

QUARRY PROJECT

LOT AREA : 1,055,230 SQFT / 24.2 ACRES  
PROPOSED (5) BUILDINGS: 'A' TO 'E'

BUILDING 'A' - 6 STOREY RESIDENTIAL

BUILDING FOOTPRINT ABOVE PODIUM: +/- 14,845 SQFT  
PROPOSED LOT COVERAGE ABOVE PODIUM: 1.4 %

LEVEL	UNIT COUNT
LOBBY (L1)	+/- 9
TYP. RES. (L2-L6)	+/- 12/FLOOR
INDOOR AMENITY	+/- 1,785 SQFT (REQ. 21.5 SQFT PER UNIT)
TOTAL	+/- 69

BUILDING 'B' - 9 STOREY RESIDENTIAL

BUILDING FOOTPRINT ABOVE PODIUM: +/- 14,845 SQFT  
PROPOSED LOT COVERAGE ABOVE PODIUM: 1.4 %

LEVEL	UNIT COUNT
LOBBY (L1)	+/- 9
TYP. RES. (L2-L9)	+/- 12/FLOOR
INDOOR AMENITY	+/- 2,043 SQFT (REQ. 21.5 SQFT PER UNIT)
TOTAL	+/- 95

TOWNHOUSES

TOTAL +/- 14  
INDOOR AMENITY (LOCATED IN BUILDING A)

COMBINED A+B UNITS: +/- 178  
COMBINED A+B INDOOR PARKING: +/- 200

BICYCLE PARKING

0.5 SP / RES. UNIT  
BUILDING 'A': 69 x 0.5 = 34 REQ'D (27 CLASS A / 5 CLASS B)  
BUILDING 'B': 95 x 0.5 = 47 REQ'D (38 CLASS A / 9 CLASS B)  
TOWNHOUSES: 14 x 0.5 = 7 REQ'D (5 CLASS A / 2 CLASS B)

BUILDING 'C' - 9 STOREY RESIDENTIAL

BUILDING FOOTPRINT ABOVE PODIUM: +/- 14,845 SQFT  
PROPOSED LOT COVERAGE ABOVE PODIUM: 1.4 %

LEVEL	UNIT COUNT
LOBBY (L1)	+/- 4
TYP. RES. (L2-L9)	+/- 12/FLOOR
INDOOR AMENITY	+/- 2,150 SQFT (REQ. 21.5 SQFT PER UNIT)
TOTAL	+/- 100

BUILDING 'D' - 12 STOREY RESIDENTIAL

BUILDING FOOTPRINT ABOVE PODIUM: +/- 14,845 SQFT  
PROPOSED LOT COVERAGE ABOVE PODIUM: 1.4 %

LEVEL	UNIT COUNT
LOBBY (L1)	+/- 0
TYP. RES. (L2-L12)	+/- 12/FLOOR
INDOOR AMENITY	+/- 2,838 SQFT (REQ. 21.5 SQFT PER UNIT)
TOTAL	+/- 132

TOWNHOUSES

TOTAL +/- 13  
INDOOR AMENITY (LOCATED IN BUILDING C)

COMBINED C+D UNITS: +/- 245  
COMBINED INDOOR PARKING: +/- 245

BICYCLE PARKING

0.5 SP / RES. UNIT  
BUILDING 'C': 100 x 0.5 = 50 REQ'D (40 CLASS A / 10 CLASS B)  
BUILDING 'D': 132 x 0.5 = 66 REQ'D (53 CLASS A / 13 CLASS B)  
TOWNHOUSES: 1 x 0.5 = 6 REQ'D (4 CLASS A / 2 CLASS B)

BUILDING 'E' - 12 STOREY RESIDENTIAL

BUILDING FOOTPRINT ABOVE PODIUM: +/- 14,845 SQFT  
TOWNHOUSE FOOTPRINT: +/- 9,421 SQFT  
PROPOSED LOT COVERAGE ABOVE PODIUM: 2.3 %

LEVEL	UNIT COUNT
LOBBY (L1)	+/- 6
TYP. RES. (L2-L12)	+/- 12/FLOOR
INDOOR AMENITY	+/- 3,270 SQFT (REQ. 21.5 SQFT PER UNIT)
TOTAL	+/- 138

TOWNHOUSES

TOTAL +/- 14  
INDOOR AMENITY (LOCATED IN BUILDING E)

TOTAL UNITS: +/- 152  
TOTAL INDOOR PARKING: +/- 195

BICYCLE PARKING

0.5 SP / RES. UNIT  
BUILDING 'E': 138 x 0.5 = 69 REQ'D (55 CLASS A / 14 CLASS B)  
TOWNHOUSES: 14 x 0.5 = 7 REQ'D (5 CLASS A / 2 CLASS B)

TOTAL:

- TOTAL RESIDENTIAL UNITS: 575  
- TOTAL INTERIOR PARKING: +/- 640  
- TOTAL EXTERIOR PARKING: +/- 333

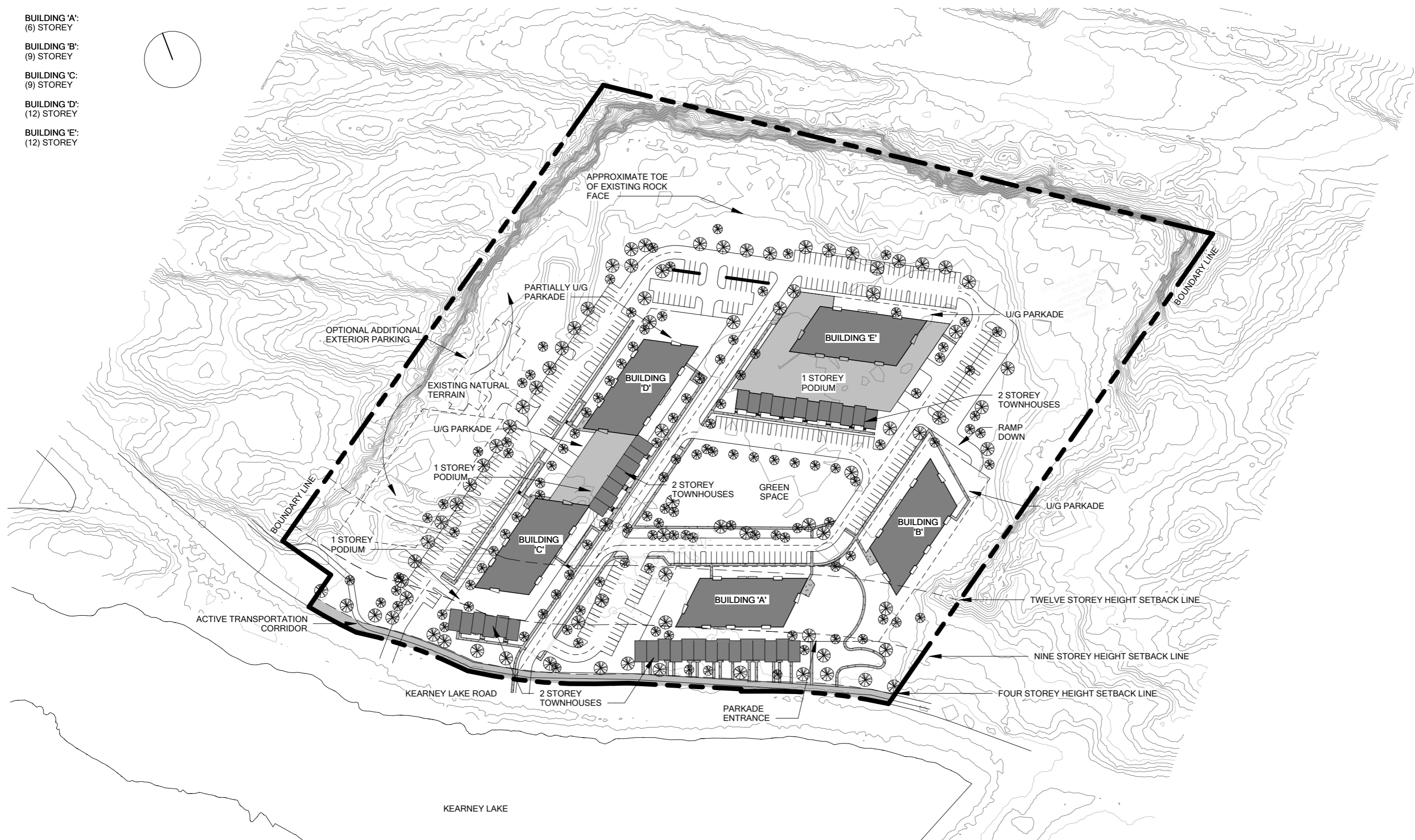
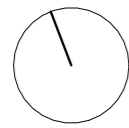
NOTES:

- EXACT UNIT AND PARKING SPACE DISTRIBUTION TO BE CONFIRMED.  
- EXACT LOBBY AND PARKADE ENTRANCE LOCATIONS TO BE CONFIRMED.  
- EXACT BICYCLE PARKING LOCATIONS TO BE CONFIRMED

SCHEDULE LIST		
SHEET #	SHEET NAME	ISSUE DATE
A00	PROJECT DATA	2022.09.27
A01	SITE PLAN	2022.09.27
A02	SITE PLAN - ENLARGED	2022.09.27
A10	PARKADE (BUILDING 'A')	2022.09.27
A11	LEVEL 1 (BUILDING 'A' & 'B')	2022.09.27
A12	LEVELS 2-4 (TYP. RES. LEVEL)	2022.09.27
A13	LEVELS 5-12 (TYP. REDUCED RES. LEVEL)	2022.09.27
A14	BUILDING 'A' - SOUTH ELEVATION	2022.09.27
A15	BUILDING 'A' - EAST ELEVATION	2022.09.27
A16	BUILDING 'A' - NORTH ELEVATION	2022.09.27
A17	BUILDING 'A' - WEST ELEVATION	2022.09.27

SCHEDULE LIST		
SHEET #	SHEET NAME	ISSUE DATE
A18	PARKADE (BUILDING 'C')	2022.09.27
A19	LEVEL 1 (BUILDING 'C')	2022.09.27
A20	BUILDING 'C' - WEST ELEVATION	2022.09.27
A21	BUILDING 'C' - SOUTH ELEVATION	2022.09.27
A22	BUILDING 'C' - EAST ELEVATION	2022.09.27
A23	BUILDING 'C' - NORTH ELEVATION	2022.09.27
A24	LOWER PARKADE (BUILDING 'E')	2022.09.27
A25	UPPER PARKADE / LOBBY (BUILDING 'E')	2022.09.27
A26	BUILDING 'E' - SOUTH ELEVATION	2022.09.27
A27	BUILDING 'E' - EAST ELEVATION	2022.09.27
A28	BUILDING 'E' - NORTH ELEVATION	2022.09.27
A29	BUILDING 'E' - WEST ELEVATION	2022.09.27

**BUILDING 'E':  
(12) STOREY**



**QUARRY**  
KEARNEY LAKE ROAD  
HALIFAX, NS

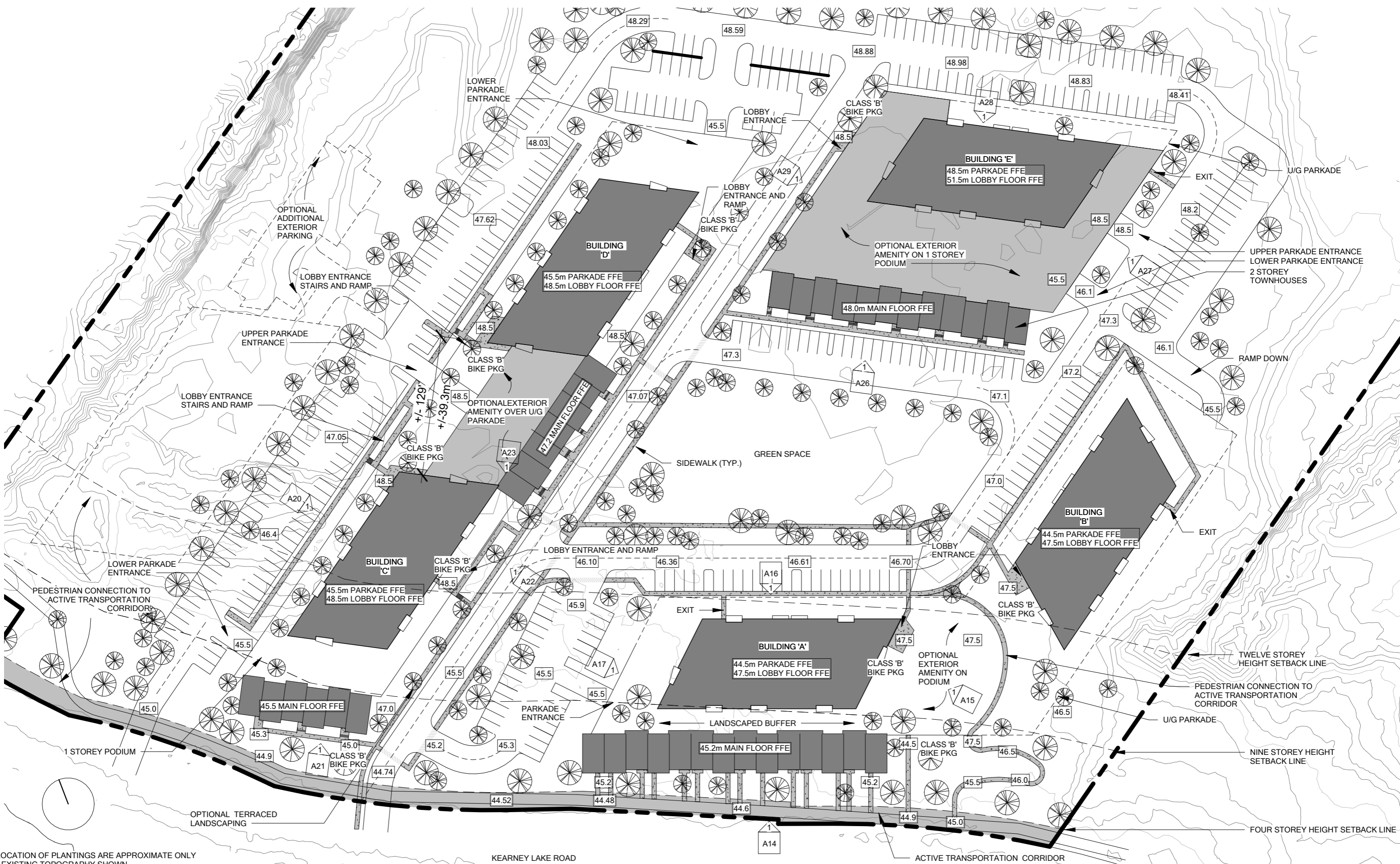
NO.	DESCRIPTION	BY	DATE

1. ALL CONSTRUCTION TO MEET ALL APPLICABLE CODES, STANDARDS, BY-LAWS, ETC.
2. DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES. USE FIGURED DIMENSIONS AS NOTED.
3. ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT AND AGREED UPON BEFORE PROCEEDING.



SCALE: 1" = 160'-0"

SCHEDULE: **A01**



\*LOCATION OF PLANTINGS ARE APPROXIMATE ONLY  
\*\* EXISTING TOPOGRAPHY SHOWN

**QUARRY**  
KEARNEY LAKE ROAD  
HALIFAX, NS

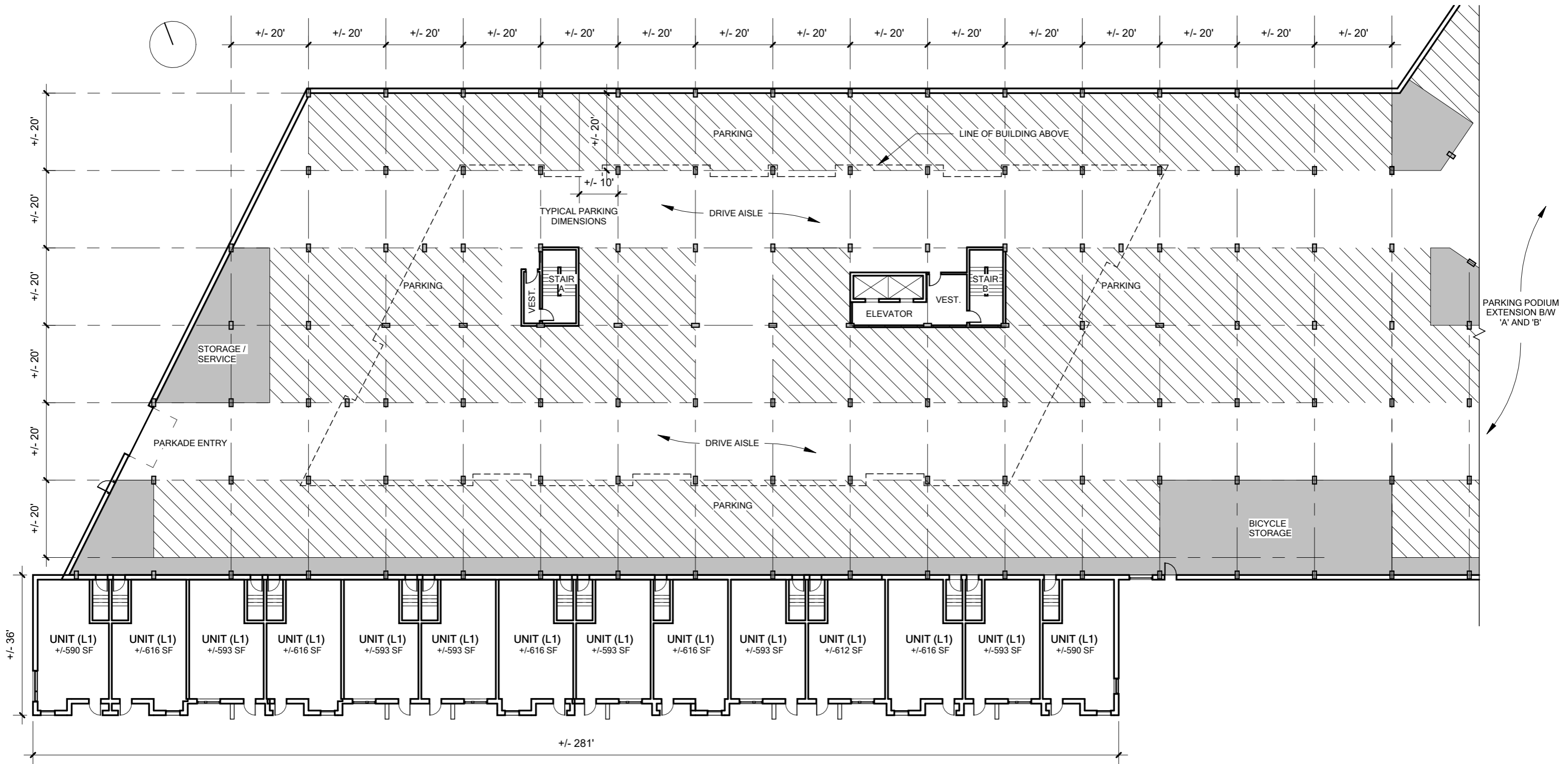
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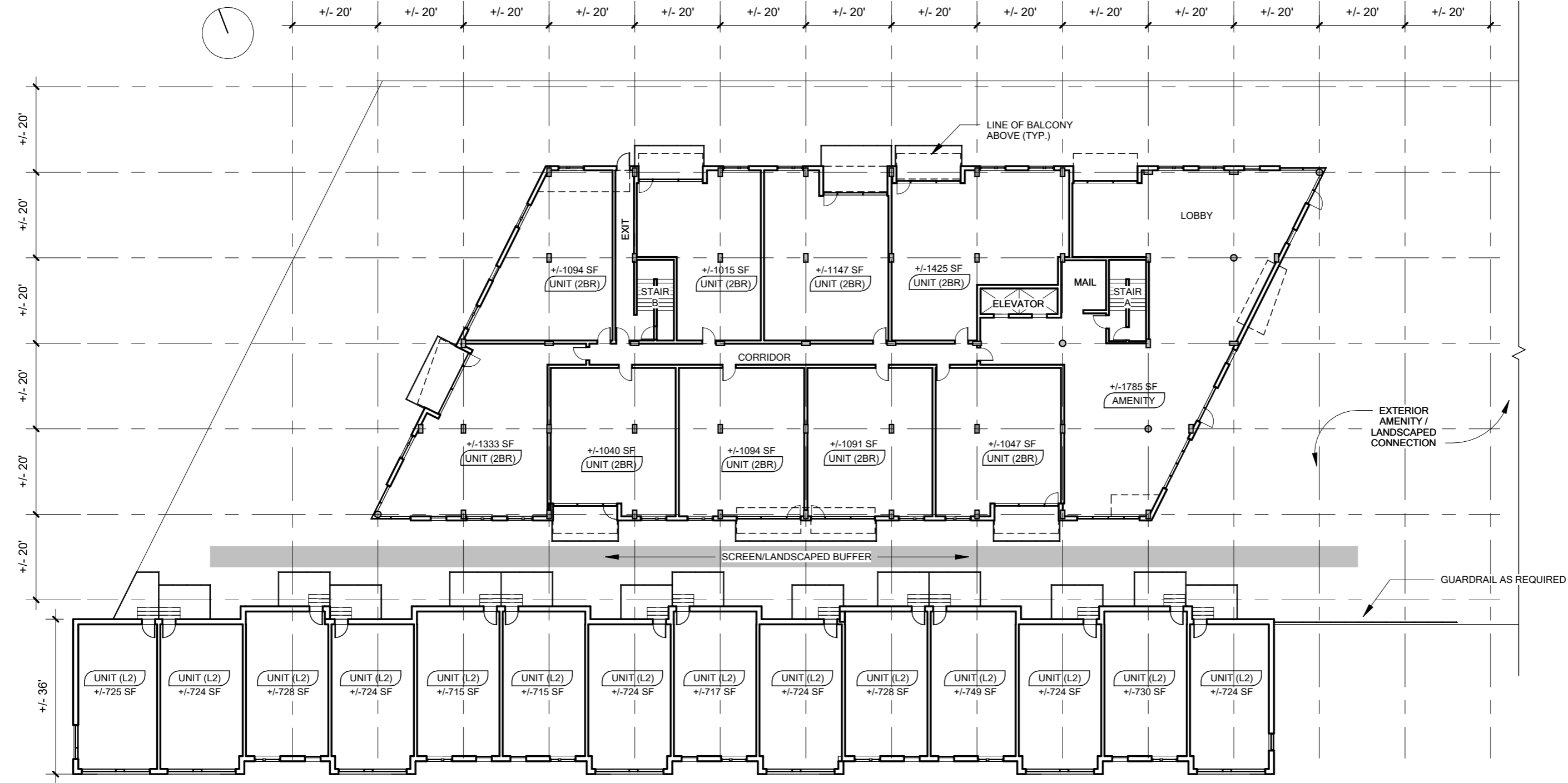
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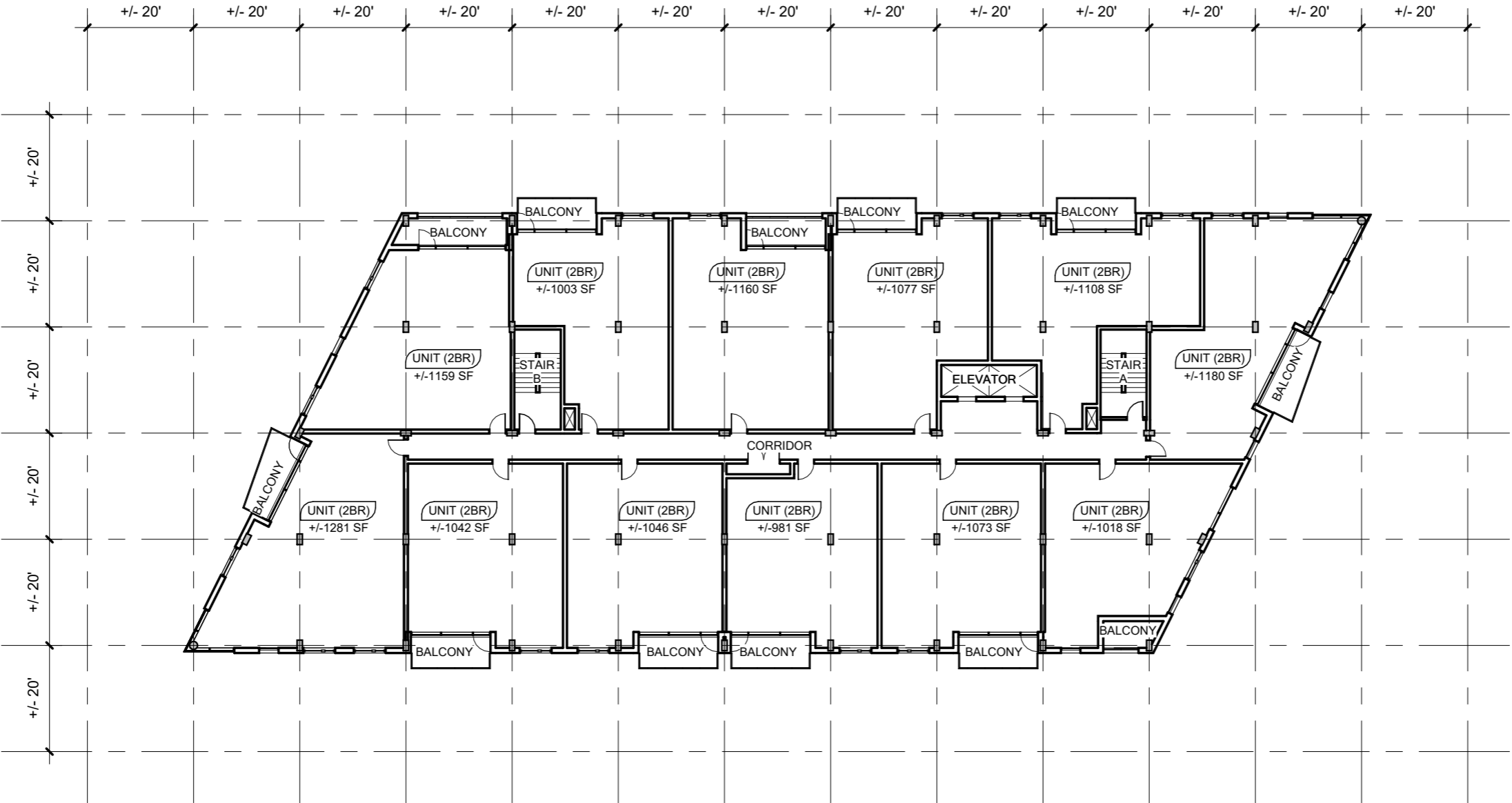
DRAWING: SITE PLAN - ENLARGED
SCALE: 1" 80'-0"

DATE: 2022.09.27
SCHEDULE: <b>A02</b>





\* TERRACE LOCATIONS TO BE DETERMINED



\* BALCONY LOCATIONS TO BE DETERMINED

QUARRY  
KEARNEY LAKE ROAD  
BEDFORD, NS

NO.	DESCRIPTION	BY	DATE

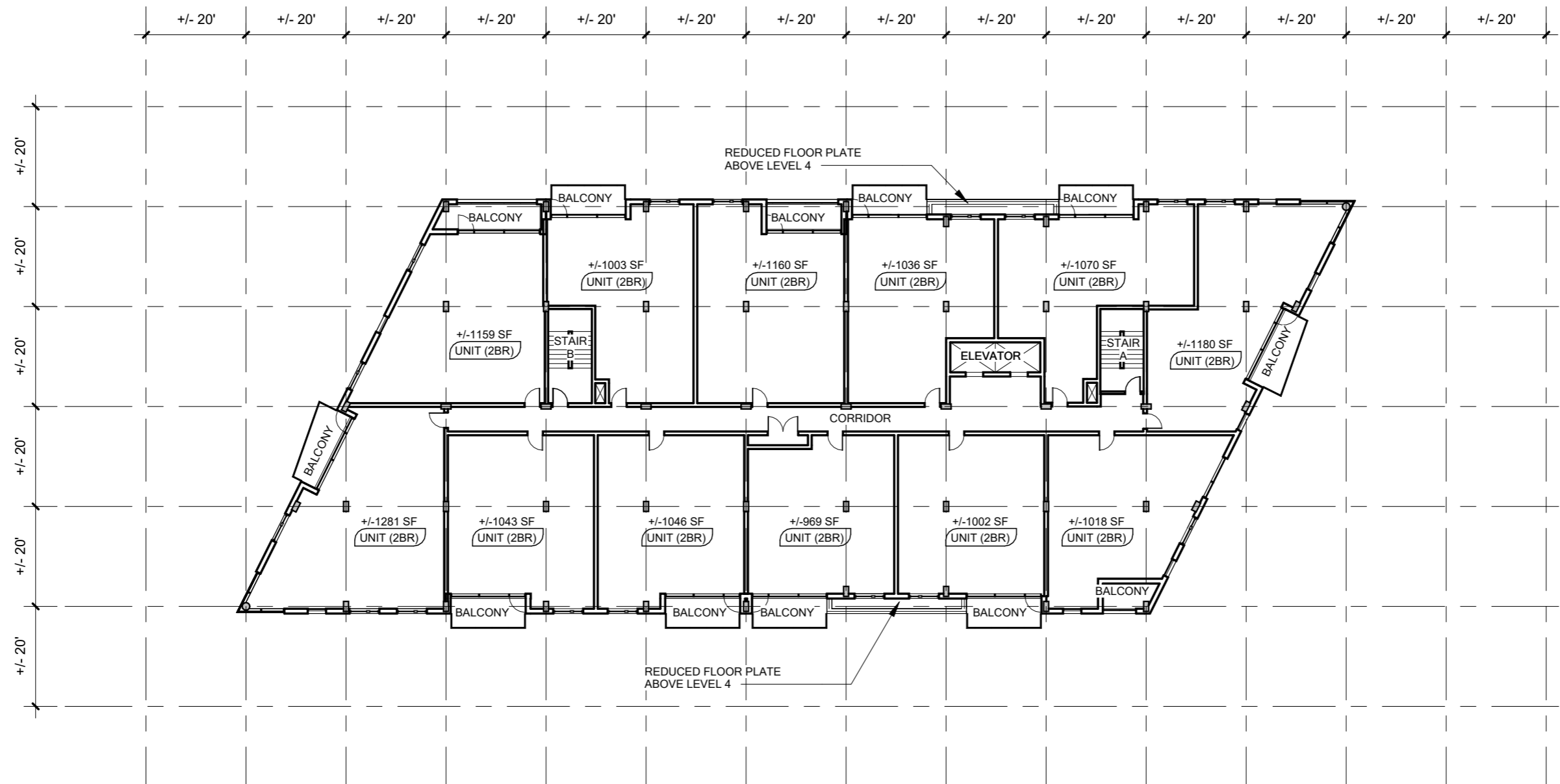
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DRAWING:  
LEVELS 200-400 (TYP. RES. LEVEL)  
BUILDING 'B', 'C', & 'D' SIMILAR  
SCALE:  
1 : 300

DATE:  
2022.09.27

SCHEDULE:  
A12



\* BALCONY LOCATIONS TO BE DETERMINED



QUARRY  
KEARNEY LAKE ROAD  
BEDFORD, NS

NO.	DESCRIPTION	BY	DATE

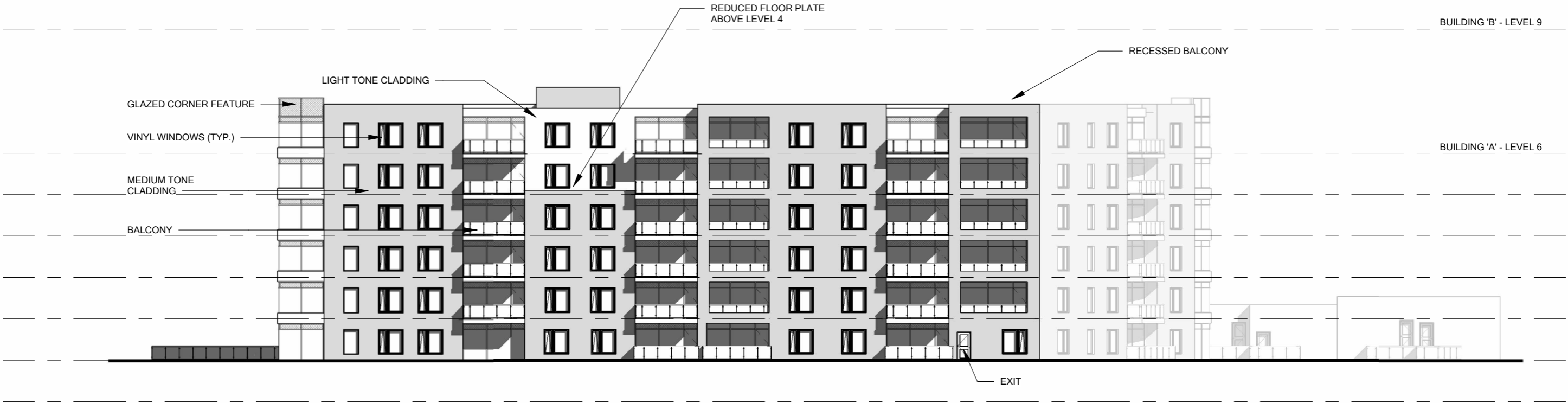
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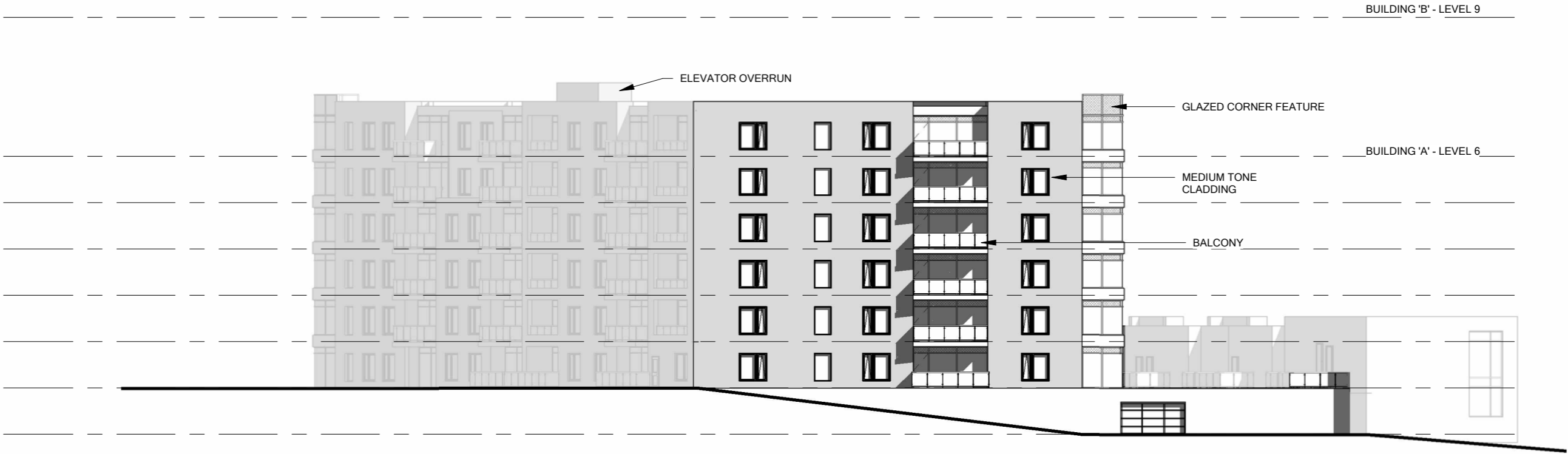


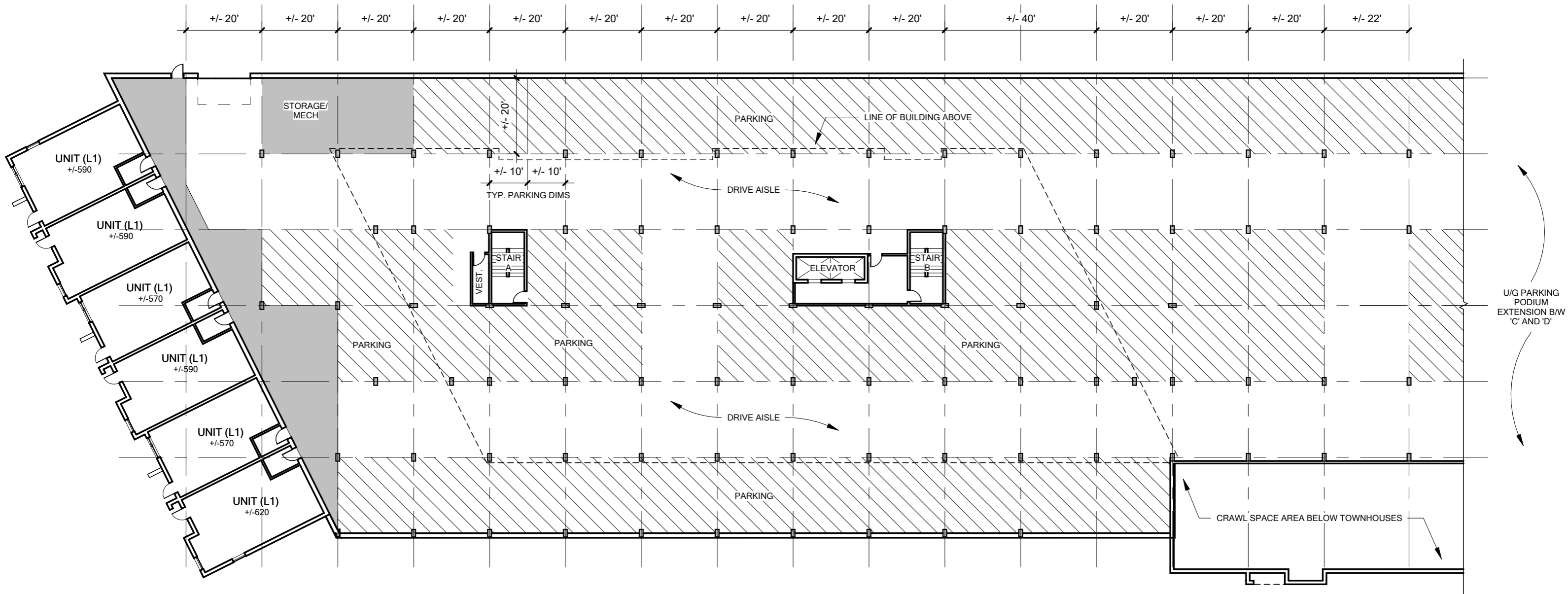
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BUILDING 'A' - SOUTH ELEVATION  
BUILDING 'B' SIMILAR  
SCALE:  
1 : 300

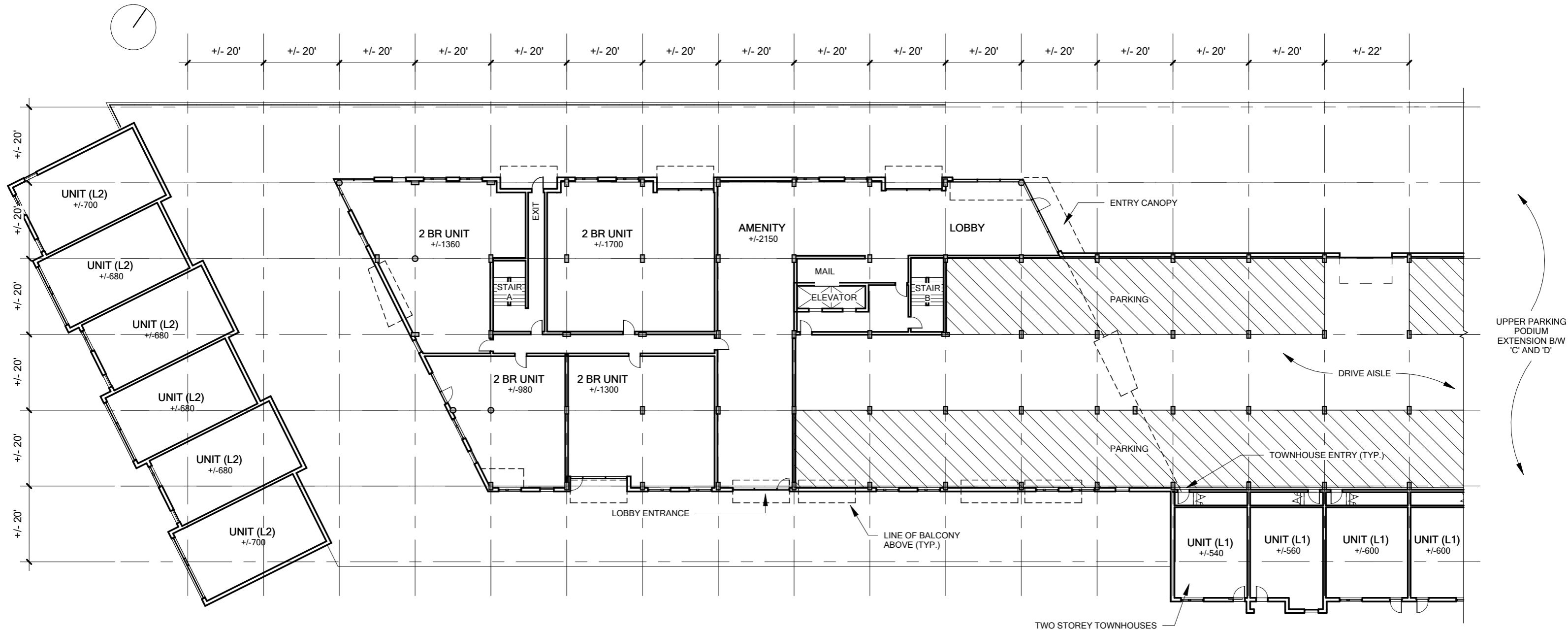
DATE:  
2022.09.27  
SCHEDULE:  
A14













QUARRY  
KEARNEY LAKE ROAD  
BEDFORD, NS

NO.	DESCRIPTION	BY	DATE

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DRAWING:  
BUILDING 'C' - WEST ELEVATION  
BUILDING 'D' SIMILAR  
SCALE:  
1 : 300

DATE:  
2022.09.27

SCHEDULE:  
A20



QUARRY  
KEARNEY LAKE ROAD  
BEDFORD, NS

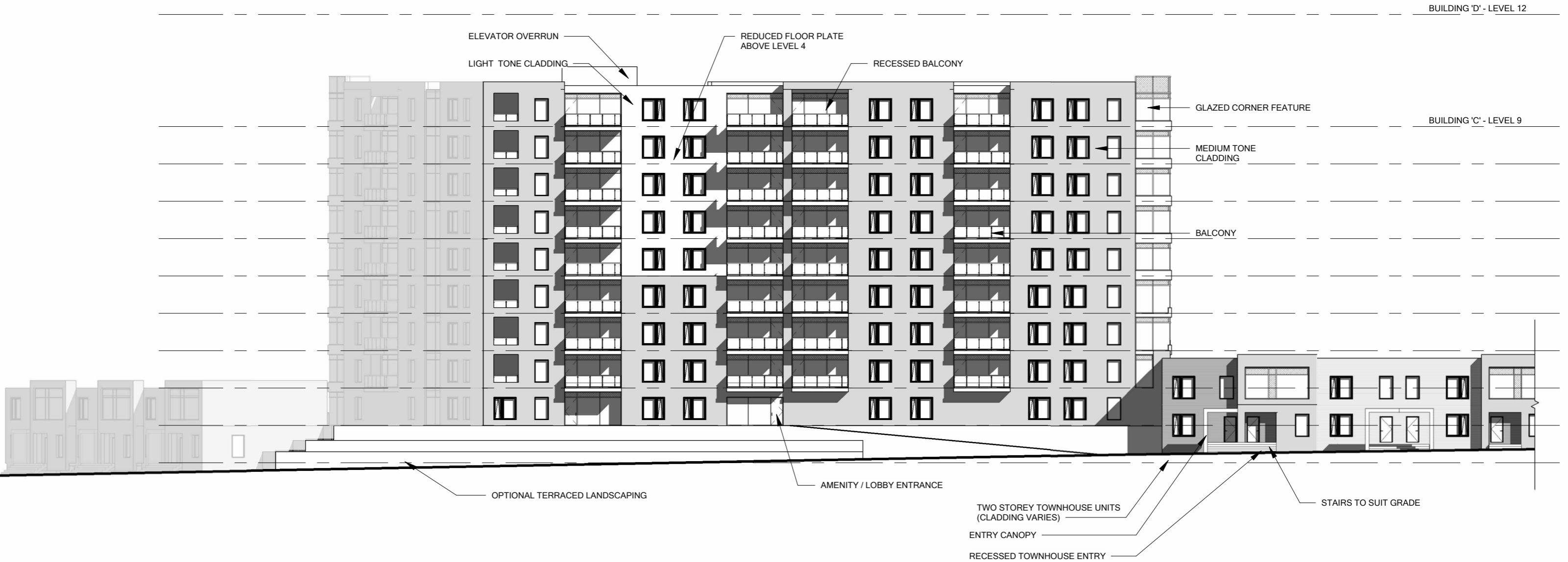
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DRAWING:  
BUILDING 'C' - SOUTH ELEVATION  
BUILDING 'D' SIMILAR  
SCALE:  
1 : 300

DATE:  
2022.09.27  
SCHEDULE:  
A21



**QUARRY**  
KEARNEY LAKE ROAD  
BEDFORD, NS

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DRAWING:  
**BUILDING 'C' - EAST ELEVATION**  
**BUILDING 'D' SIMILAR**  
SCALE:  
1 : 300

