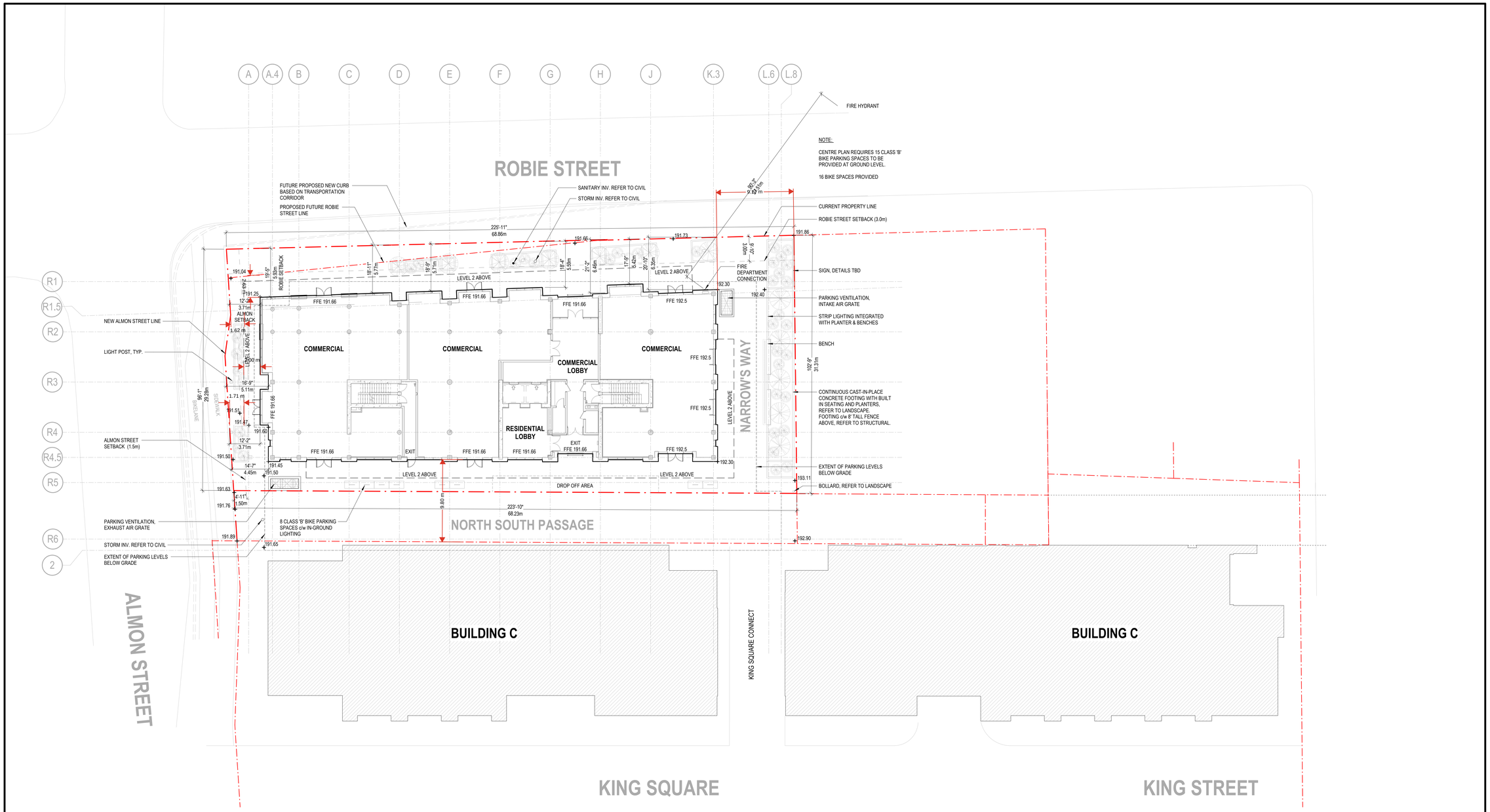

1 ARCHITECTURAL SITE PLAN - LEVEL 1

SCALE: 1/16" = 1'-0"

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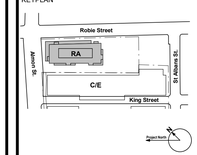
KEYPLAN



No	REVISION	BY	DATE
3	ISSUED FOR SI #R-008		xx JAN 24
2	ISSUED FOR PRICING	SAMF	29 NOV 24
1	ISSUED FOR BUILDING PERMIT	SAMF	01 NOV 24
0	ISSUED FOR UNDERGROUND IFC	SAMF	09 MAY 24

STAMP

SCALE 1/16" = 1'-0"

DRAWN ARM

CHECKED SAMF

DATE 09 MAY 2024

PROJECT
RICHMOND YARDS - ARTS BUILDING RA

6016 ALMON STREET & 2760 - 2772 ROBIE STREET, HALIFAX

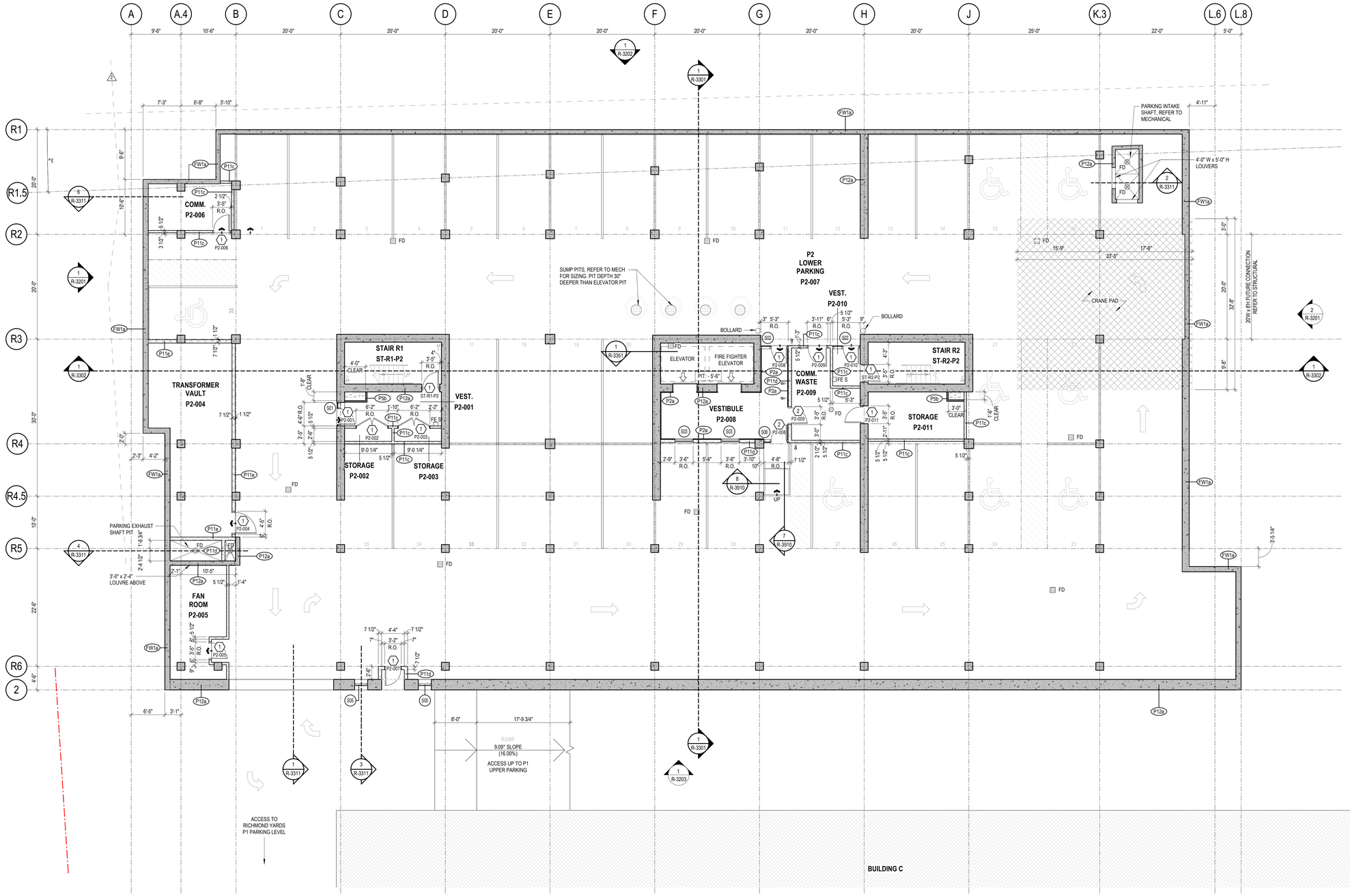
CLIENT
WESTWOOD

PROJECT No. 2018-113

SHEET TITLE
ARCHITECTURAL SITE PLAN LEVEL 1

R-3012

BM (BUI)2018-113 Richmond Yards ARTS BLDG RA/Richmond Yards_BLDG-RA_ARCH_L1.DTD\REV_v2019.rvt
2020-01-17 3:00:21 PM



1 P2 LOWER PARKING

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

1/4" = 1' FLOOR PLAN NOTES

1. REFER TO SHEET R-3000 FOR DETAILED ASSEMBLY INFORMATION.
2. ALL EXTERIOR ENVELOPE OPENINGS ARE DIMENSIONED TO ROUGH OPENING, UNLESS NOTED OTHERWISE.
3. REFER TO R-3050 SERIES FIRE SEPARATION PLANS FOR MINIMUM FIRE RESISTANCE RATING REQUIREMENTS.
4. REFER TO R-3500 SERIES STAIR DRAWINGS FOR DETAILED STAIR INFORMATION.
5. REFER TO R-3800 SERIES FOR CURTAINWALL AND DOOR SCHEDULES.
6. REFER TO R-3900 SERIES SLAB EDGE PLANS FOR DETAILED CONCRETE INFORMATION.
7. BULKHEAD ABOVE HEAT PUMP TO BE PARTITION TYPE P4a UNLESS NOTED OTHERWISE.
8. CLOSET SLIDING DOORS TO BE CENTERED IN PARTITION UNLESS NOTED OTHERWISE.
9. ELECTRICAL CONDUIT CAST-IN-PLACE FOR FIRE FIGHTERS TELEPHONE AND FIRE ALARM MANUAL PULL. REFER TO ELECTRICAL.
10. INTERIOR DOORS IN UNITS TO BE LOCATED 4" FROM FACE OF ADJACENT GYPSUM BOARD TO INSIDE FACE OF DOOR FRAME UNLESS NOTED OTHERWISE.
12. REFER TO R-3900 SERIES FOR CONCRETE SLOPES AT TERRACES.
13. REFER TO R-3900 SERIES FOR DIMENSIONS OF CAST-IN-PLACE PARTITIONS.
14. ALL EXPOSED COLUMNS TO BE ARCHITECTURAL CONCRETE. COLUMNS THAT ARE FURRED OUT ARE TO BE WRAPPED WITH P2a, UNLESS NOTED OTHERWISE.

