



2343A BROAD ST - REGINA, SK - S4P 1Y9
PH: 306 - 352 - 6617 FX: 306 - 352 - 6619

BUILDING SPECIFICATION SHEET

BELOW ARE THE BASIC SPECS AS INDICATED ON OUR WORKING DRAWINGS. THESE CAN BE MODIFIED PROVIDED THEY COMPLY WITH THE NATIONAL BUILDING CODE.

ROOF CONSTRUCTION

- 25 YEAR ASPHALT SHINGLES C/W EAVE PROTECTION
- 7/16" OSB ROOF SHEATHING C/W EAVE PROTECTION
- 6/12 ROOF TRUSSES @24" O.C. (FINAL DESIGN BY SUPPLIER)
- R40 FIBERGLAS INSULATION
- 6 MIL POLY AIR/VAPOUR BARRIER
- ½" GYPSUM CEILING BOARD

EXTERIOR WALL CONSTRUCTION

- STUCCO
- BUILDING PAPER
- 3/8" SHEATHING
- 2"x6" WOOD STUDS @24" O.C.
- R20 BATT INSULATION
- 6 MIL POLY AIR/VAPOUR BARRIER
- ½" GYPSUM BOARD

GARAGE WALLS

- STUCCO
- BUILDING PAPER
- 3/8" SHEATHING
- 2"x4" WOOD STUDS @16" O.C.

INTERIOR WALLS

- 2"x4" WOOD STUDS @16" O.C.
- ½" GYPSUM BOARD EACH SIDE

FLOOR CONSTRUCTION

- FINISH FLOORING
- PANEL TYPE UNDERLAY AT LINO AREAS
- ¾" T&G OSB SUBFLOOR
- OPEN WEB WOOD JOISTS @24" O.C. (FINAL DESIGN BY SUPPLIER)
- STEEL BEAM IN TRUSS SPACE AS REQUIRED

STAIR CONSTRUCTION

- 10" RUN
- RISE AS REQUIRED
- 1" NOSING
- 2"x12" DOUGLAS FIR STRINGER
- 1" PLYWOOD TREAD
- ½" PLYWOOD RISER

FOUNDATION

- 8"x8'-5" REINFORCED CONCRETE FOUNDATION WALL C/W BITUMINOUS DAMPPROOFING
- 16"x8" REINFORCED CONCRETE CONTINUOUS FOOTING
- 4" DIAMETER WEEPING TILE C/W GRAVEL COVER TO SUMP
- ADJUSTABLE STEEL TELEPOSTS OVER REINFORCED CONCRETE PAD FOOTINGS AS REQ'D
- (FINAL FOUNDATION DESIGNED BY ENGINEER)

SLAB CONSTRUCTION

- 4" CONCRETE SLAB
- 6 MIL POLY DAMPPROOFING
- 5" COMPACTED GRANULAR FILL

EXTERIOR BASEMENT WALL CONSTRUCTION

- 2"x4" WOOD STUDS @24 O.C. SET 2" FROM FOUNDATION WALL
- R20 BATT INSULATION
- 6 MIL POLY AIR/VAPOUR BARRIER
- ½" GYPSUM BOARD

GRADE BEAM CONSTRUCTION

- 8"x30" REINFORCED CONCRETE GRADE BEAM
- 6" VOID FORM C/W PRESSURE TREATED SIDEBOARDS
- 12" DIAMETER REINFORCED CONCRETE PILES

CRAWLSPACE

- 2" CONCRETE SKIM COAT
- 2" RIGID INSULATION @ INSIDE FACE OF GRADE BEAM
- 8"x36" REINFORCED CONCRETE GRADE BEAM

EXTERIOR

- PREFINISHED METAL FACIA, VENTED SOFFIT, GUTTERS AND DOWNSPOUTS
- REINFORCED CONCRETE FRONT STEP WITH PREFINISHED METAL HANDRAIL AS REQUIRED
- CONCRETE DRIVEWAY
- CONCRETE SIDEWALK TO FRONT ENTRY
- PREFINISHED METAL INSULATED OVERHEAD GARAGE DOORS AS REQUIRED
- STEEL INSULATED ENTRY DOORS AS REQUIRED

DECKS

- 2"x10" JOISTS @16" O.C.
- 2"x6" WOOD DECKING
- 2"x10" BUILT UP WOOD BEAM C/W METAL JOIST HANGERS
- PREFINISHED METAL HANDRAIL AS REQUIRED

ELECTRICAL

- SWITCHED SOFFIT PLUGS
- WEATHERPROOF PLUG AT GARAGE AREA AND DECK AREA
- SPACE SAVER MICROWAVE C/W EXHAUST OVER RANGE
- DISHWASHER
- OUTLETS, LIGHTS AND SWITCHES AS PER ELECTRICAL CODE
- TELEVISION TO GREAT ROOM
- TELEVISION TO ALL BEDROOMS
- TELEPHONE TO ALL TELEVISION LOCATIONS
- TELEPHONE TO ALL BEDROOMS
- TELEPHONE TO KITCHEN AREA

FOUNDATION DESIGN, FLOOR TRUSS DESIGN AND ROOF TRUSS DESIGN SUBJECT TO CHANGE AS PER ENGINEER'S SPECIFICATIONS.