

WESLEY FIRST NATION
STONEY TRIBAL ADMINISTRATION
HOUSING DEPARTMENT

RESIDENTIAL HOUSING GENERAL NOTES
&
SPECIFICATIONS

Updated
May, 2020

MORLEY, ALBERTA
P.O. BOX 360 T0L 1N0

GENERAL NOTES

1. The “Owner” refers to Wesley First Nation -Stoney Tribal Administration
The “Contractor” refers to the successful General Contractor – Primary Contractor.
The “Occupant” refers to the Resident who will be occupying the house.
2. The Owner and/or representative(s) are to have access to the work site at all times
3. The Owner shall provide individual plot plans for all locations in Morley.
4. The Contractor shall obtain and be responsible for all related permits for electrical, plumbing, heating etc. and shall notify all authorities for inspections at rough-in stage.
5. The Contractor is responsible for all sub trades and coordination of inspections whether or not hired by the Contractor.
6. Contractor to make every attempt to hire at least 3 Nation members throughout construction of the project. Contractor covers any Workman’s Compensation expenses. The Owner will provide assistance in the hiring and coordinating Nation members.
7. The Owner shall be responsible for permanent gas and power to the site, construction of access roadway and parking area and provision of septic system and water - cistern or connection to main water line if available. Contractor shall make every effort to coordinate stub-ins with Owner’s contractors. Contractor to locate pressure tanks under stairwell.
8. Any change orders and requests for changes shall be made in writing including scope of work and related cost. Any and all changes must be agreed and submitted with approval with the Contractor / Owner signature, prior to commencing any changes or proceeding with the work.
9. Final contract subject to approval by Stoney Tribal CFO or equivalent
10. Payment will be advanced according to inspections by CMHC or other assigned inspectors and associated work completion percentage. A 10% deficiency holdback if any will be deducted until such time as all deficiencies are completed. Contractor responsible for coordinating inspections for progress payments with Wesley Housing Department and availability of required inspector – sufficient time call for inspection must be present.
11. All Tenders must be received on the enclosed Tender Document – Page 10. Attachments may be submitted for additional clarity and options.

SPECIFICATIONS

All materials, workmanship, systems, etc., are to be in accordance with regulations as per the Canadian Building Code and the latest edition of the National Building Code of Canada.

- ◆ Footings & foundation specifications are based on undisturbed suitable stable base.
- ◆ All cast in place concrete shall be placed to CSA A23.1 1-M94 with minimum compressed strength of 25 MPa after 28 days. Slumpage test to be completed prior to leaving the plant. Protect footings from freezing and water ingress prior to and after placement. Every effort to prevent honeycombing must be made. Receipt of vibrator may be mandatory. In the event of any honeycombing, the Contractor shall be responsible to not only seal with hydraulic patch but install SUPERSEAL membrane to avoid future moisture concerns.
- ◆ The Contractor shall check and verify all dimensions of Wesley Nation plans and conditions prior to construction and report all errors and omissions to the Owner and or their appointed representative.

SITWORK

1. Contractor to confirm service locations prior to placing footings. Contractor to install stub-outs as required to suit site services.
2. Excavation is to be done with minimum amount of disturbance to surrounding area. Brushing and clearing to be completed where required. Excess excavated material is to be used on other housing sites as required – owner must be consulted prior to removal of any materials to other housing sites. All acceptable excavated subgrade shall be stockpiled for future use. For removal of all unacceptable excavated subgrade from the site – consult with Owner for approved disposal site. Provide protection for the public and adjacent residents during excavation until back-filling has been completed.
3. Back-fill material to be clean and free from deleterious debris, and boulders larger than 8” in diameter. Fill to be well compacted.
4. Site to be graded with an exaggerated positive slope away from house to accommodate any settling. Grading to extend a minimum of 15 feet away from foundation and front and back steps.
5. Site to be left clean and free of all building materials and debris upon completion of project. All excavated material to be leveled out.

STRUCTURAL

1. Foundation Walls & Footings

In the event of any honeycombing, the Contractor shall be responsible to not only seal with hydraulic patch, but install SUPERSEAL membrane to avoid future moisture concerns. Honeycombing will not be tolerated.

