

SITE PLAN APPROVAL INFORMATION SHEET

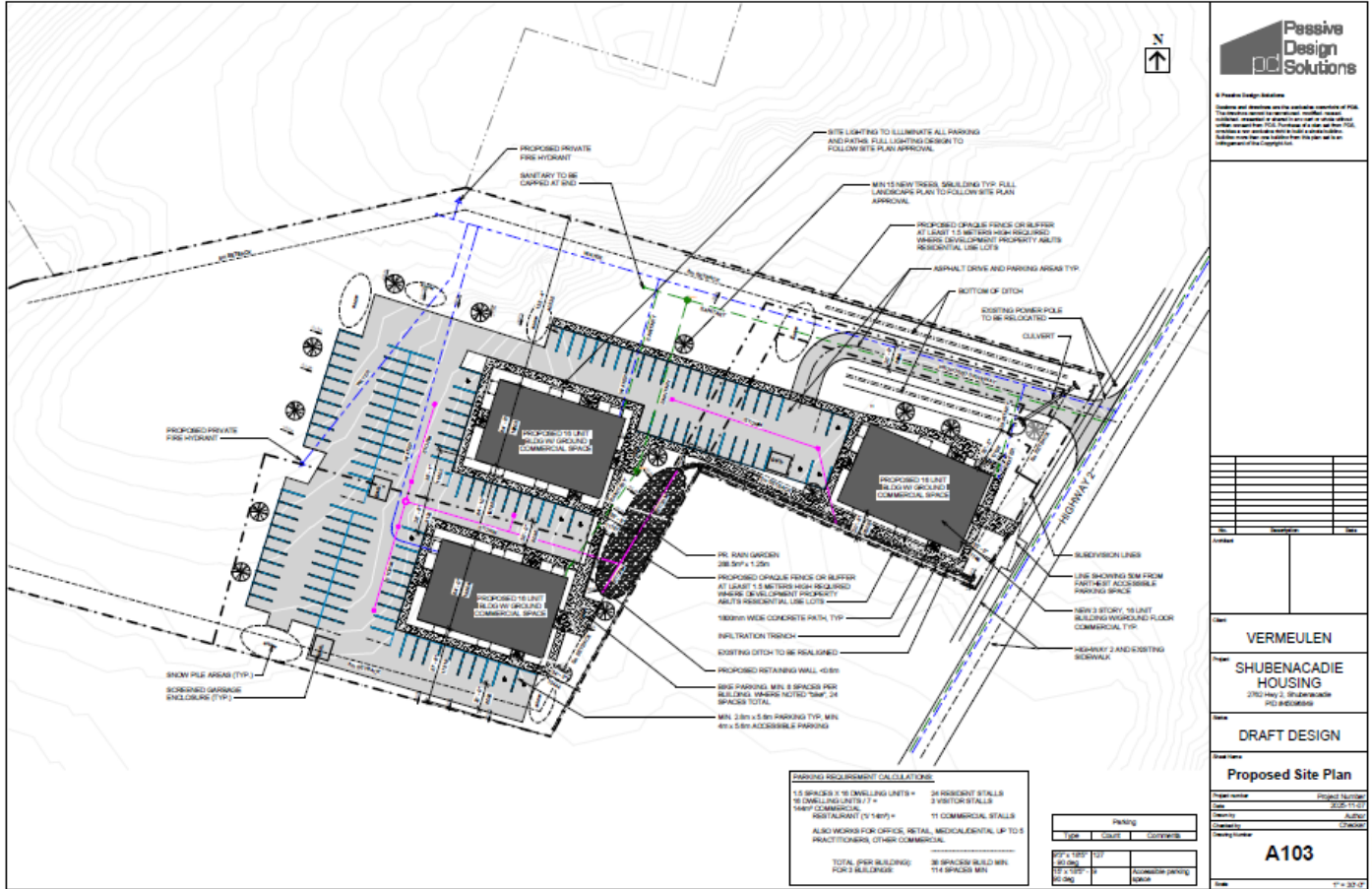
Applicant: 4716524 Nova Scotia Limited

Property Location: PID 45096849, Highway 2, Shubenacadie

Site Plan Application: To permit the construction of three (3) mixed use multiplex buildings (16 proposed residential units/building, and 1 commercial unit on ground floor)

Site Plan Approval Granted by Municipal Development Officer on: Approved on June 8, 2026

Site Plan:



Community:
Shubenacadie

Current Zone:
Village Core (VC) Zone

Size of Property:
5.75 acres

For further information, please contact Kelly Ash, Development Officer, kash@easthants.ca



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Building Elevations:



1 FRONT ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

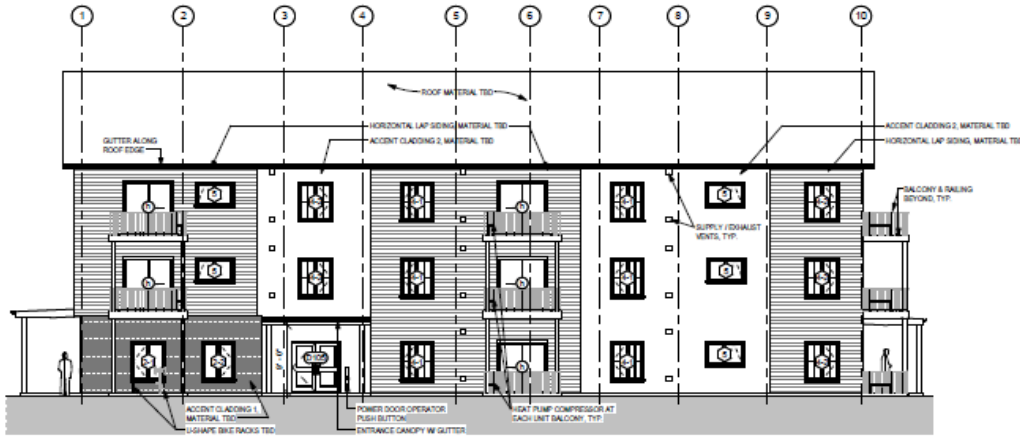
1. All elevation finishes and colours to be confirmed by Owner.
2. Site grades shown are generic and may differ from the actual final grades for the project.
3. Dimensions and elevations not shown; install where required.
4. Roof vents & plumbing stacks not shown; vent areas to be min 1'-0".
5. If possible, do not bring vent stack up through roof having roof to facilitate solar panel installation.
6. Dryer vent, range hood/vent, & bath exhaust vents not used; electric range only, and condensing type dryer only.
7. Colour all exterior vents & vent heads to match siding, or otherwise.
8. Wood or wip deck surface is to be minimum 7' below the adjacent grade floor level.
9. Solid opaque surface w/s to be minimum 17' below the adjacent grade floor level, except at main entry doors.
10. See Windows & Door Schedule for window & door head & sill heights, sheets A003 & A004.
11. All bedrooms are to have windows that meet CodeKit agency requirements.
12. Scales does not shown in elevation.



3 ELEVATION KEY PLAN
1/32" = 1'-0"

GLAZING CALCULATIONS:

- GROUND FLOOR
 - FRONTAGE: 10' HIGH * 64' WIDE = 640 SF
 - GLAZING: (6' * 6.5')/5 + (10' * 8.66') = 321 SF
 - GLAZED PERCENTAGE: 50%
- UPPER FLOORS (EACH FLOOR)
 - FRONTAGE: 13.33' HIGH * 64' WIDE = 1237.3 SF
 - GLAZING: (6' * 6.5') * 10 = 390 SF
 - GLAZED PERCENTAGE: 32%



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"

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GENERAL NOTES

1. All work is, at a minimum, to be completed in accordance with the National Building Code of Canada, latest edition, and in accordance with all other applicable codes, bylaws, and other legal requirements.
2. All Federal, Provincial, and local ordinances, etc. shall be considered as part of the specifications for this building and shall take precedence over anything shown, described, or implied, if and when variances occur.
3. The Builder is to check and verify all drawings for compliance with local building and zoning requirements and report any discrepancies prior to commencing construction.
4. Structural lumber is to be No. 2 GPP or better, or the equivalent manufactured lumber product.
5. Design and end-use of manufactured wood structural members, including floor joists, roof trusses, beams, columns, and trunks, to be by supplier.
6. This drawing does not take into account unknown site conditions such as soil bearing capacity, water tables, depth of bedrock, buried structures, etc.
7. Remove all demolition debris and construction waste from the site except materials and items specifically noted by the Owner to be left on site. Job site to be left broom clean when the contract is complete.
8. Structural engineering, if required, by others.

Rev.	Issued For Pricing	2025-09-24
1	Description	Date

Client: **Hans Vermeulen**

Project: **Vermeulen Building A**
 2762 Hwy 2
 Shubenacadie, NB

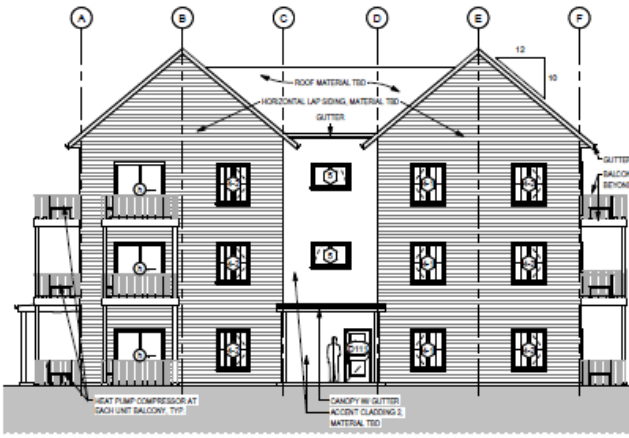
Status: **86% Construction Documents**

Sheet Name: **Elevations 1 of 2**

Date: **2025-11-10**
 Drawn by: **MCL**
 Checked by: **MA**
 Sheet Number: **A201**

