

PLANNING APPLICATION FORM

- Part 1: Applicant Information
- Part 2: Application Details
- Part 3: Supporting Information Requirements
- Part 4: Fees

PART 1: APPLICANT INFORMATION

Registered Property Owner(s): Nick I. Holdings Ltd.		
Mailing Address: (1) [REDACTED]		
E-mail Address: (1) [REDACTED]		
Phone: (1) [REDACTED]	Cell:	Fax:
Applicant?* <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Consultant: Breakhouse Architecture		
Mailing Address: 1096 Marginal Rd		
E-mail Address: [REDACTED]		
Phone: [REDACTED]	Cell: [REDACTED]	Fax:
Applicant?* <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No vincent van den brink on behalf of David Wex: Urban Capital		

*indicates who the applicant of record is and who the contact is for the municipality

I certify that I am submitting this application, including all of the required supporting information, for approval with the consent of the owner(s) of the subject property(s). The owner(s) has/have seen the proposal and have authorized me to act as the applicant for this planning application. * My identification as the applicant means that I am the primary contact with HRM in all matters pertaining to this application.

I understand that all studies or reports submitted in support of this application are public. Once it has been determined that these documents are complete in both the comprehensiveness of the data used and that the analysis methodology is in accordance with the standards set out in the Planning Act, I agree to release to the public for inspection. Upon request by HRM, I agree to provide additional information as may be necessary.

Original Signed

December 04, 2019

Application Date

All applications must include the written consent of all registered owners of the subject lands, contain complete and accurate information, and include the appropriate fees. **Incomplete applications will not be processed - applications cannot be processed unless all required information has been provided.**

PART 2: APPLICATION DETAILS

Type of planning application: (please check all that apply)

- Land Use By-law Map Amendment (Rezoning): _____ Zone to _____ Zone
- Land Use By-law Text Amendment
- Development Agreement
- Development Agreement Amendment

PROJECT INFORMATION

Attach detailed written description/letter of proposed use/development			
Existing Land Use(s)	C2		
Existing Residential Units	2	Existing Commercial Floor Area	N.A.
Proposed Land Use(s)	Mixed-Use Residential and Commercial		
Proposed Number of Residential Units	70	Proposed Gross Commercial Floor Area	69,866
Gross Floor Area of Other Land Uses (ie. industrial, institutional)			
Number of Proposed Residential Units by Type	Studio:	1-bedroom: 10	2+ bedrooms: 60
Proposed Maximum Height (in floors and metres)	8 Floors	Number of Buildings Proposed	1
Sanitary Service Type	Halifax	Water Service Type	Halifax Water
Total # of Proposed Parking Spaces:	Vehicle Spaces Indoor: 41	Vehicle Spaces Outdoor: 0	

PROPERTY INFORMATION & ENCUMBRANCES

PID	Civic Address	Owner(s) Name
00127530		Nick I. Holdings Ltd.
00127548		Nick I. Holdings Ltd.
00127522		Nick I. Holdings Ltd.
00127555		Nick I. Holdings Ltd.

Are there any easements, restrictive covenants or other encumbrances affecting the subject land(s)?

Yes No If Yes, attach details (ie deeds, instruments etc)

HERITAGE

Is this a registered Heritage Property? <input type="checkbox"/> Municipal <input type="checkbox"/> Provincial <input type="checkbox"/> Federal <input checked="" type="checkbox"/> No	Does this property abut a registered Heritage Property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are you aware if the site contains any of the following cultural/heritage resources? <input type="checkbox"/> archaeological sites or resources <input type="checkbox"/> buildings, structures, and landscape features of historical significance or value <input type="checkbox"/> cemeteries or known burials	
If yes to any of the above, please provide details of any cultural or heritage resources in the written project description as required under 'Project Information' above	

Part 3: SUPPORTING INFORMATION REQUIREMENTS

Applicants are required to meet with staff before submitting an application.

1. Please contact Planning & Development to arrange of meeting with a planner.
2. Staff will review your request, confirm whether or not planning policies enable you to submit an application, and identify all supporting information requirements.
3. After receiving your application, staff will review it for completeness and advise if any further information is required.

Information Required for ALL APPLICATIONS.

- 1 copy - a written Project/Design rationale (explain the proposal and how it satisfies applicable Municipal Planning Strategy policy & relates to adjacent lands)
- 1 copy - Detailed Site and Floor Plans (*see note 1*)
- electronic versions of all information consolidated in PDF, MS Word or other specified file format

Other Required Information

Planning staff will advise which items from the following list are required as part of the application, depending on the application nature and scale. Please consult with staff before submitting your application. The need for additional information or printed copies beyond the material listed here may be identified as the application progresses through the review process.

- Latest survey plan (where available)
- Preliminary landscape plan (*note 2*)
- Design rationale (*note 3*)
- Building drawings (*note 4*)
- Application summary table (*note 5*)
- Context map (*note 6*)
- Traffic Impact Statement or Study (*note 7*)
- Shadow study (*note 8*)
- Wind impact assessment or analysis with mitigation strategy (*note 8*)
- Servicing schematic, if serviced by central sanitary, storm sewer or water systems (*note 9*)
- Legal description of property (development agreements only)
- Aerial photograph(s)
- Preliminary stormwater management plan (*note 10*)
- Building / site signage plan
- Building / site lighting plan
- Material board (*note 11*)
- Projected population density (must include calculations in accordance with applicable land use by-law)
- On-site sewage disposal system details
- Colour perspective drawings, showing proposed development and existing development from pedestrian perspectives
- Electronic Sketchup model of the proposal
- Groundwater assessment (Level 1 or 2 as required)
- Heritage impact statement (where a registered heritage property is part of development site)
- Environmental assessment (for contaminated sites)
- Large format versions of any drawings
- Any other information as deemed required by HRM _____
- Electronic versions of required materials consolidated in PDF, MS Word or other specified file format

DRAWING STANDARDS

Plans must be prepared by the appropriate qualified professionals (i.e., engineer, architect, landscape architect, surveyor, etc.) who are members in good standing with their professional associations, and are to be based on the best available and most current mapping or aerial photos. All plans are to be scalable, include a north arrow, scale, legend, and drawing/ revision dates. The type of plan (e.g. "Site Plan") must appear in a title block in the lower right portion of the drawing. Site plans, context plans, and landscape plans should be submitted in metric of a legible scale appropriate to the size of the development while imperial scaled plans shall be accepted only for building drawings, elevations, and floorplans

NOTE 1 *Detailed Site/Floor Plans*

The site plan must be at an appropriate scale and print format, and must include:

- Dimensions and area of all subject lands based on the most recent surveys and legal descriptions
- Location and names of all existing and proposed streets, registered easements, and rights-of-way,
- A key plan, compass rose, scale, property identification (PID #, lot number, and/or civic number), and name of property owner, in addition to the date and version number of the plans
- For developments involving new street construction, the same information required in the *Regional Subdivision By-law* (section 94) for Concept Plans
- The location of any municipal service boundary on the site (if applicable)
- Locations of surrounding curbs, sidewalks, and property lines
- The footprint and area of proposed buildings, setbacks from all property boundaries, and the location of any existing buildings or structures to be retained or demolished
- Existing and proposed grades and spot elevations at all building corners; (or a separate grading plan)
- Driveway locations, landscaping, bike parking, and surface parking areas
- Surface type (e.g. asphalt, gravel, sod, woodland etc.) and areas of existing vegetation to be retained
- Proposed ground sign locations

NOTE 2 *Preliminary Landscape Plan*

The preliminary landscape plan must be prepared by a Landscape Architect and provide details on:

- General description of type and location of hard and soft surface materials
- Location, size and species of existing trees (for sites in Urban Service boundary)
- Delineation of areas of existing trees to be retained
- Description or details of proposed method(s) of tree protection
- General description of proposed plant material (e.g. deciduous trees, coniferous shrubs, sod) graphically shown on the plan
- General location and type of fencing, retaining walls and site furnishings

NOTE 3 *Design Rationale*

A submission prepared by the project architect showing the consideration given to existing site conditions, topography, adjacent uses/buildings, creating a sense of place, unique natural features, heritage, etc. which resulted in the proposed site design choices.

NOTE 4 *Building Drawings*

Building drawings must be prepared by a qualified professional and include the following details:

- Height and number of storeys
- Location and measurements of all setbacks at grade and all setbacks of upper floors

- Building materials and colours
- Pattern and size of windows
- Roof lines
- Angle controls (if applicable)
- View plane locations, where applicable
- Signage (if applicable)
- Elevation drawing of each building face
- Floor Plans with uses labelled, location, type & number of unit with uses labelled, dimensioned, and areas calculated

NOTE 5 ***Application Summary Table***

A table indicating a summary of quantitative data for the project potentially inclusive of but not limited to the number of residential units broken down by their bedroom count, total commercial gross floor area, total residential gross floor area, total building gross floor area, property area, lot coverage, project floor area ratio, landscape open space, interior amenity space, vehicle parking, and bicycle parking.

