

KEY PLAN



VIEW FROM KUHN DRIVE WEST



VIEW FROM MAIN STREET HEADING SOUTH

GARDENS ON MAIN
247 MAIN STREET DARTMOUTH, NS

2	REVISED SUBMISSION FOR DEVELOPMENT APPLICATION	2022 DEC-07
1	ISSUED FOR DEVELOPMENT APPLICATION	2022 APR-11
revisions		date

project
GARDENS ON MAIN
PROPOSE MULTIFAMILY
RESIDENTIAL PROJECT
247 MAIN STREET
DARTMOUTH, NOVA SCOTIA

drawing
COVER PAGE

designed	R. DOUCETTE - ARCHITECT
date	FEBRUARY 2022
dawn	R. DOUCETTE - ARCHITECT
date	FEBRUARY 2022
approved	
date	
drawing no.	A-0.00

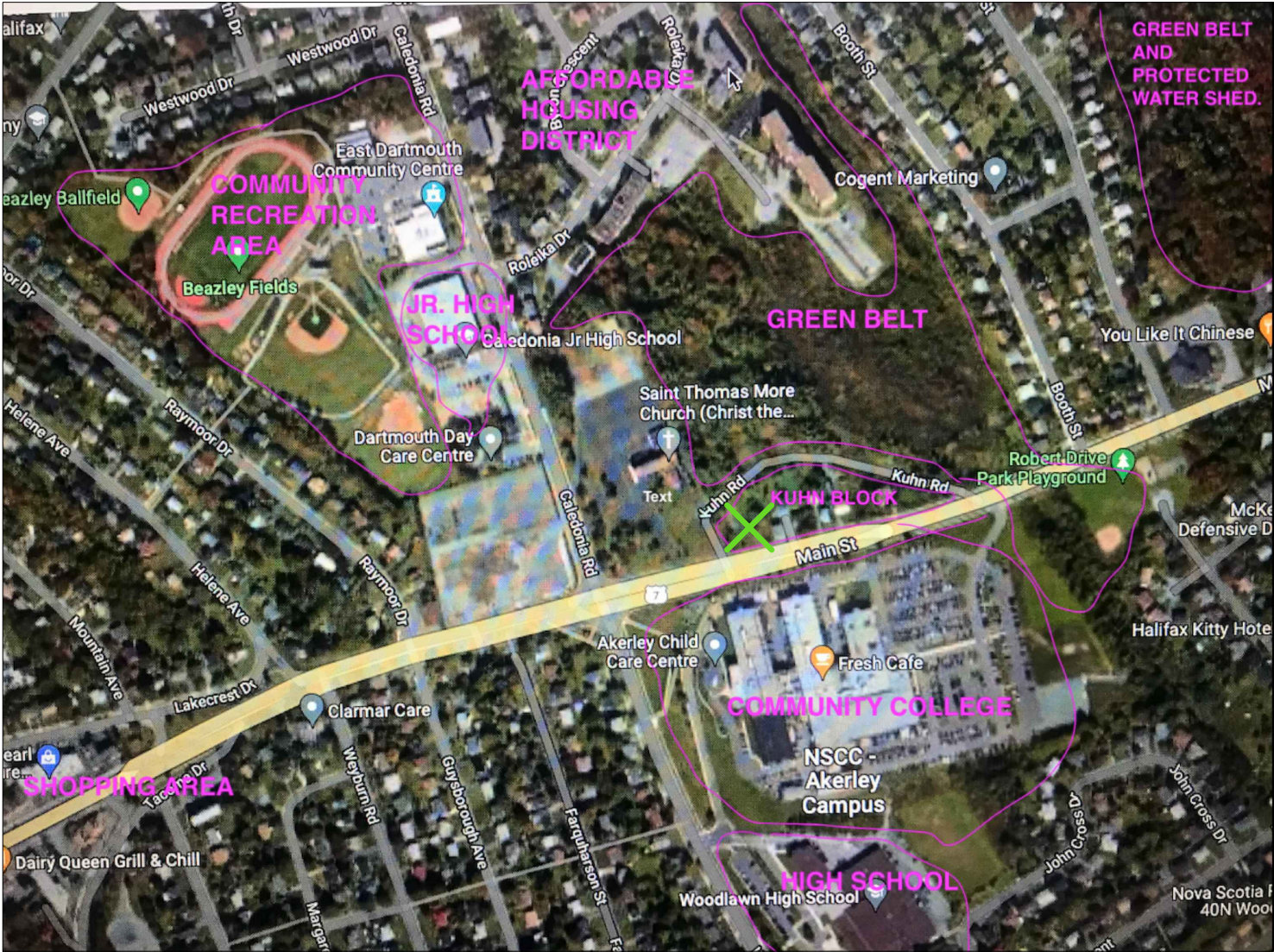
247 MAIN STREET, DARTMOUTH, NOVA SCOTIA		Required	Provided	Regulation	Variance
Zoning : determined by DA.		BY DA			
Number of Units.					
	Bachelor		16		
	1 Bedroom		46		
	1 Bedroom + Den		56		
	2 Bedroom		30		
	Commercial Units		2		
	Sum Units		150		
Coverage					
	Lot Area		1372.83 sm		
	Ground Floor Area		872.27 sm. (64%)		
	Landscaped Open Space		343.42 sm (25%)		
	Private Patios		128.80 sm (9%)		
	Parking Ramp		28.34 sm (2%)		
Floor Area					
	Sum Ground floor and above - 14 Stories		11,649.91sm		
	Sum Below grade parking - 4 levels		5,491.32 sm		
Setbacks					
	Rear Yard Set Back. North side		2.7m		
	Interior Side Yard Set Back. West side		2.7m		
	Flanking Side Yard facing Main St.		4.2m		
	Front Yard facing Kuhn Dr.		2.7m		
Amenity					
	interior common area on 1st and 2nd floors		304 sm		
	balconies (private)		1754 sm		
	balconies (common)		45sm		
	roof top patio (common)		500sm		
	exterior green space at grade		344sm		
	Sum Amenity Space		2947.0		
Vehicle Parking					
	Parking - Underground - 4 levels		144		
	Parking - Surface		0		
	Sum parking		144		
Bicycle Parking					
	Bicycles - Class A. 80%		50		
	Bicycles - Class B. 20%		20		
	Sum bicycles		70		
Building Height					
	top of 5th floor		18.5 m		
	step back at 6th floor		1.5 m		
	top of 14th floor		42.7 m		
Incentive bonus					
	Affordable housing		TBD		
	Art and Community Benefit		TBD		

DRAWING INDEX - ARCHITECTURAL

A-0.00	COVER PAGE
A-1.00	GENERAL NOTES
A-2.00	SITE PLAN
A-2.01	FLOOR PLAN - PARKADE LEVEL P1 TO P3
A-2.05	FLOOR PLAN - GROUND FLOOR LEVEL
A-2.06	FLOOR PLAN - 2ND LEVEL
A-2.07	FLOOR PLAN - 3RD TO 5TH LEVEL
A-2.08	FLOOR PLAN - 6TH TO 19TH LEVEL
A-2.09	FLOOR PLAN - 20TH LEVEL
A-2.10	FLOOR PLAN - ROOF PLAN

