



# NOVA CENTRE

ATTACHMENT "A"  
SUBSTANTIVE SITE PLAN APPROVAL

JUNE 3 2014



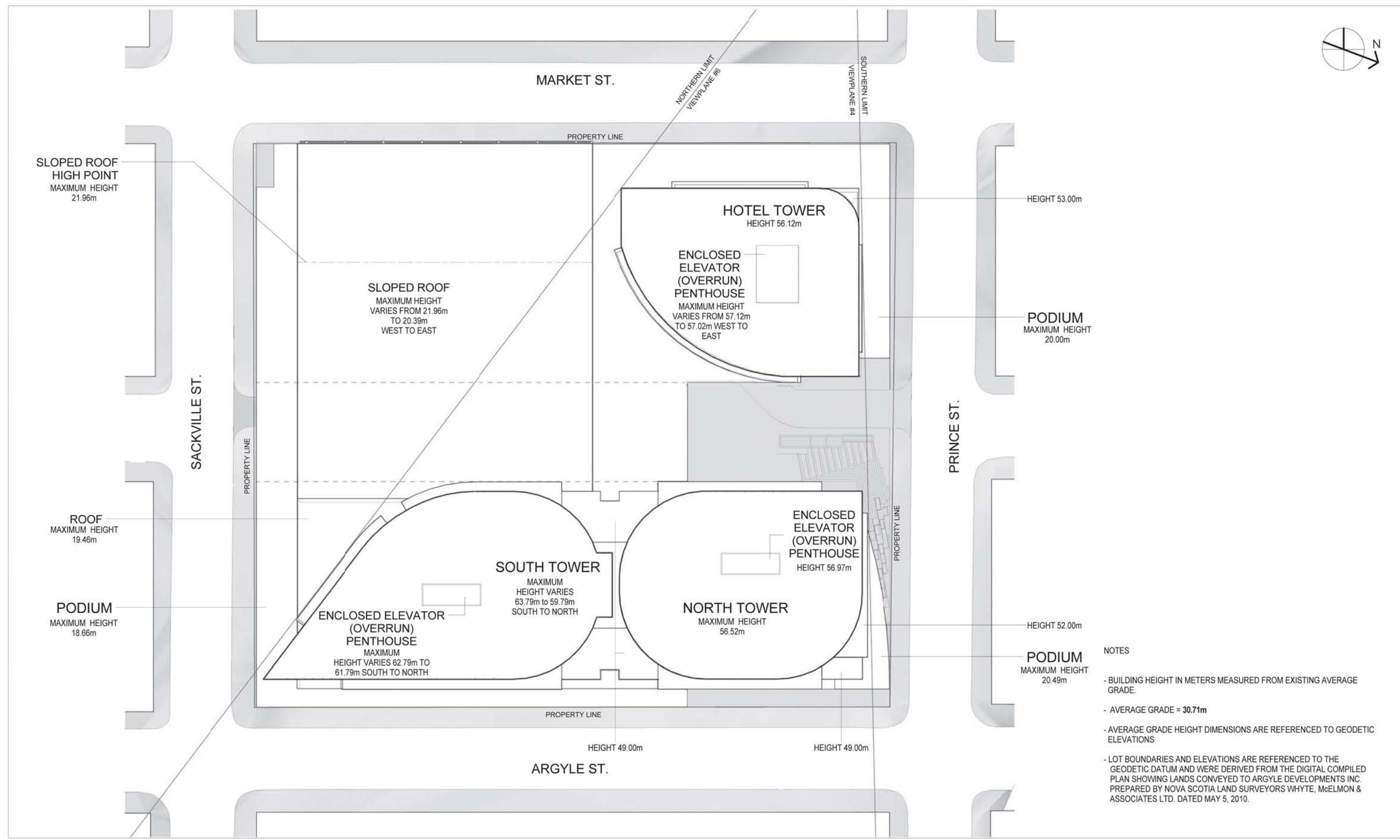
IBI GROUP ATLANTIC ARCHITECTS  
NOEL FOWLER ARCHITECT



VIEW AT ARGYLE & PRINCE

## LIST OF DRAWINGS

SPA-001	SITE PLAN
SPA-002	ARCHITECTURAL SITE PLAN
L-100	MATERIALS PLAN
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SKA-395	LEVEL L6
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SKA-399	LEVEL L15
SKA-400	LEVEL L16
SPA-015	ROOF PLAN
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SPA-004	NORTH ELEVATION
SPA-005	WEST ELEVATION
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SPA-007	RAFTON STREET EAST ELEVATION
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SPA-004a	PODIUM NORTH ELEVATION
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SPA-006a	PODIUM SOUTH ELEVATION
SPA-030	SITE PLAN MAXIMUM ALLOWABLE HEIGHTS
APPENDIX 'A'	LETTER FROM SURVEYOR



- NOTES**
- BUILDING HEIGHT IN METERS MEASURED FROM EXISTING AVERAGE GRADE.
  - AVERAGE GRADE = 30.71m
  - AVERAGE GRADE HEIGHT DIMENSIONS ARE REFERENCED TO GEODETIC ELEVATIONS
  - LOT BOUNDARIES AND ELEVATIONS ARE REFERENCED TO THE GEODETIC DATUM AND WERE DERIVED FROM THE DIGITAL COMPILED PLAN SHOWING LANDS CONVEYED TO ARGYLE DEVELOPMENTS INC. PREPARED BY NOVA SCOTIA LAND SURVEYORS WHYTE, McELMON & ASSOCIATES LTD. DATED MAY 5, 2010.

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**SITE PLAN**

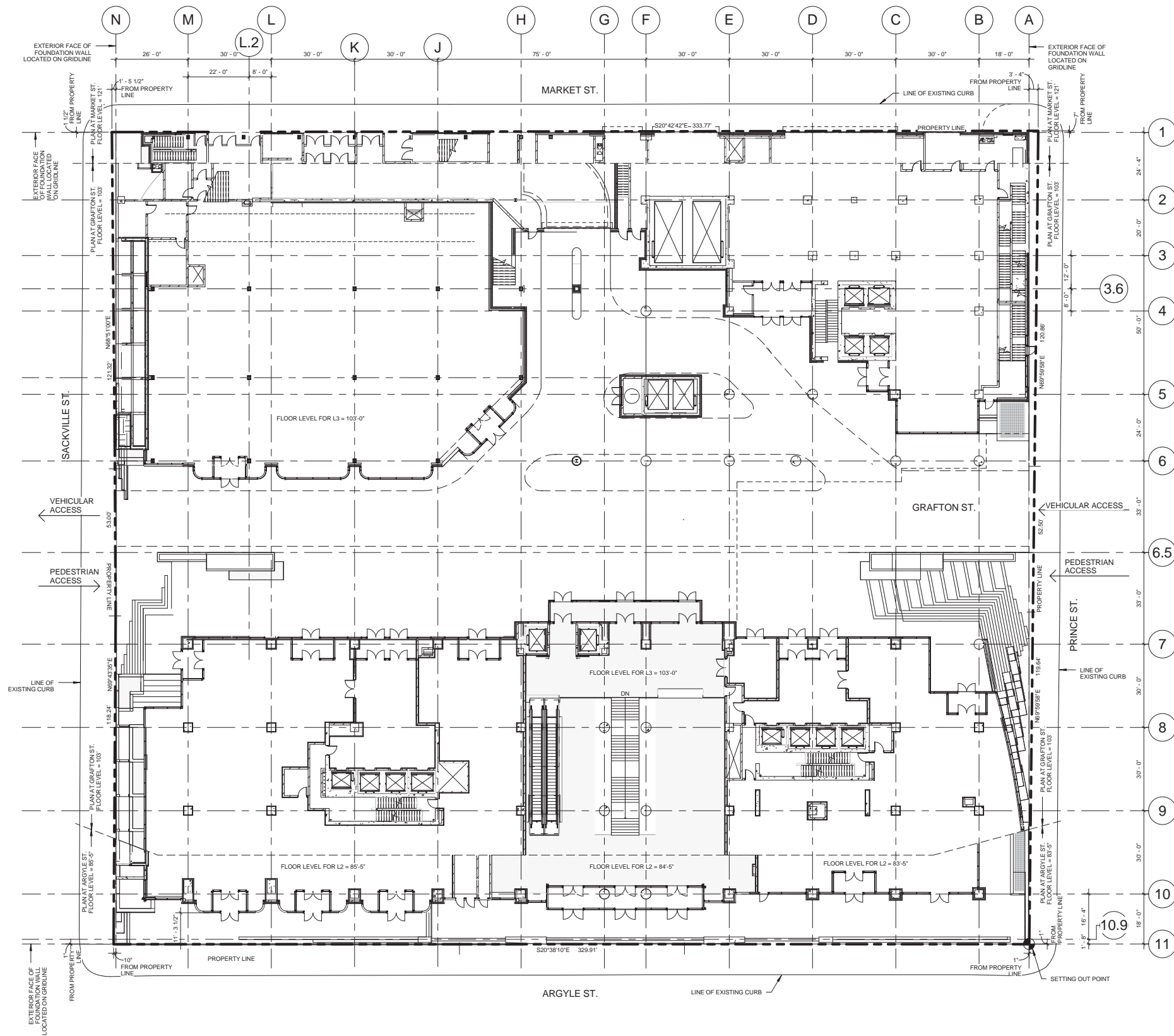
SPA-001

3/64" = 1'-0"



