

**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 WAVES 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 10" ABOVE SHOWER DRAINS.

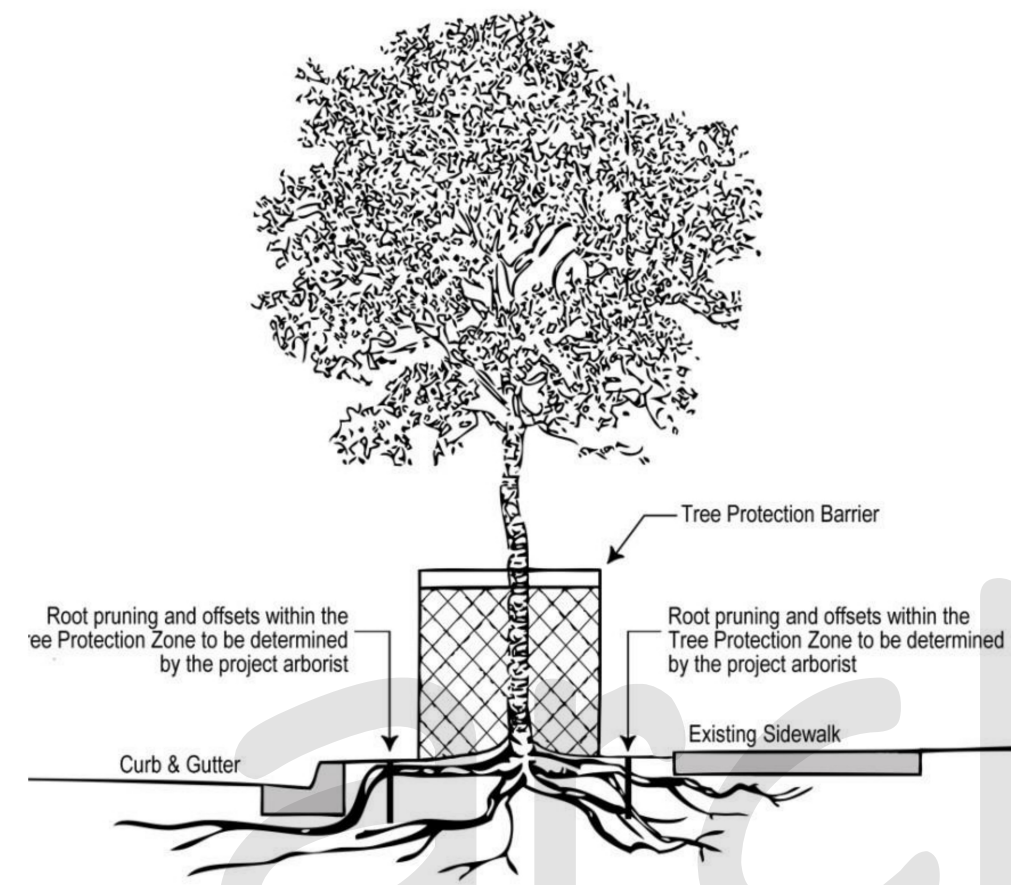
INSULATE WASTE LINES FOR SOUND CONTROL.

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		FT2	M2
PROJECT: RM OF DUCK LAKE NO.463			
EXISTING ZONING	RURAL		
LOT AREA		14400	1337.80
FRONTAGE		111	33.83
BUILDING DATA			
GARAGE		608	52.00
GROUND FLOOR		2946	273.69
SECOND FLOOR		0	0.00
PORCH		0	0.00
DECK		0	0.00
TOTAL PROJECT		3554	325.69
TOTAL HEIGHT FROM TOP OF FOUNDATION WALL		26	7.92
ZONING	PROPOSED	ALLOWED	
SITE COVERAGE MAX. ALLOWED 40%		325.69	535.12
		24.35%	40.0%
ALLOWED SETBACKS	PROPOSED	ALLOWED	
MIN FRONT YARD	9.14	6	
MIN. REAR YARD	8.86	6	
MIN. SIDE YARD S	1.52	1.5	
MIN. SIDE YARD N	5.41	1.5	
ROOF PEAK	7.92	11	

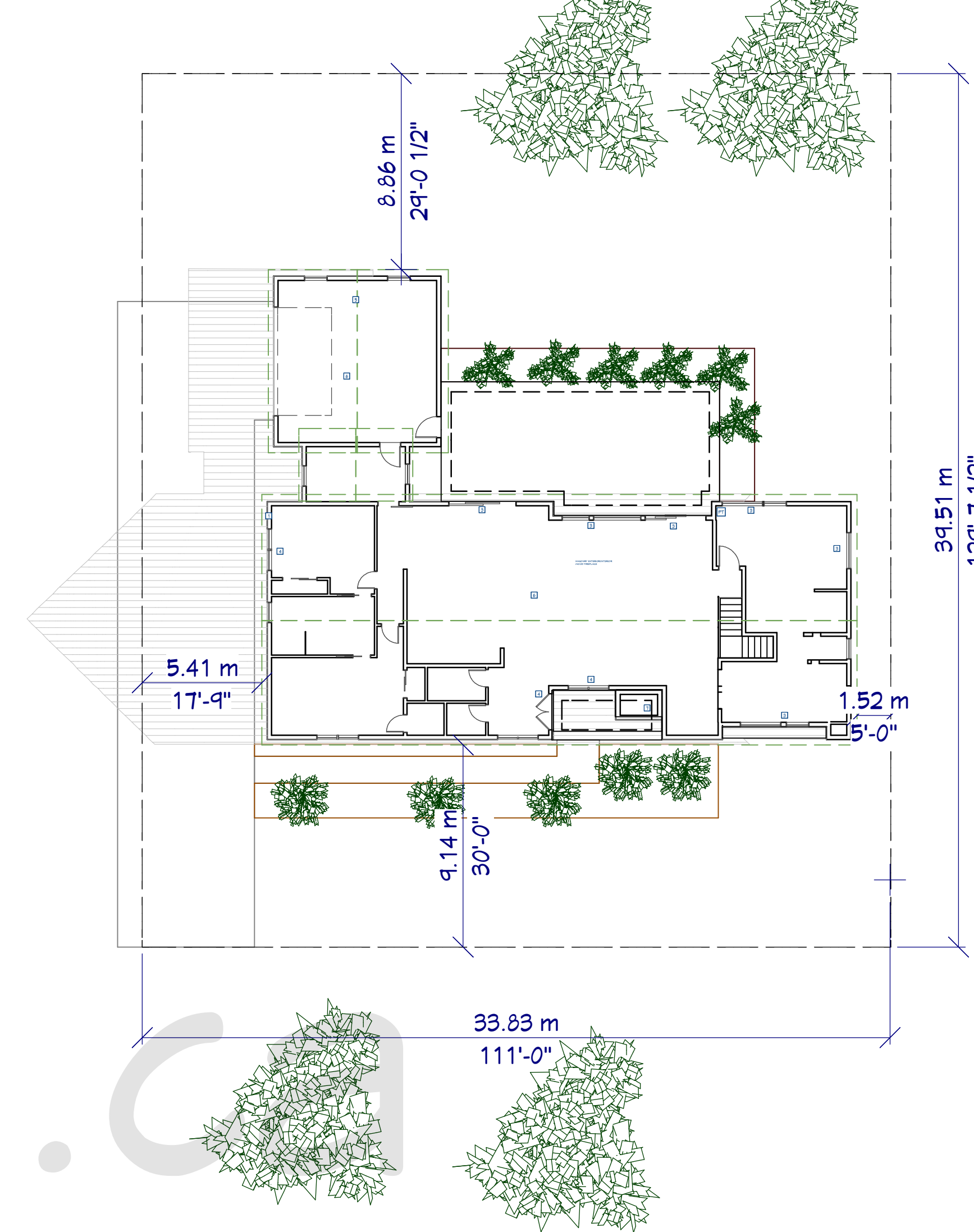


**Tree Protection and Preservation Specification**



**PRAIRIE FARM HOUSE SERIES**

A-9.10.14.5.(11) AND 9.10.15.5.(10) ROOF SOFFIT PROJECTIONS.



51.6337° N, 102.4376° W

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true north		const. north	
REVISION			
No.	Date	Description	

project 2/9/2026 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. ARCHIPLAN.CA 2025

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3500 5F PRAIRIE

PROJECT RM OF DUCK LAKE NO.463,

DRAWING

SITE PLAN

PROJECT NO.

PLOT DATE: 2/9/2026

SCALE:

SHEET:

A-1

**GENERAL SPECIFICATIONS**

**GENERAL NOTES.**

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

**STEEL COLUMNS.**

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

**WOOD FRAMING.**

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

**PRE-MANUFACTURED WOOD FRAMING.**

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

**GLUE LAMINATED WOOD BEAMS.**

- 1.) ALL FRAMING MATERIALS AND METHODS FOR GLUE LAMINATED WOOD BEAMS TO BE INSTALLED AS PER MANUFACTURERS DETAILS AND SPECIFICATION.
- 2.) ALL BEAM TO BEAM, AND BEAM TO COLUMN CONNECTIONS SHALL BE MIN 1/2" METAL PLATE CONNECTIONS 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 A-9.27.3.8.**

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

**FIRE SEPARATIONS.**

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

**SMOKE ALARMS.**

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

**NBC NOTES - GENERAL**

TYPICAL PROJECT RELATED NOTES:

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

**A-9.27.3.8.(3) LOCATION OF FLASHING**

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

**A-9.27.3.8.EXTENSION OF FLASHING**

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

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

1. FLASHING BENEATH WEEP HOLES IN CAVITY WALLS AND MASONRY VENEER/MASONRY BRICK-UP WALLS SHALL;
  - a) BE BEDDED NOT LESS THAN 25MM (1") IN THE INSIDE WYTHE,
  - b) EXTENDED TO NOT LESS THAN 5MM (3/16") BEYOND THE OUTER FACE OF THE BUILDING ELEMENT BELOW THE FLASHING, AND
  - c) BE INSTALLED WITH A NOMINALLY HORIZONTAL SLOPE TOWARDS THE OUTSIDE WYTHE.
- 9.20.0.2 FLASHING FOR WEEP HOLES IN VENEER
  1. FLASHING BENEATH WEEP HOLES IN MASONRY VENEER OVER MASONRY BACK-UP WALLS SHALL CONFORM TO THE FLASHING REQUIREMENTS FOR CAVITY WALLS AND MASONRY VENEER/MASONRY BACK-UP WALLS IN ARTICLE 9.20.13.5.
  2. FLASHING BENEATH WEEP HOLES IN MASONRY VENEER OVER WOOD-FRAME WALLS SHALL BE INSTALLED SO THAT IT EXTENDS FROM A POINT NOT LESS THAN 5MM (3/16") BEYOND THE OUTER FACE OF THE BUILDING ELEMENT BELOW THE FLASHING TO A POINT 150MM (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  
REQUIRED BARRIER TO AIR LEAKAGE**

