



NOTE:
 COLORS ON FRONT FACADE SHALL
 VARY WITHIN A 3 LOT RADIUS

GENERAL NOTES:

ALL WORK MUST BE IN CONFORMANCE WITH THE NBCC 2010, 2015 NSBCR AND NBC REVISIONS & ERRATA INCLUDING 9.36

WALLS BETWEEN THE HOUSE AND GARAGE ARE CONSIDERED EXTERIOR WALLS
 CONTRACTORS TO VERIFY ALL DIMENSIONS BEFORE STARTING ANY WORK.

CONTRACTORS ARE RESPONSIBLE FOR CLEANUP OF THE JOB SITE.

ONCE THE PLANS ARE APPROVED BY OWNERS THEY ARE CONSIDERED TO BE THE FINAL ONES. NO CHANGES TO BE DONE AFTER THIS STAGE EXCEPT DUE TO GRADE CONDITIONS.

GRADES SHOWN ON ELEVATIONS ARE FOR PERMIT PURPOSE ONLY.

GRADES TO BE DETERMINED ON SITE BY PROJECT MANAGER & IN COMPLIANCE WITH SITE GRADING PLANS.

2x6 BEARING WALLS IN FOUNDATION ARE SUBJECT TO CHANGE BY PROJECT MANAGERS TO LAMINATED OR STEEL BEAMS DUE TO SITE CONDITIONS.

○ SMOKE ALARMS (WIRED c/w A/C SD BACKUP) CODE: 9.10.19.1, 9.10.19.3.

SUBFLOOR DEPRESSURIZATION:

- PROVIDE A PIPE NOT LESS THAN 4"φ INSTALLED VERTICALLY THROUGH THE SLAB-ON-GRADE, AT OR NEAR THE CENTRE, SUCH THAT:
- A. THE BOTTOM END OF THE PIPE OPENS INTO GRANULAR FILL MINIMUM 12"x12"x6" DEEP.
- B. THE TOP END OF THE PIPE IS SEALED WITH A REMOVABLE CAP AND LABELLED "FOR REMOVAL OF SOIL GAS".

**ATN Atlantic
 Homes Inc.**

project name:
**LOT 1007 A&B
 ONYX CRESCENT
 GOVERNOR'S BROOK**

drawing name:
ELEVATIONS

drawn by: CADtech

scale: AS NOTED

date: SEPTEMBER 19, 2016
 REVISED OCT. 24, 2016

project no. **1007 ATN** drawing no. **A1**

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



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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scale: AS NOTED

date: SEPTEMBER 19, 2016
REVISED OCT. 24, 2016

project no. 1007 ATN	drawing no. A2
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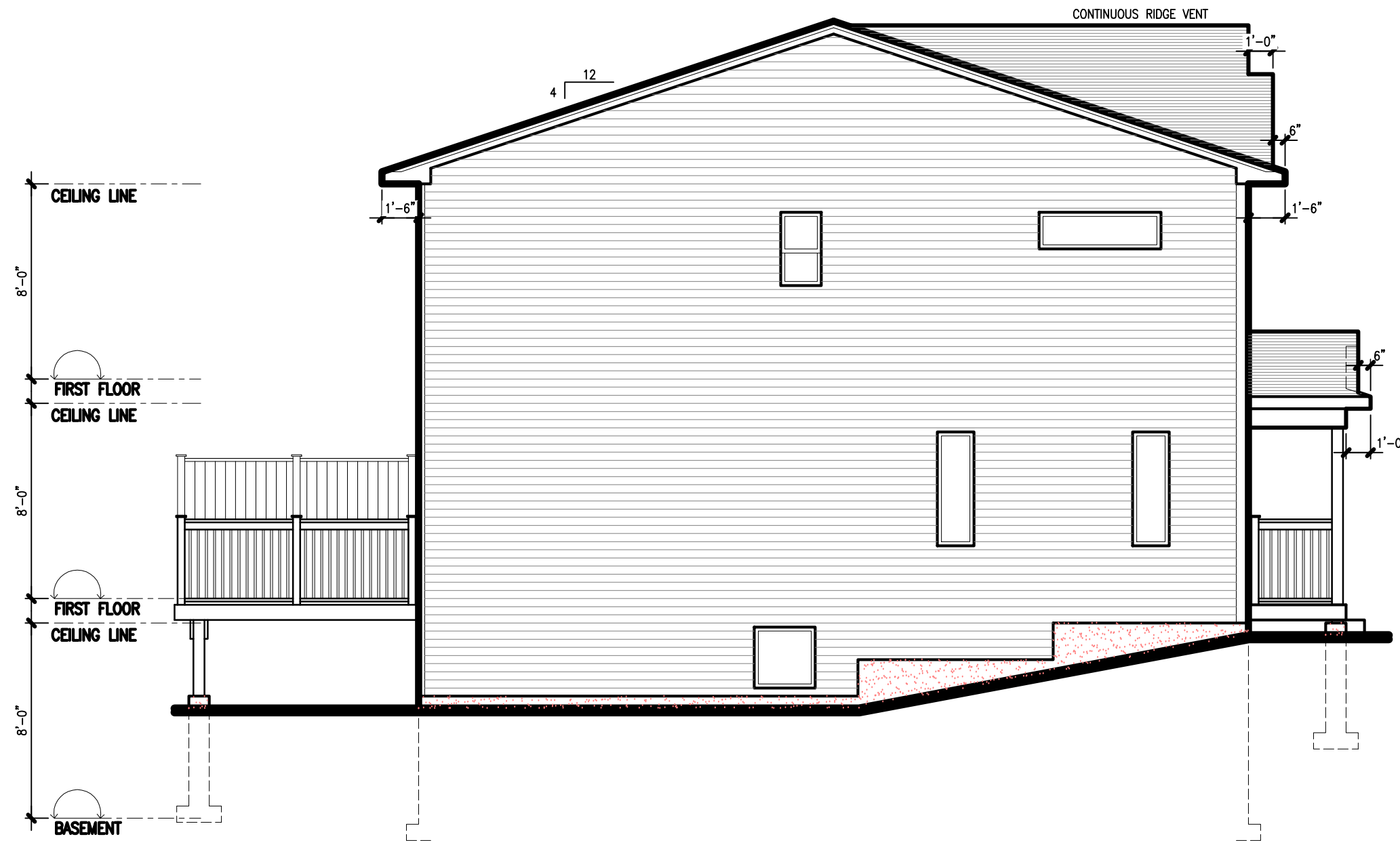


