

ASPHALT SHINGLES ON MIN.
9.5mm PLYWOOD SHEATHING ON
APPROVED ROOF TRUSSES OR
WOOD RAFTERS (SEE PLANS) USE
'H'-CLIPS IF 600mm O.C. SPACING

EAVE PROTECTION TO EXTEND
FROM THE EDGE OF THE ROOF,
900mm UP THE SLOPE BUT NOT LESS
LESS THAN 300mm BEYOND THE INT.
FACE OF THE EXTERIOR WALL

EAVESTROUGH, RVL
FASCIA BOARD &
VENTED SOFFIT
FINISH AS PER
THE ELEVATIONS

FRAME WALL CONSTRUCTION
FINISH AS PER ELEVATIONS
SHEATHING PAPER, LAYERS
TO OVERLAP EACH OTHER
RSI 0.88 RIGID INSULATION FOR
EXTERIOR TYPE SHEATHING
38x140 WOOD STUDS @ 400 O.C.
RSI 3.52 BATT INSULATION IN
CONTINUOUS CONTACT W/
SHEATHING & CONTINUOUS
VAPOUR BARRIER
DOUBLE PLATE @ TOP
SOLE PLATE @ BOTTOM
INTERIOR WALL FINISH

WOOD SILL PLATE FASTENED TO
FOUNDATION WALL W/ MINIMUM
12.7mm DIAMETER ANCHOR BOLTS
EMBEDDED MIN. 100mm IN CONCRETE
@ 2400mm O.C. MAX. & PROVIDE
CONTINUOUS AIR BARRIER BETWEEN
PLATE & FOUNDATION WALL

SLOPE GRADE AWAY
FROM BUILDING FACE

BITUMINOUS DAMPPROOFING
ON MINIMUM 6mm PARGING ON
CONCRETE BLOCK FDN. WALL
W/ PARGING COVERED OVER
POURED CONCRETE FOOTING

(POURED CONCRETE WALLS
TO HAVE TIE HOLES FILLED
WITH CEMENT MORTAR
OR DAMPPROOFING)

DRAINAGE LAYER
- MINIMUM 19mm MINERAL FIBRE
INSULATION W/ A DENSITY OF
NOT LESS THAN 57 kg/M³, OR
- MINIMUM 100mm OF FREE DRAINING
GRANULAR MATERIAL, OR
- A B.M.E.C. APPROVED
DRAINAGE LAYER MATERIAL

BACKFILL W/ FREE
DRAINING MATERIAL

450x130 DEEP POURED
CONC. FTG. (TYPICAL)
FOOTING TO BEAR ON
UNDISTURBED SOIL

100mm DIA. WEEPING TILE W/
150mm CRUSHED STONE COVER

ROOF VENTILATION
1:300 OF THE INSULATED
CEILING AREA
UNIFORMLY DISTRIBUTED

3
1 MIN

25mm
50mm

CARRY MIN. RSI 3.52 INSULATION
TO COVER INTERIOR FACE
OF EXTERIOR WALL

INTERIOR CEILING FINISH
CONT. AIR/VAPOUR BARRIER
W/ MINIMUM RSI 0.81 INSULATION

CONTINUOUS AIR/
VAPOUR BARRIER

EXTERIOR WALL MUST HAVE
MIN. RSI 4.23 INSULATION VALUE

WINDOWS SHALL HAVE A
MAX. U VALUE OF 1.8

FLOOR FINISH
15.5mm T&G PLYWOOD SUBFLOOR
OR APPROVED EQUAL ON WOOD
FLOOR JOISTS BRIDGED W/
CONTINUOUS 19x64 STRAPPING
OR 38x38 CROSS BRIDGING OR
SOLID BLOCKING @ 2100 O.C.

SEAL HEADER WRAP
TO VAPOUR BARRIER

HEADER WRAP AIR BARRIER AROUND
CONTINUOUS HEADER JOIST W/
RSI 1.76 RIGID INSULATION AND
RSI 3.52 BATT OR FOAM INSULATION

MIN. 200mm
WOOD SIDING

TOP BLOCK COURSE FILLED
W/ MORTAR OR CONCRETE

SEAL HEADER WRAP
TO FOUNDATION WALL

SEMI-SOLID BLOCK COURSE
AT OR BELOW GRADE LEVEL

38x89 WOOD STUDS @ 400 O.C.
STAND OFF FROM FDN. WALL
RSI 2.11 INSULATION W/ 0.15mm POLY
VAPOUR/BARRIER W/
RSI 1.76 RIGID INSULATION
(INTERIOR FINISH IS OPTIONAL)
INSUL. MAY BE TERMINATED
200mm ABOVE FLOOR

BASEMENT WALL MUST HAVE
MIN. RSI 3.52 INSULATION VALUE

BLOCK SIZE	MAX. HEIGHT FROM SLAB TO GRADE
190	1200mm
240	1800mm
290	2200mm

BASEMENT SLAB
75mm POURED CONC. SLAB
15 MPa W/ 0.15mm POLY
25 MPa WITHOUT POLY
100mm CRUSHED STONE

POLY MOISTURE BARRIER
SEAL TO FDN. WALL & SLAB

MAX. TOTAL MASONRY HEIGHT 2500mm

SLAB

ASPHALT SHINGLES ON MIN. 9.5mm PLYWOOD SHEATHING ON APPROVED ROOF TRUSSES OR WOOD RAFTERS (SEE PLANS) USE 'H'-CLIPS IF 600mm O.C. SPACING

EAVE PROTECTION TO EXTEND FROM THE EDGE OF THE ROOF, 900mm UP THE SLOPE BUT NOT LESS THAN 300mm BEYOND THE INT. FACE OF THE EXTERIOR WALL

EAVESTROUGH, R/W FASCIA BOARD & VENTED SOFFIT FINISH AS PER THE ELEVATIONS

BRICK VENEER WALL
 90mm FACE BRICK
 25mm AIR SPACE
 0.76mm THICK x22mm WIDE GALVANIZED METAL TIES INSTALLED W/ GALVANIZED SPIRAL NAILS OR SCREWS 400mm O.C. HORIZONTAL 600mm O.C. VERTICAL
 SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER RSI 0.88 RIGID INSULATION FOR EXTERIOR TYPE SHEATHING 38x140 WOOD STUDS @ 400 O.C. RSI 3.52 BATT INSULATION IN CONT. CONTACT W/ SHEATHING CONTINUOUS VAPOUR/AIR BARRIER DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM INTERIOR WALL FINISH

0.5mm POLY FLASHING MINIMUM 150mm UP BEHIND SHEATHING PAPER PROVIDE WEEP HOLES @ MAX. 300mm APART

WOOD SILL PLATE FASTENED TO FOUNDATION WALL W/ MINIMUM 12.7mm DIAMETER ANCHOR BOLTS EMBEDDED MIN. 100mm IN CONCRETE @ 2400mm O.C. MAX. & PROVIDE CONTINUOUS AIR BARRIER BETWEEN PLATE & FOUNDATION WALL

SLOPE GRADE AWAY FROM BUILDING FACE

BITUMINOUS DAMPPROOFING ON MINIMUM 6mm PARGING ON CONCRETE BLOCK FDN. WALL W/ PARGING COVERED OVER POURED CONCRETE FOOTING (POURED CONCRETE WALLS TO HAVE TIE HOLES FILLED WITH CEMENT MORTAR OR DAMPPROOFING)

DRAINAGE LAYER
 - MINIMUM 19mm MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 57kg/M³, OR
 - MINIMUM 100mm OF FREE DRAINING GRANULAR MATERIAL, OR
 - A B.M.E.C. APPROVED DRAINAGE LAYER MATERIAL

BACKFILL W/ FREE DRAINING MATERIAL

450x130 DEEP POURED CONC. FTG. (TYPICAL) FOOTING TO BEAR ON UNDISTURBED SOIL

100mm DIA. WEEPING TILE W/ 150mm CRUSHED STONE COVER

ROOF VENTILATION 1:300 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

3
 1 MIN

25mm
 50mm

CARRY MIN. RSI 3.52 INSULATION TO COVER INTERIOR FACE OF EXTERIOR WALL

INTERIOR CEILING FINISH CONT. AIR/VAPOUR BARRIER W/ MINIMUM RSI 0.81 INSULATION

CONTINUOUS AIR/VAPOUR BARRIER

EXTERIOR WALL MUST HAVE MIN. RSI 4.23 INSULATION VALUE

WINDOWS SHALL HAVE A MAX. U VALUE OF 1.8

FLOOR FINISH
 15.5mm T&G PLYWOOD SUBFLOOR OR APPROVED EQUAL ON WOOD FLOOR JOISTS BRIDGED W/ CONTINUOUS 19x64 STRAPPING OR 38x38 CROSS BRIDGING OR SOLID BLOCKING @ 2100 O.C.

SEAL HEADER WRAP TO VAPOUR BARRIER

HEADER WRAP AIR BARRIER AROUND CONTINUOUS HEADER JOIST W/ RSI 1.76 RIGID INSULATION AND RSI 3.52 BATT OR FOAM INSULATION

TOP BLOCK COURSE FILLED W/ MORTAR OR CONCRETE

SEAL HEADER WRAP TO FOUNDATION WALL

SEMI-SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL

38x89 WOOD STUDS @ 400 O.C. STAND OFF FROM FDN. WALL RSI 2.11 INSULATION W/ 0.15mm POLY VAPOUR/BARRIER W/ RSI 1.76 RIGID INSULATION (INTERIOR FINISH IS OPTIONAL) INSUL. MAY BE TERMINATED 200mm ABOVE FLOOR

BASEMENT WALL MUST HAVE MIN. RSI 3.52 INSULATION VALUE

BLOCK SIZE	MAX. HEIGHT FROM SLAB TO GRADE
190	1200mm
240	1800mm
290	2200mm

BASEMENT SLAB
 75mm POURED CONC. SLAB 15 MPa W/ 0.15mm POLY 25 MPa WITHOUT POLY 100mm CRUSHED STONE

POLY MOISTURE BARRIER SEAL TO FDN. WALL & SLAB

MAX. TOTAL MASONRY HEIGHT 2500mm



FRAME WALL CONSTRUCTION
 FINISH AS PER ELEVATIONS
 SHEATHING PAPER, LAYERS
 TO OVERLAP EACH OTHER
 RSI 0.88 RIGID INSULATION FOR
 EXTERIOR TYPE SHEATHING
 38x140 WOOD STUDS @ 400 O.C.
 RSI 3.52 BATT INSULATION IN
 CONTINUOUS CONTACT W/
 SHEATHING & CONTINUOUS
 VAPOUR BARRIER
 DOUBLE PLATE @ TOP
 SOLE PLATE @ BOTTOM
 INTERIOR WALL FINISH

WOOD SILL PLATE FASTENED TO
 FOUNDATION WALL W/ MINIMUM
 12.7mm DIAMETER ANCHOR BOLTS
 EMBEDDED MIN. 100mm IN CONCRETE
 @ 2400mm O.C. MAX. & PROVIDE
 CONTINUOUS AIR BARRIER BETWEEN
 PLATE & FOUNDATION WALL

TOP BLOCK COURSE FILLED
 W/ MORTAR OR CONCRETE

SLOPE GRADE AWAY
 FROM BUILDING FACE

BITUMINOUS DAMPPROOFING
 ON MINIMUM 6mm PARGING ON
 CONCRETE BLOCK FDN. WALL

450x100 DEEP POURED
 CONC. FTG. (TYPICAL)
 FOOTING TO BEAR ON
 UNDISTURBED SOIL

100mm DIA. WEEPING TILE W/
 150mm CRUSHED STONE COVER

FLOOR FINISH
 15.5mm T&G PLYWOOD SUBFLOOR
 OR APPROVED EQUAL ON WOOD
 FLOOR JOISTS BRIDGED W/
 CONTINUOUS 19x64 STRAPPING
 OR 38x38 CROSS BRIDGING OR
 SOLID BLOCKING @ 2100 O.C.

SEAL HEADER WRAP
 TO VAPOUR BARRIER

UNHEATED CRAWL SPACE

RSI 5.46 INSULATION IN FLOOR
 EXTEND VAPOUR BARRIER
 SEAL TO JOIST & SUBFLOOR
 PROVIDE 0.1M² VENT AREA PER
 50M² OF CRAWL SPACE &
 500mmx700mm ACCESS
 TO CRAWL SPACE

SEMI-SOLID BLOCK COURSE
 AT OR BELOW GRADE LEVEL

CRAWL SPACE CLEARANCE MINIMUM
 600mm CLEAR TO U/S OF STRUCTURE
 50mm ASPHALT GROUND COVER OR
 100mm of 15 MPa PORTLAND CEMENT
 CONCRETE OR 0.1mm POLY MIN. 100mm
 OVERLAP @ JOINTS WEIGHTED DOWN

GRADE

1200mm MIN.

U/S OF FOOTING

FRAME WALL CONSTRUCTION
 FINISH AS PER ELEVATIONS
 SHEATHING PAPER, LAYERS
 TO OVERLAP EACH OTHER
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 FOUNDATION WALL W/ MINIMUM
 12.7mm DIAMETER ANCHOR BOLTS
 EMBEDDED MIN. 100mm IN CONCRETE
 @ 2400mm O.C. MAX. & PROVIDE
 CONTINUOUS AIR BARRIER BETWEEN
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TOP BLOCK COURSE FILLED
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SLOPE GRADE AWAY
 FROM BUILDING FACE

BITUMINOUS DAMPPROOFING
 ON MINIMUM 6mm PARGING ON
 CONCRETE BLOCK FDN. WALL

450x100 DEEP POURED
 CONC. FTG. (TYPICAL)
 FOOTING TO BEAR ON
 UNDISTURBED SOIL

100mm DIA. WEEPING TILE W/
 150mm CRUSHED STONE COVER

FLOOR FINISH
 15.5mm T&G PLYWOOD SUBFLOOR
 OR APPROVED EQUAL ON WOOD
 FLOOR JOISTS BRIDGED W/
 CONTINUOUS 19x64 STRAPPING
 OR 38x38 CROSS BRIDGING OR
 SOLID BLOCKING @ 2100 O.C.

