

To: **Inverness County Planning Advisory Committee
Inverness County Council**

From: **Planning Staff (EDPC)**

Date: **March 6, 2025**

Reference: **Development agreement application by Charlamara Holdings Inc. for a test kitchen at 13716 Cabot Trail, Point Cross, Inverness County, NS (PID 50089655).**

Recommendation:

The Municipal Council approves the development agreement between Charlamara Holdings Inc. and the Municipality of the County of Inverness as outlined in Appendix A, to enable the development of a test kitchen and event space at 13716 Cabot Trail, Point Cross, Inverness County, NS (PID 50089655).

Background:

District Planning received an application from Conrad Taves Design Consulting on behalf of Charlamara Holdings Inc., requesting that Municipal Council enter into a development agreement for a test kitchen and event space at 13716 Cabot Trail, Point Cross (PID 50089655, see Appendix A).

| Description | |
|------------------------|--------------------------------|
| Designation: | Rural Commercial General |
| Zoning: | Rural Residential (RR-1) |
| PID(s) | 50089655 |
| Total Lot Area: | 8,228 m ² (2 acres) |
| Site Visit: | September 13, 2024 |

According to the proposal, the test kitchen “La Doucet,” will support other developments taking place in the Chéticamp area. La Doucet will “serve as a small-scale test kitchen operation for the Chef to try out recipes for small private gatherings in advance, to prepare for menu offerings at the other larger facilities when they are fully operational.”

The applicant intends to use the existing barn as an event space and restaurant seating. The barn was recently renovated, with permits issued in June of 2024. Two shipping containers will house kitchen and storage areas for the restaurant. An existing dwelling (civic no. #13716) will remain in place and continue to function as a residence. The site was formerly divided into two separate lots with the dwelling severed from the rest of the site, but were recently consolidated to enable the placement of the shipping containers. The site plan is provided in Schedule B of the draft Development Agreement (Appendix C of this report).

The site is approximately two acres in area. There is an existing driveway from the Cabot Trail and gravel parking area to the front of the barn. There is a private right-of-way on the north side which benefits two lots to the rear of the site. The portion of the site subject to the right-of-way

will remain unaltered through this development. The lot slopes down to the rear of the building and contains natural vegetation. The surrounding area is rural in nature, with predominantly low-density residential development. The Point Cross area is relatively open, without much vegetation or elevation change.

Analysis:

The lands are designated Rural Residential under the *Chéticamp Secondary Municipal Planning Strategy*. Policy 6-6 of the Strategy allows “...new commercial uses as permitted in Policy 6-5 by development agreement...” Policy 6-5 enables a range of commercial uses in the Rural Commercial (RC-2) Zone, including restaurants.

Policy 6-7 lays out the evaluation criteria specific to development agreement applications for RC-2 Zone uses. Policy A-5 and A-6 contain additional criteria which pertain to any application for a development agreement. The policy table in Appendix B summarizes these policies.

The main building makes use of an existing barn on the property which has been renovated (see Schedule “C” of the Development Agreement for elevation drawings). While some exterior changes have been made, such as adding three bay doors, the building will continue to visually fit with the character of the surrounding area. The scale, massing, and height of the building will remain unchanged, although the Development Agreement would allow an addition of up to 10% of the floor area.



Figure 1 Existing barn to be used as a “test kitchen.”

The site is located near where the Old Cabot Trail intersects with the Cabot Trail. There is an existing driveway in place. In accordance with Policy A-5, the Nova Scotia Department of Public Works have reviewed the proposed development and the surrounding road network. The Department has indicated that they have no concerns regarding the development. The existing parking area will be improved, as shown on the site plan (Schedule B of the Development Agreement). A minimum of 17 parking spaces are required on site, in accordance with the requirements of the *Chéticamp Secondary Land Use By-law*.

The existing on-site sewage disposal system has been assessed Jason Hanam, P.Eng. Mr. Hanam’s assessment indicates that the system is “suitable for the additional load of the 24-seat fine dining restaurant in addition to the existing dwelling.” The site also has an existing on-site water source. Should the anticipated water withdrawal needs exceed the provincial regulatory threshold, an approval from the Nova Scotia Department of Environment and Climate Change would be required.

The Finance Department finds there should be no added costs to the Municipality for the proposed development. They also stated that should there be any incremental costs, the Municipality should be able to absorb them. The Cheticamp Volunteer Fire Department was also asked to comment, and raised no concerns.

Conclusion:

As outlined in this report, the proposed development agreement is in keeping with the general intent and applicable policies of the *Chéticamp Secondary Municipal Planning Strategy* (summarized in Appendix X). Therefore, staff recommend that Municipal Council approves the development agreement between Charlamara Holdings Inc. and the Municipality of the County of Inverness as outlined in Appendix A, to enable the development of a test kitchen and event space at 13716 Cabot Trail, Point Cross, NS (PID 50089655).

Summary of Appendices

Appendix A: Site Location

Appendix B: Policy Summary

Appendix C: Development Agreement

Appendix A: Site Location



Appendix B: Policy Summary

| | |
|---|-----------------------------|
| <p>Policy 6-6</p> <p>It shall be the policy of Council to consider the expansion of existing Rural Commercial General (RC-2) uses beyond the areas zoned Rural Commercial General (RC-2) or new commercial uses as permitted in Policy 6-5, by development agreement as provided by the appropriate sections of the Municipal Government Act.</p> | |
| <p>Policy 6-7</p> <p>In considering a proposal for a Development Agreement as stated in Policy 6-6, it shall be a policy of Council to have regard to the following:</p> | |
| a) The potential to adversely affect adjacent residential uses. | Complies |
| b) The architectural design, including the scale of any building and its exterior finish is compatible with adjacent uses. | Complies |
| c) Total area used for outdoor storage and adequate provisions of artificial or natural screening devices. | Complies |
| d) The impact of the proposed expanded use on traffic volumes and the local road network, as well as traffic volumes and the local road network, as well as traffic circulation, sighting distances and entrance and exit to and from the site. | Complies |
| e) That adequate buffering and setback distances are maintained from low density residential uses and that landscaping treatments are included to reduce the visual impact. | Complies |
| f) The expanded or new use is not obnoxious by virtue of noise, odour, dust, vibration, smoke, or other emission. | Complies |
| g) The expansion of new use shall not affect the hours of operation where the use would interfere with or create undue problems for the residents of the surrounding area. | Complies |
| h) The proposal meets all the pertinent policies of the Strategy, including Policies A-5 and A-6 as provided for in Chapter 4 of this Strategy. | Complies |
| <p>Policy A-5</p> <p>As a condition for approval of a request for a Development Permit for a use other than a 5 permitted use as authorized elsewhere in this Strategy it shall be the intention of Council to require the applicant to enter into a Development Agreement with the municipality, specifically setting out conditions under which the development may proceed.</p> <p>A Development Agreement shall not require an amendment to the Land Use By-law but shall be binding upon the property until the agreement or part thereof is discharged by Council. In considering Development Agreements, in addition to all other criteria as set out in various policies of this Strategy. Council shall have regard to the following matters:</p> | |
| a) That the proposed agreement is in conformance with the intent of this Municipal Planning Strategy and the requirements of all other Municipal By-laws and regulations. | Complies – see staff report |
| <p>That the proposal which is subject to the Development Agreement is not premature or inappropriate by reason of:</p> | |

| | | |
|---|--|-----------------------------|
| i. | the financial capability of the municipality to absorb any costs related to the development; | Complies |
| ii. | the adequacy of the physical site conditions for private on-site sewer and water systems; | Complies |
| iii. | the adequacy of the street or road networks, adjacent to and leading to the development; and | Complies |
| iv. | the adequacy of municipal fire protection, service and equipment. | Complies |
| That controls are placed on the proposed development so as to reduce the conflict with any adjacent or nearby land uses by reason of: | | |
| i. | the type of use; | Complies |
| ii. | the height, bulk and lot coverage of any proposed building or structure; | Complies DA Schedule "C" |
| iii. | traffic generation; | Complies |
| iv. | access and egress from the site and the distance of these from street intersections; | Complies |
| v. | parking; | Complies DA s. 3.5 |
| vi. | landscaping; | Complies DA s. 3.4.6 |
| vii. | open storage; | Complies DA s. 3.6.8 |
| viii. | signs; | Complies DA s. 3.6 |
| ix. | the hours of operation; | Complies DA s. 3.8 |
| x. | maintenance of any building(s) and property; and | Complies DA s. 3.7 |
| xi. | any other relevant matters of planning concern. | None identified |
| d) | The suitability of the proposed site in terms of steepness of grades, soil and for geological conditions, and the relative location of watercourses, marshes, swamps, or bogs. | Complies |
| The terms of the agreement provided, as appropriate, for: | | |
| i. | the discharge of the agreement or parts thereof upon the successful fulfillment of its terms; | Complies DA s. 6.4 |

Appendix C: Policy Summary

This is to certify that the resolution to adopt this development agreement, of which this is a true copy, was passed at a duly called meeting of the Council of the County of Inverness:

_____ day of _____ 2025.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the Municipality this:

_____ day of _____ 2025.

Keith MacDonald,

THIS DEVELOPMENT AGREEMENT made this _____ day
of _____ AD 2025, BETWEEN:

CHARLAMARA HOLDINGS INC., a body corporate, with registered office(s) in Village of Carp, Province of Ontario (hereinafter called the "Developer").

OF THE FIRST PART

-and-

MUNICIPALITY OF THE COUNTY OF INVERNESS, a body corporate, in the County of Inverness, Province of Nova Scotia (hereinafter call the "Municipality").

OF THE SECOND PART

WHEREAS the Developer has good title to lands known as PID 50089655 located on the Cabot Trail, Point Cross in the Municipality of the County of Inverness, Nova Scotia, and which said lands (hereinafter called the "Property") are more particularly described in Schedule "A" of this Agreement; and

WHEREAS pursuant to Chapter 2, Policy 6-6 of the *Chéticamp Plan Area Secondary Planning Strategy*, the Developer has requested permission to develop a restaurant and event space by Development Agreement on the Property;

WITNESS that in consideration of the sum of One Dollar (\$1.00) now paid by the Developer to the Municipality (the receipt of which is hereby acknowledged) the request to change the use of the Property is agreed upon by the Developer and the Municipality subject to the following:

PART 1: DEFINITIONS

1.1 Words Not Defined under this Agreement

All words unless otherwise specifically defined herein shall be as defined in the *Chéticamp Plan Area Secondary Planning Strategy* as amended from time to time. If a term is not defined in this document, its customary meaning shall apply.

PART 2: GENERAL REQUIREMENTS

2.1 Applicability of Agreement

The Developer agrees that the area of the Property shown on Schedule B shall be developed and used only in accordance with and subject to the terms and conditions of this Agreement.

2.2 Applicability of the Land Use By-law

Except as otherwise stipulated by this Agreement, the development of the Property shall comply with the *Chéticamp Plan Area Secondary Land Use By-law*.

2.3 Applicability of Other By-laws, Statutes, and Regulations

- 2.3.1 Subject to the provisions of this Agreement, the Developer shall be bound by all By-laws and regulations of the Municipality as well as by any applicable statutes and regulations of the Province of Nova Scotia and the Government of Canada;
- 2.3.2 Further to Subsection 2.3.1, the Developer shall receive any necessary approvals from the Provincial Department of Public Works with respect to access to the site prior to any development or building permits being issued;
- 2.3.3 Further to Subsection 2.3.1, the Developer shall receive any necessary approvals from the Provincial Department of Environment with respect to any potential infilling of wetlands located on the site prior to any development or building permits being issued;
- 2.3.4 Further to Subsection 2.3.1, the Developer shall receive any necessary approvals from the Provincial Department of Environment with respect to any on-site sewage disposal systems located on the site prior to any development or building permits being issued.

2.4 Conflict

- 2.4.1 Where the provisions of this Agreement conflict with those of any other applicable Municipal by-law (other than the *Subdivision* or *Land Use By-law* to the extent varied by this Agreement), or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.
- 2.4.2 Where the written text of this Agreement conflict with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.

2.5 Cost, Expenses, Liabilities, and Obligations

- 2.5.1 The Developer shall be responsible for all costs, expenses, liabilities, and obligations imposed under or incurred in order to satisfy the terms of this Agreement and all Federal, Provincial, and Municipal laws, by-laws, regulations, and codes applicable to the Property.

2.6 Provisions Severable

The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

PART 3: USE OF LANDS AND DEVELOPMENT PROVISIONS

3.1 Schedules

The Developer shall develop the Property in a manner, which, in the opinion of the Development Officer, conforms to this agreement and the following Schedules attached to this Agreement.

| | |
|------------|--------------------|
| Schedule A | Parcel Description |
| Schedule B | Site Plan |

Schedule C External Appearance

3.2 Future Subdivision of Land

Subdivision shall not be permitted without a substantive amendment to this Agreement.

3.3 Requirements Prior to Approval

3.3.1 No development permit shall be granted for the development unless:

- a) The Developer has provided proof that all requirements of Schedule(s) B and C were complied with, except for modifications authorized in this Agreement;
- b) A Driveway Approval from the Nova Scotia Department of Public Works is submitted;
- c) Detailed signage and lighting plans as per Section 3.6 are submitted;
- d) Detailed parking plans as per Section 3.5 are submitted;
- e) Detailed landscaping plans as per Section 3.6 are submitted;
- f) Erosion and sedimentation control measures as per Section 4.2 were implemented; and

3.3.2 The Developer shall not occupy or use the Property for any of the uses permitted by this Agreement unless Building and Occupancy Permits have been issued by the Municipality. No Occupancy Permit shall be issued by the Municipality unless and until the Developer has complied with all applicable provisions of this Agreement and the Land Use By-law (except to the extent that the provisions of the Land Use By-law are varied by this Agreement) and with the terms and conditions of all permits, licenses, and approvals required to be obtained by the Developer pursuant to this Agreement.

3.4 General Description of Land Use

3.4.1 The use of the Property permitted by this Agreement shall be a restaurant and event space.

3.4.2 The architectural design of buildings shall be as shown in Schedule C: External Appearance. Minor changes to the design that do not result in an increase of more than 10 percent of the floor area or an increase of more than 10 percent in the buildings' height shall be accepted by the Development Officer.

3.4.3 The location of buildings and driveways shall be governed by Schedule B. Minor alterations to driveways and parking area which comply with Section 3.5 shall be accepted by the Development Officer.

3.4.4 Accessory uses that do not interfere with the intent of the Development Agreement or any of its Schedules may be permitted by the Development Officer.

3.4.5 Further to 3.4.4, accessory buildings shall be permitted on the property, provided that:

- a) The floor area does not exceed 10% of the lot area;
- b) The building shall not be located in the required front yard;
- c) The building height is limited to 15 feet;
- d) All applicable Accessory Building provisions of the *Chéticamp Land Use By-law* are met.

3.4.6 A landscaping plan shall be provided and shall:

- a) Include the retention of natural vegetation except where the removal is necessary to

accommodate the development; and

- b) All areas which are not occupied by the development (including buildings, driveways and parking area) shall contain grass or other landscaping elements.

3.5 Driveways and Parking Area

- 3.5.1 The minimum number of parking spaces provided on site shall be seventeen (17).
- 3.5.2 The parking area shall be maintained with a stable surface which does not allow the raising of dust or loose particles.

3.6 Commercial Site Lighting, Signage, and Storage

- 3.6.1 Lighting, signage and storage shall adhere to the requirements of the *Chéticamp Plan Area Secondary Land Use By-law*.
- 3.6.2 The Developer shall include lighting details on the detailed plans submitted for Development Permits when submitted to the Development Officer for review to determine compliance with this Agreement.
- 3.6.3 Any lighting shall be directed away from adjoining properties such that neighbouring properties will not be affected.
- 3.6.4 The Developer shall provide signage details on the detailed plans submitted for Development Permits when submitted to the Development Officer for review to determine compliance with this Agreement.
- 3.6.5 Signage shall be limited to that which advertises for the development taking place on the subject site.
- 3.6.6 A maximum of one ground sign shall be permitted subject to the following:
 - a) The maximum height from grade level to the highest part of the sign shall be 3.65 metres (12 feet).
 - b) The maximum sign area, excluding any support structures, shall be 3 square metres (32.3 square feet).
 - c) Signage shall not be internally illuminated.
- 3.6.7 Directional and fascial wall signs shall be permitted.
- 3.6.8 Outdoor storage shall not be permitted.
- 3.6.9 Solid waste shall only be stored indoors, in an enclosed structure which is screened from view by opaque fencing a minimum of 5 feet in height.

3.7 Maintenance

- 3.7.1 The Developer shall maintain and keep in good repair all portions of the development on the Property, including but not limited to, the exterior of the building, walkways, parking areas and driveways, and the maintenance of all landscaping including the replacement of damaged or dead plant stock, trimming and litter control, garbage removal, snow and ice control, and the salting of walkways and driveways.