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

**9.25.4.1 REQUIRED BARRIER TO VAPOR DIFFUSION**

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



true north	const. north	
<b>REVISION</b>		
No.	Date	Description

project 2/9/2026	issue for permit
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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. ARCHIFLAN.CA 2025

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3500 5F PRAIRIE

PROJECT  
RM OF DUCK LAKE  
NO.463,

DRAWING

STANDARDS

PROJECT NO.  
PLOT DATE: 2/9/2026

SCALE:  
SHEET:

**A-2**

**GENERAL SPECIFICATIONS**

true north	const. north	
REVISION		
No.	Date	Description

project  
2/9/2026

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. ARCHIPLAN.CA 2025

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3500 5F PRAIRIE

PROJECT  
RM OF DUCK LAKE  
NO. 463,

DRAWING  
ELEVATIONS

PROJECT NO.  
PLOT DATE: 2/9/2026

SCALE:  
SHEET:  
A-3



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



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

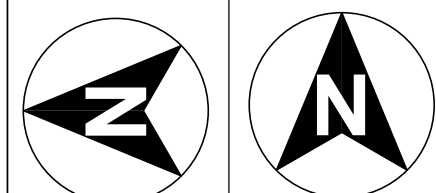
**CERTAINEED PRESIDENTIAL ASPHALT**  
ASPHALT SHINGLES  
ICE AND WATER SHIELD ENTIRE ROOF AREA  
5/8" ROOF SHEATHING

**Versetta Stone LedgeStone**  
Mechanically Fastened Stone

**EXTERIOR WALL SIDING**  
KWP NATURETECH® ENGINEERED WOOD SIDING  
PT. FURRING STRIP @ 16" O.C.  
3/4" EXT. PLY  
R-24 BATT INSULATION  
VAPOUR BARRIER  
1/2" DRYWALL

archiplan.ca

true north const. north



REVISION		
No.	Date	Description

project 2/9/2026 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. ARCHIPLAN.CA 2025

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3500 5F PRAIRIE

PROJECT RM OF DUCK LAKE NO. 463,

DRAWING ELEVATIONS

PROJECT NO. PLOT DATE: 2/9/2026

SCALE: SHEET: A-4

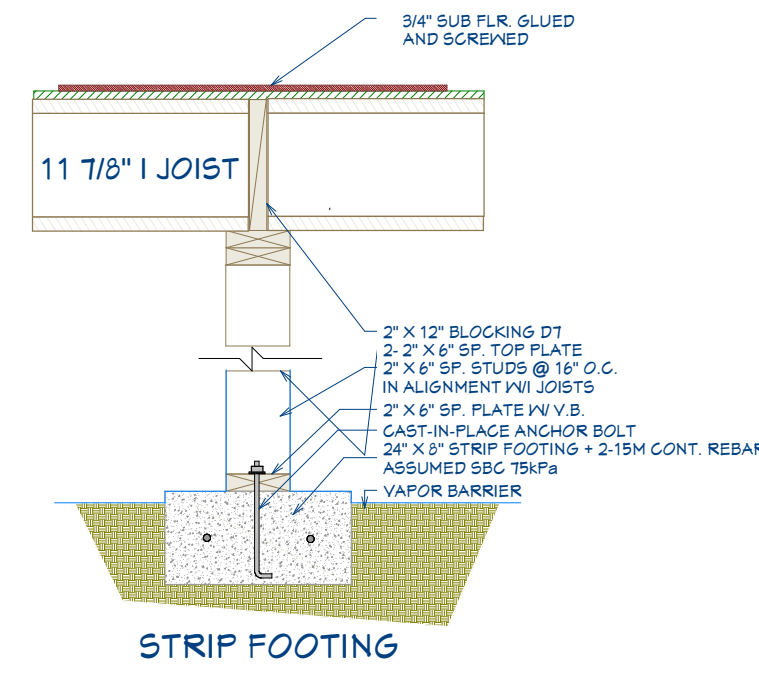
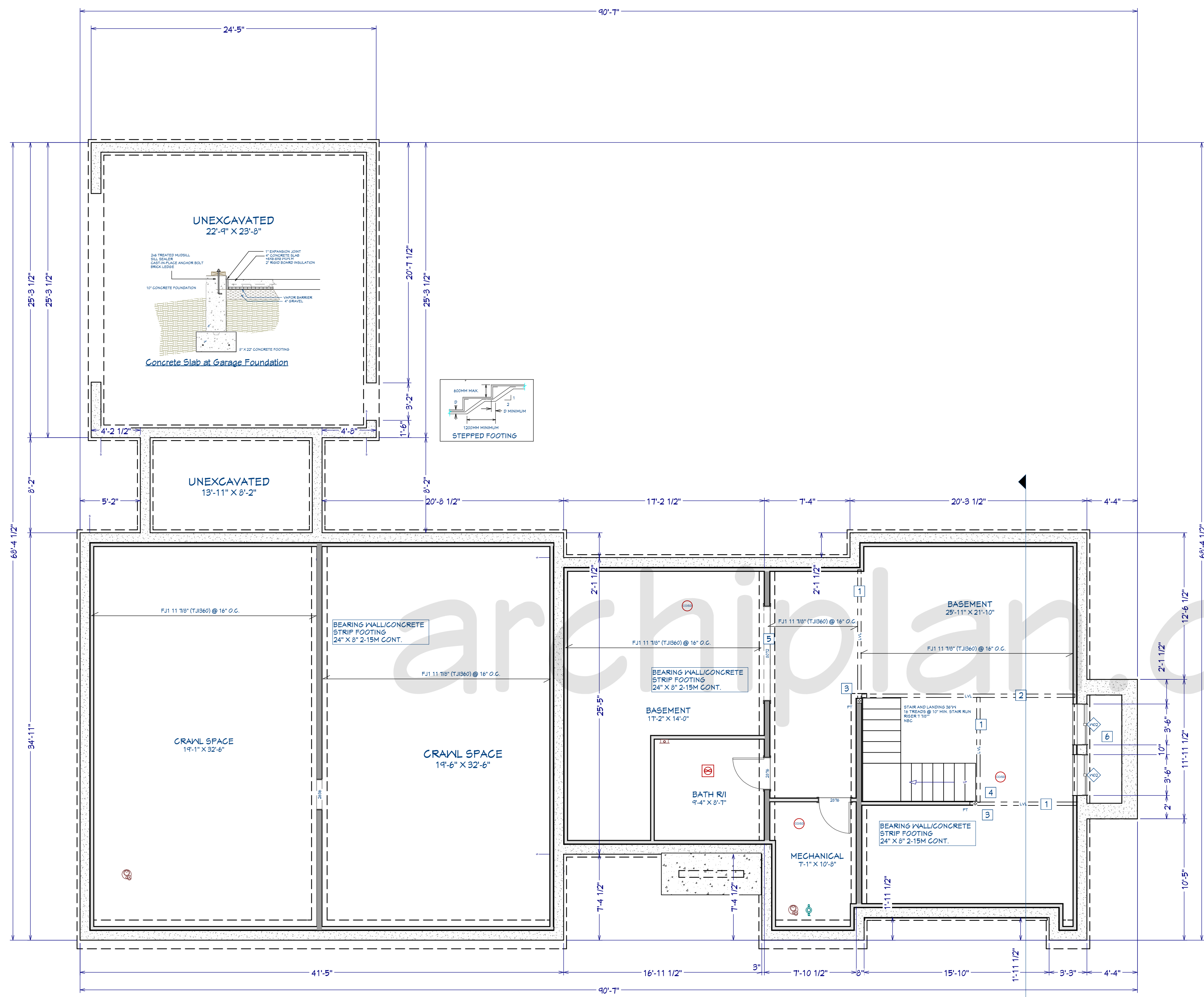


EAST ELEVATION 1/4"=1'-0"



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

archiplan.ca



4.25.3.6-A  
DAMP-PROOFING AND SOIL GAS CONTROL AT FOUNDATION WALL/FLOOR  
JUNCTIONS WITH SOLID WALLS  
A-4.25.3.4. AND 4.25.3.6-B  
DAMP-PROOFING AND SOIL GAS CONTROL AT FOUNDATION WALL/FLOOR  
JUNCTIONS WITH HOLLOW WALLS

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

TYPICAL PERIMETER FOOTING:  
24\"/>

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

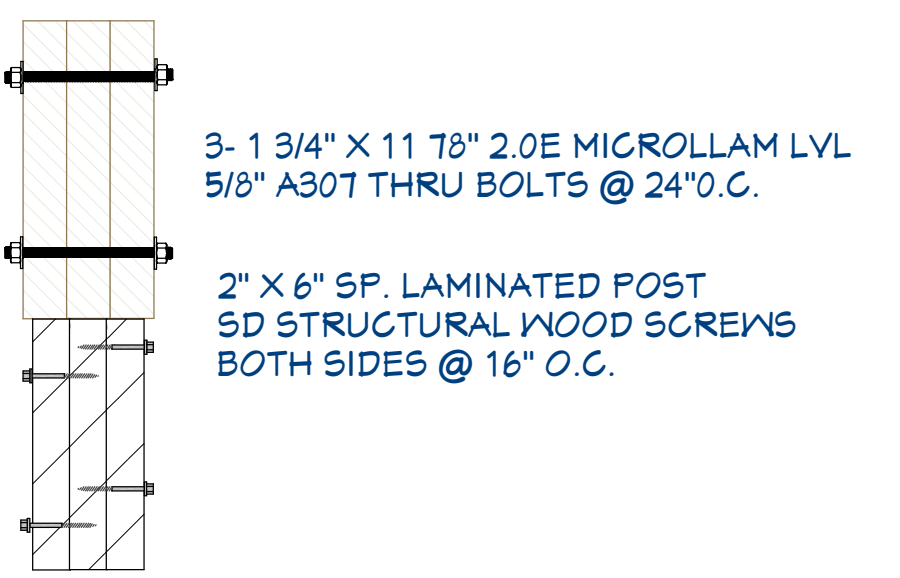
ELECTRICAL SCHEDULE	
2D SYMBOL	DESCRIPTION
	CO/SMOKE DETECTOR
	EXHAUST FAN
	SUMP PUMP
	WATER METER

