Item No. 6.3.1



# 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

TOTAL 1 BEDROOM UNITS

TOTAL 2 BEDROOM UNITS

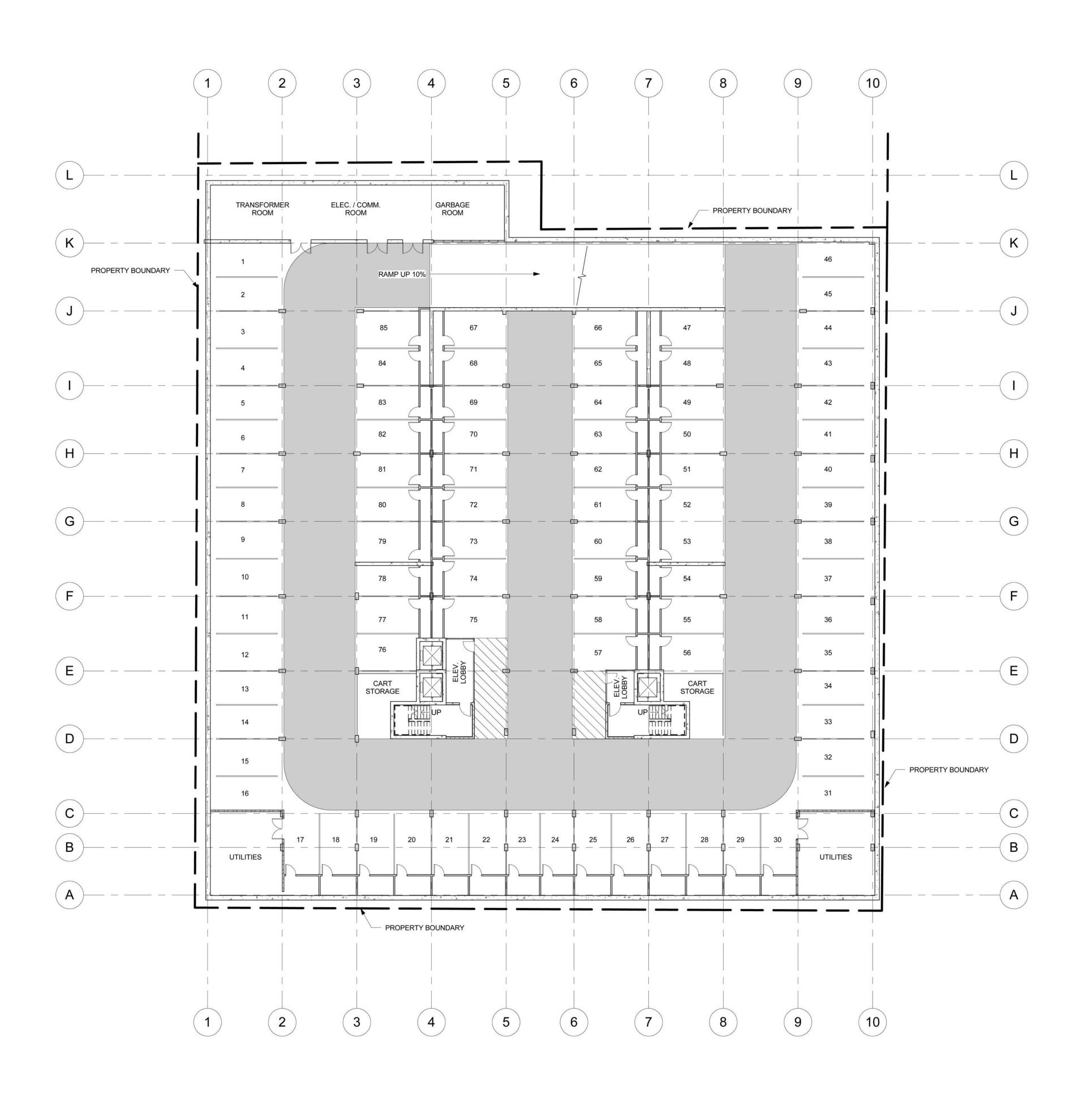
72

TOTAL # OF UNITS 164

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

TOTAL # OF SPACES 255



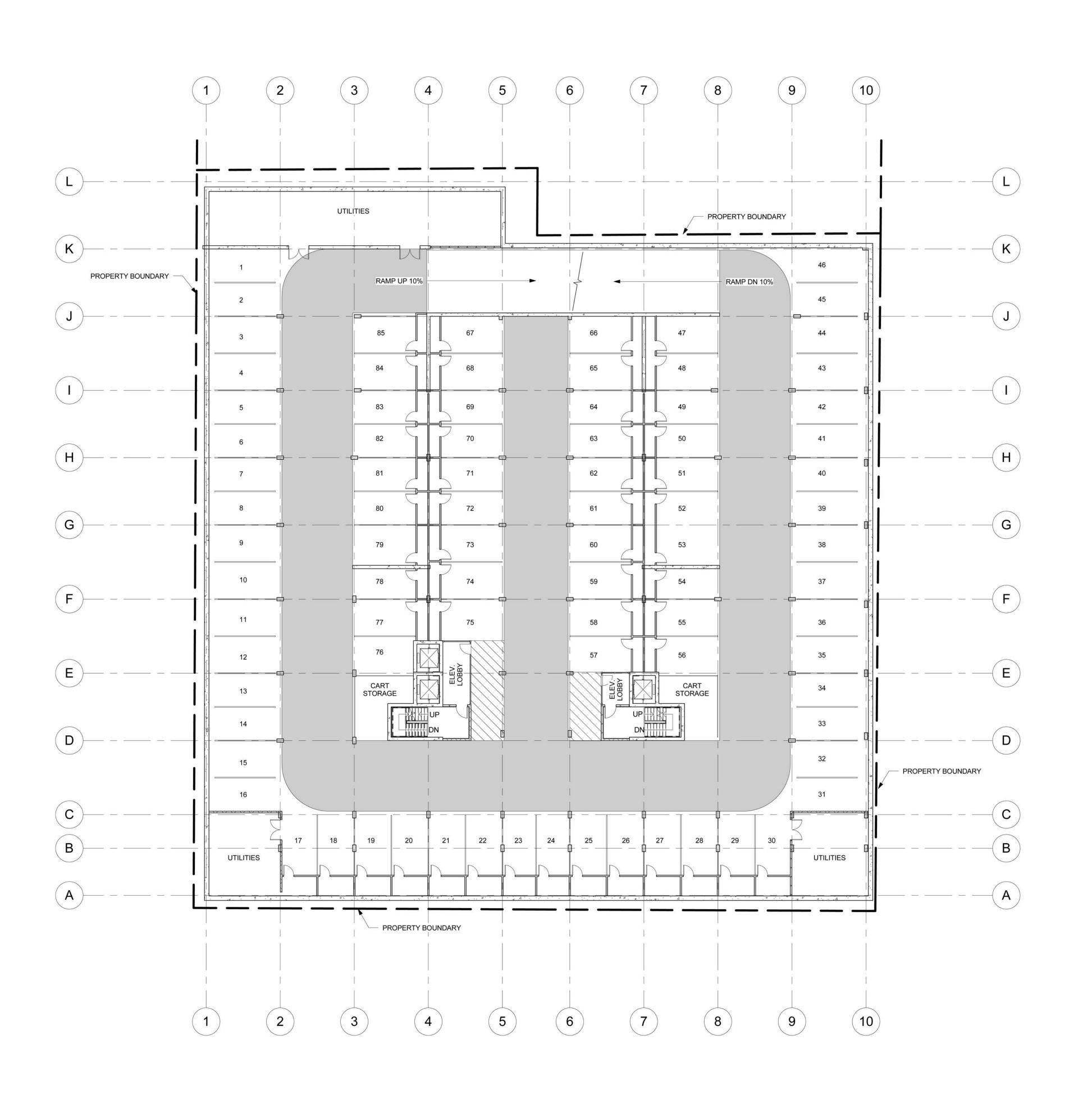


WM FARES

G R O U P

5 4 3 2 1 0 5

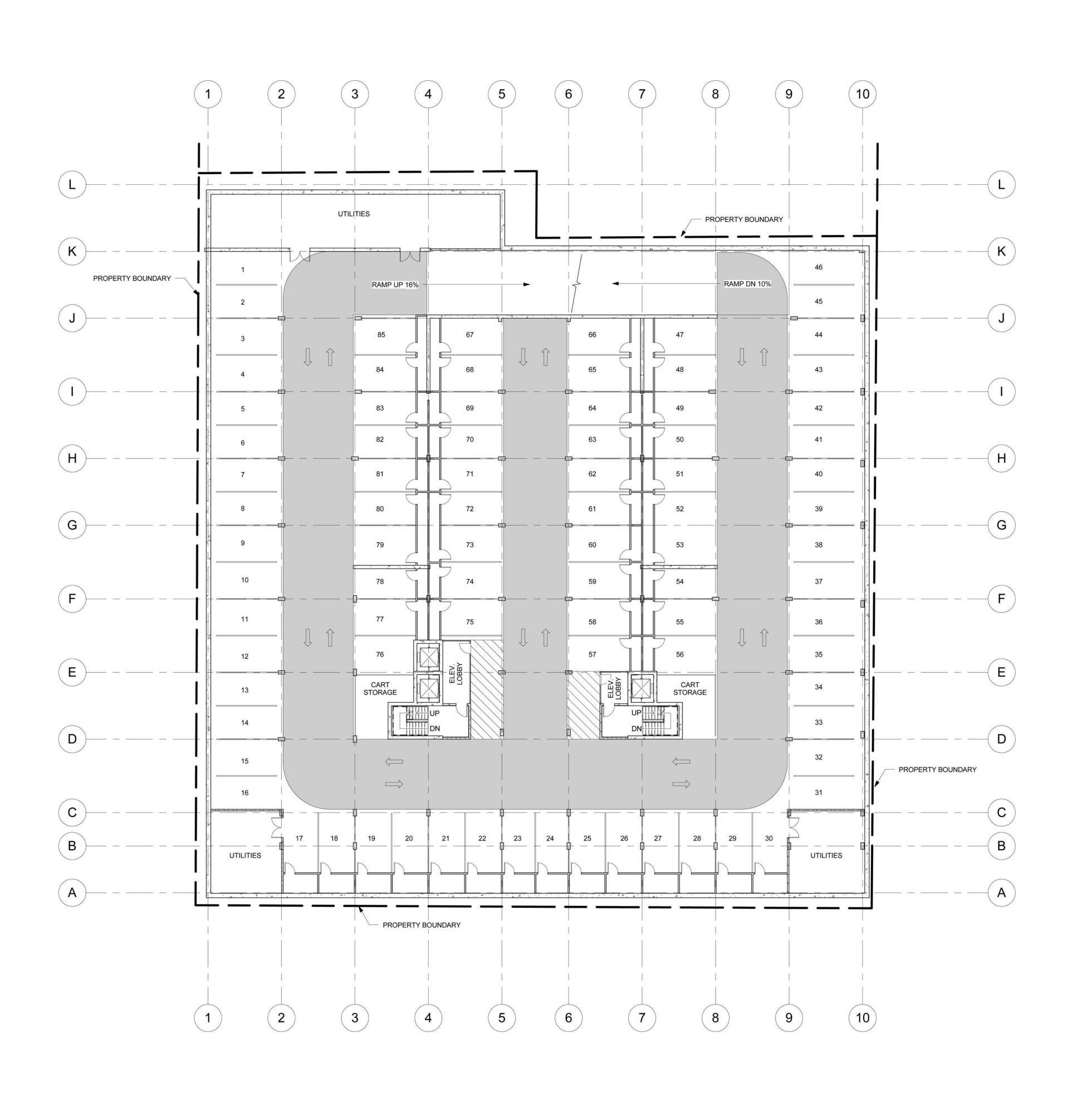
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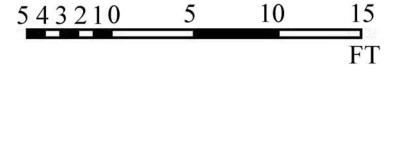


