

WALKER ST DEVELOPMENT

54-58 Walker St, Truro, NS



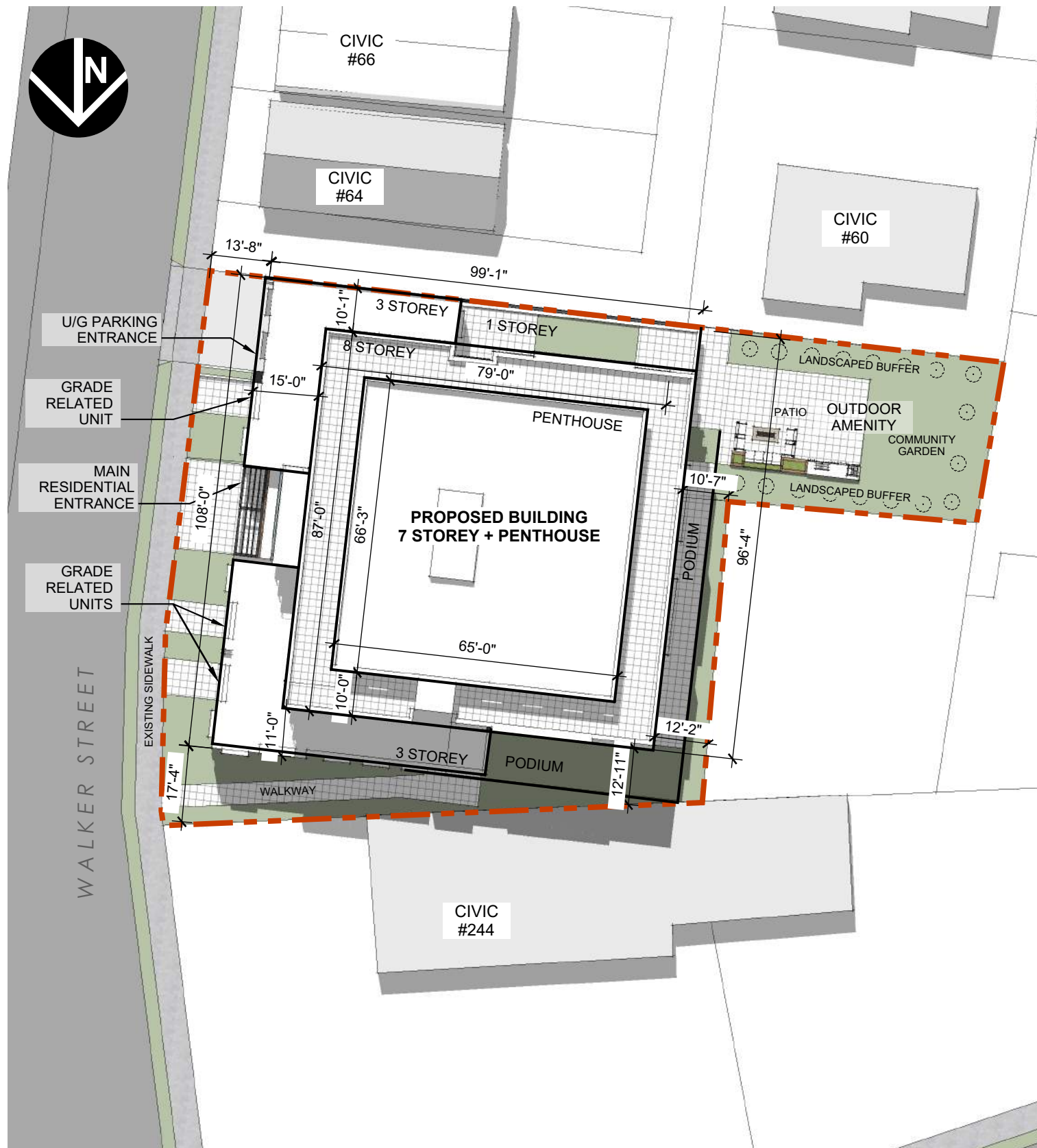
DRAWINGS LIST:

- A01 QUICK FACTS
- A02 DEVELOPMENT STATS
- A03 WEST (FRONT) & EAST (REAR) ELEVATION
- A04 NORTH & SOUTH ELEVATION
- A05 FLOOR PLAN LVL P1 & P2
- A06 FLOOR PLAN LVL 1
- A07 FLOOR PLAN TYPICAL LVL 2-3 & LVL 4-7
- A08 FLOOR PLAN LVL PH
- A09 ARTISTIC RENDERING

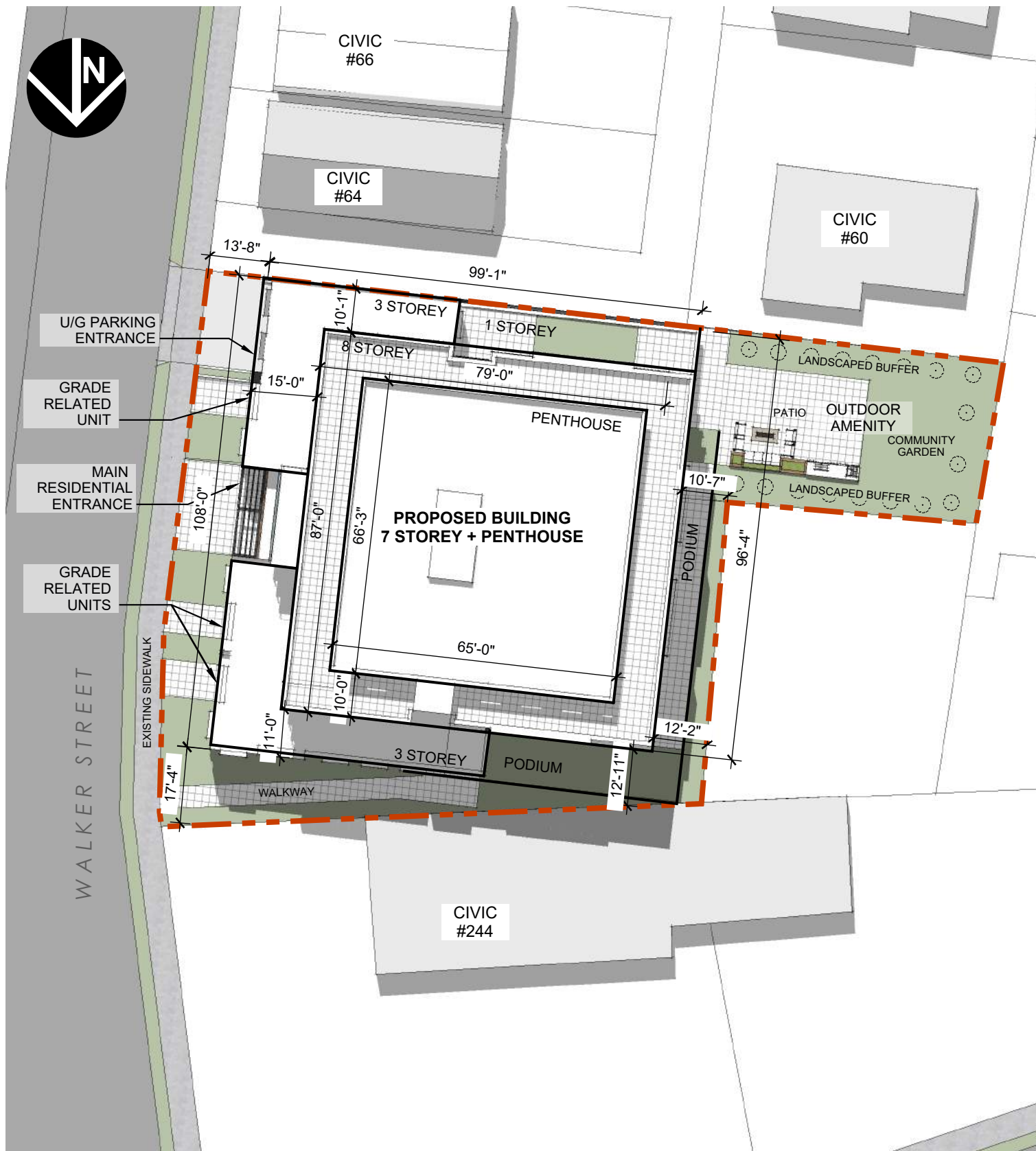
zzap

architecture
+ planning

1 Canal St, Dartmouth
NS B2Y 2W1 | zzap.ca



LOT SIZE	16,750 SQFT
BUILDING FOOTPRINT	10,692 SQFT
GROSS FLOOR AREA	61,530 SQFT
MAXIMUM UNIT COUNT	55 UNITS
MINIMUM PARKING RATIO	0.72 spaces/unit N/A for Commercial Uses



Plan View

LOT AREA ± 16,750 SF
 TOTAL ENVELOPE GFA (ABOVE GRADE) ±61,530 SF
 RENTABLE GFA (85%) ±59,651 SF
 UNIT COUNT 55
 PARKING COUNT 40
 IMPERMEABLE SURFACES: ±1,350 SF
 PERMEABLE SURFACES: ±8,200 SF

AMENITY PROVIDED:
 INDOOR - 1,050 SF
 OUTDOOR - ± 5,000 SF
 - 2,300 SF patio/landscaping
 - 1,690 SF private balconies
 - 1,010 SF private patios

LOCATION	UNIT COUNT		
	1 BR	1 BR+D	2 BR
LVL 8			3
LVL 7	1	2	4
LVL 6	1	2	4
LVL 5	1	2	4
LVL 4	1	2	4
LVL 3	1	5	3
LVL 2	1	5	3
LVL 1	1		5
	7	18	30
	13%	33%	55%
TOTAL			55



Perspective View (north)

EXTERIOR MATERIALS LEGEND	
1	MASONRY VENNEER
2	HIGH TRANSPARENCY GLAZING
3	PREFINISHED ENGINEERED CLADDING TYPE 1
4	PREFINISHED ENGINEERED CLADDING TYPE 2
5	PREFINISHED ENGINEERED CLADDING STANDING SEAM
6	ALUMINUM FRAMED GLASS GUARD
7	PVC WINDOW
8	PATIO DOOR
9	CW GLAZING



WEST ELEVATION (FRONT)

