

PROJECT DATA

EXISTING ZONING: C-2 (URBAN SERVICE AREA) ON PID 00127522

EXISTING DA ON PID'S 00127548/00127530/00127555

RESIDENTIAL PROJECT CONSISTING OF:

- LEVEL 1 COMMERCIAL: ±4,360 SQ. FT.

- LEVEL 2-8 RESIDENTIAL: 64 UNITS:

24 - BACHELOR

12 - 1 BEDROOM

24 - 2 BEDROOM

4 - 2 BEDROOM + DEN

- ONE LEVEL BELOW GRADE PARKADE: 33 SPACES

- ONE LEVEL ABOVE GRADE PARKADE: 8 SPACES

- 0 SURFACE PARKING SPACES

RESIDENTIAL DATA

SITE AREA: PID 00127548/00127530/00127555/00127522 = ±12,850 SQ.FT.

GROSS SITE AREA: PID 00127548/00127530/00127555/00127522 = ±20,210 SQ.FT.

BUILDING FOOTPRINT = PARKADE/STREET LEVELS: ±12,322 SQ.FT.

= LEVEL 2: ±9,162 SQ. FT.

= LEVELS 3-7: ±8,482 SQ.FT.

= LEVEL 8: ±5,273 SQ. FT.

ALLOWABLE DENSITY - HALIFAX PENINSULA URBAN SERVICE AREA

PIDs: 00127548/ 00127530/ 00127555/00127522

= .46 x 125 PERSONS/ACRE = 58 PERSONS

PROPOSED DENSITY

24 - BACHELOR X 1 PERSON = 24

12 - 1 BEDROOM x 2 PERSONS = 24

24 - 2 BEDROOM x 3 PERSONS = 72

4 - 2 BEDROOM + DEN x 3 PERSONS = 12

TOTAL DENSITY = 132 PERSONS

PARKING (HPLUB 6 (2B))

1 PARKING SPACES PER UNIT = 64 -2 (BIKE PARKING ALLOWANCE

- 62 REQUIRED

- 41 PROPOSED

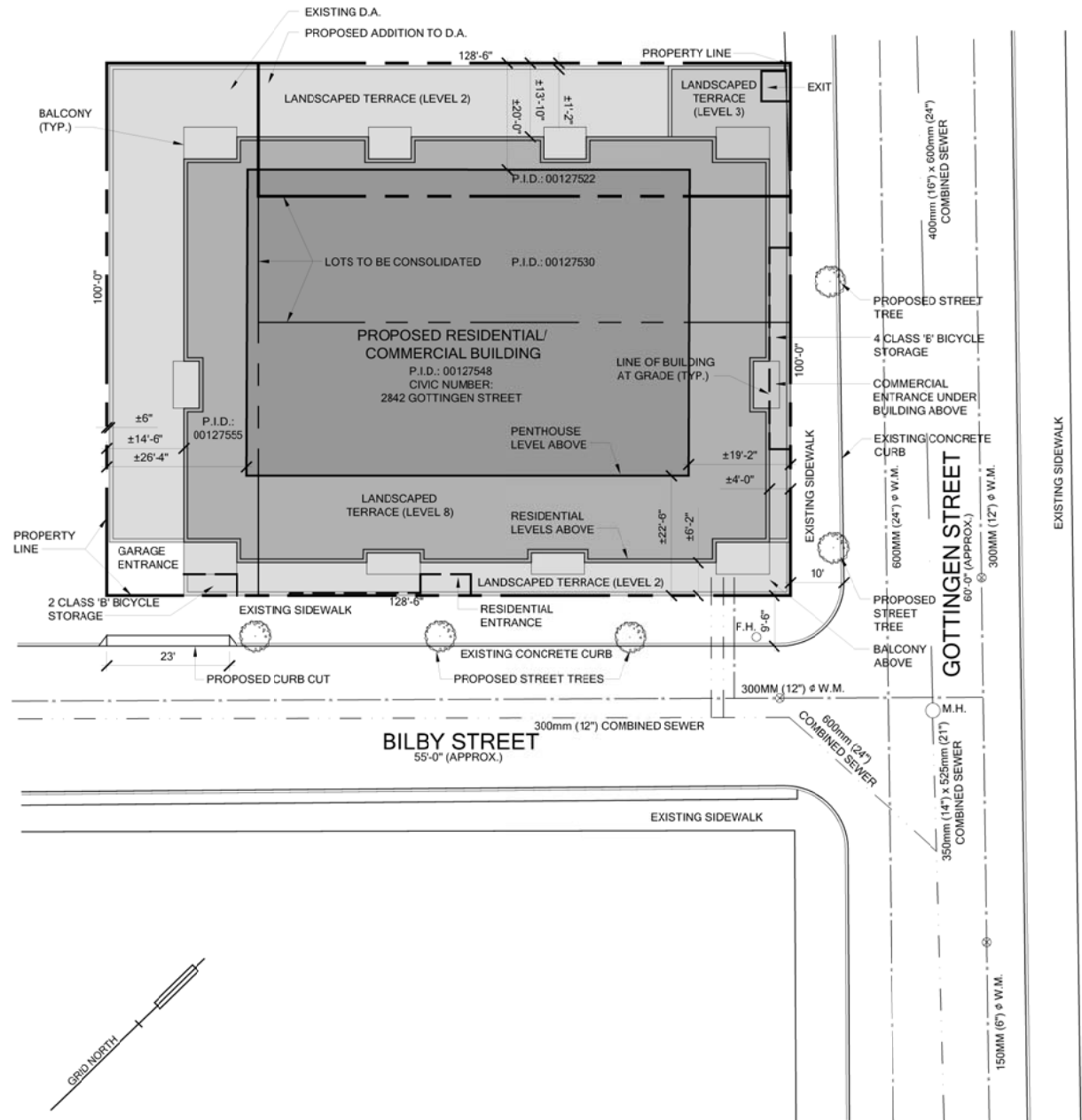
BICYCLE PARKING FACILITIES (HPLUB 6A)

0.5 SPACES PER DWELLING UNIT:

64 x 0.5 = 32 BICYCLE PARKING SPACES REQUIRED

80% CLASS 'A' = 26 CLASS 'A' SPACES REQUIRED - PROVIDED 22

20% CLASS 'B' = 6 CLASS 'B' SPACES REQUIRED - PROVIDED 6



PROPOSED MIXED-USE DEVELOPMENT

2842 GOTTINGEN STREET
P.I.D. 00127548
HALIFAX, NOVA SCOTIA

ALL CONSTRUCTION TO MEET
ALL APPLICABLE CODES, BY-LAWS,
STANDARDS, ETC.

