

APPLICATION FOR BUILDING PERMIT

6 CLOVIS AVENUE, HALIFAX,
NOVA SCOTIA, B3P 1J2

2023.03.21



NEW TWO - FAMILY DWELLING AT 6 CLOVIS AVENUE

LIST OF DRAWINGS

A001	NOTES
A100	EXISTING SITE PLAN
A101	PROPOSED SITE PLAN
A102	PROPOSED FOUNDATION PLAN
A103	PROPOSED FLOOR PLAN - LEVEL 0
A104	PROPOSED FLOOR PLAN - LEVEL 1
A105	PROPOSED FLOOR PLAN - LEVEL 2
A106	PROPOSED ROOF PLAN
A201	PROPOSED SOUTH ELEVATION
A202	PROPOSED WEST ELEVATION
A203	PROPOSED NORTH ELEVATION
A204	PROPOSED EAST ELEVATION
A301	PROPOSED SECTION
A302	PROPOSED SECTION 2
A601	WINDOW SCHEDULE
A602	DOOR SCHEDULE

ARCHITECTURAL DRAWINGS BY:

360 CAD SERVICES, INC
902.346.3600
dchaisson@360cadservices.com



360 CAD SERVICES INC.
"Where Imagination & Reality Collide"



360 CAD SERVICES INC.
"Where Imagination & Reality Collide"

GENERAL NOTES:

- THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS AND CHECK ALL DIMENSIONS ON SITE, AGAINST SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/DESIGNER AND ENGINEER BEFORE PROCEEDING WITH WORK
- ALL WORKERS AND MATERIALS SHALL CONFORM TO THE CURRENT NATIONAL BUILDING CODE OF CANADA; AS WELL AS ALL REGIONAL AND PROVINCIAL BUILDING CODES AND REGULATION.
- CLIENT/GENERAL CONTRACTOR RESPONSIBLE FOR CHECKING CODE COMPLIANCY
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE NOVA SCOTIA OCCUPATIONAL HEALTH AND SAFETY ACT.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
- NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR APPROVAL OF THE GENERAL CONTRACTOR.
- ALL PERMITS PERTAINING TO THE WORK SHALL BE APPLIED AND PAID FOR BY THE GENERAL CONTRACTOR OR HIS/HER SUBCONTRACTOR UNLESS NOTIFIED OTHERWISE IN WRITING BY THE OWNER.
- THE PRIME CONSULTANT, DESIGNER OR GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ENGINEERING SITE REVIEWS. A MINIMUM OF 2 DAYS NOTICE IS REQUIRED FOR SITE REVIEWS. TYPICAL SITE REVIEW TO INCLUDE FOUNDATIONS AND FRAMING UNLESS OTHERWISE NOTED. ENGINEER SITE REVIEWS DO NOT TAKE THE PLACE OF INSPECTIONS BY LOCAL BUILDING OFFICIALS.
- CONTRACTOR SHALL MAKE GOOD ON ANY DAMAGE OR INJURY TO HIS/HER WORK AND TO THE PROPERTY OF THE OWNER RESULTING FROM THE LACK OF REASONABLE PROTECTIVE PRECAUTIONS.
- CONTRACTOR RESPONSIBLE FOR JOB SITE CLEAN-UP AND TO FOLLOW LOCAL RECYCLING BY-LAWS.
- DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
- DO NOT SCALE DRAWINGS. IF A DIMENSION IS REQUIRED, BUT NOT SHOWN PLEASE CONTACT THE DESIGNER.
- ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERCEDED.
- SHOULD THIS DRAWING(S) BE TRANSFERRED VIA EMAIL, THE DESIGNER SHALL NOT TAKE RESPONSIBILITY FOR CHANGES OCCURING DURING OR AFTER TRANSFER OF INFORMATION.
- ALL NOTES AND DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO THE DESIGNER, WHO WILL REVISE AND ISSUE NEW DRAWINGS AS NECESSARY PRIOR TO ANY CONSTRUCTION.
- ALL INSTALLATIONS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- SOIL BEARING CAPACITY SHALL BE VERIFIED.
- SUB-BASE UNDER SLAB ON GRADE SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY. COMPACTION SHALL BE VERIFIED.
- ALL CONCRETE TO BE 3000PSI MIX @ 28 DAYS (MIN) UNLESS NOTED OTHERWISE.
- ALL CONCRETE FOOTINGS MUST BE LOCATED BELOW THE FROST-LINE AND REST ON UNDISTURBED SOIL. ANY OVER-EXCAVATION TO BE FILLED WITH CONCRETE.
- FOUNDATION CONTRACTOR TO REFER TO FLOOR PLANS FOR ALL WINDOW AND DOOR SIZES AND LOCATION, BEAM POCKETS ETC. PRIOR TO INSTALLATION.
- BACKFILLING AGAINST WALLS ON ONE SIDE ONLY SHALL NOT BE STARTED UNTIL TEMPORARY BRACING AND FLOOR SLABS PROVIDING SUPPORT ARE IN PLACE.
- VAPOUR BARRIERS TO BE INSTALLED AS CONTINUOUS. CAULK AND SEAL ALL JOINTS AND INTERSECTIONS (I.E ELECTRICAL BOXES, STACKS, WINDOWS AND DOORS, ETC).
- ALL WINDOW AND DOOR SIZES ARE APPROXIMATE ONLY. CONTRACTOR TO MEASURE ACTUAL ROUGH OPENINGS OF ALL WINDOWS ON THE SITE PRIOR TO ORDERING OF WINDOWS.
- VENTILATION REQUIREMENTS TO BE DONE BY CERTIFIED INSTALLER TO MEET N.B.C. SPECIFICATIONS.
- OWNER TO VERIFY MATERIALS, STYLES AND COLOURS.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS AND REPORT ANY DISCREPENSIES TO THE ENGINEER.
- ELECTRICAL AND MECHANICAL CONTRACTORS TO COORDINATE, SUPPLY, AND INSTALL ALL PIPING AND PENETRATIONS (BY THIRD PARTY).

- ALL ROOF STRUCTURE ARE SPECIFIED BY ENGINEER
- ALL INTERIOR WALL FINISHES ARE AS SPECIFIED BY OWNER
- ALL FLOOR FINISHES TO BE DETERMINED BY OWNER
- GRADE LINE COULD CHANGE ACCORDING TO SOIL NATURE
- ALL DIMENSIONS MUST BE VERIFIED ON SITE. DO NOT SCALE OFF DRAWINGS. PLANS TAKE PRECEDENT OVER ELEVATIONS. IN ABSENCE OF DIMENSIONS, OR IF DISCREPANCIES EXIST, CONSULT WITH 360 CAD. ALL MINIMUM DIMENSIONS ARE TO COMPLY WITH THE NBCC2015
- HRV VENTILATION SYSTEM TO BE INSTALLED PER NBCC 2010, NSBC 2020
- ALL EXTERIOR WALLS TO BE INSULATED TO A MINIMUM R24
- ALL SLABS TO BE INSULATED WITH MINIMUM R14 RIGID FOAM INSULATION TO CONFORM TO 9.36 NBCC 2015
- ALL WINDOWS AND DOORS ARE TO BE FLASHED AS REQUIRED NY NBCC 2015
- ALL CONSTRUCTION TO BE IN CONFORMANCE WITH THE LATEST VERSION OF NBCC, NPCC, NSBC.

GENERAL NOTES:

NOT FOR CONSTRUCTION

ALL DIMENSIONS TO BE VERIFIED ON SITE AND CONFIRMED BY CONTRACTOR.

DO NOT SCALE THIS DRAWING.

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:

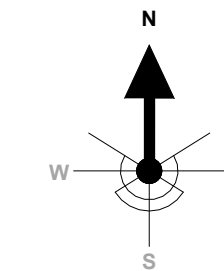
NOTES

PROJECT:

NEW TWO - FAMILY DWELLING

6 CLOVIS AVENUE, HALIFAX, NOVA SCOTIA, B3P 1J2

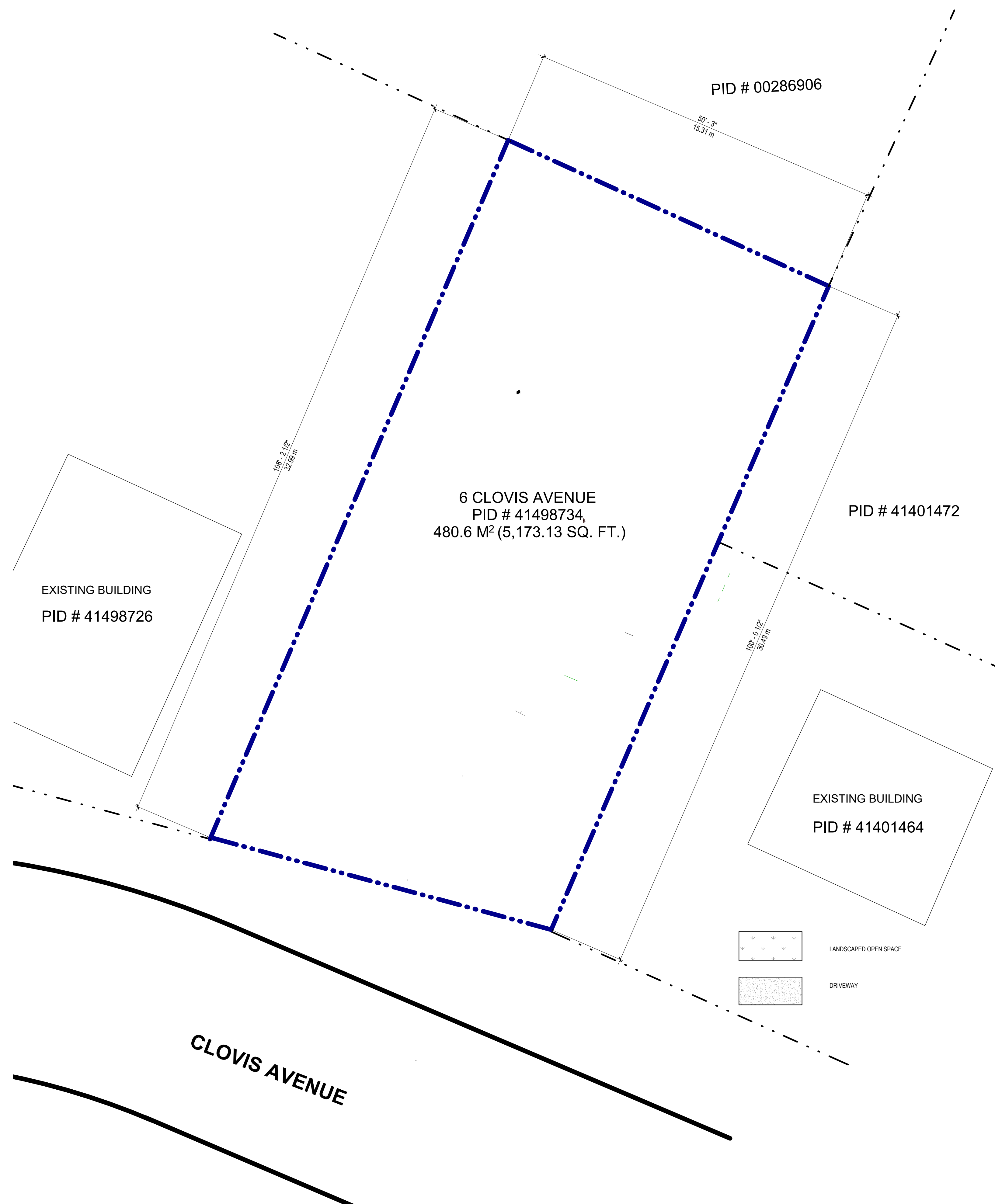
DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
-----	A001
SCALE:	



360 CAD SERVICES INC.
"Where Imagination & Reality Collide"

GENERAL NOTES:

NOT FOR CONSTRUCTION
ALL DIMENSIONS TO BE VERIFIED
ON SITE AND CONFIRMED BY
CONTRACTOR.
DO NOT SCALE THIS DRAWING.



