



BRYCOR | HOMES

MODEL NAME:

THE LUSH

PROJECT ADDRESS:
64-Muirfield Close, Lakes of Muirfield, AB.

PROJECT LEGAL DESCRIPTION:
LOT 123, BLOCK 8, PLAN 061 4100

DATE:
NOV. 14, 2016

SCALE
3/16"=1'-0"

REVISIONS:

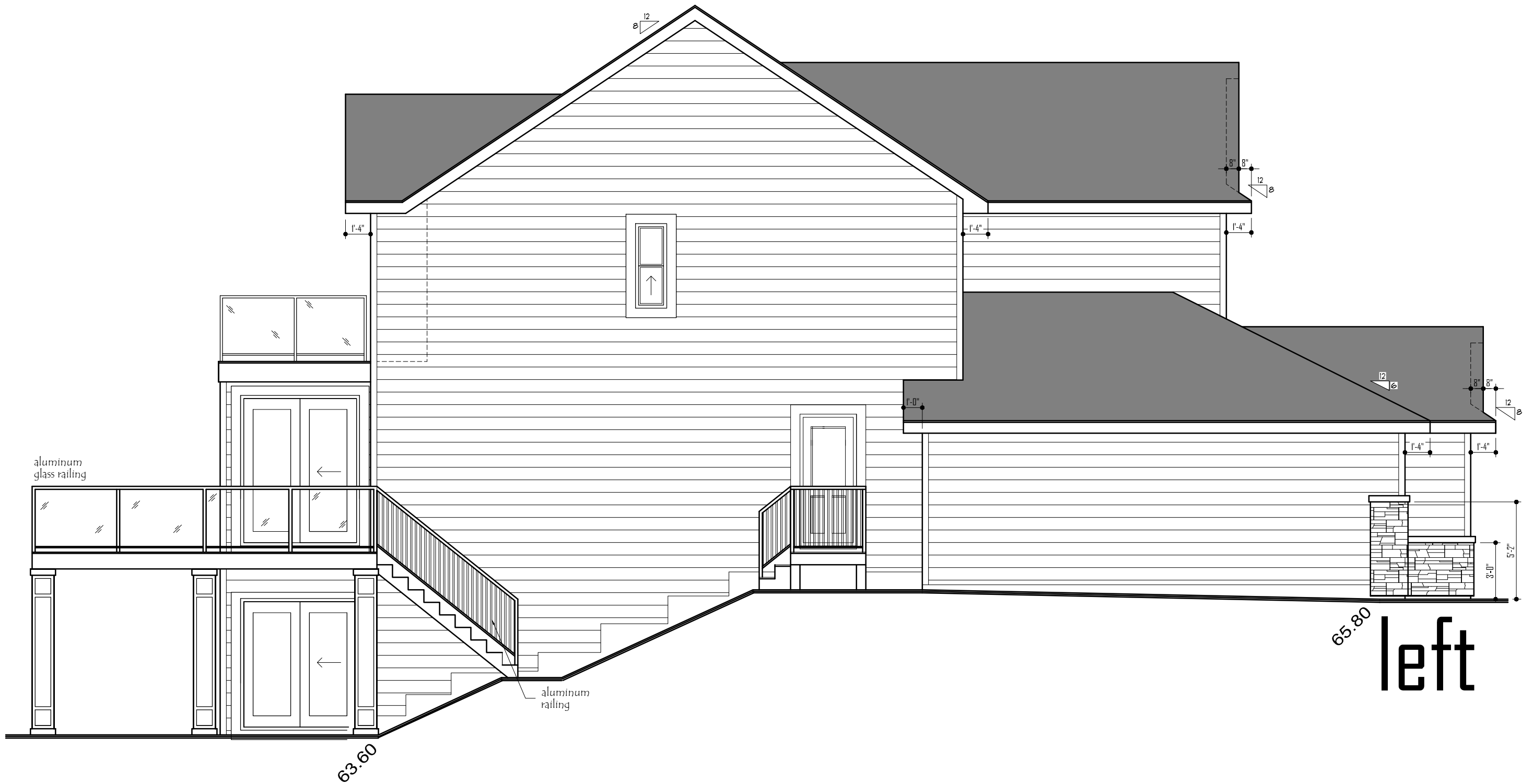
AUG. 30, 2016 - AC's

AUG. 31, 2016 - AC's

OCT. 19, 2016

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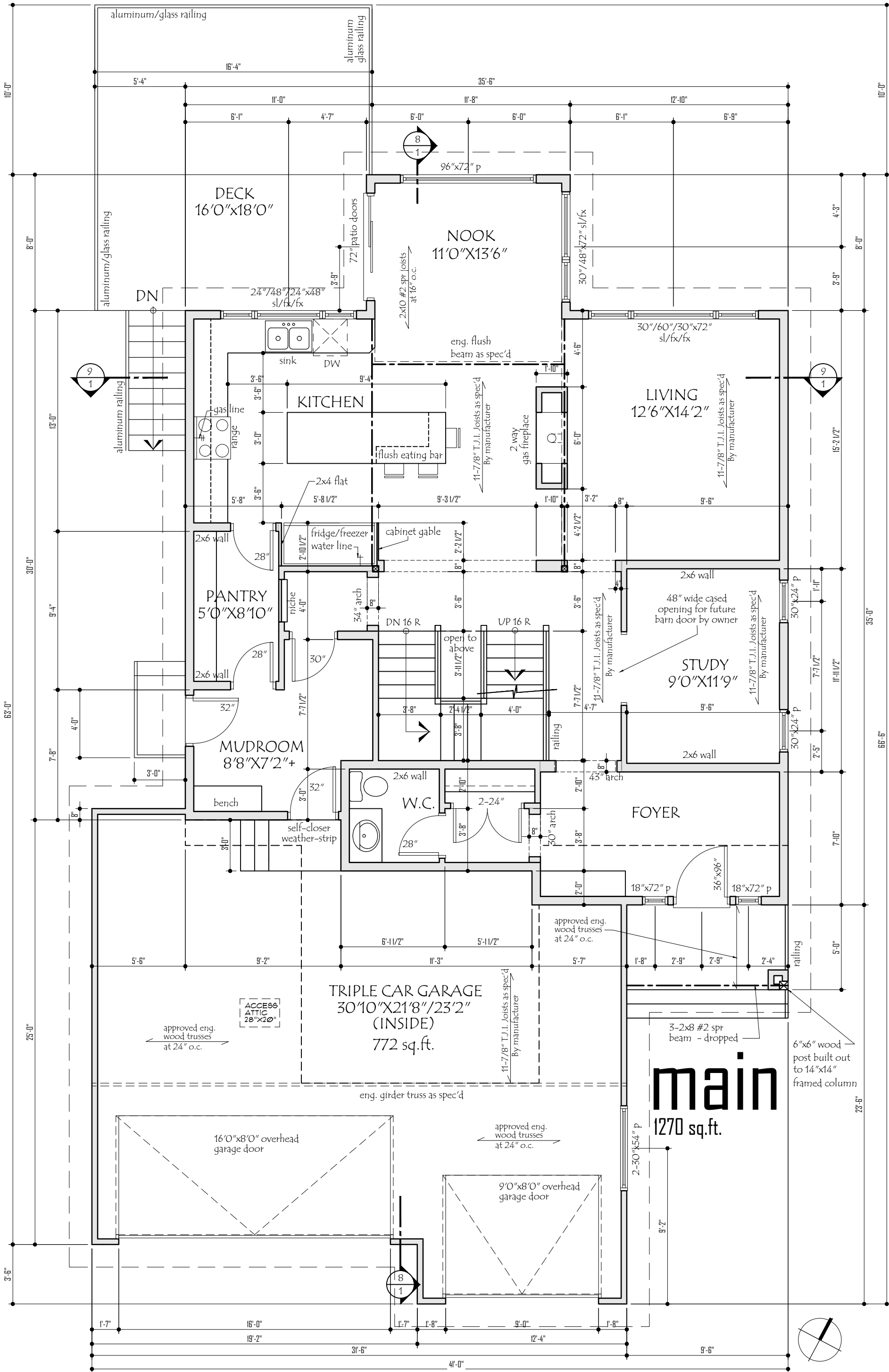
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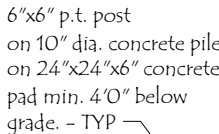
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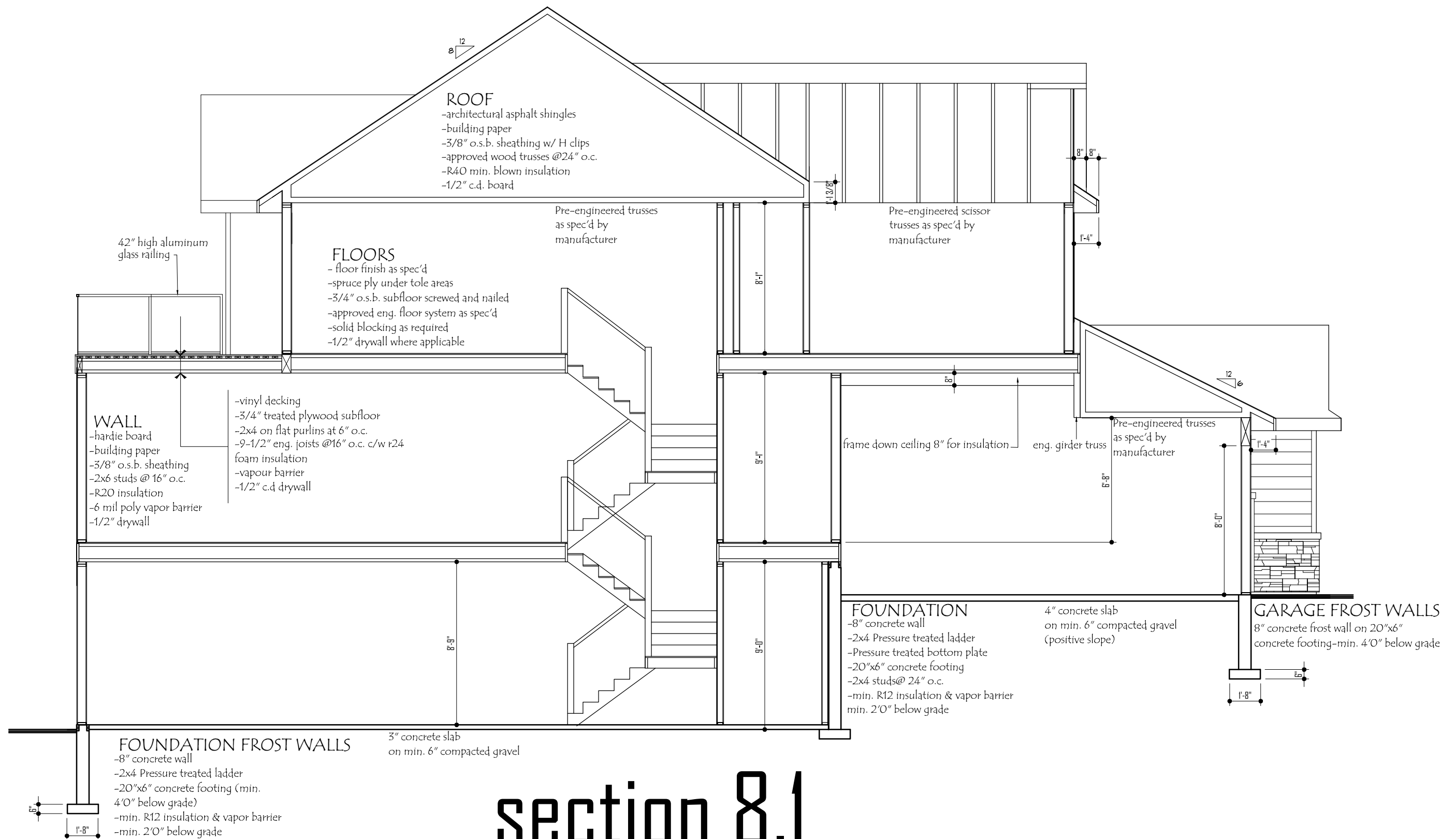
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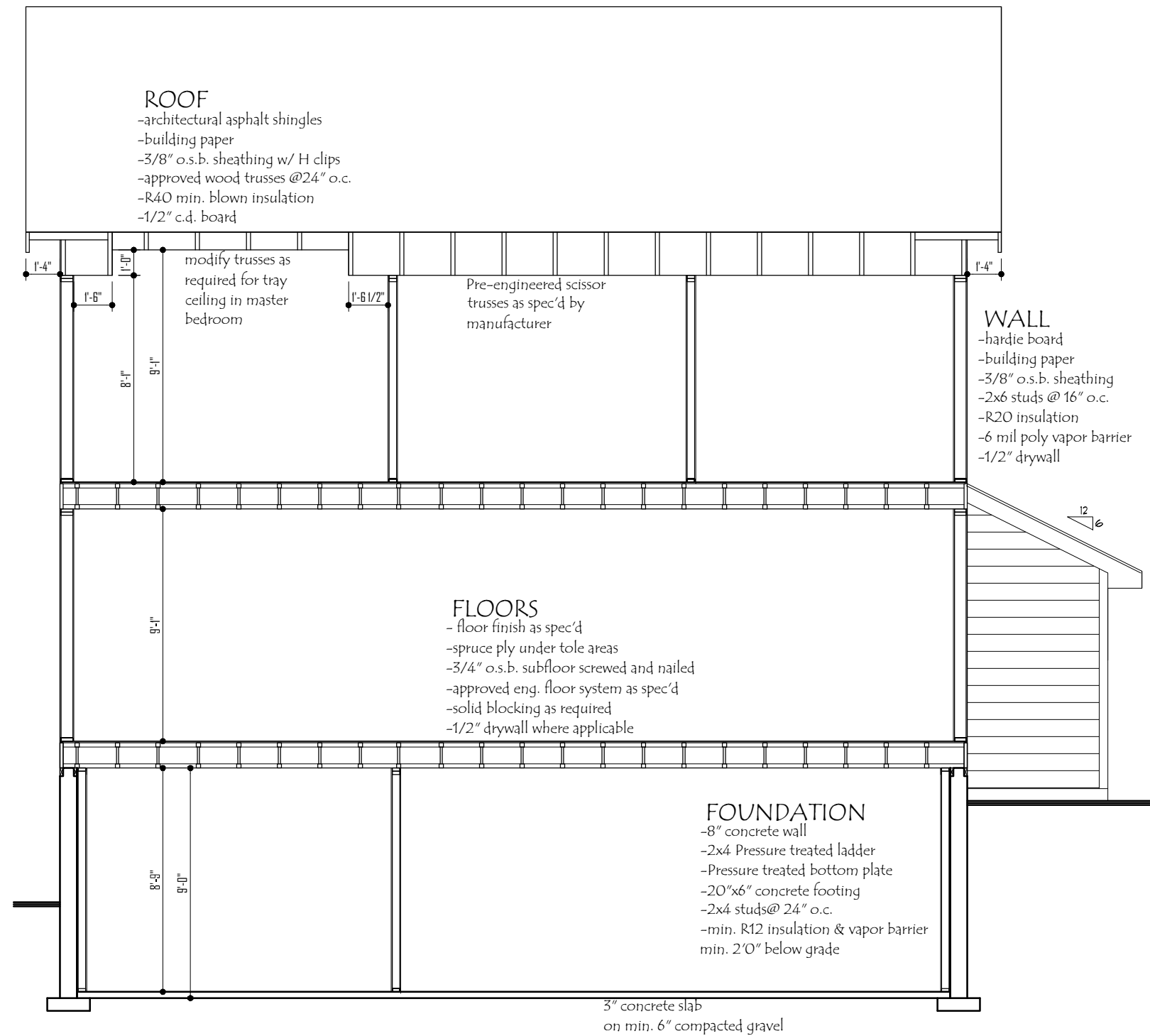


