



Proposed

MARGARETTA SITE

Clyde Street

Mixed Use Development
Halifax, NS

PROJECT INFORMATION

MARGARETTA SITE						
LEVEL	BACH.	1 BDRM	1 BDRM + DEN	2 BDRM	2 BDRM + DEN	TOTAL
200	0	4	4	9	2	19
300	1	6	3	9	2	21
400	1	6	3	9	2	21
500	1	6	3	9	2	21
600	1	9	4	7	0	21
700	1	9	4	7	0	21
800	1	9	4	7	0	21
900	1	7	4	7	0	19
TOTAL	7	56	29	64	8	164
	4%	34%	18%	39%	5%	100%

SUMMARY

LOT AREA	42 768 SQ.FT.
LEVEL 100 AREA	29 132 SQ.FT.
COMMERCIAL	27 228 SQ.FT.
COMMON	1 904 SQ.FT.
ROOF AREA	22 509 SQ.FT.

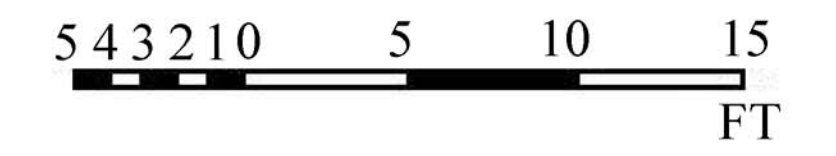
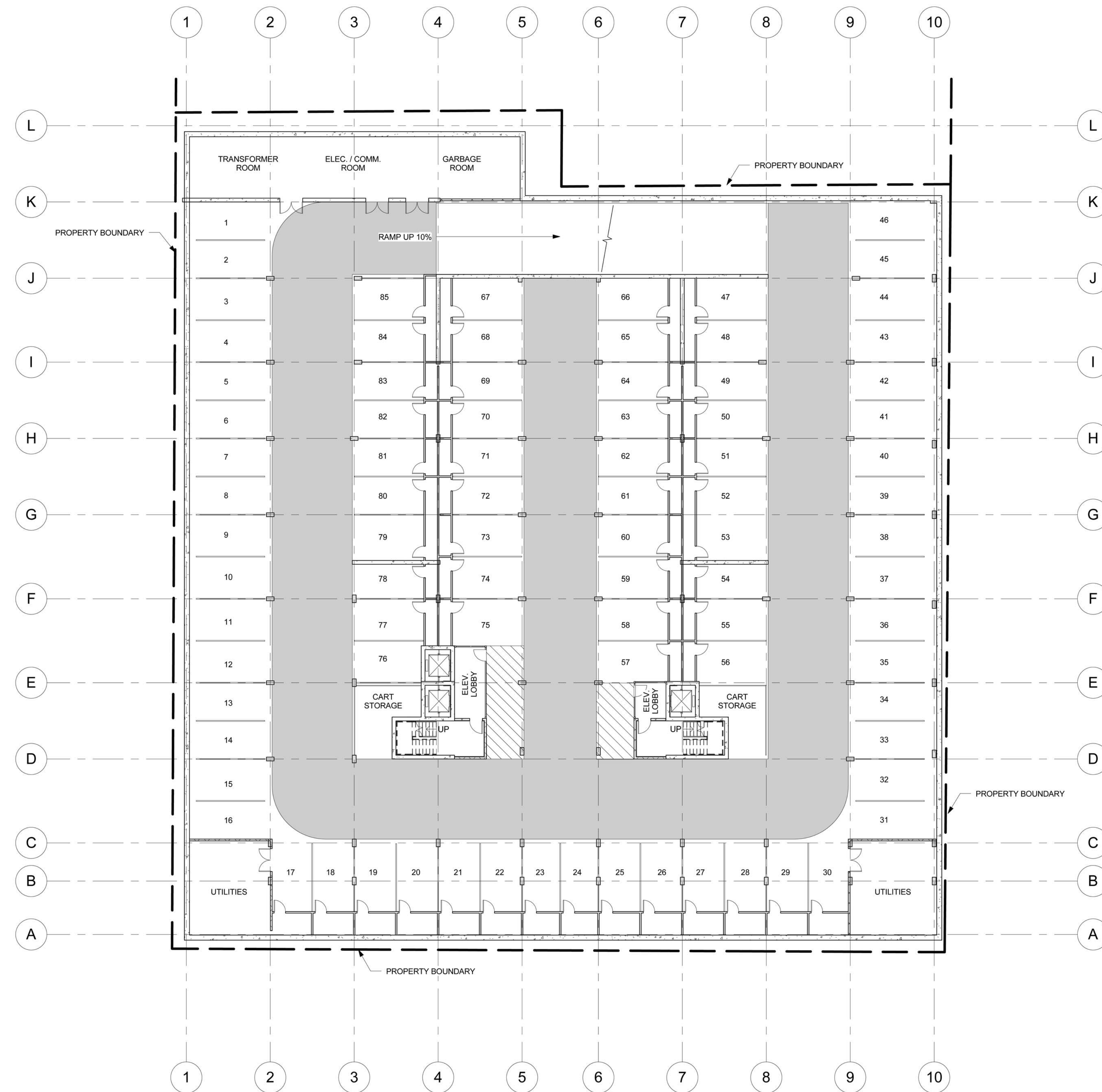
TOTAL BACHELOR UNITS	7
TOTAL 1 BEDROOM UNITS	85
TOTAL 2 BEDROOM UNITS	72

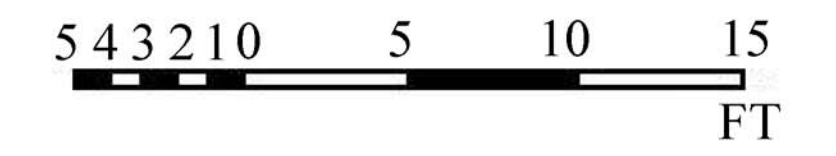
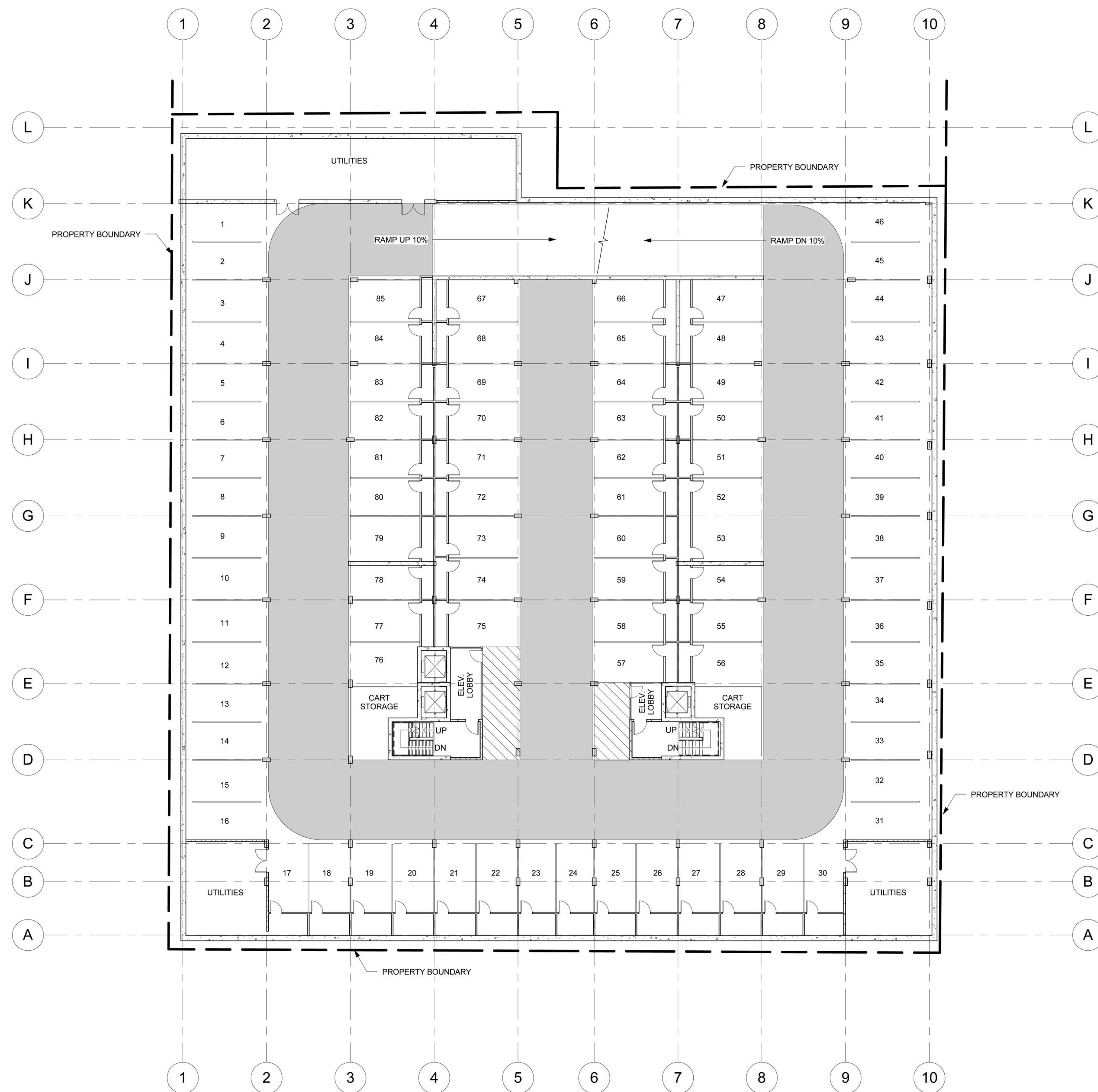
TOTAL # OF UNITS **164**

