

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.
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1 Site (exist. const.)
1" = 10'-0"

No.	Description	Date
	Issued for Heritage Development Agreement	2022/10/12
	Sheet Issued	2024-01-18

Proposed Multi-Unit Residential Building
1262 Bedford Highway
Bedford, NS

Site Plan (existing const.)
Scale 1" = 10'-0"
Date 2022-10-12
Drawn by CB
Checked by PS

A1.0

Project number 3168

2024-01-19 1:57:44 PM

LEGEND:
32.1' Existing Grade
32.1' Proposed Grade

Building Code Data:
 Regulated by Part 3 of the National Building Code (NBC)
 Major Occupancy: C (Residential) & F2 (Parking Garage)
 Non-Combustible Construction
 Lot: 1262 Bedford Highway
 PID: 00435008
 Zone: CMC Bedford LUB
 Number of Stories: 8 Above Grade, 1 Below Grade
 Height of Building: 82'-4" (25.1m)
 Residential Units: 29
 Parking
 P1: 14
 Total: 14



3168 - Property Area
 Area
 11330 ft²

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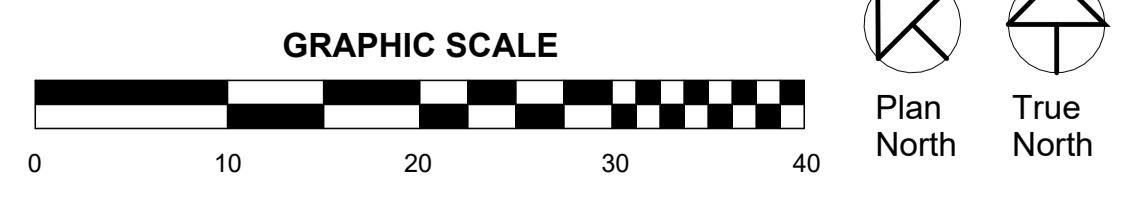
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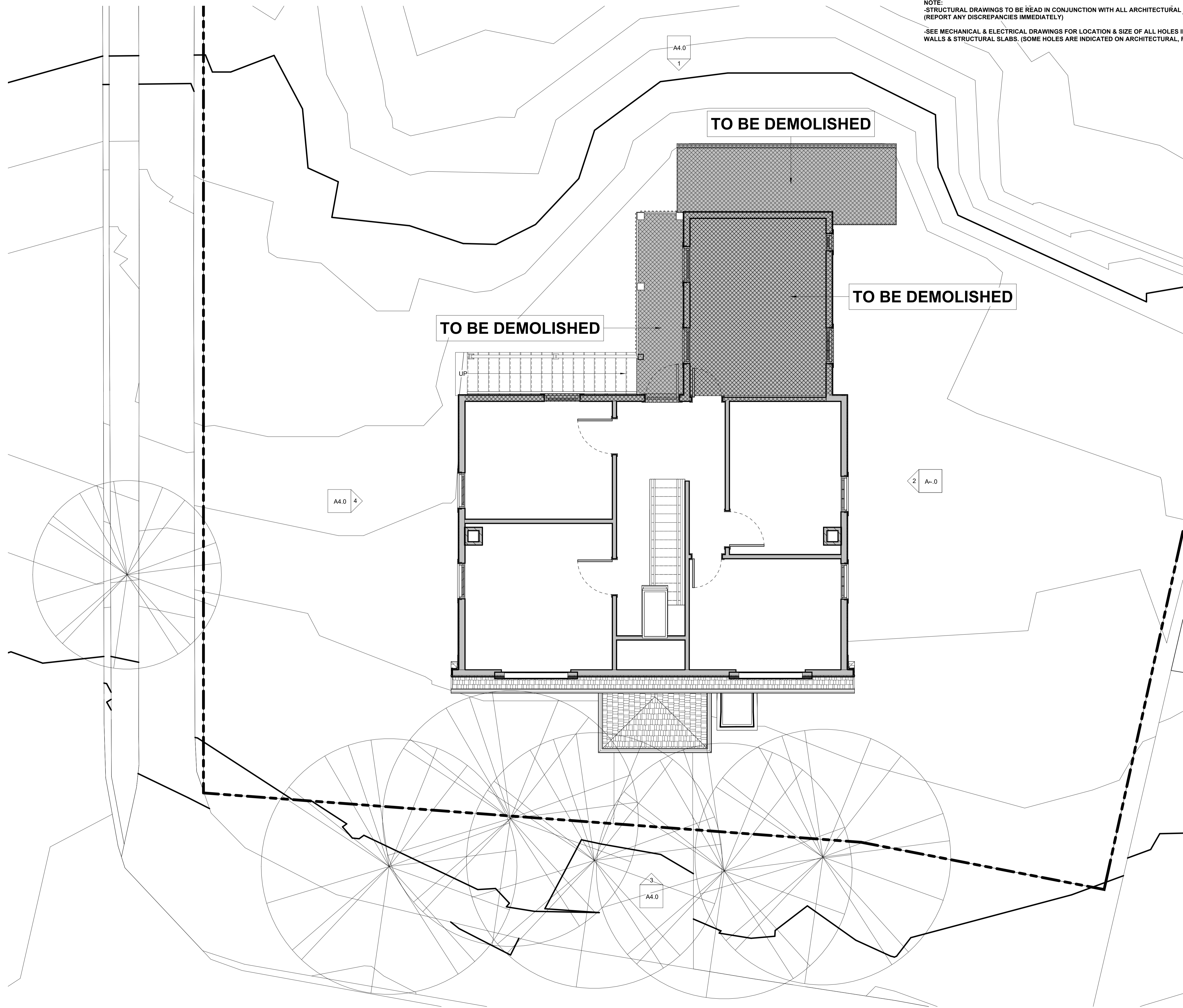
No.	Description	Date
	Issued for Heritage Development Agreement	2022/10/12
1	Chng. plan to 7th Floor	24OCT/ 22
2	Revised plans per meeting with HRM	2022-12-21
3	Revised Massing	2023-03-24
4	Revised Massing For DA	2023-03-27
5	Sheet Renumbr/Renamed	2023-06-12
	Revised Honeycote location, number of stories	2024-01-18

Proposed Multi-Unit
 Residential Building
 1262 Bedford Highway
 Bedford, NS

Site Plan (new const.)
 Scale 1" = 10'-0"
 Date 2022-10-12
 Drawn by CB
 Checked by PS
A1.1
 Project number 3168

① Site (new const.)
 1" = 10'-0"





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	Issued for Heritage Development Agreement	2022/10/12
	Sheet Issued	2024-01-18

Proposed Multi-Unit
Residential Building
1262 Bedford Highway
Bedford, NS

Second Floor (existing const.)

Scale 1/4" = 1'-0"
Date 2022-10-12
Drawn by CB
Checked by PS

A3.0

Project number 3168

1 Existing BLDG Lvl 2 (exist. const.)
1/4" = 1'-0"

2024-01-19 1:57:46 PM

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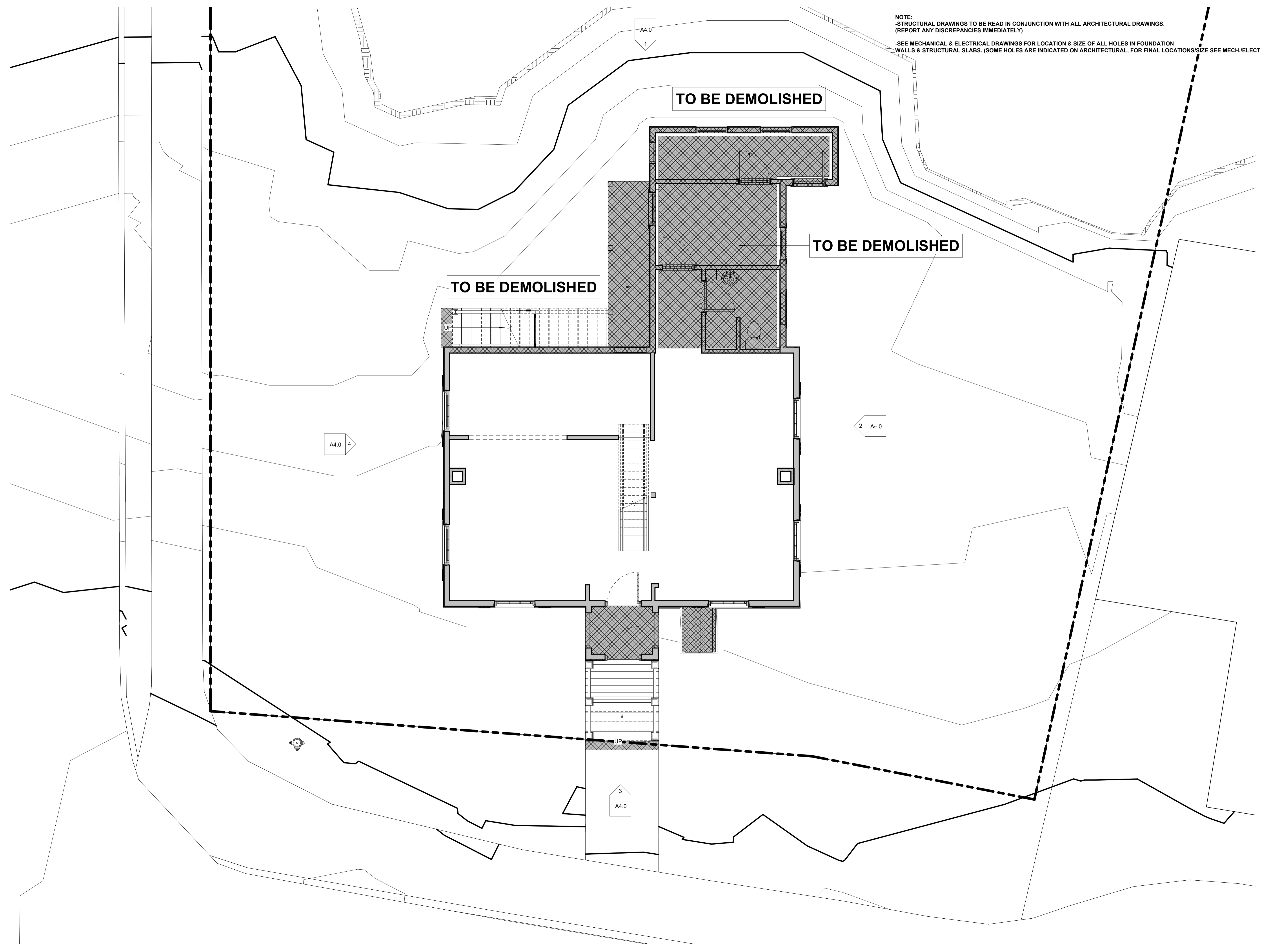
Proposed Multi-Unit Residential Building
 1262 Bedford Highway
 Bedford, NS

First Floor (existing const.)

