

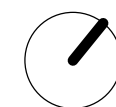


DEVELOPMENT OPTION

Crestfield Drive, Hammonds Plains NS

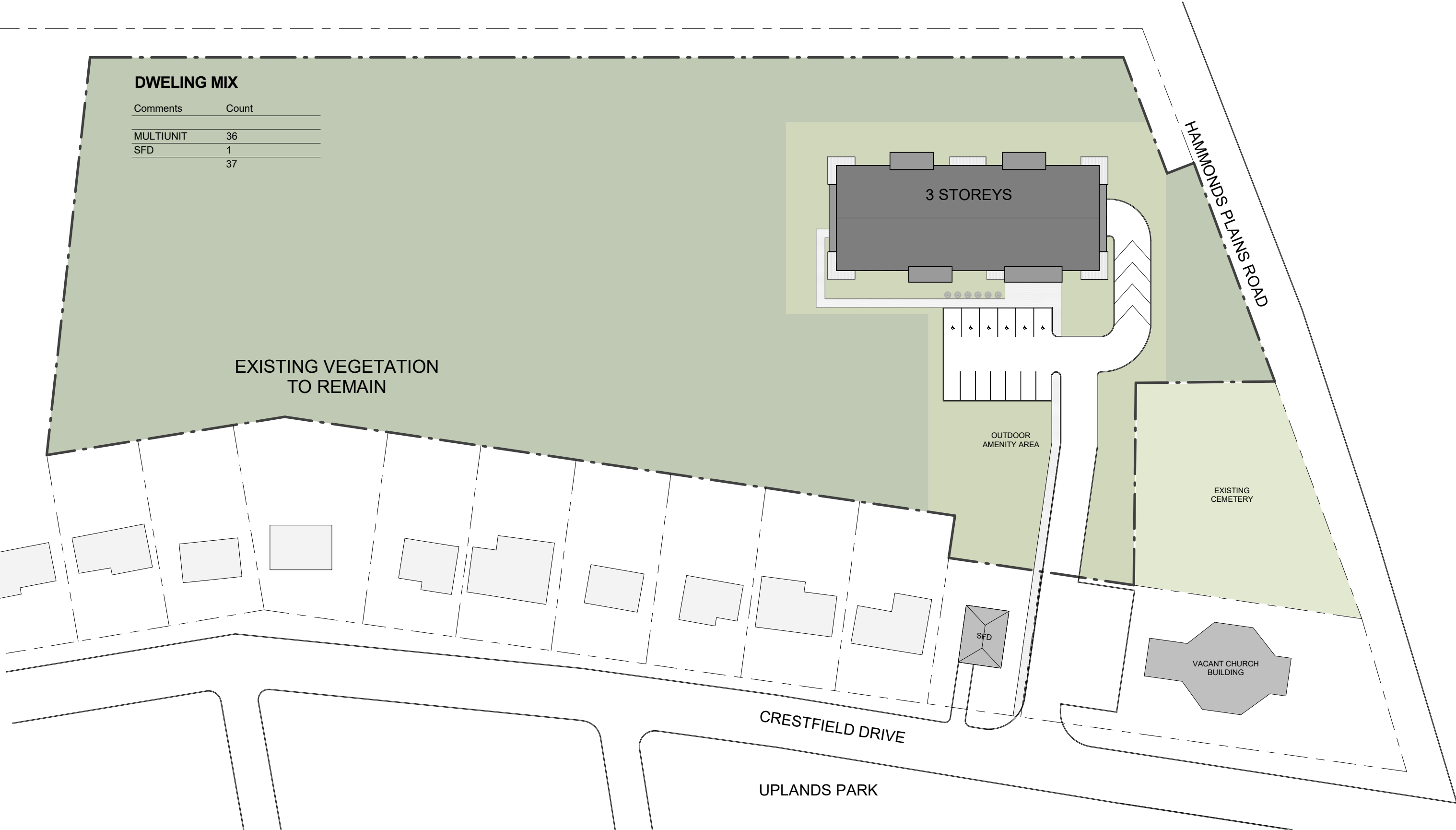
SITE DEVELOPMENT PLAN

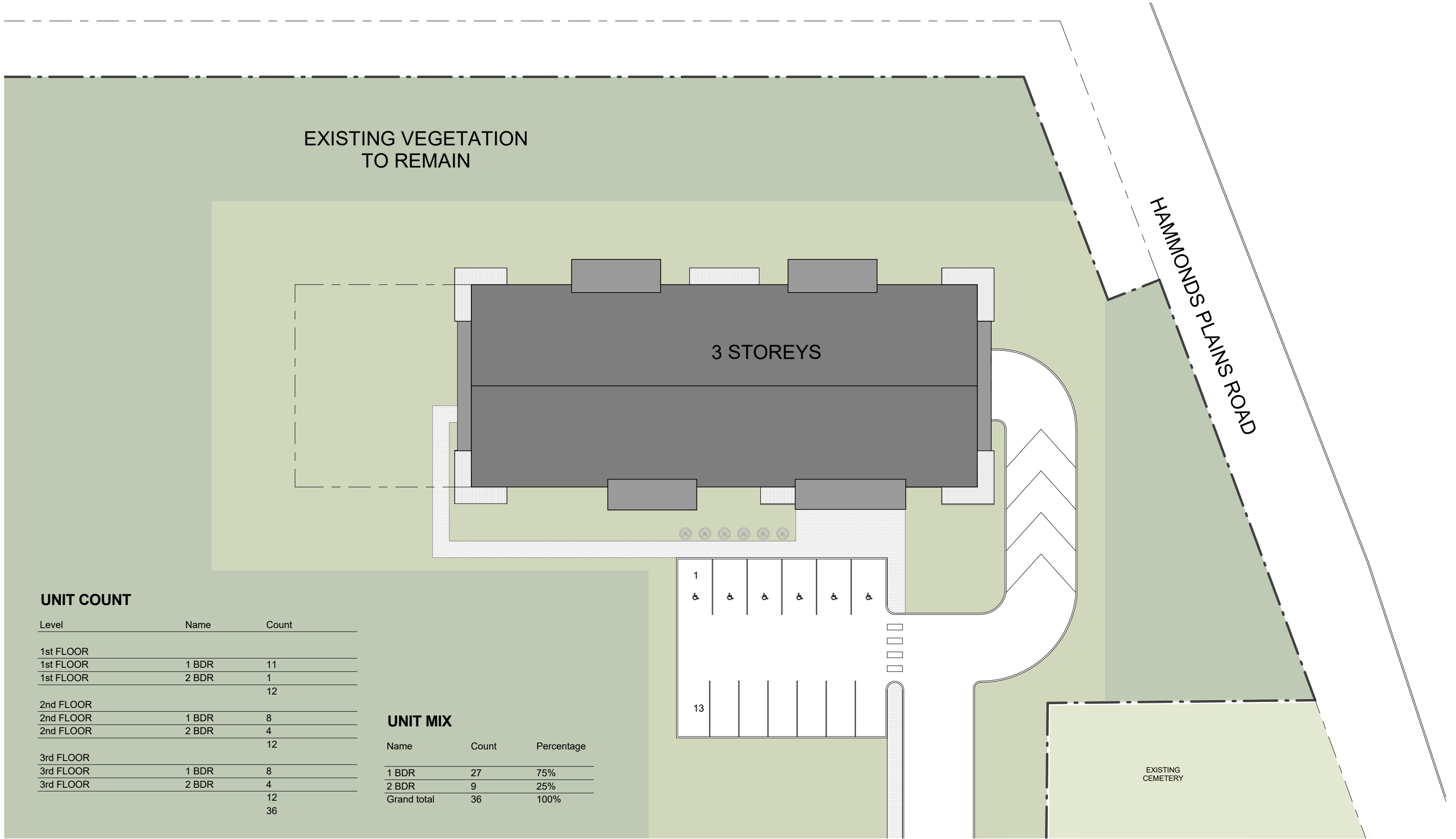
Project No: 2020.24
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WM FARES
ARCHITECTS

D0





UNIT COUNT

Level	Name	Count
1st FLOOR		
1st FLOOR	1 BDR	11
1st FLOOR	2 BDR	1
		12
2nd FLOOR		
2nd FLOOR	1 BDR	8
2nd FLOOR	2 BDR	4
		12
3rd FLOOR		
3rd FLOOR	1 BDR	8
3rd FLOOR	2 BDR	4
		12
		36

UNIT MIX

Name	Count	Percentage
1 BDR	27	75%
2 BDR	9	25%
Grand total	36	100%

PARKING COUNT

Level	Count
P1 PARKING	
1st FLOOR	13
50	

RESIDENTIAL GROSS FLOOR AREA

Level	Area
1st FLOOR	
1st FLOOR	14,200.49 SF
2nd FLOOR	14,200.49 SF
3rd FLOOR	14,200.49 SF
TOTAL	42,601.47 SF

