

# APPLICATION TO REZONE

3850 ROBIE STREET  
HALIFAX, NS



## LIST OF DRAWINGS:

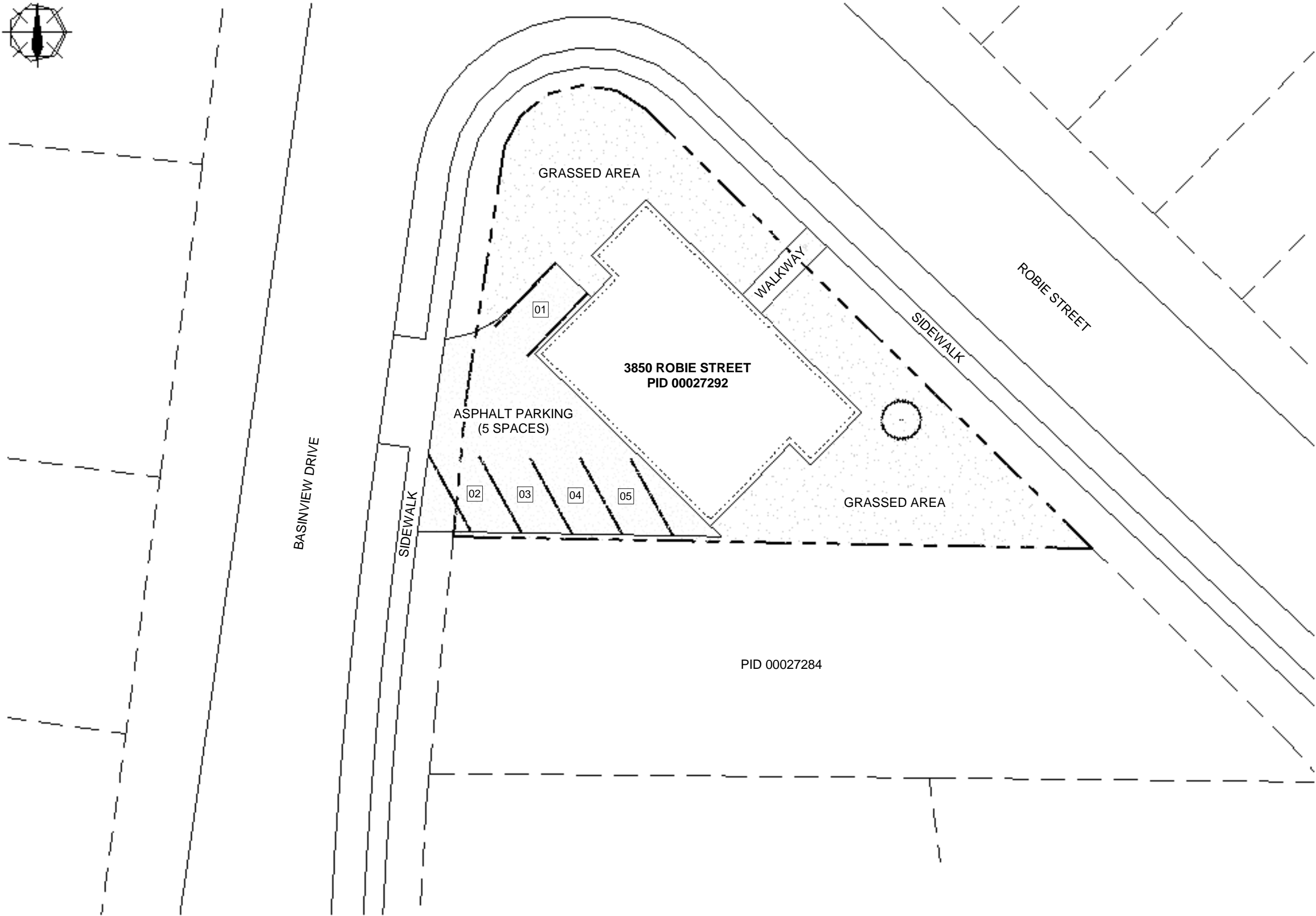
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A101	EXISTING BASEMENT PLAN
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A103	EXISTING LEVEL 2 PLAN
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**DA# 22314**

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CLIENT  
**DA# 22314**  
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PROJECT  
**APPLICATION TO REZONE**  
 3850 Robie Street  
 Halifax NS

TECHNICAL DRAWINGS  
**360 CAD SERVICES INC.**  
 902.346.3600  


NOTES  
**Lot Information:**  
 PID: 00027292  
 Owner: Jason Wing Lian Wong  
 Civic: 3850 Robie Street  
 Lot: 29  
 Area: 7,260 sq.ft. (675m<sup>2</sup>)

