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Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Chair and Members of the Design Advisory Committee

FROM: Sean Audas, Principal Planner & Development Officer, Current Planning

DATE: August 4, 2021

SUBJECT: Case # 23305: Level III Site Plan Approval Application for PID 00158964 (Corner of Cogswell Street and Gottingen Street)

Background:

The applicant has submitted a Level III Site Plan Approval under the [Regional Centre Land Use Bylaw](#) (LUB) for the property located at the corner of Cogswell Street and Gottingen Streets, Halifax, N.S. (PID 00158964). A pre-application has been completed and the proposal has been deemed compliant with the requirements of the LUB.

The applicant is seeking a recommendation from the Design Advisory Committee on the design requirements and any request for variations from the design requirements, as required by the LUB.

Existing Use: PID 00158964 is a vacant lot. Demolition permits were issued September 2020 to remove two, low-rise commercial buildings.

Zoning: CEN-2 (Centre 2) under the Regional Centre Land Use Bylaw (Package A).

Proposal:

The proposal before the Committee is for a 11-storey, 174-unit residential building with four levels of underground storage/parking. The proposed building is classified as a tall mid-rise building under the LUB (20-26 metres in height). Gottingen Street is designated as a Pedestrian Oriented Commercial Street and so commercial space has been provided on the main level facing Gottingen Street, while grade-related residential units are provided along the Cogswell streetline.

Input Requested from Design Advisory Committee:

In accordance with the requirements of the LUB and the Terms of Reference for the Design Advisory Committee, the Committee is being asked to provide a recommendation to the Development Officer regarding the design requirements of Part VI. No variations to the design requirements have been requested. The following chapters of Part VI are relevant to this proposal:

Chapter 1: General Site Plan Approval Design Requirements	Chapter 1 sets out the requirement for site plan approval. There are no criteria to be satisfied.
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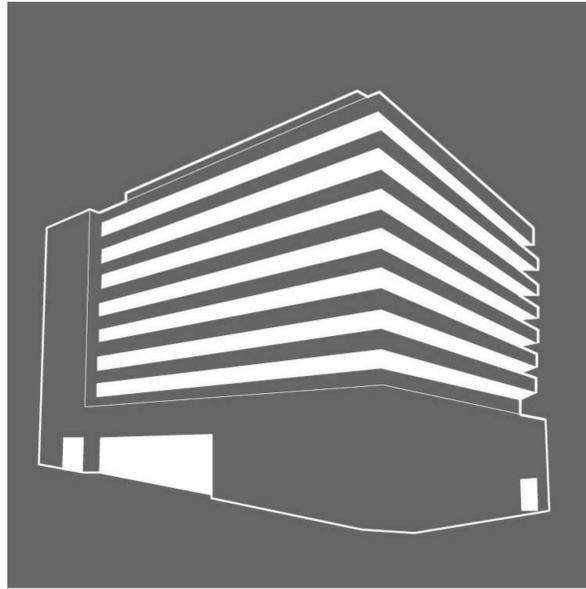
<p>Chapter 2: At-Grade Private Open Space Design Requirements</p>	<ul style="list-style-type: none"> - The site will contain grade-related units along the Cogswell Street streetline. These private spaces will abut an existing public sidewalk. - An at-grade private open space is provided as outdoor amenity space at the left of the building along Cogswell Street. The space incorporates barrier-free access and permanent seating, as well as a building recess and deciduous trees for weather protection.
<p>Chapter 3: Building Design Requirements</p>	<p>The Elevation Drawings and Building Renderings illustrate the design requirements of this Chapter.</p> <ul style="list-style-type: none"> - Streetwall articulation has been provided on both sides of the building abutting a streetline using a change in colours and materials and projections and recesses. - Pedestrian entrances are distinguished using changes in colour and material. - The ground floor along Cogswell Street contains grade-related residential units and a residential entrances which provides clear glass glazing along the street wall between the required 25-80%. - The ground floor along Gottingen Street contains commercial space and provides clear glass glazing along the street wall between the required 50%-80%. - Weather protection has been provided for the public entrances through recesses. - Building top distinction is accomplished with a change in material and a recess. - The penthouse has been integrated into the design of the building using similar materials to the rest of the building, as well as setting it back from the edge of the roof, to reduce how much can be seen from street level. - The rooftop mechanical features have been designed to visually integrate into the overall design of the building and are located centrally on the roof to conceal its appearance from the streetline.
<p>Chapter 4: Parking, Access, and Utilities Design Requirements</p>	<ul style="list-style-type: none"> - No pedestrian connections have been proposed for this site, however a private connection from a private open space connects to a public sidewalk. - The motor vehicle access in the streetwall is integrated into the building design by using the same materials as the rest of the building. The vehicle entrance has been set back from the property line, as required in a different section of the LUB by a minimum of 4.5m. The applicant has identified the lower four levels as mainly storage. As the LUB does not require parking, the details of this space will be worked through with Development Engineering through a Traffic Impact Study (TIS).
<p>Chapter 5: Heritage Conservation Design Requirements</p>	<ul style="list-style-type: none"> - The requirements of this chapter are not applicable to this development.

Chapter 6: Other Design Requirements	<ul style="list-style-type: none"> - All exterior lighting to meet section 154 of the Land Use Bylaw. - The subject site is not a View Terminus Site.
Chapter 7: Variation Criteria	Not applicable – no variations requested.

Any recommendations made by the Committee will be considered by the Development Officer prior to approval or refusal of the Site Plan Approval application. Any changes to the building informed by the recommendation of the Committee must meet the requirements of the Land Use Bylaw.

Attachments:

Please refer to digital building plans package for all renderings, floor plans, landscaping, and design rationale.



COGSWELL

5515-5527 COGSWELL STREET, HALIFAX,
NOVA SCOTIA
PID: 00158972 & 00158964

ARCHITECTURAL SHEET LIST				
SHEET #	SHEET NAME	REVISION	REV. DATE	ISSUE DATE
A-001	SITE PLAN	4	2021 08 03	2020 10 14
A-002	PROJECT DATA	4	2021 08 03	2020 10 14
A-003	PROJECT DATA	2	2020 12 03	2020 10 14
A-004	FIRE SEPARATION PLANS	2	2020 12 03	2020 10 14
A-005	FIRE SEPARATION PLANS	2	2020 12 03	2020 10 14
A-101	LEVEL P3 - PLAN	2	2020 12 03	2020 10 14
A-102	LEVEL P2 - PLAN	2	2020 12 03	2020 10 14
A-103	LEVEL P1 - PLAN	2	2020 12 03	2020 10 14
A-104	LEVEL 1 - PLAN	3	2021 07 05	2020 10 14
A-105	LEVEL 2 - PLAN	4	2021 08 03	2020 10 14
A-106	LEVEL 3 - PLAN	3	2021 07 05	2020 10 14
A-107	LEVEL 4 - PLAN	2	2020 12 03	2020 10 14
A-108	LEVEL 5 - PLAN	2	2020 12 03	2020 10 14
A-109	LEVEL 6-10 TYP. - PLAN	2	2020 12 03	2020 10 14
A-110	PENTHOUSE LEVEL - PLAN	4	2021 08 03	2020 10 14
A-111	ROOF LEVEL - PLAN	2	2020 12 03	2020 10 14
A-112	STAIR A PLANS	2	2020 12 03	2020 10 14
A-113	STAIR B PLANS	2	2020 12 03	2020 10 14
A-201	NORTH ELEVATION	4	2021 08 03	2020 10 14
A-202	NORTH EAST ELEVATION	4	2021 08 03	2020 10 14
A-203	SOUTH ELEVATION	4	2021 08 03	2020 10 14
A-204	WEST ELEVATION	4	2021 08 03	2020 10 14
A-205	PACKAGE A ELEVATIONS	3	2021 07 05	2020 10 14
A-206	PACKAGE A REVIEW	4	2021 08 03	02/28/21
A-301	SECTIONS	2	2020 12 03	2020 10 14
A-302	SECTIONS	3	2021 07 05	2020 10 14
A-303	WALL SECTIONS	2	2020 12 03	2020 12 03
A-304	WALL SECTIONS	2	2020 12 03	2020 12 03
A-401	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-402	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-403	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-404	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-405	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-406	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-407	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-408	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-409	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-410	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-411	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-412	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-413	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-414	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-415	UNIT PLANS & RCP	2	2020 12 03	2020 10 14
A-513	ELEVATOR DETAILS		NOT INCLUDED	12/22/20
A-601	WALL/FLOOR/ROOF SCHEDULE	2	2020 12 03	2020 10 14
A-602	DOOR/ WINDOW SCHEDULE	2	2020 12 03	2020 10 14
A-603	CURTAIN WALL SCHEDULE	2	2020 12 03	2020 12 03
A-604	CURTAIN WALL SCHEDULE	2	2020 12 03	2020 12 03
A-605	CURTAIN WALL SCHEDULE	2	2020 12 03	2020 12 03
A-606	CURTAIN WALL SCHEDULE	2	2020 12 03	2020 12 03
A-607	CURTAIN WALL SCHEDULE		NOT INCLUDED	12/11/20

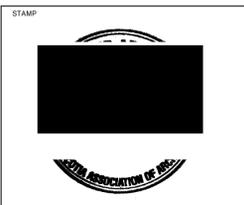
CLIENT	
PRINCIPAL DEVELOPMENTS LIMITED	TEL. 902 455 4372 principaldevelopments.com
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MICHAEL NAPIER ARCHITECTURE	TEL. 902 455 5522 mnarch.ca
	CONTACT: Michael Napier
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LANDSCAPE	
GORDON RATCLIFFE LANDSCAPE ARCHITECTS	TEL. 902 478 3683
	CONTACT: Gordon Ratcliffe

CLIENT			
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REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION (PRIMARY)	GN	2020 12 14
2	ISSUED FOR TROW PRE-APPLICATION	GN	2020 12 03

- NOTES:
- ALL CONSTRUCTION TO MEET ALL APPLICABLE CODES/STANDARDS BY LAWS, ETC.
 - DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES; USE FIGURED DIMENSIONS AS NOTED.
 - ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT AND AGREED UPON BEFORE PROCEEDING.
 - CONSTRUCTION TO MEET ADAPTABLE HOUSING REQUIREMENTS PER SECTION 3.1.4
 - ALL STRUCTURAL ELEMENTS (COLUMNS, FOOTINGS, SLABS ETC) TO BE VERIFIED BY STRUCTURAL ENGINEER.

CONSULTANT:



MICHAEL
NAPIER
ARCHITECTURE
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TITLE:
COGSWELL

5515 COGSWELL ST

DRAWING:
COVER SHEET

DRAWN: MNA	DRAWING NUMBER: A-000
DATE: 2020.12.03	
SCALE: 1/2" = 1'-0"	

PROJECT DATA

PID: #00158972 | #00158964
 CIVIC: COGSWELL + GOTTINGEN

ZONE: CEN-2

LOT AREA: 17,839 SF
 GROSS FLOOR AREA: 126,017 SF
 G.F.A.R.: 7.5
 MAX. G.F.A.: 133,793 SF

RESIDENTIAL UNIT MAKEUP (REQ'D DWELLING UNIT MIX - 25% 2-BEDROOM)

LEVEL	NO. UNITS	BACHELOR	1 BR	2 BR	DENSITY
P3 STORAGE	0	0 (X 1PERS)	0 (X 2PERS)	0 (X 3PERS)	0
P2 STORAGE	0	0 (X 1PERS)	0 (X 2PERS)	0 (X 3PERS)	0
P1 STORAGE	0	0 (X 1PERS)	0 (X 2PERS)	0 (X 3PERS)	0
LEVEL 1	0	0 (X 1PERS)	0 (X 2PERS)	0 (X 3PERS)	0
RES. LEVEL 2	14	0 (X 1PERS)	7 (X 2PERS)	7 (X 3PERS)	35
RES. LEVEL 3	20	0 (X 1PERS)	11 (X 2PERS)	9 (X 3PERS)	49
RES. LEVEL 4	20	0 (X 1PERS)	16 (X 2PERS)	4 (X 3PERS)	44
RES. LEVEL 5	20	1 (X 1PERS)	15 (X 2PERS)	4 (X 3PERS)	43
RES. LEVEL 6	20	1 (X 1PERS)	15 (X 2PERS)	4 (X 3PERS)	43
RES. LEVEL 7	20	1 (X 1PERS)	15 (X 2PERS)	4 (X 3PERS)	43
RES. LEVEL 8	20	1 (X 1PERS)	15 (X 2PERS)	4 (X 3PERS)	43
RES. LEVEL 9	20	1 (X 1PERS)	15 (X 2PERS)	4 (X 3PERS)	43
RES. LEVEL 10	20	1 (X 1PERS)	15 (X 2PERS)	4 (X 3PERS)	43
PENTHOUSE LEVEL	0	0 (X 1PERS)	0 (X 2PERS)	0 (X 3PERS)	0
TOTALS	174	6	124	44	388 PERSONS

AMENITY SPACE REQUIRED

5QM (53.8 SF) PER UNIT X 174 UNITS

TOTAL REQUIRED

MIN. INDOOR AMENITY SPACE REQ'D
 MIN. OUTDOOR AMENITY SPACE REQ'D

TOTAL PROVIDED 11,792 SF

INDOOR AMENITY SPACE PROVIDED

L2 ART GALLERY 706 SF
 L2 FITNESS 650 SF
 L2 AMENITY 630 SF
 PH GREENHOUSE 565 SF
 PH MULTI-PURPOSE 600 SF
 PH COMMONS 1,530 SF
TOTAL INDOOR AMENITY 4,681 SF

OUTDOOR AMENITY SPACE PROVIDED 7,111 SF

PARKING

AS PER PACKAGE A - #196-TABLE 7: CEN-2 PARKING MULTI DWELLING USE NOT REQUIRED.

BICYCLE

0.5 SPACES / RESI. UNIT: 174 x 0.5 = 87 REQ'D
 80% CLASS 'A': 69 SPACES REQ'D/PROVIDED
 20% CLASS 'B': 17 SPACES REQ'D/PROVIDED

1 SPACE/300SQM RETAIL/COMMERCIAL SPACE
 2 SPACES REQ'D (REFER TO A-105)
 80% CLASS 'A': 1 SPACE REQ'D/PROVIDED
 20% CLASS 'B': 1 SPACE REQ'D/PROVIDED

NATIONAL ENERGY CODE FOR BUILDINGS (2011) PRESCRIPTIVE PATH CHECKLIST

NECB REQUIREMENT	COMPLIANCE DESCRIPTION	COMPLIANCE ACHIEVED?
3.2.1.1.	The building envelope is designed to protect insulation materials.	YES
3.2.1.2.	Interior building components and structural members that intersect or partly penetrate the building envelope do not break the continuity of the insulation and do not increase the overall thermal transmittance at their projected area to more than is permitted.	YES
3.2.1.3.	The overall thermal transmittance of building assemblies that separate conditioned spaces heated to temperatures that differ by more than 100c has been calculated and is not greater than that calculated using the equation in Sentence (1).	N/A
3.2.1.4.(1)	The maximum allowable total vertical fenestration and door area to gross wall area ratio (FOWR) meets the requirements of Article 3.2.1.4.(1).	YES
3.2.1.4.(2)	The total skylight area is less than 5% of the gross roof area.	N/A
3.2.2.1.	Each door that separates a conditioned space from the exterior is protected by a vestibule whose doors are equipped with self-closing devices.	YES
3.2.2.2.	The maximum overall thermal transmittance of opaque building assemblies, based on HDD, meets the requirements of Table 3.2.2.2.	YES
3.2.2.3.	The maximum overall thermal transmittance of fenestration, based on HDD, meets the requirements of Table 3.2.2.3.	YES
3.2.2.4.	The maximum overall thermal transmittance of doors and access hatches, based on HDD, meets the requirements of Table 3.2.2.4.	YES
3.2.3.1.(1)	The maximum overall thermal transmittance of building assemblies in contact with the ground, based on HDD, meets the requirements of Table 3.2.3.1.	YES
3.2.3.1.(3)	Insulation on walls in contact with the ground extends 2.4 m down from ground level or to the bottom of the wall, whichever distance is less.	YES
3.2.3.1.(4)	Where the top of the footing is less than 0.6 m below the exterior ground level, the same level of insulation required to achieve the prescribed maximum overall thermal transmittance is placed on the top or bottom surface of the floor for a distance of not less than 1.2m from the perimeter.	YES
3.2.3.2.	The maximum overall thermal transmittance of below ground roofs that are part of the building envelope and are less than 1.2m below the exterior ground level is not greater than the prescribed value for roofs.	YES
3.2.3.3.(1)	The maximum overall thermal transmittance of floors separating conditioned space from the ground that are located less than 0.6m below grade is no greater than the prescribed value for floors.	YES
3.2.3.3.(2)	Floors-on-ground with no embedded heating ducts, cables or heating or cooling pipes have the same level of insulation required to achieve the prescribed maximum overall thermal transmittance value placed on the top or bottom surface for a distance of not less than 1.2m from the perimeter or over the full area.	YES
3.2.4.1.	The building envelope has been designed and constructed with a continuous air barrier system to control air leakage into and out of the conditioned space.	YES
3.2.4.2.	All opaque building assemblies that act as environmental separators include an air barrier assembly.	YES
3.2.4.3.(2)	Metal and glass curtain walls that act as environmental separators have a maximum air leakage rate that meets the requirements of Sentence (2).	YES
3.2.4.3.(3)	Fixed windows and skylights that act as environmental separators have a maximum air leakage rate that meets the requirements of Sentence (3).	YES
3.2.4.3.(4)	Operable windows and skylights that act as environmental separators have a maximum air leakage rate that meets the requirements of Sentence (4).	YES
3.2.4.4.(1)	Doors that act as environmental separators have a maximum air leakage rate that meets the requirements of Sentence (1).	YES
3.2.4.4.(2)	Revolving doors and automatic commercial sliding doors, including their fixed sections, and overhead doors that act as environmental separators have a maximum air leakage rate that meets the requirements of Sentence (2).	YES
3.2.4.4.(3)	Main entry exterior doors that act as environmental separators and that have a total area that is not more than 2% of the gross wall area have a maximum air leakage rate that meets the requirements of Sentence (3).	YES
3.2.4.4.(4)	Loading docks that interface with truck boxes have weather seals that seal the truck box to the building.	N/A
3.2.4.5.	Fireplaces have doors or enclosures that restrict air movement through the chimney when the fireplace is not in use.	N/A

GENERAL

BUILDING CLASSIFICATION: MULTIPLE OCCUPANCIES

MOST RESTRICTIVE MAJOR OCCUPANCY: GROUP C - RESIDENTIAL OCCUPANCY (3.2.2.47)

SUMMARY

LEVEL P3-P1 STORAGE (GROUP F-3)
 LEVEL 1 STORAGE/COMMERCIAL (GROUP F-3 & A-2, D, OR E)
 LEVEL 2-10 RESIDENTIAL (GROUP C)
 PENTHOUSE RESIDENTIAL (GROUP C)

3.2.2.23 GROUP A, ANY HEIGHT, ANY AREA, SPRINKLERED
 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
 3.2.2.54 GROUP D, ANY HEIGHT, ANY AREA, SPRINKLERED
 3.2.2.62 GROUP E, ANY HEIGHT, ANY AREA, SPRINKLERED
 3.2.2.78 GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, SPRINKLERED

BUILDING CONSTRUCTION RELATED TO OCCUPANCY

PERMITTED CONSTRUCTION

3.2.2.47 - GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
 NON-COMBUSTIBLE

FLOOR ASSEMBLIES

3.2.2.47 - GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
 SHALL BE FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS

ROOF ASSEMBLIES

3.2.2.47 - GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
 NO FIRE RESISTANCE RATING REQUIRED

MEZZANINE ASSEMBLIES

3.2.2.47 - GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
 SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN 1 HOUR

STRUCTURAL MEMBERS

3.2.2.47 - GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
 SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY

BUILDING FIRE PROTECTION, OCCUPANT SAFETY, AND ACCESSIBILITY

BUILDING CLASSIFICATION

GROUP C - RESIDENTIAL OCCUPANCY (3.1.2.1.)

SPRINKLERED BUILDING

3.2.2.47 - GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
 YES

FIRE ALARM REQUIREMENT

3.2.4.1 - DETERMINATION OF REQUIREMENT FOR A FIRE ALARM SYSTEM
 YES - PROVIDED

FIRE FIGHTING WATER SUPPLY IS ADEQUATE

3.2.5.7 - WATER SUPPLY
 YES

STANDPIPE REQUIRED

3.2.5.8 - STANDPIPE SYSTEMS
 YES - PROVIDED

HIGH BUILDING

3.2.6.1.(d) - ADDITIONAL REQUIREMENTS OF HIGH BUILDINGS (APPLICATION)
 YES

BARRIER FREE DESIGN - 3.8 (NSBC)

3.8.4 (NSBC) - UNIT TO MEET ADAPTABLE HOUSING REQUIREMENTS
 3.8.2.5 (4)(a) (NSBC) - BARRIER FREE PARKING (NOT REQUIRED) SPACES AS PER TABLE 3.8.2.5 (NSBC).

FIRE SEPARATION SUMMARY

BETWEEN OCCUPANCIES

3.2.1.2 A basement used primarily as a storage garage is permitted to be considered as a separate building for the purpose of Subsection 3.2.2., provided the floor and roof assemblies above the basement and the exterior walls of the basement above the adjoining ground level are constructed as fire separations of non-combustible construction with not less than 2 HR FRR and protected in accordance with Clause 3.1.10.2.(4)(a).

3.3.5.6(1) Storage Garage (F-3) to other occupancies: fire separation with minimum 1.5 HR FRR.

Table 3.1.3.1. Commercial tenant (prepare for possible A-2, D or E) to Residential: fire separation with 2 HR FRR.

FLOOR ASSEMBLIES

3.2.2.47 - GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
 Shall be fire separations with not less than 2 HR FRR.

SUITES

3.3.4.2 - FIRE SEPARATIONS
 Shall be separated from each other and the remainder of the building by a fire separation with not less than 1 HR FRR.

STORAGE ROOMS

3.3.4.3 - STORAGE ROOMS
 Shall have sprinklers installed and a fire separation with not less than 1 HR FRR.

EXITS

3.4.1 FIRE RESISTANCE RATING OF EXIT SEPARATIONS
 Shall be separated from the remainder of the building by a fire separation with not less than 2 HR FRR

ELECTRICAL EQUIPMENT VAULTS

To be separated from the remainder of the building by a fire separation of concrete construction with not less than 3 HR FRR. Enclosure and access details to Nova Scotia Power specifications.

ELEVATOR HOISTWAY

3.5.3.1 - FIRE SEPARATION FOR ELEVATOR HOISTWAYS
 Shall have a fire separation with not less than 2 HR FRR.

ELEVATOR MACHINE ROOMS

3.5.3.3 - FIRE SEPARATIONS FOR ELEVATOR MACHINE ROOMS
 Shall be separated from all other parts of the building by a fire separation having an FRR not less than that required for the vertical service space containing the elevator hoistway.

SERVICE ROOMS

3.6.2.1.(1)
 Service rooms that contain fuel fired appliances are required to be separated from remainder of building by 1 HR FRR.

3.6.2.1.(6)

Electrical equipment that is required to be located in a service room ... shall be installed in a service room separated from the remainder of the building by a fire separation with not less than 1 HR FRR.

3.6.2.1.(8)

Where a service room contains a limited quantity of service equipment, and the service equipment neither constitutes a fire hazard nor is essential to the operation of fire safety systems in the building, the requirements for a fire separation shall not apply.

3.6.2.6

Door shall swing outward if room contains boiler unless door swings into corridor or room used for assembly occupancy.

REFUSE ROOMS

3.6.2.5 - COMBUSTIBLE REFUSE STORAGE
 A room for the storage of combustible refuse shall be separated from remainder of building by a fire separation with not less than 1 HR FRR and be sprinklered.

EMERGENCY GENERATOR

3.6.2.8.(1) - EMERGENCY POWER INSTALLATIONS
 Where a generator intended to supply emergency power for lighting, fire safety and life safety systems is located in a building, except where such building is used solely for the purpose of the housing the generator and its ancillary equipment, it shall be located in a room that (a) is separated from the remainder of the building by a fire separation with not less than a 2 HR FRR.

LIMITING DISTANCE

3.2.3.1 - LIMITING DISTANCE AND AREA OF UNPROTECTED OPENINGS
 The area of unprotected openings in an exposing building face shall be the aggregate area of unprotected openings expressed as a percentage of the area of the exposing building face in Table 3.2.3.1.D.

EXIT FROM INTERCONNECTED FLOOR AREA

3.2.8.5 - VESTIBULES
 An exit opening into an interconnected floor space shall be protected at each opening into the interconnected floor space by a vestibule (b) that is separated from the remainder of the floor area by a fire separation that is not required to have a fire-resistance rating.

SAFETY WITHIN FLOOR AREAS

STORAGE GARAGES - F3 LOW HAZARD INDUSTRIAL
 TABLE 3.3.1.5.B - EGRESS IN FLOOR AREA SPRINKLERED THROUGHOUT
 Group F, Division 3 - 300m² = 3,229sq.ft. max floor area (Minimum 2 exits).

3.3.5.4.(5) - REPAIR AND STORAGE GARAGES
 Min. headroom in storage garage 2m = 6'-6 3/4".

3.4.2.1.(1) - MINIMUM NUMBER OF EXITS
 Every floor area intended for occupancy shall be served by at least 2 exits.

3.4.2.3 - DISTANCE BETWEEN EXITS
 Min. distance between exits = 1/2 diagonal dimension of floor area, but not less than 9m = 29'-6" apart

TRAVEL DISTANCE

3.4.2.5.(1)(c) - LOCATION OF EXITS
 If more than one exit is required from a floor area, the exits shall be located so that the travel distance to at least one exit shall be not more than 45m in a floor area that contains an occupancy other than a high-hazard industrial occupancy (F1), provided it is sprinklered throughout.

VESTIBULES

3.3.5.4 - REPAIR AND STORAGE GARAGES
 If access is provided from a storage garage to a stair tower or elevator serving occupancies above the level of the storage garage, the access shall be through a vestibule conforming to Sentence 3.3.5.7.(4).

3.3.5.7 - VESTIBULES

(3) In a building more than 3 storeys in building height, access through a fire separation between a storage garage and a... Group C occupancy, shall be through a vestibule conforming to Sentence (4).
 (4) If access is provided through a vestibule... the vestibule shall not be less than 1.8m long

GROUP C: RESIDENTIAL OCCUPANCY

3.4.2.5.1.(c) - LOCATION OF EXITS

If more than one exit is required from a floor area, the exits shall be located so that the travel distance to at least one exit shall not be more than 45m in a floor area that contains an occupancy other than a high-hazard industrial occupancy, provided it is sprinklered throughout.

3.4.2.4.(2) - TRAVEL DISTANCE

The travel distance from a suite or room not within a suite is permitted to be measured from an egress door of the suite or room to the nearest exit, provided the egress door opens into a public corridor that is separated from the remainder of the floor area in conformance with Article 3.3.1.4.

TABLE 3.4.3.2.A - MIN. WIDTH OF EXIT CORRIDORS, PASSAGEWAYS, RAMPS, STAIRS, DOORWAYS
 Min. width 1100mm (3'-8") for exit corridors, pasageways, and ramps
 Min. width 800mm (2'-8") for doors

3.4.3.4 - HEADROOM

(1) 2050mm (6'-9") for exits
 (4) 2030mm (6'-8") for doors in exits
 (5) Bottom of door closer no lower than 1980mm (6'-6")

3.3.1.9.(7) - DEAD END CORRIDORS

A dead end corridor is permitted provided it is not more than 6m long.

HIGH BUILDING REQUIREMENTS SUMMARY:

3.2.6.2 - LIMITS TO SMOKE MOVEMENT

(2) The stairway is enclosed in a shaft that contains a stairway serving upper storeys but is separated from that stairway at the lowest exit level by a fire separation having a fire resistance rating not less than that required for the shaft enclosure (2 HR).
 (3) Each stairway that serves storeys above the lowest exit level shall have a vent to the outdoors, at or near the bottom of the shaft.
 (4) Measures shall be taken to limit movement of smoke from a fire in a floor area below the lowest exit storey into upper storeys.

3.2.6.5 - ELEVATOR USE BY FIREFIGHTERS

(3)(c) Elevator for use by firefighters shall be protected with a corridor containing no occupancy and separated from the remainder of the building by a fire separation having a FRR not less than 1h.

3.2.6.7 - CENTRAL ALARM AND CONTROL FACILITY

(1) A central alarm and control facility shall be provided on the storey containing the entrance for firefighter access.

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REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION/PERMIT	GN	2020 10 14
2	ISSUED FOR PERMIT APPLICATION	GN	2020 12 03
3	ISSUED BY CLARIFICATION FOR HRM		2021 07 05
4	ISSUED BY CLARIFICATIONS		2021 08 01

NOTES:

- ALL CONSTRUCTION TO MEET ALL APPLICABLE CODES/STANDARDS BY LAWS, ETC.
- DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES; USE FIGURED DIMENSIONS AS NOTED.
- ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE.
- CONSTRUCTION TO MEET ADAPTABLE HOUSING REQUIREMENTS PER NSBC 3.8.4.
- ALL STRUCTURAL ELEMENTS (COLUMNS, FOOTINGS, SLABS, ETC) TO BE VERIFIED BY STRUCTURAL ENGINEER.

CONSULTANT:

STAMP



MICHAEL NAPIER ARCHITECTURE
 www.mnarch.ca + 902.455.5522

TITLE: COGSWELL

5515 COGSWELL ST

DRAWING: PROJECT DATA

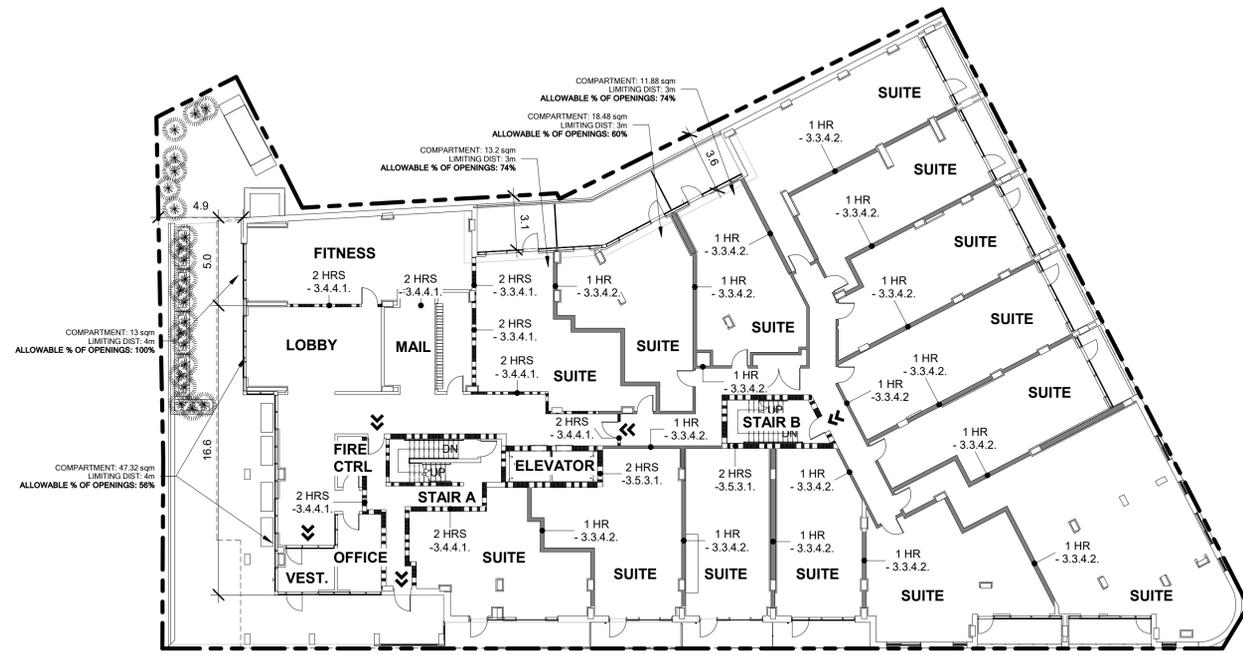
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DATE: 2020.12.03

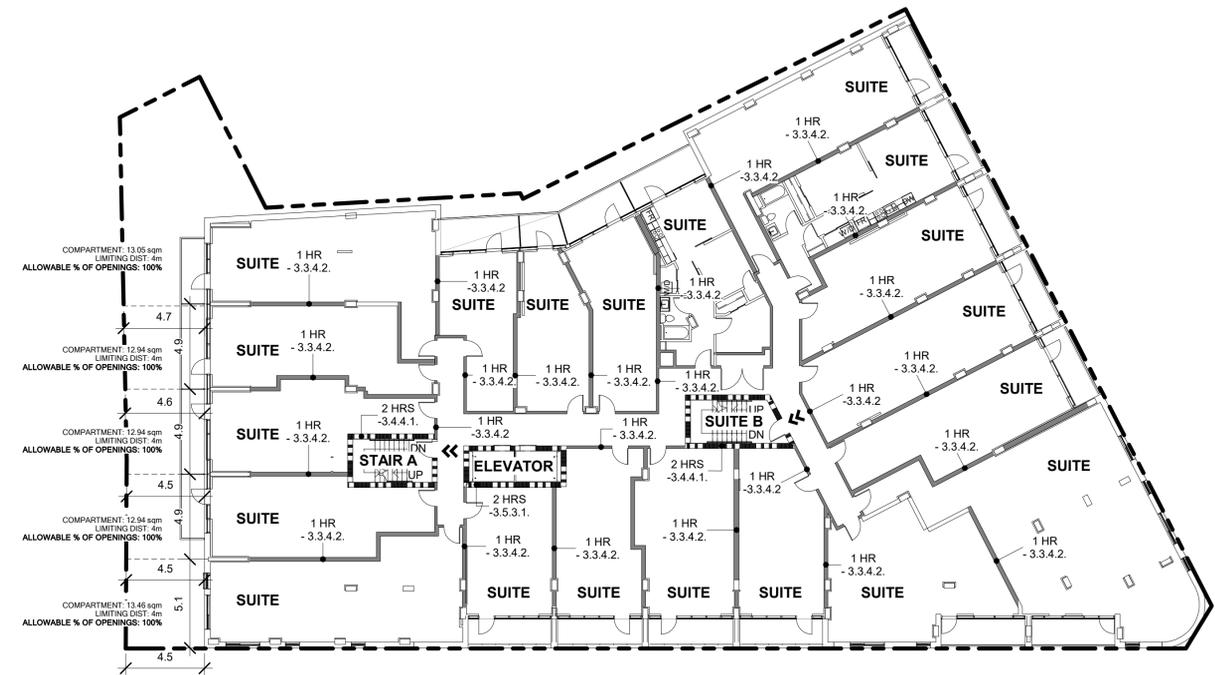
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DRAWING NUMBER:

A-002



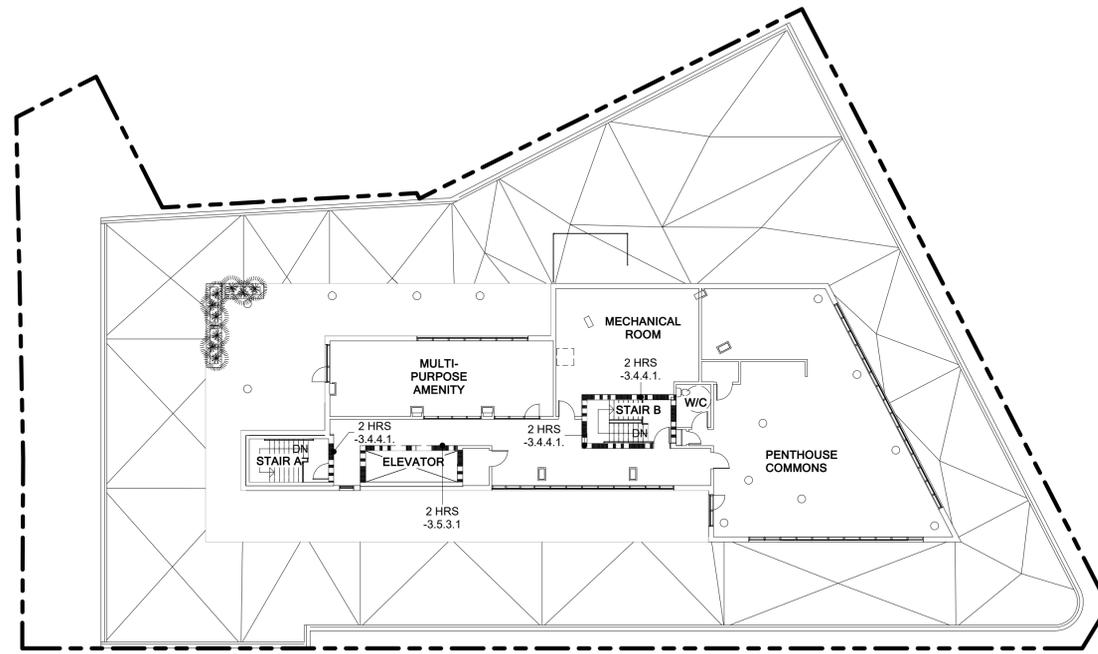
2 FRR PLAN - LEVEL 2
A-005 1/16" = 1'-0"



3 FRR PLAN - LEVEL 3
A-005 1/16" = 1'-0"



1 FRR PLAN - LEVEL 4-10
A-005 1/16" = 1'-0"

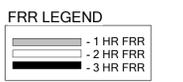


4 FRR PLAN - PENTHOUSE LEVEL
A-005 1/16" = 1'-0"

CLIENT

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GN	2020.12.14
2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.23

- NOTES:
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 4. CONSTRUCTION TO MEET ADAPTABLE HOUSING REQUIREMENTS PER HBOR 3.3.4.
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TITLE:
COGSWELL
5515 COGSWELL ST

DRAWING:
FIRE SEPARATION PLANS

DRAWN: MNA DRAWING NUMBER:
DATE: 2020.12.03 **A-005**
SCALE: As indicated

C:\Users\gn\Documents\2020\A-005 - Cogswell - Fire Separation Plans.dwg

REVISIONS		
NO.	DESCRIPTION	BY DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GM 2020.12.14
2	ISSUED FOR HRM PRE-APPLICATION	GN 2020.12.03
3	ISSUED W/ CLARIFICATION FOR HRM	2021.07.05
4	ISSUED W/ CLARIFICATIONS	2021.06.01

NOTES		
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CLIENT:

CONSULTANT:

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TITLE:

COGSWELL

5515 COGSWELL ST

DRAWING:

LEVEL 2 - PLAN

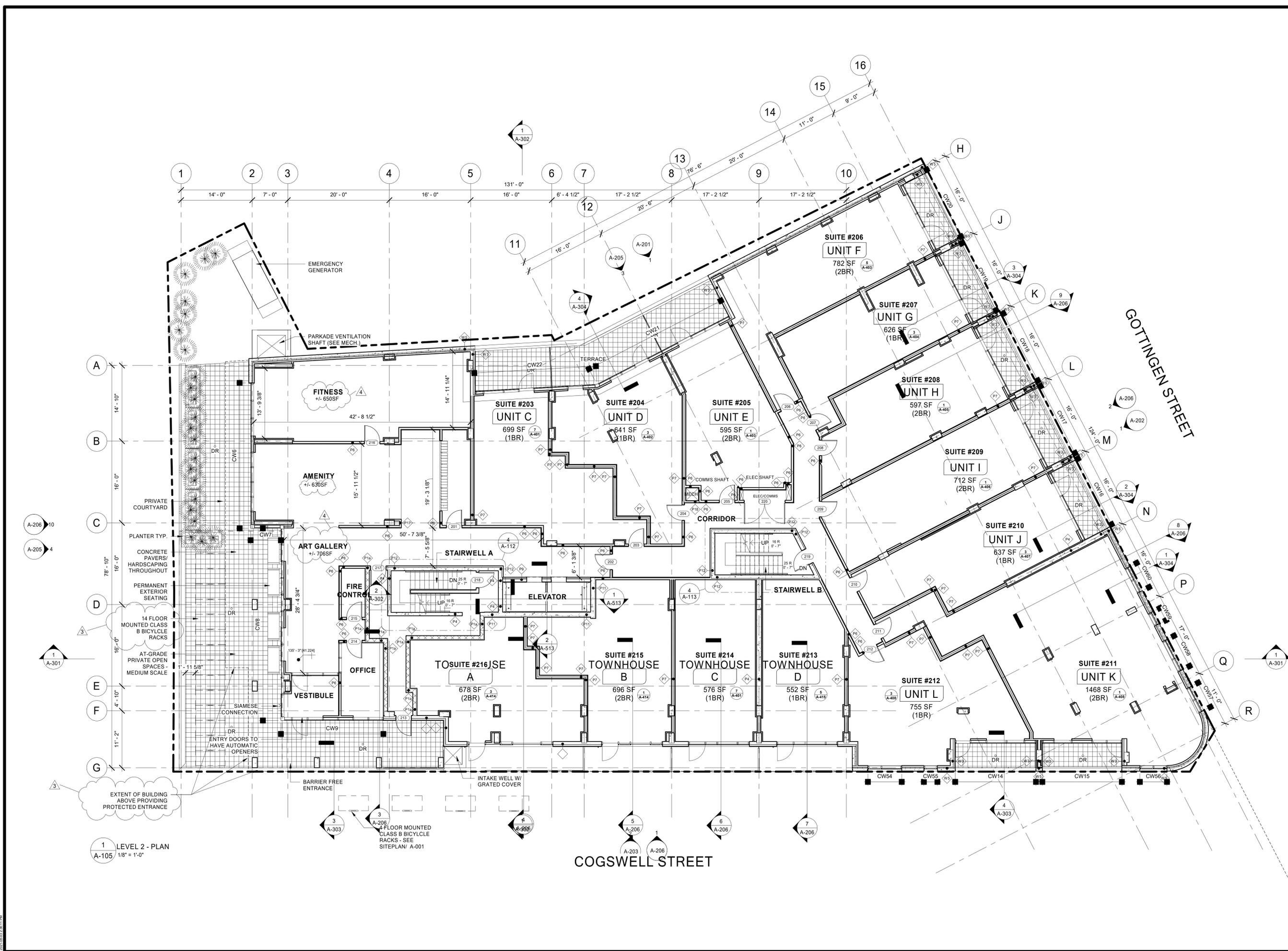
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DATE: 2020.12.03

SCALE: 1/8" = 1'-0"

DRAWING NUMBER:

A-105



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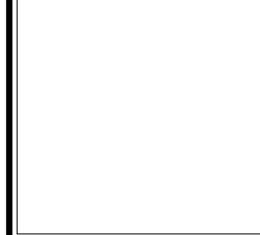
REVISIONS		
NO.	DESCRIPTION	BY DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GN 2020.12.03
2	ISSUED FOR HRM PRE-APPLICATION	GN 2020.12.03
3	ISSUED W/ CLARIFICATION FOR HRM	2021.07.05

NOTES:		
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5.	ALL STRUCTURAL ELEMENTS (COLUMNS, FOOTINGS, SLABS, ETC.) TO BE VERIFIED BY STRUCTURAL ENGINEER.	