PARKING GROSS FLOOR AREA

Level	Area
P1 PARKING	
P1 PARKING	18,191.67 SF
TOTAL	18,191.67 SF

LAND-USE BY-LAW REQUIREMENTS

ZONE	P-2
MAX HEIGHT	MAX 15.5m
F.A.R.	N/A
BUILDING TYPE	MID RISE
TRANSITION LINES	NO
PEDESTRIAN STREET	NO
SPECIAL AREA	NO
FRONT & FLANKING YARDS	MIN 47.0m
STREET WALL HEIGHT	N/A
STEPBACKS	N/A
SIDE YARD	MINN 12.0m
REAR YARD	MIN 23.0m
PARKING	50 TOTAL SPACES - 37 U/G, 13 SURFACE
DWELLING UNIT MIX	25% 2 BEDROOMS, 75% 1 BEDROOM
AMENITY SPACE	58 m² INDOOR

LOT AREA	21 060m²
BUILDING FOOTPRINT	1 457m²
PERCENT COVERAGE	6.9% COVERAGE
AMENITY SPACE	452m² TOTAL

OUTDOOR AMENITY

Name	Area
OUTDOOR AMENITY	4,248.85 SF

INDOOR AMENITY

Name	Area
INDOOR AMENITY	630.49 SF

DEVELOPMENT OPTION

Crestfield Drive, Hammonds Plains NS

DATA SHEET

Project No:2020.24

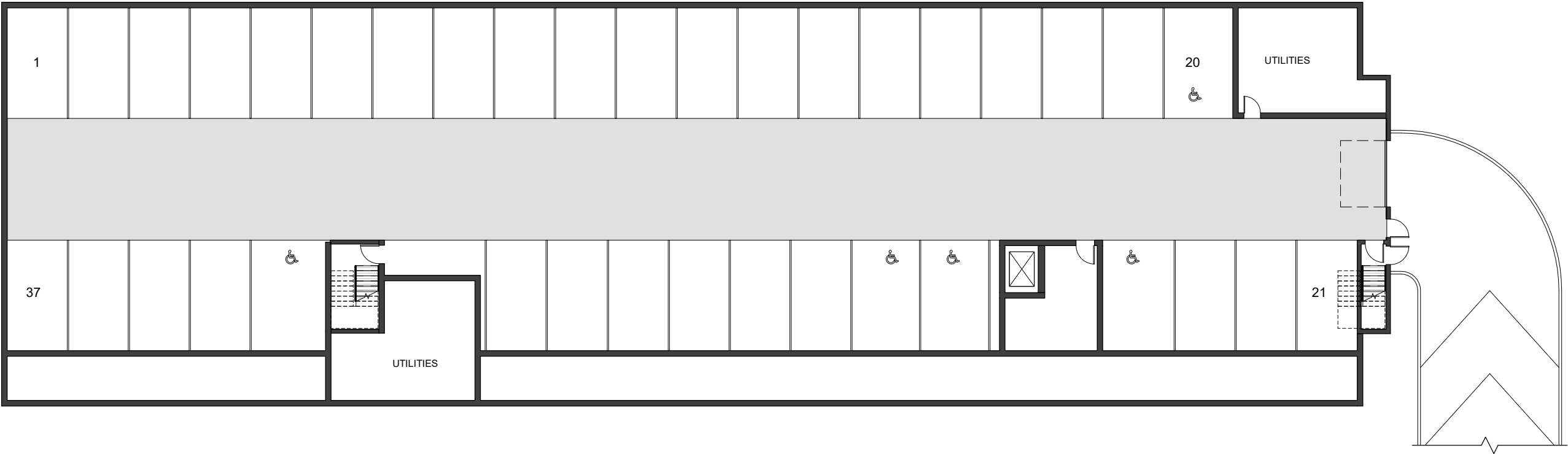
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WM FARES
ARCHITECTS

D3







DEVELOPMENT OPTION

Crestfield Drive, Hammonds Plains NS

LEVEL 200 - 300 FLOOR PLAN

Project No:

2020.24

Scale:

3/64" = 1'-0"

Date:

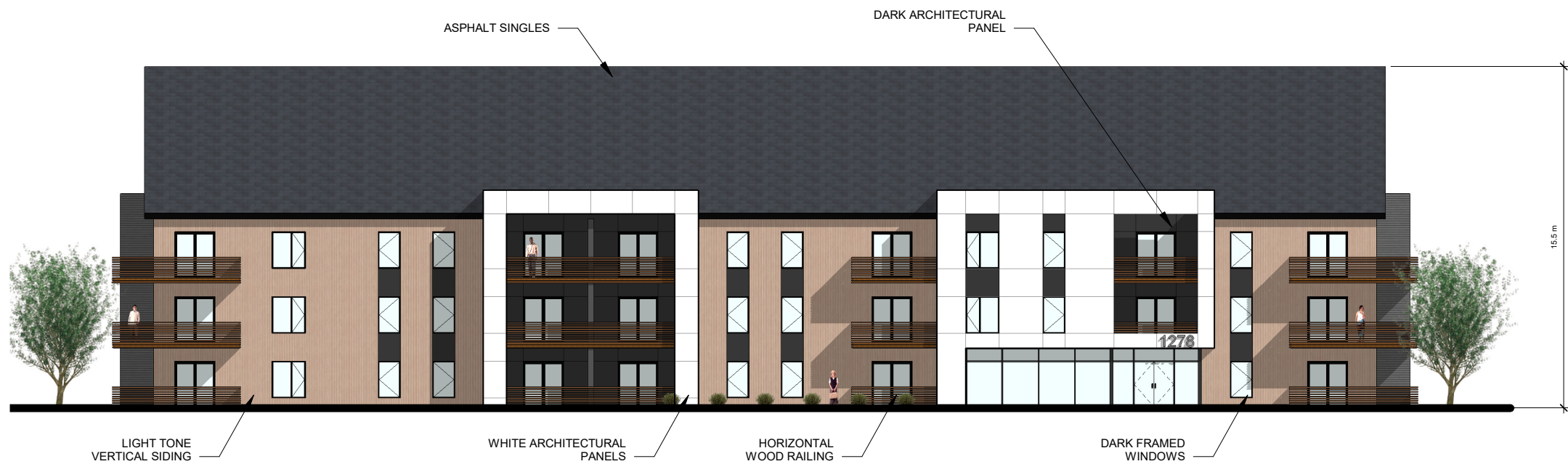
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WM FARES
ARCHITECTS

D6



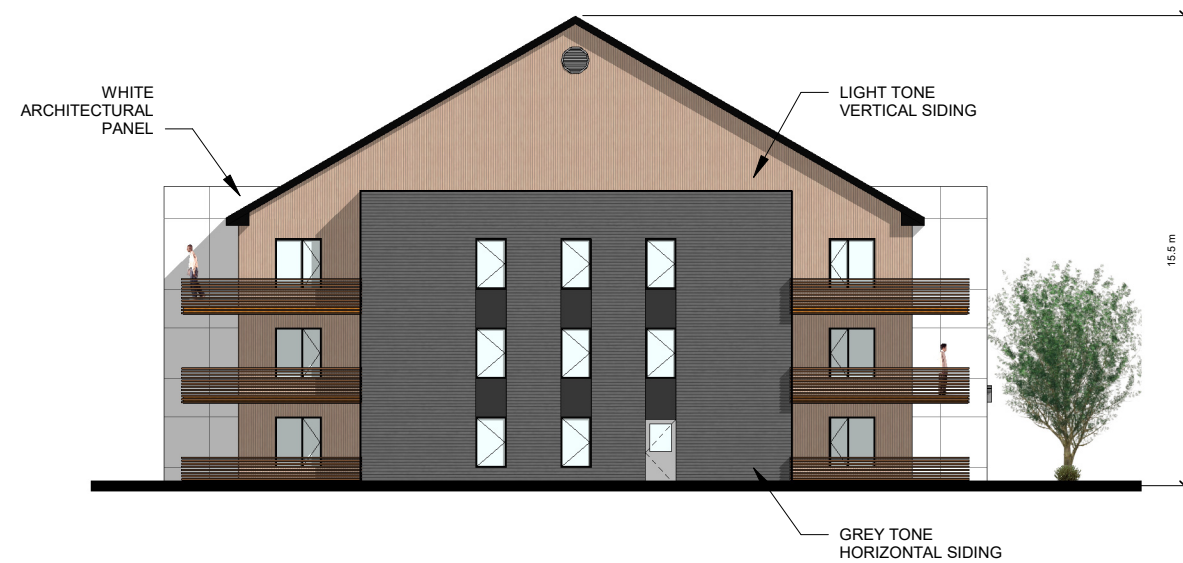
1 EAST ELEVATION
1 : 250



① WEST ELEVATION
1 : 250



① NORTH ELEVATION
1 : 250



② SOUTH ELEVATION
1 : 250