

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH LOCAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

(NAME OF FIRM) ENGINEERING SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE (STAMPED DRAWINGS) CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF (NAME OF FIRM) ENGINEERING BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR. REVISIONS TO STAMPED DRAWINGS AS ISSUED UNDER PERMIT WITHOUT WRITTEN NOTICE OR PERMISSION BY LAKELAND ENGINEERING WAIVES ANY OR ALL LIABILITY

DESIGN CRITERIA:

ROOF: 40 PSF SNOW LOAD

- *8 PSF TOP CHORD DL.
- *7 PSF BOTTOM CHORD DL.
- *5 PSF NET WIND UPLIFT.

FLOOR: 40 PSF LL

- *35N PSF DEAD LOAD.
- *5 PSF BOTTOM CHORD DL.

SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION FROST DEPTH: *4'-0".

WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

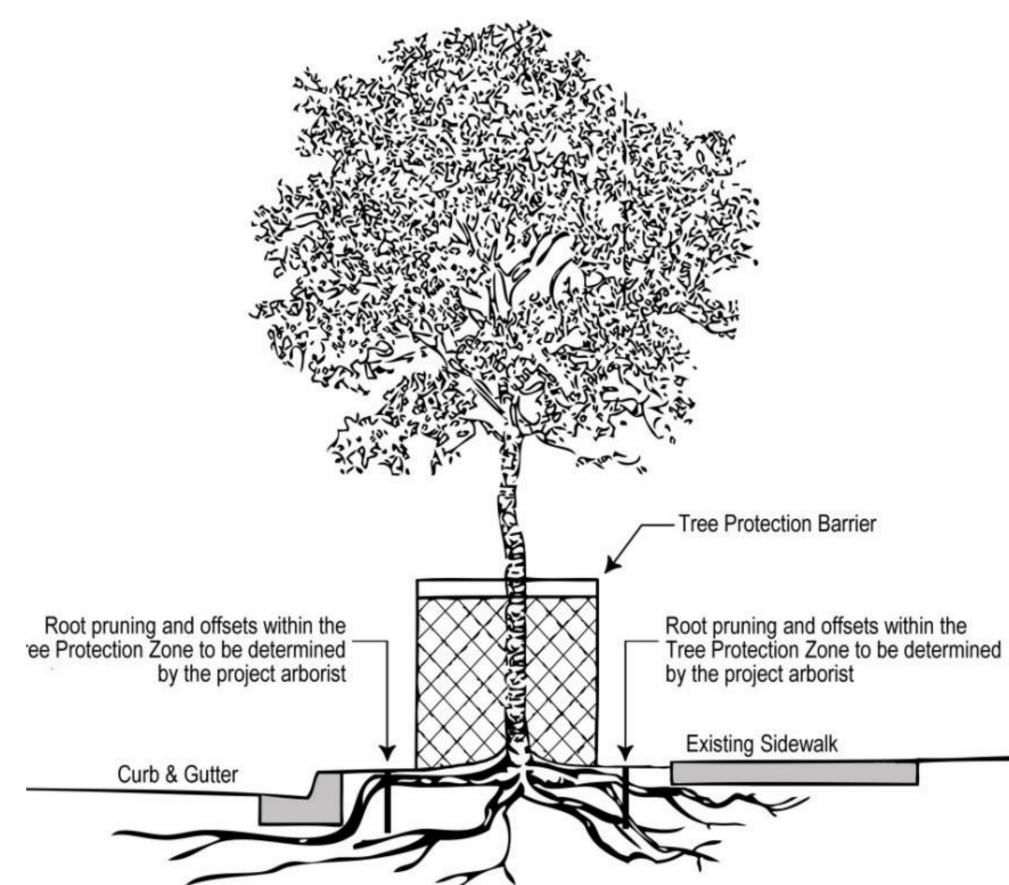
EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

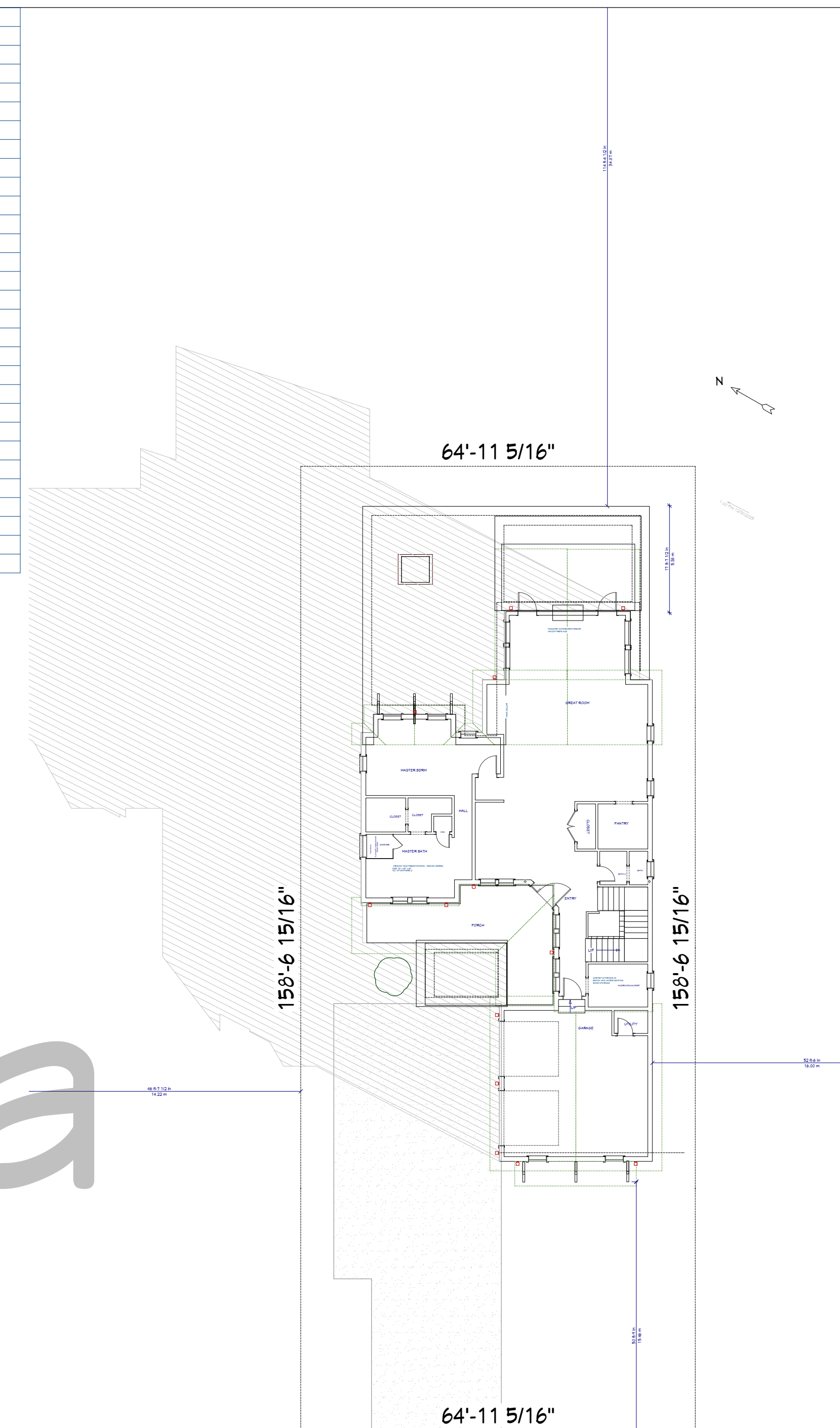


RM's HAMLET DISTRICT ZONING BY LAW 278/19.			
PROJECT:		FT2	M2
EXISTING ZONING	RURAL		
LOT AREA		43560	4046.85
FRONTAGE		158	48.01
BUILDING DATA			
GARAGE		593	55.09
GROUND FLOOR		2064	141.75
SECOND FLOOR		1445	134.24
PORCH		345	32.05
PATIO ON GRADE		1282	119.10
		0	0.00
		0	0.00
TOTAL PROJECT		5729	532.24
		FT	M2
TOTAL HEIGHT FROM TOP OF FOUNDATION WALL		29.6	9.02
ZONING		PROPOSED	ALLOWED
SITE COVERAGE MAX. ALLOWED 40%		398.00	1618.74
		9.83%	40.0%
ALLOWED SETBACKS	PROPOSED		ALLOWED
MIN FRONT YARD	15.46		3.04
MIN. REAR YARD	11.83		3.04
MIN. SIDE YARD E	14		1.5
MIN. SIDE YARD W	16		1.5
ROOF PEAK FROM TOP OF FOUNDATION WALL	29.6		9.22



Tree Protection and Preservation Specification

archiplan.ca



BUILDING FOOTPRINT 1/16" - 1"=0"

SITE PLAN REFER TO LOT GRADING PLAN TO BE PROVIDED SLS

INDEX:		
SHEET A-1	SITE PLAN	
SHEET A-2	GENERAL SPECIFICATIONS	
SHEET A-3	ELEVATIONS	
SHEET A-4	ELEVATIONS	
SHEET A-5	FOUNDATION	
SHEET A-6	GROUND FLOOR	
SHEET A-7	2ND FLOOR	
SHEET A-8	FRAMING FOUNDATION	
SHEET A-9	I JOIST LAYOUT	
SHEET A-10	ROOF FRAMING	
SHEET A-11	SECTION S1	
SHEET A-12	CONSTRUCTION NOTES	
SHEET A-13	WIRING PLAN	

REVISION	No.	Date	Description

project 1/17/2026 issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish 2026

CHAPTER 9 OF THE STATUTES OF SASKATCHEWAN, 2021 (EFFECTIVE JANUARY 1, 2022) AS AMENDED BY THE STATUTES OF SASKATCHEWAN, 2024, C 4; AND 2025, C 4.

DO NOT SCALE DRAWINGS

Contractor must verify all drawings, dimensions, details and specifications, and report any discrepancies to Attention To Detail before proceeding with work. Materials may not be substituted without written approval from Attention To Detail. All drawings and specifications are representations of service and the property of Attention To Detail, these drawings may not be used for any other project than for which they were prepared. The contractor shall keep on site current drawings as issued for construction with the latest revisions and shall distribute these to all those performing work on site. Dimensions are taken to stud face.

RM OF MOOSOMIN 121

PROJECT ESTATES AT FIELDSTONE GROVE NEWSTRY DWELLING

DRAWING SITE PLAN

PROJECT NO. PLOT DATE: 1/17/2026

SCALE: SHEET: A-1

GENERAL SPECIFICATIONS

GENERAL NOTES.

- 1.) ALL CONSTRUCTION TO MEET OR EXCEED NBC PART 9 AND SECTIONS
 - 2.) SITE VERIFY WHEN ADDING ON TO OR REMOVING FROM AN EXISTING BUILDING THAT ALL EXISTING OR NEW STRUCTURAL COMPONENTS ARE CAPABLE OF WITHSTANDING THE STRUCTURAL LOADS IMPOSED, AND REPORT ANY DISCREPANCIES AND/OR DEFICIENCIES TO THE DESIGNER.
 - 3.) ENSURE THAT ALL CONSTRUCTION, MATERIALS, METHODS OF INSTALLATION, AND BRACING COMPLY WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
 - 4.) MAKE GOOD ALL DISTURBED OR DAMAGED DURING CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT.
 - 5.) REPORT ANY CONTEMPLATED DEVIATIONS FROM THE APPROVED DRAWINGS OR SPECIFICATIONS TO THE DESIGNER PRIOR TO MAKING ANY CHANGES.
 - 6.) PROVIDE CUTTING, PATCHING AND REMEDIAL WORK IN ORDER TO ENSURE PARTS OF THE WORK COME TOGETHER PROPERLY.
 - 7.) TEMPORARY BRACING TO BE USED WHEREVER NECESSARY TO WITHSTAND ALL LOADS DURING ERECTION AND SUBSEQUENT CONSTRUCTION.
- CONCRETE FOOTING, FOUNDATION WALLS & SLABS.**
- 1.) CONCRETE FOOTING TO REST ON UNDISTURBED SOIL CAPABLE OF SUSTAINING A LOAD OF 1570 LBS. PER SQUARE FOOT MINIMUM 4'-0" BELOW GRADE.
 - 2.) FOOTINGS TO CONFORM TO O.B.C. SECTION 9.15.
 - 3.) STEPPED FOOTINGS MAX. 2'-0" HORIZONTAL AND VERTICAL STEP 2/3 HORIZONTAL STEP TO MAX. 5'-0".
 - 4.) FOUNDATION WALLS TO BE MIN. 8" THICK UNLESS OTHERWISE NOTED.
 - 5.) ALL FOUNDATION WALLS TO EXTEND MIN. 6" ABOVE GRADE.
 - 6.) FOR BASEMENT WINDOWS OR DOORS OVER 4'-0" WIDE REINFORCE WITH 2/10M BARS EXTENDING 12" EACH SIDE.
 - 7.) HABITABLE ROOMS ON CONCRETE SLABS TO BE DAMPROOFED WITH 6 MIL. POLY VAPOUR BARRIER.

STEEL COLUMNS.

- 1.) STEEL COLUMN PLATES TO BE ANCHORED TO FOOTING WITH MIN. TWO 1/2" DIA. BOLTS MIN. 4" INTO FOOTING.
- 2.) STEEL COLUMN PLATES TO BE CONNECTED TO STEEL BEAMS WITH MIN. TWO 1/2" DIA. BOLTS, OR WELD PLATES TO BEAM FLANGES.
- 3.) STEEL COLUMNS TO BE MINIMUM 3 1/2" OUTSIDE DIAMETER AND 3/16" WALL THICKNESS. STEEL COLUMNS SHALL BE TREATED WITH AT LEAST ONE COAT RUST INHIBITIVE PAINT.

WOOD FRAMING.

- 1.) ALL FRAMING LUMBER TO O.B.C. STANDARDS. ALL FRAMING LUMBER INDICATED ON DRAWINGS TO BE S.P.F. No.2 UNLESS OTHERWISE SPECIFIED.
- 2.) BEAMS TO HAVE MIN. BEARING OF 3 1/2" LATERAL SUPPORT. WALLS SUPPORTING JOISTS, ANCHOR SILL PLATE WITH 1/2" DIA. ANCHOR BOLTS MAX. 7'-10" O.C. EMBEDDED 4" INTO MASONRY OR ANCHORED EVERY 4TH JOISTS NOT RESTING ON A PLATE WITH 3/16" X 1 1/2" STEEL JOIST ANCHORS.
- 3.) LATERAL SUPPORT. WALLS PARALLEL TO JOISTS, BEND 3/16" X 1 1/2" STEEL STRAP 3" INTO MASONRY AND FIX TO 3 PARALLEL JOISTS OR FIX SILL PLATE TO 3 RIGIDLY CONNECTED FLOOR JOISTS AT 7'-10" MAX.
- 4.) ALL JOISTS TO HAVE BRIDGING OVER INTERIOR BEARING WALLS AND BEAMS.
- 5.) MIN. SILL PLATE 2" X 4".
- 6.) SILL PLATES ANCHORS TO BE MIN. 1/2" DIA. BOLTS EMBEDDED 4" INTO FOUNDATION WALLS.
- 7.) SPACE FLOOR JOISTS AT 12" O.C. UNDER KITCHEN AREAS.
- 8.) SPACE FLOOR JOISTS AT 12" O.C. FOR CANTILEVERS.
- 9.) MIN. 1 1/2" END BEARING REQUIRED FOR FLOOR JOISTS. CEILING JOISTS, ROOF JOISTS AND RAFTERS.
- 10.) PROVIDE METAL JOISTS HANGERS FOR SUPPORT OF JOISTS FRAMING INTO SIDES OF WOOD BEAMS. HEADER AND TRIMMER JOISTS WHEN REQUIRED.

PRE-MANUFACTURED WOOD FRAMING.

