



## SITE PLAN APPROVAL APPLICATION

Date: 25/3/17 Applicant: 3290012 NOVA SCOTIA  
MIKE HEBB & JASON KEATING  
Mailing Address: PO BOX 112, HALIFAX B3J 2L4  
Email: JKEATING@GRIFFIN-ES.COM Phone: 902 488-8282  
Project Location: PID 55499602 / FRONT STREET  
Project Details: NEW CONSTRUCTION  
PID: 55499602

This application must be accompanied by plans prepared by a qualified professional (i.e. engineer, architect, landscape architect, surveyor, etc.) as described in part 2.10 of the Land Use Bylaw. The plans are to be based on the best available and most current mapping or aerial images and include the following:

### OFFICE USE ONLY:

Application #: SP-005-2025

Fee: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date Approved: \_\_\_\_\_

Appeal Received: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Appeal Decision: \_\_\_\_\_

LRO Registration #: \_\_\_\_\_

Registration Date: \_\_\_\_\_

North arrow, scale, legend, and drawing/revision dates. The type of plan (e.g. Site Plan) must appear in the title block in the lower right portion of the drawing.

Topographical Survey (no more than 5 years old) reflecting existing topographic and boundary conditions

Site Plan and Conceptual Grading Plan which includes the following:

- a key plan, property identification (PID#, lot number, and/or civic number) and name of property owner.
- footprint and area of proposed buildings, setbacks from all property boundaries and location of any existing building or structures to be retained or demolished.
- driveway locations and surface parking area.
- landscaping, including fences, walls, stormwater features, landscape beds, trees, etc.

Any other information deemed necessary by the Development Officer to determine compliance with the zone requirements.

Stormwater Management Plan in accordance with the Town of Wolfville Stormwater Management Design Guidelines.

Servicing Schematic including the following:

- sewer lateral locations including size.
- water lateral locations including size.
- existing trunk services that will service the property.

Architectural Plans which include the following:

- streetwall height and setbacks pursuant to each zone.
- building elevations and articulation on all sides including signage and lighting.
- notes on building material intentions.
- floor plans for every level.
- perspective rendering of the building or 3D Sketchup model.

Traffic Impact Study (for buildings over 8 units or 1200 square metres).

I certify that I am submitting this application, including all of the required supporting information, for approval with the consent of the owner(s) of the subject property(s). The owner(s) has/have seen the proposal and have authorized me to act as the applicant for this application.

Applicant Signature

March 17, 2025

Date





IMAGE IS FOR REFERENCE ONLY. CONSTRUCTION SHALL BE AS PER TECHNICAL DRAWINGS THAT FOLLOW



#### PROJECT DESCRIPTION:

NEW DEVELOPMENT BLEND OF COMMERCIAL & RESIDENTIAL SPACES IN THE HEART OF WOLFVILLE. GROUND FLOOR LEVEL OFFERS TWO SEPARATE COMMERCIAL SPACES FOR MERCANTILE AND/OR BUSINESS/PERSONAL SERVICES WHILE THE SECOND LEVEL OFFERS FOUR SEPARATE DWELLING UNITS WITH EACH CONTAINING A BEDROOM ON AN ADDITIONAL LEVEL. BEDROOMS ARE LOCATED ON A THIRD LEVEL MEZZANINE STYLE FLOOR LAYOUT OVERLOOKING THE MAIN LIVING AREA WITH VIEWS OUT A LARGE WINDOW PROVIDING MUCH NEEDED NATURAL SUNLIGHT AND CONNECTION TO THE OUTSIDE WORLD. ACCOMODATIONS FOR IN-HOME LAUNDRY HAVE BEEN STRATEGICALLY ADDED TO EACH UNIT AND LOCATED OFF A GENEROUS SECTION OF WALK-IN CLOSET, NEATLY TUCKED BEHIND EACH BEDROOM. THE CONNECTION OF ALL SPACES GRASPS A FREE FLOWING FEEL OF OPENNESS AND COMFORT LENDING PEACE OF MIND THROUGHOUT AS THERE IS 'ROOM TO BREATHE'.

THE EXTERIOR OF THE PROPERTY OFFERS LEASEABLE PARKING SPACES AT ITS REAR AND INCLUDES CAR CHARGING SERVICES TO THOSE WITH ELECTRIC VEHICLES. THERE IS ALSO DIRECT ACCESS BY STAIRS AND A DECK AT THE REAR ABUTTING PROPERTY, TO OTHER COMMERCIAL SPACES ON MAIN STREET AS WELL AS A FOOD TRUCK. REAR ABUTTING PROPERTY CURRENTLY HAS CONNECTING ELECTRICAL SERVICES UNDERGROUND AND WILL CONTINUE TO BE UNDERGROUND FOR THIS NEW BUILDING, WITH NECESSARY MODIFICATIONS TO INCLUDE CONNECTIONS FOR THIS PROJECT.

#### SHEET LIST - CONSTRUCTION DOCUMENTS

SHEET NUMBER	SHEET NAME	REVISION	REVISION DATE
<b>-COVER PAGE</b>			
A-00	COVER PAGE		
<b>001 - SITE PLANS</b>			
A-001	SITE PLAN		
<b>200 - FLOOR PLANS (NEW)</b>			
A-200	FLOOR PLAN - FOUNDATION		
A-201	FLOOR PLAN - GROUND LEVEL		
A-202	FLOOR PLAN - SECOND LEVEL		
A-203	FLOOR PLAN - MEZZANINE LEVEL		
A-204	ROOF PLAN		
A-205	ELECTRICAL & CEILING PLAN - GROUND LEVEL		
A-206	ELECTRICAL PLAN - SECOND LEVEL		
A-207	ELECTRICAL PLAN - MEZZANINE LEVEL		
A-208	REFLECTED CEILING PLAN - SECOND LEVEL		
A-209	REFLECTED CEILING PLAN - MEZZANINE LEVEL		
A-210	FLOOR FRAMING - SECOND LEVEL		
A-211	FLOOR FRAMING - MEZZANINE LEVEL		
A-212	FLOOR FRAMING - ROOF LEVEL		
<b>300 - ELEVATIONS</b>			
A-300	BUILDING ELEVATIONS - NORTH / SOUTH		
A-301	BUILDING ELEVATIONS - EAST / WEST		
A-302	INTERIOR ELEVATIONS & PLAN - KITCHEN		
A-303	INTERIOR ELEVATION & PLAN - STUDIO APT		
A-304	INTERIOR ELEVATIONS & PLAN - BATHROOM		
<b>400 - BUILDING SECTIONS</b>			
A-400	BUILDING ELEVATIONS - SITE SECTION - EAST VIEW		
A-401	BUILDING SECTION - EAST VIEWS		
A-402	BUILDING SECTION - SOUTH VIEW		
A-403	BUILDING SECTIONS - GROUND LEVEL		
<b>600 - SECTION DETAILS</b>			
A-600	ASSEMBLY DETAILS		
A-601	CONSTRUCTION DETAILS		
A-602	CONSTRUCTION DETAILS		
A-603	CONSTRUCTION DETAILS		
A-604	STAIRS, GUARDS, & RAILINGS DETAILS		
<b>700 - SCHEDULES</b>			
A-700	DOOR SCHEDULES		
A-701	WINDOW SCHEDULE		
<b>TOTAL PAGES: 31</b>			

NATIONAL BUILDING CODE MATRIX							N.B.C. REFERENCE	
ITEM	2015 NATIONAL BUILDING CODE OF CANADA							
1.0	PROJECT DESCRIPTION:	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE		<input type="checkbox"/> PART 3 <input checked="" type="checkbox"/> PART 9		Division A Part 1.3.3.3		
2.0	MAJOR OCCUPANCY:	GROUP - <b>D OR E PLUS C = GROUND LEVEL</b> <b>C = SECOND &amp; THIRD LEVELS</b>					3.1.2.1 Table 3.1.2.1	
3.0	BUILDING AREA:	TOTAL: 216.5m²						
4.0	GROSS AREA:	TOTAL: 211.5m² = GROUND LEVEL 216.5m² = SECOND LEVEL 165.5m² = THIRD LEVEL				<b>TOTAL</b> 593.5m²		
5.0	No. OF STOREYS:	ABOVE GRADE: <b>3</b> BELOW GRADE: <b>0</b>						
6.0	MEZZANINE(S):	<b>YES (CONSIDERED A STOREY)</b>						
7.0	INTERCONNECTED FLOOR SPACES							
8.0	HEIGHT:	<b>3 STOREYS</b>						
9.0	No. OF STREETS & ACCESS ROUTES	<b>1</b>						
10.0	BUILDING CLASSIFICATION:	<b>PART 9</b>					3.1.2.1 Table 3.1.2.1	
11.0	SPRINKLER SYSTEM	<input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> ADDITION ONLY <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> REQUIRED		<input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED <input type="checkbox"/> NOT REQUIRED				
12.0	STANDPIPE SYSTEM:	<input type="checkbox"/> SUPPLY IS ADEQUATE <input type="checkbox"/> REQUIRED		<input type="checkbox"/> SUPPLY IS NOT ADEQUATE <input checked="" type="checkbox"/> NOT REQUIRED				
13.0	FIRE ALARM:	<input type="checkbox"/> YES <input type="checkbox"/> NO				9.10.18.2		
14.0	OCCUPANT LOAD:	BASED ON <input checked="" type="checkbox"/> m²/PERSON <input checked="" type="checkbox"/> BUILDING DESIGN PERSONS <b>COMMERCIAL = 32</b> <b>APARTMENTS = 14</b>				3.1.17.1. TABLE 3.1.17.1.		
15.0	FIXTURES	LEVEL	OCCUP. LOAD	MALE REQ'D	FEMALE REQ'D	UNIVERSAL WC PROVIDED	9.31.1.1.(2) 3.7.2.(04),(12)  3.8	
		BASEMENT	-	-	-	-		
		GROUND	-	-	-	-		
		FIRST	-	-	-	-		
		TOTAL W.C. PROVIDED: MALE / FEMALE / UNIVERSAL						
		ROUGH-IN WATERCLOSET IN EACH COMMERCIAL SPACE						
16.0	BARRIER-FREE DESIGN	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		GROUND FLOOR COMMERCIAL ARE ONLY ACCESSIBLE FLOOR AREAS		NOTE: NOVA SCOTIA BUILDING CODE FOLLOWED		
17.0	FIRE RESISTANCE RATINGS:	FIRE RESISTANCE RATING			RATING			
		FLOORS:			45 MIN.		9.10.8.1	
		MEZZ:			45 MIN.		9.10.8.1	
		ROOF:			2 HOUR		9.10.14.5-A	
		FIRE SEPARATION BETWEEN E & C:			2 HOUR		9.10.8.1	
		SUPPORTING STRUCTURE SAME AS ASSEMBLIES SUPPORTED					9.10.9.1.1.(2) 9.10.8.3	
18.0	SPATIAL SEPARATIONS:	WALL	AREA (m²)	L.D. (M)	U/F PERMITTED % OF OPENINGS	PROPOSED MAX% OF OPENINGS	F.R.R. (HRS)	9.10.14.4.(b) 9.10.14.5-A 3.2.3.1.B
		NORTH		9m	100%	≤100%	1HR/45MIN	
		SOUTH		7.6m	100%	≤100%	45MIN	
		EAST		3.65m	12%	11%	2HR/1HR	
		WEST		0.1m	0%	0%	2HR/1HR	
19.0	EGRESS & EXIT REQUIREMENTS:	THE MEANS OF EGRESS FOR THIS BUILDING HAVE BEEN ANALYZED FOR CONFORMANCE WITH THE NATIONAL BUILDING CODE.						

ABBREVIATION LEGEND:			
A.F.F.	ABOVE FINISHED FLOOR	No.	NUMBER
B.O.	BOTTOM OF	O.C.	ON CENTER
CL.HT.	CEILING HEIGHT	OSB	ORIENTED STRAND BOARD
DIA.	DIAMETER	OWJ	OPEN WEB JOIST
DP.	DEPTH	P.T.	PRESSURE TREATED
EQ.	EQUAL	PSL	PARALLEL STRAND LUMBER
EXT.	EXTERIOR	QTY	QUANTITY
F.P.R.	FIRE PROTECTION RATING	R.O.	ROUGH OPENING
F.R.R.	FIRE RESISTANCE RATING	S.I.P.	STRUCTURAL INSULATED PANEL
GA.	GAUGE	SF	SQUARE FEET
GLULAM	GLUED-LAMINATED LUMBER	SPF	SPRUCE PINE FIR
HT.	HEIGHT	STC	SOUND TRANSMISSION CLASS
L.	LENGTH	T&G	TONGUE & GROOVE
LSL	LAMINATED STRAND LUMBER	T.B.D.	TO BE DETERMINED
LVL	LAMINATED VENEER LUMBER	T.O.	TOP OF
M <sup>2</sup>	SQUARE METER	TJI	TRUS JOIST I-JOIST
M.O.	MASONRY OPENING	U/S	UNDERSIDE
MAX.	MAXIMUM	U.N.O	UNLESS NOTED OTHERWISE
MIN.	MINIMUM	W/	WITH
N.B.C.	NATIONAL BUILDING CODE OF CANADA	W.	WIDTH
N.I.C.	NOT IN CONTRACT		

DRAWING SYMBOLS:	
	CARDINAL DIRECTION
	ELEVATION IDENTIFICATION
	GRID IDENTIFICATION
	SECTION IDENTIFICATION
	DRAWING IDENTIFICATION
	DETAILS IDENTIFICATION
	ROOM IDENTIFICATION
	LEVEL IDENTIFICATION
	SPOT ELEVATION IDENTIFICATION
	WINDOW IDENTIFICATION
	DOOR IDENTIFICATION
	WALL TYPE IDENTIFICATION
	FLOOR TYPE IDENTIFICATION
	ROOF TYPE IDENTIFICATION
	LIGHT FIXTURE IDENTIFICATION
	REVISION IDENTIFICATION
	NUMBERED NOTES IDENTIFICATION
	ALIGN SURFACE
	CENTERLINE
	DIAMETER
	PROPERTY MARKER
	UTILITY POLE
	OVERHEAD UTILITY LINES
	STREET LAMP POST

#### GENERAL NOTES:

- CONTRACTOR MUST VERIFY ALL DRAWINGS WITH ON SITE CONDITIONS REPORTING ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING W/ WORK
- ANY DISCREPANCIES FOUND IN DRAWINGS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK.
- DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
- DO NOT SCALE FROM THE DRAWINGS.
- ALL WORK IS TO CONFORM TO THE NATIONAL BUILDING CODE OF CANADA AND ALL APPLICABLE LOCAL CODES AND BY-LAWS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LABOUR AND HEALTH AND SAFETY LAWS AND REGULATIONS OF THE AUTHORITY HAVING JURISDICTION.

