SITE PLAN APPROVAL APPLICATION

Date: 04/23/2025

Applicant: Greener Projects Developments LTD.

Mailing Address: 1910 Cow Bay Rd, Cow Bay Rd B3G1K9

Email: holli@livegreener.ca

Phone: 9023299081

Project Location: Lot 1 - Gaspereau Ave

Project Details: Multi-unit Dwelling

PID: 55530794

OFFICE USE ONLY:

Application #: SP-006-2025

Fee: $150 Date Paid: Apr 30/25

Approved by: Marcia Elliott

Date Approved: August 1, 2025

Appeal Received: Hearing Date:

Appeal Decision:

LRO Registration #:

Registration Date:

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:

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.

Holli Roberts

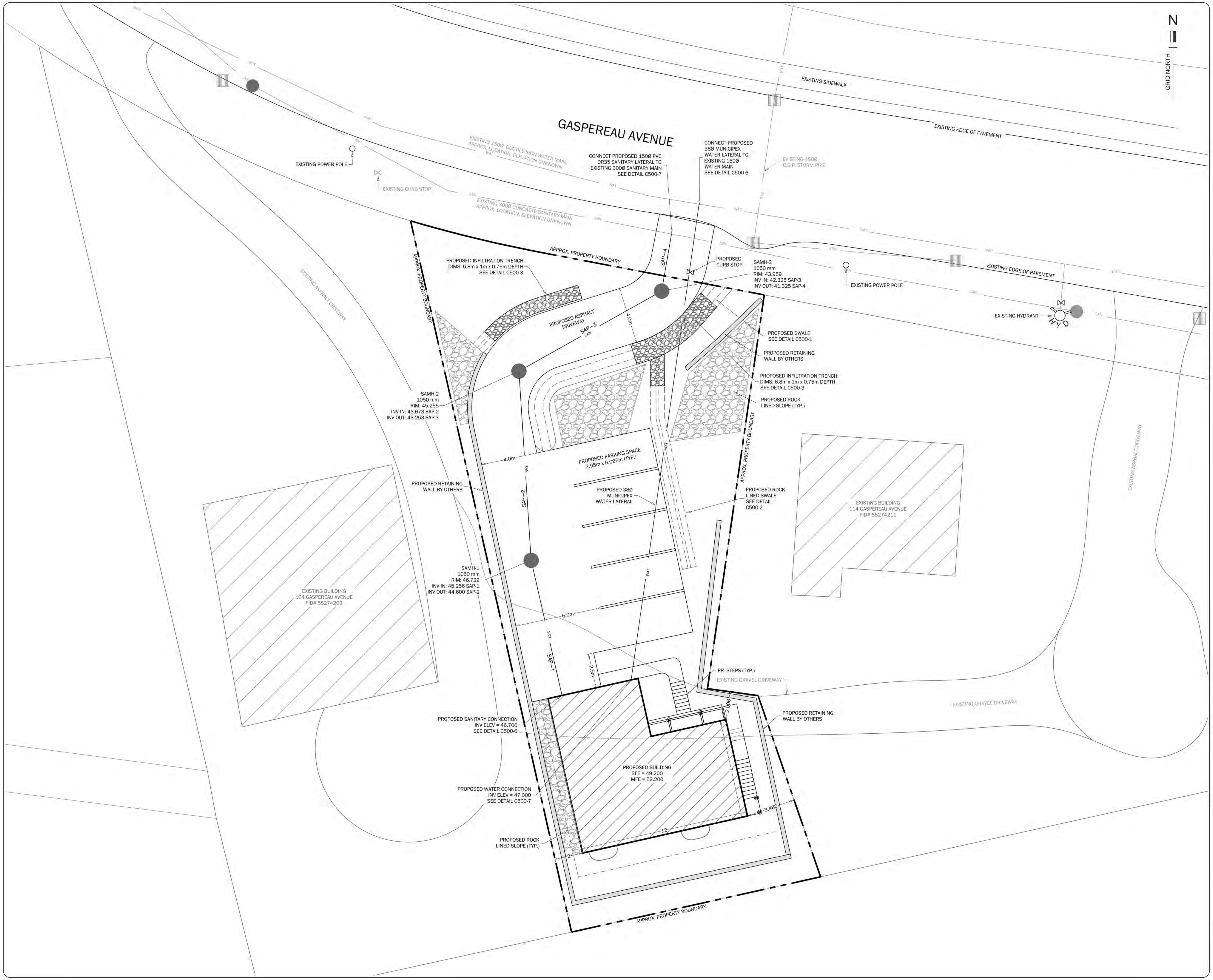
dotloop verified
04/23/25 5:45 PM ADT
2GJA-ZIN9-DV1U-UNA0

Applicant Signature

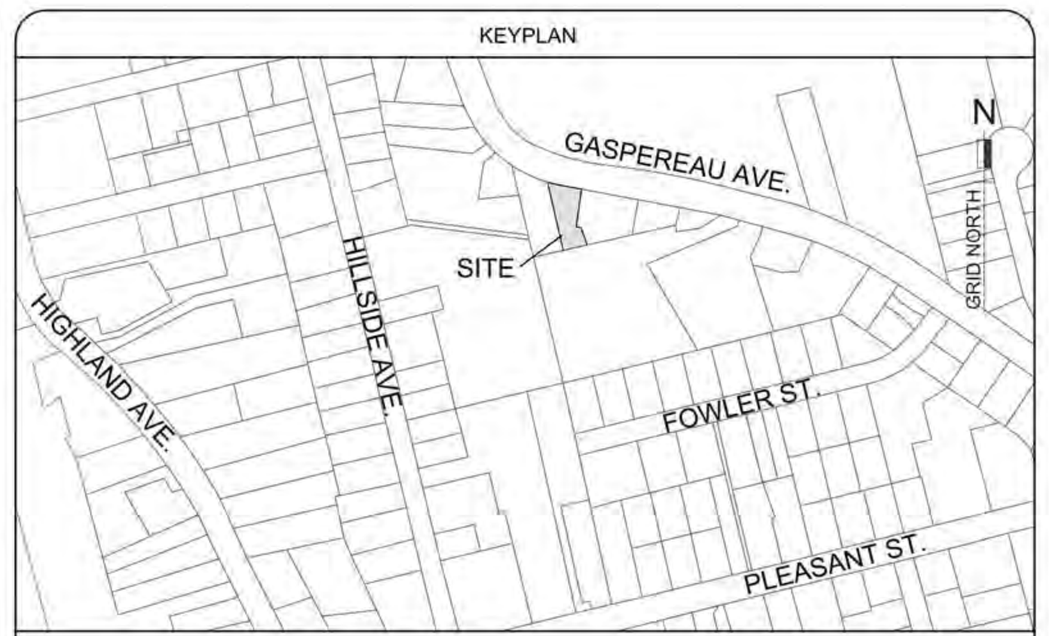
04/23/2025

Date

Town of Wolfville - Community Development
200 Dykeland Street | Wolfville|NS|B4P 1A2| **t:** 902-542-3718 **f:** 902-542-5066
www.wolfville.ca



KEYPLAN



NOTES:

1. ALL MEASUREMENTS SHOWN ARE IN METRIC UNITS OF MEASURE.
2. TOPOGRAPHIC SURVEY DATA SHOWN HAS BEEN PRODUCED BY ABLE ENGINEERING SERVICES ON 02/22/2023. VALUES SHOWN ARE DERIVED FROM G.P.S. OBSERVATIONS ON NOVA SCOTIA GRID COORDINATE SYSTEM NAD83 CSRS 2010 CGVD2013.
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4. ALL WORK MUST CONFORM TO TOWN OF WOLFVILLE STANDARDS AND SPECIFICATIONS (LATEST EDITION).
5. SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
6. CONSTRUCTION INSPECTIONS PERFORMED BY THE CONSULTANT REQUIRE A MINIMUM OF 48 HOURS NOTICE.

WATER AND SANITARY LOCATIONS AND ELEVATIONS ARE ONLY APPROXIMATE. CONTRACTOR TO CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING MAINS PRIOR TO CONSTRUCTION AND REPORT THEM TO THE ENGINEER IMMEDIATELY.

No.	MM/DD/YYYY	Revision Description	By
5	07/24/2025	REVISED	
4	06/25/2025	REVISED	
3	11/29/2023	REVISED BUILDING	JL
2	04/20/2023	REVISED SITE	EF
1	03/07/2023	ISSUED FOR REVIEW	EF

ABLE ENGINEERING | LAND SURVEYING

Seal

REGISTERED PROFESSIONAL ENGINEER
DATE 07/24/2025
M. K. Visentin
12358
PROVINCE OF NOVA SCOTIA

SCALE : 1:125

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

Horizontal	Vertical	Plot
1:125	N/A	A1 (23.4"x33.1")

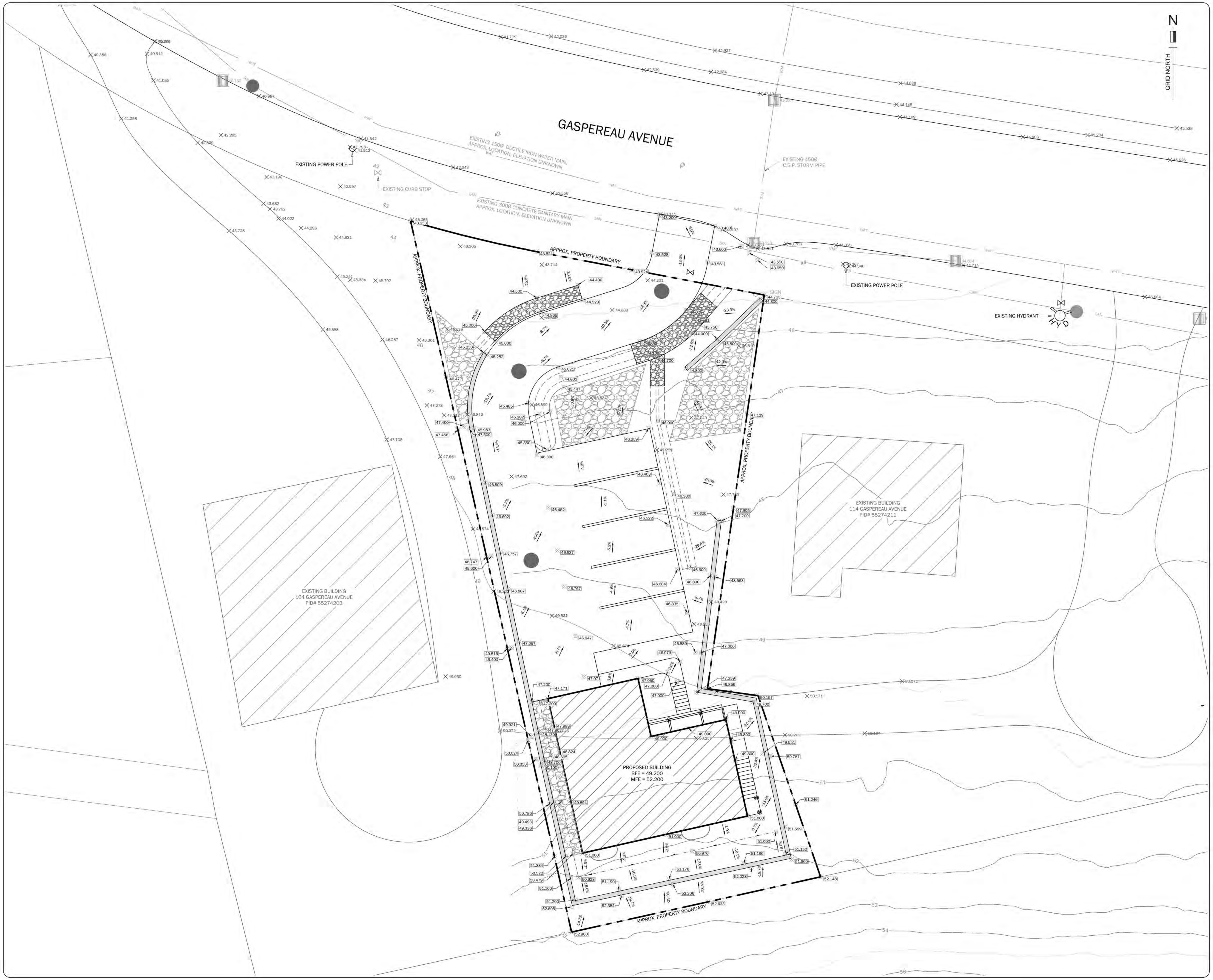
Project

LOT 1 GASPEREAU AVENUE
WOLFVILLE, NS
PID # 55530794

Title

SITE PLAN

Project No. 230221-94	Drawn E.FRY	Sheet 1 of 6
Ref.	Engineer M.VISENTIN	Plan No. C100
Date 2023-02-22	Check J.MACLEOD	



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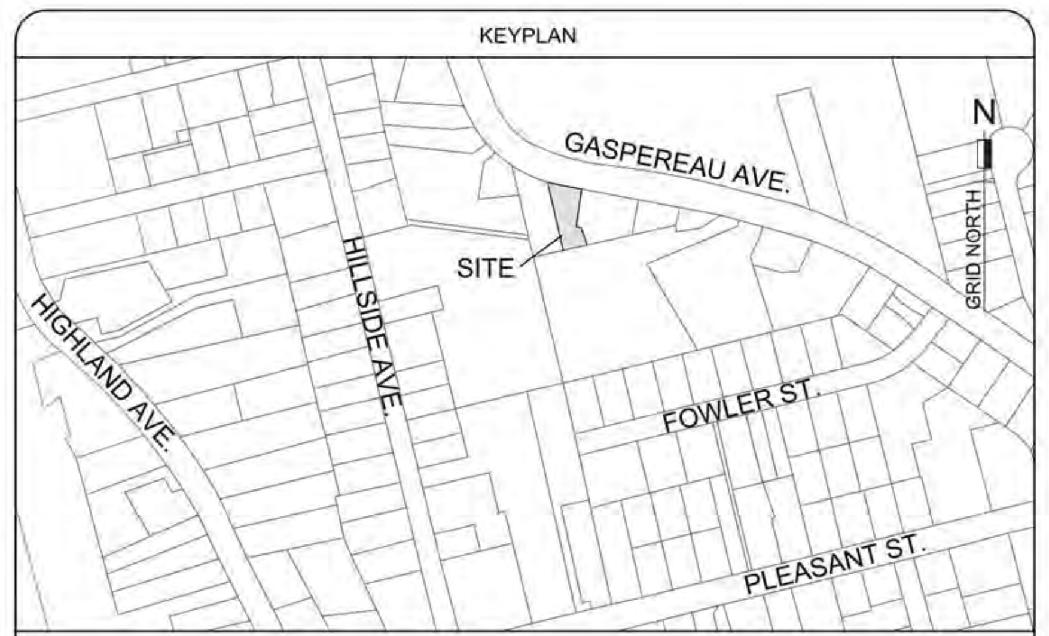

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7. EXISTING CONTOURS ARE SHOWN IN 1m AND 5m INTERVALS.

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ENGINEERING | LAND SURVEYING

Seal

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DATE 07/24/2025
M. K. Visentin
12358
PROVINCE OF NOVA SCOTIA

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

Horizontal	Vertical	Plot
1:125	N/A	A1 (23.4"x33.1")

Project

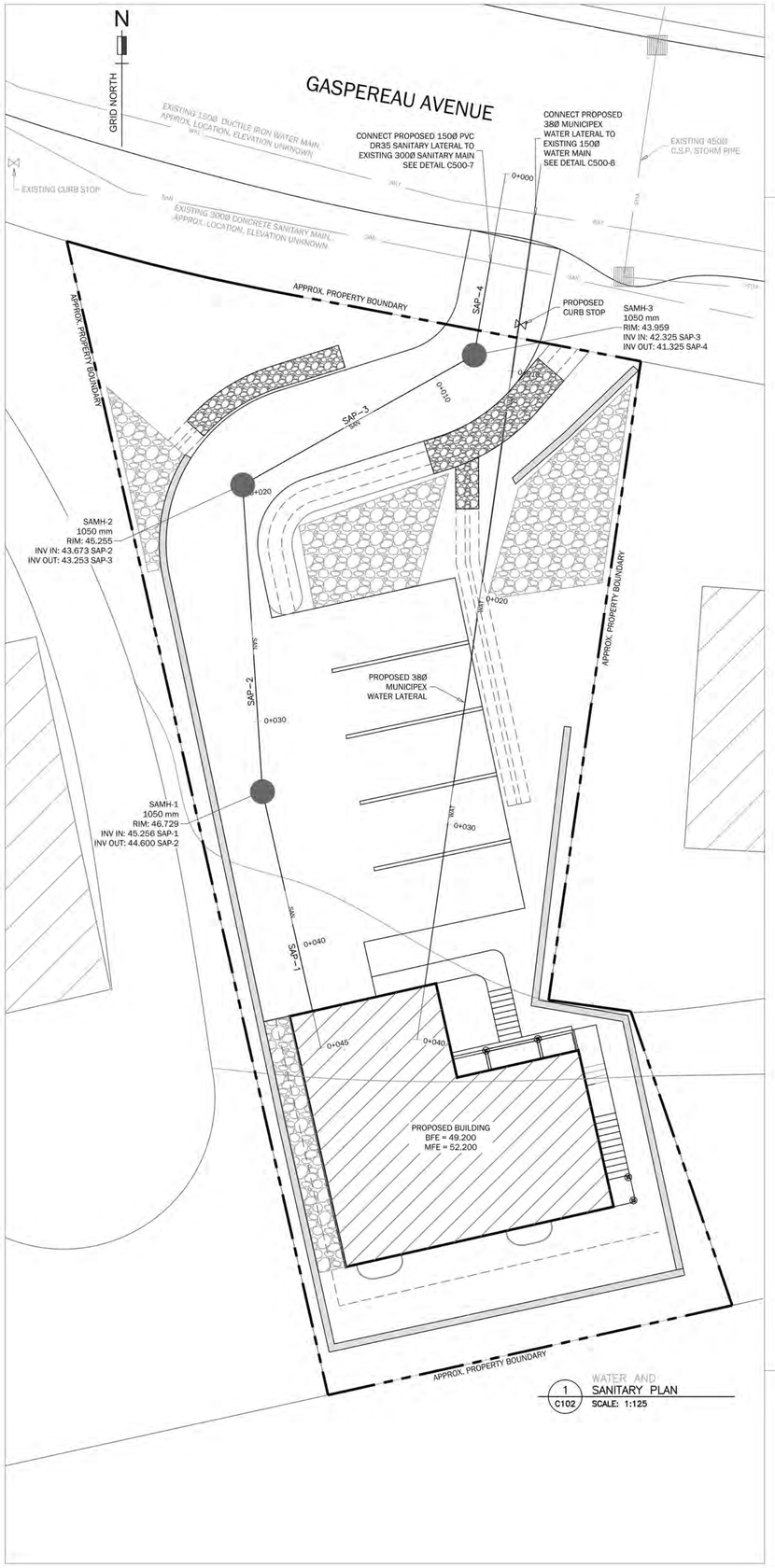
LOT 1 GASPEREAU AVENUE

WOLFVILLE, NS
PID # 55530794

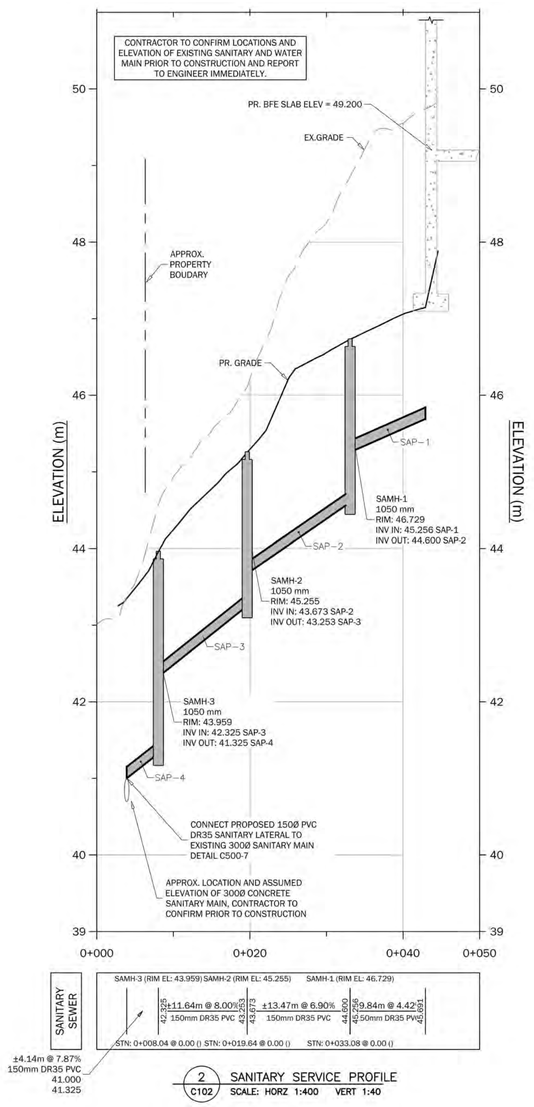
Title

GRADING PLAN

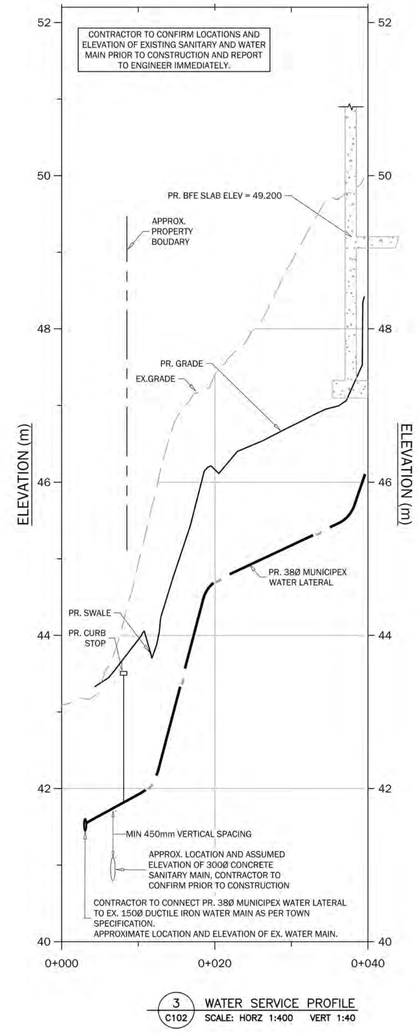
Project No.	Drawn	Sheet
230221-94	E.FRY	2 of 6
Ref.	Engineer: M.VISENTIN	Plan No.
Date: 2023-02-22	Check: J.MACLEOD	C101



