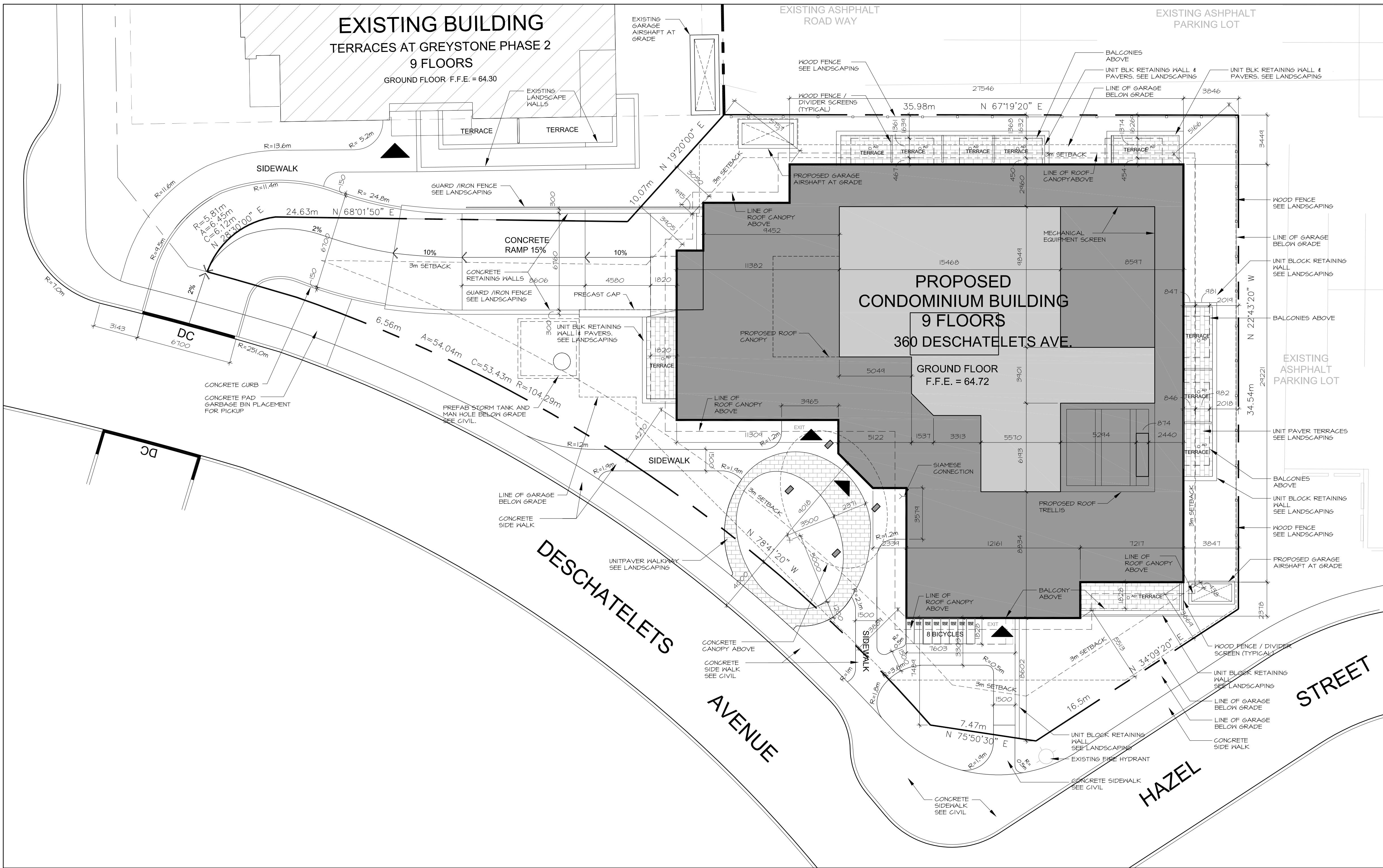




SURVEY INFORMATION TAKEN FROM:
PLAN 4M-1583
PLAN OF SUBDIVISION OF
PART OF LOT 'H' CONCESSION 'D' (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN,
CITY OF OTTAWA
REGISTERED PLAN 4M-1583, CITY OF OTTAWA
ANNIS O'SULLIVAN VOLLEBEKK LTD. 2017

SITE SUMMARY:

ZONING : R5B (2308), FIFTH DENSITY ZONE
APARTMENT DWELLINGS, MID TO
HIGH-RISE
SITE AREA : 1807.44 sq.m
PROPOSED USE : RESIDENTIAL CONDOMINIUM BUILDING,
9 FLOORS,
2 LEVELS UNDERGROUND PARKING
GARAGE
BUILDING FOOTPRINT:
(ABOVE GRADE) 868.5 sq.m

ZONING SUMMARY:

	REQUIRED	PROVIDED
MIN LOT AREA :	675 sq.m.	1,807.44 sq m
BUILDING HEIGHT :	32 m (max)	28 m

YARDS

FRONT YARD	3 m	3.86 m (min)
REAR YARD	3 m	5.1 m
CORNER SIDE YARD	3 m	7.4 m (min)
INTERIOR SIDE YARD	1.5 m	3 m
Within 21m of Front Lot Line	6 m	3.4 m
Further than 21m of Front Lot Line		

VEHICULAR PARKING:

RESIDENTIAL PARKING (85 units x 0.5 = 43 spaces)	43 spaces	63 spaces
RESIDENTIAL VISITOR PARKING (85 units (-first 12 units) x 0.1 = 7 spaces)	7 spaces	7 spaces
	50 spaces	70 spaces

BICYCLE PARKING

RESIDENTIAL (85 units x 0.5 = 43 spaces)	43 spaces	35 spaces (inside)
		8 spaces (outside)

AMENITY

(85 units x 6 sq.m/unit = 510 sq.m.)	510 sq.m	970 sq.m
(Communal, 50% of Req'd = 255 sq.m.)	255 sq.m	349 sq.m

LANDSCAPED OPEN SPACE

(30% OF LOT AREA = 1807.44 sq m X 30% = 542.2 sq.m)	542.2 sq.m	737.84 sq.m 40%
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BUILDING SUMMARY:

CONDOMINIUM UNITS	85
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	GROSS FLOOR AREA	NET FLOOR AREA
ROOF/ MECH. PENT	2,909 sq.ft.	-
LEVEL 9	9,210 sq.ft.	7,823 sq.ft.
LEVELS 4-8	46,050 sq.ft.	38,695 sq.ft.
LEVELS 2-3	18,420 sq.ft.	15,490 sq.ft.
GROUND	9,431 sq.ft.	4,682 sq.ft.
TOTAL	86,020 sq.ft.	66,690 sq.ft.

GARAGE P1	14,754 sq.ft.
GARAGE P2	14,754 sq.ft.
GARAGE P2 (lower)	1,353 sq.ft.
TOTAL	116,881 sq.ft.

UNIT TYPE / FLOOR

	BACH.	1 BED +DEN	2 BED +DEN	2 BED +DEN	TOTAL/ FLOOR
LEVEL 9			1	5	6
LEVEL 8		2	2	3	9
LEVEL 7		2	2	3	9
LEVEL 6		2	2	3	9
LEVEL 5		2	2	3	9
LEVEL 4		2	2	3	9
LEVEL 3	6	1	2	3	12
LEVEL 2	6	1	2	3	12
GROUND	6	1	1	1	10
TOTAL	18	13	11	16	85

UNIT MIX

GUEST SUITE	318 sq.ft.	
BACHELOR	316 sq.ft. - 393 sq.ft.	21%
1 BEDROOM	608 sq.ft. - 610 sq.ft.	15%
1 BEDROOM + DEN	743 sq.ft. - 753 sq.ft.	13%
2 BEDROOM	824 sq.ft. - 920 sq.ft.	19%
2 BEDROOM + DEN	964 sq.ft. - 1,472 sq.ft.	32%

PROJECT CONSULTANTS:

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KEY PLAN



1	FEB 14, 2020	ISSUED FOR SITE PLAN CONTROL
no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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PROJECT/LOCATION:

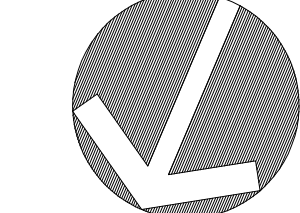
**GREYSTONE
360 DESCHATELETS**

DRAWING TITLE:

SITE PLAN

DRAWN BY:	DATE:	SCALE:
MT	FEB. 3, 2020	1:150

PROJECT:	DRAWING NO.:
1607.04	



A1.01

REVISION NO.: