



Wentworth Dr.

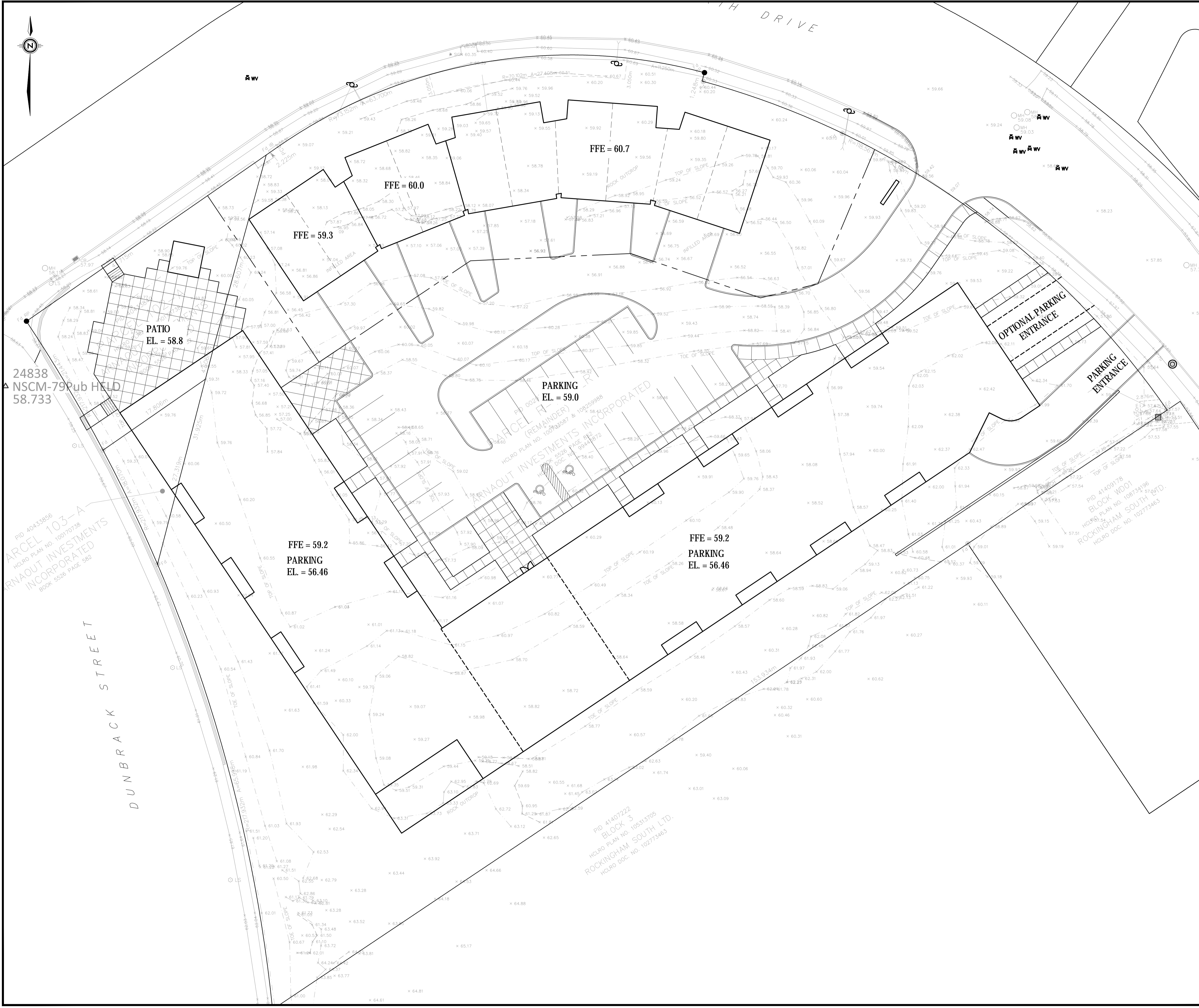
Dunbrack St.

townhomes

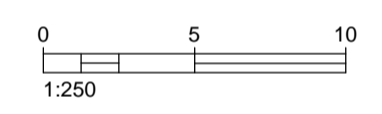
WING A

WING B

multi-unit building



KEY PLAN SCALE = 1:#000



NO.	DESCRIPTION	DATE

ekistics plan+design
 1 Starr Lane, Dartmouth, NS B2Y 4V7
 902.461.2525 www.ekistics.net