TOTAL PARKING SPACES P1	85
TOTAL PARKING SPACES P2	85
TOTAL PARKING SPACES P3	85

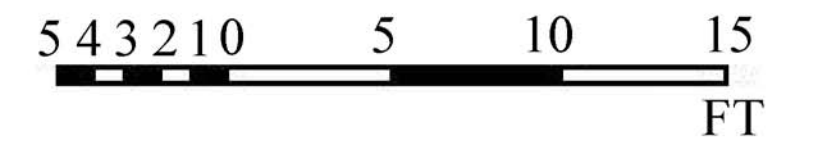
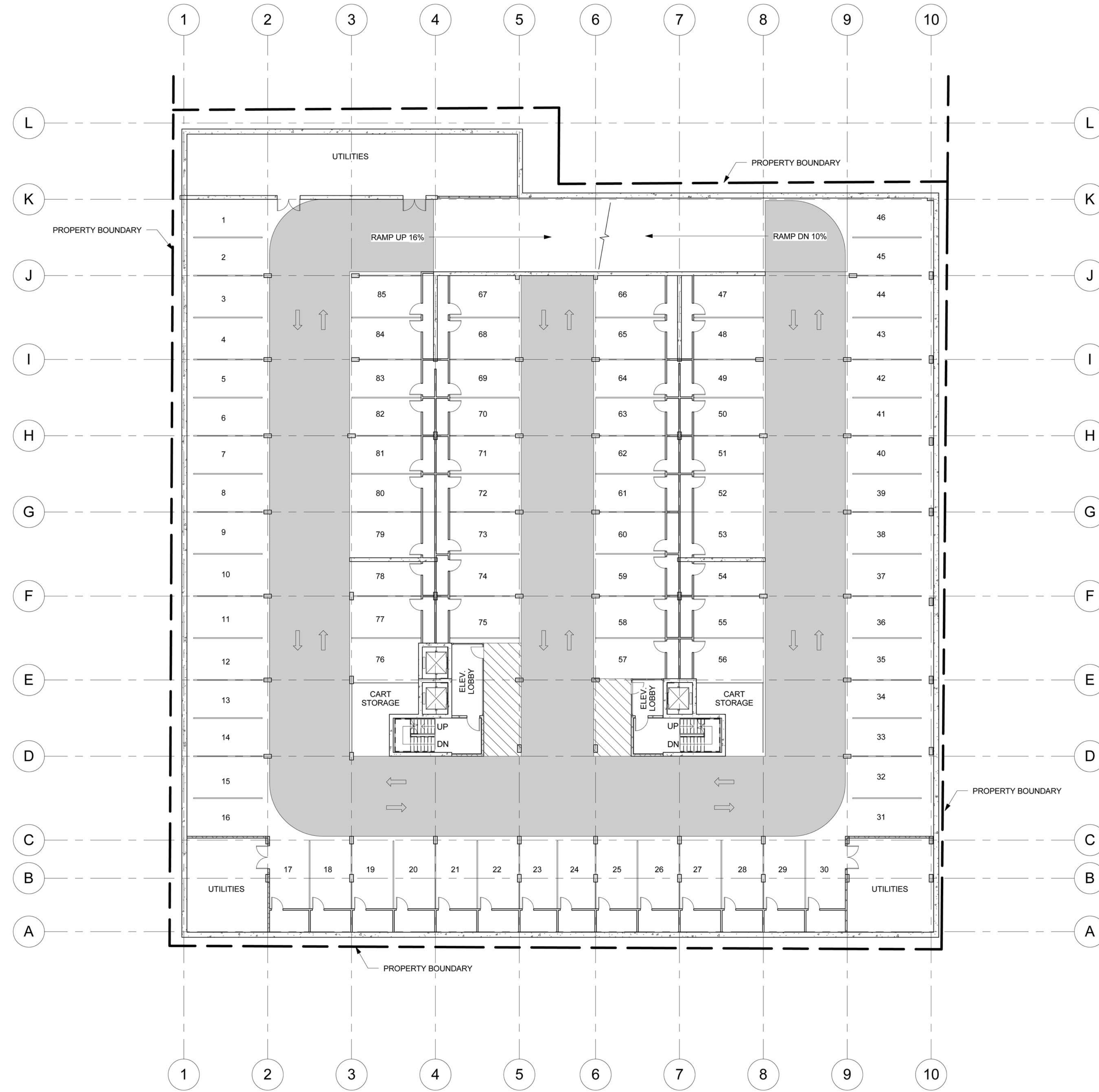
TOTAL # OF SPACES **255**