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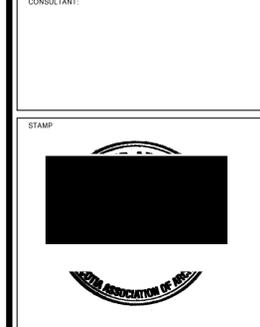
CONSULTANT:

STAMP:



CONSULTANT:

STAMP:



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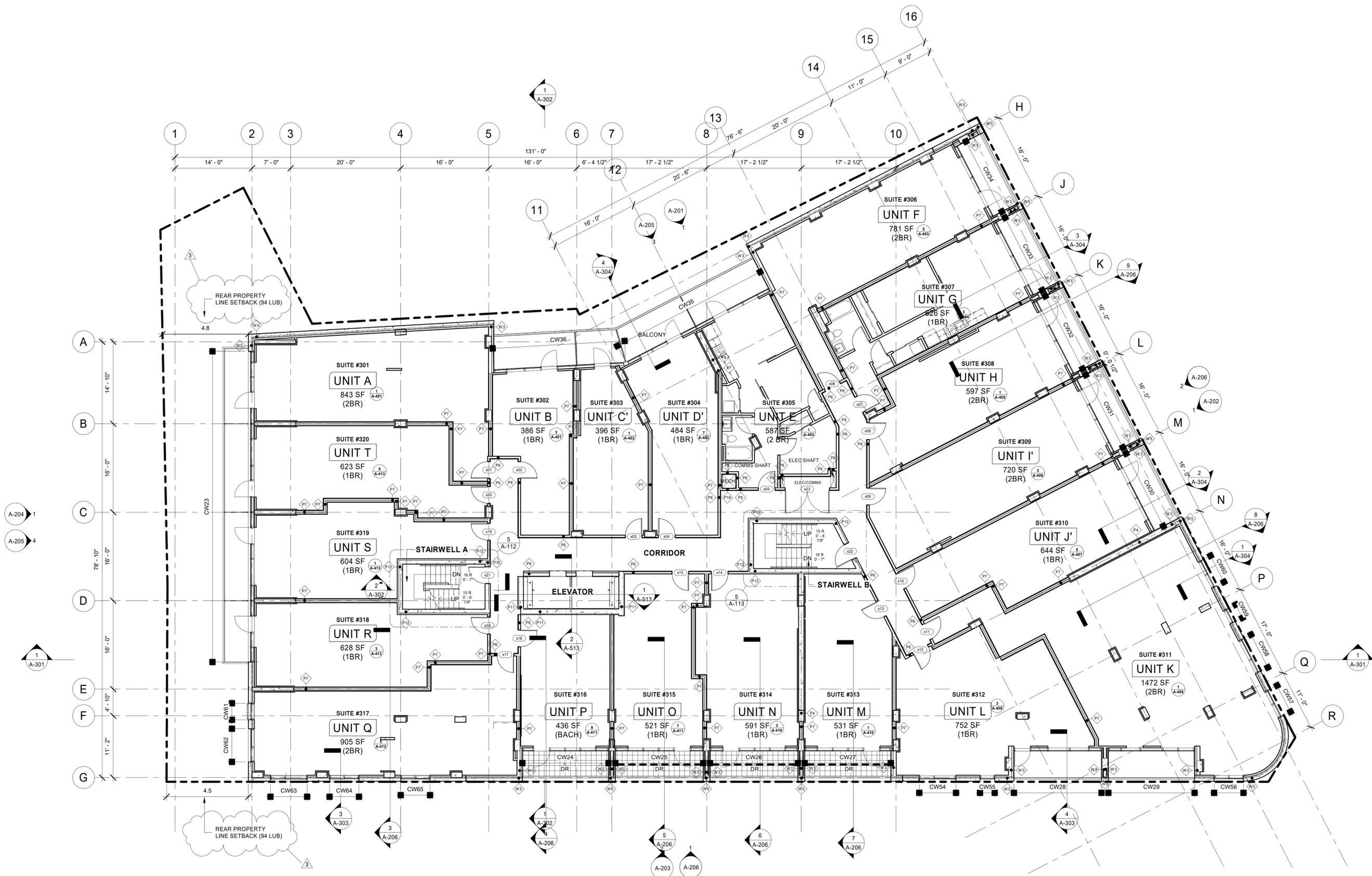
TITLE:
COGSWELL

5515 COGSWELL ST

DRAWING:
LEVEL 3 - PLAN

DRAWN: MNA DRAWING NUMBER:
A-106

DATE: 2020.12.03
SCALE: 1/8" = 1'-0"



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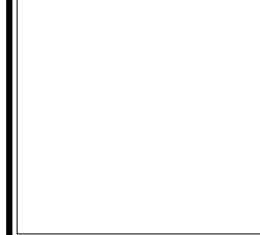
REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GN	2020.12.14
2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.03

NOTES			
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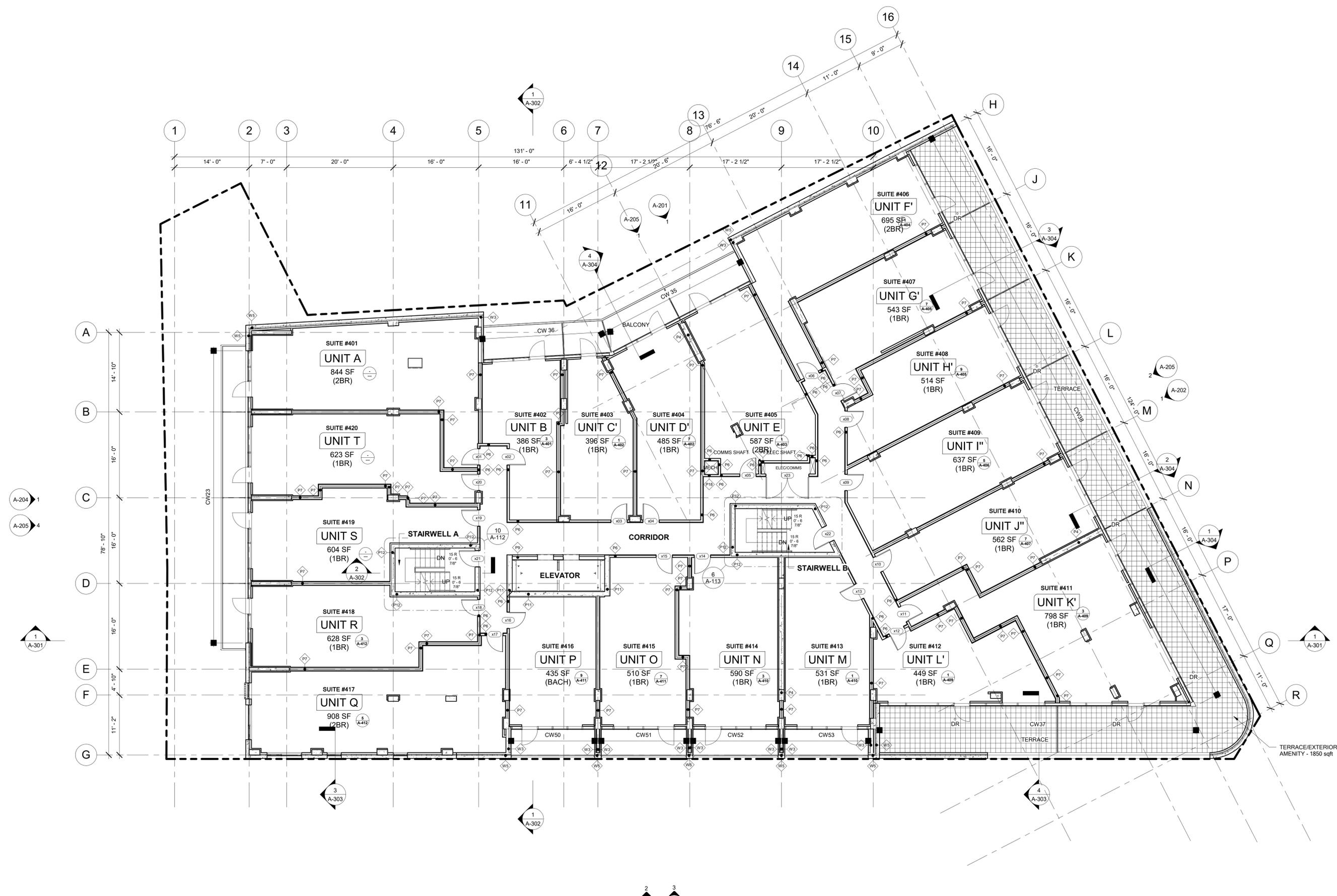
MICHAEL
NAPIER
ARCHITECTURE
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TITLE:
COGSWELL

5515 COGSWELL ST
DRAWING:
LEVEL 4 - PLAN

DRAWN: MNA
DATE: 2020.12.03
SCALE: 1/8" = 1'-0"

DRAWING NUMBER:
A-107



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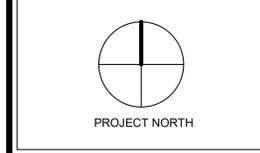
REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GN	2020.12.14
2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.23

NOTES			
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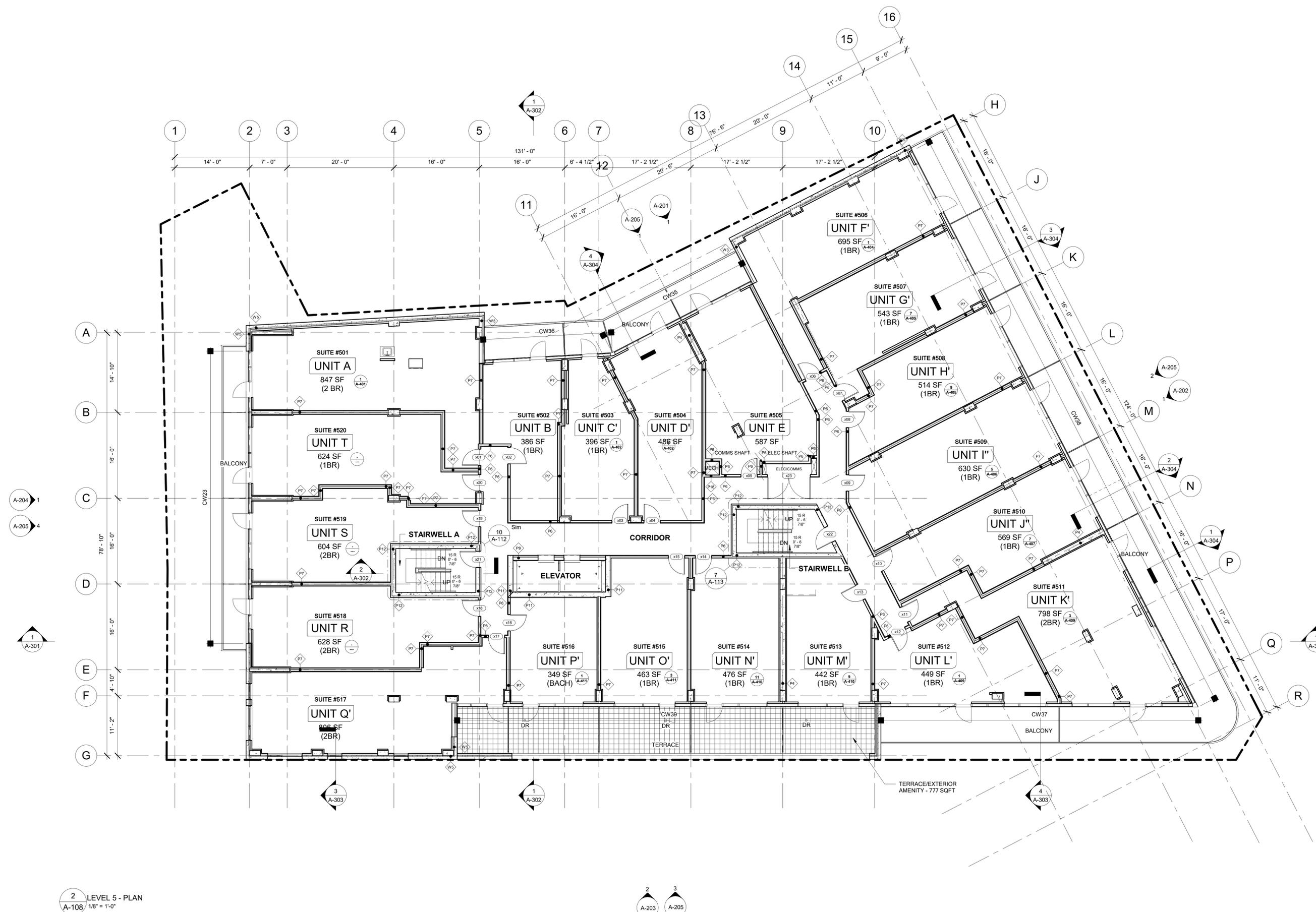
TITLE:
COGSWELL

5515 COGSWELL ST

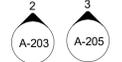
DRAWING:
LEVEL 5 - PLAN

DRAWN: MNA DRAWING NUMBER:
A-108

DATE: 2020.12.03
SCALE: 1/8" = 1'-0"



2 LEVEL 5 - PLAN
A-108 1/8" = 1'-0"



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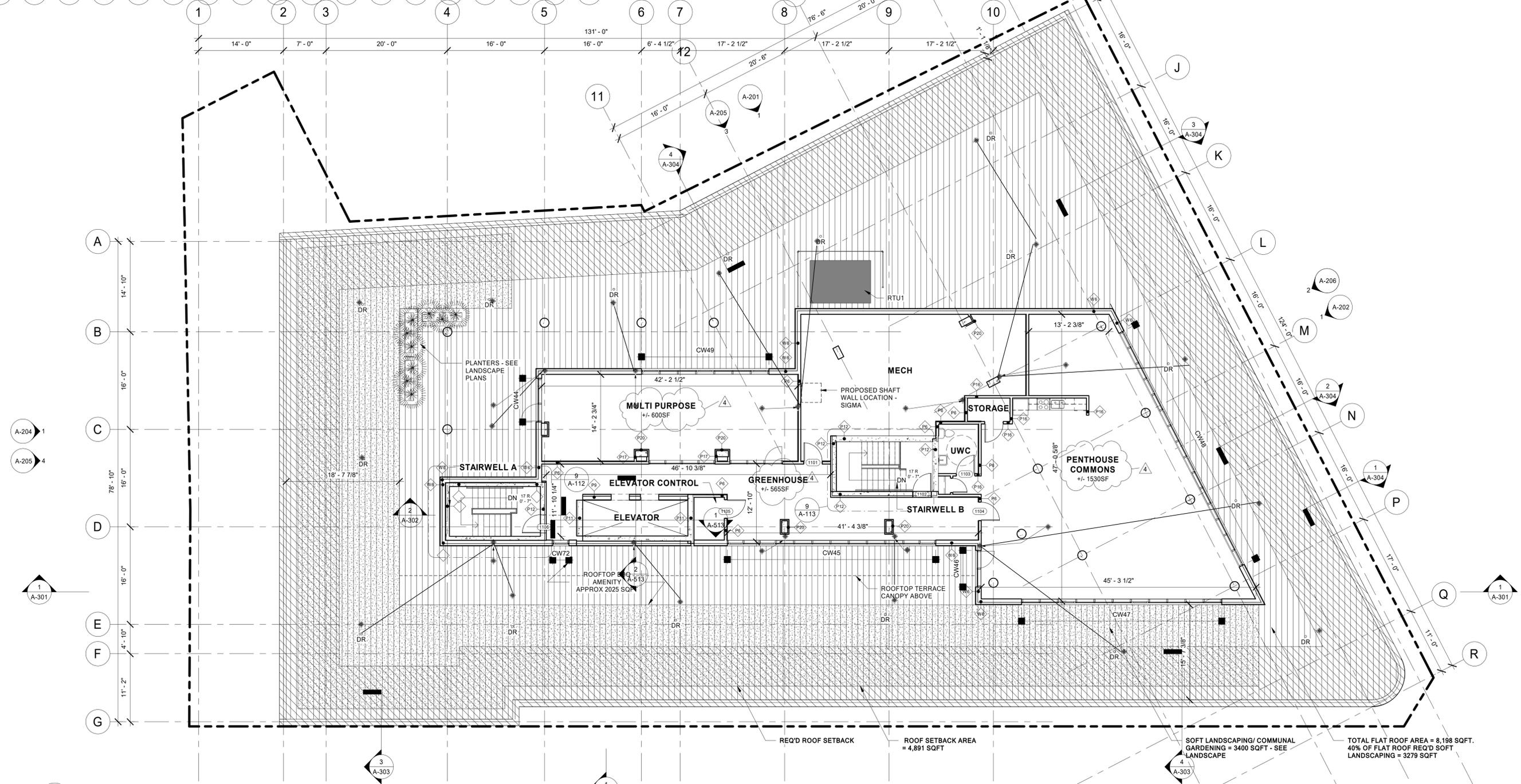
2 PENTHOUSE LEVEL - % OF ROOF AREA
A-110 3/64" = 1'-0"

PENTHOUSE AREA

STAIR 200SF
STAIR 180SF
EXTERIOR SPACE 10,120SF
INTERIOR SPACE 3,910SF
TOTAL 14,410SF

INTERIOR SPACE/TOTAL =
4,290/14,410 = 0.29 OR 29%

STAIR +/- 200 SF PH INCL. ELEVATOR +/- 3,910 SF STAIR +/- 180 SF EXTERIOR ROOF SPACE +/- 10,120 SF



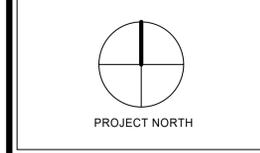
1 PENTHOUSE LEVEL - PLAN
A-110 1/8" = 1'-0"

CLIENT

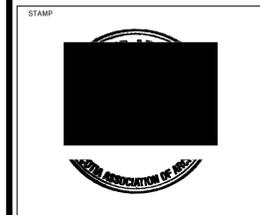
REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PRIMARY	GN	2020.12.14
2	ISSUED FOR PERM PRE-APPLICATION	GN	2020.12.03
4	ISSUED BY CLARIFICATIONS	GN	2021.08.03

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TITLE:
COGSWELL
5515 COGSWELL ST

DRAWING:
PENTHOUSE LEVEL - PLAN

DRAWN: MNA DRAWING NUMBER: A-110
DATE: 2020.12.03
SCALE: As indicated

TOTAL FLAT ROOF AREA = 8,198 SQFT.
40% OF FLAT ROOF REQ'D SOFT
LANDSCAPING = 3279 SQFT

ROOF SETBACK AREA = 4,891 SQFT

SOFT LANDSCAPING/ COMMUNAL GARDENING = 3400 SQFT - SEE LANDSCAPE

REQ'D ROOF SETBACK

ROOFTOP AMENITY APPROX 2025 SQFT

STAIRWELL B

GREENHOUSE +/- 565SF

ELEVATOR CONTROL

ELEVATOR

MULTI PURPOSE +/- 600SF

STORAGE

PENTHOUSE COMMONS +/- 1530SF

MECH

PROPOSED SHAFT WALL LOCATION - SIGMA

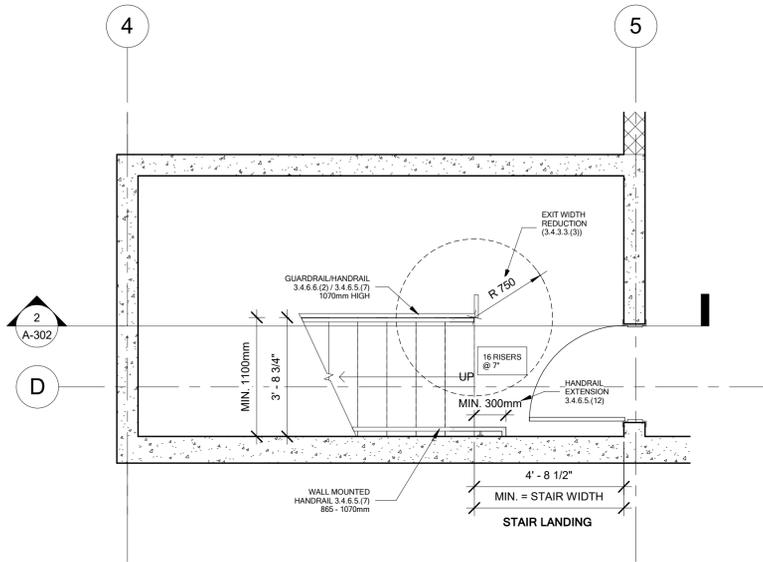
STAIRWELL A

PLANTERS - SEE LANDSCAPE PLANS

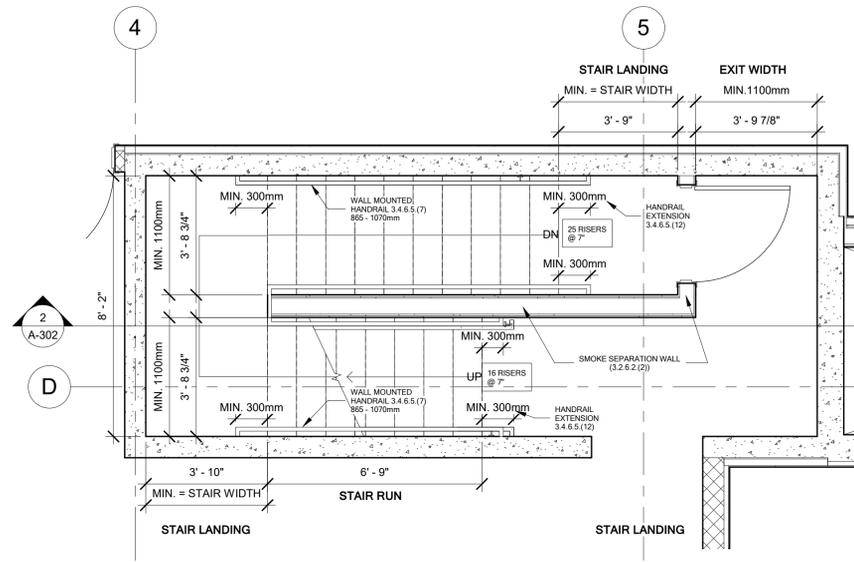
ROOFTOP TERRACE CANOPY ABOVE

RTU1

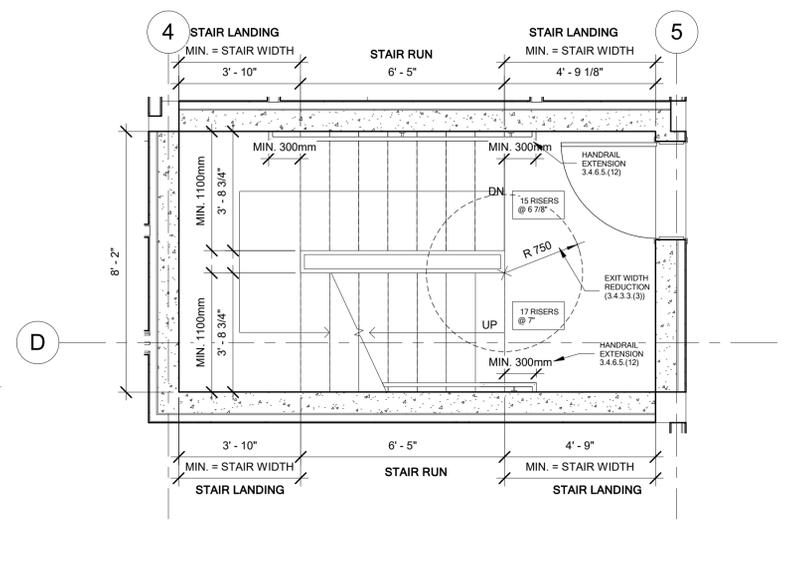
REVISIONS



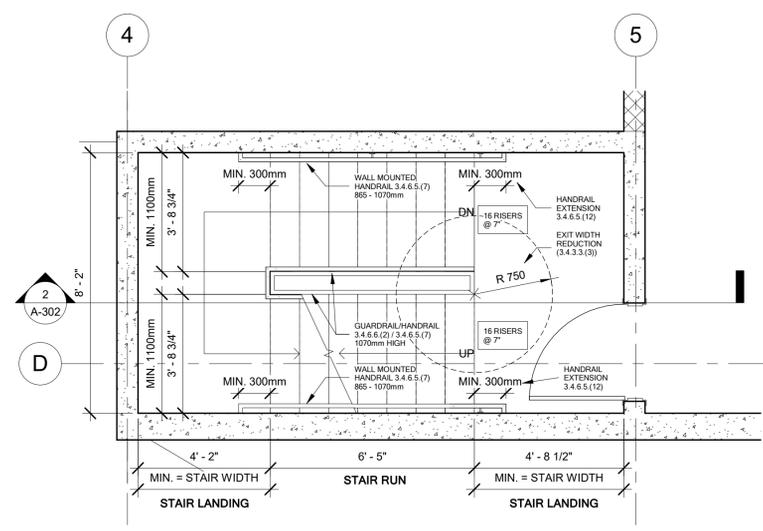
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A-112 3/8" = 1'-0"



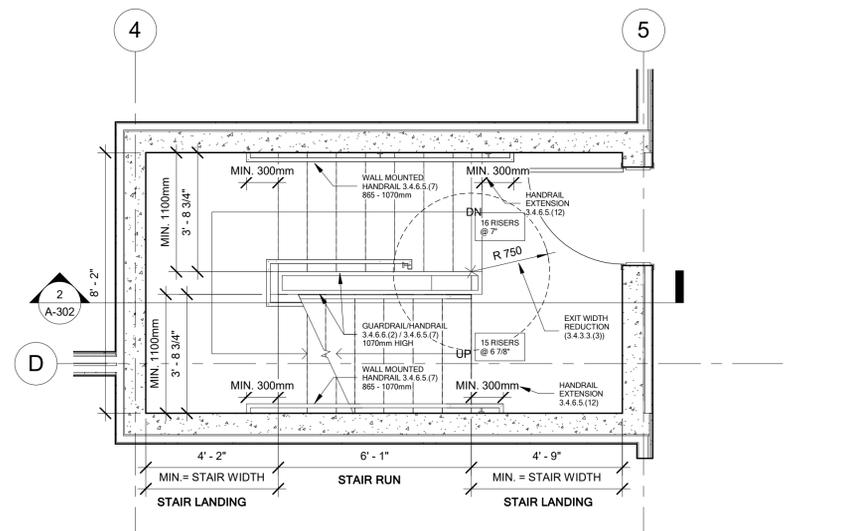
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A-112 3/8" = 1'-0"



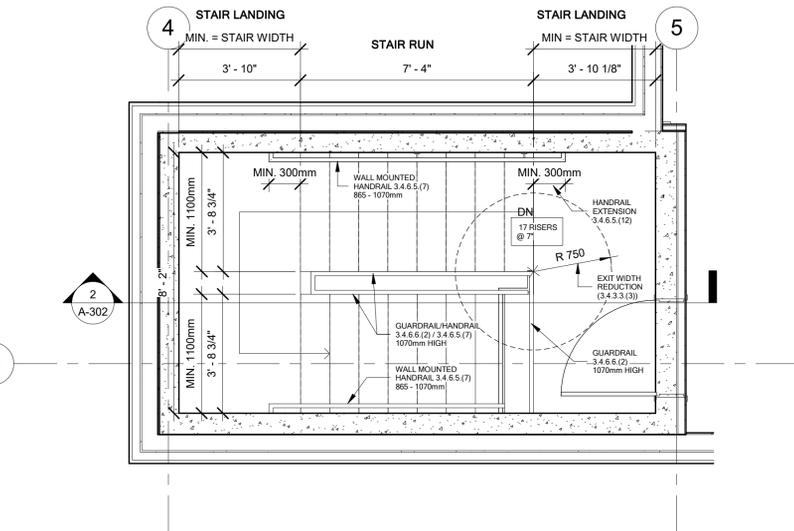
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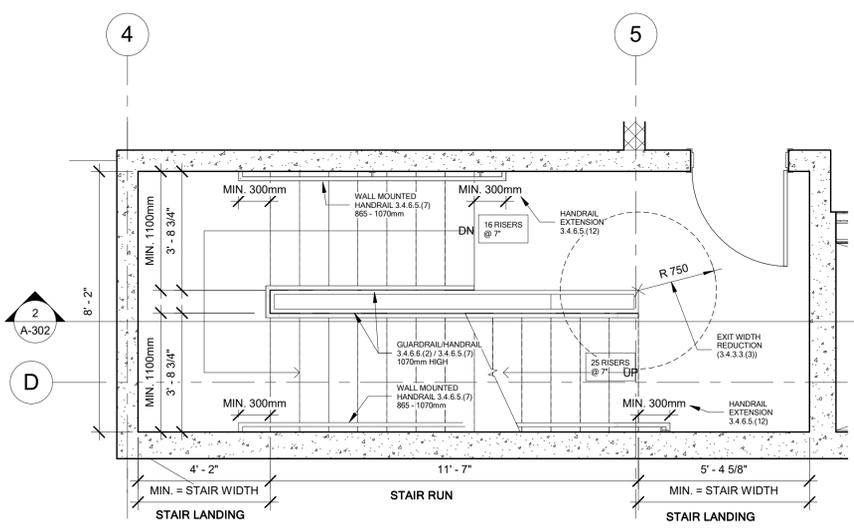
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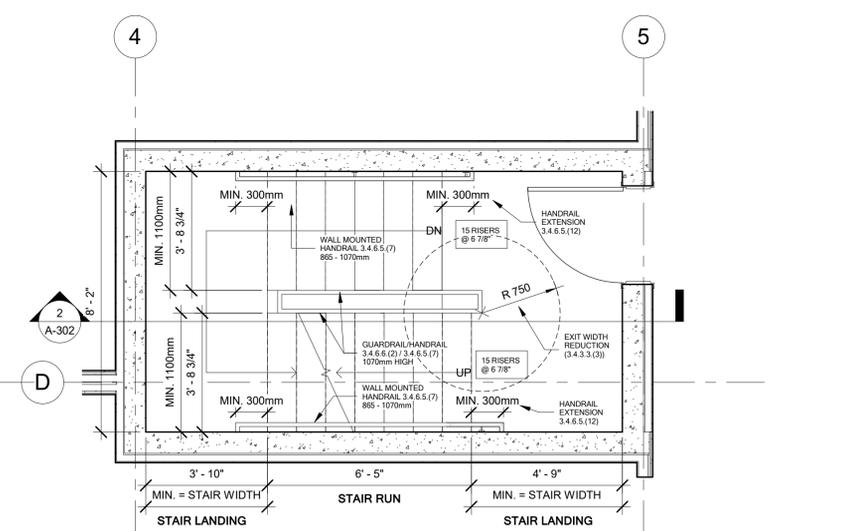
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A-112 3/8" = 1'-0"



9 STAIRWELL A - PENTHOUSE LEVEL PLAN
A-112 3/8" = 1'-0"



3 STAIRWELL A - LEVEL 1 PLAN
A-112 3/8" = 1'-0"



10 STAIRWELL A - LEVEL 4-9 PLAN
A-112 3/8" = 1'-0"

CLIENT

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GN	2020.12.14
2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.23

- NOTES:
1. ALL CONSTRUCTION TO MEET ALL APPLICABLE CODES, STANDARDS, BY-LAWS, ETC.
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CONSULTANT:



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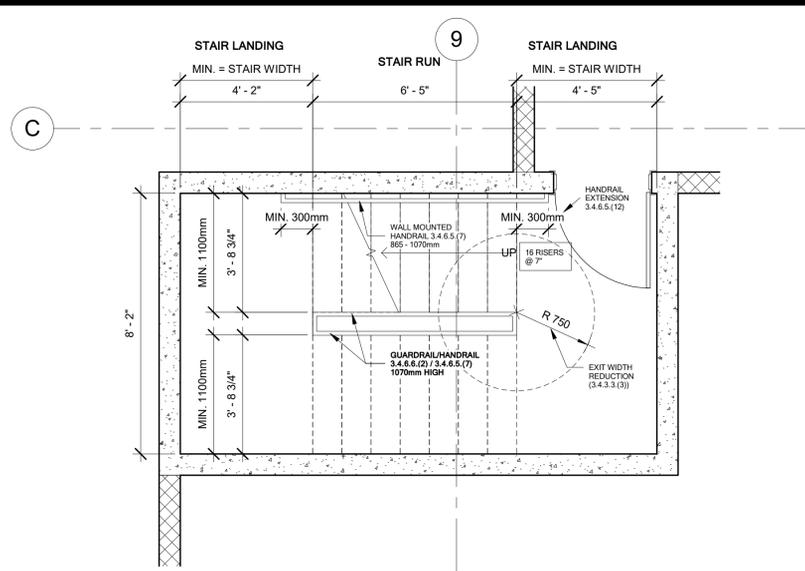
TITLE:
COGSWELL

5515 COGSWELL ST

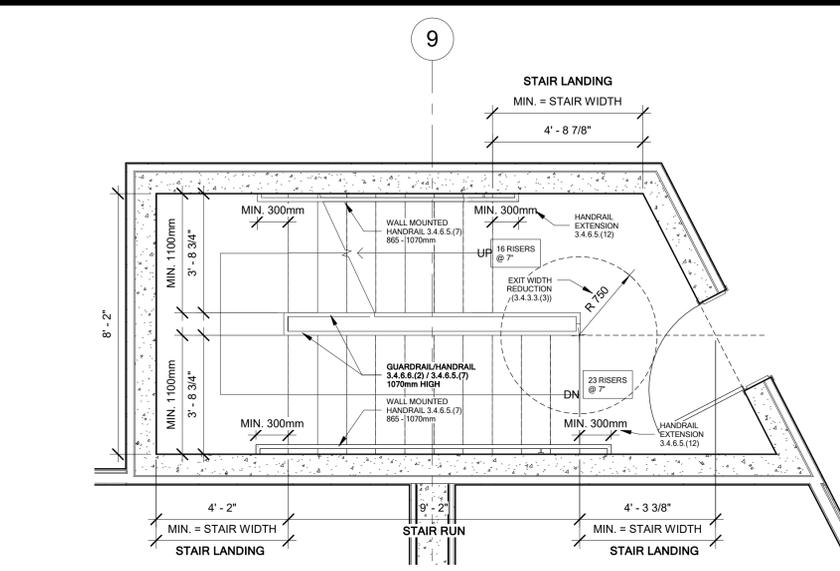
DRAWING:
STAIR A PLANS

DRAWN: MNA
DATE: 2020.12.03
SCALE: 3/8" = 1'-0"

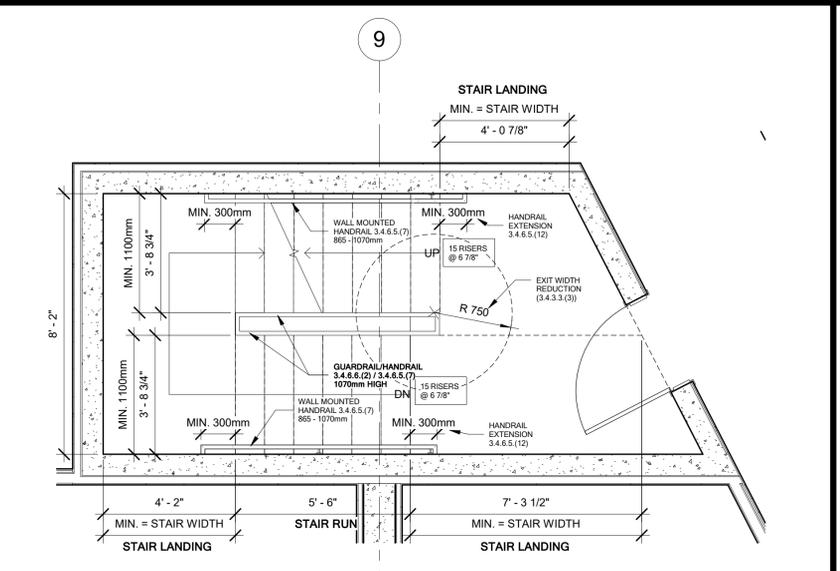
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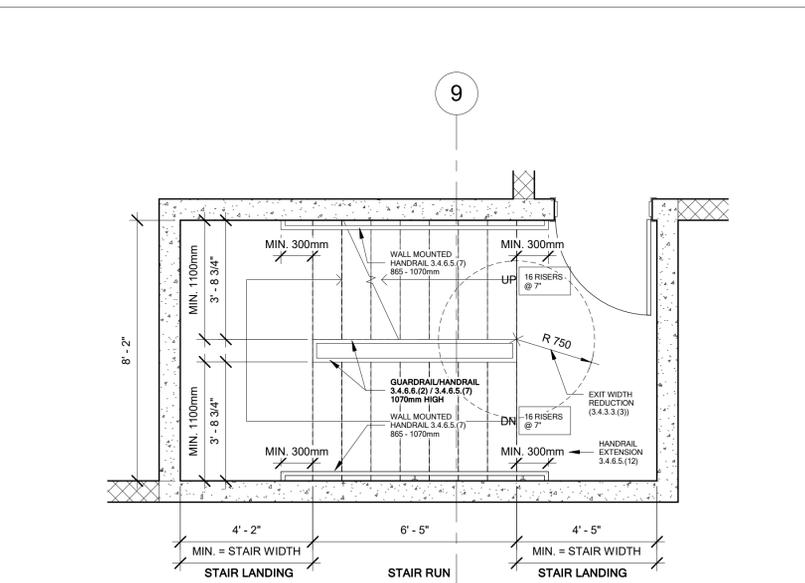
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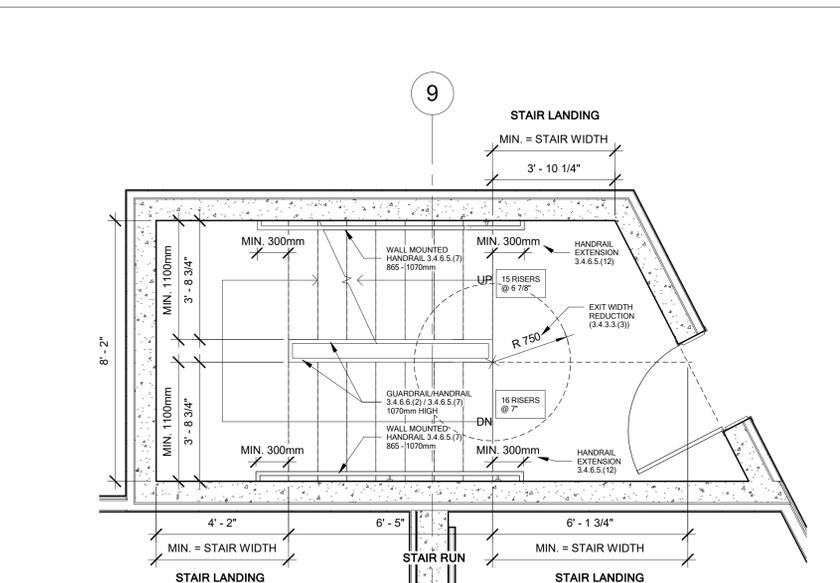
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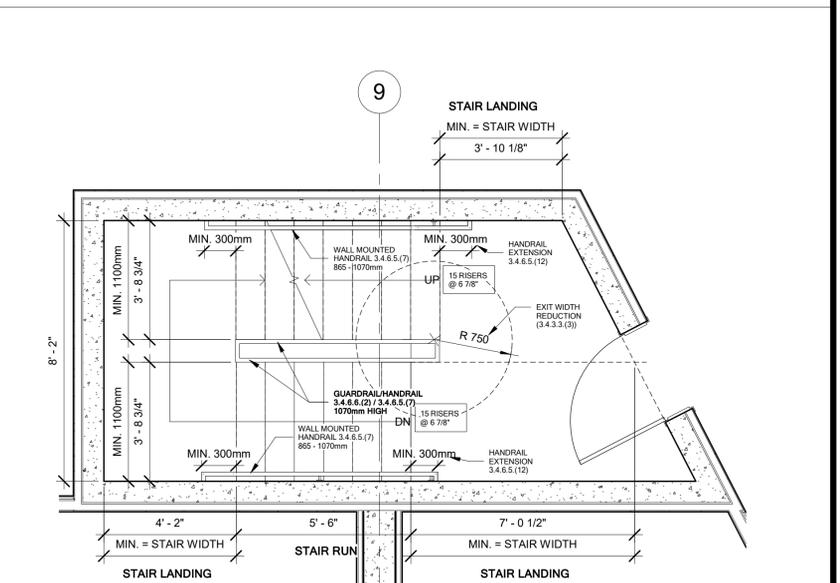
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A-113 3/8" = 1'-0"



