

# 1491 SACKVILLE DRIVE

Middle Sackville, NS

September, 2023



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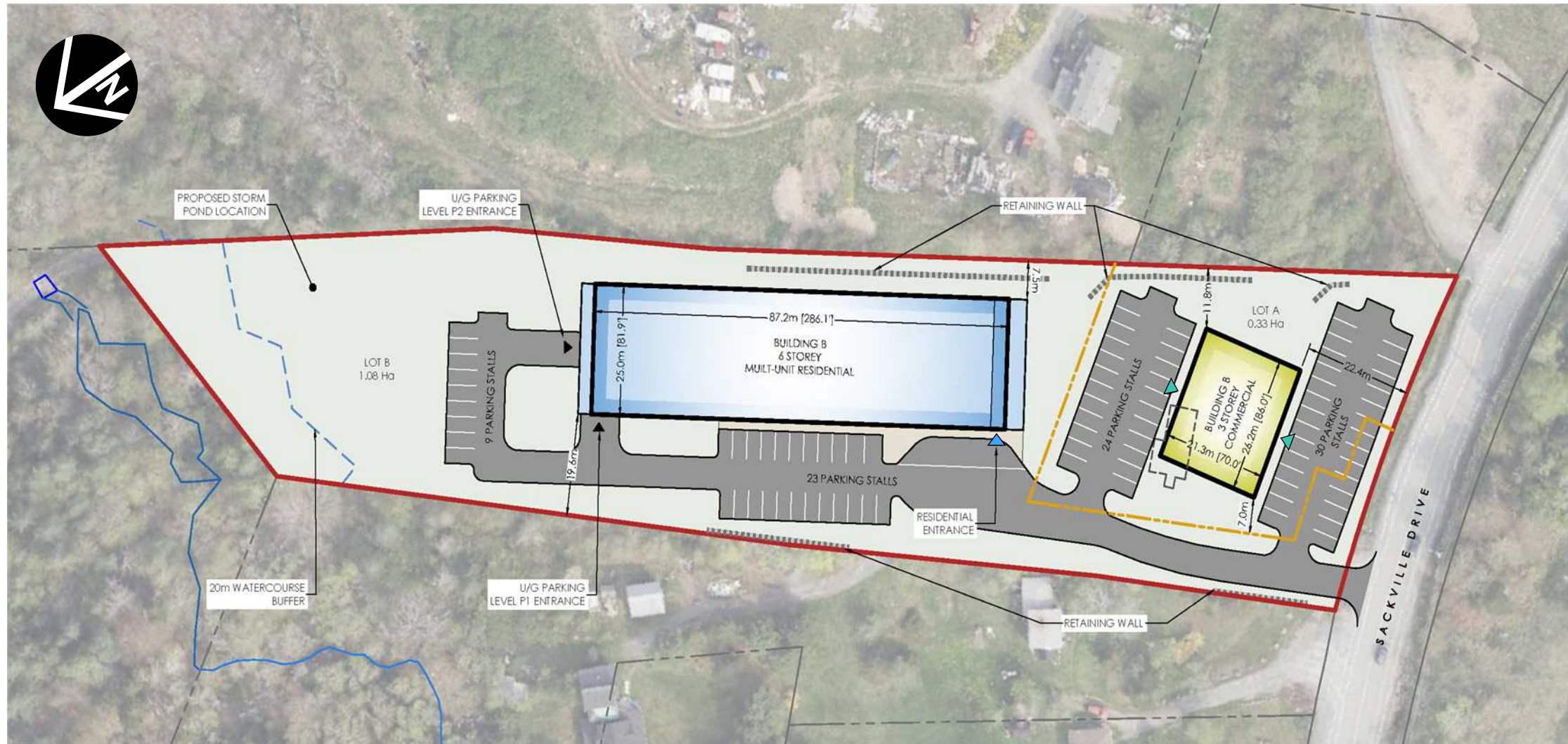
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# KELSIE LANDS / DA APPLICATION - SITE PLAN & DEVELOPMENT STATISTICS