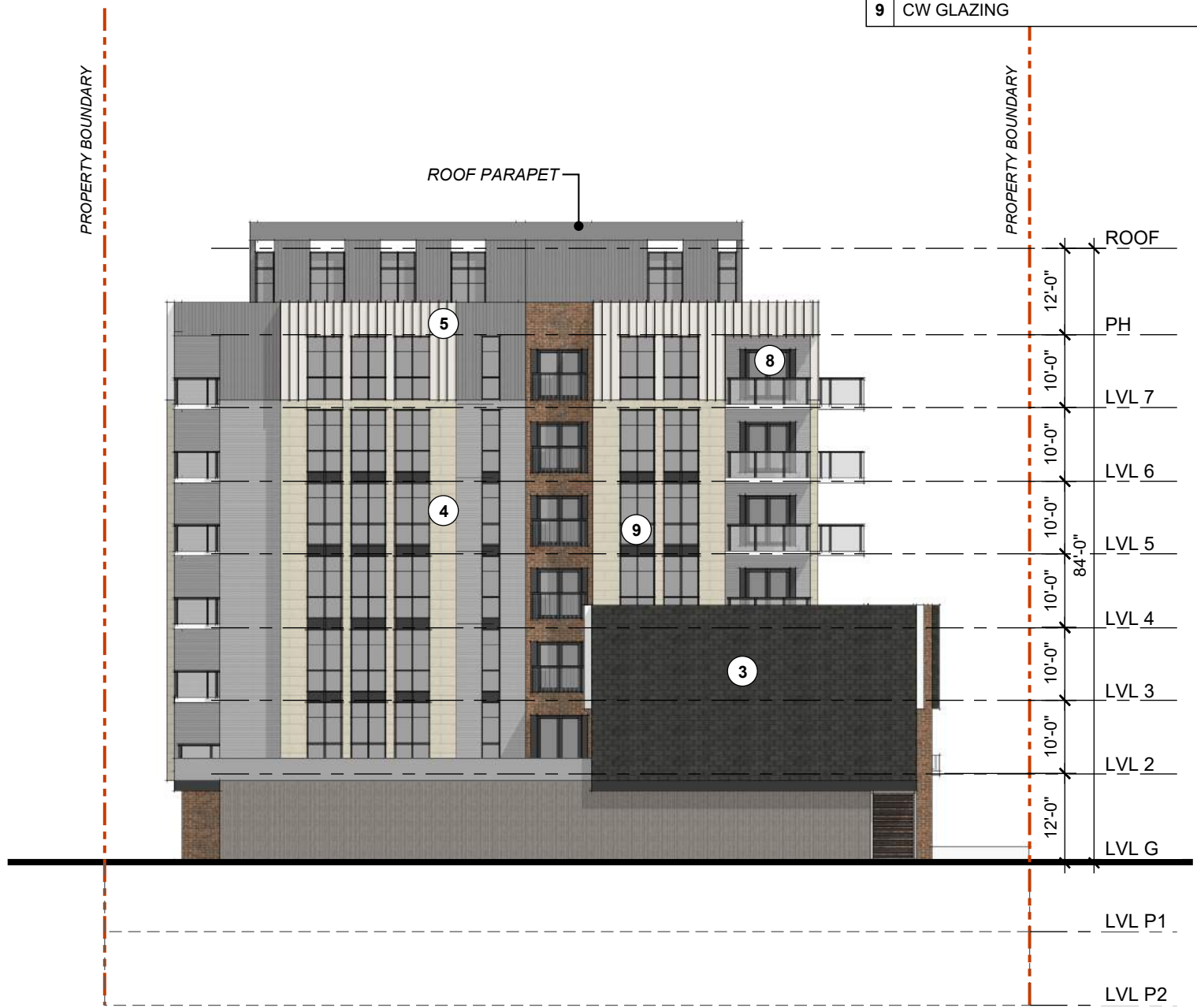


EAST ELEVATION (REAR)