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ARCHITECTURAL SITE PLAN

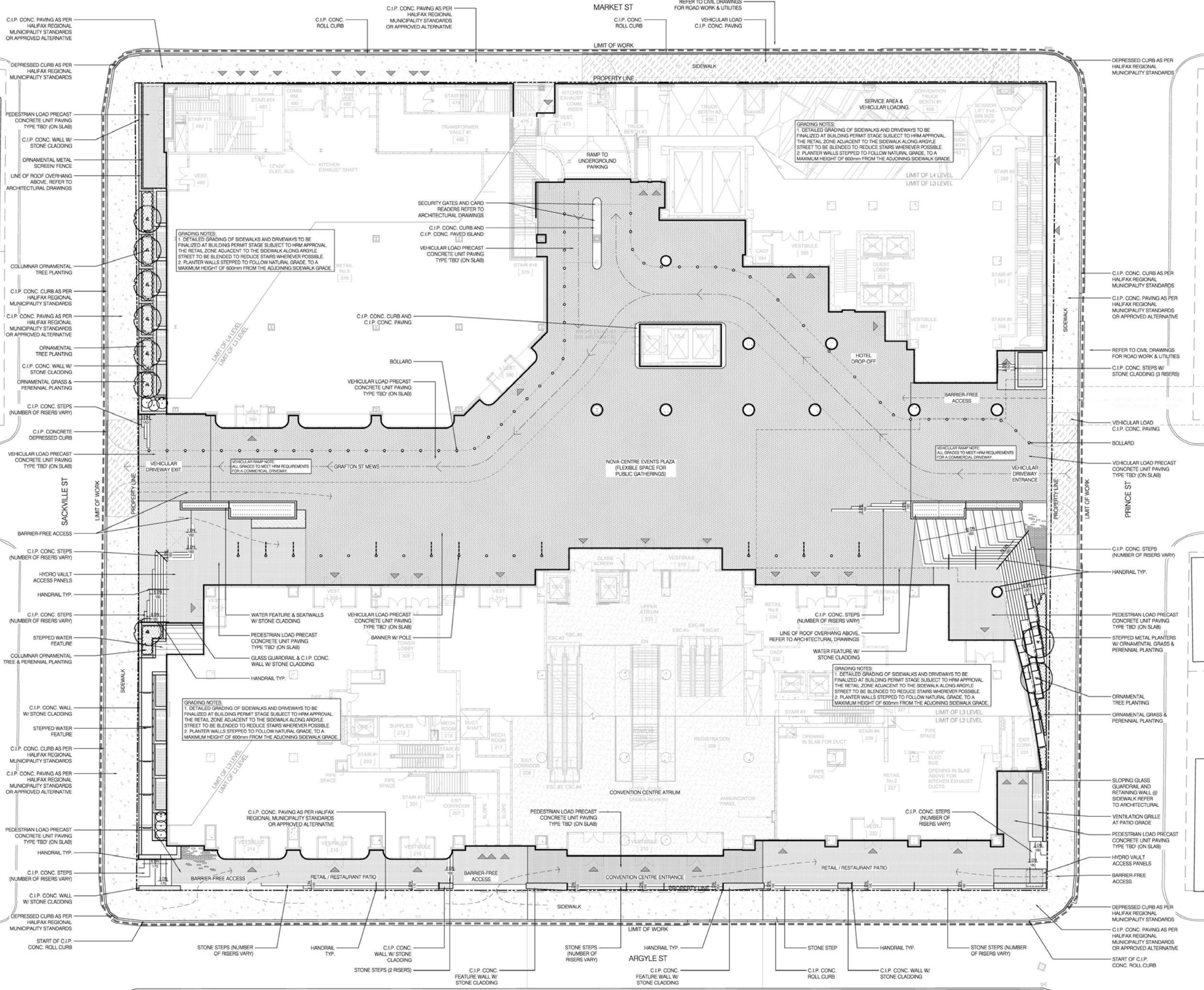
SPA-002

1" = 20'-0"



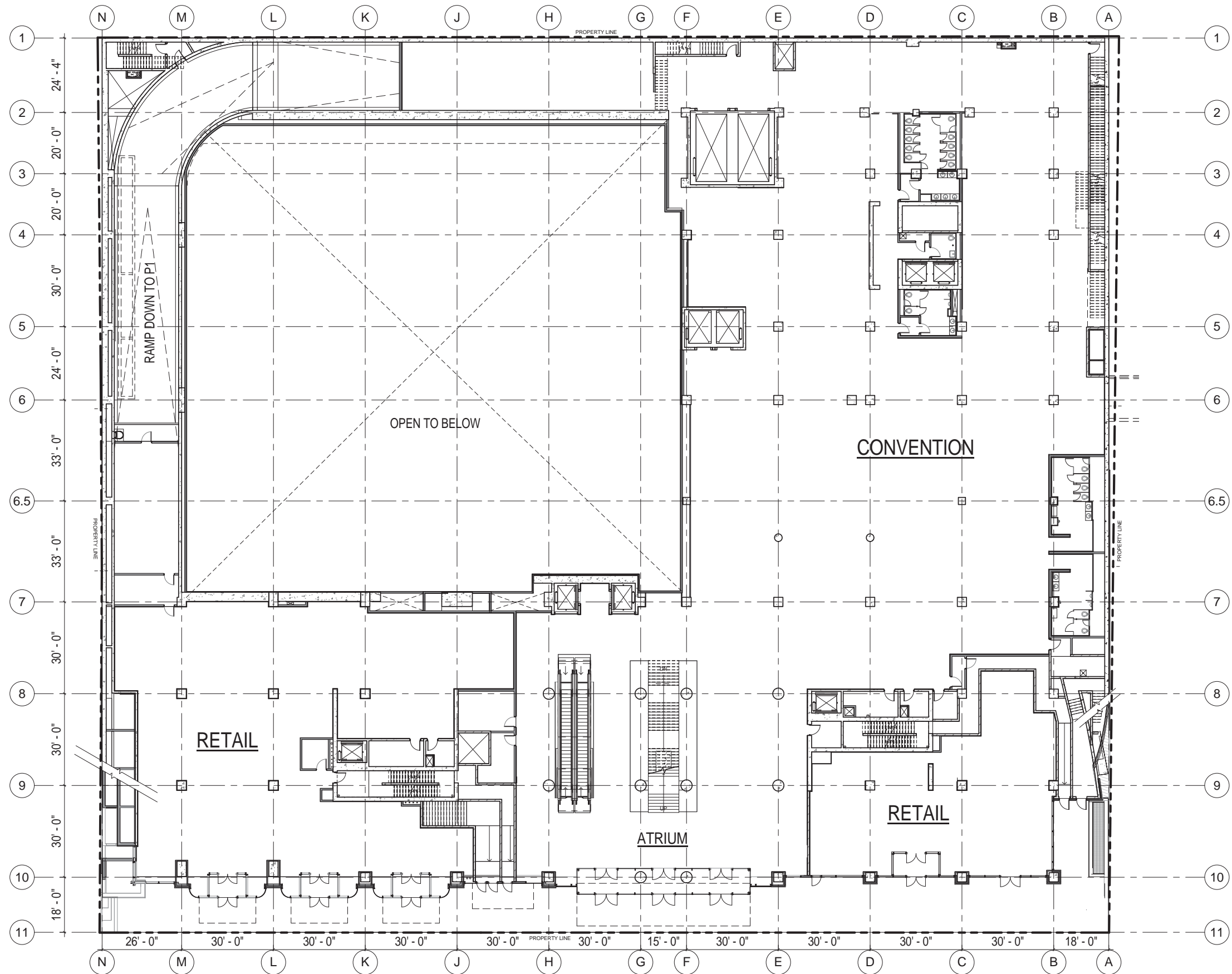
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**LEGEND:**

- PROPERTY LINE
- - - - - LIMIT OF WORK
- - - - - LINE OF BUILDING ABOVE
- DECIDUOUS TREE PLANTING
- ORNAMENTAL TREE PLANTING
- ▨ ORNAMENTAL GRASS & PERENNIAL PLANTING
- ▨ C.I.P. CONCRETE WALLS W/ STONE CLADDING
- ▨ C.I.P. CONCRETE FEATURE WALLS W/ STONE CLADDING
- ▨ WATER FEATURE W/ STONE CLADDING
- ▨ C.I.P. CONC. SEATING WALL
- ▨ METAL PLANTER EDGE
- ▨ CAST IN PLACE CONCRETE PAVING - PEDESTRIAN LOAD
- ▨ CAST IN PLACE CONCRETE PAVING - VEHICULAR LOAD
- ▨ PRECAST CONCRETE UNIT PAVING (TO BE DETERMINED)
- ▨ PRECAST CONCRETE UNIT PAVING (TBD)
- ▨ PRECAST CONCRETE UNIT PAVING (TBD)
- ▨ INTERIOR PAVING CONNECTION (TBD)
- BOLLARD
- BANNER W/ POLE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED SLOPE
- AD AREA DRAIN
- TRENCH DRAIN



NOTE: PARKING AND CONVENTION CENTRE SPACE BELOW THIS FLOOR LEVEL

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LEVEL L2. ARGYLE STREET

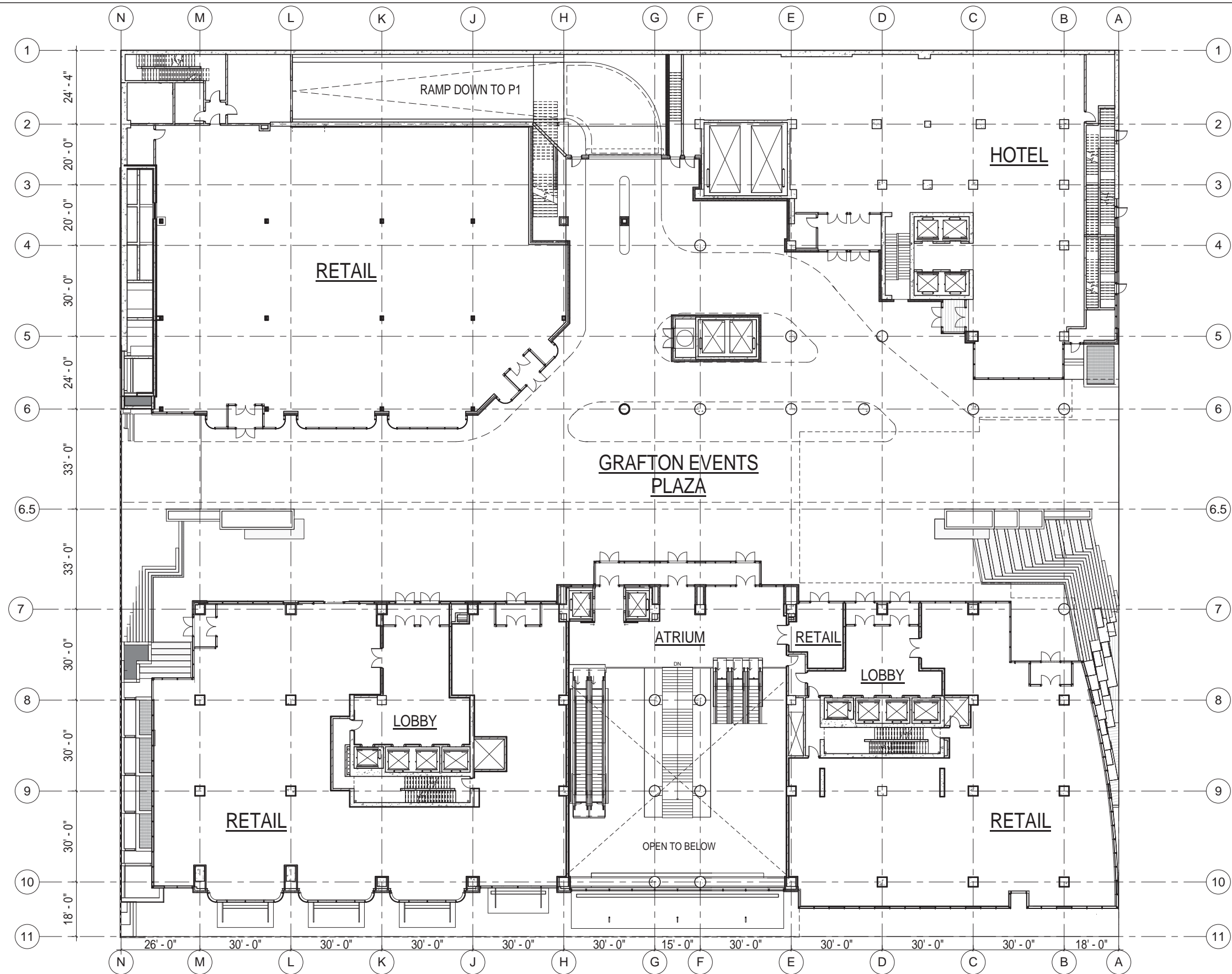
SKA-391

1/16" = 1'-0"