- 1.) ALL FRAMING MATERIALS AND METHODS FOR PRE-MANUFACTURED WOOD CONSTRUCTION (WOOD "I" FLOOR JOISTS) ARE TO BE INSTALLED AS PER MANUFACTURERS DETAILS AND SPECIFICATIONS.
- 2.) PRE-MANUFACTURED WOOD SUPPLIER SHALL SUBMIT SHOP DRAWINGS SHOWING LOCATION, LOADING, ALLOWABLE AND ACTUAL DESIGN STRESSES, DEFLECTION LIMITATION, TEMPORARY AND PERMANENT BRACING, CONNECTION AND BEARING DETAILS AND SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED AND INSURED TO PRACTICE IN THE PROVINCE OF ONTARIO.
- 3.) SHOP DRAWINGS ARE TO BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GLUE LAMINATED WOOD BEAMS.

- 1.) ALL FRAMING MATERIALS AND METHODS FOR GLUE LAMINATED WOOD BEAMS TO BE INSTALLED AS PER MANUFACTURERS DETAILS AND SPECIFICATION.
- 2.) ALL BEAM TO BEAM, AND BEAM TO COLUMN CONNECTIONS SHALL BE MIN 1/2" METAL PLATE CONNECTIONS WITH MIN 2-5/8" DIA. THROUGH BOLTS AT EACH MEMBER BEING CONNECTED.
- 3.) ALL EXPOSED CONNECTIONS INCLUDING BOLTS MUST BE COATED TO RESIST CORROSION.
- 4.) SUBSTITUTION OF BEAMS FOR DIFFERENT SIZES OR MATERIALS MUST BE APPROVED BY THE DESIGNER PRIOR TO INSTALLATION.
- 5.) BEAM SUPPLIER SHALL SUBMIT SHOP DRAWINGS AND ENGINEERING CALCULATIONS FOR BEAMS SHOWN ON DRAWINGS OR FOR SUBSTITUTIONS BEING PROPOSED AND SHALL BEAR THE SEAL OF PROFESSIONAL ENGINEER LICENSED AND INSURED TO PRACTICE IN THE PROVINCE OF ONTARIO. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF

MASONRY VENEER WALL.

- 1.) MIN 3 5/8" THICKNESS UP TO 24'-0" MAX. HEIGHT.
- 2.) MASONRY TIES TO BE GALVANIZED. CORROSION RESISTANT CORRUGATED 22ga., 7/8" WIDE SPACED 16" O.C. HORIZONTALLY, AND 24" O.C. VERTICALLY NAILED TO STUDS THROUGH THE SHEATHING.
- 3.) PROVIDE 1" AIR SPACE BETWEEN VENEER AND WALL SHEATHING.
- 4.) DRAIN BOTTOM OF WALL WITH WEEP HOLES AT MIN. 2'-0" O.C. IN STARTER COURSE MIN. 6" ABOVE FINISHED GRADE WITH 3/8" DIA. WEEP HOLES.
- 5.) PROVIDE 6 MIL POLY FLASHING UNDER STARTER COURSE UNDER WEEP HOLES AND UP WALL MIN. 6" UNDER SHEATHING PAPER.
- 6.) MAX. CORBEL OVER FOUNDATION WALL 1/2".

ROOF CONSTRUCTION.

- 1.) ALL ROOF TRUSSES MUST BE DESIGNED AND FABRICATED IN ACCORDANCE WITH O.B.C./N.B.C. PART 4.
- 2.) TRUSS SUPPLIER SHALL SUPPLY ALL NECESSARY PLANS INCLUDING DRAWINGS SHOWING LOCATION, LOADING, ALLOWABLE STRESSES, TEMPORARY AND PERMANENT BRACING AND SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED AND INSURED TO PRACTICE IN THE PROVINCE OF ONTARIO. TRUSS DRAWINGS MUST BE SUBMITTED TO THE DESIGNER AND THE CHIEF BUILDING OFFICIAL FOR APPROVAL AND TO VERIFY ALL BEAM AND LINTEL SIZES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 3.) HIP AND VALLEY RAFTERS TO BE 2" DEEPER THAN COMMON RAFTERS.
- 4.) ROOF EDGE SUPPORTS TO BE MIN. 2"x2" BLOCKING.
- 5.) PROVIDE 1"x4" CONTINUOUS TRUSS BRIDGING AT 7'-0" O.C. MAXIMUM.
- 6.) PROVIDE 2"x4" WALL TIES ACROSS JOINTS OR BOTTOM TRUSS CORDS AT MIN. 4'-0" O.C. FOR ROOF SLOPES 4/12 OR GRATER

FLASHING.A-9.27.3.8.

- 1.) FLASHING IS REQUIRED UNDER ALL JOINTED SILLS AND OVERHEADS OF WINDOW AND DOORS IN EXTERIOR WALLS IF DISTANCE BELOW EAVE IS MORE THAN 1/4 OF THE ROOF OVERHANG.
- 2.) CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER A CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 1'-6"
- 3.) FLASHING REQUIRED AT INTERSECTION OF ROOFS AND WALL, VALLEYS, AND OVER PARAPET WALLS.
- 4.) FLASHING BETWEEN ROOF SHINGLES AND WALL SIDING TO BE 20ga. GALV. METAL AND TO EXTEND 6" VERTICALLY AND HORIZONTALLY.

FIRE SEPARATIONS.

- 1.) VERTICAL JOINTS BETWEEN MASONRY FIRE SEPARATIONS AND EXTERIOR WALLS SHALL BE CAULKED.
- 2.) ELECTRICAL SWITCHES, RECEPTACLES, ETC. ON OPPOSITE SIDES OF MASONRY FIRE SEPARATIONS SHALL NOT BE LOCATED WITHIN THE SAME MASONRY UNIT OR CORE.
- 3.) BEAMS AND JOISTS FRAMED INTO THE FIRE SEPARATIONS SHALL NOT REDUCE THE THICKNESS TO LESS THAN 4" OF MASONRY.

SMOKE ALARMS.

- 1.) SMOKE ALARMS SHALL BE INSTALLED IN EACH DWELLING UNIT.
- 2.) SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM.
- 2.) SMOKE ALARMS SHALL BE LOCATED ON EACH FLOOR LEVEL NEAR THE STAIRS CONNECTING THE FLOOR LEVELS. AND SHALL BE LOCATED BETWEEN BEDROOMS AND OTHER LIVING AREAS SUCH AS IN A HALLWAY OR CORRIDOR SERVING SUCH AREAS.
- 3.) ALL SMOKE ALARMS SHALL BE INSTALLED BY PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT. AND WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED THEY SHALL BE INSTALLED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND.

NBC NOTES - GENERAL

TYPICAL PROJECT RELATED NOTES:

- A-9.27.3.8. CONTROL OF RAIN WATER PENETRATION
A-9.27.3.8. MATERIALS FOR FLASHING
1. MATERIALS USED FOR FLASHING SHALL CONFORM TO TABLE 9.20.13.1 OF THE ONTARIO BUILDING CODE.
 2. ALUMINUM FLASHING IN CONTACT WITH MASONRY OR CONCRETE SHALL BE EFFECTIVELY COATED OR SEPARATED FROM THE MASONRY OR CONCRETE BY AN IMPERVIOUS MEMBRANE.
 - 9.20.0.2 FASTENING OF FLASHING
 1. FASTENING DEVICES FOR FLASHING SHALL BE CORROSION RESISTANT AND WHERE METAL FLASHING IS USED, SHALL BE COMPATIBLE WITH THE FLASHING WITH RESPECT TO GALVANIC ACTION.

A-9.27.3.8.(3) LOCATION OF FLASHING

1. FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY INSTALLED WALLS;
 - a. BENEATH JOINTED MASONRY WINDOW SILLS,
 - b. OVER THE BACK AND TOP OF PARAPET WALLS,
 - c. OVER THE HEAD OF GLASS BLOCK PANELS, BENEATH WEEP HOLES AND,
 - d. OVER THE HEAD OF WINDOW AND DOOR OPENINGS IN EXTERIOR WALLS WHEN THE VERTICAL DISTANCE BETWEEN THE TOP OF A WINDOW OR DOOR FRAME AND THE BOTTOM EDGE OF THE EAVES EXCEEDS 1 4" OF THE HORIZONTAL EAVE OVERHANG.
2. THROUGHWALL FLASHING SHALL BE PROVIDED IN A MASONRY VENEER WALL SUCH THAT ANY MOISTURE WHICH ACCUMULATES IN THE AIR SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING.

A-9.27.3.8.EXTENSION OF FLASHING

1. A FLASHING MAY BE DELETED WHEN THE MASONRY AT THE SILL OF A WALL OPENING OR THE TOP OF A WALL IS PROTECTED BY AN IMPERVIOUS NON-JOINTED MASONRY COPING WHICH CONFORMS TO ARTICLE 9.20.13.12.
2. WHEN INSTALLED BENEATH JOINTED MASONRY WINDOW SILL AND JOINTED MASONRY COPINGS OR OVER THE HEADS OF OPENINGS, FLASHING SHALL EXTEND FROM THE FRONT EDGE OF THE MASONRY UP BEHIND THE SILL OR LINTEL

9.27.3.8.(4)FLASHING FOR WEEP HOLES IN MASONRY VENEER/ MASONRY WALLS



1. FLASHING BENEATH WEEP HOLES IN CAVITY WALLS AND MASONRY VENEER/MASONRY BRICK-UP WALLS SHALL;
 - a) BE BEDDED NOT LESS THAN 25MM (1") IN THE INSIDE WYTHE,
 - b) EXTENDED TO NOT LESS THAN 5MM (3 16") BEYOND THE OUTER FACE OF THE BUILDING ELEMENT BELOW THE FLASHING, AND
 - c) BE INSTALLED WITH A NOMINALLY HORIZONTAL SLOPE TOWARDS THE OUTSIDE WYTHE.
- 9.20.0.2 FLASHING FOR WEEP HOLES IN VENEER
1. FLASHING BENEATH WEEP HOLES IN MASONRY VENEER OVER MASONRY BACK-UP WALLS SHALL CONFORM TO THE FLASHING REQUIREMENTS FOR CAVITY WALLS AND MASONRY VENEER/MASONRY BACK-UP WALLS IN ARTICLE 9.20.13.5.
2. FLASHING BENEATH WEEP HOLES IN MASONRY VENEER OVER WOOD-FRAME WALLS SHALL BE INSTALLED SO THAT IT EXTENDS FROM A POINT NOT LESS THAN 5MM (3 16") BEYOND THE OUTER FACE OF THE BUILDING ELEMENT BELOW THE FLASHING TO A POINT 150MM (57 8") UP TO WOOD FRAME WALL.
3. WHERE THE FRAME WALL IS SHEATHED WITH SHEATHING MEMBRANE, A NON-WOOD-BASED RIGID EXTERIOR INSULATING SHEATHING OR A SEMI-RIGID INSULATING SHEATHING WITH AN INTEGRAL SHEATHING MEMBRANE, THE FLASHING SHALL BE INSTALLED BEHIND THE SHEATHING MEMBRANE OR INSULATING SHEATHING.
4. FLASHING DESCRIBED IN SENTENCE (2) IS PERMITTED TO CONFORM TO THE REQUIREMENTS

**MOISTURE PROTECTION
REQUIRED BARRIER TO AIR LEAKAGE**

1. THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO INCLUDE AN AIR BARRIER SYSTEM WHICH WILL PROVIDE A CONTINUOUS BARRIER TO AIR LEAKAGE;
 - a) FROM THE INTERIOR OF THE BUILDING INTO WALL, FLOOR, ATTIC OR ROOF SPACES SUFFICIENT TO PREVENT EXCESSIVE MOISTURE CONDENSATION IN SUCH SPACES DURING THE WINTER, AND
 - b) FROM THE EXTERIOR INWARD SUFFICIENT TO PREVENT MOISTURE CONDENSATION ON THE ROOM SIDE DURING WINTER.
- 9.25.3.3 CONTINUITY OF THE AIR BARRIER SYSTEM
1. WHERE THE AIR BARRIER SYSTEM CONSIST OF AN AIR IMPERMEABLE PANEL-TYPE MATERIAL, ALL JOINTS SHALL BE SEALED TO PREVENT AIR LEAKAGE.
2. WHERE THE AIR BARRIER SYSTEM CONSIST OF FLEXIBLE SHEET MATERIAL, ALL JOINTS SHALL BE;
 - a) SEALED OR
 - b) LAPPED NOT LESS THAN 100MM (4") AND CLAMPED, SUCH AS BETWEEN FURRING OR BLOCKING AND RIGID PANELS.
3. WHERE AN INTERIOR WALL MEETS AND EXTERIOR WALL, CEILING FLOOR OR ROOF REQUIRED TO BE PROVIDED WITH AN AIR BARRIER PROTECTION, THE AIR BARRIER SYSTEM SHALL EXTEND ACROSS THE INTERSECTION.
4. WHERE AN INTERIOR WALL PROJECTS THROUGH A CEILING OR EXTENDS TO BECOME AN EXTERIOR WALL, SPACES IN THE WALL SHALL BE BLOCKED TO PROVIDE CONTINUITY ACROSS THOSE SPACES WITH THE AIR BARRIER SYSTEM IN THE ABUTTING WALLS OR CEILING.
5. WHERE AN INTERIOR FLOOR PROJECTS THOUGH AN EXTERIOR WALL OR EXTENDS TO BECOME AN EXTERIOR FLOOR, CONTINUITY OF THE AIR BARRIER SYSTEM SHALL BE MAINTAINED FROM THE ABUTTING WALLS ACROSS THE FLOOR ASSEMBLY.
6. PENETRATION OF THE AIR BARRIER SYSTEM, SUCH AS THOSE CREATED BY THE INSTALLATION OF DOORS, WINDOWS, ELECTRICAL WIRING, ELECTRICAL BOXES, PIPING OR DUCT WORK, SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER SYSTEM OVER THE ENTIRE SURFACE.
7. ACCESS HATCHES INSTALLED THROUGH ASSEMBLIES CONSTRUCTED WITH AN AIR BARRIER SYSTEM SHALL BE WEATHERSTRIPPED AROUND THEIR PERIMETERS TO PREVENT AIR LEAKAGE.
8. CLEARNESS BETWEEN CHIMNEYS OR GAS VENTS AND THE SURROUNDING CONSTRUCTION WHICH WOULD PERMIT AIR LEAKAGE FROM WITHIN THE BUILDING INTO A WALL OR ATTIC OR ROOF SPACE SHALL BE SEALED BY NONCOMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE.

9.25.4.1 REQUIRED BARRIER TO VAPOR DIFFUSION

1. THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES SHALL BE CONSTRUCTED WITH A VAPOUR BARRIER SUFFICIENT TO PREVENT CONDENSATION IN THE WALL SPACES, FLOOR SPACES OR ATTIC OR ROOF SPACES.
- 9.25.4.1 INSTALLATION OF VAPOUR BARRIERS
1. VAPOUR BARRIER SHALL BE INSTALLED TO PROTECT THE ENTIRE SURFACES OF THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES
2. VAPOUR BARRIERS SHALL BE INSTALLED SUFFICIENTLY CLOSE TO THE WARM SIDE OF INSULATION TO PREVENT CONDENSATION AT DESIGN CONDITIONS.

true north	const. north
	
REVISION	
No.	Date
	Description

project 1/17/2026	issue for permit
----------------------	------------------

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish
2026

CHAPTER 9 OF THE STATUTES OF SASKATCHEWAN, 2021 (EFFECTIVE JANUARY 1, 2022) AS AMENDED BY THE STATUTES OF SASKATCHEWAN, 2024, C 4; AND 2025, C 4.

DO NOT SCALE DRAWINGS
Contractor must verify all drawings, dimensions, details and specifications, and report any discrepancies to Attention To Detail before proceeding with work. Materials may not be substituted without written approval from Attention To Detail. All drawings and specifications are statements of service and the property of Attention To Detail, these drawings may not be used for any other project than for which they were prepared. The contractor shall keep on site current drawings as issued for construction with the latest revisions and shall distribute these to all those performing work on site. Dimensions are taken to stud face.