PARKING LEGEND

- EXTENTS OF BUILDING C
- DIRECTION OF TRAVEL
- NO PARKING HATCH
- SIDEWALK WITH BIKE LANE IMPROVEMENTS
- TRANSPORTATION RESERVE
- TRANSPORTATION SETBACK
- PROPERTY LINE
- BARRIER FREE POWER DOOR OPERATOR
- FE S — SURFACE MOUNTED FIRE EXTINGUISHER
- 5" STEP UP, REFER TO SLAB PLANS

PARKING COUNT

LEVEL P2 PARKING SPACES: 28 + 8 BF
LEVEL P1 PARKING SPACES: 26 + 6 BF

NSBC DIVISION B 3.8.2.5.(4)(c)
TOTAL BF SPACES REQ'D: 1 PER UNIT = 9

PARKING TOTAL: 51 + 14 BF = 68

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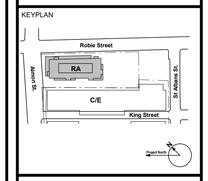
KEYPLAN



No	REVISION	BY	DATE
4	ISSUED FOR PRICING	SAMF	29 NOV 24
3	ISSUED FOR BUILDING PERMIT	SAMF	01 NOV 24
2	ISSUED FOR SI #R-002	SAMF	16 AUG 24
1	ISSUED FOR SI #R-001	SAMF	03 JUL 24
0	ISSUED FOR UNDERGROUND IFC	SAMF	09 MAY 24

STAMP

SCALE	1/8" = 1'-0"
DRAWN	ARM/RTW
CHECKED	SAMF
DATE	09 MAY 2024

PROJECT
RICHMOND YARDS - ARTS BUILDING RA

6016 ALMON STREET & 2760 - 2772 ROBIE STREET, HALIFAX

CLIENT
WESTWOOD

PROJECT No. 2018-113

SHEET TITLE
OVERALL FLOOR PLAN - P2 LOWER PARKING

R-3051

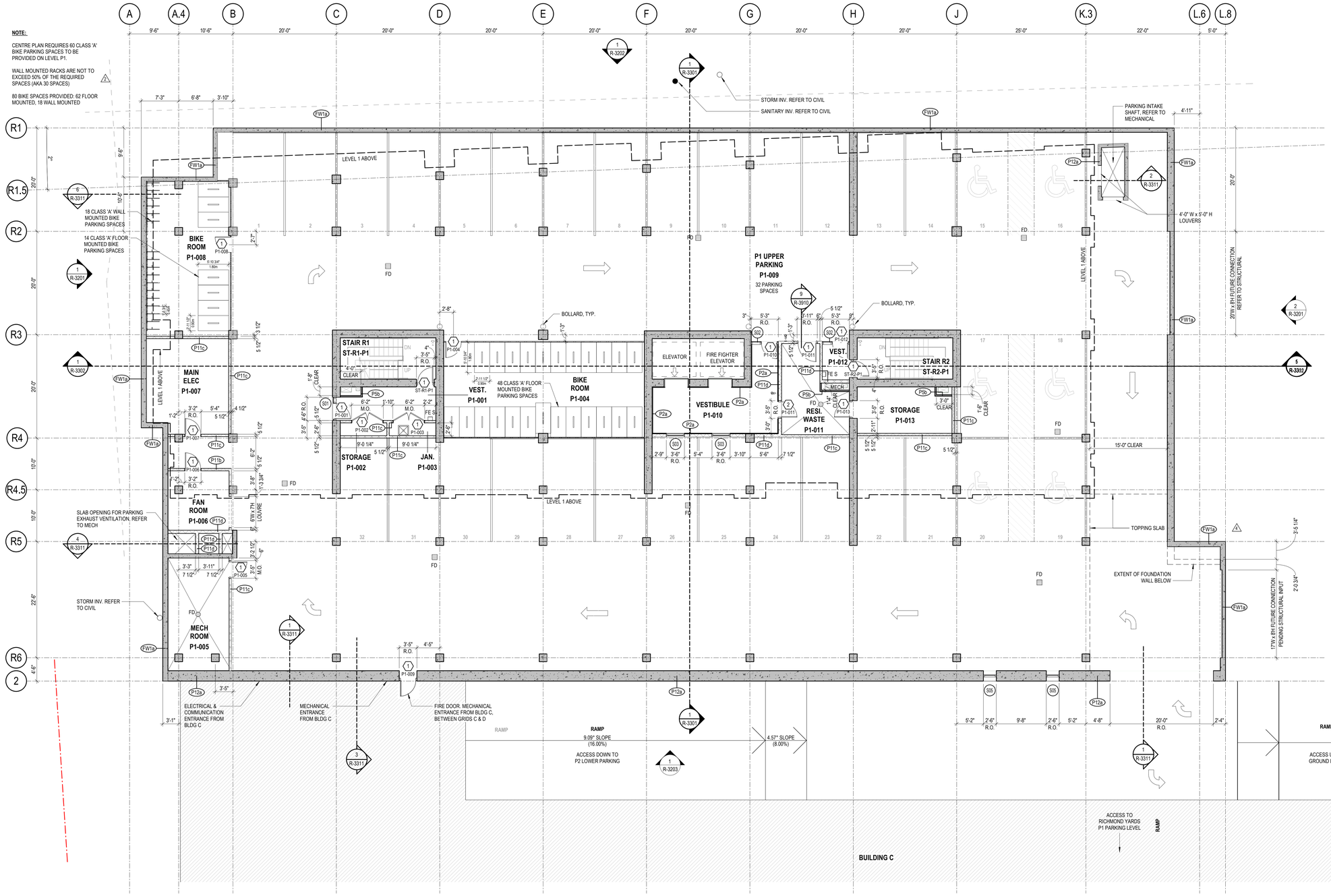
BIM 360://2018-113 Richmond Yards ARTS BLDG/RichmondYards_BLDGCR_ARCH_LT STORY_V2019.rvt
2025-01-17 2:55:11 PM

NOTE:

CENTRE PLAN REQUIRES 60 CLASS 'A' BIKE PARKING SPACES TO BE PROVIDED ON LEVEL P1.

WALL MOUNTED RACKS ARE NOT TO EXCEED 50% OF THE REQUIRED SPACES (AKA 30 SPACES)

80 BIKE SPACES PROVIDED: 62 FLOOR MOUNTED, 18 WALL MOUNTED



1 P1 UPPER PARKING

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

1/4" = 1' FLOOR PLAN NOTES

1. REFER TO SHEET R-3000 FOR DETAILED ASSEMBLY INFORMATION.
2. ALL EXTERIOR ENVELOPE OPENINGS ARE DIMENSIONED TO ROUGH OPENING, UNLESS NOTED OTHERWISE.
3. REFER TO R-3050 SERIES FIRE SEPARATION PLANS FOR MINIMUM FIRE RESISTANCE RATING REQUIREMENTS.
4. REFER TO R-3500 SERIES STAIR DRAWINGS FOR DETAILED STAIR INFORMATION.
5. REFER TO R-3800 SERIES FOR CURTAINWALL AND DOOR SCHEDULES.
6. REFER TO R-3900 SERIES SLAB EDGE PLANS FOR DETAILED CONCRETE INFORMATION.
7. BULKHEAD ABOVE HEAT PUMP TO BE PARTITION TYPE P4a UNLESS NOTED OTHERWISE.
8. CLOSET SLIDING DOORS TO BE CENTERED IN PARTITION UNLESS NOTED OTHERWISE.
9. ELECTRICAL CONDUIT CAST-IN-PLACE FOR FIRE FIGHTERS TELEPHONE AND FIRE ALARM MANUAL PULL. REFER TO ELECTRICAL.
10. INTERIOR DOORS IN UNITS TO BE LOCATED 4" FROM FACE OF ADJACENT GYPSUM BOARD TO INSIDE FACE OF DOOR FRAME UNLESS NOTED OTHERWISE.
12. REFER TO R-3900 SERIES FOR CONCRETE SLOPES AT TERRACES.
13. REFER TO R-3900 SERIES FOR DIMENSIONS OF CAST-IN-PLACE PARTITIONS.
14. ALL EXPOSED COLUMNS TO BE ARCHITECTURAL CONCRETE. COLUMNS THAT ARE FURRED OUT ARE TO BE WRAPPED WITH P2a, UNLESS NOTED OTHERWISE.