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LEVEL L3. GRAFTON STREET

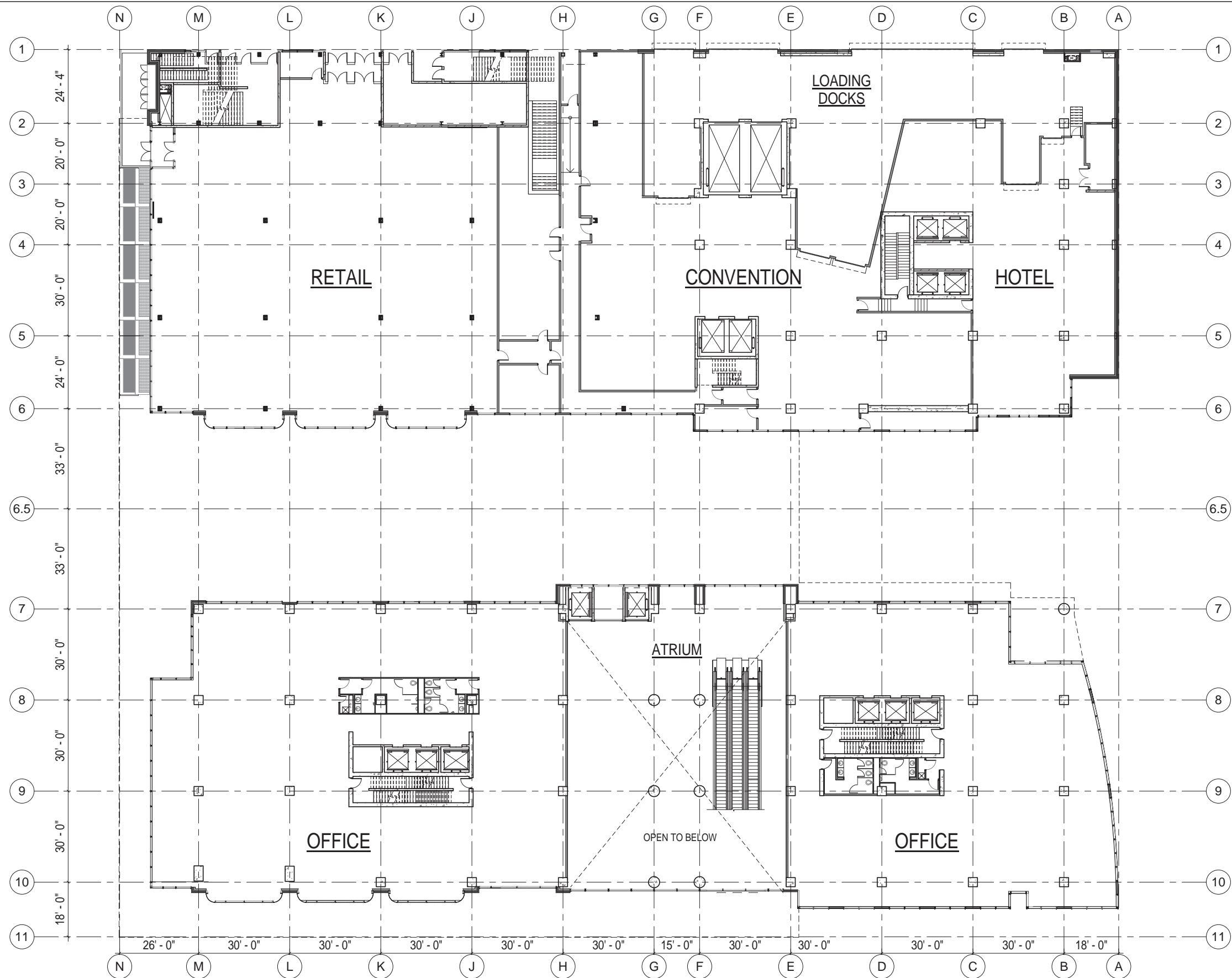
SKA-392

1/16" = 1'-0"



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LEVEL L4. MARKET STREET

SKA-393

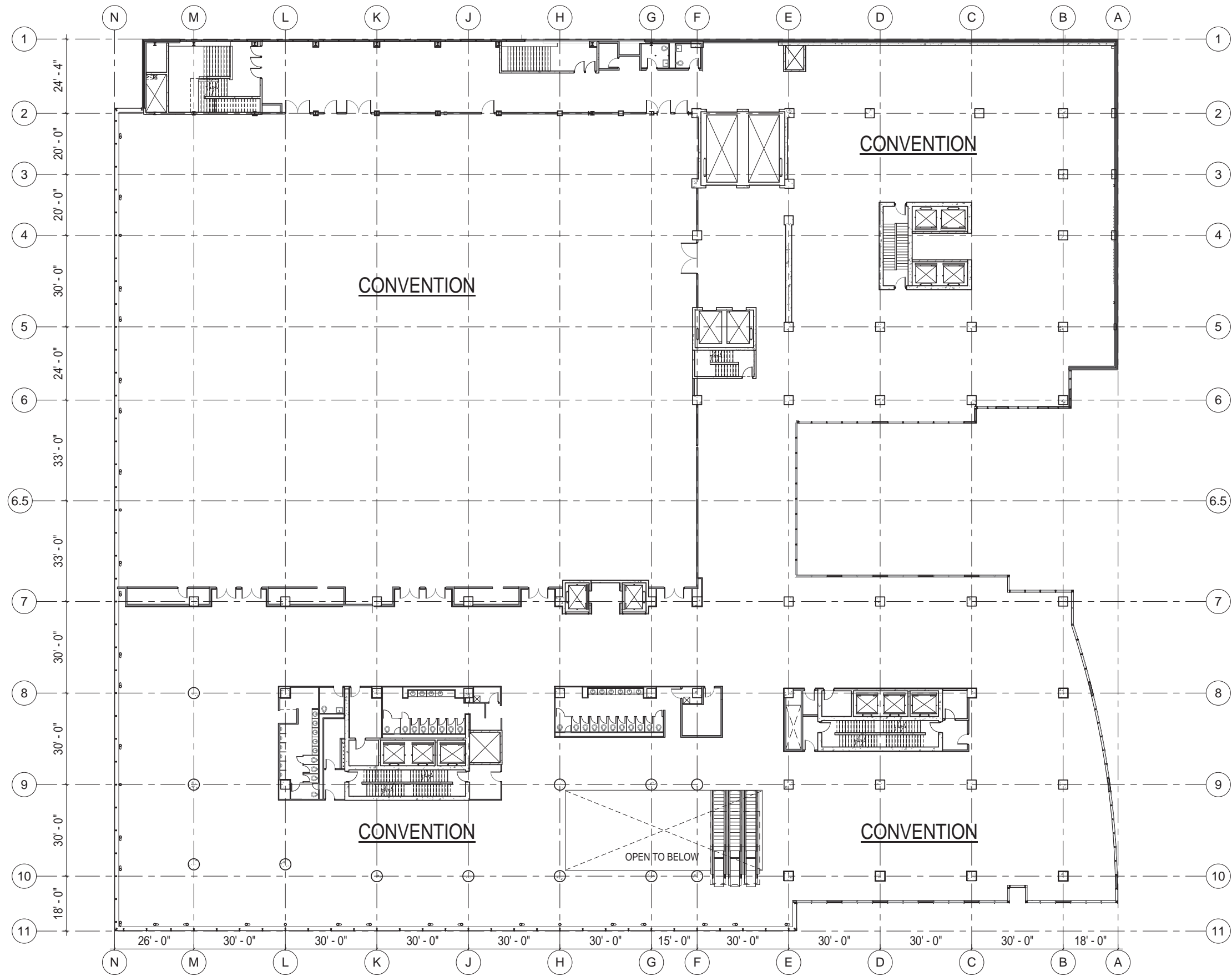
1/16" = 1'-0"