A-4.00	ELEVATION PLAN - WEST
A-4.01	ELEVATION PLAN - NORTH
A-4.02	ELEVATION PLAN - EAST
A-4.03	ELEVATION PLAN - SOUTH

SURVEY
CIVIL SERVICES SCHEMATIC
LA SITE PLAN
LA ROOF PLAN



AERIAL PHOTO

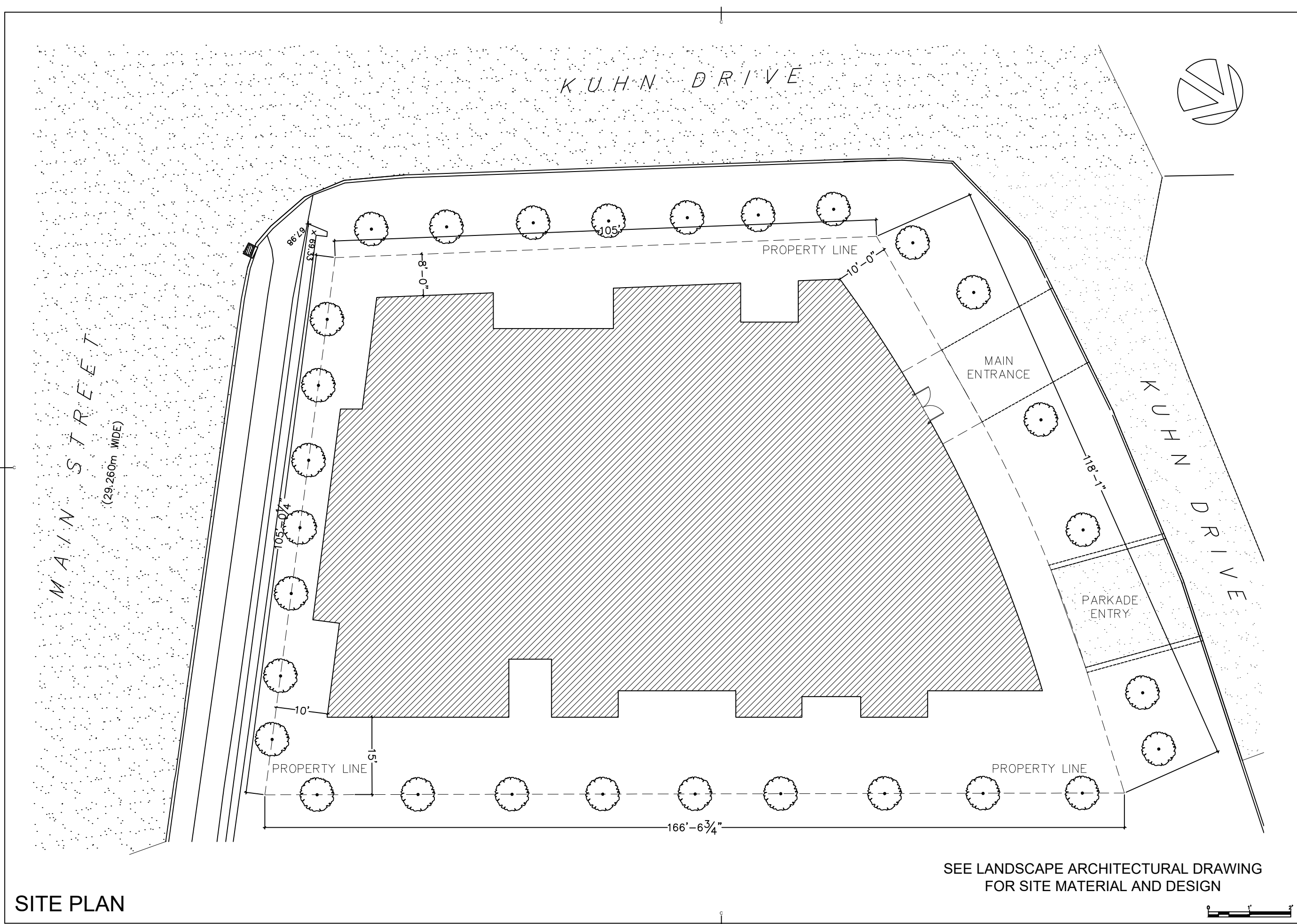
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247 MAIN STREET
DARTMOUTH, NOVA SCOTIA

drawing	GENERAL NOTES AERIAL PHOTO
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designed	R. DOUCETTE - ARCHITECT
date	APRIL 2022
drawn	R. DOUCETTE - ARCHITECT
date	APRIL 2022
approved	AERIAL PHOTO
date	
drawing no.	A-1.00