**Site Usage:**  
 Property: 7,260 sq.ft. (675m<sup>2</sup>)  
 Building: 2,150 sq.ft. (200m<sup>2</sup>)  
 Parking: 1,750 sq.ft. (160m<sup>2</sup>)  
 Open Space: 3,300 sq.ft. (300m<sup>2</sup>)  
 Lot Coverage: 29.6%

TITLE:  
**SITE PLAN**

SCALE:  
 1" = 20'-0"

DATE:  
 05-10-2019

DRAWN BY:  
 S.Stoddart

DWG #  
**A100**



ROBIE STREET

60' - 7"

NORTH EXIT @  
STAIR LANDING  
4'-8" A.F.F.

100"W x 33"H  
SILL HT. 4'-3"

40"W x 33"H  
SILL HT. 4'-3"

40"W x 33"H  
SILL HT. 4'-3"

100"W x 33"H  
SILL HT. 4'-3"

FND. WALL 2'-0" A.F.F.

FND. WALL  
4'-0" A.F.F.

BULKHEAD  
7'-6" A.F.F.

FND. WALL 4'-0" A.F.F.

UNIT 6  
LIVING ROOM

UNIT 6  
KITCHEN

NORTH ENTRY

STOR.

UNIT 5  
KITCHEN

UNIT 5  
LIVING ROOM

UNIT 6  
ENTRY

NORTH  
CORRIDOR

UNIT 5  
ENTRY

BASINVIEW DRIVE

14' - 2"

14' - 2"

51"W x 33"H  
SILL HT. 4'-3"

51"W x 33"H  
SILL HT. 4'-3"

FND. WALL 2'-0" A.F.F.

UNIT 6  
BEDROOM 1

CLOSET

HALL

UNIT 6  
WR

UNIT 5  
WR

HALL

UNIT 5  
BEDROOM

16" LINEN

CLOSET

FND. WALL 4'-0" A.F.F.

51"W x 33"H  
SILL HT. 4'-3"

51"W x 33"H  
SILL HT. 4'-3"

22' - 6"

22' - 6"

UNIT 6  
BEDROOM 2

HALL

UNIT 6  
WR

SOUTH  
CORRIDOR

MECHANICAL  
ELECTRICAL

12"W x 19"H  
SILL HT. 5'-3"

FND. WALL 2'-0" A.F.F.

51"W x 33"H  
SILL HT. 4'-3"

51"W x 33"H  
SILL HT. 4'-3"

SOUTH EXIT @  
STAIR LANDING  
4'-8" A.F.F.

48' - 7"

PARKING LOT

1 BASEMENT FLOOR PLAN  
A101 3/16" = 1'-0"

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NOTES

Basement Areas:

• Unit 5	535 sq.ft.
• Unit 6	805 sq.ft.
• Mechanical/Electrical	150 sq.ft.
• Laundry Room	060 sq.ft.
• North Entry	065 sq.ft.
• North Corridor	030 sq.ft.
• North Storage	015 sq.ft.
• South Entry	060 sq.ft.
• South Corridor	045 sq.ft.
• South Storage	015 sq.ft.
• Plumbing/HVAC Chases	015 sq.ft.

Basement Ceiling Heights:

- 7'-10" ceilings throughout basement, dropped to 6'-10" in washrooms

Basement Stairs:

- North Entry Stairs  
T/O Basement Floor - Landing  
# of Risers 7  
Riser Height 8"  
Tread Depth 10"  
Landing - T/O Level 1 Floor  
# of Risers 7  
Riser Height 7.5"  
Tread Depth 10"
- South Entry Stairs  
T/O Basement Floor - Landing  
# of Risers 7  
Riser Height 8"  
Tread Depth 10"  
Landing - T/O Level 1 Floor  
# of Risers 7  
Riser Height 7.5"  
Tread Depth 10"

TITLE:

EXISTING BASEMENT PLAN

SCALE:

3/16" = 1'-0"

DATE:

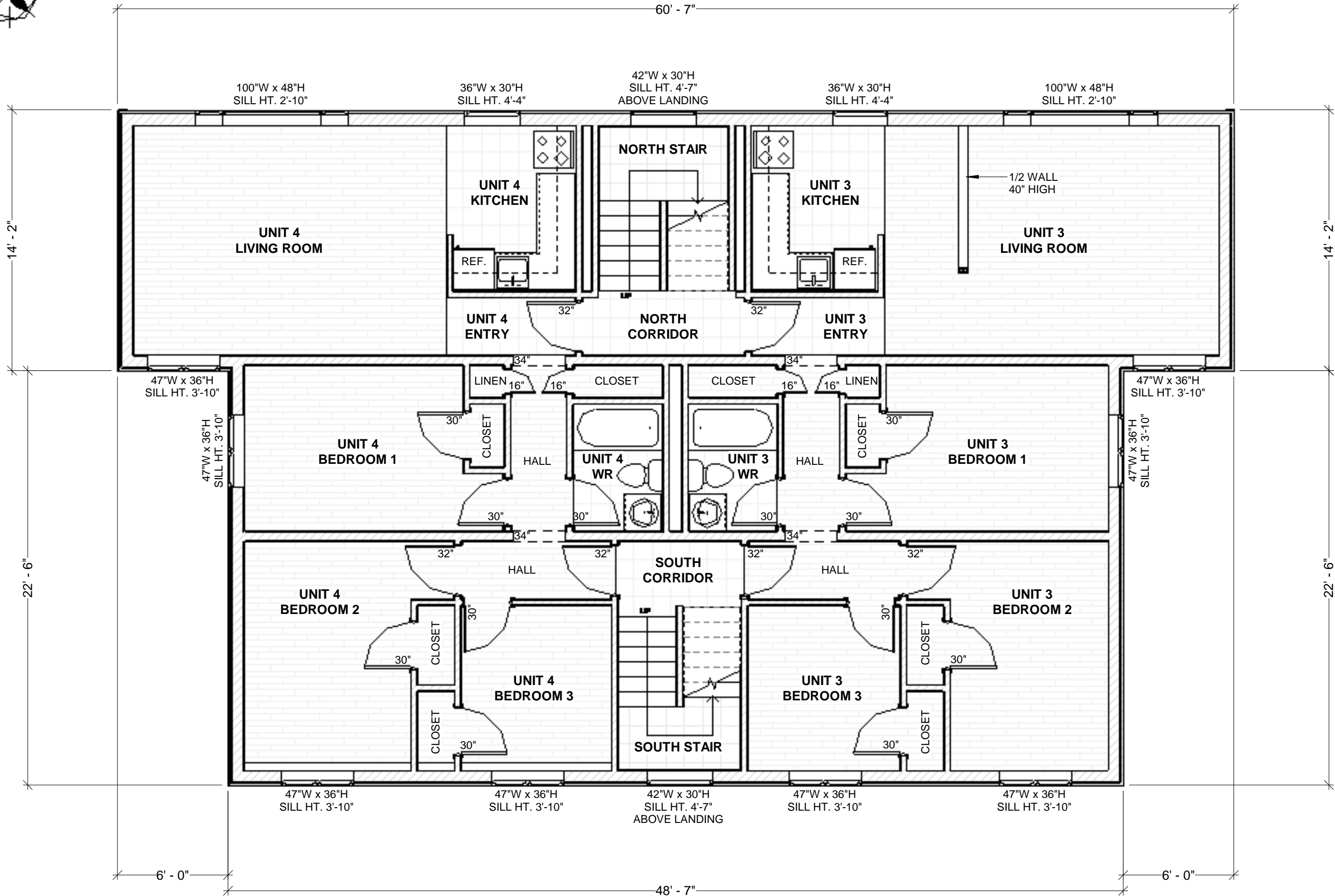
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A101



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NOTES  
**Level 1 Areas:**  
 • Unit 3 805 sq.ft.  
 • Unit 4 805 sq.ft.  
 • North Stair 065 sq.ft.  
 • North Corridor 030 sq.ft.  
 • South Stair 060 sq.ft.  
 • South Corridor 025 sq.ft.

**Level 1 Ceiling Heights:**  
 • 7'-10" ceilings throughout Level 1,  
 dropped to 6'-10" in washrooms

**Level 1 Stairs:**  
 • North Stairs  
 T/O Level 1 Floor - Landing  
 # of Risers 7  
 Riser Height 7.5"  
 Tread Depth 10"  
 Landing - T/O Level 2 Floor  
 # of Risers 7  
 Riser Height 7.5"  
 Tread Depth 10"

• South Entry Stairs  
 T/O Level 1 Floor - Landing  
 # of Risers 7  
 Riser Height 7.5"  
 Tread Depth 10"  
 Landing - T/O Level 2 Floor  
 # of Risers 7  
 Riser Height 7.5"  
 Tread Depth 10"