- concrete strength @ 28 days 25MPa; cement type 10; air entrainment 4-7 % (for concrete exposed to weather); water/cement ratio 0.45; slump 3"
- 8" concrete walls c/w with 2 rows of 2-10m rebar on 8" x 24" concrete strip footings, c/w 3 rows 10m rebar, c/w keyway
- foundation walls to be damp-proofed below grade.
- 4" socked weeping tile with minimum of 6" washed gravel cover. Weeping tile to drain downhill away from house to open air wherever possible, drywell where not possible to open to open air – owner or their approved representative to be consulted re. dry well option
- frost walls, 2 x 4 studs @ 24" O.C. with R-22 fiberglass insulation covered with 6 mil poly V.B., according to latest code.
- abuse resistant drywall, including lower level
- lower level to be boarded only in unfinished areas

2. Basement floors

- Sump pit to be included. Basement floors to be sloped to sump pump area or floor drain. Floor drain to be located next to water tank
- 4" concrete slab, c/w wire mesh 6 x 6 x 10/10 W.W.M (welded wire mesh)
- 6 mil poly V.B.
- 6" of compacted gravel

3. Main Floor

- T&G 3/4" plywood sub floor (absolutely no OSB)
- TJI engineered floor joist system or equivalent approved floor system
- sheathing to be glued and screwed to joists

4. Exterior Walls

- Hardie Lap siding c/w pre-painted smart trim corners and battens on Tyvar moisture barrier on
- 3/8" OSB sheathing
- 2" x 6" wood studs @ 24" on centre
- 2 ply. 2 x 10 lintels, depending on span, as per latest code
- 6 mil poly vapor barrier and caulking, R22 Batt Insulation
- sealant between exterior walls & subfloor

5. Interior Walls
 - 2 x 4 spruce studs 16" O.C., 1/2" abusive resistant drywall on walls and 1/2 ceiling board drywall on ceilings
 - blocking to be provided for paper holders, towel bars, cabinets, handrails, closets, etc.
 - abuse resistant drywall, including lower level lower level to be boarded only in unfinished areas
 - all plumbing walls shall be 2" x 6"

6. Roof
 - Shingles - minimum 25 year warranty and able to handle high wind loads - Owens Corning Duration Premium Cool or equivalent c/w eaves protection construction paper or #15 saturated felt on complete roof, c/w open metal valleys
 - 3/8" standard OSB sheathing c/w H clips
 - pre-engineered wood trusses @ 24" O.C. or otherwise specified
 - (R-60) batt or loose fill insulation
 - 6 mil poly V.B.
 - 6" pre-finished metal fascia
 - Weatherstrip and insulate attic access cover is required

7. Exterior Windows & Doors
 - Sliders- all windows shall be minimum double-glazed, & insulated - Sealed Low E Argon (Energy Star) according to code.
 - Fixed- thermo-pane
 - Basement- (sliders) - double glazed
 - All opening windows to be complete with bug screens
 - All windows shall be high quality PVC low maintenance type
 - Window sizes as shown on drawings are nominal- exact sizes and rough opening to be obtained from window manufacturer.
 - 3' standard metal insulated doors.

8. EXTERIOR FINISH
 - refinished Hardie Plank Lap siding c/w pre-painted smart trim corners and battens. Color to be selected by homeowner (choice of 3 colors)

9. SOFFITS Pre-finished aluminum c/w continuous venting, all trim & moldings. Contractor to meet with owner to ensure installation meets high wind loads.

10. EAVESTROUGHING To be pre-finished continuous metal to CSA standards, complete with downspouts and extensions

11. FASCIA Fascia is to be pre-finished aluminum.

12. PARGING Cement plaster parging to all foundation walls above grade.
13. DECKS/STAIR/HANDRAILS/RAMPS ETC.
Pressure treated for all exterior decks, stairs, ramps (where necessary) and landings, built to code, must not be steep incline (keep elders in mind)
14. INTERIOR FINISHING

All interior drywall surfaces to be filled, sanded and thoroughly cleaned prior to receiving finishes.

