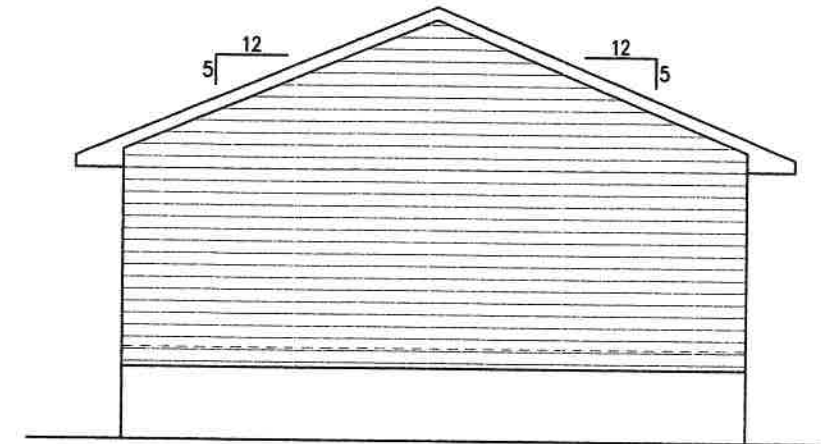


2 BR. RTM - PLAN WITH A BASEMENT

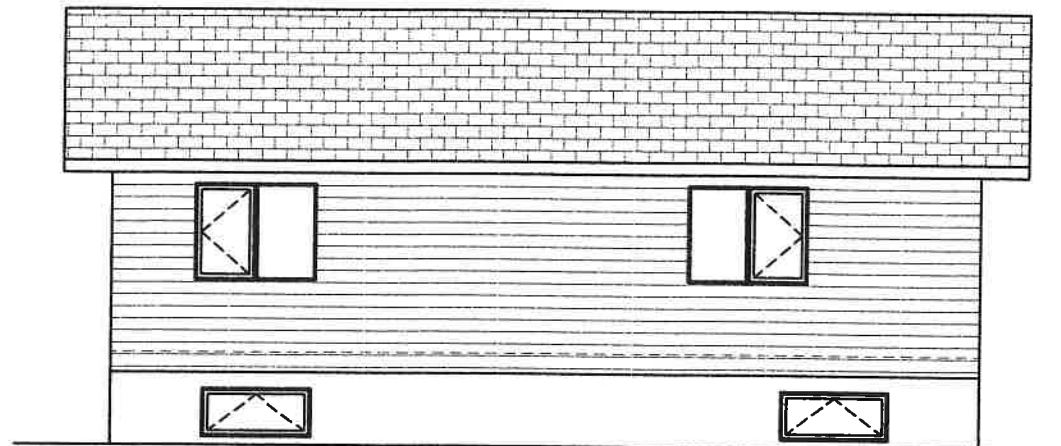
NOTE: ROOF VENTS EVENLY SPACED AS PER NBC OF CANADA



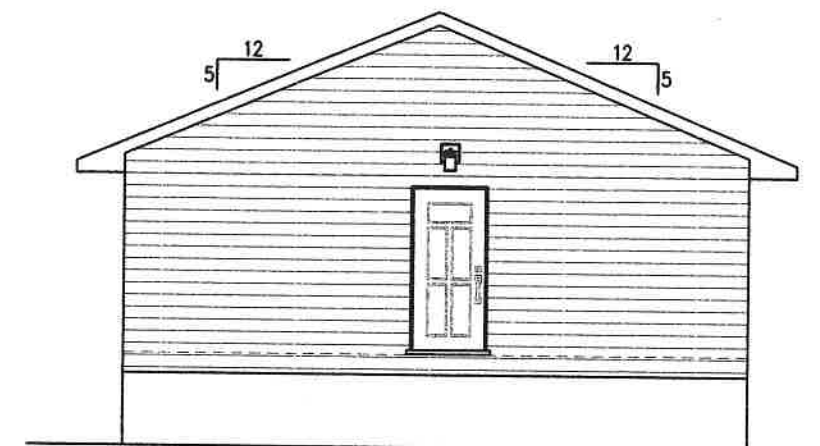
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

N8s RTMs &
CONSTRUCTION INC.

HALSTEAD
DRAFTING & DESIGN

4530 McMILLAN DRIVE
REGINA, SK S4X-0C5
Office: 306.751.4805 Cell: 306.533.1708
Email: cdhalstead@sasktel.net

2 BEDROOM
WITH A BASEMENT

FINAL COPY

Revisions & Print Date:

1. DRAFT COPY - AUGUST 24, 2017
2. FINAL COPY - AUGUST 25, 2017
- 3.
- 4.
- 5.
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- 10.

Notes:

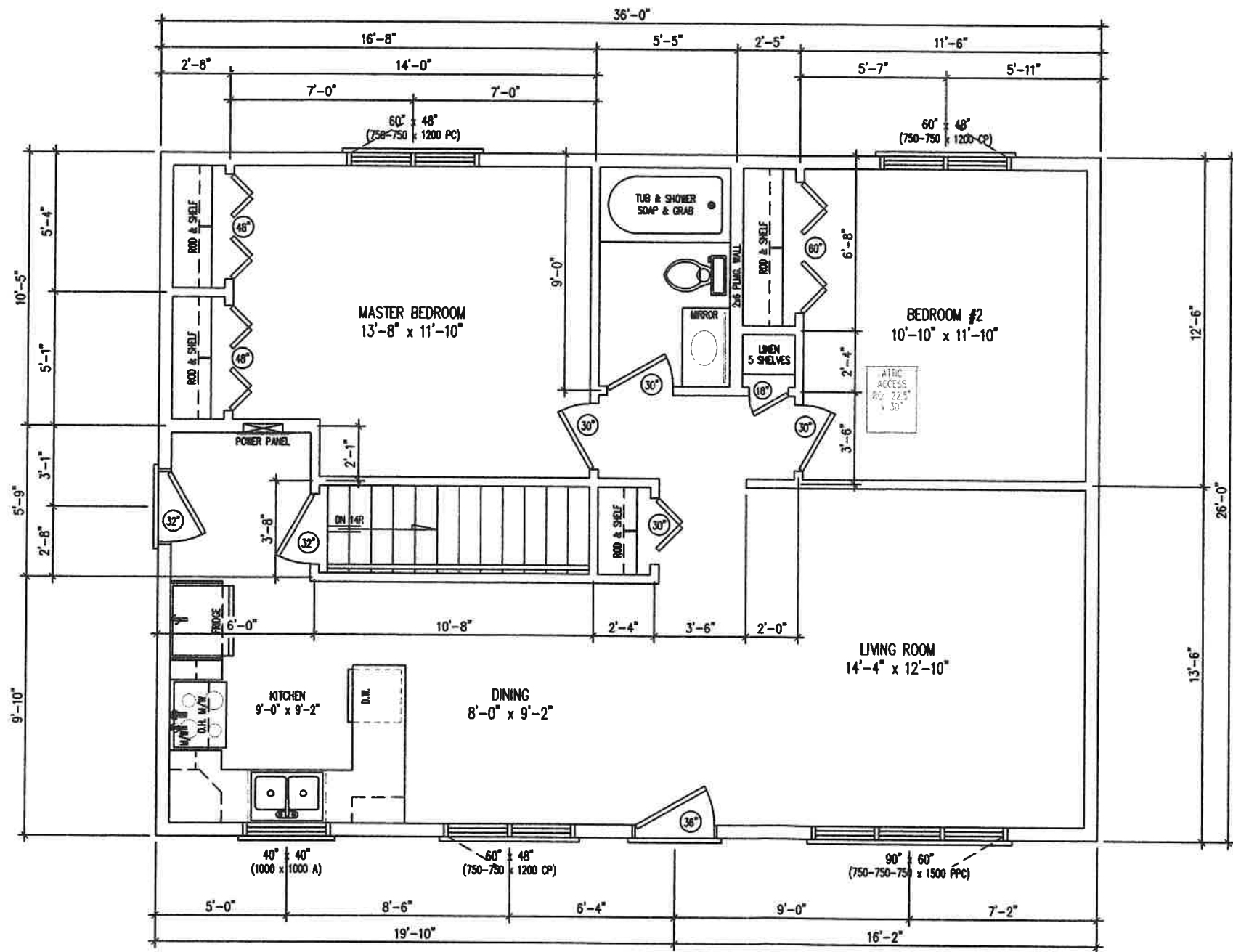
1. 2x4 WALLS ARE DRAWN @ 4"
2. 2x6 WALLS ARE DRAWN @ 6"
- 3.
- 4.
- 5.
- 6.
- 7.