NOTE 6 ***Context Map***

A plan which shows the immediate context of the development site inclusive of development on adjacent lots labeled with the use and height (in storeys) of the buildings, names/addresses of existing or approved surrounding buildings, surrounding streets, registered easements, and rights-of-way, and any natural features such as lakes, rivers, ocean, ravines, etc.

NOTE 7 ***Traffic Impact Statement/Study***

The traffic impact statement/study must be prepared and stamped by a Professional Engineer in accordance with the current version of HRM's *Guidelines for the Preparation of Transportation Impact Studies*. These studies may require input from the NS Department of Transportation and Infrastructure Renewal. Copies of these requirements are available upon request.

NOTE 8 ***Micro Climate Conditions***

- Shadow Study which evaluates the shadow impact for various times during the day on each of the following dates: March 21, June 21, September 21 & December 21
- Wind Assessment Study/Model and a Mitigation Strategy which predicts wind impacts and advises of methods to reduce such impacts.

NOTE 9 Schematics

The Preliminary Servicing Plans must be prepared by a Professional Engineer in accordance with the *Regional Subdivision By-law, Municipal Design Guidelines, and Streets By-law* and must contain at a minimum:

For Development not requiring street construction:

- Lot layout and building footprint
- Preliminary lot grading showing grading/drainage directions (general intent)
- Driveway location(s) including dimensions as per the *Streets By-law*
- Sewer lateral locations including size
- Water lateral locations including size
- Existing trunk services that will service the property
- Preliminary sanitary flow calculations
- Preliminary storm flow calculations (pre and post development)

For Development requiring street construction:

- Proposed street and lot layout
- Proposed central services size and location & direction of flow (water, sanitary and storm)
- Proposed forcemain and pumping station locations (if required)
- Existing trunk services that will service the project
- Existing street network abutting the project
- Preliminary lot grading showing grading/drainage directions (general intent)
- Preliminary sanitary flow calculations
- Preliminary storm flow calculations (pre and post development)

The level of detail shown on servicing schematics must be relative to the scale of the development. The above represents minimum standards acceptable for typical planning applications. Any requested variances from the requirements of the *Municipal Design Guidelines* or *Streets By-law* must be identified and explained.

NOTE 10 Preliminary Stormwater Management Plan/Drainage Plan

These plans must be prepared and stamped by a Professional Engineer in accordance with the *Municipal Service Systems Design Guidelines*, any applicable provincial requirements, and HRM's *Regional Subdivision By-law*.

NOTE 11 Material Board

A board 11x17 in size including samples (or, where impractical, pictures of materials) of all proposed building materials as well as glazing inclusive of colour and tint.

PART 4: FEES

Internal Use Only	<input type="checkbox"/> Major	<input type="checkbox"/> Intermediate	<input type="checkbox"/> Minor
Processing Fee:		Advertising Deposit:	Total:

MAJOR Applications **\$1100 Processing Fee + \$1500 Advertising Deposit* = \$2,600**

- Industrial, Commercial or Institutional Proposals [Floor Area over 930m² (10,000 ft²)]
- Multiple Unit Dwellings and Townhouses
- Proposals Involving Large Tracts of Land (i.e. Commercial Recreation Uses, Master Plan Areas, Lands Zoned CDD, etc.)
- Open Space Design Development
- Regional Plan, Regional Subdivision By-law or MPS Amendments
- Substantive Amendments to Major Applications

INTERMEDIATE Applications **\$330 Processing Fee + \$1500 Advertising Deposit* = \$1,830**

- Industrial, Commercial or Institutional Proposals [Floor Area < 930m² (10,000 ft²)]
- Text Changes to the Land Use By-law
- Heritage Property or Lot Modification Development Agreements
- Decks, Balconies and Signs
- Additional Dwelling Unit in Existing Building with less than 5 Units
- Demolition or De-registration of Heritage Properties
- Non-substantive Amendments to Major Applications or any Amendment to Intermediate Applications

MINOR Applications **\$330 Processing Fee + \$450 Advertising Deposit* = \$780.00**

- Time Extensions
- Discharge Development Agreement (Advertising Deposit not required)

*Where costs differ from the deposit, the balance will be charged or refunded to the applicant.

All fees are to be made payable to Halifax Regional Municipality.

Please submit your application to the following location

By Mail:	Planning Applications Planning & Development Alderney Gate Office PO Box 1749 Halifax, NS B3J 3A5
By Courier / In Person:	HRM Customer Service Centre 40 Alderney Drive, 1st Floor Dartmouth tel: (902) 490-4472



Retail for People.

GOTTINGEN DEVELOPMENT

Application for Non-Substantive amendment to existing Development Agreement

Urban Capital is proposing a non-substantive amendment to the existing development agreement for the site at 2842 Gottingen Street.

The proposed building design is within the massing as described in the existing development agreement. The proposed building maintains 8 storeys in height with commercial spaces along Gottingen Street and residential above. Massing for the building continues to follow a three part articulation with a two storey podium streetwall (on Gottingen), a 5 storey tower above, capped by a single storey penthouse.

The only changes proposed intend to bring the existing building design in line with Urban Capital brand expectations: high end, well detailed buildings with thoughtful, contemporary design.

Principle design change considered for amendment include an increased floor to floor height for residential floors, changes to building cladding materials, and changes to the articulation of fenestration and balconies. The proposal also calls for a small increase in unit count, the inclusion of more 2+ bedroom units, and an increase in both interior and exterior amenity spaces.

Thank you for your consideration.

Original Signed

Vincent Van den Brink
Breakhouse Architecture

November 27, 2019

Vincent Van Den Brink

**RE: Traffic Impact Statement
Corner of Gottingen Street and Bilby Street, Halifax, NS**

Dear Mr. Van Den Brink:

In 2012, Genivar (acquired by WSP Canada Inc.) was retained to conduct a Traffic Impact Statement (TIS) for a proposed residential and commercial development on the corner of Gottingen and Bilby Street, which was comprised of 39 mid-rise apartments and 3,200 square feet of commercial space. In 2017, an addendum was completed that reviewed a development including a 64-unit mid-rise apartment building and 4,360 square feet of commercial space.

Since completing the 2017 TIS Addendum, the intended land use has been slightly altered. The new proposed development will include 70 mid-rise apartments, 3,460 square feet of commercial space fronting Gottingen Street and 41 underground parking spaces. This Traffic Impact Statement estimates the potential impacts on traffic due to the changes in the intended land use from 2017 and quantifies the trips generated by the proposed redeveloped site.

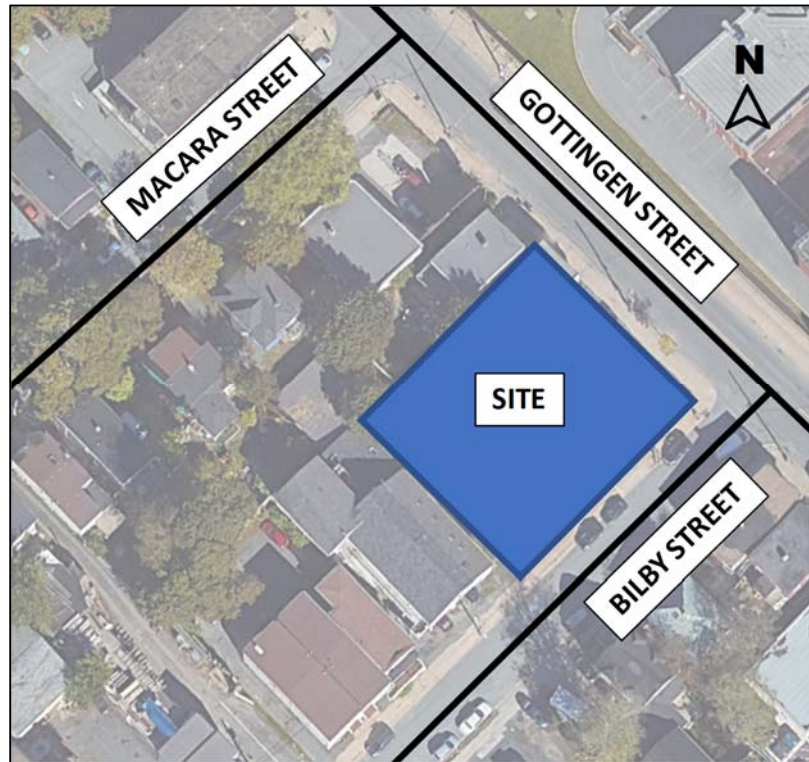


Figure 1 – Location of Site within Road Network

SITE DESCRIPTION

The existing site is located on the corner of Gottingen Street and Bilby Street (See Photo 1). The current site is occupied with a parking lot, an abandoned residential home and the B & B Security Locksmithing Limited building (PID 00127522, PID 00127530, PID 00127548 and PID 00127555). Vehicle access for residents will be provided on Bilby Street (See Photo 2 and Photo 3 for approximate sightlines).