DATE:  
2022.09.27

SCHEDULE:  
**A22**



QUARRY  
KEARNEY LAKE ROAD  
BEDFORD, NS

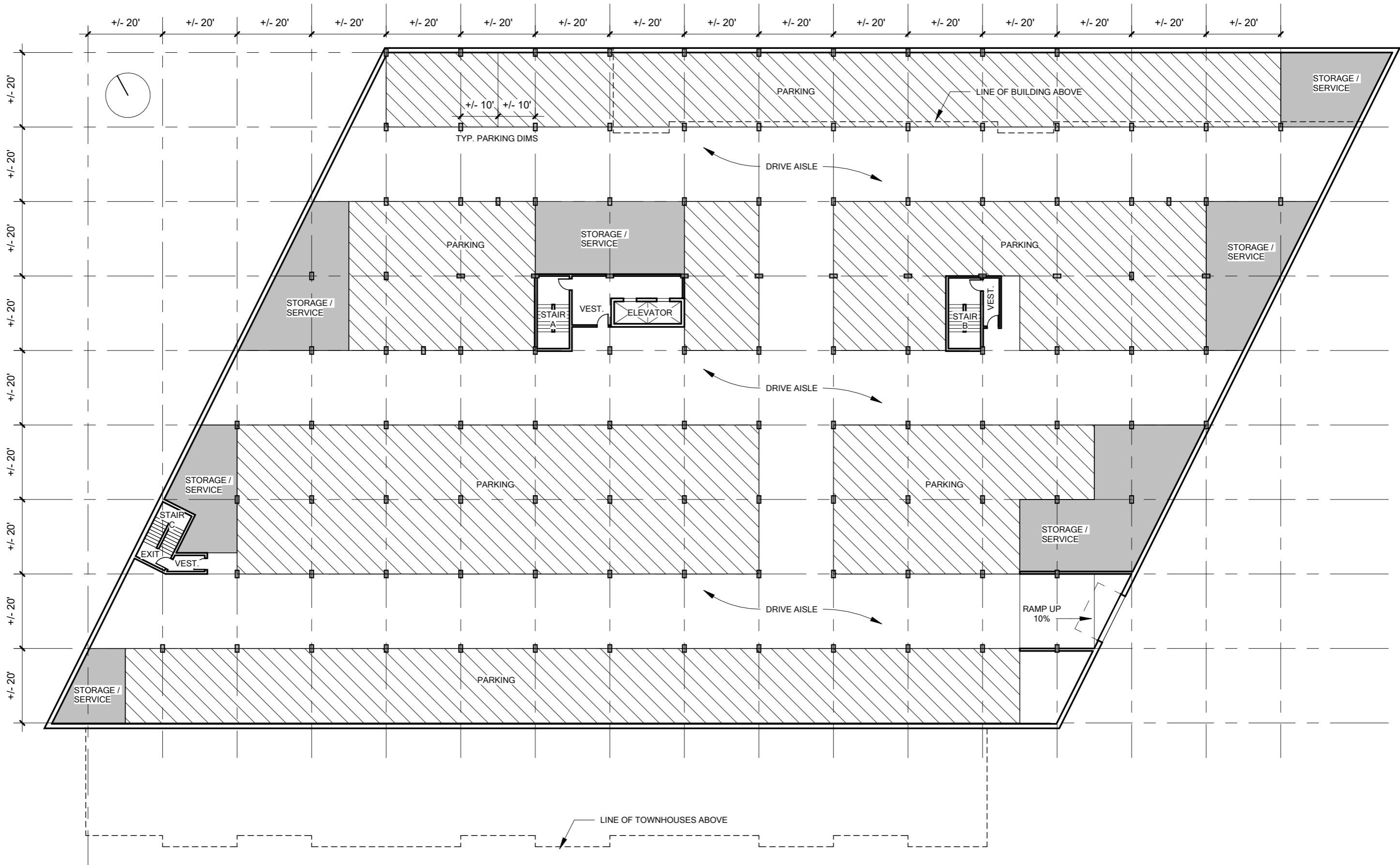
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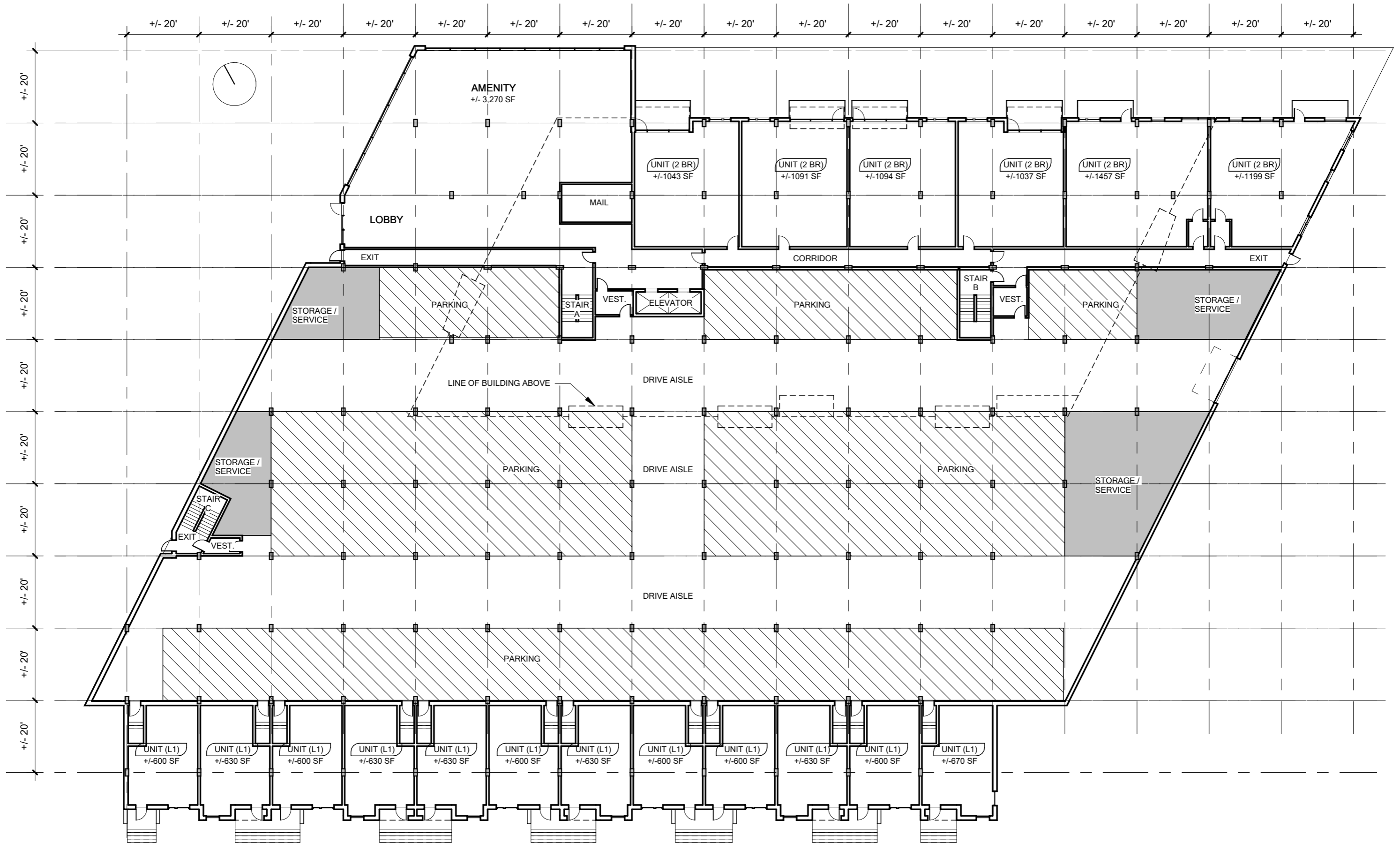
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DRAWING:  
BUILDING 'C' - NORTH ELEVATION  
BUILDING 'D' SIMILAR  
SCALE:  
1 : 300

DATE:  
2022.09.27  
SCHEDULE:  
**A23**





QUARRY  
KEARNEY LAKE ROAD  
BEDFORD, NS

NO.	DESCRIPTION	BY	DATE

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DRAWING: LEVEL 100 (BUILDING 'E')
SCALE: 1 : 300

DATE: 2022.09.27
SCHEDULE: A25



QUARRY  
KEARNEY LAKE ROAD  
BEDFORD, NS

NO.	DESCRIPTION	BY	DATE

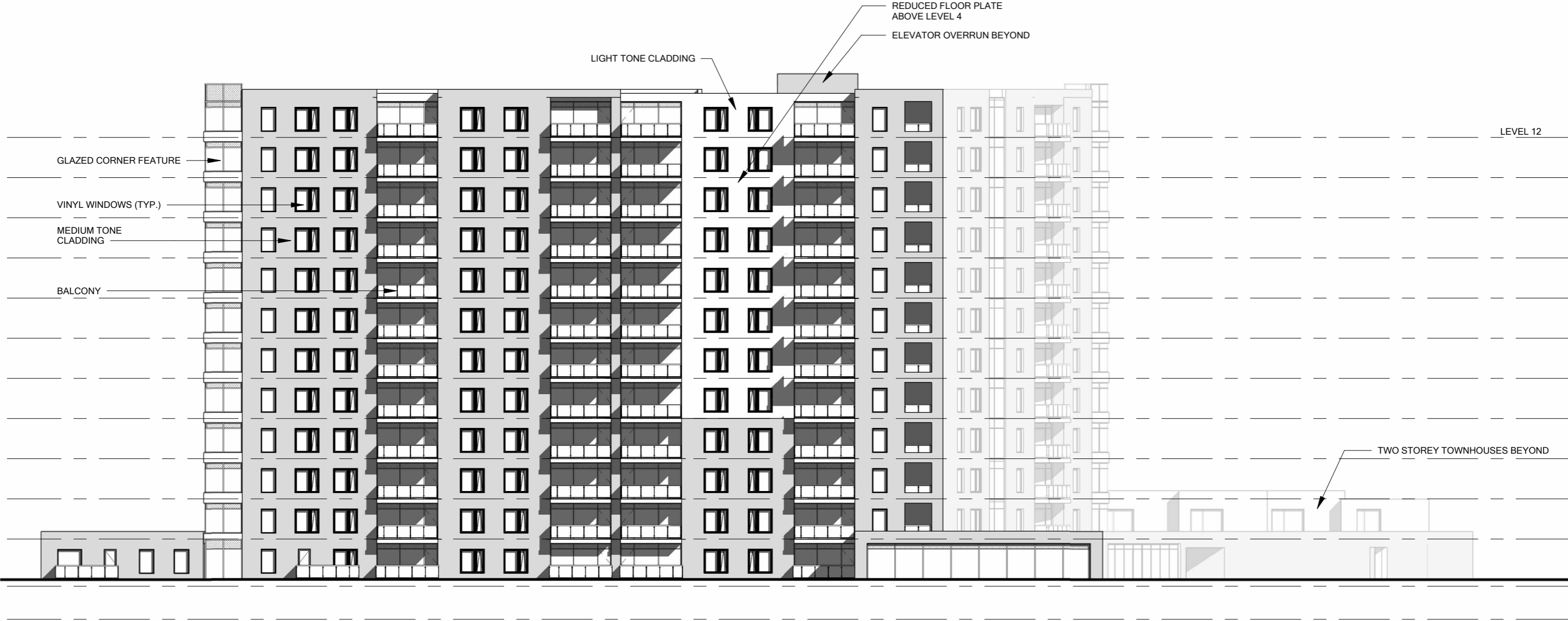
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DRAWING: BUILDING 'E' - SOUTH ELEVATION
SCALE: 1 : 300

