# MULTI-UNIT RESIDENTIAL DEVELOPMENT

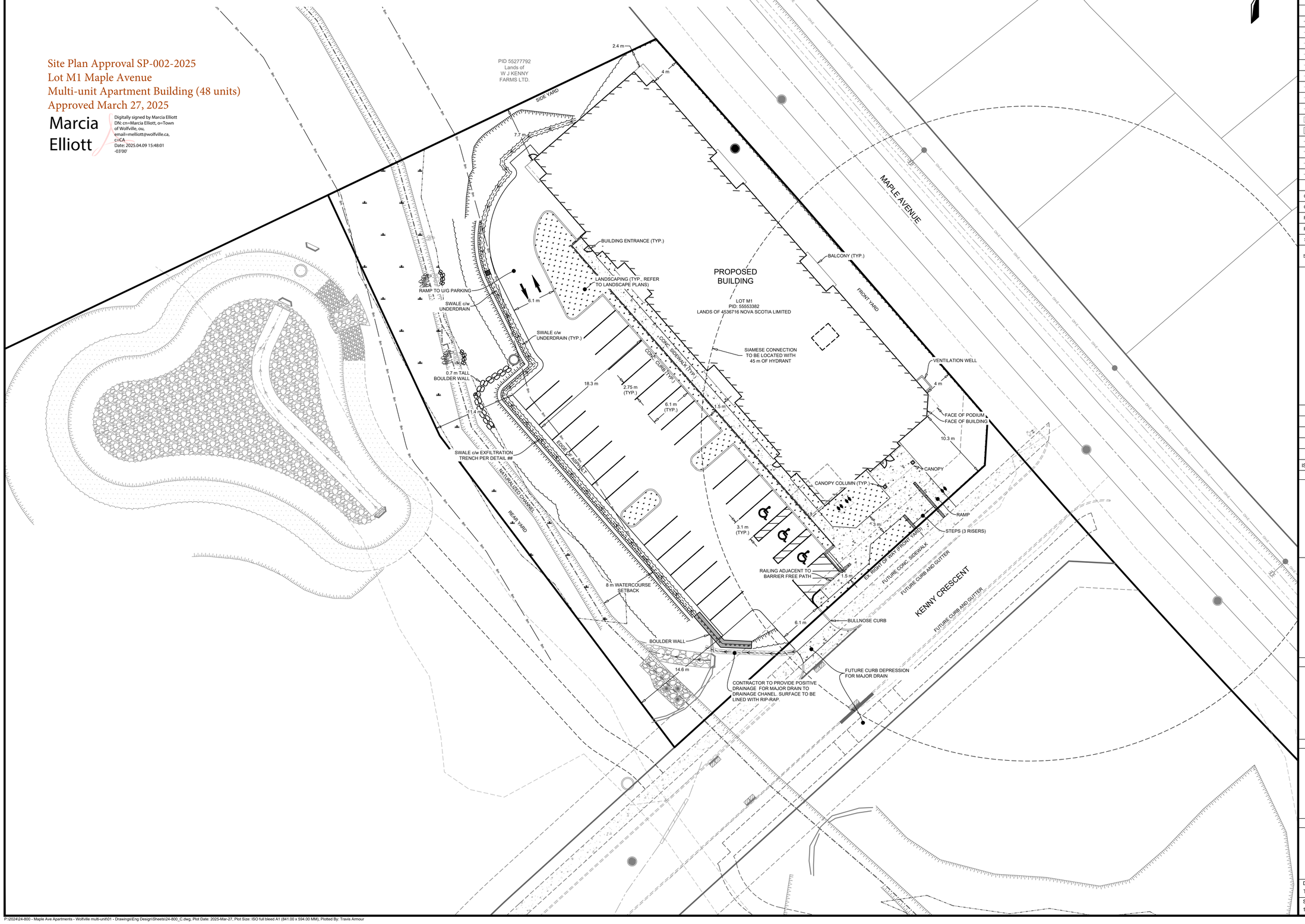
## WOLFVILLE, NOVA SCOTIA

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

Marcia Elliott

Digitally signed by Marcia Elliott
DN: cn=Marcia Elliott, o=Town of Wolfville, ou, email=melliott@wolfville.ca, c=CA
Date: 2025.04.09 15:48:01 -03'00'





## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | VERTICAL PROFILE | |
| | APPROXIMATE 1 IN 100 YEAR FLOOD LIMIT | 100 YR |
| | EASEMENT | |
| WA-E | WATER PIPE | WA |
| SA-E | SANITARY PIPE | SA |
| ST-E | STORM PIPE | ST |
| GAS-E | NATURAL GAS MAIN | GAS |
| | WATER LATERAL | |
| | SANITARY LATERAL | |
| | STORM LATERAL | |
| | NATURAL GAS LATERAL | |
| | SIDEWALK | |
| | WALKWAY/A.T. TRAIL | |
| | GUARDRAIL | |
| | TOP OF SLOPE | |
| | BOTTOM OF SLOPE | |
| X | FENCELINE | X |

| | EXISTING | PROPOSED | | EXISTING | PROPOSED |
|---|---|---|---|---|---|
| CURB CUT/RAMP | | | AIR RELEASE VALVE | | |
| CURBSTOP | | | WATER VALVE | | |
| REDUCER | | | HYDRANT | | |
| PRECAST HEADWALL | | | CATCHBASIN | | |
| STREET SIGN | | | UTILITY POLE w/ GUY WIRE | | |
| STREET TREE | | | GLB | | |
| | | | URD | | |

METRES
5 0 10 15
1:250

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

CLIENT

MAPLE AVENUE APARTMENTS LP

PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

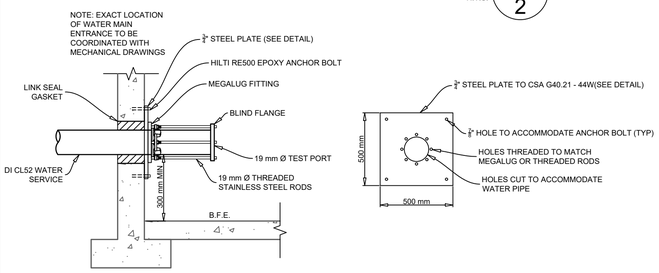
SITE PLAN

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

## WATER SERVICE WALL PENETRATION DETAIL

A/2

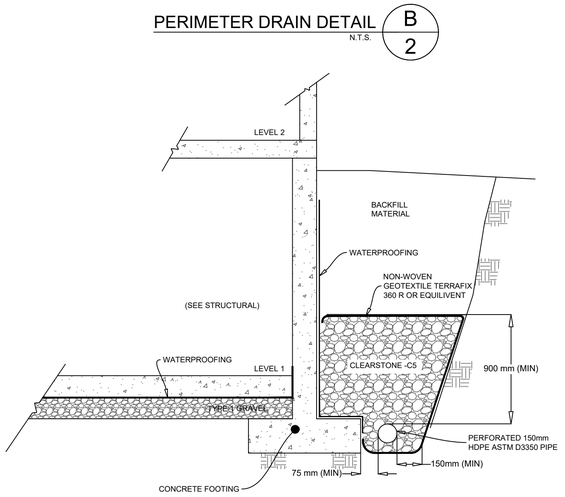
N.T.S.

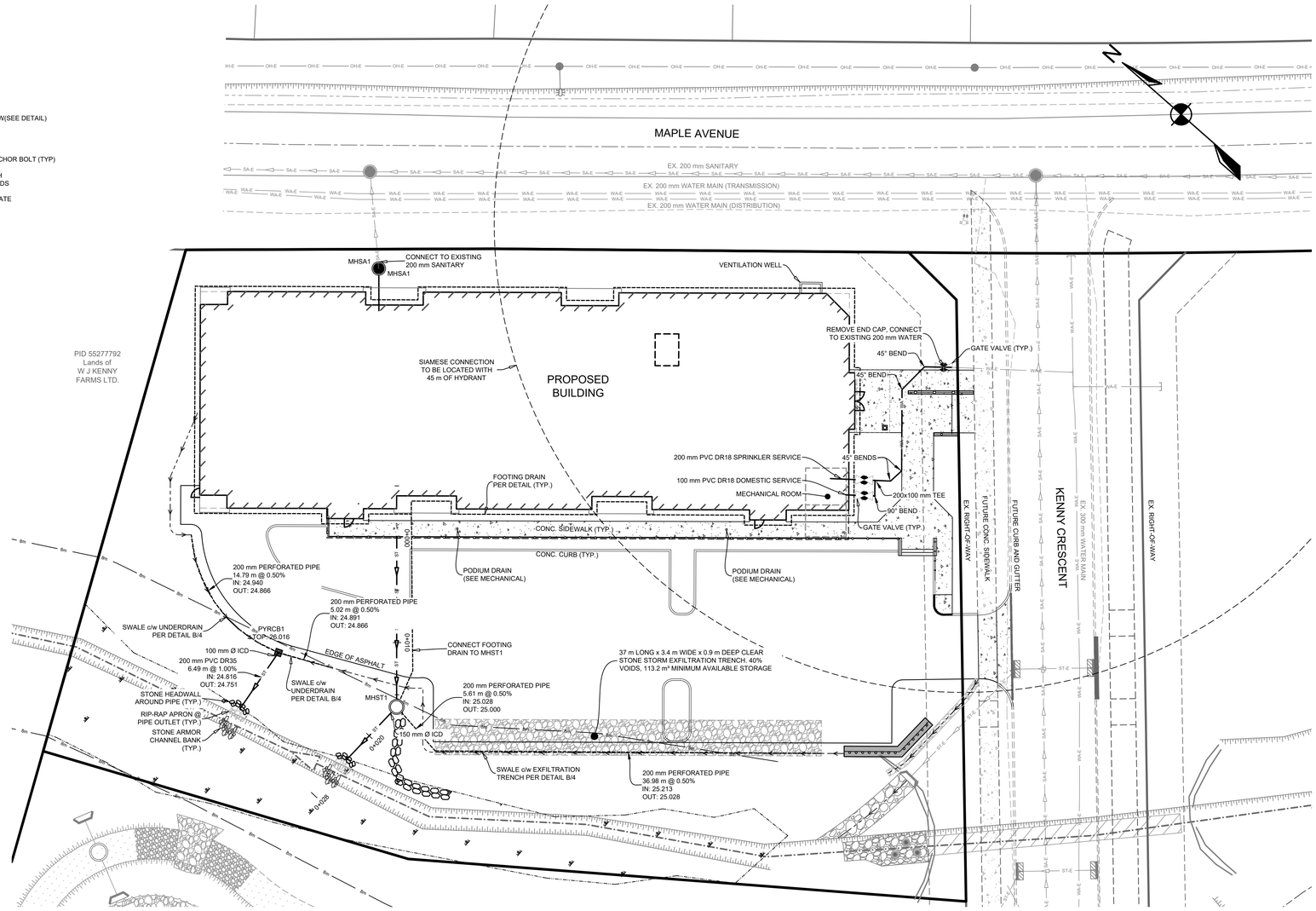



## PERIMETER DRAIN DETAIL

B/2

N.T.S.





## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | VERTICAL PROFILE | |
| | APPROXIMATE 1 IN 100 YEAR FLOOD LIMIT | 100 YR |
| | EASEMENT | |
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| ST-E | STORM PIPE | ST |
| GAS-E | NATURAL GAS MAIN | GAS |
| | WATER LATERAL | |
| | SANITARY LATERAL | |
| | STORM LATERAL | |
| | NATURAL GAS LATERAL | |
| | SIDEWALK | |
| | WALKWAY/A.T. TRAIL | |
| | GUARDRAIL | |
| | TOP OF SLOPE | |
| | BOTTOM OF SLOPE | |
| X | FENCELINE | X |

| | EXISTING | PROPOSED | | EXISTING | PROPOSED |
|---|---|---|---|---|---|
| CURB CUT/RAMP | | | AIR RELEASE VALVE | | |
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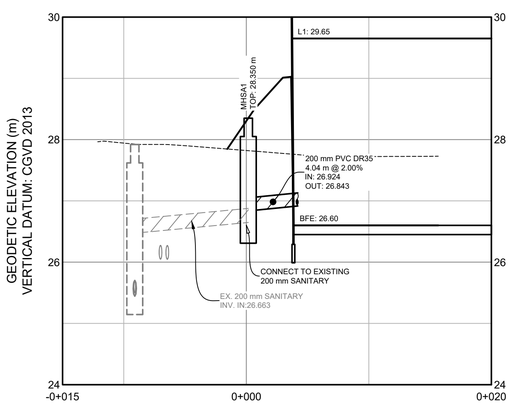
| STREET TREE | | | GLB | | |
| | | | URD | | |

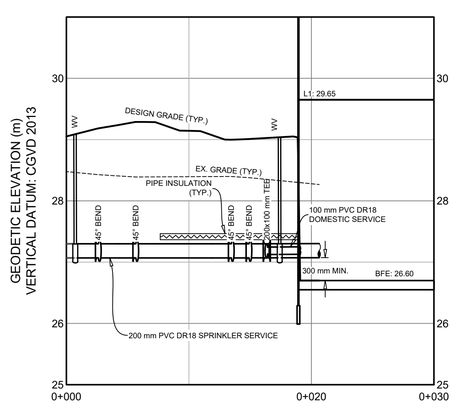
10 0 METRES 20 30

1:400

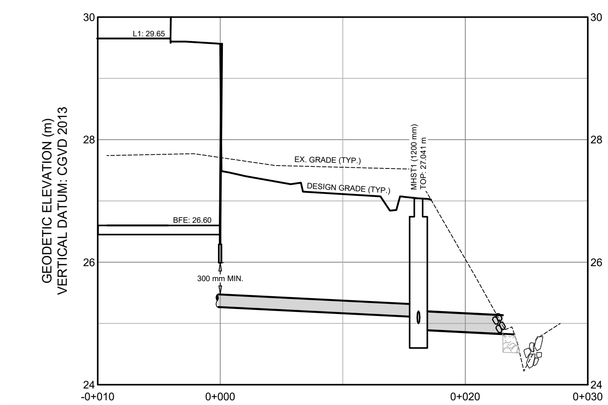
## SANITARY PROFILE




## WATER SERVICE PROFILE




## STORM PROFILE




| STORM SEWER | | | | |
|---|---|---|---|---|
| 25.271 | 200 mm PVC DR35 @ 1.00% 16.32 m± | 25.108 | 300 mm PVC DR35 6.89 m± @ 1.00% | 24.630 |