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LEVEL L5

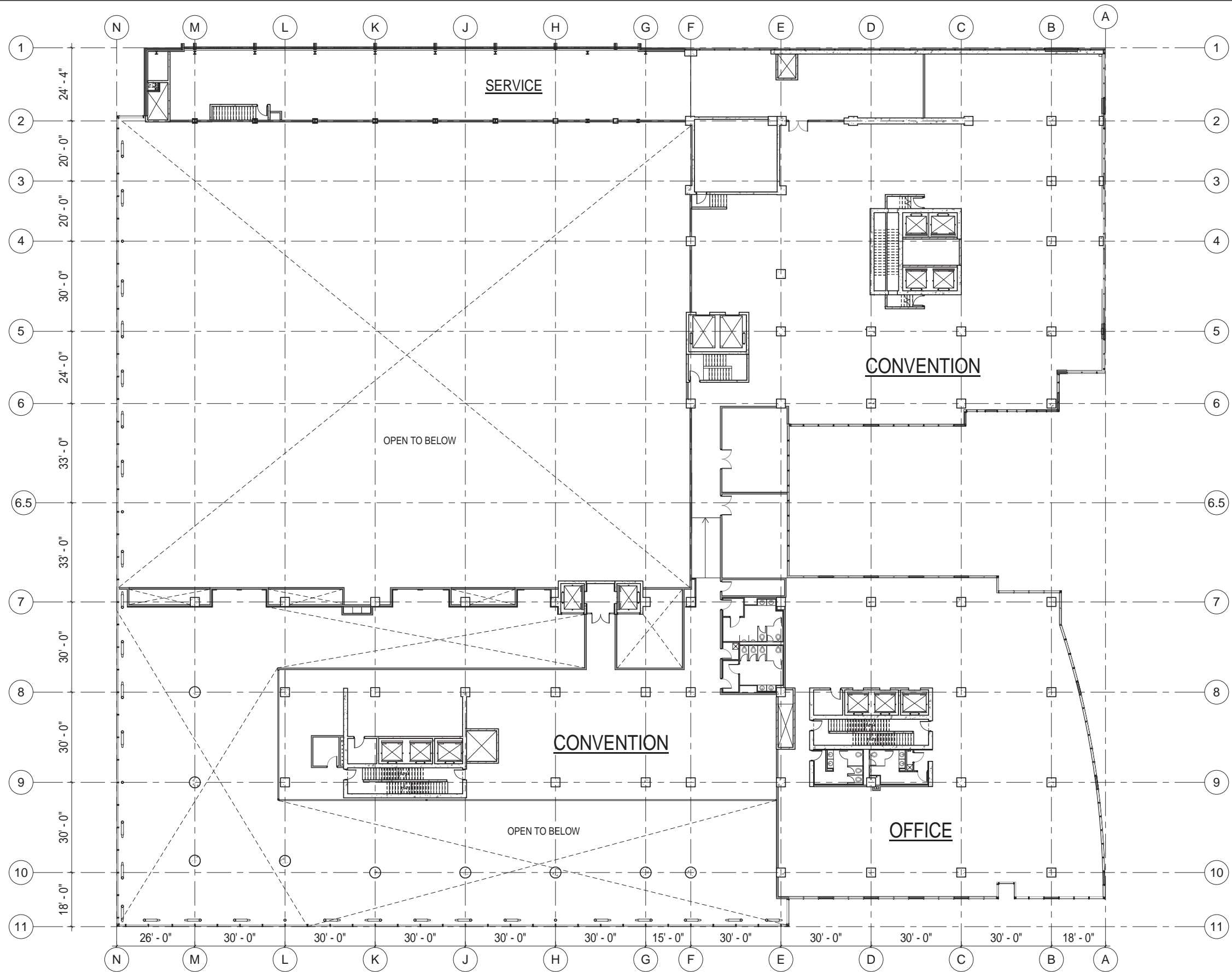
SKA-394

1/16" = 1'-0"



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LEVEL L6

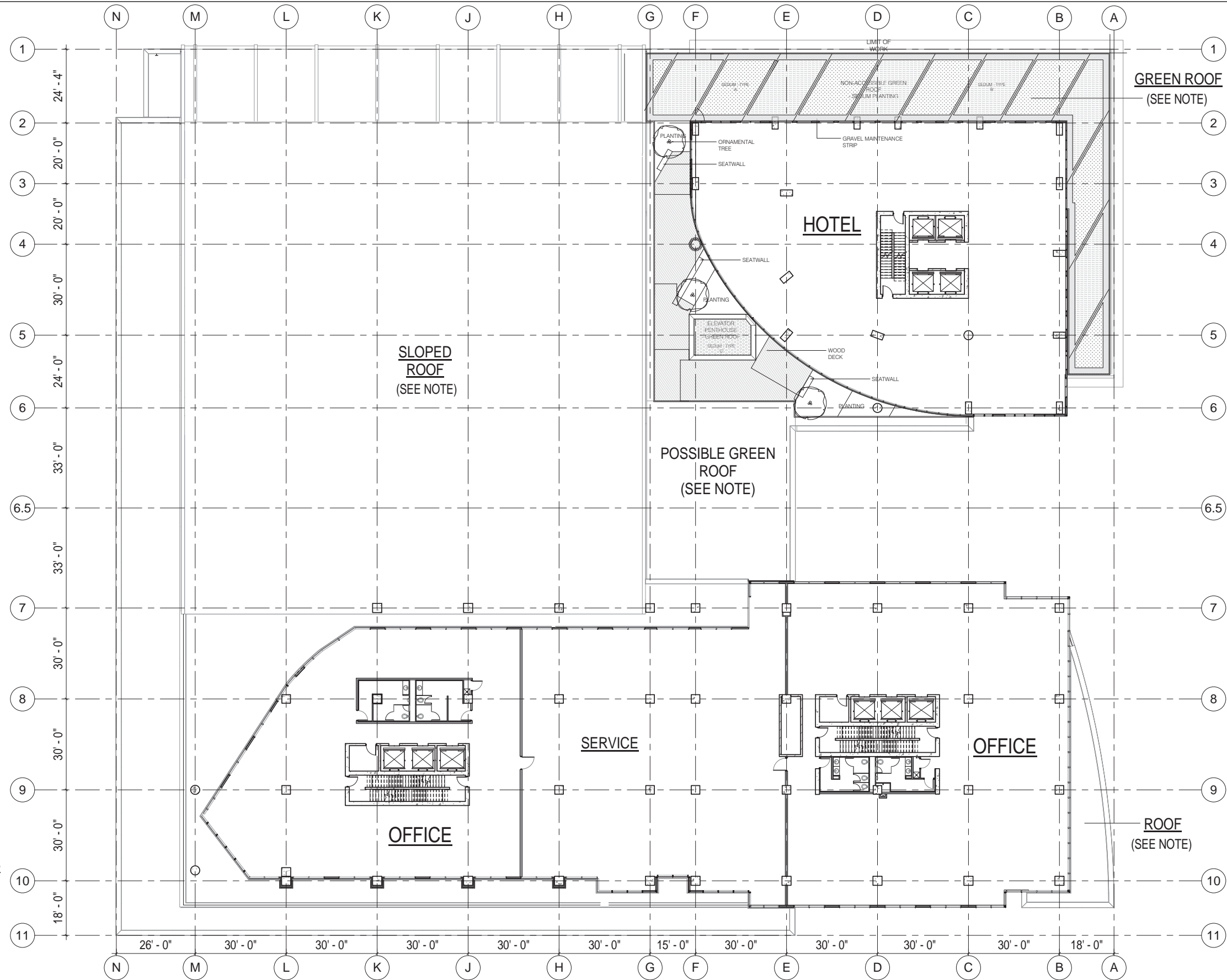
SKA-395

1/16" = 1'-0"



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**NOTE:**  
**GREEN ROOF** - LIVE ROOF VEGETATIVE TRAY SYSTEM OR EQUAL FULLY ATTACHED TO RESIST UPLIFT WHERE REQUIRED  
**SLOPED ROOF** - LIGHT COLOUR (HIGH ALBEDO) SINGLE PLY PVC ROOF  
**ROOF** - LIGHT COLOURED (HIGH ALBEDO) 2 PLY MODIFIED BITUMEN ROOF

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LEVEL L7

SKA-396

1/16" = 1'-0"



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LEVELS L8 TO L13

SKA-397

1/16" = 1'-0"



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LEVEL L14

SKA-398

1/16" = 1'-0"



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LEVEL L15

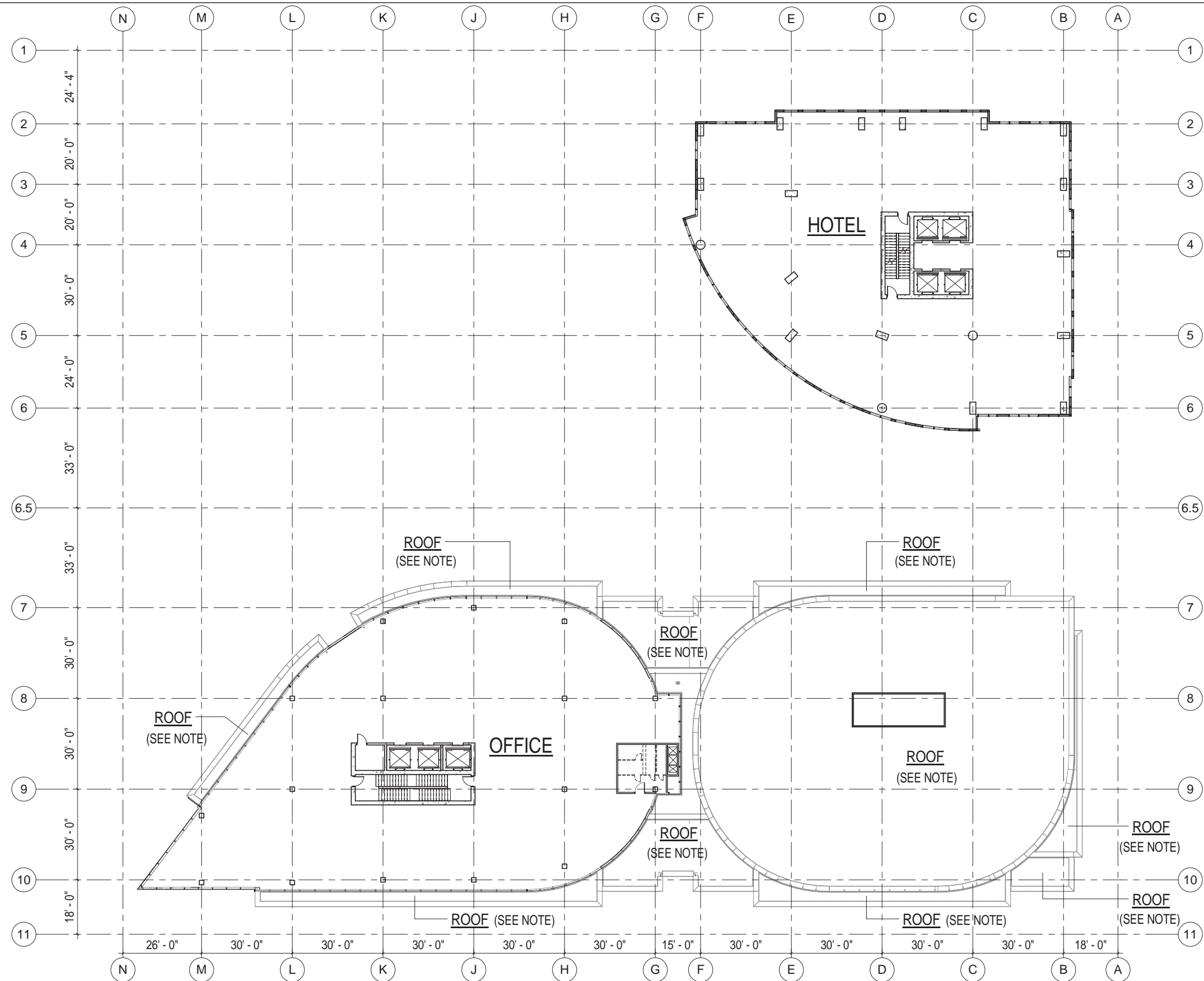
SKA-399

1/16" = 1'-0"