FRAMING NOTES	
1	3- 1 3/4\"/>
2	4- 1 3/4\"/>
3	3- 2\"/>
4	6\"/>
5	3- 1 3/4\"/>
6	A-9.10.1.(3) WINDOW OPENING INTO A WINDOW WELL

AREA			
ROOM NAME	AREA, INTERIOR (SQ FT)	AREA, STANDARD	
BASEMENT	307	375	
BASEMENT	697	812	
BATH R/I	81	98	
MECHANICAL	74	97	
UNSPECIFIED	0	3	
TOTALS:	1158	1385	

A-9.10.1.(2) BEDROOM WINDOW OPENING AREAS AND DIMENSIONS							
NUMBER	3D PERSPECTIVE	AREA, ACTUAL	LABEL	QTY	FLOOR	R/O	DESCRIPTION
W02		15.49	UCAP4654	2	0		43\"/>
TOTALS:		30.99					

9.10.22. FIRE PROTECTION FOR GAS, PROPANE AND ELECTRIC COOKTOP'S  
FRAMING, FINISHES AND CABINETRY INSTALLED DIRECTLY ABOVE THE LOCATION  
OF THE COOKTOP SHALL BE NOT LESS THAN 750MM (29- 1  
2\") ABOVE THE LEVEL  
OF COOKTOP BURNERS OR ELEMENTS. FRAMING, FINISHES AND CABINETS INSTALLED  
DIRECTLY ABOVE THE LOCATION OF THE COOKTOP IS PERMITTED TO BE REDUCED TO  
600MM (23- 5  
8\") ABOVE THE LEVEL OF THE ELEMENTS OR BURNERS IN COMPLIANCE  
WITH 9.10.22.2 (2) (A) AND (B). EXCEPT AS PROVIDED IN 9.10.22.2. (2) AND (3),  
COMBUSTIBLE WALL FRAMING, FINISHES OR CABINETS WITHIN 450MM (17- 3  
4\") OF THE  
AREA WHERE THE COOKTOP IS TO BE LOCATED SHALL BE PROTECTED ABOVE THE LEVEL OF  
THE HEATING ELEMENTS OR BURNERS BY MATERIAL PROVIDING FIRE RESISTANCE NOT  
LESS THAN THAT OF A 9.5MM (3  
8\") THICKNESS OF GYPSUM BOARD.  
NOTE: ALL WOOD FRAMED WINDOW OPENINGS THAT EXCEED 48\"/>



true north	const. north	
REVISION		
No.	Date	Description

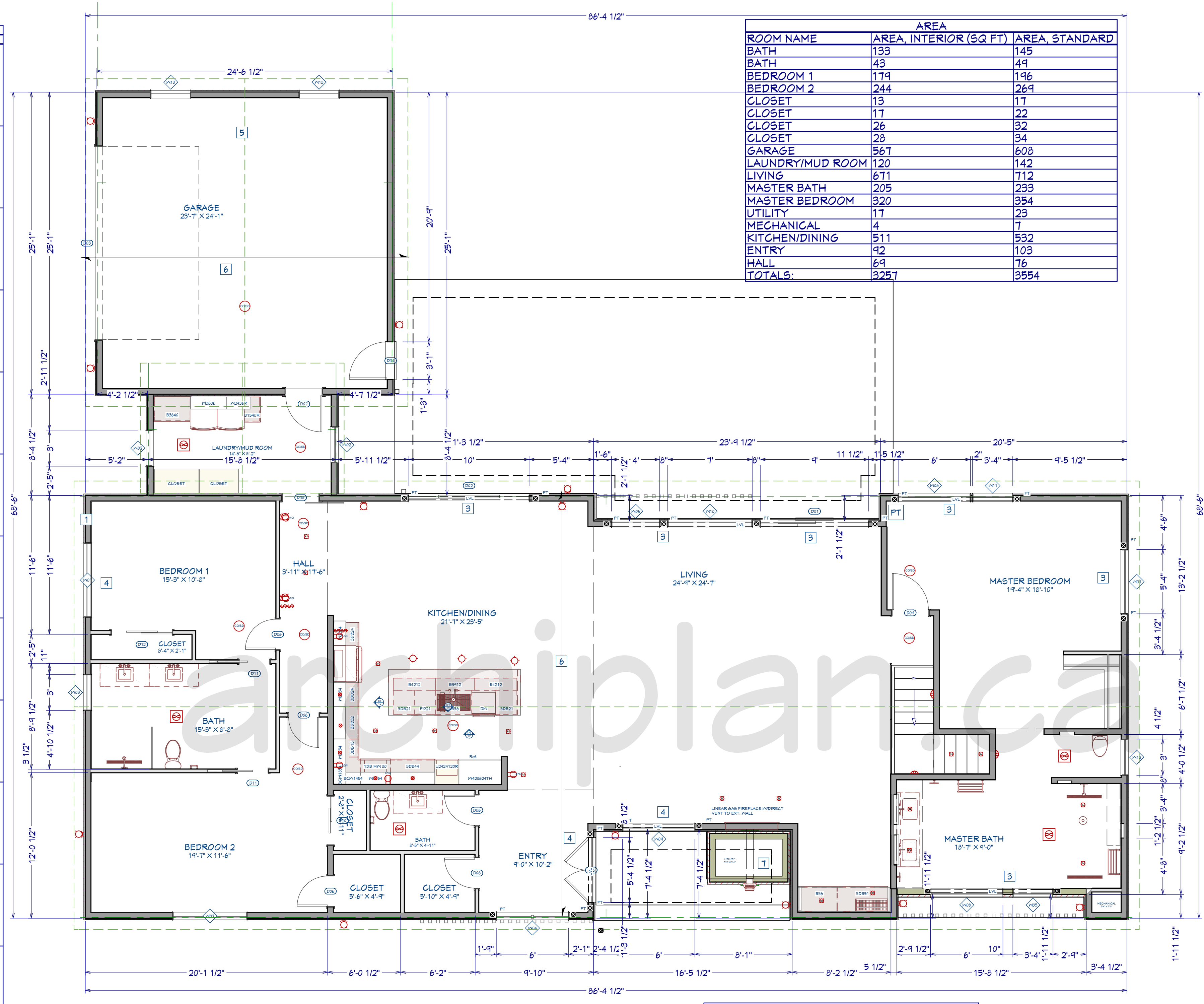
project  
2/9/2026  
issue for permit

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Dimensions are taken to stud face.

3500 5F PRAIRIE  
  
PROJECT  
RM OF DUCK LAKE  
NO. 463,  
  
DRAWING  
FOUNDATION  
  
PROJECT NO.  
PLOT DATE: 2/9/2026  
  
SCALE:  
SHEET:  
**A-5**

A-4.1 TO 1.2) BEDROOM WINDOW OPENING AREAS AND DIMENSIONS				
NUMBER	3D PERSPECTIVE	QTY	R/O	DESCRIPTION
W01		1	65"X23 5/8"	FIXED GLASS
W02		2	37"X62 1/2"	SINGLE AWNING
W03		1	37"X72 1/2"	SINGLE CASEMENT-HL
W04		1	73"X91 1/2"	DOUBLE CASEMENT-LH/RH
W05		1	41"X95 5/8"	SINGLE CASEMENT-HL
W06		1	49"X95 5/8"	SINGLE CASEMENT-HL
W07		2	75"X73"	MULLER UNIT
W08		2	73"X95 5/8"	FIXED GLASS
W09		1	73"X93 1/2"	DOUBLE CASEMENT-LH/RH
W10		1	85"X95 5/8"	FIXED GLASS
W11		1	41"X95 5/8"	DOUBLE AWNING-T/B
W12		1	37"X23 5/8"	SINGLE AWNING
W13		2	41"X64 1/2"	SINGLE AWNING



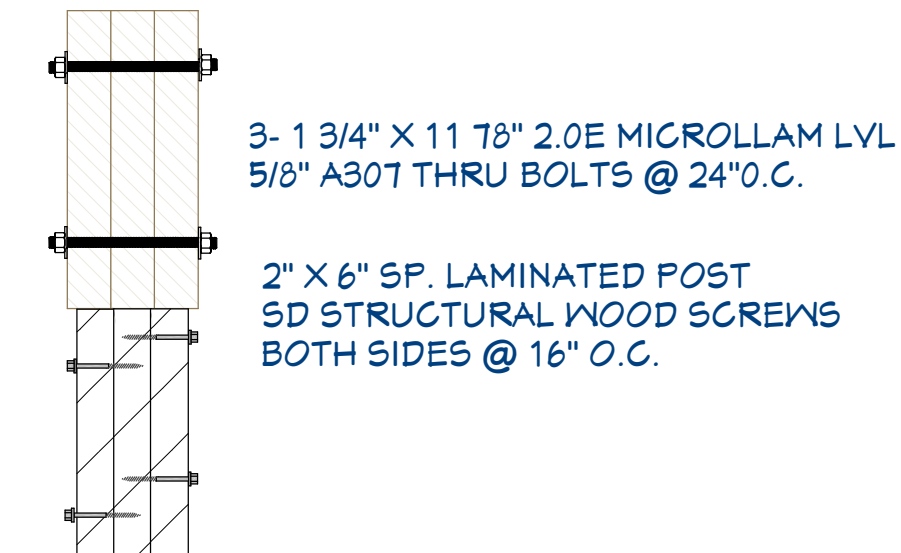
ROOM NAME	AREA, INTERIOR (SQ FT)	AREA, STANDARD
BATH	133	145
BATH	43	49
BEDROOM 1	179	196
BEDROOM 2	244	269
CLOSET	13	17
CLOSET	17	22
CLOSET	26	32
CLOSET	28	34
GARAGE	567	608
LAUNDRY/MUD ROOM	120	142
LIVING	671	712
MASTER BATH	205	233
MASTER BEDROOM	320	354
UTILITY	17	23
MECHANICAL	4	7
KITCHEN/DINING	511	532
ENTRY	92	103
HALL	69	76
TOTALS:	3257	3554