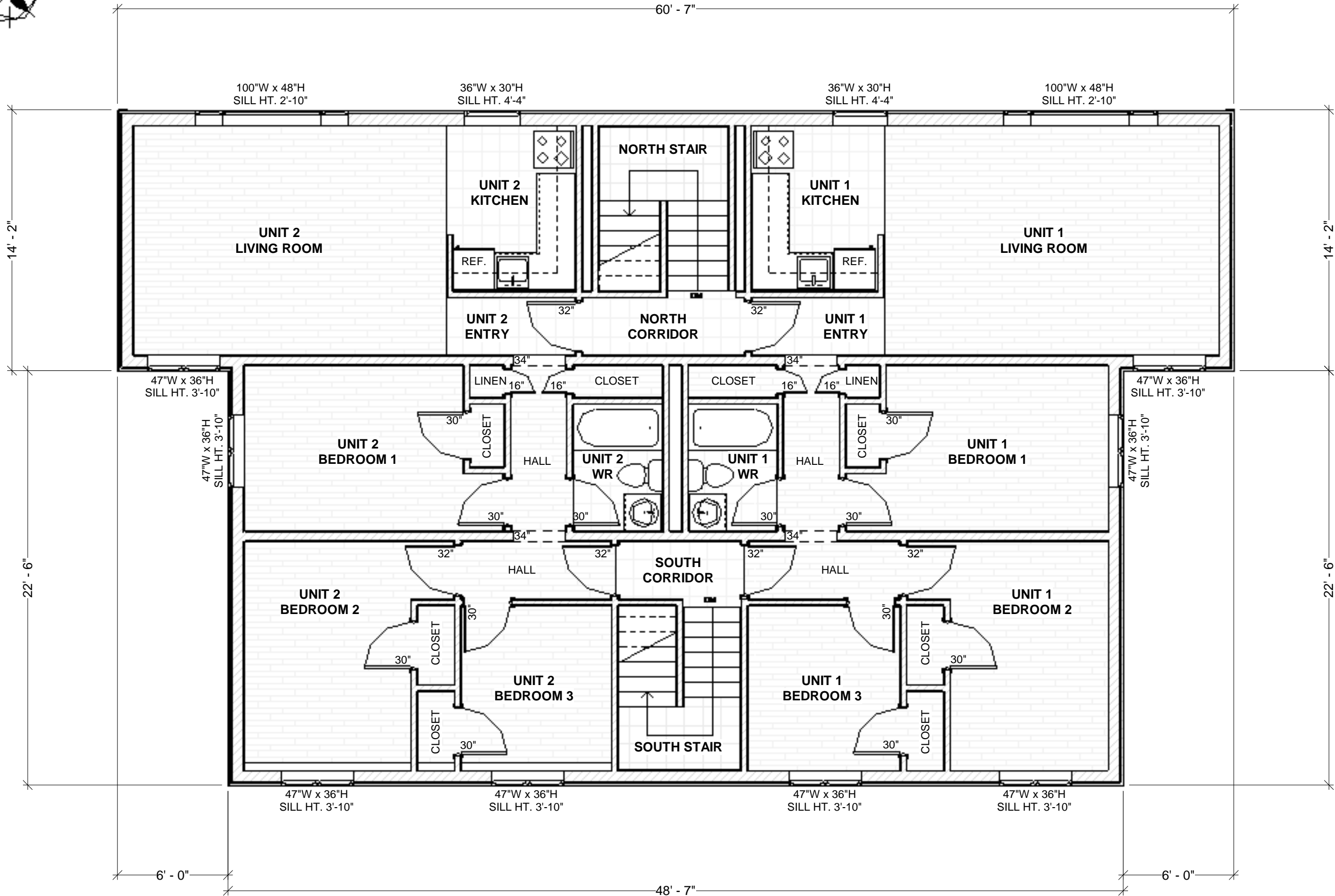
TITLE:  
**EXISTING LEVEL 1 PLAN**

SCALE:  
 3/16" = 1'-0"

DATE:  
 05-10-2019

DRAWN BY:  
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DWG #  
**A102**



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NOTES  
**Level 2 Areas:**  
 • Unit 1 805 sq.ft.  
 • Unit 2 805 sq.ft.  
 • North Stair 065 sq.ft.  
 • North Corridor 030 sq.ft.  
 • South Stair 060 sq.ft.  
 • South Corridor 025 sq.ft.