1 C102 WATER AND SANITARY PLAN
SCALE: 1:125

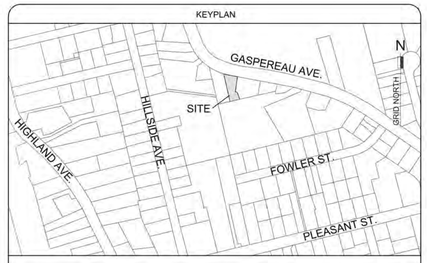


2 C102 SANITARY SERVICE PROFILE
SCALE: HORZ 1:400 VERT 1:40



3 C102 WATER SERVICE PROFILE
SCALE: HORZ 1:400 VERT 1:40

KEYPLAN



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ABLE ENGINEERING | LAND SURVEYING

Seal

REGISTERED PROFESSIONAL ENGINEER * PROVINCE OF NOVA SCOTIA *
DATE 07/24/2025
M. K Visentin
12358

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

SCALE: 1:400
0m 10m 20m 30m 40m 50m

Horizontal	Vertical	Plot
VARIES	1:40	A1 (23.4"x33.1")

Project

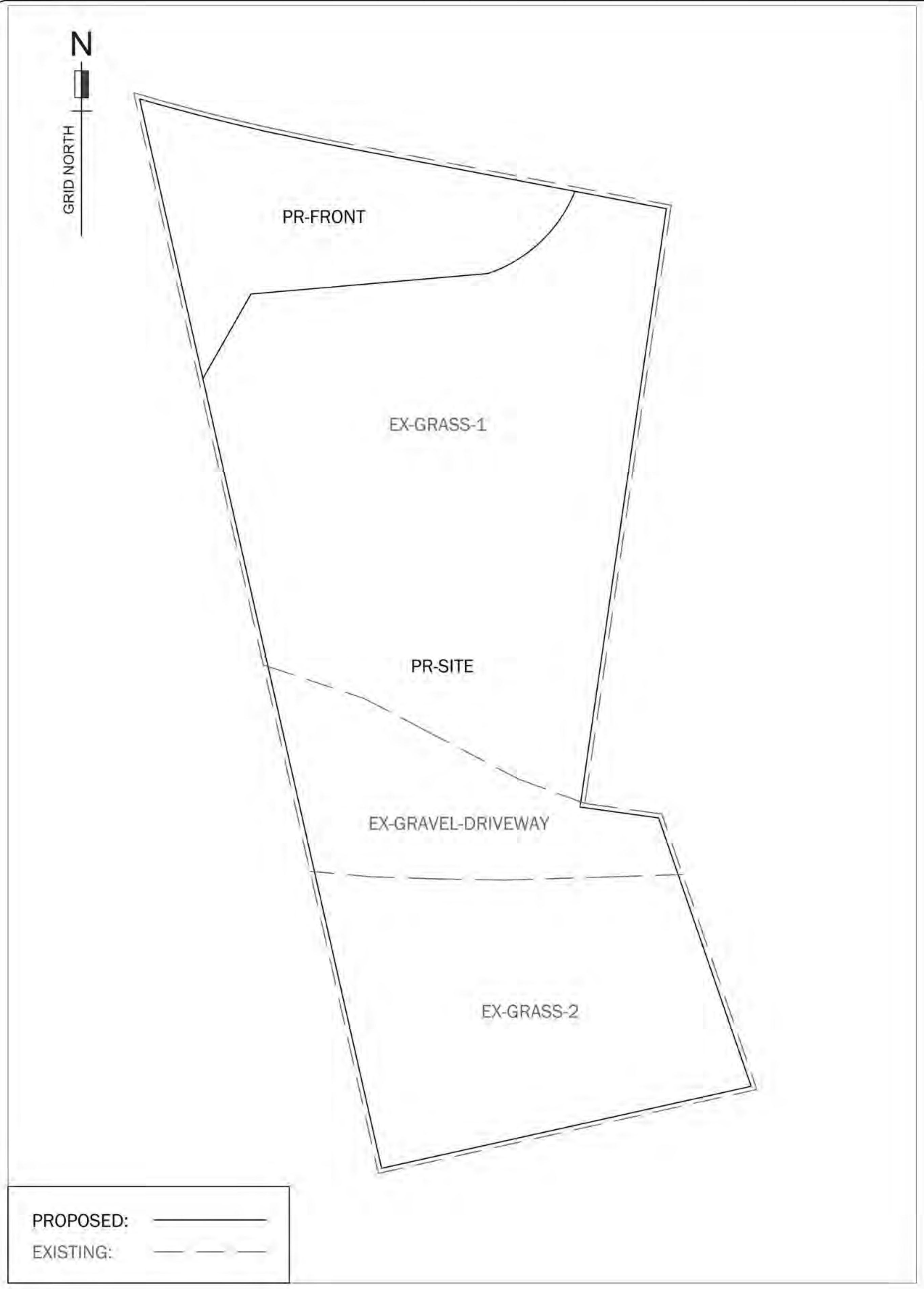
LOT 1 GASPEREAU AVENUE

WOLFVILLE, NS
PID # 55530794

Title

SANITARY AND WATER PLAN AND PROFILES

Project No. 230221-94	Drawn E.FRY	Sheet 3 of 6
Ref.	Engineer M.VISENTIN	Plan No. C102
Date 2023-02-22	Check J.MACLEOD	



EXISTING 5-YEAR STORM SUBBASINS

SN	Element ID	Area (m²)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
1	EX-GRASS-1	534.80	Out-STREET-CB	80.00	111.15	59.77	4.25	0 00:08:54
2	EX-GRASS-2	214.05	Out-STREET-CB	80.00	111.15	59.51	1.70	0 00:13:40
3	EX-GRAVEL-DRIVEWAY	104.17	Out-STREET-CB	91.00	111.15	84.00	1.13	0 00:09:19

TOTAL EXISTING FLOW = 7.08

EXISTING 10-YEAR STORM SUBBASINS

SN	Element ID	Area (m²)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
1	EX-GRASS-1	534.80	Out-STREET-CB	80.00	140.28	85.09	5.95	0 00:08:54
2	EX-GRASS-2	214.05	Out-STREET-CB	80.00	140.28	84.76	2.27	0 00:13:40
3	EX-GRAVEL-DRIVEWAY	104.17	Out-STREET-CB	91.00	140.28	112.70	1.42	0 00:09:19

TOTAL EXISTING FLOW = 9.64

EXISTING 25-YEAR STORM SUBBASINS

SN	Element ID	Area (m²)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
1	EX-GRASS-1	534.81	Out-STREET-CB	80.00	177.16	118.59	8.50	0 00:08:54
2	EX-GRASS-2	214.05	Out-STREET-CB	80.00	177.16	118.26	3.12	0 00:13:40
3	EX-GRAVEL-DRIVEWAY	104.17	Out-STREET-CB	91.00	177.16	149.00	1.98	0 00:09:19

TOTAL EXISTING FLOW = 13.60

EXISTING 50-YEAR STORM SUBBASINS

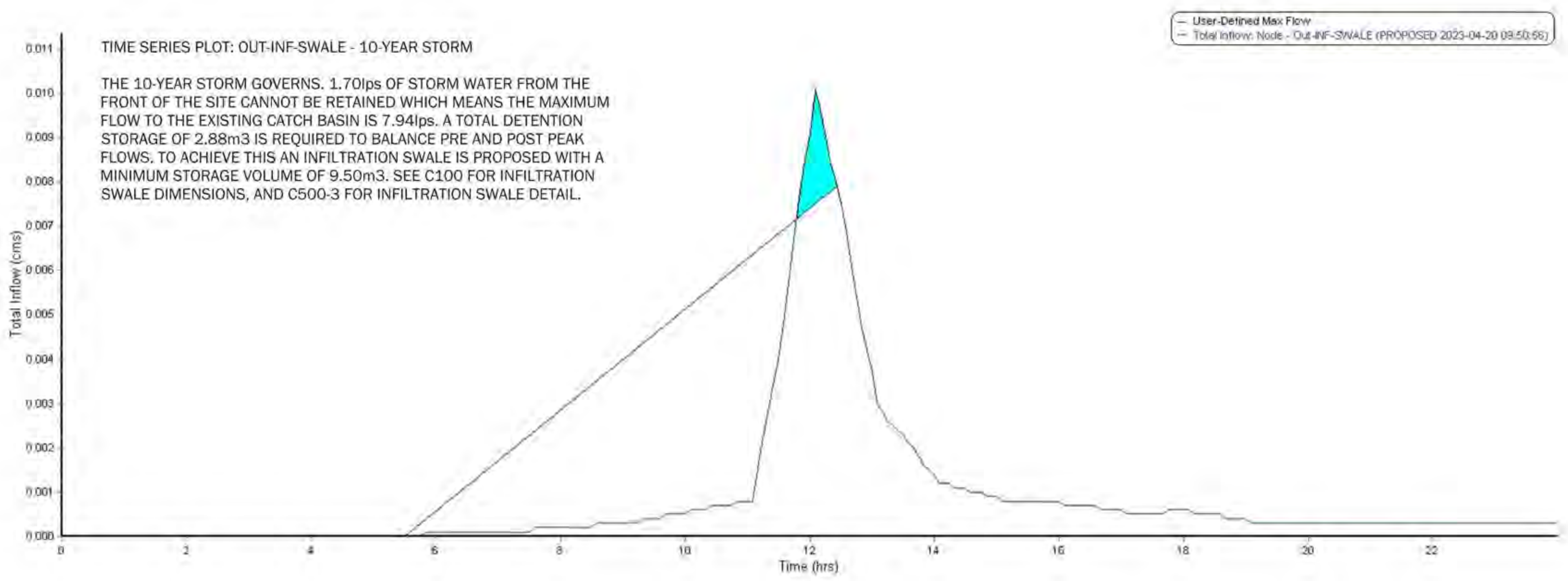
SN	Element ID	Area (m²)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
1	EX-GRASS-1	534.81	Out-STREET-CB	80.00	204.70	144.22	10.19	0 00:08:54
2	EX-GRASS-2	214.05	Out-STREET-CB	80.00	204.70	143.94	3.96	0 00:13:40
3	EX-GRAVEL-DRIVEWAY	104.17	Out-STREET-CB	91.00	204.70	176.00	2.27	0 00:09:19

TOTAL EXISTING FLOW = 16.42

EXISTING 100-YEAR STORM SUBBASINS

SN	Element ID	Area (m²)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
1	EX-GRASS-1	534.81	Out-STREET-CB	80.00	231.54	169.57	11.89	0 00:08:54
2	EX-GRASS-2	214.05	Out-STREET-CB	80.00	231.54	169.37	4.53	0 00:13:40
3	EX-GRAVEL-DRIVEWAY	104.17	Out-STREET-CB	91.00	231.54	203.02	2.55	0 00:09:19

TOTAL EXISTING FLOW = 18.97



Total Inflow Summary Table

Time period
From: 02/28/2023, 12:00:00 AM
To: 03/01/2023, 12:00:00 AM
Thresholds
Exceedance: 0
Deficit: 0
Detention storage
Max flow: 0.0079

Element ID	Out-INF-SWALE
Maximum Total Inflow (cms)	0.01
Minimum Total Inflow (cms)	0.00
Event Mean Total Inflow (cms)	0.00
Duration of Exceedances (hrs)	N/A
Duration of Deficits (hrs)	N/A
Number of Exceedances	N/A
Number of Deficits	N/A
Volume of Exceedance (m³)	N/A
Volume of Deficit (m³)	N/A
Total Inflow Volume (m³)	74.47
Detention Storage (m³)	2.88

PROPOSED 5-YEAR STORM SUBBASINS

SN	Element ID	Area (m²)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
1	PR-FRONT	124.25	OUT-STREET	86.00	111.15	72.39	1.42	0 00:02:09
2	PR-SITE	727.89	Out-INF-SWALE	87.00	111.15	75.74	7.36	0 00:02:53

TOTAL PROPOSED FLOW = 8.78
TOTAL EXISTING FLOW = 7.08

REDUCED OUT-INF-SWALE = 5.66
DETENTION STORAGE REQUIRED = 2.67 m3

REDUCED PROPOSED FLOW = 7.08

PROPOSED 10-YEAR STORM SUBBASINS

SN	Element ID	Area (m²)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
1	PR-FRONT	124.25	OUT-STREET	86.00	140.28	99.49	1.70	0 00:02:09
2	PR-SITE	727.89	Out-INF-SWALE	87.00	140.28	103.12	10.19	0 00:02:53

TOTAL PROPOSED FLOW = 11.89
TOTAL EXISTING FLOW = 9.64

REDUCED OUT-INF-SWALE = 7.94
DETENTION STORAGE REQUIRED = 2.88 m3

REDUCED PROPOSED FLOW = 9.64

PROPOSED 25-YEAR STORM SUBBASINS

SN	Element ID	Area (m²)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
1	PR-FRONT	124.25	OUT-STREET	86.00	177.16	134.93	2.27	0 00:02:09
2	PR-SITE	727.89	Out-INF-SWALE	87.00	177.16	138.51	13.59	0 00:02:53

TOTAL PROPOSED FLOW = 15.86
TOTAL EXISTING FLOW = 13.60

REDUCED OUT-INF-SWALE = 11.33
DETENTION STORAGE REQUIRED = 1.94 m3

REDUCED PROPOSED FLOW = 13.60

PROPOSED 50-YEAR STORM SUBBASINS

SN	Element ID	Area (m²)	Drainage Node ID	Weighted Curve Number	Total Precipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
1	PR-FRONT	124.25	OUT-STREET	86.00	204.70	161.62	2.83	0 00:02:09
2	PR-SITE	727.89	Out-INF-SWALE	87.00	204.70	165.25	15.86	0 00:02:53

TOTAL PROPOSED FLOW = 18.69
TOTAL EXISTING FLOW = 16.42

REDUCED OUT-INF-SWALE = 13.59
DETENTION STORAGE REQUIRED = 1.89 m3

REDUCED PROPOSED FLOW = 16.42

PROPOSED 100-YEAR STORM SUBBASINS

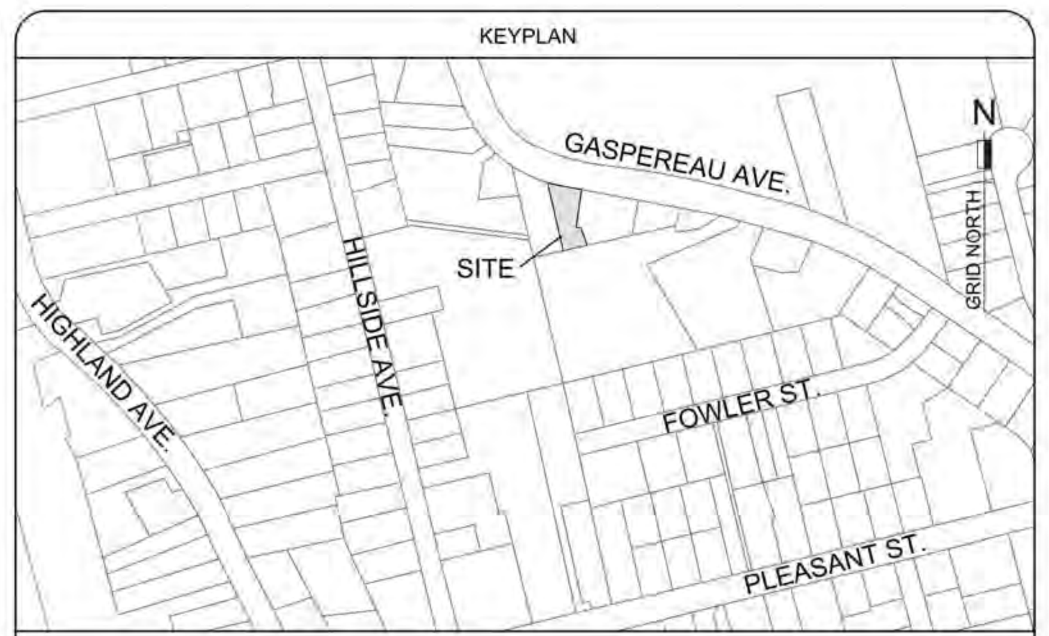
SN	Element ID	Area (m²)	Drainage Node ID	Weighted Curve Number	Total cipitation (mm)	Total Runoff (mm)	Peak Runoff (lps)	Time of Concentration (days hh:mm:ss)
1	PR-FRONT	124.25	OUT-STREET	86.00	231.54	187.68	3.12	0 00:02:09
2	PR-SITE	727.89	Out-INF-SWALE	87.00	231.54	191.47	18.41	0 00:02:53

TOTAL PROPOSED FLOW = 21.53
TOTAL EXISTING FLOW = 18.97

REDUCED OUT-INF-SWALE = 15.85
DETENTION STORAGE REQUIRED = 1.77 m3

REDUCED PROPOSED FLOW = 18.97

KEYPLAN



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

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

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1	03/07/2023	ISSUED FOR REVIEW	EF

ENGINEERING | LAND SURVEYING

Seal

SCALE: 1:200
0m 5m 10m 15m 20m 25m

Horizontal	Vertical	Plot
1:200	N/A	A1 (23.4"x33.1")

Project

LOT 1 GASPEREAU AVENUE

WOLFVILLE, NS
PID # 55530794

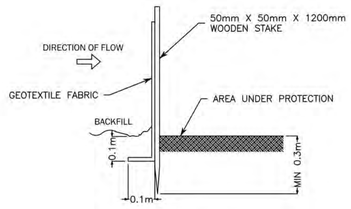
Title

STORMWATER ANALYSIS

Project No.	Drawn	Sheet
230221-94	E.FRY	4 of 6
Ref.	Engineer M.VISENTIN	Plan No. C103
Date 2023-02-28	Check J.MACLEOD	

EROSION AND SEDIMENT CONTROL NOTES

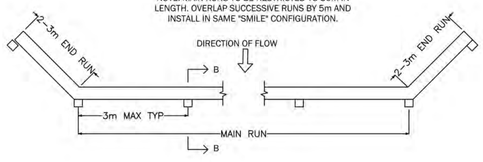
1. THE CONTRACTOR SHALL CARRY OUT WORK ON THIS SITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, PROVINCIAL, AND MUNICIPAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE OCCUPATIONAL HEALTH AND SAFETY ACT FOR THE PROVINCE OF NOVA SCOTIA.
2. THE CONTRACTOR SHALL OVERSEE THAT ALL WORK IS CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF NOVA SCOTIA DEPARTMENTS OF ENVIRONMENT (NSECC).
3. THE ENVIRONMENTAL BMPS INCLUDED IN THIS ESC PLAN ARE PROVIDED AS THE SUGGESTED APPROACH TO EROSION AND SEDIMENT CONTROL DURING WORK ON THIS SITE. THE CONTRACTOR SHALL IMPLEMENT THESE MEASURES AS A MINIMUM.
4. TO CONTROL EROSION AND PREVENT SEDIMENT FROM LEAVING THE SITE IT MAY BE NECESSARY TO INSTALL ADDITIONAL ENVIRONMENTAL CONTROLS BEYOND THOSE INCLUDED IN THE ESC PLAN.
5. THE CONTRACTOR SHALL OVERSEE A COPY OF ALL PERTINENT APPROVALS AND PERMITS ARE KEPT ONSITE (INCLUDING THE ESC PLAN FOR THE SITE AND ANY SUBSEQUENT REVISIONS TO THE ESC PLAN). THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND CONDITIONS ISSUED BY THE REGULATORS.
6. THE CONTRACTOR SHALL MAINTAIN ALL ENVIRONMENTAL CONTROLS UNTIL THE SITE HAS BEEN STABILIZED AND APPROVED BY THE REGULATOR.
7. THE CONTRACTOR SHALL PREVENT THE RELEASE OF SEDIMENT TO ALL WATERCOURSES, WETLANDS AND/OR PROPERTIES ADJACENT TO THE CONSTRUCTION SITE.
8. THE CONTRACTOR OR SITE DESIGNATE SHALL NOTIFY NSECC IF THERE ARE ANY OFFSITE IMPACTS AND ENSURE THAT DEFICIENCIES ARE CORRECTED WITHIN 12 HOURS OF ANY BREACH.
9. THE CONTRACTOR OR SITE DESIGNATE SHALL INSPECT ENVIRONMENTAL CONTROLS BEFORE AND AFTER PRECIPITATION EVENTS FORECASTED TO BE > 10 MM.
10. IN THIS ESC PLAN, ANY REFERENCE TO A PREDICTED FORECAST FOR PRECIPITATION EVENTS REFERS TO FORECASTS BY ENVIRONMENT CANADA ONLY.
11. NO WASHING, FUELING OR MAINTENANCE OF VEHICULAR EQUIPMENT WILL BE ALLOWED WITHIN 30 M OF ANY WATERCOURSE OR WETLAND WITHOUT SECONDARY CONTAINMENT.
12. NO STORAGE OF CHEMICALS, PETROLEUM, OILS OR LUBRICANTS WILL BE ALLOWED WITHIN 30 M OF A WATERCOURSE OR WETLAND.
13. ALL EQUIPMENT USED DURING CONSTRUCTION ACTIVITIES WILL BE FREE OF LEAKS AND COATINGS OF HYDROCARBON-BASED FLUIDS OR LUBRICANTS THAT ARE HARMFUL TO THE ENVIRONMENT. HOSES AND TRUCK FUEL TANKS WILL BE ROUTINELY CHECKED FOR FRACTURES OR BREAKS.
14. THE CONTRACTOR SHALL HAVE AN EMERGENCY SPILL PREVENTION AND RESPONSE PLAN PREPARED PRIOR TO THE COMMENCEMENT OF ANY WORK AT THE SITE. THE CONTRACTOR SHALL HAVE THE APPROPRIATE SPILL RESPONSE EQUIPMENT, SPECIFIC TO THE TYPE OF SPILLS THAT MOST LIKELY TO OCCUR DURING WORK ACTIVITIES ON THE SITE AT ALL TIMES.
15. THE CONTRACTOR MAY BE REQUIRED TO COVER EXPOSED SOIL BEFORE THE NEXT PRECIPITATION EVENT. TEMPORARY COVER WILL CONSIST OF DRY MULCHING AT A RATE OF 4,500 KG/HA (45 KG/100 M2) TO PREVENT EROSION.
16. CONSTRUCTION ON THE SITE SHALL NOT RESULT IN SEDIMENT AND DEBRIS BEING DEPOSITED ON PUBLIC ROADS. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH DAY AGGREGATE PADS MAY HAVE TO BE PLACED AT THE EGRESS OF ALL ACCESS ROADS FROM THE SITE TO REMOVE MUD AND DEBRIS FROM TRUCK AND EQUIPMENT TIRES.
17. WORK SHOULD BE SEQUENCED TO LIMIT EXPOSED SOILS TO THOSE AREAS WHICH WORK CAN BE PERFORMED IN A TIMELY MANNER & SHOULD SUBSEQUENTLY BE PROTECTED TO MINIMIZE RENDERING SUITABLE SOILS FROM BECOMING UNSUITABLE.
18. PREPARED SURFACES SHOULD BE PROTECTED TO MINIMIZE THE AMOUNT OF DEGRADATION. IT IS RECOMMEND SEALING THE SURFACES WITH A ROLLER AT THE END OF EACH WORK DAY TO HELP MINIMIZE WATER PENETRATION. IT WOULD ALSO BE PRUDENT TO INCLUDE PROVISION FOR A STABILIZING LAYER OF ROCKFILL IN AREAS OF HIGH CONSTRUCTION TRAFFIC FLOW.
19. SEDIMENT FENCE AND GRUBBING BERM AREAS TO BE INSPECTED AFTER EVERY RAINFALL EVENT AND WEEKLY. RECORD TO BE KEPT BY CONTRACTOR.
20. KEEP CLEAN WATER CLEAN.
21. SEDIMENT CONTROL BMPS (I.E., PERIMETER CONTROLS) SHOULD BE PLACED TO CAPTURE ANY RESIDUAL SEDIMENT FROM ENTERING A WATERCOURSE OR WETLAND AND/OR LEAVING THE SITE.