PARKING LEGEND

- EXTENTS OF BUILDING C
- DIRECTION OF TRAVEL
- NO PARKING HATCH
- SIDEWALK WITH BIKE LANE IMPROVEMENTS
- TRANSPORTATION RESERVE
- TRANSPORTATION SETBACK
- PROPERTY LINE
- BARRIER FREE POWER DOOR OPERATOR
- FE S — SURFACE MOUNTED FIRE EXTINGUISHER
- 5" STEP UP, REFER TO SLAB PLANS

PARKING COUNT

LEVEL P2 PARKING SPACES: 28 + 8 BF
LEVEL P1 PARKING SPACES: 26 + 6 BF

NSBC DIVISION B 3.8.2.5.(4)(c)
TOTAL BF SPACES REQ'D: 1 PER UNIT = 9

PARKING TOTAL: 51 + 14 BF = 68

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KEYPLAN

No	REVISION	BY	DATE
5	ISSUED FOR PRICING	SAMF	29 NOV 24
4	ISSUED FOR SI #R-006	SAMF	06 NOV 24
3	ISSUED FOR BUILDING PERMIT	SAMF	01 NOV 24
2	ISSUED FOR SI #R-002	SAMF	16 AUG 24
1	ISSUED FOR SI #R-001	SAMF	03 JUL 24
0	ISSUED FOR UNDERGROUND IFC	SAMF	09 MAY 24

STAMP

SCALE	1/8" = 1'-0"
DRAWN	ARM/RTW
CHECKED	SAMF
DATE	09 MAY 2024

PROJECT
RICHMOND YARDS - ARTS BUILDING RA

6016 ALMON STREET & 2760 - 2772 ROBIE STREET, HALIFAX

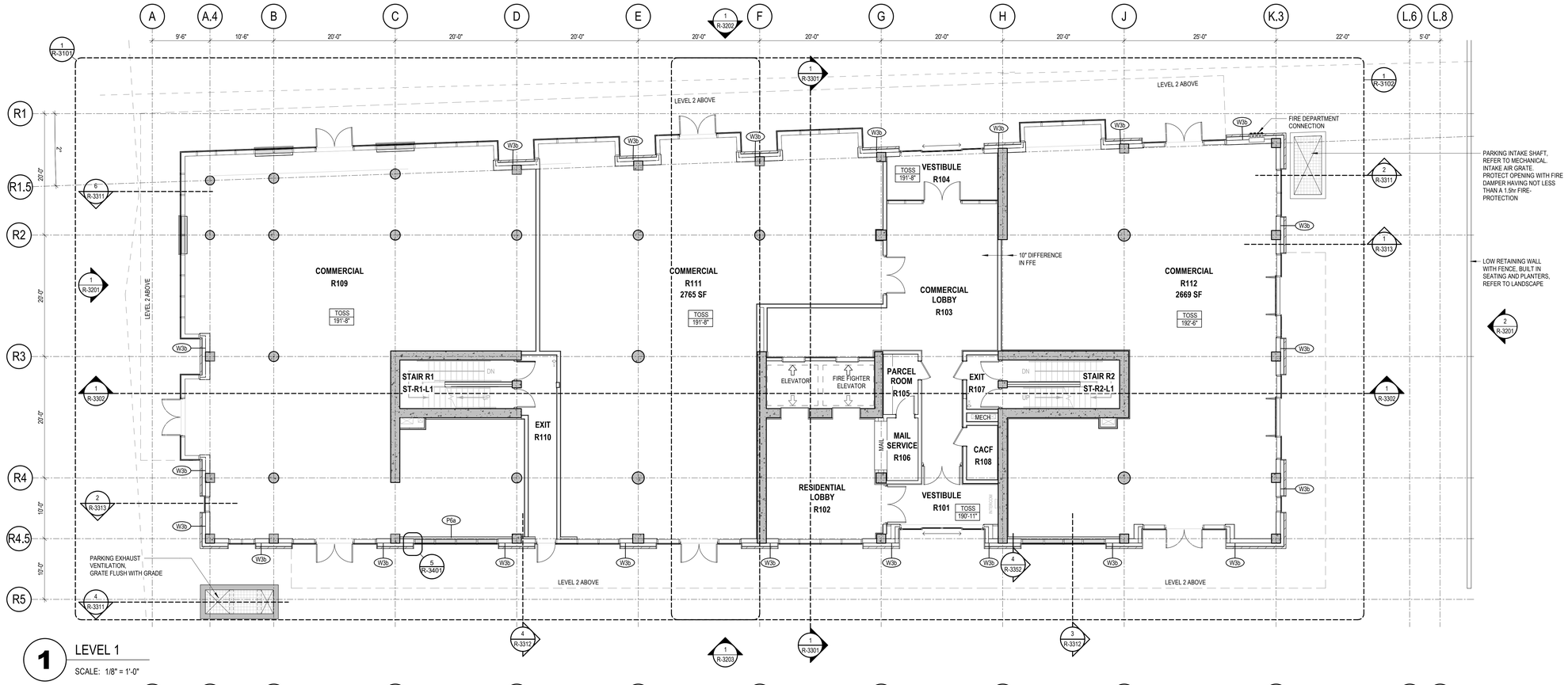
CLIENT
WESTWOOD

PROJECT No. 2018-113

SHEET TITLE
OVERALL FLOOR PLAN - P1 UPPER PARKING

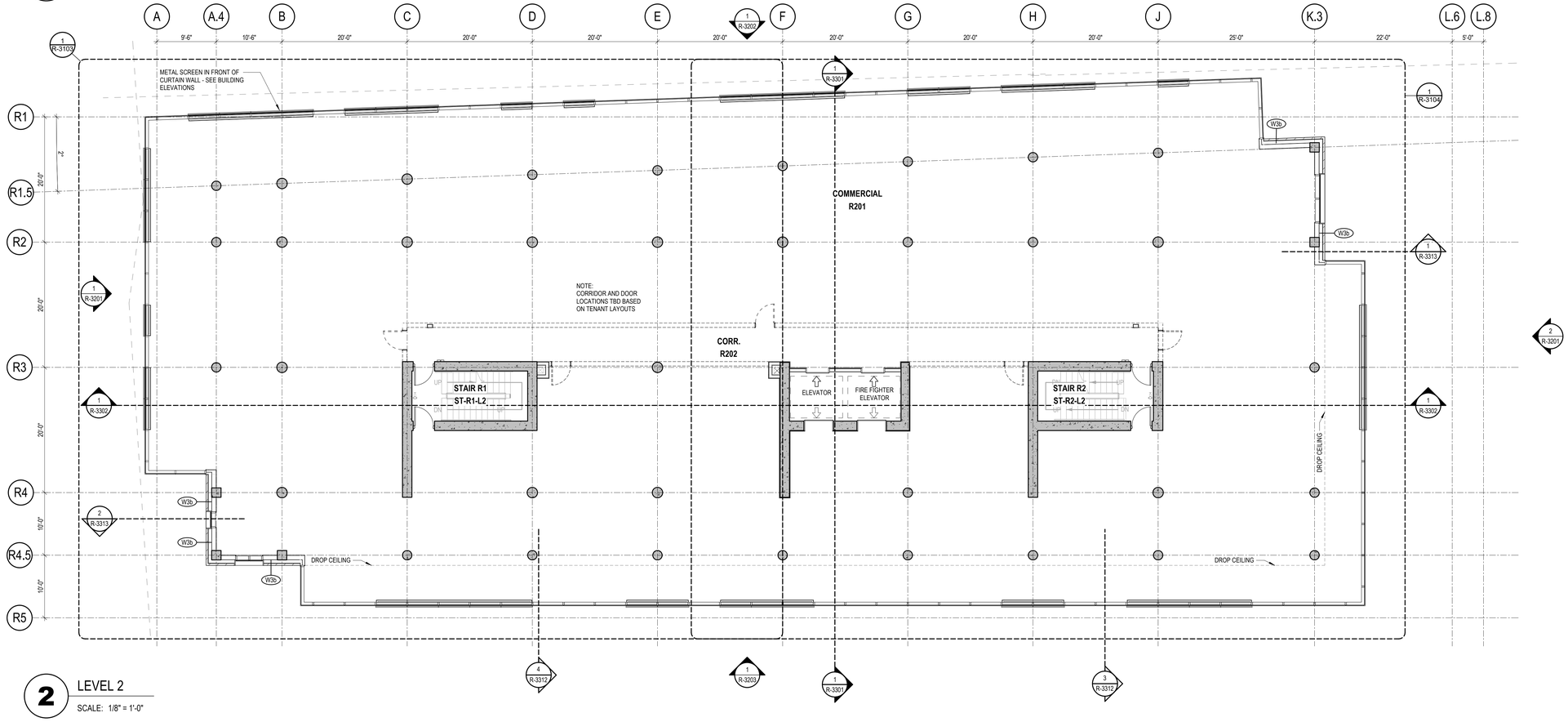
R-3052

BM 362-2018-113 Richmond Yards ARTS BLDG RA\Richmond Yards_BLDG-RA_ARCH_LT-STORY_V2018.rvt
2025-01-17 3:00:20 PM



1 LEVEL 1

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



2 LEVEL 2

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

LEGEND

TOTS / ELEV.	TOP OF TOPPING SLAB
TOSS / ELEV.	TOP OF STRUCTURAL SLAB

NOTE:

TOTAL OCCUPANT LOAD OF LEVEL 2 NOT TO EXCEED 278 PERSONS (I.E. THE AVAILABLE EXIT CAPACITY OF THIS LEVEL)

MAXIMUM OCCUPANT LOAD OF 278 PERSONS IS TO BE POSTED IN A PROMINENT LOCATION WITH THE FLOOR AREA AS REQUIRED BY THE NSBC

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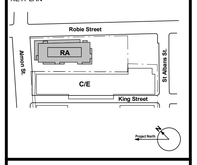
KEYPLAN



No	REVISION	BY	DATE
2	ISSUED FOR SI #R-008		xx JAN 24
1	ISSUED FOR PRICING	SAMF	29 NOV 24
0	ISSUED FOR BUILDING PERMIT	SAMF	01 NOV 24

