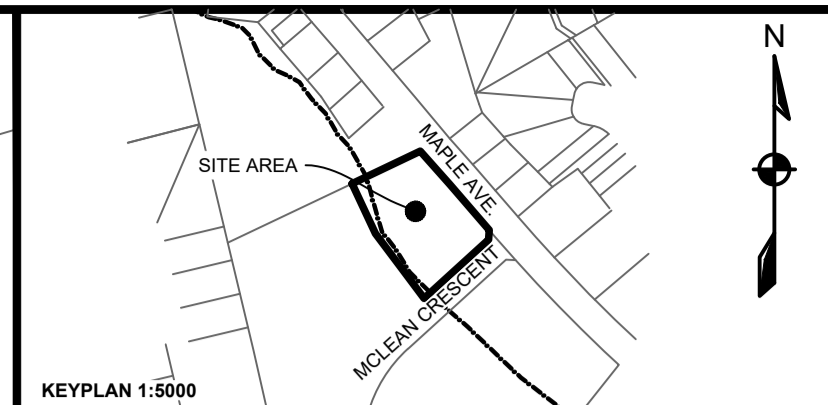
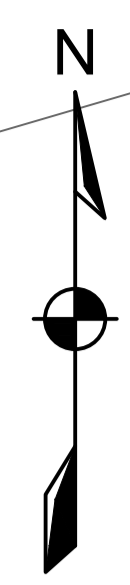
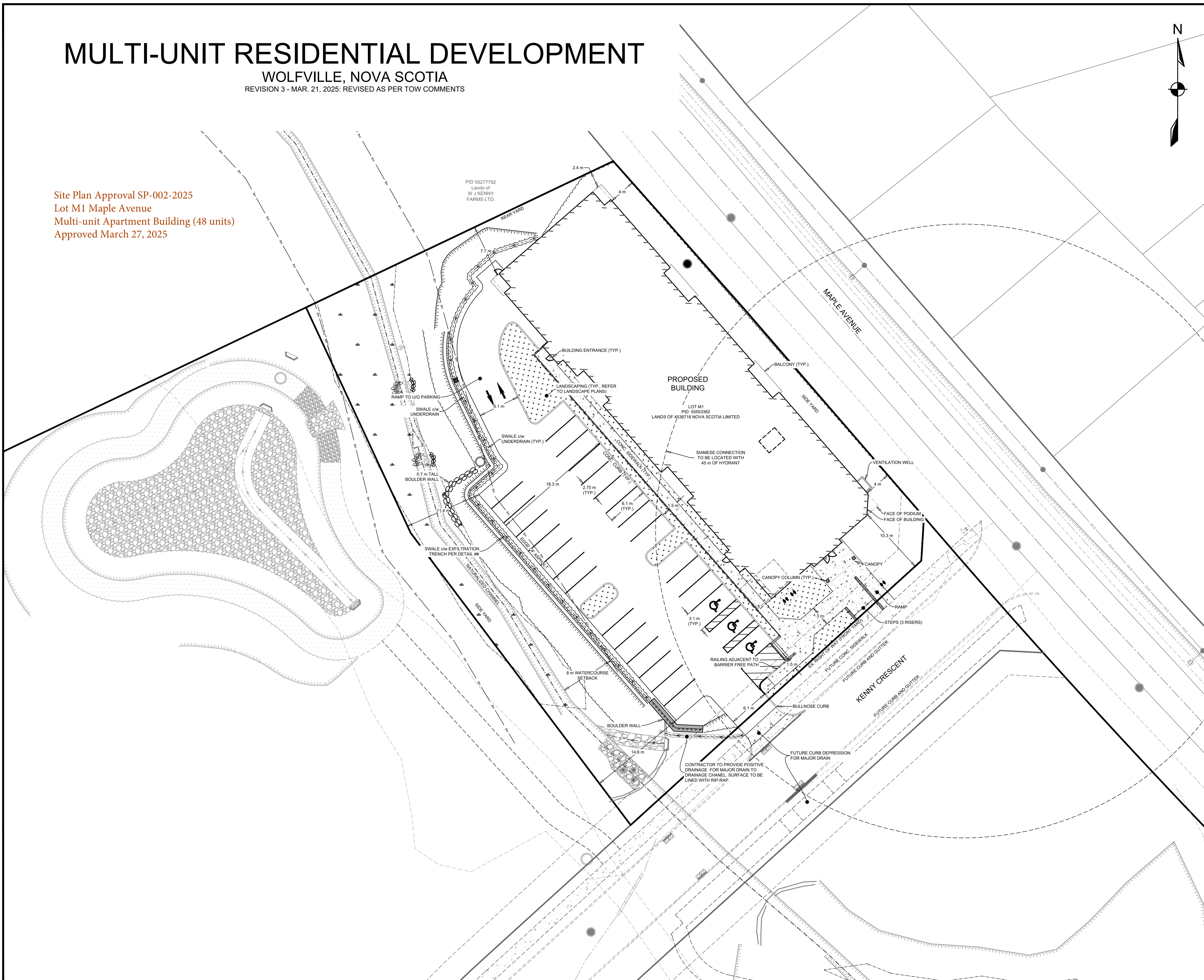


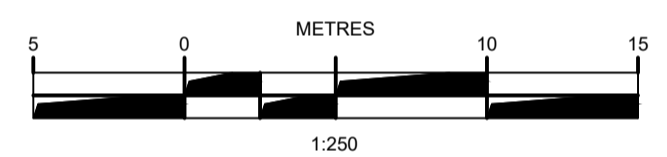
MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA
 REVISION 3 - MAR. 21, 2025; REVISED AS PER TOW COMMENTS

Site Plan Approval SP-002-2025
 Lot M1 Maple Avenue
 Multi-unit Apartment Building (48 units)
 Approved March 27, 2025



EXISTING		PROPOSED	
VERTICAL PROFILE		VERTICAL PROFILE	
APPROXIMATE 1 IN 100 YEAR FLOOD LIMIT		100 YR	
EASEMENT		EASEMENT	
WAE	WATER PIPE	WA	WA
S&E	SANITARY PIPE	SA	SA
ST&E	STORM PIPE	ST	ST
G&E	NATURAL GAS MAIN	GAS	GAS
WATER LATERAL		WATER LATERAL	
SANITARY LATERAL		SANITARY LATERAL	
STORM LATERAL		STORM LATERAL	
NATURAL GAS LATERAL		NATURAL GAS LATERAL	
SIDEWALK		SIDEWALK	
WALKWAY/T. TRAIL		WALKWAY/T. TRAIL	
GUARDRAIL		GUARDRAIL	
TOP OF SLOPE		TOP OF SLOPE	
BOTTOM OF SLOPE		BOTTOM OF SLOPE	
FENCELINE		FENCELINE	
EXISTING	PROPOSED	EXISTING	PROPOSED
CURB CUT/RAMP	AIR RELEASE VALVE	AIR RELEASE VALVE	AIR RELEASE VALVE
CURBSTOP	WATER VALVE	WATER VALVE	WATER VALVE
REDUCER	HYDRANT	HYDRANT	HYDRANT
PRECAST HEADWALL	CATCH-BASIN	CATCH-BASIN	CATCH-BASIN
STREET SIGN	UTILITY POLE w/ GUY WIRE	UTILITY POLE w/ GUY WIRE	UTILITY POLE w/ GUY WIRE
STREET TREE	GLB	GLB	GLB
	URD	URD	URD



ISSUE	DATE	DESCRIPTION	INT.
3	MAR. 21, 2025	REVISED AS PER TOW COMMENTS	T.T.
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CLIENT

MAPLE AVENUE
 APARTMENTS LP

PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL
 DEVELOPMENT

WOLFVILLE, NOVA SCOTIA
 SHEET DESCRIPTION

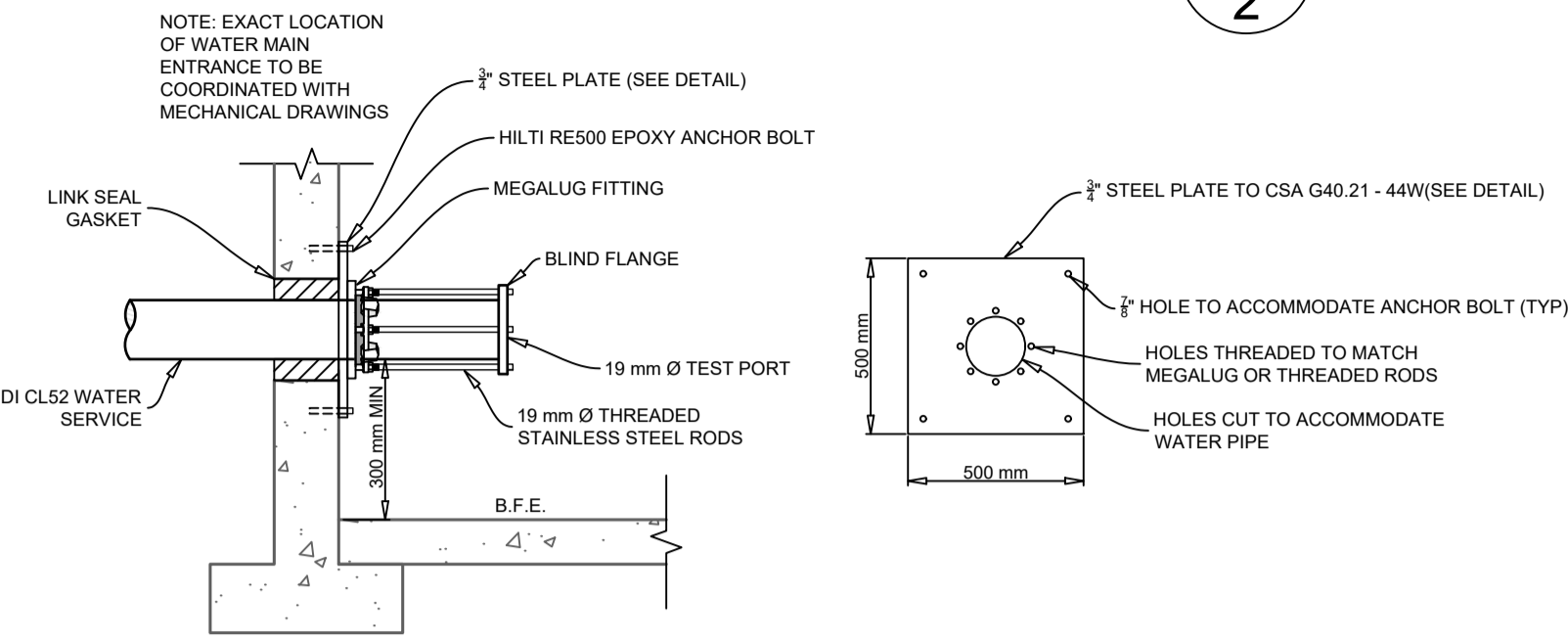
SITE PLAN

Drawn T. ARMOUR	Engineer N. FOUGERE	Project No. 24-800	Drawing No. C-T01
Scale 1:250	Filename 24-800_C.dwg		1 of 5

P:\2024\24-800 - Maple Ave Apartments - Wolfville multi-unit\01 - Drawings\Eng Design\Sheets\04-800_C.dwg, Plot Date: 2025-Mar-27, Plot Size: ISO full bleed A1 (841.00 x 594.00 MM), Plotted By: Travis Armour

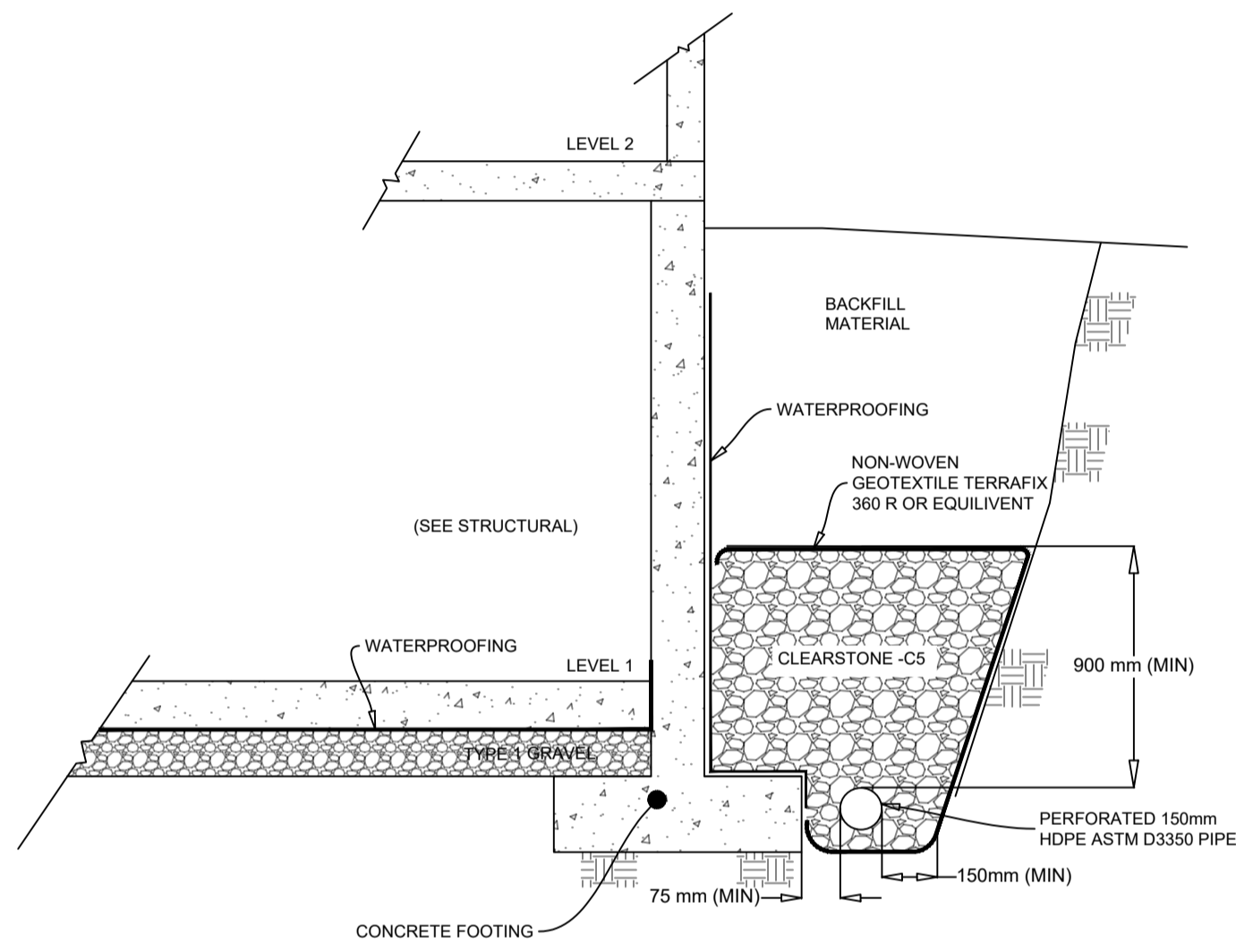
WATER SERVICE WALL PENETRATION DETAIL

A
2
N.T.S.

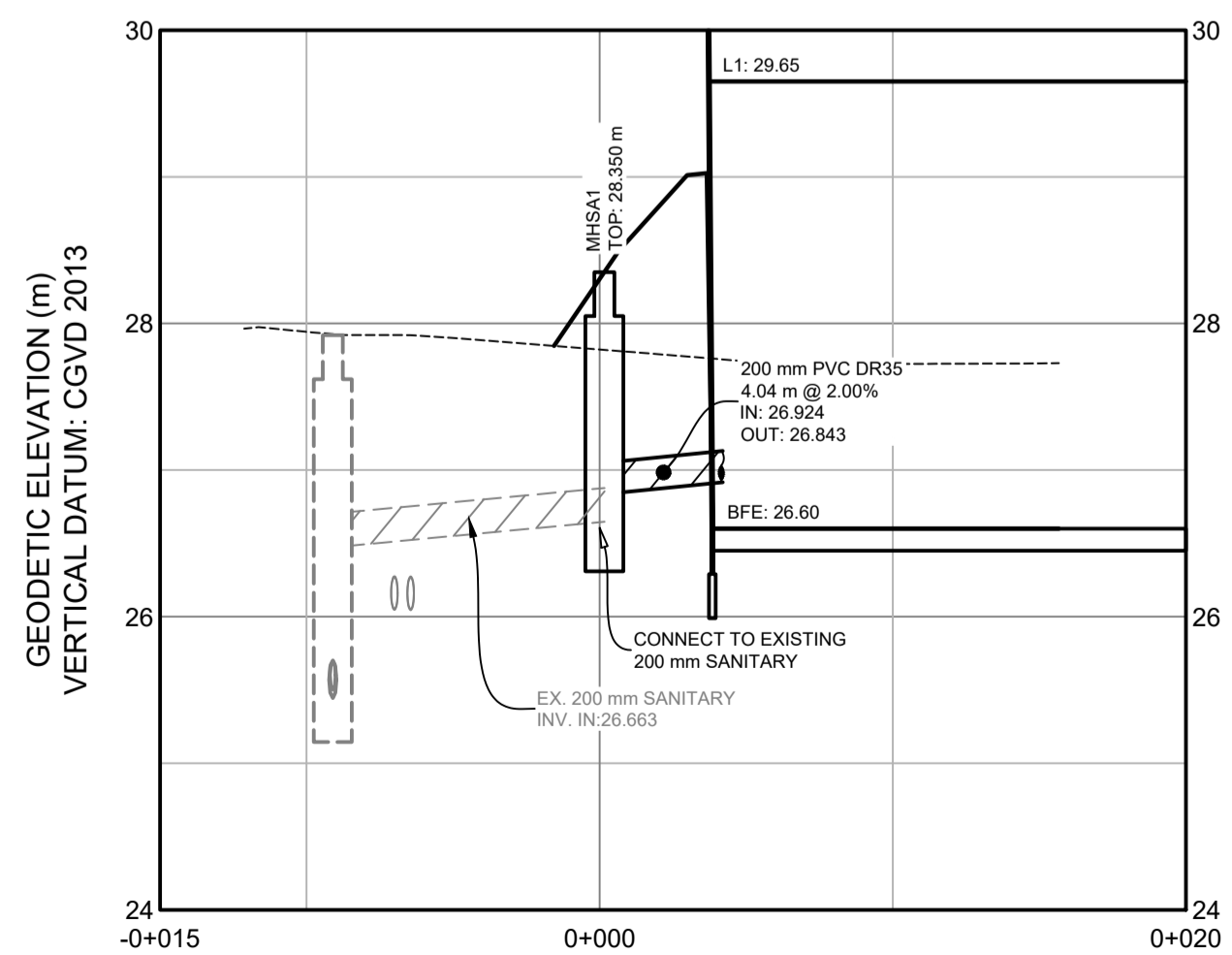


PERIMETER DRAIN DETAIL

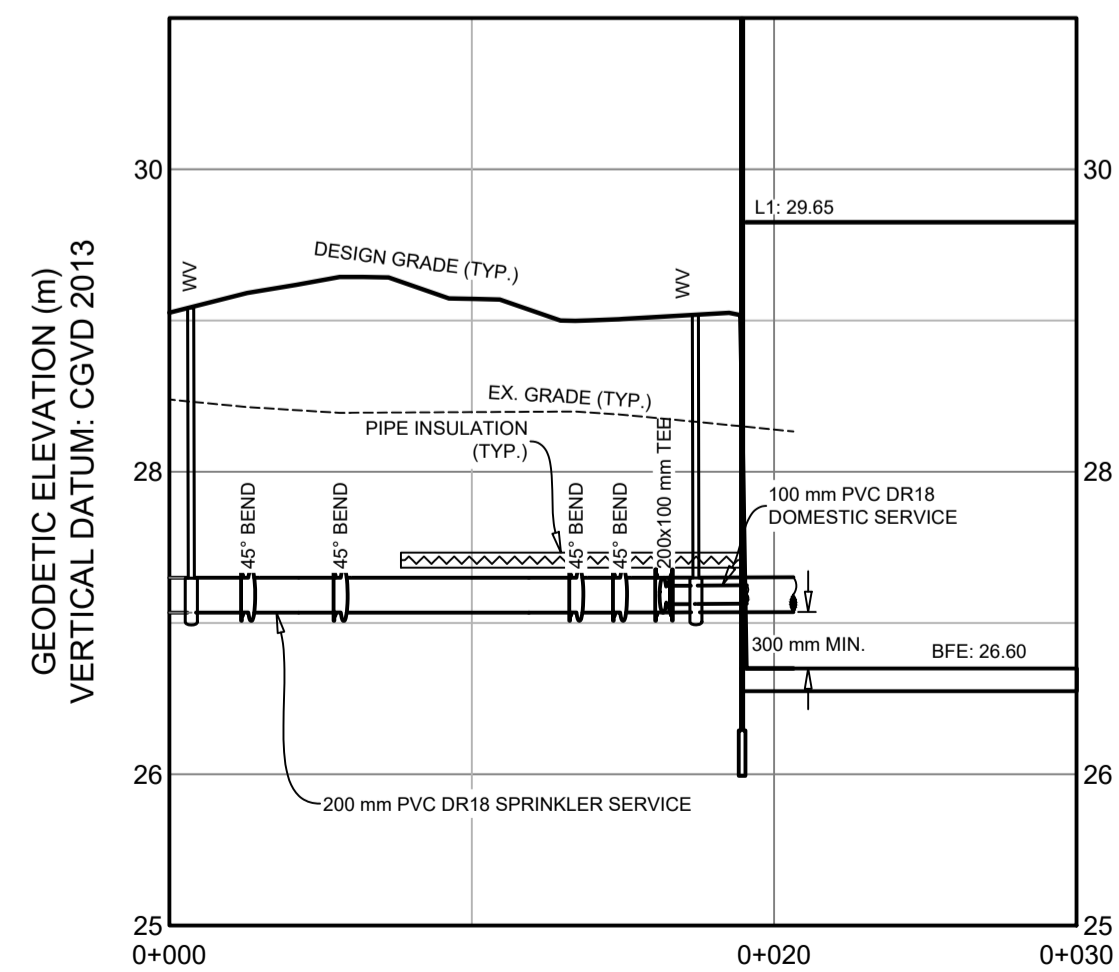
B
2
N.T.S.



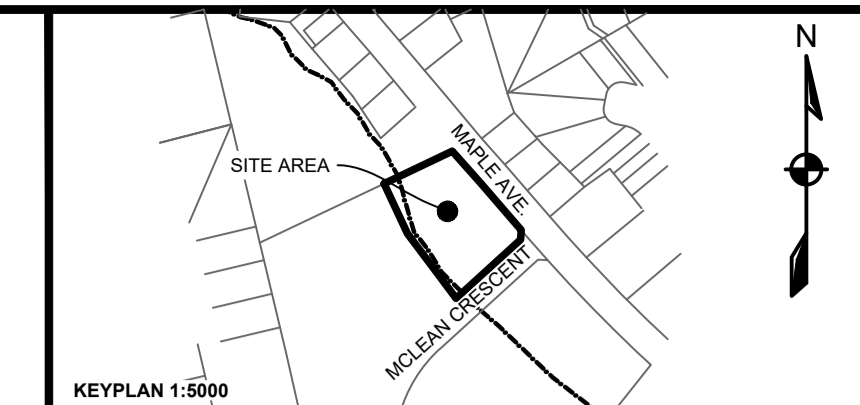
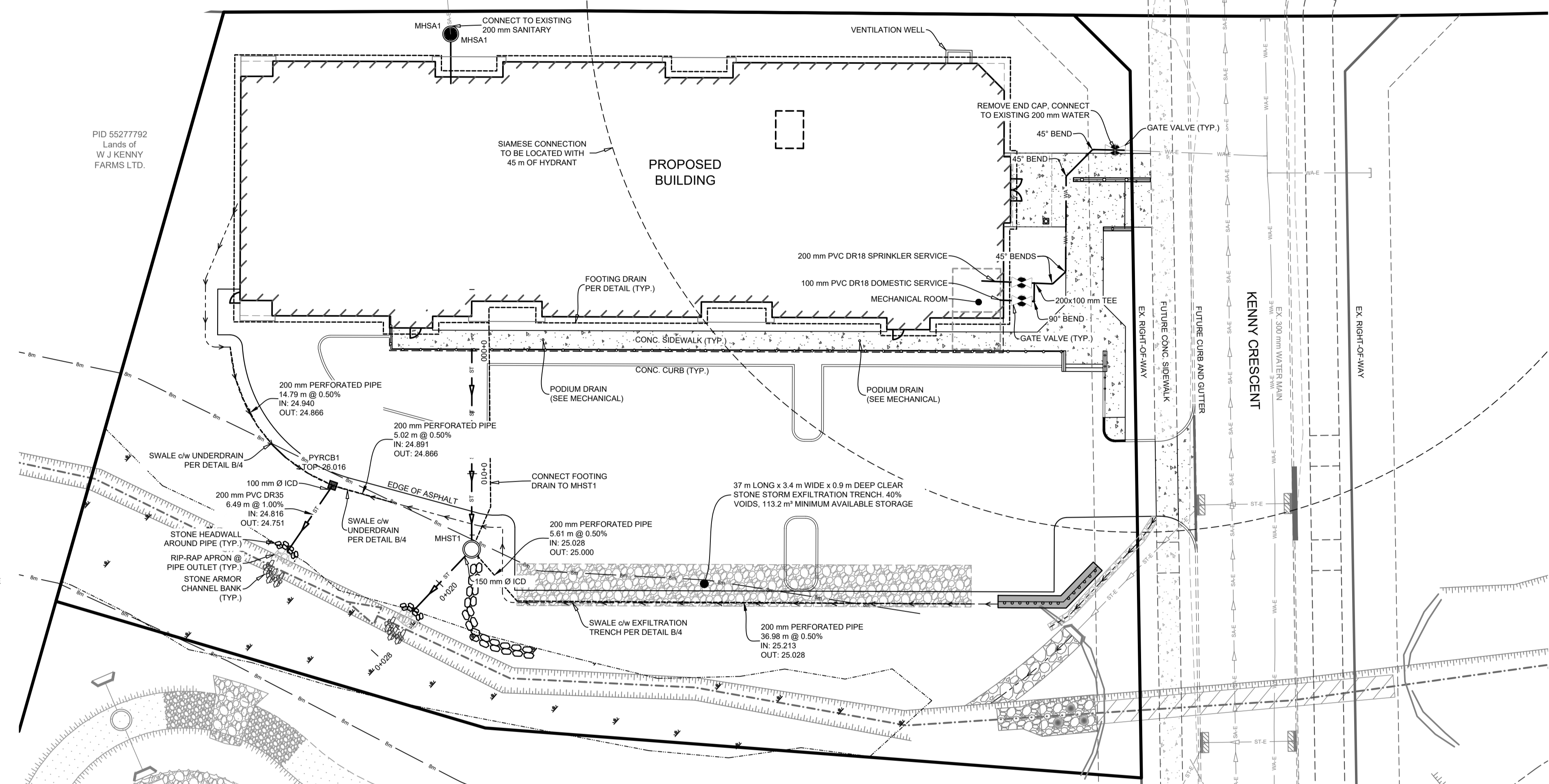
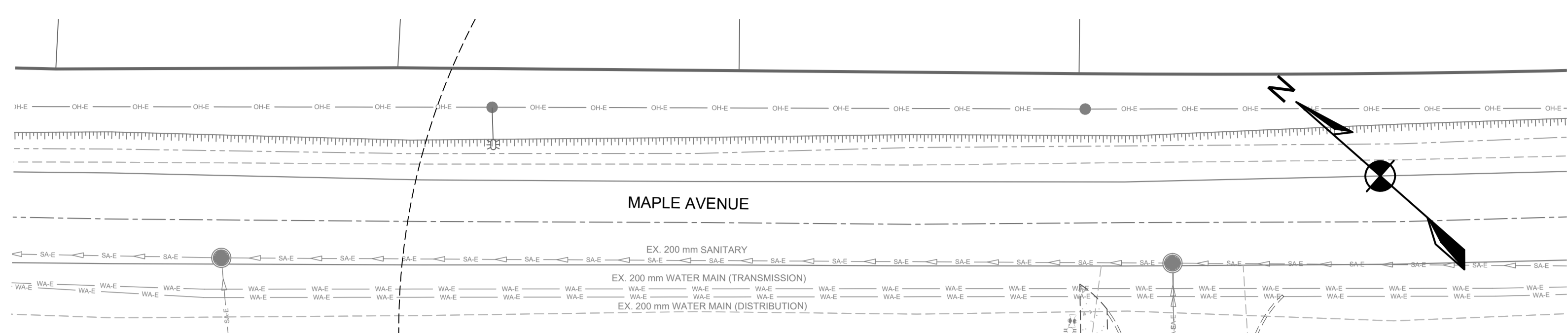
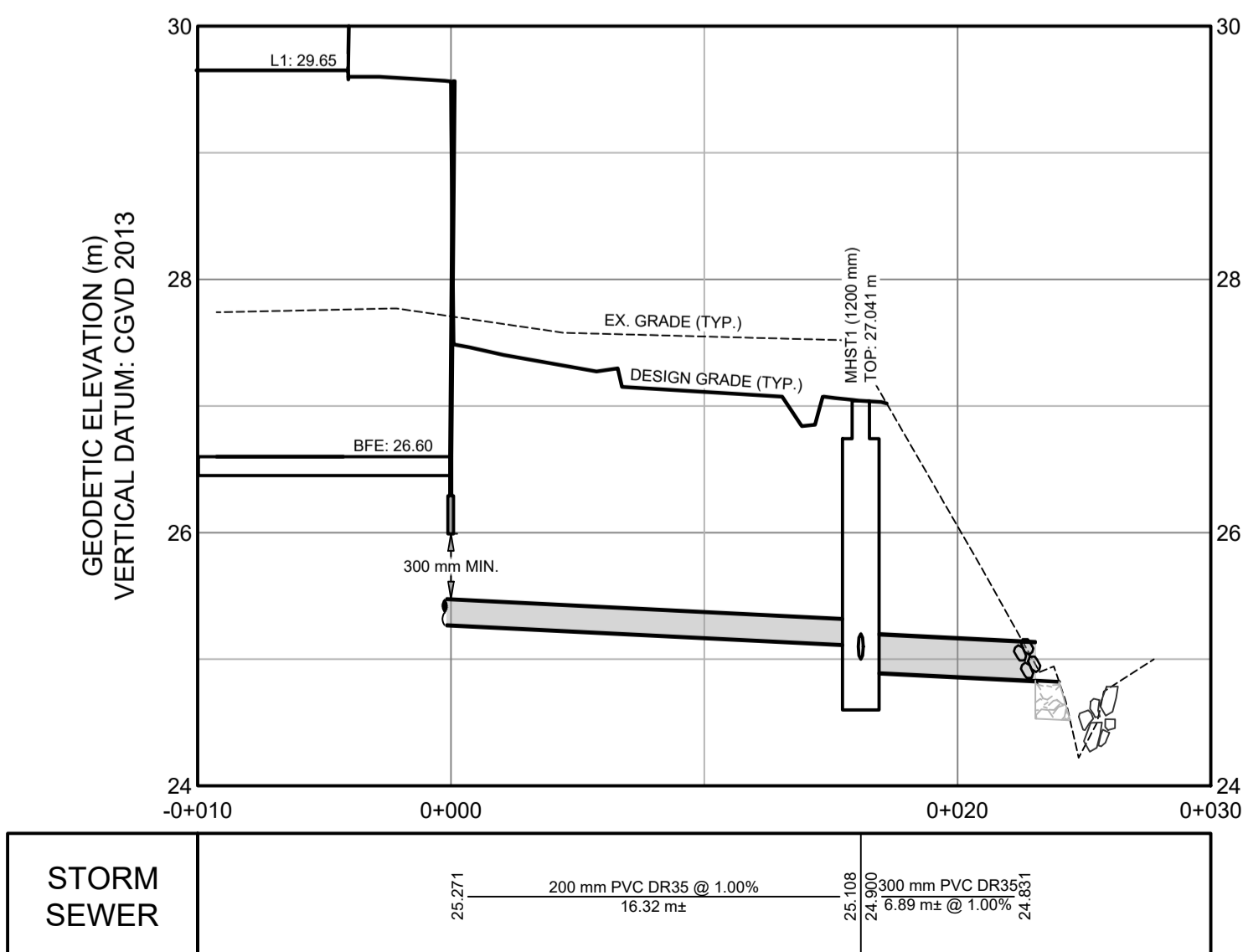
SANITARY PROFILE



WATER SERVICE PROFILE

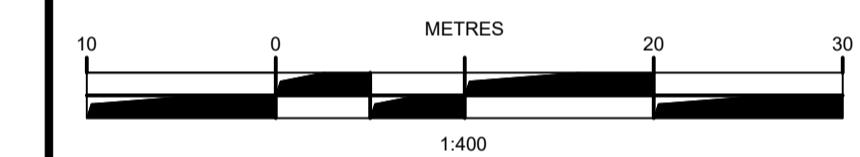


STORM PROFILE



LEGEND

EXISTING	PROPOSED
VERTICAL PROFILE	VERTICAL PROFILE
APPROXIMATE 1 IN 100 YEAR FLOOD LIMIT	APPROXIMATE 1 IN 100 YEAR FLOOD LIMIT
EASEMENT	EASEMENT
WATER PIPE	WATER PIPE
SANITARY PIPE	SANITARY PIPE
STORM PIPE	STORM PIPE
NATURAL GAS MAIN	NATURAL GAS MAIN
WATER LATERAL	WATER LATERAL
SANITARY LATERAL	SANITARY LATERAL
STORM LATERAL	STORM LATERAL
NATURAL GAS LATERAL	NATURAL GAS LATERAL
SIDEWALK	SIDEWALK
WALKWAY/T. TRAIL	WALKWAY/T. TRAIL
GUARDRAIL	GUARDRAIL
TOP OF SLOPE	TOP OF SLOPE
BOTTOM OF SLOPE	BOTTOM OF SLOPE
FENCELINE	FENCELINE
CURB CUT/RAMP	CURB CUT/RAMP
CURBSTOP	CURBSTOP
REDUCER	REDUCER
PRECAST HEADWALL	PRECAST HEADWALL
STREET SIGN	STREET SIGN
STREET TREE	STREET TREE
AIR RELEASE VALVE	AIR RELEASE VALVE
WATER VALVE	WATER VALVE
HYDRANT	HYDRANT
CATCHBASIN	CATCHBASIN
UTILITY POLE w/ GUY WIRE	UTILITY POLE w/ GUY WIRE
GLB	GLB
URD	URD



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REGISTERED PROFESSIONAL ENGINEER
DATE: 21/03/25
Nail Fougere
N.T. FOUGERE
9050
PROVINCE OF NOVA SCOTIA

CLIENT

MAPLE AVENUE APARTMENTS LP

PROJECT DESCRIPTION

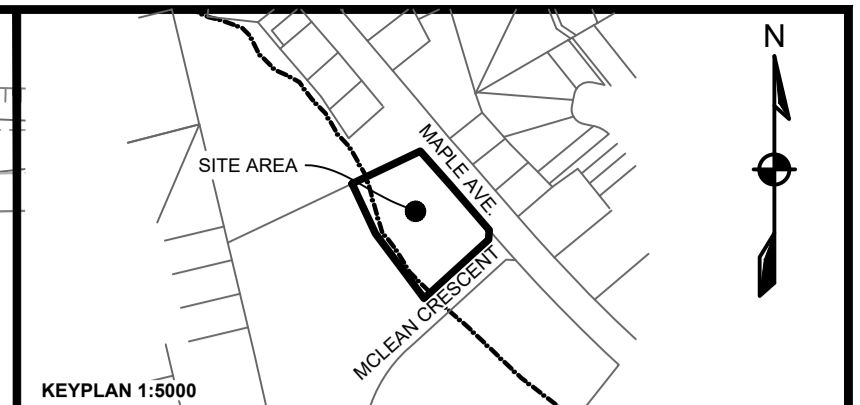
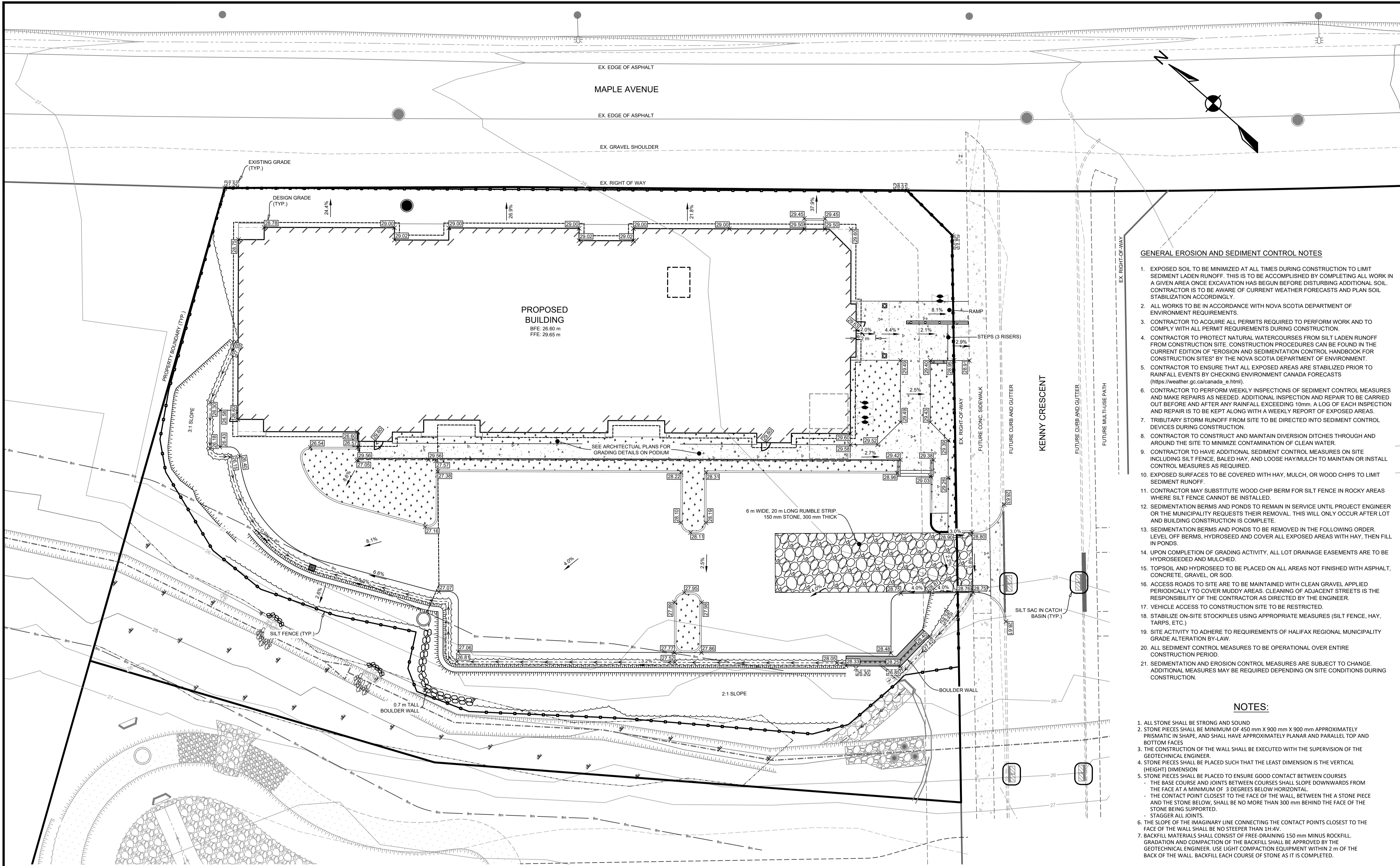
MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

SITE SERVICING

Drawn T. ARMOUR	Engineer N. FOUGERE	Project No. 24-800	Drawing No. C-PP02
Scale 4:1_XREF	Filename 24-800_C.dwg		2 of 5



LEGEND		
EXISTING	PROPOSED	PROPOSED
-10-	MAJOR CONTOUR	-10-
-10-	MINOR CONTOUR	-10-
- - - -	EASEMENT	- - - -
- - - -	RIGHT OF WAY	- - - -
- - - -	LOT LINE	- - - -
EXISTING	PROPOSED	EXISTING PROPOSED
PRECAST HEADWALL	CATCHBASIN	EXISTING PROPOSED
SURFACE GRADE	FLOW ARROW	T.T.
SURFACE SLOPE	CURB CUT	T.T.

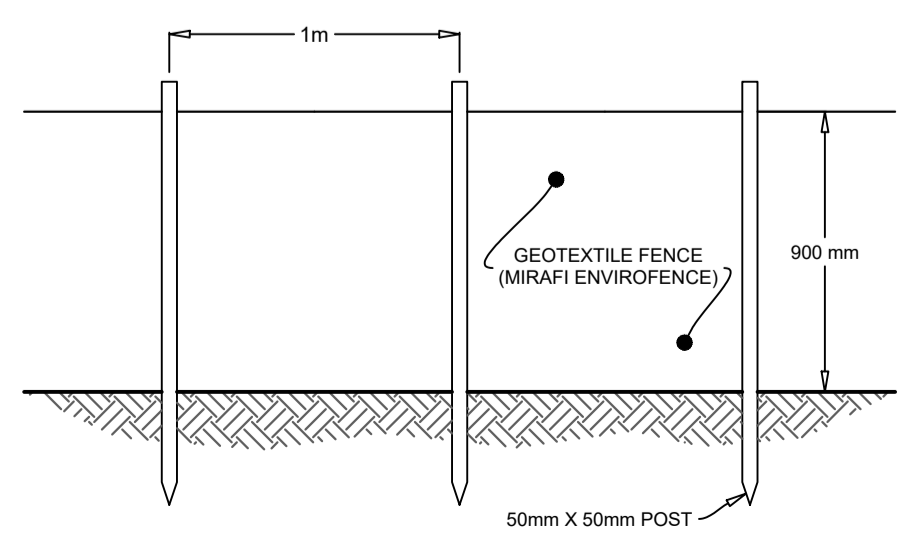
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- EXPOSED SOIL TO BE MINIMIZED AT ALL TIMES DURING CONSTRUCTION TO LIMIT SEDIMENT LADEN RUNOFF. THIS IS TO BE ACCOMPLISHED BY COMPLETING ALL WORK IN A GIVEN AREA ONCE EXCAVATION HAS BEGUN BEFORE DISTURBING ADDITIONAL SOIL. CONTRACTOR IS TO BE AWARE OF CURRENT WEATHER FORECASTS AND PLAN SOIL STABILIZATION ACCORDINGLY.
- ALL WORKS TO BE IN ACCORDANCE WITH NOVA SCOTIA DEPARTMENT OF ENVIRONMENT REQUIREMENTS.
- CONTRACTOR TO ACQUIRE ALL PERMITS REQUIRED TO PERFORM WORK AND TO COMPLY WITH ALL PERMIT REQUIREMENTS DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT NATURAL WATERCOURSES FROM SILT LADEN RUNOFF FROM CONSTRUCTION SITE. CONSTRUCTION PROCEDURES CAN BE FOUND IN THE CURRENT EDITION OF "EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES" BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
- CONTRACTOR TO ENSURE THAT ALL EXPOSED AREAS ARE STABILIZED PRIOR TO RAINFALL EVENTS BY CHECKING ENVIRONMENT CANADA FORECASTS (https://weather.gc.ca/canada_e.html).
- CONTRACTOR TO PERFORM WEEKLY INSPECTIONS OF SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NEEDED. ADDITIONAL INSPECTION AND REPAIR TO BE CARRIED OUT BEFORE AND AFTER ANY RAINFALL EXCEEDING 10mm. A LOG OF EACH INSPECTION AND REPAIR IS TO BE KEPT ALONG WITH A WEEKLY REPORT OF EXPOSED AREAS.
- TRIBUTARY STORM RUNOFF FROM SITE TO BE DIRECTED INTO SEDIMENT CONTROL DEVICES DURING CONSTRUCTION.
- CONTRACTOR TO CONSTRUCT AND MAINTAIN DIVERSION DITCHES THROUGH AND AROUND THE SITE TO MINIMIZE CONTAMINATION OF CLEAN WATER.
- CONTRACTOR TO HAVE ADDITIONAL SEDIMENT CONTROL MEASURES ON SITE INCLUDING SILT FENCE, BALED HAY, AND LOOSE HAY/MULCH TO MAINTAIN OR INSTALL CONTROL MEASURES AS REQUIRED.
- EXPOSED SURFACES TO BE COVERED WITH HAY, MULCH, OR WOOD CHIPS TO LIMIT SEDIMENT RUNOFF.
- CONTRACTOR MAY SUBSTITUTE WOOD CHIP BERM FOR SILT FENCE IN ROCKY AREAS WHERE SILT FENCE CANNOT BE INSTALLED.
- SEDIMENTATION BERMS AND PONDS TO REMAIN IN SERVICE UNTIL PROJECT ENGINEER OR THE MUNICIPALITY REQUESTS THEIR REMOVAL. THIS WILL ONLY OCCUR AFTER LOT AND BUILDING CONSTRUCTION IS COMPLETE.
- SEDIMENTATION BERMS AND PONDS TO BE REMOVED IN THE FOLLOWING ORDER. LEVEL OFF BERMS, HYDROSEED AND COVER ALL EXPOSED AREAS WITH HAY, THEN FILL IN PONDS.
- UPON COMPLETION OF GRADING ACTIVITY, ALL LOT DRAINAGE EASEMENTS ARE TO BE HYDROSEED AND MULCH.
- TOPSOIL AND HYDROSEED TO BE PLACED ON ALL AREAS NOT FINISHED WITH ASPHALT, CONCRETE, GRAVEL OR SOD.
- ACCESS ROADS TO SITE ARE TO BE MAINTAINED WITH CLEAN GRAVEL APPLIED PERIODICALLY TO COVER MUDDY AREAS. CLEANING OF ADJACENT STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
- VEHICLE ACCESS TO CONSTRUCTION SITE TO BE RESTRICTED.
- STABILIZE ON-SITE STOCKPILES USING APPROPRIATE MEASURES (SILT FENCE, HAY, TARPS, ETC).
- SITE ACTIVITY TO ADHERE TO REQUIREMENTS OF HALIFAX REGIONAL MUNICIPALITY GRADE ALTERATION BY LAW.
- ALL SEDIMENT CONTROL MEASURES TO BE OPERATIONAL OVER ENTIRE CONSTRUCTION PERIOD.
- SEDIMENTATION AND EROSION CONTROL MEASURES ARE SUBJECT TO CHANGE. ADDITIONAL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS DURING CONSTRUCTION.

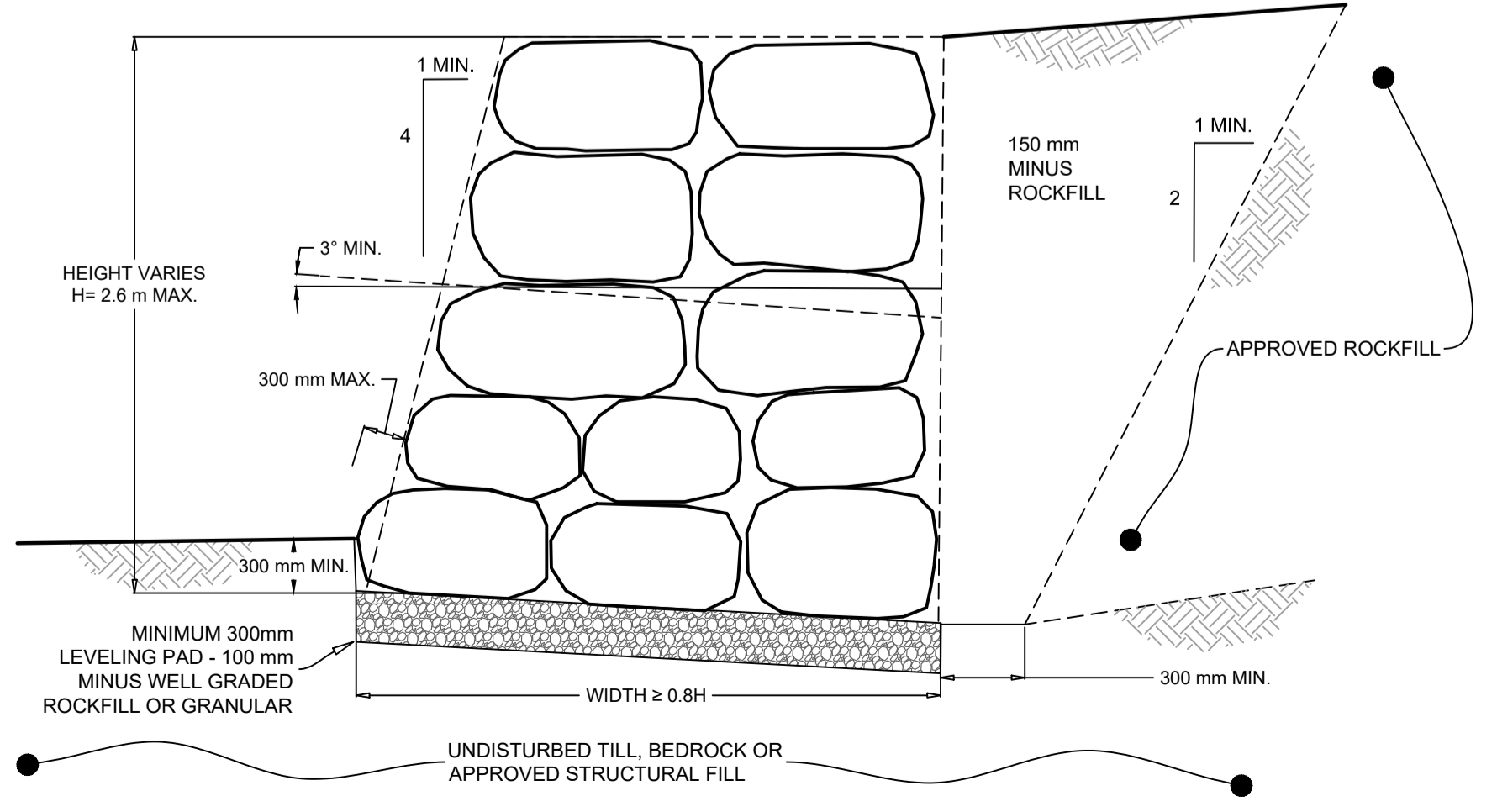
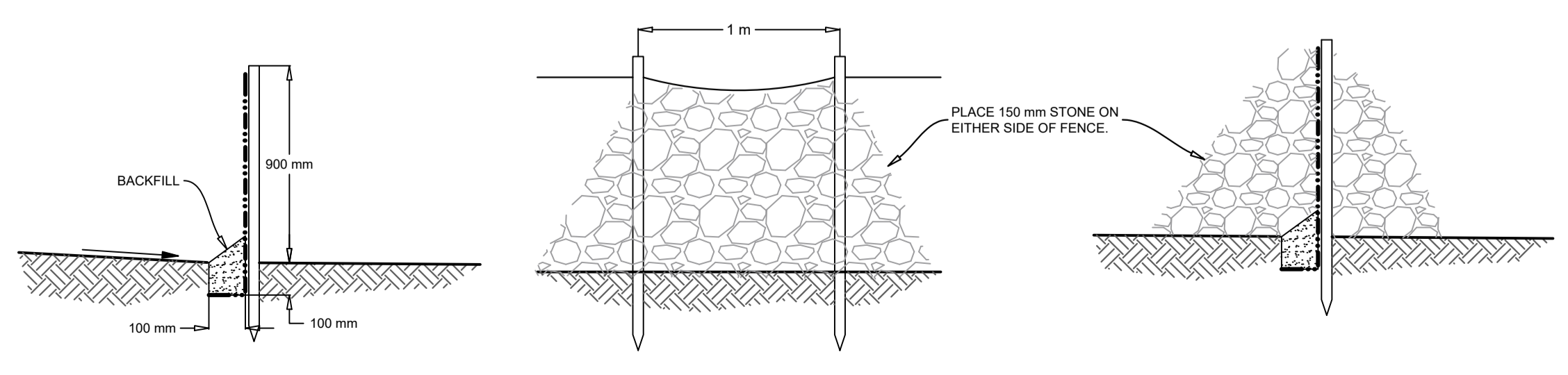
NOTES:

- ALL STONE SHALL BE STRONG AND SOUND
- STONE PIECES SHALL BE MINIMUM OF 450 mm X 900 mm X 900 mm APPROXIMATELY PRISMATIC IN SHAPE, AND SHALL HAVE APPROXIMATELY PLANAR AND PARALLEL TOP AND BOTTOM FACES
- THE CONSTRUCTION OF THE WALL SHALL BE EXECUTED WITH THE SUPERVISION OF THE GEOTECHNICAL ENGINEER.
- STONE PIECES SHALL BE PLACED SUCH THAT THE LEAST DIMENSION IS THE VERTICAL (HEIGHT) DIMENSION
- STONE PIECES SHALL BE PLACED TO ENSURE GOOD CONTACT BETWEEN COURSES
 - THE BASE COURSE AND JOINTS BETWEEN COURSES SHALL SLOPE DOWNWARDS FROM THE FACE AT A MINIMUM OF 3 DEGREES BELOW HORIZONTAL.
 - THE CONTACT POINT CLOSEST TO THE FACE OF THE WALL, BETWEEN A STONE PIECE AND THE STONE BELOW, SHALL BE NO MORE THAN 300 mm BEHIND THE FACE OF THE STONE BEING SUPPORTED.
 - STAGGER ALL JOINTS.
- THE SLOPE OF THE IMAGINARY LINE CONNECTING THE CONTACT POINTS CLOSEST TO THE FACE OF THE WALL SHALL BE NO STEEPER THAN 3H:4V.
- BACKFILL MATERIALS SHALL CONSIST OF FREE-DRAINING 150 mm MINUS ROCKFILL. GRADATION AND COMPACTION OF THE BACKFILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. USE LIGHT COMPACTION EQUIPMENT WITHIN 2 m OF THE BACK OF THE WALL. BACKFILL EACH COURSE OF STONE AS IT IS COMPLETED.

SILT FENCE DETAIL A
N.T.S.

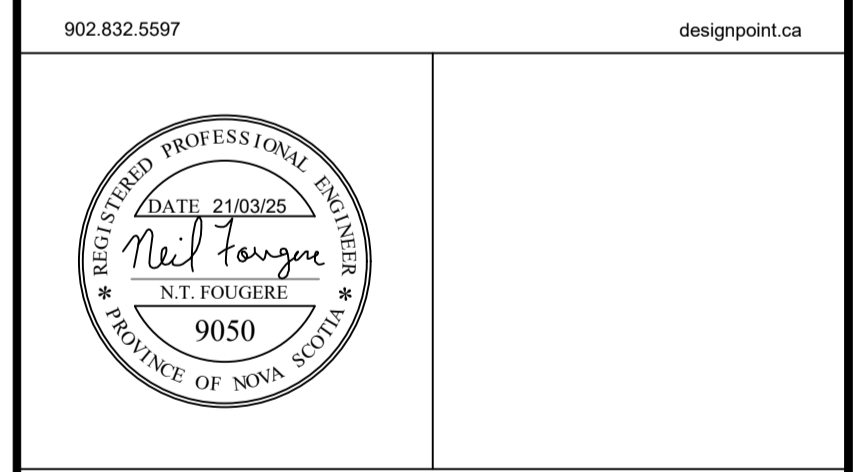


SILT FENCE OVERFLOW DETAIL B
N.T.S.



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MAPLE AVENUE APARTMENTS LP
PROJECT DESCRIPTION
MULTI-UNIT RESIDENTIAL DEVELOPMENT
WOLFFVILLE, NOVA SCOTIA
SHEET DESCRIPTION

GRADING AND EROSION AND SEDIMENTATION CONTROL PLAN

Drawn T. ARMOUR	Engineer N. FOUGERE	Project No. 24-800	Drawing No. C-G03
Scale 1:200	Filename 24-800_C.dwg	3 of 5	

STORM EVENT RETURNS (L/s)					
	5-YR	10-YR	25-YR	50-YR	100-YR
PRE	41	55	73	87	102
POST	42	57	76	88	100

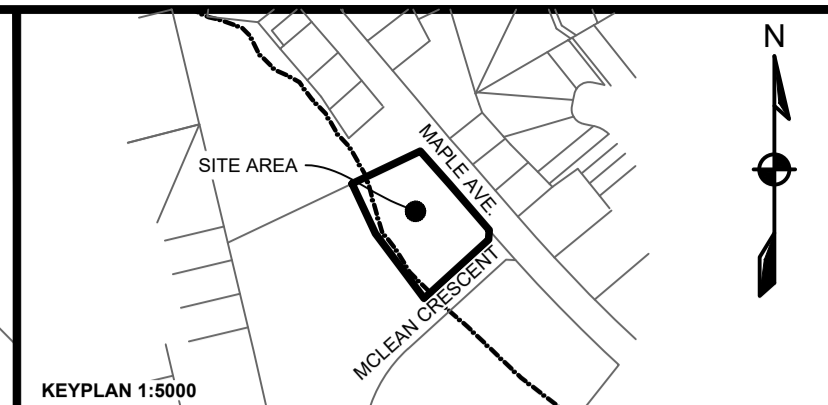
DESIGN FLOW BASED ON SCS WATERSHED RUNOFF MODEL WITH SYNTHETIC DESIGN STORM TYPE OF NS-KENTVILLE-2022 24-Hr S1. 24 Hr RAINFALL DEPTHS AS FOLLOWS:
 · 2 YEAR RETURN: 60 mm · 5 YEAR RETURN: 77 mm
 · 10 YEAR RETURN: 88 mm · 25 YEAR RETURN: 102 mm
 · 50 YEAR RETURN: 113 mm · 100 YEAR RETURN: 124 mm

MANNING'S 'n' FOR PIPE CAPACITY = 0.013 FOR CONCRETE OR 0.010 FOR PVC

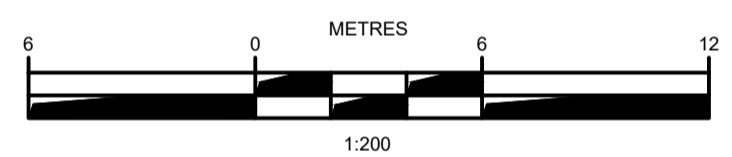
Surface Coverage (m ²)		
Type	Pre	Post
Building Foot Print	0	36996
Undisturbed Natural Area	85278	0
Asphalt Paved Area	0	32692
Landscaped	0	15590

SUBCATCHMENT AREAS AND SCS PARAMETERS			
Area ID	Area, m ²	CN	tc (min.)
A1	1303	98	5
A2	845	95	5
A3	538	88	5
A4	148	92	5
B (TOTAL)	814	80	5
C	1306	98	5

PID 55277792
 Lands of
 W J KENNY
 FARMS LTD.