LEGEND:

- · · - SUBJECT PROPERTY LINE
- · · - ADJACENT PROPERTY LINE

LOT A INFORMATION:

PID: 41498734
CIVIC: 6 CLOVIS AVENUE, HALIFAX,
NOVA SCOTIA, B3P 1J2
OWNER: -----
AREA: 480.6 M² (5,173.13 SQ. FT.)
ZONE: R-2 ZONE, MAINLAND SOUTH AREA

SITE USAGE:

PROPERTY: 480.6 M² (5,173.13 SQ. FT.)

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:

EXISTING SITE PLAN

PROJECT:

NEW TWO - FAMILY DWELLING
6 CLOVIS AVENUE, HALIFAX,
NOVA SCOTIA, B3P 1J2

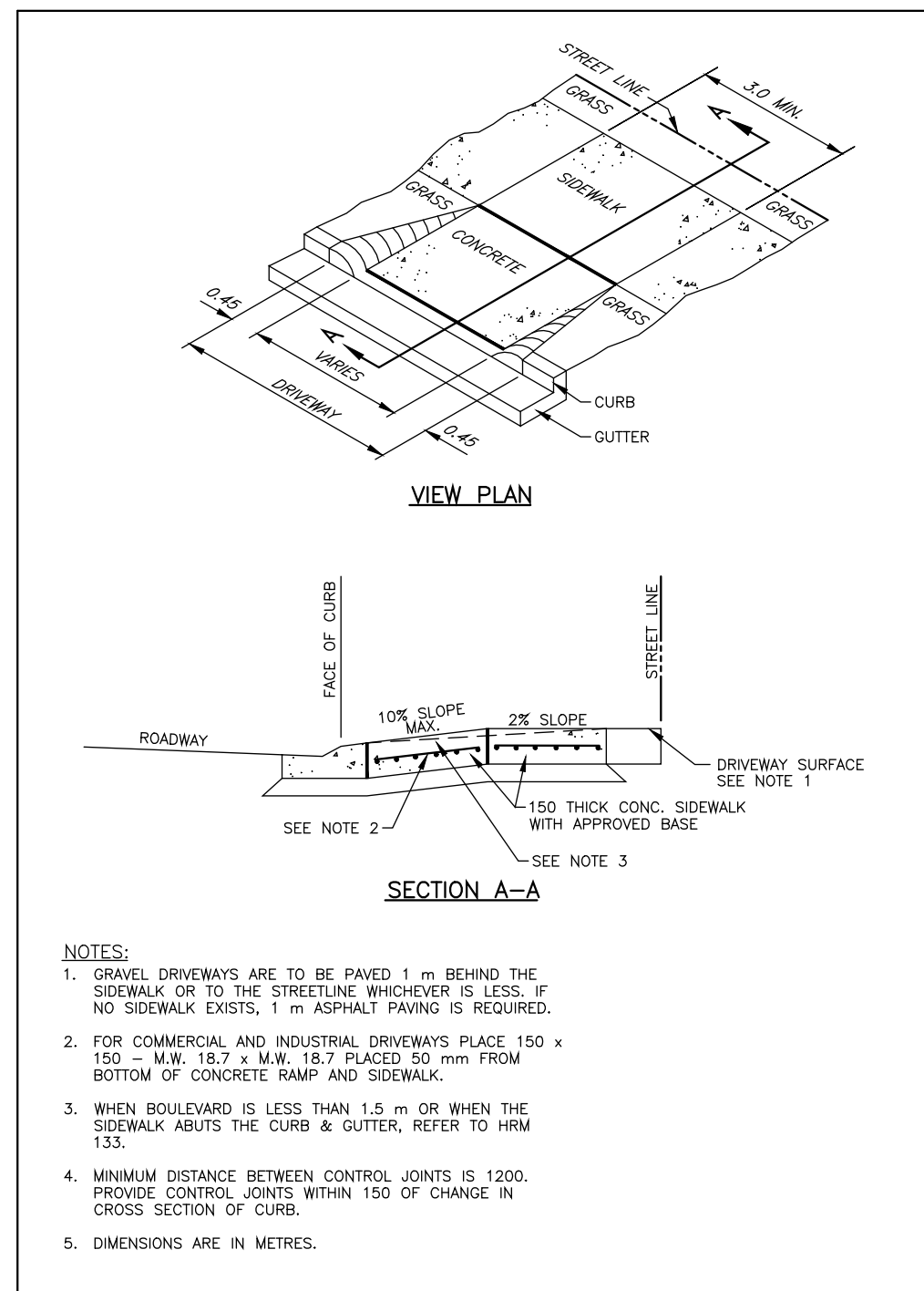
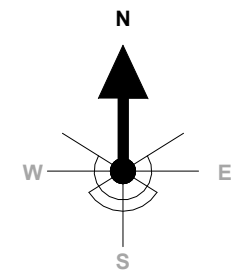
DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
SCALE:	A100
1 : 100	



360 CAD SERVICES INC.
"Where Imagination & Reality Collide"

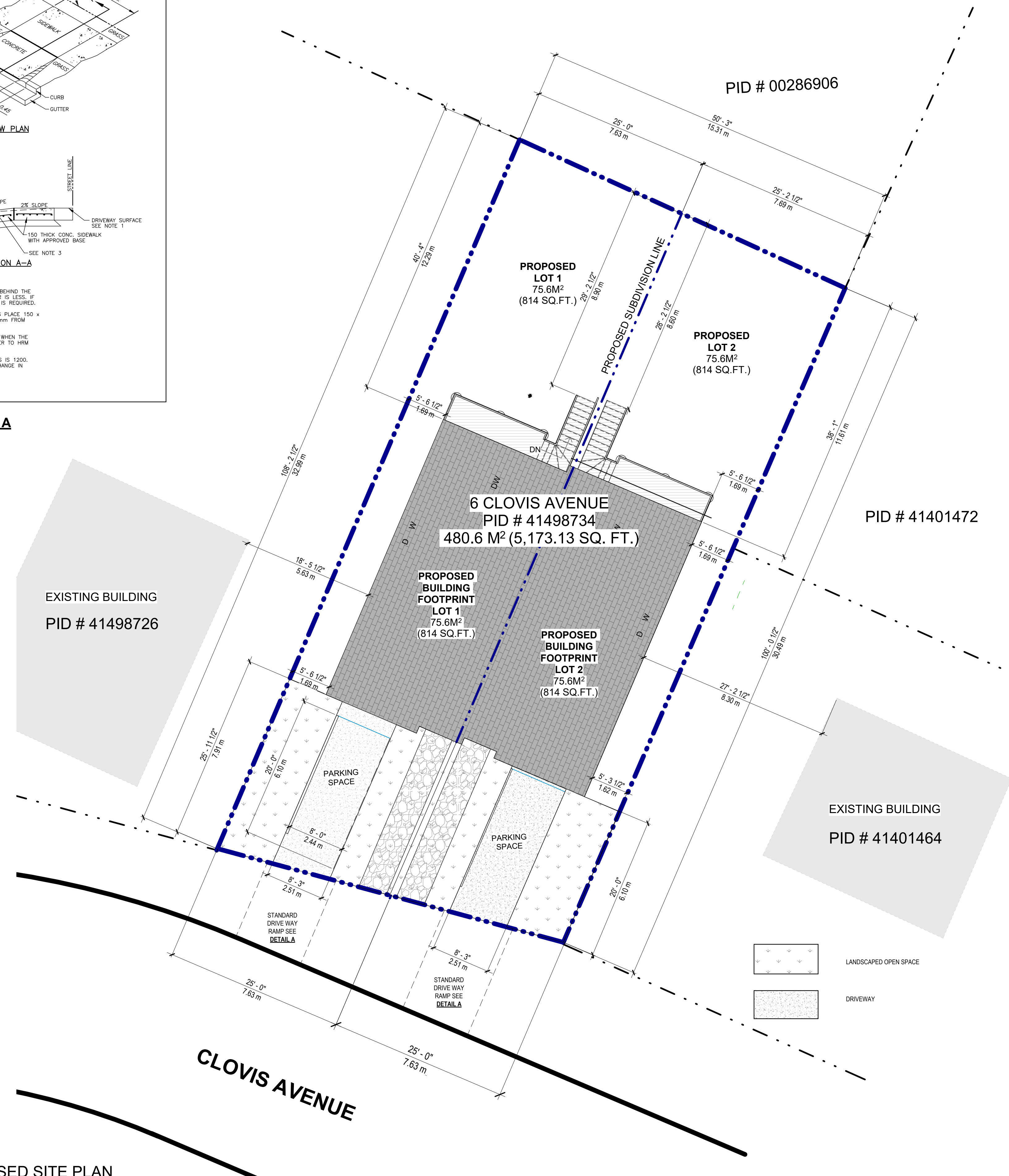
GENERAL NOTES:

- NOT FOR CONSTRUCTION
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND CONFIRMED BY CONTRACTOR.
- DO NOT SCALE THIS DRAWING.



- NOTES:**
- GRAVEL DRIVEWAYS ARE TO BE PAVED 1 m BEHIND THE SIDEWALK OR TO THE STREETLINE WHICHEVER IS LESS. IF NO SIDEWALK EXISTS, 1 m ASPHALT PAVING IS REQUIRED.
 - FOR COMMERCIAL AND INDUSTRIAL DRIVEWAYS PLACE 150 x 150 - M.M. 18.7 x MAX. 18.7 PLACED 50 mm FROM BOTTOM OF CONCRETE RAMP AND SIDEWALK.
 - WHEN BOULEVARD IS LESS THAN 1.5 m OR WHEN THE SIDEWALK ABUTS THE CURB & GUTTER, REFER TO HRM 133.
 - MINIMUM DISTANCE BETWEEN CONTROL JOINTS IS 1200. PROVIDE CONTROL JOINTS WITHIN 150 OF CHANGE IN CROSS SECTION OF CURB.
 - DIMENSIONS ARE IN METRES.