REAR ELEVATION
SCALE: 3/16" = 1'-0"

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drawing name: ELEVATIONS	
drawn by:	CADtech
scale:	AS NOTED
date: SEPTEMBER 19, 2016 REVISED OCT. 24, 2016	
project no. 1007 ATN	drawing no. A3



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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ATN Atlantic Homes Inc.

project name:
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ONYX CRESCENT
GOVERNOR'S BROOK**

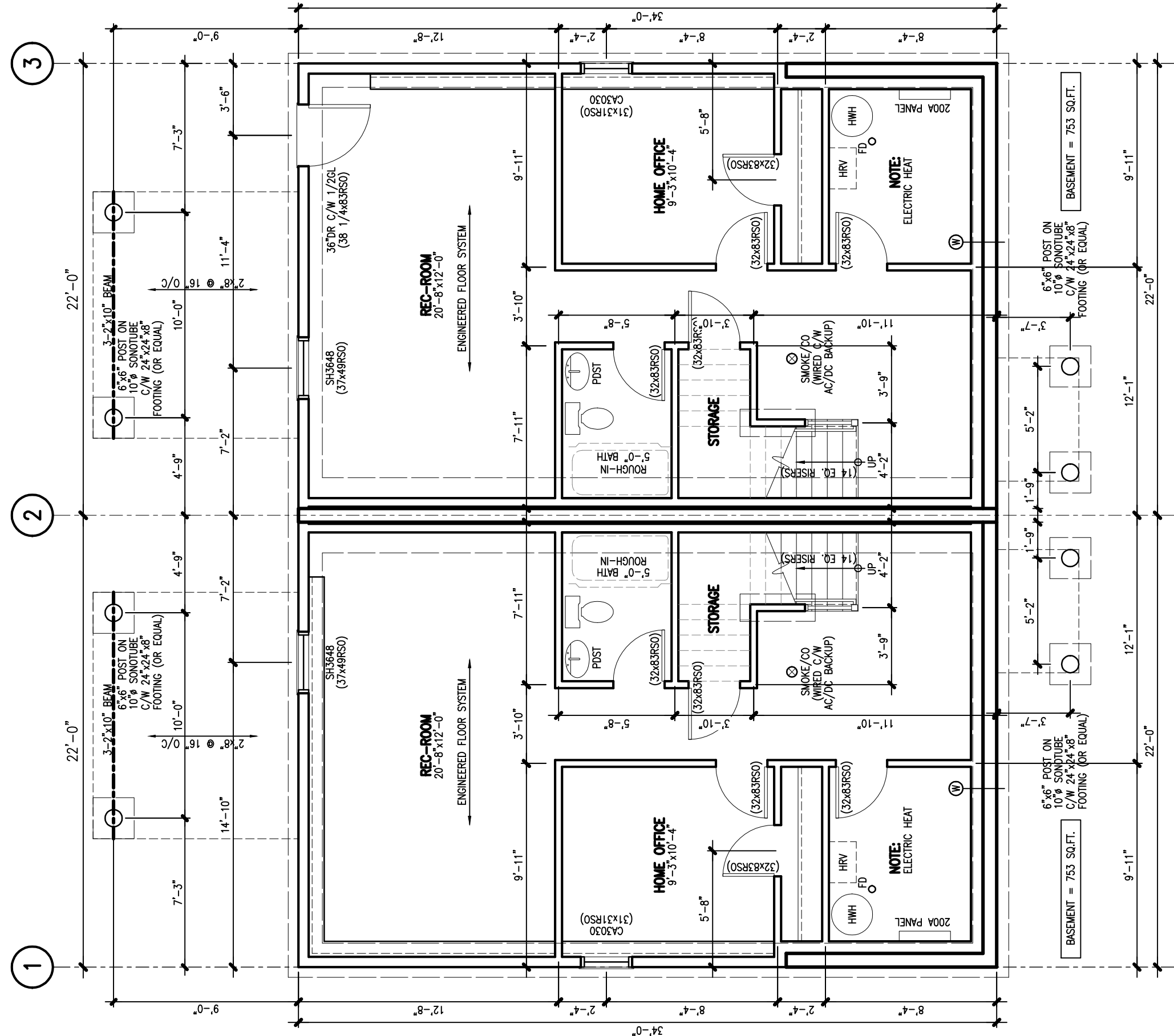
drawing name:
ELEVATIONS

