# 498 Sackville Drive



1) Street Level Perspective

### **Building Fire Safety & Building Code Data:**

Regulated by: Part 3 of the National Building Code (NBC)

Major Occupancy: C (Residential), E (Mercantile) & F2 (Parking Garage)

Total Lot Size: 28,629 sqft. (2,659.7 sqm.)

Building Footprint: **13,126 sqft. (1,219.45 sqm.)**Number of Stories: **7 Above Grade, 2 Below Grade** Height of Building from established grade: 53.0' (15.2m) Average Grade: 128.5' (39.16m)

Fire Access Routes/Streets: 2 Sprinkler System: Proposed Fire Rated Seperation between Major Occupancies: C & E: 1 Hour Fire Rated Seperation C & F2: 2 Hour Fire Rated Seperation E & F2: 2 Hour Fire Rated Seperation Classified as a High Building (min. 18m): No Non-Combustible Construction

> PID: **40003451 & 40002057** Zone: PR - Sackville Drive LUB

Residential Units: 63 Barrier Free Units Required/Proposed: 4

> Unit Sizes: 3 Bedrooms: 14 Units 2 Bedrooms: 42 Units 1 Bedroom: 1 Unit Bachelors: 6 Units

Parking Area Parking Garage: 75 Spaces Exterior Spaces: 6 Spaces **Total: 81 Spaces (3 Handicapped)** 

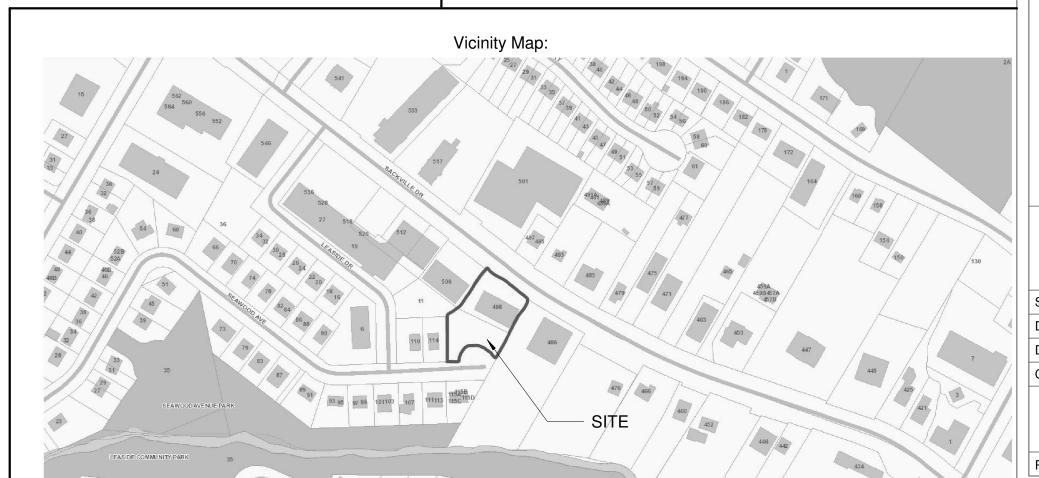
<u>Amenity Area</u> Required(200sf/1bd + 575sf/2bd + 950sf/3bd): 33,300sf Provided: 2,497sf Interior, 12,625sf Rooftop Exterior, over 8,000sf Balconies, 2,915sf Landscape Podium, 8,275sf Total: 34,242sf

### **Building Elevations**

P2 Lower Parking Garage	108' - 4''
P1 Upper Parking Garage	117' - 7''
Level 1	128' - 0''
Level 2	137' - 10''
Level 3	147' - 8''
Level 4	157' - 6''
Level 5	167' - 4''
Level 6	177' - 2''
Level 7	187' - 0''
Rooftop Amenity	196' - 10''
T.O. Roof	206' - 8''

# **Sheet Contents**

Α0	Cover	
A1.0	Site Plan	
A2.0	P2 - Parking Garage Plan	
A2.1	P1 - Parking Garage Plan	
A3.0	First Floor Plan	
A3.1	Second Floor Plan	
A3.2	Third Floor Plan	
A3.3	Fourth Floor Plan	
A3.4	Typical Floor Plan (L5-7)	
A3.5	Rooftop & Roof Plan	
A4.0	North Elevation	
A4.1	East Elevation	
A4.2	South Elevation	
A4.3	West Elevation	





# **PAUL SKERRY ARCHITECTS**

5514 Livingstone Place Halifax, Nova Scotia B3K 2B9 ph: 902-455-4361 email: drawing@pskerry.ca

## NOTES:

1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL ALL DIMENSIONS ON SITE &
REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.

2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.

3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.

4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGREED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.

5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION, ARE TO BE USED FOR CONSTRUCTION.

6)THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.

Э.	Description	Date
	Issued for Development Permit	2022-10-25
	Added Bachelor Unit, Revised Amenity	2022-12-13
	Issued for DA	2023-06-22
	Revised per HRM Comments	2023-12-22

Proposed Multi-Unit Residential Building Lot 35 & 14 498 Sackville Drive -Sackville, NS For:Panco Construction

Cover

2022-10-25 Drawn by Checked by

**A0** 

3165 Project number

Staff