Client/Project:
NATHAN BITTERNOSE
N8s RTMs & CONSTRUCTION INC.
PUNNICHY, SASKATCHEWAN
LOT: -- BLOCK: --
PLAN #: --
SUBDIVISION: --

Drawing Title:
ELEVATIONS

DWG. NO.	SCALE
A-1	1/8" = 1'-0"

INITIALS			
BUILDER		CLIENT	



MAIN FLOOR PLAN (1936 Sq. Ft.)
 SCALE: 3/16" = 1'-0"

N8s RTMs &
 CONSTRUCTION INC.



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 REGINA, SK S4X-0C5
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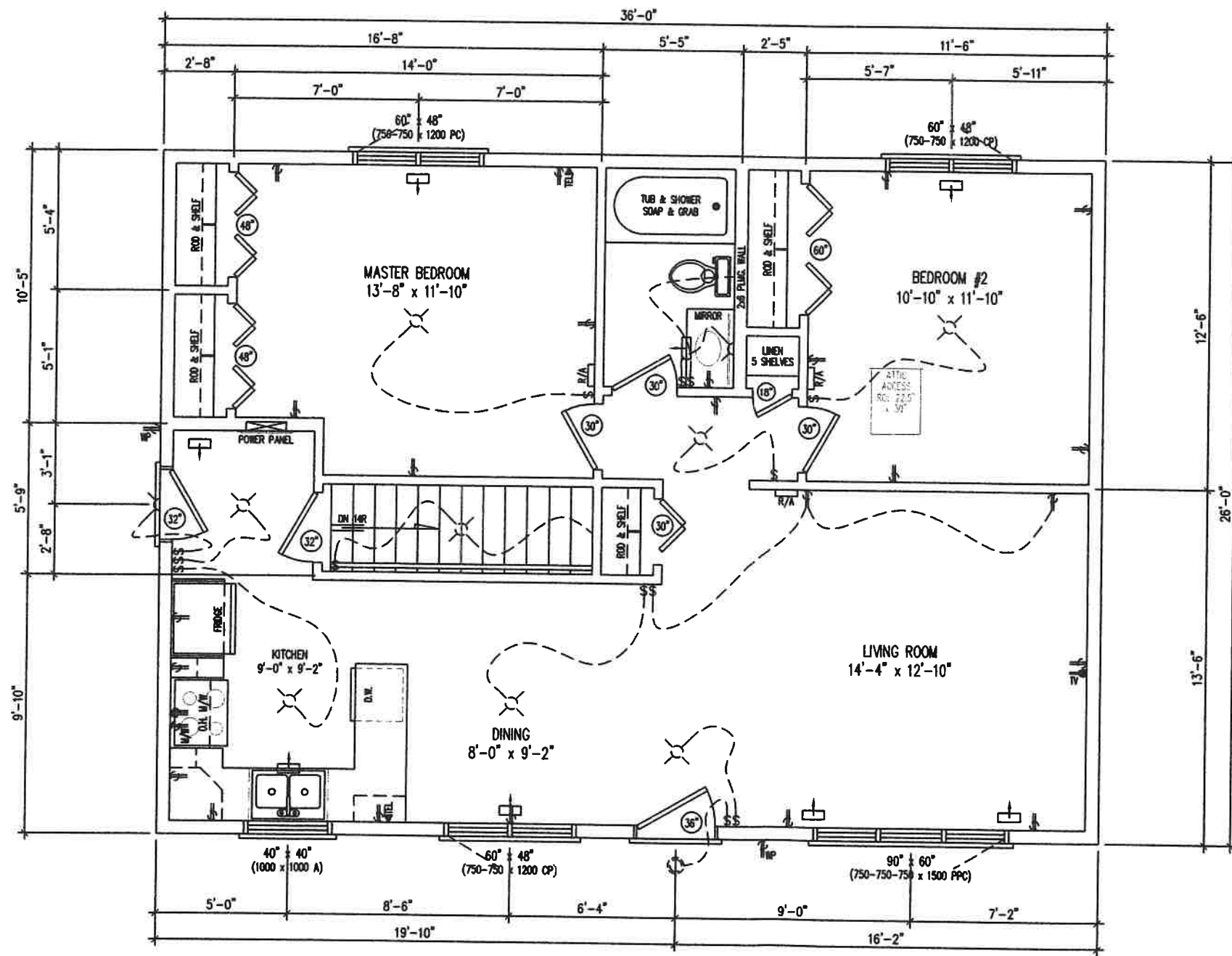
- Notes:
1. 2x4 WALLS ARE DRAWN @ 4"
 2. 2x6 WALLS ARE DRAWN @ 6"
 - 3.
 - 4.
 - 5.
 - 6.
 - 7.

Client/Project:
 NATHAN BITTERNOSE
 N8s RTMs & CONSTRUCTION INC.
 PUNNICHY, SASKATCHEWAN
 LOT: -- BLOCK: --
 PLAN #: --
 SUBDIVISION: --

Drawing Title:
 MAIN FLOOR PLAN

DWG. NO.	SCALE
A-2	3/16" = 1'-0"

INITIALS	
BUILDER	CLIENT



MAIN FLOOR ELECTRICAL PLAN

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

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2 BEDROOM
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- 7.

Client/Project:

NATHAN BITTERNOSE
N8s RTMs & CONSTRUCTION INC.
PUNNICHY, SASKATCHEWAN
LOT: -- BLOCK: --
PLAN #: --
SUBDIVISION: --

Drawing Title:

MAIN FLOOR ELECTRICAL

DWG. NO.

A-3

SCALE

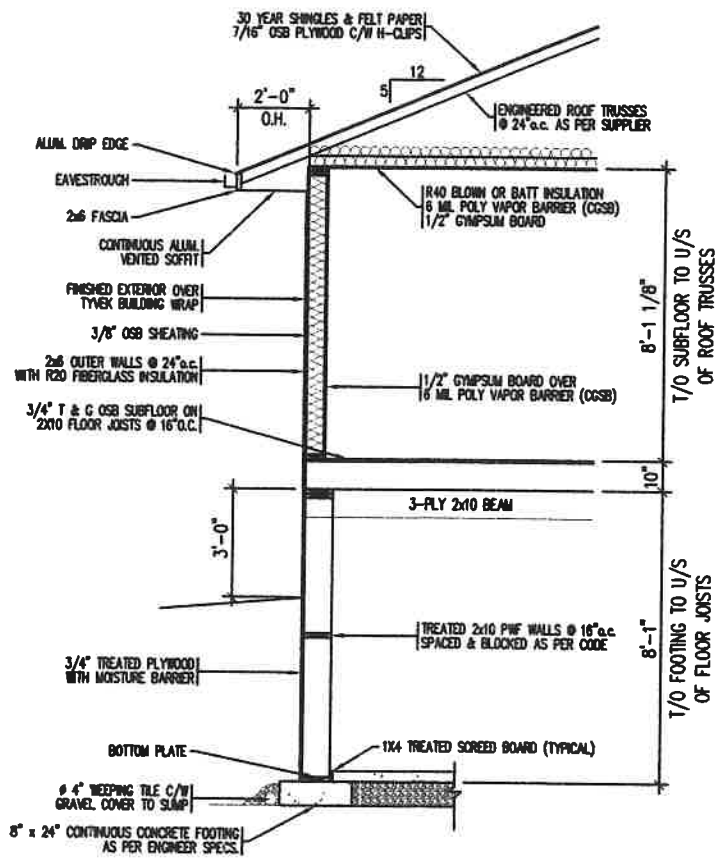
3/16" = 1'-0"

INITIALS

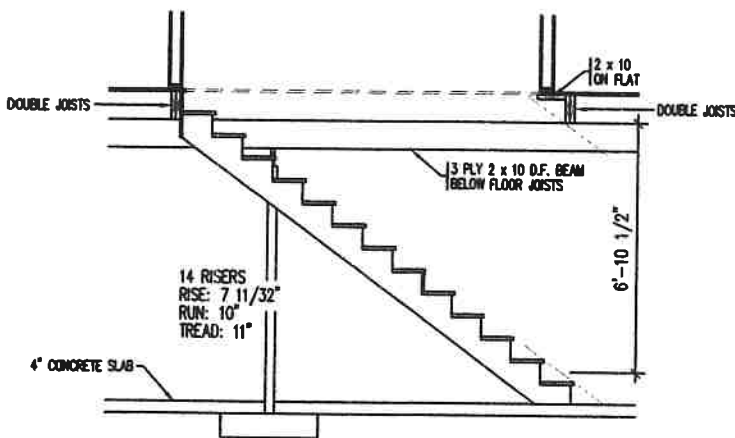
BUILDER

CLIENT

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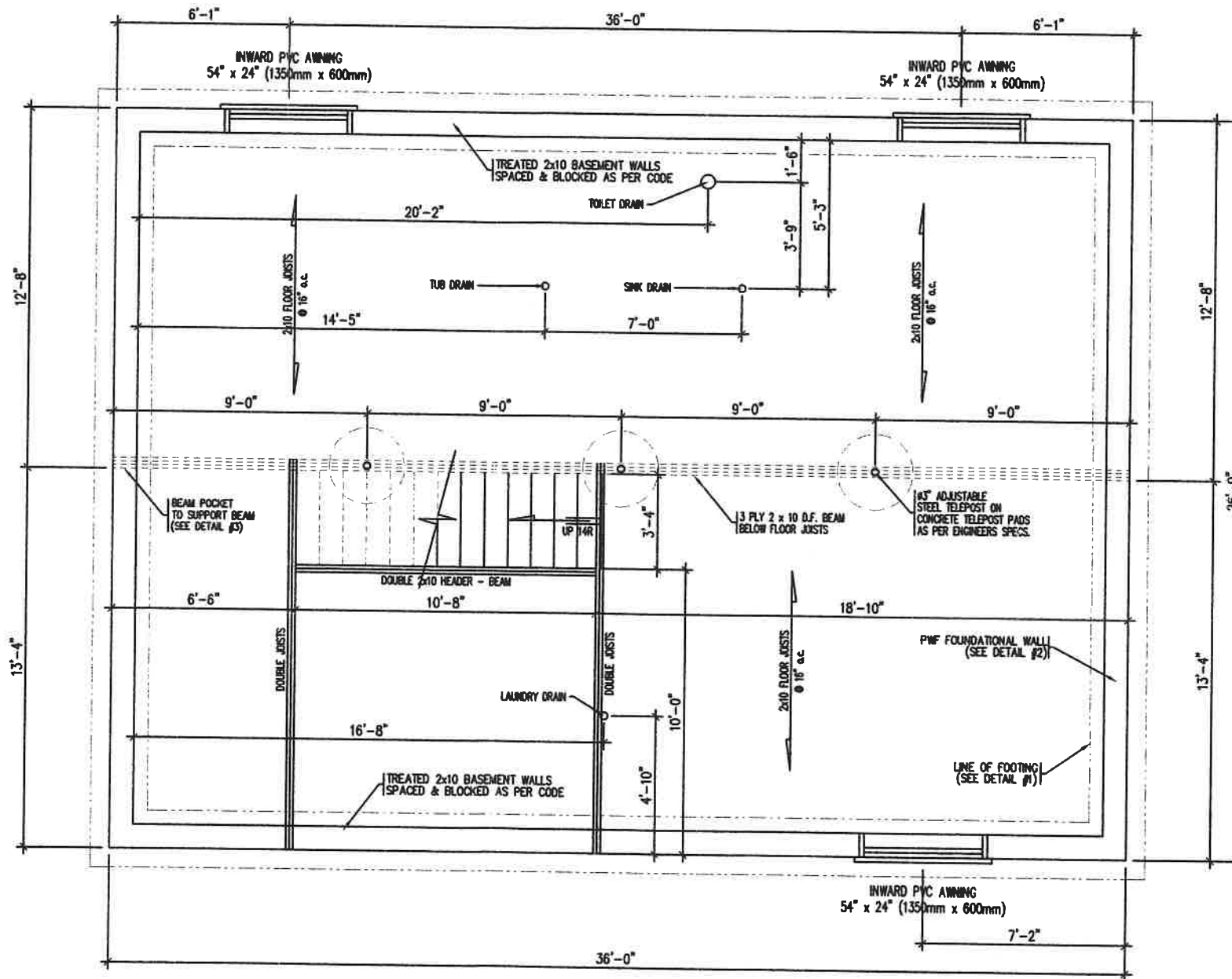


PWF BASEMENT - SECTION DETAIL
SCALE: 3/16" = 1'-0"



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

NOTE: SUMP LOCATION T.B.D. ON SITE



NOTE: CONSTRUCTION OF PWF FOUNDATION SHALL BE IN ACCORDANCE WITH CAN/CSA-S406, "CONSTRUCTION OF PRESERVED WOOD FOUNDATIONS."

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

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2 BEDROOM
WITH A BASEMENT

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2. 2x6 WALLS ARE DRAWN @ 6"
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- 5.
- 6.
- 7.

Client/Project:

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PUNNICHY, SASKATCHEWAN
LOT: -- BLOCK: --
PLAN #: --
SUBDIVISION: --

Drawing Title:

FOUNDATION PLAN

DWG. NO.

A-4

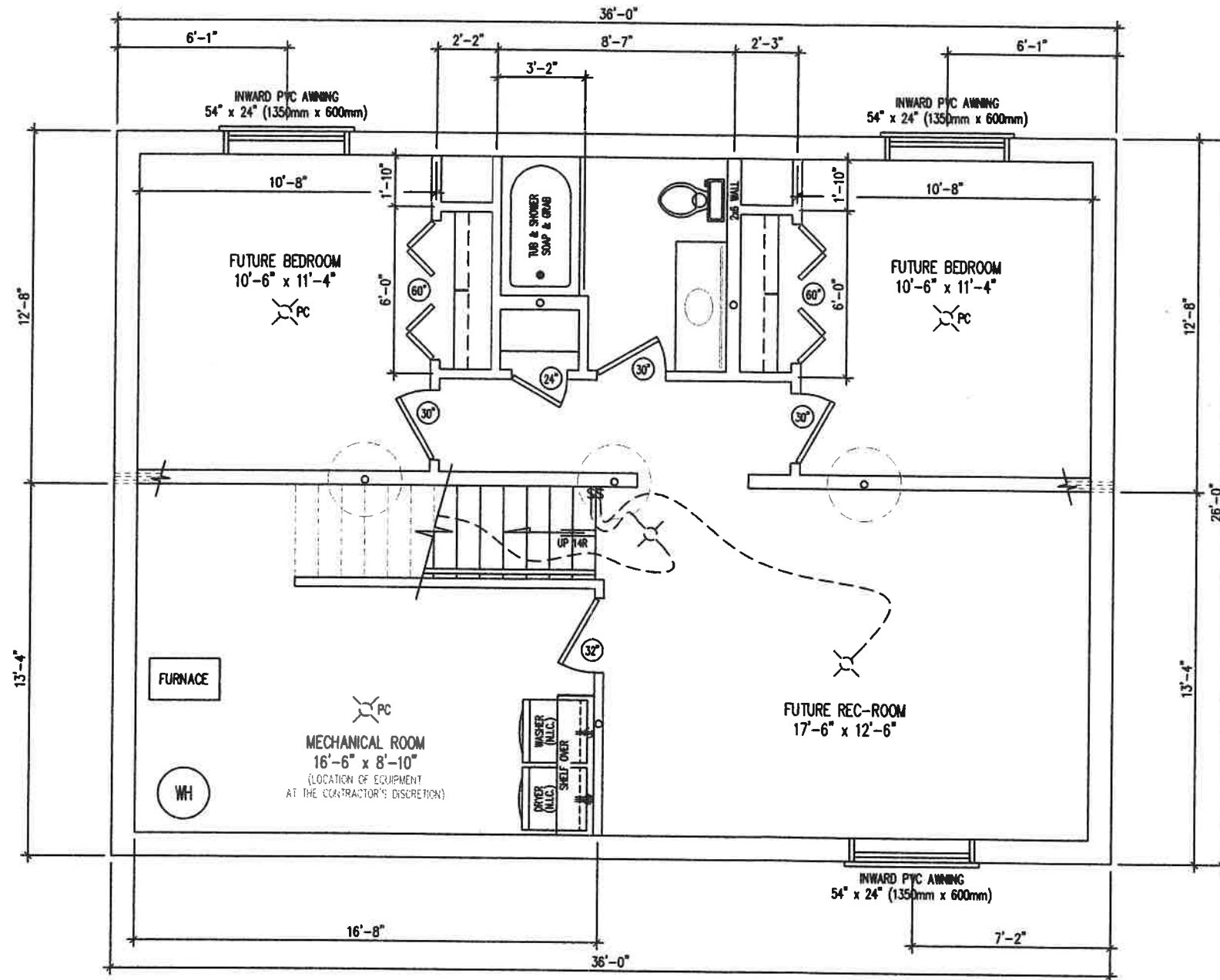
SCALE

3/16" = 1'-0"

INITIALS

BUILDER

CLIENT



FUTURE BASEMENT PLAN
SCALE: 3/16" = 1'-0"

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2 BEDROOM
WITH A BASEMENT

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- 3.
- 4.
- 5.
- 6.
- 7.