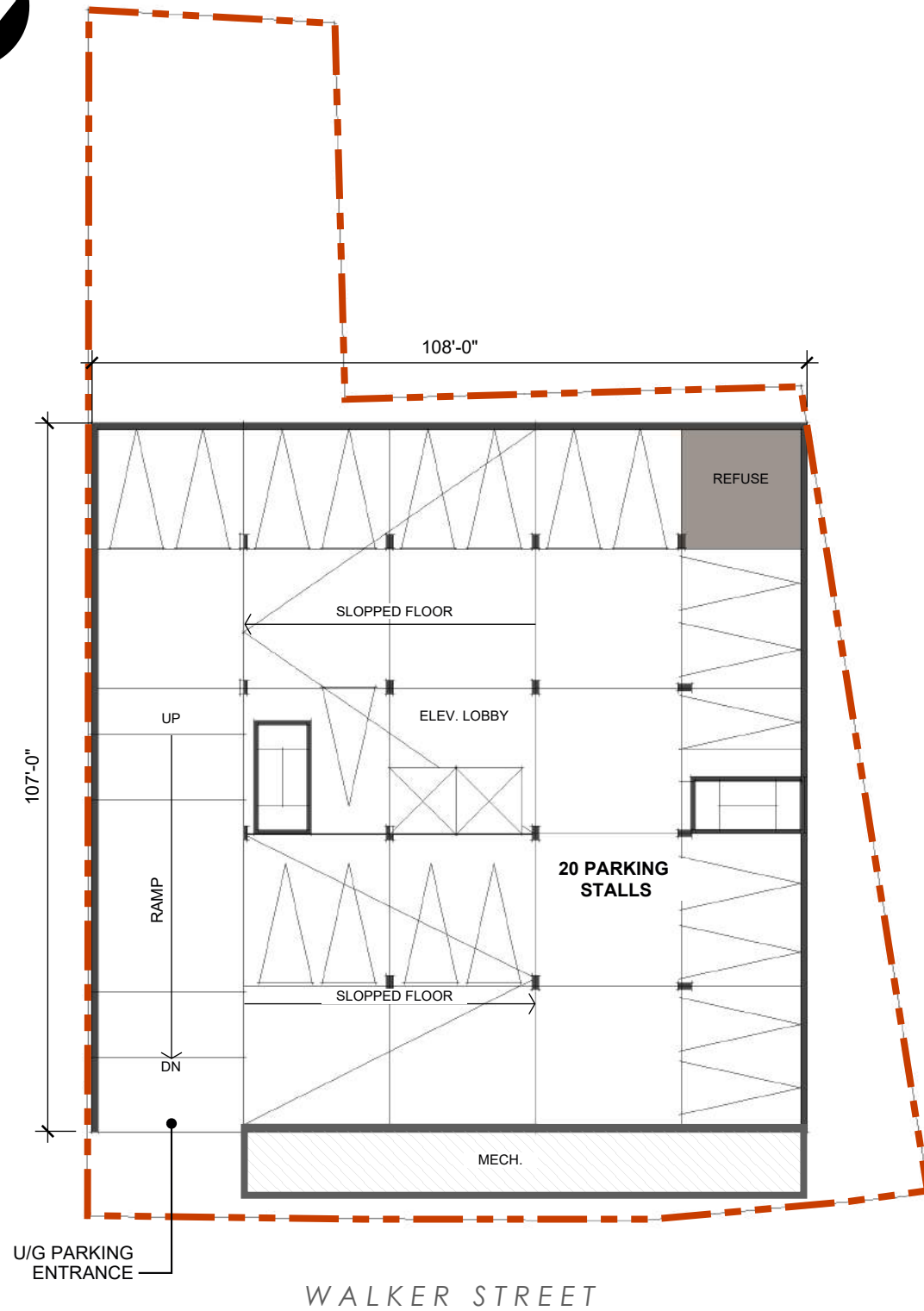
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