Landscape Architecture | Engineering | Architecture

CLIENT

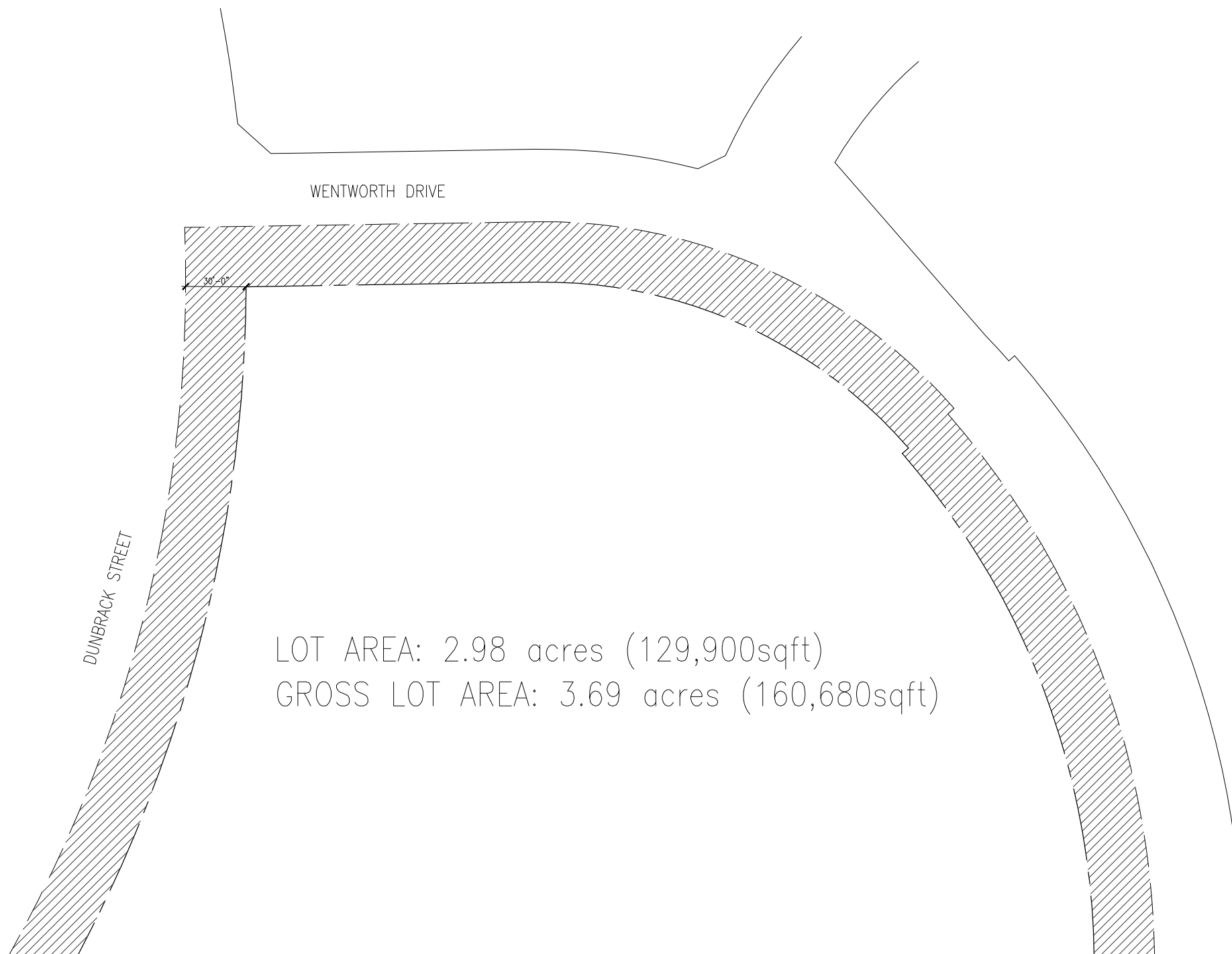
PROJECT

WENTWORTH STREET DEVELOPMENT
 WENTWORTH STREET, HALIFAX

SHEET DESCRIPTION

SITE PLAN

SCALE	DATE	SHEET
1:250	2018/09/28	1
DRAWN	CHECKED	PROJECT NO.
DJH	RTL	16-129



KEY PLAN

REVISIONS	DATE

REVISIONS DATE

PROJECT

**STONEHAVEN AT
ROCKINGHAM SOUTH
DEVELOPMENT**

CLIENT

Azmi Amaout

SCALE DATE

2017.06.06

DRAWN BY CHECKED REVIEWED

APPROVED

SEAL

**NOT FOR
CONSTRUCTION**

DRAWING

GROSS_LOT_AREA

DRAWING NO.

A-100

1/64"=1'-0"

1
A-100

SITE - GROSS LOT AREA



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DRAWING

ARCH_SITE_PLAN

DRAWING NO.

A-101

UNITS / LEVEL BREAKDOWN

LEVEL 01 - 21 UNITS + AMENITY

- 11 X 1-beds
- 10 X 2-beds

LEVEL 02 - 18 UNITS + AMENITY

- 8 X 1-beds
- 10 X 2-beds

LEVEL 03 - 21 UNITS

- 8 X 1-beds
- 13 X 2-beds

LEVEL 04 - 21 UNITS

- 8 X 1-beds
- 12 X 2-beds

LEVEL 05 - 12 UNITS

- 8 X 1-beds
- 4 X 2-beds

TOTAL : 93 UNITS + AMENITIES

TOWNHOUSE - 10 UNITS

DENSITY CALCULATION

GROSS LOT AREA: 3.69 acres
 DENSITY ALLOWED: 75ppl/acre
 DENSITY NUMBER: 276 persons

- 1 BED: 2 persons
- 2 BED: 3 persons
- 1 Townhouse: 4 persons

10 Townhouse units: 40 persons
 43 1-Bedroom units: 86 persons
 50 2-Bedroom units: 150 persons

Total Units (MFB): 93
 Total Townhomes: 10
 Total Density: 276 persons

UNIT PERCENTAGES

46% 1 BEDROOMS
 54% 2 BEDROOMS

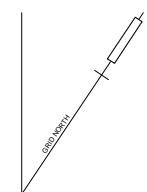
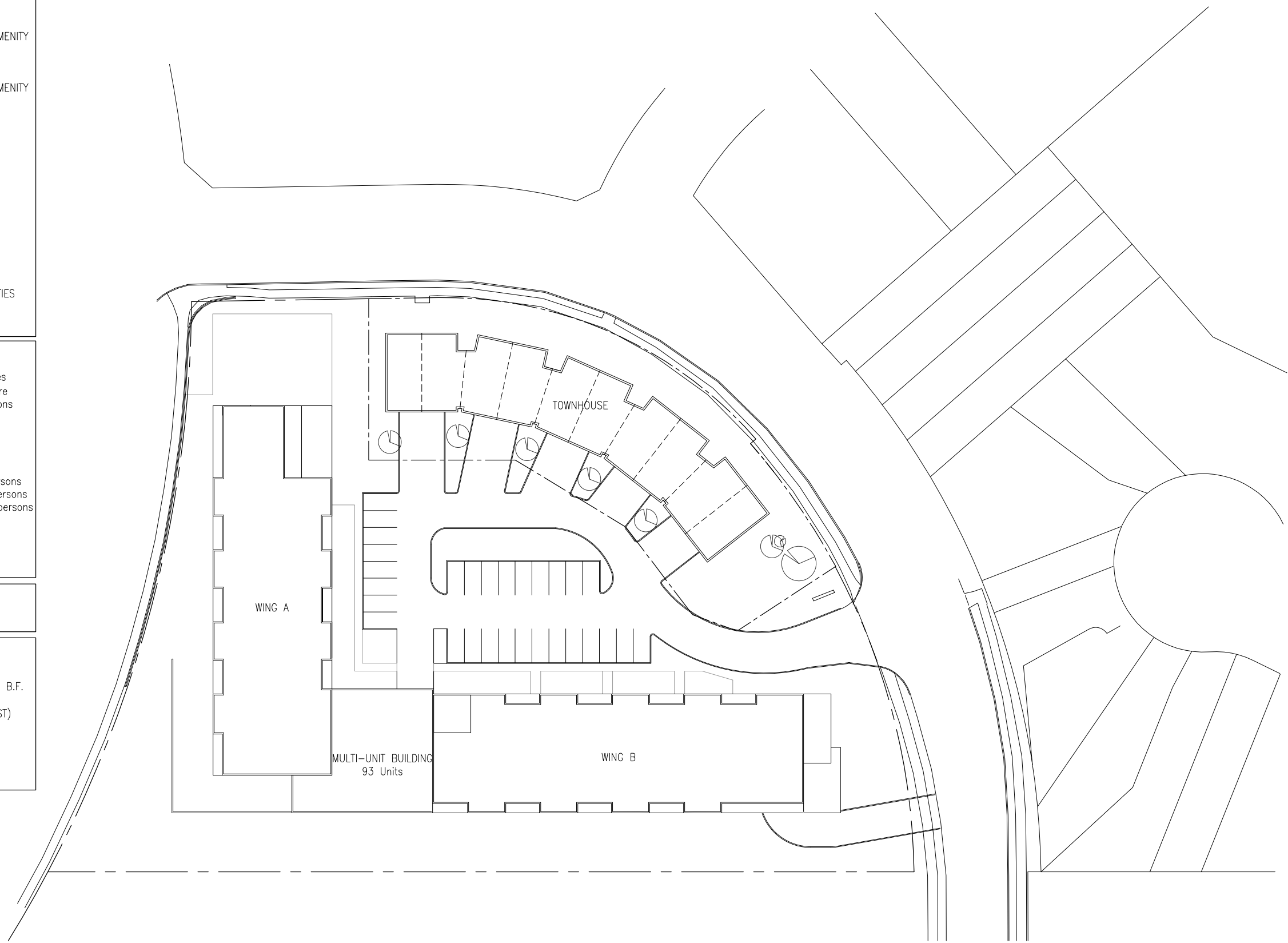
PARKING BREAKDOWN

76 UNDERGROUND STALLS
 28 SURFACE STALLS WITH 2 B.F.

TOTAL:104 STALLS (11 GUEST)

