

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 FLAT 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 10" ABOVE SHOWER DRAINS.

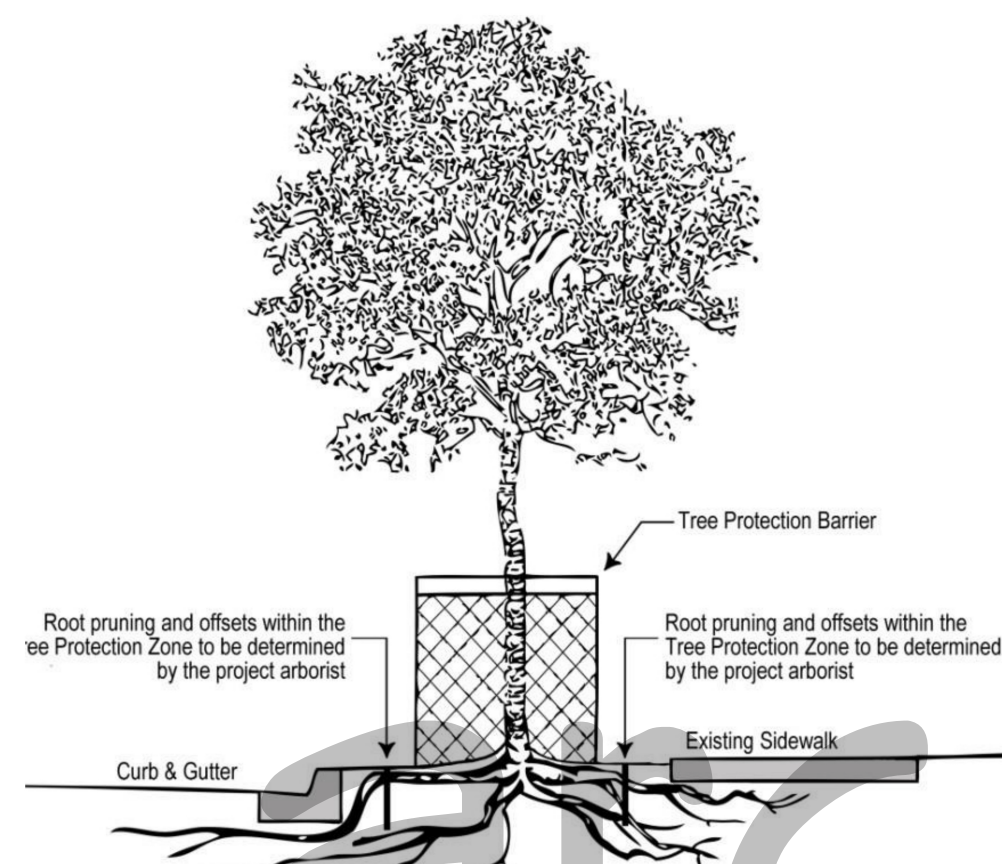
INSULATE WASTE LINES FOR SOUND CONTROL.

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.

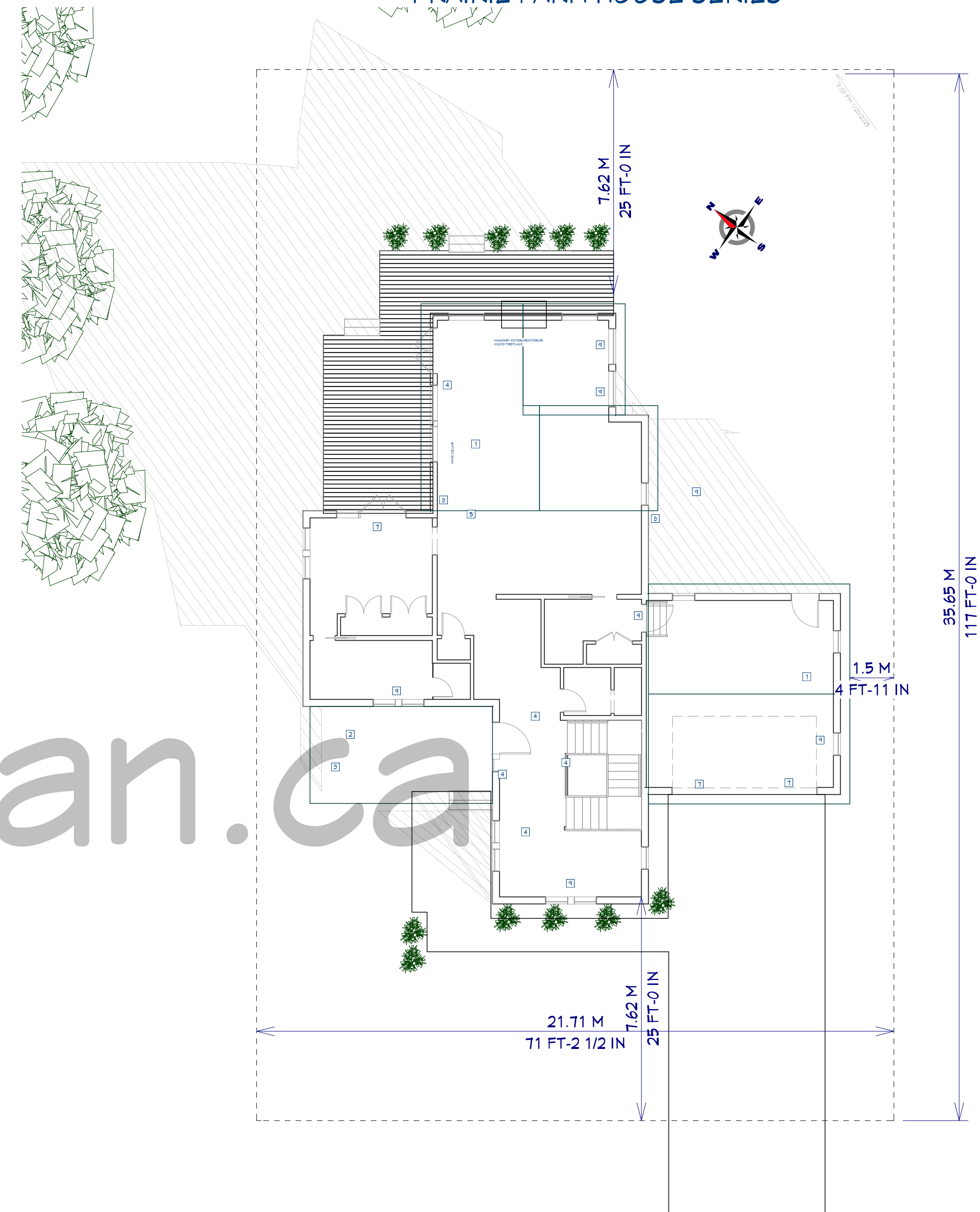
PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

MINIMUM ZONING REQUIREMENTS			
PROJECT:		FT2	M2
EXISTING ZONING	RURAL		
LOT AREA		8400	780.39
FRONTAGE		71	21.64
BUILDING DATA			
GARAGE		482	44.78
GROUND FLOOR		1386	128.76
SECOND FLOOR		1182	109.81
PORCH		142	11.84
DECK		428	39.76
		0	0.00
		0	0.00
TOTAL PROJECT		3670	340.95
TOTAL HEIGHT FROM TOP OF FOUNDATION WALL		FT	M2
		21.5	8.38
ZONING	PROPOSED	ALLOWED	
SITE COVERAGE MAX. ALLOWED 40%		231.14	312.15
		29.62%	40.0%
ALLOWED SETBACKS	PROPOSED	ALLOWED	
MIN FRONT YARD	7.62	7.62	
MIN. REAR YARD	7.62	7.62	
MIN. SIDE YARD E	1.5	1.5	
MIN. SIDE YARD W	1.5	1.5	
ROOF PEAK	8.38	9.02	



Tree Protection and Preservation Specification

PRAIRIE FARM HOUSE SERIES



**SITE PLAN MIN. LOT SIZE 72' W X 117 D
8400 SF**



true north	const. north	
REVISION		
No.	Date	Description

project
1/19/2026 issue for permit

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.

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PROJECT
2 STRY FARMHOUSE

DRAWING
SITE PLAN

PROJECT NO.
PLOT DATE: 1/19/2026

SCALE:
SHEET:
A-1

INDEX	
SHEET A-1	SITE PLAN
SHEET A-2	DETAILS
SHEET A-3	EXTERIOR ELEVATION
SHEET A-4	EXTERIOR ELEVATION
SHEET A-5	BASEMENT FLOOR PLAN
SHEET A-6	GROUND FLOOR PLAN
SHEET A7	2ND FLOOR
SHEET A-8	JOIST LAYOUT
SHEET A-9	ROOF FRAMING
SHEET A-10	SECTION S-1
SHEET A-11	CONSTRUCTION STANDARDS
SHEET A-12	JOIST LAYOUT
SHEET A-13	STEEL I-BEAM GROUND FLOOR

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.

GENERAL SPECIFICATIONS

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 C/W 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 C/W 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.

- 1.) FLASHING IS REQUIRED UNDER ALL JOINTED SILLS AND OVERHEADS OF WINDOW AND DOORS IN EXTERIOR WALLS IF DISTANCE BELOW EAVE IS MORE THAN 1/2 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:

- 9.20.13 CONTROL OF RAIN WATER PENETRATION
- 9.20.13.1 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.

9.20.0.2 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.

