



**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 1013 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. **1013 ATN** drawing no. **A1**

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



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

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project no. <b>1013 ATN</b>	drawing no. <b>A2</b>
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**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

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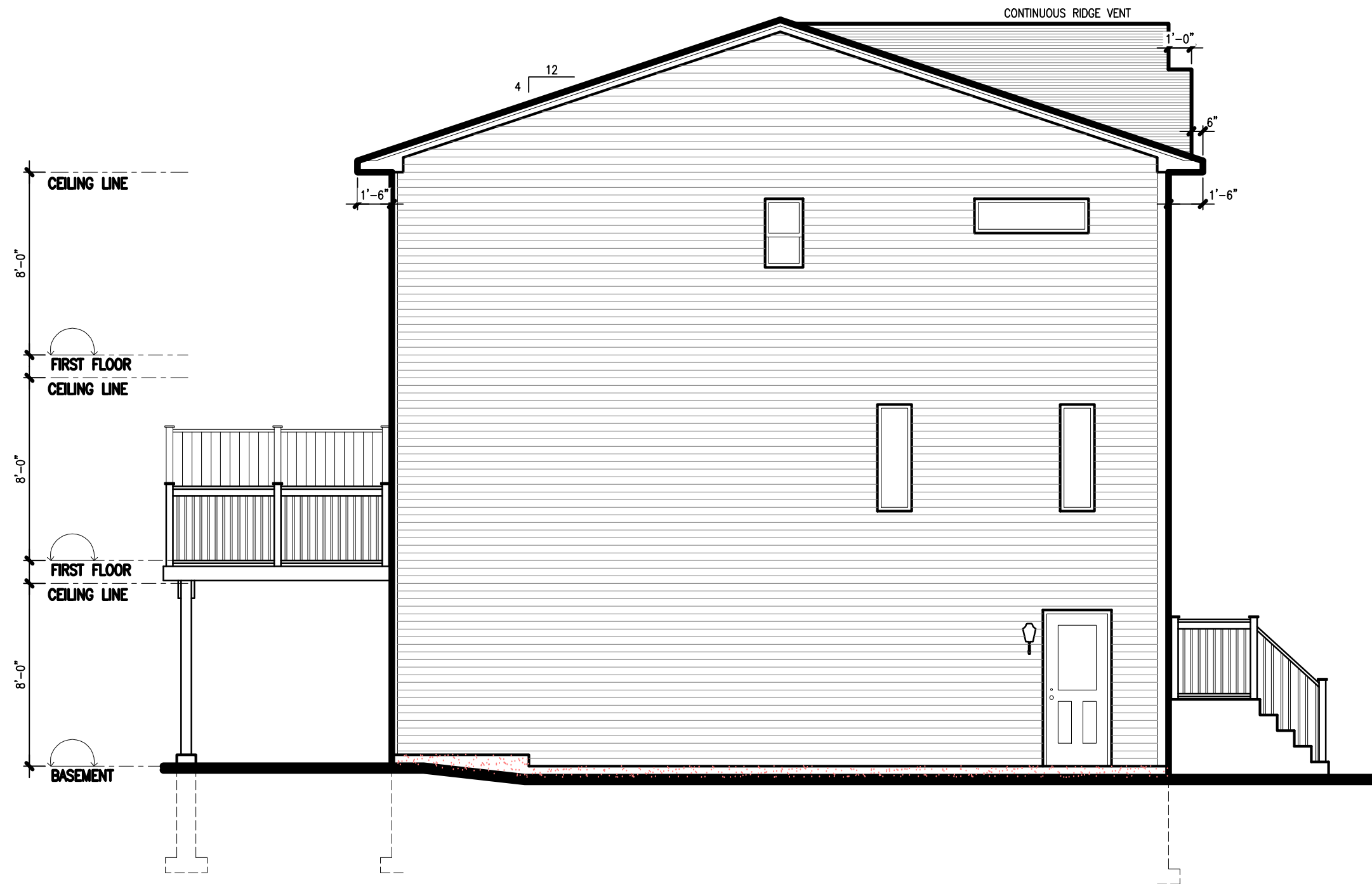
drawing name:  
**ELEVATIONS**

drawn by: CADtech

scale: AS NOTED

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

project no. <b>1013 ATN</b>	drawing no. <b>A3</b>
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**LEFT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"

