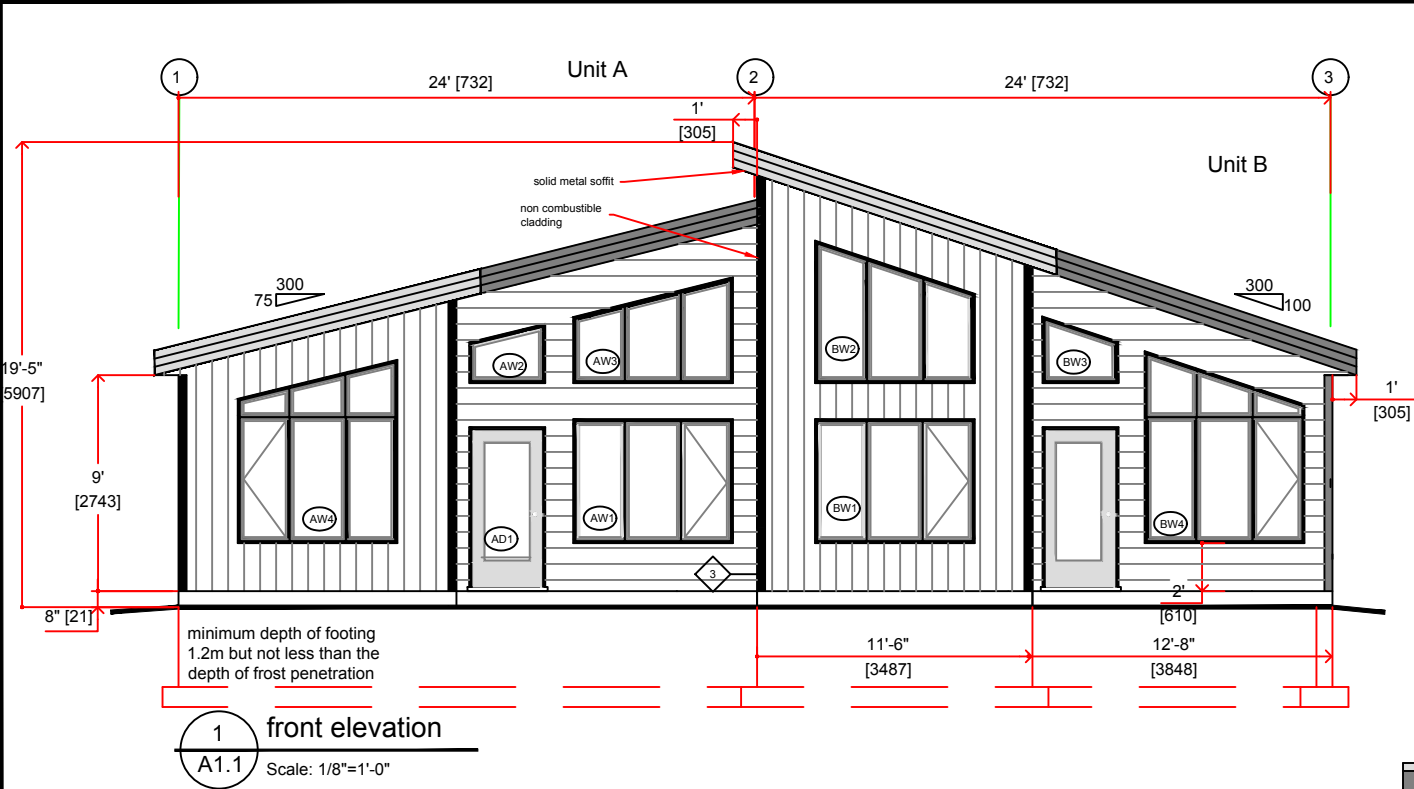
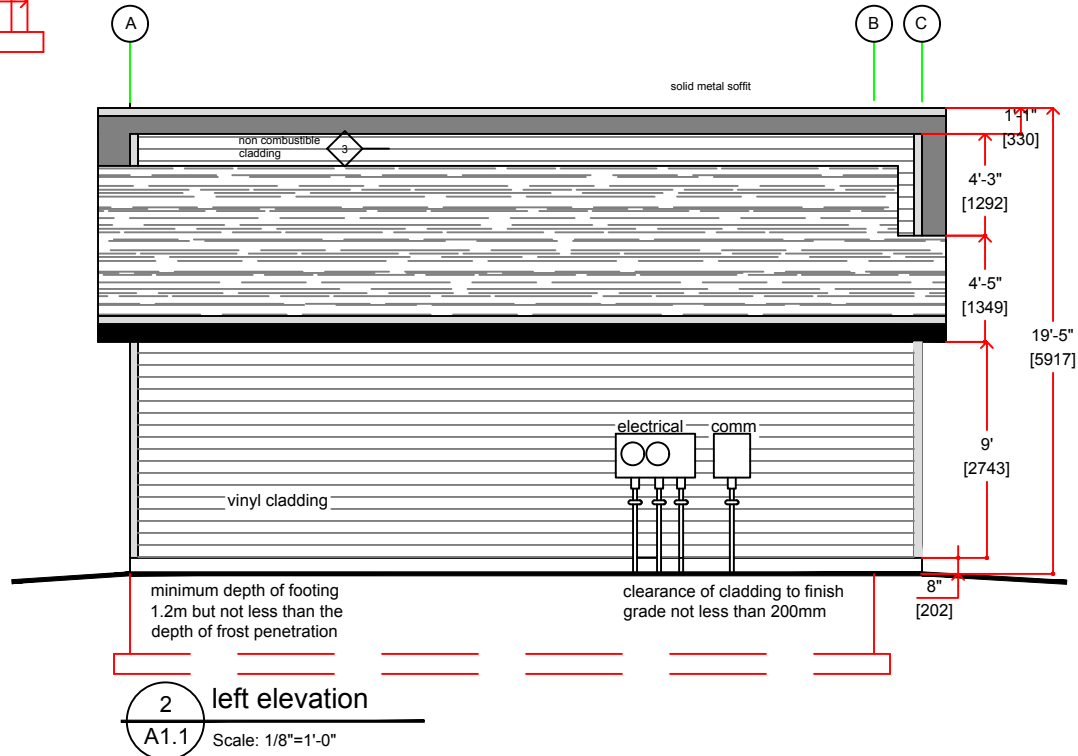




