# TWIN LAKES RE-DESIGN

**175 units & commercial ground floor**
Prince Albert Rd, Dartmouth NS

TWIN LAKES DEVELOPMENT LTD.

## ATTACHMENT A
## ARCHITECTURAL PACKAGE

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MAY 23, 2019


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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

Prince Albert Rd, Dartmouth NS

URBAN CONTEXT

A-1

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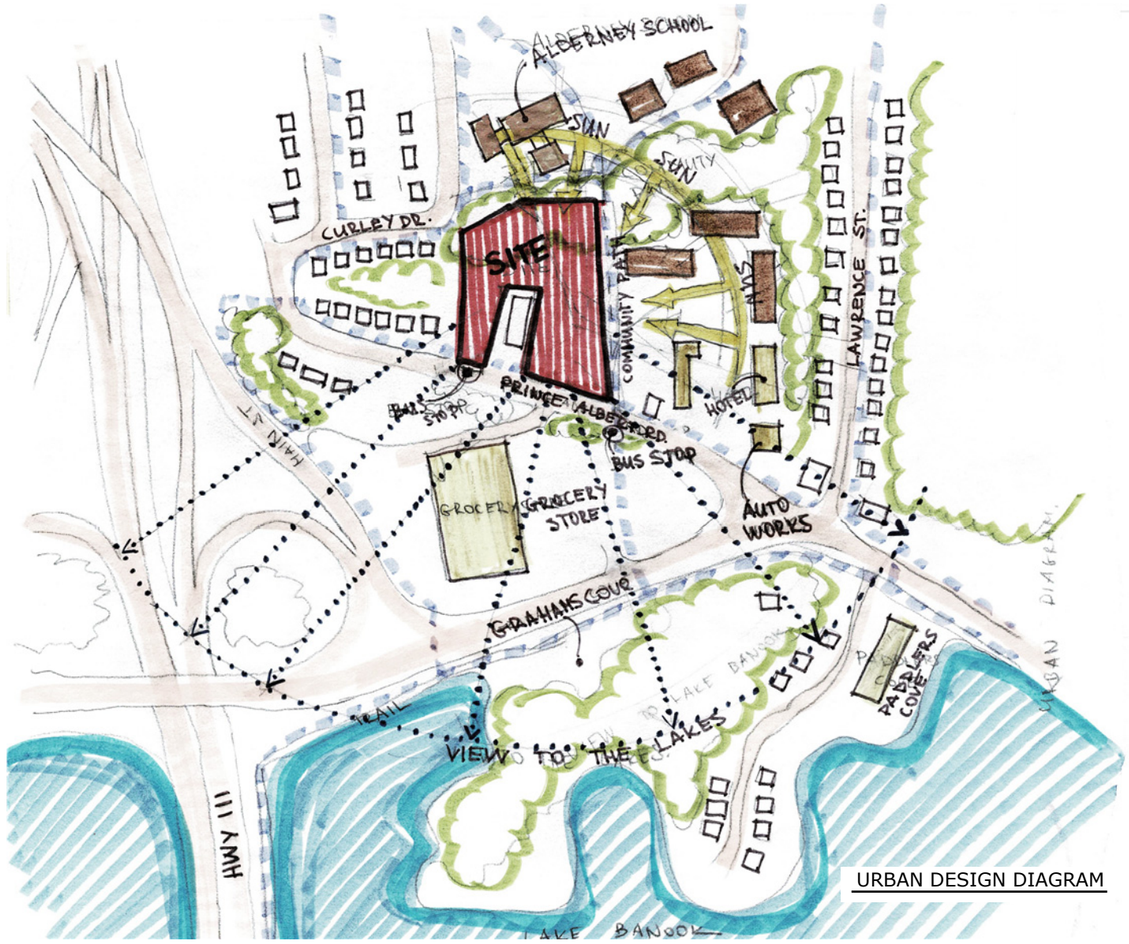
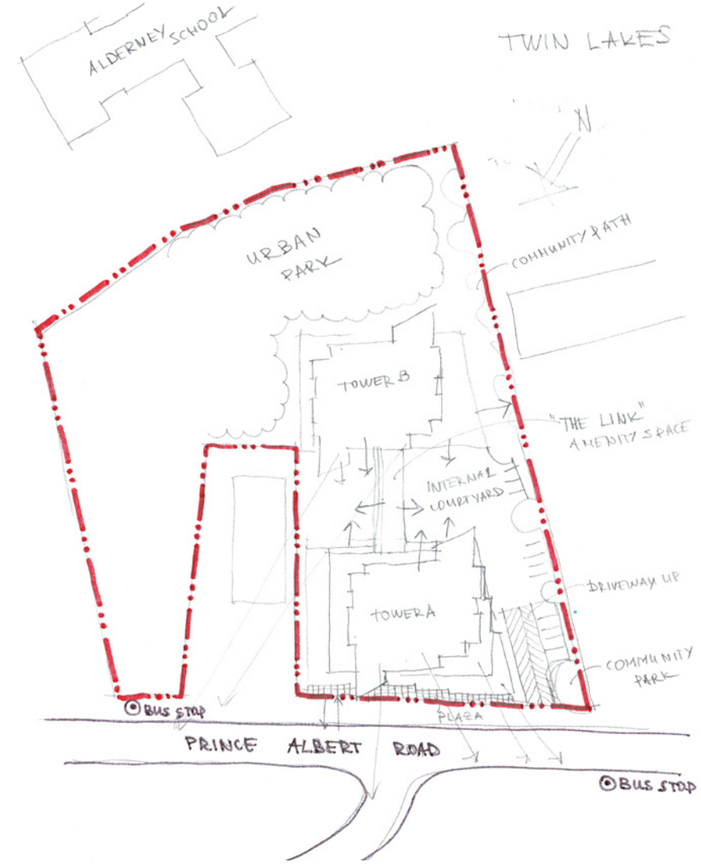



URBAN DESIGN DIAGRAM




CONCEPT DIAGRAM

**APPROPRIATE LOCATION FOR HIGH DENSITY RESIDENTIAL**

- INSIDE THE CENTRAL PLAN BOUNDARY
- ABUTS THE GRAHAM'S CORNER COMMERCIAL NODE
- INFILLS SITE UTILIZING EXISTING INFRASTRUCTURE
- PRINCE ALBERT RD - COLLECTOR WITH TRANSIT SERVICE
- WALKABLE NEIGHBORHOOD WITH SHOPPING, PARKS AND RECREATION NEARBY

**IMPROVEMENT OVER EXISTING DA**

- MAJOR MASS MOVED TOWARD PRINCE ALBERT RD
- INCREASED SETBACK FROM ADJACENT LOW RESIDENTIAL AND SCHOOL SITES
- LESS SITE DISRUPTION. INCREASED TREE BUFFER
- CREATES AN URBAN STREET FRONTAGE FOR THE GRAHAM'S CORNER
- GREATER VARIETY OF HOUSING TYPES, INCLUDING GROUND RELATED UNITS
- EXISTING PATHWAY FROM SCHOOL EXTENDED THROUGH TO PRINCE ALBERT RD

**DESIGN FEATURES**

- TWO SLIMMER TOWER MASSES, SET PERPENDICULAR TO HILLSIDE
- SMALL FLOOR PLATES, 8 SUITES PER FLOOR WITH ENHANCED EXPOSURES
- MASSES OFFSET TO CAPTURE VIEWS
- LARGE PRIVATE BALCONIES FOR THE TOWER UNITS, EXTENSIVE GRADE LANSCAPING
- STRONG EXPRESSION OF STREETWALL WITH TOWERS STEPPED BACK ABOVE
- BASE STRUCTURE DETAILED TO RECALL FORMS AND PROPORTIONS OF LOCAL CANAL STRUCTURES

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# TWIN LAKES RE-DESIGN

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Prince Albert Rd, Dartmouth NS

DESIGN RATIONALE

A-2

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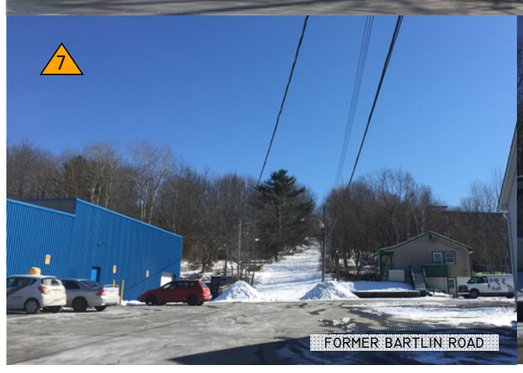
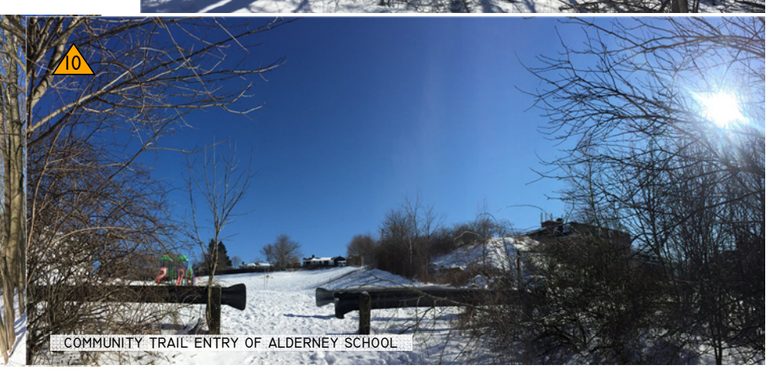
PEDESTRIAN CONNECTIONS
LAKE BANOOK TRAIL
MAIN VEHICULAR CONNECTION
COMMUNITY TRAIL
SECONDARY VEHICULAR CONNECTION



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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

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BUILDING CONTEXT PHOTOS

A-3

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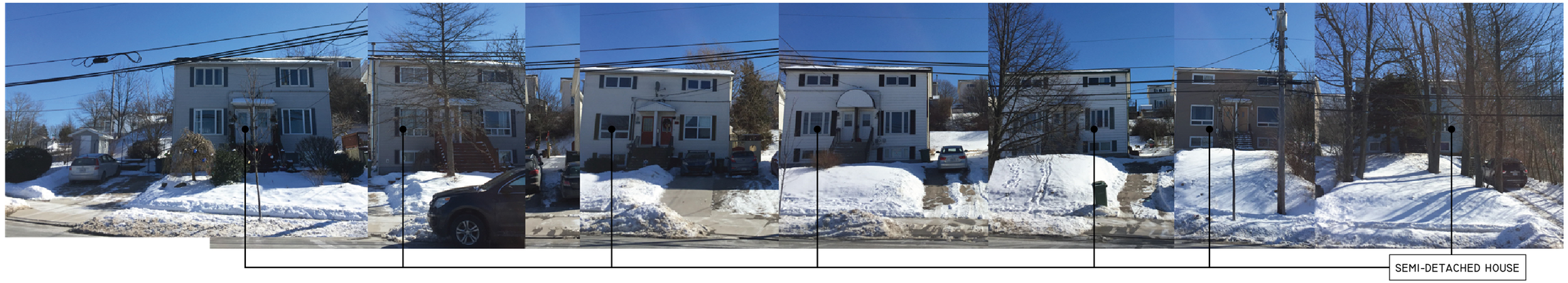


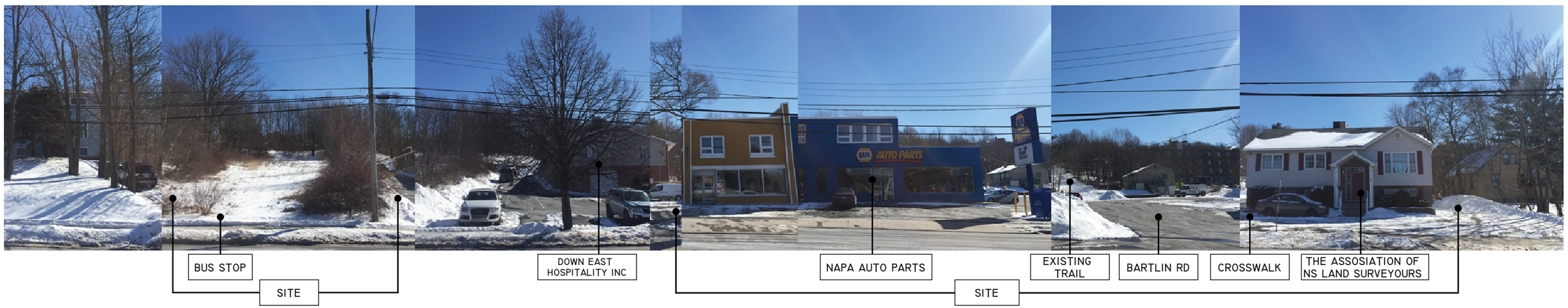



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# TWIN LAKES RE-DESIGN

**175 units & commercial ground floor**

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CONTEXT PHOTOS ALONG SOUTH SIDE OF PRINCE ALBERT ROAD

SCALE: NTS

A-4

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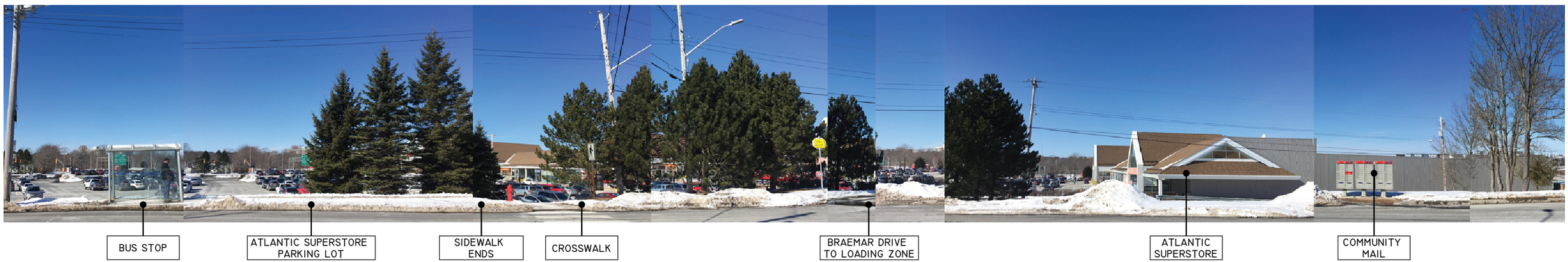