**Level 2 Ceiling Heights:**  
 • 7'-10" ceilings throughout Level 2,  
 dropped to 6'-10" in washrooms

TITLE:  
**EXISTING LEVEL 2 PLAN**

SCALE:  
 3/16" = 1'-0"

DATE:  
 05-10-2019

DRAWN BY:  
 S.Stoddart

DWG #  
**A103**



ROBIE STREET

60' - 7"

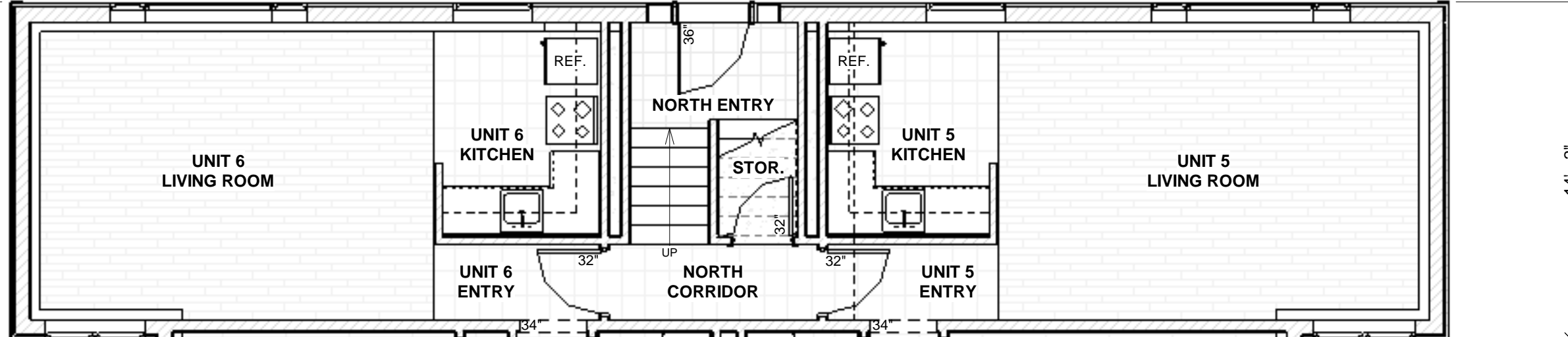
100"W x 33"H  
SILL HT. 4'-3"

40"W x 33"H  
SILL HT. 4'-3"

40"W x 33"H  
SILL HT. 4'-3"

100"W x 33"H  
SILL HT. 4'-3"

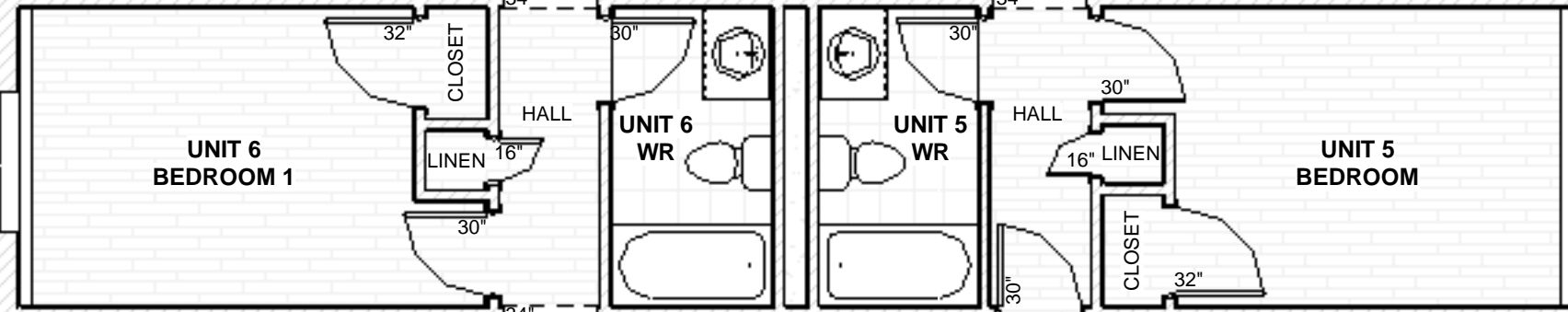
14' - 2"



14' - 2"

51"W x 33"H  
SILL HT. 4'-3"

51"W x 33"H  
SILL HT. 4'-3"