SITE PLAN

SEE LANDSCAPE ARCHITECTURAL DRAWING
FOR SITE MATERIAL AND DESIGN

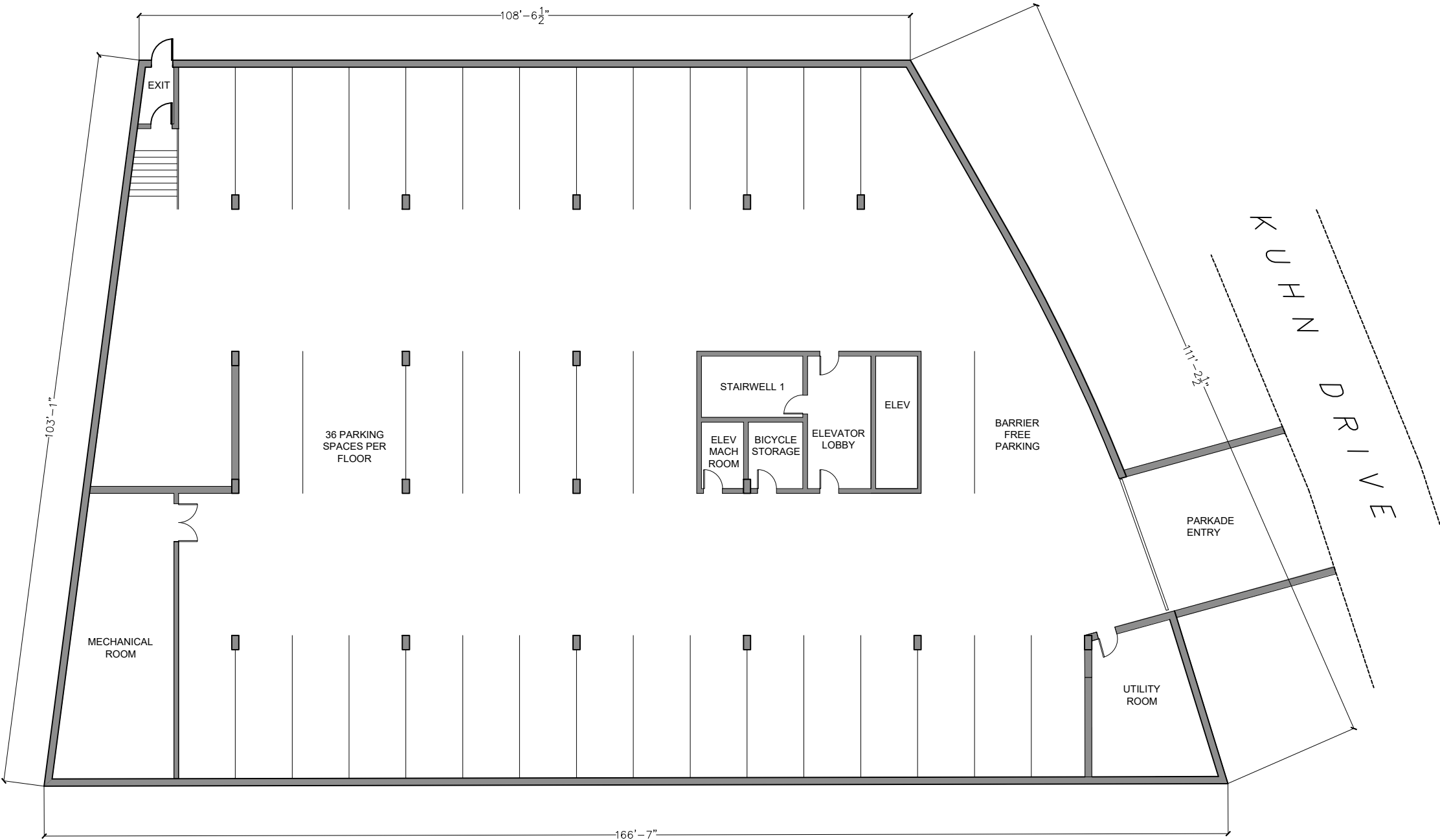


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project	GARDENS ON MAIN PROPOSE MULTIFAMILY RESIDENTIAL PROJECT 247 MAIN STREET DARTMOUTH NOVA SCOTIA	
drawing	SITE PLAN	
designed	R. DOUCETTE - ARCHITECT	
date	FEBRUARY 2022	
drawn	R. DOUCETTE - ARCHITECT	
date	FEBRUARY 2022	
approved		
date		
drawing no.	A-2.00	



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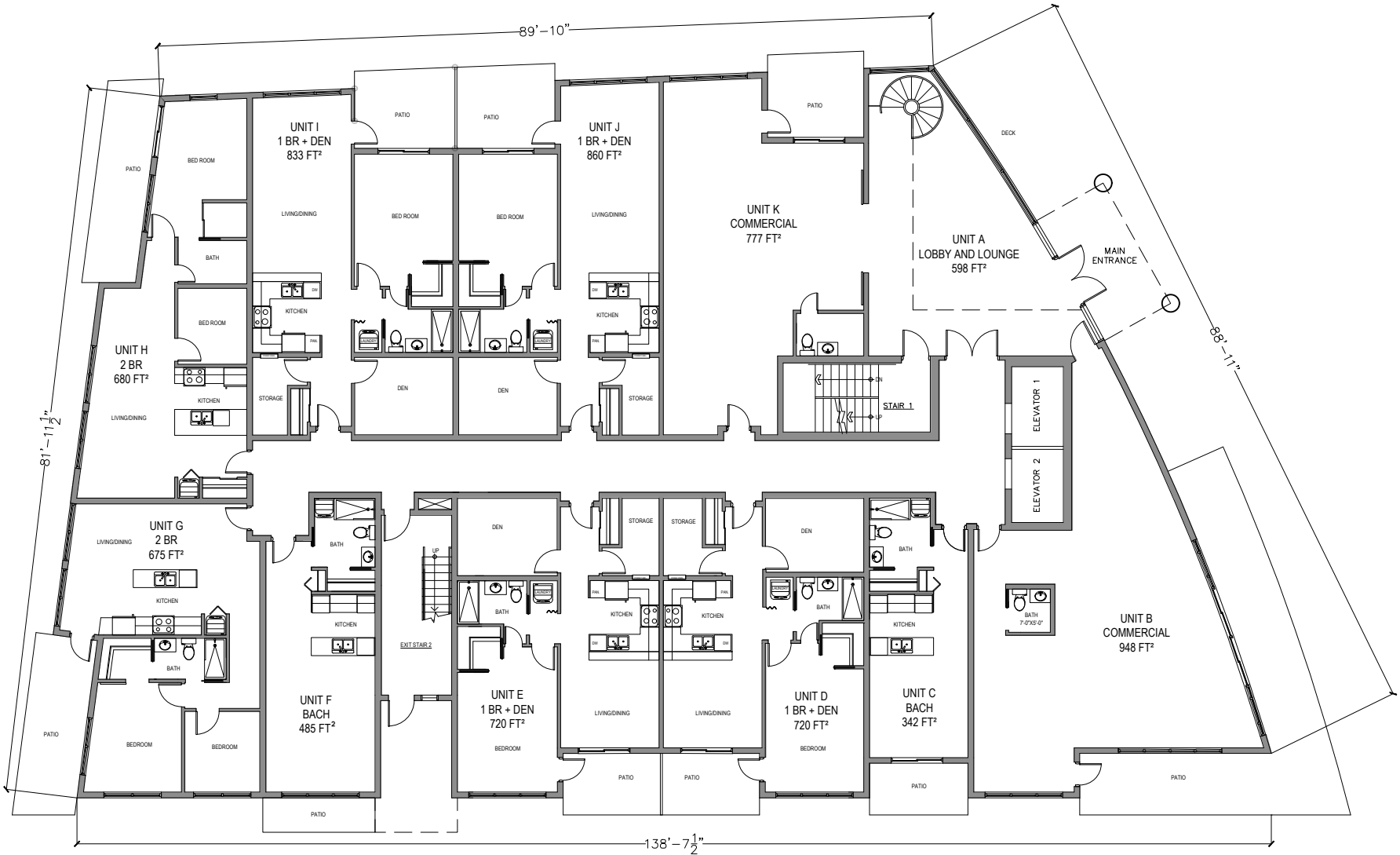


BASEMENT PARKADE LEVEL P1 TO P4

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drawing	BASEMENT FLOOR PLAN PARKADE LEVEL P1 TO P3	
designed	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
dwn	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
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date		
drawing no.	A-2.01	

