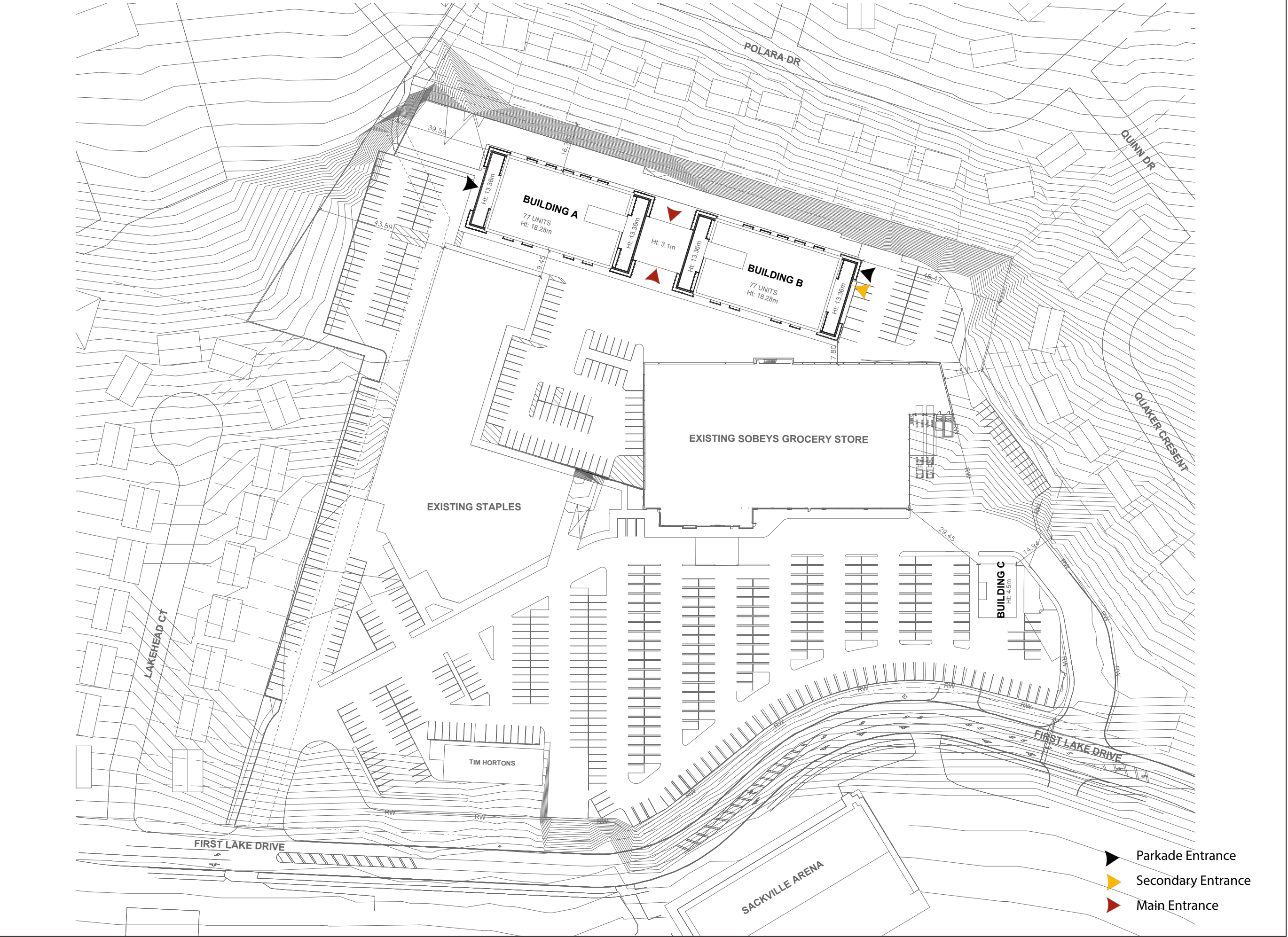


ANNEX A - SITE PLAN



UPLAND

1489 Hollis Street, Level 2
Halifax, Nova Scotia B3J 3M5
+ 1 902 423 0649
uplandstudio.ca

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT
70FIRSTLAKE DRIVE

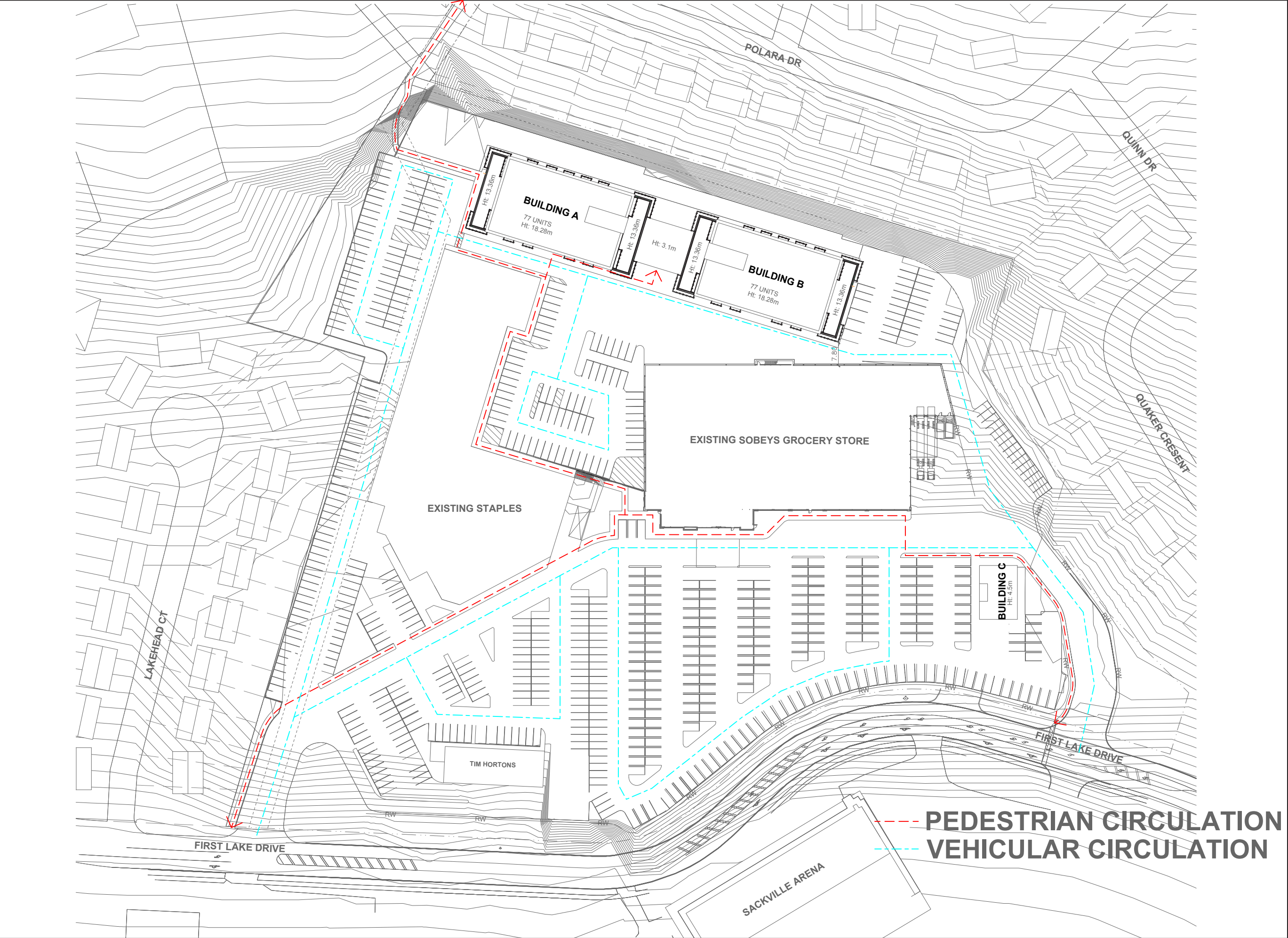
DRAWING TITLE
CONCEPT PLAN

NORTH

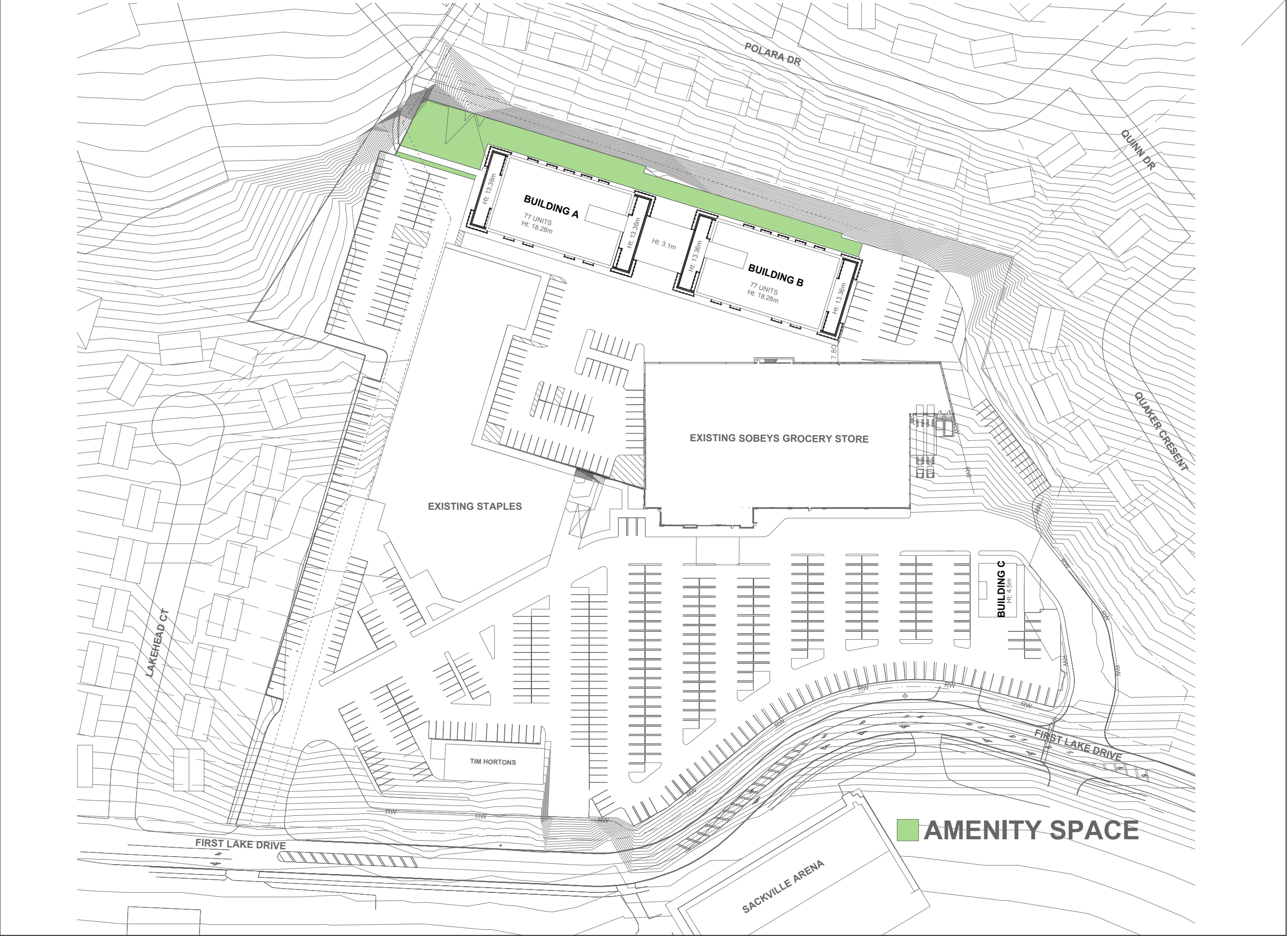
SCALE
1:1200

DRAWING #
DRAWING#

ANNEX B1 - PEDESTRIAN AND VEHICULAR CIRCULATION