STAMP

SCALE	1/8" = 1'-0"
DRAWN	ARM/RTW
CHECKED	SAMF
DATE	01 NOV 2024

PROJECT
RICHMOND YARDS - ARTS BUILDING RA

6016 ALMON STREET & 2760 - 2772 ROBIE STREET, HALIFAX

CLIENT
WESTWOOD

PROJECT No. 2018-113

SHEET TITLE
OVERALL FLOOR PLAN - LEVELS 1 & 2

R-3053

BM 360:2018-113 Richmond Yards ARTS BLDG RA/Richmond Yards_BLDG-R_ARCH_13 STORY_V2019.rvt
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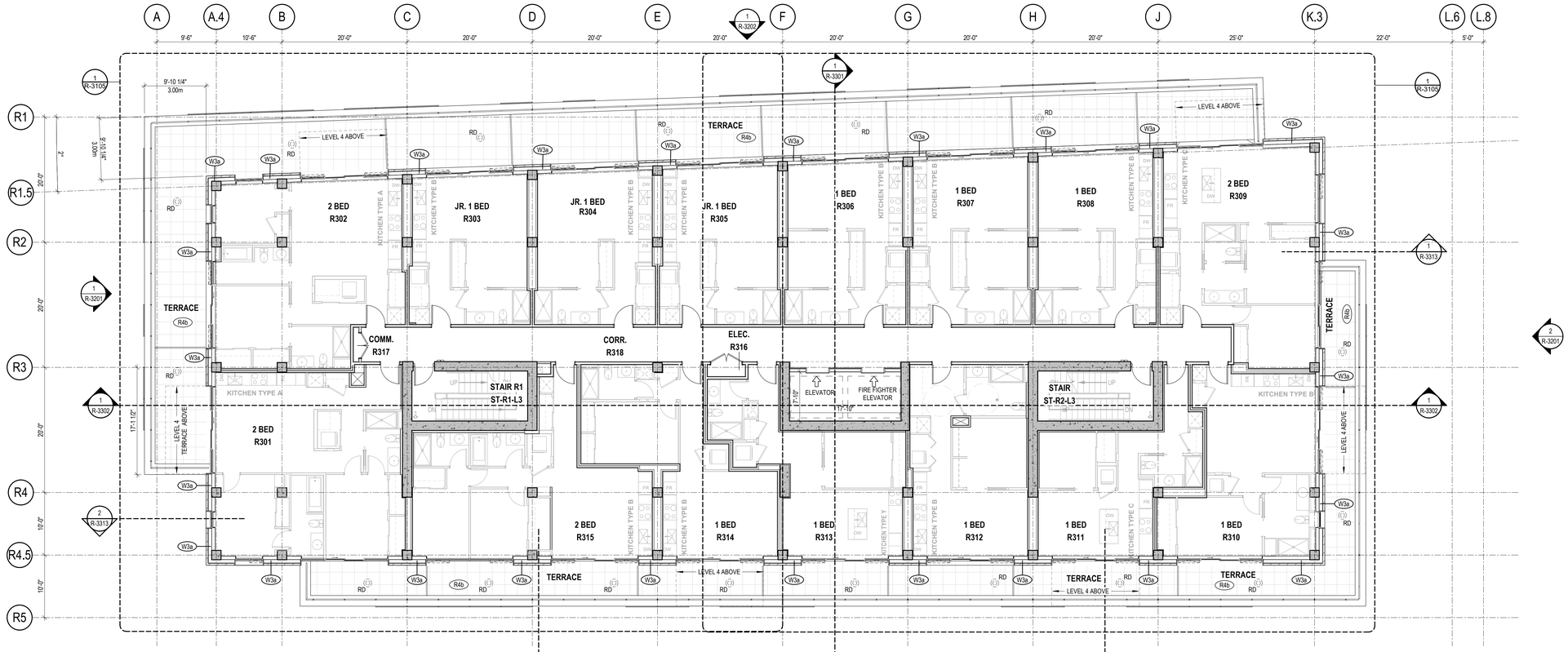
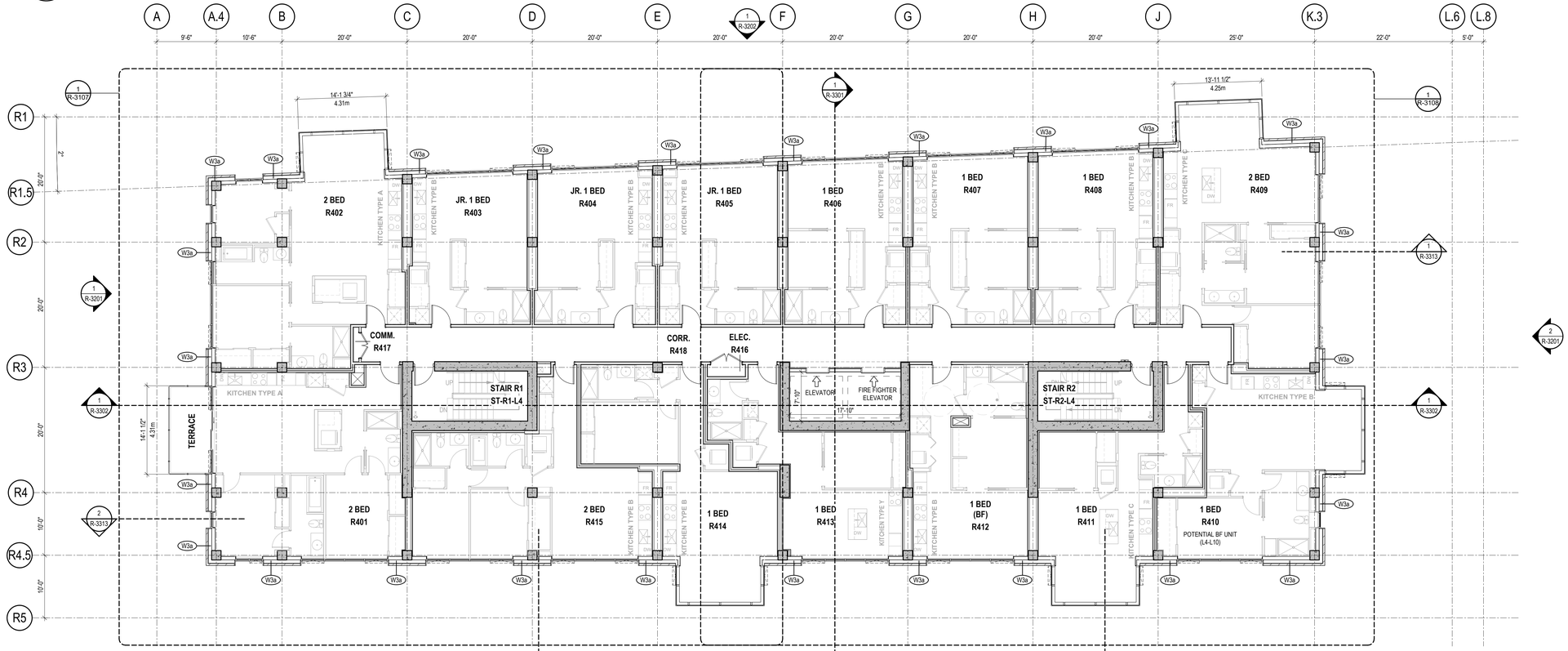


1 LEVEL 3

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



2 LEVELS 4 - 8

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

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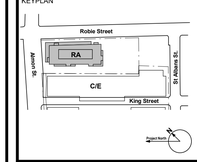
KEYPLAN



