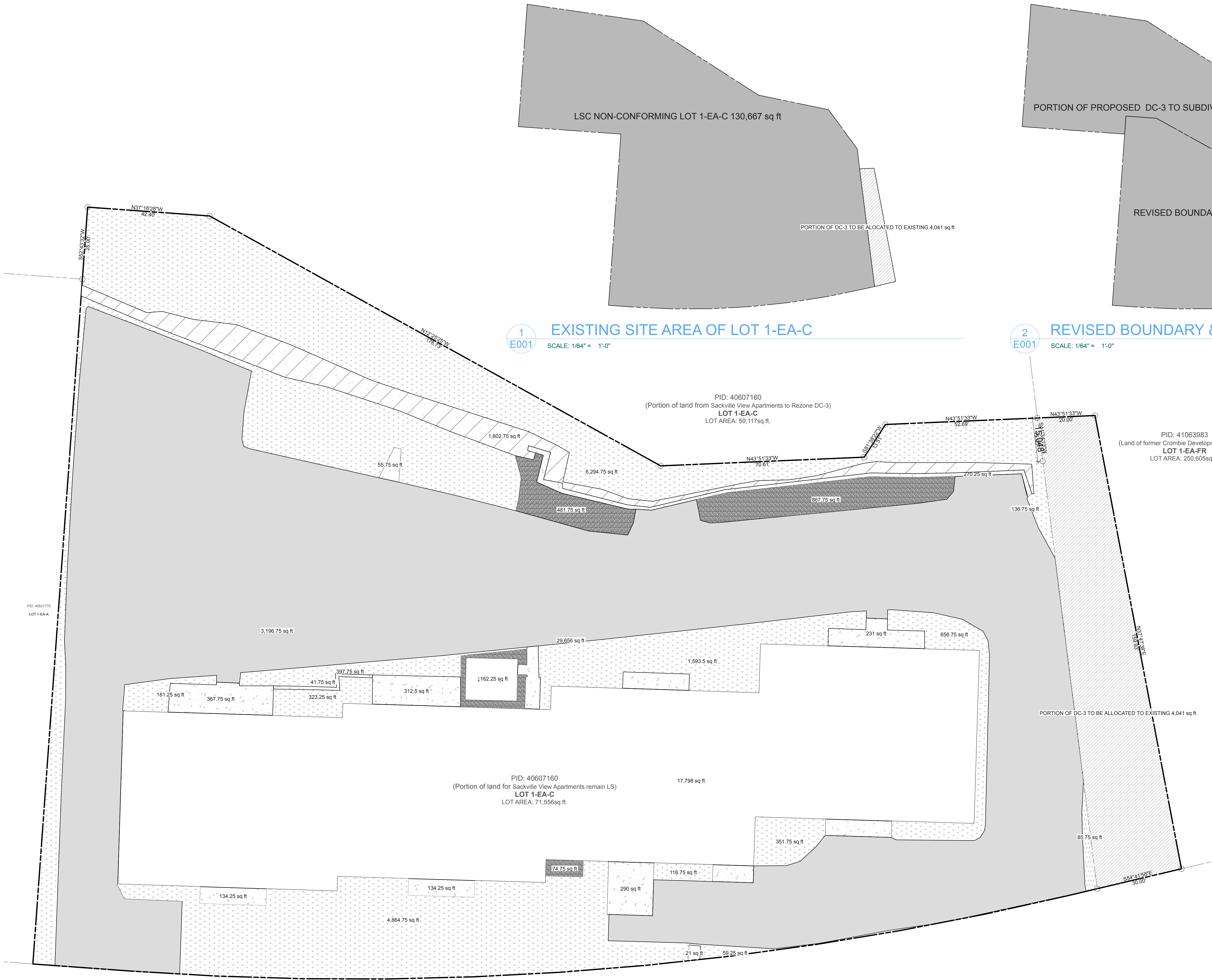


Notes:

Do not scale, use dimensions only. If in doubt ask for further information, prior to incurring any time or cost penalties. All components to be site measured unless otherwise agreed in writing. The contractor is to cross check the architectural drawings with those of other consultants and sub-contractors and to report any discrepancies prior to proceeding.



