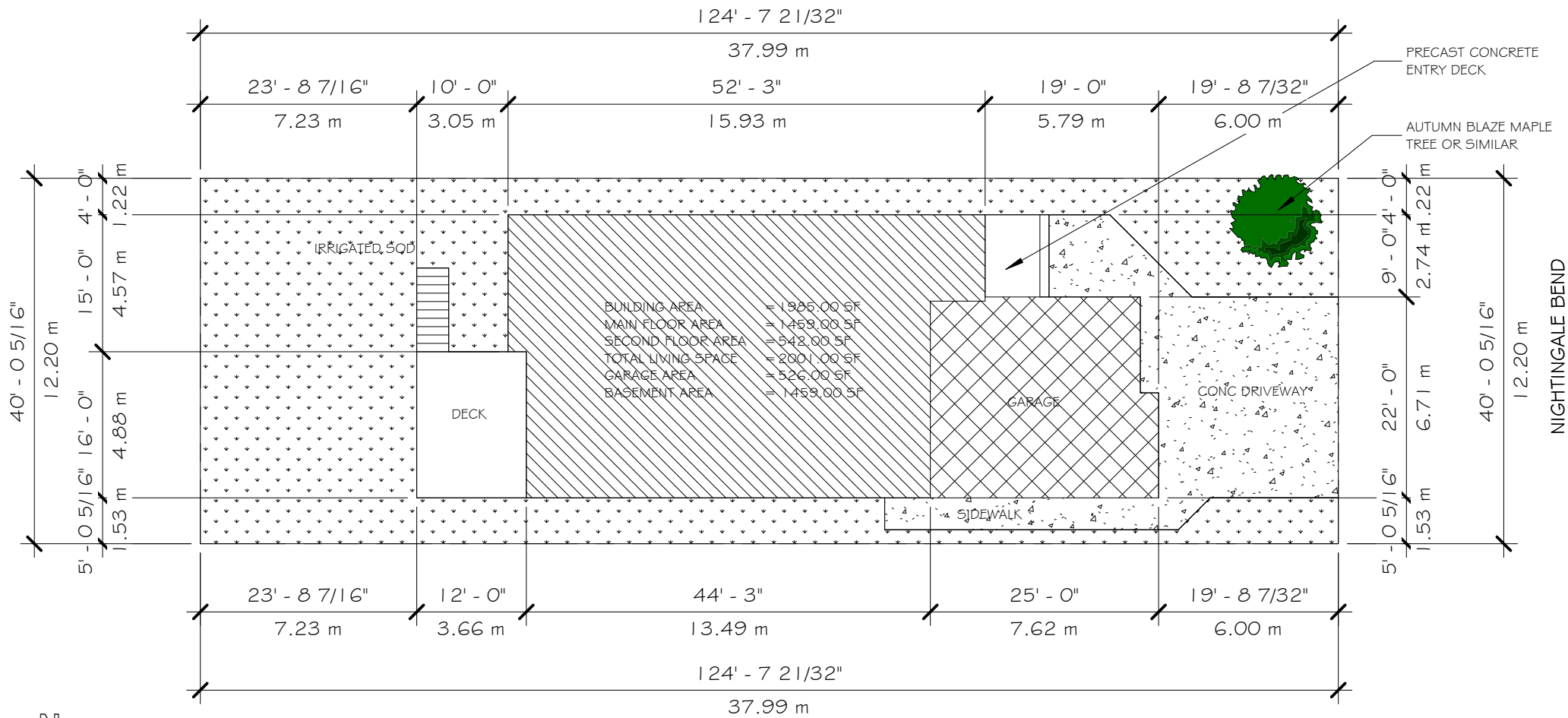




No.	Description	Date

Project number	Project Number	A001
Date	3 SEPT 2026	
Drawn by	Author	
Checked by	Checker	Scale



 **SITE PLAN**
1/16" = 1'-0"

- GENERAL NOTE**
- ALL CONSTRUCTION TO MEET OR EXCEED LOCAL AND NATIONAL BUILDING CODES 2020 PART 9 WITH CURRENT REVISIONS.
 - ENG. FLOOR JOISTS, TRUSTEES AND LVL BEAMS AND LINTELS TO BE ENGINEERED BY P. ENG. LICENSED TO PRACTICE IN SASKATCHEWAN.
 - GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED IMMEDIATELY.
 - DRAWING MAY BE SCALED FOR APPROXIMATE DIMENSIONS ONLY. DIMENSIONS AND NOTES SHALL GOVERN.
 - HEATING CONTRACTOR TO DETERMINE EXACT LOCATION OF FURNACE AND HEAT ON SITE WITH OWNER.
 - ALL LINTELS TO BE 2 PLY 2X10 SPRUCE UNLESS NOTED OTHERWISE.
 - TOTAL NUMBER OF PLYS IN A BUILT UP WOOD COLUMN TO BE NO LESS THAT THE NUMBER OF PLYS OF THE FRAMING MEMBER THAT THE COLUMN IS SUPPORTING.
 - PROVIDE PRE-FIN. METAL FLASHING OVER ALL EXTERIOR WINDOWS AND DOORS.
 - SECURE EXTERIOR DOOR UNTIL COMPLETION OF DECK (IF APPLICABLE).
 - ROOM SIZES SHOWN ON PLANS ARE APPROXIMATE. ACTUAL DIMENSIONS MAY VARY WITH FINAL CONSTRUCTION.
 - MIRRORRED GLASS DOORS ARE NOT PERMITTED ON ANY WALK IN CLOSET.
 - EXTERIOR DOORS TO BE C/W DEAD BOLTS TO PROVIDE RESISTANCE TO FORCED ENTRY INTO HOME.
 - ALL WINDOWS LESS THAN 2M TO GRADE TO COMPLY WITH CAN/CSA-A440-M FOR RESISTANCE TO FORCED ENTRY.
 - ALL STAIRS, HANDRAILS AND GUARDS TO CONFORM TO THE N.B.C.C. 98.
 - INTERIOR GUARDS MUST BE A MINIMUM: 900MM HIGH INCLUDES LANDINGS OVER STAIRS, 900MM HIGH ABOVE STAIR NOSINGS, MAXIMUM OPENINGS 100MM.
 - GUARDRAILS MUST BE A MINIMUM HEIGHT OF 900MM FOR DECKS MORE THAN 600MM ABOVE GRADE AND 1070MM FOR DECKS MORE THAN 1.8M ABOVE GRADE, MAXIMUM OPENINGS 100MM.
 - ALL BEDROOMS MUST HAVE AN OPENABLE WINDOW WITH AN UNOBSTRUCTED OPENING OF NOT LESS THAN 380MM IN HEIGHTS AND WIDTH AND A MINIMUM TOTAL UNOBSTRUCTED OPENABLE AREA OF 0.33 SQUARE METERS.
 - PROVIDE SAFETY GLASS AROUND ALL TUB AND SHOWER ENCLOSURES, ENTRANCE DOORS, SIDELIGHT AND GUARDS.
 - PROVIDE WATER RESISTANT FLOORING IN ALL BATHROOMS.
 - PROVIDE WATERPROOF WALL FINISH IN ACCORDANCE TO 2020 N.B.C.C. 9.29.2.
 - ALL ATTIC ACCESSES SHOWN TO BE C/W WEATHER STRIPPING.

NOTE:

- SURVEYOR TO CONFIRM SIZE AND SHAPE OF LOT PRIOR TO CONSTRUCTION
- SURVEYOR TO CONFIRM SIZE AND LOCATION OF ALL EASEMENTS IF ANY
- CONTRACTOR TO PROVIDED A SITE SECURITY FENCE AT TIME OF EXCAVATION (ESTABLISHED NEIGHBOURHOOD)