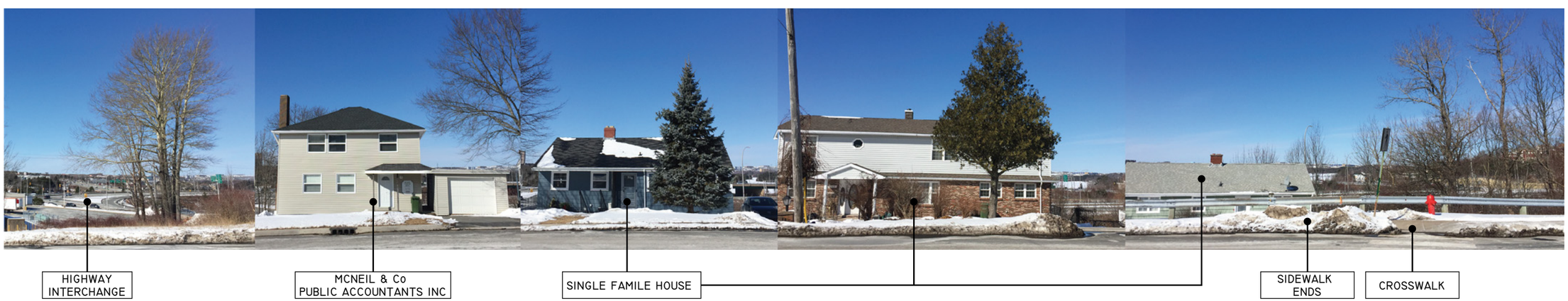


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# TWIN LAKES RE-DESIGN

**175 units & commercial ground floor**

Prince Albert Rd, Dartmouth NS

CONTEXT PHOTOS ALONG NORTH SIDE OF PRINCE ALBERT ROAD

SCALE: NTS

A-5

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## APPROVED DEVELOPMENT

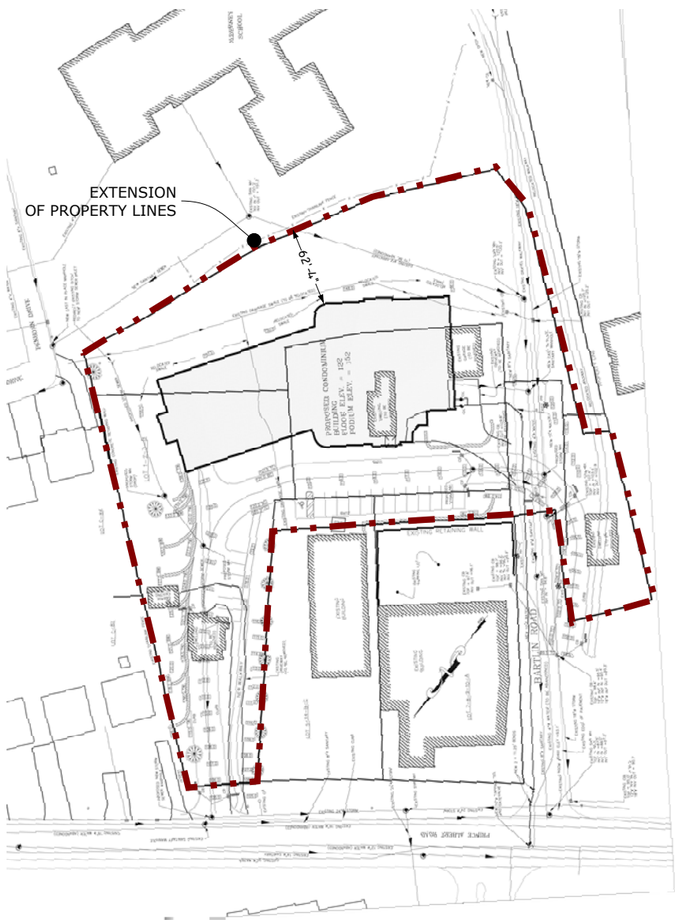
**TOTAL SITE AREA** ± 98,953 FT$^2$ = 2.27 AC

**FRONTAGES:** PRINCE ALBERT RD 16.3M

**BUILDING FOOTPRINT ABOVE GROUND** ± 19,400 FT$^2$

**DENSITY** 37 PPA

**F.A.R.** 1.7




### GROSS FLOOR AREA FT$^2$

| LOCATION | RESIDENTIAL | AMENITY | PARKING |
|---|---|---|---|
| LVL P1 | | | 18,800 |
| LVL G & P2 | 1,870 | | 14,680 |
| LVL 1 & P3 | 3,890 | 1,540 | 12,150 |
| LVL 2 | 13,800 | | 15,100 |
| LVL 3-11 | 135,900 | | |
| LVL 12 | 7,800 | | |
| | | | |
| | 163,260 | 1,540 | 60,730 |
| GFA ABOVE GROUND | | 164,800 | |
| GFA TOTAL | | | 225,530 |

### UNIT COUNT

| LOCATION | UNIT TYPE | | |
|---|---|---|---|
| | 2 BR | 2 BR + D | 3 BR |
| LVL 1 | | | |
| LVL 2 | | | |
| LVL 3-11 | | | |
| LVL 12 | | | |
| TOTAL | | | |
| | 84 | | |

### PARKING

| | | |
|---|---|---|
| UNDERGROUND | P3 | 42 |
| | P2 | 30 |
| | P1 | 25 |
| | TOTAL | 97 |
| SURFACE | | 20 |

## PROPOSED RE-DEVELOPMENT SCHEME

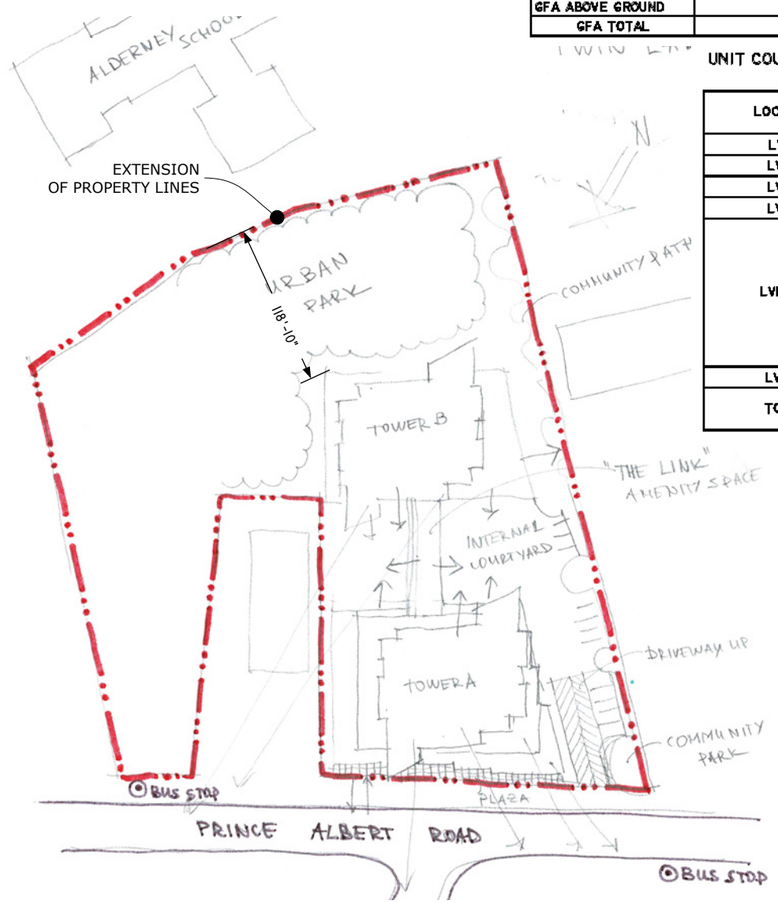
**TOTAL SITE AREA** ± 141,308 FT$^2$ = 3.24 AC

**FRONTAGES:** PRINCE ALBERT RD 90.60M (74.30M + 16.3M)

**BUILDING FOOTPRINT ABOVE GROUND** ± 30,300 FT$^2$

**DENSITY** 54 PPA

**F.A.R.** 1.9




### GROSS FLOOR AREA FT$^2$

| LOCATION | RETAIL | RESIDENTIAL | | | AMENITY | PARKING |
|---|---|---|---|---|---|---|
| | | TOWER A | TOWER B | TOTAL | | |
| LVL P3 | | | | | | 27,770 |
| LVL P2 | | | | | | 50,750 |
| LVL G & P1 | 7,572 | | | | | 36,550 |
| LVL 1 - COURTYARD | | 8,620 | 6,880 | 15,500 | | |
| LVL 2 | 908 | 16,280 | 11,000 | 27,280 | | |
| LVL 3 | | 14,000 | 14,500 | 28,500 | 2,060 | |
| LVL 4 | | 10,260 | 9,875 | 20,135 | | |
| LVL 5-11 | | 75,600 | 75,600 | 151,200 | | |
| LVL 12 | | 8,300 | 8,300 | 16,600 | | |
| | | 133,060 | 126,155 | | | |
| | 8,480 | | | 259,215 | 2,060 | 115,070 |
| GFA ABOVE GROUND | | | | | 269,755 | |
| GFA TOTAL | | | | | | 384,825 |

### UNIT COUNT

| LOCATION | UNIT TYPE | | | |
|---|---|---|---|---|
| | 1 BR | 2 BR\TH | 2 BR | 3 BR |
| LVL 1 | | 4 | 4 | |
| LVL 2 | | | 13 | |
| LVL 3 | 1 | | 18 | |
| LVL 4 | 6 | | 9 | |
| LVL 5-11 | | | 16 | |
| | | | 16 | |
| | | | 16 | |
| | | | 16 | |
| | | | 16 | |
| | | | 16 | |
| | | | 16 | |
| LVL 12 | | | | 8 |
| TOTAL | 7 | 4 | 156 | 8 |
| | 175 | | | |

### PARKING

| | | |
|---|---|---|
| UNDERGROUND | P3 | 53 |
| | P2 | 99 |
| | P1 | 64 |
| | TOTAL | 216 |
| SURFACE | COMMERCIAL | 10 |
| | GUEST | 10 |
| | TOTAL | 20 |

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# TWIN LAKES RE-DESIGN

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Prince Albert Rd, Dartmouth NS

DEVELOPMENT STATISTICS

A-6

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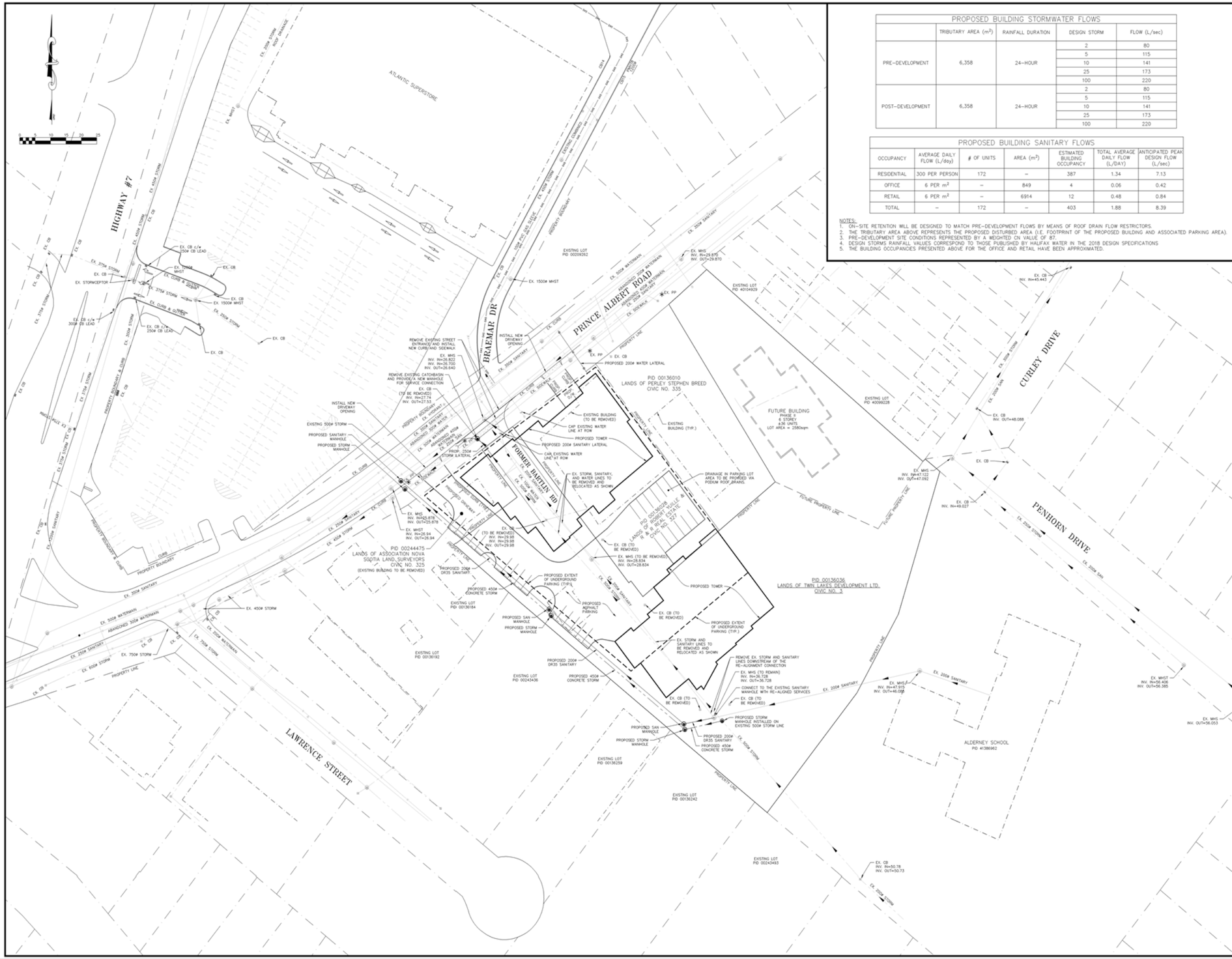


| PROPOSED BUILDING STORMWATER FLOWS | | | | |
|---|---|---|---|---|
| | TRIBUTARY AREA ($m^2$) | RAINFALL DURATION | DESIGN STORM | FLOW (L/sec) |
| PRE-DEVELOPMENT | 6,358 | 24-HOUR | 2 | 80 |
| | | | 5 | 115 |
| | | | 10 | 141 |
| | | | 25 | 173 |
| | | | 100 | 220 |
| POST-DEVELOPMENT | 6,358 | 24-HOUR | 2 | 80 |
| | | | 5 | 115 |
| | | | 10 | 141 |
| | | | 25 | 173 |
| | | | 100 | 220 |

| PROPOSED BUILDING SANITARY FLOWS | | | | | | |
|---|---|---|---|---|---|---|
| OCCUPANCY | AVERAGE DAILY FLOW (L/day) | # OF UNITS | AREA ($m^2$) | ESTIMATED BUILDING OCCUPANCY | TOTAL AVERAGE DAILY FLOW (L/DAY) | ANTICIPATED PEAK DESIGN FLOW (L/sec) |
| RESIDENTIAL | 300 PER PERSON | 172 | – | 387 | 1.34 | 7.13 |
| OFFICE | 6 PER $m^2$ | – | 849 | 4 | 0.06 | 0.42 |
| RETAIL | 6 PER $m^2$ | – | 6914 | 12 | 0.48 | 0.84 |
| TOTAL | – | 172 | – | 403 | 1.88 | 8.39 |