1
E001
EXISTING SITE AREA OF LOT 1-EA-C
SCALE: 1/64" = 1'-0"

2
E001
REVISED BOUNDARY & PORTION OF LAND TO SUBDIVIDED
SCALE: 1/64" = 1'-0"

REZONING CALCULATION OF EXISTING SITE		
PID: 40607160 (LOT 1-EA-C) EXISTING ZONING: NON CONFORMING LSC EXISTING SITE AREA:		
		130,667 SQ.FT.
REVISED SITE BOUNDARY (Inc. portion of DC-3 to be allocated to existing): PORTION OF DC-3 TO BE ALLOCATED TO EXISTING REZONED DC-3 TO BE SUBDIVIDED:		
		76,124 SQ.FT. 4,041 SQ.FT. 58,585 SQ.FT.
SDSUB 11.9.5 REQUIRED GREEN SPACE & LANDSCAPING AREA (Min 20% of total land area): REVISED RECREATION AREA:		
		14,417 SQ.FT. REQUIRED 23,891 SQ.FT. PROVIDED
SDSUB 11.10.2 EXISTING BUILDING UNITS		
	UNIT # & TYPE	AMENITY
1,800 SQ.FT.		1 BED x 9
19,560 SQ.FT.		2 BED x 34
		3 BED x 5
4,750 SQ.FT. AMENITY SPACE TO PROVIDE (Per DC-3 Zone requirements)	48 UNIT TOTAL	26,100 SQ.FT. REQUIRED
EXISTING AMENITY SPACE		
	AMENITY AREAS PATIO & BALCONY'S AREAS GRASSED & LANDSCAPED AREAS TOTAL AMENITY SPACE	573 SQ.FT. 3,603 SQ.FT. 23,891 SQ.FT. 28,067 SQ.FT. PROVIDED
PARKING SDSUB 16 (a)		
	1.5 PARKING SPACES PER UNIT 48 UNITS x 1.5	72 REQUIRED
EXISTING PARKING		
	-13 VISITOR + 73 NUMBERED	86 PARKING TOTAL
BICYCLE PARKING FACILITIES		
SDSUB 40A.1		
	0.5 SPACES PER DWELLING UNIT 48 UNITS x 0.5 80% CLASS 'A'; 19 CLASS 'A' 20% CLASS 'B'; 5 CLASS 'B'	24 REQUIRED
EXISTING BICYCLE PARKING		
	0	0 PROVIDED

STATS - SITE AREAS		
ID	Area	Quantity
1. LOT 1-EA-C	130,667	1
2. REV BOUNDARY	76,124	1
3. PROP SUBDIV	58,585	1
4. DC-3 ADDED	4,041	1
AMENITY	497	3
BALCONY	1,680	22
CONC	389	4
EXISTING BLDG	17,798	1
GABION	1,803	1
GRASS	18,263	13
GRAVEL	1,587	4
PATIO	1,923	10
ROAD	29,656	1
STORAGE SHED	264	1
VOID OVER	76	1

Revision	Description	Drawn	Approved	Date	
Drawing Status: PRELIMINARYS					
Client: BEUKEMA & NELSON INC.					
Project Title:					
685 Old Sackville Road, Sackville Downs, Sackville, NS, Canada.					
Drawing Title:					
EXISTING LOT 1-EA-C SITE CALULATIONS					
Scale:	As Shown	Drawn by:	AOC		
Date:	2018-06-26	Checked by:	AOC		
Project No.	Type	Element	Drawing No.	Rev.	
RG		(0)	E001		
STUDIO WORKS					
INTERNATIONAL INC.					
ARCHITECTURE - PLANNING - INDUSTRIAL DESIGN - PROJECT MANAGEMENT					
Suite 100 6156 Quinpool Road Halifax, Nova Scotia B3L 1A3		phone: 902 . 429 . 3359 fax: 902 . 429 . 1672 email: studio2ron@gmail.com site: www.studioworks.ca			

3
E001
PROPOSED AREA CALCULATION
SCALE: 1/16" = 1'-0"