	ISSUED FOR PERMIT	03-17-2025
Revision	Description	Date Issued

ARCHITECT'S STAMP	OTHER CONSULTANT'S STAMP

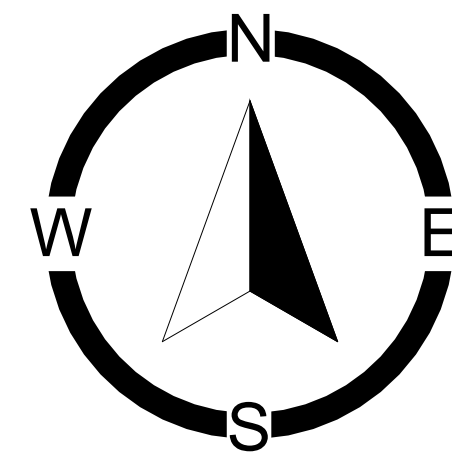
Project:	<b>FRONT STREET APARTMENTS</b> 456 MAIN STREET WOLFVILLE, NS PID: 55279087
Phase:	Construction
Project #:	2023-388-0
Project PID:	55499602
Date:	2025-03-17

Client:	<b>MIKE HEBB &amp; JASON KEATING</b> 456 MAIN ST., WOLFVILLE, NS B4P 1E2
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	Architecture for rural communities
<b>VINCENT DEN HARTOG Architect</b>	
176 Main Street, Wolfville, Nova Scotia, B4P 1C1 Email: info@denhartogarchitect.com	Tel: 902 542-4194 Website: www.denhartogarchitect.com


Sheet Title:	<b>COVER PAGE</b>
Scale: As indicated	<b>A-00</b>
Drawn By: DS	
Checked By: VDH	





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[illegible]

ARCHITECT'S STAMP	OTHER CONSULTANTS' STAMP
 <p>A circular red stamp from the N.S. Association of Architects. The outer ring contains the text "REGISTERED MEMBER" at the top and "N.S. ASSOCIATION OF ARCHITECTS" at the bottom. In the center, there is a handwritten signature "Vincent van Duynen" and a date stamp "April 14 2005".</p>	

Project: FRONT STREET  
APARTMENTS  
456 MAIN STREET  
WOLFVILLE, NS  
PID: 55279087

Phase: **Construction Documents**  
Project #: 2023-389-01  
Project PID: 55499602  
Date: 2025-03-17

Client: MIKE HEBB & JASON KEATING

456 MAIN ST., WOLFVILE, NS B4P 1E2



## Architecture for rural communities

VINCENT DEN HARTOG  
Architect

176 Main Street, Wolfville, Nova Scotia, B4P 1C1  
Email: [info@denhartogarchitect.com](mailto:info@denhartogarchitect.com) Website: [www.denhartogarchitect.com](http://www.denhartogarchitect.com)

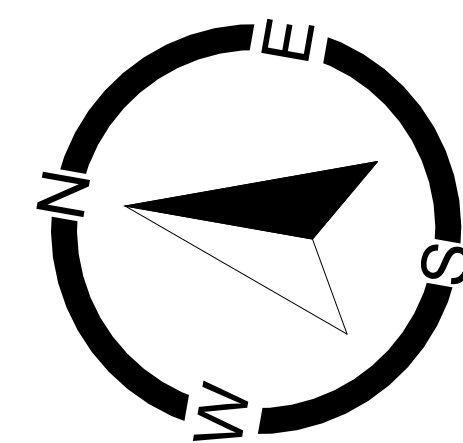
Sheet Title:

## SITE PLAN

Scale: As indicated	A-001
Drawn By: Author	
Checked By: VDH	

A-001





<p><b>GENERAL NOTES - NEW CONSTRUCTION:</b></p> <ul style="list-style-type: none"> <li>- WALLS DIMENSIONED FROM EXTERIOR FACE OF FRAMING TO CENTERLINE OF INTERIOR WALLS</li> <li>- WINDOWS AND DOORS DIMENSIONED TO CENTER OF R.O. U.N.O</li> <li>- INTERIOR ROOM AREAS ARE APPROXIMATED AND REQUIRE VERIFICATION BY CONTRACTOR. ROOM AREAS ALSO INCLUDE SPACES OCCUPIED BY CABINETRY &amp; FIXTURES</li> </ul>
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#	NOTE DETAILS
1	WATER METER
2	MANIFOLD WATER TO EACH UNIT
3	COMMUNICATIONS (7 UNITS)
4	ELECTRICAL PANEL
5	MAIN ENTRANCE # SHUT OFF
6	LANDLORD PANEL + 7 UNITS
7	SEWER CLEANOUT
8	HRV UNIT WITHIN PLENUM
9	VENTGRID ON INTERIOR WALL FINISH WITHIN STORAGE SPACES (8'-0" HIGH)
10	PLUMBING ACCESS PANEL
11	HALF WALL (36" HIGH FROM T.O. LANDING)
12	6X6 METAL HSS SUPPORT COLUMN
13	HEAT PUMP HEAD UNIT
14	POST POINT LOAD ABOVE
15	SUPPORT BEAM ABOVE

INTERIOR FINISH SCHEDULE - GROUND LEVEL																
	FLOORING						WALLS					CEILING	TRIMS			
	Wood - Refinished.	Wood - New	Ceramic.	Concrete.	Sheet Vinyl.	Vinyl Plank.	Unfinished.	Verigrnd.	Paint.	Stone.	Ceramic Tile.	Wainscoting.	Ceiling Paint.	1x4 Wood Slat Ceiling.	4" Vinyl Baseboard.	3" Crown Molding.
BATH						•			•				•			•
COMMERCIAL 1				•					•							
COMMERCIAL 2			•						•							
ELEC.					•				•				•			
LANDING									•				•			
STORAGE 1			•					•	•				•		•	
STORAGE 2			•					•	•				•		•	
STORAGE 3			•					•	•				•		•	
STORAGE 4			•					•	•				•		•	
STORAGE 5			•					•	•				•		•	
STORAGE HALLWAY			•			•		•	•				•		•	
STUDIO APT						•		•	•				•		•	
UNDER STAIR STORAGE			•					•	•				•			
UNIVERSAL SPACE			•					•	•				•			•
WATER					•			•	•				•			

WALL TYPE LEGEND:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
W1		<b>FOUNDATION FROST WALL (LOADBEARING)</b> <b>RS=2.01</b> - FOUNDATION WATERPROOFING MEMBRANE - 1" CONCRETE FOUNDATION (4 1/2" MASONRY VENEER SHELF @ TOP) - 2 1/2" EPS RIGID INSULATION TYPE 3	W4.2		<b>EXTERIOR WALL: 2X6 WOOD w/ MASONRY VENEER</b> <b>RS=4.01</b> - MODULAR BRICK VENEER - 1/16" AIR SPACE - WEATHER RESISTANT BARRIER - 5/8" PLYWOOD SHEATHING - 2X6 SPF WOOD STUDS SPACED 16" O.C. - 5/8" PLYWOOD SHEATHING - WEATHER RESISTANT BARRIER - 1/16" AIR SPACE - MODULAR BRICK VENEER	W9		<b>EXTERIOR WALL: 2X6 LVL TALL WALL (LOADBEARING)</b> <b>NBC: DW25 (FSR=1 HOUR, RS=4.01)</b> - HORIZONTAL METAL CLADDING - VERTICAL METAL 2 GIRTS (1" RAINSCREEN) SPACED 16" O.C. - 2" COMFORTBOARD INSULATION (R8) - WEATHER RESISTANT BARRIER - 5/8" PLYWOOD SHEATHING - 2X4 LVL STUDS SPACED 16" O.C. - 5 1/2" FIBERGLASS BATT (R20) - 6 MIL POLY VAPOUR BARRIER - 5/8" TYPE X GYPSUM BOARD	W10		<b>EXTERIOR WALL: 2X6 STEEL STUD TALL WALL (LOADBEARING)</b> <b>(FSR=1 HOUR, RS=3.58)</b> - VERTICAL METAL CLADDING - HORIZONTAL METAL HAT CHANNELS (1" RAINSCREEN) SPACED 16" O.C. - 2" RIGID STONE WOOL INSULATION BOARD (R8.4) - WEATHER RESISTANT BARRIER - 5/8" FIBERGLASS MAT-FACED GYPSUM BOARD SHEATHING - 6" STEEL STUDS (SEE STRUCTURAL FOR GAUGE AND SPACING) - 5 1/2" FIBERGLASS BATT (R20) - 6 MIL POLY VAPOUR BARRIER - 5/8" TYPE X GYPSUM BOARD	W11		<b>EXTERIOR WALL: 2X6 WOOD (LOADBEARING)</b> <b>NBC: DW24 (FSR=1 HOUR, RS=4.59)</b> - VERTICAL METAL CLADDING - HORIZONTAL METAL HAT CHANNELS - 1" RAINSCREEN SPACED 16" O.C. FOR VERTICAL CLADDING - 2" COMFORTBOARD INSULATION (R8) - WEATHER RESISTANT BARRIER - 5/8" PLYWOOD SHEATHING - 2X6 SPF WOOD STUDS SPACED 16" O.C. - 5 1/2" FIBERGLASS BATT (R20) - 6 MIL POLY VAPOUR BARRIER - 5/8" TYPE X GYPSUM BOARD	W12		<b>EXTERIOR WALL: 2X4 WOOD (NON-LOADBEARING)</b> <b>NBC: W14 (FSR=1 HOUR, STC=50)</b> - 5/8" TYPE X GYPSUM BOARD - 2X4 SPF WOOD STUDS @ 24" O.C. - 3 1/2" MINERAL WOOL BATT (ONE SIDE) - RESIDENTIAL CHANNEL SPACED 24" O.C. - DOUBLE 5/8" FIRECODE C GYPSUM BOARD	W13		<b>INTERIOR WALL: 2X4 WOOD (NON-LOADBEARING)</b> <b>NBC: W14 (FSR=1 HOUR, STC=50)</b> - 5/8" TYPE X GYPSUM BOARD - 2X4 SPF WOOD STUDS @ 24" O.C. - 3 1/2" MINERAL WOOL BATT - RESIDENTIAL CHANNEL SPACED 24" O.C. - DOUBLE 5/8" TYPE X GYPSUM BOARD	W14		<b>INTERIOR WALL: 2X4 WOOD (NON-LOADBEARING)</b> <b>NBC: W38 (FSR=1 HOUR, STC=48)</b> - 5/8" TYPE X GYPSUM BOARD - 2X4 SPF WOOD STUDS @ 24" O.C. - 3 1/2" MINERAL WOOL BATT - RESIDENTIAL CHANNEL SPACED 24" O.C. - 5/8" TYPE X GYPSUM BOARD	W15		<b>INTERIOR WALL: 2X4 WOOD (NON-LOADBEARING)</b> <b>(FSR=2 HOURS, STC=27)</b> - 5/8" TYPE X GYPSUM BOARD - 2X4 SPF STUDS @ 24" O.C. - 2" CLOSED-CELL, MED. DENSITY, SPRAY FOAM	W16		<b>INTERIOR WALL: 2X4 WOOD (NON-LOADBEARING)</b> <b>NBC: W14 (FSR=1 HOUR, STC=50)</b> - 5/8" TYPE X GYPSUM BOARD - 2X4 SPF STUDS @ 16" O.C. - 3 3/4" MINERAL WOOL BATT	W17		<b>INTERIOR WALL: 2X6 WOOD (NON-LOADBEARING)</b> <b>NBC: W14 (FSR=1 HOUR, STC=52)</b> - 5/8" TYPE X GYPSUM BOARD - 2X6 SPF STUDS @ 24" O.C. - 6 MIL POLY VAPOUR BARRIER	W18		<b>INTERIOR WALL: 2X4 WOOD (NON-LOADBEARING)</b> <b>NBC: W14 (FSR=1 HOUR, STC=52)</b> - 5/8" TYPE X GYPSUM BOARD - 2X4 SPF STUDS @ 16" O.C. - 5/8" TYPE X GYPSUM BOARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
W2		<b>FOUNDATION FROST WALL (LOADBEARING)</b> <b>RS=2.03</b> - FOUNDATION WATERPROOFING MEMBRANE - 1" CONCRETE FOUNDATION (4 1/2" MASONRY VENEER SHELF @ TOP) - 2 1/2" EPS RIGID INSULATION TYPE 3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			

**KEY PLAN:**

**GENERAL NOTES**

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APARTMENTS  
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WOLFVILLE, NS  
PID: 55279087

Phase: Construction Documents  
Project #: 2023-389-01  
Project PID: 55499602  
Date: 2025-03-17