NOTES:
1. ON-SITE RETENTION WILL BE DESIGNED TO MATCH PRE-DEVELOPMENT FLOWS BY MEANS OF ROOF DRAIN FLOW RESTRICTORS.
2. THE TRIBUTARY AREA ABOVE REPRESENTS THE PROPOSED DISTURBED AREA (I.E. FOOTPRINT OF THE PROPOSED BUILDING AND ASSOCIATED PARKING AREA).
3. PRE-DEVELOPMENT SITE CONDITIONS REPRESENTED BY A WEIGHTED CN VALUE OF 87.
4. DESIGN STORMS RAINFALL VALUES CORRESPOND TO THOSE PUBLISHED BY HALIFAX WATER IN THE 2018 DESIGN SPECIFICATIONS
5. THE BUILDING OCCUPANCIES PRESENTED ABOVE FOR THE OFFICE AND RETAIL HAVE BEEN APPROXIMATED.


Key Plan NOT TO SCALE

LEGEND
- SANITARY M.H. & SEWER
- STORM M.H. & SEWER
- HYDRANT
- GATE VALVE & WATERMAIN
- CATCHBASIN
- STREET TREE
- POWER POLE
- POWER POLE WITH LIGHT FIXTURE
- ANCHOR ON LIGHT POLE
- AUANT PEDESTAL
- N.S.P.I. URD BOX
- CONCRETE CURB & GUTTER
- SIDEWALK
- DRIVEWAY
- PEDESTRIAN RAMP
- PROPOSED ℄ FINISHED GRADE
- EXISTING CENTERLINE GRADE
- EXISTING GRADE (RT. SIDE R.O.W.)
- EXISTING GRADE (LEFT SIDE R.O.W.)
- PROPOSED U/G ELEC. LINES
- PROPERTY LINE
- EXISTING PROPERTY LINE
- LATERALS ,SAN.,STM. & WM.

NOTES:
1. Elevations are geodetic, and refer to Nova Scotia Co-ordinate Monument System and are presented in ATS 77.
2. Existing service locations are approximate and are based on Halifax Water Record information and site information collected by Alderney Surveys in March 2019. Service locations and depths shall be verified in the field.

| No | Description | Date | By |
|---|---|---|---|
| 0 | Issued for Development Agreement | Mar 27/19 | CNB |

Revision or Issue

Strum CONSULTING

Project
TWIN LAKES CONDOMINIUM

Drawing
SERVICING SCHEMATIC

Scale

REGISTERED PROFESSIONAL ENGINEER — C. N. BOUDREAU — 7511 — PROVINCE OF NOVA SCOTIA

| Date | Drawn |
|---|---|
| Mar 27, 2019 | MLM |
| Design / Check | Approv. |
| RAW / CNB | CNB |
| Project No. | Sheet |
| 19-6738 | 1 Of 1 |
| Drawing No. | Rev. |
| C02 | 0 |

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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

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SERVICING SCHEMATIC

A-7

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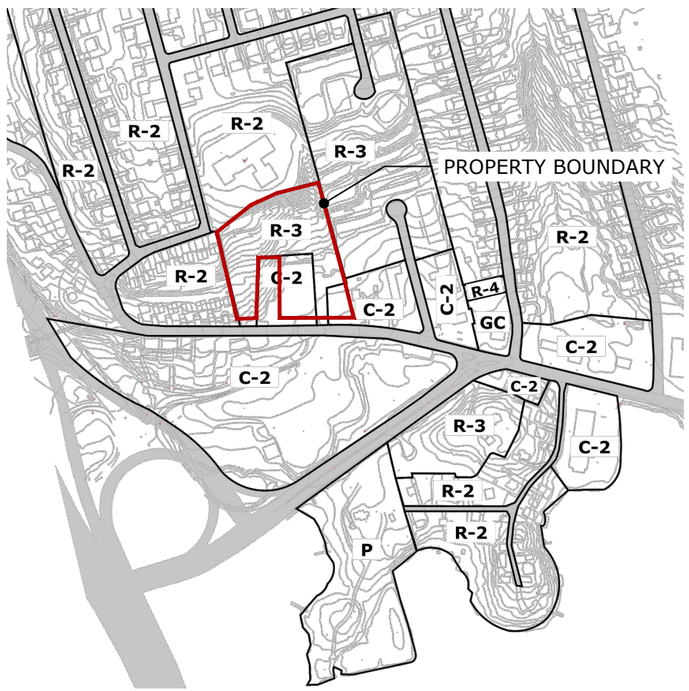
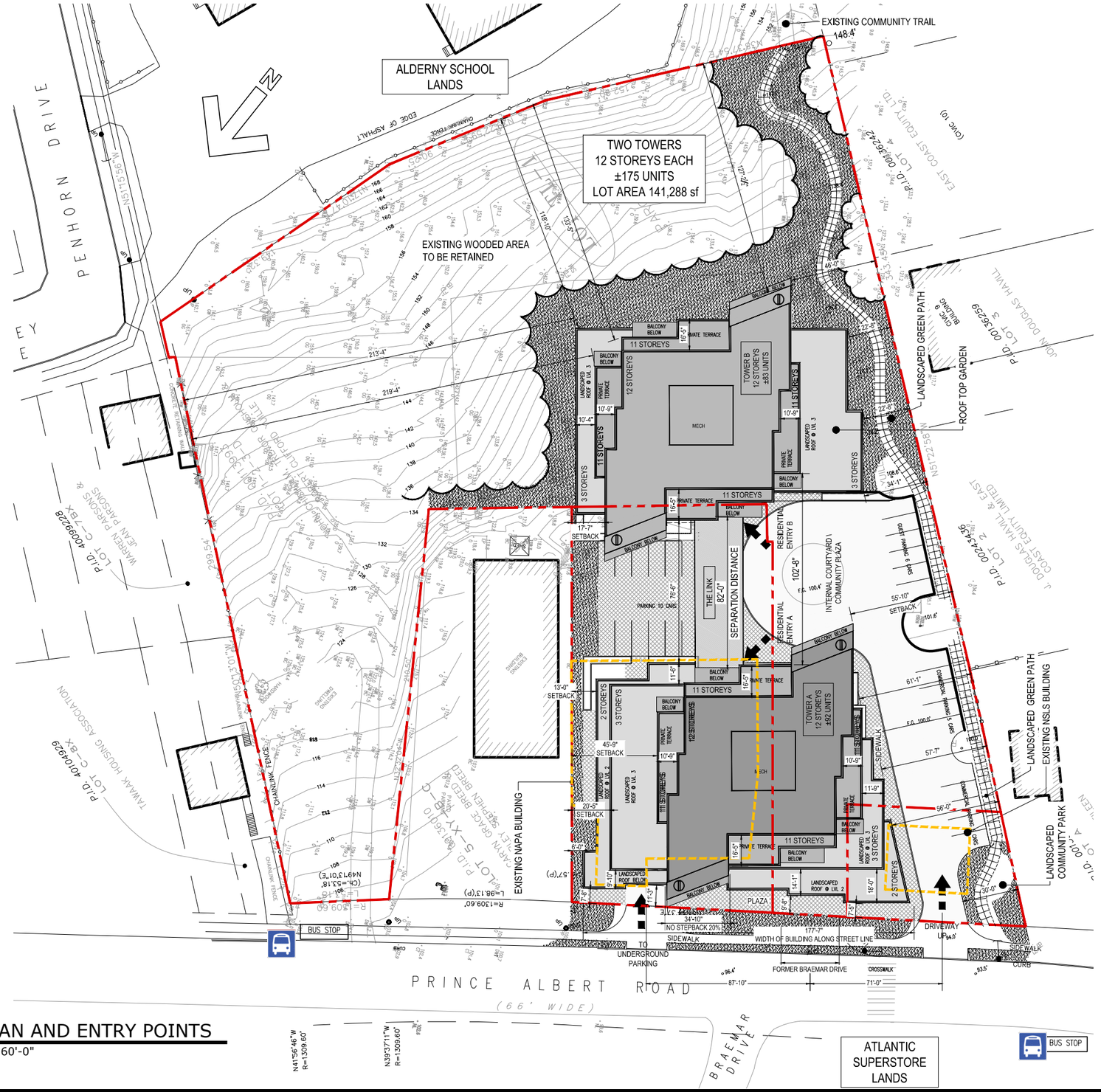



ZONNING MAP




SITE PLAN AND ENTRY POINTS

SCALE: 1" = 60'-0"

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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

Prince Albert Rd, Dartmouth NS

ZONING MAP. SITE PLAN AND ENTRY POINTS

SCALE: AS NOTED

A-8

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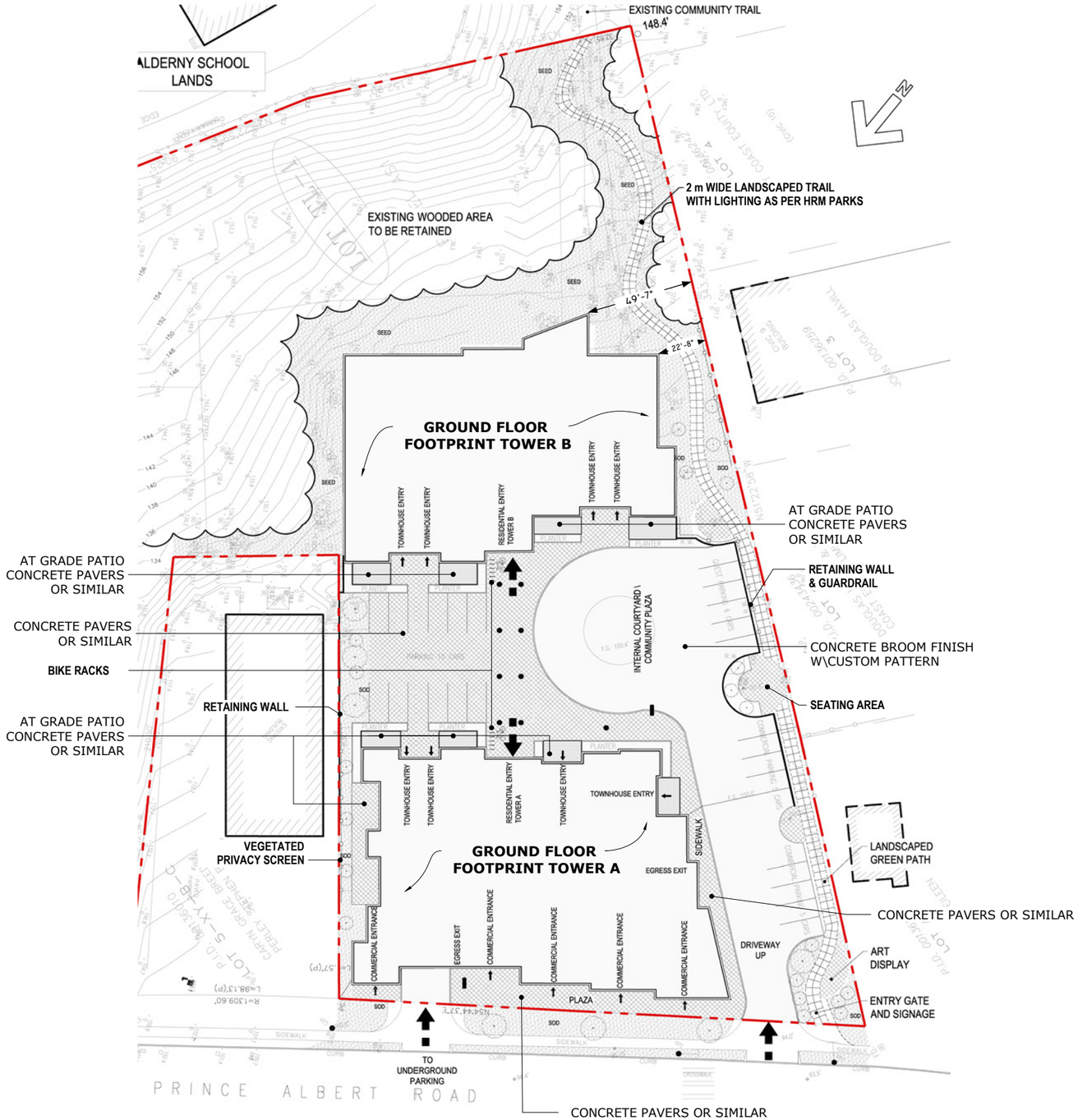


**NOTES:**

1. ALL ROOFTOPS TO BE LANDSCAPED. REFER TO FLOOR PLANS FOR LOCATIONS.

**LEGEND**

- PROPOSED SHRUBS
- PROPOSED TREES
- APPROX. LIMIT OF DISTURBANCE
- SOD OR SEED
- CONCRETE PAVERS OR SIMILAR
- LANDSCAPED WALKWAY

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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