DETAIL A



LEGEND:

- SUBJECT PROPERTY LINE
- - - ADJACENT PROPERTY LINE

LOT A INFORMATION:

PID: 41498734
 CIVIC: 6 CLOVIS AVENUE, HALIFAX, NOVA SCOTIA, B3P 1J2
 OWNER: -----
 AREA: 480.6 M² (5,173.13 SQ. FT.)
 ZONE: R-2 (TWO - FAMILY DWELLING) ZONE, MAINLAND SOUTH AREA

SITE USAGE:

PROPERTY: 480.6 M² (5,173.13 SQ. FT.)
 BUILDING FOOTPRINT: 151.24M² (1,628 SQ.FT.)
 PROPOSED LOT COVERAGE RATIO: 31.47%

PROPOSED LOT 1:

SITE USAGE:

PROPERTY: 242.74M²(2,612.85 SQ.FT.)
 BUILDING FOOTPRINT: 75.62M²(814 SQ.FT.)
 PROPOSED LOT COVERAGE RATIO: 31.15%

PROPOSED LANDSCAPED OPEN SPACE: **67.26%**
 38.08M²(409.89 SQ.FT.)

PROPOSED DRIVEWAY SPACE: **32.74%**
 18.54M²(199.56 SQ.FT.)

TOTAL: 56.62M²(609.45 SQ.FT.)

PROPOSED LOT 2:

SITE USAGE:

PROPERTY: 237.86M²(2,560.28 SQ.FT.)
 BUILDING FOOTPRINT: 75.62M²(814 SQ.FT.)
 PROPOSED LOT COVERAGE RATIO: 31.79%

PROPOSED LANDSCAPED OPEN SPACE: **67.27%**
 34.16M²(367.74 SQ.FT.)

PROPOSED DRIVEWAY SPACE: **32.73%**
 16.62M²(178.88 SQ.FT.)

TOTAL: 50.78M²(546.62 SQ.FT.)

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:
PROPOSED SITE PLAN

PROJECT:
NEW TWO - FAMILY DWELLING
6 CLOVIS AVENUE, HALIFAX, NOVA SCOTIA, B3P 1J2

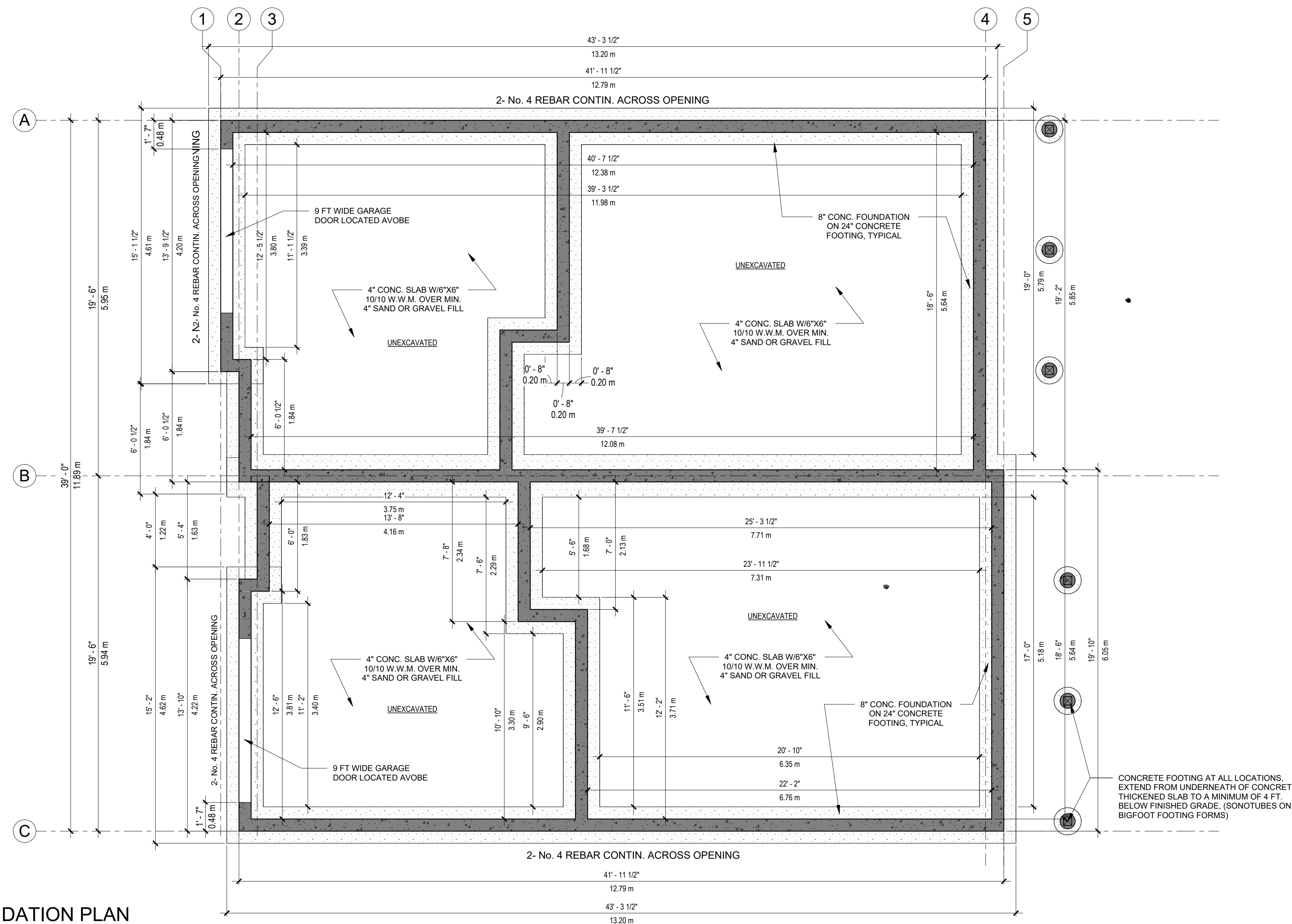
DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
SCALE:	A101
	1 : 100



360 CAD SERVICES INC.
"Where Imagination & Reality Collide"

GENERAL NOTES:

NOT FOR CONSTRUCTION
ALL DIMENSIONS TO BE VERIFIED ON SITE AND CONFIRMED BY CONTRACTOR.
DO NOT SCALE THIS DRAWING.



1 PROPOSED FOUNDATION PLAN
A102 1/4" = 1'-0"

FOUNDATION NOTES:

- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL & STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
- CONCRETE:
 - BASEMENT WALLS & FOUNDATION NOT EXPOSED TO WEATHER : 2,500 PSI
 - BASEMENT & INTERIOR SLAB ON GRADE : 2,500 PSI
 - BASEMENT WALLS & FOUNDATION EXPOSED TO THE WEATHER : 2,500 PSI
 - PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER : 2,500 PSI
- CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' (MAXIMUM) INTERVALS EA. WAY.
- REINFORCING STEEL TO BE A-615 GRADE 60. WIRE MESH TO BE A-185.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.

NOTE

BUILDER MUST CHECK AND VERIFY GRADES AND DIMENSIONS, BEFORE CONSTRUCTION COMMENCES

4" SOIL GAS PIPE REQUIRED THRU FLOOR SLAB.
OWNER AND/OR BULDER TO CHOOSE LOCATION

WT1 FROST WALL

- 2" SM TYPE RIGID INSULATION(R10)
- C/W PROTECTION BOARD
- DAMP PROOFING
- 8" REINFORCED CONCRETE WALL

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:

PROPOSED FOUNDATION PLAN

PROJECT:

NEW TWO - FAMILY DWELLING

6 CLOVIS AVENUE, HALIFAX, NOVA SCOTIA, B3P 1J2

DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
SCALE:	A102
1/4" = 1'-0"	

LEVEL 0 TOTAL AREA = 742.52 SF(68.982M2)



360 CAD SERVICES INC.
"Where Imagination & Reality Collide"

GENERAL NOTES:

- NOT FOR CONSTRUCTION
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND CONFIRMED BY CONTRACTOR.
- DO NOT SCALE THIS DRAWING.

NOTES:

- ALL SECONDARY UNITS TO MEET 3.8.4 OF THE NSBCR FOR ADAPTABLE HOUSING. 3-FOOT WIDE DOORS AND PLUMBING INSTALLED DO IT CAN BE ADAPTED TO 34-INCH HIGH COUNTERS AND VANITIES.
- ALL UNITS TO HAVE AN HRV SYSTEM AND TO BE DUCTED BELOW FIRE SEPARATION
- ALL HEATING SOURCES ARE ELECTRIC WITH HWT 40 AND 60 GAL. MECHANICAL ROOM IN GROUND FLOOR.
- ALL PENETRATES BY FIXTURES, DUCTWORK, OR ELEMENTS WILL MEET 9.10.9.6.
- ALL SMOKE DETECTOR SYSTEMS FOR INDIVIDUAL UNITS REQUIRED HARD WIRED, INTERCONNECTED TO SOUND WHEN ONE ALARM SOUNDS WITH BATTERY BACKUP, BUT ARE INDEPENDENT FOR EACH INDIVIDUAL SUITE
- SMOKE/CO COMBO ALARMS ARE REQUIRED ON EACH LEVEL IN HALLWAYS, SERVINGS ROOMS AS WELL
- INSTALL HEAT PUMPS TO PROVIDE ELECTRIC HEAT TO NEW ADDITION
- ALL WINDOWS WILL BE EGRESS WINDOWS
- WINDOWS MUST HAVE A CLEAR AND UNOBSTRUCTED OPENING OF 20" WIDE BY 24" HIGH (minimum)
- WINDOW STYLE AND FINISH TO BE DETERMINED BY CLIENT
- ALL SITE DIMENSIONS AND SILL HEIGHTS TO BE VERIFIED BY GENERAL CONTRACTOR
- ALL WINDOW DIMENSIONS ARE ROUGH STUD OPENING
- VERIFY RSO MEASUREMENT WITH WINDOWS AND DOORS SUPPLIER

FIRE RATED SCHEDULE:

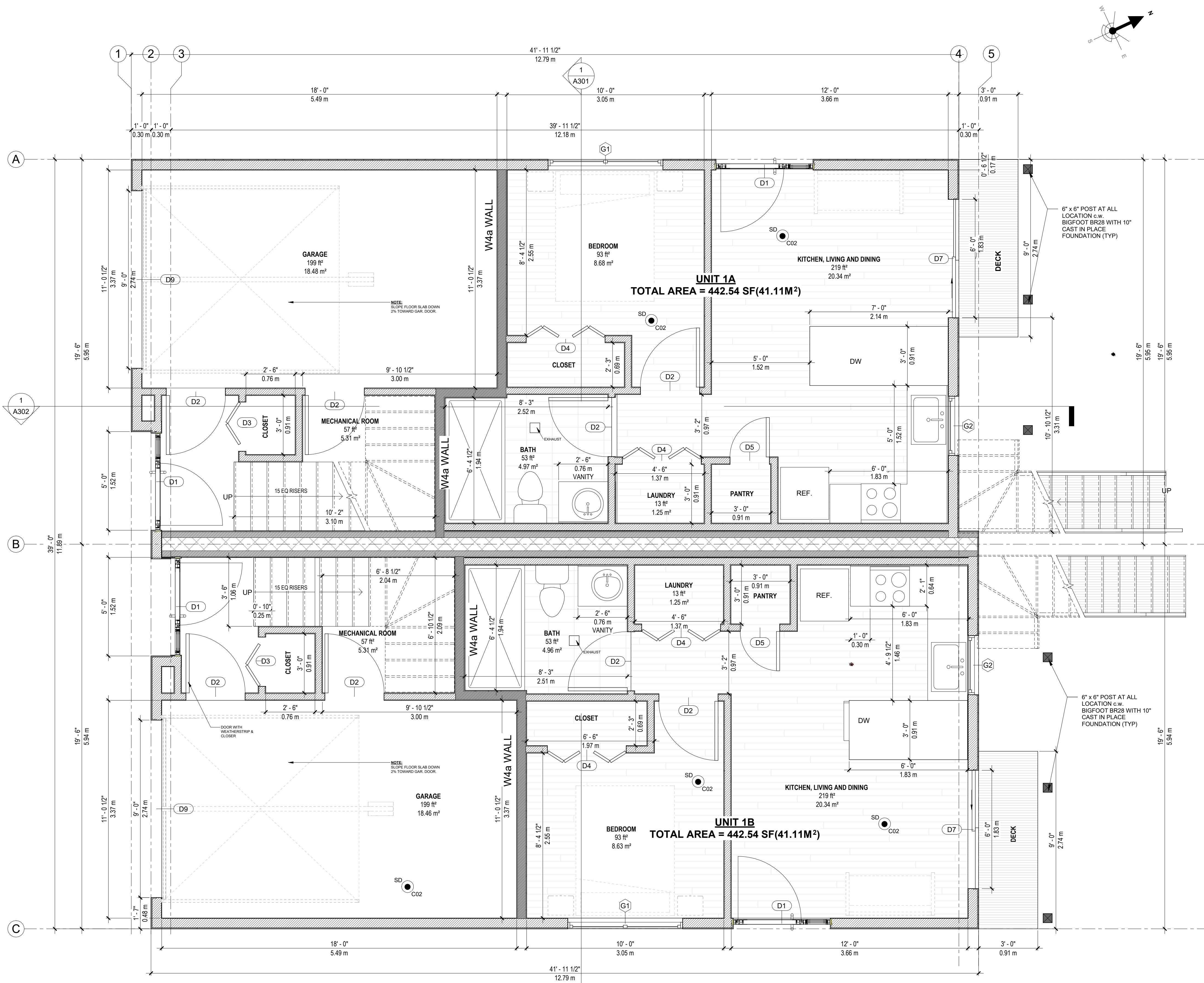
W4a: 1H STC 51 (FIRE RATED WALL). SHADED IN DARK GREY

- 38X89MM STUDS SPACED 400MM OC
- 89MM THICK ABSORPTIVE MATERIAL
- RESILIENT METAL CHANNEL ON SIDE SPACED 400MM O.C.
- 2 LAYERS 15.9MM TYPE X GWB
- 1 LAYER 12.7MM GWB ON OTHER SIDE

F9c: (FIRED RATED CEILING)

- SUBFLOOR OF 17MM TONGUE & GROOVE LUMBER ON WOOD JOISTS@400MM O.C.
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT METAL CHANNEL SPACED 400MM O.C.
- 2 LAYERS 15.9MM TYPE X GWB

WALL SCHEDULE	
	EXTERIOR WALLS
	INTERIOR WALLS
	FIRE RATED WALLS (CENTRE WALL)
	FIRE RATED WALLS (W4a)



1 A103 PROPOSED GROUND FLOOR PLAN
3/8" = 1'-0"

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 0

PROJECT:
NEW TWO - FAMILY DWELLING
6 CLOVIS AVENUE, HALIFAX, NOVA SCOTIA, B3P 1J2

DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
SCALE:	A103
As indicated	

GENERAL NOTES:

- NOT FOR CONSTRUCTION
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND CONFIRMED BY CONTRACTOR.
- DO NOT SCALE THIS DRAWING.

NOTES:

- ALL SECONDARY UNITS TO MEET 3.8.4 OF THE NSBCR FOR ADAPTABLE HOUSING. 3-FOOT WIDE DOORS AND PLUMBING INSTALLED DO IT CAN BE ADAPTED TO 34-INCH HIGH COUNTERS AND VANITIES.
- ALL UNITS TO HAVE AN HRV SYSTEM AND TO BE DUCTED BELOW FIRE SEPARATION
- ALL HEATING SOURCES ARE ELECTRIC WITH HWT 40 AND 60 GAL. MECHANICAL ROOM IN GROUND FLOOR.
- ALL PENETRATES BY FIXTURES, DUCTWORK, OR ELEMENTS WILL MEET 9.10.9.6.
- ALL SMOKE DETECTOR SYSTEMS FOR INDIVIDUAL UNITS REQUIRED HARD WIRED, INTERCONNECTED TO SOUND WHEN ONE ALARM SOUNDS WITH BATTERY BACKUP, BUT ARE INDEPENDENT FOR EACH INDIVIDUAL SUITE.
- SMOKE/CO COMBO ALARMS ARE REQUIRED ON EACH LEVEL IN HALLWAYS, SERVINGS ROOMS AS WELL
- INSTALL HEAT PUMPS TO PROVIDE ELECTRIC HEAT TO NEW ADDITION
- ALL WINDOWS WILL BE EGRESS WINDOWS
- WINDOWS MUST HAVE A CLEAR AND UNOBSTRUCTED OPENING OF 20" WIDE BY 24" HIGH (minimum)
- WINDOW STYLE AND FINISH TO BE DETERMINED BY CLIENT
- ALL SITE DIMENSIONS AND SILL HEIGHTS TO BE VERIFIED BY GENERAL CONTRACTOR
- ALL WINDOW DIMENSIONS ARE ROUGH STUD OPENING
- VERIFY RSO MEASUREMENT WITH WINDOWS AND DOORS SUPPLIER

FIRE RATED SCHEDULE:

W4a: 1H STC 51 (FIRE RATED WALL). SHADED IN DARK GREY

- 38X89MM STUDS SPACED 400MM OC
- 89MM THICK ABSORPTIVE MATERIAL
- RESILIENT METAL CHANNEL ON SIDE SPACED 400MM O.C.
- 2 LAYERS 15.9MM TYPE X GWB
- 1 LAYER 12.7MM GWB ON OTHER SIDE

F9c: (FIRED RATED CEILING)

- SUBFLOOR OF 17MM TONGUE & GROOVE LUMBER ON WOOD JOISTS@400MM O.C.
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT METAL CHANNEL SPACED 400MM O.C.
- 2 LAYERS 15.9MM TYPE X GWB

WALL SCHEDULE

- EXTERIOR WALLS
- INTERIOR WALLS
- FIRE RATED WALLS (CENTRE WALL)
- FIRE RATED WALLS (W4a)

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:

PROPOSED FLOOR PLAN - LEVEL 1

PROJECT:

NEW TWO - FAMILY DWELLING

6 CLOVIS AVENUE, HALIFAX, NOVA SCOTIA, B3P 1J2

DRAWN BY:

VMZ

CHECKED BY:

MS

DATE:

2023.03.21

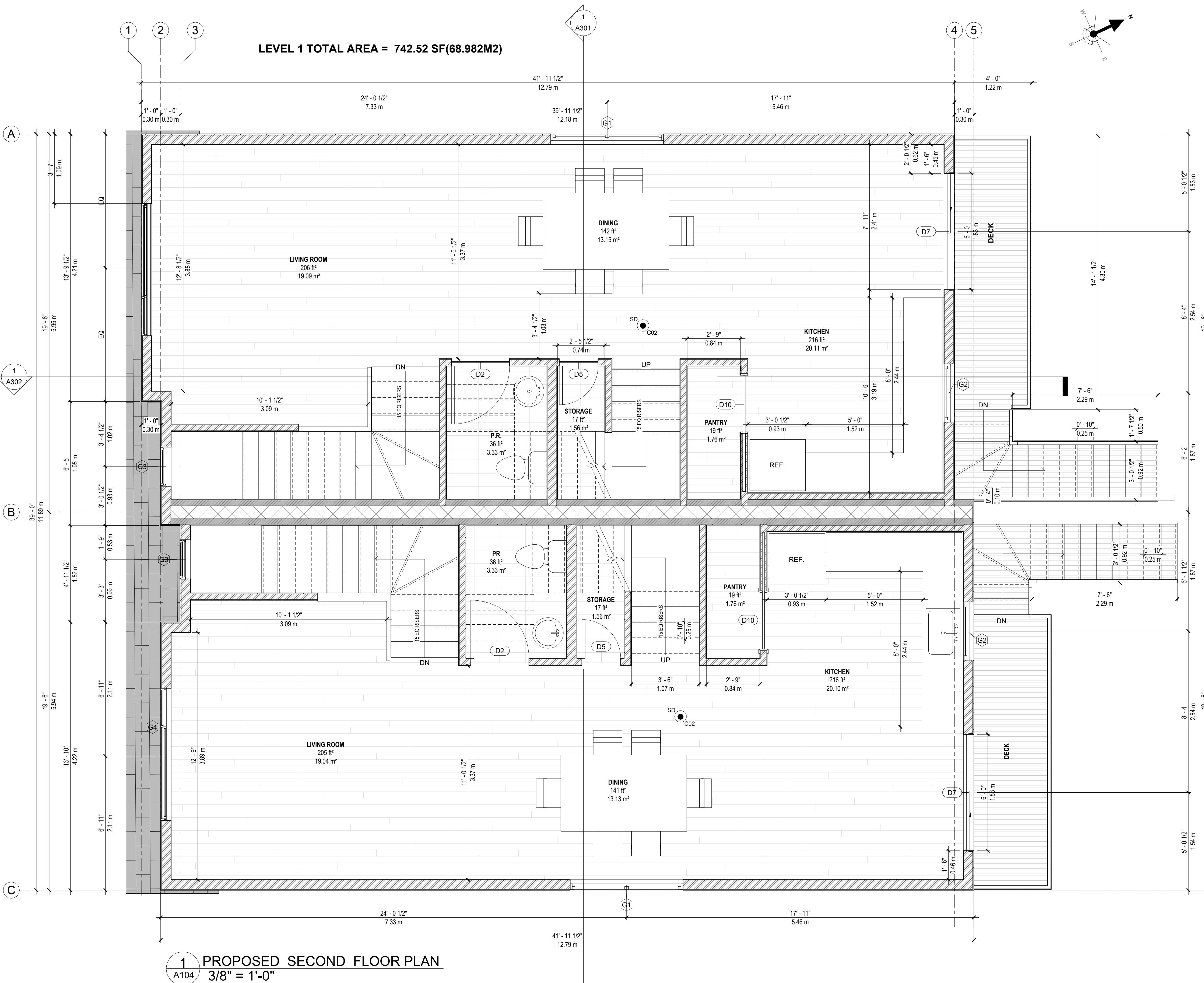
CLIENT:

DWG:

SCALE:

A104

As indicated



LEVEL 2 TOTAL AREA = 742.52 SF(68.982M2)

GENERAL NOTES:

- NOT FOR CONSTRUCTION
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND CONFIRMED BY CONTRACTOR.
- DO NOT SCALE THIS DRAWING.