Client/Project:

NATHAN BITTERNOSE
N8s RTMs & CONSTRUCTION INC.
PUNNICHY, SASKATCHEWAN
LOT: -- BLOCK: --
PLAN #: --
SUBDIVISION: --

Drawing Title:

BASEMENT PLAN

DWG. NO.

A-5

SCALE

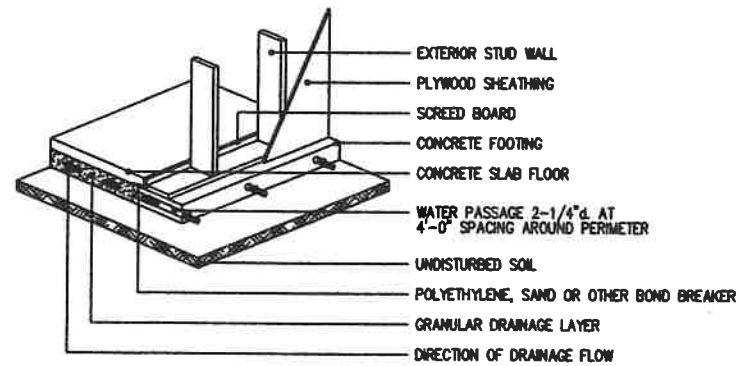
3/16" = 1'-0"