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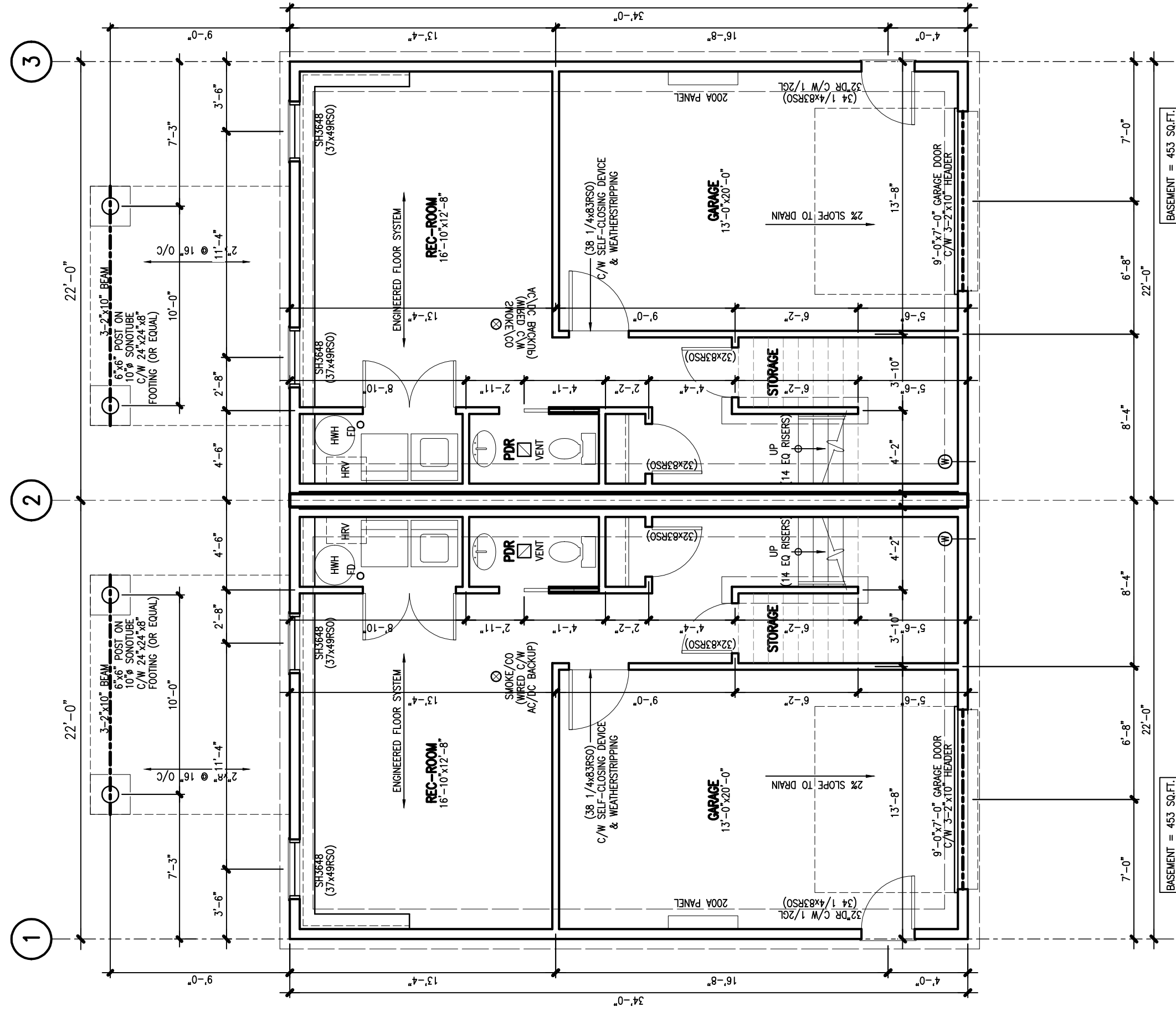
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**ELEVATIONS**

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project no. <b>1013 ATN</b>	drawing no. <b>A4</b>
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BASEMENT = 453 SQ.FT.  
GARAGE = 295 SQ.FT.

BASEMENT = 453 SQ.FT.  
GARAGE = 295 SQ.FT.