NOTES:

- ALL SECONDARY UNITS TO MEET 3.8.4 OF THE NSBCR FOR ADAPTABLE HOUSING. 3-FOOT WIDE DOORS AND PLUMBING INSTALLED DO IT CAN BE ADAPTED TO 34-INCH HIGH COUNTERS AND VANITIES.
- ALL UNITS TO HAVE AN HRV SYSTEM AND TO BE DUCTED BELOW FIRE SEPARATION
- ALL HEATING SOURCES ARE ELECTRIC WITH HWT 40 AND 60 GAL. MECHANICAL ROOM IN GROUND FLOOR.
- ALL PENETRATES BY FIXTURES, DUCTWORK, OR ELEMENTS WILL MEET 9.10.9.6.
- ALL SMOKE DETECTOR SYSTEMS FOR INDIVIDUAL UNITS REQUIRED HARD WIRED, INTERCONNECTED TO SOUND WHEN ONE ALARM SOUNDS WITH BATTERY BACKUP, BUT ARE INDEPENDENT FOR EACH INDIVIDUAL SUITE.
- SMOKE/CO COMBO ALARMS ARE REQUIRED ON EACH LEVEL IN HALLWAYS, SERVINGS ROOMS AS WELL.
- INSTALL HEAT PUMPS TO PROVIDE ELECTRIC HEAT TO NEW ADDITION
- ALL WINDOWS WILL BE EGRESS WINDOWS
- WINDOWS MUST HAVE A CLEAR AND UNOBSTRUCTED OPENING OF 20" WIDE BY 24" HIGH (minimum)
- WINDOW STYLE AND FINISH TO BE DETERMINED BY CLIENT
- ALL SITE DIMENSIONS AND SILL HEIGHTS TO BE VERIFIED BY GENERAL CONTRACTOR
- ALL WINDOW DIMENSIONS ARE ROUGH STUD OPENING
- VERIFY RSO MEASUREMENT WITH WINDOWS AND DOORS SUPPLIER

FIRE RATED SCHEDULE:

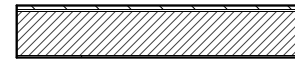



W4a: 1H STC 51 (FIRE RATED WALL). SHADED IN DARK GREY

- 38X89MM STUDS SPACED 400MM OC
- 89MM THICK ABSORPTIVE MATERIAL
- RESILIENT METAL CHANNEL ON SIDE SPACED 400MM O.C.
- 2 LAYERS 15.9MM TYPE X GWB
- 1 LAYER 12.7MM GWB ON OTHER SIDE

F9c: (FIRED RATED CEILING)

- SUBFLOOR OF 17MM TONGUE & GROOVE LUMBER
- ON WOOD JOISTS@400MM O.C.
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT METAL CHANNEL SPACED 400MM O.C.
- 2 LAYERS 15.9MM TYPE X GWB

WALL SCHEDULE

	EXTERIOR WALLS
	INTERIOR WALLS
	FIRE RATED WALLS (CENTRE WALL)
	FIRE RATED WALLS (W4a)

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:

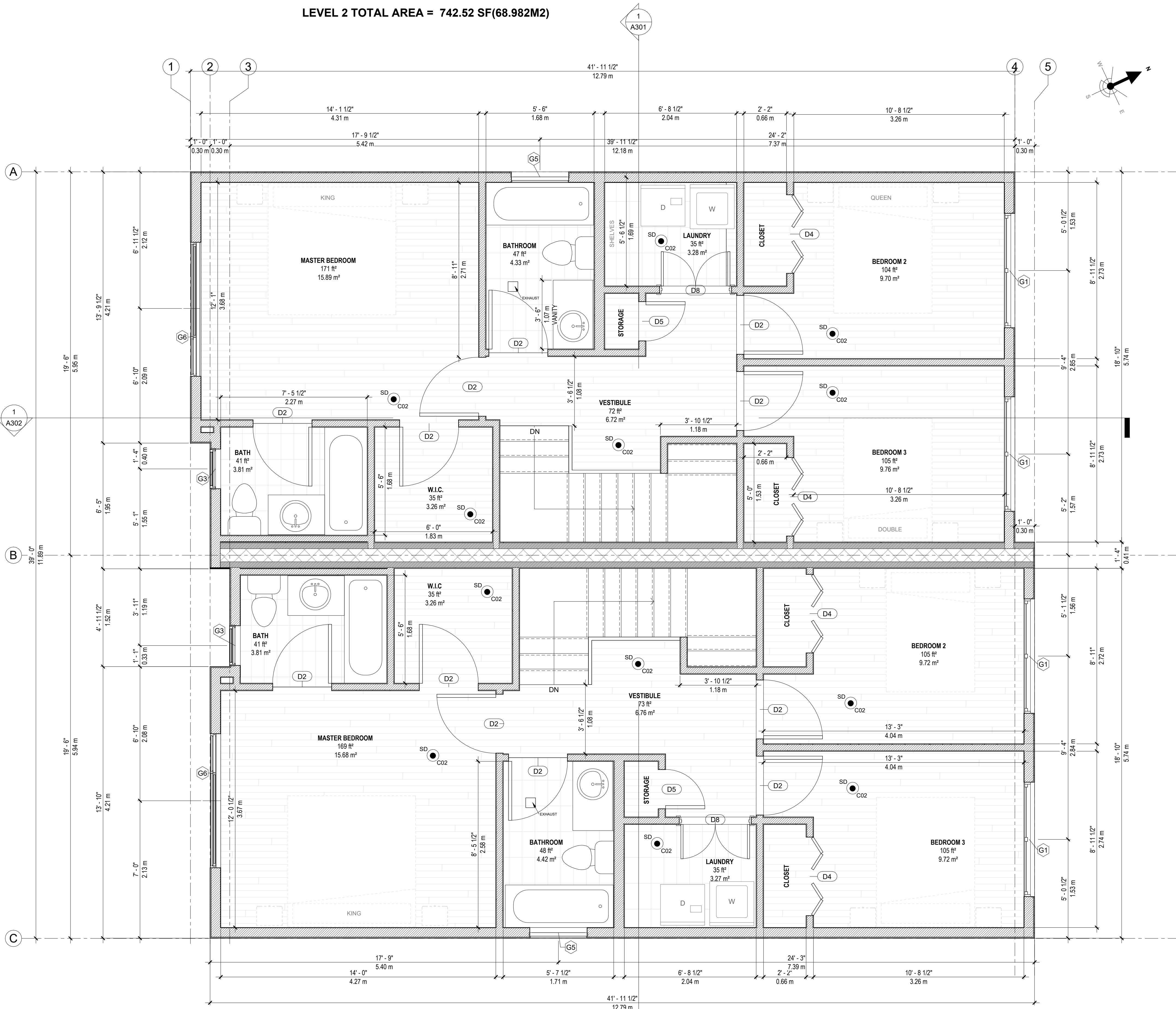
PROPOSED FLOOR PLAN - LEVEL 2

PROJECT:

NEW TWO - FAMILY DWELLING

6 CLOVIS AVENUE, HALIFAX, NOVA SCOTIA, B3P 1J2

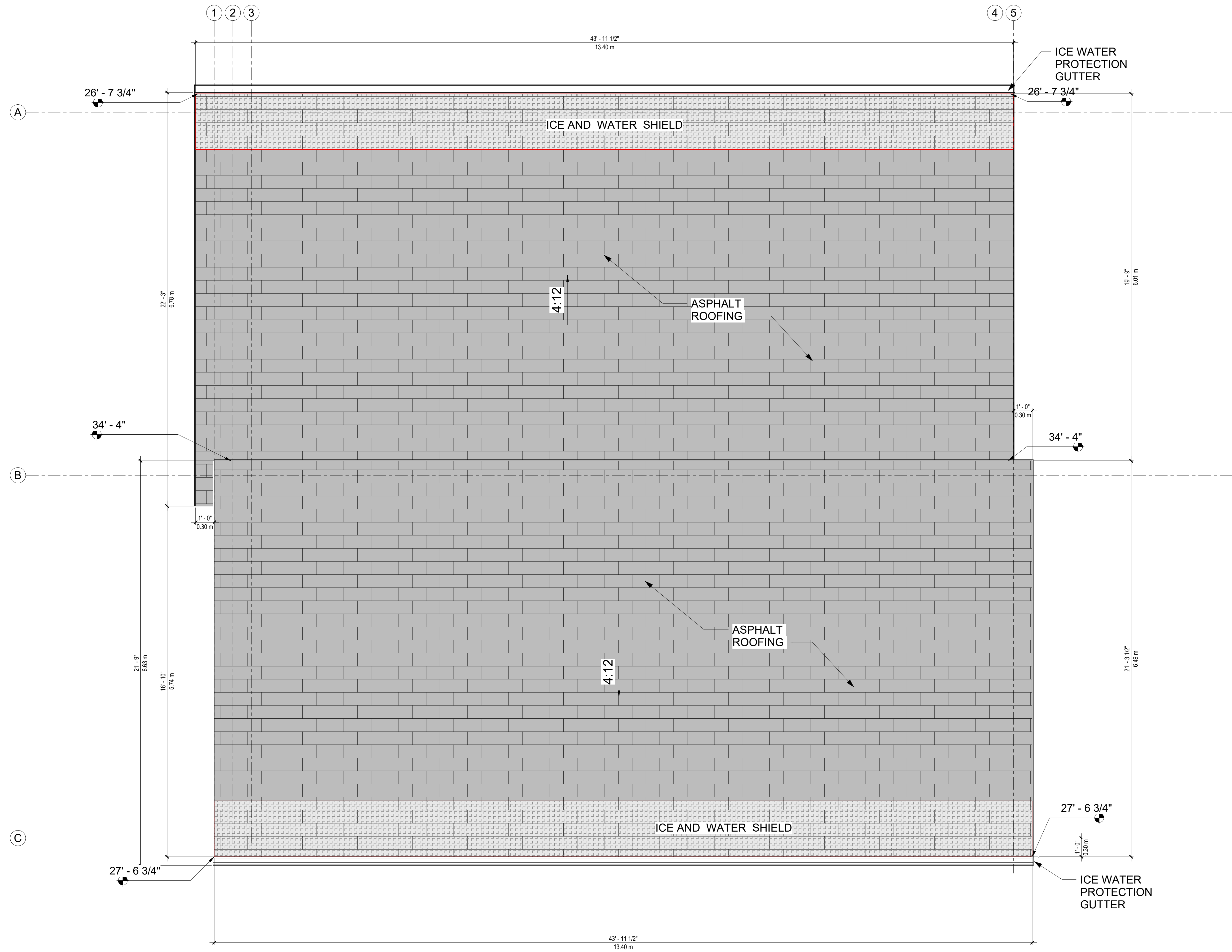
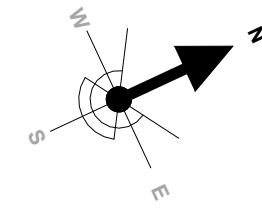
DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
SCALE:	A105
As indicated	



1 PROPOSED THIRD FLOOR PLAN
3/8" = 1'-0"



360 CAD SERVICES INC.
"Where Imagination & Reality Collide"



GENERAL NOTES:

NOT FOR CONSTRUCTION
ALL DIMENSIONS TO BE VERIFIED
ON SITE AND CONFIRMED BY
CONTRACTOR.
DO NOT SCALE THIS DRAWING.