INITIALS

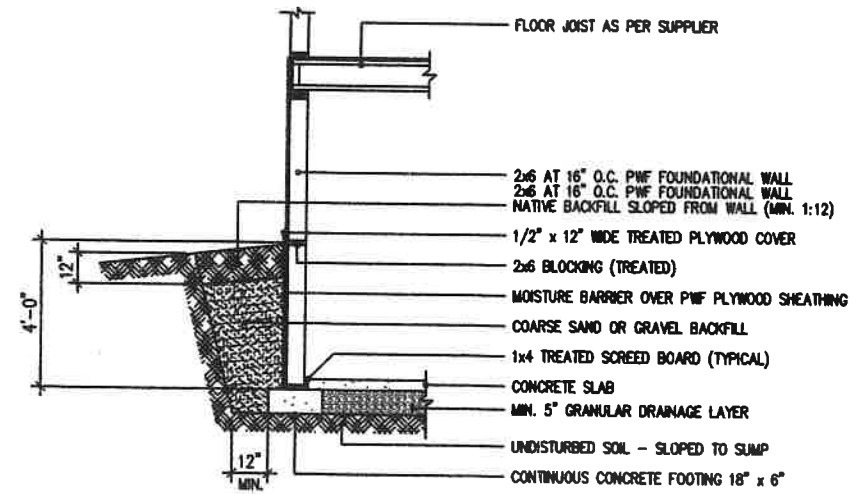
BUILDER

CLIENT

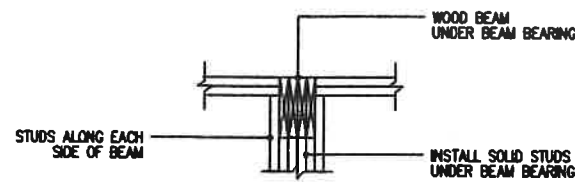
PRESERVED WOOD FOUNDATION - DETAILS



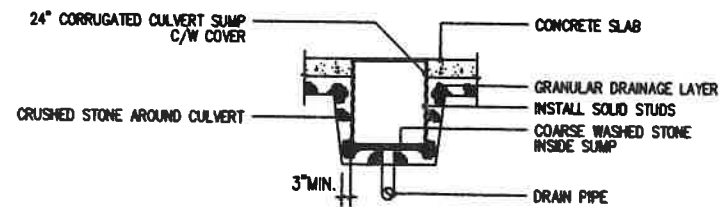
1 CONCRETE FOOTING RESTING ON UNDISTURBED SOIL
SCALE: NOT PRINTED TO SCALE



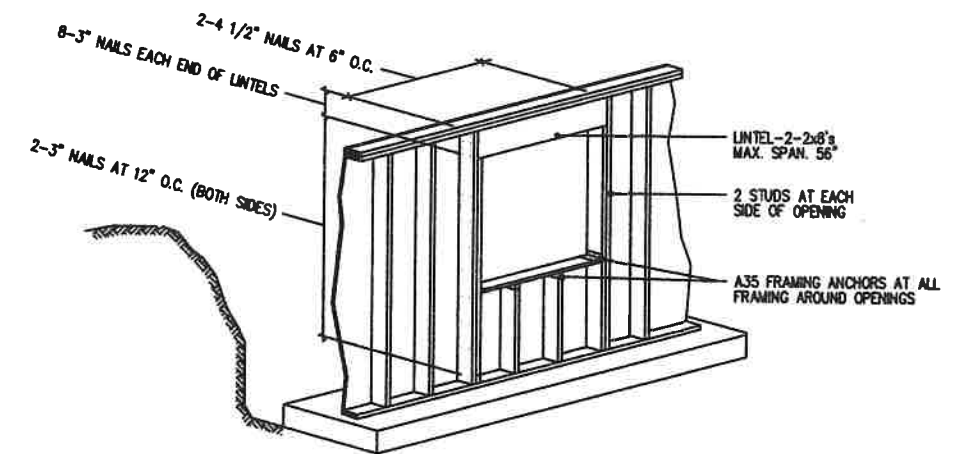
2 PWF FOUNDATION WALL - CROSS SECTION
SCALE: NOT PRINTED TO SCALE



3 WOOD BEAM TO FOUNDATION WALL DETAIL
SCALE: NOT PRINTED TO SCALE



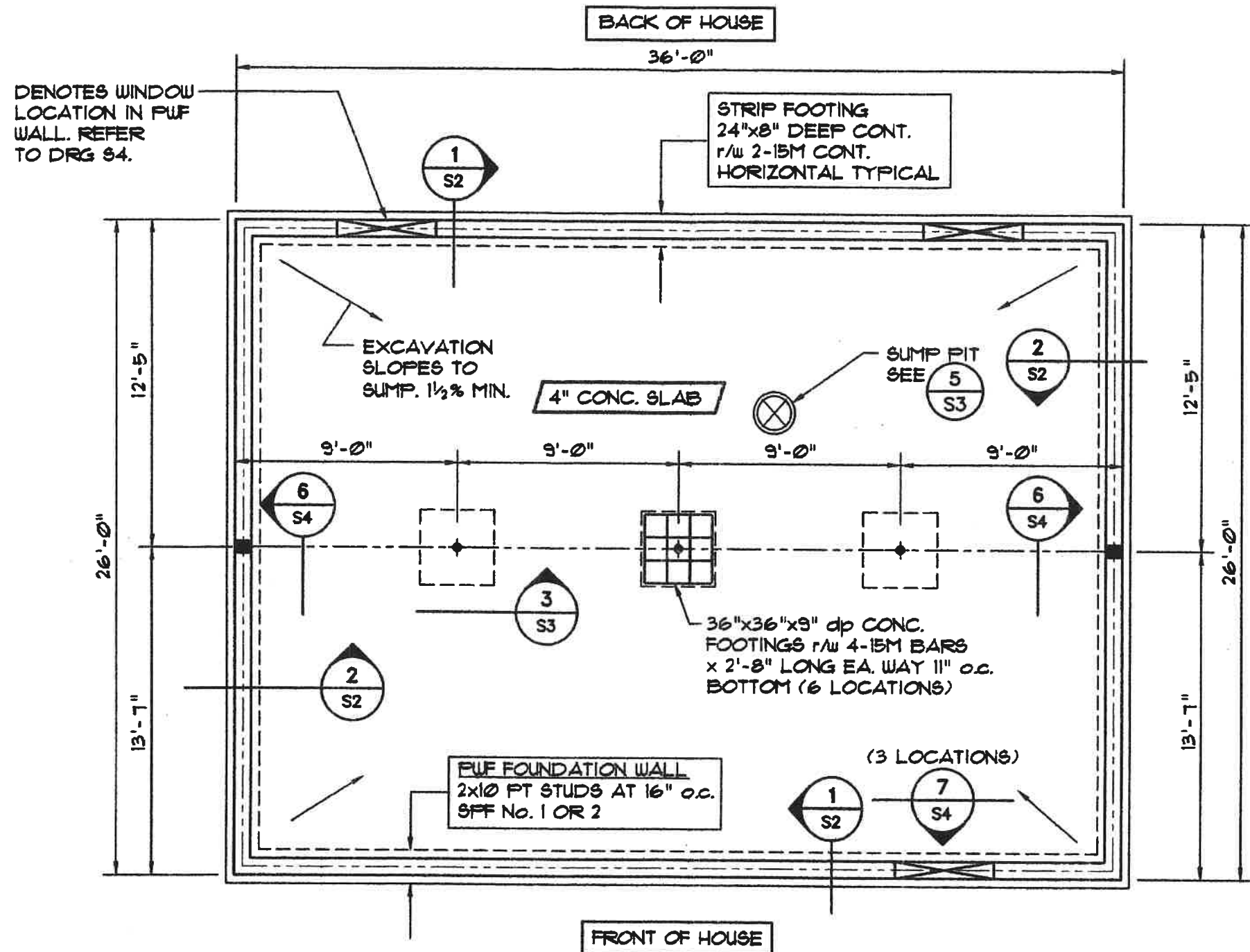
4 SUMP DETAIL
SCALE: NOT PRINTED TO SCALE



5 TYPICAL FOUNDATION WALL OPENING
SCALE: NOT PRINTED TO SCALE

ADDITIONAL NOTES:

1. CONSTRUCTION OF FWF FOUNDATION SHALL BE IN ACCORDANCE WITH CAN/CSA-S406, "CONSTRUCTION OF PRESERVED WOOD FOUNDATIONS.
2. LOCATION OF THE SUMP MAY VARY DEPENDING UPON SERVICE LOCATION AND MOST SUITABLE LOCATION - TO BE DETERMINED ON SITE.

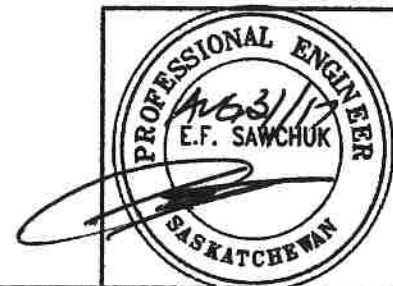


FOOTING AND FOUNDATION WALL PLAN

3/16" = 1'-0"

NOTES

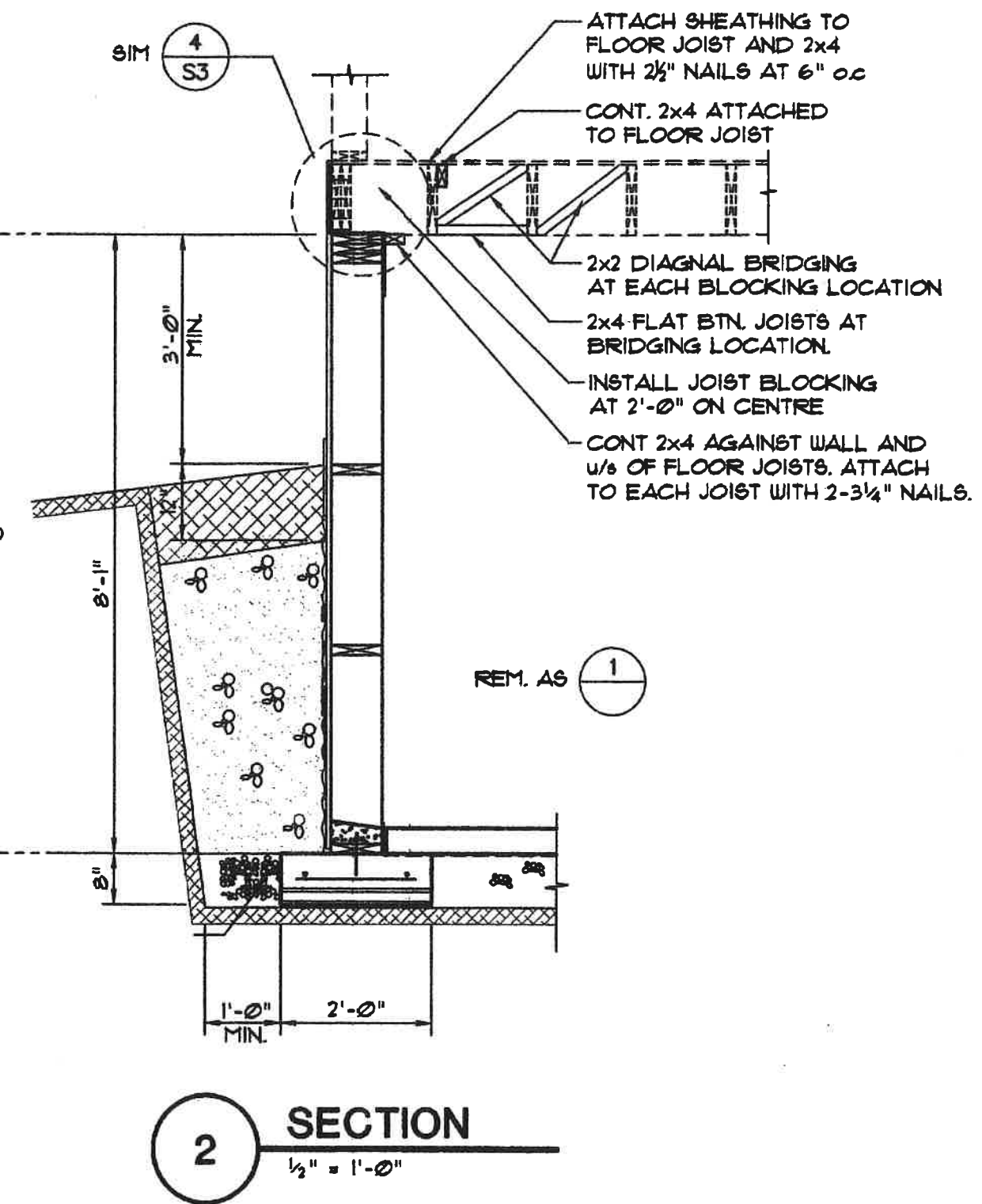
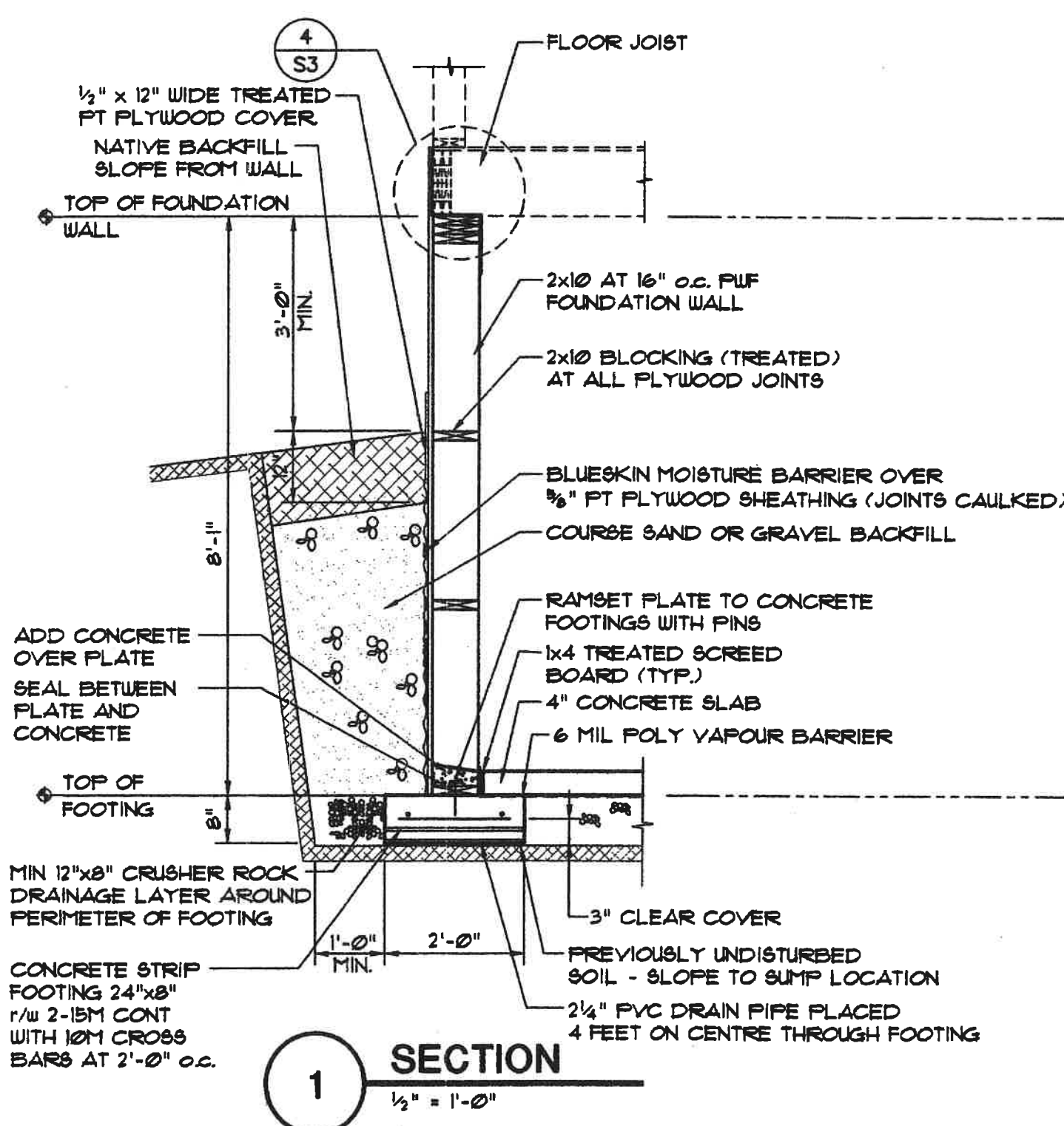
1. REFER TO DRG. S5 & S6 FOR GENERAL NOTES
2. ■ DENOTES 4 FLY 2x10 BUILT UP FT WOOD COLUMN UNDER WOOD BEAM.
3. ☒ DENOTES WINDOW OPENING SEE DETAIL 1/S4.