NOEL FOWLER ARCHITECT





**NOTE:**  
 -ROOF - LIGHT COLOURED (HIGH ALBEDO) 2 PLY MODIFIED BITUMEN ROOF  
 -ROOF AT SOUTH TOWER (LEVEL ABOVE) TO BE SIMILAR TO THE NORTH TOWER

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LEVEL L16

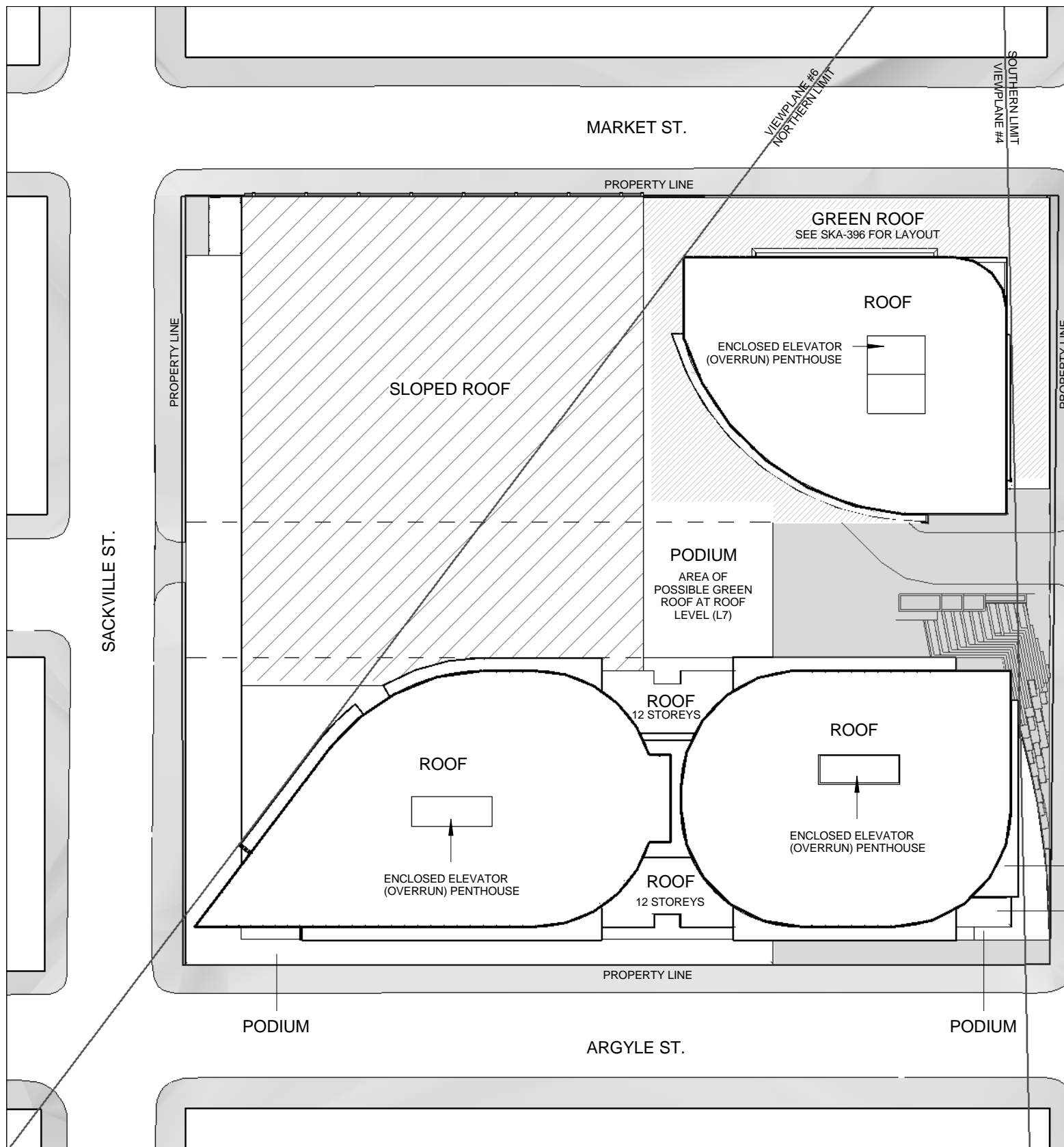
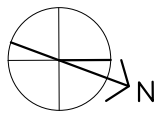
SKA-400

1/16" = 1'-0"



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PRINCE ST.

