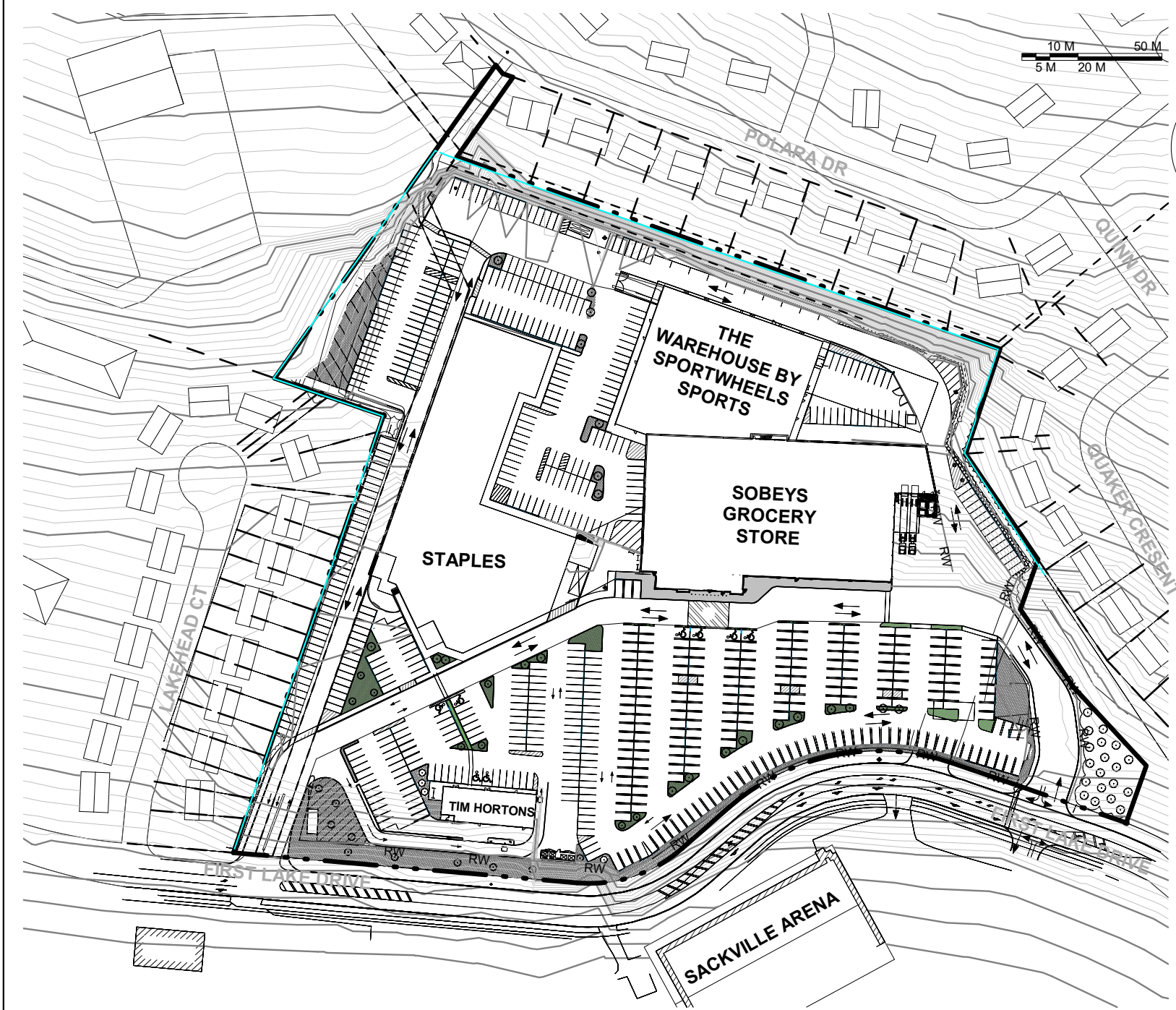




① New Site Plan
1 : 1000



② Existing Site Plan
1 : 1950

BUILDING A

TOTAL FLOOR AREA FOR ALL BUILDING LEVELS ABOVE GROUND: 7,912 m²

20% SERVICE & CIRCULATION AREA: 1,582 m²

TOTAL APPROXIMATE RENTABLE FLOOR AREA FOR ALL BUILDING LEVELS ABOVE GROUND: 6,330 m²

BUILDING B

TOTAL FLOOR AREA FOR ALL BUILDING LEVELS ABOVE GROUND: 7,912 m²

20% SERVICE & CIRCULATION AREA: 1,582 m²

TOTAL APPROXIMATE RENTABLE FLOOR AREA FOR ALL BUILDING LEVELS ABOVE GROUND: 6,330 m²

BUILDING C

TOTAL FLOOR AREA FOR ALL BUILDING LEVELS ABOVE GROUND: 29,996 m²

20% SERVICE & CIRCULATION AREA: 5,999 m²

TOTAL APPROXIMATE RENTABLE FLOOR AREA FOR ALL BUILDING LEVELS ABOVE GROUND: 24,000 m²

BUILDING D

TOTAL FLOOR AREA FOR ALL BUILDING LEVELS ABOVE GROUND: 33,967 m²

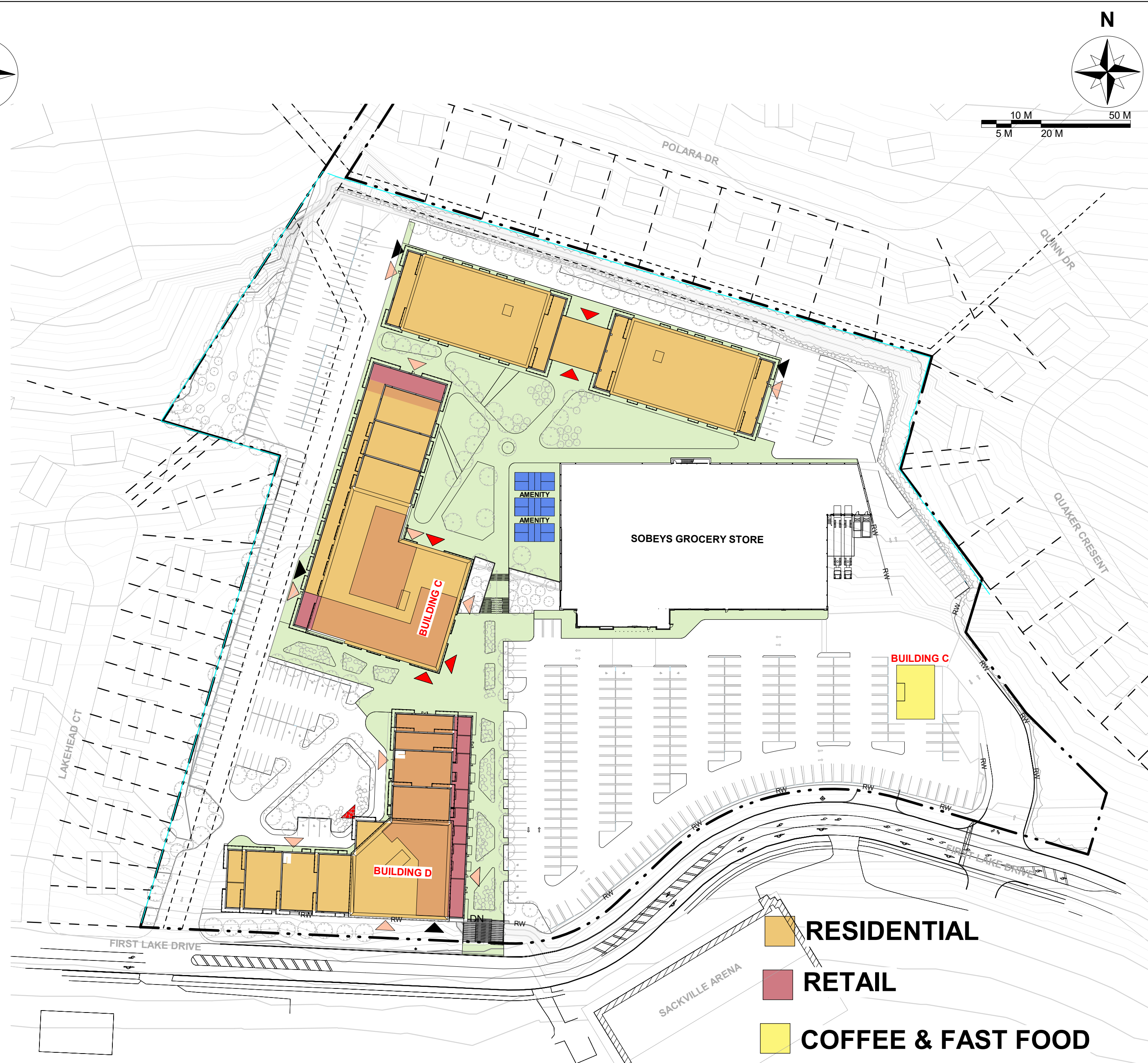
20% SERVICE & CIRCULATION AREA: 6,793 m²

TOTAL APPROXIMATE RENTABLE FLOOR AREA FOR ALL BUILDING LEVELS ABOVE GROUND: 27,174 m²

BUILDING E - RELOCATION OF EXISTING COFFEE & FAST FOOD BUILDING

TOTAL FLOOR AREA FOR BUILDING LEVEL ABOVE GROUND: 230 m²

TOTAL APPROXIMATE RENTABLE FLOOR AREA FOR BUILDING LEVEL ABOVE GROUND: 230 m²



③ Site Plan Analysis
1 : 1000

- RESIDENTIAL
- RETAIL
- COFFEE & FAST FOOD
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- PARKADE ENTRANCE
- PEDESTRIAN AREA

PARKING SPACES COUNT

COMMERCIAL EXTERIOR PARKING:
267 EXTERIOR PARKING SPACES

NEW RESEIDENTIAL DEVELOPMENT:
187 EXTERIOR PARKING SPACES
316 INTERIOR UNDERGROUND PARKING SPACES
TOTAL: 503 PARKING SPACES

TOTAL INTERIOR & EXTERIOR PARKING:
770 PARKING SPACES



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No.	Description	Date
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11.	ISSUED FOR REVIEW	2023.04.20
10.	ISSUED FOR REVIEW	2022.08.19
9.	ISSUED FOR REVIEW	2022.08.10
Issue Schedule		