RM OF MOOSOMIN 121

PROJECT
ESTATES AT
FIELDSTONE GROVE
NEW STRY DWELLING

DRAWING

PROJECT NO.
PLOT DATE: 1/17/2026

SCALE:
SHEET:

A-2





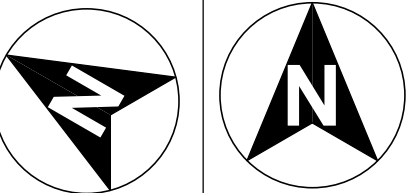
SOUTH ELEVATION 3/16"=1'-0"

archiplan.ca



EAST ELEVATION 3/16"=1'-0"

true north const. north



REVISION		
No.	Date	Description

project
1/11/2026 issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish
2026

CHAPTER 9 OF THE STATUTES
OF SASKATCHEWAN, 2021
(EFFECTIVE JANUARY 1, 2022)
AS AMENDED BY THE
STATUTES OF SASKATCHEWAN,
2024, C. 4; AND 2025, C. 4.

DO NOT SCALE DRAWINGS
Contractor must verify all drawings, dimensions, details and specifications, and report any discrepancies to Attention To Detail before proceeding with work. Materials may not be substituted without written approval from Attention To Detail. All drawings and specifications are instruments of service and the property of Attention To Detail. These drawings may not be used for any other project than for which they were prepared. The contractor shall keep on site current drawings as issued for construction with the latest revisions and shall distribute these to all those performing work on site. Dimensions are taken to stud face.

RM OF MOOSOMIN 121

PROJECT
ESTATES AT
FIELDSTONE GROVE
NEW STY DWEELLING

DRAWING

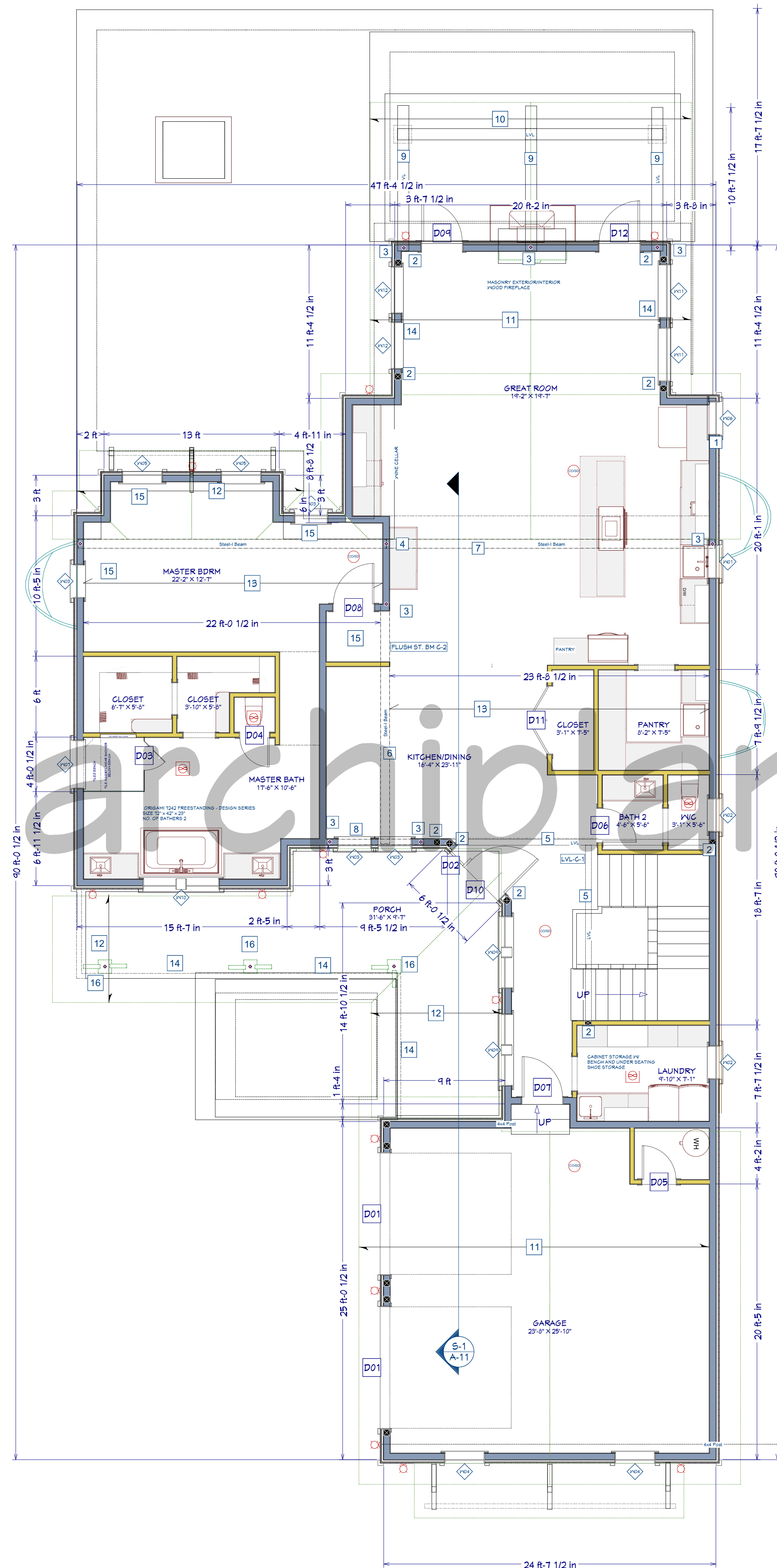
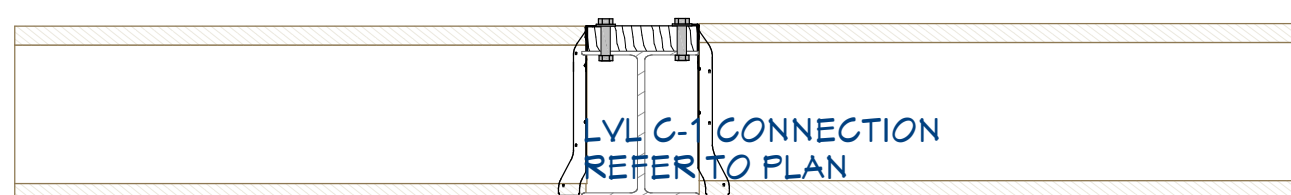
PROJECT NO.
PLOT DATE: 1/11/2026

SCALE:
SHEET:
A-4

A-9.9.10.1(2) BEDROOM WINDOW OPENING AREAS AND DIMENSIONS				
NUMBER	3D PERSPECTIVE	QTY	R/O	DESCRIPTION
W01		1	31"X45 15/16"	SINGLE CASEMENT-HR
W02		2	31"X49"	SINGLE CASEMENT-HR
W03		4	31"X61"	SINGLE CASEMENT-HR
W04		2	31"X61"	FIXED GLASS
W05		2	31"X84 1/2"	SINGLE CASEMENT-HL
W06		1	31"X31"	SINGLE CASEMENT-HR
W07		1	44 5/16"X25"	FIXED GLASS
W09		2	65 1/4"X61"	MULLED UNIT
W10		1	64 3/16"X61"	MULLED UNIT
W11		2	49"X84 1/2"	FIXED GLASS
W12		2	45"X84 1/2"	SINGLE CASEMENT-HL

FRAMING NOTES	
1	TYP. EXT. 2" X 6" SP. WALL @ 16" O.C. ENGINEERED SIDING PT. FURRING STRIP @ 16" O.C. 3/4" EXT. PLY R-24 BATT INSULATION VAPOUR BARRIER 1/2" DRYWALL
2	PT-TYP. 3-2" X 6" SP. LAMINATED POST
3	3 1/2" D. WITH 4" X 4" WELDED TOP PLATE ST. POST
4	3 1/2" D. WITH 4" X 4" WELDED TOP PLATE ST. POST CONT. TO ST. POST @ FOUNDATION
5	3- 1 3/4" X 11 7/8" 2.0E MICROLAM LVL
6	W10 X 45 ST. I BEAM
7	W12 X 40 ST. I BEAM
8	W10 X 22 ST. I BEAM
9	3- 1 3/4" X 9 1/2" 2.0E MICROLAM LVL/ BLOCKED AND FACED WITH ENG. WOOD FLANKS
10	2" X 10" SP. RAFTERS @ 16" O.C.
11	ROOF TRUSS @ 16" O.C. /OPT. VAULTED CEILING
12	2" X 10" SP. RAFTERS @ 16" O.C.
13	TJI 560 11 7/8" I JOIST 3 1/2 FLANGE @ 16" O.C. w/ WEB STIFFENERS
14	2- 1 3/4" X 9 1/2" 2.0E MICROLAM LVL FLUSH ST. BM C-2
15	2- 2" X 10" SP. HEADER
16	3 1/2" X 3 1/2" ST. POST TO SUPPORT RAFTER BM ABOVE PRE-FABRICATED MILL WORK POST SLEEVES

W10 X 25 ST. BEAM 11 7/8" I-JOIST

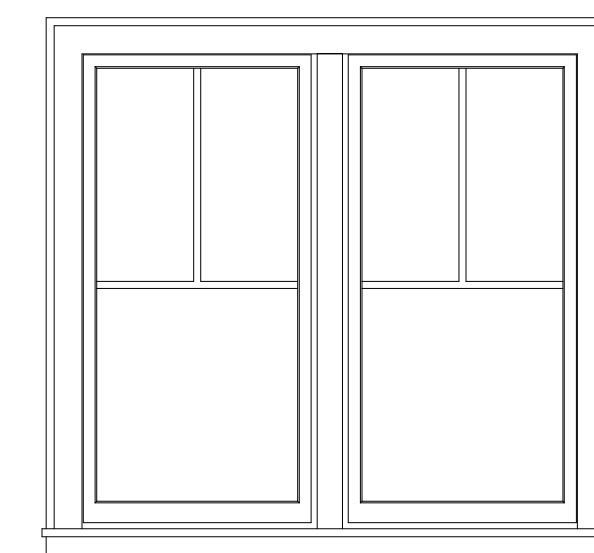
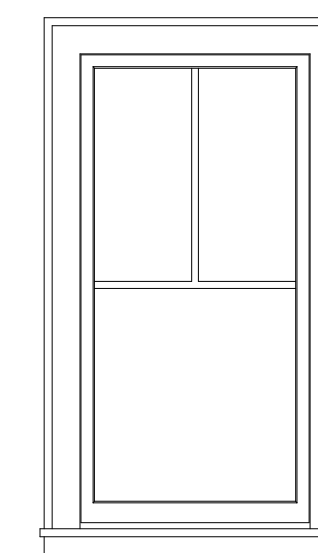


ROOM NAME	AREA, INTERIOR	AREA, STANDARD
W/C	11	23
BATH 2	25	24
CLOSET	23	27
CLOSET	31	36
CLOSET	31	43
ENTRY	104	124
GARAGE	552	543
GREAT ROOM	436	464
HALL	20	23
KITCHEN/DINING	507	532
LAUNDRY	64	77
MASTER BATH	154	172
MASTER BDRM	251	257
OPEN BELOW	115	123
PANTRY	61	64
PORCH	328	345
SHOWER	18	21
UTILITY	21	24
W/C	9	10
TOTALS:	2760	3002

Wall Schedule	
2D Symbol/Wall Type(s)	Description
	2" x 4" SP. WALL @ 16" O.C. w/ 1/2 Gypsum
	2" x 6" SP. WALL @ 16" O.C. w/ 1/2 Gypsum
	2" x 6" SP. WALL @ 16" O.C. w/ ENGINEERED B&B
	Glass Shower_2
	Interior Railing
	Room Divider

Electrical Schedule	
2D Symbol	Description
	CO/Smoke Detector
	Exhaust Fan

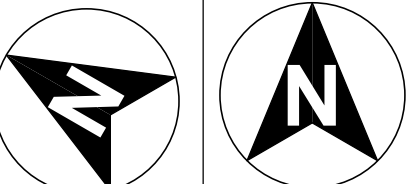
DOORS		NUMBER		HINGE SIDE	
3D EXTERIOR ELEVATION	QTY	R/O	DESCRIPTION	NUMBER	HINGE SIDE
	2	110"X111"	GARAGE-G23-REG13	D01	
	1	18"X94"	EXT. HINGED-DESIGNER SIDELIGHT	D02	L
	1	28"X82 1/2"	HINGED-SLAB	D03	L
	1	23"X88 1/2"	HINGED-TS1000	D04	L
	1	32"X98 1/2"	HINGED-TS1000	D05	L
	1	32"X98 1/2"	HINGED-TS1000	D06	R
	1	38"X83"	EXT. HINGED-DOOR E21	D07	L
	1	38"X98 1/2"	HINGED-TS1000	D08	R
	1	38"X94"	EXT. HINGED-GLASS PANEL	D09	L
	1	44"X94"	EXT. HINGED-TS2060	D10	R
	1	62"X98 1/2"	DOUBLE HINGED-TS1000	D11	L/R
	1	38"X94"	EXT. HINGED-GLASS PANEL	D12	R



SINGLE AND MULLED WINDOWS CASEMENT W/ 4 1/2" SHAKER CASING

TYP. WINDOW UNITS

true north const. north



REVISION

No.	Date	Description

project 1/17/2026 issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish 2026

CHAPTER 9 OF THE STATUTES OF SASKATCHEWAN, 2021 (EFFECTIVE JANUARY 1, 2022) AS AMENDED BY THE STATUTES OF SASKATCHEWAN, 2024, C.4; AND 2025, C.4.

DO NOT SCALE DRAWINGS
Contractor must verify all drawings, dimensions, details and specifications, and report any discrepancies to Attention To Detail before proceeding with work. Materials may not be substituted without written approval from Attention To Detail. All drawings and specifications are instruments of service and the property of Attention To Detail. These drawings may not be used for any other project than for which they were prepared. The contractor shall keep on site current drawings as issued for construction with the latest revisions and shall distribute these to all those performing work on site. Dimensions are taken to stud face.

RM OF MOOSOMIN 121

PROJECT ESTATES AT FIELDSTONE GROVE NEW STRY DNELLING

DRAWING

1ST FLOOR

PROJECT NO.