BICYCLE PARKING

CLASS A: 40 stalls
 CLASS B: 10 stalls



1/64"=1'-0" **1** SITE PLAN

A-101



KEY PLAN

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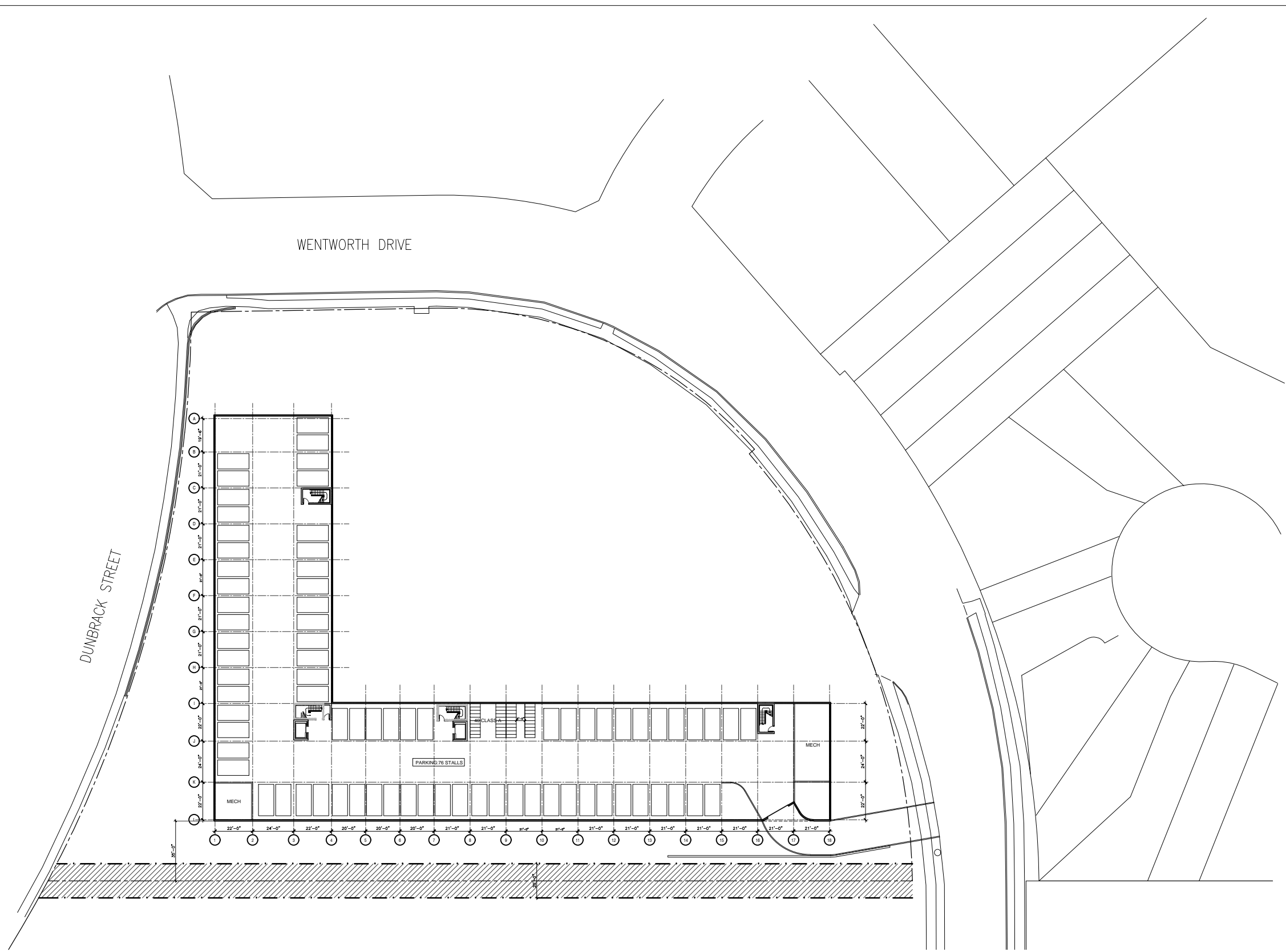
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SEAL

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CONSTRUCTION**

DRAWING
PARKING_-01

DRAWING NO.
A-102

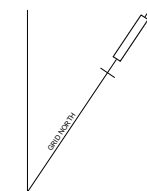


1/64" = 1'-0"

1

A-102

PARKING PLAN





KEY PLAN

REVISIONS DATE

PROJECT
STONEHAVEN AT
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Azmi Amaout

SCALE DATE
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APPROVED

SEAL
**NOT FOR
CONSTRUCTION**

DRAWING
GROUND_FLOOR_PLAN

DRAWING NO.
A-103

SEE ENLARGED TOWNHOUSE PLAN FOR SETBACKS AND ADDITIONAL INFORMATION
SEE DRAWINGS A-109 AND A-301 FOR ANGLE CONTROLS AT CORNER LOCATION

DUNBRACK STREET

1
A-201

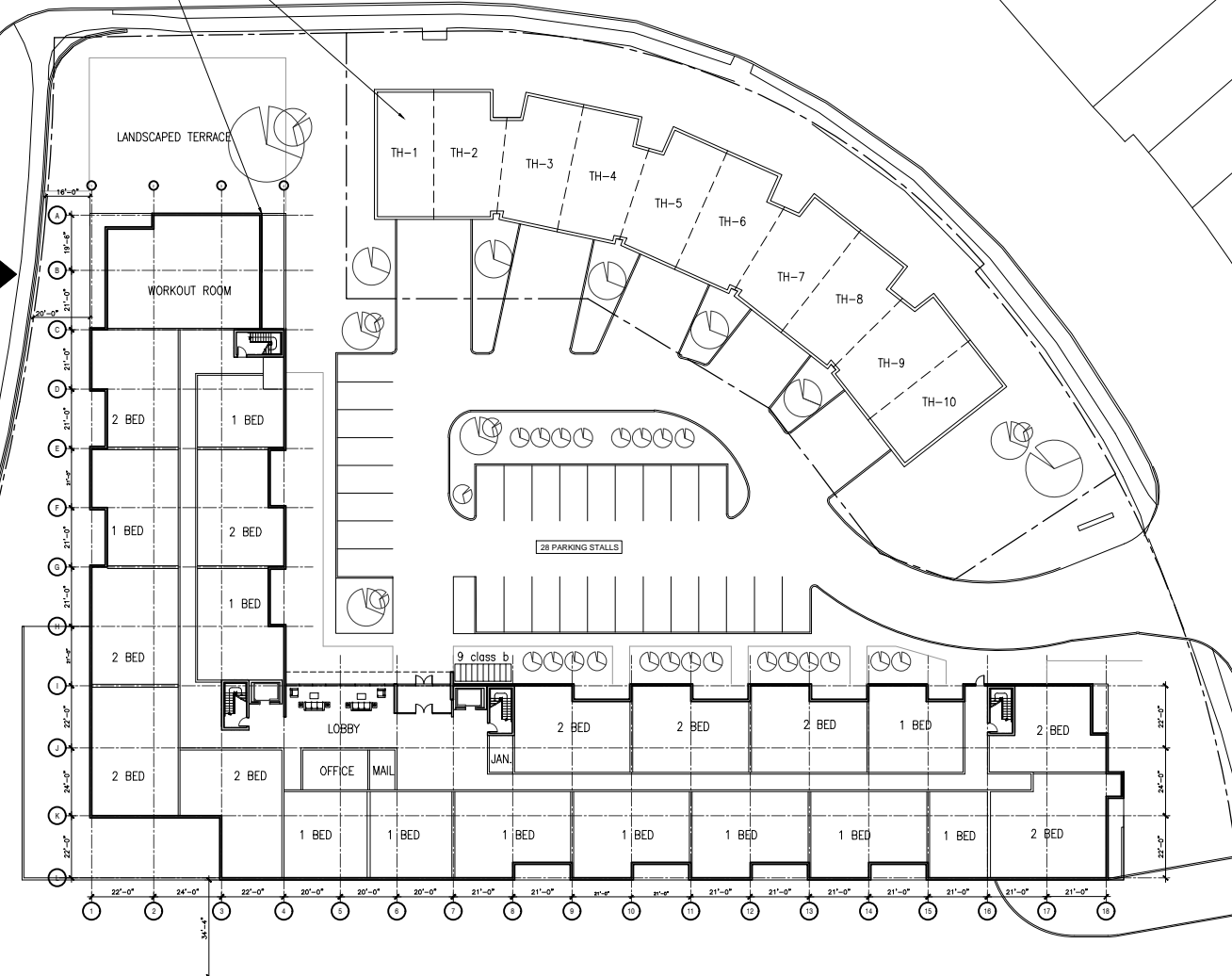
2
A-201

1
A-203

1
A-202

2
A-202

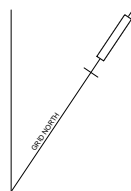
21 UNITS + AMENITY
11 1-bedrooms
10 2-bedrooms



1/64" = 1'-0"

1
A-103

GROUND FLOOR PLAN LEVEL 1





KEY PLAN

REVISIONS	DATE
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SEAL

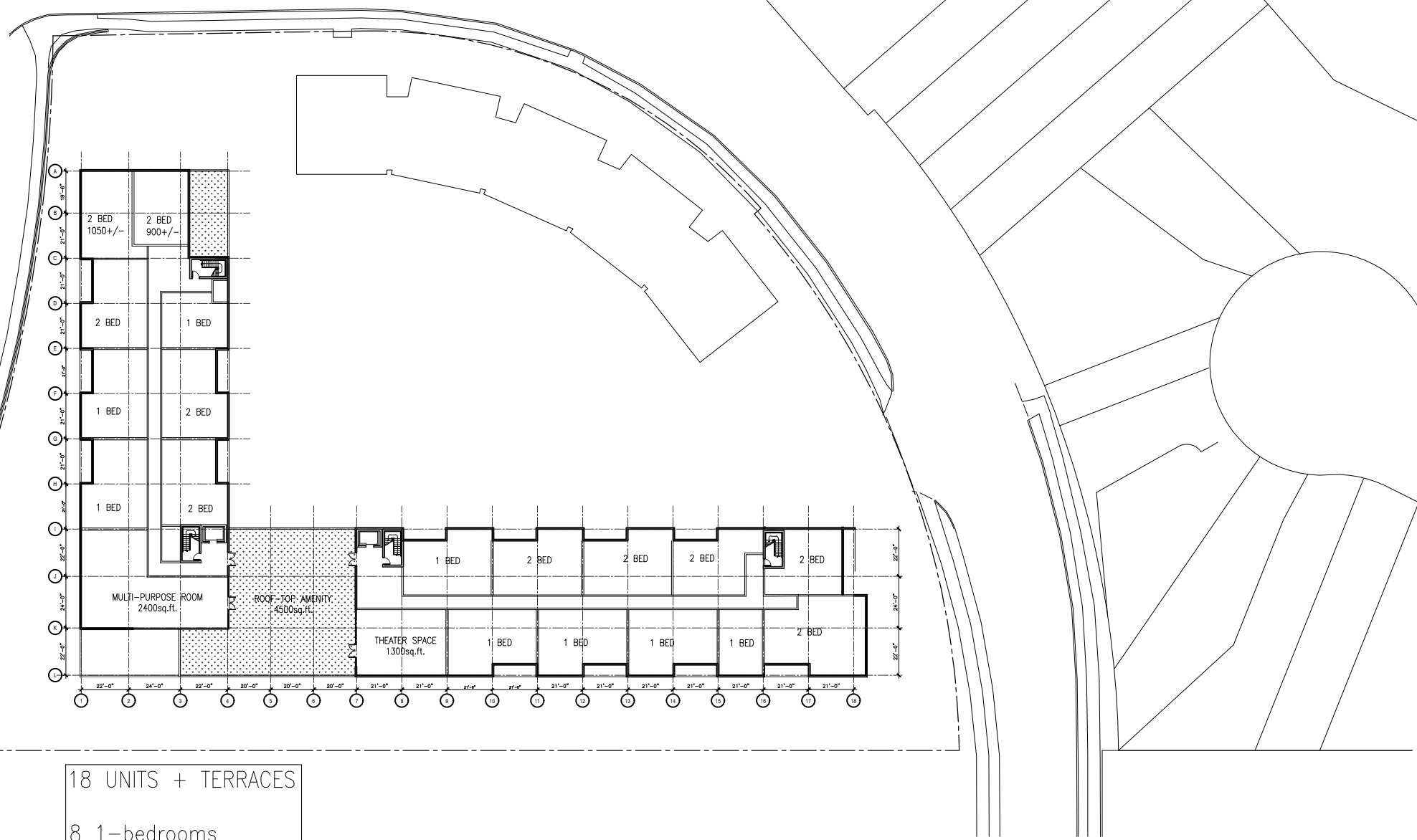
**NOT FOR
CONSTRUCTION**

DRAWING
LEVEL_02

DRAWING NO.
A-104

WENTWORTH DRIVE

DUNBRACK STREET

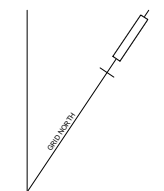


18 UNITS + TERRACES

8 1-bedrooms
 10 2-bedrooms

1/64" = 1'-0" **1** FLOOR PLAN LEVEL 2

A-104





KEY PLAN

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REVIEWED

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**NOT FOR
CONSTRUCTION**

DRAWING

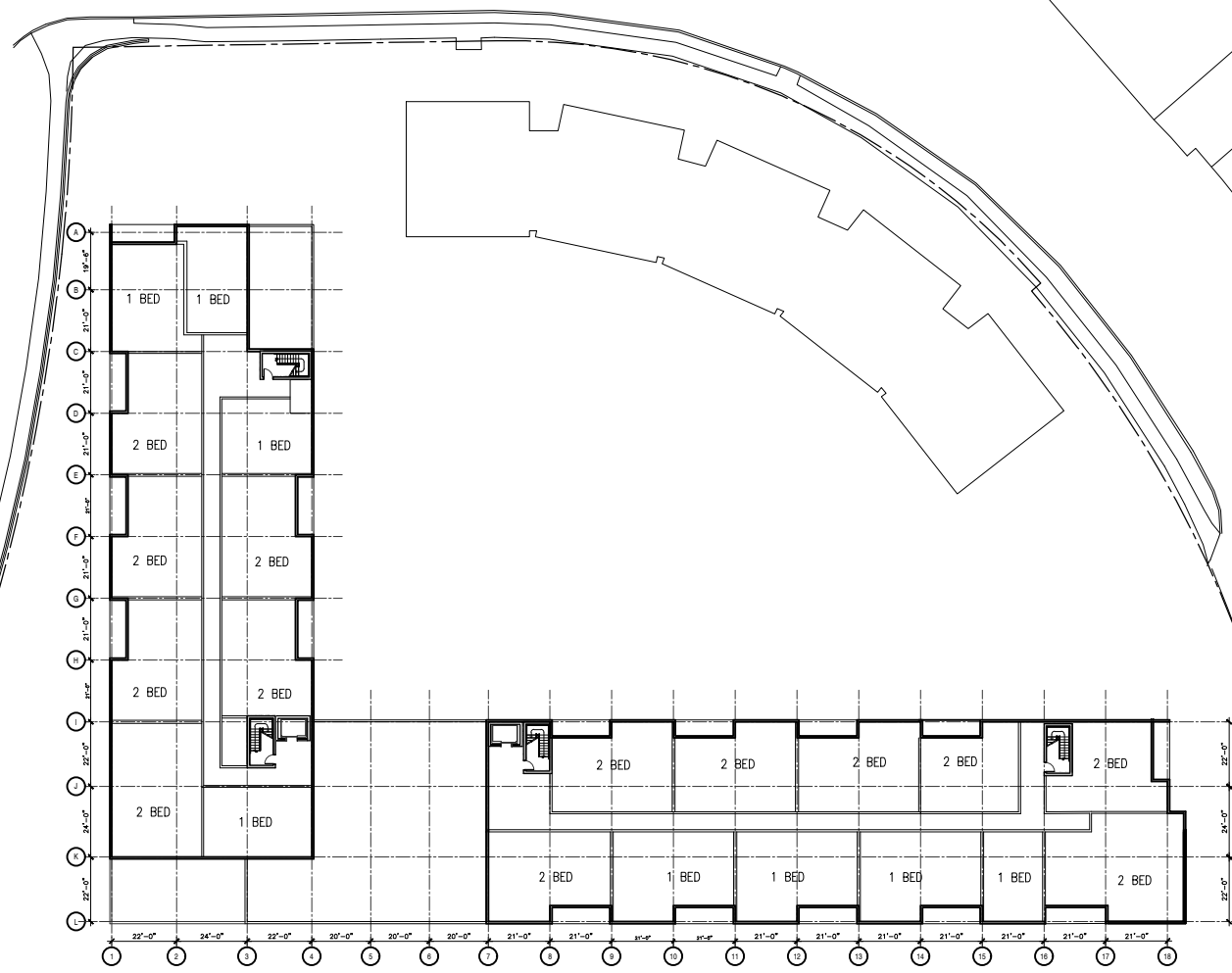
LEVEL_03

DRAWING NO.

A-105

WENTWORTH DRIVE

DUNBRACK STREET

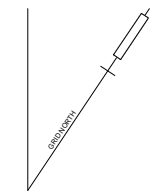


21 UNITS + TERRACES
 8 1-bedrooms
 13 2-bedrooms

1/64"=1'-0"

1
A-105

FLOOR PLAN LEVEL 3





KEY PLAN

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DRAWING
LEVEL_04

DRAWING NO.
A-106

WENTWORTH DRIVE

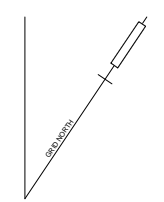
DUNBRACK STREET



20 UNITS + TERRACES
 8 1-bedrooms
 12 2-bedrooms

1/64" = 1'-0" **1** FLOOR PLAN LEVEL 4

A-106





KEY PLAN

REVISIONS	DATE

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SEAL

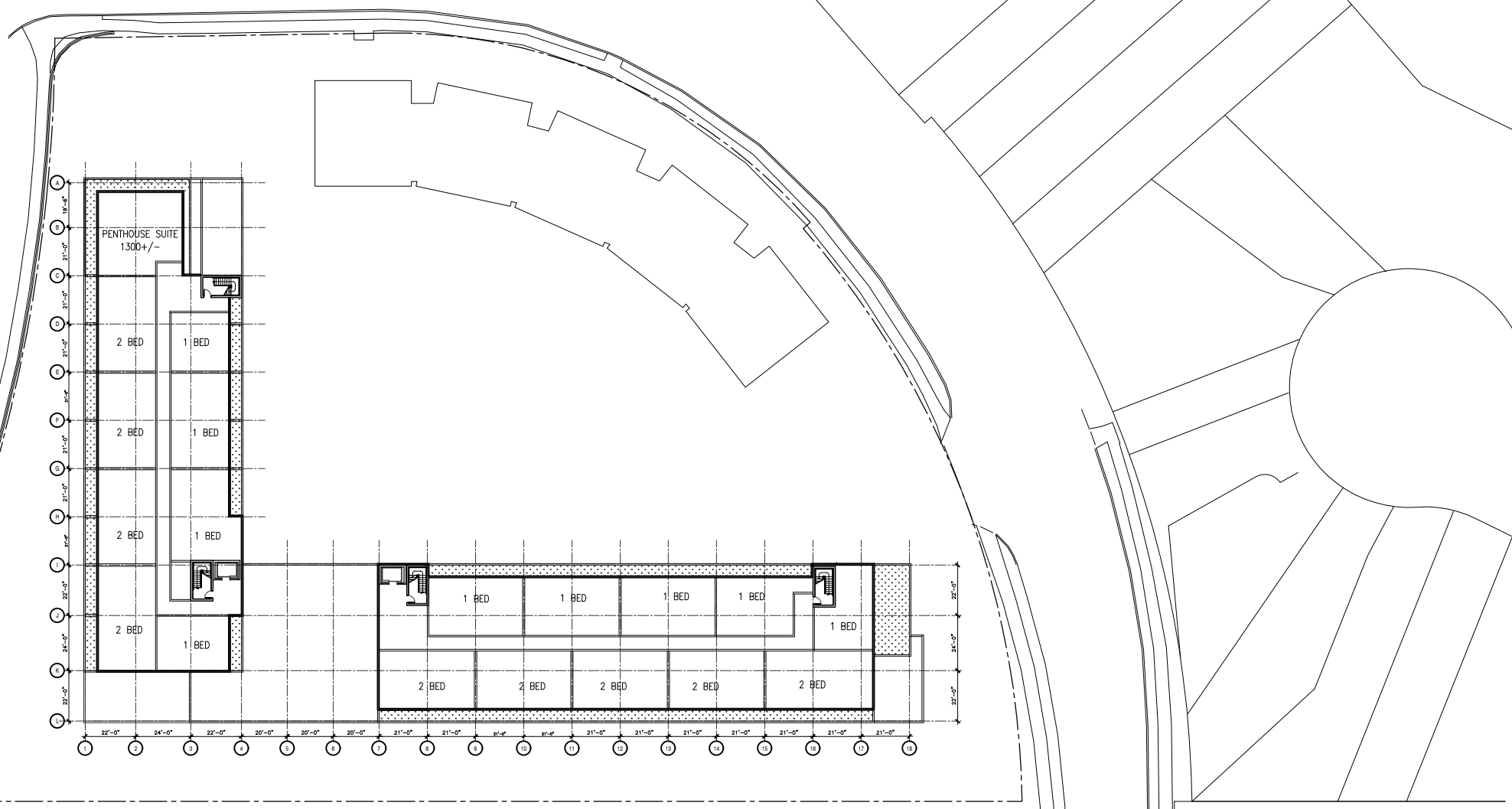
**NOT FOR
CONSTRUCTION**

DRAWING
LEVEL_05

DRAWING NO.
A-107

WENTWORTH DRIVE

DUNBRACK STREET

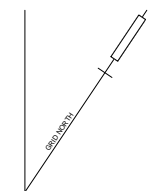


12 UNITS + TERRACES
 8 1-bedrooms
 4 2-bedrooms

1/64"=1'-0"