drawn by: CADtech

scale: AS NOTED

date: SEPTEMBER 19, 2016
REVISED OCT. 24, 2016

project no. 1007 ATN	drawing no. A4
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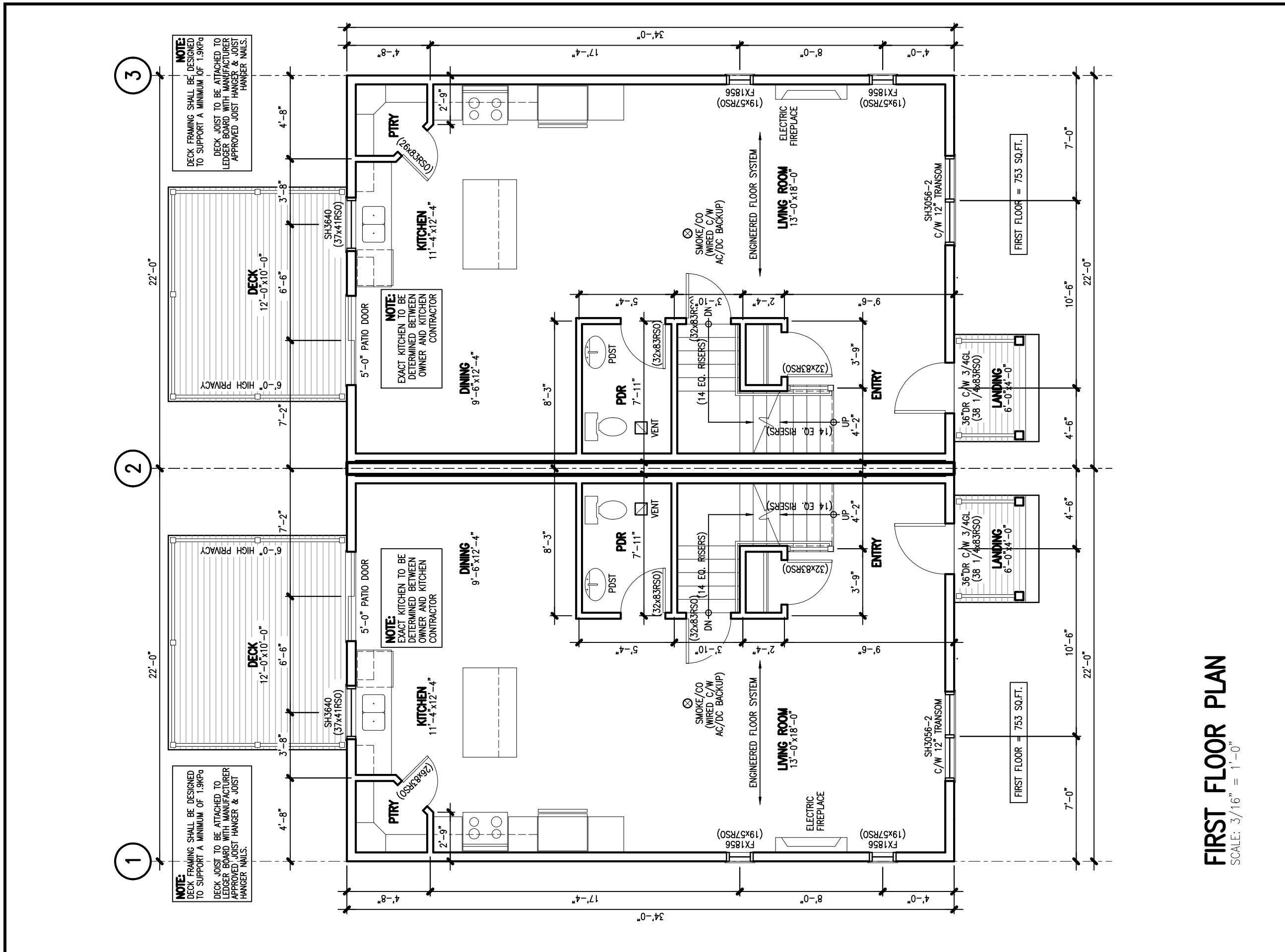


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BASEMENT FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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drawing name: FLOOR PLANS	
drawn by:	CADtech
scale:	AS NOTED
date: SEPTEMBER 19, 2016 REVISED OCT. 24, 2016	
project no.	drawing no.
1007 ATN	A5