ASSOCIATION OF PROFESSIONAL ENGINEERS AND GEOSCIENTISTS OF SASKATCHEWAN
 CERTIFICATE OF AUTHORIZATION
 ETS ENGINEERING CORPORATION
 NUMBER 20838
 PERMISSION TO CONSULT HELD BY:
 DISCIPLINE SASK. REG. NO.
 STRUCTURAL 2975

3676-578A
ETS Engineering Corp.
 CONSULTING STRUCTURAL ENGINEERS
 Saskatoon, Saskatchewan
 Phone: 978-0111 Fax: 242-7720

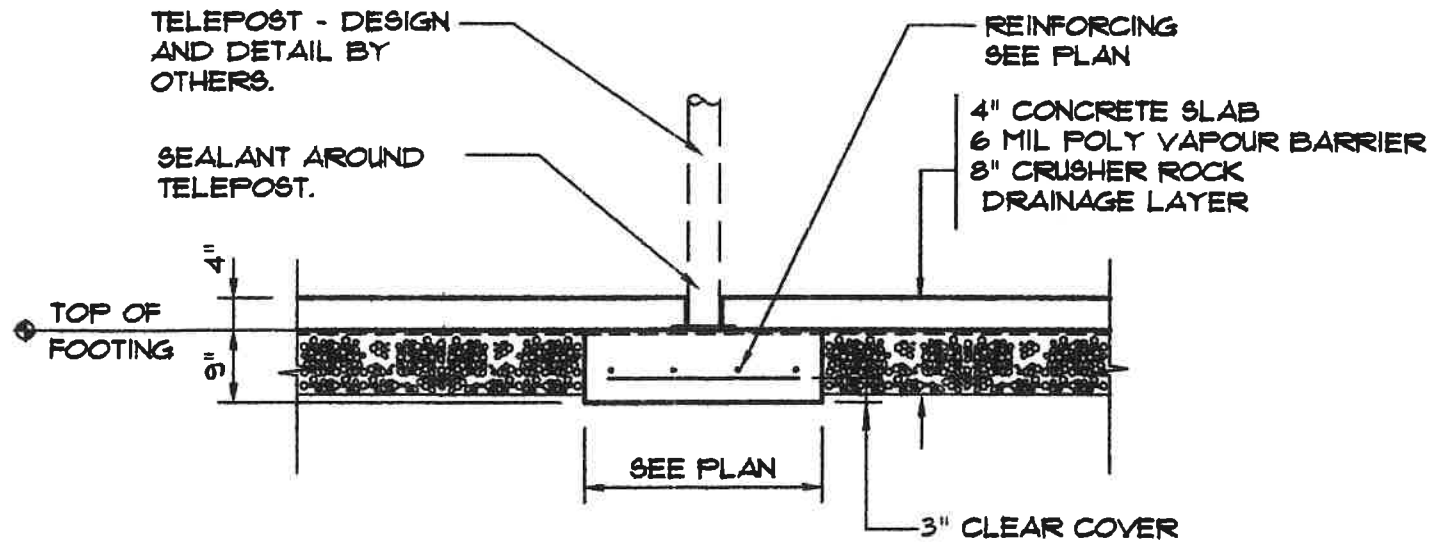
Project		N8s RTMs & CONSTRUCTION PUNNICHY, SK	
FOUNDATION PLAN - FULL BASEMENT 2 BEDROOM			
Date	Scale	Dwg. No.	
AUG 2017	AS NOTED	S1	



ASSOCIATION OF PROFESSIONAL ENGINEERS AND GEOSCIENTISTS OF SASKATCHEWAN
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 STRUCTURAL 2975

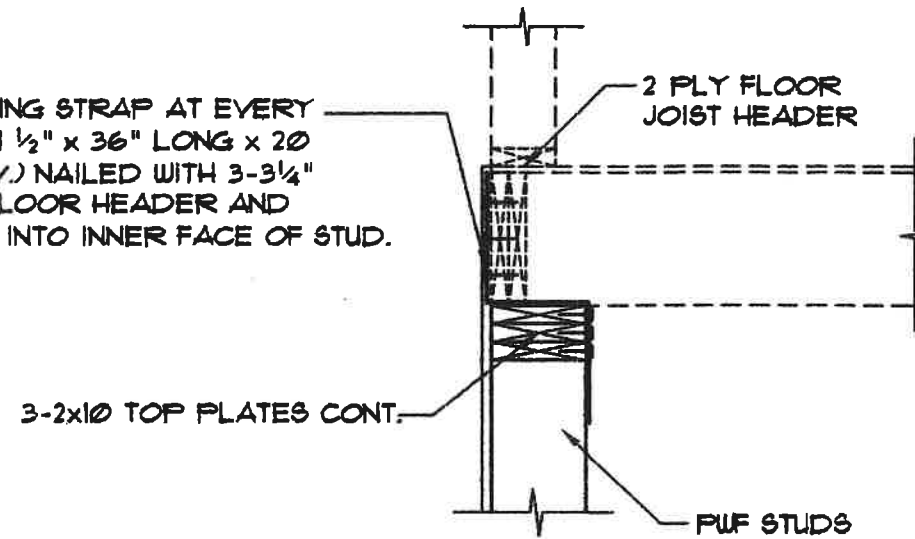
3676-578A
ETS Engineering Corp.
 CONSULTING STRUCTURAL ENGINEERS
 Saskatoon, Saskatchewan
 Phone: 978-0111 Fax: 242-7720