Prince Albert Rd, Dartmouth NS

PRELIMINARY LANDSCAPE PLAN

SCALE: 1"=60'-0"

A-9

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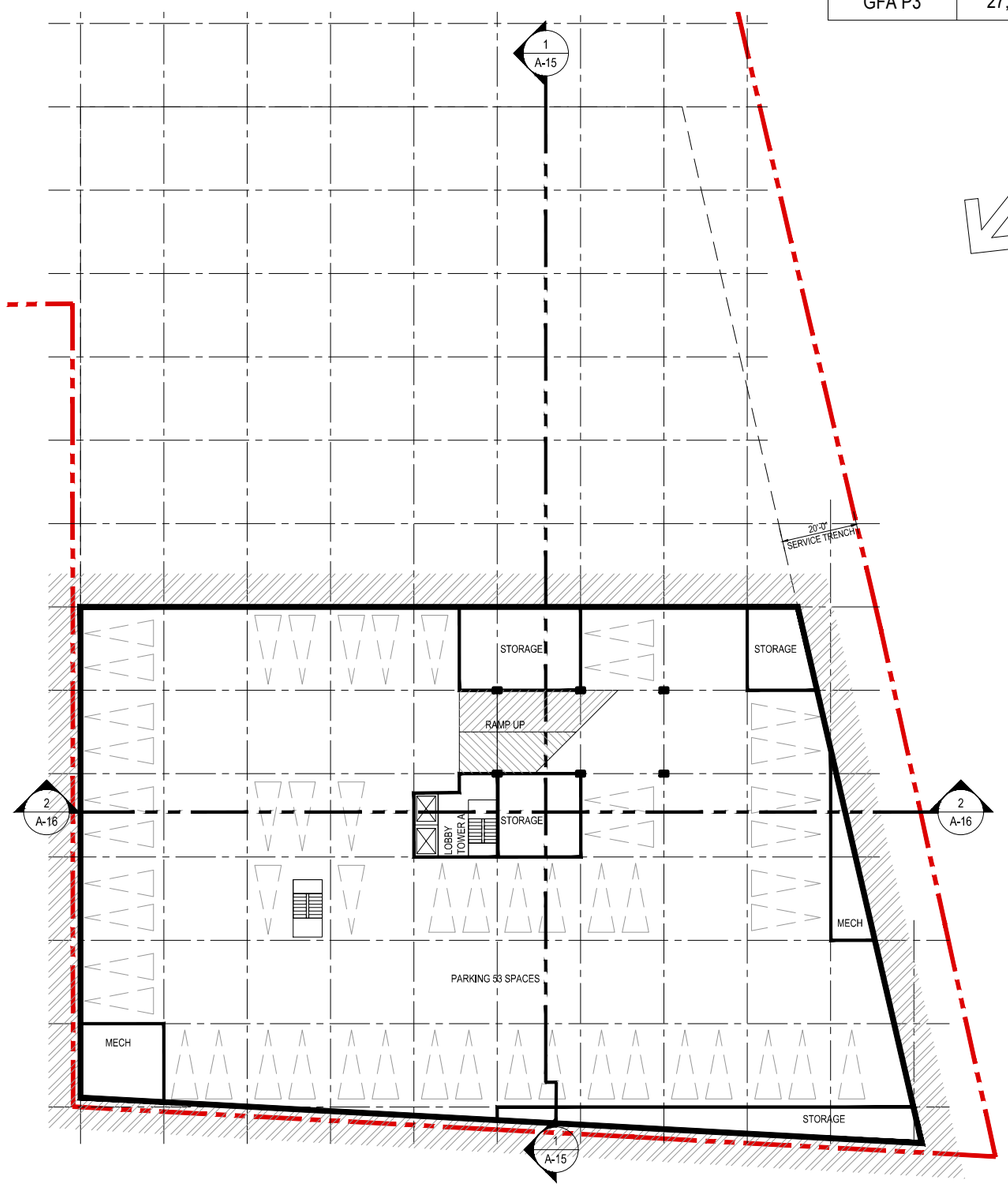
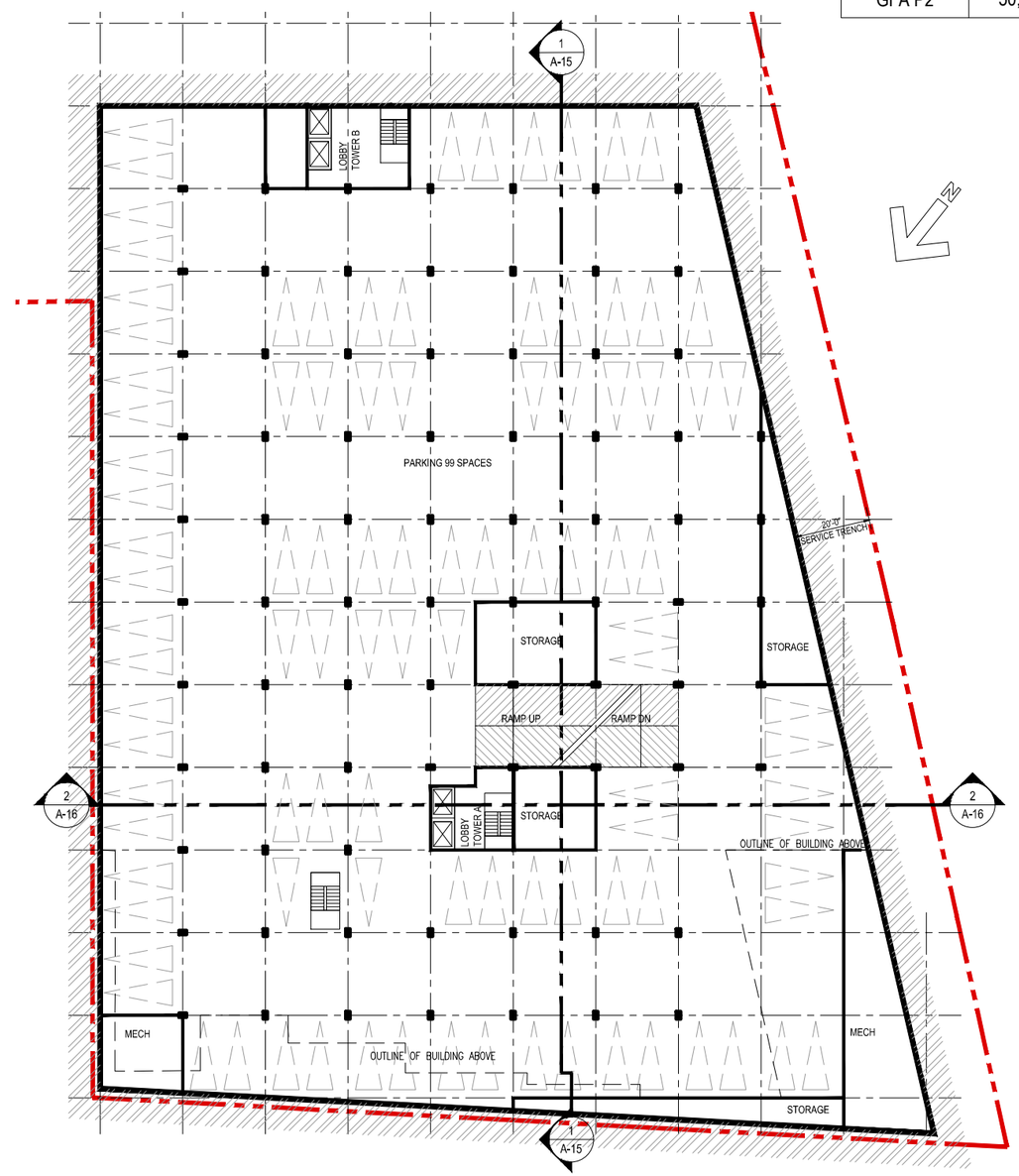
| BUILDING STATS | |
|---|---|
| GFA P3 | 27,770 sf |




## LEVEL P3 - PARKING

SCALE 1" = 40'-0"

| BUILDING STATS | |
|---|---|
| GFA P2 | 50,750 sf |




## LEVEL P2 - PARKING

SCALE 1" = 40'-0"

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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

Prince Albert Rd, Dartmouth NS

BUILDING PLANS

SCALE: AS NOTED

A-10

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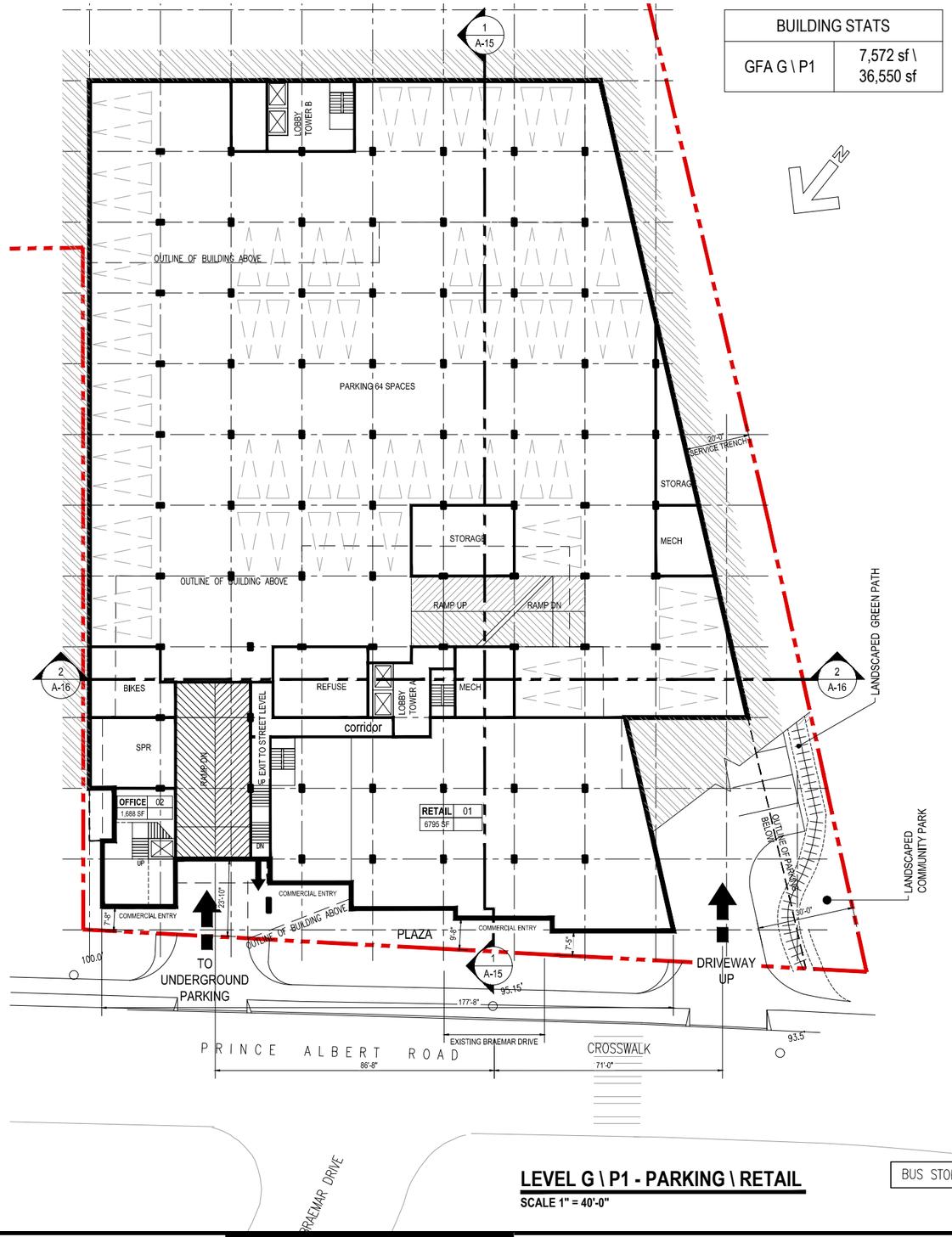
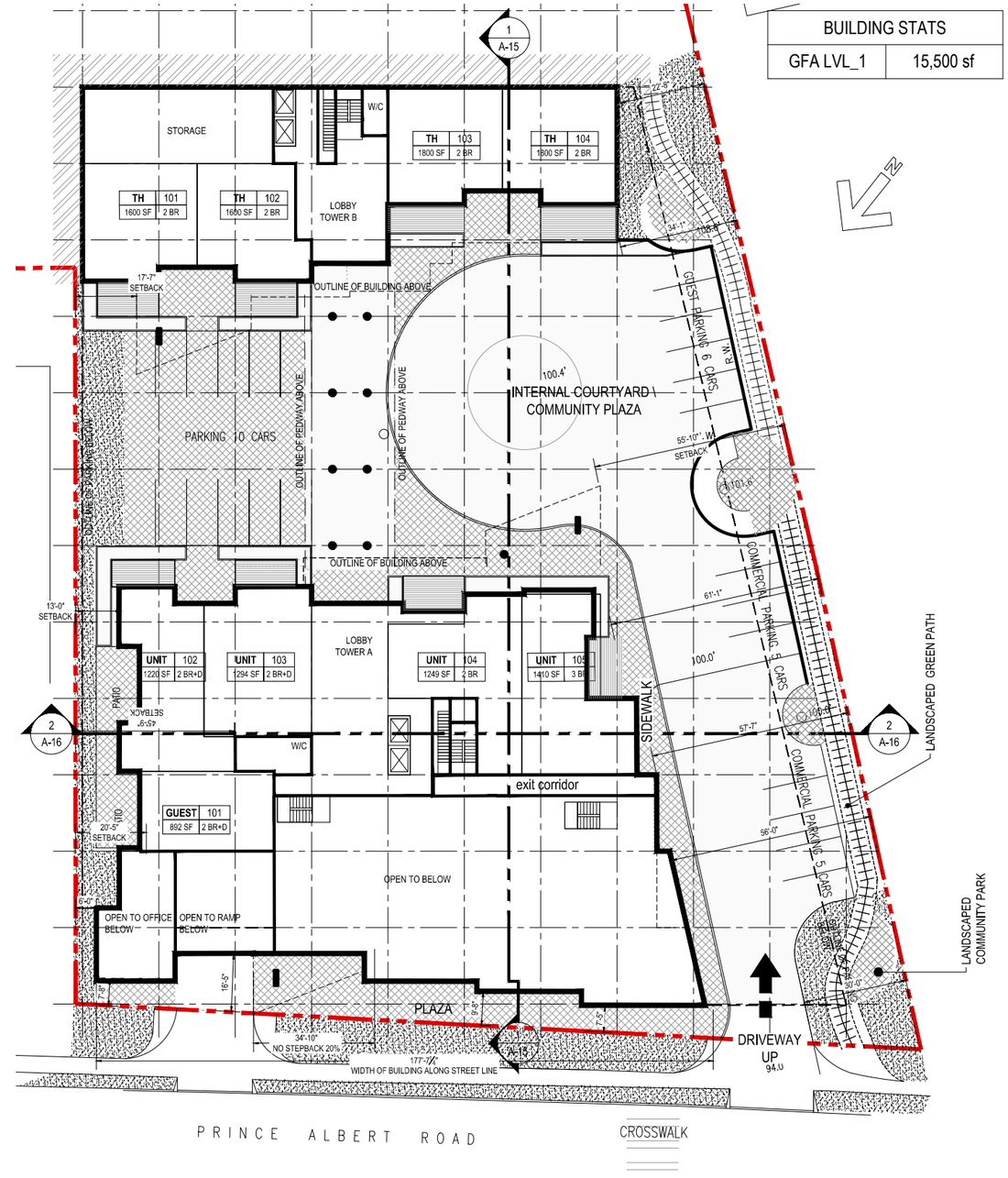
| BUILDING STATS | |
|---|---|
| GFA G \ P1 | 7,572 sf \ 36,550 sf |




