

Building Elevations:



GENERAL NOTES:
ALL DIMENSIONS TO BE VERIFIED
ON SITE AND CONFIRMED BY
CONTRACTOR.
DO NOT SCALE THIS DRAWING.

REV	DESCRIPTION	DATE

1 SITE PLAN PERMIT 2024.05.29
ISSUED FOR SITE PLAN APP

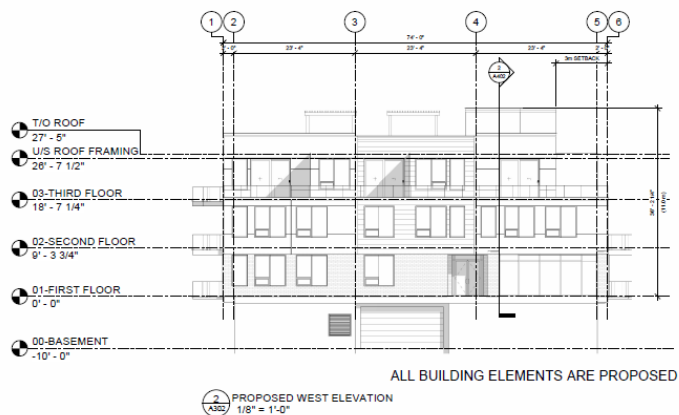
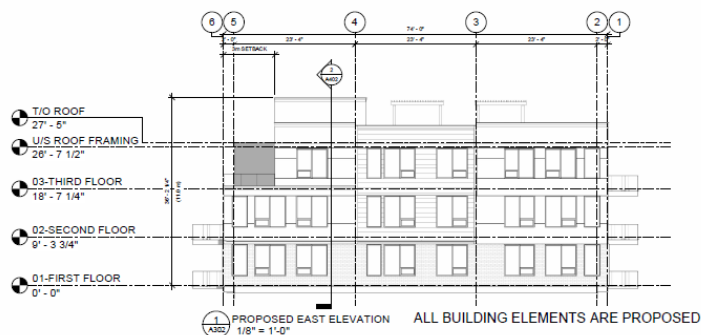
DRAWING TITLE:
PROPOSED ELEVATIONS A

PROJECT:
NEW APARTMENT
BUILDING
51 OLD ENFIELD ROAD - LOT W
BAKERY LANE, ENFIELD

DRAWN BY:	MR
CHECKED BY:	CM
DATE:	2024.05.29
CLIENT:	DW:
DAVID ENGELHUTT	A301
SCALE:	1/8" = 1'-0"



GENERAL NOTES:
ALL DIMENSIONS TO BE VERIFIED
ON SITE AND CONFIRMED BY
CONTRACTOR.
DO NOT SCALE THIS DRAWING.



