

MR APARTMENTS

5665 ROBERTS STREET, HALIFAX, NS



DRAWING LIST

- A100 SITE PLAN
- A200 P2 - PARKING PLAN - LOWER LEVEL
- A201 P1 - PARKING PLAN - UPPER LEVEL
- A202 LEVEL 100 - MAIN FLOOR
- A203 LEVEL 200+300
- A204 LEVEL 400
- A205 LEVEL 500 TO 600
- A206 LEVEL 700
- A207 PENTHOUSE + AMENITY
- A208 ROOF PLAN
- A300 SOUTH ELEVATION
- A301 NORTH ELEVATION
- A302 EAST ELEVATION
- A303 WEST ELEVATION
- A400 BUILDING SECTION A-A
- A401 BUILDING SECTION B-B
- A500 WALL SECTION DETAIL
- A501 WALL SECTION DETAIL

5665 ROBERTS STREET, HALIFAX, NOVA SCOTIA					
LOT SIZE					1618.3 SQ.M
BUILDING FOOT PRINT					1225.6 SQ.M
LOT COVERAGE					75.7%
FLOOR	FLOOR AREA	1 BEDROOM NO.	2 BEDROOM (25%) NO.	3 BEDROOM (10%) NO.	TOTAL NO.
P-2	1315 SQ.M				
P-1	1315 SQ.M				
LEVEL 100	1225 SQ.M	3	4	1	8
LEVEL 200	1225 SQ.M	4	4	3	11
LEVEL 300	1225 SQ.M	4	4	3	11
LEVEL 400	1092 SQ.M	8	1 H/C	1	11
LEVEL 500	1092 SQ.M	8	1 H/C	2	11
LEVEL 600	1092 SQ.M	8	1 H/C	2	11
LEVEL 700	1092 SQ.M	8	1 H/C	2	11
PENTHOUSE UNIT	104 SQ.M	0	0	0	0
TOTAL		47	19	8	74
P/H AREA (30%)	367 SQ.M				
GREEN ROOF (40%)	500 SQ.M				
AMENITY SPACE	FLOOR AREA	FLOOR			521 SQ.M
OFFICE / STORAGE	13 SQ.M	1ST FLOOR			
GYM	40 SQ.M	1ST FLOOR			
BATHROOM	8 SQ.M	1ST FLOOR			
ROOF DECK	167 SQ.M	PENTHOUSE			
COMMUNITY MEETING	104 SQ.M	PENTHOUSE			
COMMUNITY DINING	189 SQ.M	PENTHOUSE			
CAR PARKING					48
P1 (UPPER)					22
P2 (LOWER)					26
BIKE PARKING					37
CLASS - A (80%)					30
CLASS - B (20%)					7

ZONING REQUIREMENT SCHEDULE

ZONE (HR-1)	REQUIRED	PROVIDED
BUILDING HEIGHT	MAXIMUM 20 METERS	19,955 METERS HIGH
STREET WALL HEIGHT	MINIMUM 8, MAXIMUM 11 METERS	8.71 METERS
FRONT YARD SETBACK	1.5 METERS	1.51 METERS (ROBERT STREET) 1.5 METERS (MAYNARD STREET)
STREET WALL SETBACK	2.5 METERS	2.8 METERS (ROBERT STREET) 2.5 METERS (MAYNARD STREET)
SIDE YARD SETBACK	2.5 METERS	2.5, 2.6 METERS (ROBERT STREET, LEFT SIDE) 2.59 METERS (ROBERT STREET, RIGHT SIDE) 2.56 METERS (MAYNARD STREET)
REAR YARD SETBACK	3 METERS	3 METERS
UNIT MIX 1 BEDROOM	47 UNITS	47 UNITS
UNIT MIX 2 BEDROOM	25% (ROUNDED UP) OF 74 = 19 UNITS	19 UNITS
UNIT MIX 3 BEDROOM	10% (ROUNDED UP) OF 74 = 8 UNITS	8 UNITS
BICYCLE PARKING	(50% OF UNITS) = 37	37
COMBINED CANTILEVERS AND RECESSES @ STREET WALL	MAX COMBINED TOTAL OF CANTILEVERS AND RECESSES- 30% OF TOTAL WIDTH	CANTILEVERS - 0 RECESSES: 13.6 METERS WIDTH = 48.9 METERS @ 30% = 13.7 METERS (MAX = 14.6)



Gordon Ratcliffe
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grla@eastlink.ca

MR APARTMENTS

5665 ROBERTS STREET
HALIFAX, NS



OFFICE LOCATION
5335 DUFFUS STREET
(ALBERT STREET ENTRANCE)
902 259 0528
902 452 0129

MAILING ADDRESS
6235 CHEBUCTO ROAD
HALIFAX, NS
B3L 1K7



H		
G	REVISED DRAWING	OCT 29, 2020
F	REVISED DRAWING	OCT 06, 2020
E	BUILDING PERMIT	AUG 05, 2020
D	PRE MEETING	JULY 08, 2020
C	PRE APPLICATION	MAY 19, 2020
B	PRE APPLICATION	MAR 25, 2020
A	MICI APPLICATION SET	MAR 05, 2020

Revisions / Issues:

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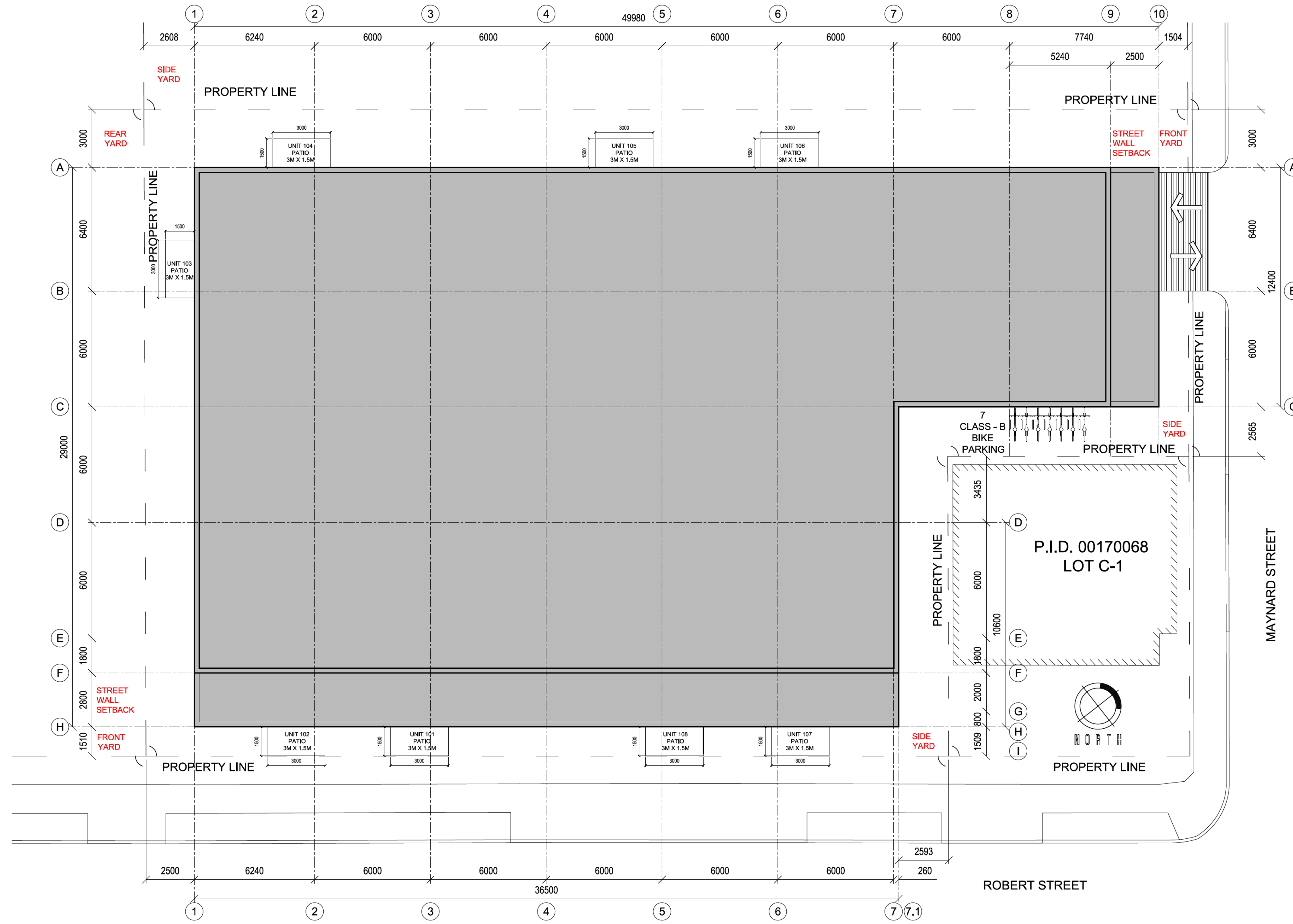
MAYNARD HOLDINGS

BUILDING PERMIT

SITE PLAN

drawn by DK PG
chk'd by MS

A 100



SITE PLAN



ROBERT STREET

MAYNARD STREET

P.I.D. 00170068
LOT C-1



PROPERTY LINE

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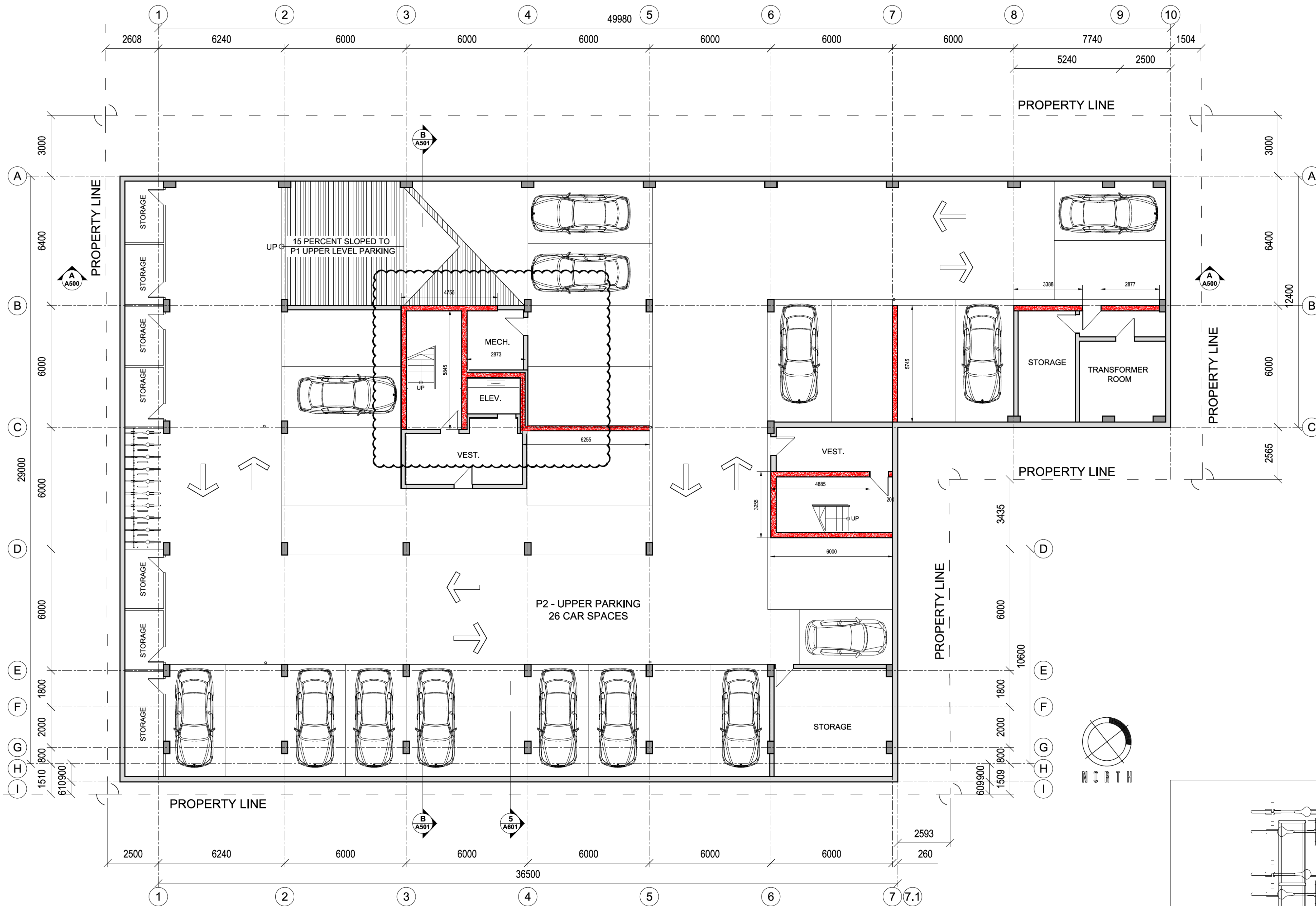
MAYNARD HOLDINGS