9.20.0.2 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

9.20.0.2 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 (5T 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 REQUIRE 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


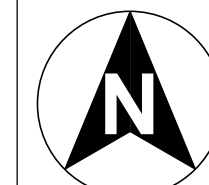
project	issue for permit
1/19/2026	

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PROJECT	2 STRY FARMHOUSE
DRAWING	DETAILS
PROJECT NO.	
PLOT DATE:	1/19/2026
SCALE:	
SHEET:	A-2



true north	const. north	
		
REVISION		
No.	Date	Description

project
1/19/2026 issue for permit

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PROJECT
2 STRY FARMHOUSE

DRAWING
ELEVATIONS

PROJECT NO.
PLOT DATE: 1/19/2026

SCALE: 1/4"=1'-0"
SHEET:
A-3



EAST ELEVATION 1/4"=1'-0"

ASPHALT SHINGLES
ROOF MEMBRANE ENTIRE AREA
1/2" PLYWOOD DECK
TRUSSES @ 16" O.C. REFER TO SEALED DRAWINGS
R-60 CELLULOSE ATTIC INSULATION
REQUIRED VENTING AS PER NBC

EXTERIOR WALL MASONRY
ENG. STONE PANELS
1" AIR SPACE
BUILDING WRAP
5/8" EXT. PLY
R-24 BATT INSULATION
6M VAPOR BARRIER
1/2" DRYWALL



NORTH WEST ELEVATION 1/4"=1'-0"



EXTERIOR WALL MASONRY
 FUSION DRY-STACK
 1" AIR SPACE
 BUILDING WRAP
 5/8" EXT. PLY
 R-24 BATT INSULATION
 6M VAPOR BARRIER
 1/2" DRYWALL

archiplan.ca
 SOUTH WEST ELEVATION 1/4"=1'-0"



SOUTH EAST ELEVATION 1/4"=1'-0"

true north	const. north	
REVISION		
No.	Date	Description

project
 1/19/2026 issue for permit

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.

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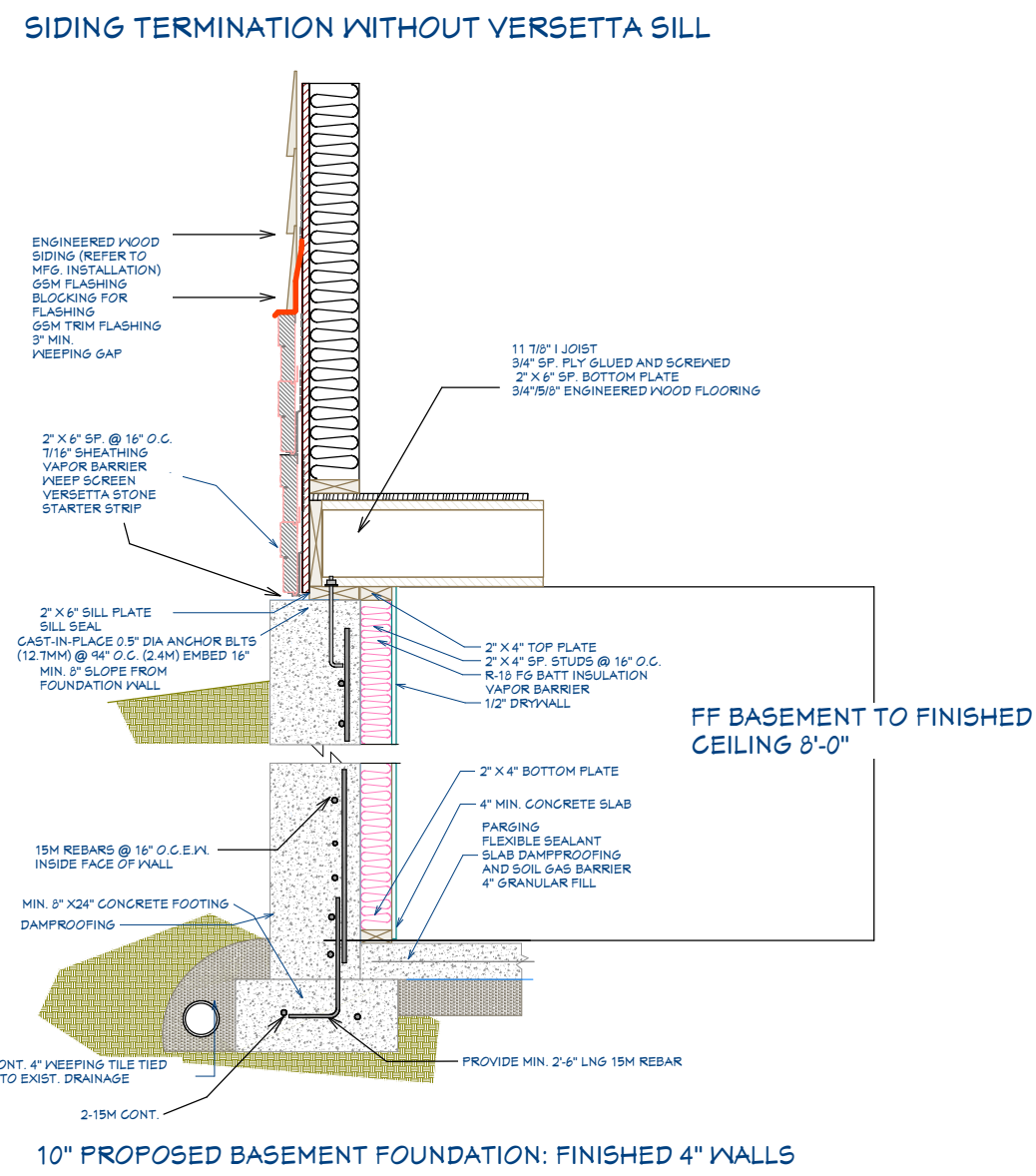
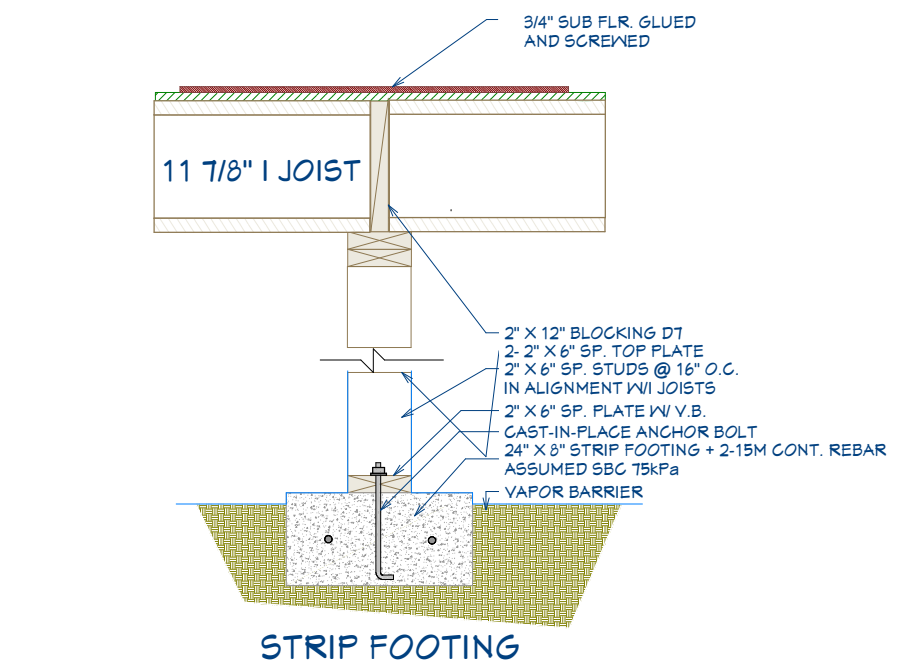
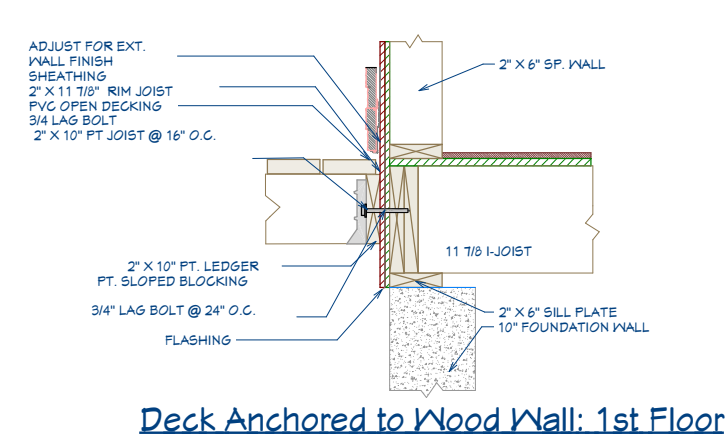
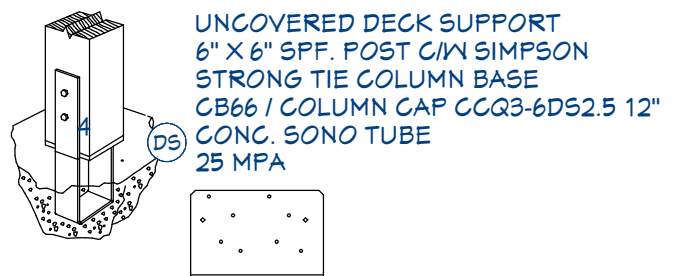
PROJECT
 2 STRY FARMHOUSE
 DRAWING
 ELEVATIONS