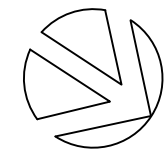


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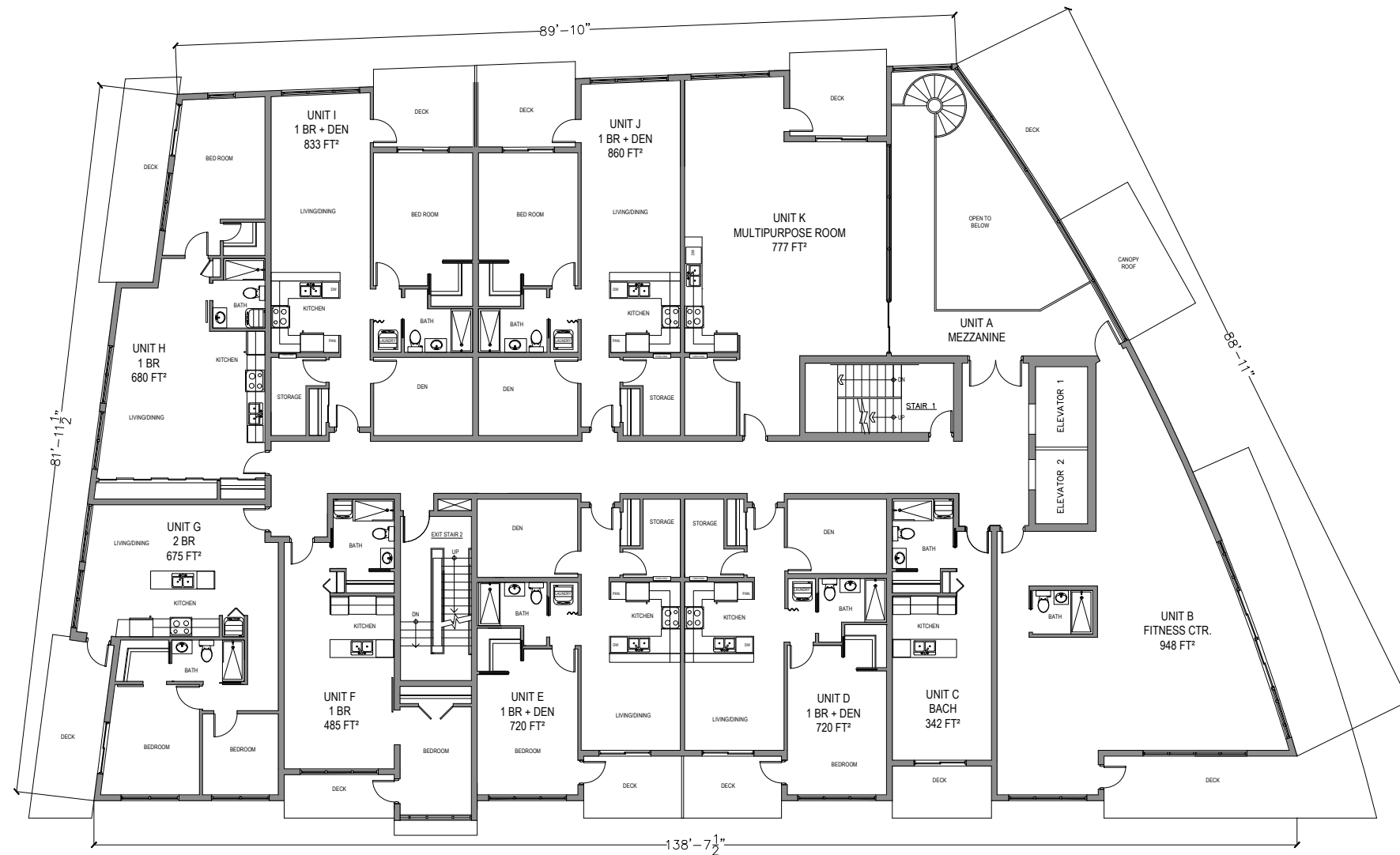


FLOOR PLAN - LEVEL 1

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drawing	FLOOR PLAN LEVEL 1	
designed	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
drawn	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
approved		
date		
drawing no.	A-2.05	



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FLOOR PLAN - LEVEL 2

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drawing	FLOOR PLAN LEVEL 2	
designed	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
drawn	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
approved		
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drawing no.	A-2.06	



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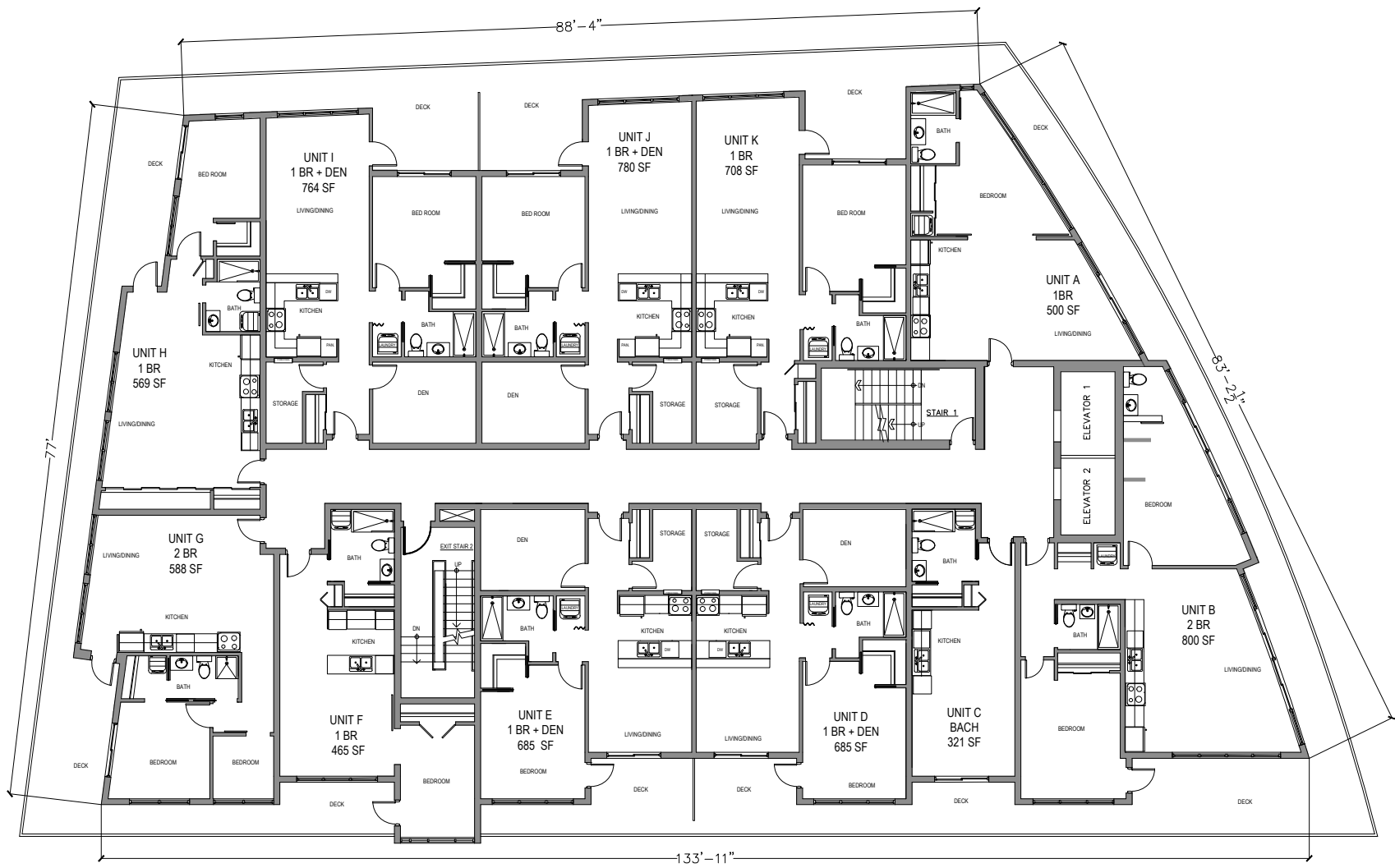