WM FARES

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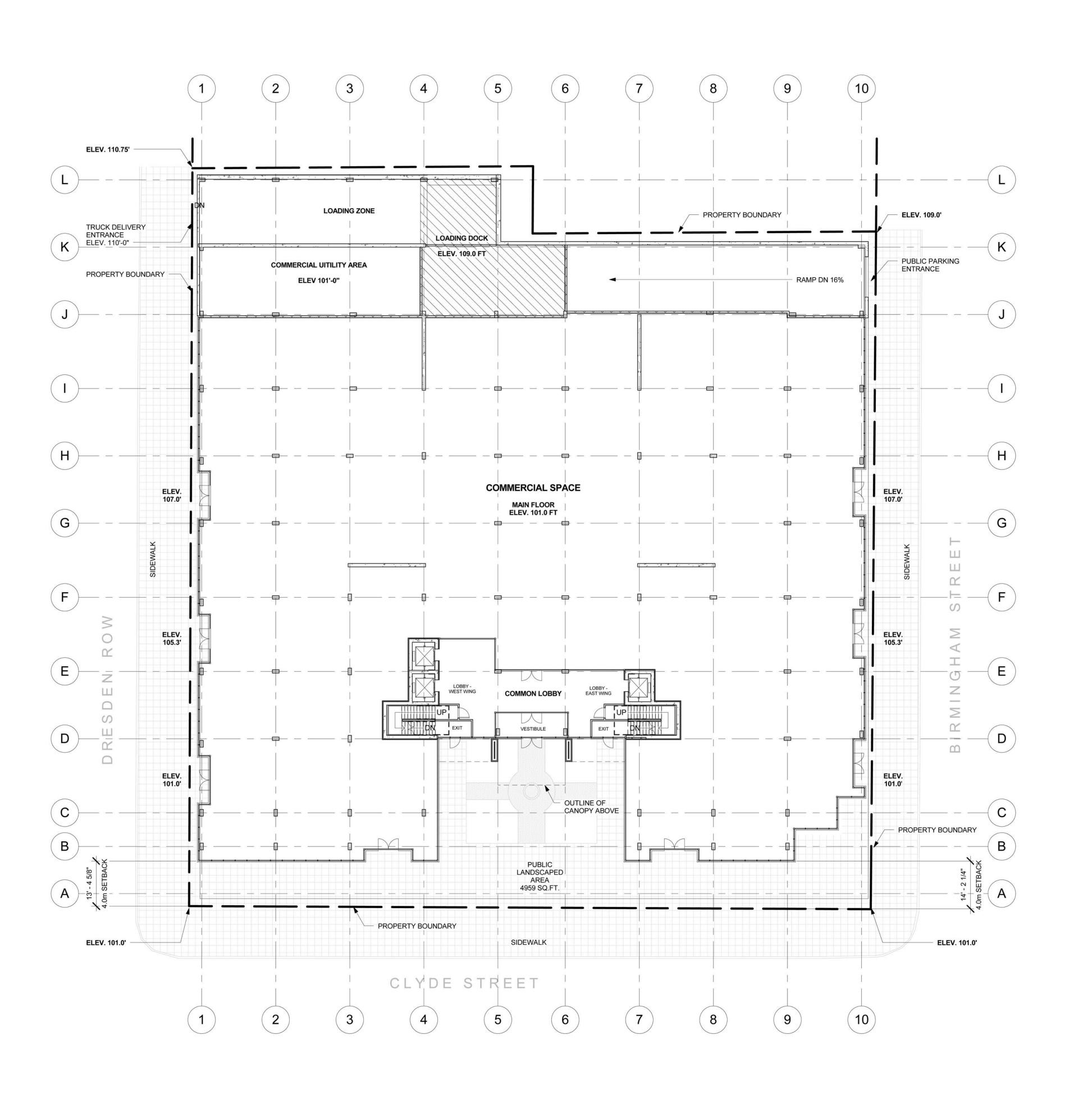
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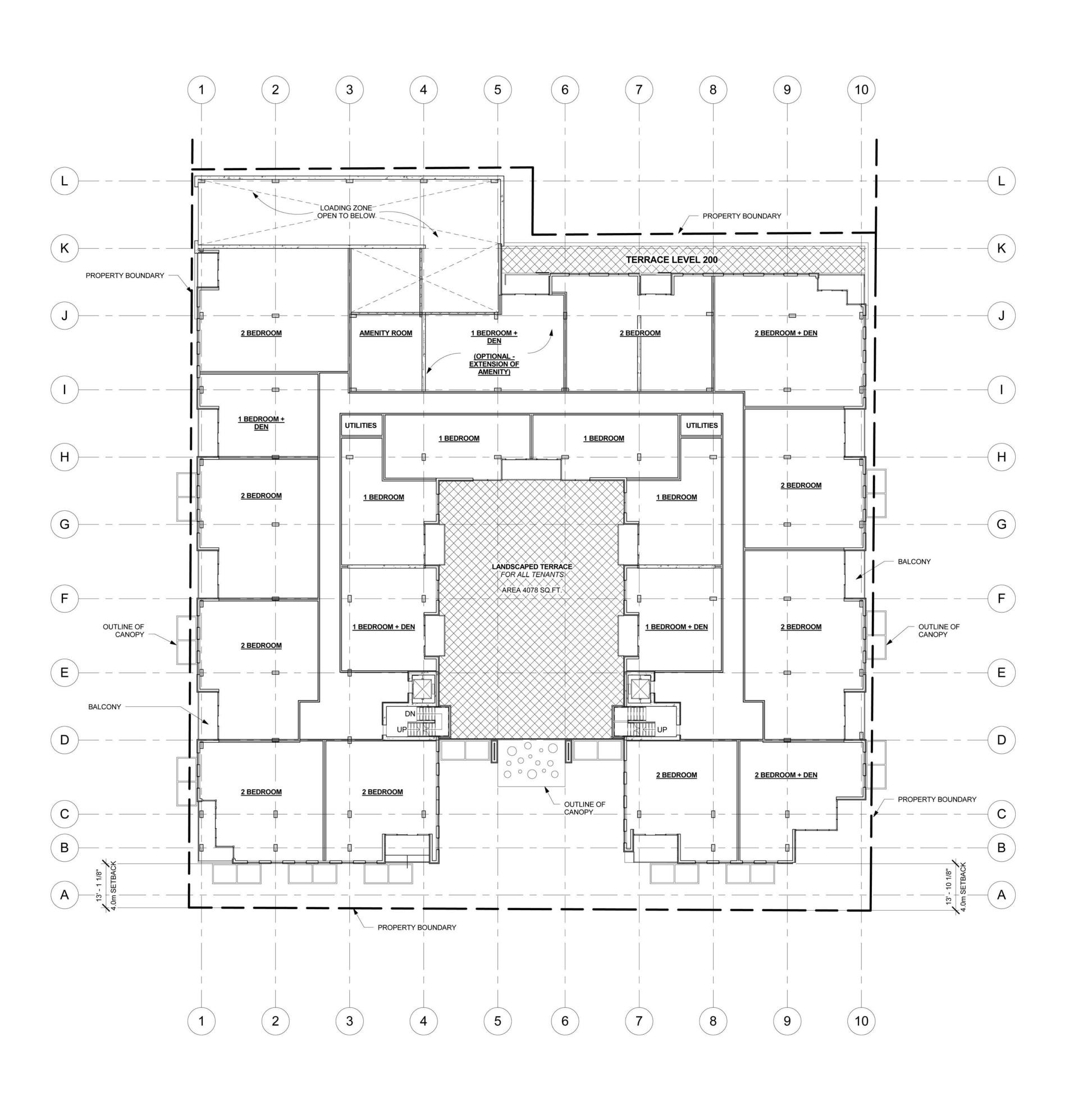
LEVEL P1





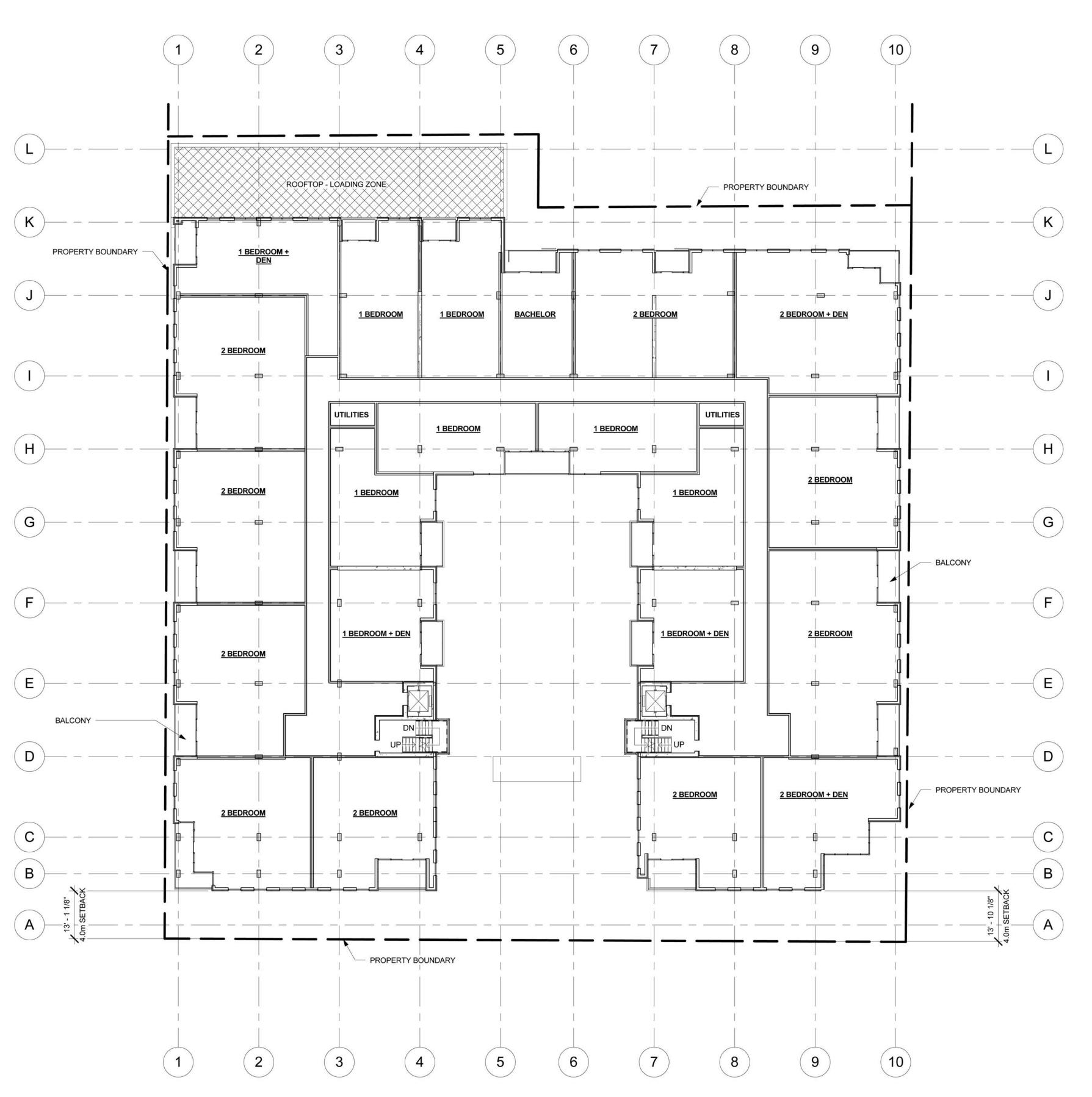
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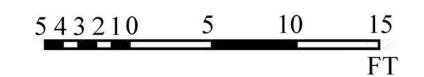






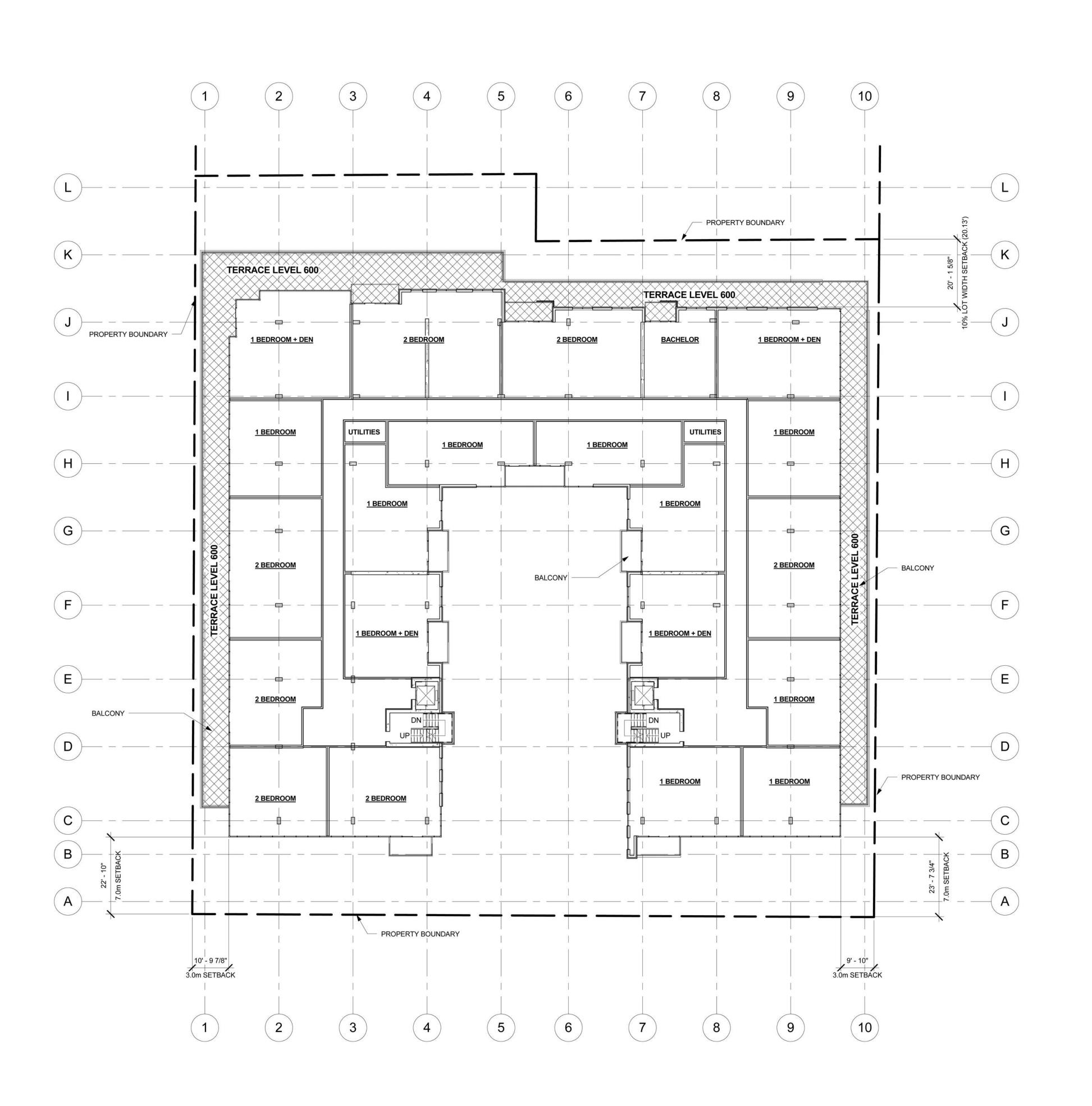
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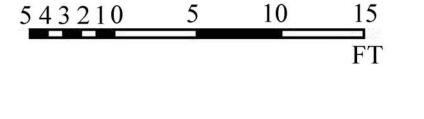