## LEVEL G \ P1 - PARKING \ RETAIL

SCALE 1" = 40'-0"

| BUILDING STATS | |
|---|---|
| GFA LVL_1 | 15,500 sf |




## LEVEL 1 - LOBBY \ RESIDENTIAL

SCALE 1" = 40'-0"

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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

Prince Albert Rd, Dartmouth NS

BUILDING PLANS

SCALE: AS NOTED

A-11

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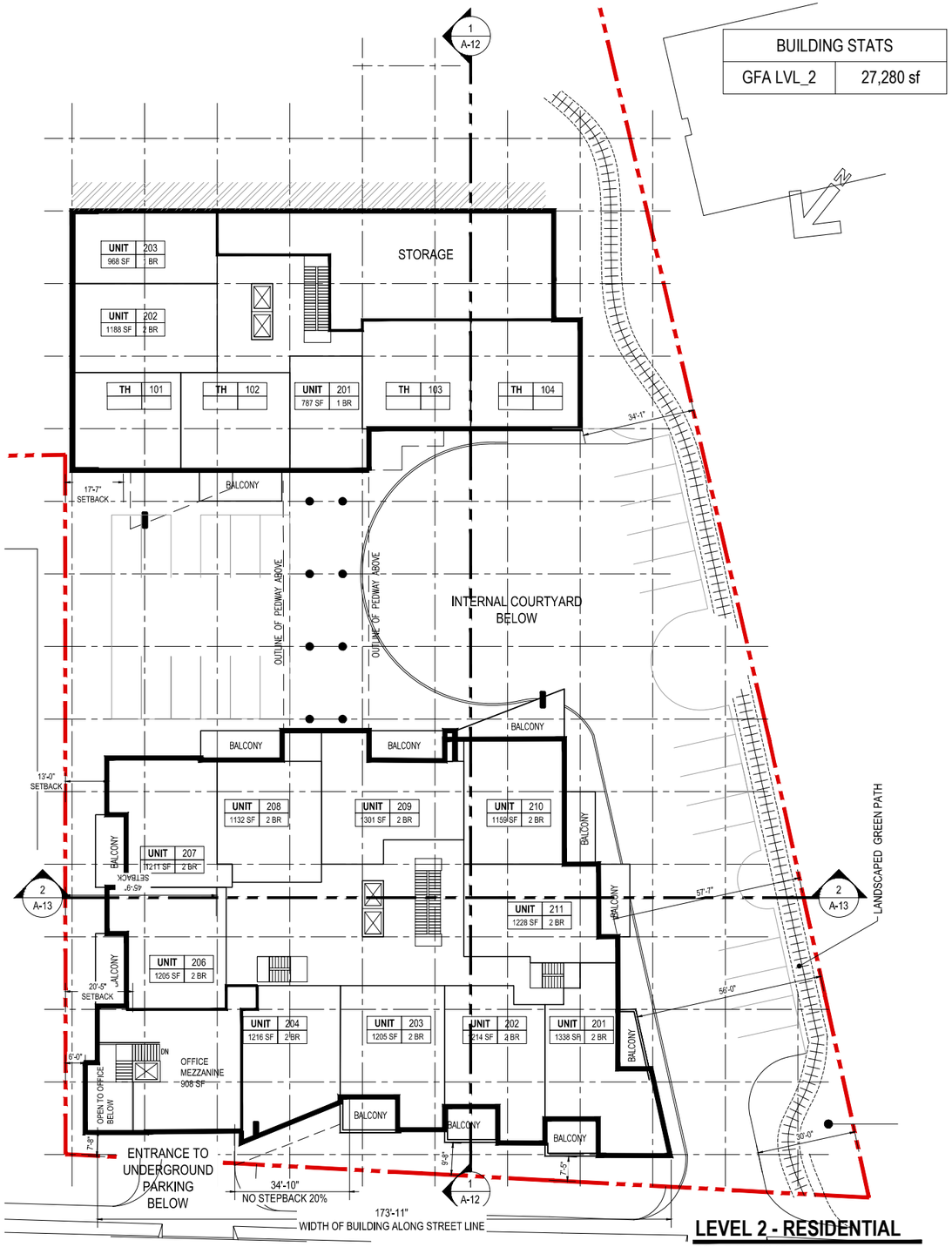
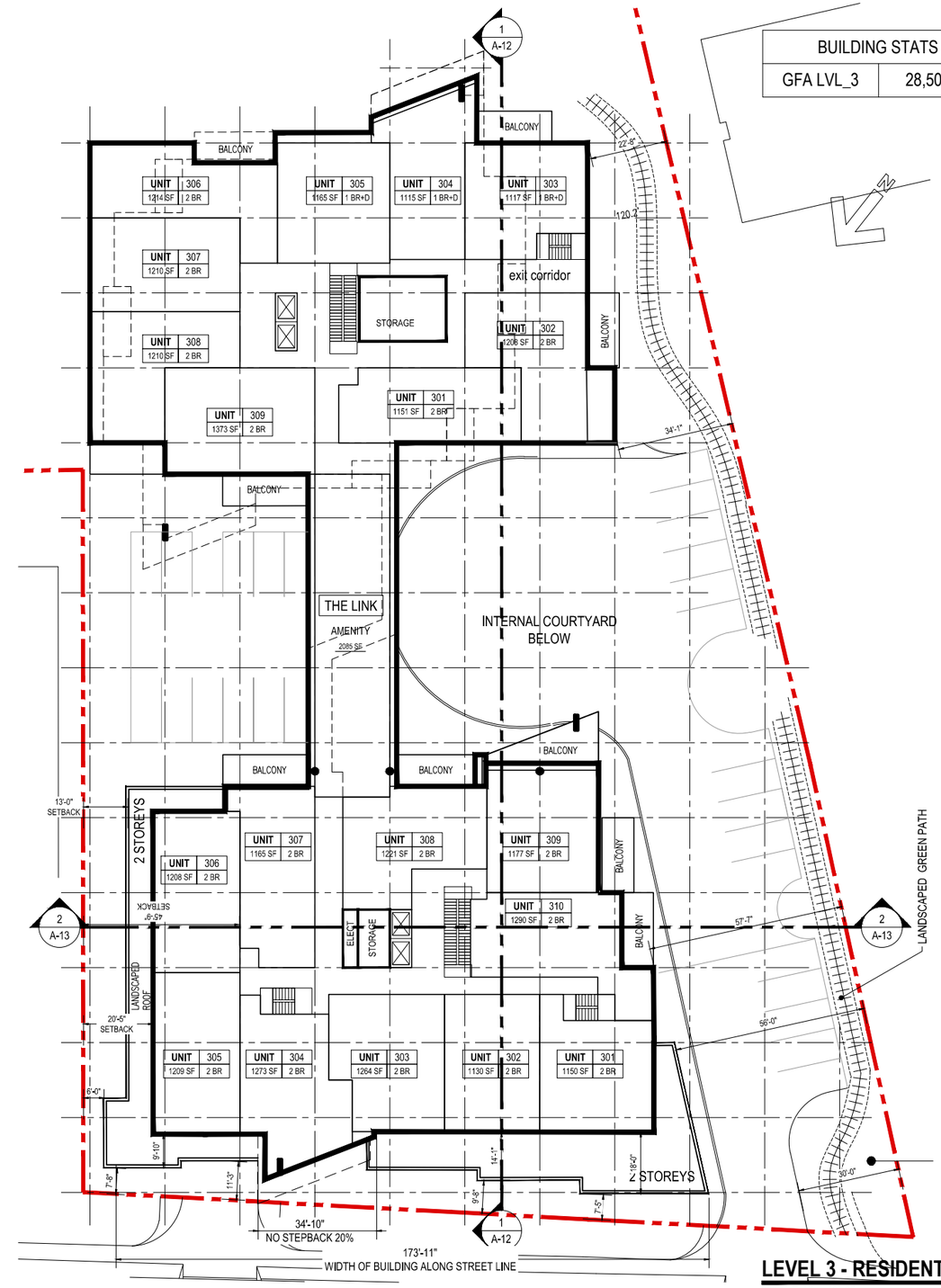
| BUILDING STATS | |
|---|---|
| GFA LVL_2 | 27,280 sf |




## LEVEL 2 - RESIDENTIAL

SCALE 1" = 40'-0"

| BUILDING STATS | |
|---|---|
| GFA LVL_3 | 28,500 sf |




## LEVEL 3 - RESIDENTIAL

SCALE 1" = 40'-0"

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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

Prince Albert Rd, Dartmouth NS

BUILDING PLANS

SCALE: AS NOTED

A-12

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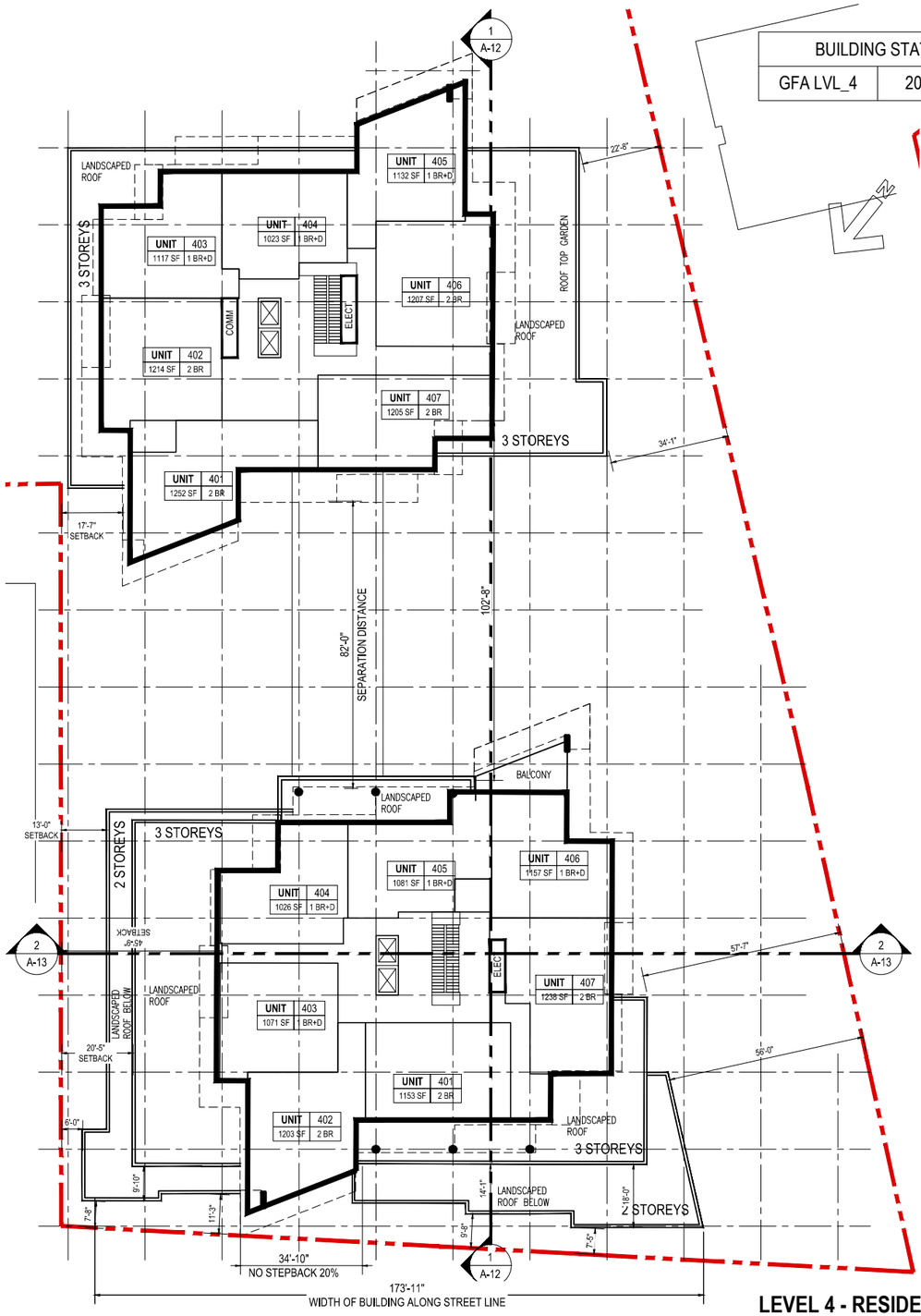
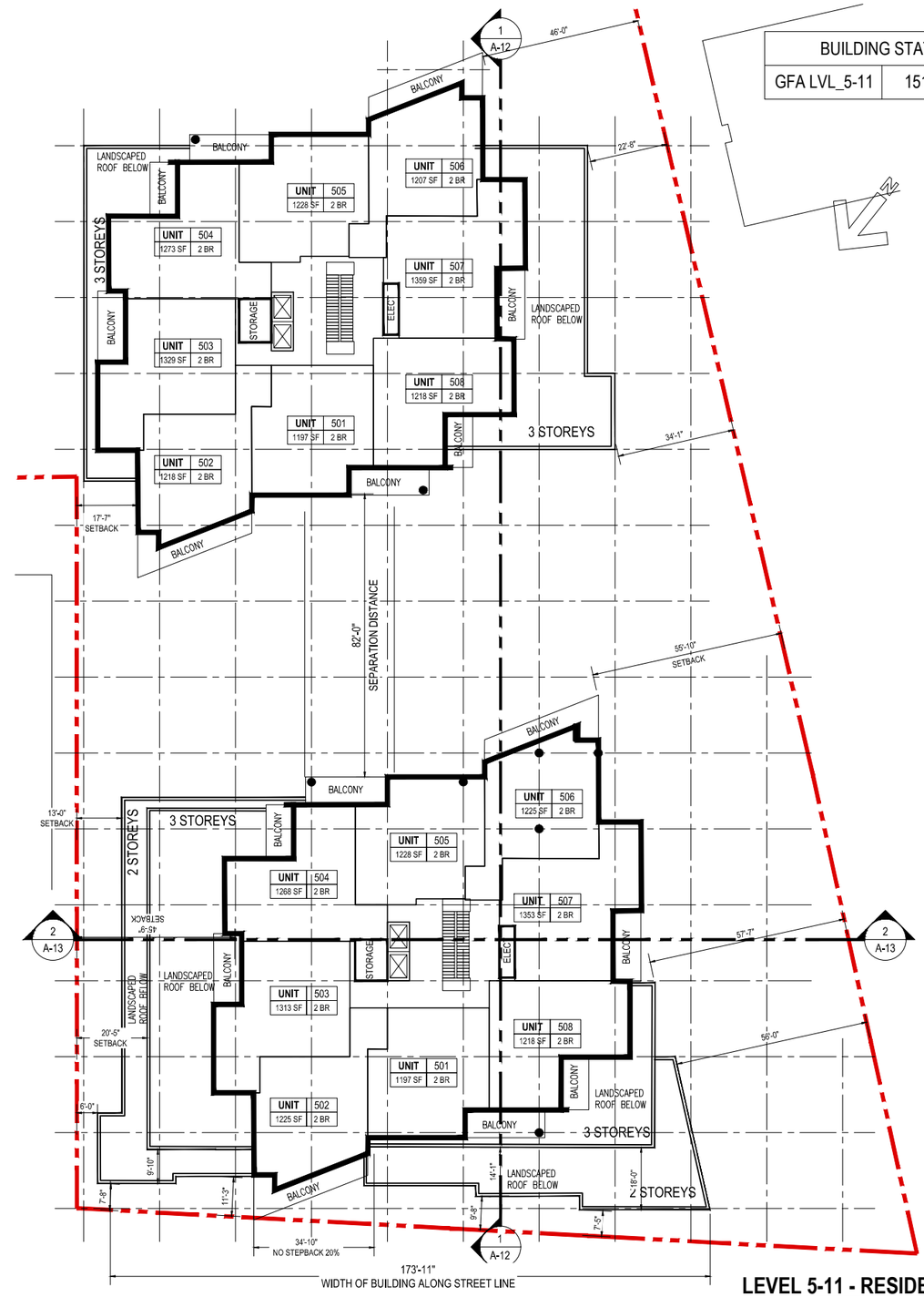
| BUILDING STATS | |
|---|---|
| GFA LVL_4 | 20,135 sf |




