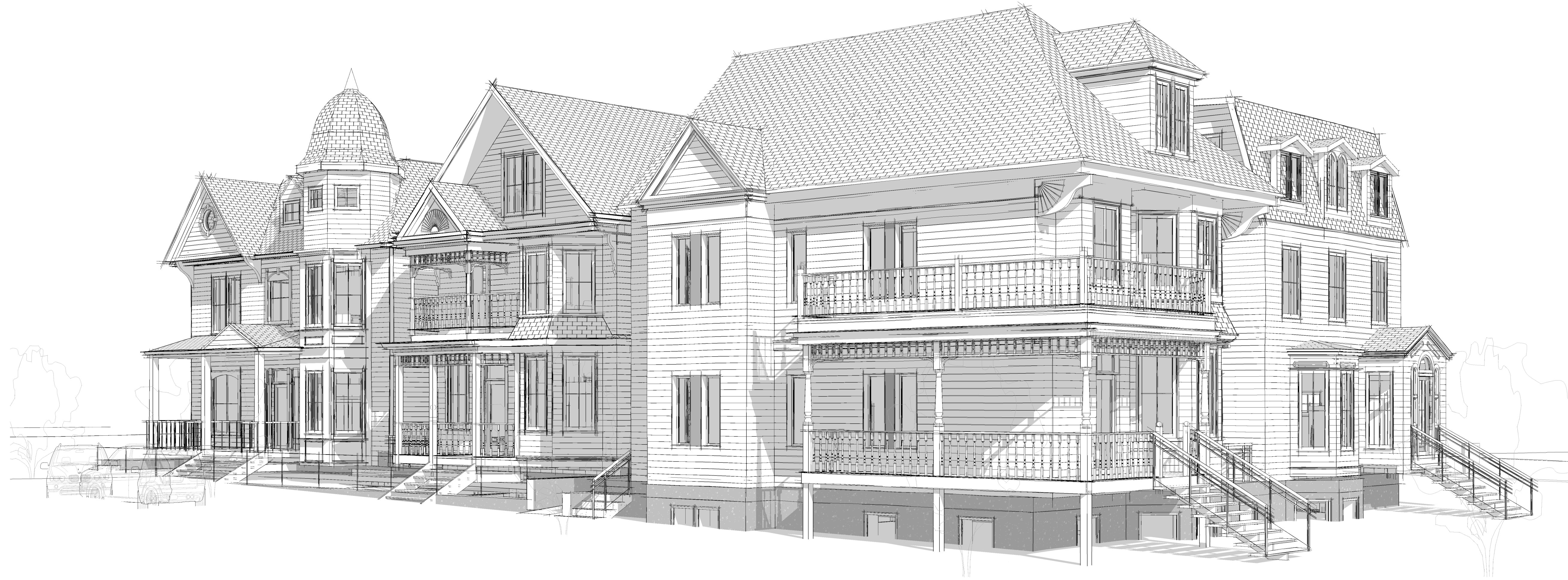


CONSULTANTS

CIVIL

STRUCTURAL

MECHANICAL / ELECTRICAL



5969 COLLEGE STREET APARTMENTS

HALIFAX, NS

DRAWING LIST

ARCHITECTURAL

- A1 ELEVATIONS & LV.3 PLAN
- A2 T/O PODIUM & LV. 2 - PLAN

ISSUED FOR D.A.A.

2023-12-07

OWNER:
3088962 Nova Scotia Limited

7165 Quinpool Road
Halifax, NS
B3L1C7

Project Name:

5969 COLLEGE STREET APARTMENTS

City: HALIFAX

Province: NS

Client: 3088962 Nova Scotia Limited

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MARK	DATE	DESCRIPTION
REVISION SCHEDULE		

Date (yyyy-mm-dd): 12/07/23

Project No.: 2023.12.07

Drawn By: RB

Checked By: Checker

Approved By: Approver

Copyright:

Sheet Title:

ELEVATIONS & LV.3 PLAN

Sheet No.:

A1

ALL CHARACTER-DEFINING ELEMENTS TO BE MAINTAINED AND RESTORED WHERE DAMAGED

- 1 NEW WINDOWS & MID-CENTER FLASHING - DISTINGUISHABLE FROM HERITAGE MATERIAL AND FORM
- 2 NEW WINDOWS - DISTINGUISHABLE FROM HERITAGE MATERIAL AND FORM
- 3 NEW DORMERS FOR ADDED NATURAL LIGHT & VIEWS - WITH DISTINGUISHABLE MATERIALS & WINDOWS