PROJECT NO.
 PLOT DATE: 1/19/2026
 SCALE: 1/4"=1'-0"
 SHEET:
 A-4

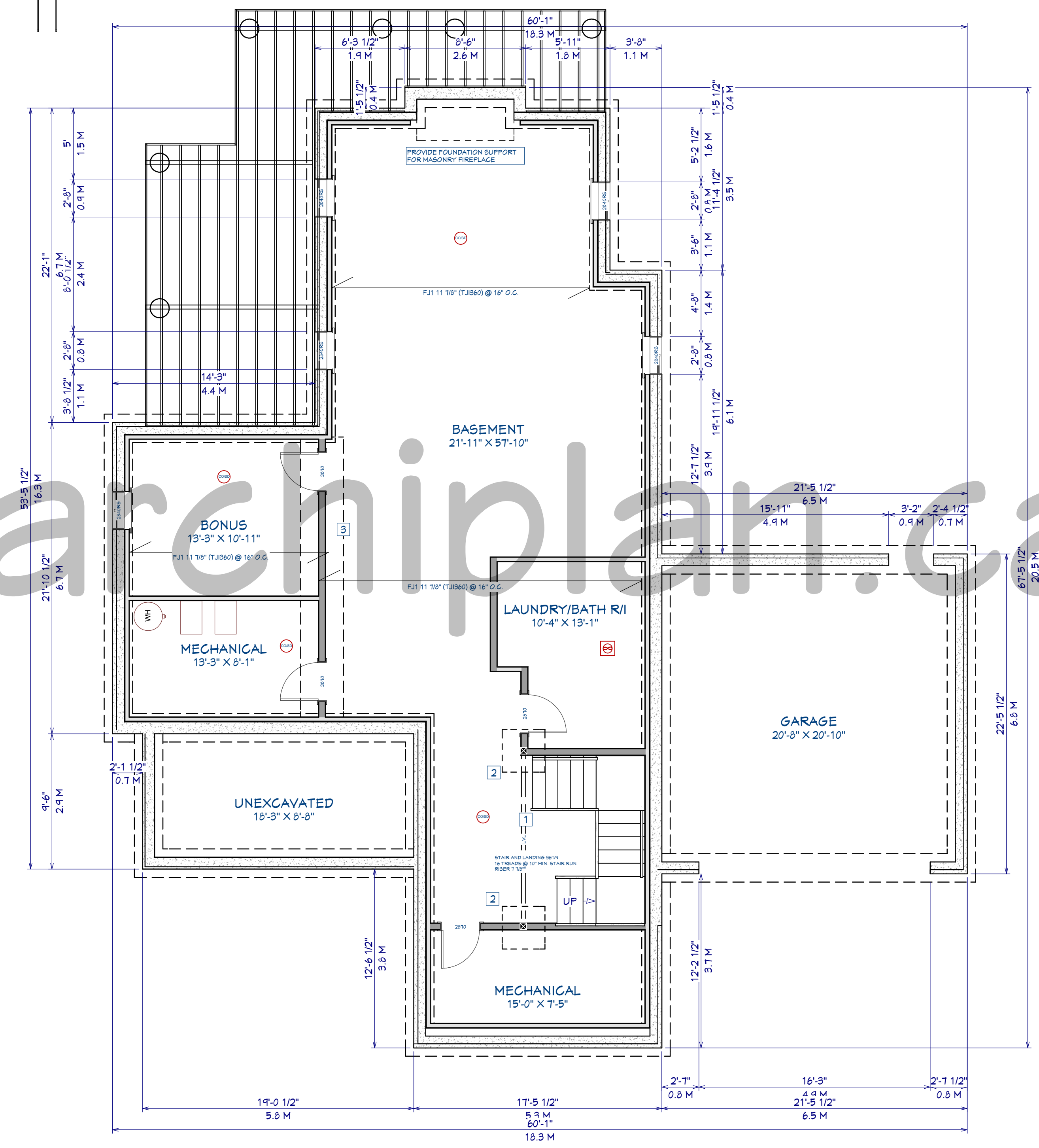
true north	const. north	
REVISION		
No.	Date	Description

project
1/19/2026
issue for permit

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9.25.3.6-A DAMPPROOFING AND SOIL GAS CONTROL AT FOUNDATION WALL/FLOOR JUNCTIONS WITH SOLID WALLS
A-4.25.3.4. AND 9.25.3.6-B DAMPPROOFING AND SOIL GAS CONTROL AT FOUNDATION WALL/FLOOR



ROOM NAME	AREA INTERIOR (SQ FT)	AREA STANDARD
GARAGE	429	482
BASEMENT	970	1119
UNEXCAVATED	158	181
MECHANICAL	112	149
MECHANICAL	108	140
LAUNDRY/BATH R/I	123	147
BONUS	145	182
TOTALS:	2044	2400

FOUNDATION WALL AND WOOD FRAMING CONTINUOUS W/EXT. WALL ABOVE 2\"/>

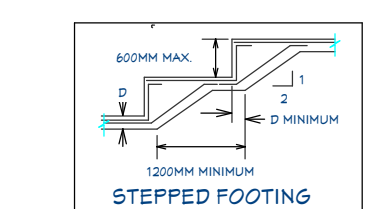
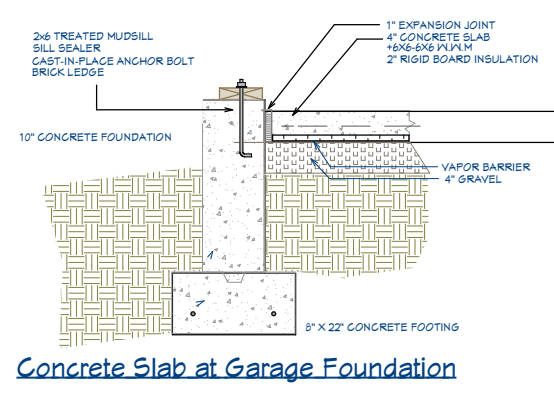
TYPICAL PERIMETER FOOTING: 24\"/>