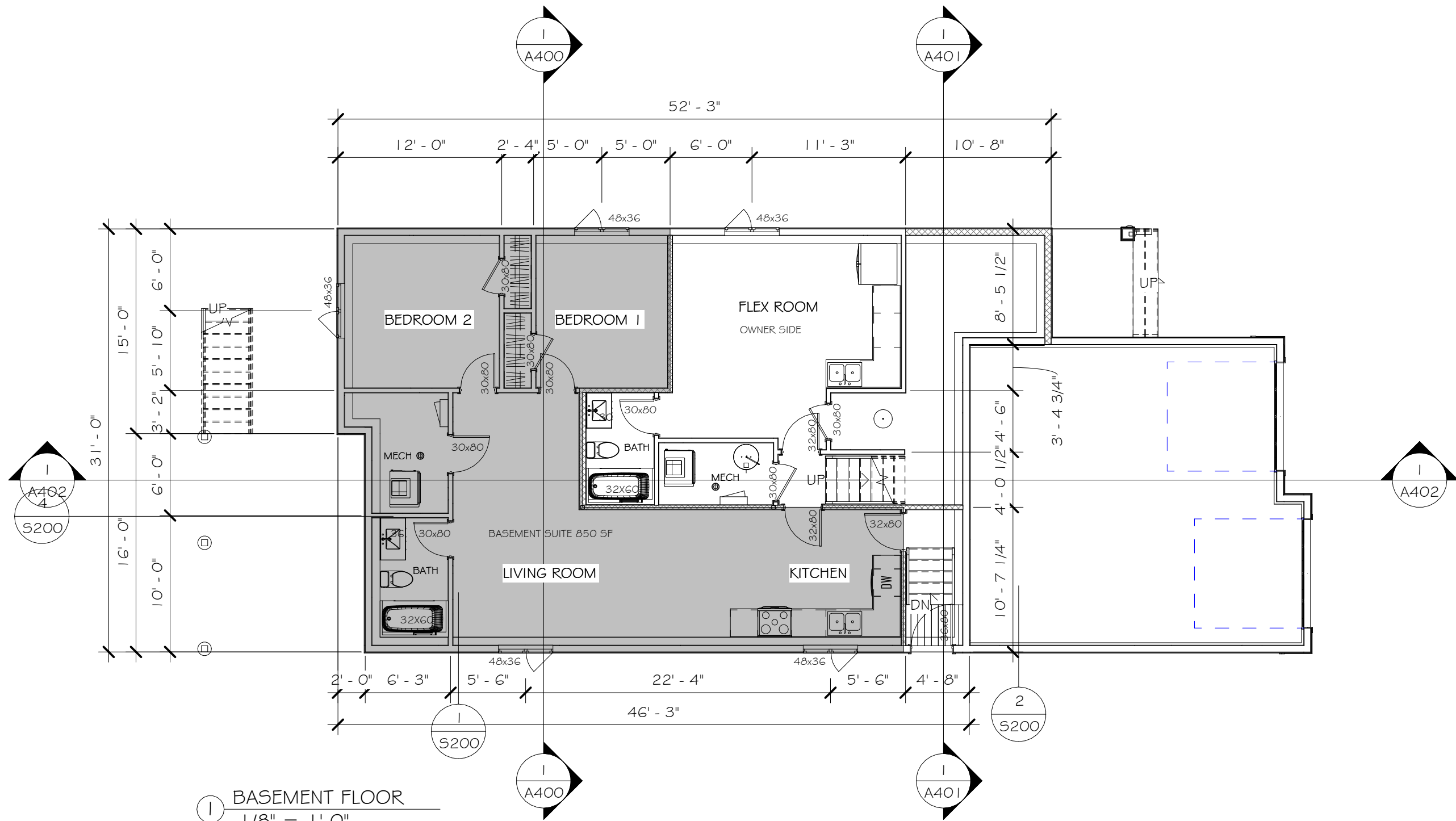
LEGAL DESCRIPTION:
LOT: 8
BLK: 231
SITE ID: 1865103
PLAN NO: 102439346
ADDRESS: 968 NIGHTINGALE BEND, SASKATOON SK

ZONING			
• ZONING:	R1B (LOW DENSITY RESIDENTIAL DISTRICT)		
• SITE AREA	4988.86 SF (463.48 M²)		
• NEW BUILDING AREA:	1629.00 SF (151.34 m²) 40% OF SITE AREA = 1995.54 SF		
• FRONT YARDS (1 no.)	MINIMUM 6.00m	PROVIDED	6.10m
• SIDE YARDS	MINIMUM 0.75m	PROVIDED	1.44m, 1.22m
• REAR YARD	MINIMUM 7.50m	PROVIDED	8.52m
• BUILDING HEIGHT	MAXIMUM 10m	PROVIDED	5.51m

No.	Description	Date

SITE PLAN

Project number	Project Number	A100
Date	3 SEPT 2026	
Drawn by	Author	
Checked by	Checker	Scale 1/16" = 1'-0"



No.	Description	Date

BASEMENT FLOOR PLAN

Project number	Project Number	A200
Date	3 SEPT 2026	
Drawn by	Author	Scale 1/8" = 1'-0"
Checked by	Checker	

