRADE LINE. 2x6 P.T. LADDER, TO BE SIZED  
DEPENDING ON CEILING HEIGHT REQUIRED.

**TYPICAL BASEMENT SLAB:**

9 1/2" 20 MPA CONCRETE, 2 1/2"  
TERRAFLEX RIGID INSULATION (REINFORCING  
REQUIRED ONLY FOR IN FLOOR HEATING -  
10M BARS @ 16" O/C EACH WAY) ON 6"  
COMPACTED SAND AND UNDISTURBED SOIL.  
SLOPE TO FLOOR DRAINS.

**TYPICAL FOOTING CONSTRUCTION:**

18"x8" 32 MPA CONCRETE WALL  
TYPE 50 WITH AIR, CONCRETE  
STRIP FOOTING C/M KEYWAY, ON  
UNDISTURBED SOIL. CONTINUOUS  
4" WEEPING TILE AND MIN. 6"  
WASHED ROCK COVER AROUND  
PERIMETER.

**2 BUILDING DETAIL**

106 107

1 1/2" = 1'-0"

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# CONSTRUCTION NOTES

2x6 ENERGY EFFICIENT FRAMING

- (A) STRIP FOOTINGS-  
18"x8" 32 MPA CONCRETE TYPE 50 WITH AIR, CONCRETE STRIP FOOTING C/M INDISTURBED SOIL, 4" IOM BARS EQUALLY SPACED EACH WAY, STANDARD KEYWAY, ON INDISTURBED SOIL, CONTINUOUS 4" REINING TILE AND 6" WASHED ROCK COVER AROUND PERIMETER.

- (B) PAD FOOTINGS-  
36"x36"x4" (OR AS PER PLANS) 32 MPA CONCRETE TYPE 50 WITH AIR, ON INDISTURBED SOIL, 4" IOM BARS EQUALLY SPACED EACH WAY, STANDARD (8000 LB MIN) METAL ADJUSTABLE TELEPOSTS (OR AS PER PLANS).

- (C) FOUNDATION WALLS-  
8" THICK 32 MPA CONCRETE WALL TYPE 50 WITH AIR, 1 ROW OF IOM HORIZONTAL BARS EQUALLY SPACED, AND 1 1/2" FROM INSIDE FACE OF CONCRETE, AND IOM VERTICAL BARS @ 24" O/C, ASPHALT EMULSION SPRAY BOTH SIDES TO MIN. 6" BELOW GRADE LINE. 2x6 P.T. LADDER.

- (D) PILES-  
12" DIA X 13'-0" DEEP 32 MPA CONCRETE TYPE 50 WITH AIR, WITH 3-15M BARS 14' LONG, EXTEND BARS 1'-0" INTO GRADE BEAMS WHEN CONNECTING.

- (E) GRADE BEAMS-  
8" THICK X 24" HIGH (UNLESS OTHERWISE NOTED), 32 MPA CONCRETE TYPE 50 WITH AIR, 2x4 P.T. OUTSIDE FACE LADDER, 2 ROWS OF 15M HORIZONTAL BARS 4" TOP AND BOTTOM, AND IOM STRIPS @ 24" O/C, ASPHALT EMULSION SPRAY BOTH SIDES TO MIN. 6" BELOW GRADE LINE, 2 1/2" RIGID INSULATION TO INSIDE FACE OF GRADE BEAM AND 1/2" DRYWALL FINISH UNTAPPED, 4" VOID FORM BETWEEN PILES.

- (F) BASEMENT SLAB-  
3 1/2" 20 MPA CONCRETE 2 1/2" RIGID TERRAFOAM INSULATION (REINFORCING REQUIRED ONLY FOR IN-FLOOR HEATING - IOM BARS @ 16" O/C EACH WAY) ON 6" COMPACTED SAND AND INDISTURBED SOIL, SLOPE TO FLOOR DRAINS.

- (G) GARAGE SLAB-  
4" 20 MPA CONCRETE, IOM BARS @ 24" O/C EACH WAY, 2 1/2" RIGID TERRAFOAM INSULATION ON 4" COMPACTED SAND AND 6" ROAD CRUSH, INDISTURBED SOIL, SLOPE TO FLOOR DRAIN OR SUMP IF APPLICABLE.

- (H) DRIVEWAY AND SIDEWALKS-  
COMPACTED SAND BASE, 4" OF DURANIX CONCRETE AND IOM BARS @ 24" O/C EACH WAY, WITH A BROOM FINISH OR AS PER DRAWING.

- (A) FLOOR CONSTRUCTION-  
FINISHED FLOOR ON 23/32" STURDY WOOD T16 SUB FLOOR, SCREENED AND GULED, TO FLOOR JOISTS AS PER PLAN, BRIDGING MIN. 84" O/C (OR AS PER SUPPLIERS SPECIFICATIONS), 3/8" PLYWOOD UNDERLAY GULED AND STAYED TO SUBFLOOR IN ALL TILED AREAS, MINIMUM OF R-20 BATT INSULATION WITH 6 MIL CGSB POLY VAPOR BARRIER SEALED TO JOISTS @ ALL OUTSIDE WALL RIM JOISTS.

