

APPROX LOCATION OF
MUNICIPAL WATER
AND SANITARY CONNECT'N

O/H ELECTRICAL SERVICE
TO GARAGE
TRENCH FOR SANITARY
AND WATER SERVICE

STORAGE
GARAGE

MECH

NOTE: UNDERGROUND
ELECTRICAL SERVICE
FROM GARAGE TO HOUSE



NOTE: SITE SAFETY REQ'S
NBC PART 8 SAFETY MEASURES
AT CONSTRUCTION & DEMOLITION SITES

24.0 SETBACK

ASPHALT DRIVEWAY

PARKING

TRENCH FOR SANITARY
AND WATER FROM
GARAGE TO HOUSE

2-CAR
GARAGE

COVERED
ENTRY WALK

TOP OF
BANK

FEATURE
ROCK

MECH

DECK

1 STOREY
RESIDENCE WITH
WALK-OUT BASEMENT

DECK

22.40 SETBACK

13.4 (44')

22.80 SETBACK

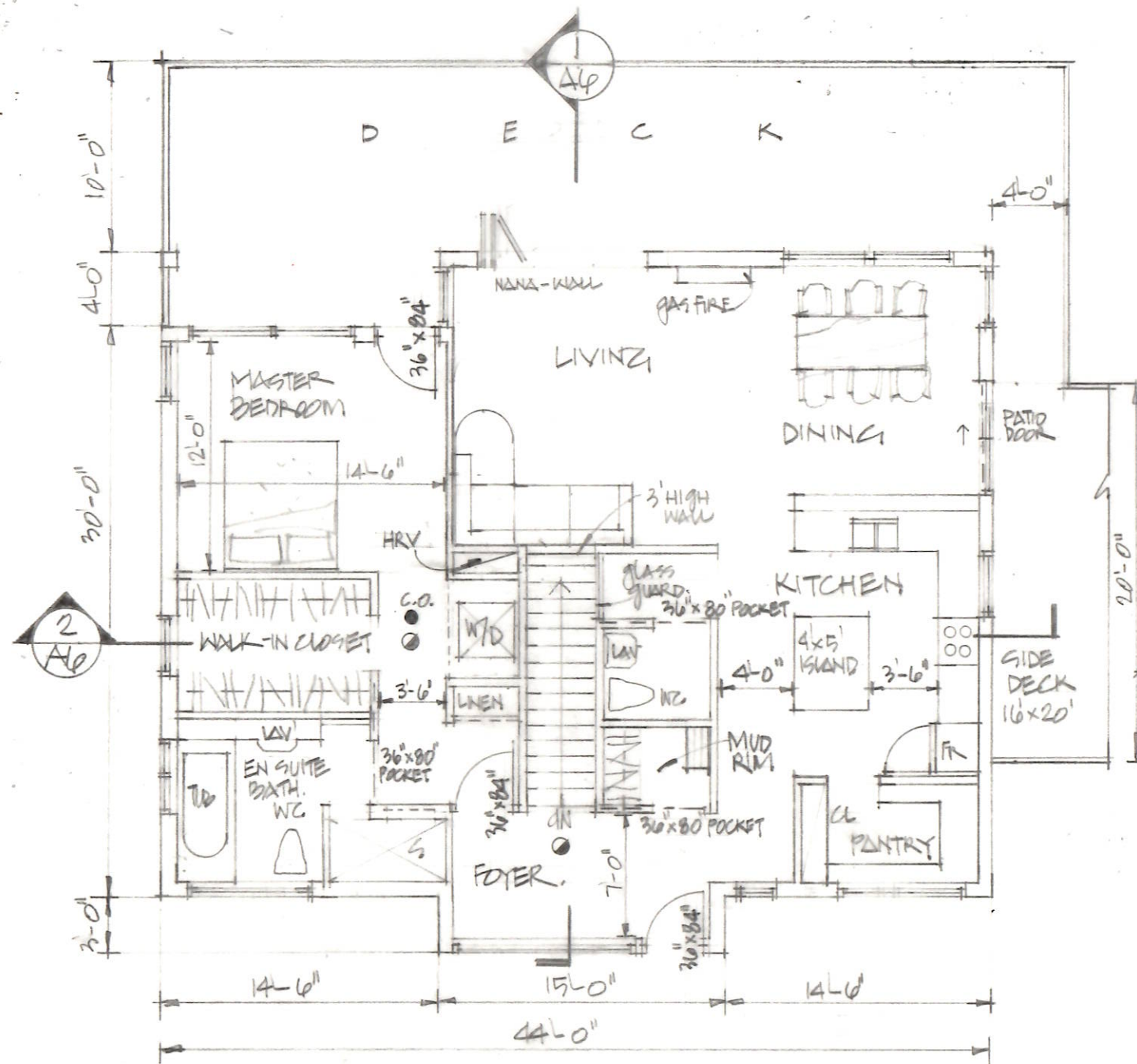
HRM WATERCOURSE BUFFER

SITE PLAN
SCALE: 1:400 METRIC

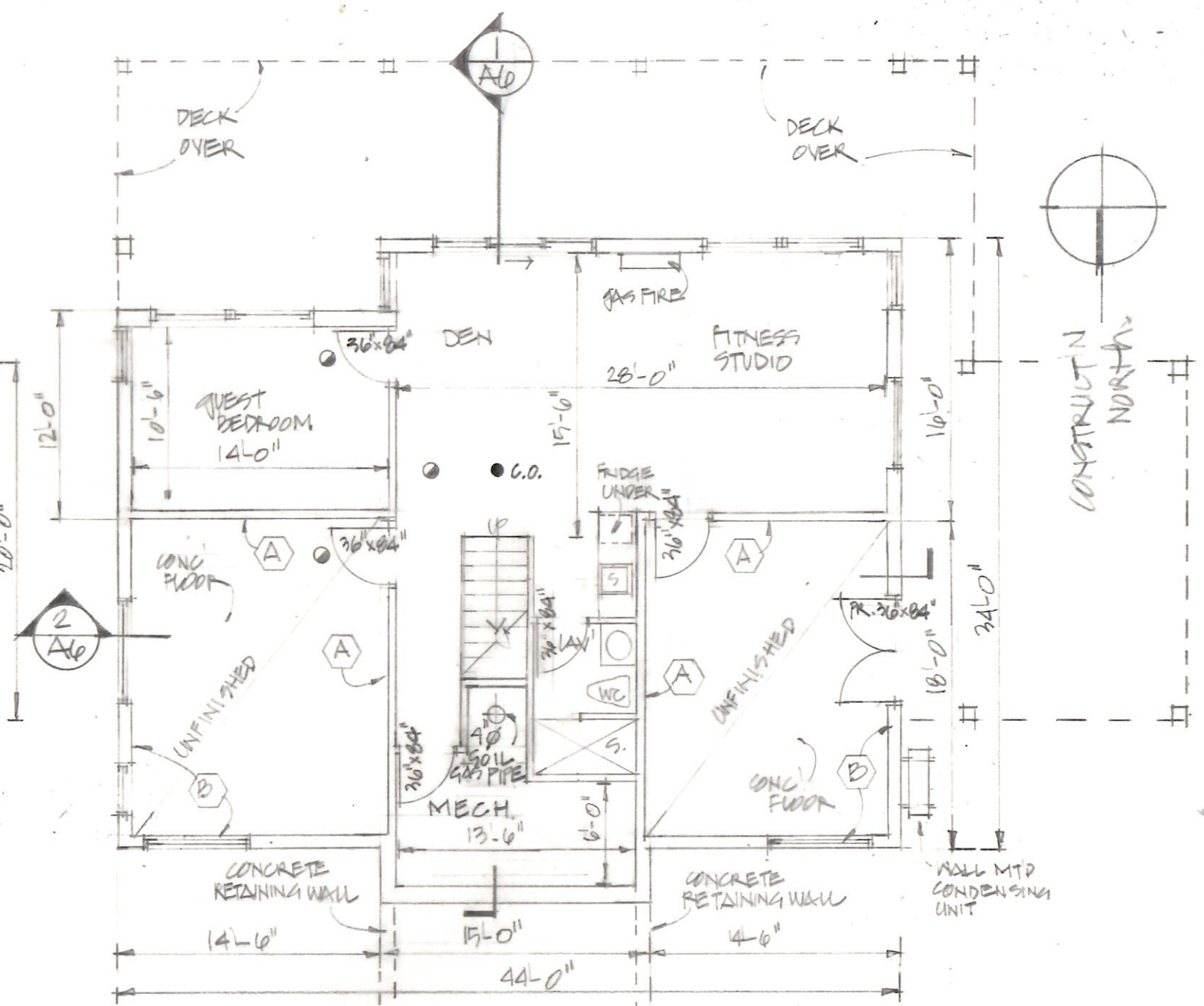
REV A 9 MAY 23

DRG
A1

RESIDENCE @
TRIBUNE CLOVE
HERRING COVE NS.



FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"

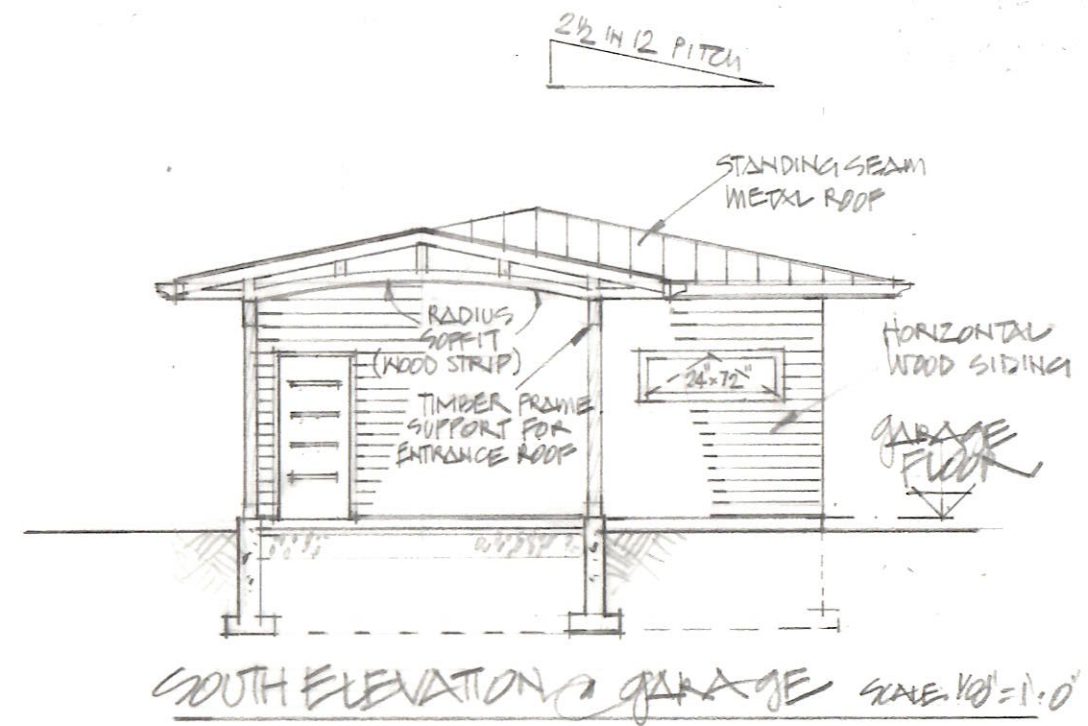
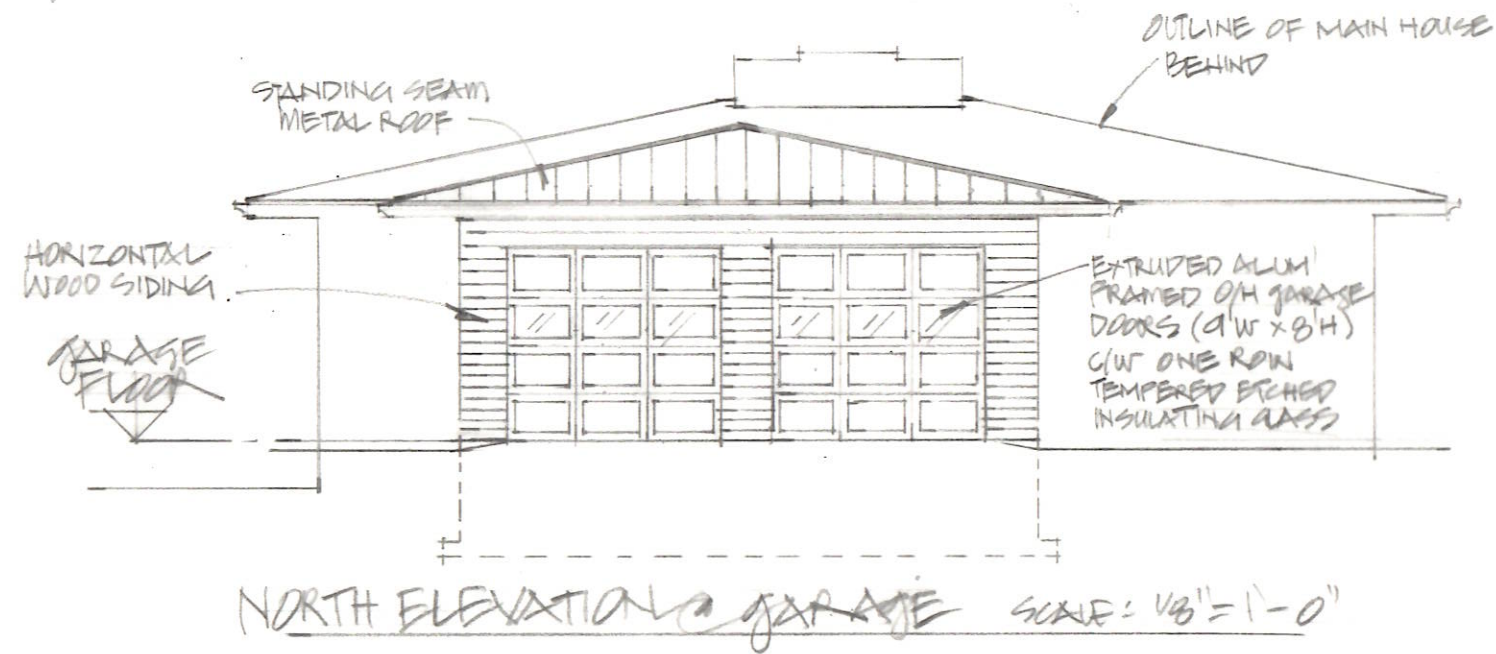


BASEMENT PLAN SCALE: 1/8" = 1'-0"

DETAILS OF DEVELOPMENT	
FIRST FLOOR	1483 SQ FT
BASEMENT (FINISHED)	834 "
TOTAL FINISHED	2317 SQ FT
BASEMENT (UNFINISHED)	649 "
TOTAL GROSS FLOOR AREA	2966 SQ FT

L E G E N D	
WALL TYPE	CONSTRUCTION DETAILS
A	2" x 6" WD STUDS @ 16" O.C. PRESSURE TREATED BOTTOM FL. R22 INSUL. BATT, 1/2" GYPROC ON FINISHED SIDE, 1/4" PLYWOOD SHEATHING ON UNFINISHED SIDE
B	EXTERIOR SIDING CW VENT SPACE ON AIR BARRIER ON 1/2" PLYWOOD SHEATHING. 2" x 6" AND 2" x 4" WD STUD FRAMING (SEE WALL SECTION) R35 INSUL. AND/OR 8" CONCRETE WALL (HEIGHT VARIES - SEE ELEV'S. INTERIOR 4" (R20) & EXTERIOR 12" (R7.5) 1/2" GYPROC - UN TAPED (TEMPORARY)

LIFE SAFETY	
● SMOKE DETECTOR	
● CO MONITOR	
REV 'A' 9 MAY '23	
RESIDENCE	
TRIBUNE CLOSE	
HERRING COVE N.S.	

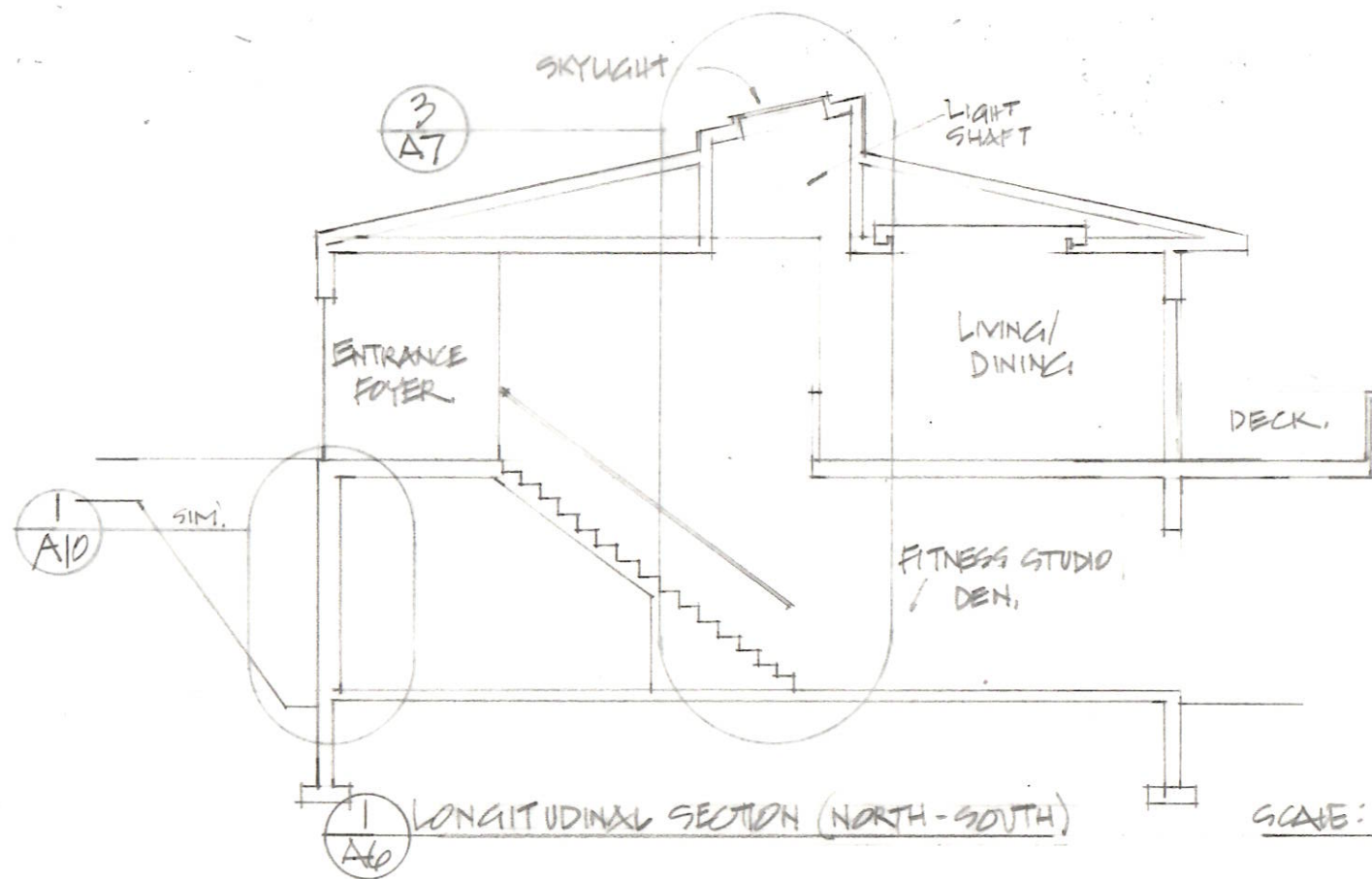


EXTERIOR DECK:

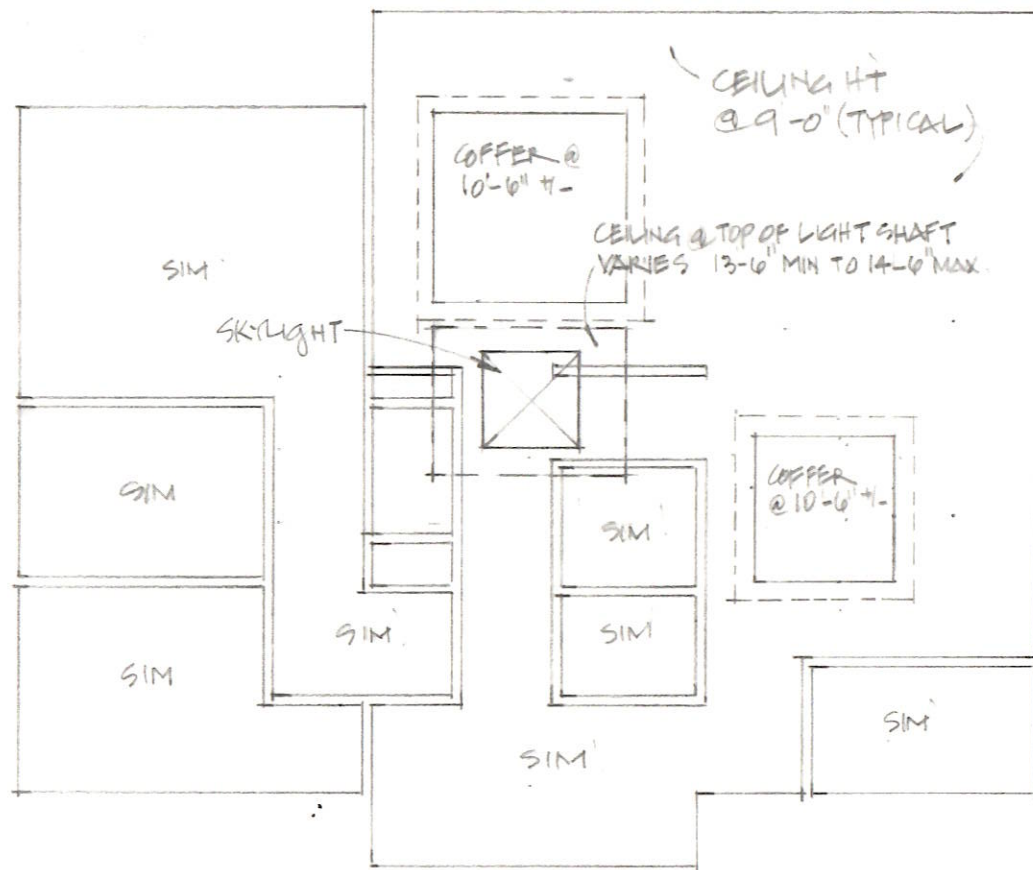
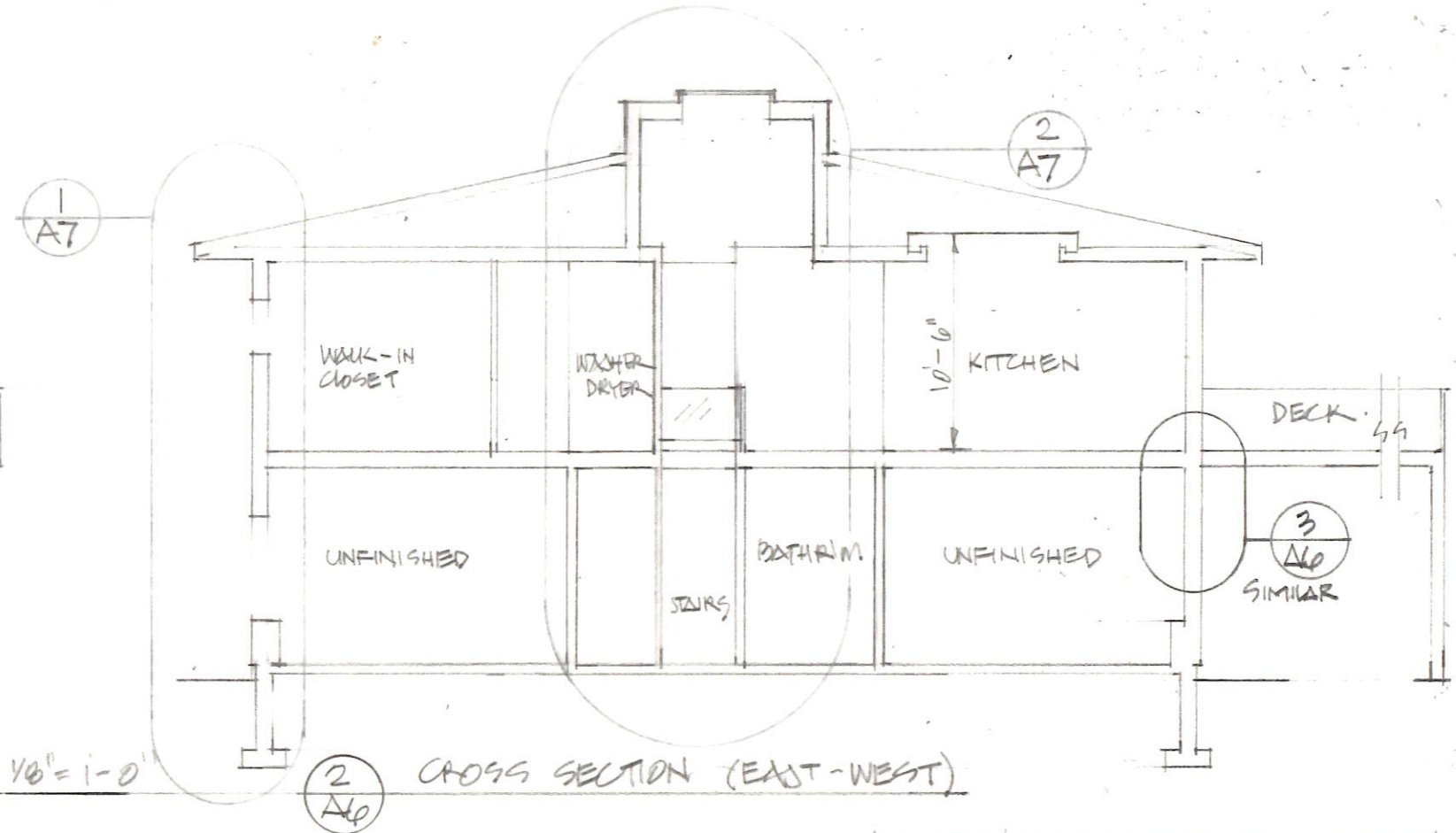
TREX COMPOSITE DECKING C/W CONCEALED FASTENING SYSTEM ON FLASHING STRIPS ON 2"x10" P.T. JOISTS @ 16" O.C. ON 2"x12" P.T. BUILT-UP PERIMETER BEAMS. 3'-6" HIGH TEMP. GLASS OR STAINLESS STEEL WIRE GUARDS AND POSTS.

RESIDENCE
TRIBUNE CLOSE
HERRING COVE N.S.

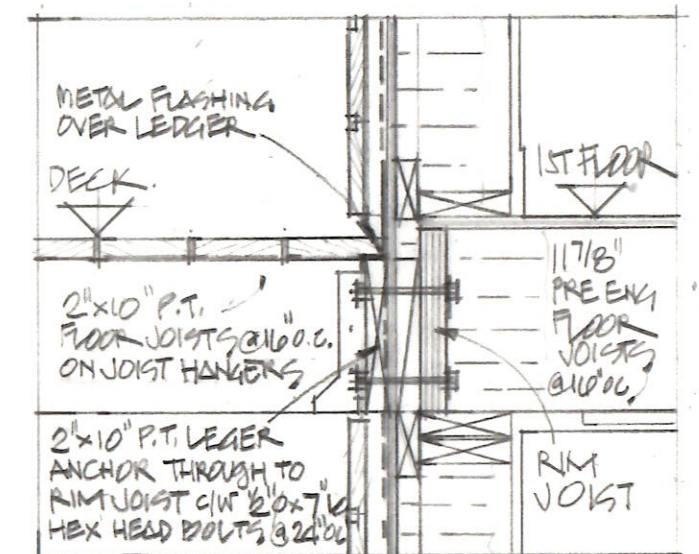
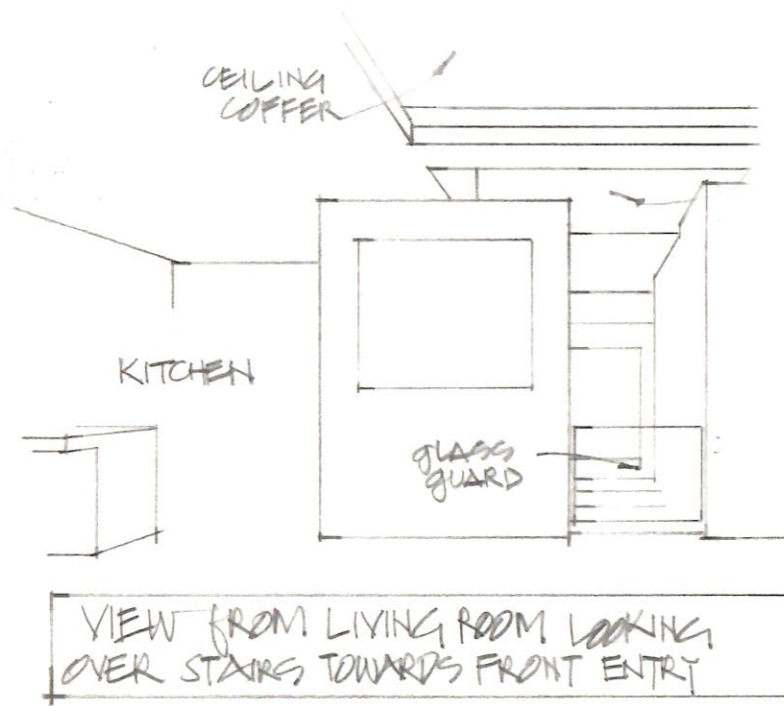
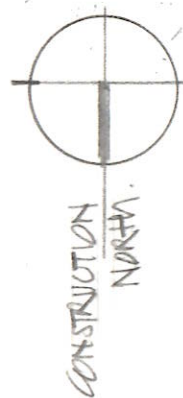
DRG 1
AA



SCALE: 1/8" = 1'-0"



FIRST FLOOR REFLECTED CEILING PLAN SCALE: 1/8" = 1'-0"

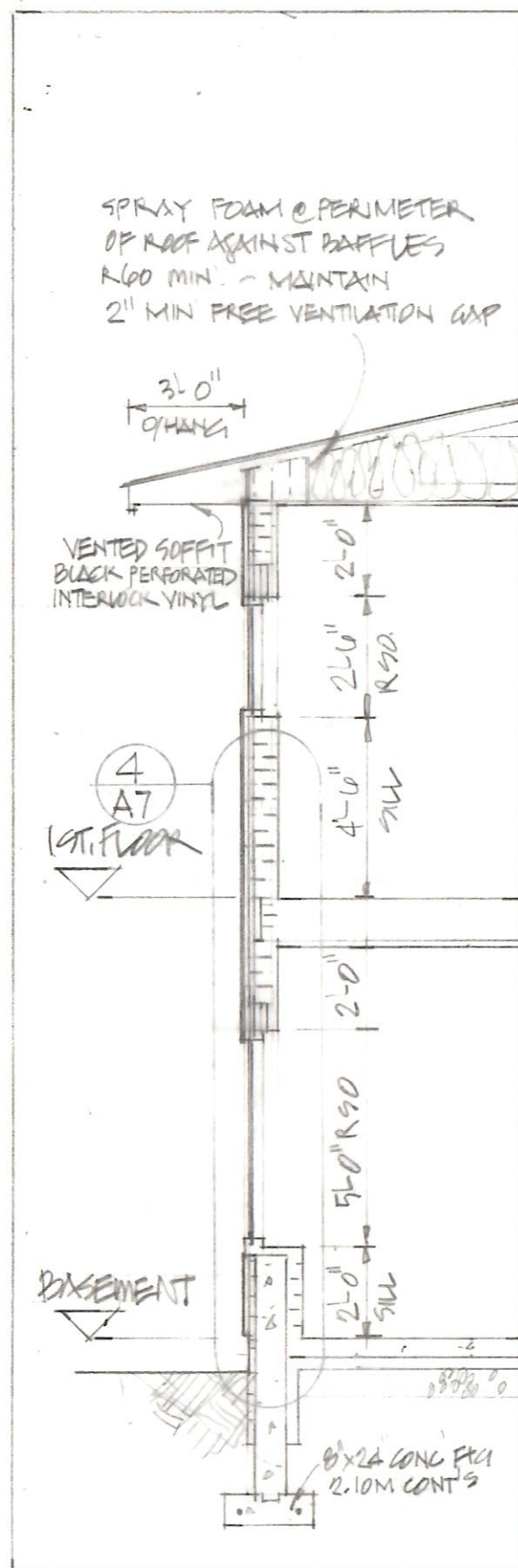


3 SECTION DETAIL @ DECK / WALL CONNECTION SCALE: 1" = 1'-0"

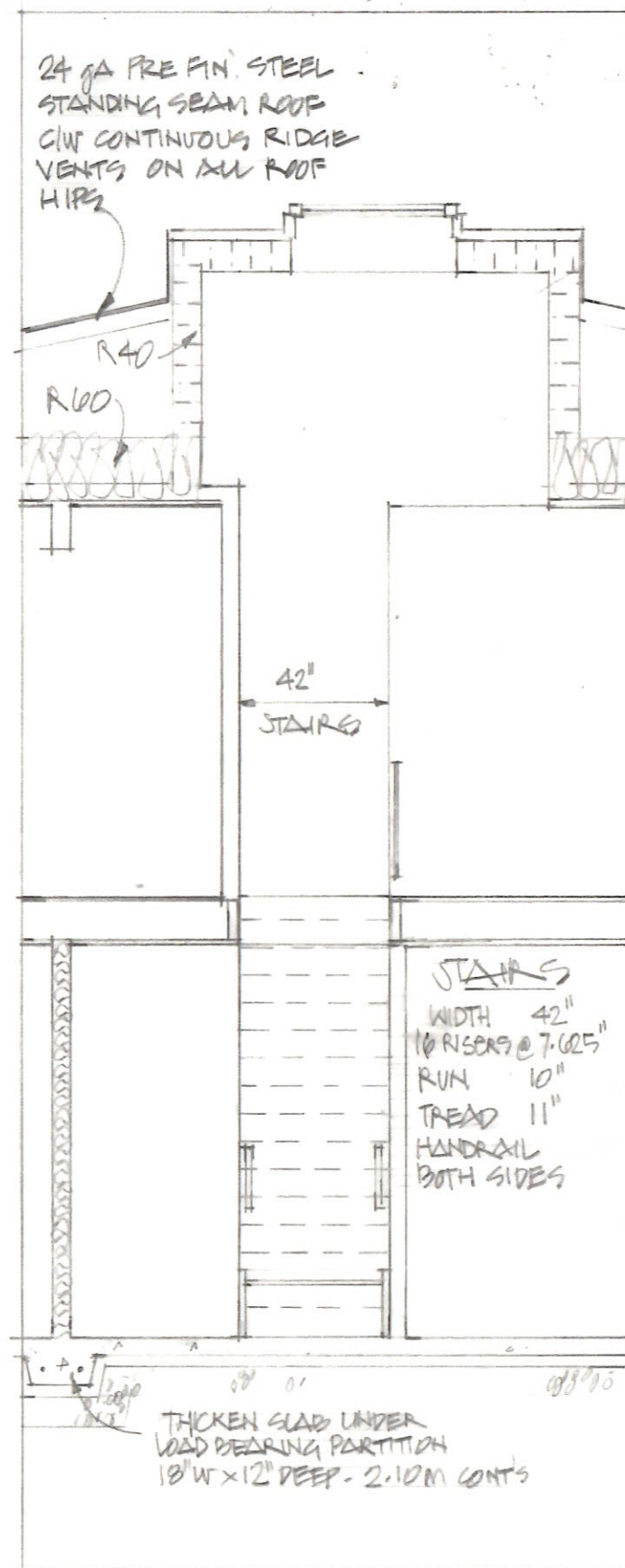
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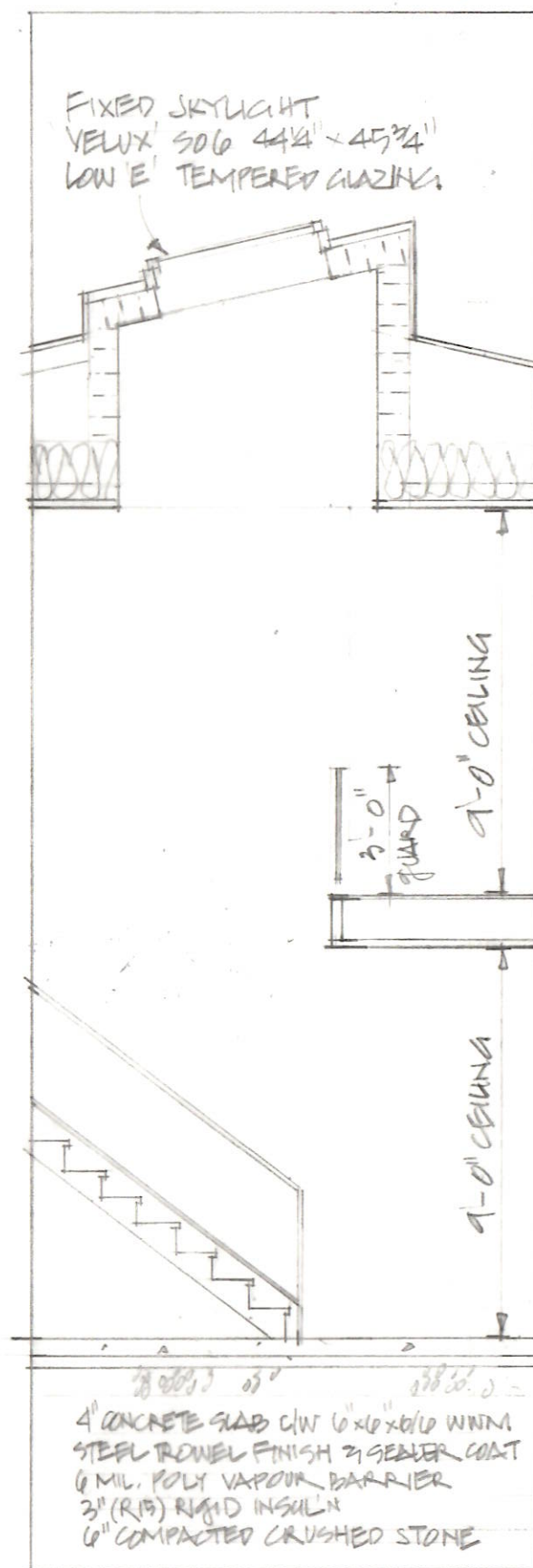
RESIDENCE @ TRIBUNE HEAD HERRING COVE N.S.