Photo 1 - Corner of Bilby and Gottingen Streets



Photo 2 – Looking Left (to the north-east) on Bilby Street at the Site Driveway



Photo 3 – Looking Right (to the south-west) on Bilby Street at the Site Driveway

DESCRIPTION OF EXISTING STREETS AND INTERSECTION

Gottingen Street is a two-lane collector street with sidewalk on both sides. Gottingen Street was identified in the *Moving Forward Together Plan* (Halifax Transit, 2016) and *Integrated Mobility Plan* (HRM, 2017) for Transit Priority Measures. In 2018, a transit priority lane was implemented on Gottingen Street (Cogswell Street to Charles Street) during peak periods. The transit priority lane provides northbound carrier services during the morning and evening peak periods (7:00-9:00 AM and 3:00-6:00 PM) while accommodating on-street parking on the east side of the street during the remaining periods.

Bilby Street is a two-lane local street with sidewalk on both sides. On weekdays from 8AM to 6PM, 30-minute parking is permitted on the south side of the street and 60-minute parking is permitted on the north side of the street.

Gottingen Street at Bilby Street Intersection is controlled by a STOP sign on the Bilby Street approach.

TRIP GENERATION

When using the published trip generation rates in *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, Washington, 2017) the transportation engineer's objective should be to provide a realistic estimate of the number of trips that will be generated. Generated trips for Speciality Retail (Land Use 826) are estimated for the AM and PM peak hours of traffic by the gross leasable floor area of the establishment. Generated trips for Mid-Rise Apartments (Land Use 223) are estimated for the AM and PM peak hours of traffic by the number of units. The proposed redeveloped site is expected to have 3,460 square feet of commercial property and 70 apartment units.

The previously approved Traffic Impact Statement Addendum (2017) estimated that the development would generate:

- 17 two-way trips (6 entering and 11 exiting) during the AM peak hour; and,
- 25 two-way trips (13 entering and 12 exiting) during the PM peak hour.

Trip generation estimates, prepared using published rates from *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, Washington, 2017) for the new development are included in Table 1. It is estimated that the redeveloped site will generate:

- 19 two-way trips (7 entering and 12 exiting) during the AM peak hour; and,
- 27 two-way trips (15 entering and 12 exiting) during the PM peak hour.

It was then determined that the proposed redeveloped site would generate:

- 2 new two-way trips (1 entering and 1 exiting) during the AM peak hour; and,
- 2 new two-way trips (2 entering and 0 exiting) during the PM peak hour.



Table 1 – Trip Generation Estimates

Land Use ¹	Units ²	Trip Generation Rates ³				Trips Generated ⁴			
		AM Peak		PM Peak		AM Peak		PM Peak	
		In	Out	In	Out	In	Out	In	Out
Previously Proposed Developed (TIS Addendum, 2017)									
Mid-Rise Apartment (Land Use 223)	64 units	0.09	0.21	0.23	0.16	6	13	14	10
Specialty Retail ⁵ (Land Use 826)	4.36 KGLA	0.76	0.60	1.19	1.52	3	3	5	7
Trip Generation Estimate						9	16	19	17
30% Reduction for Non-Vehicle Trips						3	5	6	5
Total Site Generated Trips (TIS Addendum, 2017)						6	11	13	12
Proposed Development 2019									
Mid-Rise Apartment (Land Use 223)	70 units	0.09	0.21	0.23	0.16	6	15	16	11
Specialty Retail ⁵ (Land Use 826)	3.46 KGLA	0.76	0.60	1.19	1.52	3	2	4	5
Trip Generation Estimate for Proposed Development						9	17	21	17
30% Reduction for Non-Vehicle Trips ⁶						2	5	6	5
Estimated Additional Trips Generated by the Proposed Redeveloped Site						1	1	2	0
Total New Trips generated by the Proposed Redeveloped Site						7	12	15	12
Notes: 1. Land Use Code 223 is from <i>Trip Generation, 10th Edition</i> , (Institute of Transportation Engineers, Washington, 2017) and Land Use Code 826 is from <i>Trip Generation, 9th Edition</i> , (Institute of Transportation Engineers, Washington, 2012). 2. Gross Leasable Area x 1,000 square feet for Specialty Retail. 3. Trip generation rates are 'vehicles per hour unit'. 4. Trips generated are 'vehicles per hour' for AM and PM peak hours. 5. The Specialty Retail (ITE Land Use 826) rate for 'Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 PM' has been used. Since there is no published rate for the AM peak hour of adjacent street traffic for this land use, and since AM peak hour trips to specialty retail are generally low, AM trip rates have been assumed to be 50% of the PM rate with reversal of the directional split. 6. Since Gottingen Street has good transit services, a 30% reduction in site generated vehicle trips was assumed, which accounts for all non-auto trips including transit, cycling, walking and on-site synergies.									




SUMMARY

1. Plans are being prepared for a residential and commercial development on the corner of Gottingen Street and Bilby Street. The proposed redevelopment is comprised of 70 mid-rise apartments, 3,460 square feet of leasable commercial floor space and 41 underground parking spaces.
2. Vehicular access to the underground parking will be from Bilby Street.
3. It is estimated that the proposed redeveloped site will generate a total of 19 new two-way trips (7 entering and 12 exiting) during the AM peak hour and 27 new two-way trips (15 entering and 12 exiting) during the PM peak hour.

CONCLUSION

The proposed redeveloped site is expected to generate 2 new two-way trips (1 entering and 1 exiting) during the AM peak hour and 2 new two-way trips (2 entering and 0 exiting) and PM peak hours.

If you have any 

Sincerely,

Original Signed

Courtney McCarthy, P.Eng.
Transportation Engineer
WSP Canada Inc.

GOTTINGEN + BILBY STREET

PROPOSED MIXED USE DEVELOPMENT - AMENDMENT PROPOSAL

GOTTINGEN STREET, HALIFAX, NOVA SCOTIA

ISSUED FOR REVIEW 2019 12 04



SITE SUMMARY

STATISTIC	EXISTING DA	PROPOSED
SITE AREA	± 12,850 SQFT	± 12,850 SQFT
BUILDING FOOTPRINT		
	P1 11,618 SQFT	±12,682 SQFT
	LEVEL 1 12,322 SQFT	±12,396 SQFT
	LEVEL 2 9,162 SQFT	±8,806 SQFT
	LEVEL 3-7 8,482 SQFT	±8,579 SQFT
	LEVEL 8 5,273 SQFT	±5,769 SQFT
GFA (ABOVE GRADE)	69,167 SQFT	69,866 SQFT
GROSS COMMERCIAL	4,360 SQFT	3,460 SQFT
RESIDENTIAL UNIT COUNT	64	70
COUNT BY TYPE		
	STUDIO 24	-
	1 BDRM 12	10
	2 BDRM 24	58 (INCL. 4 BARRIER FREE UNITS)
	3 BDRM 4	2
DENSITY	132 PERSONS	202 PERSONS
LANDSCAPED AREA	3,647 SQFT	7,079 SQFT
PARKING	41 SPACES (W/ 3 BARRIER FREE)	41 SPACES (W/ 4 BARRIER FREE)
BICYCLE PARKING	22 CLASS "A" + 6 CLASS "B"	36 CLASS "A"

DRAWINGS:

- A-000 COVER
- A-100 PARKADE PLAN
- A-101 SITE PLAN LEVEL 1 & SERVICING SCHEMATIC
- A-102 LEVEL 2
- A-103 LEVELS 3-7 TYP.
- A-104 LEVEL 8
- A-105 LEVEL 9 MECHANICAL PENTHOUSE
- A-106 GOTTINGEN STREET ELEVATION
- A-107 BILBY STREET ELEVATION
- A-108 WEST ELEVATION
- A-109 NORTH ELEVATION

No.	Date	Remarks
1	2019 DEC 04	ISSUED FOR REVIEW

ISSUED/REVISIONS:

NORTH ARROW:



SEAL:

CLIENT:

PROJECT:

URBAN CAPITAL

GOTTINGEN STREET
DEVELOPMENT

TITLE:

COVER SHEET

DRAWN BY: BREAKHOUSE

PROJECT #: URB-002

SCALE: NTS

DRAWING #:

A-000

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "CONSOLIDATED INTERNATIONAL BUILDING CODES (IBC)" AND THE "INTERNATIONAL PLUMBING AND MECHANICAL CODES (IMC)".
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE "INTERNATIONAL FIRE CODE (IFC)".
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE "INTERNATIONAL ENERGY CONSERVATION CODE (IECC)".
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE "INTERNATIONAL SMOKE CONTROL CODE (ISCC)".