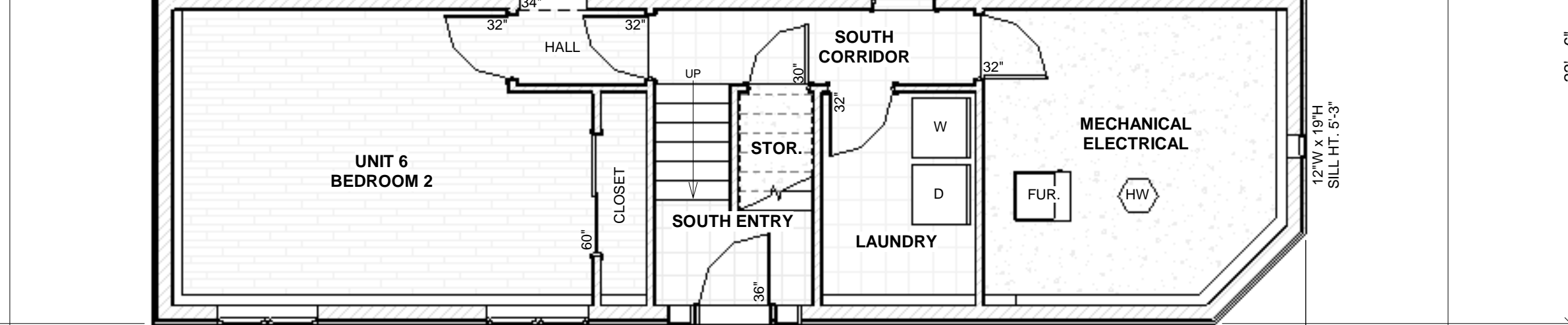


51"W x 33"H  
SILL HT. 4'-3"

51"W x 33"H  
SILL HT. 4'-3"

BASINVIEW DRIVE

22' - 6"



51"W x 33"H  
SILL HT. 4'-3"

51"W x 33"H  
SILL HT. 4'-3"

12"W x 19"H  
SILL HT. 5'-3"

22' - 6"

6' - 0"

48' - 7"

6' - 0"

PARKING LOT

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NOTES

Proposed Scope of Work:

- Refrigerator and Range to be installed in Units 5 & 6. Use existing range plugs.

TITLE:

PROPOSED BASEMENT PLAN

SCALE:

3/16" = 1'-0"

DATE:

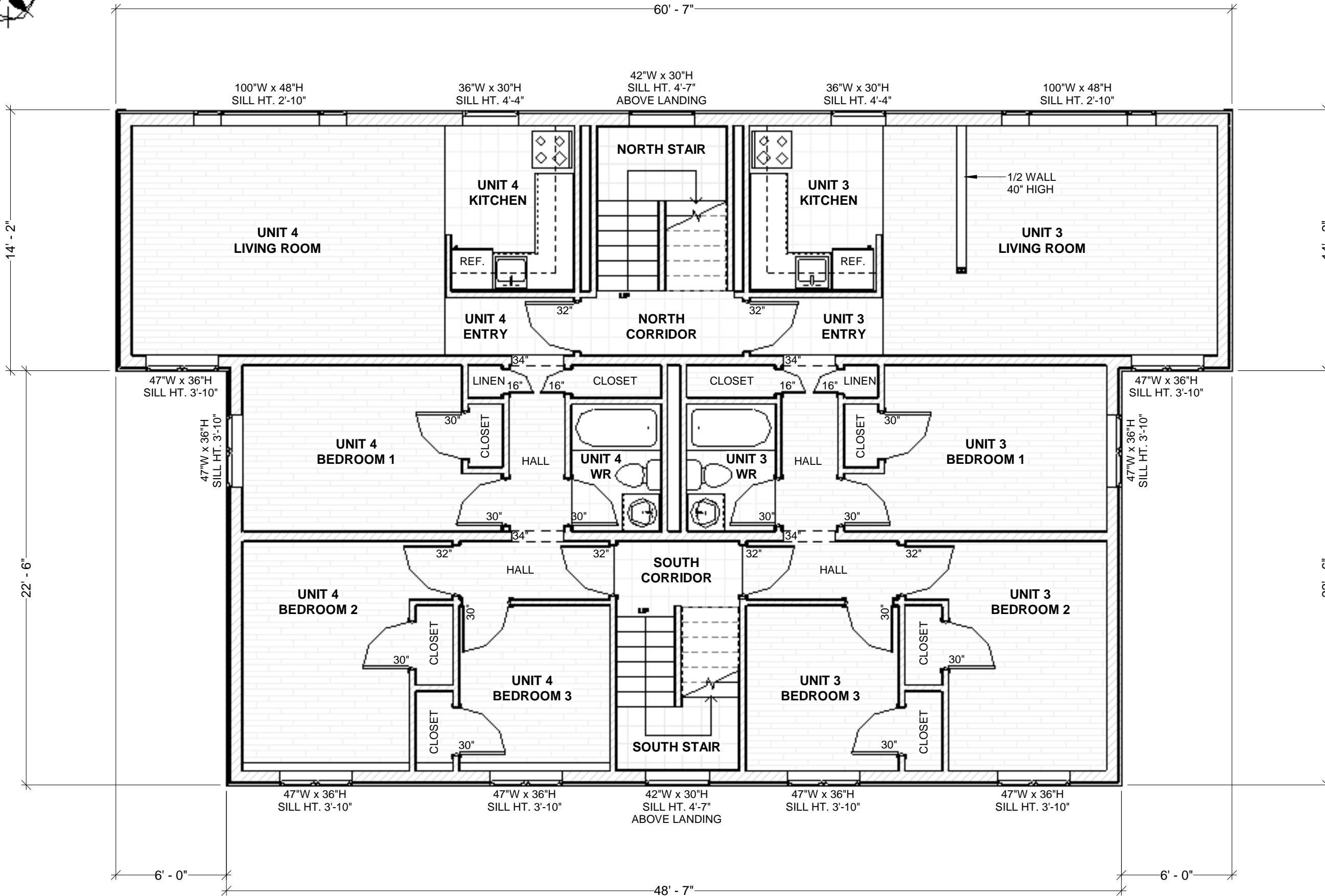
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A104



