498 Sackville Drive



1 Street Level Perspective

Building Fire Safety & Building Code Data:

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

Major Occupancy: C (Residential), E (Mercantile) & F2 (Parking Garage)

Total Lot Size: 28,629 sqft. (2,659.7 sqm.)

Building Footprint: 13,126 sqft. (1,219.45 sqm.)

Number of Stories: 7+PH Above Grade, 2 Below Grade

Height of Building from established grade: 79'8" (24.28m)

Average Grade: 128.5' (39.16m)

Fire Access Routes/Streets: 2
Sprinkler System: Proposed
Fire Rated Seperation between Major Occupancies:
C & E: 1 Hour Fire Rated Seperation
C & F2: 2 Hour Fire Rated Seperation
E & F2: 2 Hour Fire Rated Seperation
Classified as a High Building (min. 18m): No
Non-Combustible Construction

PID: **40003451 & 40002057** Zone: **PR - Sackville Drive LUB**

Residential Units: **70**Barrier Free Units Required/Proposed: **4**

Unit Sizes:
3 Bedrooms: 0 Units
2 Bedrooms: 56 Units
1 Bedroom: 7 Unit
Bachelors: 7 Units

Parking Area
Parking Garage: 75 Spaces
Exterior Spaces: 6 Spaces
Total: 81 Spaces (3 Handicapped)

Required per By-law (200sf/1bd + 575sf/2bd): 35,000sf
Provided: 2,900sf Interior, 8,612sf Rooftop Exterior,
over 8,554sf Balconies, 2,915sf Landscape Podium, 8,275sf
Garden
Total: 31,256sf

Building Elevations

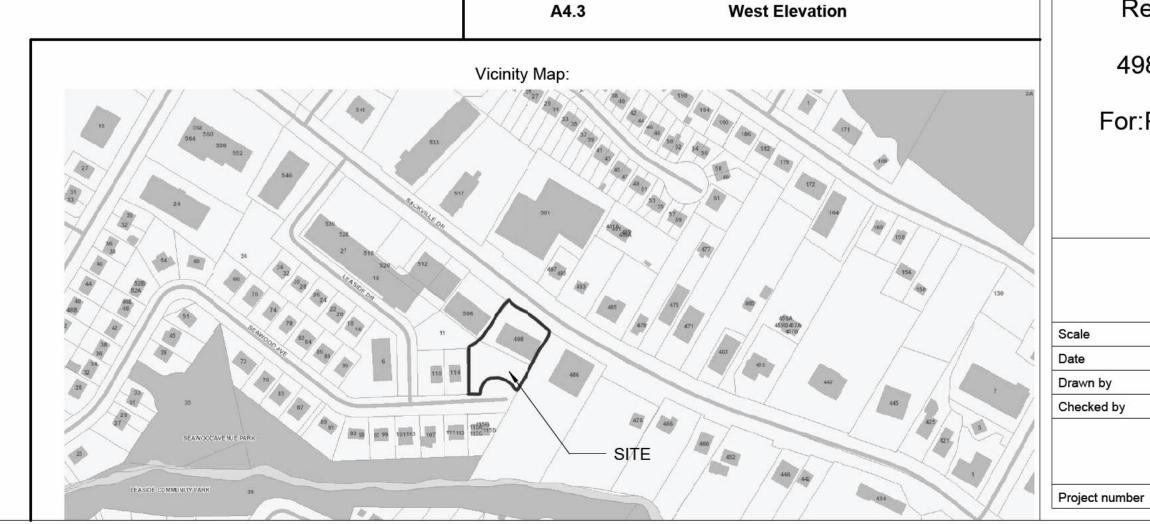
P2 Lower Parking Garage 108' - 4" P1 Upper Parking Garage 117' - 7" 128' - 0" Level 1 137' - 10" Level 2 147' - 8" Level 3 157' - 6" Level 4 167' - 4" 177' - 2" Level 6 187' - 0" Level 7 196' - 10" **Rooftop Amenity**

T.O. Roof

Sheet Contents

206' - 8"

	Sneet Contents
A0	Cover
A1.0	Site Plan
A2.0	P2 - Parking Garage Plan
A2.1	P1 - Parking Garage Plan
A3.0	First Floor Plan
A3.1	Second Floor Plan
A3.2	Third Floor Plan
A3.3	Fourth Floor Plan
A3.4	Typical Floor Plan (L5-7)
A3.5	Rooftop & Roof Plan
A4.0	North Elevation
A4.1	East Elevation
A4.2	South Elevation
A4.3	West Elevation





PAUL SKERRY ARCHITECTS

5514 Livingstone Place Halifax, Nova Scotia B3K 2B9 ph: 902-455-4361 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 Permit	2022-10-2
1	Added Bachelor Unit, Revised Amenity	2022-12-1
	Issued for DA	2023-06-2
2	Revised per HRM Comments	2023-12-2
3	Revised Floorplans/Unit count	2024-06-1
4	Revised Penthouse	2025-03-2
5	Revised Data	2025-06-0
6	Commercial option	2025-09-0