BUILDING PERMIT

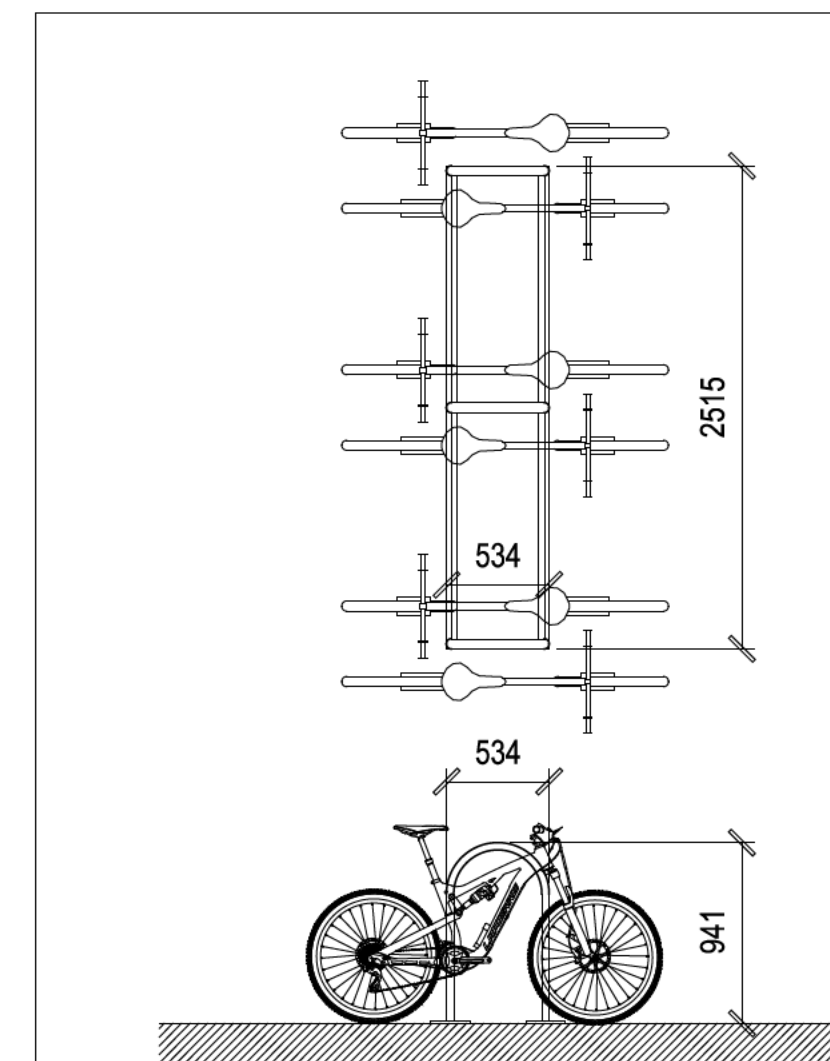
FLOOR PLAN

drawn by DK PG
chk'd by MS

A 2 0 0



P2 - LOWER PARKING



BIKE RACK PLAN + ELEVATION
SCALE = 1:100

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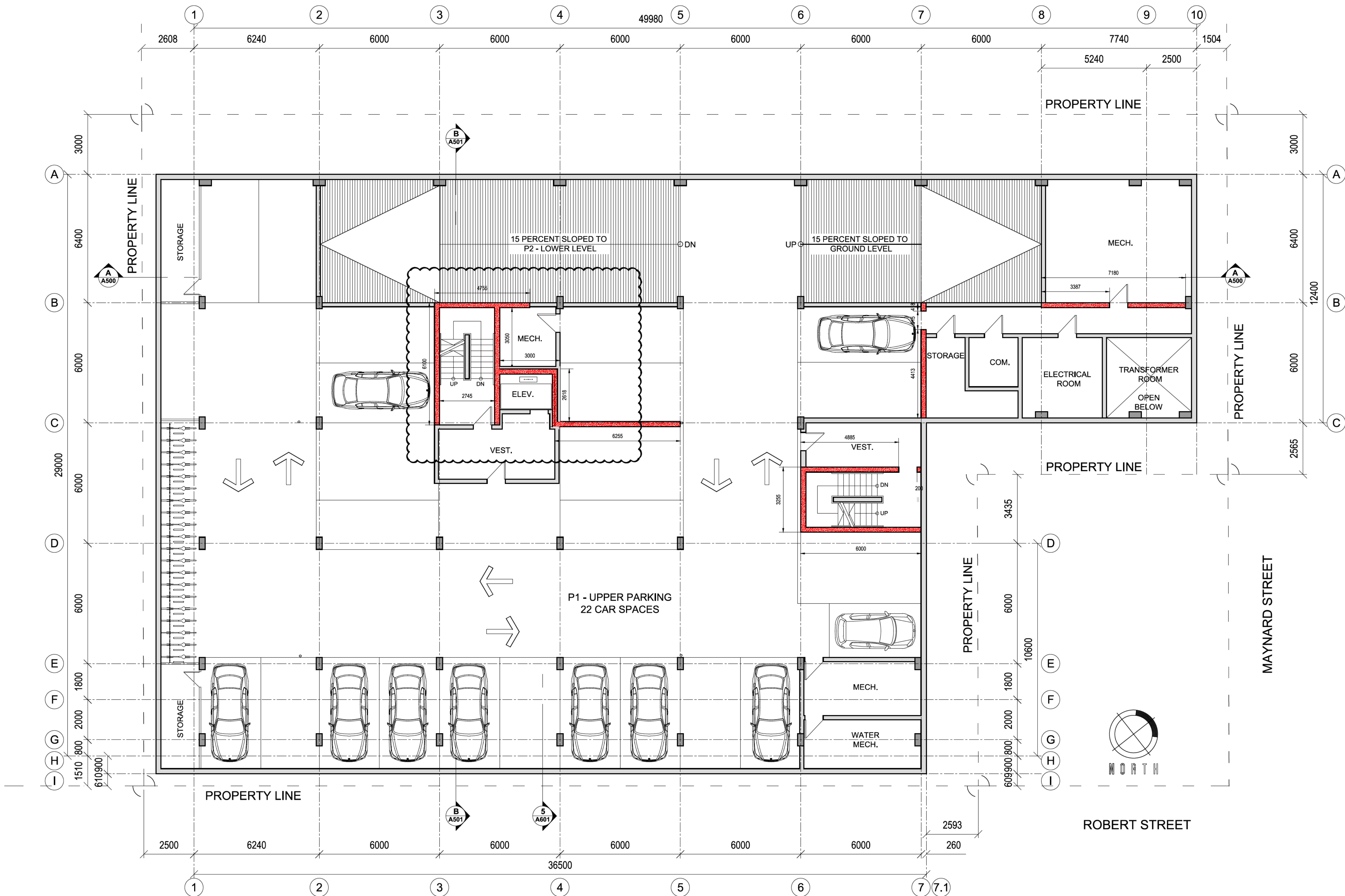
MAYNARD HOLDINGS

BUILDING PERMIT

FLOOR PLAN

A 2 0 1

drawn by DK PG
chk'd by MS



P1 - UPPER PARKING

SCALE = 1:250



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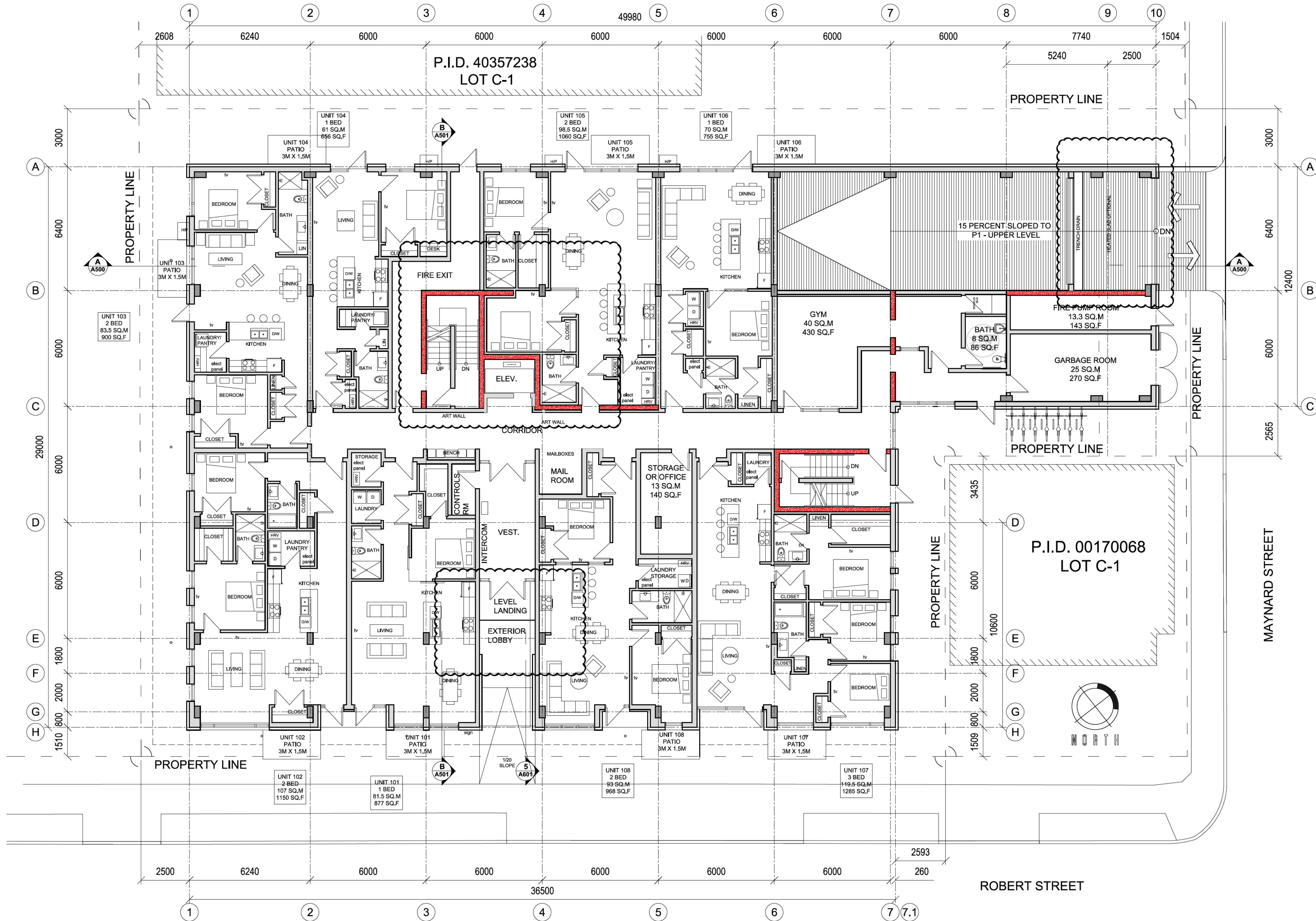
MAYNARD HOLDINGS