ROOF  
13 STOREYS  
ROOF  
12 STOREYS

**NOTE:**

**GREEN ROOF** - LIVE ROOF VEGETATIVE TRAY SYSTEM OR EQUAL FULLY ATTACHED TO RESIST UPLIFT WHERE REQUIRED

**SLOPED ROOF** - LIGHT COLOUR (HIGH ALBEDO) SINGLE PLY PVC ROOF

**ROOF** - LIGHT COLOURED (HIGH ALBEDO) 2 PLY MODIFIED BITUMEN ROOF

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**ROOF PLAN**

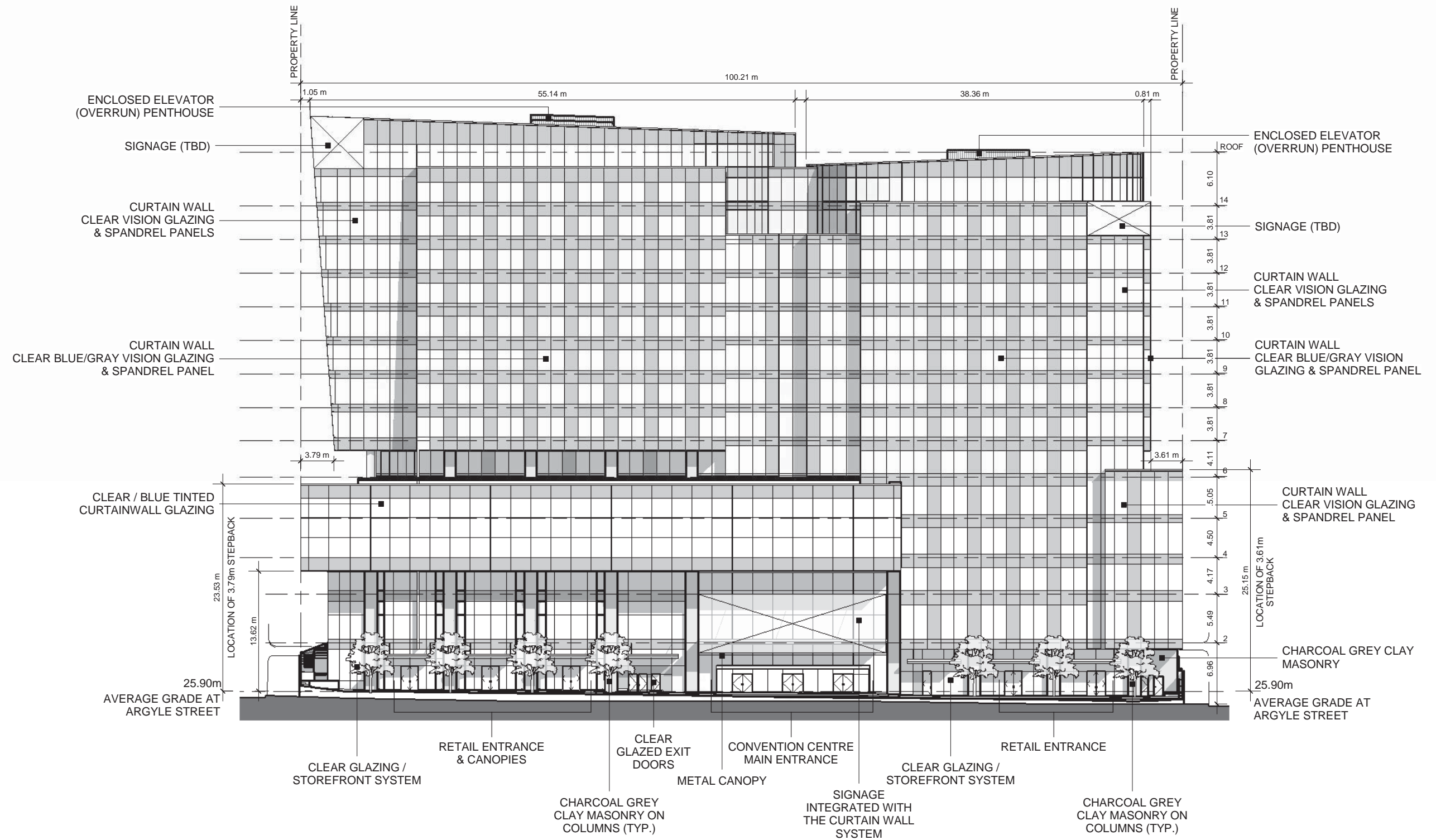
SPA-015



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EAST ELEVATION

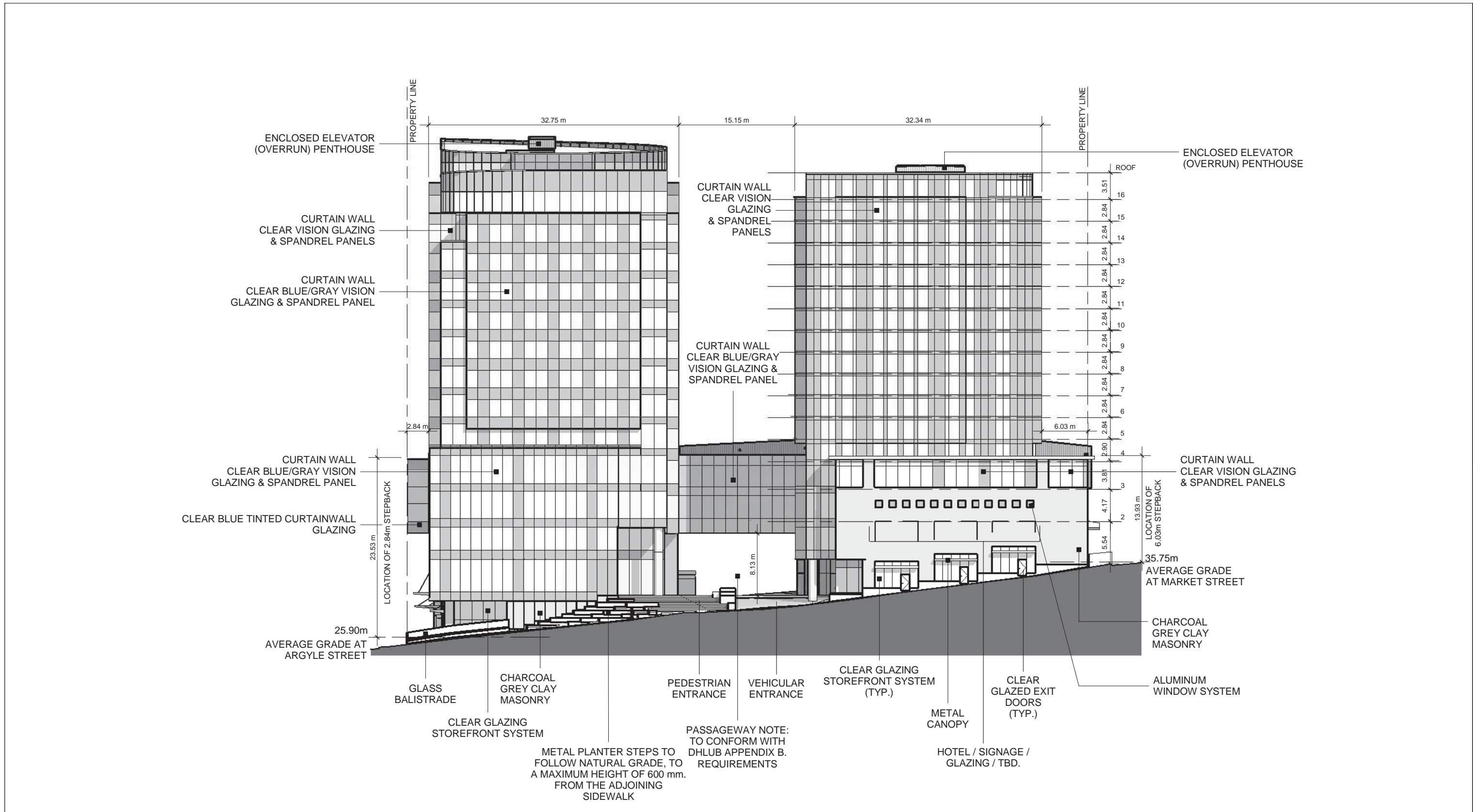
SPA-003

1:500



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NORTH ELEVATION

