

HALIFAX MAINLAND LAND USE BY-LAW

R-3 GENERAL RESIDENTIAL AND LOW RISE APARTMENT		
		COMPLY
MINIMUM LOT AREA	557 square m (6000 sq.ft.)	YES
MAXIMUM BUILDING HEIGHT	50 ft.	YES

R-3 GENERAL RESIDENTIAL AND LOW RISE APARTMENT	
OPEN SPACE PER 1 BEDROOM DWELLING UNIT	275 sq.ft.
OPEN SPACE PER 2 BEDROOM DWELLING UNIT	575 sq.ft.
1 BEDROOM DWELLING UNIT (11) x 275 sq.ft. = 3025 sq.ft.	
2 BEDROOM DWELLING UNIT (2) x 575 sq.ft. = 1150 sq.ft.	
OPEN SPACE REQUIRED	
TOTAL:	4 175 sq.ft.
OPEN SPACE PROVIDED	
TOTAL:	4 343 sq.ft.

OLD SAMBRO ROAD PROJECT DATA			
UNITS PROVIDED			
LEVEL	1 BDR	2 BDR	TOTAL
100-200	5	0	10
300	1	2	3
TOTALS:	11 (85%)	2 (15%)	13

DENISTY ALLOWED	
75 PERSONS PER ACRE	
16 788 SF = 0.385 ACRES	
75 PERSONS x 0.385 ACRES = 28.9 PERSONS	
TOTAL:	28.9 PERSONS

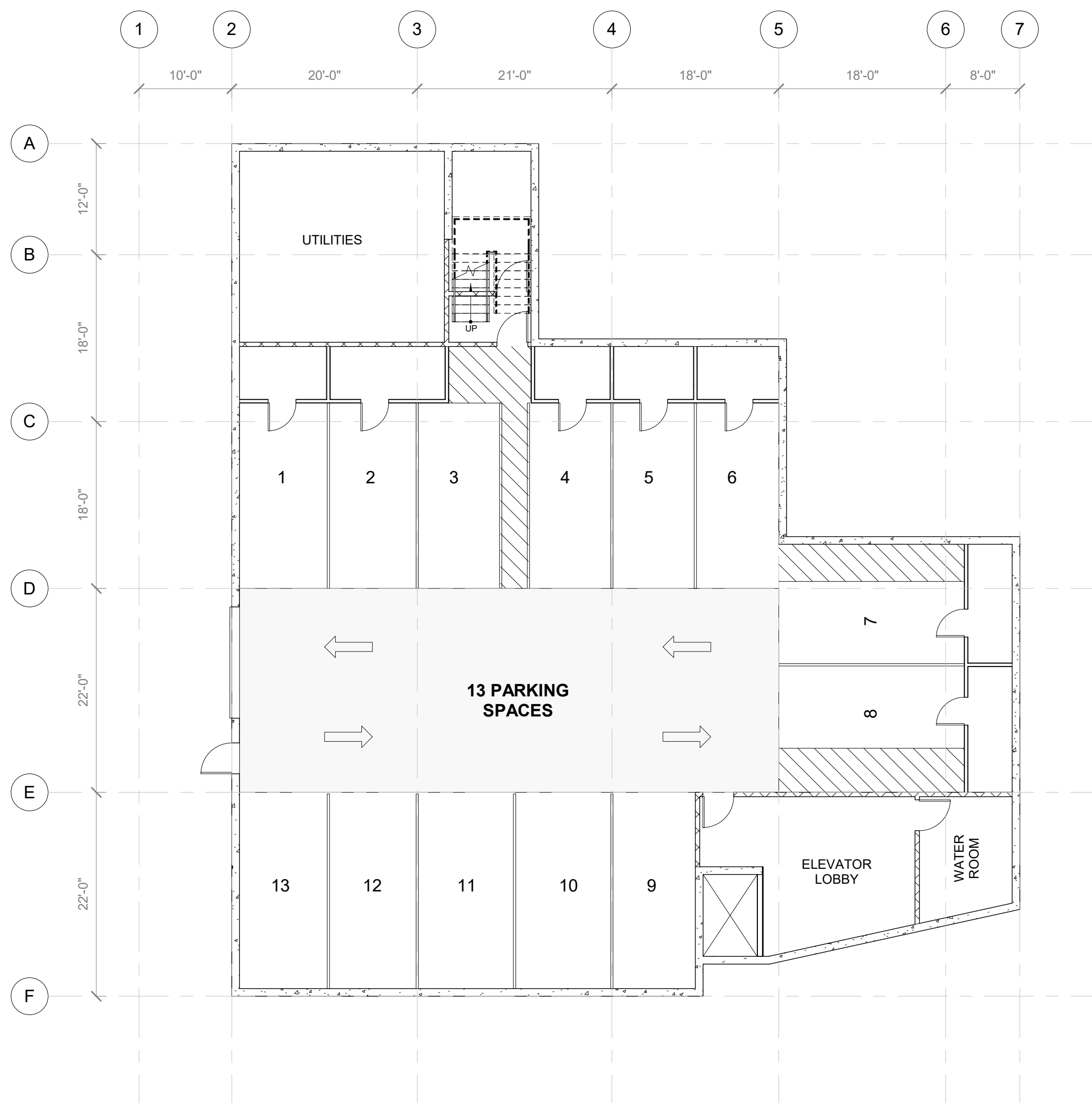
DENISTY PROVIDED	
11 (1 BDR) x 2 PERSONS = 22 PERSONS	
2 (2 BDR) x 3 PERSONS = 6 PERSONS	
TOTAL:	28 PERSONS