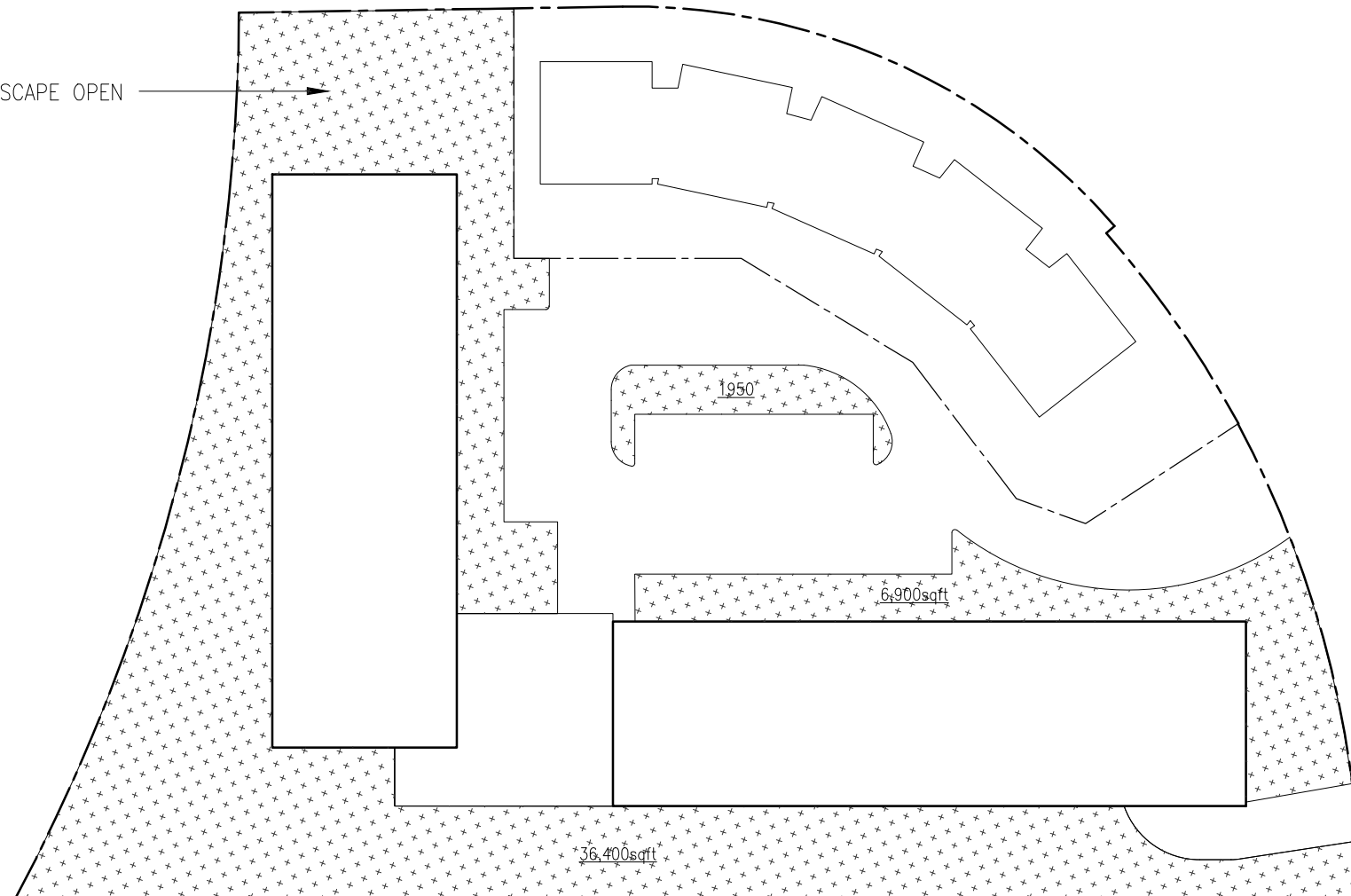
1
A-107

FLOOR PLAN LEVEL 5



OPEN SPACE REQUIREMENTS:
 1 BEDROOMS: 4.3 X 275sqft = 11,825sqft.
 2 BEDROOMS: 50 X 575sqft = 28,750sqft.
 OPEN SPACE REQUIRED: 40,575sqft.
 TOTAL PROVIDED: 45,250sqft.
 LANDSCAPED OPEN SPACE:
 (80% x 40,575sqft) = 34,192sq.ft.

HATCH SHOWS LANDSCAPE OPEN SPACE



1/64" = 1'-0"

1
A-108

LANDSCAPED OPEN SPACE



EKISTICS PLANNING & DESIGN

KEY PLAN

REVISIONS	DATE

PROJECT

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SCALE

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CONSTRUCTION**

DRAWING

LANDSCAPED_OPEN_SPACE

DRAWING NO.

A-108

WENTWORTH DRIVE

DUNBRACK STREET

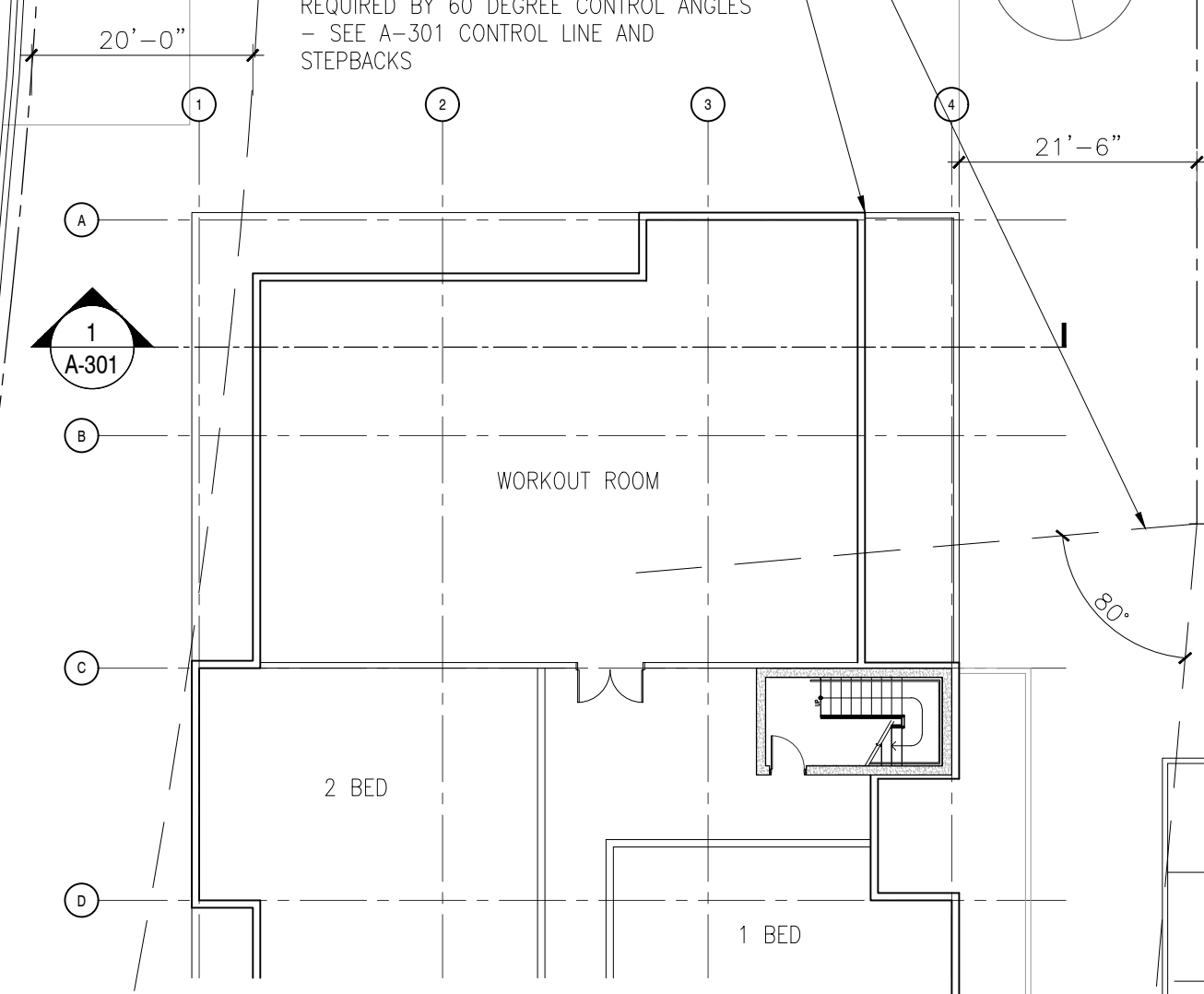
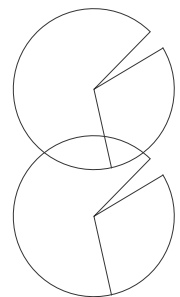