No	REVISION	BY	DATE
1	ISSUED FOR PRICING	SAMF	29 NOV 24
0	ISSUED FOR BUILDING PERMIT	SAMF	01 NOV 24

STAMP

SCALE	1/8" = 1'-0"
DRAWN	ARM/RTW
CHECKED	SAMF
DATE	01 NOV 24

PROJECT

RICHMOND YARDS - ARTS BUILDING RA

6016 ALMON STREET & 2760 - 2772 ROBIE STREET, HALIFAX

CLIENT

WESTWOOD

PROJECT No. 2018-113

SHEET TITLE

OVERALL FLOOR PLAN - LEVELS 3 & 4-8

R-3054

BM 362/2018-113 Richmond Yards ARTS BLDG RA/Richmond Yards_BLDG-R_ARCH_C3.RTD/REV_V2019.rvt
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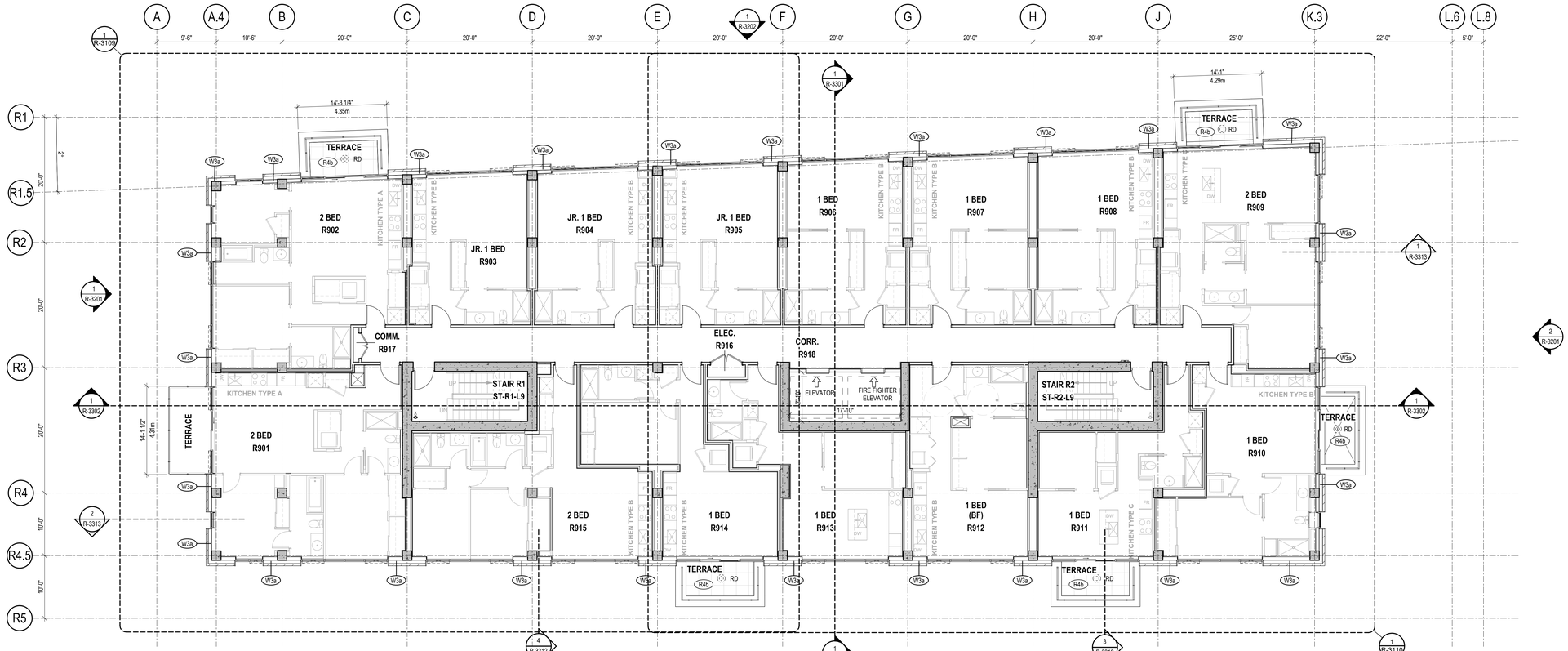
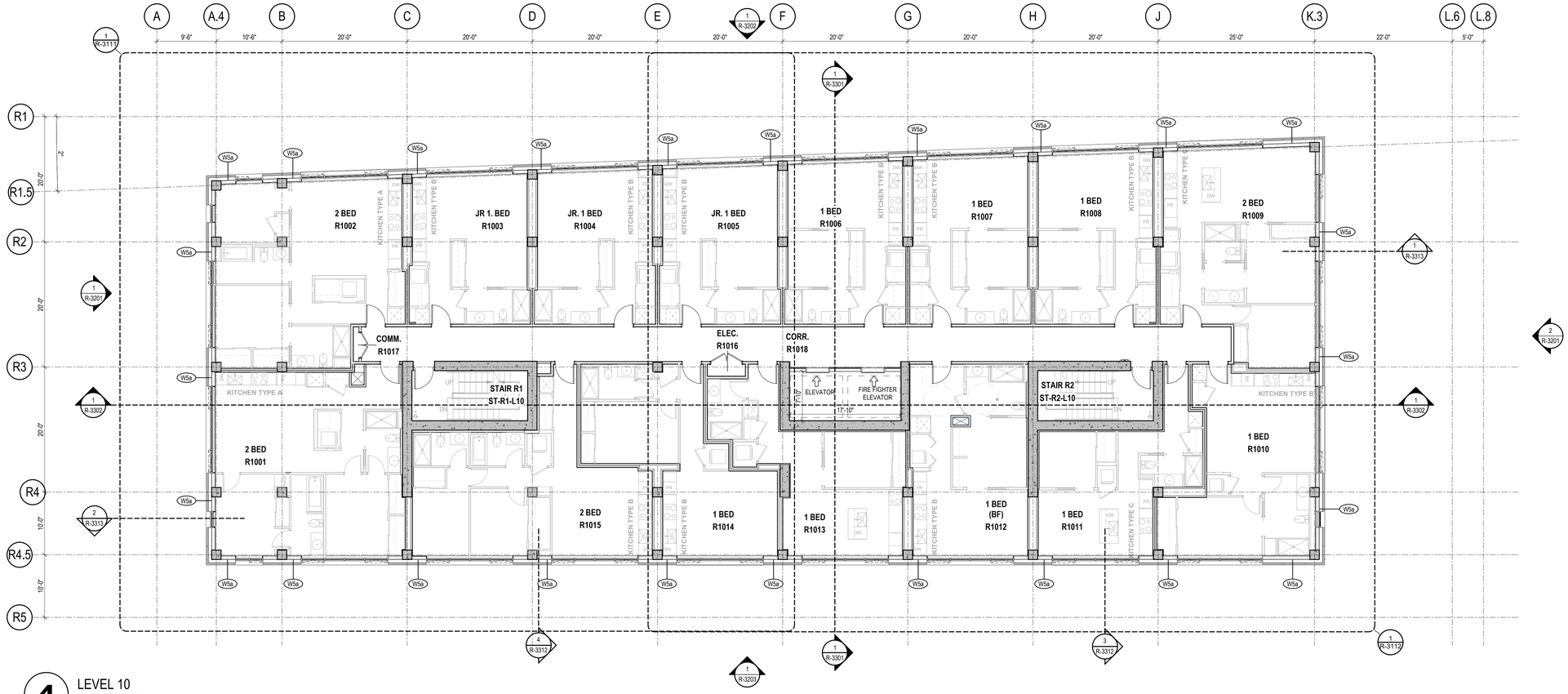


3 LEVEL 9

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



4 LEVEL 10

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

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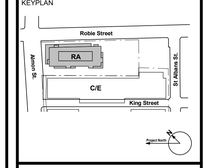
KEYPLAN



No	REVISION	BY	DATE
1	ISSUED FOR PRICING	SAMF	29 NOV 24
0	ISSUED FOR BUILDING PERMIT	SAMF	01 NOV 24

STAMP

SCALE	1/8" = 1'-0"
DRAWN	ARM/RTW
CHECKED	SAMF
DATE	01 NOV 2024

PROJECT

RICHMOND YARDS - ARTS BUILDING RA

6016 ALMON STREET & 2760 - 2772 ROBIE STREET, HALIFAX

CLIENT

WESTWOOD

PROJECT No. 2018-113

SHEET TITLE

OVERALL FLOOR PLAN - LEVELS 9 & 10

R-3055

BM 2018-113 Richmond Yards ARTS BLDG RA/Richmond Yards_BLDG RA_ARCH_L13 STOREY_v2019.rvt

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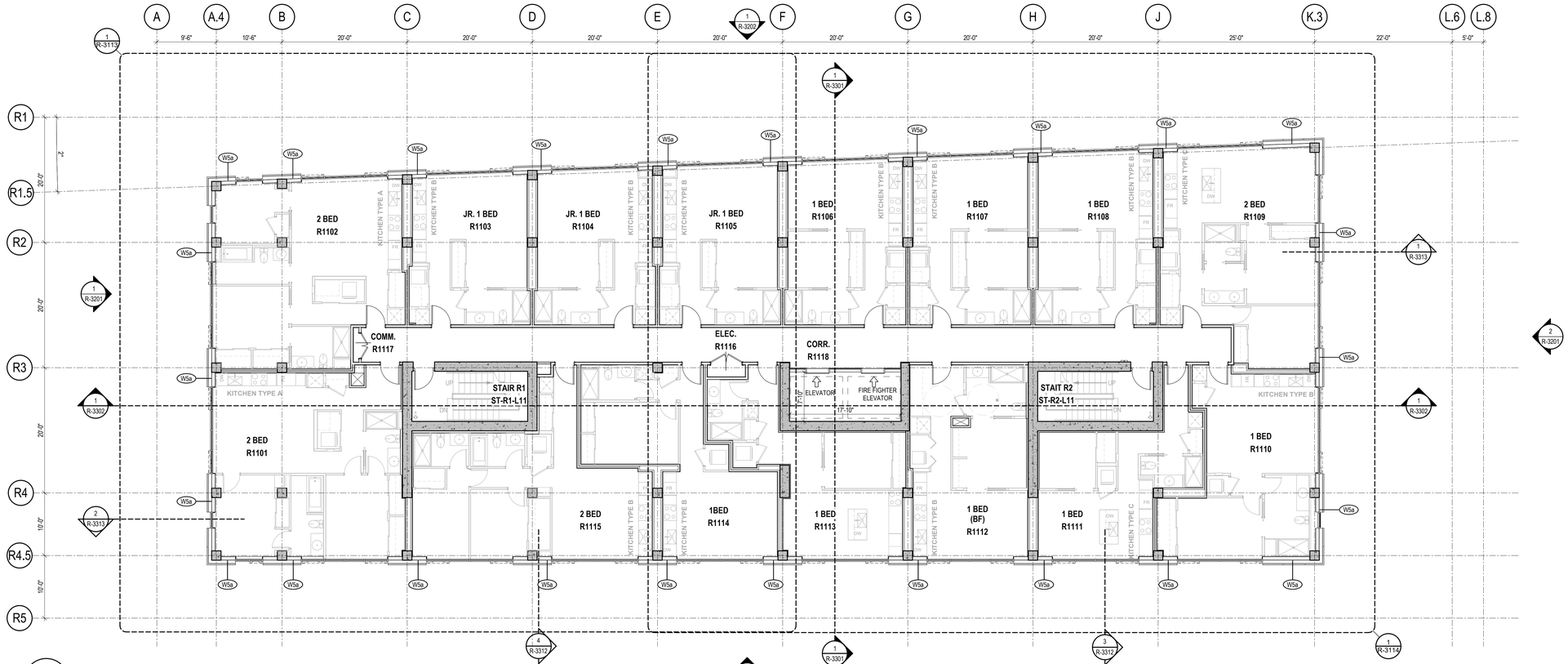
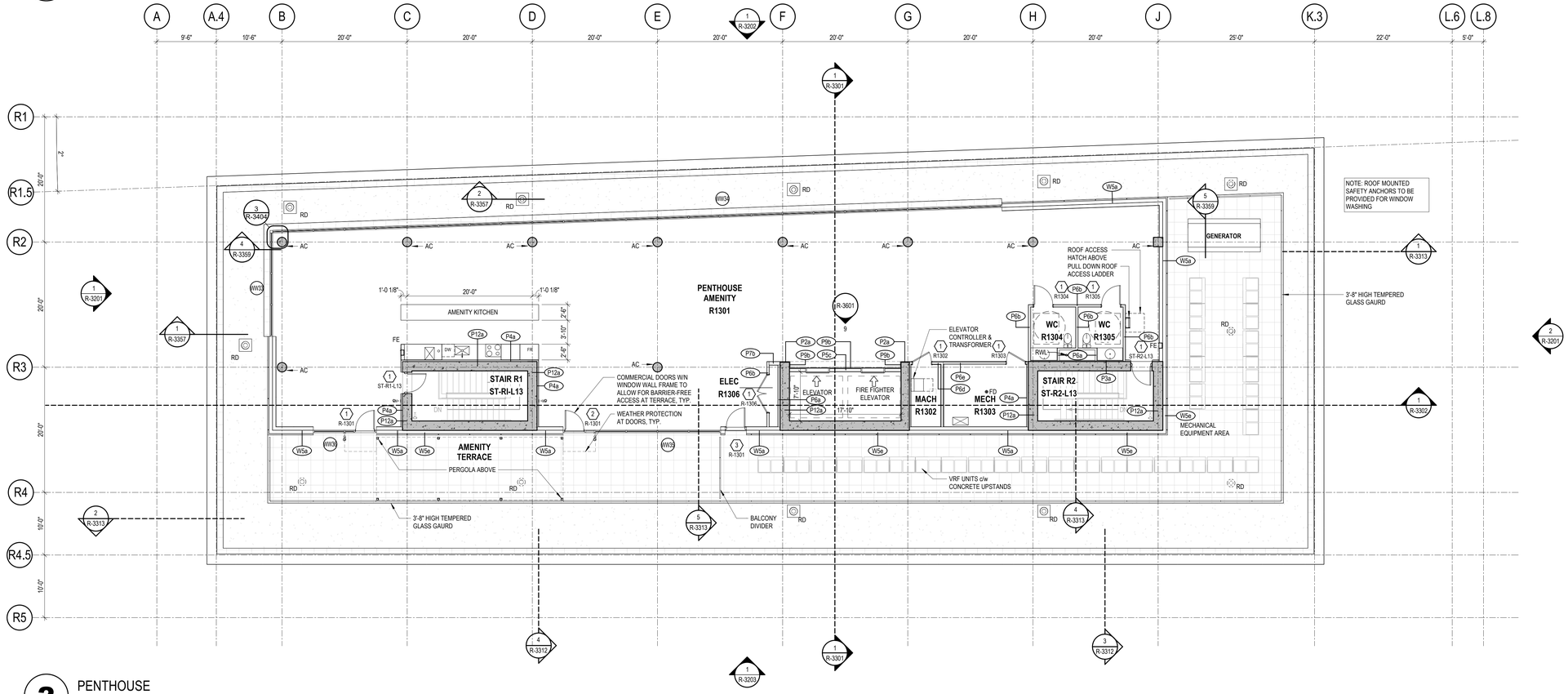


