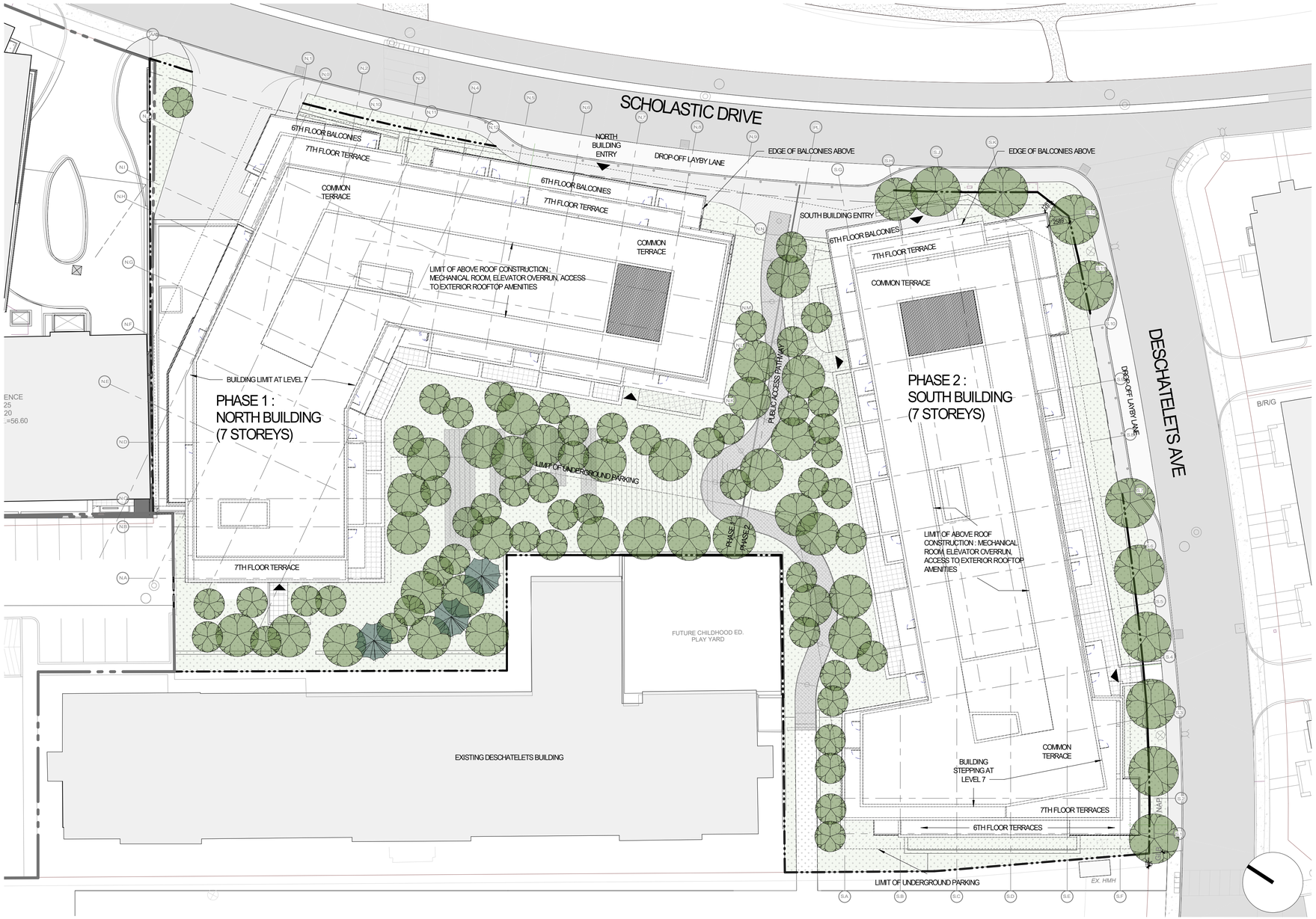

OVERALL ROOF SITE

1 : 250

1 / A.100

GREYSTONE VILLAGE PHASE 3, OTTAWA

PROJECT STATISTICS

PROJECT INFORMATION

ZONING	GM[2310] S420
SITE AREA	7494m2
BUILDING HEIGHT (GM[2310] S420)	MAX 83.7m
FLOOR SPACE INDEX	1.97 (All Phases)
SETBACKS GM[2310] S420	Schedule 420
SETBACKS GM[2310] S420	
FRONT	1.8m
REAR	1.3m
INTERIOR YARD	0.0m
INTERIOR YARD	0.0m