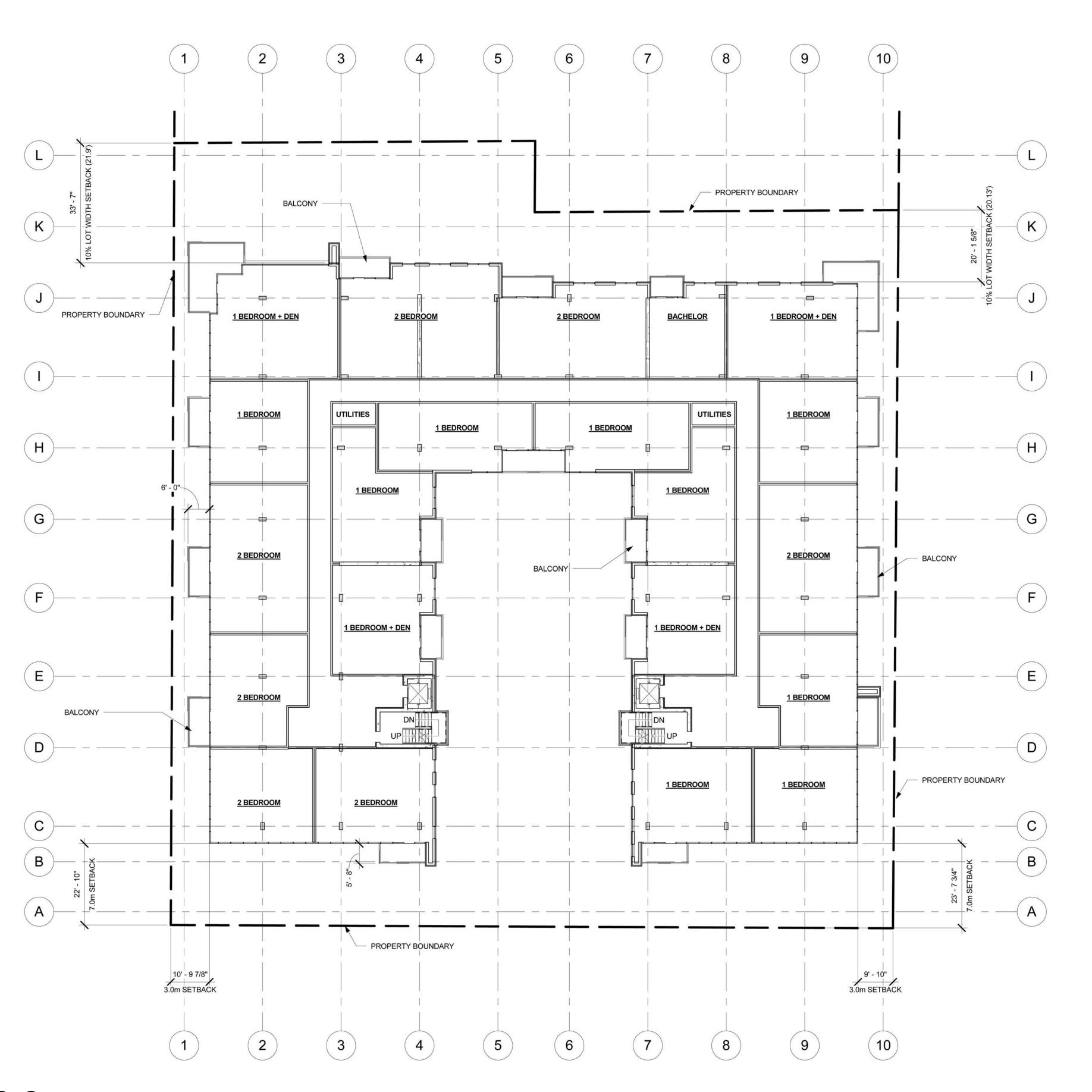


LEVELS 300-500



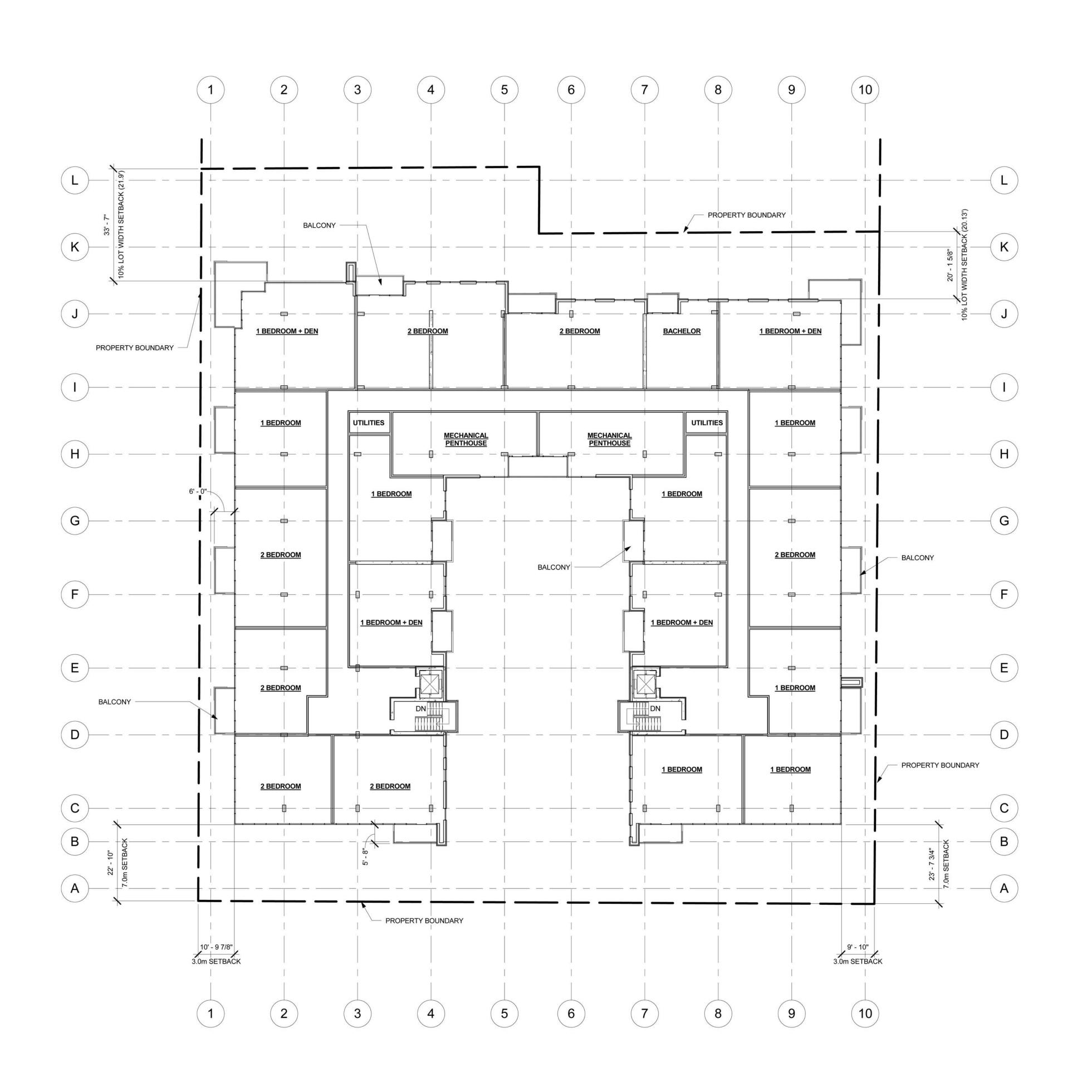


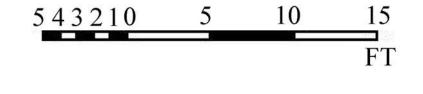




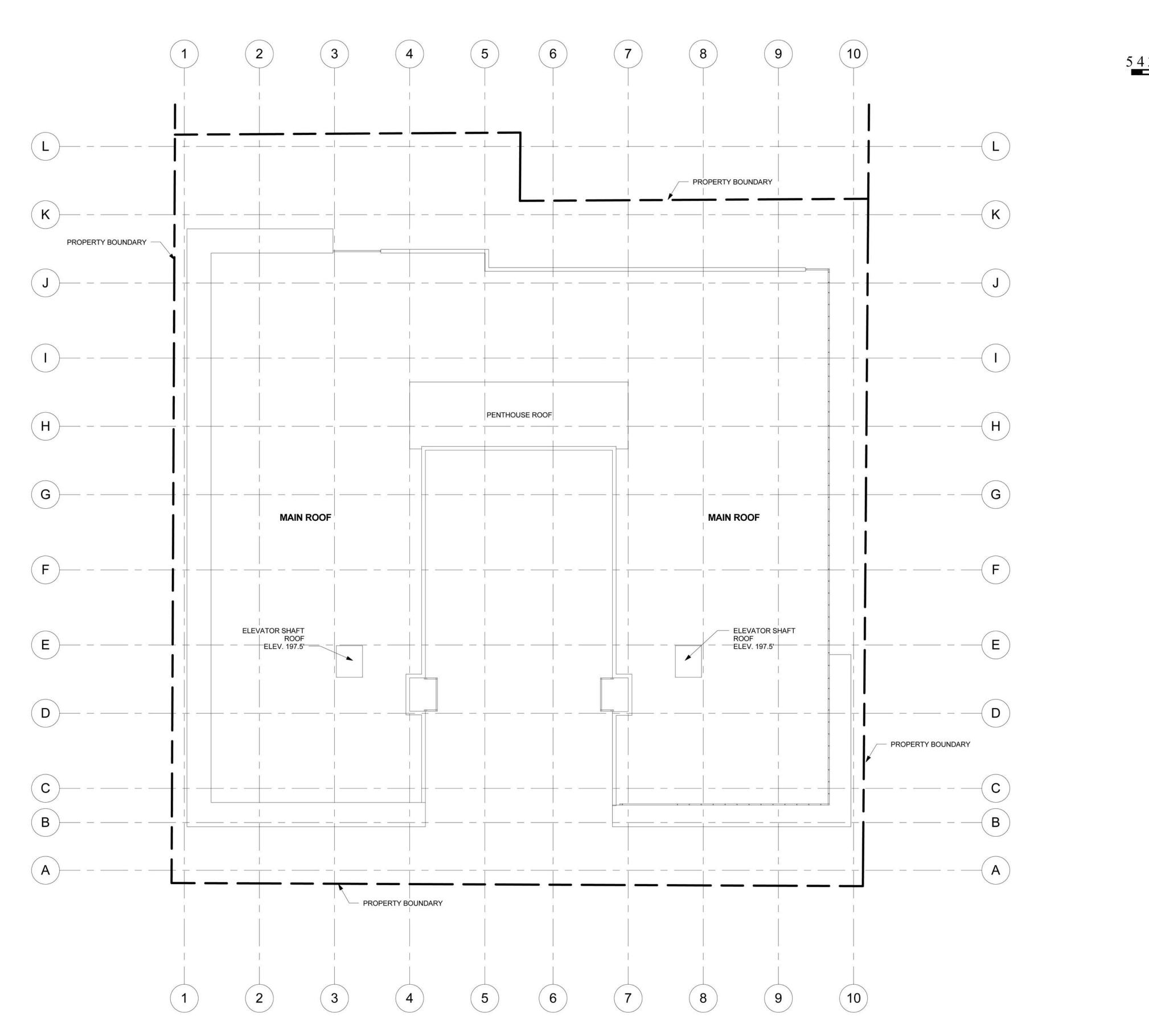


LEVELS 700-800



