

1. GENERAL

- 1.1.0
- Prior to proceeding with construction, the BUILDER/OWNER must verify all information and dimensions of this plan. These dimensions are NOT to be scaled.
- 1.2
- STAR BUILDING MATERIALS LTD. (Referred to as 'Star') does NOT assume liability for any errors or omissions on this plan, UNLESS advised of such errors or omissions PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 1.3.
- This plan is copyrighted, and all rights are reserved including the right or reproducing in whole or in part, except by 'Star's written consent. This plan is not to be reproduced by anyone, by any method, including printing, photocopying, photography, tracing, re-drawing, or any other means. This plan may not be used by anyone for repeat construction, on sales brochures, advertising, or any other purpose, without the written consent of 'Star'. This plan may not be furnished to others for such purposes.
- 1.4
- The use of this plan is limited to a specific project and in particular:
- 1.4.1
- The right of building only one structure from the plan you have purchased is granted exclusively to the OWNER/BUILDER. Unlawful reproduction of this plan absolves 'Star' from all responsibility as to the accuracy of the drawings.
- 1.4.2
- If any building is constructed from this plan other than the one for which the plan was purchased, 'Star' has the right, according to copyright laws, to recover the value of the building, less the cost of construction.
- 1.5
- 'Star' shall not be responsible for changes or departures from these drawings and specifications by OWNER/BUILDER or any official at any time during construction.
- 1.6
- OWNER/BUILDER shall be responsible for the appropriate site of the building upon the property, and to comply with all regulations governing the siting of the structure upon the site.
- 1.7
- OWNER/BUILDER shall supply all missing site dimensions, lot elevations, legal description, north arrow, main streets, and any necessary elements which bear upon the site.
- 1.8
- All construction and building procedures shall conform to the current National Building Code of Canada (N.B.C.), applicable local codes, Provincial codes and any other national codes having jurisdiction.

2. CONCRETE

- 2.1
- Unless a soil investigation by a qualified soils engineer is provided, the foundation drawing is based upon an assumed average soil bearing of 1500psf.
- 2.2
- All footings MUST bear on firm, undisturbed earth below organic surface soils, to a level below frost penetration.
- 2.3
- Grades (if shown) on drawings are estimated. Please adjust to suit as dictated by site conditions.
- 2.4
- 'Star' shall not be responsible for conditions such as soil bearing capacity, depth of frost penetration, water table, or buried structures, and all other subsurface conditions.
- 2.5
- Forming, mixing, and placing of concrete to be in accordance with the N.B.C. and C.S.A. specifications, current editions.
- 2.6
- Where sulfates are present in the soil, use sulfate resistant concrete.
- 2.7
- Concrete shall be as follows, unless otherwise specified:
- 2.7.1
- Strength: 25 MPa @ 28 days.
- 2.7.2
- Footings and piles: Kalicrete type 50, 32MPa, 0.45WC
- 2.7.3
- All other: Normal Portland, type 10.
- 2.7.4
- Aggregate: Maximum size 40 mm.
- 2.7.5
- Air entrainment: 5%-6%.
- 2.7.6
- Slump: 6" maximum.
- 2.8
- Detailing, fabrication and placement of reinforcing steel shall be in accordance with the current A.C.I. manual, N.B.C. and C.S.A. codes.
- 2.9
- Use metric grade 400 New deformed bars and new billet steel.

3. SITE WORK

- 3.1
- Remove all organic matter and uncompacted backfill below foundation and concrete slabs on grade.
- 3.2
- Excavations shall be kept free of standing water
- 3.3
- The bottom of excavations shall be kept from freezing during entire construction period
- 3.4
- Excavations for foundations shall extend to undisturbed soil
- 3.5
- Minimal depth of foundations as per Table 9.12.22 O.B.C. 2006
- 3.6
- Backfill material shall be placed uniformly around perimeter of the foundation in 8" lifts, each compacted to 95% Proctor density
- 3.7
- Backfill material shall be free of large pieces of earth, rock, or frozen material.
- 3.8
- Backfill shall be graded away from the building to prevent drainage towards the foundation after settling

4. FRAMING

- 4.1
- All structural framing lumber shall be No.1 or No.2 spruce/pine/fir if spans are in accordance with the N.B.C. and M.B.C..
- 4.2
- Non-structural lumber can be No.3 grade spruce/pine/fir.
- 4.3
- Fasteners shall conform to the current National Building Code of Canada (N.B.C.), applicable local codes, Provincial codes and any other national codes having jurisdiction.
- 4.4
- All treated materials to be used in preserved wood foundations shall bear the PWF quality mark and:
- 4.4.1
- All field cuts are to be double brush coated with non-leachable preservative.
- 4.4.2
- All joints in PWF sheathing to be sealed with Mastic joint filler, two coats of damp-proofing, 6mil CGSB poly vapour barrier over & asphalt impregnated sheathing ("Buffalo Board" or "KB Board") as backfill protection and a min. 1/2" x 12" PWF plywood protection board at finished grade prior to backfilling.
- 4.5
- Plates to be anchored into concrete with 1/2" Ø anchor bolts at max. 6'-0" o/c.
- 4.6
- For dimensional joists, install bridging/blocking every 6'-0" o/c maximum For engineered joists, install blocing as per manufacturer's specifications.
- 4.7
- Non load-bearing walls parallel to the floor joists shall be supported by joists beneath the wall or on blocking between the joists, no less than 2x4 lumber, spaced not more than 3'-11" apart.
- 4.8
- Holes drilled in engineered framing members must conform to the manufacturer's specifications.
- 4.9
- Where beams are continuous over more than one span, the joints may be located at or within 6' of the end quarter points of the beam's clear span, provided the quarter points are not those closest to the ends of the beam.
- 4.10
- Blocking for stairs, rails, fixtures, and guards to be supplied and installed by others.
- 4.11
- Trusses shall be designed by a registered professional engineer. Shop drawings showing all details of construction, including bracing, and bearing the seal of the engineer shall be submitted and approved by the OWNER/BUILDER prior to installation.
- 4.12
- Trusses shall be factory fabricated.
- 4.13
- Roof and wall sheathing shall conform to the current NBC.
- 4.14
- Backing for future grab bars required in washrooms as per O.B.C. 2006.
- 4.15
- 2 ply 2x10 lintels to be used over openings, except where noted.
- 4.16
- Attic Access minimum dimensions of 21 1/2" x 21 1/2".