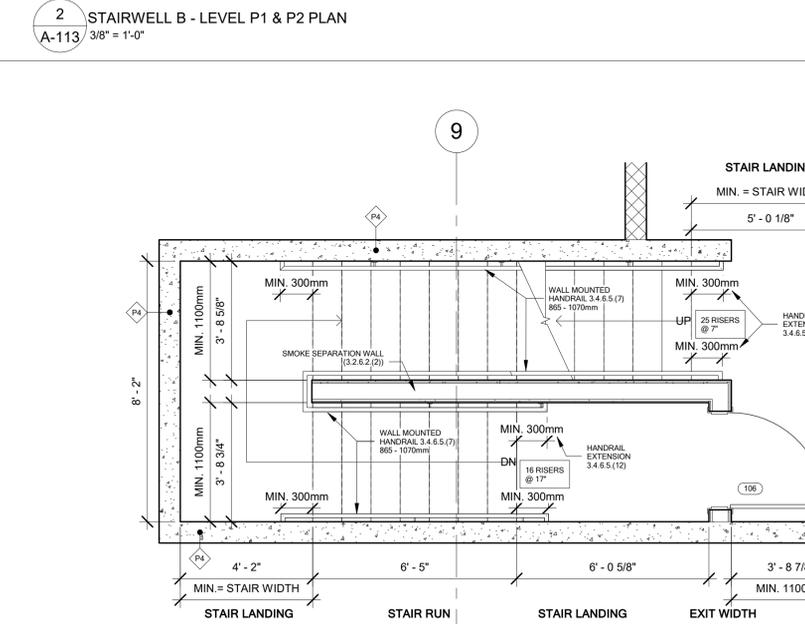
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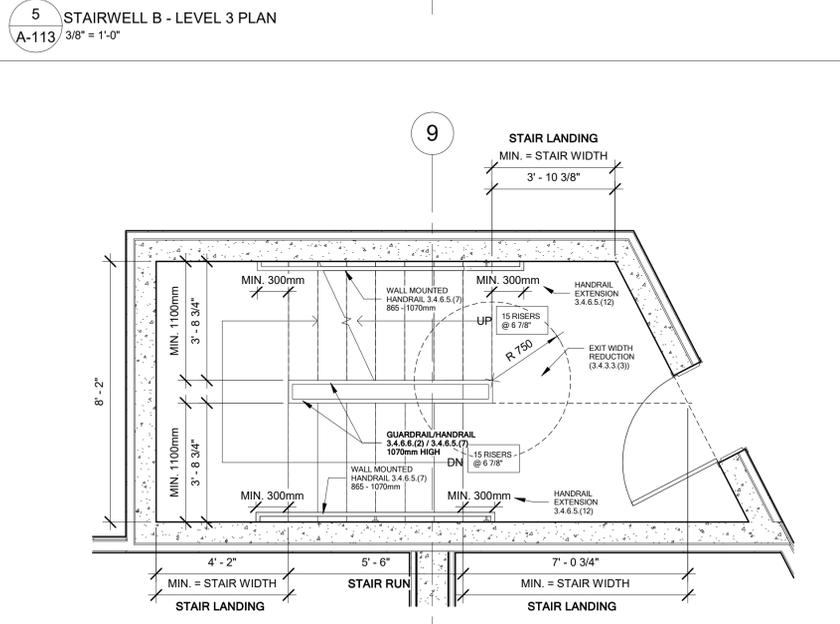
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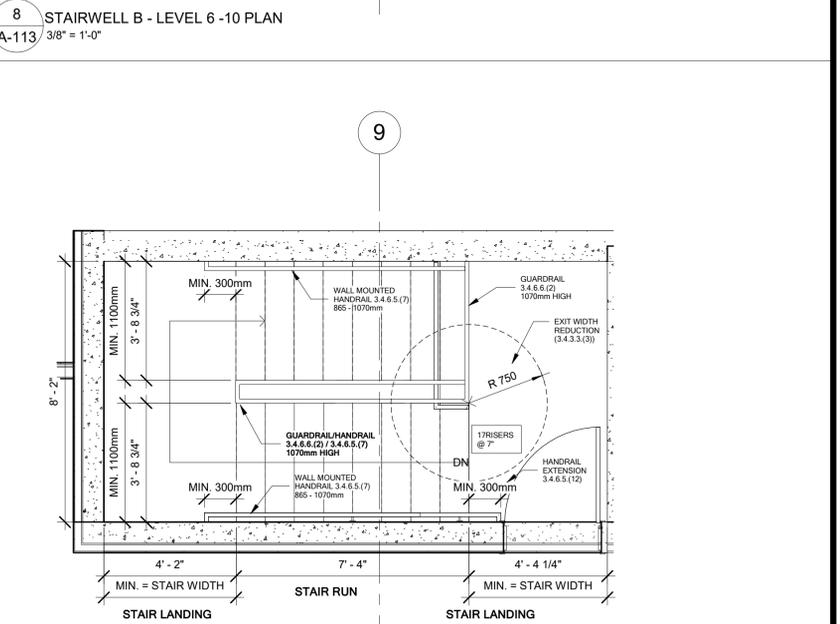
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A-113 3/8" = 1'-0"



3 STAIRWELL B - LEVEL 1 PLAN
A-113 3/8" = 1'-0"



6 STAIRWELL B - LEVEL 4 PLAN
A-113 3/8" = 1'-0"



9 STAIRWELL B - PENTHOUSE LEVEL PLAN
A-113 3/8" = 1'-0"

CLIENT

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GN	2020.12.03
2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.03

- NOTES:
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CONSULTANT:



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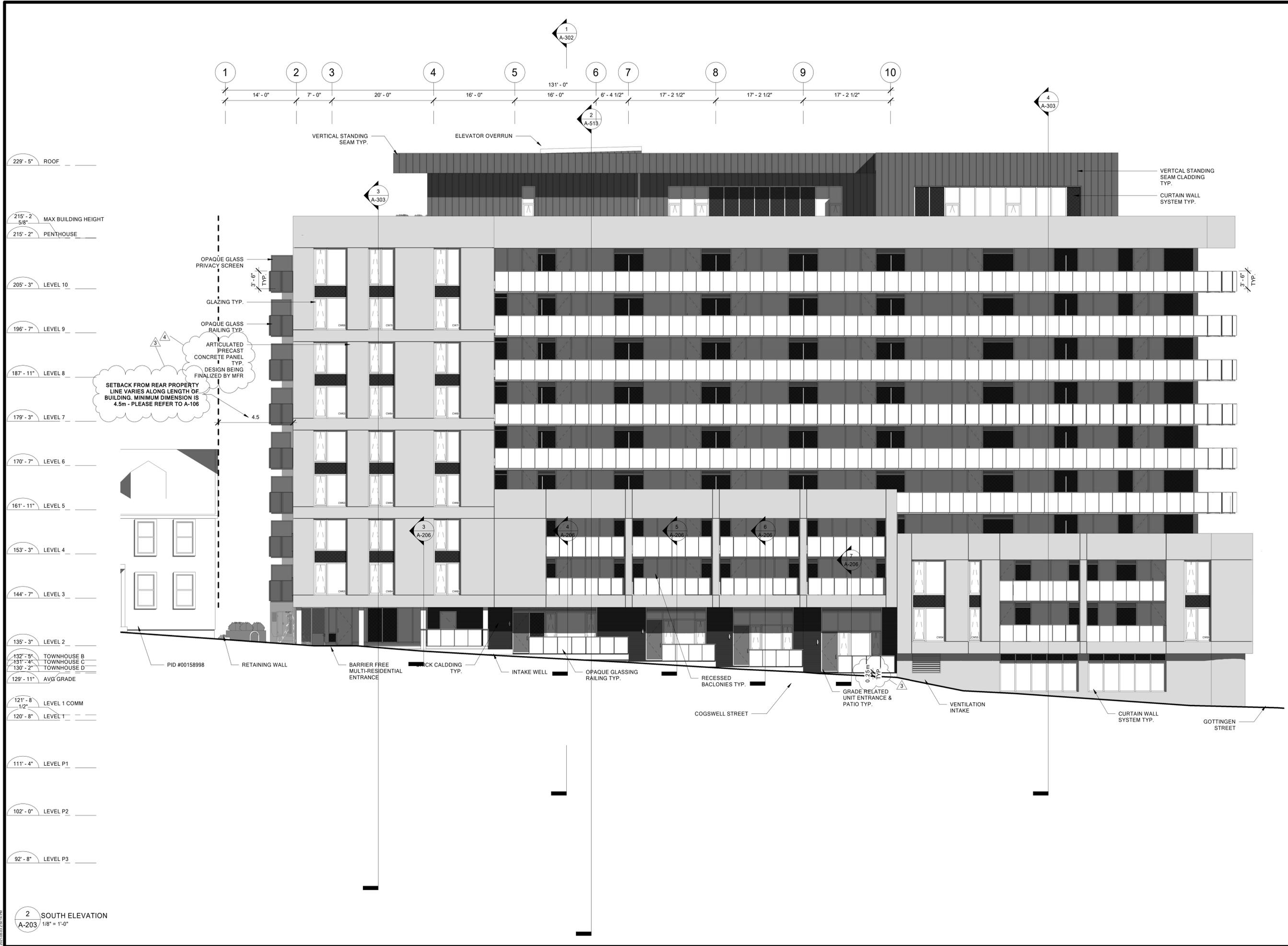
TITLE:
COGSWELL
5515 COGSWELL ST

DRAWING:
STAIR B PLANS

DRAWN: MNA
DATE: 2020.12.03
SCALE: 3/8" = 1'-0"

DRAWING NUMBER:
A-113

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CLIENT

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PRIMARY	GN	2020.10.14
2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.03
3	ISSUED W/ CLARIFICATION FOR HRM	GN	2021.07.05
4	ISSUED W/ CLARIFICATIONS	GN	2021.06.01

NOTES:

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- CONSTRUCTION TO MEET ADAPTABLE HOUSING REQUIREMENTS'S SECTION 3.3.4.
- ALL STRUCTURAL ELEMENTS (COLUMNS, FOOTINGS, SLABS, ETC) TO BE VERIFIED BY STRUCTURAL ENGINEER.

CONSULTANT:

STAMP

Redacted

MICHAEL
NAPIER
ARCHITECTURE
www.mnarch.ca + 902.455.5522

TITLE:
COGSWELL

5515 COGSWELL ST

DRAWING:
SOUTH ELEVATION

DRAWN: MNA
DATE: 2020.12.03
SCALE: 1/8" = 1'-0"

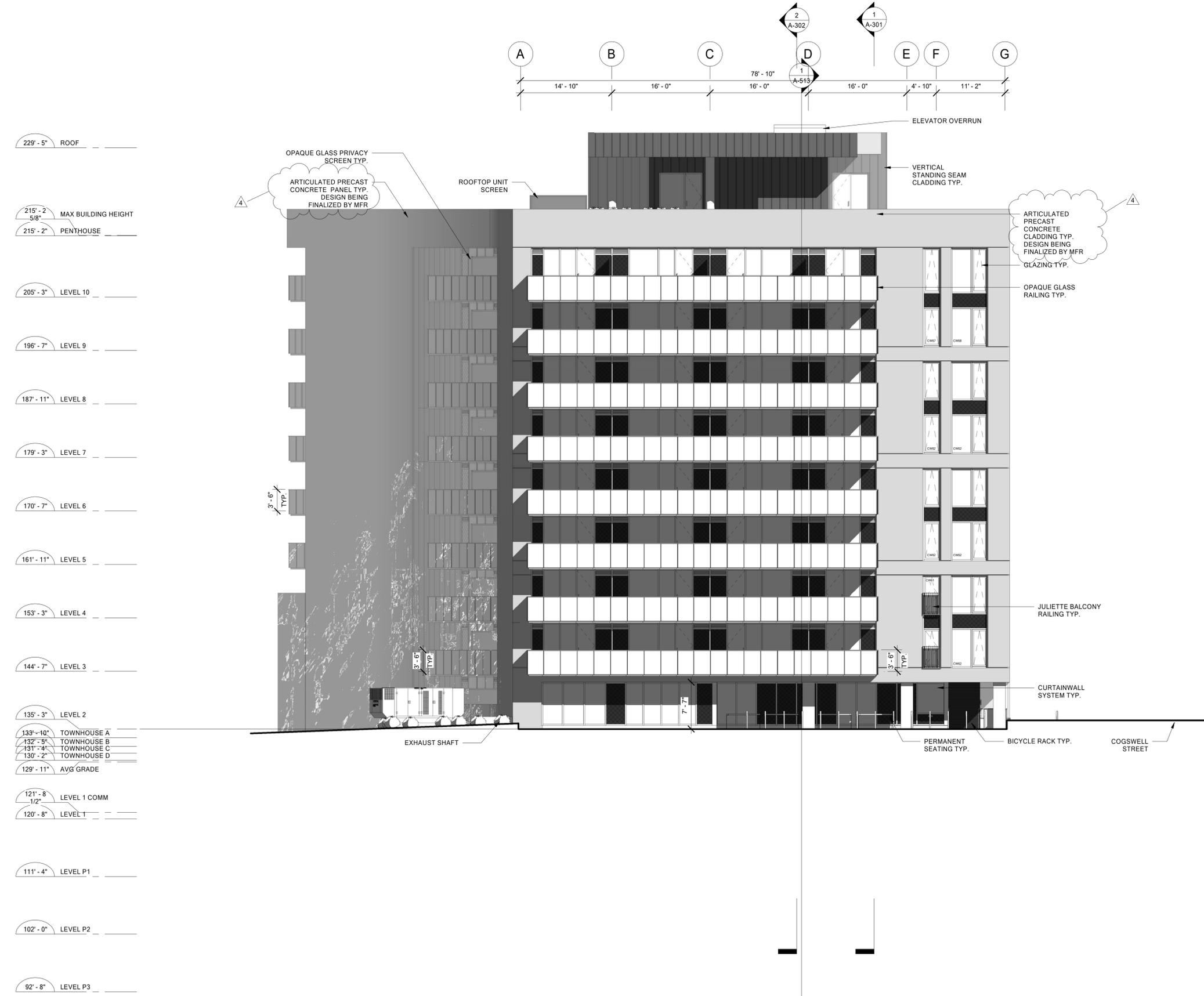
DRAWING NUMBER:
A-203

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CLIENT

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GN	2020.12.14
2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.03
4	ISSUED W/ CLARIFICATIONS		2021.08.03

NOTES:
 1. ALL CONSTRUCTION TO MEET ALL APPLICABLE CODES, STANDARDS, BY-LAWS, ETC.
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 4. CONSTRUCTION TO MEET ADAPTABLE HOUSING REQUIREMENTS 3.4.4.
 5. ALL STRUCTURAL ELEMENTS (COLUMNS, FOOTINGS, SLABS, ETC.) TO BE VERIFIED BY STRUCTURAL ENGINEER.



CONSULTANT:

STAMP

Redacted

MICHAEL
NAPIER
ARCHITECTURE
 www.mnarch.ca + 902.455.5522

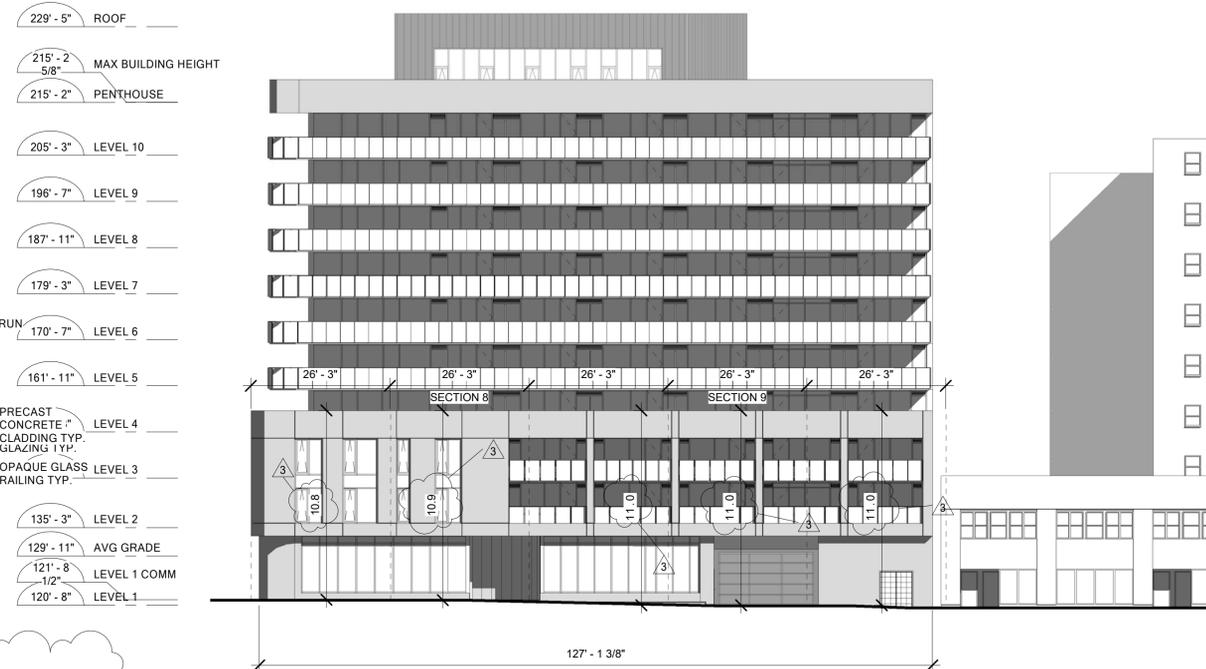
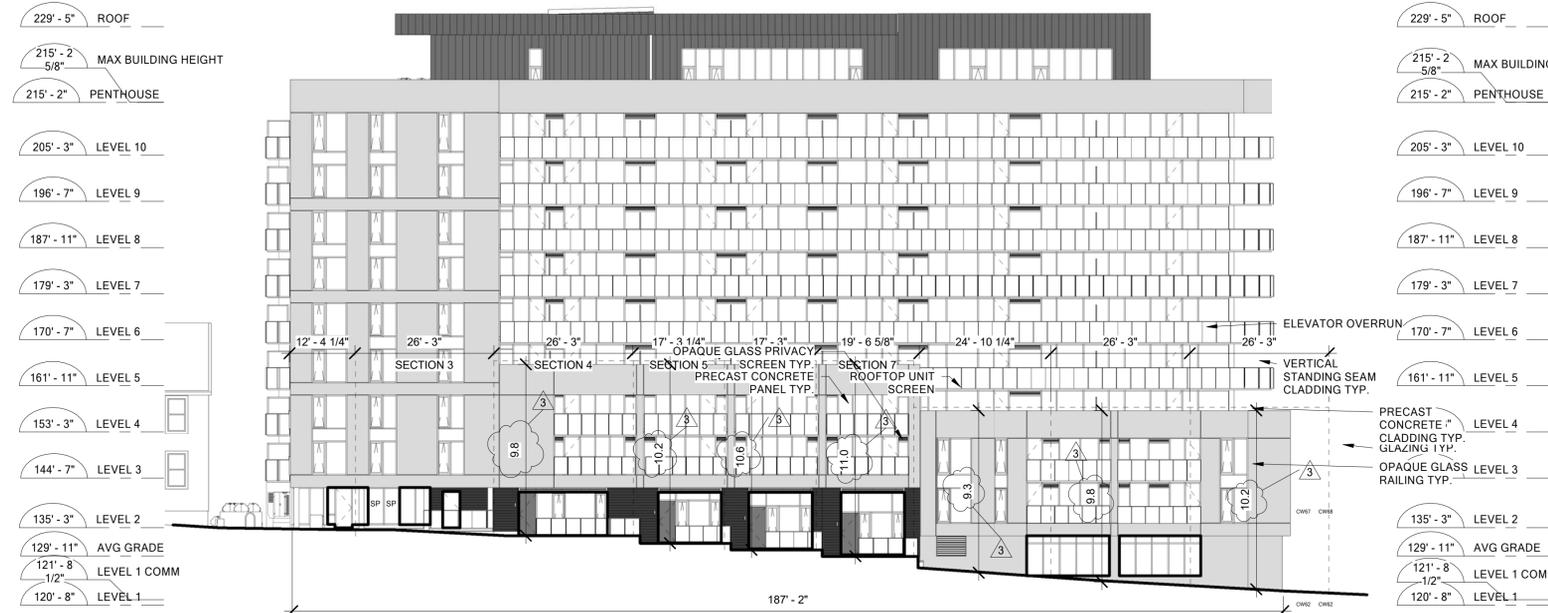
TITLE:
COGSWELL
 5515 COGSWELL ST

DRAWING:
 WEST ELEVATION

DRAWN: MNA	DRAWING NUMBER: A-204
DATE: 2020.12.03	SCALE: 1/8" = 1'-0"

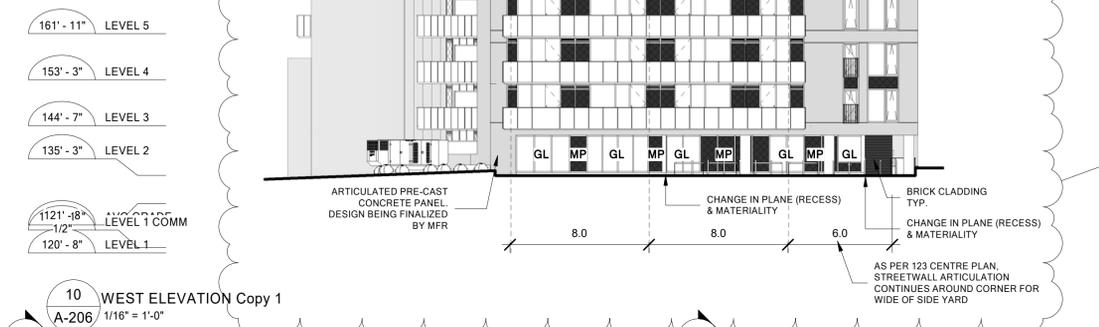
1 WEST ELEVATION
 1/8" = 1'-0"
 A-204

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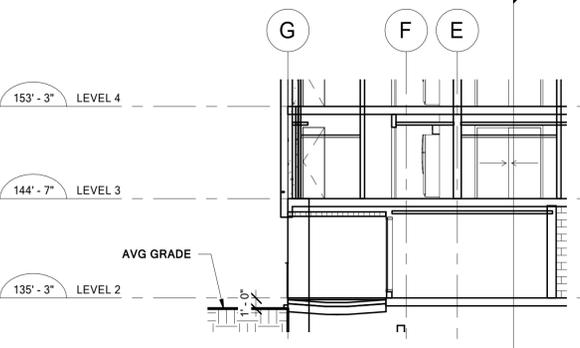


1 SOUTH ELEVATION_PACKAGE A Copy 1
A-206 1/16" = 1'-0"

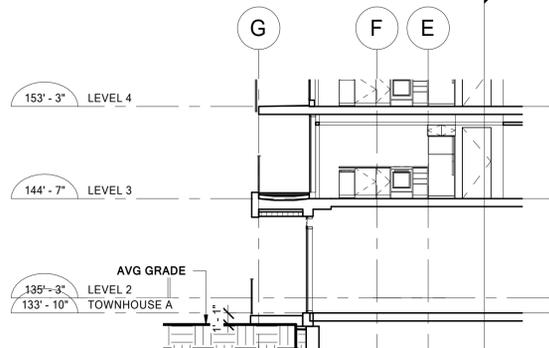
2 NORTHEAST ELEVATION_PACKAGE A Copy 1
A-206 1/16" = 1'-0"



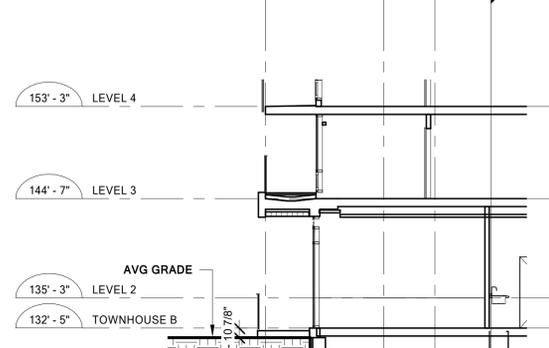
10 WEST ELEVATION Copy 1
A-206 1/16" = 1'-0"



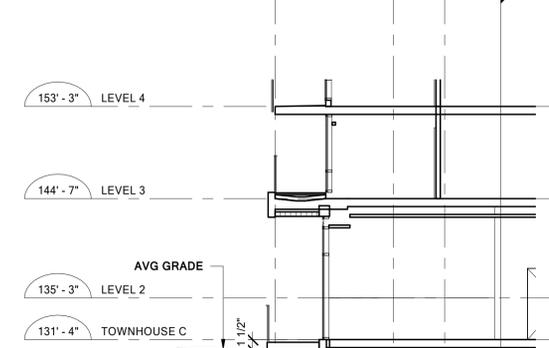
3 COGSWELL ENTRANCE AVG GRADE
A-206 1/8" = 1'-0"



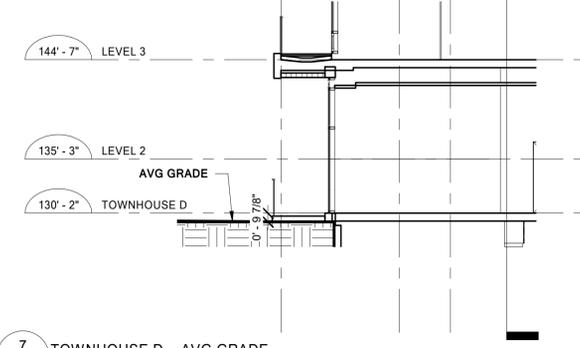
4 TOWNHOUSE A - AVG GRADE
A-206 1/8" = 1'-0"



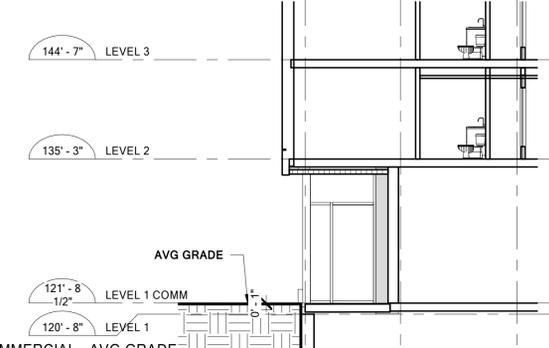
5 TOWNHOUSE B - AVG GRADE
A-206 1/8" = 1'-0"



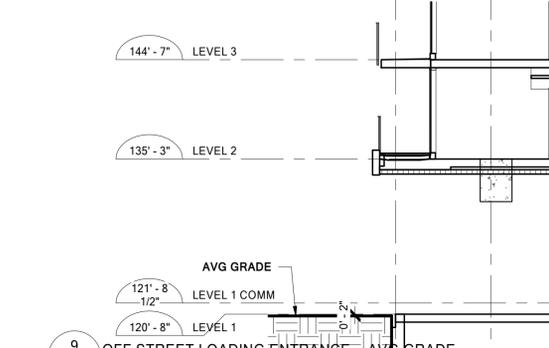
6 TOWNHOUSE C - AVG GRADE
A-206 1/8" = 1'-0"



7 TOWNHOUSE D - AVG GRADE
A-206 1/8" = 1'-0"



8 COMMERCIAL - AVG GRADE
A-206 1/8" = 1'-0"



9 OFF STREET LOADING ENTRANCE - AVG GRADE
A-206 1/8" = 1'-0"

CLIENT

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ISSUED W/ CLARIFICATIONS FOR PERM		2021 07 03
2	ISSUED W/ CLARIFICATIONS		2021 08 03
3			
4			

- NOTES:
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CONSULTANT:

STAMP

Redacted

MICHAEL
NAPIER
ARCHITECTURE
www.mnarch.ca + 902.455.5522

TITLE:
COGSWELL

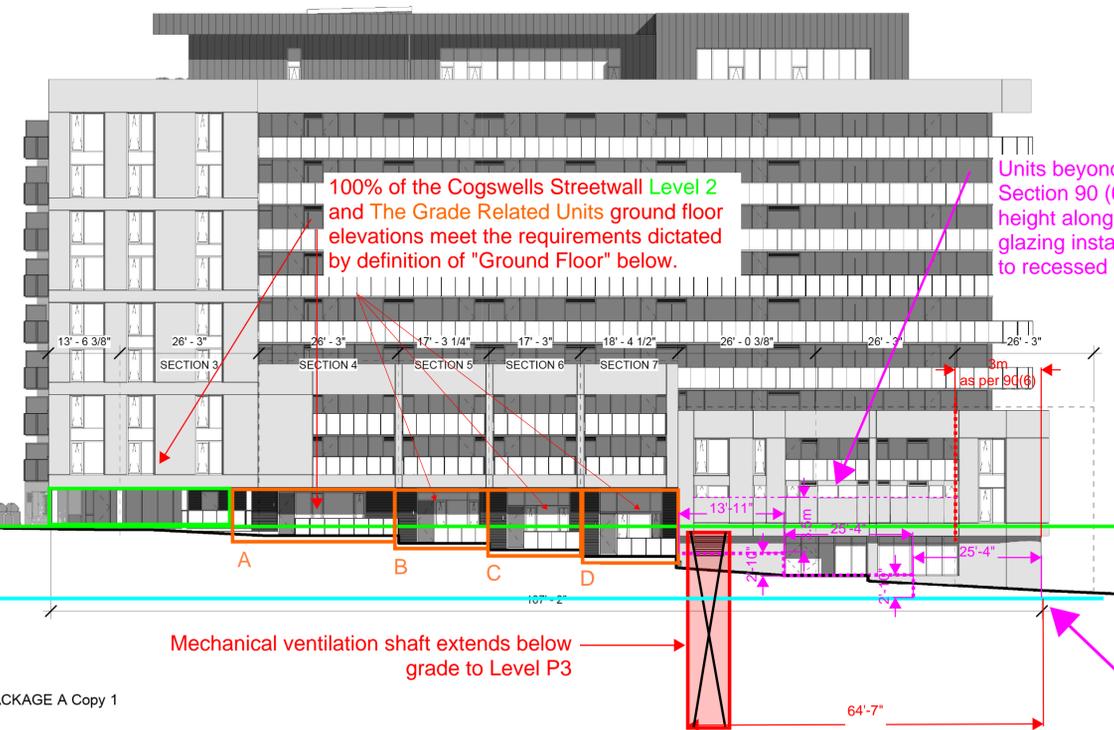
5515 COGSWELL ST

DRAWING:
PACKAGE A REVIEW

DRAWN: MNA	DRAWING NUMBER: A-206
DATE: 2020.12.03	
SCALE: As indicated	

C:\Users\mnapier\OneDrive\Documents\2020 - Cogswell - 04.20.21.rvt

229' - 5" ROOF
 215' - 2 5/8" MAX BUILDING HEIGHT
 215' - 2" PENTHOUSE
 205' - 3" LEVEL 10
 196' - 7" LEVEL 9
 187' - 11" LEVEL 8
 179' - 3" LEVEL 7
 170' - 7" LEVEL 6
 161' - 11" LEVEL 5
 153' - 3" LEVEL 4
 144' - 7" LEVEL 3
 135' - 3" LEVEL 2
 129' - 11" AVG GRADE
 121' - 8 1/2" LEVEL 1 COMM
 120' - 8" LEVEL 1



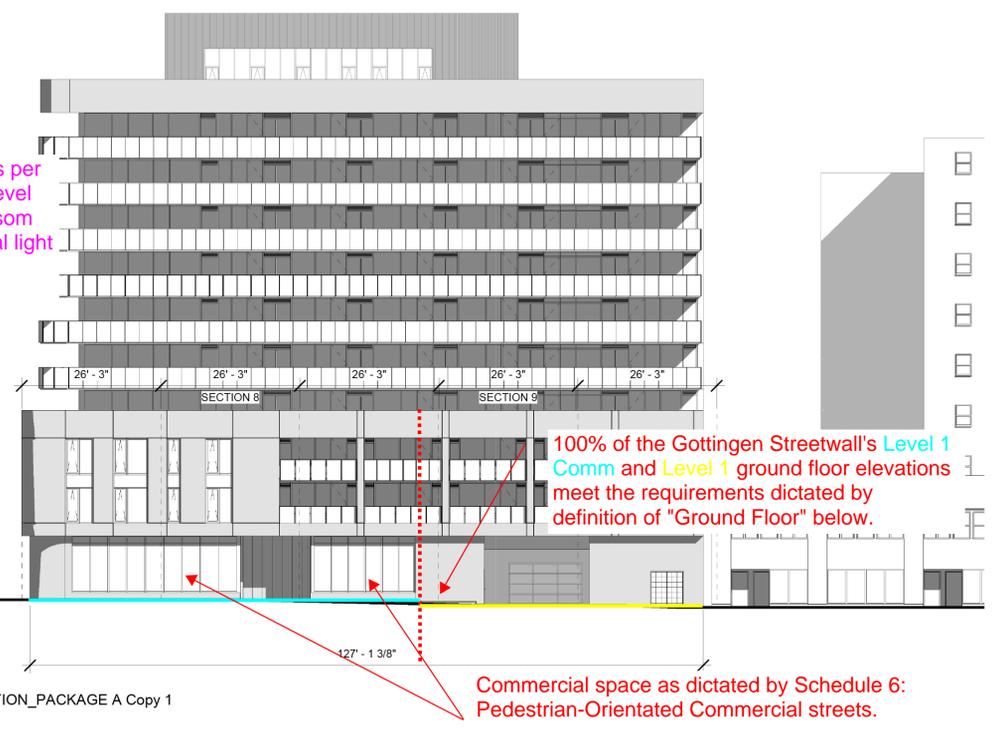
100% of the Cogswells Streetwall Level 2 and The Grade Related Units ground floor elevations meet the requirements dictated by definition of "Ground Floor" below.

Units beyond reduced from street line as per Section 90 (6) to allow for a 3.5m floor level height along streetwall. Clerestory/Transom glazing installed above to provide natural light to recessed units beyond.

Mechanical ventilation shaft extends below grade to Level P3

1 SOUTH ELEVATION_PACKAGE A Copy 1
 A-206 1/16" = 1'-0"

229' - 5" ROOF
 215' - 2 5/8" MAX BUILDING HEIGHT
 215' - 2" PENTHOUSE
 205' - 3" LEVEL 10
 170' - 7" LEVEL 6
 161' - 11" LEVEL 5
 153' - 3" LEVEL 4
 144' - 7" LEVEL 3
 135' - 3" LEVEL 2
 129' - 11" AVG GRADE
 121' - 8 1/2" LEVEL 1 COMM
 120' - 8" LEVEL 1



100% of the Gottingen Streetwall's Level 1 Comm and Level 1 ground floor elevations meet the requirements dictated by definition of "Ground Floor" below.

Commercial space as dictated by Schedule 6: Pedestrian-Orientated Commercial streets.

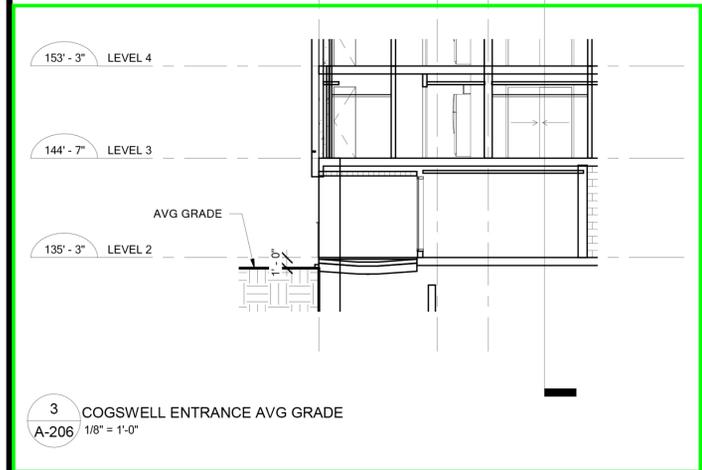
90 (6) Grade-oriented premises shall be maintained to minimum building depth of 3.0 metres, as measured perpendicularly from the exterior wall of a building nearest a streetline.

2 NORTHEAST ELEVATION_PACKAGE A Copy 1
 A-206 1/16" = 1'-0"

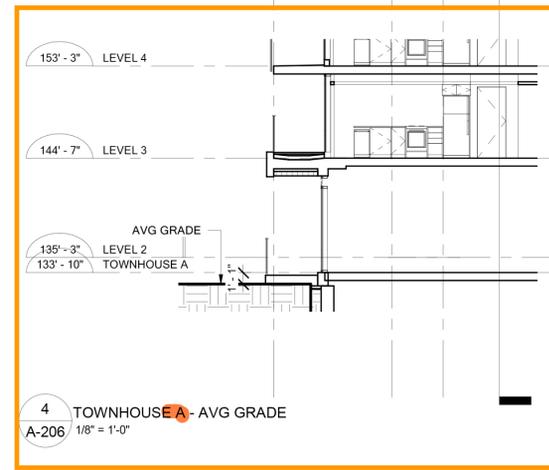
G F E 1 A-301

G F E 1 A-301

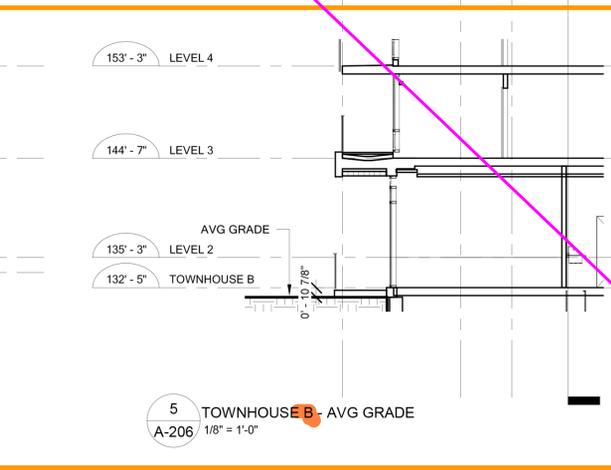
G F E 1 A-301



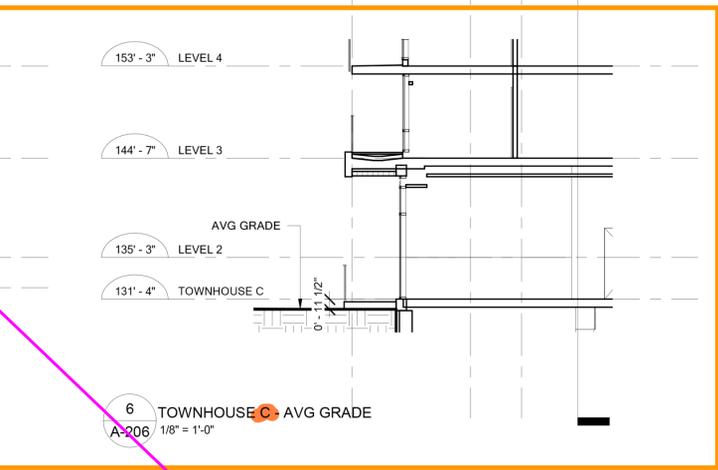
3 COGSWELL ENTRANCE AVG GRADE
 A-206 1/8" = 1'-0"



4 TOWNHOUSE A - AVG GRADE
 A-206 1/8" = 1'-0"



5 TOWNHOUSE B - AVG GRADE
 A-206 1/8" = 1'-0"

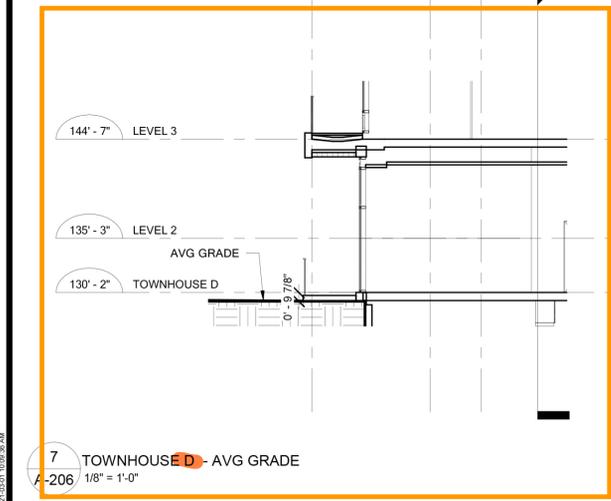


6 TOWNHOUSE C - AVG GRADE
 A-206 1/8" = 1'-0"

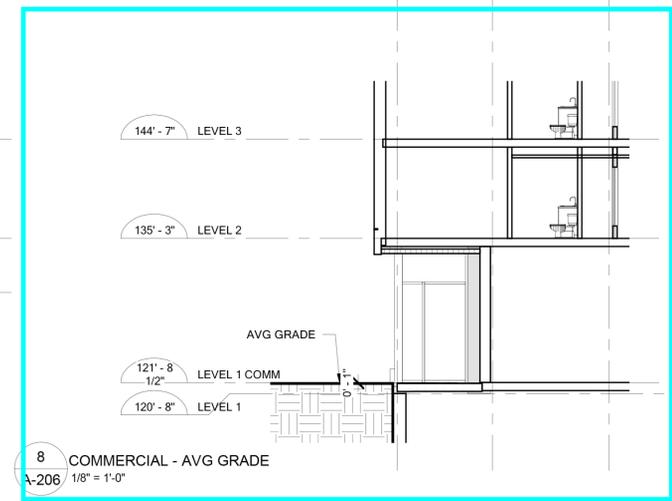
G F E 1 A-301

16 15 14

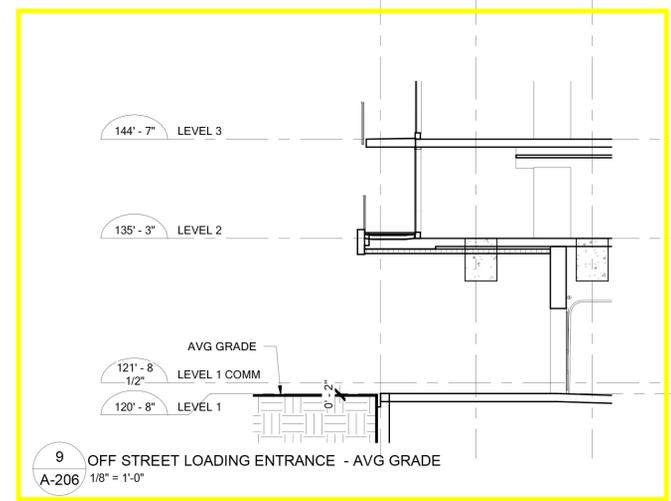
16 15 14



7 TOWNHOUSE D - AVG GRADE
 A-206 1/8" = 1'-0"



8 COMMERCIAL - AVG GRADE
 A-206 1/8" = 1'-0"



9 OFF STREET LOADING ENTRANCE - AVG GRADE
 A-206 1/8" = 1'-0"

HRM PACKAGE A - (95) Ground Floor means, for each streetline, the first floor level that:
 (a) abuts the streetline; and
 (b) for at least 70% of each streetline:
 (i) commences no lower than 0.6 metres below the streetline grade, and
 (ii) does not commence any higher than 0.6 metres above the streetline grade.

CLIENT

NO.	DESCRIPTION	BY	DATE

REVISIONS

NO.	DESCRIPTION	BY	DATE

NOTES:
 1. ALL CONSTRUCTION TO MEET ALL APPLICABLE CODES, STANDARDS, BY-LAWS, ETC.
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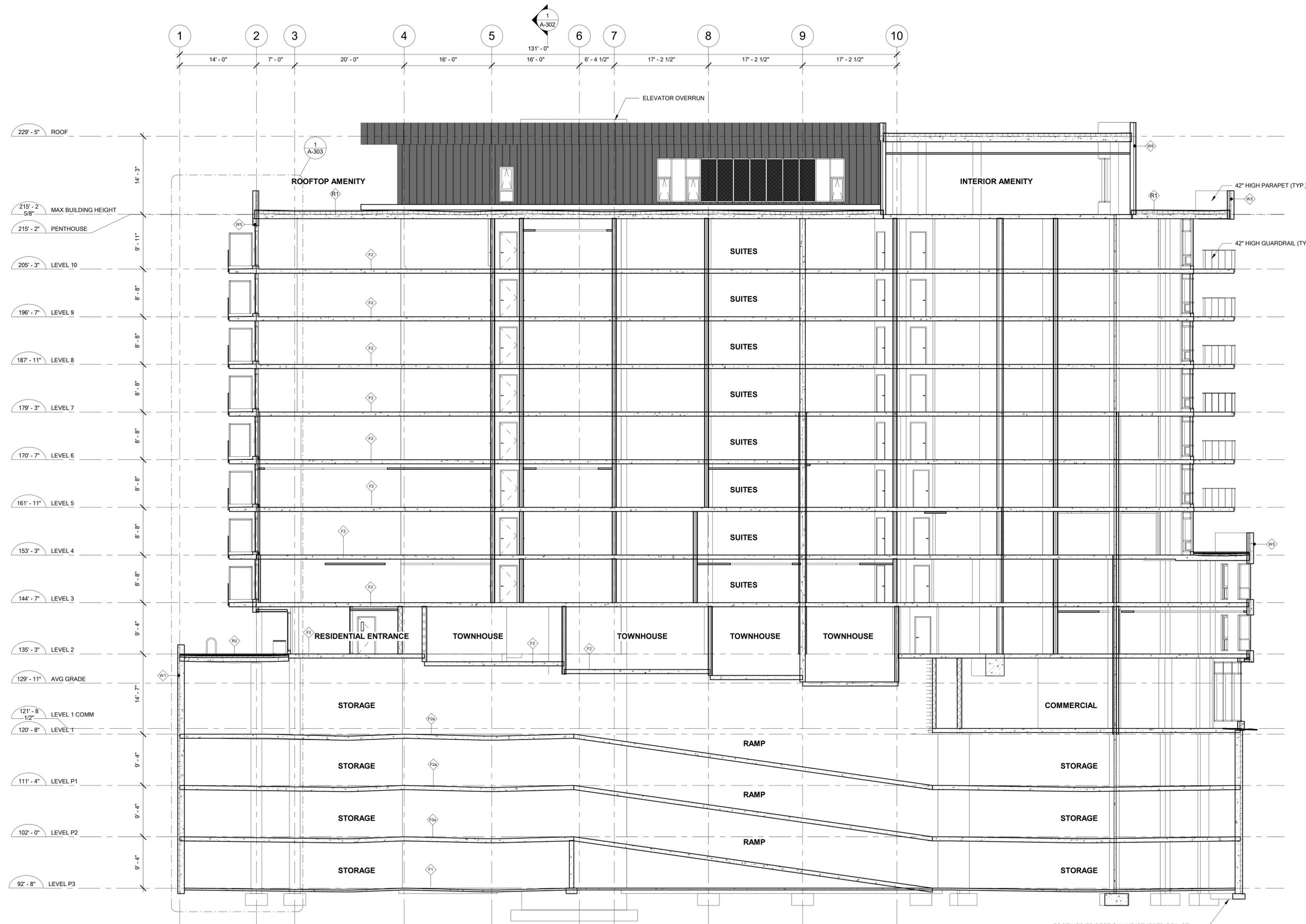
CONSULTANT:



MICHAEL
 NAPIER
 ARCHITECTURE
 www.mnarch.ca + 902.455.5522

TITLE:
COGSWELL
 5515 COGSWELL ST
 DRAWING:
 PACKAGE A REVIEW
 DRAWN: MNA DRAWING NUMBER:
 DATE: 2020.12.03 **A-206**
 SCALE: As indicated

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1 LONGITUDINAL SECTION
A-301
1/8" = 1'-0"

CLIENT

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GN	2020.12.14
2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.03

- NOTES:
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CONSULTANT:

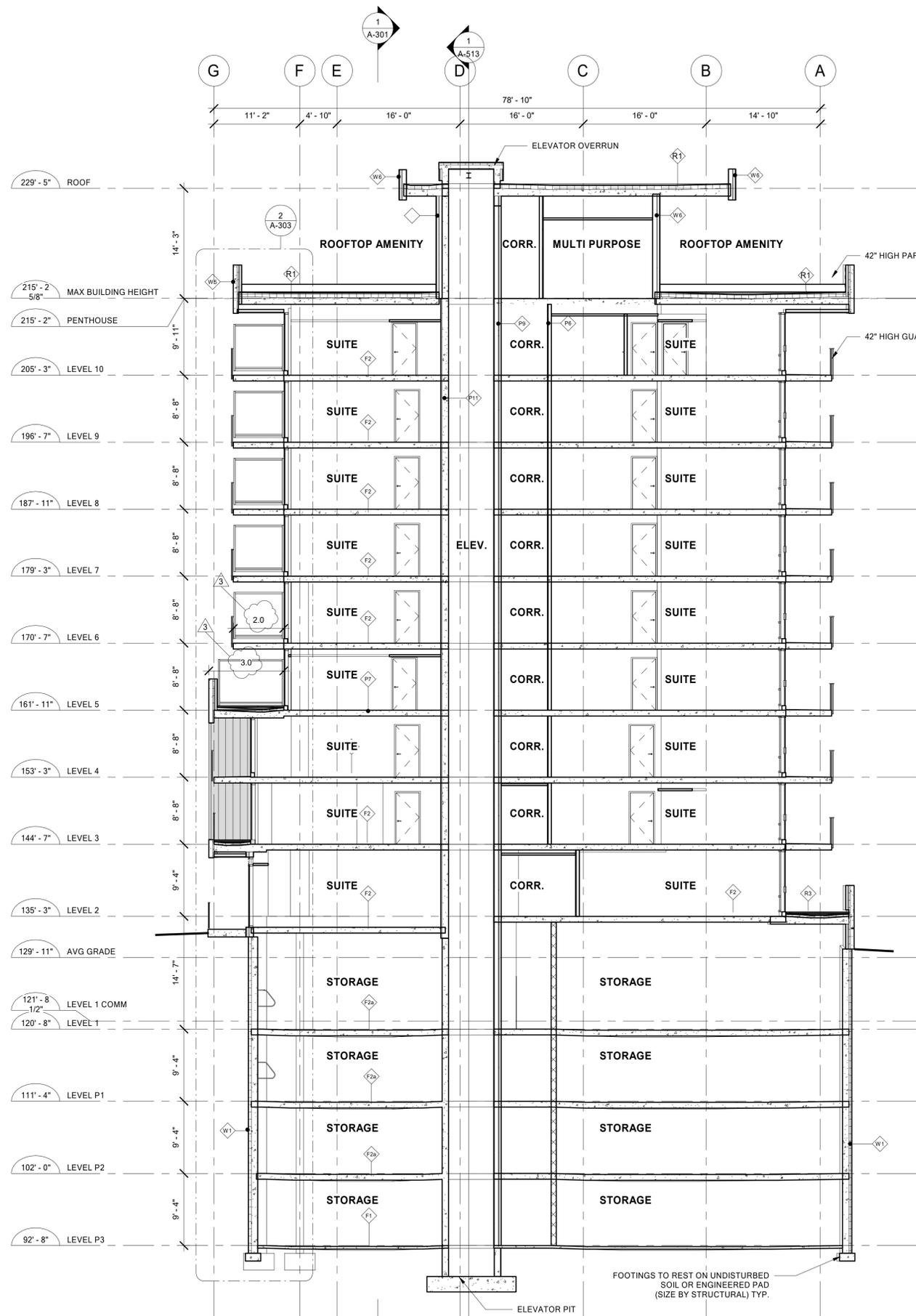


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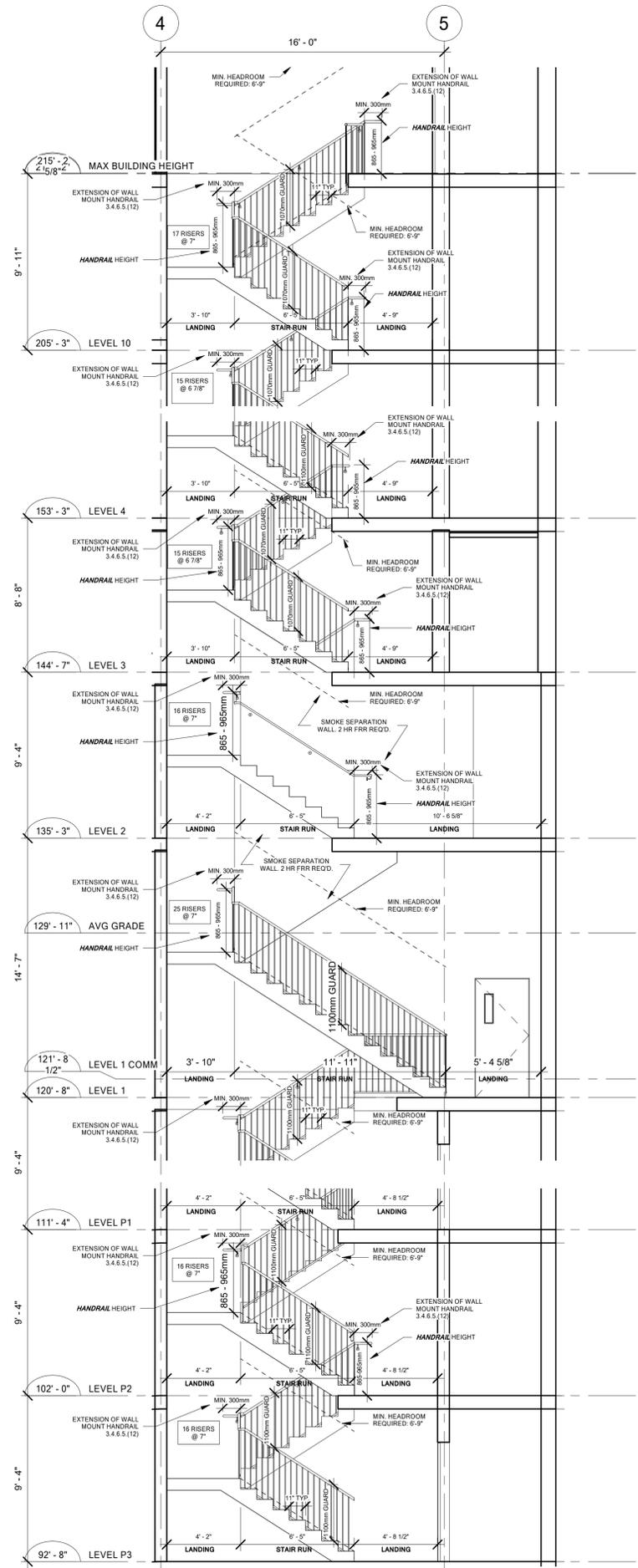
TITLE:
COGSWELL
5515 COGSWELL ST
DRAWING:
SECTIONS

DRAWN: MNA
DATE: 2020.12.03
SCALE: 1/8" = 1'-0"
DRAWING NUMBER:
A-301

FOOTINGS TO REST ON UNDISTURBED SOIL OR ENGINEERED PAD (SIZE BY STRUCTURAL) TYP.



1 LATERAL SECTION
A-302 / 1/8" = 1'-0"



2 STAIR A - SECTION
A-302 / 1/4" = 1'-0"

CLIENT

REVISIONS		
NO.	DESCRIPTION	BY DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GM 2020.10.14
2	ISSUED FOR HRM PRE-APPLICATION	GN 2020.12.03
3	ISSUED W/ CLARIFICATION FOR HRM	2021.07.05

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CONSULTANT:

STAMP



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NAPIER
ARCHITECTURE**
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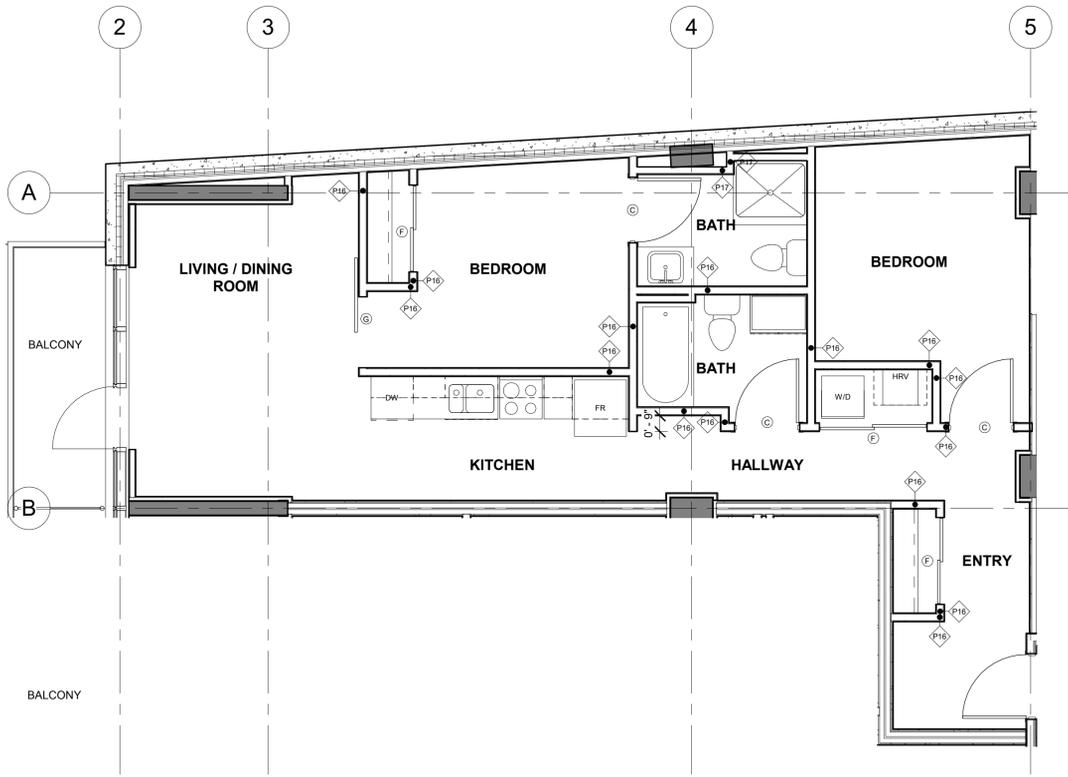
TITLE:
COGSWELL

5515 COGSWELL ST

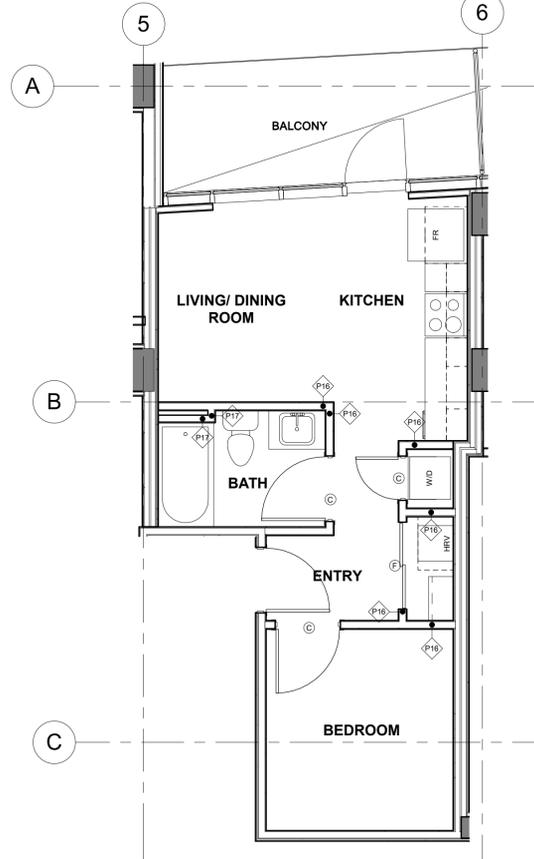
DRAWING:
SECTIONS

DRAWN: MNA
DATE: 2020.12.03
SCALE: As indicated

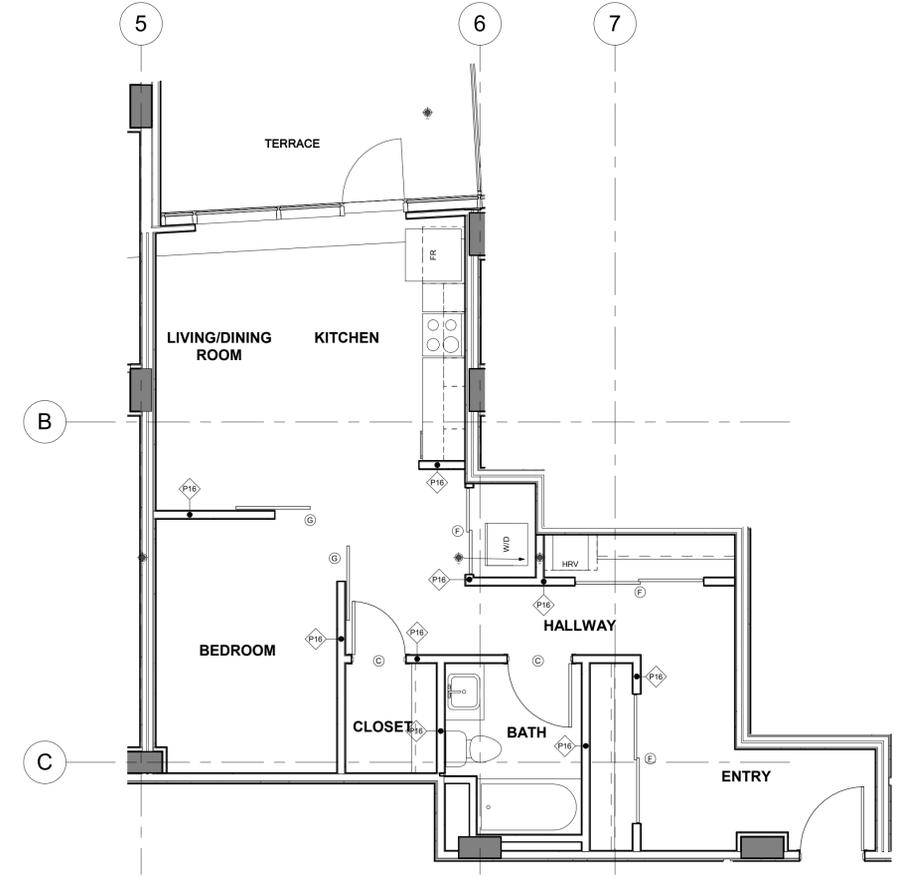
DRAWING NUMBER:
A-302



1 UNIT A - 843 SF
A-401 1/4" = 1'-0" / SUITES #301 - 1001

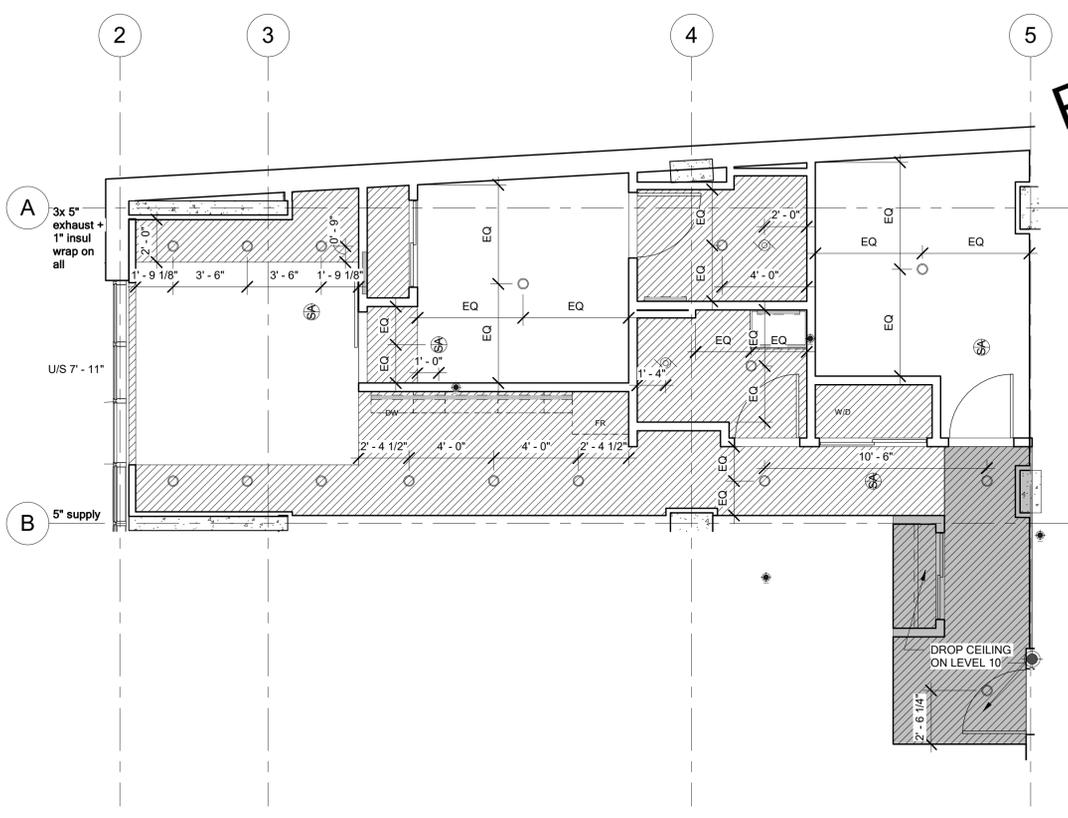


3 UNIT B - 386 SF
A-401 1/4" = 1'-0" / SUITES #302 - #1002



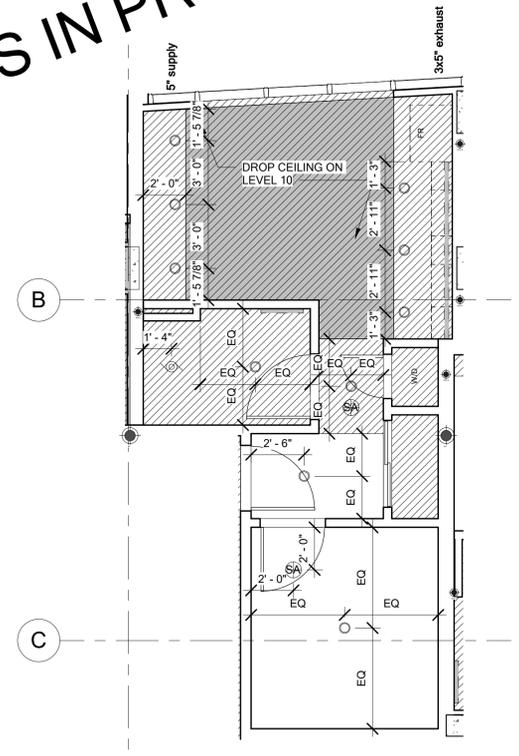
7 UNIT C - 576 SF
A-401 1/4" = 1'-0" / SUITE #203

LEVEL 2

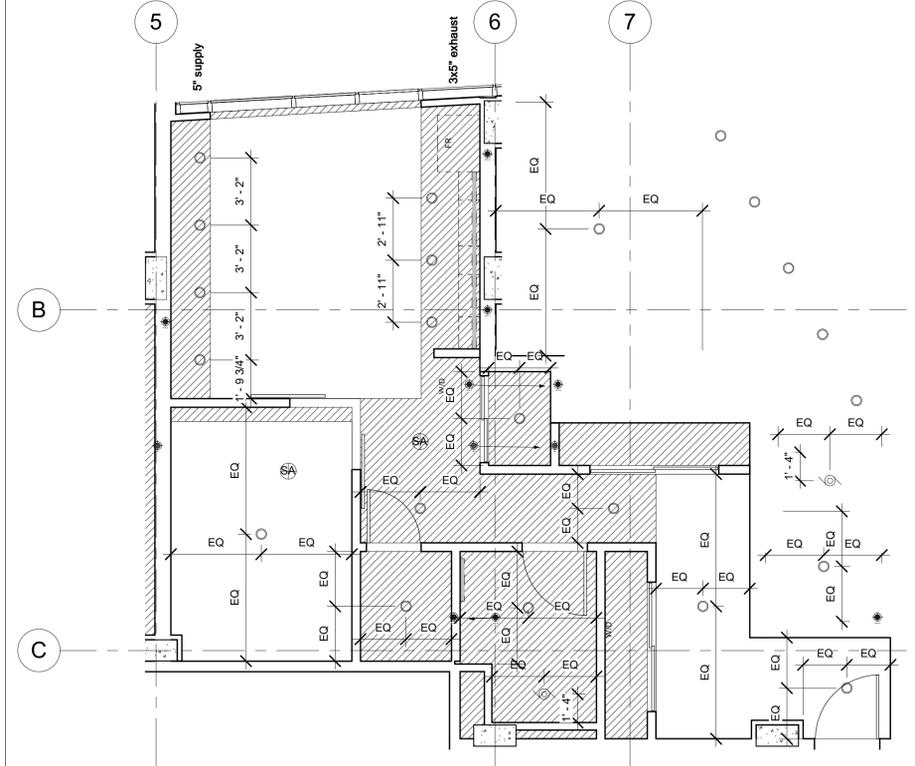


2 UNIT A - RCP
A-401 1/4" = 1'-0"

RCP'S IN PROGRESS



4 UNIT B - RCP
A-401 1/4" = 1'-0"



8 UNIT C - RCP
A-401 1/4" = 1'-0"

CLIENT

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GN	2020.12.14
2	ISSUED FOR HRV PRE-APPLICATION	GN	2020.12.23

NOTES:
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UNIT CEILING HEIGHTS:

U/S OF SLAB HEIGHT:
 LEVEL 2: 8'-7"
 LEVELS 3-9: 7'-11"
 LEVEL 10: 9'-2"

DROP CEILING HEIGHT:
 LEVEL 2: 7'-7"
 LEVELS 3-9: 6'-11"
 LEVEL 10: 8'-0"

* UNLESS NOTED OTHERWISE

CONSULTANT:



MICHAEL
 NAPIER
 ARCHITECTURE
 www.mnarch.ca + 902.455.5522

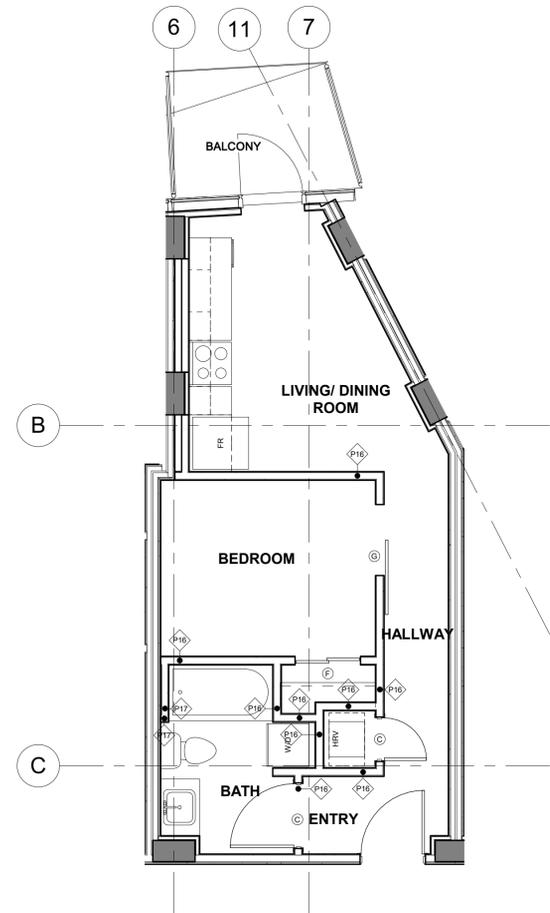
TITLE:
COGSWELL

5515 COGSWELL ST

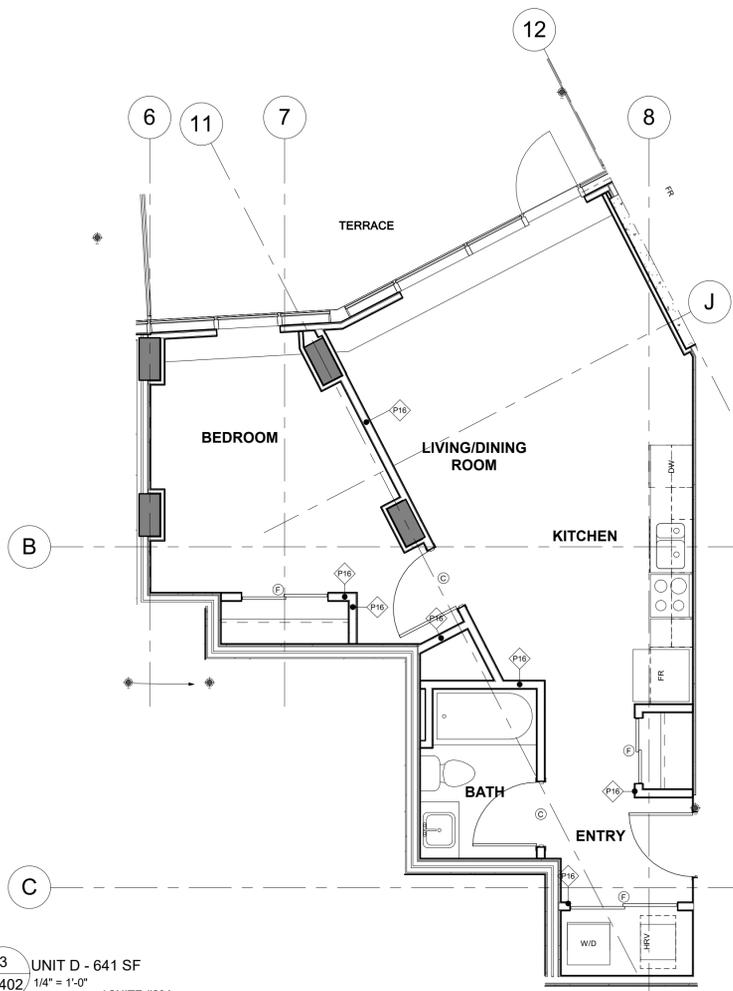
DRAWING:
 UNIT PLANS & RCP

DRAWN: MNA	DRAWING NUMBER: A-401
DATE: 2020.12.03	
SCALE: 1/4" = 1'-0"	

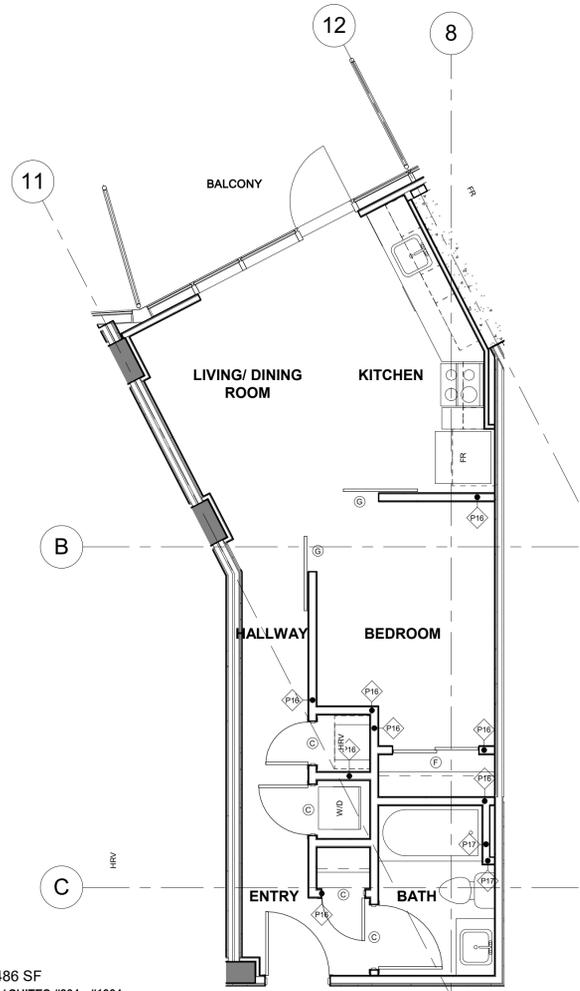
C:\Users\gnapier\Documents\2020\1 - Cogswell_CA_graphic.mxd



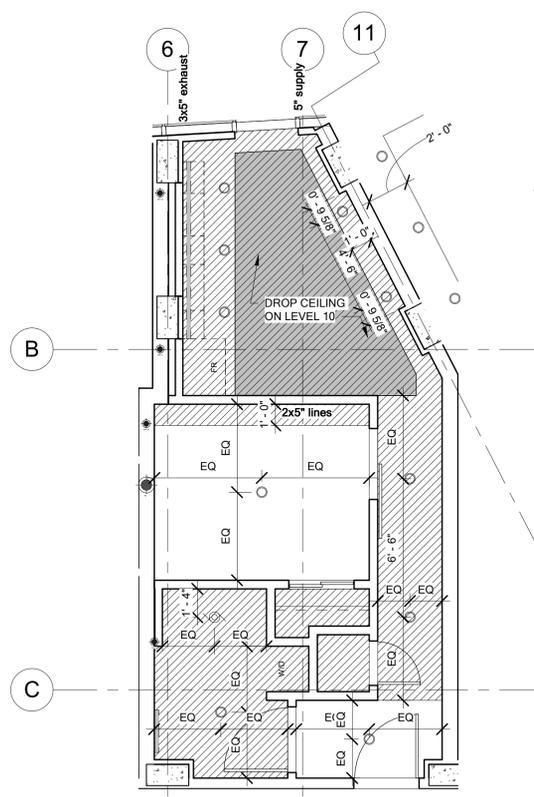
1 UNIT C' - 396 SF
A-402 1/4" = 1'-0" / SUITES #303 - #1003



3 UNIT D - 641 SF
A-402 1/4" = 1'-0" / SUITE #204

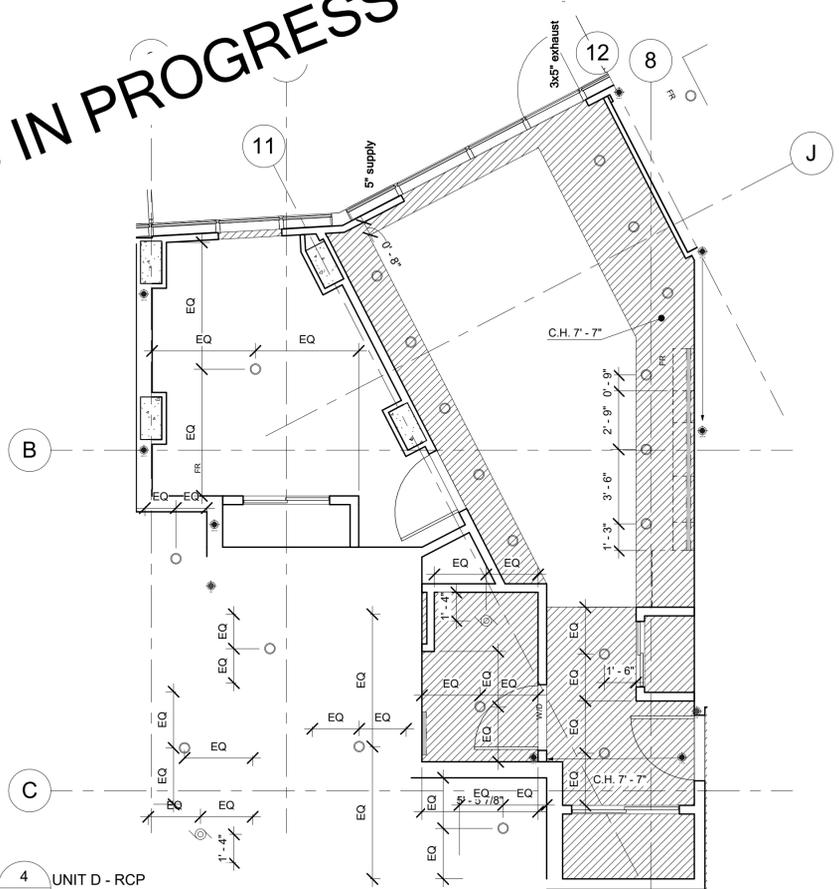


7 UNIT D' - 486 SF
A-402 1/4" = 1'-0" / SUITES #304 - #1004

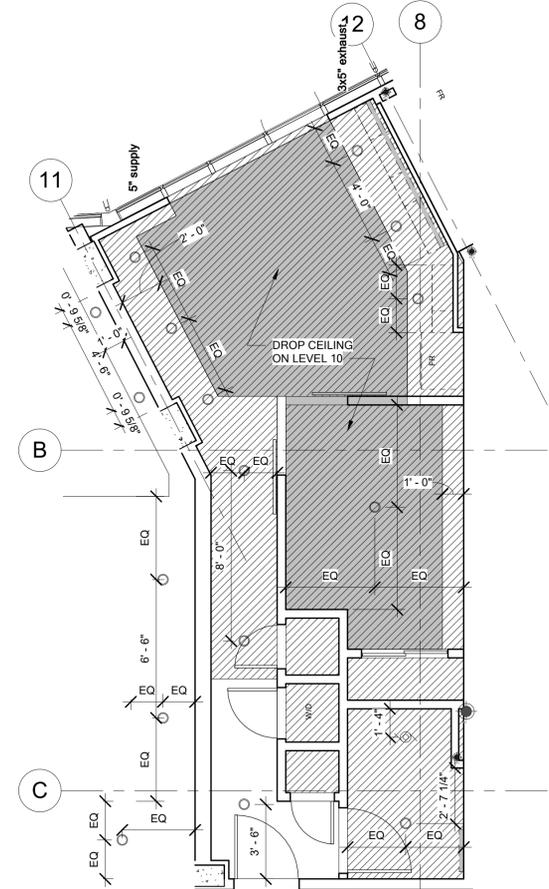


2 UNIT C' - RCP
A-402 1/4" = 1'-0"

RCP'S IN PROGRESS



4 UNIT D - RCP
A-402 1/4" = 1'-0"



8 UNIT D' - RCP
A-402 1/4" = 1'-0"

CLIENT

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GN	2020.12.14
2	ISSUED FOR HRV PRE-APPLICATION	GN	2020.12.03

NOTES:

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UNIT CEILING HEIGHTS:

U/S OF SLAB HEIGHT:

- LEVEL 2: 8'-7"
- LEVELS 3-9: 7'-11"
- LEVEL 10: 9'-2"

DROP CEILING HEIGHT:

- LEVEL 2: 7'-7"
- LEVELS 3-9: 6'-11"
- LEVEL 10: 8'-0"

* UNLESS NOTED OTHERWISE

CONSULTANT:



MICHAEL
NAPIER
ARCHITECTURE
www.mnarch.ca + 902.455.5522

TITLE:
COGSWELL

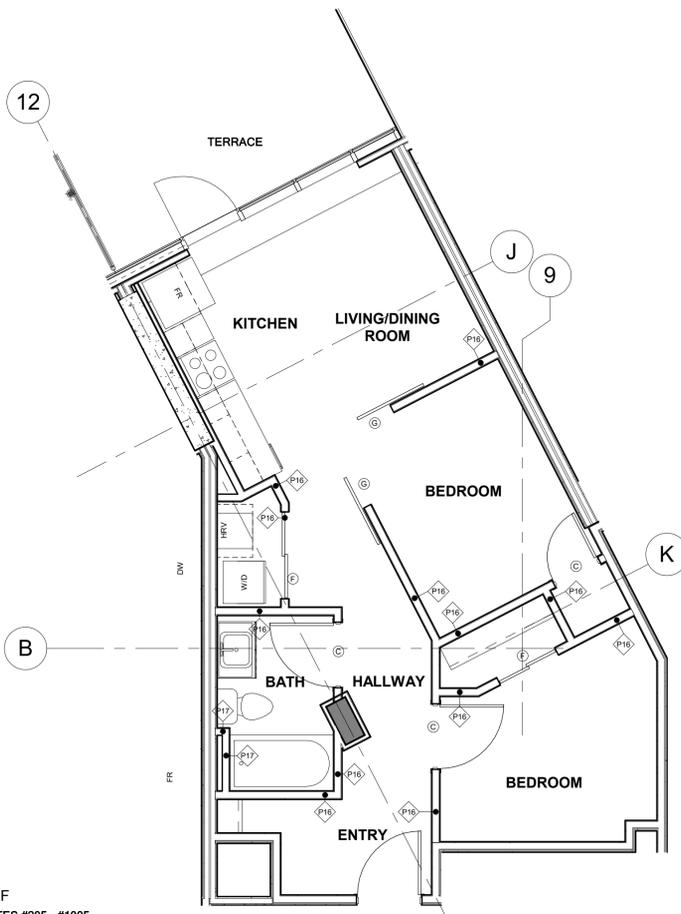
5515 COGSWELL ST

DRAWING:
UNIT PLANS & RCP

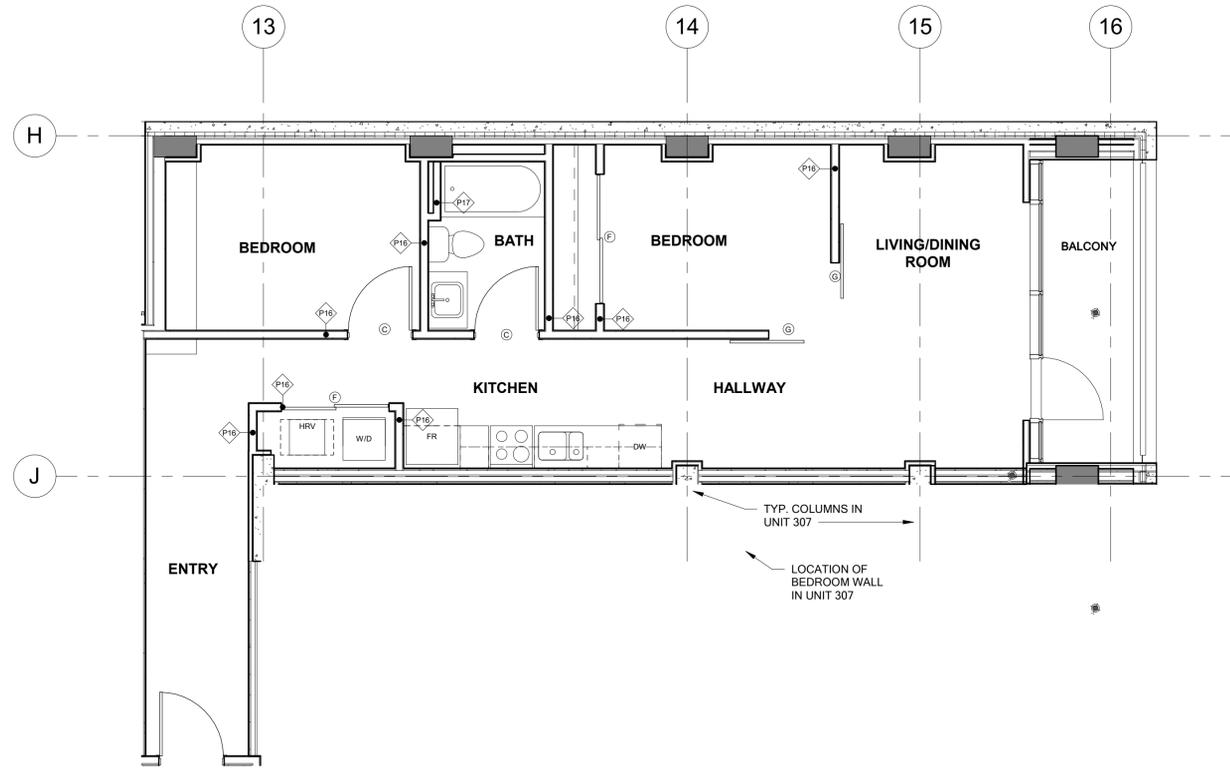
DRAWN: MNA
DATE: 2020.12.03
SCALE: 1/4" = 1'-0"

DRAWING NUMBER:
A-402

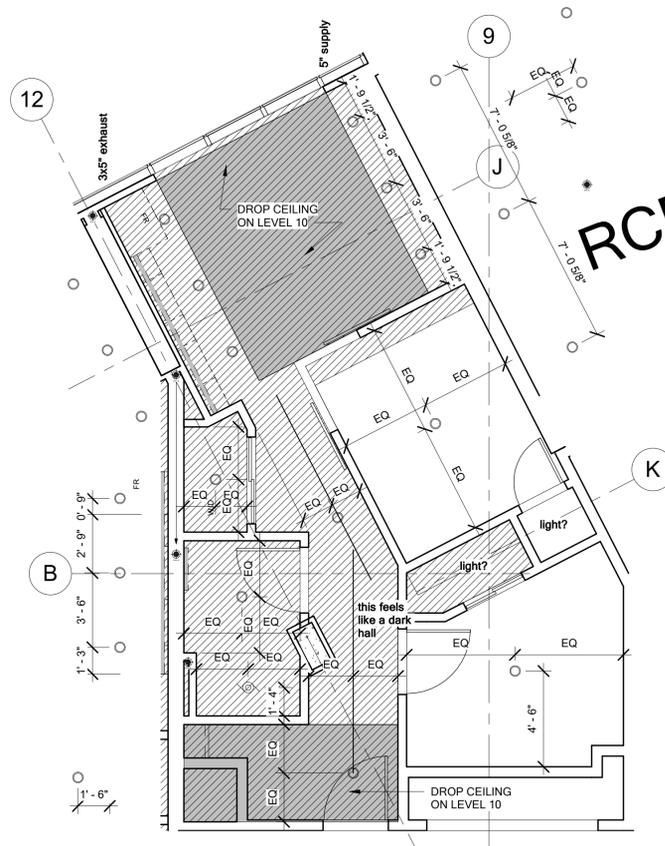
C:\Users\gnapier\Documents\2020\12 - Cogswell - RCP - gnapier.mna



1 UNIT E - 595 SF
A-403 1/4" = 1'-0" / SUITES #205 - #1005

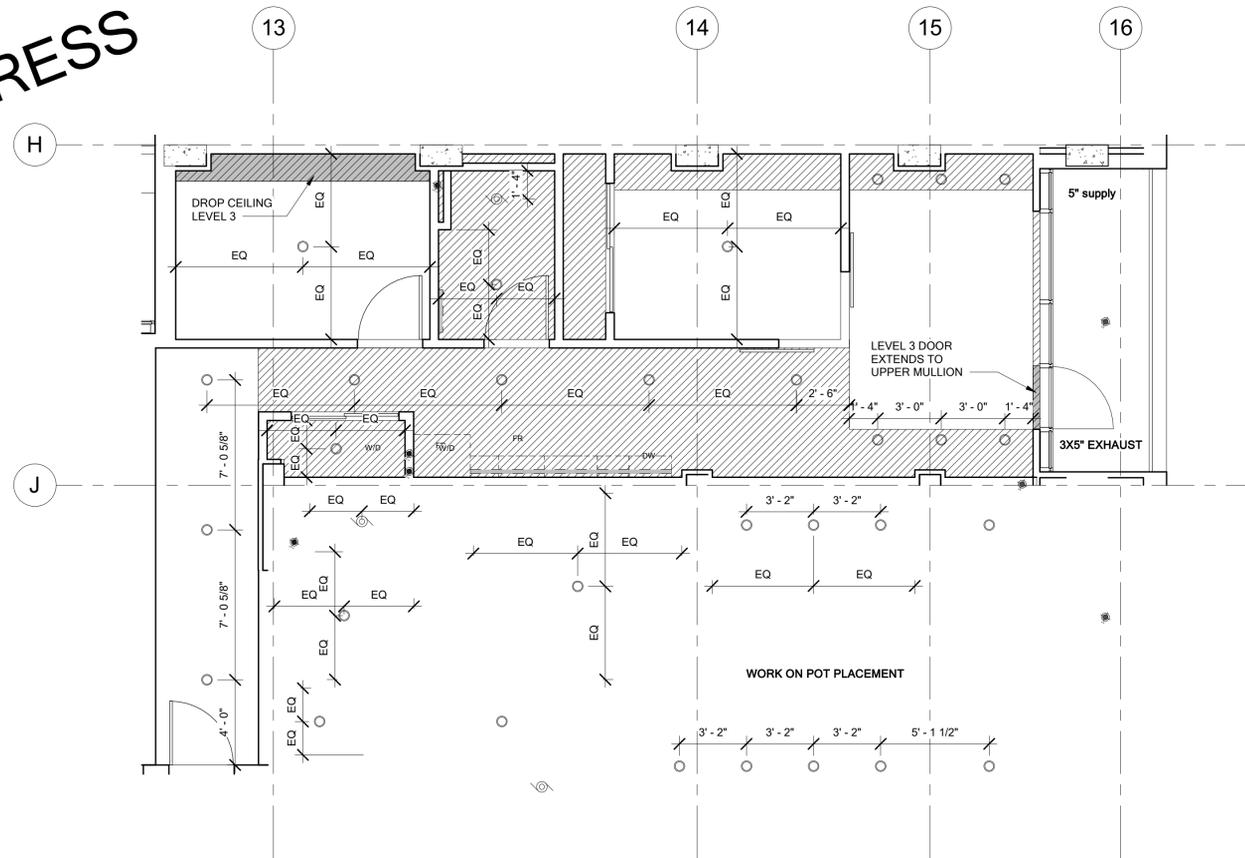


5 UNIT F - 781 SF
A-403 1/4" = 1'-0" / SUITES #206 - #306



2 UNIT E - RCP
A-403 1/4" = 1'-0"

RCP'S IN PROGRESS



6 UNIT F - RCP
A-403 1/4" = 1'-0"

CLIENT

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GN	2020.12.14
2	ISSUED FOR HRV PRE-APPLICATION	GN	2020.12.03

- NOTES:
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 - CONSTRUCTION TO MEET ADAPTABLE HOUSING REQUIREMENTS PER HBOR 3.14.
 - ALL STRUCTURAL ELEMENTS (COLUMNS, FOOTINGS, SLABS, ETC) TO BE VERIFIED BY STRUCTURAL ENGINEER.

UNIT CEILING HEIGHTS:

US OF SLAB HEIGHT:
LEVEL 2: 8'-7"
LEVELS 3-9: 7'-11"
LEVEL 10: 9'-2"

DROP CEILING HEIGHT:
LEVEL 2: 7'-7"
LEVELS 3-9: 6'-11"
LEVEL 10: 8'-0"

* UNLESS NOTED OTHERWISE

CONSULTANT:

STAMP



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ARCHITECTURE
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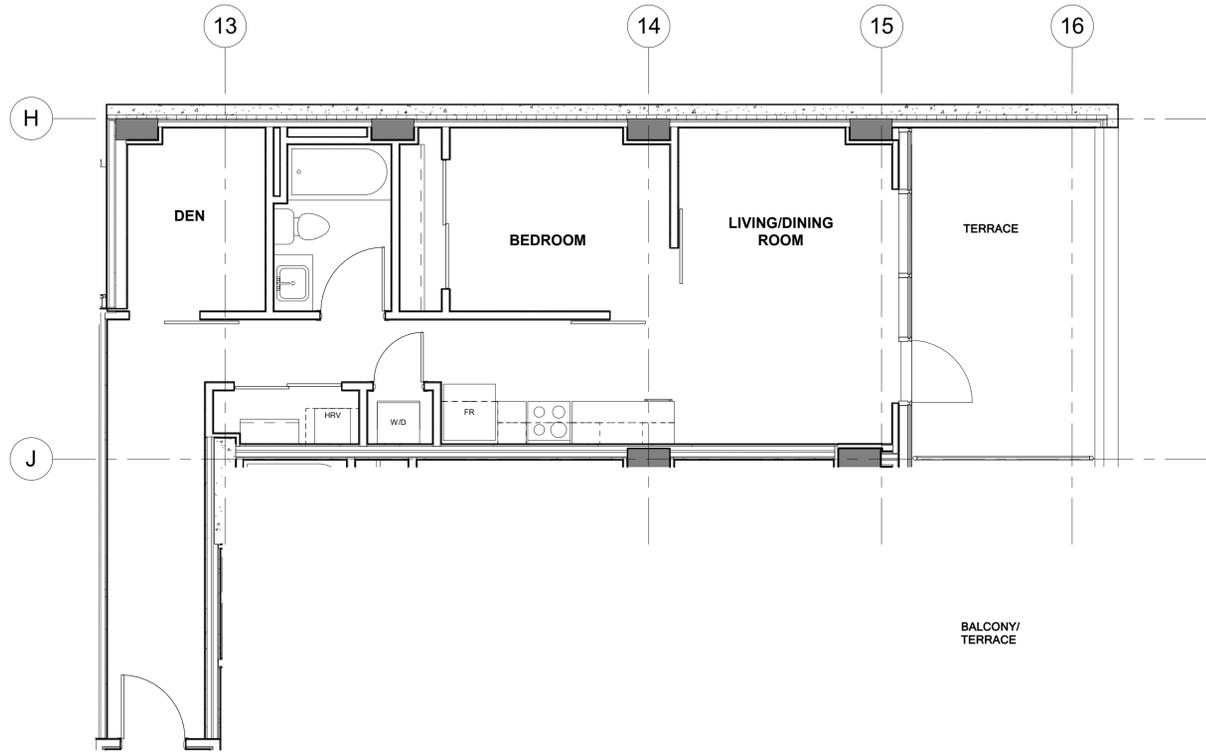
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COGSWELL

5515 COGSWELL ST

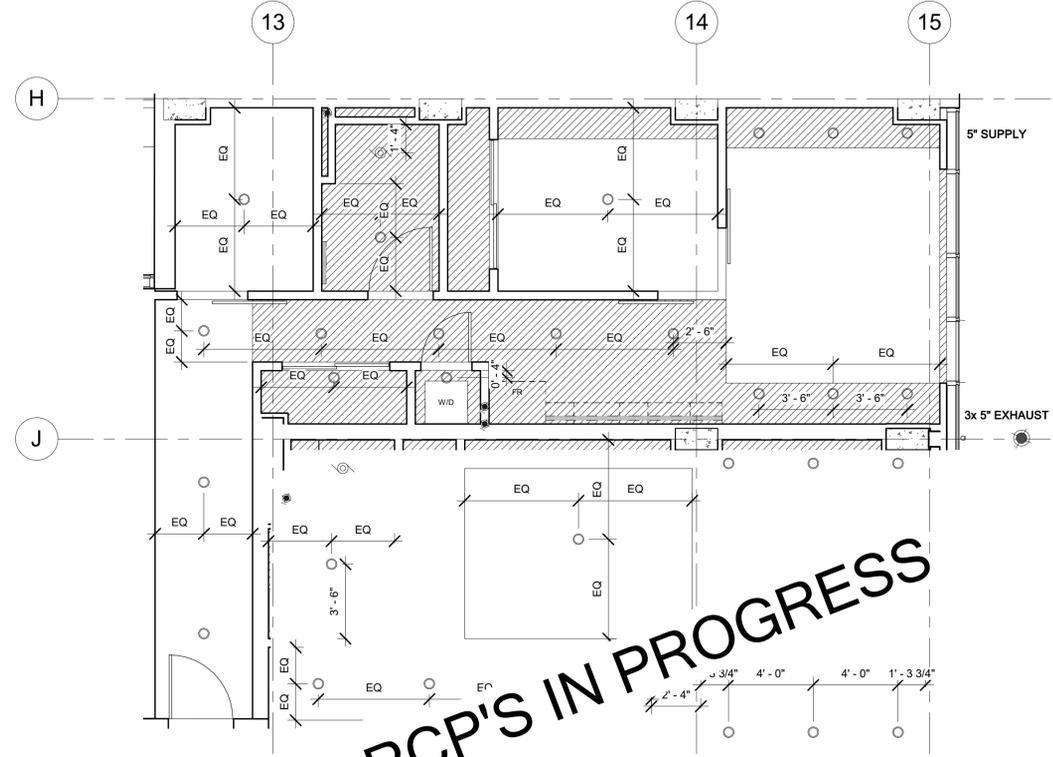
DRAWING:
UNIT PLANS & RCP

DRAWN: MNA
DATE: 2020.12.03
SCALE: 1/4" = 1'-0"

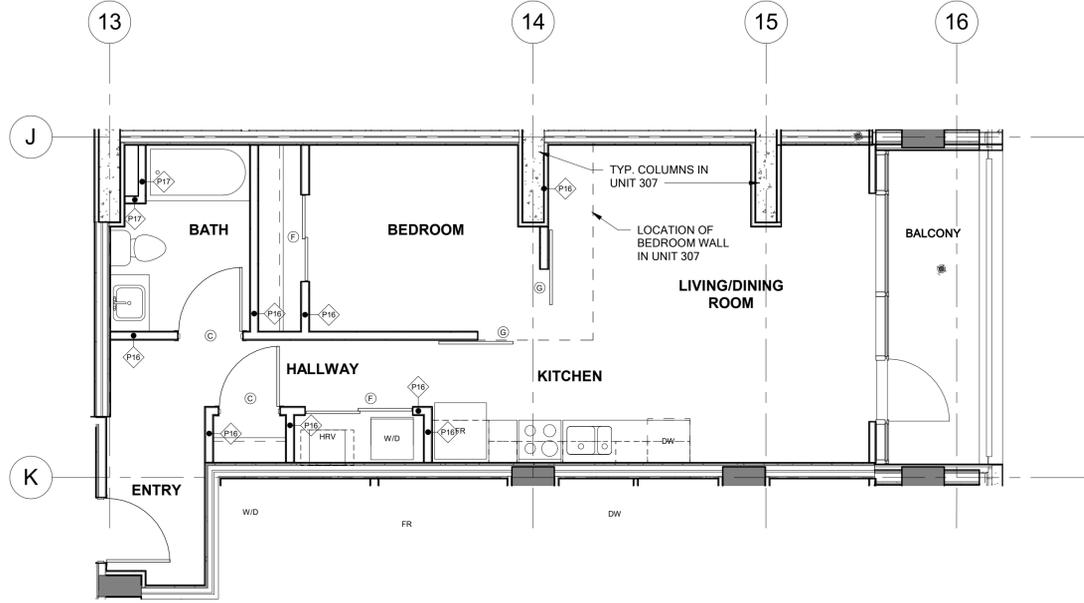
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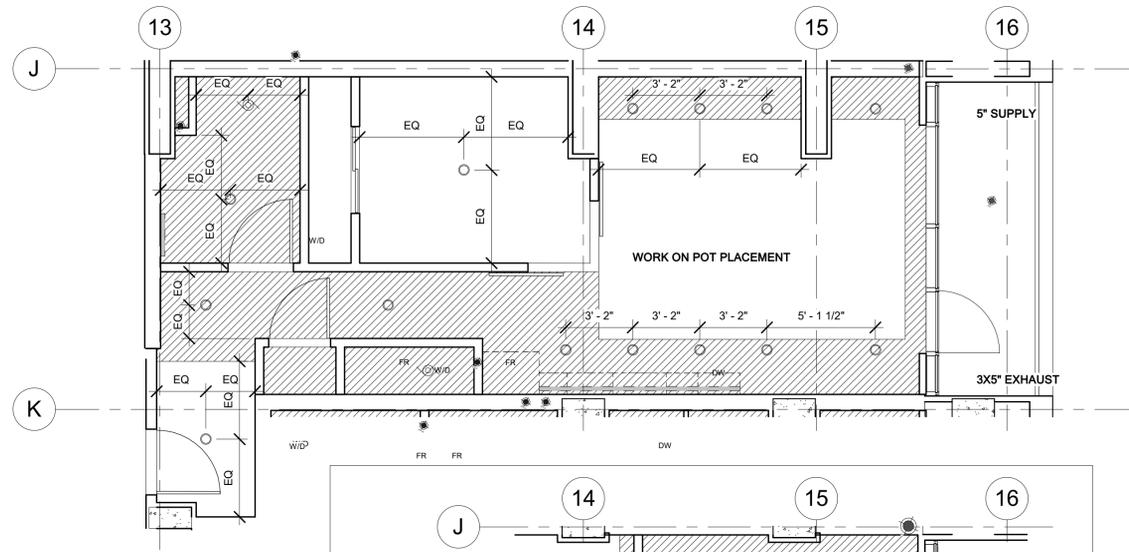
1 UNIT F - 695 SF
A-404 1/4" = 1'-0" / SUITES #406 - #1006



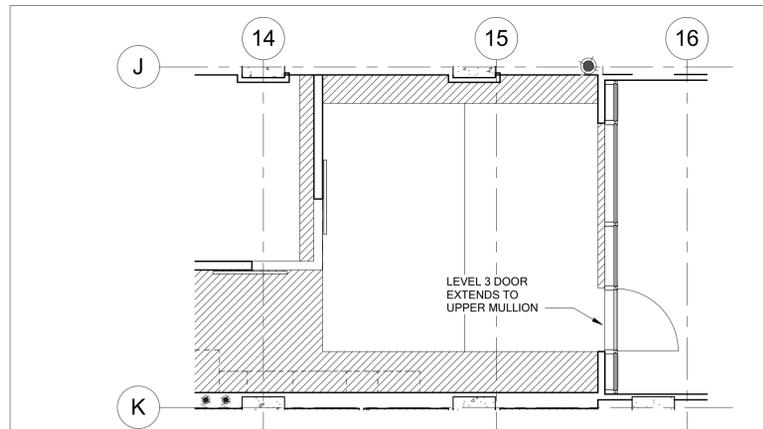
2 UNIT F - RCP
A-404 1/4" = 1'-0"



3 UNIT G - 626 SF
A-404 1/4" = 1'-0" / SUITES #207 - #307



4 UNIT G - RCP (LEVEL 2)
A-404 1/4" = 1'-0"



5 UNIT G - RCP (LEVEL 3)
A-404 1/4" = 1'-0"

CLIENT

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GN	2020.12.14
2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.23

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UNIT CEILING HEIGHTS:

U/S OF SLAB HEIGHT:

LEVEL 2: 8'-7"

LEVELS 3-9: 7'-11"

LEVEL 10: 9'-2"

DROP CEILING HEIGHT:

LEVEL 2: 7'-7"

LEVELS 3-9: 6'-11"

LEVEL 10: 8'-0"

* UNLESS NOTED OTHERWISE

CONSULTANT:

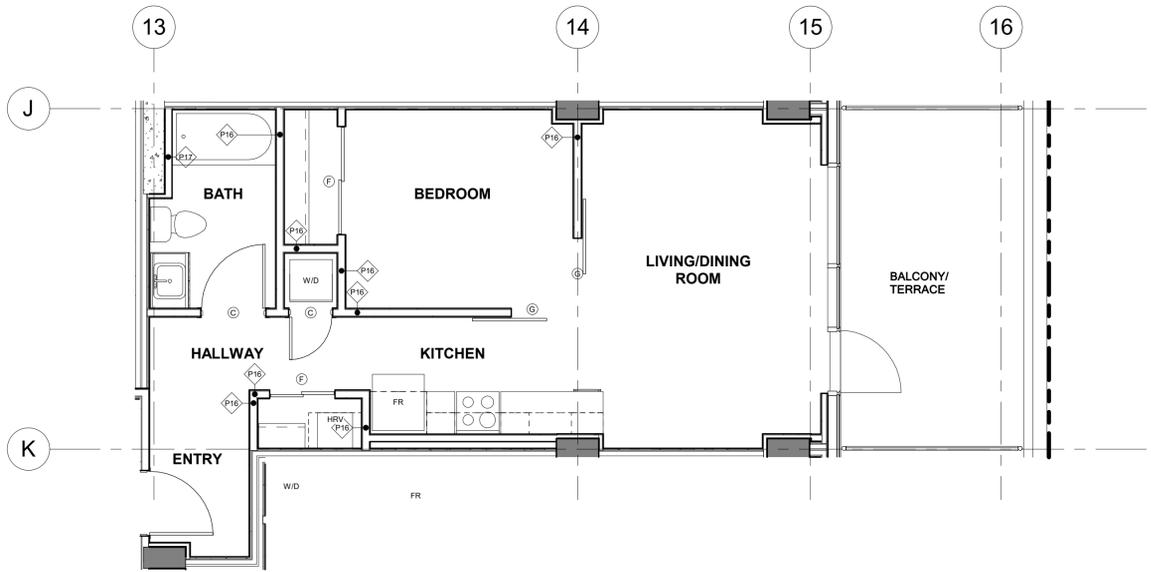


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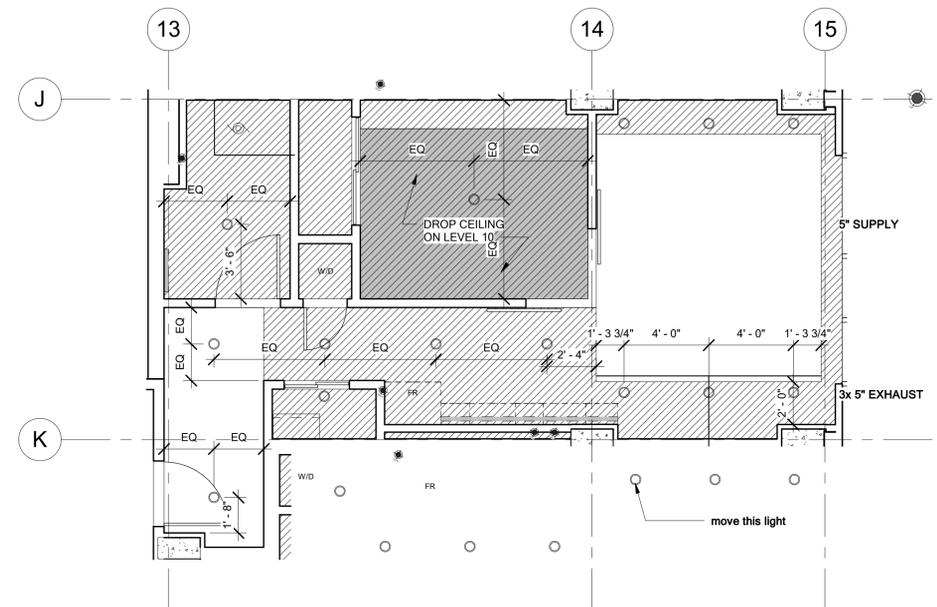
TITLE:
COGSWELL
5515 COGSWELL ST
DRAWING:
UNIT PLANS & RCP

DRAWN: MNA
DATE: 2020.12.03
SCALE: 1/4" = 1'-0"

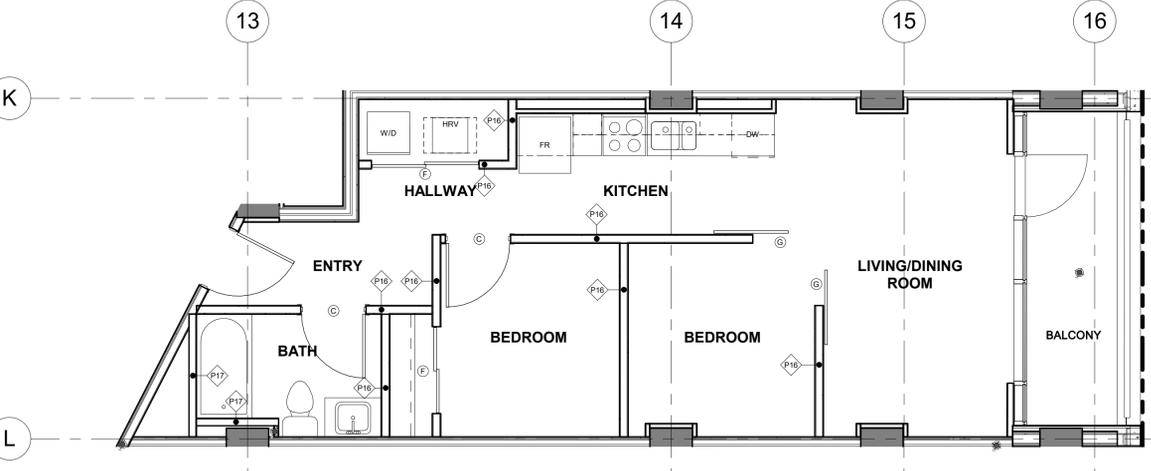
DRAWING NUMBER:
A-404



7 UNIT G - 543 SF
A-405 1/4" = 1'-0" / SUITES #407 - #1007

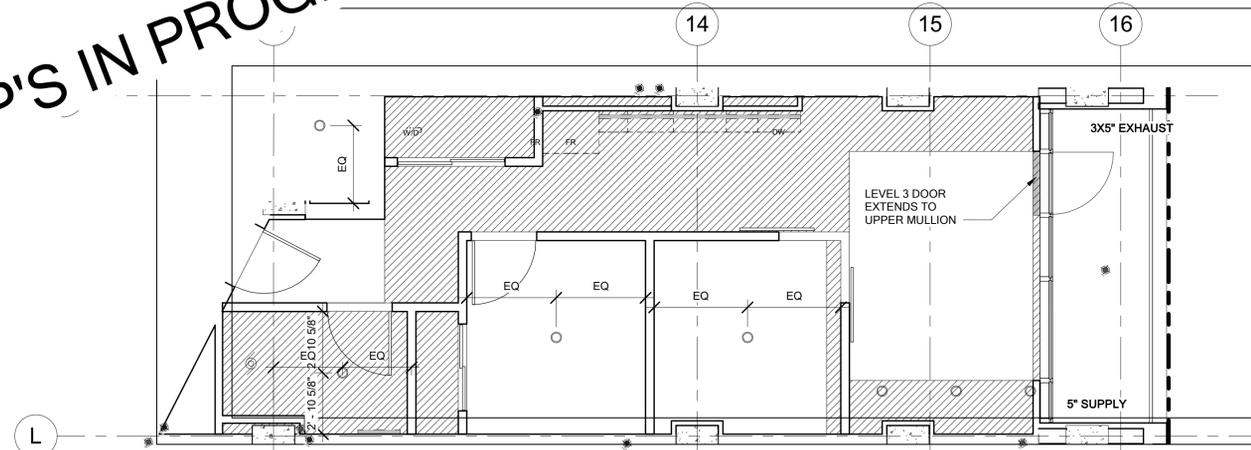


8 UNIT G - RCP
A-405 1/4" = 1'-0"

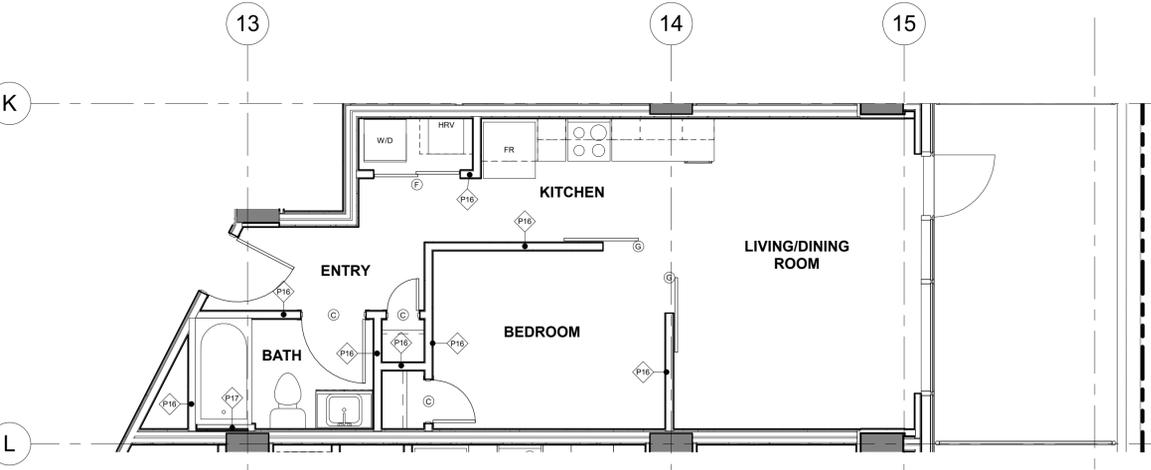


1 UNIT H - 597 SF
A-405 1/4" = 1'-0" / SUITES #208 - #308

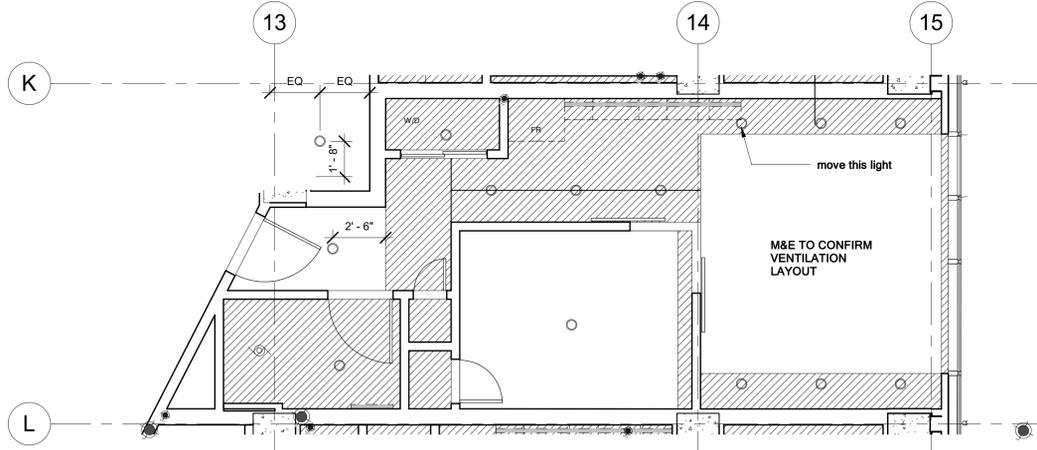
RCP'S IN PROGRESS



2 UNIT H - RCP
A-405 1/4" = 1'-0"



9 UNIT H' - 514 SF
A-405 1/4" = 1'-0" / SUITES #408 - #1008



10 UNIT H' - RCP
A-405 1/4" = 1'-0"

CLIENT

REVISIONS			
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2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.03

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UNIT CEILING HEIGHTS:
 U/S OF SLAB HEIGHT:
 LEVEL 2: 8'-7"
 LEVELS 3-9: 7'-11"
 LEVEL 10: 9'-2"
 DROP CEILING HEIGHT:
 LEVEL 2: 7'-7"
 LEVELS 3-9: 6'-11"
 LEVEL 10: 8'-0"
 * UNLESS NOTED OTHERWISE

CONSULTANT:

STAMP

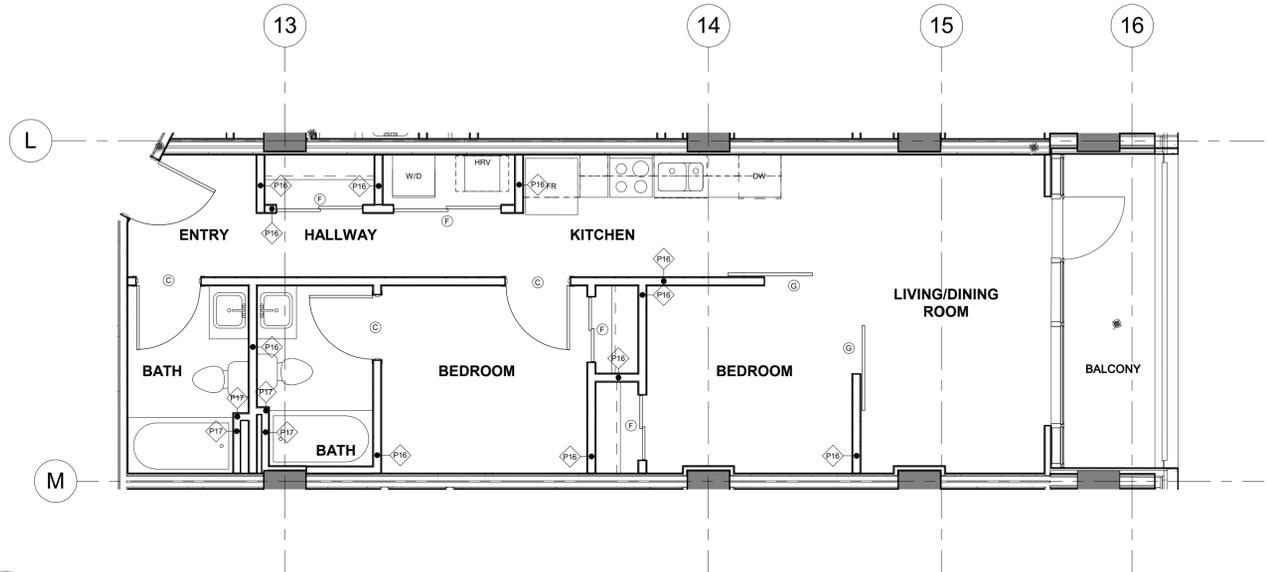


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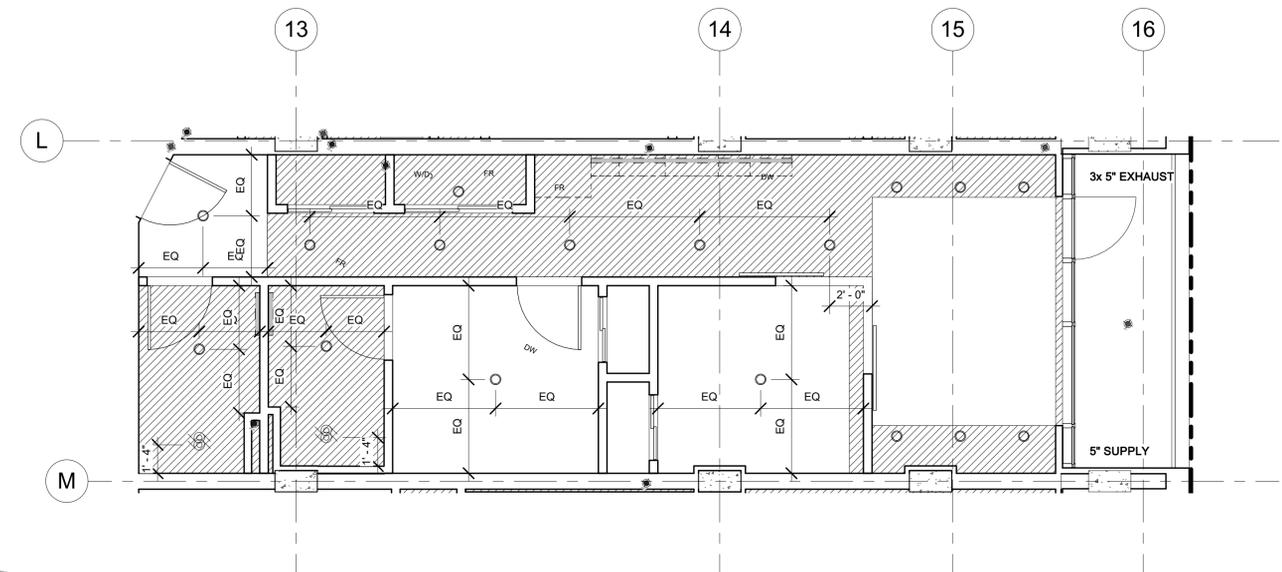
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COGSWELL
 5515 COGSWELL ST
 DRAWING:
 UNIT PLANS & RCP

DRAWN: MNA
 DATE: 2020.12.03
 SCALE: 1/4" = 1'-0"
 DRAWING NUMBER:
A-405

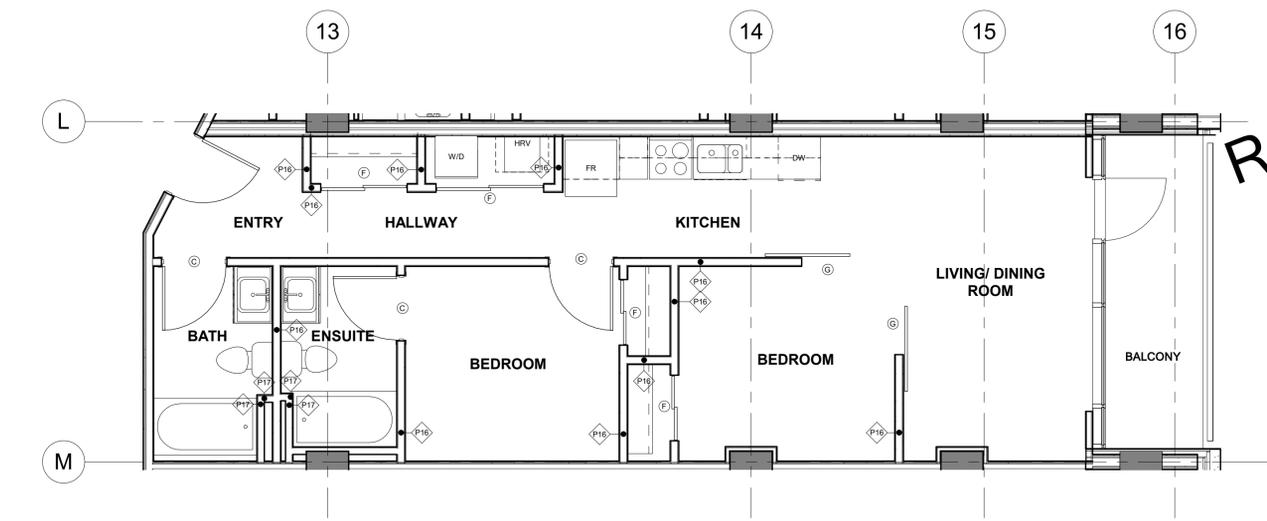
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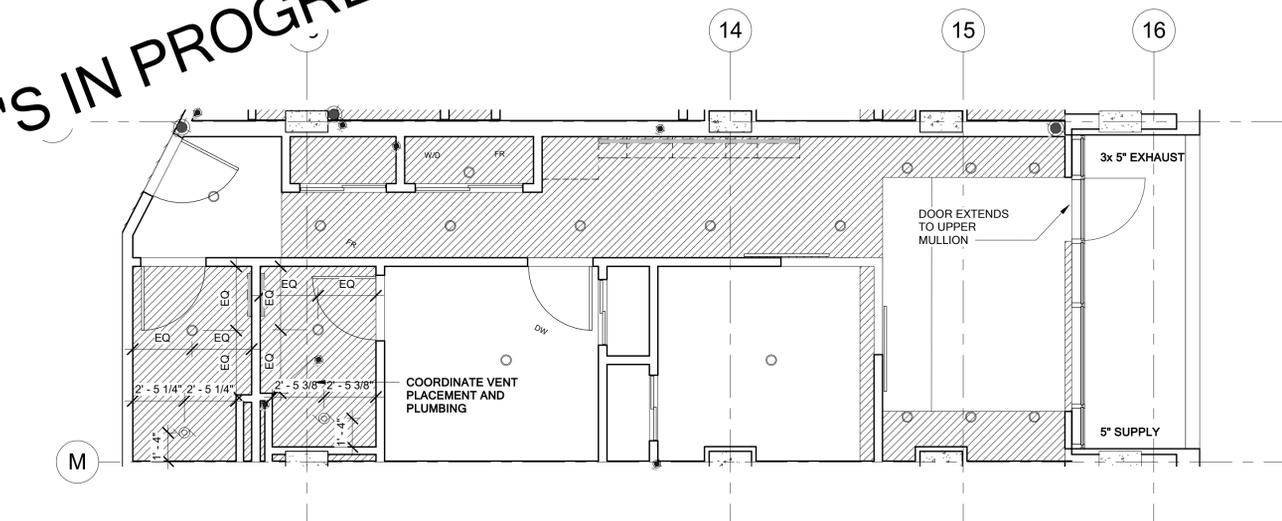
1 UNIT 1 - 711 SF
A-406 1/4" = 1'-0" / SUITE #209