8" concrete retaining wall on
20"x6" concrete footing min.
4'-0" below grade



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section 9.1

WALL SHEATHING MEMBRANE

9.23.17.Wall Sheathing Membrane

9.23.17.1. Material Standard

1) Sheathing membrane shall conform to the performance requirements of CAN2-51.32-M, "Sheathing, Membrane, Breather Type."

9.23.17.2. Sheathing Membrane beneath Stucco

1) Tar-saturated felts or papers shall not be used as a sheathing paper beneath stucco.(See Appendix A).

9.23.17.3. Required Sheathing Membrane and Installation

- 1) Except as provided in Articles 9.23.17.4., 9.23.17.5. and 9.23.17.6., at least one layer of sheathing membrane shall be applied beneath siding, stucco or masonry veneer.
- 2) Sheathing membrane required in Sentence (1) shall be applied so that joints are lapped not less than 100 mm.
- 3) Where sheathing membrane required in Sentence (1) is applied horizontally, the upper sheets shall overlap the lower sheets.

9.23.17.4. Insulating Sheathing in Lieu of Sheathing Membrane

- 1) Where non-wood-based rigid exterior insulating sheathing, or exterior insulating sheathing with an integral sheathing membrane is installed, a separate sheathing membrane is not required.
- 2) Where insulating sheathing is installed as provided in Sentence (1), a) sheathing panels subject to moisture deterioration shall be sealed at all joints, and b) the joints of sheathing panels not subject to moisture deterioration shall be i) sealed at all joints, or ii) lapped or tongue and groove, and detailed to ensure drainage of water to the exterior.(See Appendix A.)

9.23.17.5. Sheathing Membranes in Lieu of Sheathing

- 1) Except as provided in Article 9.23.17.6., where no sheathing is used, at least 2 layers of sheathing membrane shall be applied beneath the cladding. (See Article 9.23.16.1. and Appendix A.)
- 2) All joints in the sheathing membrane required in Sentence (1) shall occur over framing, and the membrane shall be fastened to the framing with roofing nails or staples spaced not more than 150 mm along the edges of the outer layer of sheathing membrane.
- 3) Wall sheathing is permitted to be used in lieu of one layer of sheathing membrane required in Sentence (1), and the thickness need not conform to Table 9.23.16.2.A.

9.23.17.6. Face Sealed Cladding

(See Appendix A.)

- 1) Sheathing membrane is permitted to be omitted beneath cladding when the joints in the cladding are designed to effectively prevent the passage of wind and rain in conformance with Sentences (2) or (4), as applicable.
- 2) Cladding consisting of sheets of plywood, hardboard, OSB, waferboard or asbestos cement is considered to meet the requirements in Sentence (1), provided the cladding is applied so that a) all edges are directly supported by framing, and b) the vertical joints between adjacent sheets are i) covered with battens, ii) shiplapped, or iii) otherwise matched to provide weathertight joints.
- 3) Vertical joints between sheets described in Sentence (2) shall be caulked.
- 4) Metal siding consisting of sheets of metal is considered to meet the requirements of Sentence (1) where the joints between sheets are of the locked seam type

FLASHING

9.3.3.2.Galvanized Sheet Metal

1) Where galvanized sheet metal is intended for use in locations exposed to the weather or as a flashing material, it shall have a zinc coating not less than the G90 coating designation in a) ASTM A 653, "Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvanealed) by the Hot-Dip Process," or b) ASTM A 924, "Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot Dip Process."

9.27.3.Flashng

9.27.3.1. Materials

- 1) Flashing shall consist of not less than a) 1.73 mm thick sheet lead, b) 0.33 mm thick galvanized steel, c) 0.46 mm thick copper, d) 0.46 mm thick zinc, e) 0.48 mm thick aluminum, or f) 1.02 mm thick vinyl.

9.27.3.2. Installation

- 1) Flashing shall be installed at every horizontal junction between 2 different exterior finishes, except where the upper finish overlaps the lower finish.
- 2) Except as provided in Sentence (4), 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 one-quarter of the horizontal overhang of the eave.
- 3) Flashing shall be installed so that it extends upwards not less than 50 mm behind the sheathing paper and forms a drip on the outside edge.
- 4) Where a window or exterior door is designed to be installed without head flashing, the exterior flange of the window or door frame shall be bedded into a non-hardening caulking material and the exterior flange screwed down over the caulking material to the wall framing to form a waterproof joint.