## LEVEL 4 - RESIDENTIAL

SCALE 1" = 40'-0"

| BUILDING STATS | |
|---|---|
| GFA LVL_5-11 | 151,200 sf |




## LEVEL 5-11 - RESIDENTIAL

SCALE 1" = 40'-0"

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# TWIN LAKES RE-DESIGN

**175 units & commercial ground floor**

Prince Albert Rd, Dartmouth NS

BUILDING PLANS

SCALE: AS NOTED

A-13

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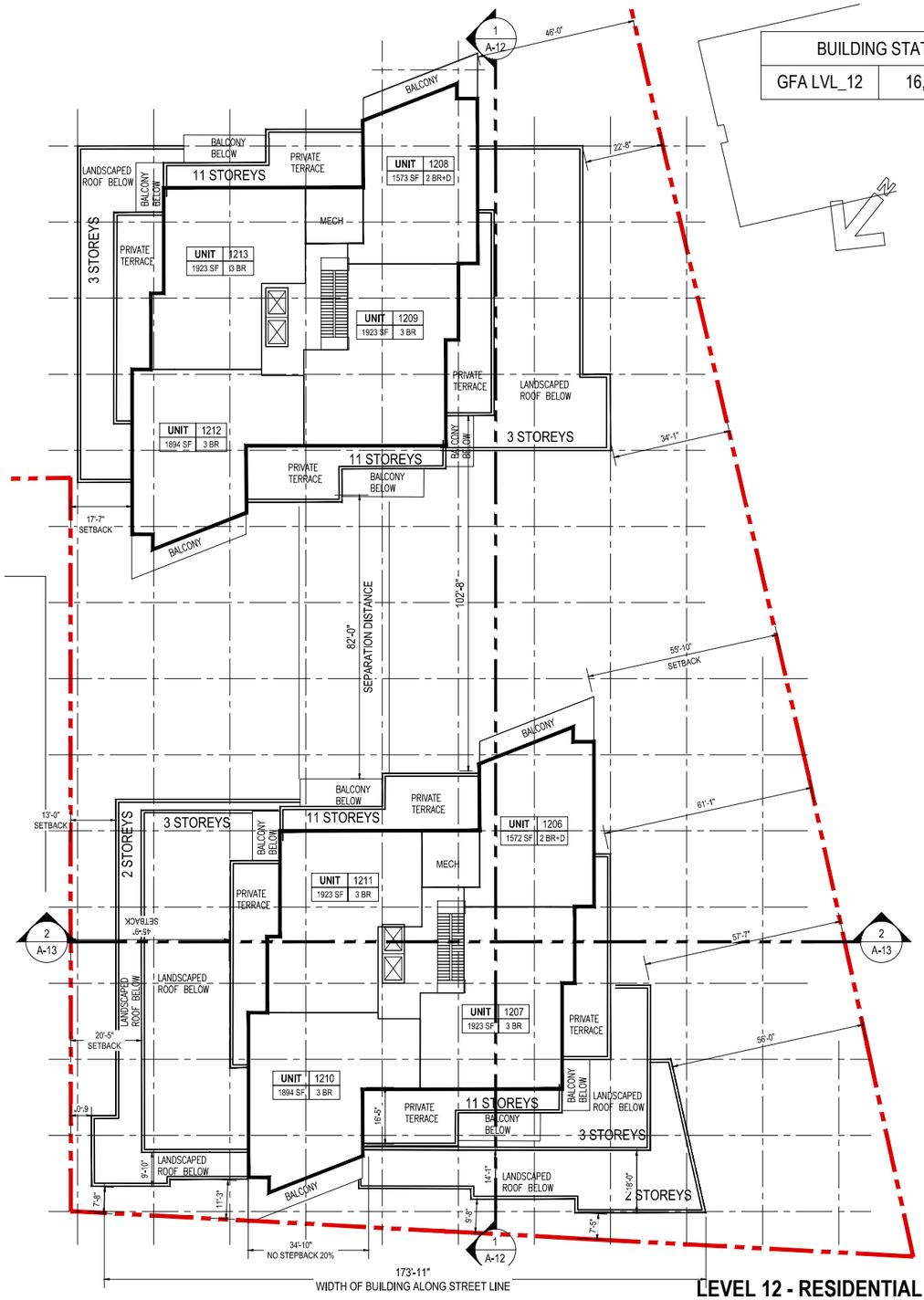
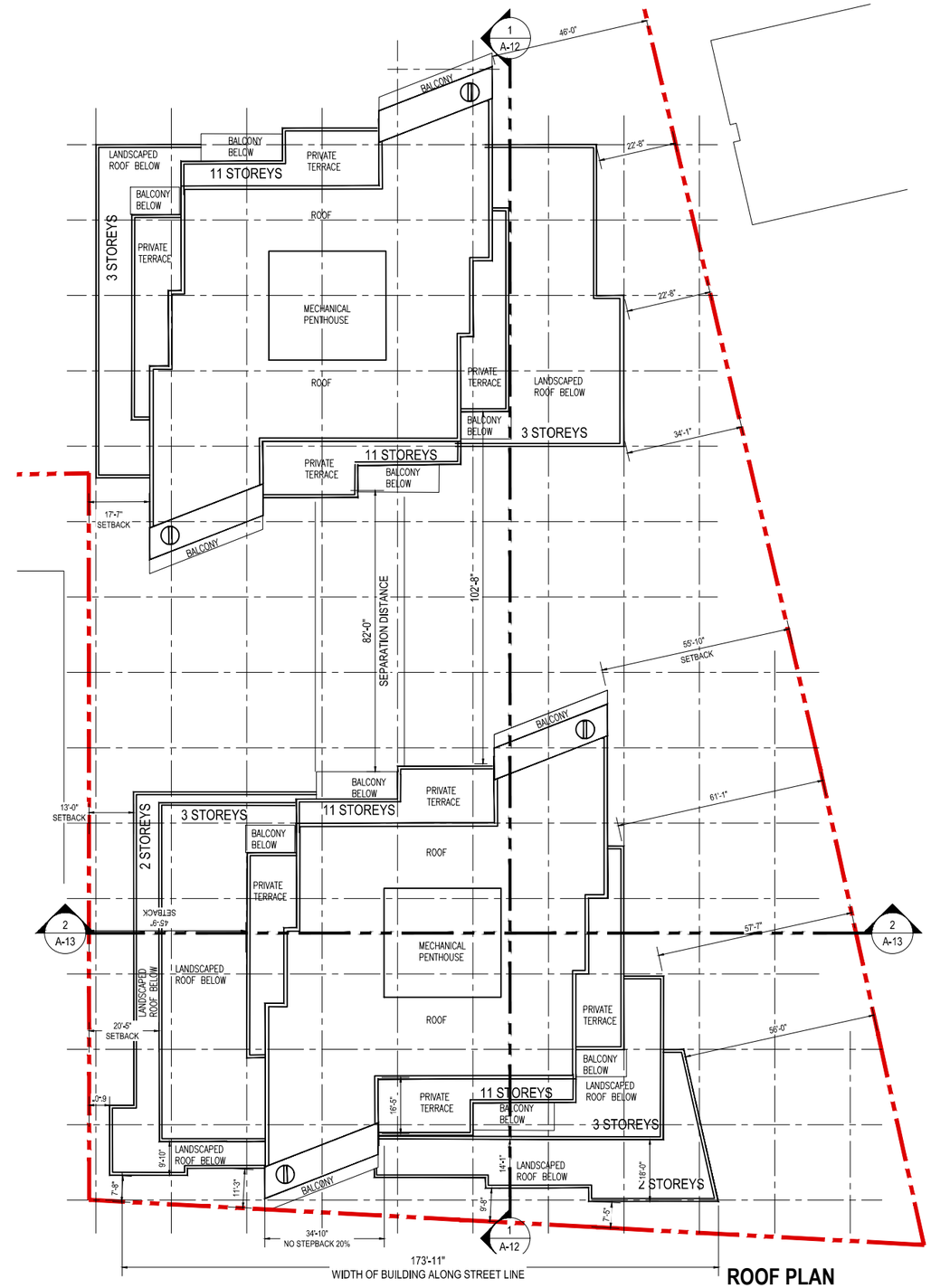
| BUILDING STATS | |
|---|---|
| GFA LVL_12 | 16,600 sf |




## LEVEL 12 - RESIDENTIAL \ MECH

SCALE 1" = 40'-0"




## ROOF PLAN

SCALE 1" = 40'-0"

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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

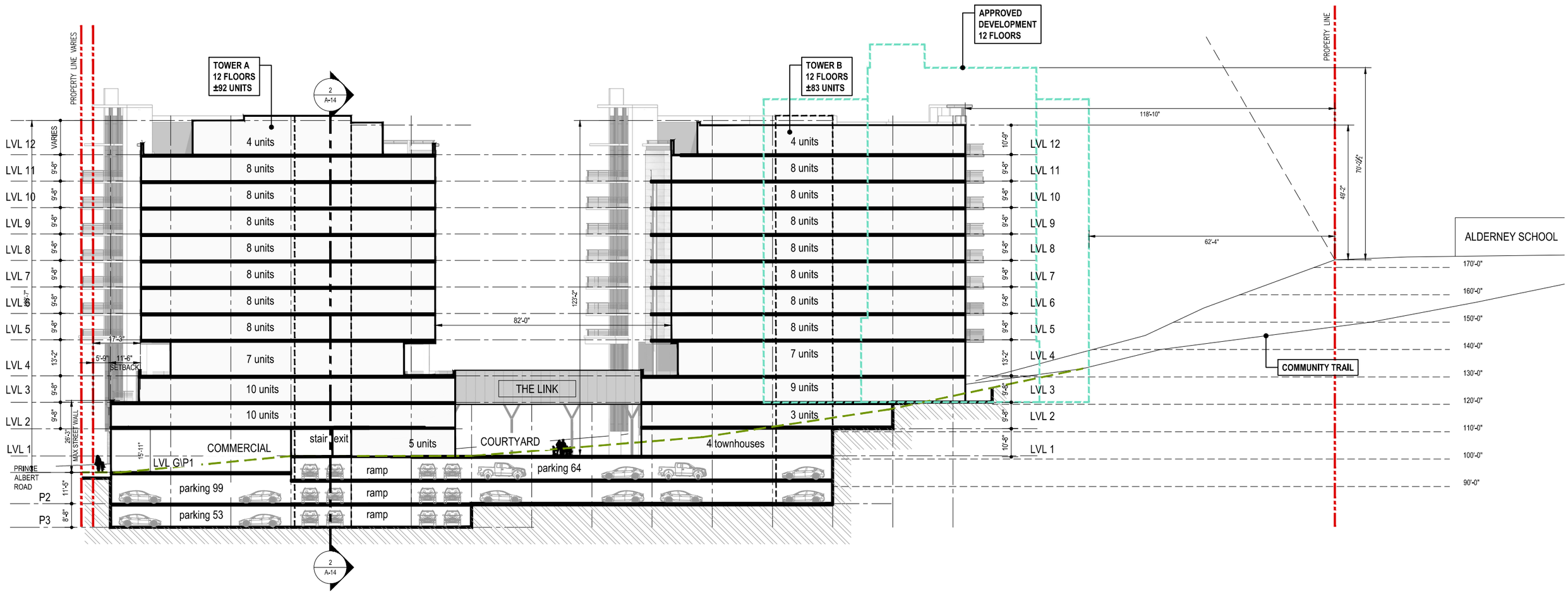
Prince Albert Rd, Dartmouth NS

BUILDING PLANS

SCALE: AS NOTED

A-14

ISSUED FOR DEVELOPMENT AGREEMENT | ISSUE DATE: May 22, 2019




## LONGITUDINAL SECTION

SCALE 1" = 35'-0"