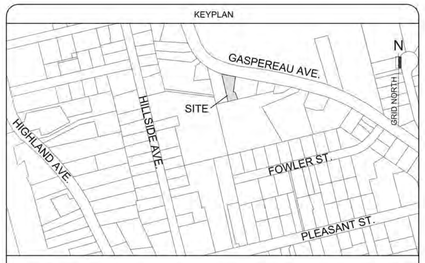
SECTION B-B

1 / C105 INSTALLATION TYPE 1 SILT FENCE
NTS

NOTE: MAIN RUNS TO BE RESTRICTED TO 50m IN LENGTH. OVERLAP SUCCESSIVE RUNS BY 5m AND INSTALL IN SAME "SMILE" CONFIGURATION.



KEYPLAN



NOTES:

1. ALL MEASUREMENTS SHOWN ARE IN METRIC UNITS OF MEASURE.
2. TOPOGRAPHIC SURVEY DATA SHOWN HAS BEEN PRODUCED BY ABLE ENGINEERING SERVICES ON 02/22/2023. VALUES SHOWN ARE DERIVED FROM G.P.S. OBSERVATIONS ON NOVA SCOTIA GRID COORDINATE SYSTEM NAD83 CSRS 2010 CGVD2013.
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4. ALL WORK MUST CONFORM TO TOWN OF WOLFVILLE STANDARDS AND SPECIFICATIONS (LATEST EDITION).
5. SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
6. CONSTRUCTION INSPECTIONS PERFORMED BY THE CONSULTANT REQUIRE A MINIMUM OF 48 HOURS NOTICE.

No.	MM/DD/YYYY	Revision Description	By
4	07/24/2025	REVISED	
3	06/25/2025	REVISED	
2	04/20/2023	REVISED SITE	EF
1	03/07/2023	ISSUED FOR REVIEW	EF

ABLE ENGINEERING | LAND SURVEYING

Seal

REGISTERED PROFESSIONAL ENGINEER
DATE 07/24/2025
M. K Visentin
12358
PROVINCE OF NOVA SCOTIA

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

Horizontal	Vertical	Plot
1:125	N/A	A1 (23.4"x33.1")

Project

LOT 1 GASPEREAU AVENUE

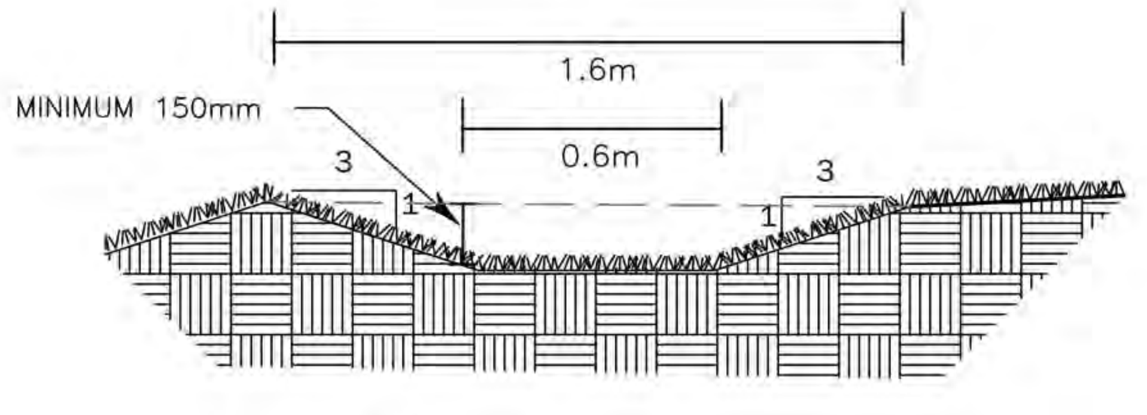
WOLFVILLE, NS
PID # 55530794

Title

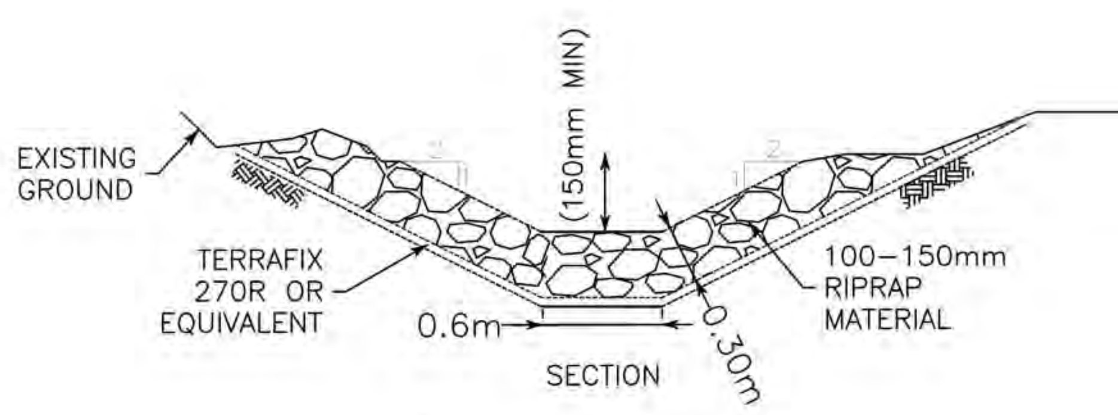
EROSION AND SEDIMENT CONTROL PLAN

Project No.	Drawn	Sheet
230221-94	E.FRY	5 of 6
Ref.	Engineer	Plan No.
	M.VISENTIN	C104
Date	Check	
2023-03-01	J.MACLEOD	

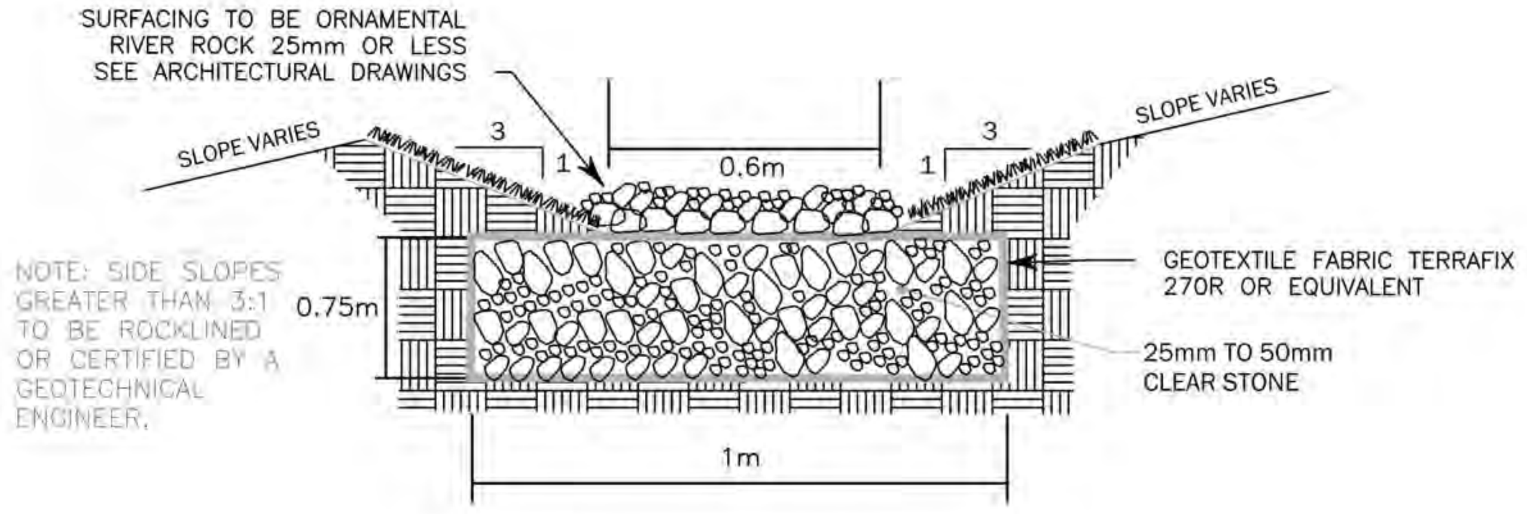
SHEET PRODUCED TO ANSI B (11 x 17) AND SHOULD BE PLOTTED



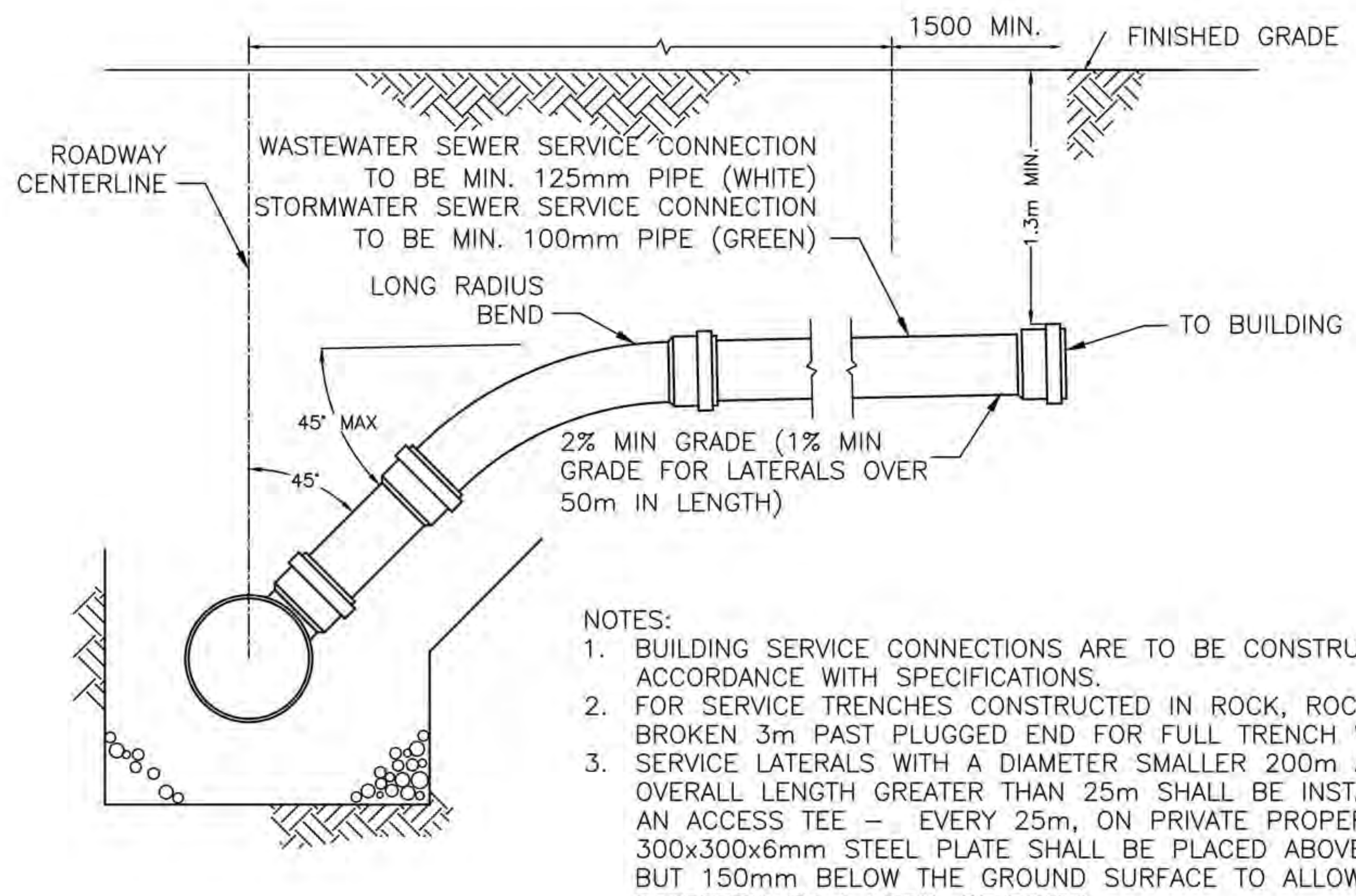
1 GRASS LINED SWALE
C500 SCALE: NTS



2 ROCK LINED SWALE
C500 SCALE: NTS



3 INFILTRATION TRENCH
C500 SCALE: NTS



NOTES:
1. BUILDING SERVICE CONNECTIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS.
2. FOR SERVICE TRENCHES CONSTRUCTED IN ROCK, ROCK SHALL BE BROKEN 3m PAST PLUGGED END FOR FULL TRENCH WIDTH.
3. SERVICE LATERALS WITH A DIAMETER SMALLER 200m AND WITH AN OVERALL LENGTH GREATER THAN 25m SHALL BE INSTALLED WITH AN ACCESS TEE – EVERY 25m, ON PRIVATE PROPERTY. A 300x300x6mm STEEL PLATE SHALL BE PLACED ABOVE ACCESS TEE BUT 150mm BELOW THE GROUND SURFACE TO ALLOW FOR DETECTION BY A METAL DETECTOR.
4. LATERALS GREATER THAN 200mm IN DIAMETER ARE TO BE CONNECTED TO A MANHOLE.

7 SANITARY SEWER SERVICE CONNECTION
C500 SCALE: NTS

DESIGN NOTES

GENERAL:

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

EXISTING CONDITIONS:

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

SPECIFICATIONS:

10. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL BE IN ACCORDANCE WITH THE FOLLOWING REGULATORY AGENCIES AND SPECIFICATIONS:
    i. LOCAL MUNICIPAL DESIGN AND CONSTRUCTION SPECIFICATIONS.
    ii. THE NOVA SCOTIA STANDARD SPECIFICATIONS FOR MUNICIPAL SERVICES.
    iii. NSECC SPECIFICATIONS AND REGULATIONS.
    iv. APPLICABLE PROVINCIAL AND FEDERAL SPECIFICATIONS AND REGULATIONS.
    v. PRODUCT SPECIFIC MANUFACTURERS INSTALLATION PROCEDURES AND SPECIFICATIONS.
11. PROJECT SPECIFIC WRITTEN SPECIFICATIONS MAY APPLY WHEN THEY FORM PART OF TENDER PACKAGE AND SHALL BE READ IN CONJUNCTION WITH THESE DESIGN PLANS.

ENVIRONMENTAL:

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

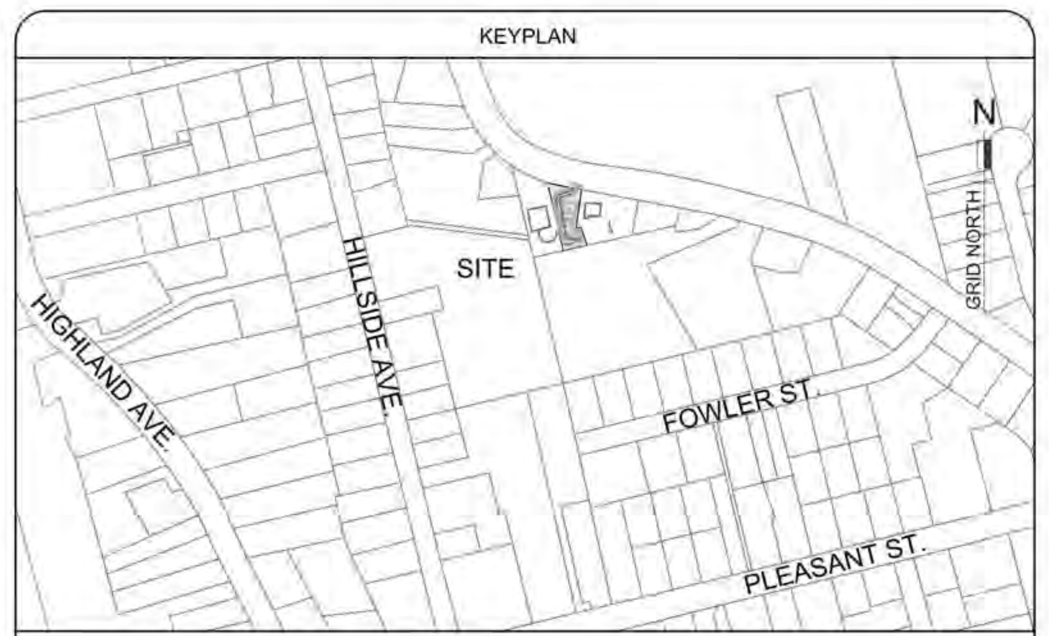
CONSTRUCTION:

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

PROJECT SPECIFIC NOTES:

24. NEW WATER SERVICES TO BE INSTALLED WITH A MINIMUM OF 1.6m AND A MAXIMUM OF 2.0m OF COVER.
25. ALL UNDERGROUND SANITARY SEWER PIPING TO BE INSTALLED WITH MINIMUM 1.2m COVER. PIPES THAT CAN NOT ACHIEVE 1.2m COVER MAY BE INSULATED WITH ENGINEERS' APPROVAL.
26. ALL SLOPES STEEPER THAN 2H:1V TO BE CERTIFIED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
27. STANDARD SANITARY MANHOLE–ALL INTERIOR AND EXTERIOR JOINTS NOT COVERED BY BLUESKINS SHALL BE GROUTED.
28. ALL SANITARY MANHOLES TO HAVE EXTERIOR JOINTS WRAPPED COMPLETELY IN "BLUESKIN" AND MADE WATER TIGHT AS PER MANUFACTURES INSTRUCTIONS.
29. CONTRACTOR TO CONTACT UTILITY COMPANIES (BELL/ALIANT, NSPI, HERITAGE GAS etc.) TO CONFIRM IF ANY UNDERGROUND SERVICES EXIST IN THE VICINITY OF PROPOSED WORK PRIOR TO EXCAVATION.
30. PIPE MATERIAL:
    30.1. WATER MAIN – MUNICIPEX
    30.2. SANITARY PIPE – PVC DR35