FLOOR PLAN - LEVELS 3 TO 5

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drawing	FLOOR PLAN LEVELS 3 TO 5	
designed	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
drawn	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
approved		
date		
drawing no.	A-2.07	



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FLOOR PLAN - LEVEL 6

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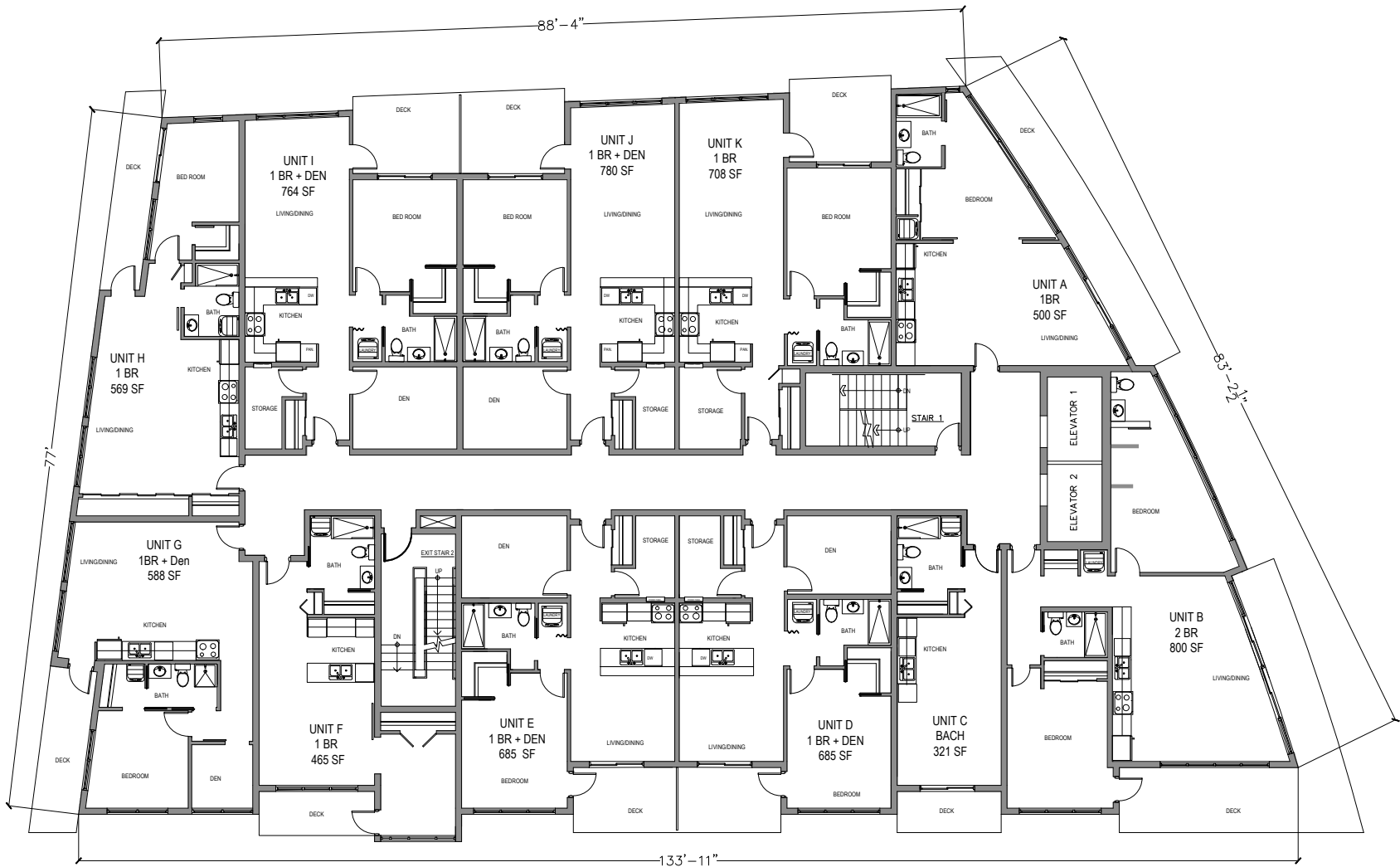
project
GARDENS ON MAIN
PROPOSE MULTIFAMILY
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247 MAIN STREET
DARTMOUTH NOVA SCOTIA

drawing
FLOOR PLAN
LEVEL 6

designed	R. DOUCETTE - ARCHITECT
date	APRIL 2022
drawn	R. DOUCETTE - ARCHITECT
date	APRIL 2022
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date	
drawing no.	A-2.08