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drawing name:
FLOOR PLANS

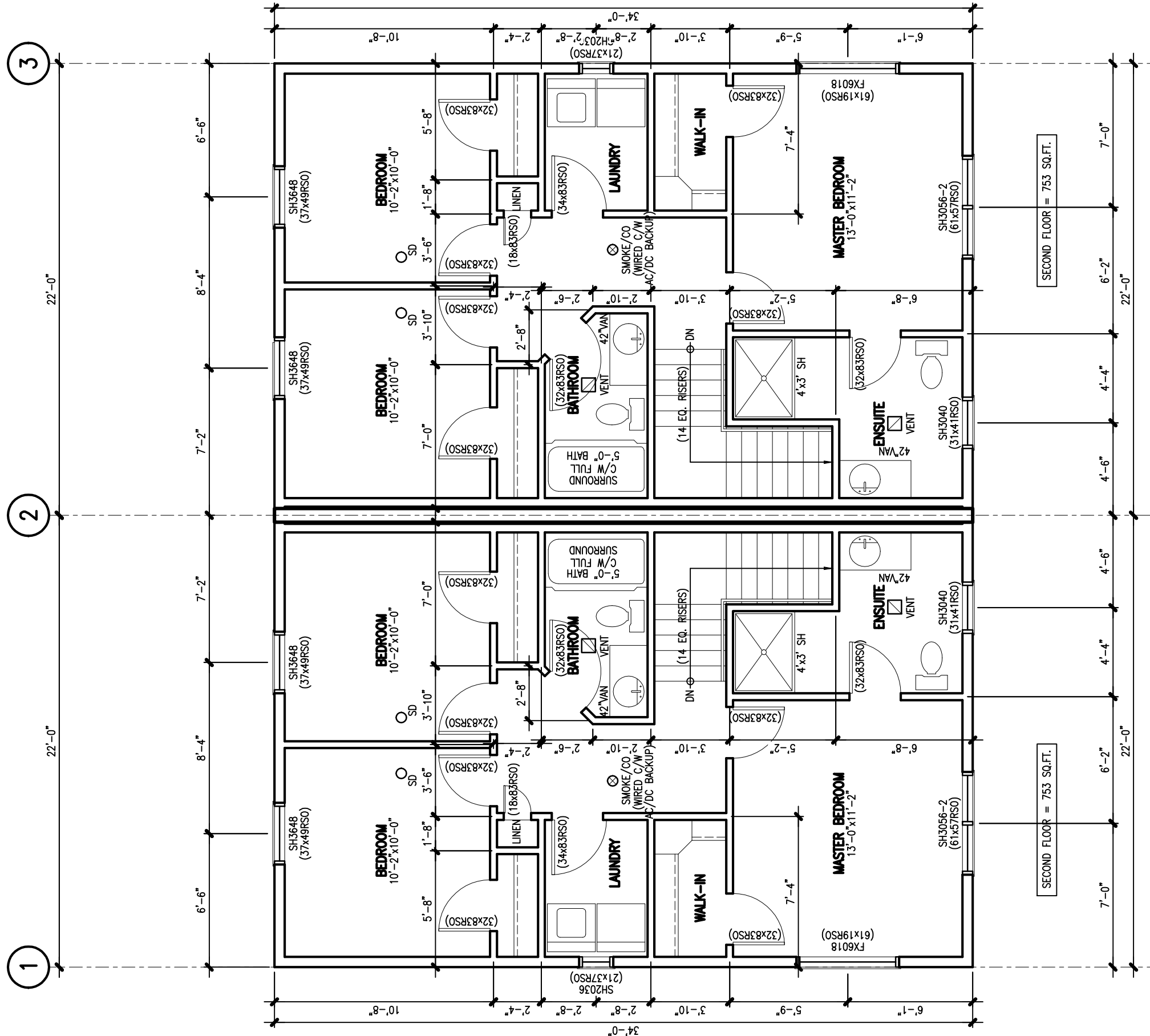
drawn by:
 CADtech

scale:
 AS NOTED

date: SEPTEMBER 19, 2016
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project no. **1007 ATN** drawing no. **A6**

FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

SECOND FLOOR = 753 SQ.FT.

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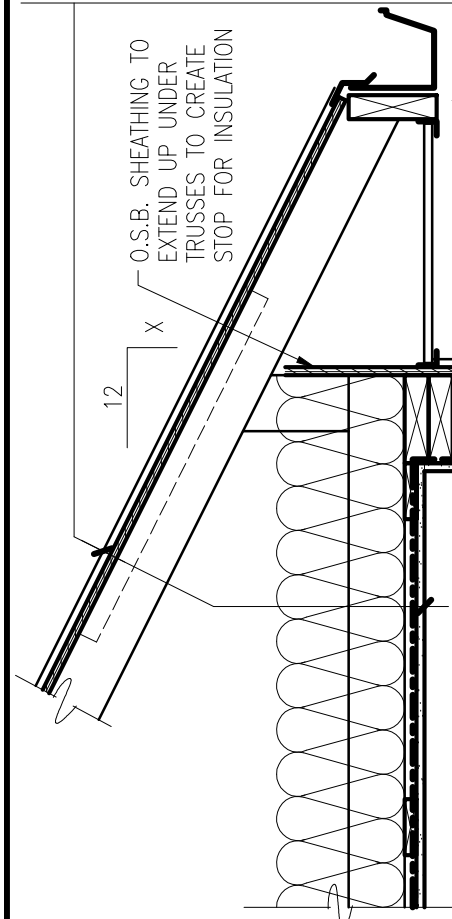
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project no. 1007 ATN	drawing no. A7
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- ROOF CONSTRUCTION**
- 25 YEAR ASPHALT SHINGLES MIN.
 - #15 BUILDING PAPER
 - ICE & WATER SHIELD - EXTEND ICE & WATER SHIELD TO A MIN. OF 2'-6" BEYOND FACE OF EXTERIOR WALL.
 - GALVANIZED STARTER STRIP
 - 15/32" SUPERROOF O.S.B C/W H-CLIPS
 - R-50 INSULATION (BLOWN IN CELLULOSE)
 - VAPOUR BARRIER
 - STYROFOAM VENT STRIPS AT EAVES
 - ENGINEERED ROOF TRUSS - L.S.D. @ 24" O/C
 - 1"x4" STRAPPING @ 16" O/C
 - 1/2" GYPSUM BOARD, TAPED AND FILLED
 - SEAMLESS METAL EAVESTROUGH AND DOWNSPOUTS
 - 2"x6" FACIA BOARD - ALUMINUM CLAD.
 - PERFORATED VINYL OR ALUMINUM SOFFIT