# BASEMENT FLOOR PLAN

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

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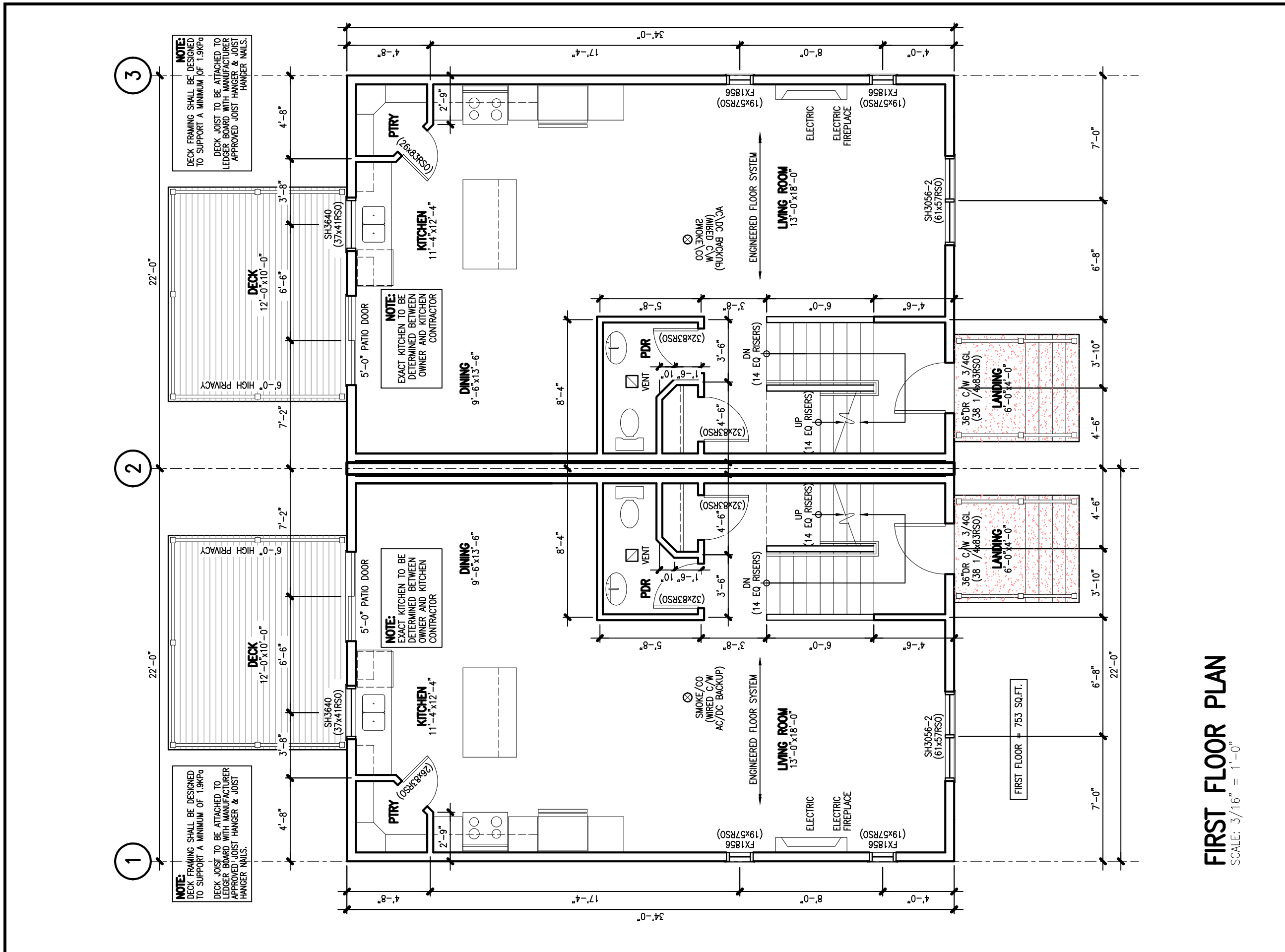
drawing name:  
**FLOOR PLANS**

drawn by:  
CADtech

scale:  
AS NOTED

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

project no. <b>1013 ATN</b>	drawing no. <b>A5</b>
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**LOT 1013 A&B ONYX CRESCENT GOVERNOR'S BROOK**