ASSUMED SOIL BEARING CAPACITY 15 KPA (TO BE VERIFIED BY SOIL ENGINEER)
4.5\"/>

ASSUMED SOIL BEARING CAPACITY 150 KPA
3\"/>

2D SYMBOL	DESCRIPTION
	CO2 SMOKE DETECTOR
	EXHAUST FAN

FRAMING NOTES	
1	3- 1 3/4\"/>
2	CONCRETE STRIP FOOTING 24\"/>
3	BEARING WALL/CONCRETE STRIP FOOTING 24\"/>



FOUNDATION 3/16\"/>

PROJECT
2 STRY FARMHOUSE

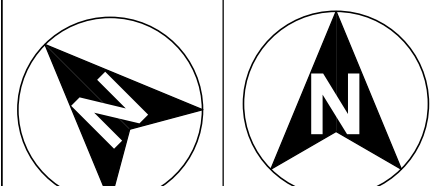
DRAWING
FOUNDATION

PROJECT NO.
PLOT DATE: 1/19/2026

SCALE: 3/16\"/>

SHEET:
A-5

true north const. north



REVISION		
No.	Date	Description

project 1/19/2026 issue for permit

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PROJECT
2 STRY FARMHOUSE

DRAWING

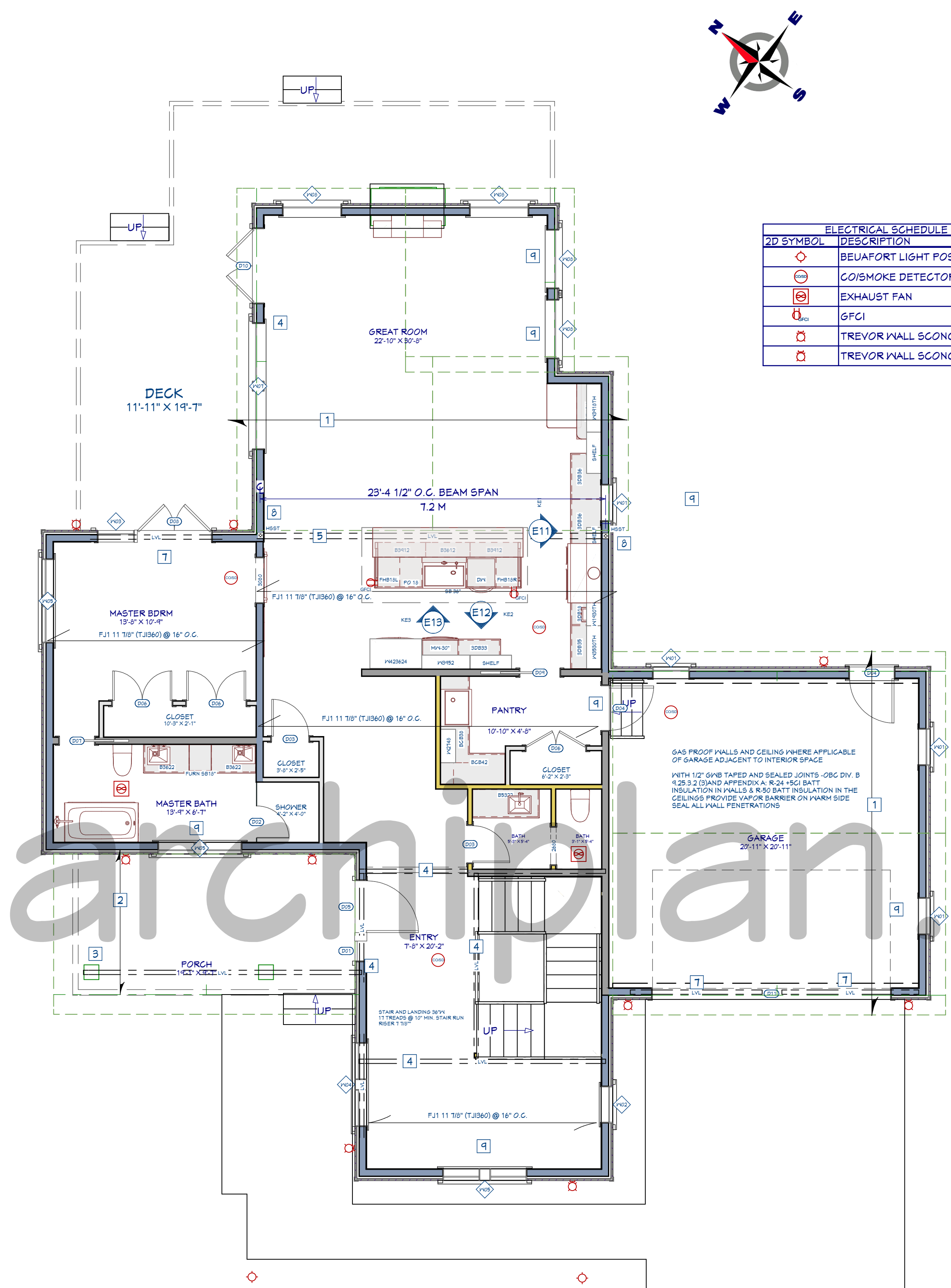
1ST FLOOR

PROJECT NO.
PLOT DATE: 1/19/2026

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

A-6

DOOR SCHEDULE					
3D EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	R/O	DESCRIPTION
	D01	1	1	18"X94"	EXT. HINGED-DESIGNER SIDELIGHT
	D02	1	1	26"X60"	SHOWER-GLASS SLAB
	D03	2	1	32"X48 1/2"	HINGED-TS1000
	D04	2	1	38"X94"	EXT. HINGED-DOOR E21
	D05	1	1	44"X94"	EXT. HINGED-GLASS PANEL
	D06	3	1	50"X48 1/2"	DOUBLE HINGED-TS1000
	D07	1	1	51 1/4"X48 1/2"	POCKET-TS1000
	D08	1	1	62"X41 1/4"	EXT. DOUBLE HINGED-GLASS PANEL
	D09	1	1	65 1/4"X48 1/2"	POCKET-TS1000
	D10	1	1	63 1/2"X48"	EXT. DOUBLE HINGED-GLASS PANEL
	D11	1	1	145"X44"	GARAGE-EASTON

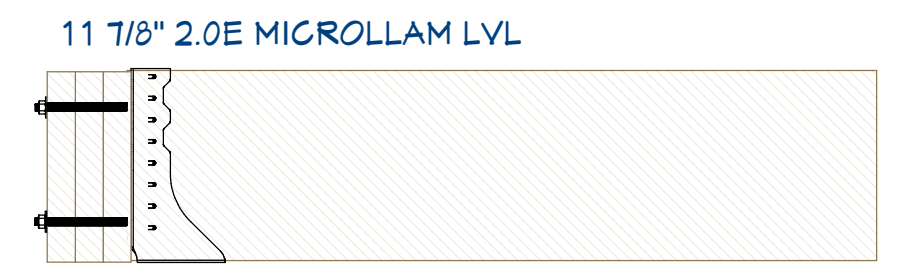


ELECTRICAL SCHEDULE	
2D SYMBOL	DESCRIPTION
	BEAUFORT LIGHT POST
	CO/SMOKE DETECTOR
	EXHAUST FAN
	GFCI
	TREVOR WALL SCONCE LARGE
	TREVOR WALL SCONCE SMALL

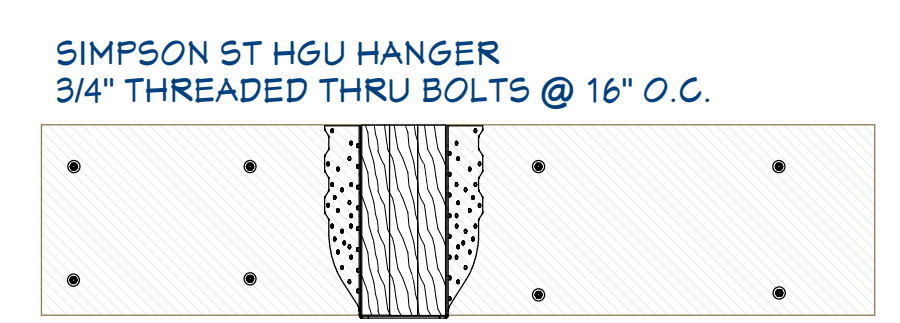
AREA		
ROOM NAME	AREA, INTERIOR (SQ FT)	AREA, STANDARD
BATH	16	21
BATH	28	34
CLOSET	14	17
CLOSET	21	27
CLOSET	9	11
DECK	428	443
ENTRY	215	240
GREAT ROOM	782	836
GARAGE	437	477
OPEN BELOW	97	101
PANTRY	62	70
PORCH	182	192
SHOWER	11	20
TOTALS:	2307	2490

FRAMING NOTES	
1	ROOF TRUSS @ 24" O.C. UNLESS NOTED REFER TO SEALED DRAWINGS PROVIDED BY SUPPLIER
2	2" X 10" SP. RAFTERS @ 16" O.C.
3	CONCRETE SLAB /PORCH 5" REINFORCED CONCRETE SLAB (35 MPA) C/W 12M REBARS @ 12" O.C. EA. WAY NOTE: PROVIDE TEMPORARY SHORING UNTIL CONCRETE IS CURED (28 DAYS) 20G METAL PAN DECKING
4	3- 1 3/4" X 11 7/8" 2.0E MICROLLAM LVL
5	4- 1 3/4" X 11 7/8" 2.0E MICROLLAM LVL 5/8" A307 THRU BOLTS @ 24" O.C.
7	2- 1 3/4" X 9 1/2" 2.0E MICROLLAM LVL
8	4" X 4" X 1/4" HSS
9	TYP. 2- 2" X 10" SP. LINTEL


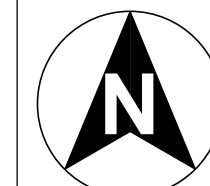
WINDOW SCHEDULE						
NUMBER	3D PERSPECTIVE	AREA ACTUAL	QTY	FLOOR	R/O	DESCRIPTION
W01		10	4	1	31"X49"	SINGLE CASEMENT-HR
W02		12.5	1	1	31"X61"	SINGLE CASEMENT-HR
W03		20	1	1	31"X49"	FIXED GLASS
W04		28.32	1	1	64"X61"	MULLED UNIT-HL
W05		28.41	3	1	64 3/16"X61"	MULLED UNIT-HL
W07		54.63	1	1	103 13/16"X84 1/2"	MULLED UNIT-HL
W08		27.83	4	1	49"X84 1/2"	SINGLE CASEMENT-HL
TOTALS:		157.02				



3- 1 3/4" X 11 7/8" 2.0E MICROLLAM LVL
5/8" A307 THRU BOLTS @ 24" O.C.

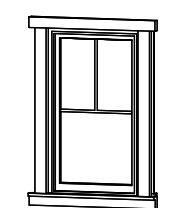
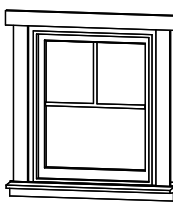
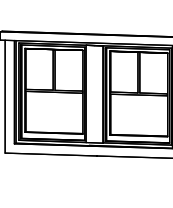
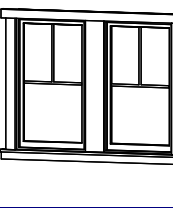

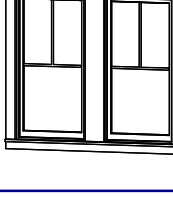
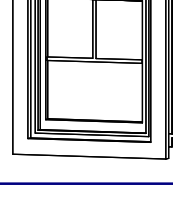
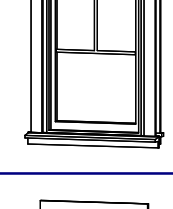
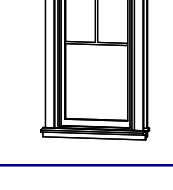


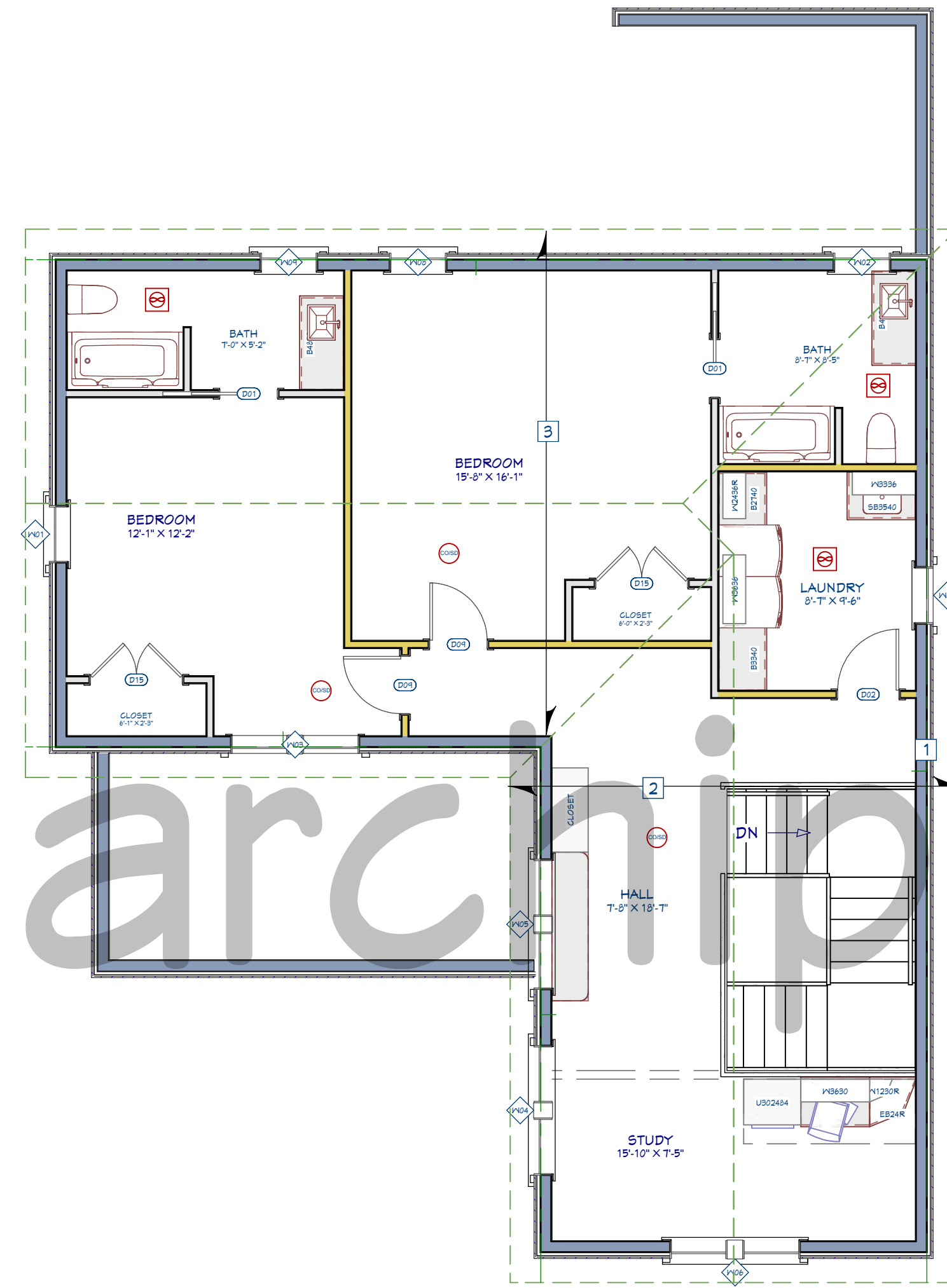
2" X 6" SP. LAMINATED POST
SD STRUCTURAL WOOD SCREWS
BOTH SIDES @ 16" O.C.

