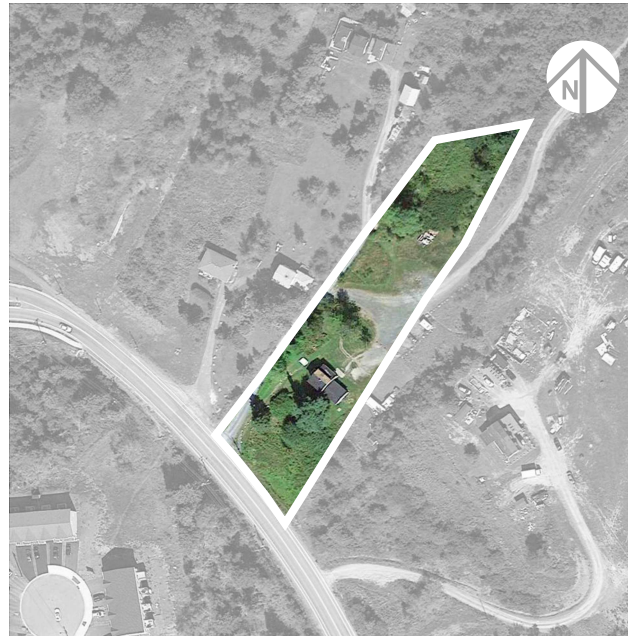


1491 SACKVILLE DRIVE

Middle Sackville, NS

•
June, 2023



CONTENTS

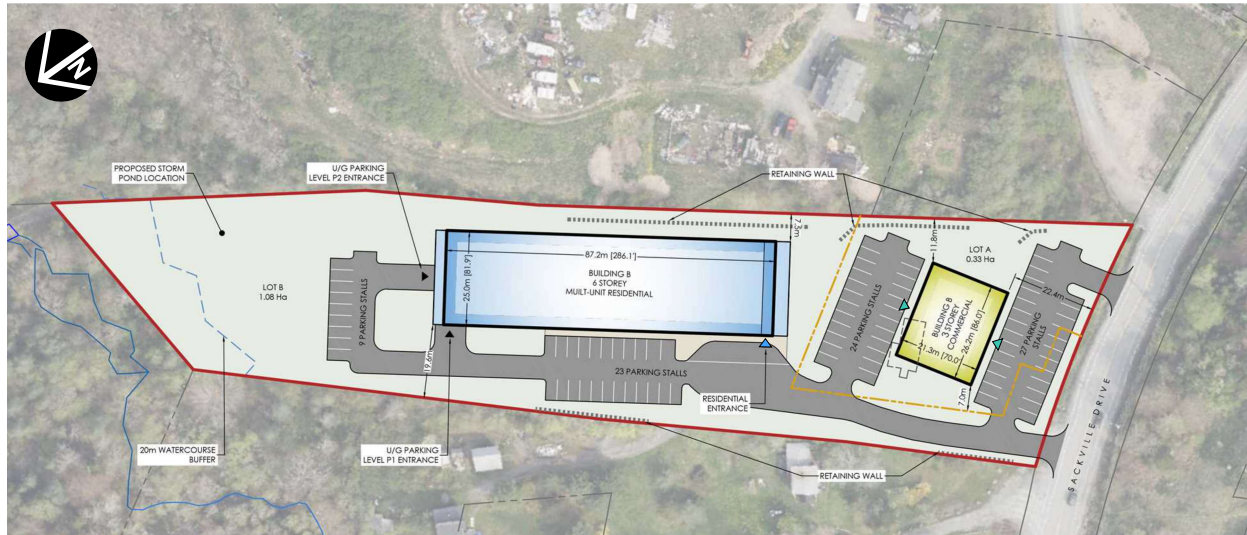
SITE PLAN	
DEVELOPMENT STATISTICS 1
TYPICAL U/G PARKING LEVEL 2
BUILDING MASSING 3-4



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KELSIE LANDS / FEASIBILITY STUDY - SITE PLAN & DEVELOPMENT STATISTICS