3.8 Hours of Operation

3.8.1 Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m., seven days per week.

PART 4: STREETS, MUNICIPAL SERVICES, AND ENVIRONMENTAL PROTECTION

4.1 Off-Site Disturbance

4.1.1 Any disturbance to existing off-site infrastructure resulting from the development, including but not limited to streets and utilities shall be the responsibility of the Developer, and shall be reinstated, removed, replaced, or relocated by the Developer as directed by the Development Officer, in consultation with the Development Engineer.

4.2 Erosion and Sedimentation Control

4.2.1 During the commencement of on-site works, the Developer shall comply with the *Erosion and Sedimentation Control Handbook for Construction Sites* as prepared and revised from time to time by Nova Scotia Environment.

PART 5: AMENDMENTS

5.1 Non-Substantive Amendments

5.1.1 The following items are considered by both parties to be non-substantive and may be amended by the Development Officer:

- a) The granting of an extension to the date of commencement or completion of construction as identified in Section 6.3 of this Agreement;
- b) Minor changes to the architectural design of buildings shown in Schedules C;
- c) The location of buildings and driveways as governed by Schedule B.

5.2 Substantive Amendments

Amendments to any matters not identified under Section 5.1 shall be deemed substantive and may only be amended in accordance with the approval requirements of the *Municipal Government Act*.

PART 6: REGISTRATION, EFFECT OF CONVEYANCES, AND DISCHARGE

6.1 Registration

6.1.1 A copy of this Agreement and every amendment or discharge of this Agreement shall be recorded at the Registry of Deeds or Land Registry Office.

6.2 Subsequent Owners

6.2.1 This Agreement shall be binding upon the parties hereto, their heirs, successors, assigns, mortgagees, lessees, and all subsequent owners, and shall run with the Property that is the subject of this Agreement until this Agreement is discharged by the Chief Administrative Officer.

6.2.2 Upon the transfer of title to any lot(s), the subsequent owner(s) thereof shall observe and perform the terms and conditions of this Agreement to the extent applicable to the lot(s).

6.3 Commencement of Development

6.3.1 This agreement or portions of it may be discharged at the discretion of the Municipality with or without the concurrence of the property owner if construction has not commenced within two

(1) years and/or construction has not been completed within five (2) years or the registration of the agreement.

6.3.2 For the purpose of this section, the Development Officer may consider granting an extension of the commencement or completion of development time period under Section 6.3.1, if the Development Officer receives a written request from the Developer at least sixty (60) calendar days prior to the expiry of the commencement of development time period.

6.4 Completion of Development

This agreement may be discharged at the discretion of the Municipality upon the completion of the project and the satisfactory fulfillment of the terms of the Agreement.

PART 7: COMPLIANCE AND RIGHTS AND REMEDIES ON DEFAULT

7.1 Enforcement

The Developer agrees that any officer appointed by the Municipality to enforce this Agreement shall be granted access onto the Property during all reasonable hours without obtaining consent of the Developer.

7.2 Failure to Comply

If the Developer fails to observe or perform any condition of this Agreement after the Municipality has given the Developer thirty (30) days written notice of the failure or default, then in each such case:

- a) The Municipality shall be entitled to apply to any court of competent jurisdiction for injunction relief including an order prohibiting the Developer from continuing such default and the Developer hereby submits to the jurisdiction of such Court and waives any defense based upon the allegation that damages would be an adequate remedy;
- b) The Municipality may enter onto the Property and perform any of the covenants contained in this Agreement or take such remedial action as is considered necessary to correct a break of the Agreement, whereupon all reasonable expenses, whether arising out of the entry onto the Property or from the performance of the covenants or remedial action, shall be a first lien on the Property and be shown on any tax certificate issued under the Assessment Act; or,
- c) The Municipality may discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Property shall conform with the provisions of the Land Use By-law.

7.3 Municipal Responsibility

The Municipality does not make any representation to the Developer about the suitability of the Property for the development proposed by this Agreement. The Developer assumes all risks and must ensure that any proposed development complies with this Agreement and all other laws pertaining to the development.