SEAL HEADER WRAP
 TO VAPOUR BARRIER

HEADER WRAP AIR BARRIER AROUND
 CONTINUOUS HEADER JOIST W/
 RSI 1.76 RIGID INSULATION AND
 RSI 3.52 BATT OR FOAM INSULATION

HEATED CRAWL SPACE

PROVIDE 500mmx700mm
 ACCESS TO CRAWL SPACE

SEAL HEADER WRAP
 TO FOUNDATION WALL

SEMI-SOLID BLOCK COURSE
 AT OR BELOW GRADE LEVEL

RSI 3.52 INSULATION W/ 0.15mm
 VAPOUR BARRIER, PROTECT
 INSULATION W/ INTERIOR FINISH

CRAWL SPACE CLEARANCE MINIMUM
 600mm CLEAR TO U/S OF STRUCTURE
 PROVIDE 0.15 POLY GROUND COVER
 MIN. 300mm OVERLAP, SEALED AT JOINTS
 & FOUNDATION WALL & WEIGHTED DOWN

RSI 1.76 TO 600mm
 BELOW GRADE

GRADE

1200mm MIN.

U/S OF FOOTING

FRAME WALL CONSTRUCTION
 FINISH AS PER ELEVATIONS
 SHEATHING PAPER, LAYERS
 TO OVERLAP EACH OTHER
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WOOD SILL PLATE FASTENED TO
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 12.7mm DIAMETER ANCHOR BOLTS
 EMBEDDED MIN. 100mm IN CONCRETE
 @ 2400mm O.C. MAX. & PROVIDE
 CONTINUOUS AIR BARRIER BETWEEN
 PLATE & FOUNDATION WALL

MIN. 6mm PARGING ON
 BLOCK FDN. WALL
 ABOVE GRADE ONLY

SLOPE GRADE AWAY
 FROM BUILDING FACE

TOP BLOCK COURSE FILLED
 W/ MORTAR OR CONCRETE

450x100 DEEP POURED
 CONG. FTG. (TYPICAL)
 FOOTING TO BEAR ON
 UNDISTURBED SOIL

BRICK VENEER WALL
 90mm FACE BRICK
 25mm AIR SPACE
 0.76mm THICK x22mm WIDE
 GALVANIZED METAL TIES
 INSTALLED W/ GALVANIZED
 SPIRAL NAILS OR SCREWS
 400mm O.C. HORIZONTAL
 600mm O.C. VERTICAL
 SHEATHING PAPER W/ LAYERS
 TO OVERLAP EACH OTHER
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 EXTERIOR TYPE SHEATHING
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 RSI 3.52 BATT INSULATION IN CONT.
 CONTACT W/ SHEATHING
 CONTINUOUS VAPOUR/AIR BARRIER
 DOUBLE PLATE @ TOP
 SOLE PLATE @ BOTTOM
 INTERIOR WALL FINISH
 0.5mm POLY FLASHING
 MINIMUM 150mm UP BEHIND
 SHEATHING PAPER
 PROVIDE WEEP HOLES
 @ MAX. 800mm APART

MIN. 6mm PARGING ON
 BLOCK FDN. WALL
 ABOVE GRADE ONLY

SLOPE GRADE AWAY
 FROM BUILDING FACE

TOP BLOCK COURSE FILLED
 W/ MORTAR OR CONCRETE

450x130 DEEP POURED
 CONG. FTG. (TYPICAL)
 FOOTING TO BEAR ON
 UNDISTURBED SOIL

FLOOR FINISH
 15.5mm T&G PLYWOOD SUBFLOOR
 OR APPROVED EQUAL ON
 38x38 SLEEPERS @ 400 O.C.
 POLY DAMPPROOFING UNDER
 W/ RIGID INSULATION (OPTIONAL)

SEAL HEADER WRAP
 TO VAPOUR BARRIER

75mm POURED CONCRETE SLAB
 15MPa W/ 0.15mm POLY
 25MPa WITHOUT POLY
 100mm CRUSHED STONE

RSI 1.76 RIGID INSULATION ON
 CONCRETE BLOCK FDN. WALL
 MIN. 600mm BELOW EXT. GRADE

U/S OF FOOTING

FLOOR FINISH
 15.5mm T&G PLYWOOD SUBFLOOR
 OR APPROVED EQUAL ON
 38x38 SLEEPERS @ 400 O.C.
 POLY DAMPPROOFING UNDER
 W/ RIGID INSULATION (OPTIONAL)

WOOD SILL PLATE FASTENED TO
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 15MPa W/ 0.15mm POLY
 25MPa WITHOUT POLY
 100mm CRUSHED STONE

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U/S OF FOOTING

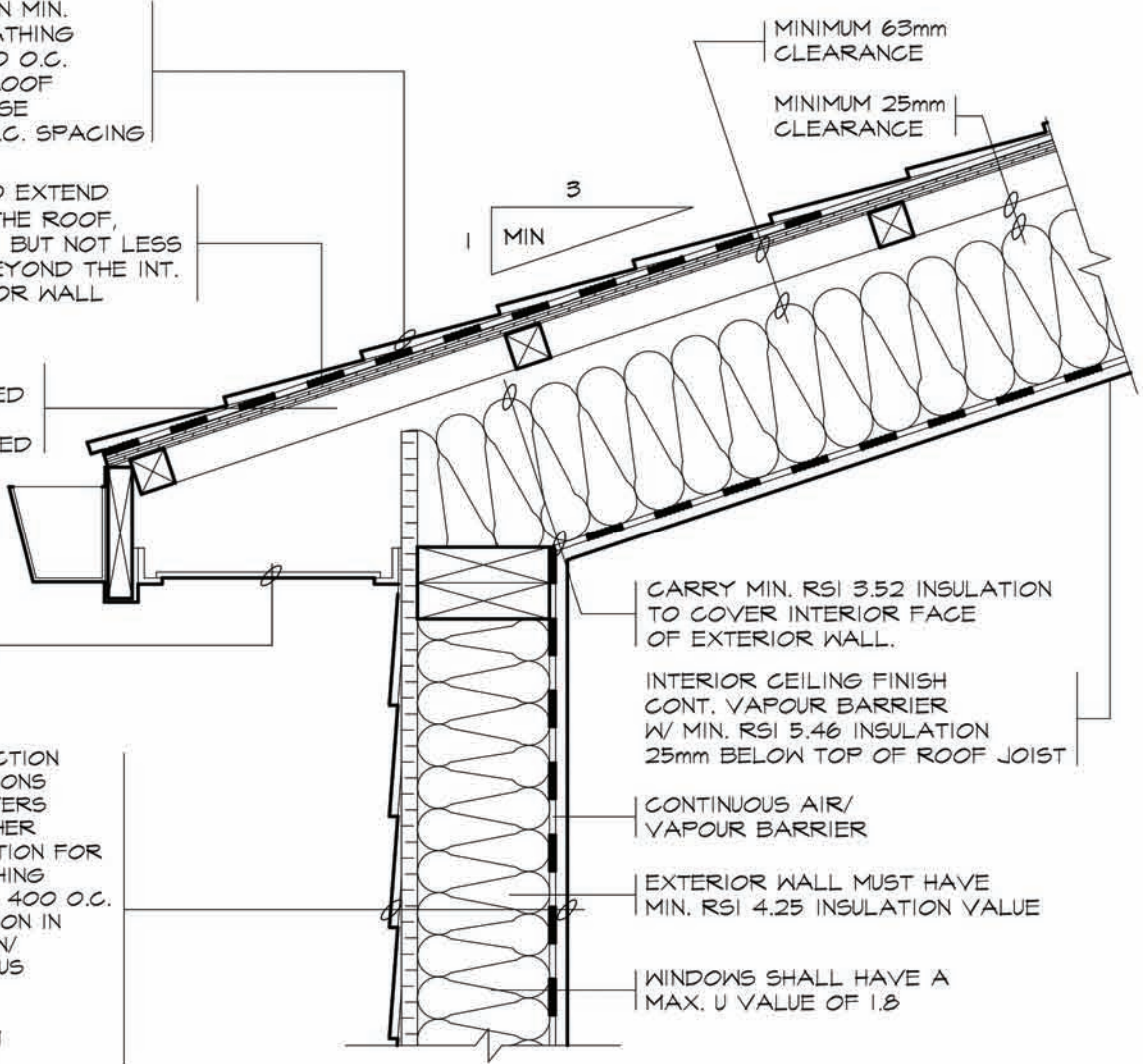
ASPHALT SHINGLES ON MIN.
9.5mm PLYWOOD SHEATHING
38x38 PURLINS @ 400 O.C.
PERPENDICULAR TO ROOF
JOISTS (SEE PLANS) USE
'H'-CLIPS IF 600mm O.C. SPACING

EAVE PROTECTION TO EXTEND
FROM THE EDGE OF THE ROOF,
900mm UP THE SLOPE BUT NOT LESS
LESS THAN 300mm BEYOND THE INT.
FACE OF THE EXTERIOR WALL

ROOF VENTILATION
1:150 OF THE INSULATED
CEILING AREA
UNIFORMLY DISTRIBUTED

EAVESTROUGH, RVL,
FASCIA BOARD &
VENTED SOFFIT
FINISH AS PER
ELEVATIONS

FRAME WALL CONSTRUCTION
FINISH AS PER ELEVATIONS
SHEATHING PAPER, LAYERS
TO OVERLAP EACH OTHER
RSI 0.88 RIGID INSULATION FOR
EXTERIOR TYPE SHEATHING
38x140 WOOD STUDS @ 400 O.C.
RSI 3.52 BATT INSULATION IN
CONTINUOUS CONTACT W/
SHEATHING & CONTINUOUS
VAPOUR BARRIER
DOUBLE PLATE @ TOP
SOLE PLATE @ BOTTOM
INTERIOR WALL FINISH



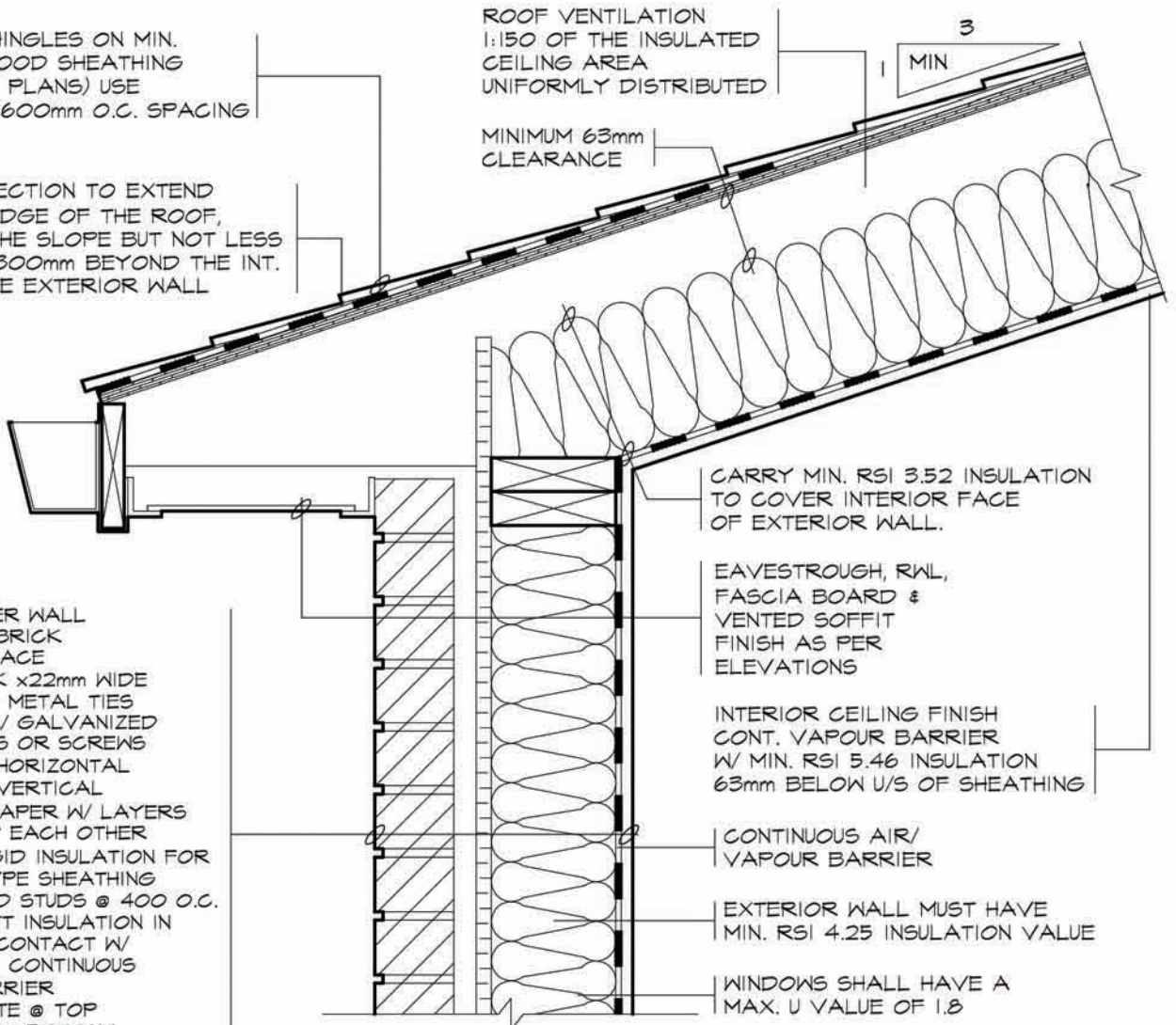
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FACE OF THE EXTERIOR WALL

BRICK VENEER WALL
90mm FACE BRICK
25mm AIR SPACE
0.76mm THICK x22mm WIDE
GALVANIZED METAL TIES
INSTALLED W/ GALVANIZED
SPIRAL NAILS OR SCREWS
400mm O.C. HORIZONTAL
600mm O.C. VERTICAL
SHEATHING PAPER W/ LAYERS
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INTERIOR WALL FINISH

ROOF VENTILATION
1:150 OF THE INSULATED
CEILING AREA
UNIFORMLY DISTRIBUTED

MINIMUM 63mm
CLEARANCE



GRAVEL FINISH ON
3 PLY FELT ROOFING
12.5mm PLYWOOD SHEATHING
38x38 PURLINS @ 400 O.C.
PERPENDICULAR TO ROOF
JOISTS (SEE PLANS)

