

PROJECT SUMMARY

House Addition Plans

DRAWN BY:

Nik Maloney
Prairie Integrity
Home Construction

PO Box 64
Duff, SK
S0A 0S0

(306) 730-0641



GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CANADIAN NATIONAL BUILDING CODES AND LOCAL CODES AND BYLAWS. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

OWNER:

PROJECT: 32x36' HOUSE ADDITION
ADDRESS:
LEGAL:

BUILDING PERMIT:

DESIGNER: NIK MALONEY, PRAIRIE INTEGRITY HOME CONSTRUCTION
BUILDER: NIK MALONEY, PRAIRIE INTEGRITY HOME CONSTRUCTION
ENGINEERING:

PROJECT STATISTICS:

LOT SIZE: 18.5 ACRES
ANTICIPATED DISTURBED AREA: 50' x 50'
BLDG. ENVELOPE: 1.5" EPS RIGID INSULATION & 2x6 R22 WALL, R60 CEILING,
ROOF: CORRUGATED STEEL
FRONT/REAR HEIGHT: 16'
LIVABLE AREA: 2322 SF

SEISMIC ZONE: 0.069
SNOW LOAD: 1.7 KPa
WIND ZONE: 0.40 KPa
DEGREE DAYS: 5880

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SHEET NUMBER

3

SCALE @ 24" X 36"

DATE: April 3, 2025

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EXISTING PICTURES

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EXTERIOR
ELEVATIONS

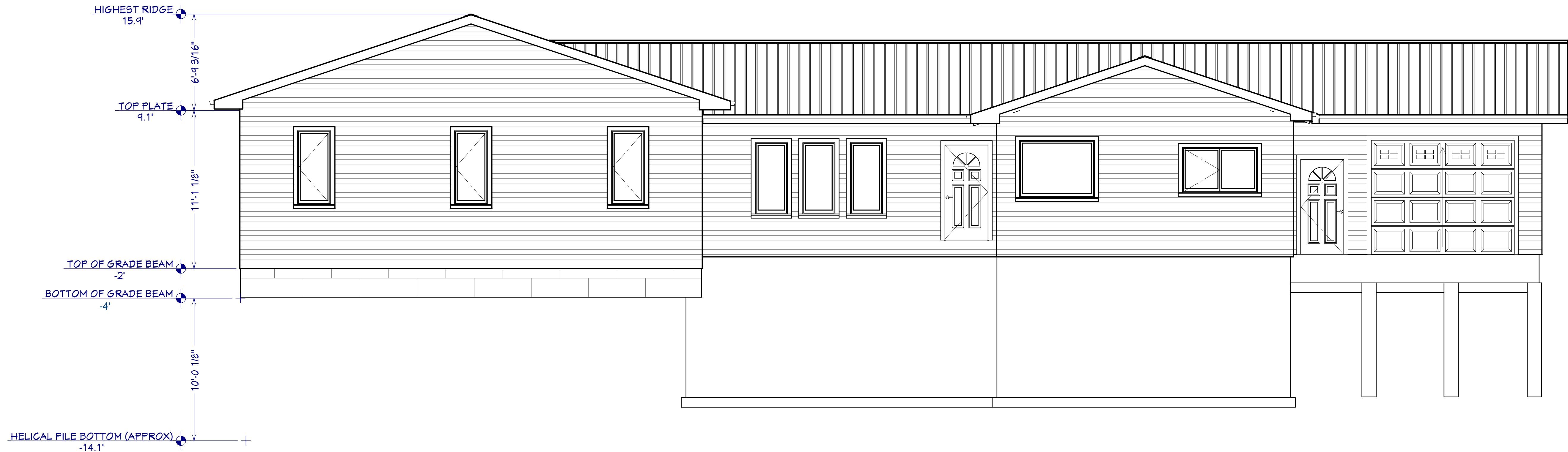
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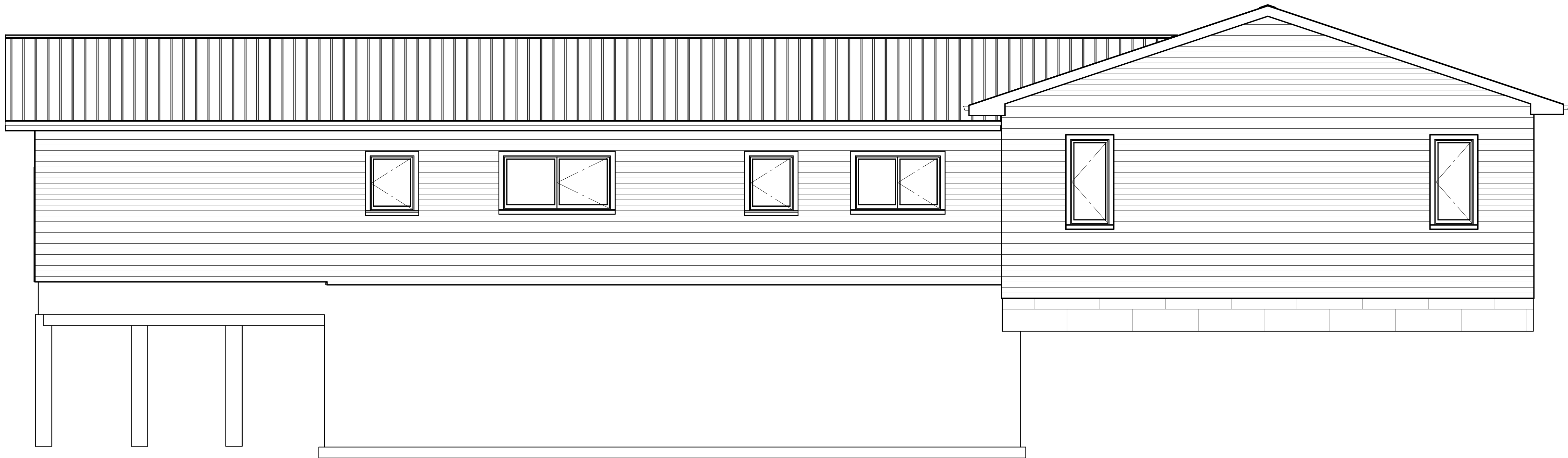
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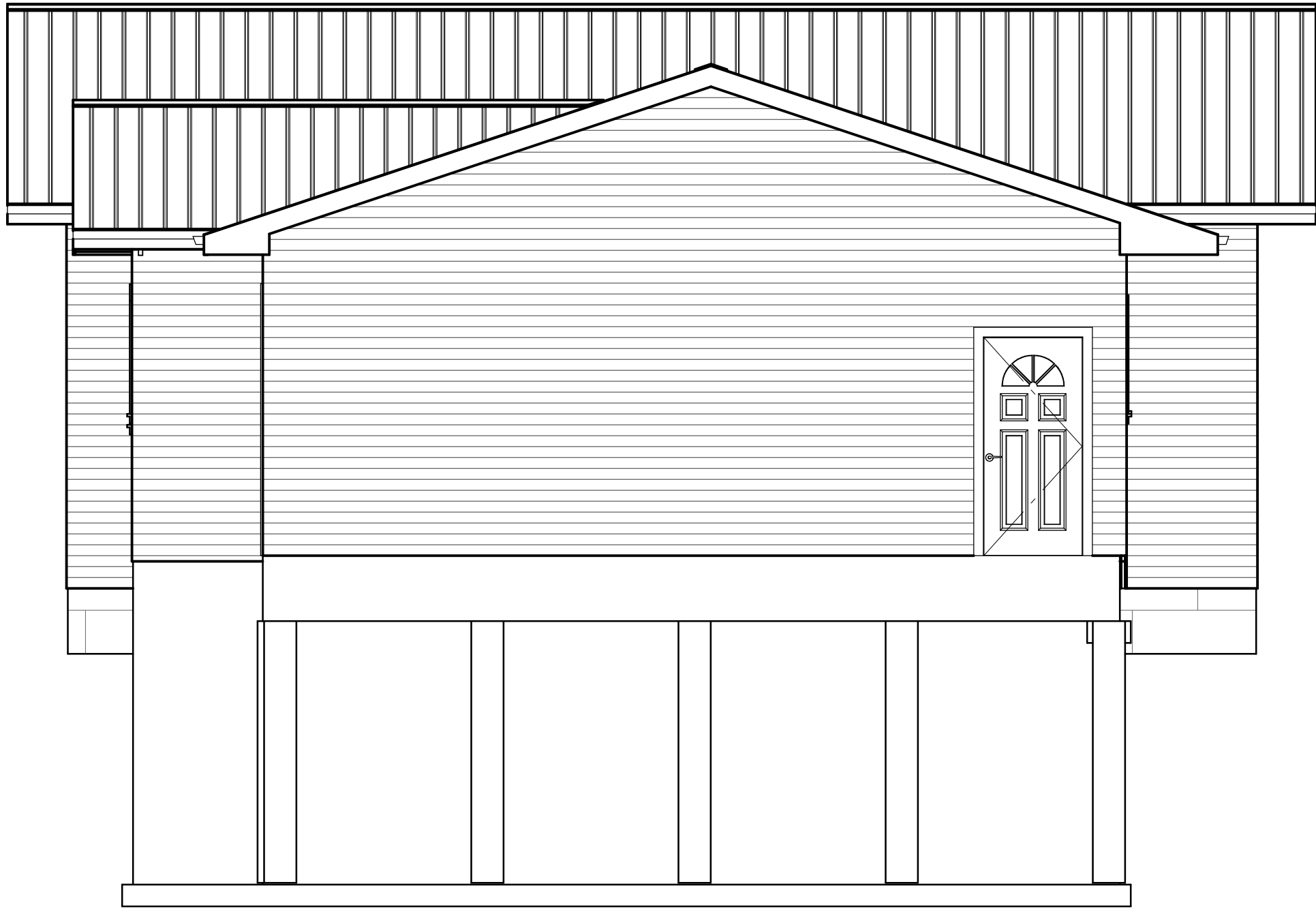
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E1 FRONT ELEVATION
1/4"=1'