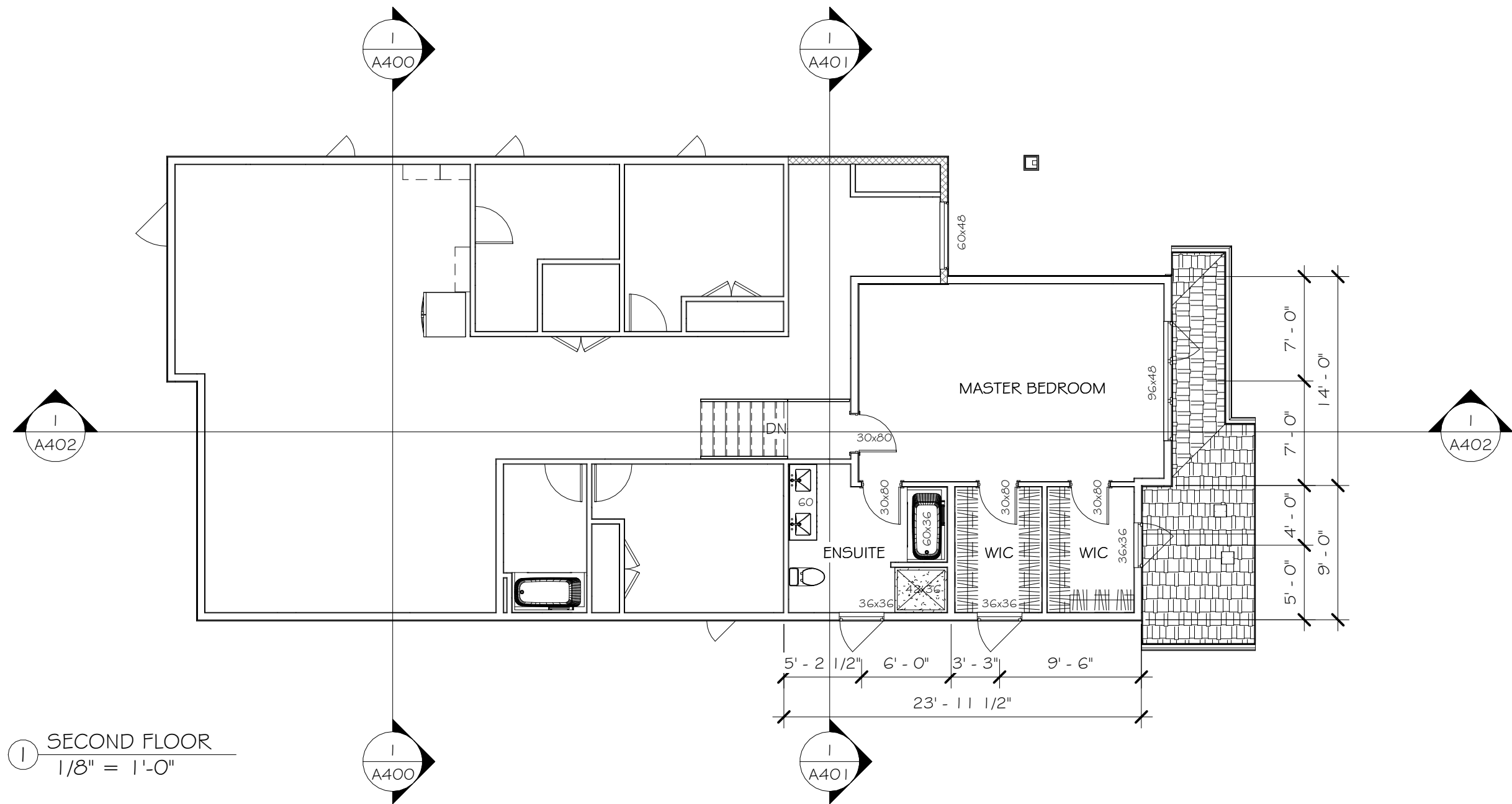


968 NIGHTINGALE BEND SASKATOON SK



No.	Description	Date

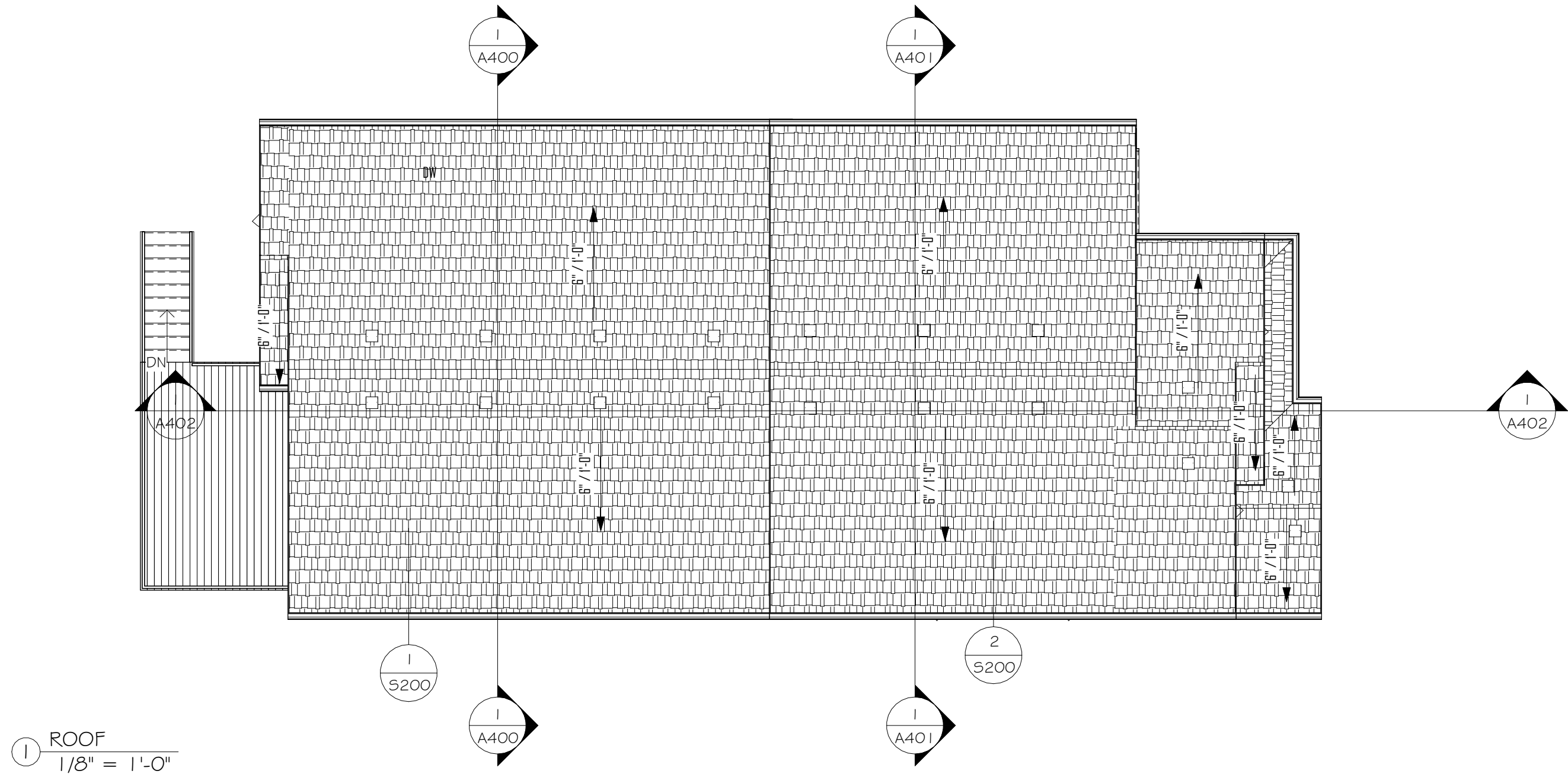
Scale $1/8" = 1'-0"$



No.	Description	Date

SECOND FLOOR PLAN

Project number	Project Number	A202
Date	3 SEPT 2026	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"



No.	Description	Date

ROOF PLAN		
Project number	Project Number	A203
Date	3 SEPT 2026	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"

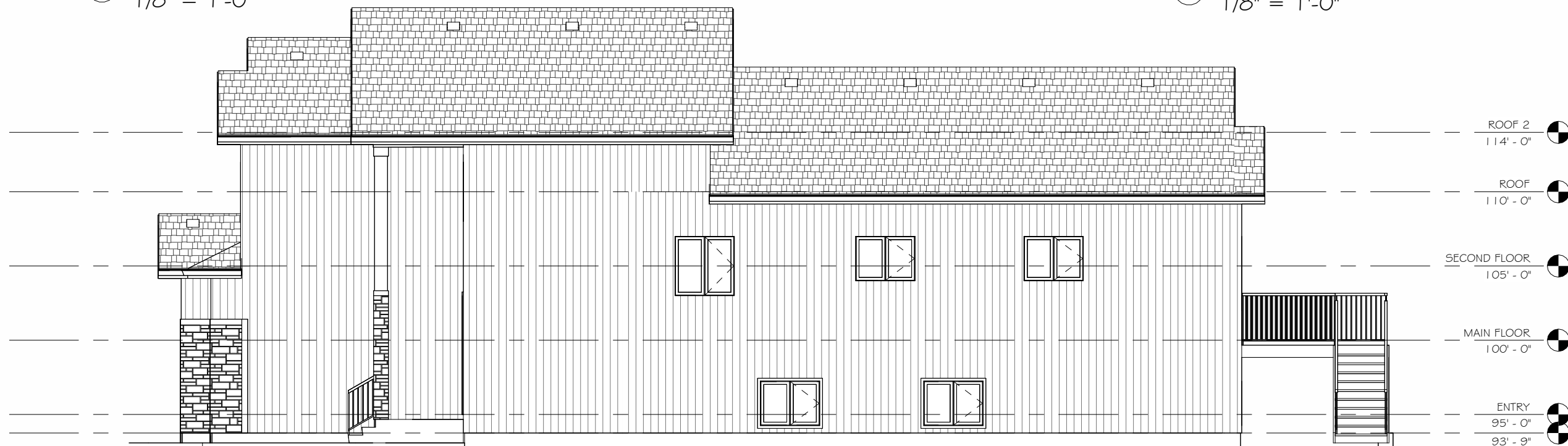


1 EAST ELEVATION
1/8" = 1'-0"



TOTAL AREA = 768 SF
STONE FINISH = 53 SF
VINYL SHAKE = 117 SF
BOARD & BATTEN = 258 SF

3 EAST ELEVATION COLORS
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

No.	Description	Date

BUILDING ELEVATIONS		
Project number	Project Number	A300
Date	3 SEPT 2026	
Drawn by	Author	Scale 1/8" = 1'-0"
Checked by	Checker	



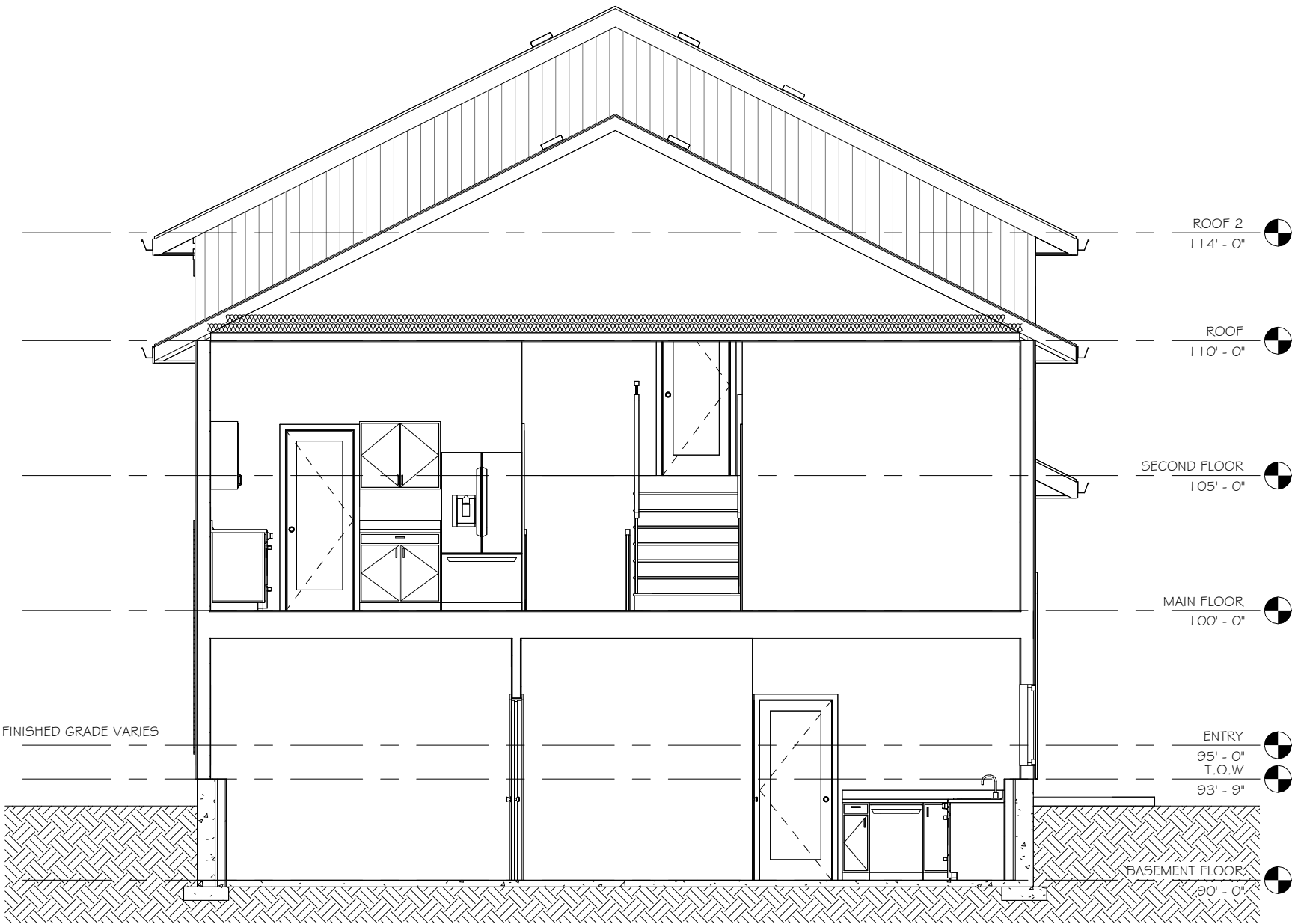
① WEST ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"