drawing name:  
**FLOOR PLANS**

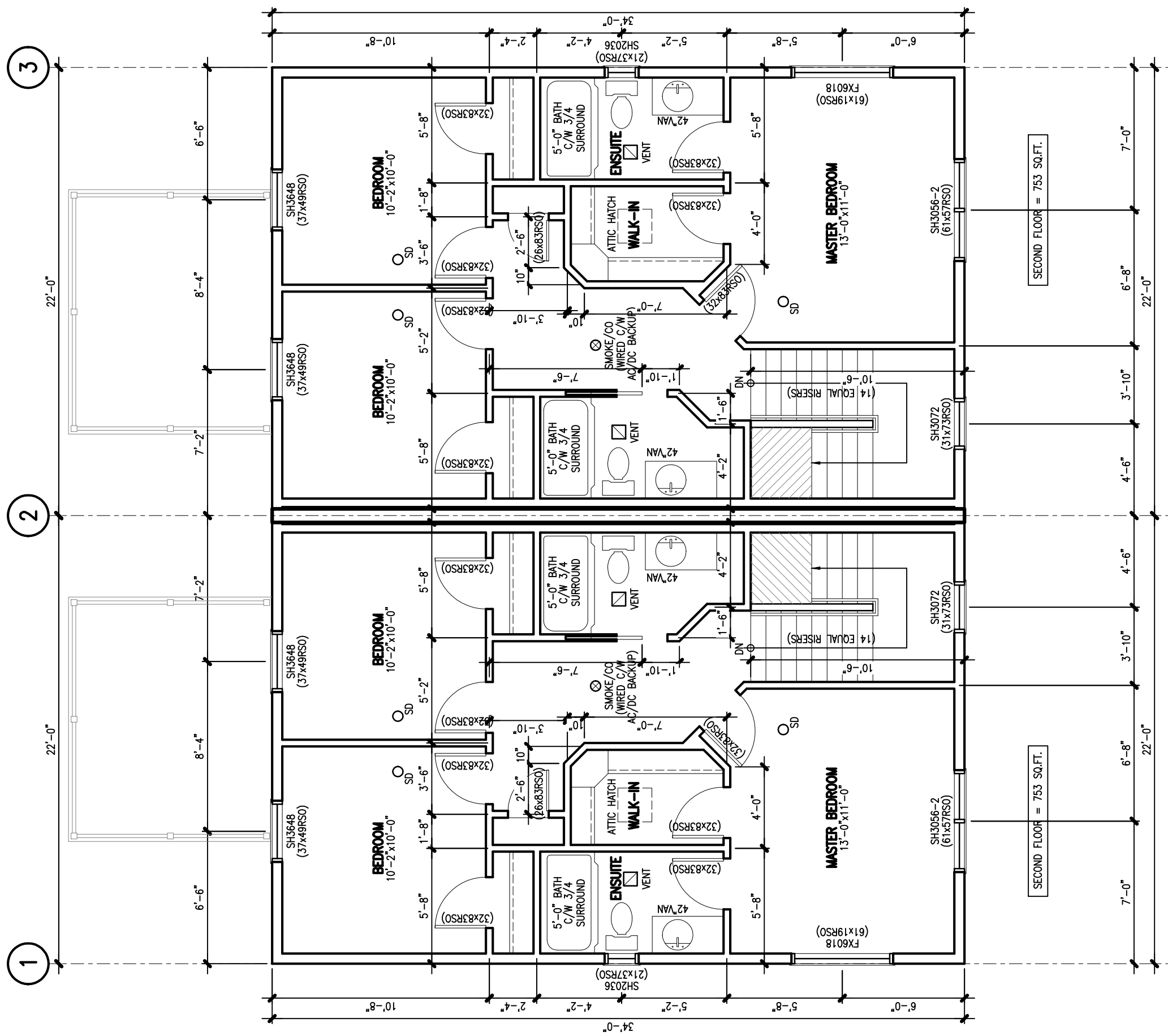
drawn by:  
 CADtech

scale:  
 AS NOTED

date: SEPTEMBER 19, 2016  
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project no. **1013 ATN** drawing no. **A6**

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



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

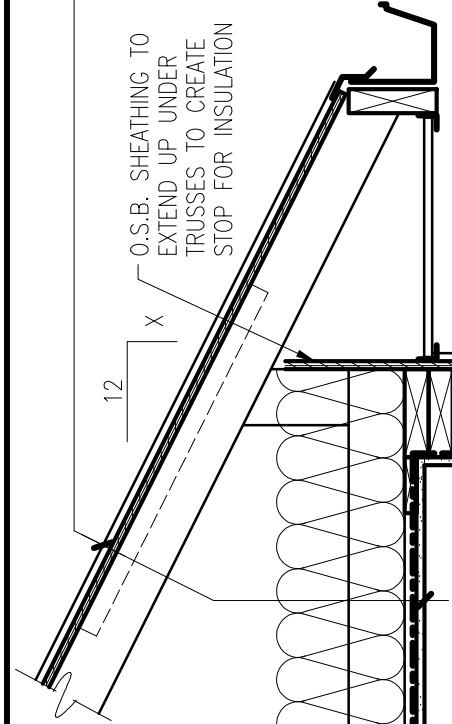
SECOND FLOOR = 753 SQ.FT.