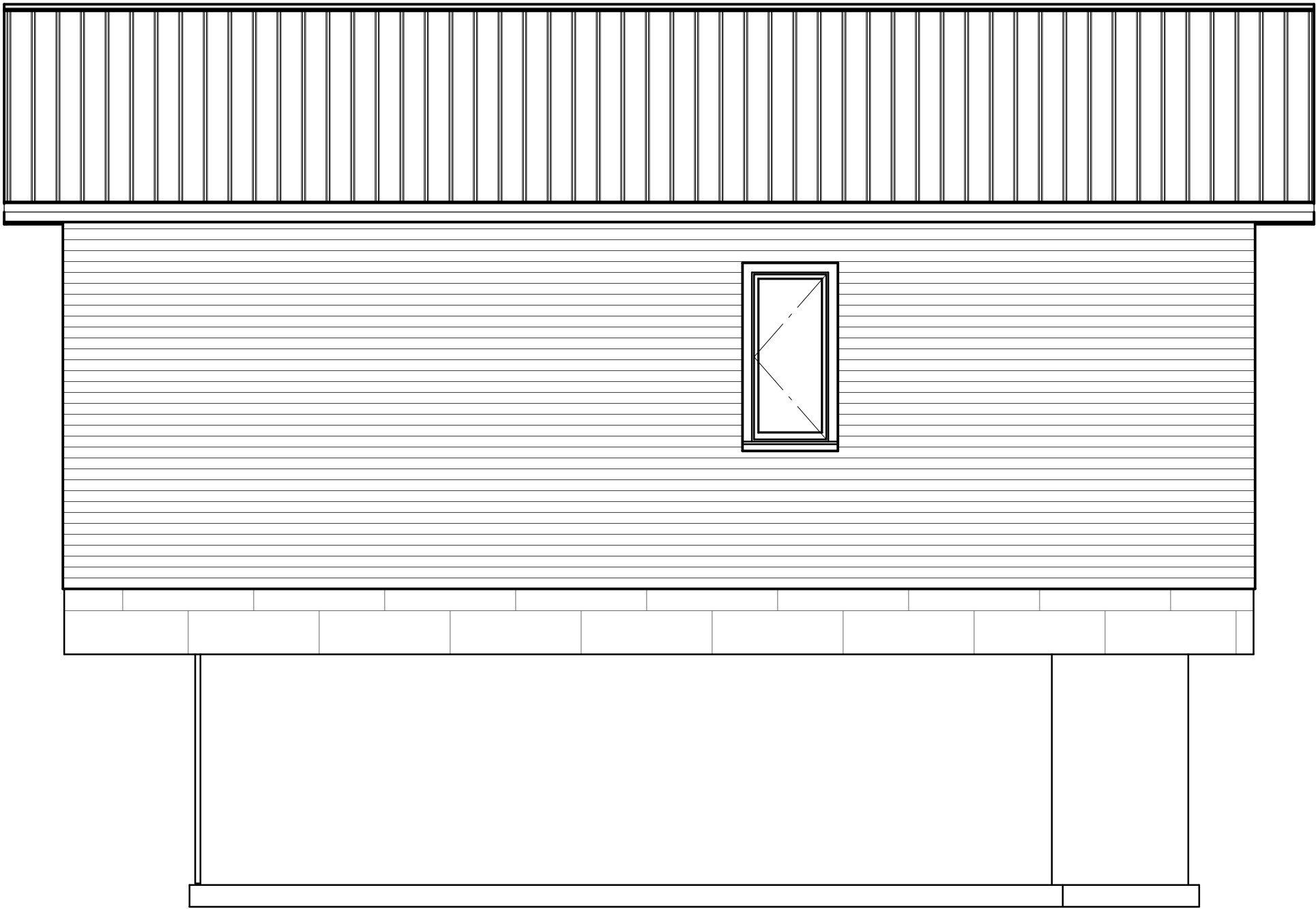


E2 REAR ELEVATION
1/4"=1'



RIGHT SIDE ELEVATION

1/4"=1'



LEFT SIDE ELEVATION

1/4"=1'

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**EXTERIOR
ELEVATIONS**

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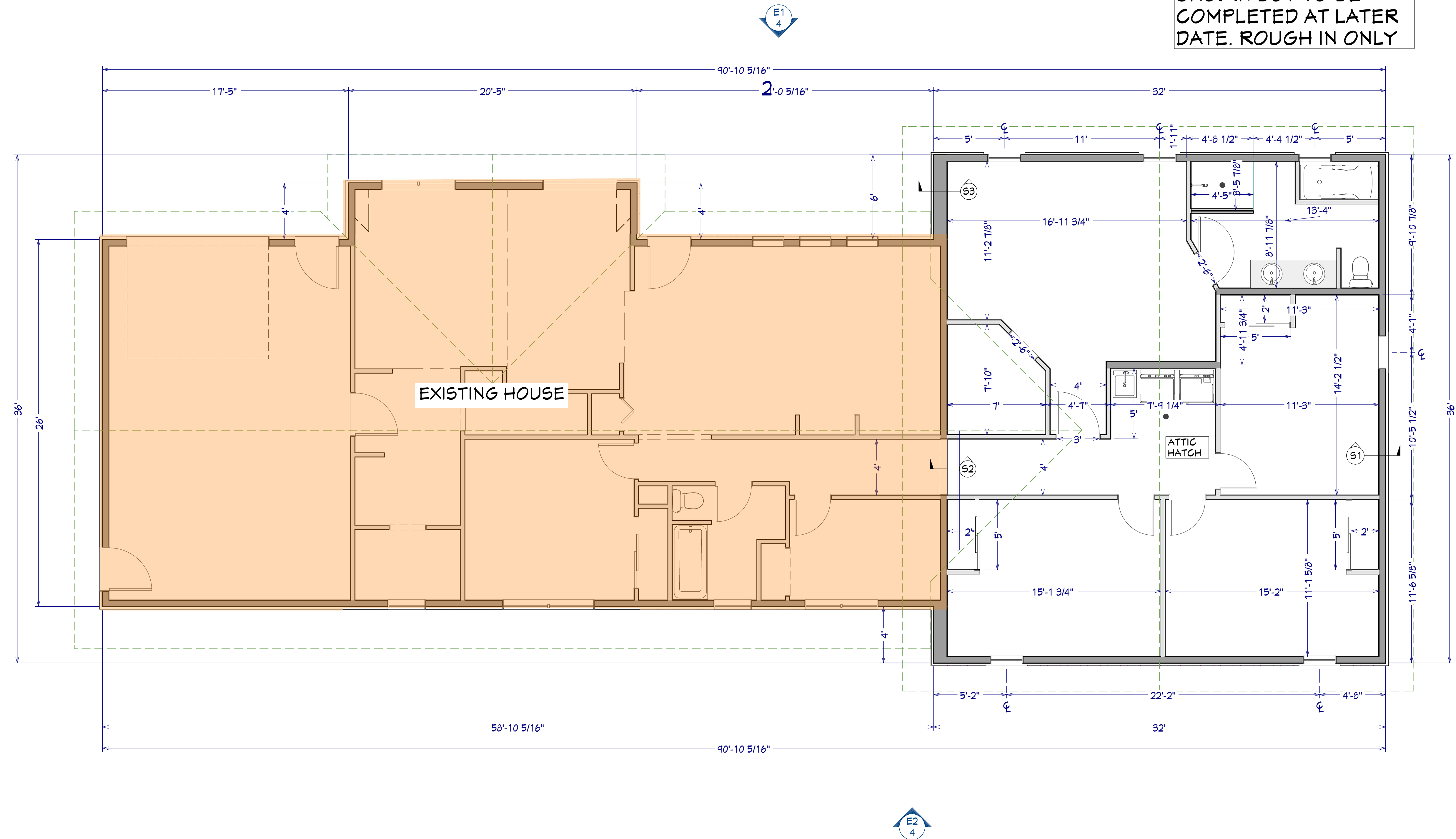
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1. ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE ROUGH OPENING.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

BATHROOM FIXTURES
SHOWN BUT TO BE
COMPLETED AT LATER
DATE. ROUGH IN ONLY



1ST FLOOR PLAN
1/4"=1'