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FLOOR PLAN - LEVELS 7 TO 13

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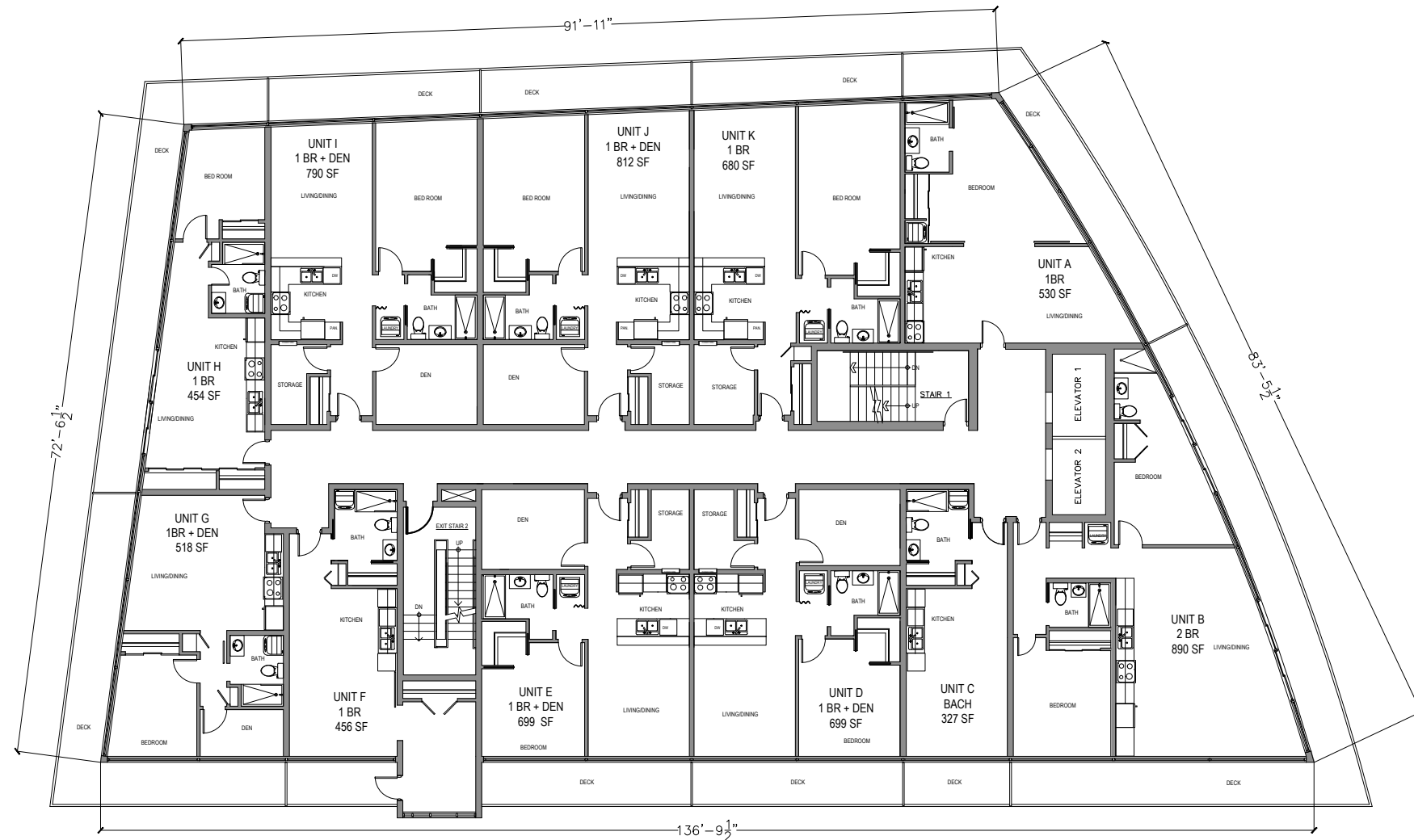
drawing
FLOOR PLAN
LEVELS 7 TO 13

designed R. DOUCETTE - ARCHITECT
date APRIL 2022
drawn R. DOUCETTE - ARCHITECT
date APRIL 2022
approved
date
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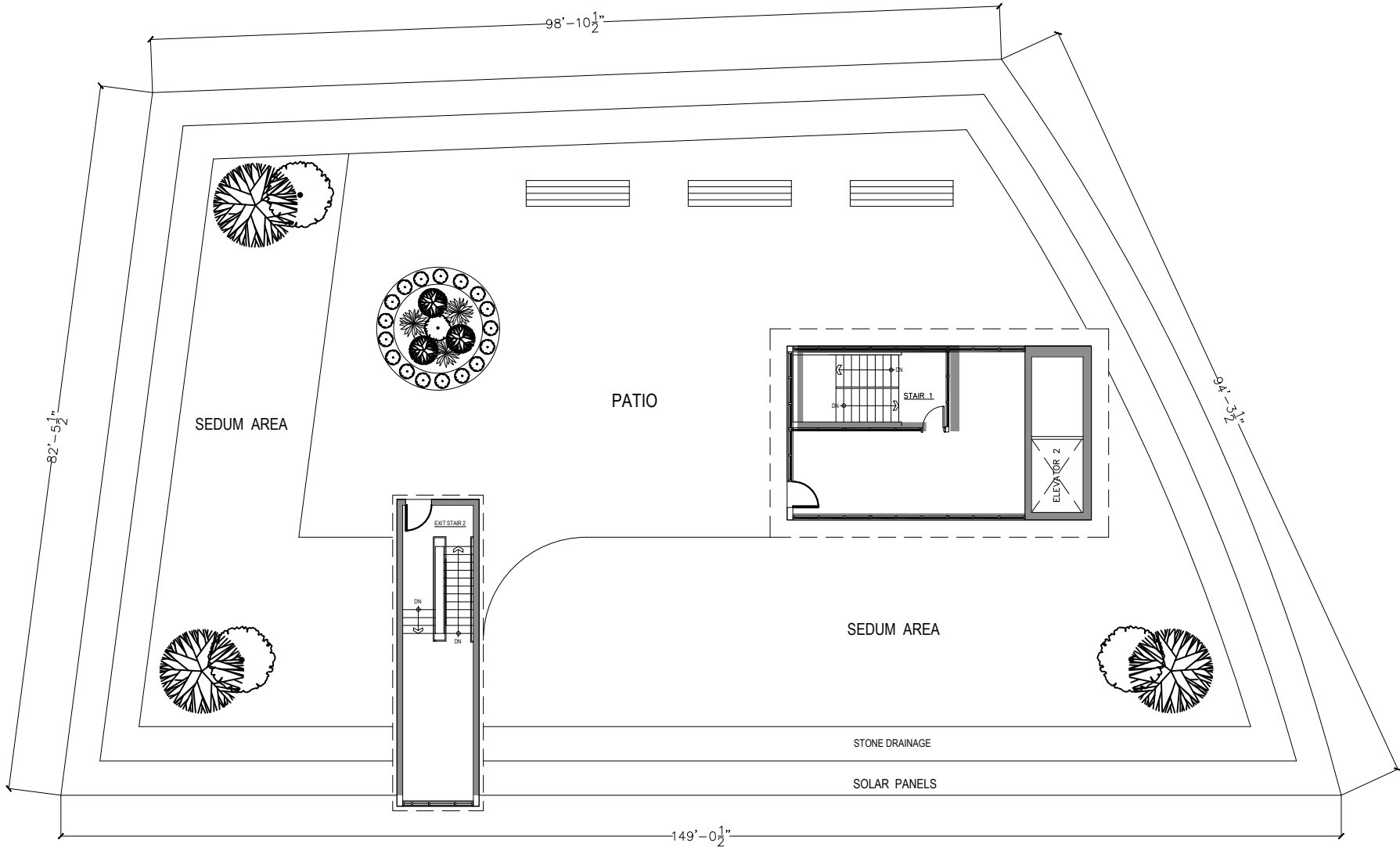


FLOOR PLAN - LEVEL 14

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project	GARDENS ON MAIN PROPOSE MULTIFAMILY RESIDENTIAL PROJECT 247 MAIN STREET DARTMOUTH NOVA SCOTIA	
drawing	FLOOR PLAN LEVEL 14	
designed	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
drawn	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
approved		
date		
drawing no.	A-2.10	



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SEE LA DRAWINGS FOR ROOF TOP GARDEN
AND PATIO DESIGN

FLOOR PLAN - ROOF

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drawing	FLOOR PLAN ROOF	
designed	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
dwn	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
approved		
date		
drawing no.	A-2.11	

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project

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designed	R. DOUCETTE - ARCHITECT
date	APRIL 2022
drawn	R. DOUCETTE - ARCHITECT
date	APRIL 2022
approved	
date	
drawing no.	
A-4.00	