## ↓ 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		
LOCATION	BUILDING A	
L1	6,000	
L2	6,000	
L3	6,000	
<b>TOTAL</b>	<b>18,000</b>	
<b>85% RENTABLE (LFA)</b>	<b>15,300</b>	

#### 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		
LOCATION	BUILDING B	
L1	23,400	
L2	23,400	
L3	23,400	
L4	23,400	
L5	23,400	
L6	23,400	
<b>TOTAL</b>	<b>140,400</b>	
<b>85% RENTABLE (LFA)</b>	<b>119,340</b>	

PRELIMINARY UNIT COUNT BASED ON 85% LFA & AV. UNIT SIZE 950 SF		
LOCATION	BUILDING B	
L1	18	
L2	22	
L3	22	
L4	22	
L5	20	
L6	20	
<b>TOTAL</b>	<b>124</b>	

FINAL UNIT COUNT TO BE CONFIRMED WITH AHJ

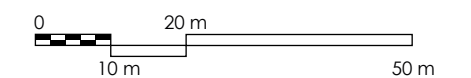
PRELIMINARY PARKING COUNT		
LOCATION	BUILDING B	
SURFACE	32	
P1	54	
P2	57	
<b>TOTAL</b>	<b>143</b>	

### NOTES

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

### SCALE

1:1000



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EXTERIOR MATERIALS LEGEND	
1.1	PRE-ENGINEERED CLADDING TYPE 1
1.2	PRE-ENGINEERED CLADDING TYPE 2
1.3	PRE-ENGINEERED CLADDING TYPE 3
2	MASONRY VENEER CLADDING
3	STOREFRONT GLAZING
4	PRE-ENGINEERED ROOFING
5	PLANTER

