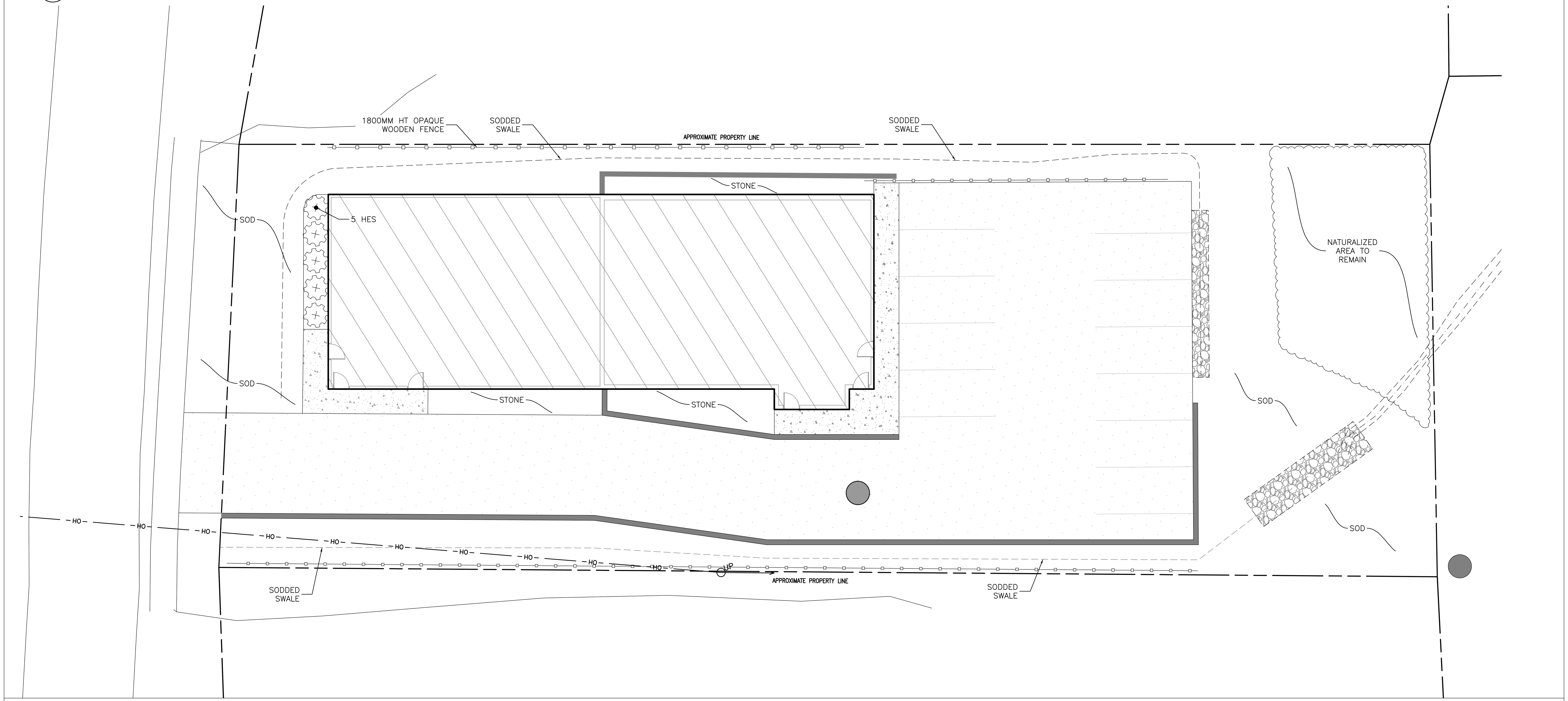
1 SITEWORK PLANTING PLAN
SCALE: 1:125

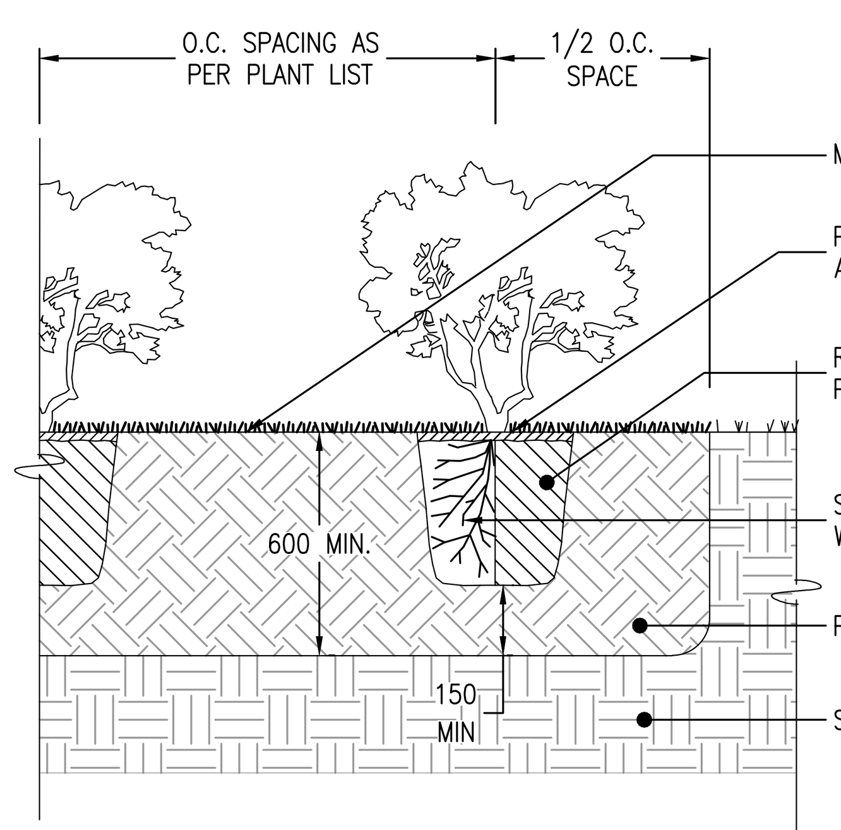


2 PLANTING SCHEDULE
SCALE: NTS

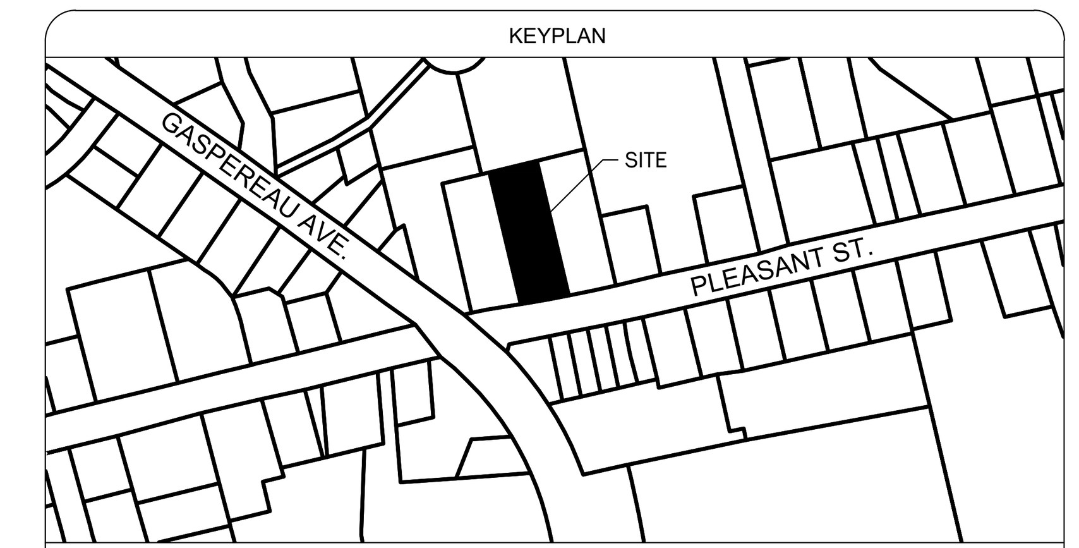
PLANTING SCHEDULE								
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	STAKING	REMARKS
HES	5	Hydrangea 'Endless Summer'	Endless Summer Hydrangea	80cm	CG#3	1.2m o.c.	–	–

NOTE: SUBSTITUTIONS TO PLANTS AS SPECIFIED ABOVE ARE NOT ACCEPTABLE UNLESS WRITTEN PERMISSION HAS BEEN OBTAINED FOR SPECIES / VARIETY, SIZE, QUANTITY &/OR CONDITION FROM LANDSCAPE ARCHITECTS.

3 SECTION: SHRUB PLANTING
SCALE: NTS



KEYPLAN



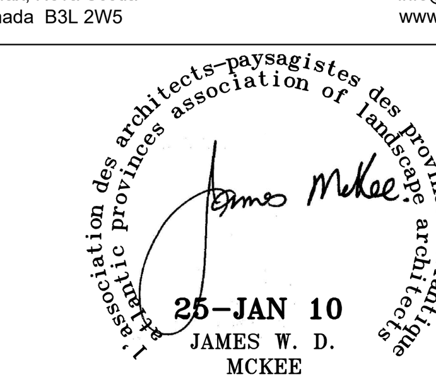
Site Plan Approval
SP-003-2024 Mulit-Unit Dwelling (6 Units)
Approved March 3, 2025.

Marcia Elliott
Digitally signed by Marcia Elliott
DN: cn=Marcia Elliott, o=Town of Wolfville, ou, email=melliott@wolfville.ca, c=CA
Date: 2025.03.03 15:27:15 -04'00'

No.	MM/DD/YYYY	Revision Description	By
2	01/10/2025	ISSUED FOR BUILDING PERMIT	MB
1	11/15/2024	ISSUED FOR CLIENT REVIEW	MB

Vollick McKee Petersmann & ASSOCIATES LIMITED
LANDSCAPE ARCHITECTURE
SITE PLANNING PROJECT MANAGEMENT
3008 Oxford Street
Suite 203
Halifax, Nova Scotia
Canada B3L 2W5
Tel: 902 422 6514
Fax: 902 425 0402
info@vollickmckee.com
www.vollickmckee.com

Seal



SCALE : 1:125
0m 1 2 3 4 5 6 7 8 9 10m

Horizontal	Vertical	Plot
1:125	N/A	ARCH D (24"x36")

Project
PLEASANT STREET LOT-3
WOLFVILLE, NS
PID: 55343370

Title
SITEWORK
PLANTING PLAN

Project No.	Drawn	Sheet
24021LIV	MB	1 of 1
Ref.	Engineer N/A	Plan No.
Date 11/15/2024	Check JMK	L101

GREENER PROJECT DEVELOPMENT INC.

PID#55343370

R-3 ZONE
(MEDIUM DENSITY RESIDENTIAL)

PROPOSED MAIN FLOOR	4102 FT^2
PROPOSED SECOND FLOOR	4102 FT^2
PROPOSED THIRD FLOOR	4102 FT^2
TOTAL PROPOSED	12306 FT^2

SHEET LIST	
SHEET NUMBER	SHEET NAME
A0	COVER PAGE
AN1	GENERAL NOTES
A1	PROPOSED FOUNDATION PLAN
A2	PROPOSED MAIN FLOOR PLAN
A3	PROPOSED SECOND FLOOR PLAN
A4	PROPOSED THIRD FLOOR PLAN
A5	PROPOSED ROOF PLAN
A6	PROPOSED FRONT EXTERIOR ELEVATION
A7	PROPOSED LEFT EXTERIOR ELEVATION
A8	PROPOSED REAR EXTERIOR ELEVATION
A9	PROPOSED RIGHT EXTERIOR ELEVATION
A10	BUILDING SECTION A & NOTES
A11	BUILDING SECTIONS & NOTES
A12	BUILDING DETAILS & NOTES
A13	MECHANICAL & ELECTRICAL MF DESIGN PLAN
A14	MECHANICAL & ELECTRICAL SF & TF DESIGN PLAN

LIVE 2 DESIGN
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LIVE2DESIGN.CA
ALICIA@LIVE2DESIGN.CA

PLANS FOR REVIEW & DISCUSSION PURPOSES ONLY

SCALED FOR ANSI B PAPER SIZE

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DRAFT 1:
DRAFT 2:
DRAFT 3:

DRAWN & DESIGNED BY:
ALICIA OLSCHEWSKI

CLIENT:
Greener Project Development Inc.
PID#55343370

DRAWING NO. A0

DRAWING NAME:
COVER PAGE

DATE: 2024-12-06

GENERAL NOTES:

- THESE PLANS ARE INTENDED FOR USE BY A LICENSED CONTRACTOR WHO IS FAMILIAR WITH CONSTRUCTION METHODS
- ANY WORK ON THE PROJECT SHALL CONFORM TO THE LATEST NATIONAL AND NOVA SCOTIA BUILDING CODES, REVISION 2015, ANY LOCAL AUTHORITIES HAVING JURISDICTION OVER RESIDENTIAL CONSTRUCTION, AND THE APPLICABLE OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) FOR CONSTRUCTION PROJECTS.
- THIS SET OF DRAWINGS SUPERCEDES AND REPLACES ALL PREVIOUS DRAWINGS
- CONSTRUCTION SITE CONDITIONS MAY CAUSE VARIATIONS IN GRADE ELEVATIONS, WINDOWS, SIDING, PLACEMENT OF EXTERIOR STAIRS AND MECHANICALS
- ALL MATERIALS TO BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
- ALL RENDERS AND ANIMATIONS ARE FOR CONCEPTUAL PURPOSES ONLY.
- DRAWINGS TO BE SUBMITTED AND APPROVED TO THE CITY PRIOR TO ANY CONSTRUCTION BEGINING
- REFER TO MANUFACTURES SPECIFICATIONS PRIOR TO ORDERING AND INSTALLING ANY WINDOW AND DOORS
- ALL CONCRETE DIMENSIONS AND CONSTRUCTION MUST BE APPROVED BY APPROPRIATE CONTRACTOR
- GREAT CARE HAS BEEN TAKEN IN THE PROCESS OF DRAWING THESE PLANS. THERE IS A POSSIBILITY OF ERRORS. LIVE 2 DESIGN DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THESE PLANS, UNLESS ADVISED IN WRITING OF SUCH ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR MUST REVIEW AND VERFIY ALL INFORMATION AND DIMENSIONS ON THIS PLAN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY CHANGES MUST BE REPORTED TO THE DRAFTER. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED MEASURMENTS. DO NOT SCALE THESE DRAWINGS.
- THE CONTRACTOR AND OR BUILDER MUST REPORT ALL CHANGES TO THE CLIENT AND BUILDING OFFICIAL BEFORE PROCEEDING WITH THEM.
- LIVE 2 DESIGN SHALL NOT BE RESPONSIBLE FOR ANY CHANGES FROM THE DRAWINGS AND SPECIFICATIONS AUTHORIZED BY ANY OFFICIAL DURING THE COURSE OF CONSTRUCTION
- LIVE 2 DESIGN SHALL NOT BE RESPONSIBLE FOR CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTH OF FROST LINE, WATER TABLES OR BURIED STRUCTURES ETC
- ALL GRADES AND SITE CONDITIONS TO BE CONFIRMED ON SITE BY THE CONTRACTOR AND IN COMPLIANCE WITH THE SITE GRADING PLANS SUPPLIED BY OTHER, AS REQUIRED.
- HEATING SYSTEM TO BE SPECIFIED BY OTHER, PER CODE
- ELECTRICAL PLAN IS FOR DESIGN PURPOSES ONLY AND TO BE SPEFICIED BY THE OWNER. ALL ELECTRICAL TO BE INSTALLED ON SITE, PER CODE
- ALL STRUCTURAL LOADS TO BE CONFIRMED BY MANUFACTURE SUPPLYING MATERIAL OR CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION INSTALLTION.
- IT IS ASSUMED THE EXISTING STRUCTURE IS OF SOUND CONDITION TO WITHSTAND THE PROPOSED CONSTRUCTION.
- THESE PLANS ARE THE PROPERTY OF LIVE 2 DESIGN AND MAY NOT BE USED UNLESS AGREED UPON WITH LIVE 2 DESIGN IS WRITING.
- ALL HOMES NEED TO BE BUILT TO MEET MINIMUM PUBLIC HEALTH, FIRE AND STRUCTURAL SAFETY AND PROPERTYPROTECTION STANDARDS.
- SHORING REQUIRED, PER CODE, PER ENGINEER

- BY USING THESE PLANS, THE CLIENT AND CONTRACTOR AGREE TO THE TERMS AND CONDITIONS LISTED ABOVE

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ALICIA OLSCHEWSKI

CLIENT:
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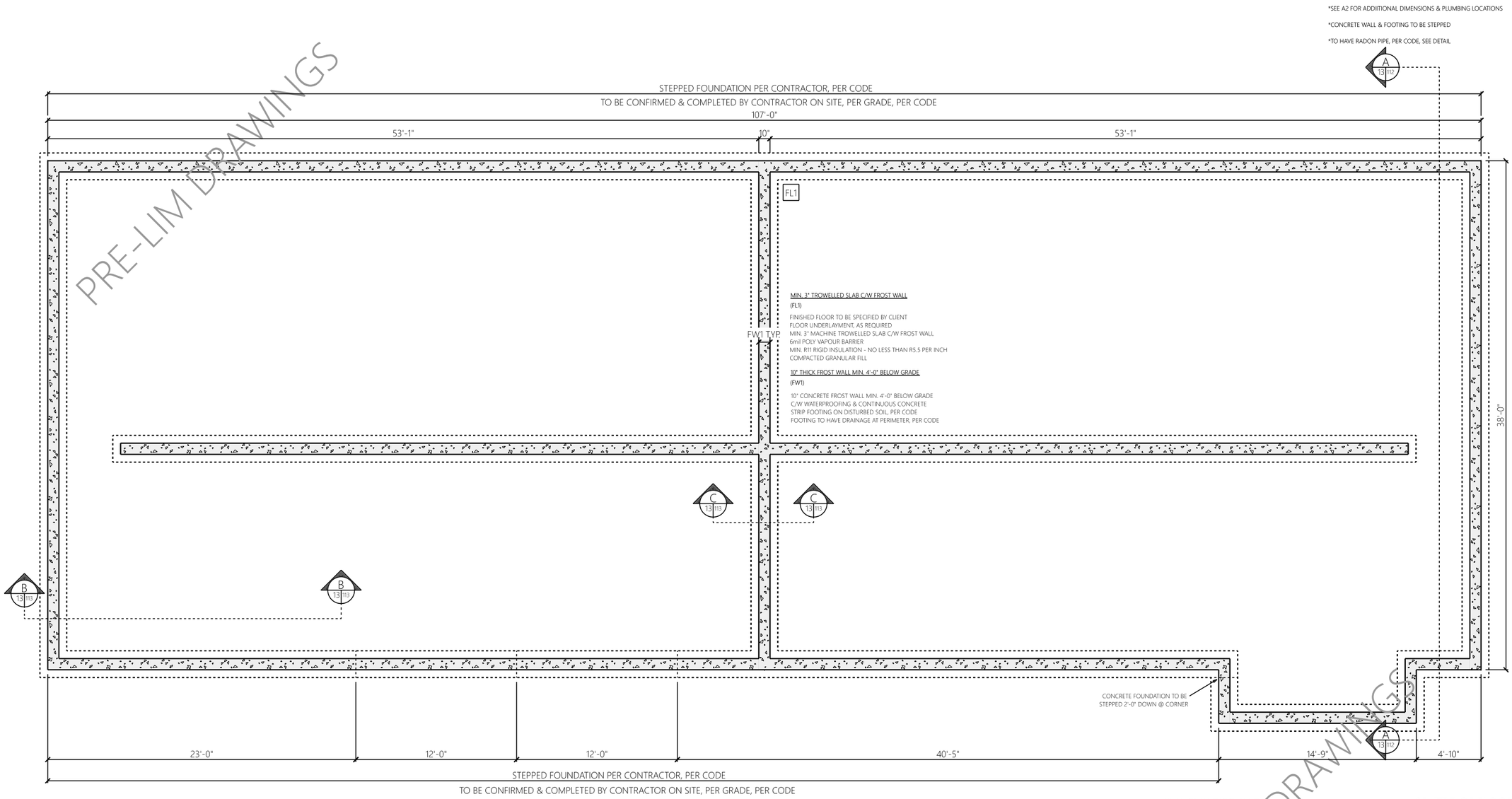
PID#55343370

DRAWING NO. A1

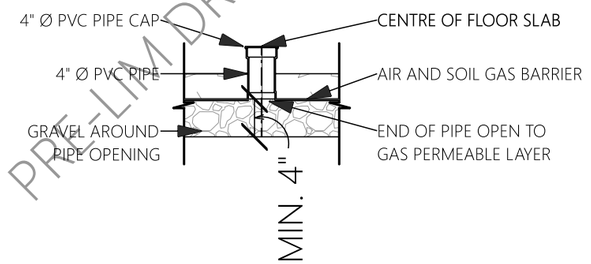
DRAWING NAME:
GENERAL NOTES

DATE: 2024-12-06



PROPOSED FOUNDATION PLAN

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



RADON GAS DETAIL

SCALE: 1/2" = 1'-0"

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CLIENT:
Greener Project Development Inc.
PID#55343370

DRAWING NO. A1

DRAWING NAME:
PROPOSED FOUNDATION PLAN

DATE: 2024-12-06

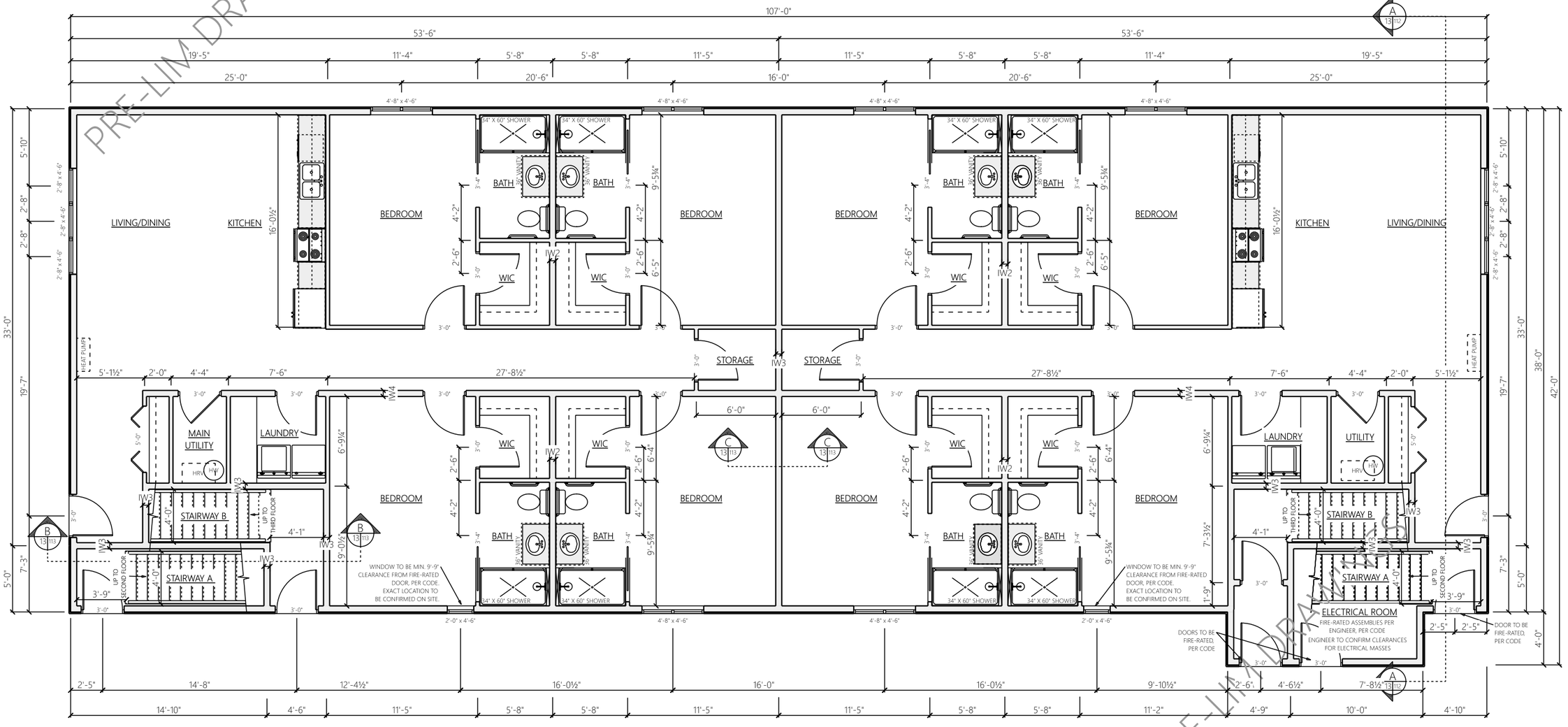
*ALL DOORS TO BE CENTERED IN SPACE UNLESS NOTED OTHERWISE

*ALL INTERIOR WALLS TO BE IW1 UNLESS NOTED OTHERWISE

*ALL BATHROOMS TO HAVE BLOCKING FOR GRAB BARS IN ACCORDANCE TO NSBCR SECTION 3.8, SEE A9 FOR DETAILS. INSTALL TO BE CONFIRMED BY CONTRACTOR, PER CODE.

**NO PENETRATIONS IN FIRE RATED STAIR EXITS UNLESS FIRE STOPPED, PER CODE. LAUNDRY PLUMBING BOX TO BE ON INTERIOR WALLS OF UNIT.

**STAIRS TO HAVE 2 LAYERS OF TYPE X DRYWALL WITH FIRE STOP, PER CODE - BUILDING SECTION DETAILS



PROPOSED MAIN FLOOR PLAN

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

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DRAWN & DESIGNED BY: ALICIA OLSCHEWSKI

CLIENT: Greener Project Development Inc. PID#55343370

DRAWING NO. A2

DRAWING NAME: PROPOSED MAIN FLOOR PLAN

DATE: 2024-12-06

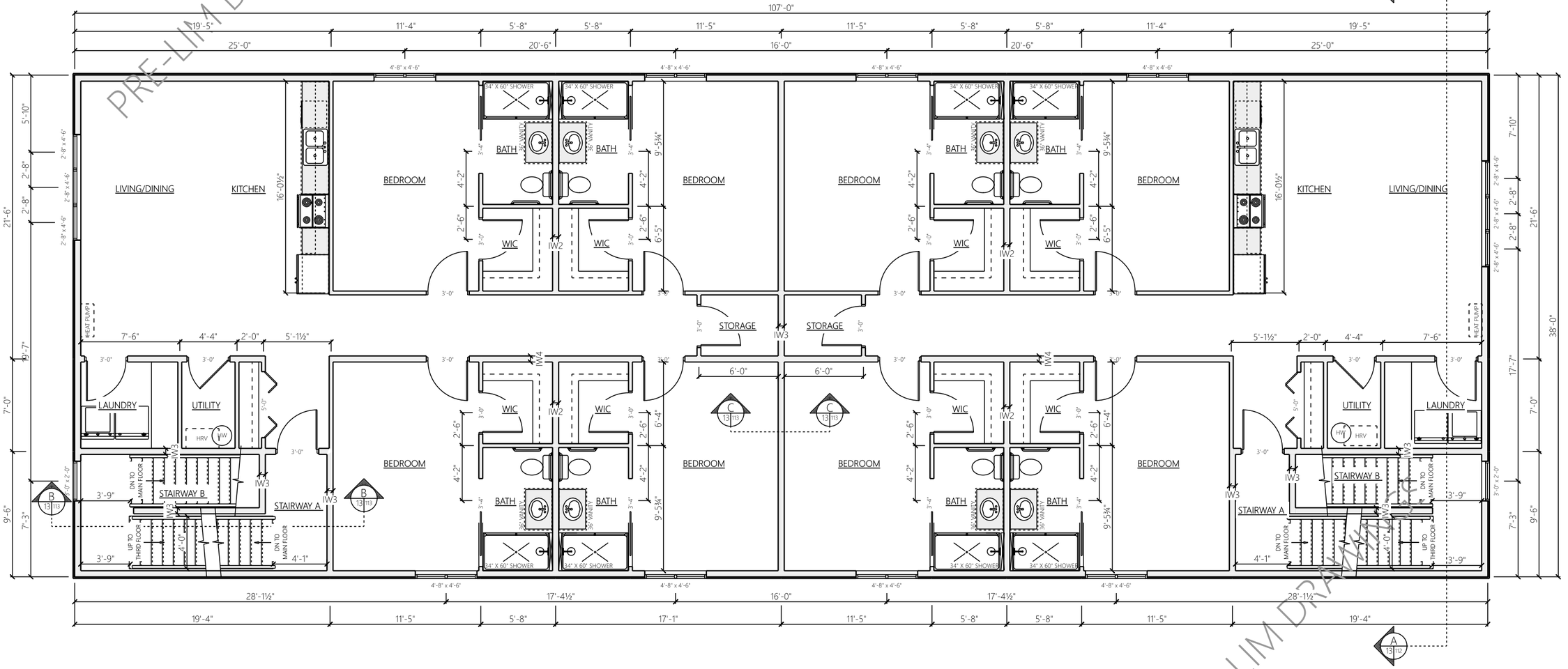
*ALL DOORS TO BE CENTERED IN SPACE UNLESS NOTED OTHERWISE

*ALL INTERIOR WALLS TO BE IW1 UNLESS NOTED OTHERWISE

*ALL BATHROOMS TO HAVE GRAB BARS & BLOCKING IN ACCORDANCE TO NSBCR SECTION 3.8, SEE A9 FOR DETAILS. INSTALL TO BE CONFIRMED BY CONTRACTOR, PER CODE.

**NO PENETRATIONS IN FIRE RATED STAIR EXITS UNLESS FIRE STOPPED, PER CODE. LAUNDRY PLUMBING BOX TO BE ON INTERIOR WALLS OF UNIT.

**STAIRS TO HAVE 2 LAYERS OF TYPE X DRYWALL WITH FIRE STOP PER CODE - BUILDING SECTION DETAILS



PROPOSED SECOND FLOOR PLAN

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

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CLIENT:
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PID#55343370

DRAWING NO. A3

DRAWING NAME:
PROPOSED SECOND FLOOR PLAN

DATE: 2024-12-06

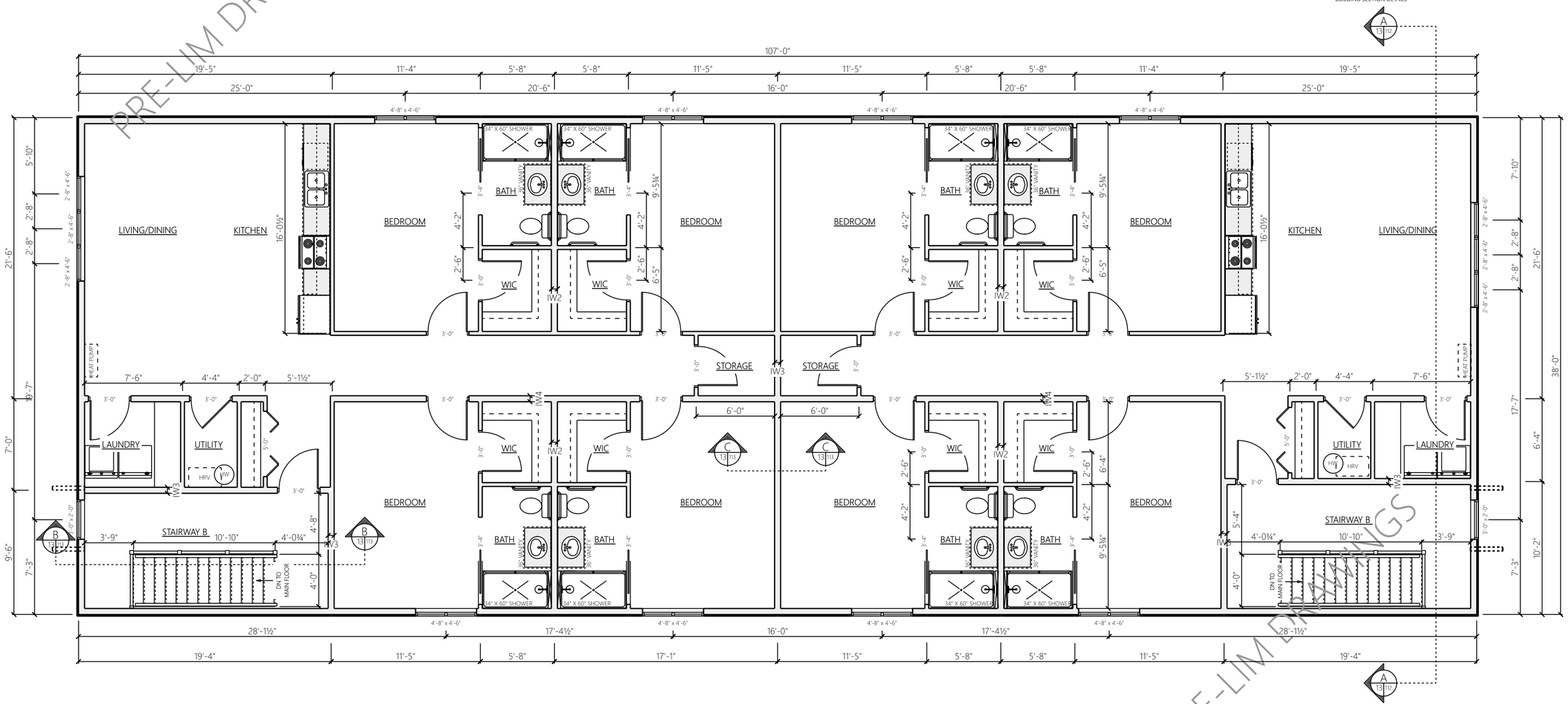
*ALL DOORS TO BE CENTERED IN SPACE UNLESS NOTED OTHERWISE

*ALL INTERIOR WALLS TO BE IW1 UNLESS NOTED OTHERWISE

*ALL BATHROOMS TO HAVE GRAB BARS & BLOCKING IN ACCORDANCE TO NSBCR SECTION 3.8, SEE A9 FOR DETAILS. INSTALL TO BE CONFIRMED BY CONTRACTOR, PER CODE.

**NO PENETRATIONS IN FIRE RATED STAIR EXITS UNLESS FIRE STOPPED, PER CODE. LAUNDRY PLUMBING BOX TO BE ON INTERIOR WALLS OF UNIT.

**STAIRS TO HAVE 2 LAYERS OF TYPE X DRYWALL WITH FIRE STOP PER CODE - BUILDING SECTION DETAILS



PROPOSED THIRD FLOOR PLAN

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

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CLIENT: Greener Project Development Inc. PID#55343370

DRAWING NO. A4

DRAWING NAME: PROPOSED THIRD FLOOR PLAN

DATE: 2024-12-06

*ALL IW3 (FIRE SEPERATION WALLS) TO COME TO UNDERSIDE OF ROOF SHEATHING, PER CODE

PROPOSED ROOF PLAN

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

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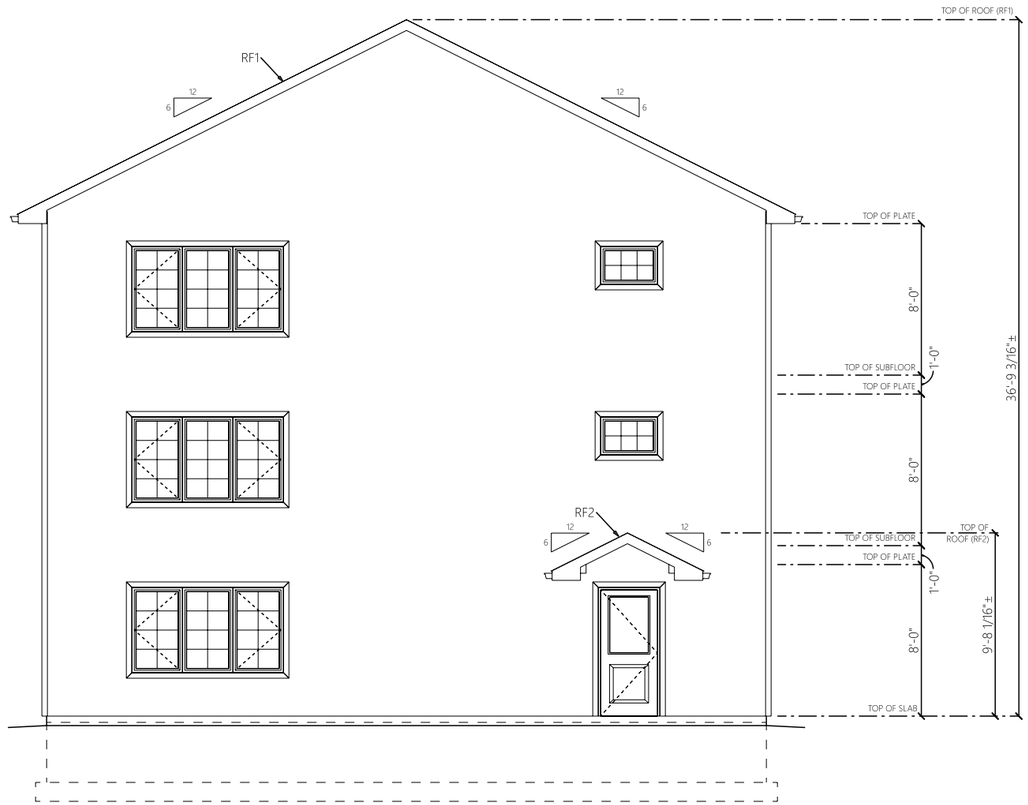
PID#55343370

DRAWING NO. A5

DRAWING NAME:
PROPOSED ROOF PLAN

DATE: 2024-12-06



PROPOSED FRONT ELEVATION

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

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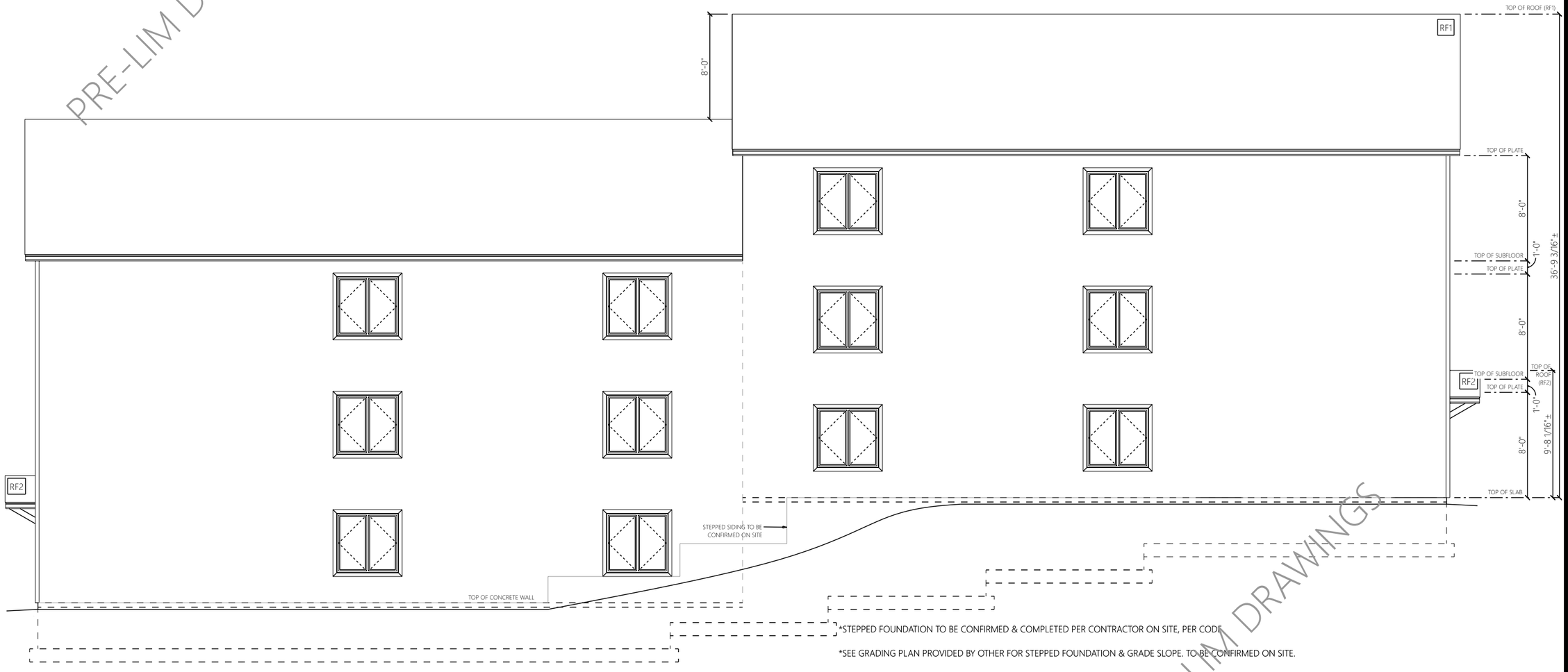
DRAWING NO. A6

DRAWING NAME:
PROPOSED FRONT EXTERIOR ELEVATION

DATE: 2024-12-06



*STEPPED FOUNDATION TO BE CONFIRMED & COMPLETED PER CONTRACTOR ON SITE, PER CODE

*SEE GRADING PLAN PROVIDED BY OTHER FOR STEPPED FOUNDATION & GRADE SLOPE. TO BE CONFIRMED ON SITE.

PROPOSED LEFT ELEVATION

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

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Greener Project Development Inc.
PID#55343370

DRAWING NO. A7

DRAWING NAME:
PROPOSED LEFT EXTERIOR ELEVATION

DATE: 2024-12-06

PROPOSED REAR ELEVATION

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

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DRAFT 1:
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DRAFT 3:

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ALICIA OLSCHEWSKI

CLIENT:
Greener Project Development Inc.
PID#55343370

DRAWING NO. A8

DRAWING NAME:
PROPOSED REAR EXTERIOR ELEVATION

DATE: 2024-12-06

*STEPPED FOUNDATION TO BE CONFIRMED & COMPLETED PER CONTRACTOR ON SITE, PER CODE

*SEE GRADING PLAN PROVIDED BY OTHER FOR STEPPED FOUNDATION & GRADE SLOPE. TO BE CONFIRMED ON SITE.

PROPOSED RIGHT ELEVATION

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

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DRAFT 3:

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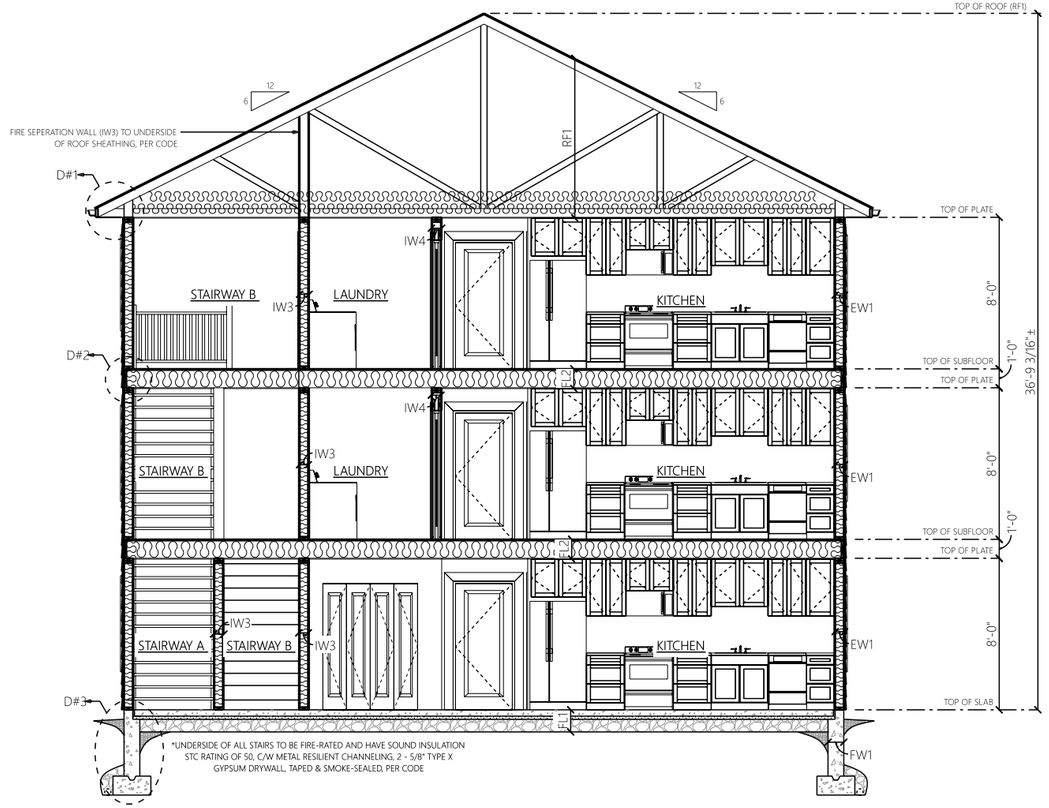
ALICIA OLSCHEWSKI

CLIENT:
Greener Project Development Inc.
PID#55343370

DRAWING NO. A9

DRAWING NAME:
PROPOSED RIGHT EXTERIOR ELEVATION

DATE: 2024-12-06



A 13 | 112

CROSS SECTION A

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

ROOF ASSEMBLIES

PRE-ENGINEERED RAISED HEEL TRUSS

(RF1)

ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
15/32" OSB SUPERROOF SHEATHING
PRE-ENGINEERED TRUSSES, TO BE
COMPLETED BY TRUSS ENGINEER
R50 BATT INSULATION
C/W AIRSPACE, PER CODE
6mil POLY VAPOUR BARRIER
1X3 STRAPPING
2 LAYERS OF TYPE X GYPSUM DRYWALL
(DRYWALL TO BE FIRESTOPPED AND
THROUGHOUT THE WHOLE UPPER FLOOR
AND STAIRWELL TO SEPERATE ATTIC FROM UNIT)

HAND FRAMED ON SITE

(RF2)

ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
RAFTERS FASTENED ON BEAMS,
TBC BY CONTRACTOR,
TO BE FASTENED PER CODE
FINISHED TONGUE & GROOVE WOOD

**ROOFS TO HAVE VENTING AT GABLE ENDS,
RIDGE BEAMS AND SOFFITS, PER CODE

PRE-ENGINEERED RAISED HEEL TRUSS

(RF3)

ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
15/32" OSB SUPERROOF SHEATHING
PRE-ENGINEERED TRUSSES, TO BE
COMPLETED BY TRUSS ENGINEER
R50 BATT INSULATION
C/W AIRSPACE, PER CODE
6mil POLY VAPOUR BARRIER
1X3 STRAPPING
1/2" GYPSUM DRYWALL

CONCRETE SLAB ASSEMBLIES

10" THICK FROST WALL MIN. 4'-0" BELOW GRADE

(FW1)

10" CONCRETE FROST WALL MIN. 4'-0" BELOW GRADE
C/W WATERPROOFING & CONTINUOUS CONCRETE
STRIP FOOTING ON DISTURBED SOIL, PER CODE
FOOTING TO HAVE DRAINAGE AT PERIMETER, PER CODE

MIN. 3" TROWELLED SLAB C/W FROST WALL

(FL1)

FINISHED FLOOR TO BE SPECIFIED BY CLIENT
FLOOR UNDERLAYMENT, AS REQUIRED
MIN. 3" MACHINE TROWELLED SLAB C/W FROST WALL
6mil POLY VAPOUR BARRIER
MIN. R11 RIGID INSULATION - NO LESS THAN R5.5 PER INCH
COMPACTED GRANULAR FILL

EXTERIOR WALL ASSEMBLIES

2X6 WOOD STUD WALL

(EW1)

VINYL SIDING
AIR/WEATHER BARRIER
WALL SHEATHING
2X6 STUDS 16" O.C
R24 BATT INSULATION
6mil POLY VAPOUR BARRIER
5/8" TYPE X GYPSUM DRYWALL

CONCRETE BASEMENT WALL

(BW1)

10" CONCRETE WALL
2.13" RIGID INSULATION TAPED
2X4 STUDS 16" O.C
R14 BATT INSULATION
6mil POLY VAPOUR BARRIER
5/8" TYPE X GYPSUM DRYWALL

*ALL LOAD BEARING WALLS TO BE 5/8" TYPE X DRYWALL

FLOOR ASSEMBLIES

PRE-ENGINEERED FLOOR JOIST

(FL2)

FINISHED FLOOR TO BE SPECIFIED BY CLIENT
FLOOR UNDERLAYMENT, AS REQUIRED
3/4" SUBFLOOR
PRE-ENGINEERED FLOOR JOISTS @ 16"O.C.
W/ BATT INSULATION AT RIM BOARDS
SOUND INSULATION STC RATING OF 50,
C/W METAL RESILIENT CHANNELING
1X3 STRAPPING 16"O.C
2 - 5/8" TYPE X GYPSUM DRYWALL TAPED & SMOKE TIGHT SEALED

INTERIOR WALL ASSEMBLIES

2X4 WOOD STUD WALL

(IW1)

1/2" GYPSUM DRYWALL
2X4 STUDS 16" O.C
1/2" GYPSUM DRYWALL

2X6 WOOD STUD PLUMBING WALL

(IW2)

1/2" GYPSUM DRYWALL
2X6 STUDS 16" O.C
1/2" GYPSUM DRYWALL

2X6 FIRE RATED WOOD STUD WALL

(IW3)

5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)
2X6 STUDS 16" O.C
SOUND INSULATION STC RATING OF 50, PER CODE
C/W METAL RESILIENT CHANNELING, PER CODE
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)

2X6 WOOD STUD LOAD BEARING WALL

(IW4)

5/8" TYPE X GYPSUM DRYWALL
2X6 STUDS 16" O.C
5/8" TYPE X GYPSUM DRYWALL

STAIR COMPONENTS

STAIR GUARD/RAILING

STAIR RAILING TO BE MIN. 36 1/16" - MAX. 42" HIGH,
CONTINUOUSLY GRASPABLE, PER CODE
WHEN HEIGHT IS 6'-0" OR HIGHER, GUARD TO BE MIN. 42", PER CODE

INTERIOR STAIR RISERS & TREADS

STAIR RISE AND RUN TO BE CONFIRMED ON SITE BY INSTALLER.
TREADS MIN. 255mm - MAX. 355mm
RISERS MIN. 125mm - MAX. 200mm

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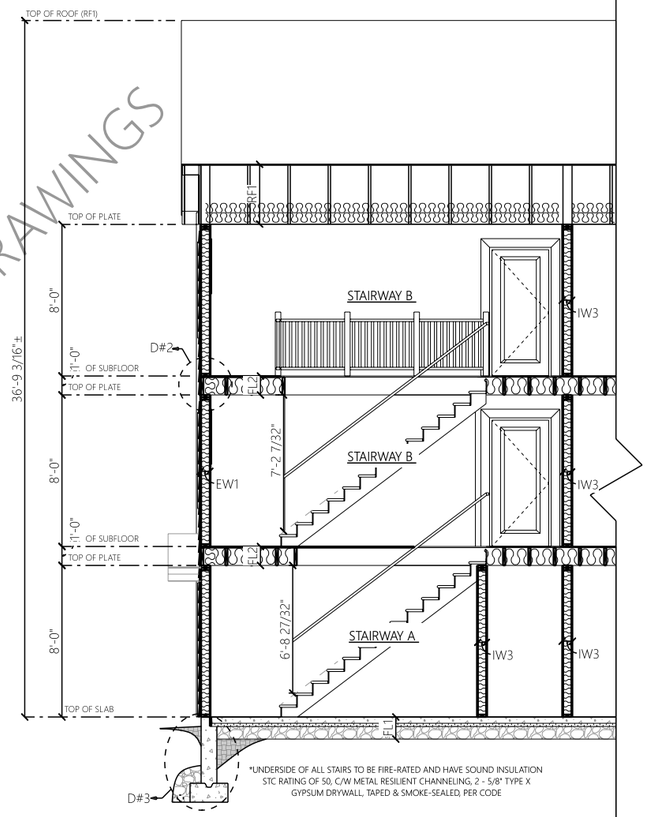
DRAWN & DESIGNED BY: ALICIA OLSCHEWSKI

CLIENT: Greener Project Development Inc.
PID#55343370

DRAWING NO. A10

DRAWING NAME: BUILDING SECTION A & NOTES

DATE: 2024-12-06



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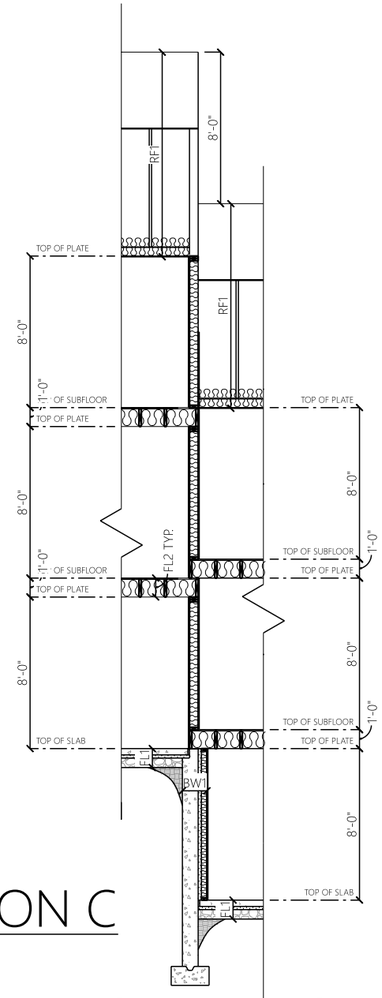
13 | 113

CROSS SECTION B

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



C
13 | 113

CROSS SECTION C

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

ROOF ASSEMBLIES

PRE-ENGINEERED RAISED HEEL TRUSS

(RF1)

ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
15/32" OSB SUPERROOF SHEATHING
PRE-ENGINEERED TRUSSES, TO BE
COMPLETED BY TRUSS ENGINEER
R50 BATT INSULATION
C/W AIRSPACE, PER CODE
6mil POLY VAPOUR BARRIER
1X3 STRAPPING
2 LAYERS OF TYPE X GYPSUM DRYWALL
(DRYWALL TO BE FIRESTOPPED AND
THROUGHOUT THE WHOLE UPPER FLOOR
AND STAIRWELL TO SEPERATE ATTIC FROM UNIT)

HAND FRAMED ON SITE

(RF2)

ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
RAFTERS FASTENED ON BEAMS,
TBC BY CONTRACTOR,
TO BE FASTENED PER CODE
FINISHED TONGUE & GROOVE WOOD

**ROOFS TO HAVE VENTING AT GABLE ENDS,
RIDGE BEAMS AND SOFFITS, PER CODE

PRE-ENGINEERED RAISED HEEL TRUSS

(RF3)

ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
15/32" OSB SUPERROOF SHEATHING
PRE-ENGINEERED TRUSSES, TO BE
COMPLETED BY TRUSS ENGINEER
R50 BATT INSULATION
C/W AIRSPACE, PER CODE
6mil POLY VAPOUR BARRIER
1X3 STRAPPING
1/2" GYPSUM DRYWALL

CONCRETE SLAB ASSEMBLIES

10" THICK FROST WALL MIN. 4'-0" BELOW GRADE

(FW1)

10" CONCRETE FROST WALL MIN. 4'-0" BELOW GRADE
C/W WATERPROOFING & CONTINUOUS CONCRETE
STRIP FOOTING ON DISTURBED SOIL, PER CODE
FOOTING TO HAVE DRAINAGE AT PERIMETER, PER CODE

MIN. 3" TROWELLED SLAB C/W FROST WALL

(FL1)

FINISHED FLOOR TO BE SPECIFIED BY CLIENT
FLOOR UNDERLAYMENT, AS REQUIRED
MIN. 3" MACHINE TROWELLED SLAB C/W FROST WALL
6mil POLY VAPOUR BARRIER
MIN. R11 RIGID INSULATION - NO LESS THAN R5.5 PER INCH
COMPACTED GRANULAR FILL

EXTERIOR WALL ASSEMBLIES

2X6 WOOD STUD WALL

(EW1)

VINYL SIDING
AIR/WEATHER BARRIER
WALL SHEATHING
2X6 STUDS 16" O.C
R24 BATT INSULATION
6mil POLY VAPOUR BARRIER
5/8" TYPE X GYPSUM DRYWALL

CONCRETE BASEMENT WALL

(BW1)

10" CONCRETE WALL
2.13" RIGID INSULATION TAPED
2X4 STUDS 16" O.C
R14 BATT INSULATION
6mil POLY VAPOUR BARRIER
5/8" TYPE X GYPSUM DRYWALL

*ALL LOAD BEARING WALLS TO BE 5/8" TYPE X DRYWALL

FLOOR ASSEMBLIES

PRE-ENGINEERED FLOOR JOIST

(FL2)

FINISHED FLOOR TO BE SPECIFIED BY CLIENT
FLOOR UNDERLAYMENT, AS REQUIRED
3/4" SUBFLOOR
PRE-ENGINEERED FLOOR JOISTS @ 16"O.C.
W/ BATT INSULATION AT RIM BOARDS
SOUND INSULATION STC RATING OF 50,
C/W METAL RESILIENT CHANNELING
1X3 STRAPPING 16"O.C
2 - 5/8" TYPE X GYPSUM DRYWALL TAPED & SMOKE TIGHT SEALED

INTERIOR WALL ASSEMBLIES

2X4 WOOD STUD WALL

(IW1)

1/2" GYPSUM DRYWALL
2X4 STUDS 16" O.C
1/2" GYPSUM DRYWALL

2X6 WOOD STUD PLUMBING WALL

(IW2)

1/2" GYPSUM DRYWALL
2X6 STUDS 16" O.C
1/2" GYPSUM DRYWALL

2X6 FIRE RATED WOOD STUD WALL

(IW3)

5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)
2X6 STUDS 16" O.C
SOUND INSULATION STC RATING OF 50, PER CODE
C/W METAL RESILIENT CHANNELING, PER CODE
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)

2X6 WOOD STUD LOAD BEARING WALL

(IW4)

5/8" TYPE X GYPSUM DRYWALL
2X6 STUDS 16" O.C
5/8" TYPE X GYPSUM DRYWALL

STAIR COMPONENTS

STAIR GUARD/RAILING

STAIR RAILING TO BE MIN. 36 1/16" - MAX. 42" HIGH,
CONTINUOUSLY GRASPABLE, PER CODE
WHEN HEIGHT IS 6'-0" OR HIGHER, GUARD TO BE MIN. 42", PER CODE

INTERIOR STAIR RISERS & TREADS

STAIR RISE AND RUN TO BE CONFIRMED ON SITE BY INSTALLER.
TREADS MIN. 255mm - MAX. 355mm
RISERS MIN. 125mm - MAX. 200mm

LIVE 2 DESIGN
902-403-9122
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PLANS FOR REVIEW & DISCUSSION PURPOSES ONLY

SCALED FOR ANSI B PAPER SIZE

DRAFTS:
DRAFT 1:
DRAFT 2:
DRAFT 3:

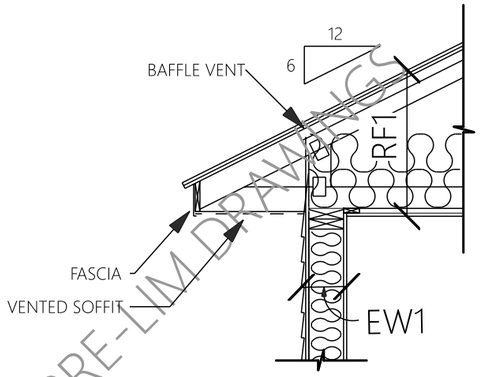
DRAWN & DESIGNED BY:
ALICIA OLSCHEWSKI

CLIENT:
Greener Project Development Inc.
PID#55343370

DRAWING NO. A11

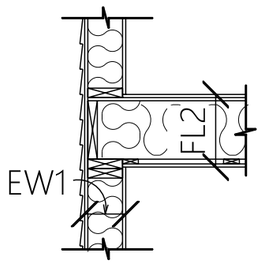
DRAWING NAME:
BUILDING SECTIONS & NOTES

DATE: 2024-12-06

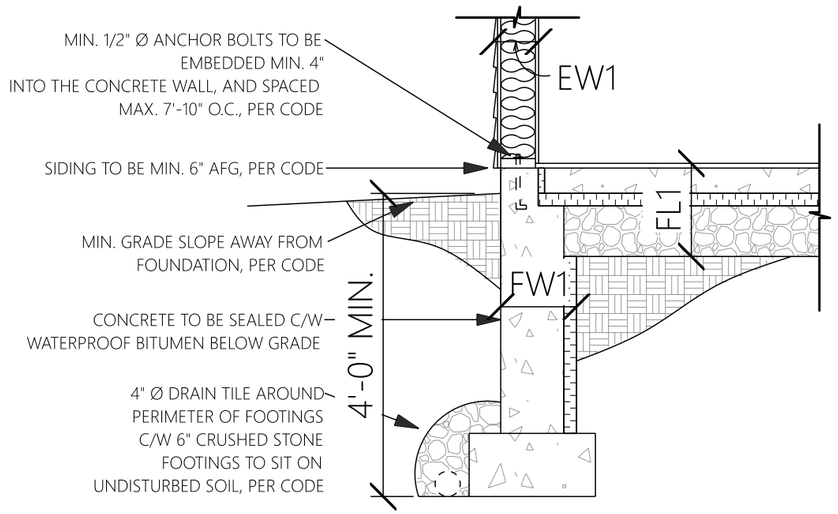


NOTE:
ROOF VENTED AT RIDGE BEAM, SOFFIT, AND GABLE END, PER CODE

D#1
SCALE: 1/2" = 1'-0"

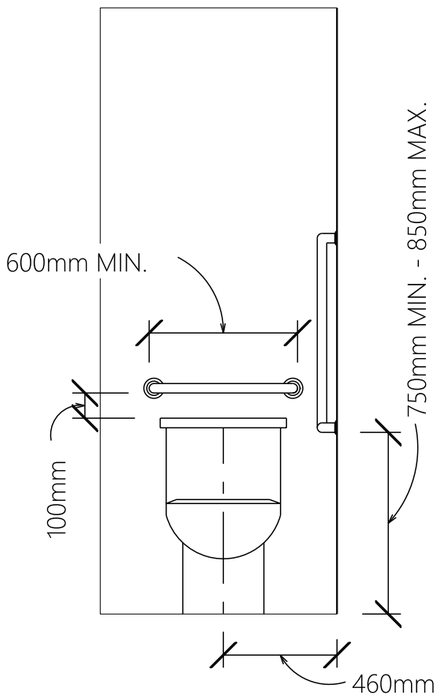


D#2
SCALE: 1/2" = 1'-0"

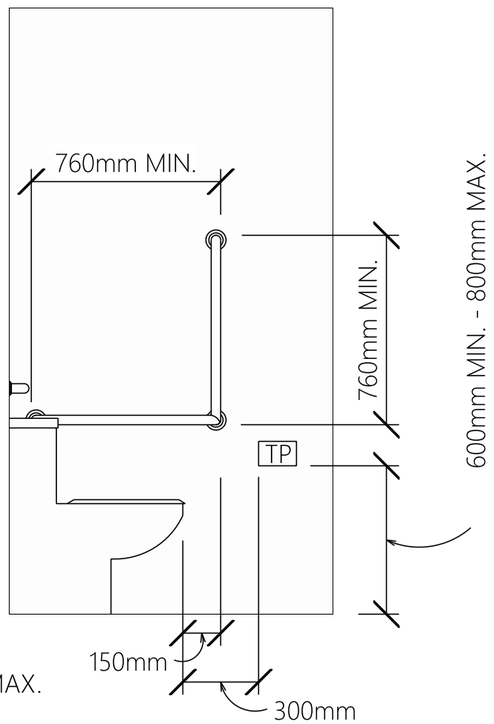


NOTES:
GEOTECHNICAL ENGINEER AS REQUIRED FOR BACKFILL, PER CODE

D#3
SCALE: 1/2" = 1'-0"



REFER TO SECTION 3.8 OF
NS CODE REGULATIONS



REFER TO SECTION 3.8 OF
NS CODE REGULATIONS

GRAB BAR DETAILS
SCALE: 1/2" = 1'-0"

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DRAFT 1:
DRAFT 2:
DRAFT 3:

DRAWN & DESIGNED BY:
ALICIA OLSCHEWSKI

CLIENT:
Greener Project Development Inc.
PID#55343370

DRAWING NO. A12

DRAWING NAME:
BUILDING DETAILS & NOTES

DATE: 2024-12-06

ELECTRICAL LEGEND

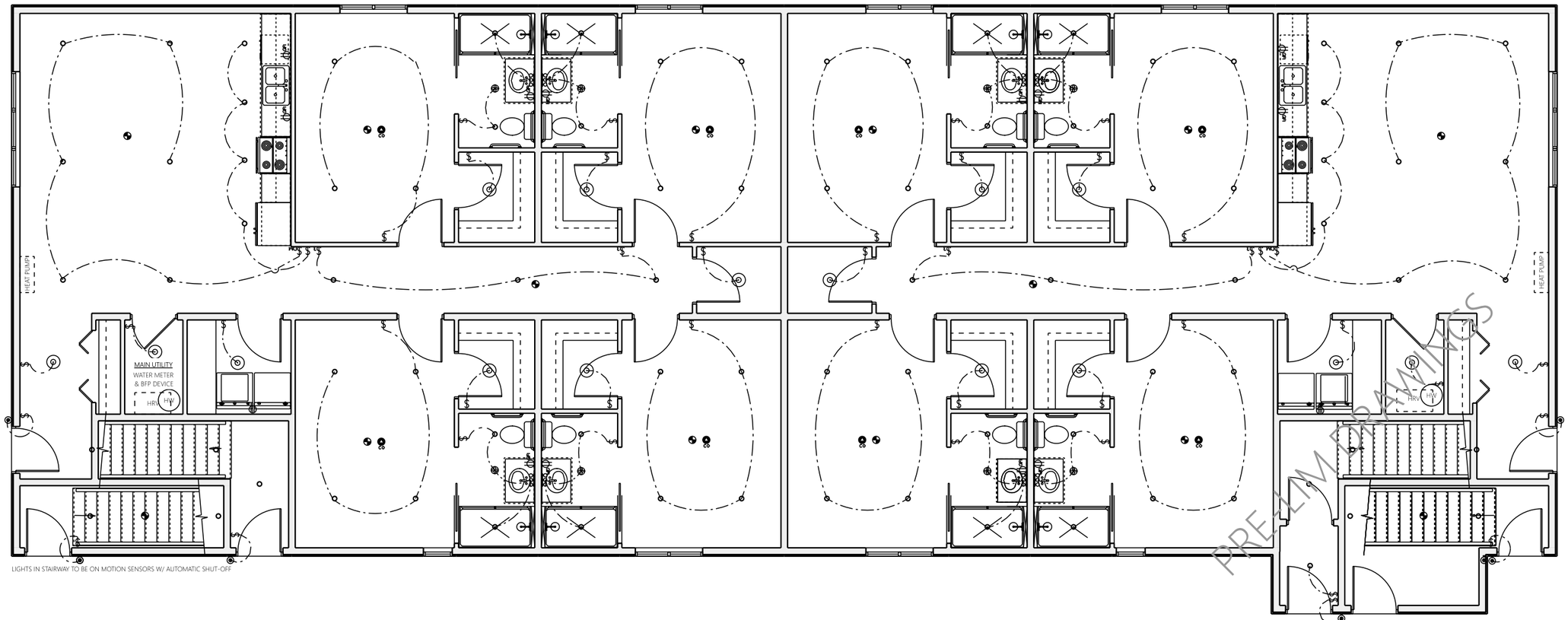
- FLUSHMOUNT LIGHT FIXTURE
- 4" RECESSED POTLIGHT
- WALL MOUNTED VANITY LIGHT
- EXTERIOR WALL MOUNT LIGHT
- 3 WAY SWITCH
- SINGLE SWITCH
- SINGLE SWITCH-DIMMER
- GFI OUTLET
- 220V OUTLET
- INTERCONNECTED SMOKE ALARM
- INTERCONNECTED CO2 ALARM
- BATHROOM EXHAUST FAN

ELECTRICAL LEGEND

**THESE ELECTRICAL PLANS ARE TO BE USED TO COMMUNICATE CLIENT DESIGN AND DIRECTION AND DOES NOT REPLACE THE REQUIRED MECHANICAL OR ELECTRICAL CODES REQUIRED
**ELECTRICAL AND MECHANICAL TO BE INSTALLED, PER CODE

**ALL LIGHTING TO BE SPACED EVELY WITHIN THEIR SPACES.
LOCATIONS AND SELECTIONS TO BE CONFIRMED WITH CLIENT PRIOR TO INSTALL
**SMOKE AND CO2 DETECTORS TO BE WIRED AND INTERCONNECTED, PER CODE

**DUCTLESS HEATPUMP FOR HEAT SOURCE, TBC BY CLIENT



LIGHTS IN STAIRWAY TO BE ON MOTION SENSORS W/ AUTOMATIC SHUT-OFF

LIGHTS IN STAIRWAY TO BE ON MOTION SENSORS W/ AUTOMATIC SHUT-OFF

MECHANICAL & ELECTRICAL MF DSIGN PLAN

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

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DRAFTS:
DRAFT 1:
DRAFT 2:
DRAFT 3:

DRAWN & DESIGNED BY:
ALICIA OLSCHEWSKI

CLIENT:
Greener Project Development Inc.
PID#55343370

DRAWING NO. A13

DRAWING NAME:
MECHANICAL & ELECTRICAL MF DESIGN PLAN

DATE: 2024-12-06

ELECTRICAL LEGEND

- FLUSHMOUNT LIGHT FIXTURE
- 4" RECESSED POTLIGHT
- WALL MOUNTED VANITY LIGHT
- EXTERIOR WALL MOUNT LIGHT
- 3 WAY SWITCH
- SINGLE SWITCH
- SINGLE SWITCH-DIMMER
- GFI OUTLET
- 220V OUTLET
- INTERCONNECTED SMOKE ALARM
- INTERCONNECTED CO2 ALARM
- BATHROOM EXHAUST FAN

ELECTRICAL LEGEND

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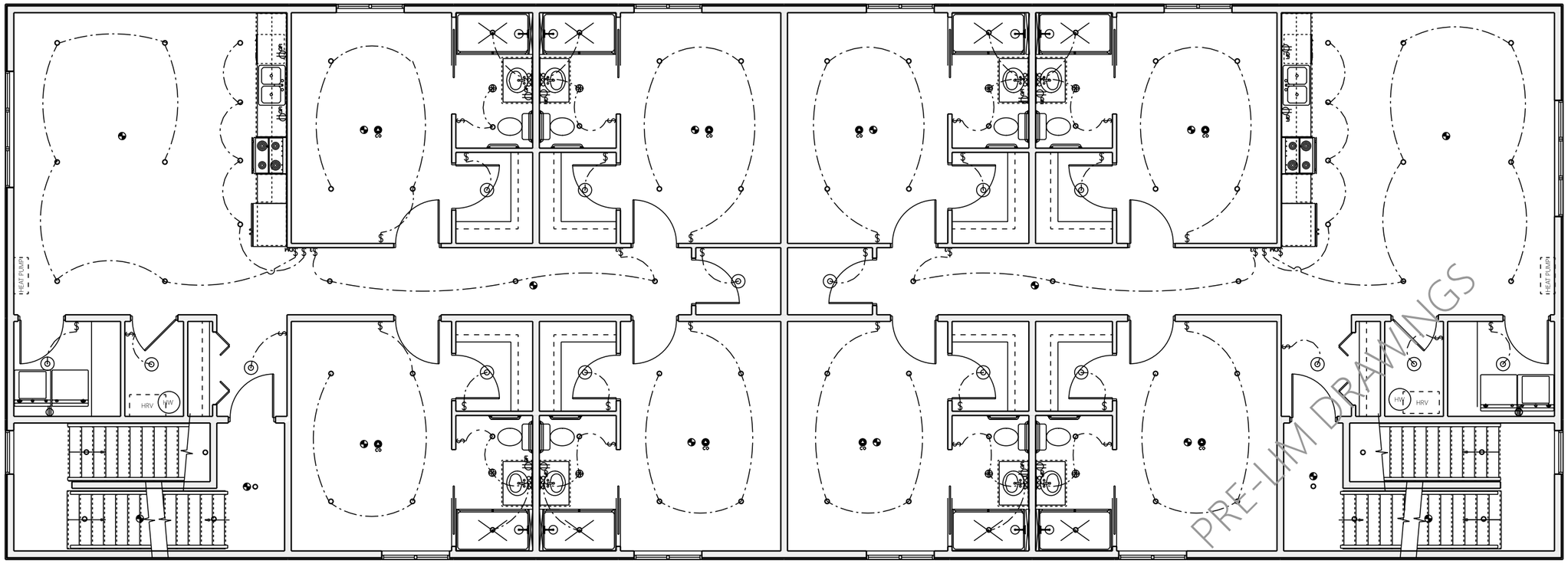
**SMOKE AND CO2 DETECTORS TO BE WIRED AND INTERCONNECTED, PER CODE

**DUCTLESS HEATPUMP FOR HEAT SOURCE, TBC BY CLIENT



LIGHTS IN STAIRWAY TO BE ON MOTION SENSORS W/ AUTOMATIC SHUT-OFF

LIGHTS IN STAIRWAY TO BE ON MOTION SENSORS W/ AUTOMATIC SHUT-OFF

MECHANICAL & ELECTRICAL SF & TF DESIGN PLAN

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

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LIVE2DESIGN.CA
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PLANS FOR REVIEW & DISCUSSION PURPOSES ONLY

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DRAFTS:
DRAFT 1:
DRAFT 2:
DRAFT 3:

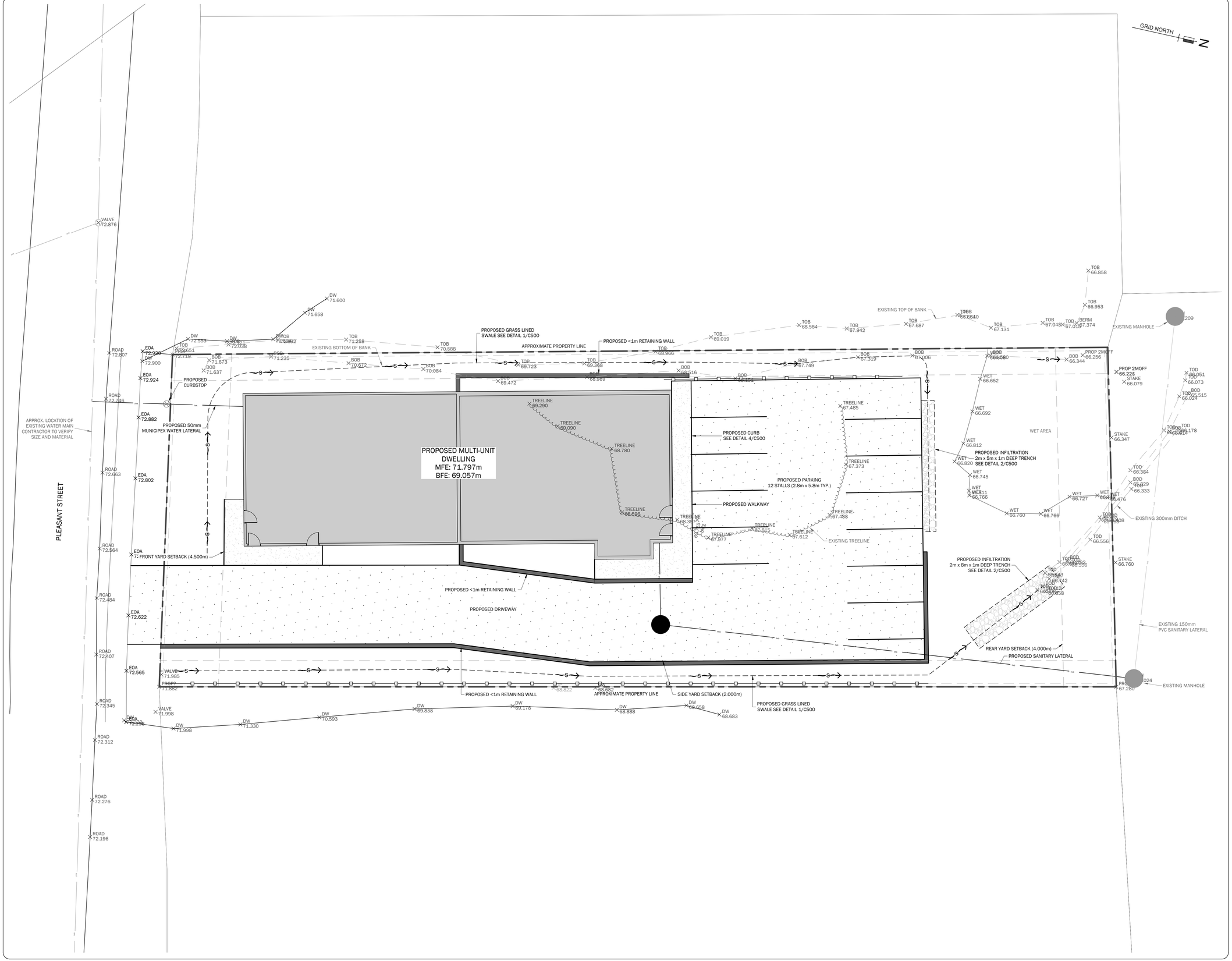
DRAWN & DESIGNED BY:
ALICIA OLSCHEWSKI

CLIENT:
Greener Project Development Inc.
PID#55343370

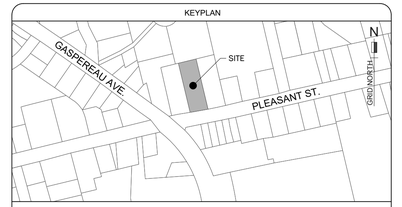
DRAWING NO. A14

DRAWING NAME:
MECHANICAL & ELECTRICAL SF & TF DESIGN PLAN

DATE: 2024-12-06



KEYPLAN



NOTES:

1. ALL MEASUREMENTS SHOWN ARE IN METRIC UNITS OF MEASURE.
2. TOPOGRAPHIC SURVEY DATA SHOWN HAS BEEN PRODUCED BY ABLE ENGINEERING SERVICES ON 05/28/2024. VALUES SHOWN ARE DERIVED FROM G.P.S. OBSERVATIONS ON NOVA SCOTIA GRID COORDINATE SYSTEM NAD83 CSRS 2010 CGVD2013.
3. THIS IS NOT A LEGAL BOUNDARY SURVEY. BOUNDARIES SHOWN HERE ARE APPROXIMATE, DERIVED FROM PROPERTY ONLINE MAPPING/PLAN OF SURVEY AND FIELD RECONNAISSANCE BY CIVIL ENGINEERING TECHNICIAN. BOUNDARIES ARE SUBJECT TO A LEGAL FIELD SURVEY BY A LICENSED NSLS, AND A LEGAL SURVEY MAY CAUSE OFFSETS AND BOUNDARIES TO DIFFER FROM WHAT IS SHOWN HEREIN.
3. ALL WORK MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR MUNICIPAL SERVICES (LATEST EDITION).
4. SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.

No.	MM/DD/YYYY	Revision Description	By
3	12/17/2024	REVISED	JL
2	10/28/2024	TOW COMMENTS	JL
1	08/08/2024	ISSUED FOR REVIEW	JL

ABLE ENGINEERING | LAND SURVEYING

Seal

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF NOVA SCOTIA
DATE 12/17/2024
J. G. Porter
12012

SCALE : 1:125
0m 1 2 3 4 5 6 7 8 9 10m

Horizontal	Vertical	Plot
1:125	N/A	ARCH D (24"x36")

Project

PLEASANT STREET LOT-3

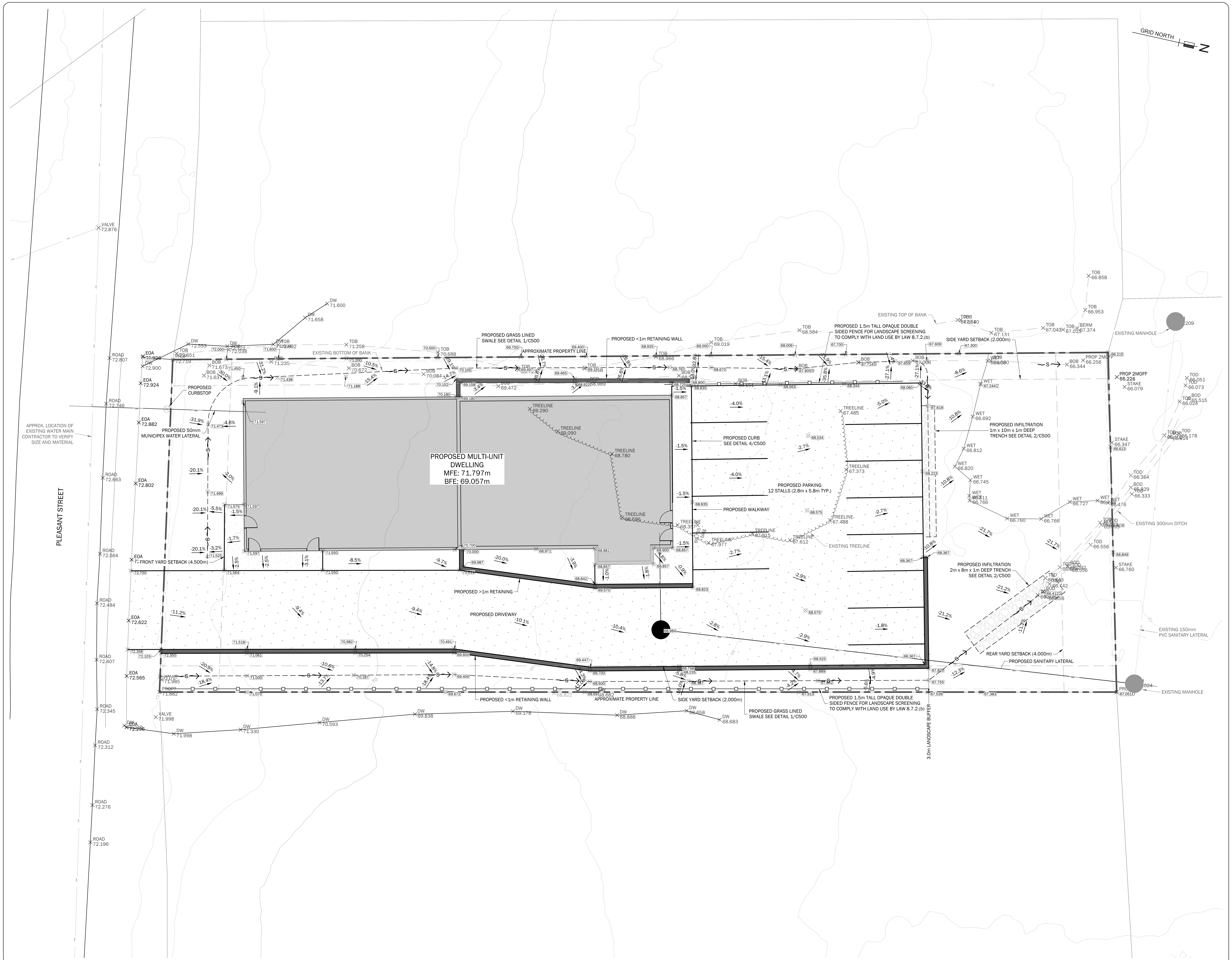
WOLFVILLE, NS
PID: 55343370

Title

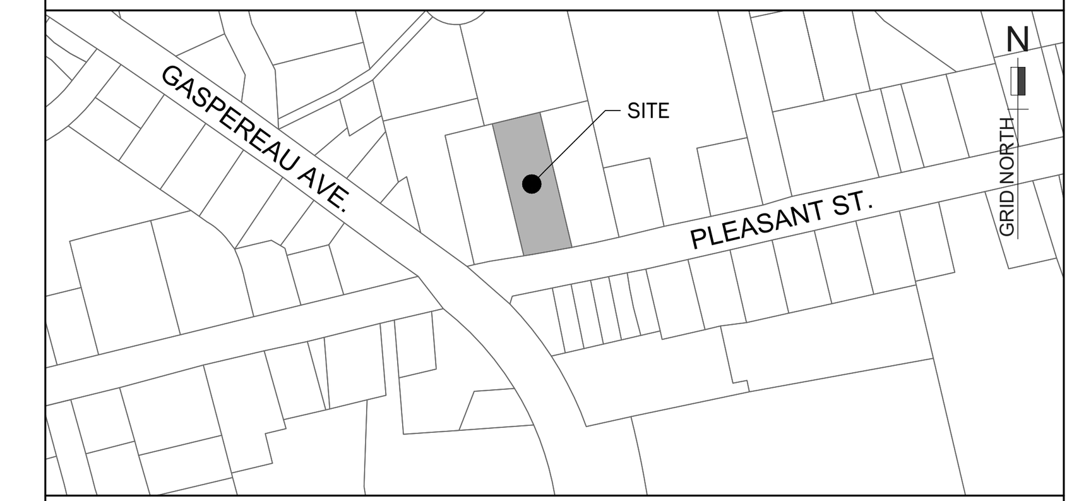
SITE PLAN

Project No.	Drawn	Sheet
240507-04	J. LITT	1 of 5
Ref.	Engineer	Plan No.
	J.PORTER	C100
Date	Check	
MAY 7, 2024	J.HENMAN	

SHEET PROCESSED: 12/17/2024 8:14 AM | LAST SAVED BY: JLITT



KEYPLAN



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3. LANDSCAPING MUST BE PERFORMED IN SUCH A WAY TO ENSURE POSITIVE DRAINAGE OF STORM WATER FROM AROUND DWELLING. A MINIMUM SLOPE OF 10% AWAY FROM THE DWELLING IS REQUIRED FOR THE FIRST 1.5 METERS. ALL OTHER CONSTRUCTED GRADES ARE TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1, EXCEPT FOR GARAGE ENTRANCES.
4. MINIMUM VERTICAL DISTANCES FROM TOP OF FOUNDATION WALL TO FINISHED GRADE TO BE MINIMUM 0.2m, EXCEPT FOR GARAGE ENTRANCES.
5. CONTRACTORS TO VERIFY FOUNDATION DIMENSIONS SHOWN WITH BUILDING PLANS PRIOR TO CONSTRUCTION.
6. EXISTING CONTOURS ARE BASED ON TOPOGRAPHICAL SURVEY DATA WITH AN INTERVAL OF 1m & 5m.
7. ALL DISTURBED AREAS TO BE PERMANENTLY STABILIZED AND FINISHED WITH EITHER GRAVEL, ASPHALT, AND/OR LANDSCAPING, UNLESS OTHERWISE INDICTED.
8. IF UNUSUAL OR UNANTICIPATED SITE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE BUILDING SHALL ADVISE THE DESIGNER IMMEDIATELY.
9. ALL WORK TO BE IN ACCORDANCE WITH TOWN OF WOLFVILLE SPECIFICATIONS.
10. ALL MEASUREMENTS SHOWN ARE IN METRIC UNITS OF MEASURE.
11. RETAINING WALLS GREATER THAN 1m ARE TO BE DESIGNED BY OTHERS

PROPOSED ELEVATION XX.XXX

EXISTING ELEVATION XX.XXX

3	12/17/2024	REVISED	JL
2	10/28/2024	TOW COMMENTS	JL
1	08/08/2024	ISSUED FOR REVIEW	JL
No.	MM/DD/YYYY	Revision Description	By

ENGINEERING | LAND SURVEYING

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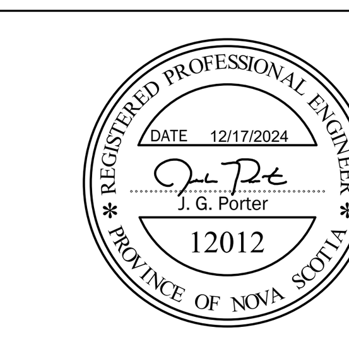


SCALE : 1:125

0m 1 2 3 4 5 6 7 8 9 10m

Horizontal	Vertical	Plot
1:125	N/A	ARCH D (24"x36")

Project

PLEASANT STREET LOT-3

WOLFVILLE, NS

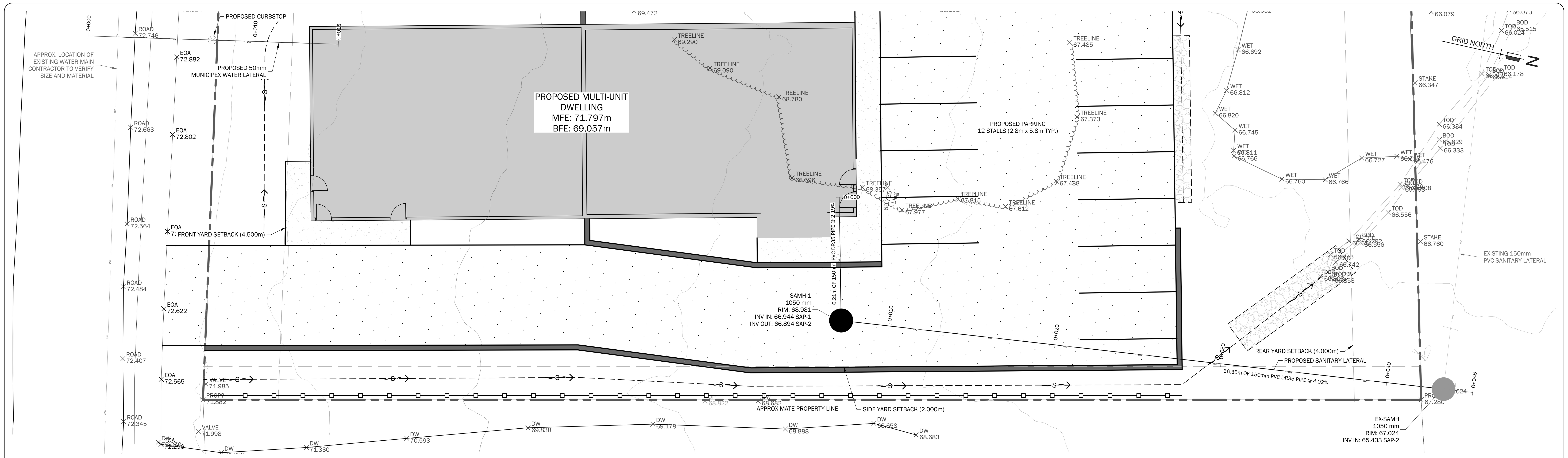
PID: 55343370

Title

GRADING PLAN

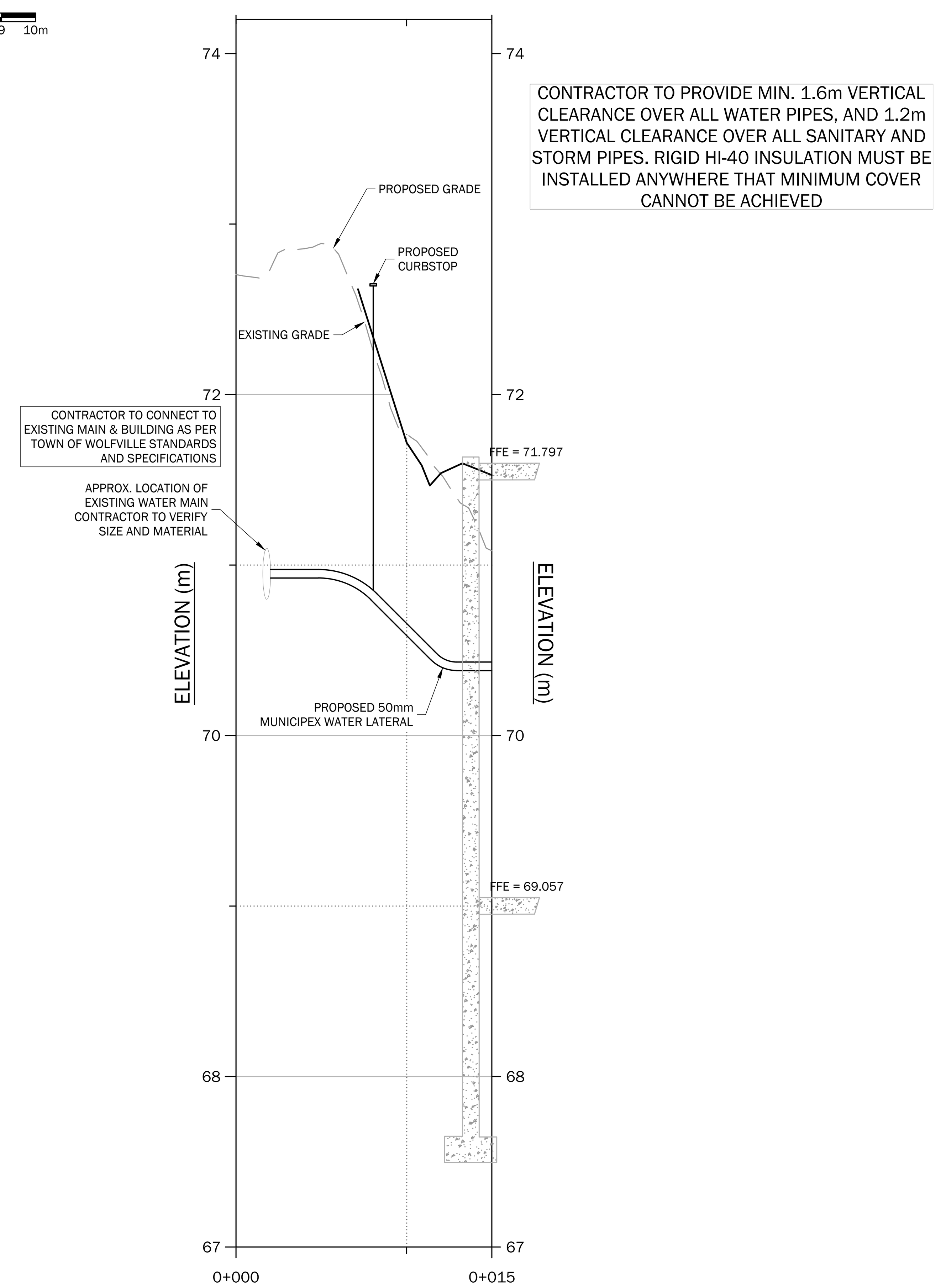
Project No. 240507-04	Drawn J. LITT	Sheet 2 of 5
Ref.	Engineer J.PORTER	Plan No. C101
Date MAY 7, 2024	Check J.HENMAN	

SHEET PRODUCED: 12/17/2024 8:15 AM LAST SAVED BY J.LITT



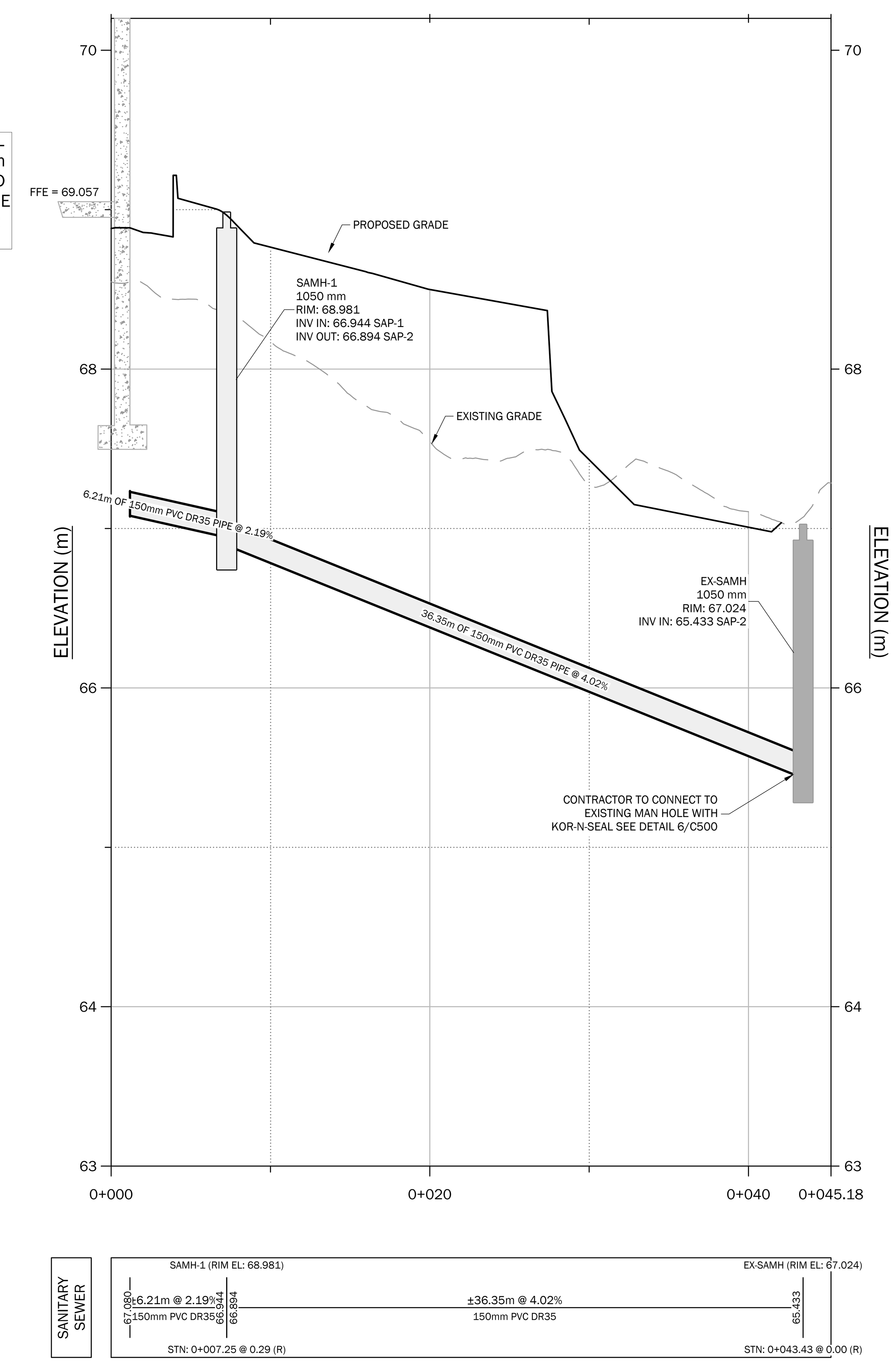
1 SITE SERVICES PLAN
C103 SCALE: HORZ 1:125 VERT 1:12.5