No.	Description	Date
Revision Schedule		

Project Address 70 FIRST LAKE DRIVE
SACKVILLE , NOVA SCOTIA

FIRST MUTUAL PROPERTIES

First Lake Development Concept

Site Plan & 3D Perspectives

Project Number	17-016
Date	2023.04.25
Drawn By	HA
Checked By	TAS

A-001

Scale As indicated



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No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

Project Address 70 FIRST LAKE DRIVE
SACKVILLE , NOVA SCOTIA

FIRST MUTUAL PROPERTIES

First Lake Development Concept

Poposed New Massing & Bldgs Articulations

Project Number	17-016
Date	2023.04.25
Drawn By	HA
Checked By	TAS

A-002

Scale

BUILDING C

220 RESIDENTIAL UNITS
10 COMMERCIAL UNITS (1,079 Sq M)
125 UNDERGROUND VEHICLE PARKING

BUILDING A

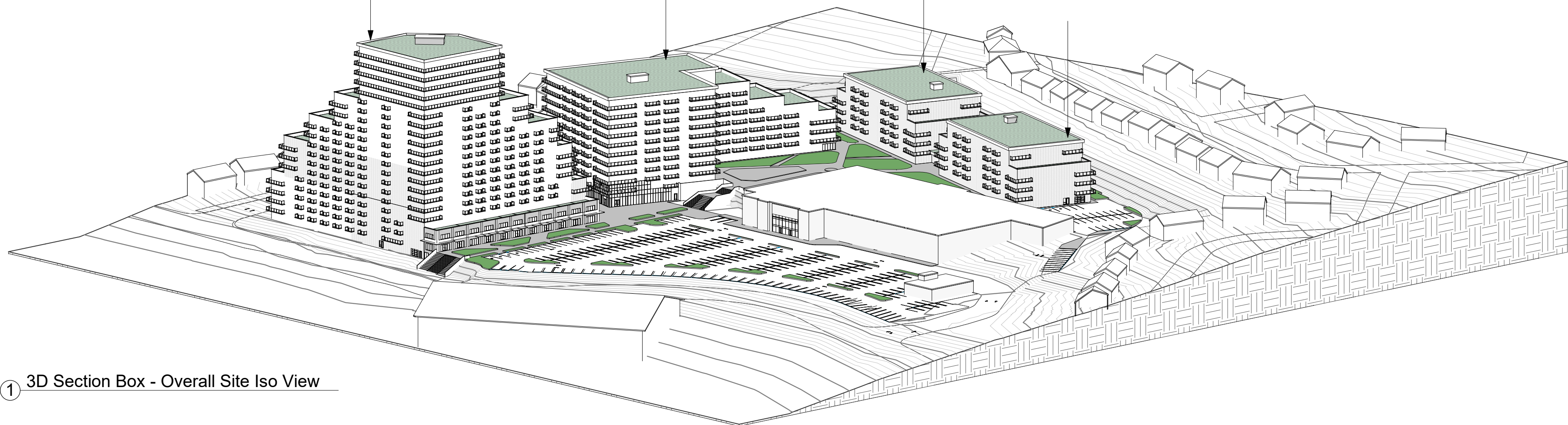
67 RESIDENTIAL UNITS
61 UNDERGROUND VEHICLE PARKING

BUILDING B

67 RESIDENTIAL UNITS

BUILDING D

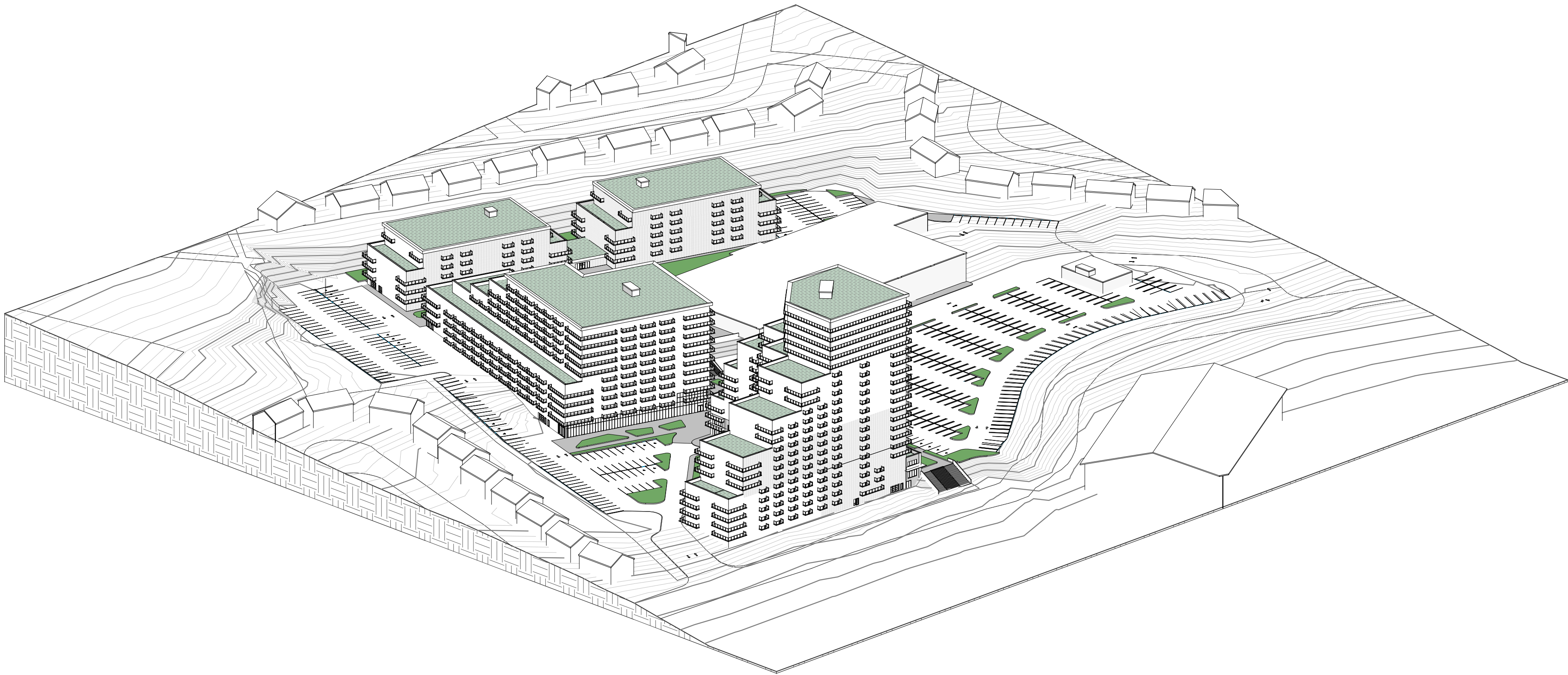
275 RESIDENTIAL UNITS
15 COMMERCIAL UNITS (1,210 Sq M)
130 UNDERGROUND VEHICLE PARKING



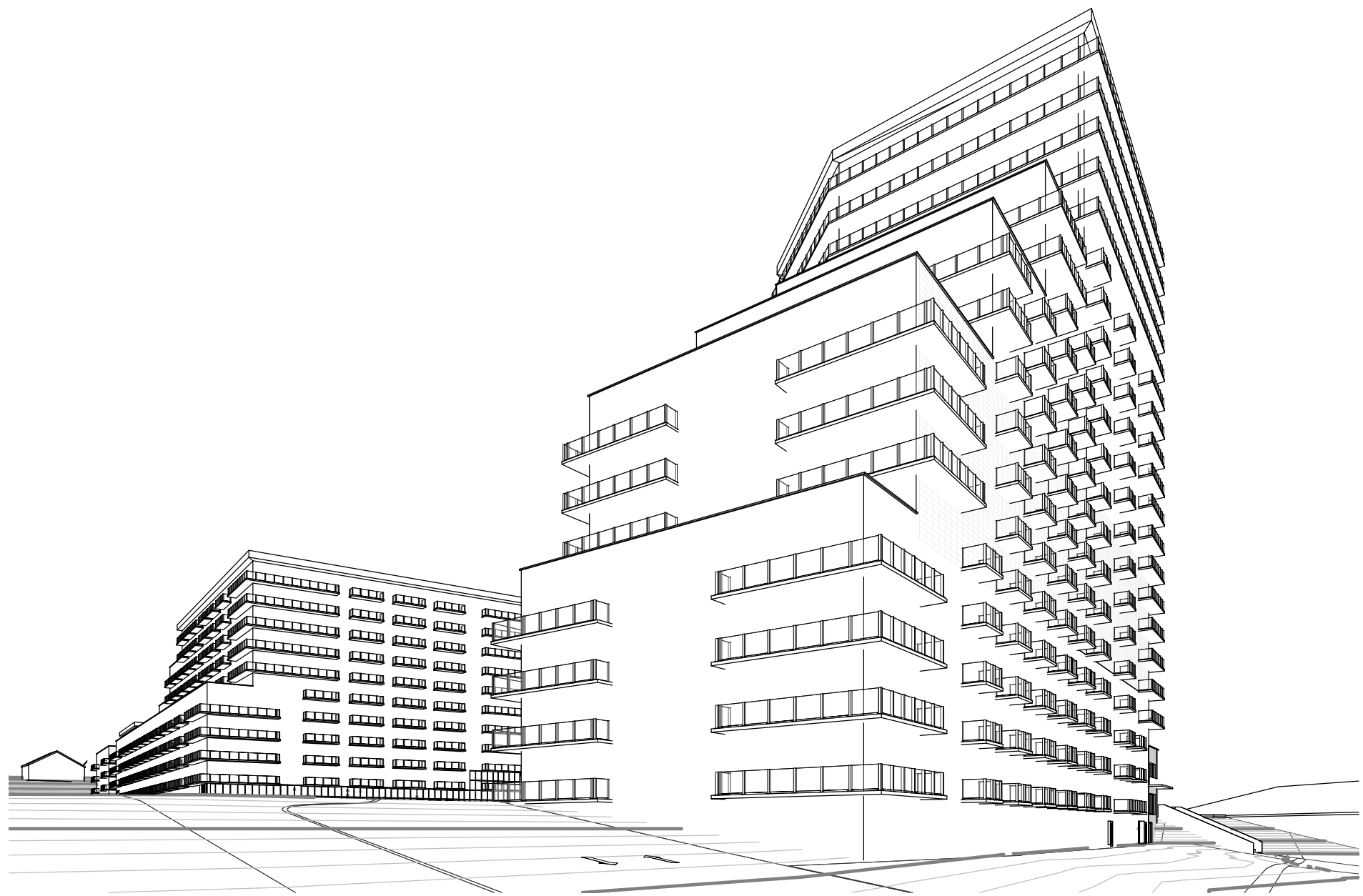
① 3D Section Box - Overall Site Iso View