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

CLIENT

MAPLE AVENUE APARTMENTS LP

PROJECT DESCRIPTION

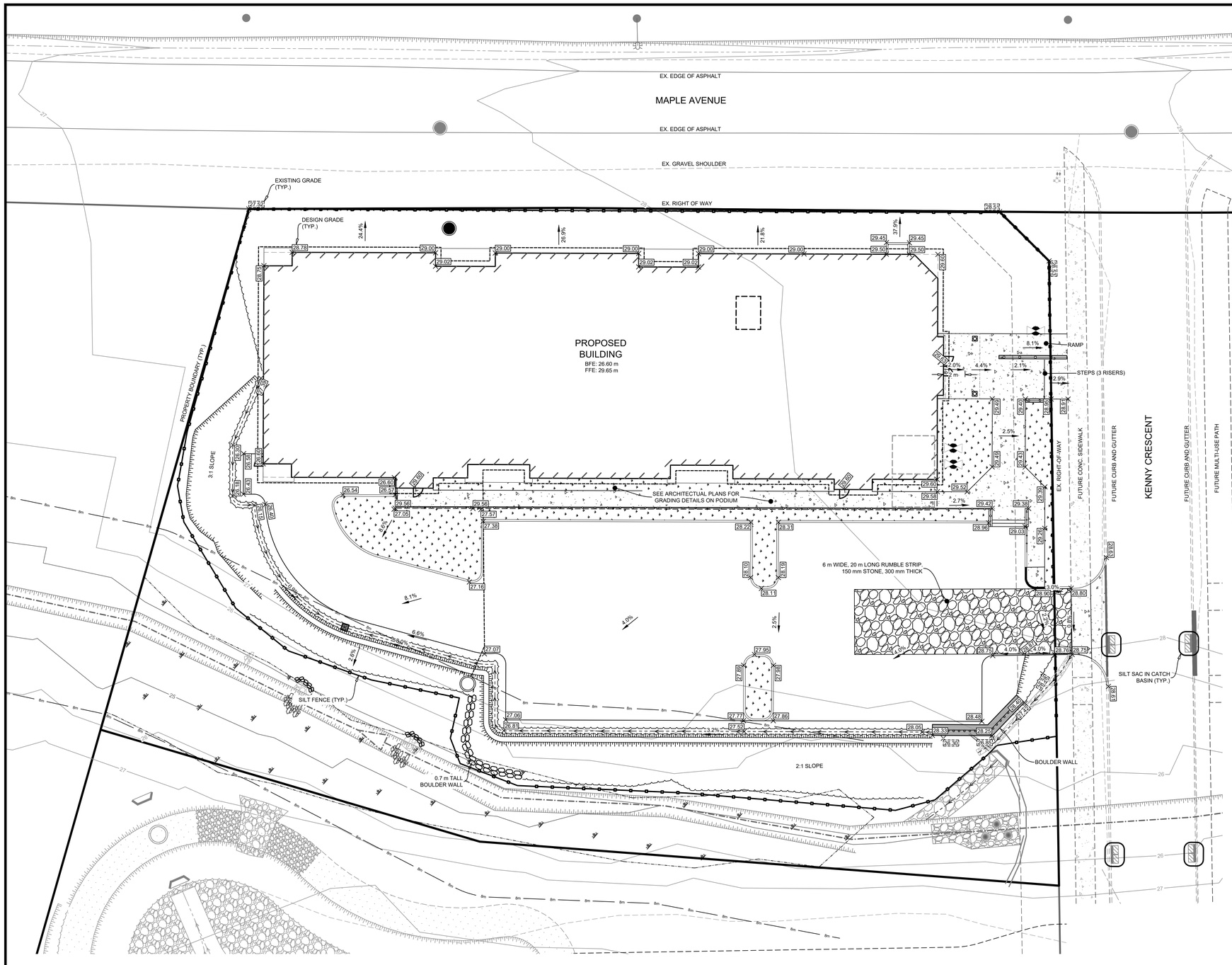
MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

SITE SERVICING

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





# LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| 10 | MAJOR CONTOUR | 10 |
| 10 | MINOR CONTOUR | 10 |
| | EASEMENT | |
| | RIGHT OF WAY | |
| | LOT LINE | |

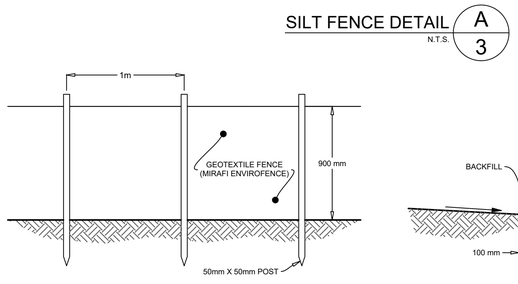
| | EXISTING | PROPOSED | | EXISTING | PROPOSED |
|---|---|---|---|---|---|
| PRECAST HEADWALL | | | CATCHBASIN | | |
| SURFACE GRADE | 0.00 | 0.00 | FLOW ARROW | | |
| SURFACE SLOPE | | 2.0% | CURB CUT | | |

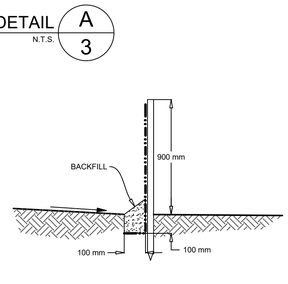
## GENERAL EROSION AND SEDIMENT CONTROL NOTES

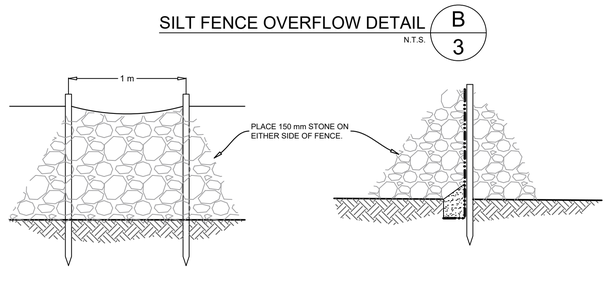
1. EXPOSED SOIL TO BE MINIMIZED AT ALL TIMES DURING CONSTRUCTION TO LIMIT SEDIMENT LADEN RUNOFF. THIS IS TO BE ACCOMPLISHED BY COMPLETING ALL WORK IN A GIVEN AREA ONCE EXCAVATION HAS BEGUN BEFORE DISTURBING ADDITIONAL SOIL. CONTRACTOR IS TO BE AWARE OF CURRENT WEATHER FORECASTS AND PLAN SOIL STABILIZATION ACCORDINGLY.
2. ALL WORKS TO BE IN ACCORDANCE WITH NOVA SCOTIA DEPARTMENT OF ENVIRONMENT REQUIREMENTS.
3. CONTRACTOR TO ACQUIRE ALL PERMITS REQUIRED TO PERFORM WORK AND TO COMPLY WITH ALL PERMIT REQUIREMENTS DURING CONSTRUCTION.
4. 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.
5. 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).
6. 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.
7. TRIBUTARY STORM RUNOFF FROM SITE TO BE DIRECTED INTO SEDIMENT CONTROL DEVICES DURING CONSTRUCTION.
8. CONTRACTOR TO CONSTRUCT AND MAINTAIN DIVERSION DITCHES THROUGH AND AROUND THE SITE TO MINIMIZE CONTAMINATION OF CLEAN WATER.
9. 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.
10. EXPOSED SURFACES TO BE COVERED WITH HAY, MULCH, OR WOOD CHIPS TO LIMIT SEDIMENT RUNOFF.
11. CONTRACTOR MAY SUBSTITUTE WOOD CHIP BERM FOR SILT FENCE IN ROCKY AREAS WHERE SILT FENCE CANNOT BE INSTALLED.
12. 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.
13. 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.
14. UPON COMPLETION OF GRADING ACTIVITY, ALL LOT DRAINAGE EASEMENTS ARE TO BE HYDROSEEDED AND MULCHED.
15. TOPSOIL AND HYDROSEED TO BE PLACED ON ALL AREAS NOT FINISHED WITH ASPHALT, CONCRETE, GRAVEL, OR SOD.
16. 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.
17. VEHICLE ACCESS TO CONSTRUCTION SITE TO BE RESTRICTED.
18. STABILIZE ON-SITE STOCKPILES USING APPROPRIATE MEASURES (SILT FENCE, HAY, TARPS, ETC.)
19. SITE ACTIVITY TO ADHERE TO REQUIREMENTS OF HALIFAX REGIONAL MUNICIPALITY GRADE ALTERATION BY-LAW.
20. ALL SEDIMENT CONTROL MEASURES TO BE OPERATIONAL OVER ENTIRE CONSTRUCTION PERIOD.
21. SEDIMENTATION AND EROSION CONTROL MEASURES ARE SUBJECT TO CHANGE. ADDITIONAL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS DURING CONSTRUCTION.

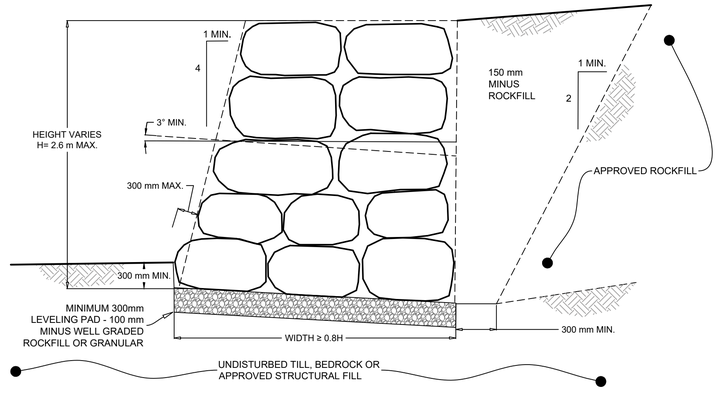
## NOTES:

1. ALL STONE SHALL BE STRONG AND SOUND
2. 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
3. THE CONSTRUCTION OF THE WALL SHALL BE EXECUTED WITH THE SUPERVISION OF THE GEOTECHNICAL ENGINEER.
4. STONE PIECES SHALL BE PLACED SUCH THAT THE LEAST DIMENSION IS THE VERTICAL (HEIGHT) DIMENSION
5. 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 THE 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.
6. THE SLOPE OF THE IMAGINARY LINE CONNECTING THE CONTACT POINTS CLOSEST TO THE FACE OF THE WALL SHALL BE NO STEEPER THAN 1H:4V.
7. 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.




10 0 METRES 20 30

1:400

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

CLIENT

MAPLE AVENUE APARTMENTS LP

PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

GRADING AND EROSION AND SEDIMENTATION CONTROL PLAN

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

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

| 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.

MAPLE AVENUE

KENNY CRESCENT

(STORM WATER COLLECTED ON ROOF TO BE DIRECTED TO MECH. ROOM)

37 m LONG x 3.4 m WIDE x 0.9 m DEEP CLEAR STONE STORM EXFILTRATION TRENCH. 40% VOIDS. 113.2 m³ MINIMUM AVAILABLE STORAGE

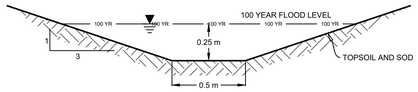
37 m

3.4 m

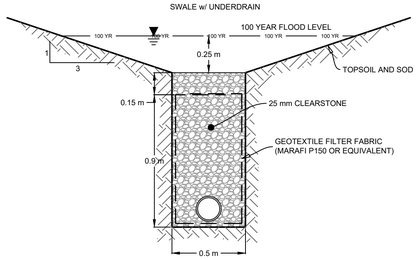
A1 A2 A3 A4 B C

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

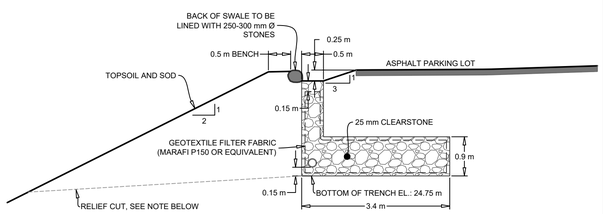
SWALE




SWALE w/ UNDERDRAIN




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




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


KEYPLAN 1:5000

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| 10 | MAJOR CONTOUR | 10 |
| 10 | MINOR CONTOUR | 10 |
| | EASEMENT | |
| | RIGHT OF WAY | |
| | LOT LINE | |
| ST-E | STORM PIPE | ST ST |
| | SUBCATCHMENT AREA | |

| | EXISTING | PROPOSED | | EXISTING | PROPOSED |
|---|---|---|---|---|---|
| PRECAST HEADWALL | | | CATCHBASIN | | |
| CATCHMENT ID | A | | SUBCATCHMENT ID | A1 | |