LEGEND		
EXISTING		PROPOSED
-10-	MAJOR CONTOUR	-10-
-10-	MINOR CONTOUR	-10-
- - -	EASEMENT	- - -
- - -	RIGHT OF WAY	- - -
- - -	LOT LINE	- - -
○ ST-E	STORM PIPE	- - -
- - -	SUBCATCHMENT AREA	- - -
EXISTING PROPOSED	EXISTING PROPOSED	EXISTING PROPOSED
PRECAST HEADWALL	CATCHBASIN	
CATCHMENT ID	A	SUBCATCHMENT ID
	A1	A1



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MAPLE AVENUE APARTMENTS LP

PROJECT DESCRIPTION

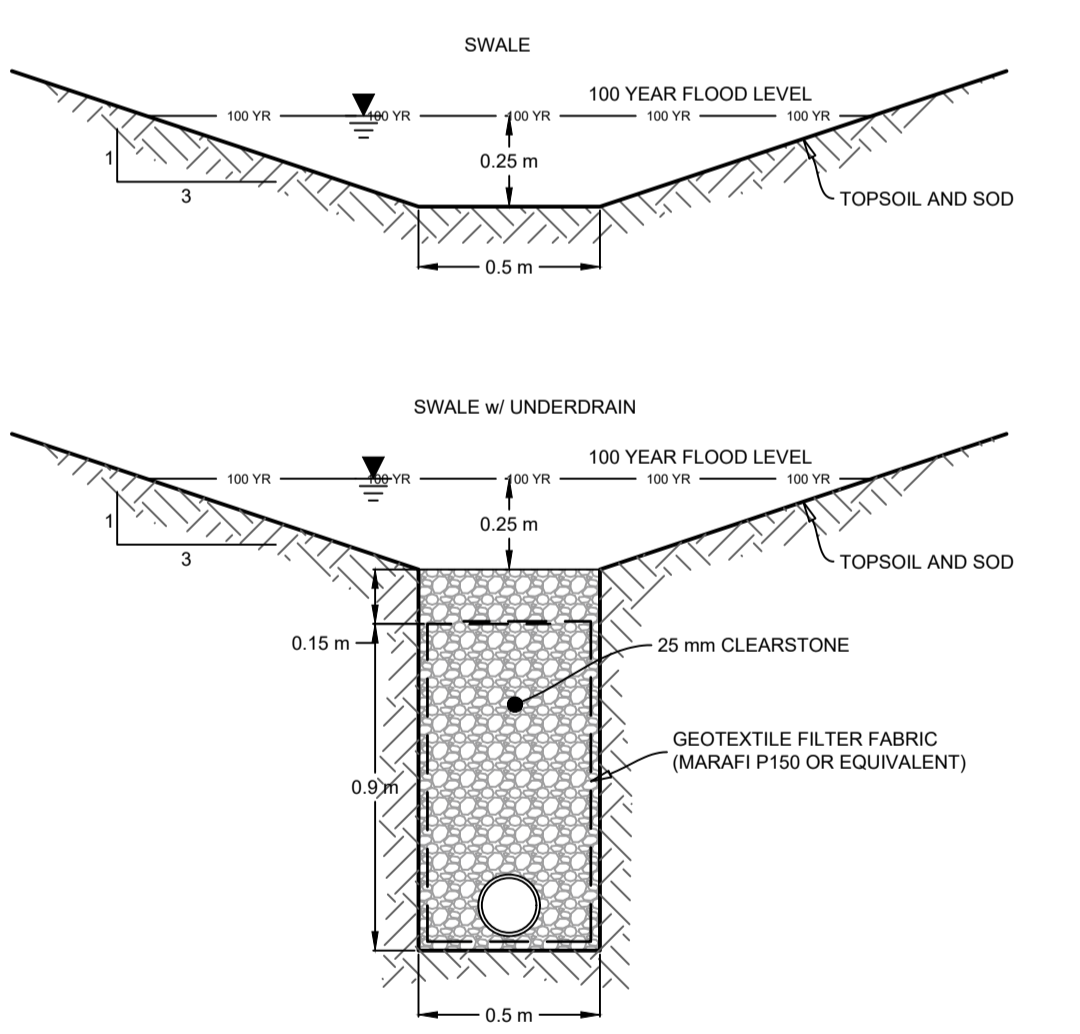
MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFFVILLE, NOVA SCOTIA

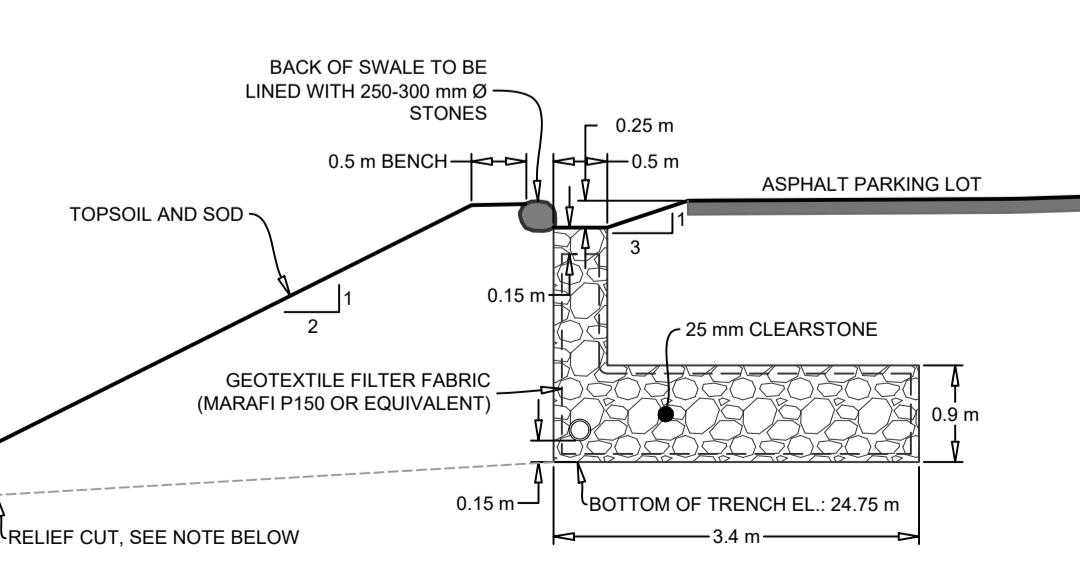
SHEET DESCRIPTION

Drawn	Engineer	Project No.	Drawing No.
T. ARMOUR	N. FOUGERE	24-800	C-ST04
Scale	Filename		
1:200	24-800_C.dwg		4 of 5

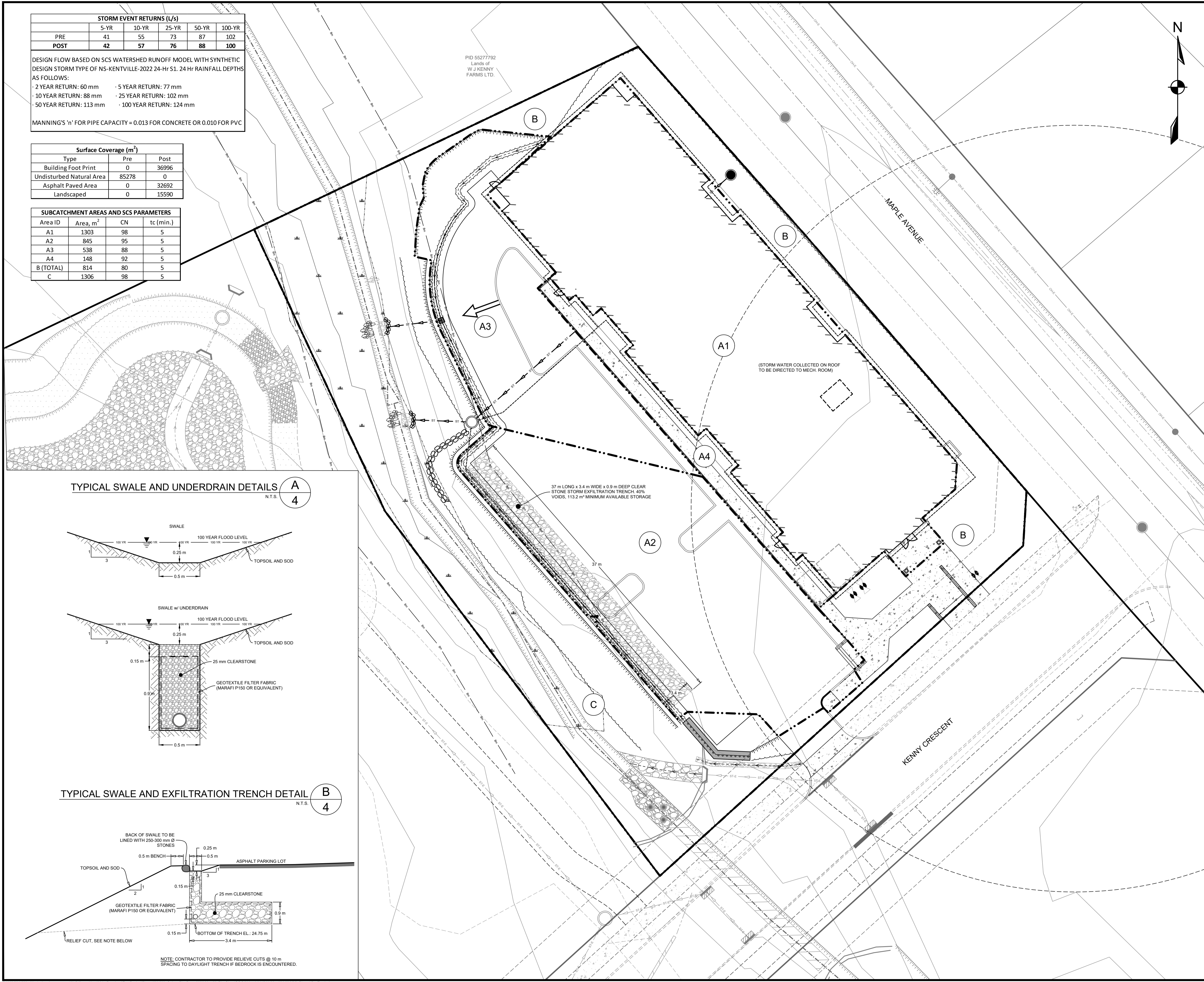
TYPICAL SWALE AND UNDERDRAIN DETAILS A
 N.T.S. 4



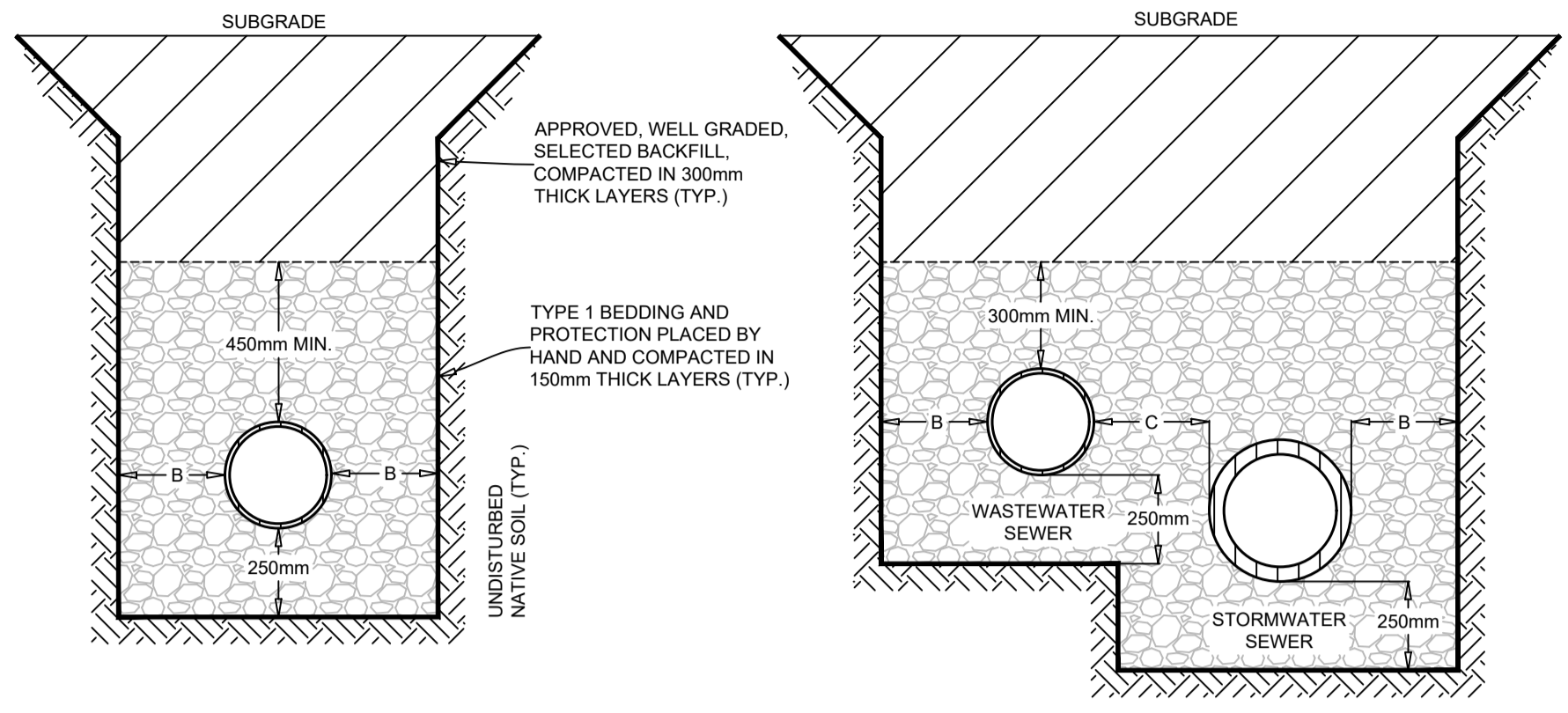
TYPICAL SWALE AND EXFILTRATION TRENCH DETAIL B
 N.T.S. 4



NOTE: CONTRACTOR TO PROVIDE RELIEVE CUTS @ 10 m SPACING TO DAYLIGHT TRENCH IF BEDROCK IS ENCOUNTERED.



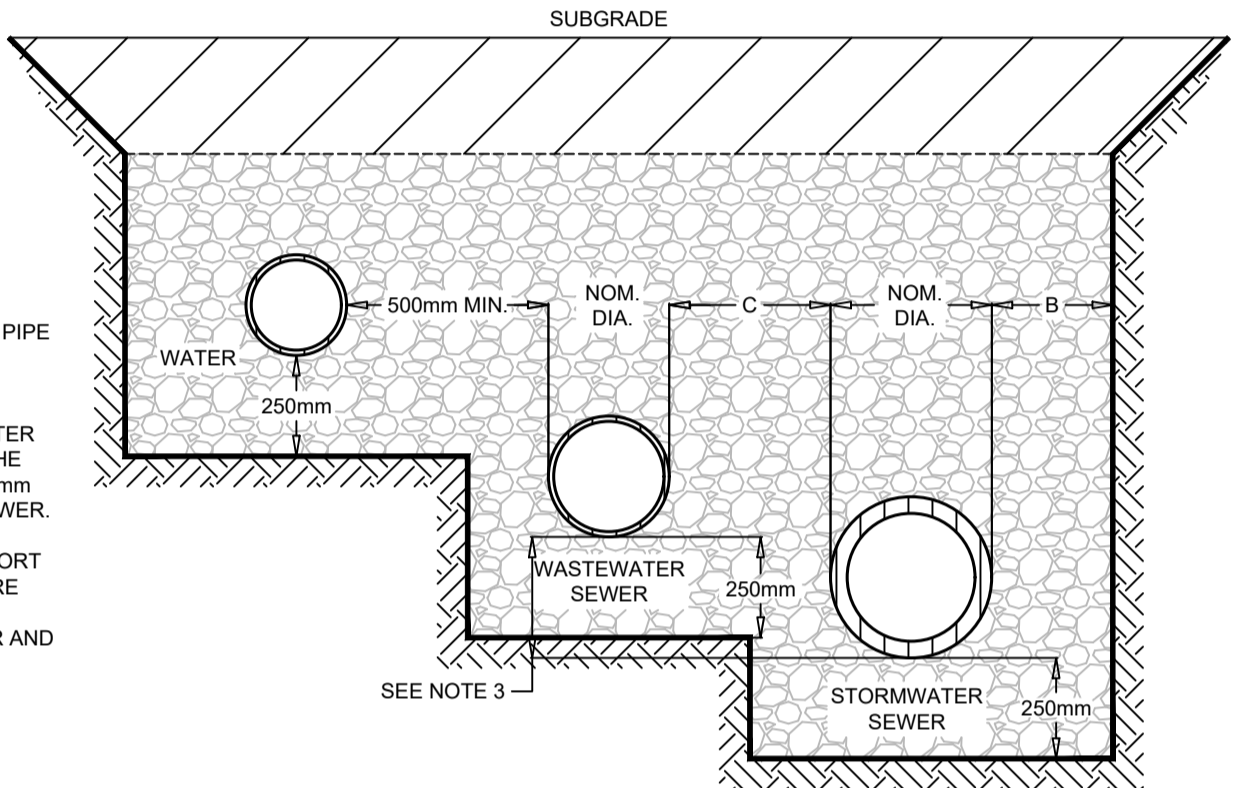
TRENCH AND BACKFILL CROSS SECTIONS **A**
N.T.S. **5**



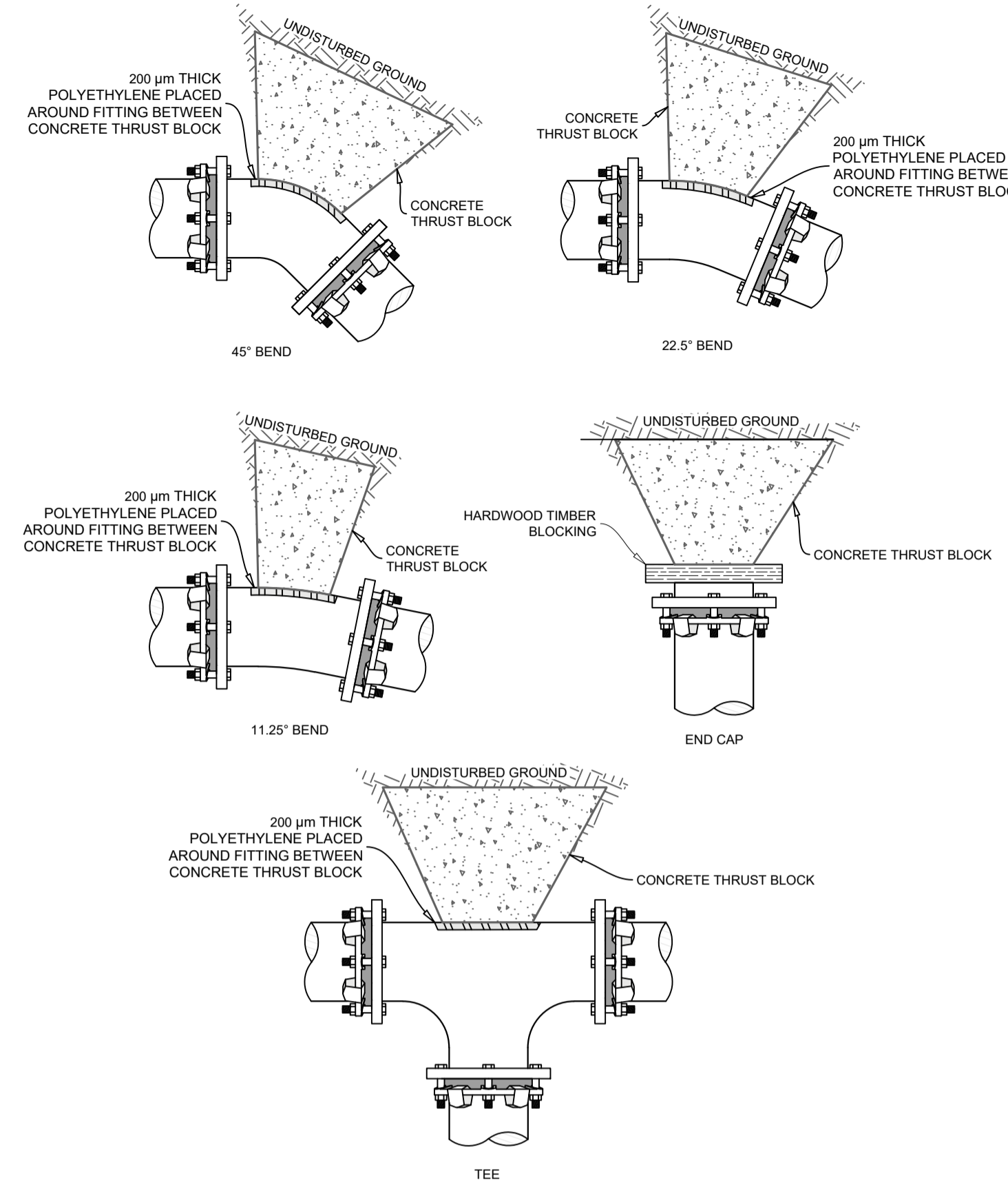
PIPE SIZE NOM. DIA.	DIMENSIONS (mm)	
	B	C
UP TO 375 mm	300	250
376 TO 500 mm	300	300
501 TO 750 mm	400	300
751 TO 1200 mm	400	400

BEDDING REQUIREMENTS SHALL BE 250 mm AS PER SECTIONS.

- NOTES**
- DIMENSION "C" IS GOVERNED BY THE LARGER PIPE DIAMETER.
 - SIDES OF TRENCHES TO REQUIREMENTS OF DEPARTMENT OF LABOUR.
 - IF CROWNS OF STORMWATER AND WASTEWATER SEWER ARE NOT MATCHED, THE INVERT OF THE STORMWATER SEWER MUST BE AT LEAST 100mm BELOW THE INVERT OF THE WASTEWATER SEWER. WHEN CONCRETE PIPE IS SPECIFIED FOR A WASTEWATER SEWER, A GEOTECHNICAL REPORT BY A P.ENG. MUST BE UNDERTAKEN TO ENSURE STABILITY OF SUBBASE.
 - MINIMUM GRAVEL COVER OVER WASTEWATER AND STORMWATER SEWERS IS TO BE 300mm.



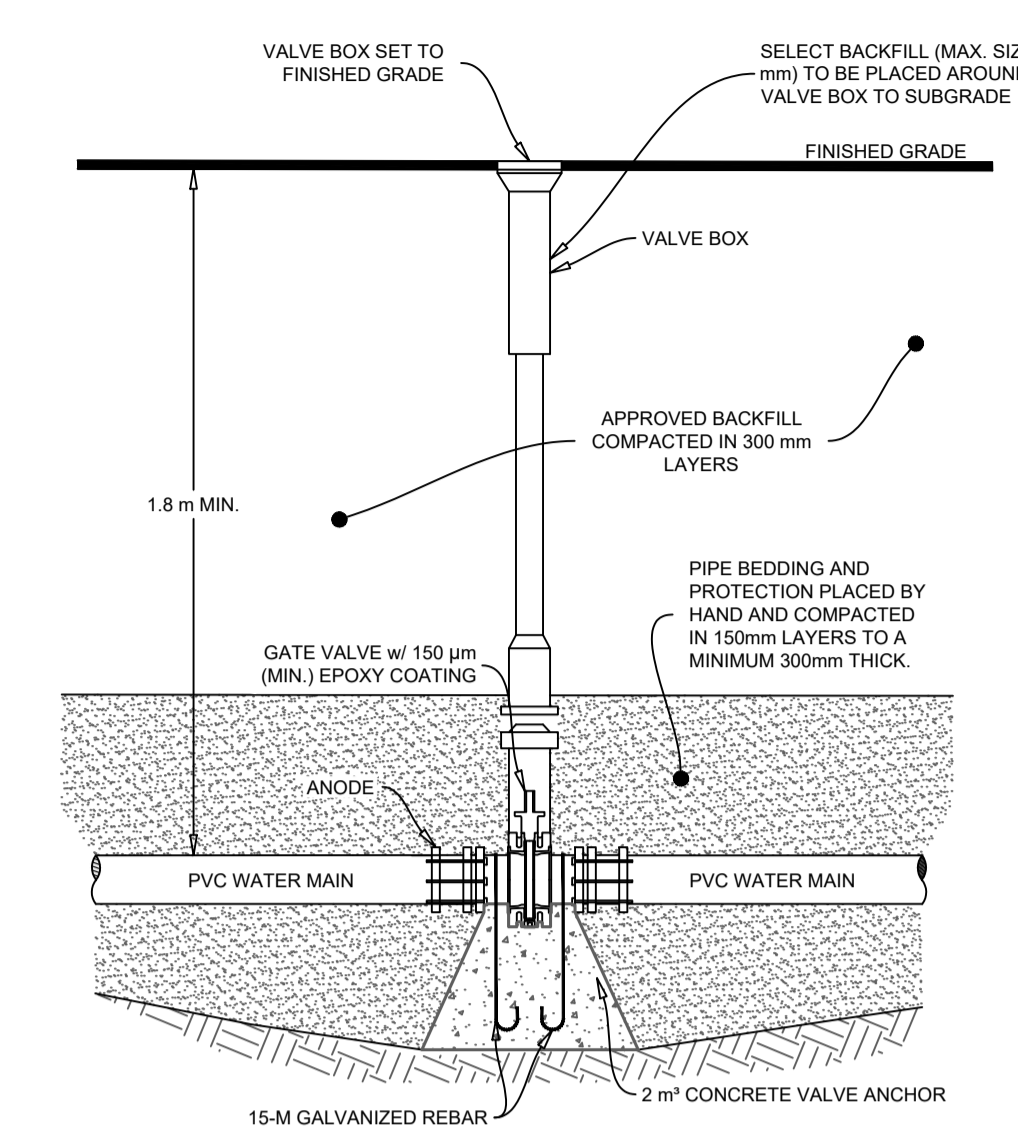
THRUST BLOCK DETAILS **B**
N.T.S. **5**



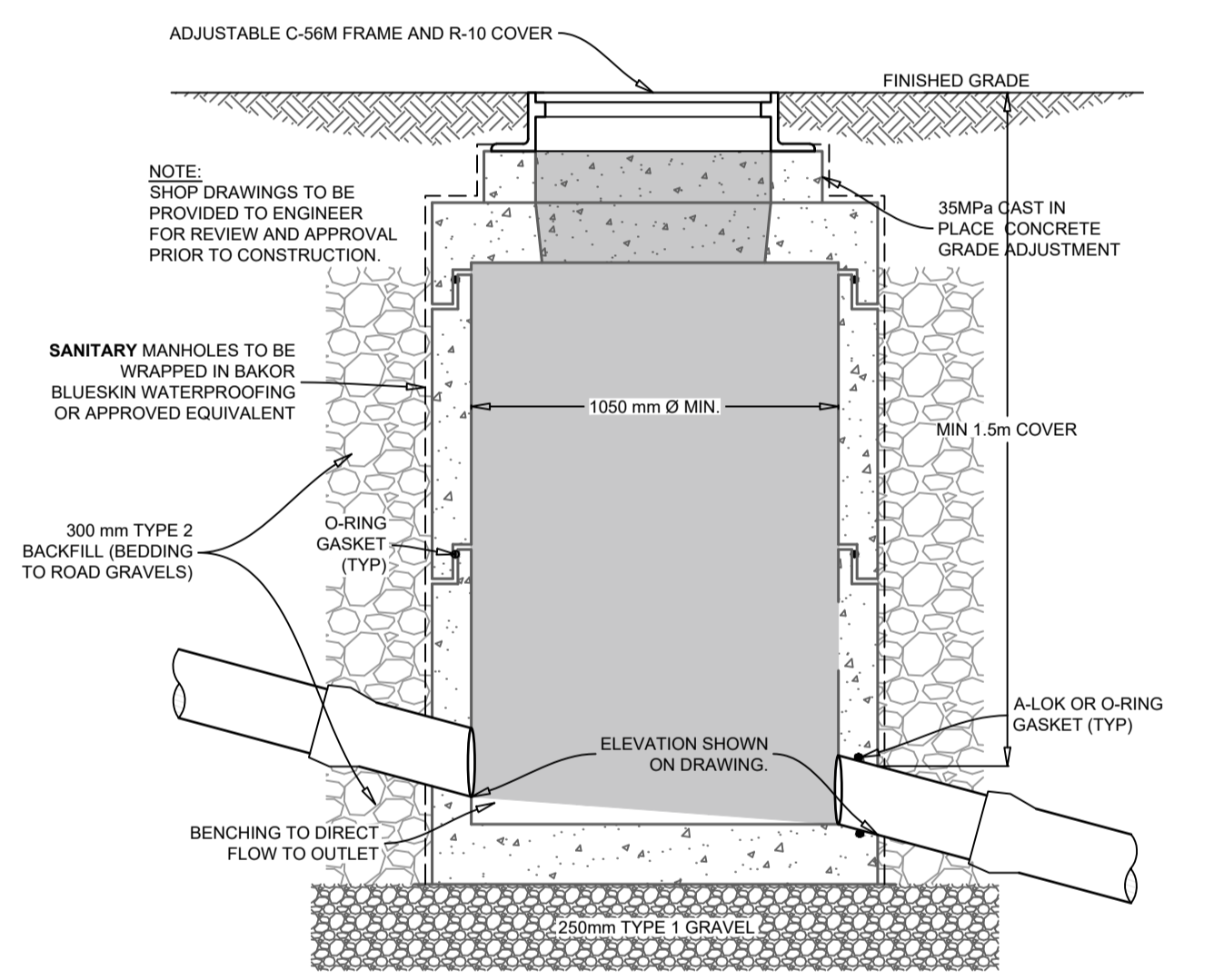
MINIMUM THRUST BLOCK CONTACT AREA (m²)
BASED ON SOIL BEARING CAPACITY OF 100 kPa AND INTERNAL PIPE PRESSURE OF 1035 kPa.

PIPE DIAMETER (mm)	CAP	TEE	45° BEND	22.5° BEND	11.25° BEND
100	0.12	0.12	0.09	0.05	0.02
150	0.21	0.27	0.21	0.11	0.05
200	0.49	0.49	0.37	0.19	0.10
250	0.76	0.76	0.58	0.30	0.15
300	1.10	1.10	0.84	0.43	0.22

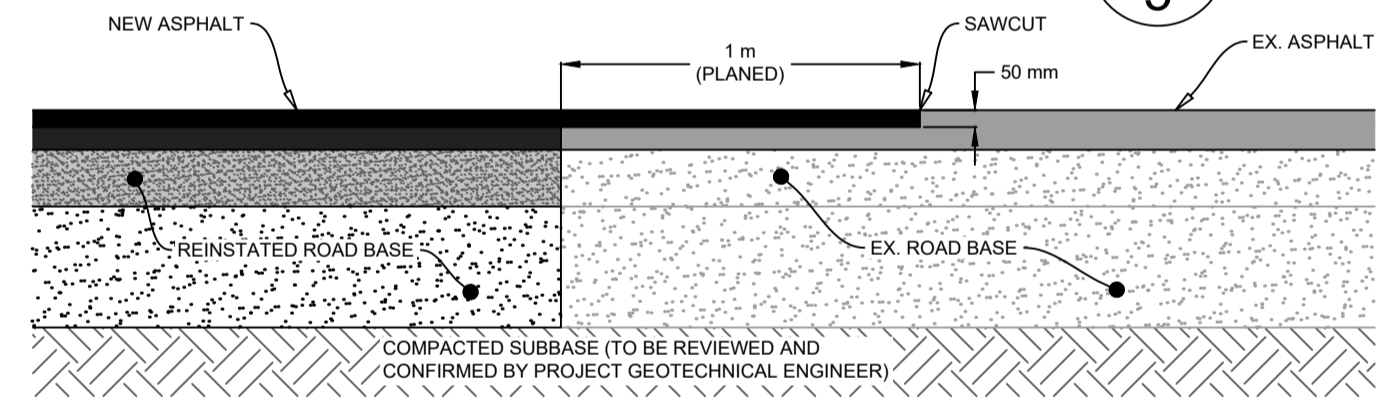
STANDARD GATE VALVE CONNECTION **C**
N.T.S. **5**



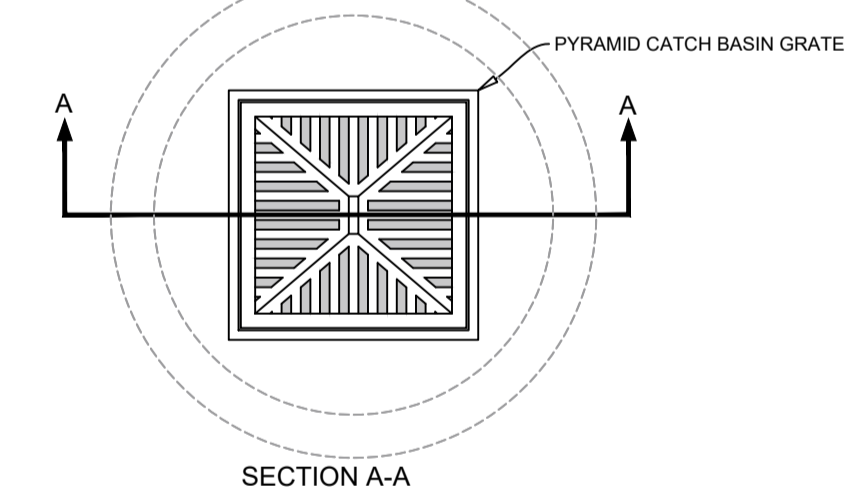
MANHOLE (TYP.) **D**
N.T.S. **5**



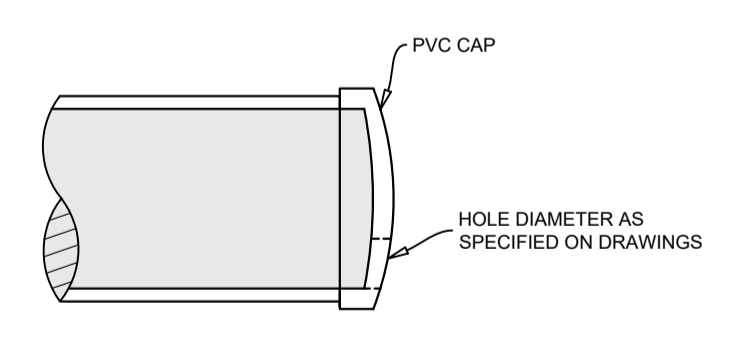
PAVEMENT REINSTATEMENT DETAIL **E**
N.T.S. **5**



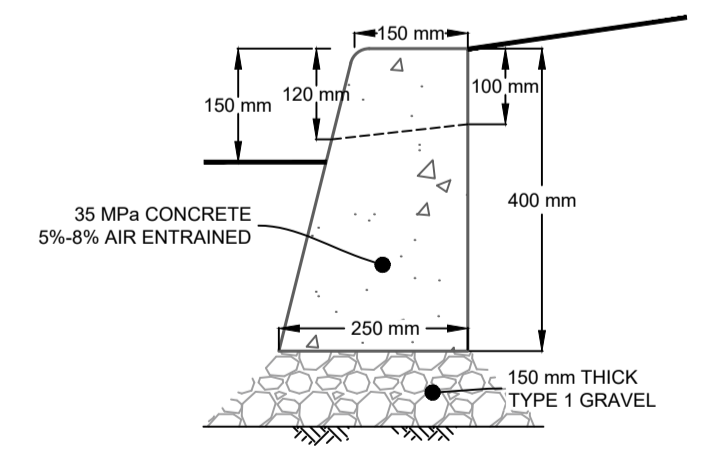
TYP. OFF STREET CATCH BASIN **H**
N.T.S. **5**



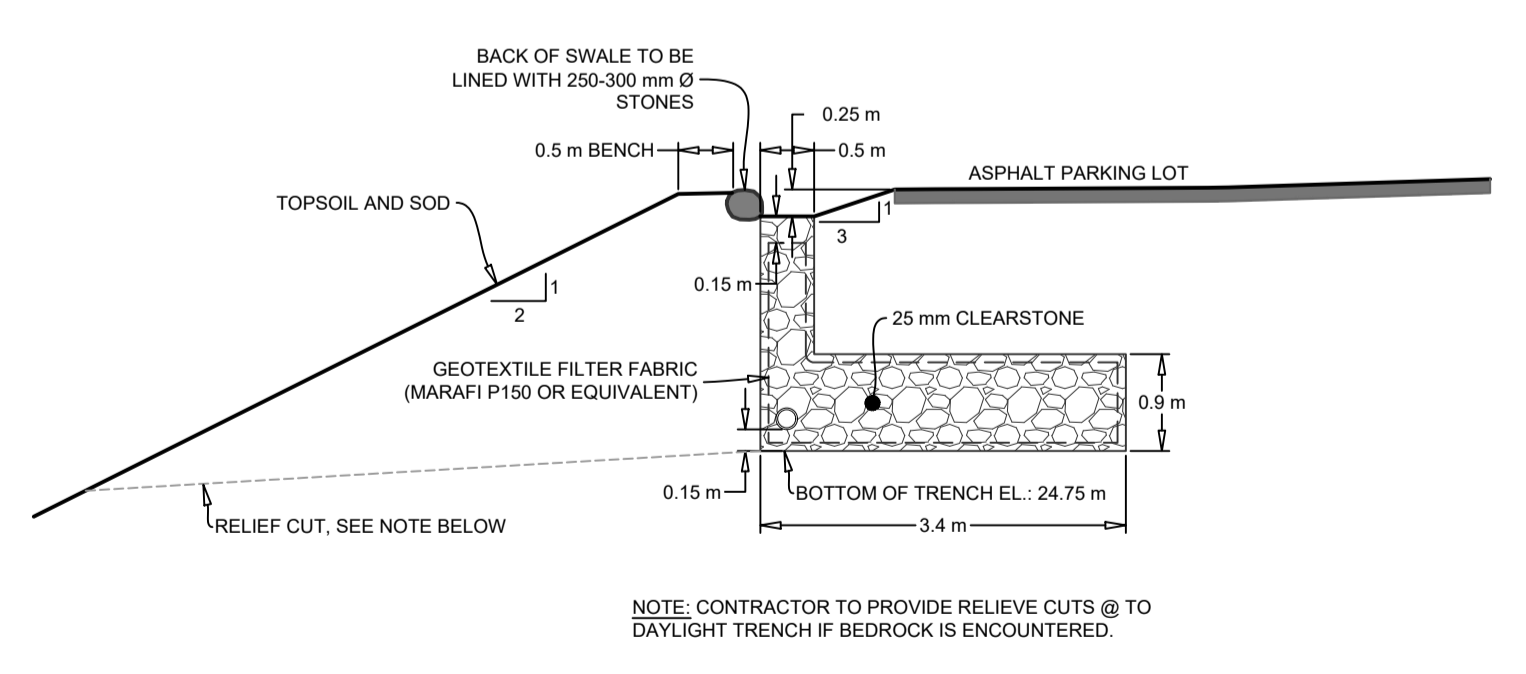
TYPICAL INLET CONTROL DEVICE (I.C.D.) DETAIL **I**
N.T.S. **5**



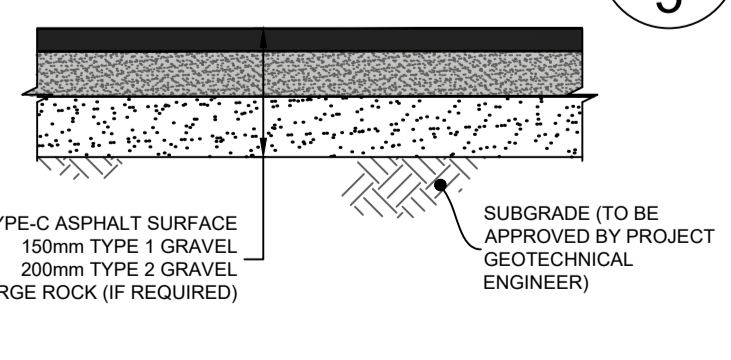
TYPICAL CURB DETAIL **K**
N.T.S. **5**



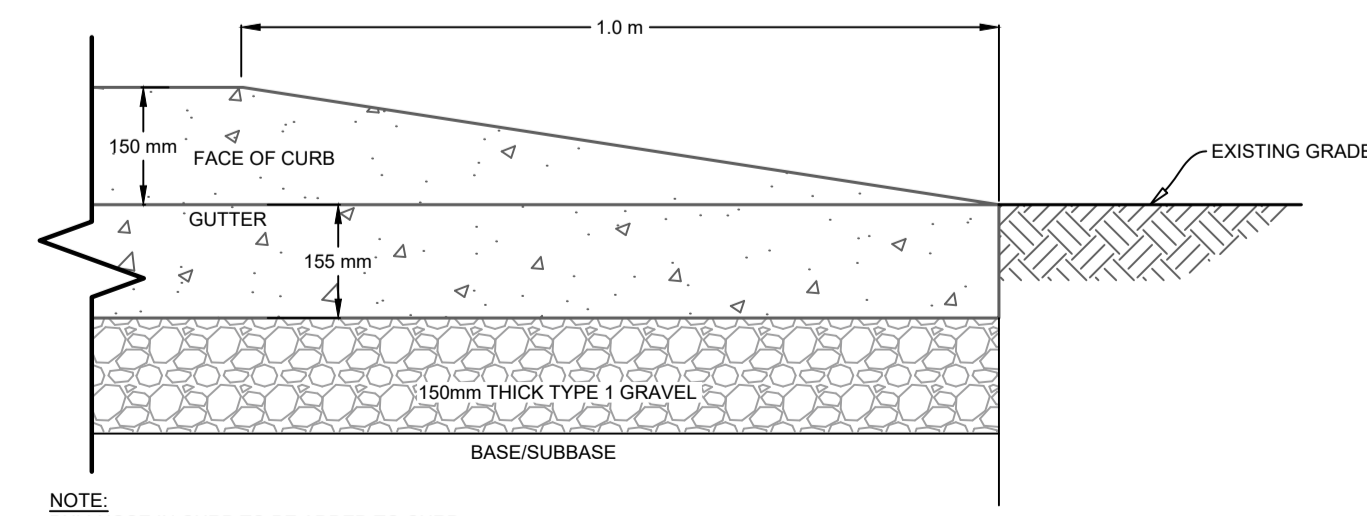
TYPICAL SWALE AND EXFILTRATION TRENCH DETAIL **F**
N.T.S. **5**



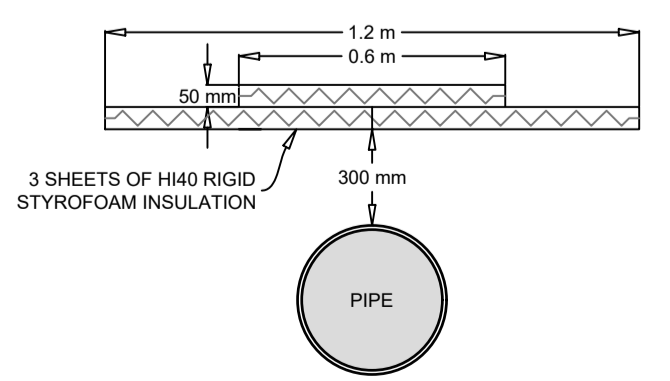
TYPICAL ASPHALT STRUCTURE **G**
N.T.S. **5**



TYPICAL CURB TERMINATION DETAIL **J**
N.T.S. **5**



PIPE INSULATION DETAIL **L**
N.T.S. **5**



GENERAL CONSTRUCTION NOTES:

- SAFETY IS PARAMOUNT AND THE CONTRACTOR MUST USE SAFE WORK PRACTICES IN ACCORDANCE WITH THE NOVA SCOTIA OCCUPATIONAL HEALTH AND SAFETY ACT.
- ALL WORKS TO BE IN ACCORDANCE WITH THE MUNICIPALITY OF THE COUNTY OF KINGS MUNICIPAL SPECIFICATIONS.
- ALL WORKS TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR MUNICIPAL SERVICES PREPARED JOINTLY BY THE NOVA SCOTIA ROADBUILDERS ASSOCIATION AND THE CONSULTING ENGINEERS OF NOVA SCOTIA (CURRENT EDITION).
- ALL WORKS TO BE IN ACCORDANCE WITH REQUIREMENTS OF ALL PERMITS AND REGULATIONS AS APPLICABLE TO COMMENCING CONSTRUCTION.
- CONTRACTOR TO NOTIFY DESIGNPOINT AND THE MUNICIPALITY REGARDING CONSTRUCTION SCHEDULING 2 WEEKS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF NATURAL WATERCOURSES FROM DAMAGE DUE TO Silt Laden Runoff from the construction site. ACCEPTABLE CONSTRUCTION PROCEDURES MAY BE OBTAINED FROM EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES (CURRENT EDITION), BY NOVA SCOTIA ENVIRONMENT.
- ALL DISTURBED AREAS NOT STABILIZED BY GRAVEL, ASPHALT, CONCRETE, OR SOD ARE TO BE STABILIZED WITH 100mm TOPSOIL AND HYDROSEEDING. HYDROSEEDING AREAS TO BE COVERED WITH HAY MULCH (MIN. 300 kPa). HYDROSEEDING AREAS THAT DO NOT SHOW ACTIVE GROWTH WITHIN THE FIRST GROWING SEASON TO BE RE-STABILIZED.
- MATERIALS SHALL NOT BE SUBSTITUTED UNLESS PRIOR APPROVAL IS PROVIDED BY THE ENGINEER.
- SHOP DRAWINGS TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM WORKS AND TO COMPLY WITH ALL PERMIT REQUIREMENTS AND CONDITIONS.
- LOCATIONS OF EXISTING INFRASTRUCTURE IS BASED ON BEST AVAILABLE INFORMATION, INCLUDING RECORD INFORMATION. CONTRACTOR TO CONFIRM LOCATIONS OF EXISTING INFRASTRUCTURE AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR TO ALLOW A 1 WEEK REVIEW PERIOD BY THE ENGINEER.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS (SUCH AS EASTWARD ENERGY, NOVA SCOTIA POWER, BELL ALANT, EASTLINK, WATER AND SEWER MAINS). CONTRACTOR TO VISIT [ELCIBEE.COM/evdgg.com](http://elcibee.com/evdgg.com) TO REQUEST LOCATES PRIOR TO COMPLETING ANY EXCAVATION. CONTRACTOR SHALL ADHERE TO ALL OCCUPATIONAL HEALTH AND SAFETY REGULATIONS FOR WORKING AROUND LIVE GAS MAINS.
- ALL POWER AND COMMUNICATION INFRASTRUCTURE TO BE INSTALLED AS PER NSIP AND COMMUNICATION PROVIDER (I.E. BELL) SPECIFICATIONS. CONTRACTOR TO CONFIRM AND COORDINATE WITH UTILITIES AS REQUIRED. SEE KENNY LANDS ELECTRICAL DRAWINGS BY EA ENGINEERING FOR ALL ELECTRICAL AND COMMUNICATION INFRASTRUCTURE DESIGN. PERMISSION FROM LANDOWNERS(S) REQUIRED TO WORK ON PRIVATE PROPERTY.
- CONTRACTOR TO NOTIFY PROPERTY OWNERS WHO WILL EXPERIENCE DISRUPTION DURING THE WORK (PROPERTY ACCESS, MUNICIPAL SERVICE LOSS, POWER/COMMUNICATION LOSS, ETC.) AT LEAST 48 HOURS PRIOR TO THE DISRUPTION.
- ALL ELEVATIONS ARE METRIC AND GEODETIC. TOPOGRAPHICAL SURVEY COMPLETED BY OTHERS. CONTRACTOR TO CONTACT DESIGNPOINT FOR CONSTRUCTION LAYOUT CONTROL INFORMATION 3 WEEKS PRIOR TO CONSTRUCTION.
- ALL EARTHWORK (INCLUDING SUBGRADE), TRENCH WORK, PIPE BEDDING, AND SURFACE TREATMENT (INCLUDING GRAVELS, ASPHALT, AND CONCRETE) TO BE REVIEWED AND CERTIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- DRAWINGS SUBJECT TO CONSTRUCTION APPROVAL BY THE APPLICABLE APPROVAL AGENCIES (E.G. NOVA SCOTIA ENVIRONMENT) PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES REQUIRED FOR THE PROJECT. ALL TEMPORARY TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NOVA SCOTIA TRANSPORTATION AND INFRASTRUCTURE REVENUE TEMPORARY WORKPLACE TRAFFIC CONTROL MANUAL AND THE LATEST EDITION OF THE TRANSPORTATION ASSOCIATION OF CANADA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CANADA.
- INSULATION TO BE 50mm THICK H40 RIGID STYROFOAM (ROAD AND TRAFFIC BATED). CONTRACTOR MAY REQUEST GRADE ADJUSTMENTS SUBJECT TO REVIEW AND APPROVAL BY ENGINEER AND APPLICABLE APPROVAL AGENCIES. CONTRACTOR RESPONSIBLE FOR COSTS ASSOCIATED WITH GRAVEL REVISIONS AND REPORT TO THE ENGINEER FOR REVIEW OF ALL GRAVITY SEWERS 150 mm Ø OR LARGER.
- AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR IS TO COMPLETE AND PROVIDE A COPY OF A CCTV INSPECTION AND REPORT TO THE ENGINEER FOR REVIEW OF ALL GRAVITY SEWERS 150 mm Ø OR LARGER.
- ALL TESTING OF SEWERS TO BE IN ACCORDANCE WITH THE MUNICIPALITY'S SPECIFICATIONS, INCLUDING MANHOLE VACUUM TEST. PRESSURE TEST TO BE COMPLETED FOR ENTIRE PIPE LENGTH. TEMPORARY END CAPS TO BE INSTALLED AS REQUIRED TO FACILITATE TESTING.
- ALL TESTING OF WATER MAINS TO BE IN ACCORDANCE WITH THE MUNICIPALITY'S SPECIFICATIONS, INCLUDING WATER MAINS TEST AND TESTING FOR ALL SERVICE LATERALS 100 mm Ø AND LARGER. BASE LIFT OF GRAVEL TO BE PLACED OVER WATER MAINS AND SERVICES PRIOR TO TESTING. PUBLIC AND PRIVATE INFRASTRUCTURE.
- ANY FIELD MANHOLE CONNECTIONS (IF REQUIRED) TO BE MADE USING CORE DRILL AND KOR-SEAL (SUBJECT TO APPROVAL BY THE MUNICIPALITY AND ENGINEER).
- ALL GRAVITY PIPE TO BE INSTALLED IN AN UPSTREAM DIRECTION. CONTRACTOR TO BEGIN PIPE INSTALLATION AT THE MOST DOWNSTREAM LOCATION. INSTALLING TEMPORARILY ORPHANED PIPE SECTIONS IS NOT ACCEPTABLE (UNLESS APPROVED BY THE MUNICIPALITY AND THE ENGINEER).
- CONTRACTOR TO PROVIDE 24 HOURS NOTICE TO THE MUNICIPALITY AND THE ENGINEER OF PIPE AND MANHOLE TESTING, INCLUDING CCTV INSPECTION AND DEFLECTION TESTING.

ISSUE	DATE	DESCRIPTION	INT.
3	MAR. 21, 2025	REVISED AS PER TOW COMMENTS	T.T.
2	FEB. 26, 2025	ISSUED FOR PERMIT	T.A.
1	DEC. 10, 2024	ISSUED FOR REVIEW	T.T.

CONSULTANT

DESIGNPOINT
engineering • surveying • solutions

902.832.5597 designpoint.ca

REGISTERED PROFESSIONAL ENGINEER
DATE 21/03/25
N.T. FOUGERE
N.T. FOUGERE
9050
PROVINCE OF NOVA SCOTIA

CLIENT

MAPLE AVENUE APARTMENTS LP

PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL DEVELOPMENT
WOLFFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

CONSTRUCTION NOTES AND DETAILS

Drawn T. ARMOUR	Engineer N. FOUGERE	Project No. 24-800	Drawing No. C-D05
Scale N.T.S.	Filename 24-800 D.dwg	5 of 5	

LANDSCAPE SPECIFICATIONS

- 1. QUALIFICATION OF BIDDERS**
 1. THE CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF A MEMBER ORGANIZATION OF THE CANADIAN NURSERY TRADES ASSOCIATION.
 2. THE CONTRACTOR'S SITE SUPERVISOR SHALL BE A CERTIFIED LANDSCAPE TECHNICIAN.
- 2. GENERAL**
 1. SITE LAYOUT HAS BEEN TAKEN FROM SITE PLAN PROVIDED BY DESIGNPOINT, FEBRUARY 13, 2025.
 2. THIS PLAN IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND CIVIL DRAWINGS. REFER TO CIVIL DRAWINGS FOR ALL PAVEMENTS, GRADING AND LAYOUT INFORMATION AND ACCURATE PROPERTY BOUNDARY DEFINITIONS.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO READ ALL DRAWINGS, SPECIFICATIONS AND NOTES RELATED TO THIS PROJECT AND CONFIRM ALL TERMS AND CONDITIONS RELATED TO THIS CONTRACT AND TO QUESTION ANY UNCERTAINTIES PRIOR TO SUBMISSION OF QUOTATION.
 4. THE CONTRACTOR SHALL VISIT THE SITE TO CONFIRM CONDITIONS. THE CONTRACTOR SHALL CONTACT THE CONSULTANT WITH QUESTIONS CONCERNING ANY UNCERTAINTY IN THE TERMS OF THE CONTRACT PRIOR TO SUBMISSION OF QUOTATION.
 5. ALL LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE STAKED ON SITE BY CONTRACTOR AND APPROVED BY CONSULTANT PRIOR TO COMMENCEMENT OF LANDSCAPING.
 6. ALL WORK TO BE CONDUCTED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS AND BYLAWS.
 7. THE CONTRACTOR SHALL NOT DISTURB EXISTING STRUCTURES, PLANT MATERIAL, LAWNS AND PAVEMENT. THE CONTRACTOR SHALL REINSTATE ANY DISTURBANCE TO THE APPROVAL OF THE CONSULTANT AT OWN COST.
 8. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. DO NOT DISTURB UNDERGROUND UTILITIES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES AT OWN EXPENSE.
 9. THE CONTRACTOR SHALL EMPLOY ANY MEASURES NECESSARY TO PREVENT SOIL FROM ENTERING THE STORM DRAINAGE SYSTEM. SCHEDULE WORK TO AVOID EXPOSURE OF SOIL TO RAINFALL.
 10. ALL WORK SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION OF PROJECT AND ACCEPTANCE BY CONSULTANT.

- 3. SOILS FOR LANDSCAPING**
 1. TOPSOIL SHALL BE FRIABLE SANDY LOAM WITH A SUITABLE CONTENT OF MINERAL PARTICULATE, MICRO ORGANISMS, ORGANIC MATTER AND SOIL NUTRIENTS (NITROGEN, PHOSPHORUS, POTASSIUM), FREE OF DEBRIS AND STONES OVER 1 INCH IN DIAMETER. SAND CONTENT SHALL BE 40-70%, ORGANIC CONTENT SHALL BE 20%. THE CLAY CONTENT SHALL BE 20% MAX. A SAMPLE OF THE TOPSOIL SHALL BE SUBMITTED TO THE PROVINCIAL DEPARTMENT OF AGRICULTURE FOR ANALYSIS. THE CONTRACTOR SHALL SUPPLEMENT THE TOPSOIL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL ANALYSIS. THE CONTRACTOR SHALL SUBMIT A COPY OF THE SOILS ANALYSIS REPORT TO THE CONSULTANT AND PROVIDE A SAMPLE OF THE TOPSOIL FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
 2. PLANTING SOIL TO BE A MIXTURE OF 60% TOPSOIL AND 40% ORGANIC MATTER (COMPOST OR WELL AGED MANURE, FREE OF WEED SEED) OR APPROVED EQUAL.