CAULKING

9.27.4.1.Required Caulking

- 1) Caulking shall be provided where required to prevent the entry of water into the structure.
- 2) Caulking shall be provided between masonry, siding or stucco and the adjacent door and window frames or trim, including sills, unless such locations are completely protected from the entry of rain.
- 3) Caulking shall be provided at vertical joints between different cladding materials unless the joint is suitably lapped or flashed to prevent the entry of rain. (See Articles 9.7.4.2., 9.20.13.12. and 9.28.1.5.)

9.27.4.2. Materials

- 1) Caulking shall be a) a non-hardening type suitable for exterior use, b) selected for its ability to resist the effects of weathering, and c) compatible with and adhere to the substrate to which it is applied.
- 2) Caulking shall conform to a) CGSB 19-GP-6M, "Sealing Compound, One Component, Acrylic Base, Solvent Curing," b) CAN/CGSB-19.13-M, "Sealing Compound, One Component, Elastomeric, Chemical Curing," c) CGSB 19-GP-14M, "Sealing Compound, One Component, Butyl-Polyisobutylene Polymer Base, Solvent Curing," or d) CAN/CGSB-19.24-M, "Multi-Component, Chemical Curing Sealing Compound."

STUCCO LATH

9.28.3.Fasteners

9.28.3.1. Materials

1) Fasteners for stucco lath or reinforcing shall be corrosion-resistant and of a material other than aluminum.

9.28.3.2. Nails and Staples

- 1) Nails for stucco lath or reinforcing shall be not less than 3.2 mm diam with a head diameter of not less than 11.1 mm.
- 2) Staples for stucco lath or reinforcing shall be not less than 1.98 mm diam or thickness.
- 3) Staples and nails for attaching stucco lath or reinforcing to vertical surfaces shall be of sufficient length to penetrate 25 mm into framing members or to the full depth of the sheathing where the sheathing is used for attachment.
- 4) On horizontal surfaces nails for stucco lath or reinforcing shall be not less than 38 mm long.

9.28.4. Stucco Lath

9.28.4.1. Materials

- 1) Rib lath or expanded metal stucco mesh shall be a) copper-alloy steel coated with rust-inhibitive paint after fabrication, or b) galvanized.
- 2) Woven or welded wire mesh shall be galvanized.

9.28.4.2. No Sheathing Required

1) Sheathing need not be provided beneath stucco where not less than 1.19 mm diam galvanized wire is applied horizontally to the framing at vertical intervals of not more than 150 mm, or where paper-backed welded wire metal lath is used.

9.28.4.3. Stucco Lath Specifications

- 1) Stucco lath shall conform to Table 9.28.4.3.

Table 9.28.4.3. Stucco Lath				
Location	Type of Lath	Minimum Size of Hole, mm	Maximum Mesh Opening	Minimum Yield
Vertical Surfaces	Welded or woven wire	125	25 mm	400
		135	25 mm	
	Stucco mesh reinforcing (expanded metal)	140	25 mm	400
		140	25 mm	
Horizontal surfaces	1/8 in rib lath		25.4 mm	400
	Cedar Lath			124

9.28.4.4. Self-Furring Devices

- 1) Stucco lath shall be held not less than 6 mm away from the backing by means of suitable self-furring devices.

9.28.4.5. Application of Stucco Lath

- 1) Stucco lath shall be applied with the long dimension horizontal.
- 2) Horizontal and vertical joints in stucco lath shall be lapped not less than 50 mm.
- 3) End joints of stucco lath shall be staggered and shall occur over framing members.
- 4) External corners of stucco lath shall be reinforced with a vertical strip of lath or reinforcing extending not less than 150 mm on both sides of the corner, or the lath or reinforcing shall extend around corners not less than 150 mm.

9.28.4.6. Fastening

- 1) Stucco lath shall be fastened in conformance with Subsection 9.27.5.
- 2) Fasteners on vertical surfaces shall be spaced not more than a) 150 mm o.c. vertically and 400 mm o.c. horizontally, or b) 100 mm o.c. vertically and 600 mm o.c. horizontally.
- 3) Nailing patterns other than those required in Sentence (2) are permitted to be used provided there are at least 20 fasteners per square metre of wall surface.
- 4) Fasteners on horizontal surfaces shall be spaced not more than a) 150 mm o.c. along the framing members when members are spaced not more than 400 mm o.c., and b) 100 mm o.c. along members when members are spaced not more than 600 mm o.

WALL SHEATHING

9.23.16.Wall Sheathing

9.23.16.1. Required Sheathing

1) Exterior walls and gable ends shall be sheathed when the exterior cladding requires intermediate fastening between supports or if the exterior cladding requires solid backing.

9.23.16.2. Thickness, Rating and Material Standards

- 1) Where wall sheathing is required, it shall conform to either Table 9.23.16.2.A. or Table 9.23.16.2.B.
- 2) Wood-based panels used for wall sheathing conforming to Table 9.23.16.2.B. shall be produced at mills operating a quality assurance programme conforming to CSA-O325.2-M, "Quality Assurance for Construction Sheathing."

9.23.16.3. Attachment of Cladding to Sheathing

1) Gypsum sheathing, rigid insulation and fibreboard shall not be used for the attachment of cladding materials.

