

The logo for WMMFARES ARCHITECTS features the company name in a serif font. The word "WMMFARES" is in a large, bold, black serif font, with a gold-colored arc above the "F" and "A" characters. Below "WMMFARES" is the word "ARCHITECTS" in a smaller, black, all-caps serif font.

WMMFARES  
ARCHITECTS



SITE

10

17

OS

OS

OS

OS

OS

HRM + WATERFRONT  
DEVELOPMENT LED  
DARTMOUTH COVE  
MASTERPLAN SITE

ALDERNEY GATE

KINGS WHARF  
DEVELOPMENT

CONTEXT MAP





EXISTING 3 STOREY APARTMENT BUILDING

SITE

EXISTING 3 STOREY APARTMENT BUILDING

EXISTING 2 STOREY DWELLINGS

EXISTING 3 1/2-STOREY APARTMENT BUILDINGS (KILLAM PROPERTIES)

EXISTING MULTI-UNIT RENTAL DUPLEXES (NOT SHOWN)

EXISTING 2 1/2-STOREY DUPLEX

EXISTING 3 STOREY APARTMENT (KILLAM)

Linden Lea

Pleasant St

s Ln

# PROJECT INFO & DATA

**Lot Area:** 50,668 SF

**Building Area:** 15,019 SF

**Site Coverage:** 30%

**No. of Floors:** 3/4 storeys

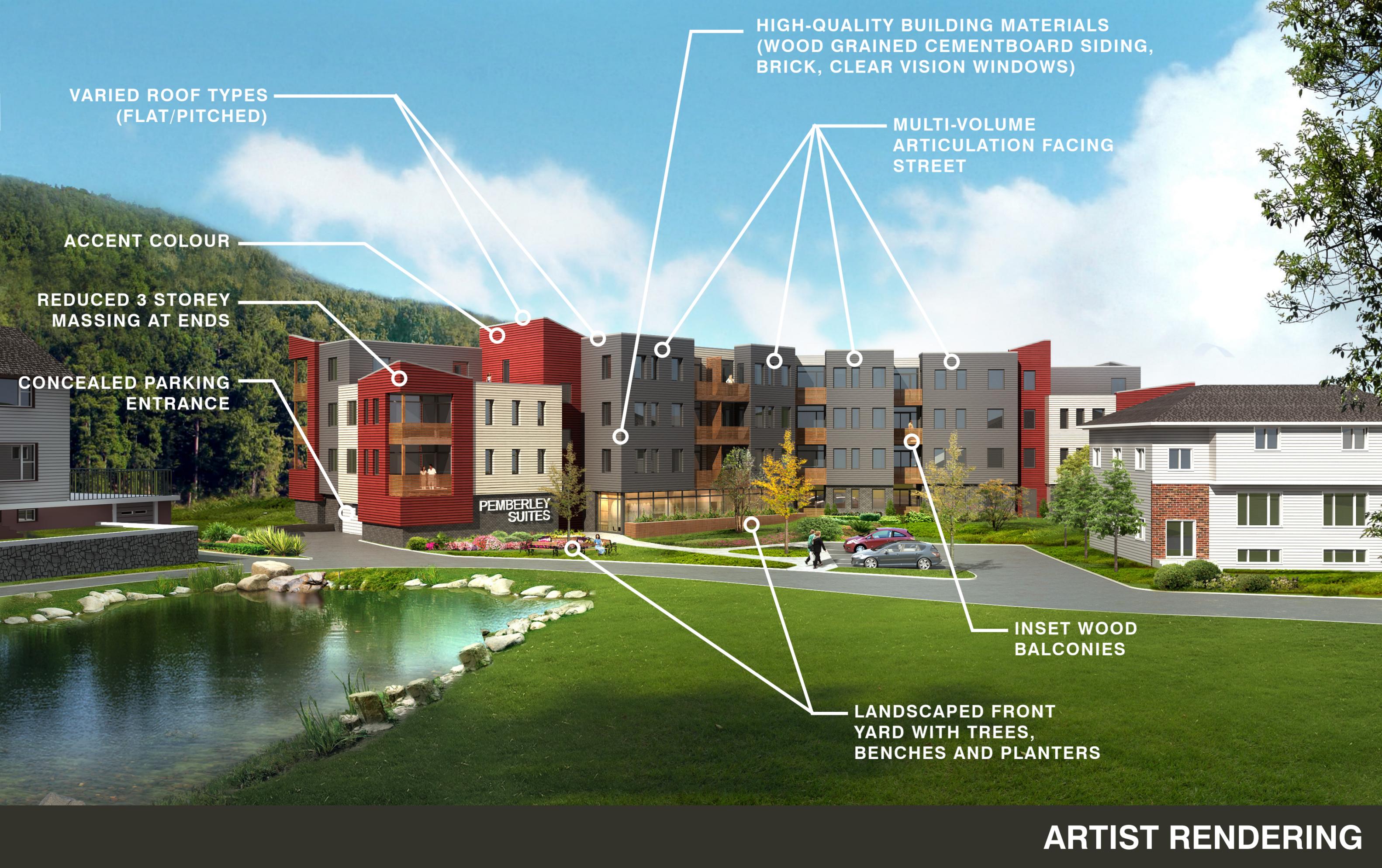
**No. of Units:** 41 units

**Unit Types:**  
22% 1 Bedroom  
66% 2 Bedroom  
12% 3 Bedroom

**No. of Parking:** 46

**Bicycle Parking:** 20





VARIED ROOF TYPES  
(FLAT/PITCHED)

ACCENT COLOUR

REDUCED 3 STOREY  
MASSING AT ENDS

CONCEALED PARKING  
ENTRANCE

HIGH-QUALITY BUILDING MATERIALS  
(WOOD GRAINED CEMENTBOARD SIDING,  
BRICK, CLEAR VISION WINDOWS)