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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

Prince Albert Rd, Dartmouth NS

BUILDING SECTIONS

SCALE: AS NOTED

A-15

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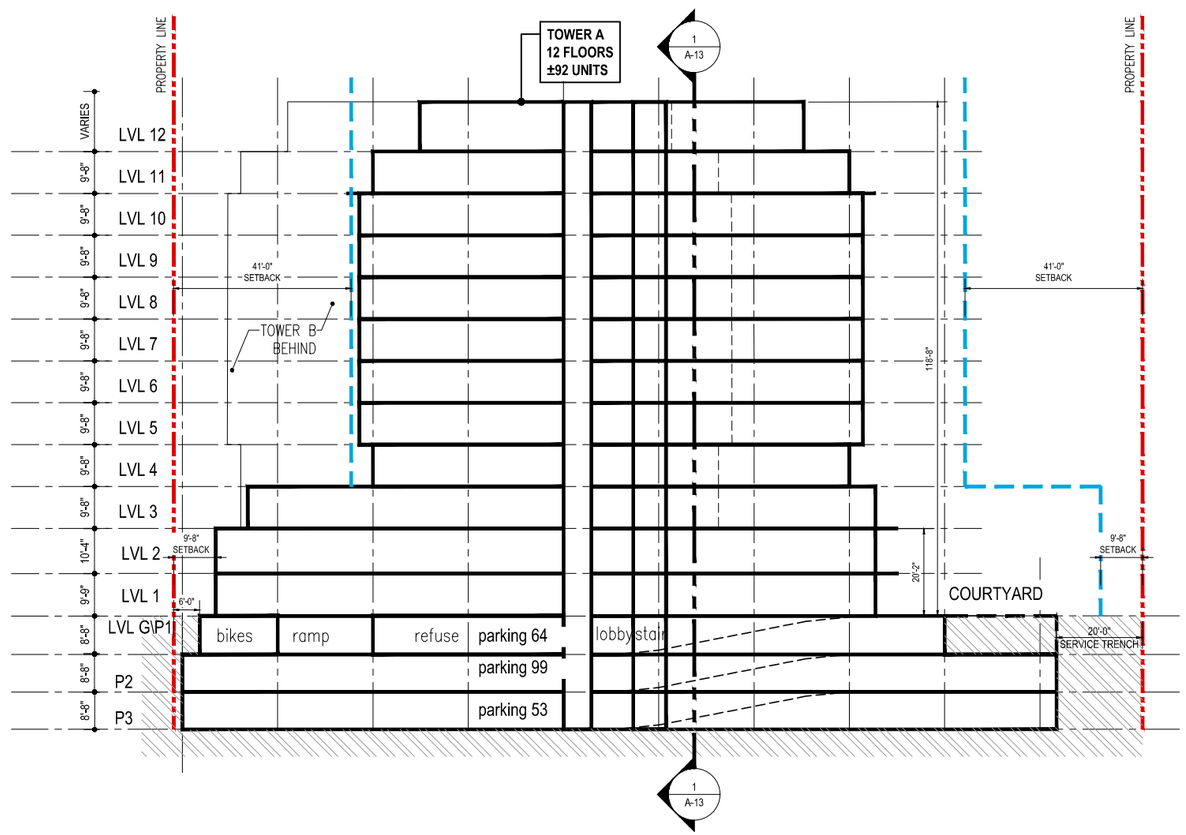


## CROSS SECTION

**SCALE 1" = 35'-0"**

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Prince Albert Rd, Dartmouth NS

BUILDING SECTIONS

SCALE: AS NOTED

A-16

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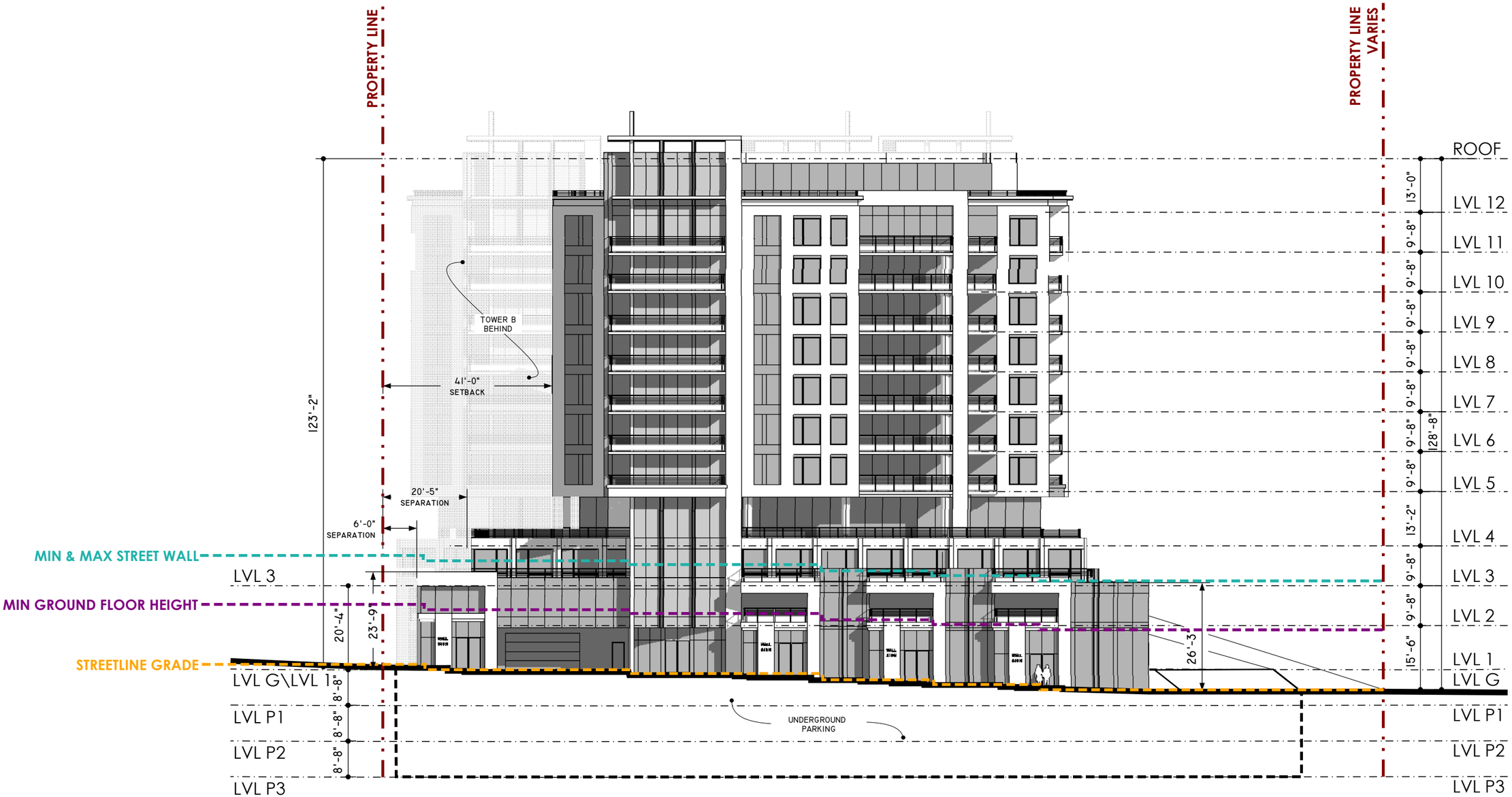


NORTH WEST ELEVATION

Scale: 1" : 25'-0"

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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

Prince Albert Rd, Dartmouth NS

BUILDING ELEVATIONS

SCALE: AS NOTED

A-17

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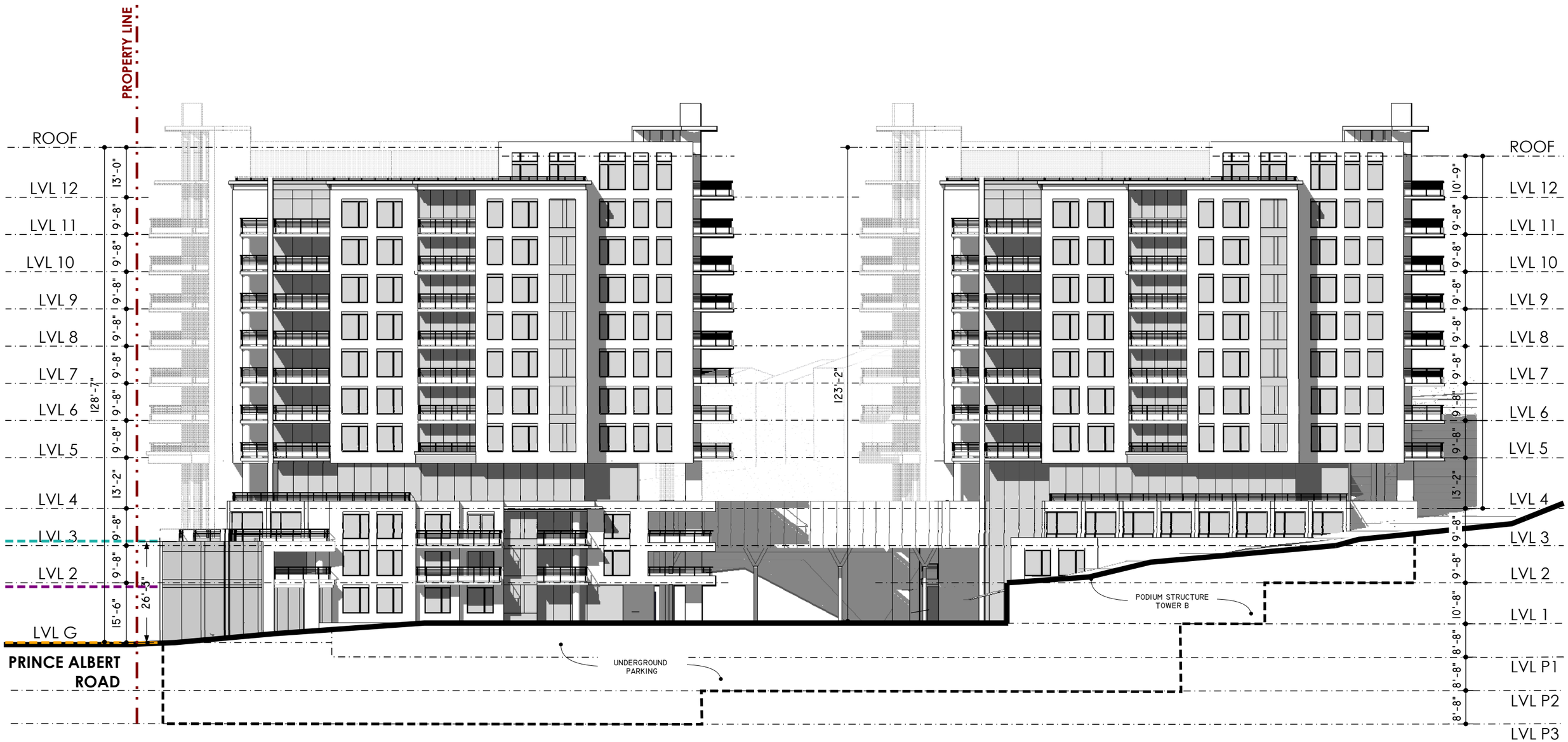


SOUTH WEST ELEVATION

Scale: 1" : 25'-0"

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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