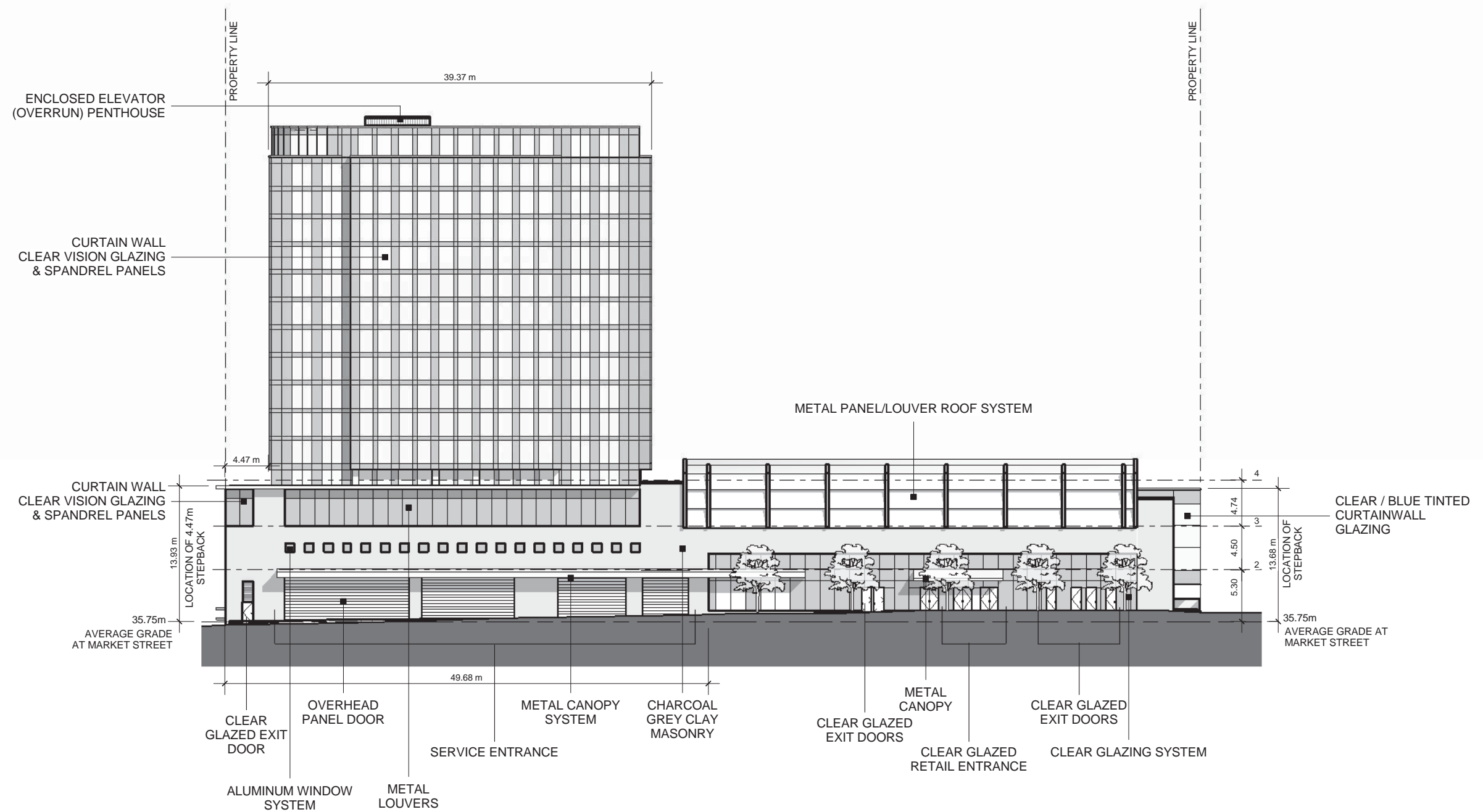
SPA-004

1:500



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WEST ELEVATION

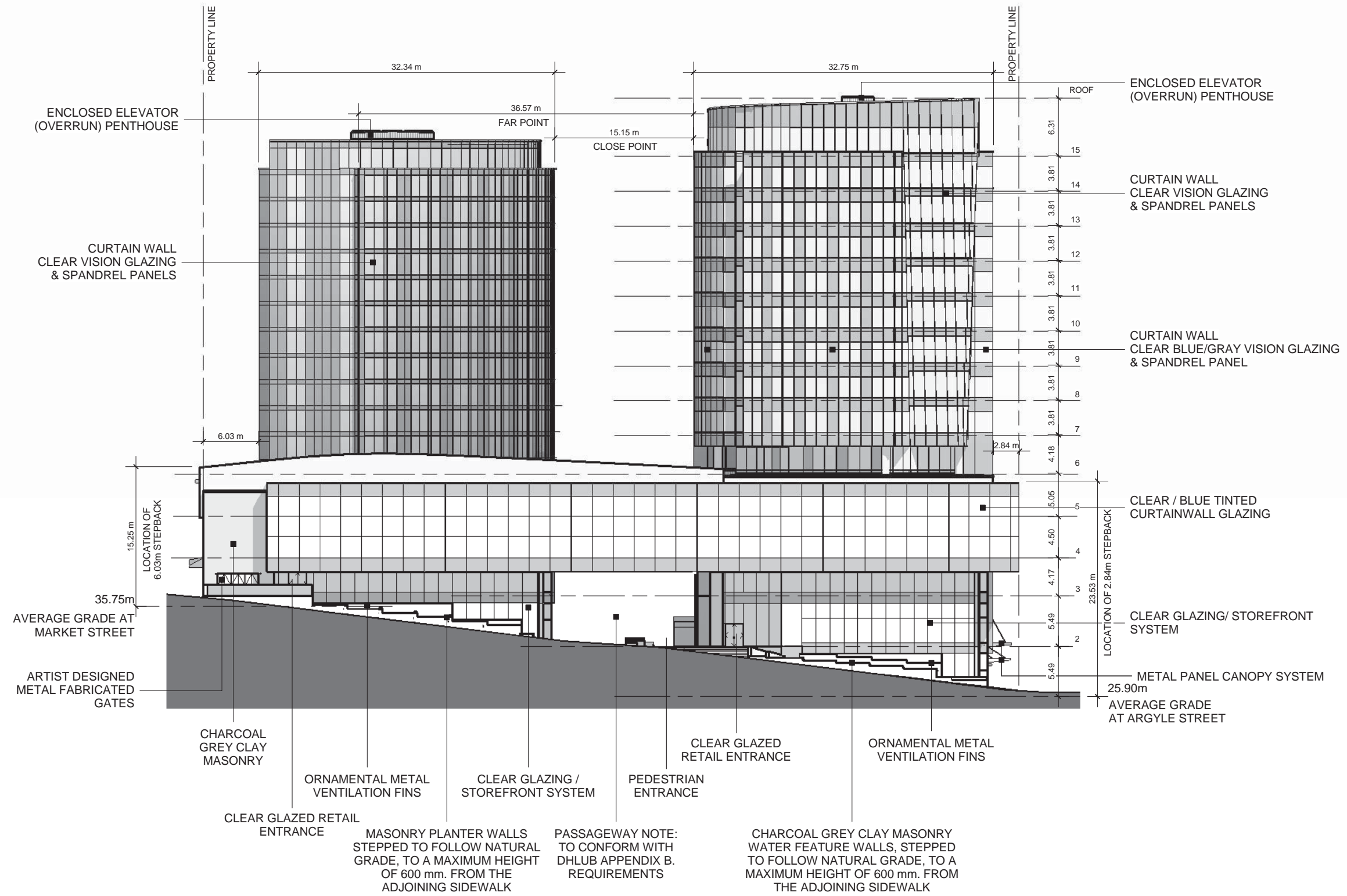
SPA-005

1:500



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SOUTH ELEVATION

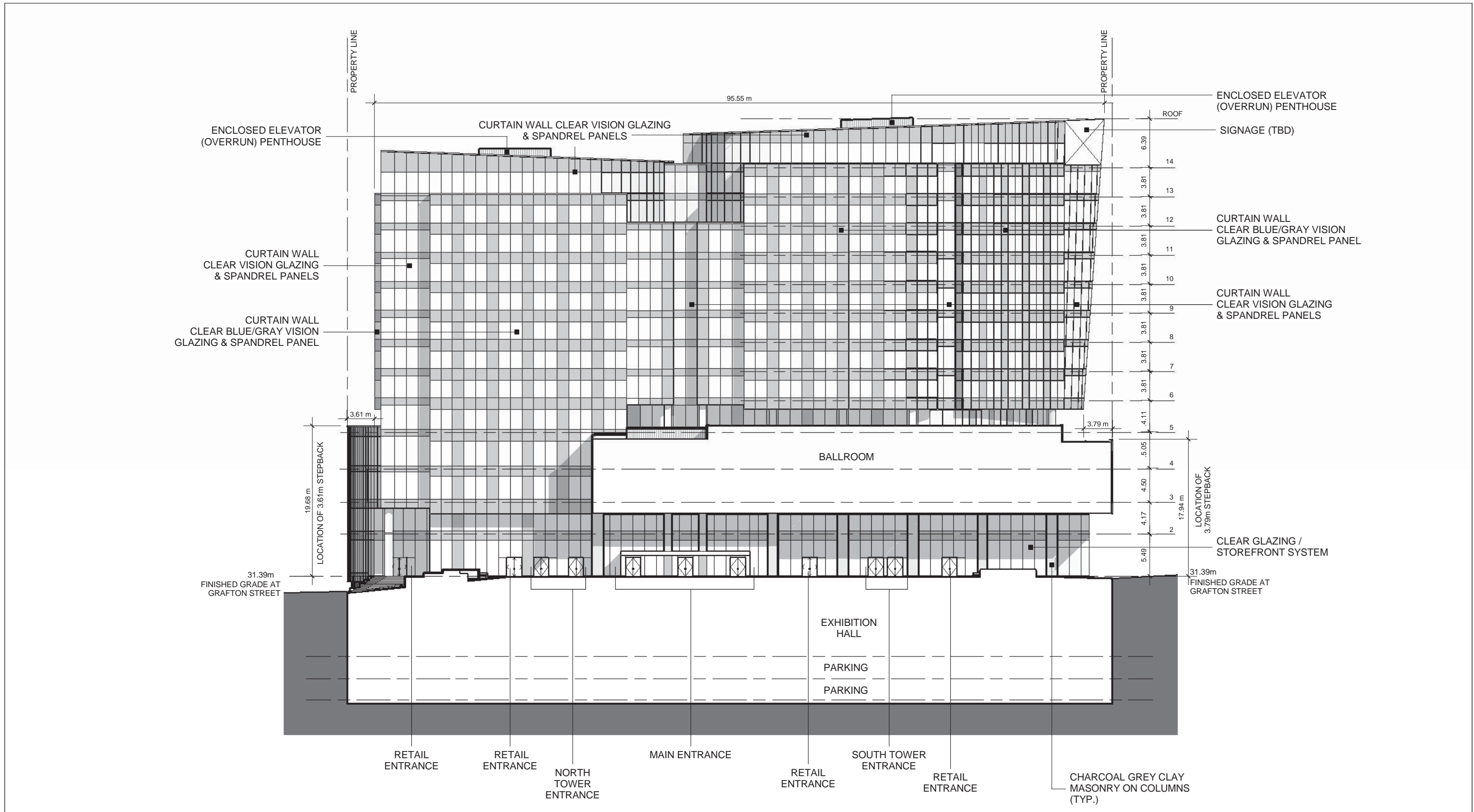
SPA-006

1:500



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GRAFTON STREET. EAST ELEVATION

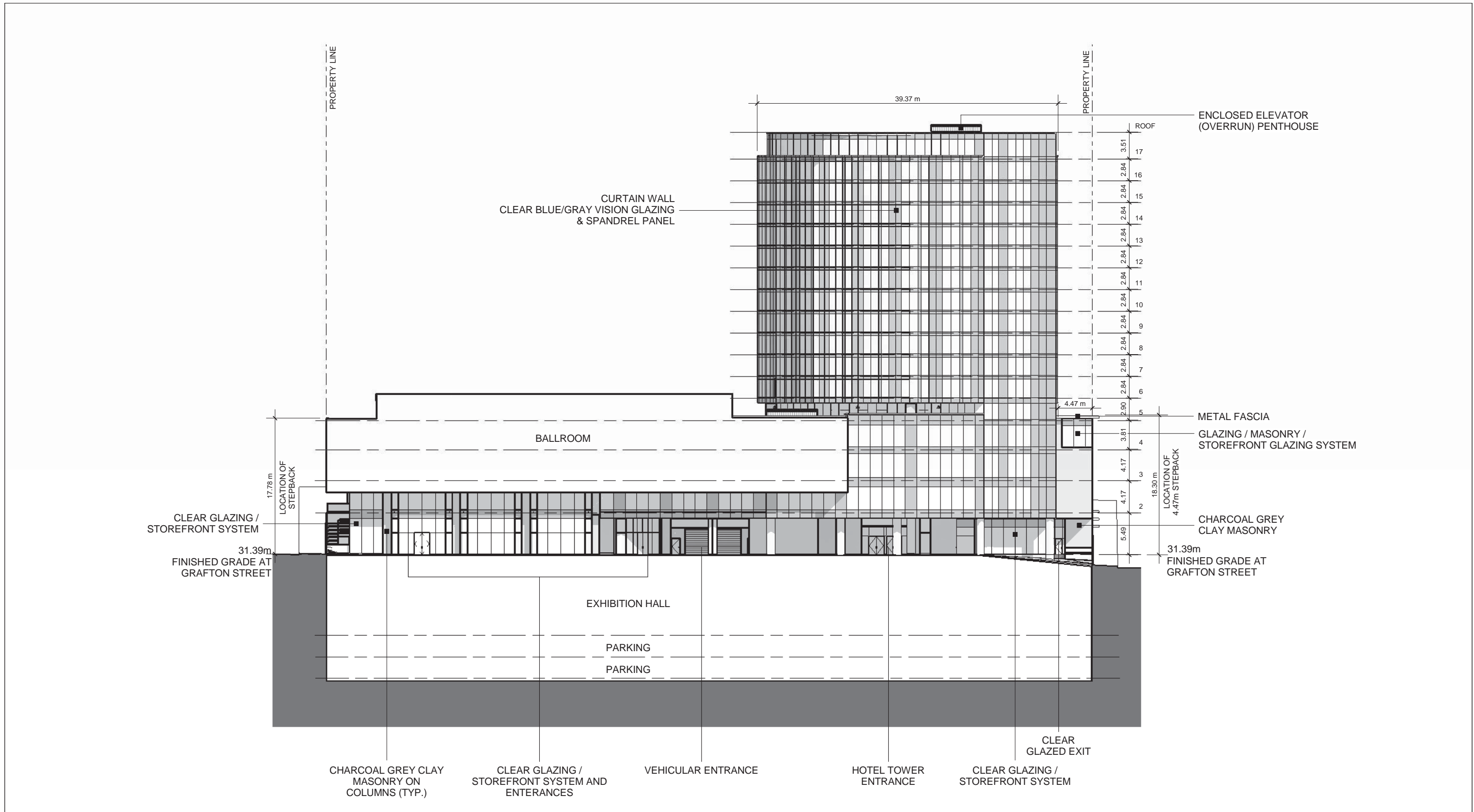
SPA-007

1:500



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GRAFTON STREET. WEST ELEVATION