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- GENERAL NOTES**
- All work is, at a minimum, to be completed in accordance with the National Building Code of Canada, latest edition, and in accordance with all other applicable codes, bylaws, and other legal requirements.
 - All Federal, Provincial, and local ordinances, etc., shall be considered as part of the specifications for this building and shall take precedence over anything shown, described, or implied, if and when variance occur.
 - The Sub-lor is to check and verify all drawings for compliance with local building and zoning requirements and report any discrepancies prior to commencing construction.
 - Structural timber is to be No. 2 SPF or better, or the equivalent manufactured lumber product.
 - Detail and end-uses of manufactured wood structural members, including floor joists, roof trusses, beams, columns, and IRLMA, to be by supplier.
 - This drawing does not take into account unknown site conditions such as soil bearing capacity, water tables, depth of bedrock, buried structures, etc.
 - Remove all demolition debris and construction waste from the site except material and items specifically noted by the Owner to be left on site. Job site to be left broom clean when the contract is complete.
 - Structural engineering, if required, by others.



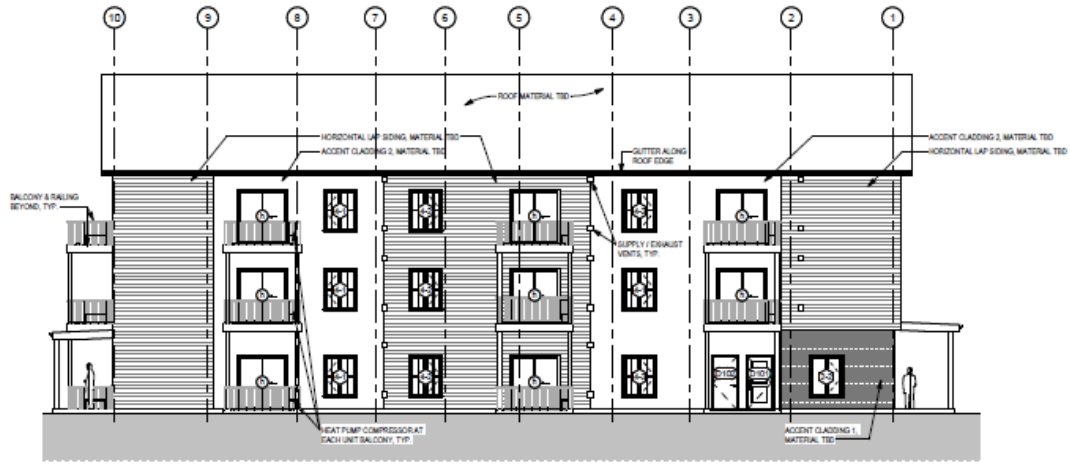
1 BACK ELEVATION
 1/8" = 1'-0"

ELEVATION NOTES

- All exterior trim, finishes, and colours to be confirmed by Owner.
- Site grades shown are generic and may differ from the actual final grades for this project.
- Overhangs and downspouts not shown; install where required.
- Roof vents & plumbing stacks not shown; vent area to be not 1:150.
- Typical: do not bring vent stack up through roof/ceiling roof to facilitate solar panel installation.
- Dryer vent, range hood vent, & bath exhaust vents not used; electric range only, and considering low-rise only.
- Colour all exterior vents & vent hoods to match siding or trimwork.
- Windows on sq. deck surfaces to be minimum 3" below the adjacent deck floor level, except at main entry doors.
- Gold paint surfaces are to be minimum 3" below the adjacent deck floor level, except at main entry doors.
- See Window & Door Schedule for window & door head & sill heights, sashes, A/C/L & A/C/S.
- All bathroom vents to have window that meet Code for egress requirements.
- Screen doors not shown in elevation.



3 ELEVATION KEY PLAN
 1/32" = 1'-0"



3 LEFT SIDE ELEVATION
 1/8" = 1'-0"

Rev.	Description	Date
1	Issued For Pricing	2025-06-24

Client: **Hans Vermeulen**

Project: **Vermeulen Building A**
 2752 Hwy 2
 Shubenacadie, NB

Status: **86% Construction Documents**

Sheet Name: **Elevations 2 of 2**

Date: **2025-11-10**
 Drawn by: **MCL**
 Checked by: **MA**
 Sheet Number: **A202**