Client: MIKE HEBB & JASON KEATING

456 MAIN ST., WOLFVILLE, NS B4P 1E2



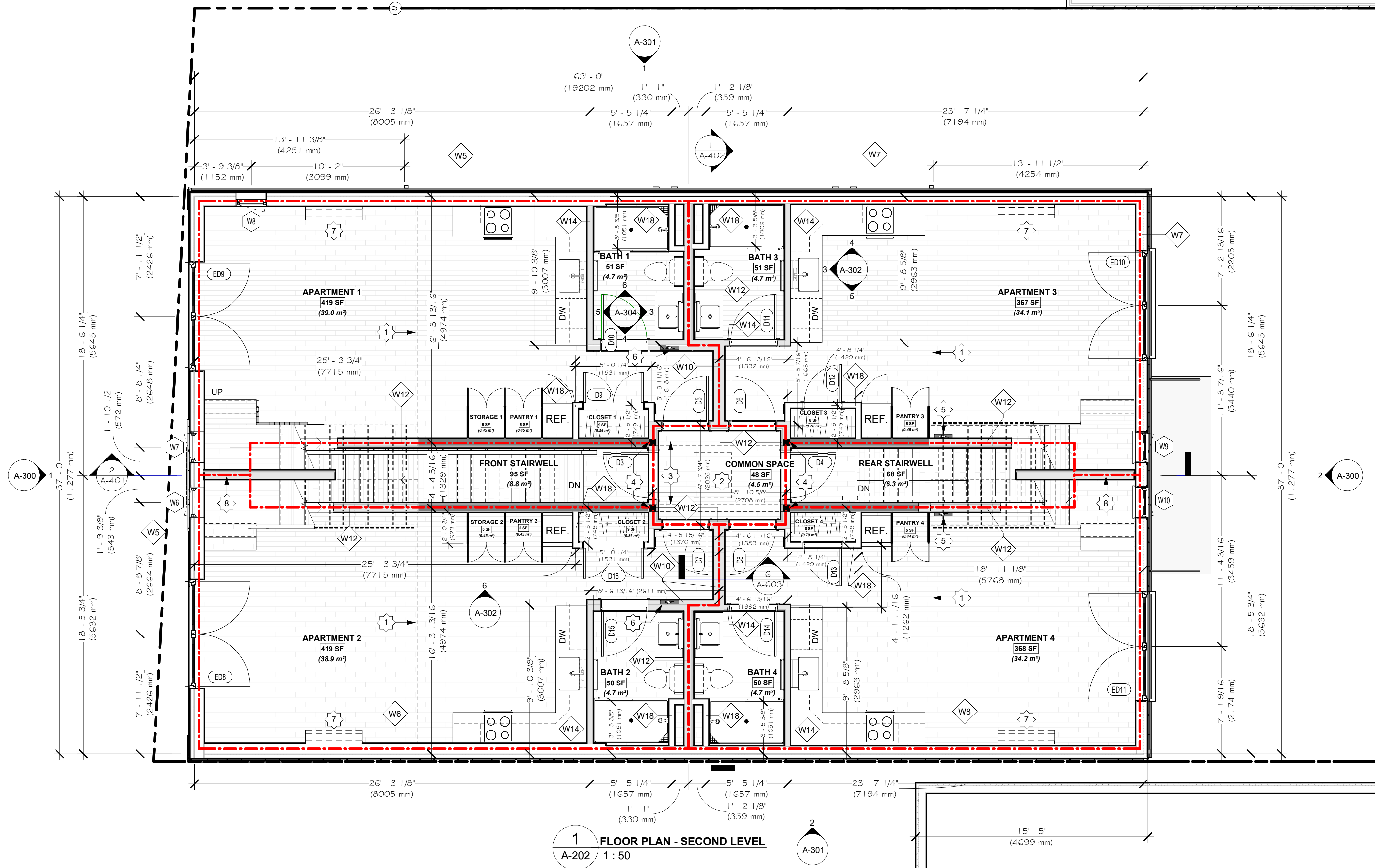
176 Main Street, Wolfville, Nova Scotia, B4P 1C1 Tel: 902 542-4199  
Email: info@denhartogarchitect.com Website: www.denhartogarchitect.com

Sheet Title:

# FLOOR PLAN - GROUND LEVEL

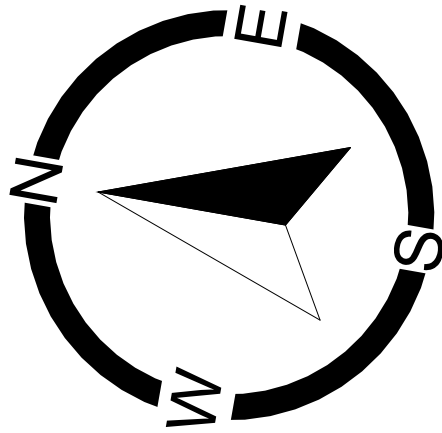
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Drawn By: DSW	
Checked By: VDH	





LEGEND:

- FRAMED WALLS (NEW)
- FRAMED WALLS (NEW, LOAD BEARING)
- CONCRETE BLOCK WALL (NEW)



GENERAL NOTES - NEW CONSTRUCTION:

- WALLS DIMENSIONED FROM EXTERIOR FACE OF FRAMING TO CENTERLINE OF INTERIOR WALLS
- WINDOWS AND DOORS DIMENSIONED TO CENTER OF R.O. U.N.O
- INTERIOR ROOM AREAS ARE APPROXIMATED AND REQUIRE VERIFICATION BY CONTRACTOR. ROOM AREAS ALSO INCLUDE SPACES OCCUPIED BY CABINETS & FIXTURES

#	NOTE DETAILS
1	MEZZANINE ABOVE
2	ROOF ACCESS SHAFT ABOVE
3	BEAM ABOVE
4	SUPPORT POST (SEE STRUCTURAL)
5	ELECTRICAL PANEL
6	RECESSED ELECTRICAL PANEL
7	HEAT PUMP HEAD UNIT ABOVE
8	SEE STRUCTURAL FOR PARTITION WALL SUPPORT SYSTEM

INTERIOR FINISH SCHEDULE - SECOND LEVEL									
	FLOORING				WALLS		CEILING	TRIMS	
	Water-Resistant Laminate	Wood - New	Ceramic	Concrete	Sheet Vinyl	Vinyl Plank	Unfinished	Verticnd.	
					Paint	Stone	Ceramic Tile	Wainscoting	Ceiling Paint
							1x4 Wood Slat Ceiling	4" Vinyl Baseboard	3" Crown Moulding

APARTMENT 1									
APARTMENT 2									
APARTMENT 3									
APARTMENT 4									
BATH 1									
BATH 2									
BATH 3									
BATH 4									
CLOSET 1									
CLOSET 2									
CLOSET 3									
CLOSET 4									
COMMON SPACE									
FRONT STAIRWELL									
PANTRY 1									
PANTRY 2									
PANTRY 3									
PANTRY 4									
REAR STAIRWELL									
STORAGE 1									
STORAGE 2									

WALL TYPE LEGEND:

W1	FOUNDATION FrostWall (LOADBEARING) R5I=2.01 - FOUNDATION WATERPROOFING MEMBRANE - 1" CONCRETE FOUNDATION (1/2" MASONRY VENEER SHELF @ TOP) - 2 1/2" EPS RIGID INSULATION TYPE 3	W4.2	EXTERIOR WALL: 2X6 WOOD W/ MASONRY VENEER (R5I=3.2) - MODULAR BRICK VENEER - 1" 1/2" AIR SPACE - WEATHER RESISTANT BARRIER - 5/8" PLYWOOD SHEATHING - 2X6 SFF WOOD STUDS SPACED 16" O.C. - 5/8" PLYWOOD SHEATHING - WEATHER RESISTANT BARRIER - 1 1/2" AIR SPACE - MODULAR BRICK VENEER	W9	PARAPET WALL: 2X6 WOOD (NON-LOADBEARING) NBC EN24 (R5I=1 HOUR, STC=51) - VERTICAL METAL CLADDING - HORIZONTAL METAL HAT CHANNELS (1" RAINSCREEN) SPACE 16" O.C. FOR VERTICAL CLADDING - 2" COMFORTBOARD INSULATION (R8) - 5/8" PLYWOOD SHEATHING - 2X6 SFF WOOD STUDS SPACED 16" O.C. - 5/8" PLYWOOD SHEATHING - WEATHER RESISTANT BARRIER - 1 1/2" AIR SPACE - MODULAR BRICK VENEER	W16	INTERIOR WALL: 2X4 WOOD (NON-LOADBEARING) NBC W14 (R5I=1 HOUR, STC=32) - 5/8" TYPE X GYPSUM BOARD - 2X4 SFF WOOD STUDS @ 16" O.C. - 3 1/2" MINERAL WOOL BATT - 5/8" TYPE X GYPSUM BOARD
W2	FOUNDATION FrostWall (LOADBEARING) R5I=2.03 - FOUNDATION WATERPROOFING MEMBRANE - 1 1/2" CONCRETE FOUNDATION (1/2" MASONRY VENEER SHELF @ TOP) - 2 1/2" EPS RIGID INSULATION TYPE 3	W5	EXTERIOR WALL: 2X6 LVL TALL WALL (LOADBEARING) NBC EN24 (R5I=1 HOUR, RSI=4.61) - HORIZONTAL METAL CLADDING - VERTICAL METAL Z-GIRTS (1" RAINSCREEN) SPACED 16" O.C. - 2" COMFORTBOARD INSULATION (R8) - WEATHER RESISTANT BARRIER - 5/8" PLYWOOD SHEATHING - 2X6 LVL STUDS SPACED 16" O.C. - 5 1/2" FIBERGLASS BATT (R20) - 6 MIL POLY VAPOR BARRIER - 5/8" TYPE X GYPSUM BOARD	W10	INTERIOR WALL: 2X6 WOOD (LOADBEARING) NBC W18 (R5I=1 HOUR, STC=51) - 5/8" TYPE X GYPSUM BOARD - 3 1/2" MINERAL WOOL BATT - 2X4 SFF WOOD STUDS @ 16" O.C. - 1" AIR CAVITY (PLATE SEPARATION) - 2X4 SFF WOOD STUDS @ 16" O.C. - 3 1/2" MINERAL WOOL BATT - 5/8" TYPE X GYPSUM BOARD	W17	INTERIOR WALL: 2X6 WOOD (NON-LOADBEARING) NBC W14 (R5I=1 HOUR, STC=32) - 5/8" TYPE X GYPSUM BOARD - 2X6 SFF WOOD STUDS @ 24" O.C. - 5/8" TYPE X GYPSUM BOARD
W3	EXTERIOR WALL: INSULATED CMU (LOADBEARING) (R5I=2 HOUR, RSI=4.55) - 8W X 8H X 16L SHAFF FIRE BLOCK (TYPE S OR N CONCRETE) OR EQUIVALENT - 5" CLOSED-CELL MEDIUM DENSITY, SPRAY FOAM - 2X4 WOOD STUDS SPACED 24" O.C. - 3 1/2" CLOSED-CELL MED. DENSITY, SPRAY FOAM - 5/8" TYPE X GYPSUM BOARD	W6	EXTERIOR WALL: 2X6 WOOD W/ MASONRY VENEER (R5I=3.2) - 2W X 8H X 16L SHAFF FIRE BLOCK (TYPE S OR N CONCRETE) OR EQUIVALENT - 1" CLOSED-CELL MEDIUM DENSITY, SPRAY FOAM - 2X4 WOOD STUDS SPACED 24" O.C. - 3 1/2" CLOSED-CELL MED. DENSITY, SPRAY FOAM - 5/8" TYPE X GYPSUM BOARD	W11	INTERIOR WALL: 2X6 WOOD (LOADBEARING + NON) REFERENCE: USG UL DES U334 (R5I=2 HOUR, STC=51) - DOUBLE 5/8" FIRECODE C GYPSUM BOARD - 2X6 SFF WOOD STUDS @ 16" O.C. - 3 1/2" MINERAL WOOL BATT - RESILIENT CHANNEL SPACED 24" O.C. - DOUBLE 5/8" FIRECODE C GYPSUM BOARD	W18	INTERIOR WALL: 2X4 WOOD (NON-LOADBEARING) NBC W14 (R5I=1 HOUR, STC=32) - 5/8" TYPE X GYPSUM BOARD - 2X4 SFF WOOD STUDS @ 16" O.C. - 5/8" TYPE X GYPSUM BOARD
W3.1	EXTERIOR WALL: INSULATED CMU (LOADBEARING) (R5I=2 HOUR, RSI=4.79) - 2W X 8H X 16L SHAFF FIRE BLOCK (TYPE S OR N CONCRETE) OR EQUIVALENT - 1" CLOSED-CELL MEDIUM DENSITY, SPRAY FOAM - 2X4 WOOD STUDS SPACED 24" O.C. - 3 1/2" CLOSED-CELL MED. DENSITY, SPRAY FOAM - 5/8" TYPE X GYPSUM BOARD	W7	EXTERIOR WALL: 2X6 WOOD W/ MASONRY VENEER (R5I=3.2) - 2W X 8H X 16L SHAFF FIRE BLOCK (TYPE S OR N CONCRETE) OR EQUIVALENT - 1" CLOSED-CELL MEDIUM DENSITY, SPRAY FOAM - 2X4 WOOD STUDS SPACED 24" O.C. - 3 1/2" CLOSED-CELL MED. DENSITY, SPRAY FOAM - 5/8" TYPE X GYPSUM BOARD	W12	INTERIOR WALL: 2X4 WOOD (NON-LOADBEARING) NBC W14 (R5I=1 HOUR, STC=32) - 5/8" TYPE X GYPSUM BOARD - 2X4 SFF WOOD STUDS @ 16" O.C. - 5/8" TYPE X GYPSUM BOARD		
W3.2	EXTERIOR WALL: INSULATED CMU (LOADBEARING) (R5I=2 HOUR, RSI=4.79) - 2W X 8H X 16L SHAFF FIRE BLOCK (TYPE S OR N CONCRETE) OR EQUIVALENT - 1" CLOSED-CELL MEDIUM DENSITY, SPRAY FOAM - 2X4 WOOD STUDS SPACED 24" O.C. - 3 1/2" CLOSED-CELL MED. DENSITY, SPRAY FOAM - 5/8" TYPE X GYPSUM BOARD	W8	EXTERIOR WALL: 2X6 WOOD W/ MASONRY VENEER (R5I=3.2) - 2W X 8H X 16L SHAFF FIRE BLOCK (TYPE S OR N CONCRETE) OR EQUIVALENT - 1" CLOSED-CELL MEDIUM DENSITY, SPRAY FOAM - 2X4 WOOD STUDS SPACED 24" O.C. - 3 1/2" CLOSED-CELL MED. DENSITY, SPRAY FOAM - 5/8" TYPE X GYPSUM BOARD	W13	INTERIOR WALL: 2X4 WOOD (NON-LOADBEARING) NBC W14 (R5I=1 HOUR, STC=32) - 5/8" TYPE X GYPSUM BOARD - 2X4 SFF WOOD STUDS @ 16" O.C. - 5/8" TYPE X GYPSUM BOARD		
W4	EXTERIOR WALL: 2X6 WOOD W/ MASONRY VENEER NBC EN24 (R5I=1 HOUR, RSI=4.59) - MODULAR BRICK VENEER - 1 3/8" AIR SPACE - WEATHER RESISTANT BARRIER - 5/8" PLYWOOD SHEATHING - 2X6 SFF WOOD STUDS SPACED 16" O.C. - 5 1/2" FIBERGLASS BATT (R20) - 6 MIL POLY VAPOR BARRIER - 5/8" TYPE X GYPSUM BOARD SHEATHING		EXTERIOR WALL: 2X6 WOOD W/ MASONRY VENEER NBC EN24 (R5I=1 HOUR, RSI=4.59) - MODULAR BRICK VENEER - 1 3/8" AIR SPACE - WEATHER RESISTANT BARRIER - 5/8" PLYWOOD SHEATHING - 2X6 SFF WOOD STUDS SPACED 16" O.C. - 5 1/2" FIBERGLASS BATT (R20) - 6 MIL POLY VAPOR BARRIER - 5/8" TYPE X GYPSUM BOARD SHEATHING	W14	INTERIOR WALL: 2X4 WOOD (NON-LOADBEARING) NBC W14 (R5I=1 HOUR, STC=32) - 5/8" TYPE X GYPSUM BOARD - 2X4 SFF WOOD STUDS @ 16" O.C. - 3 1/2" MINERAL WOOL BATT - RESILIENT CHANNEL SPACED 24" O.C. - DOUBLE 5/8" TYPE X GYPSUM BOARD		
W4.1	EXTERIOR WALL: 2X6 WOOD W/ MASONRY VENEER NBC EN24 (R5I=1 HOUR, RSI=4.59) - MODULAR BRICK VENEER - 1 3/8" AIR SPACE - WEATHER RESISTANT BARRIER - 5/8" PLYWOOD SHEATHING - 2X6 SFF WOOD STUDS SPACED 16" O.C. - 5 1/2" FIBERGLASS BATT (R20) - 6 MIL POLY VAPOR BARRIER - 5/8" TYPE X GYPSUM BOARD SHEATHING		EXTERIOR WALL: 2X6 WOOD W/ MASONRY VENEER NBC EN24 (R5I=1 HOUR, RSI=4.59) - MODULAR BRICK VENEER - 1 3/8" AIR SPACE - WEATHER RESISTANT BARRIER - 5/8" PLYWOOD SHEATHING - 2X6 SFF WOOD STUDS SPACED 16" O.C. - 5 1/2" FIBERGLASS BATT (R20) - 6 MIL POLY VAPOR BARRIER - 5/8" TYPE X GYPSUM BOARD SHEATHING	W15	INTERIOR WALL: 2X4 WOOD (NON-LOADBEARING) NBC W14 (R5I=1 HOUR, STC=32) - 5/8" TYPE X GYPSUM BOARD - 2X4 SFF WOOD STUDS @ 16" O.C. - 3 1/2" MINERAL WOOL BATT - RESILIENT CHANNEL SPACED 24" O.C. - DOUBLE 5/8" TYPE X GYPSUM BOARD		