BUILDING PERMIT

FLOOR PLAN

drawn by DK PG
chk'd by MS

A 2 0 2



LEVEL 100 - MAIN FLOOR



drawn by DK PG
chk'd by MS

A 2 0 2

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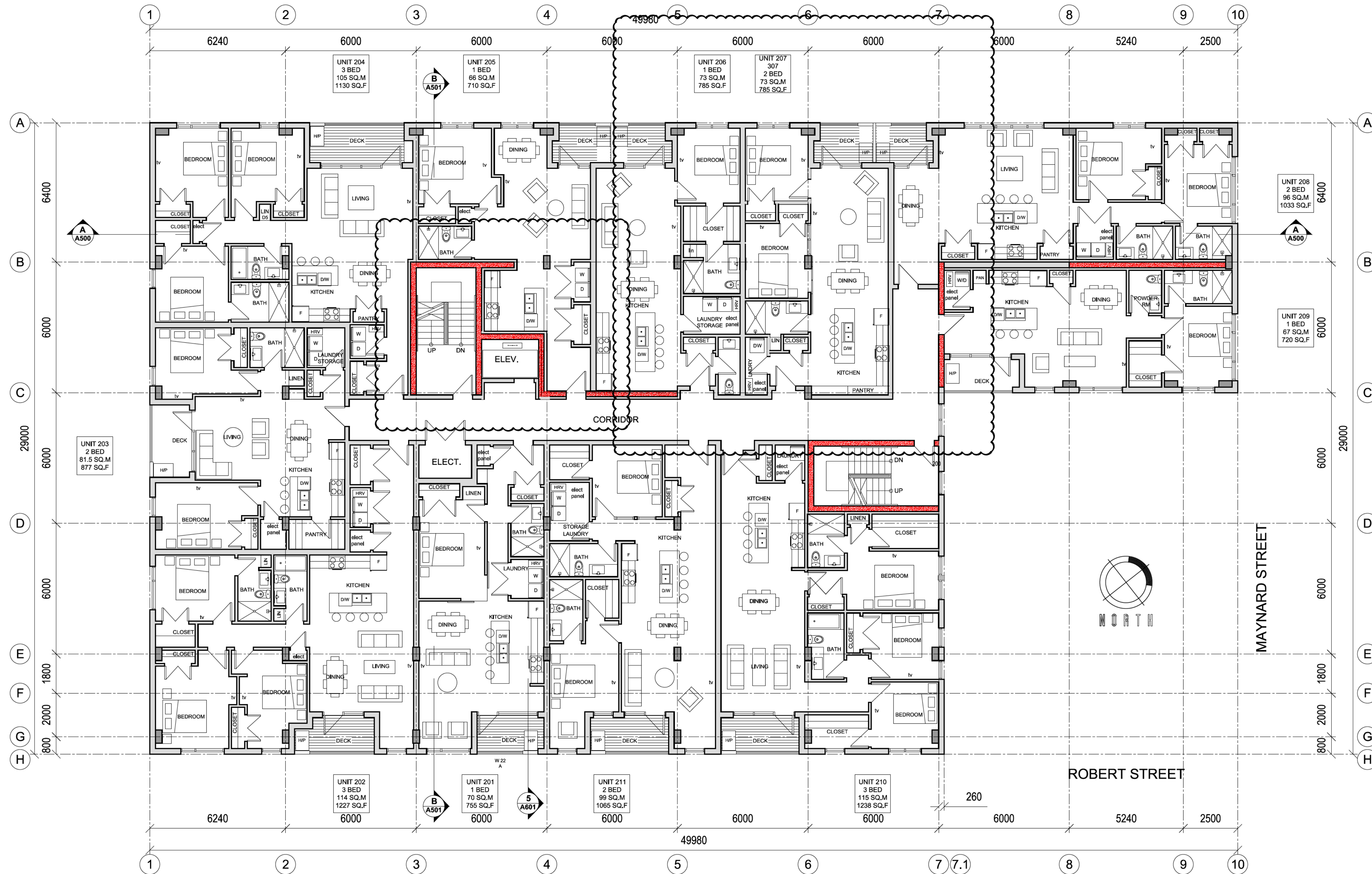
MAYNARD HOLDINGS

BUILDING PERMIT

FLOOR PLAN

drawn by DK PG
checked by MS

A 203



LEVEL 200 - 300

SCALE = 1:250



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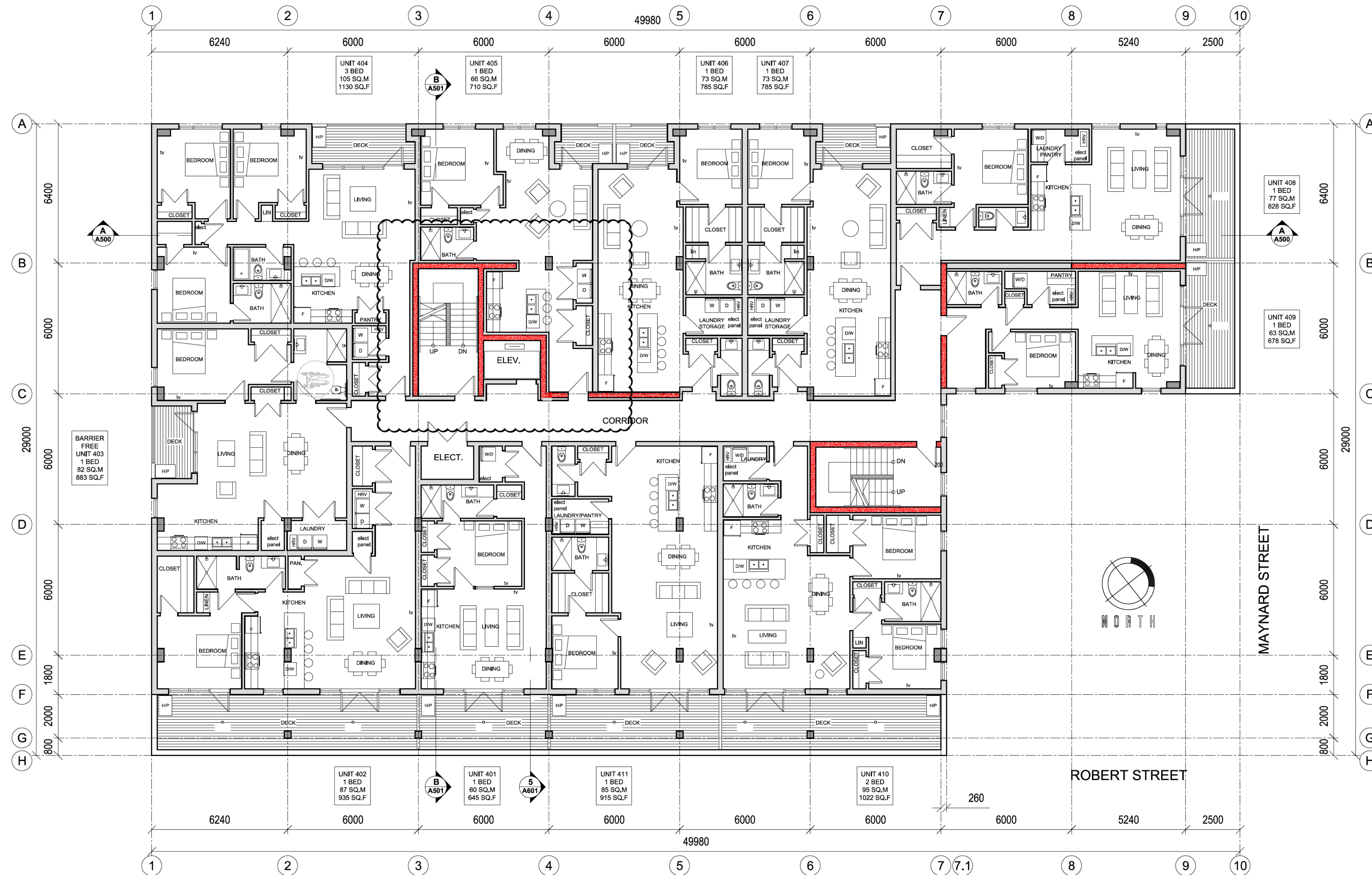
MAYNARD HOLDINGS

BUILDING PERMIT

FLOOR PLAN

drawn by DK PG
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A204



LEVEL 400

SCALE = 1:250



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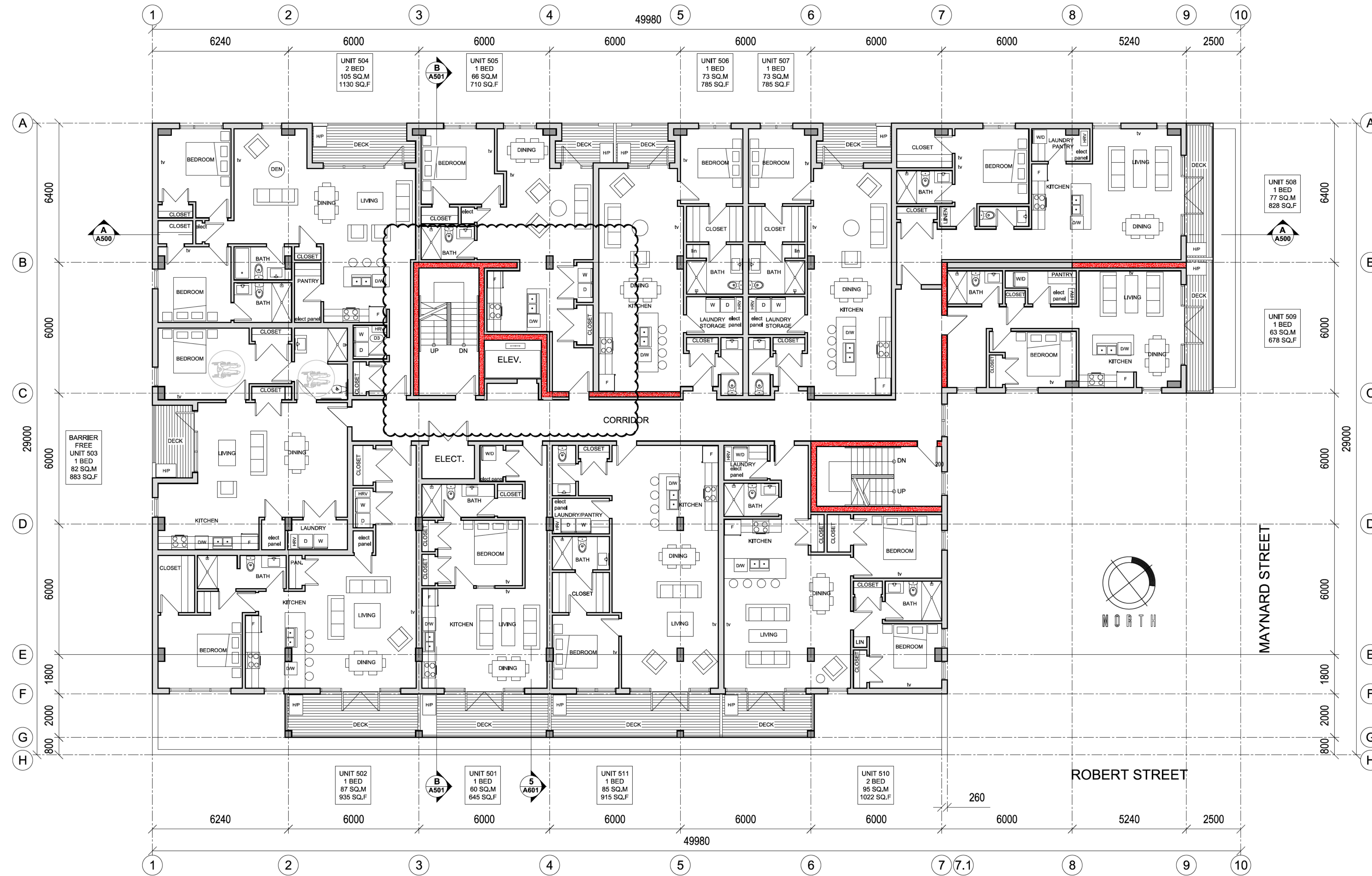
MAYNARD HOLDINGS