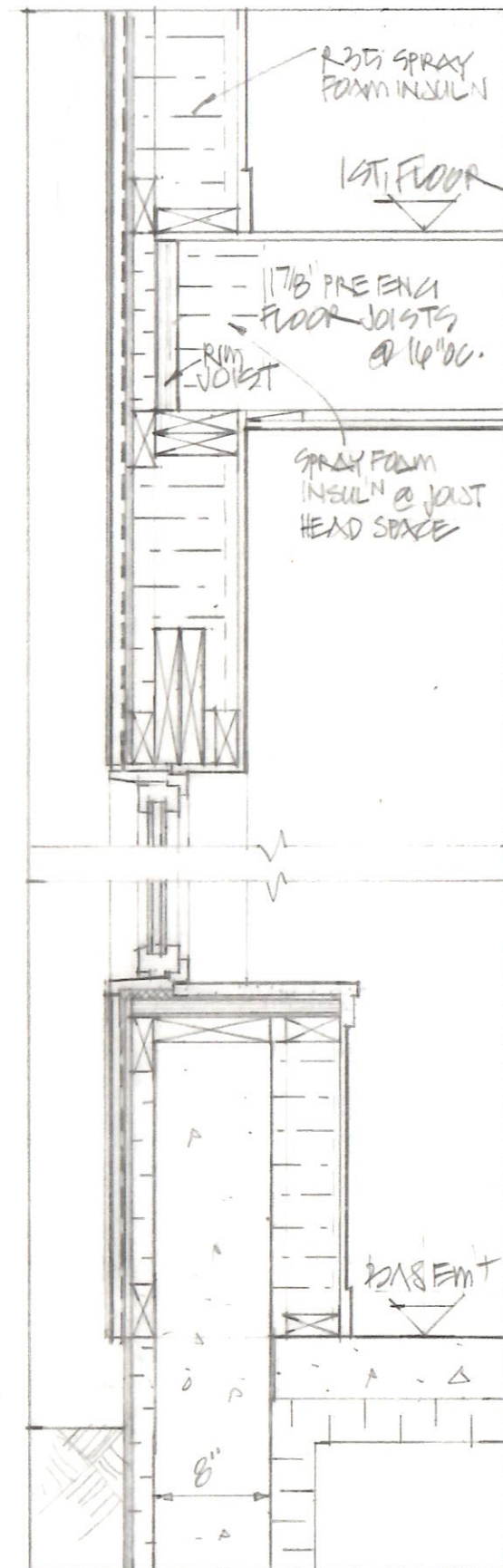
1 SECTION A-A EXTERIOR NW SCALE: 1/4" = 1'-0"



2 SECTION EAST/WEST @ STAIRS & ROOF LIGHT SCALE: 1/4" = 1'-0"



3 SECTION NORTH/SOUTH @ STAIRS & ROOF LIGHT



4 SECTION DETAIL @ EXTERIOR WALL SCALE: 1" = 1'-0"

CONSTRUCTION NOTES

ROOF:
PRE-FIN 24 GA STANDING SEAM METAL ROOF C/W FLASHINGS, DRIP EDGES, CONCEALED FASTENINGS AND MATCHING FACIA. VENTED RIDGE & HIP CAPS

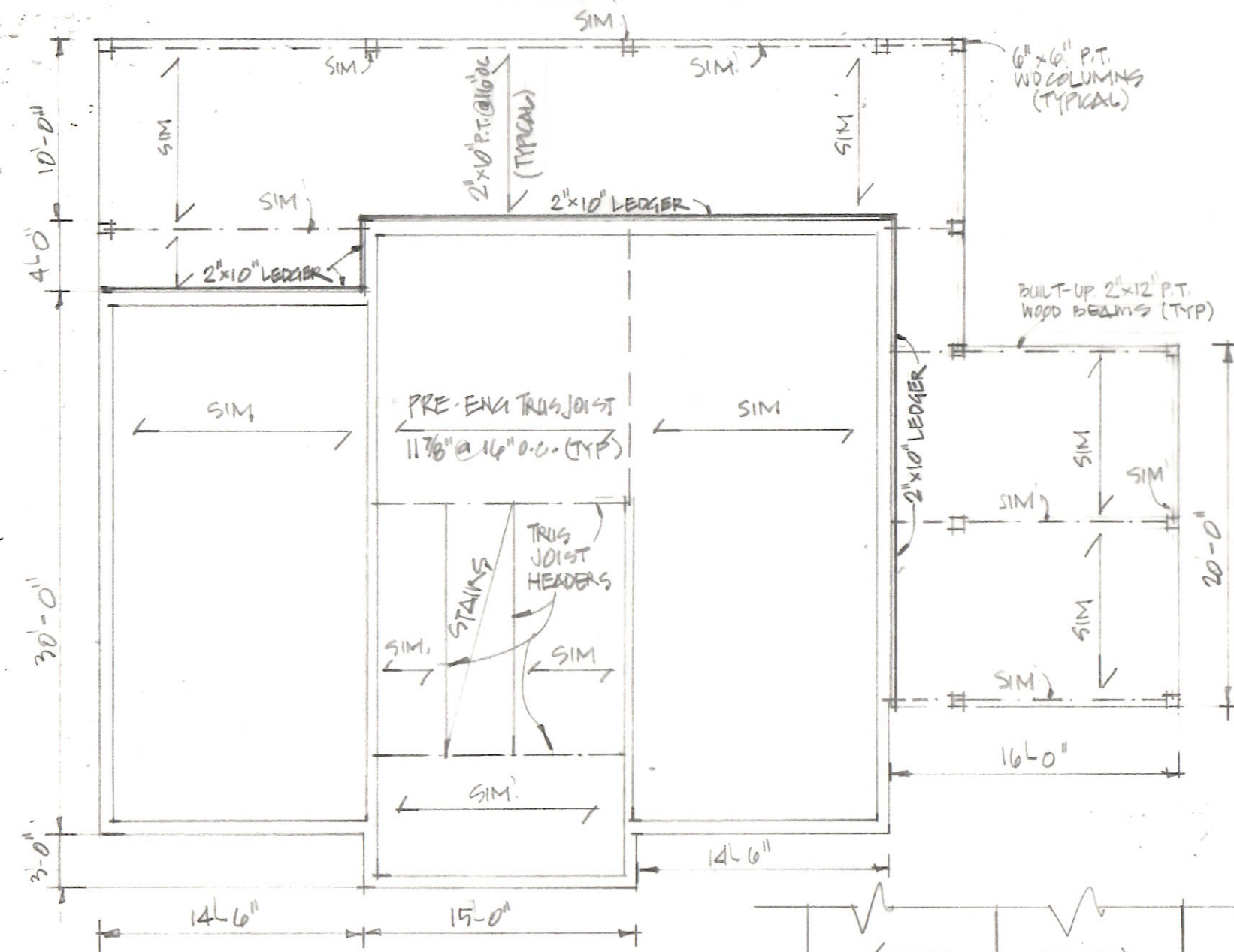
EXTERIOR WALL:
PRE-FINISHED HORIZONTAL WOOD SIDING (CAPE COD) AND PRE-FIN CEDAR SHINGLES AND PRE-FIN HORIZ METAL SIDING ON VERT. WD STRAPPING AND VENT-GRID. VERMIN PROOF CLOSURE @ BASE ABOVE FIN. GRADE. 3/4" MIN AIR SPACE INTEGRAL TO SIDING PROFILE. AIR BARRIER MEMBRANE ON 1/2" PLYWOOD EXTR WALL SHEATHING. 2"x4" HORIZL FRAMING @ 24" O.C. ON 2"x6" VERT WD STUDS @ 16" O.C. 7" CAVITY SPACE FILL WITH 6" (R37.5) CLOSED CELL SPRAY FOAM INSULATION. 1/2" GYPROC INTERIOR FINISH.

EXTERIOR BASEMENT WALL:
AS ABOVE BUT 1/2" PLYWOOD EXTR WALL SHEATHING ON 2"x4" HORIZL STRAPPING @ 24" O.C. 1 1/2" (R7.5) RIGID INSULN ON 8" CONCRETE WALL - 2"x4" WD STUDS @ 16" O.C. @ INSIDE FACE - GRACED 3/4" FROM FACE OF CONCRETE 4" (R25) CLOSED CELL SPRAY FOAM. 1/2" GYPROC INTERIOR FINISH.

REV A 9 MAY 23

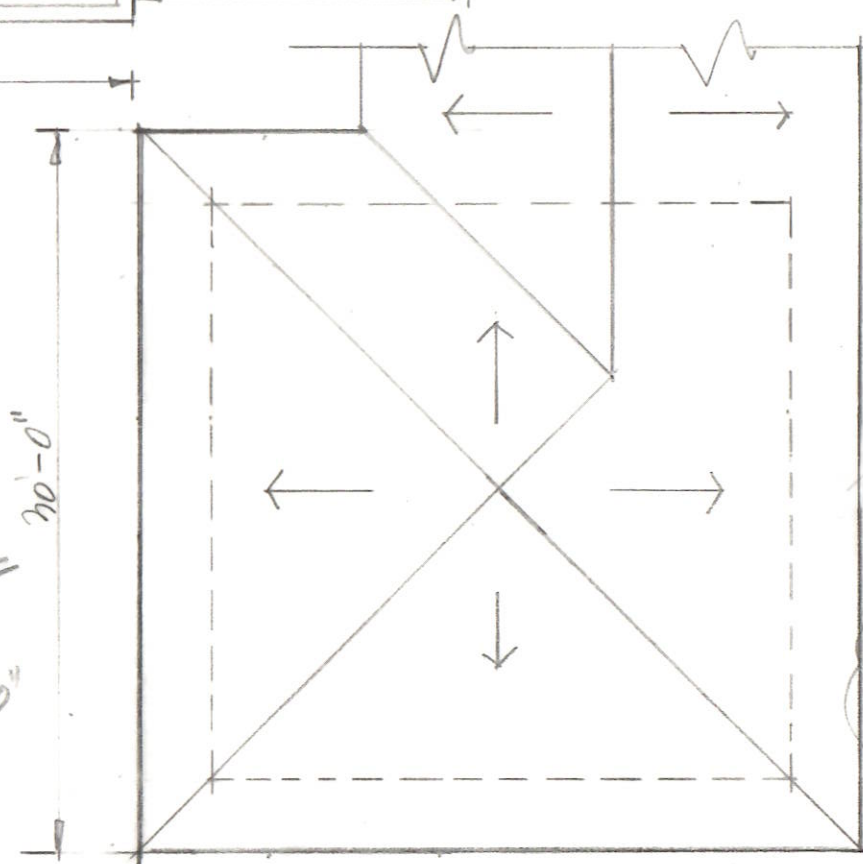
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RESIDENCE
TRIBUNE CLOSE
HERRING COVE N.S.