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:

PROPOSED ROOF PLAN

PROJECT:

NEW TWO - FAMILY DWELLING

6 CLOVIS AVENUE, HALIFAX,
NOVA SCOTIA, B3P 1J2

DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
SCALE:	A106
3/8" = 1'-0"	

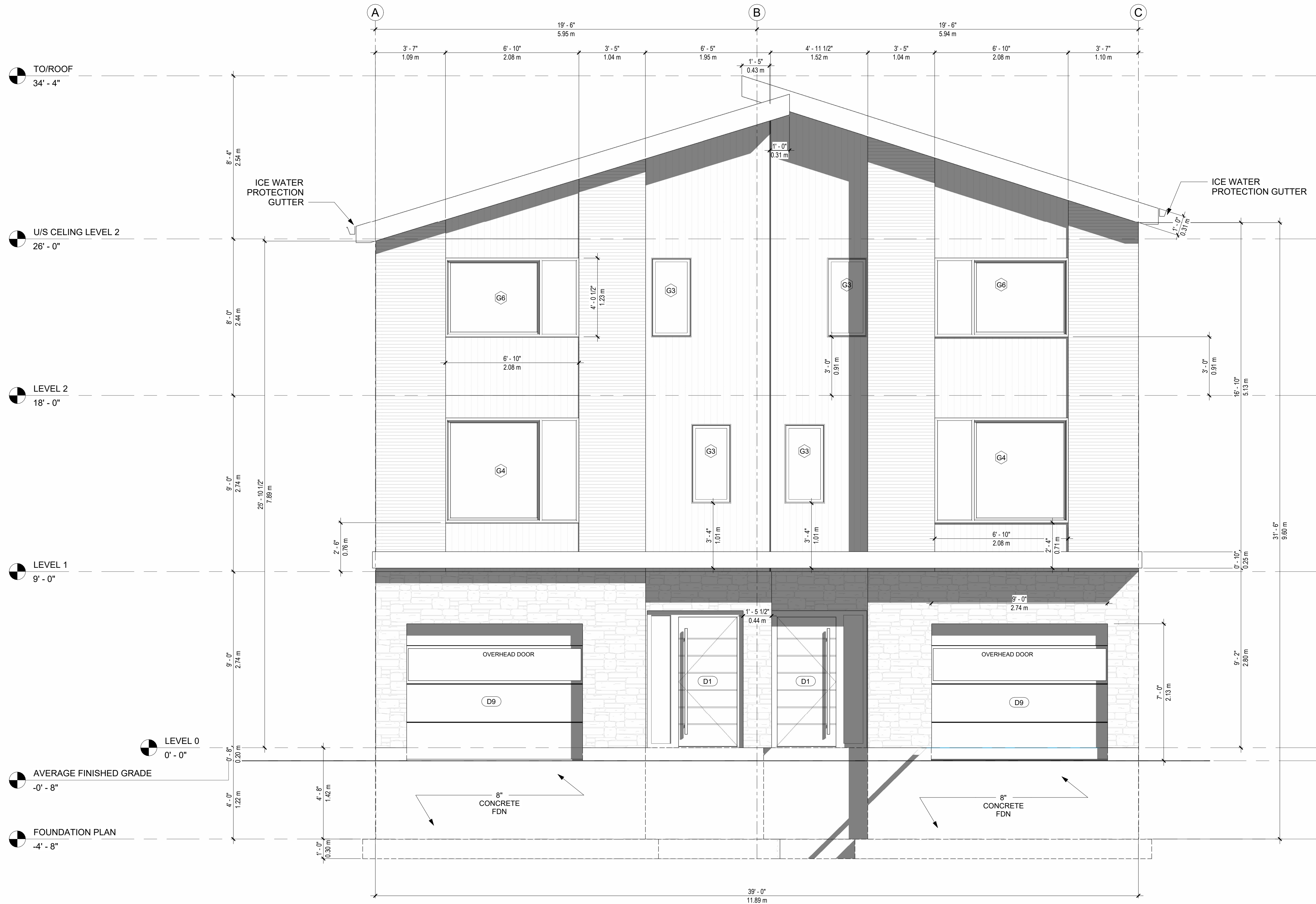
1 PROPOSED ROOF PLAN
A106 3/8" = 1'-0"



360 CAD SERVICES INC.
"Where Imagination & Reality Collide"

GENERAL NOTES:

NOT FOR CONSTRUCTION
ALL DIMENSIONS TO BE VERIFIED
ON SITE AND CONFIRMED BY
CONTRACTOR.
DO NOT SCALE THIS DRAWING.



REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:
PROPOSED SOUTH
ELEVATION

PROJECT:
**NEW TWO - FAMILY
DWELLING**
6 CLOVIS AVENUE, HALIFAX,
NOVA SCOTIA, B3P 1J2

DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
SCALE:	A201
3/8" = 1'-0"	

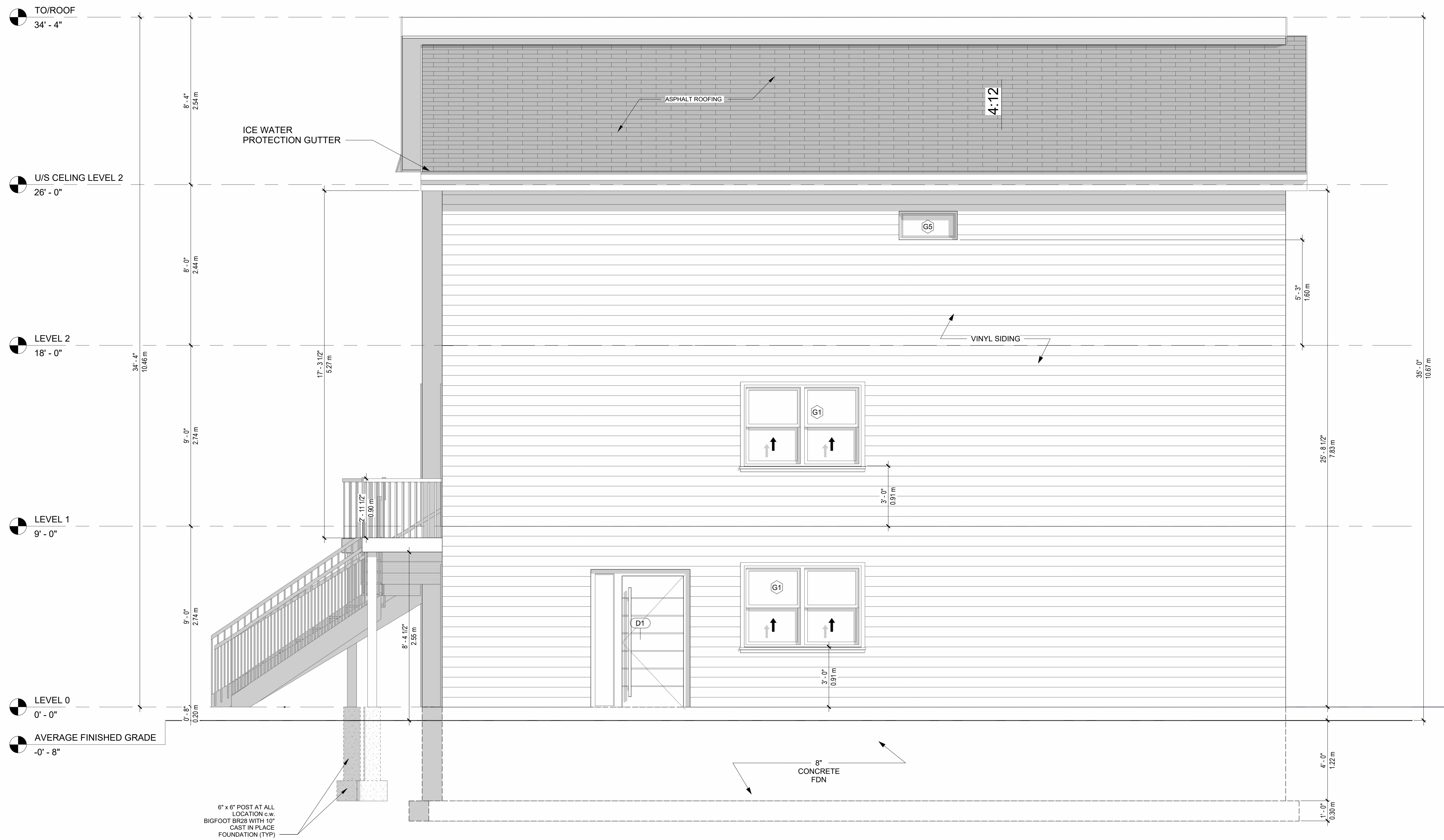
1 PROPOSED SOUTH ELEVATION
A201 3/8" = 1'-0"



360 CAD SERVICES INC.
"Where Imagination & Reality Collide"

GENERAL NOTES:

NOT FOR CONSTRUCTION
ALL DIMENSIONS TO BE VERIFIED
ON SITE AND CONFIRMED BY
CONTRACTOR.
DO NOT SCALE THIS DRAWING.