METRES
6 0 6 12
1:200

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MAPLE AVENUE APARTMENTS LP

PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

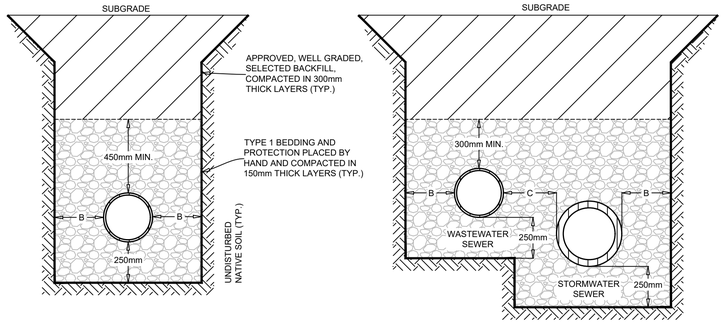
STORMWATER MANAGEMENT PLAN

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

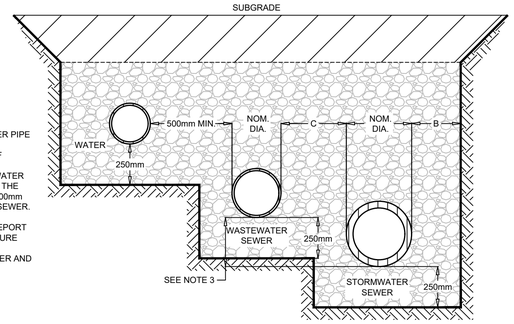
P:\2024\24-800 - Maple Ave Apartments - Wolfville multi-unit\01 - Drawings\Eng Design\Sheets\24-800_C.dwg, Plot Date: 2025-Mar-27, Plot Size: ISO full bleed A1 (841.00 x 594.00 MM), Plotted By: Travis Armour

## TRENCH AND BACKFILL CROSS SECTIONS — A/5

N.T.S.




| 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. | | |

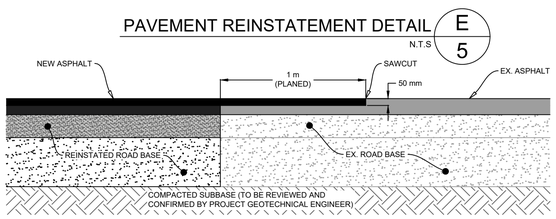



NOTES

1. DIMENSION "C" IS GOVERNED BY THE LARGER PIPE DIAMETER.
2. SIDES OF TRENCHES TO REQUIREMENTS OF DEPARTMENT OF LABOUR.
3. 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.
4. WHEN CONCRETE PIPE IS SPECIFIED FOR A WASTEWATER SEWER, A GEOTECHNICAL REPORT BY A P.ENG. MUST BE UNDERTAKEN TO ENSURE STABILITY OF SUBBASE.
5. MINIMUM GRAVEL COVER OVER WASTEWATER AND STORMWATER SEWERS IS TO BE 300mm.

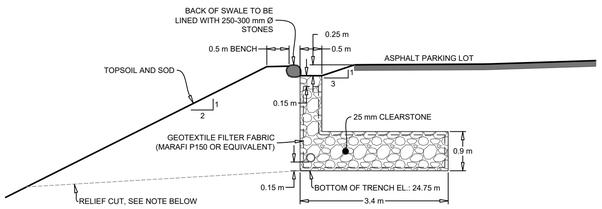
## PAVEMENT REINSTATEMENT DETAIL — E/5

N.T.S




## TYPICAL SWALE AND EXFILTRATION TRENCH DETAIL — F/5

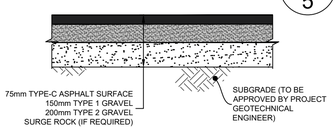
N.T.S.




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

## TYPICAL ASPHALT STRUCTURE — G/5

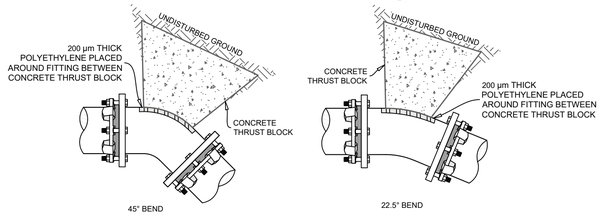
N.T.S.




NOTE:
REFER TO PROJECT GEOTECHNICAL REPORT FOR PLACEMENT AND COMPACTION DETAILS. ASPHALT AND GRAVEL THICKNESS TO BE REVIEW AND CONFIRMED BY PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

## THRUST BLOCK DETAILS — B/5

N.T.S



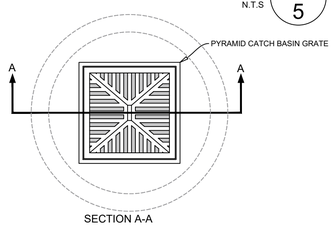

### MINIMUM THRUST BLOCK CONTACT AREA (m²)

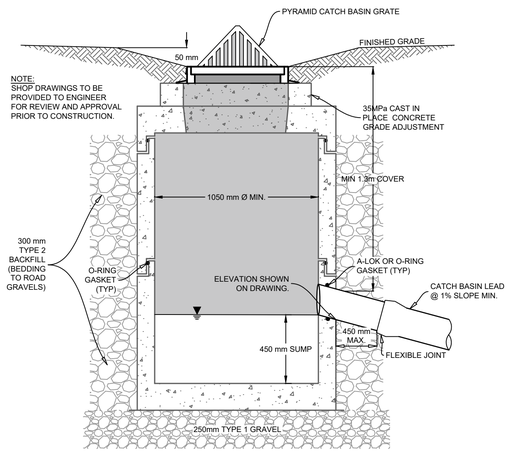
BASED ON SOIL BEARING CAPACITY OF 100 kPa AND INTERNAL PIPE PRESSURE OF 1035 kPa.

| 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 | 0.27 | 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 |

## TYP. OFF STREET CATCH BASIN — H/5

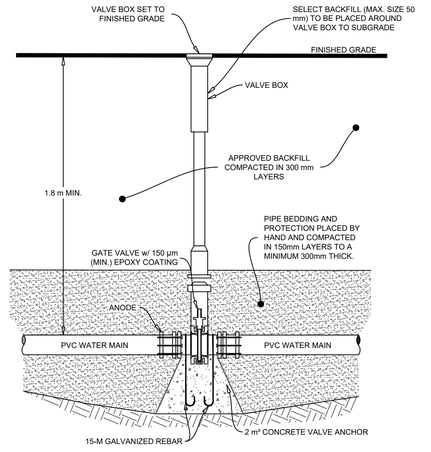
N.T.S



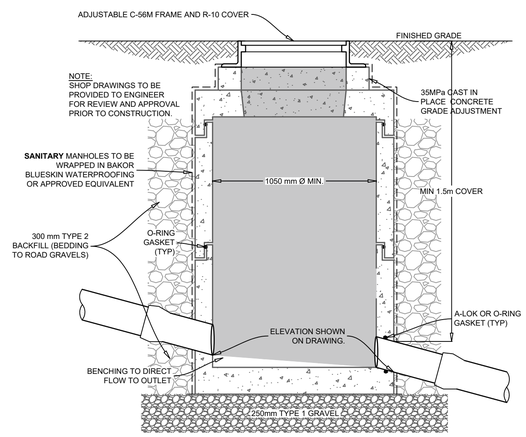

## STANDARD GATE VALVE CONNECTION — C/5

N.T.S.



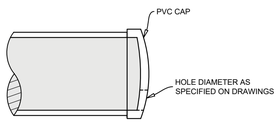

## MANHOLE (TYP.) — D/5

N.T.S



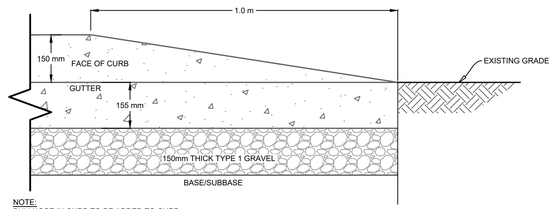

## TYPICAL INLET CONTROL DEVICE (I.C.D.) DETAIL — I/5

N.T.S.




## TYPICAL CURB TERMINATION DETAIL — J/5

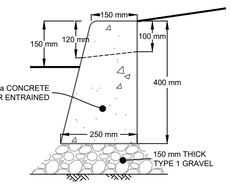
N.T.S




NOTE:
BULLNOSE IN CURB TO BE ADDED TO CURB TERMINATIONS WHERE THERE IS NO EX. CURB.

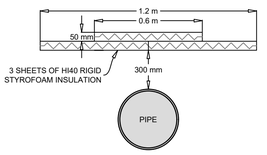
## TYPICAL CURB DETAIL — K/5

N.T.S




## PIPE INSULATION DETAIL — L/5

N.T.S.




## GENERAL CONSTRUCTION NOTES:

1. **SAFETY IS PARAMOUNT AND THE CONTRACTOR MUST USE SAFE WORK PRACTICES IN ACCORDANCE WITH THE NOVA SCOTIA OCCUPATIONAL HEALTH AND SAFETY ACT.**
2. ALL WORKS TO BE IN ACCORDANCE WITH THE MUNICIPALITY OF THE COUNTY OF KINGS MUNICIPAL SPECIFICATIONS.
3. 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).
4. ALL WORKS TO BE IN ACCORDANCE WITH REQUIREMENTS OF ALL PERMITS AND REGULATIONS AS ISSUED BY NOVA SCOTIA ENVIRONMENT.
5. CONTRACTOR TO NOTIFY DESIGNPOINT AND THE MUNICIPALITY REGARDING CONSTRUCTION SCHEDULING 2 WEEKS PRIOR TO COMMENCING CONSTRUCTION.
6. 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.
7. ALL DISTURBED AREAS NOT STABILIZED BY GRAVEL, ASPHALT, CONCRETE, OR SOD ARE TO BE STABILIZED WITH 100mm TOPSOIL AND HYDROSEEDED. HYDROSEEDED AREAS TO BE COVERED WITH HAY MULCH (MIN. 3500 kg/Ha). HYDROSEEDED AREAS THAT DO NOT SHOW ACTIVE GROWTH WITHIN THE FIRST GROWING SEASON TO BE RE-STABILIZED.
8. MATERIALS SHALL NOT BE SUBSTITUTED UNLESS PRIOR APPROVAL IS PROVIDED BY THE ENGINEER.
9. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM WORKS AND TO COMPLY WITH ALL PERMIT REQUIREMENTS AND CONDITIONS.
11. 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.
12. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS (SUCH AS EASTWARD ENERGY, NOVA SCOTIA POWER, BELL ALIANT, EASTLINK, WATER AND SEWER MAINS). CONTRACTOR TO VISIT CLICKBEFOREYOUDIG.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.
13. ALL POWER AND COMMUNICATION INFRASTRUCTURE TO BE INSTALLED AS PER NSPI 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.
14. PERMISSION FROM LANDOWNER(S) REQUIRED TO WORK ON PRIVATE PROPERTY.
15. 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.
16. ALL ELEVATIONS ARE METRIC AND GEODETIC. TOPOGRAPHICAL SURVEY COMPLETED BY OTHERS. CONTRACTOR TO CONTACT DESIGNPOINT FOR CONSTRUCTION LAYOUT CONTROL INFORMATION 2 WEEKS PRIOR TO CONSTRUCTION.
17. 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.
18. DRAWINGS SUBJECT TO CONSTRUCTION APPROVAL BY THE APPLICABLE APPROVAL AGENCIES (e.g. NOVA SCOTIA ENVIRONMENT) PRIOR TO CONSTRUCTION.
19. 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 RENEWAL TEMPORARY WORKPLACE TRAFFIC CONTROL MANUAL AND THE LATEST EDITION OF THE TRANSPORTATION ASSOCIATION OF CANADA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CANADA.
20. INSULATION TO BE 50mm THICK HI40 RIGID STYROFOAM (ROAD AND TRAFFIC RATED).
21. CONTRACTOR MAY REQUEST GRADE ADJUSTMENTS SUBJECT TO REVIEW AND APPROVAL BY ENGINEER AND APPLICABLE APPROVAL AGENCIES. CONTRACTOR RESPONSIBLE FOR COSTS ASSOCIATED WITH DRAWING REVISIONS AND APPROVALS.
22. ALL TEMPORARY ROAD CLOSURES WILL REQUIRE A ROAD CLOSURES PERMIT.
23. 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.
24. 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.
25. ALL TESTING OF WATER MAINS TO BE IN ACCORDANCE WITH THE MUNICIPALITY'S SPECIFICATIONS, INCLUDING PRESSURE TEST AND CHLORINATION 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).
26. ANY FIELD MANHOLE CONNECTIONS (IF REQUIRED) TO BE MADE USING CORE DRILL AND KOR-N-SEAL (SUBJECT TO APPROVAL BY THE MUNICIPALITY AND ENGINEER).
27. 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).
28. 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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REGISTERED PROFESSIONAL ENGINEER — PROVINCE OF NOVA SCOTIA — DATE 21/03/25 — N.T. FOUGERE — 9050

CLIENT

MAPLE AVENUE APARTMENTS LP

PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

CONSTRUCTION NOTES AND DETAILS

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

P:\2024\24-800 - Maple Ave Apartments - Wolfville multi-unit\01 - Drawings\Eng Design\Sheets\24-800 D.dwg, Plot Date: 2025-Mar-27, Plot Size: ISO FULL BLEED A1 (841.00 X 594.00 MM)

Xref ..\XRefs\22-053_Stamp.dwg

# 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 TO PLANTING. POOR 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.

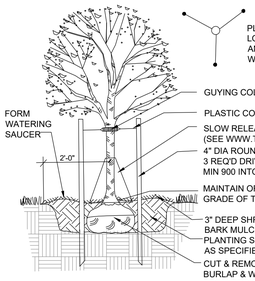
5. SEEDING
.1 ALL DISTURBED AREAS NOT INDICATED TO BE SOD OR ROCK LINED SLOPE SHALL BE SEEDED.
.2 ALL SEEDED AREAS SHALL SLOPE TO DRAIN AT A MINIMUM OF 2% SLOPE AND A MAXIMUM OF 1V:2H (RISE/RUN) UNLESS NOTED OTHERWISE.
.3 ENSURE THAT THE SUBGRADE UNDER THE AREAS TO BE SEEDED HAS BEEN GRADED, COMPACTED 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.