TOTAL OF NEW UNITS AND PARKING

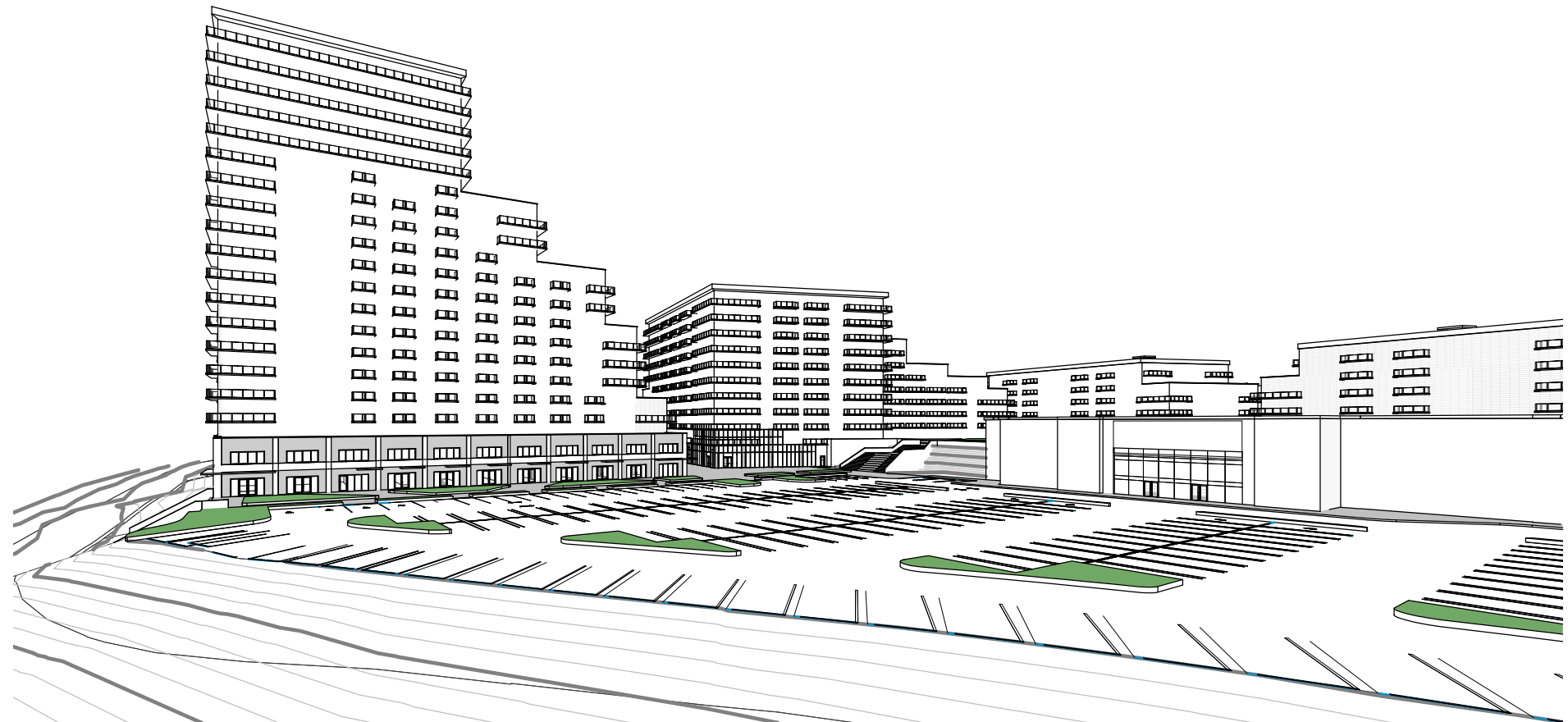
ESTIMATED RESIDENTIAL TOTAL = 67 + 67+ 220 + 275 = 629 RESIDENTIAL UNITS
COMMERCIAL = 10 + 15 = 25 COMMERCIAL UNITS (2,289 Sq M)
INTERIOR UNDERGROUND PARKING = 61 + 125 + 130 = 316 UNDERGROUND PARKING STALLS
TOTAL EXTERIOR PARKING = 454 COMMERCIAL & RESIDENTIAL PARKING STALLS
TOTAL PAKING SPACES = 316 + 454 = 770 PARKING STALLS



