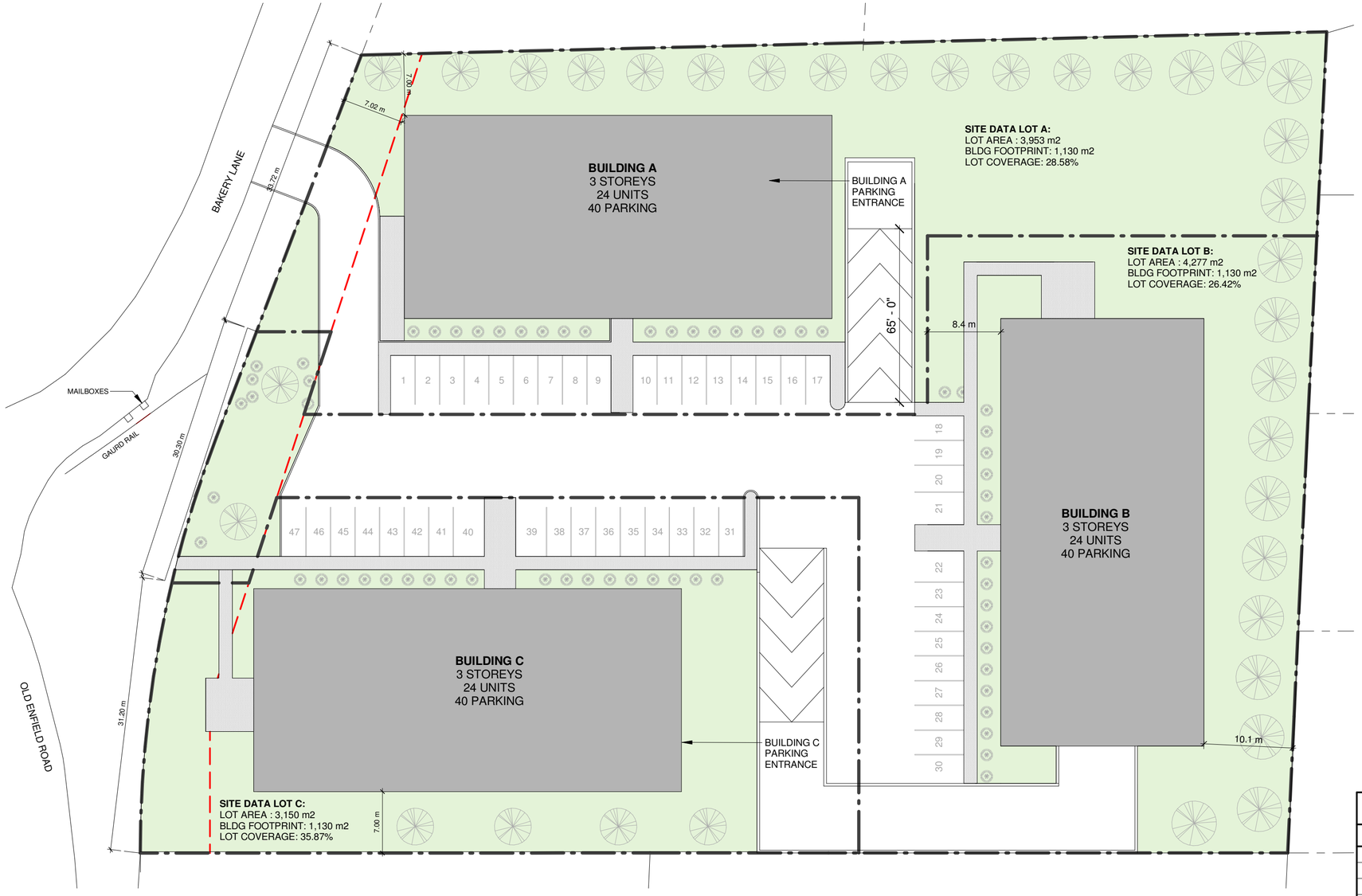

LAND-USE BY-LAW REQUIREMENTS

ZONE	R3 ZONE - LARGE MULTIPLEX (SERVICED BY SEWER &WATER)	BLDG A	BLDG B	BLDG C
MIN. LOT AREA PER PRIMARY BLDG	**3,000m²**	3,953m²	4,277m²	3,150m²
MIN. LOT FRONTAGE	**30m**	31.2m	30.3m	33.7m
MIN. FRONT YARD	**7m**	7m	8.4m	9.25m
MIN. SIDE YARD	**One side 7m - Other sides 4m**	7m - 10.7m	7.93m - 5.95m	7m - 10.7m
MIN. REAR YARD	**10m**	10m	10m	21m
MIN. FLANKAGE YARD	**6m**	N/A	N/A	N/A
MAX. BLDG. HEIGHT	**11m**	max. 11m	max. 11m	max. 11m
MAX. PRIMARY BUILDG. SIZE	**24 Dwelling units & 1250 m² of ground area**	24 units - 1,130m²	24 units - 1,130m²	24 units - 1,130m²
MAX. NUMBER OF PRIMARY BLDG	**1**	1	1	1
MAX. LOT COVERAGE	**40%**	28%	26%	36%
MAX. GROUND FLOOR FINISHING LEVEL	**0.5m**	max. 0.5m	max. 0.5m	max. 0.5m
MAX. STREET FACING BUILDING LENGTH	**50m**	23.2m	48.8m	23.2m
MIN. STREET-FACING FACADE TRANSPARENCY	**At Grade 30% - Above Grade 10%**	TBD	TBD	TBD
PARKING REQUIREMENTS: RESIDENTIEL		(24x1.5= 36P)+(24/7=3.5) equal 4P = 40 Parking Spots x 3 = 120 PS		
BUILDING CONTAINING MORE THAN 6 DWELLING UNITS	**1.5 PARKING SPACES FOR EACH DWELLING UNIT** & 1 DEDICATED VISITOR PARKING SPACE FOR EACH 7 DWELLING UNITS	40	40	40

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PREFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT(S) BEFORE COMMENCING WORK.
2. THE ARCHITECT(S) BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THE DRAWINGS BY THE CONTRACTOR. UPON APPLICATION, GRAPHIC CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE DRAWINGS WILL BE PROVIDED.