Scale 1/4" = 1'-0"
 Date 2022-10-12
 Drawn by CB
 Checked by PS

A3.1

Project number 3168



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1 Existing BLDG Lvl 1 (exist. const.)
 1/4" = 1'-0"

2024-01-19 1:57:46 PM

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1	Revised plans per meeting with HRM	2022-12-21
	Sheet Renumber/Renamed	2024-01-18
2	Revised Honeycote location, number of stories	2024-01-19

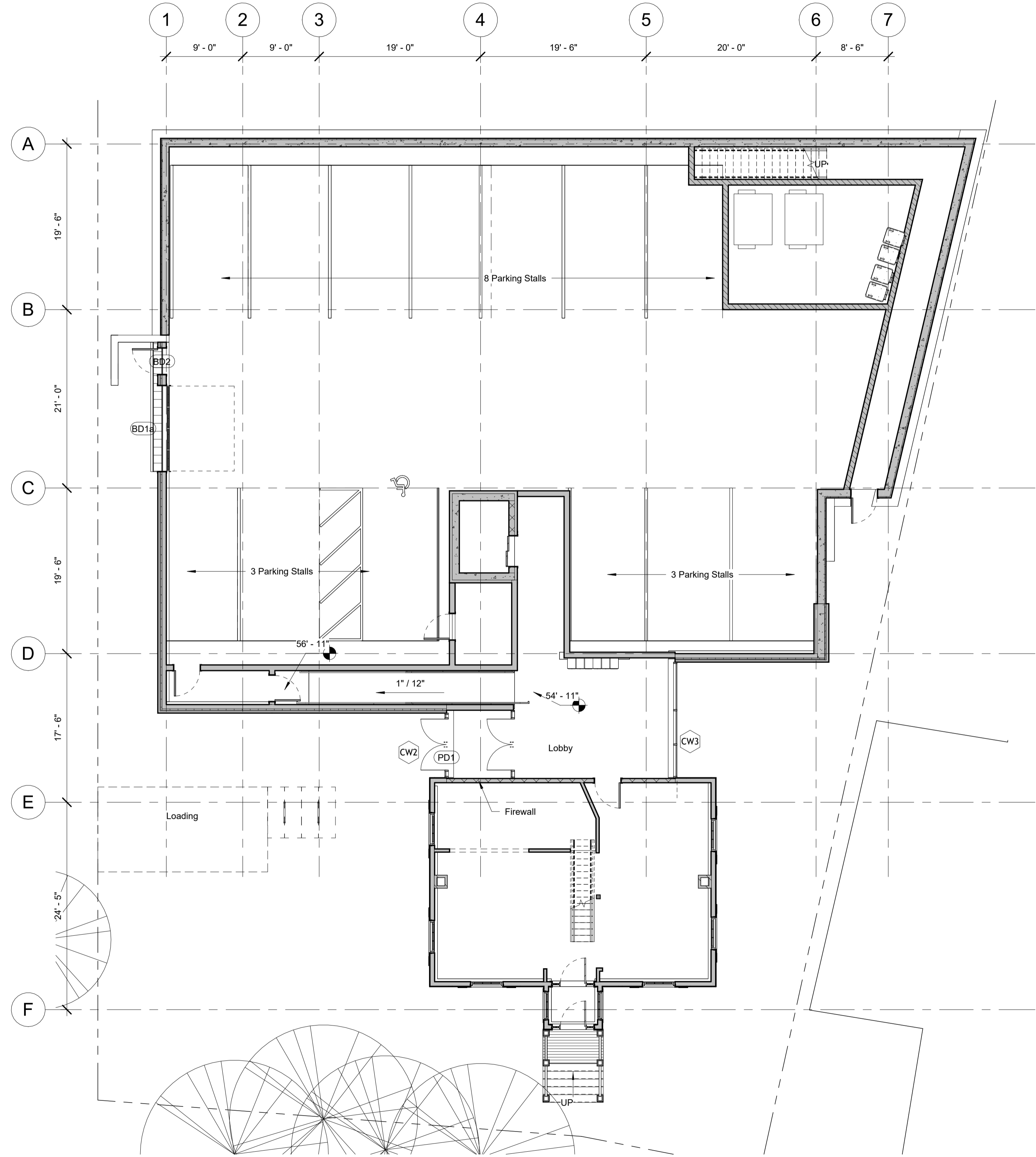
Proposed Multi-Unit Residential Building
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First Floor

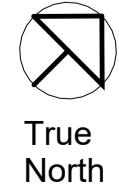
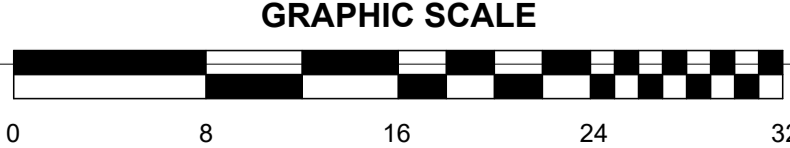
Scale	1/8" = 1'-0"
Date	2022-10-12
Drawn by	CB
Checked by	PS

A3.2

Project number 3168



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



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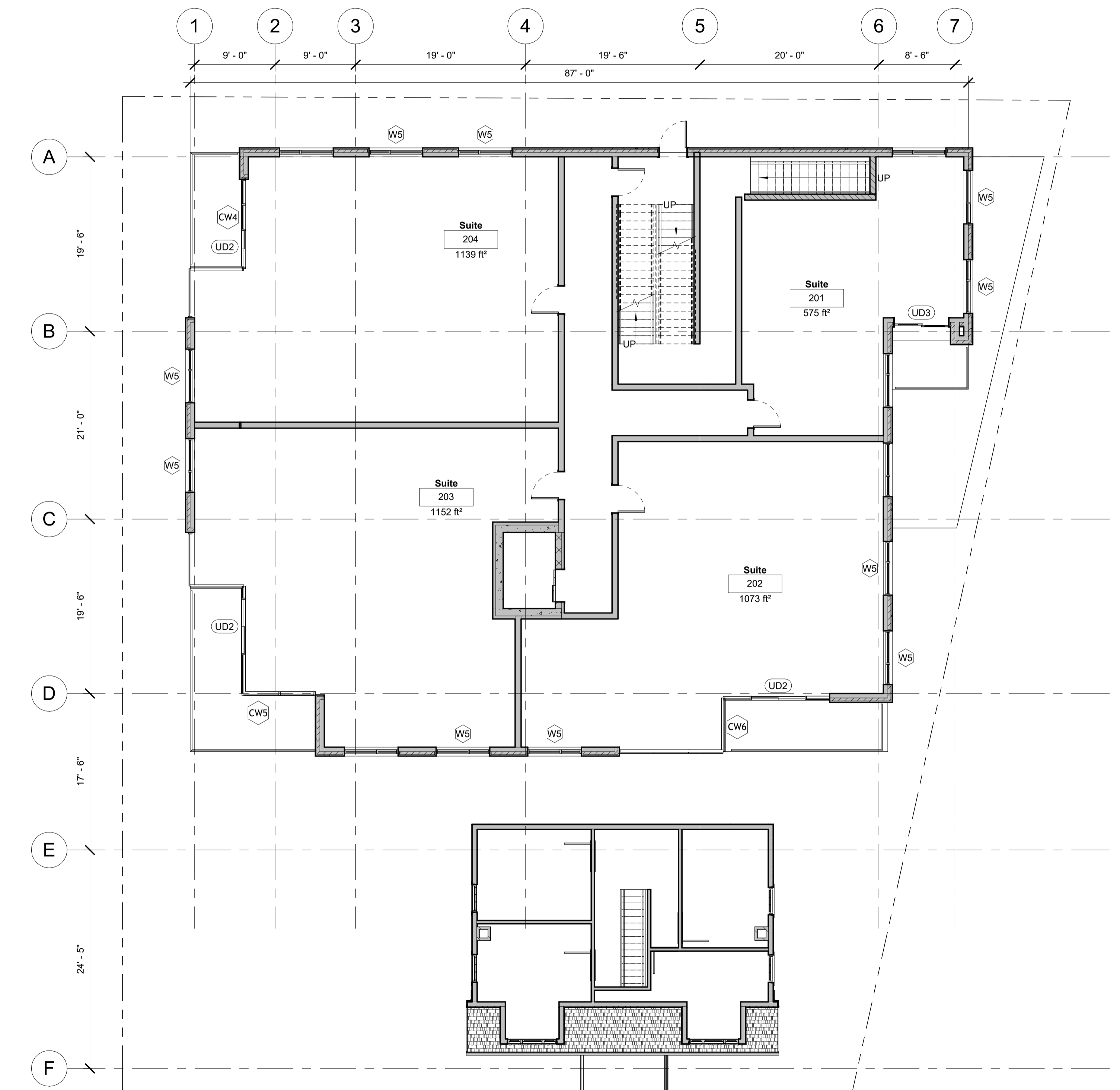
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1	Revised plans per meeting with HRM For DA	2022-12-21 2023-06-12
	Sheet Renumber/Renamed	2024-01-18
2	Revised Honeycote location, number of stories	2024-01-19

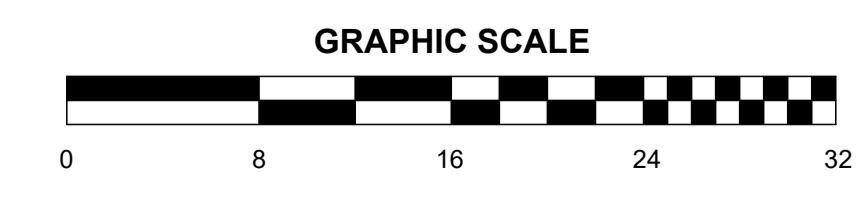
Proposed Multi-Unit Residential Building
 1262 Bedford Highway
 Bedford, NS

Second Floor

Scale 1/8" = 1'-0"
 Date 2022-10-12
 Drawn by CB
 Checked by PS
A3.3
 Project number 3168



① Level 2
 1/8" = 1'-0"



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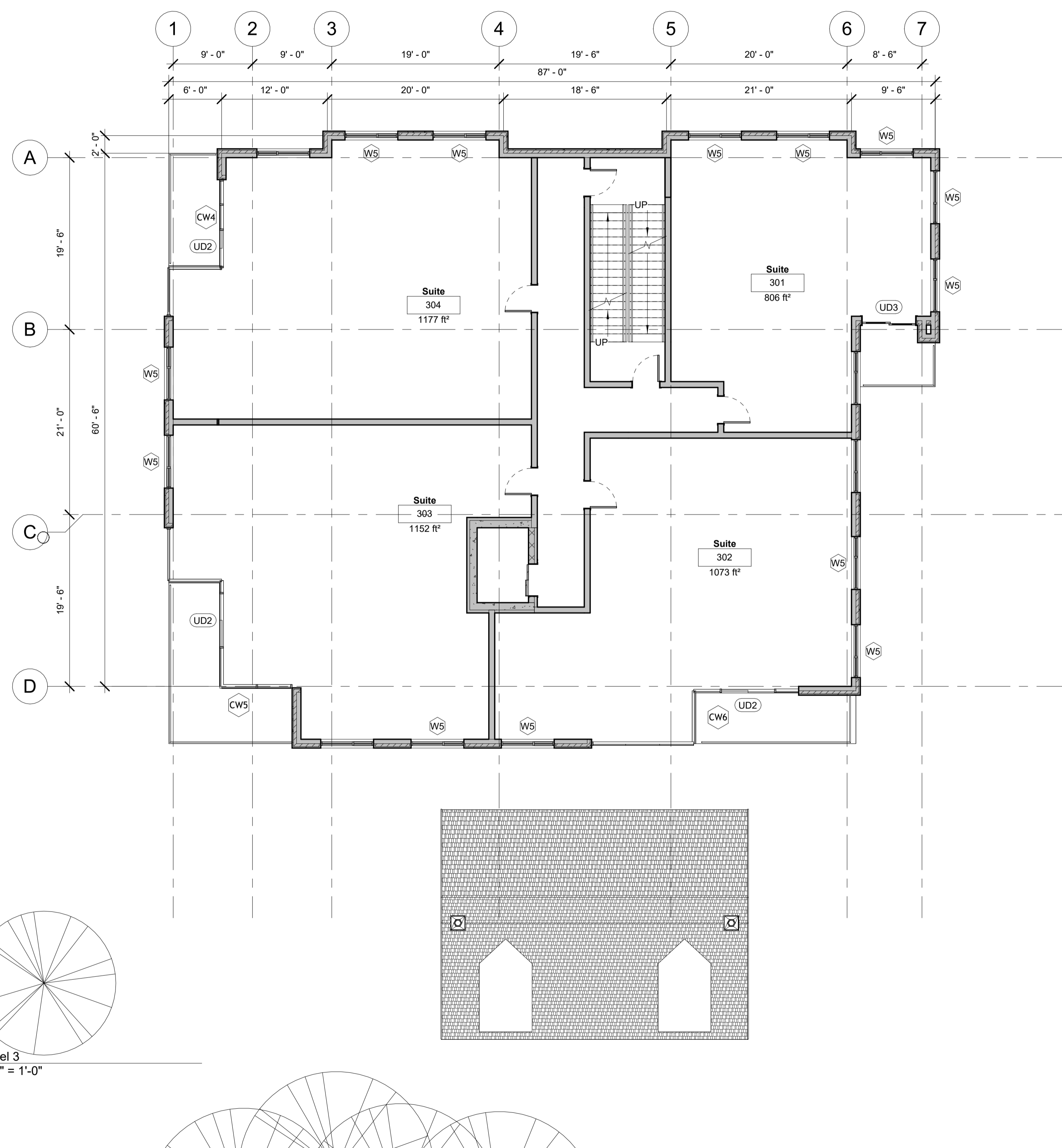
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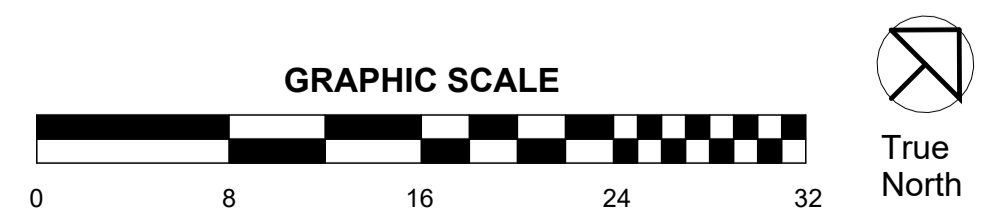
Proposed Multi-Unit
Residential Building
1262 Bedford Highway
Bedford, NS