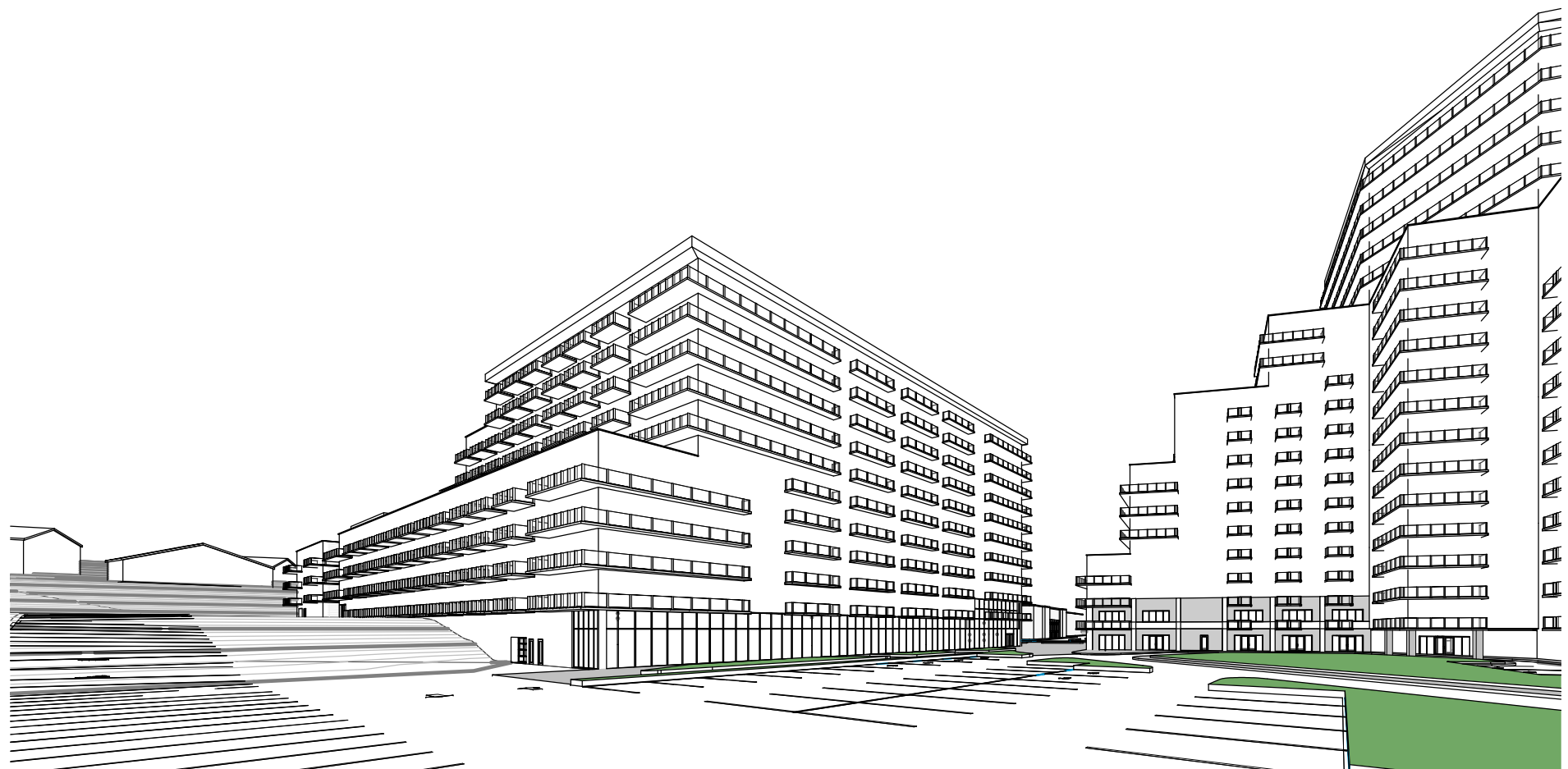
② 3D Section Box - Overall Site Iso



③ 3D View From First Lake Dr. - Buildings D & B



④ 3D View From First Lake Dr. - Buildings D, B, A & Sobeys



⑦ 3D View Between Buildings D & B



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Issue Schedule		

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Revision Schedule		

Project Address 70 FIRST LAKE DRIVE
SACKVILLE, NOVA SCOTIA

FIRST MUTUAL PROPERTIES

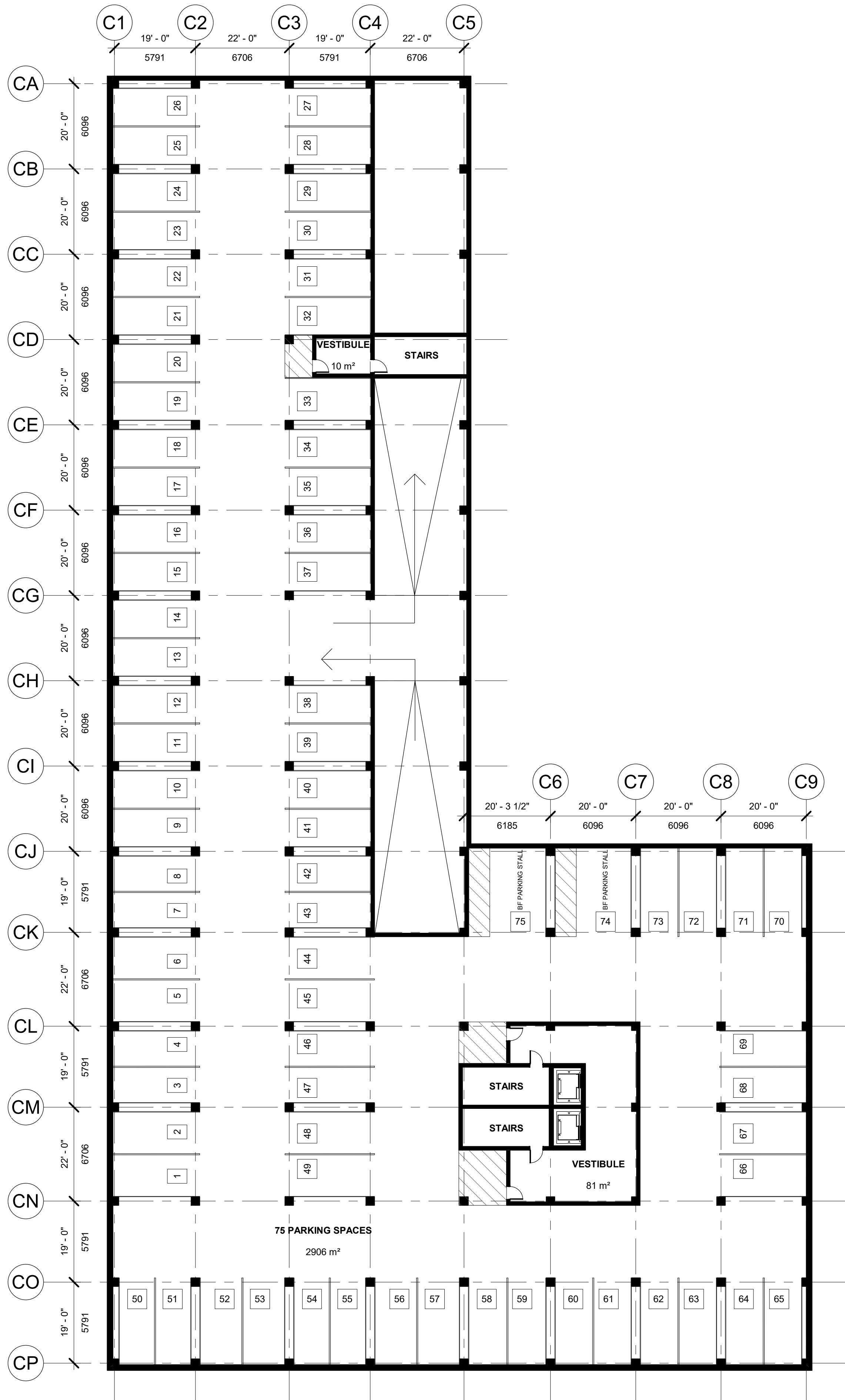
First Lake Development Concept

Building C Level 1 & P1 Floor Plans

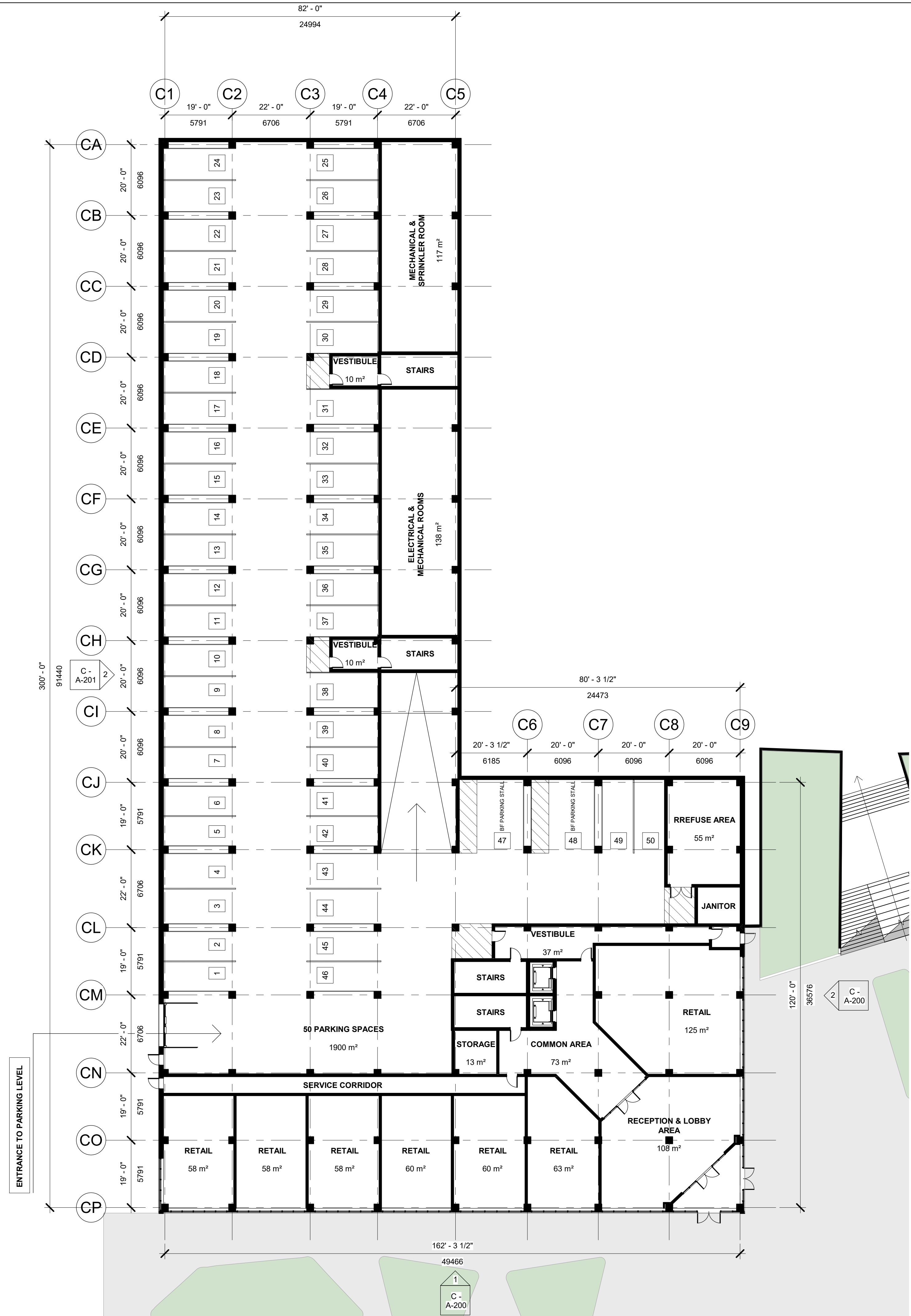
Project Number 17-016
Date 2023.04.25
Drawn By HA
Checked By TAS

C - A-100

Scale 1 : 200



① Building C - Level P1
1 : 200



② BUILDING C - Level 1
1 : 200



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Issue Schedule		

No.	Description	Date
Revision Schedule		

Project Address 70 FIRST LAKE DRIVE
SACKVILLE, NOVA SCOTIA

FIRST MUTUAL PROPERTIES

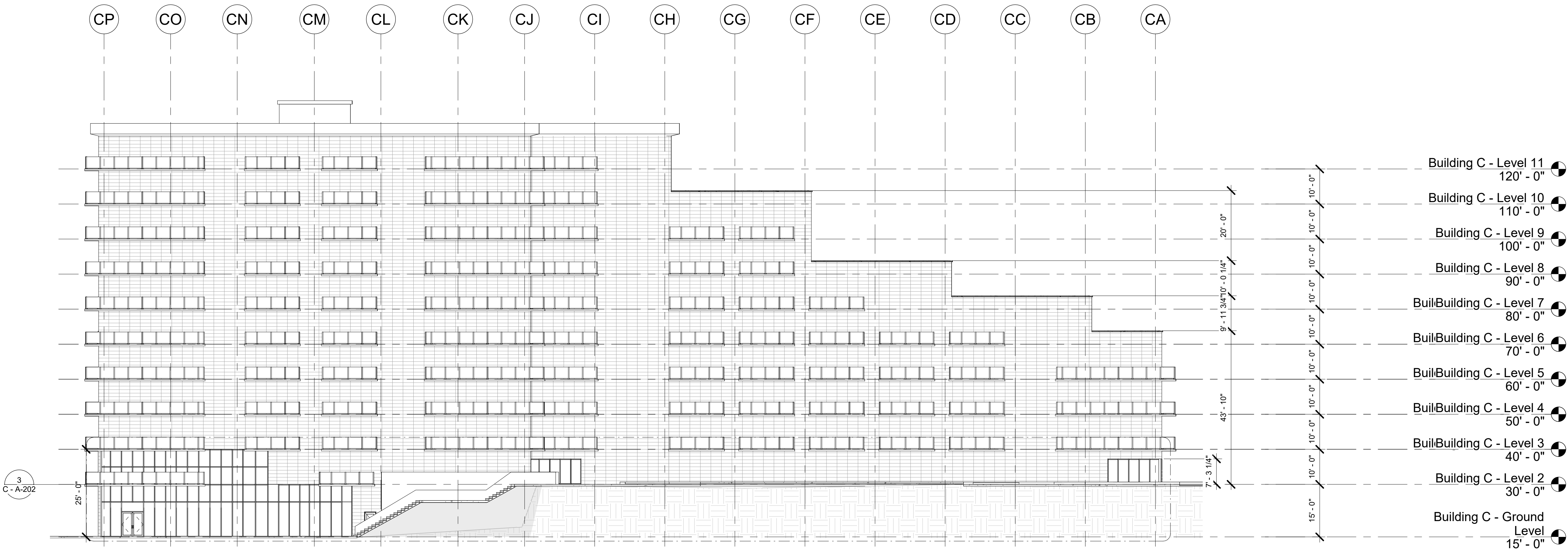
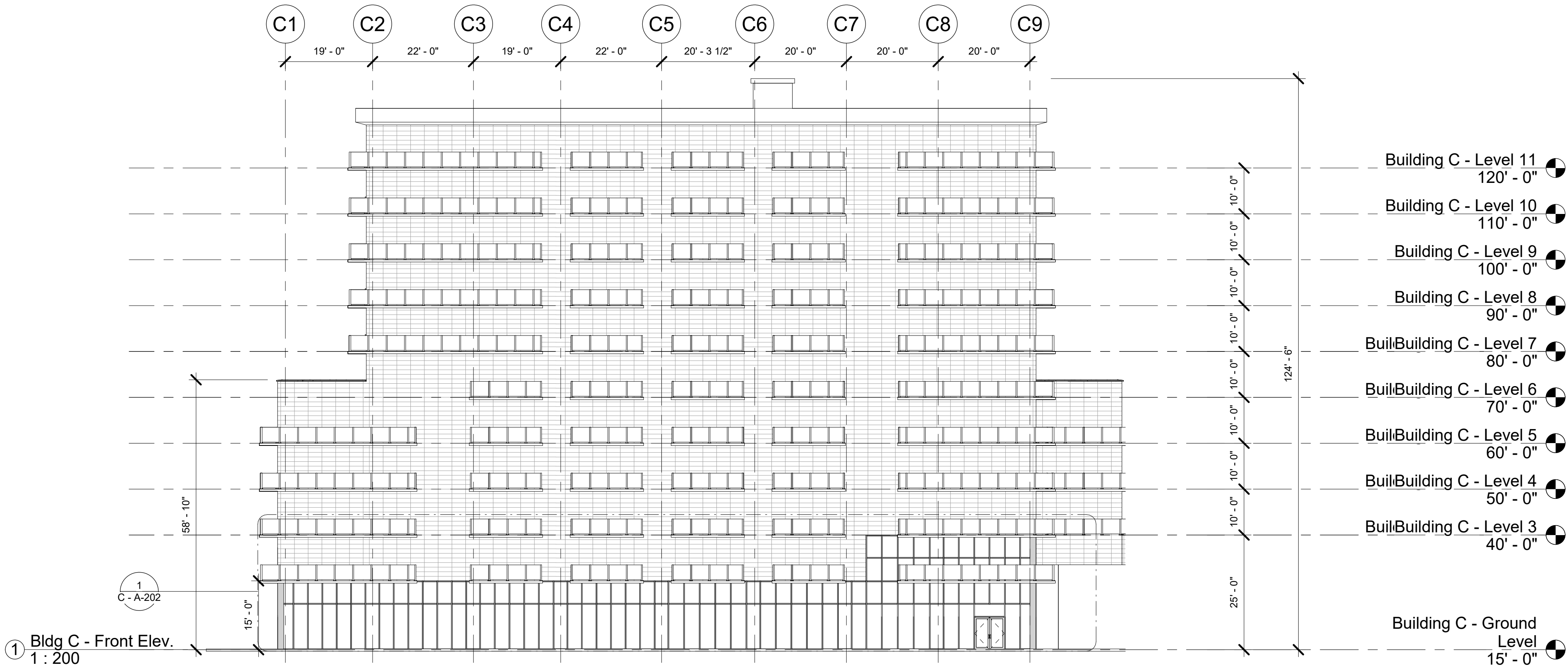
First Lake Development Concept