3D EXTERIOR ELEVATION	QTY	R/O	DOORS	DESCRIPTION
	1	109"X97 13/16"	EXT.	3+0-PANEL SLIDER-GLASS PANEL
	1	120 1/116"X97 13/16"	EXT.	SLIDER-GLASS PANEL
	1	194"X94"	GARAGE-MODERN STEEL - GROOVED	
	1	38 7/16"X96"	EXT.	HINGED-GLASS PANEL
	1	65 5/8"X96"	EXT.	DOUBLE HINGED-GLASS PANEL
	5	32"X98 1/2"	HINGED- 20 INTERIOR	
	1	38"X93"	EXT.	HINGED-9220 RAISED PANEL 20 MIN. FIRE-RELATED DOOR
	1	38"X98 1/2"	BARN-BARNPLANK DOOR	
	1	38"X98 1/2"	HINGED- 20 INTERIOR	
	1	50"X98 1/2"	SLIDER-TS1000	
	2	61 1/4"X98 1/2"	POCKET- 20 INTERIOR	
	1	62"X98 1/2"	SLIDER-TS1000	

FRAMING NOTES	
1	TYP. EXT. 2" X 6" SP. WALL @ 16" O.C. ENGINEERED SIDING PT. FURRING STRIP @ 16" O.C. 3/4" EXT. FLY R-24 BATT INSULATION VAPOUR BARRIER 1/2" DRYWALL
PT	PT-TYP. 3-2" X 6" SP. LAMINATED POST
3	3- 1 3/4" X 9 1/2" 2.0E MICROLLAM LVL
4	2- 1 3/4" X 9 1/2" 2.0E MICROLLAM LVL
5	2-11 7/8" X 9 1/2" 2.0E MICROLLAM LVL
6	UNLESS NOTED ROOF TRUSS @ 16" O.C. REFER TO SEALED DRAWINGS
7	2" X 6" SP. EXT. WALL W/ STONE FACING/5/8" FIRE RATED DRYWALL SIDE FACING INTERIOR OF HOUSE

ELECTRICAL SCHEDULE	
2D SYMBOL	DESCRIPTION
	CAGED LANTERN SCOSCE
	EXHAUST FAN
	GRAN ANDROS PENDANT
	RECESSED DOWN LIGHT 4
	TENGOS
	CO/SMOKE DETECTOR
	PUCK
	CLAYTON SCOSCE
	GFCI RECEPTACLE
	DOUBLE SWITCH

9.10.19 SMOKE ALARMS  
 (1) WITHIN DWELLING UNITS SUFFICIENT SMOKE ALARMS CONFORMING TO CAN/ULC-531 SHALL BE INSTALLED SO THAT  
 (A) THERE IS AT LEAST ONE SMOKE ALARM ON EACH STOREY, INCLUDING BASEMENTS, AND  
 (B) ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED IN EACH SLEEPING ROOM, AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.  
 (2) SMOKE ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENTS IN 10.5.3. OF NFPA 72. THE VISUAL SIGNALING COMPONENT NEED NOT BE INTEGRATED WITH THE SMOKE ALARM PROVIDED IT IS INTERCONNECTED TO IT.  
 INTERCONNECTED SMOKE ALARMS TO BE PERMANENTLY CONNECTED AND HAVE A BATTERY BACKUP AS PER NBC 9.10.19.4



true north const. north

REVISION

No.	Date	Description

project 2/9/2026 issue for permit

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3500 5F PRAIRIE

PROJECT RM OF DUCK LAKE NO.463

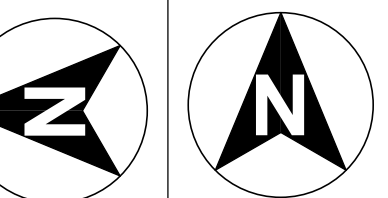
DRAWING GROUND FLOOR

PROJECT NO. PLOT DATE: 2/9/2026

SCALE: SHEET: A-6

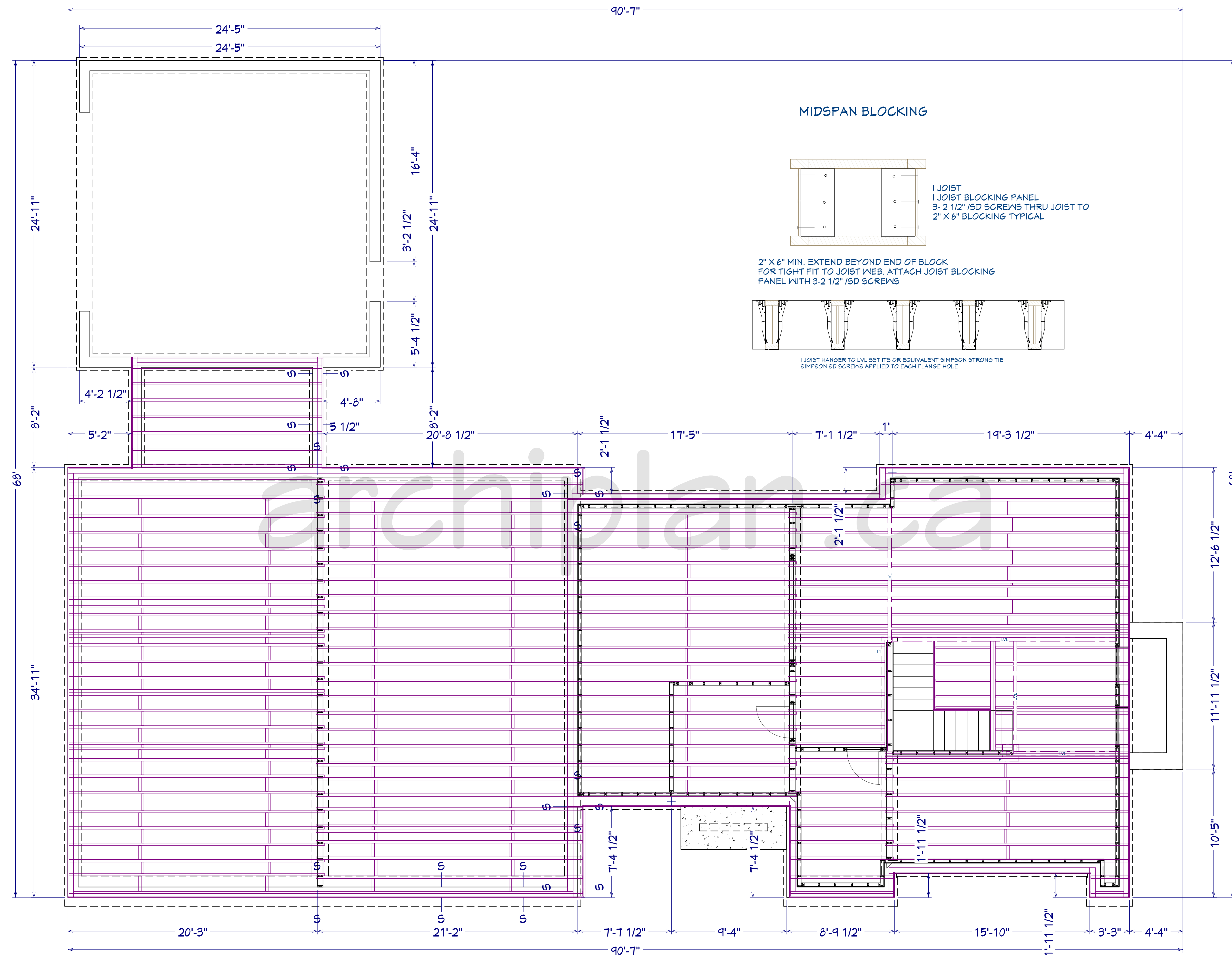
PRE-SCREENING SUBJECT TO FINAL ENGINEER REVIEW  
REFER TO SEALED DRAWINGS TO BE PROVIDED BY PENN-TRUSS

true north const. north



REVISION		
No.	Date	Description

project  
2/9/2026 issue for permit



FOUNDATION JOIST LAYOUT 1/4"=1'-0"

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PROJECT  
RM OF DUCK LAKE  
NO. 463,

DRAWING

1 JOIST

PROJECT NO.  
PLOT DATE: 2/9/2026

SCALE:  
SHEET:

A-7

ATTIC VENTILATION:  
AREA / 4500SF


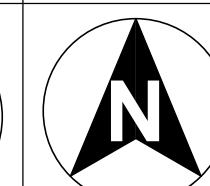
PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.

PROVIDE GABLE VENTS ALL GABLE ENDS.

PROVIDE GALV. ROOF VENTS ON BACKSIDE OF ROOFLINE ABOVE CONDITIONED AREA.