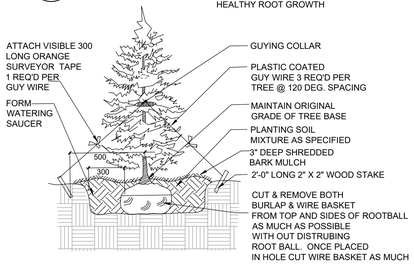
7. BICYCLE RACKS
.1 BIKE RACKS TO BE URBAN STAPLE, AS MANUFACTURED BY URBAN RACKS (SALES@URBANRACKS.COM), HOT–DIPPED GALVANIZED, COMPLETE WITH FOOT PLATES FOR SURFACE MOUNT AND GALV. CONCRETE ANCHORS.

8. MULCH
.1 MULCH SHALL BE SHREDDED BARK AT LEAST TWO YEARS OLD AND FROM THE BARK OF SOFTWOOD TREES.
.2 ALL PLANTING AREAS, AND DISTURBED AREAS NOT DESIGNATED TO BE SODDED TO BE COVERED WITH 75mm OF MULCH.

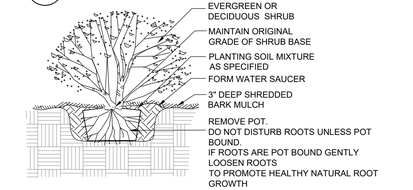
9. CLEAN UP
.1 THE CONTRACTOR SHALL CONDUCT A THOROUGH CLEAN UP FOLLOWING THE COMPLETION OF THE WORK.
.2 REMOVE ALL LITTER AND UNUSED MATERIALS FROM THE SITE.
.3 ALL PAVED SURFACES USED TO ACCESS THE WORK SHALL BE CLEANED TO THE APPROVAL OF THE CONSULTANT.



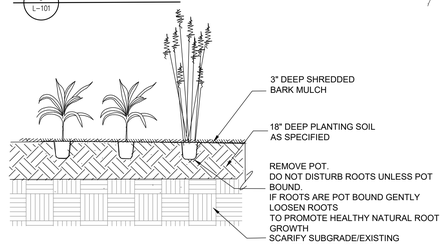

1 L–101 DECIDUOUS TREE PLANTING N.T.S.



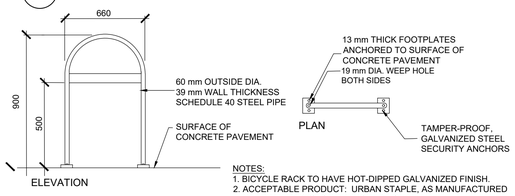

2 L–101 CONIFEROUS TREE PLANTING N.T.S.




3 L–101 SHRUB PLANTING

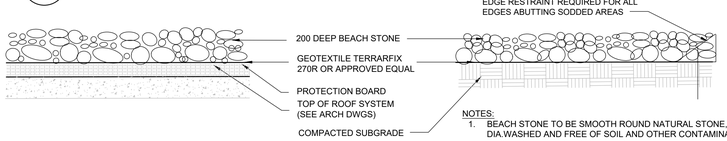



4 L–101 ORNAMENTAL GRASS and PERENNIAL PLANTING



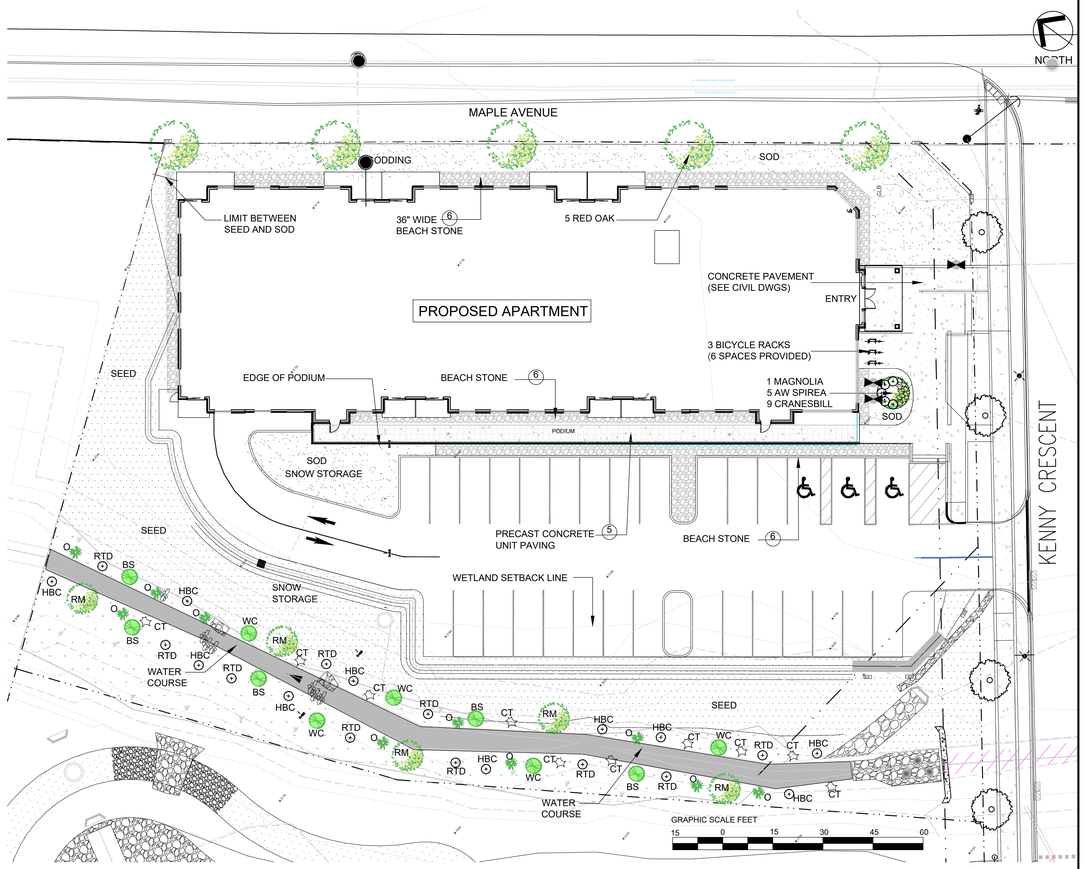

NOTES:
1. BICYCLE RACK TO HAVE HOT-DIPPED GALVANIZED FINISH.
2. ACCEPTABLE PRODUCT: URBAN STAPLE, AS MANUFACTURED BY URBAN RACKS, OR APPROVED EQUAL.

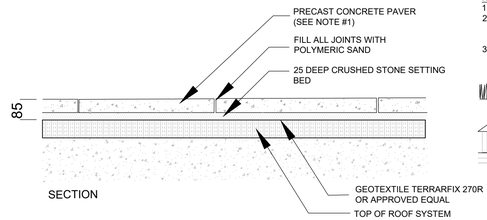
5 L–101 BICYCLE RACK N.T.S.




NOTES:
1. BEACH STONE TO BE SMOOTH ROUND NATURAL STONE, 50-100mm DIA WASHED AND FREE OF SOIL AND OTHER CONTAMINANTS. PLACE CAREFULLY TO CREATE NEAT EVEN SURFACE.
2. EDGE RESTRAINT TO BE SNAP EDGE PAVER EDGING OR APPROVED ALTERNATE.

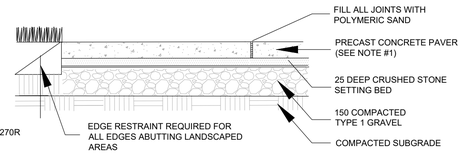
6 L–101 BEACH STONE ON GRADE AND ON PODIUM N.T.S.




7 L–101 PRECAST CONCRETE PAVERS ON GRADE & ON PODIUM DECK N.T.S.

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 | MATTEUCCIA 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

Gordon Ratcliffe
LANDscape ARCHITECTS
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grla@eastlink.ca

APARTMENT BUILDING

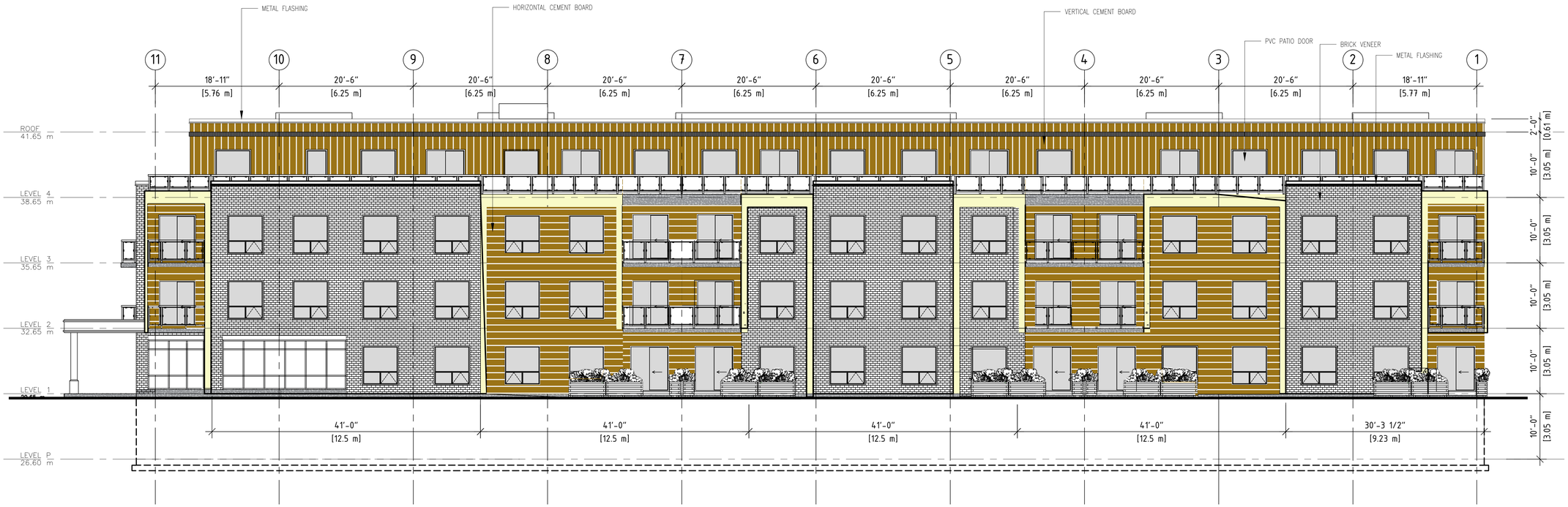
MAPLE AVENUE
WOLFVILLE, NOVA SCOTIA

LANDSCAPE PLAN

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

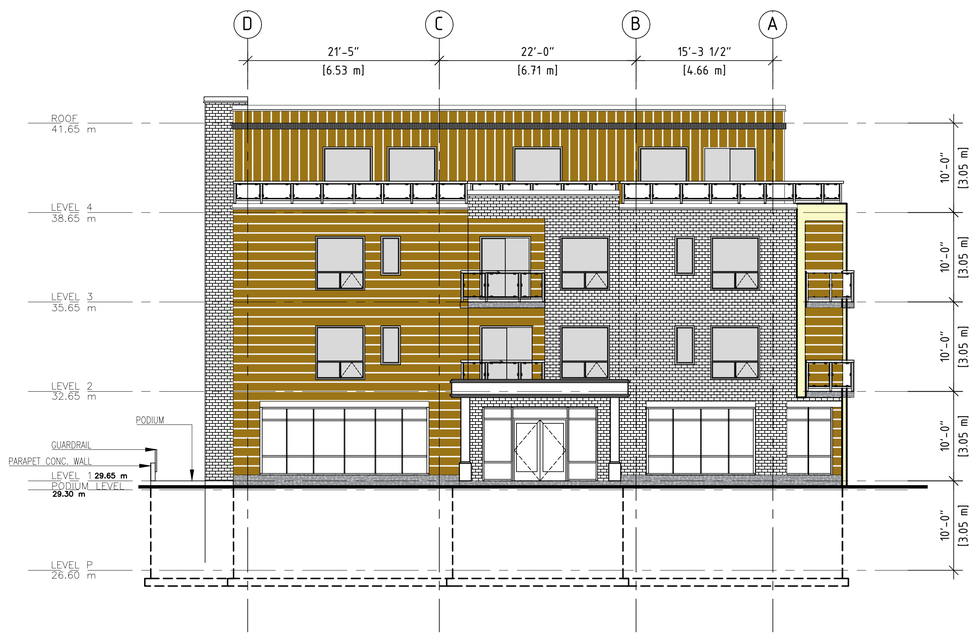
L-101

Scale AS NOTED




## 1 NORTHEAST ELEVATION

1/8"=1'-0"




## 2 SOUTHEAST ELEVATION

1/8"=1'-0"

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| | | |

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PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

ELEVATIONS

| Drawn: | Plot Date: Mar 18, 2025 | Project No. : | Drawing No. : A-201 |
|---|---|---|---|
| Scale: | Filename : | | |


## 1 SOUTHWEST ELEVATION

1/8"=1'-0"


## 2 NORTHWEST ELEVATION

1/8"=1'-0"

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| | | |

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PROJECT DESCRIPTION

# MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

ELEVATIONS

| Drawn: | Plot Date: Mar 18, 2025 | Project No. : | Drawing No. : A-202 |
|---|---|---|---|
| Scale: | Filename : | | |

