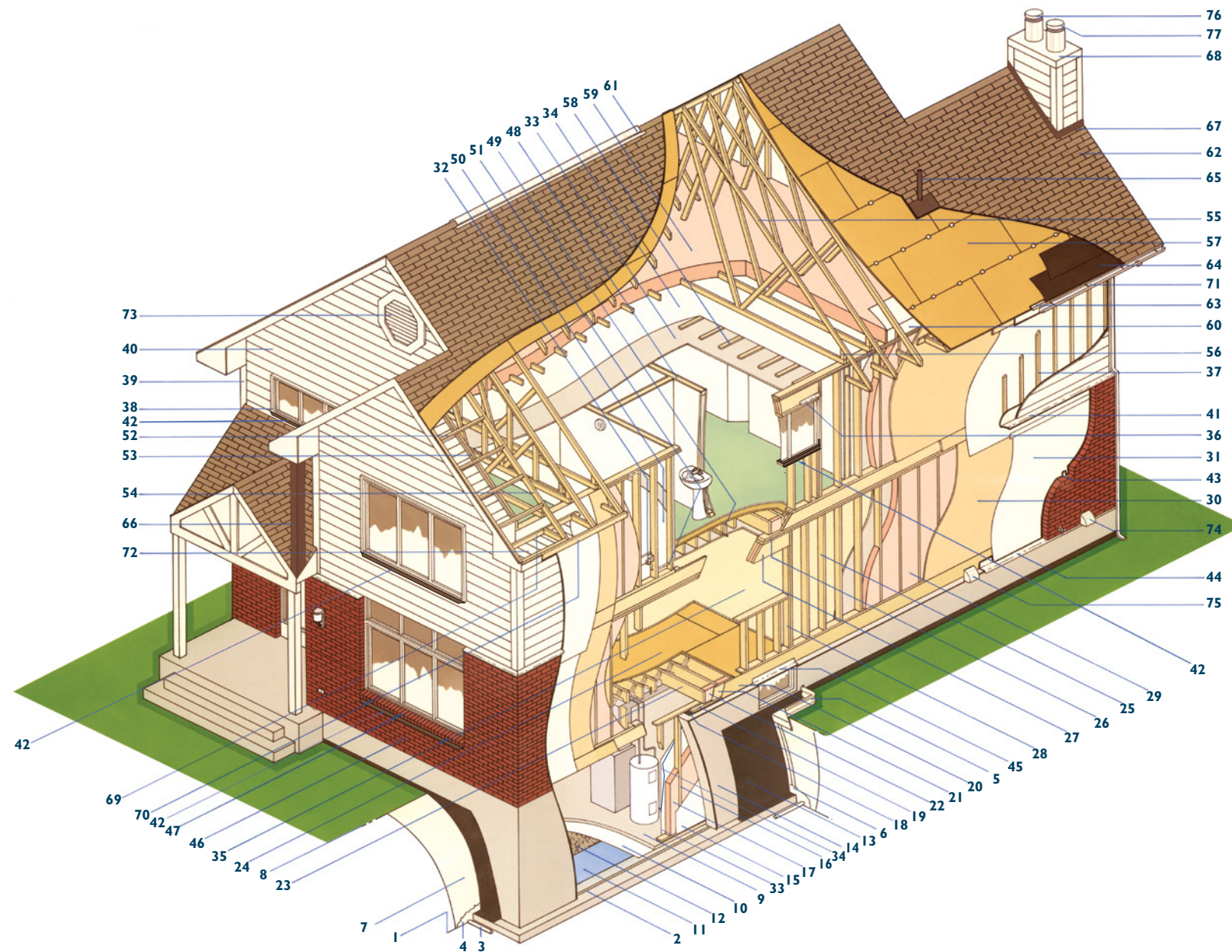


DETAILS OF HOUSE CONSTRUCTION



Foundation Excavation

- 1 Excavation to 1200 mm min. below grade but not less than depth of frost penetration
- 2 200 x 450 mm concrete footing with key
- 3 100 mm perforated perimeter drain tile
- 4 150 mm crushed stone with soil filter cloth over
- 5 Galvanized steel basement window well
- 6 Vertical drain to drain tile
- 7 Clean, free-draining backfill material
- 8 Slope ground for surface drainage

Basement Floor

- 9 75 mm concrete floor slab
- 10 0.15 mm polyethylene dampproofing
- 11 38 x 1000 mm extruded polystyrene insulation, RSI 1.3
- 12 125 mm crushed stone

Foundation Wall and Sill

- 13 Bituminous dampproofing to exterior side of foundation wall
- 14 200 mm poured concrete foundation wall
- 15 25 mm rigid board insulation, RSI 0.8, to interior side of foundation wall
- 16 38 x 89 mm wood framing @ 600 mm o.c.
- 17 89 mm mineral fibre batt insulation, RSI 2.1
- 18 Closed cell foam sill gasket
- 19 38 x 89 mm wood sill plate with 12 mm anchor bolts set in concrete wall @ 2400 mm o.c. max.

