New Building

Building Floor Level	GFA	Units	Parking Stalls	Bicycle Parking (Class A)	Bicycle Parking (Class B)
Parking -02	18355		40		
Parking -01	18355		38	20	
Main Level	10,940	5		37	19
Level 02	11,710	10			
Level 03	11,710	10			
Level 04	9,425	10			
Level 05	9,810	10			
Level 06	9,810	10			
Level 07	9,810	10			
Level 08	9,810	10			
Level 09	9,810	10			
Level 10	9,810	10			
Level 11	9,810	10			
Level 12	9,810	10			
Level 13	9,810	10			
Level 14	9,175	6			
Level 15	9,010	7			
Level 16	9,010	7			
Totals	**159,270**	**145**	**78**	**57**	**19**

Level	Bachelor	1 Bed	2 Bed	Total Units
Main Level	0	3	2	5
Level 02	1	3	6	10
Level 03	1	3	6	10
Level 04	0	7	3	10
Level 05	0	6	4	10
Level 06	0	6	4	10
Level 07	0	6	4	10
Level 08	0	6	4	10
Level 09	0	6	4	10
Level 10	0	6	4	10
Level 11	0	6	4	10
Level 12	0	6	4	10
Level 13	0	6	4	10
Level 14	0	2	4	6
Level 15	0	2	5	7
Level 16	0	2	5	7
Total Units	**2**	**76**	**67**	**145**

Unit %	Bachelor	1 Bed	2 Bed	Total Units
	1.38	52.41	46.21	100

Victoria Hall Building Floor Level

	GFA	Units	Parking Stalls
Basement	6,250	6	
Main Level	6250	5	
Level 02	6250	4	
Level 03	6,250	4	
Totals	18750	19	

Total Units	164

Development Lot Area	
PID	00148791
Total Lot Area	36,400
Total Development GFA excluding Parking	178,020
Floor Area Ratio	4.89

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING

PRELIMINARY_YIELD

DRAWING NO.

A-006

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

REVISIONS		DATE
4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING

RENDER: VIEW FROM PARK

DRAWING NO.

A-007

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING

RENDER: VIEW FROM GOTTINGEN ST (1)

DRAWING NO.

A-008

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

REVISIONS		DATE
4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

NOT FOR
CONSTRUCTION

DRAWING

RENDER: VIEW FROM GOTTINGEN ST (2)

DRAWING NO.

A-009

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

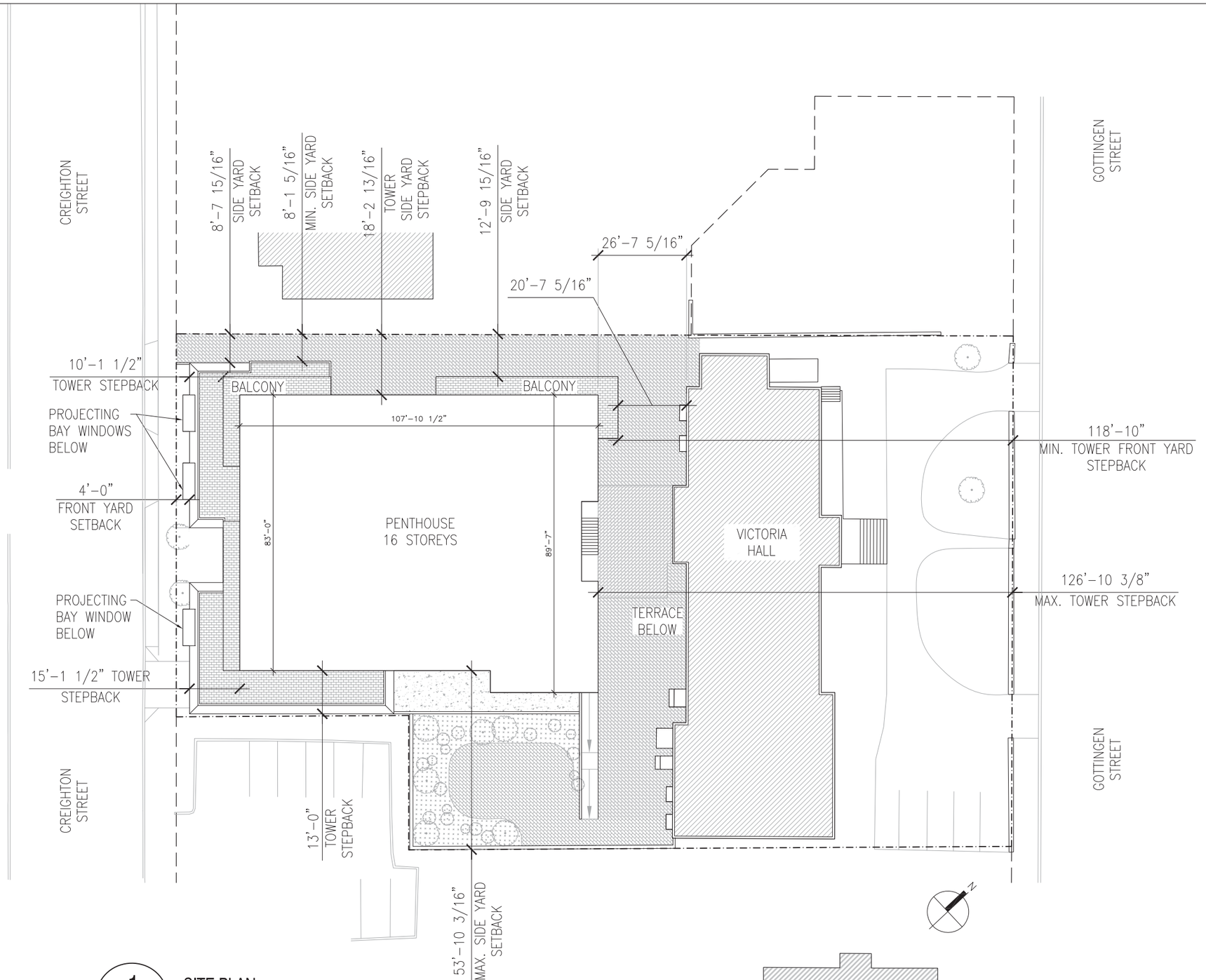
NOT FOR
CONSTRUCTION

DRAWING

RENDER: VIEW FROM CREIGHTON ST

DRAWING NO.

A-010



1/32"=1'-0" 1 A-100 **SITE PLAN**

NOTE:
LANDSCAPE PLAN NOT UPDATED TO CURRENT SITE DESIGN

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT
2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT
JOSEPH ARAB