KEYPLAN



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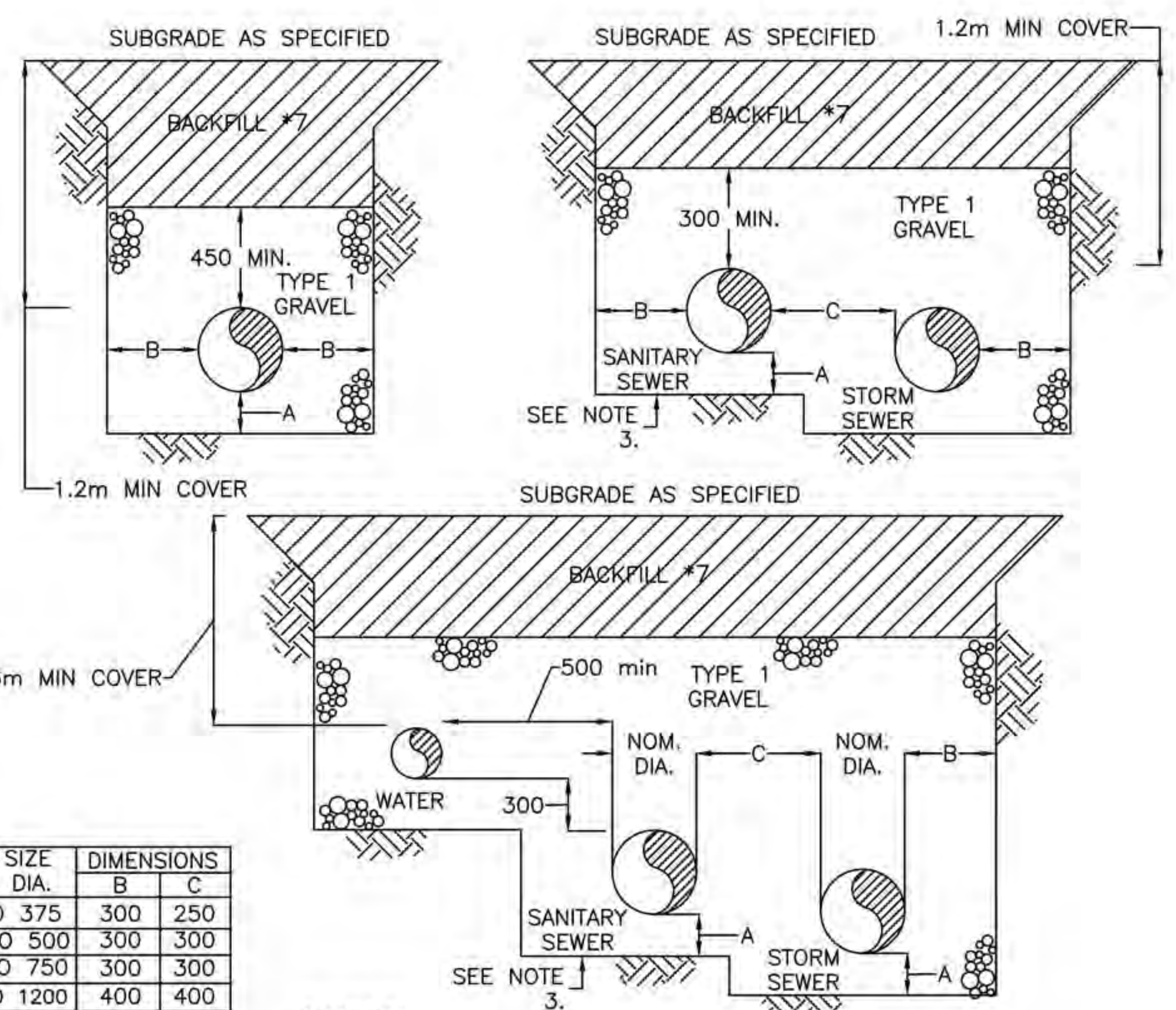
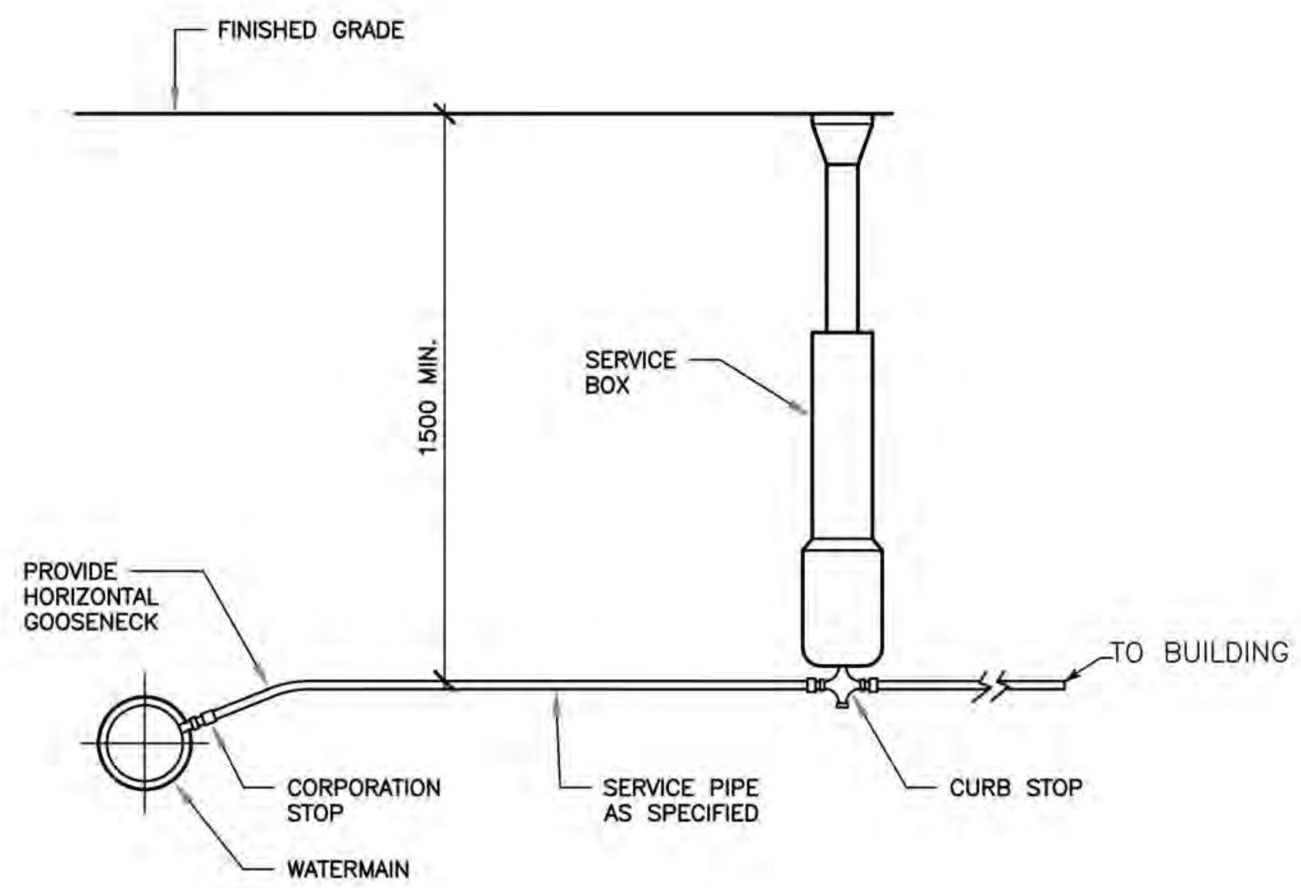


PIPE SIZE NOM. DIA.	DIMENSIONS B	DIMENSIONS C
UP TO 375	300	250
375 TO 500	300	300
501 TO 750	300	300
751 TO 1200	400	400
OVER 1200	SEE PROJECT DRAWINGS	

DIMENSION "A" IS 25% OF THE NOMINAL PIPE DIAMETER OR 250mm, WHICHEVER IS GREATER.

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 STORM AND SANITARY SEWER ARE NOT MATCHED, THE INVERT OF THE STORM SEWER MUST BE AT LEAST 100mm BELOW THE INVERT OF THE SANITARY SEWER.
4. WHEN CONCRETE PIPE IS SPECIFIED FOR A SANITARY SEWER, A GEOTECHNICAL REPORT BY A P.ENG. MUST BE UNDERTAKEN TO ENSURE STABILITY OF THE SUBBASE.
5. MINIMUM GRAVEL COVER OVER SANITARY AND STORM SEWERS IS TO BE 300mm.
6. TYPE 1 CLASS GRAVEL TO BE COMPACTED IN 150mm THICK LAYERS.
7. BACKFILL TO BE GRANULAR MATERIAL AND/OR COMMON EXCAVATED MATERIAL AS APPROVED BY GEOTECHNICAL CONSULTANT.
8. DEPTH OF COVER FOR ALL SEWER PIPING TO BE MINIMUM 1.2m.
9. DEPTH OF COVER FOR ALL WATER PIPING TO BE MINIMUM 1.6m AND MAXIMUM 2.0m.

4 TYPICAL TRENCH CROSS SECTION
C500 SCALE: NTS



NOTE: ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE

6 WATER SERVICE CONNECTION 38MM (1-1/2") DIA. AND OVER
C500 SCALE: NTS

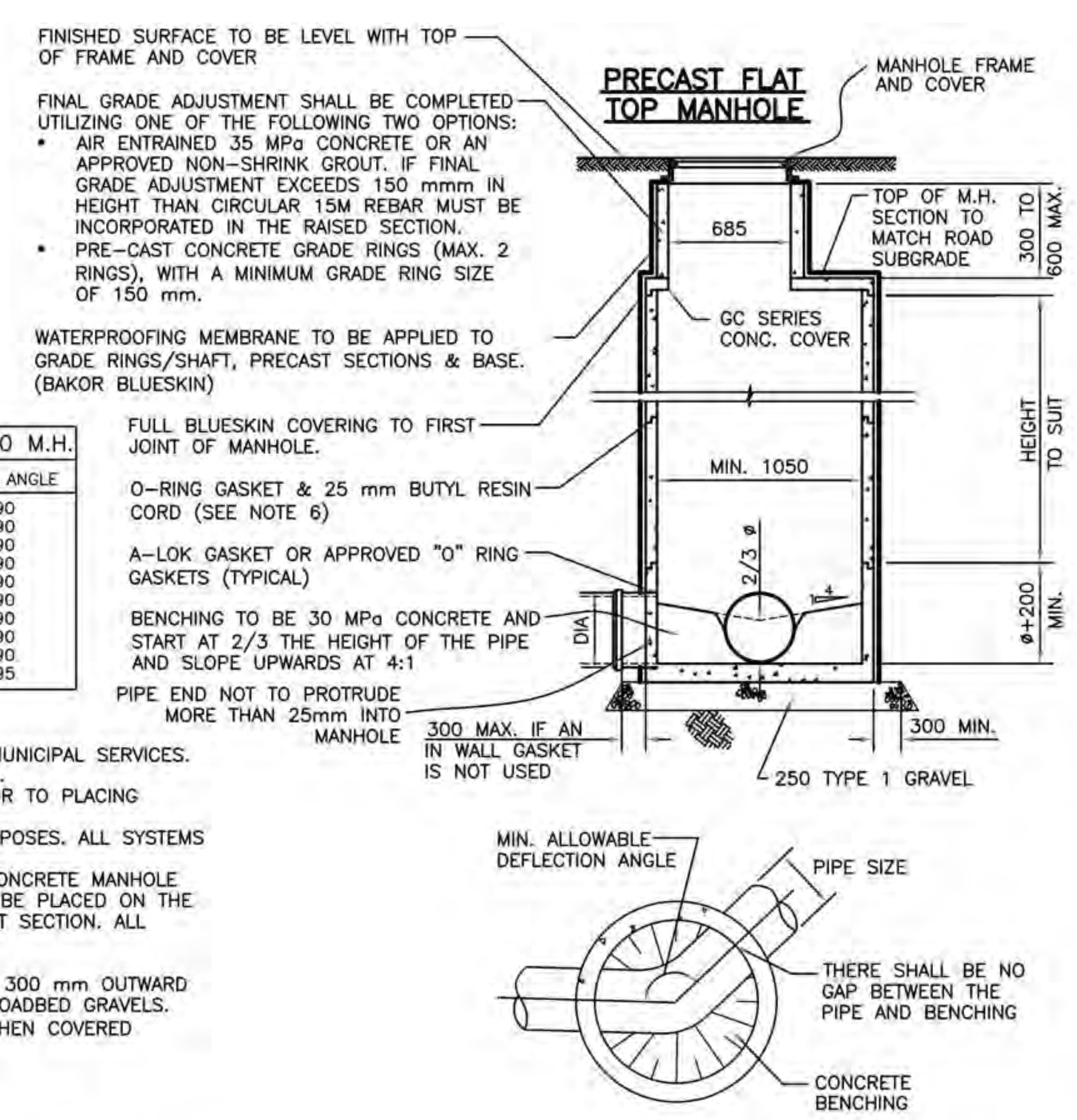
MIN. ALLOWABLE DEFLECTION ANGLES FOR CONCRETE PIPE

PIPE SIZE (mm)	MINIMUM ALLOWABLE DEFLECTION ANGLE 1050 M.H.	1200 M.H.	1500 M.H.	1800 M.H.	2100 M.H.	2400 M.H.
200	90	90	90	90	90	90
250	90	90	90	90	90	90
300	90	90	90	90	90	90
375	90	90	90	90	90	90
450	110	90	90	90	90	90
525	125	110	90	90	90	90
600	n/a	115	90	90	90	90
750	n/a	n/a	110	90	90	90
900	n/a	n/a	135	110	90	90
1050	n/a	n/a	n/a	115	110	90

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

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

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



8 PRECAST MANHOLE
C500 SCALE: NTS

No.	MM/DD/YYYY	Revision Description	By
4	07/24/2025	REVISED	
3	06/25/2025	REVISED	
2	04/20/2023	REVISED SITE	EF
1	03/07/2023	ISSUED FOR REVIEW	EF

ABLE ENGINEERING | LAND SURVEYING

Seal

REGISTERED PROFESSIONAL ENGINEER
DATE 07/24/2025
M. A. Visentin
12358
PROVINCE OF NOVA SCOTIA

Horizontal	Vertical	Plot
N/A	N/A	A1 (23.4"x33.1")

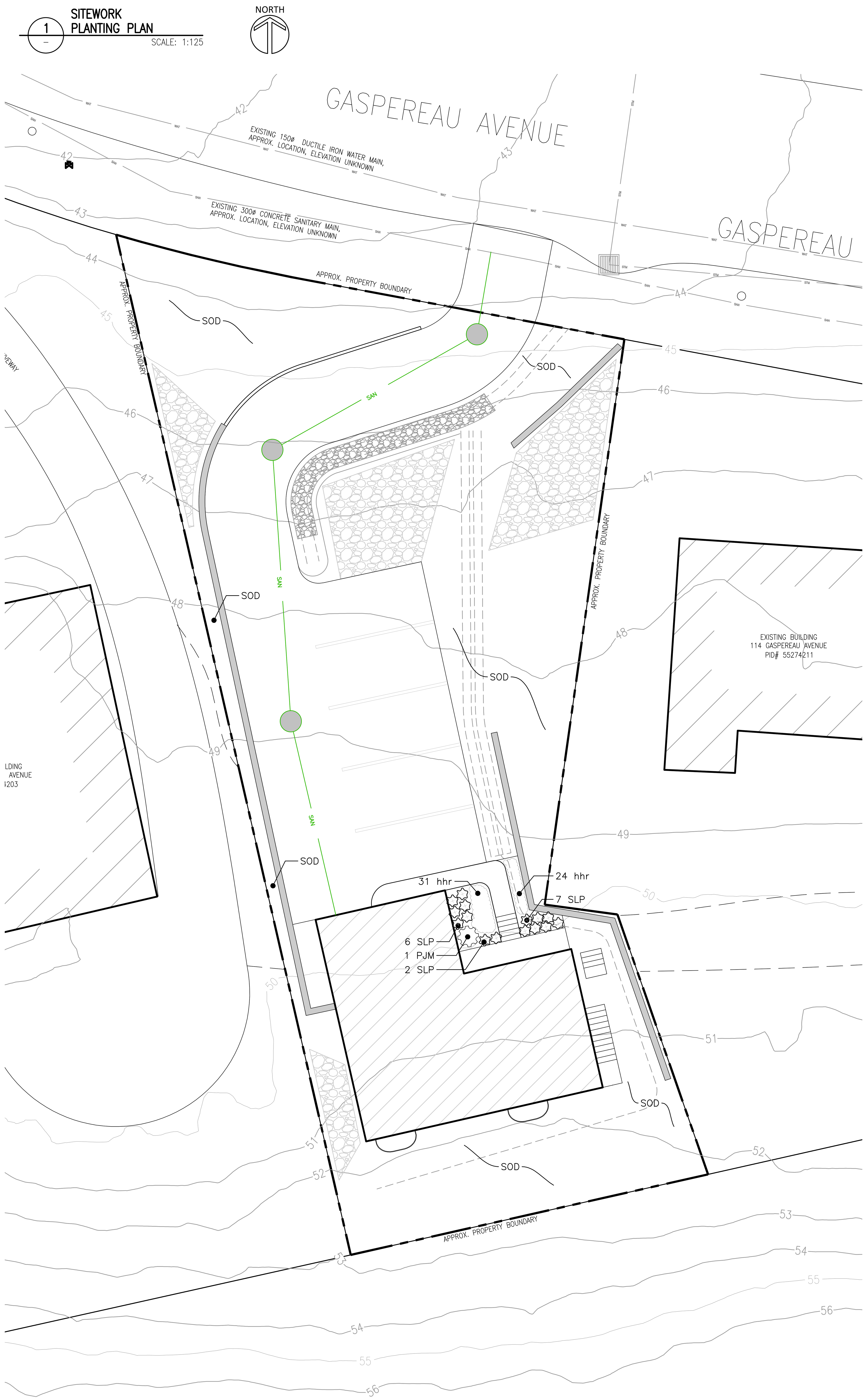
Project
LOT 1 GASPEREAU AVENUE
WOLFVILLE, NS
PID # 55530794

Title
DETAILS

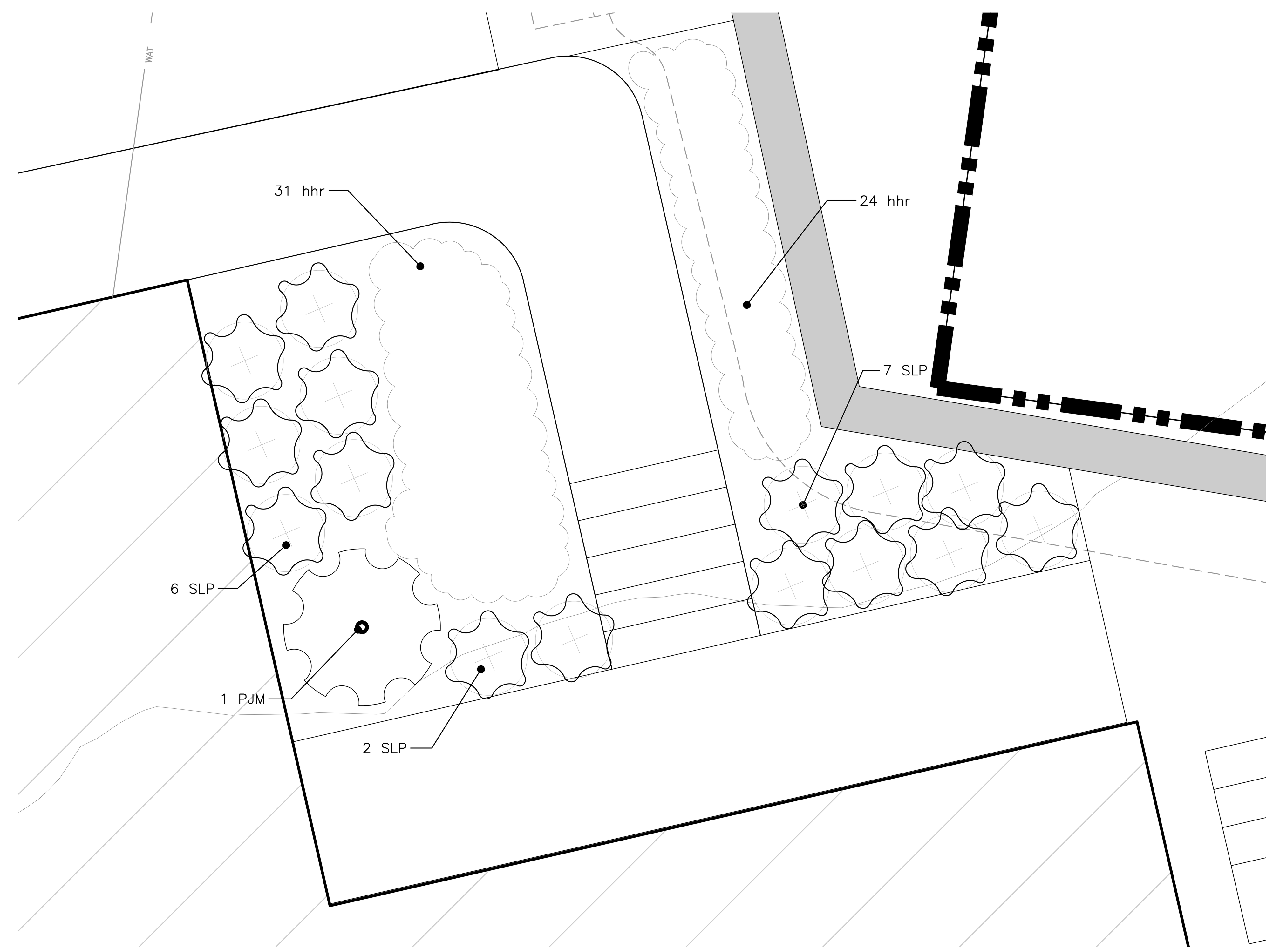
Project No.	Drawn	Sheet
230221-94	E.FRY	6 of 6
Ref.	Engineer M.VISENTIN	Plan No. C500
Date 2023-03-01	Check J.MACLEOD	

SHEET PRODUCED: 7/24/2025 9:11 AM LAST SAVED BY: JAYH

1 SITEWORK PLANTING PLAN
SCALE: 1:125



2 ENLARGEMENT: SITEWORKS PLANTING PLAN
SCALE: 1:25



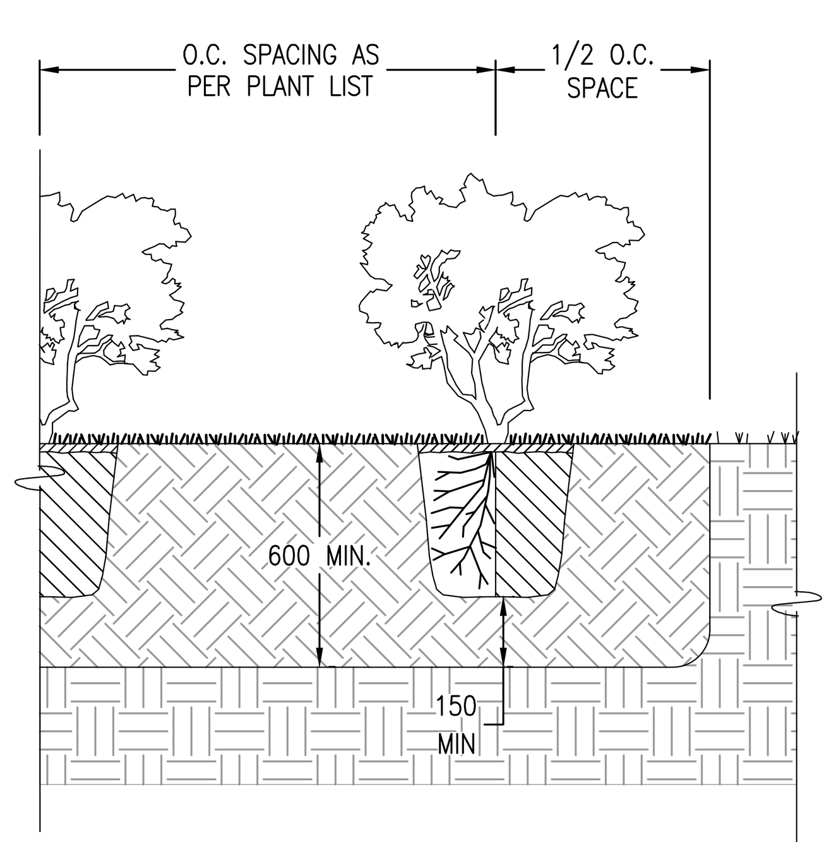
3 PLANTING SCHEDULE
SCALE: NTS

PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	STAKING	REMARKS
PJM	1	Rhododendron 'PJM'	PJM Rhododendron	80cm	CG#5	–	–	–
SLP	15	Spirea 'Little Princess'	Little Princess Spirea	50cm	CG#3	0.8m o.c.	–	–
hhr	55	Hemerocallis 'Happy Returns'	Daylily 'Happy Returns'	40cm	CG#2	0.5m o.c.	–	–

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

4 SECTION: SHRUB PLANTING
SCALE: NTS



KEYPLAN

No.	MM/DD/YYYY	Revision Description	By
1	04/23/2025	ISSUED FOR BUILDING PERMIT	MB

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

Seal
l'association des architectes-paysagistes des provinces atlantique / atlantic provinces association of landscape architects
25-APR 23
JAMES W. D. MCKEE

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

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

Project
LOT 1 GASPEREAU AVENUE
WOLFVILLE, NS
PID: 55530794

Title
SITEWORK PLANTING PLAN

Project No. 25003LIV	Drawn AEZ & MB	Sheet 1 of 1
Ref.	Engineer N/A	Plan No. L101
Date 04/23/2025	Check JMK	

GREENER PROJECT DEVELOPMENT INC.
PID#55530794

Prelim for review purposes.
Pre-lim stamp will be removed once ready to submit to city to limit multiple copies of drafts.