No.	Description	Date

BUILDING ELEVATIONS		
Project number	Project Number	A301
Date	3 SEPT 2026	
Drawn by	Author	Scale 1/8" = 1'-0"
Checked by	Checker	



1 Section I
3/16" = 1'-0"

- A - : **ROOF CONSTRUCTION**
- ASPHALT SHINGLES
 - ROOF VENT AS REQUIRED
 - ICE & WATER SHIELD PROTECTION AS PER CODE
 - 3/8" OSB SHEATHING, *d/w* H CLIPS
 - ENGINEERED ROOF SYSTEM BY SUPPLIER
 - R50 BLOWN IN INSULATION, INCLUDING INSULATION STOPS
 - 6 MIL POLY VAPOR BARRIER, CAULK ALL JOINTS
 - 1 LAYER 1/2" GYPSUM BOARD

- B - : **EXTERIOR WALL CONSTRUCTION**
- EXTERIOR FINISH AS SPECIFIED
 - BUILDING PAPER AS REQUIRED BY CODE
 - 3/8" OSB SHEATHING (FIRE RETARDANT SHEATHING PROTECTION OF ADJACENT BLDG PER FIRE CODE 5.6.1.2.)
 - 2 x 6 SPF #2 OR BETTER @ 16" O/C
 - R22 INSULATION
 - 6 MIL VAPOR BARRIER, CAULK ALL JOINTS
 - 1 LAYER 1/2" GYPSUM BOARD

- C - : **EXTERIOR WALL CONSTRUCTION NBCC 2020**
- EXTERIOR FINISH AS SPECIFIED
 - BUILDING PAPER AS REQUIRED BY CODE
 - 3/8" OSB SHEATHING (FIRE RETARDANT SHEATHING PROTECTION OF ADJACENT BLDG PER FIRE CODE 5.6.1.2.)
 - 2 x 6 SPF #2 OR BETTER @ 16" O/C
 - R22 INSULATION
 - 6 MIL VAPOR BARRIER, CAULK ALL JOINTS
 - 1 LAYER 1/2" TYPE X GYPSUM BOARD

- D - : **GARAGE TO HOUSE WALL CONSTRUCTION**
- 1 LAYER 1/2" GYPSUM BOARD TAPE & 1 COAT OF MUD (FR)
 - 3/8" OSB SHEATHING
 - 2 x 6 SPF #2 OR BETTER @ 24" O/C
 - R24 INSULATION
 - 6 MIL VAPOR BARRIER, CAULK ALL JOINTS
 - 1 LAYER 1/2" GYPSUM BOARD

- E - : **GARAGE WALL CONSTRUCTION**
- EXTERIOR FINISH AS SPECIFIED
 - BUILDING PAPER AS REQUIRED BY CODE
 - 3/8" OSB SHEATHING (FIRE RETARDANT SHEATHING PROTECTION OF ADJACENT BLDG PER FIRE CODE 5.6.1.2.)
 - 2 x 6 SPF #2 OR BETTER @ 16" O/C
 - R22 INSULATION
 - 6 MIL VAPOR BARRIER, CAULK ALL JOINTS
 - 1 LAYER 1/2" GYPSUM BOARD

- F - : **INTERIOR WALL CONSTRUCTION (W1)**
- 1/2" DRYWALL
 - 2 x 4 or 2 x 6 SPF #2 OR BETTER @ 24" O/C (OR TO ALIGN WITH JOISTS ABOVE FOR BEARING WALLS)
 - 1/2" DRYWALL
 - STUDS BACKING ON TO KITCHEN CABINETS ARE 12" O/C

- G - **1HR FRR WALL NBCC 2025 (W1B)**
- 1 LAYER 1/2" TYPE X GYPSUM BOARD
 - RESILIENT CHANNELS @ 16" O/C
 - 2" X 6" SPF #2 OR BETTER @ 16 O/C
 - CAVITY FILLED BATT INSULATION
 - 1 LAYER 1/2" TYPE X GYPSUM BOARD

- H - **1 HR FRR WALL NBCC 2025 (W1A)**
- 1 LAYER 5/8" TYPE X GYPSUM BOARD
 - RESILIENT CHANNELS @ 16" O/C
 - 2" X 4" SPF #2 OR BETTER @ 16 O/C
 - CAVITY FILLED BATT INSULATION
 - 1 LAYER 5/8" TYPE X GYPSUM BOARD

- J - **1 HR FRR WALL NBCC 2025 W13a**
- 1 LAYER 5/8" TYPE X GYPSUM BOARD
 - 2" X 4" SPF #2 OR BETTER @ 16 O/C
 - CAVITY FILLED BATT INSULATION
 - 1" AIR SPACE
 - CAVITY FILLED BATT INSULATION
 - 2" X 4" SPF #2 OR BETTER @ 16 O/C
 - 1 LAYER 5/8" TYPE X GYPSUM BOARD

- K - : **FOUNDATION CONSTRUCTION**
- CEMENT PARGING ABOVE GRADE AT EXPOSED PORTION
 - DAMP-PROOFING TO GRADE AS PER CODE
 - 20 MPA H5 TYPE 50 8" CONC. WALL C/W 2-10M CONTINUOUS HORIZONTAL REBAR @ TOP, MIDDLE & BOTTOM @ 15M @ 24" O/C VERTICALLY ON INNER FACE OF THE WALL
 - 20 MPA H5 TYPE 50 20"x6" CONTINUOUS CONC. STRIP FOOTING C/W 2-10M CONTINUOUS REBAR 2" FROM BOTTOM (OR AS REQUIRED) STEPPED AS REQUIRED TO MAINTAIN FROST COVERAGE

- L - : **MAIN FLOOR CONSTRUCTION**
- FINISHED FLOOR AS PER PLAN
 - 23/32" OSB T&G SHEATHING, NAILED, GLUED & SCREWED
 - ENGINEERED FLOOR SYSTEM, BY SUPPLIER
 - SOUND BATT INSULATION
 - RESILIENT CHANNEL @ 16" O/C
 - 1/2" (CD) DRYWALL CEILING FINISH AS PER SELECTION

- M - : **FLOOR OVER GARAGE SPACE**
- FINISHED FLOOR AS PER PLAN
 - 23/32" OSB T&G SHEATHING, GLUED & SCREWED
 - ENGINEERED FLOOR SYSTEM, BY SUPPLIER
 - R20 FIBRE GLASS INSULATION
 - 6 MIL CGSB POLY VAPOUR BARRIER
 - R20 FIBRE GLASS INSULATION
 - 2" x 6" SPF #2 FRAMING FOR CEILING
 - 1 LAYER 5/8" TYPE X DRYWALL, TAPE & 1 COAT OF MUD (FR)

- N - : **BASEMENT FLOOR CONSTRUCTION**
- 3" CONCRETE (AVERAGE)
 - 6 MIL POLY VAPOUR BARRIER, CAULK ALL JOINTS
 - 6" OF CONTINUOUS GRAVEL

- P - : **BASEMENT WALL CONSTRUCTION**
- 2x4 5PF #2 OR BETTER @ 24" O/C FROST WALL
 - BATT INSULATION (R12)
 - 6 MIL POLY
 - 1/2" DRYWALL

- Q - **GARAGE FLOOR CONSTRUCTION**
- 32 MPA H5 TYPE 50 4" CONCRETE (AVERAGE) SLOPED TO DOOR,
 - WITH 10M REBAR @ 24" O/C EACH WAY
 - 6" OF CONTINUOUS GRAVEL

- R - **GARAGE FOUNDATION WALL**
- 8" X 32" REINFORCED CONCRETE BEAM
 - 6" VOID FORM
 - 2-15M REBAR TOP AND BOTTOM WITH 10M STIRRUPS @ 12" O/C
 - CONCRETE PILES AS SPEC'D

- WEEPING TILE:
- 4" DIA. WEEPING TILE TIED DIRECTLY TO SUMP SYSTEM. C/W RADON TRAP IN MIN 6" CRUSHED ROCK.

- SUMP PIT:
- ENSURE EXCAVATION FOR THE SUM IS A MINIMUM 450 MM FROM THE FOOTING.
 - PROVISION IS REQUIRED TO PREVENT SOIL GAS FROM ENTERING THE DWELLING FROM THE SUMP AND WEEPING TILE

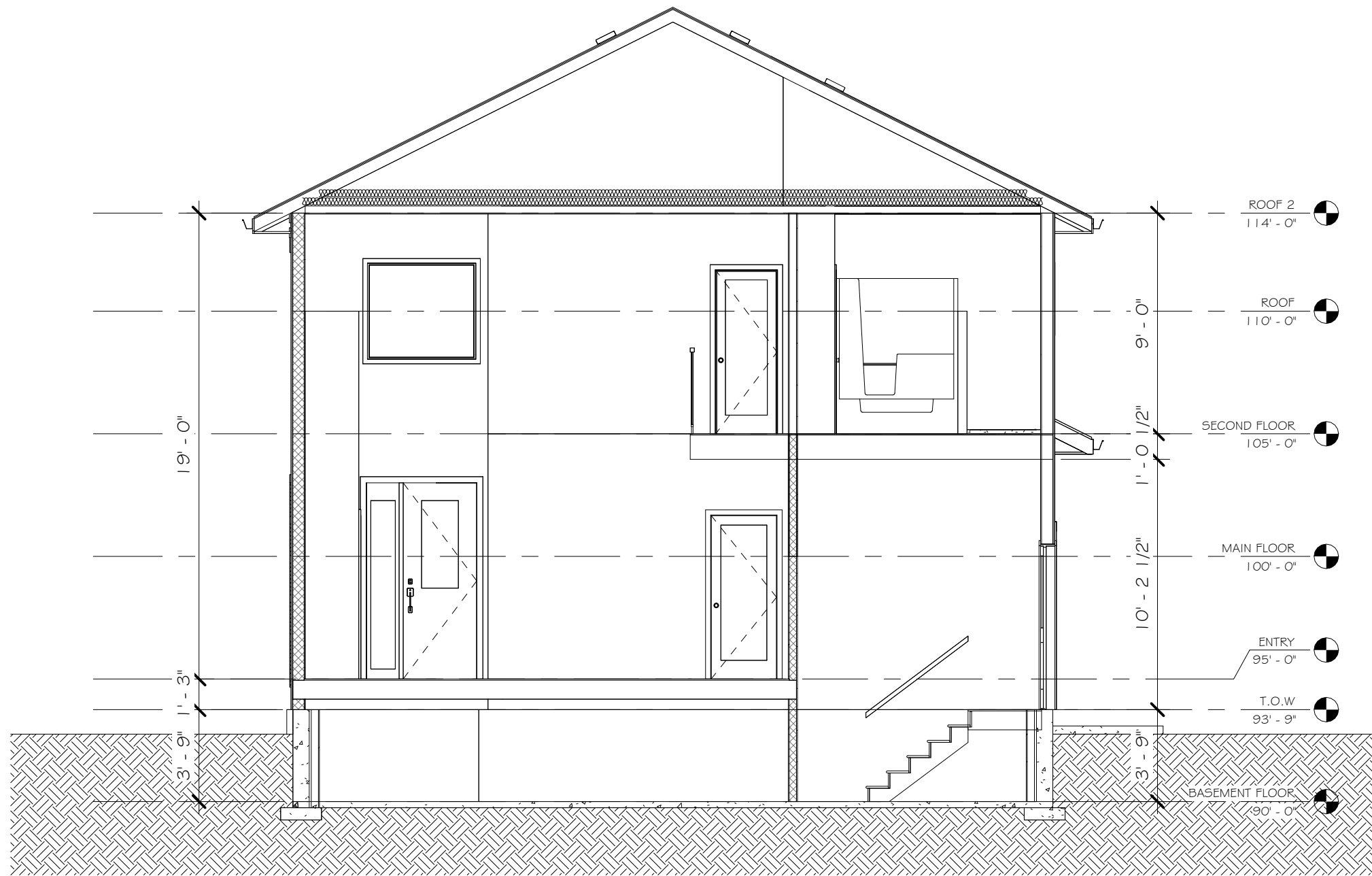
- NOTES
- INSTALL UNVENTED SOFFIT WHEN WITHIN 1.2m OF PROPERTY LINE AND INSTALL LOWER ROOF VENTS
 - MEDICINE CABINET R.O. = 14.5"w x 24.5h BOTTOM OF MED CAB @54" FROM A.F.F.
 - BACKING FOR TOWEL BARS TO BE 48" A.F.F TO CENTER OR 54" ABOVE TUBS TO CENTER FROM A.F.F. BACKING FOR PAPER HOLDERS TO BE 24" A.F.F. TO CENTER

- S- **FRAMING NOTES FOR ENGINEERED TALL WALL**
1. TALL WALL TO BE: 2 X 6 SPF #2 OR BETTER @ 12" O/C FOR TALL WALLS GREATER THAN 18'-0" AND LESS THAN 22'-6" IN HEIGHT.
 2. FULL HEIGHT 3-PLY 2 X 6 AND 4 -PLY 2 X 6 KING STUD REQUIRED BOTH SIDES OF OPENINGS IN ADDITION TO REQUIRED JACK STUDS CENTER WITH A35 SIMPSON STRONG TIE FRAMING CLIPS (1 PER OPENING).
 3. CONTRACTOR TO INSTALL ALL LINTELS, JACK STUDS AND CRIPPLES AS REQUIRED. DESIGN BY OTHERS.
 4. BLOCKING @ 48" MAX AND AT ALL SHAETHING JOINTS
 5. HURRICANE CLIPS OR SIMPSON L 50 CLIPS REQUIRED AT TRUSS TO WALL CONNECTION
 6. STUDS REQUIRE MINIMUM OF 3 1/4" NAILS IN EACH STUD, END NAILED.
 7. MIN 1 1/2" (38) RM BOARD REQUIRED UNDER TALL WALLS, ATTACH BOTTOM PLATE TO RIM BOARD WITH 4- 3 1/4" (83) NAILS PER JOIST SPACE

No.	Description	Date

BUILDING SECTION

Project number	Project Number	A400
Date	3 SEPT 2026	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