PLOT DATE: 1/17/2026

SCALE: 3/16"=1'-0"

SHEET:

A-6

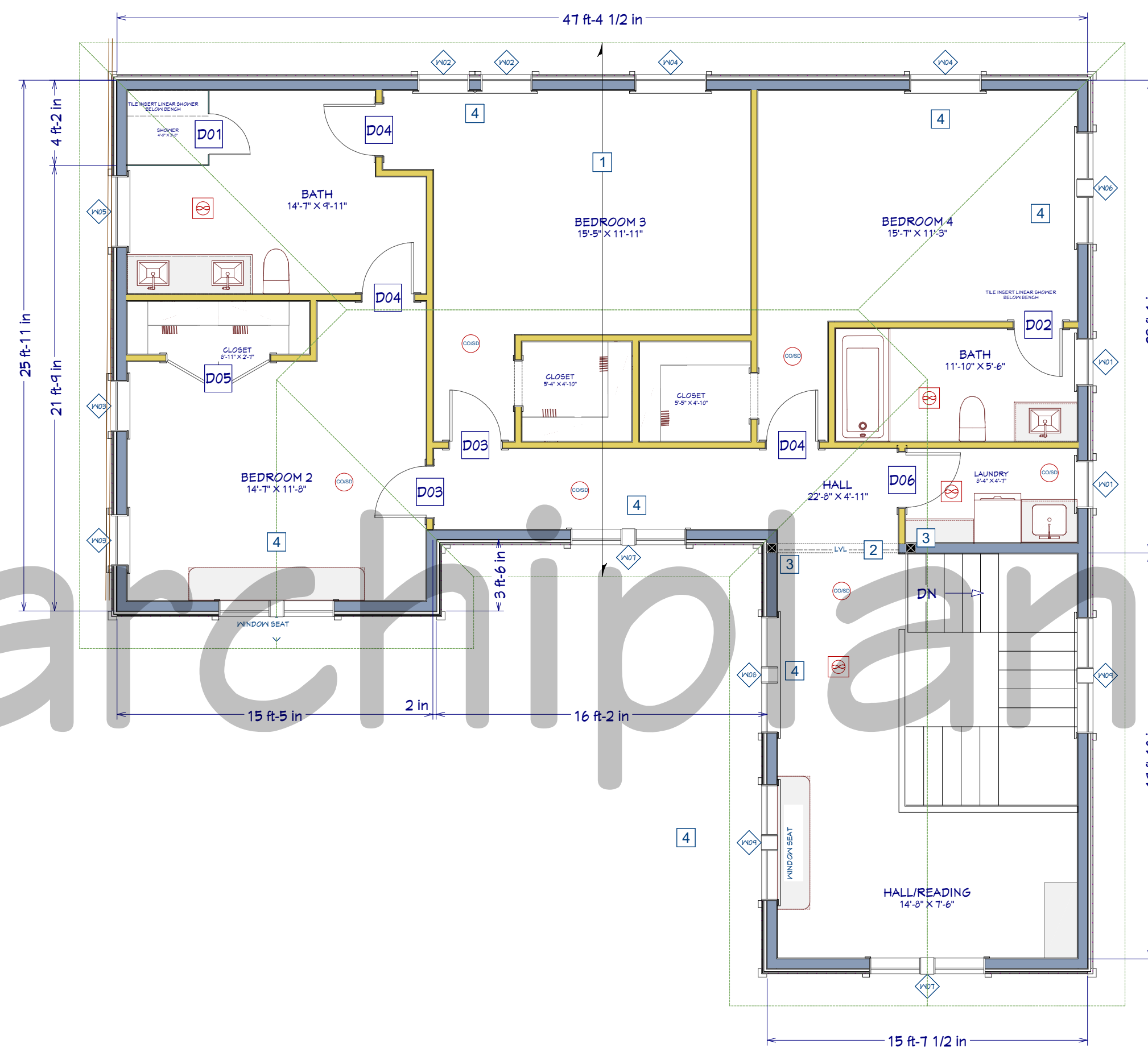
true north	const. north	
REVISION		
No.	Date	Description

project
1/11/2026 issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish
2026

A-4.9.10.1 (2) BEDROOM WINDOW OPENING AREAS AND DIMENSIONS				
NUMBER	3D PERSPECTIVE	QTY	R/O	DESCRIPTION
W01		2	29"X49"	SINGLE CASEMENT-HR
W02		2	31"X55"	SINGLE CASEMENT-HR
W03		2	31"X61"	FIXED GLASS
W04		2	43"X21"	FIXED GLASS
W05		1	43"X25"	FIXED GLASS
W06		1	66 13/16"X49"	MULLED UNIT
W07		3	68 5/8"X41 1/2"	MULLED UNIT
W08		1	69 1/4"X49"	MULLED UNIT
W09		2	69"X49"	MULLED UNIT



ROOM NAME	AREA, INTERIOR	AREA, STANDARD
BATH	120	132
BATH	65	75
BEDROOM 2	186	207
BEDROOM 3	214	233
BEDROOM 4	196	217
CLOSET	23	25
CLOSET	26	30
HALL	95	104
HALL/READING	187	208
LAUNDRY	35	48
OPEN BELOW	103	110
SHOWER	14	13
TOTALS:	1243	1445

Electrical Schedule	
2D Symbol	Description
	CO/Smoke Detector
	Exhaust Fan

FRAMING NOTES	
1	ROOF TRUSS @ 16" O.C.
2	3-1 3/4" X 11 7/8" 2.0E MICROLLAM LVL
3	PT-TYP. 3-2" X 6" 5P. LAMINATED POST
4	2-2" X 10" 5P. HEADER

DOORS					
3D EXTERIOR ELEVATION	QTY	R/O	DESCRIPTION	NUMBER	HINGE SIDE
	1	24"X30"	SHOWER-GLASS SLAB	D01	R
	1	30"X8 1/2"	HINGED-TS1000	D02	L
	2	32"X8 1/2"	HINGED-TS1000	D03	L
	3	32"X8 1/2"	HINGED-TS1000	D04	R
	1	62"X32 1/2"	DOUBLE HINGED-TS1000	D05	L/R
	1	34"X8 1/2"	HINGED-TS1000	D06	L

CHAPTER 9 OF THE STATUTES OF SASKATCHEWAN, 2021 (EFFECTIVE JANUARY 1, 2022) AS AMENDED BY THE STATUTES OF SASKATCHEWAN, 2024, C.4; AND 2025, C.4.

DO NOT SCALE DRAWINGS
Contractor must verify all drawings, dimensions, details and specifications, and report any discrepancies to Attention To Detail before proceeding with work. Materials may not be substituted without written approval from Attention To Detail. All drawings and specifications are representations of service and the property of Attention To Detail. These drawings may not be used for any other project than for which they were prepared. The contractor shall keep on site current drawings as issued for construction with the latest revisions and shall distribute these to all those performing work on site. Dimensions are taken to stud face.

RM OF MOOSOMIN 121

PROJECT
ESTATES AT
FIELDSTONE GROVE
NEW STRY DWELLING

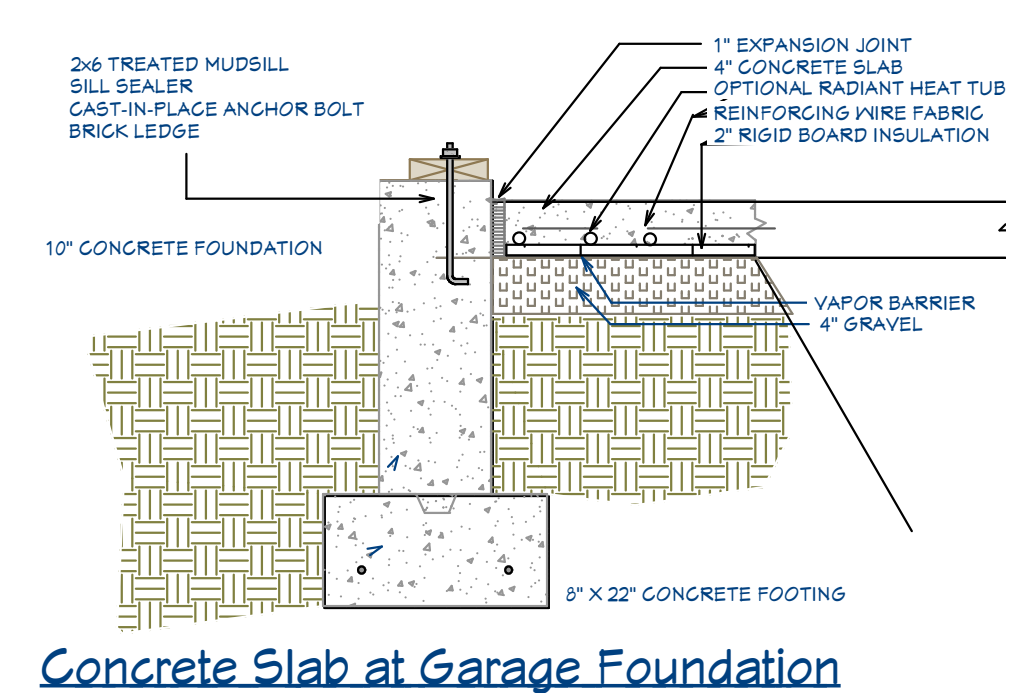
DRAWING
2ND FLOOR

PROJECT NO.
PLOT DATE: 1/11/2026

SCALE: 3/16"=1'-0"
SHEET:

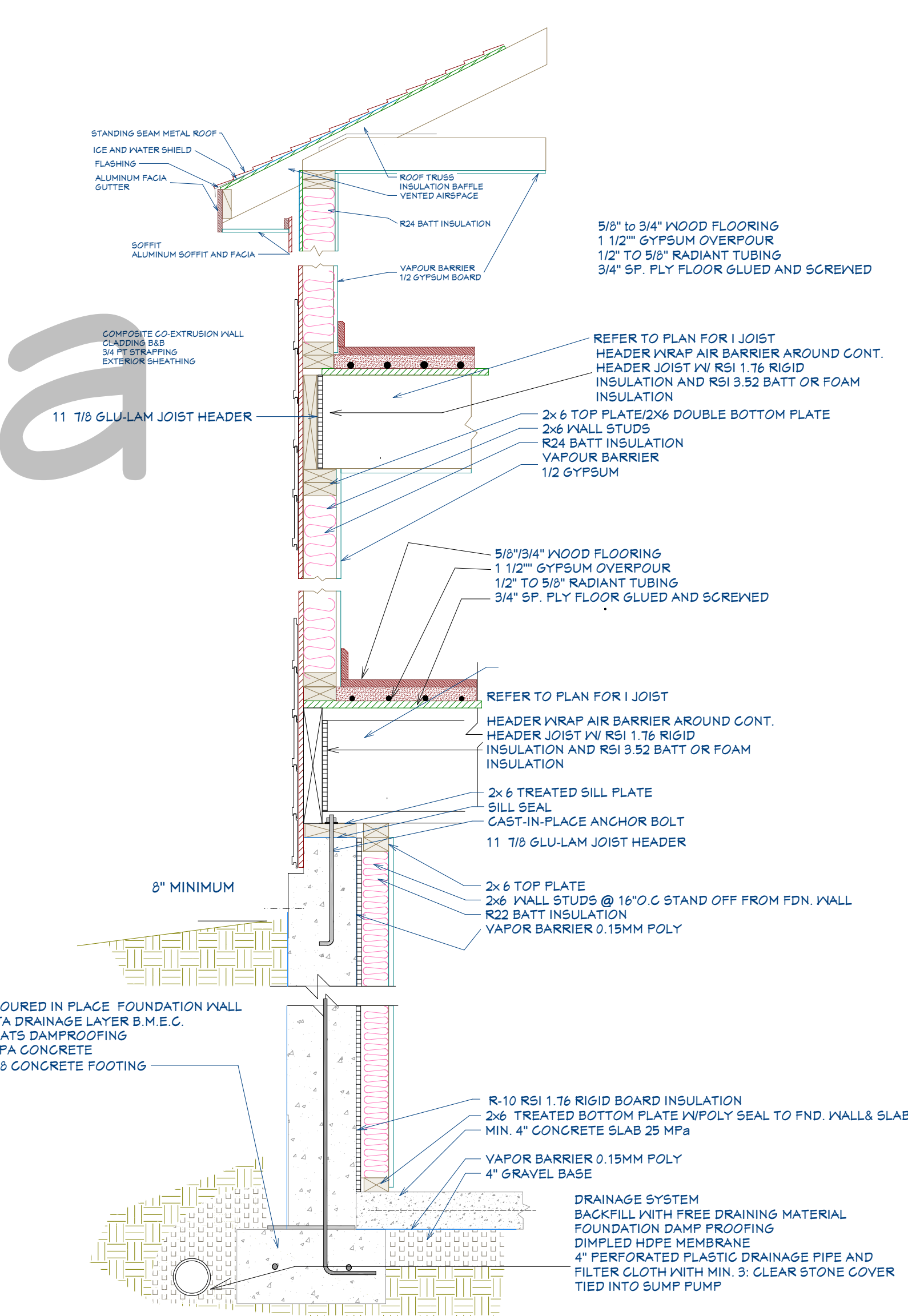
A-7

true north	const. north	
REVISION		
No.	Date	Description
project	issue for permit	
1/11/2026		
FOR ENGINEER REVIEW		
Archiplan: Paul Mandrish 2026		
CHAPTER 9 OF THE STATUTES OF SASKATCHEWAN, 2021 (EFFECTIVE JANUARY 1, 2022) AS AMENDED BY THE STATUTES OF SASKATCHEWAN, 2024, C.4; AND 2025, C.4.		
DO NOT SCALE DRAWINGS		
Contractor must verify all drawings, dimensions, details and specifications, and report any discrepancies to Attention To Detail before proceeding with work. Materials may not be substituted without written approval from Attention To Detail. All drawings and specifications are instruments of service and the property of Attention To Detail. These drawings may not be used for any other project than for which they were prepared. The contractor shall keep on site current drawings as issued for construction with the latest revisions and shall distribute these to all those performing work on site. Dimensions are taken to stud face.		
RM OF MOOSOMIN 121		
PROJECT ESTATES AT FIELDSTONE GROVE NEW STRY DWELLING		
DRAWING FRAMING FOUNDATION		
PROJECT NO.		
PLOT DATE:		1/11/2026
SCALE: 3/16"=1'-0"		
SHEET: A-8		



Concrete Slab at Garage Foundation

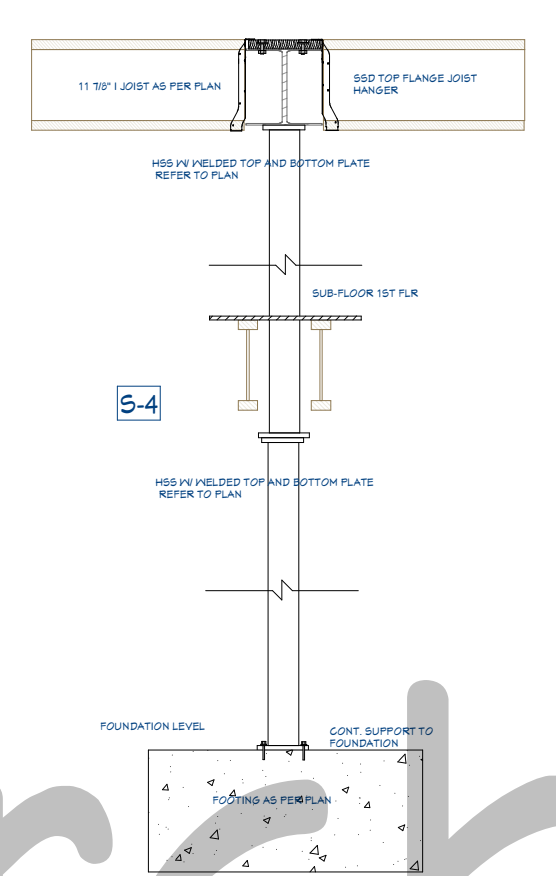
GARAGE FLR SLAB



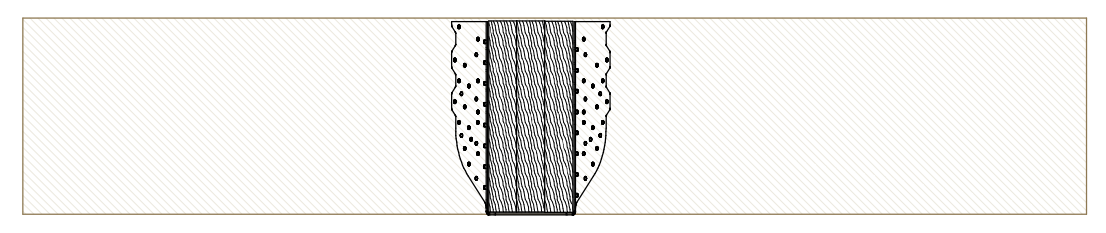
FOUNDATION SECTION

FRAMING NOTES

- 3- 2" X 6" LAMINATED W/D POST
- BEARING WALL/CONCRETE STRIP FOOTING 24" X 18" 2-15M CONT.
- POST FOOTING /CONCRETE STRIP FOOTING 24" X 18" 2-15M CONT.
- B- 1 3/4" X 11 7/8" 2.0E MICROLLAM LVL
- 11 7/8" TJI 260 I JOIST @ 16" O.C.



