

# IFR - CONCEPT DESIGN

05.23.2024



**POCKWOCK**

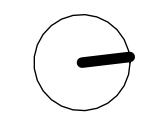
658 POCKWOCK RD. UPPER HAMMONDS  
PLAINS, NS



**POCKWOCK**  
 658 POCKWOCK RD. UPPER HAMMONDS PLAINS, NS

SITE PLAN

Project No: 2022-19  
 Scale: 1" = 50'-0"  
 Date: 5/24/2024  
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**D1**

Land Use By-Law Requirements				
	REQUIRED		PROVIDED	
<b>ZONE</b>	- GU 1 IN BB, HP, UPPER SACKVILLE LAND USE BY-LAW		- GU 1 - DEVELOPMENT AGREEMENT	
<b>MAX HEIGHT</b>	- 35 ft // 10.7m		- 50 ft // 15.25m	
<b>F.A.R</b>	- N/A		- N/A	
<b>BUILDING TYPE</b>	- RESIDENTIAL		- 3 STOREY MULTI UNIT RESIDENTIAL	
<b>TRANSITION LINES</b>	- N/A		- N/A	
<b>PEDESTRIAN STREET</b>	- N/A		- N/A	
<b>SPECIAL AREA</b>	- N/A		- N/A	
<b>FRONT + FLANKING...</b>	- 20 ft // 6.1m		- 147 ft	
<b>STREETWALL - HEIGHT</b>	- N/A		- N/A	
<b>STREETWALL -...</b>	- N/A		- N/A	
<b>SIDE YARD SETBACK</b>	- 1/2 OF BDG HEIGHT (25 ft)		- 37 ft min. // 11.5m	
<b>REAR YARD SETBACK</b>	- 1/2 OF BDG HEIGHT (25 ft)		- 79 ft min. // 24.1m	
<b>PARKING REQUIREMENT</b>	- 1.5 SPACES / UNIT (19 x 1.5 = 28.5)		- 29	
<b>DWELLING UNIT MIX</b>	- N/A		- 15 ONE BEDROOM // 4 TWO BEDROOM	
<b>AMENITY SPACE</b>	- N/A		- 2258 sq. ft INDOOR	
<b>BICYCLE PARKING</b>	- N/A		- 10 CLASS "B"	
<b>VARIANCE</b>	* DEVELOPMENT AGREEMENT		* DEVELOPMENT AGREEMENT	
<b>LOT AREA</b>	SQ. METERS:	9055	SQ FEET:	97467
<b>BUILDING FOOTPRINT</b>	SQ METERS:	850.7	SQ FEET:	9157.25
<b>LOT COVERAGE</b>	9.4%			

### Unit Count

Level	Name	Count
Level 1	1 BDR	5
		5
Level 2	1 BDR	5
Level 2	2 BDR	2
		7
Level 3	1 BDR	5
Level 3	2 BDR	2
		7
		19

### Unit Mix

Name	Count	Percentage
1 BDR	15	79%
2 BDR	4	21%
	19	100%

### GENERAL NOTE

- THE ENCLOSED IS A PRELIMINARY SITE ASSESSMENT INTENDED TO DETERMINE THE GENERAL BUILDING YIELD AS PER THE LAND USE BYLAW.

- TO CONFIRM PROJECT YIELDS, LEGAL AND TOPOGRAPHIC SURVEYS, AND HRM DEVELOPMENT PERMIT ARE REQUIRED.

- THIS ASSESSMENT IS FOR THE SOLE BENEFIT OF THE CLIENT AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.

- THIS ASSESSMENT IS SUBJECT TO CHANGE UP TO 10% DUE TO ALTERNATE PROGRAMING AND DETAILED DESIGN.

### Above Ground Floor Area

Level	Area
Level 1	7878 ft <sup>2</sup>
Level 2	7958 ft <sup>2</sup>
Level 3	7958 ft <sup>2</sup>
	23794 ft <sup>2</sup>

### Under Ground Floor Area

Level	Area
Parking P1	13187 ft <sup>2</sup>

### Parking Schedule

Level	Count
Parking P1	29
	29

### Indoor Amenity

Level	Name	Area
Level 1	AMENITY	1025 ft <sup>2</sup>
Level 1	AMENITY	1233 ft <sup>2</sup>
		2258 ft <sup>2</sup>