1 front elevation
A1.1 Scale: 1/8"=1'-0"

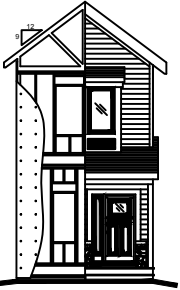
Building Design Matrix

1	project description	new ☒ Part 9 ☒ addition ☐ Part 3 ☐ alteration ☐ change of use ☐ to construct a residential building semi detached units	11	smoke and carbon monoxide detectors	yes ☒ no ☐ interconnected smoke detectors with battery back up (and where applicable, carbon monoxide alarms) are to be installed in all sleeping rooms meeting the requirements of 9.10.19.3 (and 9.32.3.9, respectively)
2	Colchester County Chisholm Rd. Onslow Mountain		12	occupant load	based on M ² /person ☐ building design ☒ 2 bedrooms per side
3	number of stories	above grade stories 1 ☒ below grade stories 0 ☒	13	water closets requirements	each dwelling unit is to have 1 washroom NBCC 3.7.2.2.11)
4	building footprint	total building footprint 164.8m ² Unit A: 82.4m ² Unit B: 82.4m ²	14	Adaptable Housing requirements 3.8.4	yes ☒ no ☐ blocking for future grab bars in bathrooms all interior doorways are 914mm clear Accessible exterior door thresholds
5	building height	5.9m	15	Hazardous substances	yes ☐ no ☒ no hazardous substance investigations have been undertaken
6	property line set backs	front 10m rear 8 m side yard 2m flanking 5m	16	energy design	NBCC 9.36 Energy efficiency, prescriptive
7	occupancy type	residential occupancy (Group C) semi detached building			
8	building construction	permitted combustible ☒ non-combustible ☒ heavy timber ☐ actual combustible ☐ non-combustible ☐ both ☒ wood frame construction			
9	sprinkler system	yes ☐ no ☒			
10	Water Service	yes ☒ no ☐ drilled well ☒			



2 left elevation
A1.1 Scale: 1/8"=1'-0"

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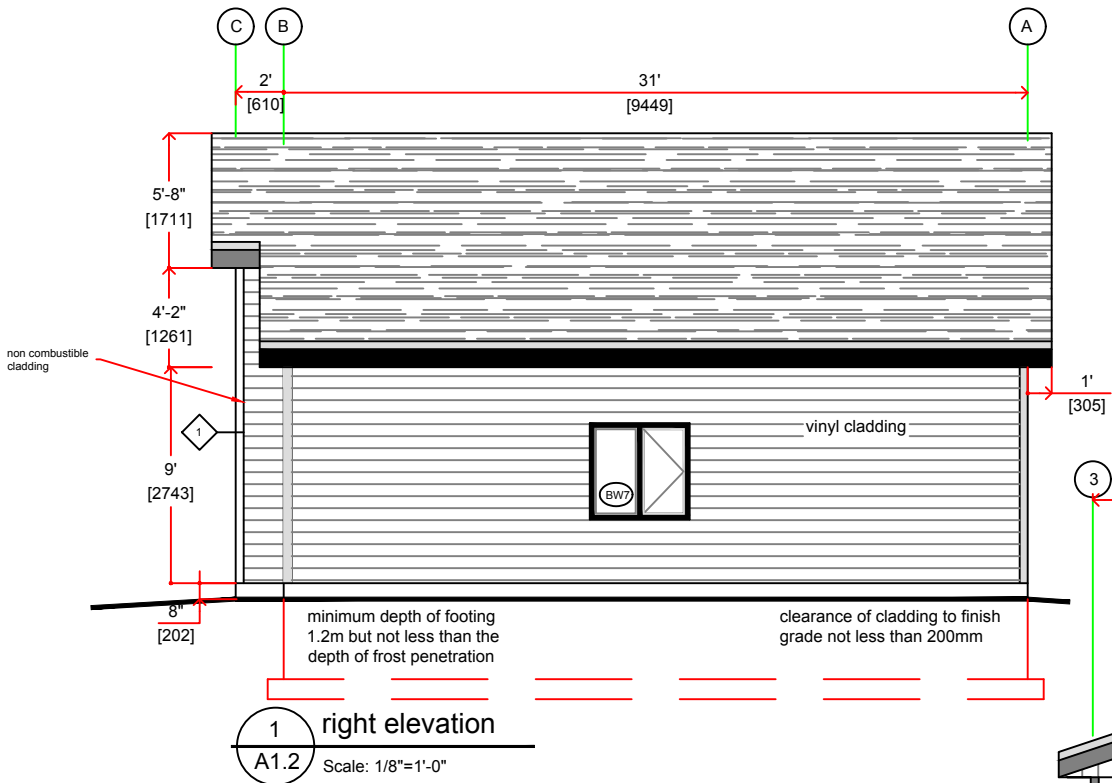
Opportunity Estates Ltd
PID 20467890
Chisholm Rd, Onslow Mountain
NS