CONSULTANTS:

No.	Date	Remarks
1	2019 DEC 04	ISSUED FOR REVIEW



SEAL:

CLIENT:

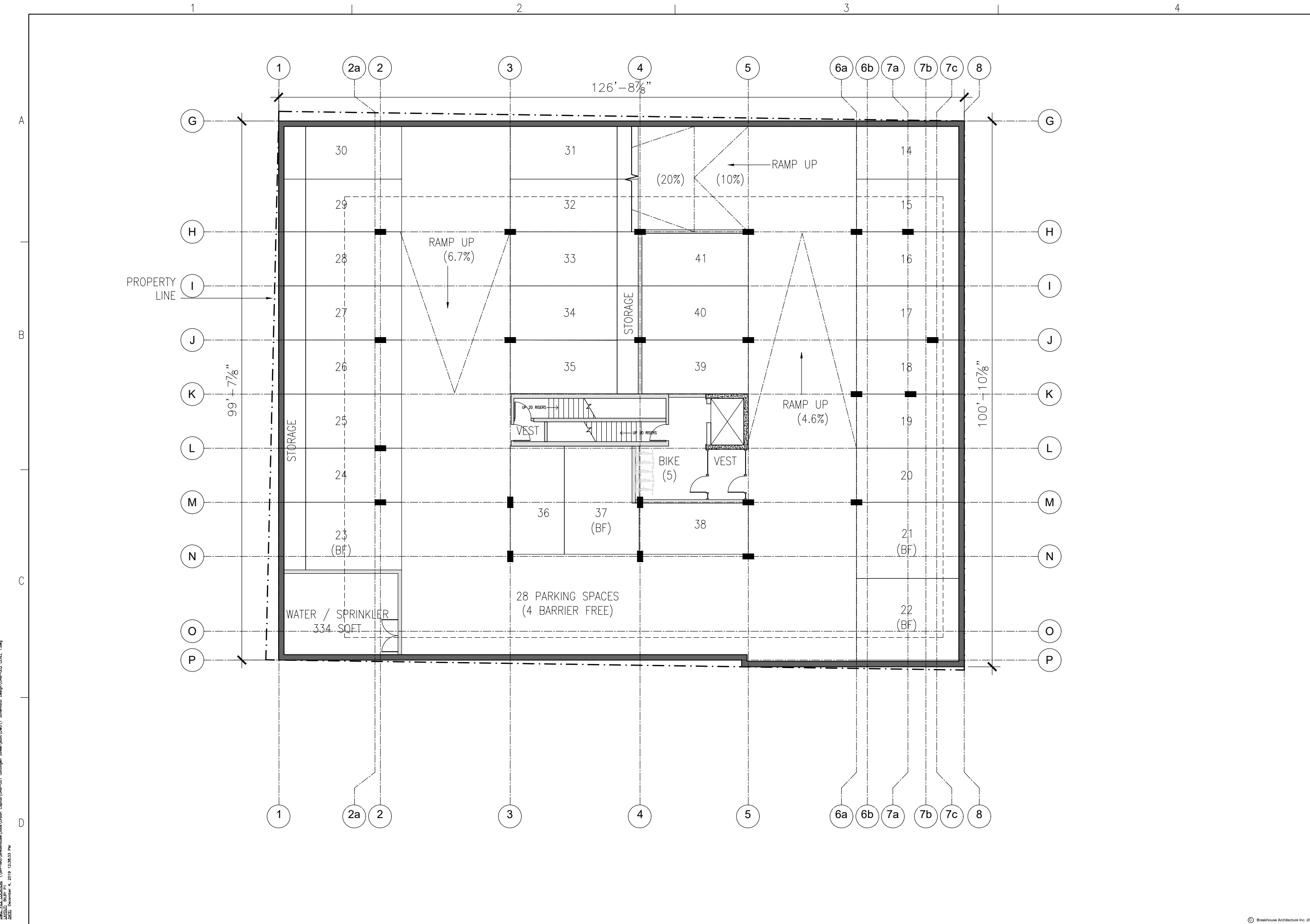
PROJECT:
 URBAN CAPITAL

GOTTINGEN STREET DEVELOPMENT

TITLE:
 PARKADE PLAN

DRAWN BY: BREAKHOUSE
 PROJECT #: URB-002
 SCALE: 1/16" = 1'
 DRAWING #:

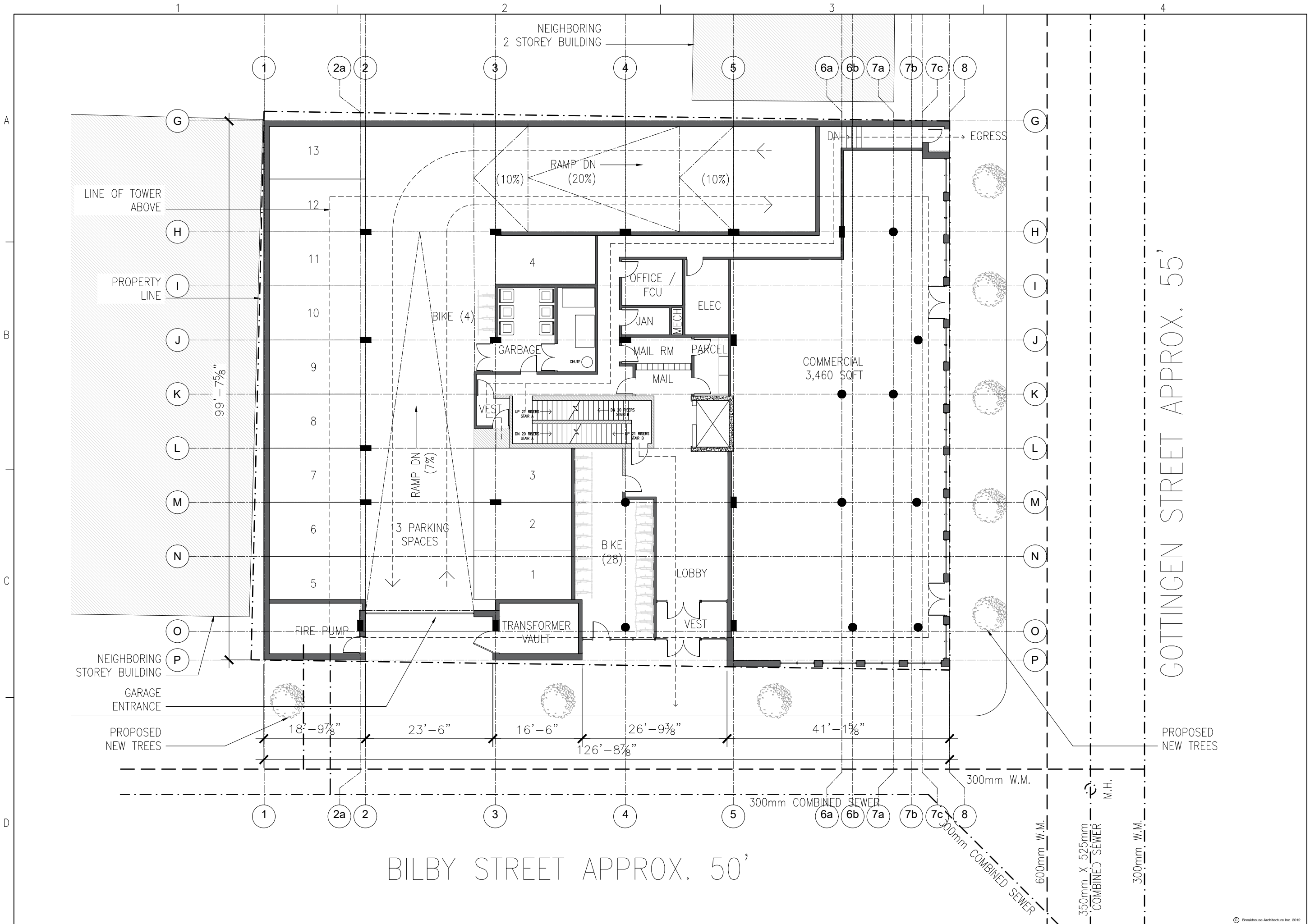
A-100



FILE LOCATION: \\hr-nc\Breakhouse\Jobs\Urban Capital\URB-001_Gottigen Street\Drawings\1_Schematic_Design\URB-002_L001.dwg
 AUTHOR: B.B.F. PT
 DATE: December 4, 2019 12:58:33 PM

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PIPE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE SPECIFIED.

CONSULTANTS:



No.	Date	Remarks
1	2019 DEC 04	ISSUED FOR REVIEW



SEAL:

CLIENT:

PROJECT:
URBAN CAPITAL

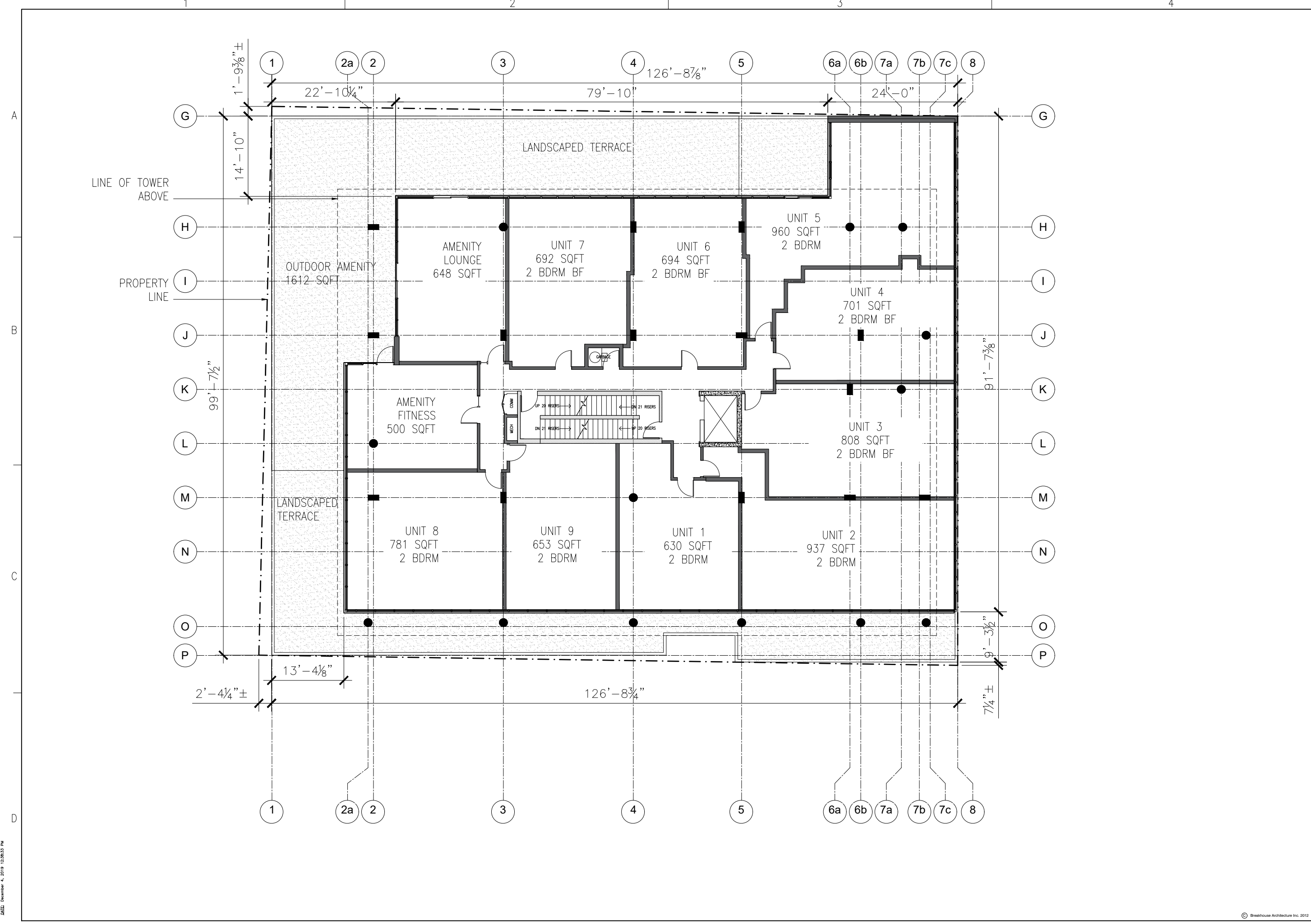
GOTTINGEN STREET DEVELOPMENT

TITLE:
SITE PLAN
LEVEL 1 &
SERVICING
SCHEMATIC

DRAWN BY: BREAKHOUSE
 PROJECT #: URB-002
 SCALE: 1/16" = 1'
 DRAWING #:

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. SEE NOTES ON SHEET URB-002 FOR FINISHES.
 3. ALL WALLS ARE TO BE CONCRETE CMU.
 4. ALL FLOORS ARE TO BE POLISHED CONCRETE.
 5. ALL CEILING ARE TO BE 15' MIN. HANGERS.
 6. ALL ROOF ARE TO BE 2" MIN. INSULATION WITH 1" MIN. GYP. BOARD.
 7. ALL DOORS ARE TO BE 28" MIN. CLEARANCE.
 8. ALL WINDOWS ARE TO BE 28" MIN. CLEARANCE.
 9. ALL STAIRS ARE TO BE 44" MIN. CLEARANCE.
 10. ALL ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.

CONSULTANTS:



No.	Date	Remarks
1	2019 DEC 04	ISSUED FOR REVIEW



SEAL:

CLIENT:

PROJECT:
URBAN CAPITAL

GOTTINGEN STREET DEVELOPMENT

TITLE:

LEVEL 2

DRAWN BY: **BREAKHOUSE**
 PROJECT #: **URB-002**
 SCALE: **1/16" = 1'**
 DRAWING #:

DWG: FILE LOCATION: \\URB-AND-Breakhouse\Jobs\Urban Capital\URB-001_Gottigen Street\Sheet\Level\URB-002_Level 2.dwg
 DATE: 12/04/2019 12:53:33 PM
 USER: BARRY LUI

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES.

CONSULTANTS:

No.	Date	Remarks
1	2019 DEC 04	ISSUED FOR REVIEW



SEAL:

CLIENT:

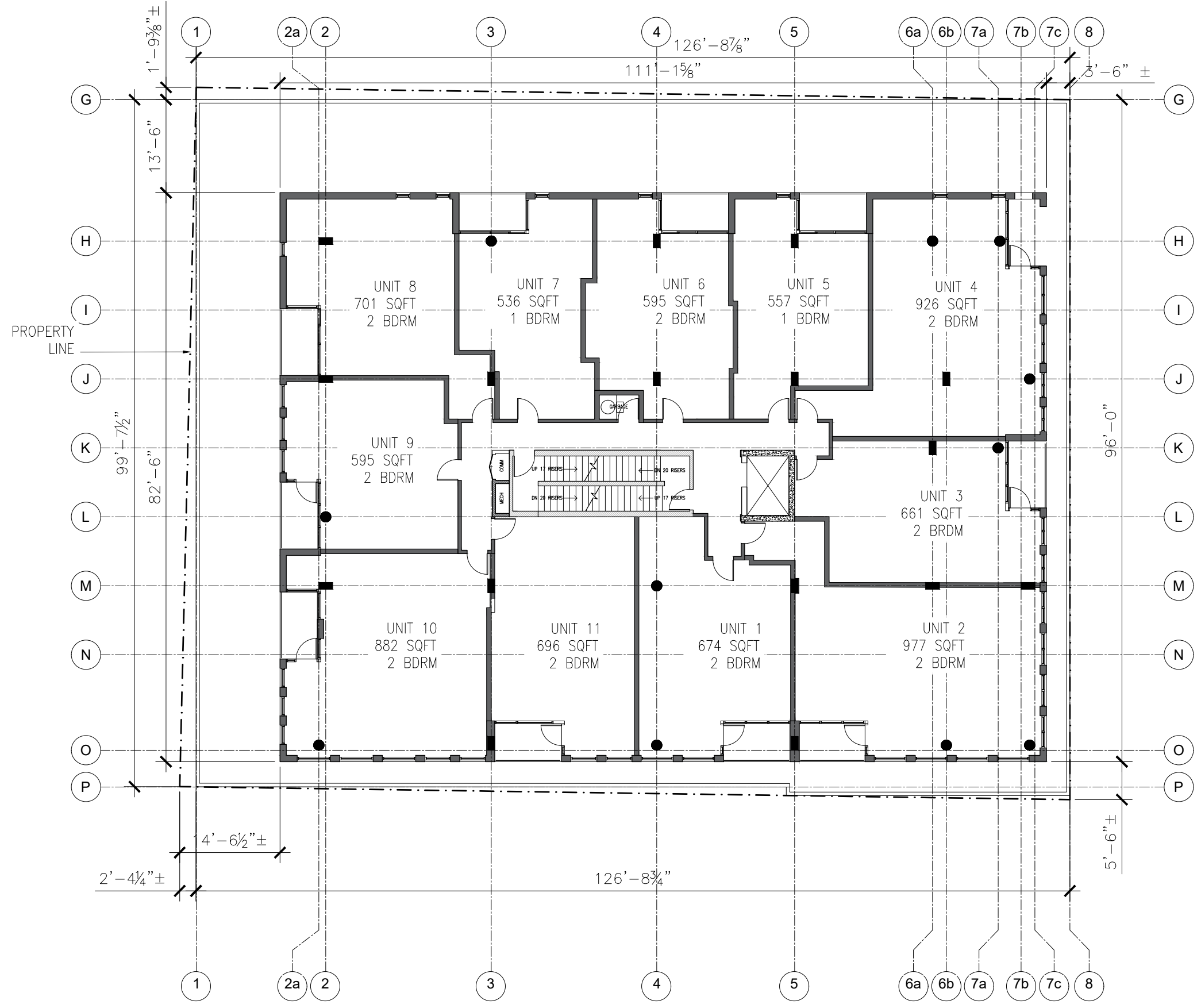
PROJECT:
URBAN CAPITAL

GOTTINGEN STREET DEVELOPMENT

TITLE:
**LEVELS 3-7
 TYP.**

DRAWN BY: **BREAKHOUSE**
 PROJECT #: **URB-002**
 SCALE: **1/16" = 1'**
 DRAWING #:

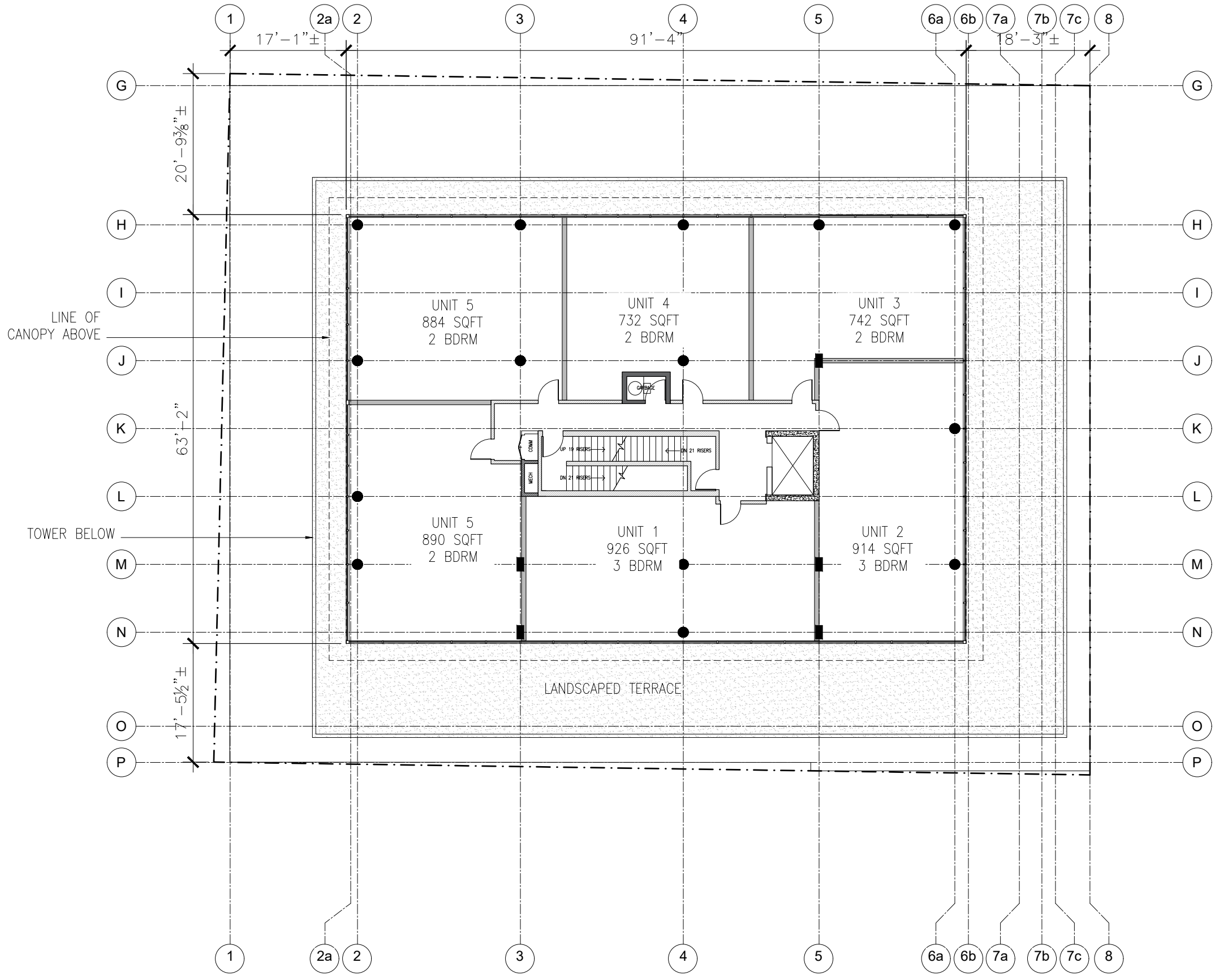
A-103



FILE LOCATION: \\hp-nas\breakhouse\user\urban_capital\urb-001_gottingen_street\sheet\typ\1_schematic_design\urb-002_ldc.dwg
 AUTHOR: BRYAN LEE
 DATE: December 4, 2019 12:58:33 PM

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. SEE NOTES TO THE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

CONSULTANTS:



No.	Date	Remarks
1	2019 DEC 04	ISSUED FOR REVIEW



SEAL:

CLIENT:

PROJECT:
URBAN CAPITAL

GOTTINGEN STREET DEVELOPMENT

TITLE:
LEVEL 8

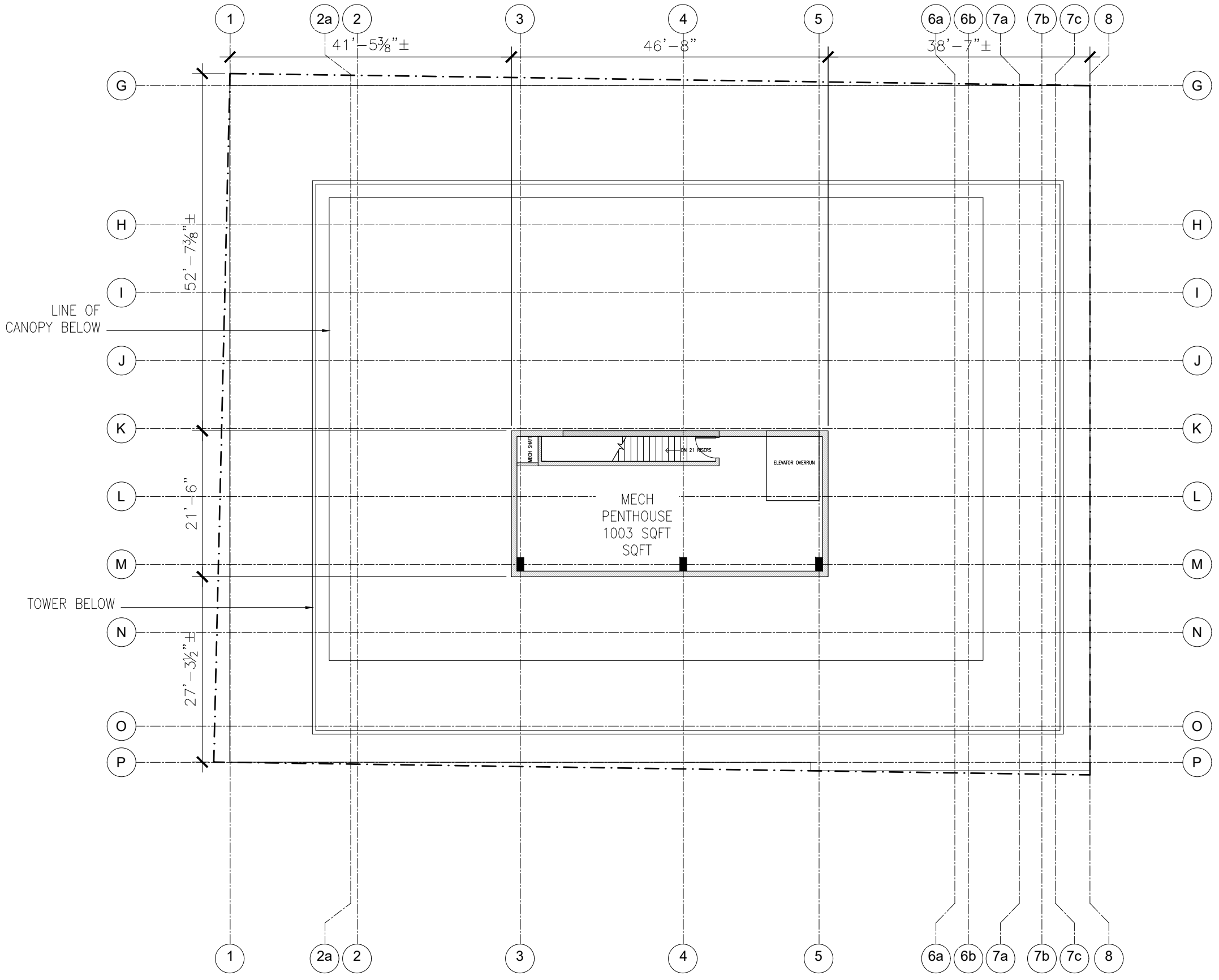
DRAWN BY: **BREAKHOUSE**
 PROJECT #: **URB-002**
 SCALE: **1/16" = 1'**
 DRAWING #:

A-104

FILE LOCATION: \\hr-nc\breakhouse\work\urban_capital\urb-001_gottingen_street\urb-002_schematic_design\urb-002_level_8.dwg
 DATE: December 4, 2019 12:53:33 PM

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. DIMENSIONS OF WALLS AND PARTITIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

CONSULTANTS:



No.	Date	Remarks
1	2019 DEC 04	ISSUED FOR REVIEW

ISSUED/REVISIONS:

*NORTH ARROW:



SEAL:

CLIENT:

PROJECT:
URBAN CAPITAL

GOTTINGEN STREET
DEVELOPMENT

TITLE:
LEVEL 9
MECHANICAL
PENTHOUSE

DRAWN BY: BREAKHOUSE
 PROJECT #: URB-002
 SCALE: 1/16" = 1'
 DRAWING #:

A-105

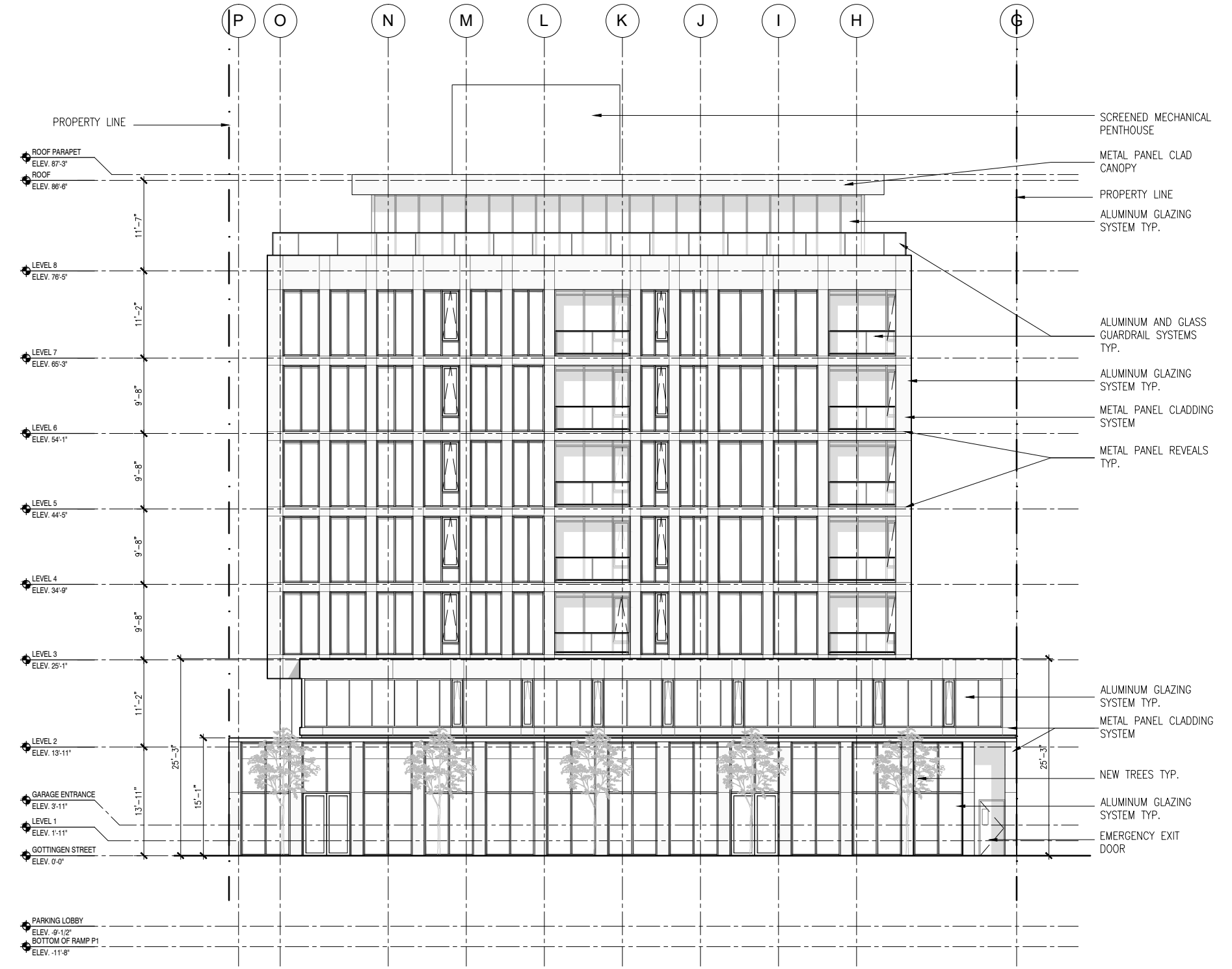
FILE LOCATION: \\hr-nc\breakhouse\user\urban_capital\urb-001_gottingen_street\urb-002_schematic_design\urb-002_level_1.dwg
 PLOT: LEVEL 9
 DATE: December 4, 2019 12:58:33 PM

A

B

C

D



No.	Date	Remarks
1	2019 DEC 04	ISSUED FOR REVIEW

ISSUED/REVISIONS:

NORTH ARROW:



SEAL:

CLIENT:

PROJECT:

URBAN CAPITAL

GOTTINGEN STREET DEVELOPMENT

TITLE:

GOTTINGEN STREET ELEVATION

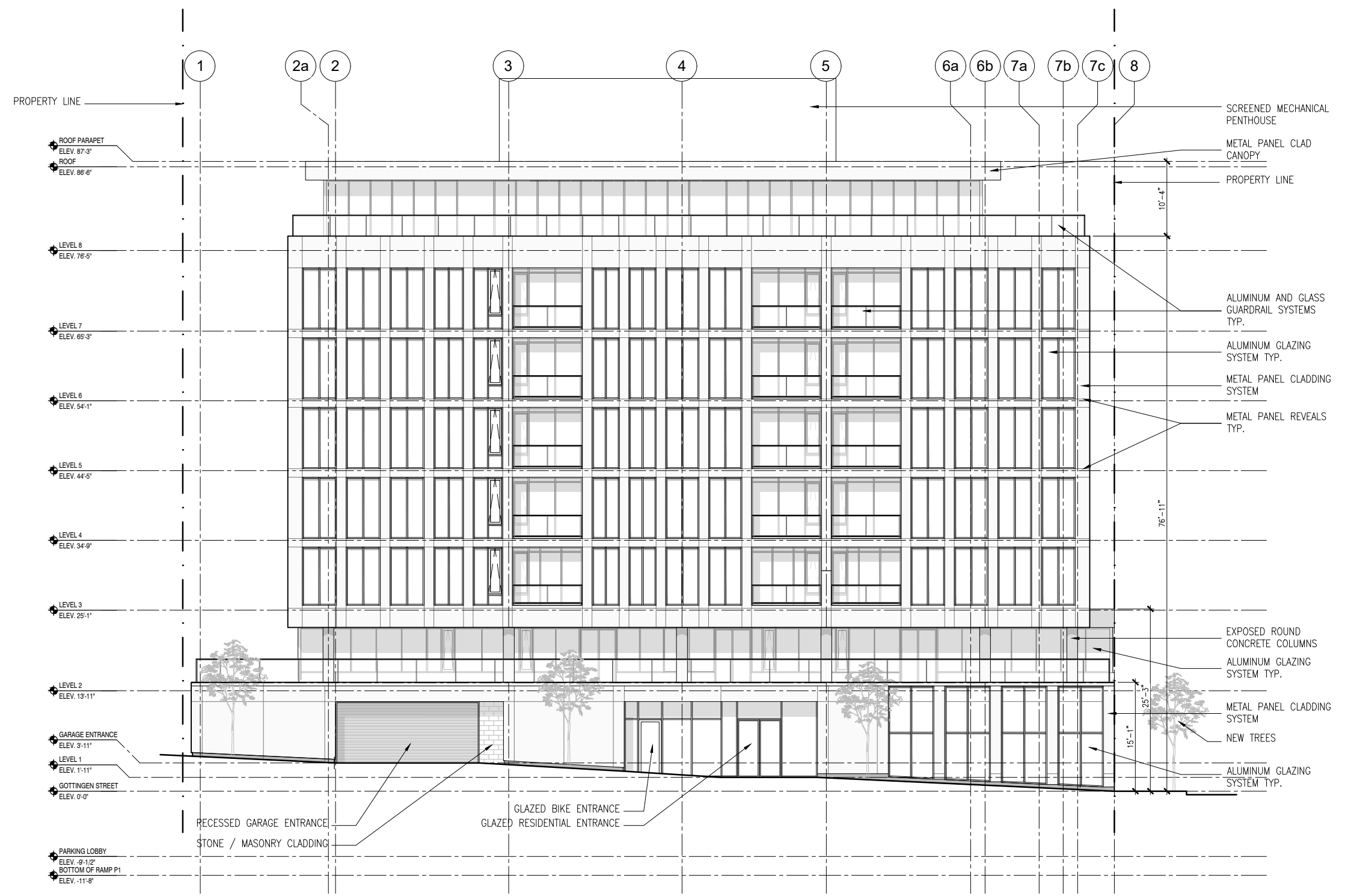
DRAWN BY: BREAKHOUSE

PROJECT #: URB-002

SCALE: 1" = 1/16"

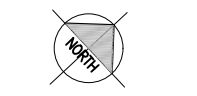
DRAWING #:

A-106



No.	Date	Remarks
1	2019 DEC 04	ISSUED FOR REVIEW

ISSUED/REVISIONS:



SEAL

CLIENT:

PROJECT:
URBAN CAPITAL

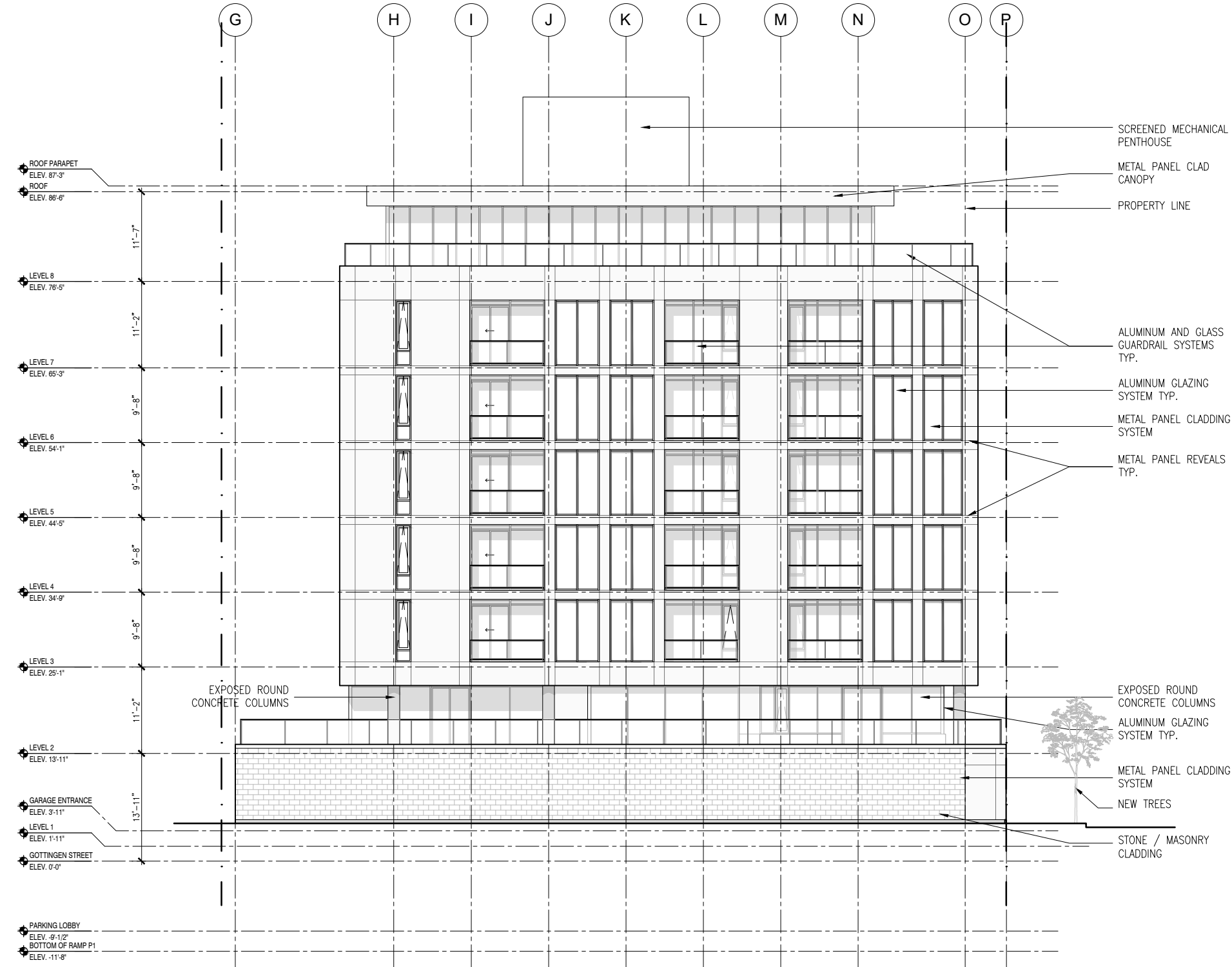
GOTTINGEN STREET DEVELOPMENT

TITLE:
BILBY STREET ELEVATION

DRAWN BY: **BREAKHOUSE**
 PROJECT #: **URB-002**
 SCALE: **1" = 1/16"**

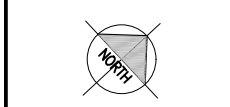
DRAWING #:
A-107

Z:\01_URBAN CAPITAL\URB-002\URB-002\Gottingen Street\URB-002\URB-002_Bilby ELEVATIONS.rvt
 DATE: December 4, 2019 1:48:56 PM



No.	Date	Remarks
1	2019 DEC 04	ISSUED FOR REVIEW

ISSUED/REVISIONS:



SEAL:

CLIENT:

PROJECT:
URBAN CAPITAL

GOTTINGEN STREET DEVELOPMENT

TITLE:
WEST ELEVATION

DRAWN BY: BREAKHOUSE
 PROJECT #: URB-002
 SCALE: 1" = 1/16"

DRAWING #:
A-108

Z:\01_15202020\1\101-MS\UrbanCapital\UrbanCapital\URB-001_Gottingen Street\UrbanCapital\URB-001_Schematic Design\URB-002_BURF_ELEVATIONS.rvt.dwg
 DATE: December 4, 2019 1:48:56 PM

1

2

3

4

GENERAL NOTES:
 1. ALL NOTES TO BE READ IN CONJUNCTION WITH THE PROJECT MANUAL AND SPECIFICATIONS TO THE PROJECT.
 2. VERIFY ALL CONDITIONS ON SITE PRIOR TO COMMENCING WORK.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE PERMITS AND REGULATIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF SEATTLE.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

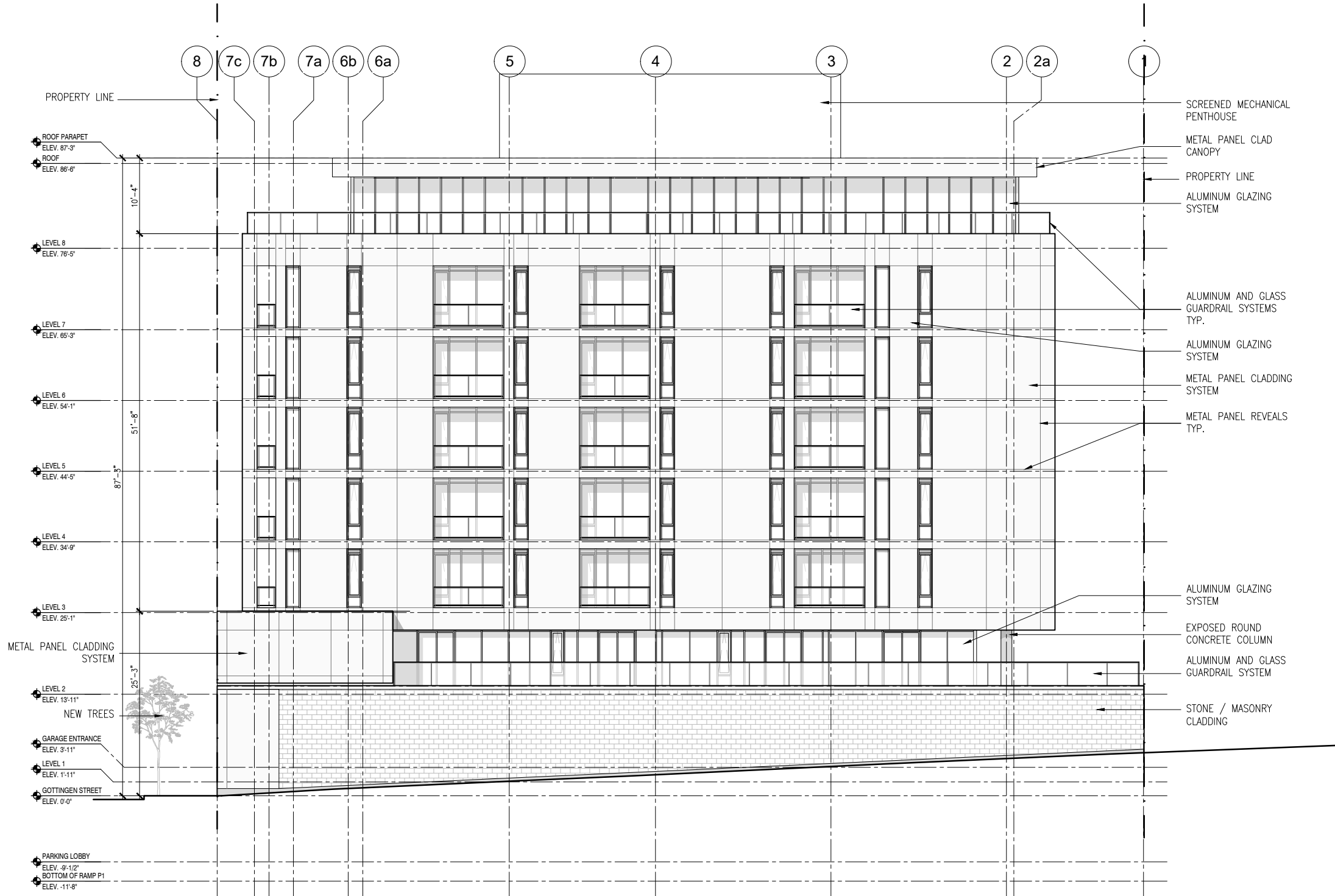
CONSULTANTS:

A

B

C

D



No.	Date	Remarks
1	2019 DEC 04	ISSUED FOR REVIEW

ISSUED/REVISIONS:

NORTH ARROW:



SEAL:

CLIENT:

PROJECT:

URBAN CAPITAL

GOTTINGEN STREET DEVELOPMENT

TITLE:

NORTH

ELEVATION

DRAWN BY: BREAKHOUSE

PROJECT #: URB-002

SCALE: 1" = 1/16"

DRAWING #:

A-109

Z:\Projects\1913\1913-001\UrbanCapital\UrbanCapital\URB-002\Gottengen Street\URB-002\URB-002_BURF ELEVATIONS.rvt
 DATE: December 4, 2019 1:48:54 PM