ANNEX B2 - SETBACKS AND AMENITY SPACES



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DRAWING TITLE
CONCEPT PLAN

NORTH

SCALE
1:1200

DRAWING #
DRAWING#

ANNEX B3 - PROPOSED PLAN OF SUBDIVISION



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PROJECT
70FIRSTLAKE DRIVE

DRAWING TITLE

CONCEPT PLAN

NORTH

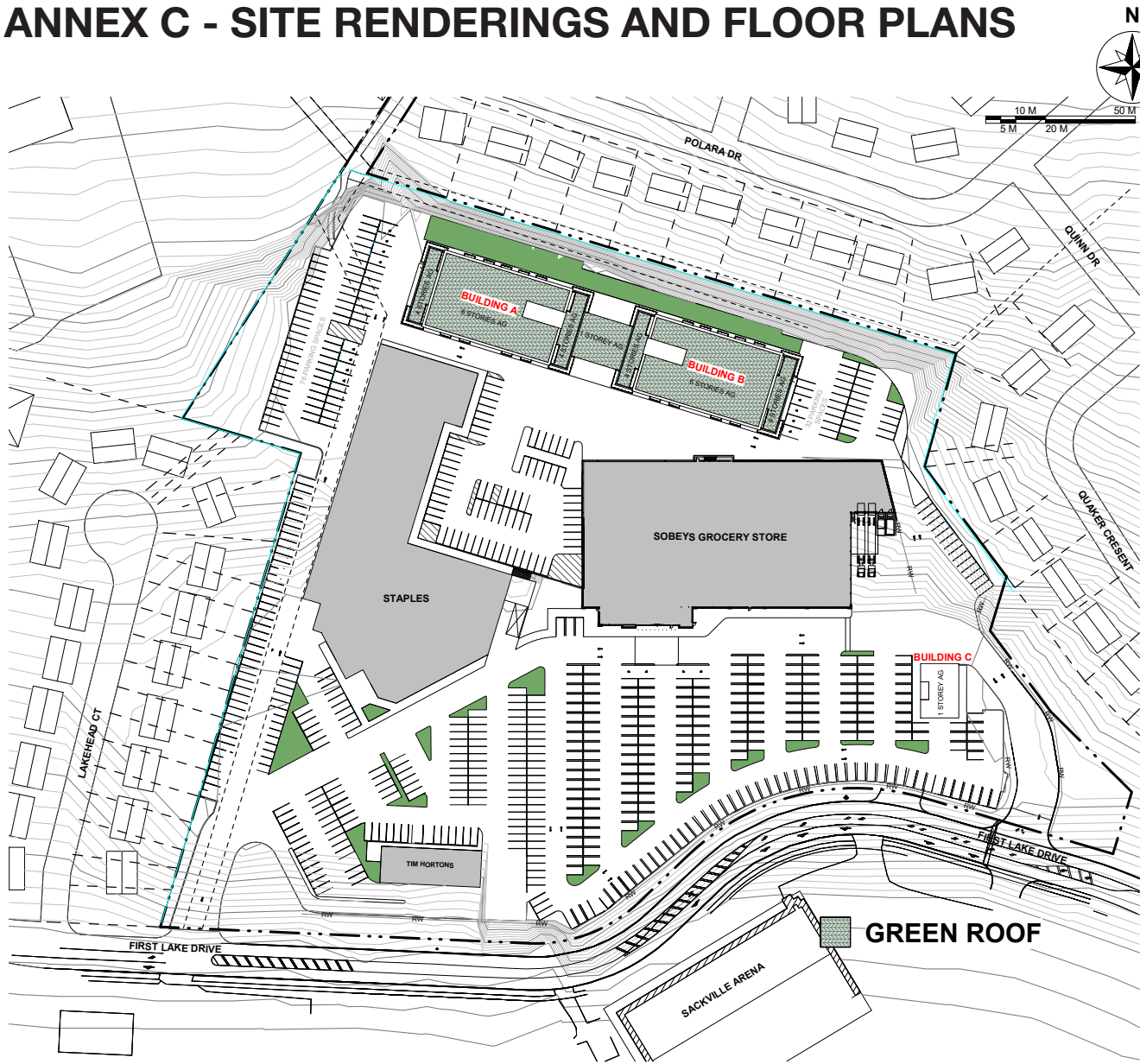

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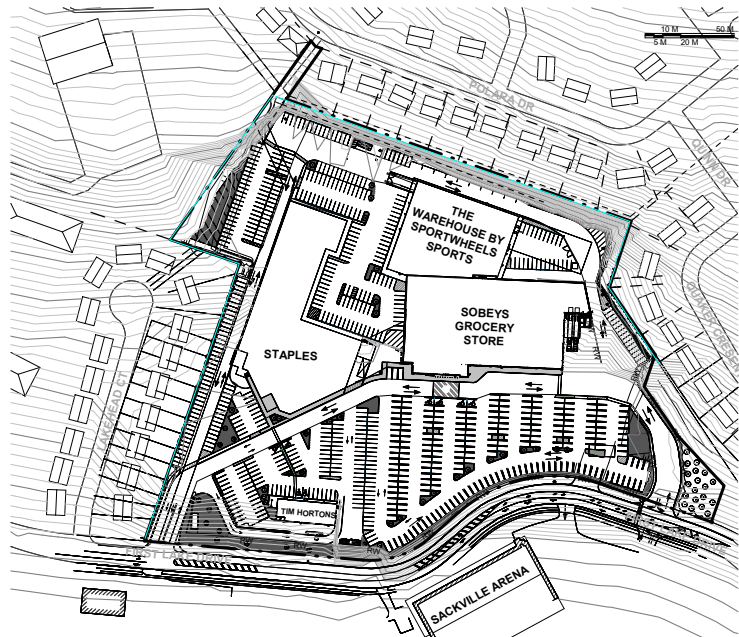