drawn: ALH
scale: 1/8"=1'-0" date: 24.08.31

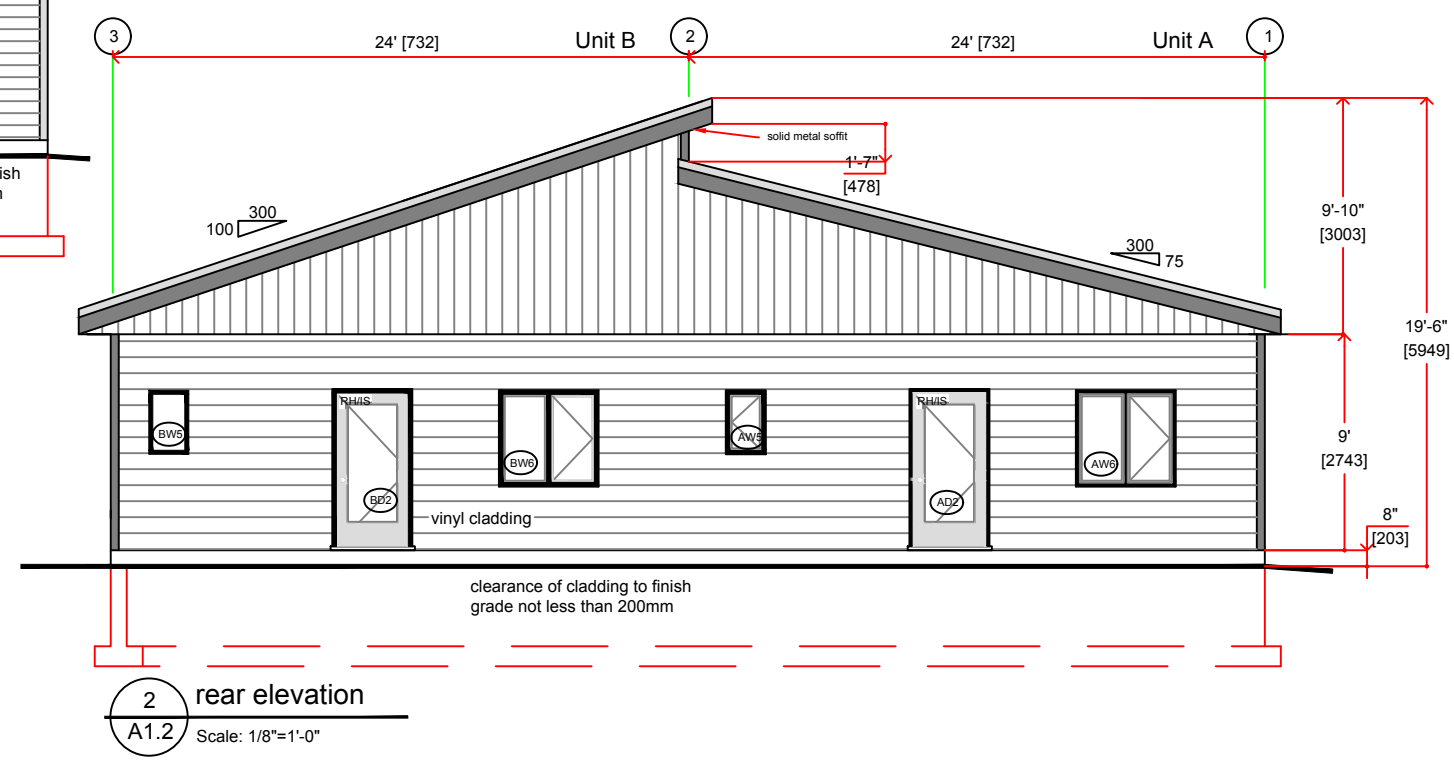
elevations

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A1.1



1 right elevation
A1.2 Scale: 1/8"=1'-0"



2 rear elevation
A1.2 Scale: 1/8"=1'-0"

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A1.2

SUBCONTRACTORS RESPONSIBILITIES

GREAT CARE HAS BEEN TAKEN DURING THE PRODUCTION OF THESE DRAWINGS, HOWEVER ERRORS AND/OR OMISSIONS MAY OCCUR.

SUBCONTRACTORS WHO USE THESE DRAWINGS, ARE TO CAREFULLY REVIEW AND IDENTIFY CORRECTIONS TO THE OWNER BEFORE WORK COMMENCES.

NO WORK SHALL BE COVERED UP UNTIL THE OWNER/AUTHORITY HAVING JURISDICTION HAS CONDUCTED AN INSPECTION.

SUBCONTRACTORS SHALL BE RESPONSIBLE TO CO-ORDINATE INSPECTIONS BY LOCAL AUTHORITIES AS IT RELATES TO THEIR WORK. ANY DEFICIENCIES STEMMING FROM THESE INSPECTIONS SHALL BE CORRECTED AT NO COST TO THE OWNER.

DISPOSAL OF CONSTRUCTION DEBRIS MUST CONFORM TO CONSTRUCTION AND DEMOLITION BYLAW CHAPTER 57.

FIRE BURNING IS NOT ALLOWED UNLESS AUTHORIZED BY THE OWNER.

ALL MATERIAL AND EQUIPMENT SHALL BE NEW UNLESS NOTED OTHERWISE.

ALL SUBTRADES SHALL WARRANTY THEIR WORK FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

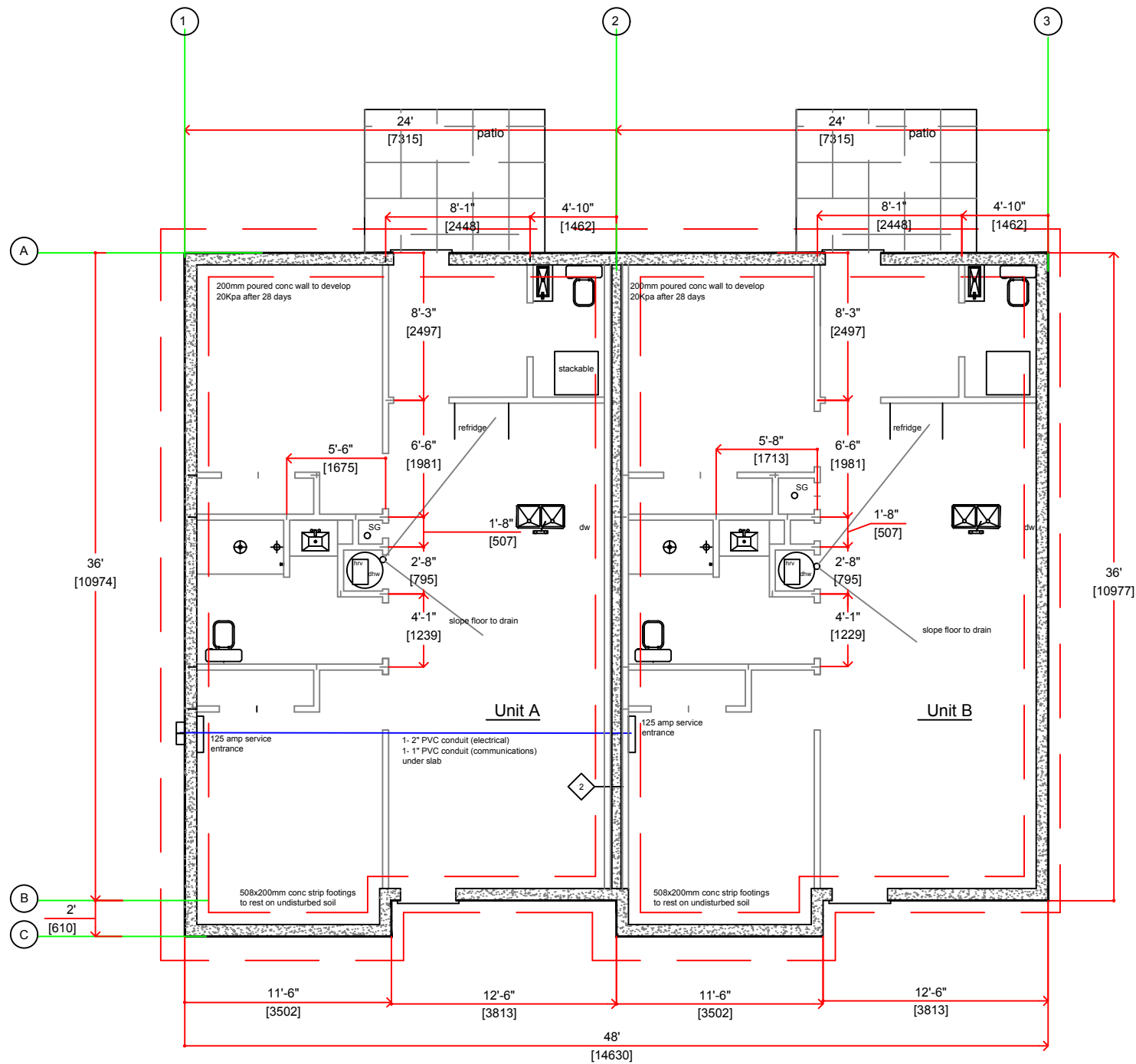
SUBCONTRACTORS SHALL PAY ALL TAXES APPLICABLE AT TIME OF CONSTRUCTION AND PROVIDE OWNER WITH RECEIPTS AT COMPLETION OF CONTRACT.

EACH SUBCONTRACTOR SHALL BE RESPONSIBLE TO FOLLOW THE WORKERS COMPENSATION ACT, UNEMPLOYMENT INSURANCE REGULATIONS AND MAKE STATUTORY REMITTANCES.

SHALL BE RESPONSIBLE TO CARRY VEHICLE INSURANCE AND LIABILITY INSURANCE.

THE OWNER ASSUMES NO RESPONSIBILITY FOR DAMAGED OR STOLEN EQUIPMENT LEFT ON SITE.

COMMENCEMENT OF WORK IS REGARDED AS ACCEPTANCE OF TERMS AS SET FORTH IN THESE DOCUMENTS.



NOTES:

A) unheated floors-on-ground that are above the frost line shall be insulated to RSI 1.96 on the interior of the foundation wall beneath the slab either horizontally or vertically for a min distance of 1.2m. 9.36.2.9.4)

B) heated floors-on-ground that are above the frost line shall be insulated to RSI 2.32 under its full bottom surface including the edges 9.36.2.9.5)

C) A thermal break is required between the floor slab and concrete wall

D) material beneath floors not less than 100mm course clean granular material not containing more than 10% of material that will pass a 4mm sieve shall be placed beneath floors-on-ground 9.16.2.2.1)

1 foundation plan
A2.2 Scale: 1/8"=1'-0" area 164.80m sq/ 887 sf

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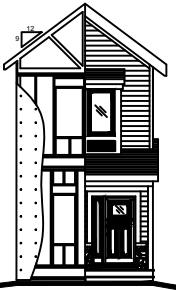
drawn: ALH
scale: 1/8"=1'-0" date: 24.08.31

foundation plan

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A2.1

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foundation plan

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A2.2

AT A MINIMUM, CONSTRUCTION
ACTIVITIES MUST AT ALL TIMES MEET
THE STANDARDS OF:

A) NATIONAL BUILDING CODE OF CANADA, AS
ADOPTED AND MODIFIED UNDER THE BUILDING
CODE ACT AND THE NOVA SCOTIA BUILDING CODE
REGULATIONS MADE UNDER THE ACT

B) NOVA SCOTIA OCCUPATIONAL HEALTH AND SAFETY
ACT, AND THE NOVA SCOTIA OCCUPATIONAL
SAFETY GENERAL REGULATIONS MADE UNDER
THAT ACT

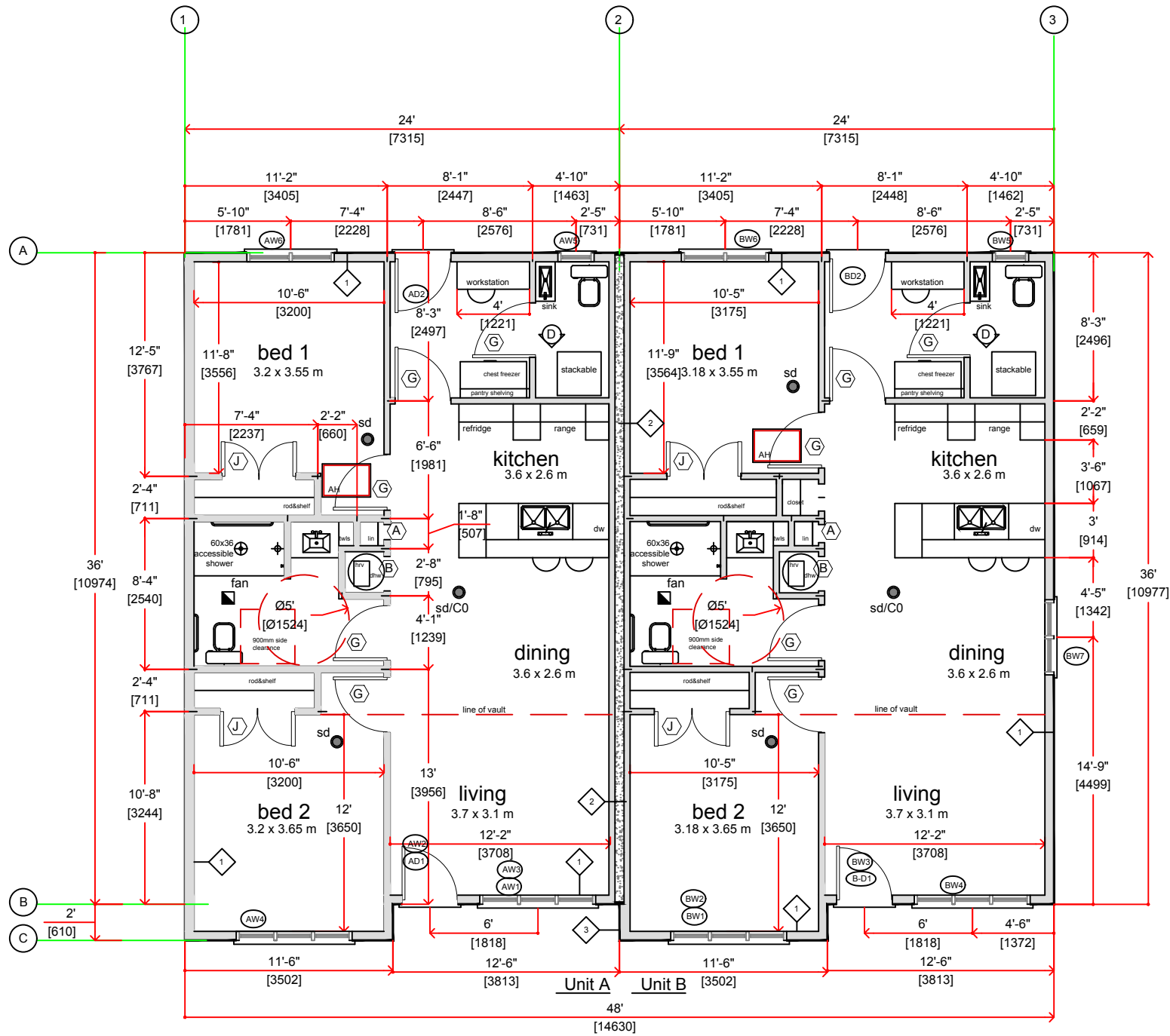
ALL WORK TO TAKE PLACE DURING NORMAL WORKING
HOURS AS OUTLINED IN NEIGHBOURHOOD NUISANCE
BY-LAW NOTED BELOW