1 LEVELS 11 & 12

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



2 PENTHOUSE

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

AMENITY SPACE REQUIREMENTS:

5 m² (53.8 SF) / UNIT
50% INDOOR

5 m² (53.8 SF) * 150 UNITS (12 STOREY)

TOTAL AMENITY SPACE REQUIRED: 750 m² (8,073 SF)
TOTAL INDOOR AMENITY REQUIRED: 375 m² (4,036.5 SF)

30 m² (323 SF) MIN. AREA
3 m (9.84FT) MIN DIMENSION
DOES NOT APPLY TO UNIT TERRACES

AMENITY SPACE PROVIDED:

INDOOR AMENITY:

LEVEL 1 SEATING AREA: 32.52 m² (350 SF)
PENTHOUSE: 358.70 m² (3,861 SF)

TOTAL INDOOR AMENITY SPACE PROVIDED: 391.21 m² (4,211 SF)

OUTDOOR AMENITY:

LEVEL 3 TERRACES: 264.03 m² (2,842 SF)
LEVEL 4 TERRACE: 7.15 m² (77 SF)
LEVEL 5 TERRACE: 7.15 m² (77 SF)
LEVEL 6 TERRACE: 7.15 m²(77 SF)
LEVEL 7 TERRACE: 7.15 m² (77 SF)
LEVEL 8 TERRACE: 7.15 m² (77 SF)
LEVEL 9 TERRACES: 33.54 m² (361 SF)
PENTHOUSE ROOF TERRACE: 75.80 m² (816 SF)

TOTAL OUTDOOR AMENITY SPACE PROVIDED: 409.14 m² (4,404 SF)

TOTAL AMENITY SPACE PROVIDED: 800.36 m² (8,615 SF)

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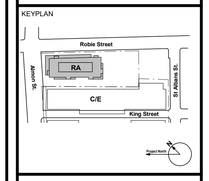
KEYPLAN



No	REVISION	BY	DATE
0	ISSUED FOR PRICING	SAMF	29 NOV 24

STAMP

SCALE	1/8" = 1'-0"
DRAWN	AMH, ARM
CHECKED	SAMF
DATE	01 NOV 24

PROJECT
RICHMOND YARDS - ARTS BUILDING RA

6016 ALMON STREET & 2760 - 2772 ROBIE STREET, HALIFAX

CLIENT
WESTWOOD

PROJECT No. 2018-113

SHEET TITLE
OVERALL FLOOR PLAN - LEVELS 11 &12 & PENTHOUSE

R-3056

BM 30/2018-113 Richmond Yards ARTS BLDG RA/Richmond Yards_BLDG-A_ARCH_13 STOREY_V2019.rvt
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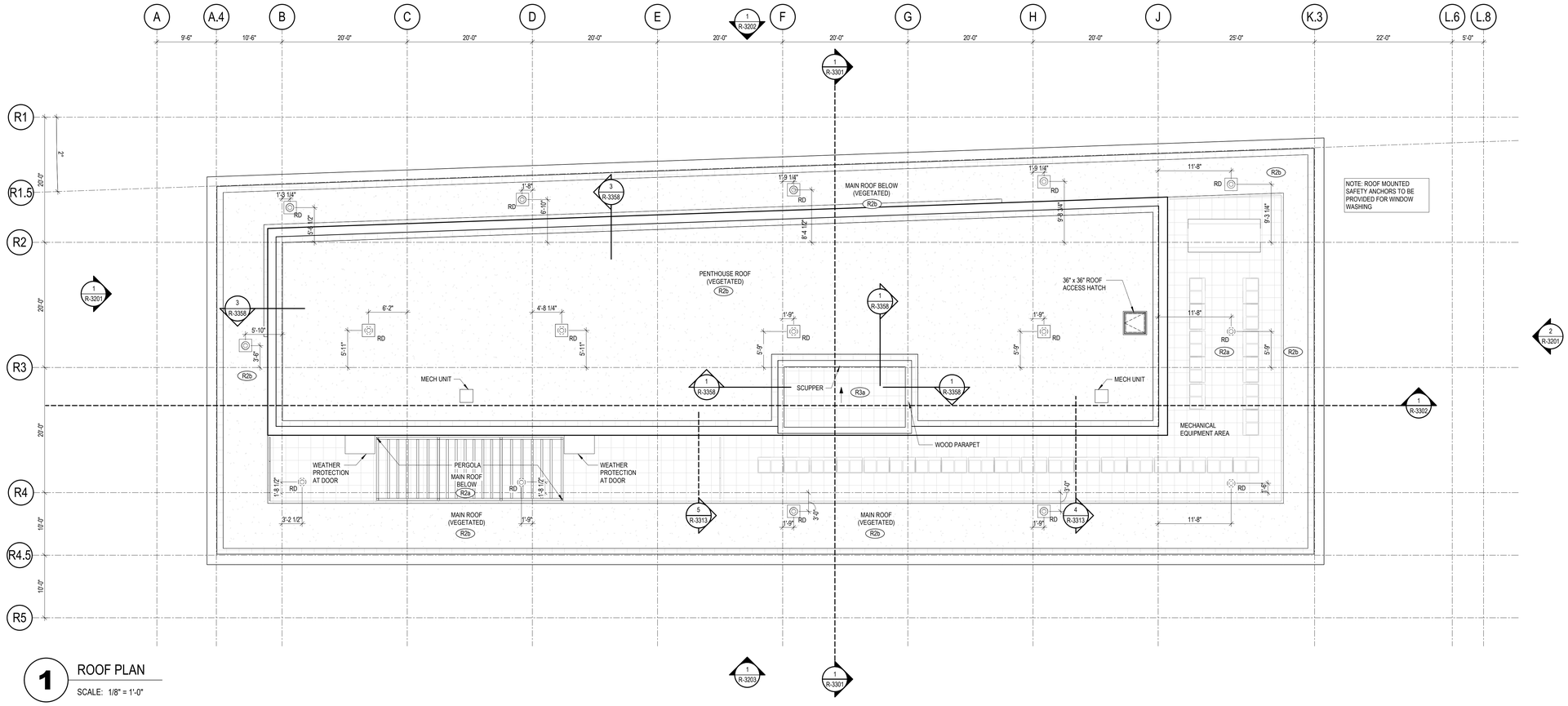

1 ROOF PLAN

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

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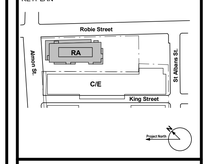
KEYPLAN