true north	const. north	
		
REVISION		
No.	Date	Description

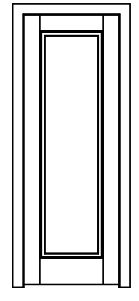
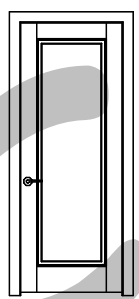
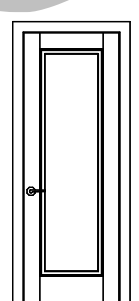
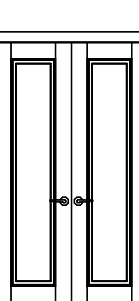
project
1/19/2026 issue for permit

ROOM NAME	AREA, INTERIOR (SQ FT)	AREA, STANDARD
BATH	61	75
BATH	71	84
BEDROOM	170	188
BEDROOM	295	252
CLOSET	14	17
CLOSET	14	20
HALL	197	214
LAUNDRY	82	92
OPEN BELOW	101	107
STUDY	116	132
TOTALS:	1061	1182

WINDOW SCHEDULE						
NUMBER	3D PERSPECTIVE	AREA, ACTUAL	QTY	FLOOR	R/O	DESCRIPTION
W01		11.25	1	2	31"X55"	SINGLE CASEMENT-HR
W02		7.5	1	2	31"X37"	SINGLE CASEMENT-HL
W03		18.98	1	2	68 7/16"X41 1/2"	MULLED UNIT-HL
W04		25.49	1	2	69"X55"	MULLED UNIT-HL
W05		25.6	1	2	69 1/4"X55"	MULLED UNIT-HL
W06		28.41	1	2	69 3/16"X61"	MULLED UNIT-HL
W07		7.5	1	2	31"X37"	SINGLE CASEMENT-HR
W08		10	1	2	31"X49"	SINGLE CASEMENT-HL
W09		13.33	1	2	31"X65"	SINGLE CASEMENT-HL
TOTALS:		148.07				



FRAMING NOTES	
1	TYP. EXT. 2" X 6" SP. WALL @ 16" O.C. EXT. ENG. SIDING AS PER ELEVATION BUILDING WRAP/5/8" EXT. PLY R-24 BATT INSULATION VAPOUR BARRIER/1/2" GYPSUM
2	2" X 10" SP. RAFTERS @ 16" O.C.
3	ROOF TRUSS REFER TO SEALED DRAWINGS

DOOR SCHEDULE					
3D EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	R/O	DESCRIPTION
	D01	2	2	61 1/4"X88 1/2"	POCKET-TS1000
	D02	1	2	34"X88 1/2"	HINGED-TS1000
	D03	2	2	32"X88 1/2"	HINGED-TS1000
	D15	2	2	50"X88 1/2"	DOUBLE HINGED-TS1000