Proposed Multi-Unit
Residential Building
Lot 35 & 14
498 Sackville Drive Sackville, NS
For:Panco Construction

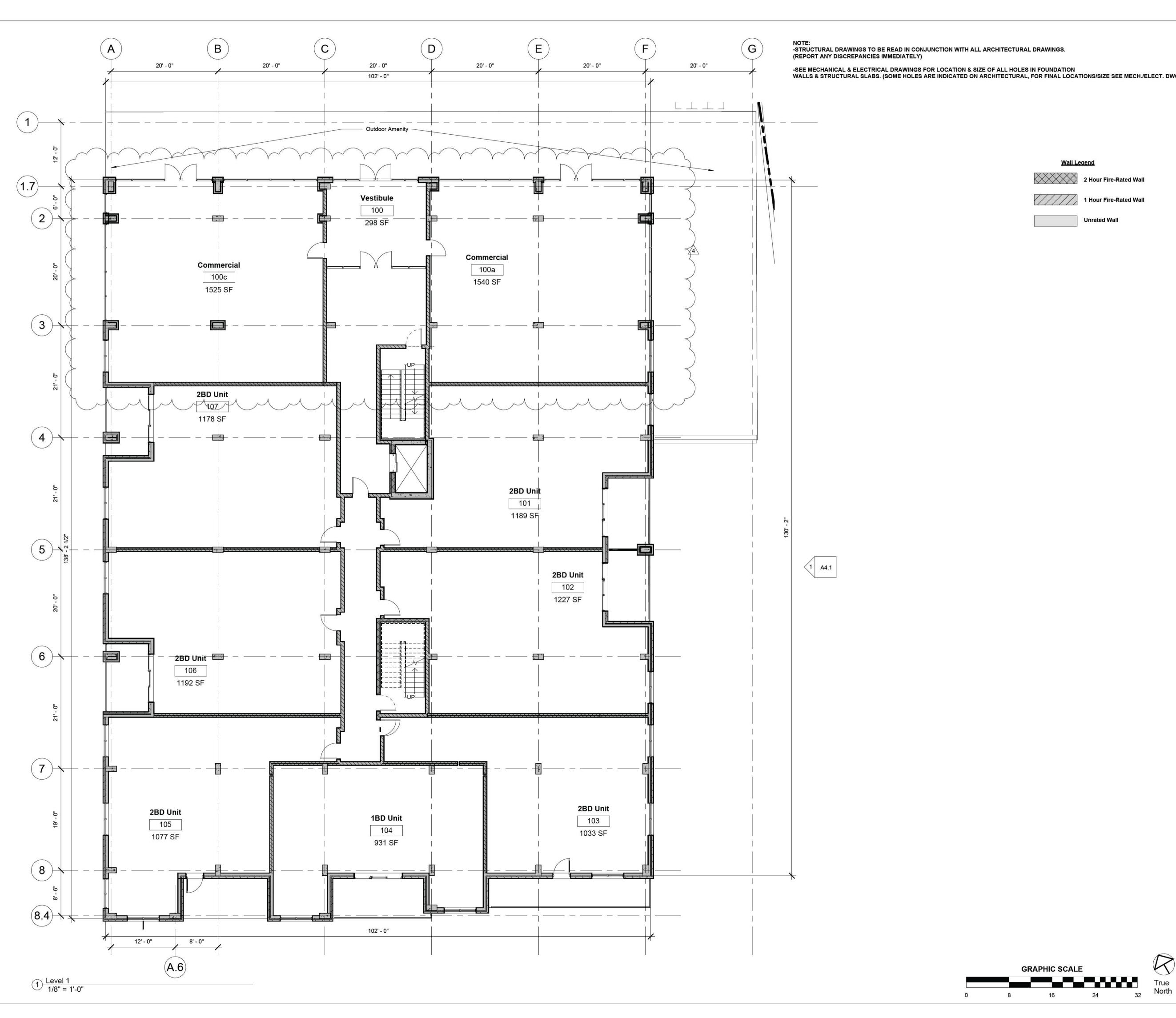
Cover

2022-10-25
by Staff
ed by PS

A0

2025-09-04 1:35:21 PM

3165





PAUL SKERRY ARCHITECTS

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

DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.

3) DRAWING REPRESENTATIONS MAYBE IN

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 Permit	2022-10-2
1	Added Bachelor Unit, Revised Amenity	2022-12-1
	Issued for DA	2023-06-2
2	Revised per HRM Comments	2023-12-2
3	Revised Floorplans/Unit count	2024-06-1
4	Commercial option	2025-09-0

Proposed Multi-Unit Residential Building Lot 35 & 14 498 Sackville Drive -Sackville, NS For:Panco Construction

First Floor Plan

Scale	1/8" = 1'-0"
Date	2022-10-25
Drawn by	Staff
Checked by	PS

A3.0

ect number 3165

25-09-04 1:35:22 PM