MULTI-VOLUME  
ARTICULATION FACING  
STREET

PEMBERLEY  
SUITES

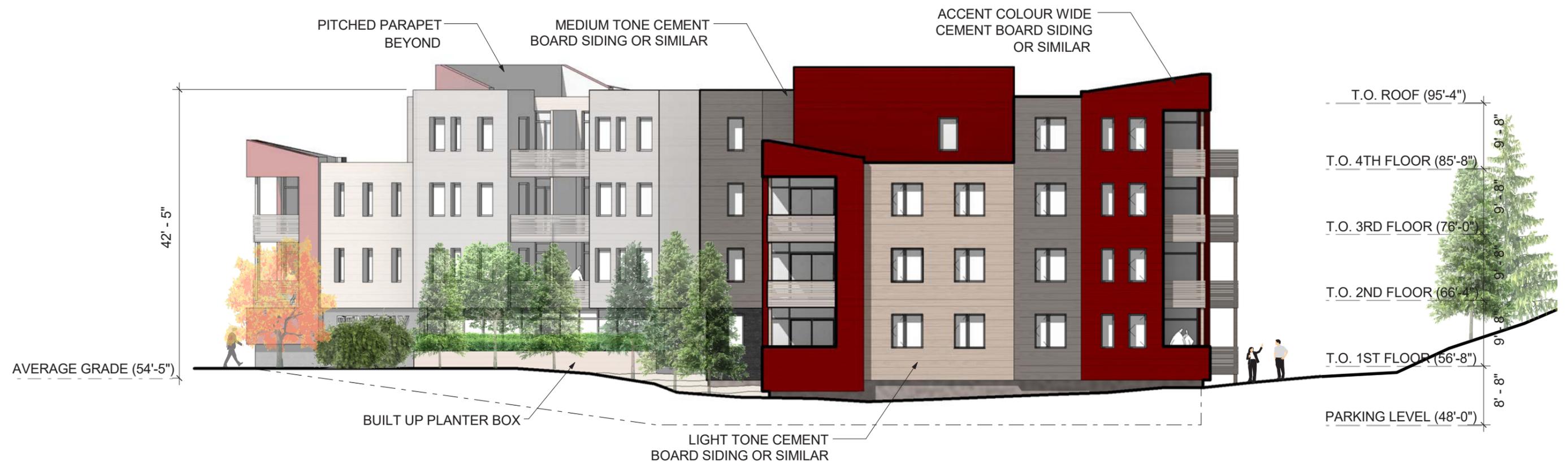
INSET WOOD  
BALCONIES

LANDSCAPED FRONT  
YARD WITH TREES,  
BENCHES AND PLANTERS

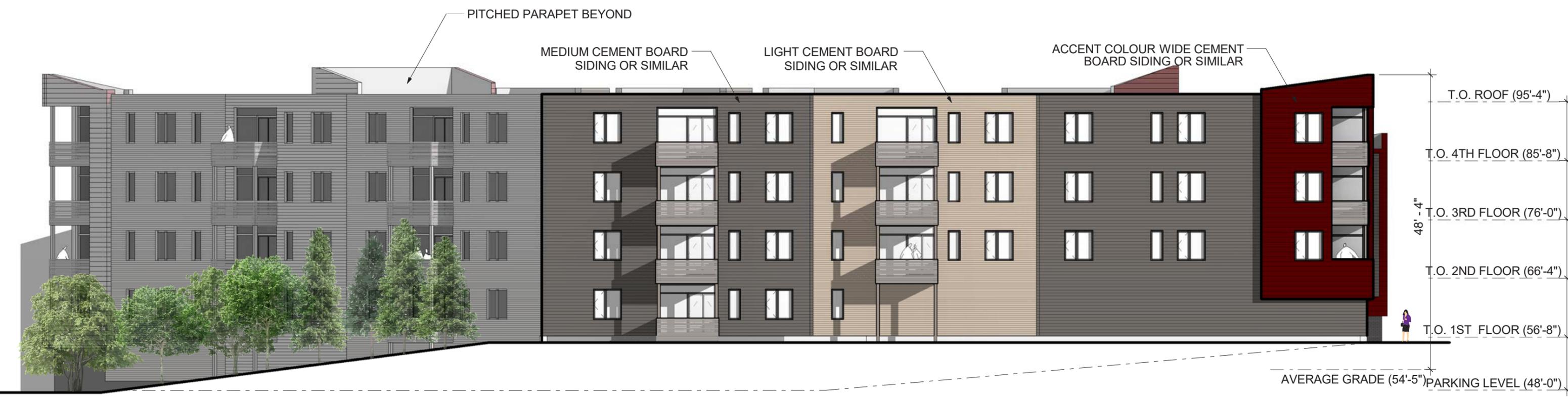
ARTIST RENDERING



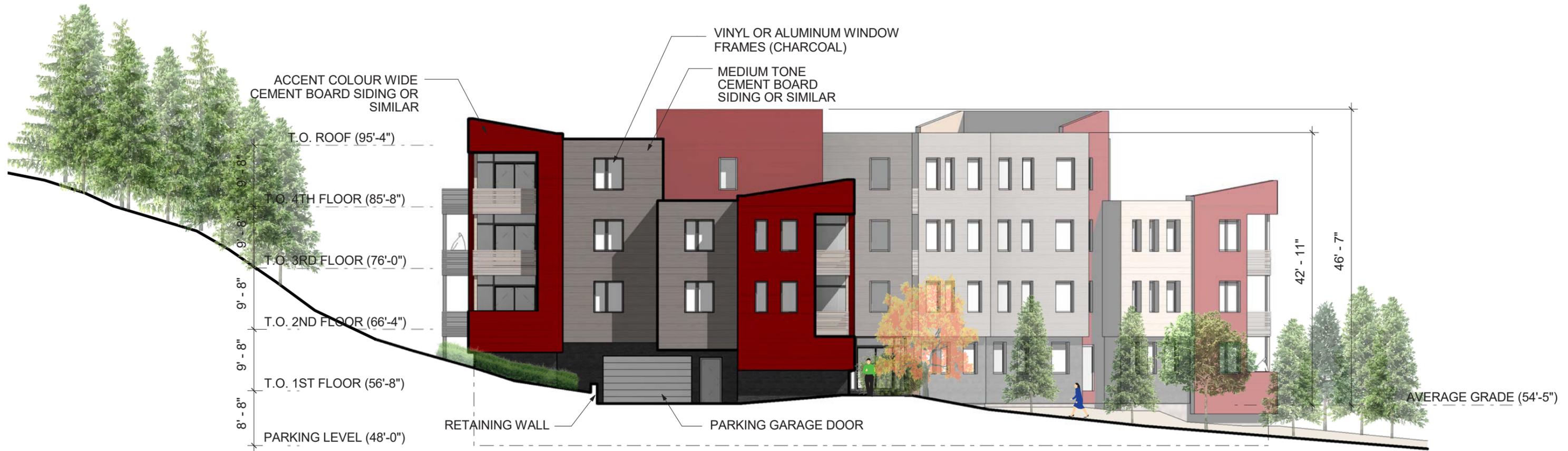
# WEST ELEVATION



# SOUTH ELEVATION



**EAST ELEVATION**



# NORTH ELEVATION

- PROJECT MODIFICATIONS -  
(from PIM)