3. ALL PRINTS AND SPECIFICATIONS RELATED TO THIS PROJECT ARE THE PROPERTY OF WM FARES ARCHITECTS. DESIGN CAN NOT BE REPORDUCED, COPIED, OR USED FOR CONSTRICTION PURPOSES WITHOUT THE APPROVAL OF THE ARCHITECT IN WRITING.
4. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODE, BY-LAWS, AND REQUIEMENTS OF AUTHORITIES HAVING JURISDICTION.
5. THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS. IN CASES OF DIFFERENCES BETWEEN CONSULTANTS' DOCUMENTS WITH RESPECT TO QUALITY, SIZES OR SCOPE OF WORK, THE GREATER SHALL APPLY.
6. ALL GUARDS & HANDRAILS TO CONFORM TO NATION BUILDING CODE.
7. ALL DIMENSIONS SHOWN TO FINISHED SURFACES AND ELEMENTS UNLESS OTHERWISE NOTED.
8. IF AN ITEM IS NECESSARY FOR THE INSTALLATION AND PROPER WORKMANSHIP OF MATERIALS UNDER THIS CONTRACT AND IS NOT NOTED OR SPECIFIED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE IMPLEMENTATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL ON SITE DIMENSIONS & MEASUREMENTS AND SHALL BECOME THOROUGHLY FAMILIAR WITH THE EXISTING SITE CONDITIONS WHICH AFFECT THE WORK OF THIS PROJECT. NO ALLOWANCE WILL BE MADE FOR FAILURE TO NOTE SITE CONDITIONS.
10. ALL AREAS TO BE LEFT IN CLEAN CONDITION AT THE END OF EACH DAYS WORK.

No.	Description	Date

WM FARES ARCHITECTS
3480 Joseph Howe Dr. Suite 500 Halifax, NS B3L 4H7 902.457.6676

STAMP

PROJECT
BAKERY LANE

DRAWING TITLE
Site Plan

TRUE NORTH

CLIENT
Owner

PROJECT ADDRESS
51 OLD ENFIELD ROAD + LOT W BAKERY LANE, EAST HANTS NS

SCALE As indicated

DATE Issue Date

DRAWN BY Author

CHECKED BY Checker

PROJECT NUMBER 2021-20

D1

Arch C 18" X 24" Z:\WMFares Architects\01 Projects\2021-PROJECTS\2021-20 51 Old Enfield Rd\2 Concept Design\2.3 Concept Design Documents\2.3.4 3D Models\23.06.23_OldEnfield_R3zone.rvt