LEVEL P3



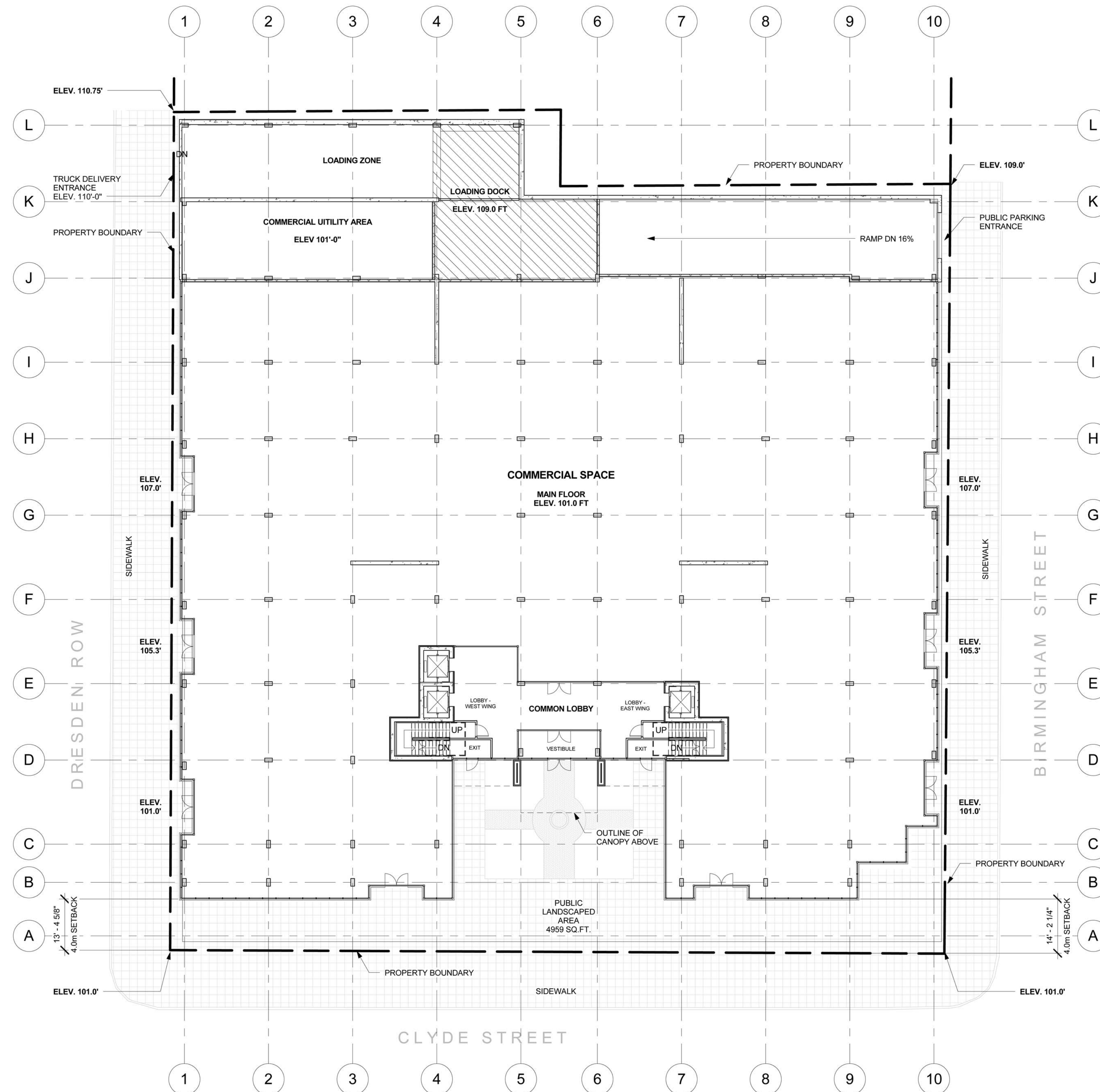


LEVEL P2

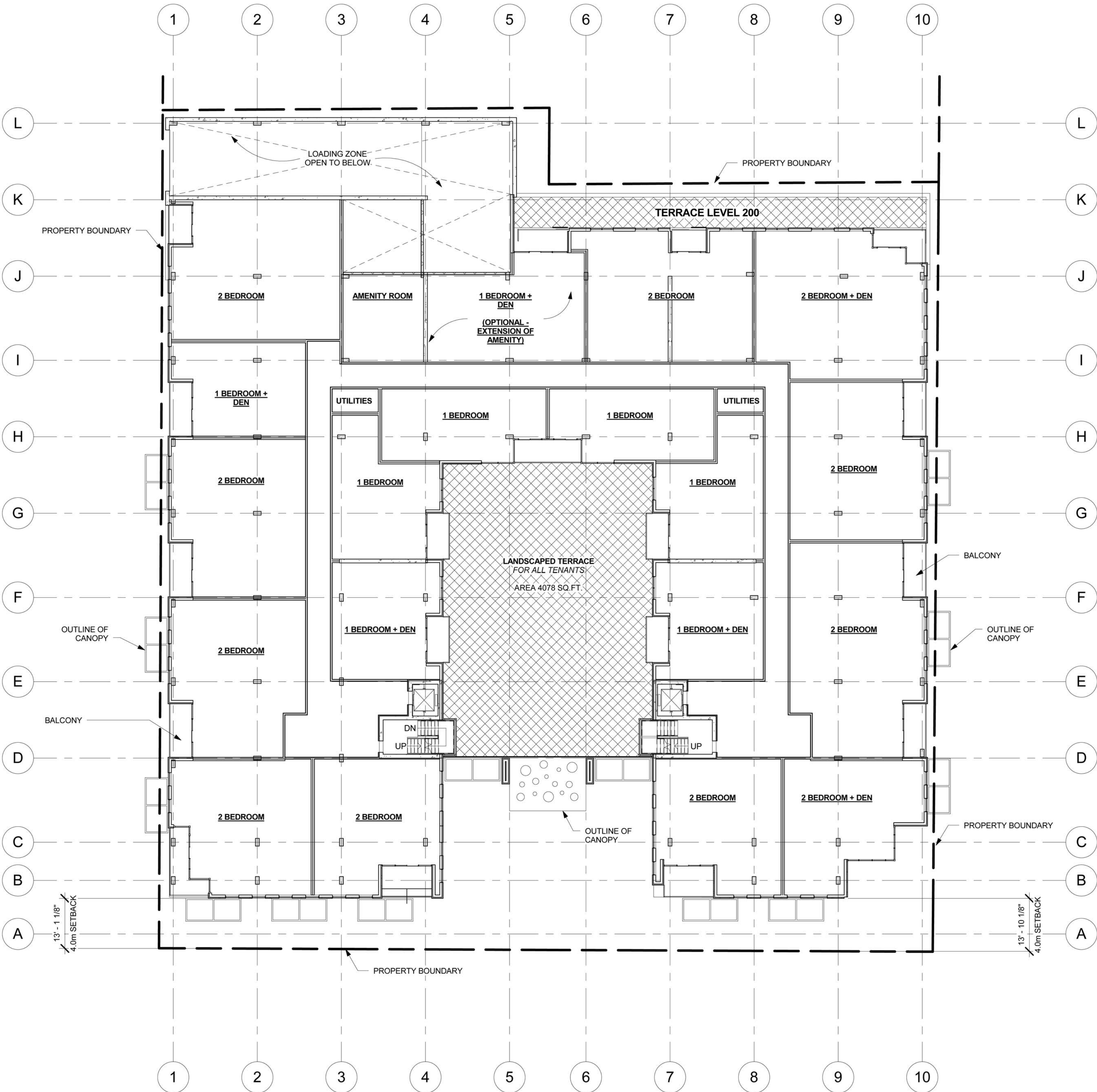


