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.

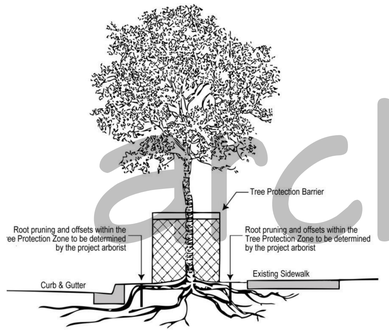
INSULATE WASTE LINES FOR SOUND CONTROL.

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.

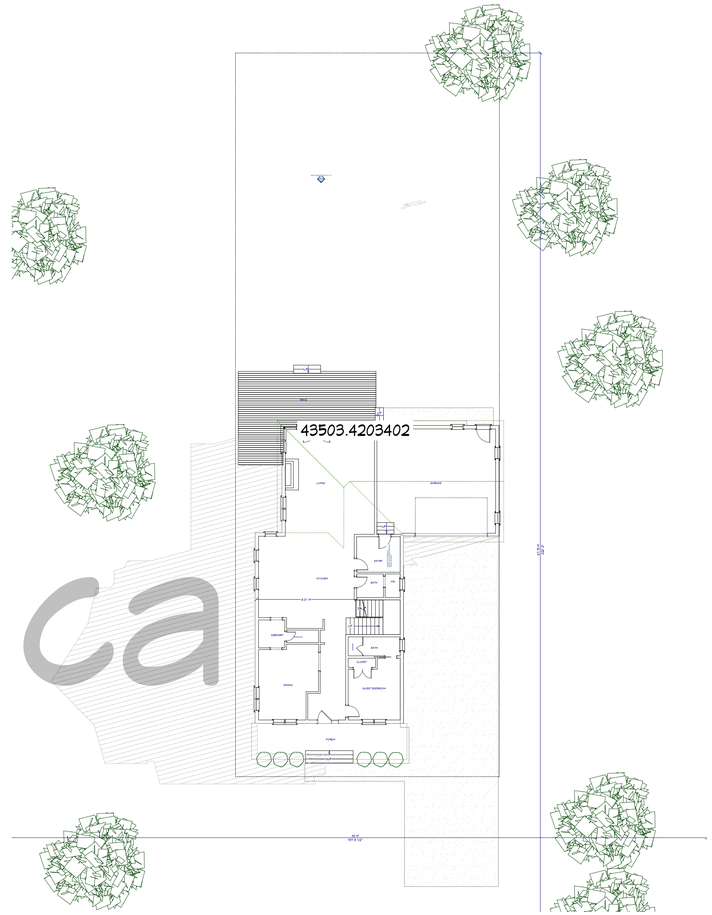
ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

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

PROJECT: Moosomin Rm No. 121		FT2	M2
EXISTING ZONING RURAL			
LOT AREA		42253.3	3925.46
FRONTAGE		120	36.58
BUILDING DATA			
GARAGE		620	57.60
GROUND FLOOR		2360	219.25
SECOND FLOOR		1243	115.48
PROJECTED OVERHANG AREA			
2ND STOREY		47	4.37
GROUND FLOOR		75	6.97
TOTAL PROJECT OVERHANG			11.33
GROUND COVERAGE		3102	288.19
TOTAL AREA		4223	342.33
		FT	M2
TOTAL HEIGHT FROM GRADE		25'-6"	8.35
TOTAL HEIGHT FROM GRADE ALLOWED			8.50
ZONING		PROPOSED	ALLOWED
LOT COVERAGE ZONING BY-LAW 8770		276.85	1570.18
		7.05%	40.0%



Tree Protection and Preservation Specification



SITE PLAN 1/16"=1'-0" REFER TO SURVEY 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	I JOIST LAYOUT	
SHEET A-9	ROOF LAYOUT	
SHEET A-10	SECTION S-1	
SHEET A-11	DOOR SCHEDULE	
SHEET A-12	CONSTRUCTION NOTES	

true north | const. north

REVISION

No.	Date	Description

project
1/19/2026
issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish
2024

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 what they were prepared.
The contractor shall keep on site current (the latest revision) set for construction with the latest revisions and shall distribute these to all those performing work on site.
Dimensions are taken to stud face.

MOOSOMIN RM NO. 121

PROJECT
2 STORY DETACHED DWELLING

DRAWING

PROJECT NO.

PLOT DATE: 1/19/2026

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 ½" DIA. BOLTS, OR WELD PLATES TO BEAM FLANGES.
3.) STEEL COLUMNS TO BE MINIMUM 3 ½" 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 ½" LATERAL SUPPORT. WALLS SUPPORTING JOISTS, ANCHOR SILL PLATE WITH ½" DIA. ANCHOR BOLTS MAX. 1'-10" O.C. EMBEDDED 4" INTO MASONRY OR ANCHORED EVERY 4TH JOISTS NOT RESTING ON A PLATE WITH 3/16" X 1 ½" STEEL JOIST ANCHORS.
3.) LATERAL SUPPORT. WALLS PARALLEL TO JOISTS, BEND 3/16" X 1 ½" STEEL STRAP 3" INTO MASONRY AND FIX TO 3 PARALLEL JOISTS OR FIX SILL PLATE TO 3 RIGIDLY CONNECTED FLOOR JOISTS AT 1'-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. ½" 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 ½" 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 ¼" 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 ½".

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 1'-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 ¼ 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 (5
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.

GENERAL SPECIFICATIONS

true north | const. north

REVISION

No.	Date	Description

project 1/19/2026 | issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish 2024

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.

MOOSOMIN RM NO. 121

PROJECT
2 STORY DETACHED DWELLING

DRAWING

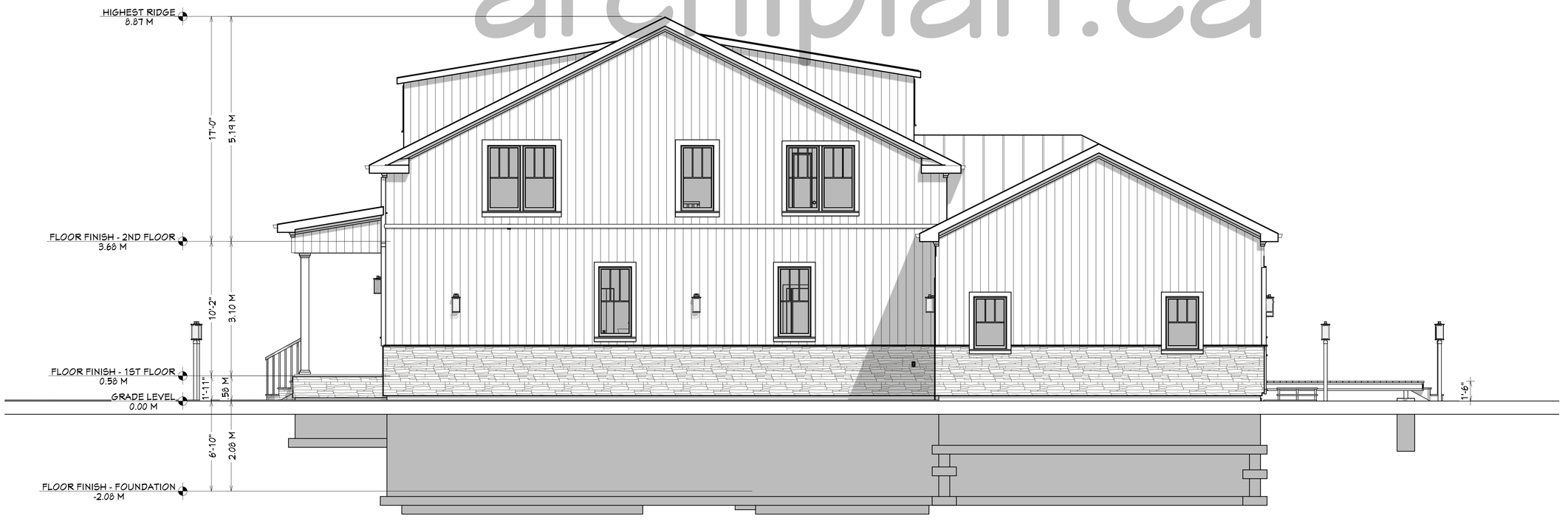
PROJECT NO.

PLOT DATE: 1/19/2026

SCALE:

SHEET: A-2

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



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

true north | const. north

REVISION

No.	Date	Description

project 1/19/2026 | issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish
2024

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.

MOOSOMIN RM NO. 121

PROJECT
2 STORY DETACHED DWELLING

DRAWING

ELEVATIONS

PROJECT NO.

