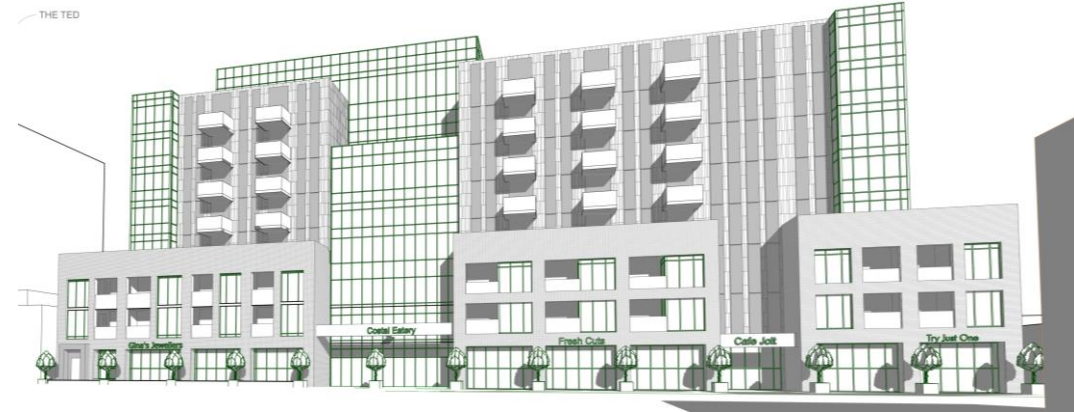


Item 10.1.2

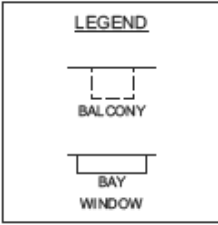
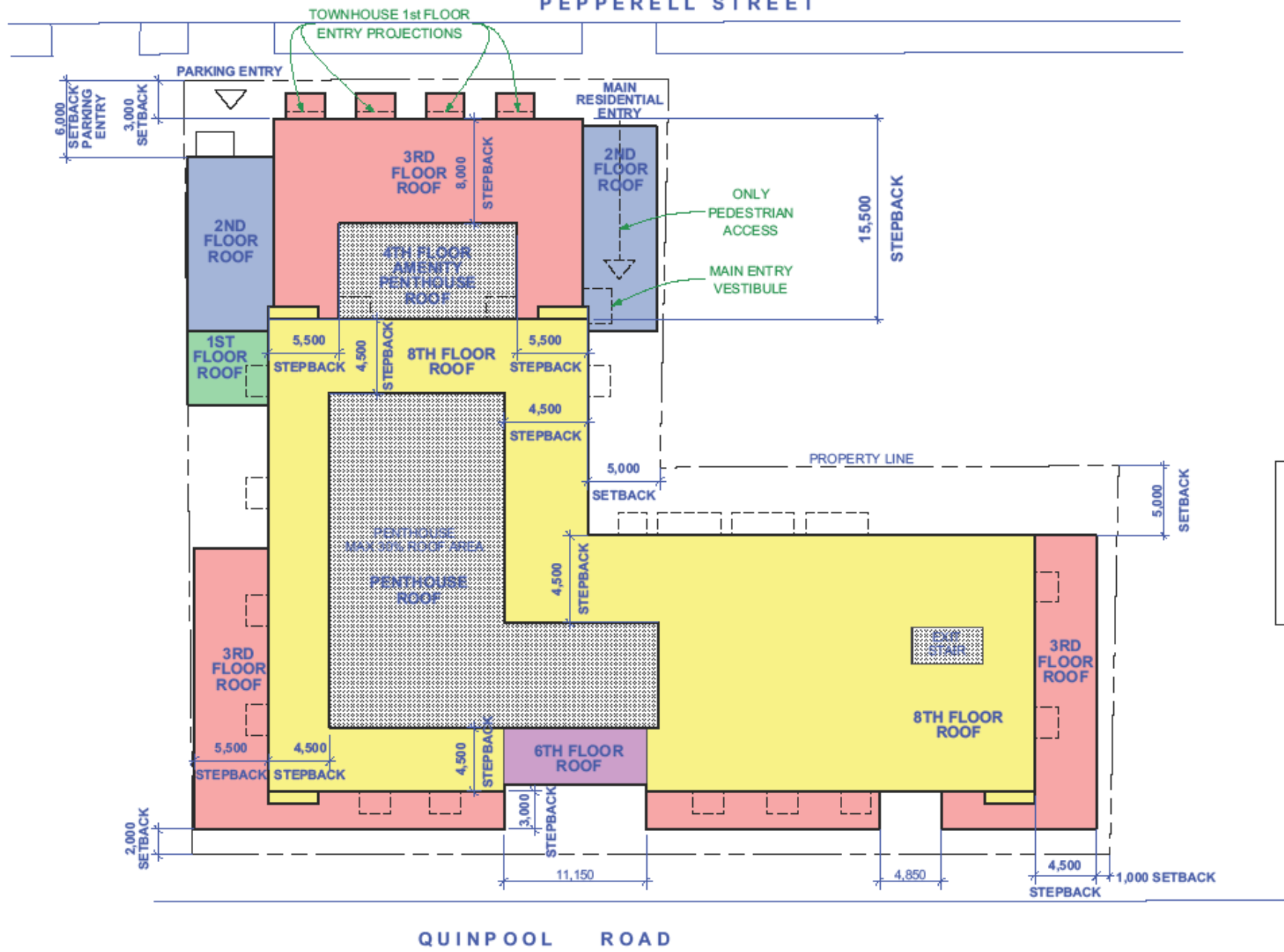
Halifax and West Community Council (case 20520)