R-3 ZONE

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

PROPOSED MAIN FLOOR	1130 FT²	104.9 M²
PROPOSED SECOND FLOOR	1130 FT²	104.9 M²
PROPOSED THIRD FLOOR	1130 FT²	104.9 M²
TOTAL PROPOSED FLOOR AREA	3390 FT²	314.7 M²
TOTAL PROPOSED FOOTPRINT	1289 FT²	119.8 M²

LIVE 2 DESIGN
902-403-9122
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ALICIA@LIVE2DESIGN.CA

PLANS FOR REVIEW & DISCUSSION PURPOSES ONLY

SCALED FOR ANSI B PAPER SIZE

DRAFTS:
DRAFT 1:
DRAFT 2:
DRAFT 3:

DRAWN & DESIGNED BY:
ALICIA OLSCHEWSKI

CLIENT:
Lot 1 Gaspereau Ave.,
Wolfville, NS

DRAWING NO. A0

DRAWING NAME:
COVER PAGE

DATE: 2025-02-12

GENERAL NOTES:

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

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

PRE-LIM DRAWINGS

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PLANS FOR

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ALICIA OLSCHEWSKI

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Wolfville, NS

DRAWING NO. AN1

DRAWING NAME:
GENERAL NOTES

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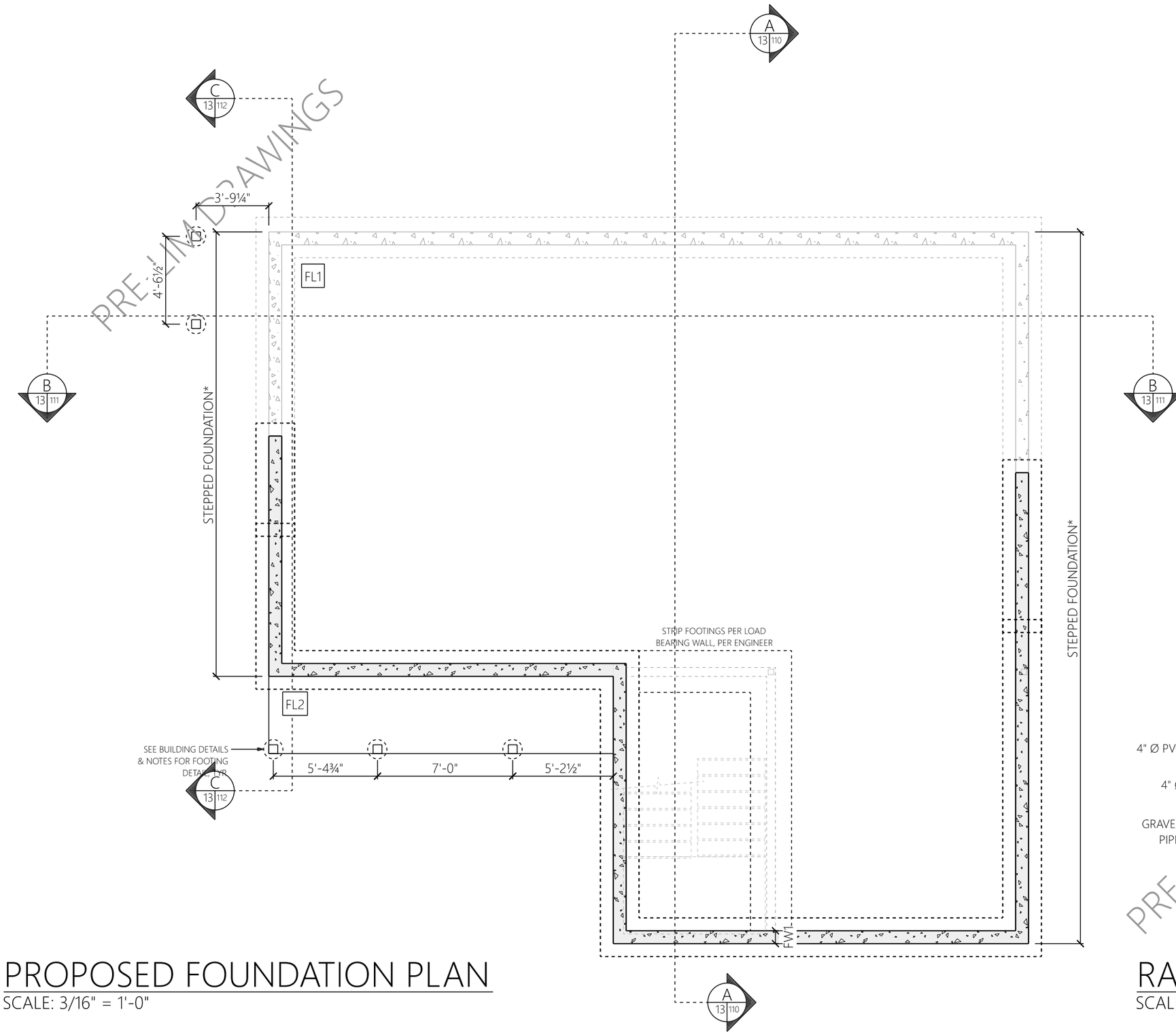


PROPOSED FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

*STEPPED FOUNNDATION PER CONTRACTOR, PER CODE

*TO HAVE RADON PIPE, PER CODE, SEE DETAIL

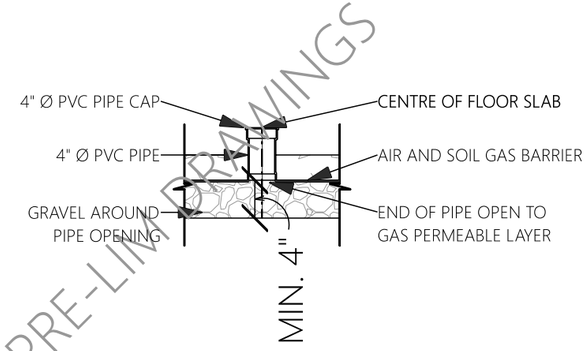
*SEE PROPOSED MAIN FLOOR PLAN FOR ADDITIONAL DIMENSIONS & STAIR LOCATIONS

3" MIN. TROWELLED SLAB C/W FROST WALL
(FL1)
FINISHED FLOOR TO BE SPECIFIED BY CLIENT
FLOOR UNDERLAYMENT, AS REQUIRED
3" MIN. MACHINE TROWELLED CONCRETE SLAB
6mil POLY VAPOUR BARRIER
MIN. R11 RIGID INSULATION - MIN. R5.5 PER INCH
COMPACTED GRANULAR FILL

3" MIN. TROWELLED CONCRETE SLAB
(FL2)
3" MIN. MACHINE TROWELLED CONCRETE SLAB
COMPACTED GRANULAR FILL

10" THICK FROST WALL MIN. 4'-0" BELOW GRADE
(FW1)
10" CONCRETE FROST WALL MIN. 4'-0" BELOW GRADE
C/W WATERPROOFING & CONTINUOUS CONCRETE
STRIP FOOTING ON DISTURBED SOIL, PER CODE
FOOTING TO HAVE DRAINAGE AT PERIMETER, PER CODE

**SLAB AND FOOTING SIZES, STRUCTURE & ASSEMBLY TO BE DESIGNED AND SPECIFIED, PER CODE, PER ENGINEER



RADON GAS DETAIL

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

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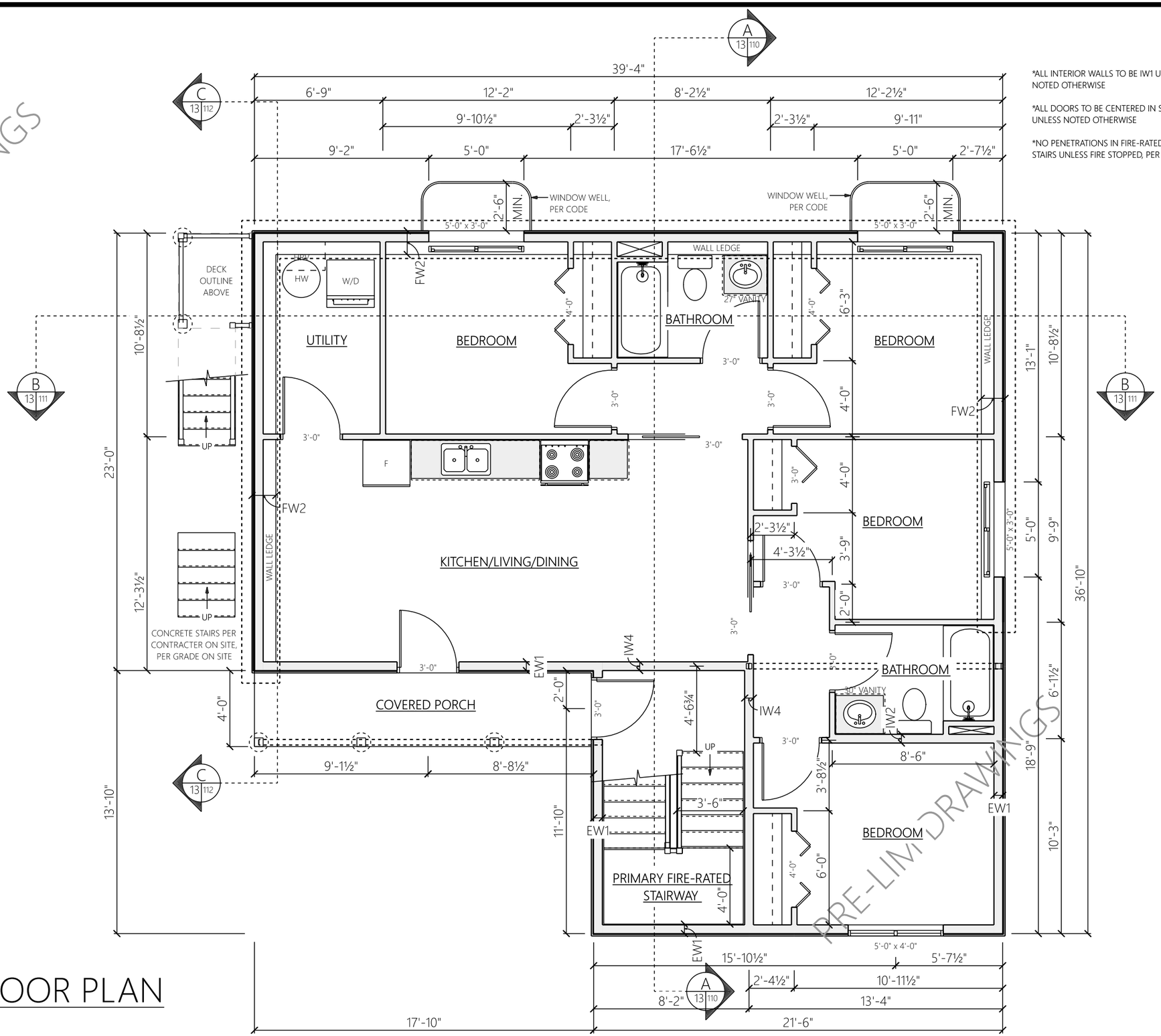
Wolfville, NS

DRAWING NO. A1

DRAWING NAME:
PROPOSED
FOUNDATION PLAN

DATE: 2025-02-12



*ALL INTERIOR WALLS TO BE IW1 UNLESS NOTED OTHERWISE

*ALL DOORS TO BE CENTERED IN SPACE UNLESS NOTED OTHERWISE

*NO PENETRATIONS IN FIRE-RATED STAIRS UNLESS FIRE STOPPED, PER CODE

PROPOSED MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

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Wolfville, NS

DRAWING NO. A2

DRAWING NAME:
PROPOSED MAIN FLOOR PLAN

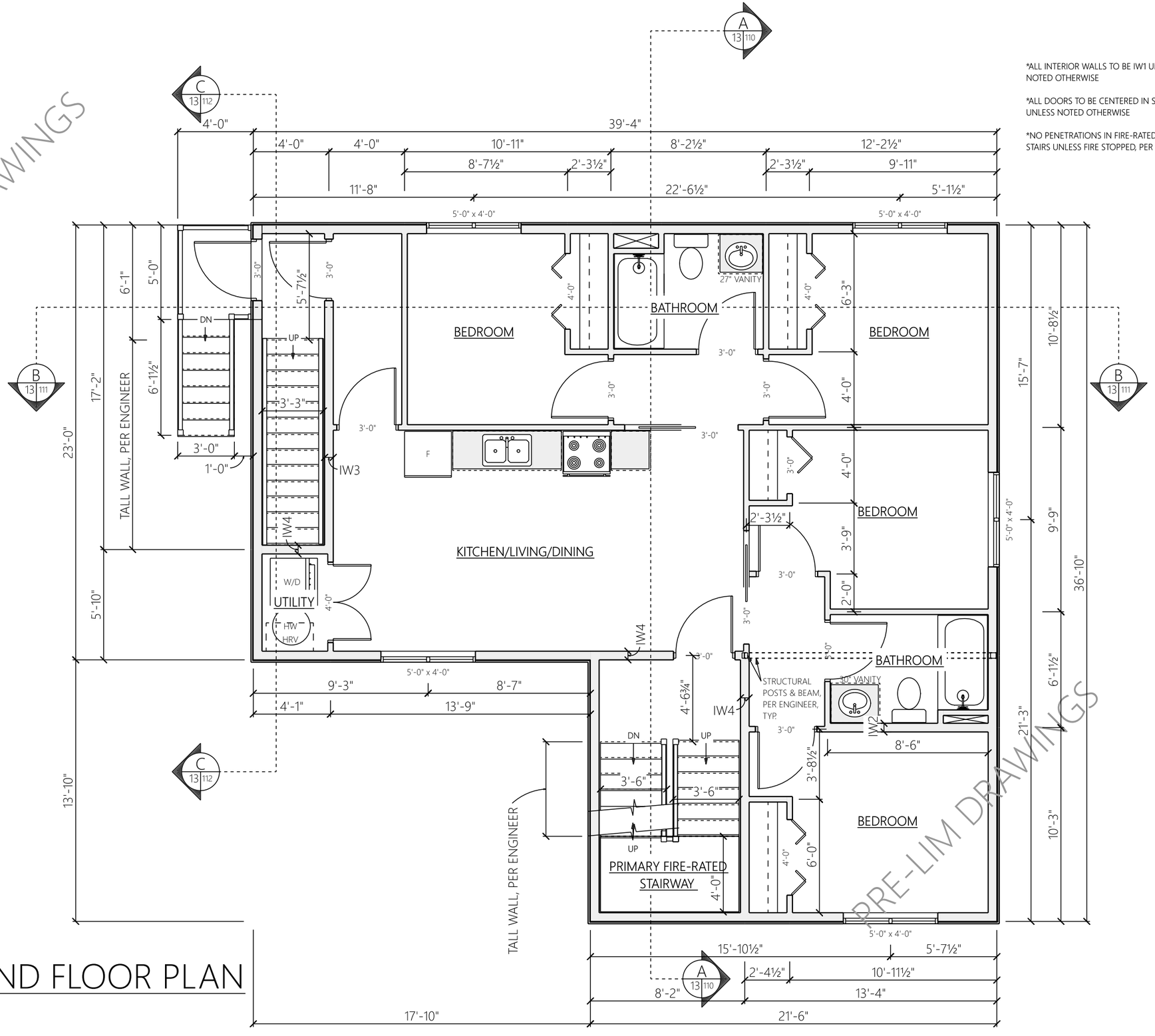
DATE: 2025-02-12

PRE-LIM DRAWINGS

*ALL INTERIOR WALLS TO BE IW1 UNLESS NOTED OTHERWISE

*ALL DOORS TO BE CENTERED IN SPACE UNLESS NOTED OTHERWISE

*NO PENETRATIONS IN FIRE-RATED STAIRS UNLESS FIRE STOPPED, PER CODE



PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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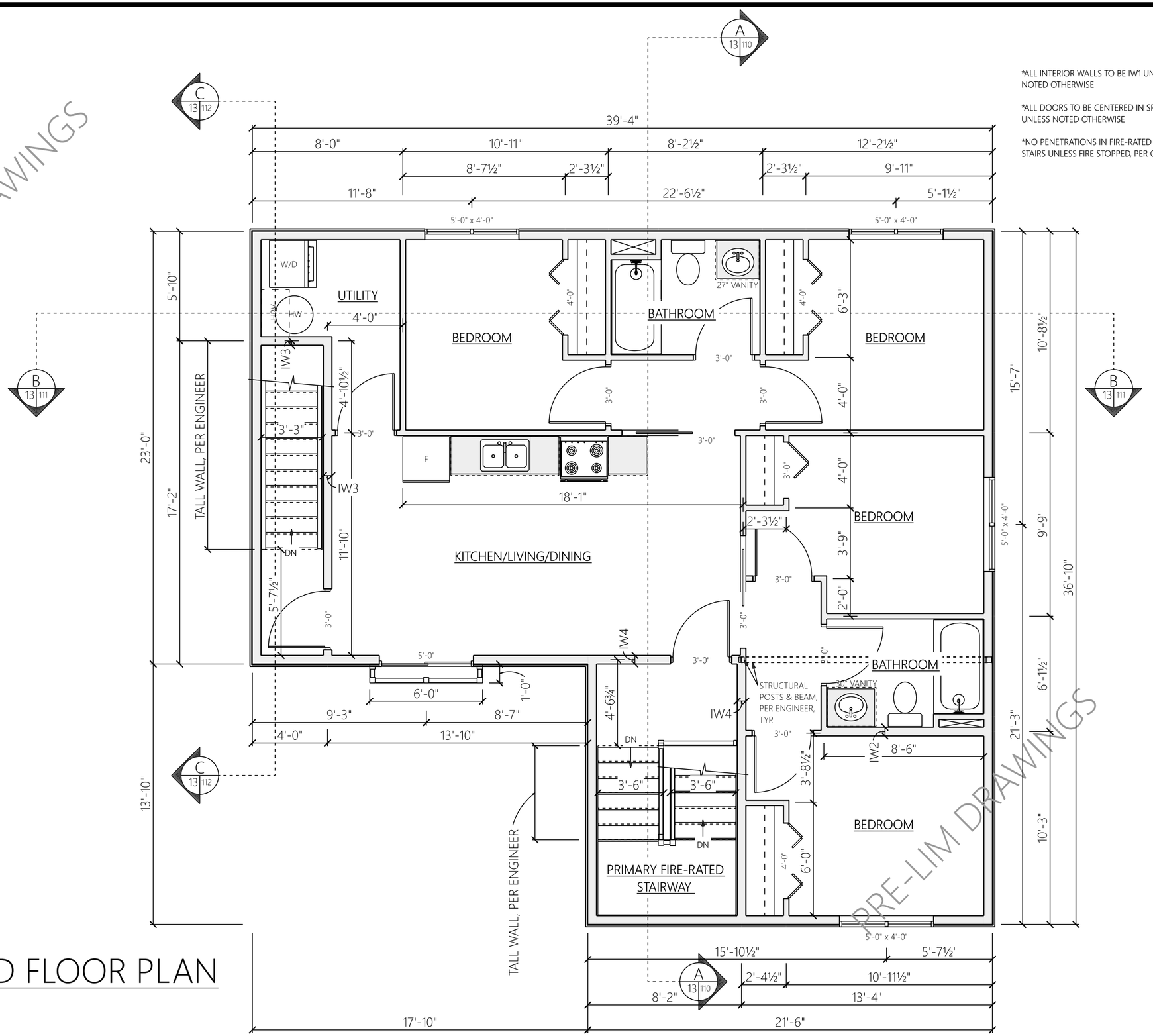
Wolfville, NS