Building C Elevations

Project Number	17-016
Date	2023.04.25
Drawn By	Author
Checked By	Checker

C - A-200

Scale 1 : 200



2 Bldg C - Side Elev.
1 : 200



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Issue Schedule		

No.	Description	Date
Revision Schedule		

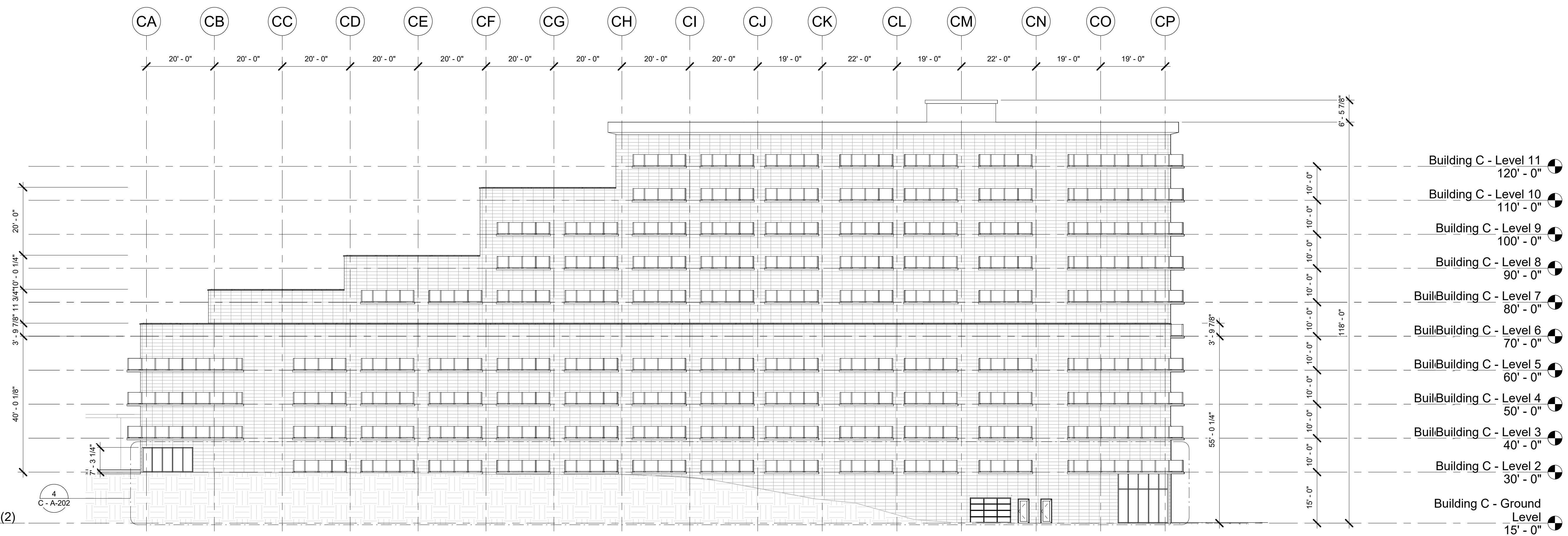
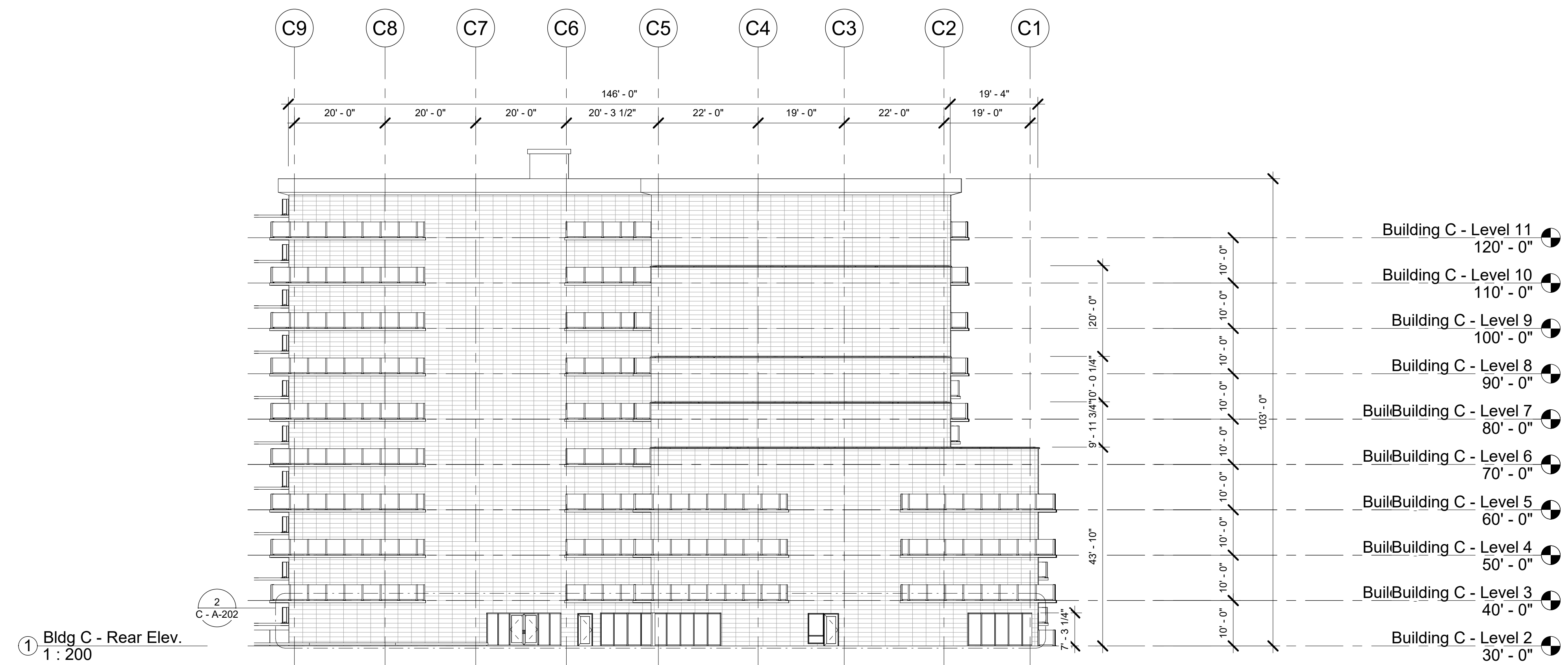
FIRST MUTUAL PROPERTIES