BUILDING STATISTICS

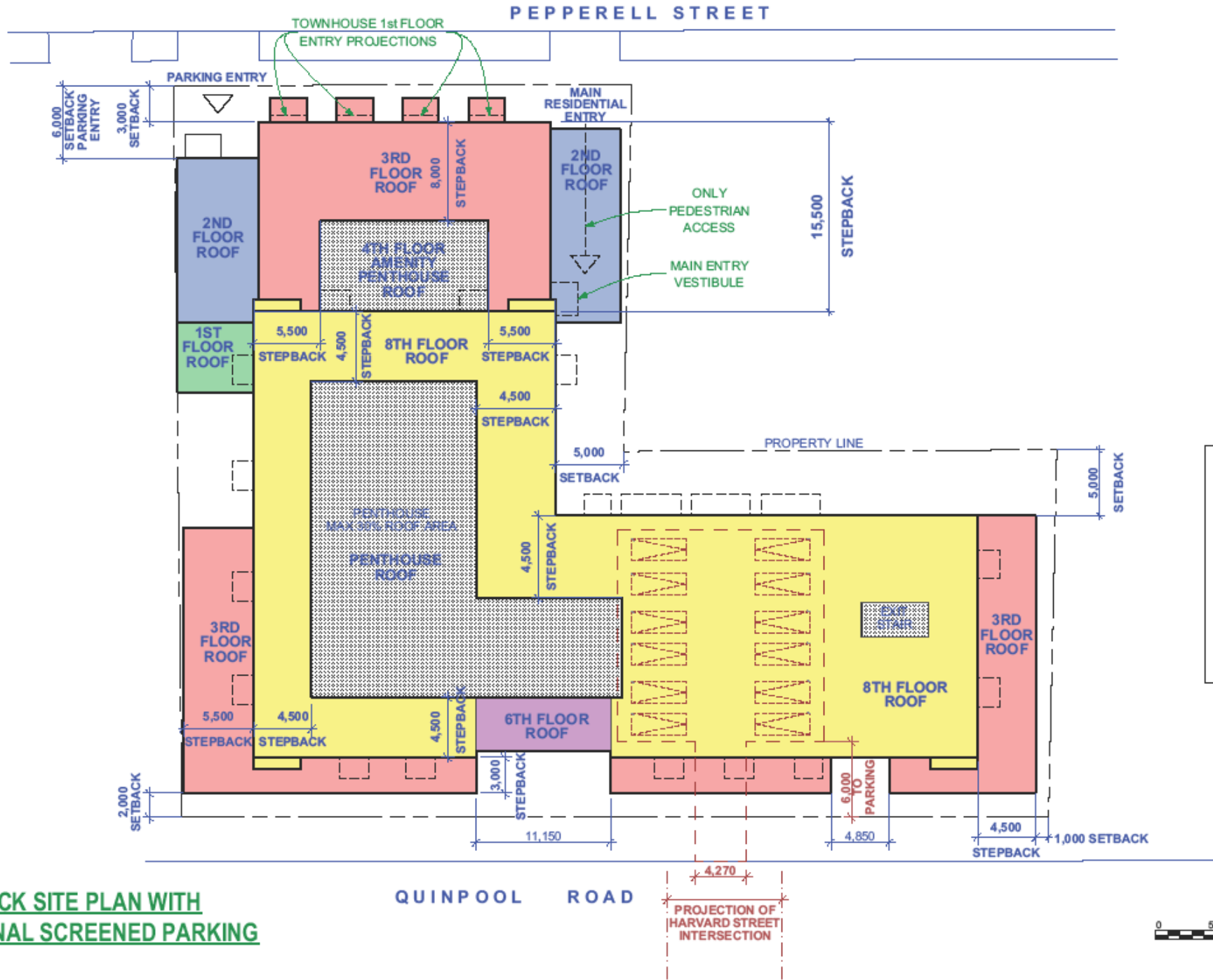
TOTAL LOT AREA	3,340 sqm	35,954 sqft
STOREYS	8 + PENTHOUSE	
UNDERGROUND PARKING LEVELS	2	
TOTAL FLOOR AREA ABOVE GRADE	16,050 sqm	172,760 sqft
TOTAL NUMBER OF UNITS (1, 2 & 3 bedroom)	157	
TOTAL NUMBER OF PARKING STALLS	162	
OPTIONAL AT GRADE PARKING STALLS	12	
RETAIL SHOPS (without at grade parking)	6	
TOTAL RETAIL FLOOR AREA	828 sqm	8912 sqft