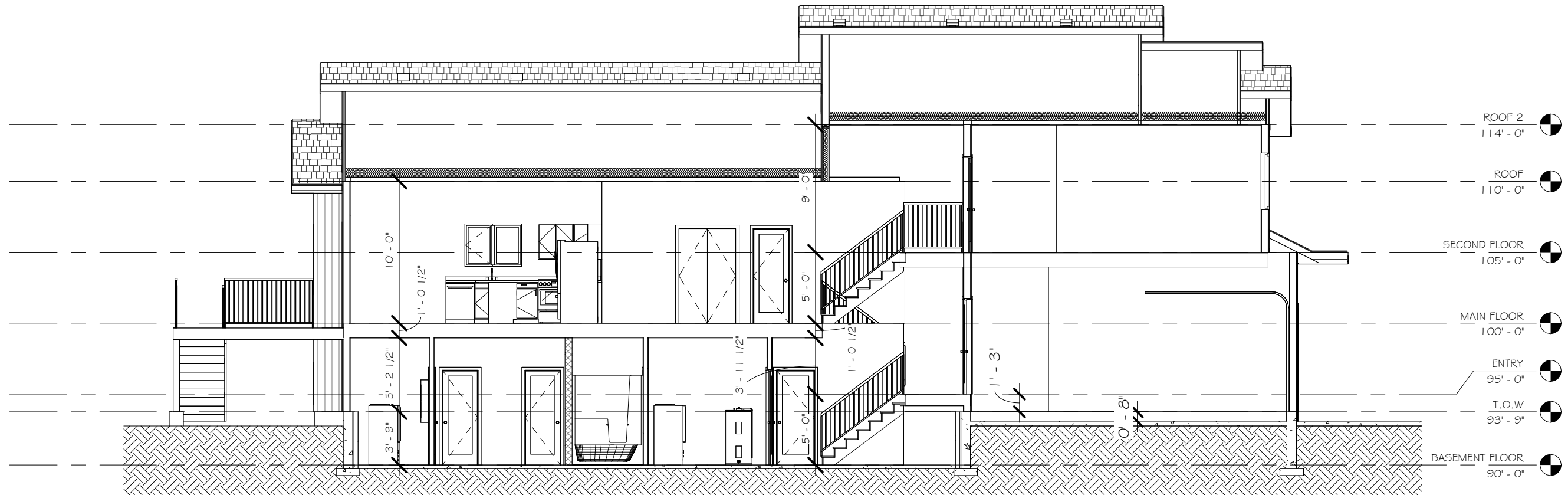


1 Section 2
3/16" = 1'-0"

No.	Description	Date

BUILDING SECTION

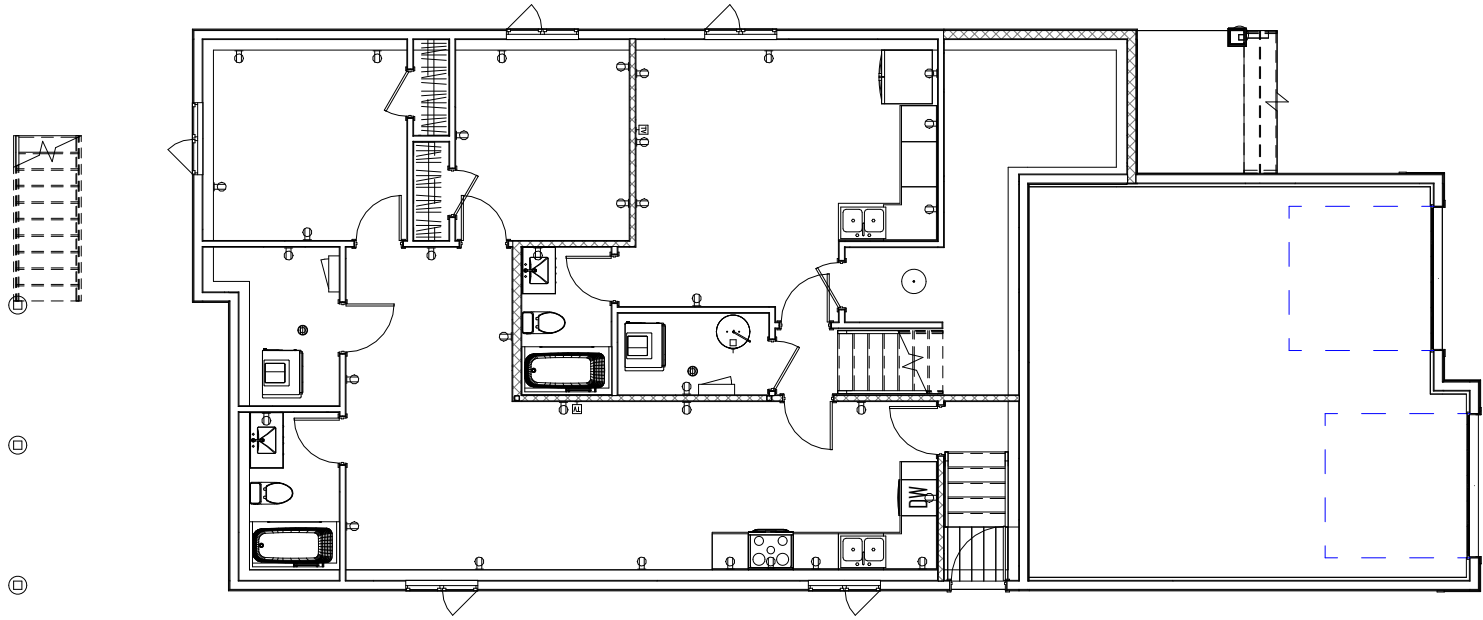
Project number	Project Number	A401
Date	3 SEPT 2026	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"



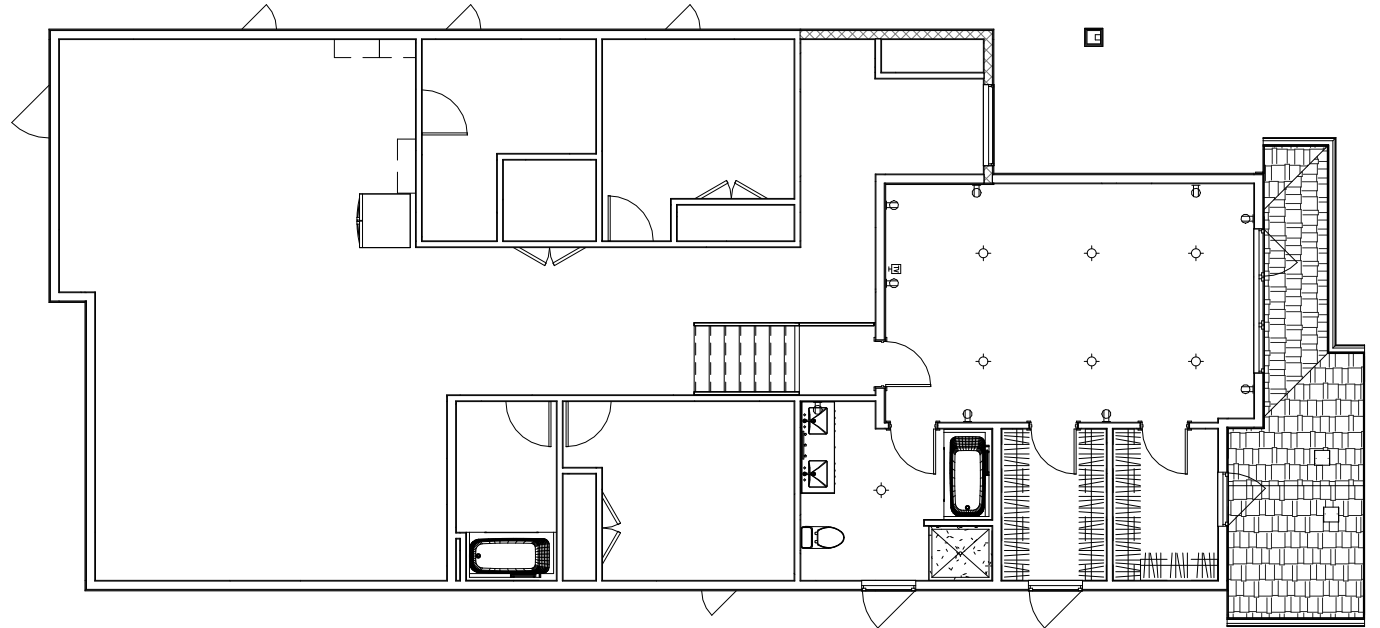
① Section 3
1/8" = 1'-0"

No.	Description	Date

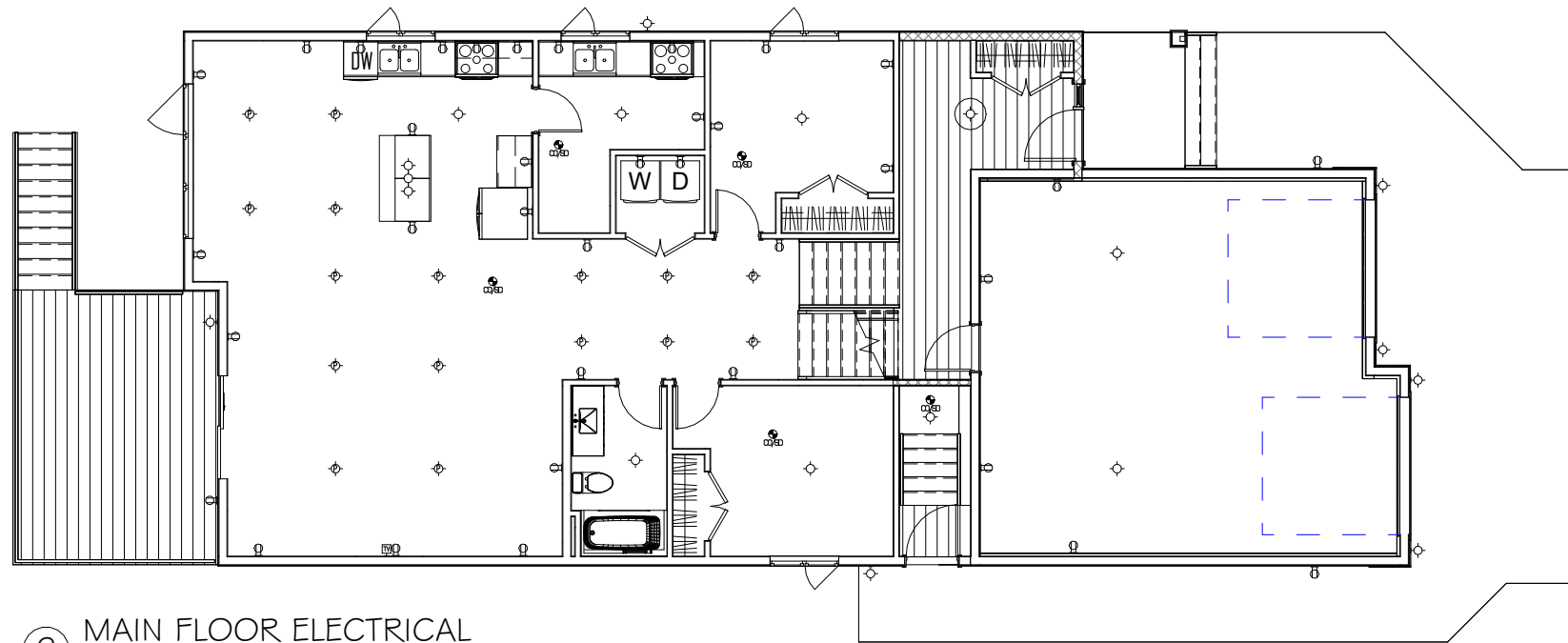
BUILDING SECTION		
Project number	Project Number	A402
Date	3 SEPT 2026	
Drawn by	Author	Scale 1/8" = 1'-0"
Checked by	Checker	