REV	DESCRIPTION	DATE
1	SITE PLAN PERMIT	2024.05.29

ISSUED FOR SITE PLAN APP

DRAWING TITLE:
PROPOSED ELEVATIONS B

PROJECT:
NEW APARTMENT
BUILDING
51 OLD ENFIELD ROAD + LOT W
BAKERY LANE, ENFIELD

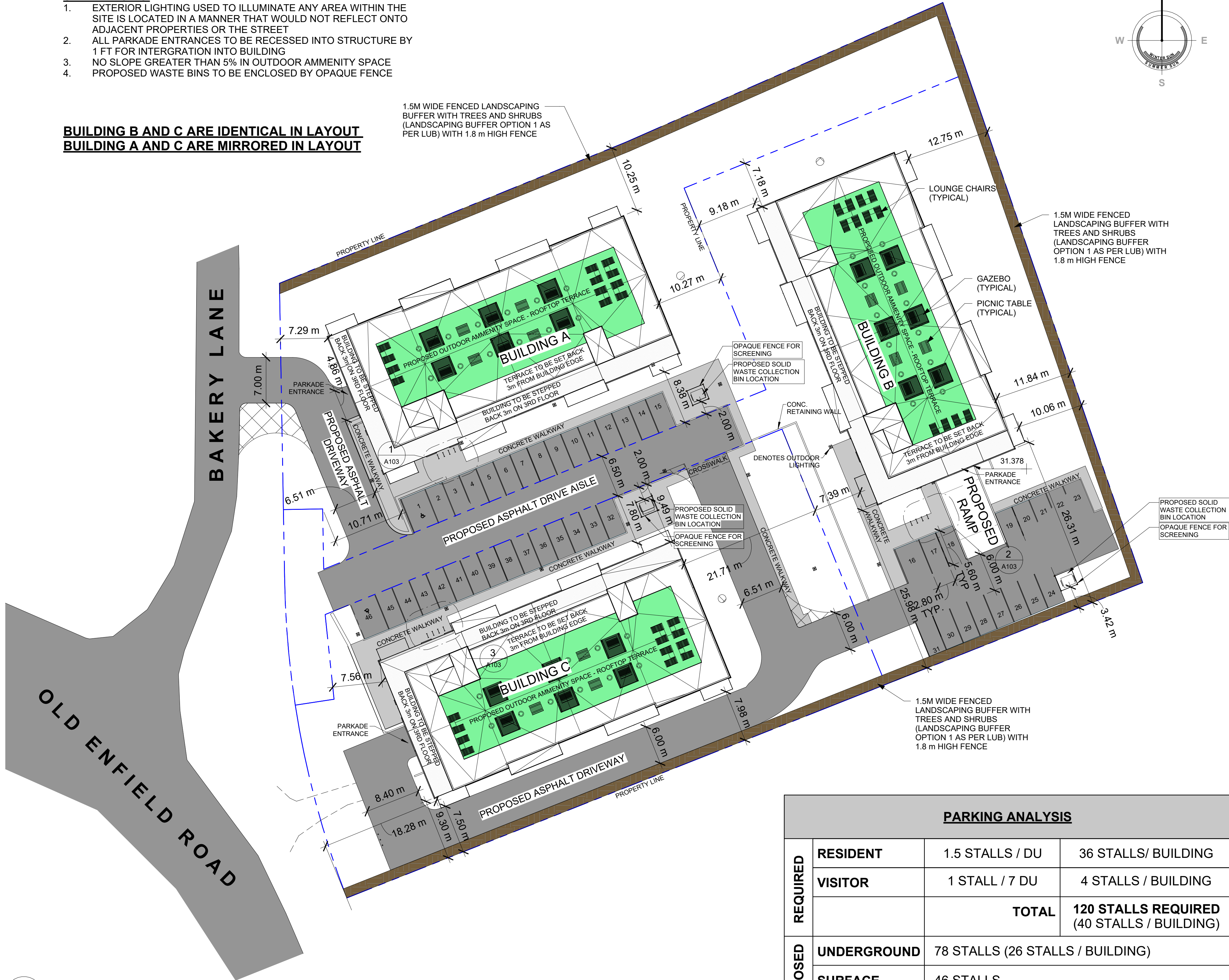
DRAWN BY:	MR
CHECKED BY:	CH
DATE:	2024.05.29
CLIENT:	DWG:
DAVID ENGELHUTT	A302
SCALE:	1/8" = 1'-0"

GENERAL NOTES:

1. EXTERIOR LIGHTING USED TO ILLUMINATE ANY AREA WITHIN THE SITE IS LOCATED IN A MANNER THAT WOULD NOT REFLECT ONTO ADJACENT PROPERTIES OR THE STREET
2. ALL PARKADE ENTRANCES TO BE RECESSED INTO STRUCTURE BY 1 FT FOR INTERGRATION INTO BUILDING
3. NO SLOPE GREATER THAN 5% IN OUTDOOR AMMENITY SPACE
4. PROPOSED WASTE BINS TO BE ENCLOSED BY OPAQUE FENCE