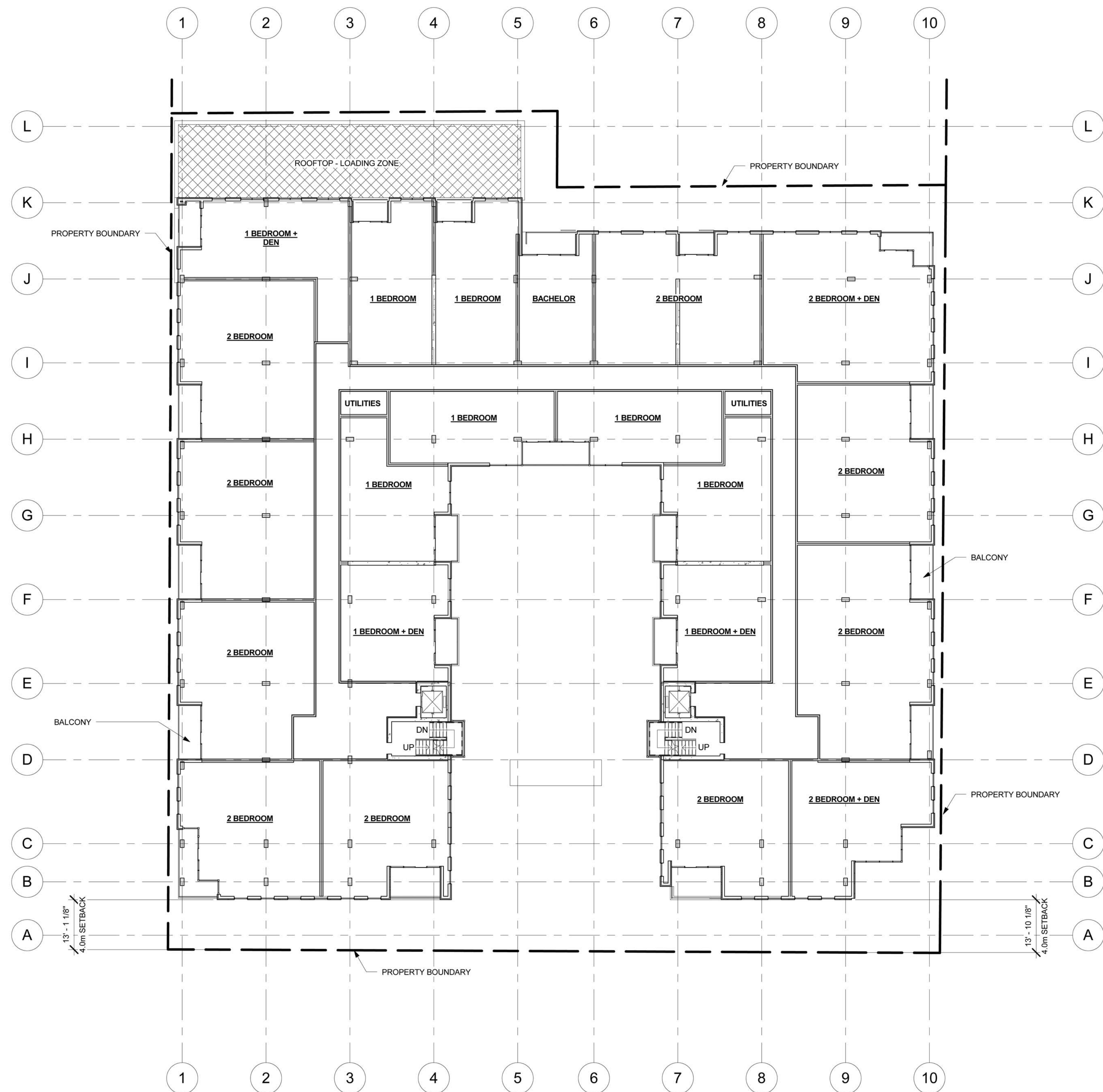
LEVEL P1

LEVEL 100



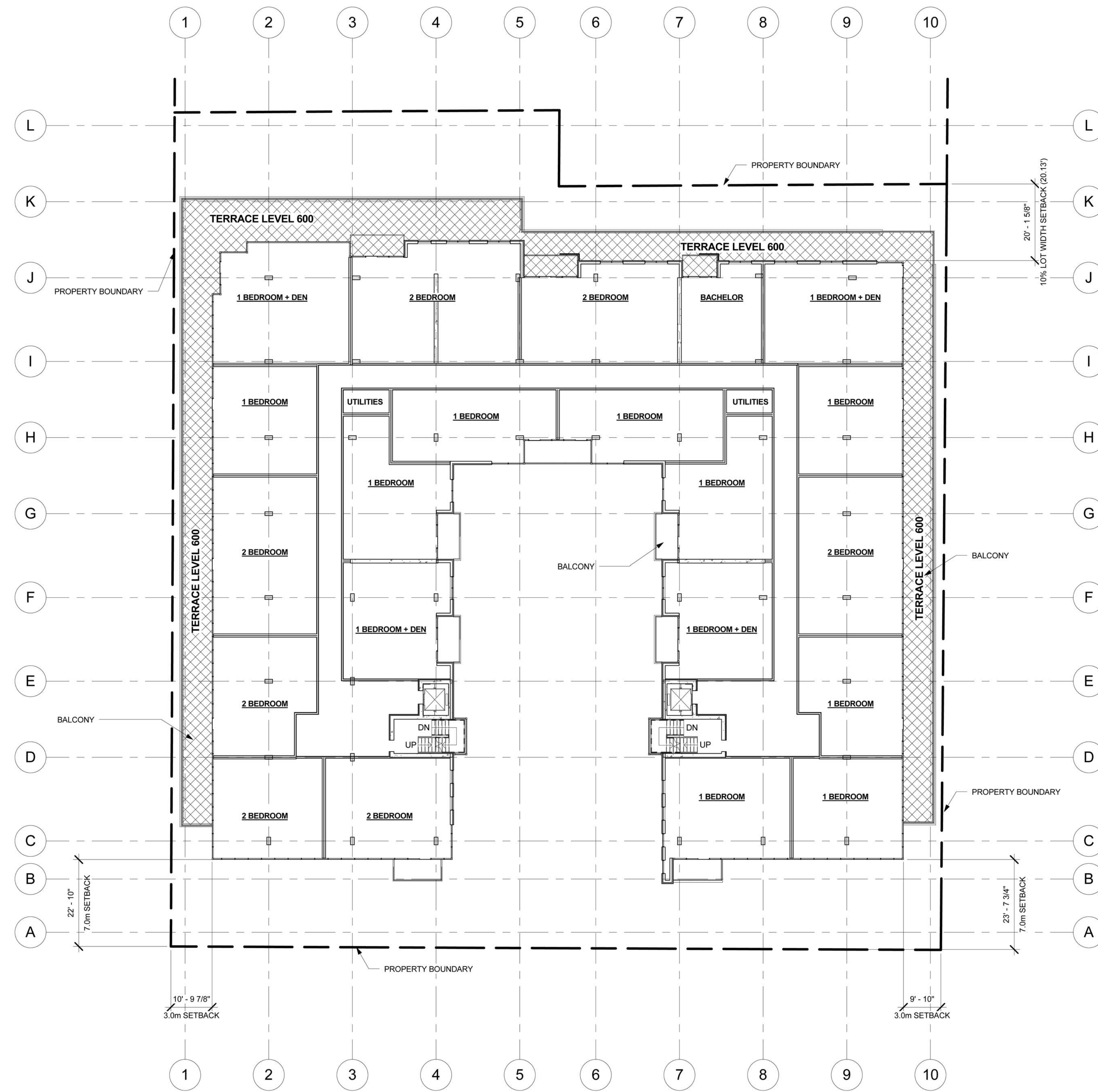
LEVEL 200

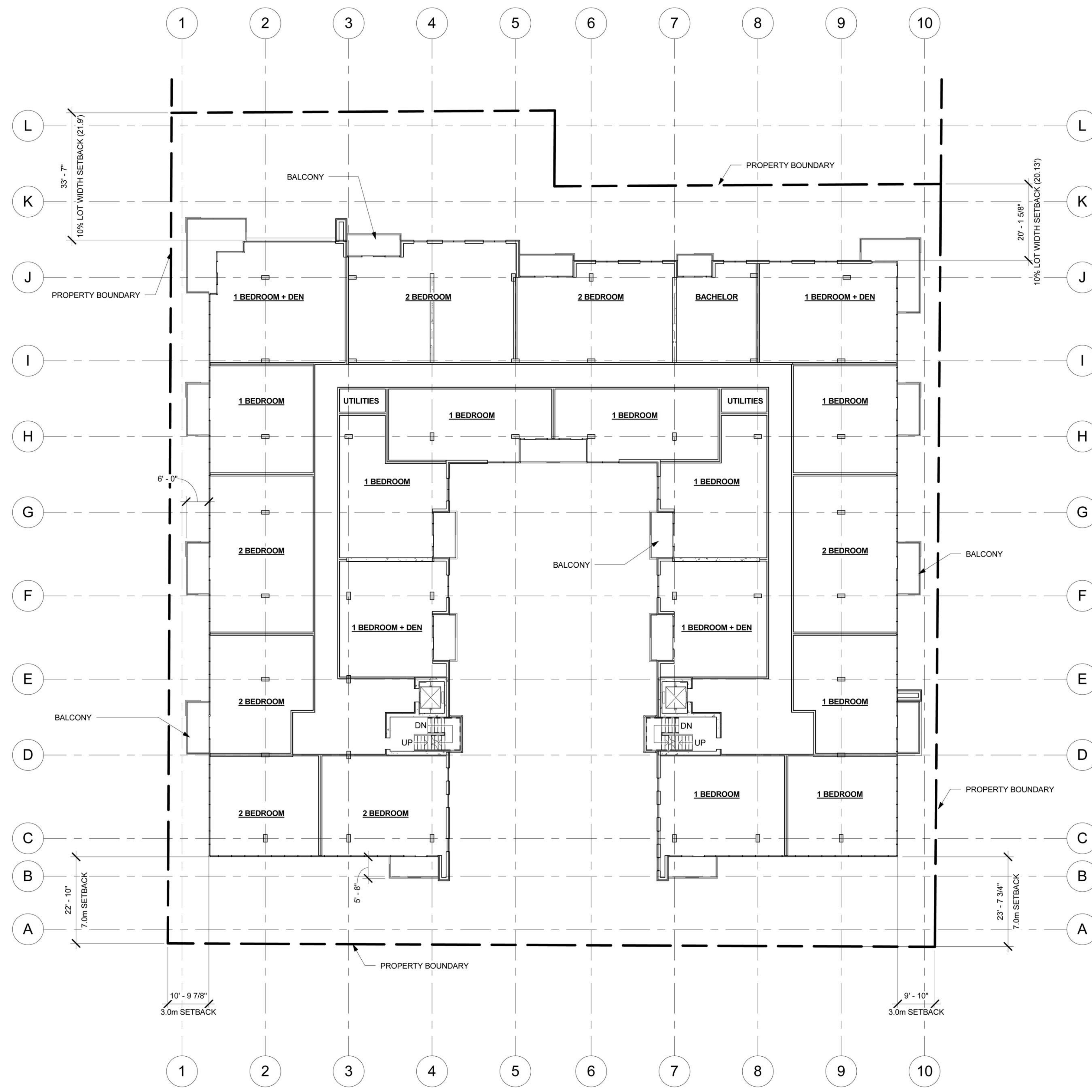