① BASEMENT FLOOR ELECTRICAL
3/32" = 1'-0"



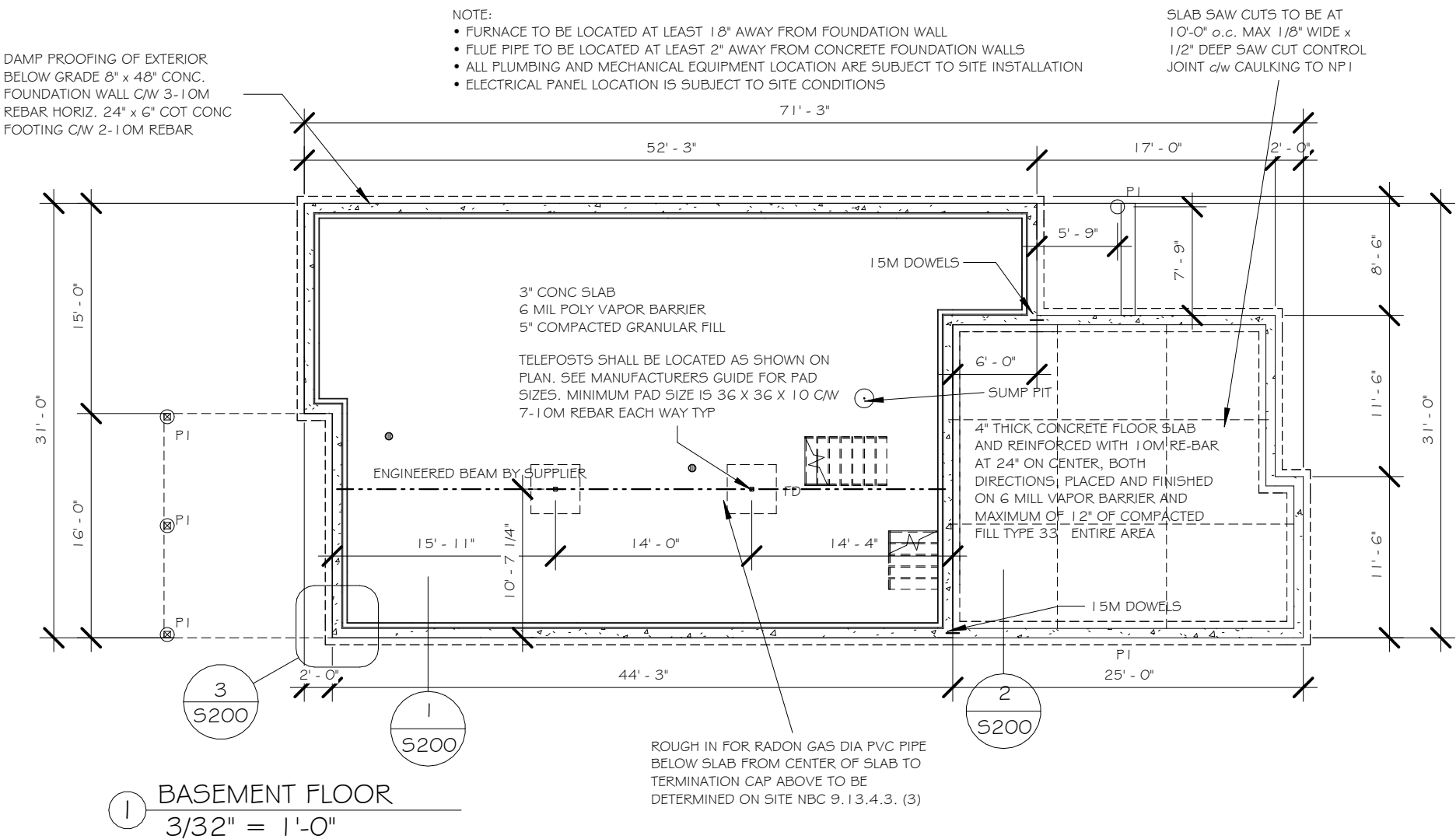
③ SECOND FLOOR ELECTRICAL
3/32" = 1'-0"



② MAIN FLOOR ELECTRICAL
3/32" = 1'-0"

No.	Description	Date

ELECTRICAL LAYOUT		
Project number	Project Number	E100
Date	3 SEPT 2026	
Drawn by	Author	Scale 3/32" = 1'-0"
Checked by	Checker	



STRUCTURAL NOTES:

GENERAL:

ALL CONSTRUCTION TO CURRENT NATIONAL BUILDING CODE OF CANADA (NBCC)

CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, SITE CONDITIONS AND MEASUREMENTS PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY.

MAINTAIN PROPER GRADING AND DRAINAGE AROUND THE PERIMETER OF THE BUILDING. Minimum 2% SLOPE AWAY FROM FOUNDATION PROVIDE ADEQUATE DISTANCE BETWEEN THE FOOTING AND THE GROUND WATER LEVEL. (MINIMUM 36") WHILE MAINTAINING ADEQUATE SOIL COVER OVER FOOTING (MINIMUM 48") IF THIS NOT POSSIBLE THEN CONTACT ENGINEER PRIOR TO CONSTRUCTION

CONCRETE:

PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH CAN/CSA-A23.1/ A23.2 UNLESS NOTED OTHERWISE BELOW.

CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH: OF 25 MPa @ 28 DAYS. 2" TO 4" SLUMP, 4-7% AIR ENTRAINMENT, MAXIMUM AGGREGATE SIZE 3/4", TYPE H5 CEMENT. WHEN OUTSIDE AIR TEMPERATURE DROPS BELOW +5 DEGREES C (CAN BE REASONABLY EXPECTED TO DO SO) PROVIDE EFFECTIVE MEANS TO MAINTAIN CONCRETE CURING TEMPERATURE AS REQUIRED TO ACHIEVE CONCRETE PERFORMANCE REQUIREMENTS

REINFORCING STEEL:

ALL REINFORCING STEEL TO CSA G30.18, GRADE 400. INSTALL TO CAN/CSA.A23.3 CLEAR COVER 1.5" UNLESS NOTED OTHERWISE (FOOTING CLEAR COVER 3" FROM BOTTOM)

MINIMUM SPLICE FOR 10M AND 15M BARS TO BE 18" AND 24", RESPECTIVELY

FOUNDATION WALL/FOOTING:

FOOTING MUST BEAR ON UNDISTURBED, NATURALLY DEPOSITED SOIL. IF FILL OR SOFT SOIL IS ENCOUNTERED AT FOOTING DEPTH ENGINEER PRIOR TO PROCEEDING DO NOT CAST FOOTING ON FROZEN SOIL. IF SOIL BELOW FOOTING IS ALLOWED TO FREEZE AT ANY POINT AFTER INSTALLATION THEN FOUNDATION MOVEMENT AND RELATED DAMAGES COULD OCCUR (AT BUILDER'S SOLE RISK) CONTRACTOR TO MAINTAIN MINIMUM SOIL COVER OF 4'-0" FROM FINISHED GRADE TO TOP OF FOOTING. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF THIS CANNOT BE ACHIEVED DUE TO SITE CONDITIONS.

