

## **Bear Mountain - General Construction Specifications**

- Designed for seismic and wind loads to meet the BC Building Code 1998 requirements: (1:30) 0.55kpa (11.5psf)
- Concrete conforms to the requirements of CSA Standard CAN/CSA A23.1.M94 "Concrete Materials and Methods of Concrete Construction"
- Reinforcing steel, 10M and larger, conforms to the requirements of CSA Standard G30 18-M92 "Billet-Steel Bars for Concrete Reinforcement"
- Hollow concrete masonry units conform to the requirements of CSA Standard CAN3-A371-M84 "Masonry Construction for Buildings"
- Microlam and Parallam beams are manufactured in conformance with CAN/CSA 086.1-M94
- Structural timber is graded and stamped in accordance with the NLGA Standard Grading Rules for Canadian lumber
- Timber design is in accordance with CAN3/CSA 086.1M94. Framing, nailing and bridging conforms to Part 3 of the BC Building Code 1998
- The design of built-up wood roof trusses conforms to CSA Standard CAN/CSA.086.1-M94

### **Electrical**

- Emergency lighting battery units are manufactured in accordance with CSA
- Standard C22.2 No. 141 "Unit Equipment for Emergency Lighting"
- Fire alarm system components are listed by ULC and installed in accordance with CAN/ULC-S524, Section 32 of the Electrical Code, and the BC Building Code 1998
- The fire alarm system is a 2 Wire Electronically Supervised, 24V DC, Type 2 Class B, Single Stage, Zoned, Non-Coded
- Acoustically separated remote electrical sub-station
- Hard-wired smoke detector(s) in each suite

### **Plumbing/ Mechanical**

- Plumbing installation and materials conforms to the BC Plumbing Code 1998
- Natural gas piping installation and materials complies with CAN/CGA-B149.1 and the BC Gas and Safety Branch Bulletins
- Fully sprinkled building in conformance with NFPA 13 Standards using Quick Response Sprinklers in residential areas
- Copper cold and hot water main piping to each suite with IPEX distribution piping within the home

- Solid shower bases made from a moulded composite material
- Individual cold and hot water shut off to each suite
- Parking areas provided with a complete dry sprinkler system, complete with dry pipe valves and an air compressor to prevent freezing
- Complete wet stand pipe system zoned floor by floor in stair-wells to feed sprinkler systems for common area and individual suites
- Heated corridor ventilation

### **Sloping Roof Detail**

- Fire treated fiberglass, asphalt shingles
- One layer of asphalt saturated 15 lb. roofing felt and pre-finished metal flashing at eaves
- 1/2" fir plywood sheathing exterior grade
- Engineered wood trusses in vented roof space
- R-40 batt insulation
- Six mil polyethylene vapour retarder
- One layer of drywall
- Combed face wood fascia
- Pre-finished aluminum soffit

### **Typical Exterior Rain Screen Wall Detail**

(Listed exterior to interior)

- Cement board siding
- 1" x 3" vertical wood strapping 16" o/c
- 2 layers 30 minute building paper
- 1/2" treated plywood sheathing
- 2" x 6" wood studs at 16" o.c.
- R20 F.F. fiberglass insulation
- 6 mil. poly vapour retarder
- 5/8" or 1/2" gypsum wall board

### **Wall System**

- STC rating 57
- 1 hr rating between suites construction
- 5/8" fire rated GWB
- 2" x 4" wood studs at 24" o.c.
- Mineral wool insulation
- 1/2" air gap
- 2" x 4" wood studs at 24" o.c.
- 5/8" fire rated GWB