ITJI 560 11 7/8" JOIST 3 1/2 FLANGE @ 16" O.C. w/ WEB STIFFENERS

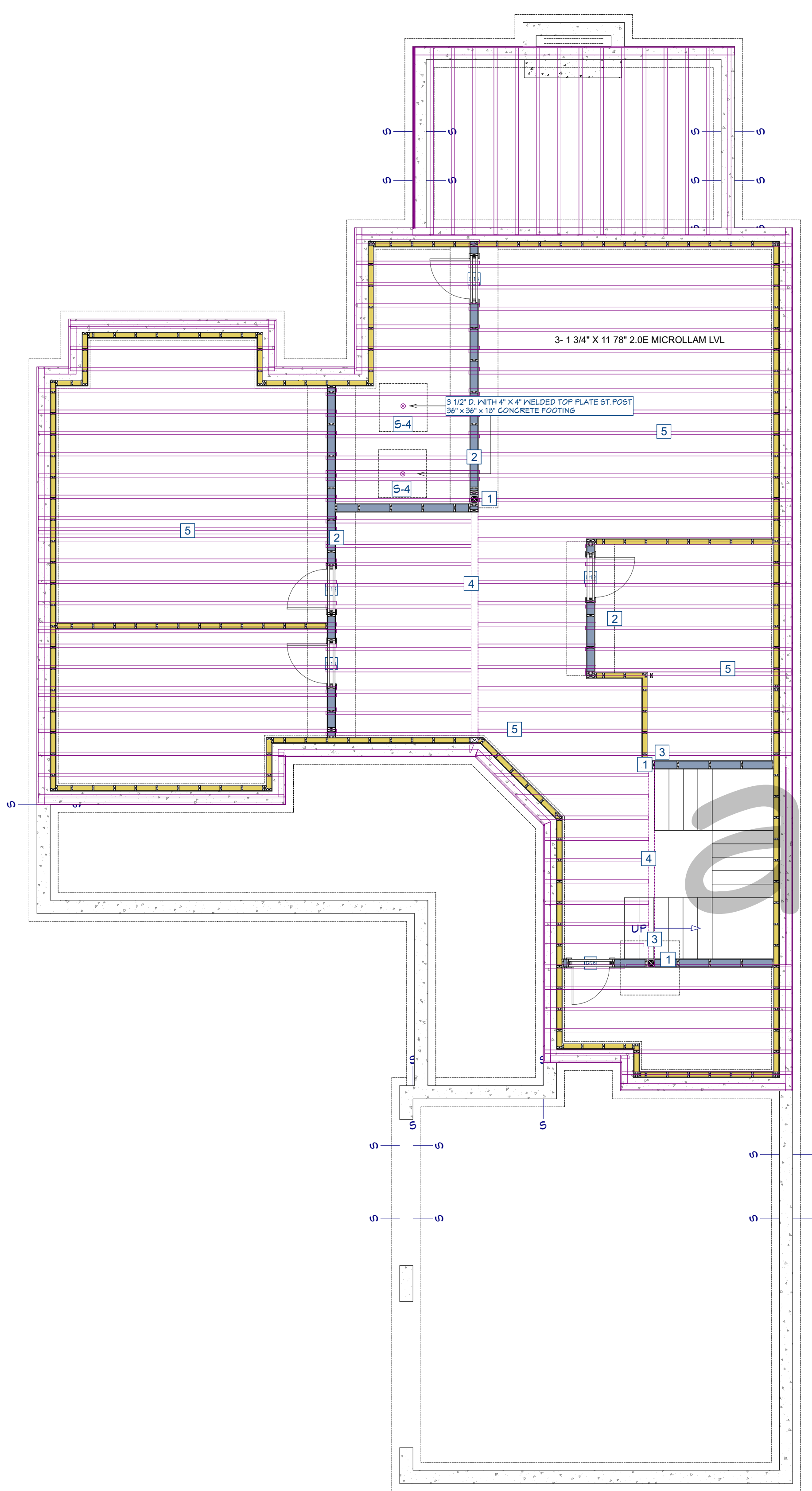


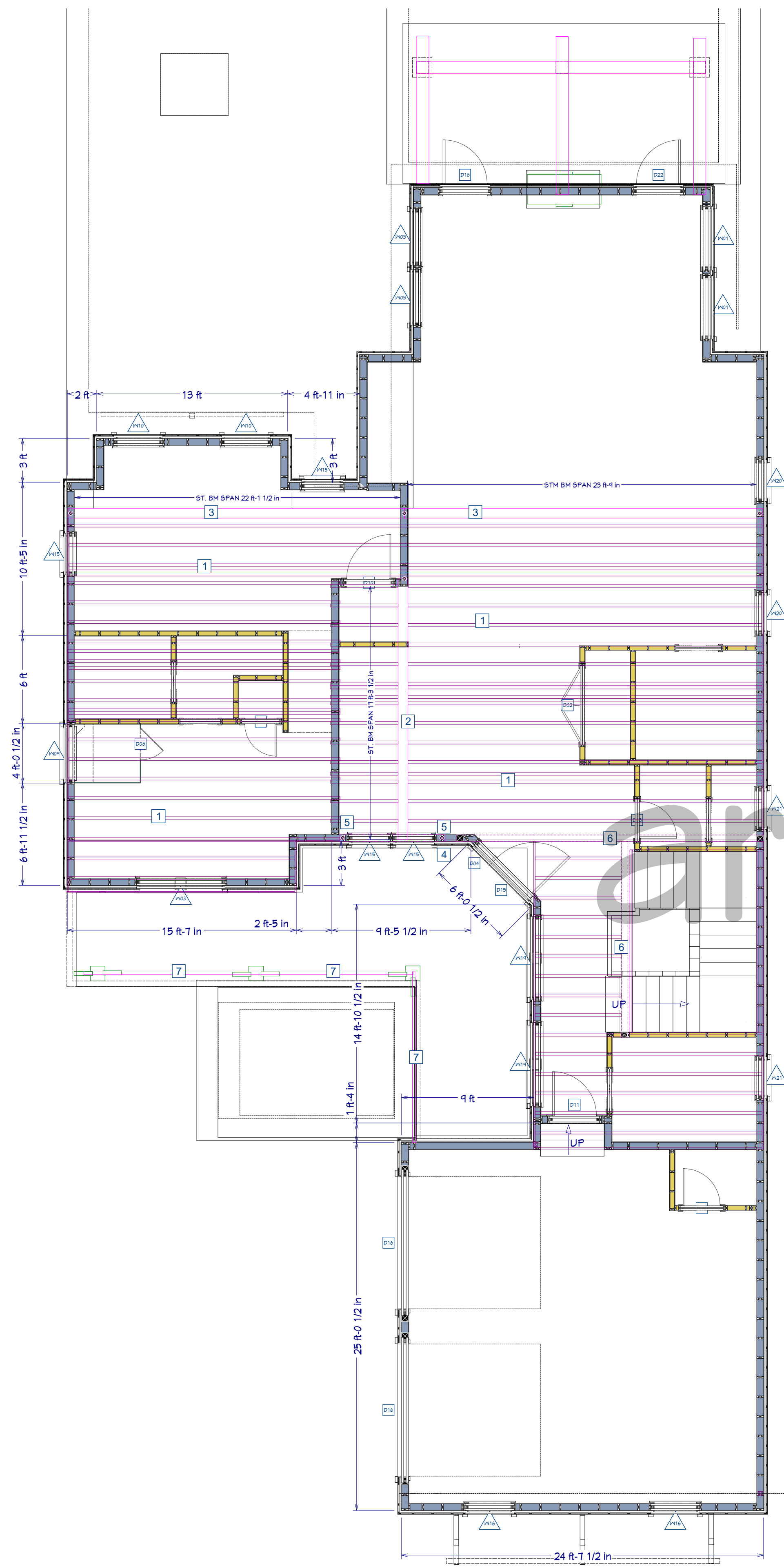
LVL BM CONNECTION SIMPSON ST HGU HANGER 3/4" THREADED THRU BOLTS @ 16" O.C.

11 7/8" 2.0E MICROLLAM LVL



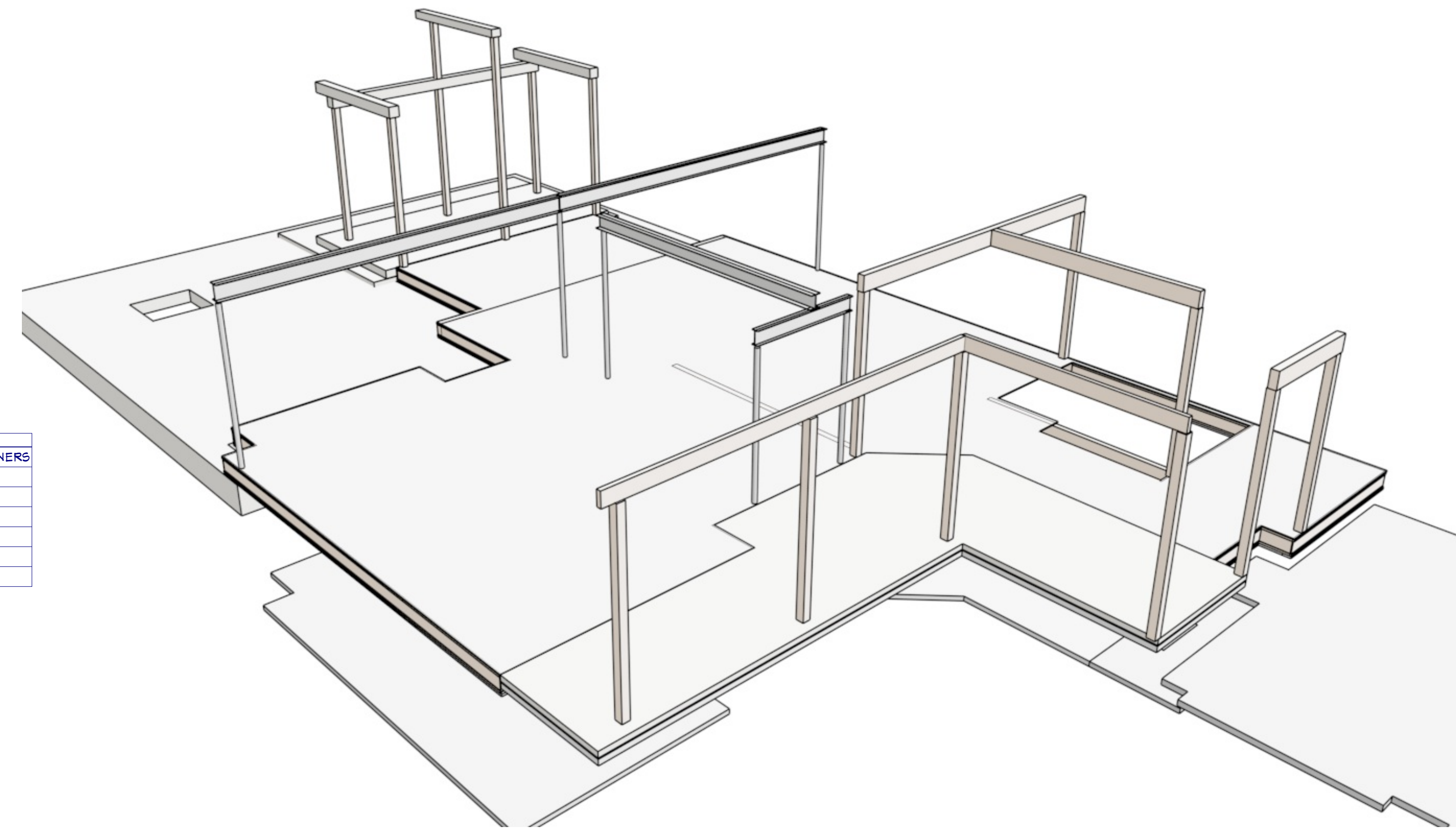
FOUNDATION FRAMING 3/16"=1'-0"



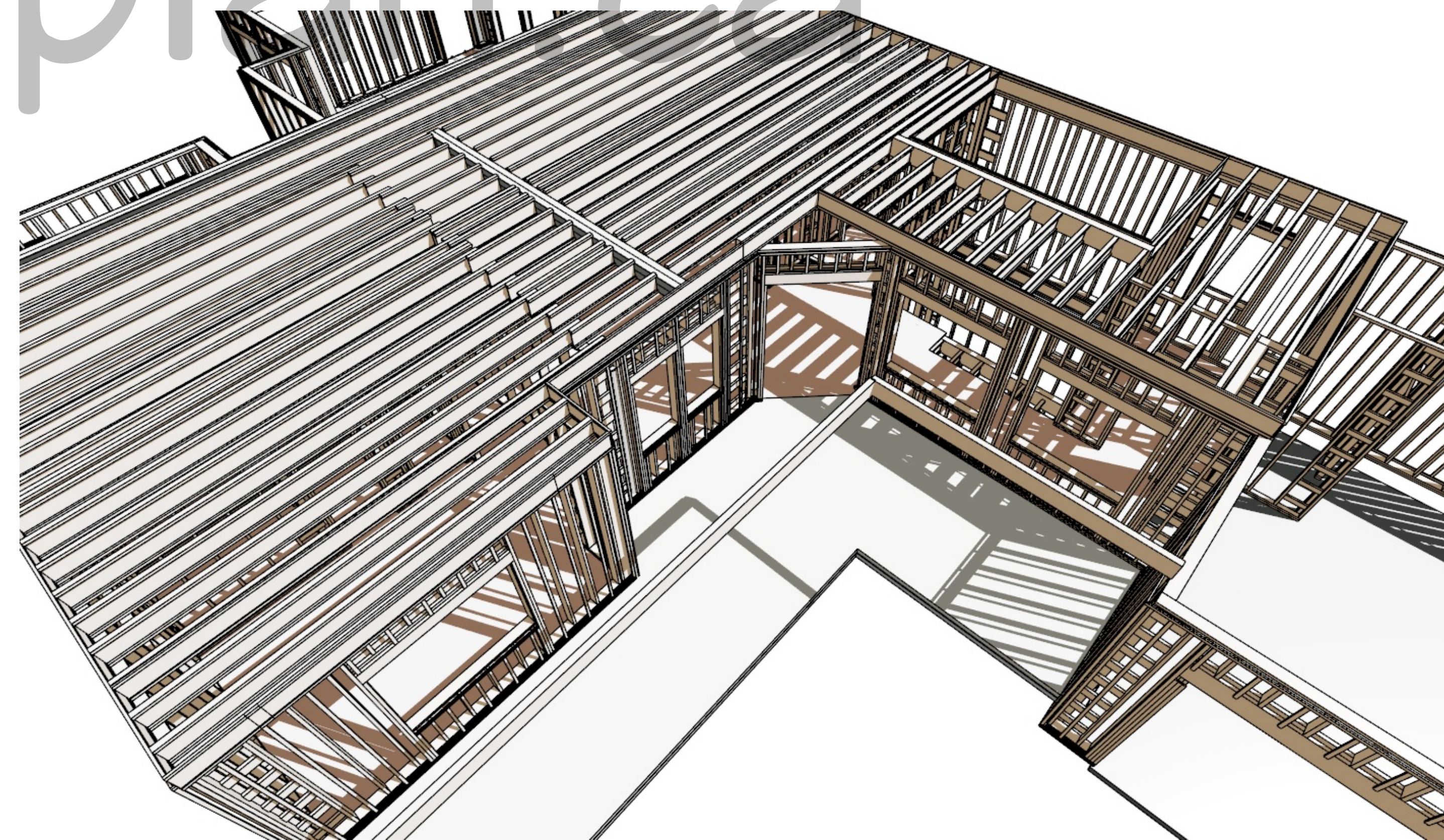


FRAMING NOTES

1	TJI 560 11 7/8" I JOIST @ 16" O.C. w/ WEB STIFFENERS
2	1x10 X 45 ST. I BEAM
3	1x12 X 40 ST. I BEAM
4	1x10x22
5	3 1/2" D. WITH 4" X 4" WELDED TOP PLATE ST. POST
6	3- 1 3/4" X 11 7/8" 2.0E MICROLLAM LVL
7	2- 1 3/4" X 9 1/2" 2.0E MICROLLAM LVL

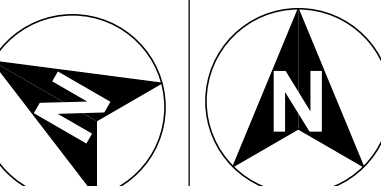


STRUCTURAL SUPPORTING 2ND FLOOR



GROUND FLOOR 3/16"=1'-0" JOIST AND BEAM LAYOUT

true north const. north



REVISION		
No.	Date	Description

project
1/11/2026 issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish 2026

CHAPTER 9 OF THE STATUTES OF SASKATCHEWAN, 2021 (EFFECTIVE JANUARY 1, 2022) AS AMENDED BY THE STATUTES OF SASKATCHEWAN, 2024, C 4; AND 2025, C 4.