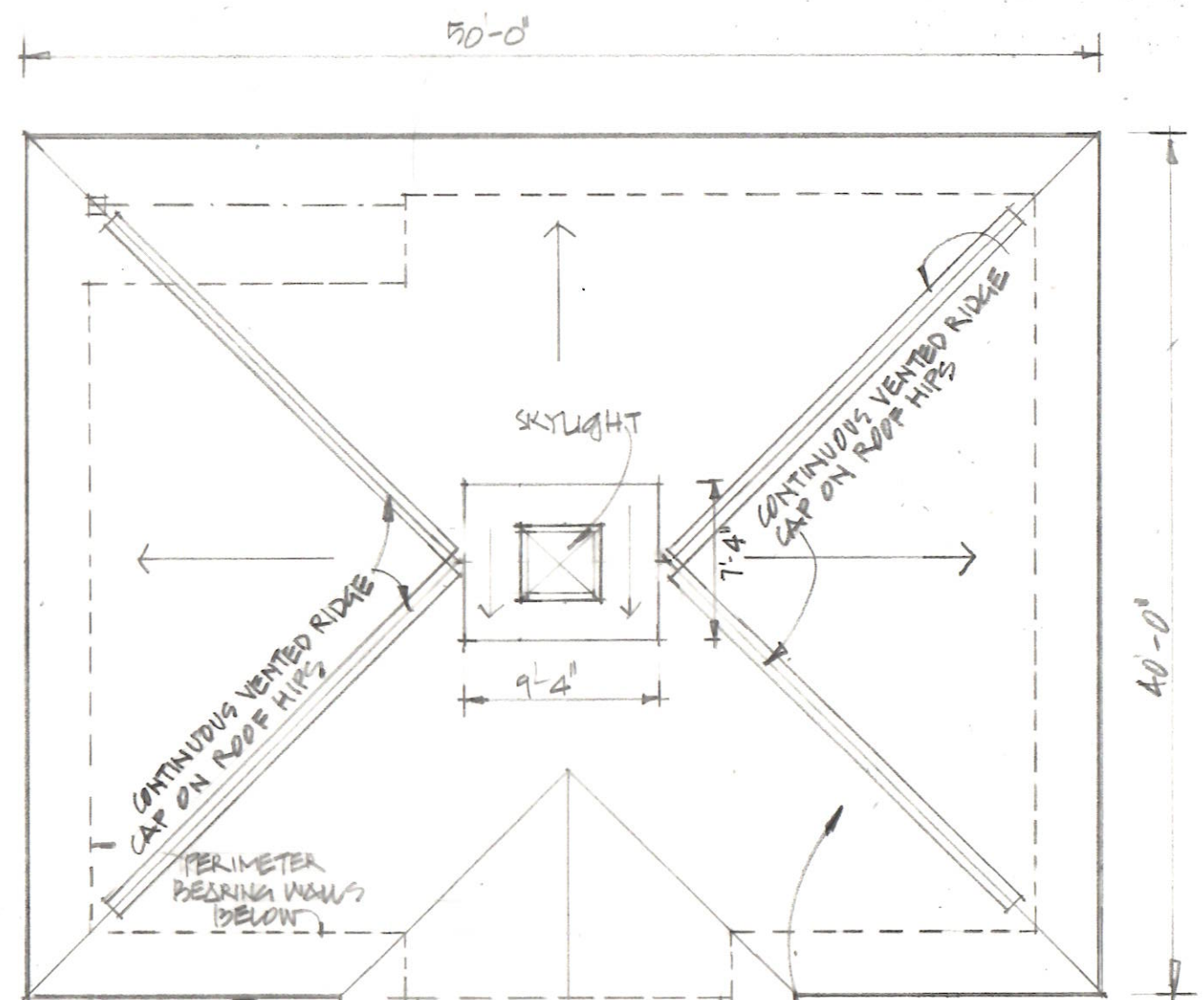


FIRST FLOOR FRAMING
PLAN SCALE: 1/8" = 1'-0"

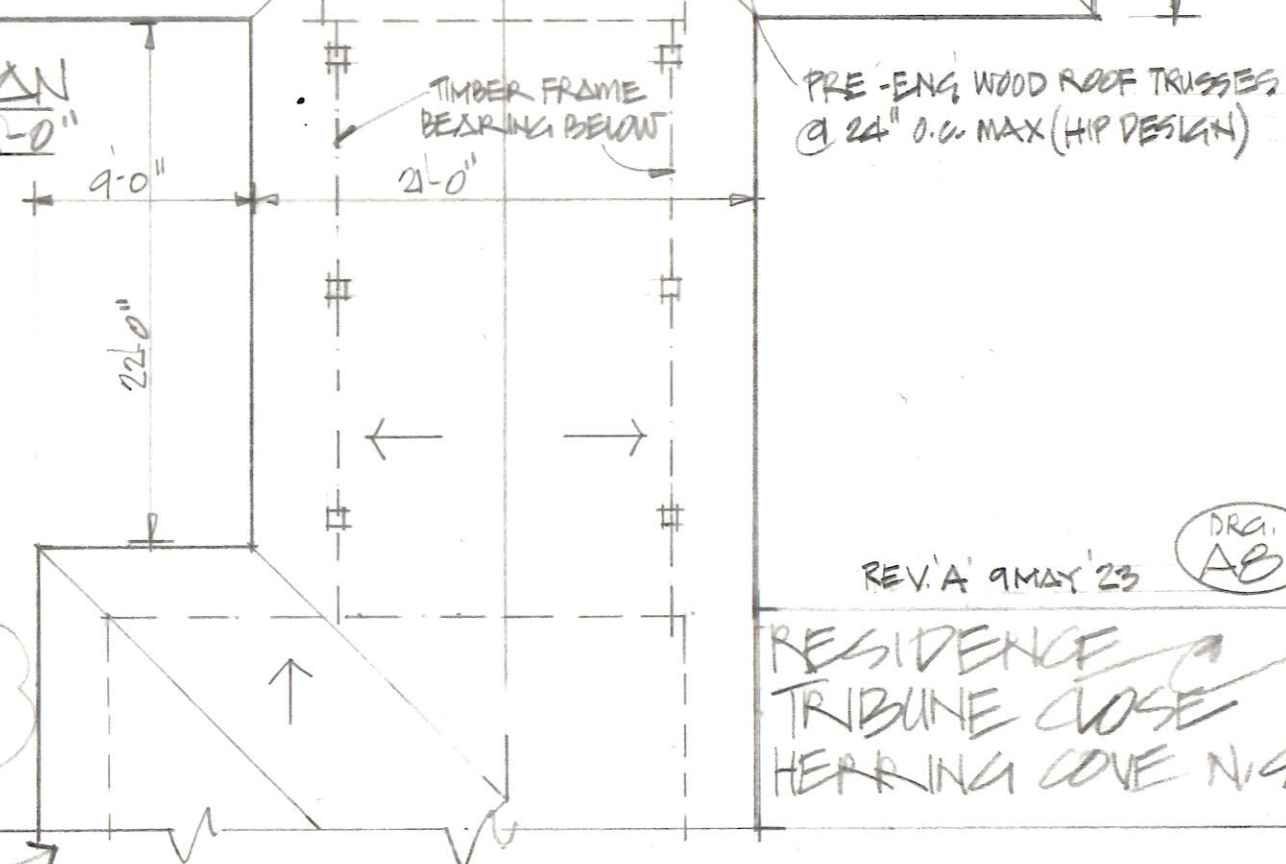
GARAGE ROOF
CONTINUATION
SCALE: 1/8" = 1'-0"