KEY PLAN:

GENERAL NOTES:

- CONTRACTOR MUST VERIFY ALL DRAWINGS W/ ON SITE CONDITIONS REPORTING ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING W/ WORK.
- ANY DISCREPANCIES FOUND IN DRAWINGS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK.
- DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
- DO NOT SCALE FROM THE DRAWINGS.
- ALL WORK IS TO CONFORM TO THE NATIONAL BUILDING CODE OF CANADA AND ALL APPLICABLE LOCAL CODES AND BY-LAWS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LABOUR AND HEALTH AND SAFETY LAWS AND REGULATIONS OF THE AUTHORITY HAVING JURISDICTION.

No.	Description	Date Issued
1	ISSUED FOR PERMIT	03-17-2025

ARCHITECT'S STAMP

OTHER CONSULTANT'S STAMP

VINCENT DEN HARTOG  
REGISTERED MEMBER  
ARCHITECT  
JANUARY 14 2025  
ASSOCIATION OF ARCHITECTS

Project: **FRONT STREET APARTMENTS**

456 MAIN STREET  
WOLFFVILLE, NS  
PID: 55279087

Phase: **Construction Documents**

Project #: 2023-389-01

Project PID: 55499602

Date: 2025-03-17

Client: **MIKE HEBB & JASON KEATING**

456 MAIN ST., WOLFFVILLE, NS B4P 1E2

Architecture for rural communities

**VINCENT DEN HARTOG**  
Architect

176 Main Street, Wolfville, Nova Scotia, B4P 1C1  
Email: info@denhartogarchitect.com Tel: 902 542-4194  
Website: www.denhartogarchitect.com

Sheet Title:

**FLOOR PLAN - SECOND LEVEL**

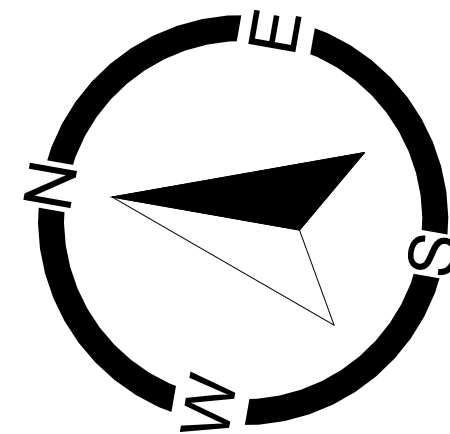
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Drawn By: Author

Checked By: VDH

A-202






NUMBERED NOTES - PLANS	
#	NOTE DETAILS
1	BUILT-IN SHELVES
2	SEE STRUCTURAL FOR PARTITION WALL SUPPORT SYSTEM
3	36" x 30" ROOF ACCESS HATCH
4	STORAGE CABINET
5	HEAT PUMP HEAD UNIT ABOVE
6	OPEN TO BELOW

**KEY PLAN:**

**GENERAL NOTES:**

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ARCHITECT'S STAMP	OTHER CONSULTANTS' STAMP
	

Project: FRONT STREET  
APARTMENTS  
456 MAIN STREET  
WOLFVILLE, NS  
PID: 55279087

Phase: Construction Document  
Project #: 2023-389-01  
Project PID: 55499602  
Date: 2025-03-17

Client: **MIKE HEBB & JASON KEATING**



Architecture for rural communities

VINCENT DEN HARTOG  
**Architect**

176 Main Street, Wolfville, Nova Scotia, B4P 1C1 Tel: 902 542-4111  
Email: info@denhartogarchitect.com Website: www.denhartogarchitect.com

Sheet Title:

FLOOR PLAN - MEZZANINE  
LEVEL

Scale: As indicated	A-203
Drawn By: Author	
Checked By: VDH	



©2025 VINCENT DEN HARTOG, ARCHITECT THESE DRAWINGS ARE INSTRUMENTS OF DESIGN SERVICE FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN. ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS IS STRICTLY PROHIBITED.

WALL IDENTIFIERS (IE: W1a) IN ASSEMBLY DESCRIPTIONS CAN BE REFERENCED IN TABLE 9.10.3.1.-A OF THE NATIONAL BUILDING CODE OF CANADA

A-203

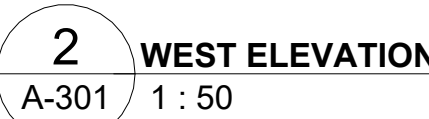
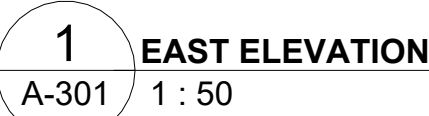




ROOF TYPE LEGEND:	
	<p><u>FLAT ROOF - MONOPITCH TRUSSES - FLAT CEILING</u>  <u>(R5I=9.30):</u></p> <ul style="list-style-type: none"> <li>-2 PLY MODIFIED BITUMEN ROOFING</li> <li>-2 LAYERS OF 3" XPS RIGID INSULATION (<i>SEAL SEAMS</i>)</li> <li>-SYNTHETIC UNDERLAYMENT</li> <li>-3/4" T&amp;G PLYWOOD SHEATHING</li> <li>-PRE-ENGINEERED MONOPITCH TRUSSES SPACED 24" O.C.</li> <li>-5" CLOSED CELL, MEDIUM DENSITY, SPRAY FOAM (<i>APPLIED TO UNDERSIDE OF ROOF DECK AND BUILDING PERIMETER</i>)</li> <li>-1X3 STRAPPING SPACED 16" O.C.</li> <li>-5/8" TYPE X GYPSUM BOARD</li> </ul>
	<p><u>FLAT ROOF - SUSPENDED CABLE :</u></p> <ul style="list-style-type: none"> <li>-METAL ROOFING</li> <li>-METAL ARRAY FRAMING (JOISTS &amp; RIMS)</li> <li>-SEE STRUCTURAL FOR CONSTRUCTION DETAILS</li> </ul>



Sheet Title:		A-300
BUILDING ELEVATIONS -		
NORTH / SOUTH		
Scale: As indicated		
Drawn By: Author		
Checked By: VDH		





**SIDING NOTES:** SIDING TO BE A COMBINATION OF MS 1, MS 1.1, & MS 1.2 MODULAR PROFILES FROM MAC METALS. SEPARATE VERTICAL SIDING SECTIONS (ABOVE AND BELOW BAND TRIM AROUND PERIMETER OF BUILDING) TO HAVE RIBS CONSISTENTLY MISALIGNED VERTICALLY BY ALTERNATING MODULAR SIDING PROFILES.

**ROOFING NOTES:** REFER TO SOPREMA "CONVENTIONAL SELF-ADHERED (WOOD DECK)" ASSEMBLY FOR SYSTEM COMPONENTS

ROOF TYPE LEGEND:	
	<p><u>FLAT ROOF - MONOPITCH TRUSSES - FLAT CEILING.</u>  <u>(RSI=9.38):</u></p> <ul style="list-style-type: none"> <li>-2 PLY MODIFIED BITUMEN ROOFING</li> <li>-2 LAYERS OF 3" XPS RIGID INSULATION (<i>SEAL SEAMS</i>)</li> <li>-SYNTHETIC UNDERLAYMENT</li> <li>-3/4" 4/8 PLYWOOD SHEATHING</li> <li>-PRE-ENGINEERED MONOPITCH TRUSSES SPACED 24" O.C.</li> <li>-5" CLOSED CELL, MEDIUM DENSITY, SPRAY FOAM (<i>APPLIED TO UNDERSIDE OF ROOF DECK AND BUILDING PERIMETER</i>)</li> <li>-1X3 STRAPPING SPACED 16" O.C.</li> <li>-5/8" TYPE X GYPSUM BOARD</li> </ul>
	<p><u>FLAT ROOF - SUSPENDED CABLE :</u></p> <ul style="list-style-type: none"> <li>-METAL ROOFING</li> <li>-METAL ARRAY FRAMING (JOISTS + RIMS)</li> <li>-SEE STRUCTURAL FOR CONSTRUCTION DETAILS</li> </ul>

[illegible]

OTHER CONSULTANT'S STAMP



456 MAIN ST., WOLFVILE, NS B4P 1E2



A-301








1. CONTRACTOR MUST VERIFY ALL DRAWINGS WITH ON SITE CONDITIONS REPORTING ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING W/ WORK.
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[illegible]

ARCHITECT'S STAMP	OTHER CONSULTANT'S STAMP
	

Phase: Construction  
Project #: 2023-389-01  
Project PID: 55499602  
Date: 2025-03-17