Table 9.23.16.2.A Wall Sheathing Thickness and Specifications				
Type of Sheathing	Minimum Thickness		Material Standards	
	With Supports 400 mm o.c.	With Supports 600 mm o.c.		
Fibreboard (insulating)	15	10	CAN/CSA-A241	
Gypsum sheathing	13	12	CAN/CSA-AB227-M	
Glass Mat Gypsum board	13	12	ASTM C 713	
			ASTM C 711	
OSB, O-2 Grade	19	19	CSA O437.0	
OSB, O-1 Grade, and Waferboard, R-1 Grade	19	19	CSA O437.0	
Plywood (exterior type)	19	19	CSA O2111	
			CSA B93.12	
Mineral Fibre, Rigid Board, Type 2	25	25	CAN/ULC-S102	
Phenolic faced	25	25	CAN/CGSB-S125-M	
Polyurethane, expanded Types 1 and 2	38	38	CAN/ULC-S101	
Polyurethane, expanded Types 3 and 4	25	25	CAN/ULC-S101	
Urethane and Isocyanurate Types 1, 2 and 4	38	38	CGSB S1-GP-211	
Urethane and Isocyanurate Type 3	25	25	CGSB S1-GP-211	
Urethane and Isocyanurate Types 1 and 2, faced	25	25	CAN/CGSB-S126-M	
Table 9.23.16.2.B Rating for wall sheathing when Applying CSA C929.0				
Maximum Spacing of Supports, mm	Panel Mark			
400	U16			
500	U10			
600	U24			

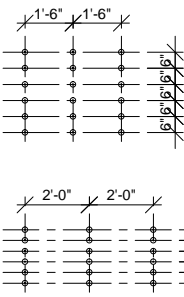
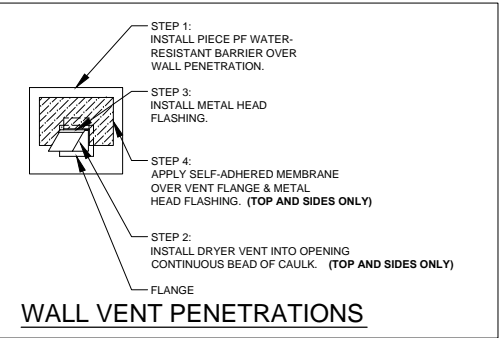
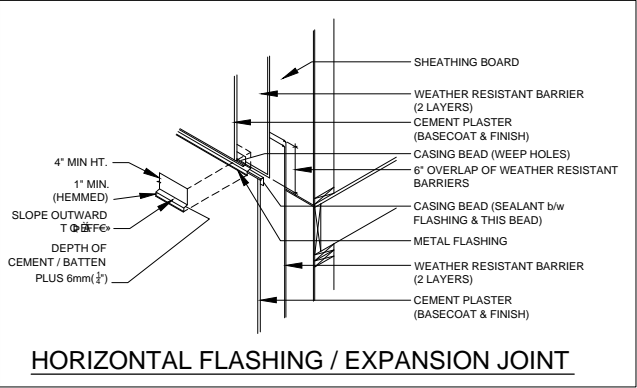
Table 9.23.16.2.B Rating for wall Sheathing when Applying CSA O325.0	
Maximum Spacing of Supports, mm	Panel Mark.
400	U16
600	U20
600	U24

9.23.16.4. Lumber Sheathing

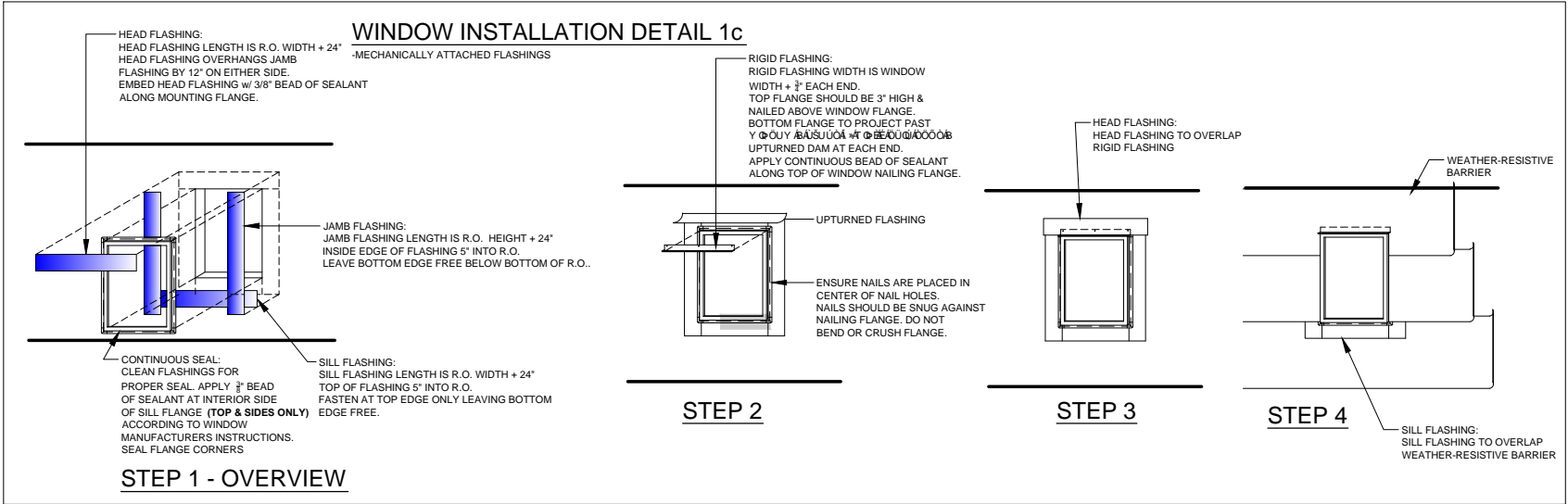
- 1) Lumber wall sheathing shall be applied so that all ends are supported.
- 2) Where lumber wall sheathing is required to provide bracing according to Article 9.23.10.2., it shall be applied with end joints staggered.