BUILDING B AND C ARE IDENTICAL IN LAYOUT
BUILDING A AND C ARE MIRRORRED IN LAYOUT

1.5M WIDE FENCED LANDSCAPING BUFFER WITH TREES AND SHRUBS (LANDSCAPING BUFFER OPTION 1 AS PER LUB) WITH 1.8 m HIGH FENCE



1 PROPOSED SITE PLAN
A102 1 : 350

PARKING ANALYSIS

<u>PARKING ANALYSIS</u>			
REQUIRED	RESIDENT	1.5 STALLS / DU	36 STALLS/ BUILDING
	VISITOR	1 STALL / 7 DU	4 STALLS / BUILDING
		TOTAL	120 STALLS REQUIRED (40 STALLS / BUILDING)
PROPOSED	UNDERGROUND	78 STALLS (26 STALLS / BUILDING)	
	SURFACE	46 STALLS	
		124 STALLS PROVIDED	
PARKING STALLS DESIGNATED AS ACCESSABLE			
	REQUIRED	PROPOSED	
RESIDENT	2 STALLS / BUILDING	6 STALLS (2 STALLS / BUILDING IN PARKADE)	
VISITOR	1 STALL (1 IN 100 STALLS)	3 STALLS	
TOTAL	7 STALLS	9 STALLS	

PROPERTY ANALYSIS

AHJ	EAST HANTS
ADDRESS	51 OLD ENFIELD ROAD + LOT W BAKERY LANE, EAST HANTS NS
PID	45078748, 45118221
AAN	05967961
LOT AREA	25619.53 m ²
USE	LARGE MULTIPLEX
ZONE	R3

BUILDING A ZONING ANALYSIS

	REQUIRED	PROPOSED
BUILDING HEIGHT	11.0 m MAX	11.0 m
LOT AREA	3000 m ² MIN	3508.4 m ²
MAX BUILD SIZE	24 DU, 1250 m ² MAX	24 DU, 1134.31 m ²
LOT COVERAGE	40% MAX	32.33%

BUILDING B ZONING ANALYSIS

	REQUIRED	PROPOSED
BUILDING HEIGHT	11.0 m MAX	11.0 m
LOT AREA	3000 m ² MIN	4305.9 m ²
MAX BUILD SIZE	24 DU, 1250 m ² MAX	24 DU, 1134.31 m ²
LOT COVERAGE	40% MAX	26.34%

BUILDING C ZONING ANALYSIS

	REQUIRED	PROPOSED
BUILDING HEIGHT	11.0 m MAX	11.0 m
LOT AREA	3000 m ² MIN	3522.3 m ²
MAX BUILD SIZE	24 DU, 1250 m ² MAX	24 DU, 1134.31 m ²
LOT COVERAGE	40% MAX	32.20%

COMMON OUTDOOR AMENITY SPACE

	PROPOSED AREA	APROX. DIMENSIONS
BUILDING A ROOFTOP	457.0 m ²	12.0 m x 39.4 m
BUILDING B ROOFTOP	457.0 m ²	12.0 m x 39.4 m
BUILDING C ROOFTOP	457.0 m ²	12.0 m x 39.4 m
TOTAL	1371.0 m ²	
TOTAL PER UNIT	19.0 m ²	
REQUIRED PER UNIT	10.0 m ²	



GENERAL NOTES:

ALL DIMENSIONS TO BE VERIFIED ON SITE AND CONFIRMED BY CONTRACTOR. REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO COMMENCING WORK

DO NOT SCALE THIS DRAWING.

ARCHITECTURAL DRAWINGS HAVE BEEN CO-ORDINATED WITH SITE, ENGINEERING AND LANDSCAPE DRAWINGS

THESE DRAWINGS DO NOT INDICATE ALL OFFSETS, FITTINGS AND ACCESSORIES WHICH MAY BE REQUIRED. PROVIDE THE SAME TO MEET THE REQUIRED CONDITIONS.