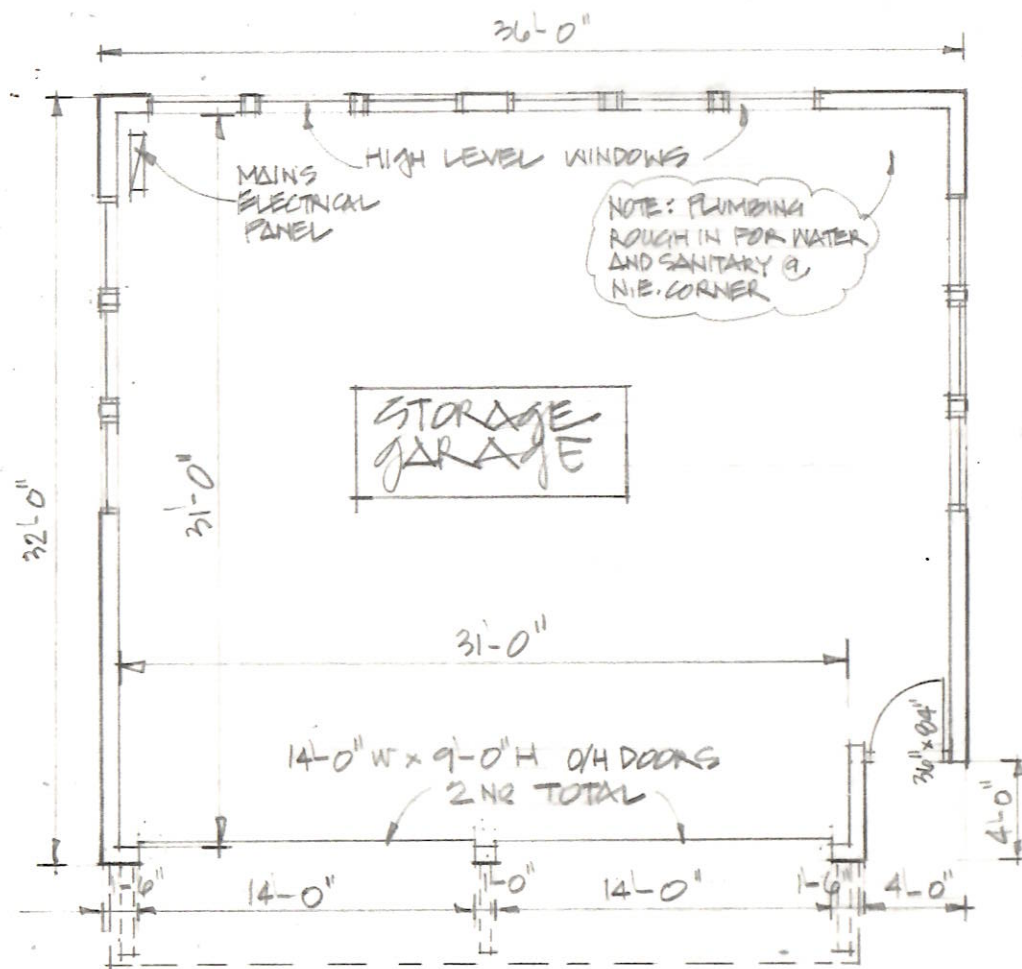
CONTINUATION
OF GARAGE
ROOF



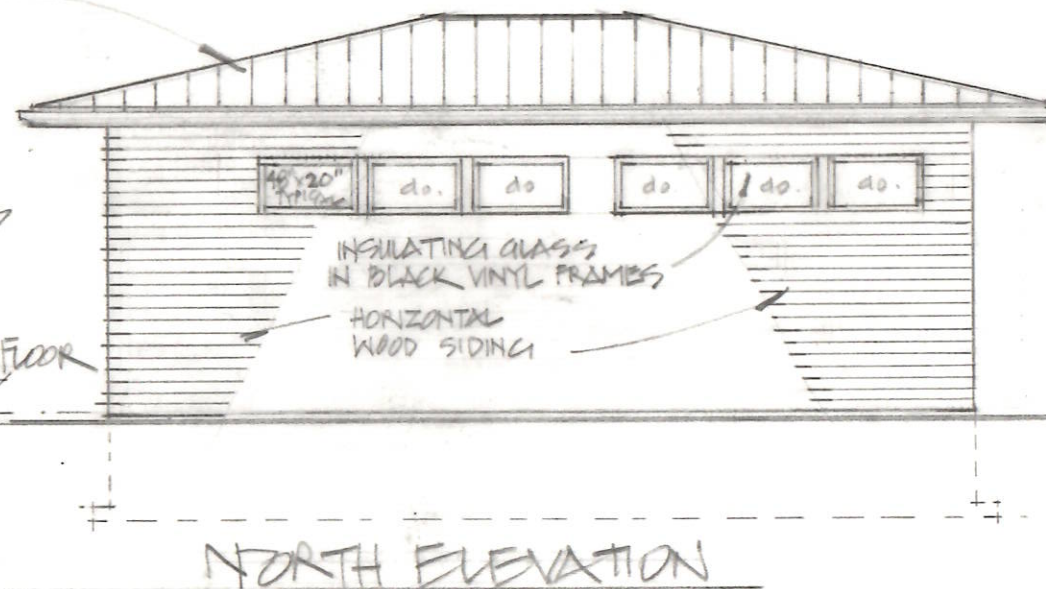
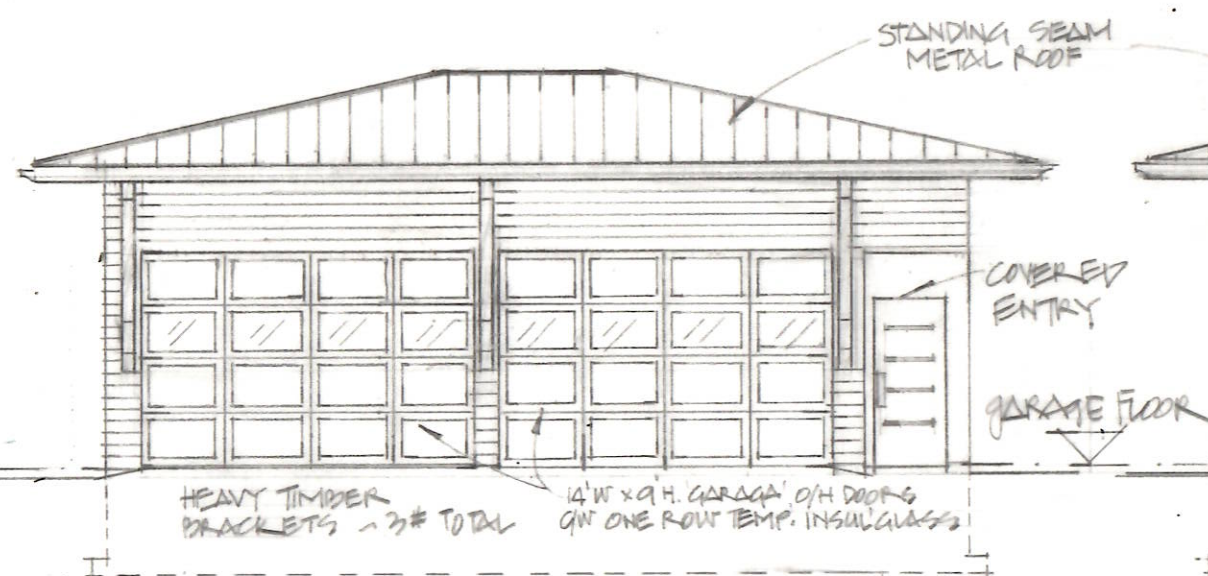
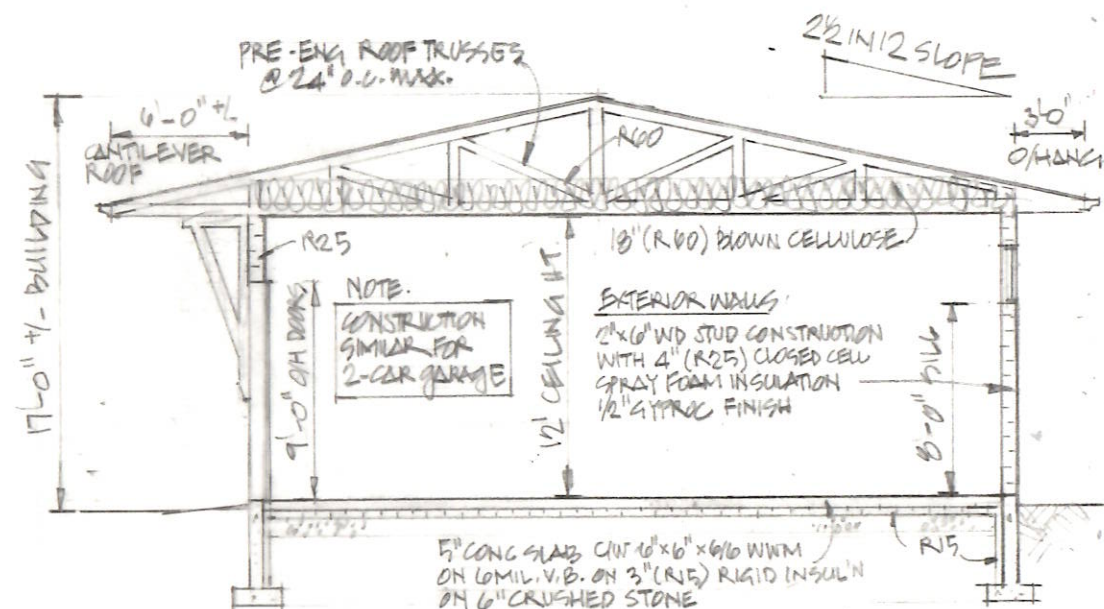
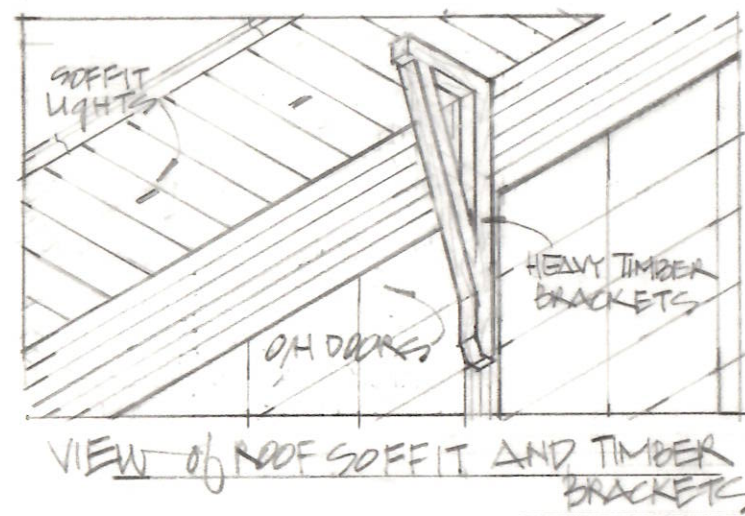
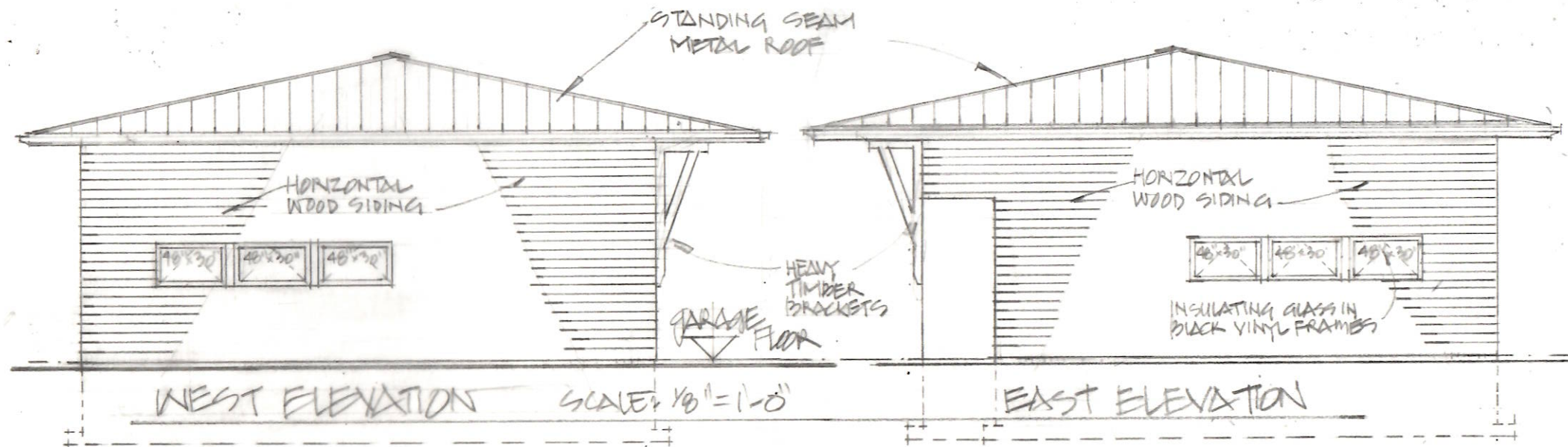
ROOF PLAN
SCALE: 1/8" = 1'-0"