DATE: 2022.09.27
SCHEDULE: <b>A26</b>





**QUARRY**  
KEARNEY LAKE ROAD  
BEDFORD, NS

NO.	DESCRIPTION	BY	DATE

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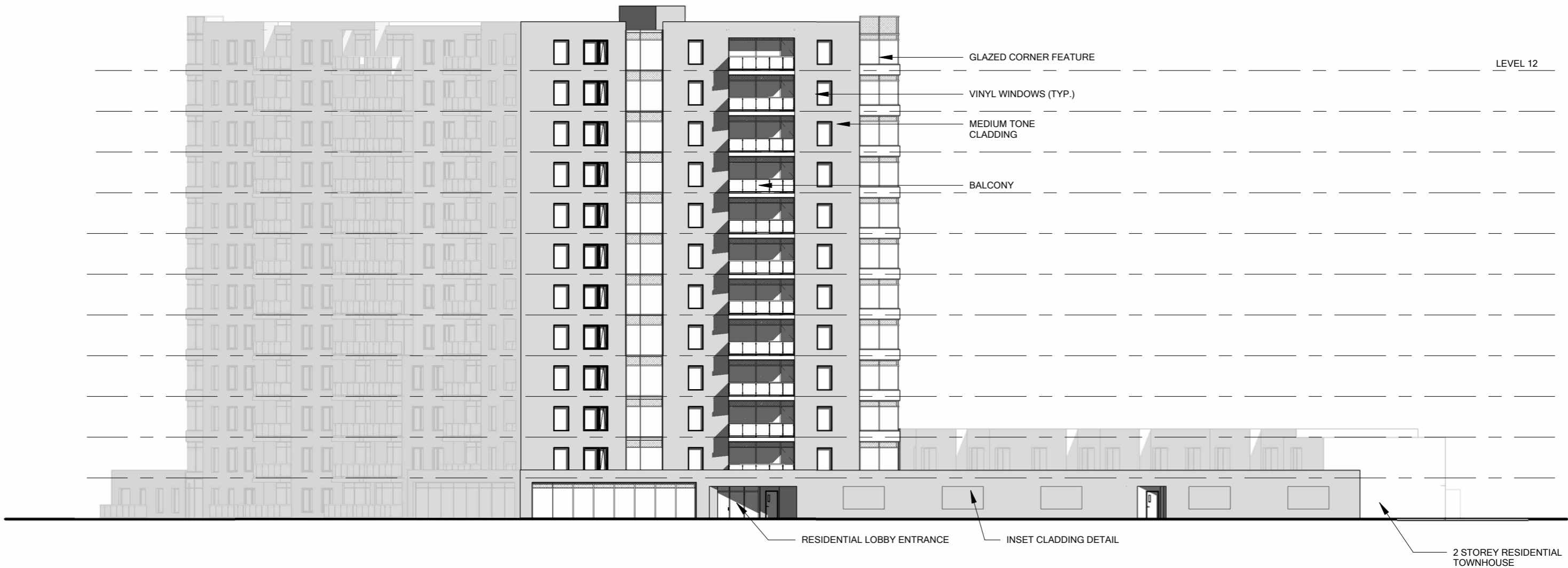


DRAWING:  
**BUILDING 'E' - NORTH ELEVATION**

SCALE:  
1 : 300

DATE:  
2022.09.27

SCHEDULE:  
**A28**



**QUARRY**  
KEARNEY LAKE ROAD  
BEDFORD, NS

NO.	DESCRIPTION	BY	DATE

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







DRAWING: <b>BUILDING 'E' - WEST ELEVATION</b>
SCALE: 1 : 300

DATE: 2022.09.27
SCHEDULE: <b>A29</b>

# BEDFORD WEST 10

## SCHEDULE D PRELIMINARY LANDSCAPE PLAN

-  Fence
-  Multi-Use Pathway
-  Tree Plantings
-  Proposed Right of Way Lines
-  Existing Property Lines & Right of Way Lines
-  Site Boundary

NOTES: Area outside of the Site Boundary is regulated as per Regional Centre Land Use By-law.

Plan is conceptual. Detailed Landscape plan to be submitted at time of permit application.

Last Updated 10/27/2022



Scale: 1:2,500

Prepared By:  
Clayton Developments Limited

Clayton does not guarantee the accuracy of any base map representation on this plan.

### Tree Plantings Legend

#### Suggested Deciduous Trees (Botanical/Scientific)

- Red Maple (*Acer rubrum*)\*
- Sugar Maple (*Acer saccharum*)
- Yellow Birch (*Betula alleghaniensis*)
- Red Oak (*Quercus rubra*)\*
- White Elm (*Ulmus Americana "Princeton"*)

\* - For use on slopes

#### Suggested Coniferous (Botanical/Scientific)

- Eastern Red Cedar (*Juniperus Virginiana*)\*
- Red Spruce (*Picea rubens*)
- White Pine (*Pinus strobus*)\*
- Eastern White Cedar (*Thuja occidentalis*)
- Eastern Hemlock (*Tsuga canadensis*)

\* - For use on slopes

HIGHWAY 102

SOFT LANDSCAPING  
ALONG LANDSCAPE BERM  
c/w FENCE AND PLANTED  
TREES (SEE TREE  
PLANTINGS LEGEND ABOVE)

PARK

OPTIONAL  
BUILDING

RESTRICTED ACCESS AREA / EXPOSED QUARRY WALLS

SWALE

SWALE

SWALE

VEGETATED  
AMENITY SPACE

KEARNEY LAKE ROAD

KEARNEY LAKE

HIGHWAY 102

#### Tree Plantings Legend

##### Suggested Deciduous Trees (*Botanical/Scientific*)

- Red Maple (*Acer rubrum*)\*
- Sugar Maple (*Acer saccharum*)
- Yellow Birch (*Betula alleghaniensis*)
- Red Oak (*Quercus rubra*)\*
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\* - For use on slopes







##### Suggested Coniferous (*Botanical/Scientific*)

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## BEDFORD WEST 10

### SCHEDULE D PRELIMINARY LANDSCAPE PLAN

-  Fence
-  Multi-Use Pathway
-  Tree Plantings
-  Proposed Right of Way Lines
-  Existing Property Lines & Right of Way Lines
-  Site Boundary

NOTES: Area outside of the Site Boundary is regulated as per Regional Centre Land Use By-law.

Plan is conceptual. Detailed Landscape plan to be submitted at time of permit application.

Last Updated 01/25/2023



Scale: 1:2,500

Prepared By:  
Clayton Developments Limited

Clayton does not guarantee the accuracy of any base map representation on this plan.

SOFT LANDSCAPING  
ALONG LANDSCAPE BERM  
c/w FENCE AND PLANTED  
TREES (SEE TREE  
PLANTINGS LEGEND ABOVE)

RESTRICTED / EXPOSED  
ACCESS AREA / QUARRY WALLS

SWALE

SWALE

SWALE

VEGETATED  
AMENITY SPACE

OPTIONAL  
BUILDING

PARK

KEARNEY LAKE ROAD

KEARNEY LAKE

SUB AREA 10

SCHEDULE B

Concept Plan

- 29.8 ACRES  
(INCLUDING PID's: 00289223,  
00289215 and 00289207)
- 5 BUILDINGS, 3-12 STOREY
- 1 OPTIONAL BUILDING

LEGEND

- Amenity Space
- Existing/ Planted Vegetation
- Multi-Use Path (3m)
- Naturalized Area
- Proposed Park Boundary
- Proposed Park
- Property Boundary
- U/G Podium

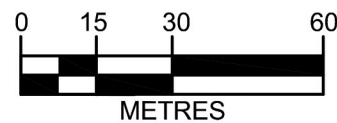


DATE

JANUARY 2023

SCALE

NTS



THE PARKS  
OF WEST BEDFORD

EMBRACING NATURE... ENJOYING LIFE.





THE  
**SHAW**  
GROUP

**CLAYTON**  
DEVELOPMENTS

  
MUNICIPAL GROUP  
OF COMPANIES