DO NOT SCALE DRAWINGS
Contractor must verify all drawings, dimensions, details and specifications, and report any discrepancies to Attention To Detail before proceeding with work. Materials may not be substituted without written approval from Attention To Detail. All drawings and specifications are statements of service and the property of Attention To Detail. These drawings may not be used for any other project than for which they were prepared. The contractor shall keep on site current drawings as issued for construction with the latest revisions and shall distribute these to all those performing work on site. Dimensions are taken to stud face.

RM OF MOOSOMIN 121

PROJECT
ESTATES AT
FIELDSTONE GROVE
NEW STRY DWELLING

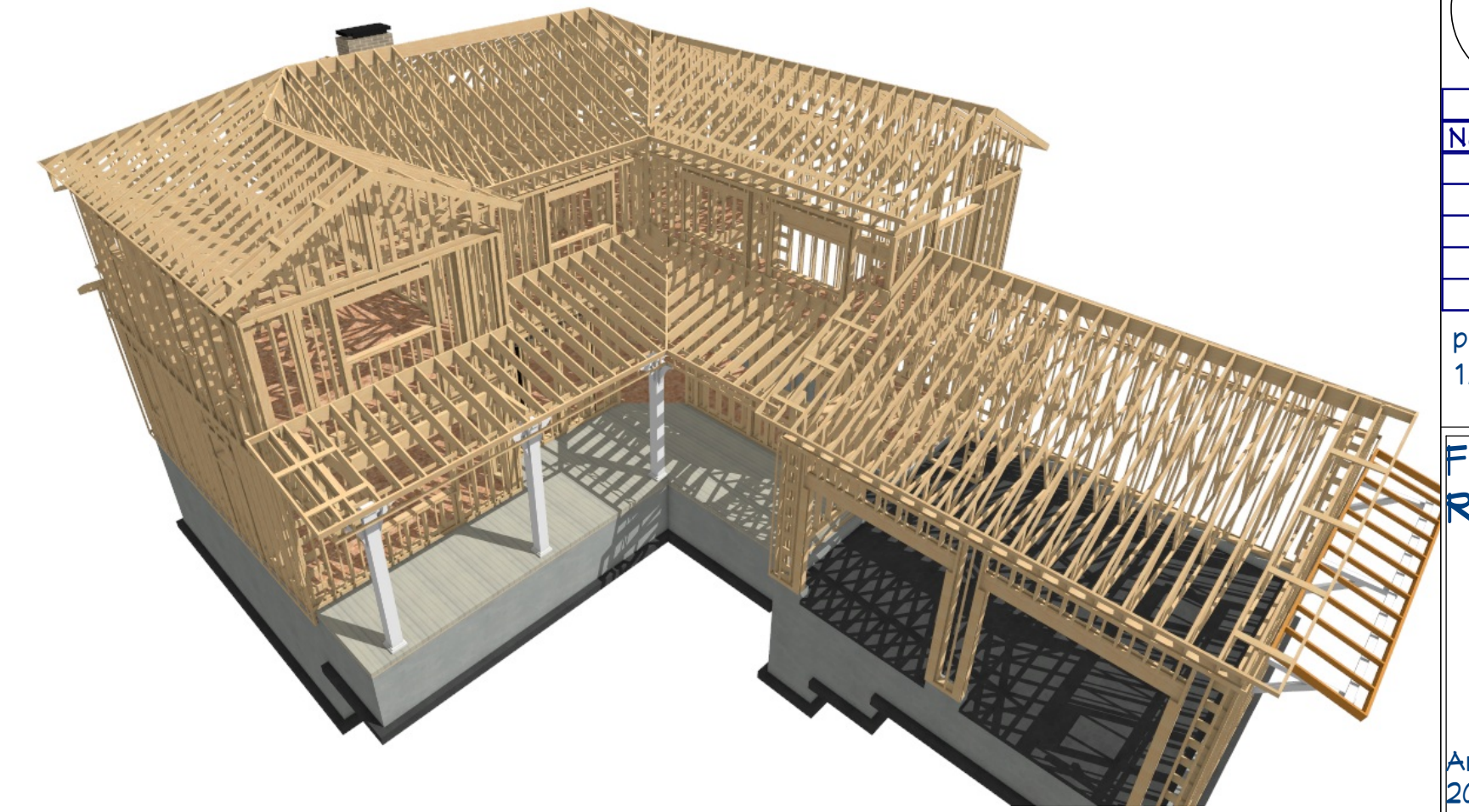
DRAWING
I JOIST AND
BEAMS

PROJECT NO.
PLOT DATE: 1/11/2026

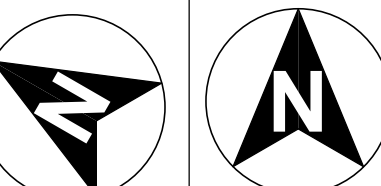
SCALE: 3/16"=1'-0"
SHEET:

A-9

REFER TO SEALED ROOF TRUSS PACKAGE



true north const. north



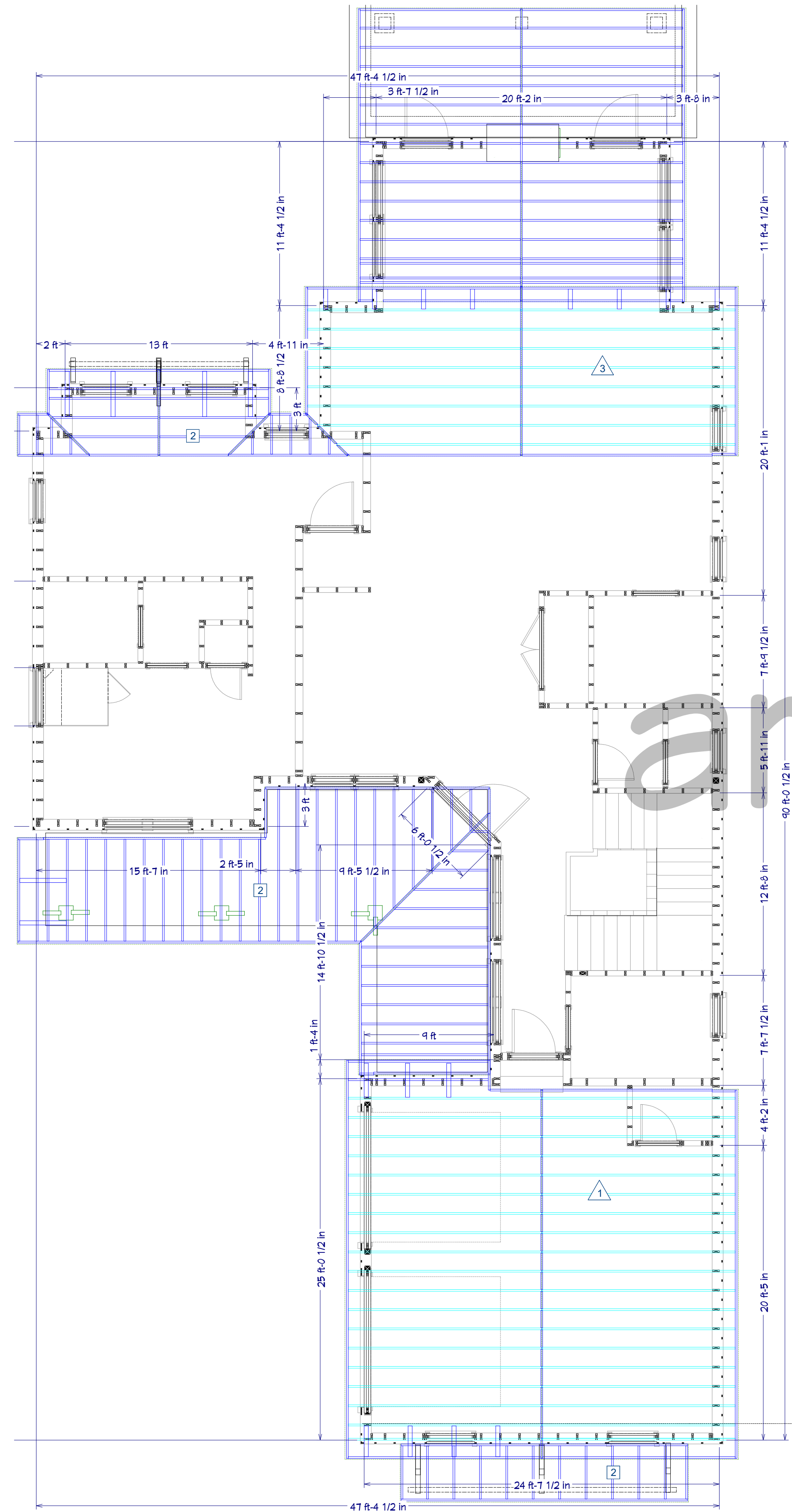
REVISION	
No.	Date

project
1/17/2026 issue for permit

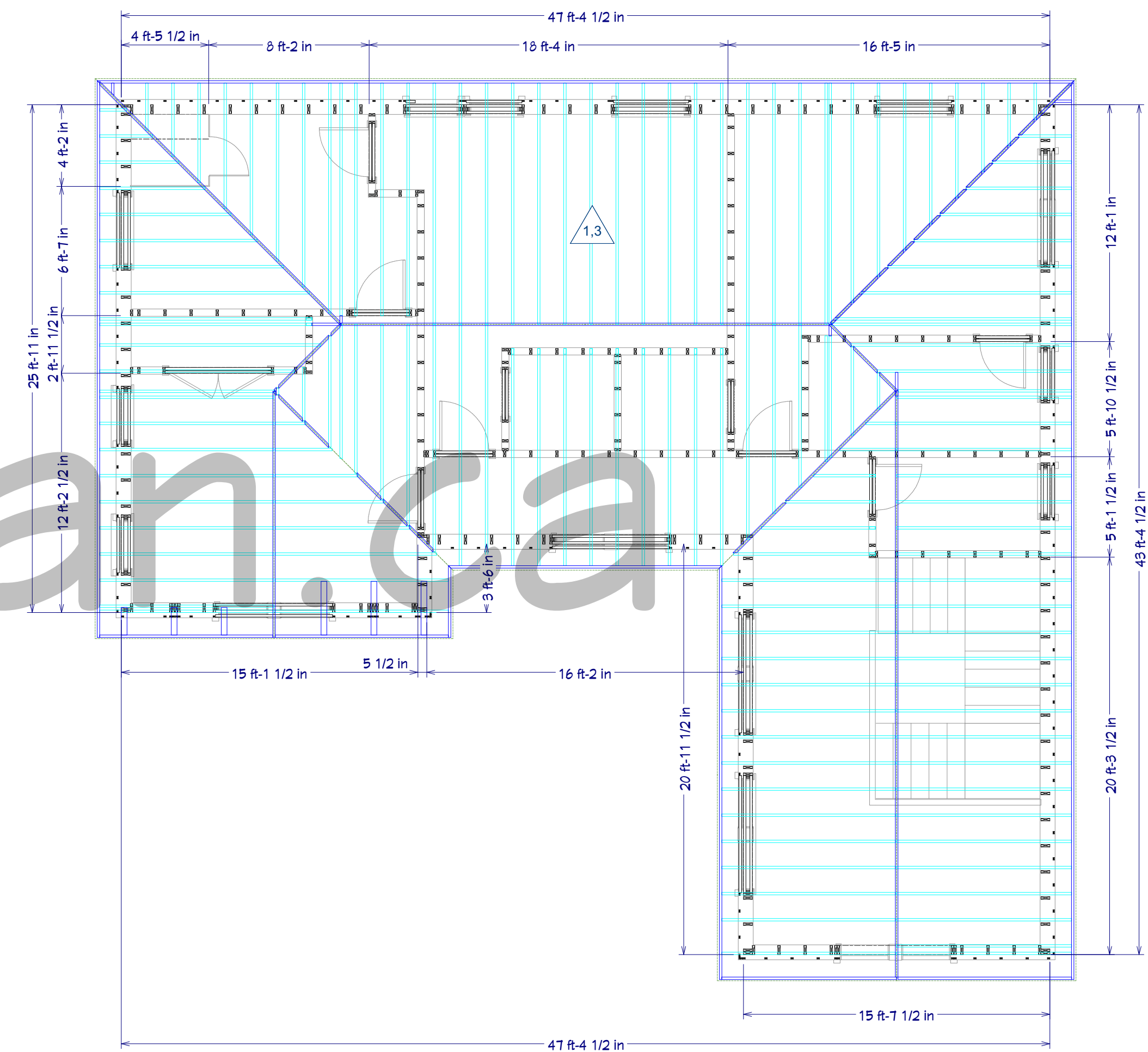
FOR ENGINEER REVIEW

Archiplan: Paul Mandrish
2026

ROOF FRAMING SUBJECT TO SEALED DRAWINGS	
1	TRUSS REFER TO SUPPLIER DOCUMENTS
2	2" X 10" SP. RAFTERS @ 16" O.C.
3	TRUSS REFER TO SUPPLIER DOCUMENTS



ROOF LAYOUT 1ST FLR 3/16"=1'-0"



ROOF FRAMING SUBJECT TO SEALED DRAWINGS	
1.3	TRUSS REFER TO SUPPLIER DOCUMENTS

ROOF LAYOUT 2ND FLR 3/16"=1'-0"

CHAPTER 9 OF THE STATUTES
OF SASKATCHEWAN, 2021
(EFFECTIVE JANUARY 1, 2022)
AS AMENDED BY THE
STATUTES OF SASKATCHEWAN,
2024, C 4; AND 2025, C 4.

DO NOT SCALE DRAWINGS
Contractor must verify all drawings, dimensions, details and specifications, and report any discrepancies to Attention To Detail before proceeding with work. Materials may not be substituted without written approval from Attention To Detail. All drawings and specifications are representations of service and the property of Attention To Detail, these drawings may not be used for any other project than for which they were prepared. The contractor shall keep on site current drawings as issued for construction with the latest revisions and shall distribute these to all those performing work on site. Dimensions are taken to stud face.

RM OF MOOSOMIN 121

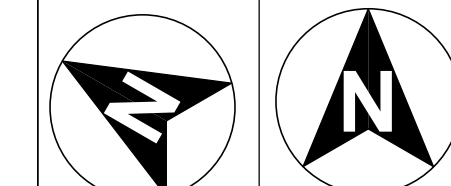
PROJECT
ESTATES AT
FIELDSTONE GROVE
NEWSTRY DWELLING

DRAWING
ROOF
FRAMING

PROJECT NO.
PLOT DATE: 1/17/2026

SCALE: 3/16"=1'-0"
SHEET:

A-10

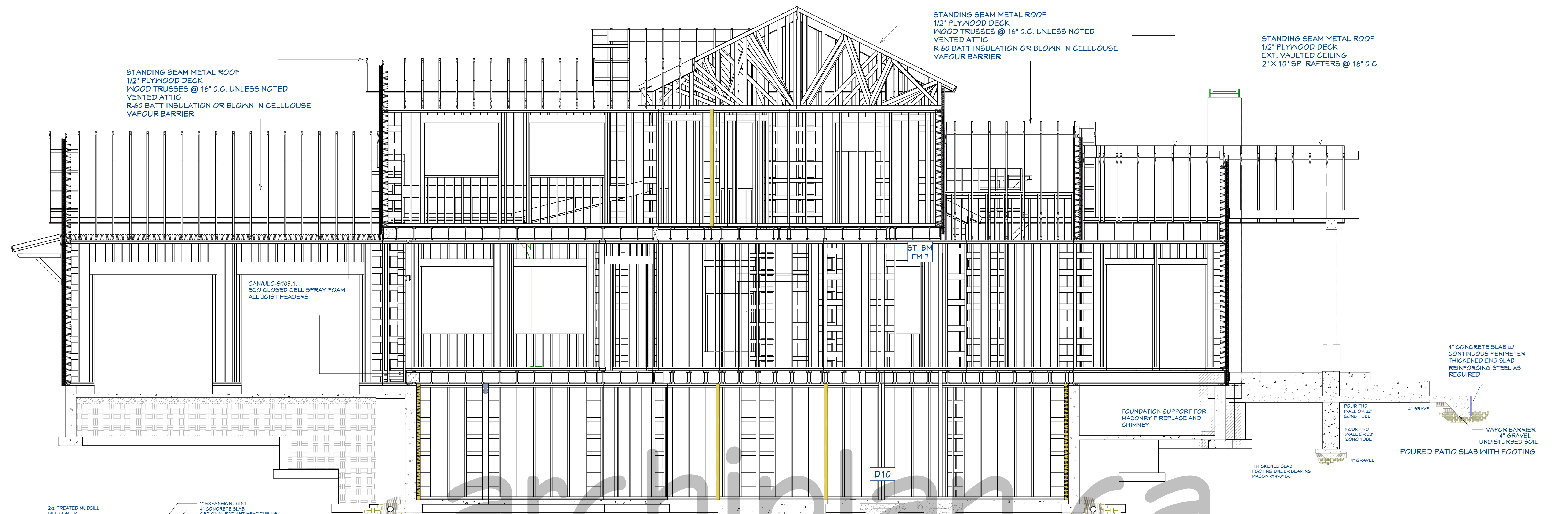


REVISION	
No.	Date

project
1/11/2026 issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish
2026



STANDING SEAM METAL ROOF
1/2" PLYWOOD DECK
WOOD TRUSSES @ 16" O.C. UNLESS NOTED
VENTED ATTIC
R-60 BATT INSULATION OR BLOWN IN CELLULOSE
VAPOUR BARRIER

STANDING SEAM METAL ROOF
1/2" PLYWOOD DECK
WOOD TRUSSES @ 16" O.C. UNLESS NOTED
VENTED ATTIC
R-60 BATT INSULATION OR BLOWN IN CELLULOSE
VAPOUR BARRIER

STANDING SEAM METAL ROOF
1/2" PLYWOOD DECK
EXT. VAULTED CEILING
2" X 10" SP. RAFTERS @ 16" O.C.