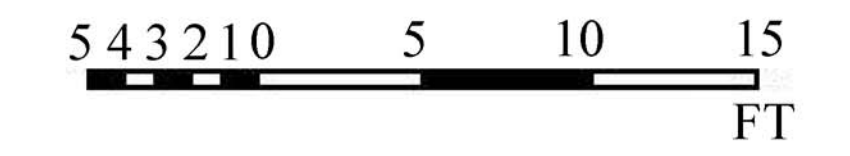
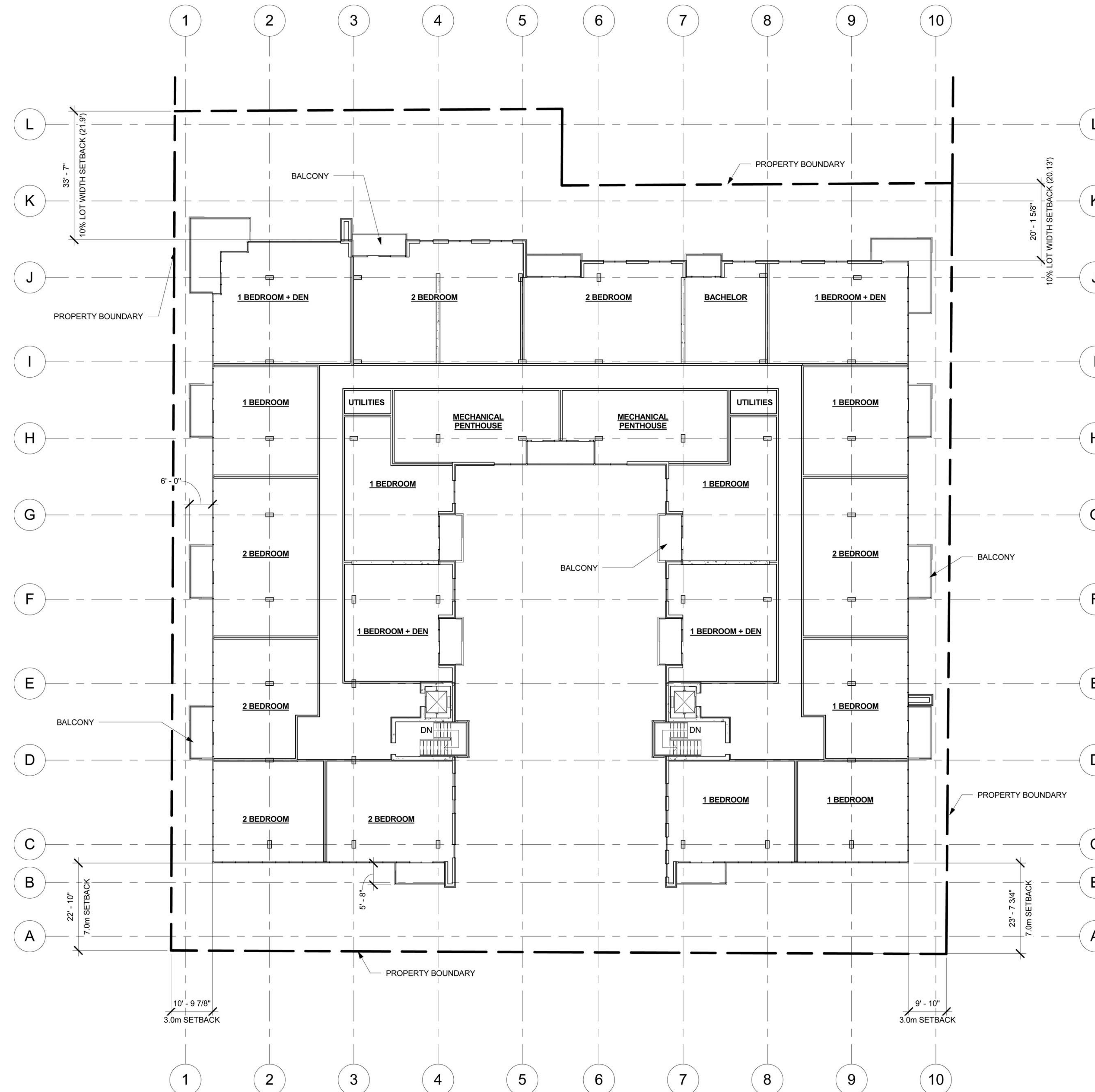
LEVELS 300-500