ROOF VENTILATION
1:150 OF THE INSULATED
CEILING AREA
UNIFORMLY DISTRIBUTED

MINIMUM 63mm
CLEARANCE

MINIMUM 25mm
CLEARANCE

SLOPE FOR
DRAINAGE

GRAVEL STOP
FLASHING

FASCIA BOARD &
VENTED SOFFIT
FINISH AS PER
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INTERIOR WALL FINISH

INTERIOR CEILING FINISH
CONT. VAPOUR BARRIER
W/ MIN. RSI 5.46 INSULATION
25mm BELOW TOP OF ROOF JOIST

CONTINUOUS AIR/
VAPOUR BARRIER

EXTERIOR WALL MUST HAVE
MIN. RSI 4.25 INSULATION VALUE

WINDOWS SHALL HAVE A
MAX. U VALUE OF 1.8

GRAVEL FINISH ON
3 PLY FELT ROOFING
12.5mm PLYWOOD SHEATHING ON
ROOF JOISTS (SEE PLANS)

ROOF VENTILATION
1:150 OF THE INSULATED
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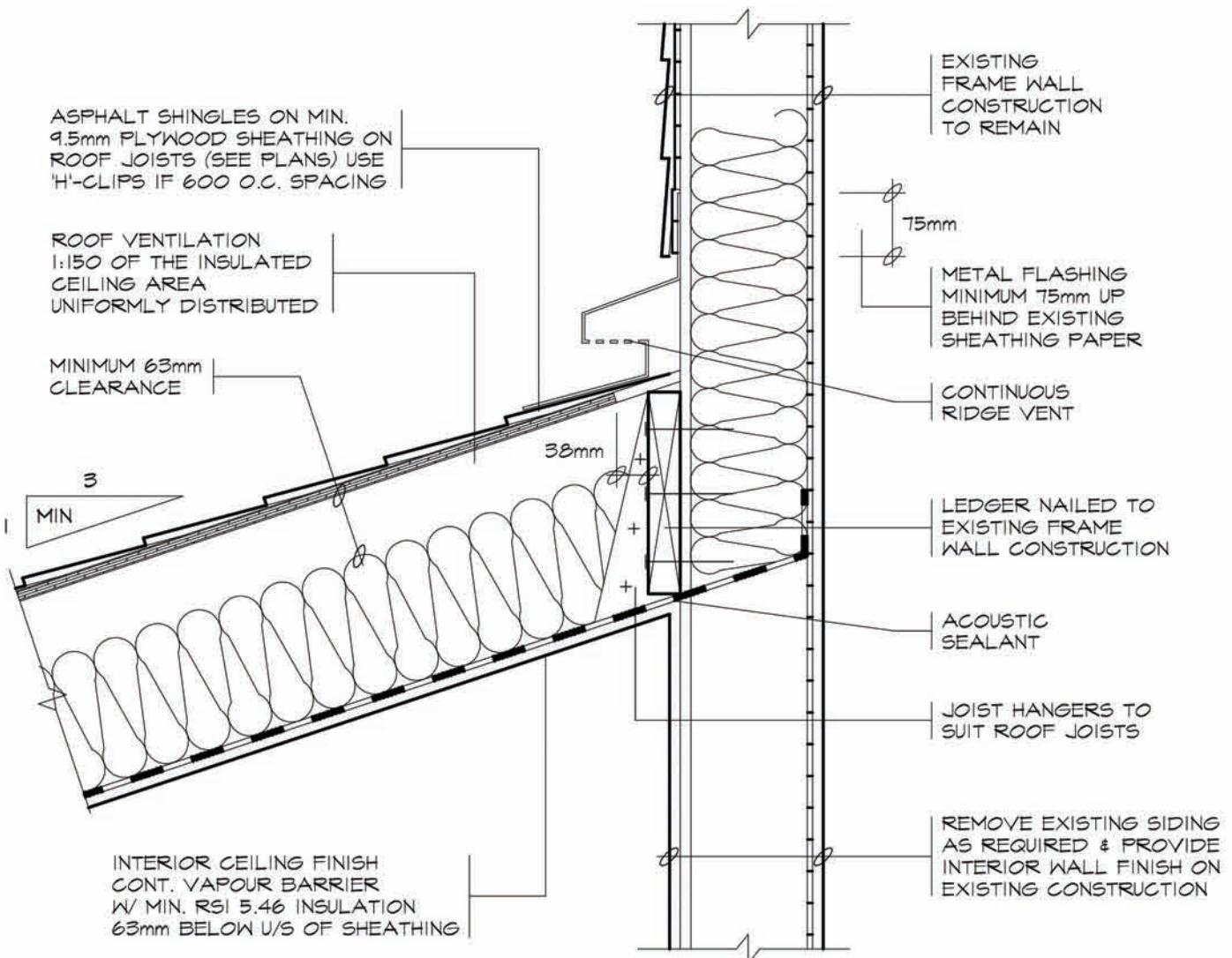
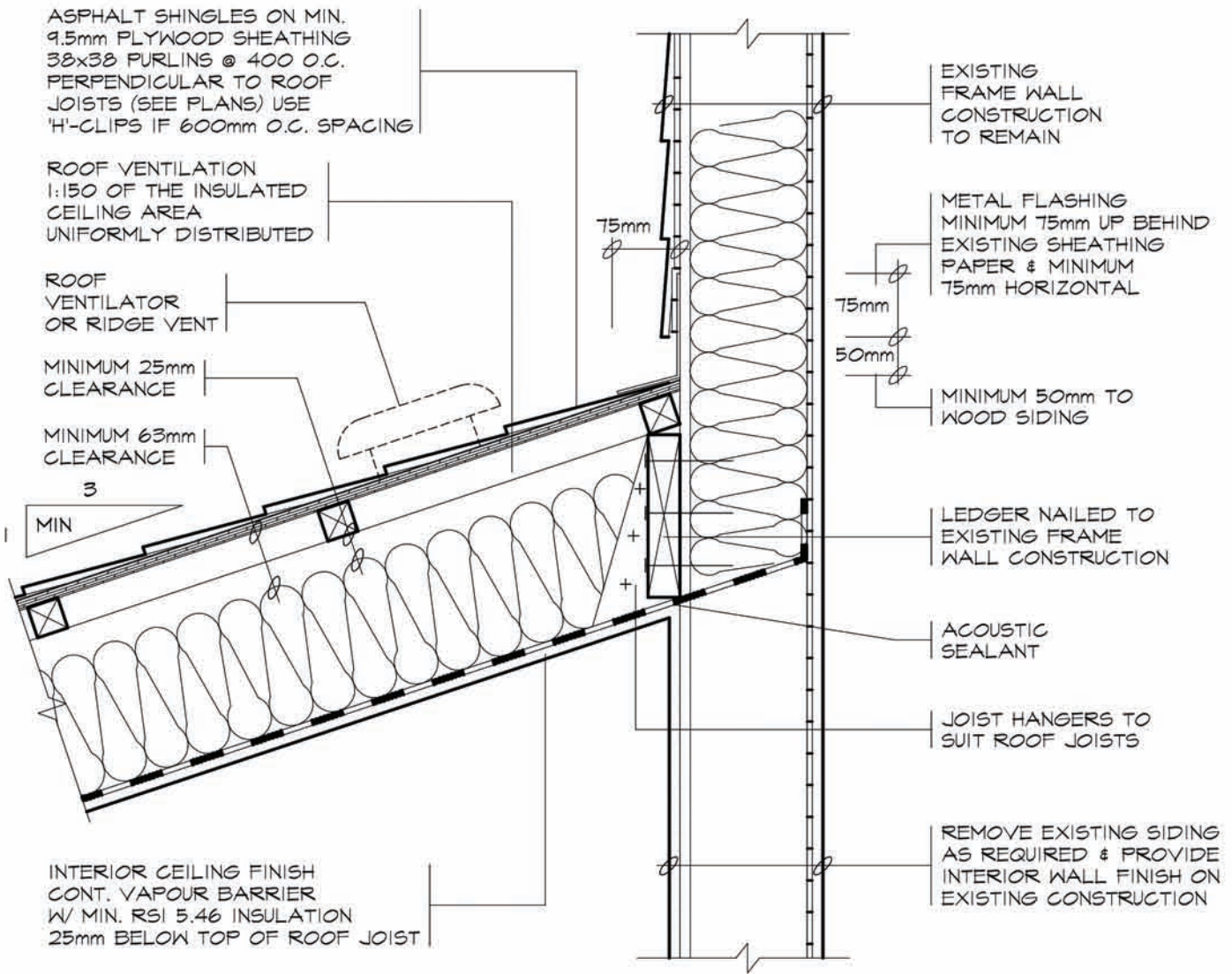
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90mm FACE BRICK
25mm AIR SPACE
0.76mm THICK x22mm WIDE
GALVANIZED METAL TIES
INSTALLED W/ GALVANIZED
SPIRAL NAILS OR SCREWS
400mm O.C. HORIZONTAL
600mm O.C. VERTICAL
SHEATHING PAPER W/ LAYERS
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CONTINUOUS CONTACT W/
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VAPOUR BARRIER
DOUBLE PLATE @ TOP
SOLE PLATE @ BOTTOM
INTERIOR WALL FINISH

INTERIOR CEILING FINISH
CONT. VAPOUR BARRIER
W/ MIN. RSI 5.46 INSULATION
63mm BELOW U/S OF SHEATHING

CONTINUOUS AIR/
VAPOUR BARRIER

EXTERIOR WALL MUST HAVE
MIN. RSI 4.25 INSULATION VALUE

WINDOWS SHALL HAVE A
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ASPHALT SHINGLES ON MIN.
9.5mm PLYWOOD SHEATHING
38x38 PURLINS @ 400 O.C.,
PERPENDICULAR TO ROOF
JOISTS (SEE PLANS) USE
'H'-CLIPS IF 600mm O.C. SPACING

ROOF VENTILATION
1:150 OF THE INSULATED
CEILING AREA
UNIFORMLY DISTRIBUTED

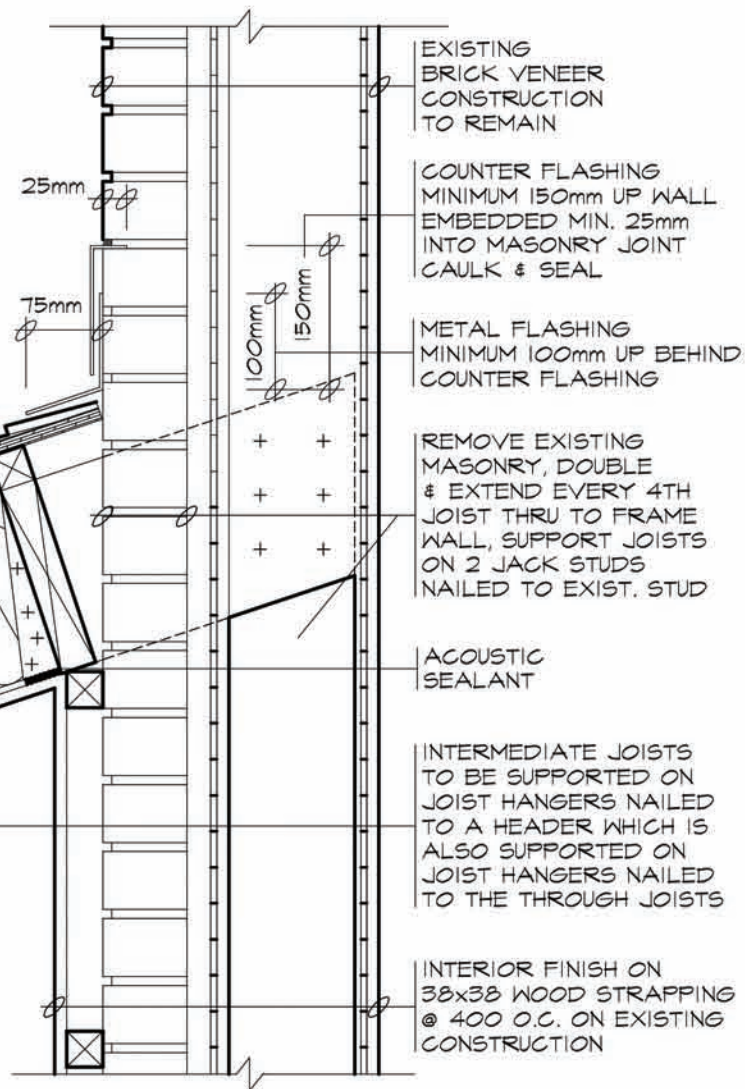
ROOF
VENTILATOR
OR RIDGE VENT

MINIMUM 25mm
CLEARANCE

MINIMUM 63mm
CLEARANCE

3
MIN

INTERIOR CEILING FINISH
CONT. AIR/VAPOUR BARRIER
W/ MIN. RSI 5.46 INSULATION
25mm BELOW TOP OF ROOF JOIST



CONTINUOUS
RIDGE VENT

25mm DIA. VENT. HOLES
ONE FOR EACH JOIST
SPACE, DRILLED MIN. 50mm
FROM TOP OF HEADER

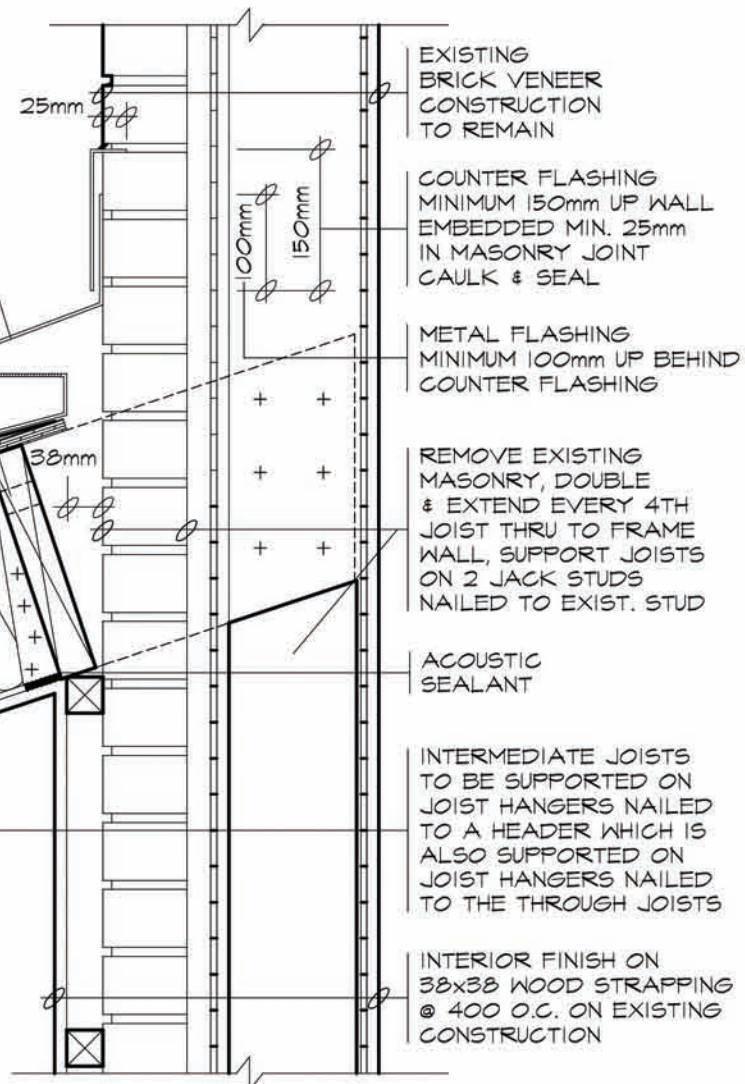
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MINIMUM 63mm
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INTERIOR CEILING FINISH
CONT. AIR/VAPOUR BARRIER
W/ MIN. RSI 5.46 INSULATION
63mm BELOW U/S OF
ROOF SHEATHING