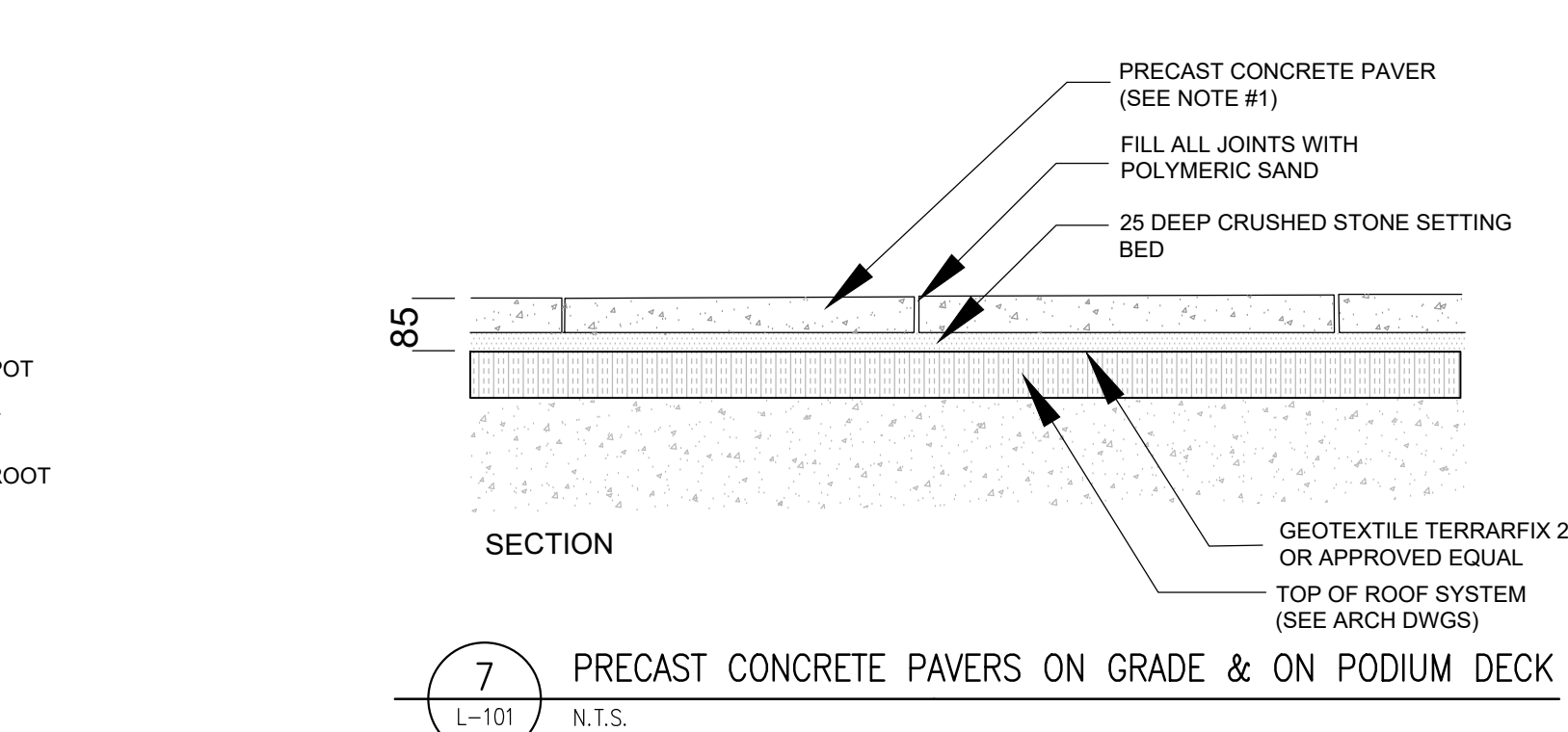
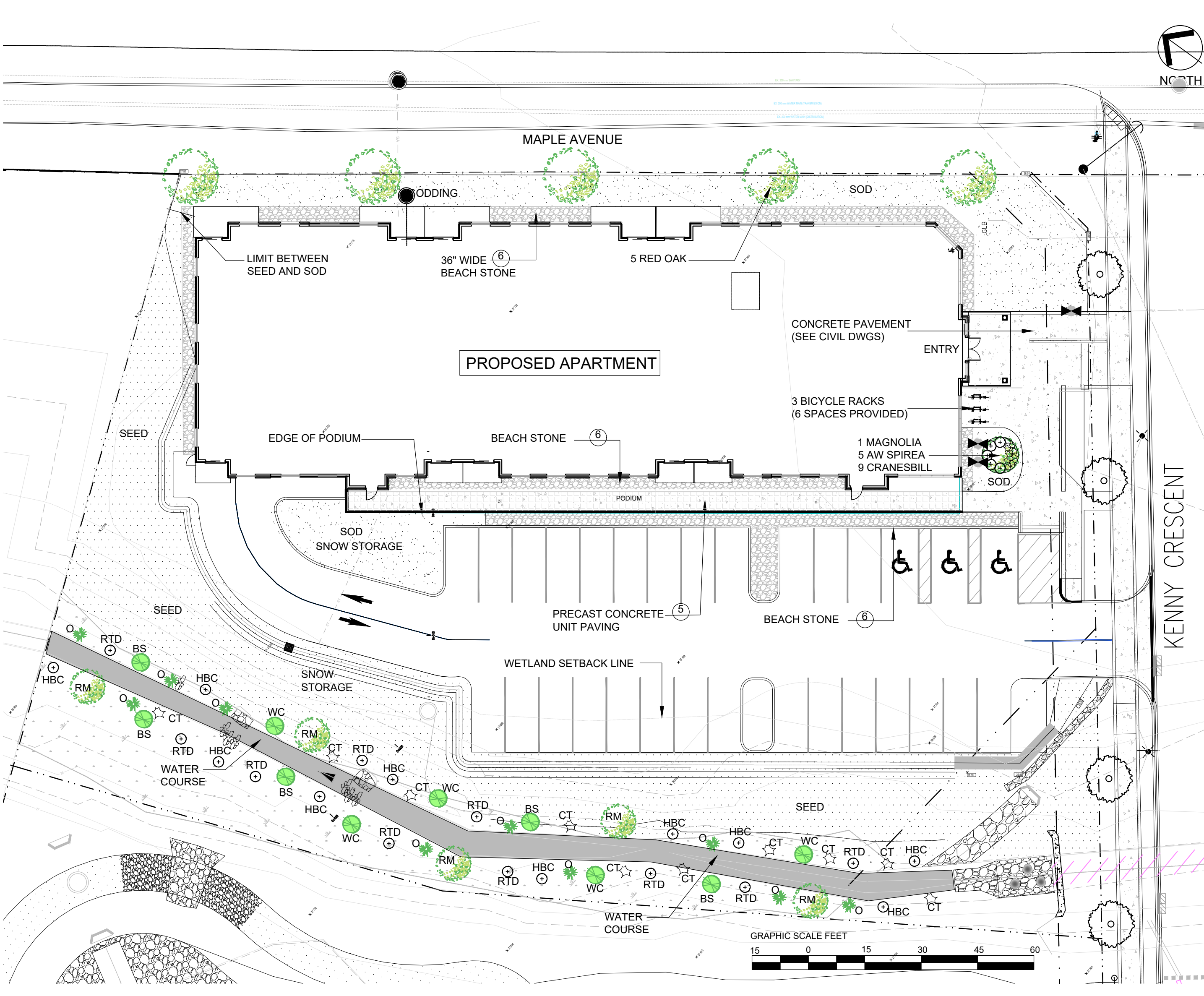
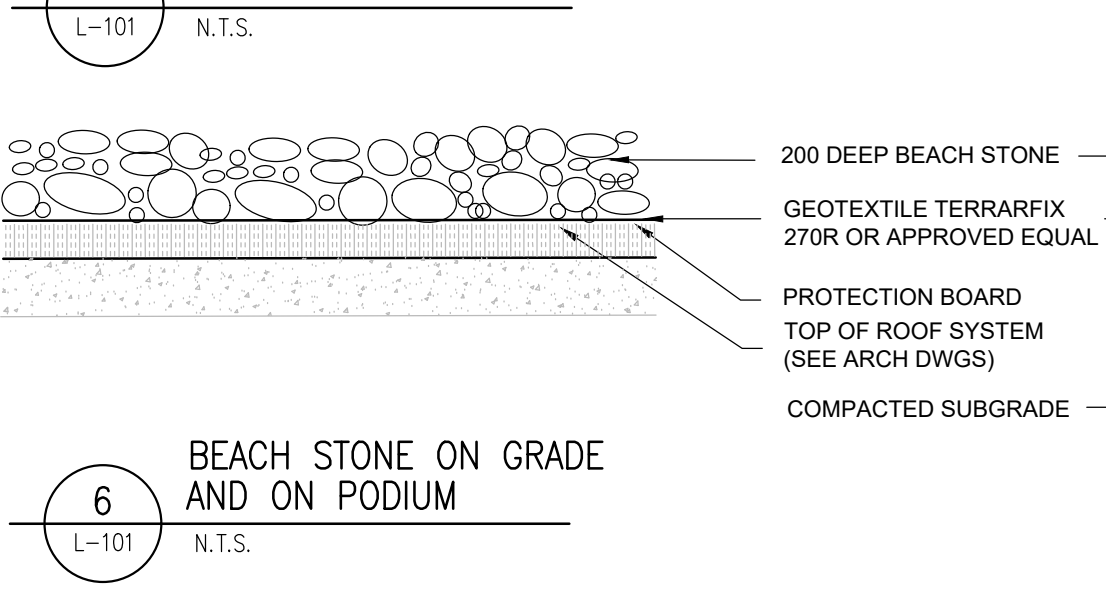
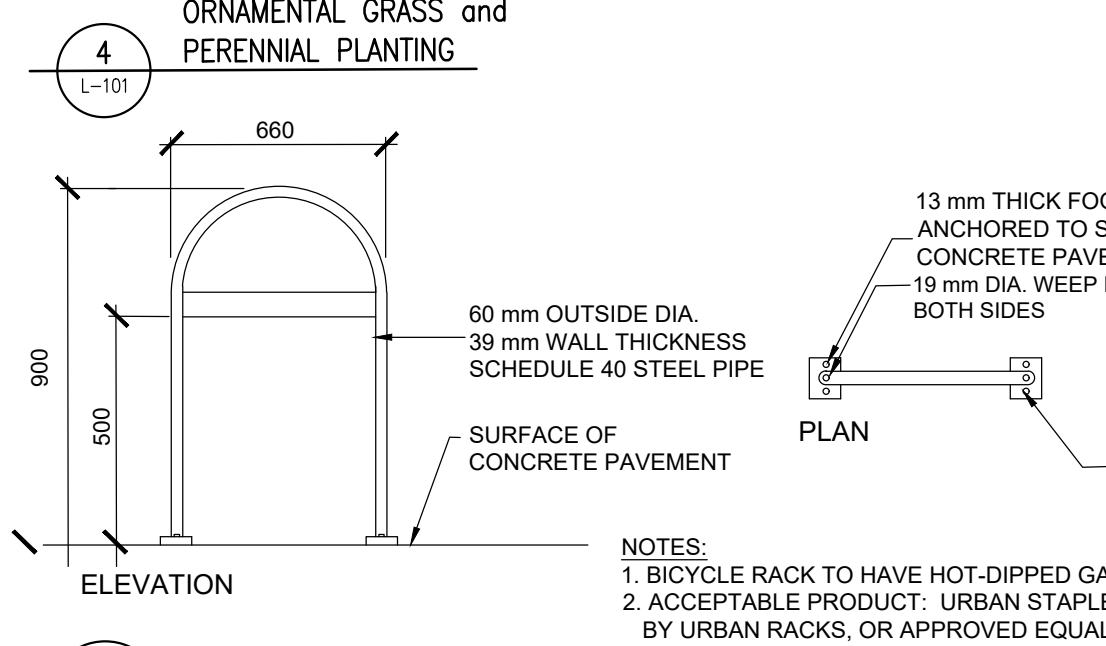
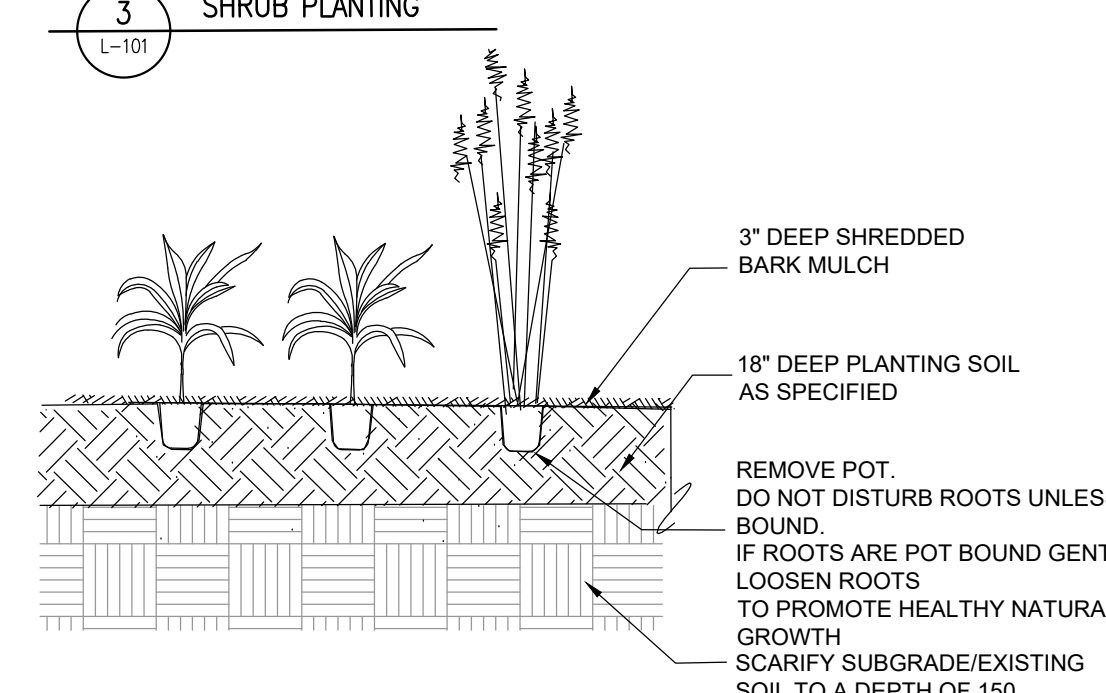
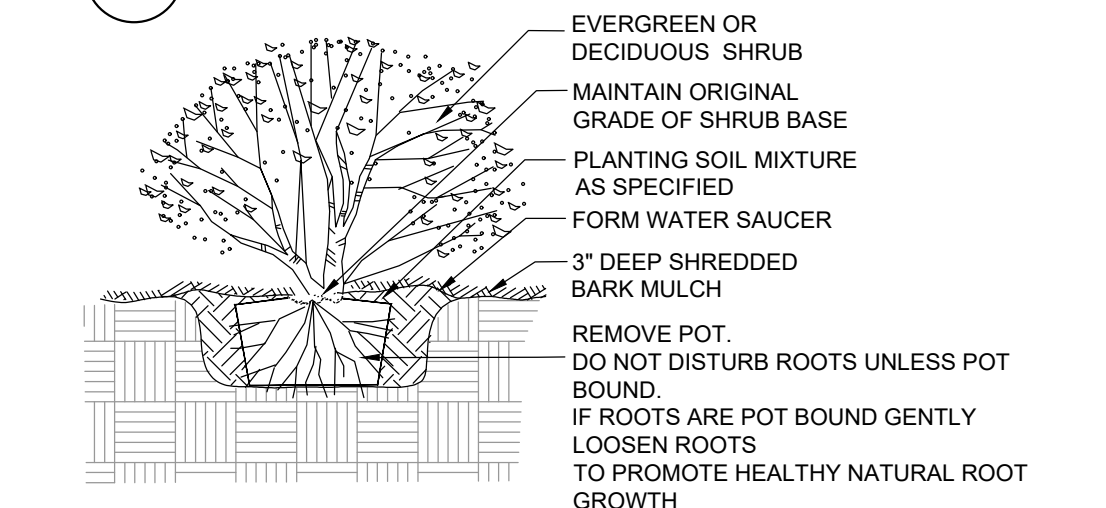
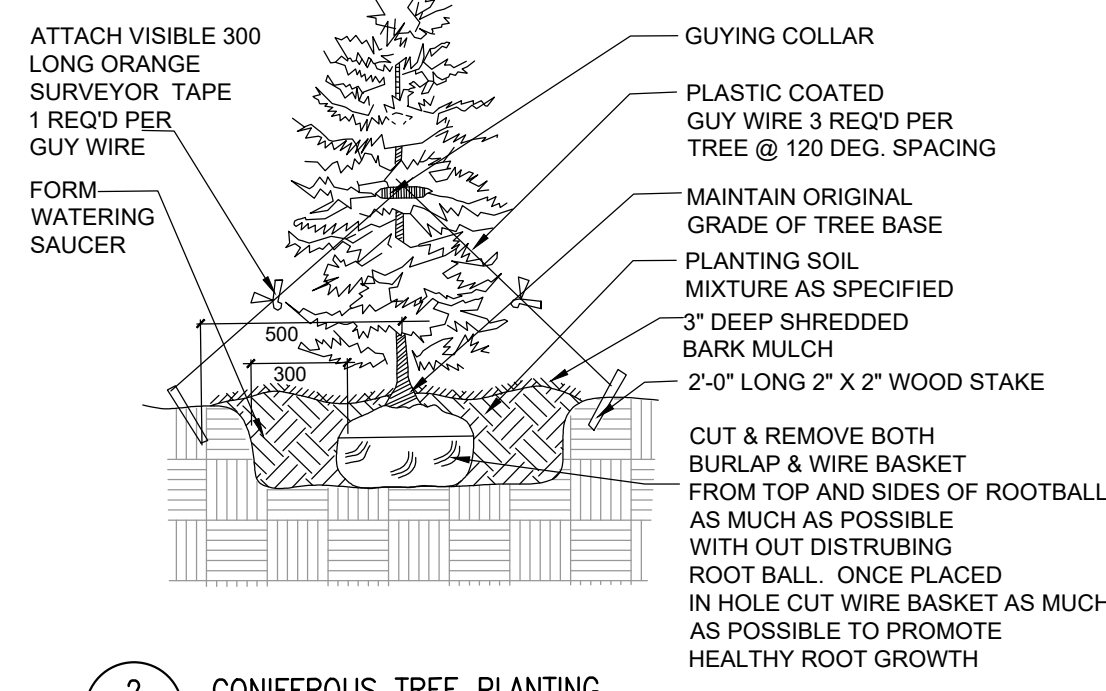
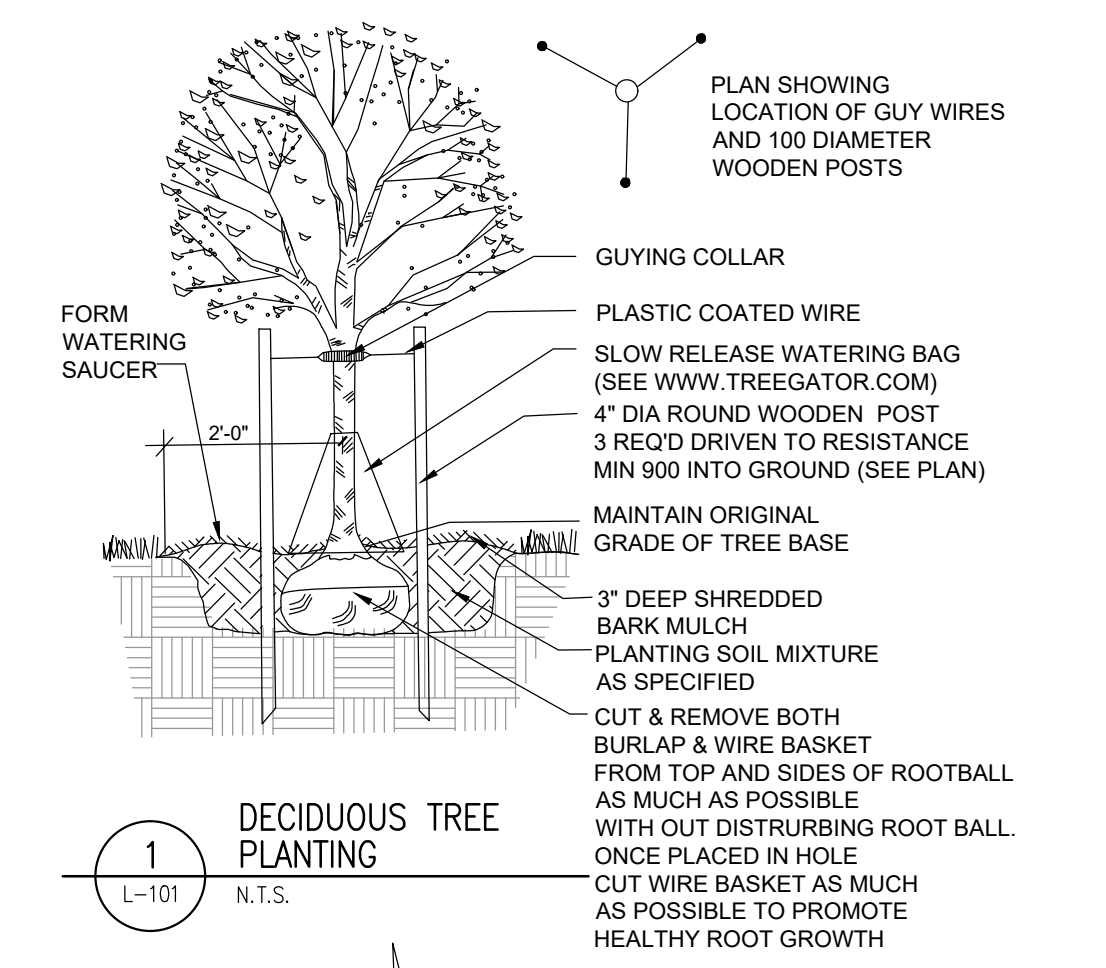
- 4. PLANTING**
 1. ALL PLANTING SHALL CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION METRIC GUIDE SPECIFICATIONS AND STANDARDS FOR NURSERY STOCK, LATEST EDITION. ALL PLANT MATERIAL SHALL BE TOP QUALITY AND APPROVED BY THE CONSULTANT. PRIOR QUALITY PLANT MATERIAL WILL BE REJECTED. UNDERSIZED PLANT MATERIAL OR SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED BY THE CONSULTANT.
 2. ENSURE ALL PLANTS ARE DELIVERED TO THE SITE IN GOOD CONDITION. DELIVER PLANTS TO THE SITE ON THE DAY THEY ARE TO BE PLANTED. DO NOT STORE PLANTS ON SITE.
 3. PLANTING TO BE IN ACCORDANCE WITH PLANTING DETAILS ON THIS DRAWING.
 4. WATER PLANTS IMMEDIATELY AFTER PLANTING AND WATER THOROUGHLY ONCE EVERY THREE DAYS FOR A PERIOD OF ONE MONTH AFTER PLANTING. CONTINUE TO WATER ONCE A WEEK FOR 3 MONTHS TO MAINTAIN OPTIMAL GROWING CONDITIONS DURING THE MAINTENANCE PERIOD.
 5. PLANTING AREAS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF ACCEPTANCE, TO INCLUDE:
 1. WATER WHENEVER NECESSARY TO MAINTAIN OPTIMUM SOIL MOISTURE CONDITIONS FOR THE GROWTH AND HEALTH OF THE PLANT MATERIAL, WITHOUT CAUSING EROSION.
 2. REMOVE WEEDS MONTHLY.
 3. REPLACE OR RESPREAD ANY DAMAGED, MISSING OR DISTURBED MULCH.
 4. APPLY PESTICIDES AS REQUIRED TO CONTROL INSECTS, FUNGUS AND DISEASE. OBTAIN PRODUCT APPROVAL FROM CONSULTANT BEFORE APPLICATION.
 5. REMOVE DEAD AND BROKEN BRANCHES FROM PLANT MATERIAL.
 6. KEEP TREE SUPPORTS IN PROPER REPAIR AND ADJUSTMENT. REMOVE TREE SUPPORTS AT END OF MAINTENANCE PERIOD.
 7. REMOVE AND REPLACE DEAD PLANTS AND PLANTS NOT IN HEALTHY GROWING CONDITIONS. MAKE REPLACEMENTS AS SPECIFIED FOR ORIGINAL PLANTINGS.

- 5. SEEDING**
 1. ALL DISTURBED AREAS NOT INDICATED TO BE SOD OR ROCK LINED SLOPE SHALL BE SEEDED.
 2. ALL SEEDED AREAS SHALL SLOPE TO DRAIN AT A MINIMUM OF 2% SLOPE AND A MAXIMUM OF 1V:2H (RISE/RUN) UNLESS NOTED OTHERWISE.
 3. ENSURE THAT THE SUBGRADE UNDER THE AREAS TO BE SEEDED HAS BEEN GRADED, COMPACTED AND ACCEPTED BY THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
 4. WHERE INDICATED, AREAS TO BE SEEDED SHALL BE COVERED WITH 4" (AFTER COMPACTION OF APPROVED AND AMENDED TOPSOIL).
 5. SPREAD TOPSOIL AND GRADE TO SMOOTH, EVEN SLOPES. ELIMINATE LOW SPOTS AND ENSURE THAT ALL SURFACE DRAIN POSITIVELY.
 6. ROLL TO COMPACT TOPSOIL.
 7. SEED SHALL BE NS HIGHWAY MIX, AS SUPPLIED BY HALIFAX SEED, OR APPROVED EQUAL.
 8. APPLY SEED HYDRAULICALLY IN ACCORDANCE WITH SECTION 02650 OF THE STANDARD SPECIFICATION FOR MUNICIPAL SERVICES PUBLISHED BY THE NOVA SCOTIA ROAD BUILDERS ASSOCIATION AND NOVA SCOTIA CONSULTING ENGINEERS ASSOCIATION, JOINT COMMITTEE ON CONTRACT DOCUMENTS.
 9. WATER SEEDED AREAS WHENEVER NECESSARY TO MAINTAIN OPTIMUM GROWING CONDITIONS UNTIL SEEDED AREAS ARE ACCEPTED BY CONSULTANT.

- 10. SEEDED AREA SHALL BE ACCEPTED BY CONSULTANT PROVIDED THAT:**
 1. AREAS ARE UNIFORMLY ESTABLISHED AND TURF IS FREE OF RUTTED, ERODED, BARE OR DEAD SPOTS AND FREE OF WEEDS.
 2. GRADIENTS MEET PROJECT REQUIREMENTS.
 3. AREAS HAVE BEEN CUT AT LEAST TWO TIMES.
 4. AREAS HAVE BEEN FERTILIZED.
 5. SOIL TEST RESULTS INDICATE THAT SOIL MEETS ALL REQUIREMENTS SPECIFIED.
- 11. SEEDED AREAS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF ACCEPTANCE, TO INCLUDE:**
 1. WATER WHENEVER NECESSARY TO MAINTAIN OPTIMUM SOIL MOISTURE CONDITIONS TO A DEPTH OF 3".
 2. CUT GRASS TO A HEIGHT OF 2.5" WHEN IT REACHES A HEIGHT OF 4" OR AS DIRECTED BY OWNER. REMOVE ALL GRASS CLIPPINGS WHICH WILL INHIBIT GROWTH.
 3. MAINTAIN LAWN AREAS WEED FREE.
 4. IN SEPT. APPLY 1-4-4 RATIO FERTILIZER. IN MAY APPLY 3-0-0 FERTILIZER. APPLY FERTILIZER AT RATES RECOMMENDED BY MANUFACTURER.
 5. RESEED AREAS WHERE GRASS HAS NOT ESTABLISHED TO APPROVAL OF OWNER.

- 6. SODDING**
 1. AREAS TO BE SODDED ARE INDICATED ON THE LANDSCAPE PLAN.
 2. ALL SODDED AREAS SHALL SLOPE TO DRAIN AT A MINIMUM OF 2% SLOPE AND A MAXIMUM OF 1V/3H RISE/RUN UNLESS NOTED OTHERWISE.
 3. ENSURE THAT THE SUBGRADE UNDER THE AREAS TO BE SODDED HAS BEEN GRADED AND COMPACTED AND ACCEPTED BY THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
 4. ALL AREAS TO BE SODDED SHALL BE COVERED WITH 150 (AFTER COMPACTION) OF APPROVED AND AMENDED TOPSOIL, UNLESS NOTED OTHERWISE.
 5. SPREAD TOPSOIL AND GRADE TO SMOOTH EVEN SLOPES. ELIMINATE LOW SPOTS AND ENSURE THAT ALL SURFACES DRAIN POSITIVELY.
 6. ROLL TO COMPACT TOPSOIL.
 7. SOD SHALL CONFORM TO THE CANADIAN NURSERY SOD GROWERS SPECIFICATION AND CONSIST OF A MIXTURE OF KENTUCKY BLUEGRASS AND CREEPING FESCUE. ADVISE CONSULTANT OF SOURCE FOR SOD.
 8. LAY SOD IN NEAT EVEN ROWS. BUTT SECTIONS NEATLY TO AVOID OVERLAPS AND GAPS.
 9. ROLL SOD LIGHTLY TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.
 10. WATER IMMEDIATELY AFTER LAYING AND WHENEVER NECESSARY TO MAINTAIN OPTIMUM GROWING CONDITIONS UNTIL SOD IS ACCEPTED BY CONSULTANT.
 11. SOD SHALL BE ACCEPTED BY CONSULTANT AFTER IT HAS ESTABLISHED GOOD ROOT SYSTEM AND AFTER IT HAS BEEN CUT TWICE, PROVIDED THAT IT IS FREE OF WEEDS AND THERE ARE NO VISIBLE PATCHES OF SOIL.
 12. SODDED AREAS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF ACCEPTANCE, TO INCLUDE:
 1. WATER WHENEVER NECESSARY TO MAINTAIN OPTIMUM SOIL MOISTURE CONDITIONS TO A DEPTH OF 3".
 2. CUT GRASS TO A HEIGHT OF 50 WHEN IT REACHES A HEIGHT OF 4". REMOVE ALL GRASS CLIPPINGS WHICH WILL INHIBIT GROWTH.
 3. MAINTAIN LAWN AREAS WEED FREE.
 4. IN SEPT. APPLY 1-4-4 RATIO FERTILIZER. IN MAY APPLY 3-0-0 FERTILIZER. APPLY FERTILIZER AT RATES RECOMMENDED BY MANUFACTURER.
 5. REPLACE ANY DEAD OR POOR QUALITY SOD TO APPROVAL OF OWNER.

- 7. BICYCLE RACKS**
 1. BIKE RACKS TO BE URBAN STAPLE, AS MANUFACTURED BY URBAN RACKS (SALES@URBANRACKS.COM), HOT-DIPPED GALVANIZED, COMPLETE WITH FOOT PLATES FOR SURFACE MOUNT AND GALV. CONCRETE ANCHORS.
- 8. MULCH**
 1. MULCH SHALL BE SHREDDED BARK AT LEAST TWO YEARS OLD AND FROM THE BARK OF SOUTHWEST TREES.
 2. ALL PLANTING AREAS, AND DISTURBED AREAS NOT DESIGNATED TO BE SODDED TO BE COVERED WITH 75mm OF MULCH.
- 9. CLEAN UP**
 1. THE CONTRACTOR SHALL CONDUCT A THOROUGH CLEAN UP FOLLOWING THE COMPLETION OF THE WORK.
 2. REMOVE ALL LITTER AND UNUSED MATERIALS FROM THE SITE.
 3. ALL PAVED SURFACES USED TO ACCESS THE WORK SHALL BE CLEANED TO THE APPROVAL OF THE CONSULTANT.



NOTES:
 1. PRECAST CONCRETE PAVER TO BE SMOOTH FINISH MINIMUM 65mm THICK.
 2. ACCEPTABLE PRODUCTS INCLUDE: 65mm THICK PRESTIGE SLAB, GRANITE GRAY, AS MANUFACTURED BY BOLDUC. OR NOVA 3000 80mm THICK COLOUR EVENING OAK AS MANUFACTURED BY SHAW BRICK OR APPROVED EQUAL.
 3. INSTALL PAVERS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE/ CONDITION
1	MAGNOLIA	MAGNOLIA STELLATA 'ROYAL STAR'	50mm CAL / WB
5	RED OAK	QUERCUS RUBRA	60mm CAL / WB
5	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	60cm POTTED
9	CRANESBILL	GERANIUM MACRORRHIZUM 'BEVANS VARIETY'	1 GAL POT

LANDSCAPE NOTES:
 1. ALL PLANT MATERIAL SHALL CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION METRIC GUIDE SPECIFICATIONS AND STANDARDS.
 2. ENSURE ALL PLANT MATERIAL IS KEPT WELL WATERED PRIOR TO AND AFTER PLANTING.

RIPARIAN ZONE PLANTS

QTY.	COMMON NAME	BOTANICAL NAME	KEY	SIZE/ CONDITION
5	RED MAPLE	ACER RUBRUM	RM	250CM HT/POTTED
5	BLACK SPRUCE	PICEA MARIANA	BS	100 CM HT/POTTED
3	WHITE CEDAR	THUJA OCCIDENTALIS	WC	100 CM HT/POTTED
10	RED TWIG DOGWOOD	CORNUS SERICA	RTD	30 CM HT/2 GAL POT
10	HIGBUSH CRANBERRY	VIBURNUM TRILOBUM	HBC	30 CM HT/2 GAL POT
10	OSTRICH FERN	MATTEUCIA STRUTHIOPTERIS	O	1 GAL POT
10	CAT TAIL	TYPHA LATIFOLIA	CT	1 GAL POT

RIPARIAN ZONE PLANTING
 1. DO NOT DISTURB EXISTING RIPARIAN ZONE WHEN PLANTING
 2. DO NOT STAKE TREES IN RIPARIAN ZONE

LEGEND

	DECIDUOUS TREE
	CONIFEROUS TREE OR SHRUB
	EXISTING STREET TREE TO REMAIN
	ORNAMENTAL SHRUBS
	PERENNIALS
	AREA OF SODDING
	AREA OF BEACH STONE
	AREA OF HYDRO SEEDING
	PRECAST CONCRETE UNIT PAVERS
	CONCRETE PAVING (SEE CIVIL DWGS)
	BICYCLE RACK
	PROPOSED BENCH
	BOLLARD LIGHTING (SEE ELECT. DWGS)

No.	Description	Date
2	REVISED	MAR 20, 2025
1	ISSUED FOR PERMIT	FEB 18, 2025



Gordon Ratcliffe
LANDSCAPE ARCHITECTS
 2055 Highway 329 TEL: (902) 478-3683
 The Lodge, Nova Scotia FAX: (902) 857-1108
 CANADA, B0J 1T0 gria@eastlink.ca

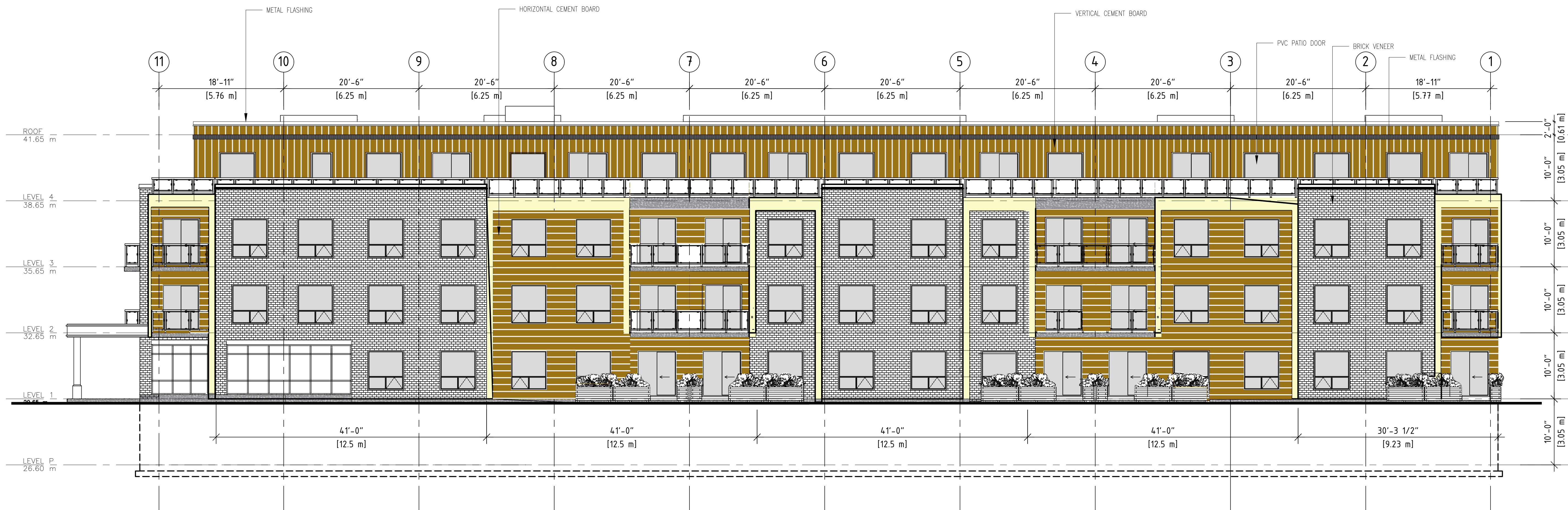
APARTMENT BUILDING
 MAPLE AVENUE
 WOLFVILLE, NOVA SCOTIA

LANDSCAPE PLAN

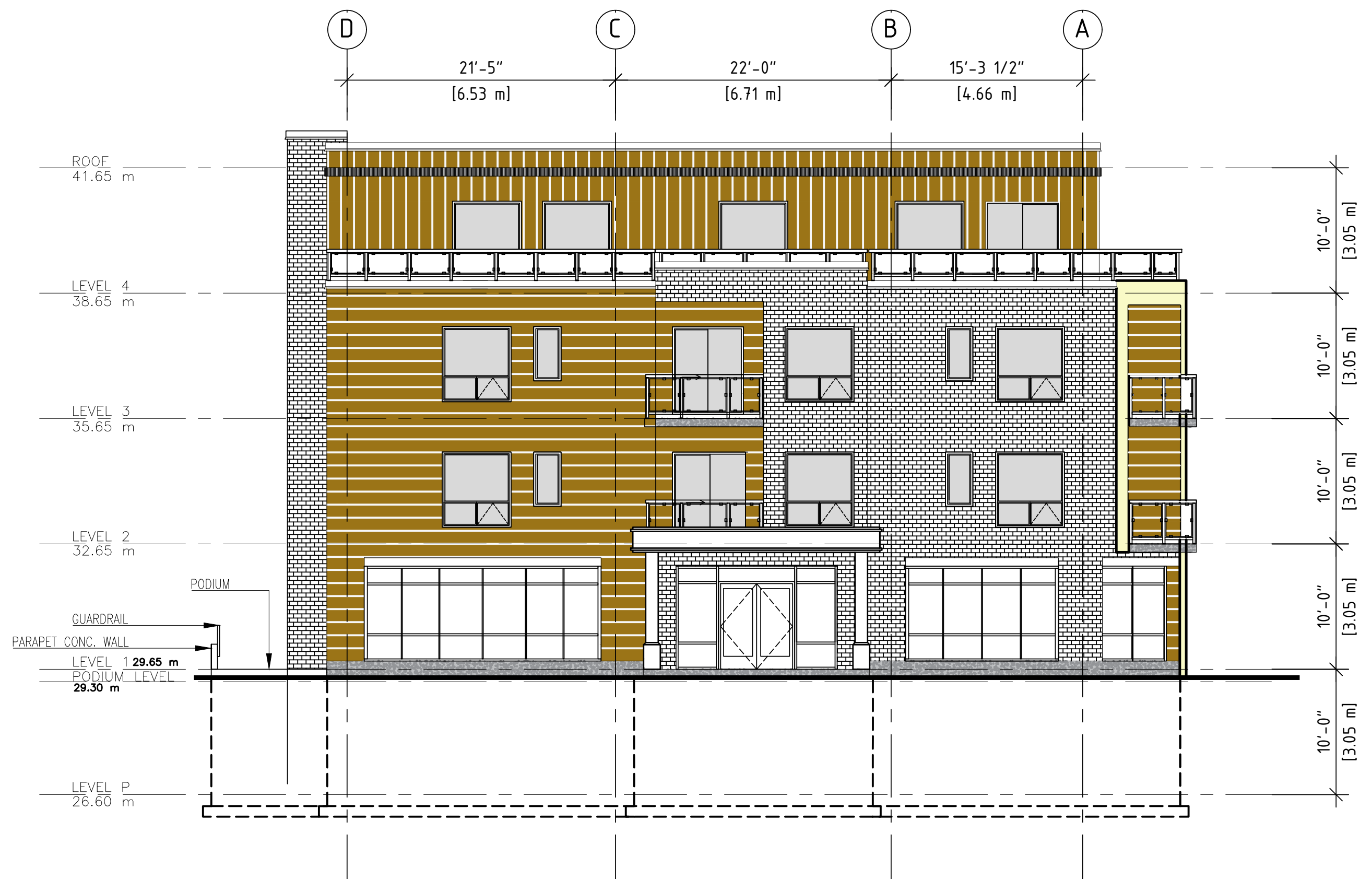
Project Number
 Date FEBRUARY 13, 2025
 Drawn By MDP
 Checked By GR