F9.10. REINFORCEMENT OF FOUNDATION WALLS TABLE 1.1

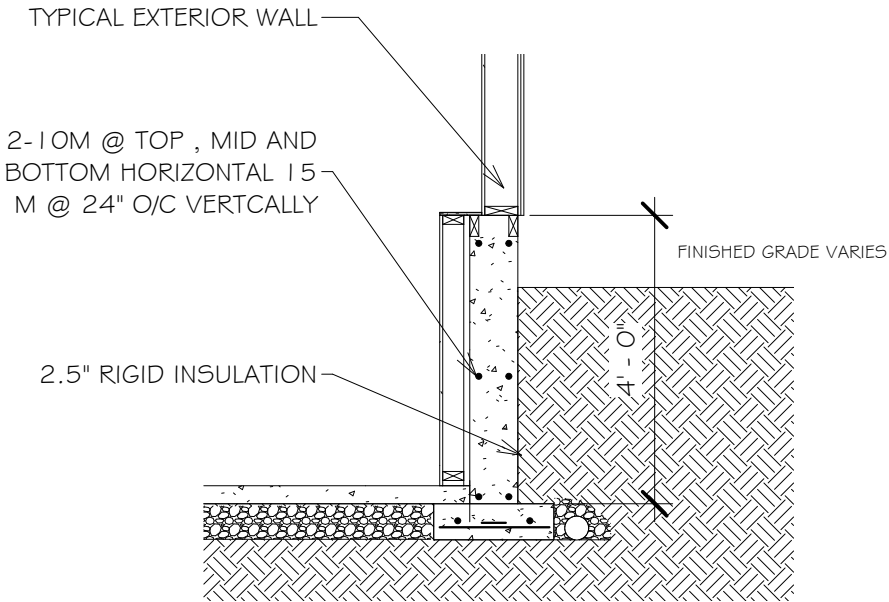
REQUIRED VERTICAL REINFORCING FOR > 2.5M AND > 2.75M HIGH BASEMENT WALL (ASSUME MIN 2-10M T/M/B HORIZONTAL)		
FINAL GRADE HEIGHT (FT)	SIZE OF VERTICAL BAR	BAR SPACING (INCHES)
4.0	10M	48
4.5	10M	48
5.0	10M	32
5.5	10M	24
6.0	10M	20
6.5	10M	16
7.0	10M	12
7.5	15M	24
8.0	15M	20
8.5	15M	18

CURRENT AS OF MAY 1, 2008

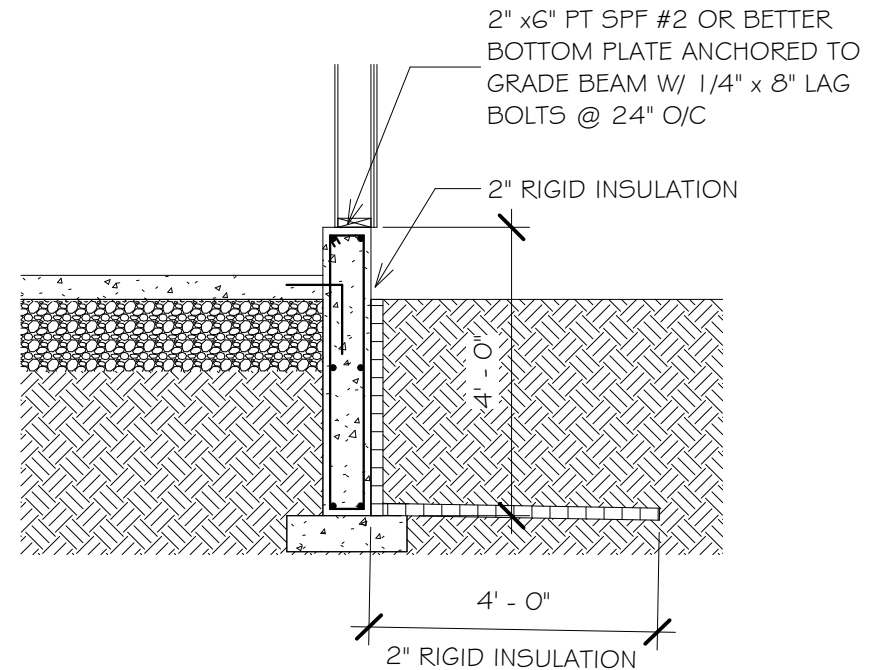
PILE SCHEDULE		(*SEE NOTES UNDER CONC. SPECS)		
PILE	DIAMETER	DEPTH	REINF.	REMARKS
P-1	12"	15'-0" (4500 MM)	2-15M	--
P-2	12"	20'-0" (6000 MM)	2-15M	--

No.	Description	Date

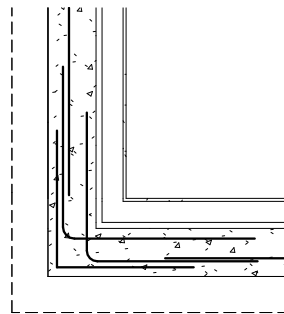
Project number	Project Number	S100
Date	3 SEPT 2026	
Drawn by	Author	
Checked by	Checker	Scale 3/32" = 1'-0"



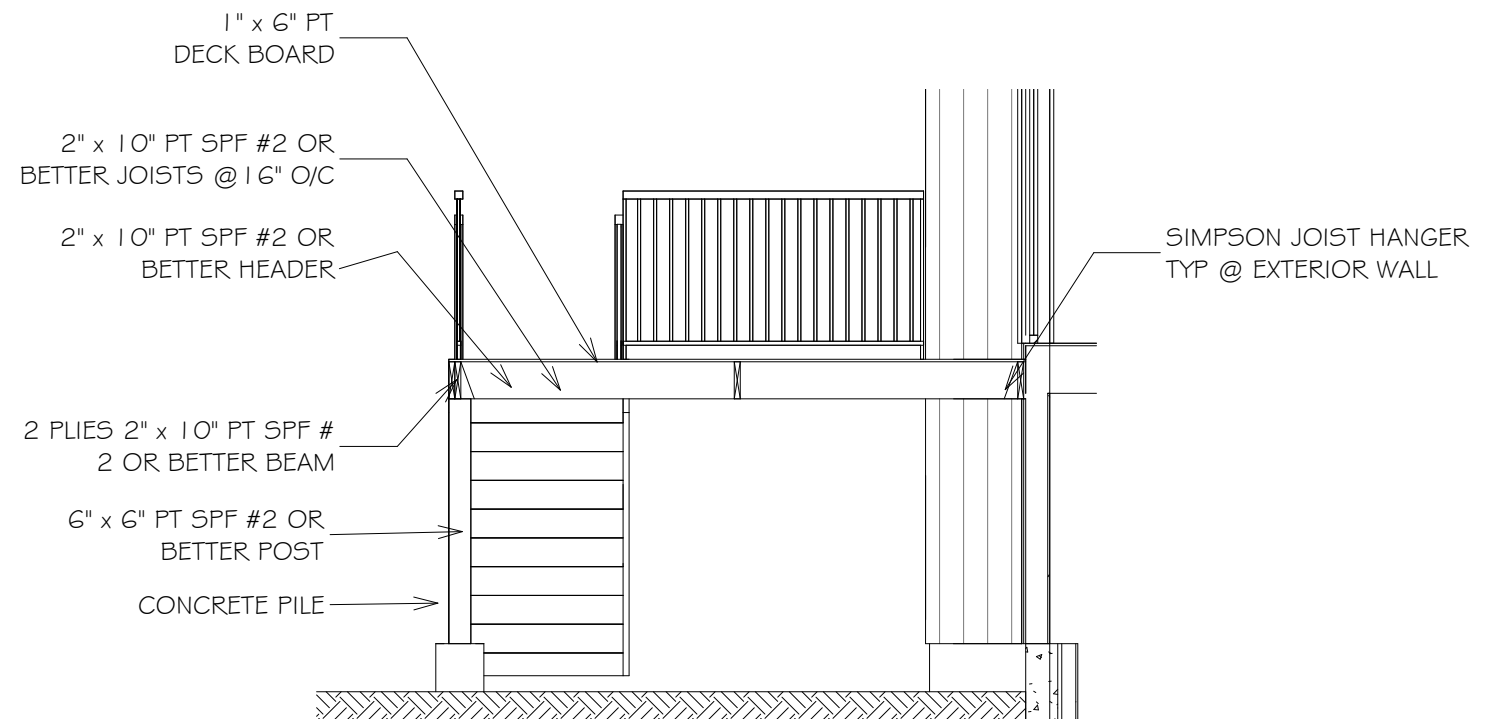
① FOUNDATION WALL DETAILS
3/8" = 1'-0"



② GARAGE FOUNDATION DETAILS
3/8" = 1'-0"



③ CORNER WALL DETAILS
3/8" = 1'-0"



④ DECK DETAILS
1/4" = 1'-0"

No.	Description	Date

STRUCTURAL DETAILS

Project number	Project Number	5200
Date	3 SEPT 2026	
Drawn by	Author	Scale As indicated
Checked by	Checker	