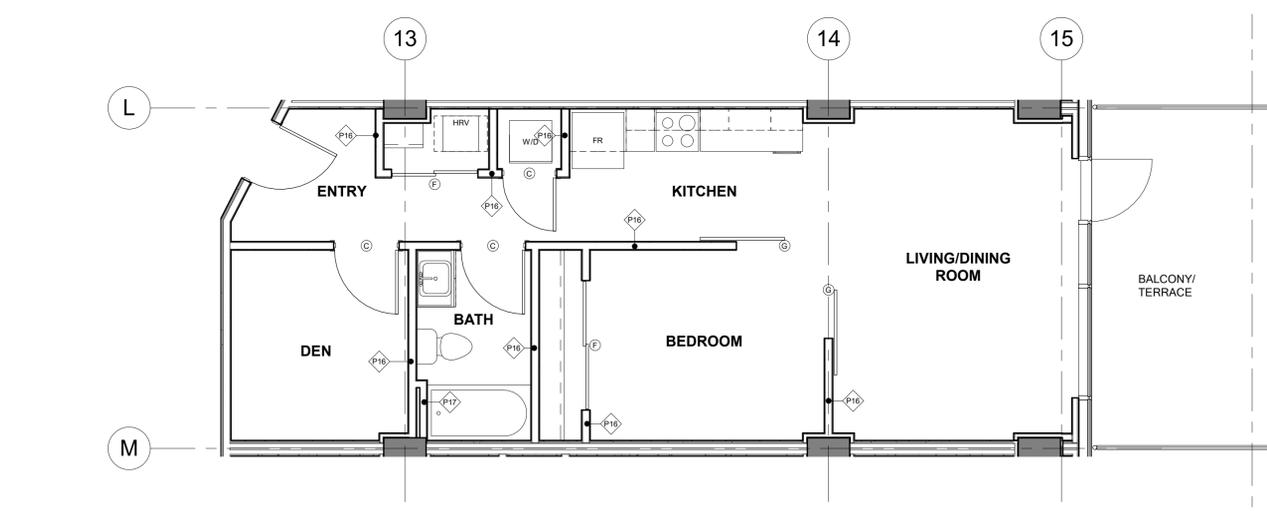
2 UNIT 1 - RCP
A-406 1/4" = 1'-0"



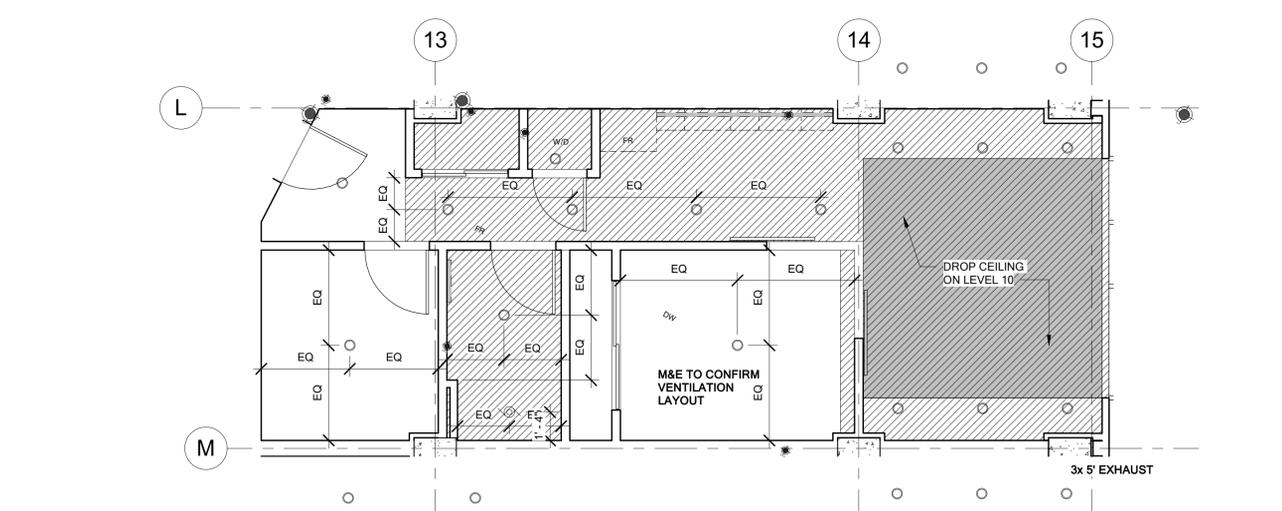
3 UNIT 3 - 720 SF
A-406 1/4" = 1'-0" / SUITE #309



4 UNIT 3 - RCP
A-406 1/4" = 1'-0"



5 UNIT 5 - 630 SF
A-406 1/4" = 1'-0" / SUITES #409 - #1009



6 UNIT 5 - RCP
A-406 1/4" = 1'-0"

RCP'S IN PROGRESS

CLIENT

REVISIONS

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DROP CEILING HEIGHT:

- LEVEL 2: 7'-7"
- LEVELS 3-9: 6'-11"
- LEVEL 10: 8'-0"

* UNLESS NOTED OTHERWISE

CONSULTANT:

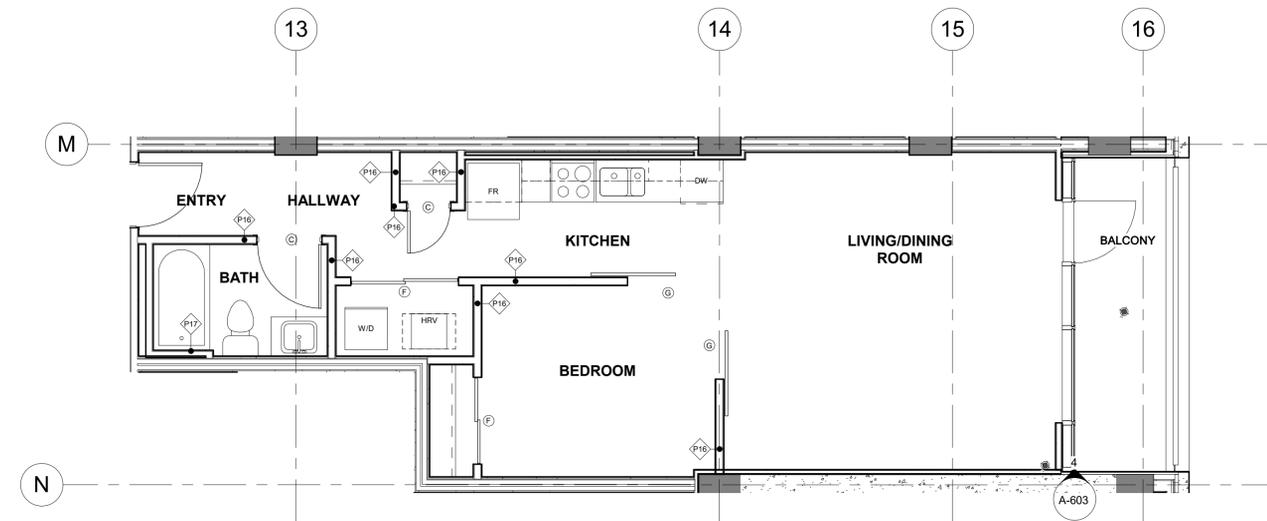
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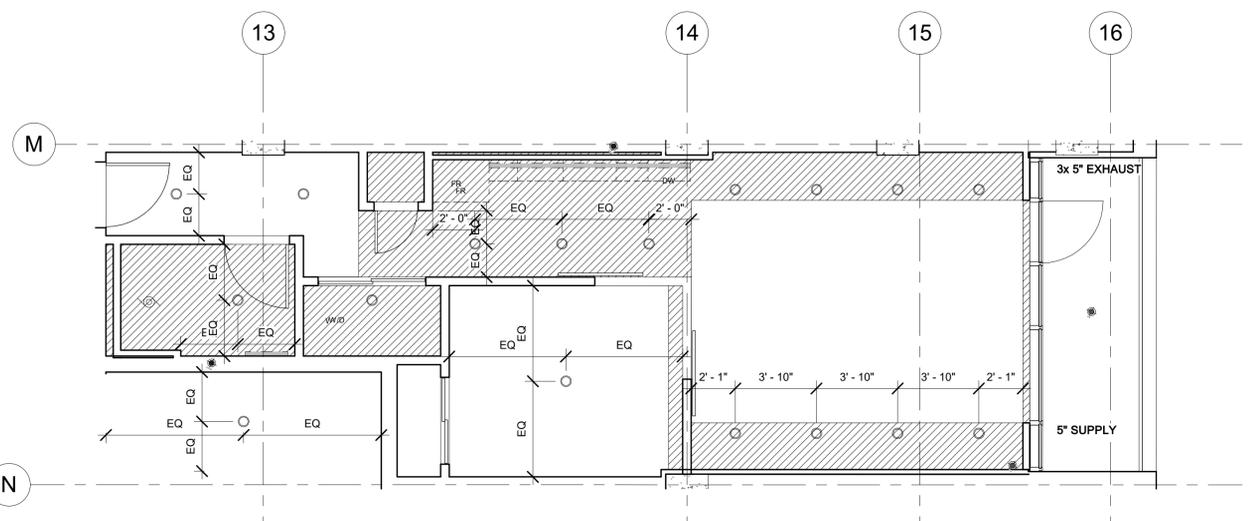
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NAPIER
ARCHITECTURE**
www.mnarch.ca + 902.455.5522

TITLE:
COGSWELL
5515 COGSWELL ST
DRAWN:
UNIT PLANS & RCP

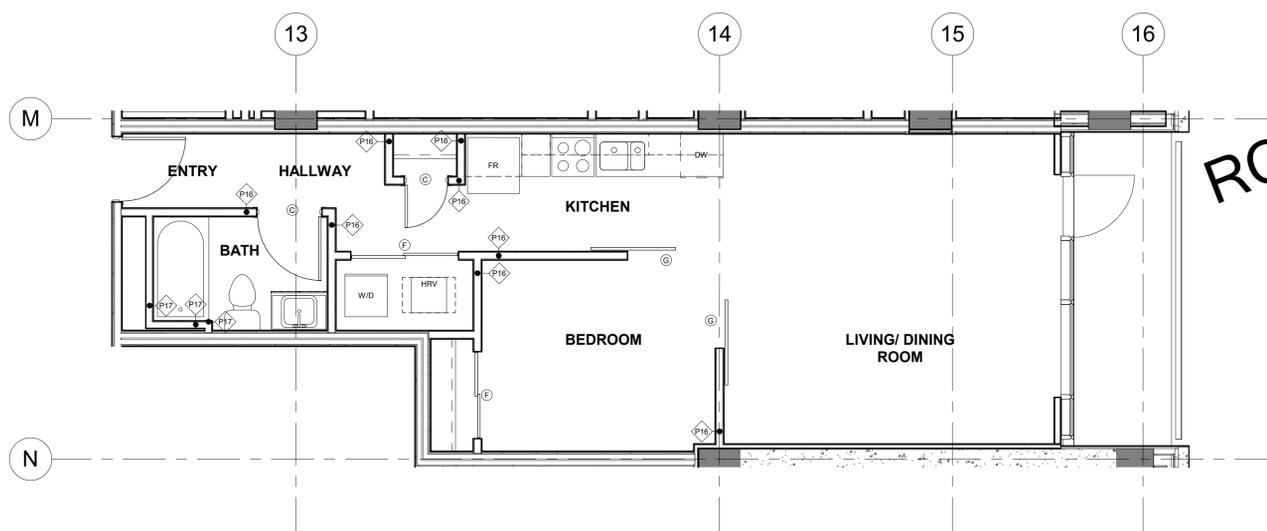
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DRAWING NUMBER:
A-406



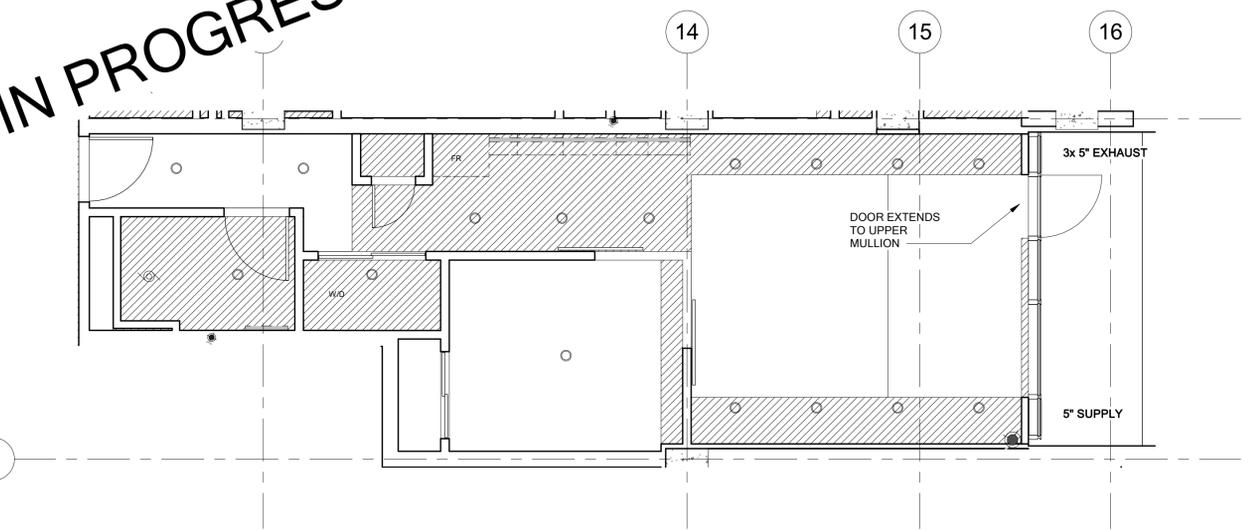
3 UNIT J - 636 SF
A-407 / 1/4" = 1'-0" / SUITE #210



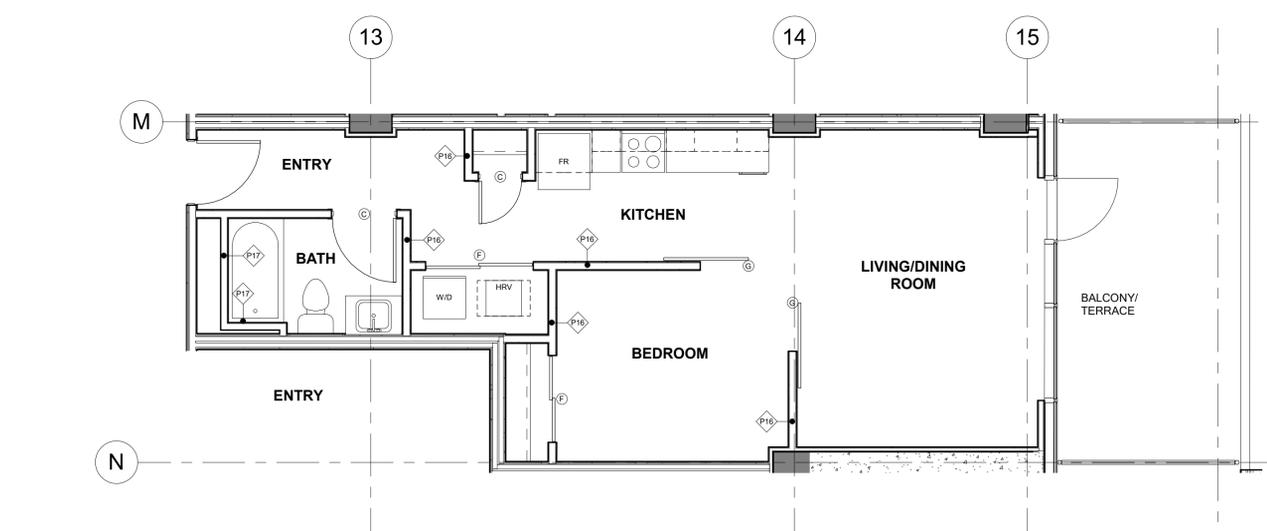
4 UNIT J - RCP
A-407 / 1/4" = 1'-0"



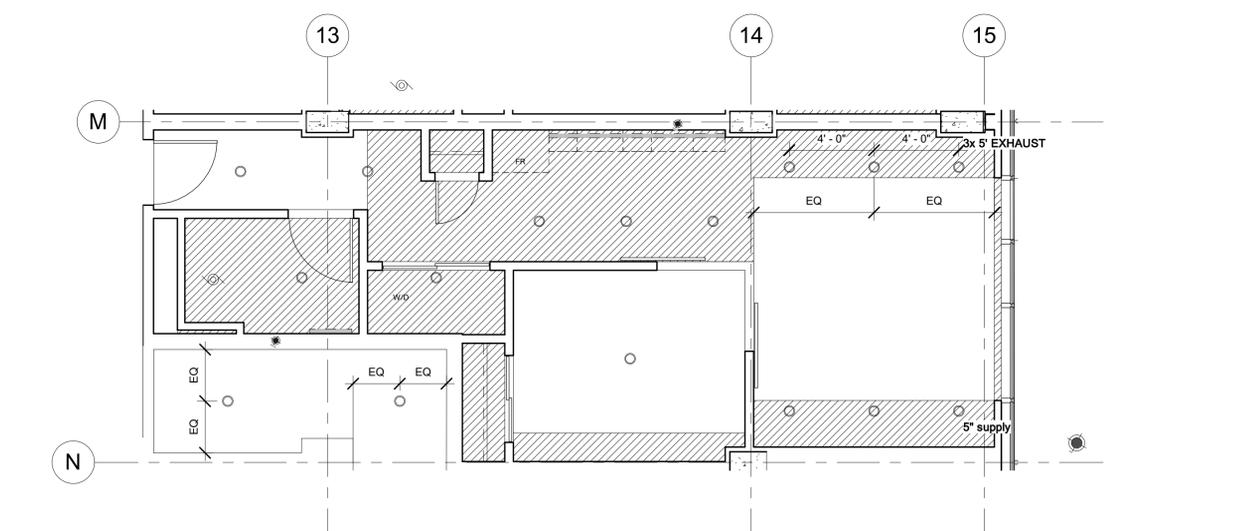
5 UNIT J' - 644 SF
A-407 / 1/4" = 1'-0" / SUITE #310



6 UNIT J' - RCP
A-407 / 1/4" = 1'-0"



7 UNIT J'' - 569 SF
A-407 / 1/4" = 1'-0" / SUITES #410 - #1010



8 UNIT J'' - RCP
A-407 / 1/4" = 1'-0"

RCP'S IN PROGRESS

CLIENT

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2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.23

REVISIONS

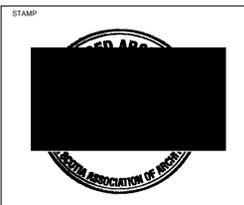
NO.	DESCRIPTION	BY	DATE
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2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.23

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 U/S OF SLAB HEIGHT:
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 DROP CEILING HEIGHT:
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 LEVELS 3-9: 6'-11"
 LEVEL 10: 8'-0"
 * UNLESS NOTED OTHERWISE

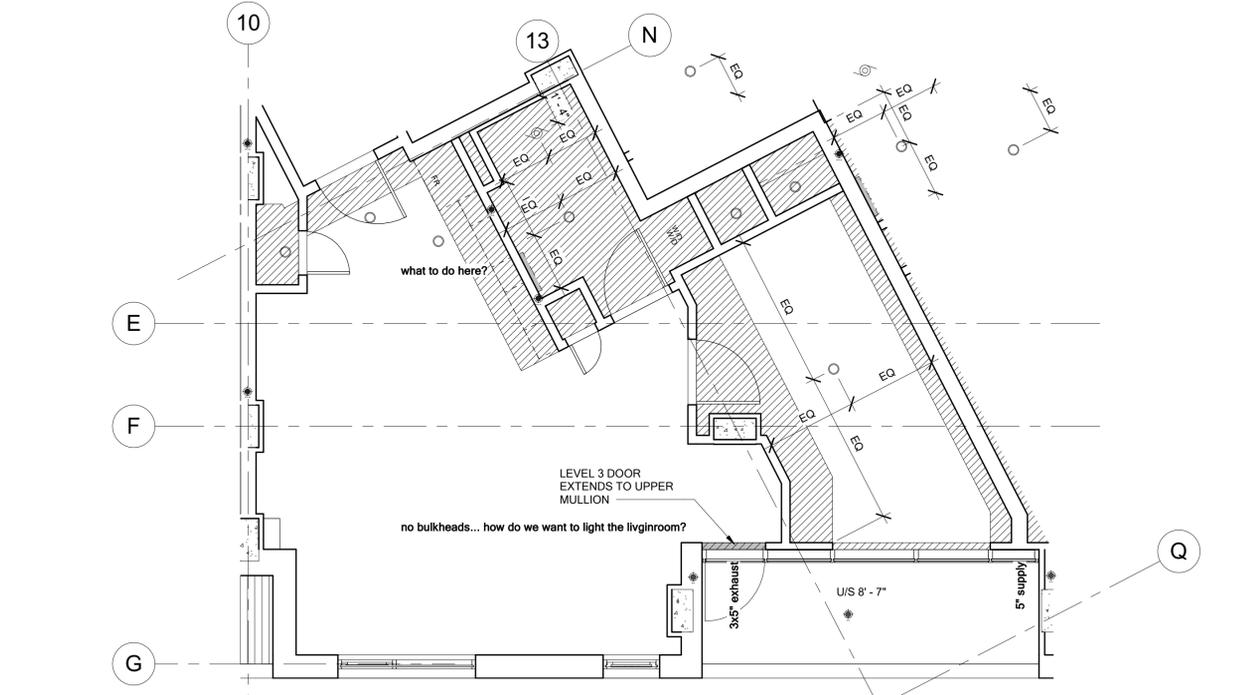
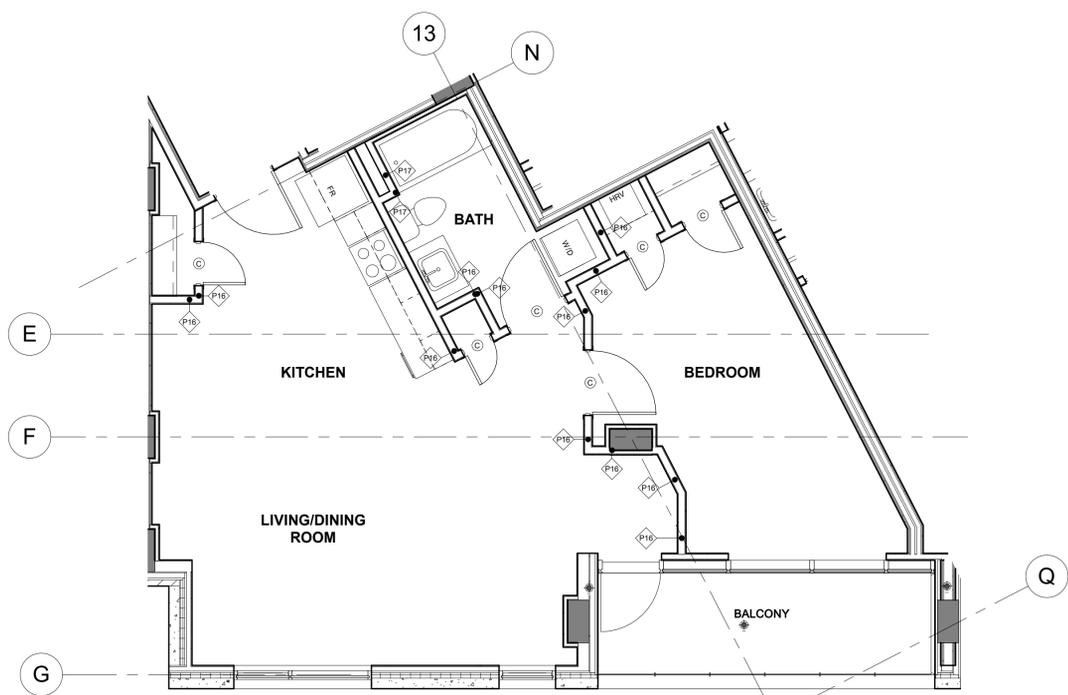
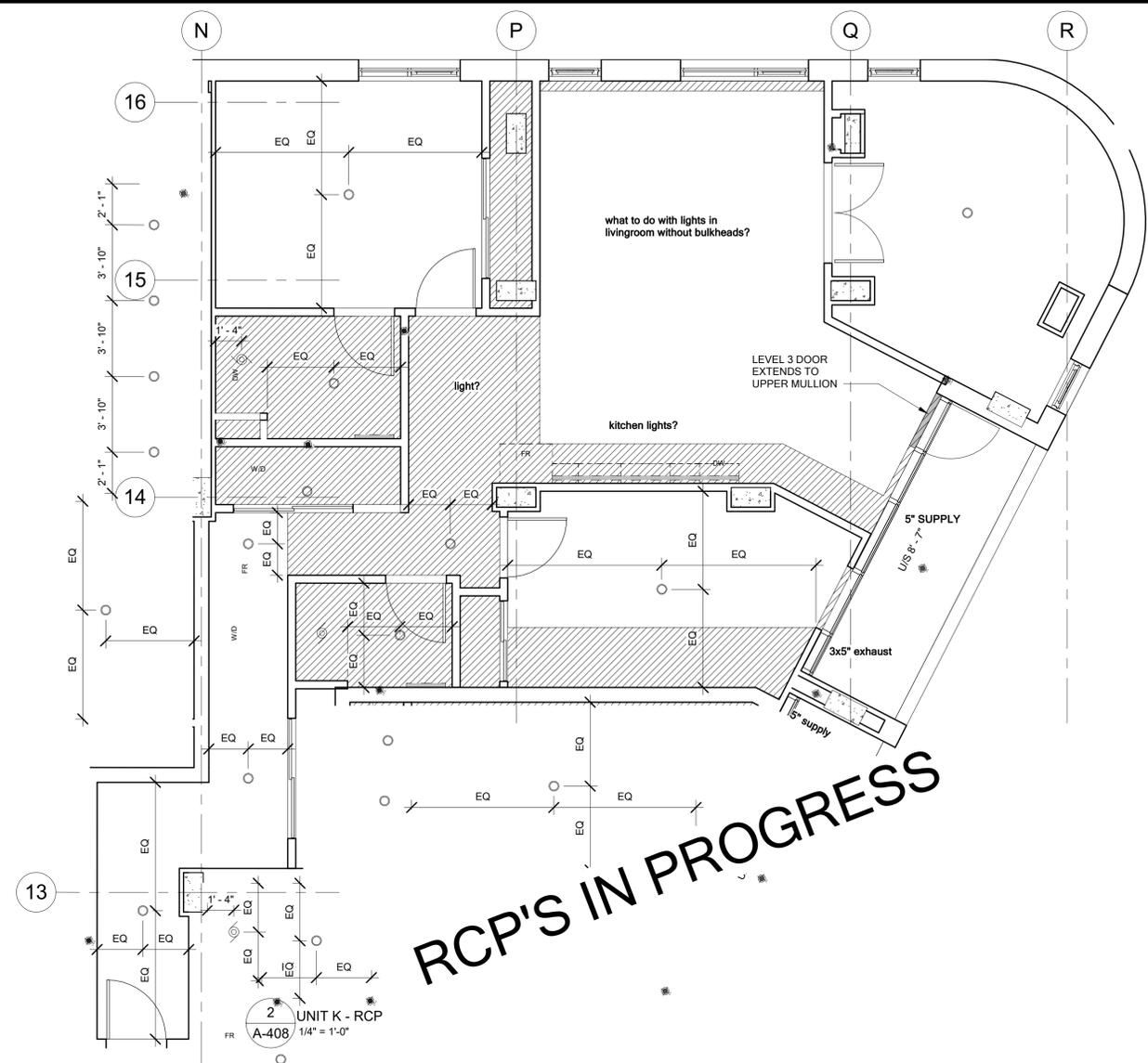
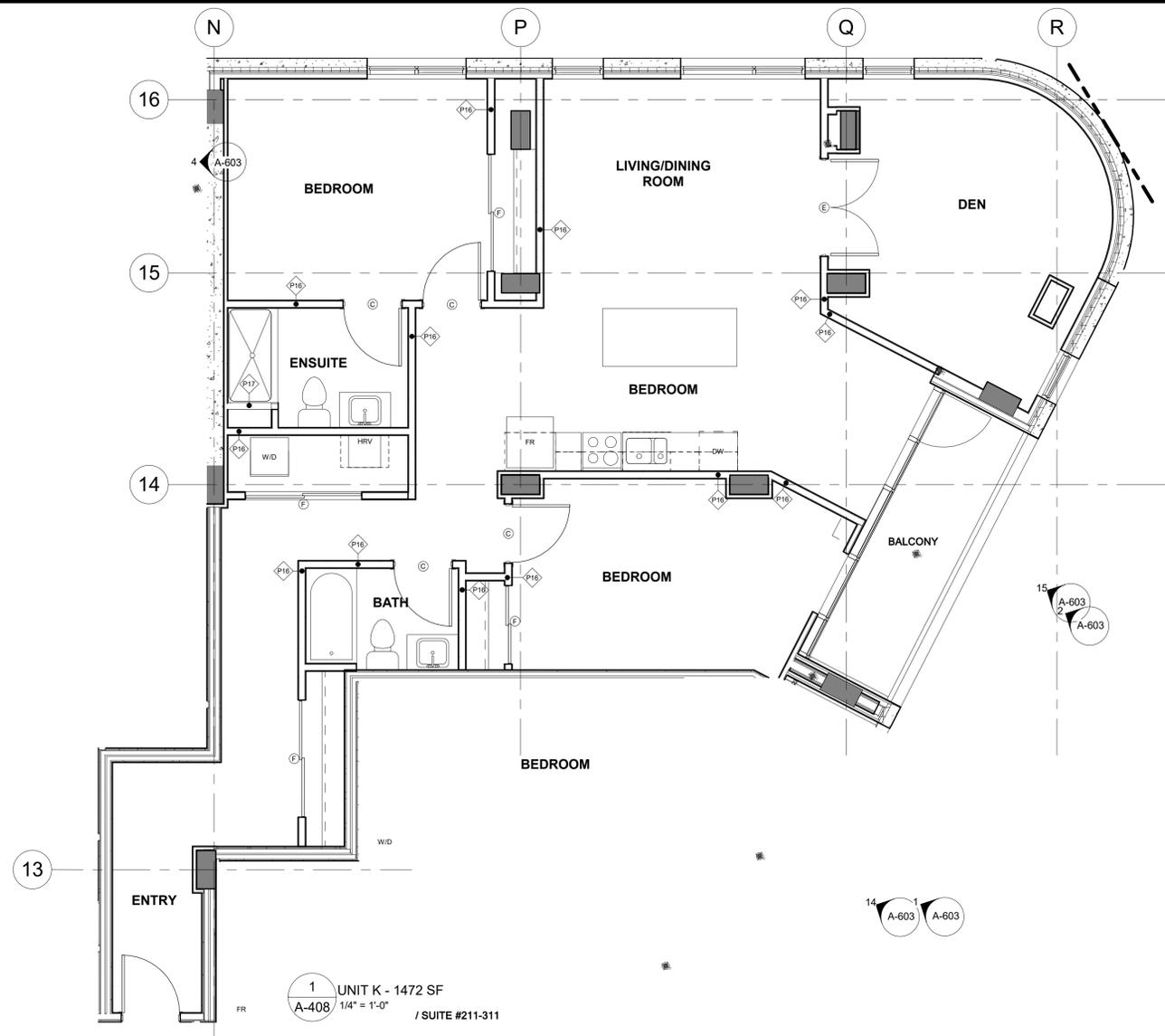
CONSULTANT:



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TITLE:
COGSWELL
5515 COGSWELL ST
DRAWING:
UNIT PLANS & RCP

DRAWN: MNA
DATE: 2020.12.03
SCALE: 1/4" = 1'-0"
DRAWING NUMBER:
A-407



CLIENT

REVISIONS

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 LEVELS 3-9: 6'-11"
 LEVEL 10: 8'-0"
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CONSULTANT:

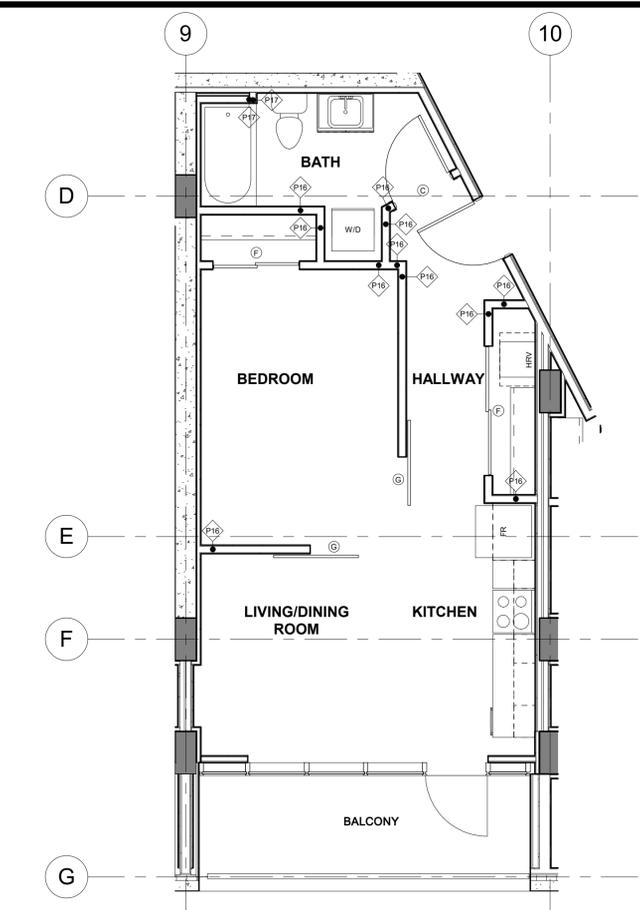


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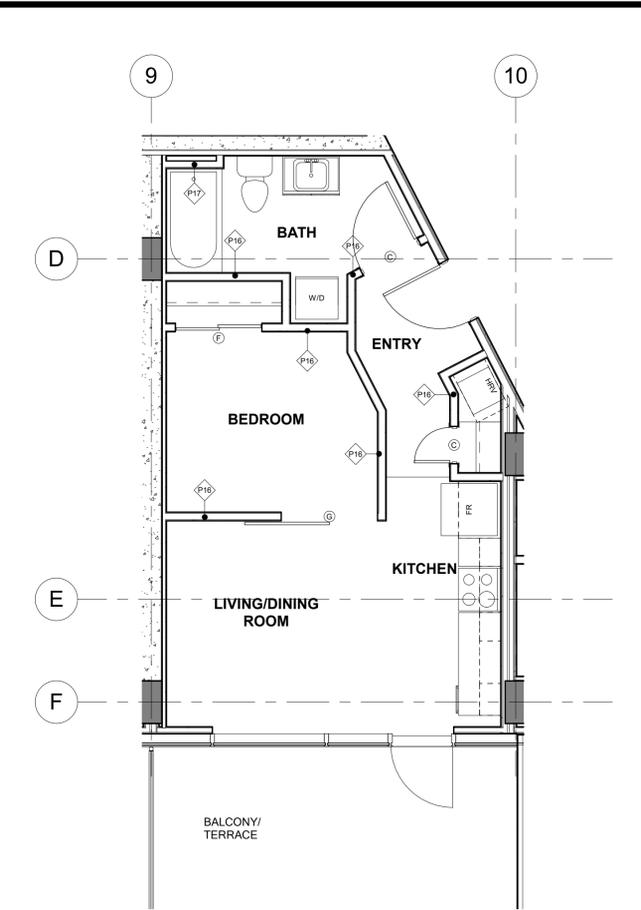
TITLE:
COGSWELL
 5515 COGSWELL ST
 DRAWING:
 UNIT PLANS & RCP

DRAWN: MNA
 DATE: 2020.12.03
 SCALE: 1/4" = 1'-0"
 DRAWING NUMBER:
A-408

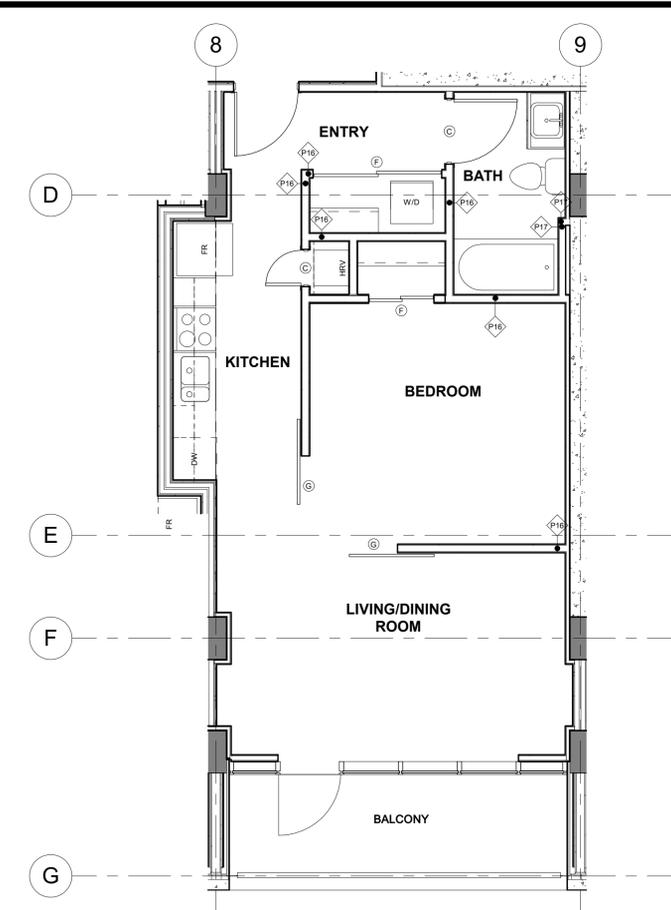
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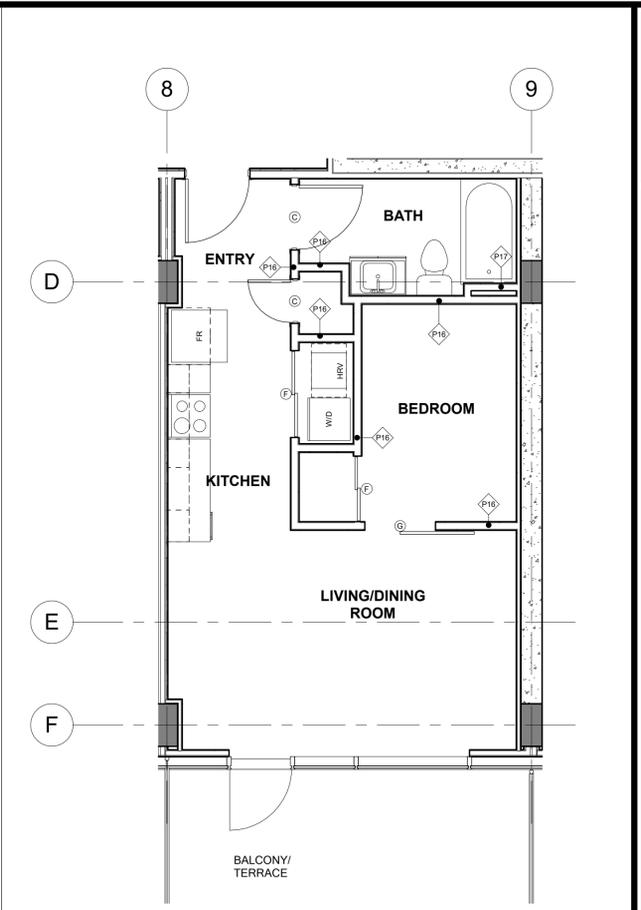
1 UNIT M - 531 SF
A-410 1/4" = 1'-0" / SUITES #313 - #413