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drawing name: <b>FLOOR PLANS</b>	
drawn by:	CADtech
scale:	AS NOTED
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project no. <b>1013 ATN</b>	drawing no. <b>A7</b>

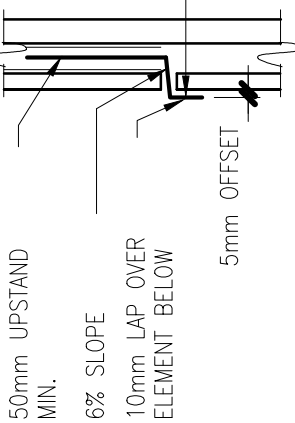


**ROOF CONSTRUCTION**

- 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

**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



**FLASHING CONFIGURATION**  
(9.27.3.8 NBBC)

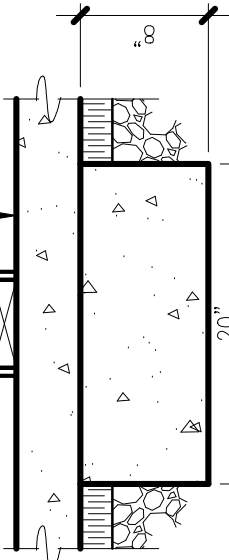
NON-CORROSIVE METAL TO BE OVERLAPPED WITH A SBS MODIFIED MEMBRANE SELF ADHERED WRAPPED w/ TYVEK.

**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

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



**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:**

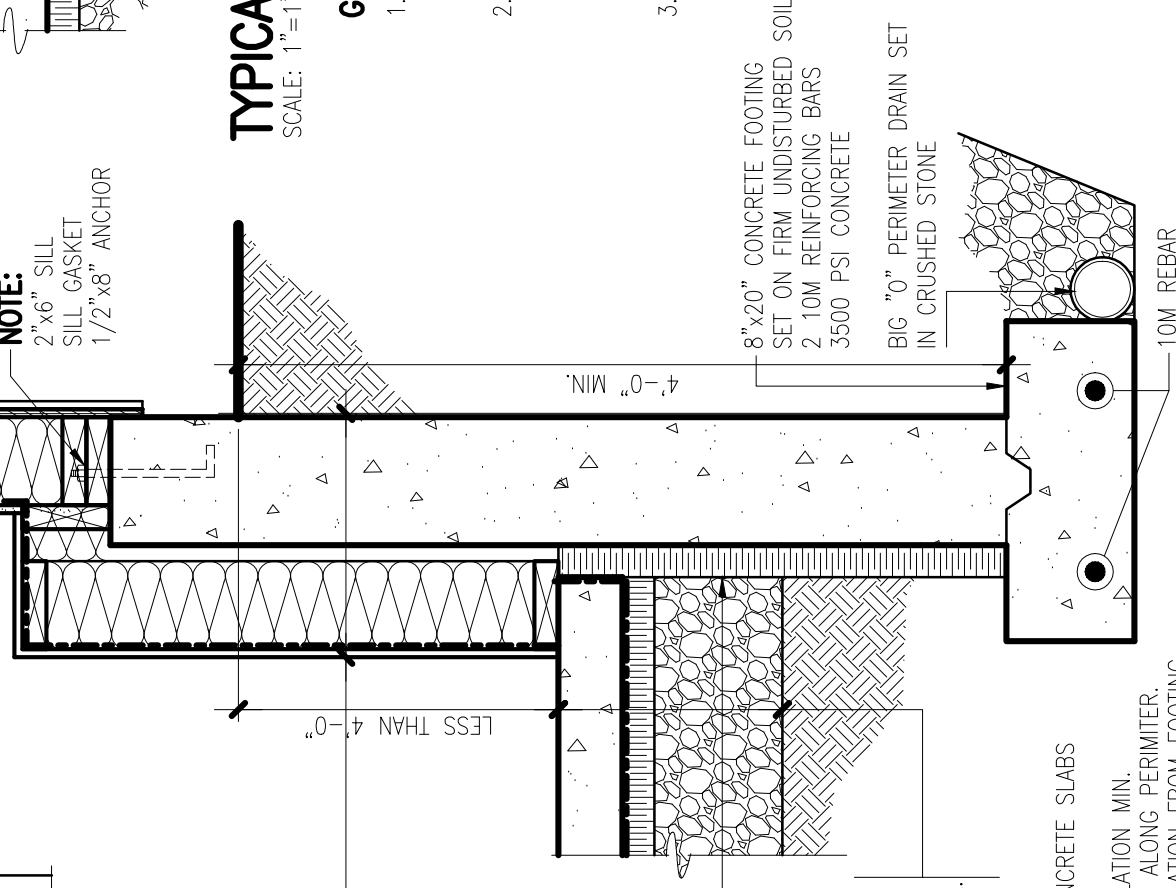
- REQUIRED AT FOUNDATION FOR CONCRETE SLABS LESS THAN 4'-0" BELOW GRADE:
- 2" (R-10 EXTRUDED) RIGID INSULATION MIN.
- 4'-0" OUT FROM CONCRETE WALL ALONG PERIMETER.
- 2" (R-10 EXTRUDED) RIGID INSULATION FROM FOOTING TO TOP OF SLAB.
- FOR HEATED SLABS MIN. (R-13 EXTRUDED) RIGID INSULATION UNDER ENTIRE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