First Lake Development Concept

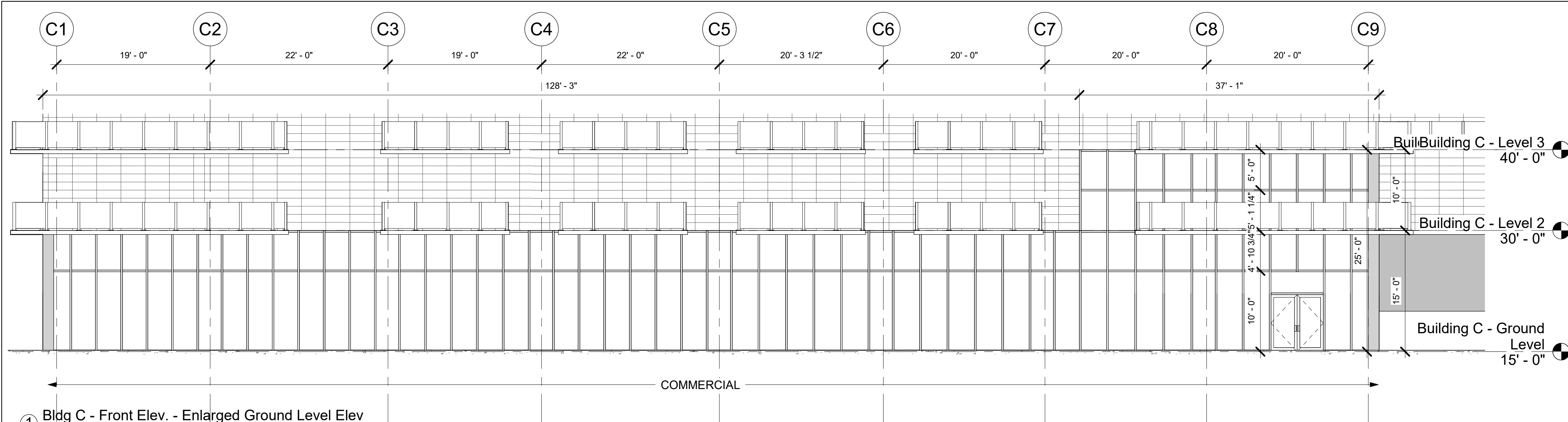
Building C Elevations

C - A-201

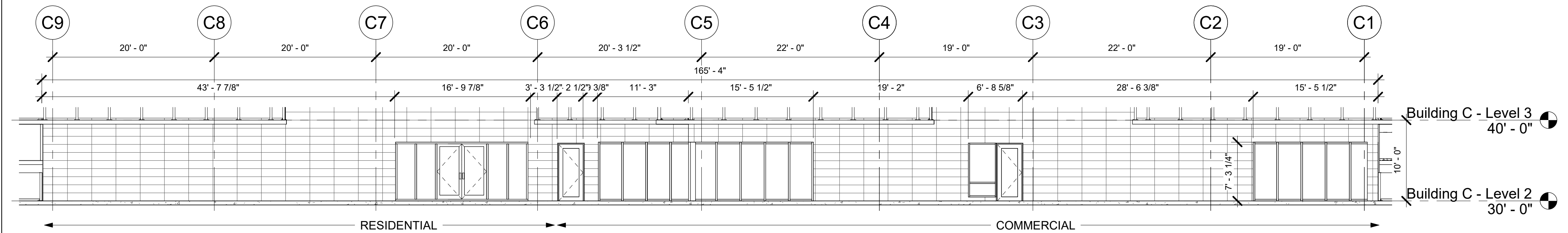
Scale	1 : 200
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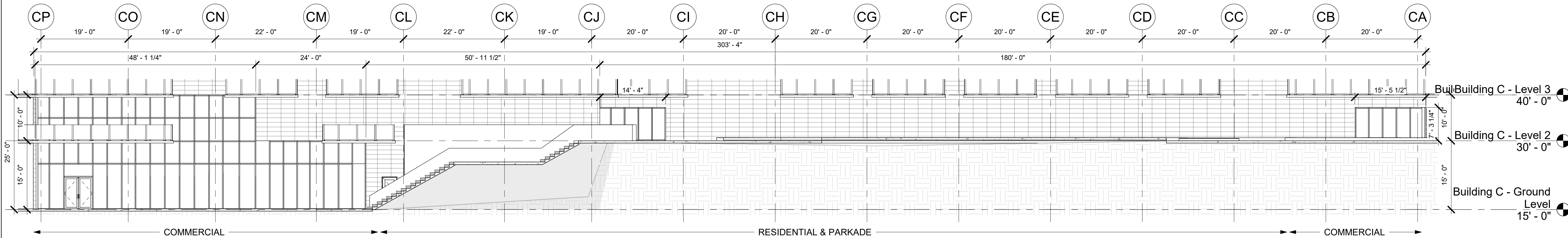
② Bldg C - Side Elev. (2)
1 : 200



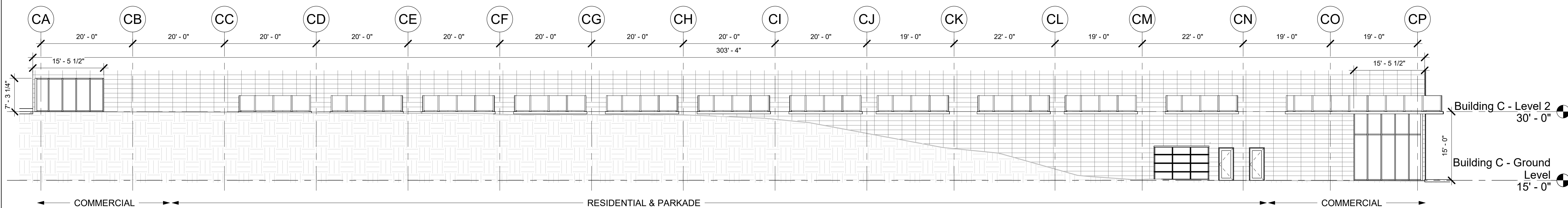
① Bldg C - Front Elev. - Enlarged Ground Level Elev
1 : 100



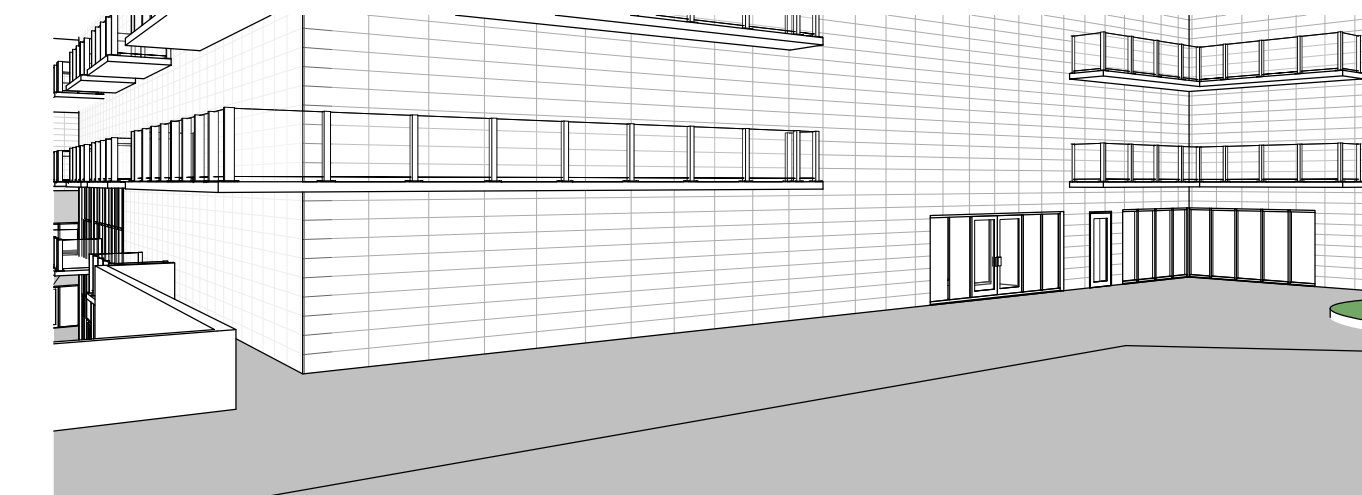
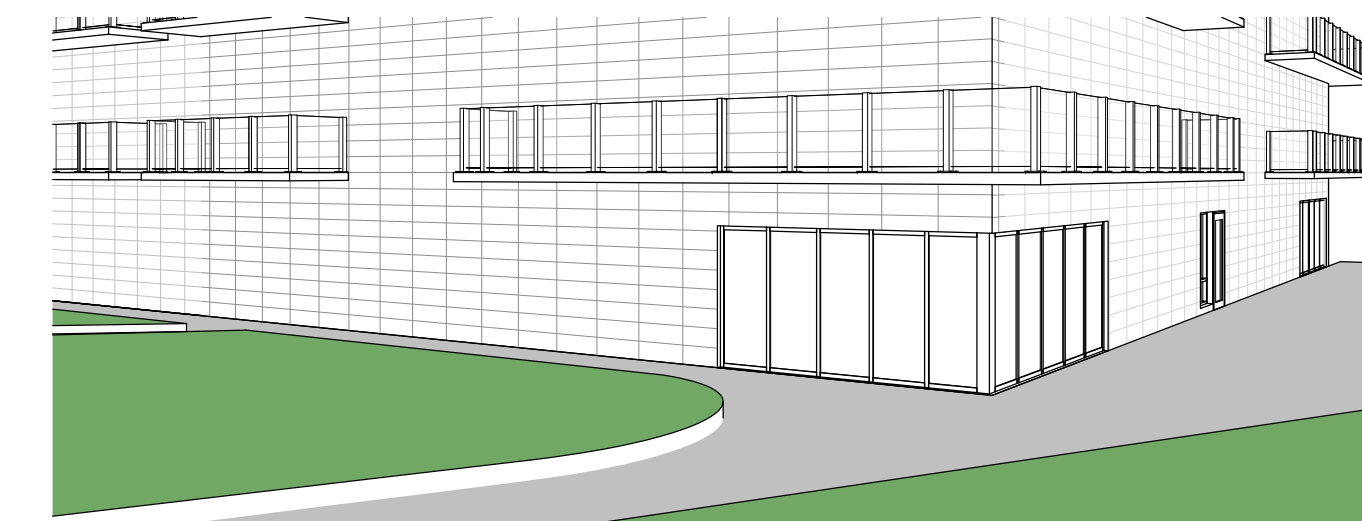
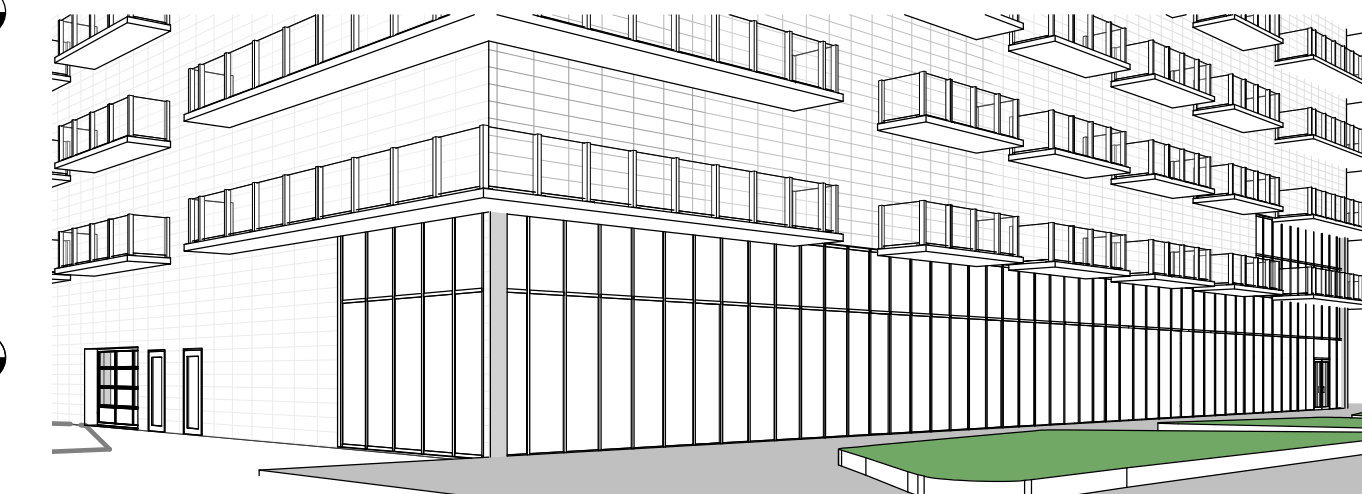
② Bldg C - Rear Elev. - Enlarged Ground Level Elev
1 : 100