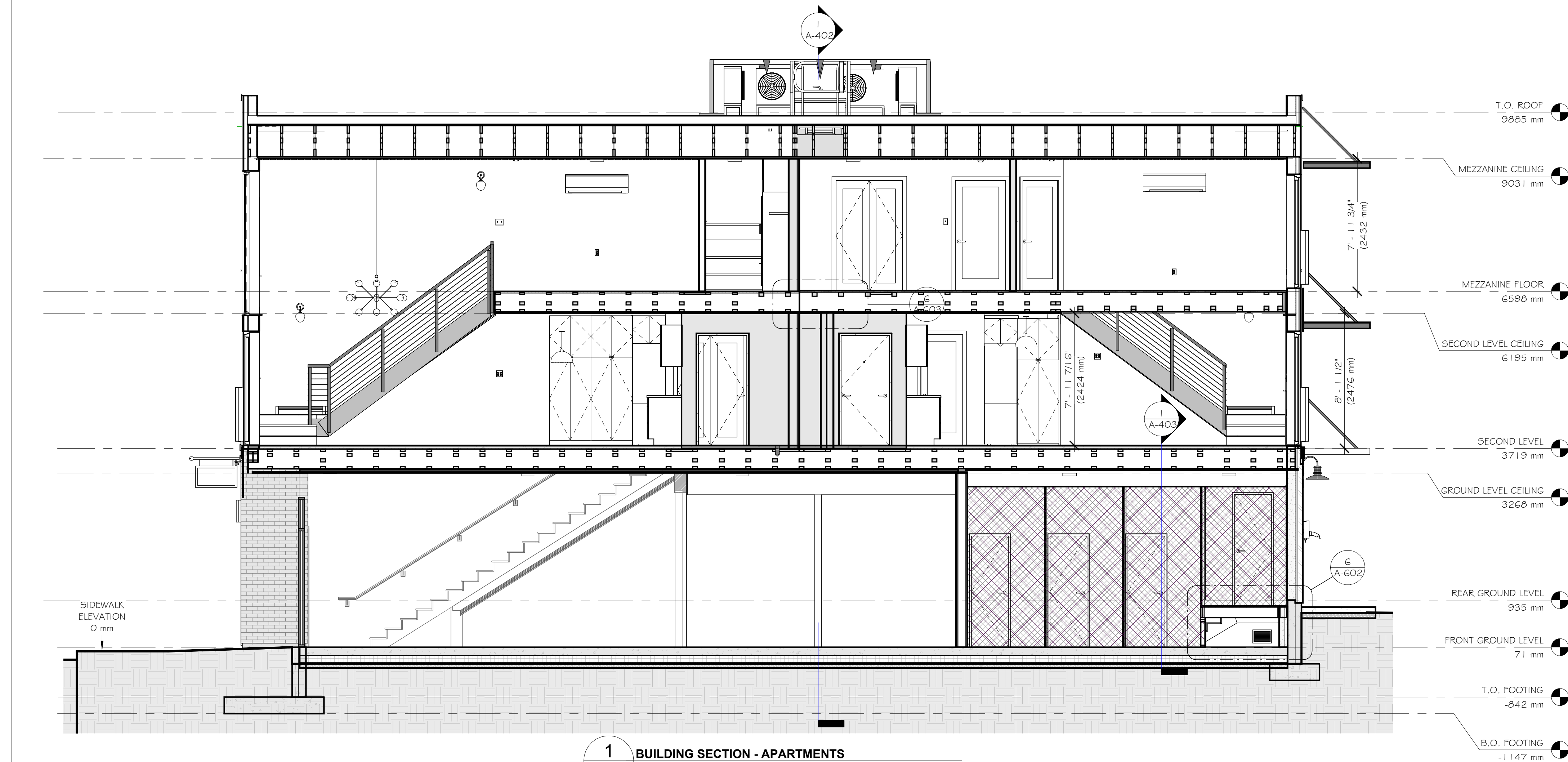


Architecture for rural communities

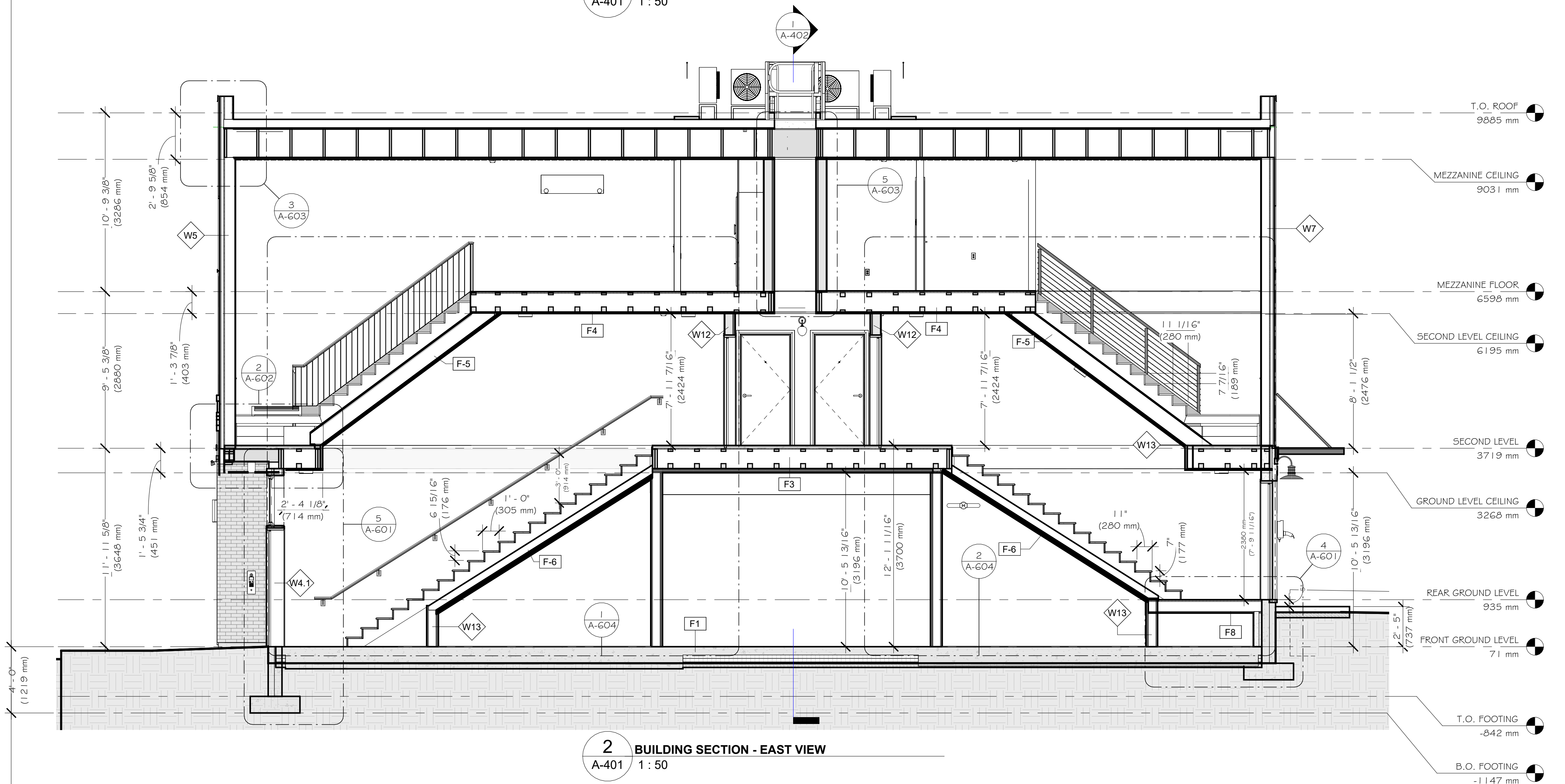
VINCENT DEN HARTOG  
**Architect**

176 Main Street, Wolfville, Nova Scotia, B4P 1C1 Tel: 902 542-4194  
Email: [info@denhartogarchitect.com](mailto:info@denhartogarchitect.com) Website: [www.denhartogarchitect.com](http://www.denhartogarchitect.com)

Scale: 1 : 50	A-401
Drawn By: DS	
Checked By: VDH	

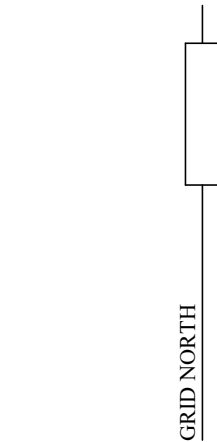
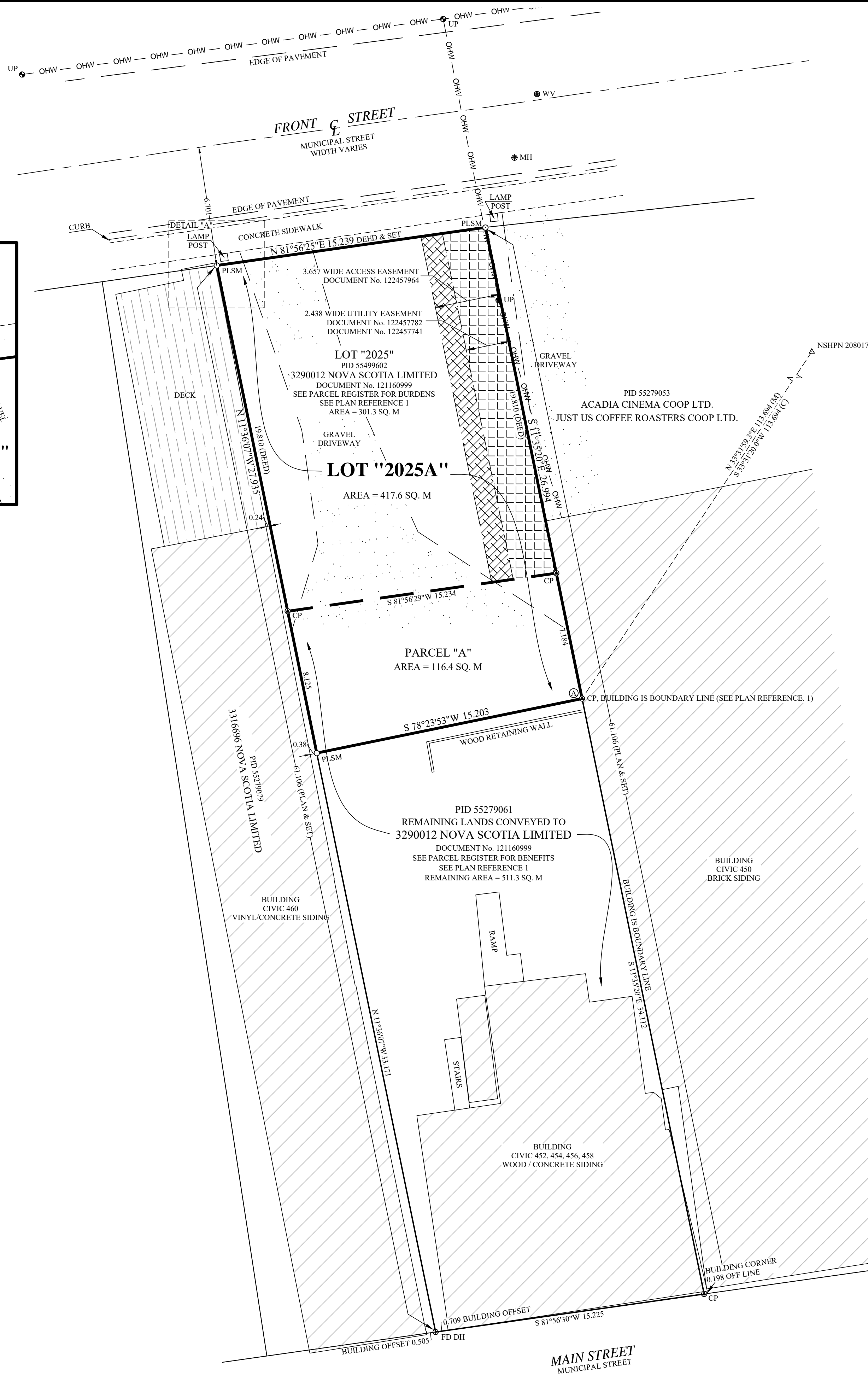


1 BUILDING SECTION - APARTMENTS  
A-401 1 : 50



**2 BUILDING SECTION - EAST VIEW**  
A-401 1 : 50





ALL VALUES ARE MEASURED (UNADJUSTED), DERIVED USING A COMBINATION OF TOTAL STATION & GNSS OBSERVATIONS. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND ARE HORIZONTAL GRID DISTANCES. GRID DISTANCES WERE DETERMINED BY MULTIPLYING THE COMBINED SCALE FACTOR AT THE SITE BY THE GRID DISTANCE (GRID = GROUND X 0.9999903).

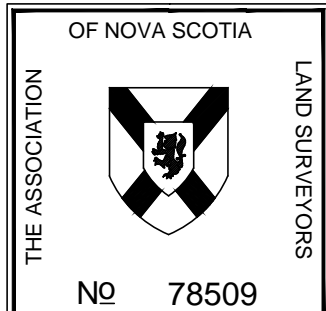
THE ORIGINAL ELECTRONIC FILE WAS PRODUCED FOR SHEET SIZE A1 (594 mm X 841 mm).

### SURVEYOR'S CERTIFICATE

I, Zach D. d'Entremont, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision and that the survey and plan were made in accordance with the **Land Surveyor's Act**, regulations and standards made thereunder.

Dated this 29th day of May, 2025

Zach D'Enteament, NSLS



P.O. BOX 520 MIDDLETON  
ANNAPOLIS COUNTY, N.S.  
B0S - 1P0  
Email: [info@demosl.ca](mailto:info@demosl.ca)

PLAN No: 2025-133P

COORDINATE SYSTEM INFORMATION		
GNSS SURVEY TYPE: NRTK		SOURCE: SMARTNET
HORIZONTAL DATUM: NAD83 (CSRS)		EPOCH: 2010.0   VELOCITY MODEL: V. 7
VERTICAL DATUM: CGVD2013		
PROJECTION: 3° MTM	ZONE: 5	CENTRAL MERIDIAN: 64°30'W

PLAN REFERENCES:

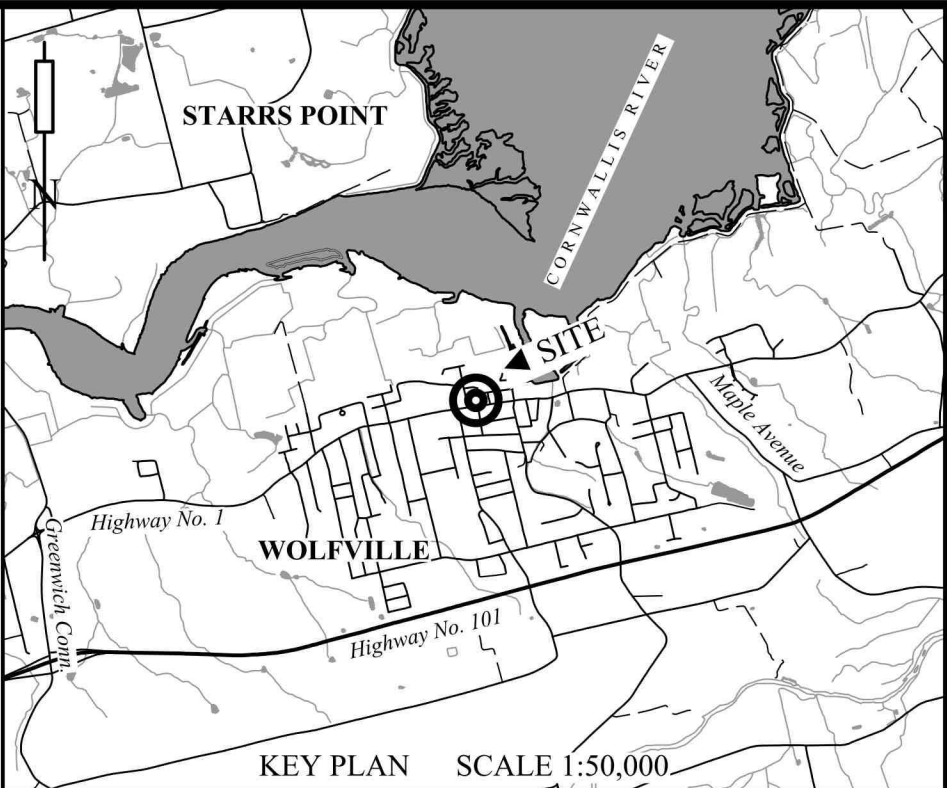
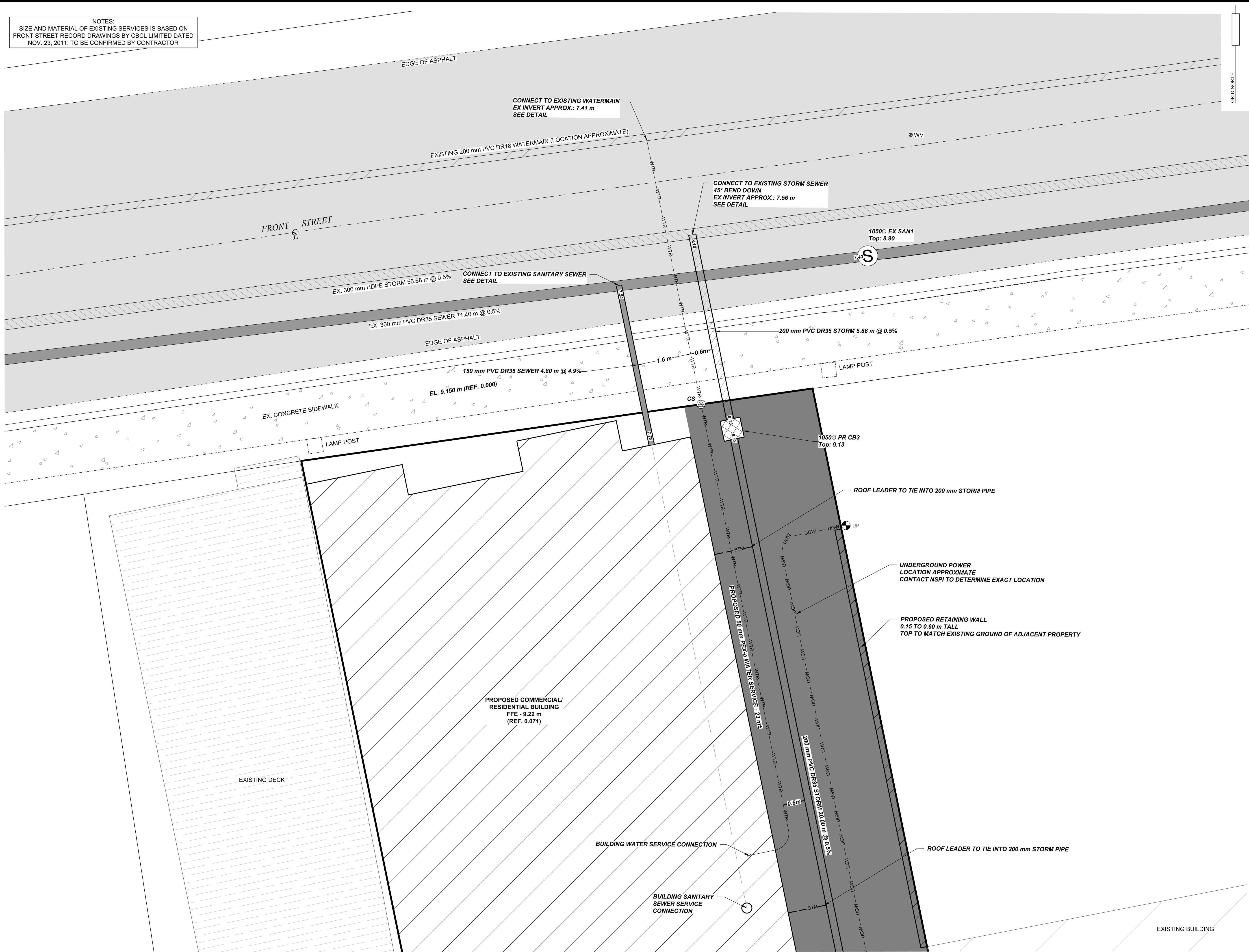
- 1) REFER TO PLAN CERTIFIED BY DOUGLAS A. SEAMONE, NSLS (#265), REGISTRY REFERENCE No. P4439
- 2) REFER TO PLAN CERTIFIED BY MICHAEL McKENNA, NSLS (#575), REGISTRY REFERENCE No. P11348.

NOTES:

- 1) THE DESIGNATIONS LOT "2025", PARCEL "A" AND LOT "2025A" ORIGINATE WITH THIS PLAN.
- 2) LOT "2025A" AND PID 55279061, REMAINING LANDS OF 3290012 NOVA SCOTIA LIMITED, ARE SERVICED BY MUNICIPAL SEWER AND WATER.



NOTES:  
SIZE AND MATERIAL OF EXISTING SERVICES IS BASED ON  
FRONT STREET RECORD DRAWINGS BY CBCL LIMITED DATED  
NOV. 23, 2011. TO BE CONFIRMED BY CONTRACTOR



- REVISIONS
1. ISSUED FOR CLIENT REVIEW - 2025 05 30
  2. ISSUED FOR TOWN APPROVAL - 2025 06 10
  3. REISSUED FOR TOWN APPROVAL - 2025 06 10
  4. REISSUED FOR TOWN APPROVAL - 2025 07 21

LEGEND	
BEGINNING OF VERTICAL CURVE	BVC
END OF VERTICAL CURVE	EVC
POINT OF VERTICAL INTERSECTION	PVI
FINISHED GRADE	FG
CALCULATED	C
POINT OF CURVATURE	PC
POINT OF COMPOUND CURVATURE	PCC
CHORD	CH
MANHOLE (SANITARY)	MHS
MANHOLE (STORM)	MHST
CATCH BASIN	CB
FIRE HYDRANT	FH
CURB STOP	CS
CALCULATED POINT	CP
UTILITY POLE	UP
RIGHT OF WAY	ROW
NOT TO SCALE	—
ELEVATION (PROPOSED)	+7.63
OVERHEAD WIRES	OHW
ELEVATION (EXISTING)	+7.63
PROPERTY LINE	—
AREA TO BE FILLED	—
SILT FENCE	—

PLAN  
SHOWING  
**CIVIL SERVICING**  
LANDS CONVEYED TO  
**3290012 NOVA SCOTIA LIMITED**  
PID 55279061 & 55499602  
FRONT STEET  
WOLFVILLE  
KINGS COUNTY, NS

SCALE 1:50

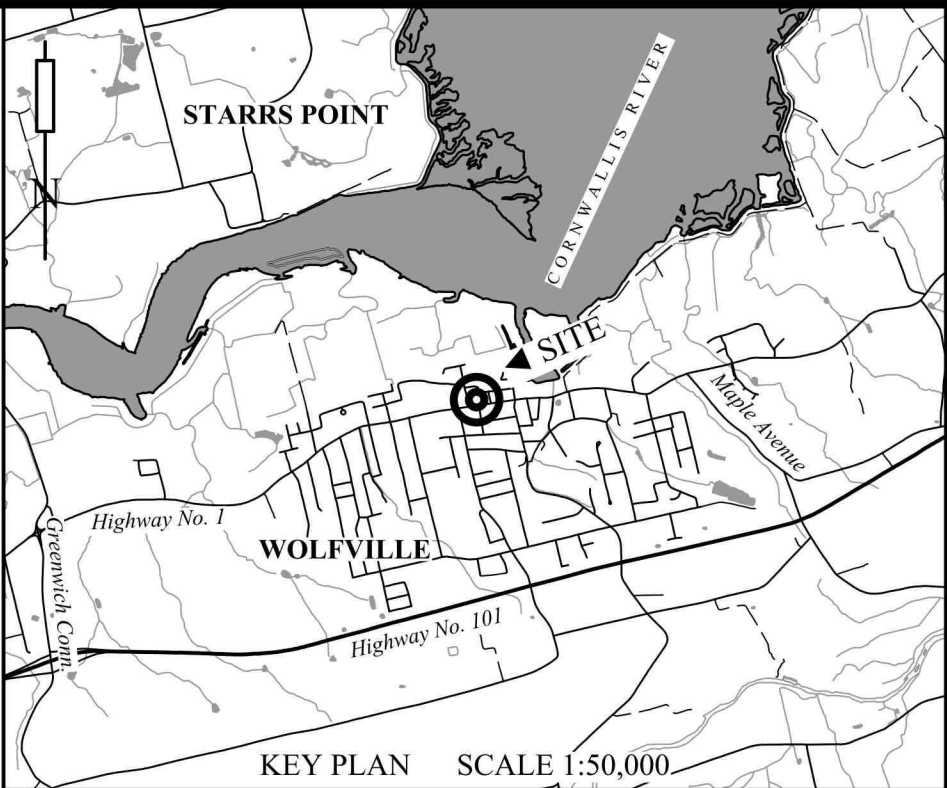
DESIGNED BY PETER L. SNOW, P.ENG.



**DeWOLFE & MORSE SURVEYING LIMITED**  
P.O. BOX 520 MIDDLETON  
ANNAPOLIS COUNTY, N.S.  
B0S - 1P0  
Email: info@demosl.ca

DRAFTED ON: MAY 16, 2025  
PLAN No: 2025-133-SVC





- REVISIONS
1. ISSUED FOR CLIENT REVIEW - 2025 05 30
  2. ISSUED FOR TOWN APPROVAL - 2025 06 10
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  4. REISSUED FOR TOWN APPROVAL - 2025 07 21

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PROPERTY LINE	
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SILT FENCE	

PLAN  
SHOWING  
**GRADING**  
LANDS CONVEYED TO  
**3290012 NOVA SCOTIA LIMITED**  
PID 55279061 & 55499602  
FRONT STREET  
WOLFVILLE  
KINGS COUNTY, NS

SCALE 1 : 100

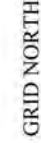
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BOS - 1P0  
Email: info@demosl.ca

DRAFTED ON: MAY 16, 2025  
PLAN No: 2025-133-GRADING  
SHEET 2 OF 4

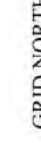


## 1:150



PRE-DEVELOPMENT - KENTVILLE RAINFALL DATASET 2022/10/31			100 YEAR	50 YEAR	25 YEAR	10 YEAR	5 YEAR	2 YEAR
SUBBASIN	WEIGHTED CN	TRIBUTARY TO	PEAK RUNOFF (lps)					
PRE SUBJECT	80.89	OFFSITE - FRONT STREET	24.07	21.84	19.63	16.59	14.17	10.51
PRE OFFSITE	82.25	(SURFACE)						

## 1:150



POST-DEVELOPMENT - KENTVILLE RAINFALL DATASET 2022/10/31			100 YEAR	50 YEAR	25 YEAR	10 YEAR	5 YEAR	2 YEAR
SUBBASIN	WEIGHTED CN	TRIBUTARY TO	PEAK RUNOFF (lps)					
POST SUBJECT 1	85.95	OFFSITE - FRONT STREET (PIPED)	23.80	21.75	19.51	16.23	13.92	10.46
POST SUBJECT 2	91.17							
POST OFFSITE 1	89.70							



4. REISSUED FOR TOWN APPROVAL - 2025 07 21
3. REISSUED FOR TOWN APPROVAL - 2025 06 10
2. ISSUED FOR TOWN APPROVAL - 2025 06 10
1. ISSUED FOR CLIENT REVIEW - 2025 05 30

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CHORD	CH
CHORD BEARING	MB
MANHOLE (STORM)	MHST
CATCH BASIN	CB
FIRE HYDRANT	FH
CURB STOP	CS
CALCULATED POINT	CP
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ELEVATION (EXISTING)	+7.63
PROPERTY LINE	
ROAD TO BE FILLED	
SILT FENCE	

LANDS CONVEYED TO  
3290012 NOVA SCOTIA LIMITED

DESIGNED BY PETER L. SNOW, P.ENG.



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ANNAPOLIS COUNTY, N.S.  
B0S - 1P0  
Email: [info@demo1.ca](mailto:info@demo1.ca)

DRAFTED ON:MAY 16, 2025

PLAN No: 2025-133-PRE &amp; POST

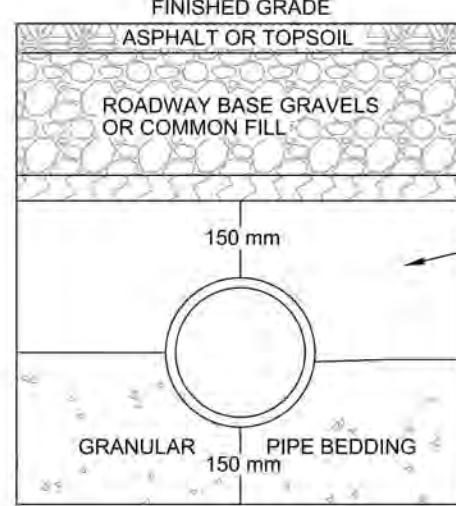
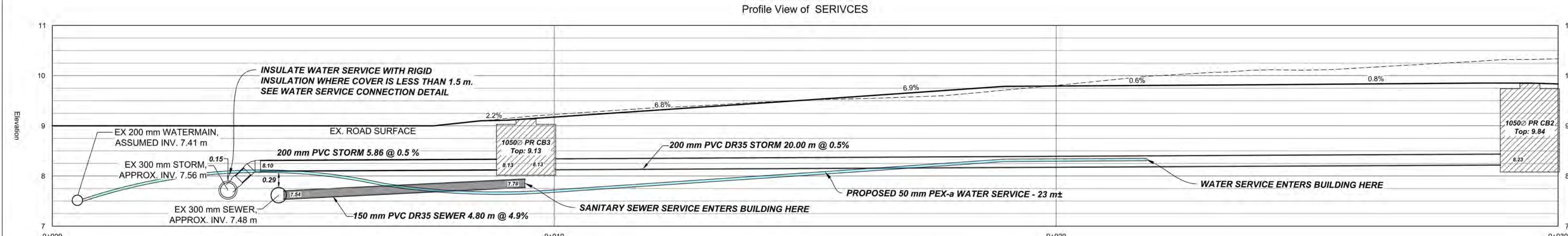
SHEET 3 OF 4

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- NOTES
1. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.S. STANDARD SPECIFICATIONS FOR MUNICIPAL SERVICES 2024, NS ENVIRONMENT AND TOWN OF WOLFVILLE SUBDIVISION BY-LAW.
  2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND SERVICES PRIOR TO CONSTRUCTION.
  3. CHECK WITH TOWN OF WOLFVILLE REGARDING EXISTING UTILITIES.
  4. CHECK WITH BELL ALIANT REGARDING EXISTING TELEPHONE LINES.
  5. CHECK WITH NS POWER REGARDING EXISTING POWER LINES.
  6. ALL SLOTTED AREAS DISTURBED DURING CONSTRUCTION MUST BE REINSTATED, SOD OR HYDROSEED.
  7. ALL ASPHALT ROAD AND CONCRETE CURB, GUTTER AND SIDEWALKS DISTURBED DURING CONSTRUCTION MUST BE REINSTATED TO EXISTING CONDITIONS.
  8. WATER LATERAL LINES TO BE MUNIPEX OR OTHER PEX-A EQUIVALENT, MINIMUM PRESSURE RATING 1035 kPa, 50 mm (2"), UNLESS OTHERWISE NOTED.
  9. SANITARY SEWER LATERALS AND ADAPTERS ARE TO BE 150 mm PVC SDR 35, RUBBER MECHANICAL JOINT (MJ) FASTENERS ARE NOT PERMITTED TO BE USED.
  10. STORM SEWER PIPE AND ADAPTERS ARE TO BE 200 mm PVC SDR 35, RUBBER MECHANICAL JOINT (MJ) FASTENERS ARE NOT PERMITTED TO BE USED.