**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.

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



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**LOT 1013 A&B ONYX CRESCENT GOVERNOR'S BROOK**

drawing name:  
**TYPICAL SECTION**

drawn by:  
CADtech

scale:  
AS NOTED

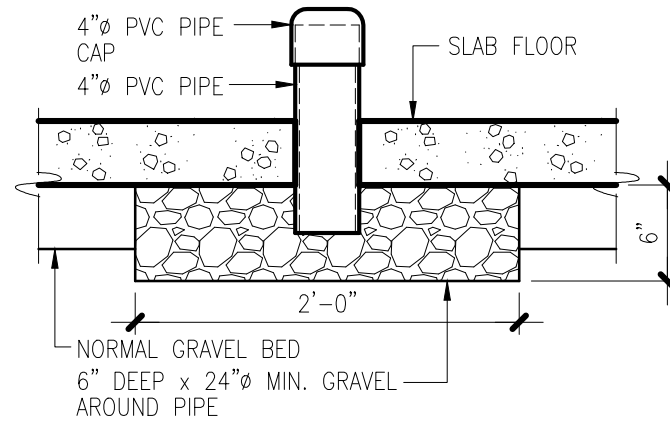
date: SEPTEMBER 19, 2016

project no. <b>1013 ATN</b>	drawing no. <b>A8</b>