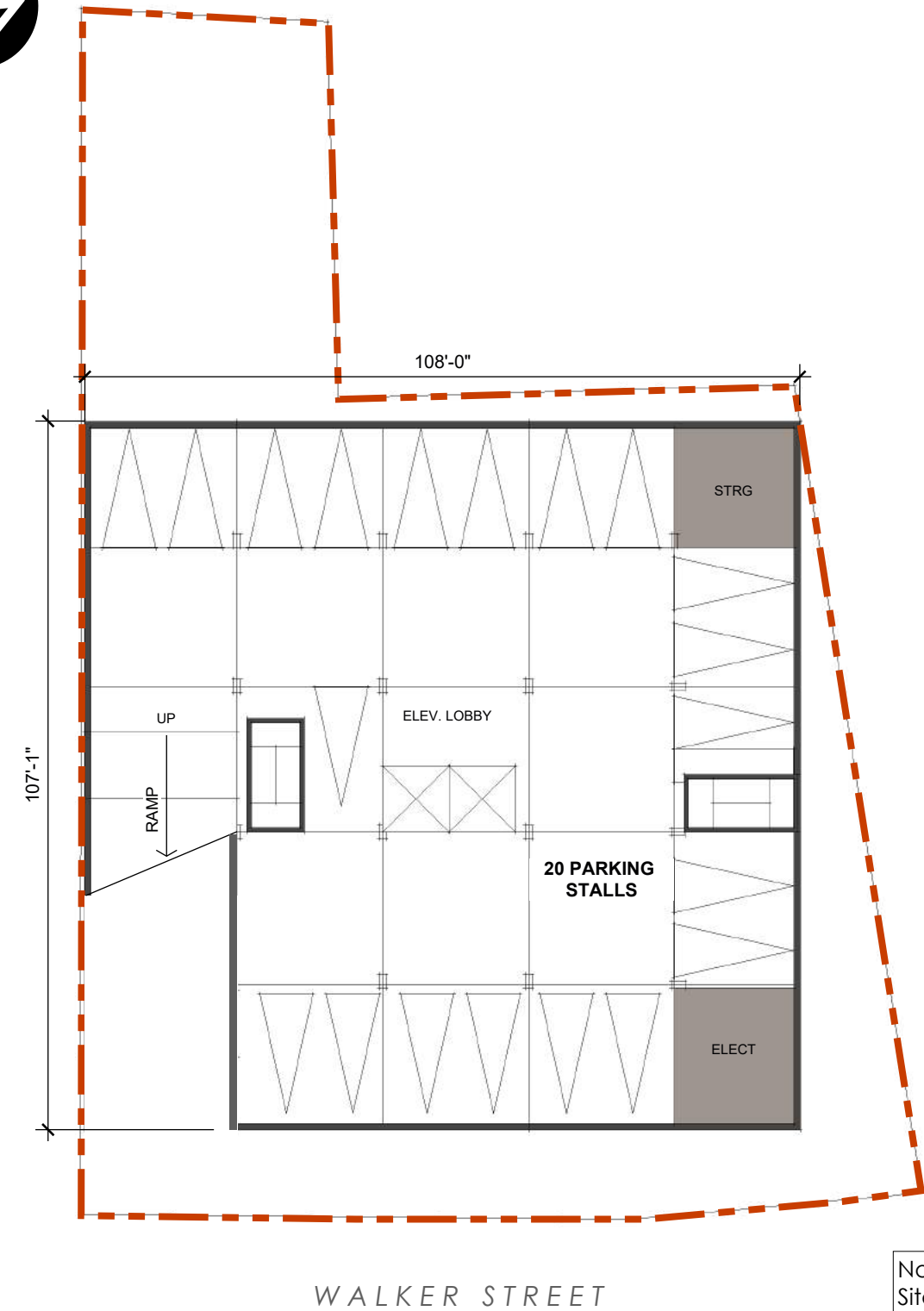
NORTH ELEVATION