No	REVISION	BY	DATE
0	ISSUED FOR PRICING	SAMF	29 NOV 24

STAMP

SCALE	1/8" = 1'-0"
DRAWN	ARM/AMH
CHECKED	SAMF
DATE	22 MAR 2024

PROJECT
RICHMOND YARDS - ARTS BUILDING RA

6016 ALMON STREET & 2760 - 2772 ROBIE STREET, HALIFAX

CLIENT
WESTWOOD

PROJECT No. 2018-113

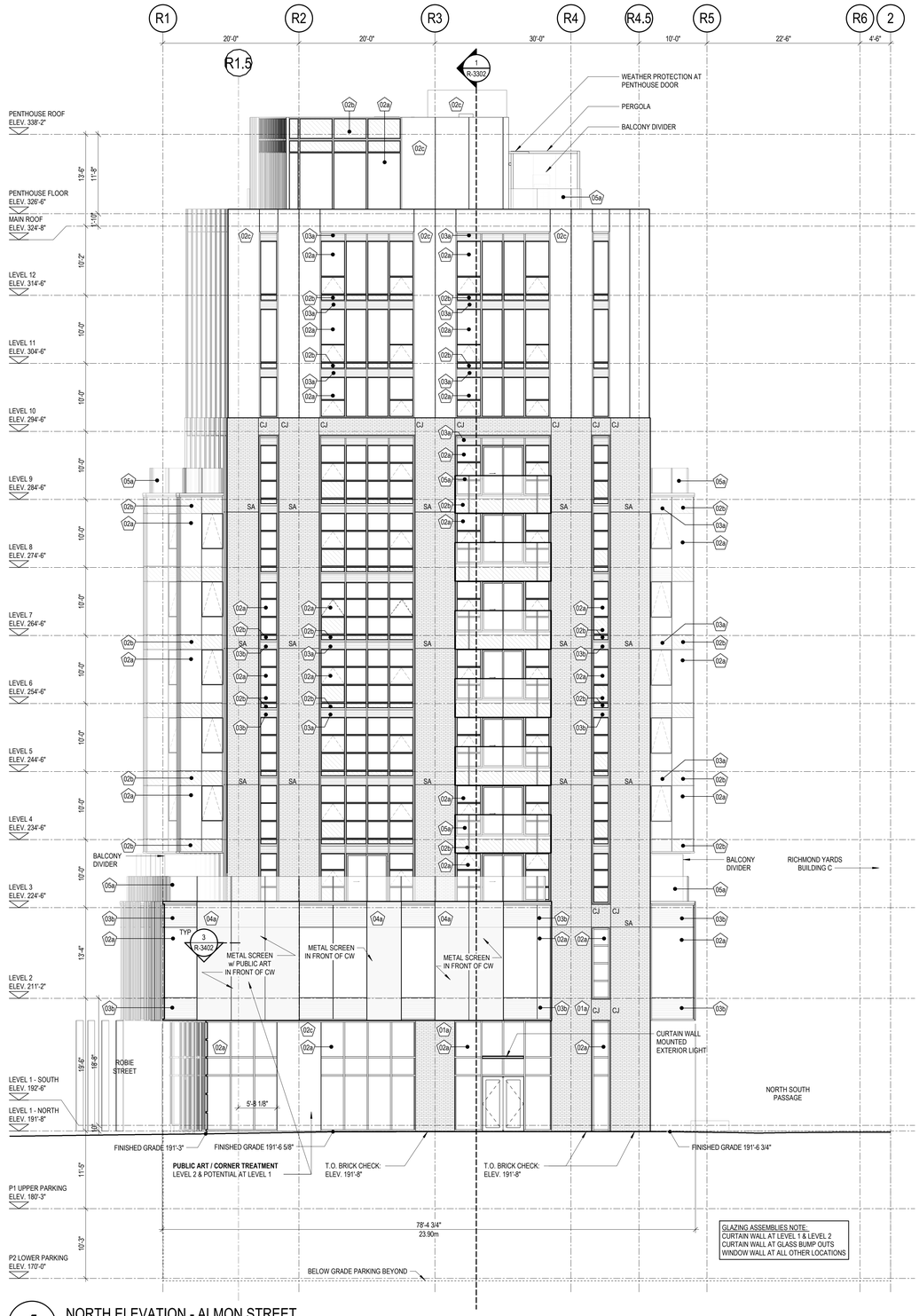
SHEET TITLE
OVERALL ROOF PLAN

R-3057

BM 3812018-113 Richmond Yards ARTS BLDG RA/Richmond Yards_BLDG-R_ARCH_L12 STOREY_V2019.rvt
2025-01-17 2:24:12 PM

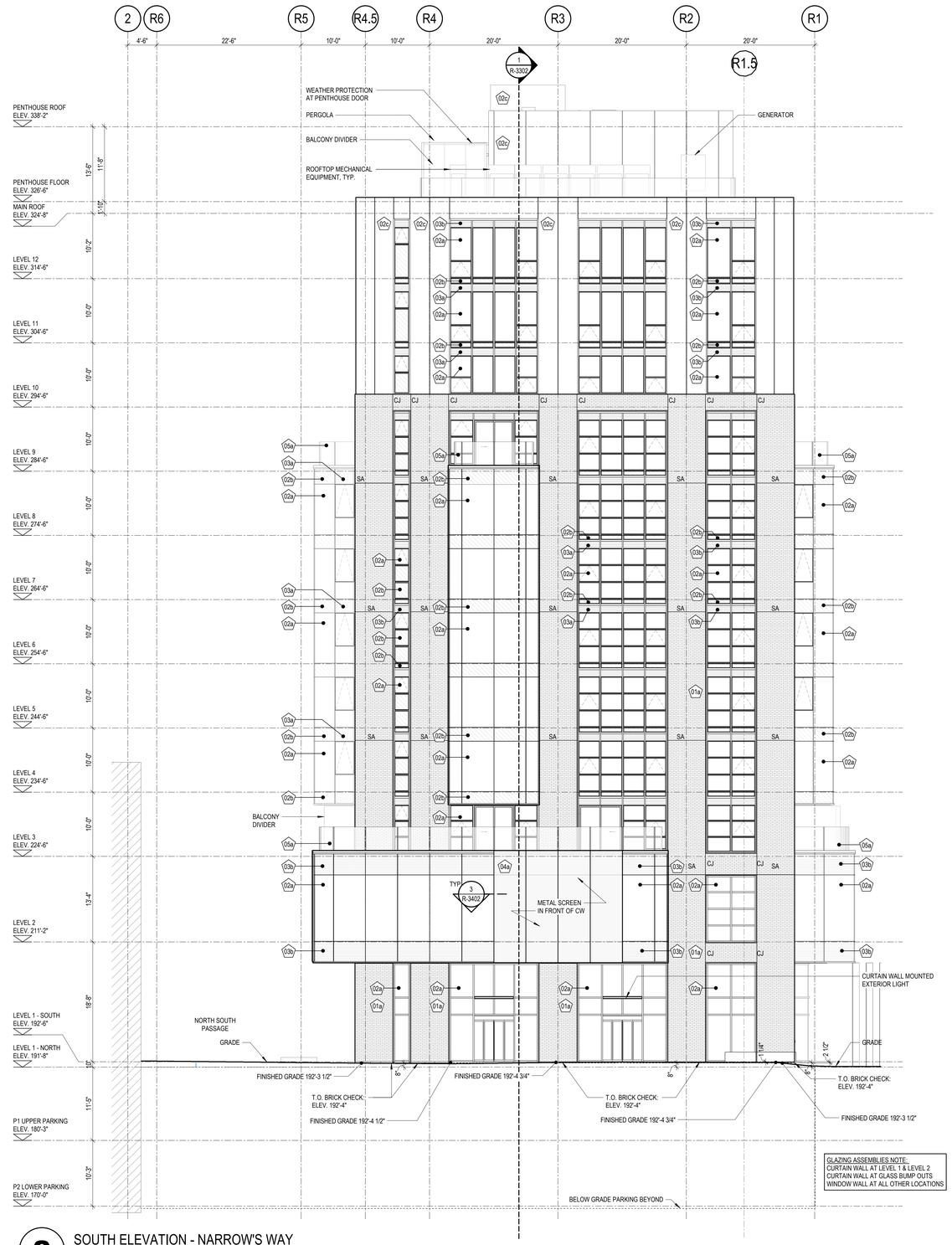
EXTERIOR FINISH SCHEDULE:

01a	BRICK MASONRY CLADDING (TAPESTRY GREY)
02a	VISION GLAZING (frame colour BLACK)
02b	SPANDREL GLAZING (frame colour BLACK)
02c	ALUMINUM PANEL CLADDING (BLACK)
03a	MECHANICAL LOUVRES (BLACK)
03b	ARCHITECTURAL LOUVRES (BLACK)
04a	PERFORATED CUSTOM PATTERN METAL SCREEN IN FRONT OF CURTAIN WALL
05a	GLASS GUARD
CJ	CONTROL JOINT
SA	SHELF ANGLE, REFER TO WALL SECTION FOR LOCATIONS



1 NORTH ELEVATION - ALMON STREET

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



2 SOUTH ELEVATION - NARROW'S WAY

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

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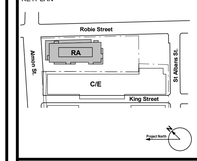
T: (902) 429.4100 architects@fbm.ca fbm.ca