**PRAIRIE INTEGRITY
HOME CONSTRUCTION**

DESIGN & BUILD

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Helical Piles

Max 8' O/C

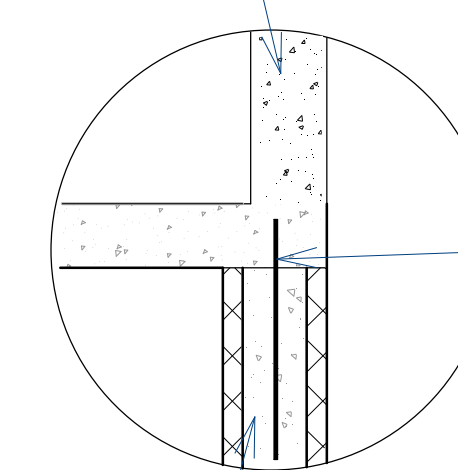
Pipe:

Flighting:

Length:

Installation Torque:

EXISTING 8"
CONCRETE
FOUNDATION



8" CORE ICF
GRADE BEAM

10M REBAR DOWEL
- MIN 6" INTO EXISTING FOUNDATION WALL
- EPOXY INTO EXISTING FOUNDATION WALL
- EXTEND MIN 2' INTO ICF GRADE BEAM
- INSTALL ONE DOWEL PER COURSE OF INTERSECTING ICF

D1

ICF GRADE BEAM AND FOUNDATION
WALL CONNECTION DETAIL

ICF INSULATION CUT AWAY AFTER
GRADE BEAM POUR WHERE SLAB
MEETS GRADE BEAM

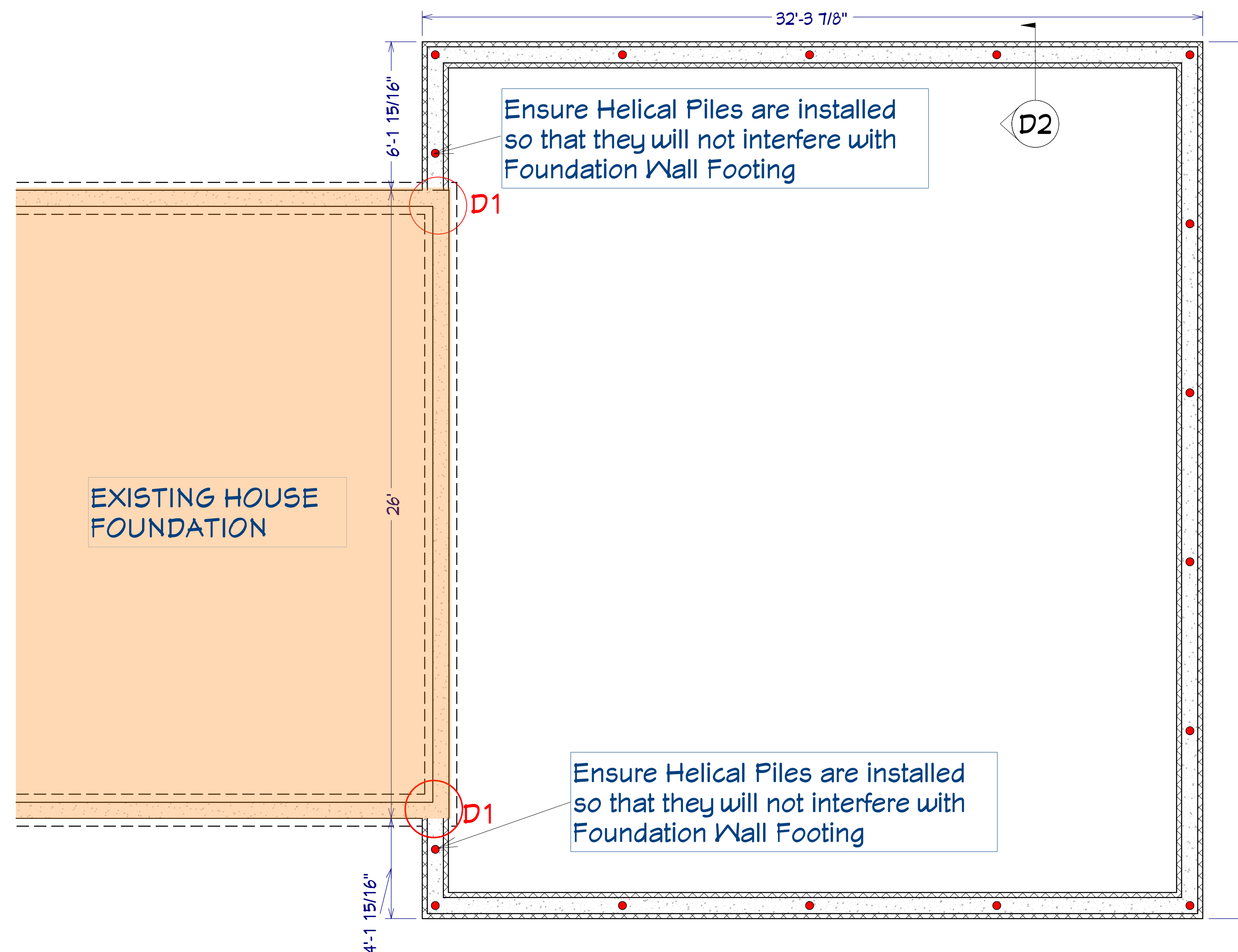
SLAB REBAR TO BE DRILLED AND
EPOXIED INTO GRADE BEAM

HELICAL PILE CAP TO EXTEND INTO
BOTTOM COURSE OF ICF GRADE
BEAM
TIE HORIZONTAL ICF GRADE BEAM
REBAR INTO HELICAL PILE CAP
REBAR