- FINISHED FLOOR**
- FLOORING AS SPECIFIED
 - 1/4" U-LAY PLYWOOD @ VINYL/CERAMIC FLOOR FINISHES
 - 3/4" T&G STANDARD PLYWOOD - NAILED, GLUED
 - ENGINEERED FLOOR SYSTEM U.N.O.
 - 1"x4" STRAPPING @ 16" O/C
 - 1/2" GYPSUM BOARD, TAPED AND FILLED

- 50mm UPSTAND MIN.
6% SLOPE
10mm LAP OVER ELEMENT BELOW
5mm OFFSET
- NON-CORROSIVE METAL TO BE OVERLAPPED WITH A SBS MODIFIED MEMBRANE SELF ADHERED WRAPPED w/ TYVEK.

FLASHING CONFIGURATION
(9.27.3.8 NBBC)

- WALL CONSTRUCTION**
- 1/2" DRYWALL
 - VAPOUR BARRIER
 - R20 BATT INSULATION
 - 2"x6" STUD WALL @ 16" O/C
 - 1" AIR SPACE
 - 8" CONCRETE FOUNDATION WALL
 - ASPHALT WATERPROOFING ON OUTSIDE OF CONCRETE WALL BELOW GRADE

OPTION: 2"x4" STUDS @ 24" O/C FOR NON-LOAD BEARING WALLS

2" RIGID INSULATION (OPTION: CAN BE PLACED ON EXTERIOR TO TOP OF WALL)

- 3" CONCRETE SLAB, MACHINED TROWELLED
- 6mil POLYETHYLENE V-BARRIER
- 2" (R-10 EXTRUDED) RIGID INSUL.
- 8" CRUSHED STONE

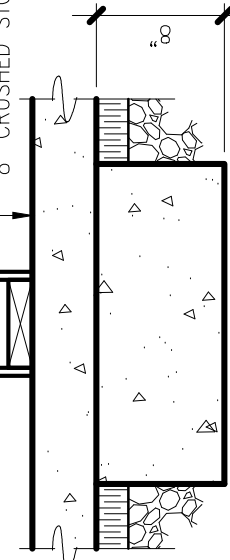
NOTE:
REQUIRED AT FOUNDATION FOR CONCRETE SLABS LESS THAN 4'-0" BELOW GRADE:
-2" (R-10 EXTRUDED) RIGID INSULATION MIN.
4'-0" OUT FROM CONCRETE WALL ALONG PERIMETER.
-2" (R-10 EXTRUDED) RIGID INSULATION FROM FOOTING TO TOP OF SLAB.
-FOR HEATED SLABS MIN. (R-13 EXTRUDED) RIGID INSULATION UNDER ENTIRE SLAB.

- WALL CONSTRUCTION**
- VINYL AND/OR BRICK U.N.O.
 - TYVEK
 - 7/16" O.S.B. SHEATHING
 - 2"x6" STUDS @ 16" O/C
 - R-24 HIGH DENSITY BATT INSUL.
 - VAPOUR BARRIER - 6mil POLY
 - 1/2" GYPSUM BOARD, TAPED AND FILLED

- 1"(R-5 EXTRUDED) RIGID INSUL.
- R-20 BATT INSULATION

- 2"x6" STUDS @ 16" O/C
- 1/2" GYPSUM BOARD
- 2"x6" SILL - VAPOUR BARRIER AT SILL
- 3" CONCRETE SLAB
- 8" CRUSHED STONE

NOTE:
2"x6" SILL
SILL GASKET
1/2"x8" ANCHOR



TYPICAL BEARING WALL FOOTING
SCALE: 1" = 1'-0"

GENERAL NOTES:

- ALL EFFECTIVE RSI VALUES MUST APPLY BASED ON THE CURRENT EDITION OF THE NATIONAL BUILDING CODE SECTION 9.36.
- ANY OR ALL PLUMBING STACKS LOCATED IN EXTERIOR WALL SHALL NOT CHANGE THE EFFECTIVE CHARACTERISTICS OF THE WALL. THE WALL INSULATION VALUE SHALL NOT BE REDUCED BELOW RSI 2.97.
- WALLS BETWEEN THE HOUSE AND GARAGE ARE CONSIDERED AN EXTERIOR WALL AND MUST BE TREATED AS PER ITEMS 1 AND 2.