EKISTICS PLANNING & DESIGN

KEY PLAN

PORTIONS OF BUILDING THAT VIOLATE 60 DEGREE ANGLE CONTROL FITS WITH ARMS OF 80 DEGREE ANGLES DRAWN PERPENDICULAR TO THE TANGENT FROM WHICH THE PORTION OF THE BUILDING VIOLATES THE 60 DEGREE CONTROL

BUILDING STEPBACKS AT UPPER LEVELS AS REQUIRED BY 60 DEGREE CONTROL ANGLES - SEE A-301 CONTROL LINE AND STEPBACKS



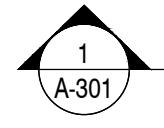
R-2T

TH Unit-1 TH Unit-2 TH Unit-3

WORKOUT ROOM

2 BED

1 BED



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DRAWING
ANGLE_CONTROLS

DRAWING NO.
A-109

1/16"=1'-0"

1
 A-109

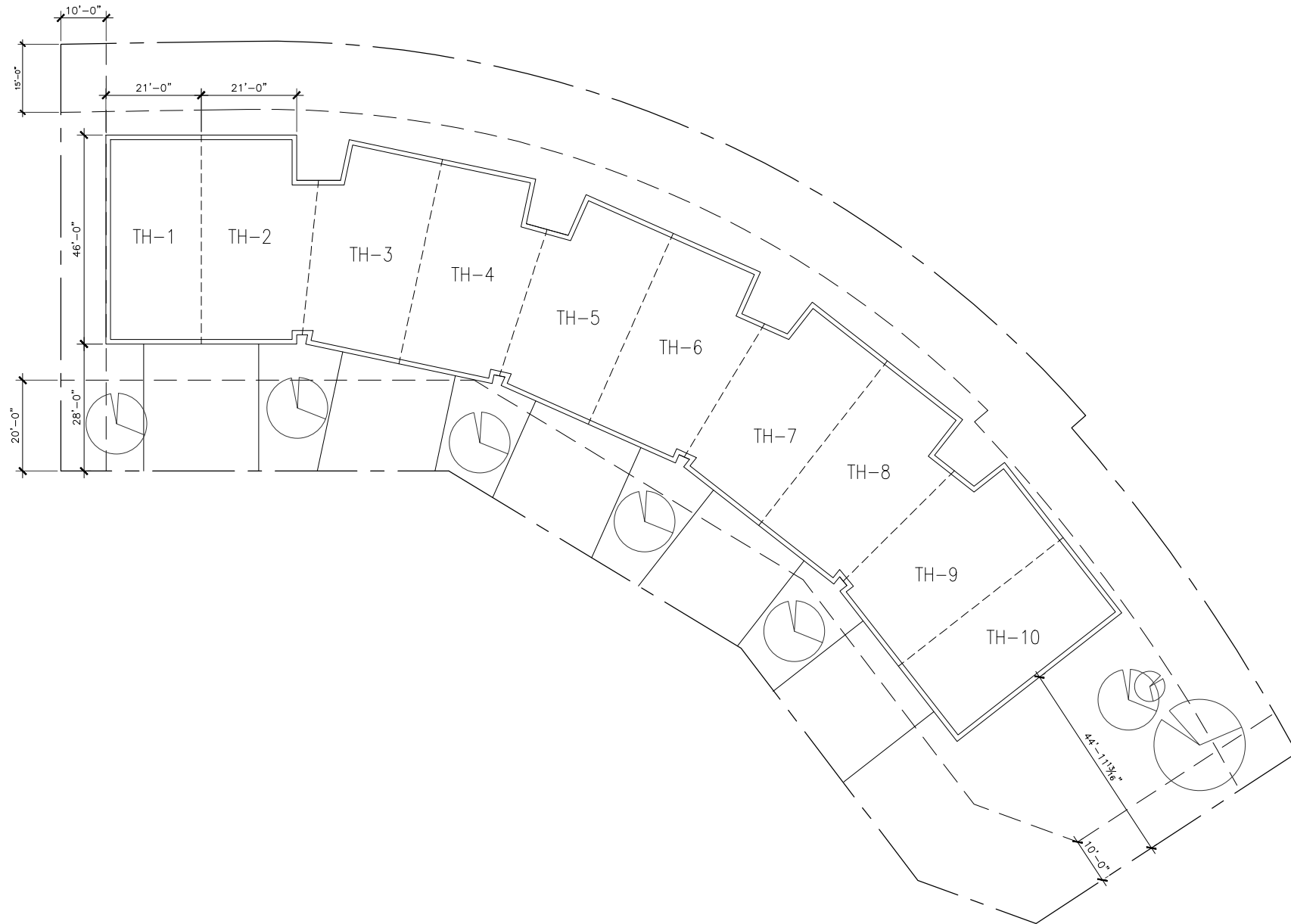
BUILDING PLAN - ANGLE CONTROLS

TOWHOUSE REQUIREMENTS:

HALIFAX MAINLAND LAND-USE BYLAW
R-2T ZONE

LOT AREA: 26,450sqft
MAX LOT COVERAGE: 40%
BUILDING FOOTPRINT: 10,600sqft
LOT COVERAGE: 40%

SIDE SETBACK: 10'
FRONT SETBACK: 15'
REAR SETBACK: 20'



1/64"=1'-0"