PLOT DATE: 1/19/2026

SCALE:

SHEET:

A-3

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

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

true north | const. north

REVISION

No.	Date	Description

project
1/19/2026
issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish
2024

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.

MOOSOMIN RM NO. 121

PROJECT
2 STORY DETACHED DWELLING

DRAWING

FOUNDATION

PROJECT NO.

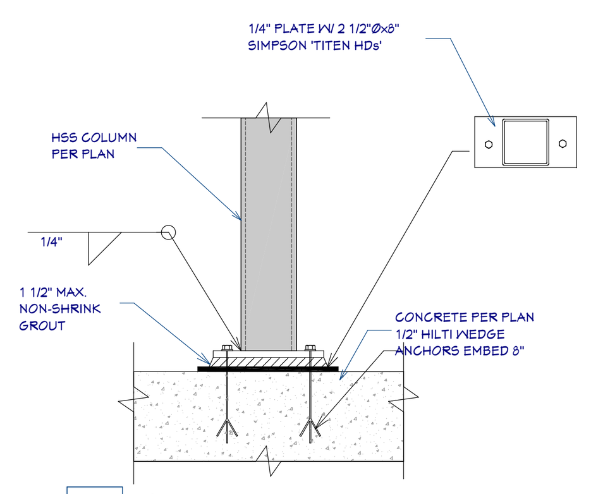
PLOT DATE: 1/19/2026

SCALE:

SHEET:

A-4

MINIMUM WINDOW AREAS 4% 50.82 SF						
3D PERSPECTIVE	AREA, STANDARD (SQ FT)	QTY	FLOOR	SIZE	R/O	DESCRIPTION
	10.5	6	0	3036RS	37"X43"	RIGHT SLIDING
TOTALS:	63					

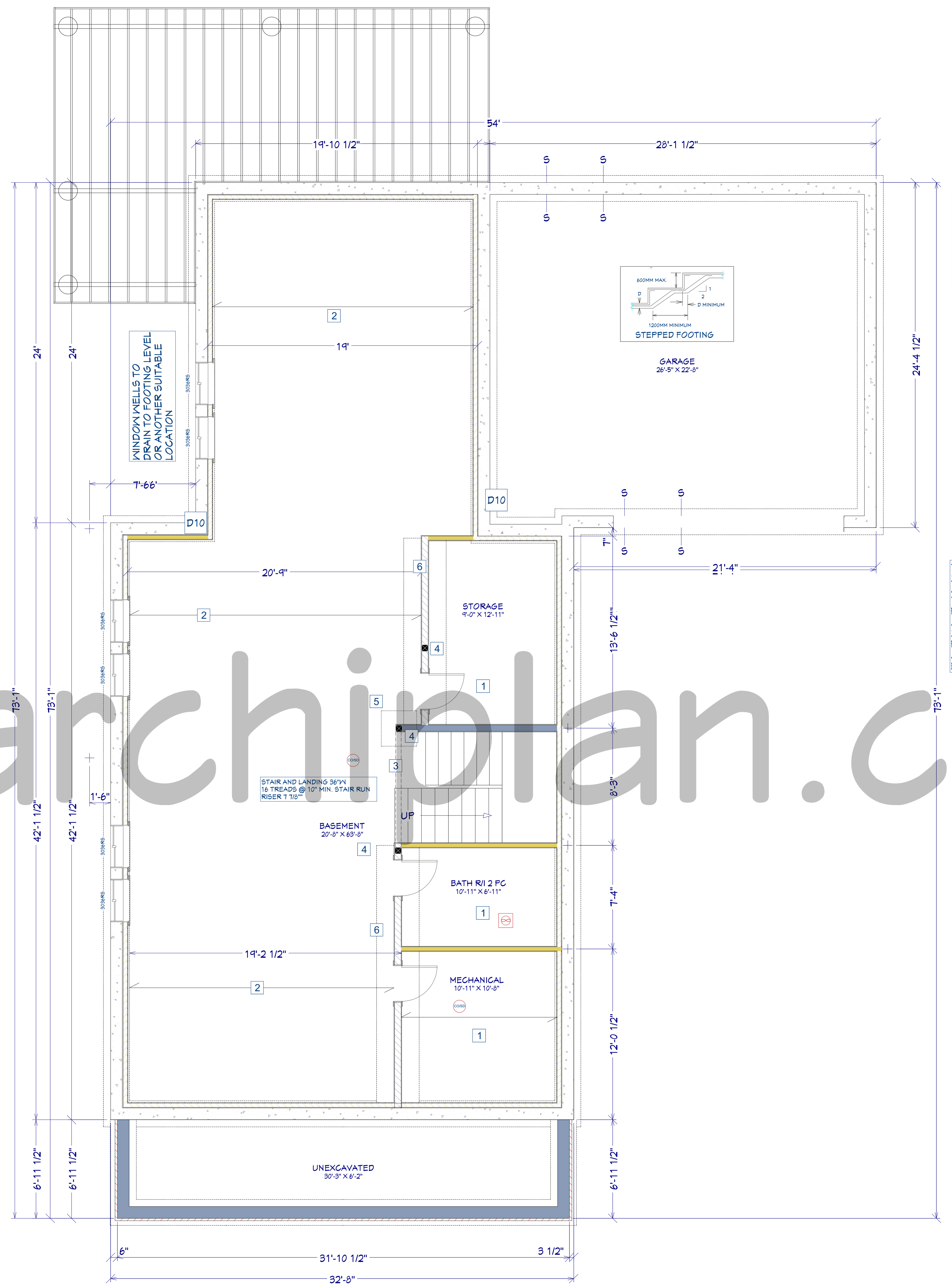


D10 COLUMN AT FOUNDATION

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	10 CONCRETE POURED CONCRETE WALL
	BASEMENT 2" X 4" SP. WALL @ 16" O.C. VB UNDER BOTTOM PLATE
	2" X 6" SP. WALL @ 16" O.C. W/STRIP FOOTING
	2" X 6" SP. WALL @ 16" O.C.
	2" X 4" SP. WALL @ 16" O.C. VB UNDER BOTTOM PLATE/1/2 GYPSUM INT
	ENGINEERED STONE PORCH

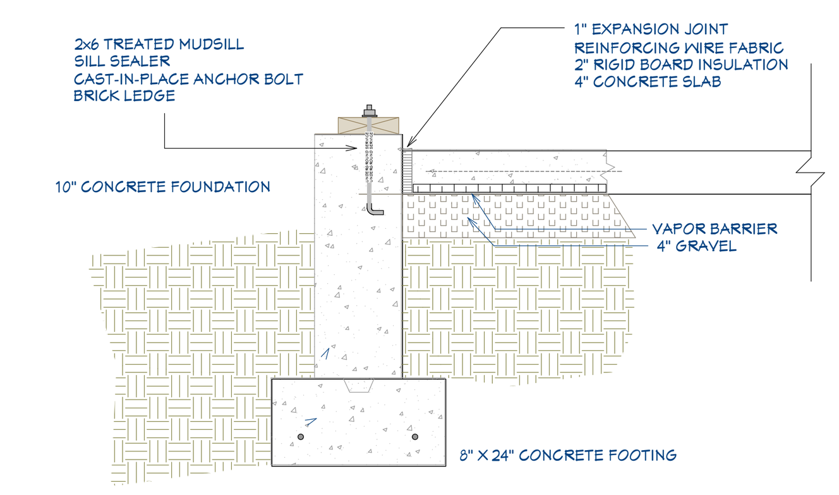
ELECTRICAL SCHEDULE	
2D SYMBOL	DESCRIPTION
	CO/SMOKE DETECTOR
	EXHAUST

AREA SCHEDULE		
ROOM NAME	AREA EXT. WALL M2	AREA, INTERIOR FT2
BASEMENT	138	1298
BATH R/I 2 PC	8	76
MECHANICAL	14	116
STORAGE	14	117
TOTALS:	174	1606



FOUNDATION 3/16"=1'-0"

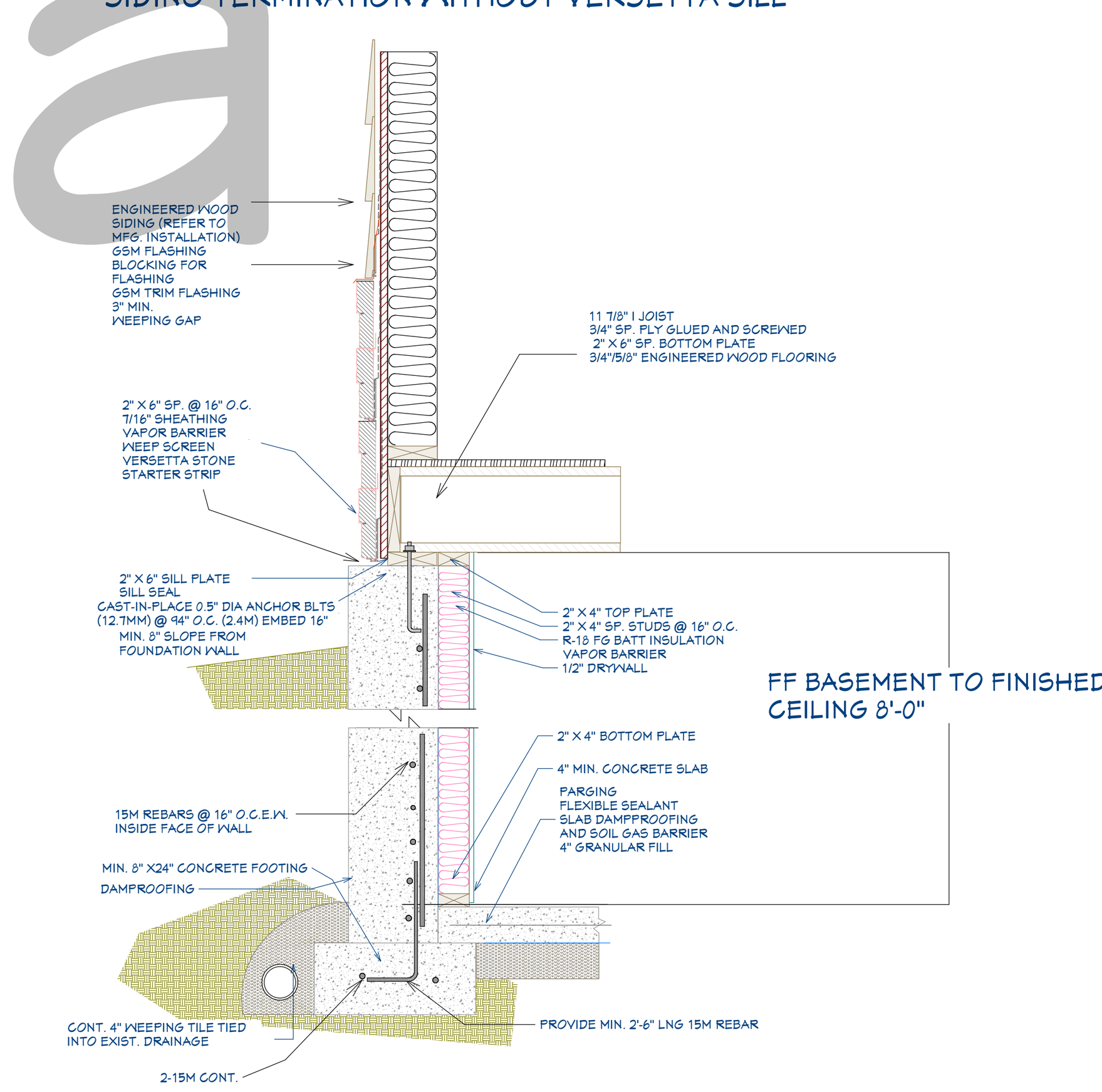
FRAMING NOTES	
1	TJI 110 I JOIST @ 16" O.C.
2	TJI210 I JOIST @ 16" O.C. W/ JOIST BLOCKING
3	3-11 7/8" X 1 1/2" 2.0E MICROLLAM LVL
4	3-2"X6" SP. LAMINATED POST
5	30" X 30" X 16" USE 4-15M @ 7"O.C. E.W. ASSUMED SBC 75KPA
6	36"X36"X16" USE 4-15M @ 9"O.C. EW ASSUMED SBC 75KPA



CONCRETE SLAB AT GARAGE FOUNDATION

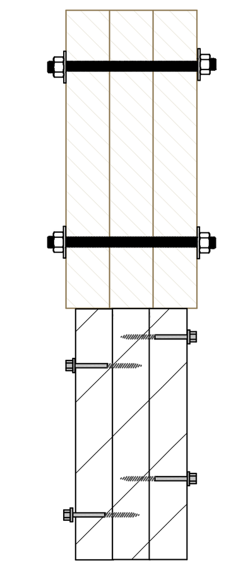
TYPICAL PERIMETER FOOTING:
24" X 8" CONC. FLOOR INT W/ 2-15M REBARS
AT BOTTOM AND DOWELS @ 16"O.C.-TIE DOWELS
TO VERTICAL REBARS AS REQUIRED IN WALL
FOUNDATION WALL AND WOOD FRAMING CONTINUOUS W/EXT. WALL ABOVE
2"X4" SP. STUDS @ 16"O.C. STAND OFF FROM FND. WALL WHERE SHOWN
FIBERGLASS BATT INSULATION MIN. R18 INSUL CONT.BEHIND STUD WALL
AND EXT. WALL FOUNDATION
BETWEEN CONT. MEMBRANE VAPOR BARRIER MIN. 1/2" GYPSUM BOARD.

SIDING TERMINATION WITHOUT VERSETTA SILL



10" PROPOSED BASEMENT FOUNDATION: FINISHED 4" WALLS

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



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

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish 2024

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.

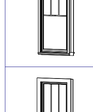
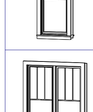
DO NOT SCALE DRAWINGS. Contractor must verify all drawings, dimensions, details and specifications, and report any discrepancies to Attention To Detail before proceeding with work. Materials may not be substituted without written approval from Attention To Detail. All drawings and specifications are instruments of service and the property of Attention To Detail, these drawings may not be used for any other project than for what 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.

MOOSOMIN RM NO. 121

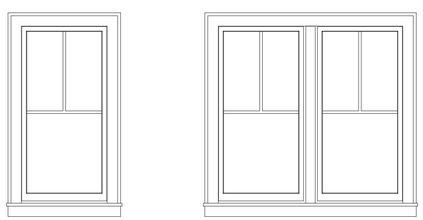
PROJECT
2 STORY DETACHED DWELLING

DRAWING

PROJECT NO.
PLOT DATE: 1/19/2026
SCALE:
SHEET:
A-5

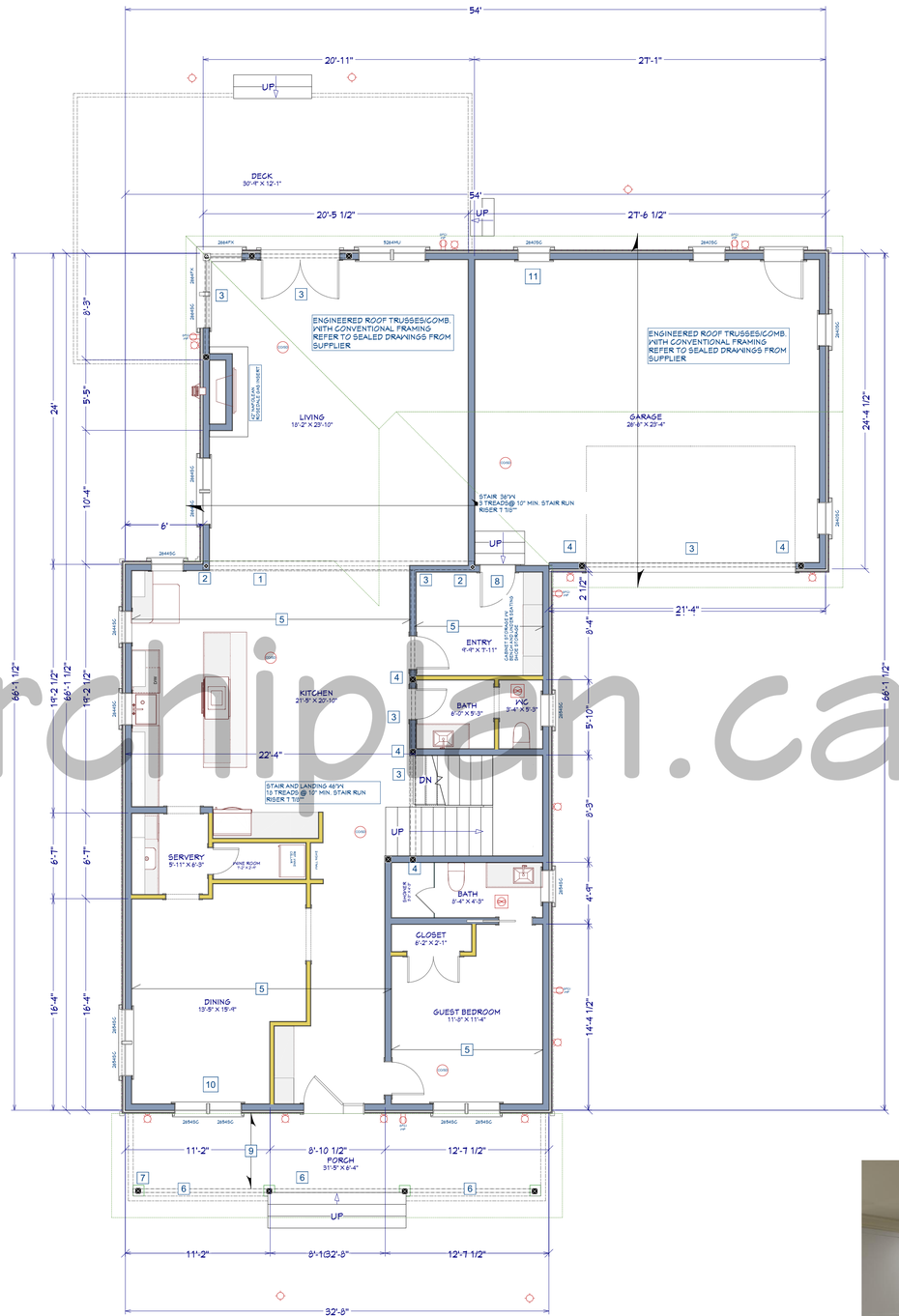
WINDOW SCHEDULE GROUND FLOOR					
3D PERSPECTIVE	AREA, STANDARD (SQ FT)	QTY	LABEL	R/O	DESCRIPTION
	10	4	2640SC	31"X49"	SINGLE CASEMENT-HR
	10.77	3	2644SC	31"X52 11/16"	SINGLE CASEMENT-HR
	13.33	3	2654SC	31"X65"	SINGLE CASEMENT-HL
	13.33	5	2654SC	31"X65"	SINGLE CASEMENT-HR
	15.83	2	2664FX	31"X77"	FIXED GLASS
	15.83	2	2664SC	31"X77"	SINGLE CASEMENT-HL
	15.83	1	2664SC	31"X77"	SINGLE CASEMENT-HR
	32.72	1	5264MU	63"X77"	MULLED UNIT
TOTALS:	290.86				

AREA SCHEDULE		
ROOM NAME	AREA EXT. WALL M2	AREA, INTERIOR FT2
BATH	4	32
BATH	4	35
CLOSET	2	13
DECK	43	456
DINING	21	202
ENTRY	8	77
GUEST BEDROOM	15	145
GARAGE	61	620
KITCHEN	56	564
LIVING	46	463
OPEN BELOW	8	78
PORCH	21	199
SERVERY	4	37
SHOWER	2	14
UTILITY	1	6
WC	2	18
WINE ROOM	2	20
TOTALS:	299	2979



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

TYP. WINDOW UNITS



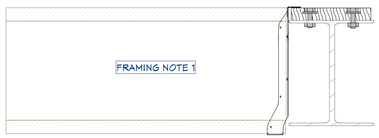
GROUND FLOOR 3/16"=1'-0"

FRAMING NOTES	
1	ST. BM. (W10X39)
2	SD-101 HSS 4 X4X1/4 W/WELDED 5" X 5" TOP PLATE USE 1/2" HILTI WEDGE ANCHORS EMBED MIN. 4" TO FOUNDATION
3	3-117/8" X 1 1/2" 2.0E MICRO LAM LVL
4	3- 2"X6" SP. POST CONT. BEARING
5	TJI210 I JOIST @ 16" O.C. W/ JOIST BLOCKING
6	2- 9 1/2" X 1 1/2" 2.0E MICRO LAM LVL
7	TYP 4" X 4" WD POST W/ POST SLEEVE AND MILLWORK
8	1 HOUR FIRE RATED DOOR W/SELF CLOSING DEVICE
9	2" X 10 SP. RAFTERS @ 16"O.C.
10	UNLESS NOTED ON PLAN TYP. 2-2" X 10" LVL LINTEL (MULLED WINDOW UNITS)
11	UNLESS NOTED ON PLAN TYP. 2-2" X 10" SP. LINTEL SINGLE WINDOW UNITS

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	2" X 6" SP. WALL @ 16" O.C.
	2" X 6" EXT. WALL W/ENG. WOOD SIDING
	DECK RAILING/FENCE
	GLASS SHOWER_2
	INTERIOR RAILING
	ROOM DIVIDER
	TYP. 2" X 4" SP. WALL @ 16" O.C.

ELECTRICAL SCHEDULE	
2D SYMBOL	DESCRIPTION
CO/SM	CO/SMOKE DETECTOR
EXH	EXHAUST
	MAX LIGHT POST
	MAX WALL SCONCE
GFCI	GFCI WEATHERPROOF RECEPTACLE

2" X 10" SP. PLATE W/ 3/4" LAG BOLTS @ 24" O.C.



W10X39 ST. BM
9.92"D X 7.98"W

REVISION		
No.	Date	Description

project 1/19/2026 | issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish 2024

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.

MOOSOMIN RM NO. 121

PROJECT
2 STORY DETACHED DWELLING

DRAWING

1ST FLOOR

PROJECT NO.

PLOT DATE: 1/19/2026

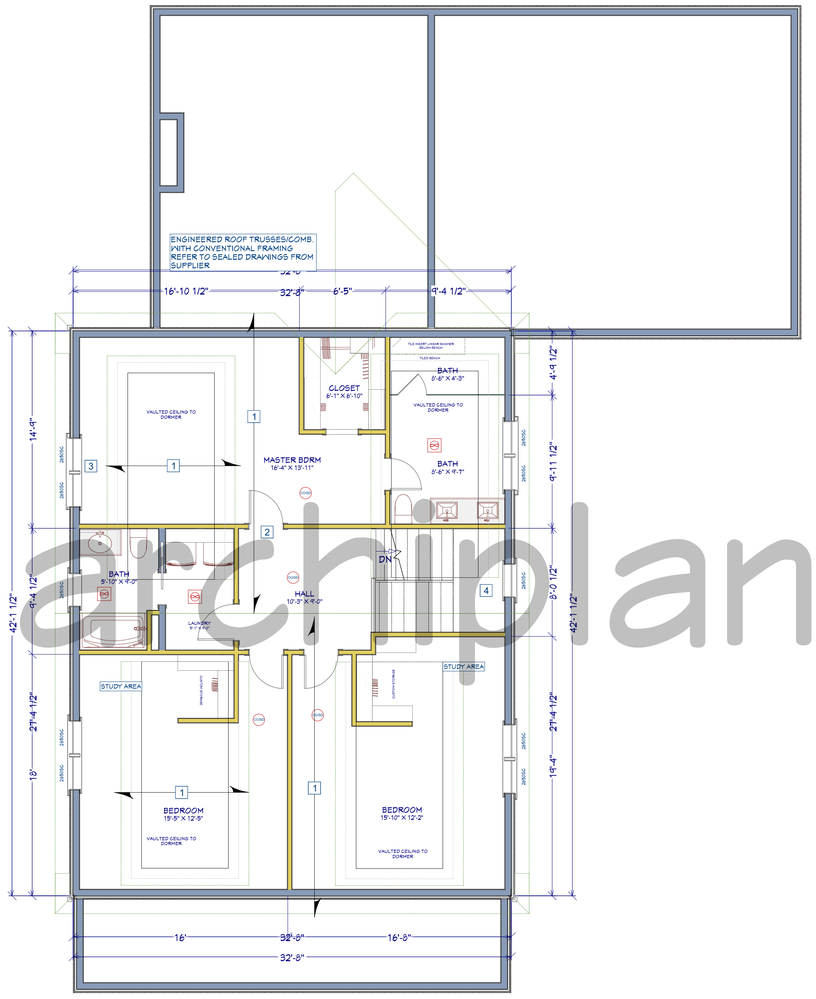
SCALE:

SHEET: A-6

WINDOW SCHEDULE 2NDFLOOR					
3D PERSPECTIVE	AREA, STANDARD (SQ FT)	QTY	LABEL	R/O	DESCRIPTION
	12.5	2	2650SC	31"X61"	SINGLE CASEMENT-HL
	12.5	8	2650SC	31"X61"	SINGLE CASEMENT-HR
TOTALS:	125				