6" VOID FORM

D2

ICF GRADE BEAM AND HELICAL PILE DETAIL



FOUNDATION PLAN

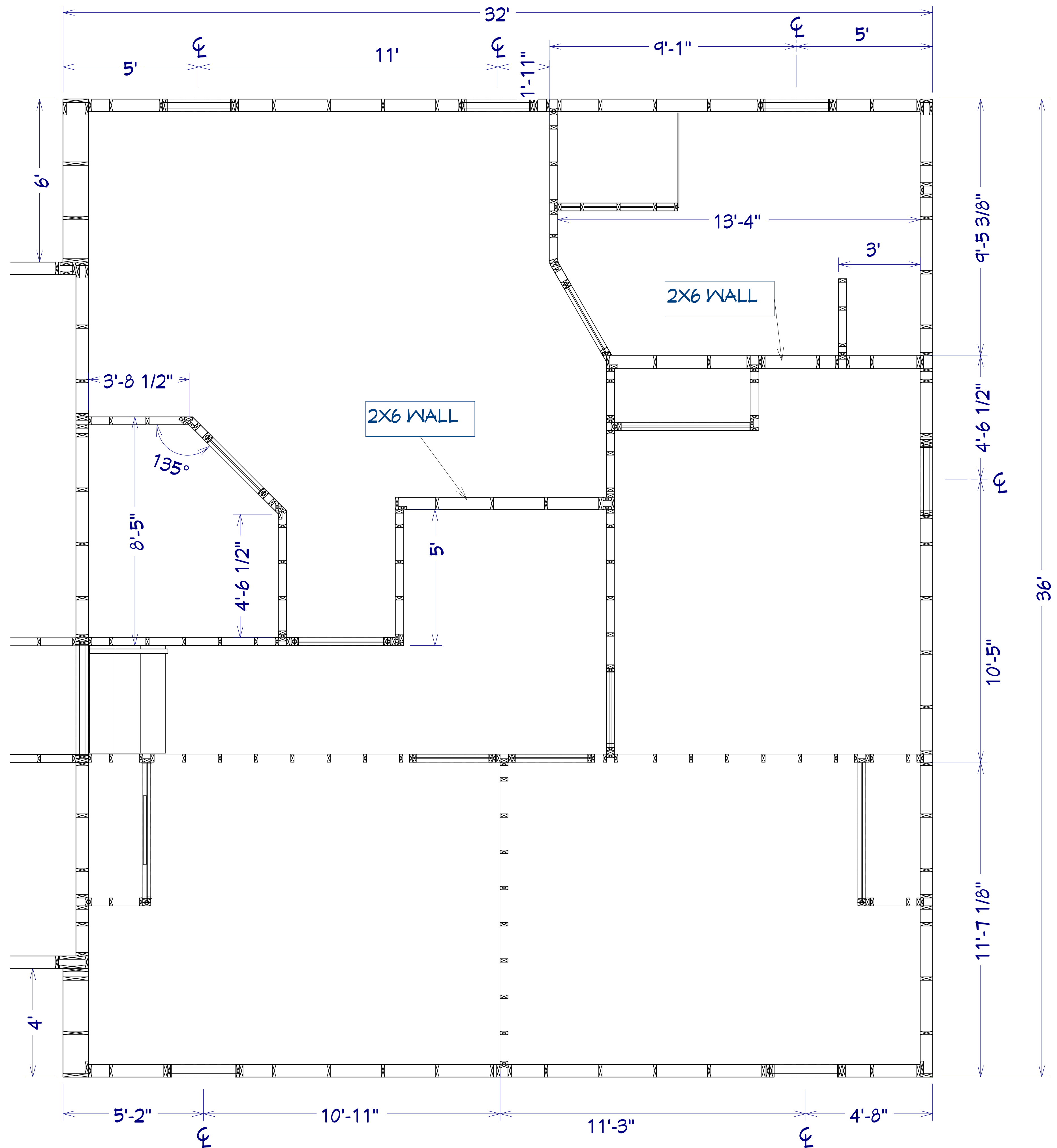
5/16"=1'

FOUNDATION NOTES

1. ALL ANCHOR BOLTS TO BE 1/2" DIA @ 7' O/C AND EXTEND 4" INTO CONCRETE
2. ALL CONCRETE AND CONCRETE REINFORCING TO ADHERE TO NBC SECTION 9.3.1
3. ALL REINFORCING STEEL TO OVERLAP A MINIMUM OF 18" FOR SPLICES FOR 10M BARS & 26" FOR 15M BARS
4. MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 32 MPa FOR SLAB AND 20MPa FOR ALL OTHERS UNO
5. SOIL BEARING CAPACITY ASSUMED TO BE 2,000 PSF. IF SOIL CONDITIONS VARY FROM THIS, THE PROJECT ENGINEER MUST BE NOTIFIED. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL. ALL SLOPES MUST BE STABILIZED
6. ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM STRUCTURE DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT ACCUMULATION OF SOIL AND EROSION OF SOIL NEAR FOOTINGS
7. UNIFORM SOIL CONDITIONS, MUST BE PROVIDED UNDER SLAB AND FOOTINGS. CUT/FILL OR NON-UNIFORM SOIL CONDITIONS SHOULD BE EXCAVATED AND REPLACED W/ UNIFORM ENGINEERED FILL MATERIAL TO MINIMIZE DIFFERENTIAL MOVEMENT
8. THE TOPS OF FOUNDATION WALLS SHALL EXTEND 6" ABOVE THE ADJACENT FINISH GRADE.

GENERAL FRAMING NOTES:

- 1. INSTALLATION AND FASTENING OF FRAMING MEMBERS TO COMPLY WITH NBC.
- 2. ALL DIMENSIONAL LUMBER SHALL BE NO. 2 UNO.
- 3. WALL HEADERS AND SILL HEIGHT: SEE WINDOW & DOOR SCHEDULE
- 4. I-JOISTS, LVL AND GLULAM MEMBERS MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS.
- 5. ALL ENGINEERED TRUSSES AND LUMBER SHALL BE INSTALLED AND FASTENED AS PER MANUFACTURER DOCUMENTATION AND INSTRUCTIONS AND SHALL NOT BE MODIFIED.
- 6. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL.
- 7. ANY WOOD IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 8. ALL HANGERS TO BE "SIMPSON" BRAND
- 9. INSTALL RIGID FOAM TYPE INSULATION OR ROCKWOOL AT WALL INTERSECTIONS AND CORNER STUD CAVITIES.
- 10. SEE WALL SECTION DETAILS FOR EXTERIOR WALL DEPTH
- 11. ALL INTERIOR WALLS TO BE 2X4 FRAMING UNO