APPROXIMATE DIMENSIONS
AND ROOF SLOPES

MICHAEL
APIER
ARCHITECTURE inc
www.mnarch.ca + 902.455.5522

DRAWING

SITE PLAN

SCALE

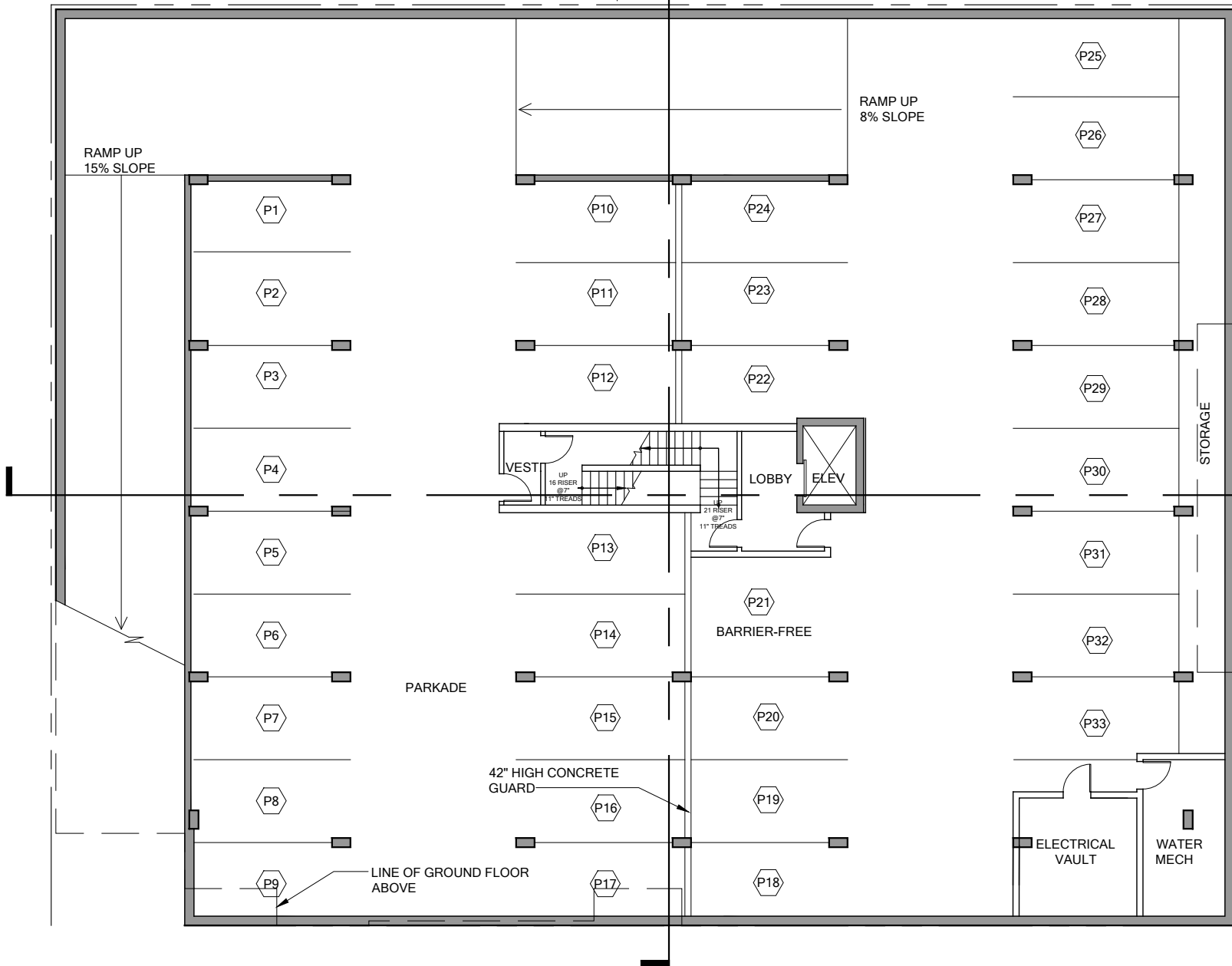
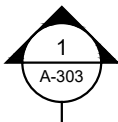
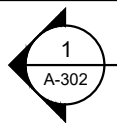
1/32" = 1'-0"

DATE

AUGUST 2017

DRAWING NO.

A-100



PROPOSED MIXED-USE DEVELOPMENT

2842 GOTTINGEN STREET
 P.I.D. 00127548
 HALIFAX, NOVA SCOTIA

ALL CONSTRUCTION TO MEET
 ALL APPLICABLE CODES, BY-LAWS,
 STANDARDS, ETC.

APPROXIMATE DIMENSIONS
 AND ROOF SLOPES

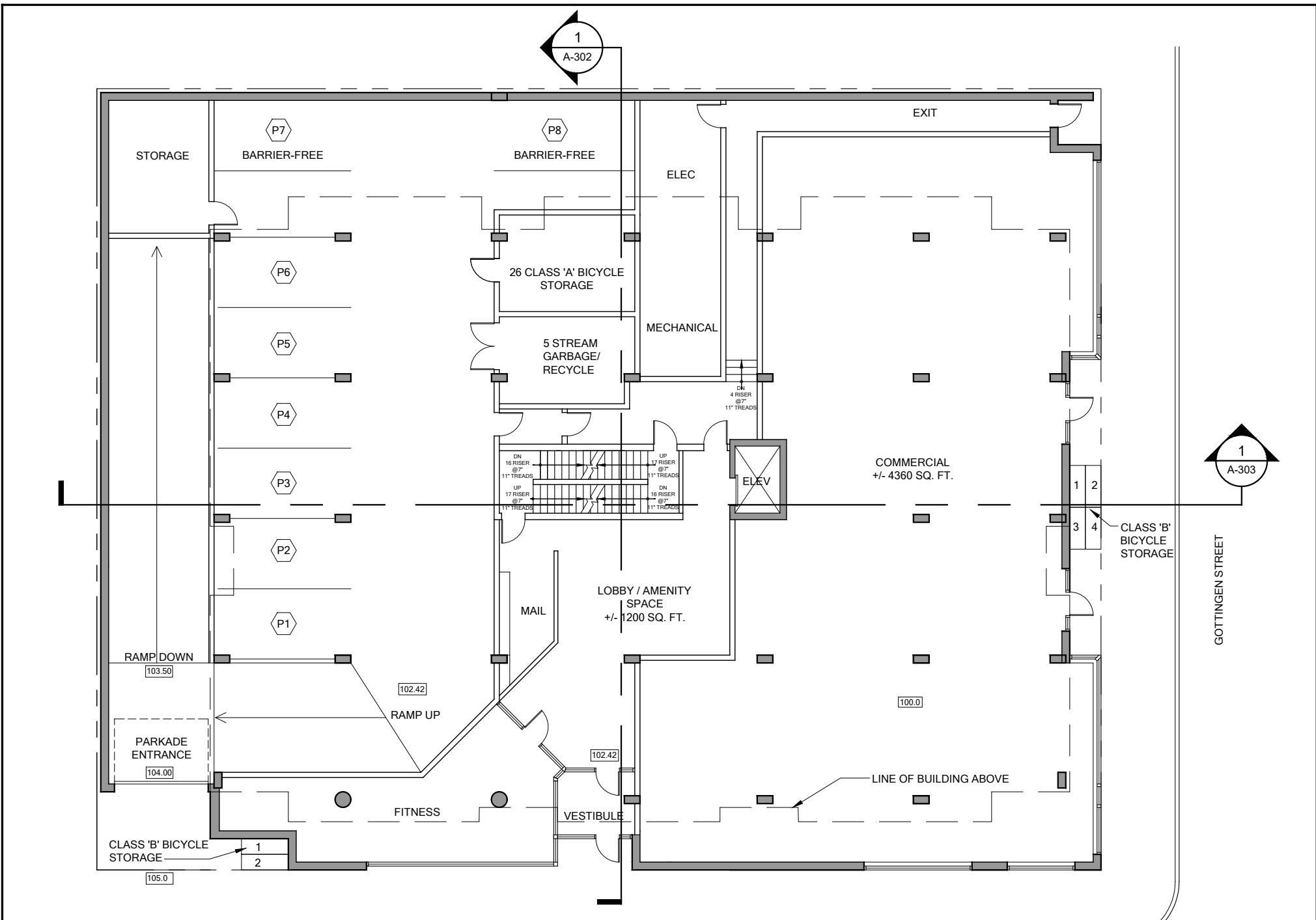


DRAWING
 PARKADE PLAN

SCALE
 1/16" = 1'-0"

DATE
 AUGUST 2017

DRAWING NO.
A-101



PROPOSED MIXED-USE DEVELOPMENT

2842 GOTTINGEN STREET
 P.I.D. 00127548
 HALIFAX, NOVA SCOTIA

ALL CONSTRUCTION TO MEET
 ALL APPLICABLE CODES, BY-LAWS,
 STANDARDS, ETC.

APPROXIMATE DIMENSIONS
 AND ROOF SLOPES

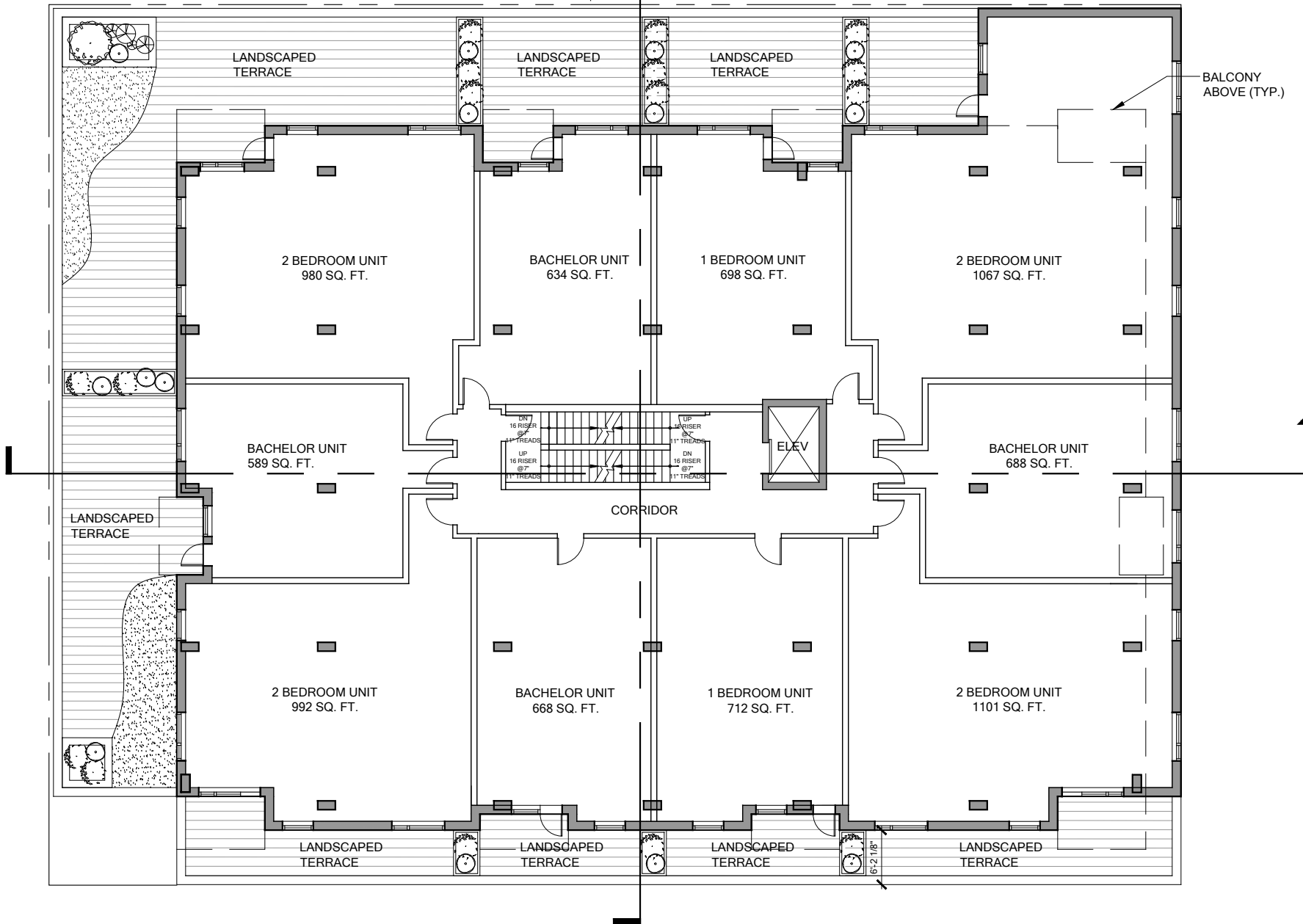
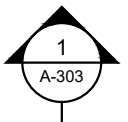
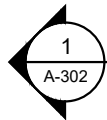


DRAWING
 FLOOR PLAN - MAIN LEVEL

SCALE
 1/16" = 1'-0"

DATE
 AUGUST 2017

DRAWING NO.
A-102



PROPOSED MIXED-USE DEVELOPMENT

2842 GOTTINGEN STREET
 P.I.D. 00127548
 HALIFAX, NOVA SCOTIA

ALL CONSTRUCTION TO MEET
 ALL APPLICABLE CODES, BY-LAWS,
 STANDARDS, ETC.

APPROXIMATE DIMENSIONS
 AND ROOF SLOPES

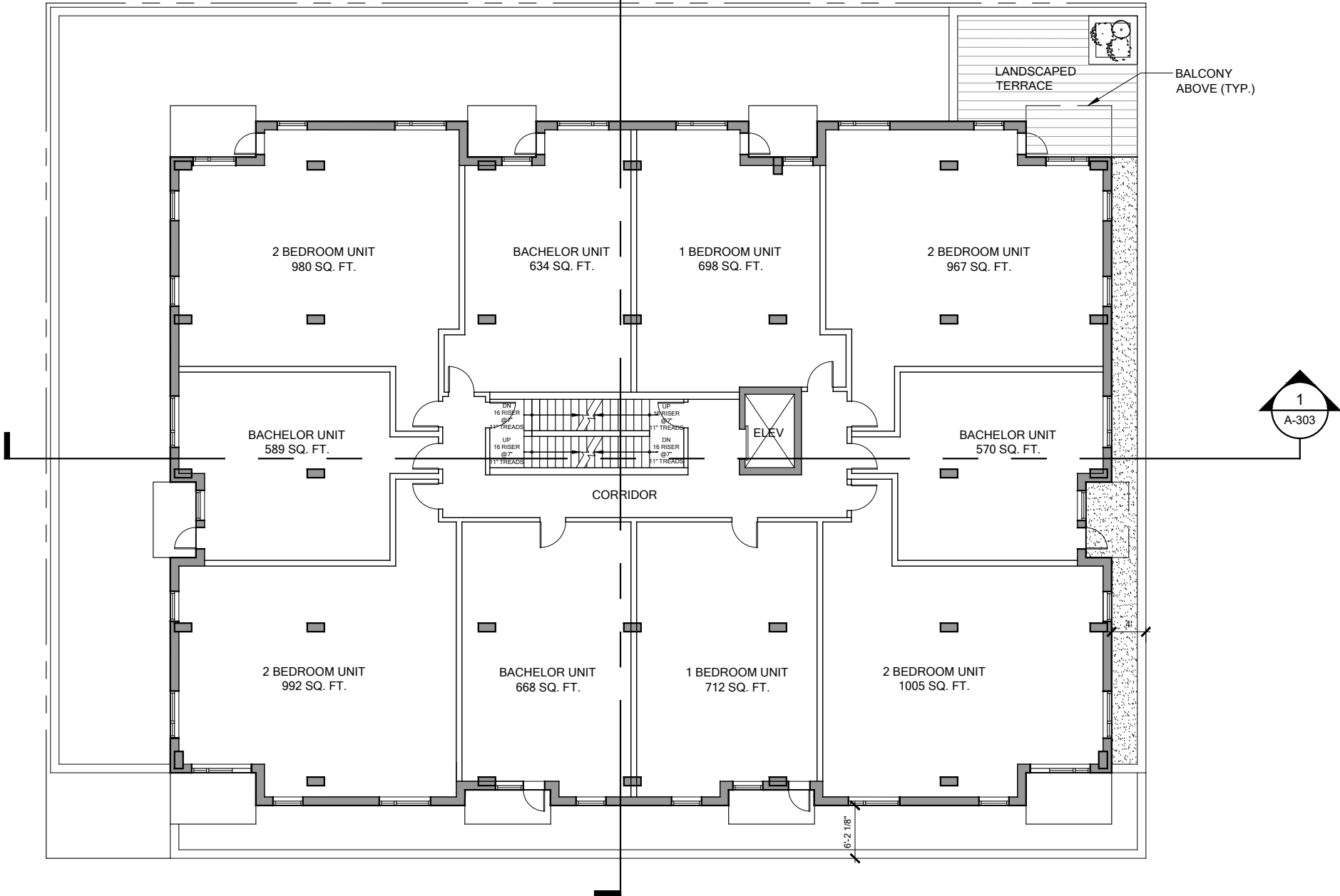
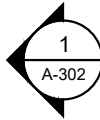


DRAWING
 FLOOR PLAN - LEVEL 2

SCALE
 1/16" = 1'-0"

DATE
 AUGUST 2017

DRAWING NO.
A-103



PROPOSED MIXED-USE DEVELOPMENT

2842 GOTTINGEN STREET
 P.I.D. 00127548
 HALIFAX, NOVA SCOTIA

ALL CONSTRUCTION TO MEET
 ALL APPLICABLE CODES, BY-LAWS,
 STANDARDS, ETC.

APPROXIMATE DIMENSIONS
 AND ROOF SLOPES

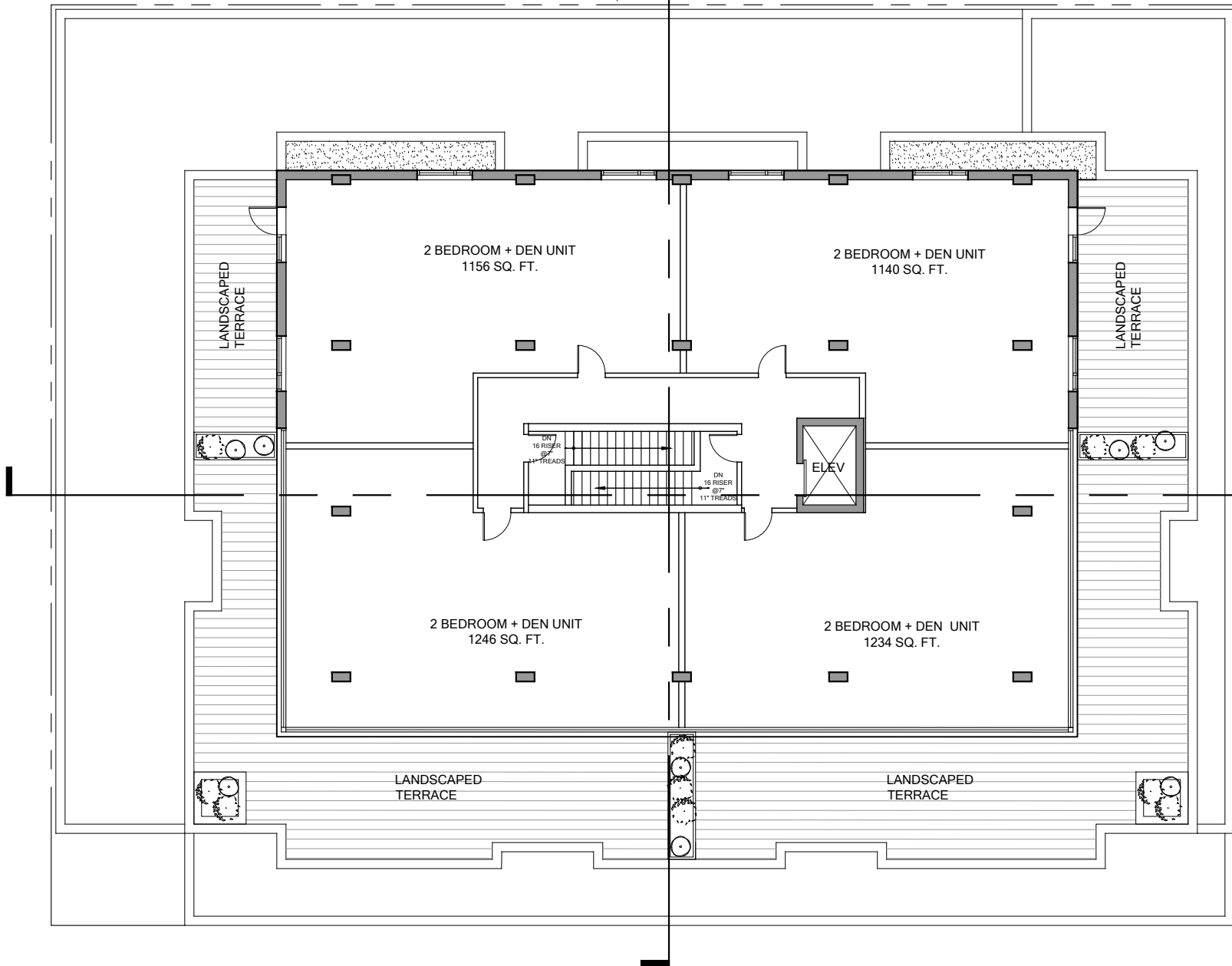
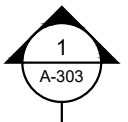
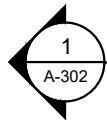


DRAWING
 FLOOR PLAN - LEVELS 3-7

SCALE
 1/16" = 1'-0"

DATE
 AUGUST 2017

DRAWING NO.
A-104



PROPOSED MIXED-USE DEVELOPMENT

2842 GOTTINGEN STREET
 P.I.D. 00127548
 HALIFAX, NOVA SCOTIA

ALL CONSTRUCTION TO MEET
 ALL APPLICABLE CODES, BY-LAWS,
 STANDARDS, ETC.

APPROXIMATE DIMENSIONS
 AND ROOF SLOPES

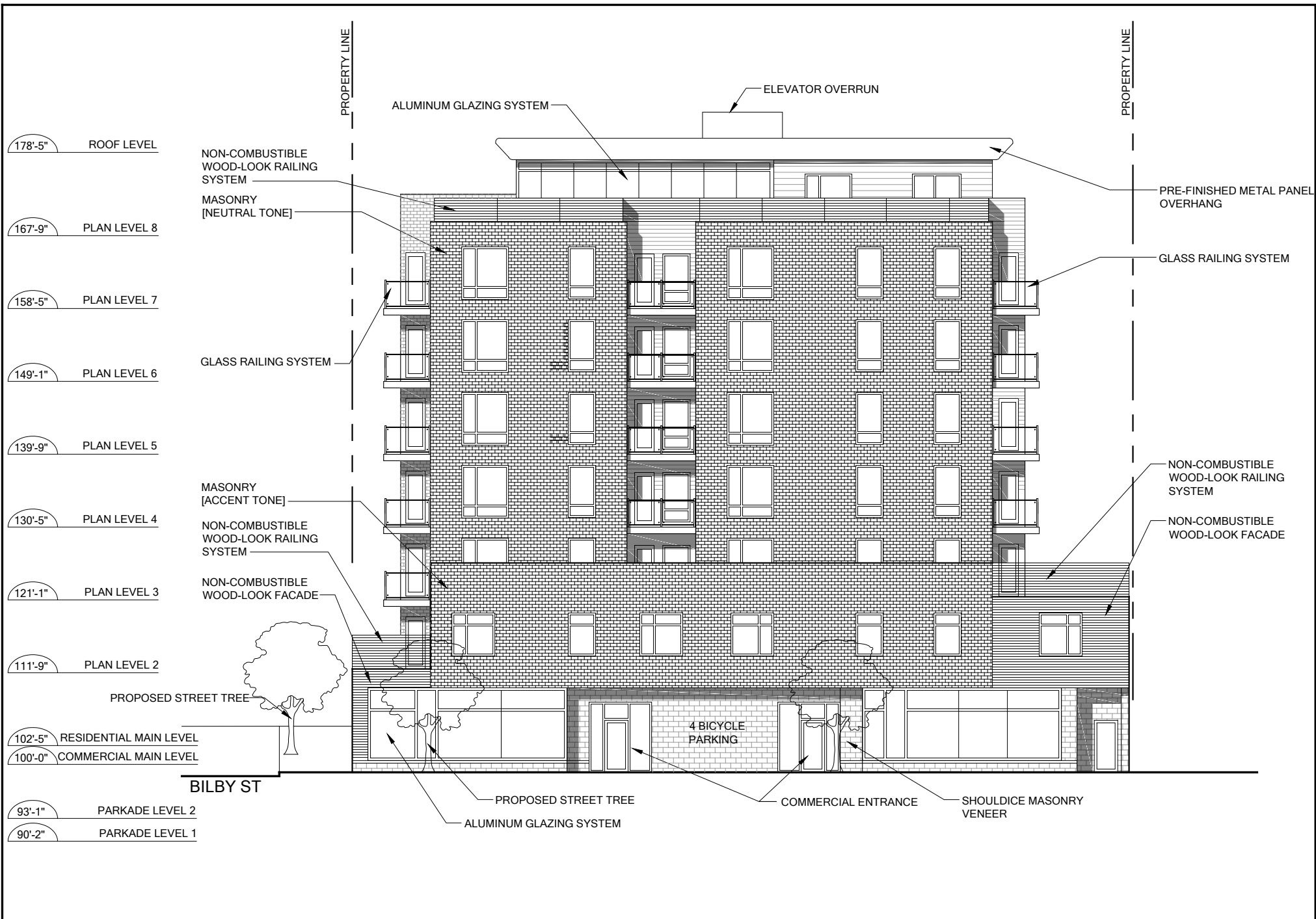


DRAWING
 FLOOR PLAN - LEVEL 8

SCALE
 1/16" = 1'-0"

DATE
 AUGUST 2017

DRAWING NO.
A-105



PROPOSED MIXED-USE DEVELOPMENT

2842 GOTTINGEN STREET
 P.I.D. 00127548
 HALIFAX, NOVA SCOTIA

ALL CONSTRUCTION TO MEET
 ALL APPLICABLE CODES, BY-LAWS,
 STANDARDS, ETC.