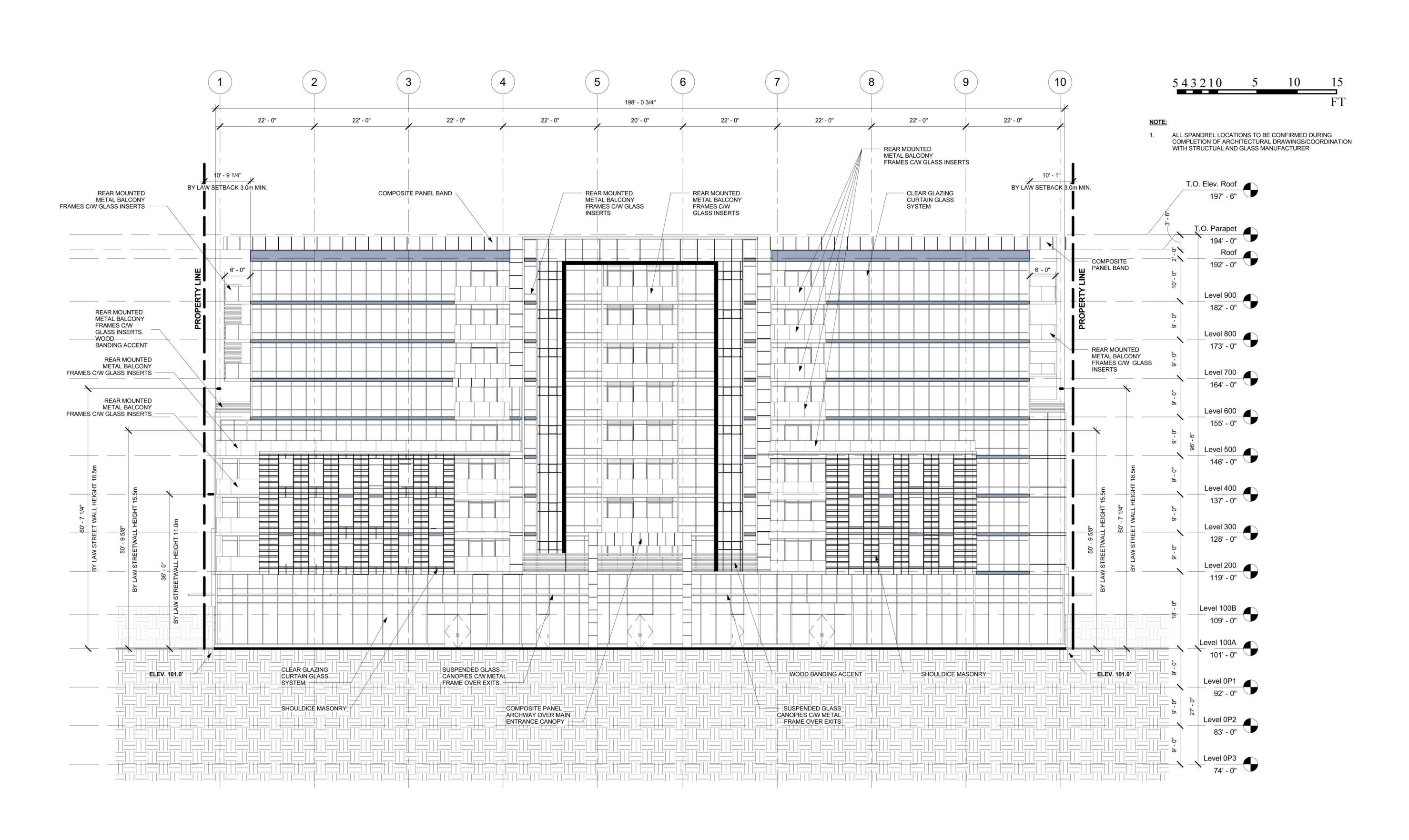






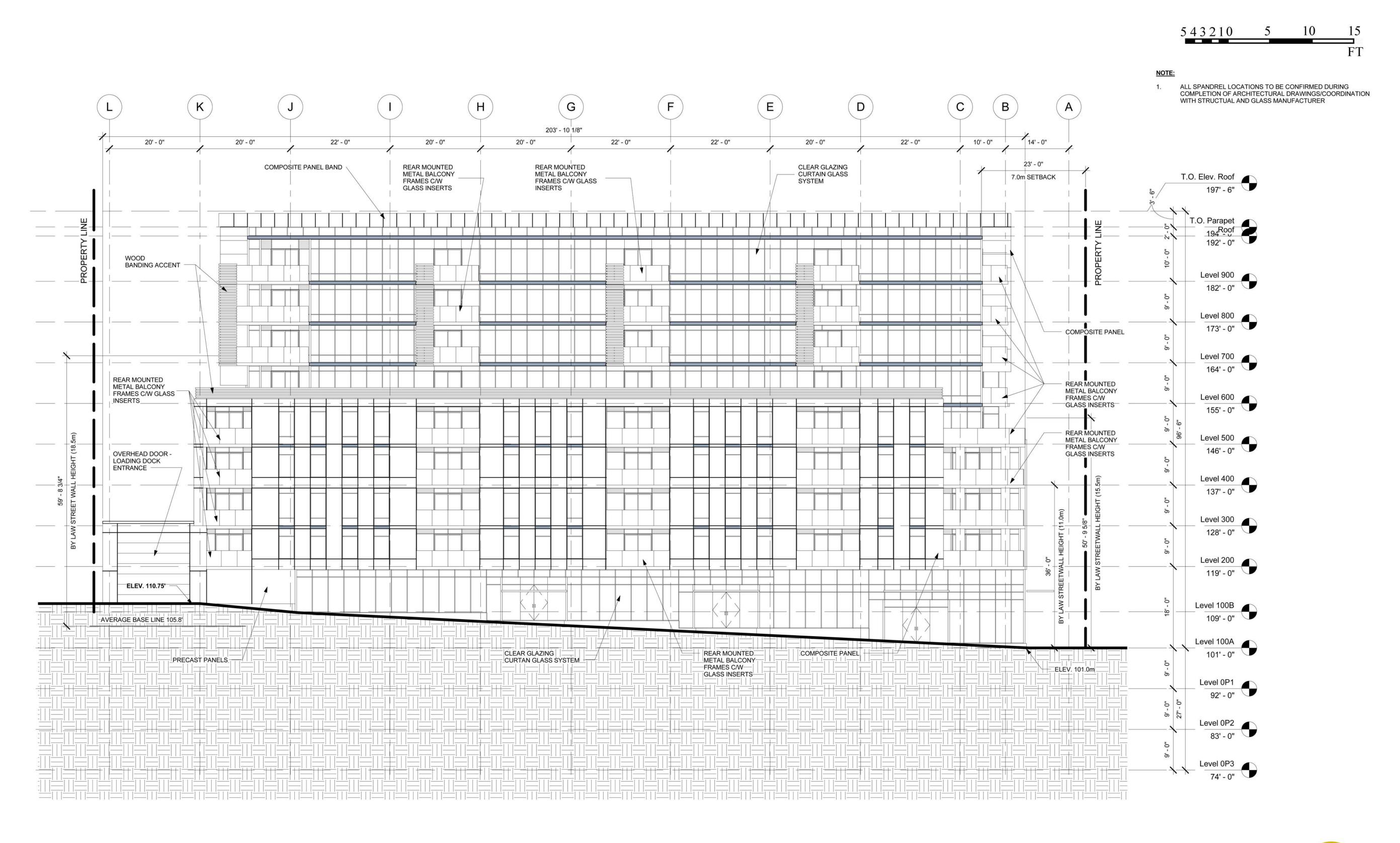
WM FARES

ROOF



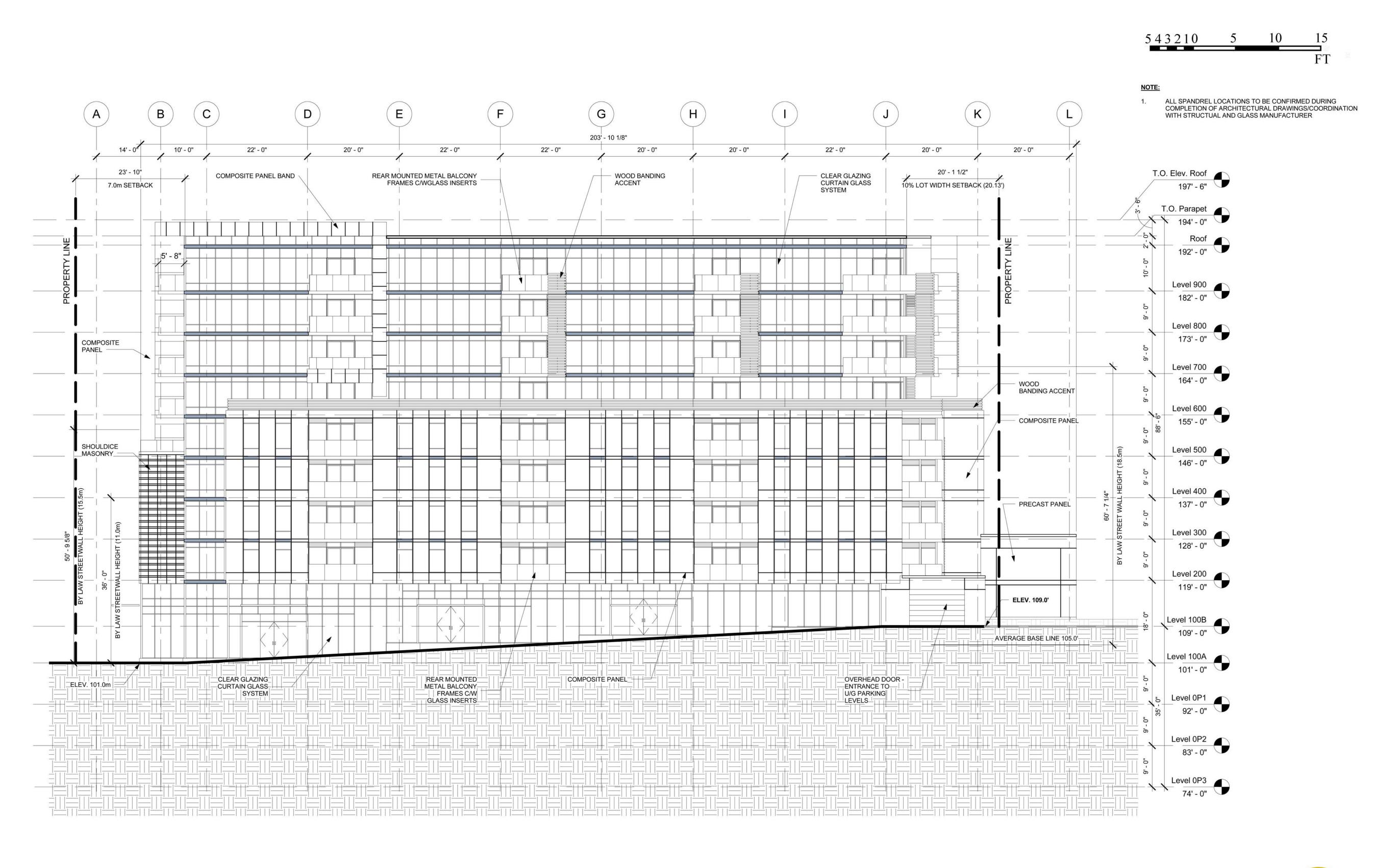






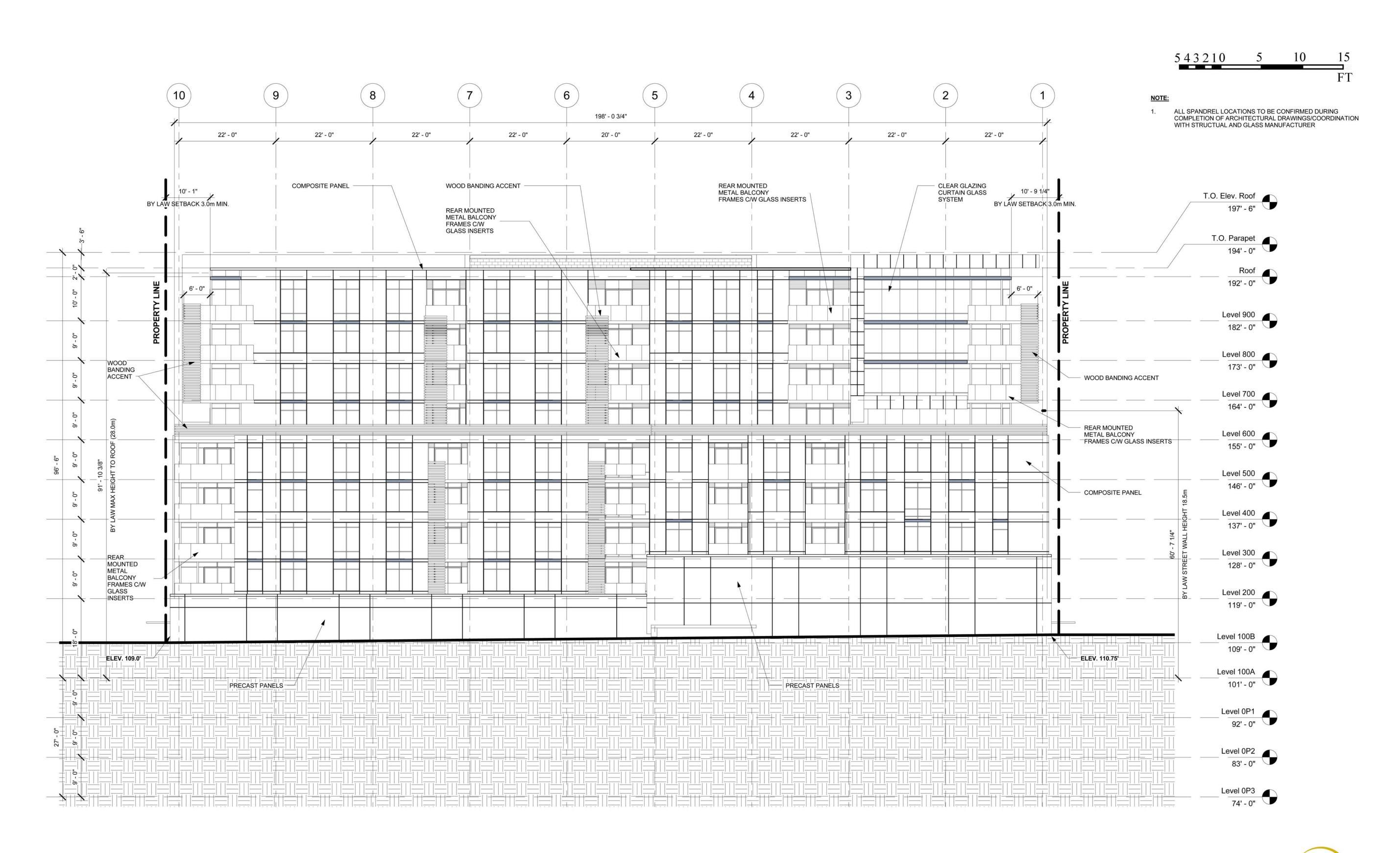