8"x20" CONCRETE FOOTING
SET ON FIRM UNDISTURBED SOIL
2. 10M REINFORCING BARS
3500 PSI CONCRETE

BIG "0" PERIMETER DRAIN SET IN CRUSHED STONE

TYPICAL WALL SECTION
SCALE: 1" = 1'-0"

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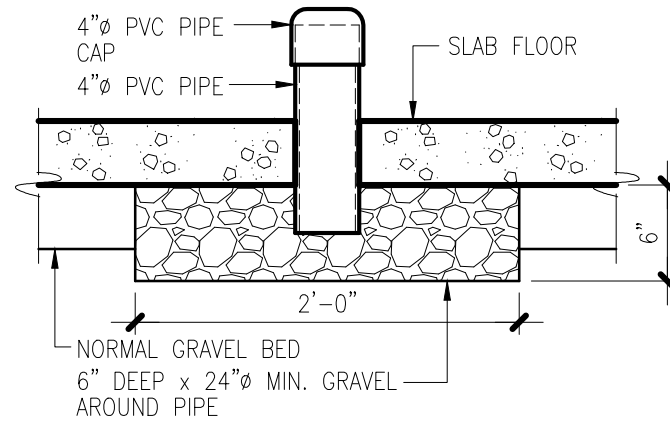
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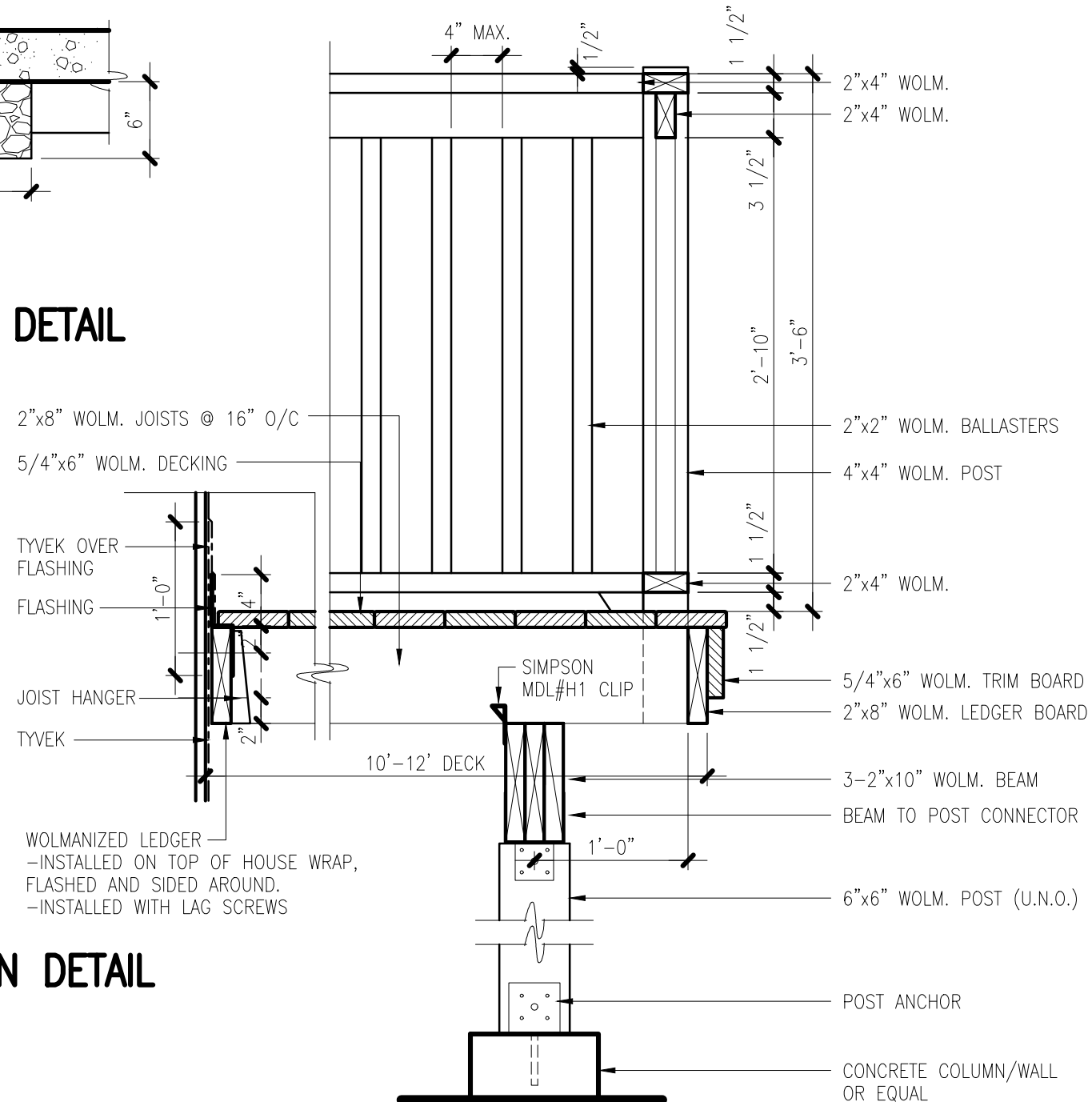
drawing no.
A8

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SOIL GAS ROUGH-IN DETAIL
SCALE: 1" = 1'-0"



DECK CONSTRUCTION DETAIL
SCALE: 1" = 1'-0"

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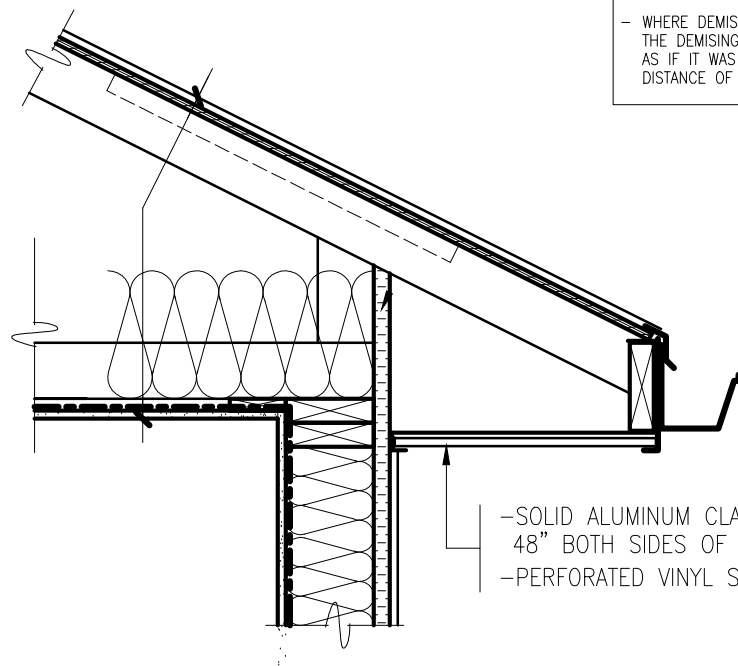
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A9



-SOLID ALUMINUM CLADDING FOR FIRST 48" BOTH SIDES OF DEMISING WALL
-PERFORATED VINYL SOFFIT

SOFFIT DETAIL AT PARTY WALL

SCALE: 1" = 1'-0"

NOTES:
- DEMISING WALLS MUST EXTEND TO THE UNDERSIDE OF THE UPPER ROOF WHERE THE BUILDING IS STEPPED.
- THE SOFFITS ARE TO BE PROTECTED WITHIN 4'-0" EITHER SIDE OF THE DEMISING WALL BETWEEN UNITS. THERE IS TO BE NO OPENINGS IN THE SOFFITS FOR 4'-0" EITHER SIDE OF THE FIRE SEPARATION BETWEEN THE UNITS. AS PER 2010nbc 9.10.15.5.(10).
- WHERE DEMISING WALL MEETS THE EXTERIOR, THE DEMISING WALL IS TO BE INSULATED AS IF IT WAS AN EXTERIOR WALL FOR A DISTANCE OF 4'-0" IN TO THE BUILDING.

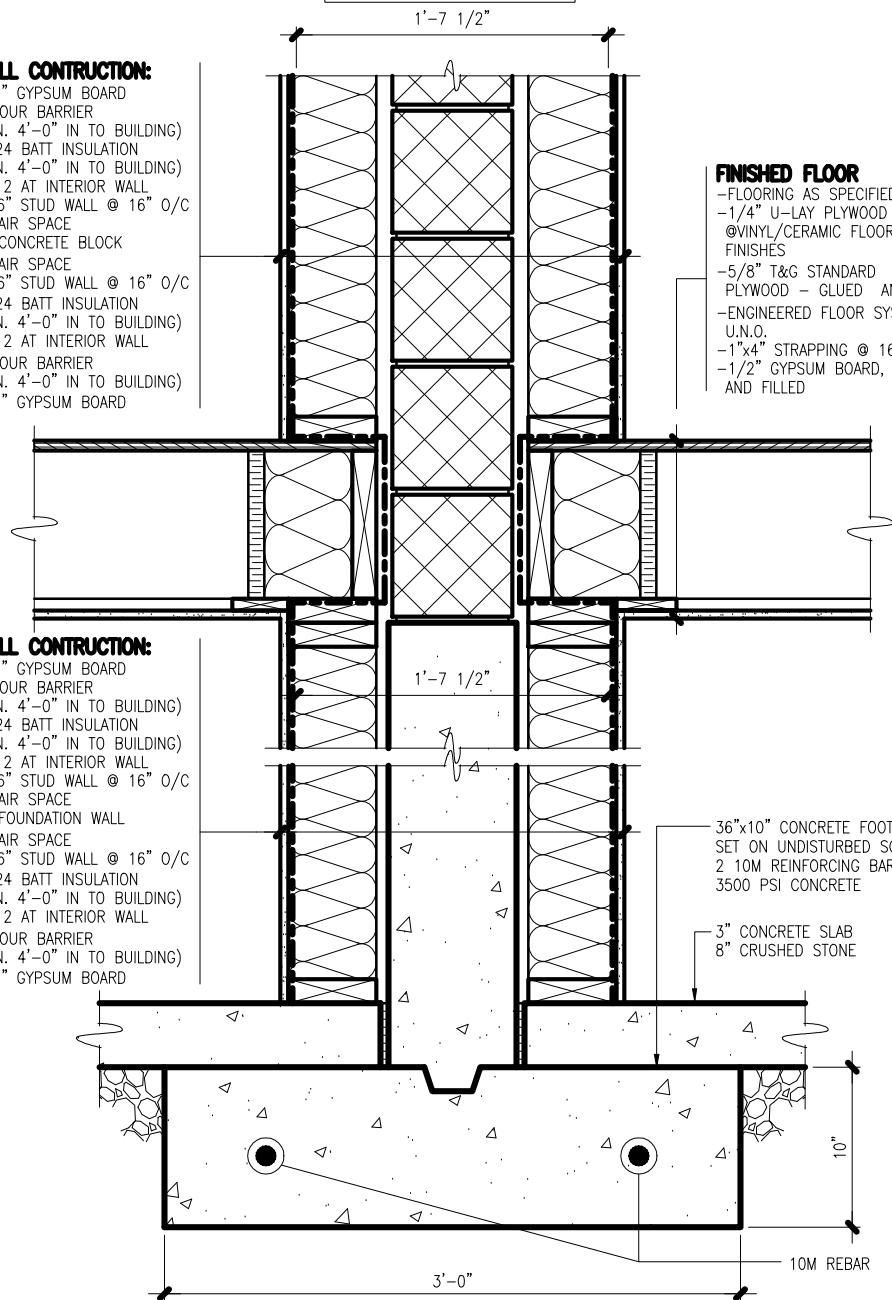
WALL CONSTRUCTION:

- 1/2" GYPSUM BOARD
- VAPOUR BARRIER (MIN. 4'-0" IN TO BUILDING)
- R-24 BATT INSULATION (MIN. 4'-0" IN TO BUILDING)
- R-12 AT INTERIOR WALL
- 2"x6" STUD WALL @ 16" O/C
- 1" AIR SPACE
- 8" CONCRETE BLOCK
- 1" AIR SPACE
- 2"x6" STUD WALL @ 16" O/C
- R-24 BATT INSULATION (MIN. 4'-0" IN TO BUILDING)
- R-12 AT INTERIOR WALL
- VAPOUR BARRIER (MIN. 4'-0" IN TO BUILDING)
- 1/2" GYPSUM BOARD

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- 1" AIR SPACE
- 2"x6" STUD WALL @ 16" O/C
- R-24 BATT INSULATION (MIN. 4'-0" IN TO BUILDING)
- R-12 AT INTERIOR WALL
- VAPOUR BARRIER (MIN. 4'-0" IN TO BUILDING)
- 1/2" GYPSUM BOARD

NOTE:
- CONCRETE BLOCK TO EXTEND TO UNDERSIDE OF ROOF TRUSSES.
- WALL TO EXTEND TO AND BE FIRESTOPPED TO U/S OF ROOF SHEATHING.



FINISHED FLOOR

- FLOORING AS SPECIFIED
- 1/4" U-LAY PLYWOOD @ VINYL/CERAMIC FLOOR FINISHES
- 5/8" T&G STANDARD PLYWOOD - GLUED AND SCREWED
- ENGINEERED FLOOR SYSTEM U.N.O.
- 1"x4" STRAPPING @ 16" O/C
- 1/2" GYPSUM BOARD, TAPED AND FILLED

36"x10" CONCRETE FOOTING SET ON UNDISTURBED SOIL
2 10M REINFORCING BARS
3500 PSI CONCRETE
3" CONCRETE SLAB
8" CRUSHED STONE

WOOD PARTY WALL SECTION

SCALE: 1" = 1'-0"

NOTE:
CONTRACTOR TO CONFIRM STRUCTURE AND FIRE SEPARATION WITH QUALIFIED ENGINEER.

GENERAL NOTES:

ALL WORK MUST BE IN CONFORMANCE WITH THE NBCC 2010, 2015 NSBCR AND NBC REVISIONS & ERRATA INCLUDING 9.36

WALLS BETWEEN THE HOUSE AND GARAGE ARE CONSIDERED EXTERIOR WALLS
CONTRACTORS TO VERIFY ALL DIMENSIONS BEFORE STARTING ANY WORK.

CONTRACTORS ARE RESPONSIBLE FOR CLEANUP OF THE JOB SITE.

ONCE THE PLANS ARE APPROVED BY OWNERS THEY ARE CONSIDERED TO BE THE FINAL ONES. NO CHANGES TO BE DONE AFTER THIS STAGE EXCEPT DUE TO GRADE CONDITIONS.

GRADES SHOWN ON ELEVATIONS ARE FOR PERMIT PURPOSE ONLY.

GRADES TO BE DETERMINED ON SITE BY PROJECT MANAGER & IN COMPLIANCE WITH SITE GRADING PLANS.

2x6 BEARING WALLS IN FOUNDATION ARE SUBJECT TO CHANGE BY PROJECT MANAGERS TO LAMINATED OR STEEL BEAMS DUE TO SITE CONDITIONS.

○ SMOKE ALARMS (WIRED c/w A/C SD BACKUP) CODE: 9.10.19.1, 9.10.19.3.

SUBFLOOR DEPRESSURIZATION:

- PROVIDE A PIPE NOT LESS THAN 4"Ø INSTALLED VERTICALLY THROUGH THE SLAB-ON-GRADE, AT OR NEAR THE CENTRE, SUCH THAT:
 - A. THE BOTTOM END OF THE PIPE OPENS INTO GRANULAR FILL MINIMUM 12"x12"x6" DEEP.
 - B. THE TOP END OF THE PIPE IS SEALED WITH A REMOVABLE CAP AND, LABELLED "FOR REMOVAL OF SOIL GAS".

ATN Atlantic Homes Inc.

project name:
**LOT 1007 A&B
ONYX CRESCENT
GOVERNOR'S BROOK**

drawing name:
TYPICAL SECTION

drawn by: CADtech

scale: AS NOTED

date: SEPTEMBER 19, 2016

project no. 1007 ATN	drawing no. A10
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