1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. 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.
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
7. ALL ROOF FRAMING 16" O.C.
8. ROOF PITCH 9:12 @:12 REFER TO ELEVATIONS
9. SCISSORS TRUSS CEILING PITCH 2:12.
10. TRUSSES MANUFACTURED BY PENN-TRUSS
11. ALL OVERHANGS 16"

PRE-SCREENING SUBJECT TO FINAL ENGINEER REVIEW  
REFER TO SEALED DRAWINGS TO BE PROVIDED BY PENN-TRUSS

true north	const. north	
		
REVISION		
No.	Date	Description

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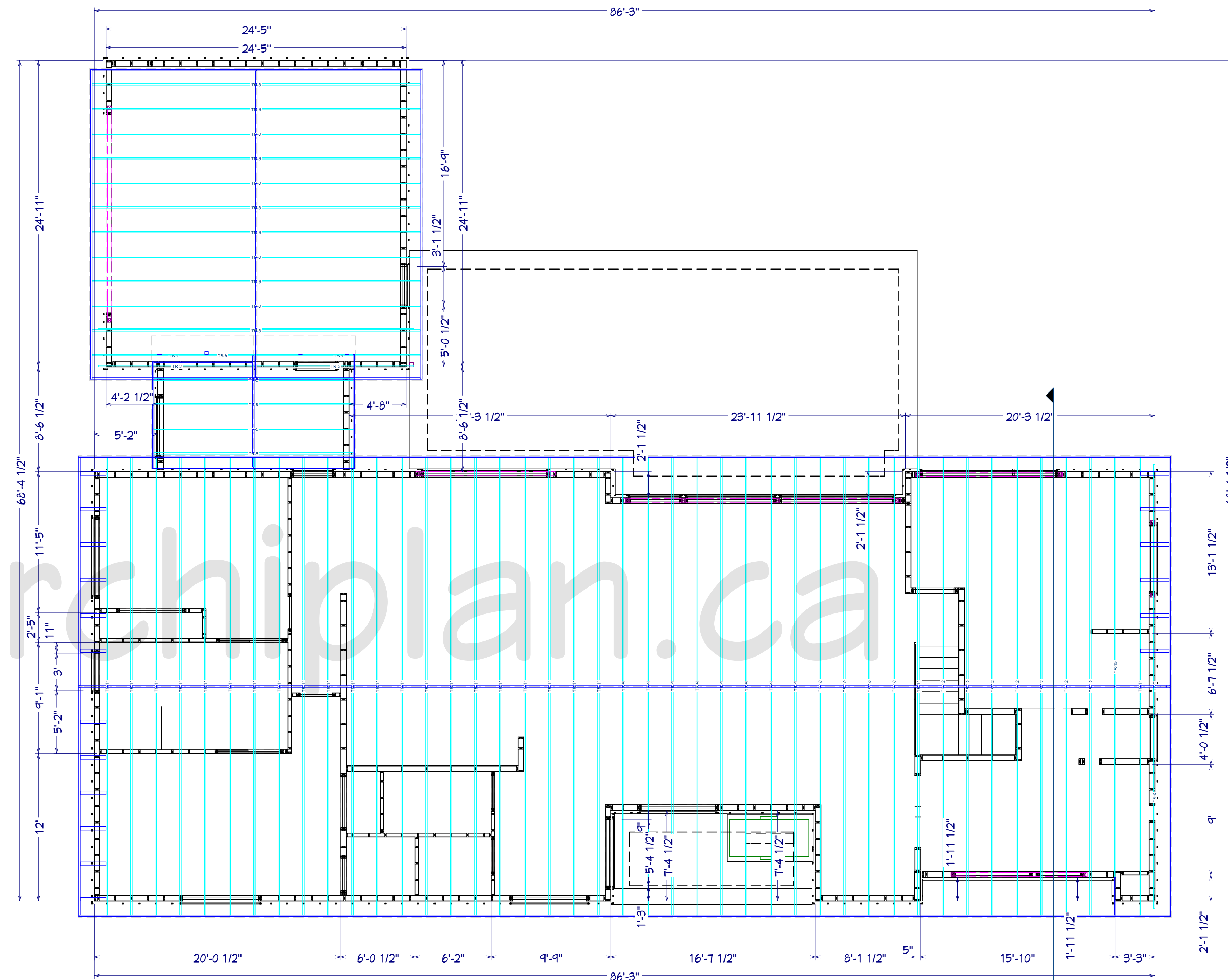
PROJECT  
RM OF DUCK LAKE  
NO. 463,

DRAWING  
TRUSS

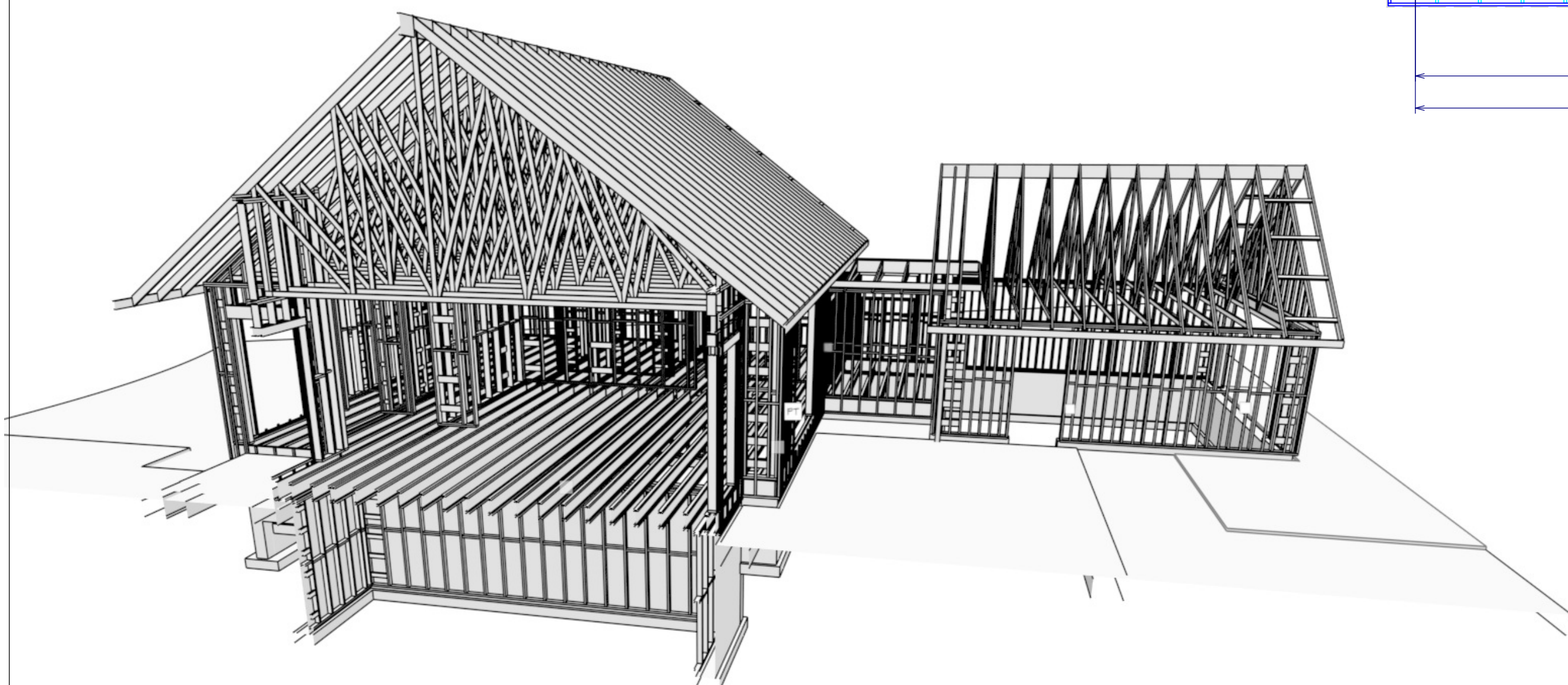
PROJECT NO.  
PLOT DATE: 2/9/2026

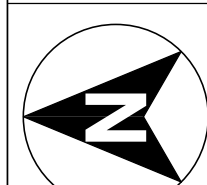
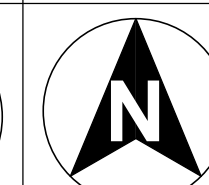
SCALE:  
SHEET:

A-8



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



true north	const. north	
		
REVISION		
No.	Date	Description

project  
2/9/2026

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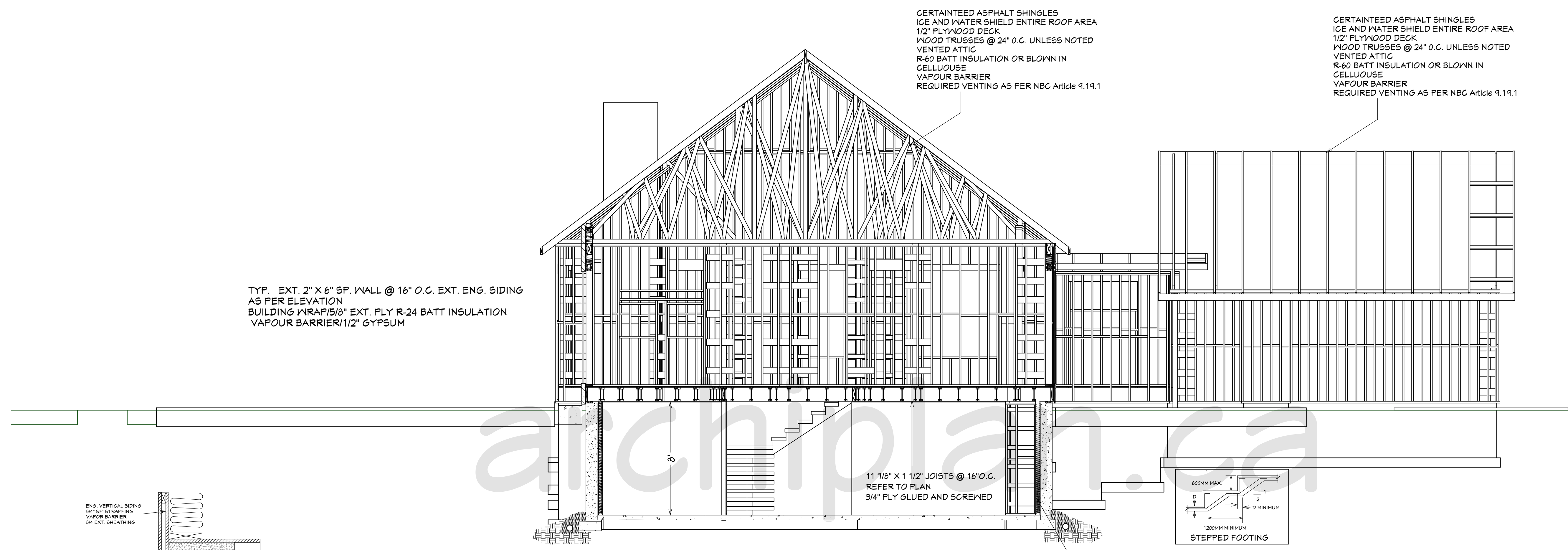
PROJECT  
RM OF DUCK LAKE  
NO. 463,