### Outdoor Amenity

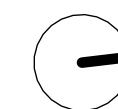
Level	Name	Area
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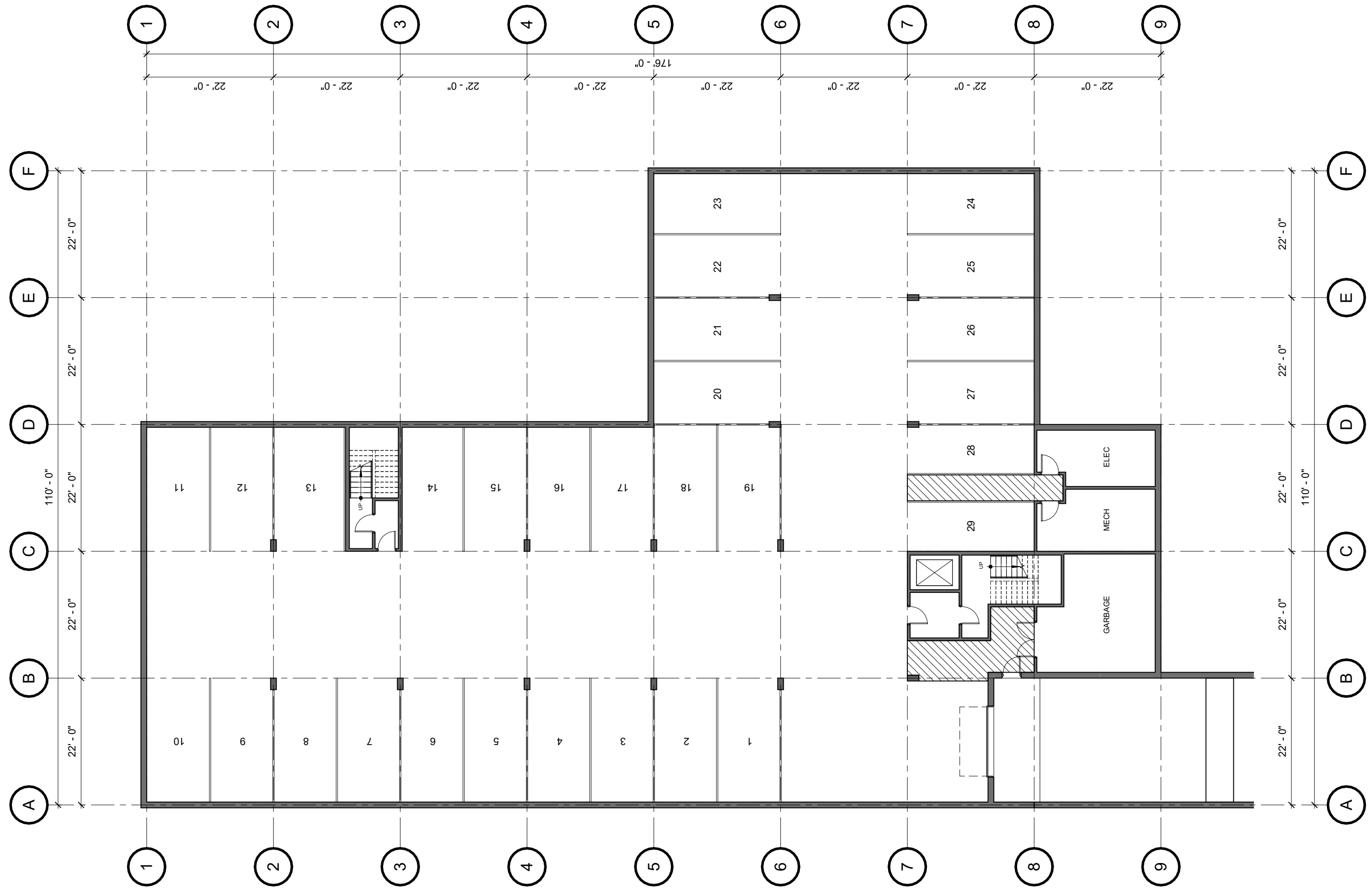
DATA SHEET