SITE DATA	
PROPERTY AREA	16 788 SF
BUILDING AREA	6 209 SF

PARKING SPACES PROVIDED	
EXTERIOR	0
INTERIOR	13 *(2 BF)
TOTAL:	13



GENERAL NOTES 1. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT(S) BEFORE COMMENCING WORK. 2. THE ARCHITECT(S) BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THE DRAWINGS BY THE CONTRACTOR. UPON APPLICATION, GRAPHIC CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE DRAWINGS WILL BE PROVIDED. 3. ALL PRINTS AND SPECIFICATIONS RELATED TO THIS PROJECT ARE THE PROPERTY OF WM FARES ARCHITECTS. DESIGN CAN NOT BE REPRODUCED, COPIED, OR USED FOR CONSTRUCTION PURPOSES WITHOUT THE APPROVAL OF THE ARCHITECT IN WRITING. 4. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODE, BY-LAWS, AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. 5. THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS. IN CASES OF DIFFERENCES BETWEEN CONSULTANTS' DOCUMENTS WITH RESPECT TO QUALITY, SIZE OR SCOPE OF WORK, THE GREATER SHALL APPLY. 6. ALL GUARDS & HANDRAILS TO CONFORM TO NATION BUILDING CODE. 7. ALL DIMENSIONS SHOWN TO FINISHED SURFACES AND ELEMENTS UNLESS OTHERWISE NOTED. 8. IF AN ITEM IS NECESSARY FOR THE INSTALLATION AND PROPER WORKMANSHIP OF MATERIALS UNDER THIS CONTRACT AND IS NOT NOTED OR SPECIFIED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE IMPLEMENTATION. 9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL ON SITE DIMENSIONS & MEASUREMENTS AND SHALL BECOME THOROUGHLY FAMILIAR WITH THE EXISTING SITE CONDITIONS WHICH AFFECT THE WORK OF THIS PROJECT. NO ALLOWANCE WILL BE MADE FOR FAILURE TO NOTE SITE CONDITIONS. 10. ALL AREAS TO BE LEFT IN CLEAN CONDITION AT THE END OF EACH DAYS WORK.	No.	Description	Date	WM FARES ARCHITECTS 3480 Joseph Howe Dr. Suite 500 Halifax, NS B3L 4H7 902.457.6676	STAMP TRUE NORTH PROJECT SAMBRO ROAD PROJECT ADDRESS 48-50 OLD SAMBRO ROAD, HALIFAX NS	DWG TITLE SITE DEVELOPMENT PLAN	SCALE As indicated	DATE OCTOBER 2019
						CLIENT N/A	DRAWN BY TMM	A001
						CHECKED BY CS/RM		
						PROJECT NUMBER 2019-29		



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No.	Description	Date

WM FARES
ARCHITECTS

3480 Joseph Howe Dr. | Suite 500 | Halifax, NS B3L 4H7 | 902.457.6676

STAMP

TRUE NORTH

PROJECT

SAMBRO ROAD

PROJECT ADDRESS

48-50 OLD SAMBRO ROAD, HALIFAX NS

CLIENT

N/A

DWG TITLE

FLOOR PLAN - LEVEL P1 PARKING

SCALE

3/32" = 1'-0"

DATE

OCTOBER 2019

DRAWN BY

Author

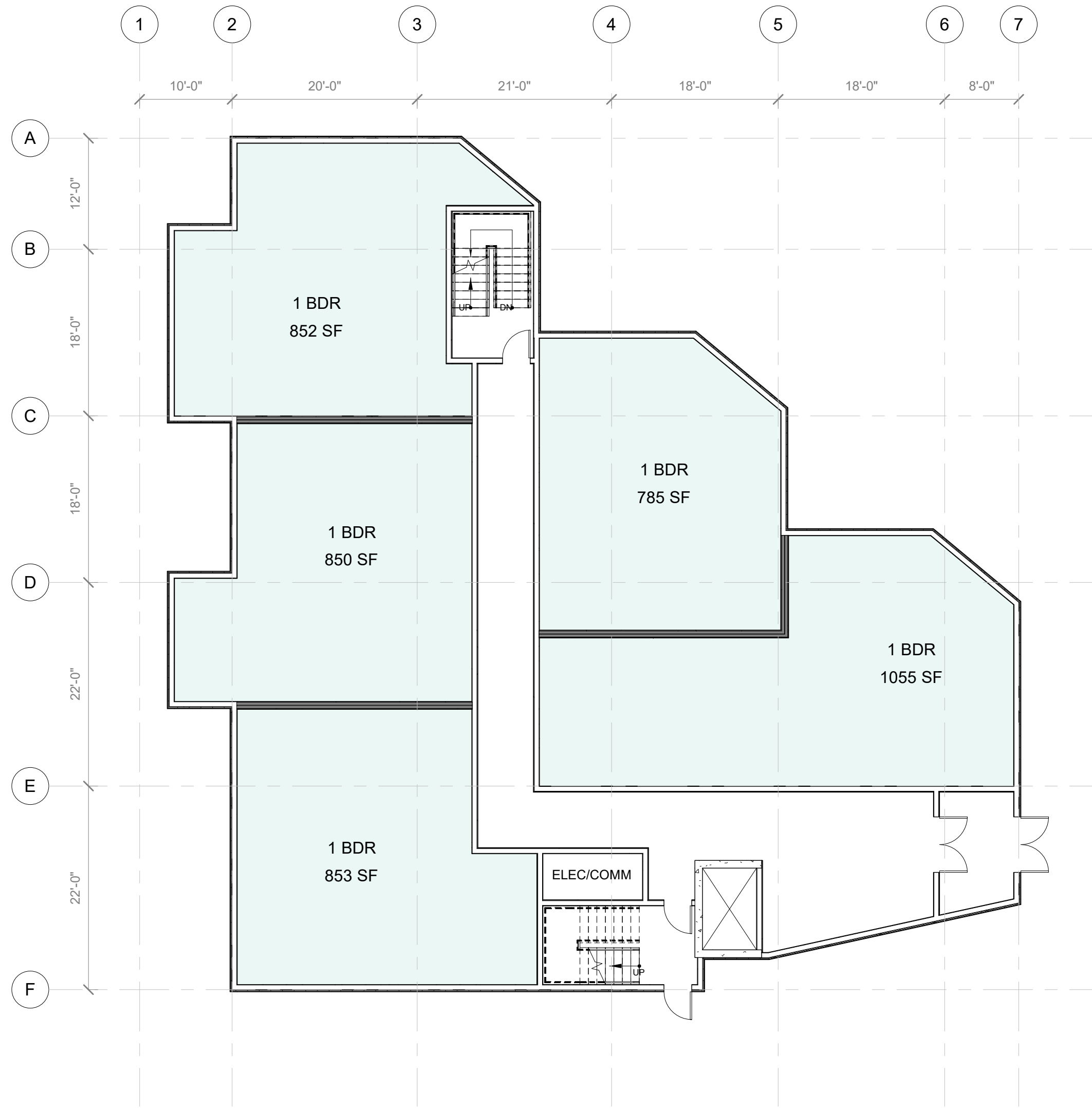
CHECKED BY

Checker

PROJECT NUMBER

2019-29

A101



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STAMP

TRUE NORTH

CLIENT N/A

PROJECT

SAMBRO ROAD

PROJECT ADDRESS

48-50 OLD SAMBRO ROAD, HALIFAX NS

DWG TITLE

FLOOR PLAN - LEVEL 100-200

SCALE	DATE
3/32" = 1'-0"	OCTOBER 2019
DRAWN BY	A102
TMM	
CHECKED BY	
CS/RM	
PROJECT NUMBER	2019-29



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PROJECT

SAMBRO ROAD

PROJECT ADDRESS

48-50 OLD SAMBRO ROAD, HALIFAX NS

CLIENT

N/A

DWG TITLE

FLOOR PLAN - LEVEL 300

SCALE

3/32" = 1'-0"

DATE

OCTOBER 2019

DRAWN BY

TMM

CHECKED BY

CS/RM

PROJECT NUMBER

2019-29

A103