# FAIRWINDS ON THE BASIN



CONTENTS:

A0 COVER

A1 SITE PLAN

A2.0 PARKING G

A1 SITE PLAN
A2.0 PARKING GARAGE PLAN
A3.0 FIRST FLOOR PLAN
A3.1 SECOND FLOOR PLAN
A3.2 THIRD - FIFTH FLOOR PLAN
A3.3 SIXTH FLOOR PLAN

A3.4 SEVENTH FLOOR PLAN
A3.5 PENTHOUSE LEVEL FLOOR PLAN
A4.0 WEST ELEVATION

A4.0 WEST ELEVATION
A4.1 SOUTH ELEVATION
A4.2 NORTH ELEVATION
A4.3 EAST ELEVATION

Paul Skerry Associates Ltd.

ARCHITECTS

5514 LIVINGSTONE PLACE

pskerry@pskerry.ca

### PAUL SKERRY ASSOCIATES

5514 Livingstone Place Halifax, Nova Scotia B3K 2B9 ph: 902-455-4361 fax: 902-455-7778 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.

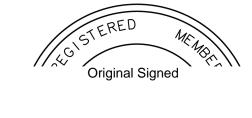
2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.

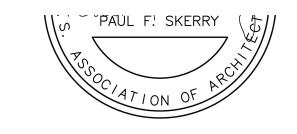
3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.

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.





No.	Description	Date
	Issued for Development Agreement	2/24/2017
1	Removed One Floor	3/20/2018

Proposed Comm. / Res.
"Fairwinds on the Basin"
Lot B & B1
Saul Garson Subdivision
Halifax, Nova Scotia
For:Pathos Properties

Cover

Scale
Date
Drawn by
Checked by

**A0** 

February 24, 2017

Project number



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

Major Occupancy: **C (Residential) D or E**Non-Combustible Construction

Lot: BB-1 PID: 00291641 Zone: C-2A

Total Lot Size: 15,410 sqft. (1431.6 sqm.) Building Footprint: 8,336 sqft. (774.4 sqm.)

Number of Stories: 7+PH Above Grade, 1 Below Grade Height of Building: 86'-8" (26.4m)

**Total Residential Units: 55** 

3 Bedroom Units: 1 2 Bedroom Units: 26

1 Bedroom + Den Units: 16

1 Bedroom Units: 12

**Building Elevations** Parking Garage: 22.6' (6.9m)
First Floor: 32.8' (10.0m) 44.8' (13.7m) Second Floor: 54.5' (16.6m) Third Floor: 64.0' (19.5m) Fourth Floor: 73.8' (21.5m) Fifth Floor: 83.5' (24.5m) Sixth Floor: Seventh Floor: 93.0' (28.3m) Penthouse Floor: 102.8' (31.3m)

Parking
Parking Garage: **34**Exterior Parking: **2**Total: **36 spaces (4 Handicapped)** 



LEGEND: 32.1' **EXISTING GRADE** 

32.1' PROPOSED GRADE Paul Skerry Associates Ltd.

ARCHITECTS

5514 LIVINGSTONE PLACE
HALIFAX N.S. B3K 2B9

pskerry@pskerry.ca

PAUL SKERRY ASSOCIATES

5514 Livingstone Place
Halifax, Nova Scotia B3K 2B9
ph: 902-455-4361
fax: 902-455-7778
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.

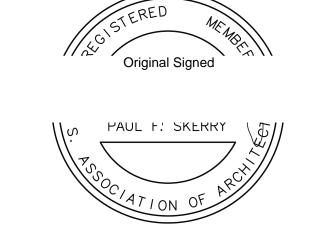
2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.

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.