Third Floor Plan

Scale 1/8" = 1'-0"
Date 2022-10-12
Drawn by CB
Checked by PS

A3.4

Project number 3168



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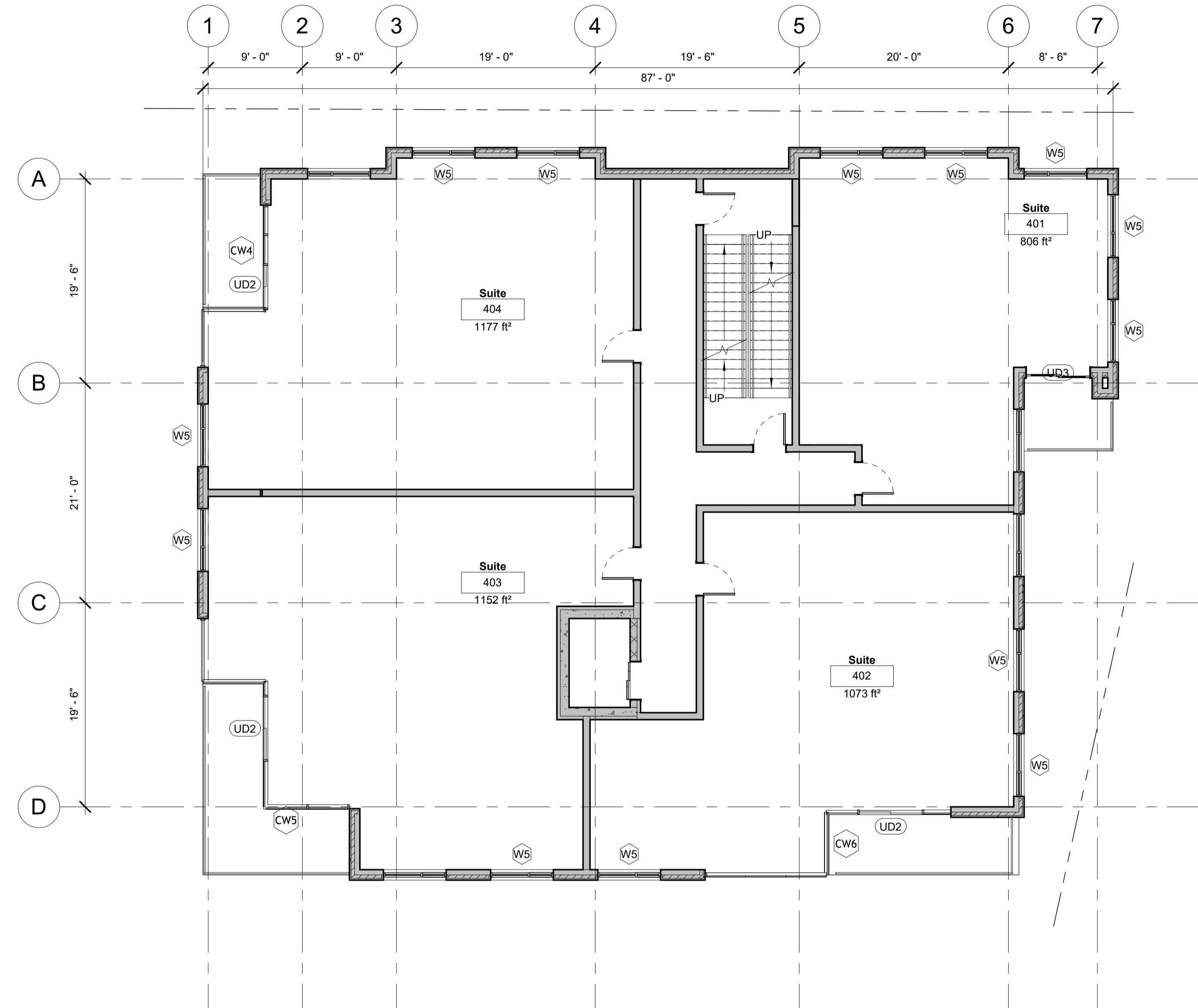
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No.	Description	Date
	For DA	2023-06-12
	Sheet Renumber/Renamed	2024-01-18

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 Residential Building
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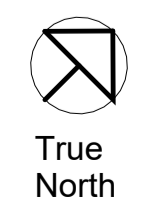
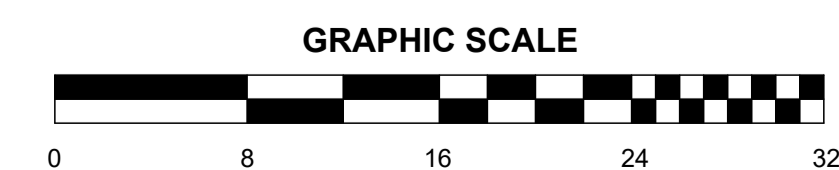
Fourth Floor Plan

Scale 1/8" = 1'-0"
 Date 2022-10-12
 Drawn by CB
 Checked by PS

A3.5

Project number 3168

1 Level 4
 1/8" = 1'-0"



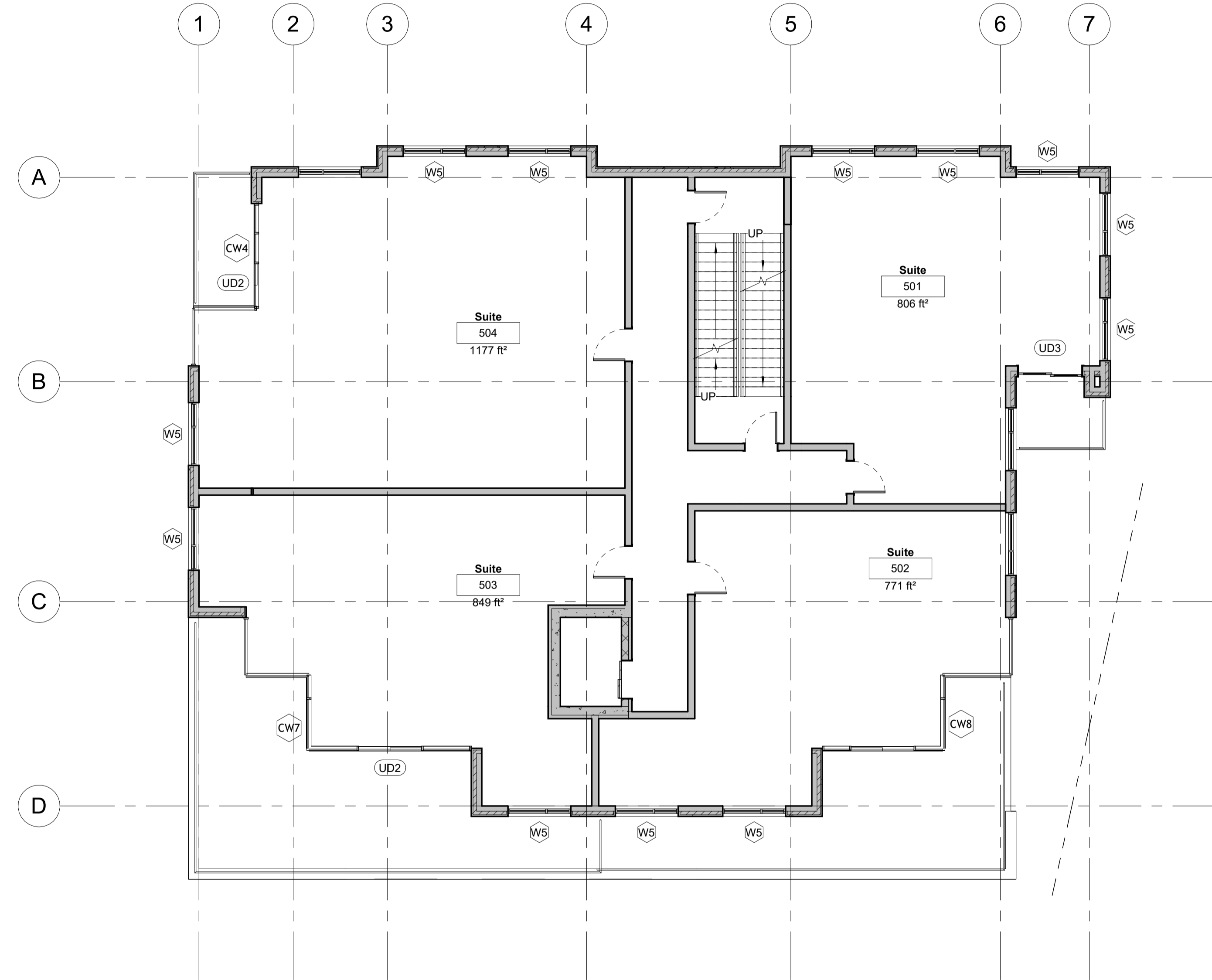
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① Level 5
 1/8" = 1'-0"

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	Sheet Renumber/Renamed	2024-01-18