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Halifax NS

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NOTES

Proposed Scope of Work:

- Level 1 unchanged

TITLE:

**PROPOSED LEVEL 1 PLAN**

SCALE:

3/16" = 1'-0"

DATE:

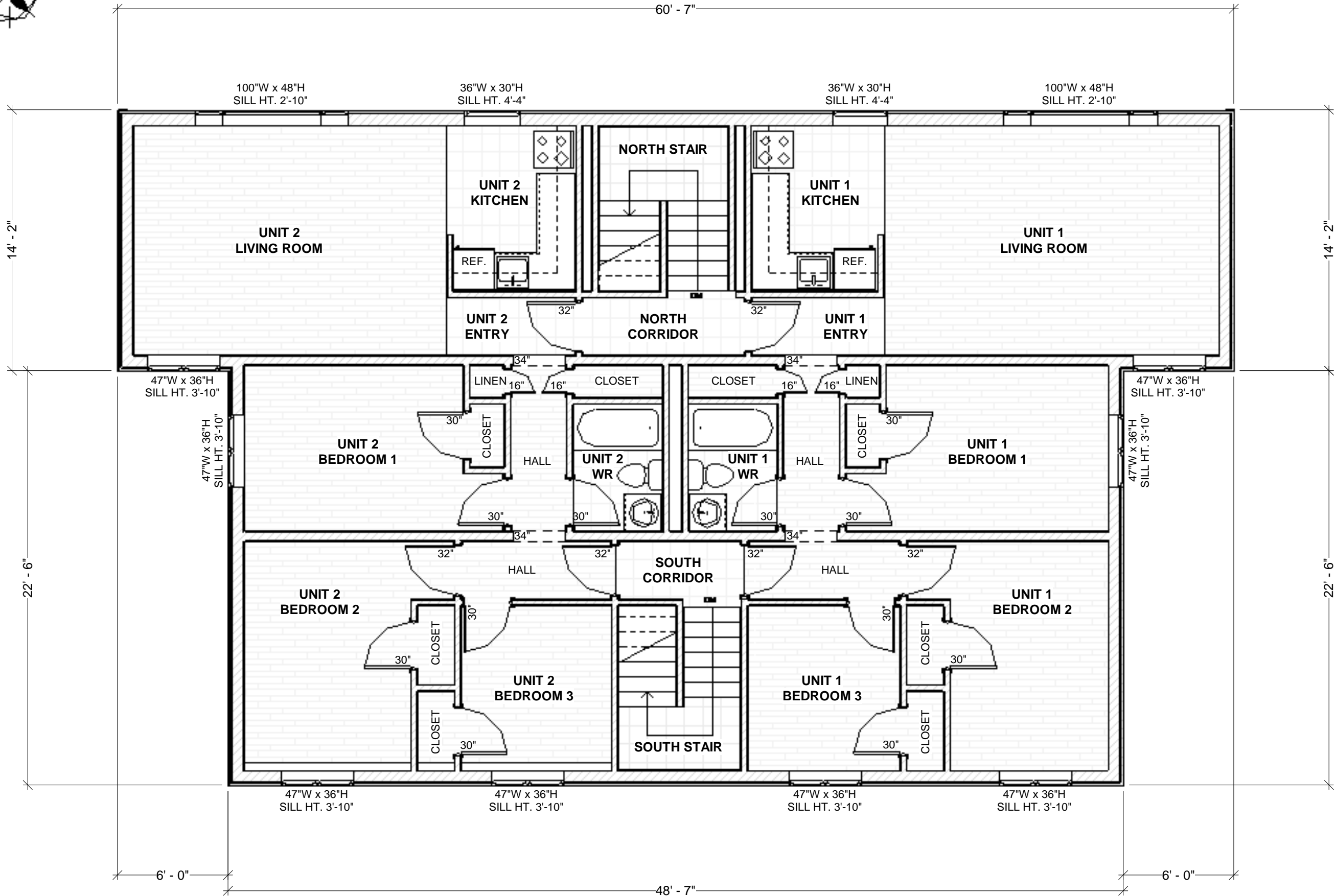
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NOTES  
Proposed Scope of Work:  
 • Level 2 unchanged