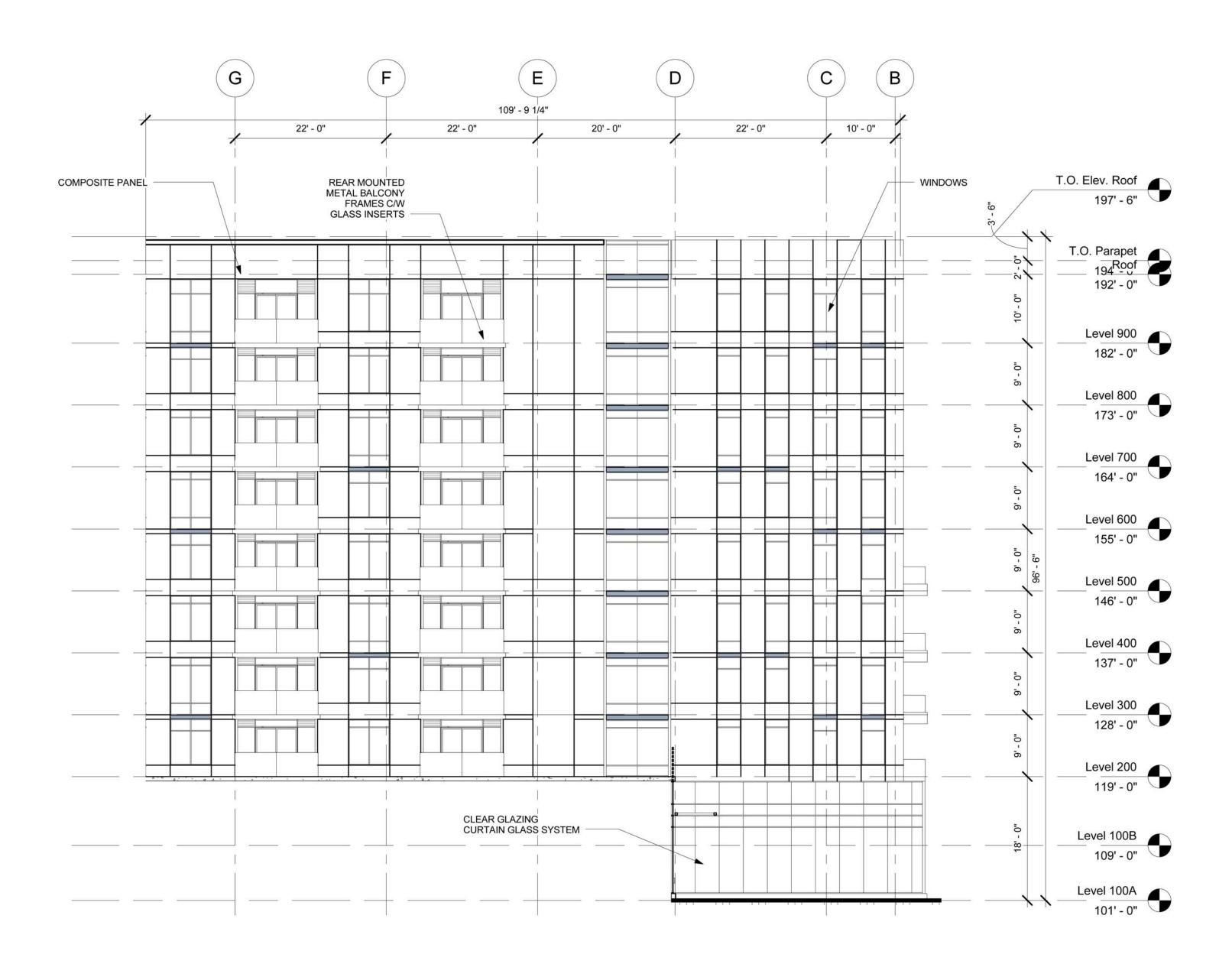




5 4 3 2 1 0 5 10 15 FT

NOTE:

 ALL SPANDREL LOCATIONS TO BE CONFIRMED DURING COMPLETION OF ARCHITECTURAL DRAWINGS/COORDINATION WITH STRUCTUAL AND GLASS MANUFACTURER