Proposed Multi-Unit Residential Building
 1262 Bedford Highway
 Bedford, NS

Fifth Floor Plan

Scale 1/8" = 1'-0"
 Date 2022-10-12
 Drawn by CB
 Checked by PS

A3.6

Project number 3168



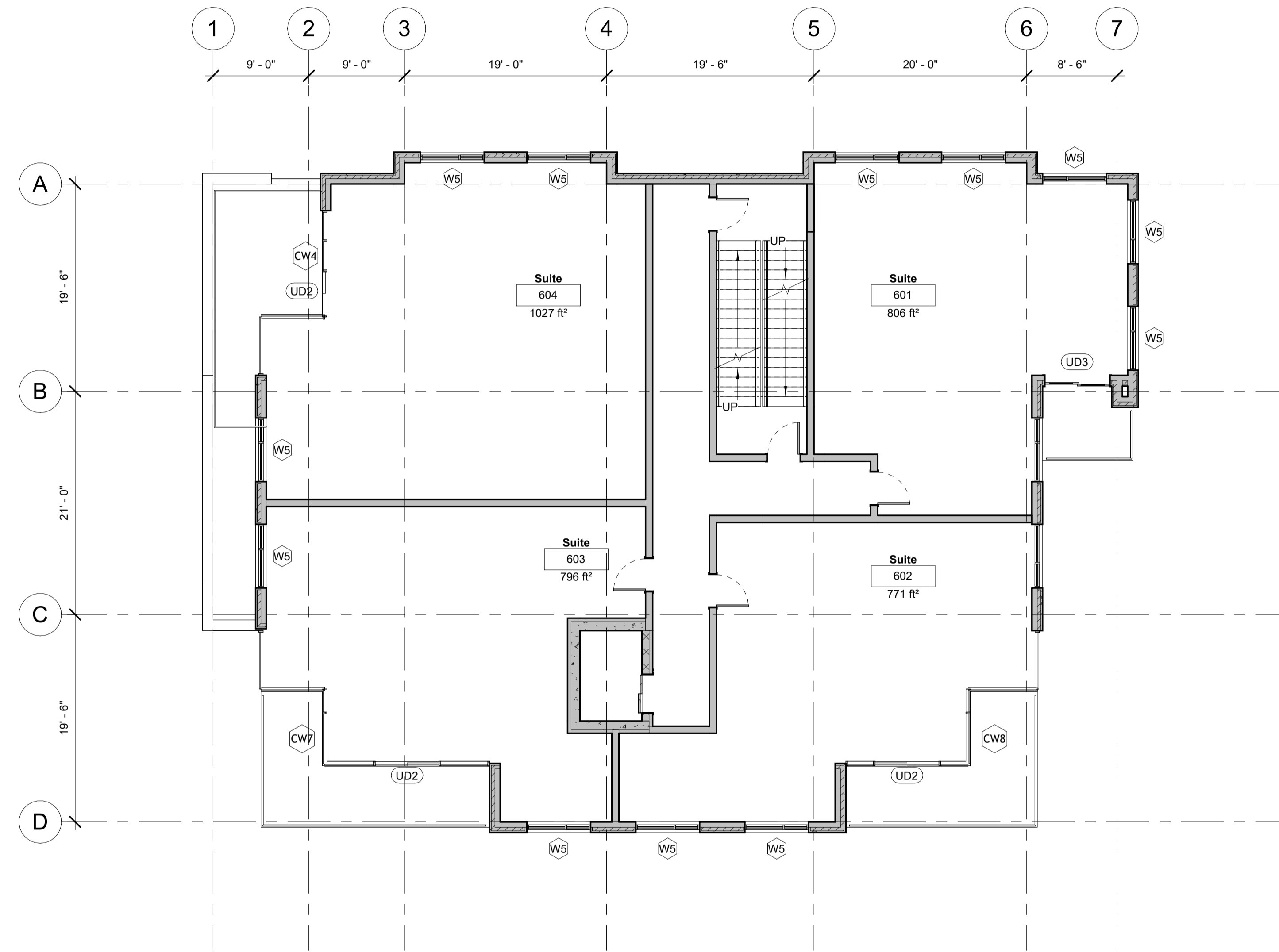
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① Level 6
1/8" = 1'-0"

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	Sheet Renumber/Renamed	2024-01-18

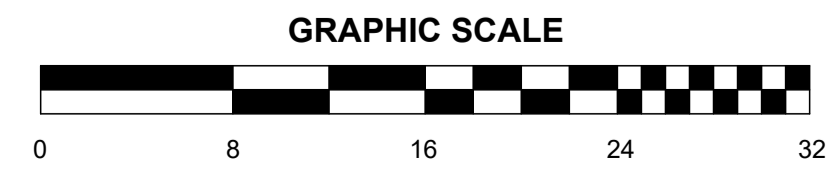
Proposed Multi-Unit Residential Building
1262 Bedford Highway
Bedford, NS

Sixth Floor Plan

Scale	1/8" = 1'-0"
Date	2022-10-12
Drawn by	CB
Checked by	PS

A3.7

Project number 3168

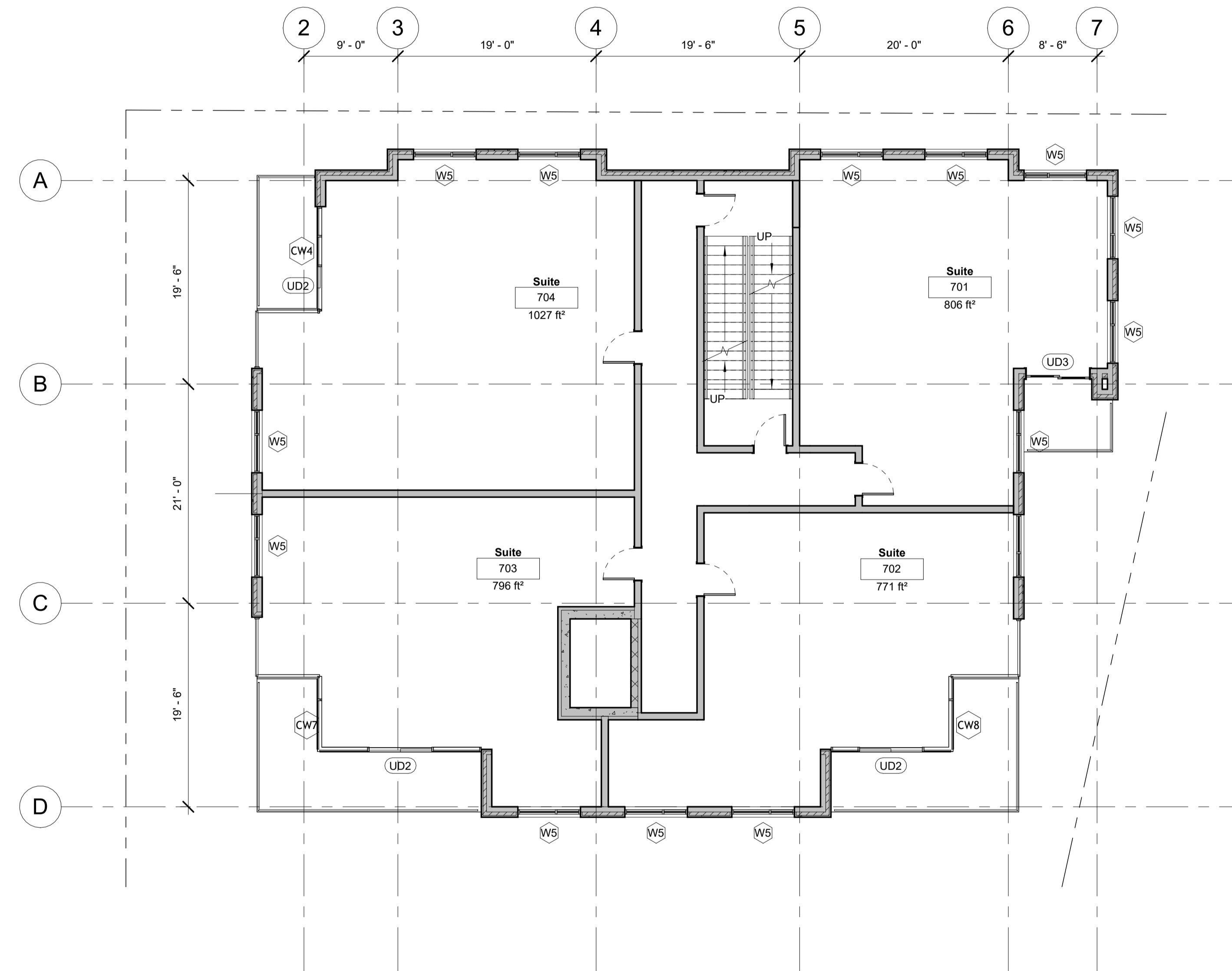


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① Level 7
 1/8" = 1'-0"

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1	Chng. plan to 7th Floor	24OCT/22
2	Revised plans per meeting with HRM For DA	2022-12-21 2023-06-12
	Sheet Renumber/Renamed	2024-01-18

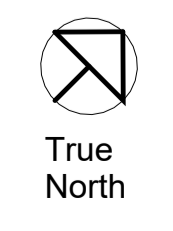
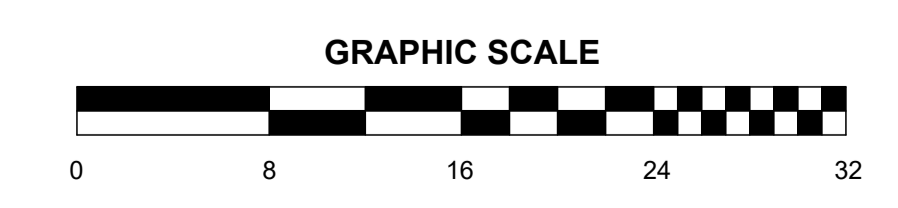
Proposed Multi-Unit Residential Building
 1262 Bedford Highway
 Bedford, NS

Seventh Floor Plan

Scale 1/8" = 1'-0"
 Date 2022-10-12
 Drawn by CB
 Checked by PS

A3.8

Project number 3168



2024-01-19 1:57:50 PM

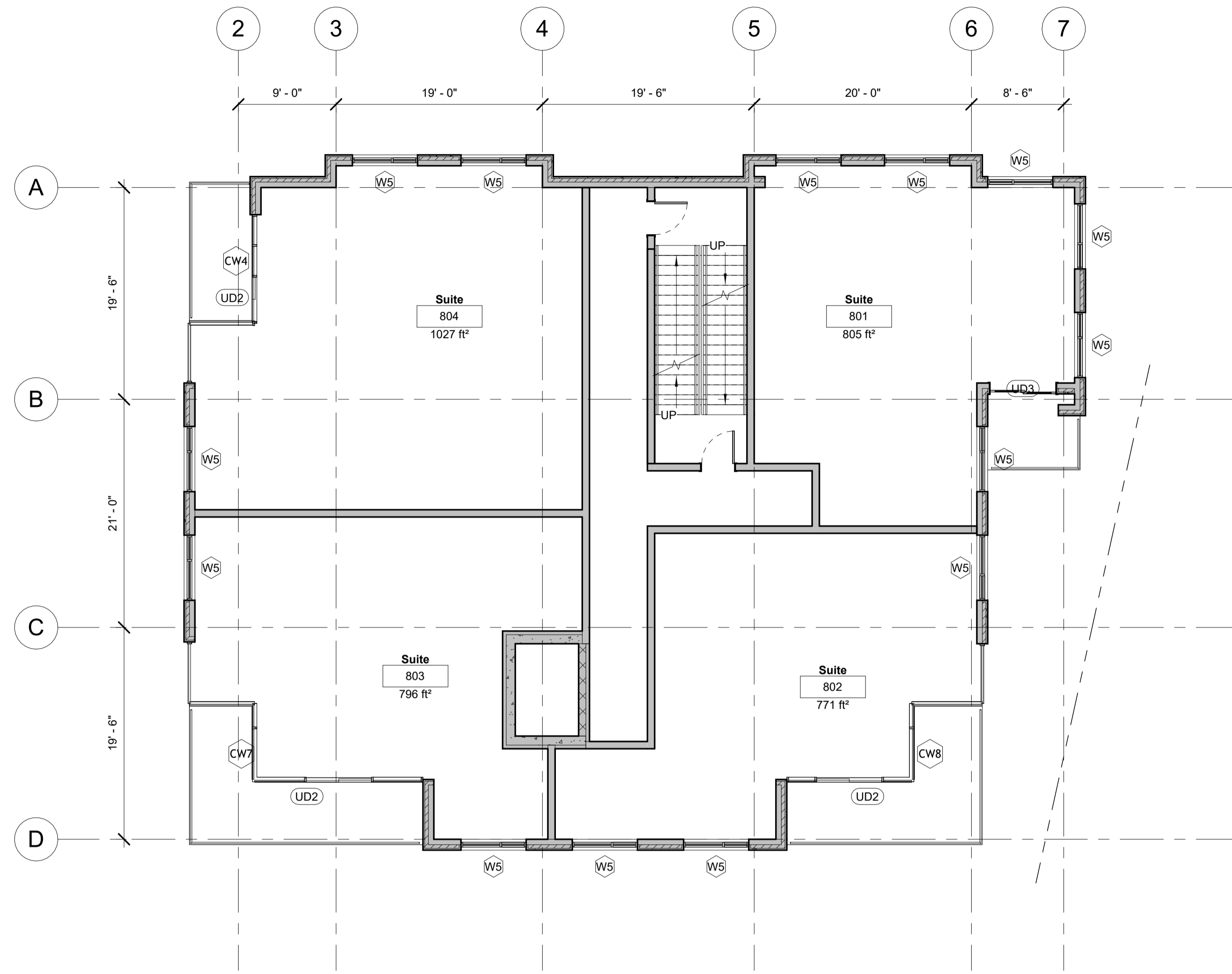
NOTE:
 -STRUCTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS.
 (REPORT ANY DISCREPANCIES IMMEDIATELY)
 -SEE MECHANICAL & ELECTRICAL DRAWINGS FOR LOCATION & SIZE OF ALL HOLES IN FOUNDATION
 WALLS & STRUCTURAL SLABS. (SOME HOLES ARE INDICATED ON ARCHITECTURAL, FOR FINAL LOCATIONS/SIZE SEE MECH/ELECT. DWGS.)