## SUMMARY OF BUILDING MODIFICATIONS

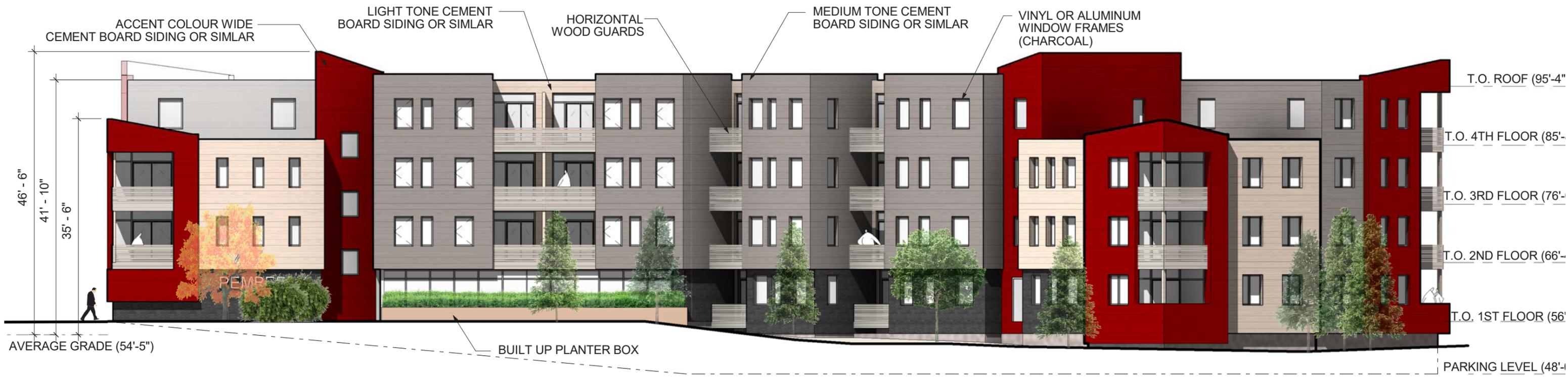
1. Reduction of 1 storey by modifying (burying) parking level and reconfiguring building massing.
2. Integration of parking entrance to the North Side of building to conceal entrance from street.
3. Increased building setback and spacial buffer to North neighbour as a result of concealing parking entrance.
4. Removal of stone terraced retaining walls from front yard as a result of burying parking level.
5. Reconfigured surface parking to minimize asphalt surface area and increase landscape buffering to neighbours.
6. Increased multi-volume articulation facing street to reduce bulk-mass.
7. Refined building articulation with brick base and floating multi-volume forms.
8. Modest building entry sequence with floor to ceiling glazing and wood-lined planter beds.
9. Increase of 2BR+ type units from 63% to 78%