CANULIC STUDS
ECO CLOSED CELL SPRAY FOAM
ALL JOIST HEADERS

ST. BM
FM 7

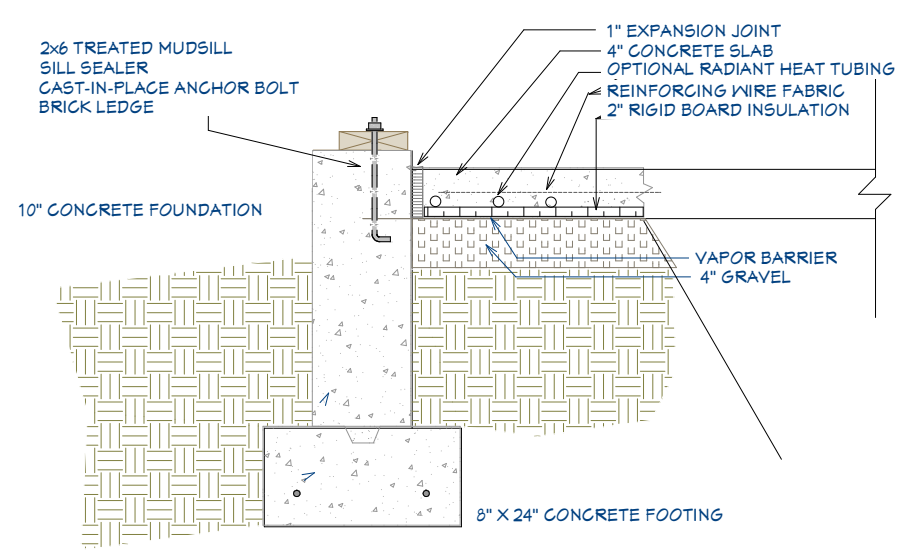
4" CONCRETE SLAB w/
CONTINUOUS PERIMETER
THICKENED END SLAB
REINFORCING STEEL AS
REQUIRED

POURED PATIO SLAB WITH FOOTING

FOUNDATION SUPPORT FOR
MASONRY FIREPLACE AND
CHIMNEY

FOUR FND
WALL OR 22"
SONG TUBE

THICKENED SLAB
FOOTING UNDER BEARING
MASONRY 4'-0" BG

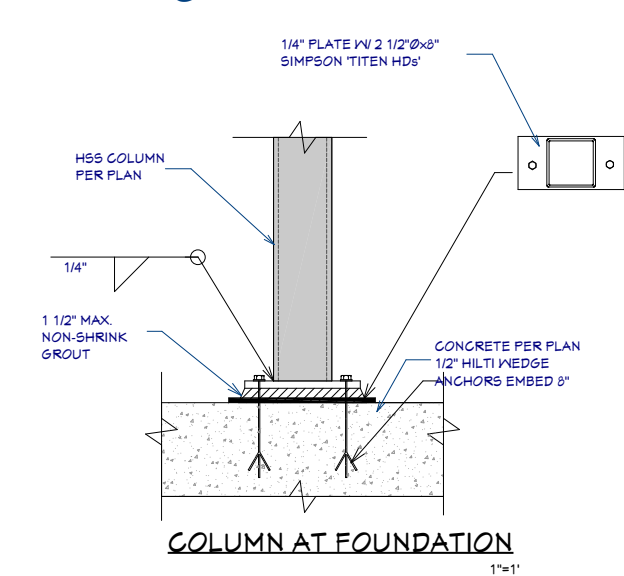


Concrete Slab at Garage Foundation

10" POURED CONCRETE WALL
15MM BARS @ 16" O.C. VERT. + 10MM BARS
@ 16" O.C. HORIZONTAL
8" X 24" CONCRETE FOOTING
15MM Dowels 2'-6" LG @ 16" O.C.
DRAINAGE SYSTEM
BACKFILL WITH FREE DRAINING MATERIAL
FOUNDATION DAMP PROOFING
DIMPLED HDPE MEMBRANE
4" PERFORATED PLASTIC DRAINAGE PIPE AND
FILTER CLOTH WITH MIN. 3" CLEAR STONE COVER
TIED INTO SUMP PUMP

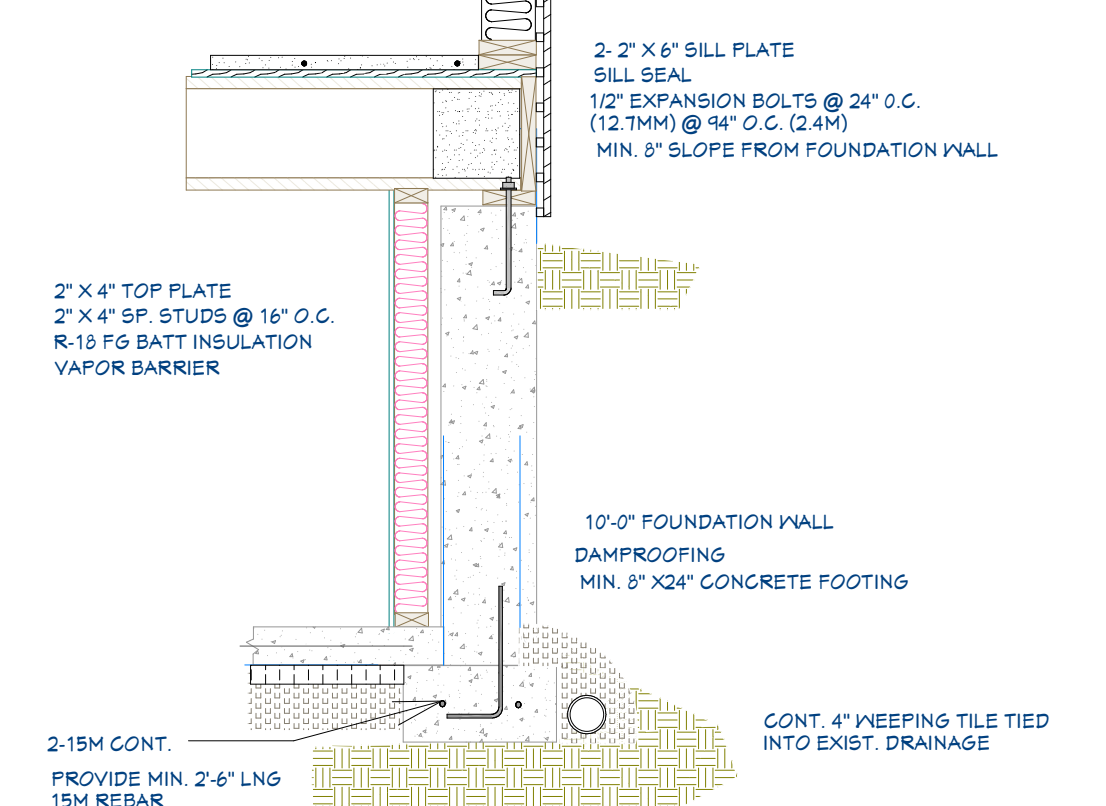
CONCRETE STRIP FOOTING
24" X 18" 2-15M CONT.

3 1/2" D. WITH 4" X 4" WELDED TOP
PLATE ST. POST CONT. TO
ST. POST @ FOUNDATION



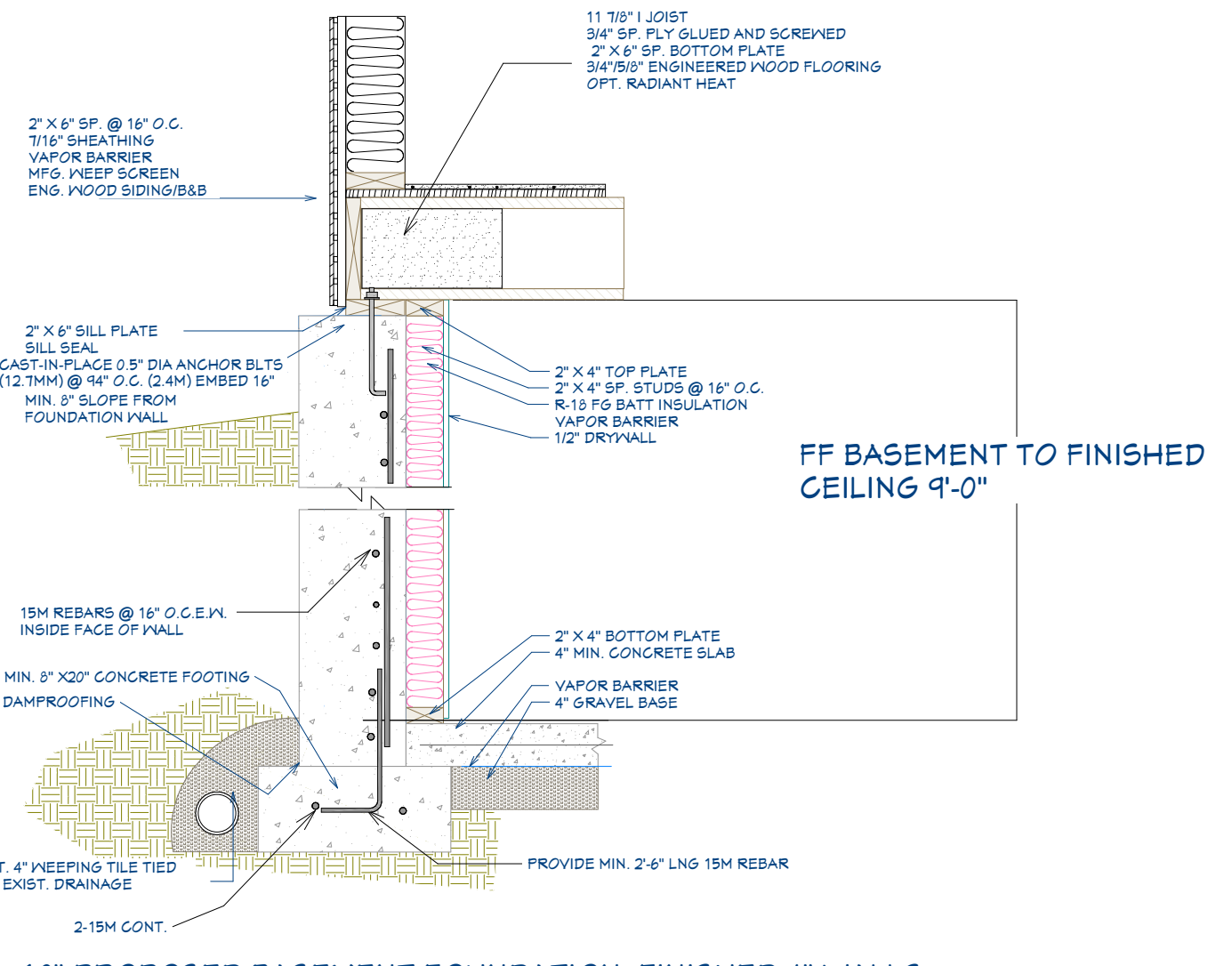
D10
ST. BM
W12 X 40 ST. I BEAM

ENGINEERED WOOD SIDING
1 1/2" X 3/4" STRAPPING @ 16" O.C. UNLESS NOTED
1/2" SHEATHING
VAPOUR BARRIER
2" X 6" SP. STUDS @ 16" O.C.
R-20 BATT INSULATION
EMIL VAPOUR BARRIER
1/2" GYPSUM



10" CRAWL SPACE FOUNDATION

9.25.3.6.-A
DAMP PROOFING AND SOIL GAS CONTROL AT FOUNDATION WALL/FLOOR
JUNCTIONS WITH SOLID WALLS
A-9.25.3.4. AND 9.25.3.6.-B
DAMP PROOFING AND SOIL GAS CONTROL AT FOUNDATION WALL/FLOOR
JUNCTIONS WITH HOLLOW WALLS



10" PROPOSED BASEMENT FOUNDATION: FINISHED 4" WALLS

9.25.3.6.-A
DAMP PROOFING AND SOIL GAS CONTROL AT FOUNDATION WALL/FLOOR
JUNCTIONS WITH SOLID WALLS
A-9.25.3.4. AND 9.25.3.6.-B
DAMP PROOFING AND SOIL GAS CONTROL AT FOUNDATION WALL/FLOOR
JUNCTIONS WITH HOLLOW WALLS

CHAPTER 9 OF THE STATUTES
OF SASKATCHEWAN, 2021
(EFFECTIVE JANUARY 1, 2022)
AS AMENDED BY THE
STATUTES OF SASKATCHEWAN,
2024, C.4; AND 2025, C.4.

DO NOT SCALE DRAWINGS
Contractor must verify all drawings,
dimensions, details and specifications, and
report any discrepancies to Attention To
Detail before proceeding with work.
Materials may not be substituted without
written approval from Attention To Detail.
All drawings and specifications are
instruments of service and the property of
Attention To Detail. These drawings may not
be used for any other project than for which
they were prepared.
The contractor shall keep on site current
drawings as issued for construction with the
latest revisions and shall distribute these to
all those performing work on site.
Dimensions are taken to stud face.

RM OF MOOSOMIN 121

PROJECT
ESTATES AT
FIELDSTONE GROVE
NEW STRY DWELLING

DRAWING

SECTION S-1

PROJECT NO.
PLOT DATE: 1/11/2026

SCALE:
SHEET:

A-11

NAILING NOTES: (PER IRC TABLE 4.23.3.4)

JOIST TO SILL OR GIRDER
BRIDGING TO JOIST
SOLE PLATE TO JOIST OR BLK'G
STUD TO SOLE PLATE
TOP PLATE TO STUD

TOE NAIL (3)-8d
TOE NAIL EA. END (2)-8d
FACE NAIL 16d @ 16" OC
TOE NAIL (4)-8d, END NAIL (2) 16d
END NAIL (2)-16d

DOUBLE STUDS
DOUBLE TOP PLATES
CONTINUOUS HEADER, TWO PIECES
BUILT-UP HEADER, TWO PIECES
1/4" 1/2" SPACER
TOP PLATES, LAPS AND INTERSECTIONS

FACE NAIL 16d @ 24" OC
FACE NAIL 16d @ 16" OC
16d @ 16" OC ALONG EA. EDGE
FACE NAIL (2)-16d

CEILING JOISTS TO PLATE
CONTINUOUS HEADER TO STUD
CEILING JOISTS, LAPS OVER PARTITIONS
CEILING JOISTS TO PARALLEL RAFTERS
RAFTER TO PLATE
1" BRACE TO EACH STUD AND PLATE
BUILT-UP CORNER STUDS
2" FLANKS

TOE NAIL (3)-8d
TOE NAIL (4)-8d
FACE NAIL (3)-10d
FACE NAIL (3)-10d
TOE NAIL (2)-16d
FACE NAIL (2)-8d
10d @ 24" OC
(2)-16d @ EA.BRG.