Prince Albert Rd, Dartmouth NS

BUILDING ELEVATIONS

SCALE: AS NOTED

A-18

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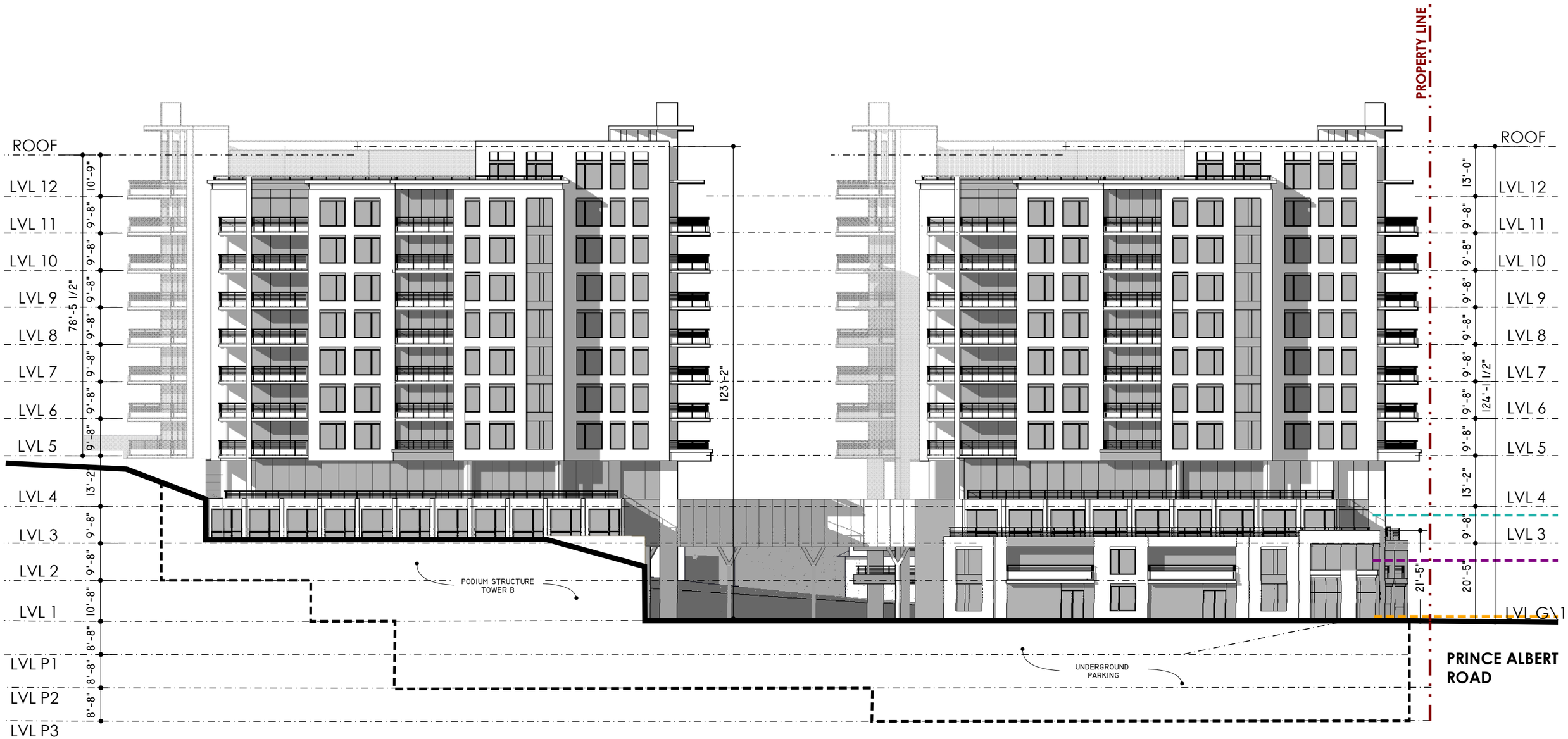


SOUTH WEST ELEVATION

Scale: 1" : 25'-0"

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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

Prince Albert Rd, Dartmouth NS

BUILDING ELEVATIONS

SCALE: AS NOTED

A-19

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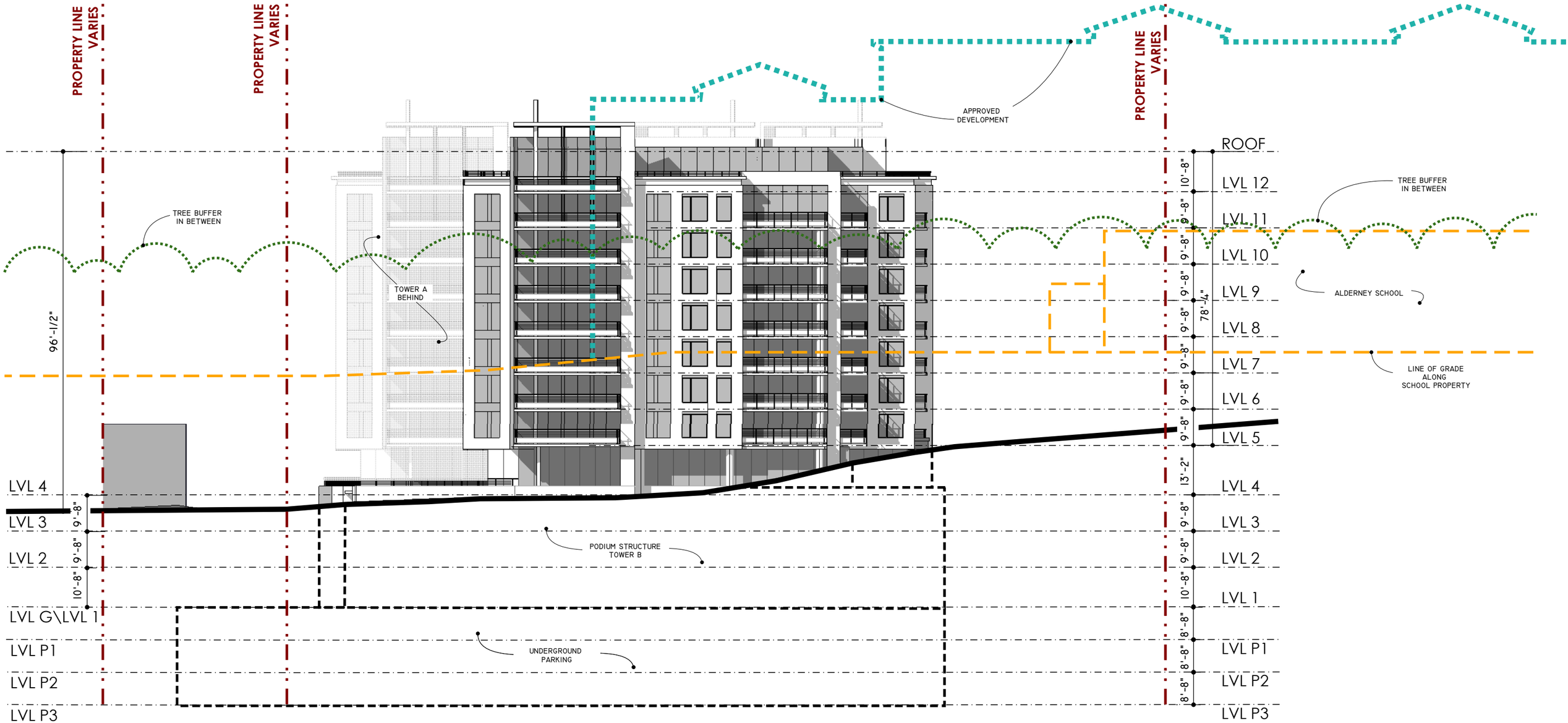


SOUTH EAST ELEVATION IN RELATIONSHIP WITH ALDERNEY SCHOOL

Scale: 1" : 25'-0"

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# TWIN LAKES RE-DESIGN

**175 units & commercial ground floor**

Prince Albert Rd, Dartmouth NS

BUILDING ELEVATIONS

SCALE: AS NOTED

A-20

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**TWIN LAKES RE-DESIGN**

**175 units & commercial ground floor**

Prince Albert Rd, Dartmouth NS

PANORAMIC VIEW FROM LAKE BANOOK

SCALE: AS NOTED

A-21

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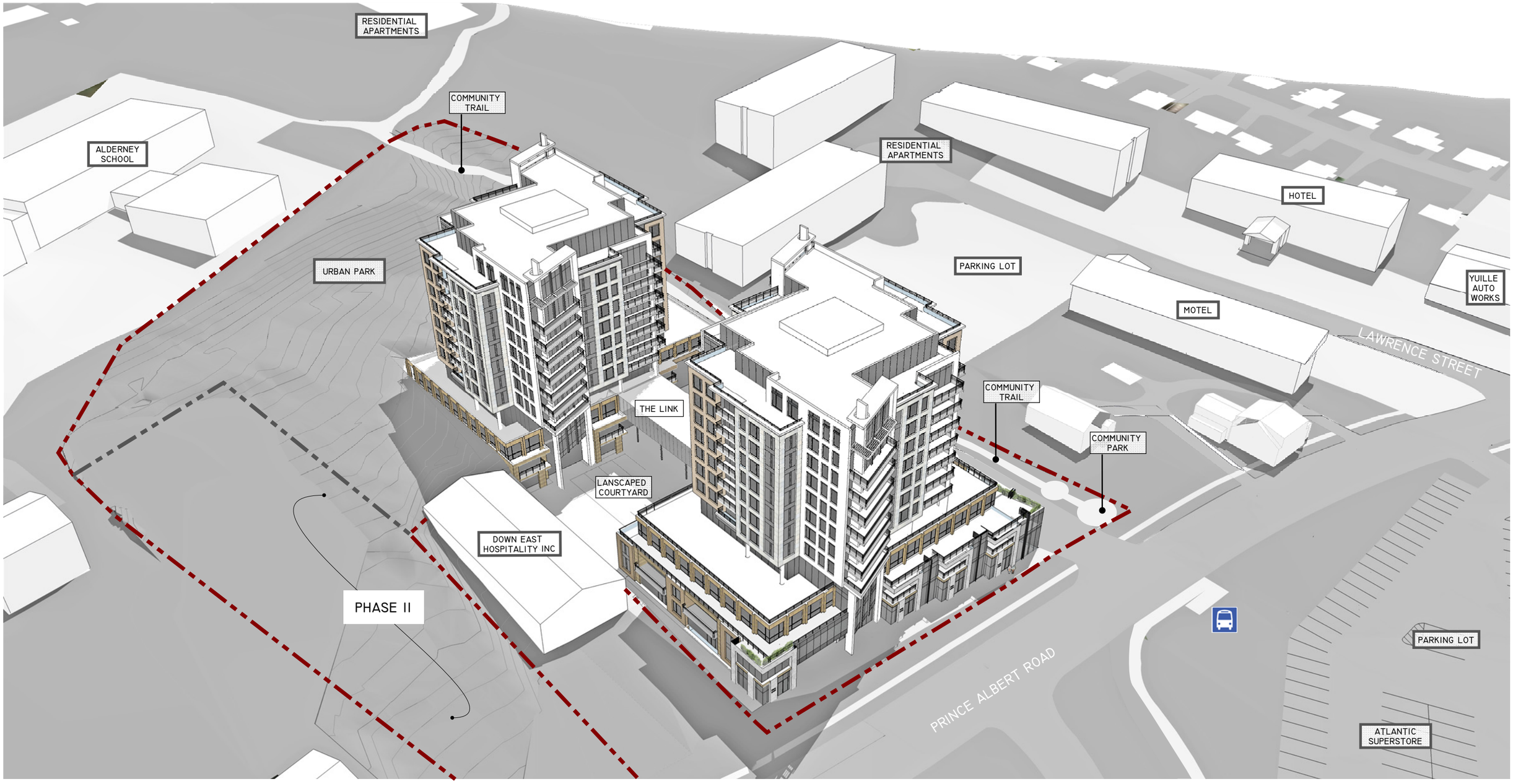
All content is subject to change




DEVELOPMENT ARIAL VIEW

Kassner Goodspeed Architects Ltd.

Zwicker Zareski architecture + planning

# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

Prince Albert Rd, Dartmouth NS

ARTISTIC RENDERING
SCALE: NTS

A-22

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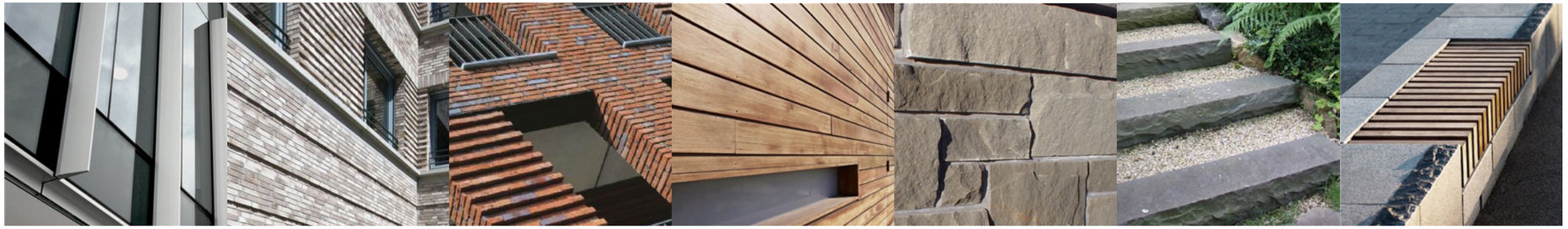
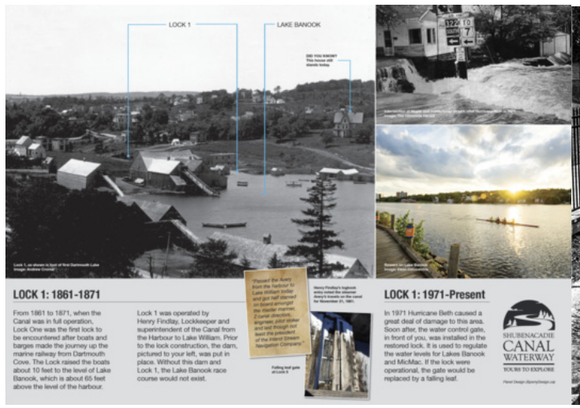
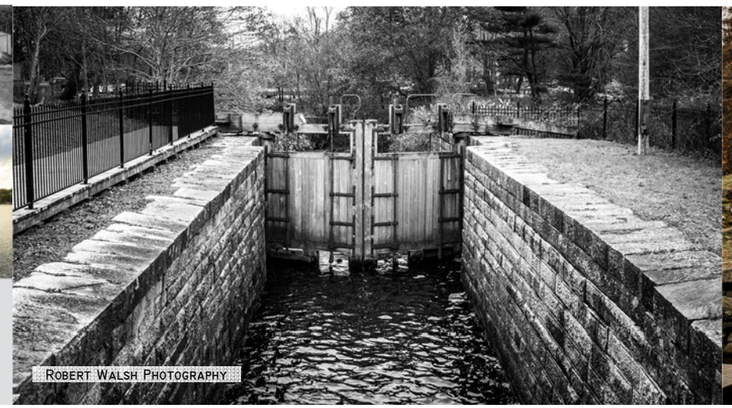




HISTORY

NATURE



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# TWIN LAKES RE-DESIGN

**175 units & commercial ground floor**

Prince Albert Rd, Dartmouth NS

INSPIRATION BOARD

A-23

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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

Prince Albert Rd, Dartmouth NS

STREETSCAPE ARTISTIC RENDERING

SCALE: NTS

A-24

ISSUED FOR DEVELOPMENT AGREEMENT

ISSUE DATE: MAY 22, 2019


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# TWIN LAKES RE-DESIGN

## 175 units & commercial ground floor

Prince Albert Rd, Dartmouth NS

ARTISTIC RENDERING
SCALE: NTS

A-25

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