PRE-PIM BUILDING MODEL

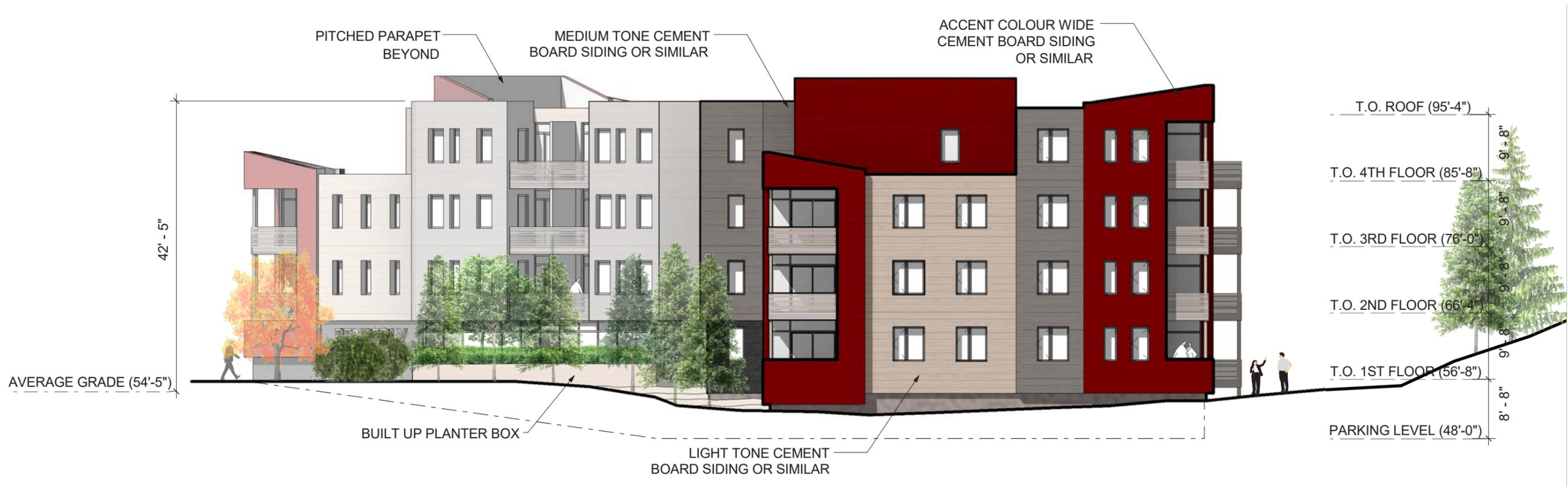


POST-PIM BUILDING MODEL

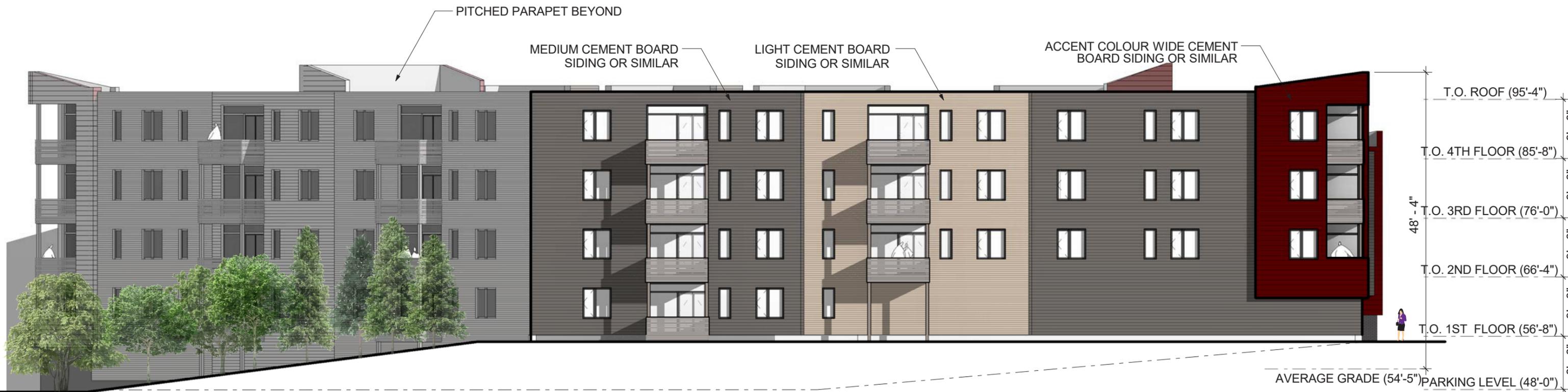




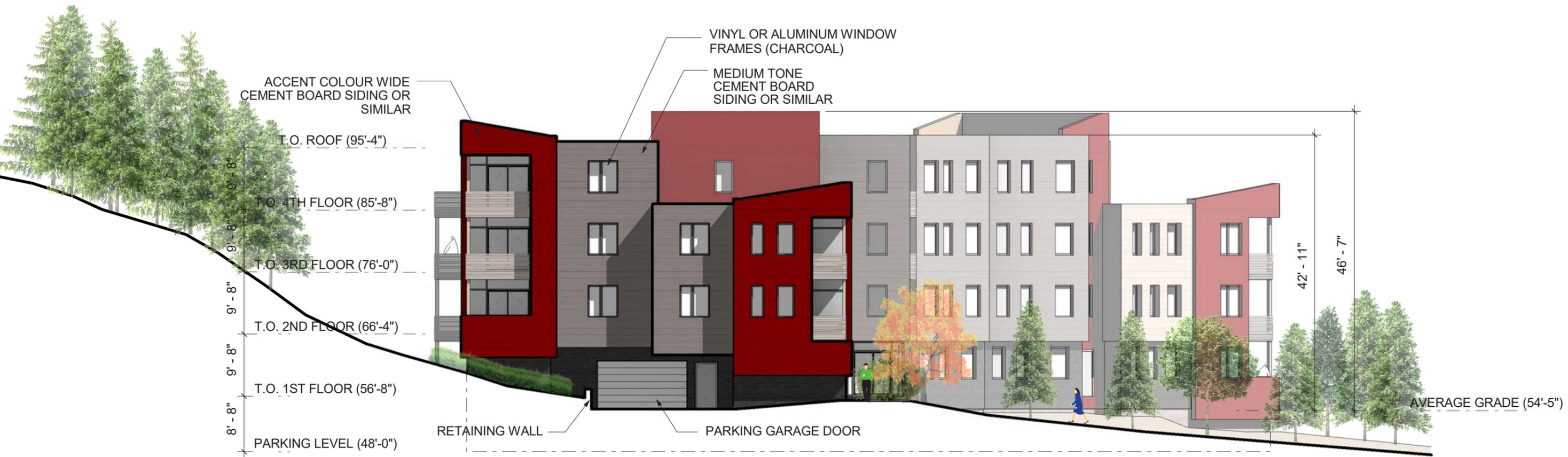
**BEFORE/AFTER | WEST ELEVATION**



**BEFORE/AFTER | SOUTH ELEVATION**



**BEFORE/AFTER | EAST ELEVATION**



**BEFORE/AFTER | NORTH ELEVATION**



PEMBERLEY  
SUITES