ROOF TOP PATIO WITH CLEAR
GLASS RAILING, SOLAR PANELS
AND GREEN ROOF

METAL ROOF, LIGHT GREY

ARCHITECTURAL LIGHTING UNDERSIDE
OF SOFFITS AND BALCONIES

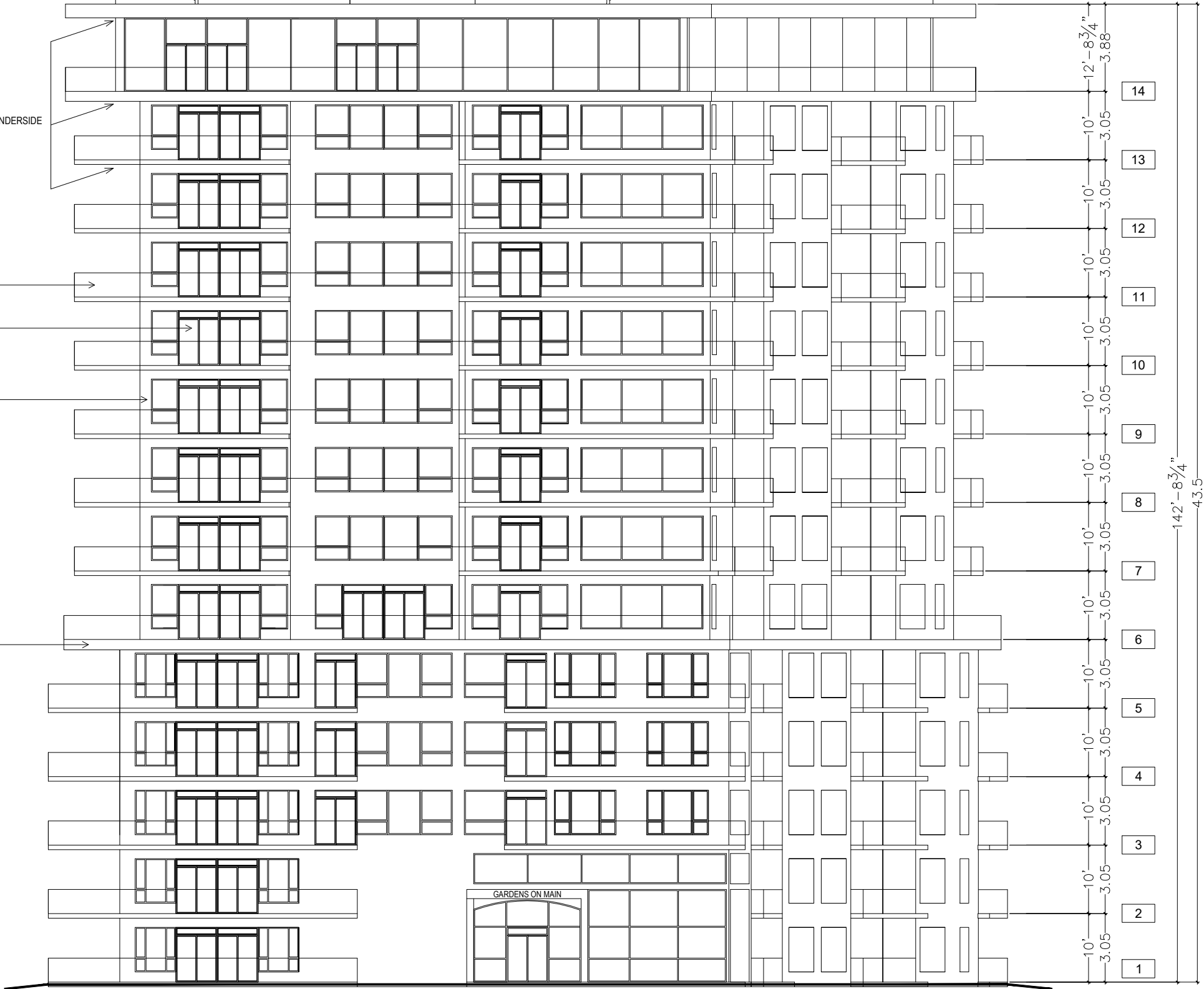
CLEAR GLASS RAILINGS

TRIPLE GLAZED CLEAR
GLASS WINDOWS IN
BLACK VINYL FRAMES

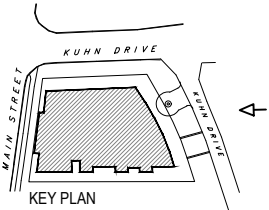
PRECAST CONCRETE PANEL
CLADDING, CREAM COLOR
SMOOTH FINISH

CAST IN PLACE CONCRETE
PARAPET, CREAM COLOUR
ARCHITECTURAL FINISH

NORTH ELEVATION



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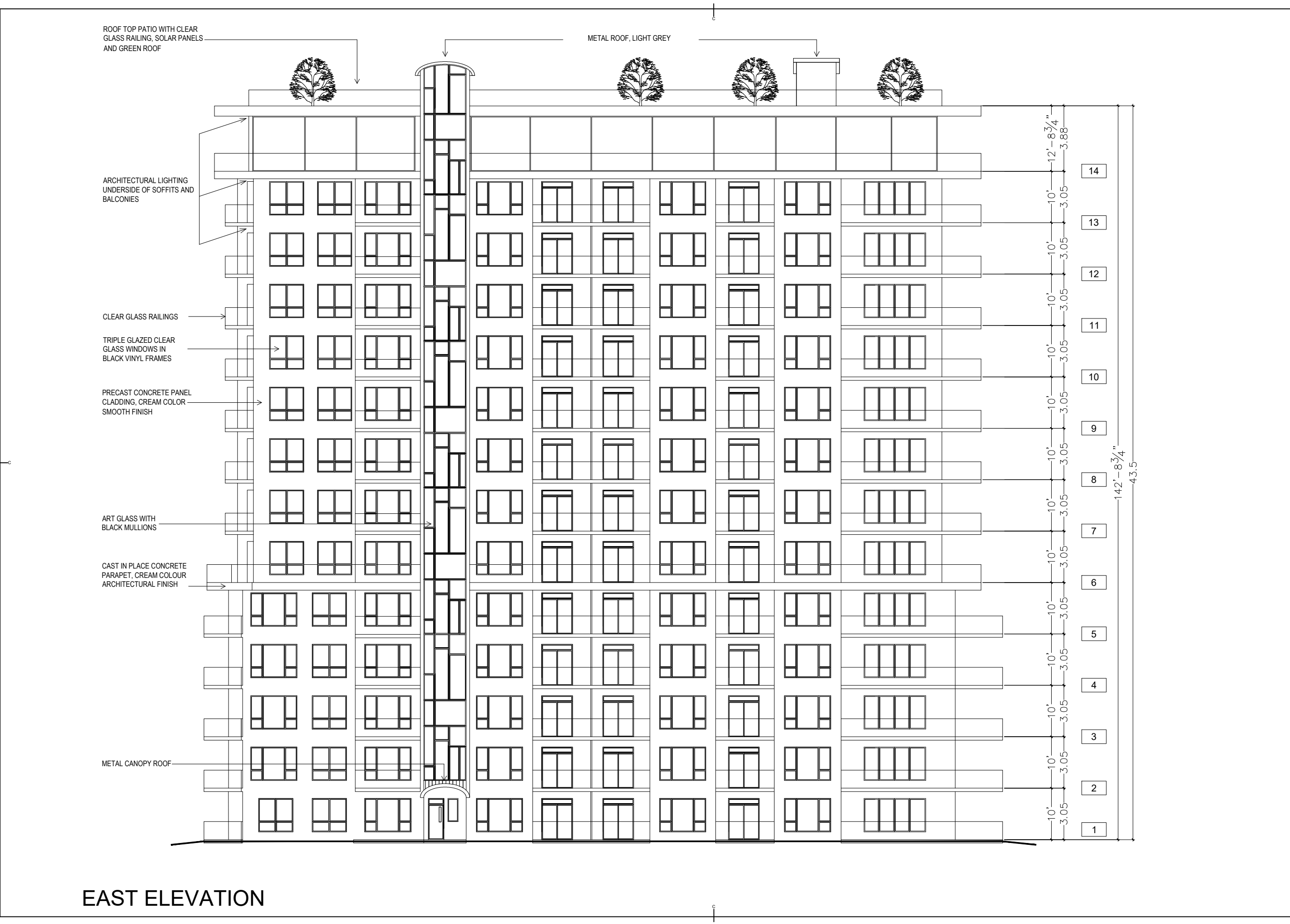
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drawing
NORTH
ELEVATION