WINDOW SCHEDULE DORMERS					
3D PERSPECTIVE	AREA, STANDARD (SQ FT)	QTY	LABEL	R/O	DESCRIPTION
	15	4	5030MU	61"X37"	MULLED UNIT
TOTALS:	60				

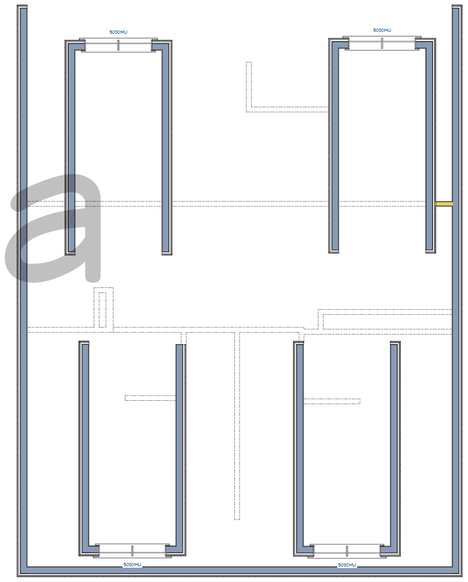
AREA SCHEDULE		
ROOM NAME	AREA EXT. WALL M2	AREA, INTERIOR FT2
BATH	4	36
BATH	6	50
BATH	9	82
BEDROOM	27	266
BEDROOM	29	286
CLOSET	4	41
HALL	9	92
LAUNDRY	5	46
MASTER BDRM	27	269
OPEN BELOW	7	74
UTILITY	0	1
TOTALS:	128	1243



2ND FLOOR 3/16"=1'-0"

ELECTRICAL SCHEDULE	
2D SYMBOL	DESCRIPTION
CO/SMK	CO/SMOKE DETECTOR
EXH	EXHAUST
GFCI	GFCI WEATHERPROOF RECEPTACLE
	MAX LIGHT POST
	MAX WALL SCONCE

FRAMING NOTES	
1	2" X 10" SP. RAFTERS @ 16" O.C.
2	UNLESS NOTED ON PLAN TYP. 2 - 2" X 10" SP. LINTEL
3	UNLESS NOTED ON PLAN TYP. 2-2" X 10" LVL LINTEL (MULLED WINDOW UNITS)
4	UNLESS NOTED ON PLAN TYP. 2-2" X 10" SP. LINTEL SINGLE WINDOW UNITS



ATTIC/DORMERS

true north	const. north

REVISION		
No.	Date	Description

project 1/19/2026 | issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish 2024

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 what they were prepared.
The contractor must 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.

MOOSOMIN RM NO. 121

PROJECT
2 STORY DETACHED DWELLING

DRAWING

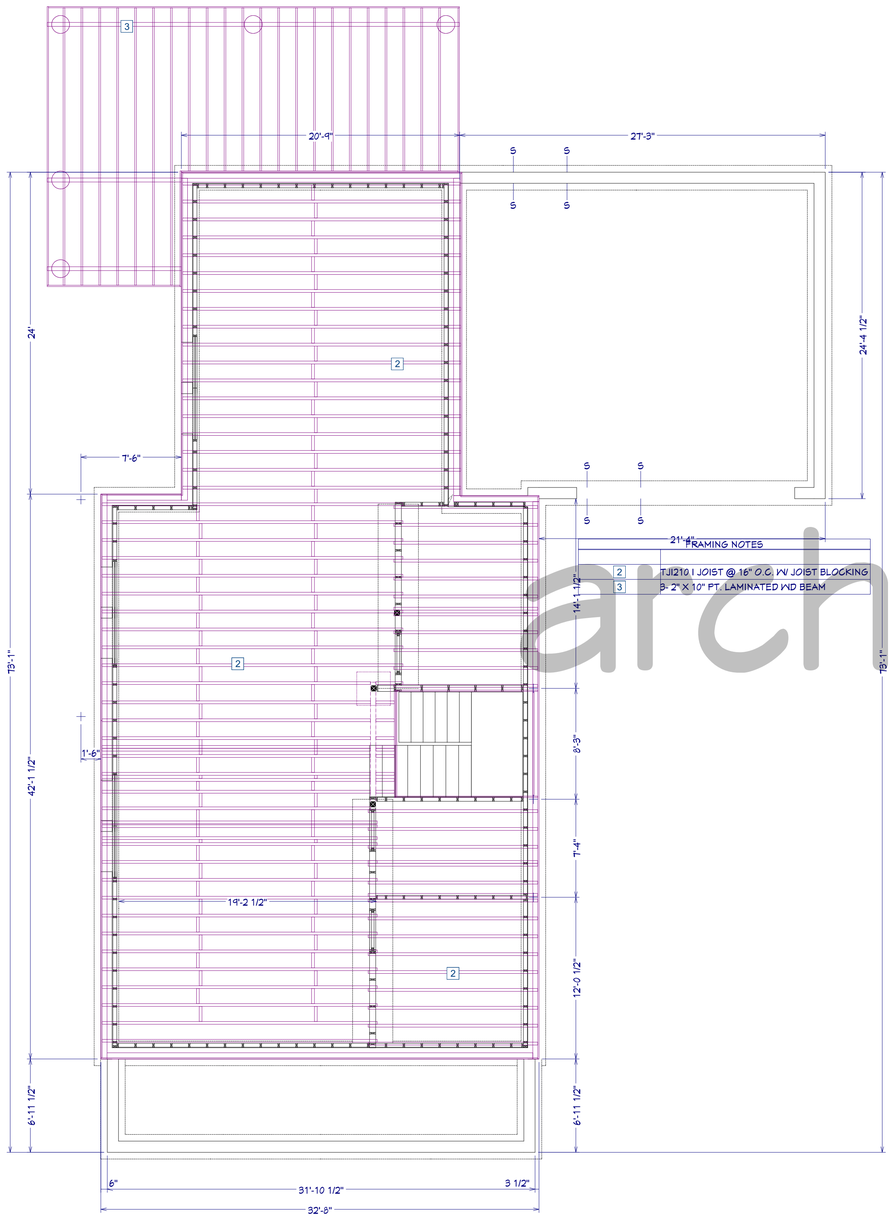
2ND FLOOR

PROJECT NO.

