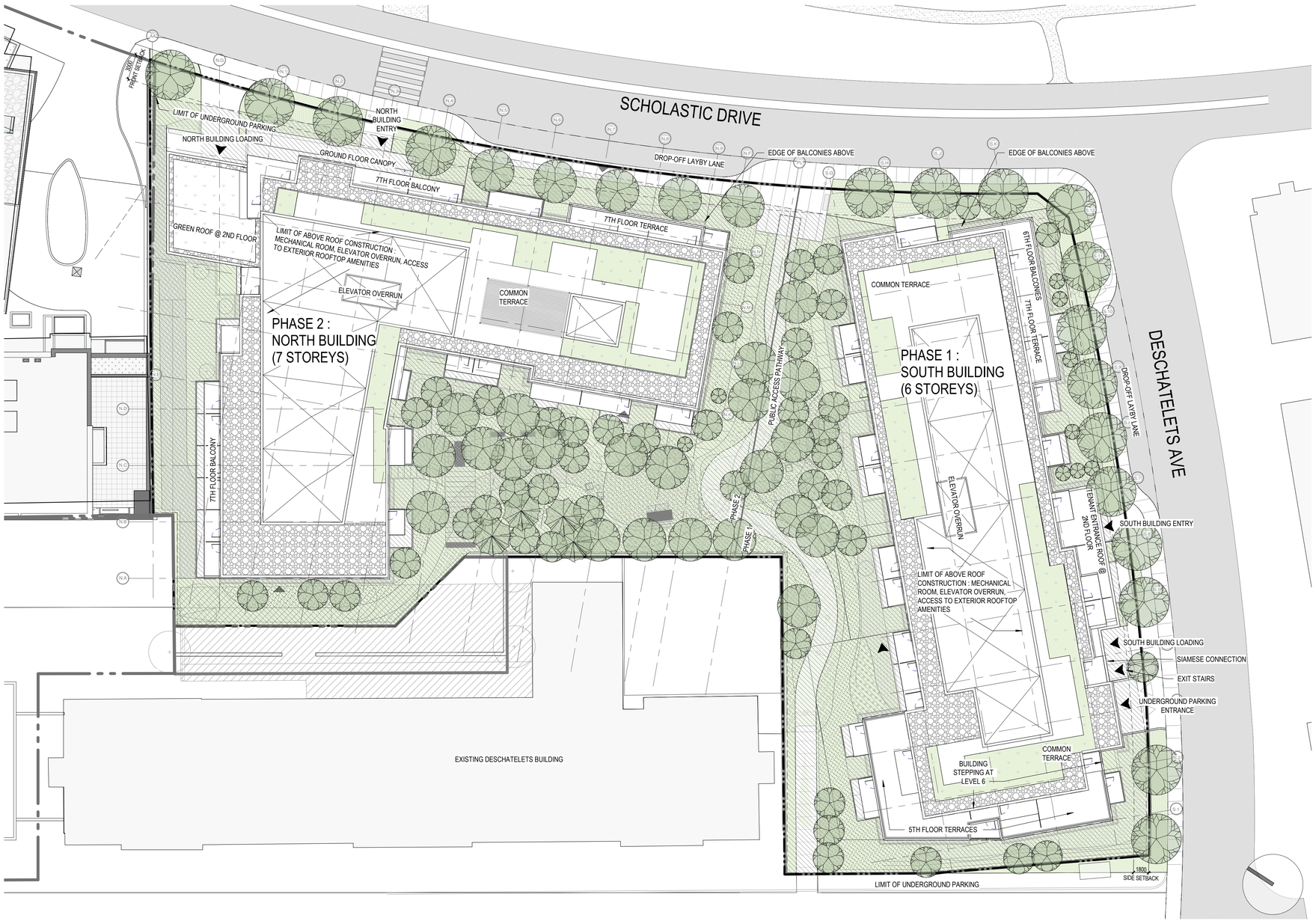

OVERALL ROOF SITE

1 : 250

A.100

GREYSTONE VILLAGE PHASE 3, OTTAWA

PROJECT STATISTICS

PROJECT INFORMATION	
ZONING	GM[2310] 5420
SITE AREA	7494m2
BUILDING HEIGHT (GM[2310] 5420)	MAX 83.7m
FLOOR SPACE INDEX	1.95 (All Phases)
SETBACKS GM[2310] 5420	Schedule 420
SETBACKS GM[2310] 5420	
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)	83700m
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)	83700m
FRONT YARD SETBACK	1.8m
SIDE YARD SETBACK	0.0m
SIDE YARD SETBACK	0.0m
REAR YARD SETBACK	VARIES
LANDSCAPE OPEN SPACE	
DRIVING SURFACE	85m2 (1%)
BUILDING FOOTPRINT	3470m2 (48%)
LANDSCAPE OPEN SPACE	3631m2 (51%)
TOTAL	7188m2 (100%)