PEPPERELL STREET






SETBACK SITE PLAN





**SETBACK SITE PLAN WITH
OPTIONAL SCREENED PARKING**

LEGEND

-  BALCONY
-  BAY WINDOW
-  SCREEN PARKING OPTION WITH DRIVEWAY CUT (PENDING HRM APPROVAL)



PEPPERELL STREET

SCREEN PARKING OPTION
WITH DRIVEWAY CUT
(PENDING HRM APPROVAL)



QUINPOOL ROAD

OXFORD STREET

AERIAL VIEW WITH OPTIONAL
SCREENED PARKING LOCATION

HARVARD
STREET

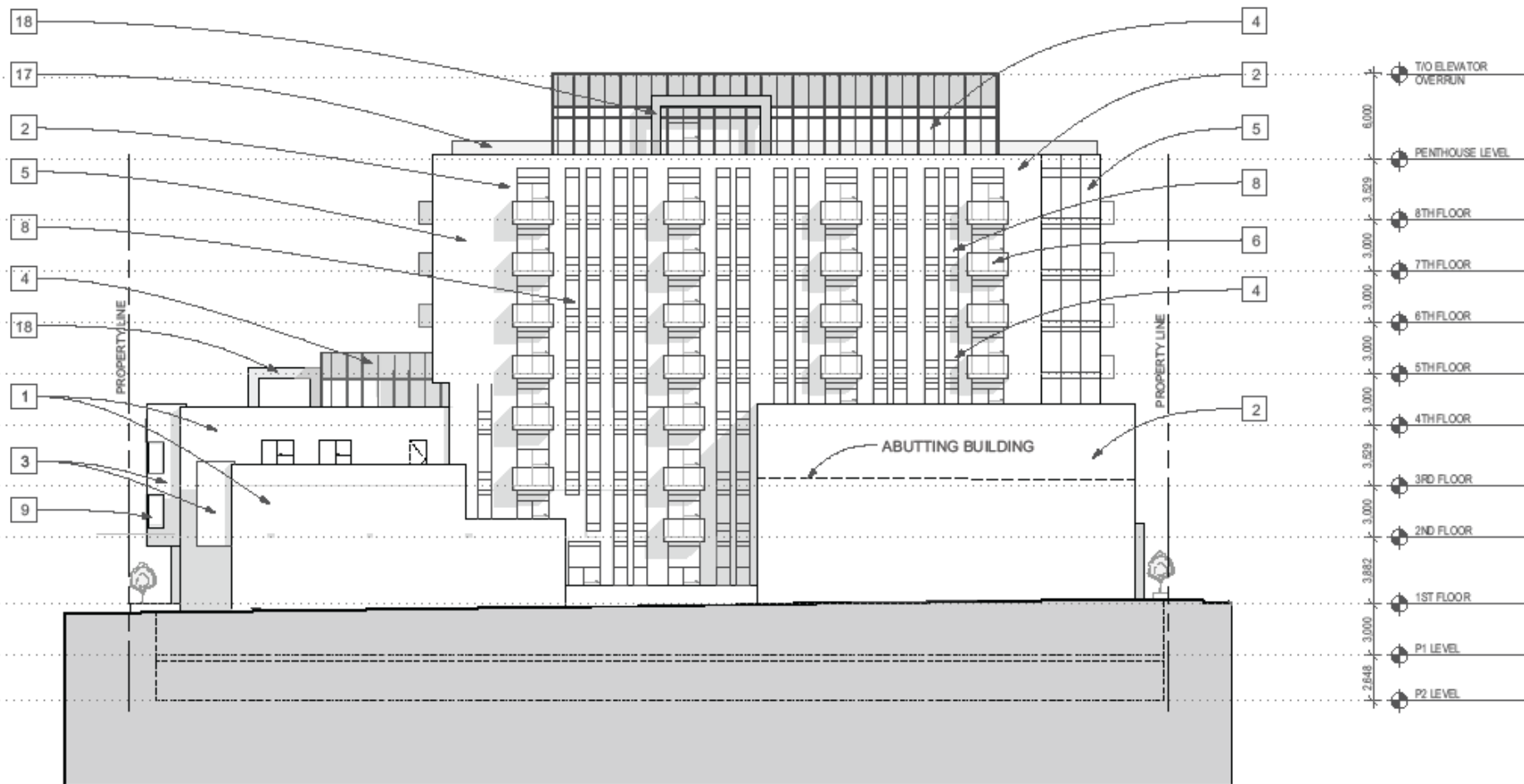


= EXISTING DRIVEWAYS



PEPPERELL (SOUTH) ELEVATION

LEGEND OF EXTERIOR MATERIALS & NOTES			
1	MASONRY	10	RETAIL SHOP FRONT
2	NON-COMBUSTIBLE METAL-LOOK CLADDING	11	SIGNAGE BAND
3	NON-COMBUSTIBLE WOOD-LOOK CLADDING	12	MAIN RESIDENTIAL ENTRY / EXIT
4	GLAZING SYSTEM	13	RESIDENTIAL CONVENIENCE DOOR