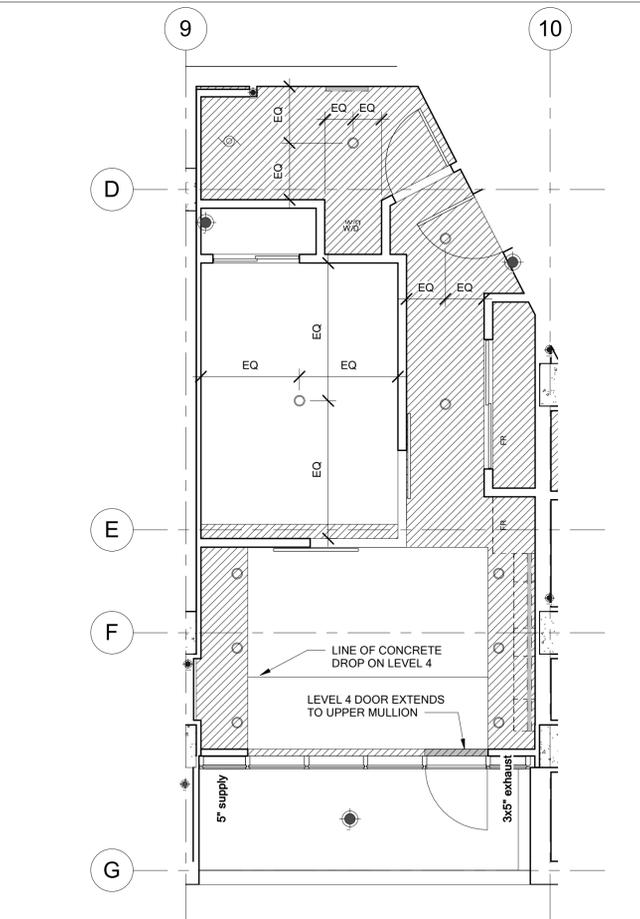
9 UNIT M' - 442 SF
A-410 1/4" = 1'-0" / SUITES #513 - #1013



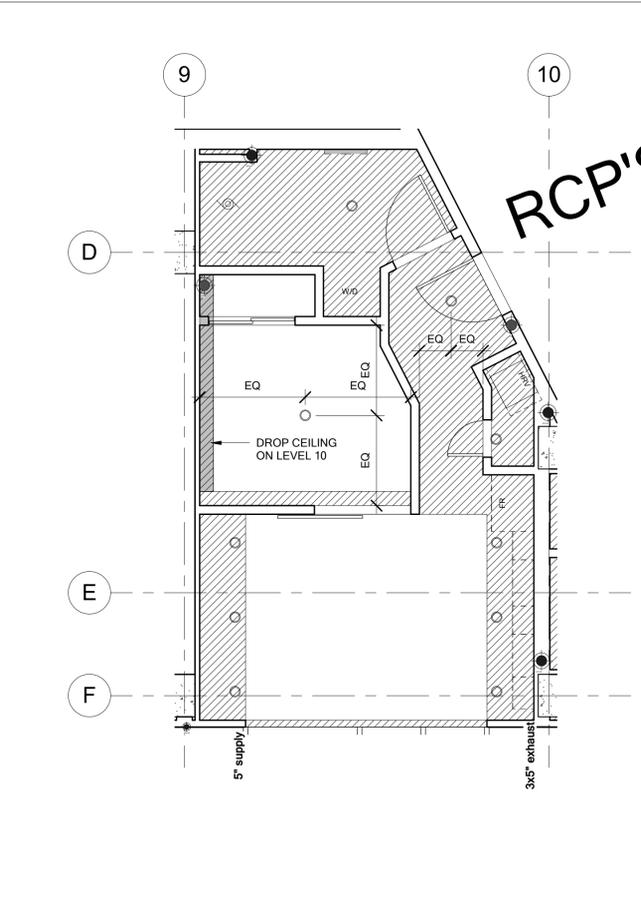
3 UNIT N - 591 SF
A-410 1/4" = 1'-0" / SUITES #314 - #414



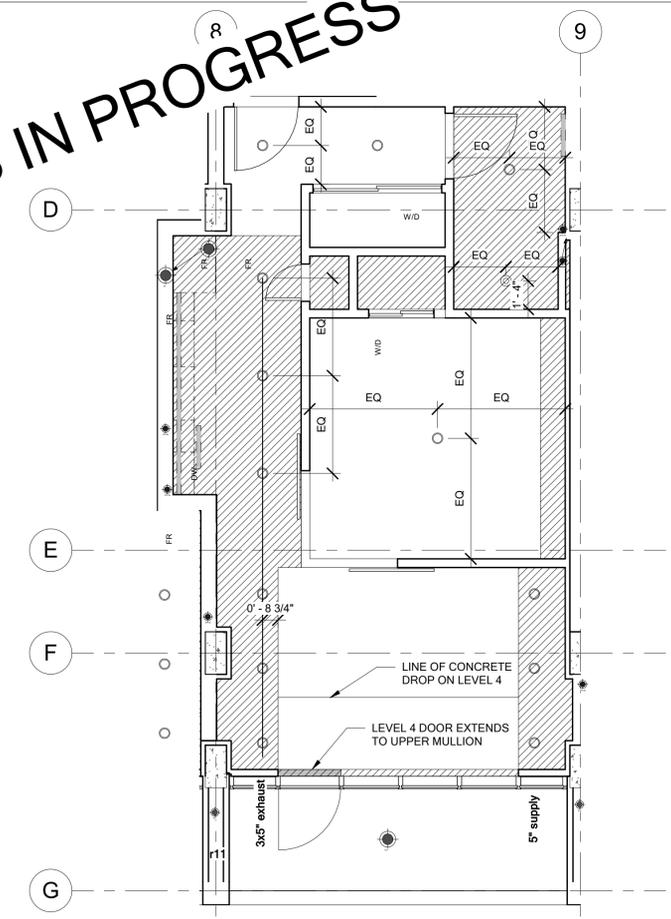
11 UNIT N' - 476 SF
A-410 1/4" = 1'-0" / SUITES #514 - #1014



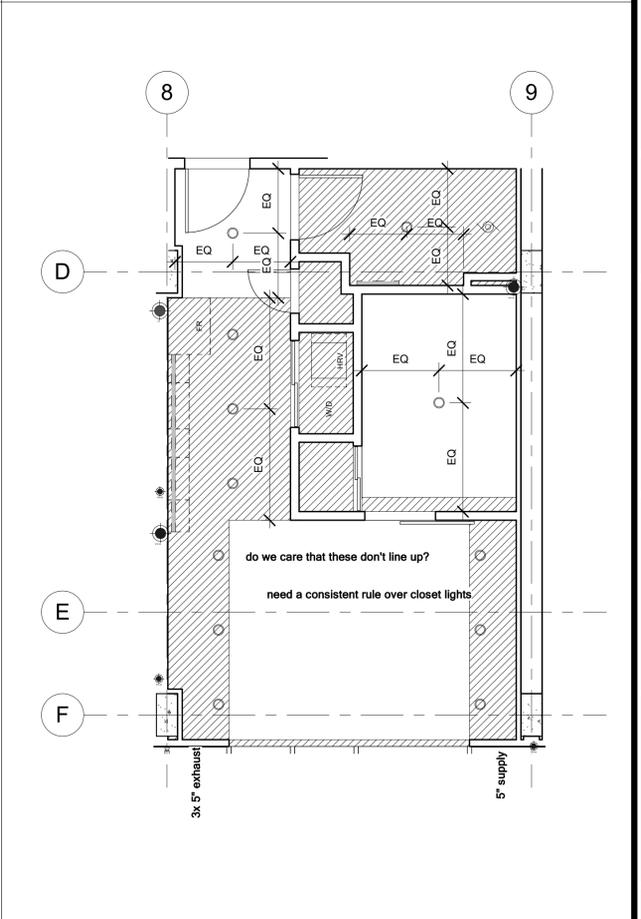
2 UNIT M - RCP
A-410 1/4" = 1'-0"



10 UNIT M' - RCP
A-410 1/4" = 1'-0"



4 UNIT N - RCP
A-410 1/4" = 1'-0"



12 UNIT N' - RCP
A-410 1/4" = 1'-0"

RCP'S IN PROGRESS

CLIENT

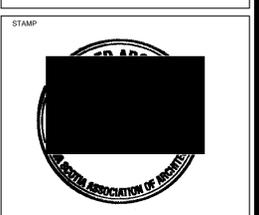
REVISIONS

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2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.03

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 DROP CEILING HEIGHT:
 LEVEL 2: 7'-7"
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 LEVEL 10: 8'-0"
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CONSULTANT:



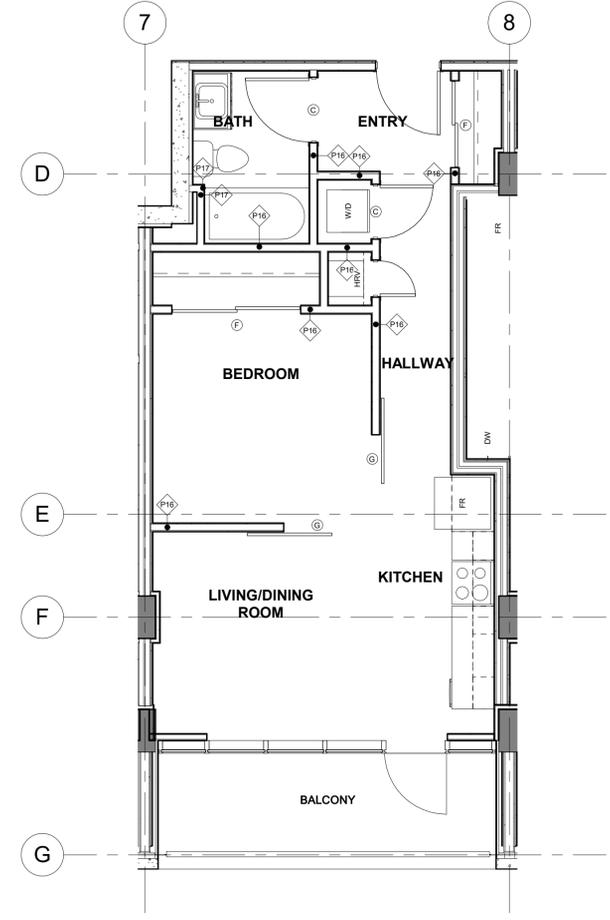
MICHAEL
 NAPIER
 ARCHITECTURE
 www.mnarch.ca + 902.455.5522

TITLE:
COGSWELL
 5515 COGSWELL ST
 DRAWING:
 UNIT PLANS & RCP

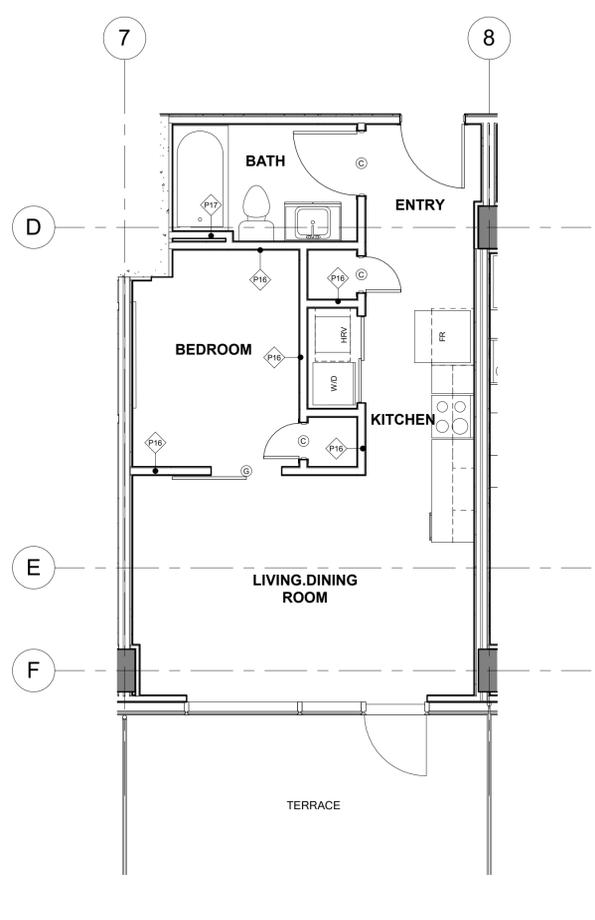
DRAWN: MNA
 DATE: 2020.12.03
 SCALE: 1/4" = 1'-0"
 DRAWING NUMBER:
A-410

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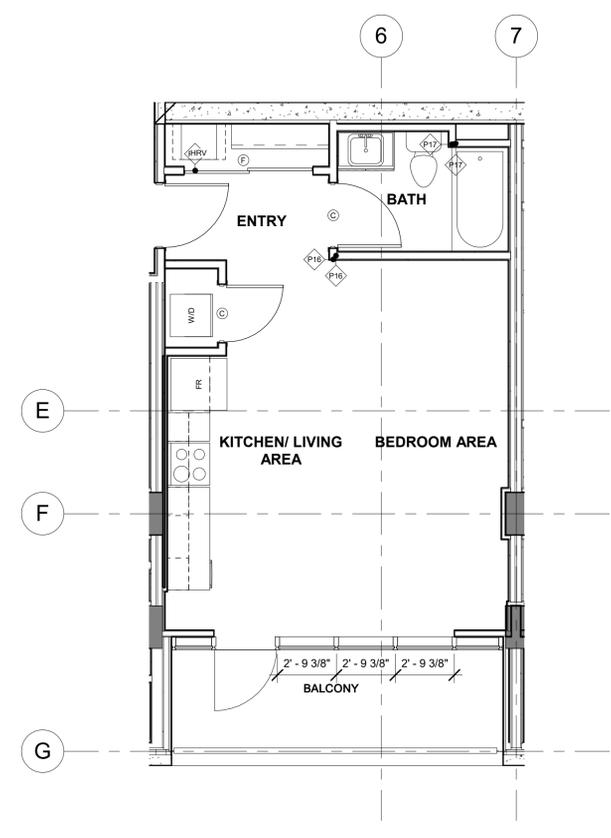
RCP'S IN PROGRESS



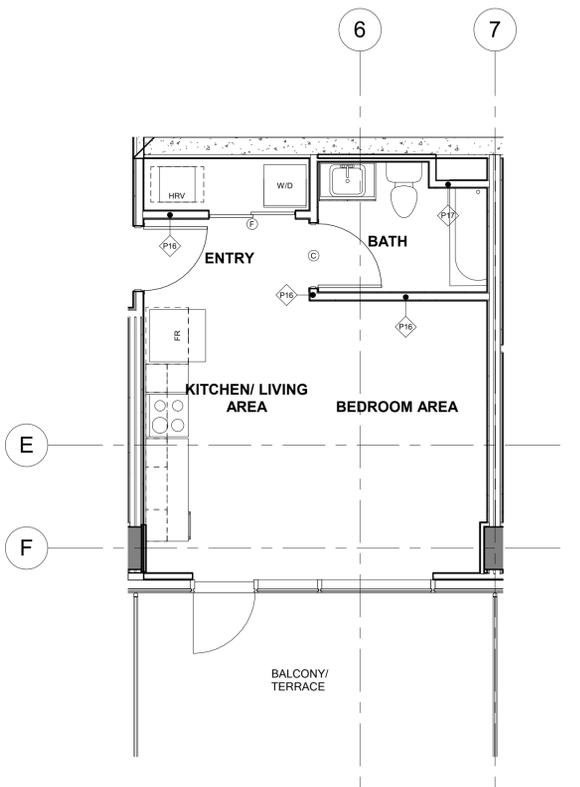
7 UNIT O - 510 SF
A-411 / 1/4" = 1'-0" / SUITES #315 - #415



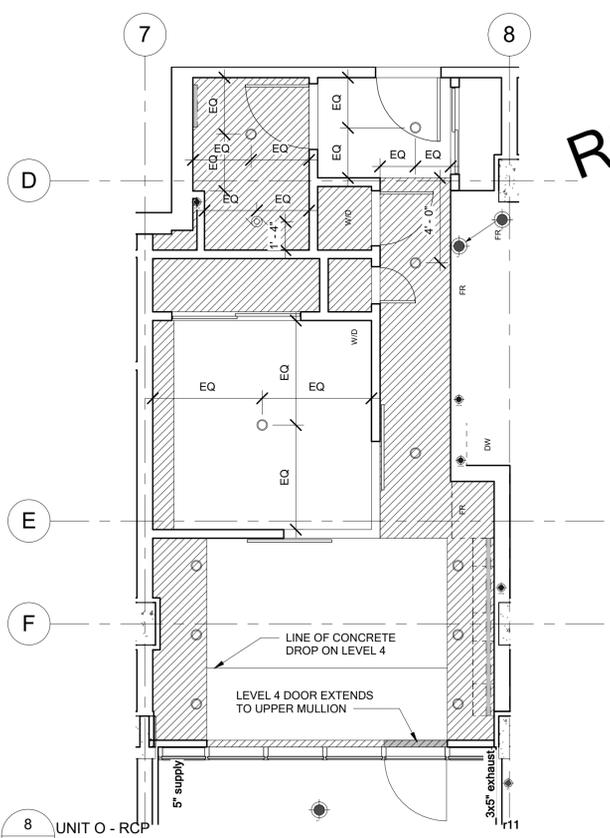
3 UNIT O' - 463 SF
A-411 / 1/4" = 1'-0" / SUITES #515 - #1015



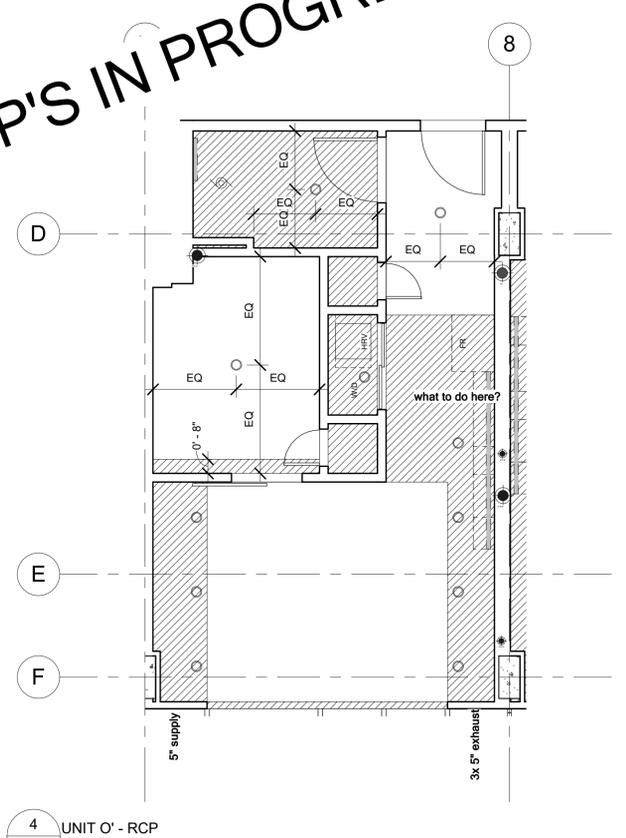
9 UNIT P - 435 SF
A-411 / 1/4" = 1'-0" / SUITES #316 - #416



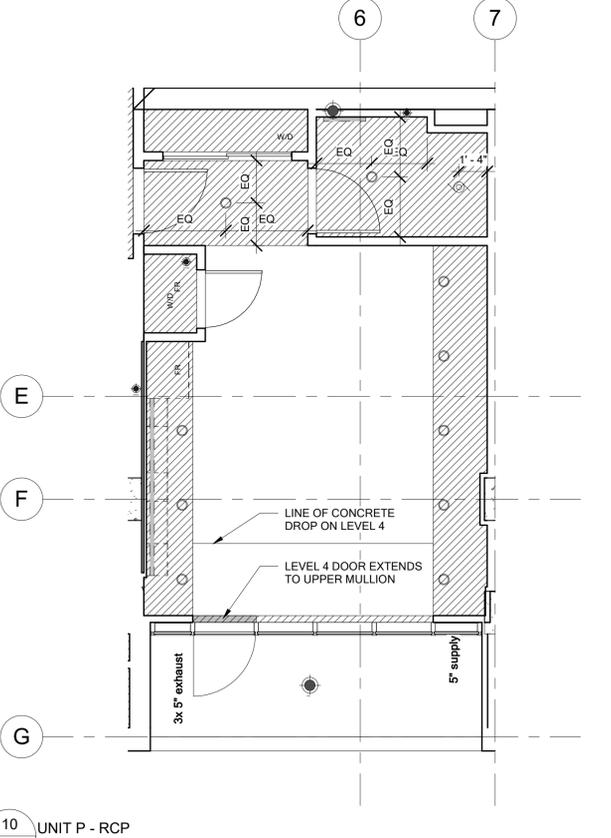
1 UNIT P' - 349 SF
A-411 / 1/4" = 1'-0" / SUITES #516 - #1016



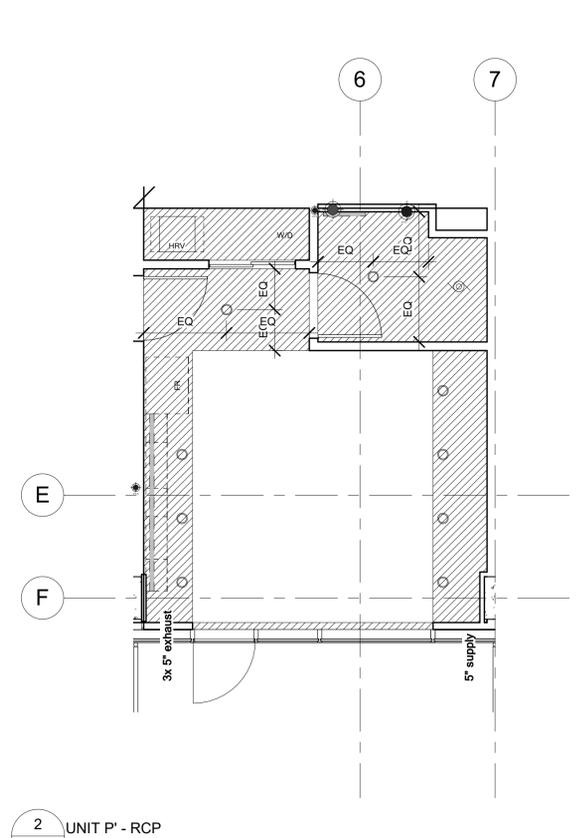
8 UNIT O - RCP
A-411 / 1/4" = 1'-0"



4 UNIT O' - RCP
A-411 / 1/4" = 1'-0"



10 UNIT P - RCP
A-411 / 1/4" = 1'-0"



2 UNIT P' - RCP
A-411 / 1/4" = 1'-0"

CLIENT

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR CONSTRUCTION PERMIT	GN	2020.12.03
2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.03

- NOTES:
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UNIT CEILING HEIGHTS:
 U/S OF SLAB HEIGHT:
 LEVEL 2: 8'-7"
 LEVELS 3-9: 7'-11"
 LEVEL 10: 9'-2"
 DROP CEILING HEIGHT:
 LEVEL 2: 7'-7"
 LEVELS 3-9: 6'-11"
 LEVEL 10: 8'-0"
 * UNLESS NOTED OTHERWISE

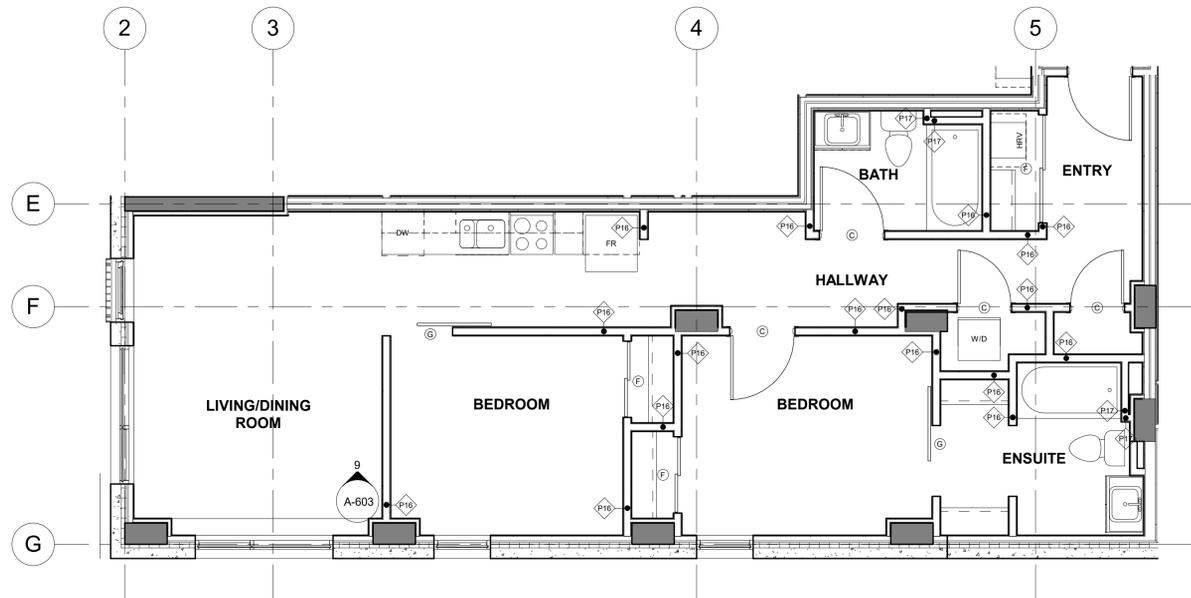
CONSULTANT:



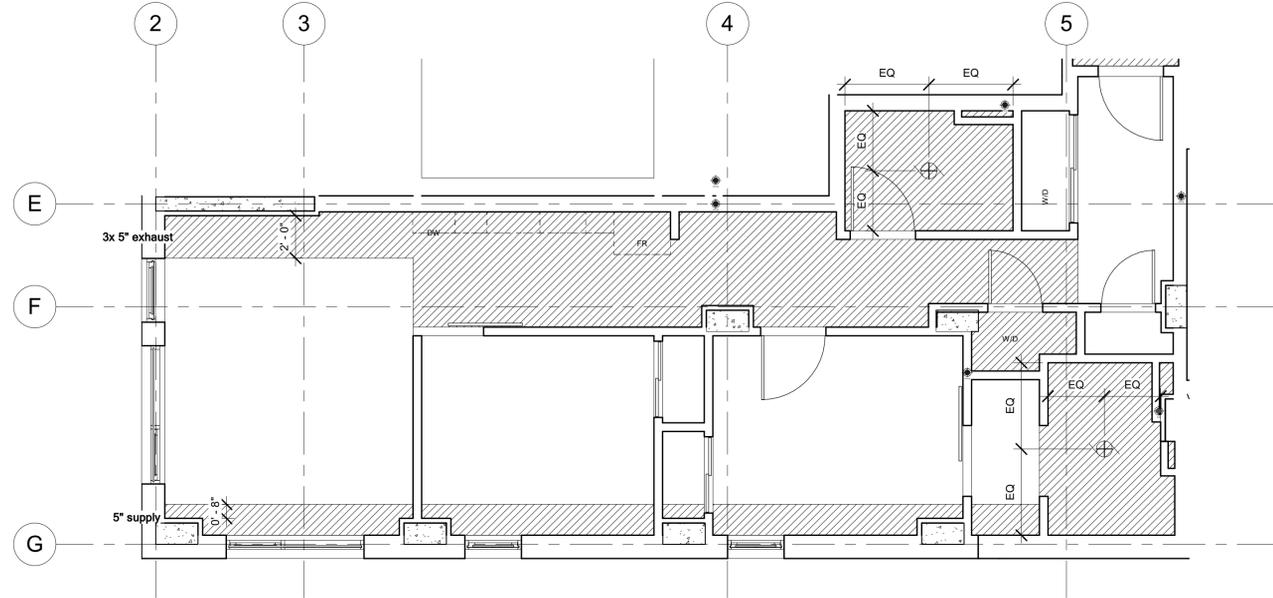
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TITLE:
COGSWELL
 5515 COGSWELL ST
 DRAWING:
 UNIT PLANS & RCP

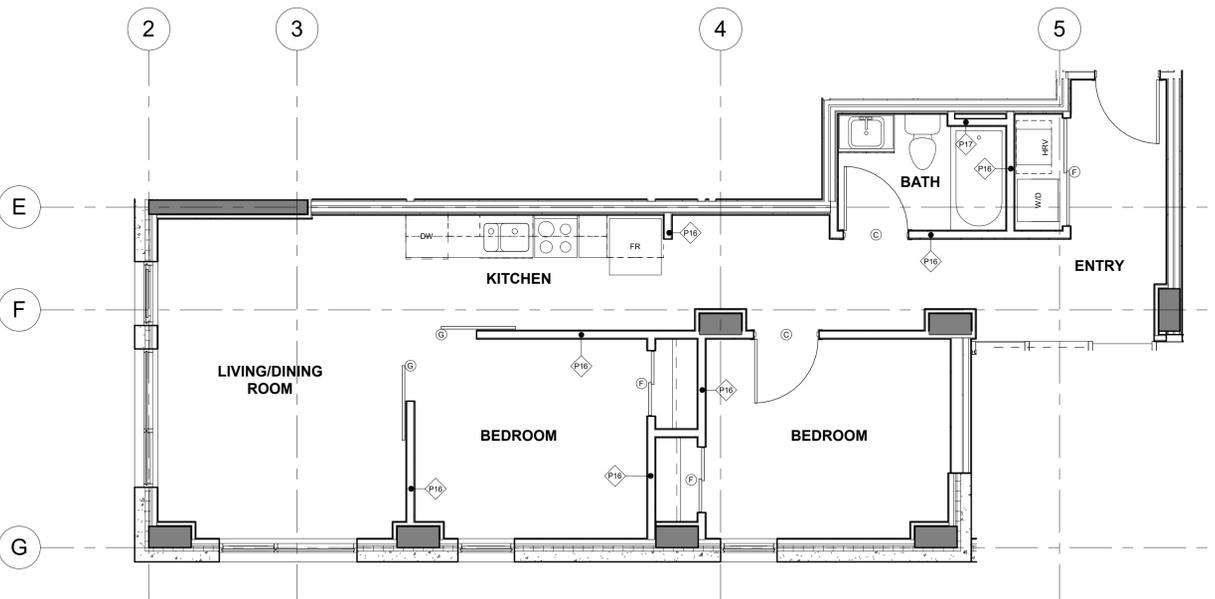
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 DATE: 2020.12.03
 SCALE: 1/4" = 1'-0"
 DRAWING NUMBER:
A-411



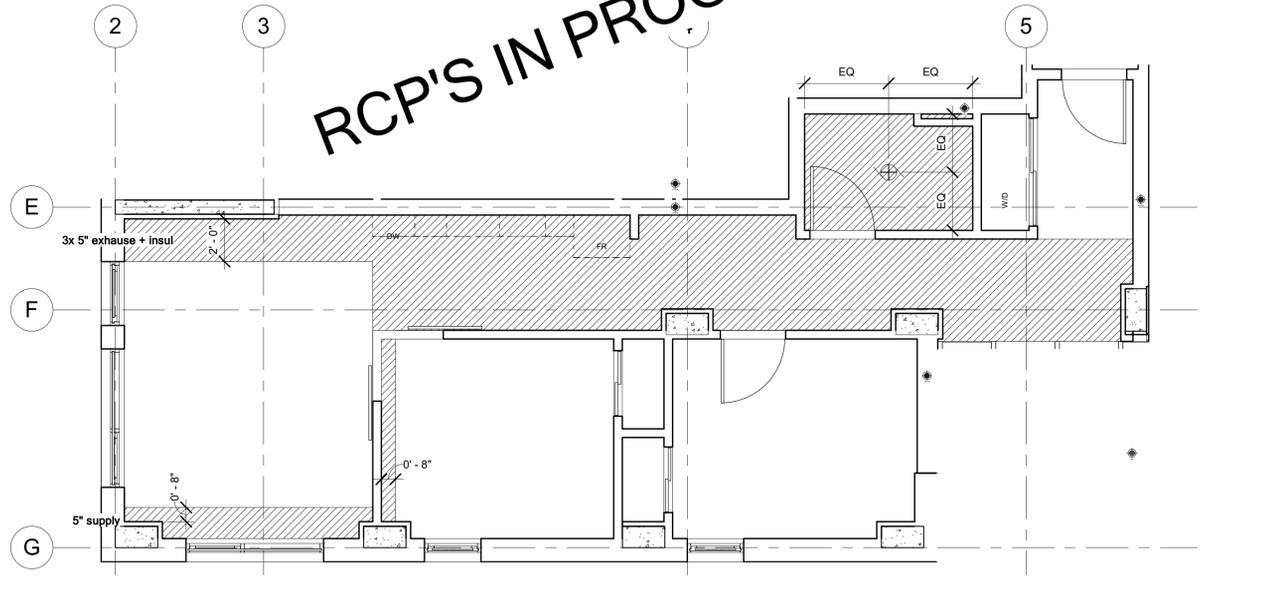
5 UNIT Q - 908 SF
A-412 1/4" = 1'-0" / SUITES #317 - #417



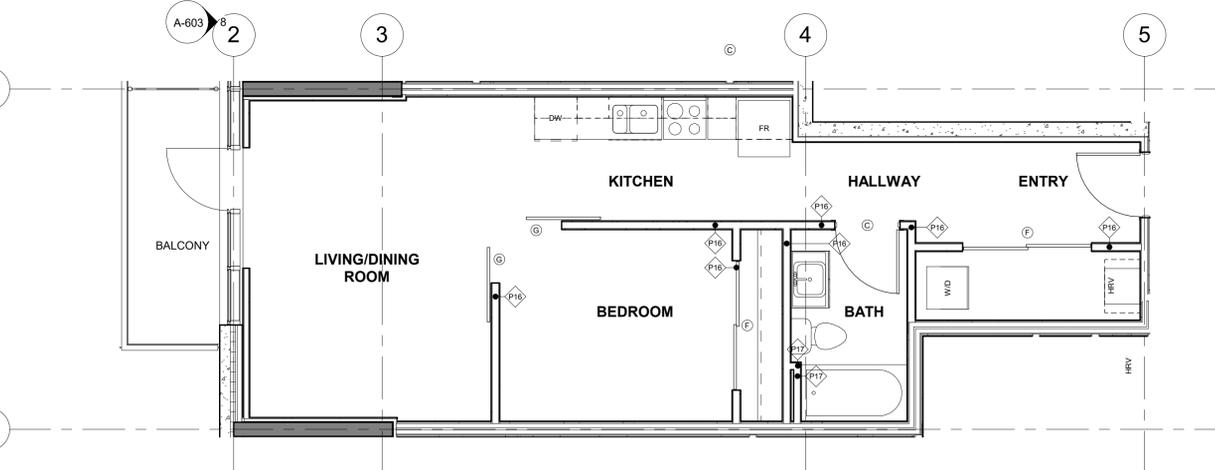
6 UNIT Q - RCP
A-412 1/4" = 1'-0"



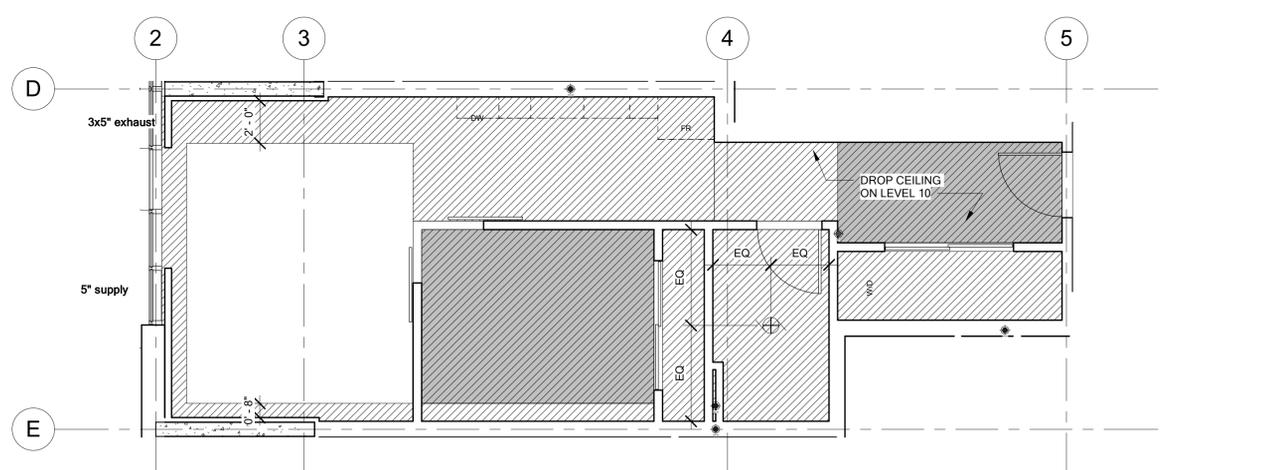
7 UNIT Q' - 806
A-412 1/4" = 1'-0" / SUITES #517 - #1017



8 UNIT Q' - RCP
A-412 1/4" = 1'-0"



3 UNIT R - 628 SF
A-412 1/4" = 1'-0" / SUITES #318 - #1018



4 UNIT R - RCP
A-412 1/4" = 1'-0"

CLIENT

REVISIONS			
NO.	DESCRIPTION	BY	DATE
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2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.23

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CONSULTANT:

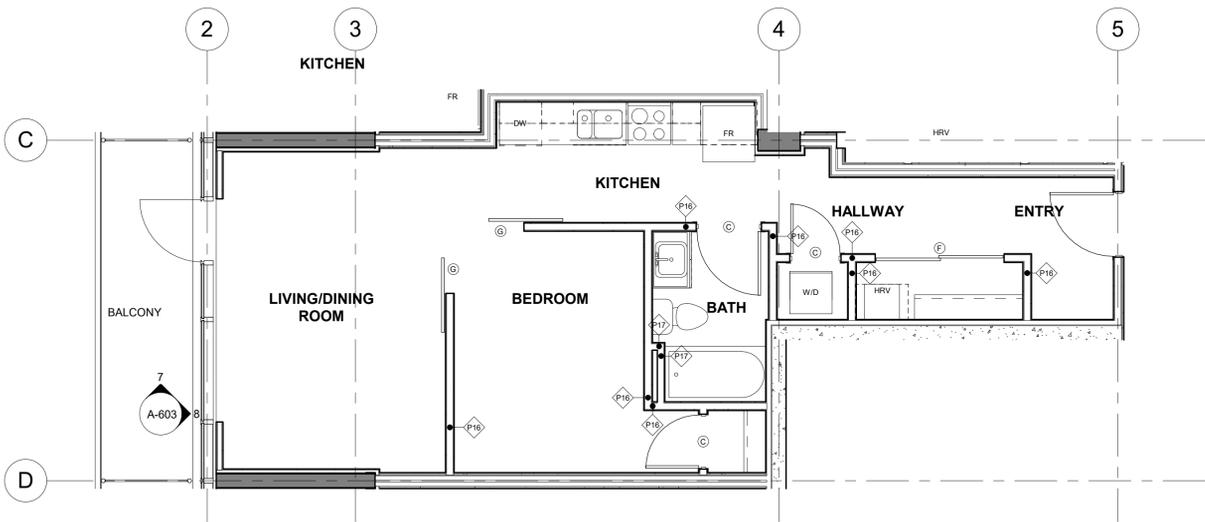


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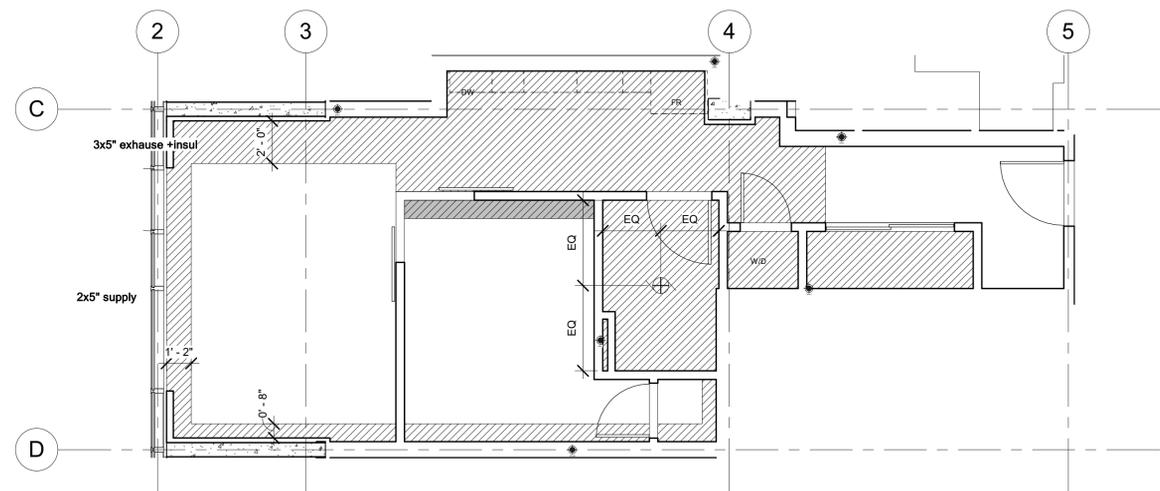
TITLE:
COGSWELL
 5515 COGSWELL ST
 DRAWING:
UNIT PLANS & RCP

