

Project Profile

Halifax, NS



Project Type

Mont Blanc Terrace
Town House & Condominium
Development

Project Specs

41 Town House Units
120,000 Sq. Ft.

Two Condominium Buildings
124 Suites

100% of Exterior Walls
built with Arxx ICFs

Total Project Cost – \$7.5 Million

Timeline

Project Start Date – April 2003
Project Completed – September 2005

Awards

2005 ICF Builder Awards
Project of the Year,
Residential Development



Architect

Michael Napier Architecture, Halifax, NS
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Engineer

Sherwood Enterprises, Lawrence White, Halifax, NS
sherwood@ns.aliantzinc.ca • 902.443.3020

Developer & Project Manager

Polycorp Developments, Inc., Peter Polley, Halifax, NS
902.830.6165 • Fax 902.431.9918



“These homes are incredibly quiet, residents say they cannot hear any noise through party walls, and when the windows are closed, they cannot hear street noise.”

– Louie Lemoine, Vice-President Polycorp Developments





Project Details

- › The Villas at Mt. Blanc is built on an old oil tank storage facility overlooking Halifax Harbor. It sat idle for 20 years while developers struggled to find an option acceptable to the neighboring community.
- › “With the use of ICF walls, we created a very cost-effective and aesthetically pleasing high-end residential community, despite being within 50 ft. of one of the busiest arteries in the city, a major 4-lane bridge, a rail/truck facility, and a major harbor, all of which operate 24/7,” states Louis Lemoine, Vice President at Polycorp Developments.
- › An additional benefit to residents at The Villas is that they spend 20 to 25 percent less on their heating bill. Nova Scotia sells electricity during off-peak hours at a 30 to 50 percent discount. The in-floor radiant heat is powered by electric boilers set on timers to maximize savings. The heated, second-story concrete floors are supported by Hambro open-web joists, which allow savings throughout the units.
- › “In concert with Arxx, we identified and trained a residential formwork crew to construct the ICF walls,” notes Lemoine. “Arxx provided us with excellent marketing materials and built the relationship with regular trips to the region.”



ARXX BENEFITS

Energy Efficient

Arxx walls can produce equivalent insulation values of up to R-50. This means that you can use a smaller heating system and cooling system, and save up to and over 50% on your energy bills compared to a conventional home.

Strength & Security

Arxx walls can be designed to withstand wind speeds of up to 150 mph or more. Laboratory tests simulating hurricane storm damage demonstrate that an Arxx home can withstand wind-blown debris travelling at over 100 mph.

Comfort

Arxx insulated concrete walls virtually eliminate the “cold spots” that often occur in old fashioned frame walls, because your home is wrapped in a continuous layer of foam insulation.

Noise Reduction

The massive concrete core of an Arxx wall protects your home from external noise. An Arxx wall will reduce sound transmission into your home by 75-85% when compared to a conventional wood frame wall.



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