DRAWING

SECTION

PROJECT NO.  
PLOT DATE: 2/9/2026

SCALE:  
SHEET:  
A-9

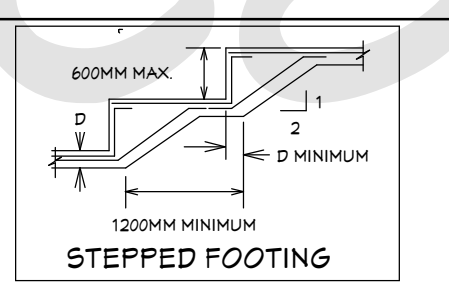


TYP. EXT. 2" X 6" SP. WALL @ 16" O.C. EXT. ENG. SIDING AS PER ELEVATION  
BUILDING WRAP/5/8" EXT. PLY R-24 BATT INSULATION VAPOUR BARRIER/1/2" GYPSUM

CERTAINTED ASPHALT SHINGLES  
ICE AND WATER SHIELD ENTIRE ROOF AREA  
1/2" PLYWOOD DECK  
WOOD TRUSSES @ 24" O.C. UNLESS NOTED  
VENTED ATTIC  
R-60 BATT INSULATION OR BLOWN IN CELLULOSE  
VAPOUR BARRIER  
REQUIRED VENTING AS PER NBC Article 9.19.1

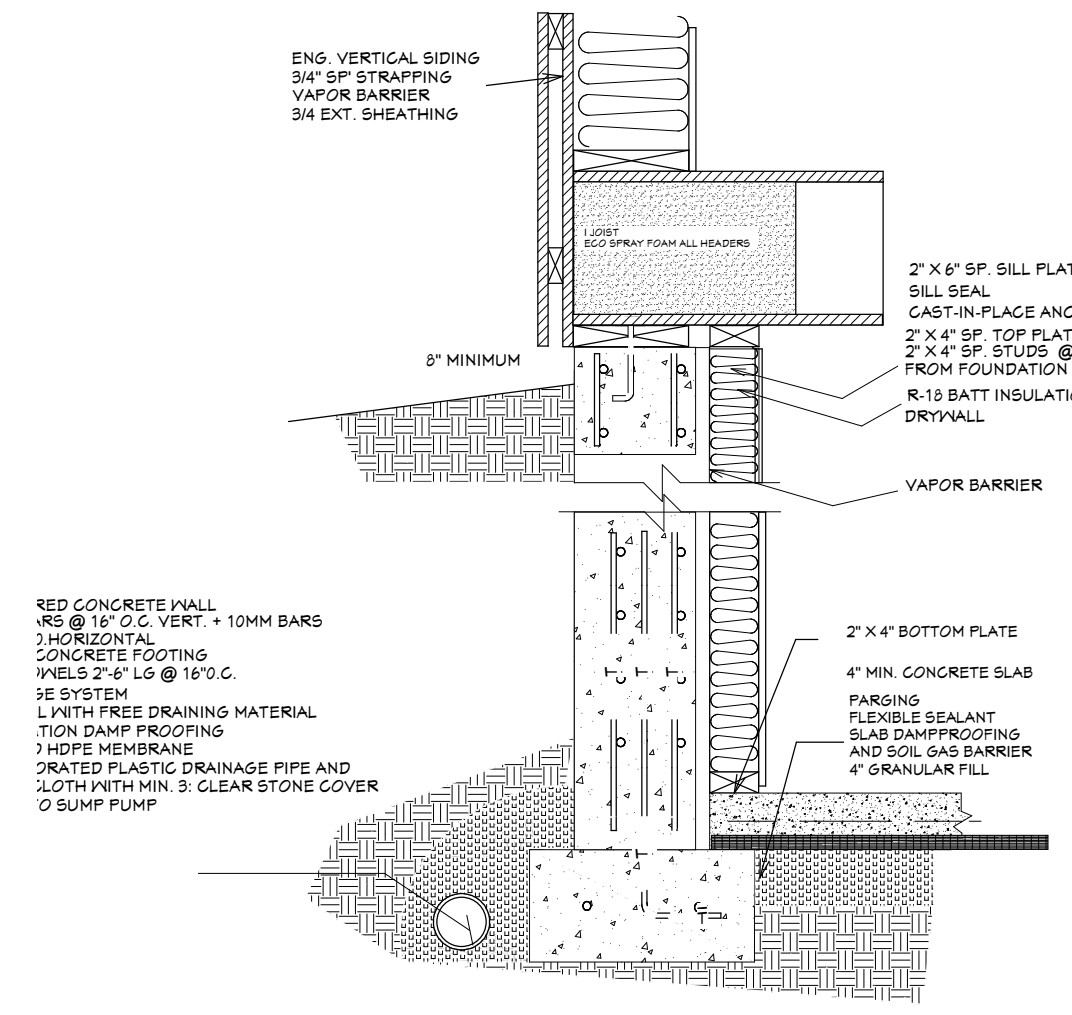
CERTAINTED ASPHALT SHINGLES  
ICE AND WATER SHIELD ENTIRE ROOF AREA  
1/2" PLYWOOD DECK  
WOOD TRUSSES @ 24" O.C. UNLESS NOTED  
VENTED ATTIC  
R-60 BATT INSULATION OR BLOWN IN CELLULOSE  
VAPOUR BARRIER  
REQUIRED VENTING AS PER NBC Article 9.19.1

11 7/8" X 1 1/2" JOISTS @ 16" O.C.  
REFER TO PLAN  
3/4" PLY GLUED AND SCREWED



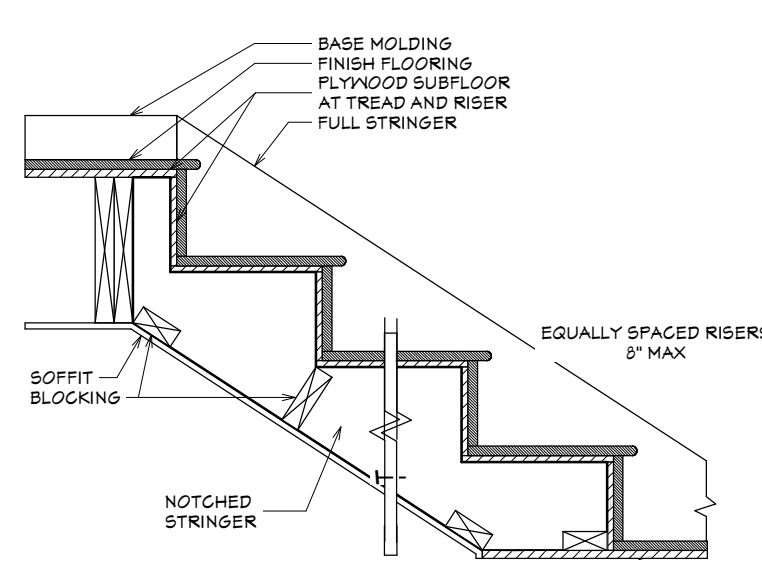
TYPICAL 2"X4" FOUNDATION PERIMETER WALL  
2"X4" SP. STUDS @ 16" O.C. R-18 BATT INSULATION  
1/2" DRYALL ONE SIDE  
2"X4" TREATED SILL PLATE (BASEMENT ONLY)  
6MIL. POLY SEPERATING WOOD PLATE FROM CONC. SLAB

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



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

Basement Foundation 4" Walls



STAIRS.  
1.) INTERIOR AND EXTERIOR STAIRS SHALL BE CONSTRUCTED AS FOLLOWS:  
MAX. RISE = 7 1/2"  
MIN. RUN = 8 1/2"  
MIN. TREAD = 9 1/4"  
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'

SECTION S-1 1/4"=1'-0"

**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  
16d @ 16" OC ALONG EA. EDGE

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  
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

**00900 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 15'0.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 6'0.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, F5C 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 WAVES 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 POLYSOCYANURATE 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 SCREWED PLY 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

true north	const. north	
REVISION		
No.	Date	Description

project  
2/9/2026  
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. ARCHIPLAN.CA 2025

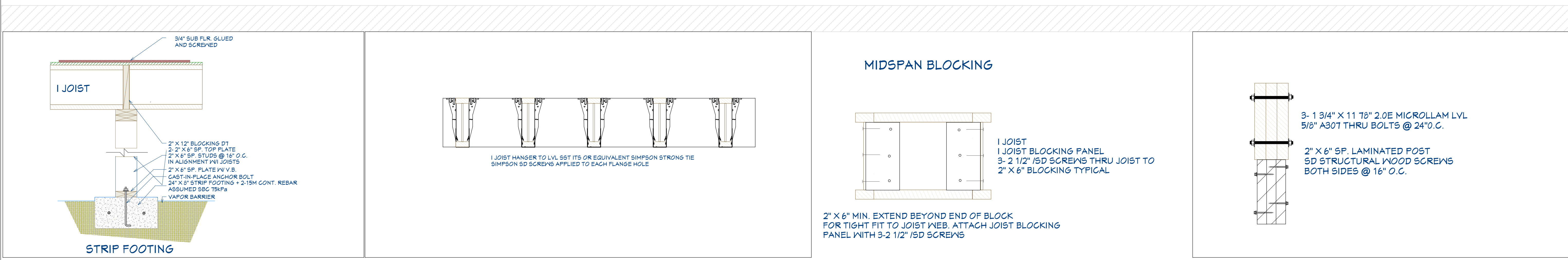
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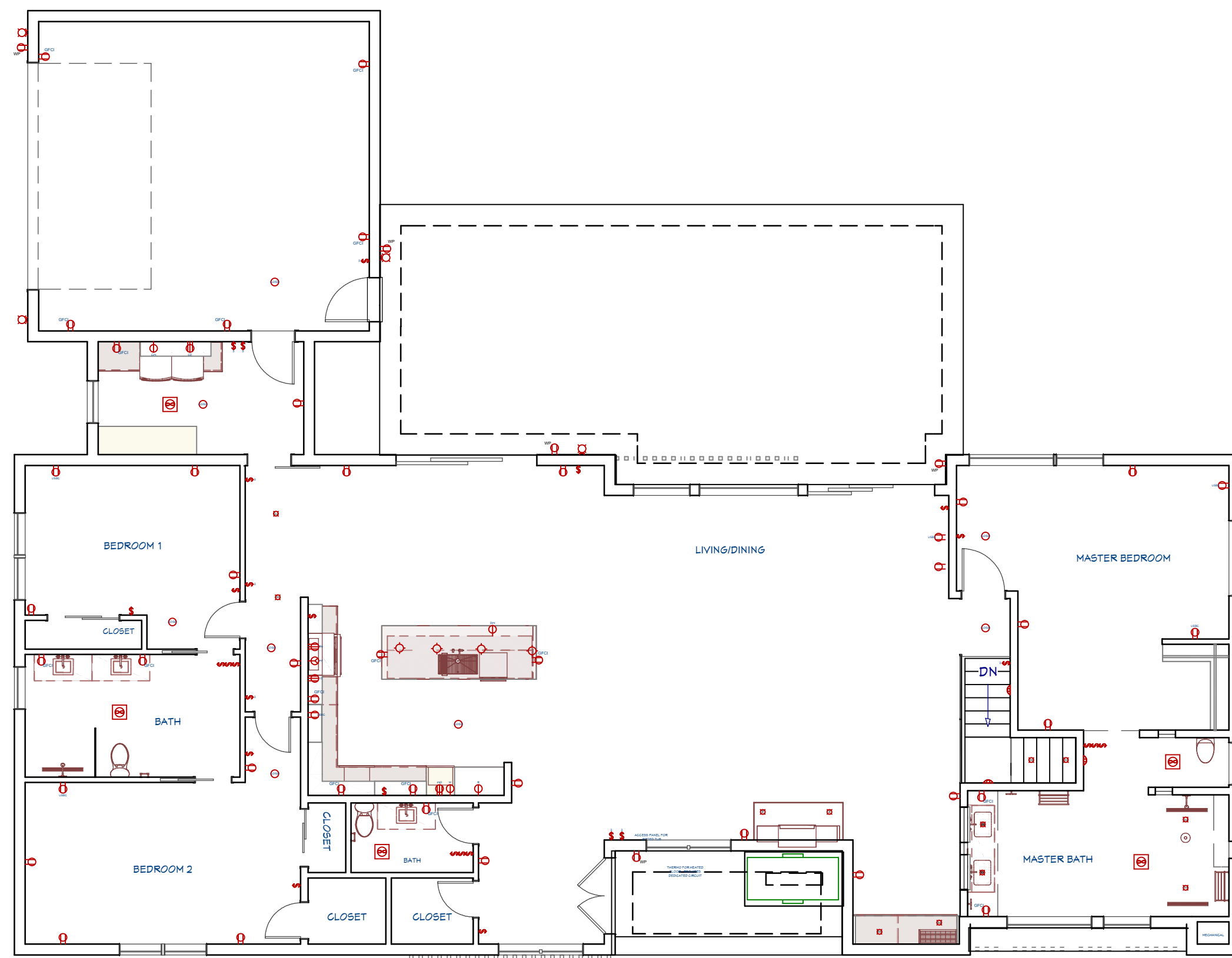
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PROJECT  
RM OF DUCK LAKE NO.463,  
DRAWING  
CONSTRUCTION DETAILS