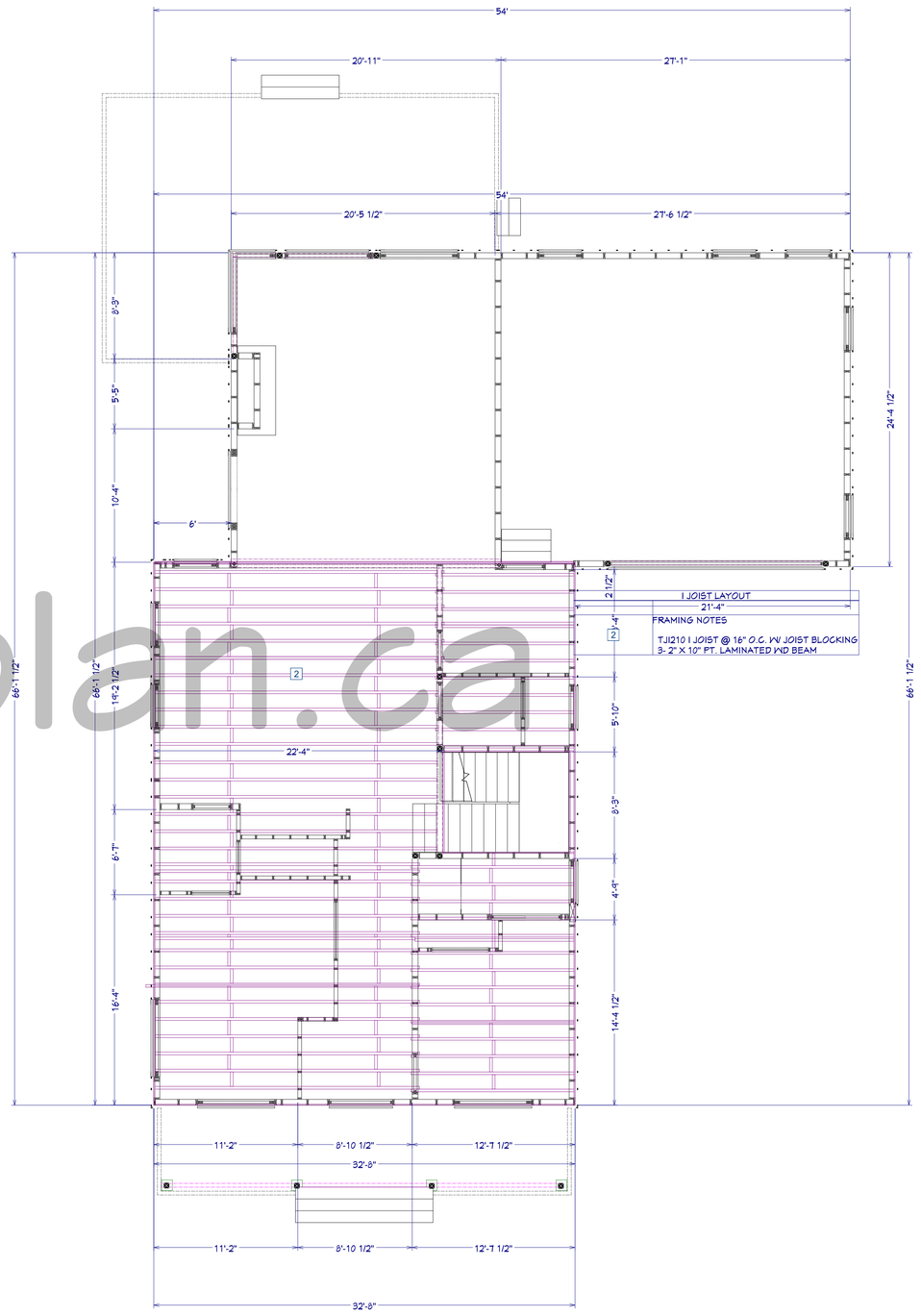
PLOT DATE: 1/19/2026

SCALE:

SHEET: A-7



I JOIST LAYOUT FOUNDATION 3/16"=1'-0"



I JOIST LAYOUT GROUND FLR 3/16"=1'-0"

true north	const. north

REVISION

No.	Date	Description

project
1/19/2026 issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish
2024

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.

MOOSOMIN RM NO. 121

PROJECT
2 STORY DETACHED DWELLING

DRAWING

I JOIST LAYOUT

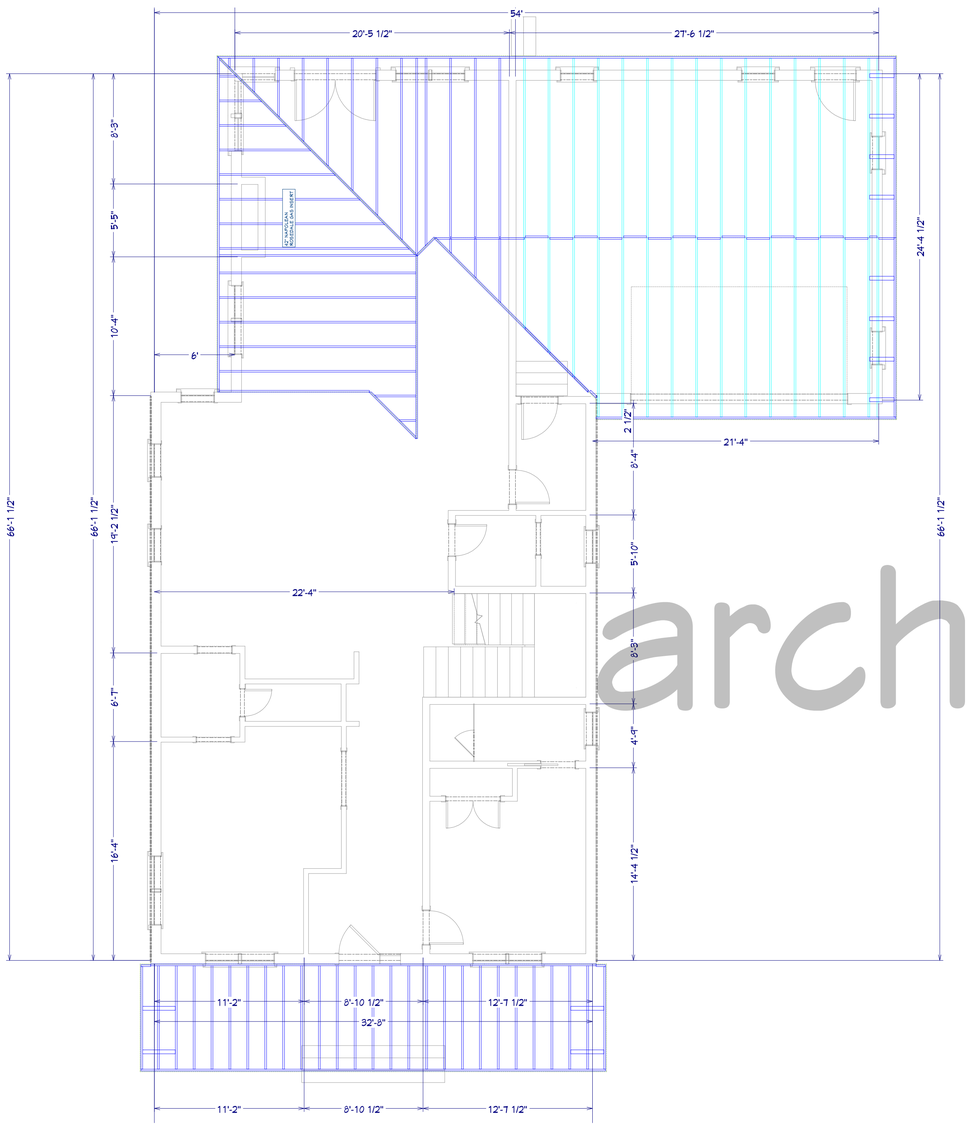
PROJECT NO.

PLOT DATE: 1/19/2026

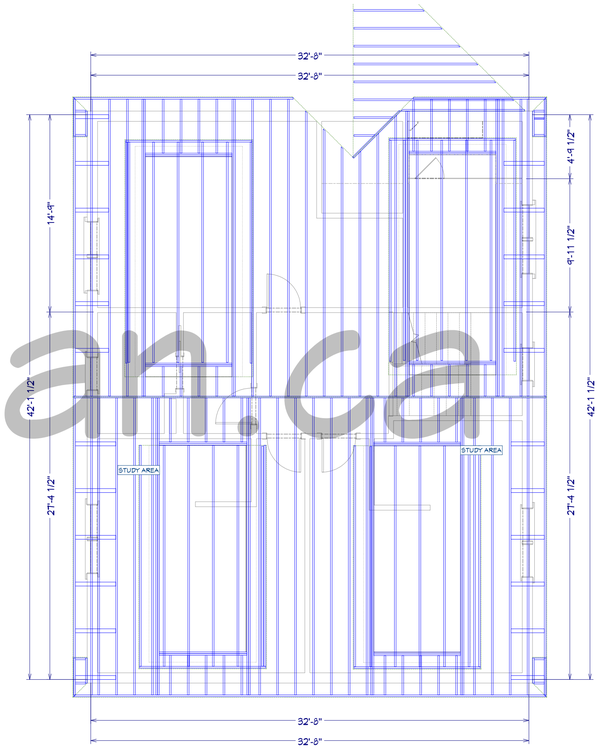
SCALE:

SHEET:

A-8



ROOF FRAMING LAYOUT 3/16"=1'-0"
REFER TO SUPPLIER DOCUMENTS



ROOF FRAMING LAYOUT 3/16"-1'-0"
REFER TO SUPPLIER DOCUMENTS

true north | const. north

REVISION

No.	Date	Description

project
1/19/2026 | issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish
2024

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.

MOOSOMIN RM NO. 121

PROJECT
2 STORY DETACHED DWELLING

DRAWING
ROOF LAYOUT

PROJECT NO.

PLOT DATE: 1/19/2026

SCALE:

SHEET:
A-9

WHERE VENTING IS PROVIDED TO A ROOF JOIST SPACE, NOT LESS THAN 63MM (2.48") OF SPACE SHALL BE PROVIDED BETWEEN THE TOP OF THE INSULATION AND THE UNDERSIDE OF THE ROOF SHEATHING.
(2) WHERE VENTING IS PROVIDED AT THE JUNCTION OF SLOPED ROOFS AND EXTERIOR WALLS AND WHERE PREFORMED BAFFLES ARE USED TO CONTAIN THE INSULATION, THE BAFFLES SHALL,

A) PROVIDE AN UNOBSTRUCTED AIR SPACE BETWEEN THE INSULATION AND THE UNDERSIDE OF THE ROOF SHEATHING, THAT IS,

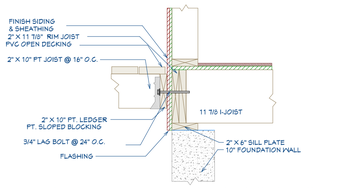
I) NOT LESS THAN 25MM (1") IN DIMENSION, AND

II) OF SUFFICIENT CROSS AREA TO MEET THE ATTIC OR ROOF SPACE VENTING REQUIREMENTS

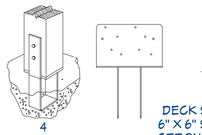
B) EXTEND VERTICALLY NOT LESS THAN 50MM (2") ABOVE THE TOP OF THE INSULATION.