SCALE : 1:125



2 WATER SERVICE PROFILE
C103 SCALE: HORZ 1:250 VERT 1:25

SCALE: 1:250



3 SANITARY SERVICE PROFILE
C103 SCALE: HORZ 1:250 VERT 1:25

SCALE: 1:250

SANITARY FLOWS :

SANITARY DEMAND FOR APARTMENT BUILDING AND COMMERCIAL/RETAIL SPACE = 0.001445 m^3/s (Q)
SANITARY CAPACITY FOR 150mm LATERAL AT 2.0% SLOPE= 0.0188 m^3/s (q)

$$Qr = \frac{[1.25 \times ((A \times p) \times M)] + (B \times AREA)}{86400}$$

$$Qc = \frac{COMMERCIAL\ SPACE \times COMMERCIAL\ FLOW}{86400}$$

Q = Qr + Qc

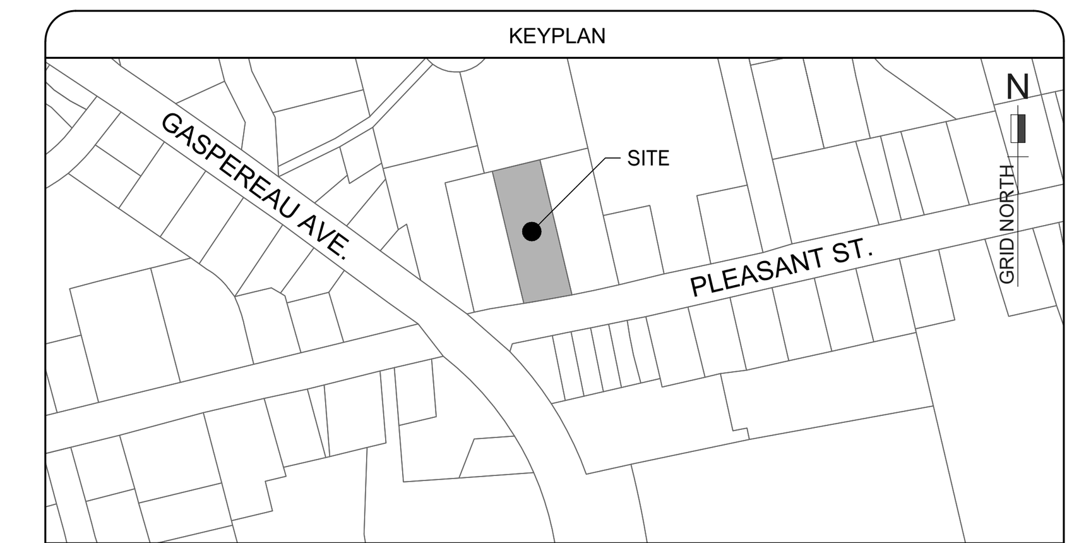
a= 0.3 m^3/P/day
M= 4.3045
B= 0.024 m^3/ha/day
AREA= 1.4352 ha
p= 56
COMMERCIAL SPACE= 0 m^2
COMMERCIAL FLOW= 0.000 m^3/day

Manning Formula :

$V = (1.0/N)\ R^{(\frac{2}{3})}\ S^{(\frac{1}{2})}$
R= A/Pw
q=A x V

q= 0.0188 m^3/s S=0.020
V= 1.6992 m/s Pw=0.2658 m
N= 0.010
R= 0.0416m

KEYPLAN



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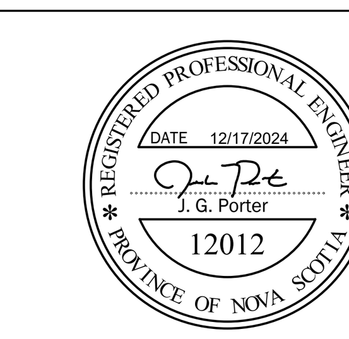


Horizontal	Vertical	Plot
AS NOTED	AS NOTED	ARCH D (24"x36")

Project

PLEASANT STREET LOT-3

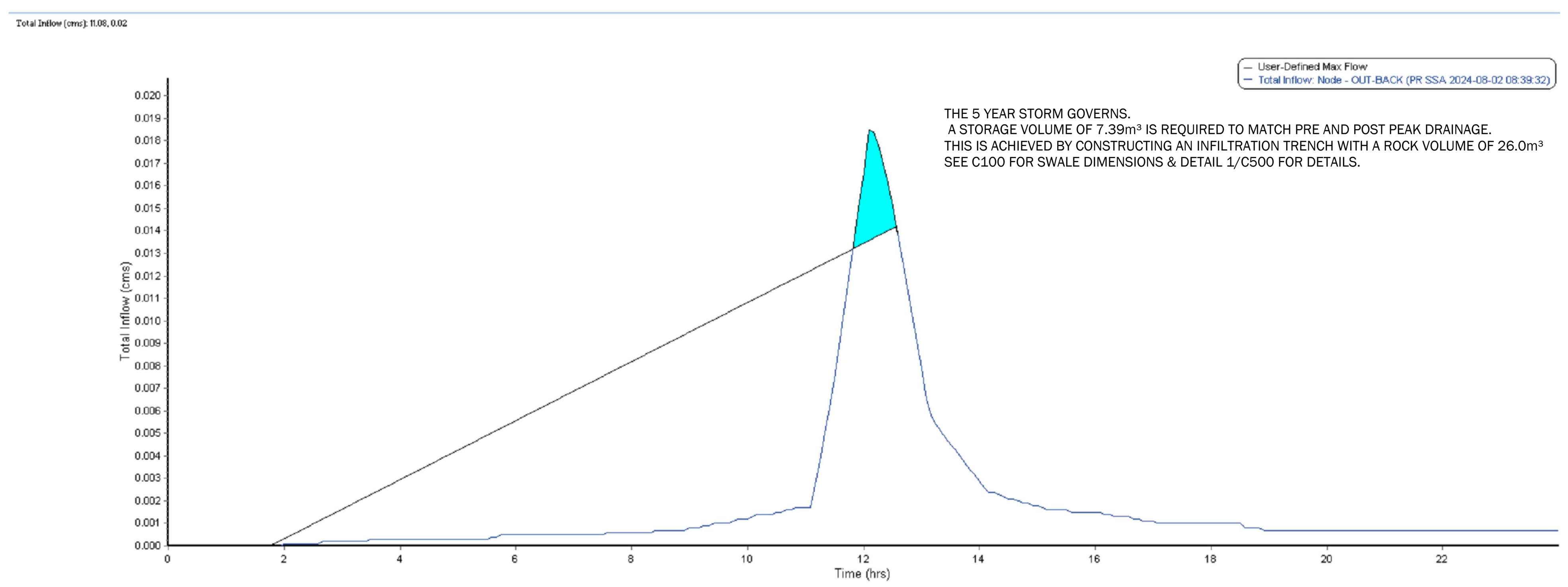
WOLFVILLE, NS
PID: 55343370

Title

SITE SERVICES PLAN & PROFILE

Project No. 240507-04	Drawn L.WEBER	Sheet 3 of 5
Ref.	Engineer J.PORTER	Plan No. C102
Date MAY 7, 2024	Check J.HENMAN	

SHEET PRODUCED: 12/17/2024 8:15 AM LAST SAVED BY J.LITT



THE 5 YEAR STORM GOVERNS.
A STORAGE VOLUME OF 7.39m³ IS REQUIRED TO MATCH PRE AND POST PEAK DRAINAGE.
THIS IS ACHIEVED BY CONSTRUCTING AN INFILTRATION TRENCH WITH A ROCK VOLUME OF 26.0m³
SEE C100 FOR SWALE DIMENSIONS & DETAIL 1/C500 FOR DETAILS.

Total Inflow Summary Table

Time period
From: 08/01/2024, 12:00:00 AM
To: 08/02/2024, 12:00:00 AM
Thresholds
Exceedance: 0
Deficit: 0
Detention storage
Max flow: 0.0142

Element ID	OUT-BACK
Maximum Total Inflow (cms)	0.02
Minimum Total Inflow (cms)	0.00
Event Mean Total Inflow (cms)	0.00
Duration of Exceedances (hrs)	N/A
Duration of Deficits (hrs)	N/A
Number of Exceedances	N/A
Number of Deficits	N/A
Volume of Exceedance (m³)	N/A
Volume of Deficit (m³)	N/A
Total Inflow Volume (m³)	153.44
Detention Storage (m³)	7.39

EXISTING 5-YEAR STORM SUBBASINS

Element ID	Area (ha)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
EX-GRASS	0.18	OUT-BACK	80.00	111.15	59.84	14.16	0 00:11:31

EXISTING PEAK FLOW = 14.16

EXISTING 10-YEAR STORM SUBBASINS

Element ID	Area (ha)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
EX-GRASS	0.18	OUT-BACK	80.00	140.28	85.17	20.39	0 00:11:31

EXISTING PEAK FLOW = 20.25

EXISTING 25-YEAR STORM SUBBASINS

Element ID	Area (ha)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
EX-GRASS	0.18	OUT-BACK	80.00	177.16	118.64	28.32	0 00:11:31

EXISTING PEAK FLOW = 28.10

EXISTING 50-YEAR STORM SUBBASINS

Element ID	Area (ha)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
EX-GRASS	0.18	OUT-BACK	80.00	204.70	144.27	34.26	0 00:11:31

EXISTING PEAK FLOW = 34.07

EXISTING 100-YEAR STORM SUBBASINS

Element ID	Area (ha)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
EX-GRASS	0.18	OUT-BACK	80.00	231.54	169.62	40.21	0 00:11:31

EXISTING PEAK FLOW = 39.99

PROPOSED 5-YEAR STORM SUBBASINS

Element ID	Area (ha)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
PR-ASPHALT	0.06	OUT-BACK	98.00	111.15	105.13	8.50	0 00:05:00
PR-BLDG1	0.02	OUT-BACK	98.00	111.15	104.80	2.27	0 00:05:00
PR-BLDG2	0.02	OUT-BACK	98.00	111.15	104.80	2.27	0 00:05:00
PR-GRASS	0.08	OUT-BACK	80.00	111.15	59.79	5.66	0 00:12:38
PR-GRASS2	0.01	OUT-BACK	80.00	111.15	48.29	0.28	0 00:10:22

EXISTING PEAK FLOW = 14.16
PROPOSED PEAK FLOW = 18.45
REDUCED PEAK FLOW = 14.16
DETENTION STORAGE REQUIRED = 7.39 m³

PROPOSED 10-YEAR STORM SUBBASINS

Element ID	Area (ha)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
PR-ASPHALT	0.06	OUT-BACK	98.00	140.28	134.21	10.48	0 00:05:00
PR-BLDG1	0.02	OUT-BACK	98.00	140.28	134.01	2.83	0 00:05:00
PR-BLDG2	0.02	OUT-BACK	98.00	140.28	134.01	2.83	0 00:05:00
PR-GRASS	0.08	OUT-BACK	80.00	140.28	85.14	8.21	0 00:12:38
PR-GRASS2	0.01	OUT-BACK	80.00	140.28	73.99	0.57	0 00:10:22

EXISTING PEAK FLOW = 20.25
PROPOSED PEAK FLOW = 24.41
REDUCED PEAK FLOW = 20.25
DETENTION STORAGE REQUIRED = 5.89 m³

PROPOSED 25-YEAR STORM SUBBASINS

Element ID	Area (ha)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
PR-ASPHALT	0.06	OUT-BACK	98.00	177.16	171.07	13.31	0 00:05:00
PR-BLDG1	0.02	OUT-BACK	98.00	177.16	170.92	3.68	0 00:05:00
PR-BLDG2	0.02	OUT-BACK	98.00	177.16	170.92	3.68	0 00:05:00
PR-GRASS	0.08	OUT-BACK	80.00	177.16	118.62	11.61	0 00:12:38
PR-GRASS2	0.01	OUT-BACK	80.00	177.16	115.90	0.85	0 00:10:22

EXISTING PEAK FLOW = 28.10
PROPOSED PEAK FLOW = 32.09
REDUCED PEAK FLOW = 28.10
DETENTION STORAGE REQUIRED = 4.69 m³

PROPOSED 50-YEAR STORM SUBBASINS

Element ID	Area (ha)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
PR-ASPHALT	0.06	OUT-BACK	98.00	204.70	198.58	15.57	0 00:05:00
PR-BLDG1	0.02	OUT-BACK	98.00	204.70	198.48	4.25	0 00:05:00
PR-BLDG2	0.02	OUT-BACK	98.00	204.70	198.48	4.25	0 00:05:00
PR-GRASS	0.08	OUT-BACK	80.00	204.70	144.25	13.88	0 00:12:38
PR-GRASS2	0.01	OUT-BACK	80.00	204.70	141.17	0.85	0 00:10:22

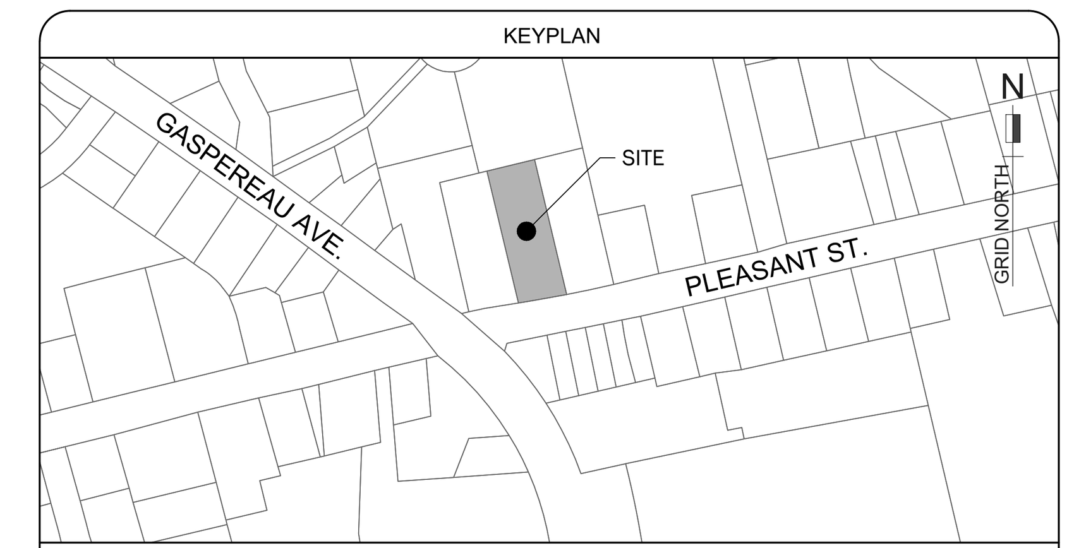
EXISTING PEAK FLOW = 34.07
PROPOSED PEAK FLOW = 37.81
REDUCED PEAK FLOW = 34.07
DETENTION STORAGE REQUIRED = 3.90 m³

PROPOSED 100-YEAR STORM SUBBASINS

Element ID	Area (ha)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
PR-ASPHALT	0.06	OUT-BACK	98.00	231.54	225.43	17.56	0 00:05:00
PR-BLDG1	0.02	OUT-BACK	98.00	231.54	225.32	4.81	0 00:05:00
PR-BLDG2	0.02	OUT-BACK	98.00	231.54	225.32	4.81	0 00:05:00
PR-GRASS	0.08	OUT-BACK	80.00	231.54	169.57	16.42	0 00:12:38
PR-GRASS2	0.01	OUT-BACK	80.00	231.54	166.37	1.13	0 00:10:22

EXISTING PEAK FLOW = 39.99
PROPOSED PEAK FLOW = 43.42
REDUCED PEAK FLOW = 39.99
DETENTION STORAGE REQUIRED = 0.05 m³

KEYPLAN



THE STORM WATER RUNOFF FOR THE 1:5, 1:10, 1:25, 1:50, 1:100 YEAR STORM EVENTS WAS ESTIMATED USING STORM & SANITARY ANALYSIS 2020 (SSA) FROM AUTOCAD CIVIL 3D.

THE STORM WATER CALCULATIONS WERE BASED ON THE SOIL CONSERVATION SERVICE METHOD (SCS TR-55) RUNOFF METHODOLOGY USING THE SYNTHETIC DESIGN STORM EVENT COMMONLY REFEREED TO AS THE CHICAGO STORM. THE RAIN FALL AMOUNTS USED IN THE ANALYSIS & MODELING ARE AS FOLLOWS & WERE OBTAINED FROM ENVIRONMENT CANADA RAIN FALL DATABASE.
1:5 = 111.8mm OF RAIN FALL OVER 24HR PERIOD
1:10 =141.1mm OF RAIN FALL OVER 24HR PERIOD
1:25 = 178.2mm OF RAIN FALL OVER 24HR PERIOD
1:50 = 205.9mm OF RAIN FALL OVER 24HR PERIOD
1:100 = 232.9mm OF RAIN FALL OVER 24HR PERIOD

No.	MM/DD/YYYY	Revision Description	By
3	12/17/2024	REVISED	JL
2	10/28/2024	TOW COMMENTS	JL
1	08/08/2024	ISSUED FOR REVIEW	JL

ABLE ENGINEERING | LAND SURVEYING

Seal
REGISTERED PROFESSIONAL ENGINEER
DATE 12/17/2024
J. G. Porter
12012
PROVINCE OF NOVA SCOTIA

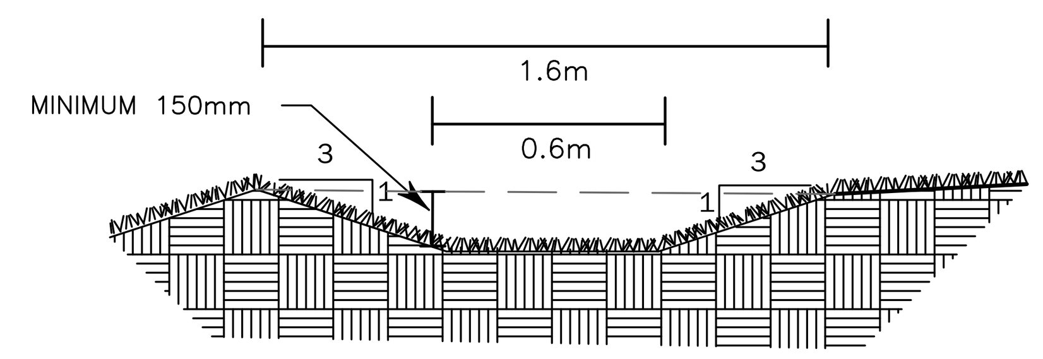
SCALE: 1:250
0m 5m 10m 15m 20m 25m

Horizontal	Vertical	Plot
1:250	N/A	ARCH D (24"x36")