③ Bldg C - Side Elev. - Enlarged Ground Level Elev
1 : 135



④ Bldg C - Side Elev. (2) - Enlarged Ground Level Elev
1 : 135



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No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

Project Address 70 FIRST LAKE DRIVE
SACKVILLE, NOVA SCOTIA

FIRST MUTUAL PROPERTIES

First Lake
Development
Concept

Building C
Enlarged Ground
Floor Elevations

Project Number	17-016
Date	2023.04.25
Drawn By	HA
Checked By	TAS

C - A-202

Scale As indicated



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Issue Schedule		

No.	Description	Date
Revision Schedule		

Project Address 70 FIRST LAKE DRIVE
SACKVILLE , NOVA SCOTIA

FIRST MUTUAL PROPERTIES

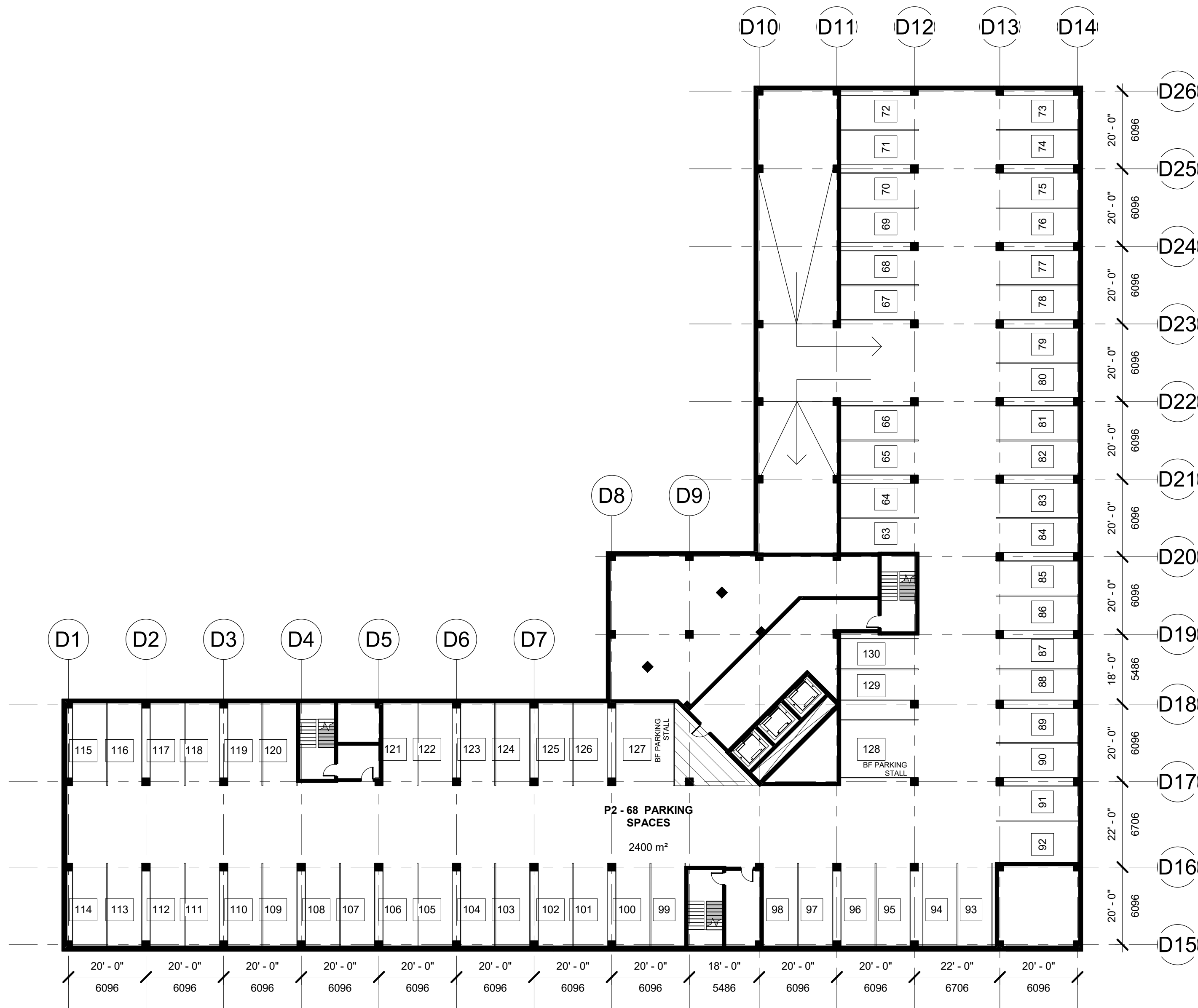
First Lake Development Concept

Building D Level P1 & P2 Floor Plans

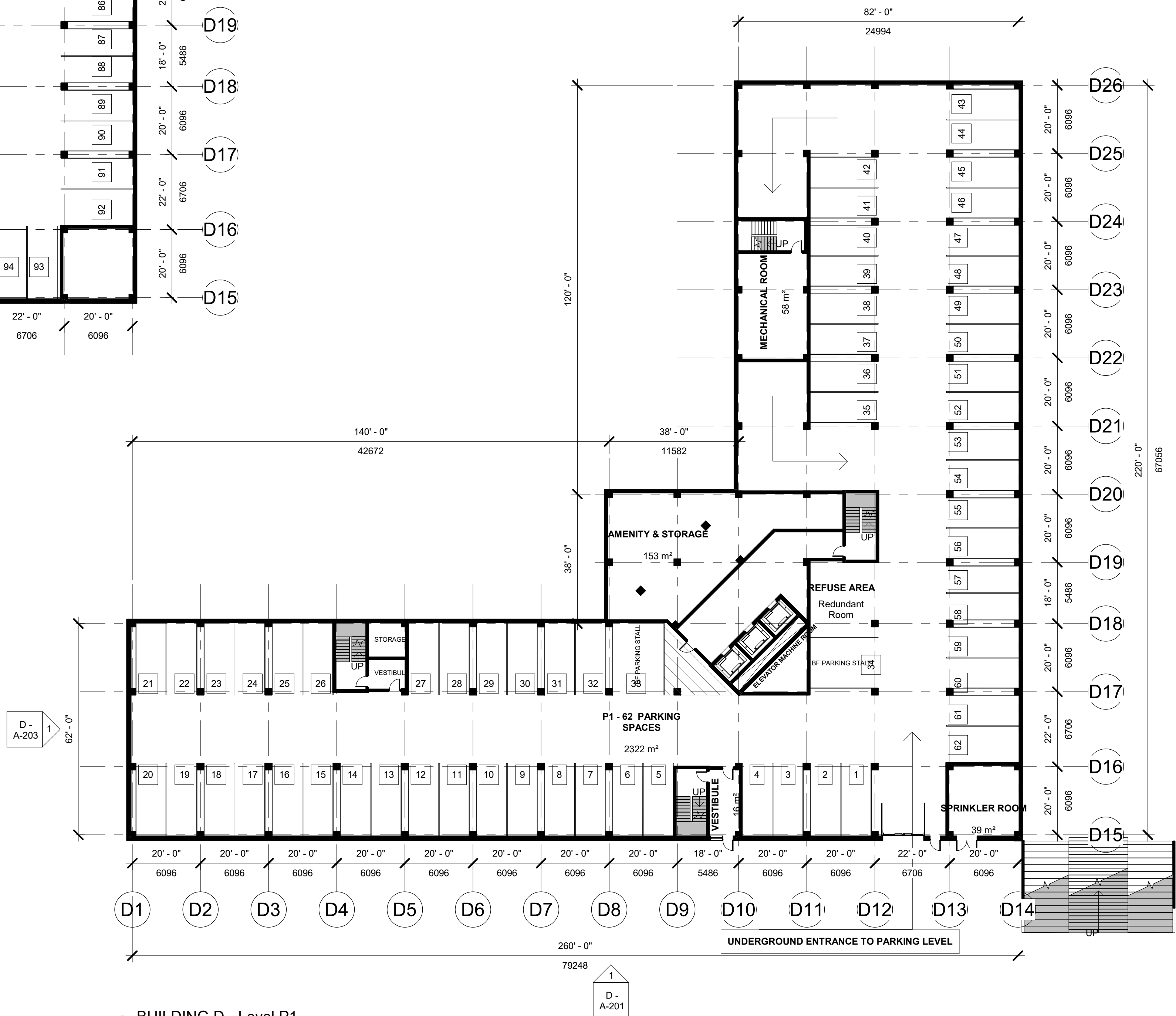
Project Number 17-016
Date 2023.04.25
Drawn By HA
Checked By TAS