- Monday to Friday: 7:00 a.m. – 8:00 p.m.
- Saturdays: 8:00 a.m. – 7:00 p.m.
- Sundays & Statutory Holidays: 9:00 a.m. – 7:00 p.m.

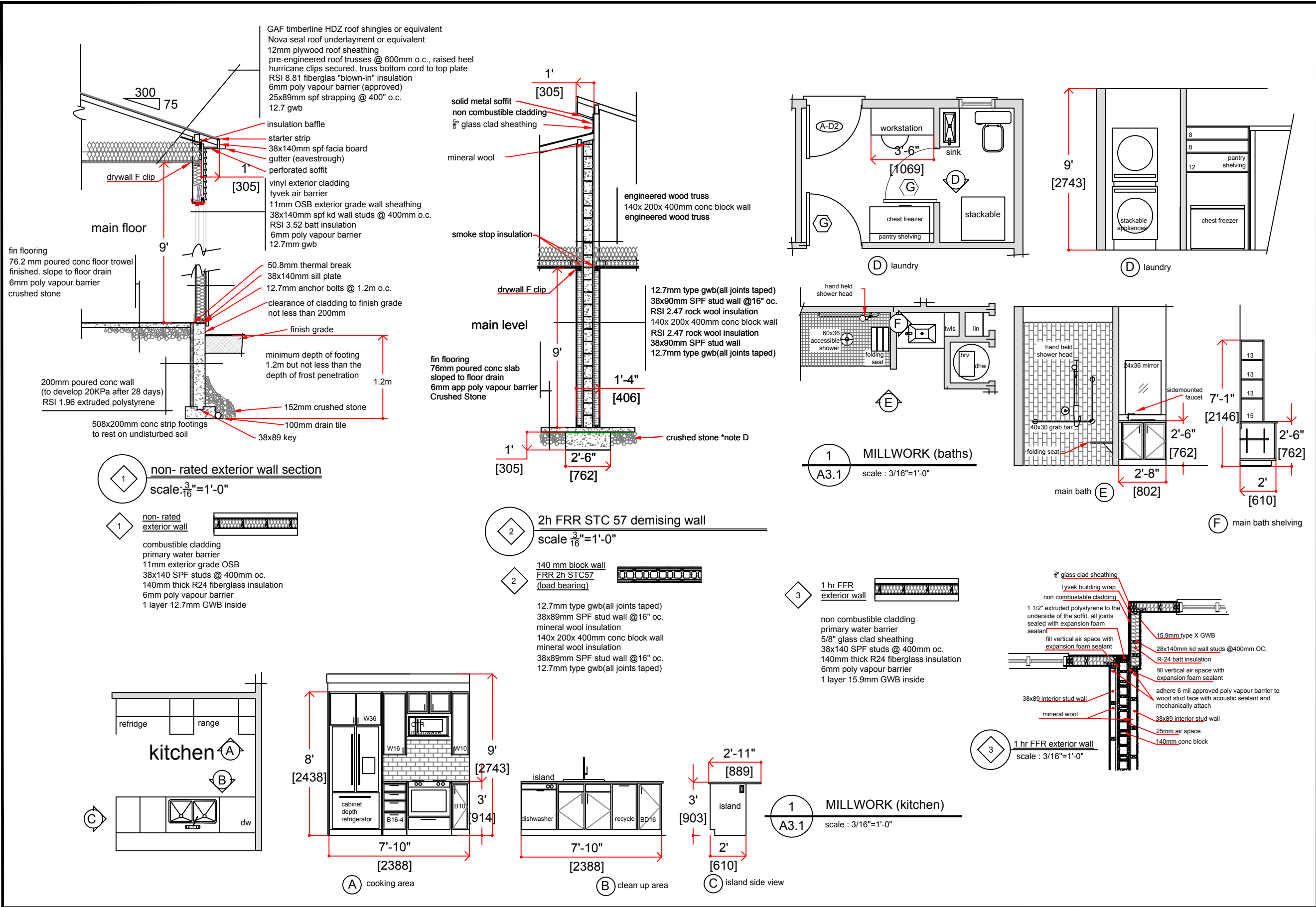
Legend:

W/C..... walk in closet
sd smoke detector
sd/C0 carbon monoxide alarm
AH..... 560x812mm attic hatch
BD exterior door call out see A4.1
G interior door call out see A4.1
W107 window call out see A4.1
bath fan vented to the exterior
bath fan vented to the HRV

INTERIOR DOOR SCHEDULE (RSO)	
A) 20'-1/2" x 82'-1/2"	G) 38'-1/2" x 82'-1/2"
B) 26'-1/2" x 82'-1/2"	H) 41'-1/2" x 82'-1/2"
C) 30'-1/2" x 82'-1/2"	J) 49'-1/2" x 82'-1/2"
D) 32'-1/2" x 82'-1/2"	K) 61'-1/2" x 82'-1/2"
E) 34'-1/2" x 82'-1/2"	L) 73'-1/2" x 82'-1/2"
F) 36'-1/2" x 82'-1/2"	



1 main floor plan
A2.2 Scale: 1/8"=1'-0" area 82.40m sq/ 887 sf



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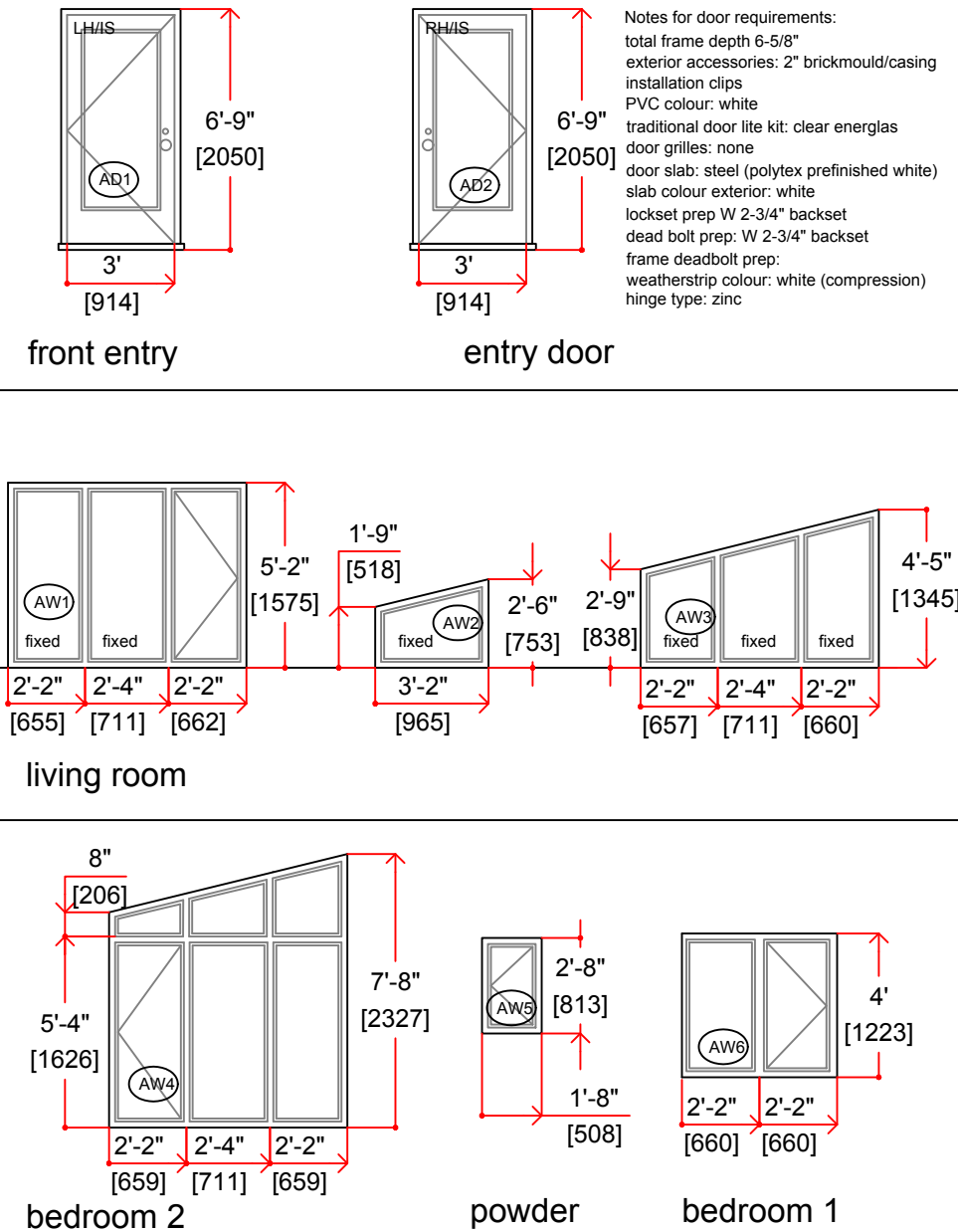
sections and details