DRAWING NO. A3

DRAWING NAME:
PROPOSED SECOND FLOOR PLAN

DATE: 2025-02-12

PRE-LIM DRAWINGS



*ALL INTERIOR WALLS TO BE IW1 UNLESS NOTED OTHERWISE

*ALL DOORS TO BE CENTERED IN SPACE UNLESS NOTED OTHERWISE

*NO PENETRATIONS IN FIRE-RATED STAIRS UNLESS FIRE STOPPED, PER CODE

PRE-LIM DRAWINGS

PRE-LIM DRAWINGS

PROPOSED THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

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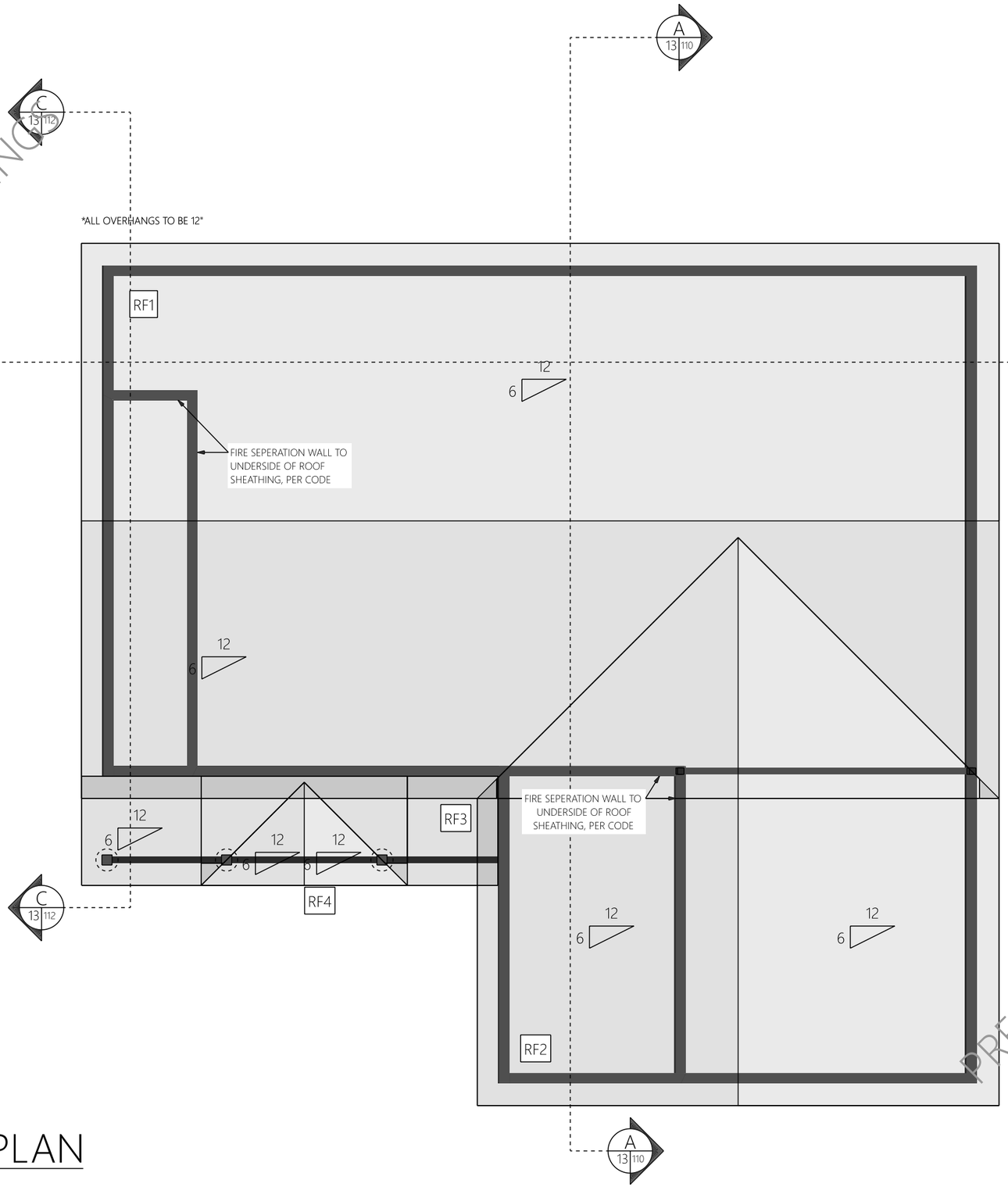
DRAWING NO. A4

DRAWING NAME:
PROPOSED THIRD FLOOR PLAN

DATE: 2025-02-12



PRE-LIM DRAWINGS

PRE-ENGINEERED RAISED HEEL TRUSS
(RF1 & RF2)
ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
15/32" OSB SUPERROOF SHEATHING
PRE-ENGINEERED TRUSSES, TO BE
COMPLETED BY TRUSS ENGINEER
R50 BATT INSULATION
C/W AIRSPACE, PER CODE
6mil POLY VAPOUR BARRIER
1X3 STRAPPING
1/2" GYPSUM DRYWALL

PRE-ENGINEERED COVERED PORCH TRUSS
(RF3 & RF4)
ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
PRE-ENGINEERED TRUSSES, TO BE
COMPLETED BY TRUSS ENGINEER

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

PRE-LIM DRAWINGS

PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

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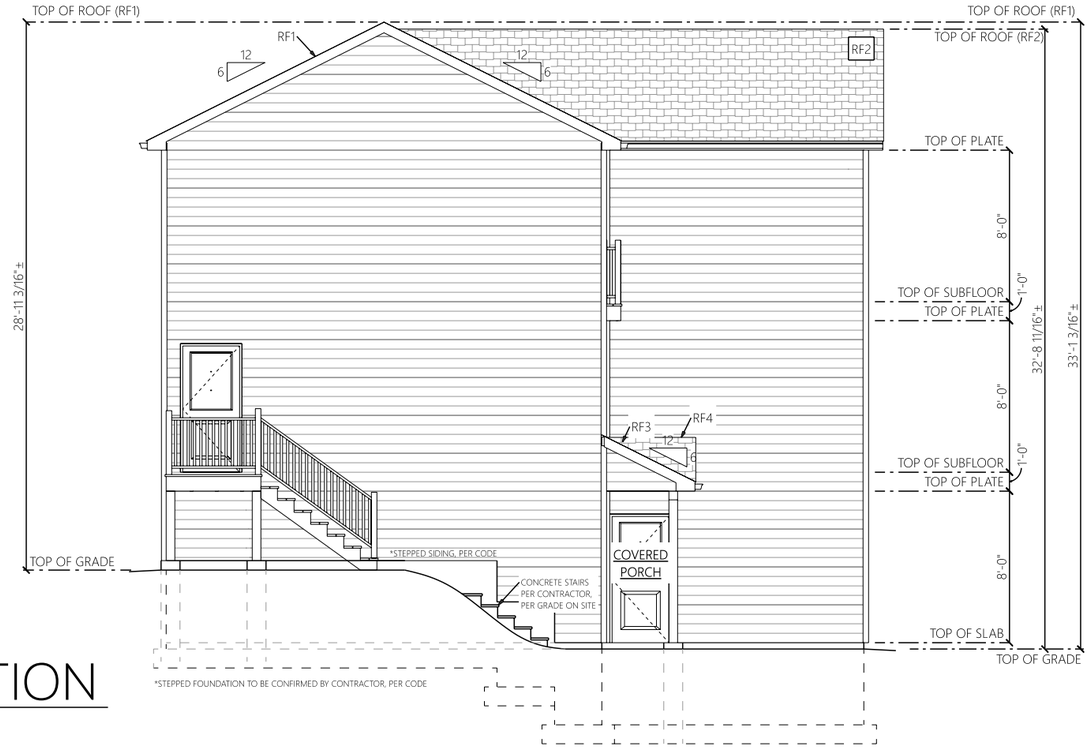
DRAWING NO. A5

DRAWING NAME:
PROPOSED
ROOF PLAN

DATE: 2025-02-12

PROPOSED FRONT ELEVATION

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



PROPOSED LEFT ELEVATION

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

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Wolfville, NS

DRAWING NO. A6

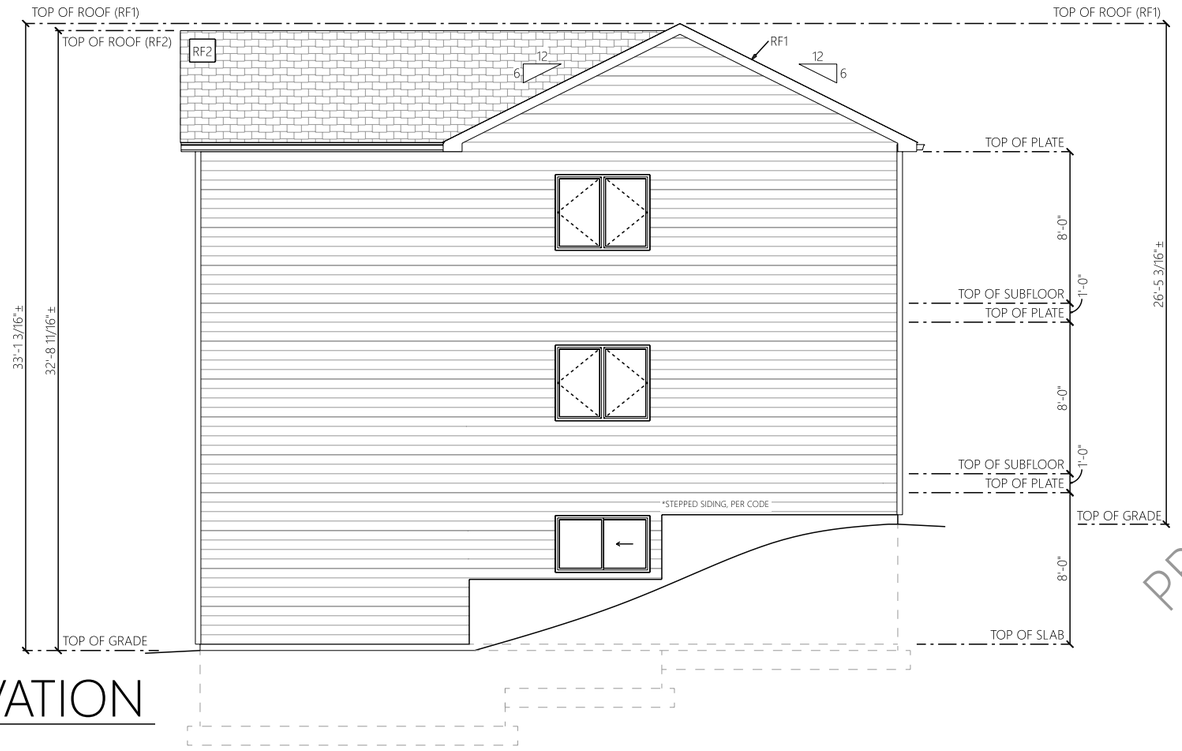
DRAWING NAME:
PROPOSED FRONT & LEFT EXTERIOR ELEVATIONS

DATE: 2025-02-12

PRE-LIM DRAWINGS

PROPOSED REAR ELEVATION

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



PROPOSED RIGHT ELEVATION

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

PRE-LIM DRAWINGS

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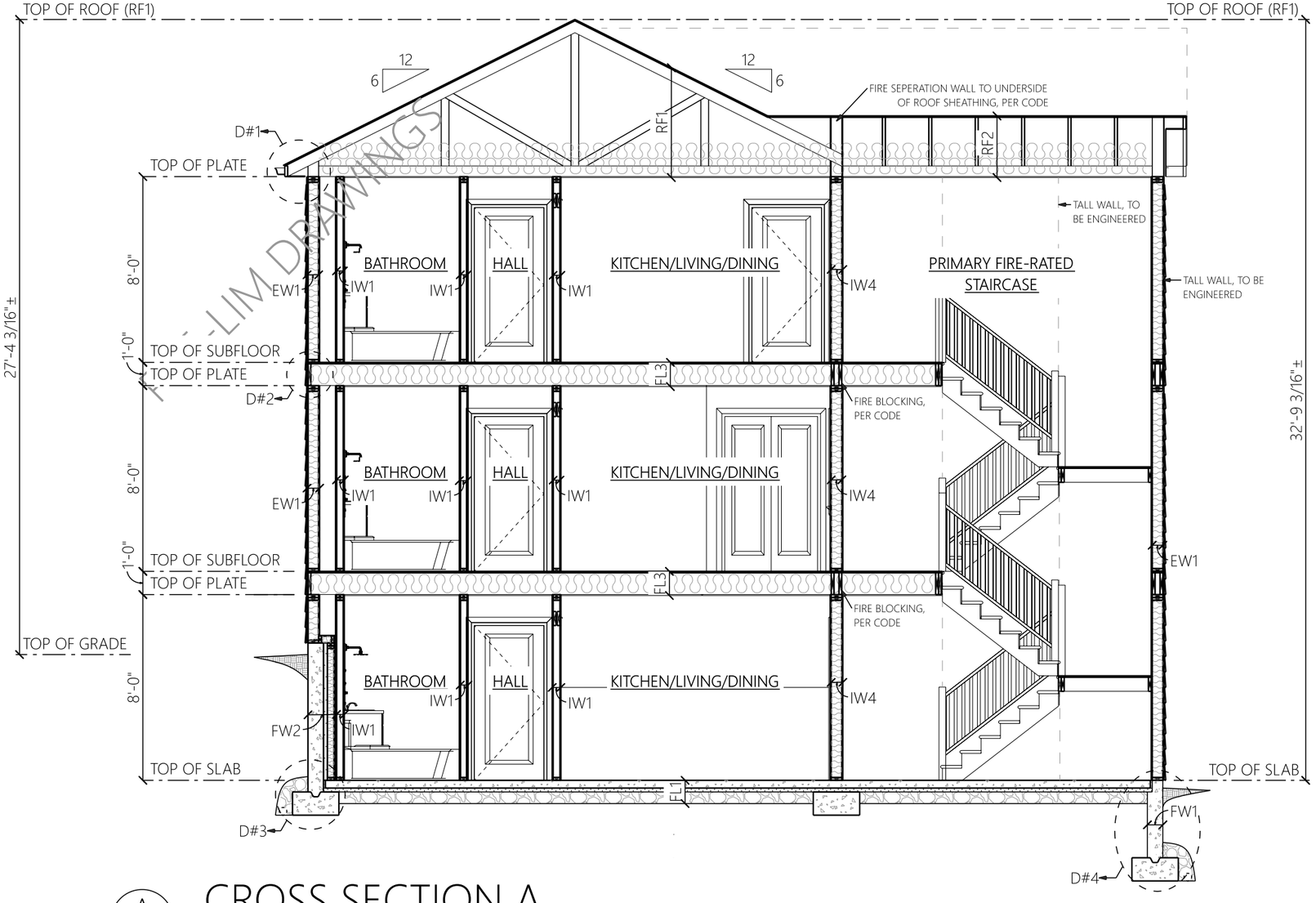
ALICIA OLSCHEWSKI

CLIENT:
Lot 1 Gaspereau Ave.,
Wolfville, NS

DRAWING NO. A7

DRAWING NAME:
PROPOSED REAR & RIGHT EXTERIOR ELEVATIONS

DATE: 2025-02-12



A
13 | 110

CROSS SECTION A

SCALE: 3/16" = 1'-0"

ROOF ASSEMBLIES

PRE-ENGINEERED RAISED HEEL TRUSS
(RF1 & RF2)
ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
15/32" OSB SUPERROOF SHEATHING
PRE-ENGINEERED TRUSSES, TO BE COMPLETED BY TRUSS ENGINEER
R50 BATT INSULATION
C/W AIRSPACE, PER CODE
6mil POLY VAPOUR BARRIER
1X3 STRAPPING
1/2" GYPSUM DRYWALL

PRE-ENGINEERED COVERED PORCH TRUSS
(RF3 & RF4)
ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
PRE-ENGINEERED TRUSSES, TO BE COMPLETED BY TRUSS ENGINEER

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

FLOOR ASSEMBLIES

PRE-ENGINEERED FLOOR JOIST (FIRE-RATED)
(FL3)
FINISHED FLOOR TO BE SPECIFIED BY CLIENT
FLOOR UNDERLAYMENT, AS REQUIRED
3/4" SUBFLOOR
PRE-ENGINEERED FLOOR JOISTS @ 16"O.C.
W/ BATT INSULATION AT RIM BOARDS
SOUND INSULATION STC RATING OF 50, PER CODE
C/W METAL RESILIENT CHANNELING
1X3 STRAPPING 16"O.C
2 x 5/8" TYPE X GYPSUM DRYWALL TAPED & SMOKE TIGHT SEALED

EXTERIOR WALL ASSEMBLIES

2X6 WOOD STUD WALL
(EW1)
VINYL SIDING
AIR/WEATHER BARRIER
WALL SHEATHING
2X6 STUDS 16" O.C
R24 BATT INSULATION
6mil POLY VAPOUR BARRIER
1/2" GYPSUM DRYWALL

**SILL PLATES TO BE PRESSURE TREATED WHEN IN CONTACT WITH CONCRETE

CONCRETE SLAB ASSEMBLIES

3" MIN. TROWELLED SLAB C/W FROST WALL
(FL1)
FINISHED FLOOR TO BE SPECIFIED BY CLIENT
FLOOR UNDERLAYMENT, AS REQUIRED
3" MIN. MACHINE TROWELLED CONCRETE SLAB
6mil POLY VAPOUR BARRIER
MIN. R11 RIGID INSULATION - MIN. R5.5 PER INCH
COMPACTED GRANULAR FILL

3" MIN. TROWELLED CONCRETE SLAB
(FL2)
3" MIN. MACHINE TROWELLED CONCRETE SLAB
COMPACTED GRANULAR FILL

10" THICK FROST WALL MIN. 4'-0" BELOW GRADE
(FW1)
10" CONCRETE FROST WALL MIN. 4'-0" BELOW GRADE
C/W WATERPROOFING & CONTINUOUS CONCRETE
STRIP FOOTING ON DISTURBED SOIL, PER CODE
FOOTING TO HAVE DRAINAGE AT PERIMETER, PER CODE

10" THICK FOUNDATION WALL MIN. 4'-0" BELOW GRADE
(FW2)
10" CONCRETE FOUNDATION WALL MIN. 4'-0" BELOW GRADE
C/W WATERPROOFING & CONTINUOUS CONCRETE
STRIP FOOTING ON DISTURBED SOIL, PER CODE
FOOTING TO HAVE DRAINAGE AT PERIMETER, PER CODE
2.13" R10 RIGID INSULATION TAPED
2X4 STUDS @ 16" O.C.
R14 BATT INSULATION
1/2" GYPSUM DRYWALL

**SLAB AND FOOTING SIZES, STRUCTURE & ASSEMBLY TO BE DESIGNED AND SPECIFIED, PER CODE, PER ENGINEER

INTERIOR WALL ASSEMBLIES

2X4 WOOD STUD WALL
(IW1)
1/2" GYPSUM DRYWALL
2X4 STUDS 16" O.C
1/2" GYPSUM DRYWALL

2X6 WOOD STUD PLUMBING WALL
(IW2)
1/2" GYPSUM DRYWALL
2X6 STUDS 16" O.C
1/2" GYPSUM DRYWALL

2X6 FIRE RATED WOOD STUD WALL
(IW3)
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)
2X6 STUDS 16" O.C
SOUND INSULATION STC RATING OF 50, PER CODE
C/W METAL RESILIENT CHANNELLING, PER CODE
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)

2X6 FIRE RATED & LOAD BEARING WOOD STUD WALL
(IW4)
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)
2X6 STUDS 16" O.C
SOUND INSULATION STC RATING OF 50, PER CODE
C/W METAL RESILIENT CHANNELLING, PER CODE
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)

**SILL PLATES TO BE PRESSURE TREATED WHEN IN CONTACT WITH CONCRETE

STAIR COMPONENTS

STAIR HANDRAIL (9.8.7. NBC 2015)
TOP OF HANDRAIL TO BE MIN. 34" - MAX. 42" HIGH (865mm - 1070mm), CONTINUOUSLY GRASPABLE, PER CODE
CLEARANCE BEHIND HANDRAIL TO BE 2" (50mm), OR 2 3/8" (60mm) WHERE SURFACE IS ROUGH/ABRASIVE, PER CODE

STAIR GUARDRAIL (9.8.8. NBC 2015)
TOP OF GUARDRAIL TO BE MIN. 36" - MAX. 42" HIGH (900mm - 1070mm), CONTINUOUSLY GRASPABLE, PER CODE
OPENINGS IN GUARDRAILS MUST PREVENT PASSAGE OF 4" Ø (100mm Ø) SPHERE, PER CODE

INTERIOR GUARD (9.8.8. NBC 2015)
WHERE THE DIFFERENCE IN ELEVATION IS MORE THAN 24" (600mm), A GUARDRAIL IS REQUIRED, PER CODE
MIN. 36" GUARD HEIGHT, PER CODE
OPENINGS IN GUARDRAILS MUST PREVENT PASSAGE OF 4" Ø (100mm Ø) SPHERE, PER CODE

EXTERIOR GUARD (9.8.8. NBC 2015)
WHERE THE DIFFERENCE IN ELEVATION IS MORE THAN 24" (600mm), A GUARDRAIL IS REQUIRED, PER CODE
WHEN DIFFERENCE IN ELEVATION IS LESS THAN 6'-0" (1800mm), A MIN. 36" HIGH GUARDRAIL IS REQUIRED, PER CODE
WHEN DIFFERENCE IN ELEVATION IS MORE THAN 6'-0" (1800mm), A MIN. 42" HIGH GUARDRAIL IS REQUIRED, PER CODE
OPENINGS IN GUARDRAILS MUST PREVENT PASSAGE OF 4" Ø (100mm Ø) SPHERE, PER CODE

STAIR RISERS & TREADS (9.8.4. NBC 2015)
STAIR RISE AND RUN TO BE CONFIRMED ON SITE BY INSTALLER.
TREAD MIN. 10 1/16" - MAX. 15" (255mm - 380mm)
RISERS MIN. 4 15/16" - MAX. 7 7/8" (125mm - 200mm)
NOSING MAX. 1" DEPTH