- (B) LANDING CONSTRUCTION-  
FLOOR FINISH ON 23/32" STURDY WOOD T16 SUB FLOOR, SCREENED AND GULED ON 2x6 FLOOR JOISTS @ 16" O/C.

- (C) CEILING DROPS-  
2x4 FRAMING @ 16" O/C DROPPED TO DIMENSION SHOWN WITH PAINTED 1/2" CD TITE DRYWALL.

- (D) DECK CONSTRUCTION-  
5/4x4 ALL WEATHER WOOD DECKING SCREENED ON P.T. DECK JOISTS AS PER PLAN C/M BLOCKING, 2x2 AWM SPINDLES WITH 2x4 AWM TOP AND BOTTOM RAILS, 6x6 CONTINUOUS POSTS ON PILES C/M BRACING TO RIM JOISTS AND BEAMS AS PER PLANS.

- (E) GARAGE CEILING-  
DROPPED 2x6 FRAMING @ 24" O/C (CONFERM HEIGHTS FOR PROPER CLEARANCE OVER MAIN AND OVERHEAD DOORS), AT HEIGHT SHOWN ON BUILDING SECTIONS, MIN. R-50 INSULATION, 6 MIL CGSB POLY VAPOR BARRIER, 1/2" CD DRYWALL.

- (F) EXTERIOR WALLS-  
EXTERIOR FINISH AS PER ELEVATIONS WITH BLACK BUILDING PAPER OR TYKEX WRAP, 7/16" OSB SHEATHING, 2x6 STUDS @ 16" O/C, R-20 BATT INSULATION, 6 MIL CGSB POLY VAPOR BARRIER (CALKED AND TAPE) @ ALL PENETRATIONS AND JOINTS, 1/2" PAINTED DRYWALL.

- (G) INTERIOR WALLS-  
1/2" DRYWALL PAINTED, 2x4 STUDS @ 16" O/C (OR 2x6 AS PER PLAN) 1/2" DRYWALL, INSULATE WITH R-12 OR R-20 BATT INSULATION ALL WASHROOM WALLS, CEILINGS, AND WHEREVER NOTED ON PLANS, MINIMUM 2-2x10 HEADERS OVER ALL OPENINGS IN INTERIOR LOAD BEARING WALLS.

- (H) INTERIOR RAILINGS -  
TO BE CONFERRED WITH BUDGET) WOOD HANDRAIL WITH WOOD OR METAL SPINDLES (AS PER BUDGET), 36" HIGH

- (A) STANDARD FROST WALLS-  
1/2" DRYWALL TAPE, 6 MIL CGSB POLY VAPOR BARRIER, R-20 BATT INSULATION, 2x4 STUDS @ 24" O/C, 1 1/2" AIR SPACE BETWEEN STUDS AND CONCRETE FOUNDATION WALL.

- (B) 2" FROST WALLS-  
1/2" DRYWALL, 6 MIL POLY VAPOR BARRIER, 1 1/2" RIGID INSULATION, 2x2 STRAPPING @ 24" O/C, AIR SPACE BETWEEN STUDS AND CONCRETE FOUNDATION WALL.

- (C) GARAGE TO HOUSE WALLS-  
1/2" DRYWALL TAPE, 2x6 STUDS @ 16" O/C, R-20 BATT INSULATION, 6 MIL CGSB POLY VAPOR BARRIER (CALKED AND TAPE) @ ALL PENETRATIONS AND JOINTS, 1/2" DRYWALL PAINTED.

- (D) GARAGE WALLS-  
EXTERIOR FINISH AS PER ELEVATIONS, BLACK BUILDING PAPER OR TYKEX WRAP, 7/16" OSB SHEATHING, 2x6 STUDS @ 16" O/C, R-20 BATT INSULATION, 6 MIL CGSB POLY VAPOR BARRIER, 1/2" DRYWALL (IF INSULATED).

- (E) ROOF CONSTRUCTION -  
ASPHALT SHINGLES (OR AS PER DRAWINGS), ICE DAMMING PROTECTION UP 48" FROM EAVES, 7/16" OSB SHEATHING, ON PRE MANUFACTURED TRUSSES @ 24" O/C, MIN. R-50 BLOWN CELLULOSE (F50 BATT IN SLOPED CEILING), 6 MIL CGSB POLY VAPOR BARRIER AND 1/2" CD TITE DRYWALL, TEXTURED OR PAINTED.

- (F) ROOF CONSTRUCTION -  
ASPHALT SHINGLES (OR AS PER DRAWINGS), ICE DAMMING PROTECTION UP 48" FROM EAVES, 7/16" OSB SHEATHING, ON STICK FRAMING, RAFTERS OR ROOF JOISTS @ 24" O/C, MIN. R-50 BLOWN CELLULOSE (F50 BATT IN SLOPED CEILING), 6 MIL CGSB POLY VAPOR BARRIER AND 1/2" CD TITE DRYWALL, TEXTURED OR PAINTED.

- (G) EAVES / OVERHANG CONSTRUCTION -  
PRE FINISHED METAL VENTING SOFFITS, PRE FINISHED METAL FASCIAS SIZED AS PER PLANS, 5" PRE FINISHED METAL EAVES/SCUTTING C/M DOWN SCOUTS AS PER PLANS - CONFERM LOCATIONS ON SITE.