Project		N8s RTMs & CONSTRUCTION PUNNICHY, SK	
SECTIONS			
Date	Scale	Dwg. No.	
AUG 2017	AS NOTED	S2	

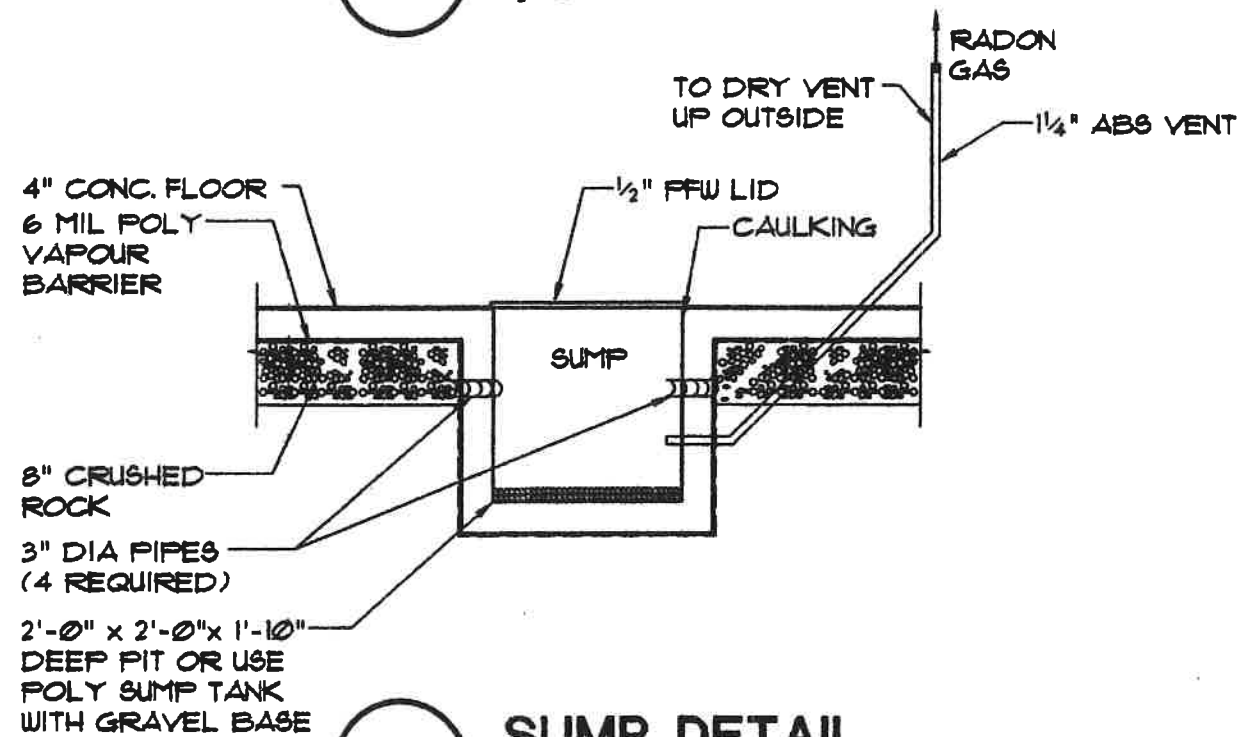


3 SECTION
 $\frac{1}{2}'' = 1'-0''$

METAL FRAMING STRAP AT EVERY WALL STUD (1 1/2" x 36" LONG x 20 gauge GALV.) NAILED WITH 3-3/4" NAILS INTO FLOOR HEADER AND 4-3/4" NAILS INTO INNER FACE OF STUD.



4 SECTION
 $\frac{3}{4}'' = 1'-0''$



5 SUMP DETAIL
 $\frac{1}{2}'' = 1'-0''$



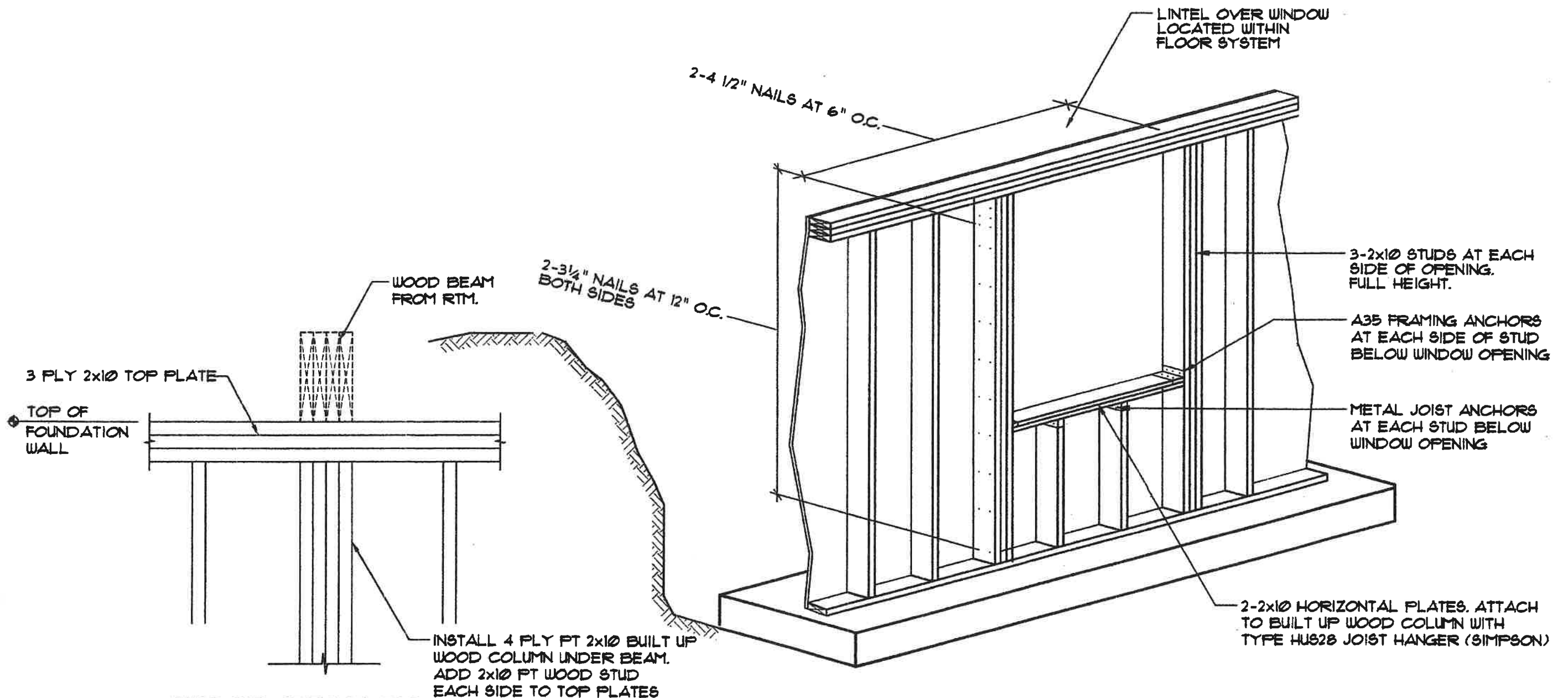
ASSOCIATION OF PROFESSIONAL ENGINEERS AND GEOSCIENTISTS OF SASKATCHEWAN
 CERTIFICATE OF AUTHORIZATION
 ETS ENGINEERING CORPORATION
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 Saskatoon, Saskatchewan
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Project **N8s RTMs & CONSTRUCTION PUNNICHY, SK**

SECTIONS

Date	AUG 2017	Scale	AS NOTED	Dwg. No.	S3
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6

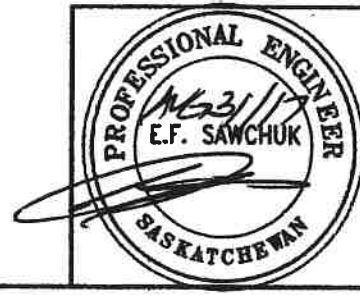
WOOD BEAM TO FOUNDATION WALL DETAIL

1/2" = 1'-0"

7

TYPICAL FOUNDATION WALL OPENING

1/2" = 1'-0"



ASSOCIATION OF PROFESSIONAL ENGINEERS
 AND GEOSCIENTISTS OF SASKATCHEWAN
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Project		N8s RTMs & CONSTRUCTION PUNNICHY, SK	
TYPICAL DETAILS			
Date	Scale	Dwg. No.	
AUG 2017	AS NOTED	S4	

GENERAL NOTES

1. General Specifications, National Building Code of Canada - 2010.
2. Construct of FWF foundation in accordance with CSA Standard CAN3-9406 - "Construction of Preserved Wood Foundation".