BUILDING STATISTICS	
GROSS FLOOR AREA (CITY OF OTTAWA DEFINITION)	
NORTH BUILDING	
GROUND FLOOR	1228.0 m2
LEVEL 2	1445.0 m2
LEVEL 3	1445.0 m2
LEVEL 4	1445.0 m2
LEVEL 5	1445.0 m2
LEVEL 6	1445.0 m2
LEVEL 7	1390.0 m2
TOTAL	9843.0 m2
SOUTH BUILDING	
GROUND FLOOR	1053.0 m2
LEVEL 2	1452.0 m2
LEVEL 3	1452.0 m2
LEVEL 4	1452.0 m2
LEVEL 5	1452.0 m2
LEVEL 6	1234.0 m2
TOTAL	8,095 m2
PROJECT TOTAL	**17,938.0** m2

UNIT STATISTICS	
NORTH BUILDING	
STUDIO	35
1 BED	31
1 BED + DEN	28
2 BED	35
2 BED + DEN	24
TOTAL	153
SOUTH BUILDING	
STUDIO	11
1 BED	48
1 BED + DEN	24
2 BED	18
2 BED + DEN	17
TOTAL	118
PROJECT TOTAL	**271**

PARKING	
CAR PARKING	
REQUIRED	
RESIDENCE *(0.5 PER UNIT AFTER 12 UNITS)*	129.5
-10% (Section 101(6)(c) of the Zoning By-law)	(-12)
VISITOR (0.1 SPACES/DWELLING UNIT)	27
TO A MAXIMUM OF 30 SPACES	
BARRIER FREE *(3 TYPE A / 4 TYPE B)*	7
Section 3.1.2, Table 3 Ottawa ADS	
TOTAL	164
TOTAL PARKING SPACES PROVIDED	170
BICYCLE PARKING REQUIRED	
RESIDENCE *(0.5 SPACES/DWELLING UNIT)*	135.5
TOTAL	135.5
TOTAL BICYCLE PARKING SPACES PROVIDED	170
(INC. 10 EXTERIOR SPACES)	

AMENITY	
REQUIRED	
TOTAL AMENITY: 271 UNITS x 6m2	1626.00
MIN. 50% COMMUNAL AREA	813.00
PROVIDED	
PRIVATE TERRACE/BALCONIES TOTAL	4929.00
TOTAL COMBINED INTERIOR	
NORTH BUILDING	205m2
SOUTH BUIDLING	289m2
TOTAL INTERNAL COMMUNAL SPACE PROVID:	494m2
TOTAL AMENITY PROVIDED	5423m2

PARKING TABLE - TOTAL

NAME	SIZE	QTY
ACCESSIBLE TYPE A	3200mm x 5200mm	2
ACCESSIBLE TYPE B	2400mm x 5200mm	2
COMPACT	2600mm x 5200mm	13
STANDARD	2600mm x 5200mm	72

P1 - PARKING N: 89

ACCESSIBLE TYPE A	2600mm x 5200mm	1
ACCESSIBLE TYPE B	2600mm x 5200mm	1
COMPACT	<varies>	31
STANDARD	<varies>	48

P1 - PARKING S: 81

TOTAL: 170

LOCKERS TABLE - TOTAL

LEVEL	Type	QTY
<varies>	STORAGE LOCKER 1220d x 1100w x 2100h	104
<varies>	STORAGE LOCKER 1560d x 1100w x 2100h	36

TOTAL: 140

BICYCLE PARKING TABLE - TOTAL

LEVEL	NAME	SIZE	QTY
P1 - PARKING N	BICYCLE PARK	1800mm x 1325mm	26
P1 - PARKING N	STORAGE LOCKER	1800mm x 1100mm	81
P1 - PARKING S	BICYCLE PARK	1800mm x 1325mm	15
P1 - PARKING S	STORAGE LOCKER	1800mm x 1100mm	38

TOTAL: 160

TOPOGRAPHICAL INFORMATION:

Property boundary information has been derived from Plan 20144-19 Regionnal Blk 32 4M-1596 R D1-4R prepared by Annis, O'Sullivan, Vollebekk Ltd. The topographical information has been prepared by Novatech Engineer as shown on there Grading Plan 20220302-114025-GR(PH3).

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	2021.07.23
B	SITE PLAN - SUBMITTAL #2	2022.06.03

Préliminaire
NE PAS UTILISER POUR CONSTRUCTION

DESSINÉ PAR Drawn by: NE, MJ

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: B

NO. DESSIN Dwg Number: A.100

#17640

D07-12-21-0111

Autodesk Docs://12272_GREYSTONE/GV-PH3_12272_ARC_R22.rvt