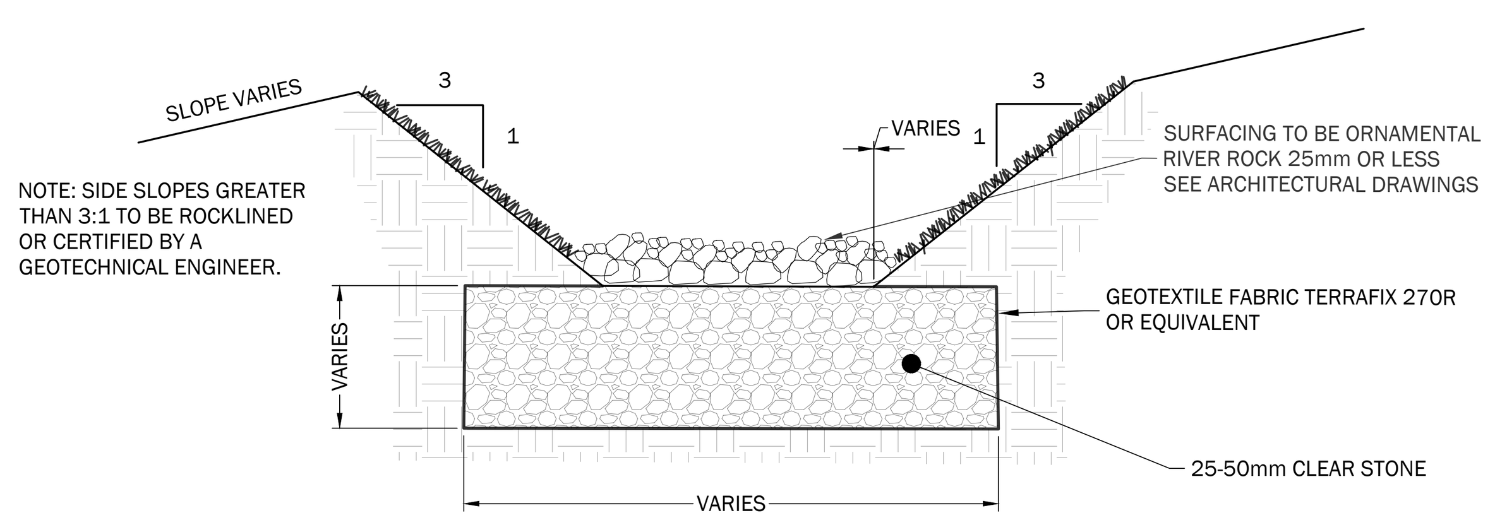
Project
PLEASANT STREET LOT-3
WOLFVILLE, NS
PID: 55343370

Title
STORM WATER ANALYSIS

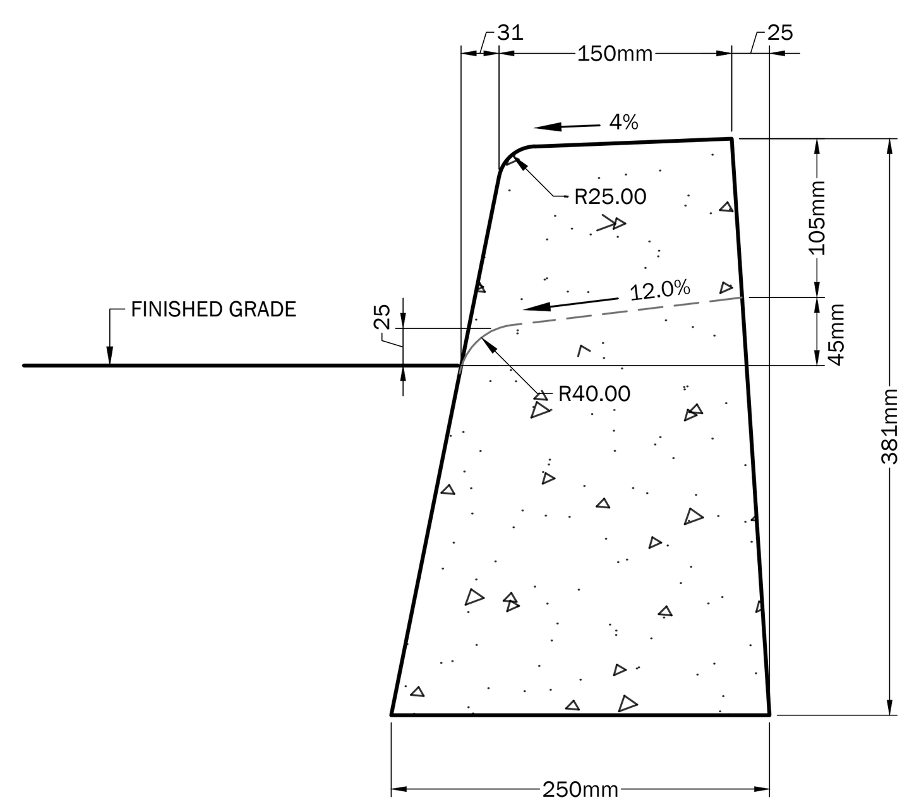
Project No. 240507-04	Drawn J. LITT	Sheet 4 of 5
Ref.	Engineer J.PORTER	Plan No. C103
Date AUGUST 1ST, 2024	Check J.HENMAN	



1 GRASS LINED SWALE
500 SCALE: NTS

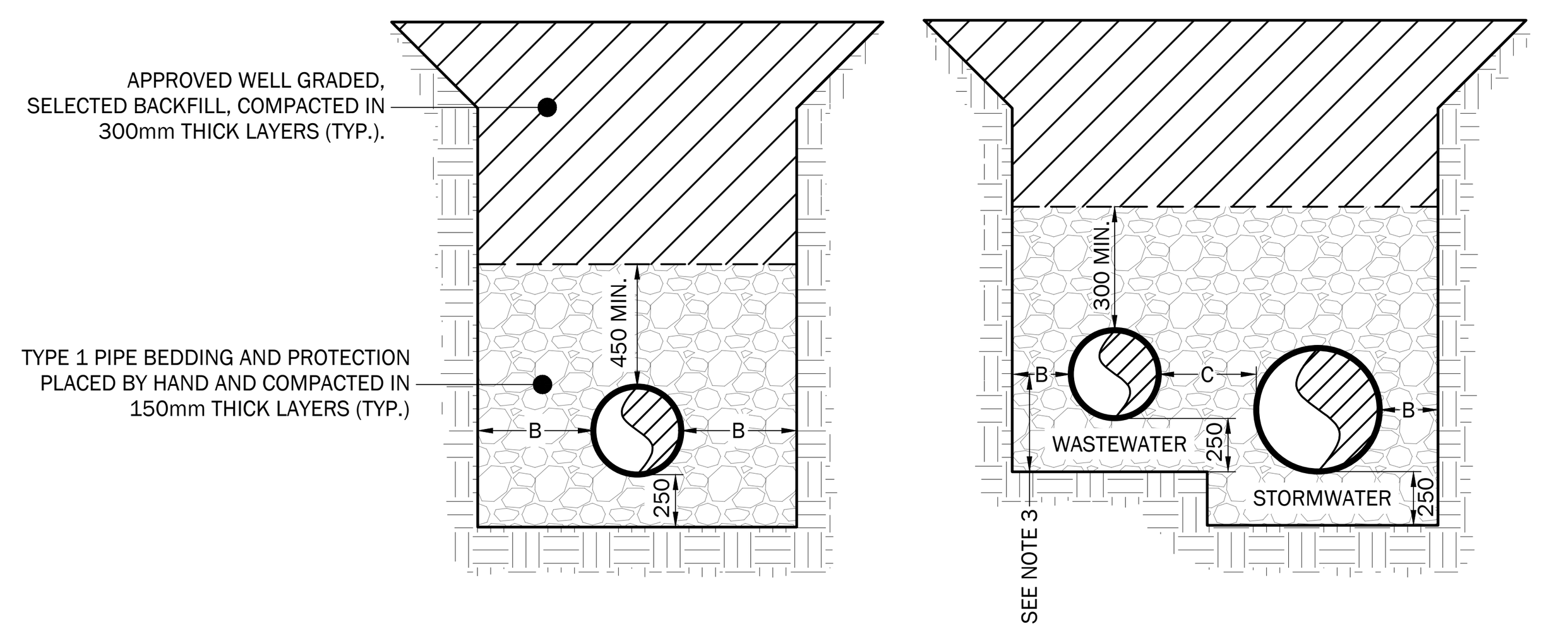


2 INFILTRATION TRENCH
C500 SCALE: NTS



NOTE: ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE

4 CONCRETE CURB SECTION
C500 SCALE: NTS

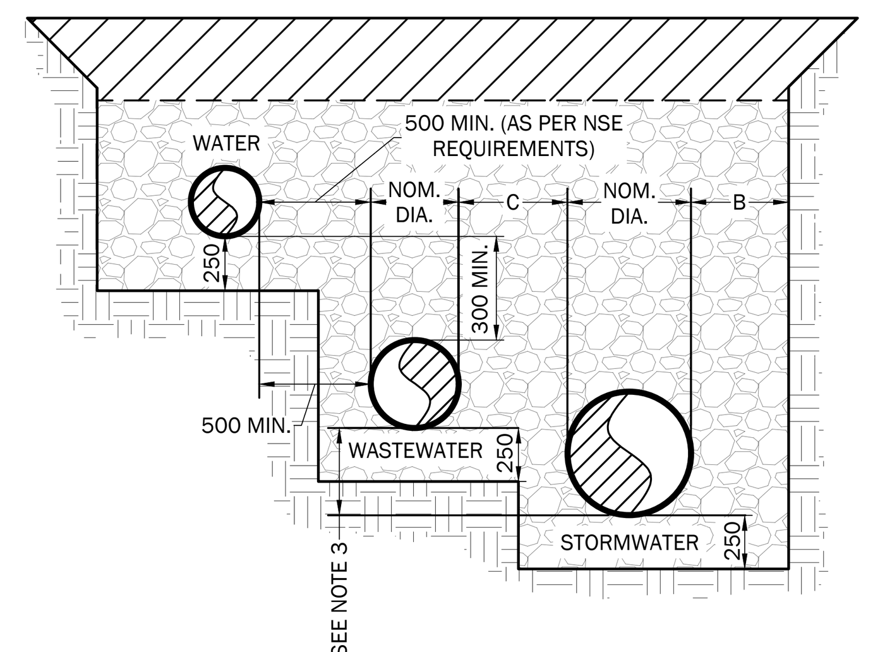


PIPE SIZE NOM. DIA.	DIMENSIONS	
	B	C
UP TO 375	300	250
376 TO 500	300	300
501 TO 750	400	300
751 TO 1200	400	400
OVER 1200	SEE PROJECT DRAWINGS	

BEDDING REQUIREMENTS SHALL BE 250 mm AS PER SECTIONS.

LEGEND

- UNDISTURBED NATIVE SOIL
- TYPE 1 GRAVEL (SEE NOTE ABOVE)
- SELECTED SITE MATERIALS (SEE NOTE ABOVE)



NOTES:

1. DIMENSION "C" IS GOVERNED BY THE LARGER PIPE DIAMETER.
2. SIDES OF TRENCHES TO REQUIREMENTS OF DEPARTMENT OF LABOUR.
3. IF CROWNS OF STROMWATER AND WASTEWATER PIPE ARE NOT MATCHED, THE INVERT OF THE STORMWATER PIPE MUST BE AT LEAST 100 mm BELOW THE INVERT OF THE WASTEWATER PIPE.
4. MINIMUM GRAVEL COVER OVER WASTEWATER AND STORMWATER PIPES IS TO BE 300 mm.

3 TYPICAL TRENCH DETAIL
C500 SCALE: NTS

DESIGN NOTES

GENERAL:

1. ALL MEASUREMENTS SHOWN IN METRIC UNITS OF METERS UNLESS OTHERWISE SHOW.
2. REFER TO LANDSCAPE OR GRADING PLAN FOR FINISHED GRADES.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL PROPOSED DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. ADJUSTMENTS WILL BE MADE BY THE ENGINEER AS NECESSARY.
4. THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNLESS NOTED IN REVISION BLOCK.

EXISTING CONDITIONS:

5. EXISTING PROPERTY BOUNDARIES AND UNDERGROUND SERVICES AND UNDERGROUND UTILITY INFORMATION IS SHOWN AS APPROXIMATE ONLY AND HAVE BEEN TAKEN FROM SURVEY OR MUNICIPAL GIS DATA.
6. UTILITY INFORMATION SHOWN IS APPROXIMATE ONLY. CONTRACTOR SHALL DETERMINE IN THE FIELD, THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
7. WHERE EXISTING CONDITIONS ARE NOT NECESSARILY ACCURATE OR COMPLETE. THE CONTRACTOR SHALL CONFIRM ALL EXISTING DIMENSIONS, ELEVATIONS AND LOCATIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
8. WHEN CONNECTING TO EXISTING SERVICES, THE CONTRACTOR SHALL LOCATE AND CONFIRM ALL EXISTING HORIZONTAL LOCATIONS AND INVERT ELEVATIONS OF EXISTING CONNECTING INFRASTRUCTURE PRIOR TO CONSTRUCTING ANY NEW WORK ON THE SITE.
9. CONTRACTOR SHALL APPLY FOR AND OBTAIN APPROVAL FOR ALL REQUIRED PERMITS PRIOR TO START OF ANY CONSTRUCTION

SPECIFICATIONS:

10. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL BE IN ACCORDANCE WITH THE FOLLOWING REGULATORY AGENCIES AND SPECIFICATIONS:
    - 10.1. HRWC DESIGN AND CONSTRUCTION SPECIFICATIONS.
    - 10.2. HRM MUNICIPAL DESIGN GUIDELINES.
    - 10.3. THE NOVA SCOTIA STANDARD SPECIFICATIONS FOR MUNICIPAL SERVICES.
    - 10.4. NOVA SCOTIA ENVIRONMENT AND CLIMATE CHANGE.
    - 10.5. APPLICABLE PROVINCIAL AND FEDERAL SPECIFICATIONS AND REGULATIONS.
    - 10.6. PRODUCT SPECIFIC MANUFACTURERS INSTALLATION PROCEDURES AND SPECIFICATIONS.
11. PROJECT SPECIFIC WRITTEN SPECIFICATIONS MAY APPLY WHEN THEY FORM PART OF TENDER PACKAGE AND SHALL BE READ IN CONJUNCTION WITH THESE DESIGN PLANS.

ENVIRONMENTAL:

12. CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROL PLAN (SITE PLAN DRAWING AND WRITTEN DOCUMENTS) PRIOR TO COMMENCING WORK.
13. EROSION AND SEDIMENT TO BE CONTROLLED ACCORDING TO THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT – EROSION AND SEDIMENTATION MANUAL
14. INSPECT AND MAINTAIN EROSION MEASURES DAILY TO ENSURE PROPER OPERATION. IMMEDIATELY CORRECT DAMAGED OR NON–FUNCTIONING DEVICES.
15. ALL EROSION CONTROL DEVICES AND CONSTRUCTION OF ALL SEDIMENT CONTROL BARRIERS TO CONFORM TO NSTIR STANDARD SPECIFICATION FOR CONSTRUCTION AND MAINTENANCE, LATEST EDITION.
16. WHERE APPLICABLE, ALL CULVERT INSTALLATION WORK MUST CONFORM TO THE NOVA SCOTIA WATERCOURSE ALTERATION SPECIFICATIONS (2006).

CONSTRUCTION:

17. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LANDSCAPE, ARCHITECTURAL, MECHANICAL, STRUCTURAL, AND ELECTRICAL DRAWINGS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ENGINEERS' ATTENTION IMMEDIATELY.
18. CONTRACTOR IS RESPONSIBLE FOR SETTING GRADES AND LAYOUT CONTROL.
19. IF UNUSUAL OR UNANTICIPATED SITE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP RELATED WORK AND ADVISE THE ENGINEER IMMEDIATELY.
20. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AT LEAST 48HRS PRIOR TO STARTING ANY CONSTRUCTION RELATED TO UNDERGROUND SERVICES.
21. THE CONTRACTOR SHALL NOT INSTALL ANY UNDERGROUND SERVICES WITHOUT NOTIFYING THE ENGINEER PRIOR TO START OF CONSTRUCTION AND WITHOUT THE ENGINEERS INSPECTOR REPRESENTATIVE PRESENT.
22. ALL UNDERGROUND SERVICES PIPING AND RELATED STRUCTURES ARE NOT BE COVERED OVER OR BACKFILLED WITHOUT AUTHORIZATION FROM THE ENGINEERS INSPECTOR REPRESENTATIVE. PIPING COVERED OVER AND BACKFILLS WITHOUT THE DESIGN ENGINEERS AUTHORIZATION WILL BE EXCAVATED AND RE–INSPECTED AT THE CONTRACTORS EXPENSE.
23. CONDUCT WORK IN ACCORDANCE WITH OCCUPATIONAL HEALTH AND SAFETY REGULATIONS AND GUIDELINES.

PROJECT SPECIFIC NOTES:

24. NEW DOMESTIC WATER SERVICE TO BE INSTALLED WITH A MINIMUM OF 1.6m AND A MAXIMUM OF 2.0m OF COVER.
25. ALL SLOPES STEEPER THAN 3H:1V TO BE CERTIFIED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
26. EXTENT OF EXISTING FOUNDATION UNKNOWN, CONTRACTOR TO CONFIRM AND PROVIDE WATERTIGHT SEAL, AS REQUIRED.
27. EXISTING SANITARY AND WATER SERVICES ARE NOT SHOWN ON PROVIDED AS–BUILTS
28. PIPE MATERIAL:
    - 28.1. WATER LATERAL– COPPER TYPE 'K'

SANITARY LATERAL– DR35

MIN. ALLOWABLE DEFLECTION ANGLES FOR CONCRETE PIPE

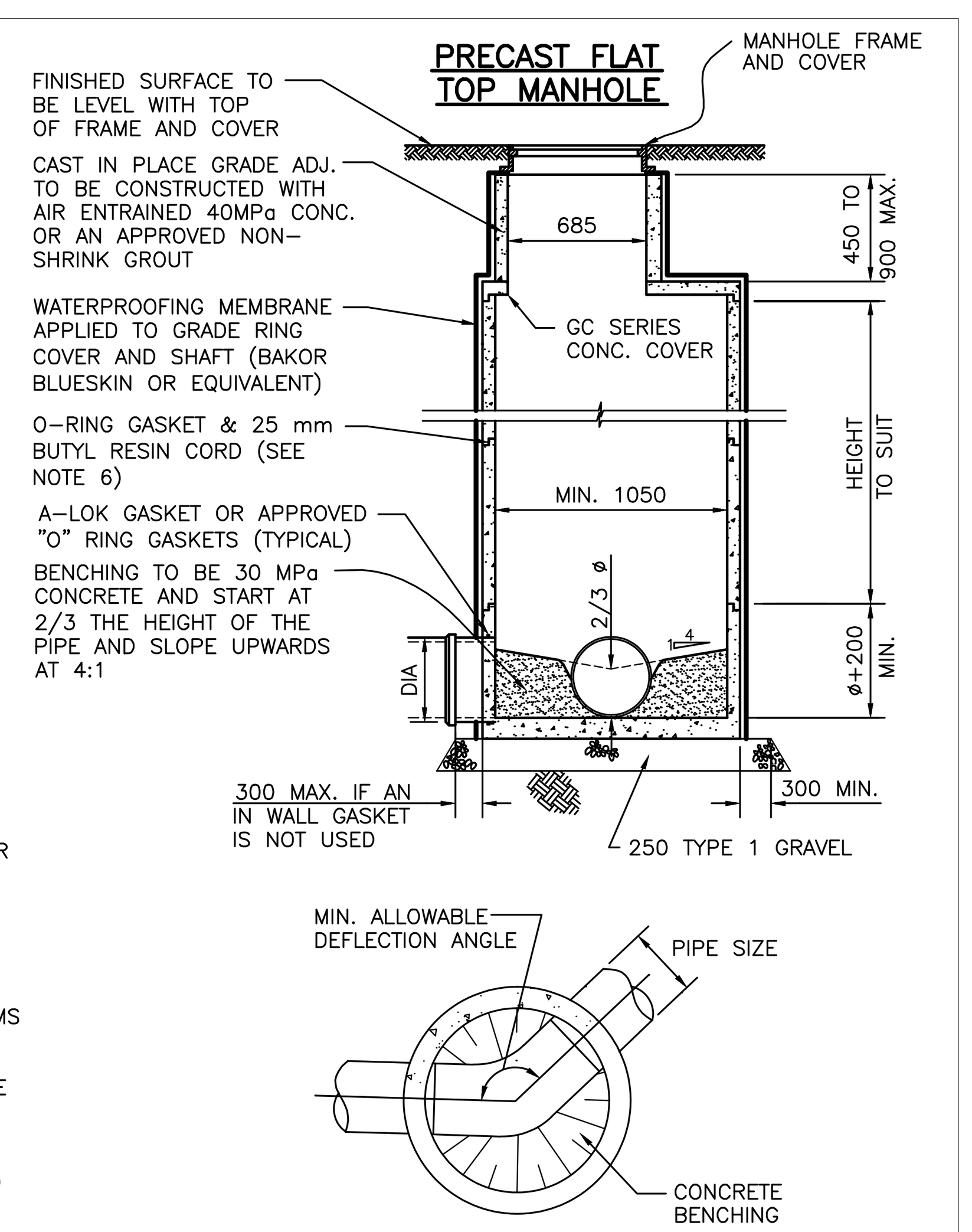
PIPE SIZE (mm)	MINIMUM ALLOWABLE DEFLECTION ANGLE					
	1050 M.H.	1200 M.H.	1500 M.H.	1800 M.H.	2100 M.H.	2400 M.H.
200	90	90	90	90	90	90
250	90	90	90	90	90	90
300	90	90	90	90	90	90
375	100	90	90	90	90	90
450	115	100	90	90	90	90
525	135	115	90	90	90	90
600	n/a	130	105	90	90	90
750	n/a	n/a	n/a	n/a	95	90
900	n/a	n/a	n/a	n/a	115	100
1050	n/a	n/a	n/a	n/a	130	110