L-101

Scale AS NOTED



1 EAST ELEVATION
1/8"=1'-0"

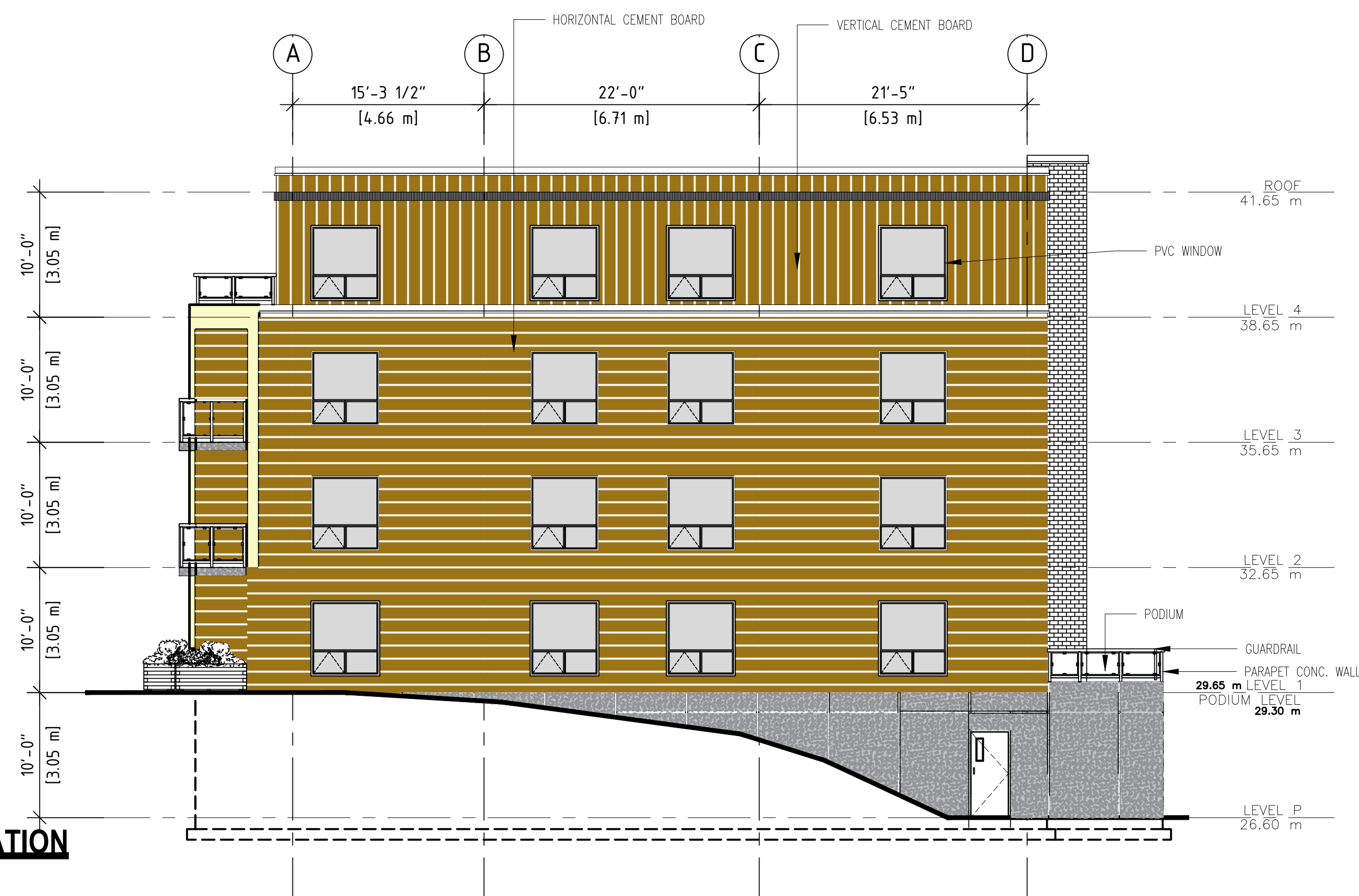


2 SOUTH ELEVATION
1/8"=1'-0"

ISSUE	DATE	DESCRIPTION
CONSULTANTS		
CLIENT		
<p style="text-align: center;">TRIA</p>		
PROJECT DESCRIPTION		
<p style="text-align: center;">MULTI-UNIT RESIDENTIAL DEVELOPMENT</p> <p style="text-align: center;">WOLFVILLE, NOVA SCOTIA</p>		
SHEET DESCRIPTION		
<p style="text-align: center;">ELEVATIONS</p>		
Drawn:	Plot Date: Mar 18, 2025	Project No.:
Scale:	Filename:	Drawing No.:
		A-201



1 WEST ELEVATION
1/8"=1'-0"



2 NORTH ELEVATION
1/8"=1'-0"

ISSUE	DATE	DESCRIPTION
		CONSULTANTS

DESIGNPOINT
engineering • surveying • solutions

CLIENT

TRIA

PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFFVILLE, NOVA SCOTIA
SHEET DESCRIPTION

ELEVATIONS

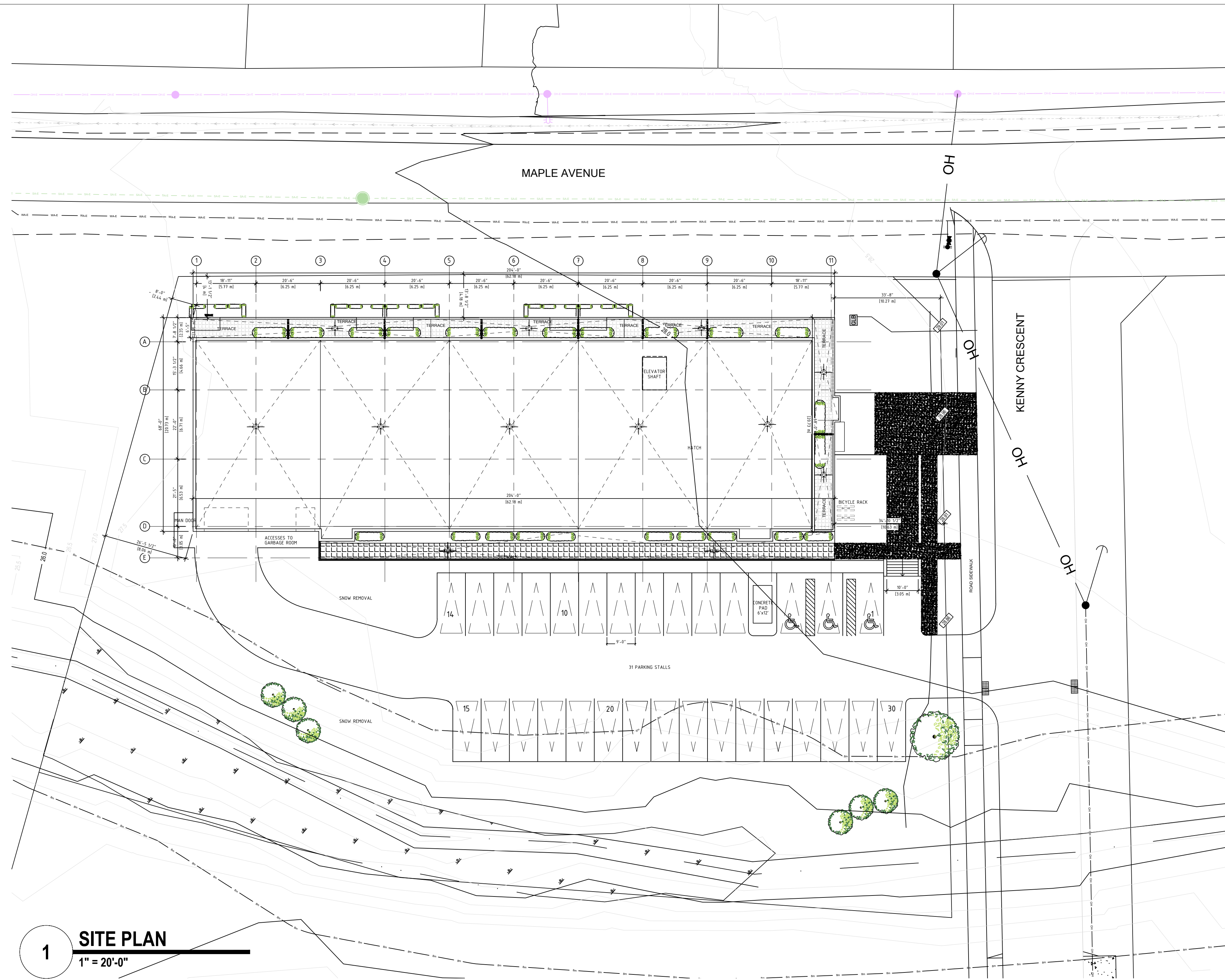
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Scale:	Filename:		A-202

BUILDING CODE REVIEW			N.B.C. 2015
1. BUILDING CLASSIFICATION			
OCCUPANCY	RESIDENTIAL		3.1.2.1.
GROUP	C - ANY HEIGHT ANY AREA, SPRINKLER		3.1.2.1., 3.2.2.47
2. TYPE OF CONSTRUCTION			
NON-COMBUSTIBLE	CONCRETE FOUNDATION, COLUMN AND SLAB, WALL PANELS, BRICK VENEER, CEMENT BOARD AND		3.1.5., 3.2.2.47
3. LIMITING DISTANCE			
ALL BUILDING FACES	GREATER THAN 30' (9m)		3.2.3.1.
4. FLOOR AREAS			
BASEMENT (PARKING)	15,389.23 sf		
GROUND (LEVEL 1)	13,994.47 sf		
PODIUM	1,434.76 sf		
TYPICAL (LEVEL 2-3)	13,994.47 sf x 2 (TYPICAL FLOORS = 27,988.94 sf)		
LEVEL 4	12,205.3 sf		
TOTAL GROSS FLOOR AREA	69,577.94 sf		
5. BUILDING HEIGHT			
NUMBER OF STOREYS	4		3.2.2.50
6. FIRE RESISTANCE OF ASSEMBLIES			
LEVEL 1 FLOOR (OVER PARKING)	2 Hrs.		3.2.2.47, 54.62 & 882
ALL OTHER FLOORS	1 Hr.		3.2.2.50
ROOF	1 Hr.		3.2.2.50
SUITE & CORRIDOR WALLS	1 Hr.		3.3.1.1., 3.3.1.4., 3.3.4.2.
EXIT ENCLOSURES	1 Hr.		3.4.4.1.
LOADBEARING ELEMENTS	2 Hr.		3.2.2.50
INTERIOR PARTITIONS	N/A		
7. EXITS			
OCCUPANT LOAD	120 (30 PER FLOOR)		3.1.17.1.
NUMBER OF EXITS	2		3.4.2.1., 3.3.1.3.
MAX. TRAVEL DISTANCE	80 FEET		3.4.2.5.
EXIT WIDTH REQUIRED	6.1mm x 120 = 732mm = 28.8"		3.4.3.2.
EXIT WIDTH PROVIDED	2 DOORS x 915mm/DOOR = 1830mm = 72"		3.4.3.2.
STAIR WIDTH	60x 8mm = 480mm REQUIRED, 1064mm (3'-8") PROVIDED		3.4.3.2.
8. FIRE PROTECTION			
FIRE ALARM SYSTEM	YES		3.2.4.1.
FIRE SUPPRESSION SYSTEM	YES		3.2.2.50, 3.2.5.12-15.
HEAT/SMOKE DETECTOR	YES		3.2.4.11, 3.2.4.12
SMOKE ALARM	YES		3.2.4.21.
FIRE DEPARTMENT ACCESS	YES		3.2.5.
PORTABLE EXTINGUISHERS	YES		3.2.5.16.
9. BARRIER FREE DESIGN (N.S.B.C.)			
ENTRANCES & DOORWAYS	COMPLY		3.8.1.2., 3.8.3.3.
BARRIER FREE PATH OF TRAVEL	COMPLY		3.8.1.3.
PARKING SPACES	COMPLY		3.8.2.2.
BARRIER FREE SUITES	COMPLY		3.8.3.18.

CHART OF UNITS

LEVEL	UNIT TYPE	UNIT DESCRIPTION	UNITS TOTAL	AREA (SF)	UNIT #	REMARKS
LEVEL 1	A	3 - BEDROOM	1	1185	106	(ACCESSIBLE)
	B	2 - BEDROOM	1	978	101	
	C	2 - BEDROOM	3	850	102, 103 & 104	
	D	2 - BEDROOM	1	892	105	
	E	2 - BEDROOM	2	886	108 & 109	
	F1	1 - BEDROOM	1	886	107	
		COMMUNITY ROOM		514	-	
		LOBBY		361	-	
		HOBBY ROOM		486	-	
		ACTIVITY ROOM		502	-	
	GYM		507	-		
	TOTAL UNITS LEVEL 1		9 UNITS			
LEVEL 2 & 3	A	3 - BEDROOM	1x2 = 2	1185	X07	(ACCESSIBLE)
	B	2 - BEDROOM	1x2 = 2	978	X01	
	C	2 - BEDROOM	3x2 = 6	850	X02, X03 & X04	
	D	2 - BEDROOM	1x2 = 2	892	X05	
	E	2 - BEDROOM	2x2 = 4	886	X09 & X10	
	F	1 - BEDROOM+DEN	1x2 = 2	720	X08	
	G	3 - BEDROOM	1x2 = 2	1125	X12	
	H	1 - BEDROOM	1x2 = 2	500	X13	
	I	2 - BEDROOM	1x2 = 2	976	X06	
	J	1 - BEDROOM	1x2 = 2	600	X11	
	TOTAL UNITS LEVEL 2 & 3		26 UNITS			
LEVEL 4	A	3 - BEDROOM	1	1185	407	(ACCESSIBLE)
	K	2 - BEDROOM	1	838	401	
	L	2 - BEDROOM	3	696	402, 403 & 404	
	M	1 - BEDROOM	1	506	405	
	N	2 - BEDROOM	1	970	406	
	O	2 - BEDROOM	1	1028	412	
	E	2 - BEDROOM	2	886	409, 410	
	F	1 - BEDROOM+DEN	1	720	408	
	J	1 - BEDROOM	1	600	X11	
		TOTAL UNITS LEVEL 4		12 UNITS		
TOTAL UNITS LEVEL 1-4			47 UNITS			

A TOTAL OF 4 SUITES (INDICATED ABOVE) ARE TO BE DESIGNED TO MEET BARRIER FREE STANDARDS IN ACCORDANCE WITH SENTENCE 3.8.3.18 OF THE NOVA SCOTIA BUILDING CODE REGULATIONS. SEE A-401 FOR DETAILS



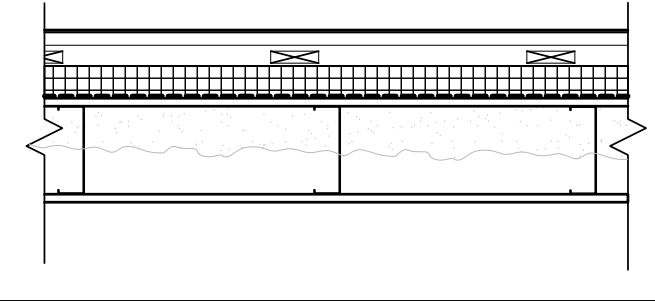
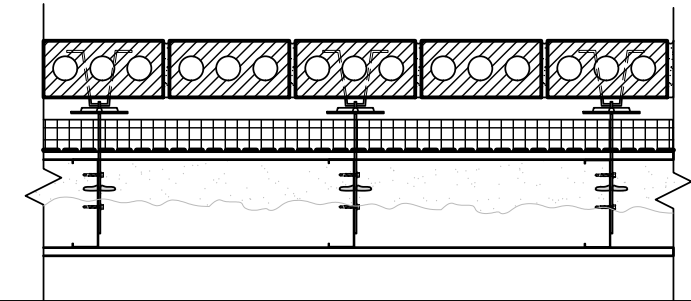
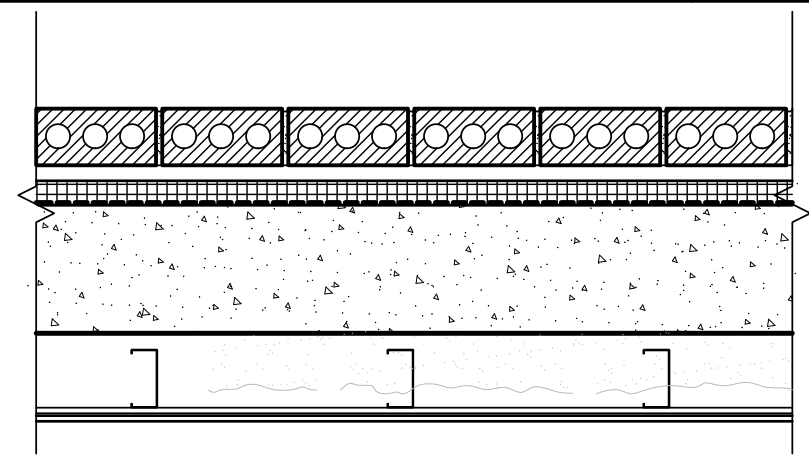
1 SITE PLAN
1" = 20'-0"

Description	Calculation Method	Quantity	Area SF	Area SM
Lot size			50745	4714.36
Basement footprint			15389.23	1429.7
Building footprint			13994.47	1300.12
Proposed lot coverage	13994.47 / 50745 = 0.2757 x 100%	28%		
Amenity space:	10 sqm (108 sf)/ Unit 108 sf x 48 Units		5166.67	45.15
Required 50% Indoors	50% of 5166.67sf (480 sqm)		2538.33	33.54
Provided space:				47.75
Indoor Amenity:				46.63
Individual Storages (Level P)			1600	47.1
Hobby room (level 1)			486	46.63
Lobby (Level 1)			361	266.8
Community room (Level 1)			514	
Activity room (Level 1)			502	
Gym (Level 1)			507	240
Lounge (Level 4)			170	
Total Amenity Area			4140	379.24
Outdoors Amenity:				
Required 50% of 5166.67 sf(480)			2538.33	
Provided space				
Balcony + Terrace + Landscaped Area (5 units at ground floor Street wall)			4082.19	
Under Ground Parking		30 Stalls		
Bicycles:				
Required space	48 units/2	24 Bicycles		
Indoors Group A	24x80%	20 Bicycles		
Provided		20 Bicycles		
Outdoors Group B	24x20%	5 Bicycles		
Provided		5 Bicycles		
Floor Area:				
Basement foot print			15389.23	1429.7
Level 1			13994.47	1300.12
Level 2x3	13994.47 x 2		27,988.94	2600.24
Level 4			12205.3	1133.9
Total floor Area:			69577.94	6463.96

ISSUE	DATE	DESCRIPTION
CONSULTANTS		
DESIGNPOINT engineering • surveying • solutions		
CLIENT		
TRIA		
PROJECT DESCRIPTION		
MULTI-UNIT RESIDENTIAL DEVELOPMENT		
WOLFVILLE, NOVA SCOTIA		
SHEET DESCRIPTION		
SITE PLAN		
Drawn:	Plot Date:	Project No.:
	Mar 19, 2025	
Scale:	Filename:	Drawing No.:
		A-100

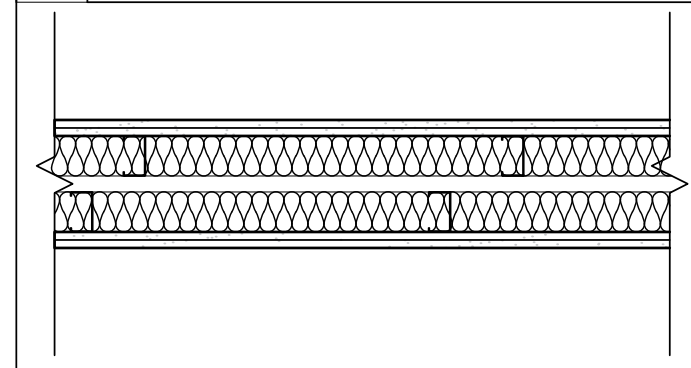
EXTERIOR VERTICAL ASSEMBLIES

FOUNDATION WALL ABOVE GRADE		EFFECTIVE RSI	FOUNDATION WALL W/ BRICK VENEER		EFFECTIVE RSI	FOUNDATION WALL		EFFECTIVE RSI	BRICK VENEER WALL ASSEMBLY		EFFECTIVE RSI	EXTERIOR WALL (SIDING)		EFFECTIVE RSI
A	EXTERIOR AIR FILM	0.03	A1	EXTERIOR AIR FILM	0.03	B	SOLID BEDROCK OR COMPACTED FILL		C	EXTERIOR AIR FILM	0.03	D	EXTERIOR AIR FILM	0.03
	12" REINFORCED CONCRETE FOUNDATION WALL 300 X 0.0004	0.12		4" FACE BRICK, MODULAR SIZE, MASONRY ACCENTS AS PER ELEVATIONS	0.00		REINFORCED CONCRETE PAD FOOTINGS			4" FACE BRICK, MODULAR SIZE, MASONRY ACCENTS AS PER ELEVATIONS	0.00		EXTERIOR CLADDING - CEMENT BOARD SIDING	0.00
	1 1/2" SPRAYED POLYURETHANE FOAM 100mm X 0.036	3.60		VENTED AIR SPACE, 1X3 STRAPPING @ 16" O.C.	0.00		CONCRETE STRIP FOOTINGS			2 PIECE (TIE AND PLATE COMBINATION) ADJUSTABLE MASONRY VENEER CONNECTOR, @ 24" O.C. VERT. & 16" O.C. HORZ., SCREWED TO STUD SURFACE. ALL COMPONENTS GALVANIZED STEEL.	0.00		VENTED AIR SPACE, METAL STRAPPING @ 16" O.C.	0.00
	3 3/4" STEEL STUDS @ 16" O.C. 1/2" AWAY FROM CONCRETE WALL WITH 2 1/2" SPRAYED POLYURETHANE FOAM	0.00		1/2" EXTRUDED POLYSTYRENE 50mm X 0.035	1.40		REINFORCED CONCRETE COLUMNS			1" VENTED AIR SPACE	0.00		2" ROCK WOOL INSULATION (R6.6)	1.16
	1/2" AIR CAVITY	0.18		MEMBRANE AIRVAPOUR BARRIER	0.00		REINFORCED CONCRETE FOUNDATION WALL			2" ROCK WOOL INSULATION (R6.6)	1.16		MEMBRANE AIRVAPOUR BARRIER	0.00
	1/2" PLYWOOD, PAINTED	0.10		8" REINFORCED CONCRETE WALL 200 X 0.0004	0.08		WATERPROOFING MEMBRANE, ELASTOMERIC, LIQUID APPLIED.			CONTINUOUS SELF ADHESIVE MODIFIED BITUMEN, TYPE AIRVAPOUR BARRIER MEMBRANE	0.00		1/2" REINFORCED, GYPSUM SHEATHING 12mm X 0.063	0.08
	INSIDE AIR FILM	0.12		MINERAL WOOL FIBRE BATT INSULATION, FILL STUD SPACE	3.60		1/2" ASPHALT PROTECTION BOARD			1/2" REINFORCED, GYPSUM SHEATHING 12mm X 0.063	0.08		INSIDE AIR FILM	0.12
	TOTAL RSI	4.15		2X4 WOOD STUDS @ 16" O.C., 1/2" AWAY FROM CONCRETE	0.00		6" CONTINUOUS FOUNDATION DRAIN, CONNECT TO STORM SEWER. GRAVEL DRAINAGE LAYER OVER AND AROUND DRAIN w/FILTER FABRIC COVER.			FRAME/CAVITY 6" STEEL STUDS 16" O.C. WITH 3" (R18) SPRAY FOAM INSULATION	3.17		TOTAL RSI	4.64
	u VALUE	0.241		1/2" AIR CAVITY	0.18					1/2" GYPSUM BOARD, TAPED AND PAINTED 12mm X 0.063	0.08		u VALUE	0.216
	MAXIMUM PERMITTED u VALUE	0.247		INSIDE AIR FILM	0.12					INSIDE AIR FILM	0.12		MAXIMUM PERMITTED u VALUE	0.247
				TOTAL RSI	5.48					TOTAL RSI	4.64			
				u VALUE	0.182					u VALUE	0.216			
				MAXIMUM PERMITTED u VALUE	0.247					MAXIMUM PERMITTED u VALUE	0.247			



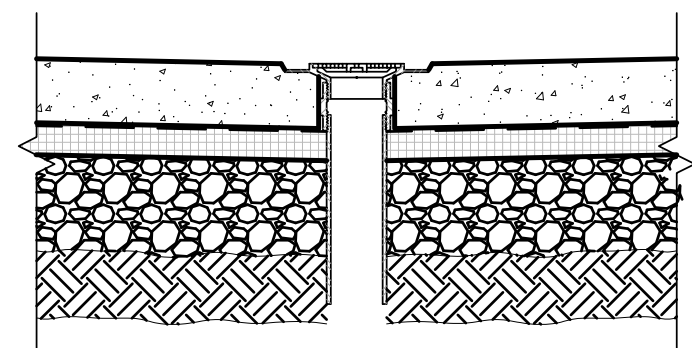
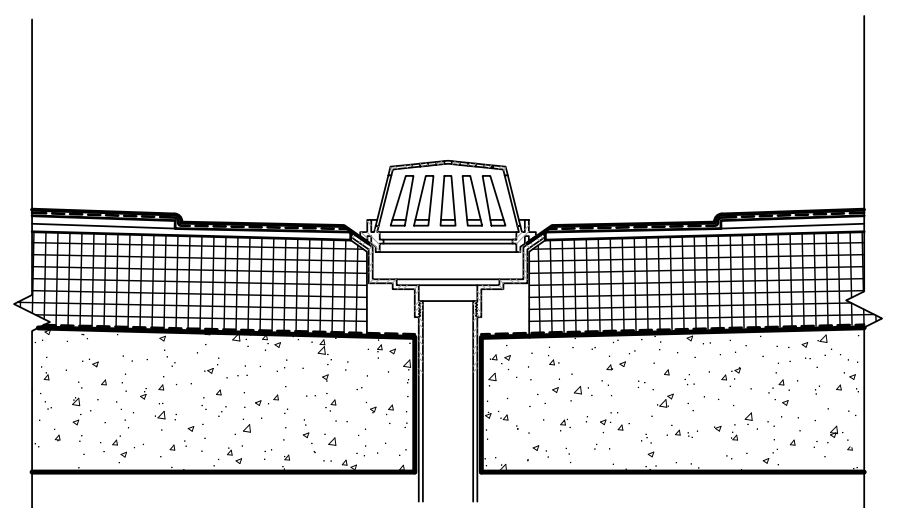
INTERIOR VERTICAL ASSEMBLIES

PARTY WALL ASSEMBLY		EFFECTIVE RSI	PARTY WALL ASSEMBLY		EFFECTIVE RSI
1	FIRE RATING: 1 HOUR STC RATING: 57 (ESTIMATED)		1a	FIRE RATING: 1 HOUR UL U492 STC RATING: 53 (ESTIMATED)	
	2 LAYERS OF 1/2" (TYPE X) GYPSUM BOARD - 1 LAYER TO UNDER THE SLAB (UL U 492) AND 2ND LAYER TO THE CEILING (STAGGERED JOINTS)-TAPED AND PAINTED.			1 LAYER OF 1/2" (TYPE X) GYPSUM BOARD, TAPED AND PAINTED.	
	2 1/2" METAL STUDS @ 24", ACOUSTIC CAULK @ PERM.			2 1/2" METAL STUDS @ 24", ACOUSTIC CAULK @ PERM.	
	ACOUSTIC INSULATION, MINERAL WOOL FIBRE BATT. FILL STUD SPACE, EXTEND INSULATION TO UIS SLAB(THE TOP PART OF THE WALL) TIGHTLY FIT.			ACOUSTIC INSULATION, MINERAL WOOL FIBRE BATT. FILL STUD SPACE, TIGHTLY FIT.	
	1" AIR SPACE			1" AIR SPACE	
	ACOUSTIC INSULATION, MINERAL WOOL FIBRE BATT. FILL STUD SPACE, EXTEND INSULATION TO UIS SLAB(THE TOP PART OF THE WALL) TIGHTLY FIT.			ACOUSTIC INSULATION, MINERAL WOOL FIBRE BATT. FILL STUD SPACE, TIGHTLY FIT.	
	2 1/2" METAL STUDS @ 24", ACOUSTIC CAULK @ PERM.			2 1/2" METAL STUDS @ 24", ACOUSTIC CAULK @ PERM.	
	2 LAYERS OF 1/2" (TYPE X) GYPSUM BOARD - 1 LAYER TO UNDER THE SLAB (UL U 492) AND 2ND LAYER TO THE CEILING (STAGGERED JOINTS)-TAPED AND PAINTED			1 LAYER OF 1/2" (TYPE X) GYPSUM BOARD, TAPED AND PAINTED.	