SCALE 1/32" - 1'-0"
DATE 2020.02.28

DRAWN BY | CHECKED | REVIEWED

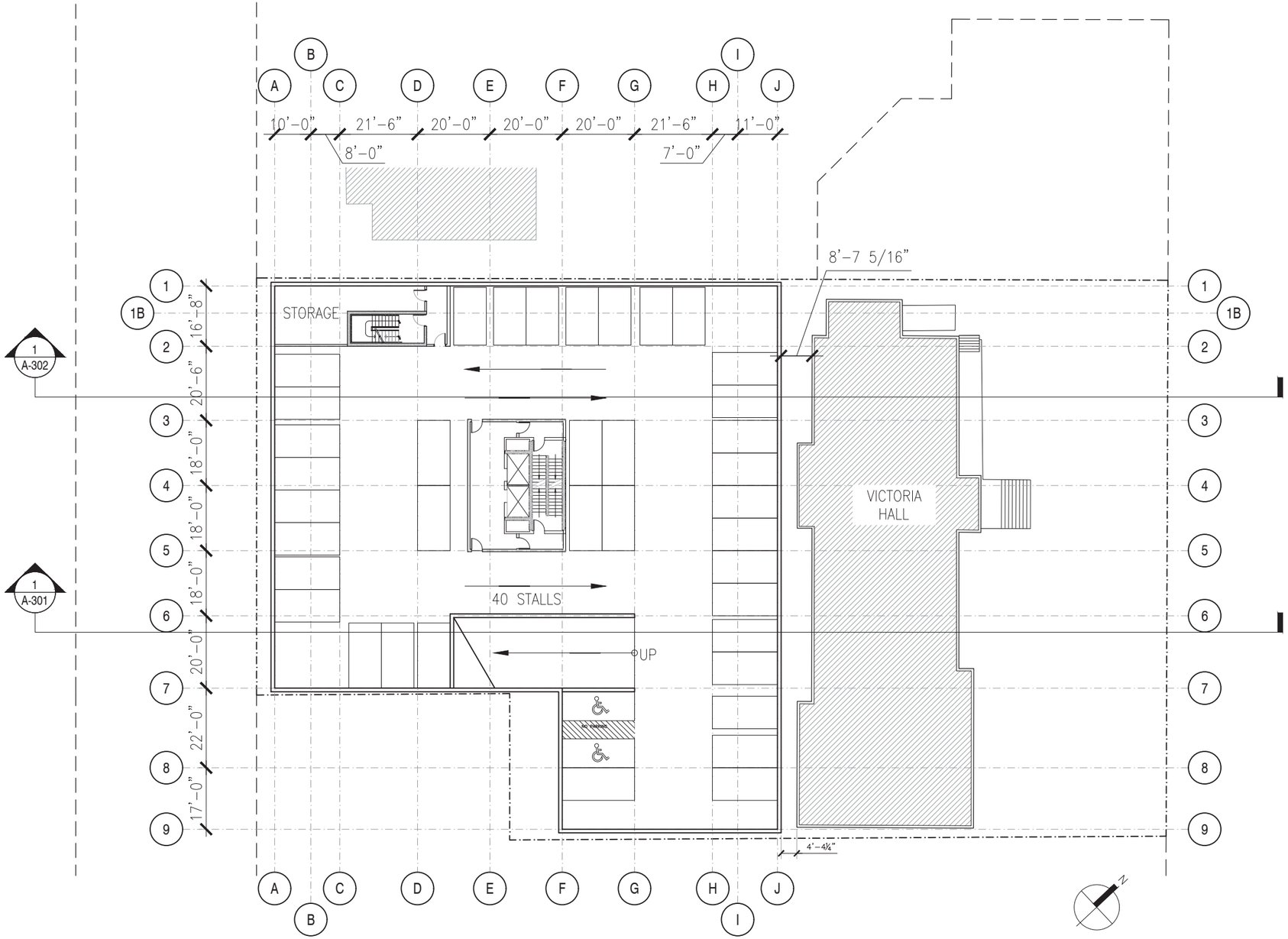
APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
SITE PLAN - PROPOSED

DRAWING NO. A-100



1/32"=1'-0" 1 A-101 -02 PARKING

40 STALLS
GFA:18,355sqft

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

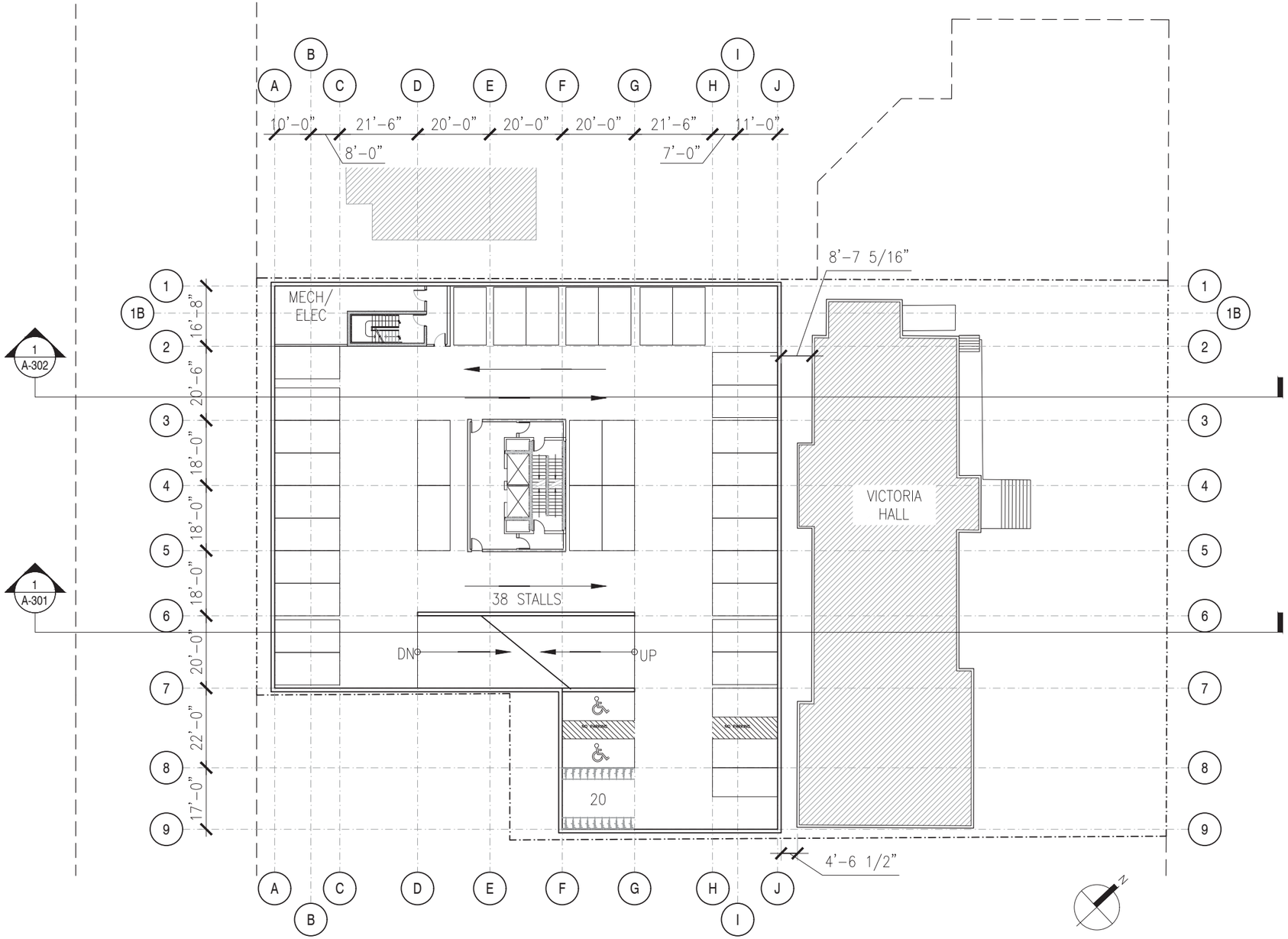
NOT FOR CONSTRUCTION

DRAWING

-02 PARKING

DRAWING NO.