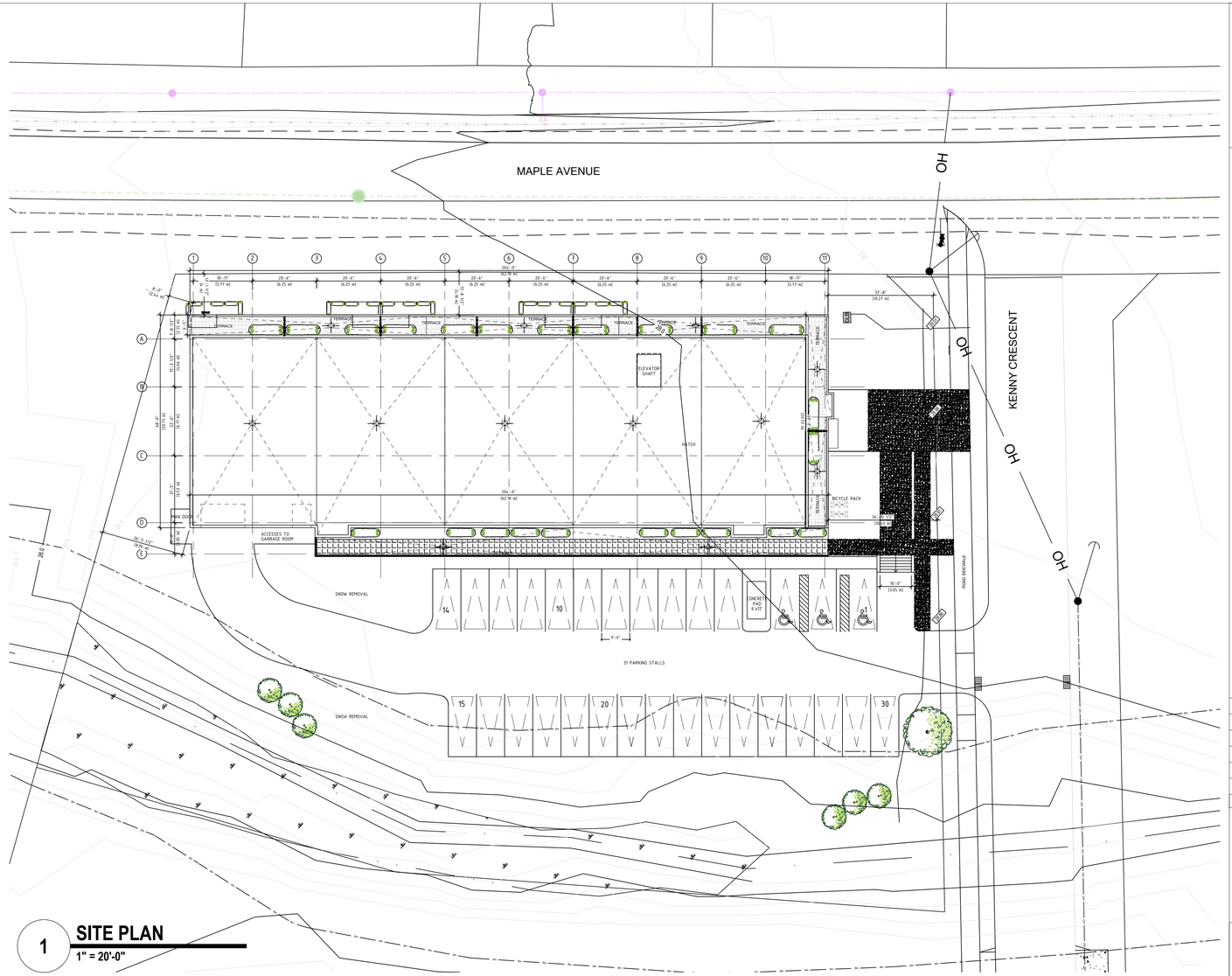
## BUILDING CODE REVIEW

| | | | 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 = 27,998.94 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 &82 |
| | ALL OTHER FLOORS | 1 Hr. | 3.2.2.50 |
| | ROOF | 1Hr. | 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 SUPRESSION 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"

**Lot Calculations:**

| 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 x100% | 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 |
| individule 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 | | | 4082.19 | |
| (5 units at ground floor Street wall) | | | | |
| 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 |
|---|---|---|
| | | |

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PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

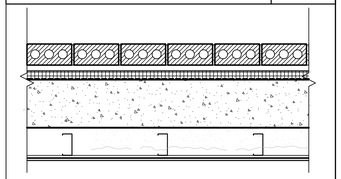
SITE PLAN

| Drawn: | Plot Date: Mar 19, 2025 | Project No. : | Drawing No. : A-100 |
|---|---|---|---|
| Scale: | Filename : | | |

# EXTERIOR VERTICAL ASSEMBLIES

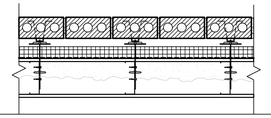
| FOUNDATION WALL ABOVE GRADE | | EFFECTIVE RSI |
|---|---|---|
| A | EXTERIOR AIR FILM | 0.03 |
| | 12" REINFORCED CONCRETE FOUNDATION WALL 300 X 0.0004 | 0.12 |
| | 1 ½" SPRAYED POLYURETHANE FOAM 100mm X 0.036 | 3.60 |
| | 3 ⅝" STEEL STUDS @ 16" O.C, ½" AWAY FROM CONCRETE WALL WITH 2 ½" SPRAYED POLYURETHANE FOAM | 0.00 |
| | ½" AIR CAVITY | 0.18 |
| | ½" PLYWOOD, PAINTED | 0.10 |
| | INSIDE AIR FILM. | 0.12 |
| | TOTAL RSI | 4.15 |
| | u VALUE | 0.241 |
| | MAXIMUM PERMITTED u VALUE | 0.247 |

| FOUNDATION WALL W/ BRICK VENEER | | EFFECTIVE RSI |
|---|---|---|
| A1 | EXTERIOR AIR FILM | 0.03 |
| | 4" FACE BRICK, MODULAR SIZE, MASONRY ACCENTS AS PER ELEVATIONS | 0.00 |
| | VENTED AIR SPACE, 1X3 STRAPPING @ 16" O.C. | 0.00 |
| | ½" EXTRUDED POLYSTYRENE 50mm X 0.035 | 1.40 |
| | MEMBRANE AIR/VAPOUR BARRIER | 0.00 |
| | 8" REINFORCED CONCRETE WALL 200 X 0.0004 | 0.08 |
| | MINERAL WOOL FIBRE BATT INSULATION, FILL STUD SPACE | 3.60 |
| | 2X4 WOOD STUDS @ 16" O.C., ½" AWAY FROM CONCRETE | 0.00 |
| | ½" AIR CAVITY | 0.18 |
| | ½" PLYWOOD, PAINTED | 0.10 |
| | INSIDE AIR FILM | 0.12 |
| | TOTAL RSI | 5.48 |
| | u VALUE | 0.182 |
| | MAXIMUM PERMITTED u VALUE | 0.247 |

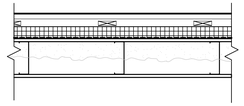


| FOUNDATION WALL | |
|---|---|
| B | SOLID BEDROCK OR COMPACTED FILL |
| | REINFORCED CONCRETE PAD FOOTINGS |
| | CONCRETE STRIP FOOTINGS |
| | REINFORCED CONCRETE COLUMNS |
| | REINFORCED CONCRETE FOUNDATION WALL |
| | WATERPROOFING MEMBRANE, ELASTOMERIC, LIQUID APPLIED. |
| | ½" ASPHALT PROTECTION BOARD |
| | 6" CONTINUOUS FOUNDATION DRAIN, CONNECT TO STORM SEWER. GRAVEL DRAINAGE LAYER OVER AND AROUND DRAIN w/FILTER FABRIC COVER. |

| BRICK VENEER WALL ASSEMBLY | | EFFECTIVE RSI |
|---|---|---|
| C | EXTERIOR AIR FILM | 0.03 |
| | 4" FACE BRICK, MODULAR SIZE, MASONRY ACCENTS AS PER ELEVATIONS | 0.00 |
| | 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 |
| | 1" VENTED AIR SPACE | 0.00 |
| | 2" ROCK WOOL INSULATION( R6.6 ) | 1.16 |
| | CONTINUOUS SELF ADHESIVE MODIFIED BITUMEN, TYPE AIR/VAPOUR BARRIER MEMBRANE | 0.00 |
| | ½" REINFORCED, GYPSUM SHEATHING 12mm X 0.063 | 0.08 |
| | **FRAME/CAVITY** 6" STEEL STUDS 16" O.C. WITH 3" (R18) SPRAY FOAM INSULATION | 3.17 |
| | ½" GYPSUM BOARD, TAPED AND PAINTED 12mm X 0.063 | 0.08 |
| | INSIDE AIR FILM | 0.12 |
| | TOTAL RSI | 4.64 |
| | u VALUE | 0.216 |
| | MAXIMUM PERMITTED u VALUE | 0.247 |

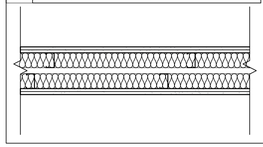


| EXTERIOR WALL (SIDING) | | EFFECTIVE RSI |
|---|---|---|
| D | EXTERIOR AIR FILM | 0.03 |
| | EXTERIOR CLADDING - CEMENT BOARD SIDING | 0.00 |
| | VENTED AIR SPACE, METAL STRAPPING @ 16" O.C. | 0.00 |
| | 2" ROCK WOOL INSULATION( R6.6 ) | 1.16 |
| | MEMBRANE AIR/VAPOUR BARRIER | 0.00 |
| | ½" REINFORCED, GYPSUM SHEATHING 12mm X 0.063 | 0.08 |
| | **FRAME/CAVITY** 6" STEEL STUDS 16" O.C. WITH 3" (R18) SPRAY FOAM INSULATION | 3.17 |
| | ½" GYPSUM BOARD, TAPED AND PAINTED 12mm X 0.063 | 0.08 |
| | INSIDE AIR FILM | 0.12 |
| | TOTAL RSI | 4.64 |
| | u VALUE | 0.216 |
| | MAXIMUM PERMITTED u VALUE | 0.247 |



# INTERIOR VERTICAL ASSEMBLIES

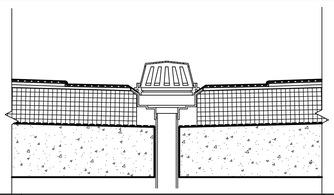
| PARTY WALL ASSEMBLY | |
|---|---|
| I | FIRE RATING: 1 HOUR STC RATING: 57 (ESTIMATED) |
| | 2 LAYERS OF ⅝"(TYPE X) GYPSUM BOARD - 1 LAYER TO UNDER THE SLAB (UL U 492)AND 2ND LAYER TO THE CEILING (STAGGERED JOINTS)-TAPED AND PAINTED. |
| | 2 ½" METAL STUDS @ 24", ACOUSTIC CAULK @ PERM. |
| | ACOUSTIC INSULATION, MINERAL WOOL FIBRE BATT. FILL STUD SPACE, EXTEND INSULATION TO U/S SLAB(THE TOP PART OF THE WALL) TIGHTLY FIT. |
| | 1" AIR SPACE |
| | ACOUSTIC INSULATION, MINERAL WOOL FIBRE BATT. FILL STUD SPACE, EXTEND INSULATION TO U/S SLAB(THE TOP PART OF THE WALL)TIGHTLY FIT. |
| | 2 ½" METAL STUDS @ 24", ACOUSTIC CAULK @ PERM. |
| | 2 LAYERS OF ⅝"(TYPE X) GYPSUM BOARD - 1 LAYER TO UNDER THE SLAB (UL U 492)AND 2ND LAYER TO THE CEILING (STAGGERED JOINTS)-TAPED AND PAINTED |



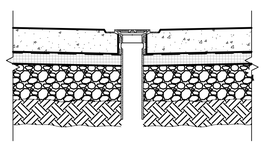
| PARTY WALL ASSEMBLY | |
|---|---|
| Ia | FIRE RATING: 1 HOUR UL U492 STC RATING: 53 (ESTIMATED) |
| | 1 LAYER OF ⅝"(TYPE X) GYPSUM BOARD, TAPED AND PAINTED. |
| | 2 ½" METAL STUDS @ 24", ACOUSTIC CAULK @ PERM. |
| | ACOUSTIC INSULATION, MINERAL WOOL FIBRE BATT. FILL STUD SPACE, TIGHTLY FIT. |
| | 1" AIR SPACE |
| | ACOUSTIC INSULATION, MINERAL WOOL FIBRE BATT. FILL STUD SPACE, TIGHTLY FIT. |
| | 2 ½" METAL STUDS @ 24", ACOUSTIC CAULK @ PERM. |
| | 1 LAYER OF ⅝" (TYPE X)GYPSUM BOARD, TAPED AND PAINTED. |

# EXTERIOR HORIZONTAL ASSEMBLIES

| ROOF ASSEMBLY | | EFFECTIVE RSI |
|---|---|---|
| E | EXTERIOR AIR FILM | 0.03 |
| | 2 PLY MODIFIED BITUMEN MEMBRANE w/CERAMIC GRANULAR TOP SURFACED CAP SHEET | 0.00 |
| | 2 LAYERS OF ½" PROTECTION BOARD, FULLY ADHERED 25.4mm X 0.016 | 0.41 |
| | ASPHALT VAPOUR BARRIER | 0.00 |
| | 6" EXTRUDED POLYSTYRENE 150mm X 0.035 | 5.25 |
| | REINFORCED CONCRETE SLAB 8" AT ROOF DRAINS AT 2% SLOPE 203 X 0.0004 | 0.08 |
| | SUSPENDED METAL FRAMING | 0.00 |
| | ⅝" TYPE "X" GWB BOARD, TAPED AND PAINTED | 0.08 |
| | INTERIOR AIR FILM | 0.11 |
| | TOTAL RSI | 5.96 |
| | u VALUE | 0.168 |
| | MAXIMUM PERMITTED u VALUE | 0.183 |