1. Walls:

abuse resistant drywall, including lower level (Moisture resistant type in both bathrooms)

- a) All gypsum wall board to receive a minimum of 1 coat of primer and 2 coats of medium quality paint. (Color at Occupant's choice – maximum 3 colors) to be scrubbable finish.
- b) Bathroom(s) shall include of a one-piece tub enclosure (c/w shower).
- c) Ceramic tile used as back-splash around vanity and all cabinet counter-tops. One (1) row of 6” tile to be installed
- d) Ceramic tile to be glazed wall tile and installed in accordance with the Terrazo Tile and Marble Association of Canada recommendations and NBC requirements.

2. Floors

Floor underlay is to be 3/8’ good one side plywood
Commercial sheet flooring, Luxury Vinyl Plank or Marmoleum - or equivalent quality

3. Ceilings

1/2" drywall. All gypsum board ceilings to be finished with knock down or as otherwise specified.

4. Contractor shall provide the homeowner with 3 color selections for floor finishing, tiles, kitchen and vanity countertop laminate, etc.

15. FINISHED CARPENTRY

1. Interiors pre-finished doors – sizes as noted on the drawings (No bi-folds)
 - a) Limited choice of color to (1)
 - c) baseboard @ 2 ¼” pre-finished
 - d) casing @ 2 ¼” pre-finished
 - e) 1 wire shelf in coat/clothes closet bank of 4 shelves in master bedroom
 - f) linen closets to be c/w 4 wire shelves
 - g) broom closet to be c/w 1 wire shelf
 - h) handrails to be clear-finished sand smooth, bevel all edges, 2 coats of polyurethane finish (clear or stain)
 - i) attic access panels to be weather-stripped and insulated.

16. HARDWARE & FITTERS

1. Interior pre-finished doors to be complete with 1- 1/2 pair of hinges passage lock set (bathroom door shall have a privacy lock with emergency opening from corridor). Door locks to be weiser or equivalent.
2. Exterior doors to be complete with hinges , lock set, deadbolt, weather stripping and threshold, front and rear keyed alike.
3. Bathroom(s) to be complete with
 - mirror/medicine cabinet unit
 - 24" towel bar (chrome)
 - toilet paper holder recessed or surface mount (chrome)
 - shower rod

17. KITCHEN CABINETS

1. Kitchen cabinets and bathroom vanities (as required / approved) to be constructed with solid birch plywood frame and solid wood stiles and doors. (OSB/Particle board is not acceptable) All counters to be complete plywood – owner and occupant approval for color and pattern. Counter tops & edges to be plastic laminate finish. Splash back to be one (1) row of ceramic tile. Doors to be recessed panel.
Kitchen layout to be provided to Owner prior to installation if different from drawings
2. Drawers to have roller type drawer slides.
3. Fasteners and hinges to be heavy duty, and adjustable.

18. APPLIANCES

The Owner will be responsible for the purchase and installation of all appliances (fridge, stove, washer and dryer) for each of the housing units.

19. MECHANICAL

1. Provide all necessary work for completed installation of mechanical equipment, water heater, etc. as shown on drawings. All work to be done to applicable codes - permit required. Copy of permit given to Owner
2. High Efficiency Furnace to be fired with natural gas. Furnace to be capable of maintaining an inside temperature of 72 degrees F (22 degrees C) with an outside temperature of -30 degrees F (-34 degrees C.) in each habitable room.
3. Provide and install rigid pipe dryer vent kit. (exterior)
4. Supply and install power vented 95% efficient gas fired hot water tank, including venting to code.
 - Minimum 40 gallon Capacity
 - 28.0 Gallons per hour recovery, 5 year warranty
5. Label ventilation fan switch.
6. Return air required on all levels.