BUILDING PERMIT

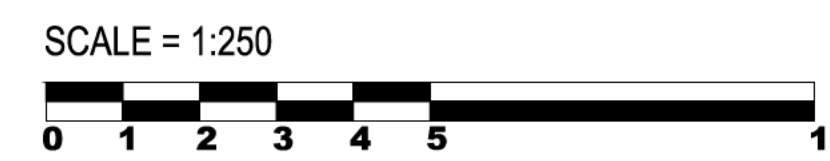
FLOOR PLAN

drawn by DK PG
chk'd by MS

A 205



LEVEL 500 - 600



MAYNARD STREET

ROBERT STREET

MR APARTMENTS

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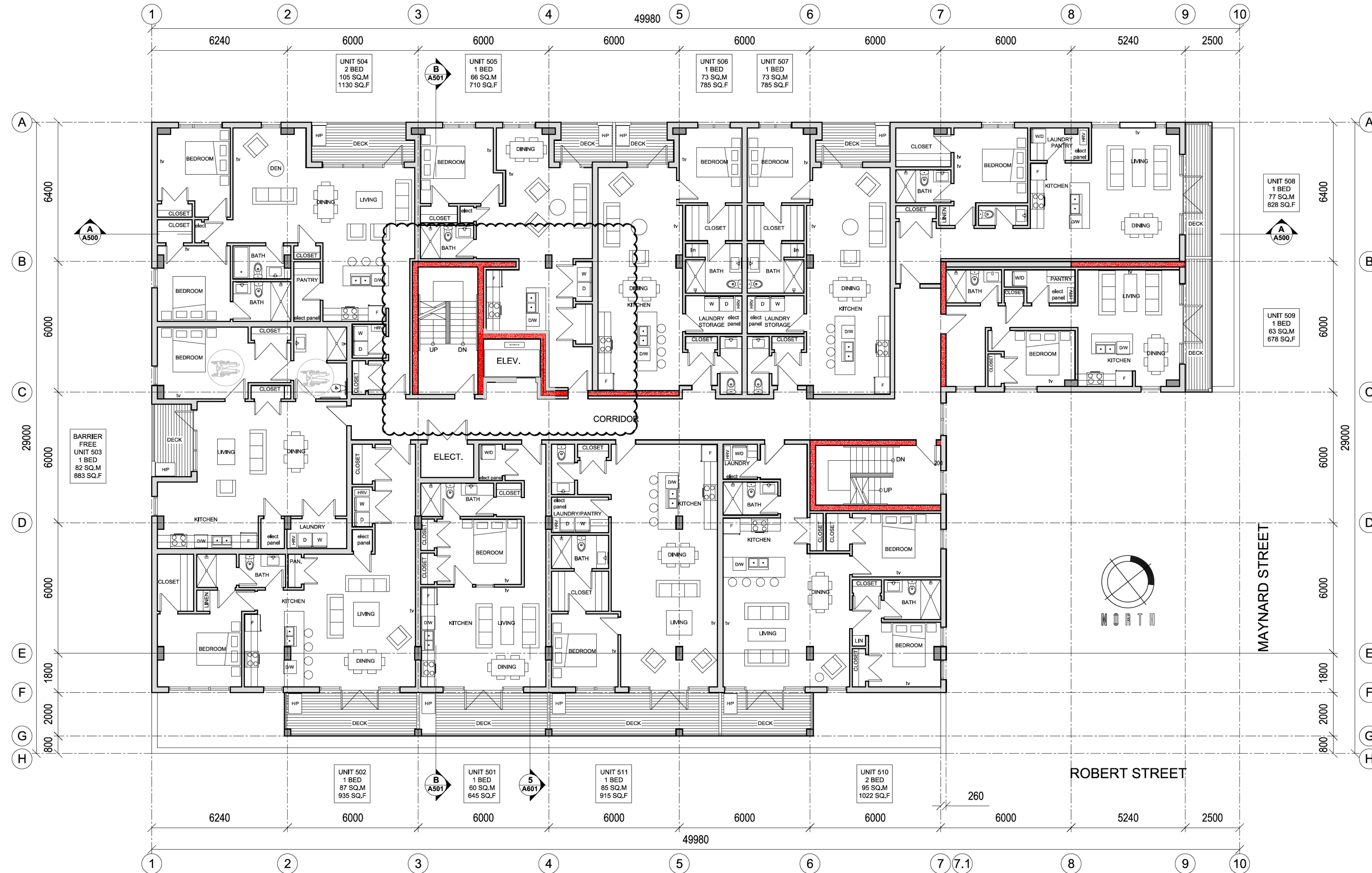
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BUILDING PERMIT

FLOOR PLAN

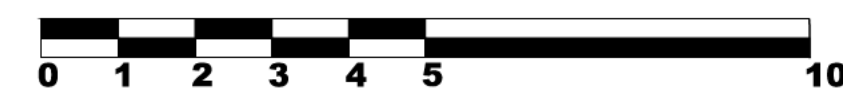
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A 206



LEVEL 700

SCALE = 1:250



MR APARTMENTS

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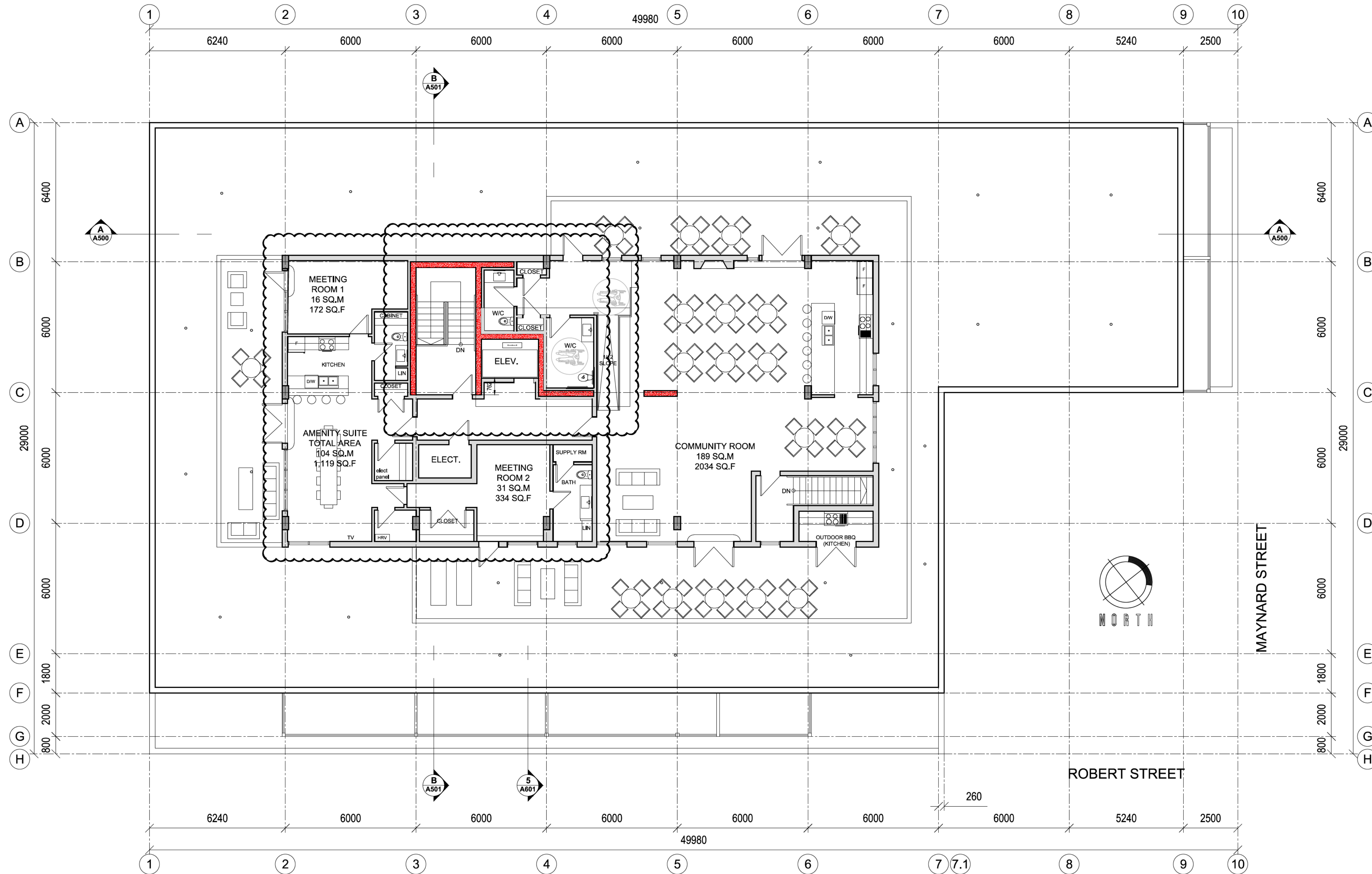
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FLOOR PLAN