LEVEL 600



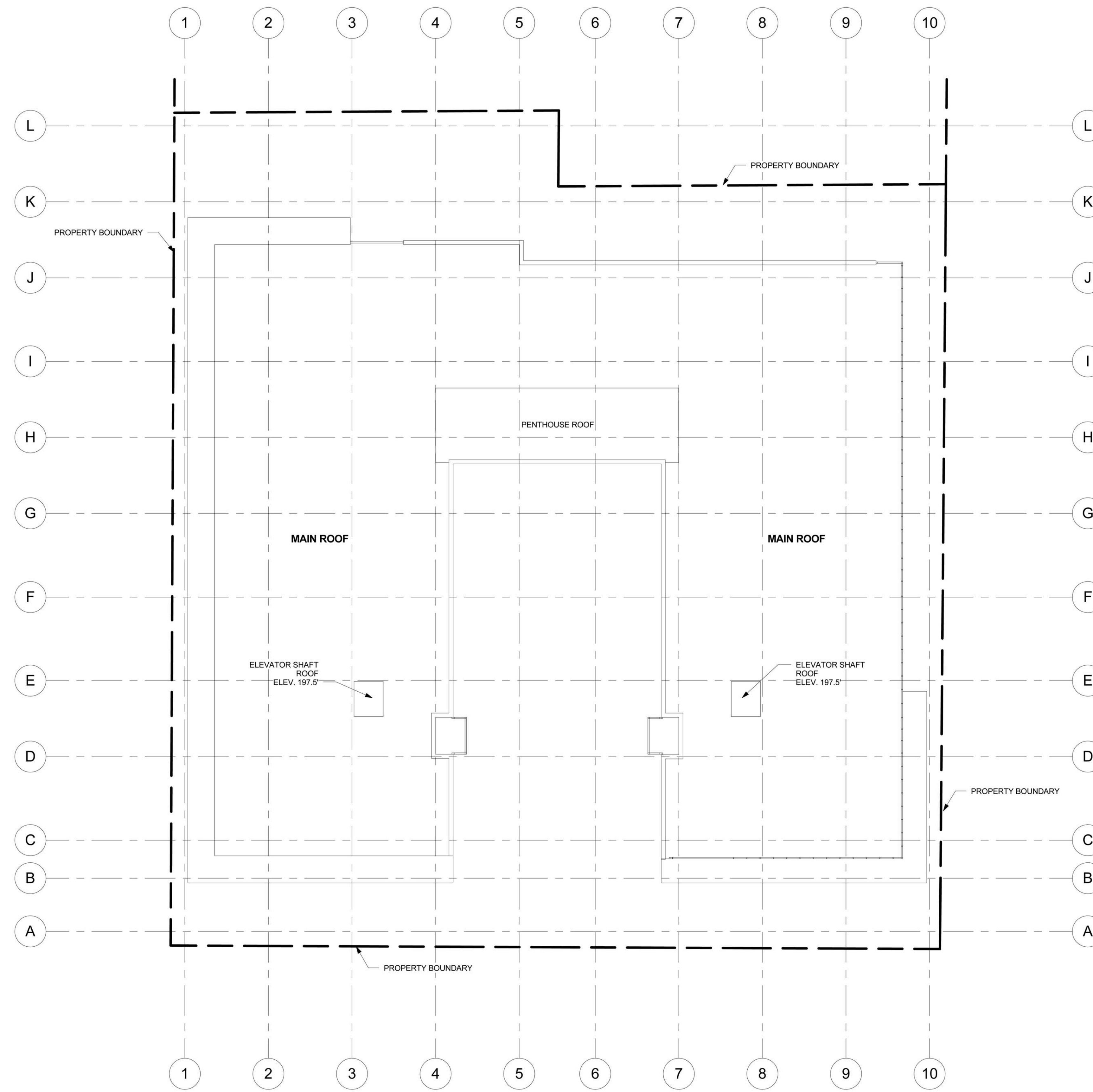


LEVELS 700-800



LEVEL 900

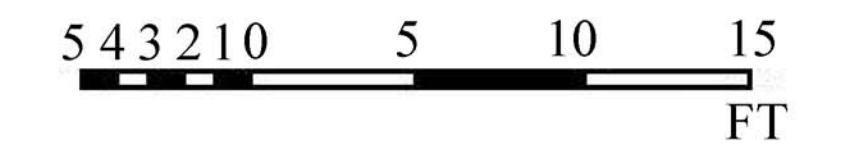
ROOF



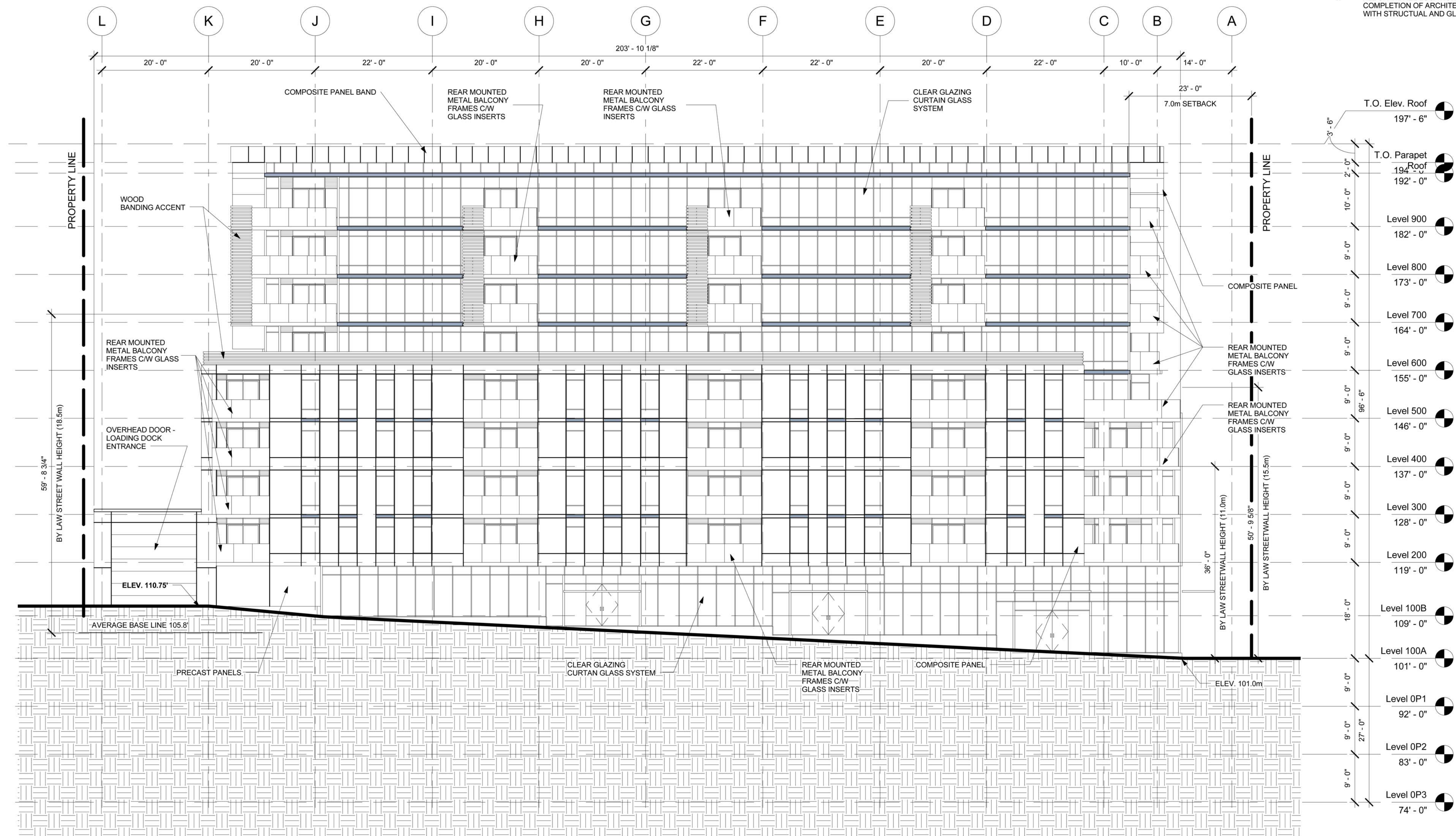


NOTE:
1. ALL SPANDREL LOCATIONS TO BE CONFIRMED DURING COMPLETION OF ARCHITECTURAL DRAWINGS/COORDINATION WITH STRUCTURAL AND GLASS MANUFACTURER