pskerry@pskerry.ca

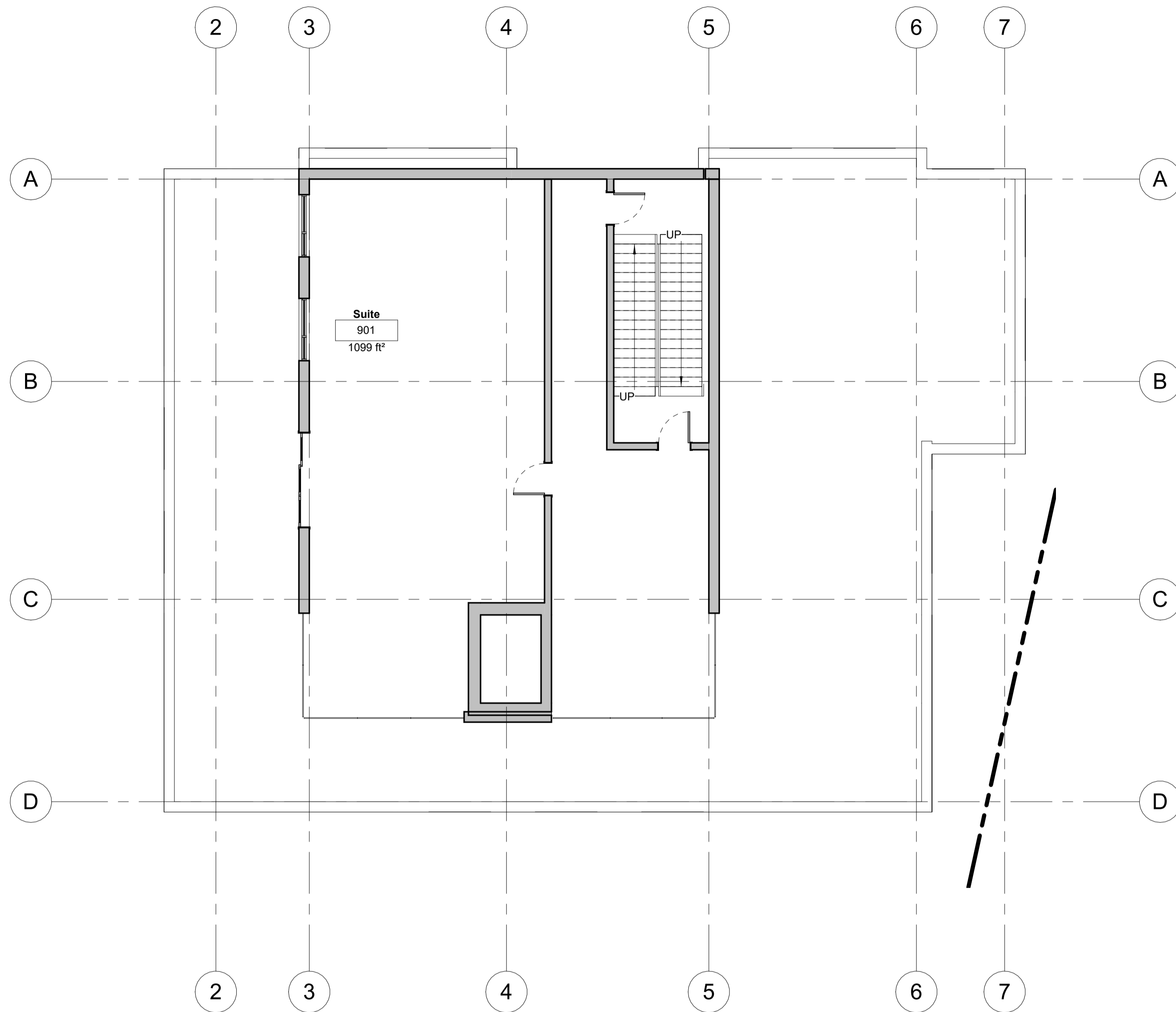
PAUL SKERRY ASSOCIATES
 5514 Livingstone Place
 Halifax, Nova Scotia B3K 2B9
 ph: 902-455-4361
 fax: 902-455-7778
 email: drawing@pskerry.ca

NOTES:

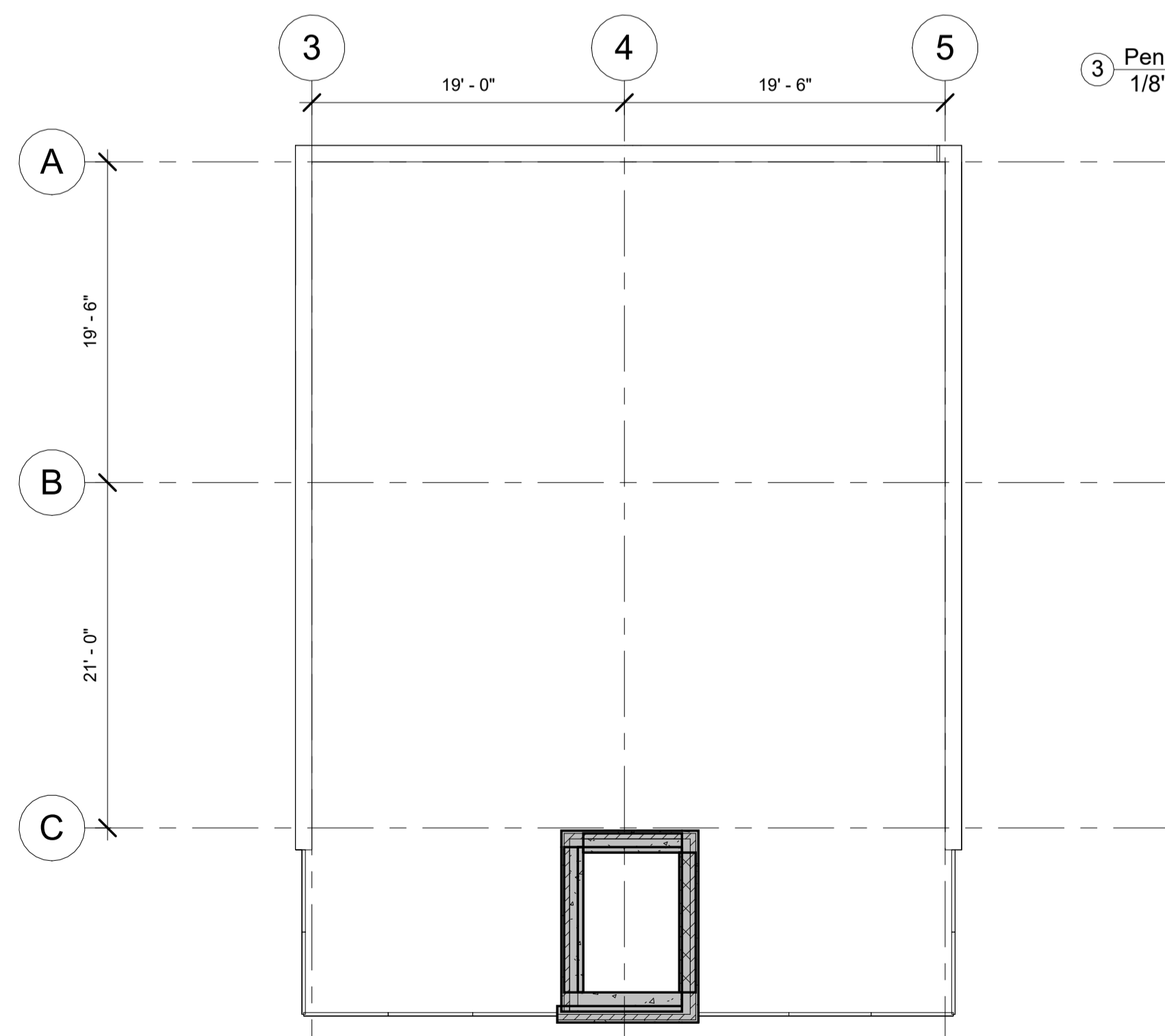
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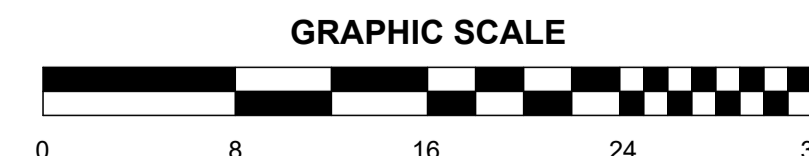
① Level 8
 1/8" = 1'-0"



③ Penthouse
 1/8" = 1'-0"



② Mechanical Roof
 1/8" = 1'-0"



No.	Description	Date
	Issued for Heritage Development Agreement	2022/10/12
1	Roof and Mechanical Roof Redrawn	24OCT/ 22
2	Revised plans per meeting with HRM For DA	2022-12-21 2023-06-12
	Sheet Renumber/Renamed	2024-01-18
3	Added Storey	2024-01-19