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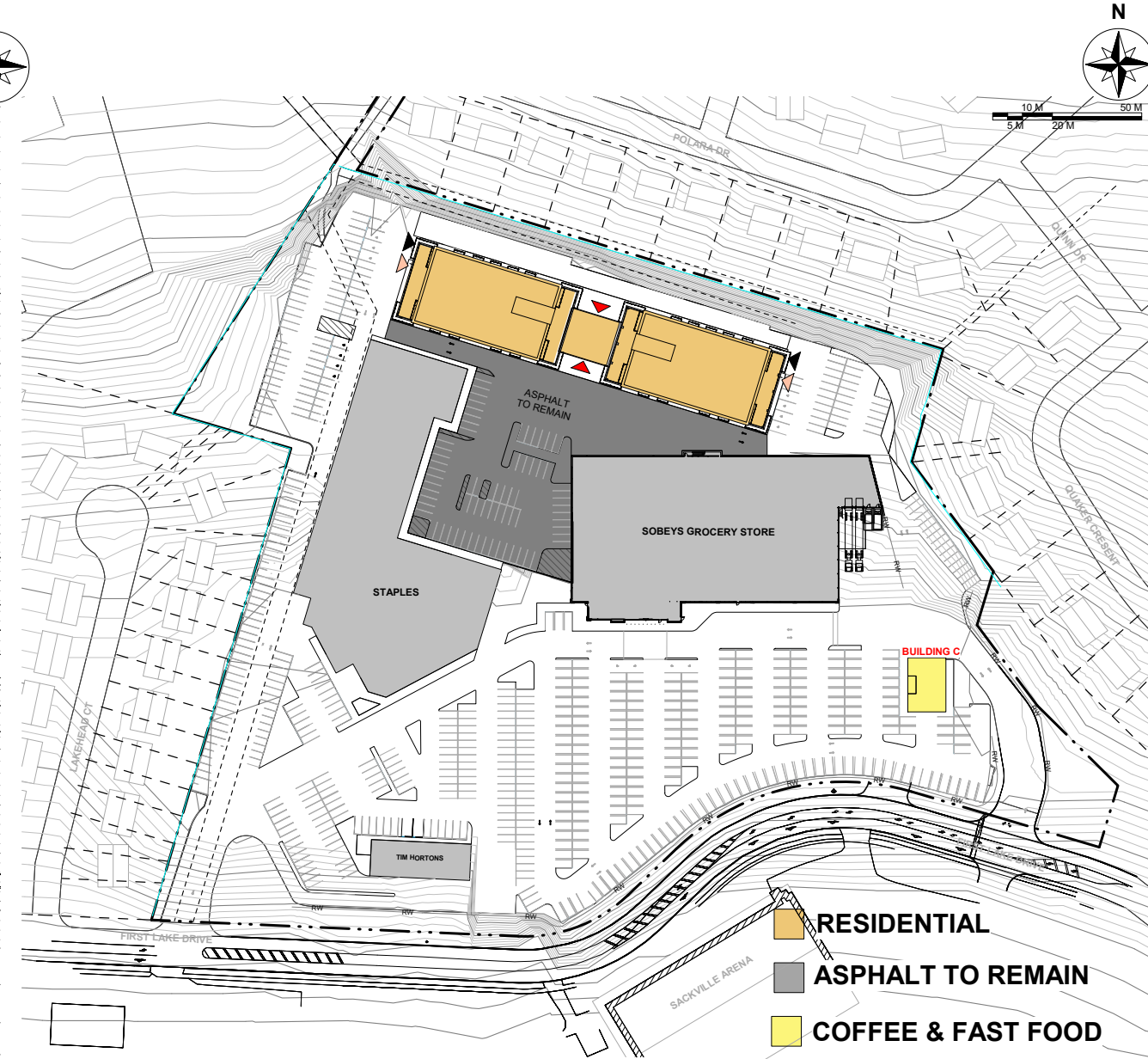
ANNEX C - SITE RENDERINGS AND FLOOR PLANS



① **New Site Plan**
1 : 1000



② Existing Site Plan
1 : 1950



③ Site Plan Analysis
1 : 1000

-  **RESIDENTIAL**
-  **ASPHALT TO REMAIN**
-  **COFFEE & FAST FOOD**
-  **MAIN ENTRANCE**
-  **SECONDARY ENTRANCE**
-  **PARKADE ENTRANCE**

PARKING SPACES COUNT

COMMERCIAL EXTERIOR PARKING
522 EXTERIOR PARKING SPACES

NEW RESEIDENTIAL DEVELOPMENT:
108 EXTERIOR PARKING SPACES
61 INTERIOR UNDERGROUND PARKING SPACES
TOTAL: 169 PARKING SPACES

TOTAL INTERIOR & EXTERIOR PARKING:
691 PARKING SPACES



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13.	ISSUED FOR REVIEW	2023.05.24
12.	ISSUED FOR REVIEW	2023.04.25
11.	ISSUED FOR REVIEW	2023.04.20
10.	ISSUED FOR REVIEW	2022.08.19
9.	ISSUED FOR REVIEW	2022.08.10
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