DRAWN: MNA
 DATE: 2020.12.03
 SCALE: 1/4" = 1'-0"
 DRAWING NUMBER:
A-412

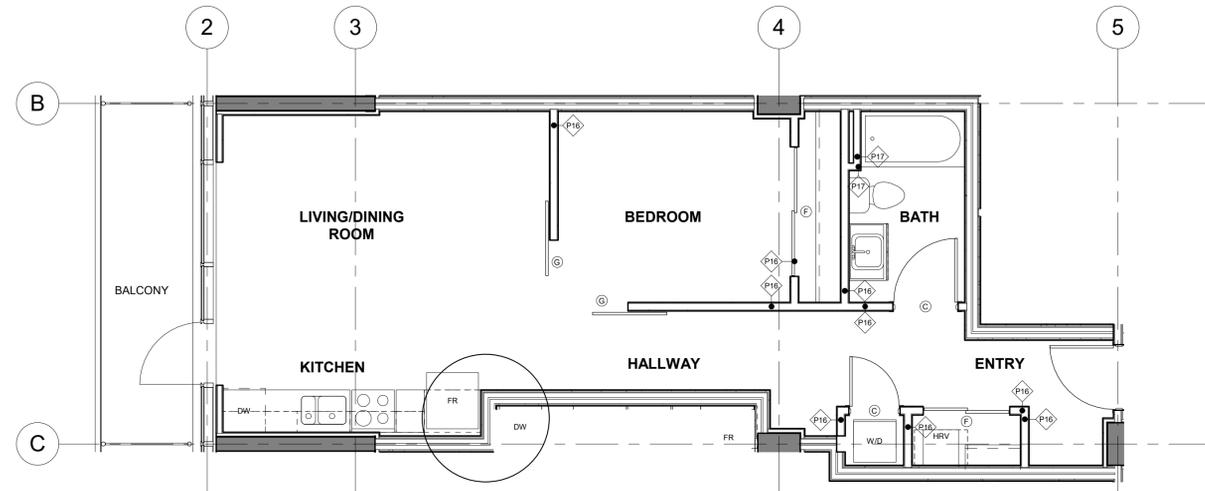
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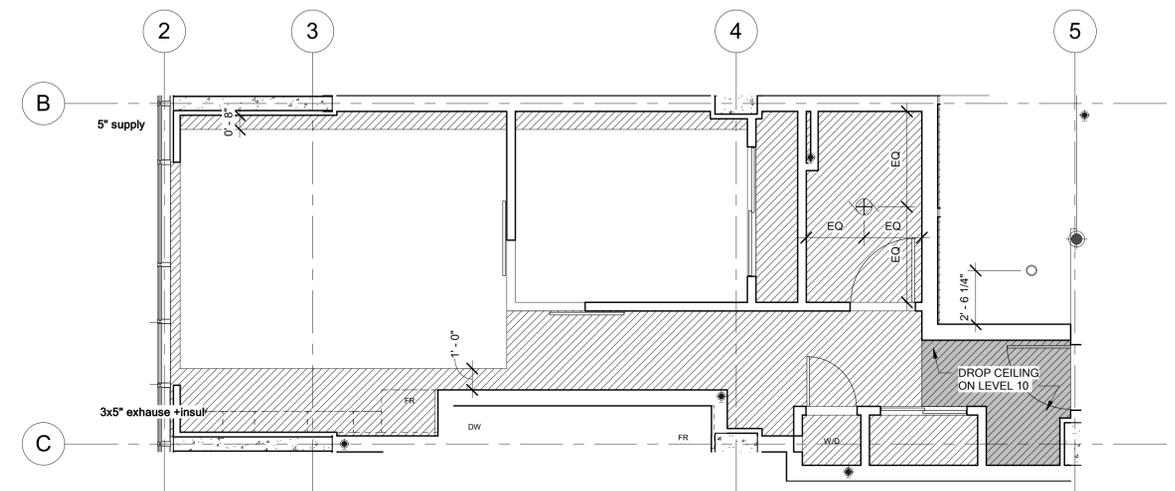
1 UNIT S - 604 SF
A-413 1/4" = 1'-0" / SUITES #319 - #1019



2 UNIT S - RCP
A-413 1/4" = 1'-0"



5 UNIT T - 623 SF
A-413 1/4" = 1'-0" / SUITES #320 - #1020



6 UNIT T - RCP
A-413 1/4" = 1'-0"

RCP'S IN PROGRESS

CLIENT

REVISIONS			
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2	ISSUED FOR HRV PRE-APPLICATION	GN	2020.12.03

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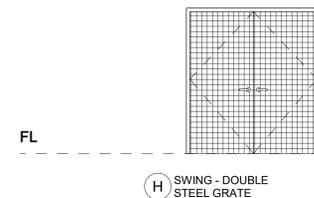
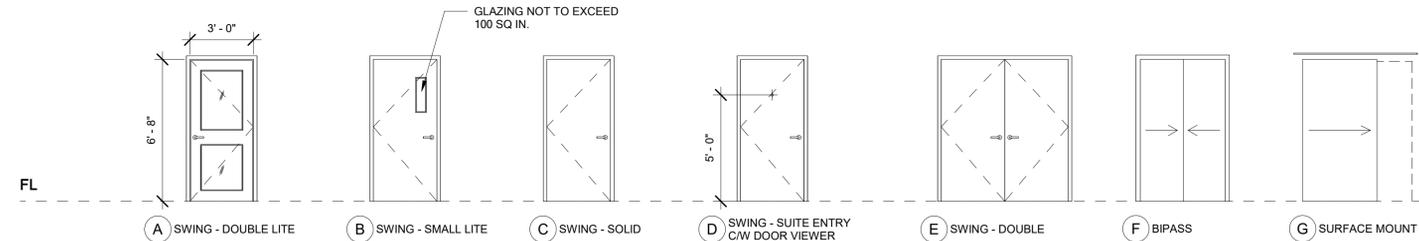
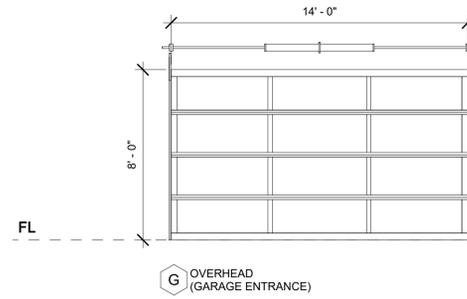
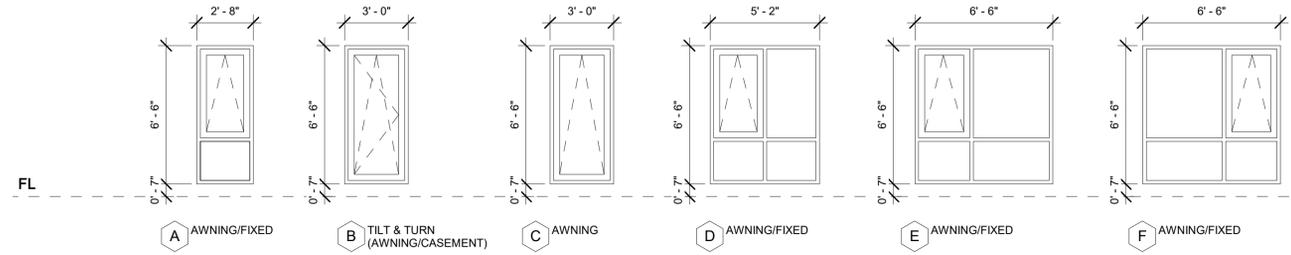
CONSULTANT:



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TITLE:
COGSWELL
 5515 COGSWELL ST
 DRAWING:
UNIT PLANS & RCP
 DRAWN: MNA
 DATE: 2020.12.03
 SCALE: 1/4" = 1'-0"
 DRAWING NUMBER:
A-413

DOOR SCHEDULE								
NO.	LOCATION	TYPE	STYLE	DIMENSION (W x H)	FRR	PANEL	FRAME	NOTES
LEVEL P3								
P301	STORAGE	SWING	C	3'-0" x 6'-8"	1 hr	STEEL	STEEL	
P302	STORAGE	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
P303	STORAGE	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
P304	VESTIBULE	SWING	B	3'-0" x 6'-8"	-	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2).
P305	STAIRWELL	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
P306	STORAGE	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
P307	VESTIBULE	SWING	B	3'-0" x 6'-8"	-	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2).
P308	STAIRWELL	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
P309	STORAGE	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
LEVEL P2								
P201	STORAGE	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
P202	STORAGE	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
P203	STORAGE	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
P204	VESTIBULE	SWING	B	3'-0" x 6'-8"	-	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2).
P205	STAIRWELL	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
P206	STORAGE	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
P207	VESTIBULE	SWING	B	3'-0" x 6'-8"	-	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2).
P208	STAIRWELL	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
P209	STORAGE	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
LEVEL P1								
P101	WASTE AND RECYCLING	DBL SWING	E	6'-0" x 6'-8"	45 min	STEEL	STEEL	
P102	STORAGE	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
P103	VESTIBULE	SWING	B	3'-0" x 6'-8"	-	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2).
P104	MAIN COMMS	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
P105	STAIRWELL	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
P106	FIRE PUMP	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
P107	VESTIBULE	SWING	B	3'-0" x 6'-8"	-	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2).
P108	STAIRWELL	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
P109	STORAGE	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
LEVEL 1								
101	WASTE AND RECYCLING	DBL SWING	E	6'-0" x 6'-8"	45 min	STEEL	STEEL	
102	EXTERIOR EXIT	SWING	C	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	EXTERIOR DOOR - INSULATED
103	VESTIBULE	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2).
104	VESTIBULE	SWING	B	3'-0" x 6'-8"	-	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2).
106	STAIRWELL	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
107	COMMERCIAL SUITE	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
108	COMMERCIAL SUITE	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
109	ELECTRICAL ROOM	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
110	VESTIBULE	SWING	B	3'-0" x 6'-8"	-	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2).
111	STAIRWELL	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
112	ELECTRICAL VAULT	SWING	C	4'-0" x 7'-0"	2.5 hrs	STEEL	STEEL	DOOR TO MEET NSP REQUIREMENTS
113	WATER ROOM	SWING	C	3'-0" x 6'-8"	45 min	STEEL	STEEL	
LEVEL 2								
201	MAIL ROOM	SWING	C	3'-0" x 6'-8"	-	STEEL	STEEL	
202	CORRIDOR	SWING	B	3'-0" x 6'-8"	45 min	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
203	SUITE ENTRY	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
204	SUITE ENTRY	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
205	SUITE ENTRY	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
206	SUITE ENTRY	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
207	SUITE ENTRY	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
208	SUITE ENTRY	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
209	SUITE ENTRY	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
210	SUITE ENTRY	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
211	SUITE ENTRY	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
212	SUITE ENTRY	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
213	EXTERIOR EXIT	SWING	C	3'-0" x 6'-8"	-	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2).
214	OFFICE	SWING	B	3'-0" x 6'-8"	-	STEEL	STEEL	
215	FIRE CONTROL	SWING	C	3'-0" x 6'-8"	-	STEEL	STEEL	
217	VESTIBULE	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2).
218	STAIRWELL	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
219	STAIRWELL	SWING	B	3'-0" x 6'-8"	45 min	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
220	ELECTRICAL CLOSET	DBL SWING	E	8'-0" x 6'-8"	-	WOOD	STEEL	
LEVELS 3-10								
x01	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x02	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x03	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x04	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x05	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x06	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x07	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x08	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x09	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x10	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x11	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x12	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x13	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x14	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x15	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x16	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x17	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x18	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x19	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x20	SUITE	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
x21	STAIRWELL	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
x22	STAIRWELL	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
x23	ELECTRICAL CLOSET	DBL SWING	E	8'-0" x 6'-8"	-	WOOD	STEEL	
PENTHOUSE								
1101	MECHANICAL	SWING	C	3'-0" x 6'-8"	-	STEEL	STEEL	
1102	STAIRWELL	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS
1103	WASHROOM	SWING	C	3'-0" x 6'-8"	-	STEEL	STEEL	
1104	AMENITY	SWING	D	3'-0" x 6'-8"	20 min	WOOD	STEEL	
1105	ELEVATOR CONTROL	SWING	C	3'-0" x 6'-8"	-	STEEL	STEEL	
1106	STAIRWELL	SWING	B	3'-0" x 6'-8"	1.5 hr	STEEL	STEEL	DOOR HARDWARE TO MEET REQUIREMENTS OF NBC 3.3.1.13(2), FIRE LITE GLASS



CLIENT

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CONSULTANT:

STAMP



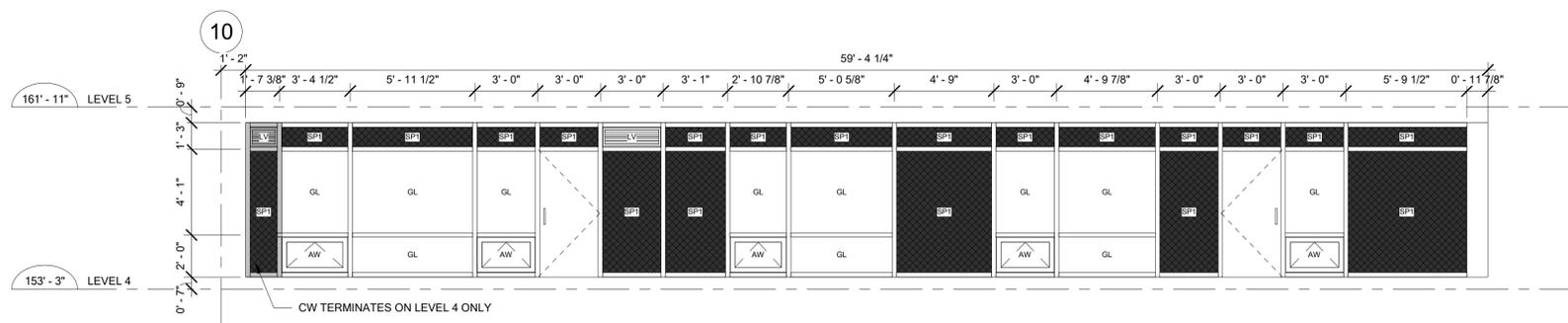
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TITLE:
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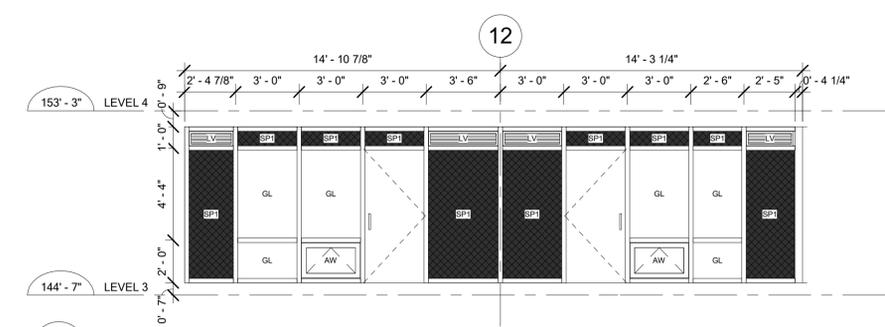
5515 COGSWELL ST

DRAWING:
DOOR/ WINDOW SCHEDULE

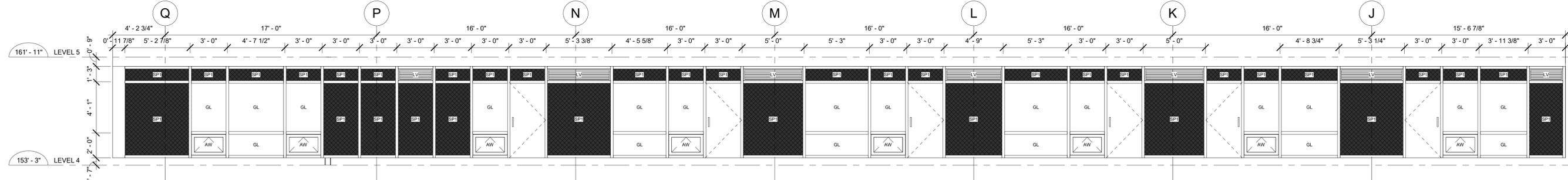
DRAWN: MNA	DRAWING NUMBER: A-602
DATE: 2020.12.03	SCALE: 1/4" = 1'-0"



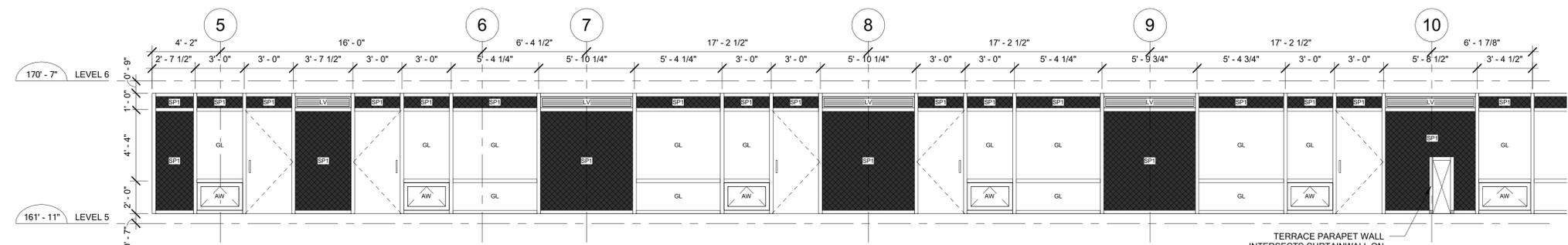
4 CW37 (TYP. LEVEL 4 - LEVEL 9)
A-605 1/4" = 1'-0"



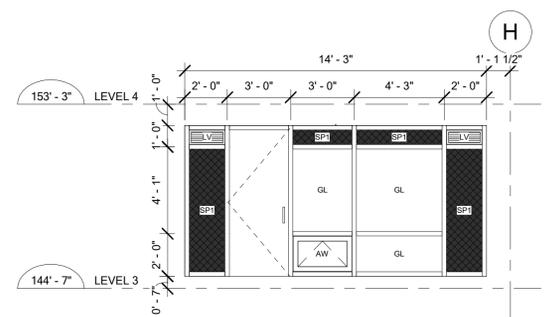
2 CW35 (TYP. LEVEL 3 - LEVEL 9)
A-605 1/4" = 1'-0"



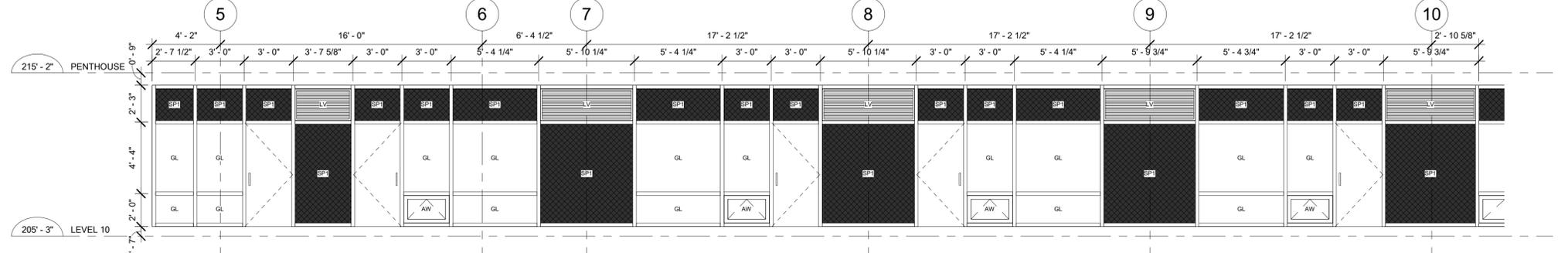
5 CW38 (TYP. LEVEL 4 - LEVEL 9)
A-605 1/4" = 1'-0"



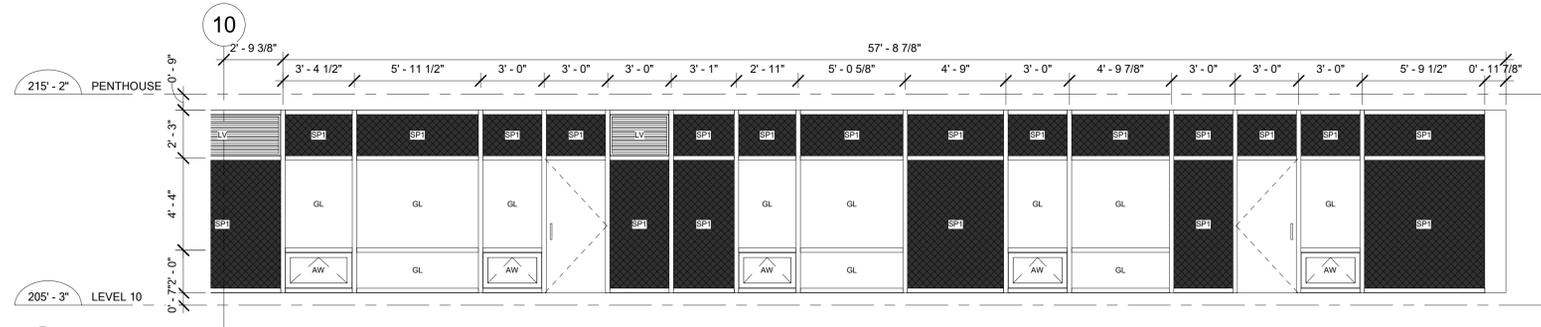
6 CW39 (TYP. LEVEL 5 - LEVEL 9)
A-605 1/4" = 1'-0"



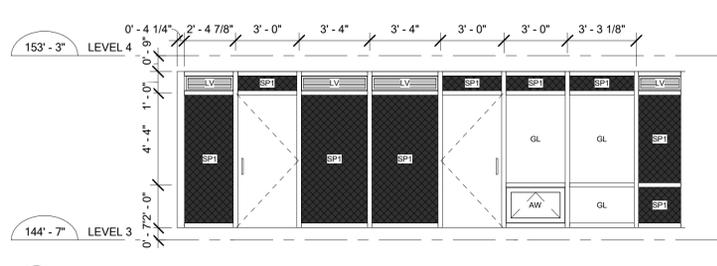
1 CW34
A-605 1/4" = 1'-0"



7 CW40
A-605 1/4" = 1'-0"



8 CW41
A-605 1/4" = 1'-0"



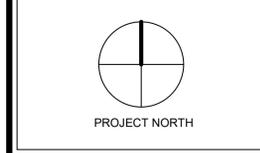
3 CW36 (TYP. LEVEL 3 - LEVEL 9)
A-605 1/4" = 1'-0"

CLIENT

REVISIONS

NO.	DESCRIPTION	BY	DATE
2	ISSUED FOR HRM PRE-APPLICATION	GN	2020.12.03

- NOTES:
1. ALL CONSTRUCTION TO MEET ALL APPLICABLE CODES, STANDARDS, BY-LAWS, ETC.
 2. DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES; USE FIGURED DIMENSIONS AS NOTED.
 3. ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT AND AGREED UPON BEFORE PROCEEDING.
 4. CONSTRUCTION TO MEET ADAPTABLE HOUSING REQUIREMENTS PER HARBOR 3.1.4.
 5. ALL STRUCTURAL ELEMENTS (COLUMNS, FOOTINGS, SLABS, ETC.) TO BE VERIFIED BY STRUCTURAL ENGINEER.



CONSULTANT:



MICHAEL
NAPIER
ARCHITECTURE
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TITLE:
COGSWELL
5515 COGSWELL ST
DRAWING:
CURTAIN WALL SCHEDULE

DRAWN: MNA
DATE: 2020.12.03
SCALE: 1/4" = 1'-0"
DRAWING NUMBER:
A-605

C:\Users\gnapi\Documents\2020\12\Cogswell_CW_schedules.mxd









PART VI DESIGN CRITERIA CHECKLIST

An application for Level II and Level III site plan approval, or an application for Level I site plan approval that includes a registered heritage property or a building located in a heritage conservation district, shall include a design rationale that identifies how each specific design requirement contained in Part VI is:

- (a) either applicable or not applicable in the specific context of the application; and
- (b) if applicable, the manner in which it has been addressed by the design.

Please complete this checklist to satisfy this application requirement.

This checklist is intended to be used as a guide to Part VI of the Regional Centre Land Use Bylaw. Additional requirements and definitions can be found within the full document. The Regional Centre Land Use Bylaw can be found here:

<https://www.halifax.ca/about-halifax/regional-community-planning/community-plan-areas/regional-centre-plan-area>

*Please note that all diagrams referenced in this form can be found in Part VI of the Regional Centre Land Use Bylaw		
Part VI, Chapter 2: At-Grade Private Open Space Design Requirements		
Design Requirement: Contribution to Open Space Network		
<p>Section 113 Where one or more at-grade private open space(s) are proposed, at least one shall contribute to the Regional Centre’s network of open spaces by: (a) abutting an existing public open space that is not a public sidewalk; (b) abutting an existing public sidewalk; (c) abutting an existing mid-block at-grade private open space; or (d) establishing a new mid-block at-grade private open space.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: <i>At-Grade Private Open Spaces – Medium Scale is included in the proposed design adjacent to the residential entrance along Cogswell Street. This spaces contributes to the Regional Centre’s network via (b) abutting an existing public sidewalk.</i></p>
Design Requirement: At-Grade Private Open Spaces Abutting a Public Sidewalk		
<p>Section 114 At-grade private open spaces that abut public sidewalks shall provide pedestrian access by having at least one contiguous connection of not less than 2.0 metres wide, from the at-grade private open space to the public sidewalk.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: <i>Pedestrian access to the At-Grade Private Open Spaces – Medium Scale is facilitated by a walkway wider than 2m.</i></p>

Design Requirement: At-Grade Private Open Spaces – Medium Scale		
<p>Section 115 At-grade private open spaces with a contiguous area of 15 square metres or greater, and dimensions of not less than 3.0 metres by 5.0 metres shall: (a) provide (i) barrier-free access, and (ii) permanent seating; and (b) provide one or more of the following materials for groundcover (i) vegetation, (ii) brick pavers, stone pavers, or concrete pavers, or (iii) wood, excluding composites.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: <i>The At-Grade Private Open Spaces – Medium Scale meets the spacial requirements.</i></p> <p><i>Provided with the At-Grade Private Open Spaces – Medium Scale is (a)(i) Universal ramp provides barrier free access to the at-grade private open space. (ii) Permanent seating is located within at-grade private open space. (b) Concrete pavers provide required material for ground cover.</i></p>
Design Requirement: Weather Protection for At-Grade Private Open Spaces – Medium Scale		
<p>Section 116 At-grade private open spaces with a contiguous area of 15 square metres or greater, and dimensions of not less than 3.0 metres by 5.0 metres shall offer weather protection to its users through at least one of the following (Diagram 7): (a) a new deciduous tree that is not a shrub or the retention of an existing tree that is not a shrub with a minimum base caliper of 100 millimetres; (b) canopies or awnings on abutting façades; (c) recessed entrances of abutting façades; (d) cantilever(s) of a building on the same lot; or (e) structures such as gazebos, pergolas, or covered site furnishings</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: <i>Weather protection is provided within the At-Grade Private Open Spaces – Medium Scale by the implementation of (d) cantilever(s)/ colonnade of a building on the same lot.</i></p>

Design Requirement: At-Grade Private Open Spaces – Large Scale		
<p>Section 117 In addition to meeting the requirements of Sections 115 and 116, at-grade private open spaces with a contiguous area exceeding 400 square metres and with an average depth exceeding 2.5 metres, shall provide at least three of the following: (a) an additional deciduous tree that is not a shrub or the retention of an existing tree that is not a shrub with a minimum base caliper of 100 millimetres; (b) a permanent table and chair(s); (c) a public art piece, a cultural artifact, or a commemorative monument; (d) a structure such as a gazebo or pergola; or (e) a planter or planting bed.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Existing Access to Public Open Spaces		
<p>Section 118 At-grade private open spaces shall maintain existing accesses to abutting public open spaces.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

Design Requirement: Privacy for Grade-Related Units		
<p>Section 119 At-grade private open spaces which are 2.5 metres deep or greater, as measured perpendicularly from the streetline, and which are located between the streetline and a grade-related unit, shall provide privacy for the residential units by using a minimum of one of the following elements per grade-related unit (Diagram 8): (a) a deciduous tree that is not a shrub with a minimum base caliper of 50 millimetres; (b) a minimum of two shrubs, each no less than 1.0 metre in height; (c) planters ranging in height from 0.25 to 1.0 metres; or (d) masonry walls ranging in height from 0.25 to 1.0 metres.</p>	<input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable	<p>Rationale:</p>
Design Requirement: Walkways to be Hard-Surfaced		
<p>Section 120 Walkways within at-grade private open spaces shall be hard-surfaced, excluding asphalt</p>	<input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable	<p>Rationale:</p> <p><i>Walkways within the At-Grade Private Open Spaces – Medium Scale are to be hard-surfaced with concrete pavers, no asphalt to be implemented in design.</i></p>

Part VI, Chapter 3: Building Design Requirements		
Design Requirement: Streetwall Articulation		
<p>Section 121 Streetwalls shall be divided into distinct sections no less than 0.3 metres in width and not exceeding 8 metres in width, from the ground floor to the top of the streetwall, with each section differentiated by using at least two of the following (Diagram 9): (a) colour(s); (b) material(s); or (c) projections and recesses not less than 0.15 metres in depth.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p><i>The careful inclusion of masonry brick, large windows, and recessed balconies within the design provides the streetwall with required differentiated sections. Colour variation, textural difference, and relief in the streetwalls form are all employed.</i></p>
Design Requirement: Articulation of Non-Streetwalls Fronting an At-Grade Private Open Space		
<p>Section 122 Any exterior wall within the podium that is not a streetwall, and fronts an at-grade private open space abutting a public right-of-way, shall meet the requirements of Section 121 as if it was a streetwall.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Side Façade Articulation		
<p>Section 123 Where a side yard is proposed or required, the side yard façade shall continue the streetwall articulation for a depth greater than or equal to the width of the side yard, as measured at the streetline, using the same options chosen to achieve the design requirement in Section 121 (Diagram 10).</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p><i>At the North East corner of the building, where the streetwall ends and the side yard begins, that area of the facade along the side yard that is equal to the width of the side yard is articulated in concert with the streetwall, abiding the requirements of Section 123.</i></p>

Design Requirement: Pedestrian Entrances Along Streetwalls		
<p>Section 124 (1) Subject to Subsection 124(2), pedestrian entrances in the streetwall shall be distinguished from the remainder of the streetwall by using at least two of the following: (a) changes in colour; (b) changes in materials; or (c) projections and recesses not less than 0.15 metres in depth</p> <p>(2) Canopies or awnings shall not be used to meet the requirements of Subsection 124(1).</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p><i>Both the Gottingen Street Commercial entrances and the Cogswell Street main residential entrance are differentiated from the remaining streetwall by a change in material and a recess not less than 0.15 metres.</i></p>
Design Requirement: Pedestrian Entrances Along Non-Streetwalls Fronting an At-Grade Private Open Space		
<p>Section 125 Any exterior wall within the podium that is not a streetwall, and fronts an at-grade private open space, shall meet the requirements of Section 124 as if it was a streetwall.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p><i>The At-Grade Private Open Space - Medium Scale located within the rear-yard of the building continues the the differentiation in the streetwall created by the pedestrian entrance as per Section 124.</i></p>
Design Requirement: Number of Pedestrian Entrances Along Streetwalls		
<p>Section 126 Streetwalls shall provide: (a) a minimum of one pedestrian entrance per storefront; or (b) a minimum of 2 pedestrian entrances where the storefront is greater than 24 metres wide</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p><i>Both commercial spaces along the Gottingen Street streetwall are less than 24m in width and thus each include one pedestrian entrance.</i></p>

Design Requirement: Ground Floor Transparency – Commercial Uses		
<p>Section 127 For at-grade commercial uses in the streetwall, between 50% and 80% of the building’s ground floor façade dedicated to commercial uses shall consist of clear glass glazing.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: <i>Both commercial spaces along the Gottingen Street streetwall incorporate 50%-80% glazing within ground floor facade.</i></p>
Design Requirement: Ground Floor Transparency – Grade-Related Unit Uses		
<p>Section 128 For grade-related unit uses in the streetwall, between 25% and 80% of the building’s ground floor façade dedicated to grade-related unit uses shall consist of clear glass glazing.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: <i>All grade-related units all the Cogswell streetwall incorporate 25% and 80% clear glazing within ground floor facade.</i></p>
Design Requirement: Access Ramps Along Streetwalls		
<p>Section 129 Where a ramp for barrier-free access is provided between a streetwall and a sidewalk, no portion of the access ramp shall exceed a width of 2.0 metres and depth of 2.0 metres.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

Design Requirement: Weather Protection		
<p>Section 130 (1) Subject to Subsection 130(2), where entrances for commercial uses or multi-unit dwelling uses are proposed in the streetwall, weather protection for pedestrians shall be provided above the entrances and shall consist of at least one of the following (Diagram 11): (a) canopies; (b) awnings; (c) recessed entrances; or (d) cantilevers.</p> <p>(2) Subsection 131(1) shall not apply to the entrances of grade-related units</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p><i>All entrances for commercial and multi unit dwelling uses are weather protected by recessed entrances.</i></p>
Design Requirement: Exposed Foundations and Underground Parking Structures		
<p>Section 131 Exterior foundation walls and underground parking structures the height of which exceeds 0.6 metres above grade shall be clad in a material consistent with the overall design of the same exterior façade.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p><i>Exterior foundation walls and underground parking structures the height of which exceeds 0.6m above grade are clad in a material consistent with the overall design of the same exterior façade.</i></p>
Design Requirement: Building Top Distinction		
<p>Section 132 (1) Subject to Subsection 132(2), a portion of the top third of a building shall be differentiated from lower portions of the same building, by using two or more of the following (Diagram 12): (a) colour(s); (b) material(s); and (c) projections and recesses not less than 0.15 metres in depth.</p> <p>(2) The minimum height of the differentiated portion shall be no less than: (a) 0.5 metres in height for a low-rise building or mid-rise building; (b) 1.0 metres in height for a tall mid-rise building; and (c) 3.0 metres in height for a high-rise building.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p><i>The roof parapet, which is greater than 1.0m, is comprised of brick, creating both a colour and material differentiation from the glazing, spandrel panel, and opaque balconies below.</i></p>

Design Requirement: Penthouses		
<p>Section 133 Penthouses shall be visually integrated into the overall design of the building</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: <i>The Penthouse takes formal and textural cues from the remaining building, creating a visually integrated design.</i></p>
Design Requirement: Rooftop Mechanical Features		
<p>Section 134 Rooftop mechanical features shall be visually integrated into the design of the building and concealed from the public view at the streetline.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: <i>Rooftop mechanical units are carefully located and concealed from public view at the streetline.</i></p>
Part VI, Chapter 4: Parking, Access, and Utilities Design Requirements		
Design Requirement: Pedestrian Connections		
<p>Section 135 Where pedestrian connections are proposed on the site, at least one shall connect (Diagram 13): (a) one public street to another public street; (b) one public street to a public open space; (c) one sidewalk to another sidewalk; or (d) one public street or a sidewalk to an at-grade private open space that is located on the site.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

Design Requirement: Pedestrian Connections Through Accessory Surface Parking Lots		
<p>Section 136 (1) Pedestrian connections within accessory surface parking lots shall be no less than 2.0 metres wide.</p> <p>(2) Pedestrian connections within accessory surface parking lots shall be delineated by raised walkways, no less than 0.15 metres high, and consisting of: (a) poured concrete; (b) brick pavers; (c) stone pavers; or (d) concrete pavers.</p> <p>(3) Where a pedestrian connection crosses a driving aisle, the surface of the aisle shall be raised to meet the elevation of the abutting pedestrian connection and delineated with a change of colour or material from the driving aisle.</p> <p>(4) A pedestrian connection shall provide a direct route between parking areas, building entrances, and the nearest sidewalk.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Motor Vehicle and Service Accesses		
<p>Section 137 (1) Motor vehicle and service accesses in the streetwall shall be minimized by using the same colours or materials chosen for the streetwall.</p> <p>(2) All motor vehicle and service accesses shall: (a) not exceed the height of the ground floor or 4.5 metres, whichever is less; and (b) be completely enclosed with a door(s)</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p><i>Motor vehicle access in the Gottingen Street streetwall to receive cladding material and colour integrated within the large streetwall. Motor vehicle access does not exceed Gottingen street level height.</i></p>
Design Requirement: Parking Internal to a Building or Within a Parking Structure		
<p>Section 138 Where parking internal to a building is located within the streetwall, it shall be screened from public view from any public right-of-way or park.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p><i>Internal vehicular access located within Gottingen streetwall to be screened from public view by way of a garage door.</i></p>

Design Requirement: Visual Impact Mitigation for Utility and Mechanical Features		
<p>Section 139 The visual impact of utility features and mechanical features, including vents and meters, shall be minimized by concealing them from public view at the streetline by: (a) using opaque screening; or (b) enclosing them within a projection or recess in the building.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: <i>Mechanical features, vents, and meters to be concealed from public view using opaque screens and louvered doors.</i></p>
Design Requirement: Heat Pumps and Other Heating and Ventilation Equipment for Individual Units		
<p>Section 140 Heat pumps and other heating and ventilation equipment for individual units are permitted on balconies, unenclosed porches, and verandas if they are concealed from public view at the streetline by: (a) using opaque screening; or (b) enclosing them within a projection or recess in the building.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: <i>Heat pumps and to be concealed from public view using opaque screening/ and opaque balcony glazing.</i></p>
Part VI, Chapter 5: Heritage Conservation Design Requirements		
Design Requirement: Conservation of Character-Defining Elements		
<p>Section 141 Character-defining elements of registered heritage buildings shall be conserved and remain unobstructed.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

Design Requirement: New Windows and Doors		
<p>Section 142 New window and door openings on registered heritage buildings shall match established patterns (materials, design, detail, and dimensions).</p>	<p> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable </p>	<p>Rationale:</p>
Design Requirement: Preservation of Architectural Elements		
<p>Section 143 Architectural elements on registered heritage buildings shall be preserved, such as pilasters, columns, cornices, bays, and parapets.</p>	<p> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable </p>	<p>Rationale:</p>

Design Requirement: Use of Archival Evidence		
<p>Section 144 Archival evidence shall be used to support the rehabilitation and restoration of character-defining elements on registered heritage buildings, or on registered heritage properties.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Historic Building Façades		
<p>Section 145 Historic building façades on registered heritage buildings shall be retained and rehabilitated, or restored using traditional materials.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Materials		
<p>Section 146 Brick or masonry façades shall be maintained and restored on registered heritage buildings. The painting of brick or masonry façades is prohibited.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

Design Requirement: Maintenance of Same or Similar Cornice Line Height for New Developments in a Heritage Context

<p>Section 147 The podiums or streetwalls of new developments in a heritage context shall maintain the same or similar cornice line height established by abutting registered heritage buildings, except where the maximum streetwall height permitted under the Land Use By-law is lower than the cornice of the registered heritage buildings.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
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Design Requirement: Streetwall Stepback for Taller Portions of New Developments in a Heritage Context

<p>Section 148 Subject to Subsection 93(4), any portions of new developments in a heritage context that are taller than the cornice line of an existing abutting registered heritage building shall be stepped back from the streetwall (Diagram 14).</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
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Design Requirement: Side Wall Stepback for Taller Portions of New Detached Buildings in a Heritage Context		
<p>Section 149 Where a detached building constitutes a new development in a heritage context and where it abuts the same streetline as the registered heritage building, any portions of the new development that are taller than the cornice line of the registered heritage building shall be stepped back 3 metres on the side that abuts the heritage building (Diagram 15).</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Architectural Elements of Existing Heritage Buildings to be Used as a Reference in the Design of New Development in a Heritage Context		
<p>Section 150 Architectural elements of existing abutting registered heritage buildings shall be used as a reference in the design of new development in a heritage context, by: (a) Incorporating articulation established by vertical and horizontal architectural elements of the registered heritage buildings (i.e. columns, pilasters, cornice, architectural frieze, datum lines, etc.); (b) Incorporating proportions and vertical spacing of the registered heritage buildings' windows; and (c) Where new development in a heritage context is located at the ground level, maintaining the proportions and transparency of the registered heritage buildings' storefront and façade elements</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Awnings and Canopies		
<p>Section 151 (1) If proposed on a registered heritage building, awnings and canopies shall be: (a) Designed to fit within the dominant horizontal structural elements of the lower façade and not obscure significant architectural features; (b) Located between vertical columns or pilasters to accentuate and not to obscure these elements; (c) Designed to complement the fenestration pattern of the registered heritage building; and (d) Constructed using heavy canvas fabric or similar material in either a solid colour or striped. The use of retractable awnings is encouraged. Vinyl and high gloss fabrics and</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

<p>internally-illuminated awnings shall be prohibited.</p> <p>(2) Metal or glass awnings or canopies may be permitted on a registered heritage building, if designed to complement historic architectural elements.</p>		
<p>Design Requirement: Lighting Hardware</p>		
<p>Section 152 Lighting hardware shall be located so that it does not disfigure or conceal any significant architectural feature of the registered heritage building. Where it is not possible to hide lighting hardware, it shall be compatible with the building's architecture and materials.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
<p>Design Requirement: Directing Lighting to Accentuate or Emphasize Architectural Features or Signage</p>		
<p>Section 153 Lighting shall be directed to accentuate or emphasize the architectural features of registered heritage buildings or their signage.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
<p>Part VI, Chapter 6: Other Design Requirements</p>		
<p>Design Requirement: General Lighting</p>		
<p>Section 154 The following features shall be illuminated: (a) common building entrances; (b) walkways; (c) accessible at-grade private open space; (d) parking lots; and (e) off-street loading spaces.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: <i>Vehicular entrances, emergency exits, and commercial entrances along Gottingen streetwall will be illuminated. Grade related entrances and the colonnade along Cogswell will be illuminated. The at grade private open space and residential entrance located in the rear yard will be illuminated.</i></p>

Design Requirement: Emphasis of View Terminus Sites		
<p>Section 155 View terminus sites, as shown on Schedule 5, shall be emphasized perpendicular to and visible from a view line, by at least one of the following approaches: (a) subject to Subsection 93(5), extending the height of a portion of the streetwall (Diagram 16); (b) locating a clock tower, bell tower, rooftop cupola, spire, steeple, or minaret on the top of the building (Diagram 16); (c) providing an at-grade private open space (Diagram 17); or (d) locating a public art installation, a landmark element, or a cultural artifact on a portion of the streetwall, or in an at-grade private open space (Diagram 17).</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Parking Areas, Accessory Surface Parking Lots, Off-Street Loading Spaces, and Site Utilities on View Terminus Sites		
<p>Section 156 Parking areas, accessory surface parking lots, off-street loading spaces, or site utilities shall not be visible within a view terminus as shown on Schedule 5.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>