↓ SITE PLAN



LEGEND

- PROPERTY BOUNDARY
- - - LOT SUBDIVISION BOUNDARY
- ▲ RESIDENTIAL ENTRANCE
- ▲ COMMERCIAL ENTRANCE
- ▲ VEHICULAR ENTRANCE

↓ DEVELOPMENT STATISTICS

SITE A SUMMARY
 LOT SIZE 35,120 SF / 0.33 ha
 COMMERCIAL DEVELOPMENT

FLOOR GFA / SF - ABOVE GRADE		BUILDING A
LOCATION	L1	6,000
	L2	6,000
	L3	6,000
TOTAL		18,000
86% RENTABLE (LFA)		15,300

PRELIMINARY PARKING COUNT	
LOCATION	BUILDING A
SURFACE	51

SITE B SUMMARY
 LOT SIZE 116,670 SF / 1.08 ha
 RESIDENTIAL DEVELOPMENT

FLOOR GFA / SF - ABOVE GRADE		BUILDING B
LOCATION	L1	23,400
	L2	23,400
	L3	23,400
	L4	23,400
	L5	23,400
	L6	23,400
TOTAL		140,400
88% RENTABLE (LFA)		119,340

PRELIMINARY UNIT COUNT <small>BASED ON 85% LFA & AV. UNIT SIZE 950 SF</small>		
LOCATION	BUILDING B	
L1	18	
L2	22	
L3	22	
L4	22	
L5	20	
L6	20	
TOTAL		154

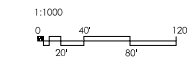
FINAL UNIT COUNT TO BE CONFIRMED WITH AHJ

PRELIMINARY PARKING COUNT		
LOCATION	BUILDING B	
SURFACE	32	
P1	58	
P2	56	
TOTAL		146

NOTES

- SITE SUBJECT TO SURVEY. PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY

SCALE



23-017_Kelsie Lands_Feasibility Sheets v2.dgn



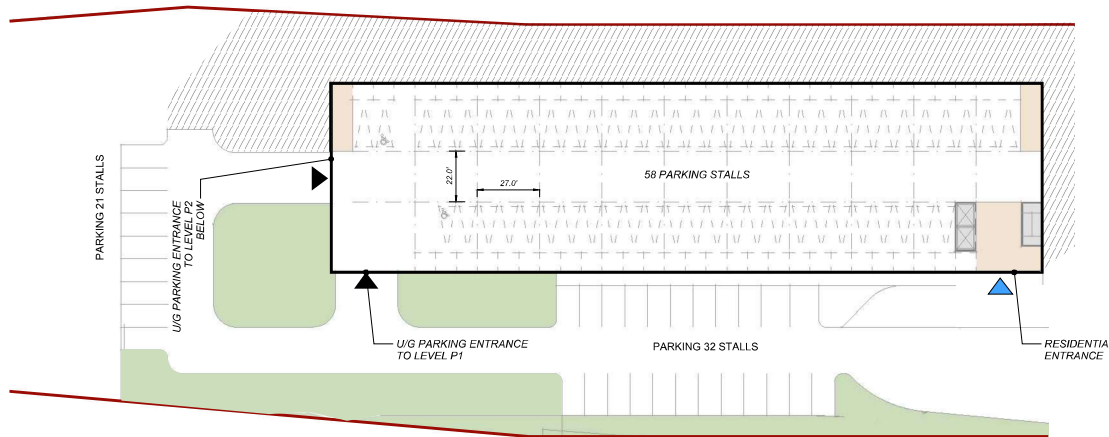
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KELSIE LANDS / FEASIBILITY STUDY - TYPICAL U/G PARKING LEVEL



↓ LEGEND

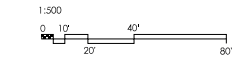
- PROPERTY BOUNDARY
- ▲ VEHICULAR ENTRANCE
- ▲ RESIDENTIAL ENTRANCE



NOTES

- SITE SUBJECT TO SURVEY. PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY

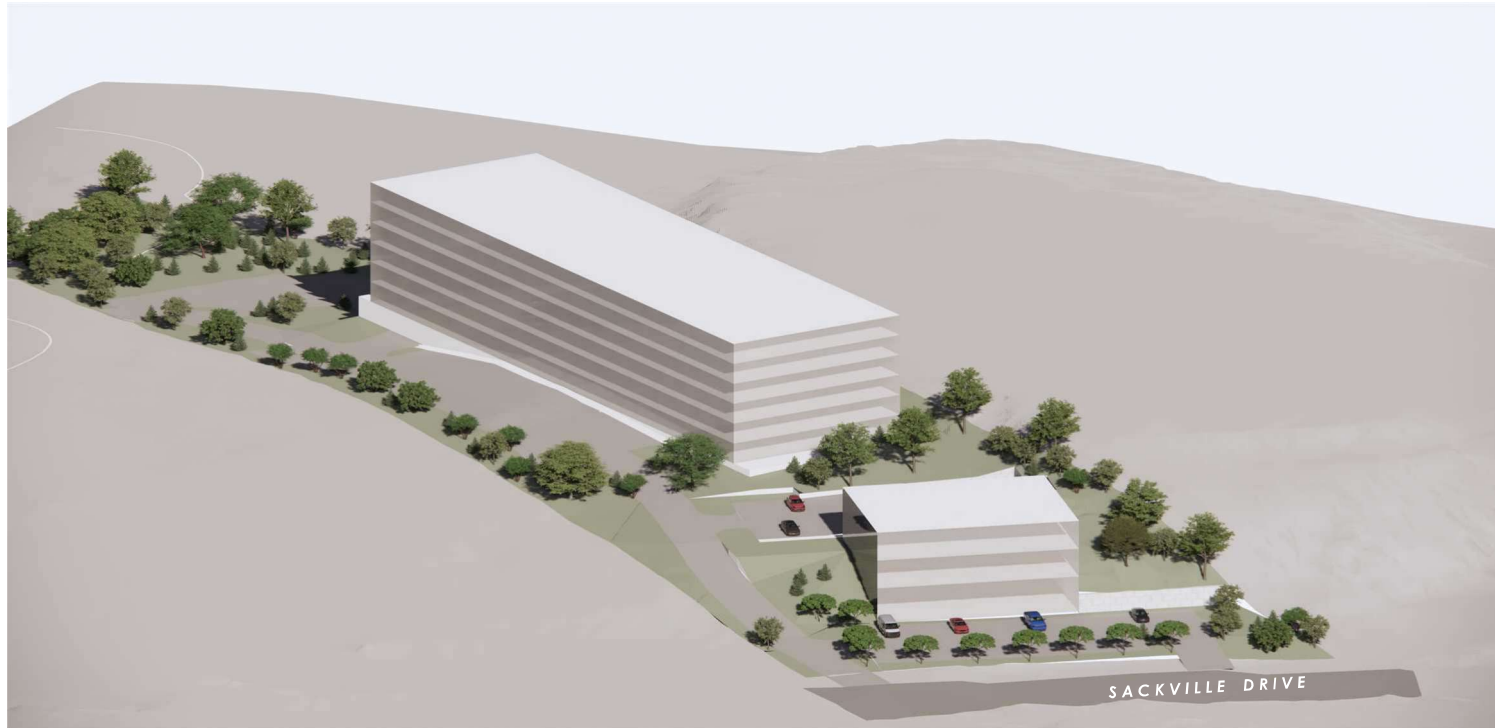
SCALE



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KELSIE LANDS / FEASIBILITY STUDY - BUILDING MASSING

↓ AXO_WEST/EAST



23-017_Kelsie Lands_Crosswalk Sheets v2.dgn

KELSIE LANDS / FEASIBILITY STUDY - BUILDING MASSING

↓ STREET VIEW_SACKVILLE DRIVE



23-017_Kelsie Lands_Coverlay_Sheet v2.bymr