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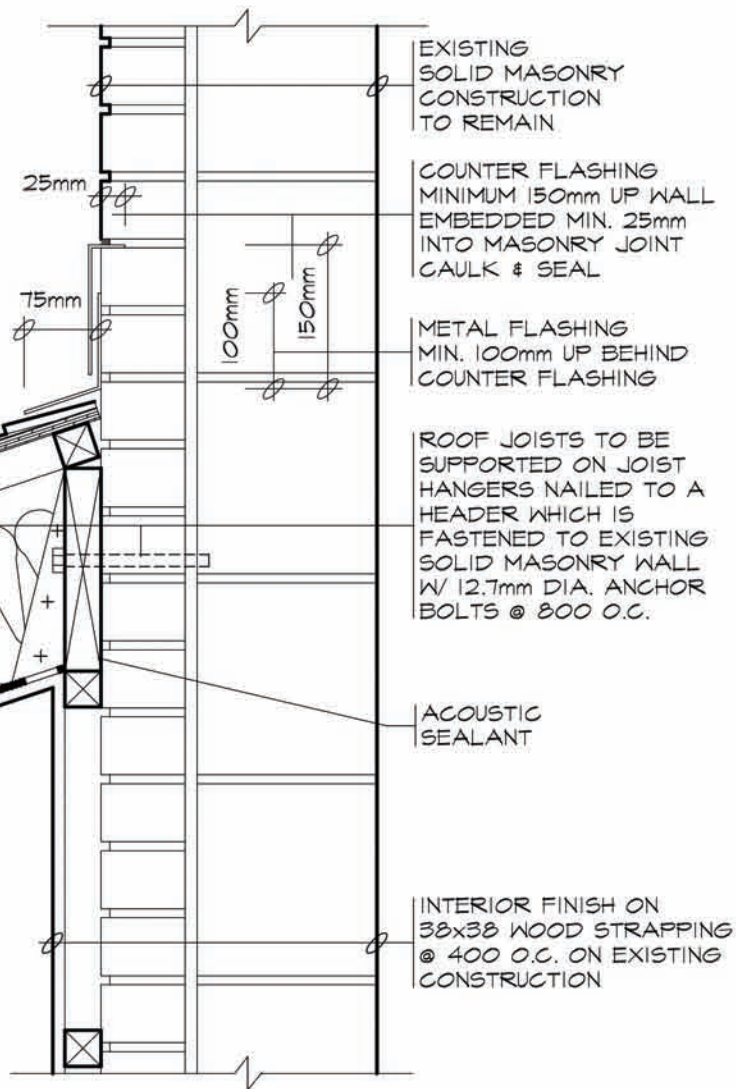
ROOF
VENTILATOR
OR RIDGE VENT

MINIMUM 25mm
CLEARANCE

MINIMUM 63mm
CLEARANCE

3
MIN

INTERIOR CEILING FINISH
CONT. VAPOUR BARRIER
W/ MIN. RSI 5.46 INSULATION
25mm BELOW TOP OF ROOF JOIST



CONTINUOUS
RIDGE VENT

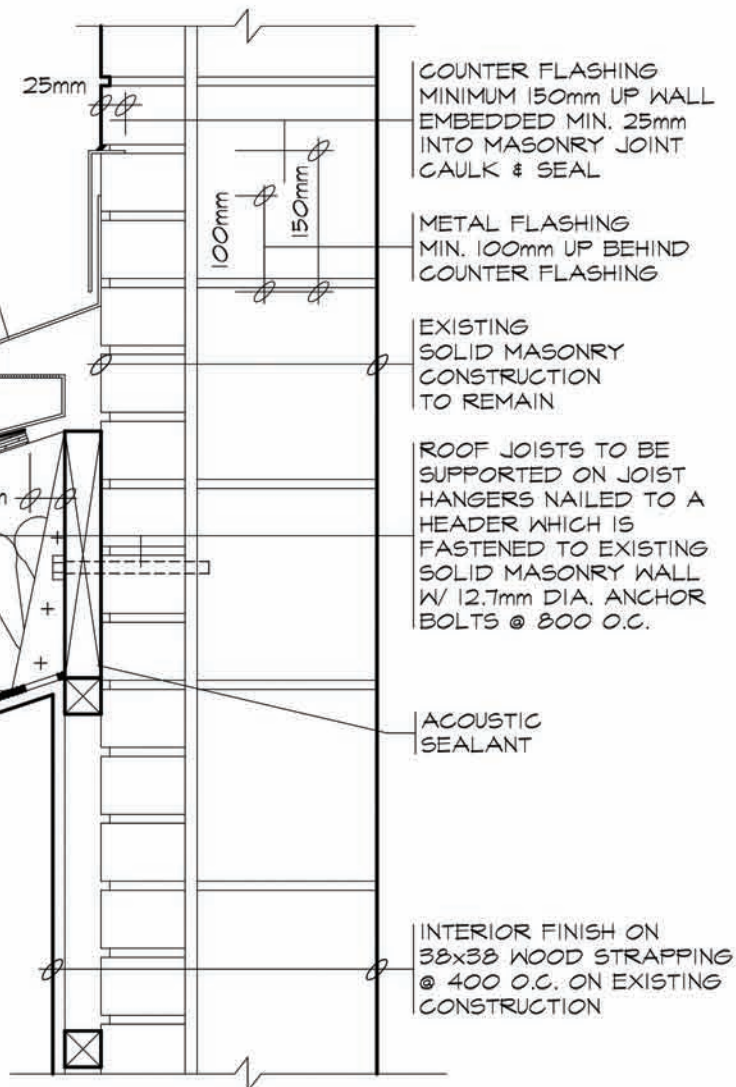
ASPHALT SHINGLES ON MIN.
9.5mm PLYWOOD SHEATHING ON
ROOF JOISTS (SEE PLANS) USE
'H'-CLIPS IF 600 O.C. SPACING

ROOF VENTILATION
1:150 OF THE INSULATED
CEILING AREA
UNIFORMLY DISTRIBUTED

MINIMUM 63mm
CLEARANCE

3
MIN

INTERIOR CEILING FINISH
CONT. VAPOUR BARRIER
W/ MIN. RSI 5.46 INSULATION
63mm BELOW U/S OF SHEATHING

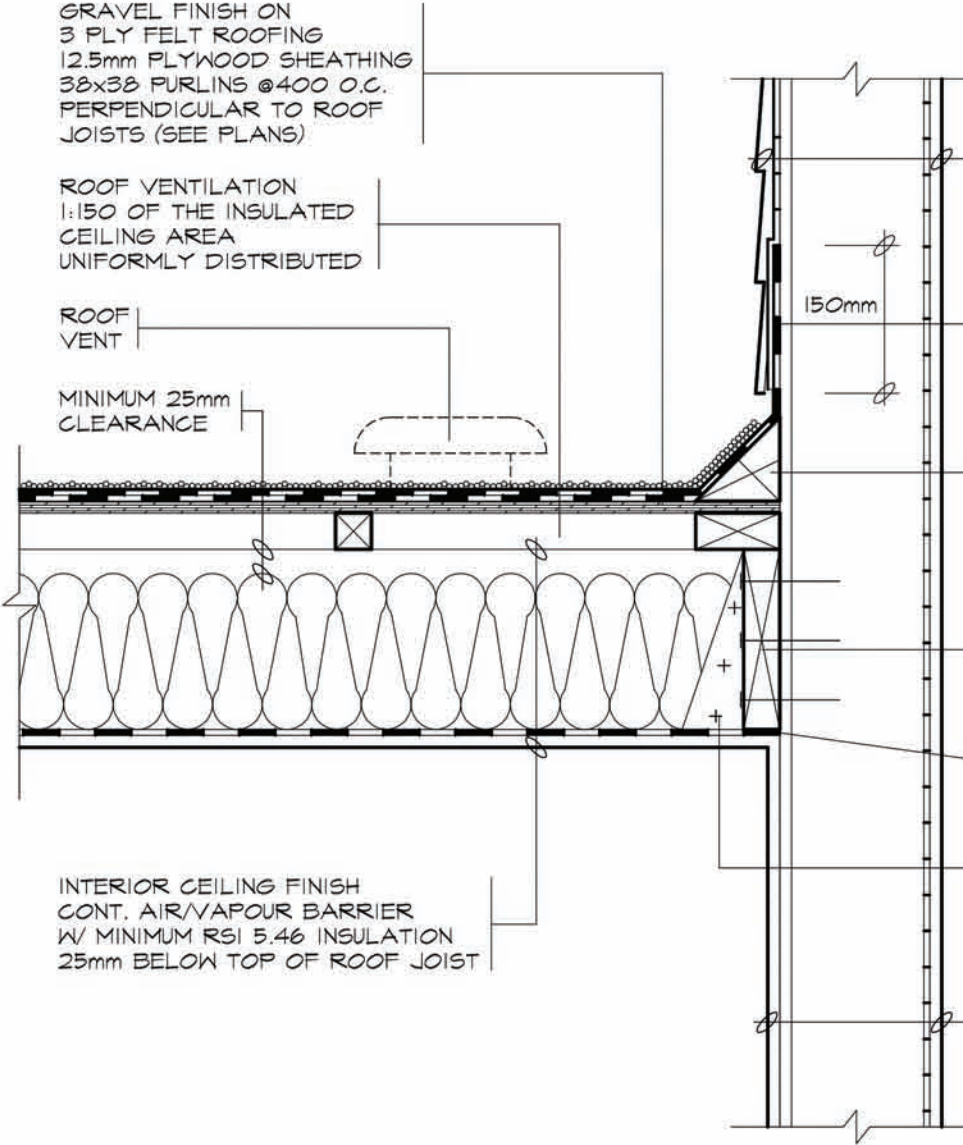


GRAVEL FINISH ON
3 PLY FELT ROOFING
12.5mm PLYWOOD SHEATHING
38x38 PURLINS @400 O.C.
PERPENDICULAR TO ROOF
JOISTS (SEE PLANS)

ROOF VENTILATION
1:150 OF THE INSULATED
CEILING AREA
UNIFORMLY DISTRIBUTED

ROOF
VENT

MINIMUM 25mm
CLEARANCE



EXISTING
FRAME WALL
CONSTRUCTION
TO REMAIN

ROOF MEMBRANE OVER
CANT STRIP & MINIMUM
150mm UP BEHIND EXISTING
SHEATHING PAPER

PROVIDE CANT STRIP
AT INTERSECTION OF
WALL & BUILT UP ROOF

LEDGER NAILED TO
EXISTING FRAME
WALL CONSTRUCTION

ACOUSTIC
SEALANT

JOIST
HANGERS

REMOVE EXISTING SIDING
AS REQUIRED & PROVIDE
INTERIOR WALL FINISH ON
EXISTING CONSTRUCTION

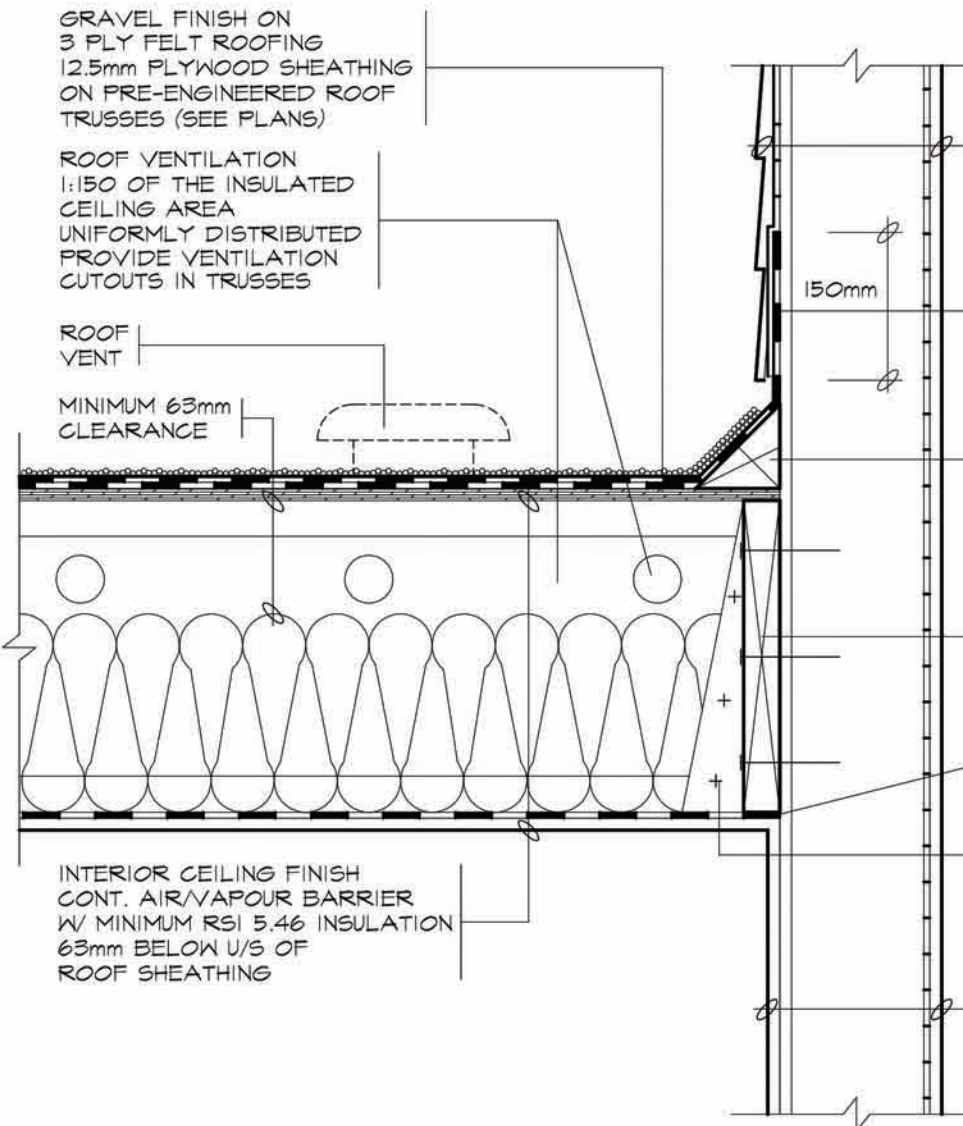
INTERIOR CEILING FINISH
CONT. AIR/VAPOUR BARRIER
W/ MINIMUM RSI 5.46 INSULATION
25mm BELOW TOP OF ROOF JOIST