5. THERMAL & MOISTURE PROTECTION

- 5.1
- Ice dam protection shall be provided extending from the fascia to a minimum distance of 36" up the roof slope to a line not less than 12" from the inner face of the exterior wall.
- 5.2
- Every vapour barrier joint shall lap not less than 1" when located over supported members, or shall be covered with a strip of vapour barrier extending not less than 4" on both sides of the joint where not located over supporting members.
- 5.3
- Insulate in accordance to O.B.C.  
Minimum Thermal Resistance of Insulation shall be:
- 5.4
- Caulk around all exterior openings using non-hardening caulking compound.
- 5.5
- Net total area of roof venting shall be not less than 1/300 the area of each insulated insulated ceiling.  
Where the roof slope is less than 1 in 6 or in roofs that are constructed with roof joists, the unobstructed vent area shall be not less than 1/150 of the insulated ceiling area with no less than 25% located at the bottom of the space.
- 5.6
- Venting shall be installed in accordance with the Current National Building Code of Canada (N.B.C.), applicable local codes, provincial codes and any other national codes having jurisdiction.  
When roof venting is shown on Star drawings, it is intended as a guide only.

6. METALS

- 6.1
- For reinforcing steel, see related section.
- 6.2
- All required flashings to be 26 ga. galvanized metal unless otherwise specified.
- 6.3
- Flash all changes in exterior finishes and all exterior openings.
- 6.4
- Flashing to be installed minimum 2" upwards behind sheathing paper and formed as a drip on the outside edge.
- 6.5
- Flashing shall be applied over exterior wall openings where the vertical distance from the bottom of the eave to the top of the trim is more than 1/4 of the horizontal overhang of the eave.

7. WINDOWS & DOORS

- 7.1
- Sizes shown are APPROXIMATE. Adjustments to suit stock sizes to be confirmed by OWNER/BUILDER PRIOR to construction.
- 7.2
- Install in accordance with manufacturer's specifications.
- 7.3
- All interior doors and hardware to be supplied and installed by others.

8. FINISHES

- 8.1
- Finish materials supplied and installed by OWNER/BUILDER, unless noted.
- 8.2
- Do not install wood siding within 8" of finished grade.
- 8.3
- Sand and prime all surfaces to receive finishes as recommended by finish manufacturer.
- 8.4
- Finish paints, wall, floor, and window coverings to be supplied and installed by others.

9. STAIRS, HANDRAILS, GUARDS

- 9.1
- outside edge to the nosings.  
Handrails of stairways to be located 32" to 36" measured vertically from the install one handrail for stairs less than 44" wide unless noted. Install two handrails for stairs wider than 44"
- 9.2
- 
- 9.3
- All guardrails minimum 42" high. Confirm style with OWNER/BUILDER prior to fabrication. Clear space between balusters 4" maximum.
- 9.4
- All other specialties to be supplied and installed by others.
- 9.5
- Interior and exterior stairs are representational only and are not included if the unit is R1M home ( unless specifically noted )

10. APPLIANCES

- 10.1
- Some items in this plan set are shown representational purposes only, such as washers, dryers, stoves, etc.  
If in doubt as to what is standard please ask your sales agent.  
In all cases, the sales contract shall govern.

11. PLUMBING

- 11.1
- Design, when shown, is intended as a guide only. Final design by others.

12. HEATING, VENTILATING, AIR CONDITIONING

- 12.1
- Design, when shown, is intended as a guide only. Final design by others.

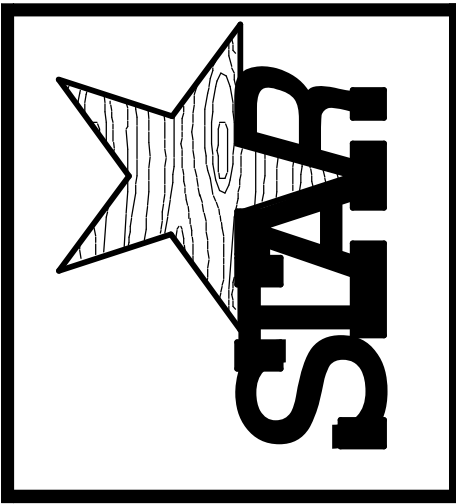
13. ELECTRICAL

- 13.1
- Design, when shown, is intended as a guide only. Final design by others.

14. MASONRY

- 14.1
- Design, when shown, is intended as a guide only. Final design by others.

CORNELISSE, Z & M  
MODIFIED BEACHGROVE  
COOKS CREEK, MB  
SPECIFICATIONS



OCTOBER 25 / 2012

REVISION # ##  
REVISED BY BBW  
DRAFTED BY I.CURRIE  
REVIEWED BY BWR

SCALE: 1/4" = 1'-0"

CONSTRUCTION  
1 of 6