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A 2 0 7



PENTHOUSE + AMENITY ROOM

SCALE = 1:250





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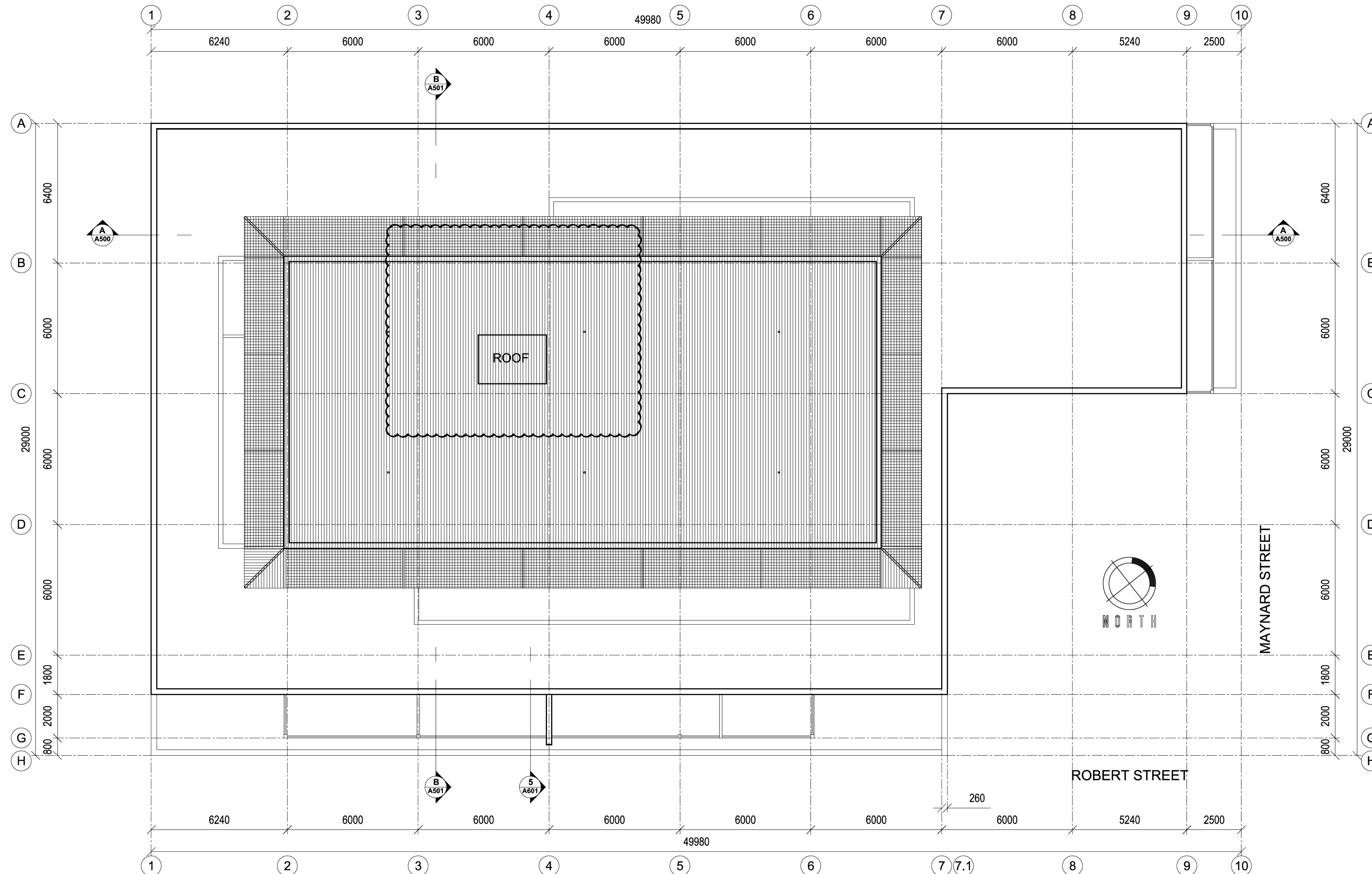
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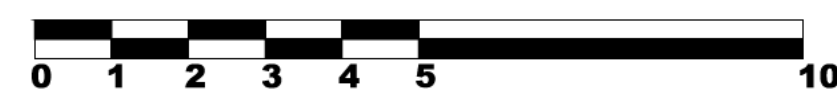
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ROOF PLAN

SCALE = 1:250



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A	MICI APPLICATION SET	MAR 05, 2020

Revisions / Issues:

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MAYNARD HOLDINGS

BUILDING PERMIT

ELEVATION

drawn by DK PG
chk'd by MS

A300



- 1 VERTICAL 7/8" CORRUGATED STEEL - WHITE
- 2 VERTICAL 7/8" CORRUGATED STEEL - BLUE
- 3 VERTICAL 7/8" CORRUGATED STEEL - GREEN
- 4 FIBER CEMENT BOARD - WHITE
- 5 COMPOSITE PANEL BOARD - BLUE
- 6 COMPOSITE PANEL - GREEN
- 7 STONE VENEER
- 8 STONE - 35-1/2" X 3-1/2" X 3-1/2"
- 9 1070 MM H/T GLASS RAILING
- 10 COMPOSITE PANEL - WHITE MARBLE (COLUMNS AND RAILING PANELS ONLY)

SOUTH ELEVATION

SCALE = 1:250



MR APARTMENTS

5665 ROBERTS STREET
HALIFAX, NS



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5335 DUFFUS STREET
(ALBERT STREET ENTRANCE)
902 209 0528
902 452 0129

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G	REVISED DRAWING	OCT 29, 2020
F	REVISED DRAWING	OCT 06, 2020
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D	PRE MEETING	JULY 08, 2020
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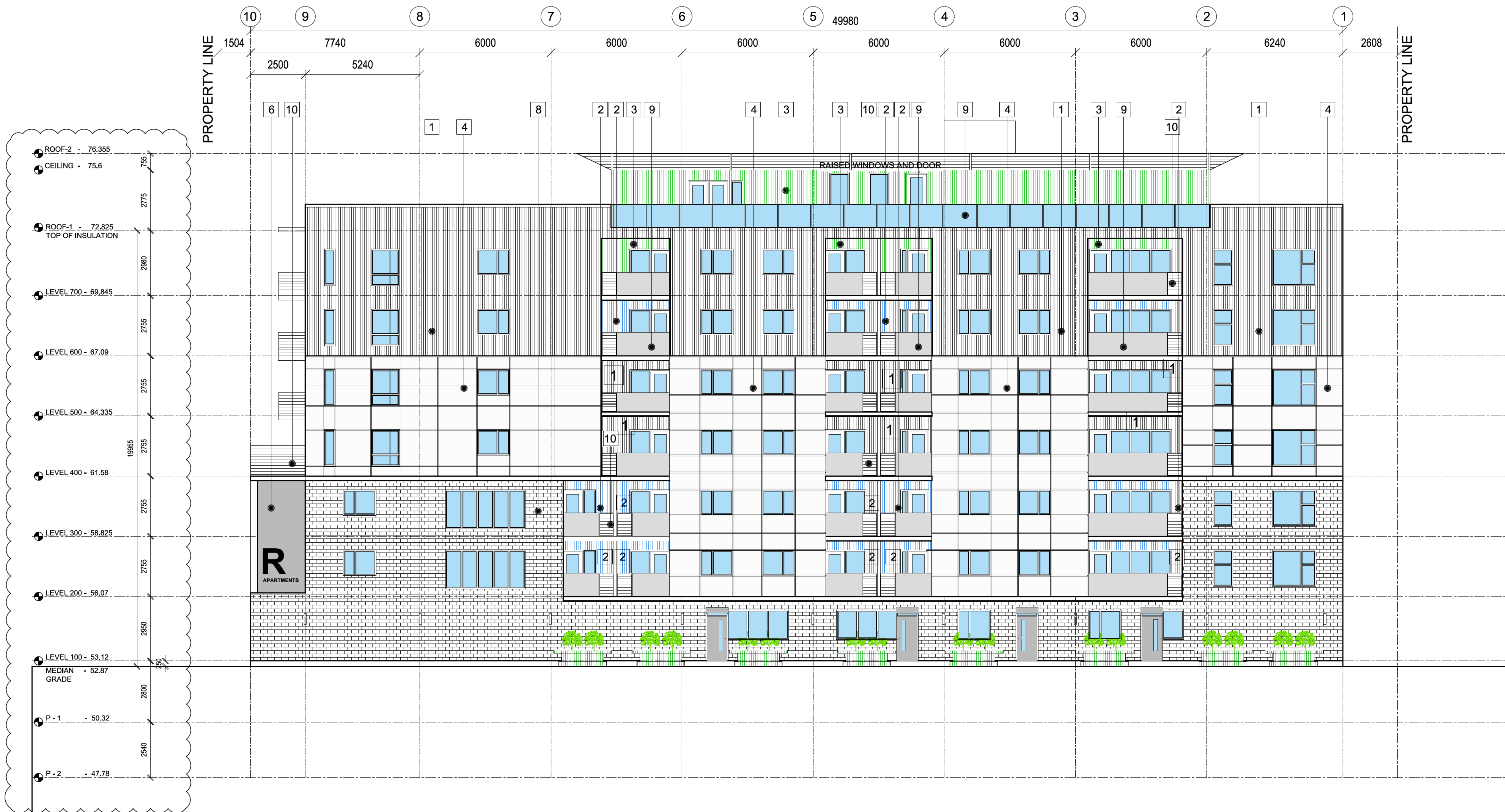
MAYNARD HOLDINGS

BUILDING PERMIT

ELEVATION

drawn by DK PG
chk'd by MS

A301



- 1 VERTICAL 7/8" CORRUGATED STEEL - WHITE
- 2 VERTICAL 7/8" CORRUGATED STEEL - BLUE
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NORTH ELEVATION

SCALE = 1:250



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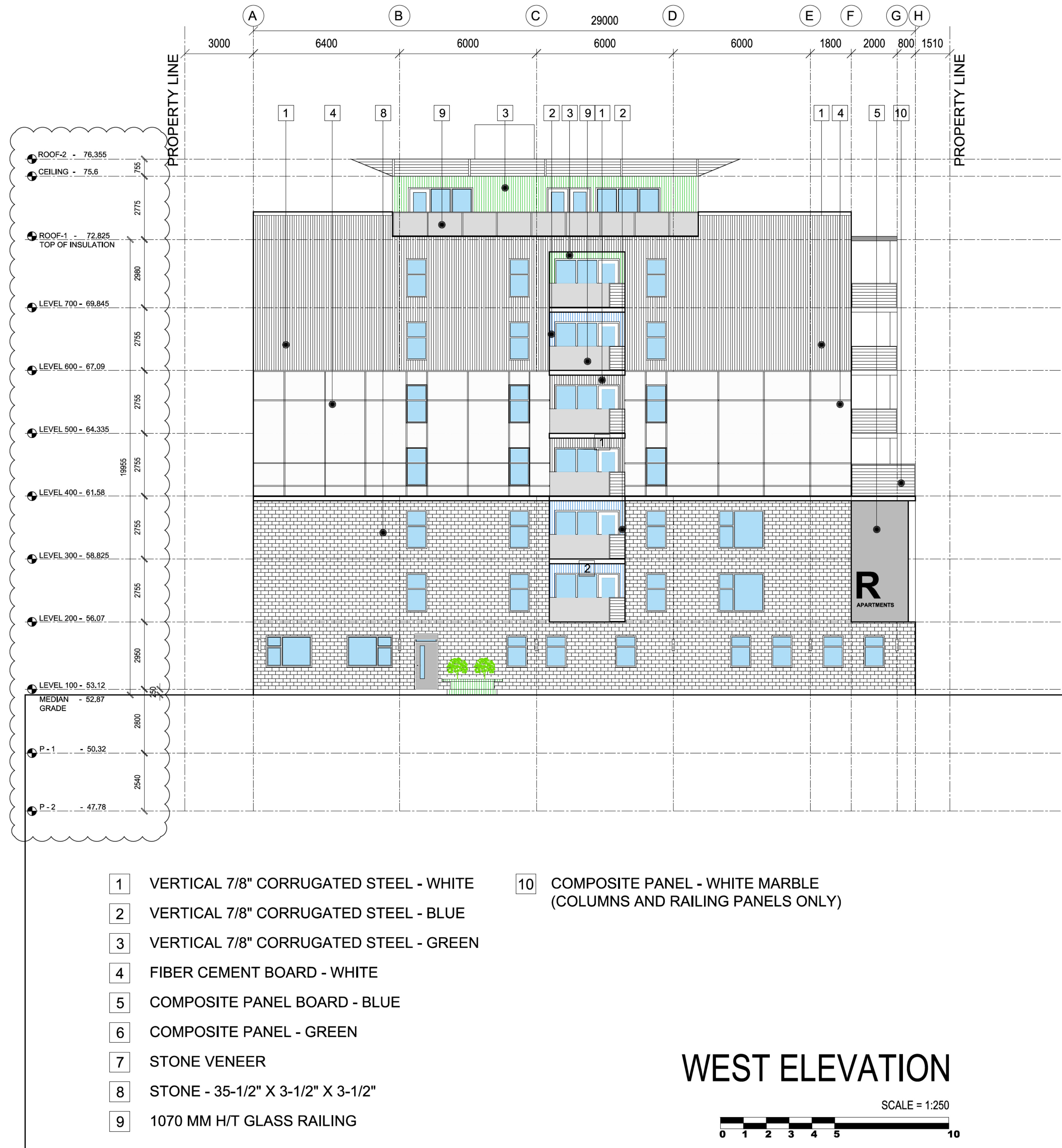
MAYNARD HOLDINGS