designed R. DOUCETTE - ARCHITECT
date APRIL 2022
drawn R. DOUCETTE - ARCHITECT
date APRIL 2022
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drawing no.

A-4.01



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MAIN STREET

KUHN DRIVE

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project	247 MAIN STREET GARDENS ON MAIN PROPOSE MULTIFAMILY RESIDENTIAL PROJECT DARTMOUTH NOVA SCOTIA	
drawing	EAST ELEVATION	
designed	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
dwn	R. DOUCETTE - ARCHITECT	
date	APRIL 2022	
approved		
date		
drawing no.	A-4.02	

ROOF TOP PATIO WITH CLEAR
GLASS RAILING, SOLAR PANELS
AND GREEN ROOF

METAL ROOF, LIGHT GREY

ARCHITECTURAL LIGHTING UNDERSIDE
OF SOFFITS AND BALCONIES

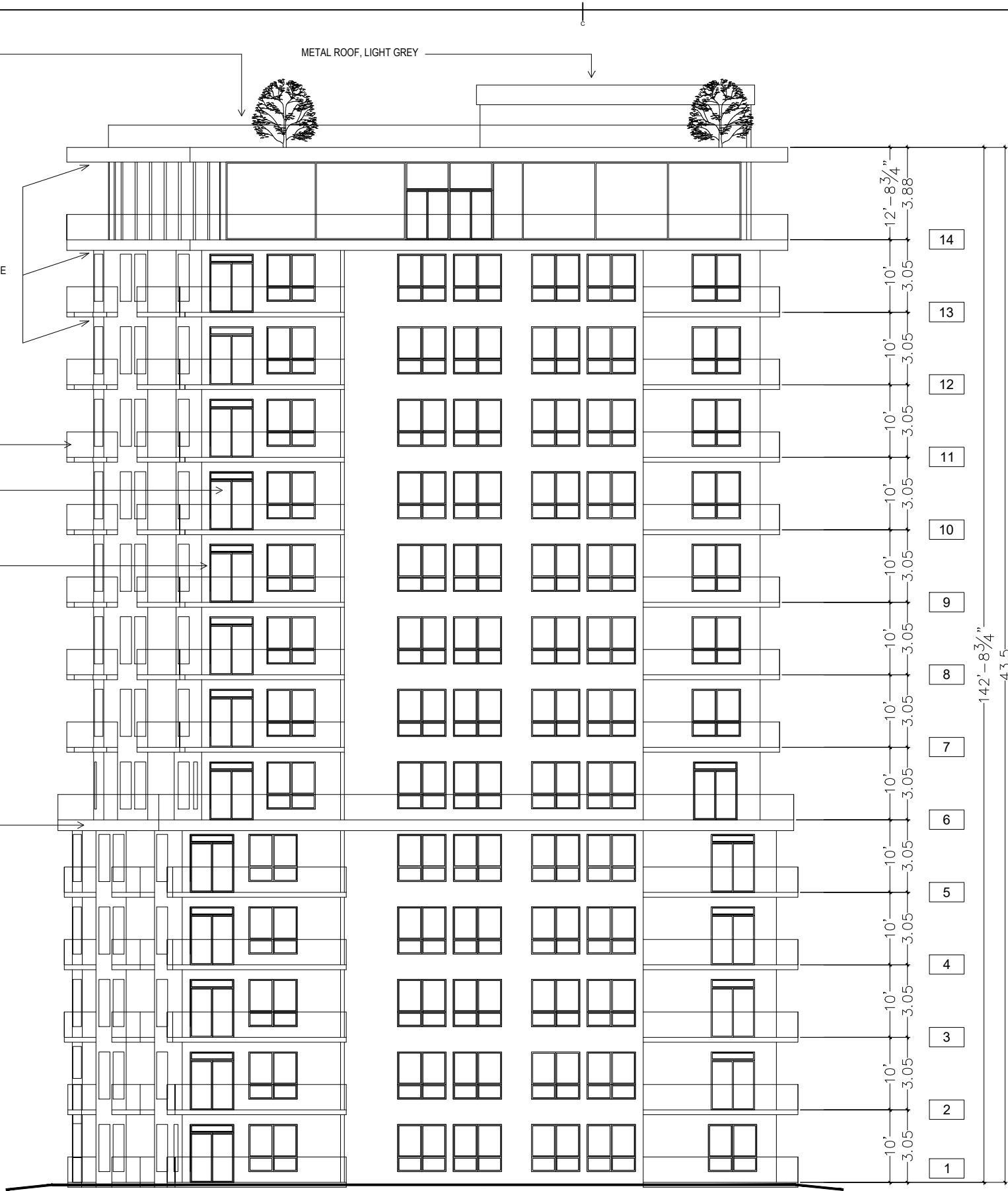
CLEAR GLASS RAILINGS

TRIPLE GLAZED CLEAR
GLASS WINDOWS IN
BLACK VINYL FRAMES

PRECAST CONCRETE PANEL
CLADDING, CREAM COLOR
SMOOTH FINISH

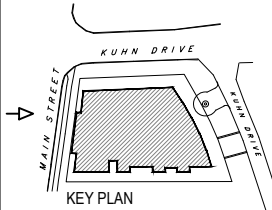
CAST IN PLACE CONCRETE
PARAPET, CREAM COLOUR
ARCHITECTURAL FINISH

SOUTH ELEVATION



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drawing
SOUTH
ELEVATION

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dwn	R. DOUCETTE - ARCHITECT
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