GRAVEL FINISH ON
3 PLY FELT ROOFING
12.5mm PLYWOOD SHEATHING
ON PRE-ENGINEERED ROOF
TRUSSES (SEE PLANS)

ROOF VENTILATION
1:150 OF THE INSULATED
CEILING AREA
UNIFORMLY DISTRIBUTED
PROVIDE VENTILATION
CUTOUTS IN TRUSSES

ROOF
VENT

MINIMUM 63mm
CLEARANCE



EXISTING
FRAME WALL
CONSTRUCTION
TO REMAIN

ROOF MEMBRANE OVER
CANT STRIP & MINIMUM
150mm UP BEHIND EXISTING
SHEATHING PAPER

PROVIDE CANT STRIP
AT INTERSECTION OF
WALL & BUILT UP ROOF

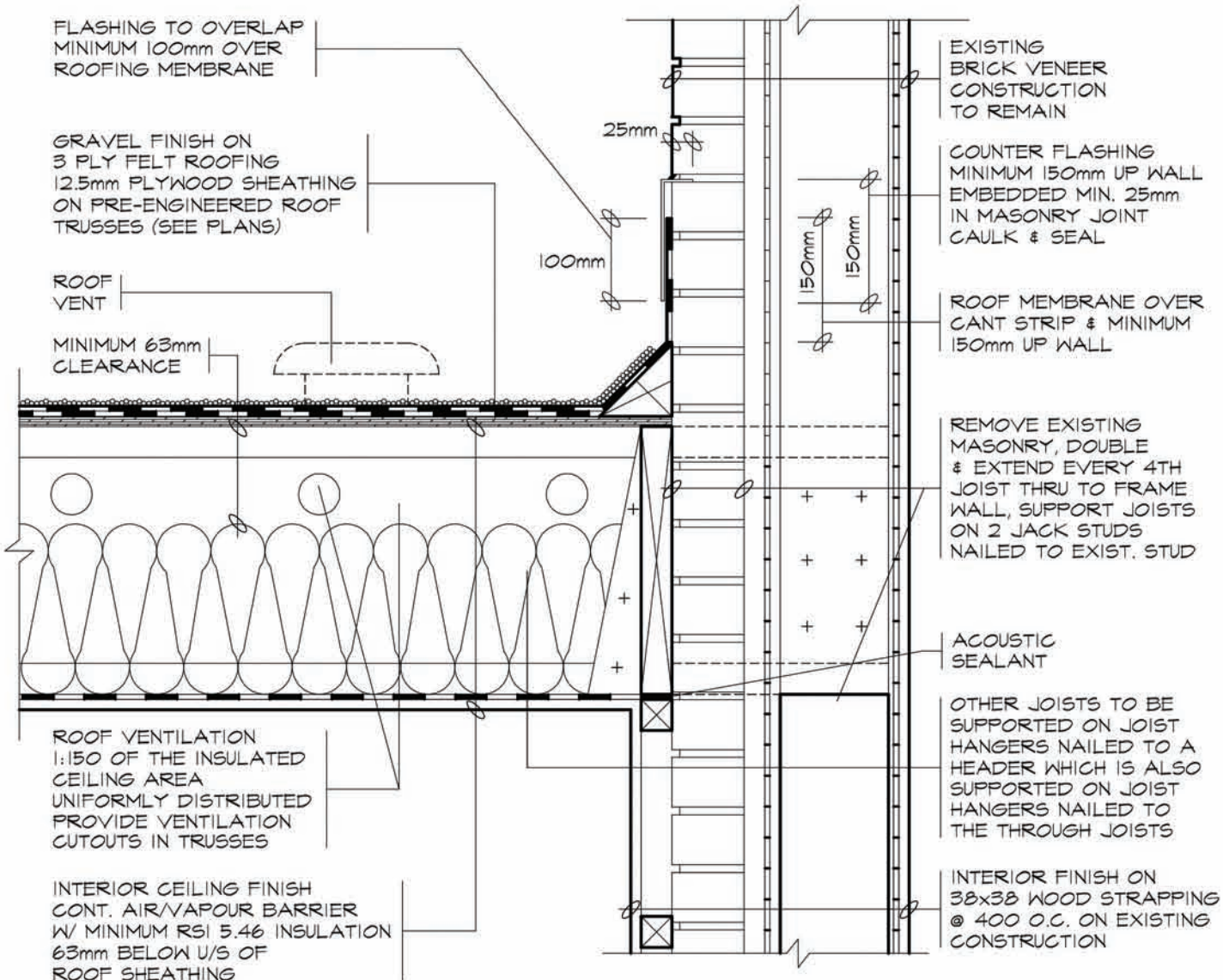
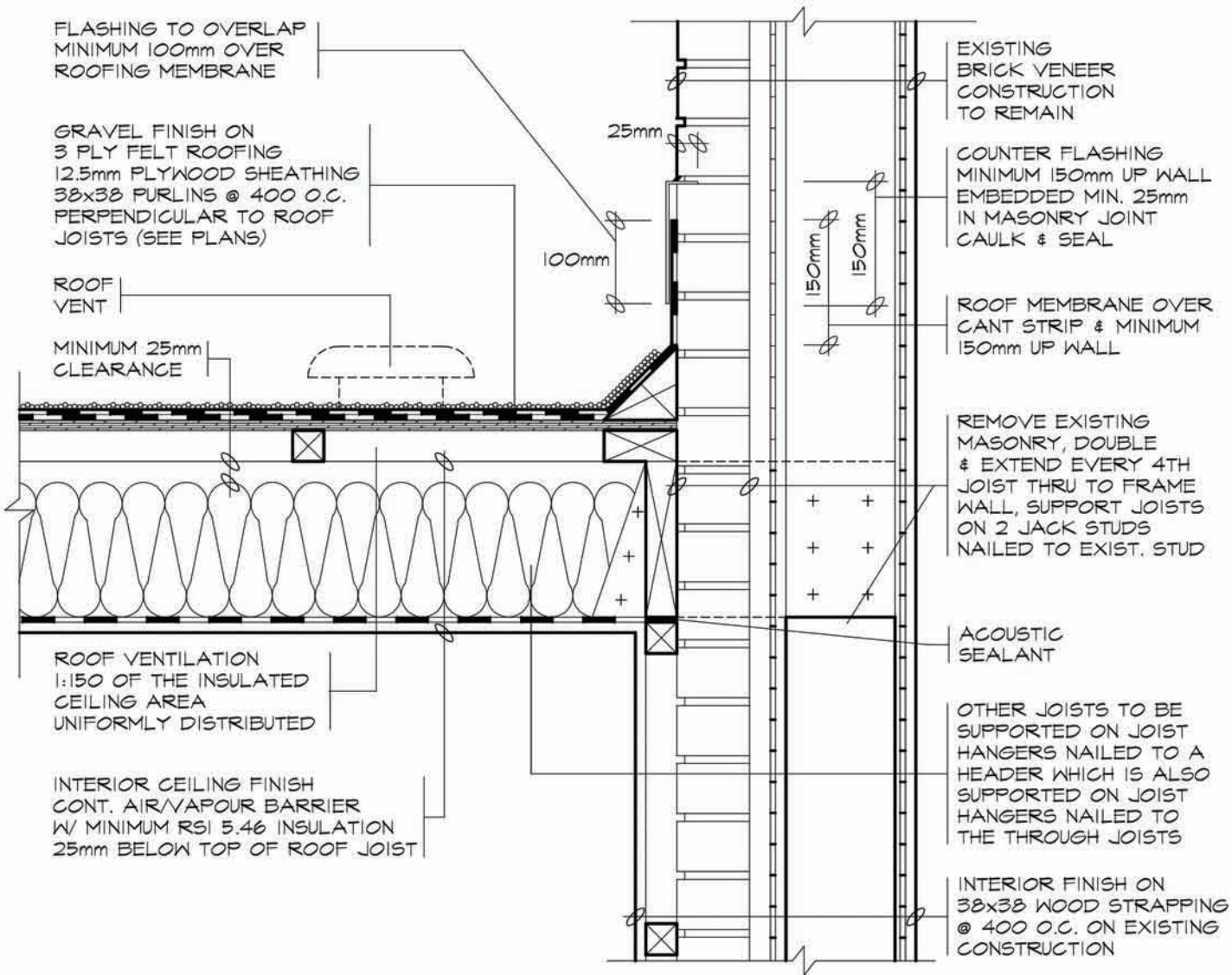
LEDGER NAILED TO
EXISTING FRAME
WALL CONSTRUCTION

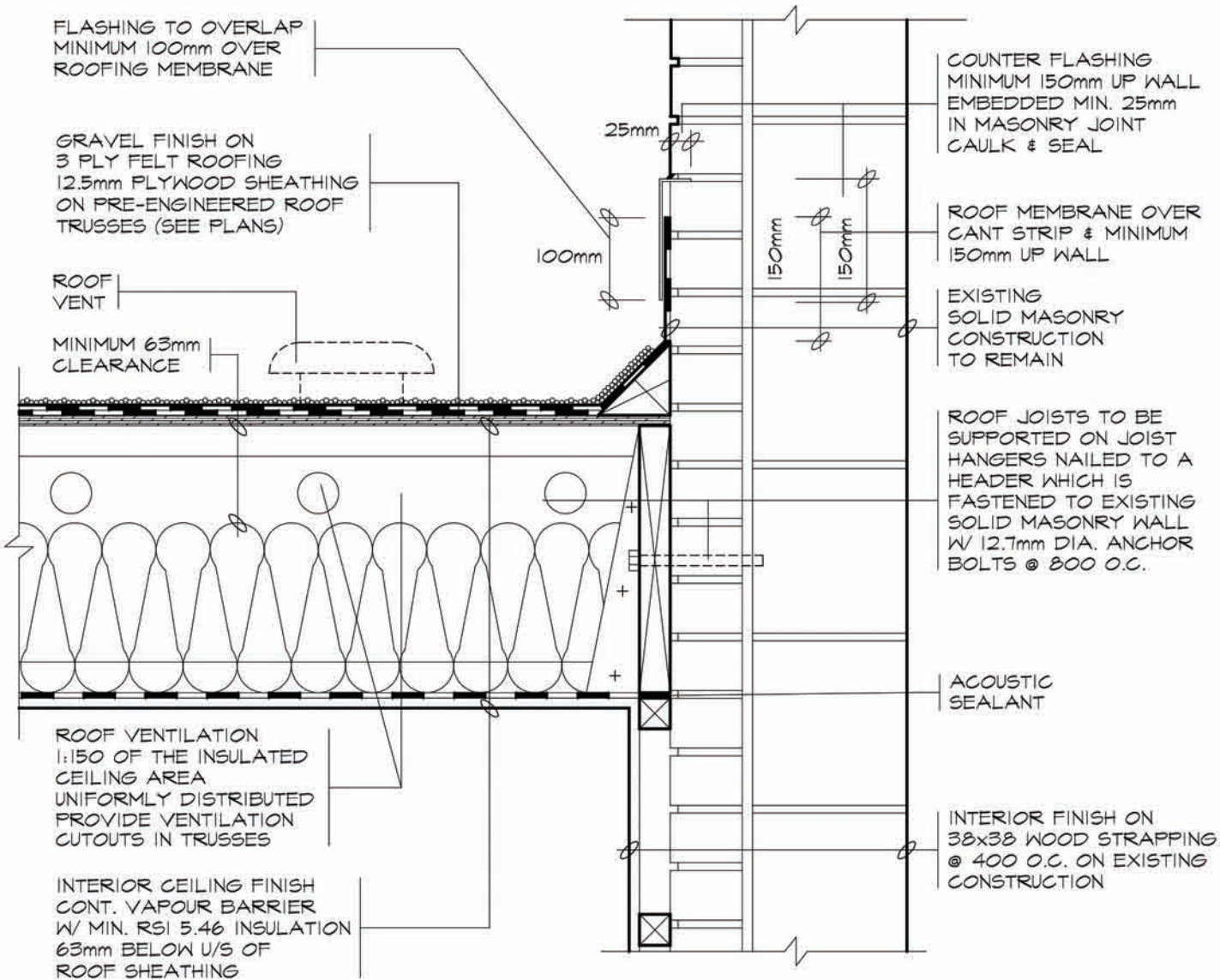
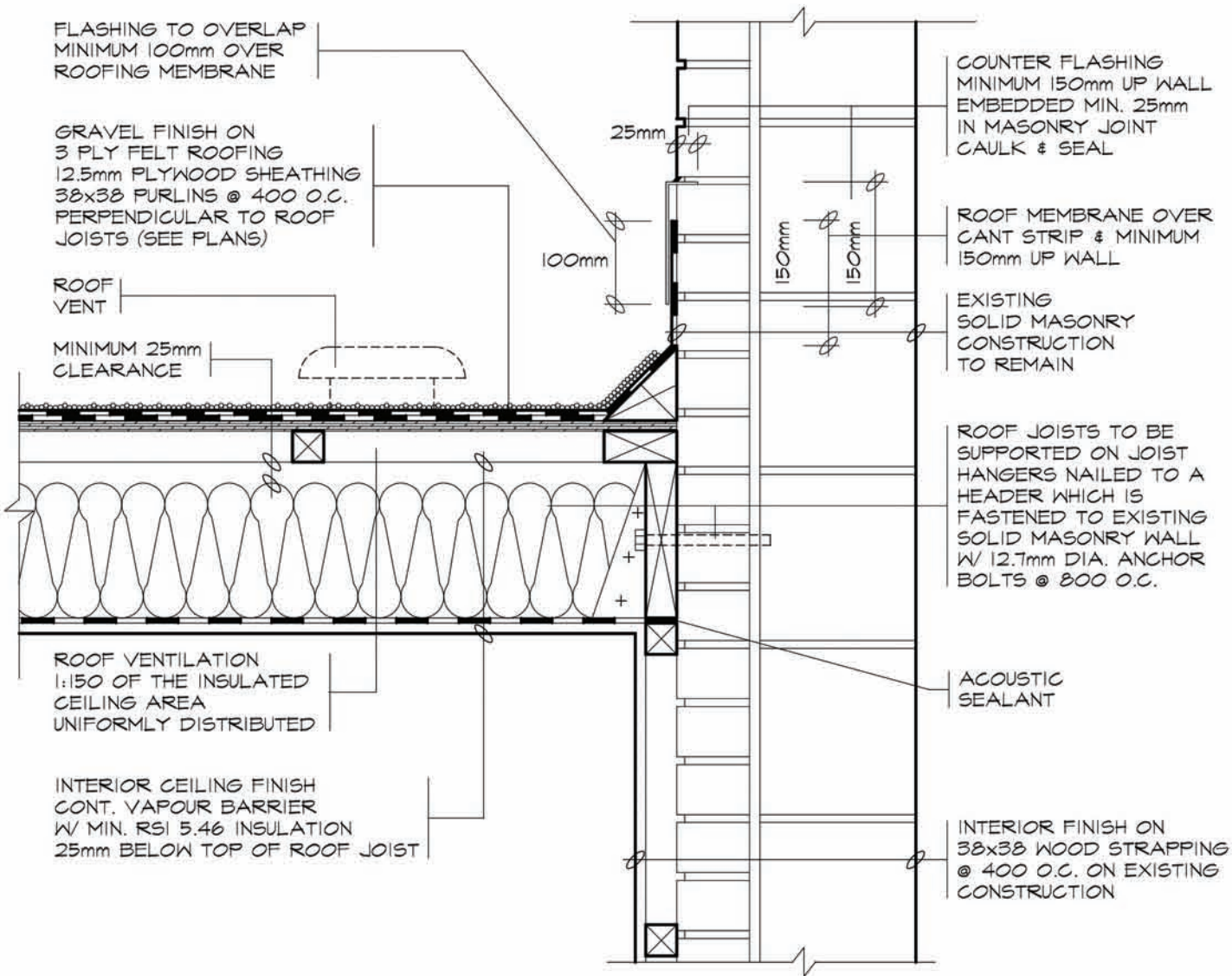
ACOUSTIC
SEALANT