Site Plan & 3D Perspectives

Project Number	17-016
Date	2023.05.24
Drawn By	HA
Checked By	TAS

A-001

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

Poposed New
Massing & Bldgs
Articulations

Project Number 17-016
Date 2023.05.24
Drawn By HA
Checked By TAS

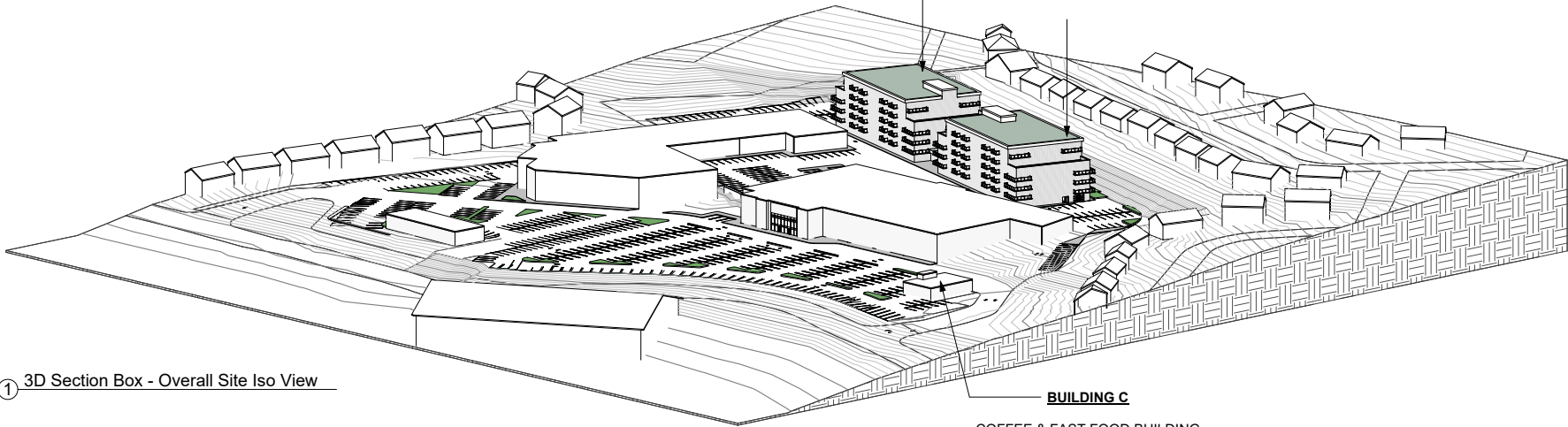
A-002

Scale

BUILDING A
77 RESIDENTIAL UNITS
61 UNDERGROUND VEHICLE PARKING

BUILDING B
77 RESIDENTIAL UNITS

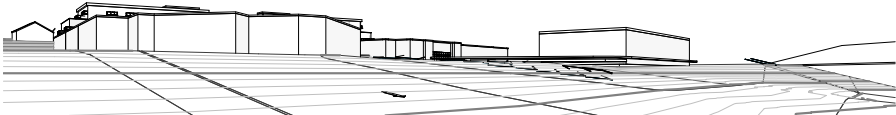
BUILDING C
COFFEE & FAST FOOD BUILDING



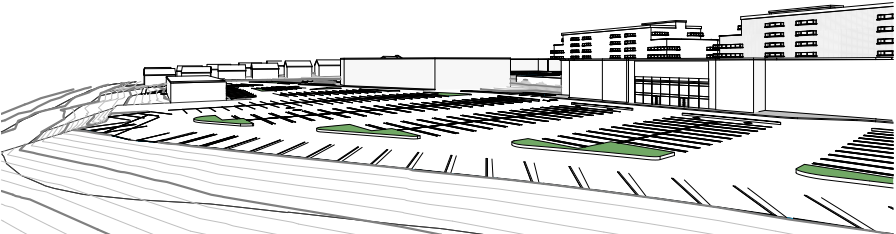
1 3D Section Box - Overall Site Iso View

TOTAL OF NEW UNITS AND PARKING

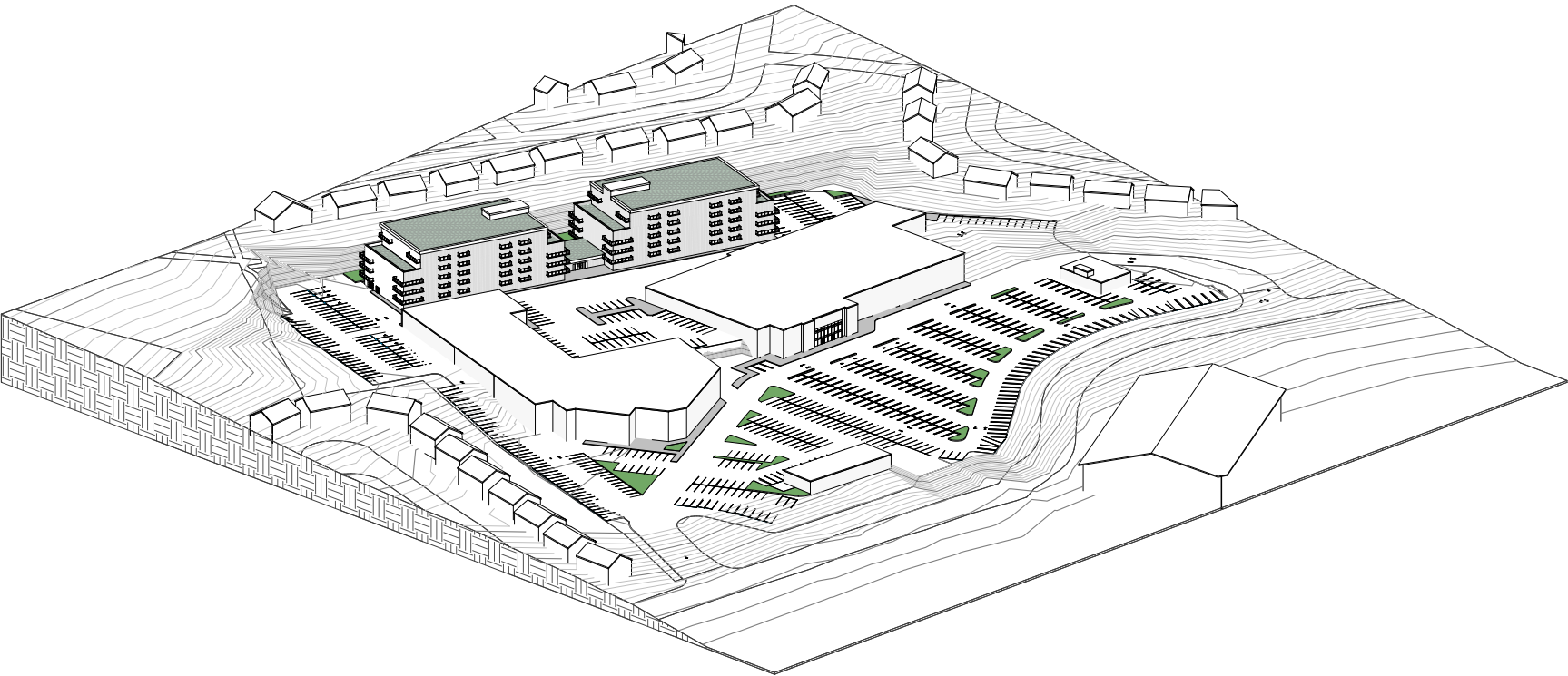
ESTIMATED RESIDENTIAL TOTAL = 77 + 77= 154 RESIDENTIAL UNITS
INTERIOR UNDERGROUND PARKING = 61 UNDERGROUND PARKING STALLS
TOTAL EXTERIOR PARKING = 630 COMMERCIAL & RESIDENTIAL PARKING STALLS
TOTAL PAKING SPACES = 61 + 630 = 691 PARKING STALLS