2 PROPOSED LEFT ELEVATION
A202 3/8" = 1'-0"

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:
PROPOSED WEST
ELEVATION

PROJECT:
**NEW TWO - FAMILY
DWELLING**
6 CLOVIS AVENUE, HALIFAX,
NOVA SCOTIA, B3P 1J2

DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
SCALE:	A202
3/8" = 1'-0"	



360 CAD SERVICES INC.
"Where Imagination & Reality Collide"

GENERAL NOTES:

NOT FOR CONSTRUCTION
ALL DIMENSIONS TO BE VERIFIED
ON SITE AND CONFIRMED BY
CONTRACTOR.
DO NOT SCALE THIS DRAWING.



1 PROPOSED REAR ELEVATION
A203 3/8" = 1'-0"

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

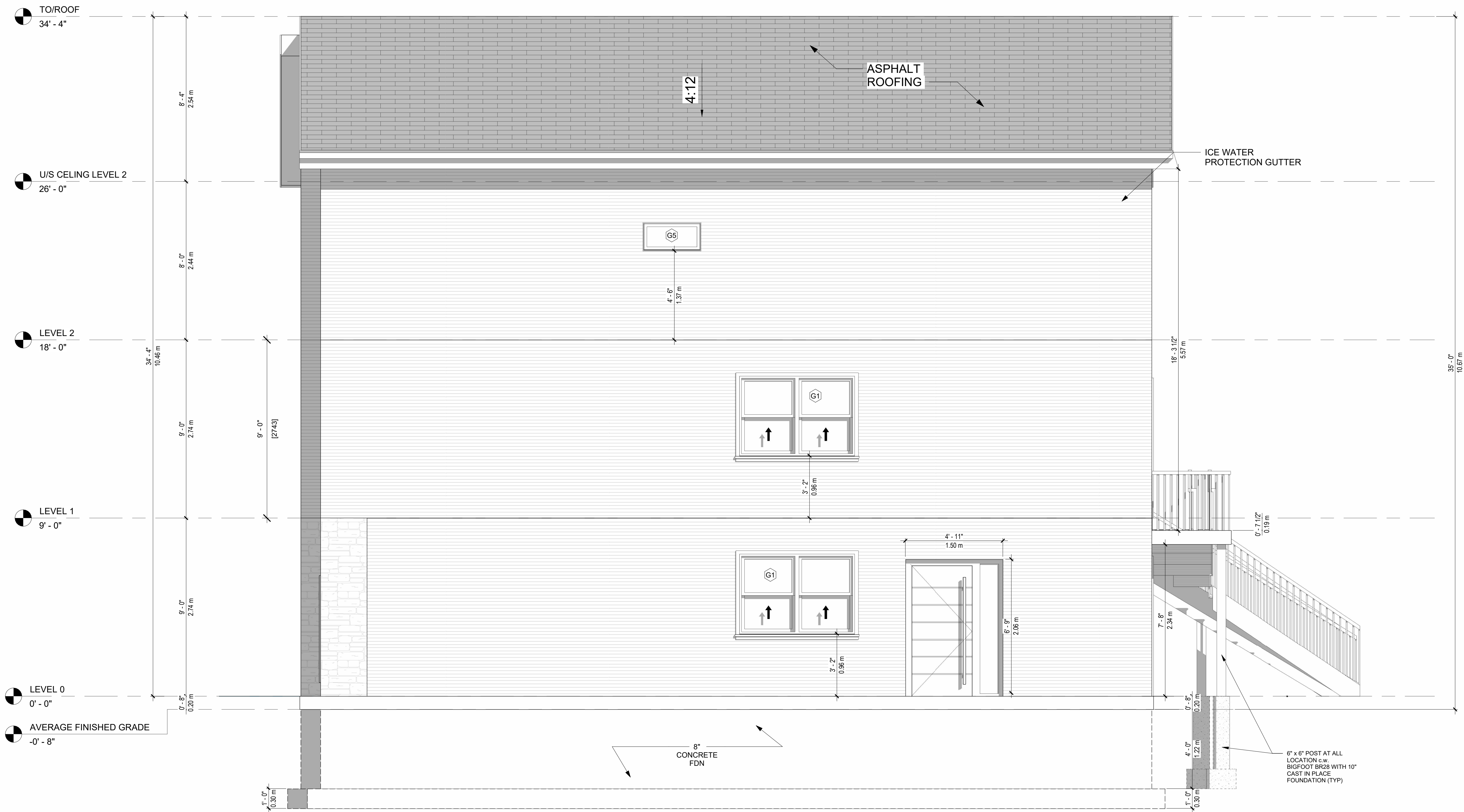
DRAWING TITLE:
PROPOSED NORTH
ELEVATION

PROJECT:
**NEW TWO - FAMILY
DWELLING**
6 CLOVIS AVENUE, HALIFAX,
NOVA SCOTIA, B3P 1J2

DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
SCALE:	A203
3/8" = 1'-0"	

GENERAL NOTES:

NOT FOR CONSTRUCTION
ALL DIMENSIONS TO BE VERIFIED
ON SITE AND CONFIRMED BY
CONTRACTOR.
DO NOT SCALE THIS DRAWING.



REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:
PROPOSED EAST
ELEVATION

PROJECT:
**NEW TWO - FAMILY
DWELLING**
6 CLOVIS AVENUE, HALIFAX,
NOVA SCOTIA, B3P 1J2

DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
SCALE:	A204
3/8" = 1'-0"	

1 PROPOSED RIGHT ELEVATION
A204 3/8" = 1'-0"

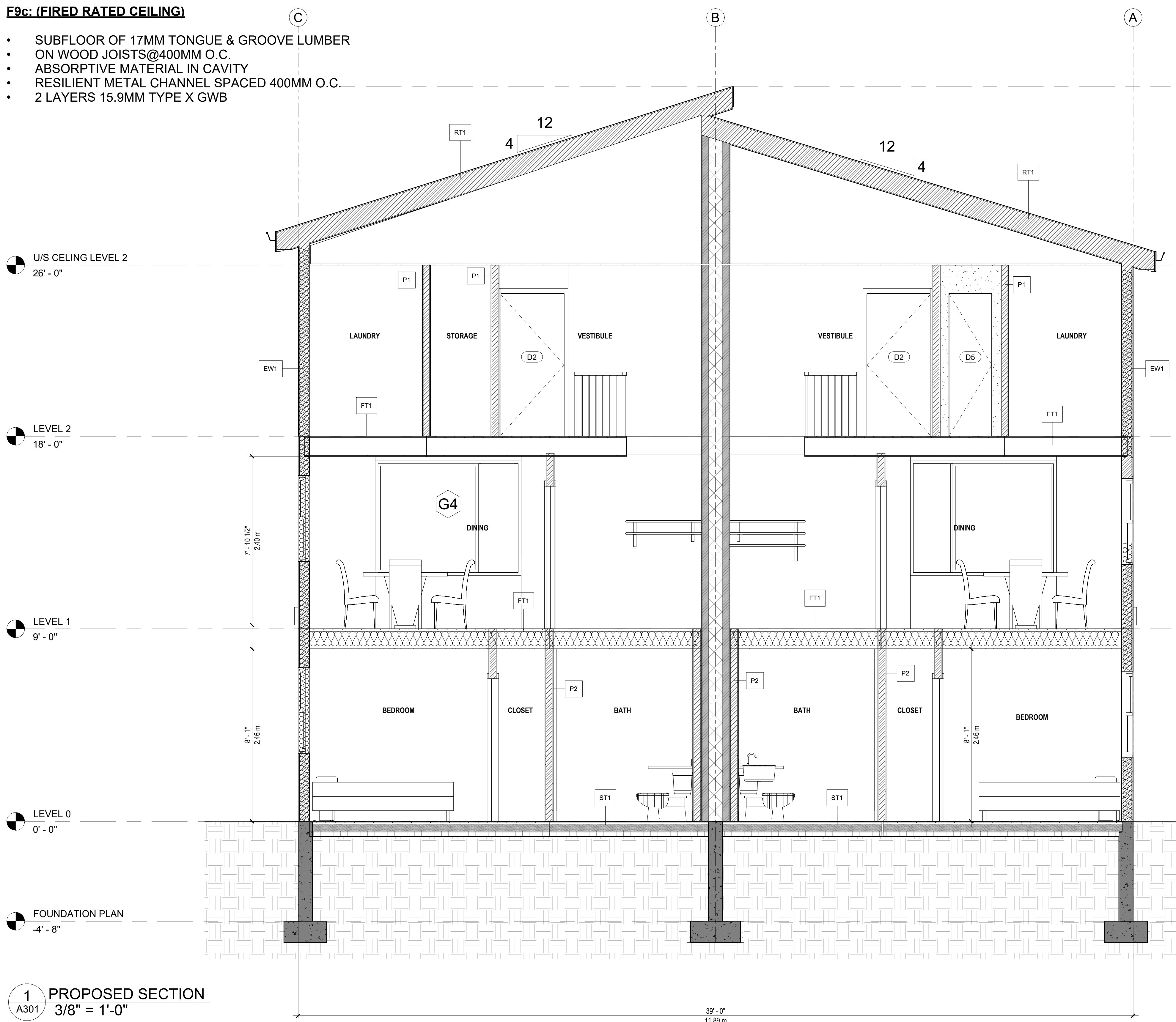
FIRE RATED SCHEDULE:

W4a: 1H STC 51 (FIRE RATED WALL). SHADED IN DARK GREY

- 38X89MM STUDS SPACED 400MM OC
- 89MM THICK ABSORPTIVE MATERIAL
- RESILIENT METAL CHANNEL ON SIDE SPACED 400MM O.C.
- 2 LAYERS 15.9MM TYPE X GWB
- 1 LAYER 12.7MM GWB ON OTHER SIDE

F9c: (FIRED RATED CEILING)

- SUBFLOOR OF 17MM TONGUE & GROOVE LUMBER
- ON WOOD JOISTS@400MM O.C.
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT METAL CHANNEL SPACED 400MM O.C.
- 2 LAYERS 15.9MM TYPE X GWB



LEGEND:

EW1 EXTERIOR WALL

- SIDING SPECIFIED BY OWNER
- APPROVED AIR BARRIER
- 1/2" PLYWOOD SHEATHING
- 2" X 6" WOOD STUDS AT 16" O.C.
- 6" F.B. INSULATION (R24)
- 6 MIL POLY VAPOUR BARRIER (APPROVED)
- 1/2" GYPSUM BOARD, TAPED, SANDED AND PAINTED

P1 PARTITION TYPE

- 1/2" PLYWOOD, TAPED, SANDED AND PAINTED
- 2" X 4" WOOD STUDS AT 16" O.C.
- 1/2" PLYWOOD, TAPED, SANDED AND PAINTED

P2 PARTITION TYPE (BATHROOM)

- 1/2" PLYWOOD, TAPED, SANDED AND PAINTED
- 2" X 6" WOOD STUDS AT 16" O.C.
- 1/2" PLYWOOD, TAPED, SANDED AND PAINTED

ST1 FINISHED FOUNDATION SLAB

- 4" REINFORCED CONCRETE SLAB
- 6" X 6" WWM SHEETS
- 6 MIL POLY VAPOUR BARRIER (APPROVED)
- LAPPED AND SEALED
- 3" RIGID INSULATION (R14)
- 8" COMPACTED GRAVEL