BUILDING PERMIT

ELEVATION

drawn by DK PG
checked by MS

A302



- 1 VERTICAL 7/8" CORRUGATED STEEL - WHITE
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WEST ELEVATION



MR APARTMENTS

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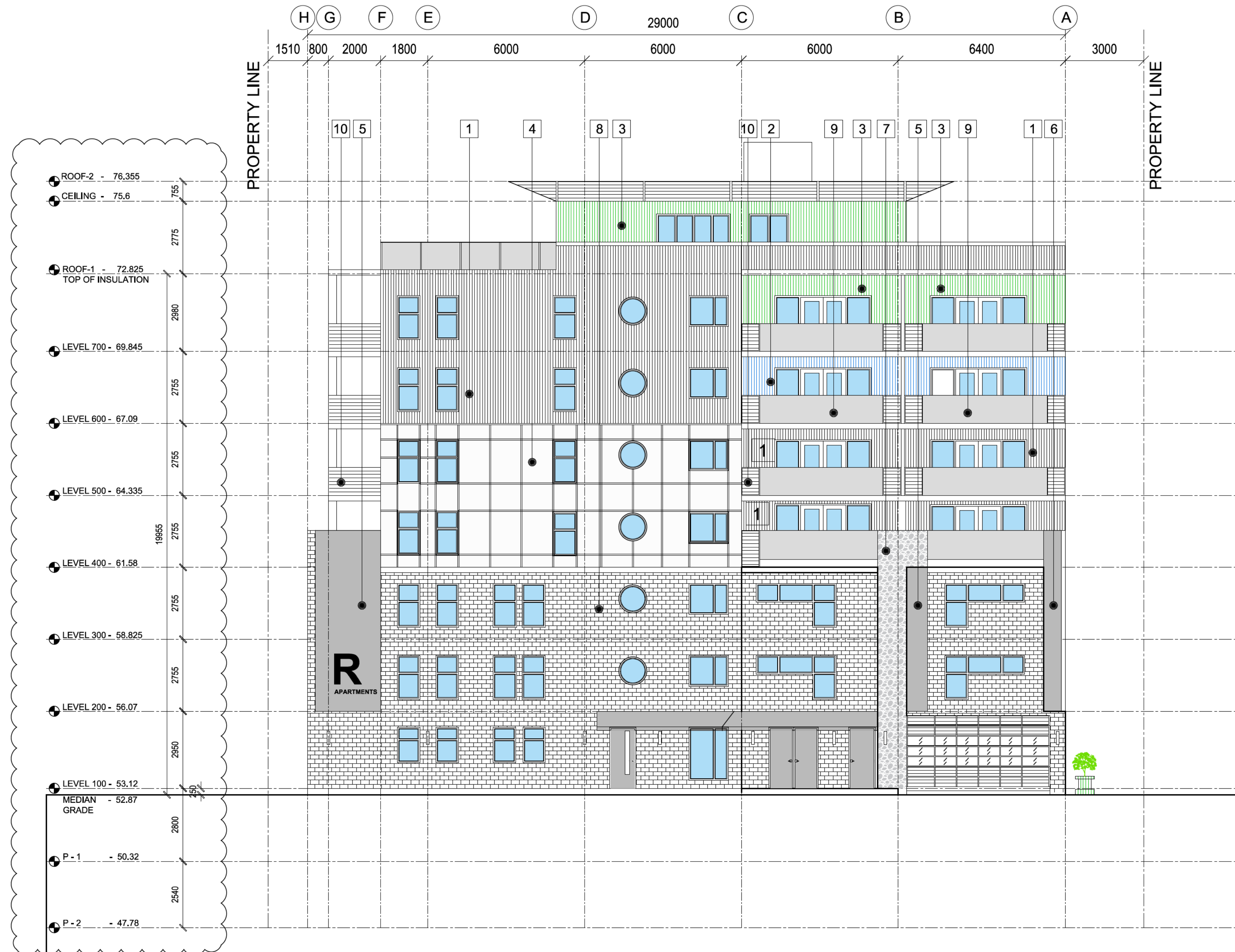
MAYNARD HOLDINGS

BUILDING PERMIT

ELEVATION

drawn by DK PG
chk'd by MS

A303



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EAST ELEVATION

SCALE = 1:250



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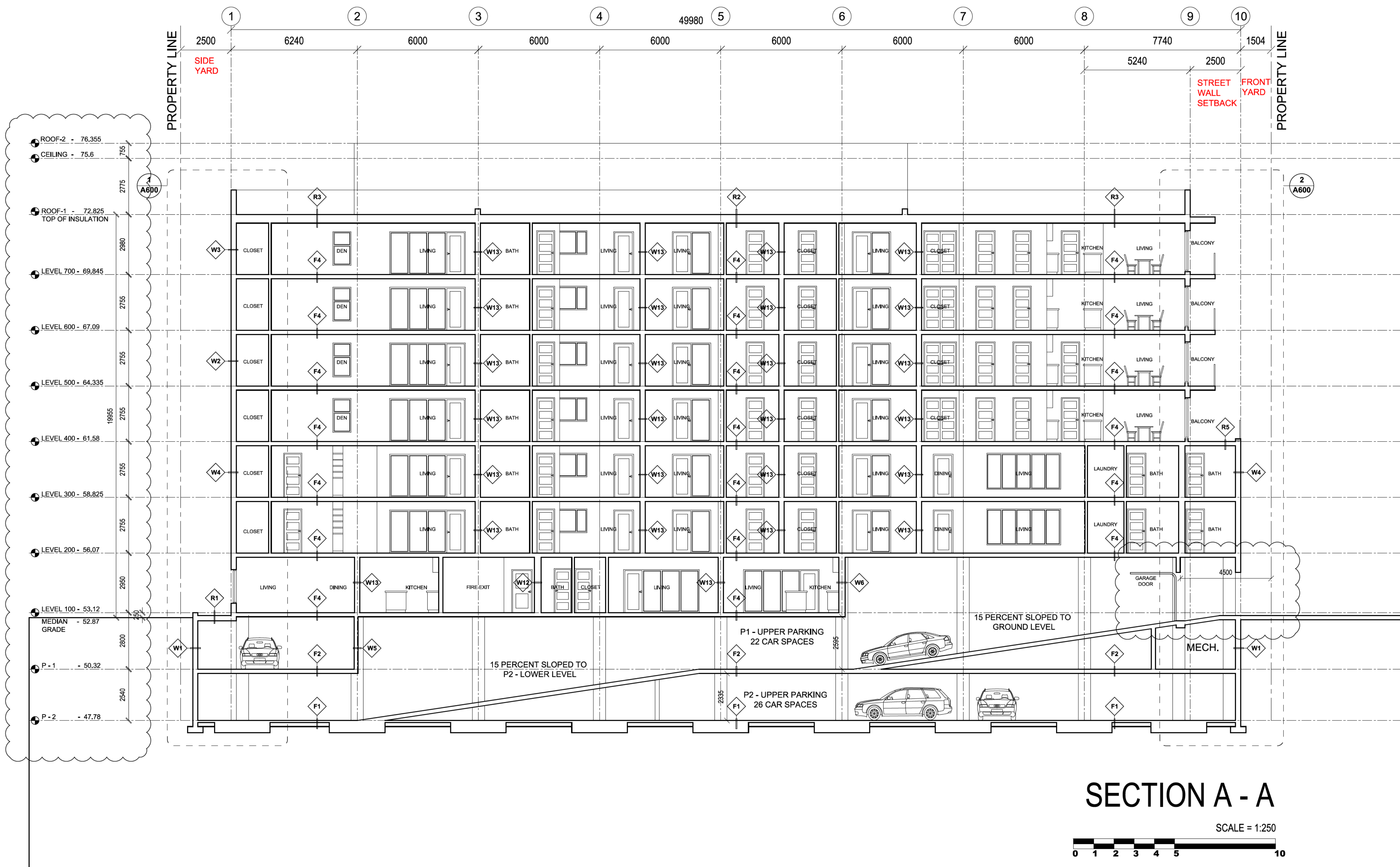
MAYNARD HOLDINGS

BUILDING PERMIT

SECTION - A

drawn by DK PG
chk'd by MS

A400



SECTION A - A

SCALE = 1:250





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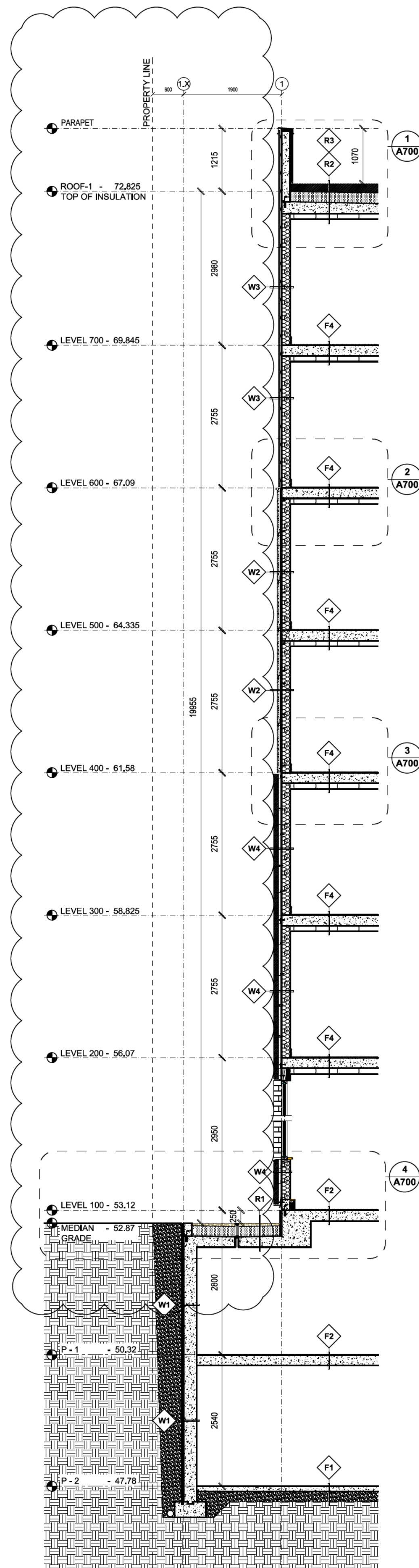
MAYNARD HOLDINGS