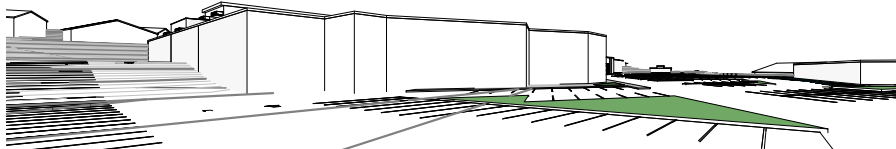
3 3D View From First Lake Dr. - Buildings D & B



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



2 3D Section Box - Overall Site Iso



7 3D View Between Buildings D & B



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9.	ISSUED FOR REVIEW	2022.08.10
Issue Schedule		

No.	Description	Date
Revision Schedule		

Project Address 70 FIRST LAKE DRIVE
SACKVILLE, NOVA SCOTIA

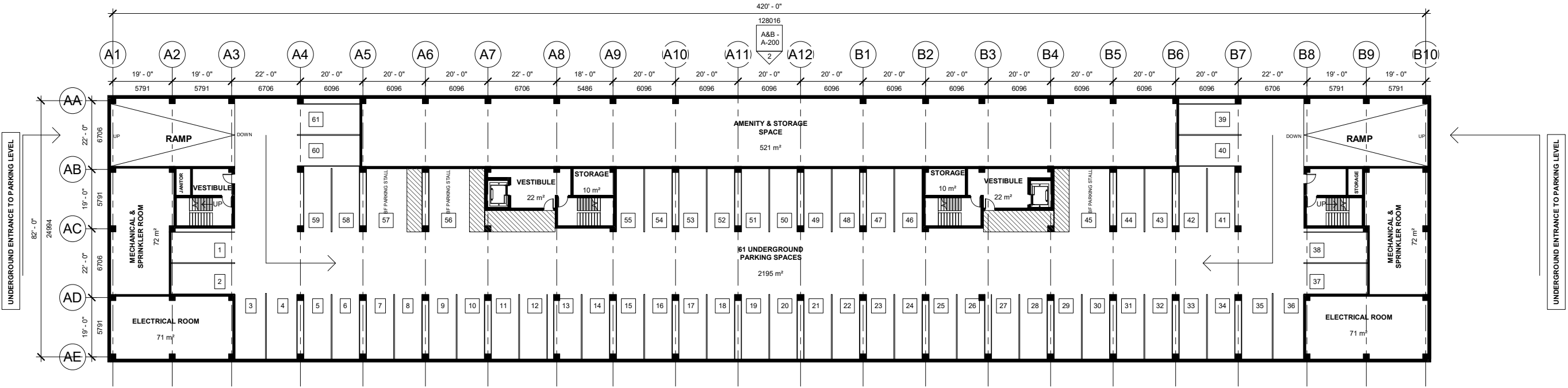
FIRST MUTUAL PROPERTIES
**First Lake
Development
Concept**

**Buildings A & B
Level 1 & P1
Floor Plans**

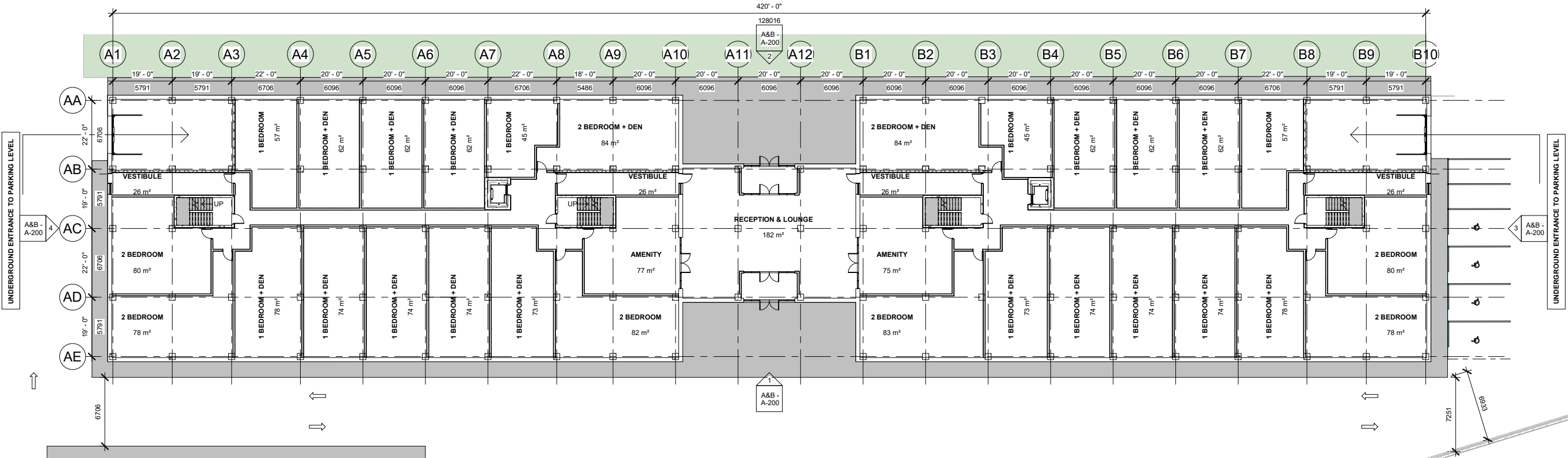
Project Number 17-016
Date 2023.05.24
Drawn By HA
Checked By TAS