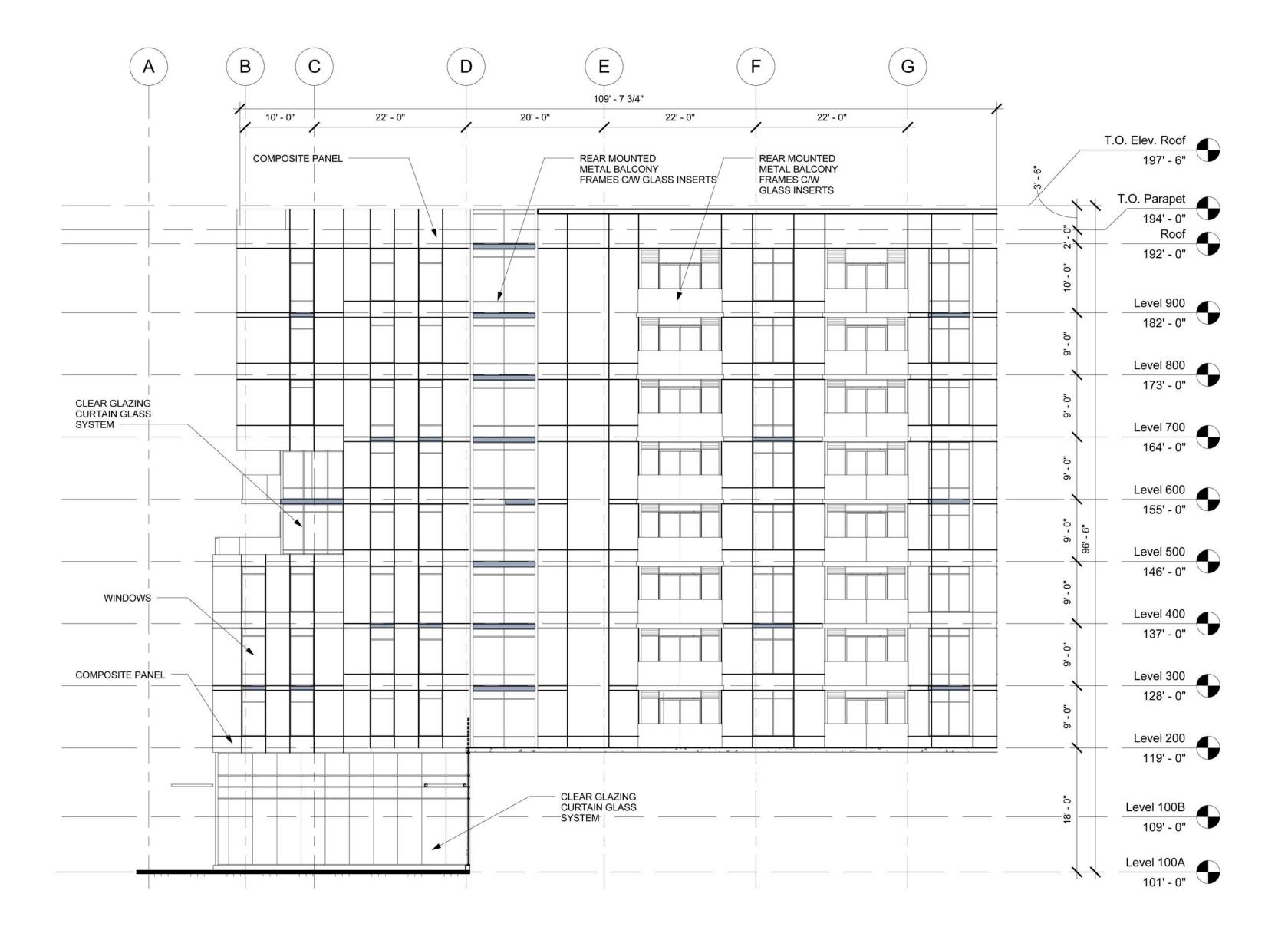




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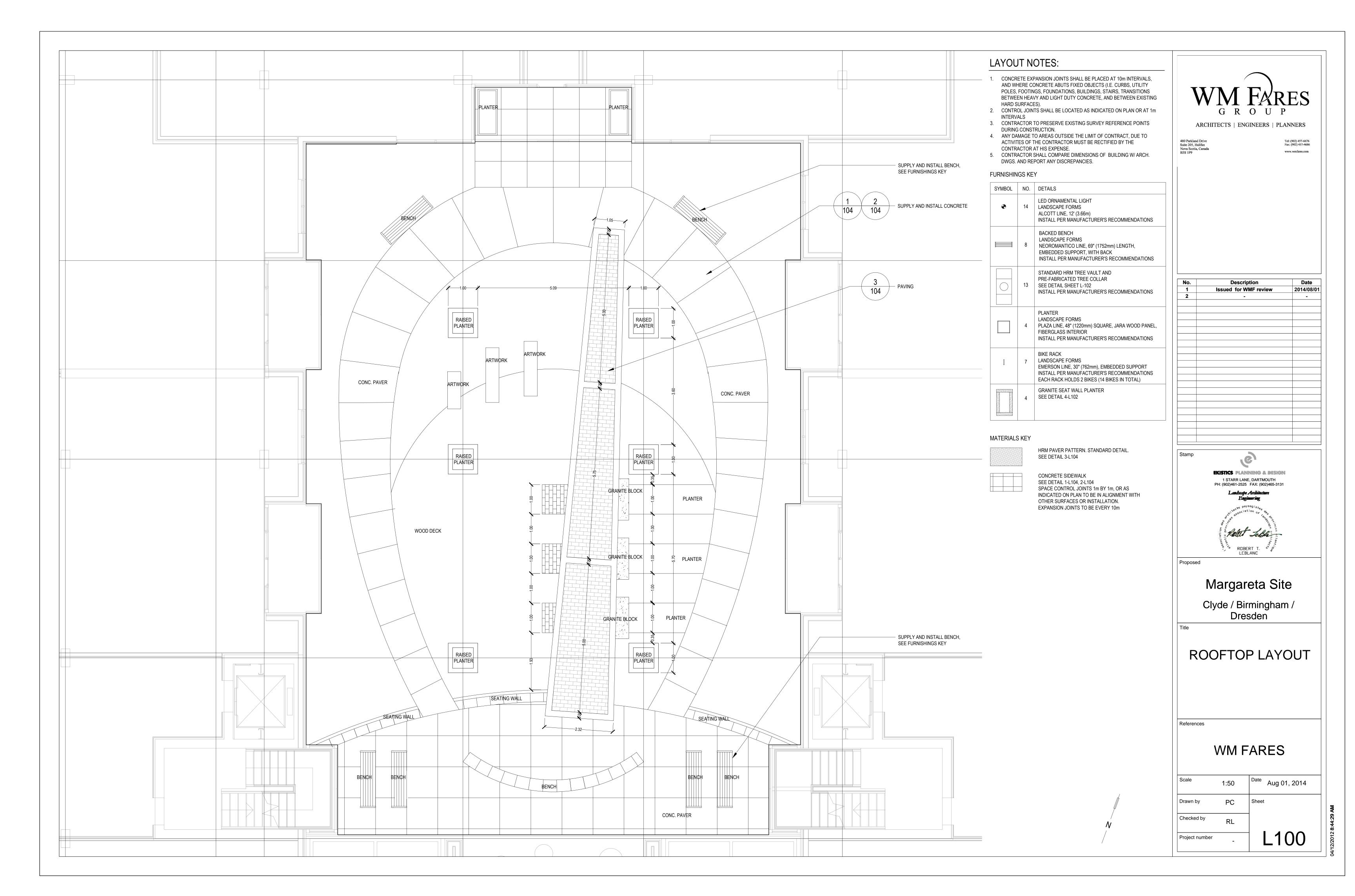


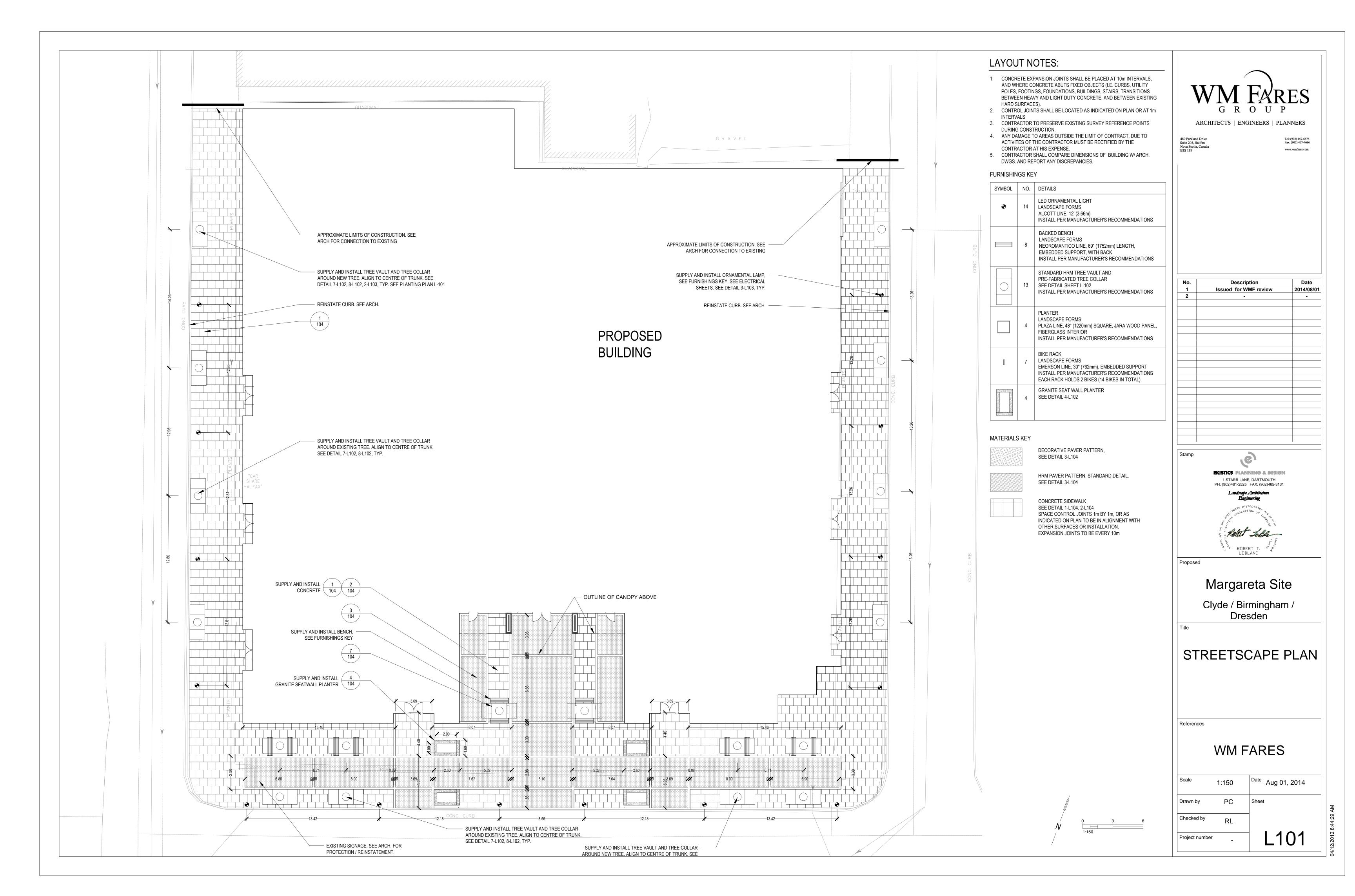


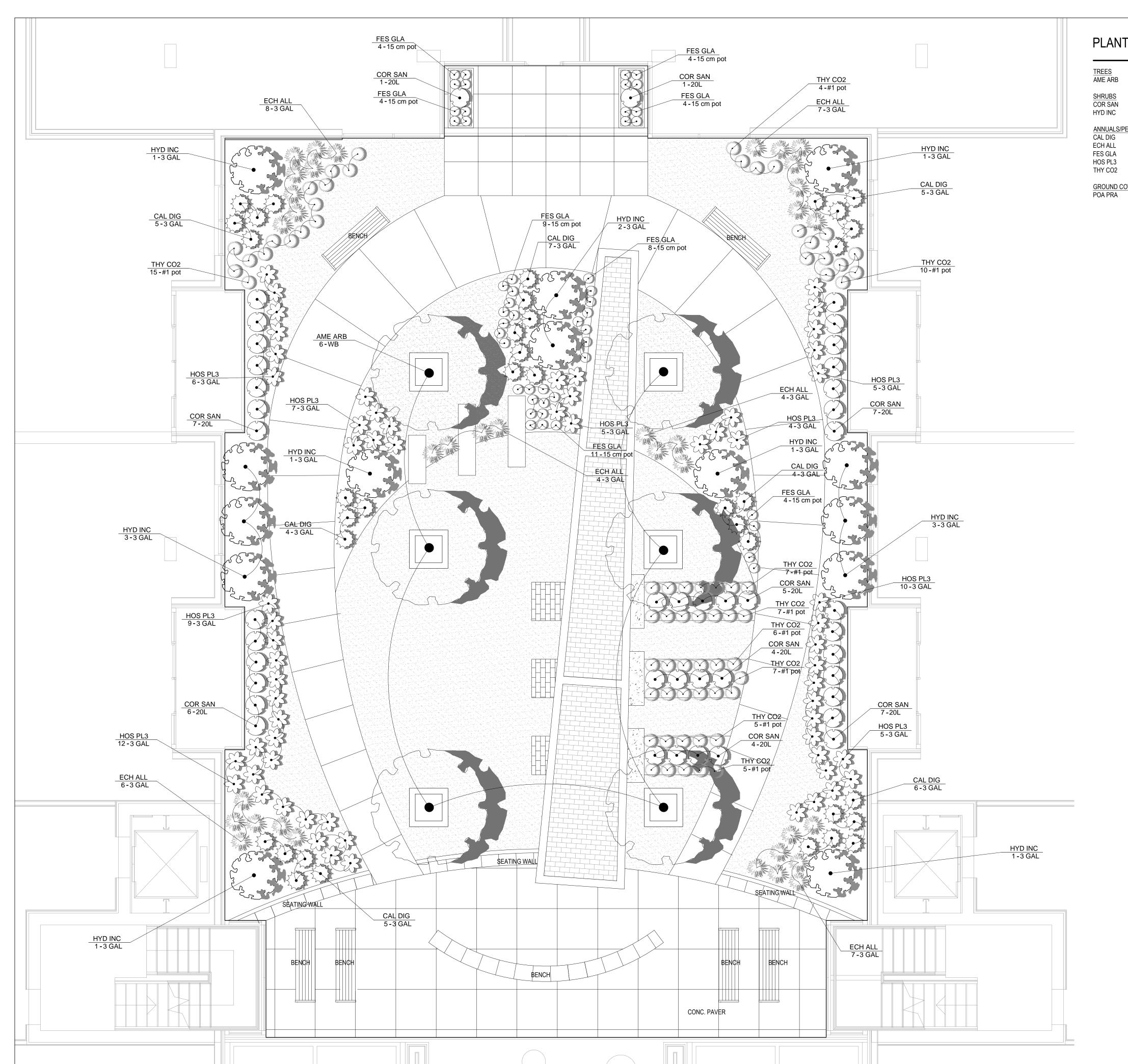












# PLANTING SCHEDULE:

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
AME ARB	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE` / DOWNY SERVICEBERRY	WB	6
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
COR SAN	CORNUS SANGUINEA `WINTER FLAME` / WINTER FLAME BLOODTWIG DOGWOOD	20L	42
HYD INC	HYDRANGEA ARBORESCENS `INCREDIBALL` / INCREDIBALL WHITE HYDRANGEA	3 GAL	14
ANNUALS/PERENNIALS CAL DIG ECH ALL FES GLA HOS PL3 THY CO2	BOTANICAL NAME / COMMON NAME CALLIRHOE DIGITATA / FRINGED POPPY MALLOW ECHINACEA X `ALL THAT JAZZ` / CONEFLOWER FESTUCA GLAUCA / BLUE FESCUE HOSTA FORTUNEI / PLANTAIN LILY THYMUS VULGARIS / COMMON THYME	CONT 3 GAL 3 GAL 15 CM POT 3 GAL #1 POT	QTY 36 36 48 63 66
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY
POA PRA	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	101 m²



ARCHITECTS | ENGINEERS | PLANNERS

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Date

# **PLANTING NOTES:**

# 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 REP'S 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

-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. UNDERSIZED MATERIAL WILL BE REJECTED.