APPROXIMATE DIMENSIONS
 AND ROOF SLOPES

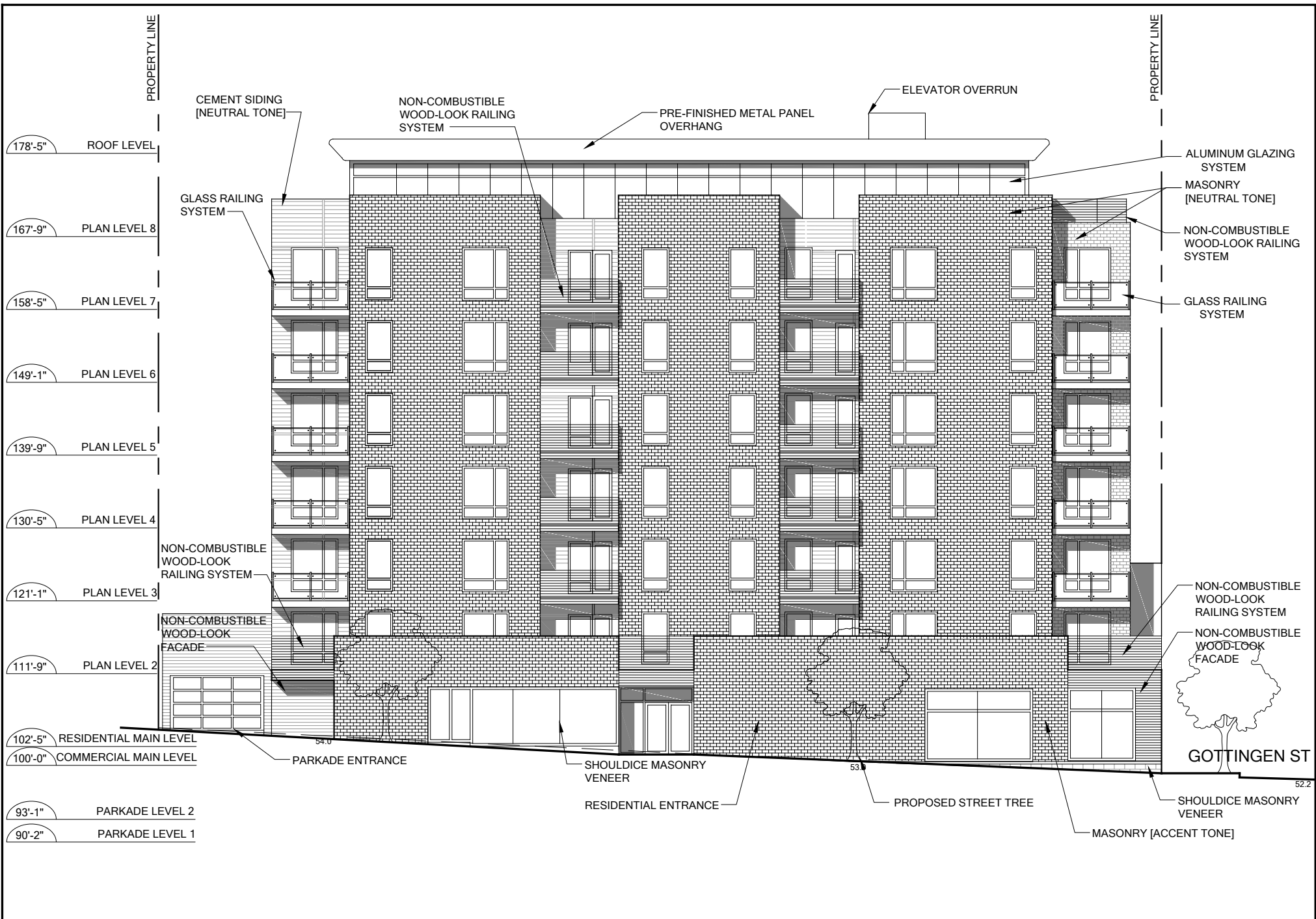


DRAWING
 EAST ELEVATION

SCALE
 1/16" = 1'-0"

DATE
 AUGUST 2017

DRAWING NO.
A-201



PROPOSED MIXED-USE DEVELOPMENT

2842 GOTTINGEN STREET
 P.I.D. 00127548
 HALIFAX, NOVA SCOTIA

ALL CONSTRUCTION TO MEET
 ALL APPLICABLE CODES, BY-LAWS,
 STANDARDS, ETC.

APPROXIMATE DIMENSIONS
 AND ROOF SLOPES

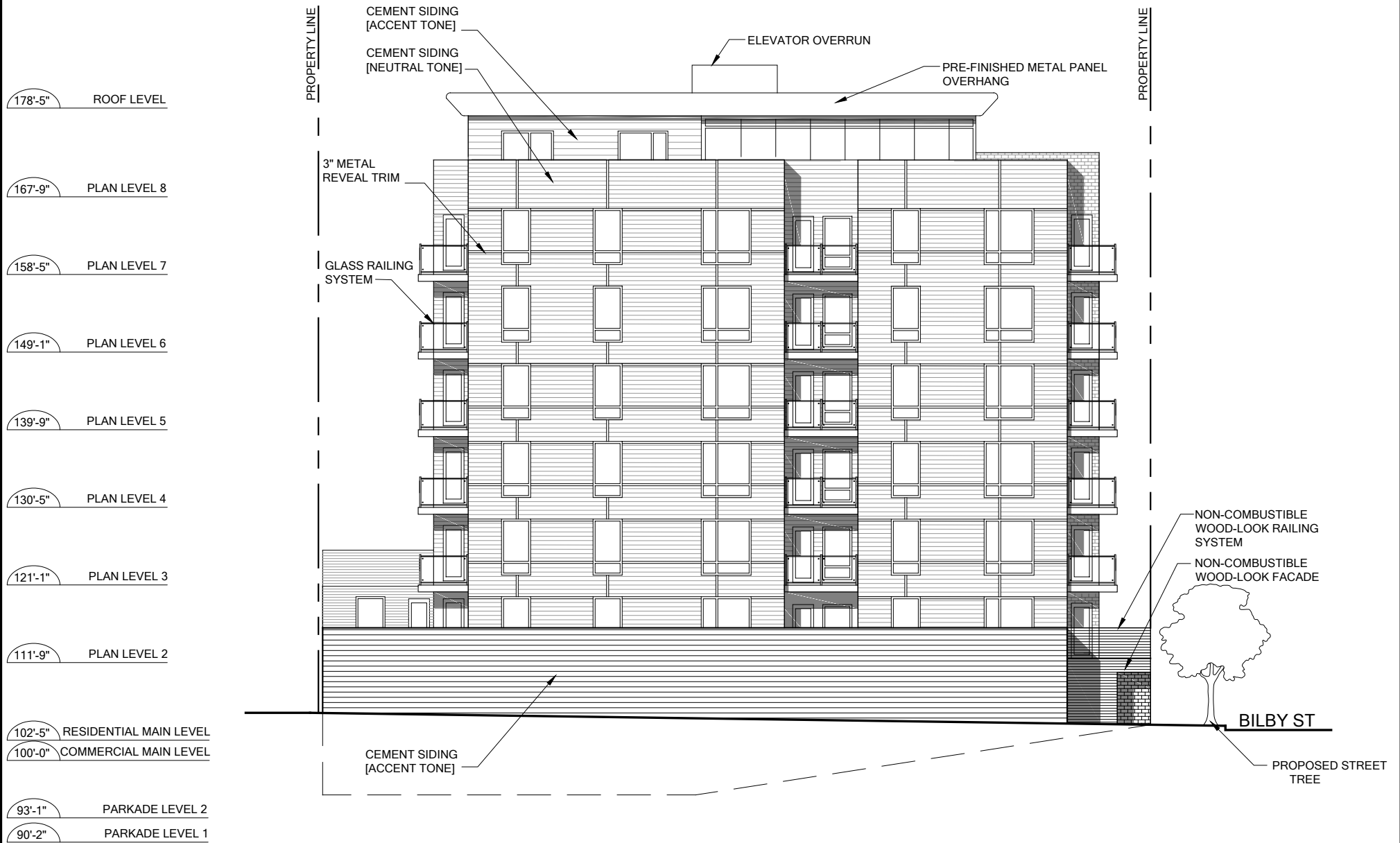


DRAWING
 SOUTH ELEVATION

SCALE
 1/16" = 1'-0"

DATE
 AUGUST 2017

DRAWING NO.
A-202



PROPOSED MIXED-USE DEVELOPMENT

2842 GOTTINGEN STREET
 P.I.D. 00127548
 HALIFAX, NOVA SCOTIA

ALL CONSTRUCTION TO MEET
 ALL APPLICABLE CODES, BY-LAWS,
 STANDARDS, ETC.