BUILDING PERMIT

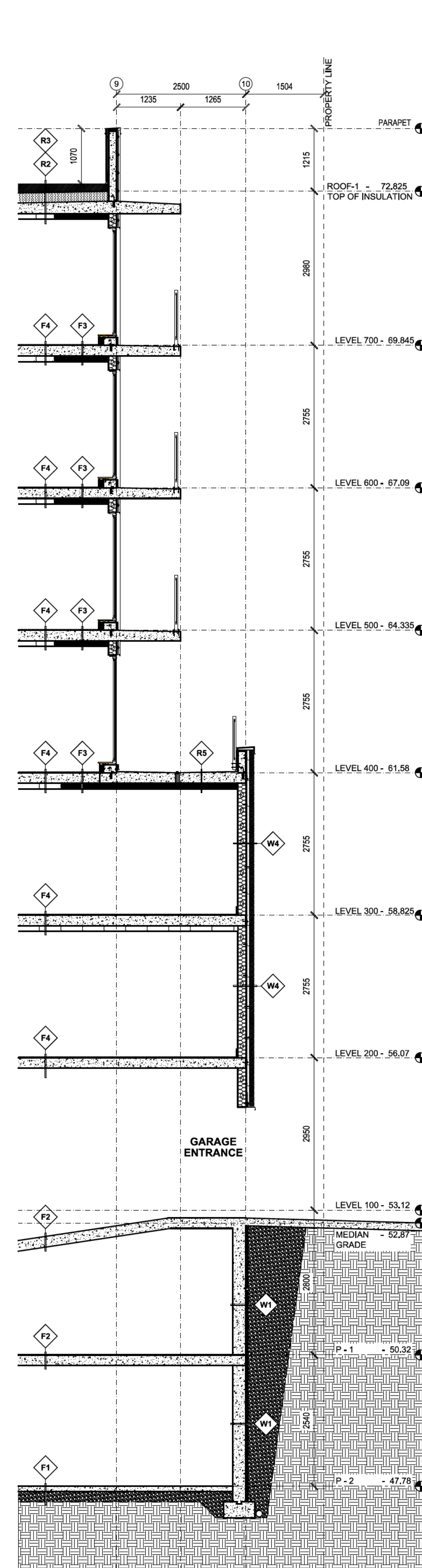
WALL SECTION - 1

drawn by DK PG
chk'd by MS

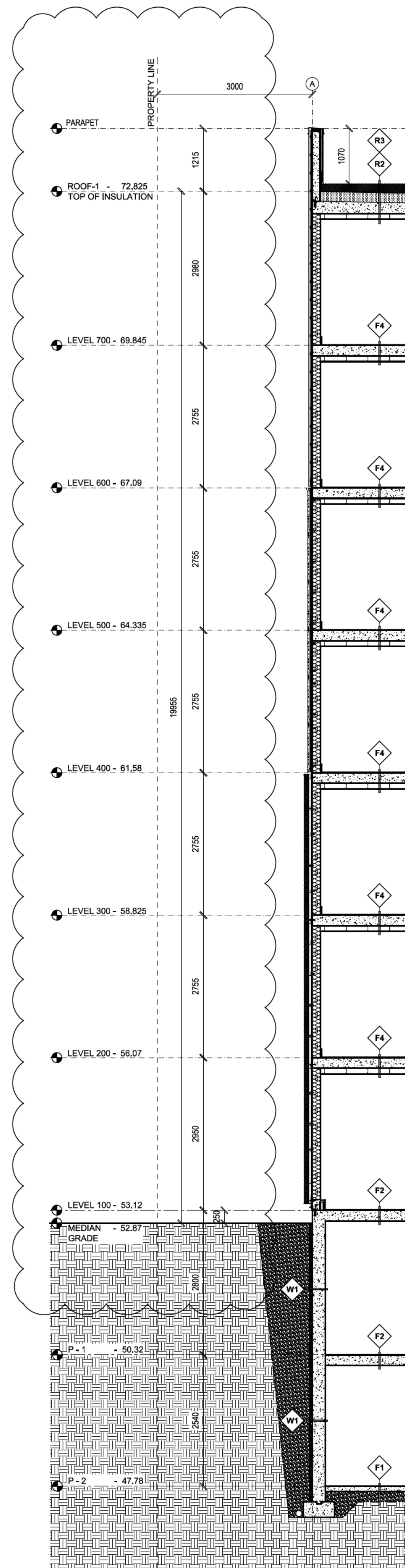
A500



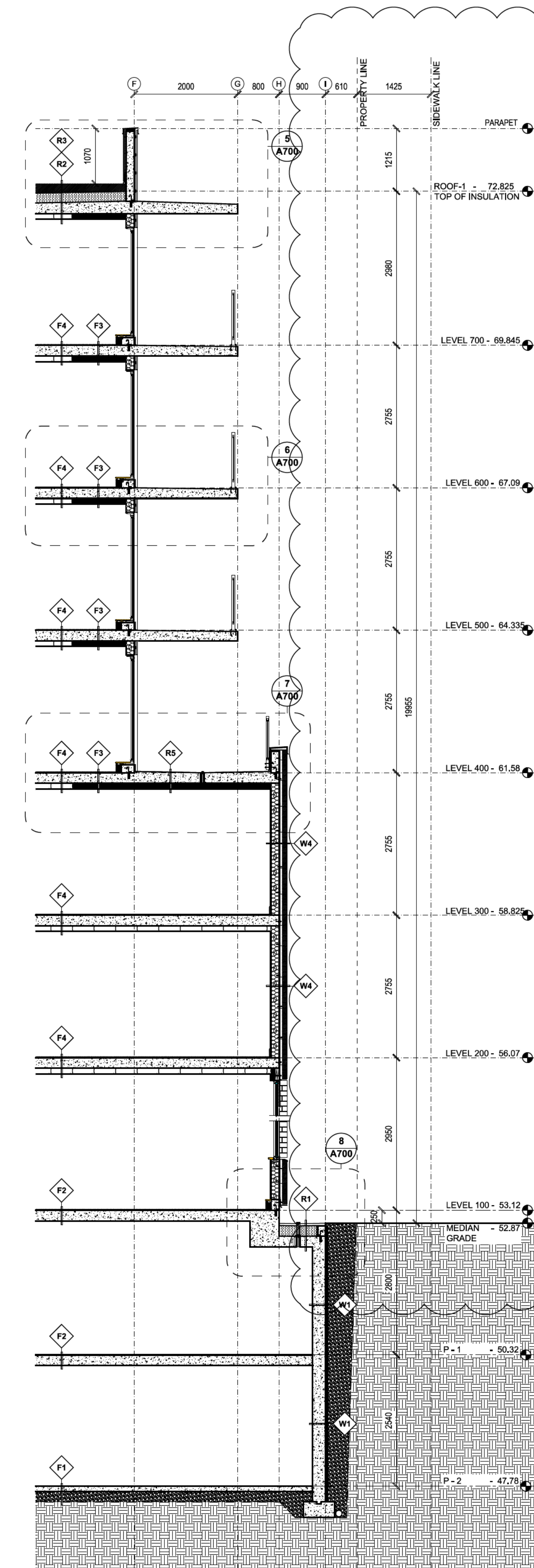
SECTION - 1



SECTION - 2

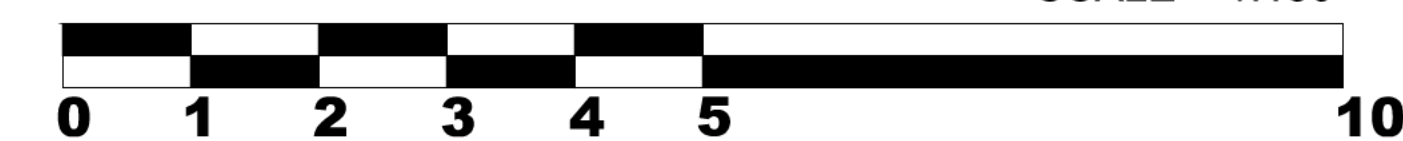


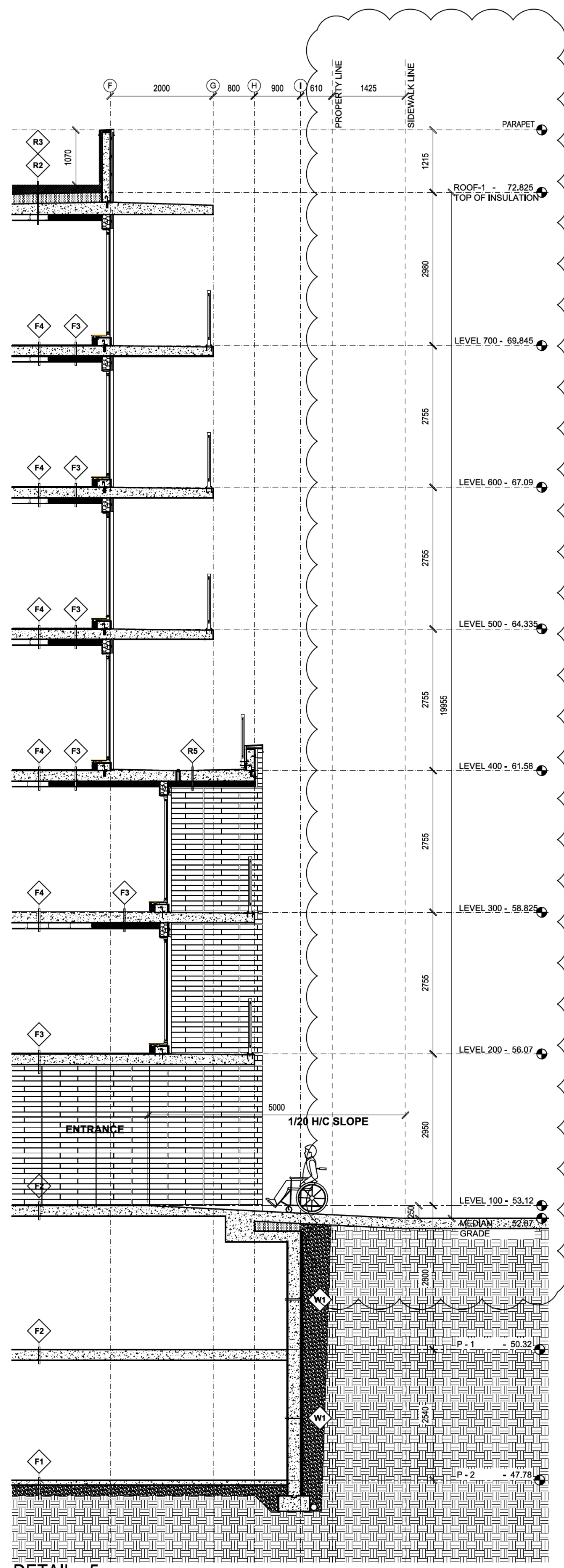
SECTION - 3



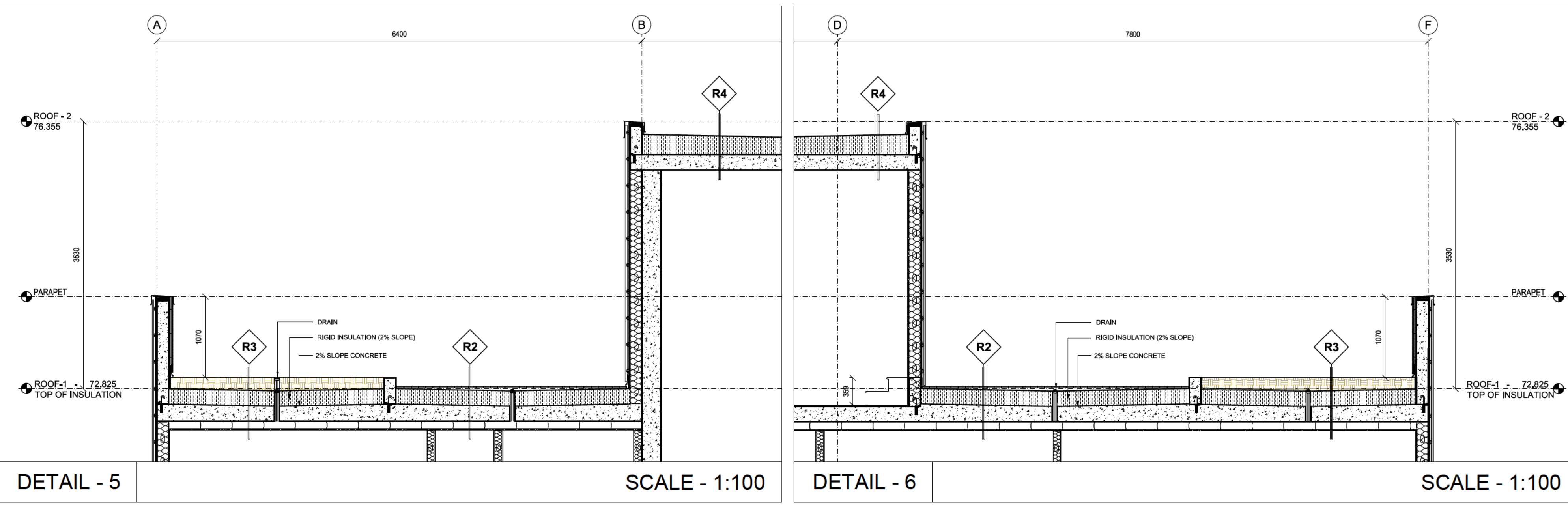
SECTION - 4

SCALE = 1:150





DETAIL - 5
SCALE = 1:150



DETAIL - 5 SCALE - 1:100 DETAIL - 6 SCALE - 1:100

W1 FOUNDATION WALLS		W2 COMPOSITE PANEL / WALL ASSEMBLY		W3 CORRUGATED STEEL WALL ASSEMBLY		W4 MASONRY WALL ASSEMBLY	
THK	Fire rate	THK	Fire rate	THK	Fire rate	THK	Fire rate
300 mm	20	255 mm	45 MIN	261 mm	45 MIN	300 mm	45 MIN
<ul style="list-style-type: none"> 50 mm SPRAY FOAM INSULATION DOWN TO FOOTING BELOW GRADE 255 mm POURED CONCRETE WALL (SEE STRUCTURAL) 		<ul style="list-style-type: none"> COMPOSITE PANELS - (ANTARCTIC) GALVANIZED Z GRT HORIZONTAL HAT CHANNEL VERTICAL 25.4 mm AIR SPACE AIR BARRIER WITH PERMEABLE BACKING 15.9 mm EXTERIOR SHEATHING GYPSUM GLASS MAT 152 mm STEEL STUD @ 400 mm O.C. 18 GAGE R24 BATT INSULATION VAPOUR BARRIER - 6MIL POLY 15.9 mm TYPE "X" GWB NBCC WALL 57a - 51 STC 		<ul style="list-style-type: none"> VERTICAL 22.2 mm CORRUGATED STEEL HORIZONTAL CURVED HAT CHANNEL 25.4 mm AIR SPACE AIR BARRIER WITH PERMEABLE BACKING 15.9 mm EXTERIOR SHEATHING GYPSUM GLASS MAT 152 mm STEEL STUD @ 400 mm O.C. 18 GAGE R24 BATT INSULATION VAPOUR BARRIER - 6MIL POLY 15.9 mm TYPE "X" GWB NBCC WALL 57a - 51 STC 		<ul style="list-style-type: none"> MASONRY 50mm AIR SPACE STEEL ANGLE AIR BARRIER WITH PERMEABLE BACKING 15.9 mm EXTERIOR SHEATHING GYPSUM GLASS MAT 152 mm STEEL STUD @ 400 mm O.C. 18 GAGE R24 BATT INSULATION VAPOUR BARRIER - 6MIL POLY 15.9 mm TYPE "X" GWB NBCC WALL 57a - 51 STC 	

W5 CONCRETE BLOCK		W6 CONCRETE BLOCK FINISHED 1 SIDE		W7 CONCRETE SHEAR WALL		W8 STUD WALL ON CONCRETE SHEAR WALL		W9 FRONT ELEVATOR SHAFT WALL	
THK	Fire rate	THK	Fire rate	THK	Fire rate	THK	Fire rate	THK	Fire rate
203 mm	1.5 HR	203 mm	2 HR	255 mm	3 HR	261 mm	3 HR	210 mm	2 HR
<ul style="list-style-type: none"> 203 mm SEMI SOLID CONCRETE BLOCK NBCC WALL B1b - 50 STC 		<ul style="list-style-type: none"> 12.7 mm GWB 63.5 mm STEEL STUDS @ 400 mm O.C. ACOUSTIC BATT INSULATION - MIN. R12 203 mm SEMI SOLID CONCRETE BLOCK NBCC WALL B3e - 51 STC 		<ul style="list-style-type: none"> 255 mm CONCRETE SHEAR WALL (SEE STRUCTURAL) 		<ul style="list-style-type: none"> 15.8 mm GWB 92 mm STEEL STUD @ 400 mm O.C. 255 mm CONCRETE SHEAR WALL (SEE STRUCTURAL) 		<ul style="list-style-type: none"> TWO LAYERS 15.8 mm TYPE "X" GWB 152 mm STEEL STUD @ 400 mm O.C. ACOUSTIC BATT INSULATION - MIN. R12 TWO LAYERS 15.8 mm TYPE "X" GWB NBCC WALL 59a - 59 STC 	

F1 BELOW GRADE SLAB ASSEMBLY		F2 CONCRETE FLOOR ASSEMBLY		F3 TYPICAL CONCRETE FLOOR ASSEMBLY		F4 TYPICAL CONCRETE FLOOR ASSEMBLY		GENERAL NOTES:	
THK	Fire rate	THK	Fire rate	THK	Fire rate	THK	Fire rate		