STRUCTURAL POSTS & BEAMS

POSTS
ALL STRUCTURAL POSTS TO BE CONFIRMED BY ENGINEER, PER CODE

BEAMS
ALL STRUCTURAL BEAMS TO BE CONFIRMED BY ENGINEER, PER CODE

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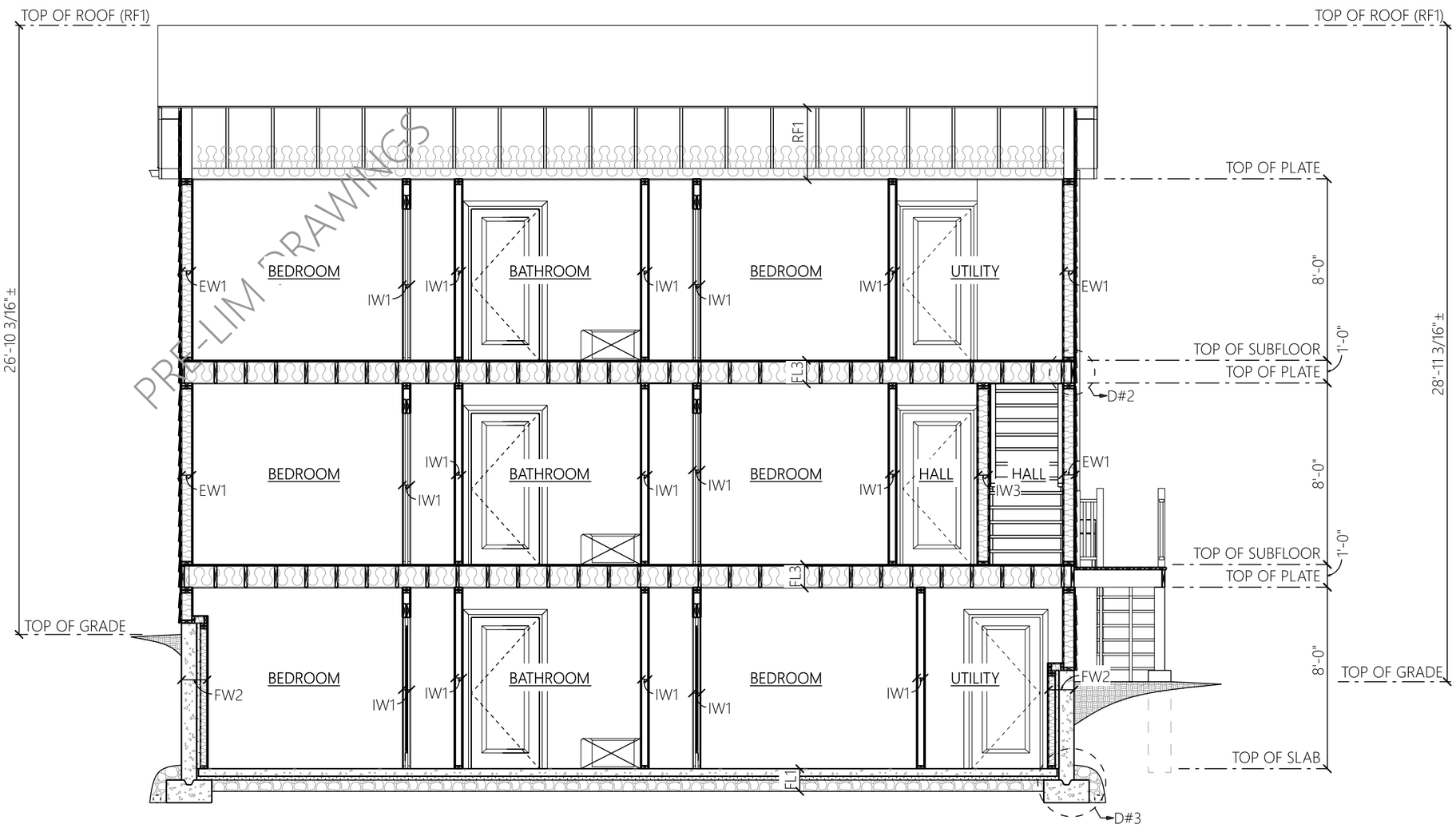
DRAWN & DESIGNED BY:
ALICIA OLSCHEWSKI

CLIENT:
Lot 1 Gaspereau Ave.,
Wolfville, NS

DRAWING NO. A8

DRAWING NAME:
BUILDING SECTION A & NOTES

DATE: 2025-02-12



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13 | 111

CROSS SECTION B

SCALE: 3/16" = 1'-0"

STAIR COMPONENTS

STAIR HANDRAIL (9.8.7. NBC 2015)
TOP OF HANDRAIL TO BE MIN. 34" - MAX. 42" HIGH (865mm - 1070mm), CONTINUOUSLY GRASPABLE, PER CODE
CLEARANCE BEHIND HANDRAIL TO BE 2" (50mm), OR 2 3/8" (60mm) WHERE SURFACE IS ROUGH/ABRASIVE, PER CODE

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TOP OF GUARDRAIL TO BE MIN. 36" - MAX. 42" HIGH (900mm - 1070mm), CONTINUOUSLY GRASPABLE, PER CODE
OPENINGS IN GUARDRAILS MUST PREVENT PASSAGE OF 4" Ø (100mm Ø) SPHERE, PER CODE

INTERIOR GUARD (9.8.8. NBC 2015)
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WHERE THE DIFFERENCE IN ELEVATION IS MORE THAN 24" (600mm), A GUARDRAIL IS REQUIRED, PER CODE
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OPENINGS IN GUARDRAILS MUST PREVENT PASSAGE OF 4" Ø (100mm Ø) SPHERE, PER CODE

STAIR RISERS & TREADS (9.8.4. NBC 2015)
STAIR RISE AND RUN TO BE CONFIRMED ON SITE BY INSTALLER.
TREAD MIN. 10 1/16" - MAX. 15" (255mm - 380mm)
RISERS MIN. 4 15/16" - MAX. 7 7/8" (125mm - 200mm)
NOSING MAX. 1" DEPTH

INTERIOR WALL ASSEMBLIES

2X4 WOOD STUD WALL
(IW1)
1/2" GYPSUM DRYWALL
2X4 STUDS 16" O.C
1/2" GYPSUM DRYWALL

2X6 WOOD STUD PLUMBING WALL
(IW2)
1/2" GYPSUM DRYWALL
2X6 STUDS 16" O.C
1/2" GYPSUM DRYWALL

2X6 FIRE RATED WOOD STUD WALL
(IW3)
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)
2X6 STUDS 16" O.C
SOUND INSULATION STC RATING OF 50, PER CODE
C/W METAL RESILIENT CHANNELLING, PER CODE
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)

2X6 FIRE RATED & LOAD BEARING WOOD STUD WALL
(IW4)
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)
2X6 STUDS 16" O.C
SOUND INSULATION STC RATING OF 50, PER CODE
C/W METAL RESILIENT CHANNELLING, PER CODE
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)

**SILL PLATES TO BE PRESSURE TREATED
WHEN IN CONTACT WITH CONCRETE

EXTERIOR WALL ASSEMBLIES

2X6 WOOD STUD WALL
(EW1)
VINYL SIDING
AIR/WEATHER BARRIER
WALL SHEATHING
2X6 STUDS 16" O.C
R24 BATT INSULATION
6mil POLY VAPOUR BARRIER
1/2" GYPSUM DRYWALL

**SILL PLATES TO BE PRESSURE TREATED
WHEN IN CONTACT WITH CONCRETE

STRUCTURAL POSTS & BEAMS

POSTS
ALL STRUCTURAL POSTS TO BE CONFIRMED BY ENGINEER, PER CODE

BEAMS
ALL STRUCTURAL BEAMS TO BE CONFIRMED BY ENGINEER, PER CODE

ROOF ASSEMBLIES

PRE-ENGINEERED RAISED HEEL TRUSS
(RF1 & RF2)
ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
15/32" OSB SUPERROOF SHEATHING
PRE-ENGINEERED TRUSSES, TO BE COMPLETED BY TRUSS ENGINEER
R50 BATT INSULATION
C/W AIRSPACE, PER CODE
6mil POLY VAPOUR BARRIER
1X3 STRAPPING
1/2" GYPSUM DRYWALL

PRE-ENGINEERED COVERED PORCH TRUSS
(RF3 & RF4)
ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
PRE-ENGINEERED TRUSSES, TO BE COMPLETED BY TRUSS ENGINEER

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

CONCRETE SLAB ASSEMBLIES

3" MIN. TROWELLED SLAB C/W FROST WALL
(FL1)
FINISHED FLOOR TO BE SPECIFIED BY CLIENT
FLOOR UNDERLAYMENT, AS REQUIRED
3" MIN. MACHINE TROWELLED CONCRETE SLAB
6mil POLY VAPOUR BARRIER
MIN. R11 RIGID INSULATION - MIN. R5.5 PER INCH
COMPACTED GRANULAR FILL

3" MIN. TROWELLED CONCRETE SLAB
(FL2)
3" MIN. MACHINE TROWELLED CONCRETE SLAB
COMPACTED GRANULAR FILL

10" THICK FROST WALL MIN. 4'-0" BELOW GRADE
(FW1)
10" CONCRETE FROST WALL MIN. 4'-0" BELOW GRADE
C/W WATERPROOFING & CONTINUOUS CONCRETE STRIP FOOTING ON DISTURBED SOIL, PER CODE
FOOTING TO HAVE DRAINAGE AT PERIMETER, PER CODE

10" THICK FOUNDATION WALL MIN. 4'-0" BELOW GRADE
(FW2)
10" CONCRETE FOUNDATION WALL MIN. 4'-0" BELOW GRADE
C/W WATERPROOFING & CONTINUOUS CONCRETE STRIP FOOTING ON DISTURBED SOIL, PER CODE
FOOTING TO HAVE DRAINAGE AT PERIMETER, PER CODE
2.13" R10 RIGID INSULATION TAPED
2X4 STUDS @ 16" O.C.
R14 BATT INSULATION
1/2" GYPSUM DRYWALL

**SLAB AND FOOTING SIZES, STRUCTURE & ASSEMBLY TO BE DESIGNED AND SPECIFIED, PER CODE, PER ENGINEER

FLOOR ASSEMBLIES

PRE-ENGINEERED FLOOR JOIST (FIRE-RATED)
(FL3)
FINISHED FLOOR TO BE SPECIFIED BY CLIENT
FLOOR UNDERLAYMENT, AS REQUIRED
3/4" SUBFLOOR
PRE-ENGINEERED FLOOR JOISTS @ 16"O.C.
W/ BATT INSULATION AT RIM BOARDS
SOUND INSULATION STC RATING OF 50, PER CODE
C/W METAL RESILIENT CHANNELING
1X3 STRAPPING 16"O.C
2 x 5/8" TYPE X GYPSUM DRYWALL TAPED & SMOKE TIGHT SEALED

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LIVE2DESIGN.CA
ALICIA@LIVE2DESIGN.CA

PLANS FOR REVIEW & DISCUSSION PURPOSES ONLY

SCALED FOR ANSI B PAPER SIZE

DRAFTS:
DRAFT 1:
DRAFT 2:
DRAFT 3:

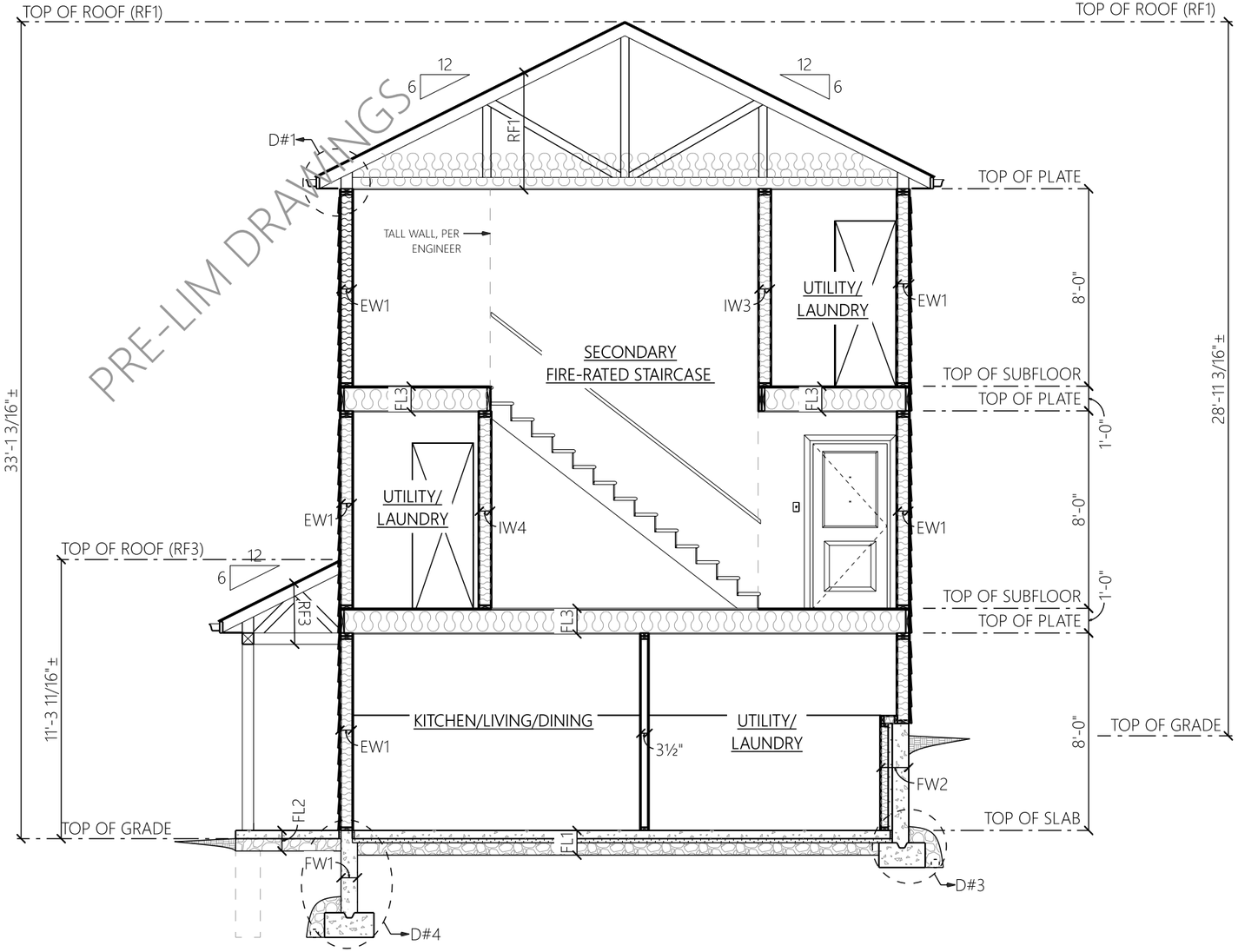
DRAWN & DESIGNED BY:
ALICIA OLSCHEWSKI

CLIENT:
Lot 1 Gaspereau Ave.,
Wolfville, NS

DRAWING NO. A9

DRAWING NAME:
BUILDING SECTION B & NOTES

DATE: 2025-02-12



C
13 | 112

CROSS SECTION C

SCALE: 3/16" = 1'-0"

ROOF ASSEMBLIES

PRE-ENGINEERED RAISED HEEL TRUSS
(RF1 & RF2)
ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
15/32" OSB SUPERROOF SHEATHING
PRE-ENGINEERED TRUSSES, TO BE COMPLETED BY TRUSS ENGINEER
R50 BATT INSULATION
C/W AIRSPACE, PER CODE
6mil POLY VAPOUR BARRIER
1X3 STRAPPING
1/2" GYPSUM DRYWALL

PRE-ENGINEERED COVERED PORCH TRUSS
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ASPHALT SHINGLES, 6/12 PITCH
UNDERLAY, PER MANUFACTURE
PRE-ENGINEERED TRUSSES, TO BE COMPLETED BY TRUSS ENGINEER

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

EXTERIOR WALL ASSEMBLIES

2X6 WOOD STUD WALL
(EW1)
VINYL SIDING
AIR/WEATHER BARRIER
WALL SHEATHING
2X6 STUDS 16" O.C
R24 BATT INSULATION
6mil POLY VAPOUR BARRIER
1/2" GYPSUM DRYWALL

**SILL PLATES TO BE PRESSURE TREATED WHEN IN CONTACT WITH CONCRETE

CONCRETE SLAB ASSEMBLIES

3" MIN. TROWELLED SLAB C/W FROST WALL
(FL1)
FINISHED FLOOR TO BE SPECIFIED BY CLIENT
FLOOR UNDERLAYMENT, AS REQUIRED
3" MIN. MACHINE TROWELLED CONCRETE SLAB
6mil POLY VAPOUR BARRIER
MIN. R11 RIGID INSULATION - MIN. R5.5 PER INCH
COMPACTED GRANULAR FILL

3" MIN. TROWELLED CONCRETE SLAB
(FL2)
3" MIN. MACHINE TROWELLED CONCRETE SLAB
COMPACTED GRANULAR FILL

10" THICK FROST WALL MIN. 4'-0" BELOW GRADE
(FW1)
10" CONCRETE FROST WALL MIN. 4'-0" BELOW GRADE
C/W WATERPROOFING & CONTINUOUS CONCRETE
STRIP FOOTING ON DISTURBED SOIL, PER CODE
FOOTING TO HAVE DRAINAGE AT PERIMETER, PER CODE

10" THICK FOUNDATION WALL MIN. 4'-0" BELOW GRADE
(FW2)
10" CONCRETE FOUNDATION WALL MIN. 4'-0" BELOW GRADE
C/W WATERPROOFING & CONTINUOUS CONCRETE
STRIP FOOTING ON DISTURBED SOIL, PER CODE
FOOTING TO HAVE DRAINAGE AT PERIMETER, PER CODE
2.13" R10 RIGID INSULATION TAPED
2X4 STUDS @ 16" O.C.
R14 BATT INSULATION
1/2" GYPSUM DRYWALL

**SLAB AND FOOTING SIZES, STRUCTURE & ASSEMBLY TO BE DESIGNED AND SPECIFIED, PER CODE, PER ENGINEER

INTERIOR WALL ASSEMBLIES

2X4 WOOD STUD WALL
(IW1)
1/2" GYPSUM DRYWALL
2X4 STUDS 16" O.C
1/2" GYPSUM DRYWALL

2X6 WOOD STUD PLUMBING WALL
(IW2)
1/2" GYPSUM DRYWALL
2X6 STUDS 16" O.C
1/2" GYPSUM DRYWALL

2X6 FIRE RATED WOOD STUD WALL
(IW3)
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)
2X6 STUDS 16" O.C
SOUND INSULATION STC RATING OF 50, PER CODE
C/W METAL RESILIENT CHANNELLING, PER CODE
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)

2X6 FIRE RATED & LOAD BEARING WOOD STUD WALL
(IW4)
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)
2X6 STUDS 16" O.C
SOUND INSULATION STC RATING OF 50, PER CODE
C/W METAL RESILIENT CHANNELLING, PER CODE
5/8" TYPE X GYPSUM DRYWALL (SMOKE-TIGHT BARRIER)

**SILL PLATES TO BE PRESSURE TREATED WHEN IN CONTACT WITH CONCRETE

STAIR COMPONENTS

STAIR HANDRAIL (9.8.7. NBC 2015)
TOP OF HANDRAIL TO BE MIN. 34" - MAX. 42" HIGH (865mm - 1070mm), CONTINUOUSLY GRASPABLE, PER CODE
CLEARANCE BEHIND HANDRAIL TO BE 2" (50mm), OR 2 3/8" (60mm) WHERE SURFACE IS ROUGH/ABRASIVE, PER CODE

STAIR GUARDRAIL (9.8.8. NBC 2015)
TOP OF GUARDRAIL TO BE MIN. 36" - MAX. 42" HIGH (900mm - 1070mm), CONTINUOUSLY GRASPABLE, PER CODE
OPENINGS IN GUARDRAILS MUST PREVENT PASSAGE OF 4" Ø (100mm Ø) SPHERE, PER CODE

INTERIOR GUARD (9.8.8. NBC 2015)
WHERE THE DIFFERENCE IN ELEVATION IS MORE THAN 24" (600mm), A GUARDRAIL IS REQUIRED, PER CODE
MIN. 36" GUARD HEIGHT, PER CODE
OPENINGS IN GUARDRAILS MUST PREVENT PASSAGE OF 4" Ø (100mm Ø) SPHERE, PER CODE

EXTERIOR GUARD (9.8.8. NBC 2015)
WHERE THE DIFFERENCE IN ELEVATION IS MORE THAN 24" (600mm), A GUARDRAIL IS REQUIRED, PER CODE
WHEN DIFFERENCE IN ELEVATION IS LESS THAN 6'-0" (1800mm), A MIN. 36" HIGH GUARDRAIL IS REQUIRED, PER CODE
WHEN DIFFERENCE IN ELEVATION IS MORE THAN 6'-0" (1800mm), A MIN. 42" HIGH GUARDRAIL IS REQUIRED, PER CODE
OPENINGS IN GUARDRAILS MUST PREVENT PASSAGE OF 4" Ø (100mm Ø) SPHERE, PER CODE

STAIR RISERS & TREADS (9.8.4. NBC 2015)
STAIR RISE AND RUN TO BE CONFIRMED ON SITE BY INSTALLER.
TREAD MIN. 10 1/16" - MAX. 15" (255mm - 380mm)
RISERS MIN. 4 15/16" - MAX. 7 7/8" (125mm - 200mm)
NOSING MAX. 1" DEPTH

STRUCTURAL POSTS & BEAMS

POSTS
ALL STRUCTURAL POSTS TO BE CONFIRMED BY ENGINEER, PER CODE

BEAMS
ALL STRUCTURAL BEAMS TO BE CONFIRMED BY ENGINEER, PER CODE

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DRAFT 3:

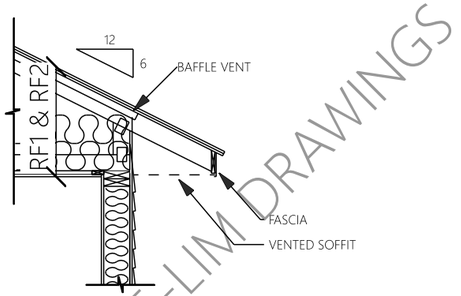
DRAWN & DESIGNED BY:
ALICIA OLSCHEWSKI

CLIENT:
Lot 1 Gaspereau Ave.,
Wolfville, NS

DRAWING NO.