Proposed Multi-Unit Residential Building
 1262 Bedford Highway
 Bedford, NS

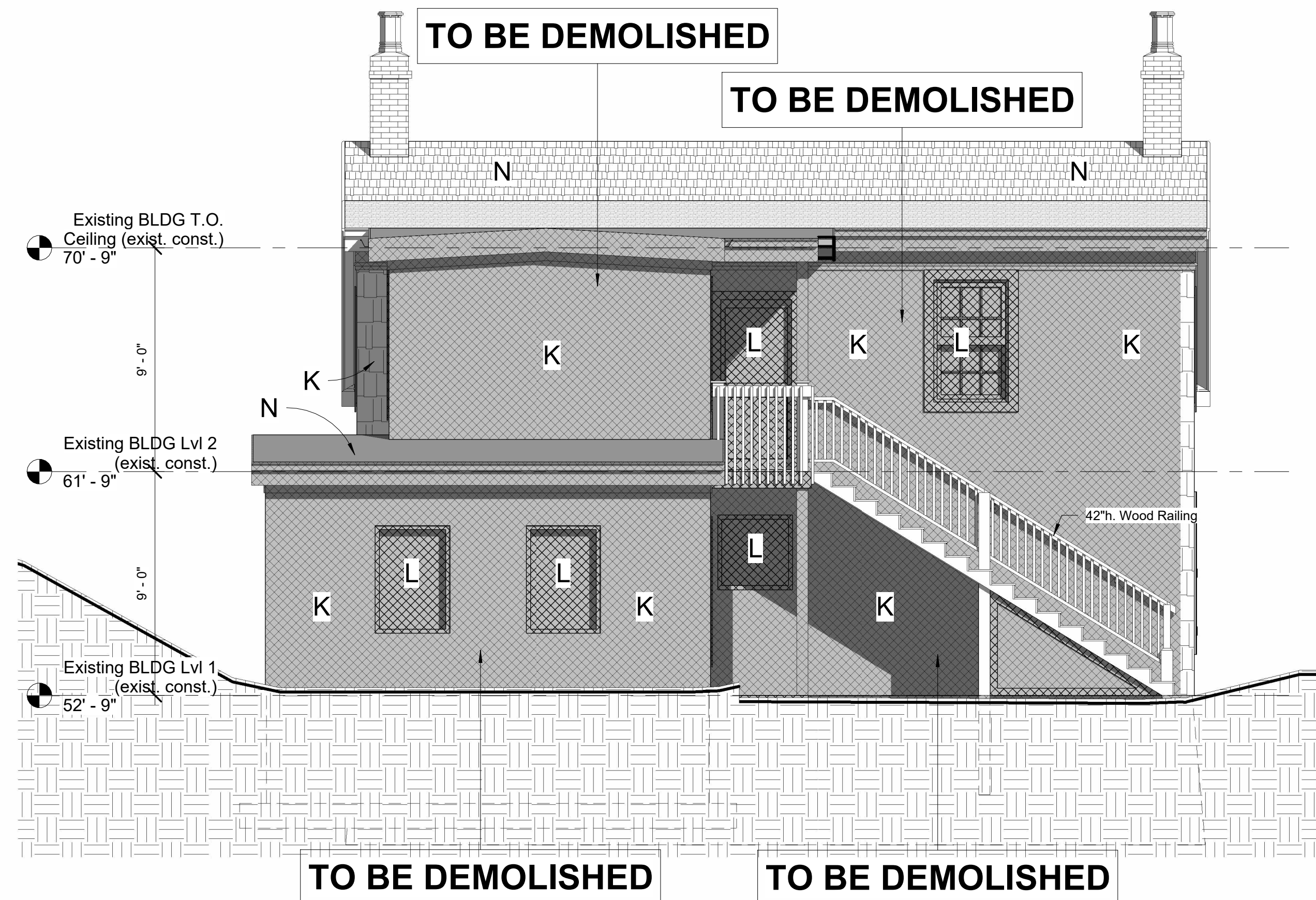
Level 8, Penthouse & Roof

Scale 1/8" = 1'-0"
 Date 2022-10-12
 Drawn by CB
 Checked by PS

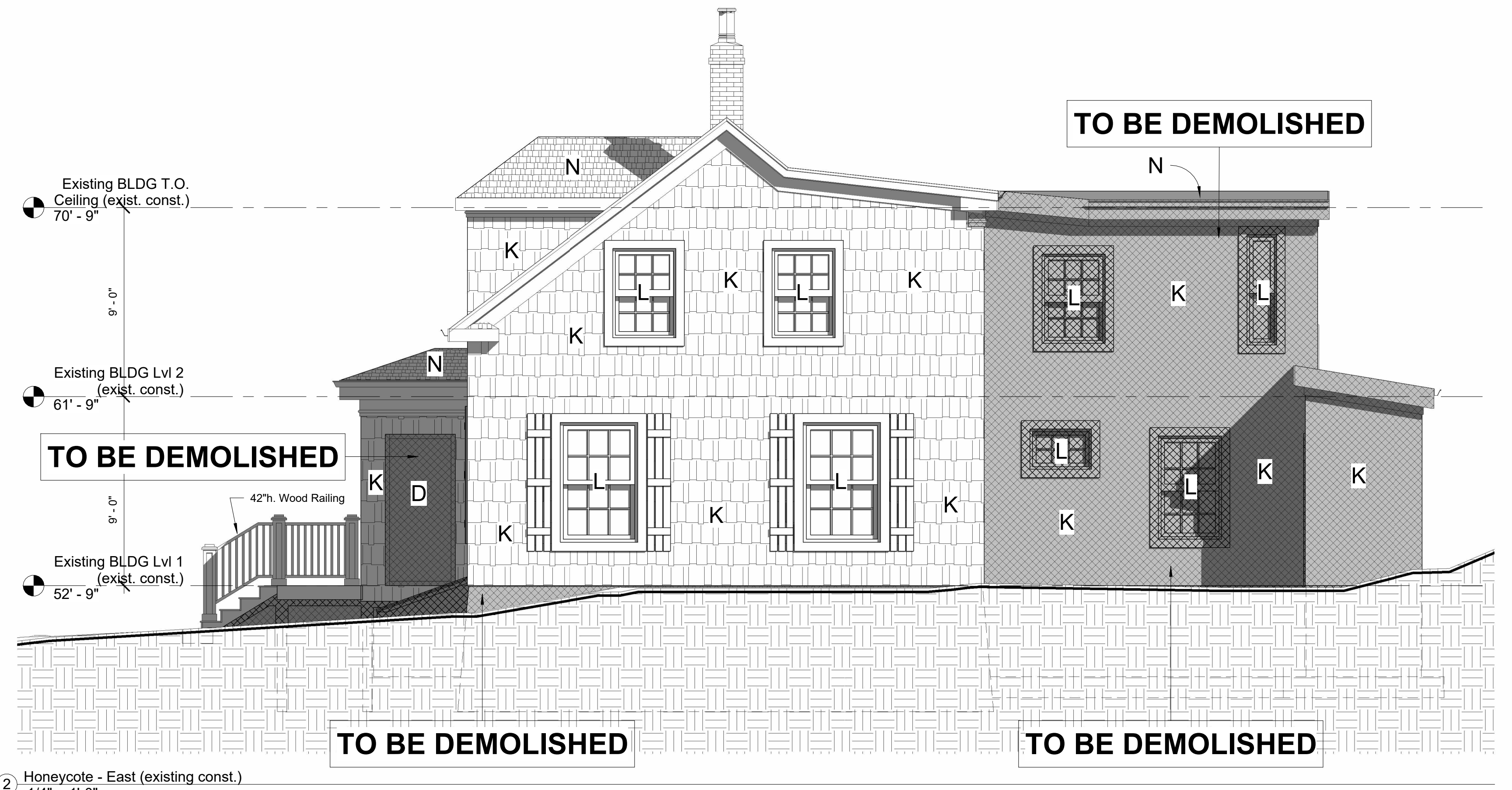
A3.9

Project number 3168

2024-01-19 1:57:51 PM



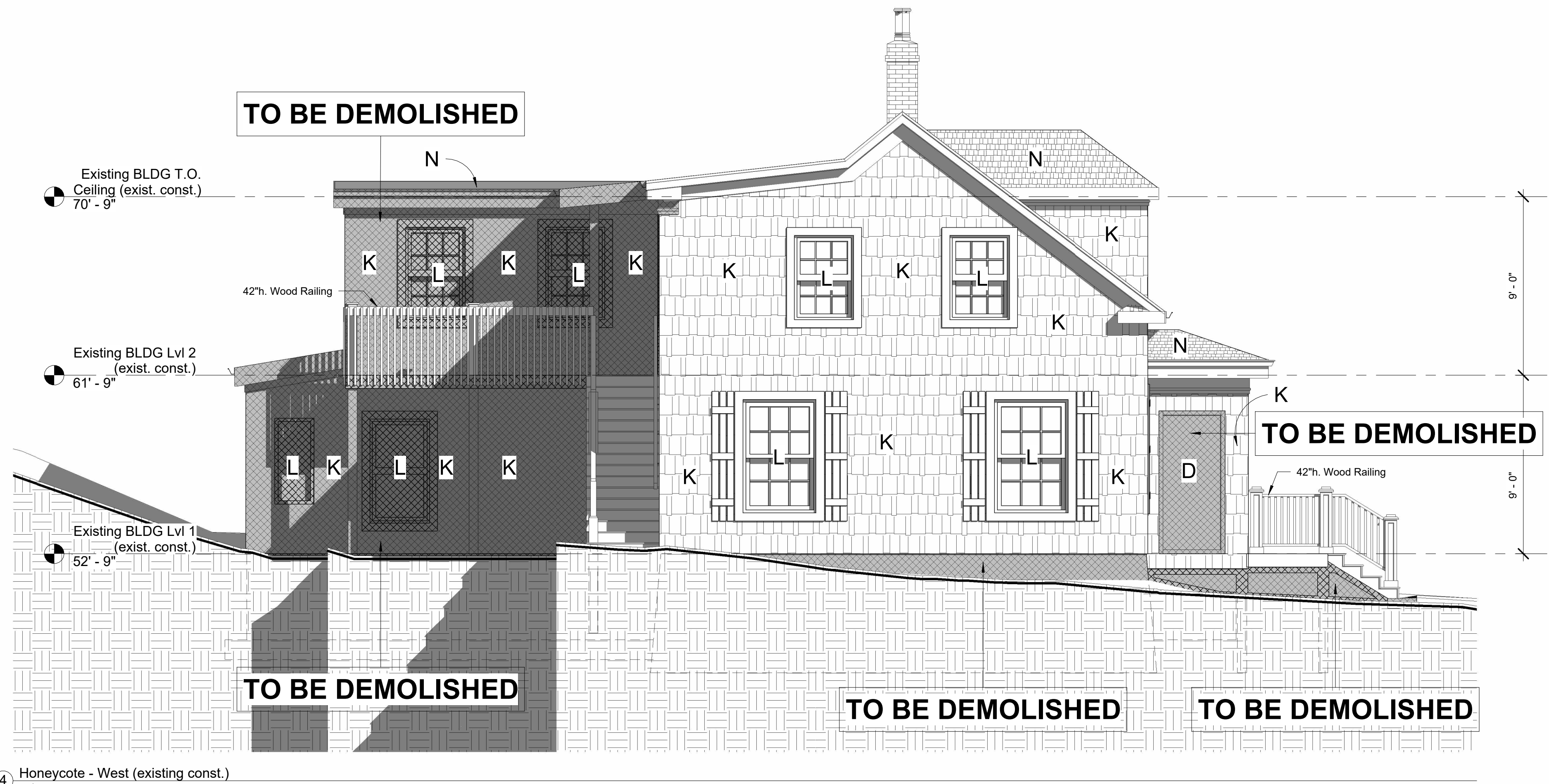
① Honeycote - North (existing const.)
1/4" = 1'-0"



② Honeycote - East (existing const.)
1/4" = 1'-0"



③ Honeycote - South (existing const.)
1/4" = 1'-0"



④ Honeycote - West (existing const.)
1/4" = 1'-0"

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No.	Description	Date
	Sheet Issued	2024-01-18

Paul Skerry Associates Ltd.
ARCHITECTS
 5514 LIVINGSTONE PLACE
 HALIFAX N.S. B3K 2B9
 Phone: 902-455-4361
 Fax: 902-455-7778
 E-mail: pskerry@pskerry.ca

Honeycote Elevations (existing const.)
 Proposed Multi-Unit Residential Building
 1262 Bedford Highway
 Bedford, NS

Date	2022-10-12	Checked by	PS
Scale	1/4" = 1'-0"	A4.0	
Project number	3168		

Legend:

- A. Aluminum / Glass Railing 42"H.
- B. Aluminum Door / Window
- C. Metal Canopy
- D. Aluminum Glazing System
- E. Masonry Brick - Type 1 - Shaw Brick - Gray -Duchess Stone, or sim.
- F. Masonry Brick - Type 2 - CMU
- G. Non-Combustible Panel - Type 1 or 2
- H. Non-Combustible Panel - Type 3
- I. Local Stone Foundation
- J. Non-combustible Cladding to Mimic Existing
- K. Aluminum or Wood Windows to Mimic Existing Windows
- L. Doors to Mimic Existing Doors
- M. Non-Combustible Roof Shingles



1 Tower - South
3/16" = 1'-0"

pskerry@pskerry.ca

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No.	Description	Date
	Issued for Heritage Development Agreement	2022/10/12
1	Chng. plan to 7th Floor	24OCT/ 22
2	Revised plans per meeting with HRM For DA	2022-12-21 2023-06-12
	Sheet Renumber/Renamed	2024-01-18
3	Revised Honeycote location, number of stories	2024-01-19

Proposed Multi-Unit Residential Building
1262 Bedford Highway
Bedford, NS

South Elevation (tower)

Scale 3/16" = 1'-0"
Date 2022-10-12
Drawn by CB
Checked by PS

A4.1

Project number 3168

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Legend:

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- B. Aluminum Door / Window
- C. Metal Canopy
- D. Aluminum Glazing System
- E. Masonry Brick - Type 1 - Shaw Brick - Gray -Duchess Stone, or sim.
- F. Masonry Brick - Type 2 - CMU
- G. Non-Combustible Panel - Type 1 or 2
- H. Non-Combustible Panel - Type 3
- I. Local Stone Foundation
- J. Non-combustible Cladding to Mimic Existing
- K. Aluminum or Wood Windows to Mimic Existing Windows
- L. Doors to Mimic Existing Doors
- M. Non-Combustible Roof Shingles



1 Tower - West
 3/16" = 1'-0"

No.	Description	Date
	Issued for Heritage Development Agreement	2022/10/12
1	Chng. plan to 7th Floor	24OCT/ 22
2	Revised plans per meeting with HRM For DA	2022-12-21 2023-06-12
	Sheet Renumber/Renamed	2024-01-18
3	Revised Honeycote location, number of stories	2024-01-19

Proposed Multi-Unit Residential Building
 1262 Bedford Highway
 Bedford, NS

West Elevation (tower)

Scale	3/16" = 1'-0"
Date	2022-10-12
Drawn by	CB
Checked by	PS

A4.2

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1	Chng. plan to 7th Floor	24OCT/ 22
2	Revised plans per meeting with HRM For DA	2022-12-21 2023-06-12
	Sheet Renumber/Renamed	2024-01-18
3	Revised Honeycote location, number of stories	2024-01-19

Proposed Multi-Unit Residential Building
 1262 Bedford Highway
 Bedford, NS

East Elevation (tower)

Scale	3/16" = 1'-0"
Date	2022-10-12
Drawn by	CB
Checked by	PS

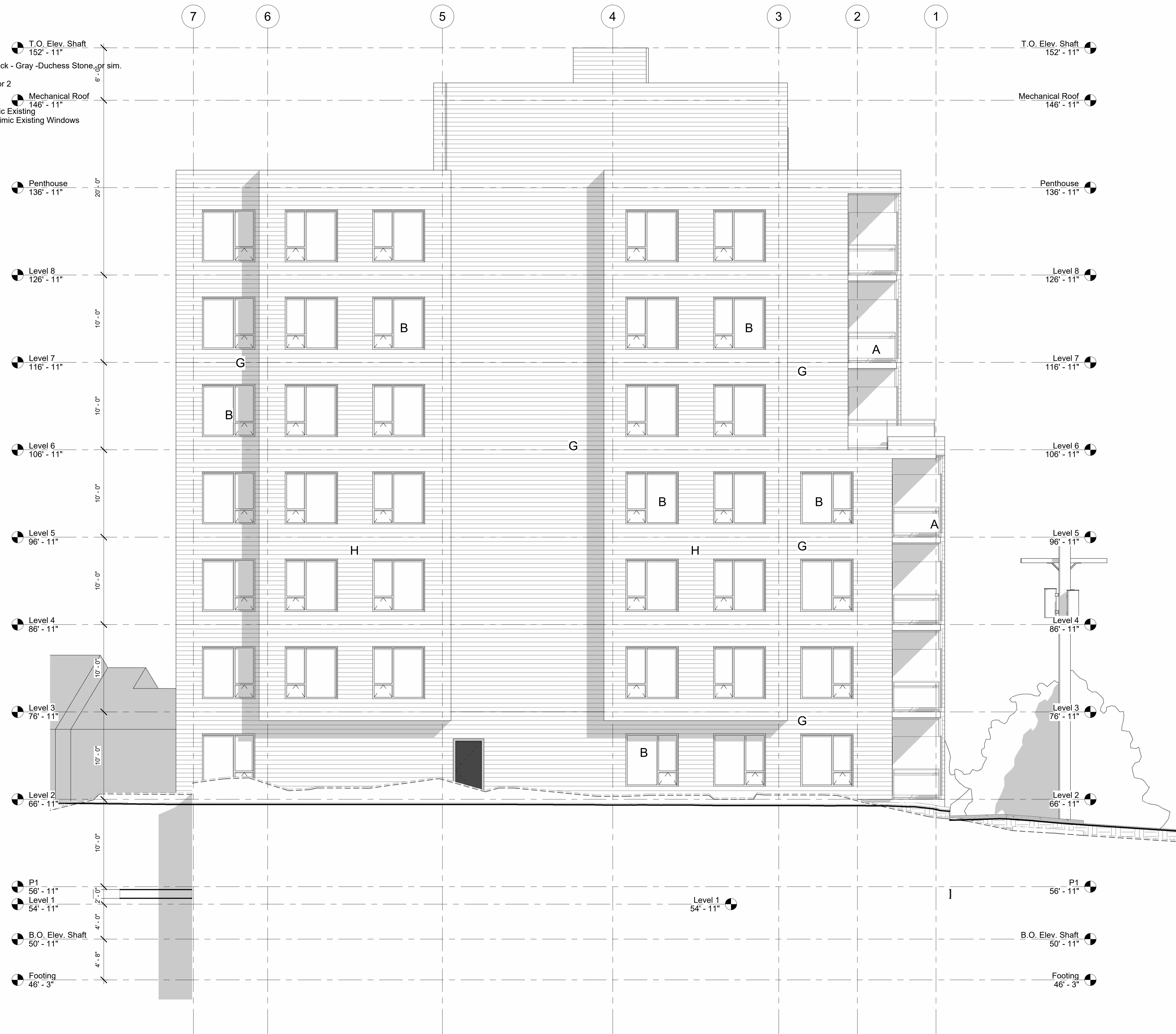
A4.3

Project number 3168

- Legend:**
- A. Aluminum / Glass Railing 42"H.
 - B. Aluminum Door / Window
 - C. Metal Canopy
 - D. Aluminum Glazing System
 - E. Masonry Brick - Type 1 - Shaw Brick - Gray -Duchess Stone, or sim.
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 - H. Non-Combustible Panel - Type 3
 - I. Local Stone Foundation
 - J. Non-combustible Cladding to Mimic Existing
 - K. Aluminum or Wood Windows to Mimic Existing Windows
 - L. Doors to Mimic Existing Doors
 - M. Non-Combutable Roof Shingles



- Legend:
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 - D. Aluminum Glazing System
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1 Tower - North
3/16" = 1'-0"

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3	Added Storey	2024-01-19

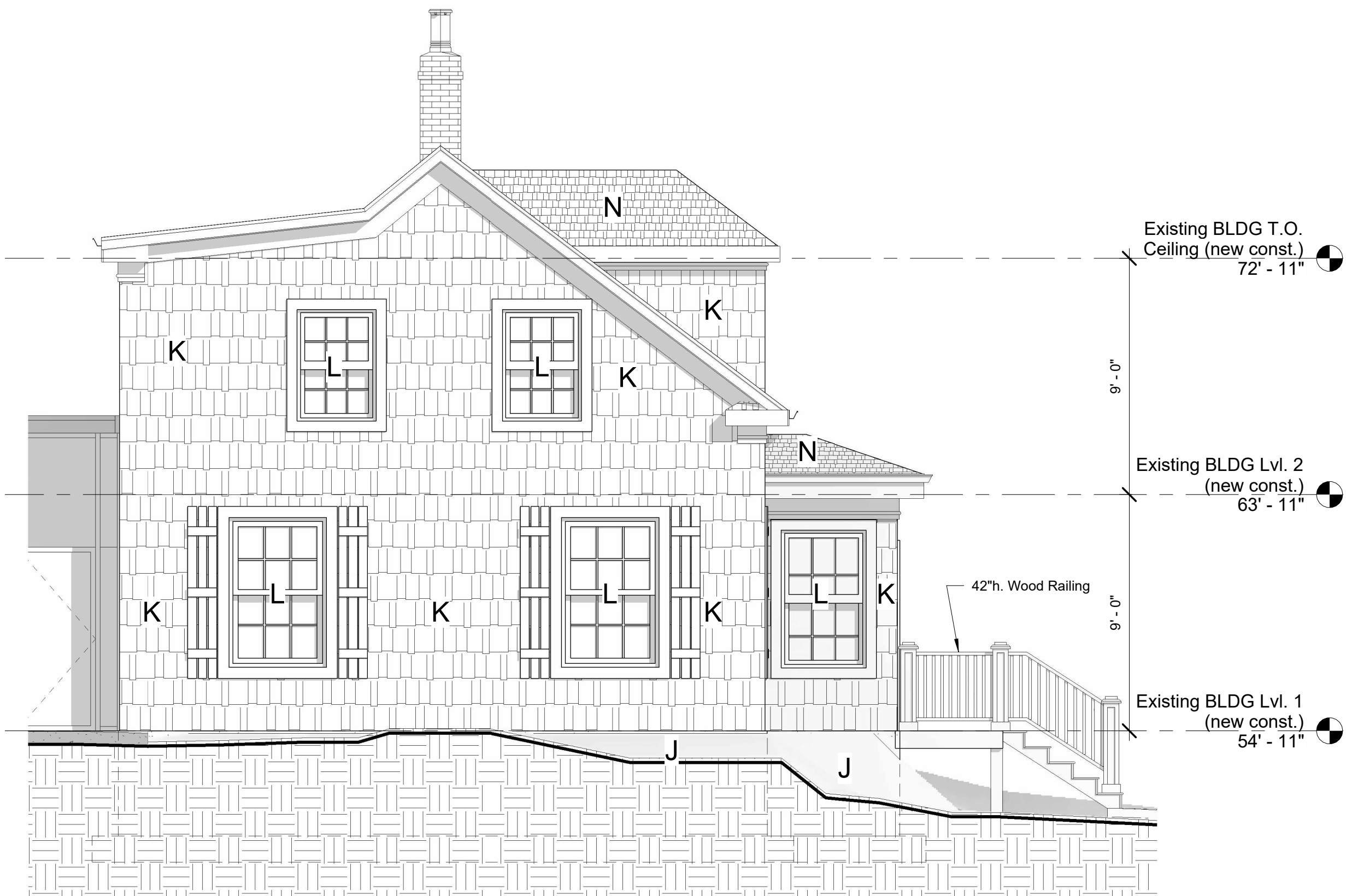
Proposed Multi-Unit Residential Building
1262 Bedford Highway
Bedford, NS

North Elevation (tower)