D - A-100

Scale 1 : 250



② BUILDING D - Level P2
1 : 250



① BUILDING D - Level P1
1 : 250



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Issue Schedule		

No.	Description	Date
Revision Schedule		

Project Address 70 FIRST LAKE DRIVE
SACKVILLE, NOVA SCOTIA

FIRST MUTUAL PROPERTIES

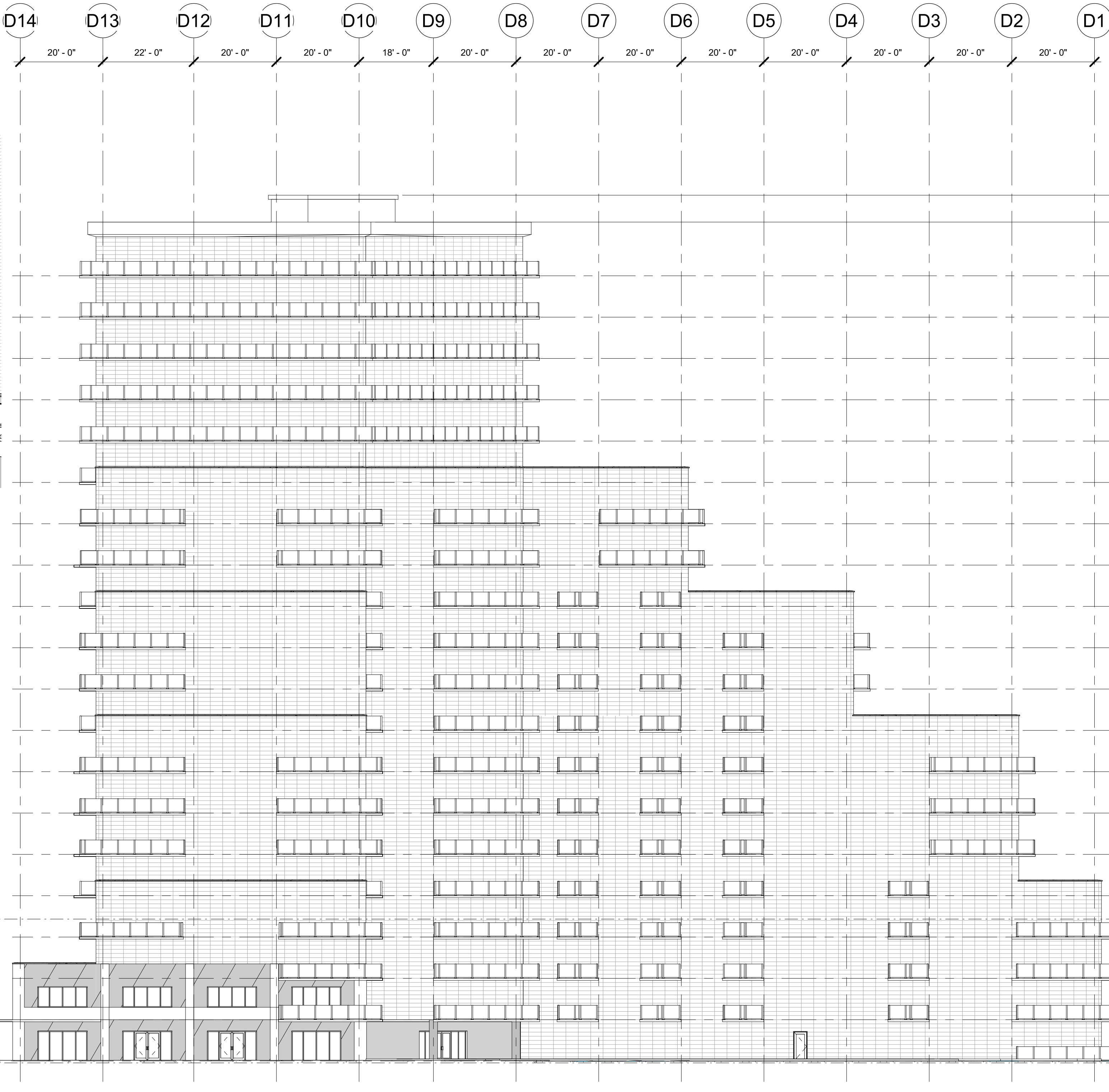
First Lake Development Concept

Building D Bldg Elevations & Enlarged Elevs

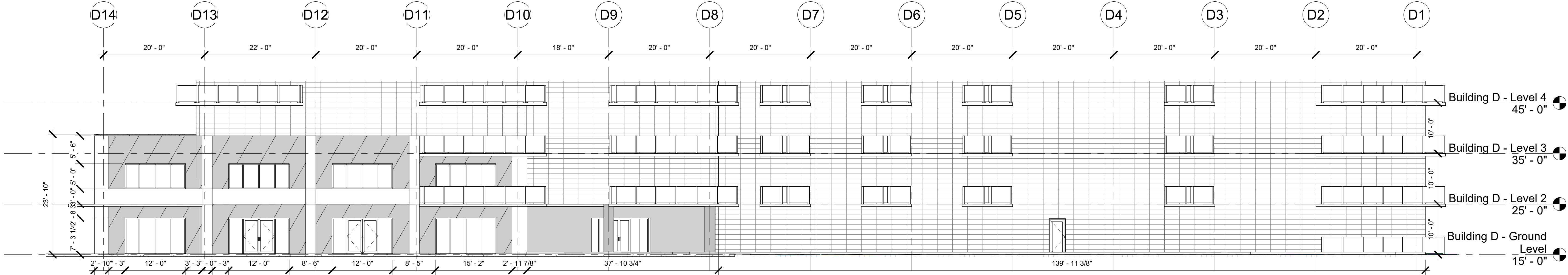
Project Number 17-016
Date 2023.04.25
Drawn By HA
Checked By TAS

D - A-200

Scale As indicated



① Bldg D - Front Elev.
1 : 200



② Bldg D - Front Elev. - Enlarged Ground Level Elev.
1 : 125



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No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

Project Address 70 FIRST LAKE DRIVE
SACKVILLE, NOVA SCOTIA

FIRST MUTUAL PROPERTIES

First Lake Development Concept

Building D Bldg Elevations & Enlarged Elevs

Project Number 17-016
Date 2023.04.25
Drawn By HA
Checked By TAS

D - A-201

Scale As indicated





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No.	Description	Date
Revision Schedule		

Project Address 70 FIRST LAKE DRIVE
SACKVILLE, NOVA SCOTIA

FIRST MUTUAL PROPERTIES

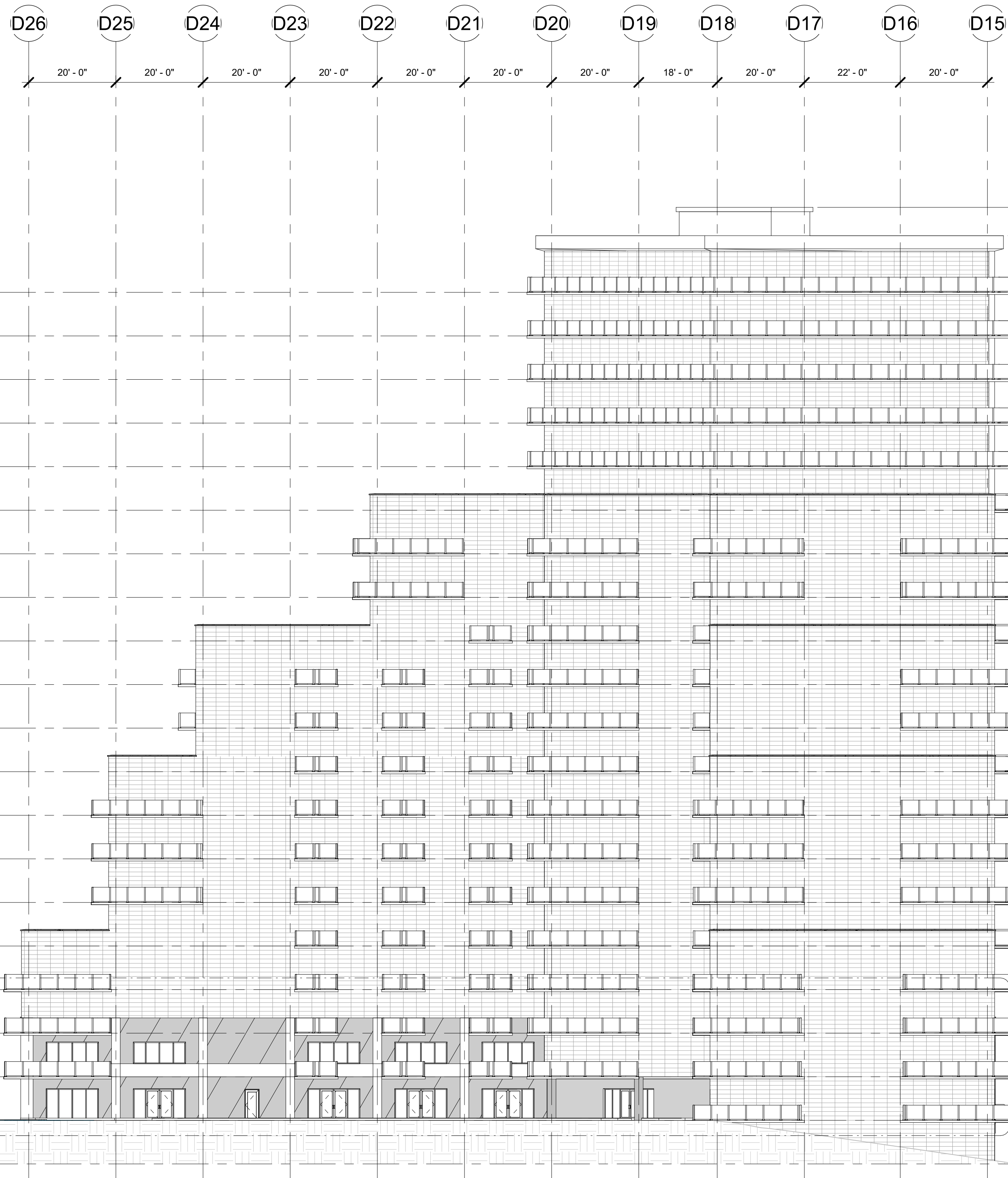
First Lake Development Concept

Building D Bldg Elavations & Enlarged Elevs

Project Number 17-016
Date 2023.04.25
Drawn By HA
Checked By TAS

D - A-203

Scale As indicated



① Bldg D - Side Elev.
1 : 200



② Bldg D - Side Elev. - Enlarged Ground Level Elev
1 : 125



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No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

Project Address 70 FIRST LAKE DRIVE
SACKVILLE, NOVA SCOTIA

FIRST MUTUAL PROPERTIES

First Lake Development Concept

Building D Bldg Elevations & Enlarged Elevs

Project Number	17-016
Date	2023.04.25
Drawn By	HA
Checked By	TAS

D - A-204

Scale As indicated

① Bldg D - Side Elev. (2)
1 : 200

2
D - A-204

② Bldg D - Side Elev. (2) - Enlarged Ground Level Elev
1 : 125

COMMERCIAL