ADDITION WALL FRAMING

1/2"=1'

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WALL FRAMING

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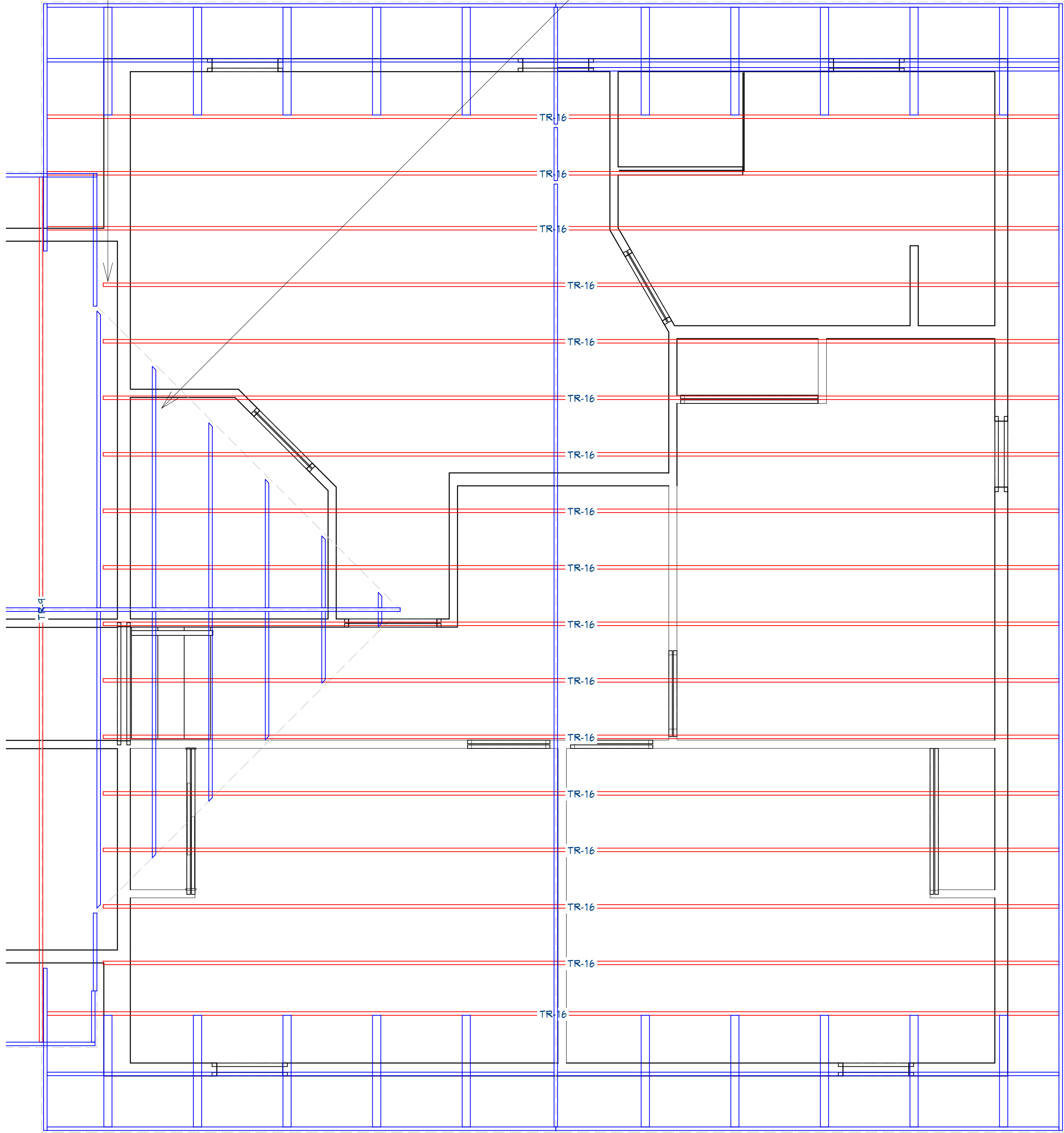
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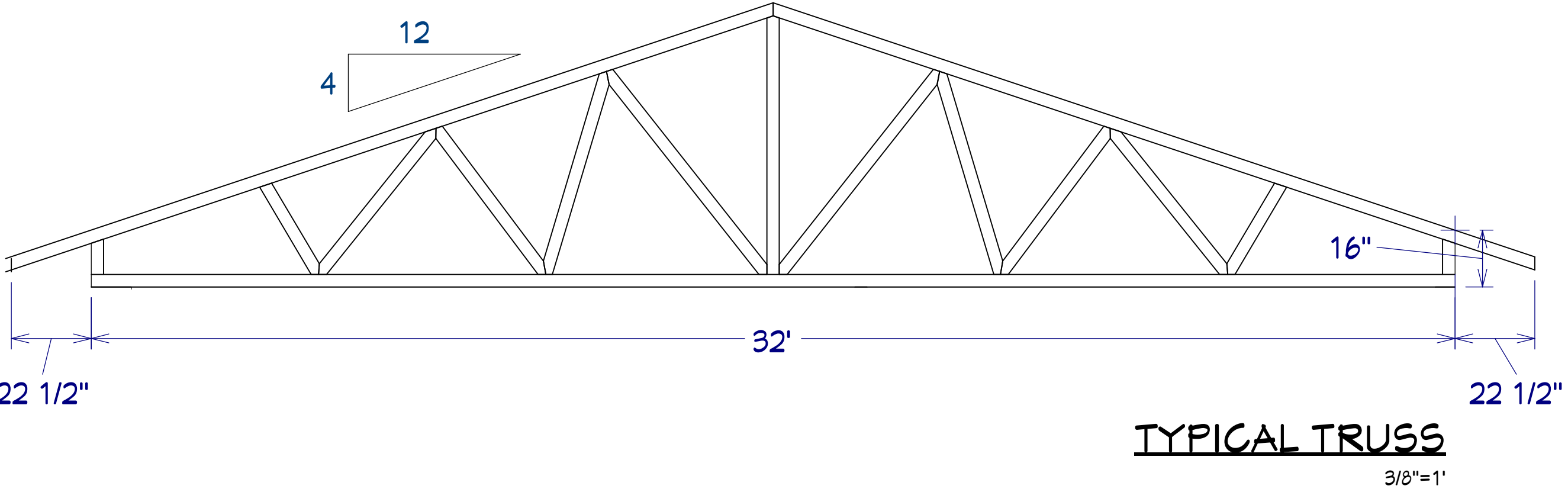