UNLESS NOTED ON PLAN

1/2" PLYWOOD ROOF AND WALL SHEATHING

EDGES 8d @ 6" OC
INTERMEDIATE 8d @ 12" OC

3/4" PLYWOOD SUBFLOOR

EDGES 8d @ 6" OC
INTERMEDIATE 8d @ 12" OC

2x MULTIPLE JOISTS - STAGGER @ 15" OC

1/4" @ EA. END OR SPLICE
(3) OR FEWER 16d NAILS
(4) OR MORE 1/2" DIA M.B. 1/4" STANDARD NUT
AND WASHERS

00300 Cast in Place concrete

- Slabs to be 30MPa, footings and foundation walls 25MPa,
- Foundations for columns as per structural drawings,
- Provide saw cuts within 24 hours of placement, insure saw cuts do not interfere with in slab heating system, max spacing 15'o.c. in either direction, provide diamond shaped saw cuts around steel columns,
- Protect concrete from frost or premature moisture loss,
- Foundation walls, footings, and slabs as per details on drawings,
- Cast in 5/8" by 8" long anchor bolts at 6'o.c.,
- Refer to structural notes for detailed information, 05120 Structural Steel
- Provide engineered shop drawings for structural steel members with P.Eng stamp,
- All steel to be shop primed, all joints to be welded,
- Grout below all beam pockets with 30Mpa dry pack no-shrink grout,
- Provide steel members as indicated,
- Refer to structural notes for detailed information, 06100 Rough Carpentry
- All lumber to be No. 1 and 2 SPF, FSC certified.
- Sub-flooring to be 5/8" T&G plywood glued and screwed to joists, unless otherwise noted.
- Typical wood framed construction for new walls & roofs.
- Provide engineered shop drawings with P. Eng stamp for all pre-engineered products.
- Lintels and columns as per schedules and manufacturers' recommendations,
- Sill plates to be pressure treated wood on foam gaskets anchored to foundation walls,
- Provide Tyvek air barrier, taped and sealed,
- Provide 6 mil poly at interior surfaces, taped and sealed, provide continuous vapour barrier around sill plates and headers,
- Refer to structural notes for detailed information, 06400 Millwork
- Millwork for kitchen and bathrooms provided by owner, installed by GC.
- Stair and handrail to owner's selection, all handrails and guards to meet OBC requirements for spacing and height,

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH OBC AND LOCAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND MUNICIPAL AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

LAKELAND ENGINEERING SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE (STAMPED DRAWINGS) CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF LAKELAND ENGINEERING BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR. REVISIONS TO STAMPED DRAWINGS AS ISSUED UNDER PERMIT WITHOUT WRITTEN NOTICE OR PERMISSION BY LAKELAND ENGINEERING WAVES ANY OR ALL LIABILITY

DESIGN CRITERIA: NBC

WALLS:

- EXT. WALLS SHALL CONSIST OF:
-CLADDING
-AIR MOISTURE BARRIER "HOUSEWRAP" AS PER MFGR INSTRUCTIONS
-MINIMUM 3/8" (9.5MM) OSB OR NO.2 GRADE SHEATHING
-2"X 6" (38MM X 140MM) SP. STUDS @ 16" O.C.
-2"X 6" (38MM X 140MM) BOTTOM AND DOUBLE TOP PLATE
-CONTINUOUS CERTIANTEED MEMBRANE ON WARM SIDE
-MINIMUM 1/2" GYPSUM BOARD
- INTERIOR LOAD BEARING WALLS SHALL CONSIST OF:
-2"X 6" SP STUDS @ 16" O.C. (400MM)
-2"X 6" SP. BOTTOM AND DOUBLE TOP PLATE
-2"X6" SP. BRIDGING (MID GIRTS) LOCATED @ 1/2 HEIGHT OF WALL
-1/2" GYPSUM BOTH SIDES

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

WOOD FRAME CONSTRUCTION:

STRUCTURAL TIMBER AND WOOD FRAMING SHALL CONFORM TO CSA STANDARD: ALL LUMBER SHALL BE SPRUCE-PINE-FIR (SPF) NO. 1&2 OR BETTER, AND SHALL BE IDENTIFIED BY A GRADE STAMP MOISTURE CONTENT NO GREATER THAN 19% AT TIME OF INSTALLATION. WOOD FRAMING MEMBERS WHICH ARE IN CONTACT WITH CONCRETE SHALL BE SEPERATED WITH MINIMUM 6MIL POLYTHENE.

ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH TABLE 4.23.3.4 NAILING FOR FRAMING DIVISION B.

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THESE PRODUCTS MUST BE APPROVED BY THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING.

LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE SP. NO. 2 OR BETTER

B. SILLS, PLATES BLOCKING, AND BRIDGING TO BE SP. NO.2 OR BETTER

C. ALL STUDS TO BE SP. NO. 2 OR BETTER.

D. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL TO BE A MINIMUM 1/2" EXTERIOR GRADE PLY
WALL SHEATHING SHALL BE MIN 5/8 PLY OR OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G GLUED AND SCREWED PLY OSB.

E. '1' JOISTS SHALL BE MANUFACTURED BY TRUSS JOIST OR ENGINEER APPROVED EQUAL.

F. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

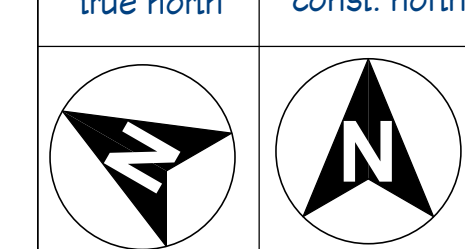
INSULATION AND WEATHERPROOFING: NBC 9.36 REFER TO HVAC DESIGN

1) MINIMUM R (RSI) VALUE REQUIREMENTS

CEILING WITH ATTIC	R60 (RSI 8.81)
ROOF WITHOUT ATTIC	R31 (RSI 5.46)
EXTERIOR WALL	R22 (RSI 3.87)
FOUNDATION WALL	R14 (RSI 2.47)
EXPOSED FLOOR ABOVE GARAGE	R31 (RSI 5.46)
SLAB ON GRADE UNHEATED	R8 (RSI 1.41)
SLAB ON GRADE HEATED	R10 (RSI 1.76)
SUPPLY DUCTS IN HEATED SPACE	R12 (RSI 2.11)

- INSULATION SHALL BE PROTECTED WITH GYPSUM BARD EXCEPT UNFINISHED BASEMENTS -VAPOUR BARRIER ONLY
- DUCTS PASSINT THRU UNHEATED SPACES MADE AIRTIGHT WITH TAPE OR SEALANT
- CAULKING PROVIDED FOR ALL EXT. DOORS - WINDOWS AND EXT. CLADDING
- WEATHERSTRIPPING SHALL BE PROVIDED ON ALL DOORS AND ACCESS HATCHES TO THE EXT. OR GARAGE
- CONTINUOUS VAPOUR BARRIER
- CLOSED CELL SPRAY FOAM INSULATION REQUIRED FOR INSULATING ABOVE GARAGES

true north const. north



REVISION	
No.	Date

project 1/17/2026 issue for permit

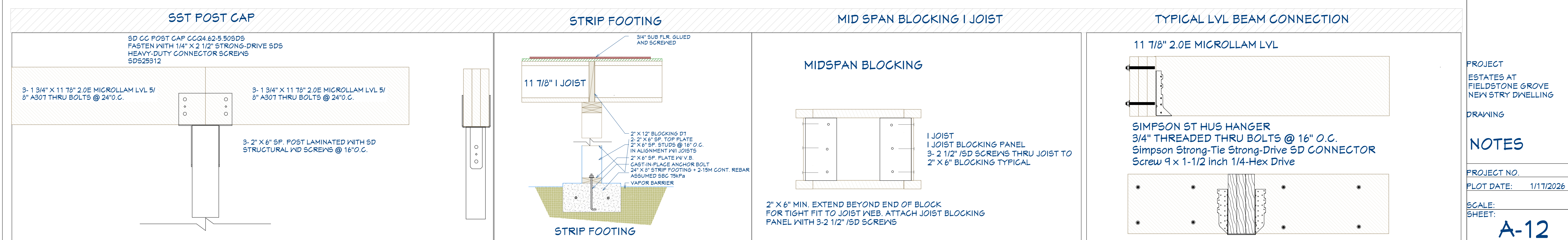
FOR ENGINEER REVIEW

Archiplan: Paul Mandrish 2026

CHAPTER 9 OF THE STATUTES OF SASKATCHEWAN, 2021 (EFFECTIVE JANUARY 1, 2022) AS AMENDED BY THE STATUTES OF SASKATCHEWAN, 2024, C.4; AND 2025, C.4.

DO NOT SCALE DRAWINGS
Contractor must verify all drawings, dimensions, details and specifications, and report any discrepancies to Attention To Detail before proceeding with work. Materials may not be substituted without written approval from Attention To Detail. All drawings and specifications are representations of service and the property of Attention To Detail, these drawings may not be used for any other project than for which they were prepared. The contractor shall keep on site current drawings as issued for construction with the latest revisions and shall distribute these to all those performing work on site. Dimensions are taken to stud face.

RM OF MOOSOMIN 121



PROJECT ESTATES AT FIELDSTONE GROVE NEW STRY DNNELLING

DRAWING

NOTES

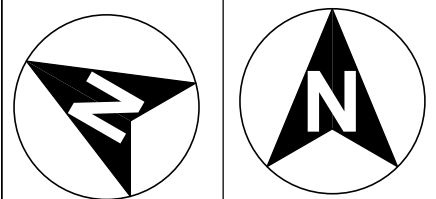
PROJECT NO.
PLOT DATE: 1/17/2026

SCALE:
SHEET:

A-12

WIRING LAYOUT IS SUBJECT FINAL LIGHTING SCHEME AND WALK THRU WITH OWNER
 PLAN PROVIDED IS FOR ESTIMATION

true north const. north



REVISION		
No.	Date	Description

project
1/11/2026 issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish
2026

CHAPTER 9 OF THE STATUTES
 OF SASKATCHEWAN, 2021
 (EFFECTIVE JANUARY 1, 2022)
 AS AMENDED BY THE
 STATUTES OF SASKATCHEWAN,
 2024, C 4; AND 2025, C 4.

DO NOT SCALE DRAWINGS
 Contractor must verify all drawings, dimensions, details and specifications, and report any discrepancies to Attention To Detail before proceeding with work. Materials may not be substituted without written approval from Attention To Detail. All drawings and specifications are instruments of service and the property of Attention To Detail, these drawings may not be used for any other project than for which they were prepared. The contractor shall keep on site current drawings as issued for construction with the latest revisions and shall distribute these to all those performing work on site. Dimensions are taken to stud face.

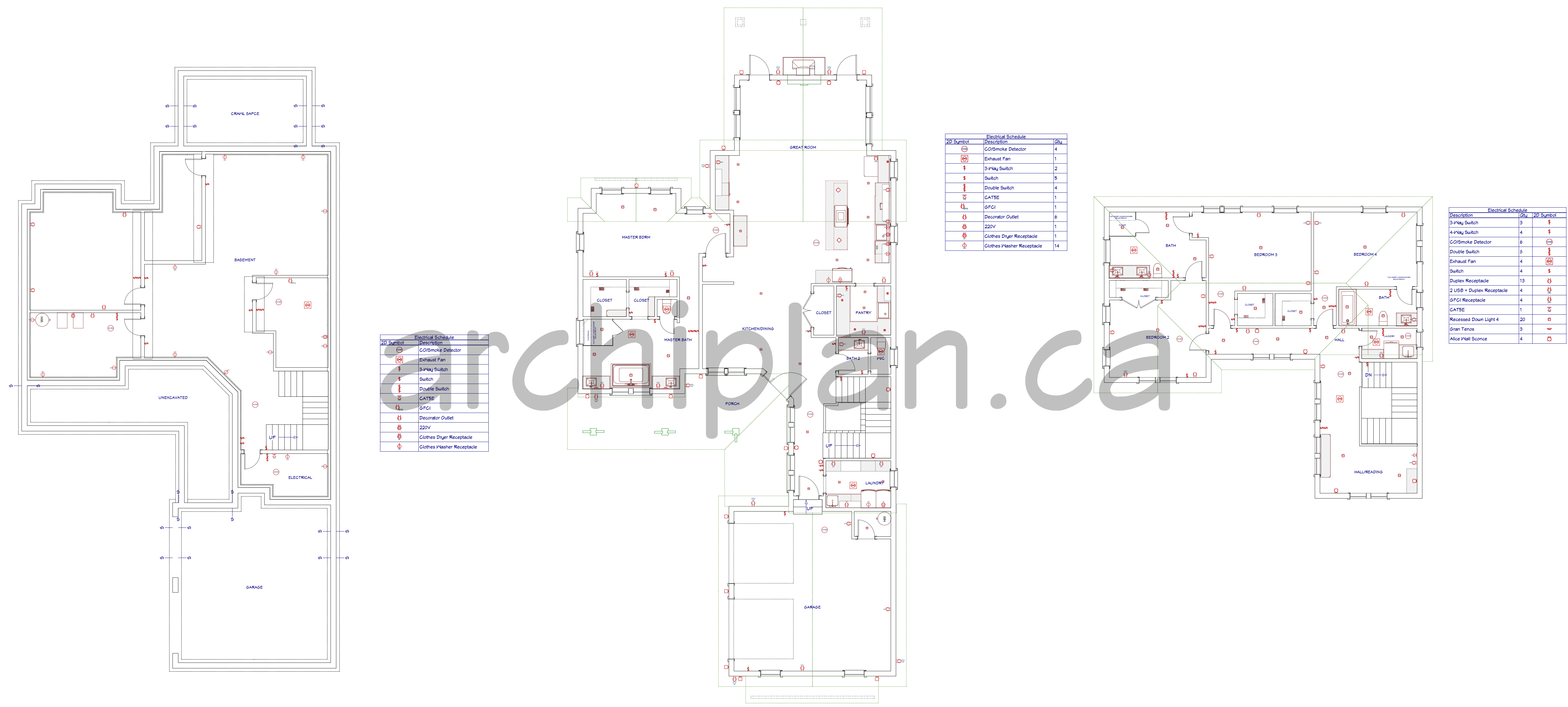
RM OF MOOSOMIN 121

PROJECT
 ESTATES AT
 FIELDSTONE GROVE
 NEWSTRY DWELLING

DRAWING
WIRING

PROJECT NO.
 PLOT DATE: 1/11/2026

SCALE: 1/8"=1'-0"
 SHEET:
A-13



2D Symbol	Electrical Schedule	Qty
☉	CO/Smoke Detector	4
⊞	Exhaust Fan	1
⊞	3-Way Switch	2
⊞	Switch	5
⊞	Double Switch	4
⊞	CATSE	1
⊞	GFCI	1
⊞	Decorator Outlet	6
⊞	220V	1
⊞	Clothes Dryer Receptacle	1
⊞	Clothes Washer Receptacle	14

2D Symbol	Electrical Schedule	Qty
⊞	CO/Smoke Detector	4
⊞	Exhaust Fan	1
⊞	3-Way Switch	2
⊞	Switch	5
⊞	Double Switch	4
⊞	CATSE	1
⊞	GFCI	1
⊞	Decorator Outlet	6
⊞	220V	1
⊞	Clothes Dryer Receptacle	1
⊞	Clothes Washer Receptacle	14

Description	Electrical Schedule	Qty	2D Symbol
3-Way Switch	3	⊞	
4-Way Switch	4	⊞	
CO/Smoke Detector	6	☉	
Double Switch	5	⊞	
Exhaust Fan	4	⊞	
Switch	4	⊞	
Duplex Receptacle	15	⊞	
2-USB + Duplex Receptacle	4	⊞	
GFCI Receptacle	4	⊞	
CATSE	1	⊞	
Recessed Down Light 4	20	⊞	
Stair Treads	3	⊞	
Allice Hall Sconce	4	⊞	

WIRING