TITLE:  
**PROPOSED LEVEL 2 PLAN**

SCALE:  
 3/16" = 1'-0"

DATE:  
 05-10-2019

DRAWN BY:  
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PROJECT

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Halifax NS

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NOTES

Proposed Scope of Work:

- No exterior work

- T/O ROOF  
17' - 6"
- U/S CLG LVL 2  
16' - 7"
- LEVEL 2 STAIR LANDING  
13' - 1"
- T/O FINISH FLOOR LVL 2  
8' - 9"
- U/S CLG LVL 1  
7' - 10"
- LEVEL 1 STAIR LANDING  
4' - 4"
- T/O FINISH FLOOR LVL 1  
0' - 0"
- U/S CLG BASEMENT  
-1' - 2"
- BASEMENT STAIR LANDING  
-4' - 4"
- T/O FINISH FLOOR BASEMENT  
-9' - 0"



1 NORTH ELEVATION  
A201 3/16" = 1'-0"

TITLE:

NORTH ELEVATION

SCALE:

3/16" = 1'-0"

DATE:

05-10-2019

DRAWN BY:

S.Stoddart

DWG #

**A201**



- T/O ROOF 17' - 6"
- U/S CLG LVL 2 16' - 7"
- LEVEL 2 STAIR LANDING 13' - 1"
- T/O FINISH FLOOR LVL 2 8' - 9"
- U/S CLG LVL 1 7' - 10"
- LEVEL 1 STAIR LANDING 4' - 4"
- T/O FINISH FLOOR LVL 1 0' - 0"
- U/S CLG BASEMENT -1' - 2"
- BASEMENT STAIR LANDING -4' - 4"
- T/O FINISH FLOOR BASEMENT -9' - 0"

1 SOUTH ELEVATION  
A202 3/16" = 1'-0"

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Professional Drafting & Design

NOTES  
Proposed Scope of Work:  

- No exterior work

TITLE:  
**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"

DATE: 05-10-2019

DRAWN BY: S.Stoddart

DWG # **A202**

CLIENT

DA# 22314

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PROJECT

**APPLICATION TO REZONE**

3850 Robie Street  
Halifax NS

TECHNICAL DRAWINGS

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NOTES

Proposed Scope of Work:

- No exterior work

T/O ROOF  
17' - 6"

U/S CLG LVL 2  
16' - 7"

LEVEL 2 STAIR LANDING  
13' - 1"

T/O FINISH FLOOR LVL 2  
8' - 9"

U/S CLG LVL 1  
7' - 10"

LEVEL 1 STAIR LANDING  
4' - 4"

T/O FINISH FLOOR LVL 1  
0' - 0"

U/S CLG BASEMENT  
-1' - 2"

BASEMENT STAIR LANDING  
-4' - 4"

T/O FINISH FLOOR BASEMENT  
-9' - 0"



1 WEST ELEVATION  
A203 3/16" = 1'-0"

TITLE:

WEST ELEVATION

SCALE:

3/16" = 1'-0"

DATE:

05-10-2019

DRAWN BY:

S.Stoddart

DWG #

A203

CLIENT

DA# 22314

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PROJECT

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3850 Robie Street  
Halifax NS

TECHNICAL DRAWINGS

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NOTES

Proposed Scope of Work:

- No exterior work



1 EAST ELEVATION  
A204 3/16" = 1'-0"

TITLE:

EAST ELEVATION

SCALE:

3/16" = 1'-0"

DATE:

05-10-2019

DRAWN BY:

S.Stoddart

DWG #

A204