7. Vent kitchen/bathroom fans to exterior. Bathroom fan to be wired to separate/independant switch.
8. Ensure principal exhaust fan meets ventilation requirements of and sound level does not exceed 2.0 sones.
9. Supply air clearance to be minimum 75mm to combustibile.
10. ½ hp sump-pump (hydromatic) To be pumped to outside air – NOT TO BE RUN INTO SEPTIC SYSTEM OR FIELD. Otherwise, trench - Owner to be consulted prior to installation

20. ELECTRICAL

1. Perform all necessary work as required to provide all outlets, switches, fixtures, etc. as shown on drawings. All work to meet the Canadian Electrical Code – permit required. Copy of permit given to Owner
2. Electrical service to be 100 amp, 32 circuit, 220 volt wiring for range & dryer
3. Kitchen and range hood/exhaust and bathroom fan to be vented to exterior. Bathroom fan to be wired to separate/independent switch or install a dehumidifier switch.
4. Living room to have light/fan in center of room.
5. Bedroom outlets to be 2' – 3' from corners of walls.
6. All basement lights to be on switch.
7. All basement exterior walls to have electrical plug-ins as per code.
8. All exterior lights to be on hinged side of door.
9. Exterior electrical outlets (2) to be on separate circuit breakers, ground faulted, weather-proofed and connected to breaker in electrical panel.
10. Electrical mast kit to be installed for overhead lines.
11. Provide a doorbell with buttons at front and rear entrance doors.
12. Install ULC certified smoke/carbon monoxide detectors outside each bedroom and on each level in accordance with Canadian Building Code requirements. Detectors to be wired (battery backup)

21. PLUMBING

1. Perform all necessary work for completed installation of bathroom(s), kitchen and laundry facilities as shown on drawings. All work to meet the Canadian Plumbing Code- permit required. Copy of permit given to Owner
2. Fixtures: All taps must be Moen Chateau, unless otherwise stated by Owner
Install shut-off valves at all fixtures.
Kitchen: Double compartment, stainless steel sink with strainers.
Bathrooms: American Standard Colony toilets – regular (6.0 L) NOT low flow c/w matching drop in basin -and one-piece Hytec Gelcoat bathtub or equivalent enclosure (bathtub to be complete with wall mounted shower). Color to be white.
3. Provide tap and drain for laundry hook up
4. Exterior frost free hose bibs with interior shut-off.
5. All water lines Pex pipe permissible, no joints in concealed walls.

6. Water pressure tank to be installed as required. Pressure tank to be 40-gallon capacity.
7. Sewer drain from house to be installed below basement slab.

22. MISCELLANEOUS

1. Telephone and Television: Provide two Cat 6 jacks-one in living room and one in master bedroom (refer to plans). Run all lines back to power panel

23 SECURITY FOR CONSTRUCTION

Without in any way relieving the Contractor from any other obligations under this agreement, the Contractor will provide the Owner with the following

A performance bond, letter of credit, or other similar security acceptable to the Owner (as evidenced in writing) in an amount at least equal to fifty percent (50%) of the estimated cost of contract with equivocation: and

A labor and material bond, letter of credit or other similar security acceptable to the Owner (as evidenced in writing) for the payment of all labor and material in connection with the construction in the amount of twenty five percent (25%)

24 NEW HOME WARRANTY PROGRAM

Please advise if your Company is a member of the New Home Warranty Program and if so, please provide details of your Companies members.

TENDER DOCUMENT

Name of Corporation: _____

Date of Tender: _____

Total Price for the Provision of all Materials and Construction of 1 complete 3 bedroom bungalows residence as per attached plan provided by the Wesley First Nation Housing Department with unfinished basement located on property located on Stoney Nakoda Nation land, site to be determined at a later time:

\$ _____ per one house

Total price for the Provision of all Materials and Construction of a 3 piece bathroom and 1 finished bedroom in an above described residential unit basement:

Total number of house will be finalized at a later date, however, it is anticipated that 6 units will be constructed for the entire project.

\$ _____ per one house

Total price for the Provision of all Materials and Construction of a 2nd finished bedroom in an above described residential unit basement:

\$ _____ per one house

Member of New Home Warranty Program: _____

Signed on behalf of the above named Corporation: _____

Position held in Corporation of signee: _____

Dated at _____, Alberta, this _____ day of 20_____.

*****GST will not be collected or paid on any Residential Unit built on the Stoney Nakoda Nation Lands *****