(3) CEILING INSULATION SHALL BE INSTALLED IN A MANNER THAT WILL NOT RESTRICT THE FREE FLOW OF AIR THROUGH ROOF VENTS OR THROUGH ANY PORTION OF THE ATTIC OR ROOF SPACE.

STRUCTURAL LOADS:
A)TYPICAL STOREY LOADS:
- DEAD LOAD: 15 psf (0.72 kPa)
- LIVE LOAD: 40 psf (1.92 kPa)
B)ROOF LOADS:
- DEAD LOAD: 15 psf (0.72 kPa)
- SNOW LOAD: 24.64 psf (1.18 kPa)
C)SOIL BEARING CAPACITY: 1566 psf (75 kPa)
NOTE:
- DO NOT ORDER ANY STEEL OR LUMBER UNTIL ALL DIMENSIONS VERIFIED ON SITE.
- 25 MPa for interior concrete and 35 MPa for exterior concrete.

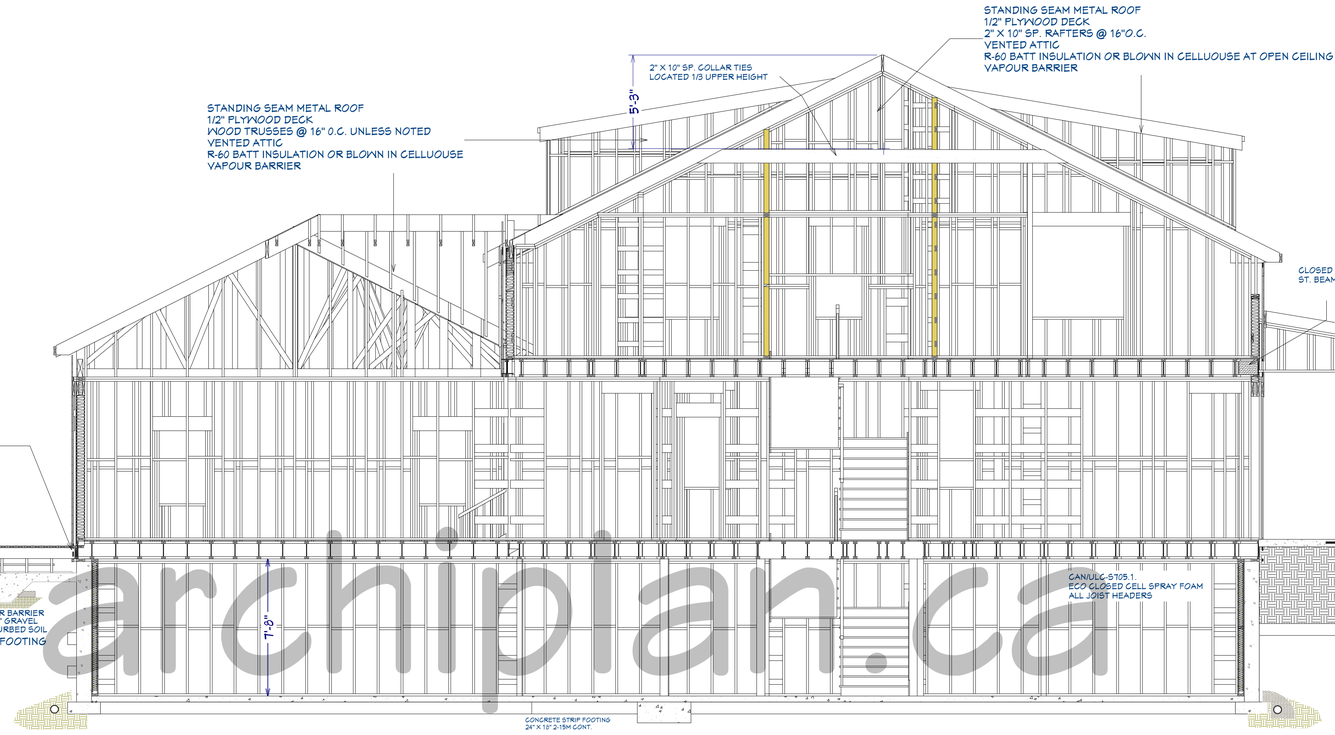


Deck Anchored to Wood Wall: 1st Floor

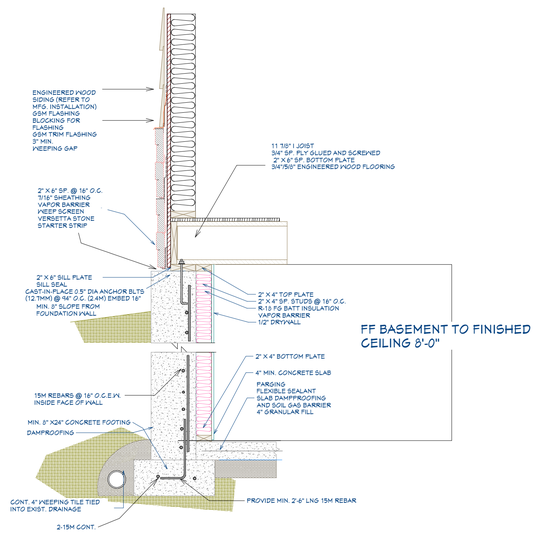


4

DECK SUPPORT
6" X 6" SPF. POST C/W SIMPSON STRONG TIE COLUMN BASE CB66 / COLUMN CAP CCQ3-6DS2.5 12" CONC. SONO TUBE 25 MPA



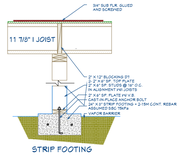
SIDING TERMINATION WITHOUT VERSETTA SILL



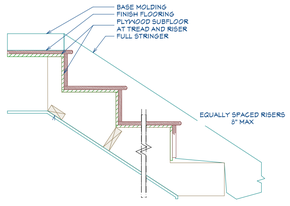
FF BASEMENT TO FINISHED CEILING 8'-0"

10" PROPOSED BASEMENT FOUNDATION: FINISHED 4" WALLS

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



STRIP FOOTING



STAIRS.
1.) INTERIOR AND EXTERIOR STAIRS SHALL BE CONSTRUCTED AS FOLLOWS:
MAX. RISE = 7 1/2"
MIN. RUN = 8 ¼"
MIN. TREAD = 9 ¼"
MIN. HEADROOM INTERIOR = 6'-5"
MIN. HEADROOM EXTERIOR = 6'-9"
HANDRAIL HEIGHT AT STAIR = 32"
HANDRAIL HEIGHT AT INTERMEDIATE LANDINGS = 32"
HANDRAIL HEIGHT AT MAIN LANDINGS = 36"
MIN. STAIR WIDTH= 2'-10" C/W LANDING
THE SAME WIDTH AS THE STAIR.

INTERIOR STAIR
1" = 1'

true north | const. north

REVISION

No.	Date	Description

project 1/19/2026 | issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish 2024

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.

MOOSOMIN RM NO. 121

PROJECT
2 STORY DETACHED DWELLING

DRAWING

SECTION S-1

PROJECT NO.