5	GLAZED BAY WINDOWS	14	EXIT DOOR
6	GLAZED BY-PASS BALCONY RAILINGS	15	UNDERGROUND PARKING ENTRY / EXIT
7	RECESSED BALCONIES	16	ALUMINUM LOUVRED HVAC SCREEN
8	VERTICAL RIBBON WINDOWS	17	GLASS RAILINGS
9	PUNCHED WINDOWS	18	CANOPY/TRELLIS



EAST ELEVATION

LEGEND OF EXTERIOR MATERIALS & NOTES	
1 MASONRY	10 RETAIL SHOP FRONT
2 NON-COMBUSTIBLE METAL-LOOK CLADDING	11 SIGNAGE BAND
3 NON-COMBUSTIBLE WOOD-LOOK CLADDING	12 MAIN RESIDENTIAL ENTRY / EXIT
4 GLAZING SYSTEM	13 RESIDENTIAL CONVENIENCE DOOR
5 GLAZED BAY WINDOWS	14 EXIT DOOR
6 GLAZED BY-PASS BALCONY RAILINGS	15 UNDERGROUND PARKING ENTRY / EXIT
7 RECESSED BALCONIES	16 ALUMINUM LOUVERED HVAC SCREEN
8 VERTICAL RIBBON WINDOWS	17 GLASS RAILINGS
9 PUNCHED WINDOWS	18 CANOPY / TRELLIS