-ALL SHRUBS AND TREES SHALL CONFORM TO THE PRESENT STANDARDS OF THE CANADIAN NURSERY TRADES 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.

## PREPARATION AND INSTALLATION -PREPARE PLANTING BEDS PRIOR TO ARRIVAL OF PLANT MATERIAL ON SITE.

-EXCAVATE PER PLANTING DETAILS.

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. SPECIFICATIONS
SAND (50-60%)
SILT (20-40%) - UNLESS OTHERWISE NOTED, TOPSOIL SHALL CONSIST OF THE FOLLOWING

CLAY (6-10%) ORGANIC (2-5%) PH 7.5 OR LESS.

GUARANTEE AND FINAL INSPECTION -AT THE COMPLETION OF PLANTING OPERATIONS REMOVE ALL SURPLUS MATERIAL FROM THE SITE AT NO EXTRA COST.

-MAKE GOOD ALL DAMAGE RESULTING FROM THE PLANTING OPERATIONS AT NO EXTRA COST. -PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS

FROM THE ISSUE DATE OF THE CERTIFICATE OF COMPLETION. -ALL PLANTS SHALL BE INSPECTED TWICE, ONCE HALFWAY THROUGH THE GUARANTEE PERIOD, AND AGAIN AT THE END OF THE GUARANTEE PERIOD. PLANTS WHICH, AT THAT TIME, ARE NOT IN A HEALTHY VIGOROUS GROWING CONDITION TO THE OWNER / OWNER'S REP'S SATISFACTION, SHALL BE

REPLACED AT NO EXTRA CHARGE. -CONTRACTOR TO CONTACT CONSULTANT AND/OR THE CLIENT TO REVIEW PROJECT FOR GUARANTEE INSPECTIONS.

-CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES ON

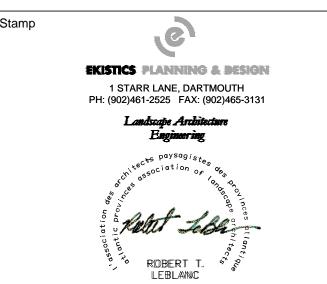
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-CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING

SERVICES WHEN EXCAVATING.

1	Issued for WMF review	2014/0
2	-	-

Description



Proposed

# Margareta Site

Clyde / Birmingham / Dresden

ROOFTOP PLANTING PLAN

References

WM FARES

Scale	1:50	Date Aug 01, 2014
Drawn by	PC	Sheet
Checked by	RL	_
Project number	-	L102

EXISTING

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Margareta Site

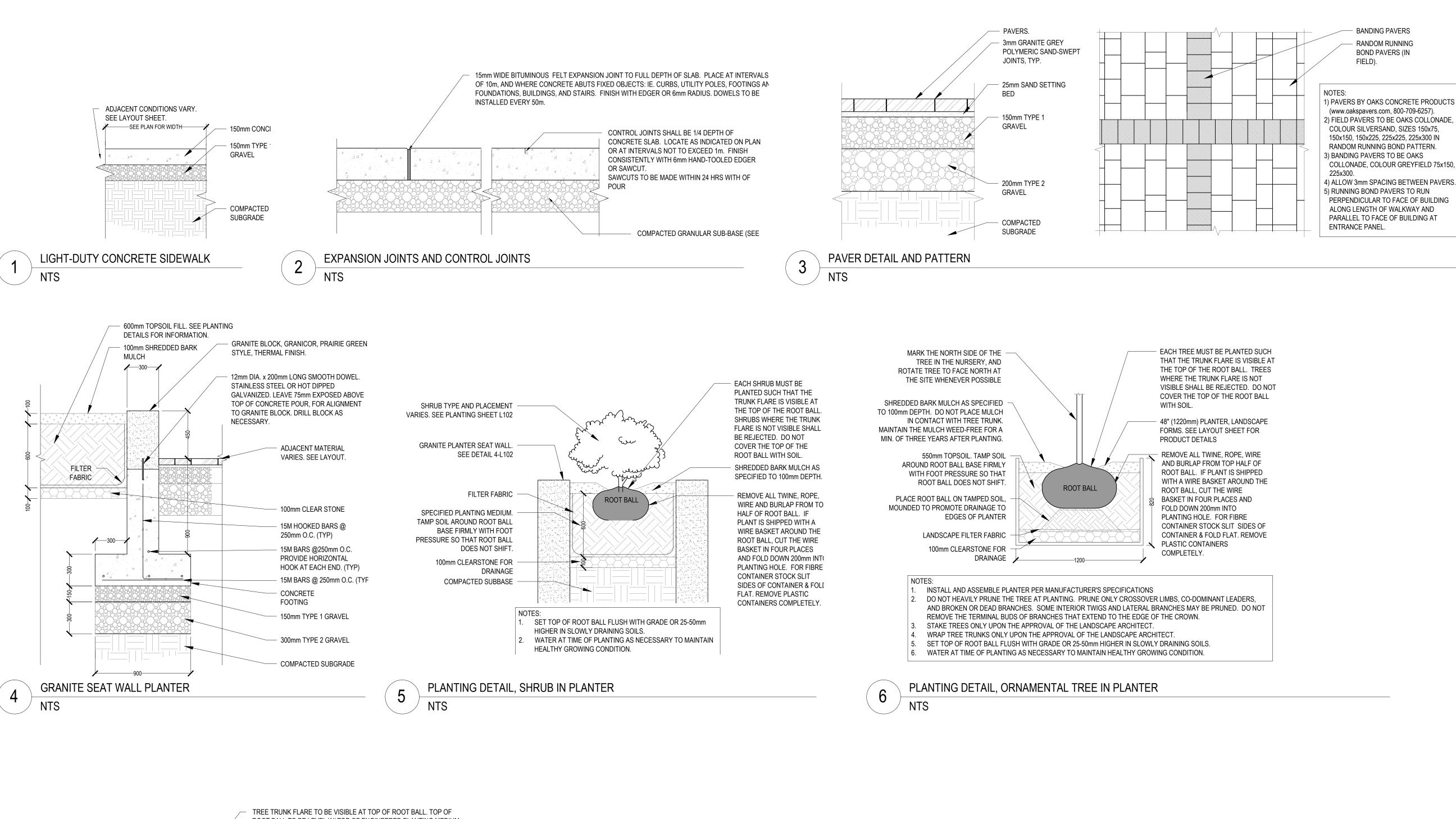
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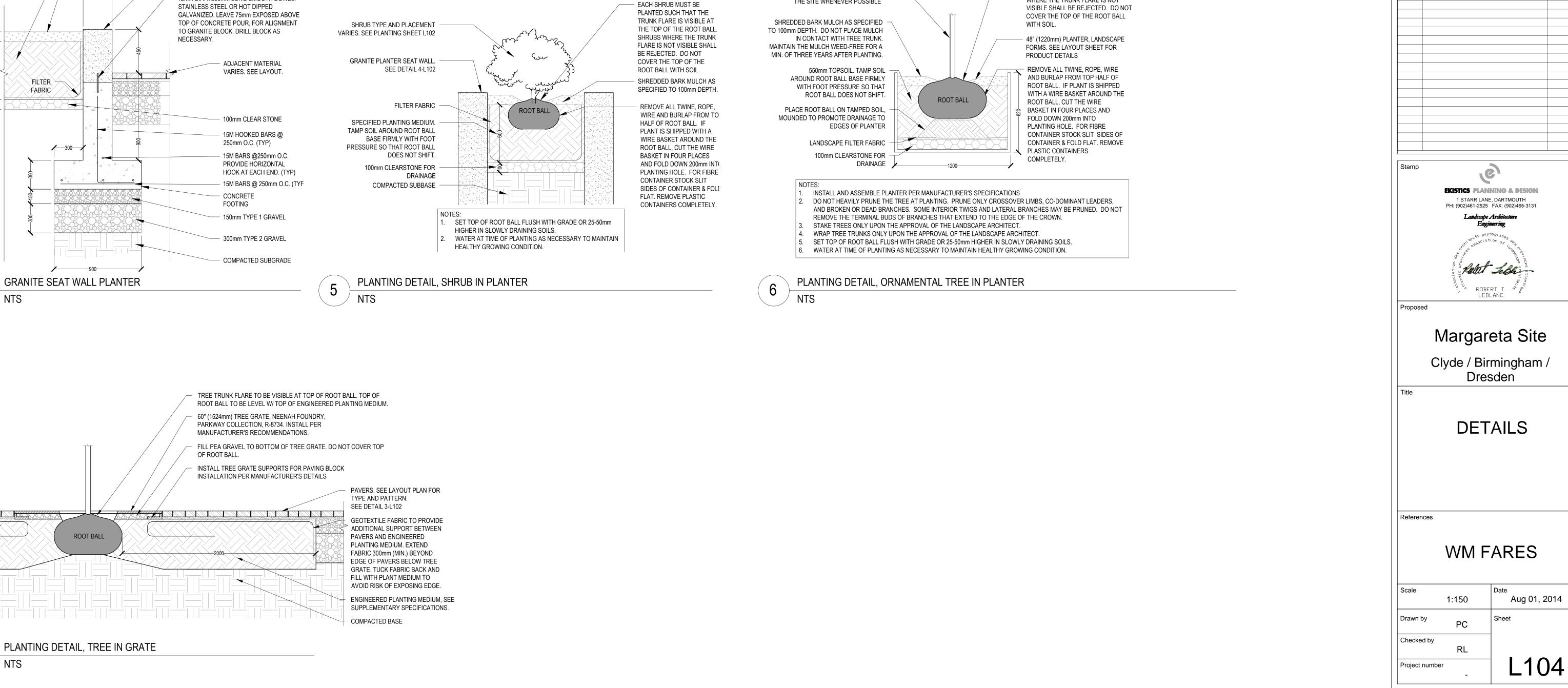
PLANTING PLAN

References

WM FARES

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Prime Consultant ARCHITECTS | ENGINEERS | PLANNERS Tel: (902) 457-6676 Fax: (902) 457-4686 Suite 205, Halifax Nova Scotia, Canada B3S 1P9 www.wmfares.com Description Issued for WMF review 2014/08/01 1 STARR LANE, DARTMOUTH PH: (902)461-2525 FAX: (902)465-3131 ROBERT T. 6 Margareta Site Clyde / Birmingham / Dresden **DETAILS** WM FARES Aug 01, 2014