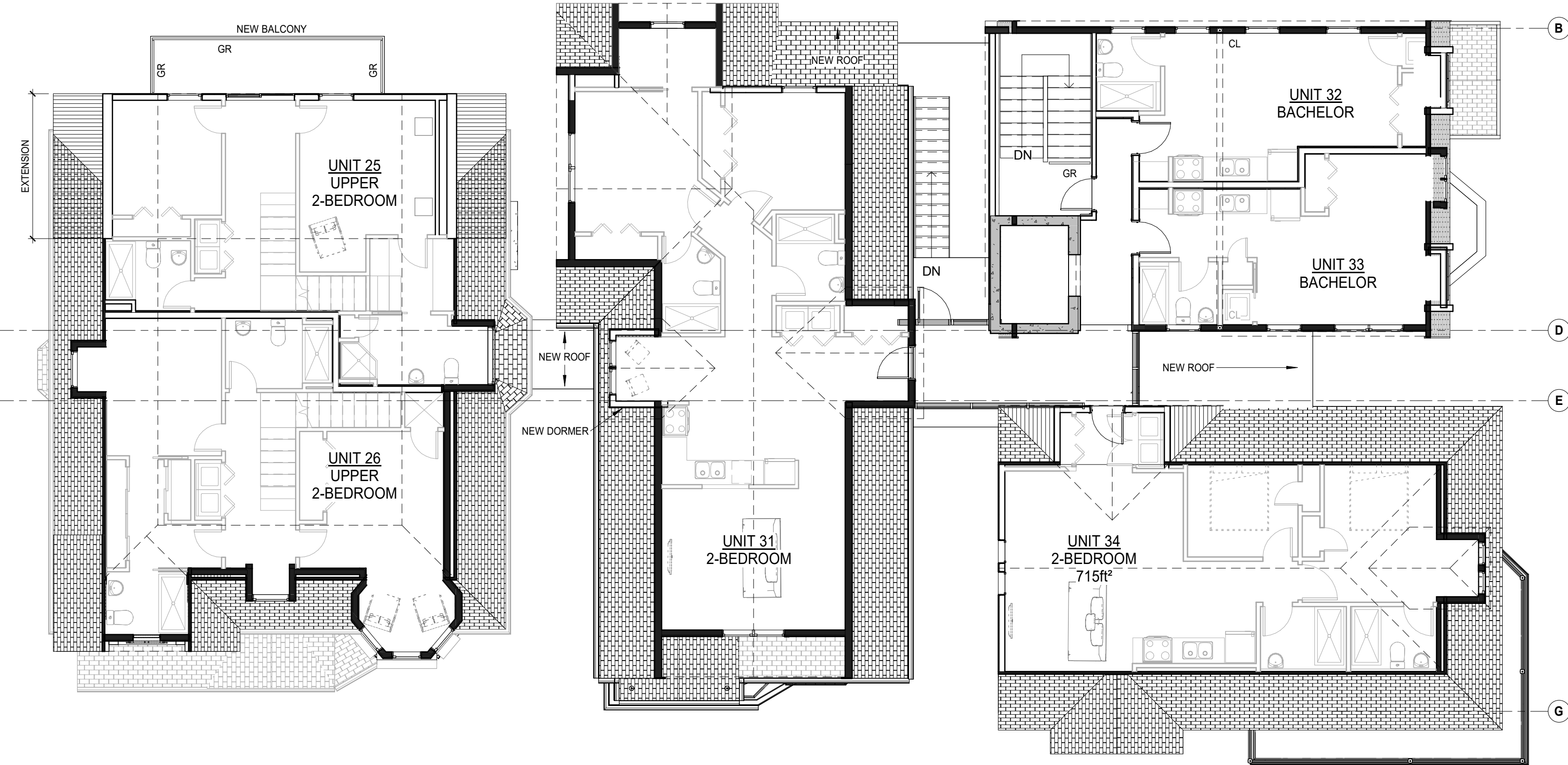


2 COLLEGE - ELEVATION
1/8" = 1'-0"



1 CARLTON - ELEVATION
1/8" = 1'-0"

CL = NEW COLUMN
GR = GUARDRAIL



3 LEVEL 3 - PLAN
1/8" = 1'-0"

5969 College Street - MacCoy Residence

- The elements that define the heritage character of the MacCoy Residence are its:
- Location mid-block between Robie Street and Carlton Street in the Downtown Neighbourhood of Halifax;
 - Continuous residential use;
 - Main floor set slightly above grade;
 - Wood frame construction;
 - Craftsmanship as evidenced in its design and finishes;
 - Materials that are considered, in today's context, to be uncommon or more challenging and costly to source and represent significant embodied energy, and for which the retention is in line with principles of sustainability, in this case its old growth lumber in both the structure and decorative fenestration;
 - Front gabled form common to the Queen Anne (late Victorian) style, with a steeply pitched roof structure and a north side gable;
 - Partial width wrap-around porch supported by square posts and above which is set a similar sized porch with a protruding gable roof and decorative turned posts and balustrade;
 - Prominent stacked bay at the front with bell-cast roof dividing the floor;
 - Protruding cant bay dormer on the south side running from the second floor to the attic with a paired and single window arrangement;
 - Double hung wood windows set in pairs, singles and tripartite (bays) with clear glazing in both the upper and lower sashes;
 - Fenestration including:
 - Decorative cast-iron finials in the small gable of the upper porch and framed by decorative turned posts and spindle-work framing the top of the porch;
 - Heavy ornate brackets in the front soffit;
 - Overlaid finials in the stacked bay and around the top porch;
 - A decorative line of wavy shingles in the south side wall dormer aligned with the soffit to define the division between floors;
 - Decorative wavy cladding in the upper front gable;
 - Gingerbread detailing in the upper gable;
 - Single front entry door with transom;
 - Single door accessing the upper porch;
 - Shingle cladding on all faces of the house;
 - Roundel cornices;

1377 Robie Street

- The elements that define the heritage character of 1377 Robie Street are its:
- Location in the Downtown Neighbourhood of Halifax;
 - Continuous residential use;
 - Main floor set slightly above grade;
 - Wood frame construction;
 - Craftsmanship as evidenced in its design and finishes;
 - Materials that are considered, in today's context, to be uncommon or more challenging and costly to source and represent significant embodied energy, and for which the retention is in line with principles of sustainability, in this case its old growth lumber in both the structure and decorative fenestration;
 - Front gabled form common to the Queen Anne (late Victorian) style, with a steeply pitched roof structure and a north side gable;
 - Partial width wrap-around porch supported by square posts and above which is set a similar sized porch with a protruding gable roof and decorative turned posts and balustrade;
 - Prominent stacked bay at the front with bell-cast roof dividing the floor;
 - Protruding cant bay dormer on the south side running from the second floor to the attic with a paired and single window arrangement;
 - Double hung wood windows set in pairs, singles and tripartite (bays) with clear glazing in both the upper and lower sashes;
 - Fenestration including:
 - Decorative cast-iron finials in the small gable of the upper porch and framed by decorative turned posts and spindle-work framing the top of the porch;
 - Heavy ornate brackets in the front soffit;
 - Overlaid finials in the stacked bay and around the top porch;
 - A decorative line of wavy shingles in the south side wall dormer aligned with the soffit to define the division between floors;
 - Decorative wavy cladding in the upper front gable;
 - Gingerbread detailing in the upper gable;
 - Single front entry door with transom;
 - Single door accessing the upper porch;
 - Shingle cladding on all faces of the house;
 - Roundel cornices;

1456 Carlton Street

- The elements that define the heritage character of 1456 Carlton Street are its:
- Location adjacent the corner of Carlton Street and College Street in the Downtown Neighbourhood of Halifax;
 - Continuous residential use;
 - Main floor set slightly above grade;
 - Wood frame construction;
 - Craftsmanship as evidenced in its design and finishes;
 - Materials that are considered, in today's context, to be uncommon or more challenging and costly to source and represent significant embodied energy, and for which the retention is in line with principles of sustainability, in this case its old growth lumber in both the structure and decorative fenestration;
 - Front gabled form common to the Queen Anne (late Victorian) style, with a steeply pitched and complex hipped roof structure with multiple small gabled dormers with a projected pediment;
 - Eight-sided bell-freeze-stone tower projecting from a double-storied bay, with a cupola roof and pointed cap;
 - Partial width wrap-around porch, set above the stairs and supported by slightly flared square porch posts;
 - Fenestration including:
 - Inset finials in the small gable above the entry stairs;
 - Decorative woodwork around each of the window frames, and particularly the arched "finial" cap and "keystone" on the second floor centre-set window, and an arched window in the front gable, attic, with a decorative finial surrounding;
 - Heavy shingled brackets in the front soffit with smaller rounded finial brackets between;
 - Falsable shingle cladding on the main floor, front;
 - Decorative brackets under the cant bay, north side;
 - Cant bay on second floor, north side;
 - Cant stacked bay on the south side;
 - Small attic dormer set between the tower and attic gable with a fixed window;
 - Single front door with side-light and three-pane transom framed by decorative trim;
 - Double hung wood windows set in singles, pairs, and tripartite (bays) with clear glazing in both the upper and lower sashes and a prominent main floor window with arched top sash;
 - Shingle cladding on the second floor, front face, and on the remainder of both floors elsewhere;
 - Cornices and wrap-around balustrade extending from the front porch to the west side;

4 HERITAGE CHARACTER DEFINING ELEMENTS
1/2" = 1'-4"

