CONSTRUCTION SPECIFICATIONS

1. BRICK VENEER WALL
   4" FACE BRICK. 1" AIR SPACE 0.025 THICK X 7/8" NAIL GALVANIZED METAL TIES INSTALLED ON CONCRETE BLOCK 2.5" SPACE. SHEATHING PAPER OVER EACH EXTERIOR WALL WATERPROOFING MIN 1/2" PARNSING CONCRETE BLOCK FILL WALL. TOP BLOCK COVERED 4" MIN. CONCRETE PROVIDE DRAINAGE LAYER [AS NEEDED]. DRAINAGE PLATE ON CELLAR WALL. NUMBER OF SUPPORTS, FENCING, Etc. PROVIDE PLUMBING FOR MASONRY WALLS.

2. ROOF CONSTRUCTION
   20 YEAR ASPHALT SHINGLES ON 3/4" MIN. FLOOR FLOOR OR SHEET ROOFING. USE CORRUGATED GROUNDED PLANKS USE K CLIPS 3/4" 24G. SPACING.

3. OVERHANG CONSTRUCTION
   PRE-FINISHED ALUMINUM FASADA. BAVOSIOUS 4 RAINWATER LEADERS TO FLOOR. INSULATED. DRIP EDGE WH FASCADA VENTED SOFFIT EXTEND DOWNSPOUTS TO GRADE LEVEL.

4. ROOF VENTILATION
   1,500 CFM OFF THE INSULATED CEILINGS AREA UNIFORM DISTRIBUTED.

5. EAVES PROTECTION
   EAVES PROTECTION TO EXTEND FROM THE EDGE OF THE ROOF. EXPOSED PART OF ROOF. AIR VAPOR BARRIER 6" MINIMUM R 3.5 BATT INSULATION.

6. Ceiling CONSTRUCTION
   3/4" INTERIOR DRYWALL, FINISH CONTINUOUS AIR / VAPOR BARRIER 1/2" INTERIOR DRYWALL, FINISH DRAINAGE PLATE TO TOP SOLE PLATE TO BOTTOM.

7. FOUNDATION WALL
   BITUMINOUS DAMPROOFING ON MIN 1/4" PARNSING ON CONCRETE BLOCK FILL. DRAINAGE WALL TO COVER 15X6quot; FOUNDED PLATTER TO BEAR ON PRESSED SOIL. PROVIDE DRAINAGE LAYER [AS NEEDED]. DRAINAGE PLATE ON CELLAR WALL. PROVIDE DRAINAGE LAYER.

8. BRICK VENEER & FDN. WALL
   20 MIL POLY FLASING MIN 5" UP BEHIND SHEATHING PAPER. KEEP HOLES & MIN. 2" APART.

9. GRADE
   SLOPE GRADE AWAY FROM BUILDING FACE TO PROVIDE 45° SOLID BLOCK COURSE 45° OR BELOW GRADE LEVEL.

10. SILL PLATE
    2X4" SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN. 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE. 7"X10" DIA. MAX. 4" PROVIDE GAUCKLING OR GASKET PENTOR PLATE 4 FOUNDATION WALL.

11. FLOOR INSULATION
    CONTINUOUS HEADER JOIST WITH 1 1/2 BATT INSULATION EXTEND TO BASEMENT OR BELOW GRADE LEVEL.

12. FOUNDATION INSULATION
    1/2" INTERIOR DRYWALL, FINISH 2X4" HOOD STRAPING X 16" O.C. MIN. R5. INSULATION X 6 MIL POLY AIR / VAPOR BARRIER PULL HEIGHT. MOISTURE BARRIER PULL HEIGHT OR GRADE LEVEL BETWEEN FOUNDATION WALL & MOOD FRAMING.

13. BASEMENT SLAB
    3" Poured Concrete Slab (3000 PSI GCONG, STRENGTH) 4" CRUSHED STONE BELOW.

14. DRAINAGE
    4" DIA. KEEPING TILE X 6" CRUSHED STONE COVER.

MECHANICAL VENTILATION
PROVIDE MIN. 1 AIR CHANGE PER HOUR IN ROOMS SPECIFIED TO BE MECHANICALLY VENTED 50 CFM FOR BATH AND KITCHEN.

STAIRS INTERIOR/EXTERIOR
MAXIMUM RISE 7 1/8" MINIMUM RISE 4 7/16" MAXIMUM RUN 12 1/4" MINIMUM TREAD 10 3/4" MAXIMUM NOSE 2 1/2" MINIMUM HEADROOM 6 8".

GUARDS
INTERIOR LANDINGS 3 1/4" EXTERIOR BALCONY 3 1/4" EXTERIOR STAIRS INTERIOR STAIRS MAX. BETWEEN PICKETS 4"
MIN. GUARD HEIGHT IF ABLE TO CLEAR 18" GREATER THAN 5 1/2" Top 1/2" OVER NO MEMBER OR ATTACHMENT BETWEEN 3" 2 1/2" HIGH KILL. FACILITATE CLIMBING.

ATTIC ACCESS
PROVIDE ATTIC ACCESS MIN. 20X20" W. INSULATION & WEATHER STRIPING.

PIERS
PROVIDE 6" Dia. Long Ties FOR Poured Concrete Pier MINIMUM 4"X4" BELOW GRADE.

EXISTING SOLID MASONRY EXTERIOR WALL TO REMAIN.

3 1/2" Dia. Pipe Colon X 50X50X50" 10" Bottom Plate 35X35X35" CONCRETE FOOTING.

EXISTING FLOOR STRUCTURE TO REMAIN.

EXISTING CEILING STRUCTURE TO REMAIN.

REMOVE EXISTING EXTERIOR WALL AS SHOWN DOTTED.

REMOVE EXISTING STUD PARTITIONS AS SHOWN DOTTED.

REMOVE EXISTING ROOF OVERHANGS AS SHOWN DOTTED.

REMOVE EXISTING FOUNDATION WALL AS SHOWN DOTTED.

MAKE GOOD OPENING IN BRICK TO MATCH EXISTING ON THE EXTERIOR WALL IN DAYLIGHT OPENING.

INSTALL A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-6.1R OR UL 2634.

A GUIDE TO BUILDING PERMITS

SAMPLE DRAWINGS: CONSTRUCTION SPECIFICATIONS

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