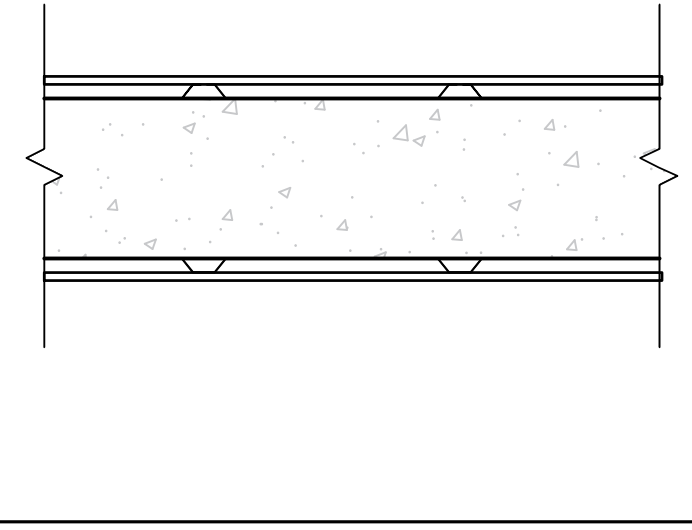
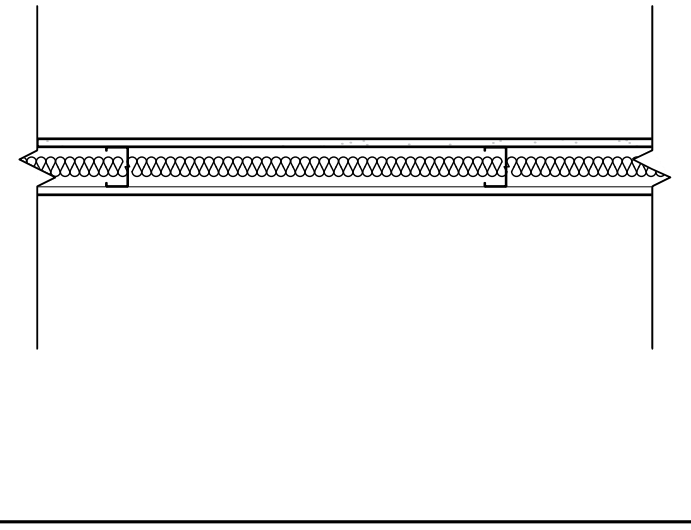
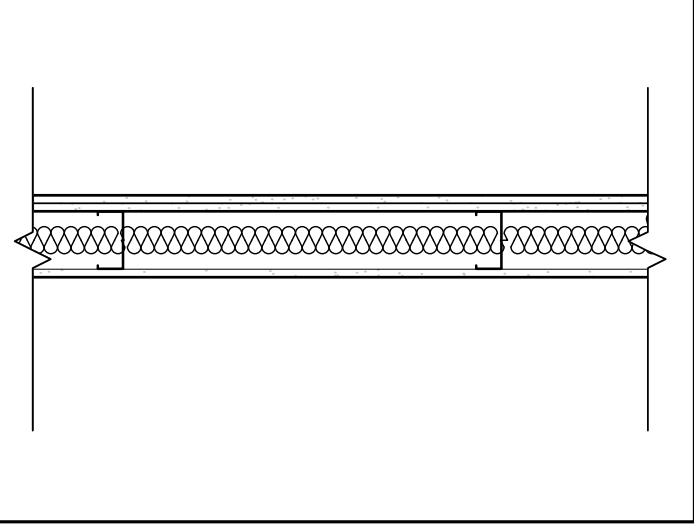
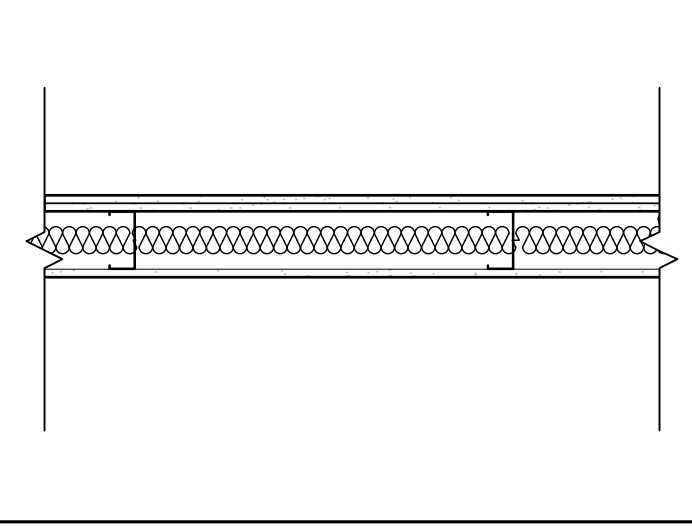
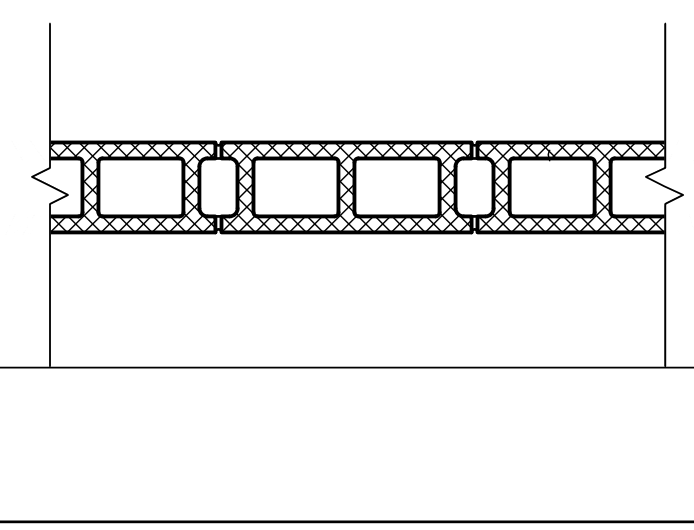


EXTERIOR HORIZONTAL ASSEMBLIES

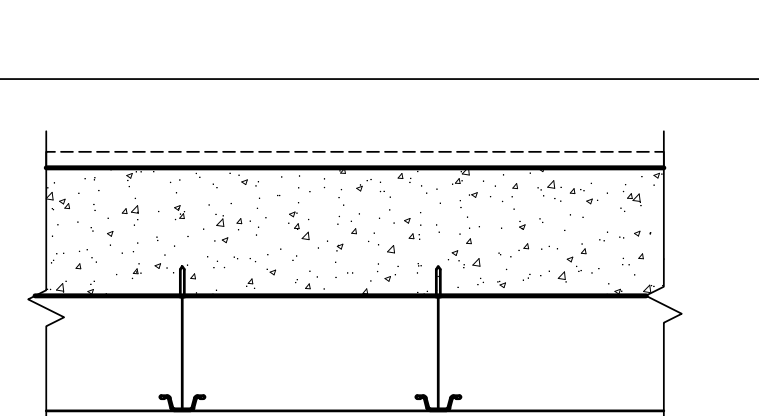
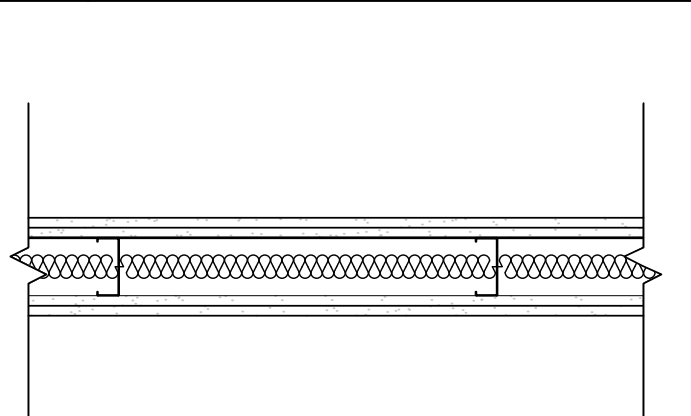
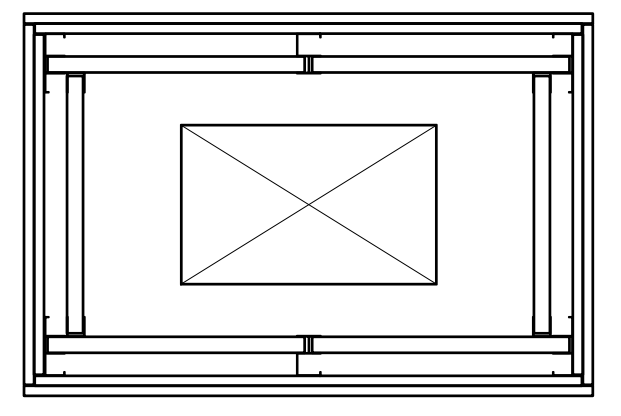
ROOF ASSEMBLY		EFFECTIVE RSI	PARKING LEVEL FLOOR ASSEMBLY		EFFECTIVE RSI
E	EXTERIOR AIR FILM	0.03	F	INTERIOR AIR FILM	0.16
	2 PLY MODIFIED BITUMEN MEMBRANE w/CERAMIC GRANULAR TOP SURFACED CAP SHEET	0.00		4" CONCRETE SLAB 100 X 0.0004	0.04
	2 LAYERS OF 1/2" PROTECTION BOARD, FULLY ADHERED 25.4mm X 0.016	0.41		6 mil POLY MOISTURE / RADON BARRIER	0.00
	ASPHALT VAPOUR BARRIER	0.00		2" XPS INSULATION, 4" AROUND PERIMETER	1.75
	6" EXTRUDED POLYSTYRENE 150mm X 0.035	5.25		CRUSHED STONE	0.00
	REINFORCED CONCRETE SLAB 8" AT ROOF DRAINS AT 2% SLOPE 203 X 0.0004	0.08		UNDISTRUBED TILL OF COMPACTED FILL	0.00
	SUSPENDED METAL FRAMING	0.00		TOTAL RSI	1.95
	1/2" TYPE "X" GWB BOARD, TAPED AND PAINTED	0.08		u VALUE	0.513
	INTERIOR AIR FILM	0.11		MAXIMUM PERMITTED u VALUE	0.757
	TOTAL RSI	5.96			
	u VALUE	0.168			
	MAXIMUM PERMITTED u VALUE	0.183			



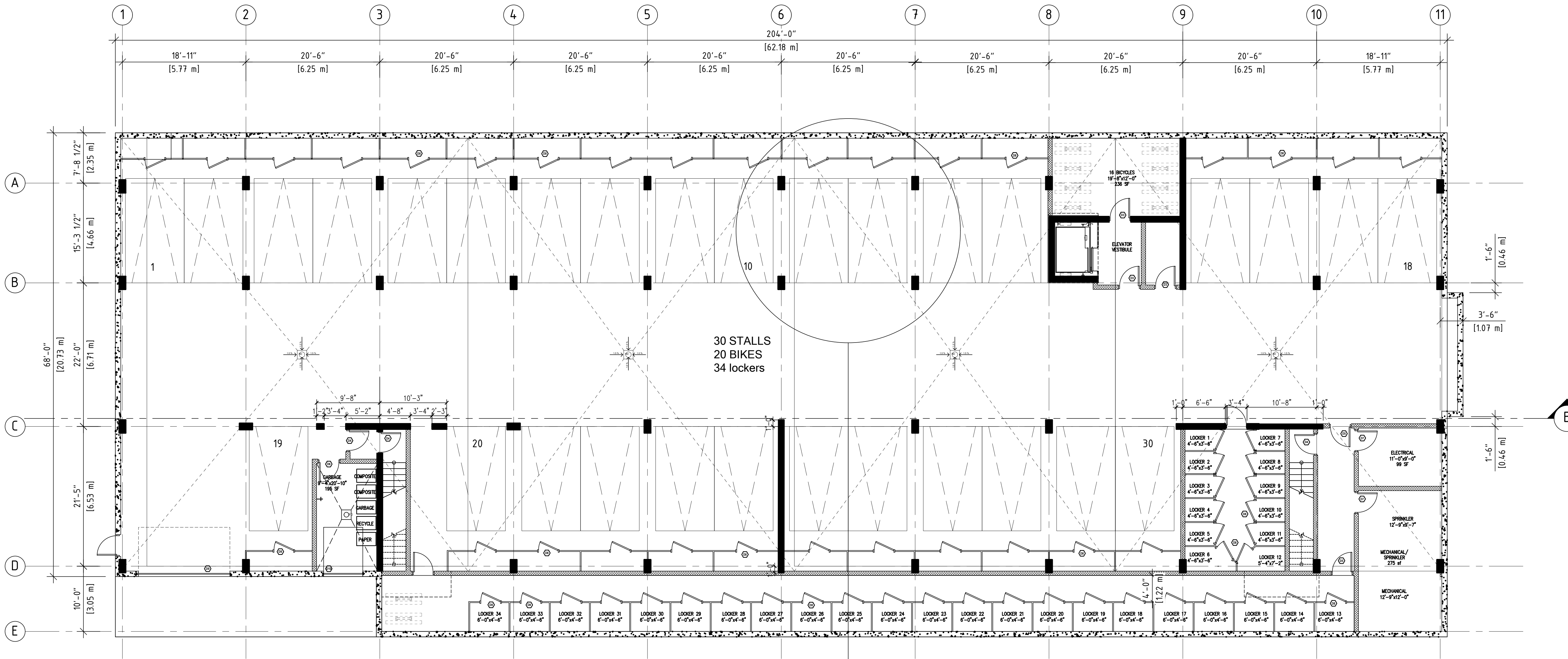
CONCRETE WALL ASSEMBLY		CORRIDOR WALL ASSEMBLY		CORRIDOR WALL ASSEMBLY		INTERIOR PARTITION WALL ASSEMBLY		SHEAR WALL ASSEMBLY	
2	FIRE RATING: 2 HOUR	3	FIRE RATING: 1 HOUR STC RATING: 51 NBC REFERENCE: S5c	3	FIRE RATING: 1 HOUR STC RATING: 55 NBC REFERENCE: S8a	4	1/2" GYPSUM BOARD, TAPED AND PAINTED.	5	FIRE RATING: 2 HOURS
	8" SEMI-SOLID CONCRETE BLOCK, FLUSH MORTAR JOINTS, PAINTED (BOTH SIDES) NO PENETRATIONS.		2 LAYERS OF 1/2" (TYPE X) GYPSUM BOARD (STAGGERED JOINTS)-TAPED AND PAINTED.		2 LAYERS OF 1/2" (TYPE X) GYPSUM BOARD - 1 LAYER TO UNDER THE SLAB AND 2ND LAYER TO THE CEILING (STAGGERED JOINTS)-TAPED AND PAINTED.		2 1/2" METAL STUDS (TYP.) OR 6" METAL STUDS (DRYER VENTS AND PLUMBING WALLS) OR 3 1/2" METAL STUDS (VESTIBULE AND MAILROOM) @ 24" O.C.		10" REINFORCED CONCRETE
			3 1/2" METAL STUDS AT SUITE ENTRANCE (TYP.).		6" METAL STUDS (TYP.) @ 24" O.C. ACOUSTIC CAULK @ PERIMETER		1/2" GYPSUM BOARD, TAPED AND PAINTED		METAL FURRING - WHERE INDICATED
			ACOUSTIC INSULATION, MINERAL WOOL FIBRE BATT. FILL STUD SPACE, TIGHTLY FIT.		6" ACOUSTIC INSULATION, MINERAL WOOL FIBRE BATT. TO TO HAVE MORE SOUND TRANSMIT CONTROL, FILL STUD SPACE, TIGHTLY FIT.				1/2" GYPSUM BOARD, TAPED AND PAINTED
			1 LAYER OF 1/2" (TYPE X) GYPSUM BOARD (STAGGERED JOINTS)-TAPED AND PAINTED.		1 LAYER OF 1/2" (TYPE X) GYPSUM BOARD (STAGGERED JOINTS)-TAPED AND PAINTED.				



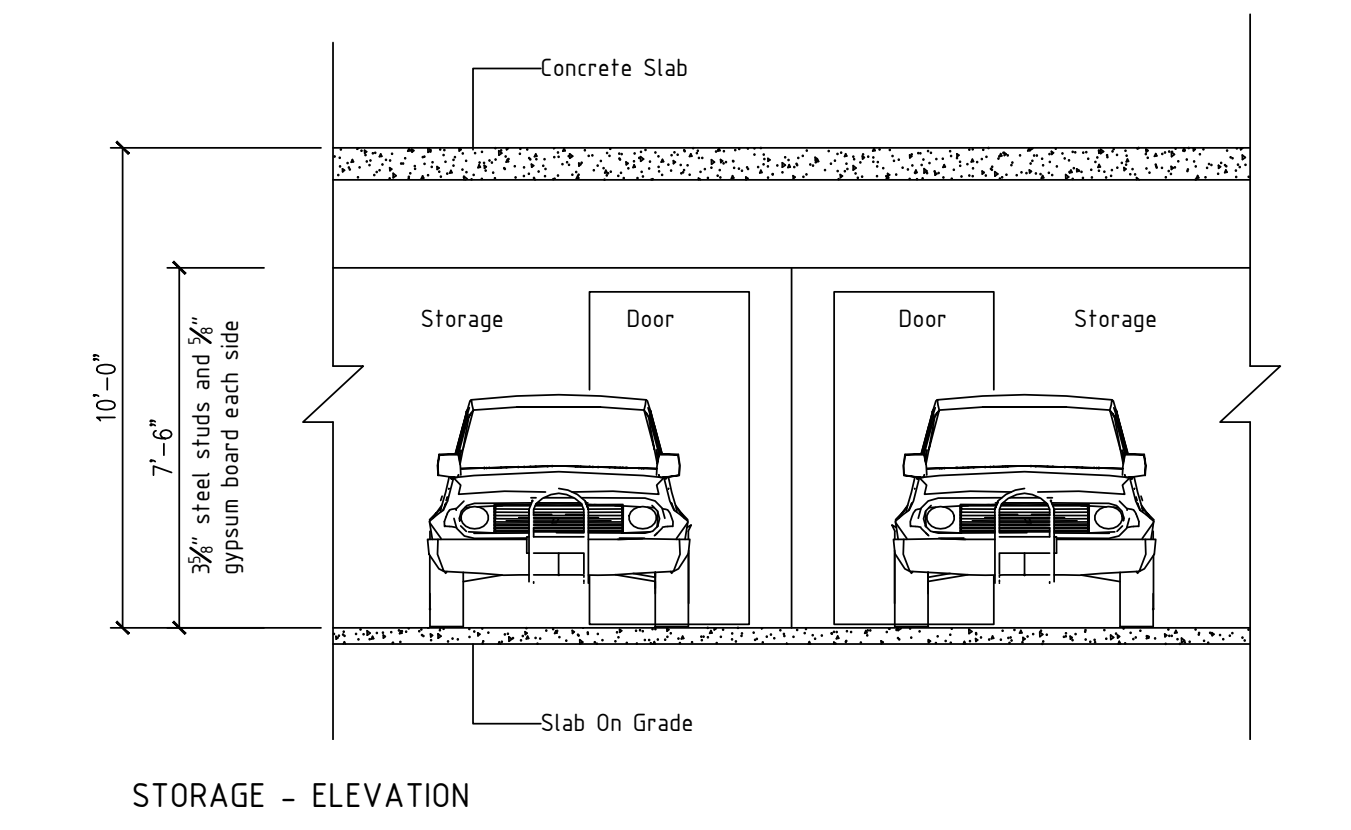
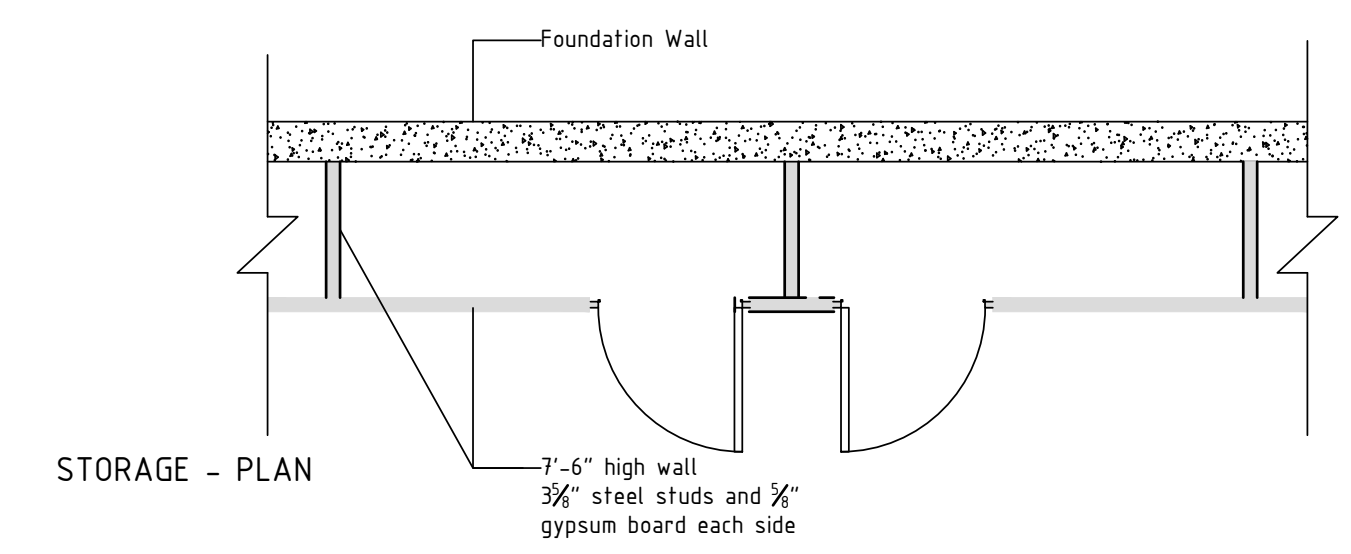
SERVICE SHAFT WALL		STAIRWELL WALL ASSEMBLY		HORIZONTAL FLOOR ASSEMBLY (TYPICAL)	
6	FIRE RATING: 1 HOUR	7	FIRE RATING: 1 HOUR STC RATING: 52 CBC REFERENCE: ULC W496	8	FIRE RATING: 2 HOURS
	2 LAYERS 1/2" (TYPE X) GYPSUM BOARD, STAGGERED JOINTS, TAPED OUTER LAYER.		2 LAYERS 1/2" (TYPE X) GYPSUM BOARD (STAGGERED JOINTS), TAPED AND PAINTED		FINISH FLOORING
	2 1/2" (25 ga.) C-H METAL STUDS @ 24" O.C.		3 1/2" METAL STUDS @ 24" O.C. ACOUSTIC CAULK @ PERIMETER.		8" REINFORCED CONCRETE SLAB
	1" F.C. GYPSUM BOARD		ACOUSTIC INSULATION, MINERAL WOOL FIBRE BATT, FILL STUD SPACE, TIGHTLY FIT.		SUSPENDED METAL FRAMING
			2 LAYERS 1/2" (TYPE X) GYPSUM BOARD (STAGGERED JOINTS), TAPED AND PAINTED		1/2" GYPSUM BOARD, TAPED AND PAINTED



ISSUE	DATE	DESCRIPTION
CONSULTANTS		
DESIGNPOINT engineering • surveying • solutions		
CLIENT		
TRIA		
PROJECT DESCRIPTION		
MULTI-UNIT RESIDENTIAL DEVELOPMENT		
WOLFVILLE, NOVA SCOTIA		
SHEET DESCRIPTION		
CONSTRUCTION ASSEMBLY		
Drawn:	Plot Date:	Project No.:
	Mar 19, 2025	
Scale:	Filename:	Drawing No.:
		A-101



1 BASEMENT FLOOR PLAN
1/8" = 1'-0"



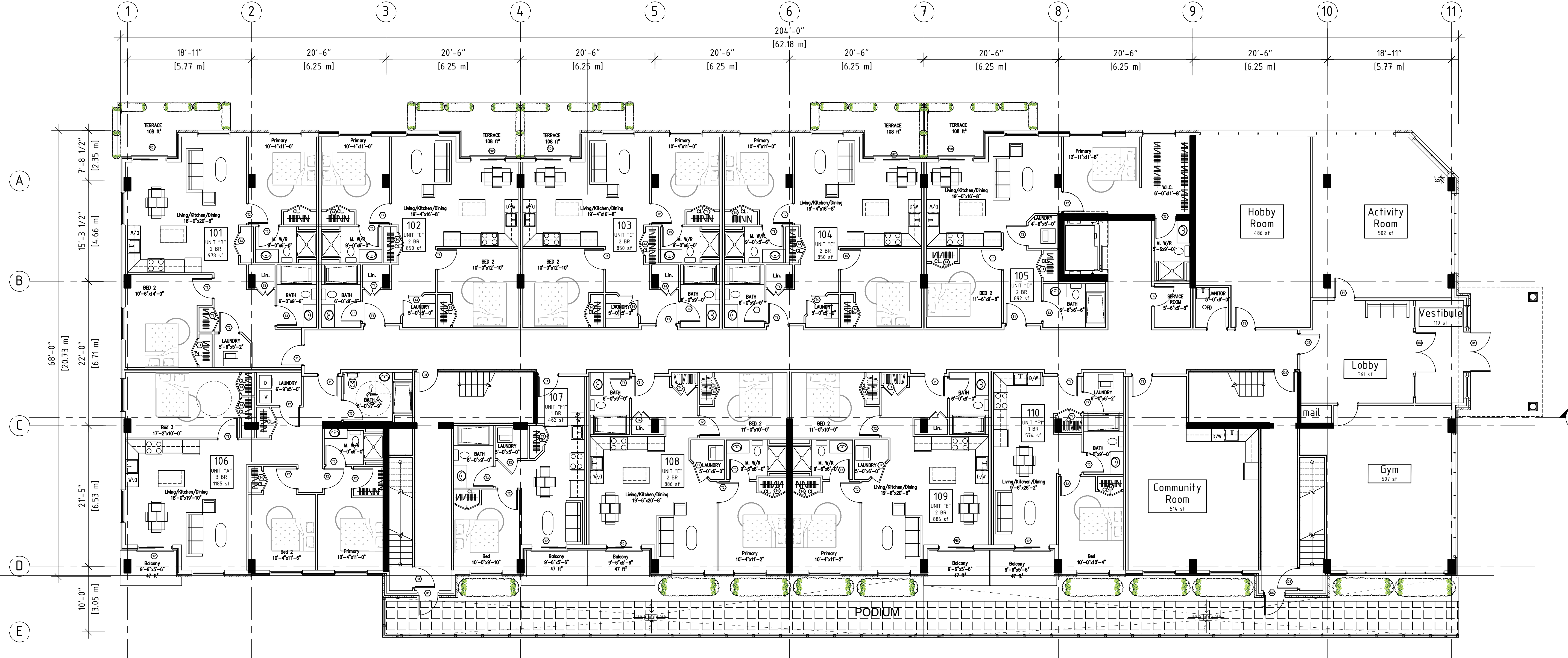
ISSUE	DATE	DESCRIPTION

CONSULTANTS

DESIGNPOINT
engineering • surveying • solutions

CLIENT	TRIA
PROJECT DESCRIPTION	MULTI-UNIT RESIDENTIAL DEVELOPMENT WOLFFVILLE, NOVA SCOTIA SHEET DESCRIPTION BASEMENT FLOOR PLAN LEVEL P
Drawn:	Plot Date: Mar 19, 2025
Scale:	Project No. : Drawing No. : A-102
	Filename :

MAPLE AVENUE



1 GROUND FLOOR PLAN
1/8" = 1'-0"

ISSUE	DATE	DESCRIPTION	CONSULTANTS



CLIENT

TRIA

PROJECT DESCRIPTION

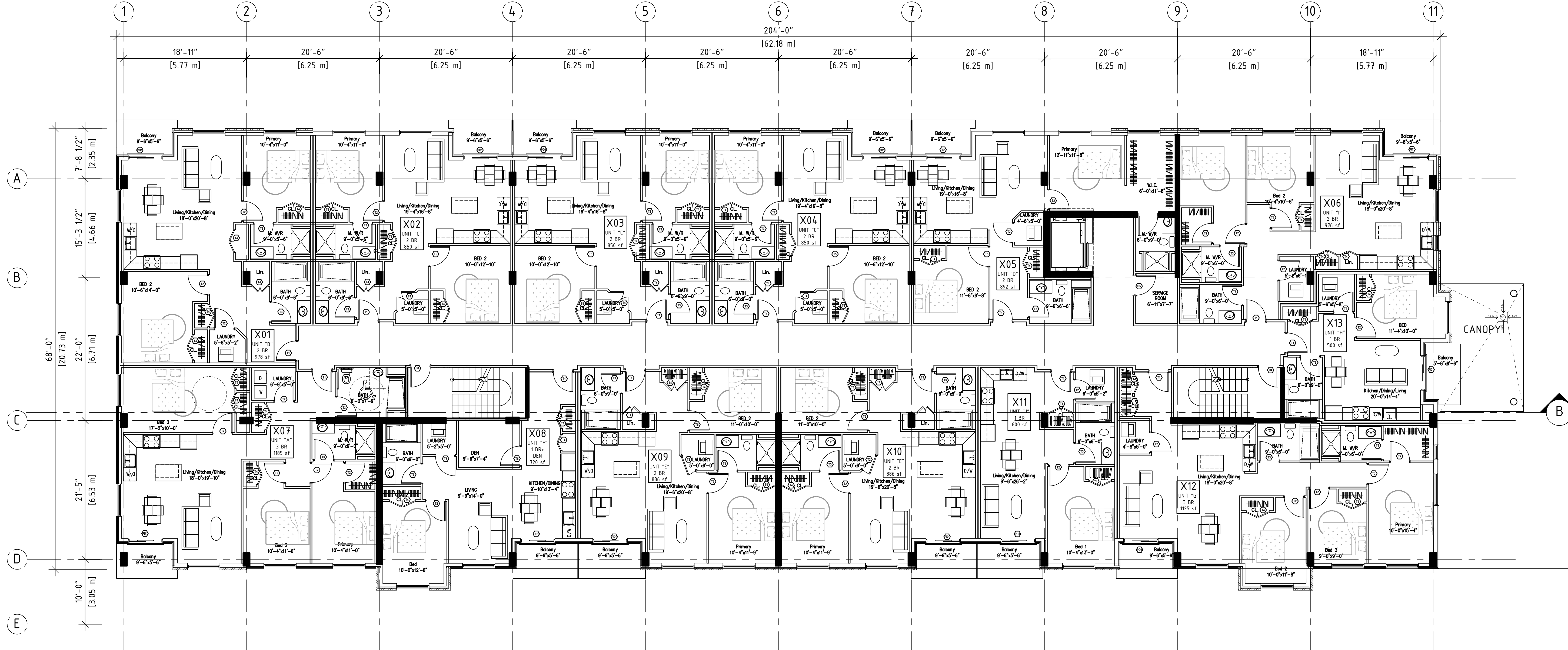
MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA
SHEET DESCRIPTION

**GROUND FLOOR PLAN
LEVEL 1**

Drawn:	Plot Date: Mar 19, 2025	Project No.:	Drawing No.:
Scale:	Filename:		A-103

MAPLE AVENUE



1 SECOND & THIRD FLOOR PLAN L2 & 3
1/8" = 1'-0"

ISSUE	DATE	DESCRIPTION



CLIENT

TRIA

PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL DEVELOPMENT

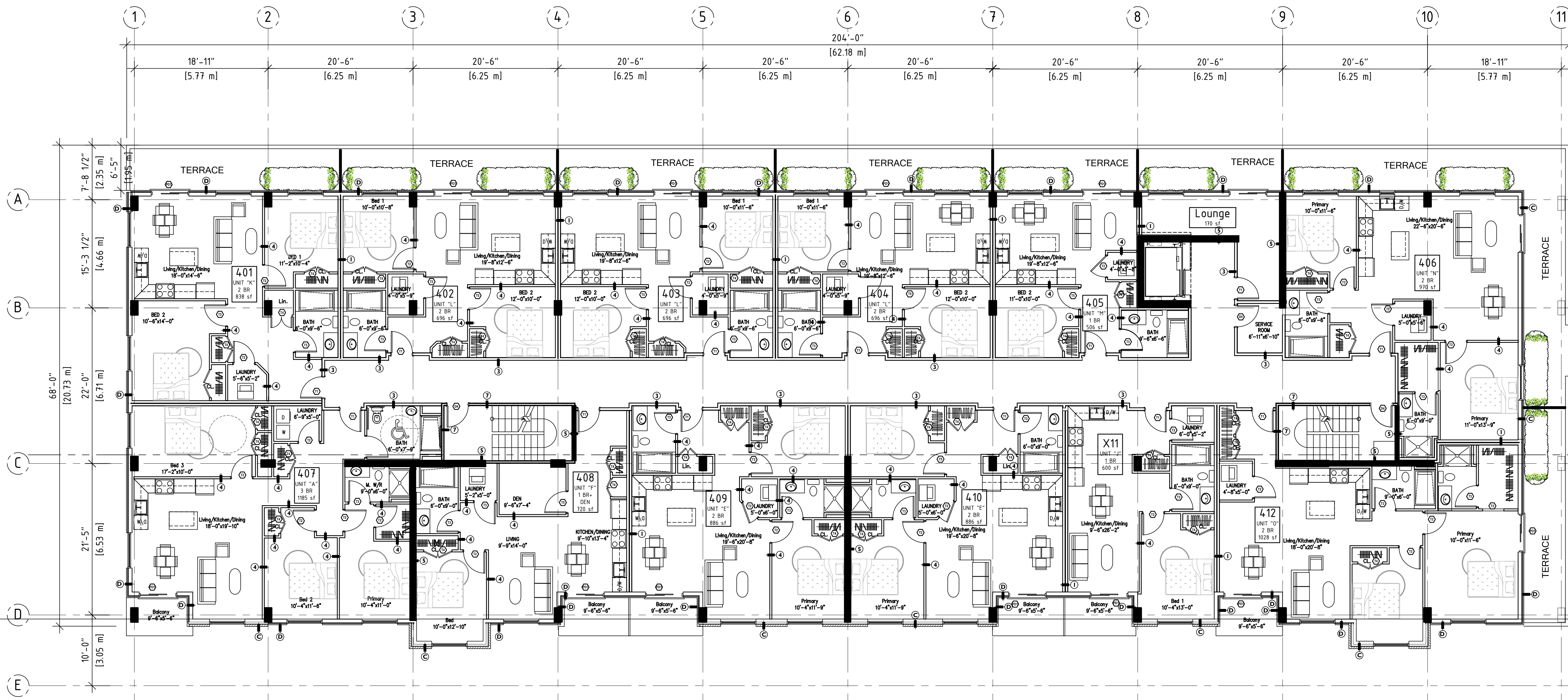
WOLFFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