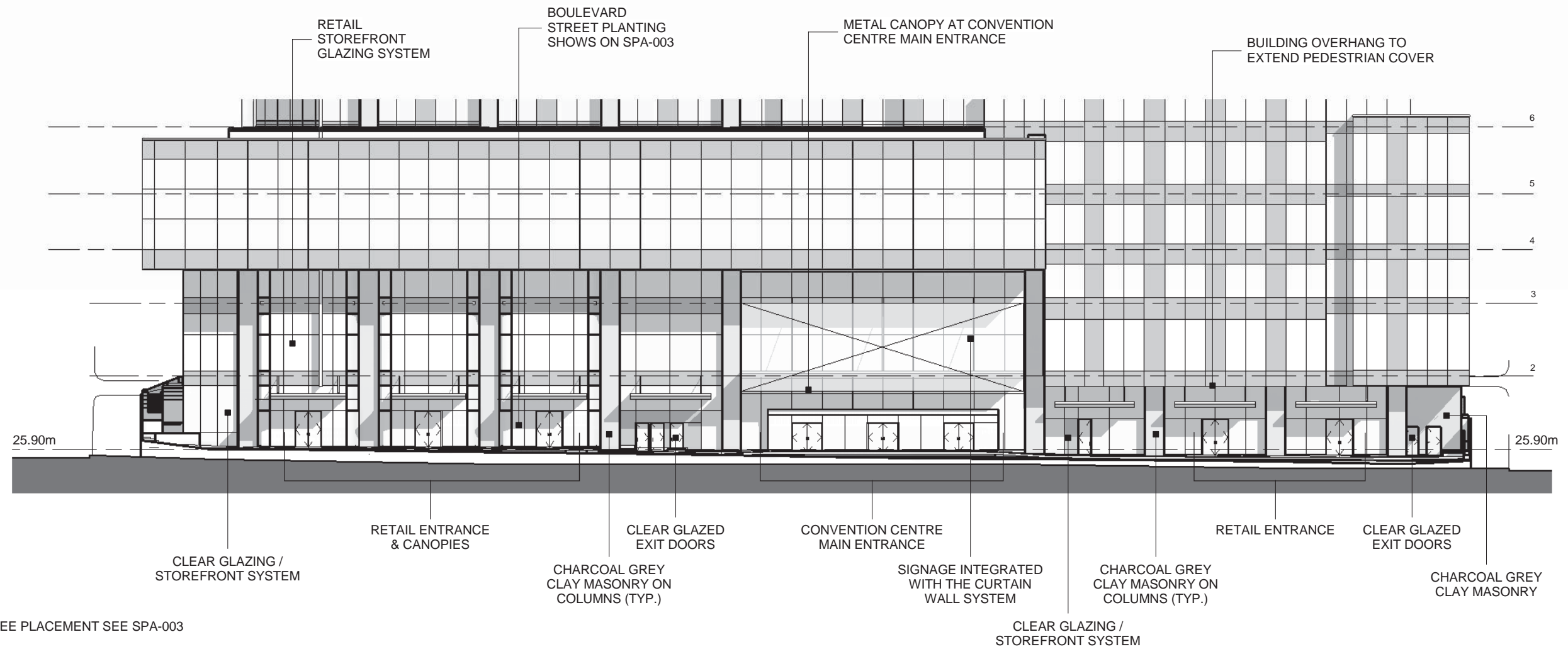
SPA-008

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PODIUM EAST ELEVATION

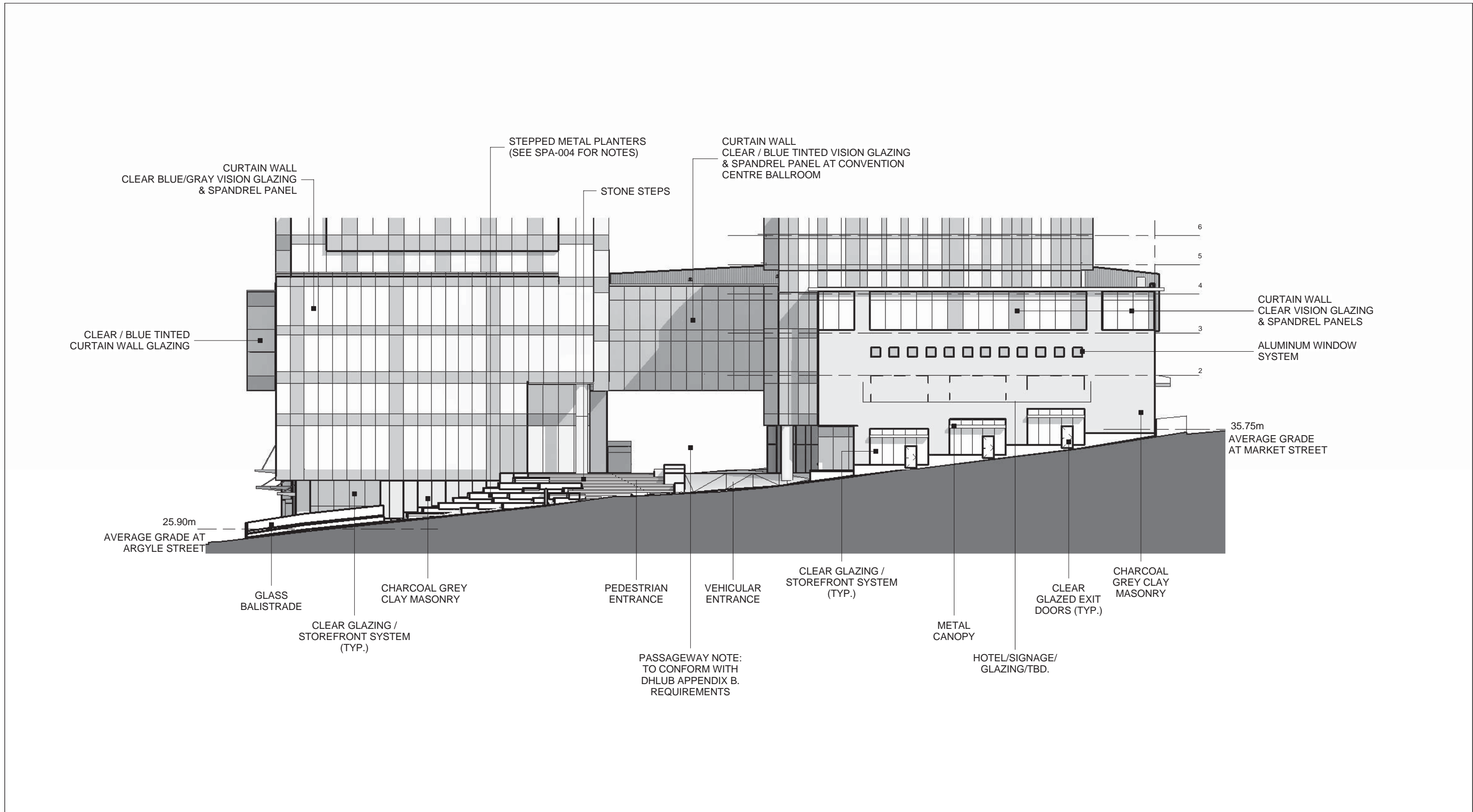
SPA-003a

1:500



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PODIUM NORTH ELEVATION

SPA-004a

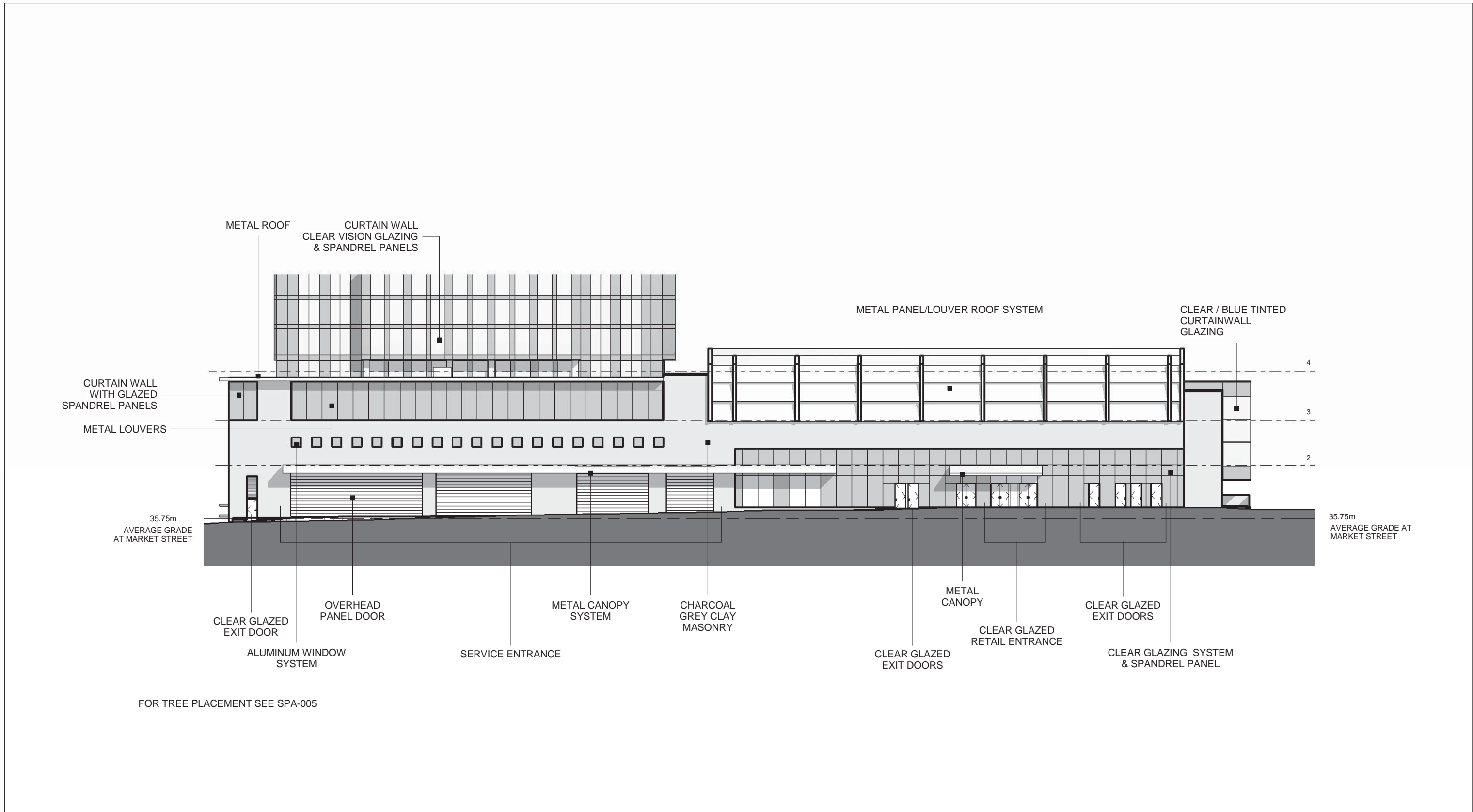
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PODIUM WEST ELEVATION

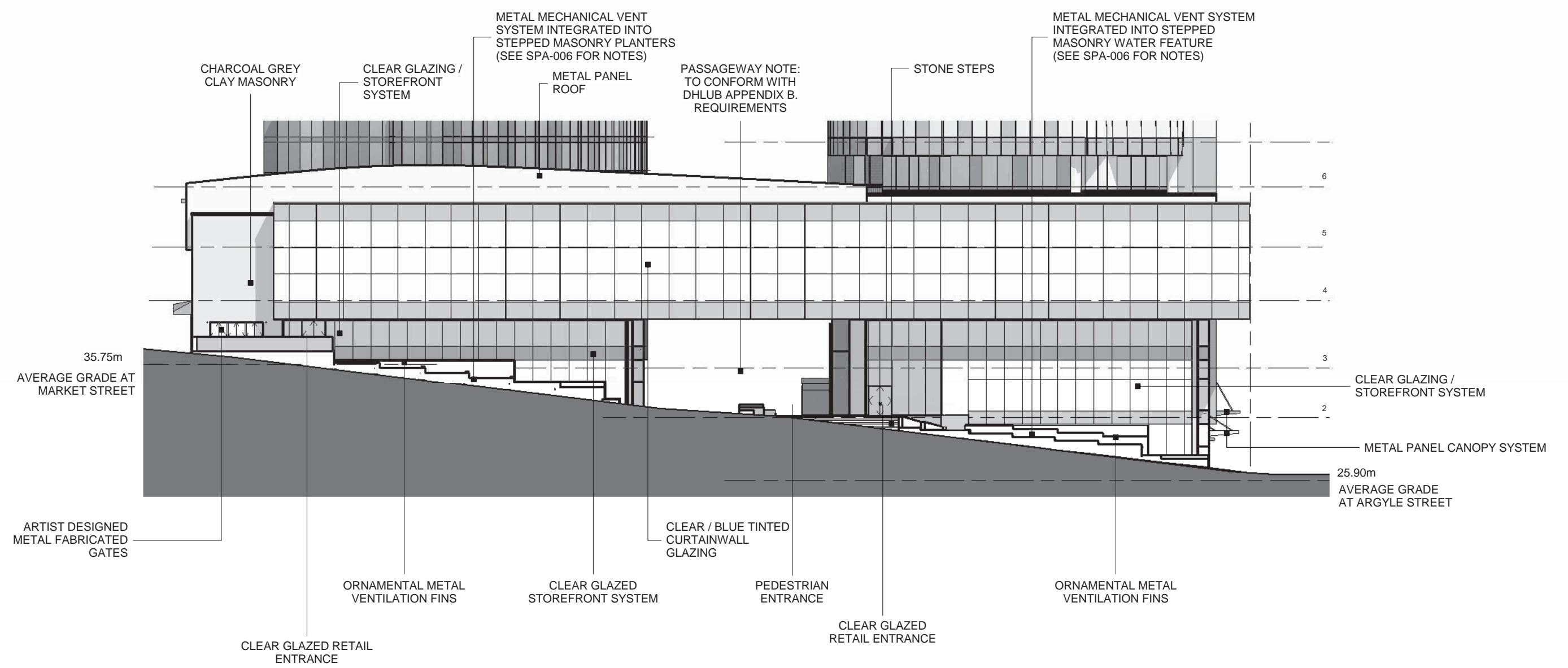
SPA-005a

1:500



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PODIUM SOUTH ELEVATION

SPA-006a

1:500



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