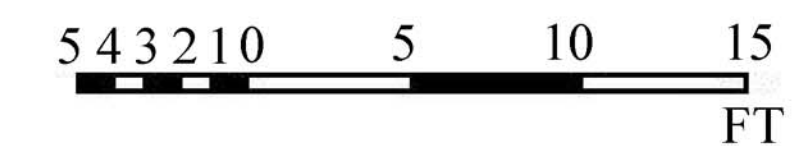
SOUTH - CLYDE STREET ELEVATION



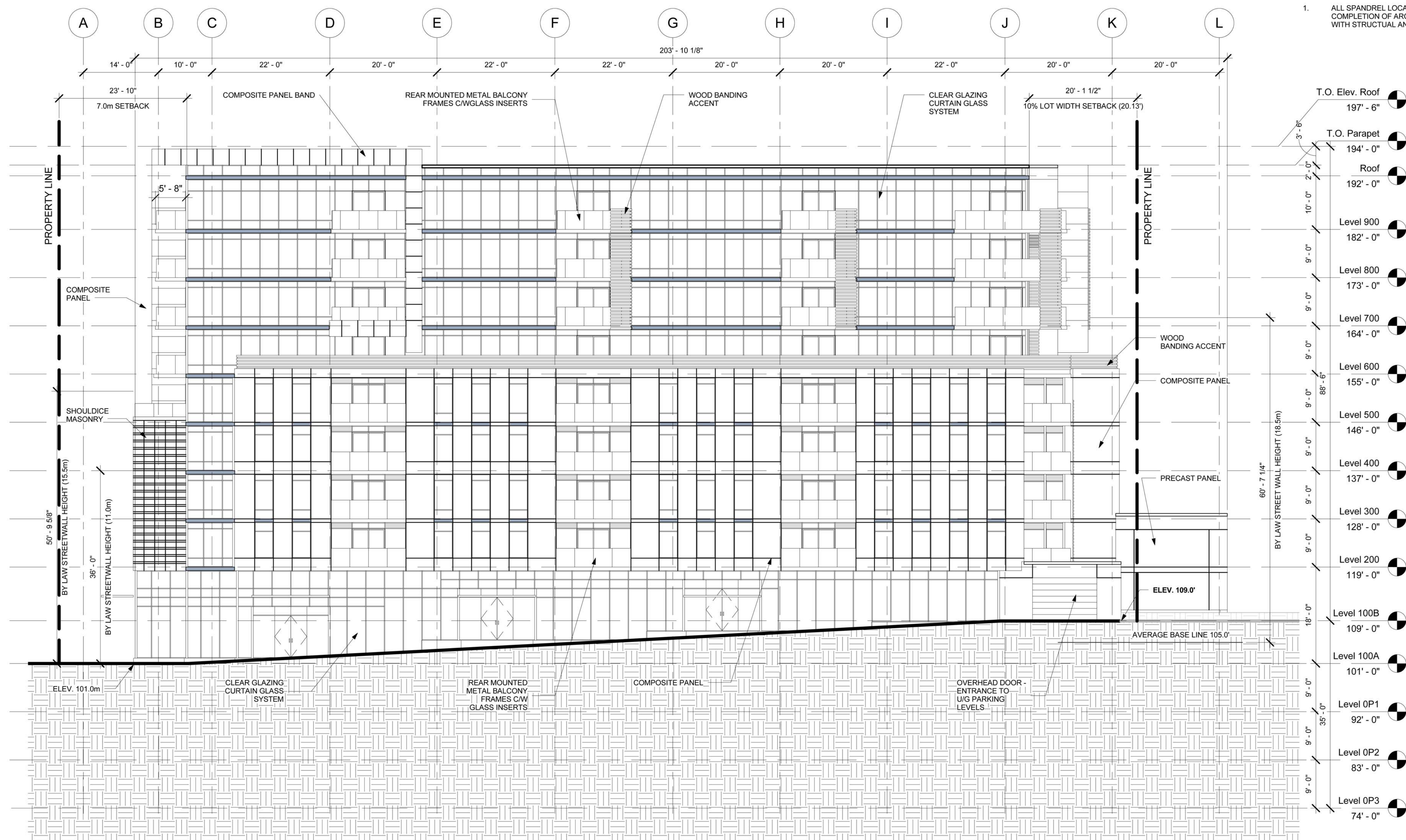
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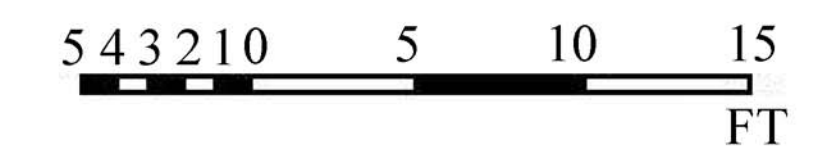
WEST - DRESDEN ROW ELEVATION



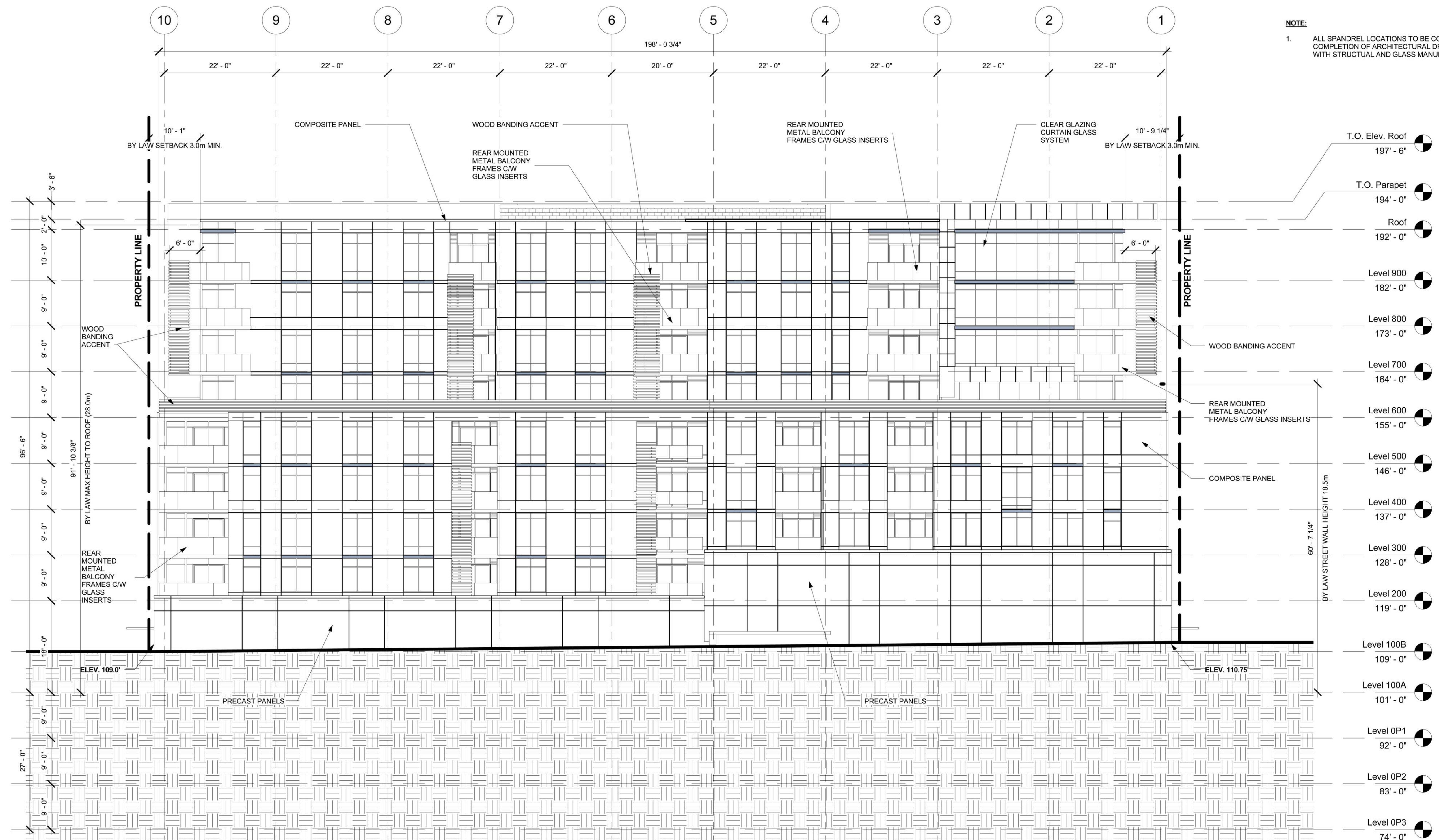
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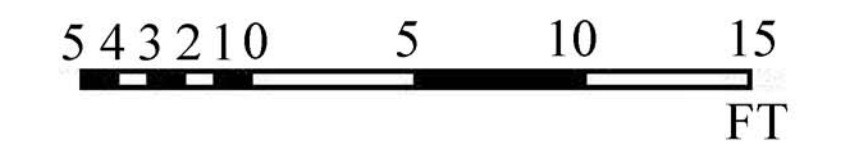
EAST - BIRMINGHAM STREET ELEVATION



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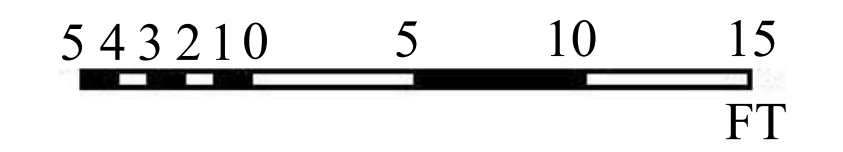
NORTH - REAR ELEVATION