PLOT DATE: 1/19/2026

SCALE:

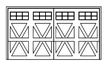
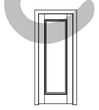
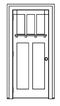
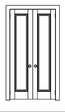
SHEET:

A-10

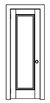
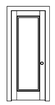
DOOR SCHEDULE

QTY	R/O	3D INTERIOR ELEVATION	HINGE SIDE	DESCRIPTION	AREA, ACTUAL
3	32"X88 1/2"		L	HINGED-TS1000	17.92
					53.75

DOOR SCHEDULE

NUMBER	QTY	R/O	3D INTERIOR ELEVATION	HINGE SIDE	DESCRIPTION	AREA, ACTUAL
D01	1	19 1/2"X96 1/2"		R	EXT. HINGED-GLASS PANEL	12.33
D02	1	37 9/16"X96 1/2"		R	EXT. HINGED-GLASS PANEL	24.38
D03	1	195"X111"			GARAGE-EASTON	144.73
D04	1	26"X82 1/2"		L	HINGED-SLAB	13.33
D05	1	26"X98 1/2"		L	HINGED-TS1000	16
D08	1	30"X98 1/2"		L	HINGED-TS1000	18.67
D09	1	61 1/4"X82 1/2"		L	POCKET-TS1000	16.67
D13	2	32"X98 1/2"		R	HINGED-TS1000	20
D14	1	34"X83"		R	EXT. HINGED-DOOR E21	17.78
D16	1	38"X99"		L	EXT. HINGED-DOOR E21	24
D17	1	50"X98 1/2"		L/R	DOUBLE HINGED-TS1000	32
D18	1	74"X97 1/4"		L/R	EXT. DOUBLE HINGED-GLASS PANEL	48
TOTALS:						407.88

DOOR SCHEDULE

NUMBER	QTY	R/O	3D INTERIOR ELEVATION	HINGE SIDE	DESCRIPTION	AREA, ACTUAL
D01	1	28"X82 1/2"		L	HINGED-SLAB	14.44
D02	2	32"X88 1/2"		L	HINGED-TS1000	17.92
D03	1	30"X88 1/2"		R	HINGED-TS1000	16.72
D04	1	34"X88 1/2"		L	HINGED-TS1000	19.11
D05	1	57 1/4"X88 1/2"		L	POCKET-TS1000	16.72
D06	1	32"X88 1/2"		R	HINGED-TS1000	17.92
TOTALS:						120.75

true north | const. north

REVISION

No.	Date	Description

project 1/19/2026 | issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish 2024

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.

MOOSOMIN RM NO. 121

PROJECT
2 STORY DETACHED DWELLING

DRAWING

DOOR SCHEDULE

PROJECT NO.

PLOT DATE: 1/19/2026

SCALE:

SHEET: A-11

NAILING NOTES: (PER IRC TABLE 9.23.3.4

JOIST TO SILL OR GIRDER	TOE NAIL (3)-8d
BRIDGING TO JOIST	TOE NAIL EA. END (2)-8d
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16d @ 16"OC
STUD TO SOLE PLATE	TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD	END NAIL (2)-16d
DOUBLE STUDS	FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EA. EDGE
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	16d @ 16" OC ALONG EA. EDGE
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL (2)-16d
CEILING JOISTS TO PLATE	TOE NAIL (3)-8d
CONTINUOUS HEADER TO STUD	TOE NAIL (4)-8d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL (3)-10d
RAFTER TO PLATE	TOE NAIL (2)-16d
1" BRACE TO EACH STUD AND PLATE	FACE NAIL (2)-8d
BUILT-UP CORNER STUDS	10d @ 24" OC
2" PLANKS	(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	16d NAILS
(4) OR MORE	1/2" DIA M.B. W/ STANDARD NUT

AND WASHERS

00300 Cast in Place concrete

1. Slabs to be 30MPa, footings and foundation walls 25MPa,
2. Foundations for columns as per structural drawings,
3. 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,
4. Protect concrete from frost or premature moisture loss,
5. Foundation walls, footings, and slabs as per details on drawings,
6. Cast in 5/8"by 8"long anchor bolts at 6'o.c.,
7. Refer to structural notes for detailed information,

05120 Structural Steel

1. Provide engineered shop drawings for structural steel members with P.Eng stamp,
2. All steel to be shop primed, all joints to be welded,
3. Grout below all beam pockets with 30Mpa dry pack no-shrink grout,
4. Provide steel members as indicated,
5. Refer to structural notes for detailed information,

06100 Rough Carpentry

1. All lumber to be No. 1 and 2 SPF, FSC certified.
2. Sub-flooring to be 5/8"T&G plywood glued and screwed to joists, unless otherwise noted.
3. Typical wood framed construction for new walls & roofs.
4. Provide engineered shop drawings with P. Eng stamp for all pre-engineered products.
5. Lintels and columns as per schedules and manufacturers'recommendations,
6. Sill plates to be pressure treated wood on foam gaskets anchored to foundation walls,
7. Provide Tyvek air barrier, taped and sealed,
8. Provide 6 mil poly at interior surfaces, taped and sealed, provide continuous vapour barrier around sill plates and headers,
9. Refer to structural notes for detailed information,

06400 Millwork

1. Millwork for kitchen and bathrooms provided by owner, installed by GC.
2. 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:
1) 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
2) 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 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 SCREWEDPLY OSB.

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

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

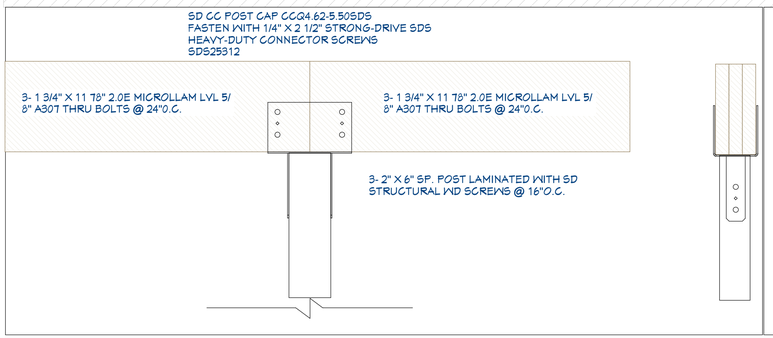
INSULATION AND WEATHERPROOFING: NBC 9.36 REFER TO HVAC DESIGN

1) MINIMUM R (RSI) VALUE REQUIREMENTS

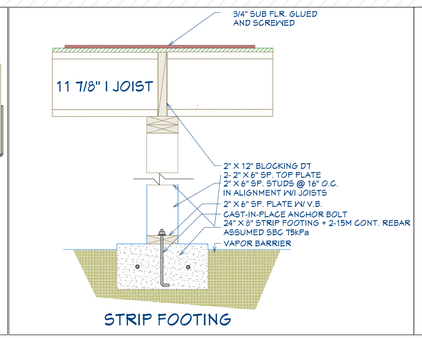
CEILING WITH ATTIC	R60 (RSI 8.81)
ROOF WITHOUT ATTIC	R31 (RSI 5.46)
EXTERIOR WALL	R22 (RSI 3.87)
FOUNDATION WALL	R14 (RSI 2.47
EXPOSED FLOOR ABOVE GARAGE	R31 (RSI 5.46)
SLAB ON GRADE UNHEATED	R8 (RSI 1.41)
SLAB ON GRADE HEATED	R10 (RSI 1.76)
SUPPLY DUCTS IN HEATED SPACE	R12 (RSI 2.11)

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

SST POST CAP

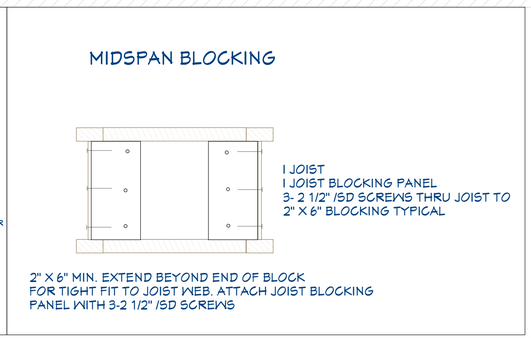


STRIP FOOTING

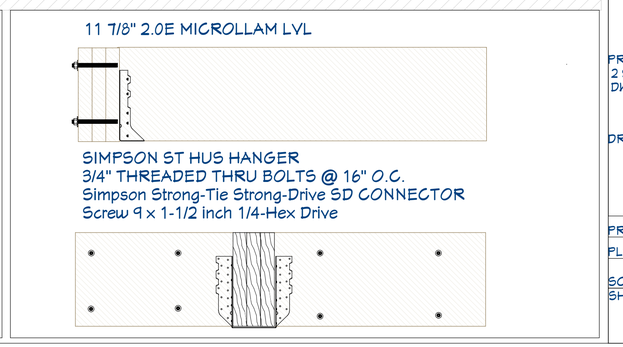


STRIP FOOTING

MID SPAN BLOCKING I JOIST



TYPICAL LVL BEAM CONNECTION



true north | const. north

REVISION

No.	Date	Description

project 1/19/2026 | issue for permit

FOR ENGINEER REVIEW

Archiplan: Paul Mandrish 2024

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 what 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.

MOOSOMIN RM NO. 121

PROJECT
2 STORY DETACHED DWELLING

DRAWING

PROJECT NO.

PLOT DATE: 1/19/2026

SCALE:

SHEET: A-12