TRUSS
HANGERS

REMOVE EXISTING SIDING
AS REQUIRED & PROVIDE
INTERIOR WALL FINISH ON
EXISTING CONSTRUCTION

INTERIOR CEILING FINISH
CONT. AIR/VAPOUR BARRIER
W/ MINIMUM RSI 5.46 INSULATION
63mm BELOW U/S OF
ROOF SHEATHING





FRAME WALL CONSTRUCTION
 FINISH AS PER ELEVATIONS
 SHEATHING PAPER, LAYERS
 TO OVERLAP EACH OTHER
 RSI 0.88 RIGID INSULATION FOR
 EXTERIOR TYPE SHEATHING
 38x140 WOOD STUDS @ 400 O.C.
 RSI 3.52 BATT INSULATION IN
 CONTINUOUS CONTACT W/
 SHEATHING & CONTINUOUS
 VAPOUR BARRIER
 DOUBLE PLATE @ TOP
 SOLE PLATE @ BOTTOM
 INTERIOR WALL FINISH

MAXIMUM JOIST CANTILEVER
 400mm 38x184 JOISTS
 600mm 38x235 JOISTS

38x89 FRAMING @ 400 O.C.
 NOT SUPPORTED ON BRICK

REMOVE EXISTING ROOF
 AS SHOWN DOTTED

EXISTING BRICK VENEER
 CONSTRUCTION TO REMAIN

EXTERIOR WALL MUST HAVE
 MIN. RSI 4.25 INSULATION VALUE

CONTINUOUS AIR
 VAPOUR BARRIER

FLOOR FINISH
 15.5mm T&G PLYWOOD SUBFLOOR
 OR APPROVED EQUAL ON WOOD
 FLOOR JOISTS (SEE PLANS)

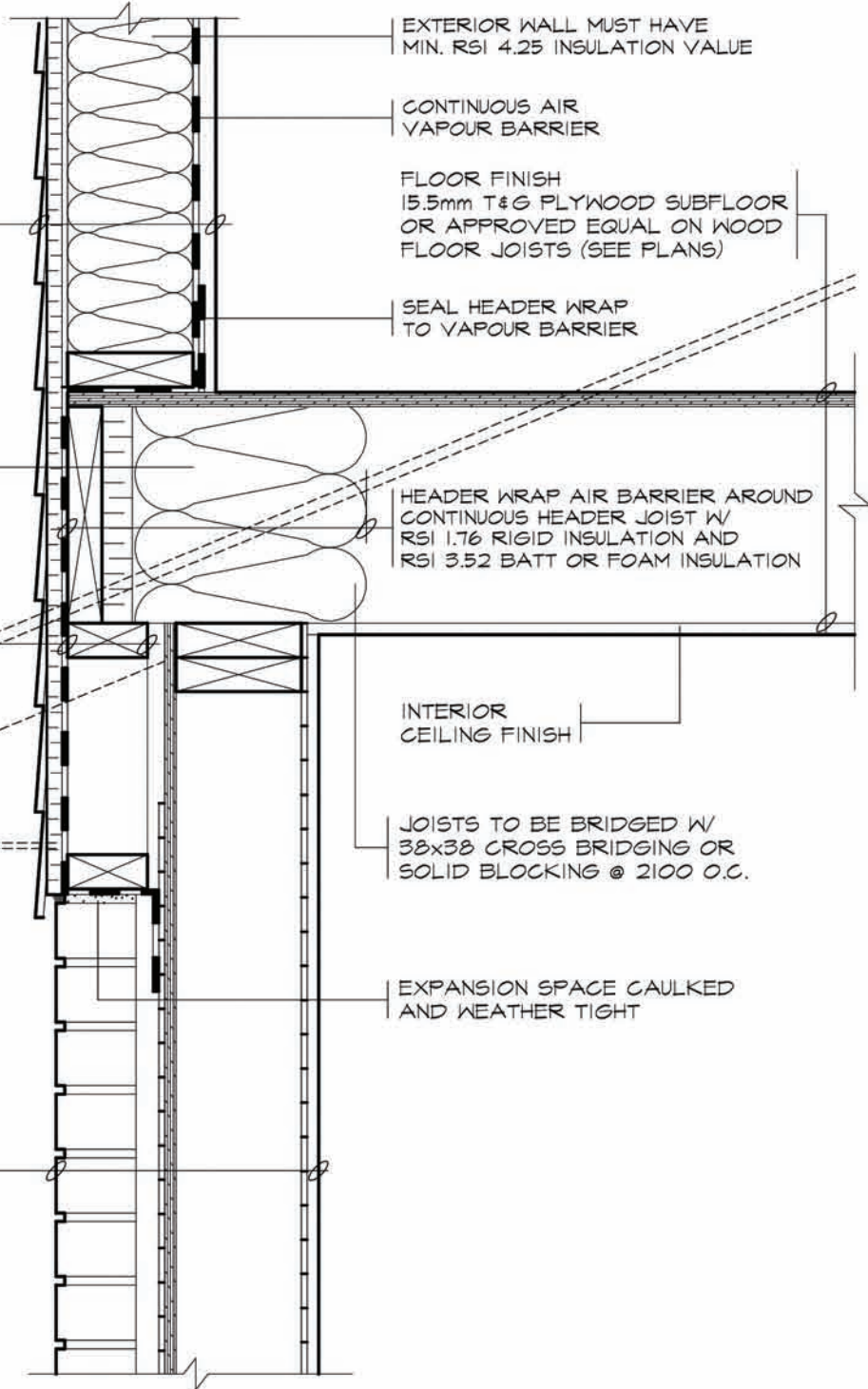
SEAL HEADER WRAP
 TO VAPOUR BARRIER

HEADER WRAP AIR BARRIER AROUND
 CONTINUOUS HEADER JOIST W/
 RSI 1.76 RIGID INSULATION AND
 RSI 3.52 BATT OR FOAM INSULATION

INTERIOR
 CEILING FINISH

JOISTS TO BE BRIDGED W/
 38x38 CROSS BRIDGING OR
 SOLID BLOCKING @ 2100 O.C.

EXPANSION SPACE CAULKED
 AND WEATHER TIGHT



FRAME WALL CONSTRUCTION
 FINISH AS PER ELEVATIONS
 SHEATHING PAPER, LAYERS
 TO OVERLAP EACH OTHER
 RSI 0.88 RIGID INSULATION FOR
 EXTERIOR TYPE SHEATHING
 38x140 WOOD STUDS @ 400 O.C.
 RSI 3.52 BATT INSULATION IN
 CONTINUOUS CONTACT W/
 SHEATHING & CONTINUOUS
 VAPOUR BARRIER
 DOUBLE PLATE @ TOP
 SOLE PLATE @ BOTTOM
 INTERIOR WALL FINISH

NEW 38x89 TOP PLATE ON
 EXISTING CEILING JOIST

MAXIMUM JOIST CANTILEVER
 400mm 38x184 JOISTS
 600mm 38x235 JOISTS

38x89 FRAMING @ 400 O.C.
 NOT SUPPORTED ON BRICK

REMOVE EXISTING ROOF
 AS SHOWN DOTTED

EXISTING BRICK VENEER
 CONSTRUCTION TO REMAIN

EXTERIOR WALL MUST HAVE
 MIN. RSI 4.23 INSULATION VALUE

CONTINUOUS AIR/
 VAPOUR BARRIER

FLOOR FINISH (SEE PLANS)
 15.5mm T&G PLYWOOD SUBFLOOR
 OR APPROVED EQUAL ON WOOD
 FLOOR JOISTS BRIDGED W/
 38x38 CROSS BRIDGING OR
 SOLID BLOCKING @ 2100 O.C.

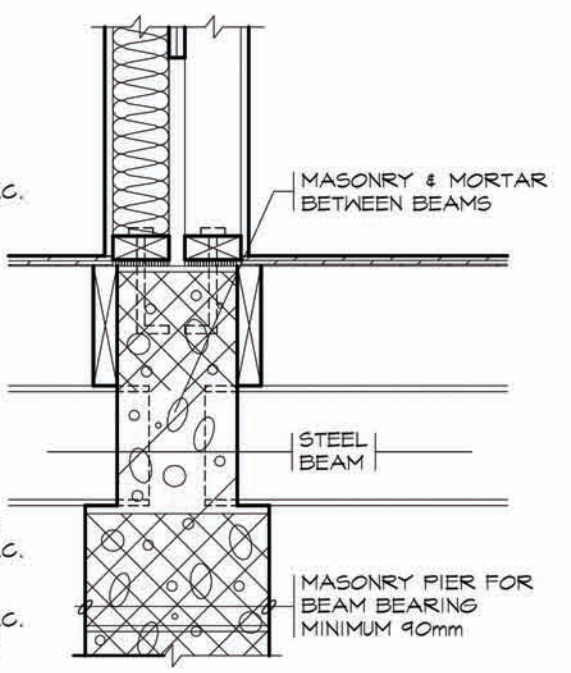
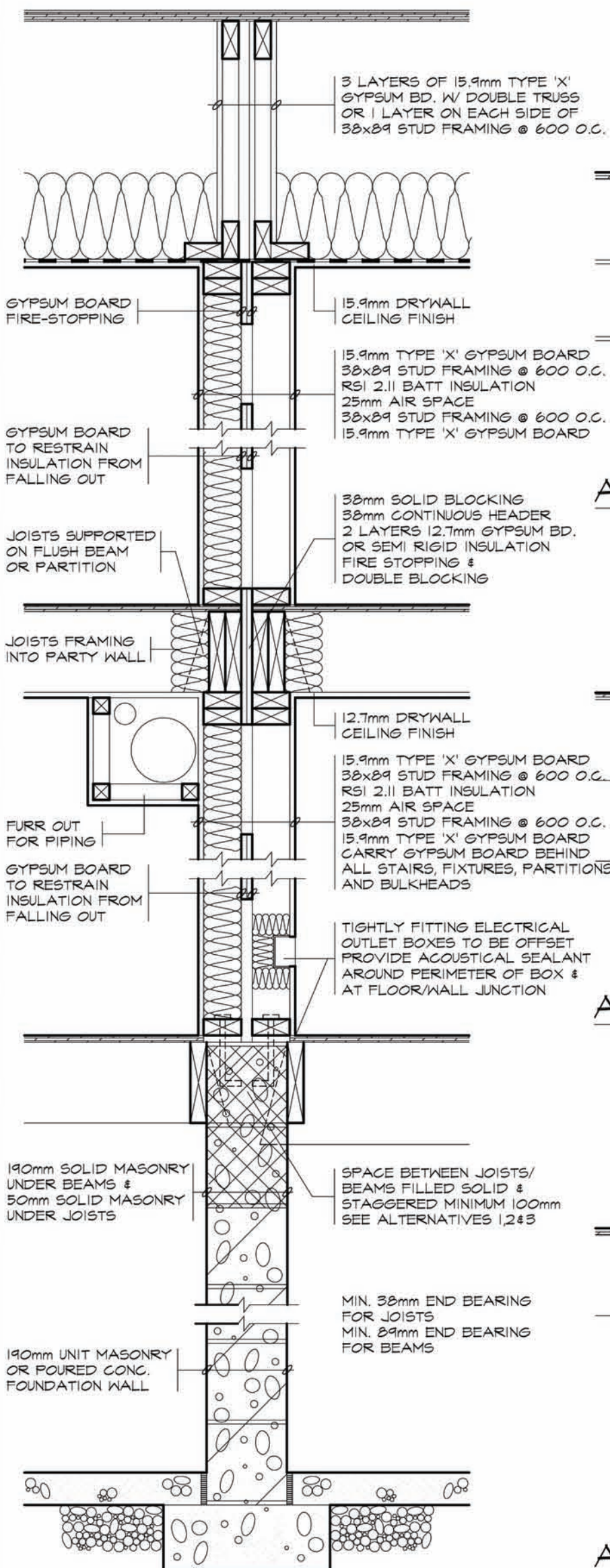
SEAL HEADER WRAP
 TO VAPOUR BARRIER