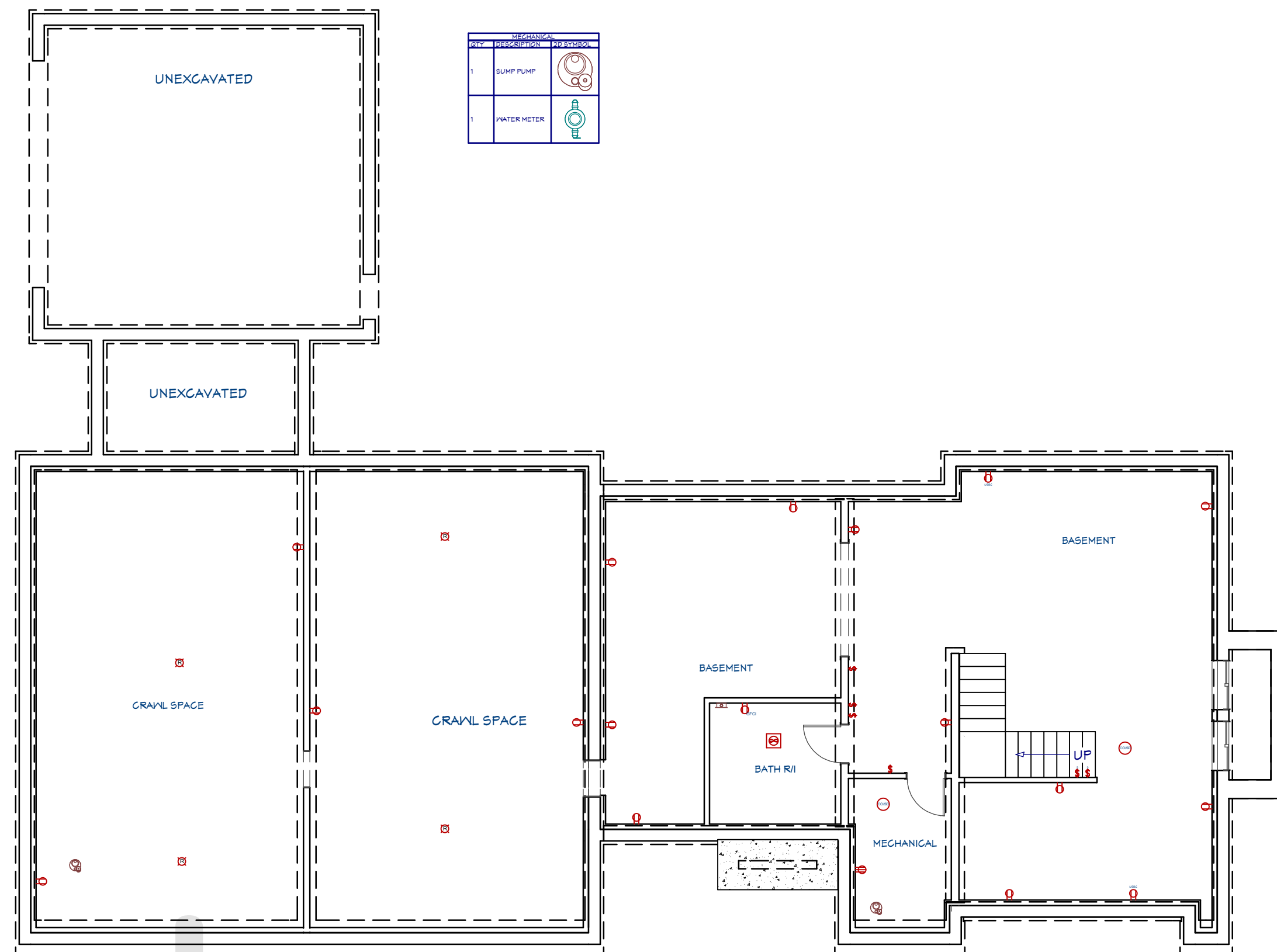
PROJECT NO.  
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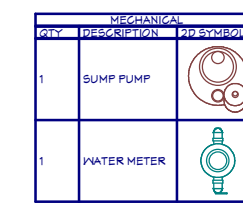




DESCRIPTION	SYMBOL	QUANTITY
CO-SMOKE DETECTOR	☐	1
CASED LANTERN SCONCE	☐	1
EXHAUST FAN	☐	1
GRAN ANDROS PENDANT	☐	1
RECESSED DOWN LIGHT 4	☐	1
GFCI	☐	1
TENDS	☐	1
DUPLEX (WEATHERPROOF)	☐	1
CLOTHES DRYER RECEPTACLE	☐	1
CLOTHES WASHER RECEPTACLE	☐	1
DISHWASHER RECEPTACLE	☐	1
ELECTRIC RANGE RECEPTACLE	☐	1
ELECTRIC WALL OVEN RECEPTACLE	☐	1
HOOD VENT RECEPTACLE	☐	1
MICROWAVE RECEPTACLE	☐	1
OVEN RECEPTACLE	☐	1
REFRIGERATOR RECEPTACLE	☐	1
2 USB + DUPLEX RECEPTACLE	☐	1
DUPLEX RECEPTACLE	☐	1
3-WAY SWITCH	☐	1
TRIPLE SWITCH	☐	1
SWITCH	☐	1



DESCRIPTION	SYMBOL	QUANTITY
2 USB + DUPLEX RECEPTACLE	☐	1
220V RECEPTACLE	☐	1
CO-SMOKE DETECTOR	☐	1
DUPLEX RECEPTACLE	☐	1
EXHAUST FAN	☐	1
GFCI	☐	1
3-WAY SWITCH	☐	1
SWITCH	☐	1
RECESSED DOWN LIGHT 8	☐	1