FOUNDATION

1. No site specific soils information is available. Soil conditions are ASSUMED for information available.
2. Footings have been designed to bear on previously undisturbed firm clay material with an allowable bearing pressure of 75 kPa (1,560 psf).
3. Any disturbed material located under the footings shall be removed and replaced with lean mix concrete.
4. Adequate precautions shall be taken by the Contractor to prevent the soil at the footing level from drying or becoming wet from surface water prior to and after placing concrete.

FOOTING AND GRADE SUPPORTED SLAB PERFORMANCE

1. Footing system and grade supported concrete slabs constructed on clay soils may experience vertical movements caused by seasonal changes in soil moisture content.
2. Adjustments of the teleposts may be required at interior footing locations.
3. Variations of level in perimeter footings and walls may occur.
4. Grade supported concrete slabs are susceptible to cracking and vertical displacements. All interior partitions within the basement area should be constructed as floating walls to minimize the damage which could occur from the anticipated slab heaving.

CAST-IN-PLACE CONCRETE

1. Perform cast-in-place concrete work in accordance with CAN/CSA A23.1 1- "Concrete Material and Methods of Concrete Construction". Portland cement shall conform to requirements of CAN/CSA-A5 "Portland Cements".
2. Hot and cold weather requirements shall be carried out in accordance with CAN/CSA-A23.1.
3. Cast-in-place concrete shall be in accordance with the following (Minimum 28 day compression test):

Concrete Footings -

- Concrete 20 MPa, Type H3 cement
- Max aggregate size, 3/4 inch
- Slump, 3 to 4 inches
- Total Air, 4 to 7

Basement Slab -

- Concrete 20 MPa, Type G4 cement
- Max aggregate size, 3/4 inch
- Slump, 3 to 4 inch
- Total Air, natural

REINFORCING STEEL

1. Reinforcing steel CSA Standard G30.12, Grade 400, plain finish for all bars unless noted otherwise. Minimum splice for 10M bars to be 18 inches. Minimum lap splice for all other bars to be 36 bar diameter or 30 inches whichever is greater.
2. All reinforcing bars to be continuous. Splice only as detailed.

PRESERVED WOOD FOUNDATION

Materials

1. All preserved wood foundation material and plywood shall be mark stamped on the material that the treatment conforms with CSA Standard A322.
2. All softwood lumber shall be No. 2 grade or better material SPF species graded in accordance with NLGA Standard Grading Rules.
3. All pressure treated material to be cut, notched or drilled shall be treated with two applications of brushing with copper naphthenate preservative solution.
4. Nails below grade shall be hot dipped galvanized.
5. Nails above grade shall be hot dipped galvanized.
6. Framing anchors shall be galvanized material conforming to ASTM Standard A446. Straps shall be minimum 20 gauge.
7. Sealants and caulking shall conform to CSGB Standard CAN2-19.13M, Sealing Compounds, One component, elastomeric, chemically cured or CSGB Standard 19-GP-14M Sealing Compound, One component, butyl-polyisobutylene polymer base, solvent curing.
8. Moisture and vapour barrier shall be 6 mil polyethylene conforming to CSGB Standard 51-GP-5M.
9. Granular drainage layer at the sump shall consist of coarse crushed stone.
10. Granular layer below slab on grade and footings shall consist of gravel containing not more than 10% of fine material that would pass the 4 mm sieve.

	ASSOCIATION OF PROFESSIONAL ENGINEERS AND GEOSCIENTISTS OF SASKATCHEWAN CERTIFICATE OF AUTHORIZATION ETS ENGINEERING CORPORATION NUMBER 20658 PERMISSION TO CONSULT HELD BY: DISCIPLINE SASK. REG. NO. STRUCTURAL 2978	3676-578A ETS Engineering Corp. CONSULTING STRUCTURAL ENGINEERS Saskatoon, Saskatchewan Phone: 978-0111 Fax: 242-7720	Project N8s RTMs & CONSTRUCTION PUNNICHY, SK	
			GENERAL NOTES	
			Date	Dwg. No.
			AUG 2017	S5
			Scale	
			AS NOTED	

EXECUTION

1. Nailing requirements for the PUF foundation shall conform to the following:

1. Foundation wall framing -
 Bottom wall plate to footing - concrete nails at 24 inches on centre.
 Bottom plate to wall studs - 3-3/4 inch nails in each stud.
 Top plate to wall studs - 3-3/4 inch nails in each stud.
 Plate to plate nailing for double plate - 4-3/4 inch nails at 16 inches on centre.
 Horizontal wall blocking to studs - 2-3/2 inch nails each end.
 Double studs along openings - 3-3/2 inch nails at 12 inches on centre.
 Top plate to lintel - 2-4 inch nails at 6 inch on centre along lintel span.
 Wall stud to end of lintel - 8-3/2 inch nails each end of lintel.
 Framing straps - 3-3/4 inch nails into floor header
 4-3/4 inch nails into inner face of foundation studs.
2. Wall sheathing -
 Sheathing to wall framing - 2 1/2 inch nails at 6 inches on centre along edges and 12 inches on centre along intermediate supports.

2. PUF WALL CONSTRUCTION

1. Construction of PUF foundation shall be in accordance with CSA Standard CAN3-S406 - "Construction of Preserved Wood Foundation.
2. Elaro #625 Plastic Cement shall be applied to the top of the concrete footing as a seal bead before setting the stud wall plates.
3. Do not drill holes through treated studs for installation of electrical, conduits, piping or other services. Run all service lines vertically in the stud space and drill the top plates. Seal the top plate against air circulation.
4. Install pressure treated plywood sheathing horizontally with all the plywood edges embedded in sealant.

3. EXCAVATION

1. The bottom of the foundation excavation shall be sloped so that it drains toward the sump location.
2. Install continuous granular drainage layer under all footings and floor slab. The layer shall be minimum 5 inches thick and shall extend beyond the footing at least 12 inches.
3. When granular drainage layer exceeds 8 inches below the footings, the granular material shall be compacted in 4 inch lifts.

4. BACKFILLING

1. Preserved wood foundations shall not be backfilled until the exterior walls are braced at the top and the bottom.
2. Backfill shall be placed in uniform stages around the foundation and the final grade shall slope away from the walls at a minimum of 1 in 12.
3. Install backfill to maximum height shown on the drawings.

5. EXTERIOR MOISTURE BARRIER

1. Joints between sheets shall be lapped a minimum of 6 inches.
2. The joints shall be sealed along its entire upper edge and at lapped joints with sealant but shall not be sealed along the bottom of the wall.
3. Vertical beads of the sealant shall be applied at random to the sheathing surface and the sheet material shall be embedded in the sealant.
4. The moisture barrier shall be protected at its upper edge by covering it with a cover plate consisting of a treated strip of plywood.
5. The top edge of the continuous strip shall also be embedded in sealant along its upper edge.
6. The plywood strip may follow the contour of the finished outside grade but it shall extend above the grade at any point by minimum of 3 inches.
7. The moisture barrier shall cover the entire surface of the wall below grade and extend to the bottom of the footing.



ASSOCIATION OF PROFESSIONAL ENGINEERS
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 STRUCTURAL 2925

3676-578A
ETS Engineering Corp.
 CONSULTING STRUCTURAL ENGINEERS
 Saskatoon, Saskatchewan
 Phone: 978-0111 Fax: 242-7720

Project **N8s RTMs & CONSTRUCTION
 PUNNICHY, SK**

GENERAL NOTES

Date	AUG 2017	Scale	AS NOTED	Dwg. No.	S6
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