HEADER WRAP AIR BARRIER AROUND
 CONTINUOUS HEADER JOIST W/
 RSI 1.76 RIGID INSULATION AND
 RSI 3.52 BATT OR FOAM INSULATION

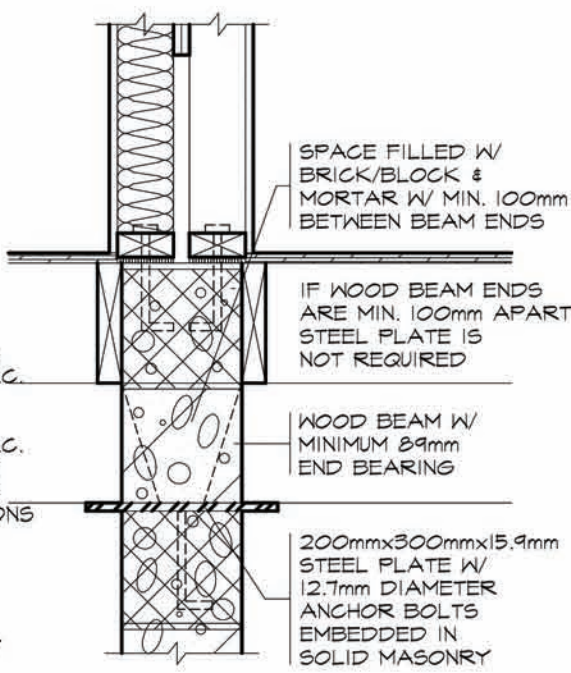
PROVIDE NEW WOOD BLOCKING
 BETWEEN EXISTING CEILING JOISTS
 RSI 1.76 RIGID INSULATION AND
 RSI 3.52 BATT OR FOAM INSULATION

EXISTING CEILING
 STRUCTURE TO REMAIN

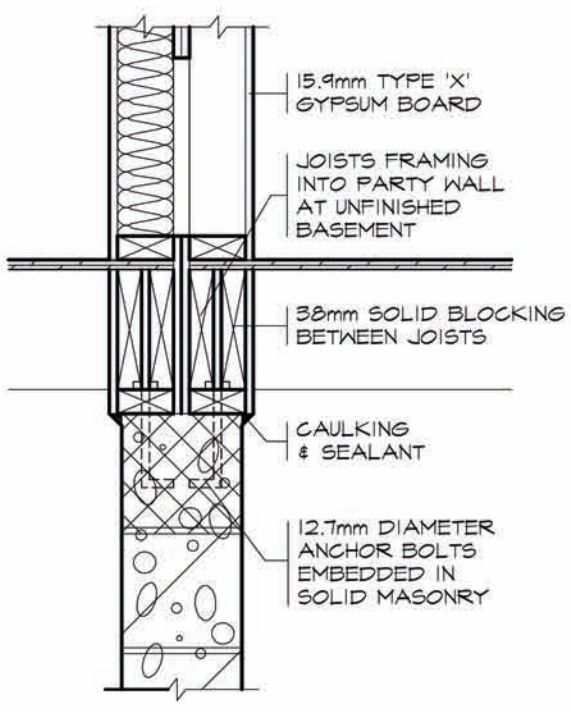
EXPANSION SPACE CAULKED
 AND WEATHER TIGHT



ALTERNATIVE 1

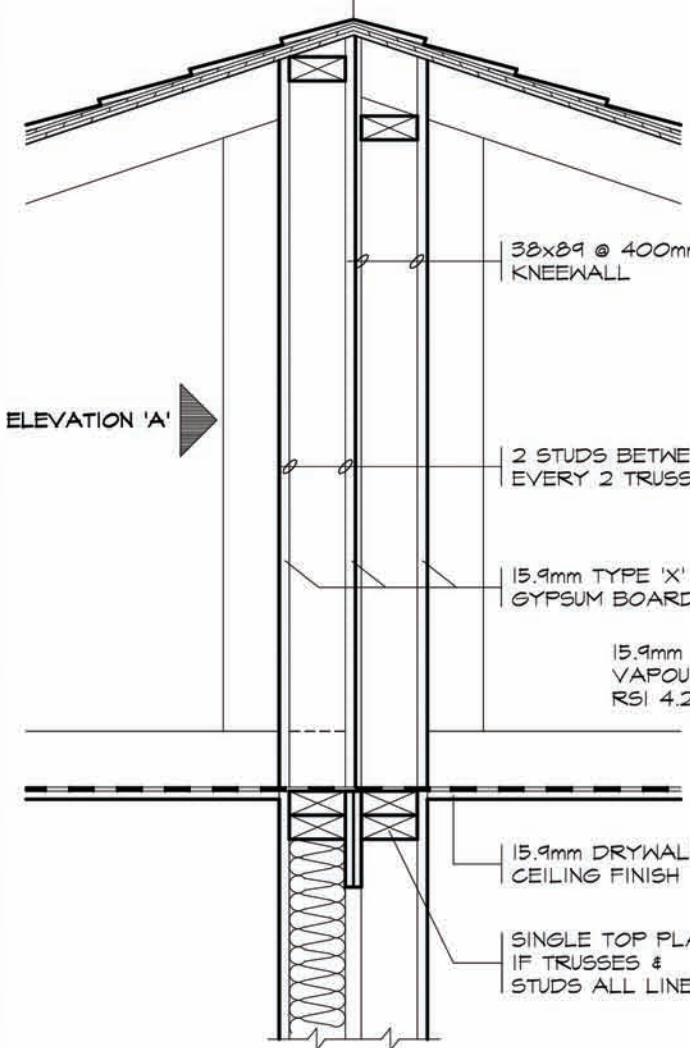


ALTERNATIVE 2

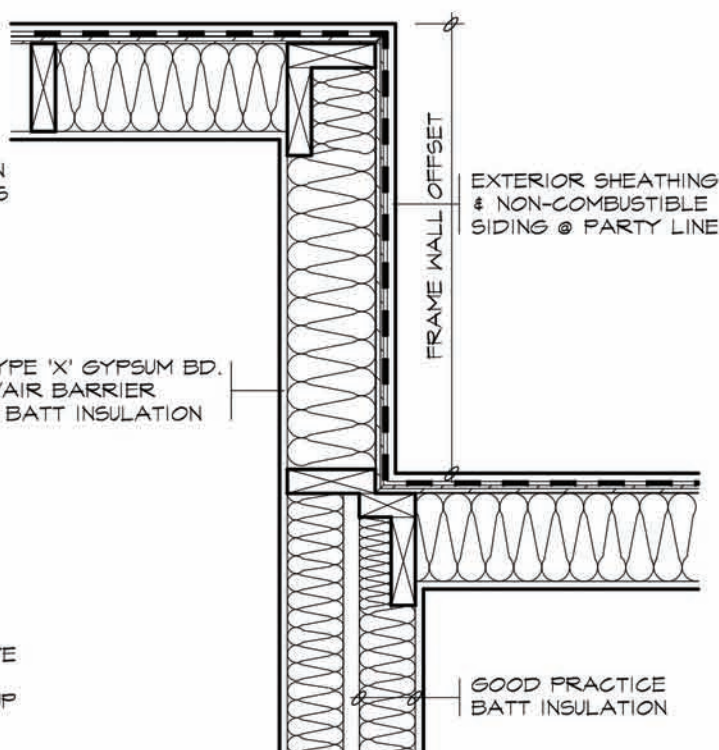


ALTERNATIVE 3

TRUSS BOTTOM HUNG TRUSS TOP HUNG

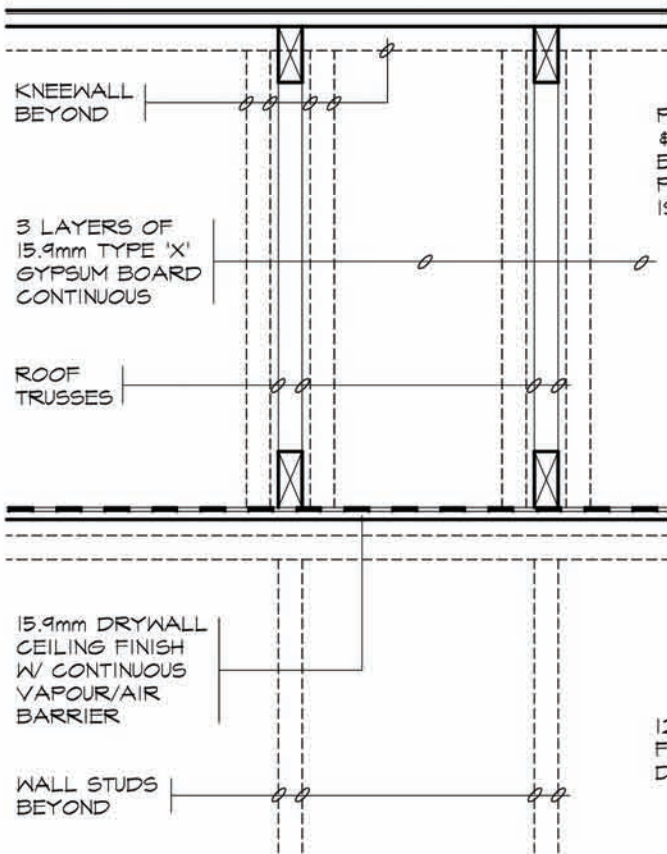


ELEVATION 'A'



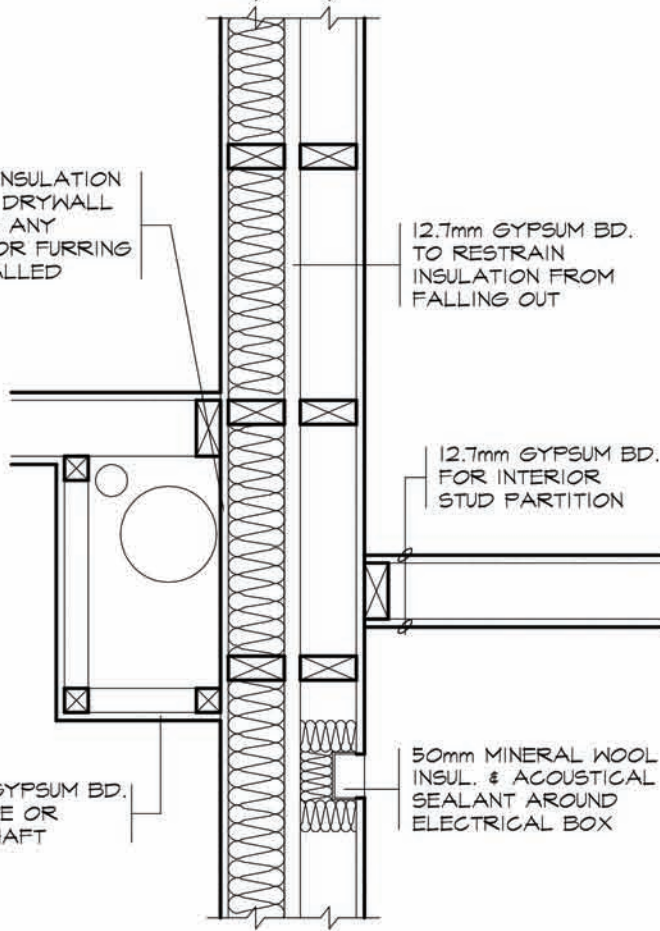
VERTICAL SECTION TRUSSES NORMAL TO PARTY WALL

15.9mm TYPE 'X' GYPSUM BOARD
 38x89 STUD FRAMING @ 600 O.C.
 RSI 2.11 BATT INSULATION
 25mm AIR SPACE
 38x89 STUD FRAMING @ 600 O.C.
 15.9mm TYPE 'X' GYPSUM BOARD

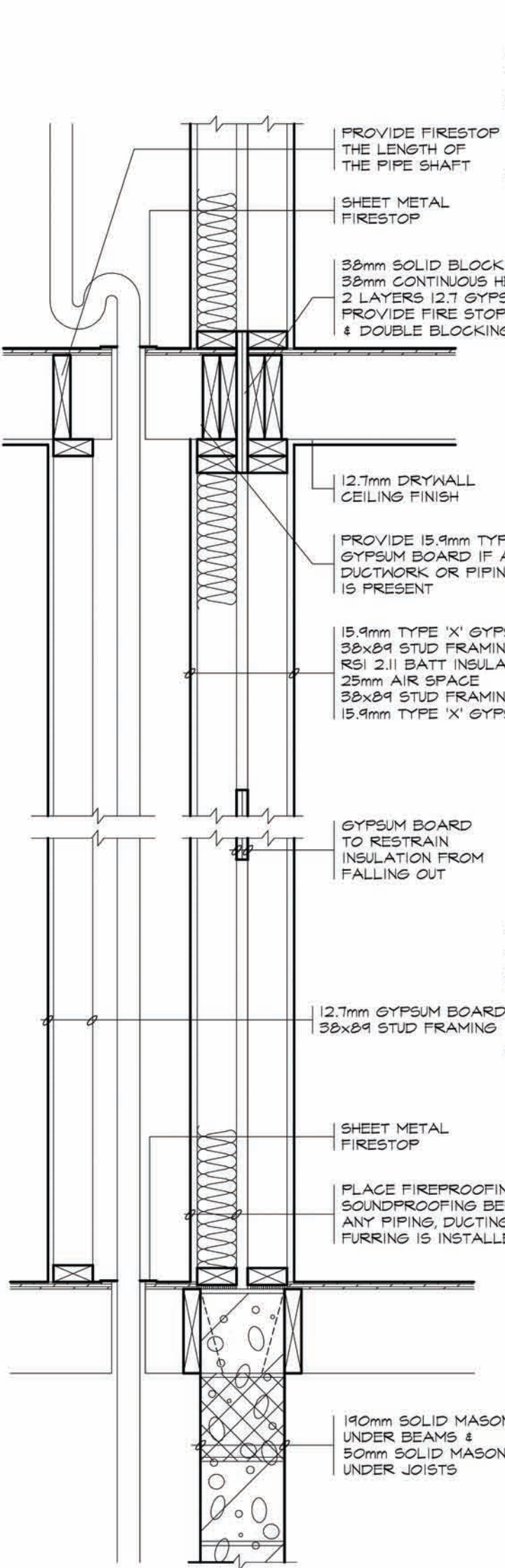


ELEVATION 'A'