SOUTH ELEVATION



Plan_Parking LVL P1



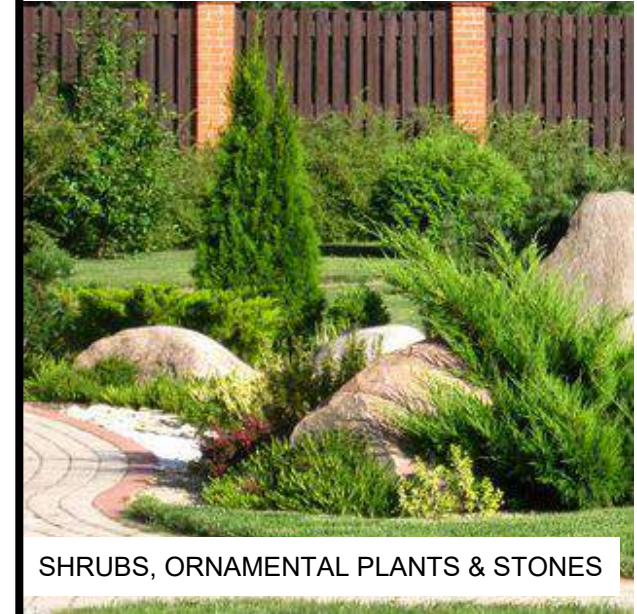
Plan_Parking LVL P2

Note:
Site subject to survey.



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Site subject to survey.