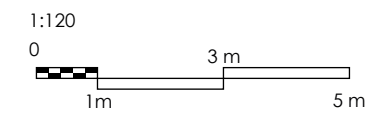
WINDOWS LEGEND	
A	PVC WINDOW
B	PVC WINDOW
C	ALUMINUM WINDOW



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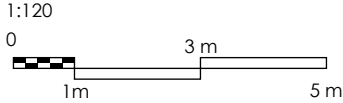
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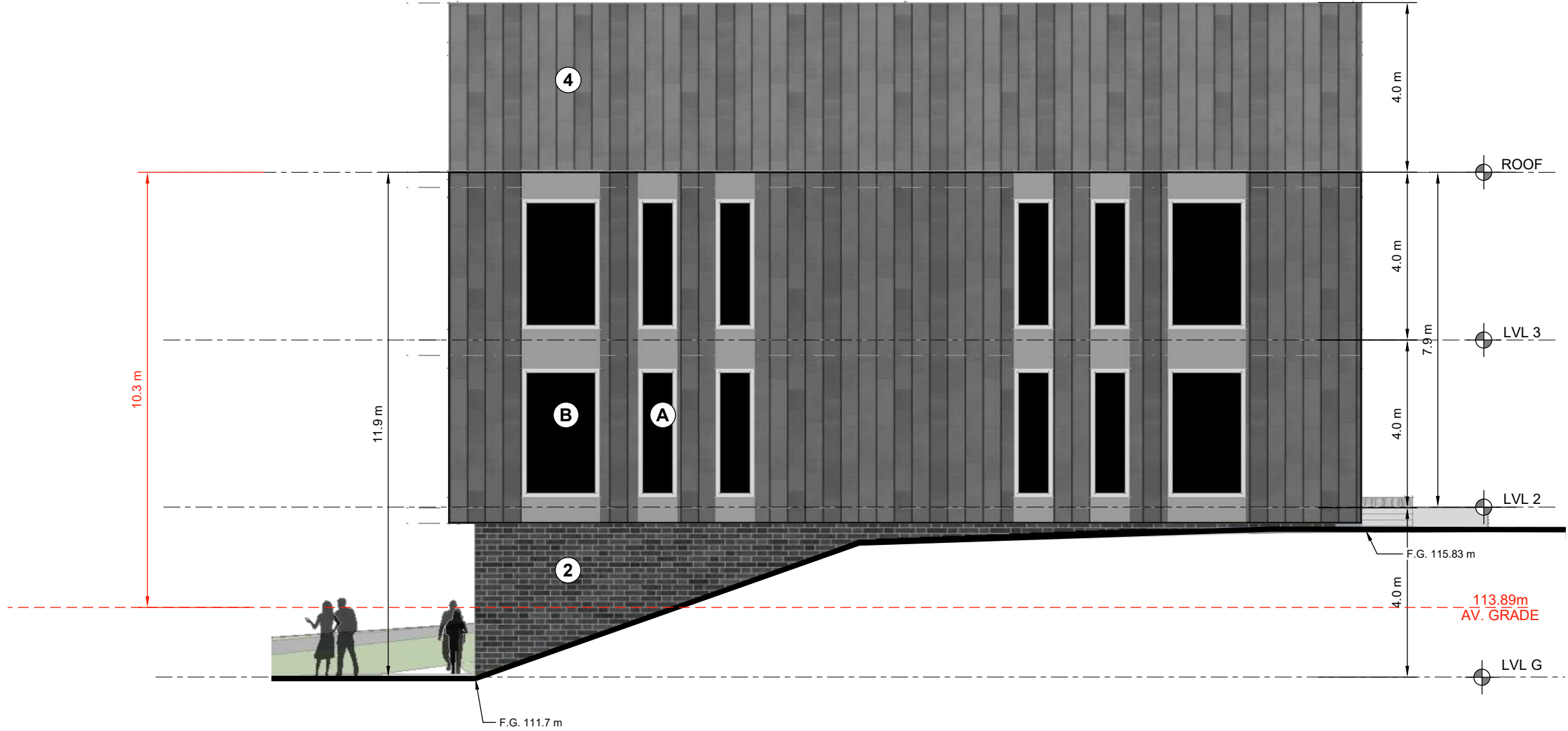
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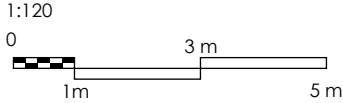