7.4 Warranties by the Developer

The Developer warrants as follows:

- a) The Developer has good title in fee simple to the Property or good beneficial title subject to normal financing encumbrance, or is the sole holder of a Registered Interest in the Property. No other entity has an interest in the Property which would require their signature on this

Agreement to validly bind the Property or Developer has obtained the approval of every other entity which has an interest in the Property whose authorization is required for the Developers to sign the Agreement to validly bind the Property.

- b) The Developer has taken all steps necessary to, and it has full authority to, enter the Agreement.

7.5 Onus for Compliance on Developer

Any failure of the Municipality to insist upon a strict performance of any requirements or conditions contained in the Agreement shall not be deemed a waiver of any subsequent breach or default in the conditions or requirement contained in this Agreement.

7.6 Costs

The Developer is responsible for all costs associated with recording this Agreement in the Registry of Deeds or Land Registration Office, as applicable, and all costs of advertising for and recording any amendments.

7.7 Full Agreement

The Agreement constitutes the entire agreement and contract entered into by the Municipality and the Developer. No other agreement or representation, oral or written, shall be binding.

7.8 Interpretation

- 7.8.1 Where context requires, the singular shall include the plural, and the use of words in one gender shall include the masculine, feminine, and neutral genders as circumstances warrant;
- 7.8.2 Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.
- 7.8.3 References to particular sections of statutes and by-laws shall be deemed to the references to any successor legislation and by-laws even if the content has been amended, unless the context otherwise requires.

SCHEDULE "A"

Parcel Description

PID 50089655

Registration County: INVERNESS COUNTY

Street/Place Name: CABOT TRAIL /POINT CROSS

Title of Plan: PLAN OF SURVEY SHOWING CONSOLIDATION OF LAND DEEDED TO CHARLAMARA HOLDINGS INC CREATING LOT 24-1, 13716 CABOT TRAIL POINT CROSS

Designation of Parcel on Plan: LOT 24-1

Registration Number of Plan: 124523748

Registration Date of Plan: 2024-08-08 09:30:27

BENEFIT ONE: Together with an Easement/Right of Way as conveyed in Easement Agreement registered on February 6, 1973 in Book 113 at Page 772, Doc. No. 461.

BENEFIT TWO: Together with an Easement/Right of Way as conveyed in Easement Agreement registered on February 6, 1973 in Book 113 at Page 773, Doc. No. 462.

BENEFIT THREE: Together with an Easement/Right of Way as conveyed in Easement Agreement registered on January 6, 1988 in Book 262 at Page 564, Doc. No. 39.

BURDEN ONE: Subject to a Utility Agreement as conveyed in Easement registered on July 4, 1942 in Book E2, Page 211.

BURDEN TWO: Subject to a Right of Way as conveyed in Deed registered on June 19, 1975 in Book 137, Page 760, Doc. 2007

BURDEN THREE: Subject to a Grant of Easement and Right of Right of Way Agreement as registered on November 14, 2001 in Book 429 at Page 917, as Doc. No. 1974.

BURDEN FOUR: Subject to an Easement and Agreement as registered on January 24, 2018, as Doc. No. 112062212.

BURDEN FIVE: Subject to a Grant of Easement as registered on November 6, 2020 as Doc. No. 117386855.

BURDEN SIX : Subject to a Grant of Easement as registered on July 9, 2024 as Doc. 124378267.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: INVERNESS COUNTY

Registration Year: 2024

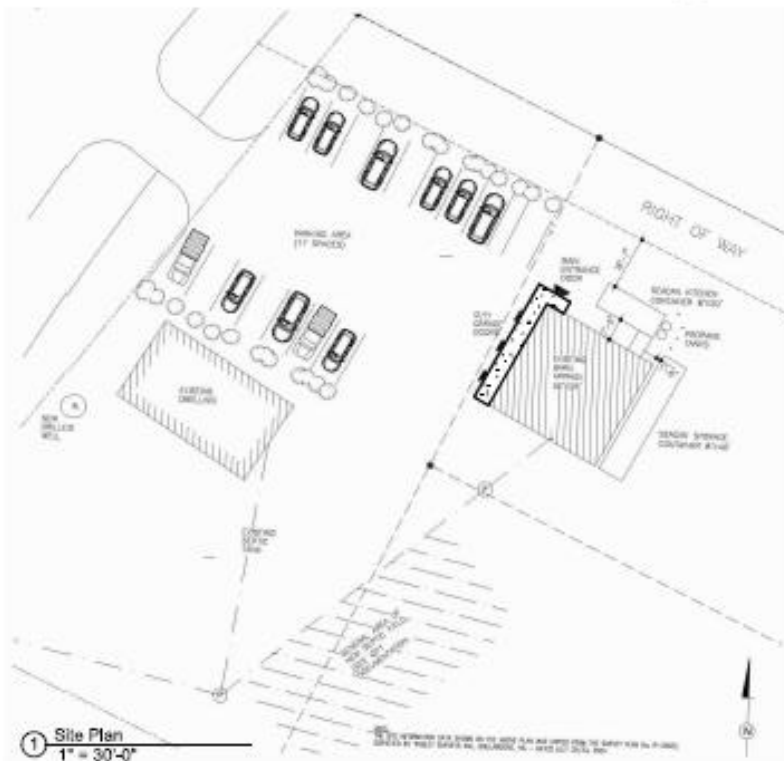
Plan or Document Number: 124523748

SCHEDULE "B"

*Not to Scale

Doucet:

"Test Kitchen" Renovation



GENERAL NOTES:

ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE.

DRAWINGS ARE NOT TO BE READ AS ALL WORKING TO BE VIEWED ON SITE. THOROUGHLY EXAMINE ALL EXISTING CONDITIONS BEFORE COMMENCING WORK.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL CONDITIONS AND EXISTING UTILITIES INCLUDING EVIDENCES TO THE ATTENTION OF THE ARCHITECT'S REPRESENTATIVE PRIOR TO COMMENCING ANY WORK.

↑

Conrad Taylor design consulting
PLANNING & DESIGN

Doucet "Test Kitchen"
Charlamara Holdings Inc.

| # | Description | Date |
|---|-------------------|------------|
| 1 | SD - for review | 05/23/2024 |
| 2 | SD - for review | 05/28/2024 |
| 3 | SD - for review | 06/05/2024 |
| 4 | SD - for review | 06/07/2024 |
| 5 | For RFP/PC review | 12/18/2024 |
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| | | |

Cover Sheet & Site Plan

Project No. 1404-002
Date 05/10/2024
Drawn by CT
Checked by Checker

ISSUED FOR REVIEW

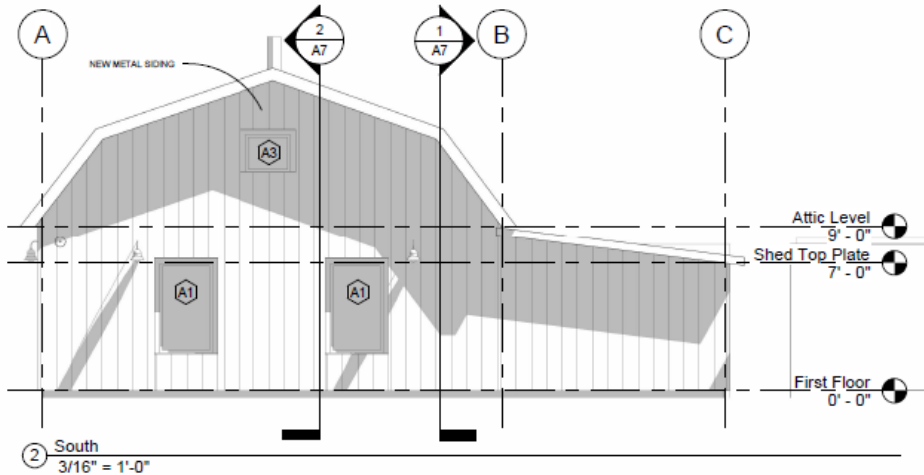
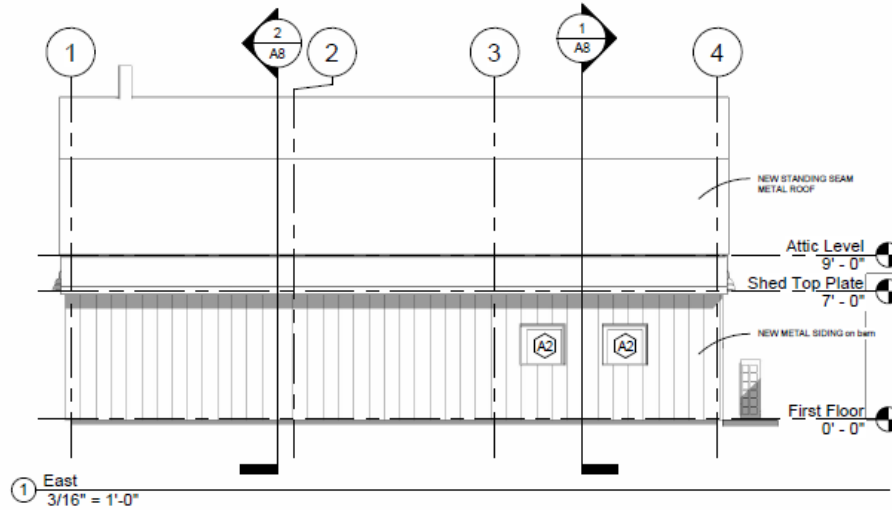
A0

Scale As Indicated

12/18/2024 10:54:31 AM

SCHEDULE "C"

* Not to scale



CONSTRUCTION NOTES:

- R1 - GAMBREL ROOF (EXISTING)**
- NEW STANDING SEAM METAL ROOF (AS SELECTED BY CONTRACTOR)
 - NOVA SEAL UNDERLAYMENT (OR EQUIVALENT)
 - EXISTING SHEATHING (REPAIR/REPLACE AS REQ'D)
 - ROUGH SAWN ROOF RAFTERS (REPAIR/REINFORCE AS REQ'D)
 - CLOSED CELL SPRAY FOAM INSULATION (SPECIFIED BY CONTRACTOR)
- R2 - SHED ROOF (EXISTING)**
- NEW STANDING SEAM METAL ROOF (AS SELECTED BY CONTRACTOR)
 - NOVA SEAL UNDERLAYMENT (OR EQUIVALENT)
 - EXISTING SHEATHING (REPAIR/REPLACE AS REQ'D)
 - ROUGH SAWN ROOF TRUSSES (REPAIR/REINFORCE AS REQ'D)
 - CLOSED CELL SPRAY FOAM INSULATION (SPECIFIED BY CONTRACTOR)
 - VAPOUR RETARDER
 - 1/2" GYP BOARD FINISH

WINDOWS:

- A1 - 36" x 60"**
- SILL HEIGHT 2'-0"
 - TILT/TURN OR AS SELECTED BY OWNER
 - SUPPLIER SELECTED BY CONTRACTOR
- A2 - 24" x 24" (OPTIONAL)**
- SILL HEIGHT 3'-0"
 - AWNING OR CASEMENT OR AS SELECTED BY OWNER
 - SUPPLIER SELECTED BY CONTRACTOR
- A3 - 36" x 36" (TO BE CONFIRMED)**
- USE EXISTING F.F.D. SILL HEIGHT
 - DOUBLE-HUNG OR AS SELECTED BY OWNER
 - SUPPLIER SELECTED BY CONTRACTOR

DOORS:

- D1 - NEW EXTERIOR DOOR 36"x84"**
- D2 - NEW INTERIOR DOOR 36"x84" POWER ASSIST?**
- D3/D3AS - NEW INTERIOR DOORS 36"x84"**
- D6 - NEW OHI GARAGE DOORS 8'-4" x 7'-0"**
- GARAGA CALIFORNIA MODEL**

GENERAL NOTES:

ALL WORK TO BE DONE IN COMPLIANCE WITH THE LATEST VERSION OF THE NATIONAL BUILDING CODE.

DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS TO BE VERIFIED ON SITE.

THOROUGHLY EXAMINE ALL EXISTING CONDITIONS BEFORE COMMENCING WORK.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING ALL OMISSIONS AND DISCREPANCIES INCLUDING DIMENSIONS TO THE ATTENTION OF THE ARCHITECT/DESIGNER/OWNER PRIOR TO COMMENCING ANY WORK.



Barn Renovation

Charlamara Holdings Inc.

| # | Description | Date |
|---|-----------------|------------|
| 3 | DD - for review | 05/23/2024 |
| 5 | DD - for review | 05/28/2024 |
| 7 | DD - for review | 06/07/2024 |
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Elevations

Project No. 1404-002
 Date 05/10/2024
 Drawn by Author
 Checked by Checker

ISSUED FOR REVIEW

A5

Scale 3/16" = 1'-0"