9.23.16.5. Joints in Panel-Type Sheathing

1) A gap of not less than 2 mm shall be left between sheets of plywood, OSB, waferboard or fibreboard.



FASTENER SPACING FOR STUCCO LATH



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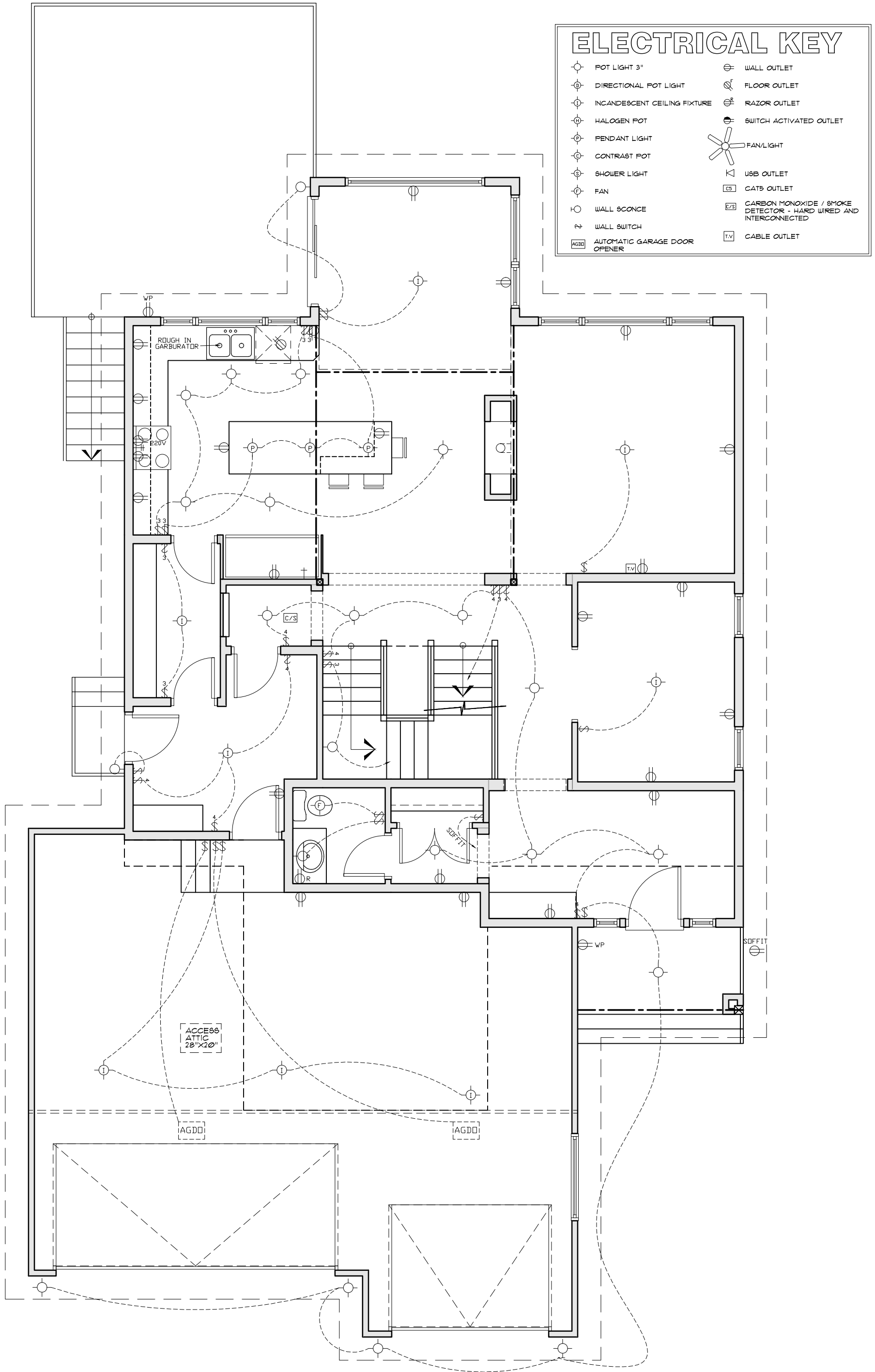
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ELECTRICAL KEY

