

SOUTH PARK TOWERS RENO

E L D O R A D O P R O P E R T I E S

1102-1106 SOUTH PARK STREET, HALIFAX, NS
5713 VICTORIA ROAD, HALIFAX, NS



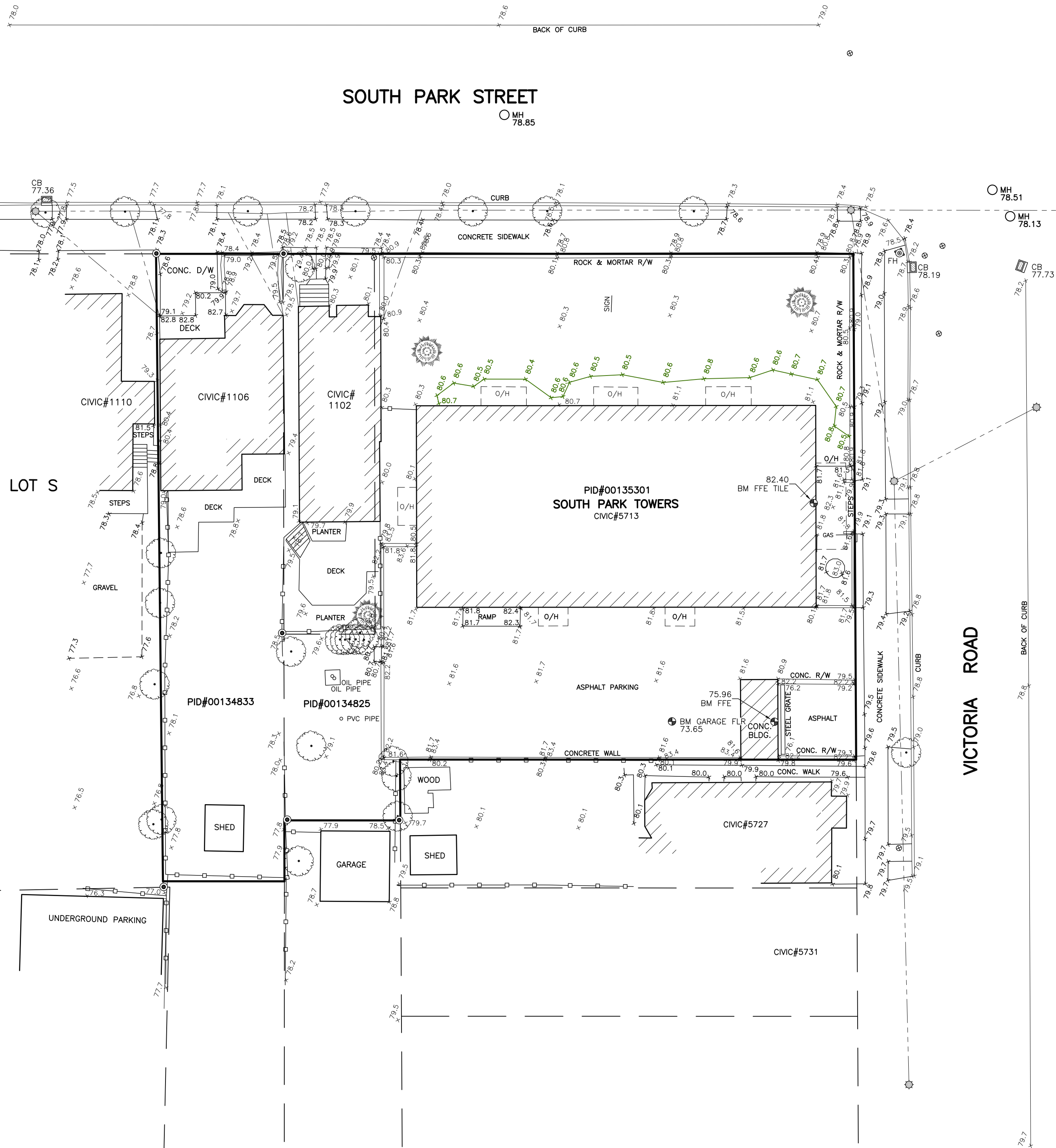
CONCEPT DESIGN C O N T E N T S

- EXISTING SURVEY SITE PLAN
- CONSOLIDATION OF LANDS
- SERVICING SCHEMATIC
- STATISTICS
- EXISTING GROUND FLOOR PLAN
- AREA OF IMPACT
- PROPOSED SITE & ROOF PLAN
- PROPOSED BASEMENT FLOOR PLAN
- PROPOSED GROUND FLOOR PLAN
- PROPOSED SECOND FLOOR PLAN
- PROPOSED THIRD FLOOR PLAN
- PROPOSED 4-8 FLOOR PLAN
- PROPOSED 9 FLOOR PLAN
- EAST ELEVATION
- WEST ELEVATION
- SOUTH ELEVATION
- NORTH ELEVATION
- 3D VIEWS



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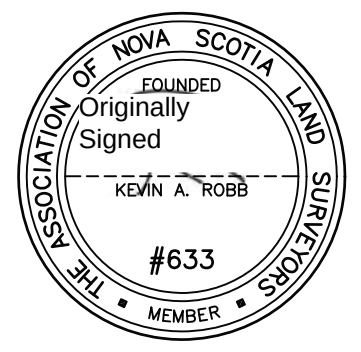
5663 Cornwallis Street, Suite 200 Halifax, NS B3K 1B6
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LEGEND

- PERIMETER OF LANDS SURVEYED
- SURVEY MARKER
- MANHOLE
- CATCHBASIN
- WATER VALVE
- UTILITY POLE & ANCHOR
- FIRE HYDRANT
- BOLLARD
- PARCEL IDENTIFICATION NUMBER
- OVERHEAD WIRES
- WOOD FENCE
- HARDWOOD TREE
- SOFTWOOD TREE

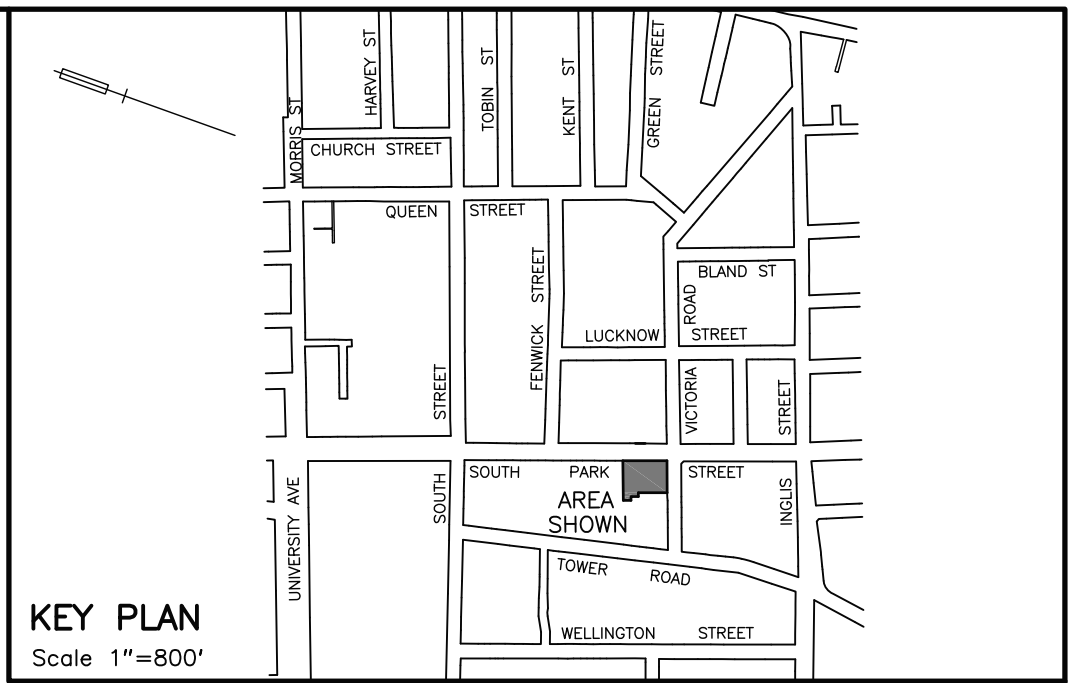
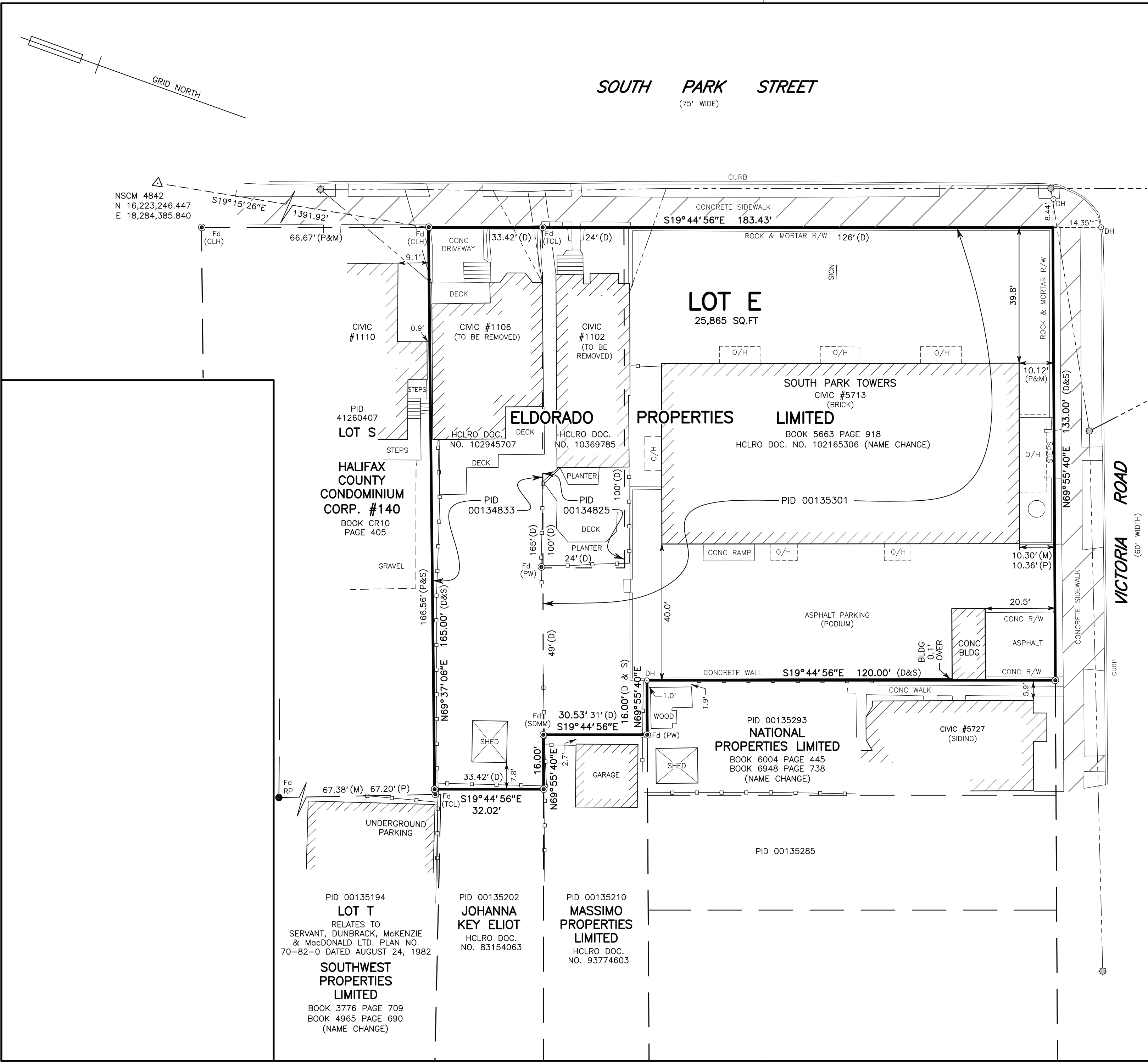
- NOTES:**
- ELEVATIONS ARE BASED ON CANADIAN GEODETIC VERTICAL DATUM AND REFER TO NOVA SCOTIA COORDINATE MONUMENT No. ; ELEVATION = FEET.
 - FIELD WORK WAS CONDUCTED DURING THE PERIOD OF APRIL 20-28, 2015.
 - BOUNDARIES ARE BASED ON FIELD SURVEY.
 - CAUTION:** DIGITAL DATA BASED ON THIS SURVEY MUST BE USED IN CONJUNCTION WITH THIS PLAN. USERS ARE ADVISED TO CONFIRM THE ACCURACY OF DIGITAL INFORMATION NOT EXPRESSLY INDICATED HEREON.
 - CAUTION:** SERVICE INFORMATION SHOWN HEREON WAS COMPILED FROM FIELD SURVEY AND DATA OBTAINED FROM VARIOUS UTILITY OPERATORS. THE EXACT LOCATION OF UNDERGROUND SERVICES IS NOT CONFIRMED. CONTACT SHOULD BE MADE WITH ALL UTILITY OPERATORS RELATING TO THE CONFIRMATION OF THE SERVICES SHOWN HEREON AND FOR OTHER SERVICES WHICH MAY EXIST BEFORE CONSTRUCTION COMMENCES.



SITE PLAN
LANDS CONVEYED TO
ELDORADO PROPERTIES LTD.
5713 VICTORIA ROAD & 1102-1106 SOUTH PARK STREET
HALIFAX, HALIFAX COUNTY, NOVA SCOTIA

SDMM
Servant, Dunbrack, McKenzie & MacDonald Ltd.
NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS
36 OLAND CRESCENT
BAYERS LAKE BUSINESS PARK
HALIFAX, NS B3S 1C6
PHONE: (902) 455-1537
FAX: (902) 455-8479
WEB: www.sdmm.ca

DATE: MAY 5, 2015
SCALE: 1" = 20'
FILE No. 1-1-89 (31016)



- LEGEND**
- PERIMETER OF LANDS SURVEYED
 - NSCM NOVA SCOTIA COORDINATE MONUMENT
 - SM SURVEY MARKER SET
 - RP ROCK POST
 - DH DRILLHOLE
 - UP UTILITY POLE
 - Fd FOUND
 - HCLRO HALIFAX COUNTY LAND REGISTRATION OFFICE
 - PID PARCEL IDENTIFICATION NUMBER
 - O/H OVERHANG
 - R/W RETAINING WALL
 - CONC CONCRETE
 - BLDG BUILDING
 - SQ.FT SQUARE FEET
 - (TCL) THOMPSON CONN LIMITED
 - (CLH) CONN, LORD AND HUMPHREYS SURVEYS LTD.
 - (PW) PAUL WENDT, NSLS
 - (D);(P);(M);(S) DEED; PLAN; MEASURED; SET
 - WF WOOD FENCE
 - OW OVERHEAD WIRES

BEARINGS REFER TO ZONE 5, CENTRAL MERIDIAN 64°30' WEST, OF THE NOVA SCOTIA 3°MTM PROJECTION OF ATS77 DATUM AND ARE DERIVED FROM GNSS OBSERVATIONS RELATED TO MONUMENT No. 4842 (1979 VALUES).

GRID DISTANCES ARE SHOWN WITH A SCALE FACTOR OF 0.999965 APPLIED.

FIELD SURVEYS WERE CARRIED OUT DURING THE PERIOD FEBRUARY 19, 2015 TO MAY 7, 2015 AND HAVE NOT BEEN ADJUSTED.

NOTES:

- IDENTIFIER 'LOT E' ORIGINATES ON THIS PLAN AND IS FOR IDENTIFICATION PURPOSES ONLY.

SURVEYOR'S CERTIFICATE

I, **KEVIN A. ROBB**, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision and that the survey and plan were made in accordance with the *Land Surveyors Act*, regulations and standards made thereunder.

Dated this 8th day of MAY, 2015

Kevin A. Robb, N.S.L.S.

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS

FOUNDED Originally Signed

KEVIN A. ROBB

633

MEMBER

PLAN OF SURVEY OF LOT E

CONSOLIDATION OF LANDS CONVEYED TO ELDORADO PROPERTIES LTD.

VICTORIA ROAD & SOUTH PARK STREET

HALIFAX, HALIFAX COUNTY, NOVA SCOTIA

SDMM

Servant, Dunbrack, McKenzie & MacDonald Ltd.

NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS

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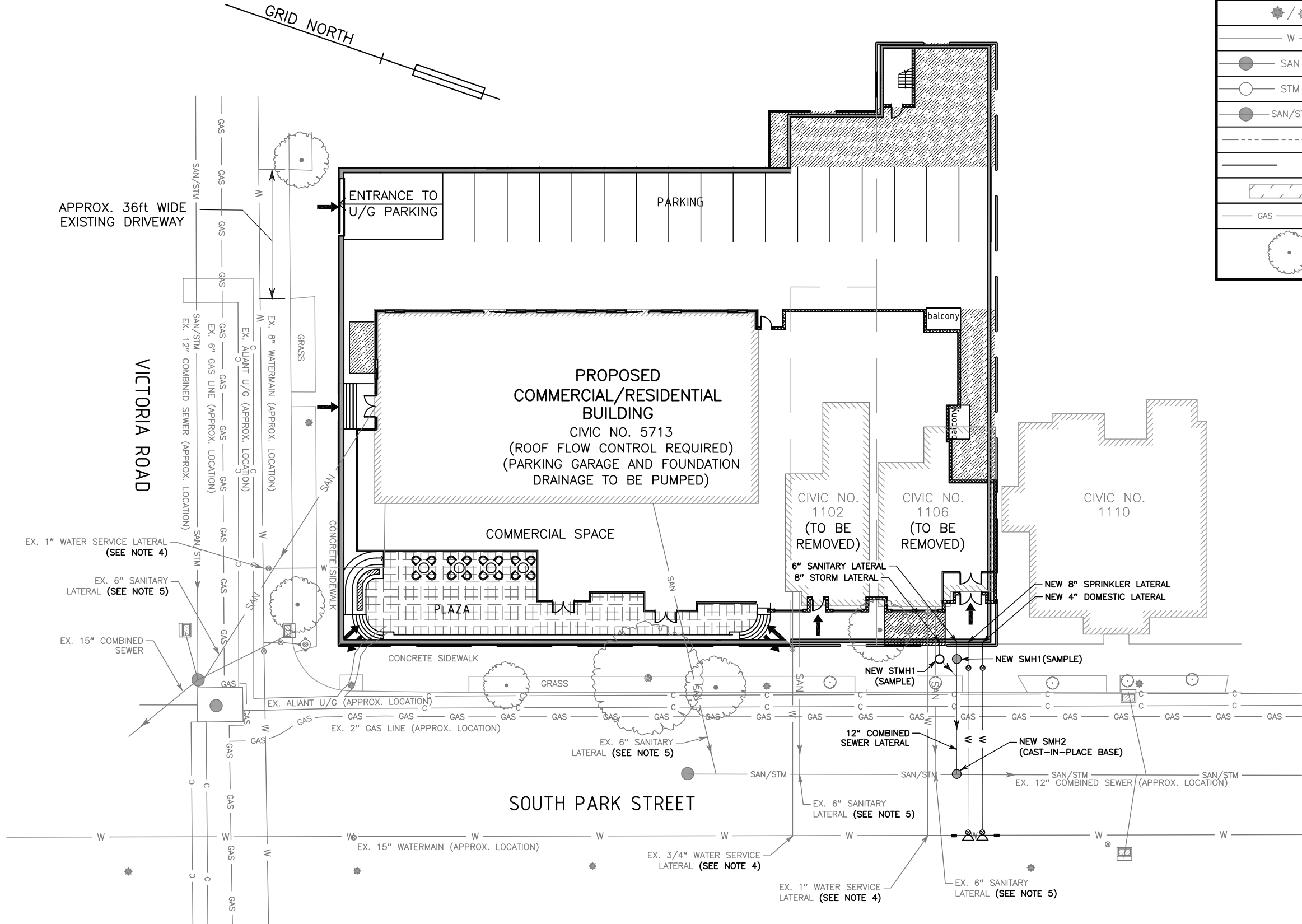
PHONE: (902) 455-1537
FAX: (902) 455-8479
WEB: www.sdmm.ca

DATE: MAY 8, 2015
SCALE: 1" = 20'
FILE No. 1-1-89 (31016)
PLAN No. 13-2426-0

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS

No. 93755

apulsifer / Jul 16, 2015, 07:27 / Z:\SDMM\31000-31999\31000\31023\Drawings\Engineering\Rev 1\31023 Servicing Schematic - Rev 1.dwg



LEGEND		
EXISTING		PROPOSED
	POWER POLE/LIGHT POLE	
	WATER MAIN/SERVICE	
	SANITARY MANHOLE & PIPE	
	STORM MANHOLE & PIPE	
	COMBINED SEWER	
	OVERHEAD WIRES	
	PROPERTY LINE/BOUNDARY	
	BUILDING	
	GAS LINE	
	TREE	

NOTES

- EXISTING WATER, STORM & SANITARY SEWER, U/G CONDUIT AND GAS UNDERGROUND PIPING BASED ON HRM GIS SEWER DATA AND HERITAGE GAS INFORMATION. CONTRACTOR TO VERIFY EXACT LOCATIONS AND ELEVATIONS IN THE FIELD.
- PROPERTY BOUNDARIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND ARE SUBJECT TO SURVEY.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NOVA SCOTIA REGULATIONS AND HRM BY-LAWS, HALIFAX WATER DESIGN AND CONSTRUCTION SPECIFICATIONS (LATEST EDITION) AND HRM MUNICIPAL SERVICE SYSTEM GUIDELINES "RED BOOK" (LATEST EDITION).
- CONTRACTOR TO DISCONNECT, PLUG AND ABANDON EXISTING WATER SERVICE LATERALS FOR CIVIC NOS. 5713 VICTORIA ROAD AND 1102-1106 SOUTH PARK STREET AT THE MAIN. CONTRACTOR TO REMOVE VALVE BOXES AND ABANDON VALVES AFTER THE LATERALS HAVE BEEN DISCONNECTED FROM MAIN.
- CONTRACTOR TO CAP AND ABANDON ALL EXISTING SEWER LATERALS FOR CIVIC NOS. 5713 VICTORIA ROAD AND 1102-1106 SOUTH PARK STREET AT THE MAIN.



SOUTH PARK TOWERS RENOVATION

SERVICING SCHEMATIC



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1102-1106 South Park St / 5713 Victoria Rd.

File No. 1-1-89 (31023)

1"=30'-0"
Jul 16, 2015

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Bylaw Review Calculations - 2-12 UNITS PER FLOOR
PROJECT NAME: SOUTH PARK TOWERS RENO - 1102-1106 South Park Street & 5713 Victoria Road, Halifax
PROJECT NUMBER: 1419
CLIENT: ELDORADO PROPERTIES (A Division of Northpoint Properties)

LEVEL	STUDIO	POP	LOS P/P (sf)	I BR	POP	LOS P/P (sf)	1BR +DEN	POP	LOS P/P (sf)	2BR	POP	LOS P/P (sf)	3 BR	POP	LOS P/P (sf)	TOTAL POP	TOTAL OS REQ'D (sf)	LOS REQ'D (sf)	TOTAL UNITS	GROSS BUILDING AREA (sf)	EXISTING UNIT SIZE >800 sf	NEW UNIT SIZE >800 sf	EXISTING UNIT SIZE <800 sf	NEW UNIT SIZE <800 sf
ROOF																								
9		1	70		2	70		2	70		3	100	2	4	100	8	960	800	2	5670		2		
8		1	70	5	2	70		2	70	6	3	100		4	100	28	2960	2500	11	9550	4	2	3	2
7		1	70	5	2	70		2	70	6	3	100		4	100	28	2960	2500	11	9550	4	2	3	2
6		1	70	5	2	70		2	70	6	3	100		4	100	28	2960	2500	11	9550	4	2	3	2
5		1	70	5	2	70		2	70	6	3	100		4	100	28	2960	2500	11	9550	4	2	3	2
4		1	70	5	2	70		2	70	6	3	100		4	100	28	2960	2500	11	9550	4	2	3	2
3		1	70	6	2	70		2	70	6	3	100		4	100	30	3120	2640	12	10370	4	1	3	4
2		1	70	6	2	70		2	70	6	3	100		5	100	30	3120	2640	12	10370	4	1	3	4
1	1	1	70	5	2	70		2	70		3	100		4	100	11	880	770	6	13300			2	3
1	(COMMERCIAL/RETAIL)																			5600				
P1	(PARKING GARAGE)																			26650				

TOTALS	1			42						42			2			219	22,880	19,350	87	119710	28	14	23	21
1%48%48%2%																					42		44	
NET SITE AREA sf									25865		25,865													
STREET ALLOWANCES: (sf)																								
SOUTH PARK ST FRONTAGE								183.43		x		30		5,503										
VICTORIA RD FRONTAGE								133		x		30		3,990										
STREET CORNER								30		x		30		900										
GROSS SITE AREA (sf)																					36,258			
ALLOWABLE POPULATION DE @ ##### (ppa)																					208			
PROPOSED BUILDING DENSITY																					219			
POPULATION SURPLUS / (DEFICIT)																					-11			
PROJECT DENSITY (ppa)																					263			
PERCENTAGE OF ALLOWABLE DENSITY																					105.29%			

TOTAL OPEN SPACE REQUIRED (sf)																					22,880			
TOTAL LANDSCAPED OPEN SPACE REQUIRED (sf)																					19,350			
BUILDING FOOTPRINT AREA (sf)																					13,300			
DRIVEWAY/RAMP/PARKING AREA (sf)																					7,388			
INTERNAL RECREATION SPACE PROVIDED (																					1,890			
LANDSCAPED OPEN SPACE PROVIDED (sf)								- ON SITE		5,190														
								- GREEN ROOF		5,188														
								- TENANT DECKS		1,090														
OPEN SPACE SURPLUS / (DEFICIT) (sf)																					-9,522			
LANDSCAPED SPACE SURPLUS / (DEFICIT) (																					-8,972			
TOTAL OPEN SPACE PROVIDED (sf)																					13,358			
TOTAL PERCENTAGE OF REQUIRED OPEN SPACE (sf)																					58.38%			

PARKING SPACES PROVIDED FOR TENANTS INT/EXT 48 / 17																					65			
PARKING SPACES REQUIRED @ 100% for >800 sf units / 50% for 42 / 44																					64			
PARKING SPACE BICYCLE CREDIT 43 BICYCLE SPACES -- 35 CLASS A SPACES / 8 CLASS B S																					2			
PARKING SPACE SURPLUS / (DEFICIT)																					3			
PERCENTAGE OF TOTAL SPACES REQUIRED																					104.69%			
PARKING SPACES PROVIDED FOR RETAIL INT/EXT 0 / 0								0																

TOTAL COMMERCIAL AREA (sf)																					5,600			
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COMPLIANCE WITH R3 ANGLE CONTROLS																					NO			
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SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

STATISTICS

CONCEPT

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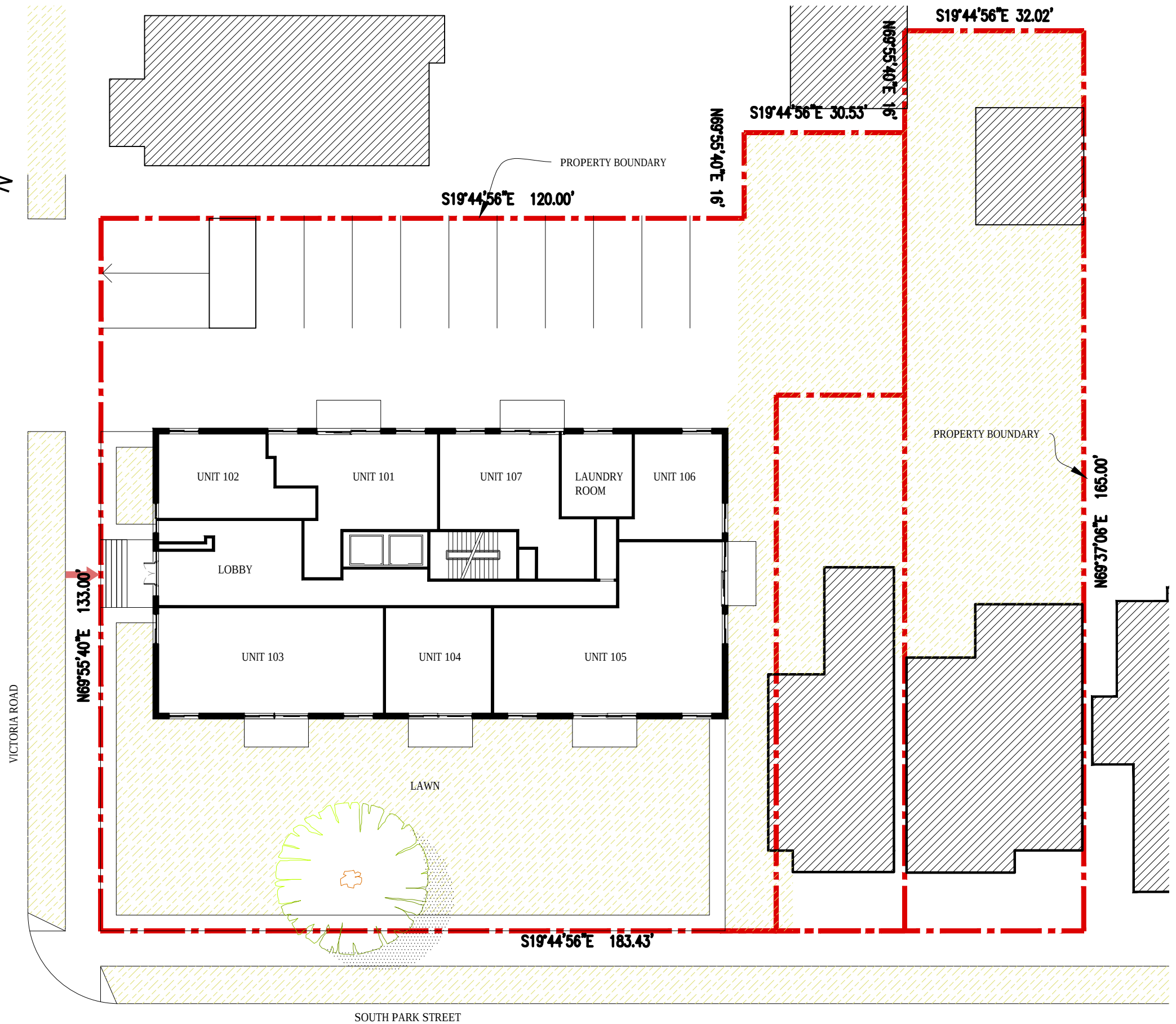
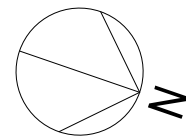


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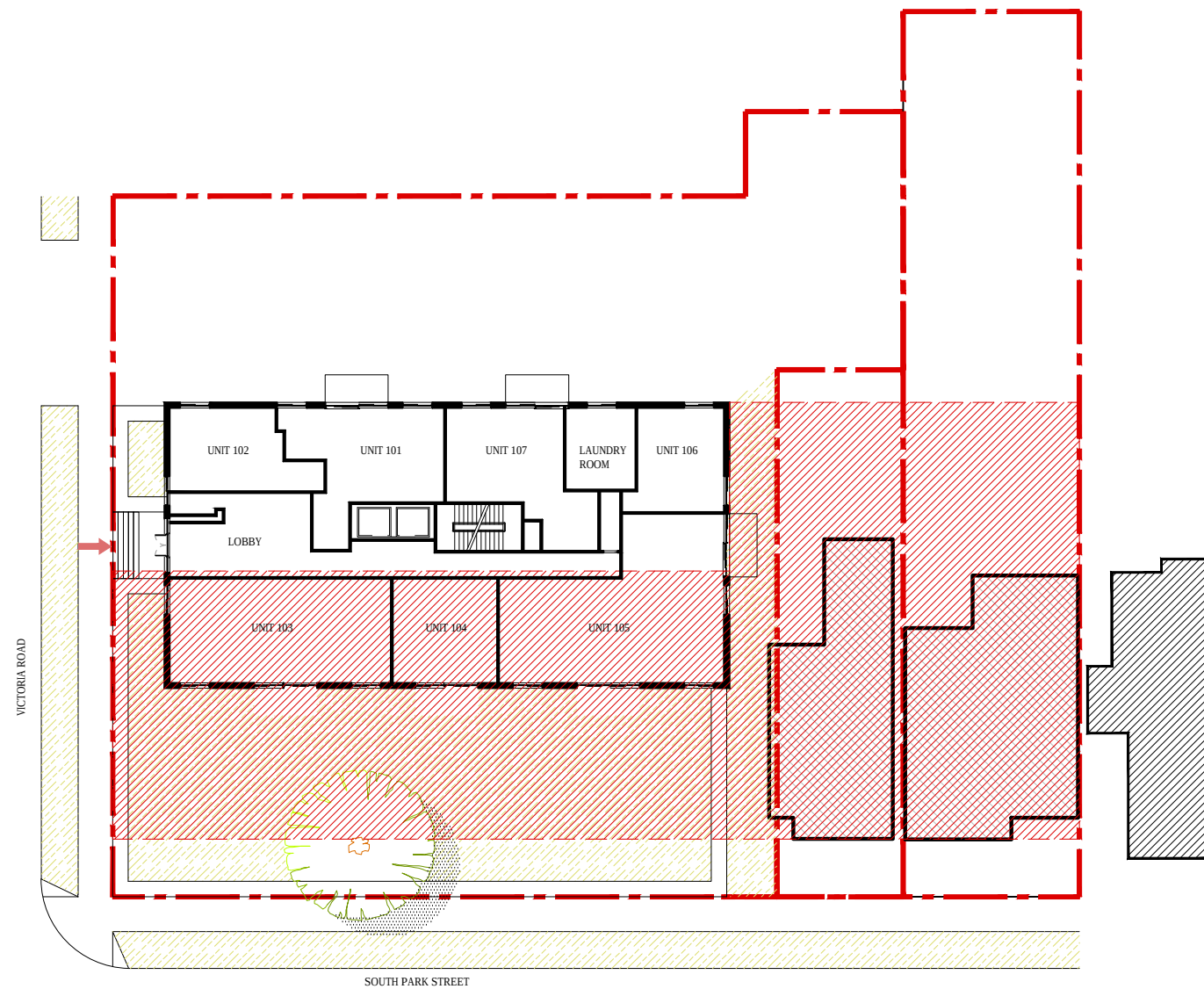
1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

EXISTING GROUND FLOOR PLAN

CONCEPT

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1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

AREA OF IMPACT

CONCEPT



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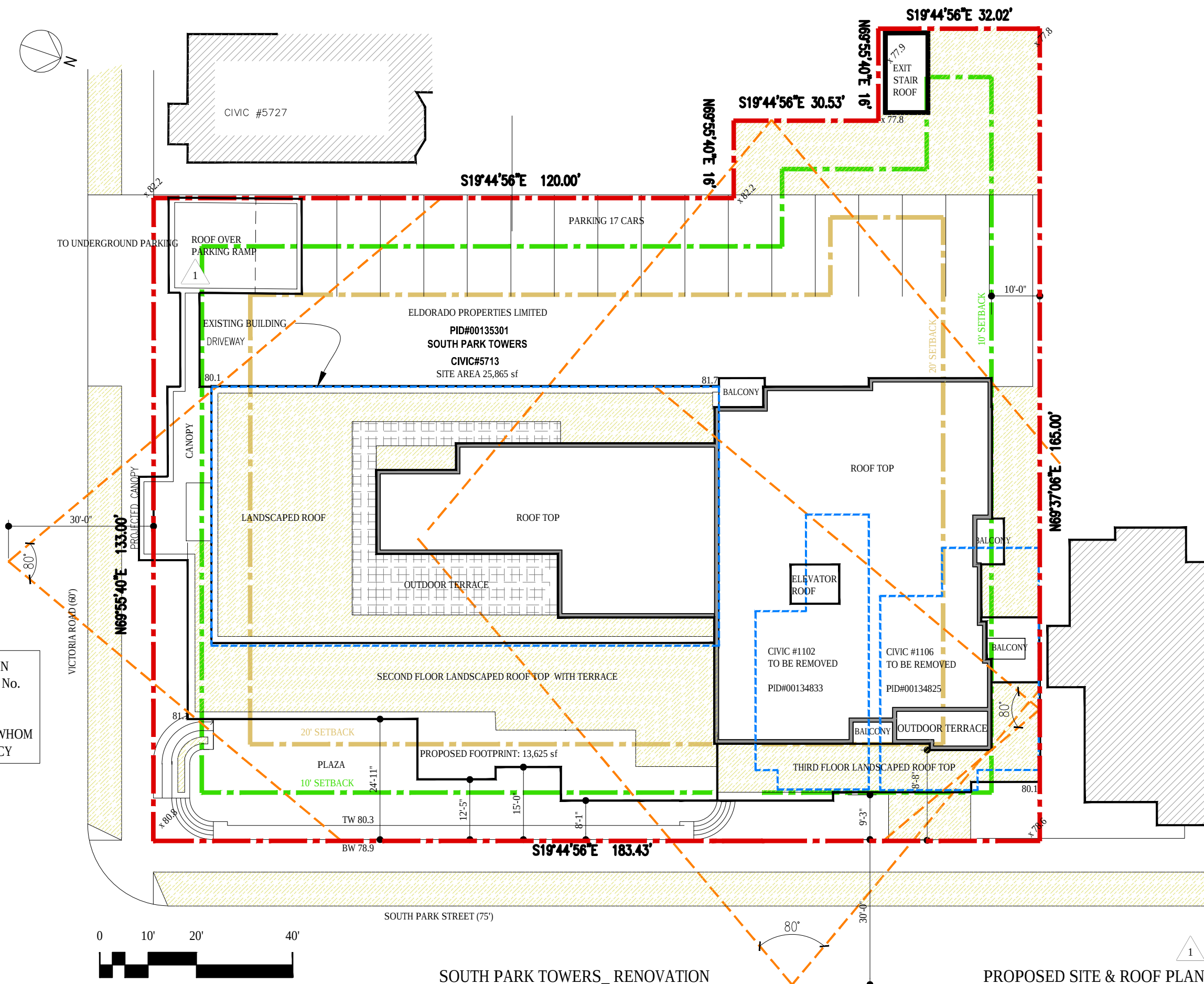
SITE BOUNDARY INFORMATION TAKEN
FROM PLAN OF SURVEY LOT E, PLAN No.
13-2426-0 DATED 8TH OF MAY, 2015
PREPARED BY SERVANT DUNBRACK
McKENZIE & MacDONALD LTD. WITH WHOM
REST RESPONSIBILITY FOR ACCURACY

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SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

PROPOSED SITE & ROOF PLAN

CONCEPT

Details, specifications, terms and conditions are subject to change without notice.
Actual suite area may vary from that shown on floorplan - to be determined by final survey.

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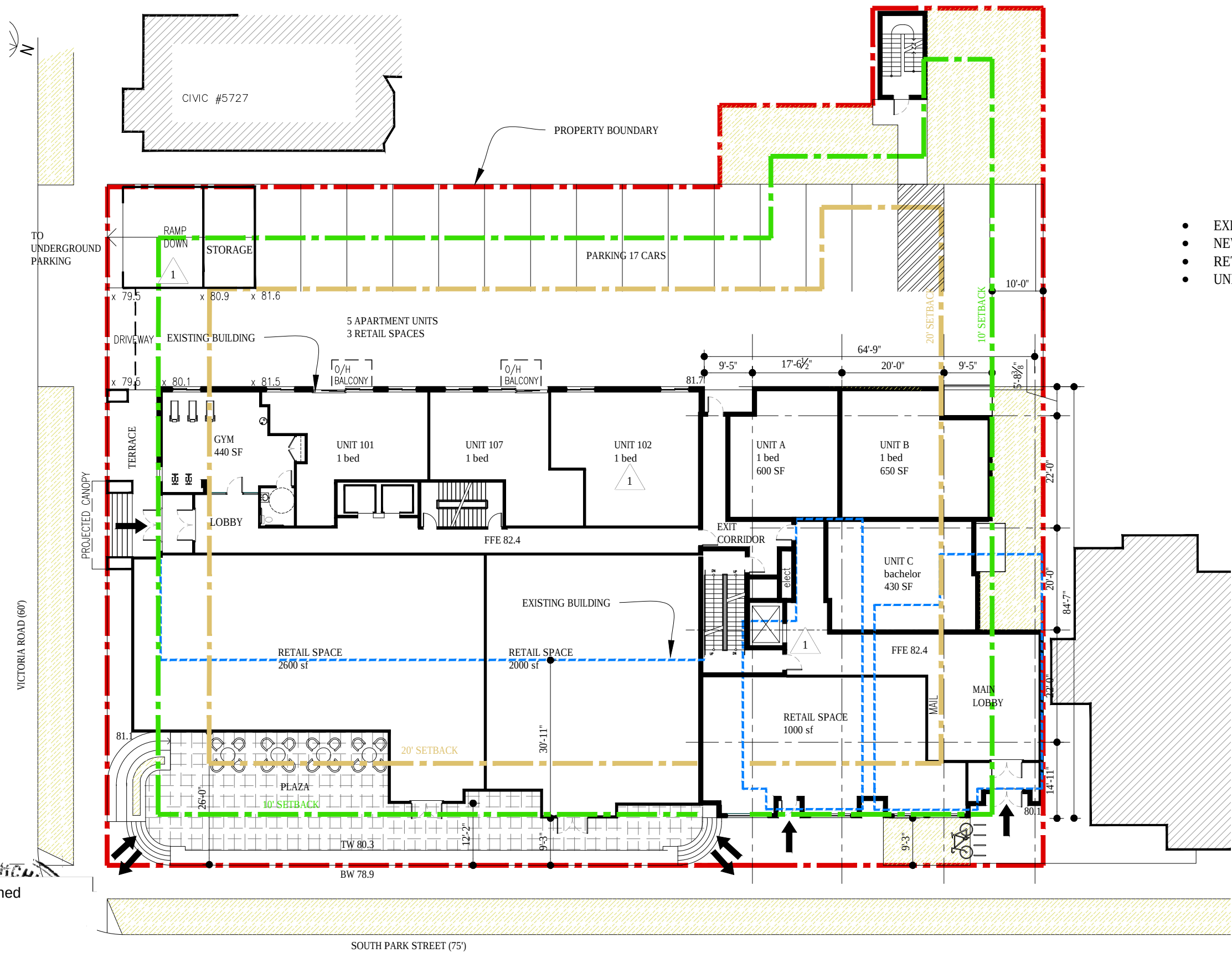
1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

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- EXISTING GROUND FLOOR GFA - 5,800 SF
- NEW GROUND FLOOR GFA - 13,300 SF
- RETAIL - 5600 SF
- UNITS - 6

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SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

PROPOSED GROUND FLOOR PLAN

1

CONCEPT

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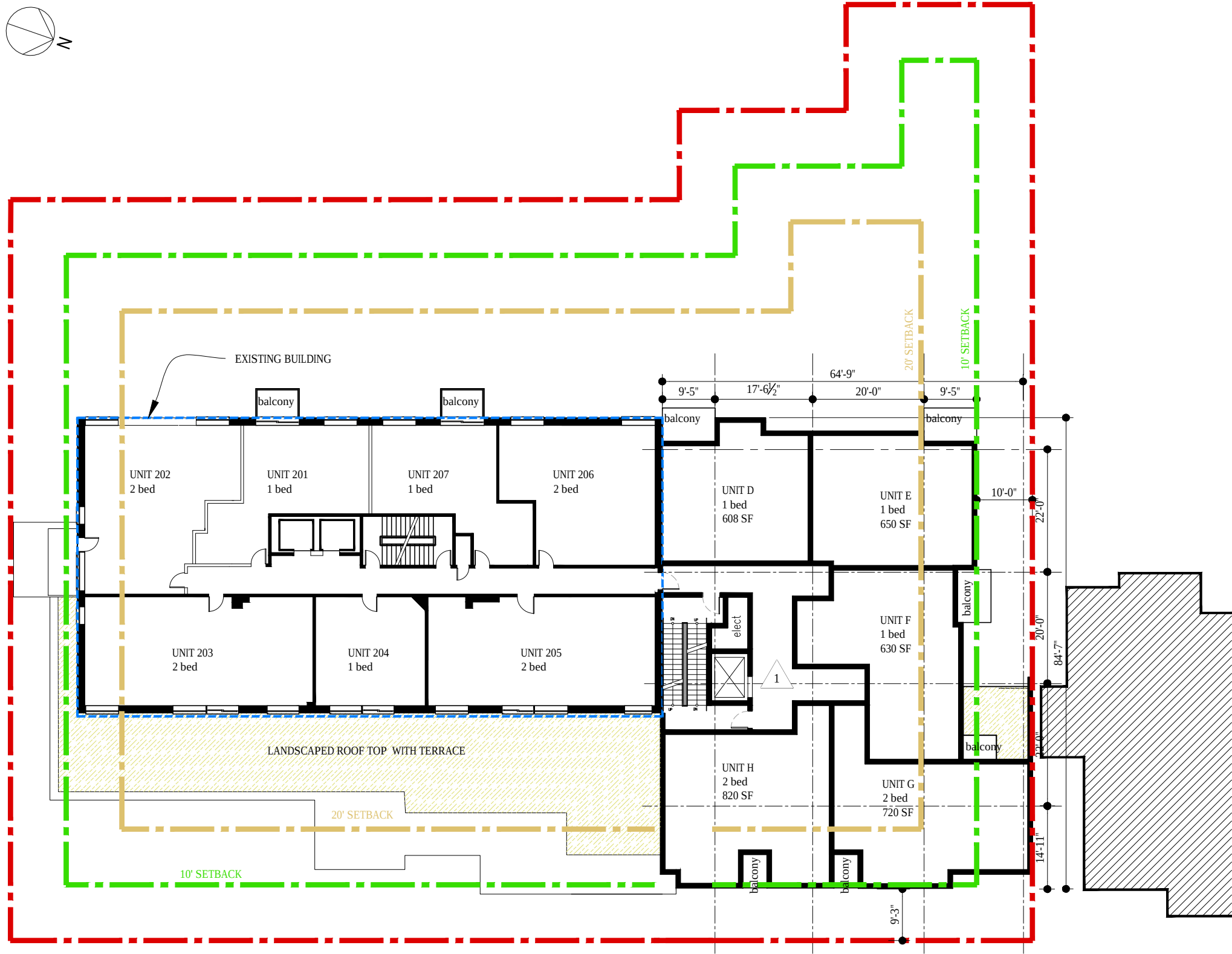


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- EXISTING SECOND FLOOR GFA - 5,565 SF
- NEW SECOND FLOOR GFA - 10,370 SF
- UNITS - 12

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SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

PROPOSED SECOND FLOOR PLAN

CONCEPT

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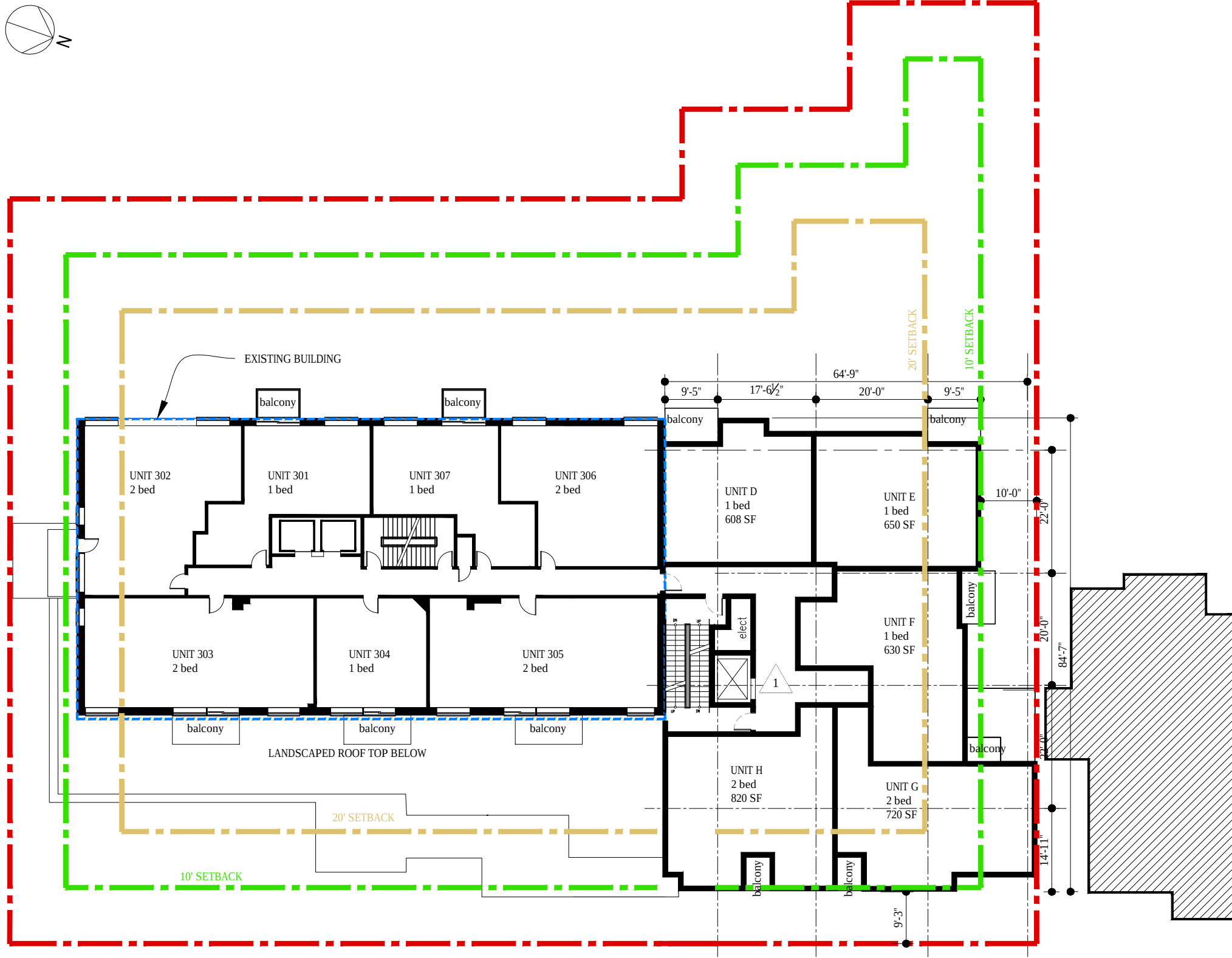


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- EXISTING THIRD FLOOR GFA - 5,565 SF
- NEW THIRD FLOOR GFA - 10,370 SF
- UNITS - 12

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SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

PROPOSED THIRD FLOOR PLAN

CONCEPT
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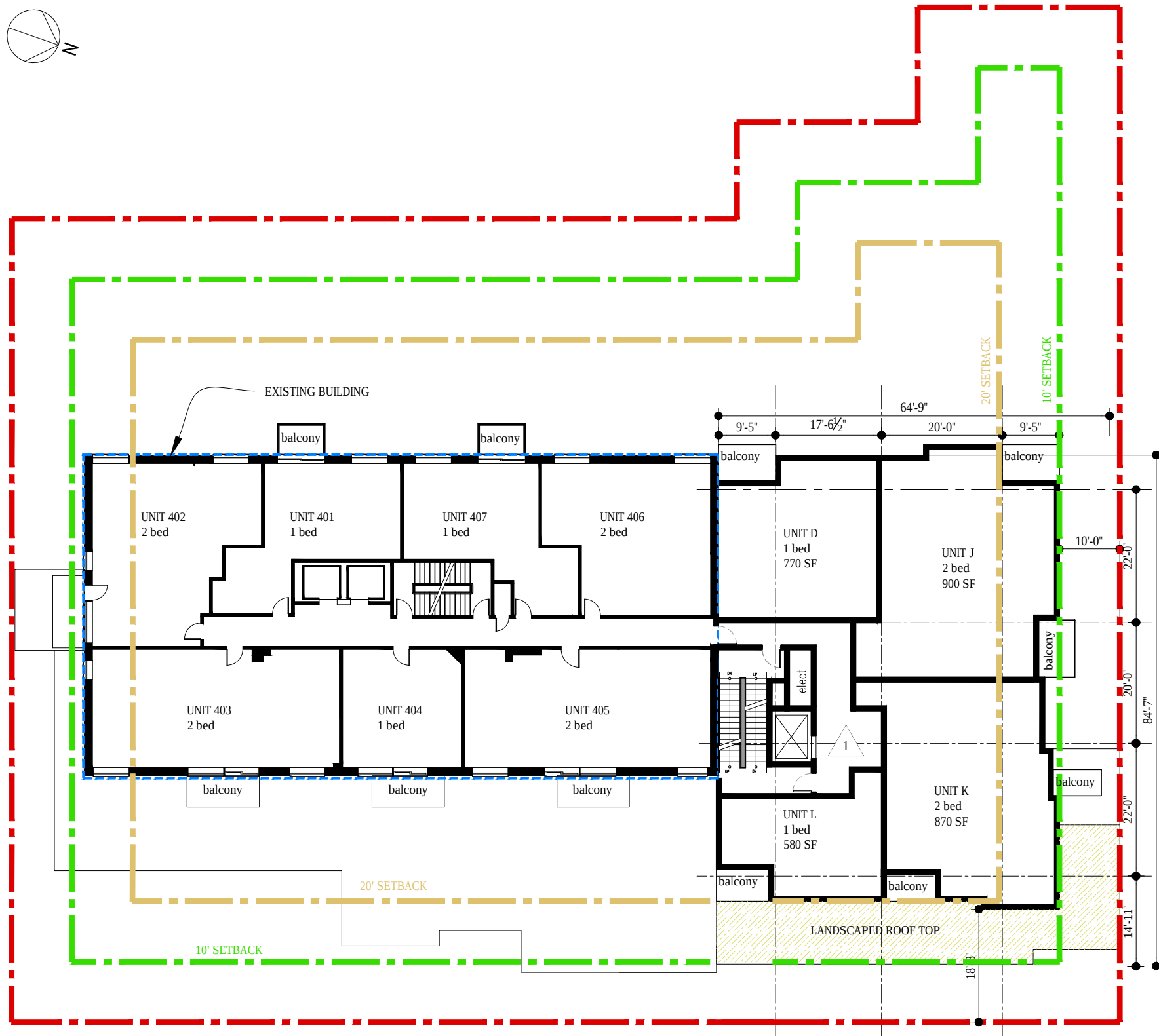
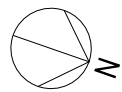
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- EXISTING 4th FLOOR GFA - 5,565 SF
- NEW 4th FLOOR GFA - 9,550 SF

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SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

PROPOSED 4-8 FLOOR PLAN

1

CONCEPT

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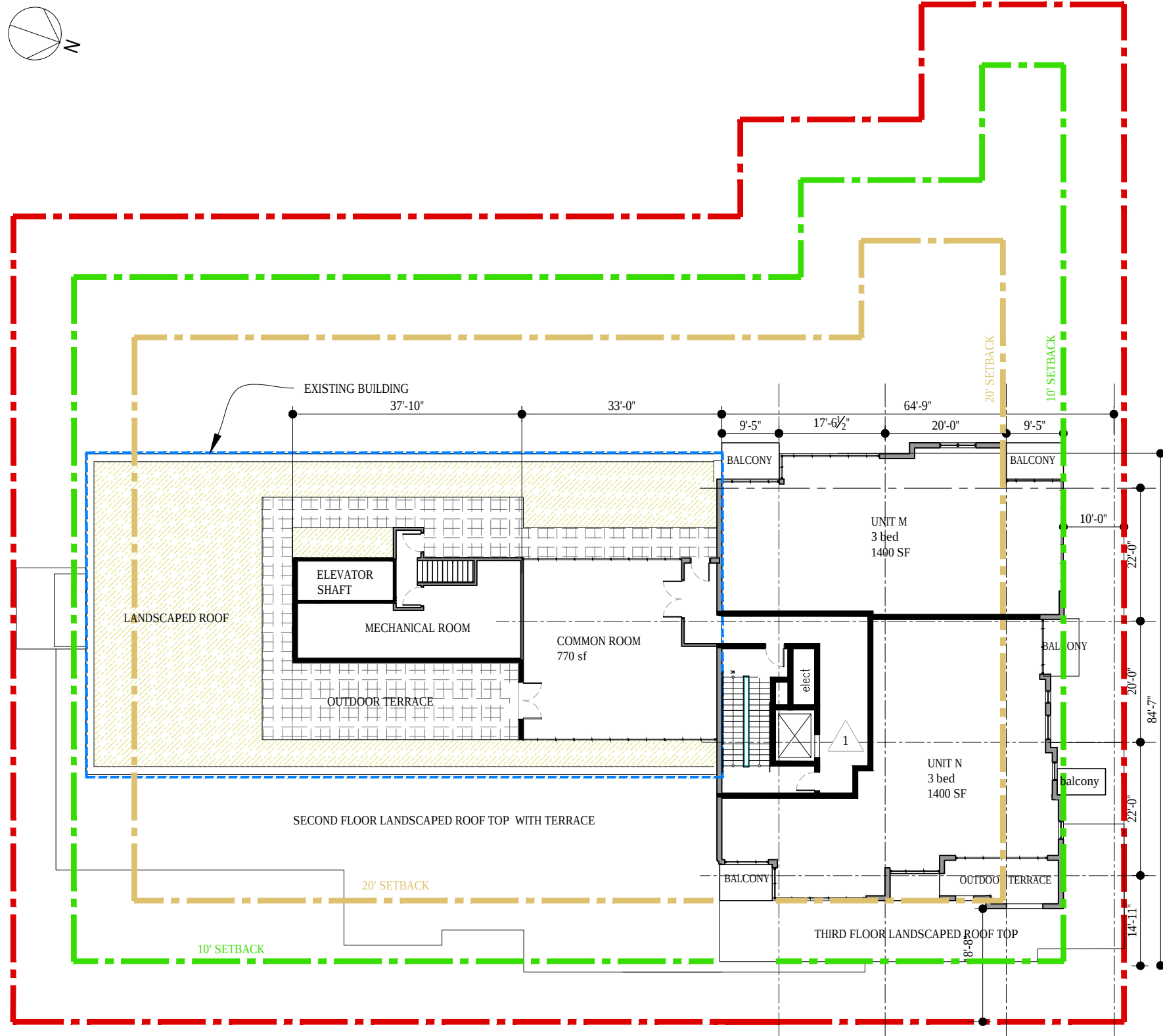


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- EXISTING 9 FLOOR GFA - 660 SF
- NEW 9 FLOOR GFA - 5,670 SF

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SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

PROPOSED 9 FLOOR PLAN

1

CONCEPT

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SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

EAST ELEVATION

CONCEPT

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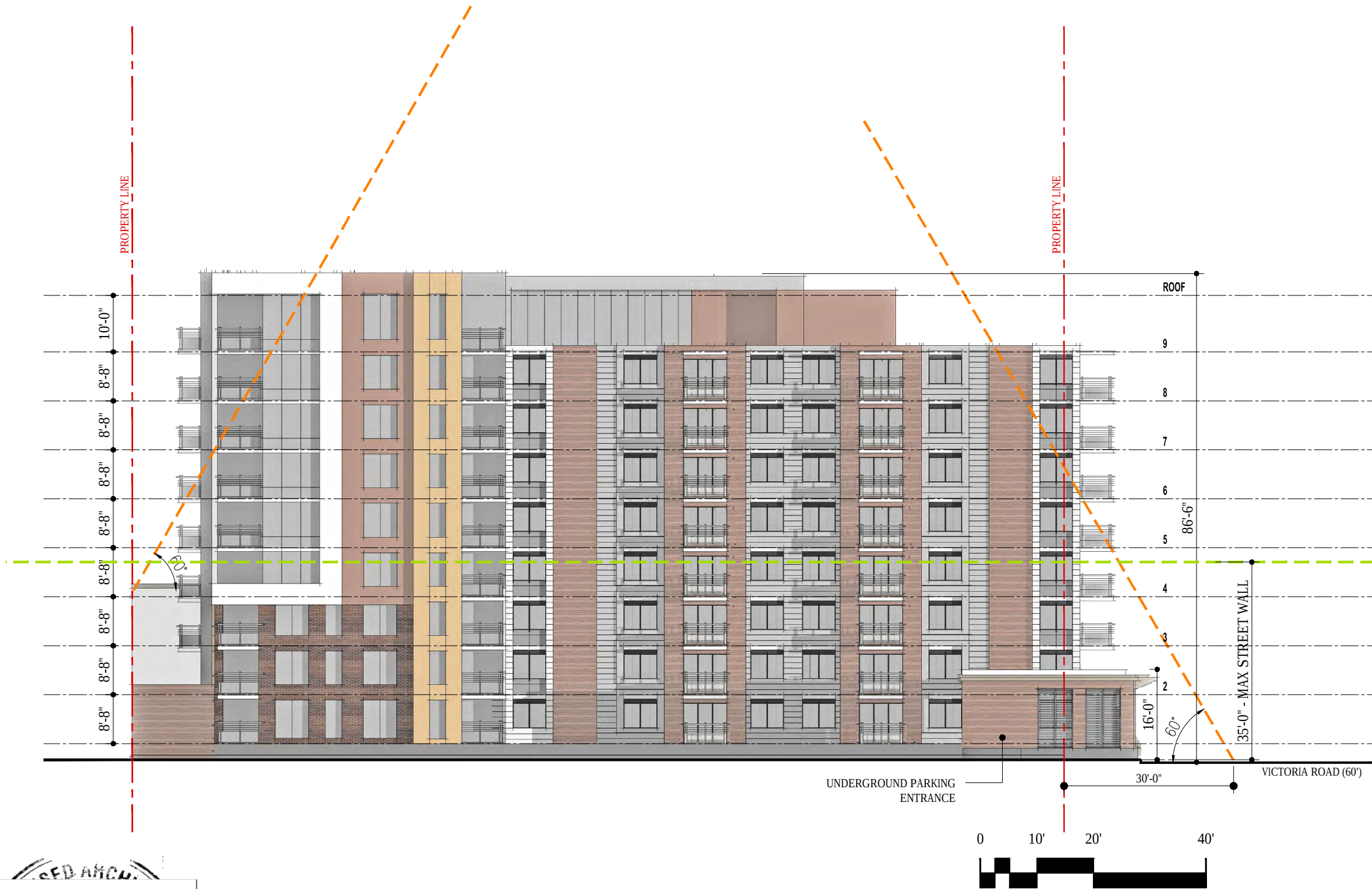


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WEST ELEVATION

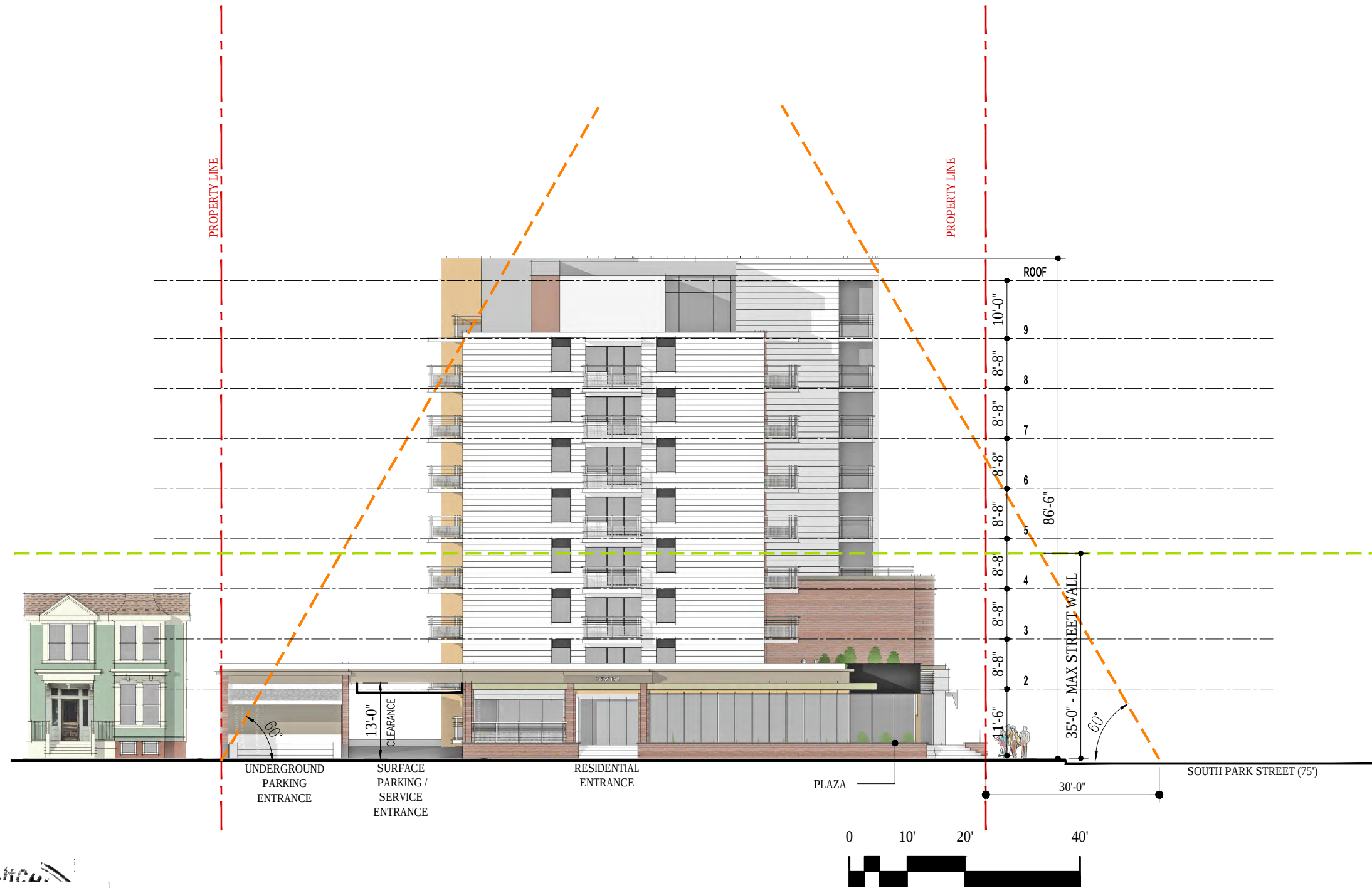
1

CONCEPT

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SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

SOUTH ELEVATION

1

CONCEPT

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Jan 2018



Kassner Goodspeed Architects Ltd.

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NS ASSOCIATION OF ARCHITECTS



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SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

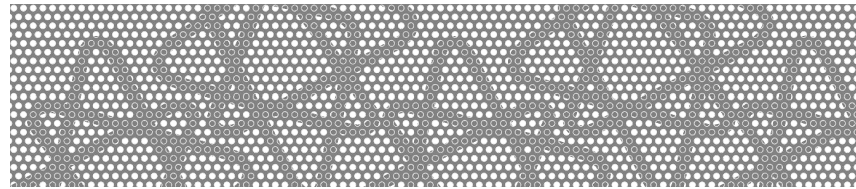
NORTH ELEVATION

1

CONCEPT

Details, specifications, terms and conditions are subject to change without notice.
Actual suite area may vary from that shown on floorplan - to be determined by final survey.

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PERFORATED AC PANEL
CUSTOM PATTERN BASED ON CORPORATE LOGO



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SOUTH PARK TOWERS_ RENOVATION

5713 VICTORIA RD., HALIFAX, NS

VICTORIA RD VIEW

ARTISTIC RENDERING

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SOUTH PARK ST - VICTORIA RD VIEW

ARTISTIC RENDERING

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SOUTH PARK TOWERS_ RENOVATION

5713 VICTORIA RD., HALIFAX, NS

SOUTH PARK ST VIEW

ARTISTIC RENDERING

1

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REAR VIEW

ARTISTIC RENDERING

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