A&B- A-100

Scale 1 : 200



1 BUILDINGS A&B - P1
1 : 200



2 BUILDINGS A&B - Level 1
1 : 200



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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

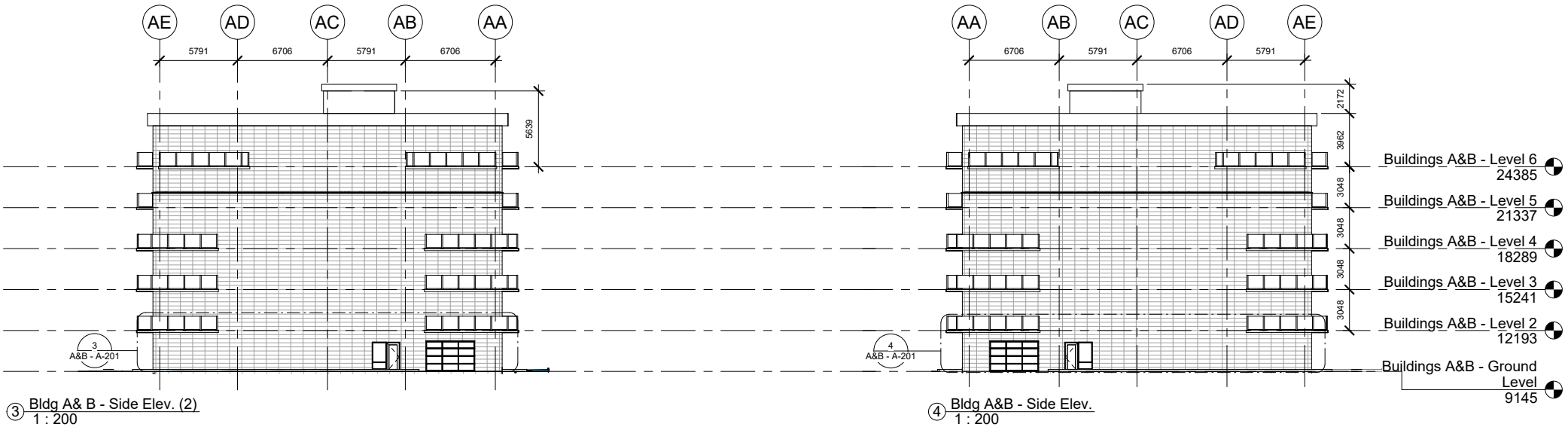
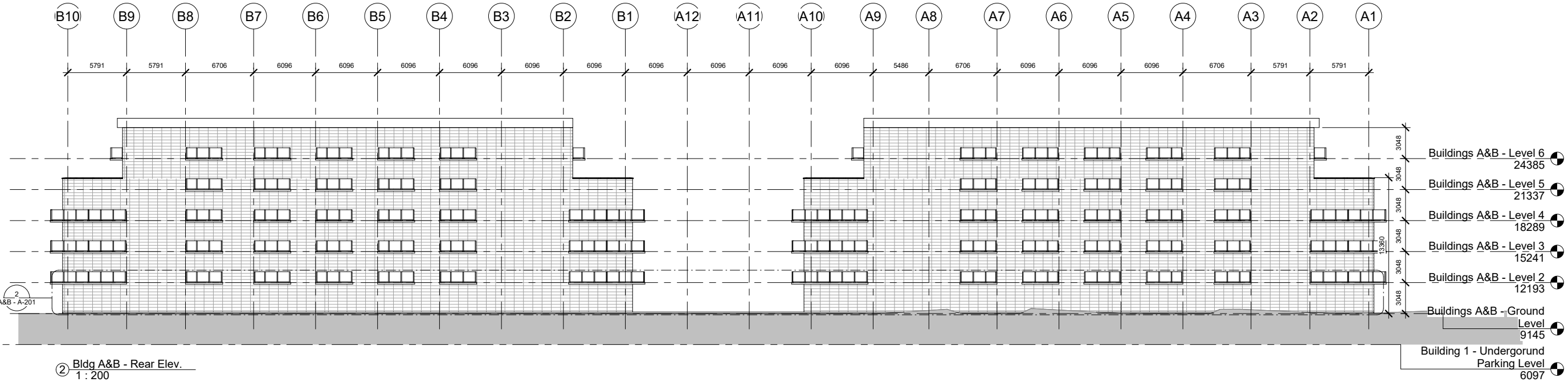
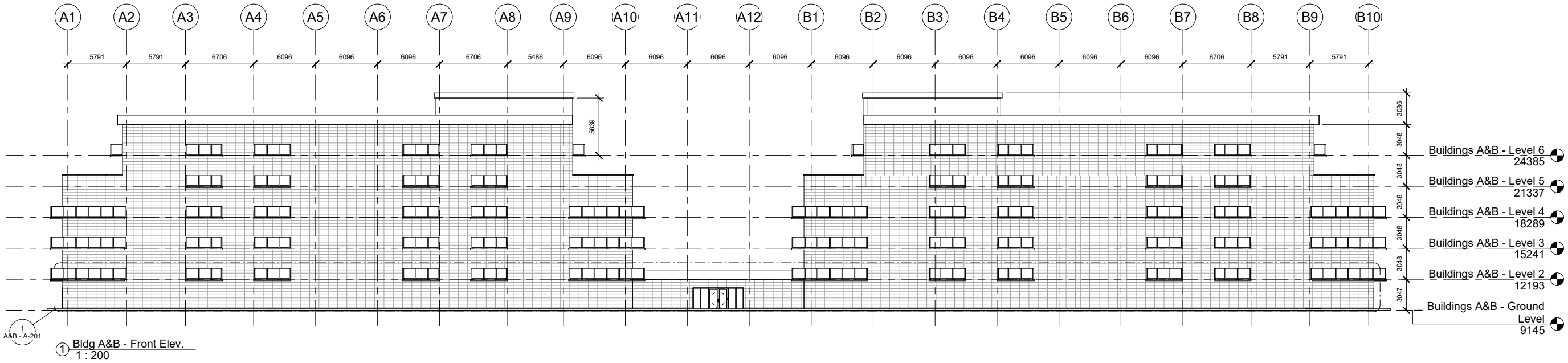
First Lake
Development
Concept