DRG.
AB

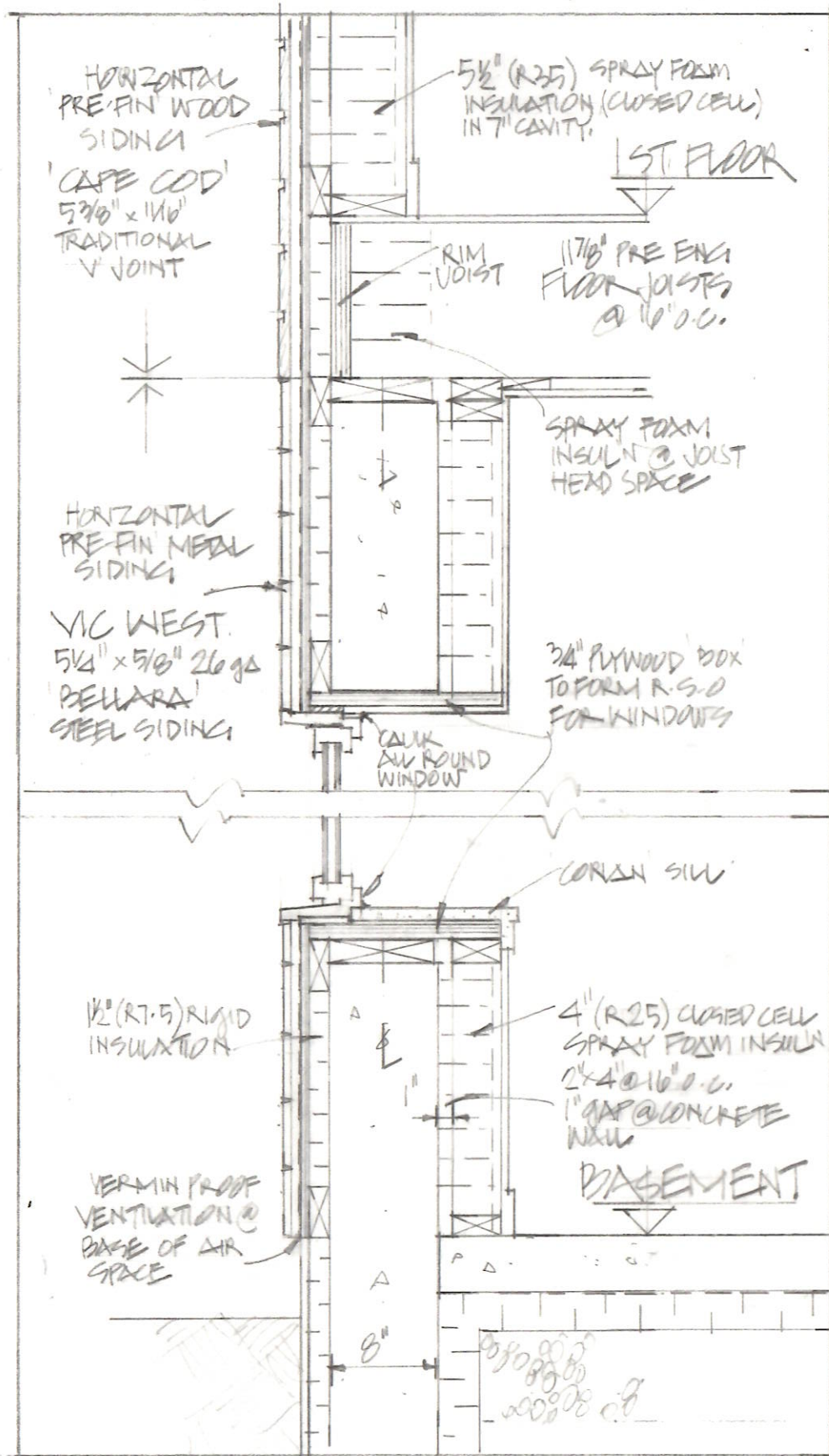


FLOOR PLAN SCALE: $\frac{1}{8}" = 1'-0"$



ANCILLARY BUILDING
@ TRIBUNE CLOSE
HERRING COVE. N.S.

DA
AA



SECTION 2 FULL HEIGHT CONCRETE BASEMENT WALL SCALE: 1"=1'-0"

SCOPE OF WORK AND CONSTRUCTION NOTES

SINGLE FAMILY RESIDENCE - TWO STOREY WITH WALK OUT BASEMENT, 44'x34' APPROX. FIRST FLOOR DECK @ SOUTH & WEST - 850 SQ FT +/- 2-CAR GARAGE - 24'x24' WITH COVERED WALK 25'x15' CONNECTION TO RESIDENCE, DETACHED WORKSHOP/GARAGE - 32'x36'.

UTILITIES: MUNICIPAL WATER AND SANITARY CONNECTION @ N.W. CORNER OF SITE, TRENCH FOR WATER AND SANITARY FROM POINT OF CONNECTION TO BASEMENT OF RESIDENCE AND FROM RESIDENCE TO DETACHED STORAGE/GARAGE, ELECTRICAL GFI CONNECTION TO METER @ WEST SIDE OF STORAGE/GARAGE AND UNDERGROUND FROM THERE TO BASEMENT OF RESIDENCE.

SITE IMPROVEMENTS: CONSTRUCT ASPHALT DRIVEWAY FROM PUBLIC THOROUGHFARE @ WEST SIDE OF PROPERTY TO GARAGE AND RESIDENCE AS INDICATED ON SITE PLAN.

MECHANICAL: PROVIDE SUBMERSIBLE SEWAGE LIFT PUMP @ MECH. ROOM IN BASEMENT, AND CONNECT TO GRAVITY FED SANITARY DRAIN. ROUGH IN FOR 2 PEE W.R. @ STORAGE/GARAGE, PROVIDE A FULLY DUCTED ELECTRICALLY OPERATED HEATING AND COOLING SYSTEM TO SERVICE BOTH FLOORS OF RESIDENCE UTILISING HIGH EFFICIENCY EQUIPMENT, HRV AS REQ'D, PROVIDE A DUCTLESS MINI-SPLIT SYSTEM @ STORAGE/GARAGE PROVIDE OUTDOOR WATERING TAPS @ RESIDENCE (3) GARAGE (1) AND STORAGE/GARAGE (1) PROVIDE PROPANE LINES TO KITCHEN COOK TOP AND GAS FIRE PLACES (2) @ 1ST FLOOR LIVING AREA & BASEMENT DEN.

ELECTRICAL: PROVIDE MAIN PANEL IN STORAGE/GARAGE WITH UNDERGROUND CONNECTION TO RESIDENCE, PROVIDE 100 NO RECESSED CEILING POT LIGHTS, GFI DECORATIVE DIMMERS, RECEPTACLES AS PER N.S. POWER REQS. 20 NO SURFACE FIXTURES - SEE LIGHTING FIXTURE ALLOWANCE.

INTERIOR TRIM: DRYWALL WINDOW RETURNS - 6X6 SIZE DOOR CASINGS 1'x3" & BASEBOARDS 1'x4".

INTERIOR DOORS - 3'-0"x7'-0"x1 3/8" S.C. SLAB MASONITE MINER PERKLEY STYLE.

EXTERIOR DOORS - 3'-0"x7'-0"x1 3/8" NOVATECH VOGI STYLE, GFI MULTI-POINT LOCKING, 3 NO. NANA WALL DOORS 3'x7'

WINDOWS: JELDOWYN MULTI-POINT LOCKING - TRIPLE GLAZED @ SOUTH ELEVATION, INSULATING GLASS GFI LOW E COATING, IN VINYL OR VINYL/ALUM HYBRID FRAMES, INSECT SCREENS @ OPERATORS

CASH ALLOWANCES - SUPPLY AND INSTALLATION

- 1ST FLOOR
 - 1200 SQ. FT. ENGINEERED WOOD \$20,000
 - 300 SQ. FT. CERAMIC TILE \$15,000 *
 - * INCLUDES TILED SHOWERS (2)
- KITCHEN CABINETS INCL COUNTERS 1ST FLOOR & BASEMENT KITCHENETTE \$70,000
- VANITIES (2) \$5,000
- PLUMBING FIXTURES:
 - 3 W.C. 1 TUB 3 LAVS
 - 2 SHOWER SETS, 2 SINKS. \$10,000
- GAS FIREPLACES (2) \$10,000
 - INCL DIRECT VENTS
- LIGHT FIXTURES \$20,000
 - (IN ADDITION TO 100 POT LIGHTS IN BASE PRICE - SEE ELECTR. NOTES)
- APPLIANCES: \$20,000
 - FRIDGE, UNDERCOUNTER FRIDGE,
 - RANGE/OVEN, RANGE EXHAUST
 - DISH WASHER, MICROWAVE IN DRAWER,
 - WASHER/DRYER.

TOTAL \$170,000
PLUS HST @ 15%

DRG. A10

RESIDENCE
TRIBUNE CLOVE
HERRING COVE N.S.