LANDSCAPING EXAMPES







SHRUBS, ORNAMENTAL PLANTS & STONES



TREES

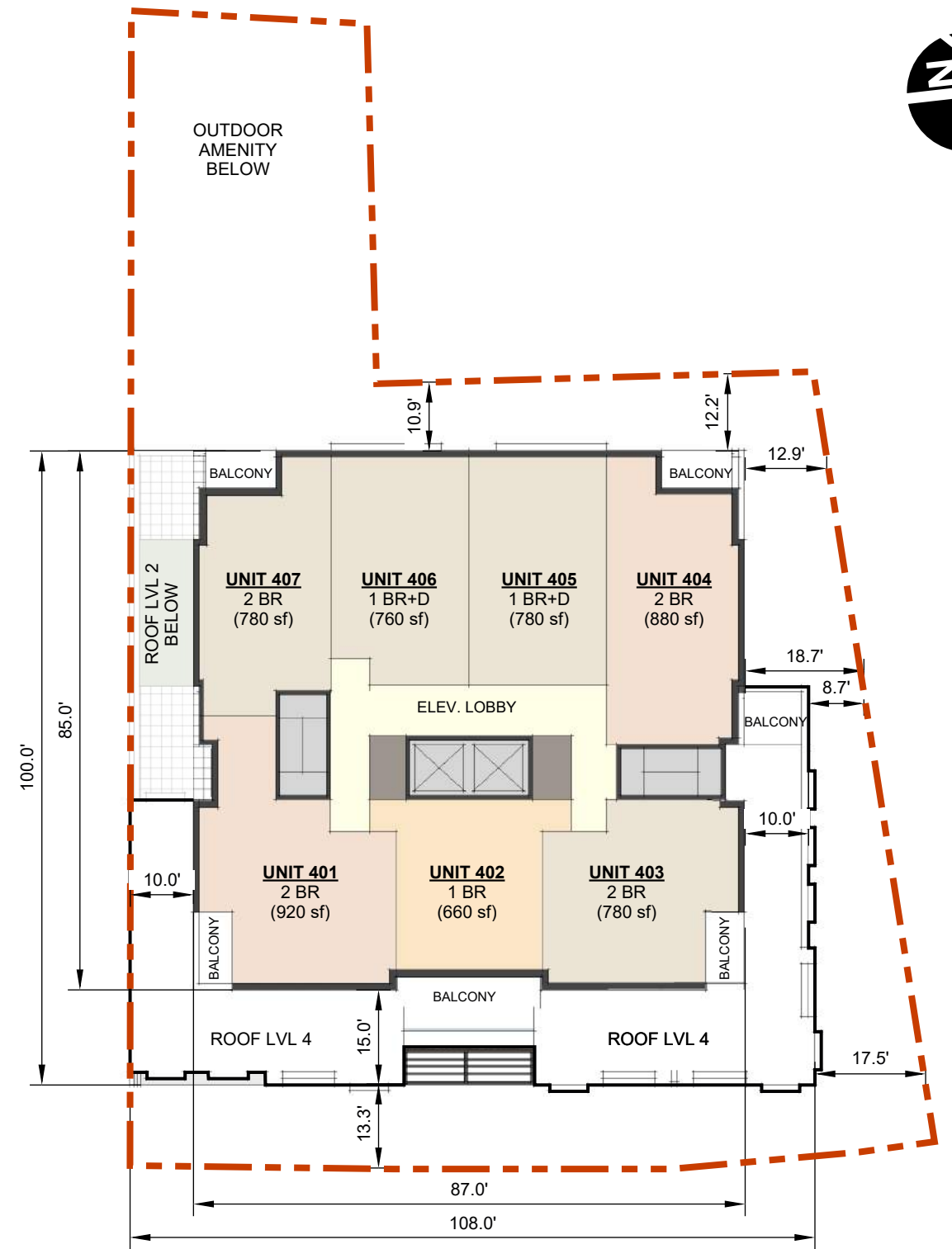
LEGEND

-  SITE BOUNDARY
-  BUILDING ACCESS POINT
-  TREES
-  SHRUBS