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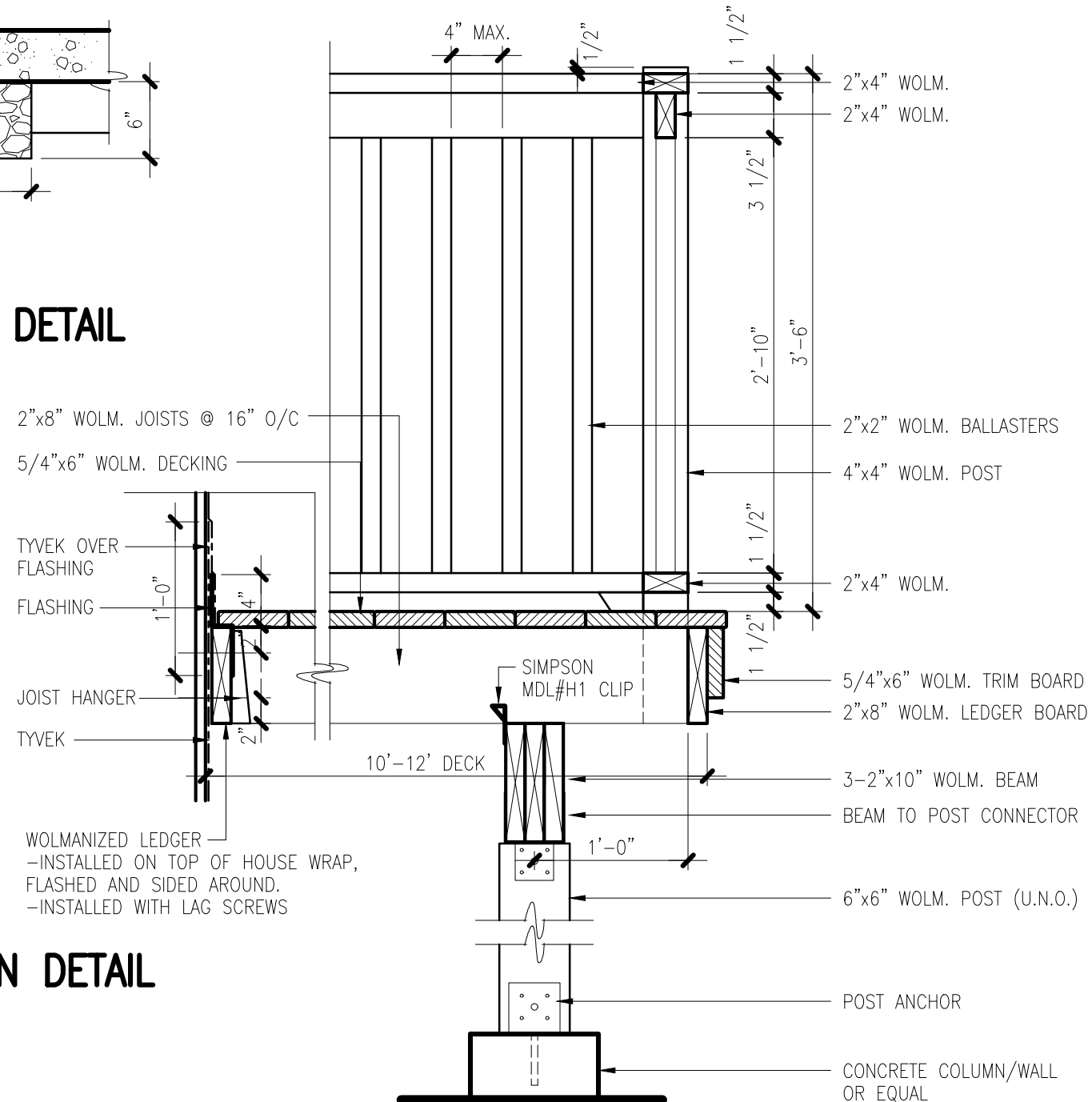


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**SOIL GAS ROUGH-IN DETAIL**  
SCALE: 1" = 1'-0"



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

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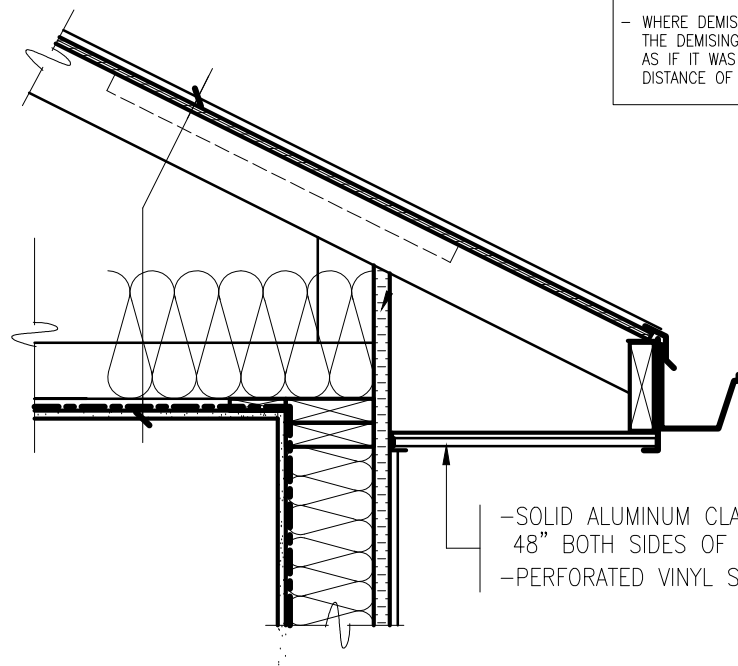
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**TYPICAL SECTION**