254 mm	-	203 mm	2 HR	330 mm	2 HR	330 mm	2 HR	<ul style="list-style-type: none"> THIS IS A NON COMBUSTIBLE BUILDING. ALL MATERIALS SHALL FOLLOW SECTION 3.1.5 OF THE NBCC 2015 EXTERIOR WALL CLADDING IS TO SATISFY THE CRITERIA FOR FLAMING AND HEAT FLUX IN CONFORMANCE WITH CANULC-S14, FIRE TEST OF EXTERIOR WALL ASSEMBLIES ALL INSULATION THROUGHOUT THE BUILDING TO BE NON-COMBUSTIBLE 	
<ul style="list-style-type: none"> 101.6 mm CONCRETE SLAB (SEE STRUCTURAL) WATERPROOF MEMBRANE 152 mm MIN. CRUSHED GRAVEL COMPACTED EARTH FILL 		<ul style="list-style-type: none"> FINISHED FLOOR (VARIES) CONCRETE SLAB (SEE STRUCTURAL) NOTE: WATERPROOF APPLICATION @ ALL BALCONY SLABS UL DES J920 		<ul style="list-style-type: none"> FINISH FLOOR (LAMINATE, CARPET, VINYL) 200 mm CONCRETE SLAB HANGING STEEL TRACK 150 mm OR 200 mm CLOSED CELL SPRAY INSULATION R33 INTERIOR GWB UL DES J920 		<ul style="list-style-type: none"> FINISH FLOOR (LAMINATE, CARPET, VINYL) 200 mm CONCRETE SLAB HANGING STEEL TRACK INTERIOR GWB UL DES J920 			

R1 SIDEWALK ON PODIUM		R2 ROOF TERRACES (NOT LANDSCAPED)		R3 ROOF - LANDSCAPED		R4 TYPICAL ROOF		R5 TYPICAL RECESSES BALCONY	
THK	Fire rate	THK	Fire rate	THK	Fire rate	THK	Fire rate	THK	Fire rate
870 mm	32	430 mm	2 HR	830 mm	32	433 mm	32	467 mm	32
<ul style="list-style-type: none"> PAVERS SOIL (SLOPED FOR DRAINAGE) DRAIN BOARD 2 PLY MODIFIED BITUMEN MEMBRANE 203 mm RIGID INSULATION AROUND BUILDING PERIMETER 101mm RIGID INSULATION AROUND ROOF DRAINS HOT RUBBER ON CONCRETE DECK 200mm REINFORCED CONCRETE SLAB (STRUCTURAL) MIN. R-32 TAPERED SLOPED 2% TO ROOF DRAINS UL DES J920 		<ul style="list-style-type: none"> COMPOSITE DECKING 2 PLY MODIFIED BITUMEN MEMBRANE 203 mm RIGID INSULATION AROUND BUILDING PERIMETER (MIN. R-32 TAPERED SLOPED 2% TO ROOF DRAINS) 101mm RIGID INSULATION AROUND ROOF DRAINS HOT RUBBER ON CONCRETE DECK 200mm REINFORCED CONCRETE SLAB (STRUCTURAL) UL DES J920 		<ul style="list-style-type: none"> LANDSCAPED VEGETATION c.w SOIL DRAIN BOARD 2 PLY MODIFIED BITUMEN MEMBRANE 203mm RIGID INSULATION AROUND BUILDING PERIMETER 101mm RIGID INSULATION AROUND ROOF DRAINS HOT RUBBER ON CONCRETE DECK 200mm REINFORCED CONCRETE SLAB (SEE STRUCTURAL MIN. R-32 TAPERED SLOPED 2% TO ROOF DRAINS) UL DES J920 		<ul style="list-style-type: none"> 2 PLY MODIFIED BITUMEN MEMBRANE 203mm RIGID INSULATION AROUND BUILDING PERIMETER 101mm RIGID INSULATION AROUND ROOF DRAINS HOT MORTAR PRIMER ON CONCRETE DECK 200mm REINFORCED CONCRETE SLAB (SEE STRUCTURAL MIN. R-32 SLOPED 2%) UL DES J920 		<ul style="list-style-type: none"> NEOTEX SYSTEM - (SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION) 200mm REINFORCED CONCRETE SLAB (SEE STRUCTURAL MIN. R-32 SLOPED 2%) HANGING STEEL TRACK 150MM OR 200 MM CLOSED CELL SPRAY INSULATION R33 COMPOSITE PANEL (LEVELS 2 AND 3 ONLY) UL DES J920 	

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MAYNARD HOLDINGS

BUILDING PERMIT

WALL SECTION - 2

drawn by DK PG
chk'd by MS
A501