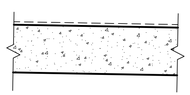


| PARKING LEVEL FLOOR ASSEMBLY | | EFFECTIVE RSI |
|---|---|---|
| F | INTERIOR AIR FILM | 0.16 |
| | 4" CONCRETE SLAB 100 X 0.0004 | 0.04 |
| | 6 mil POLY MOISTURE / RADON BARRIER | 0.00 |
| | 2" XPS INSULATION, 4' AROUND PERIMETER | 1.75 |
| | CRUSHED STONE | 0.00 |
| | UNDISTRUBED TILL OF COMPACTED FILL | 0.00 |
| | TOTAL RSI | 1.95 |
| | u VALUE | 0.513 |
| | MAXIMUM PERMITTED u VALUE | 0.757 |

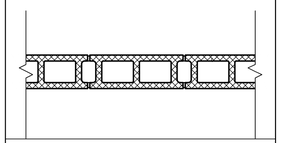


| G | PODIUM ASSEMBLY | EFFECTIVE RSI |
|---|---|---|
| | EXTERIOR AIR FILM | 0.03 |
| | 2 PLY MODIFIED BITUMEN MEMBRANE w/CERAMIC GRANULAR TOP SURFACED CAP SHEET | 0.03 |
| | 2 LAYERS OF ½" PROTECTION BOARD, FULLY ADHERED 25.4mm X 0.016 | 0.41 |
| | 150mm RIGID POLYSTYRENE INSULATION | 5.25 |
| | POLYETHYLENE DRAINAGE COMPOSITE BOARD | 0.15 |
| | RUBBERIZED ASPHALT WATERPROOF MEMBRANE | 0.00 |
| | 200 mm REINFORCED CONCRETE SLAB, THICKNESS AS INDICATED ON STRUCTURAL DRAWINGS - SLOPED TO DRAIN (SEE SLAB PLAN) | 0.08 |
| | INSIDE AIR FILM | 0.11 |
| | TOTAL RSI | 5.98 |
| | u VALUE | 0.169 |
| | MAXIMUM PERMITTED u VALUE | 0.186 |

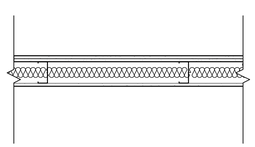
| BALCONY FLOOR ASSEMBLY | |
|---|---|
| H | DURADEK 60 MIL PVC MEMBRANE |
| | 8" REINFORCED CONCRETE SLAB |



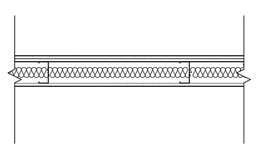
| CONCRETE WALL ASSEMBLY | |
|---|---|
| 2 | FIRE RATING: 2 HOUR |
| | 8" SEMI-SOLID CONCRETE BLOCK, FLUSH MORTAR JOINTS, PAINTED (BOTH SIDES) NO PENETRATIONS. |



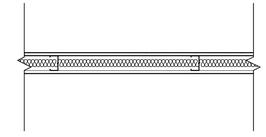
| CORRIDOR WALL ASSEMBLY | |
|---|---|
| 3 | FIRE RATING: 1 HOUR STC RATING: 51 NBC REFERNCE:S5c |
| | 2 LAYERS OF ⅝" (TYPE X) GYPSUM BOARD (STAGGERED JOINTS)-TAPED AND PAINTED. |
| | 3 ⅝" METAL STUDS AT SUITE ENTRANCE (TYP.), |
| | ACOUSTIC INSULATION, MINERAL WOOL FIBRE BATT. FILL STUD SPACE, TIGHTLY FIT. |
| | 1 LAYER OF ⅝" (TYPE X) GYPSUM BOARD (STAGGERED JOINTS)-TAPED AND PAINTED. |



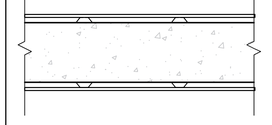
| CORRIDOR WALL ASSEMBLY | |
|---|---|
| 3 | FIRE RATING: 1 HOUR STC RATING: 55 NBC REFERNCE:S8a |
| | 2 LAYERS OF ⅝"(TYPE X) GYPSUM BOARD - 1 LAYER TO UNDER THE SLAB AND 2ND LAYER TO THE CEILING (STAGGERED JOINTS)-TAPED AND PAINTED. |
| | 6" METAL STUDS (TYP.) @ 24" O.C. ACOUSTIC CAULK @ PERIMETER |
| | 6" ACOUSTIC INSULATION, MINERAL WOOL FIBRE BATT. TO TO HAVE MORE SOUND TRANSMIT CONTROL , FILL STUD SPACE, TIGHTLY FIT. |
| | 1 LAYER OF ⅝" (TYPE X) GYPSUM BOARD (STAGGERED JOINTS)-TAPED AND PAINTED. |



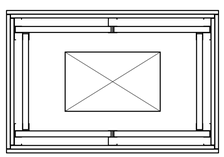
| INTERIOR PARTITION WALL ASSEMBLY | |
|---|---|
| 4 | ½" GYPSUM BOARD, TAPED AND PAINTED. |
| | 2 ½" METAL STUDS (TYP.) OR 6" METAL STUDS (DRYER VENTS AND PLUMBING WALLS) OR 3 ⅝" METAL STUDS (VESTIBULE AND MAILROOM) @ 24" O.C. |
| | ½" GYPSUM BOARD, TAPED AND PAINTED |



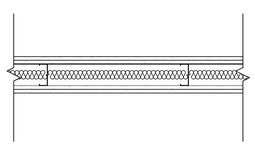
| SHEAR WALL ASSEMBLY | |
|---|---|
| 5 | FIRE RATING: 2 HOURS |
| | 10" REINFORCED CONCRETE |
| | METAL FURRING - WHERE INDICATED |
| | ½" GYPSUM BOARD, TAPED AND PAINTED |



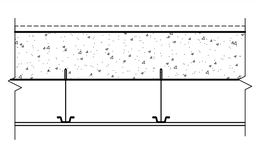
| SERVICE SHAFT WALL | |
|---|---|
| 6 | FIRE RATING: 1 HOUR |
| | 2 LAYERS ⅝" (TYPE x ) GYPSUM BOARD, STAGGERED JOINTS, TAPED OUTER LAYER. |
| | 2 1/2" (25 ga.) C-H METAL STUDS @ 24" O.C. |
| | 1" F.C. GYPSUM BOARD |



| STAIRWELL WALL ASSEMBLY | |
|---|---|
| 7 | FIRE RATING: 1 HOUR STC RATING: 52 CBC REFERENCE: ULC W496 |
| | 2 LAYERS ⅝" (TYPE X) GYPSUM BOARD (STAGGERED JOINTS). TAPED AND PAINTED |
| | 3-⅝"METAL STUDS , @ 24" O.C., ACOUSTIC CAULK @ PERIMETER. |
| | ACOUSTIC INSULATION,MINERAL WOOL FIBRE BATT, FILL STUD SPACE, TIGHTLY FIT. |
| | 2 LAYERS ⅝" (TYPE X) GYPSUM BOARD (STAGGERED JOINTS). TAPED AND PAINTED |



| HORIZONTAL FLOOR ASSEMBLY (TYPICAL) | |
|---|---|
| 8 | FIRE RATING : 2 HOURS |
| | FINISH FLOORING |
| | 8" REINFORCED CONCRETE SLAB |
| | SUSPENDED METAL FRAMING |
| | ½" GYPSUM BOARD, TAPED AND PAINTED |



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PROJECT DESCRIPTION

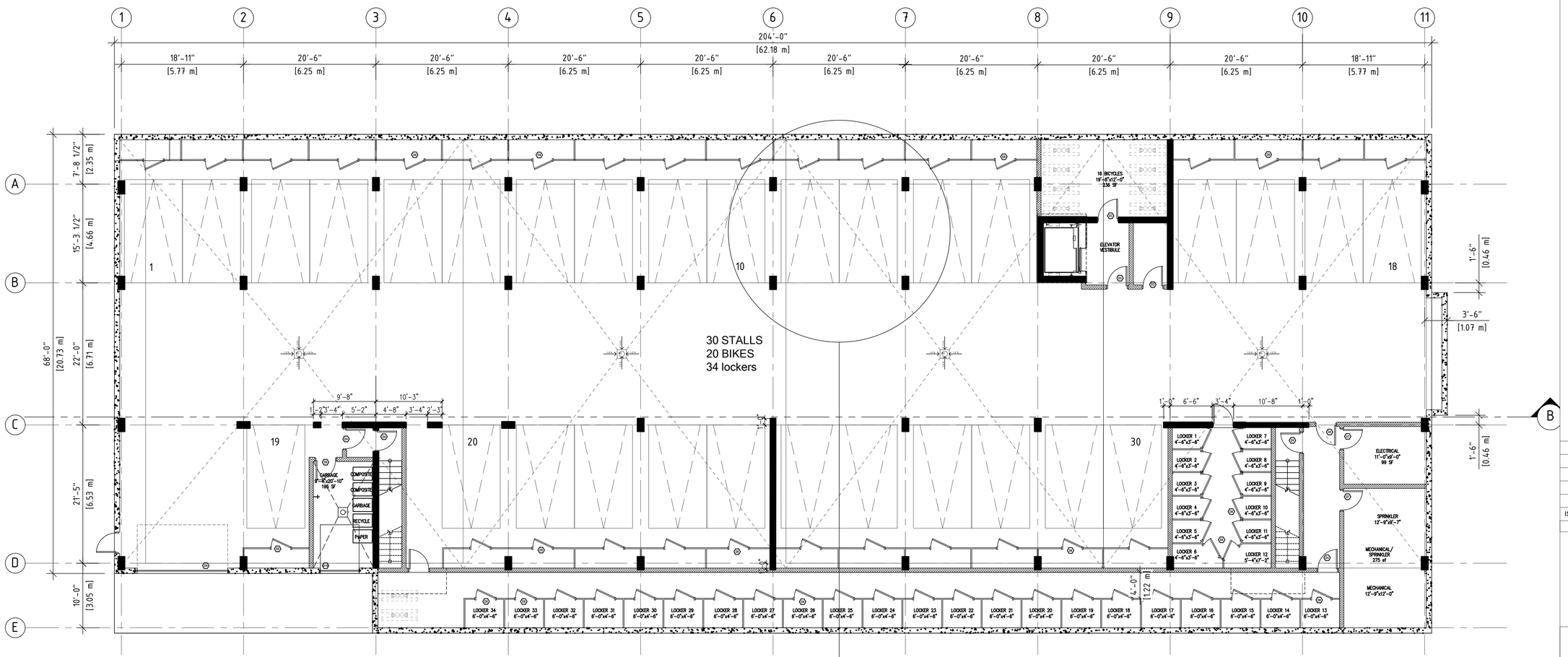
MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

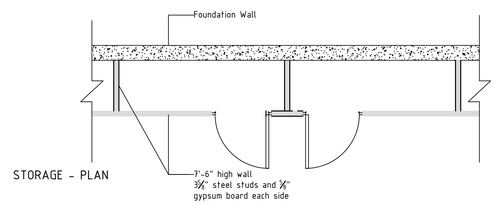
CONSTRUCTION ASSEMBLY

| Drawn: | Plot Date: Mar 19, 2025 | Project No. : | Drawing No. : A-101 |
|---|---|---|---|
| Scale: | Filename : | | |

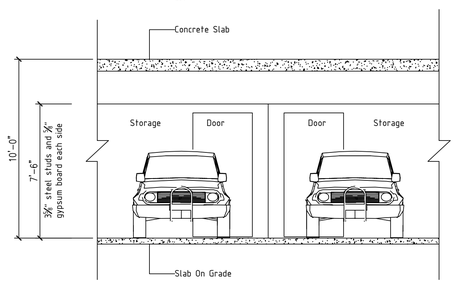



## 1 BASEMENT FLOOR PLAN

1/8" = 1'-0"




STORAGE - PLAN




STORAGE - ELEVATION

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# MULTI-UNIT RESIDENTIAL DEVELOPMENT

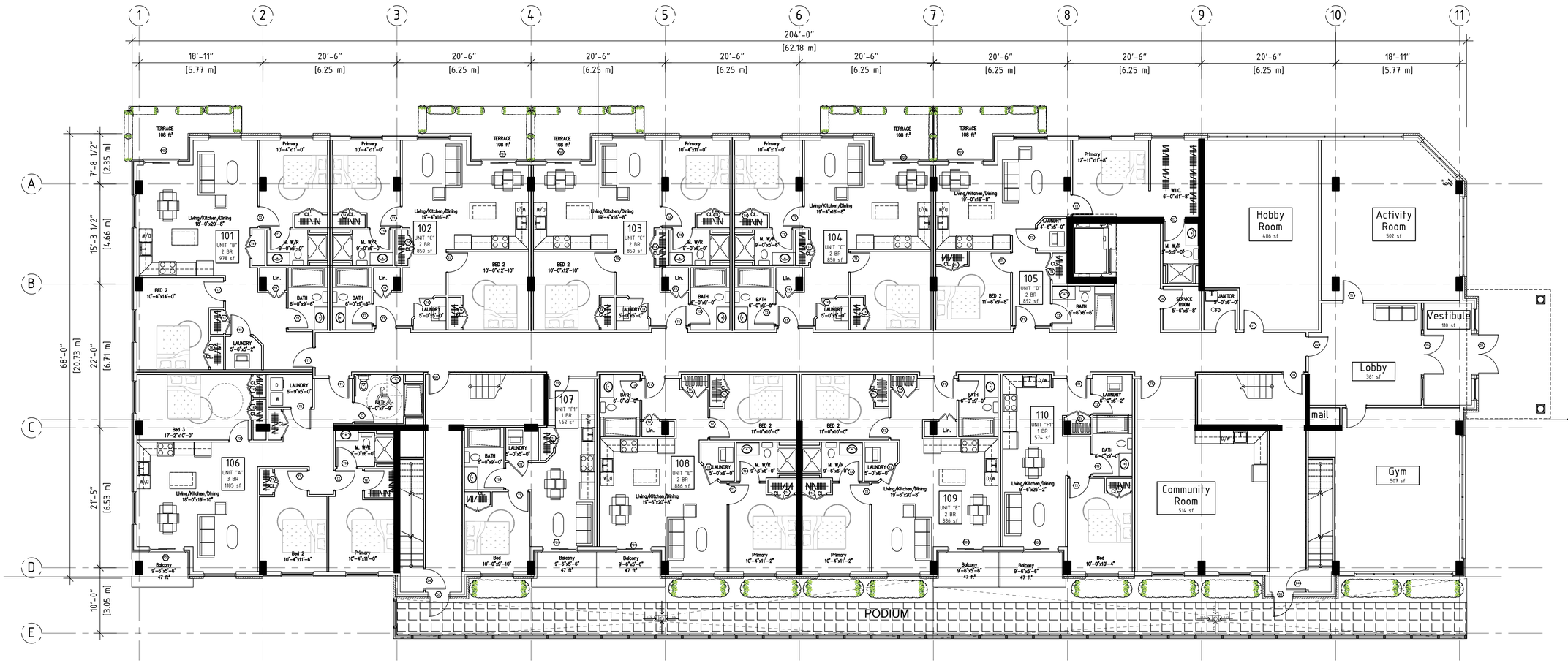
WOLFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

BASEMENT FLOOR PLAN
LEVEL P

| Drawn: | Plot Date: Mar 19, 2025 | Project No. : | Drawing No. : A-102 |
|---|---|---|---|
| Scale: | Filename : | | |

MAPLE AVENUE




## 1 GROUND FLOOR PLAN

1/8" = 1'-0"

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| | | |

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MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

GROUND FLOOR PLAN
LEVEL 1

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

MAPLE AVENUE


## 1 SECOND & THIRD FLOOR PLAN L2 & 3

1/8" = 1'-0"

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|---|---|---|

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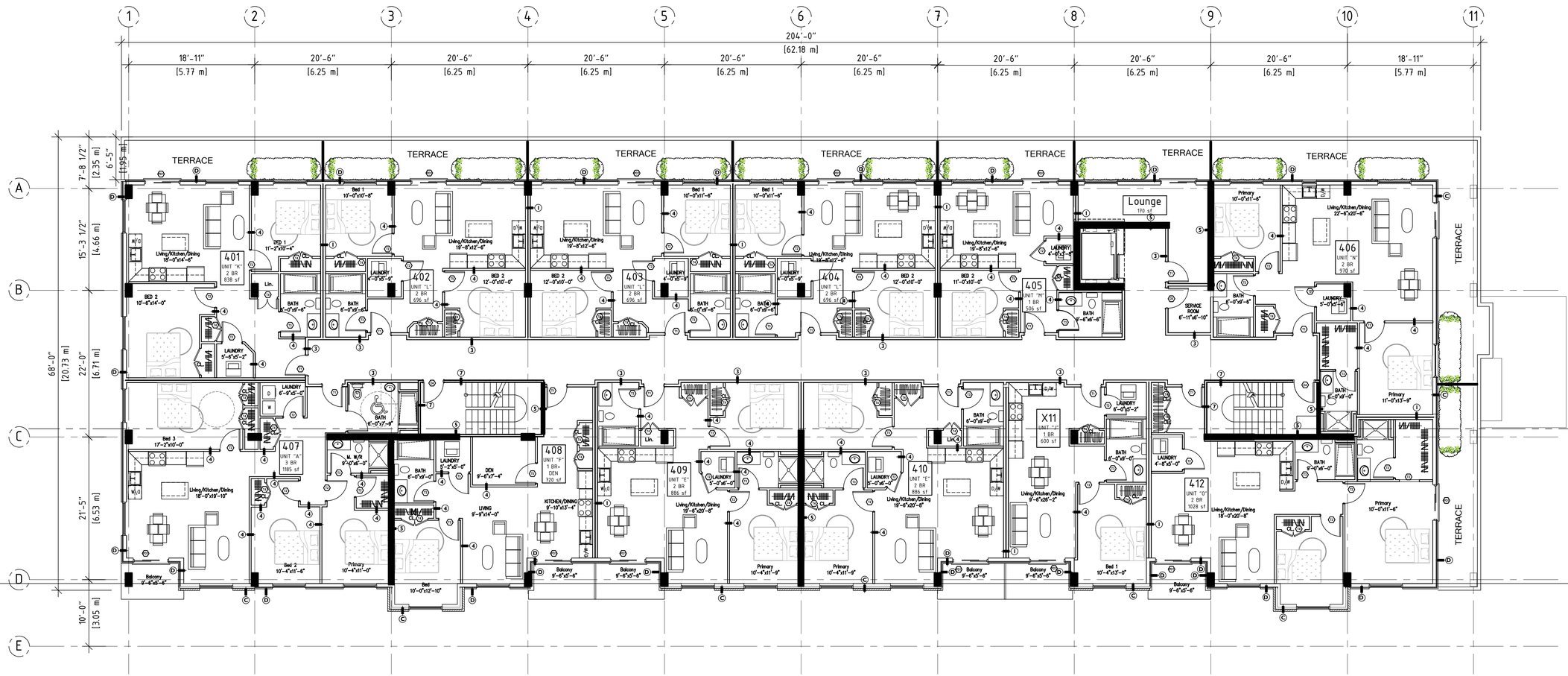
WOLFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

SECOND & THIRD FLOOR PLAN
LEVEL 2 & 3

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

MAPLE AVENUE




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

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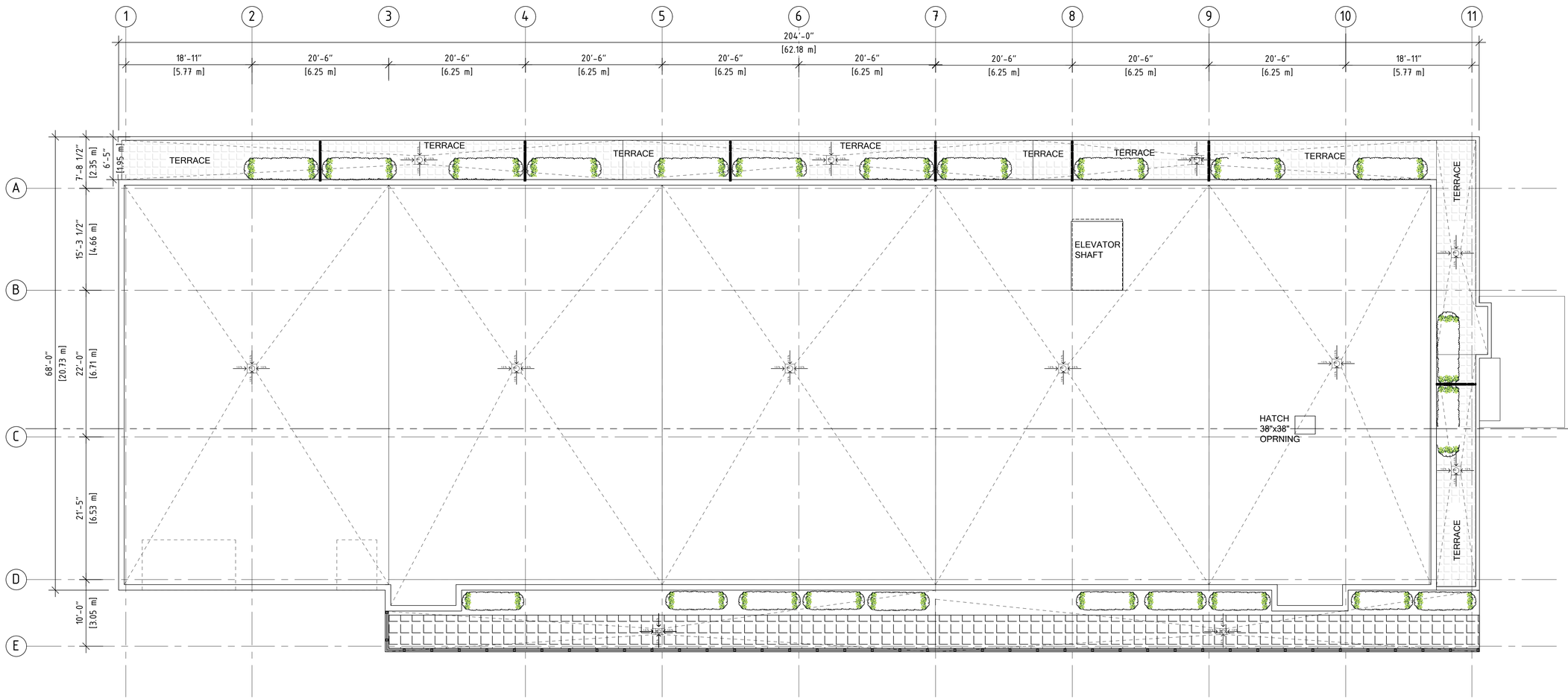
SHEET DESCRIPTION

LEVEL 4 FLOOR PLAN

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




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

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| | | |

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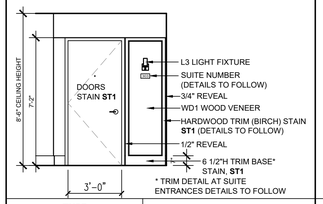
SHEET DESCRIPTION

ROOF PLAN

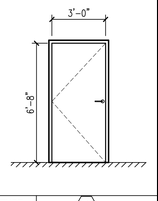
| Drawn: | Plot Date: Mar 19, 2025 | Project No. : | Drawing No. : A-106 |
|---|---|---|---|
| Scale: | Filename : | | |

# DOOR SCHEDULE

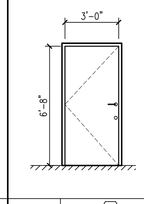



* TRIM DETAIL AT SUITE ENTRANCES DETAILS TO FOLLOW

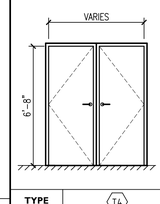
| TYPE | |
|---|---|
| LOCATION | SUITE – ENTRY |
| SIZE | 3'-0" X 7'-0" |
| DOOR TYPE | FLAT PANEL WHITE BIRCH STAIN FINISH |
| FRAME TYPE | PRESSED STEEL |
| RATING | 20 MINS |
| GLAZING | N/A |
| HARDWARE | B.B. HINGES, SPRING HINGE CLOSER, ENTRANCE LOCKSET – LEVER STYLE, DEAD BOLT, ESCUTCHEON PLATE, DOOR VIEWE, BRASS SUITE NUMBER |



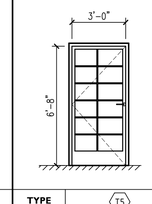

| TYPE | T2 |
|---|---|
| LOCATION | SUITE – INTERIOR |
| SIZE | 3'-0" X 6'-8" |
| DOOR TYPE | HOLLOW CORE WOOD W/ MOLDED FACE |
| FRAME TYPE | WOOD FRAME W/CASING |
| RATING | N/A |
| GLAZING | N/A |
| HARDWARE | B.B. HINGES, LATCH-SET LEVER STYLE |



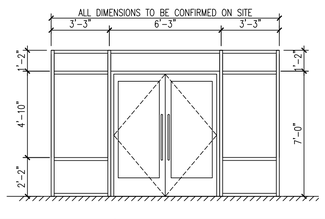

| TYPE | T3 |
|---|---|
| LOCATION | WASHROOMS |
| SIZE | 3'-0" X 6'-8" |
| DOOR TYPE | HOLLOW CORE WOOD |
| FRAME TYPE | WOOD FRAME W/CASING |
| RATING | N/A |
| GLAZING | N/A |
| HARDWARE | B.B. HINGES, PRIVACY –SET LEVER STYLE |



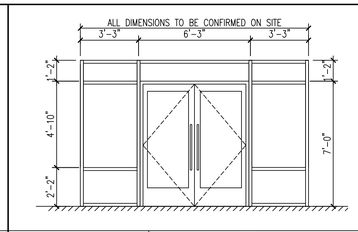

| TYPE | T4 |
|---|---|
| LOCATION | SUITE – CLOSET |
| SIZE | VARIES X 6'-8" |
| DOOR TYPE | HOLLOW CORE WOOD |
| FRAME TYPE | WOOD FRAME W/CASING |
| RATING | N/A |
| GLAZING | N/A |
| HARDWARE | B.B. HINGES, LATCH-SET LEVER STYLE |



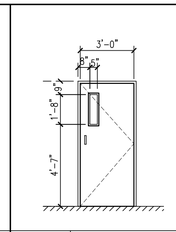

| TYPE | T5 |
|---|---|
| LOCATION | SUITE – DEN |
| SIZE | 3'-0" X 6'-8" |
| DOOR TYPE | HARDWOOD FRENCH DOOR, OPAQUE 6MM |
| FRAME TYPE | WOOD FRAME W/CASING |
| RATING | N/A |
| GLAZING | N/A |
| HARDWARE | B.B. HINGES, LATCH-SET LEVER STYLE |



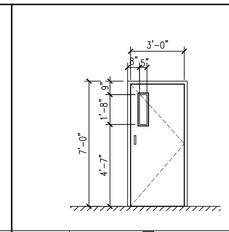

| TYPE | D1 |
|---|---|
| LOCATION | FRONT ENTRY – EXTERIOR |
| SIZE | ALL DIMENSIONS TO BE CONFIRMED ON SITE |
| DOOR TYPE | ALUMINUM, THERMAL BREAK |
| FRAME TYPE | ALUMINUM, INSULATED |
| RATING | |
| GLAZING | FULL DOUBLE GLAZED |
| HARDWARE | FULL LENGTH GEARED HINGE, AUTOMATIC DOOR OPENER, CLOSER, TUBULAR ALUMINUM PUSH/PULL BARS – 2 PER LEAF, WEATHERSTRIPPING, DEAD BOLT CYLINDER, ALUMINUM THRESHOLD |



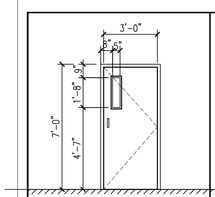

| TYPE | D1a |
|---|---|
| LOCATION | FRONT ENTRY – INTERIOR |
| SIZE | ALL DIMENSIONS TO BE CONFIRMED ON SITE |
| DOOR TYPE | ALUMINUM, THERMAL BREAK |
| FRAME TYPE | ALUMINUM, INSULATED |
| RATING | |
| GLAZING | FULL DOUBLE GLAZED |
| HARDWARE | ELECTRIC STRIKE, FULL LENGTH GEARED HINGE, AUTOMATIC DOOR OPENER, CLOSER, TUBULAR ALUMINUM PUSH/PULL BARS – 2 PER LEAF |



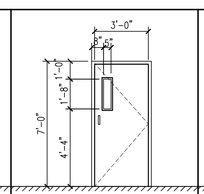

| TYPE | D2 |
|---|---|
| LOCATION | EXIT (CORRIDOR) |
| SIZE | 3'-0" X 7'-0" |
| DOOR TYPE | HOLLOW METAL FRAME |
| FRAME TYPE | PRESSED STEEL |
| RATING | 45 MINS |
| GLAZING | LAMINATED/WIRED |
| HARDWARE | LATCH SET LEVER STYLE, BB HINGES, CLOSER |



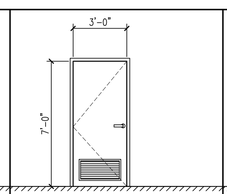

| TYPE | D3 |
|---|---|
| LOCATION | ELEVATOR LOBBY/ STORAGE |
| SIZE | 3'-0" X 7'-0" |
| DOOR TYPE | HOLLOW METAL |
| FRAME TYPE | PRESSED STEEL |
| RATING | 45 MINS |
| GLAZING | LAMINATED/WIRED |
| HARDWARE | B.B. HINGES, NRP. LOCKSET–LEVER STYLE, LOCKED FROM OUTSIDE VESTIBULE AND FREE EXIT FROM INSIDE TO PARKING, WEATHER STRIPPING, CLOSER, |



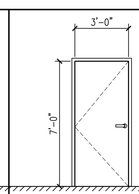

| TYPE | D4 |
|---|---|
| LOCATION | STAIR EXIT |
| SIZE | 3'-0" X 7'-0" |
| DOOR TYPE | HOLLOW METAL FRAME |
| FRAME TYPE | PRESSED STEEL |
| RATING | 45 MINS |
| GLAZING | LAMINATED/WIRED |
| HARDWARE | LATCH SET LEVER STYLE, BB HINGES, CLOSER |



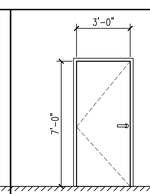

| TYPE | D5 |
|---|---|
| LOCATION | EXIT(OUT) |
| SIZE | 3'-0" X 7'-0" |
| DOOR TYPE | INSULATED HOLLOW METAL |
| FRAME TYPE | PRESSED STEEL, THERMAL BREAK. |
| RATING | 45 MINS |
| GLAZING | LAMINATED / WIRED |
| HARDWARE | PUSH BAR, B.B. HINGES, NRP. EXIT LOCKSET–LEVER STYLE, WEATHER STRIPPING, CLOSER, ALUMINUM THRESHOLD. |



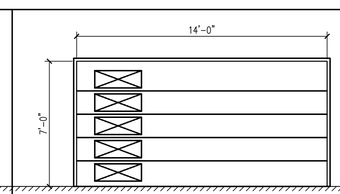

| TYPE | D6 |
|---|---|
| LOCATION | GARBAGE ROOM |
| SIZE | 3'-0" X 7'-0" |
| DOOR TYPE | STEEL PANELS WITH POLYURETHANE CORE. |
| FRAME TYPE | GALVANIZED STEEL TRACKS |
| RATING | 45 MIN |
| GLAZING | INSULATED GLASS UNITS |
| HARDWARE | AUTOMATIC OPENER, WEATHERSTRIPPING |



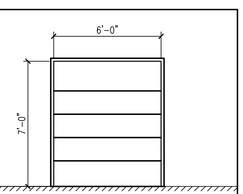

| TYPE | D7 |
|---|---|
| LOCATION | SERVICE ROOMS(MECH. & ELECT.) |
| SIZE | 3'-0" X 7'-0" |
| DOOR TYPE | HOLLOW METAL W/ GRILLE |
| FRAME TYPE | PRESSED STEEL |
| RATING | 90 MINS |
| GLAZING | N/A |
| HARDWARE | B.B. HINGES, LOCKSET CLOSER, NAMEPLATE |




| TYPE | D8 |
|---|---|
| LOCATION | STORAGE/ PARKING |
| SIZE | 3'-0" X 7'-0" |
| DOOR TYPE | HOLLOW METAL |
| FRAME TYPE | PRESSED STEEL |
| RATING | N/A |
| GLAZING | N/A |
| HARDWARE | B.B. HINGES, LOCKSET |




| TYPE | D9 |
|---|---|
| LOCATION | PARKING GARAGE |
| SIZE | 14'-0" X 7'-0" |
| DOOR TYPE | STEEL PANELS WITH POLYURETHANE CORE. |
| FRAME TYPE | GALVANIZED STEEL TRACKS |
| RATING | 45 MINS |
| GLAZING | INSULATED GLASS UINTS |
| HARDWARE | AUTOMATIC OPENER, WEATHERSTRIPPING |




| TYPE | D10 |
|---|---|
| LOCATION | GARBAGE EXTERNAL DOOR |
| SIZE | 6'-0" X 7'-0" |
| DOOR TYPE | STEEL PANELS WITH POLYURETHANE CORE. |
| FRAME TYPE | GALVANIZED STEEL TRACKS |
| RATING | 45 MINS |
| GLAZING | INSULATED GLASS UINTS |
| HARDWARE | AUTOMATIC OPENER, WEATHERSTRIPPING |

## SPECIFICATIONS WINDOWS & PATIO DOORS

1. 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.

2. 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.

3. 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.

4. 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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| | | |

CONSULTANTS

DESIGNPOINT
engineering • surveying • solutions

CLIENT

TRIA

PROJECT DESCRIPTION

MULTI-UNIT RESIDENTIAL DEVELOPMENT

WOLFVILLE, NOVA SCOTIA

SHEET DESCRIPTION

DOOR AND WINDOW SCHEDULE

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

# Site Plan Approval – Criteria Checklist

| **APPLICATION:**<br>**SP-002-2025 – Maple Avenue – Multi-Unit Building (48 Dwelling Units)**<br>**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**<br>Parking is calculated using table 6.1<br>1.25 spaces per dwelling unit + ½ space for each bedroom in excess of three. | 48 units total.<br>1.25 parking spaces required per dwelling unit<br>48x1.25 = 60 parking spaces required.<br>Total = 61 parking spaces provided. |
| **8.10 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 and location of parking spaces meets LUB requirements. |
| 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

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| 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;* | Landscape plan includes soil stabilizing plants along the banks of the watercourse to help reduce runoff and minimize future erosion. |
| 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, inside the building's parking area. No impacts are anticipated. |
| 9. *The location of all existing easements shall be identified;* | No easements identified. |
| 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.<br>Landscape plan includes soil stabilizing plants along the banks of the watercourse to help reduce runoff and minimize future erosion. |
| 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 |

# Site Plan Approval – Criteria Checklist

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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. |
| **Zone Standards** | |
| **Part 13 Medium Density Residential – Low Rise (R-LR) zone.** | Multi-unit Dwelling (48 units) permitted by Site Plan Approval |
| **13.2 Permitted Uses** | Multi unit buildings up to 50 units |
| **13.4 Dwelling Unit Mix**<br>New buildings with a minimum of 20 dwelling units shall provide a dwelling unit mix as follows:<br>• No less than 20% of all dwelling units shall contain a minimum of two bedrooms, and<br>• No less than 5% of all dwelling units shall contain a minimum of three bedrooms | Dwelling unit mix exceeds requirements<br><br>11 – 1 bedroom<br>31 – 2 bedroom<br>6 – 3 bedroom |
| **13.5 Built Form Standards**<br>• Height<br>• Setbacks<br>• Frontage<br>• Lot Area<br>• Lot Coverage/Hard Surface<br>• Parking | • Height 4 storeys<br>• Front setback 4m req (with garage) / 4.1m provided<br>• Rear setback 10m req / +/- 30m provided<br>• Side setback 1.5m req / 2.44m provided<br>• Flankage setback 4m req / 10m provided<br>• Lot frontage 12m req / exceeds<br>• Lot area 1,000sq m req / 4,714 sq m provided<br>• Lot coverage 28% / Hard Surface 54%<br>• Parking 30 underground, 31 surface = 61 total |
| **13.6 Additional Built Form Standards for R-LR Zone**<br>(1) Outside storage or garbage storage shall be screened and located in the side or rear yard. | (1) Garbage screened inside the building<br><br>(2) Lighting will be designed in compliance with the Land Use Bylaw.<br><br>(3) No R-1 or R-2 zones abutting. |

# Site Plan Approval – Criteria Checklist

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| (2) Any exterior lighting shall be so arranged as to deflect light away from the adjacent residential zone.<br>(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.<br>(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. | (4) N/A |
| **STREETWALLS**<br>(5) The maximum streetwall height in the R-LR zone is 3-storeys.<br>(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.<br>(7) Streetwalls along adjacent sloping streets may step up the grade following the street grade in 12m horizontal building intervals<br>(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. | (5) Streetwall height is 3 storeys<br>(6) a setback applies along the street side<br>(7) N/A<br>(8) N/A |
| **PERMITTED ENCROACHMENTS**<br>(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.<br>(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.<br>(11) Underground parking structures are not required to meet the minimum front, side or rear setbacks, providing they do not protrude more | (9) N/A<br>(10) N/A<br>(11) N/A |

# Site Plan Approval – Criteria Checklist

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| than 0.6 metre above the average finished grade in any front yard. | |
| **BUILDING ARTICULATION**<br>(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.<br>(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.<br>(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:<br>i) different colours;<br>ii) different materials;<br>iii) different textures;<br>iv) living walls;<br>v) projections not less than 0.15m (1') deep; or<br>vi) recesses not less than 0.15m (1') deep.<br>(15) Pedestrian entrances in the streetwall shall be distinguished from the streetwall by using a minimum of two of the following methods:<br>i) different colours;<br>ii) different materials;<br>iii) projections not less than 0.15m (1') deep;<br>iv) recesses not less than 0.15m (1') deep;<br>v) a change in height;<br>vi) a change in the roofline | (12) Building is designed to vary its architectural elements with color, material and recessed/projected areas<br><br>(13) The streetwall elevations are divided into sections approximately 12m in maximum width.<br><br>(14) Building is differentiated with alternating materials and colours<br><br>(15) The pedestrian entrance includes a change in the roofline, and alternating materials |
| **MULTI-UNIT AMENITY SPACE REQUIREMENTS**<br>(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.<br>(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.<br>(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. | (16) amenity space exceeds requirements with more than 50% inside the building.<br><br>(17) dedicated indoor amenity rooms are included in excess of the size required.<br><br>(18) N/A (new build not an addition)<br><br>(19) Residential uses have direct door access to ground level with the use of a pedestrian route along the west side of the building.<br><br>(20) the at grade streetside residential units have private landscaped areas of 10 sq m in size and are buffered from the street. |

# Site Plan Approval – Criteria Checklist

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| No less than 50% of all required amenity space shall be provided within the building.<br>(19) Residential uses shall have direct door access to the exterior ground level separate from any non-residential use.<br>(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. | |
| **GENERAL LANDSCAPE REQUIREMENTS**<br>(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.<br>(22) Invasive or highly toxic plant species are prohibited as soft landscaping material. Native plants are preferred.<br>(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.<br>(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.<br>(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.<br>(26) All soft landscaping specified on a landscape plan shall comply with the latest edition of the Canadian Landscape Standard.<br>(27) Site elements such as storage, shipping and loading areas, transformers and meters, bay doors and garbage receptacles shall be screened from adjacent streets<br>(28) A 2m wide concrete or hardscape walkway shall connect the front door of the building with the neighbouring street. | (21) Landscaping of the entire site is indicated on the landscape plan including soft and hard landscaping.<br><br>(22) Invasive species are not proposed.<br><br>(23) 50mm caliper trees are provided at a rate that exceeds the requirement.<br><br>(24) Shrub beds and streambank plantings are shown at a rate that exceeds the requirement.<br><br>(25) N/A<br><br>(26) Soft landscaping is expected to comply with the Canadian Landscape Standard. Landscape Plan prepared by Landscape Architect.<br><br>(27) These elements are screened from view.<br><br>(28) Front door concrete path exceeds 2m in width.<br><br>(29) Garbage areas are fully contained within the building. |

# Site Plan Approval – Criteria Checklist

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|---|---|
| (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. | |