true north    const. north

REVISION		
No.	Date	Description

project  
2/19/2026    issue for permit

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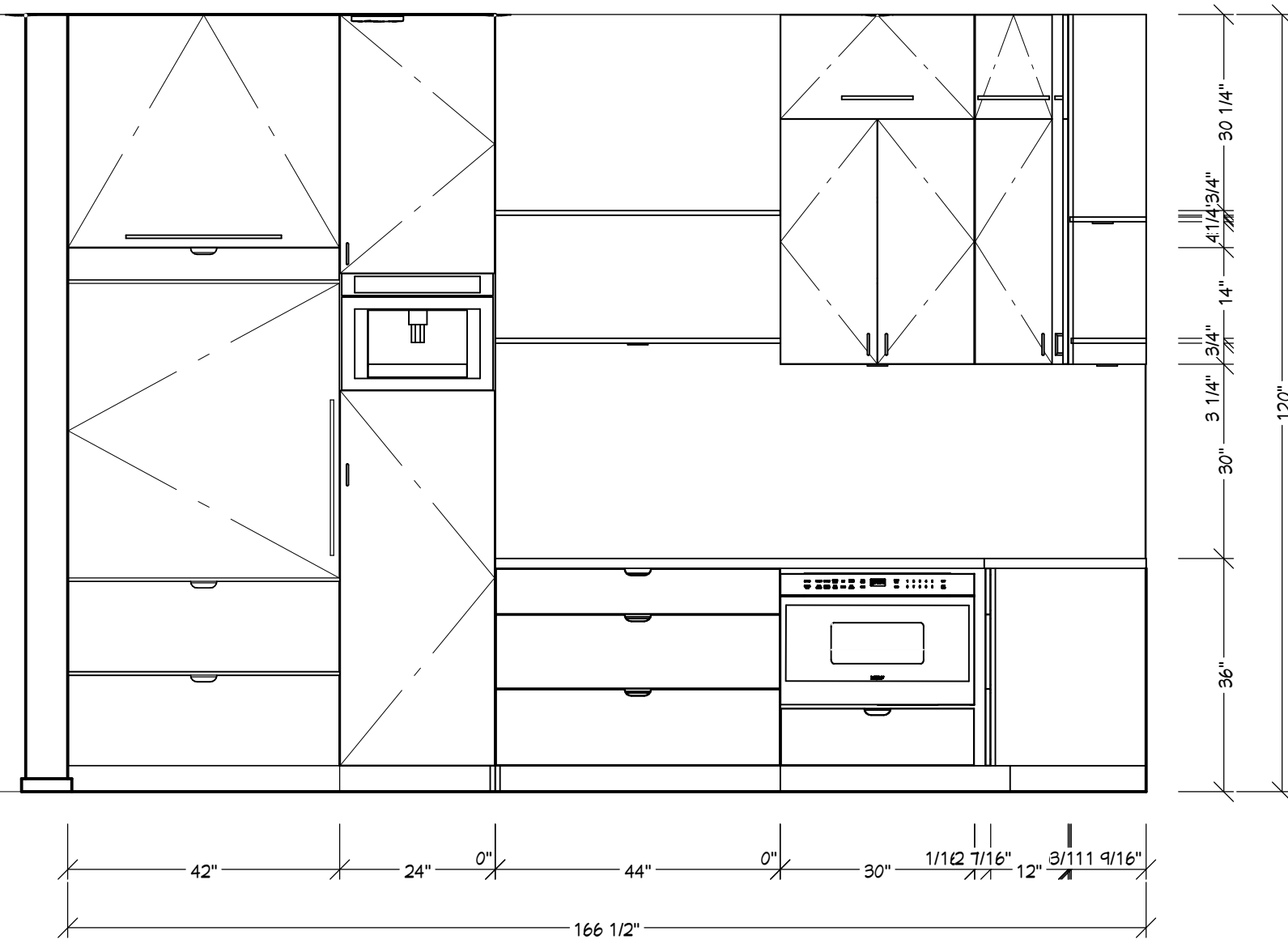
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PROJECT  
RM OF DUCK LAKE  
NO. 463,

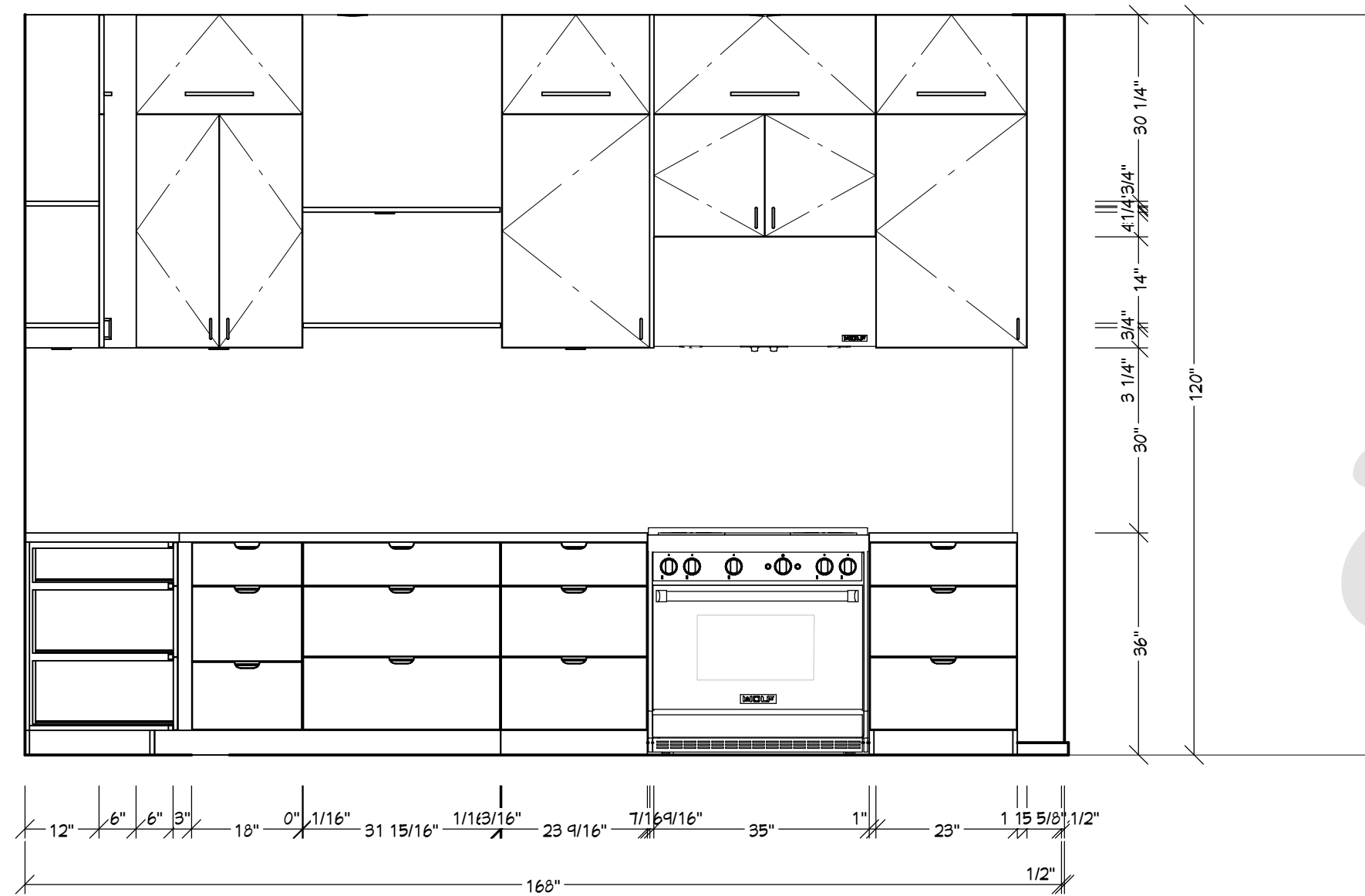
DRAWING  
WIRING

PROJECT NO.  
PLOT DATE: 2/19/2026

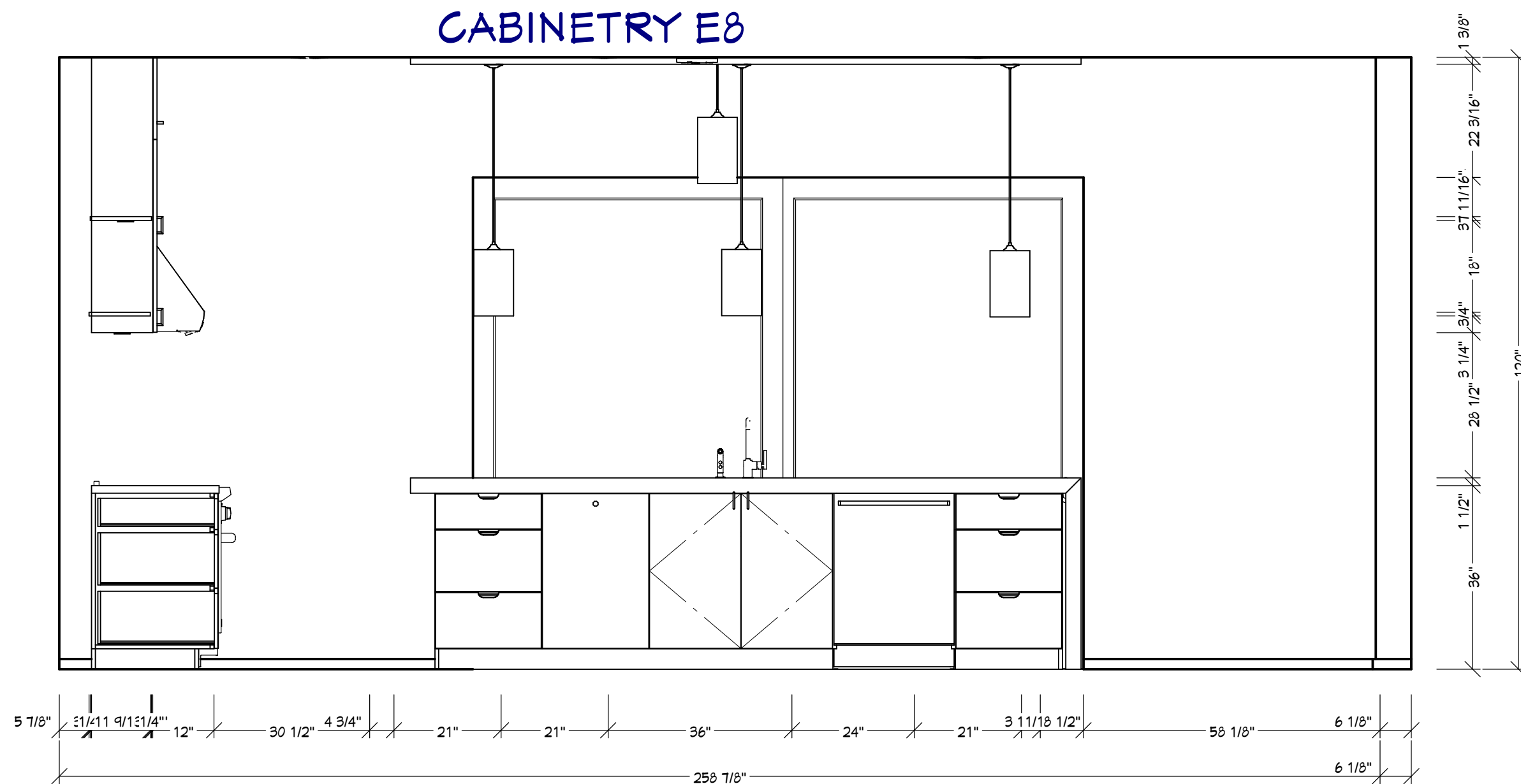
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SHEET:  
A-11



CABINERY E7



CABINERY E8



CABINERY E9



KITCHEN DIMENSIONING REFER TO PLANS PROVIDED BY SUPPLIER



true north	const. north	
REVISION		
No.	Date	Description

project  
2/9/2026  
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PROJECT  
RM OF DUCK LAKE  
NO. 463,

DRAWING  
KITCHEN  
LAYOUT

PROJECT NO.  
PLOT DATE: 2/9/2026

SCALE:  
SHEET:

A-12