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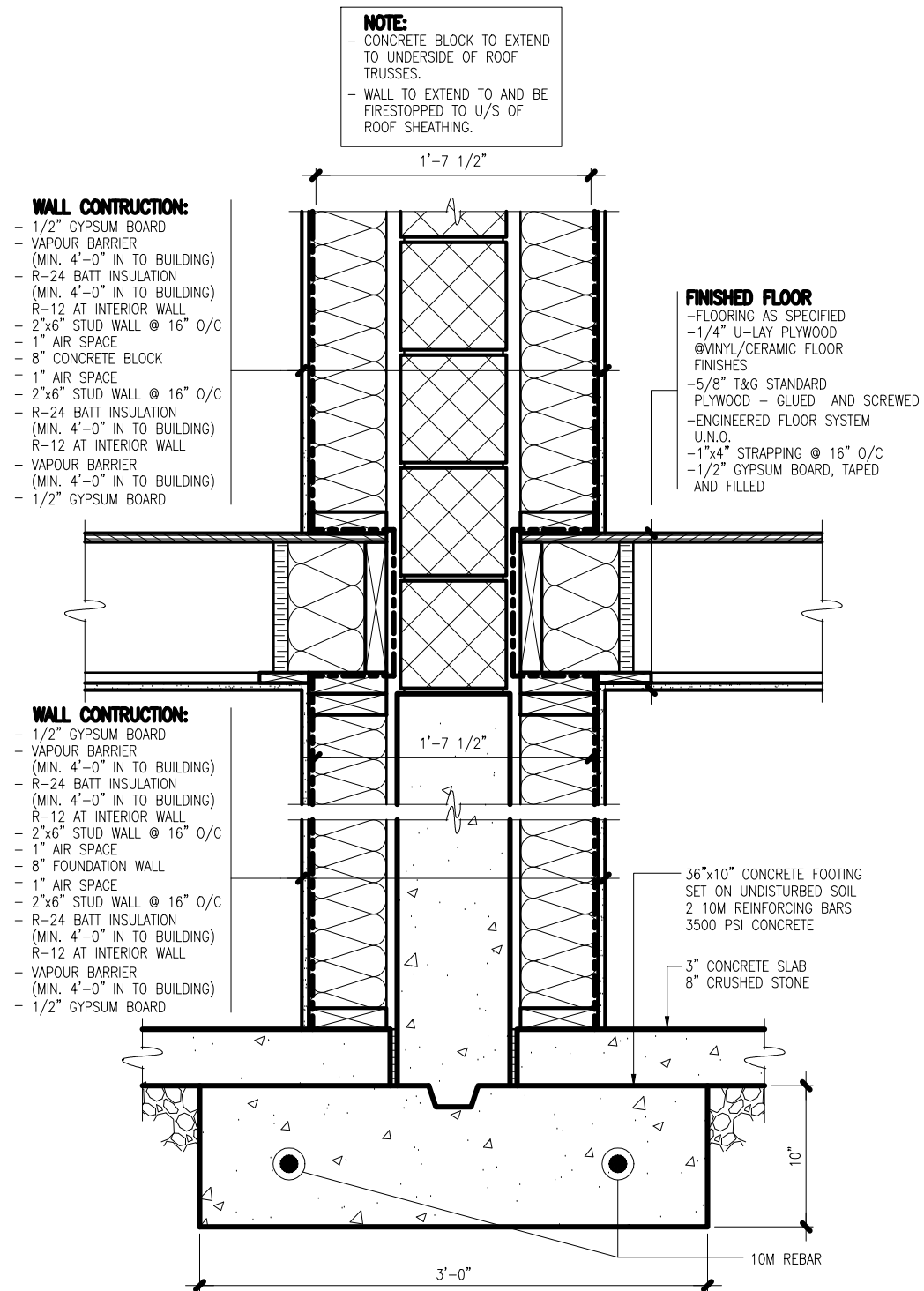
project no. <b>1013 ATN</b>	drawing no. <b>A9</b>
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-SOLID ALUMINUM CLADDING FOR FIRST 48" BOTH SIDES OF DEMISING WALL  
-PERFORATED VINYL SOFFIT

### SOFFIT DETAIL AT PARTY WALL

SCALE: 1" = 1'-0"



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

**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

**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

**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" FOUNDATION WALL
- 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

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 1013 A&B  
ONYX CRESCENT  
GOVERNOR'S BROOK**

drawing name:  
**TYPICAL SECTION**

drawn by: CADtech

scale: AS NOTED

date: SEPTEMBER 19, 2016

project no.  
**1013 ATN**

drawing no.  
**A10**