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|------------------------------|--|
| POT LIGHT 3" | WALL OUTLET |
| DIRECTIONAL POT LIGHT | FLOOR OUTLET |
| INCANDESCENT CEILING FIXTURE | RAZOR OUTLET |
| HALOGEN POT | SWITCH ACTIVATED OUTLET |
| PENDANT LIGHT | FAN/LIGHT |
| CONTRAST POT | USB OUTLET |
| SHOWER LIGHT | CATS OUTLET |
| FAN | CARBON MONOXIDE / SMOKE DETECTOR - HARD WIRED AND INTERCONNECTED |
| WALL SCONCE | CABLE OUTLET |
| WALL SWITCH | |
| AUTOMATIC GARAGE DOOR OPENER | |

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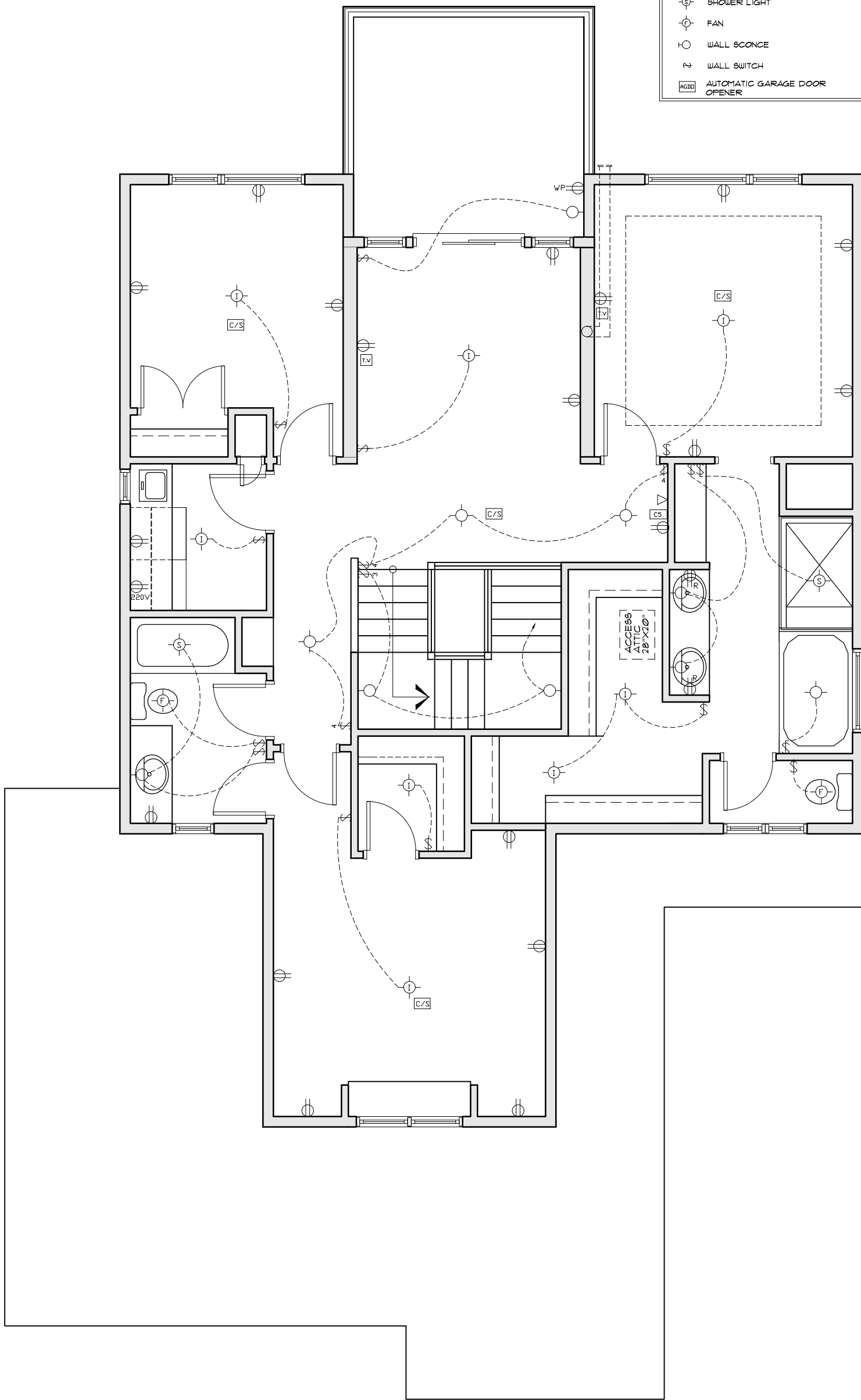
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|--|------------------------------|--|--|
| | POT LIGHT 3" | | WALL OUTLET |
| | DIRECTIONAL POT LIGHT | | FLOOR OUTLET |
| | INCANDESCENT CEILING FIXTURE | | RAZOR OUTLET |
| | HALOGEN POT | | SWITCH ACTIVATED OUTLET |
| | PENDANT LIGHT | | FAN/LIGHT |
| | CONTRAST POT | | USB OUTLET |
| | SHOWER LIGHT | | CAT5 OUTLET |
| | FAN | | CARBON MONOXIDE / SMOKE DETECTOR - HARD WIRED AND INTERCONNECTED |
| | WALL SCONCE | | CABLE OUTLET |
| | WALL SWITCH | | |
| | AUTOMATIC GARAGE DOOR OPENER | | |



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