APPROXIMATE DIMENSIONS
 AND ROOF SLOPES

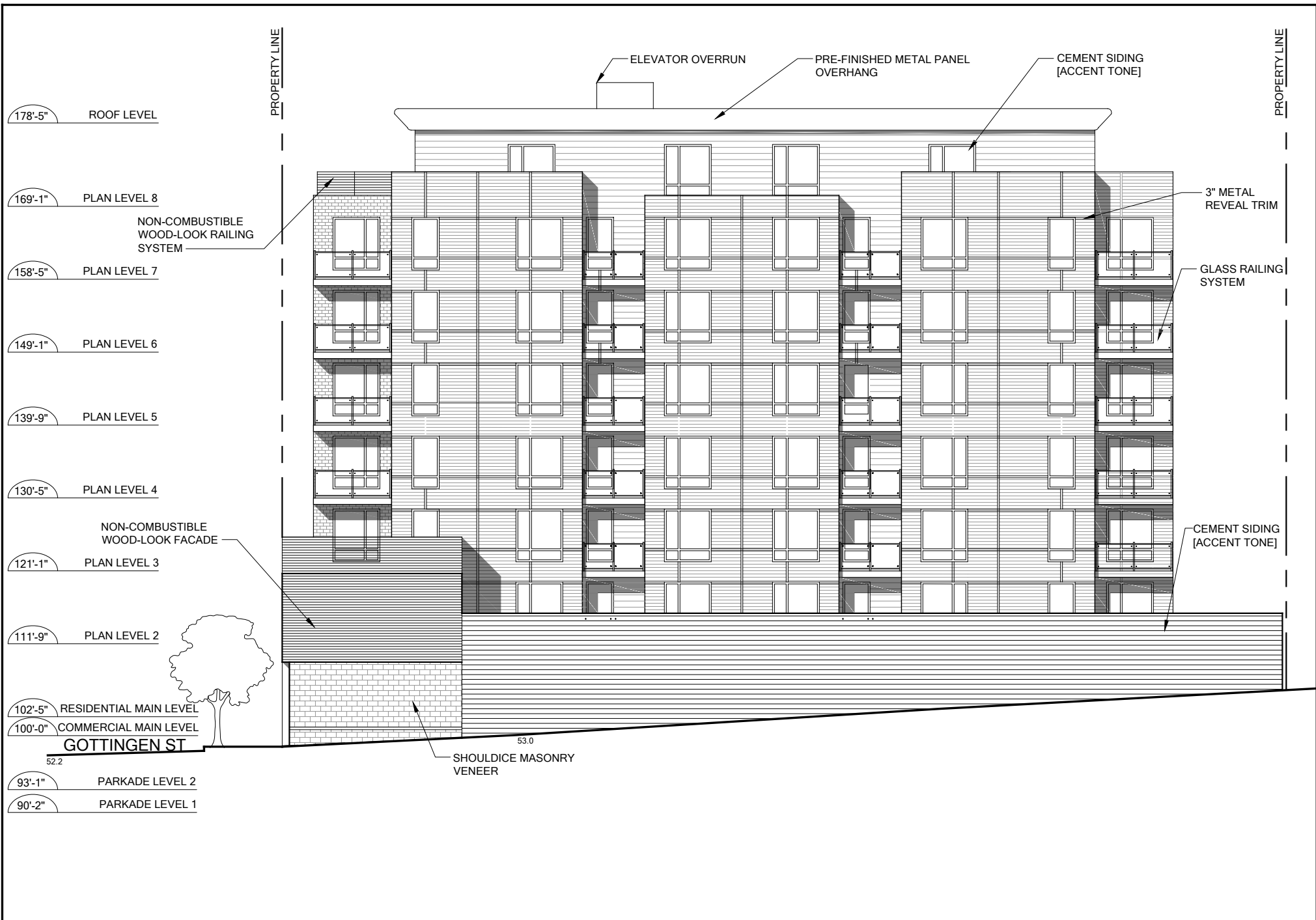


DRAWING
 WEST ELEVATION

SCALE
 1/16" = 1'-0"

DATE
 AUGUST 2017

DRAWING NO.
A-203



PROPOSED MIXED-USE DEVELOPMENT

2842 GOTTINGEN STREET
 P.I.D. 00127548
 HALIFAX, NOVA SCOTIA

ALL CONSTRUCTION TO MEET
 ALL APPLICABLE CODES, BY-LAWS,
 STANDARDS, ETC.

APPROXIMATE DIMENSIONS
 AND ROOF SLOPES

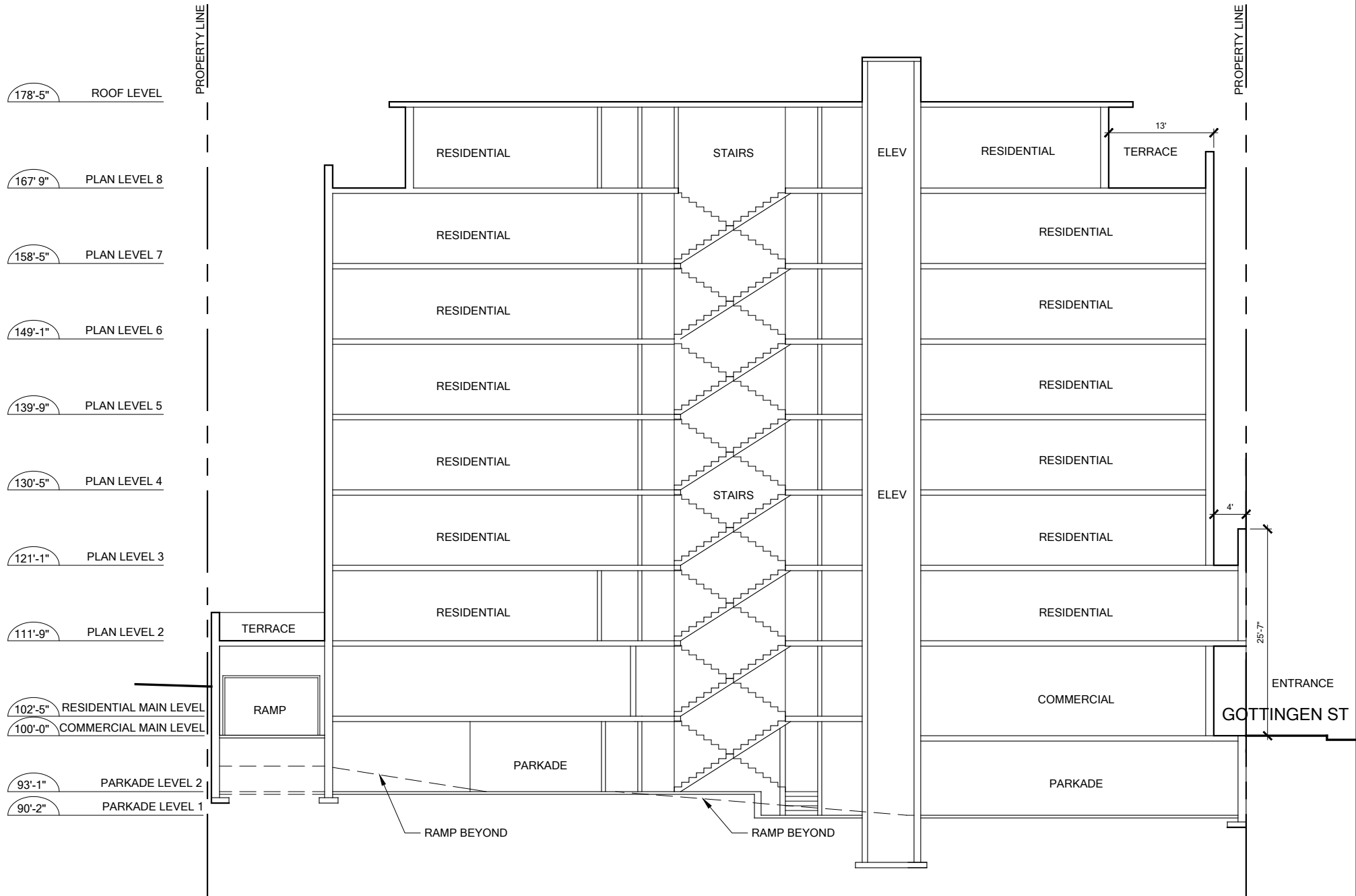


DRAWING
 NORTH ELEVATION

SCALE
 1/16" = 1'-0"

DATE
 AUGUST 2017

DRAWING NO.
A-204



PROPOSED MIXED-USE DEVELOPMENT

2842 GOTTINGEN STREET
 P.I.D. 00127548
 HALIFAX, NOVA SCOTIA

ALL CONSTRUCTION TO MEET
 ALL APPLICABLE CODES, BY-LAWS,
 STANDARDS, ETC.
 APPROXIMATE DIMENSIONS
 AND ROOF SLOPES



DRAWING	SECTION
SCALE	1/16" = 1'-0"

DATE	AUGUST 2017
DRAWING NO.	A-301

178'-5" ROOF LEVEL

167'-9" PLAN LEVEL 8

158'-5" PLAN LEVEL 7

149'-1" PLAN LEVEL 6

139'-9" PLAN LEVEL 5

130'-5" PLAN LEVEL 4

121'-1" PLAN LEVEL 3

111'-9" PLAN LEVEL 2

102'-5" RESIDENTIAL MAIN LEVEL

100'-0" COMMERCIAL MAIN LEVEL

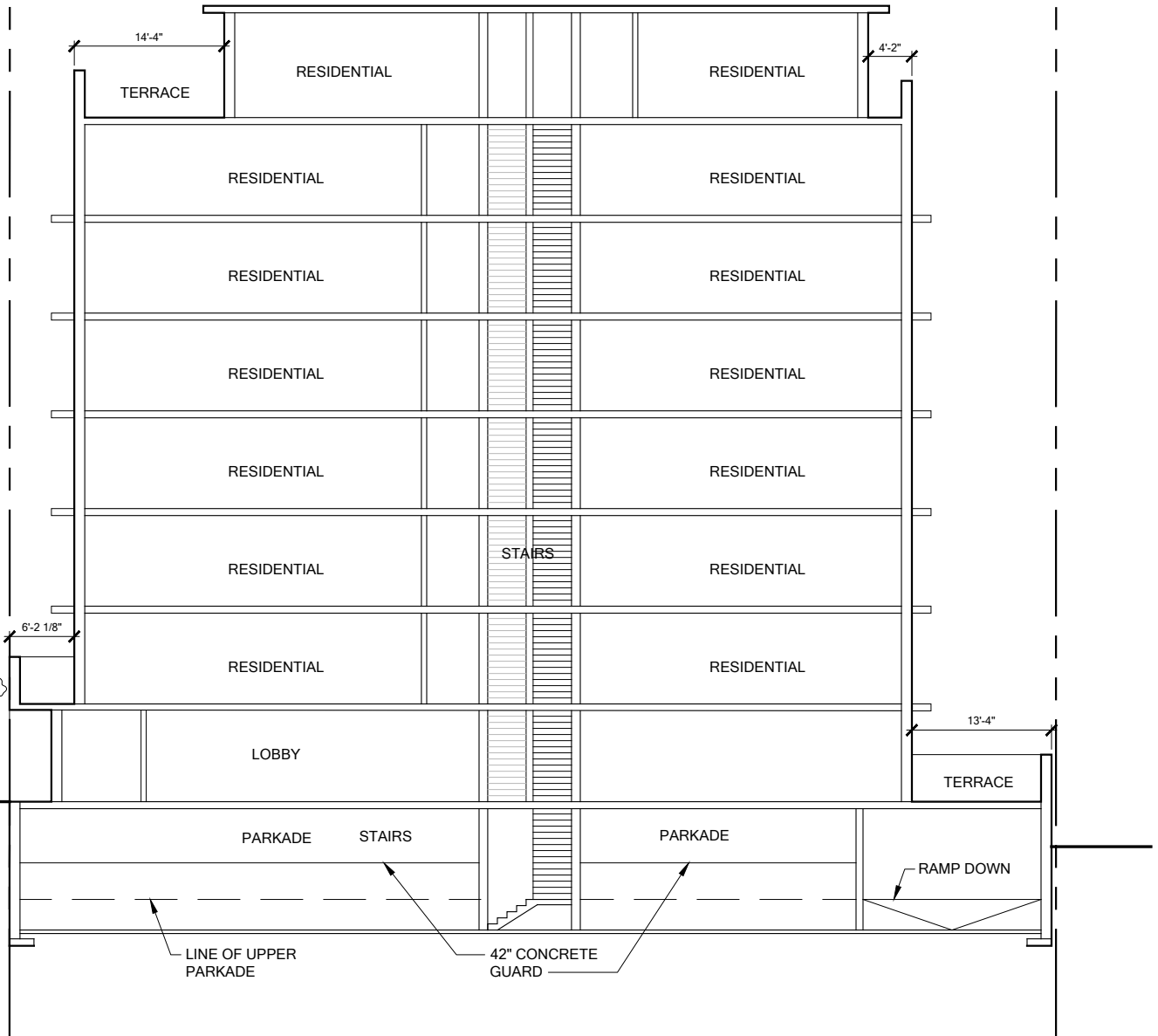
93'-1" PARKADE LEVEL 2

90'-2" PARKADE LEVEL 1

PROPERTY LINE

PROPERTY LINE

BILBY ST



PROPOSED MIXED-USE DEVELOPMENT

2842 GOTTINGEN STREET
P.I.D. 00127548
HALIFAX, NOVA SCOTIA

ALL CONSTRUCTION TO MEET
ALL APPLICABLE CODES, BY-LAWS,
STANDARDS, ETC.

APPROXIMATE DIMENSIONS
AND ROOF SLOPES



DRAWING

SECTION

SCALE

1/16" = 1'-0"

DATE

AUGUST 2017

DRAWING NO.

A-302