1
A-110

ENLARGED TOWNHOUSE PLAN



EKISTICS PLANNING & DESIGN

KEY PLAN

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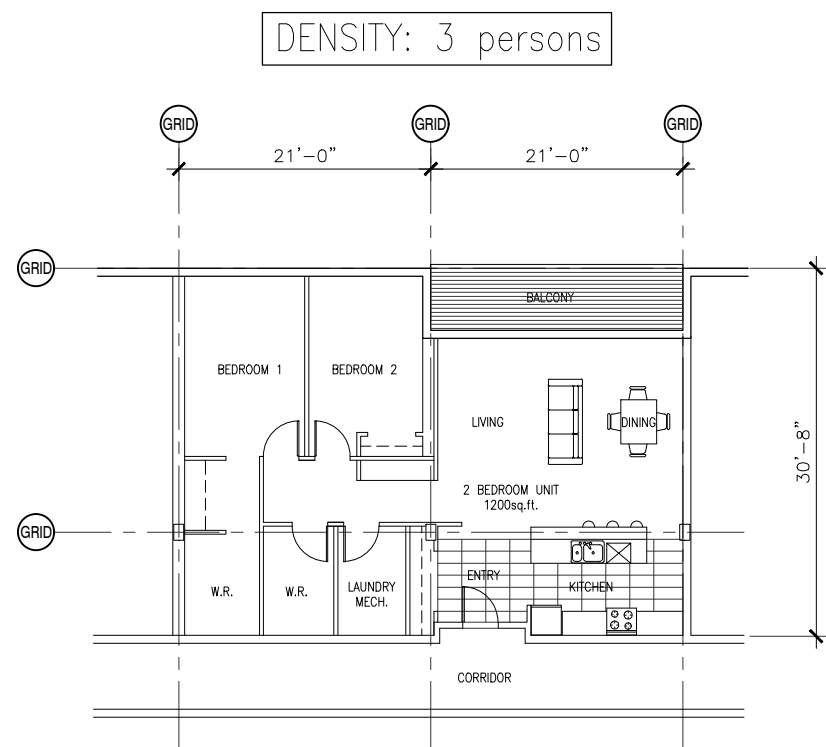
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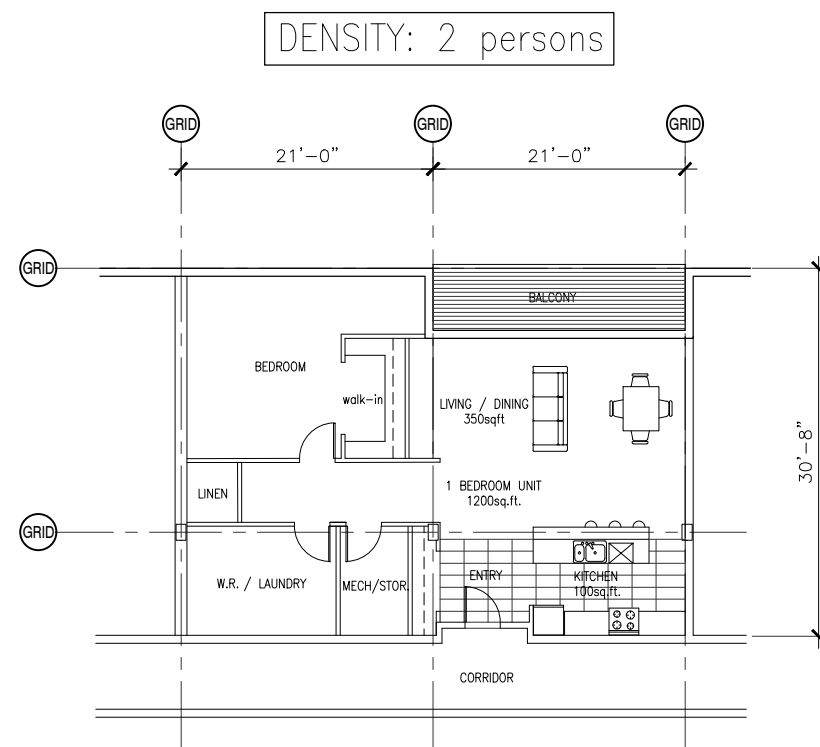
**NOT FOR
CONSTRUCTION**

DRAWING
TOWNHOUSE_SITE_PLAN

DRAWING NO.
A-110



1/16"=1'-0" **1** TYPICAL 2 BED LAYOUT
A-111



1/16"=1'-0" **2** LARGEST 1 BED LAYOUT
A-111

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DRAWING
UNIT_LAYOUTS

DRAWING NO.
A-111



KEY PLAN

REVISIONS DATE

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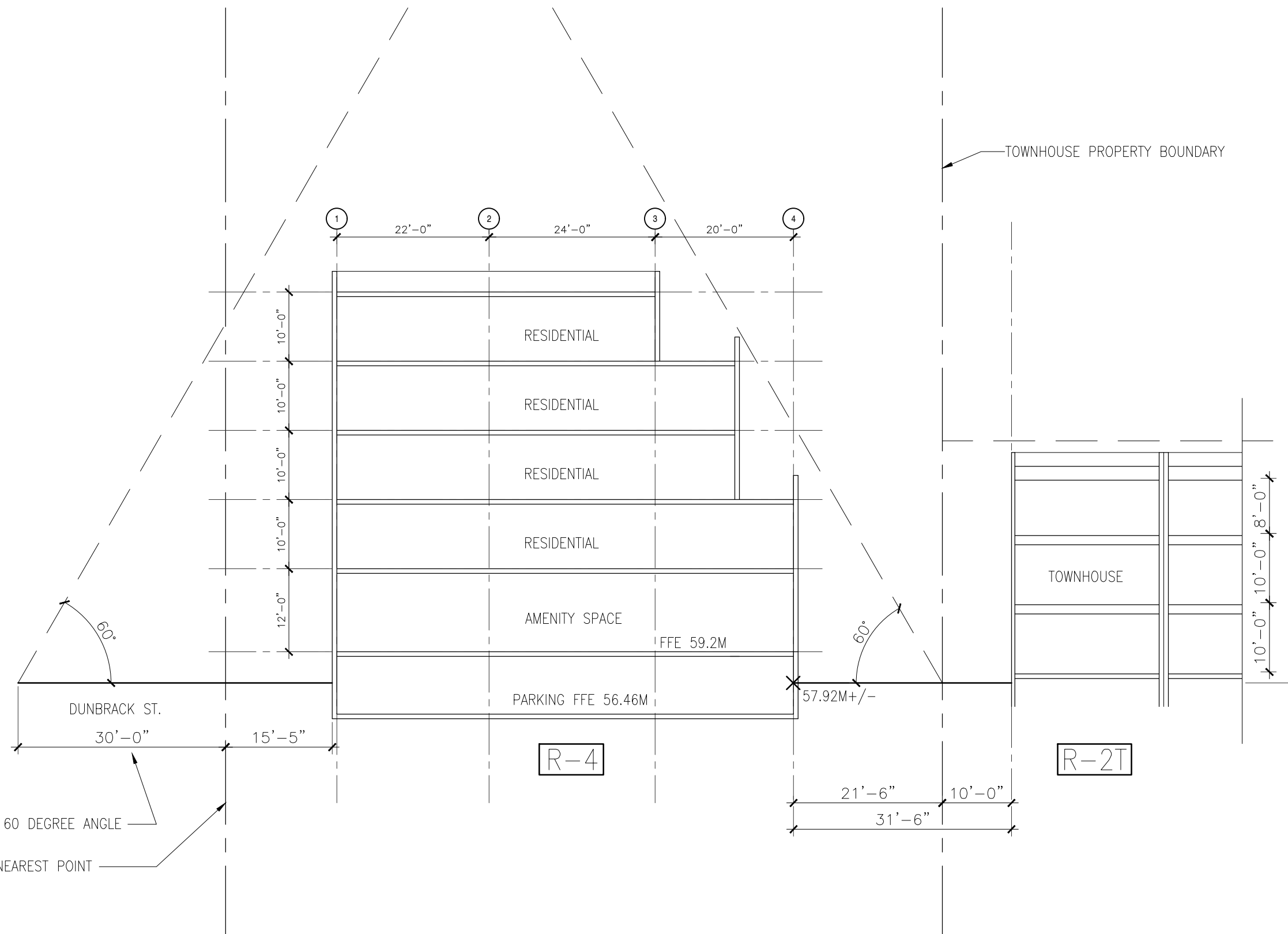
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DRAWING
ANGLE_CONTROLS

DRAWING NO.
A-301



30' EXTENSION FOR 60 DEGREE ANGLE PROJECTION
PROPERTY LINE AT NEAREST POINT TO BUILDING FACE

1/16"=1'-0" **1** ANGLE CONTROL SECTION
A-301