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**WM FARES**  
ARCHITECTS

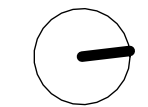
**D2**



**POCKWOCK**  
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PARKING

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**WM FARES**  
 ARCHITECTS

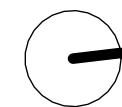
**D3**



**POCKWOCK**  
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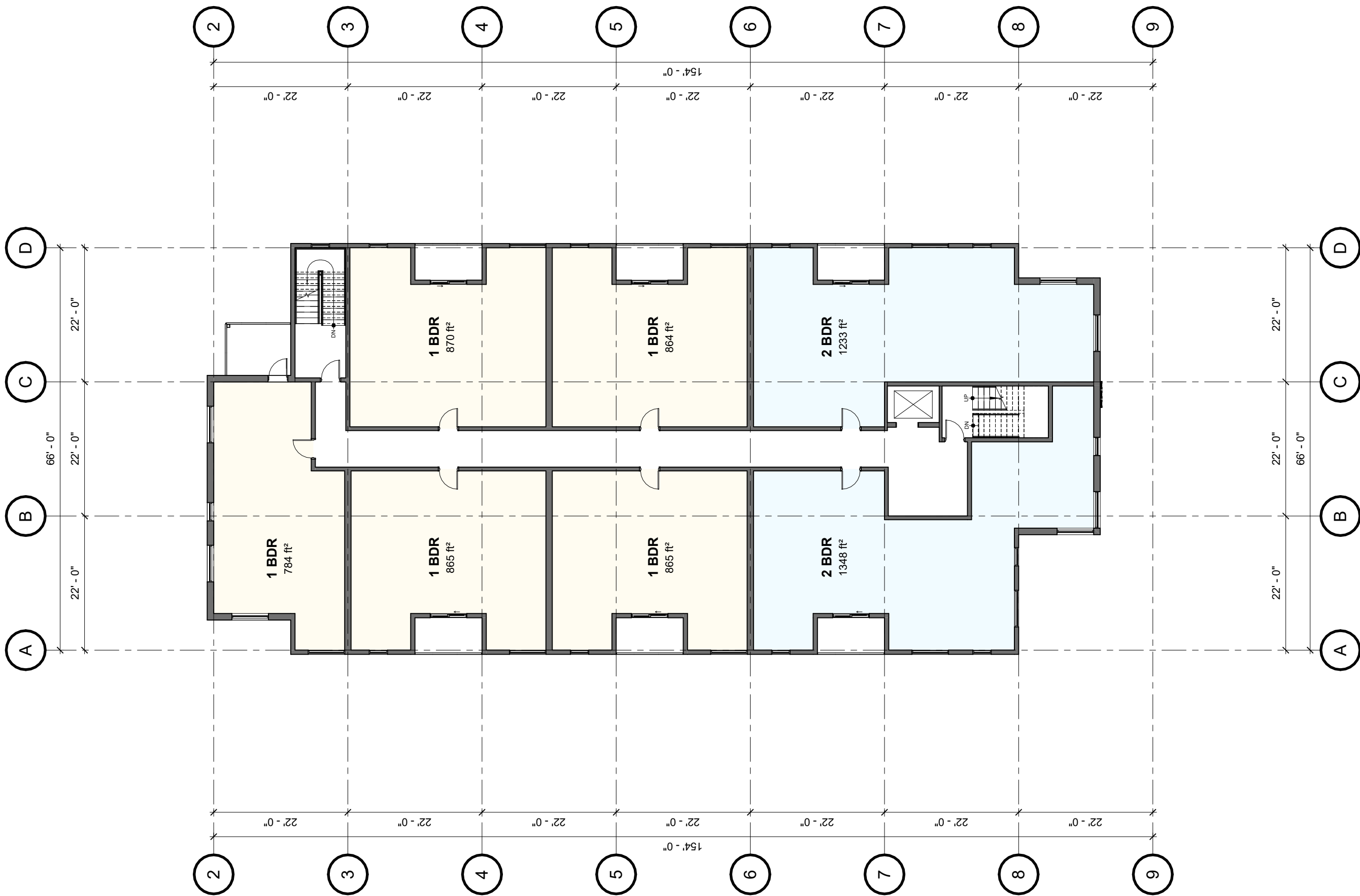
GROUND LEVEL

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**WM FARES**  
 ARCHITECTS

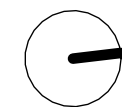
**D4**



**POCKWOCK**  
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LEVEL 2 + 3

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**WM FARES**  
 ARCHITECTS

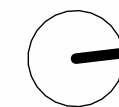
**D5**



**POCKWOCK**  
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NORTH ELEVATION

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**WM FARES**  
 ARCHITECTS

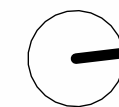
**D13**



**POCKWOCK**  
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SOUTH ELEVATION

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**WM FARES**  
 ARCHITECTS

**D14**

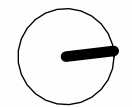




**POCKWOCK**  
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EAST ELEVATION

Project No: 2022-19  
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**WM FARES**  
 ARCHITECTS

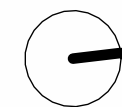
**D15**



**POCKWOCK**  
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WEST ELEVATION

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**WM FARES**  
 ARCHITECTS

**D16**