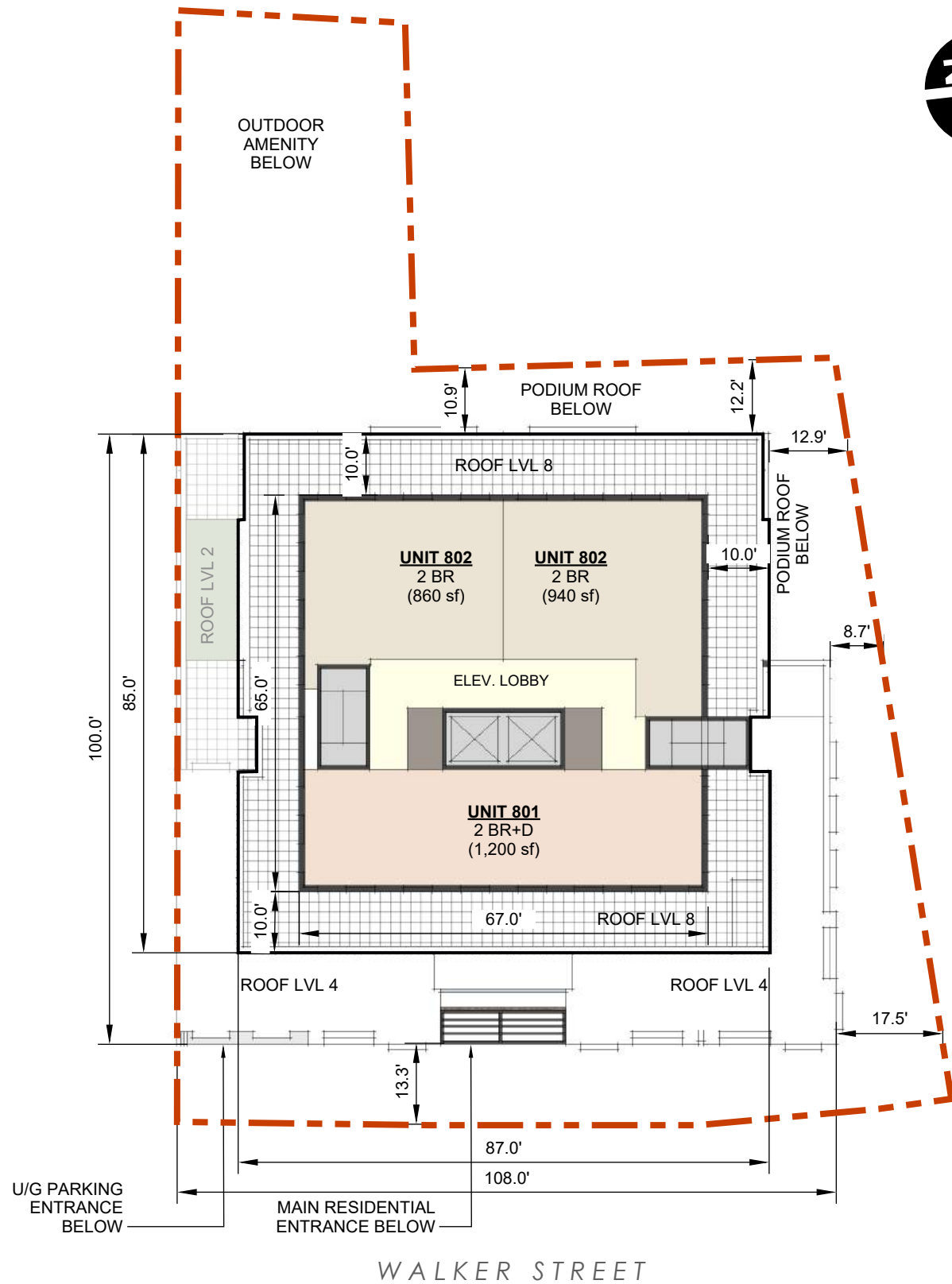
WALKER STREET

Floor Plan Typical LVL 2-3



WALKER STREET

Floor Plan LVL 4 (5-7 similar)



WALKER STREET

Floor Plan LVL PH



Street View