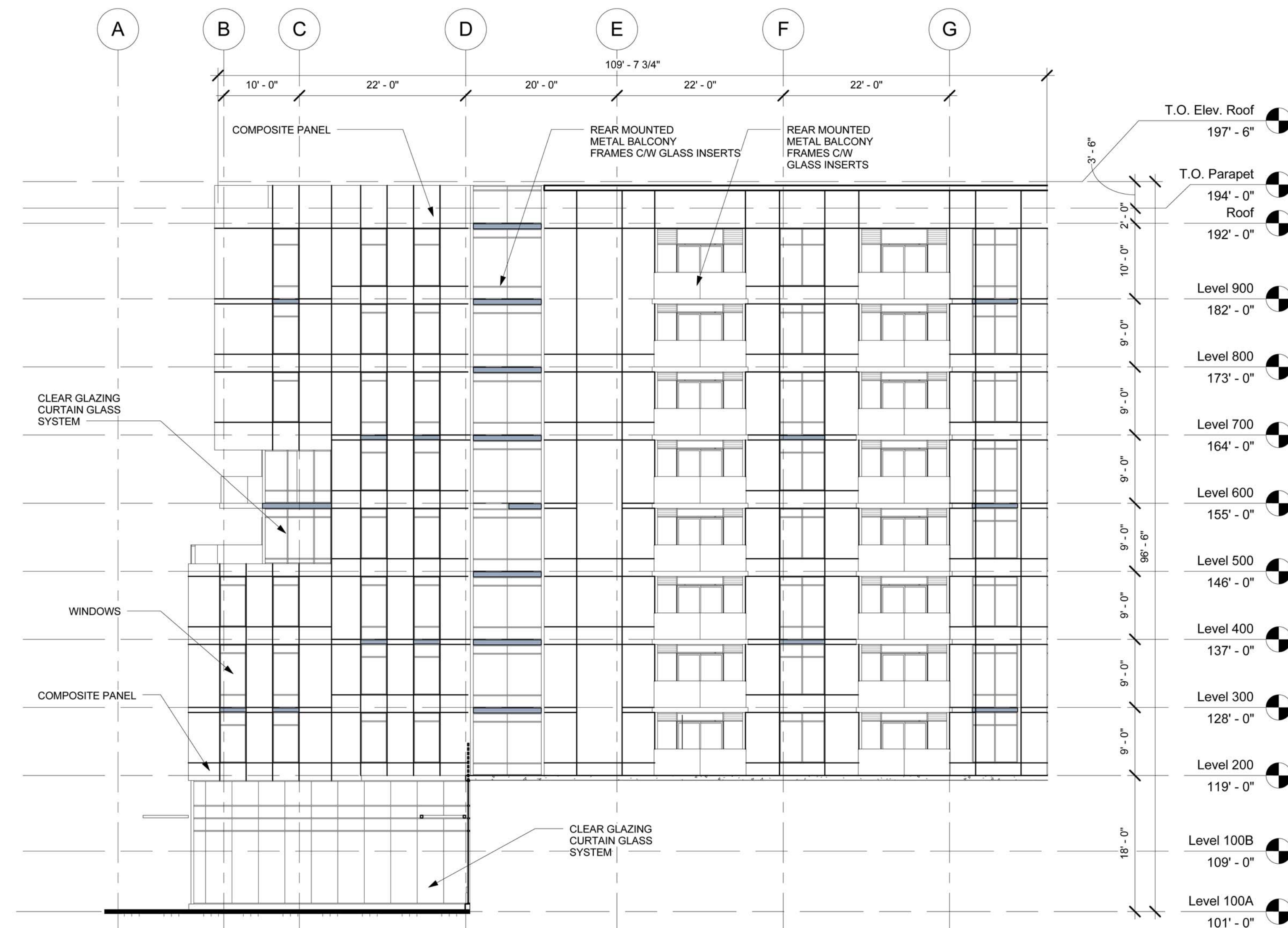
NOTE:
1. ALL SPANDREL LOCATIONS TO BE CONFIRMED DURING COMPLETION OF ARCHITECTURAL DRAWINGS/COORDINATION WITH STRUCTURAL AND GLASS MANUFACTURER



EAST - INTERIOR COURTYARD ELEVATION



NOTE:
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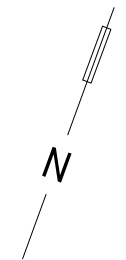
WEST - INTERIOR COURTYARD ELEVATION











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TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
ACE AR2	7	ACER FREEMANII / ARMSTRONG / FREEMAN MAPLE	100L	50mm CAL
GIN BIL	6	GINKGO BILOBA / MAIDENHAIR TREE (SPEC MALE TREES ONLY)	60L	50mm CAL
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
COR SAN	8	CORNUS SANGUINEA 'WINTER FLAME' / WINTER FLAME BLOODTWIG DOGWOOD	20L	
FES GLA	144	FESTUCA GLAUCA / BLUE FESCUE	15 CM POT	

GENERAL PLANTING

- CONTRACTOR TO CHECK ALL QUANTITIES.
- REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IN WRITING.
- THE QUANTITIES INDICATED ON THE PLAN SUPERCEDE THE TOTALS OF THE PLANT LIST.

DELIVERY AND INSPECTION

- SPRAY ALL PLANT MATERIAL WITH ANTI DESICCANT PRIOR TO TRANSPORT.
- KEEP ALL ROOTS AND ROOTBALLS MOIST PRIOR TO PLANTING.
- OBTAIN OWNER / OWNER'S REPRESENTATIVE APPROVAL ON ALL PLANT MATERIAL AT SOURCE OR UPON DELIVERY PRIOR TO COMMENCEMENT OF PLANTING WORK.
- APPROVAL OF PLANT MATERIAL PRIOR TO PLANTING SHALL NOT IMPAIR THE RIGHT OF THE LANDSCAPE ARCHITECT TO REJECT PLANTS AFTER PLANTING, WHICH HAVE BEEN DAMAGED OR WHICH IN ANY WAY DO NOT CONFORM TO THE SPECIFICATIONS.
- SUBSTITUTIONS OF SIZE, OR WITH OTHER PLANT MATERIAL WILL ONLY BE ALLOWED WITH THE WRITTEN APPROVAL OF THE CONSULTANT AND THE CLIENT.
- ALL MATERIAL MUST CONFORM TO THE SIZES SHOWN ON THE PLANT LIST, EXCEPT WHERE LARGER PLANT MATERIAL IS USED WHEN APPROVED BY THE CONSULTANT.
- USE OF LARGER PLANTS WILL NOT INCREASE THE CONTRACT PRICE.
- UNDER SIZED MATERIAL WILL BE REJECTED.
- ALL SHRUBS AND TREES SHALL CONFORM TO THE PRESENT STANDARDS OF THE CANADIAN NURSERY ASSOCIATION FOR SIZE AND SPECIES.
- PLANTS ARE TO BE NURSERY GROWN UNDER PROPER CULTURAL CONDITIONS, IN PARTICULAR WITH RESPECT TO SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.
- TREES ARE TO HAVE STRAIGHT STURDY TRUNKS, TREES SHALL BE WELL BRANCHED AND BALANCED WITH A STRONGER CENTRAL LEADER.
- DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES LESS THAN 6 FEET ABOVE THE GROUND UNLESS OTHERWISE NOTED.
- TREES WITH OPEN SCARS ARE NOT ACCEPTABLE.

TOPSOIL

- MIX TOPSOIL, AS RECOMMENDED BY SOIL TEST RESULTS AND RECOMMENDATIONS OF SOIL TESTING AGENCY.
- ALL TOPSOIL SHOULD BE FREE OF SUBSOILS, CLAYS, STONES, ROOTS, EXCESS WATER, FROST, AND OTHER EXTRANEOUS MATTER.
- UNLESS OTHERWISE NOTED, TOPSOIL SHALL CONSIST OF THE FOLLOWING SPECIFICATIONS

- SAND (50-60%)
- SILT (20-40%)
- CLAY (6-10%)
- ORGANIC (2-5%)
- PH 7.5 OR LESS.

UTILITIES

- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES ON THE SITE.
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSION AND CONDITIONS ON THE JOB, REPORTING ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING

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Engineering*

association des architectes paysagistes des provinces
atlantiques association of landscape architects
Robert Leblanc
landscape architects

ROBERT T.
LEBLANC

Margareta Site
Clyde / Birmingham /
Dresden

PLANTING PLAN

WM FARES

Project number	-	L103
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