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A3.1

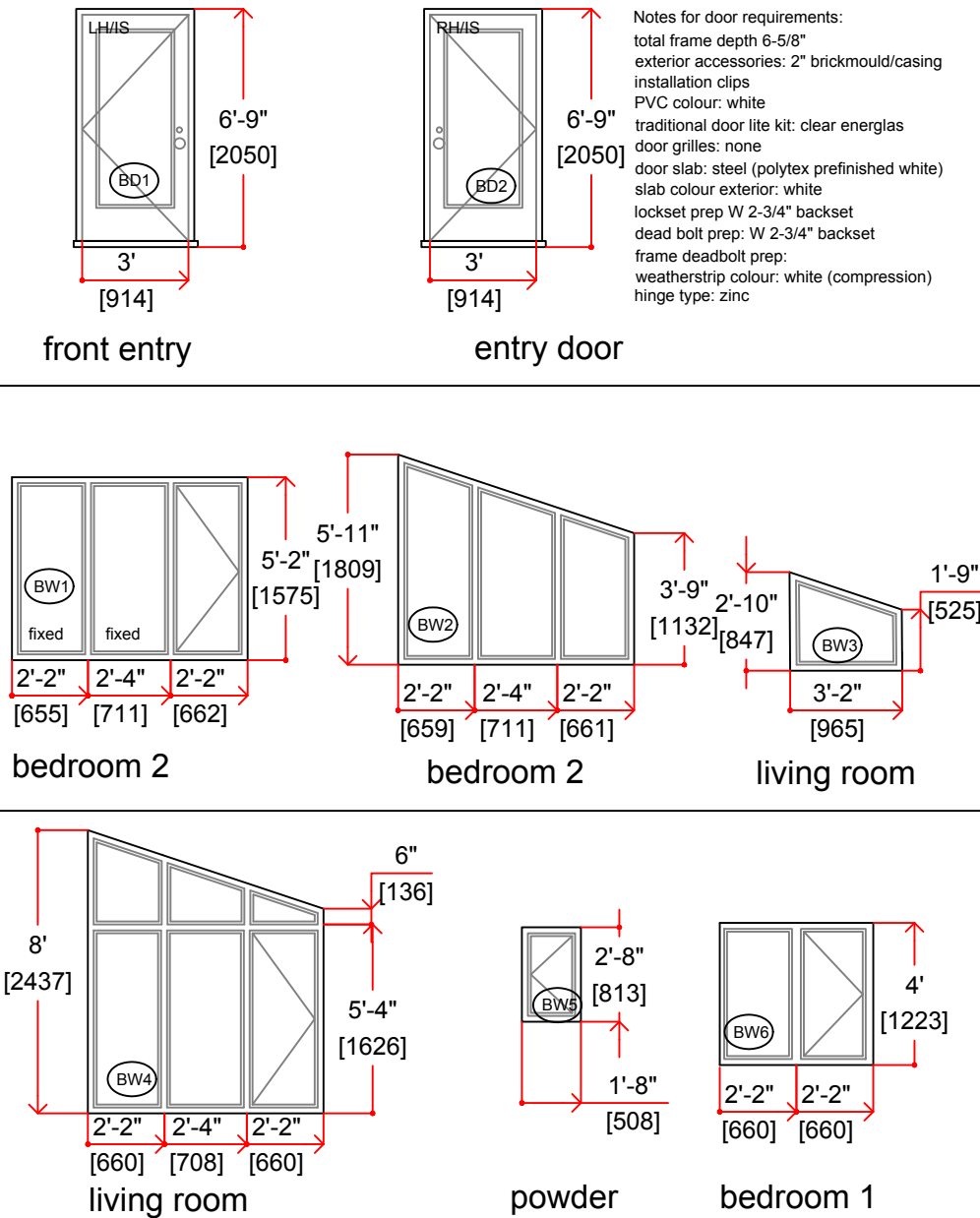
window and door schedule

(16 windows and doors)

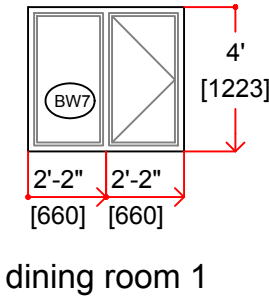
Unit A



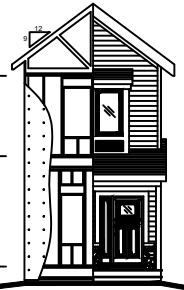
Unit B



Notes for window requirements: Windows/doors Max U-value 1.60 Min. Energy Rating of 25
total frame depth 3-1/4"
exterior accessories: 1-1/2" integral brickmould/casing includes nailing fin
interior accessories: 3/4" integral drywall return
installation clips
PVC colour, white
crank and lock colour, white
folding handle
meets CDN egress no dimension <380mm unobstructed opening >.35m sq
glass, energlass
grilles, none
screen: with screen
screen bar colour, white
screen cloth colour, grey
nibless screen



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A4.1