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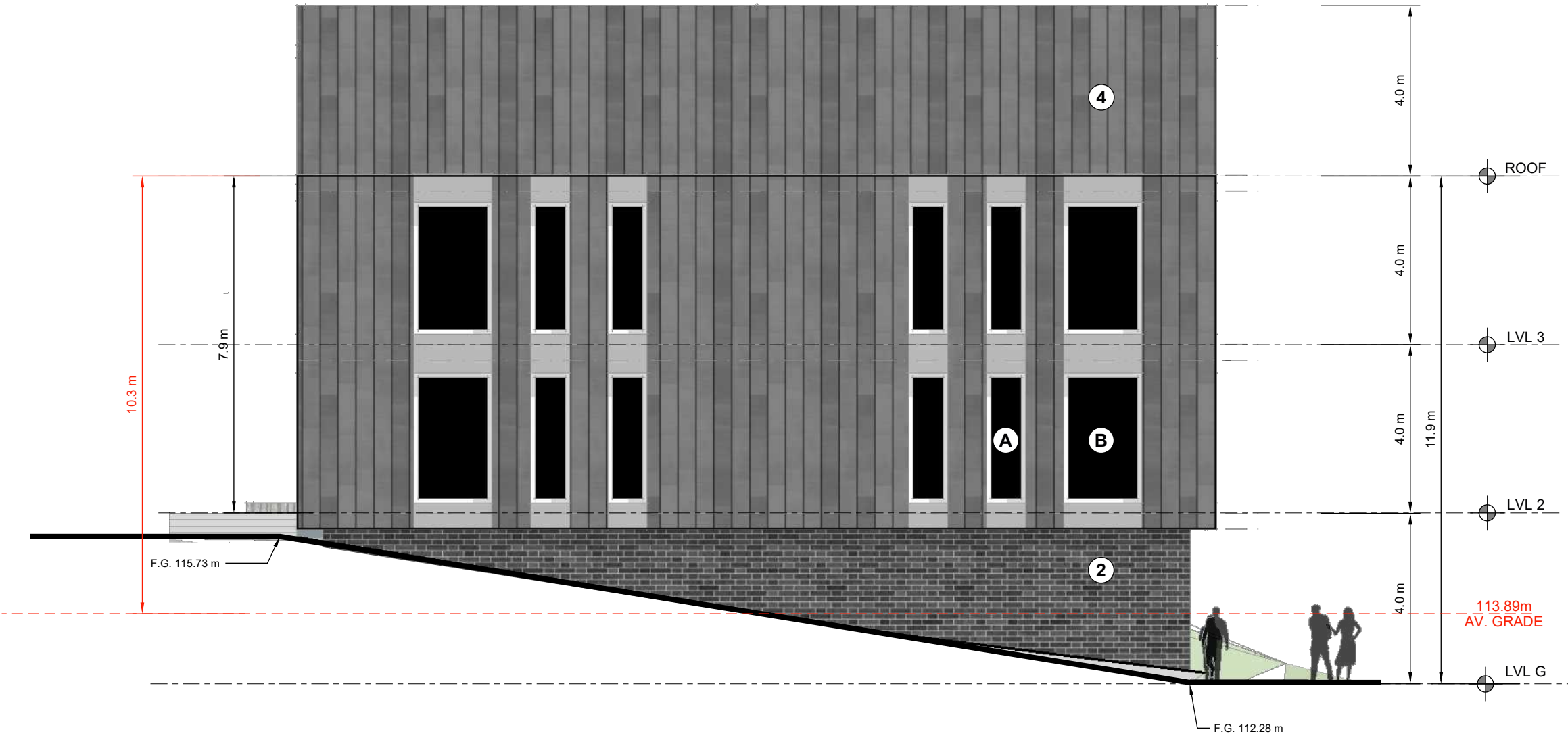
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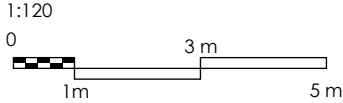
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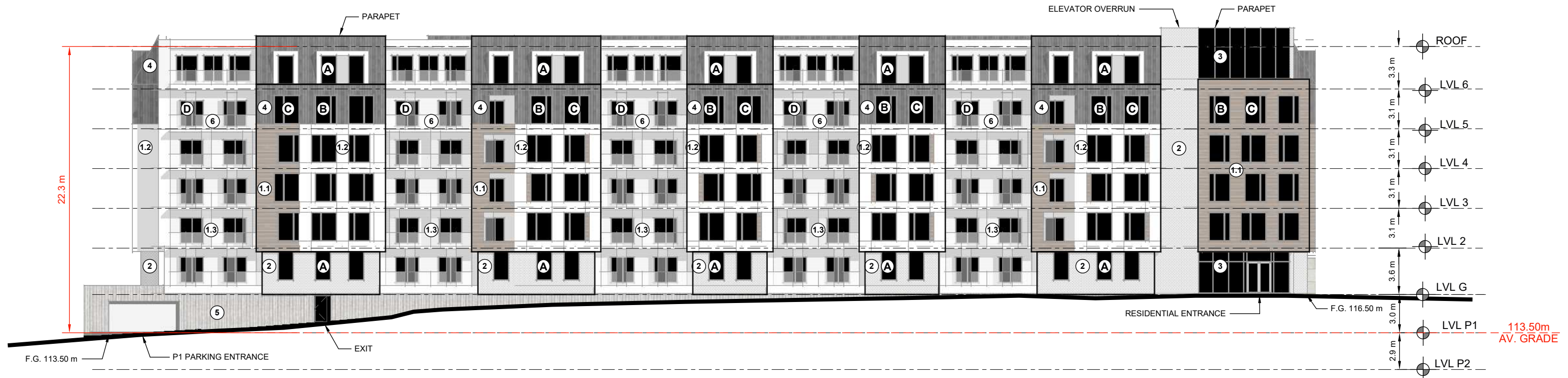
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WINDOWS LEGEND	
A	PVC WINDOW
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C	ALUMINUM WINDOW
D	PATIO DOOR