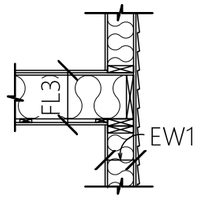
DRAWING NAME:

DATE: 2025-02-12

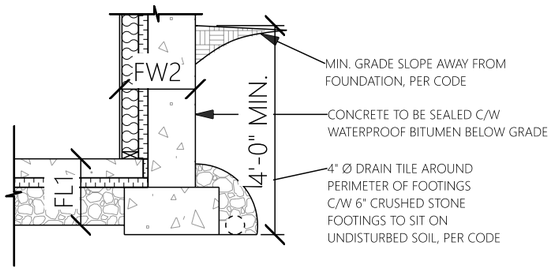


NOTE:
ROOF VENTED AT RIDGE BEAM, SOFFIT, AND GABLE END, PER CODE

D#1
SCALE: 3/8" = 1'-0"



D#2
SCALE: 3/8" = 1'-0"

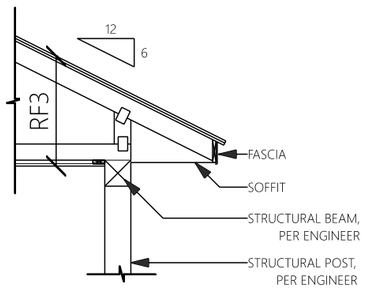


NOTES:
GEOTECHNICAL ENGINEER AS REQUIRED FOR BACKFILL, PER CODE

D#3
SCALE: 3/8" = 1'-0"

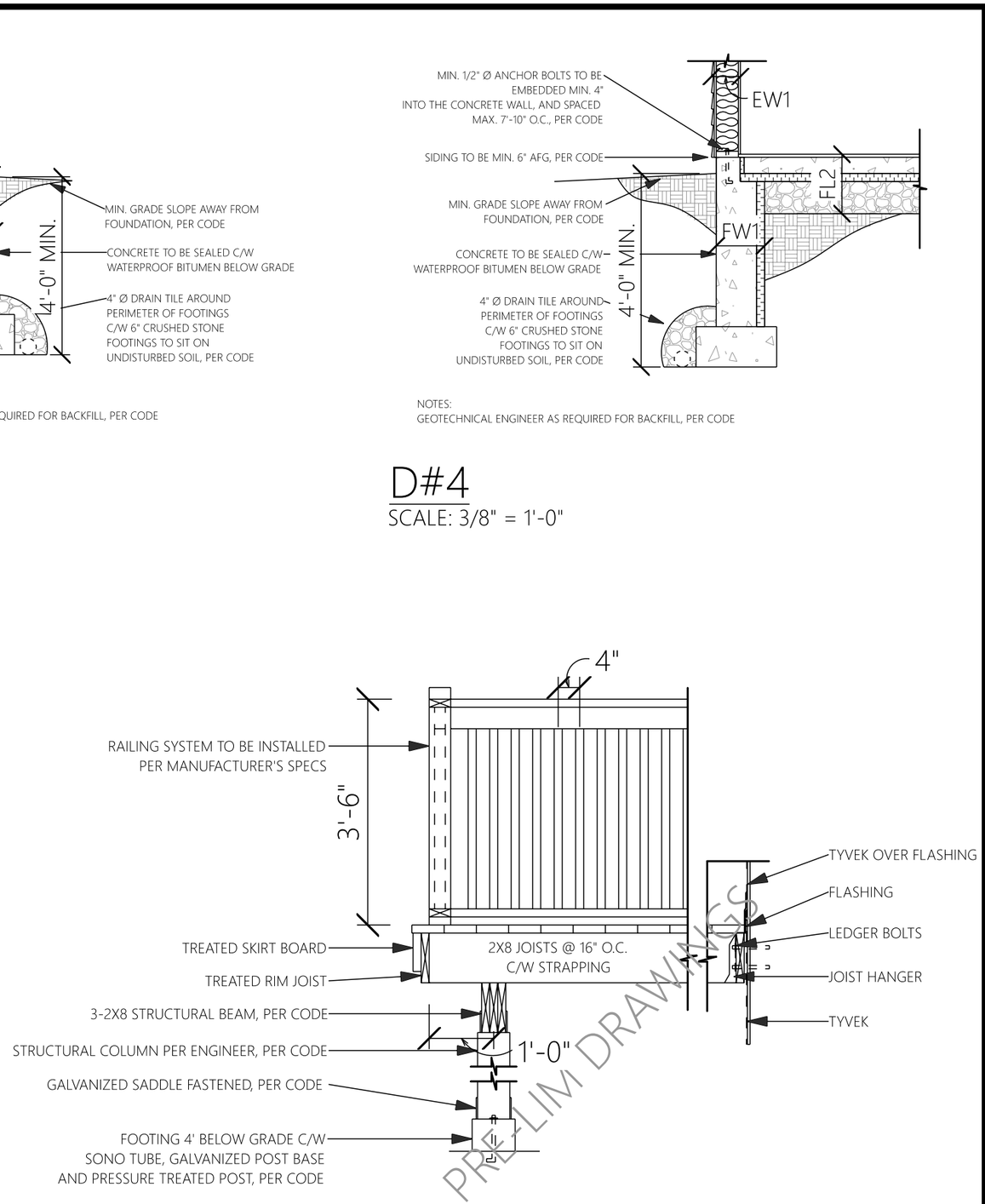
NOTES:
GEOTECHNICAL ENGINEER AS REQUIRED FOR BACKFILL, PER CODE

D#4
SCALE: 3/8" = 1'-0"



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

RF3 DETAIL
SCALE: 3/8" = 1'-0"



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

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ALICIA@LIVE2DESIGN.CA

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DRAFT 2:
DRAFT 3:

DRAWN & DESIGNED BY:
ALICIA OLSCHEWSKI

CLIENT:
Lot 1 Gaspereau Ave.,
Wolfville, NS

DRAWING NO. A10

DRAWING NAME:
BUILDING DETAILS & NOTES

DATE: 2025-02-12

ELECTRICAL LEGEND

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

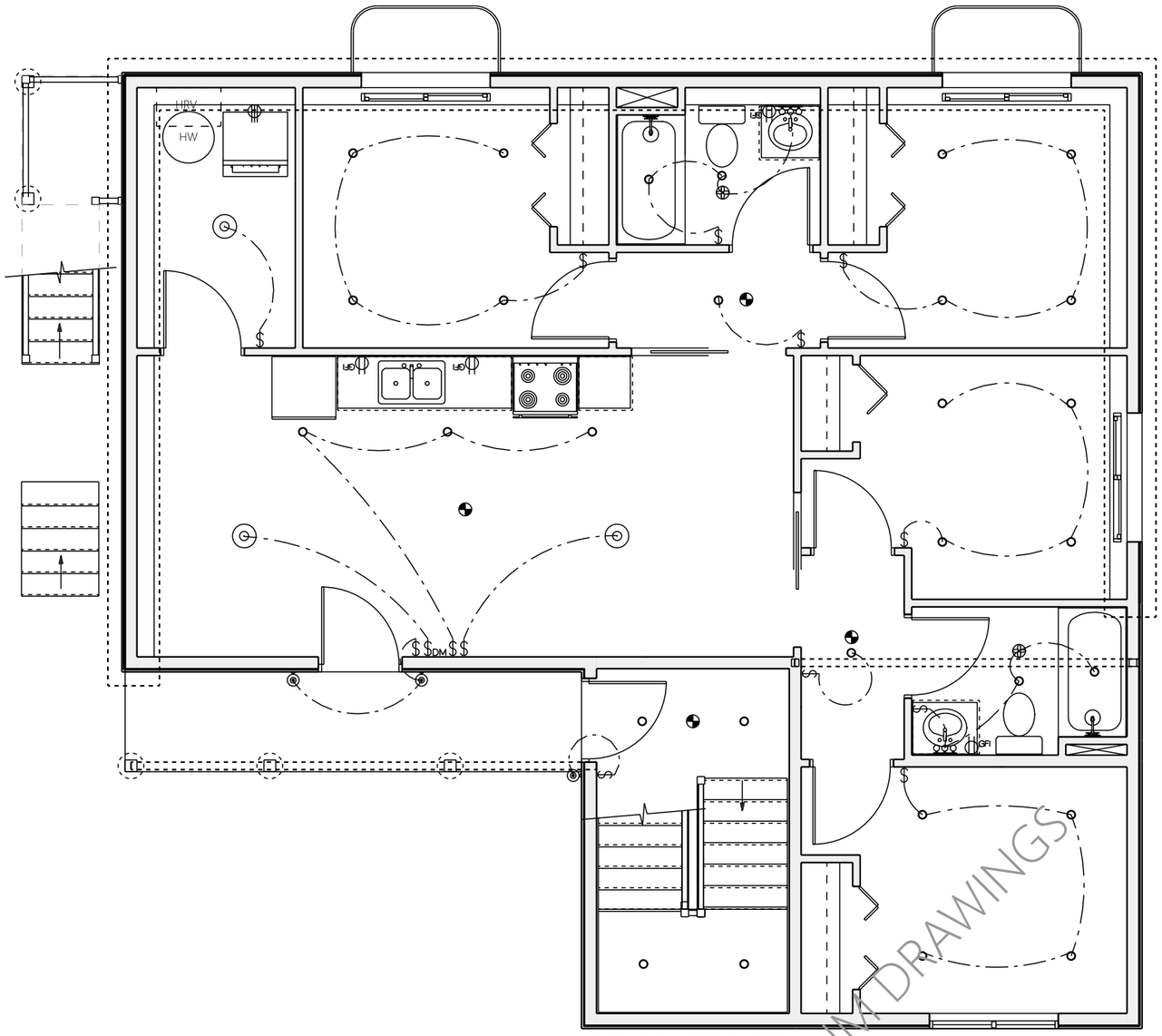
ELECTRICAL LEGEND

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

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

HEAT & MECHANICALS	
PRIMARY HEAT SOURCE	
SECONDARY HEAT SOURCE	
HRV	
HW	

APPLIANCES	
HOT WATER	ELECTRIC OR PROPANE
FRIDGE	NO WATERLINE
STOVE	ELECTRIC



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

MECHANICAL & ELECTRICAL MF DESIGN PLAN

SCALE: 3/16" = 1'-0"

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DRAFT 2:
DRAFT 3:

DRAWN & DESIGNED BY:
ALICIA OLSCHEWSKI

CLIENT:
Lot 1 Gaspereau Ave.,
Wolfville, NS

DRAWING NO. A11

DRAWING NAME:
MECHANICAL & ELECTRICAL MF DESIGN PLAN

DATE: 2025-02-12

ELECTRICAL LEGEND

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

ELECTRICAL LEGEND

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

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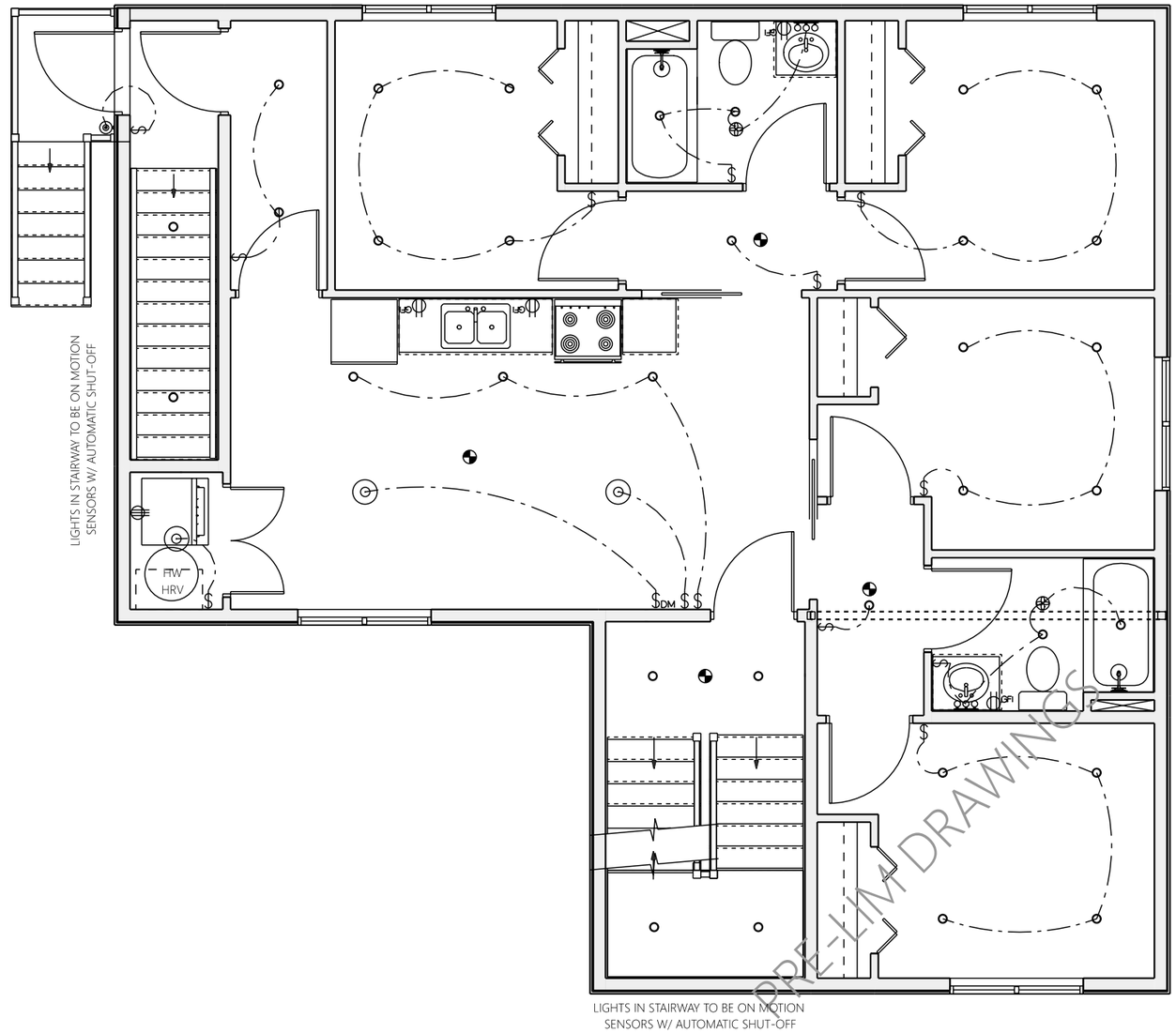
**SMOKE AND CO2 DETECTORS TO BE WIRED AND INTERCONNECTED, PER CODE

HEAT & MECHANICALS
PRIMARY HEAT SOURCE
SECONDARY HEAT SOURCE
HRV
HW

APPLIANCES	
HOT WATER	ELECTRIC OR PROPANE
FRIDGE	NO WATERLINE
STOVE	ELECTRIC



MECHANICAL & ELECTRICAL SF DESIGN PLAN

SCALE: 3/16" = 1'-0"

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LIVE2DESIGN.CA
ALICIA@LIVE2DESIGN.CA

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DRAFT 1:
DRAFT 2:
DRAFT 3:

DRAWN & DESIGNED BY:
ALICIA OLSCHEWSKI

CLIENT:
Lot 1 Gaspereau Ave.,
Wolfville, NS

DRAWING NO. A12

DRAWING NAME:
MECHANICAL & ELECTRICAL SF DESIGN PLAN

DATE: 2025-02-12

ELECTRICAL LEGEND

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

ELECTRICAL LEGEND

**THESE ELECTRICAL PLANS ARE TO BE USED TO COMMUNICATE CLIENT DESIGN AND DIRECTION AND DOES NOT REPLACE THE REQUIRED MECHANICAL OR ELECTRICAL CODES REQUIRED
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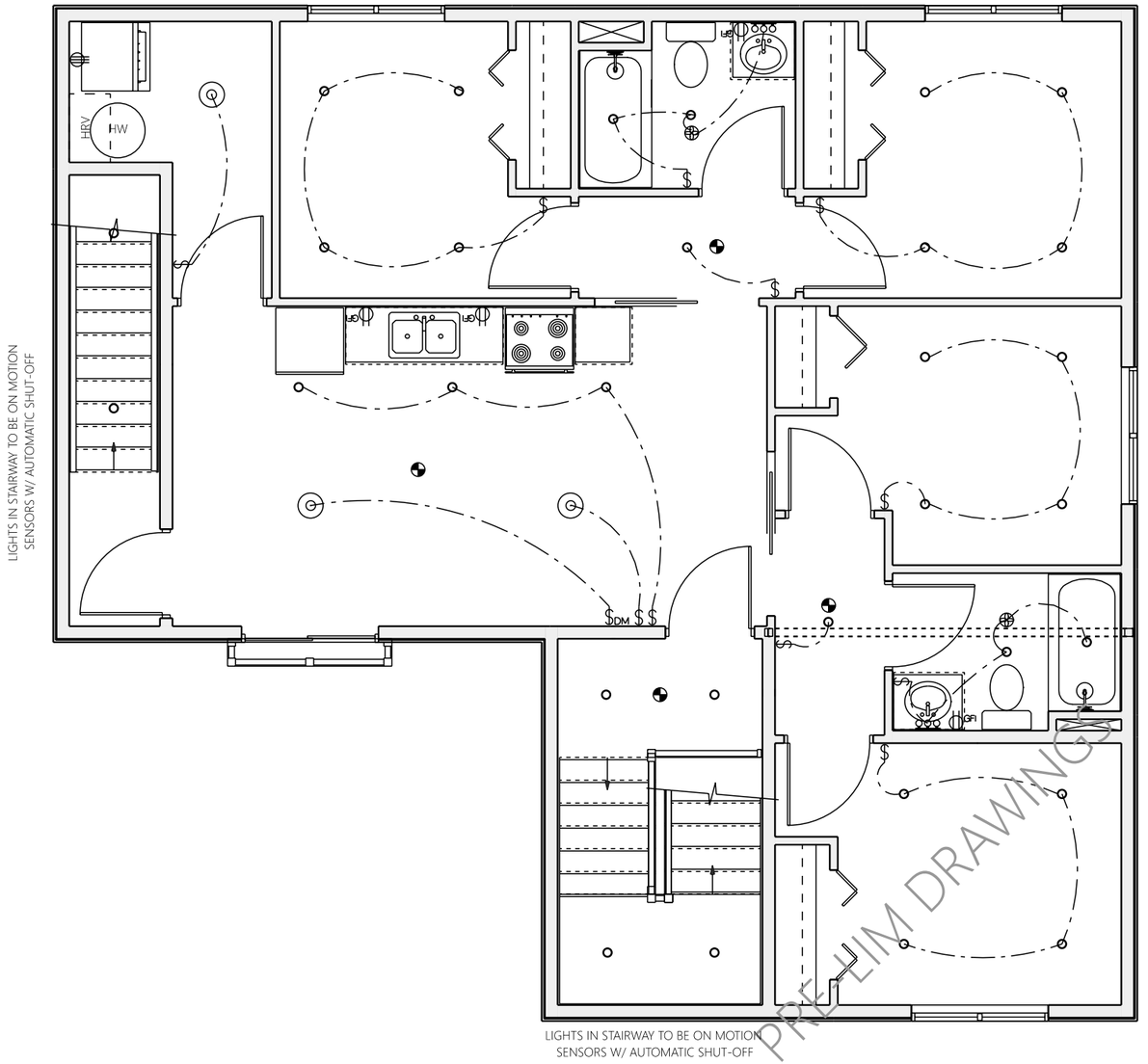
HEAT & MECHANICALS	
PRIMARY HEAT SOURCE	
SECONDARY HEAT SOURCE	
HRV	
HW	

APPLIANCES	
HOT WATER	ELECTRIC OR PROPANE
FRIDGE	NO WATERLINE
STOVE	ELECTRIC



MECHANICAL & ELECTRICAL TF DESIGN PLAN

SCALE: 3/16" = 1'-0"

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LIVE2DESIGN.CA
ALICIA@LIVE2DESIGN.CA

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DRAFT 1:
DRAFT 2:
DRAFT 3:

DRAWN & DESIGNED BY:
ALICIA OLSCHEWSKI

CLIENT:
Lot 1 Gaspereau Ave.,
Wolfville, NS

DRAWING NO. A13

DRAWING NAME:
MECHANICAL & ELECTRICAL TF DESIGN PLAN

DATE: 2025-02-12

Site Plan Approval – Criteria Checklist

APPLICATION: **SP-006-2025 – Lot 1 Gaspereau Avenue – Multi-unit Dwelling (3 Units)**	
Land Use Bylaw Reference	**Staff Comments**
2.10 Submission Requirements	Application requirements met.
Zone Standards: Part 12 Medium Density Residential (R-3) Permitted Use Table 8.1	Multi-unit building – 3 dwelling units. Permitted by Site Plan Approval
Part 5 Development Constraints 5.3(2) This property is located in an area of slopes exceeding 20% as identified on Schedule B Development Constraints Map	Stormwater management, erosion control and grade separation plans required.
Part 6 Parking Parking is calculated using table 6.1 1.25 space per dwelling unit plus additional ½ space for bedrooms in excess of three. Single room occupancy – one space for bedrooms in excess of three.	Parking calculated to 2.75 spaces per unit rounded down to 2 spaces. Total of 6 spaces required. A reduction of one space has been allowed due to the topography of the site. 5 parking spaces are provided.
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;*	Structure meets setback requirements. No negative impacts are anticipated to neighbouring properties.
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;*	5 parking spaces required. Negative impacts are not anticipated, however, buffering of parking area may be required should negative impacts arise.
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.

Site Plan Approval – Criteria Checklist

4. *The type, location, and height of walls, fences, hedges, trees, shrubs, ground cover or other landscaping elements which is necessary to protect and minimize negative land use impact on neighbouring properties;*	Existing landscaping will be retained as much as possible and more will be added should negative impacts to neighbouring properties arise. One tree required in front yard as per LUB 8.7(e). Hard surface area approx. 45%
5. *Existing vegetation shall be retained where the vegetation is healthy and helps to minimize negative impacts on the surrounding neighbourhood;*	Existing vegetation to be retained as much as 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;*	N/A
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 will be designed in compliance the Land Use Bylaw.
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 at the side or rear of the building.
9. *The location of all existing easements shall be identified;*	N/A
10. *The grading or alteration in elevation or contour of the land shall minimize undue erosion and/or sedimentation, and other negative impacts on neighbouring properties;*	Site grading and erosion sedimentation control plan has been submitted and approved by the Town Engineer.
11. *The management of storm and surface water is addressed, and associated plans are approved by the Town Engineer;*	Stormwater management plan has been submitted 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

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.*	The parking requirement has been reduced by one parking space due to steep slopes.