FT1 FLOOR CONSTRUCTION 12"

- FLOOR FINISH AS SPECIFIED BY OWNER
- 3/4" PLYWOOD SUB-FLOOR
- 2" X 10" FLOOR JOIST
- JOIST 16" O.C.
- BLOCKING @16" O.C.
- 1/2" GYPSUM BOARD

RT1 ROOF ASSEMBLY

- ASPHALT SHINGLES (QUALITY SPECIFIED BY OWNER)
- UNDERLAYMENT
- ICE AND WATER SHIELD (EXTENDING TO MIN OF 2' 6" BEYOND FACE OF EXTERIOR WALL)
- TAR PAPER (TO COVER ROOF)
- 15/32" SUPER ROOF SHEATHING
- ENGINEERED ROOF TRUSSES
- 12" F. B. INSULATION (R50)
- 1" X 4" STRAPING AT 16" O.C.
- 6 MIL POLY VAPOUR BARRIER (APPROVED)
- 1/2" GYPSUM BOARD, TAPED, SANDED AND PAINTED

DECK FRAMING

- PT. 1"X4" DECK BOARDS
- 2X8 JOISTS @ 24" O.C.
- 2X8" LEDGER BOARD
- 3PLY 2X10 BEAM
- 6X6 PT. POST
- BIGFOOT BF28 WTH 10"



360 CAD SERVICES INC.
"Where Imagination & Reality Collide"

GENERAL NOTES:

- NOT FOR CONSTRUCTION
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND CONFIRMED BY CONTRACTOR.
- DO NOT SCALE THIS DRAWING.

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:

PROPOSED SECTION

PROJECT:

NEW TWO - FAMILY DWELLING

6 CLOVIS AVENUE, HALIFAX, NOVA SCOTIA, B3P 1J2

DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
SCALE:	A301
3/8" = 1'-0"	

1 PROPOSED SECTION
A301 3/8" = 1'-0"

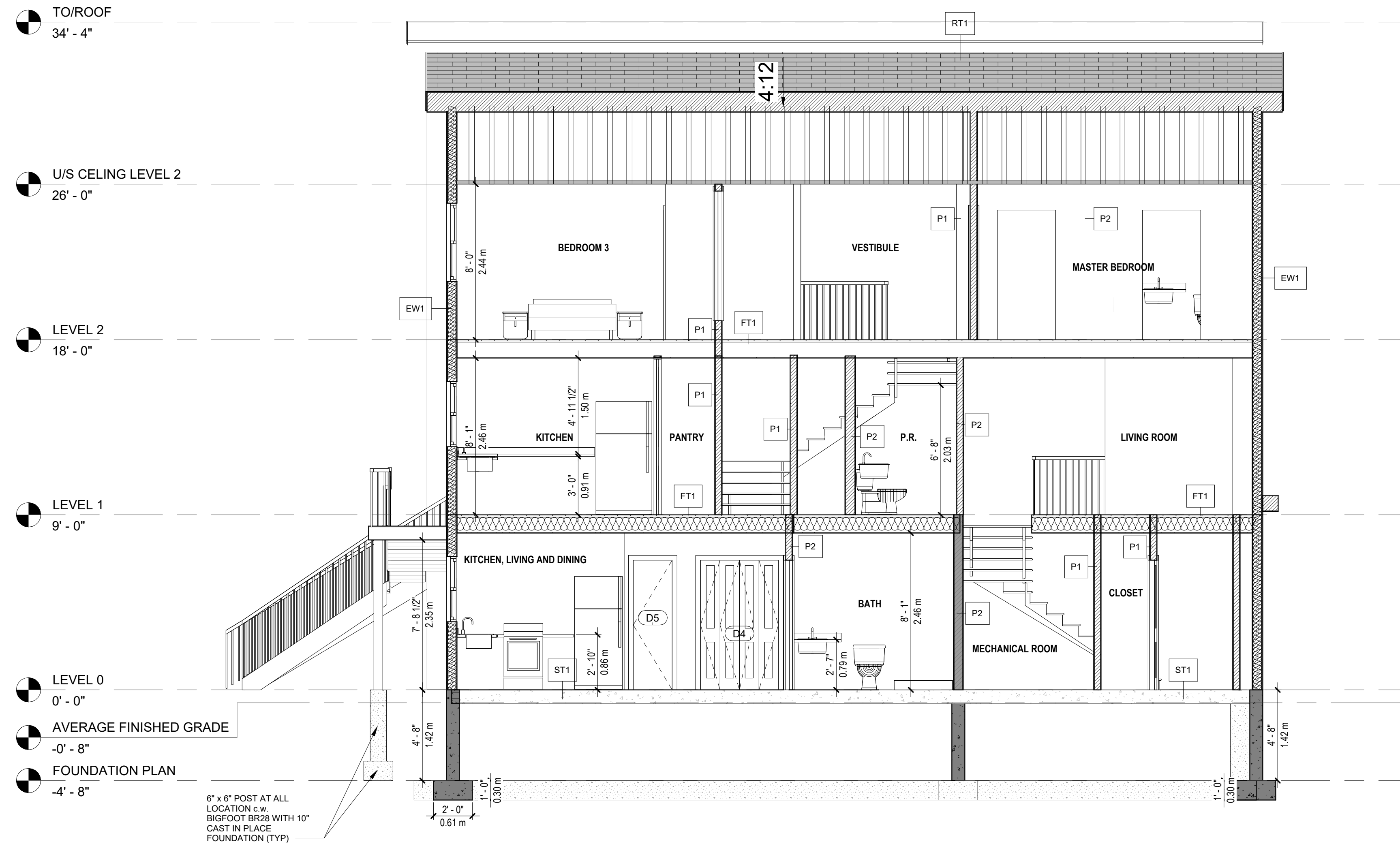
39' - 0"
11.89 m



360 CAD SERVICES INC.
"Where Imagination & Reality Collide"

GENERAL NOTES:

NOT FOR CONSTRUCTION
ALL DIMENSIONS TO BE VERIFIED ON SITE AND CONFIRMED BY CONTRACTOR.
DO NOT SCALE THIS DRAWING.



1 PROPOSED SECTION 2
A302 1/4" = 1'-0"

- FIRE RATED SCHEDULE:**
- W4a: 1H STC 51 (FIRE RATED WALL). SHADED IN DARK GREY**
- 38X89MM STUDS SPACED 400MM OC
 - 89MM THICK ABSORPTIVE MATERIAL
 - RESILIENT METAL CHANNEL ON SIDE SPACED 400MM O.C.
 - 2 LAYERS 15.9MM TYPE X GWB
 - 1 LAYER 12.7MM GWB ON OTHER SIDE

- F9c: (FIRED RATED CEILING)**
- SUBFLOOR OF 17MM TONGUE & GROOVE LUMBER
 - ON WOOD JOISTS@400MM O.C.
 - ABSORPTIVE MATERIAL IN CAVITY
 - RESILIENT METAL CHANNEL SPACED 400MM O.C.
 - 2 LAYERS 15.9MM TYPE X GWB

- LEGEND:**
- EW1 EXTERIOR WALL**
- SIDING SPECIFIED BY OWNER
 - APPROVED AIR BARRIER
 - 1/2" PLYWOOD SHEATHING
 - 2" X 6" WOOD STUDS AT 16" O.C.
 - 6" F.B. INSULATION (R24)
 - 6 MIL POLY VAPOUR BARRIER (APPROVED)
 - 1/2" GYPSUM BOARD, TAPED, SANDED AND PAINTED

- P1 PARTITION TYPE**
- 1/2" PLYWOOD, TAPED, SANDED AND PAINTED
 - 2" X 4" WOOD STUDS AT 16" O.C.
 - 1/2" PLYWOOD, TAPED, SANDED AND PAINTED

- P2 PARTITION TYPE (BATHROOM)**
- 1/2" PLYWOOD, TAPED, SANDED AND PAINTED
 - 2" X 6" WOOD STUDS AT 16" O.C.
 - 1/2" PLYWOOD, TAPED, SANDED AND PAINTED

- ST1 FINISHED FOUNDATION SLAB**
- 4" REINFORCED CONCRETE SLAB
 - 6" X 6" WWM SHEETS
 - 6 MIL POLY VAPOUR BARRIER (APPROVED)
 - LAPPED AND SEALED
 - 3" RIGID INSULATION (R14)
 - 8" COMPACTED GRAVEL

- FT1 FLOOR CONSTRUCTION 12"**
- FLOOR FINISH AS SPECIFIED BY OWNER
 - 3/4" PLYWOOD SUB-FLOOR
 - 2" X 10" FLOOR JOIST
 - JOIST 16" O.C.
 - BLOCKING @16" O.C.
 - 1/2" GYPSUM BOARD

- RT1 ROOF ASSEMBLY**
- ASPHALT SHINGLES (QUALITY SPECIFIED BY OWNER)
 - UNDERLAYMENT
 - ICE AND WATER SHIELD (EXTENDING TO MIN OF 2' 6" BEYOND FACE OF EXTERIOR WALL)
 - TAR PAPER (TO COVER ROOF)
 - 15/32" SUPER ROOF SHEATHING
 - ENGINEERED ROOF TRUSSES
 - 12" F. B. INSULATION (R50)
 - 1" X 4" STRAPING AT 16" O.C.
 - 6 MIL POLY VAPOUR BARRIER (APPROVED)
 - 1/2" GYPSON BOARD, TAPED, SANDED AND PAINTED

- DECK FRAMING**
- PT. 1"X4" DECK BOARDS
 - 2X8 JOISTS @ 24" O.C.
 - 2X8" LEDGER BOARD
 - 3PLY 2X10 BEAM
 - 6X6 PT. POST
 - BIGFOOT BF28 WTH 10"

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:
PROPOSED SECTION 2

PROJECT:
NEW TWO - FAMILY DWELLING
6 CLOVIS AVENUE, HALIFAX,
NOVA SCOTIA, B3P 1J2

DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
SCALE:	A302
1/4" = 1'-0"	



360 CAD SERVICES INC.
 "Where Imagination & Reality Collide"

GENERAL NOTES:

NOT FOR CONSTRUCTION
 ALL DIMENSIONS TO BE VERIFIED
 ON SITE AND CONFIRMED BY
 CONTRACTOR.
 DO NOT SCALE THIS DRAWING.

REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2023.03.15

ISSUED FOR BUILDING PERMIT

DRAWING TITLE:

3D VIEWS

PROJECT:

NEW TWO - FAMILY DWELLING

6 CLOVIS AVENUE, HALIFAX,
 NOVA SCOTIA, B3P 1J2

DRAWN BY:	VMZ
CHECKED BY:	MS
DATE:	2023.03.21
CLIENT:	DWG:
SCALE:	A700