PROJECT STATISTICS

NORTH BUILDING	
BUILDING HEIGHT (ABOVE ROOF CONSTRUCTION EXCLUDED) (a.s.l)	83.7m
FRONT YARD SETBACK (SCHOLASTIC DRIVE)	3.0m
CORNER SIDE YARD SETBACK (DESCHATELETS AVE)	1.8m
REAR YARD SETBACK	VARIES
MINIMUM WIDTH OF LANDSCAPE BUFFER	1.3m
SOUTH BUILDING	
BUILDING HEIGHT (ABOVE ROOF CONSTRUCTION EXCLUDED) (a.s.l)	83.7m
FRONT YARD SETBACK	1.8m
SIDE YARD SETBACK	0.0m
SIDE YARD SETBACK	0.0m
REAR YARD SETBACK	VARIES
LANDSCAPE OPEN SPACE	
DRIVING SURFACE	402m2 (6%)
BUILDING FOOTPRINT	3440m2 (50%)
LANDSCAPE OPEN SPACE	2947m2 (44%)
TOTAL	6789m2 (100%)

BUILDING STATISTICS

GROSS FLOOR AREA (CITY OF OTTAWA DEFINITION)

NORTH BUILDING	
GROUND FLOOR	647 m2
LEVEL 2	1307 m2
LEVEL 3	1578 m2
LEVEL 4	1578 m2
LEVEL 5	1578 m2
LEVEL 6	1578 m2
LEVEL 7	1244 m2
TOTAL	9510 m2
SOUTH BUILDING	
GROUND FLOOR	642 m2
LEVEL 2	1174 m2
LEVEL 3	1470 m2
LEVEL 4	1470 m2
LEVEL 5	1470 m2
LEVEL 6	1443 m2
LEVEL 7	1156 m2
TOTAL	8,825 m2
PROJECT TOTAL	**18,335** m2

UNIT STATISTICS

NORTH BUILDING	
STUDIO	17
1 BED	43
1 BED + DEN	14
2 BED	28
2 BED + DEN	33
TOTAL	135
SOUTH BUILDING	
STUDIO	18
1 BED	34
1 BED + DEN	15
2 BED	29
2 BED + DEN	29
TOTAL	125
PROJECT TOTAL	**260**

PARKING

CAR PARKING	
REQUIRED	
RESIDENCE *(0.5 PER UNIT AFTER 12 UNITS)*	124
-10% (Section 101(6)(c) of the Zoning By-law)	(-12)
VISITOR *(0.1 SPACES/DWELLING UNIT)*	25
TO A MAXIMUM OF 30 SPACES	
BARRIER FREE *(4 TYPE A / 4 TYPE B)*	8
-Section 3.1.2, Table 3 Ottawa ADS	
TOTAL	157
TOTAL PARKING SPACES PROVIDED	266
BICYCLE PARKING REQUIRED	
RESIDENCE *(0.5 SPACES/DWELLING UNIT)*	130
TOTAL	130
TOTAL BICYCLE PARKING SPACES PROVIDED	260
(INC. 10 EXTERIOR SPACES)	

AMENITY

REQUIRED	
TOTAL AMENITY: 260 UNITS x 6m2	1560m2
MIN. 50% COMMUNAL AREA	780m2
PROVIDED	
PRIVATE TERRACE/BALCONIES TOTAL	4600m2
TOTAL COMBINED INTERIOR	
NORTH BUILDING	523m2
SOUTH BUIDLING	538m2
TOTAL COMMUNAL SPACE PROVIDED	1061m2
TOTAL AMENITY PROVIDED	5661m2

NOTES GÉNÉRALES General Notes

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OUVRAGE Project

GREYSTONE VILLAGE PHASE 3

EMPLACEMENT Location: OTTAWA

NO PROJET No.: 12272

NO	RÉVISION	DATE (aa-mm-jj)
A	SITE PLAN - SUBMITTAL #1	2021.07.15

Préliminaire NE PAS UTILISER POUR CONSTRUCTION

DESSINÉ PAR Drawn by: GG / AB

VÉRIFIÉ PAR Checked: CI

DATE (aa/mm/jj): 05/28/21

ÉCHELLE Scale: 1 : 250

TITRE DU DESSIN Drawing Title

SITEPLAN AND PROJECT INFORMATION

RÉVISION Revision: A

NO. DESSIN Dwg Number: A.100

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