No.	Description	Date
	Issued for Development Agreement	2/24/2017
	Removed One Floor	3/20/2018

Proposed Comm. / Res. "Fairwinds on the Basin" Lot B & B1 Saul Garson Subdivision Halifax, Nova Scotia For:Pathos Properties

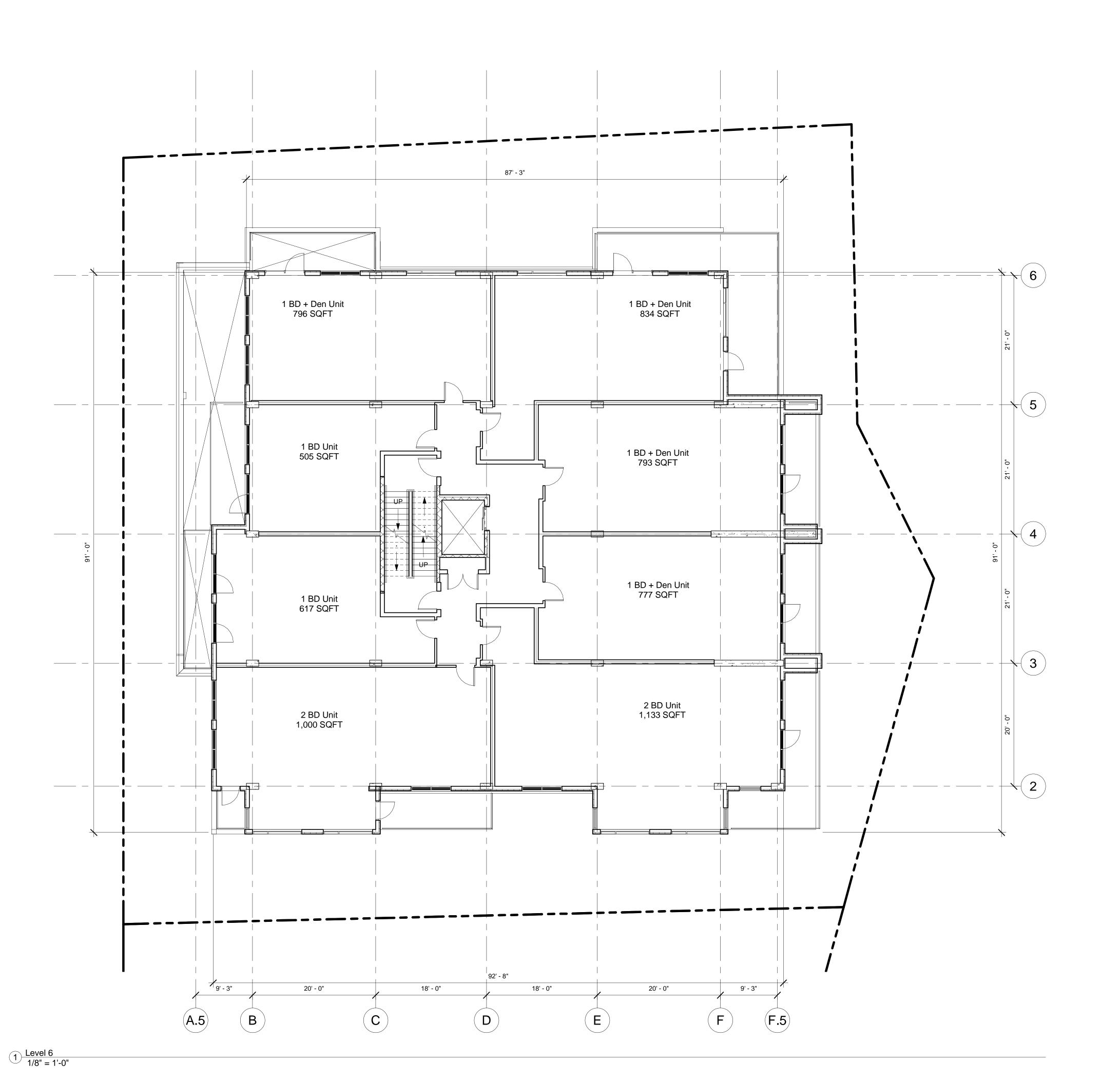
Site Plan

1" = 10'-0" February 24, 2017 Drawn by Checked by

A1.0

Project number

True Plan North North





pskerry@pskerry.ca

# PAUL SKERRY ASSOCIATES

5514 Livingstone Place Halifax, Nova Scotia B3K 2B9 ph: 902-455-4361 fax: 902-455-7778 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.

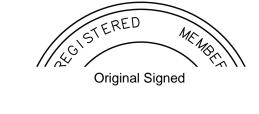
2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.

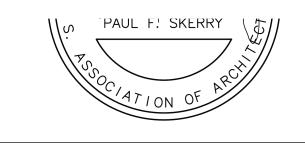
3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.

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.





No.	Description	Date
	Issued for Development Agreement	2/24/201
1	Removed One Floor	3/20/2018

Proposed Comm. / Res.
"Fairwinds on the Basin"
Lot B & B1 Saul Garson Subdivision Halifax, Nova Scotia
For:Pathos Properties

# Level 6

Scale	1/8" = 1'-0"
Date	February 24, 2017
Drawn by	GJ
Checked by	PS

A3.3

Project number

-STRUCTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS. (REPORT ANY DISCREPANCIES IMMEDIATELY)

-SEE MECHANICAL & ELECTRICAL DRAWINGS FOR LOCATION & SIZE OF ALL HOLES IN FOUNDATION WALLS & STRUCTURAL SLABS. (SOME HOLES ARE INDICATED ON ARCHITECTURAL, FOR FINAL LOCATIONS/SIZE SEE MECH./ELECT. DWG

Paul Skerry Associates Ltd.

ARCHITECTS

5514 LIVINGSTONE PLACE
HALIFAX N.S. B3K 2B9

pskerry@pskerry.ca

#### PAUL SKERRY ASSOCIATES 5514 Livingstone Place

Halifax, Nova Scotia B3K 2B9 ph: 902-455-4361 fax: 902-455-7778 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.

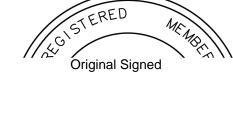
2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.

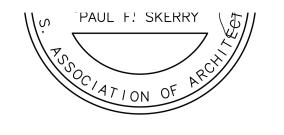
3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.

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.





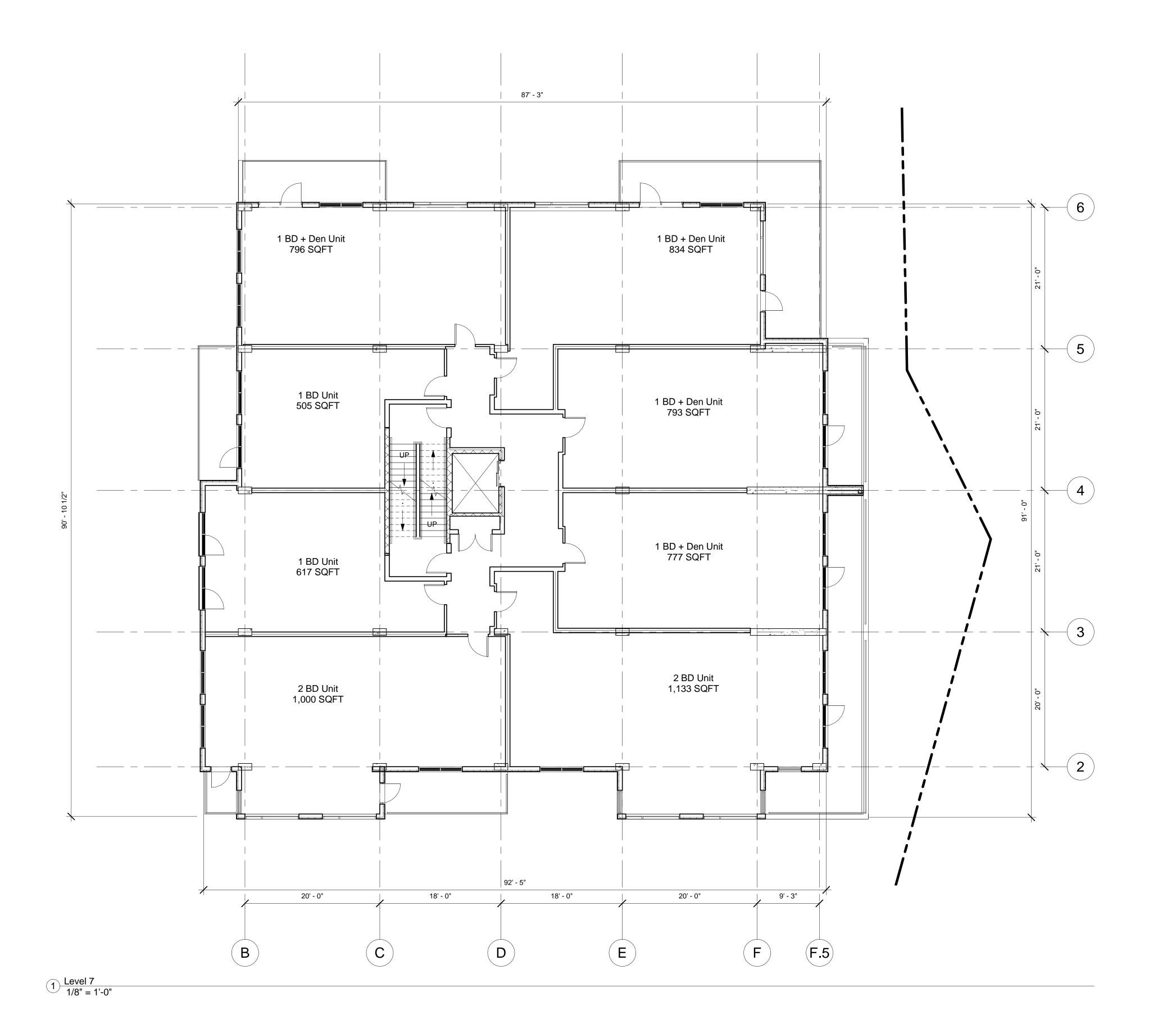
No.	Description	Date
	Issued for Development Agreement	2/24/2017
1	Removed One Floor	3/20/2018

Proposed Comm. / Res.
"Fairwinds on the Basin"
Lot B & B1 Saul Garson Subdivision Halifax, Nova Scotia
For:Pathos Properties

## Level 7

Scale	1/8" = 1'-0"
Date	February 24, 2017
Drawn by	GJ
Checked by	PS

Project number





1 West (Front) 1/8" = 1'-0"

Legend:

A Architectural Masonry - Type 1

B Architectural Masonry - Type 2

C Architectural Masonry - Type 3

D Ceramic/Metal Panels - Type 1

E Ceramic/Metal Panels - Type 2

Aluminum / Glass 42" H. Railing Vinyl Door / Window Aluminum Glazing System

Canopy

Architectural Light Fixture Sign Band

Paul Skerry Associates Ltd. ARCHITECTS

5514 LIVINGSTONE PLACE
HALIFAX N.S. B3K 2B9

pskerry@pskerry.ca

# PAUL SKERRY ASSOCIATES

5514 Livingstone Place
Halifax, Nova Scotia B3K 2B9
ph: 902-455-4361
fax: 902-455-7778
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.

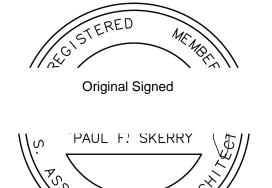
2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.

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.



No.	Description	Date
	Issued for Development Agreement	2/24/2017
1	Removed One Floor	3/20/2018

Proposed Comm. / Res.
"Fairwinds on the Basin"
Lot B & B1 Saul Garson Subdivision Halifax, Nova Scotia For:Pathos Properties

# West Elevation

l .	
Scale	1/8" = 1'-0"
Date	February 24, 2017
Drawn by	GJ
Checked by	PS

A4.0

Project number



Paul Skerry Associates Ltd. ARCHITECTS

5514 LIVINGSTONE PLACE
HALIFAX N.S. B3K 2B9

pskerry@pskerry.ca

PAUL SKERRY ASSOCIATES

5514 Livingstone Place Halifax, Nova Scotia B3K 2B9 ph: 902-455-4361 fax: 902-455-7778 email: drawing@pskerry.ca

## NOTES:

Legend:

A Architectural Masonry - Type 1

B Architectural Masonry - Type 2

C Architectural Masonry - Type 3

D Ceramic/Metal Panels - Type 1

Ceramic/Metal Panels - Type 2

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.



No PAUL F. SKERRY \\$//
70
NOC/17 DE PROY
CLATION OF AT

No.	Description	Date
	Issued for Development Agreement	2/24/201
1	Removed One Floor	3/20/2018

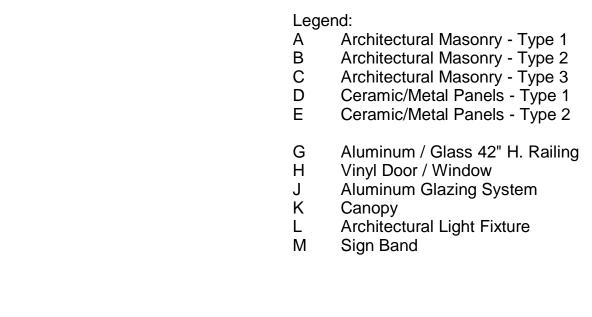
Proposed Comm. / Res.
"Fairwinds on the Basin"
Lot B & B1 Saul Garson Subdivision Halifax, Nova Scotia For:Pathos Properties

# South Elevation

Scale	1/8" = 1'-0"
Date	February 24, 2017
Drawn by	GJ
Checked by	PQ

A4.1

Project number





1 North
1/8" = 1'-0"

Paul Skerry Associates Ltd.

ARCHITECTS

5514 LIVINGSTONE PLACE
HALIFAX N.S. B3K 2B9

pskerry@pskerry.ca

PAUL SKERRY ASSOCIATES
5514 Livingstone Place
Halifax, Nova Scotia B3K 2B9
ph: 902-455-4361
fax: 902-455-7778
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.



No.	Description	Date
	Issued for Development Agreement	2/24/2017
1	Removed One Floor	3/20/2018

Proposed Comm. / Res.
"Fairwinds on the Basin"
Lot B & B1
Saul Garson Subdivision
Halifax, Nova Scotia
For:Pathos Properties

## North Elevation

Scale	1/8" = 1'-0"
Date	February 24, 2017
Drawn by	GJ
Checked by	PS

A4.2

Project number



Paul Skerry Associates Ltd. Legend:

A Architectural Masonry - Type 1

B Architectural Masonry - Type 2

C Architectural Masonry - Type 3

D Ceramic/Metal Panels - Type 1

E Ceramic/Metal Panels - Type 2 ARCHITECTS

5514 LIVINGSTONE PLACE
HALIFAX N.S. B3K 2B9

pskerry@pskerry.ca

PAUL SKERRY ASSOCIATES 5514 Livingstone Place
Halifax, Nova Scotia B3K 2B9
ph: 902-455-4361
fax: 902-455-7778
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.

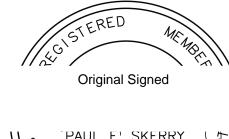
2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.

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.





No.	Description	Date
	Issued for Development Agreement	2/24/201
1	Removed One Floor	3/20/2018

Proposed Comm. / Res.
"Fairwinds on the Basin"
Lot B & B1 Saul Garson Subdivision Halifax, Nova Scotia For:Pathos Properties

## East Elevation

Scale	1/8" = 1'-0"
Date	February 24, 2017
Drawn by	GJ
Checked by	PS

A4.3

Project number