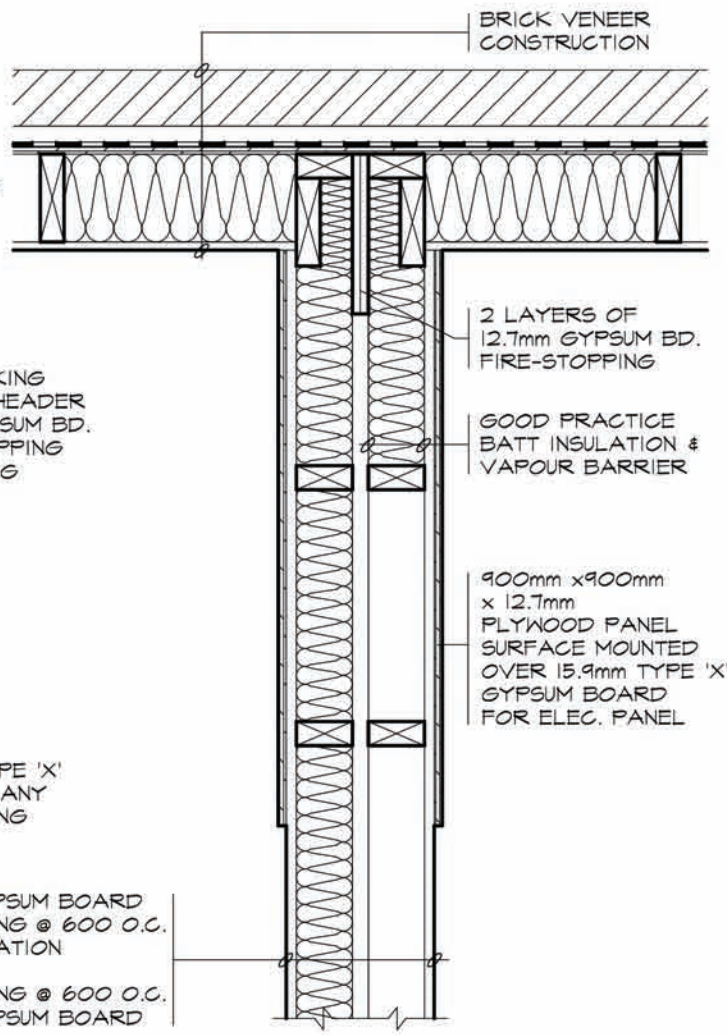
PLACE INSULATION & TAPE DRYWALL BEFORE ANY PIPING OR FURRING IS INSTALLED



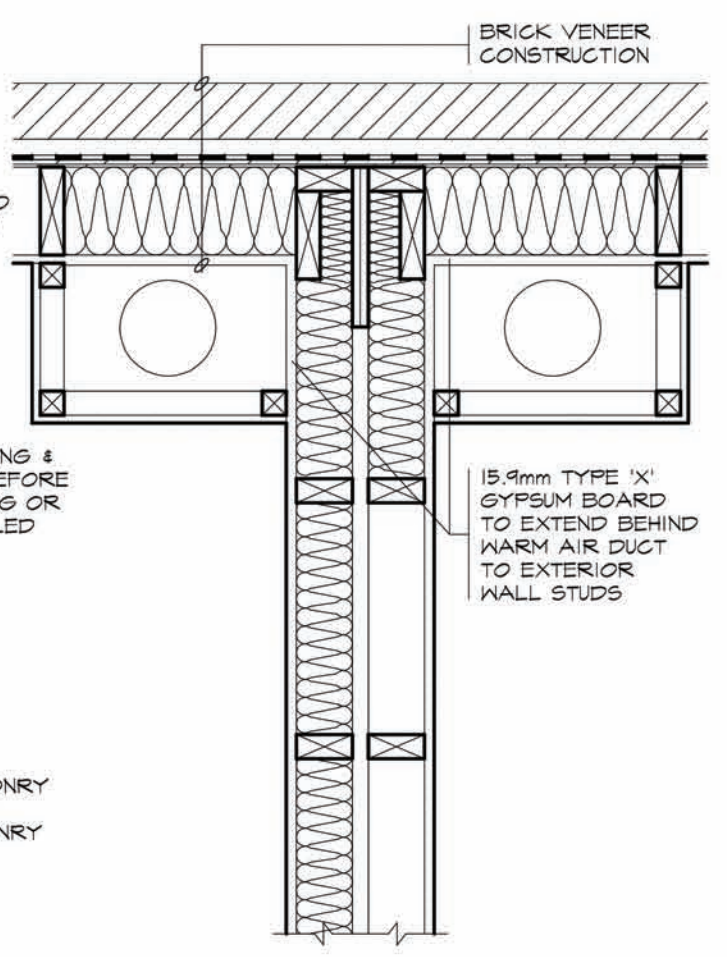
HORIZONTAL SECTION



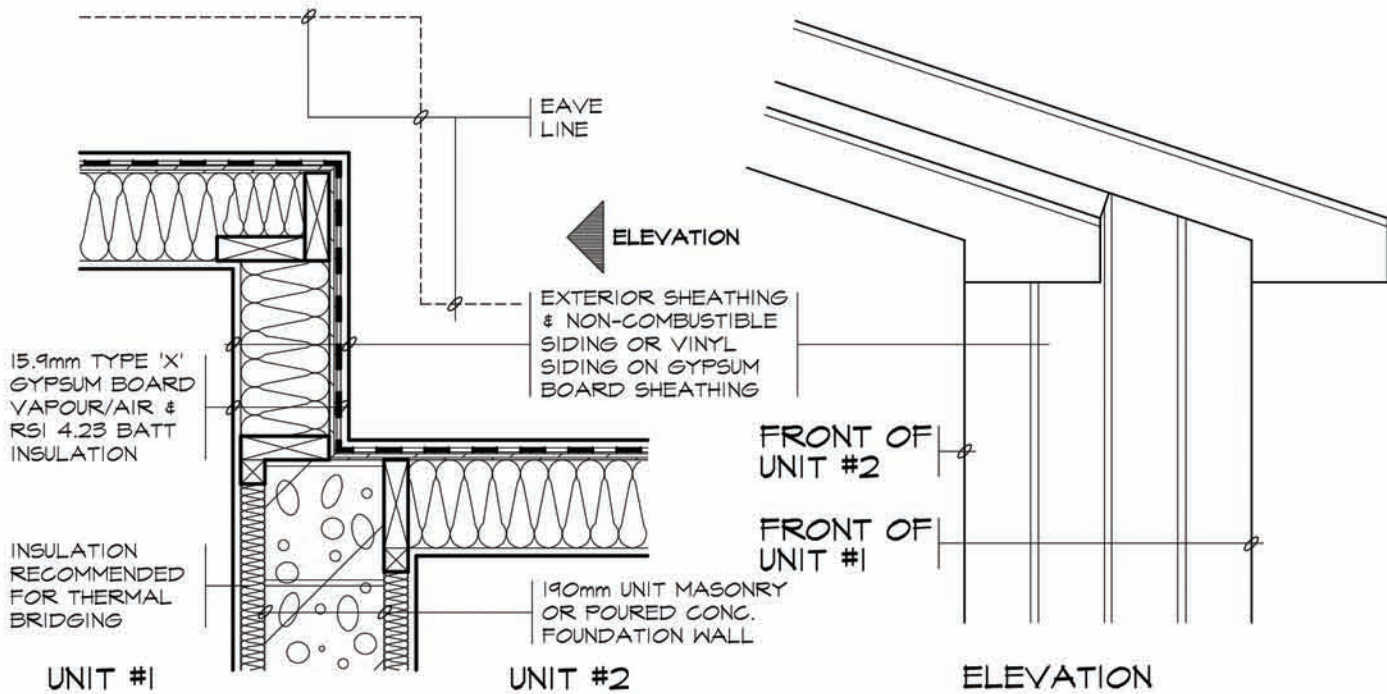
VERTICAL SECTION



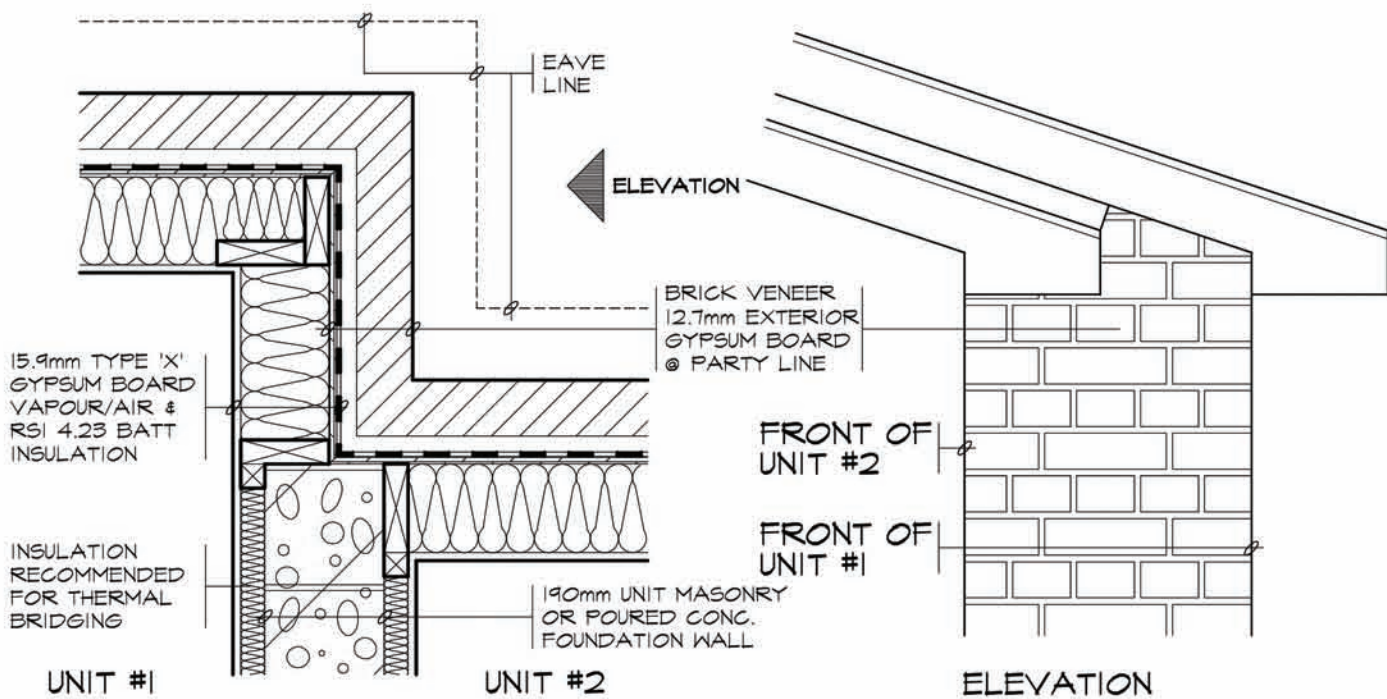
HORIZONTAL SECTION MOUNTING OF ELEC. PANEL BOXES



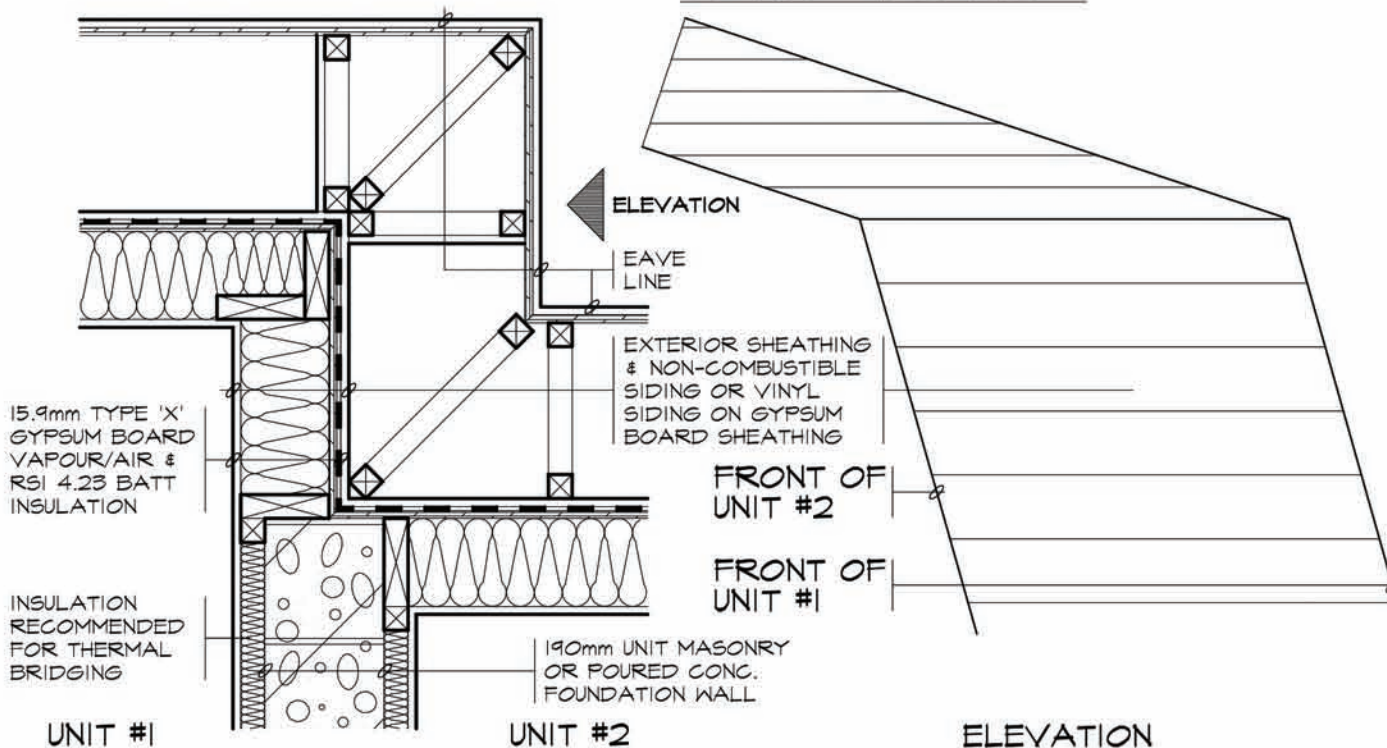
PLAN VIEW OF PARTY WALL



NON-COMBUSTIBLE SIDING



BRICK VENEER



MANSARD