CUT TAILS OFF
RAFTERS THAT BEAR
ON EXISTING WALL
SEE SECTION DETAIL

ROOF OVER FRAMING
SITE BUILT
4:12 PITCH
2X12 RIDGE, 2X12 SLEEPERS, 2X8 RAFTERS 16" O/C



ROOF FRAMING
3/8"=1'



NOTES TO TRUSS MANUFACTURER

1. SUPPLY 17 TRUSSES OF 32' HEEL TO HEEL WIDTH, 16" HEEL HEIGHT, 4/12 PITCH, 22.5" OVERHANG
2. SUPPLY TWO GABLE TRUSSES, OF THE SAME DIMENSION - 32' SPAN, 16" HEEL, 4/12 PITCH, 22.5" OVERHANG
3. SUPPLY OVER HANG LADDERS FOR BOTH GABLE ENDS - 24" OVERHANG

ROOF FRAMING NOTES:

1. FRAMING IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS
2. ALL TRUSSES OR TJI'S SHALL CARRY MANUFACTURER'S STAMP
3. TRUSSES OR TJI'S SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL
4. ALL TRUSSES OR TJI'S SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. TRUSS HURRICANE TIES TO BE INSTALLED PRIOR TO ROOF SHEATHING. HURRICANE TIES TO BE FASTENMASTER FRAMEFAST 6" SCREWS THAT FASTEN THROUGH BOTH TOP PLATES AND INTO THE BOTTOM OF THE TRUSS. INSTALL USING SUPPLIED ANGLE GUIDE
6. ALL ROOF FRAMING 24" O.C.UNO
7. ROOF TRUSS MANUFACTURER: GANG-NAIL TRUSS, REGINA, SK

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ROOF & FRAMING
PLAN

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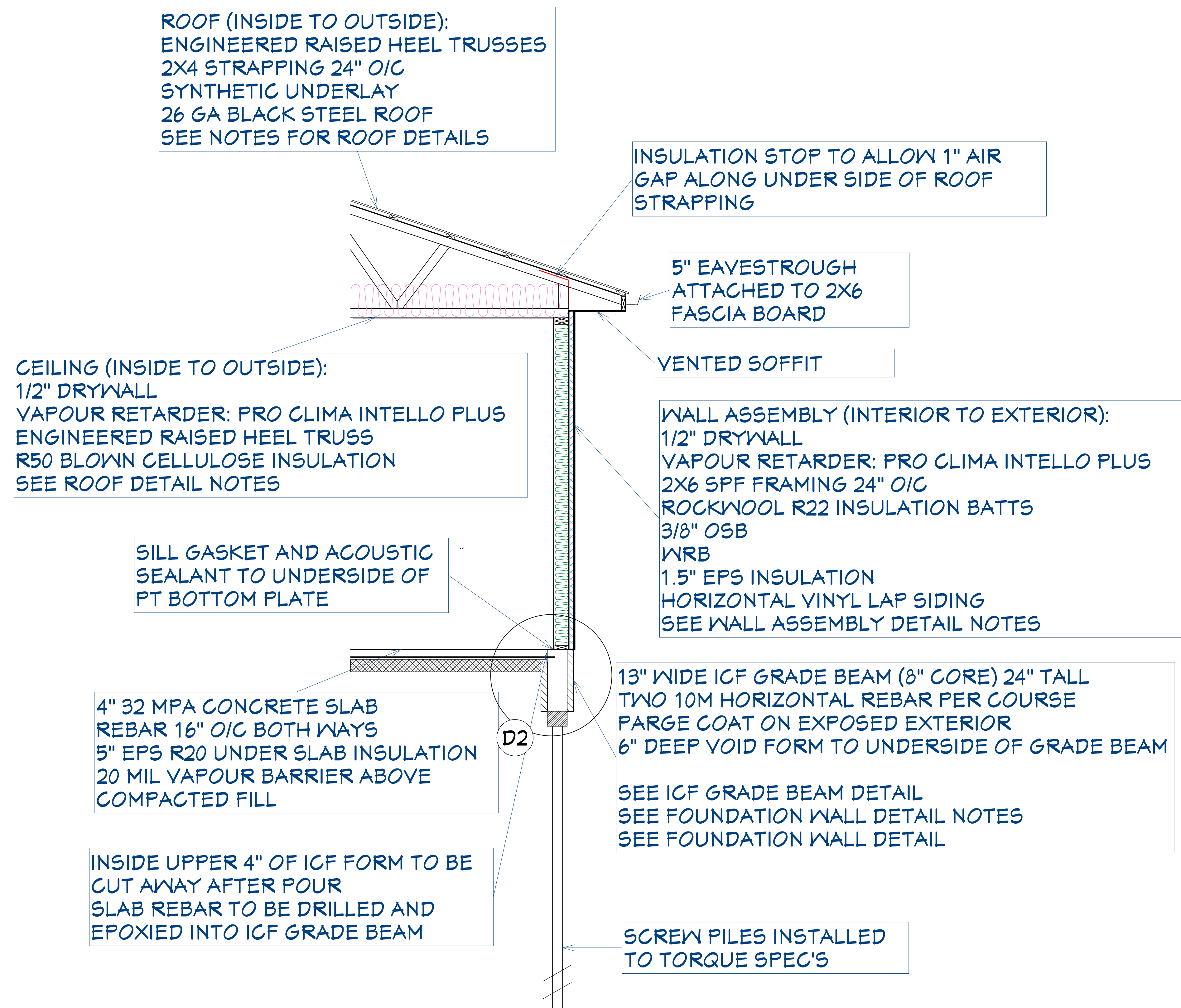
SECTIONS & DETAILS

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S1 TYPICAL WALL SECTION
1/2"=1'