KEYPLAN



No	REVISION	BY	DATE
1	ISSUED FOR PRICING	SAMF	29 NOV 24
0	ISSUED FOR BUILDING PERMIT	SAMF	01 NOV 24

STAMP

SCALE	As indicated
DRAWN	ARM
CHECKED	SAMF
DATE	01 NOV 2024

PROJECT

RICHMOND YARDS - ARTS BUILDING RA

6016 ALMON STREET & 2760 - 2772 ROBIE STREET, HALIFAX

CLIENT

WESTWOOD

PROJECT No. 2018-113

SHEET TITLE

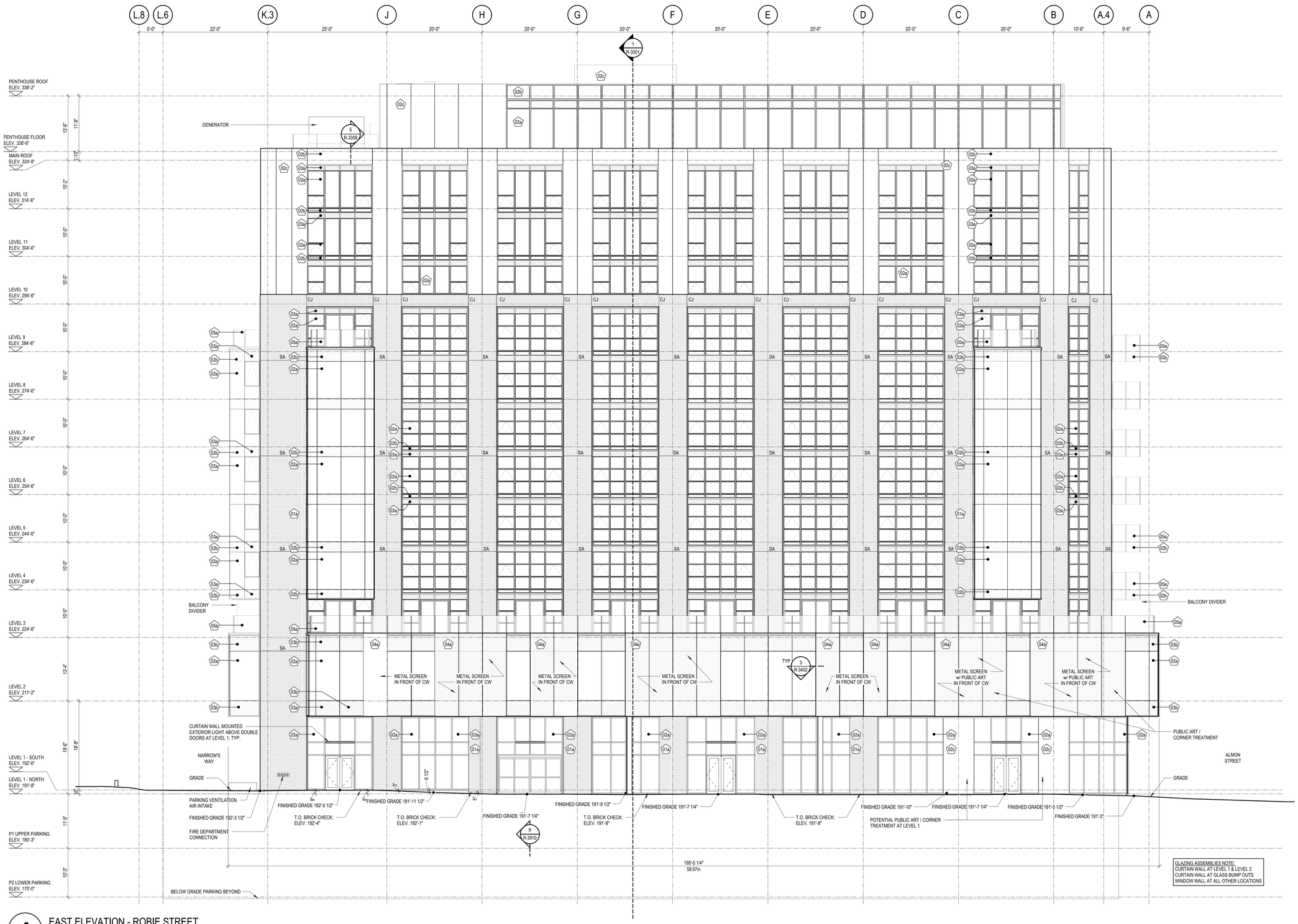
BUILDING ELEVATIONS NORTH & SOUTH

R-3201

BM 3802018-113 Richmond Yards ARTS BLDG\Working\Yards_BLDG-R_ARCH_12 STOREY_v2019.rvt
2025-01-17 1:00:22 PM

EXTERIOR FINISH SCHEDULE:

- 01a BRICK MASONRY CLADDING (TAPESTRY GREY)
- 02a VISION GLAZING (frame colour BLACK)
- 02b SPANDREL GLAZING (frame colour BLACK)
- 02c ALUMINUM PANEL CLADDING (BLACK)
- 03a MECHANICAL LOUVRES (BLACK)
- 03b ARCHITECTURAL LOUVRES (BLACK)
- 04a PERFORATED CUSTOM PATTERN METAL SCREEN IN FRONT OF CURTAIN WALL
- 05a GLASS GUARD
- CJ CONTROL JOINT
- SA SHELF ANGLE, REFER TO WALL SECTION FOR LOCATIONS



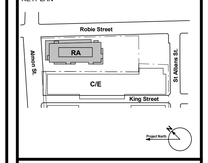
1 EAST ELEVATION - ROBIE STREET

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

FBM
architecture
interior design
planning

H51-1660 Hollis Street, Halifax, Nova Scotia B3J 1V7
T: (902) 429.4100 architects@fbm.ca fbm.ca

KEYPLAN



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0	ISSUED FOR BUILDING PERMIT	SAMF	01 NOV 24

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SCALE	As indicated
DRAWN	ARM
CHECKED	SAMF
DATE	01 NOV 2024

PROJECT
RICHMOND YARDS - ARTS BUILDING RA

6016 ALMON STREET & 2760 - 2772 ROBIE STREET, HALIFAX

CLIENT
WESTWOOD

PROJECT No. 2018-113

SHEET TITLE
BUILDING ELEVATION EAST

R-3202

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EXTERIOR FINISH SCHEDULE:

- 01a BRICK MASONRY CLADDING (TAPESTRY GREY)
- 02a VISION GLAZING (frame colour BLACK)
- 02b SPANDREL GLAZING (frame colour BLACK)
- 02c ALUMINUM PANEL CLADDING (BLACK)
- 03a MECHANICAL LOUVRES (BLACK)
- 03b ARCHITECTURAL LOUVRES (BLACK)
- 04a PERFORATED CUSTOM PATTERN METAL SCREEN IN FRONT OF CURTAIN WALL
- 05a GLASS GUARD
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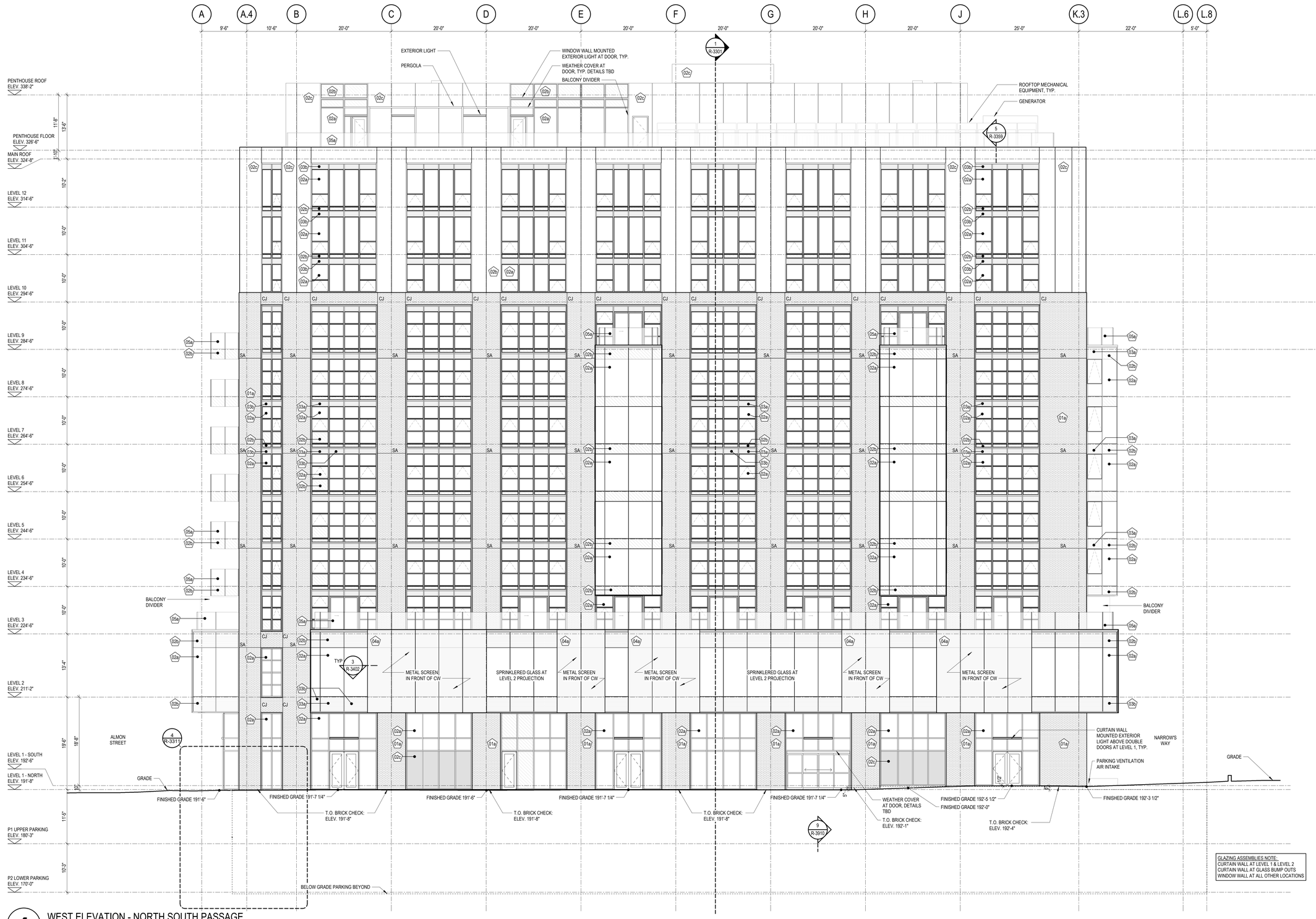
- SA SHELF ANGLE, REFER TO WALL SECTION FOR LOCATIONS

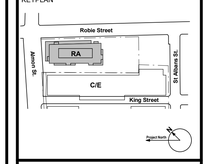


1 WEST ELEVATION - NORTH SOUTH PASSAGE

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

FBM
architecture interior design planning
HS1-1660 Hollis Street, Halifax, Nova Scotia B3J 1V7
T: (902) 429.4100 architects@fbm.ca fbm.ca

KEYPLAN



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PROJECT
RICHMOND YARDS - ARTS BUILDING RA

6016 ALMON STREET & 2760 - 2772 ROBIE STREET, HALIFAX

CLIENT
WESTWOOD

PROJECT No. 2018-113

SHEET TITLE
BUILDING ELEVATION WEST

R-3203

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