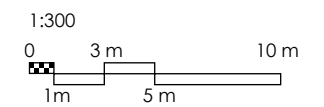
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5	ARCHITECTURAL CONCRETE
6	RETAINING ALUMINUM FRAMED GLASS DOOR



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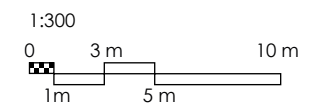
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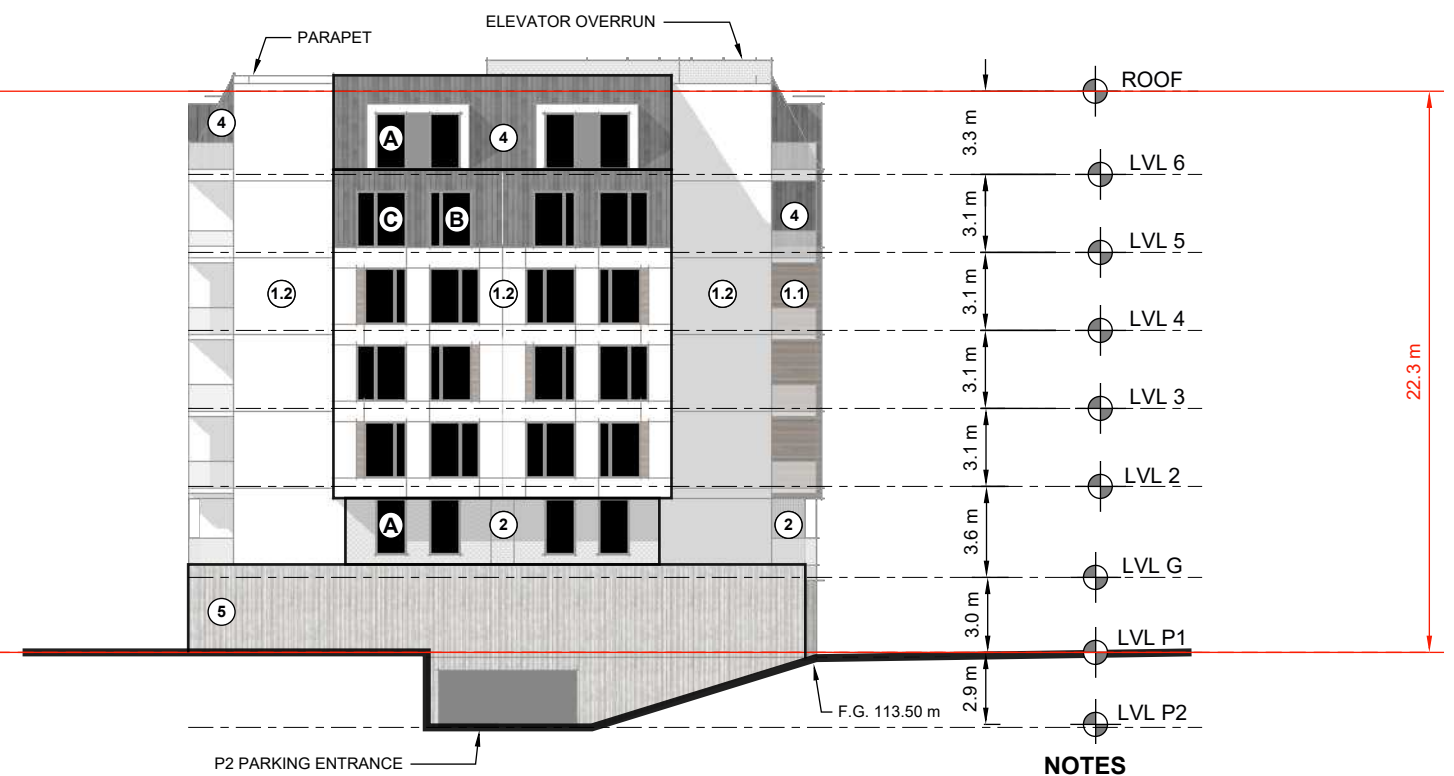
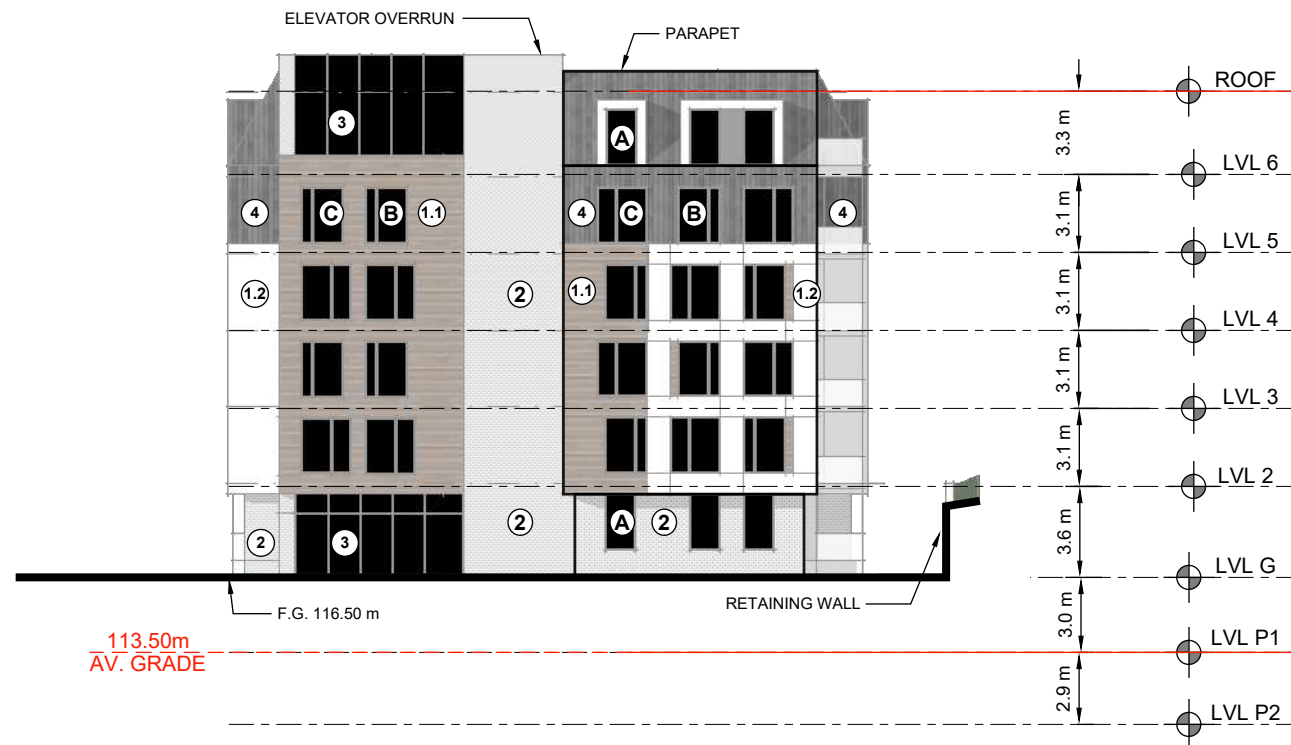
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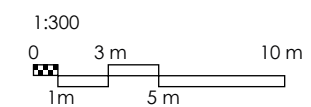
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