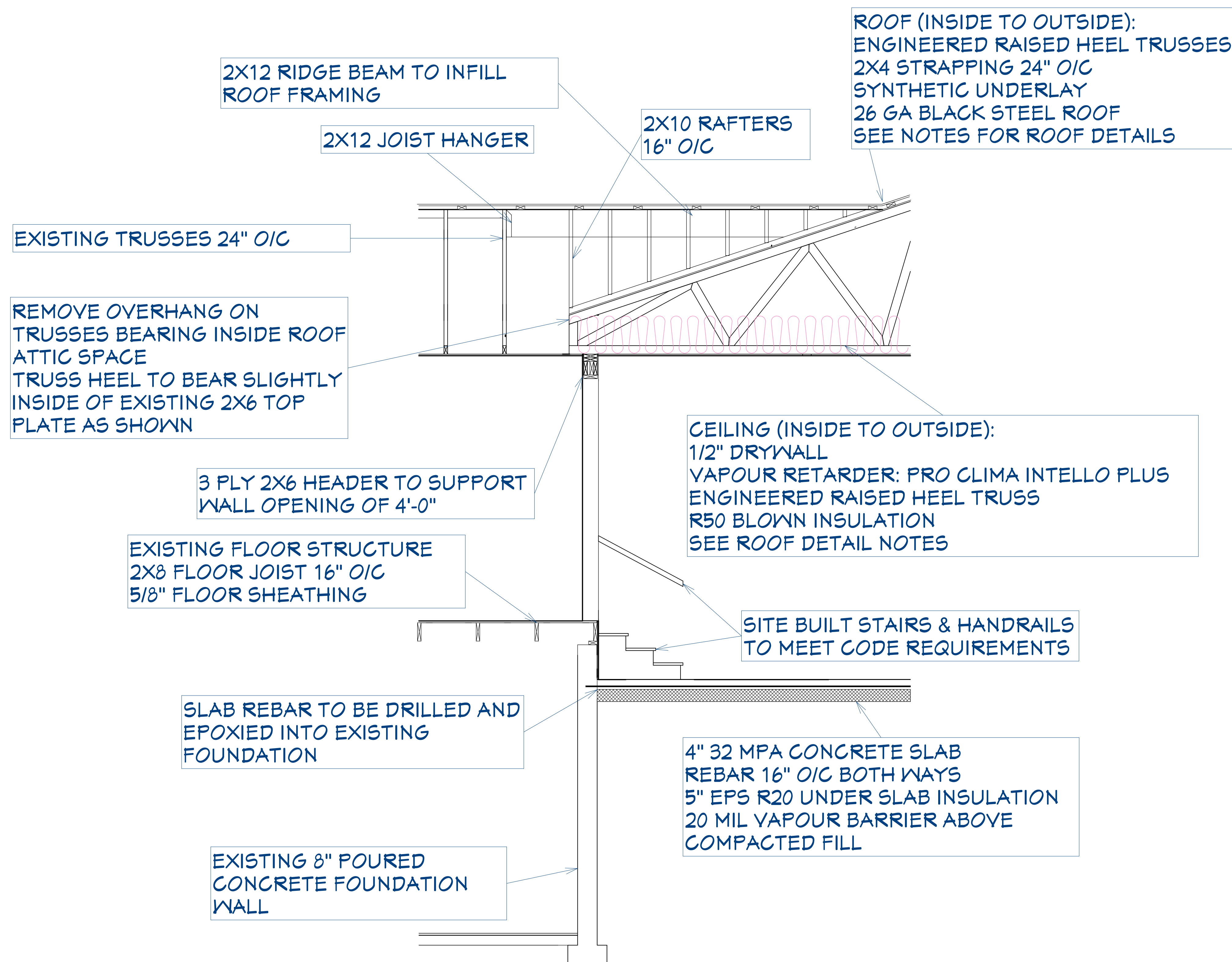
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TYPICAL WALL SECTION

1/2"=1'



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INSULATION STOP TO ALLOW 1" AIR
GAP ALONG UNDER SIDE OF ROOF
STRAPPING

5" EAVESTROUGH
ATTACHED TO 2X6
FASCIA BOARD

VENTED SOFFIT

ROOF (INSIDE TO OUTSIDE):
ENGINEERED RAISED HEEL TRUSSES
2X4 STRAPPING 24" O/C
SYNTHETIC UNDERLAY
26 GA BLACK STEEL ROOF
SEE NOTES FOR ROOF DETAILS

CEILING (INSIDE TO OUTSIDE):
1/2" DRYWALL
VAPOUR RETARDER: PRO CLIMA INTELLO PLUS
ENGINEERED RAISED HEEL TRUSS
R50 BLOWN CELLULOSE INSULATION
SEE ROOF DETAIL NOTES

INSIDE UPPER 4" OF ICF FORM TO BE
CUT AWAY AFTER POUR
SLAB REBAR TO BE DRILLED AND
EPOXIED INTO ICF GRADE BEAM

WALL ASSEMBLY (INTERIOR TO EXTERIOR):
1/2" DRYWALL
VAPOUR RETARDER: PRO CLIMA INTELLO PLUS
2X12 SPF FRAMING 24" O/C
DOUBLE ROCKWOOL R22 INSULATION BATTS
3/8" OSB
WRB
1.5" EPS INSULATION
HORIZONTAL VINYL LAP SIDING
SEE WALL ASSEMBLY DETAIL NOTES

13" WIDE ICF GRADE BEAM (8" CORE) 24" TALL
TWO 10M HORIZONTAL REBAR PER COURSE
FARGE COAT ON EXPOSED EXTERIOR
6" DEEP VOID FORM TO UNDERSIDE OF GRADE BEAM

SEE ICF GRADE BEAM DETAIL
SEE FOUNDATION WALL DETAIL NOTES
SEE FOUNDATION WALL DETAIL

4" 32 MPA CONCRETE SLAB
REBAR 16" O/C BOTH WAYS
5" EPS R20 UNDER SLAB INSULATION
20 MIL VAPOUR BARRIER ABOVE
COMPACTED FILL

SCREW PILES INSTALLED
TO TORQUE SPEC'S

93 TYPICAL WALL SECTION
1/2"=1'