A-101



1/32"=1'-0" 1 A-102 -01 PARKING

37 STALLS
GFA:18,355sqft

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

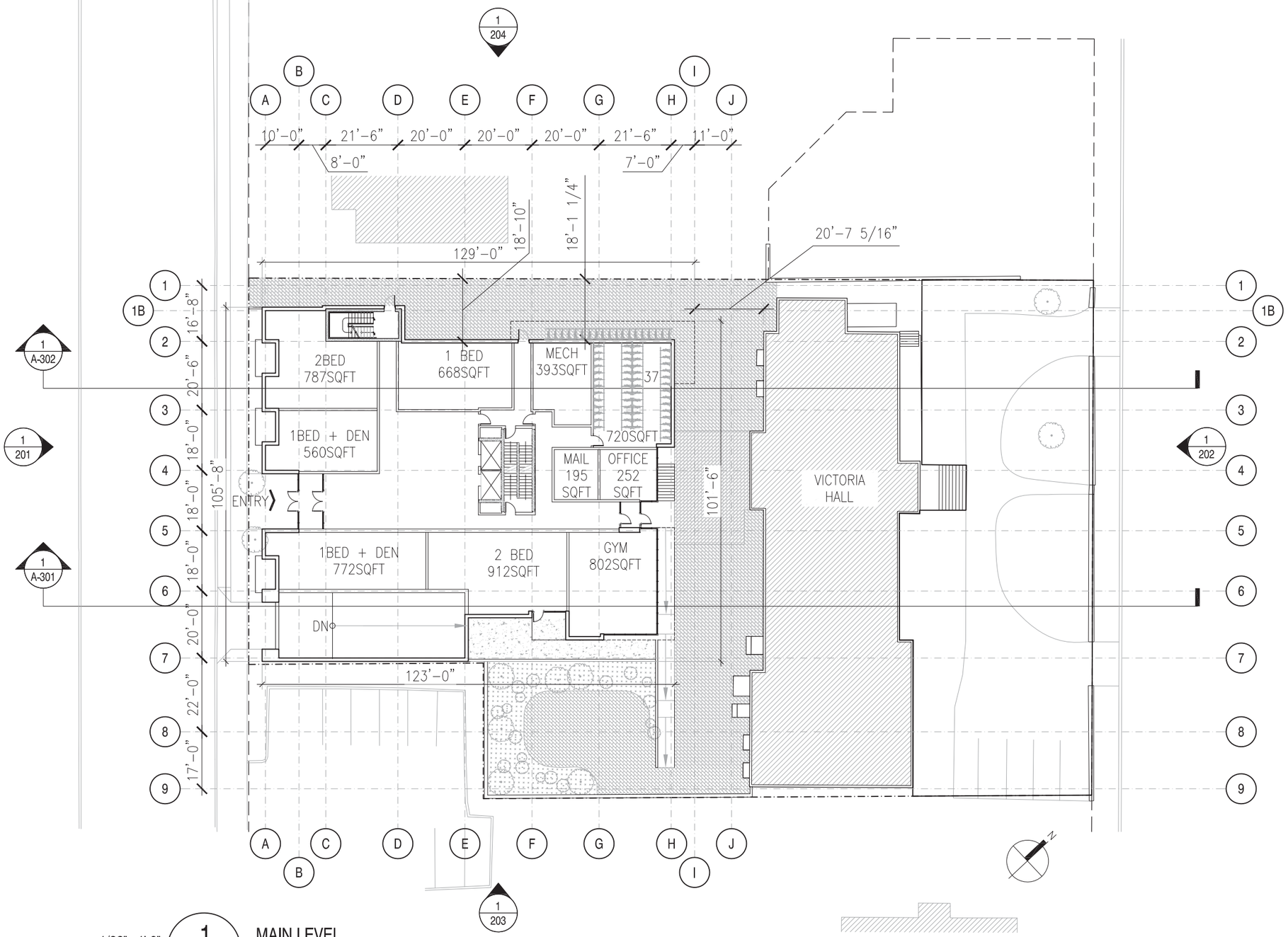
APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
-01 PARKING

DRAWING NO. A-102



1/32"=1'-0" 1 A-103 MAIN LEVEL

GFA: 10,490sqft

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

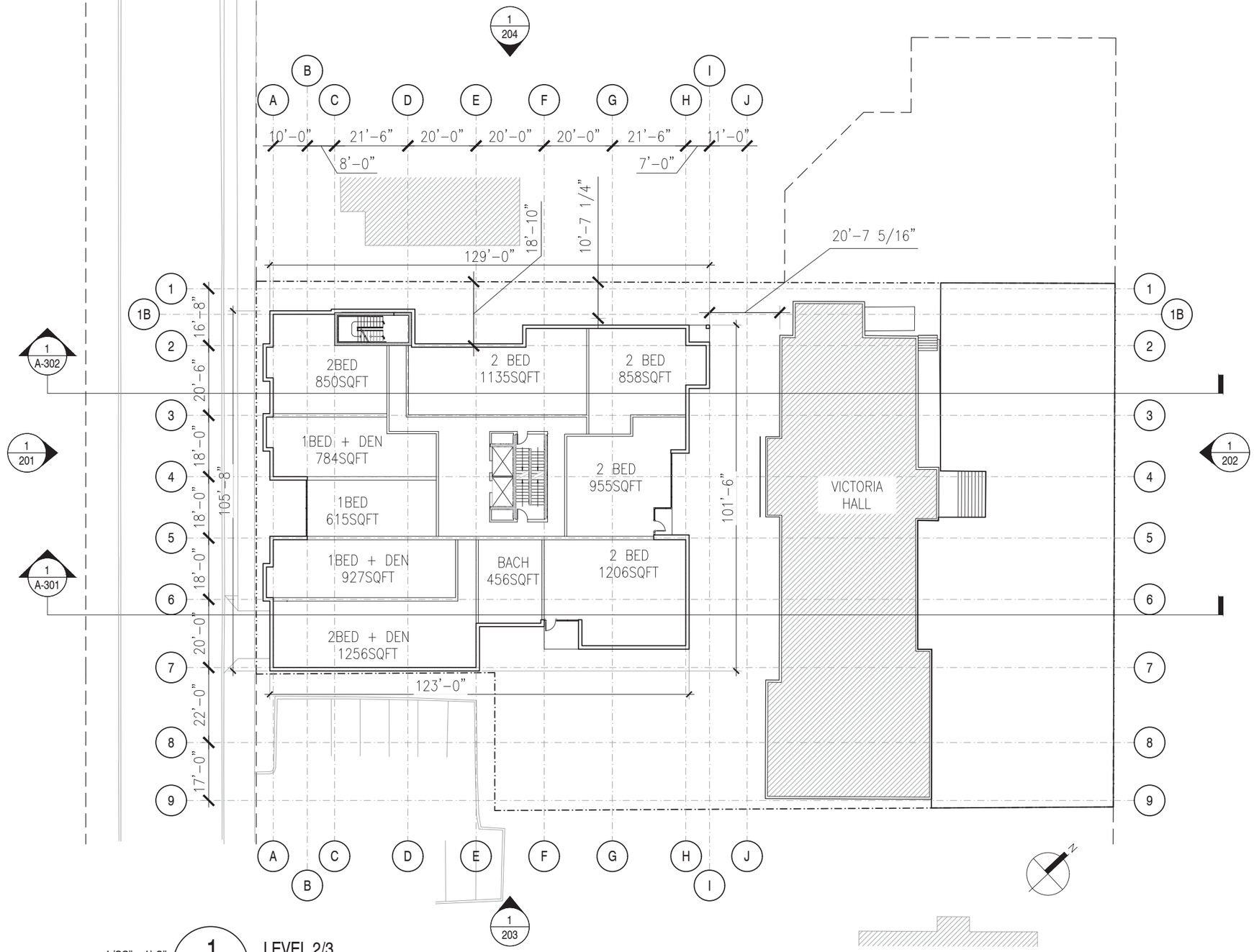
SEAL

NOT FOR CONSTRUCTION

DRAWING
MAIN LEVEL

DRAWING NO.

A-103



1/32"=1'-0"

1 / A-104 LEVEL 2/3

GFA: 11,710sqft

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

REVISIONS		DATE
4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

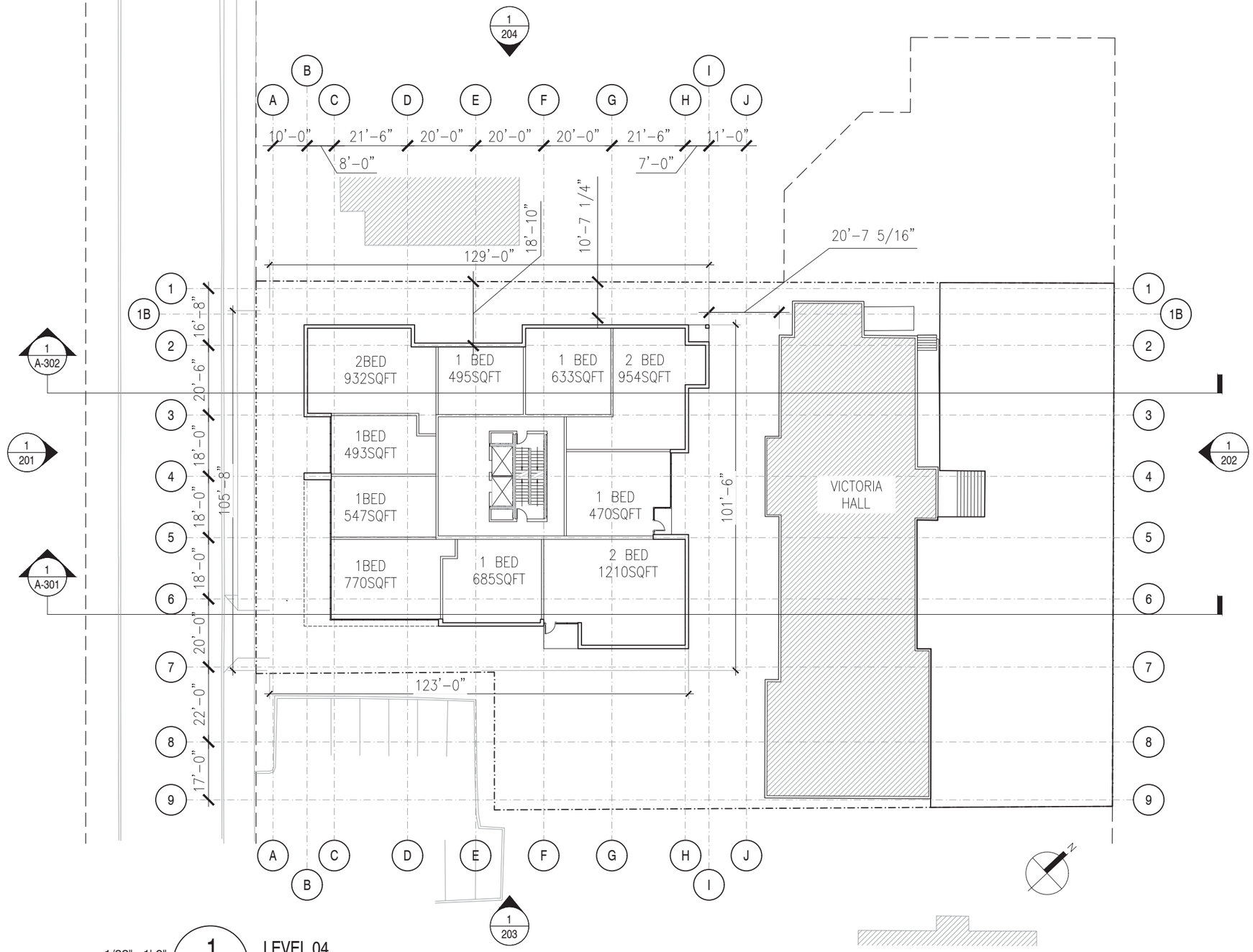
NOT FOR CONSTRUCTION

DRAWING

LEVEL 02/03

DRAWING NO.

A-104



1/32"=1'-0" 1 A-105 LEVEL 04

GFA: 9,425sqft

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02
REVISIONS		DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

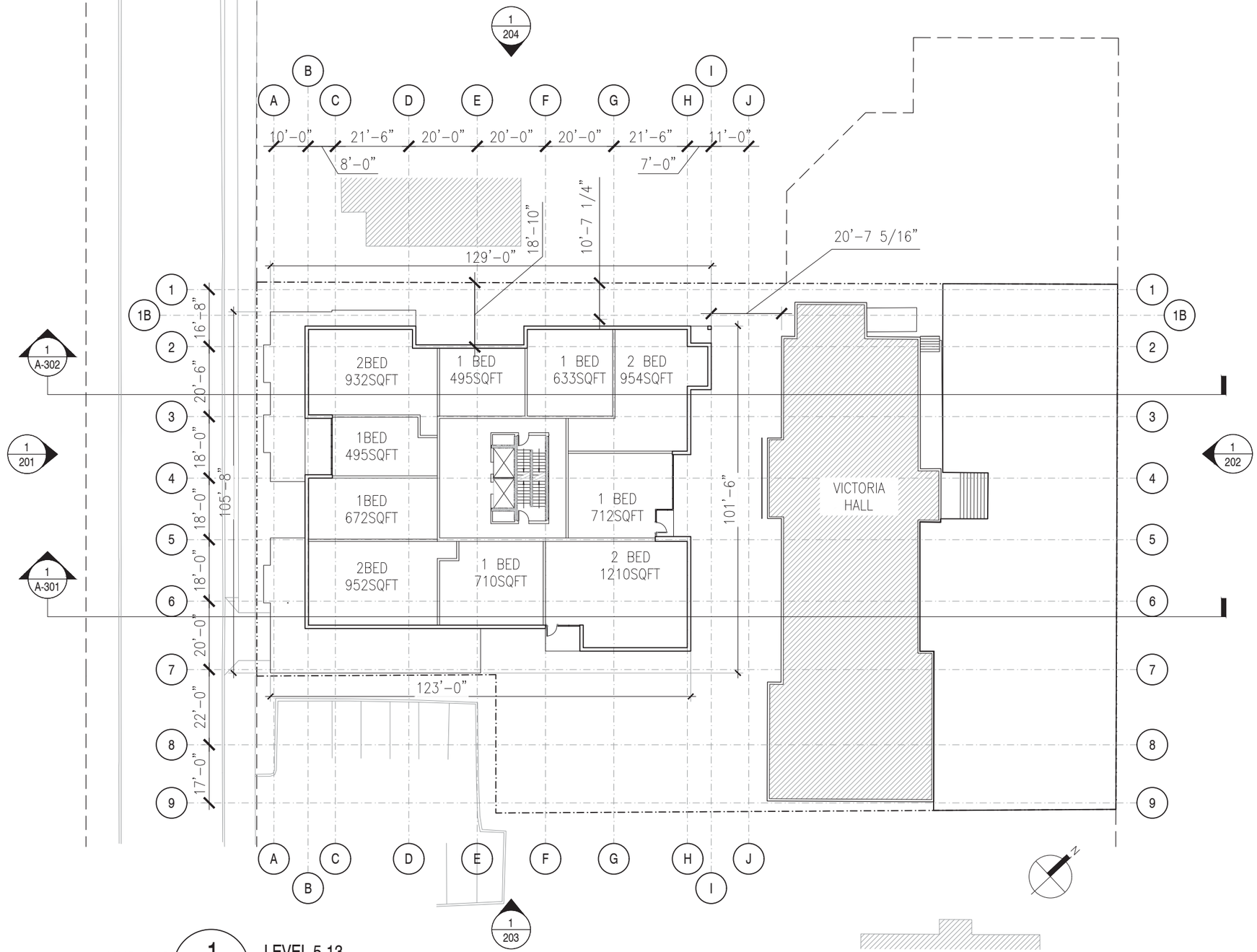
APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
LEVEL 04

DRAWING NO. A-105



1/32"=1'-0"

1 / A-106 LEVEL 5-13

GFA: 9,810sqft

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

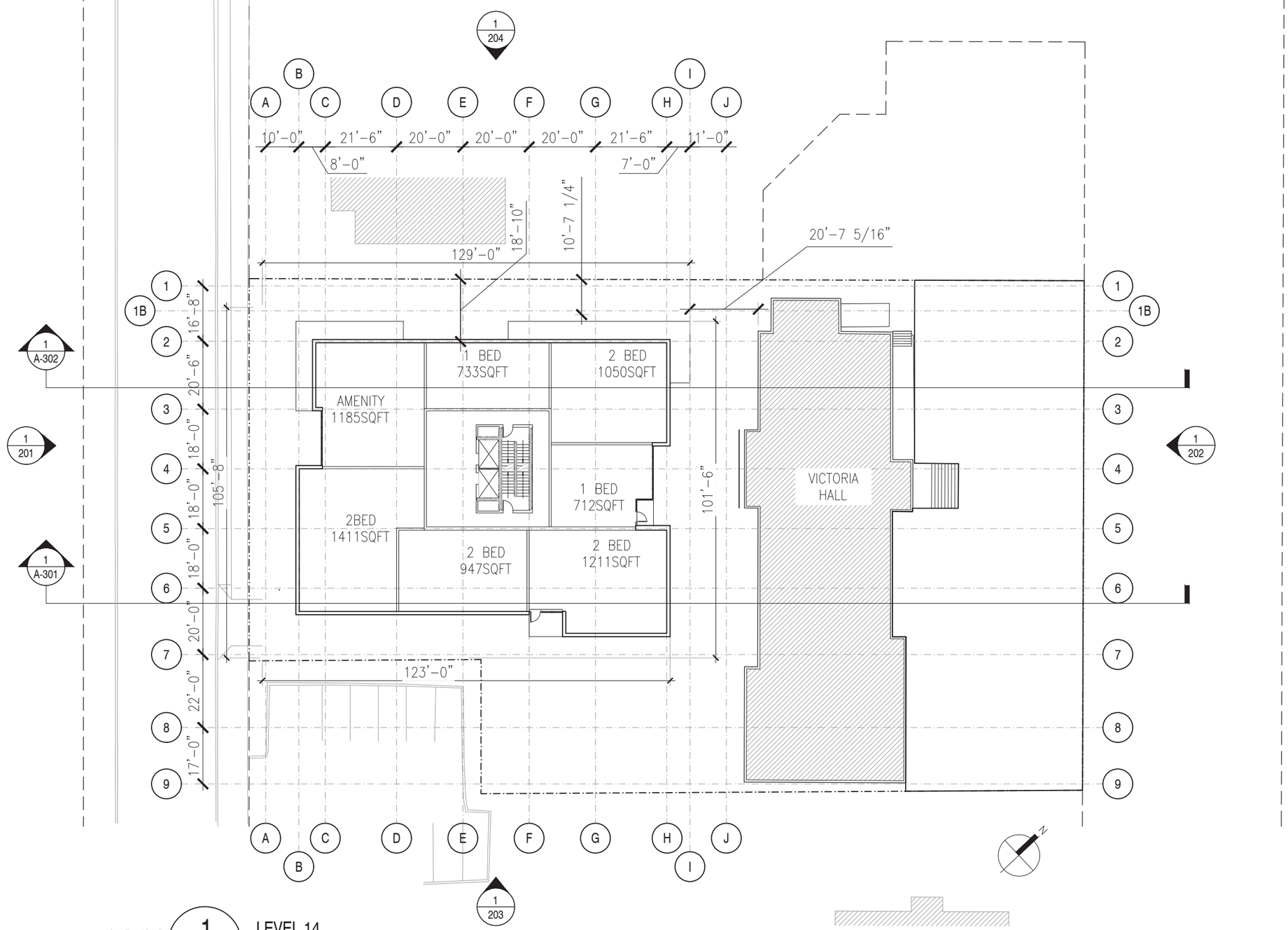
NOT FOR CONSTRUCTION

DRAWING

LEVEL 05 - 13

DRAWING NO.

A-106



1/32"=1'-0"

1 / A-107 LEVEL 14

GFA: 9,175sqft

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

REVISIONS		DATE
4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

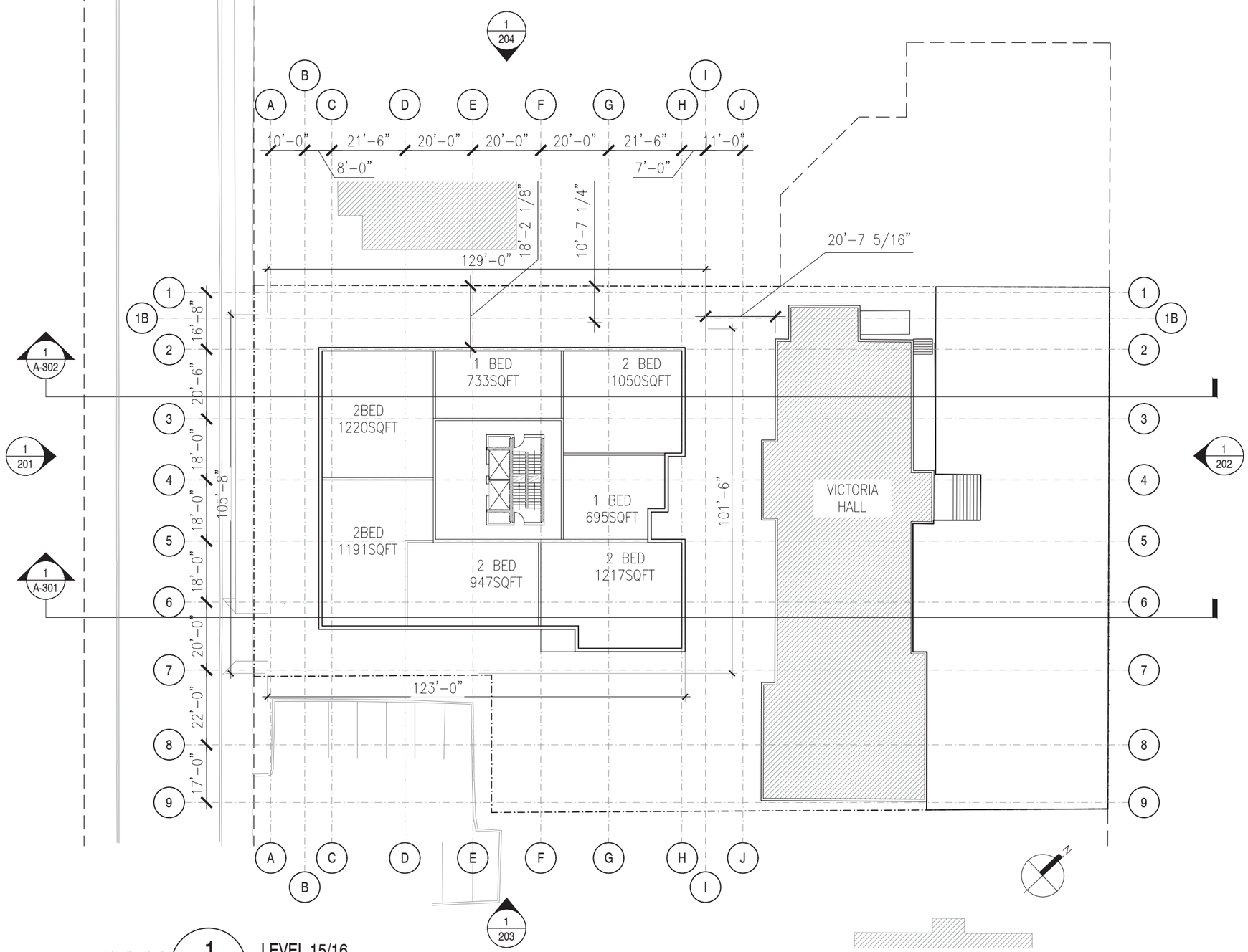
NOT FOR CONSTRUCTION

DRAWING

LEVEL 14

DRAWING NO.

A-107



1/32"=1'-0"

1
A-108

LEVEL 15/16

GFA: 9,010sqft

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING

LEVEL 15/16

DRAWING NO.

A-108

1/32"=1'-0" 1 A-201 WEST ELEVATION

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

REVISIONS		DATE
4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

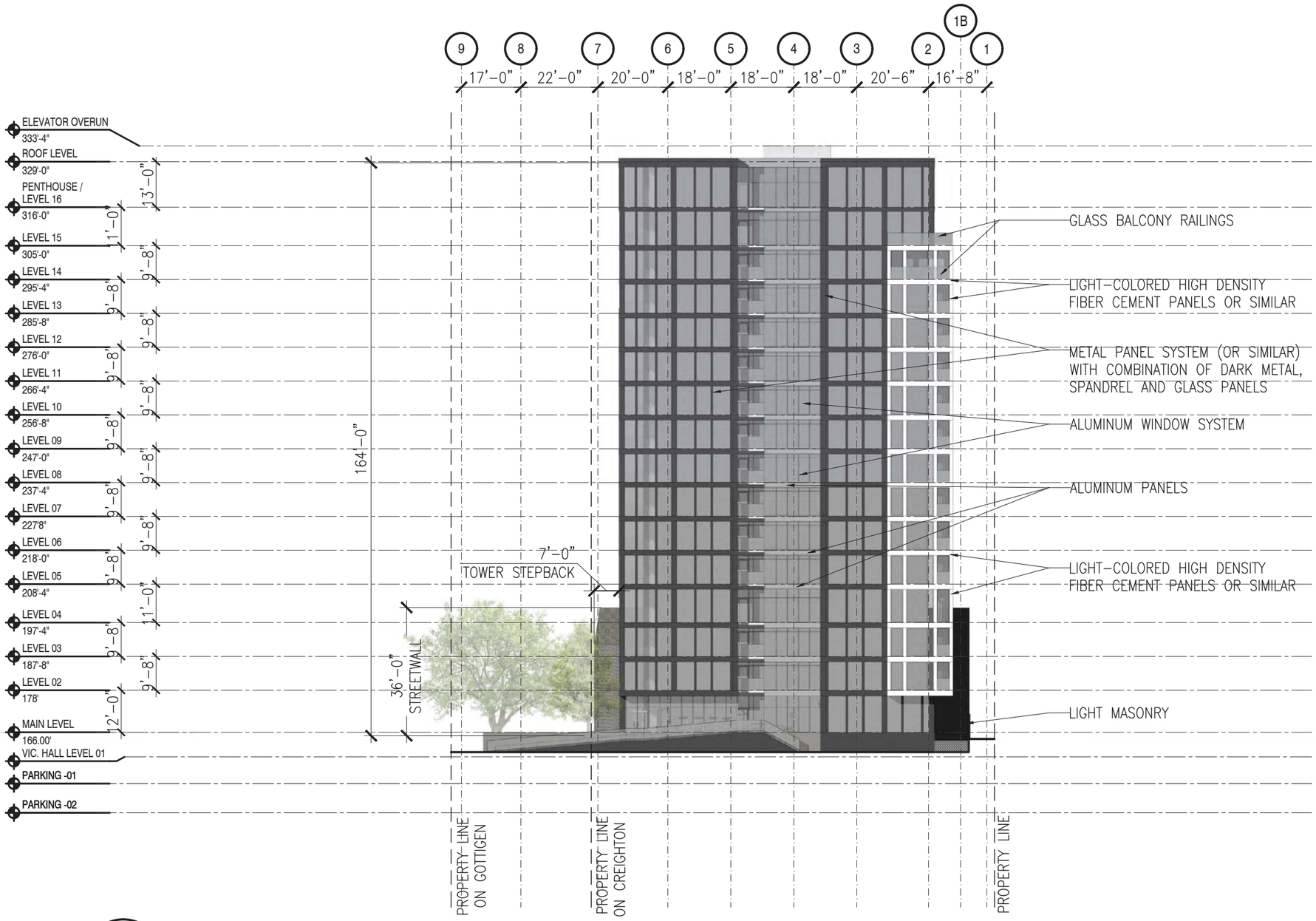
NOT FOR
CONSTRUCTION

DRAWING

WEST ELEVATION

DRAWING NO.

A-201



1/32"=1'-0" 1 A-202 EAST ELEVATION

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

REVISIONS		DATE
4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

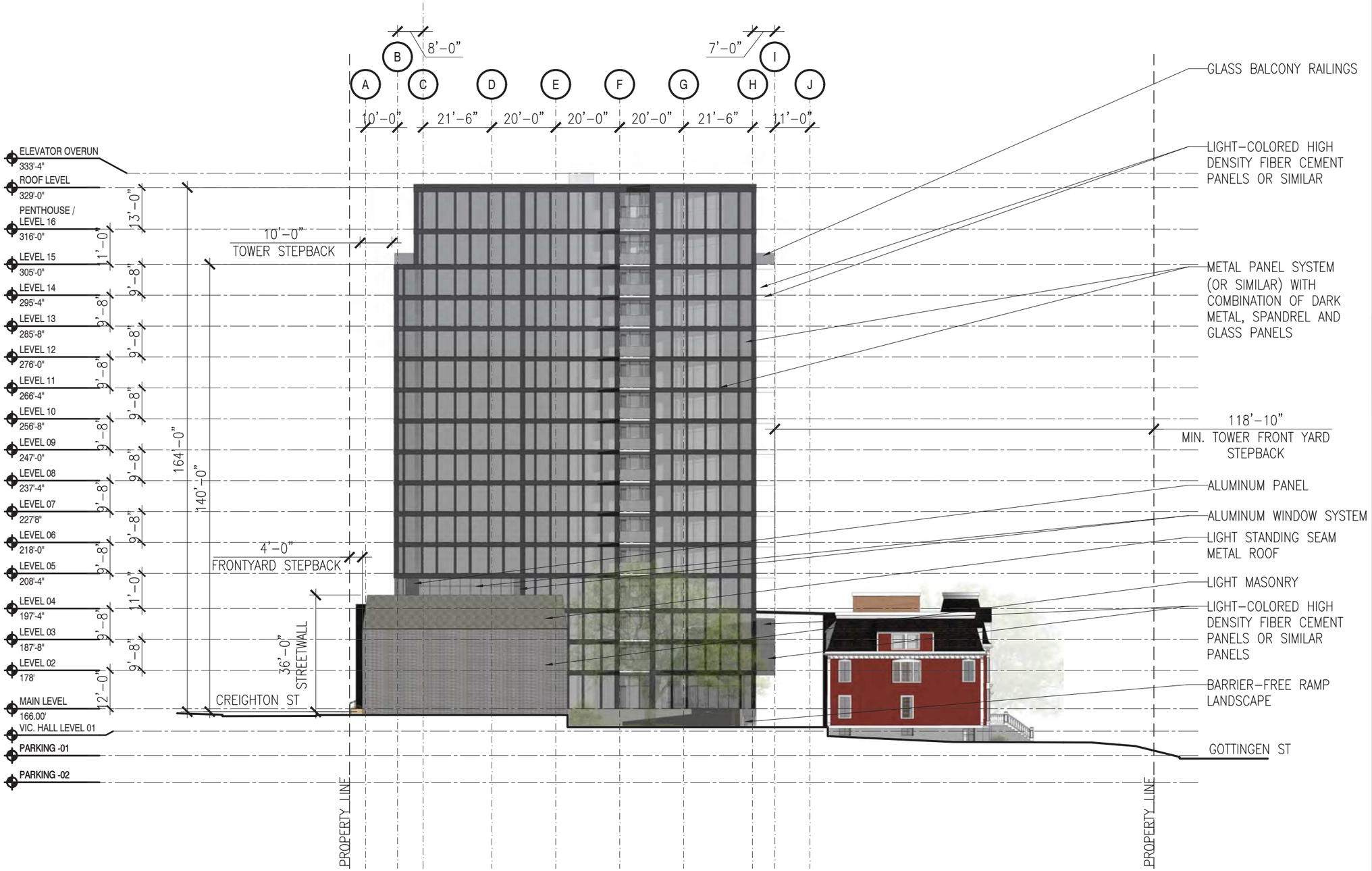
NOT FOR CONSTRUCTION

DRAWING

EAST ELEVATION

DRAWING NO.

A-202



1/32"=1'-0" 1 A-203 SOUTH ELEVATION

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

REVISIONS		DATE
4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

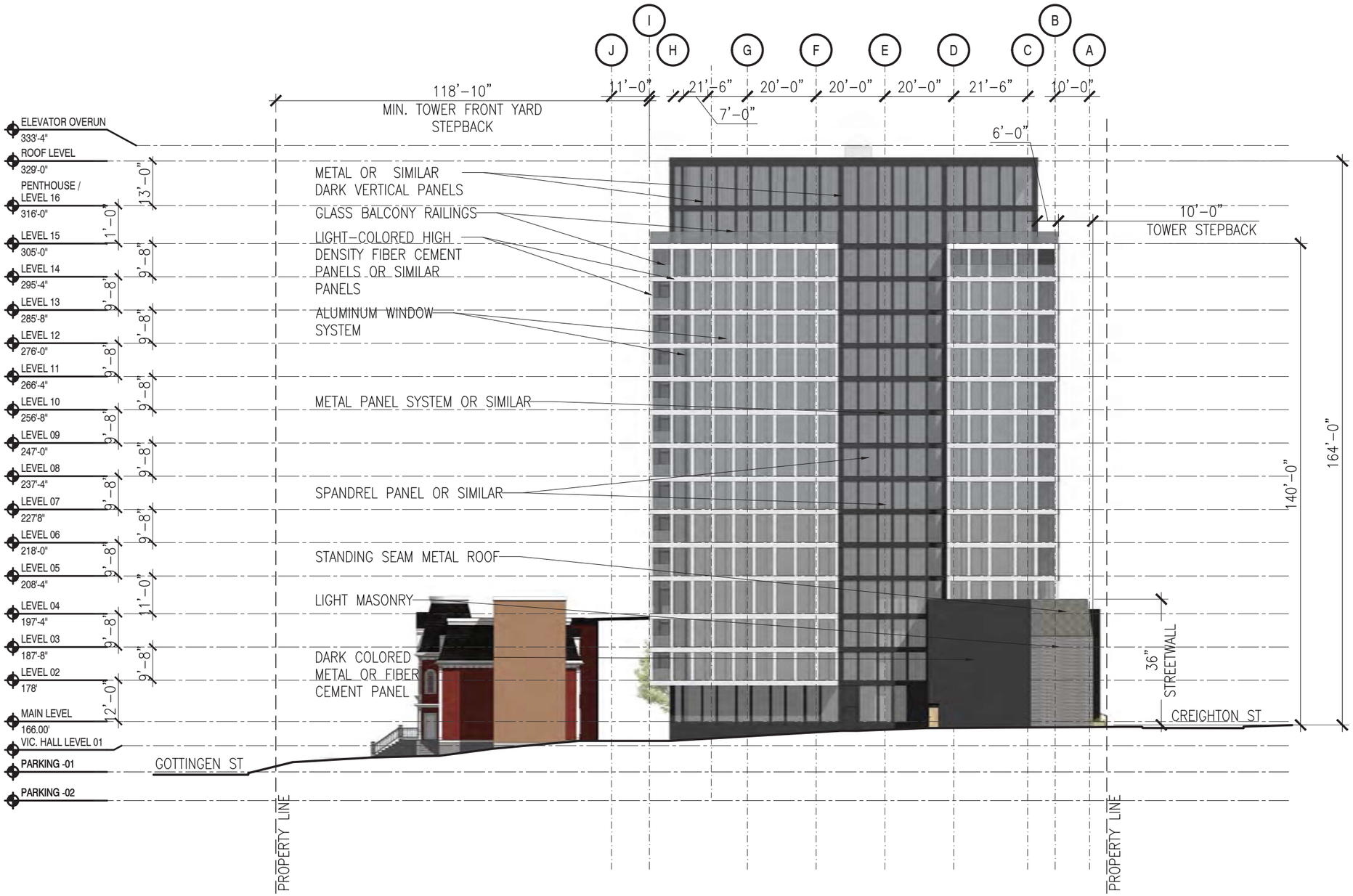
NOT FOR CONSTRUCTION

DRAWING

SOUTH ELEVATION

DRAWING NO.

A-203



1/32"=1'-0" 1 A-204 NORTH ELEVATION

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

REVISIONS		DATE
4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

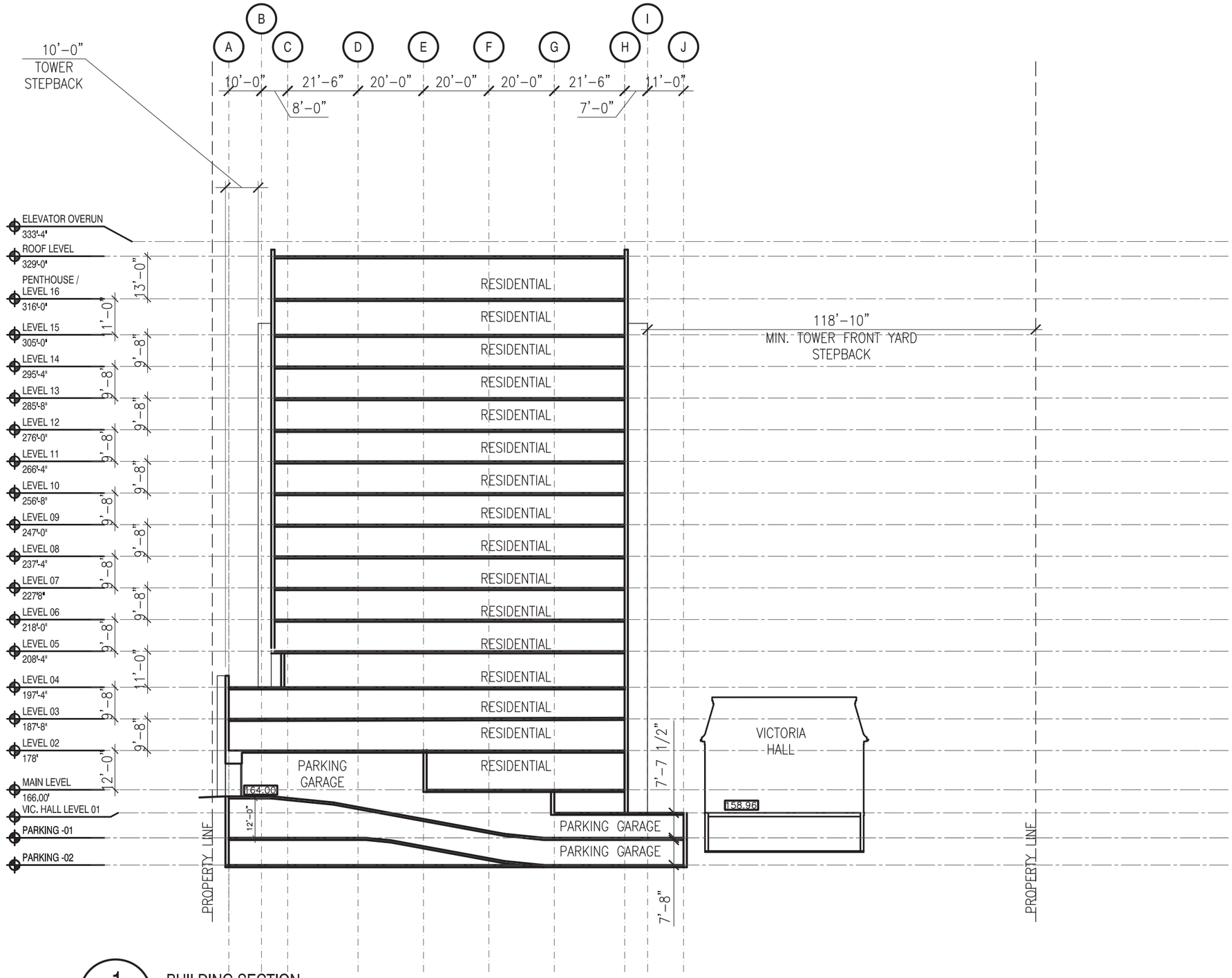
NOT FOR CONSTRUCTION

DRAWING

NORTH ELEVATION

DRAWING NO.

A-204



1/32"=1'-0" 1 A-301 BUILDING SECTION

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

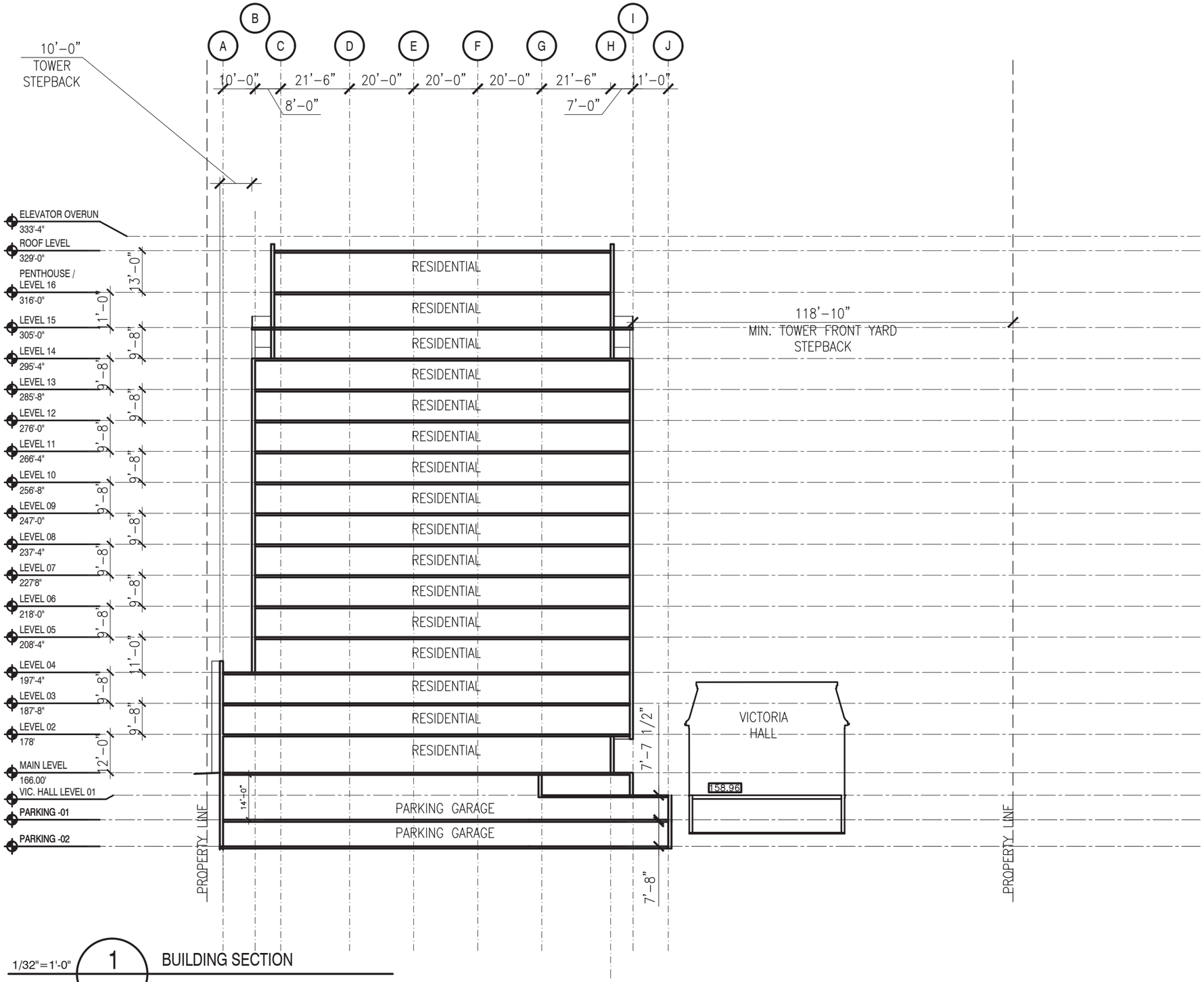
APPROVED

SEAL

NOT FOR
CONSTRUCTION

DRAWING
BUILDING SECTION

DRAWING NO. A-301



1/32"=1'-0" 1 A-302 BUILDING SECTION

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

NOT FOR
CONSTRUCTION

DRAWING
BUILDING SECTION

DRAWING NO. A-302