SECOND & THIRD FLOOR PLAN LEVEL 2 & 3

Drawn:	Plot Date: Mar 19, 2025	Project No.:	Drawing No.:
Scale:	Filename:		A-104

MAPLE AVENUE



1 LEVEL 4 FLOOR PLAN
1/8" = 1'-0"

ISSUE	DATE	DESCRIPTION	CONSULTANTS



CLIENT

TRIA

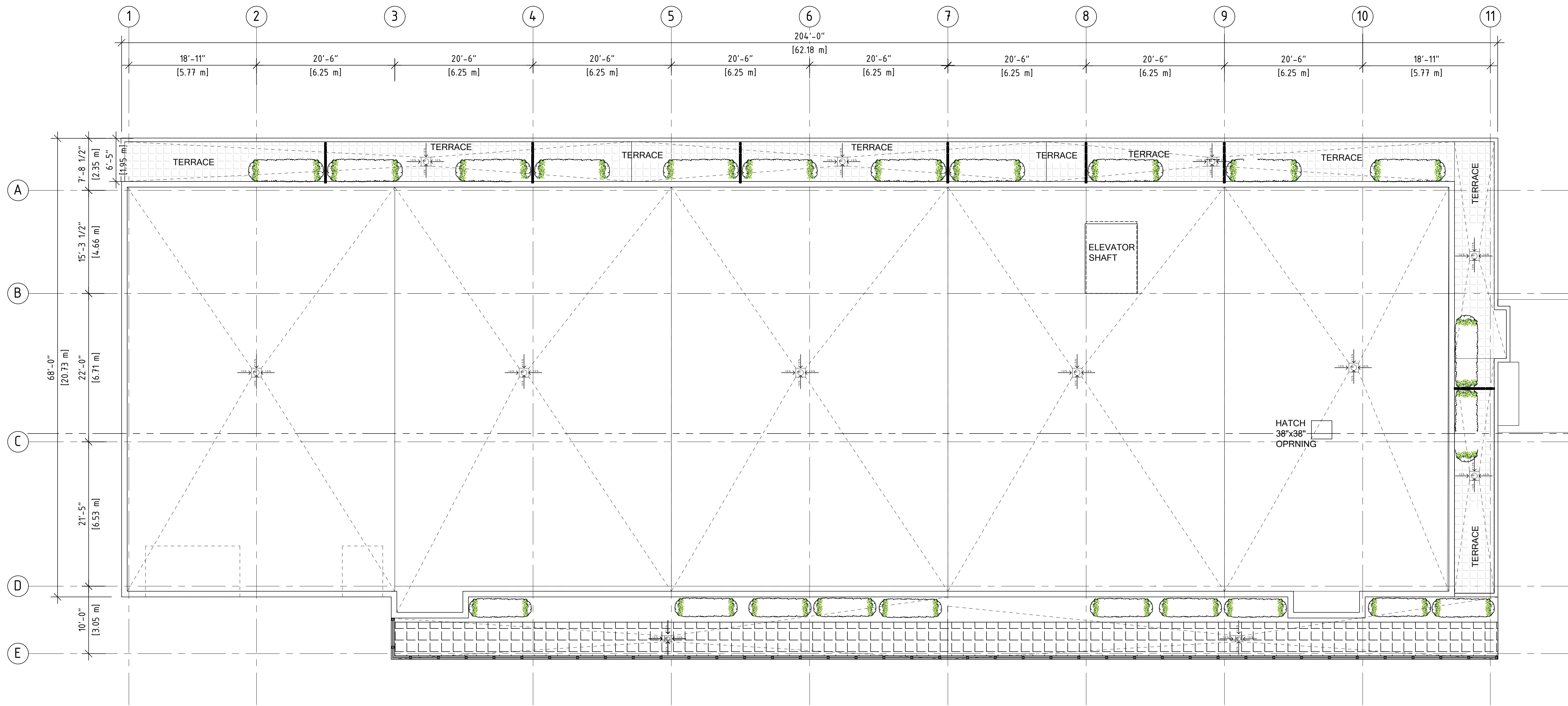
PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA
SHEET DESCRIPTION

LEVEL 4 FLOOR PLAN

Drawn:	Plot Date: Mar 19, 2025	Project No.:	Drawing No.:
Scale:	Filename:		A-105



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

ISSUE	DATE	DESCRIPTION



CLIENT

TRIA

PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA

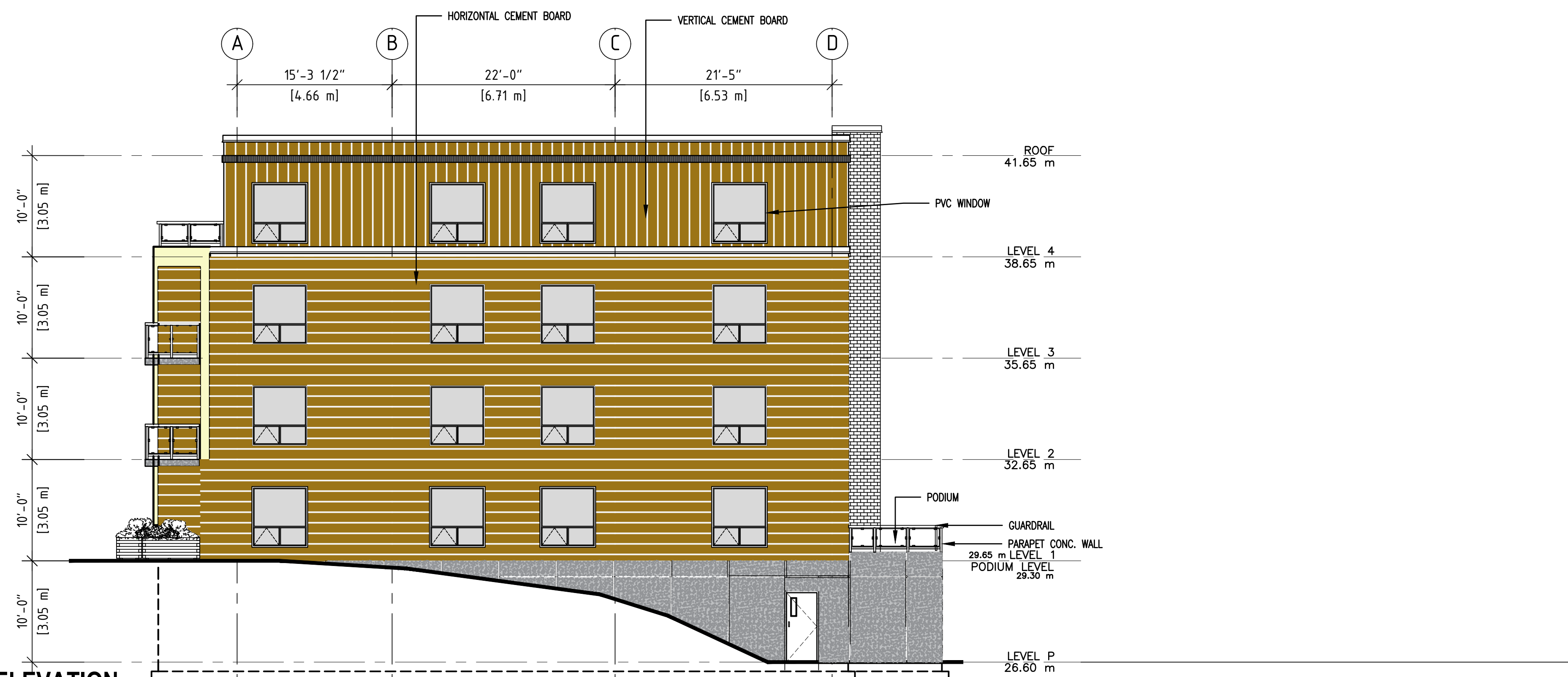
SHEET DESCRIPTION

ROOF PLAN

Drawn:	Plot Date: Mar 19, 2025	Project No.:	Drawing No.:
Scale:	Filename:		A-106



1 **SOUTHWEST ELEVATION**
1/8"=1'-0"



2 **NORTHWEST ELEVATION**
1/8"=1'-0"

ISSUE	DATE	DESCRIPTION

CONSULTANTS

DESIGNPOINT
engineering • surveying • solutions

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PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA
SHEET DESCRIPTION

ELEVATIONS

Drawn:	Plot Date: Mar 19, 2025	Project No.:	Drawing No.:
Scale:	Filename:		A-202

DOOR SCHEDULE

TYPE		TYPE	(T2)	TYPE	(T3)
LOCATION	SUITE - ENTRY	LOCATION	SUITE - INTERIOR	LOCATION	WASHROOMS
SIZE	3'-0" X 7'-0"	SIZE	3'-0" X 6'-8"	SIZE	3'-0" X 6'-8"
DOOR TYPE	FLAT PANEL WHITE BIRCH STAIN FINISH	DOOR TYPE	HOLLOW CORE WOOD W/ MOLDED FACE	DOOR TYPE	HOLLOW CORE WOOD
FRAME TYPE	PRESSED STEEL	FRAME TYPE	WOOD FRAME W/CASING	FRAME TYPE	WOOD FRAME W/CASING
RATING	20 MINS	RATING	N/A	RATING	N/A
GLAZING	N/A	GLAZING	N/A	GLAZING	N/A
HARDWARE	B.B. HINGES, SPRING HINGE CLOSER, ENTRANCE LOCKSET - LEVER STYLE, DEAD BOLT, ESCUTCHEON PLATE, DOOR VIEW, BRASS SUITE NUMBER	HARDWARE	B.B. HINGES, LATCH-SET LEVER STYLE	HARDWARE	B.B. HINGES, PRIVACY -SET LEVER STYLE
		HARDWARE	B.B. HINGES, LATCH-SET LEVER STYLE	HARDWARE	B.B. HINGES, LATCH-SET LEVER STYLE

TYPE	(D1)	TYPE	(D1a)	TYPE	(D2)
LOCATION	FRONT ENTRY - EXTERIOR	LOCATION	FRONT ENTRY - INTERIOR	LOCATION	EXIT (CORRIDOR)
SIZE	ALL DIMENSIONS TO BE CONFIRMED ON SITE	SIZE	ALL DIMENSIONS TO BE CONFIRMED ON SITE	SIZE	3'-0" X 7'-0"
DOOR TYPE	ALUMINUM, THERMAL BREAK	DOOR TYPE	ALUMINUM, THERMAL BREAK	DOOR TYPE	HOLLOW METAL FRAME
FRAME TYPE	ALUMINUM, INSULATED	FRAME TYPE	ALUMINUM, INSULATED	FRAME TYPE	PRESSED STEEL
RATING		RATING		RATING	45 MINS
GLAZING	FULL DOUBLE GLAZED	GLAZING	FULL DOUBLE GLAZED	GLAZING	LAMINATED/WIRED
HARDWARE	FULL LENGTH GEARED HINGE, AUTOMATIC DOOR OPENER, CLOSER, TUBULAR ALUMINUM PUSH/PULL BARS - 2 PER LEAF, WEATHERSTRIPPING, DEAD BOLT CYLINDER, ALUMINUM THRESHOLD	HARDWARE	ELECTRIC STRIKE, FULL LENGTH GEARED HINGE, AUTOMATIC DOOR OPENER, CLOSER, TUBULAR ALUMINUM PUSH/PULL BARS - 2 PER LEAF	HARDWARE	LATCH SET LEVER STYLE, BB HINGES, CLOSER
		HARDWARE		HARDWARE	B.B. HINGES, NRP, LOCKSET-LEVER STYLE, LOCKED FROM OUTSIDE VESTIBULE AND FREE EXIT FROM INSIDE TO PARKING, WEATHER STRIPPING, CLOSER,

TYPE	(D4)	TYPE	(D5)	TYPE	(D6)	TYPE	(D7)
LOCATION	STAIR EXIT	LOCATION	EXIT(OUT)	LOCATION	GARBAGE ROOM	LOCATION	SERVICE ROOMS(MECH. & ELECT.)
SIZE	3'-0" X 7'-0"	SIZE	3'-0" X 7'-0"	SIZE	3'-0" X 7'-0"	SIZE	3'-0" X 7'-0"
DOOR TYPE	HOLLOW METAL FRAME	DOOR TYPE	INSULATED HOLLOW METAL	DOOR TYPE	STEEL PANELS WITH POLYURETHANE CORE.	DOOR TYPE	HOLLOW METAL W/ GRILLE
FRAME TYPE	PRESSED STEEL	FRAME TYPE	PRESSED STEEL, THERMAL BREAK	FRAME TYPE	GALVANIZED STEEL TRACKS	FRAME TYPE	PRESSED STEEL
RATING	45 MINS	RATING	45 MINS	RATING	45 MIN	RATING	90 MINS
GLAZING	LAMINATED/WIRED	GLAZING	LAMINATED / WIRED	GLAZING	INSULATED GLASS UNITS	GLAZING	N/A
HARDWARE	LATCH SET LEVER STYLE, BB HINGES, CLOSER	HARDWARE	PUSH BAR, B.B. HINGES, NRP, EXIT LOCKSET-LEVER STYLE, WEATHER STRIPPING, CLOSER, ALUMINUM THRESHOLD.	HARDWARE	AUTOMATIC OPENER, WEATHERSTRIPPING	HARDWARE	B.B. HINGES, LOCKSET CLOSER, NAMEPLATE
		HARDWARE		HARDWARE		HARDWARE	B.B. HINGES, LOCKSET
		HARDWARE		HARDWARE		HARDWARE	B.B. HINGES, LOCKSET
		HARDWARE		HARDWARE		HARDWARE	AUTOMATIC OPENER, WEATHERSTRIPPING
		HARDWARE		HARDWARE		HARDWARE	AUTOMATIC OPENER, WEATHERSTRIPPING

SPECIFICATIONS WINDOWS & PATIO DOORS

- WINDOWS:**
ALL WINDOWS SHALL BE FACTORY-ASSEMBLED WITH PVC OR COMPOSITE WELDED FRAMES AND SASHES, FINISHED WITH A DURABLE PAINT COATING. UNITS MUST BE DOUBLE-GLAZED, LOW-E INSULATED, AND INCLUDE FIXED AND AWNING-STYLE WINDOWS, COMPLETE WITH SECURITY LOCKS AND SCREENS IN ALL SUITES. WINDOWS MUST COMPLY WITH CAN/CSA-A440 STANDARDS WITH MINIMUM RATINGS OF A3, B5, C3, D2, AND S2.
- RESIDENTIAL EXTERIOR DOORS:**
ALL EXTERIOR SLIDING AND SWING DOORS MUST BE CONSTRUCTED FROM SOLID PVC OR COMPOSITE WELDED MATERIALS, OR PVC-CLAD WOOD. DOORS SHALL HAVE A PAINT FINISH MATCHING THE WINDOWS AND MUST BE INSTALLED WITH ALL NECESSARY HARDWARE, SILL COMPONENTS, AND WEATHER SEALS. THEY MUST CONFORM TO CAN/CGSB 82.1-M89 STANDARDS, WITH MINIMUM RATINGS OF A3, B7, AND C5. REFER TO THE DOOR SCHEDULE FOR SPECIFIC DETAILS.
- INSTALLATION REQUIREMENTS:**
PROVIDE ALL REQUIRED SHIMS, SETTING BLOCKS, FASTENERS, SEALANTS, AND CLOSURES TO ENSURE A COMPLETE AND SECURE INSTALLATION. A CONTINUOUS INTERNAL SEAL MUST BE APPLIED AROUND THE PERIMETER OF DOOR AND WINDOW FRAMES TO MAINTAIN A WATERTIGHT CONNECTION WITH ADJACENT ASSEMBLIES.
- SEALED UNIT GLAZING:**
3MM CLEAR FLOAT GLASS
16MM AIR SPACE FILLED WITH ARGON GAS AND WARM EDGE SPACERS
3MM CLEAR FLOAT GLASS WITH A LOW-E PYROLYTIC COATING ON SURFACE 3
ADDITIONAL NOTES:
USE SOLARBAN 60 FOR SEALED UNITS ON SOUTH- AND WEST-FACING WINDOWS.
PROVIDE A 10-YEAR MANUFACTURER'S WARRANTY ON ALL SEALED GLAZING UNITS.

ISSUE	DATE	DESCRIPTION
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MULTI-UNIT RESIDENTIAL DEVELOPMENT
WOLFVILLE, NOVA SCOTIA
SHEET DESCRIPTION

DOOR AND WINDOW SCHEDULE

Drawn:	Plot Date: Mar 19, 2025	Project No.:	Drawing No.:
Scale:	Filename:		A-600

Site Plan Approval – Criteria Checklist

APPLICATION: SP-002-2025 – Maple Avenue – Multi-Unit Building (48 Dwelling Units) Review Date: March, 2025	
LUB Reference	Staff Comments
2.10 Submission Requirements	Application requirements met.
5.3 Watercourse, wetlands and steep slopes	A watercourse runs through this property. The structure is located outside the 8m watercourse buffer area. An erosion and sedimentation control plan is included with the Stormwater Management Plan.
Part 6 Parking Parking is calculated using table 6.1 1.25 spaces per dwelling unit + ½ space for each bedroom in excess of three.	48 units total. 1.25 parking spaces required per dwelling unit 48x1.25 = 60 parking spaces required. Total = 61 parking spaces provided.
8.10 Site Plan Approval Requirements:	
<i>1. The location of new structures on the lot shall minimize negative impacts on the surrounding neighbourhood, including noise, dust, fumes, lighting, shadows, or other nuisance or inconvenience to neighbouring properties;</i>	No issues identified.
<i>2. The location of off-street parking and loading facilities shall minimize negative impacts on the surrounding neighbourhood, including traffic, noise, dust, fumes, lighting, or other nuisance or inconvenience to neighbouring properties;</i>	The number and location of parking spaces meets LUB requirements.
<i>3. The location, number and width of driveways are designed to prevent traffic, noise, dust, fumes, congestion, or other nuisance and inconvenience in the area and minimize negative impacts on the surrounding neighbourhood;</i>	No issues identified.

Site Plan Approval – Criteria Checklist

<p>4. <i>The type, location, and height of walls, fences, hedges, trees, shrubs, ground cover or other landscaping elements which is necessary to protect and minimize negative land use impact on neighbouring properties;</i></p>	<p>Landscape plan includes soil stabilizing plants along the banks of the watercourse to help reduce runoff and minimize future erosion.</p>
<p>5. <i>Existing vegetation shall be retained where the vegetation is healthy and helps to minimize negative impacts on the surrounding neighbourhood;</i></p>	<p>Existing trees and vegetation will be retained where possible.</p>
<p>6. <i>The location of pedestrian walkways, and/or related infrastructure, shall be provided to link public sidewalks and parking areas to entrances of all primary buildings;</i></p>	<p>Proposed walkway and driveway provide linkage to street.</p>
<p>7. <i>The type and location of outdoor lighting is designed to light the structure, driveways and pedestrian infrastructure, but shall not be directed onto neighbouring properties;</i></p>	<p>Any new lighting installed will be assessed to ensure compliance with the LUB.</p>
<p>8. <i>The location of facilities for the storage of solid waste provides for maximum separation from residential development and public areas;</i></p>	<p>Solid waste will be located to the rear of the building, inside the building's parking area. No impacts are anticipated.</p>
<p>9. <i>The location of all existing easements shall be identified;</i></p>	<p>No easements identified.</p>
<p>10. <i>The grading or alteration in elevation or contour of the land shall minimize undue erosion and/or sedimentation, and other negative impacts on neighbouring properties;</i></p>	<p>Alterations to land levels, etc. shall be designed in compliance with the Stormwater Management Guidelines. Landscape plan includes soil stabilizing plants along the banks of the watercourse to help reduce runoff and minimize future erosion.</p>
<p>11. <i>The management of storm and surface water is addressed, and associated plans are approved by the Town Engineer;</i></p>	<p>The application has been reviewed and approved by the Town Engineer.</p>
<p>12. <i>The type, location number and size of signs or sign structures do not negatively alter the appearance of the streetscape or neighbourhood;</i></p>	<p>N/A</p>
<p>13. <i>All signage shall be designed and constructed according to the signage requirements listed in Part 7;</i></p>	<p>N/A</p>

Site Plan Approval – Criteria Checklist

<p>14. <i>Developments located in a Design Guidelines Area shall adhere to the design guidelines listed in Schedule "F" Town of Wolfville Design Guidelines. Input from the Design Review Committee may be required.</i></p>	<p>This property is not located in a Design Guidelines Area.</p>
<p>15. <i>The Development Officer may vary any of the prescriptive dimensional requirements by up to 10 percent of the requirements to allow some flexibility to accommodate physical anomalies of a site, so long as the intent of the particular requirement is not compromised.</i></p>	<p>No variances are anticipated at time of review.</p>
<p>Zone Standards</p>	
<p>Part 13 Medium Density Residential – Low Rise (R-LR) zone.</p>	<p>Multi-unit Dwelling (48 units) permitted by Site Plan Approval</p>
<p>13.2 Permitted Uses</p>	<p>Multi unit buildings up to 50 units</p>
<p>13.4 Dwelling Unit Mix New buildings with a minimum of 20 dwelling units shall provide a dwelling unit mix as follows:</p> <ul style="list-style-type: none"> • No less than 20% of all dwelling units shall contain a minimum of two bedrooms, and • No less than 5% of all dwelling units shall contain a minimum of three bedrooms 	<p>Dwelling unit mix exceeds requirements</p> <p style="text-align: center;">11 – 1 bedroom 31 – 2 bedroom 6 – 3 bedroom</p>
<p>13.5 Built Form Standards</p> <ul style="list-style-type: none"> • Height • Setbacks • Frontage • Lot Area • Lot Coverage/Hard Surface • Parking 	<ul style="list-style-type: none"> • Height 4 storeys • Front setback 4m req (with garage) / 4.1m provided • Rear setback 10m req / +/- 30m provided • Side setback 1.5m req / 2.44m provided • Flankage setback 4m req / 10m provided • Lot frontage 12m req / exceeds • Lot area 1,000sq m req / 4,714 sq m provided • Lot coverage 28% / Hard Surface 54% • Parking 30 underground, 31 surface = 61 total
<p>13.6 Additional Built Form Standards for R-LR Zone (1) Outside storage or garbage storage shall be screened and located in the side or rear yard.</p>	<p>(1) Garbage screened inside the building</p> <p>(2) Lighting will be designed in compliance with the Land Use Bylaw.</p> <p>(3) No R-1 or R-2 zones abutting.</p>

Site Plan Approval – Criteria Checklist

<p>(2) Any exterior lighting shall be so arranged as to deflect light away from the adjacent residential zone.</p> <p>(3) A 2m (6.5') high opaque fence may be required along any lot boundaries between abutting R-1 and R-2 zones. Preference shall be given to a wood Fence.</p> <p>(4) Where unique site conditions exist (e.g. steep slopes, adjacent land uses), the Site Plan Approval process may vary the built-form requirements in 13.4 including but not limited to step backs, setbacks, fence requirements, parking locations and other matters as long as the intent of the zone is maintained.</p>	<p>(4) N/A</p>
<p>STREETWALLS</p> <p>(5) The maximum streetwall height in the R-LR zone is 3-storeys.</p> <p>(6) Where the building is located within 20m of a street right-of-way, a minimum 2m stepback shall apply above the streetwall height for the facade(s) that abut the street.</p> <p>(7) Streetwalls along adjacent sloping streets may step up the grade following the street grade in 12m horizontal building intervals</p> <p>(8) The streetwall width may be reduced to no less than 70 % of the width of the building abutting a streetline, allowing the midrise or highrise portion of the buildings to extend to the ground.</p>	<p>(5) Streetwall height is 3 storeys</p> <p>(6) a setback applies along the street side</p> <p>(7) N/A</p> <p>(8) N/A</p>
<p>PERMITTED ENCROACHMENTS</p> <p>(9) Eaves, gutters, down spouts, cornices and other similar features shall be permitted encroachments into a required setback, stepback or separation distance to a maximum of 0.6 metres.</p> <p>(10) Balconies shall be permitted encroachments into a setback, stepback or separation distance, at or above the level of the second storey of a building, provided that the protrusion of the balcony is no greater than 2 metres from the building face and the aggregate length of such balconies does not exceed 50% of the horizontal width of that building face.</p> <p>(11) Underground parking structures are not required to meet the minimum front, side or rear setbacks, providing they do not protrude more</p>	<p>(9) N/A</p> <p>(10) N/A</p> <p>(11) N/A</p>

Site Plan Approval – Criteria Checklist

<p>than 0.6 metre above the average finished grade in any front yard.</p>	
<p>BUILDING ARTICULATION</p> <p>(12) Building massing should be varied by employing variations to architectural style such as wall breaks, facade materials, recessed and projection areas, roof changes, distinct colour schemes and roof treatments.</p> <p>(13) Streetwalls that abut a front or flanking yard, shall be divided into distinct sections no less than 12 metres in width, extending from the ground to at least one floor below the top of the streetwall.</p> <p>(14) Each distinct section required under Subsection (2) above shall be differentiated from abutting distinct sections by using a minimum of two of the following methods:</p> <ul style="list-style-type: none"> i) different colours; ii) different materials; iii) different textures; iv) living walls; v) projections not less than 0.15m (1') deep; or vi) recesses not less than 0.15m (1') deep. <p>(15) Pedestrian entrances in the streetwall shall be distinguished from the streetwall by using a minimum of two of the following methods:</p> <ul style="list-style-type: none"> i) different colours; ii) different materials; iii) projections not less than 0.15m (1') deep; iv) recesses not less than 0.15m (1') deep; v) a change in height; vi) a change in the roofline 	<p>(12) Building is designed to vary its architectural elements with color, material and recessed/projected areas</p> <p>(13) The streetwall elevations are divided into sections approximately 12m in maximum width.</p> <p>(14) Building is differentiated with alternating materials and colours</p> <p>(15) The pedestrian entrance includes a change in the roofline, and alternating materials</p>
<p>MULTI-UNIT AMENITY SPACE REQUIREMENTS</p> <p>(16) Any multi-unit building shall provide amenity space, at a rate of 10.0 square metres per dwelling unit, for use by the building's residents. No less than 50% of all required amenity space shall be provided within the building.</p> <p>(17) Every building in the R-LR zone that exceeds 20 units shall provide a dedicated indoor amenity room(s) no less than 1.5m² per unit (e.g. a 20 unit building must provide 30 m² of indoor amenity room space). The indoor amenity room applies to the amenity space requirements.</p> <p>(18) An addition to a multi-unit building shall be required to provide amenity space, for the addition only, at a rate of 10.0 square metres per dwelling unit, for use by the building's residents.</p>	<p>(16) amenity space exceeds requirements with more than 50% inside the building.</p> <p>(17) dedicated indoor amenity rooms are included in excess of the size required.</p> <p>(18) N/A (new build not an addition)</p> <p>(19) Residential uses have direct door access to ground level with the use of a pedestrian route along the west side of the building.</p> <p>(20) the at grade streetside residential units have private landscaped areas of 10 sq m in size and are buffered from the street.</p>

Site Plan Approval – Criteria Checklist

<p>No less than 50% of all required amenity space shall be provided within the building.</p> <p>(19) Residential uses shall have direct door access to the exterior ground level separate from any non-residential use.</p> <p>(20) All At-grade residential units must have front door walk-out access for all units fronting streetlines. These groundfloor units shall have at least 10m² of landscape amenity space per unit. These units shall use walls, landscape buffers, fencing or grade changes to provide privacy from adjacent sidewalks.</p>	
<p>GENERAL LANDSCAPE REQUIREMENTS</p> <p>(21) In any R-LR zone, any portion of a front, flanking, side, or rear yard that is not used for driveways, parking, off-street loading spaces, walkways, wheelchair ramps, stairs, or accessory structures shall be hard landscaped or soft landscaped.</p> <p>(22) Invasive or highly toxic plant species are prohibited as soft landscaping material. Native plants are preferred.</p> <p>(23) Trees shall be planted at a rate of not less than one 50mm caliper or greater per every 500 m² of plate area of the building footprint.</p> <p>(24) Shrub beds shall be planted at not less than 2 m² for every 500 m² of ground floor area of the building. Stormwater gardens can be considered as part of this calculation. Rooftop plantings may be used to meet this requirement.</p> <p>(25) For R-LR properties that abut the R1-, R-2 and R-LD4 zones , trees (greater than 60mm caliper) may be required to be planted along the rear lot line at a frequency of no less than 1 tree per 10m of rear lot line. Tree spacing can be randomized.</p> <p>(26) All soft landscaping specified on a landscape plan shall comply with the latest edition of the Canadian Landscape Standard.</p> <p>(27) Site elements such as storage, shipping and loading areas, transformers and meters, bay doors and garbage receptacles shall be screened from adjacent streets</p> <p>(28) A 2m wide concrete or hardscape walkway shall connect the front door of the building with the neighbouring street.</p>	<p>(21) Landscaping of the entire site is indicated on the landscape plan including soft and hard landscaping.</p> <p>(22) Invasive species are not proposed.</p> <p>(23) 50mm caliper trees are provided at a rate that exceeds the requirement.</p> <p>(24) Shrub beds and streambank plantings are shown at a rate that exceeds the requirement.</p> <p>(25) N/A</p> <p>(26) Soft landscaping is expected to comply with the Canadian Landscape Standard. Landscape Plan prepared by Landscape Architect.</p> <p>(27) These elements are screened from view.</p> <p>(28) Front door concrete path exceeds 2m in width.</p> <p>(29) Garbage areas are fully contained within the building.</p>

Site Plan Approval – Criteria Checklist

<p>(29) Garbage holding areas should be contained within buildings or, if adjacent to a building, be designed with adequate screening. In no case should large garbage containers be left exposed to the street. These areas are to be properly ventilated, enclosed behind operable doors and equipped for full sanitary management.</p>	
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