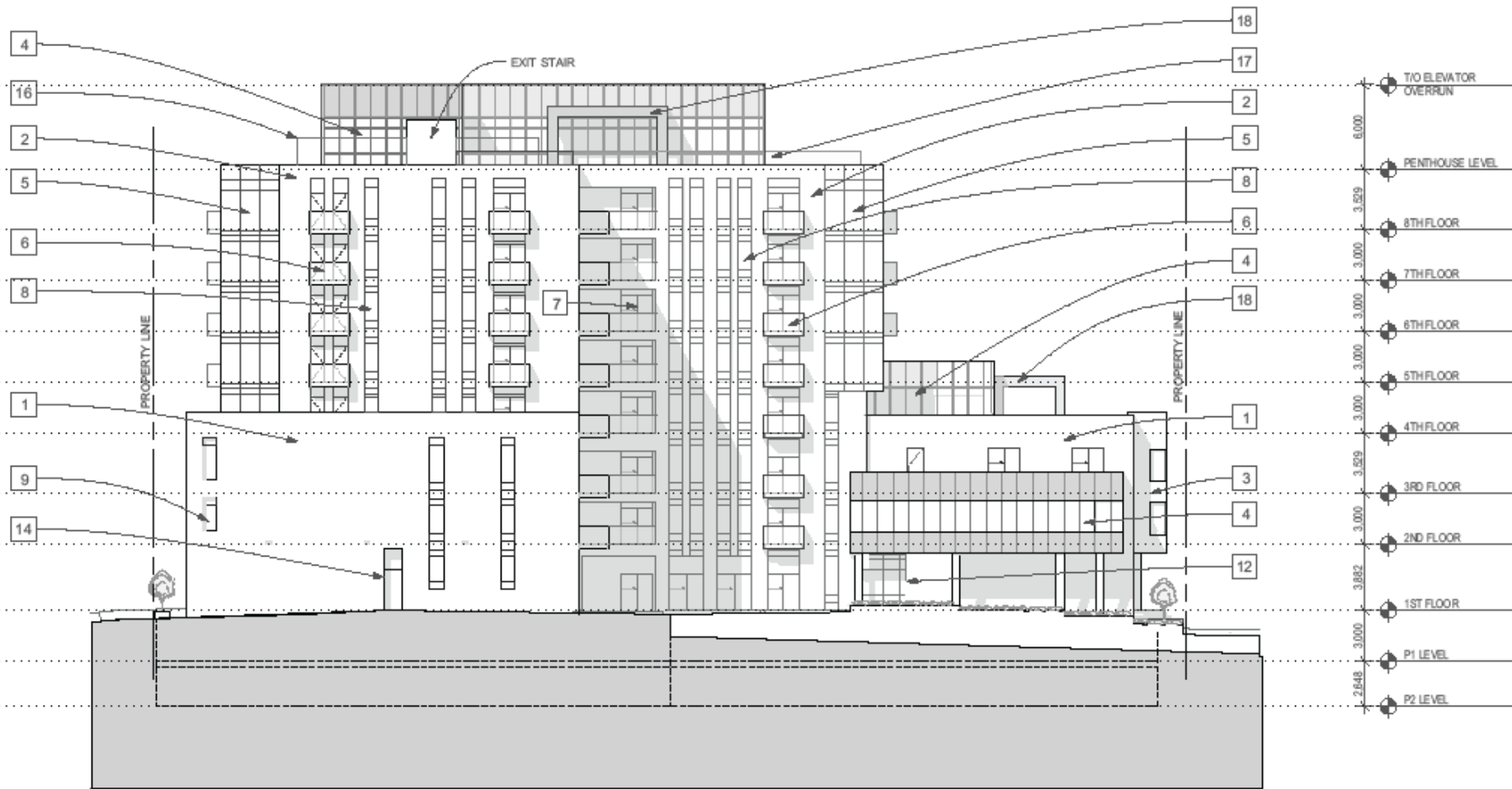
QUINPOOL (NORTH) ELEVATION

LEGEND OF EXTERIOR MATERIALS & NOTES			
1	MASONRY	10	RETAIL SHOP FRONT
2	NON-COMBUSTIBLE METALLOOK CLADDING	11	SIGNAGE BAND
3	NON-COMBUSTIBLE WOOD-LOOK CLADDING	12	MAIN RESIDENTIAL ENTRY / EXIT
4	GLAZING SYSTEM	13	RESIDENTIAL CONVENIENCE DOOR
5	GLAZED BAY WINDOWS	14	EXIT DOOR
6	GLAZED BY-PASS BALCONY RAILINGS	15	UNDERGROUND PARKING ENTRY / EXIT
7	RECESSED BALCONIES	16	ALUMINUM LOUVRED HVAC SCREEN
8	VERTICAL RIBBON WINDOWS	17	GLASS RAILINGS
9	PUNCHED WINDOWS	18	CANOPY / TRELIS



**QUINPOOL (NORTH) ELEVATION
WITH OPTIONAL SCREEN PARKING**

LEGEND OF EXTERIOR MATERIALS & NOTES			
1	MASONRY	10	RETAIL SHOP FRONT
2	NON-COMBUSTIBLE METALLOOK CLADDING	11	SIGNAGE BAND
3	NON-COMBUSTIBLE WOOD-LOOK CLADDING	12	MAIN RESIDENTIAL ENTRY / EXIT
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7	RECESSED BALCONIES	16	ALUMINUM LOUVRED HVAC SCREEN
8	VERTICAL RIBBON WINDOWS	17	GLASS RAILINGS
9	PUNCHED WINDOWS	18	CANOPY / TRELIS