REV	DESCRIPTION	DATE
4	IFC SET	2025.04.02
3	REVISED SITE PLAN	2025.03.21
2	BUILDING PERMIT	2024.11.11
1	SITE PLAN PERMIT	2024.05.31

ISSUED - SITE PLAN APPLICATION

DRAWING TITLE:
PROPOSED OVERALL SITE PLAN

PROJECT:
NEW APARTMENT BUILDINGS

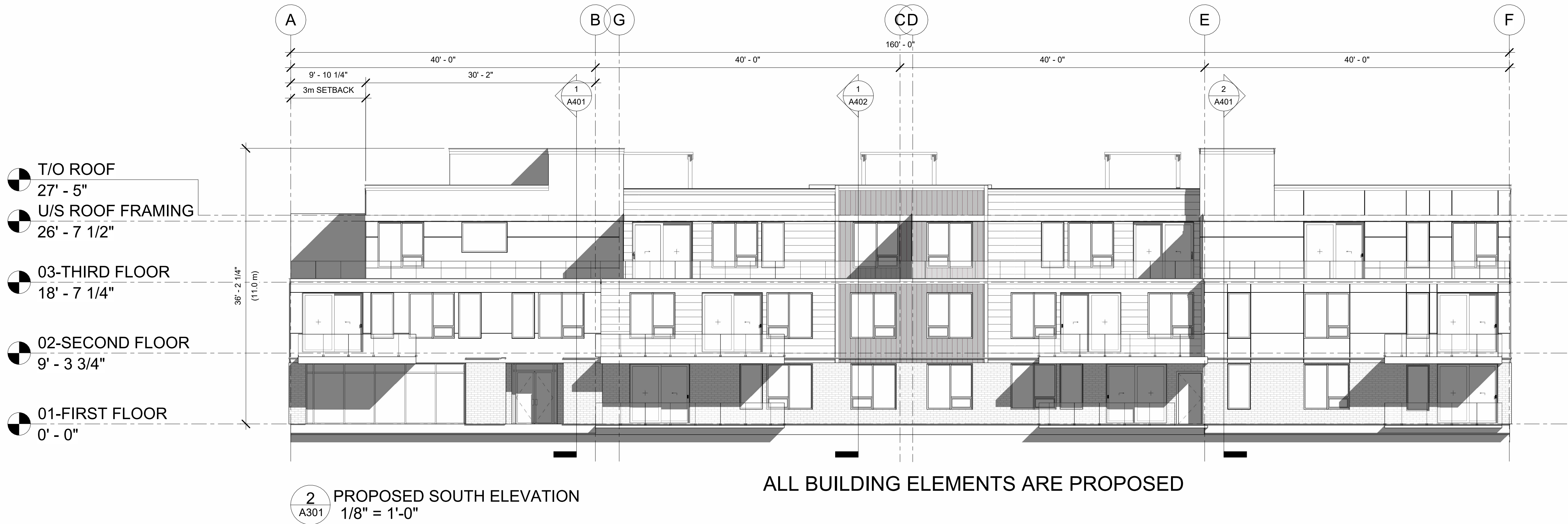
51 OLD ENFIELD ROAD + LOT W
BAKERY LANE, ENFIELD

DRAWN BY:	MR
CHECKED BY:	CH
DATE:	2025-05-08
CLIENT:	DWG:
DAVID ENGELHUTT	A102
SCALE:	
As indicated	

GENERAL NOTES:

ALL DIMENSIONS TO BE VERIFIED
ON SITE AND CONFIRMED BY
CONTRACTOR.

DO NOT SCALE THIS DRAWING.



REV	DESCRIPTION	DATE
1	SITE PLAN PERMIT	2024.05.29

ISSUED FOR SITE PLAN APP

DRAWING TITLE:

PROPOSED ELEVATIONS A

PROJECT:

NEW APARTMENT
BUILDING

51 OLD ENFIELD ROAD + LOT W
BAKERY LANE, ENFIELD

DRAWN BY:	MR
CHECKED BY:	CH
DATE:	2024.05.29
CLIENT:	DWG:
DAVID ENGELHUTT	
SCALE:	A301
1/8" = 1'-0"	

GENERAL NOTES:

ALL DIMENSIONS TO BE VERIFIED
ON SITE AND CONFIRMED BY
CONTRACTOR.

DO NOT SCALE THIS DRAWING.