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PROJECT
2 STRY FARMHOUSE

DRAWING
2ND FLOOR


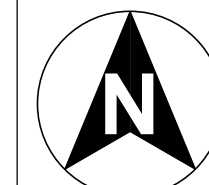
PROJECT NO.
PLOT DATE: 1/19/2026

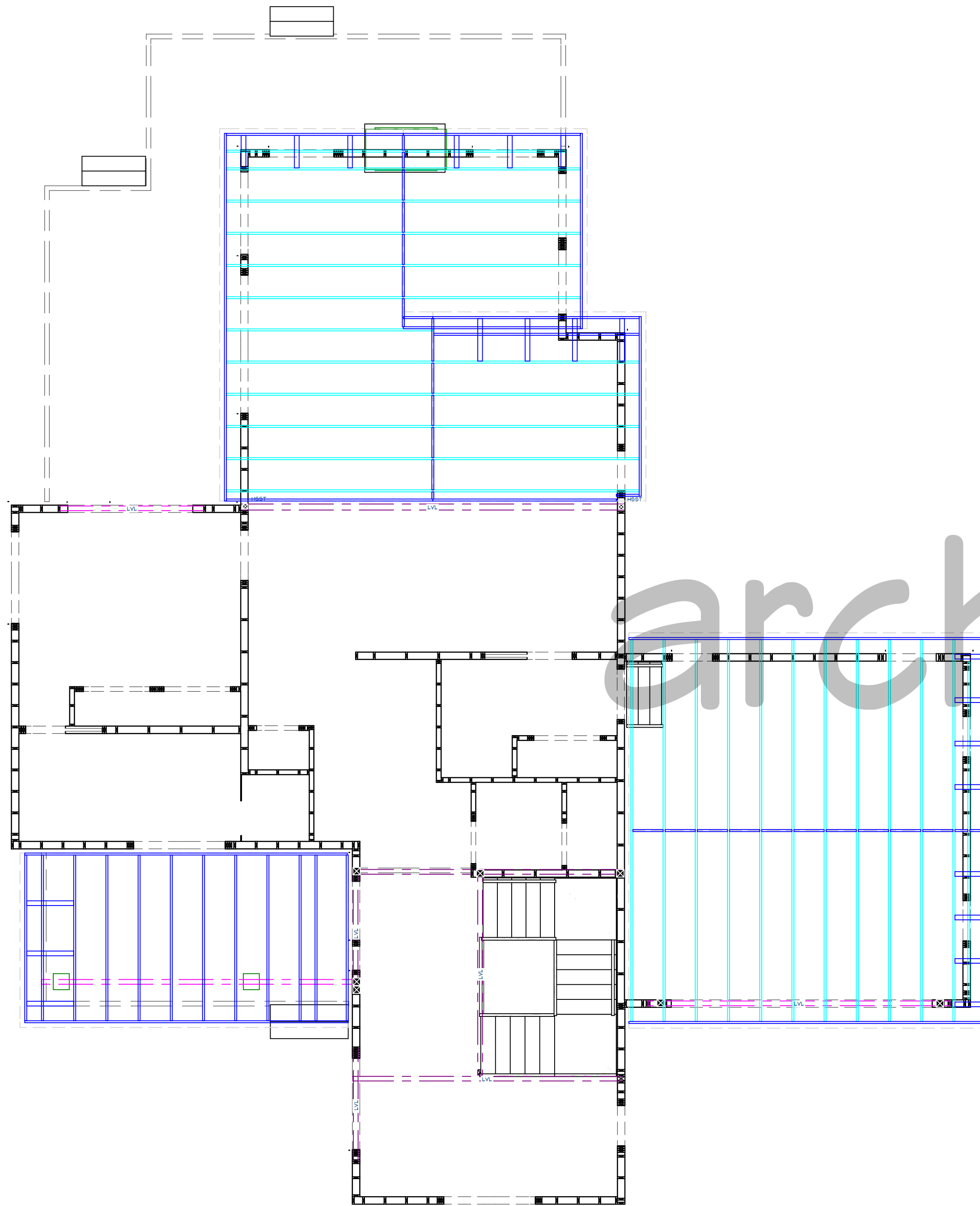
SCALE: 3/16"=1'-0"
SHEET:
A-7

2nd Floor

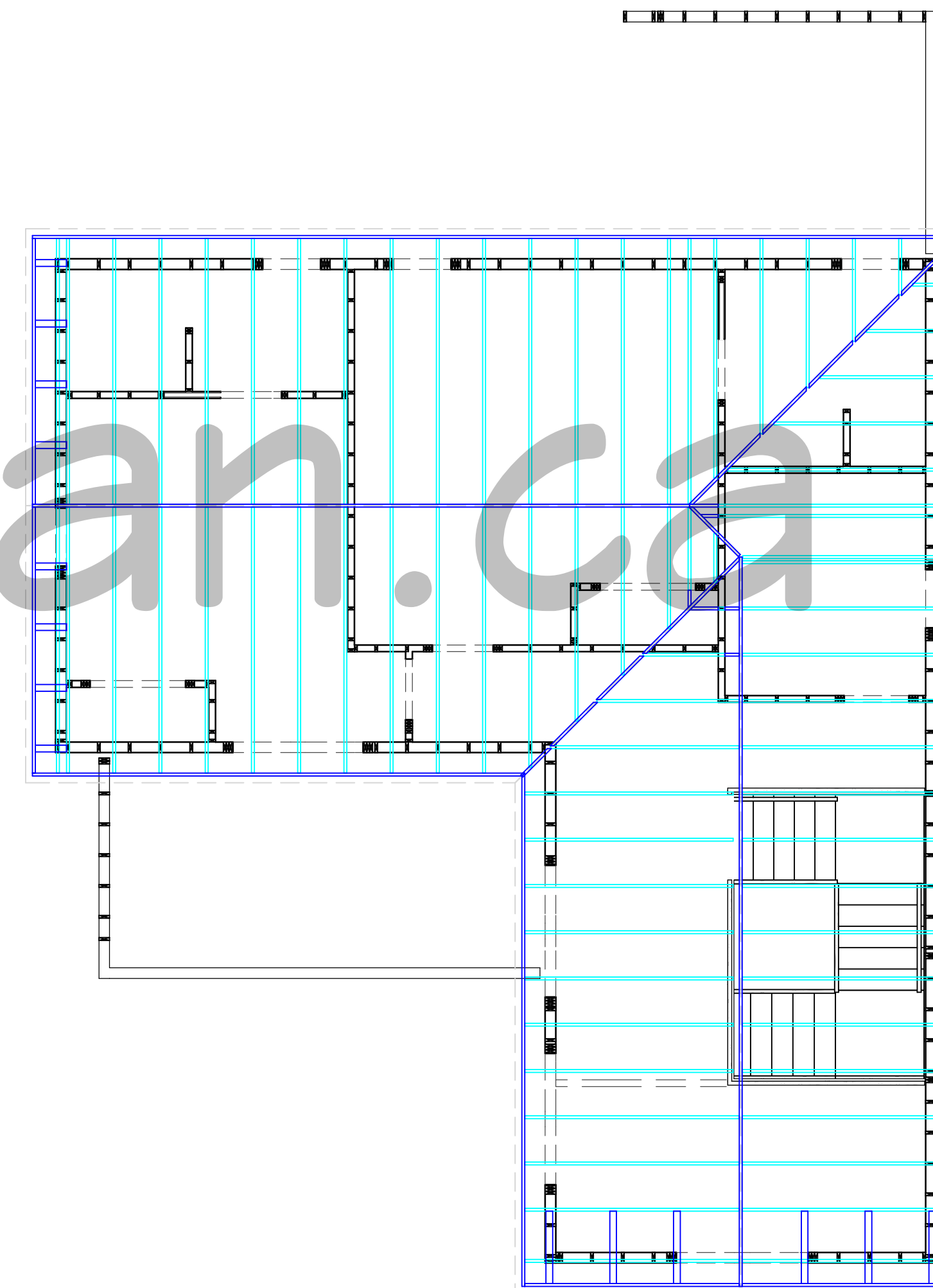
SUBJECT TO SEALED DRAWINGS PROVIDED BY SUPPLIER

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
 ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
 ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
 ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
 NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
 ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
 ALL CONVENTIONAL ROOF FRAMING 16" O.C.
 ROOF PITCH 8:12 REFER TO ELEVATIONS
 TRUSSES MANUFACTURED BY PENN TRUSSES
 ALL OVERHANGS 16".

true north	const. north	
		
REVISION		
No.	Date	Description
project	issue for permit	
1/19/2026		



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



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

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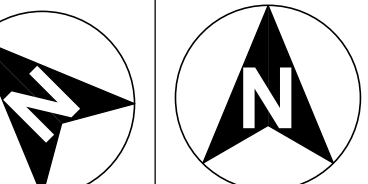
PROJECT
 2 STRY FARMHOUSE

DRAWING
ROOF FRAMING

PROJECT NO.
 PLOT DATE: 1/19/2026

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

A-9



REVISION		
No.	Date	Description

project
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PROJECT
2 STRY FARMHOUSE

DRAWING

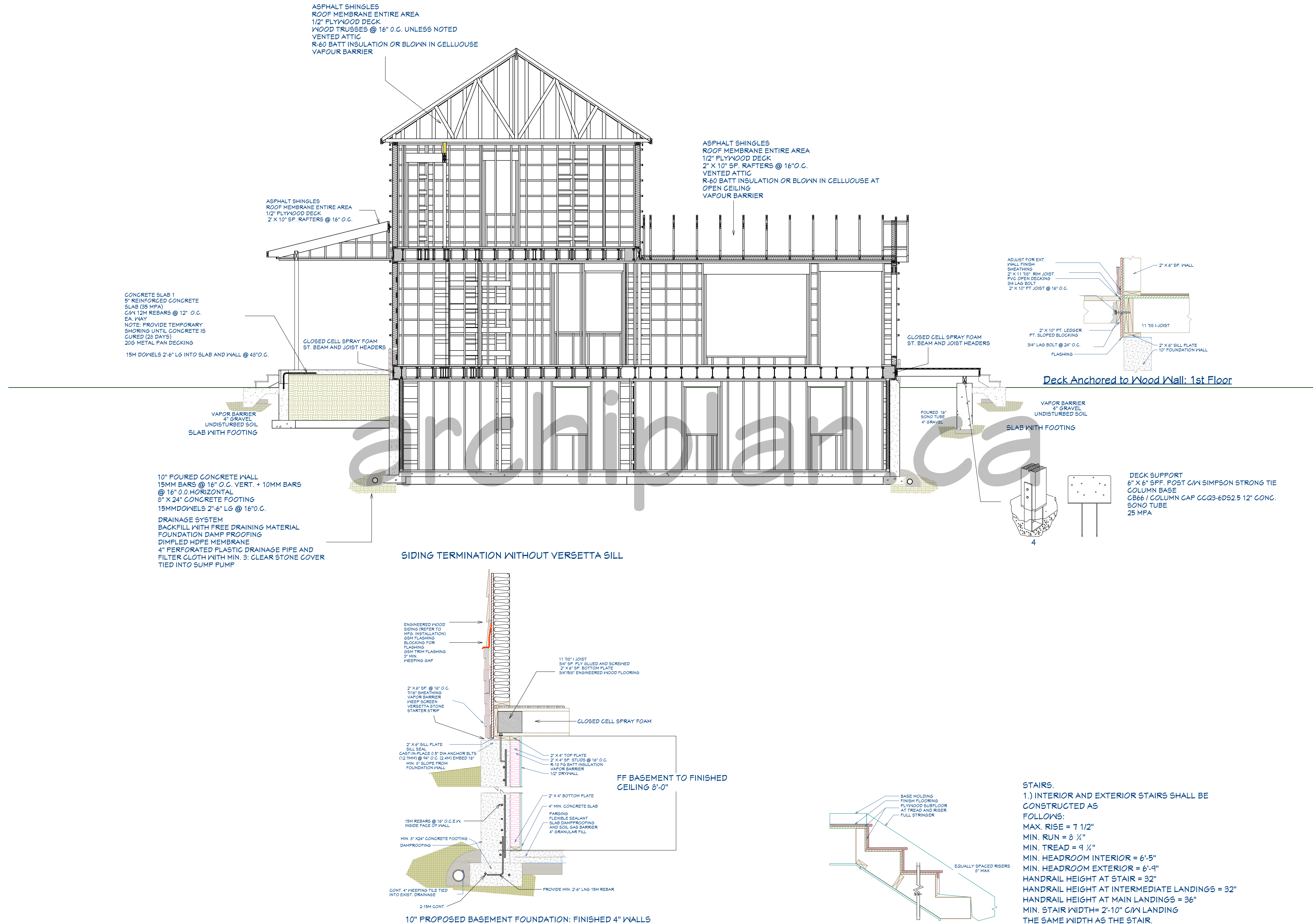
SECTION 5-1

PROJECT NO.

PLOT DATE: 1/19/2026

SCALE: DO NOT SCALE SHEET:

A-10



NAILING NOTES: (PER IRC TABLE 9.23.3.4

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
W/ 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" PLANKS

TOE NAIL (3)-8d
TOE NAIL (4)-8d
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

W(2) @ EA. END OR SPLICE

(3) OR FEWER
(4) OR MORE
AND WASHERS

16d NAILS
1/2" DIA M.B. W/ STANDARD NUT

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 WAIVES 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" X 6" 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 10" 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 FLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL WALL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH TABLE 9.23.3.4 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

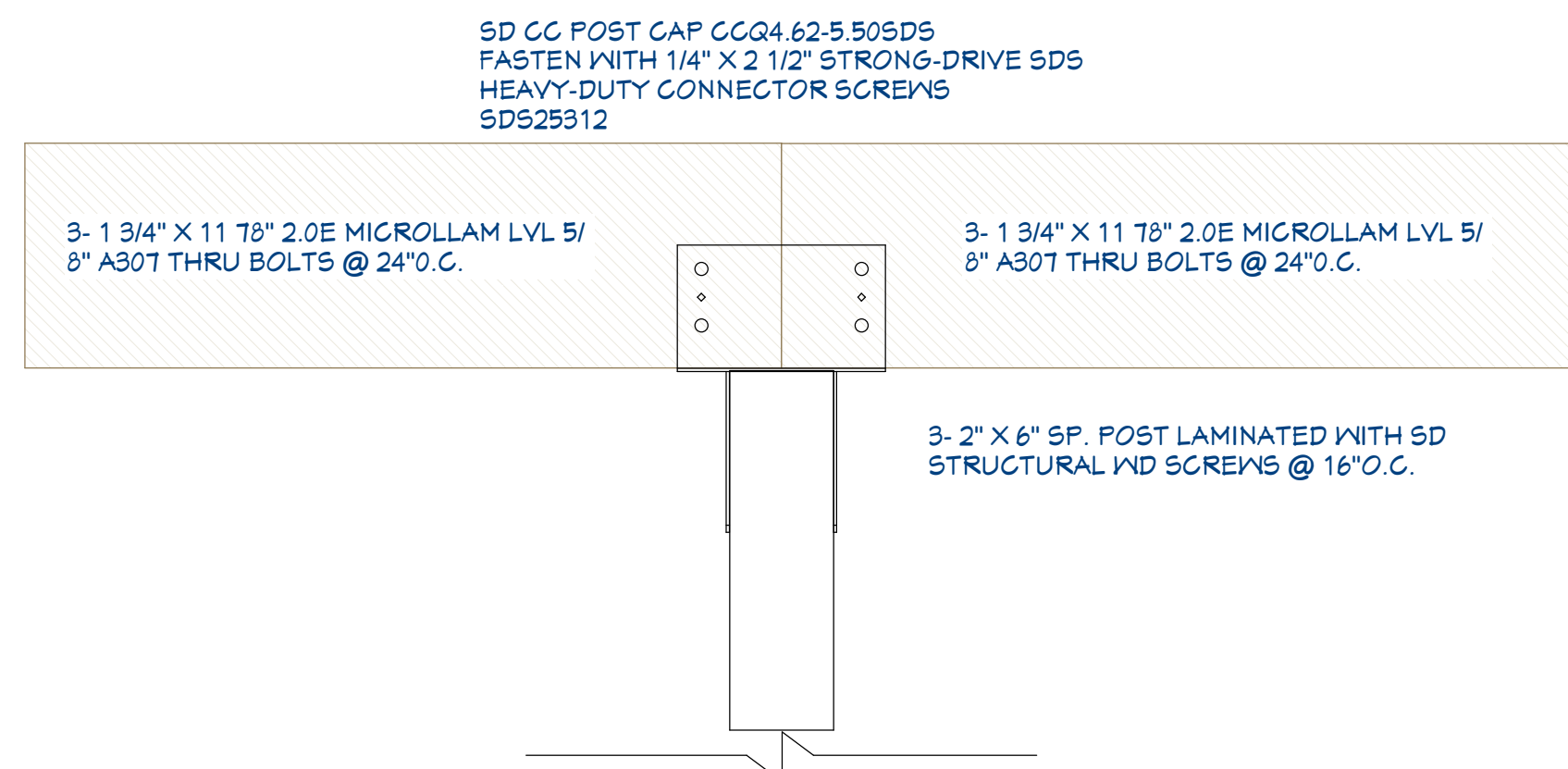
true north	const. north	
REVISION		
No.	Date	Description

project
1/19/2026
issue for permit

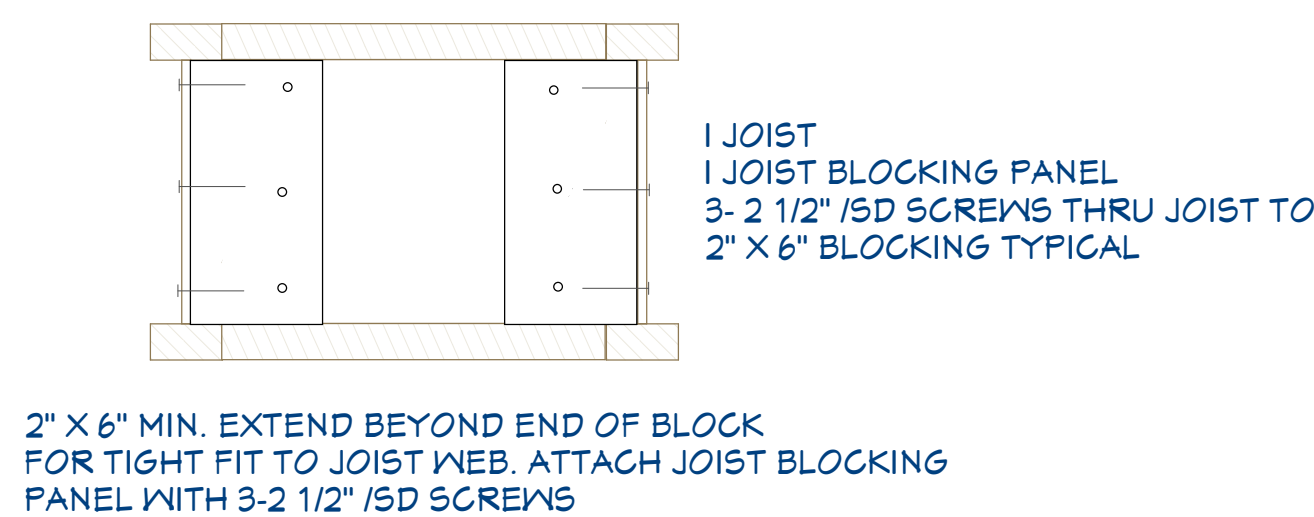
CHAPTER 9 OF THE STATUTES OF SASKATCHEWAN, 2021 (EFFECTIVE JANUARY 1, 2022) AS AMENDED BY THE STATUTES OF SASKATCHEWAN, 2024, C 4; AND 2025, C 4.

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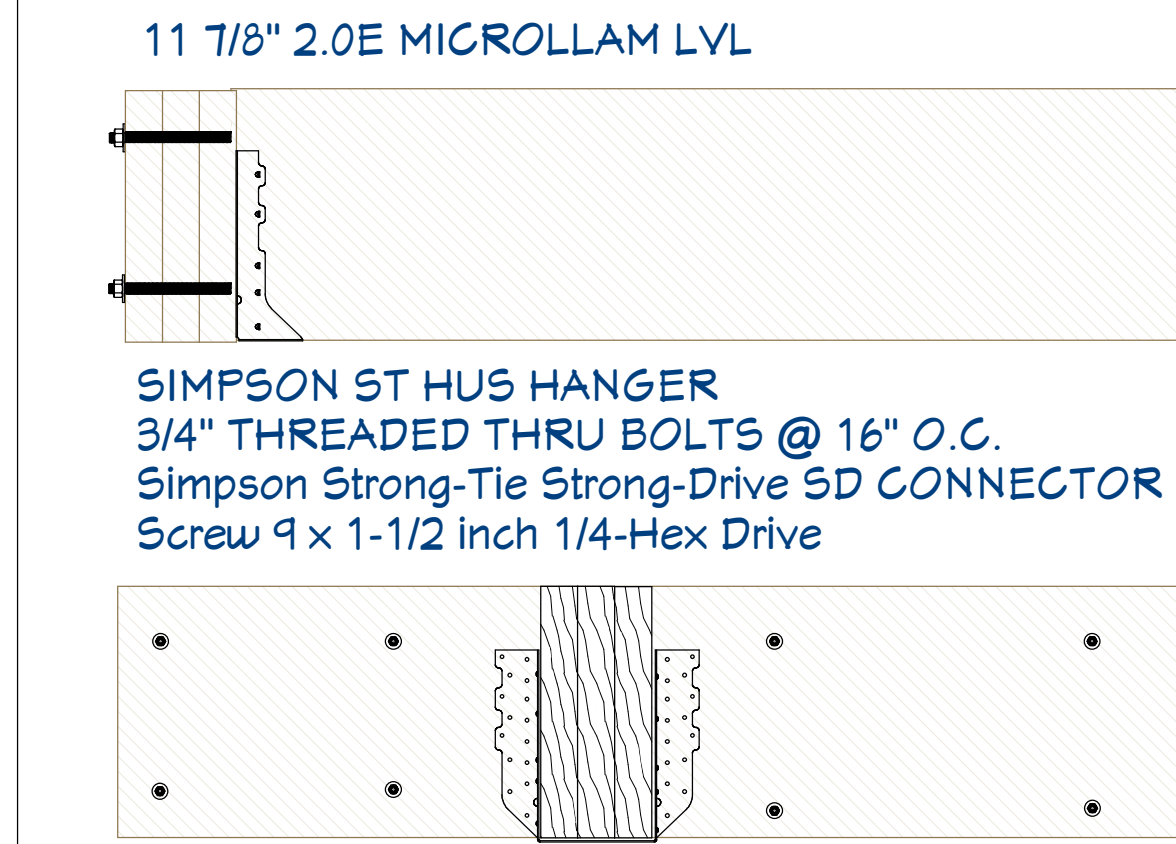
SST POST CAP