Floor Platforms and Headers

- 20 50 mm rigid board insulation, RSI 1.7, to exterior side of header
- 21 38 x 235 mm wood header/band joist
- 22 89 mm mineral fibre batt insulation, RSI 2.1
- 23 38 x 235 mm wood floor joists @ 400 mm o.c. with cross blocking
- 24 15.5 mm tongue-and-grooved plywood subflooring

Exterior Wall Framing

- 25 38 x 140 mm wood stud framing @ 600 mm o.c.
- 26 Double top plate, cross-lapped at corners
- 27 Lintel, double wood headers, cavity to be insulated
- 28 Jack stud bearing under lintel
- 29 140 mm mineral fibre batt insulation, RSI 3.5
- 30 7.9 mm oriented strand board wall sheathing
- 31 Spunbonded polyolefin air and moisture barrier, tape and seal all joints
- 32 Electric receptacles and switches penetrating air barrier on exterior walls and ceilings to be mounted in airtight, moulded plastic boxes

Interior Finishes

- 33 12.7 mm gypsum board interior finish on walls and ceilings
- 34 0.15 mm polyethylene air/vapour barrier, lapped and sealed at all joints
- 35 Floor finish (carpet, hardwood, resilient or ceramic tile)

Siding Finish and Trim

- 36 Drip cap flashing over window head
- 37 19 x 64 mm vertical wood strapping, aligned over studs; 25 mm air space at butt joints
- 38 J-trim under soffit and around window moulding
- 39 Prefinished wood trim
- 40 Prefinished siding (hardboard, wood, vinyl or aluminum)
- 41 Brick cap flashing
- 42 Sill flashing with end dams

Brick

- 43 Metal brick tie straps @ 400 x 600 mm o.c.
- 44 Brick sill flashing
- 45 Steel angle brick lintel
- 46 Brick veneer
- 47 Brick sill course

Partition Walls

- 48 38 x 89 mm partition wall framing
- 49 Double floor joist bearing under partition wall
- 50 0.15 mm polyethylene vapour barrier to continue across partition at intersections with exterior wall and ceiling
- 51 Seal holes through partition studs for electric wiring at exterior wall joint

Roof and Ceiling Framing

- 52 38 x 89 mm wood ladder framing to extend overhang of gable end soffit
- 53 Pre-engineered gable end roof truss shortened to receive ladder framing
- 54 Pre-engineered roof truss
- 55 Pre-engineered typical full width roof truss @ 600 mm o.c.
- 56 Truss heel can be varied in height to accommodate insulation without compression
- 57 9.5 mm plywood roof sheathing with metal "H" clips
- 58 19 x 64 mm wood strapping @ 400 mm o.c.
- 59 400 mm blown in place insulation, cellulose or mineral fibre, RSI 7.0
- 60 Insulation stop to retain insulation and to maintain 63 mm vent space

Roof Finishes

- 61 Prefinished metal ridge vent
- 62 Asphalt roofing shingles
- 63 Metal drip edge
- 64 Self-sealing composite eave protection extending at least 900 mm up the roof slope and not less than 300 mm inside the inner face of the exterior walls
- 65 100 mm ABS plastic plumbing vent stack with neoprene rubber roof collar on vent stack
- 66 Metal valley flashing
- 67 Metal flashing at chimney to roof joints
- 68 Metal chimney capping

Fascia and Soffit

- 69 38 x 89 mm wood blocking between truss soffit plates
- 70 38 x 140 mm wood fascia plate
- 71 Prefinished aluminum fascia cladding
- 72 Perforated vented aluminum soffit with J-trim on wall
- 73 Gable end roof vent

Ventilation and Mechanical Equipment

- 74 Exhaust air vent hood with screen and insulated duct from central exhaust air system or Heat Recovery Ventilator
- 75 Fresh air supply vent hood with screen and insulated duct to central fresh air system or Heat Recovery Ventilator
- 76 Insulated stainless steel chimney flue with rain cap from pre-fabricated, zero clearance, fireplace
- 77 Double wall stainless steel furnace flue with rain cap