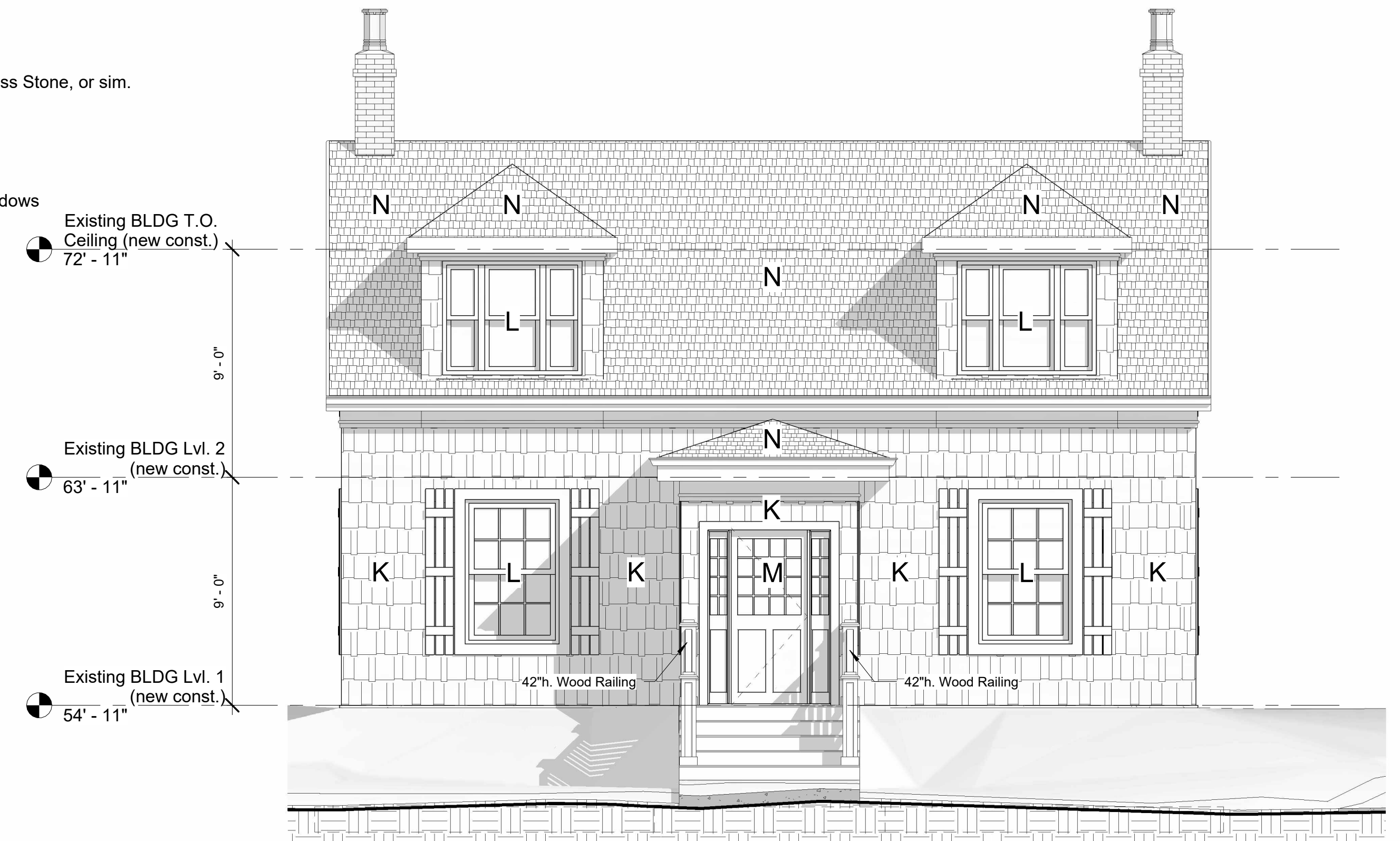
Scale	3/16" = 1'-0"
Date	2022-10-12
Drawn by	CB
Checked by	PS

A4.4

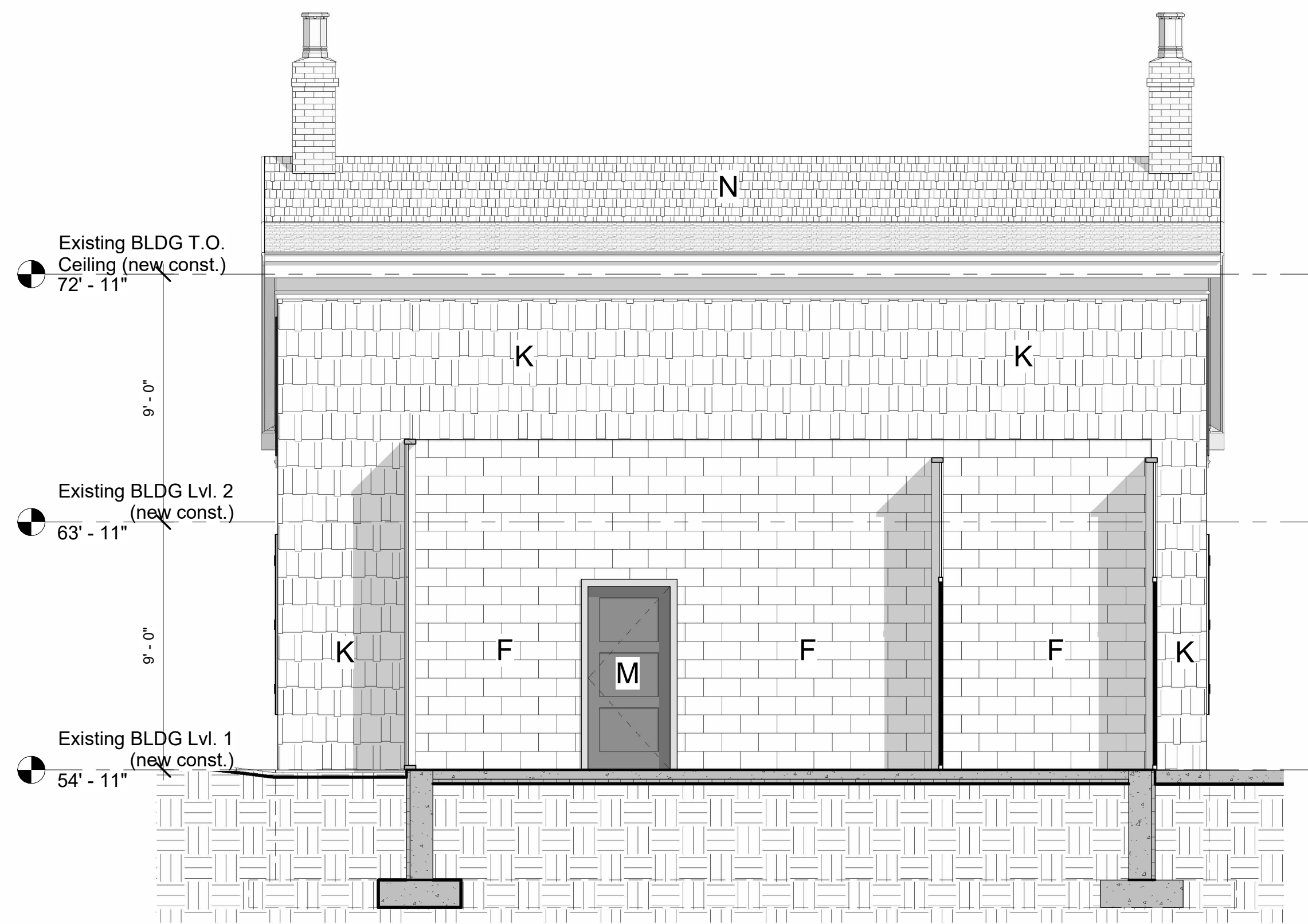
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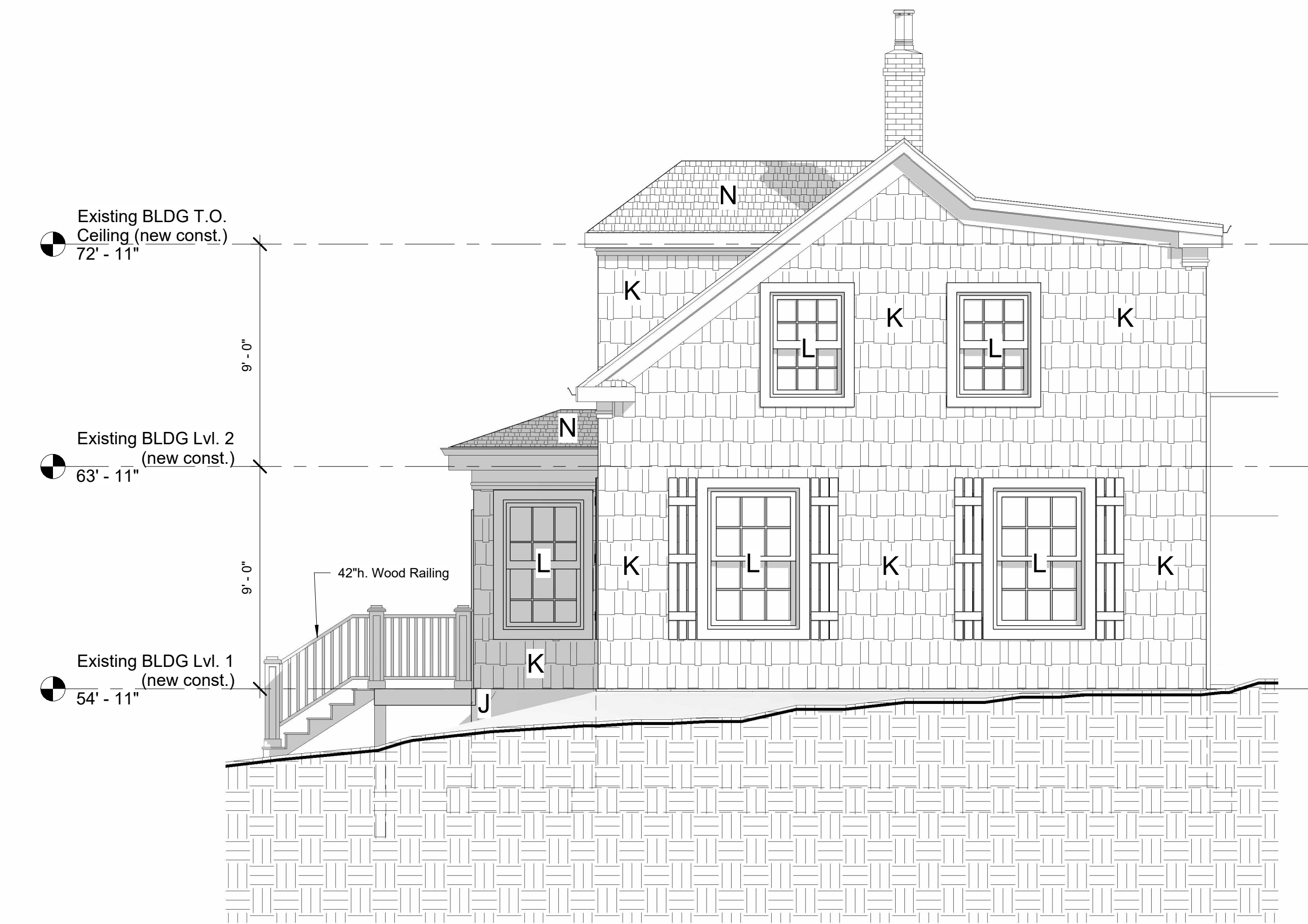
1 Honeycote - West (new const.)
1/4" = 1'-0"



2 Honeycote - South (new const.)
1/4" = 1'-0"



4 Honeycote - North (new const.)
1/4" = 1'-0"



3 Honeycote - East (new const.)
1/4" = 1'-0"

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No.	Description	Date
	Sheet Renumber/Renamed	2024-01-18

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Honeycote Elevations (new const.)
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 1262 Bedford Highway
 Bedford, NS

Date	2022-10-12	Checked by	PS
Scale	1/4" = 1'-0"	A4.5	3168
Project number	3168		