MIDSPAN BLOCKING



TYPICAL LVL CONNECTION



PROJECT
2 STRY FARMHOUSE

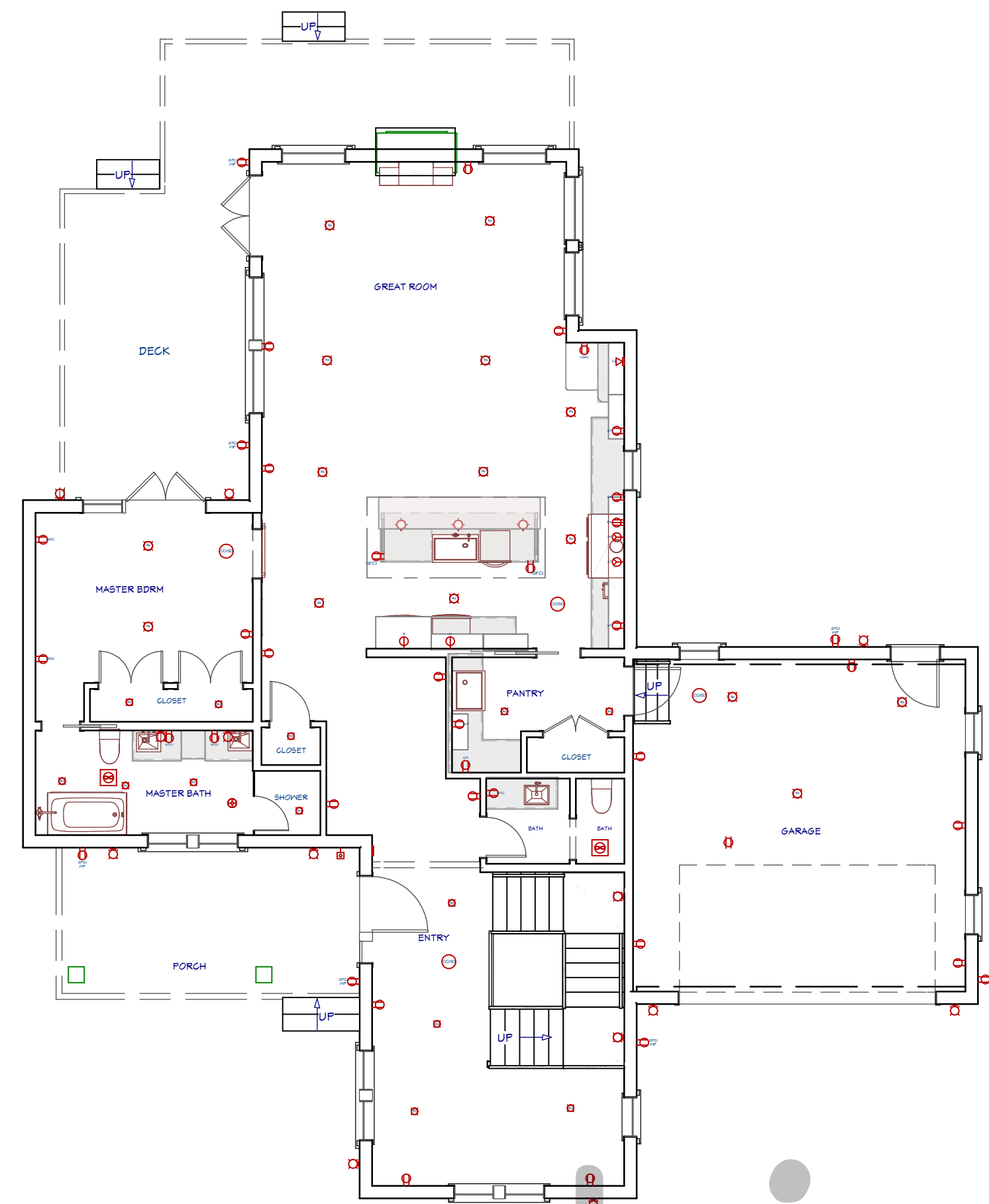
DRAWING
CONSTR. DETAILS

PROJECT NO.
PLOT DATE: 1/19/2026

SCALE:
SHEET:
A-11

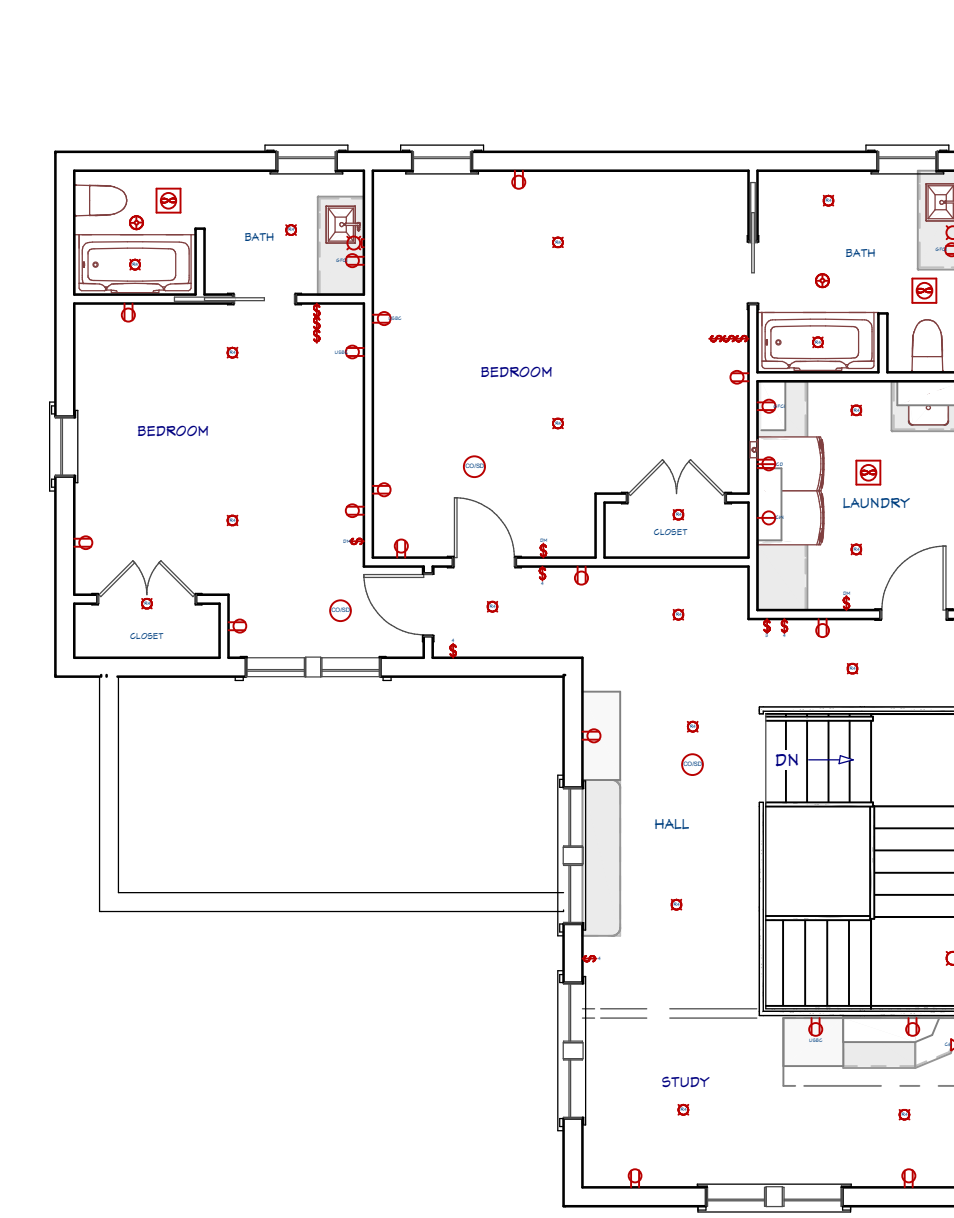


SYMBOL	DESCRIPTION	QTY	3RD ELEVATION
⊖	CO-SMOKE DETECTOR	4	-
⊞	EXHAUST FAN	1	⊞
⊞	DUPLEX	22	⊞
⊞	DUPLEX FLOOR MOUNTED RECEPTACLE	1	-
⊞	ELECTRICAL PANEL - RECESSED	1	⊞
⊞	CLOTHES DRYER RECEPTACLE	2	⊞
⊞	RECESSED DOWN LIGHT 6	15	-
⊞	ALICE WALL SCONCE	2	⊞
⊞	CAT6	1	⊞



SYMBOL	DESCRIPTION	QTY	3RD ELEVATION
⊞	BEAUFORT LIGHT POST	2	⊞
⊖	CO-SMOKE DETECTOR	4	-
⊞	EXHAUST FAN	2	⊞
⊞	SFGI	2	-
⊞	TREVOR WALL SCONCE LARGE	6	⊞
⊞	TREVOR WALL SCONCE SMALL	3	⊞
⊞	ELECTRIC RANGE RECEPTACLE	1	-
⊞	SAS COOKTOP RECEPTACLE	1	-
⊞	HOOD VENT RECEPTACLE	1	-
⊞	MICROWAVE RECEPTACLE	1	-
⊞	REFRIGERATOR RECEPTACLE	1	-
⊞	SFI RECEPTACLE	5	-
⊞	SFGI WEATHERPROOF RECEPTACLE	7	-
⊞	SFGI RECEPTACLE	3	-
⊞	2 USB + DUPLEX RECEPTACLE	3	-
⊞	UNIVERSAL RECEPTACLE	12	-
⊞	ALICE WALL SCONCE	2	⊞
⊞	GLAYTON 2 LIGHT VANITY	2	⊞
⊞	MAIN STREET PENDANT	3	⊞
⊞	DUPLEX GELING RECEPTACLE	1	-
⊞	DUPLEX	5	-
⊞	RECESSED DOWN LIGHT 6	15	-
⊞	HEAT LAMP	1	-
⊞	RECESSED DOWN LIGHT 4	13	-
⊞	CAMERA DOORBELL	1	-
⊞	STANDARD KEYPAD	1	-
⊞	CAT6	1	-

SYMBOL	DESCRIPTION	QTY	3RD ELEVATION
⊖	CO-SMOKE DETECTOR	3	-
⊞	EXHAUST FAN	3	⊞
⊞	SFGI RECEPTACLE	3	-
⊞	CLOTHES DRYER RECEPTACLE	1	⊞
⊞	CLOTHES WASHER RECEPTACLE	1	⊞
⊞	2 USB + DUPLEX RECEPTACLE	3	-
⊞	3-WAY SWITCH	1	⊞
⊞	4-WAY SWITCH	4	⊞
⊞	DIMMER SWITCH + FAN	3	⊞
⊞	TRIPLE SWITCH	2	⊞
⊞	UNIVERSAL RECEPTACLE	14	-
⊞	ALICE WALL SCONCE	1	⊞
⊞	GLAYTON 2 LIGHT VANITY	2	⊞
⊞	HEAT LAMP	2	-
⊞	RECESSED DOWN LIGHT 4	14	-
⊞	CAT6	1	-



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true north const. north

REVISION	
No.	Date

project
1/19/2026 issue for permit

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PROJECT
2 STRY FARMHOUSE

DRAWING
WIRING

PROJECT NO.
PLOT DATE: 1/19/2026

SCALE: 1/8"=1'-0"
SHEET:
A-12