MIN. ALLOWABLE DEFLECTION ANGLES FOR P.V.C. PIPE

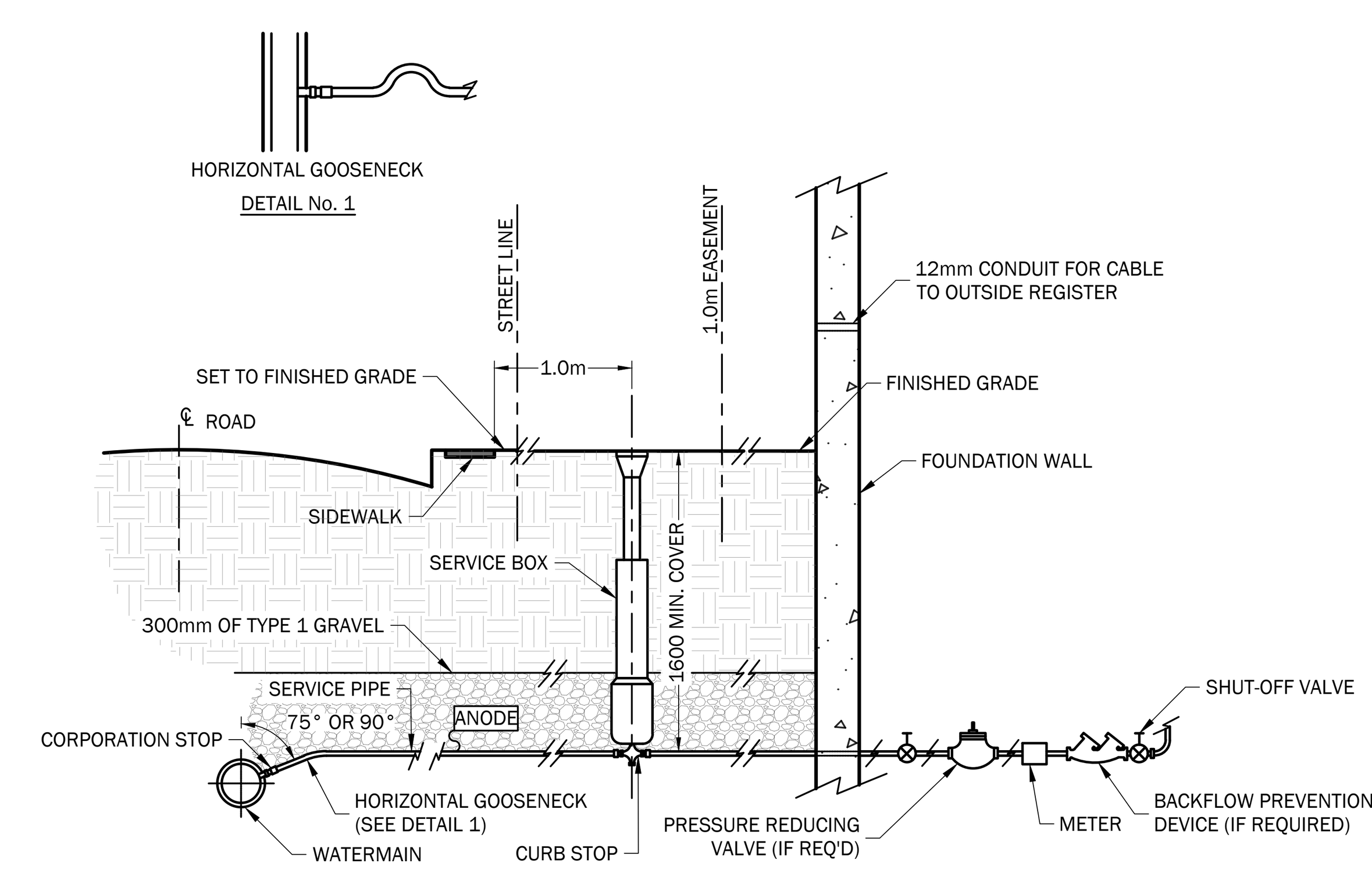
PIPE SIZE	1050 M.H.	1200 M.H.	1500 M.H.	1800 M.H.	2100 M.H.	2400 M.H.
(mm)	MIN. ANGLE	MIN. ANGLE	MIN. ANGLE	MIN. ANGLE	MIN. ANGLE	MIN. ANGLE
200	90	90	90	90	90	90
250	90	90	90	90	90	90
300	90	90	90	90	90	90
375	90	90	90	90	90	90
450	95	90	90	90	90	90
525	110	95	90	90	90	90
600	n/a	110	90	90	90	90
750	n/a	n/a	n/a	n/a	95	90
900	n/a	n/a	n/a	n/a	110	90
1050	n/a	n/a	n/a	n/a	105	95

NOTES:

1. PRECAST SECTIONS MUST CONFORM TO SECTION 33 39 00 OF THE STANDARD SPECIFICATIONS FOR MUNICIPAL SERVICES.
2. CHANNELS IN DEAD END MANHOLES TO FINISH 225 mm FROM UPSTREAM WALL.
3. LIFT HOLES IN PRECAST SECTIONS TO BE GROUTED WITH CEMENT MORTAR PRIOR TO PLACING GRANULAR BACKFILL.
4. IF FINAL GRADE ADJUSTMENT EXCEEDS 150 mm IN HEIGHT, CIRCULAR 15M REBAR MUST BE INCORPORATED IN THE RAISED SECTION.
5. TABLES ARE ONLY PROVIDED AS A GUIDE AND NOT INTENDED FOR DESIGN PURPOSES. ALL SYSTEMS MUST BE APPROVED BY HRWC STAFF.
6. N ADDITION TO O–RING GASKETS, JOINTS IN PRECAST SECTIONS BELOW THE CONCRETE MANHOLE COVER SHALL BE SEALED WITH 25 mm BUTYL RESIN CORD. THE CORD SHALL BE PLACED ON THE UPPER INSIDE LEDGE OF THE JOINT PRIOR TO PLACEMENT OF THE SUBSEQUENT SECTION. ALL WASTEWATER MANHOLES TO BE WRAPPED IN WATERPROOFING MEMBRANE.
7. PRECAST ECCENTRIC CONE SECTIONS NOT PERMITTED.
8. BACKFILL AROUND MANHOLES SHALL BE TYPE 2 GRAVEL EXTENDING A MIN. OF 300 mm OUTWARD FROM MANHOLE AND VERTICALLY FROM BEDDING MATERIAL TO UNDERSIDE OF ROADBED GRAVELS.
9. "A–LOK" OR APPROVED "O" RING GASKETS SHALL BE THOROUGHLY CLEANED, THEN COVERED GENEROUSLY WITH LUBRICANT SPECIFIED BY THE PIPE MANUFACTURER.

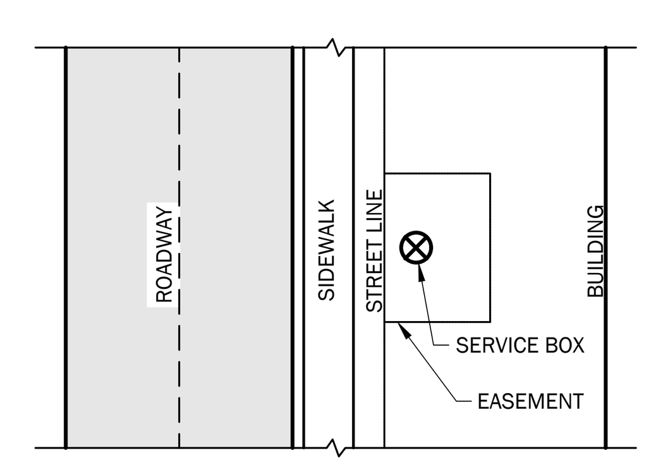


5 STANDARD PRECAST MANHOLE DETAIL
500 N.T.S.

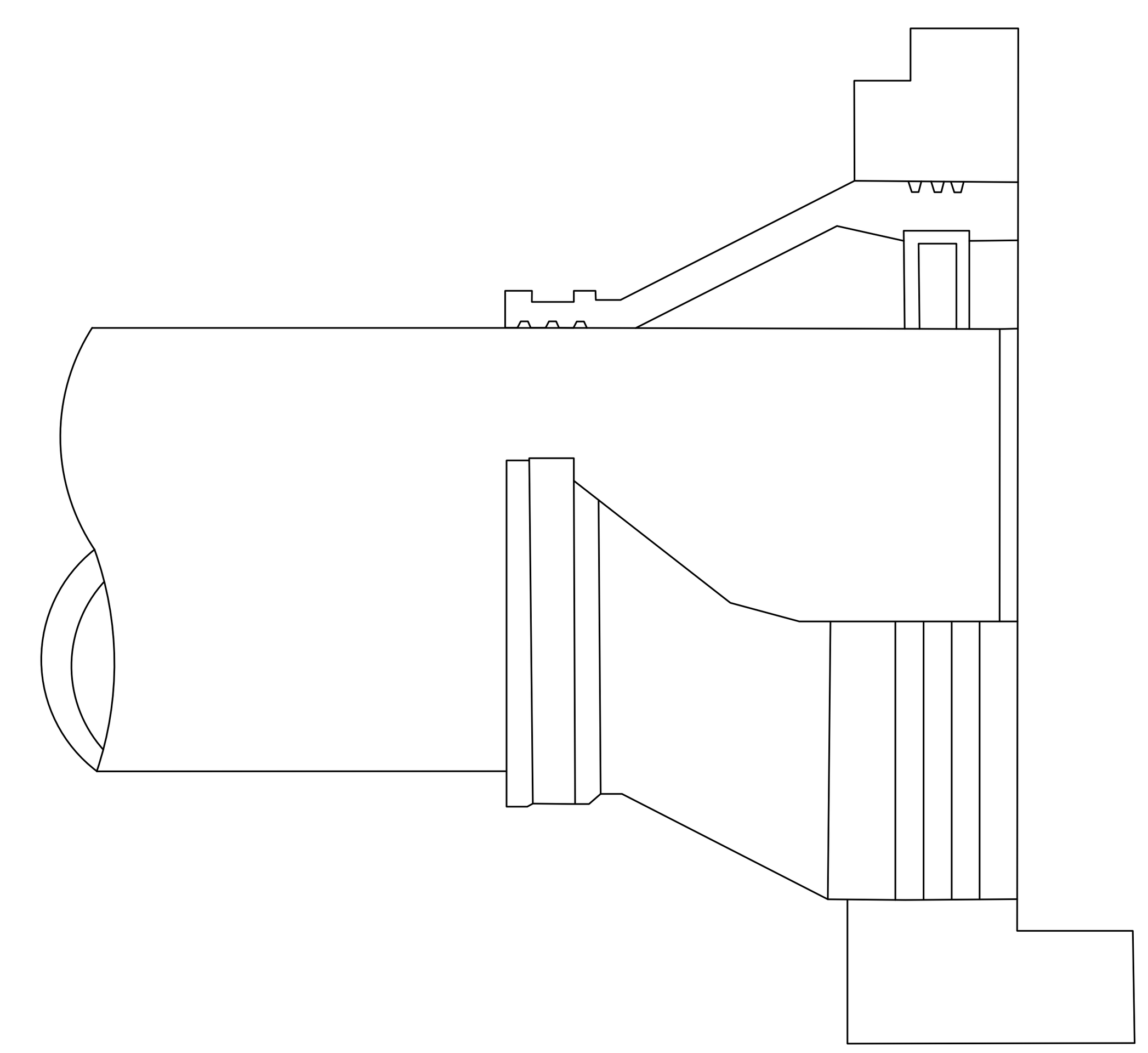


NOTES:

1. ANODE CONNECTED TO SERVICES PIPE FROM MAIN WITH GROUNDING CLAMP (#3110-U OR #3903-BU)
2. MINIMUM 300mm VERTICAL AND HORIZONTAL SEPERATION TO BE MAINTAINED BETWEEN WATER AND WASTEWATER / STORMWATER PIPES.
3. SEE HWSD - 1180 FOR STANDARD SERVICE 38 DIA. AND LARGER.
4. SERVICES BOXES TO HAVE S.S. OPERATING RODS AND COTTER PINS.
5. PLACE SELECT BACKFILL MATERIAL, MAX. 50mm AROUND SERVICE BOX TO SUB GRADE.
6. TAPE POLYWRAPPING AT TAP LOCATION.
7. BACKFILLING OF SERVICE TRENCH TO BE IN ACCORDANCE WITH SECTION 33 11 00 (3.2.1.1)
8. AN ANODE IS NOT REQUIRED IF CROSSLINKED POLYETHYLENE (PEXa) SERVICE PIPE IS USED.
9. MINIMUM SERVICE SIZE OF CROSSLINKED POLYETHYLENE (PEXa) SERVICE PIPE IS 25mm.
10. REFER TO HWSD - 1390 (TRACE WIRE DETAIL) FOR CROSSLINKED POLYETHYLENE (PEXa) SERVICE PIPE INSTALLATIONS.

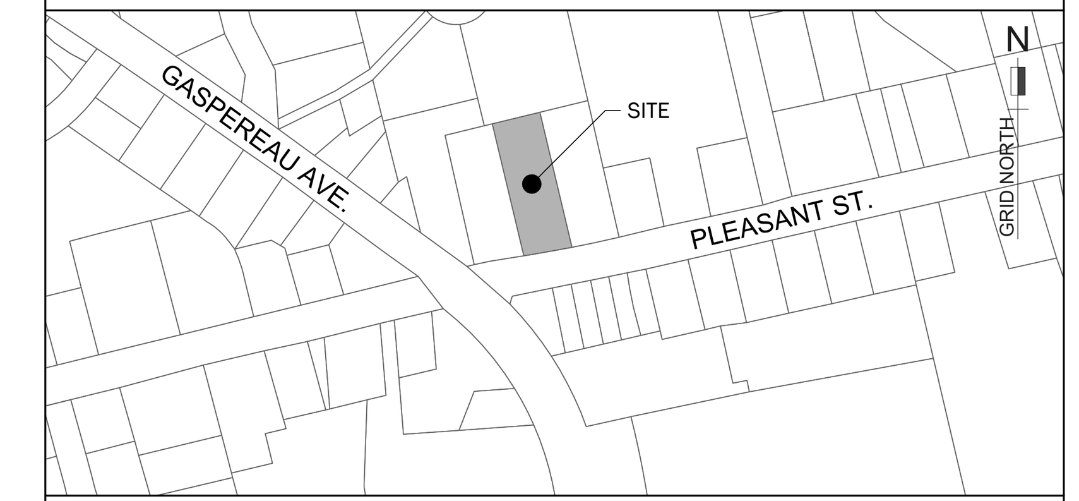


5 WATER SERVICE CONNECTION FROM WATER MAIN TO HOUSE PLUMBING URBAN STREET (WITH SIDEWALK)
C500 SCALE: NTS



6 KOR–N–SEAL 106/406 SERIES PIPE TO MANHOLE CONNECTOR
C500 NTS

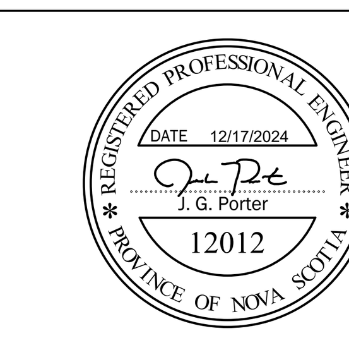
KEYPLAN



No.	MM/DD/YYYY	Revision Description	By
3	12/17/2024	REVISED	JL
2	10/28/2024	TOW COMMENTS	JL
1	08/08/2024	ISSUED FOR REVIEW	JL

ABLE ENGINEERING | LAND SURVEYING

Seal



Horizontal	Vertical	Plot
AS NOTED	AS NOTED	ARCH D (24"x36")

Project

PLEASANT STREET LOT-3
WOLFVILLE, NS
PID: 55343370

Title

DETAILS

Project No.	Drawn	Sheet
240507-04	J. LITT	5 of 5
Ref.	Engineer J.PORTER	Plan No. C500
Date AUGUST 1ST, 2024	Check J.HENMAN	

SHEET PRODUCED: 12/17/2024 8:15 AM LAST SAVED BY J.LITT

Site Plan Approval – Criteria Checklist

APPLICATION: **SP-003-2024 – Lot 3 Pleasant Street – Multi-Unit Building (6 Dwelling Units)** **Review Date: February 28, 2025**	
LUB Reference	**Staff Comments**
2.10 Submission Requirements	Application requirements met.
Zone Standards: **Part 12** Medium Density Residential (R-3) zone Permitted Use Table 8.1	Multi-unit Dwelling (6 units) permitted by Site Plan Approval in the R-3 zone.
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. Single Room Occupancy – 1 space for each bedroom in excess of three.	6, 4 bedroom units = 1.75 per unit rounds down to 1 = 6 parking spaces. SRO – one bedroom in excess of three per unit = 6 parking spaces. Total = 12 parking spaces required.
Site Plan Approval Requirements:	
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;*	No issues identified.
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;*	The number of parking spaces meets LUB and is located to the rear of the building.
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;*	No issues identified.

Site Plan Approval – Criteria Checklist

4. *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;*	LUB 8.7(2) Abutting Landscape Buffers - Landscape buffer required on the rear and side yards.
5. *Existing vegetation shall be retained where the vegetation is healthy and helps to minimize negative impacts on the surrounding neighbourhood;*	Existing trees and vegetation will be retained where possible.
6. *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;*	Proposed walkway and driveway provide linkage to street.
7. *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;*	Any new lighting installed will be assessed to ensure compliance with the LUB.
8. *The location of facilities for the storage of solid waste provides for maximum separation from residential development and public areas;*	Solid waste will be located to the rear of the building. No impacts are anticipated.
9. *The location of all existing easements shall be identified;*	N/A
10. *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;*	Alterations to land levels, etc. shall be designed in compliance with the Stormwater Management Guidelines.
11. *The management of storm and surface water is addressed, and associated plans are approved by the Town Engineer;*	The application has been reviewed and approved by the Town Engineer.
12. *The type, location number and size of signs or sign structures do not negatively alter the appearance of the streetscape or neighbourhood;*	N/A
13. *All signage shall be designed and constructed according to the signage requirements listed in Part 7;*	N/A

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14. 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.	This property is not located in a Design Guidelines Area.
15. 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.	No variances are anticipated at time of review.