Buildings A & B
Elevations

Project Number 17-016
Date 2023.05.24
Drawn By HA
Checked By TAS

A&B - A-200

Scale 1 : 200





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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

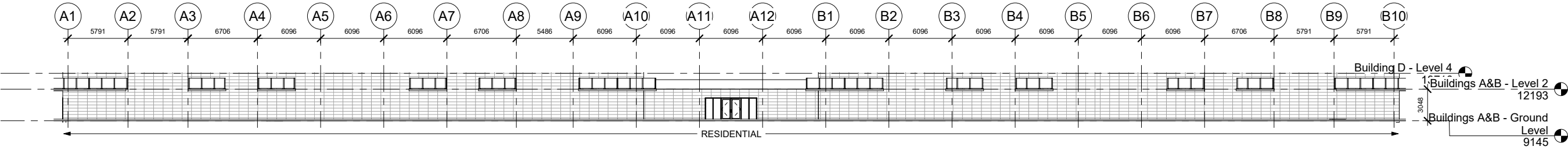
First Lake
Development
Concept

Buildings A & B
Enlarged Ground
Floor Elevations

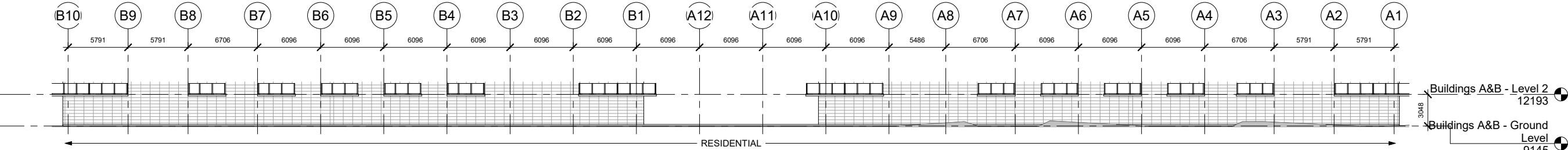
Project Number 17-016
Date 2023.05.24
Drawn By HA
Checked By TAS

A&B - A-201

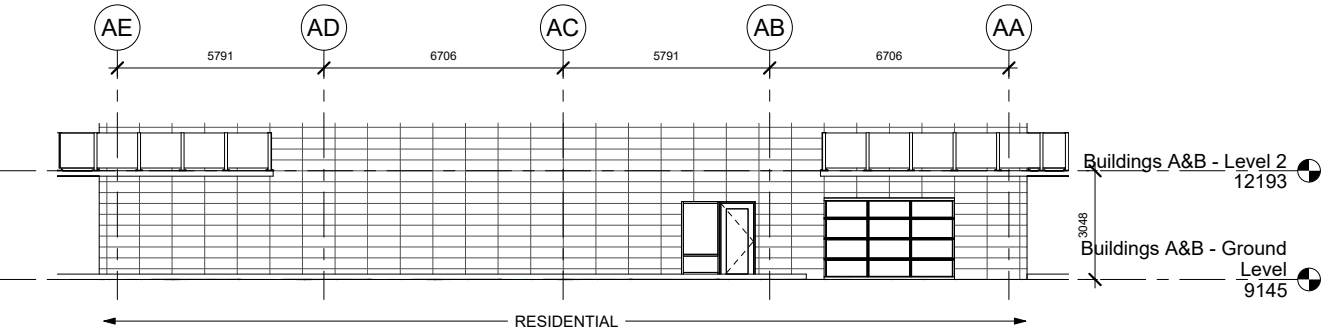
Scale As indicated



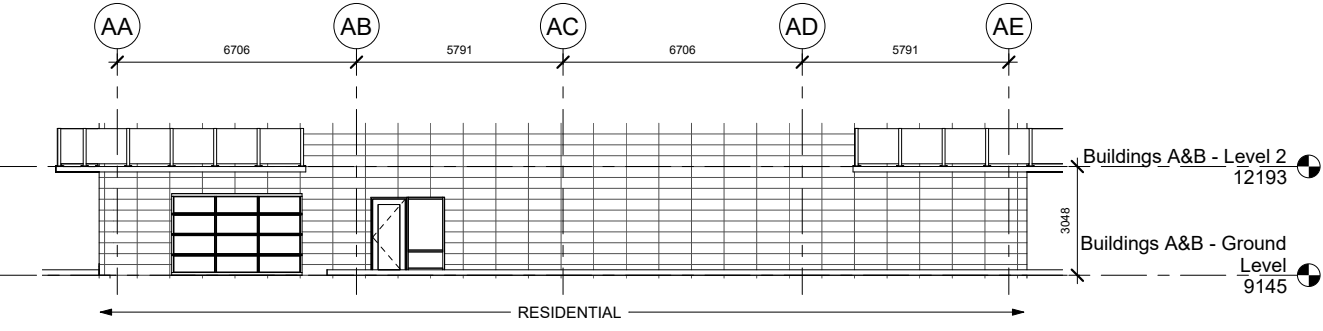
① Bldg A&B - Front Elev. - Enlarged Ground Level Elev
1 : 200



② Bldg A&B - Rear Elev. - Enlarged Ground Level Elev
1 : 200



③ Bldg A&B - Side Elev. (2) - Enlarged Ground Level Elev
1 : 100



④ Bldg A&B - Side Elev. - Enlarged Ground Level Elev
1 : 100