WEST ELEVATION

LEGEND OF EXTERIOR MATERIALS & NOTES	
1 MASONRY	10 RETAIL SHOP FRONT
2 NON-COMBUSTIBLE METAL-LOOK CLADDING	11 SIGNAGE BAND
3 NON-COMBUSTIBLE WOOD-LOOK CLADDING	12 MAIN RESIDENTIAL ENTRY / EXIT
4 GLAZING SYSTEM	13 RESIDENTIAL CONVENIENCE DOOR
5 GLAZED BAY WINDOWS	14 EXIT DOOR
6 GLAZED BY-PASS BALCONY RAILINGS	15 UNDERGROUND PARKING ENTRY / EXIT
7 RECESSED BALCONIES	16 ALUMINUM LOUVERED HVAC SCREEN
8 VERTICAL RIBBON WINDOWS	17 GLASS RAILINGS
9 PUNCHED WINDOWS	18 CANOPY / TRELLIS



THE TED

6333

RESIDENTAL MAIN ENTRY

RESIDENTAL PARKING ENTRY



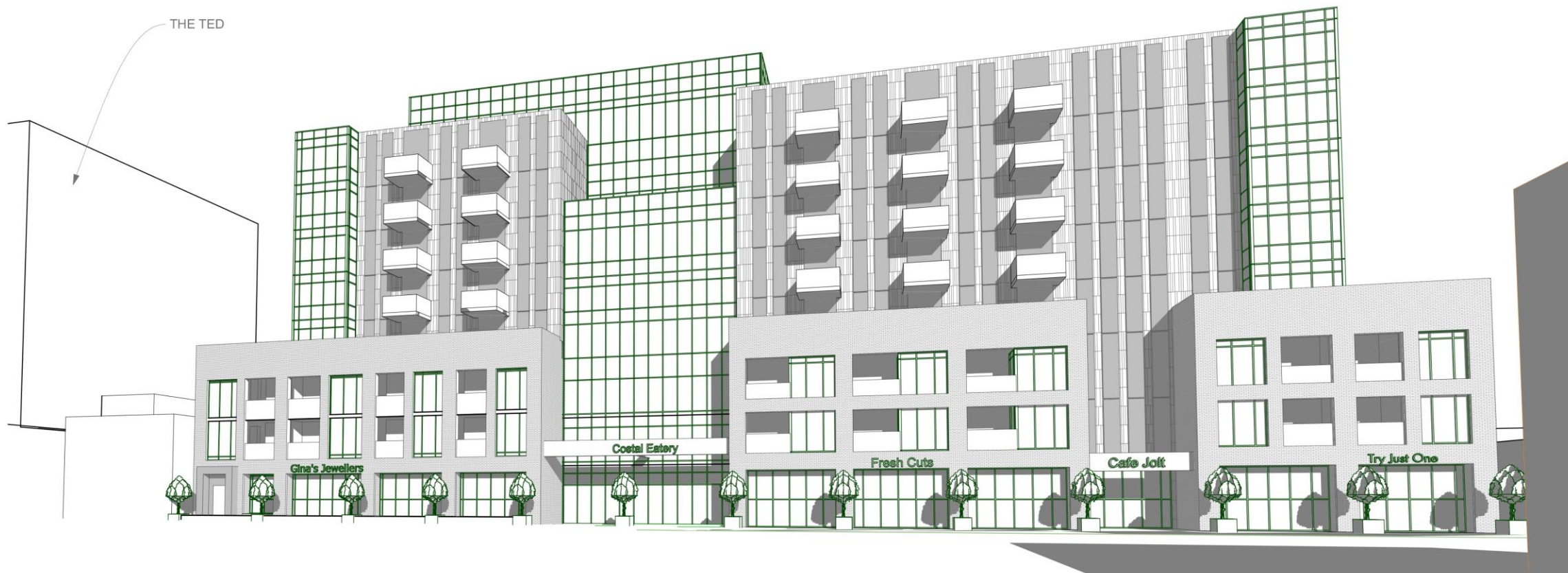
VIEW FROM SHELDON ST.



VIEW FROM PEPPERELL ST.

RESIDENTIAL PARKING ENTRY

THE TED



VIEW FROM HARVARD ST.