- ENVIRONMENTAL PROTECTION NOTES:
1. CLEAN EXISTING STREETS, AS DIRECTED, TO REMOVE ANY MUD THAT MAY BE TRACKED OFF-SITE BY THE CONSTRUCTION EQUIPMENT.
  2. SILT FENCE TO BE INSTALLED ALONG THE PROPERTY BOUNDARIES AS REQUIRED BEFORE GRUBBING OR PLACING OF FILL.
  3. INSTALL ADDITIONAL PROTECTION BERMS, SILT FENCES, CUTOFF DITCHES, ETC., AS REQUIRED BY SITE CONDITIONS TO PREVENT SEDIMENT FROM ENTERING PONDS OR RIVER.
  4. MAINTAIN A STOCK PILE OF APPROPRIATE EROSION AND ENVIRONMENTAL PROTECTION MATERIALS ON SITE AT ALL TIMES. THESE SHALL INCLUDE AS A MINIMUM:
    - 1. 200 LINEAL FEET OF SILT-FENCE
    - 2. 20 BALES OF HAY OR STRAW
    - 3. A STOCK PILE OF 12 CUBIC YARDS OF WOOD CHIPS
    - 4. A STOCK PILE OF 24 CUBIC YARDS OF TYPE 1 GRAVEL
  5. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES FROM THE TIME OF INSTALLATION UNTIL AFTER ALL AREAS DRAINING TOWARDS THEM HAVE BEEN TOTALLY STABILIZED.
  6. STABILIZE SLOPES AND CRITICAL AREAS BY SODDING, OR AS SHOWN ON THE LANDSCAPING DETAILS.
  7. ANY DISTURBED AREAS WHICH MAY BE REWORKED SHALL BE STABILIZED USING WOOD CHIPS OR OTHER APPROVED METHODS WITHIN TWO WEEKS OF THE DISTURBANCE OR BEFORE A FORECAST OF A SIGNIFICANT RAINFALL EVENT. MAINTAIN IN PLACE UNTIL PLACEMENT OF PERMANENT STABILIZATION OR LANDSCAPING.
  8. REMOVE SILT ACCUMULATIONS AT SILT FENCES AND OTHER PROTECTION DEVICES BY CAREFUL HAND EXCAVATION. DISPOSE OF ACCUMULATED SILT BY REMOVING FROM SITE OR PLACING AND BURYING IT IN FILL AREAS.
  9. DEWATERING OF EXCAVATIONS SHALL BE DIRECTED THROUGH GRAVEL BERMS.
  10. DO NOT PUMP, OR DRAIN WATER CONTAINING SUSPENDED MATERIALS INTO PONDS OR RIVER.
  11. COVER SOIL STOCKPILES WITH PLASTIC SHEETS OR APPROVED EQUAL WHEN SO DIRECTED.
  12. PRIOR TO CARRYING OUT WORK, CHECK THE LONG RANGE WEATHER FORECAST TO ENSURE THAT THERE IS ADEQUATE TIME BEFORE FORECAST HEAVY RAIN STORMS TO STABILIZE THE WORK.
  13. DO NOT PERMIT DISCOLOURED WATER TO ENTER CATCHBASINS. INSPECT SEDIMENT AND EROSION CONTROL MEASURES ON A REGULAR BASIS AND MAINTAIN AS NECESSARY.
  14. HAVE PERSONNEL ON CALL TO PROVIDE EMERGENCY REPAIRS TO SEDIMENT AND EROSION CONTROL MEASURES AT ALL TIMES.



TYPICAL SINGLE PIPE TRENCH

NOTES

(FIG. 1)

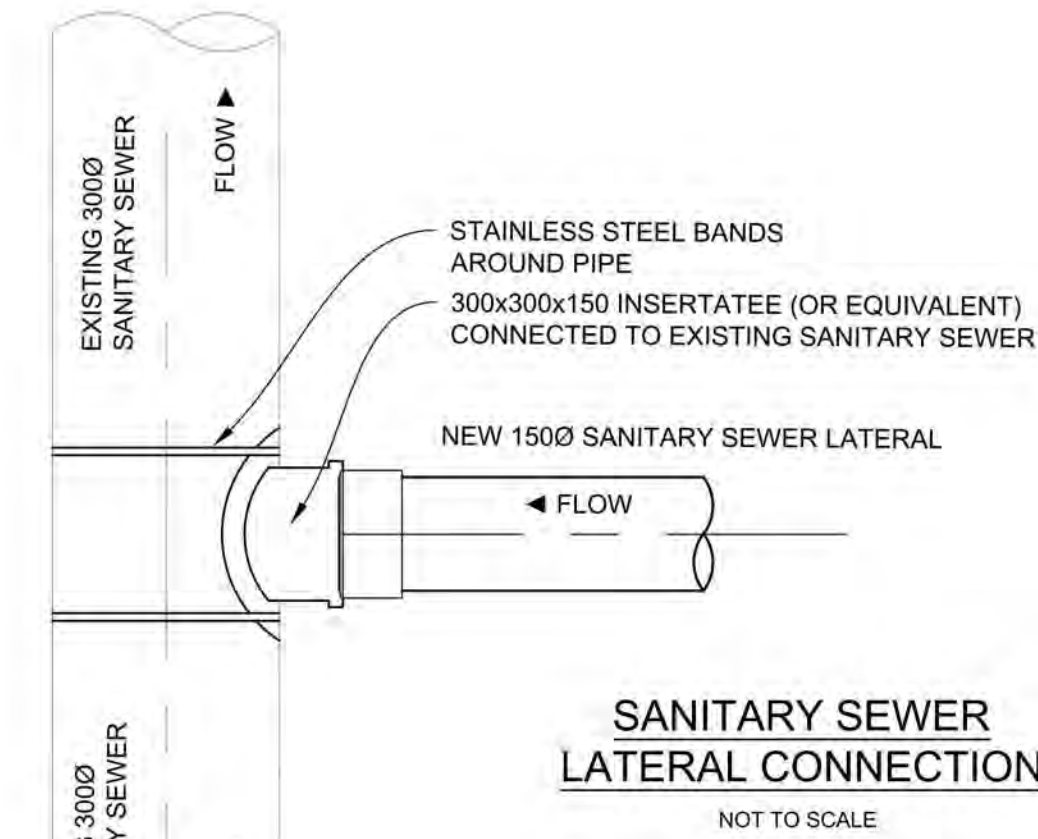
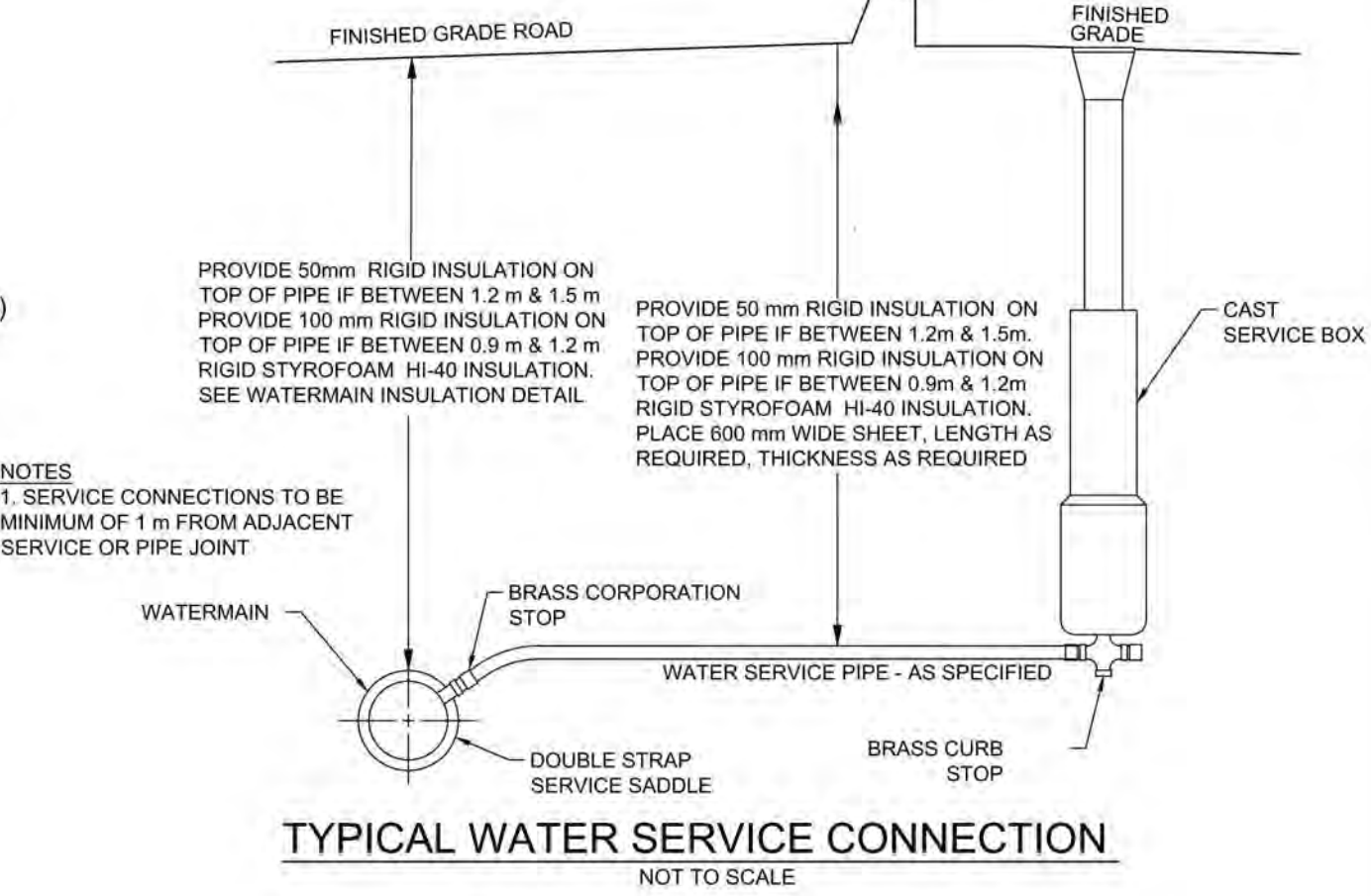
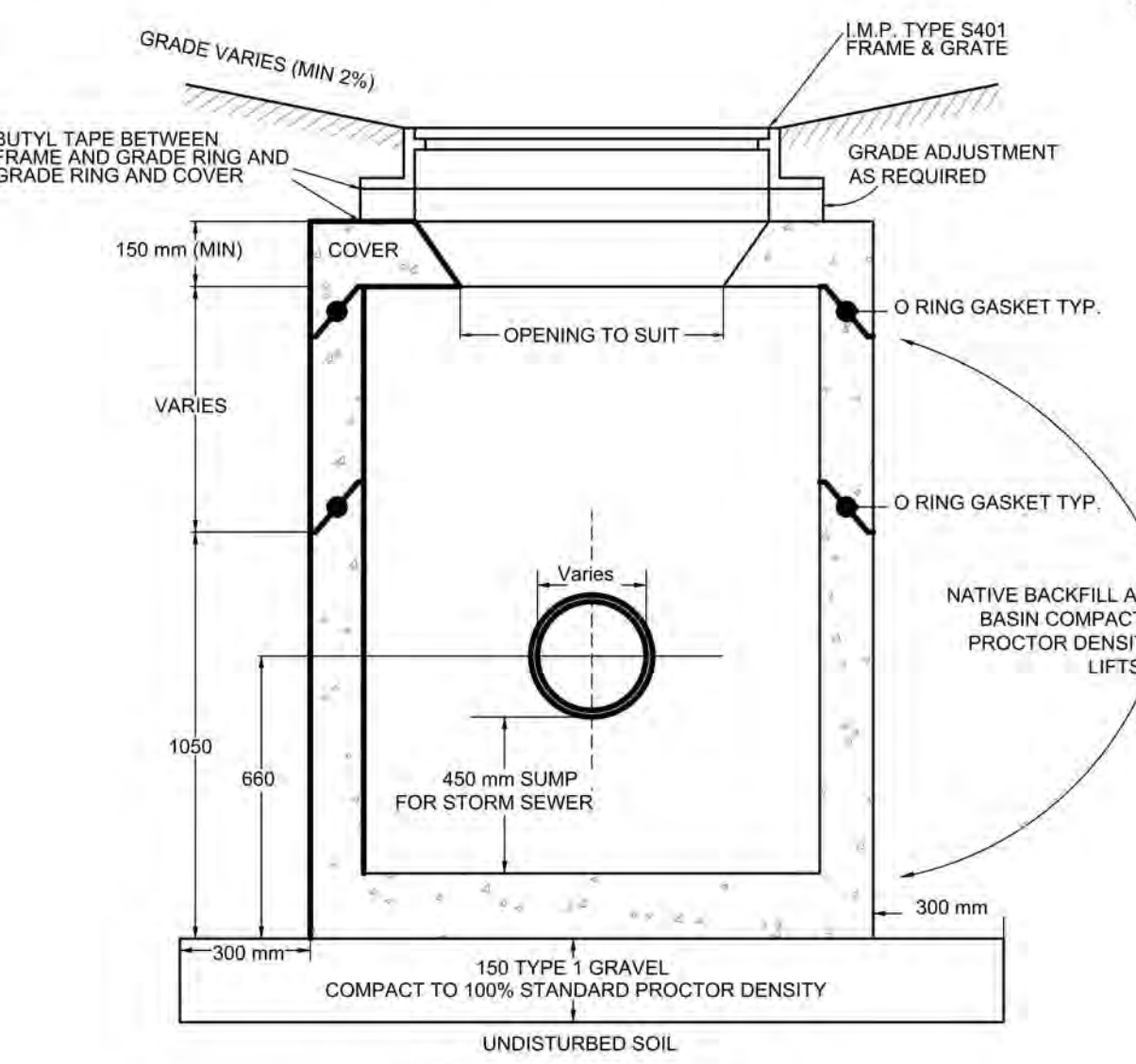
1. DIMENSIONS ARE GOVERNED BY THE LARGER ADJACENT PIPE (FIG. 2).
2. ACTUAL ELEVATIONS OF ALL PIPES TO BE AS SHOWN ON PROFILES.
3. DIMENSION "A" EQUALS 25% OF THE NOMINAL DIAMETER OR 150mm WHICHEVER IS GREATER.
4. LATERAL TRENCH PAY WIDTH TO BE AS PER FIG. 1 AND FIG. 2.
5. PAYMENT WIDTH FOR STRUCTURES TO BE 1000mm OUTSIDE THE OUTER WALL OF STRUCTURES.
6. DIMENSIONS GIVEN ARE FOR PAYMENT PURPOSES ONLY. ACTUAL CONSTRUCTION WIDTHS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS, REGULATIONS AND THE REQUIREMENTS OF THE DEPARTMENT OF AND LABOUR AND ADVANCED EDUCATION.

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

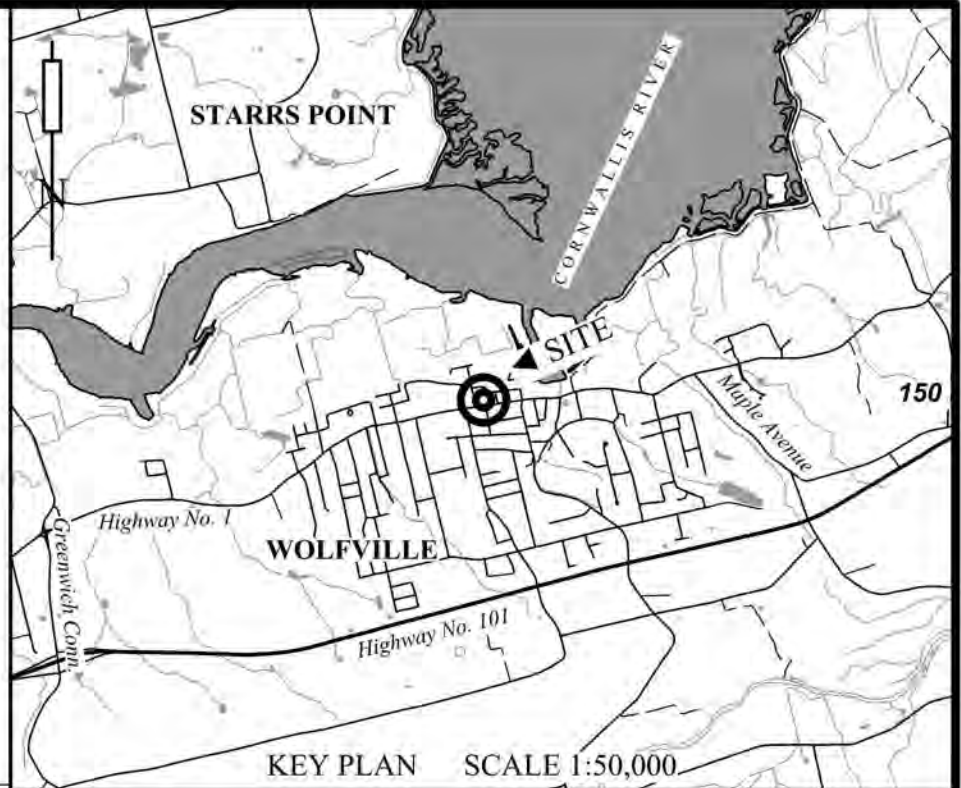
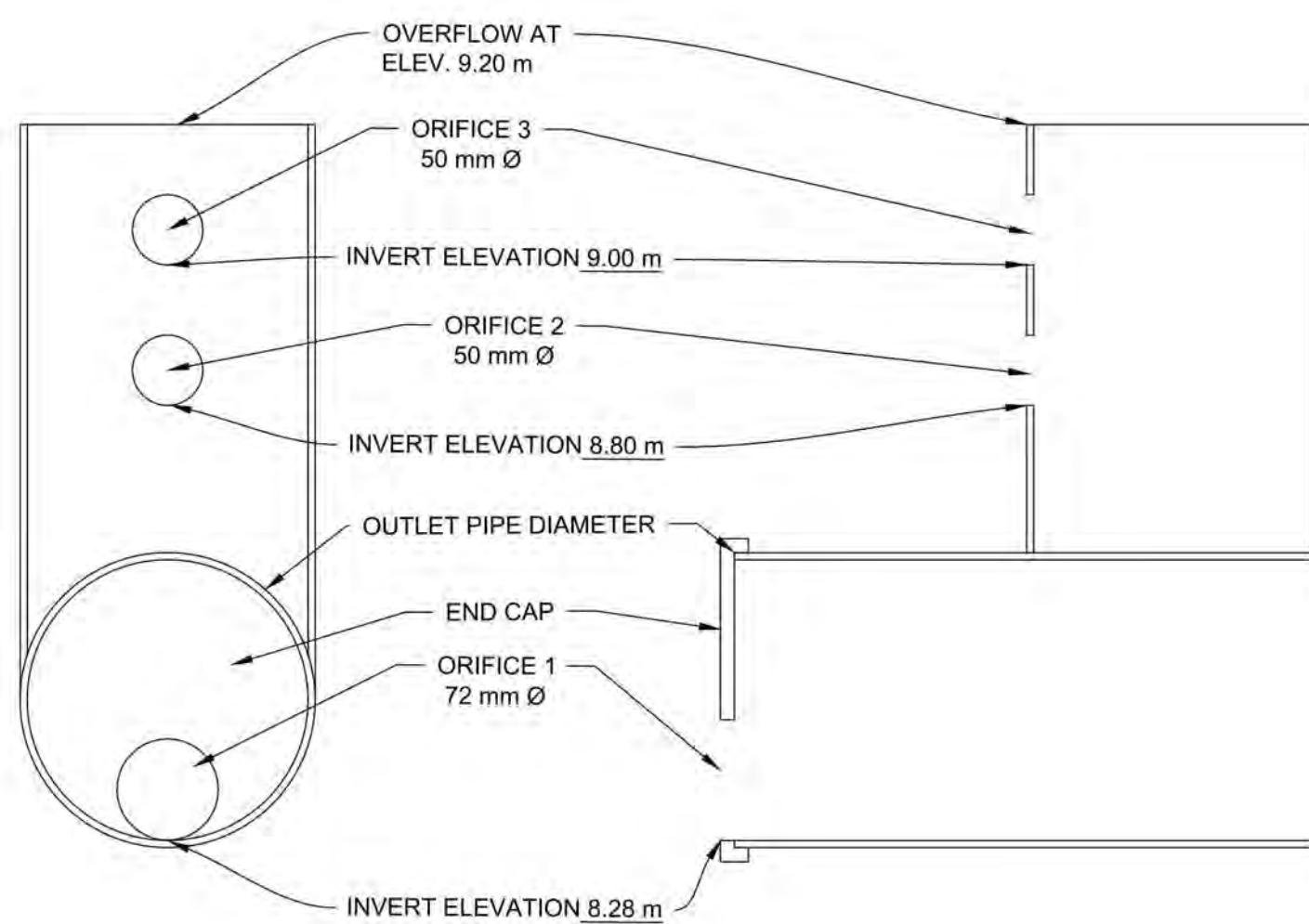
TYPICAL MULTIPLE PIPE TRENCH

(FIG. 2)

PIPE SIZES	DIMENSIONS
NOM. DIA.	"B" "C"
UP TO 375	600 600
375 TO 500	600 600
501 TO 750	600 600
751 TO 1200	600 750
OVER 1200	SEE PROJECT DRAWINGS



OUTLET ORIFICE



REVISIONS

4. REISSUED FOR TOWN APPROVAL - 2025 07 21
3. REISSUED FOR TOWN APPROVAL - 2025 06 10
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LEGEND

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END OF VERTICAL CURVE	EVC
POINT OF VERTICAL INTERSECTION	PVI
FINISHED GRADE	FG
CALCULATED POINT OF COMPOUND CURVATURE	C
POINT OF CURVATURE	PC
POINT OF COMPOUND CURVATURE	PCC
CHORD	CH
MANHOLE (SANITARY)	MHS
MANHOLE (STORM)	MHS
CATCH BASIN	CB
FIRE HYDRANT	FH
CURB STOP	CS
CALCULATED POINT	CP
UTILITY POLE	UP
RIGHT OF WAY	ROW
NOT TO SCALE	NOT TO SCALE
ELEVATION (PROPOSED)	+7.63
OVERHEAD WIRES	OHW
ELEVATION (EXISTING)	+7.63
PROPERTY LINE	PL
AREA TO BE FILLED	AREA TO BE FILLED
SILT FENCE	SILT FENCE

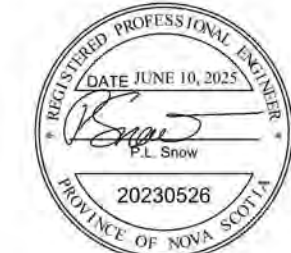
PLAN

SHOWING

GENERAL DETAILS

LANDS CONVEYED TO  
**3290012 NOVA SCOTIA LIMITED**  
PID 55279061 & 55499602  
FRONT STREET  
WOLFVILLE  
KINGS COUNTY, NS

DESIGNED BY PETER L. SNOW, P.ENG.



DeWOLFE & MORSE SURVEYING LIMITED

P.O. BOX 520 MIDDLETON  
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DRAFTED ON: MAY 16, 2025

PLAN No: 2025-133-DETAILS

SHEET 4 OF 4





Architecture for rural communities

## VINCENT DEN HARTOG Architect

Project: **Front Street Apartments**

Project Number: 2023-389-01

### Design Brief

Submitted to Marcia Elliott, Development Officer

The project program called for one or two small commercial spaces open to the street, and five residential dwelling units. One 'nano' sized studio is located on the ground floor level at the back of the building. Four units are located on the upper floor accessed by the Front Street entrance. Two of the upper units are two bedrooms and two of the units are studio apartments. This provides a mix of dwelling types located within a walkable downtown.

The project is an infill development that begins to create a commercial street wall on Front Street. It is hoped that more infill development will follow to create an active walkable commercial street environment.

The building is situated at the front lot line to promote accessible commercial activity. The ground floor commercial space has a high percentage of glazing to accommodate the commercial activity. The upper floors have residential dwelling units to promote a walkable lifestyle.

The cladding materials are durable, brick on the ground floor, with vertical board & batten style steel siding on the upper two levels. The style of the building is thoroughly modern, but the traditional red brick colour recalls other commercial buildings in town. The change of material for the upper two floors reduces the scale of the building.

The required parking is tucked behind the building accessed by a laneway to the east side. Although the parking takes up much of the space of the courtyard between the new building and the existing Main Street building, space has been maintained for the continued use of a courtyard patio of the micro-brewery business on Main Street.

End Document



## Site Plan Approval – Criteria Checklist

<b>Application:</b> <b>SP-005-2025 – Lot 2025A Front Street – Commercial/Residential Building</b>	
<b>LUB Reference</b>	<b>Staff Comments</b>
<b>2.10 Submission Requirements</b>	Application requirements met.
<b>Zone Standards :</b> Part 19 Core Commercial (C-1) zone  Permitted Use Table 18.1 and 18.2  Design Guideline Areas 18.2 (1)	Zone standards for setbacks, lot coverage, etc. as per LUB 19.5 have been met.  Permits mixed use commercial/residential buildings. Five dwelling units – entrance to the ground floor unit is more than 15m from streetline.  New 2-3 storey buildings subject to Site Plan Approval.
<b>Part 6 Parking:</b> Parking is calculated using table 6.2 <ul style="list-style-type: none"> <li>• 5 units = 5 spaces required</li> <li>• 114sqm commercial space = 3 spaces required.</li> </ul> Bicycle parking  EV parking/charging	9 spaces shown on plan (4 spaces on property, 5 on adjacent property through existing access easement). Changes are proposed to the parking requirement for the C-1 zone, therefore the parking allotment will be reviewed at time of occupancy to be compliant with LUB requirements.  Bicycle parking to be installed as per LUB 6.7.  Parking area to be designed to be “EV ready” to be able to add an EV charging station if needed.
<b>Site Plan Approval Requirements:</b>	<b>Staff Comments</b>
<b>LUB 18.3</b>	
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;	Proposed new building is not expected to create any negative impacts to neighbouring properties.
2. The location of off-street parking and loading facilities shall minimize negative impacts on the surrounding	Negative impacts are not anticipated.



neighbourhood, including traffic, noise, dust, fumes, lighting, or other nuisance or inconvenience to neighbouring properties;	
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;	Negative impacts are not anticipated.
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;	N/A – The lot is intended to be fully hardscaped.
5. Existing vegetation shall be retained where the vegetation is healthy and helps to minimize negative impacts on the surrounding neighborhood;	Existing trees along east property line will be retained if 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;	Pedestrian links shall be provided along driveway.
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 storage will be assessed to ensure maximum separation from public areas.
9. The location of all existing easements shall be identified;	Access easement to PID 55279061 shown on survey plan.
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 shall be designed in compliance with 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;	Any new signage installed will be assessed to ensure compliance with the LUB.
13. All signage shall be designed and constructed according to the signage requirements listed in Part 7;	Any new signage installed will be assessed to ensure compliance with the LUB.
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.	<p>This property is located within the Core Commercial Design Guidelines area.</p> <p>The building's design responds to the Design Guidelines and has been reviewed by the Design Review Committee.</p>
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.