

DEVELOPMENT STATISTICS	
RETAINED LOT SITE AREA:	1247.3 m <sup>2</sup>
RESIDENTIAL AREA:	197 m <sup>2</sup>
COMMERCIAL AREA:	357.1 m <sup>2</sup>
TOTAL BUILDING FOOTPRINT:	554.1 m <sup>2</sup>
RESIDENTIAL GFA:	167.4m <sup>2</sup>
COMMERCIAL GFA:	406.9 m <sup>2</sup>
PARKING:	10 parking spaces
LOT COVERAGE:	44%

SEVERED LOT SITE AREA:	1831.5 m <sup>2</sup>
BUILDING FOOTPRINT:	328 m <sup>2</sup>
LANDSCAPE AREA:	799 m <sup>2</sup>
AMENITY AREA:	303 m <sup>2</sup>
3-STOREY TOTAL GFA:	836.4 m <sup>2</sup>
RESIDENTIAL UNITS:	12 units
PARKING:	16 parking spaces
LOT COVERAGE:	18%

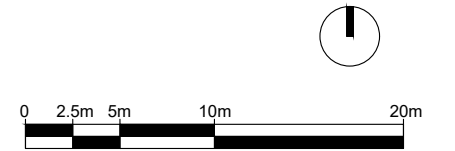
- NOTES
- Assumes typical floor height of 3.0m.
  - For the purpose of this concept, GFA is calculated with 85% efficiency.
  - A standard parking space size of 2.75 x 6.00 m and a barrier free parking space size of 3.4m x 6m with 1.5m x 6m access aisle were considered for the design.
  - The base plan (lot lines, existing roads and surrounding areas) is based on open data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.

# 161 and 163 Shanly Road, Cardinal

## Concept Plan



- LEGEND
- PROPOSED BUILDING
  - SUBJECT PROPERTY BOUNDARY (SEVERED)
  - SUBJECT PROPERTY BOUNDARY (RETAINED)
  - LANDSCAPE AREA
  - AMENITY AREA



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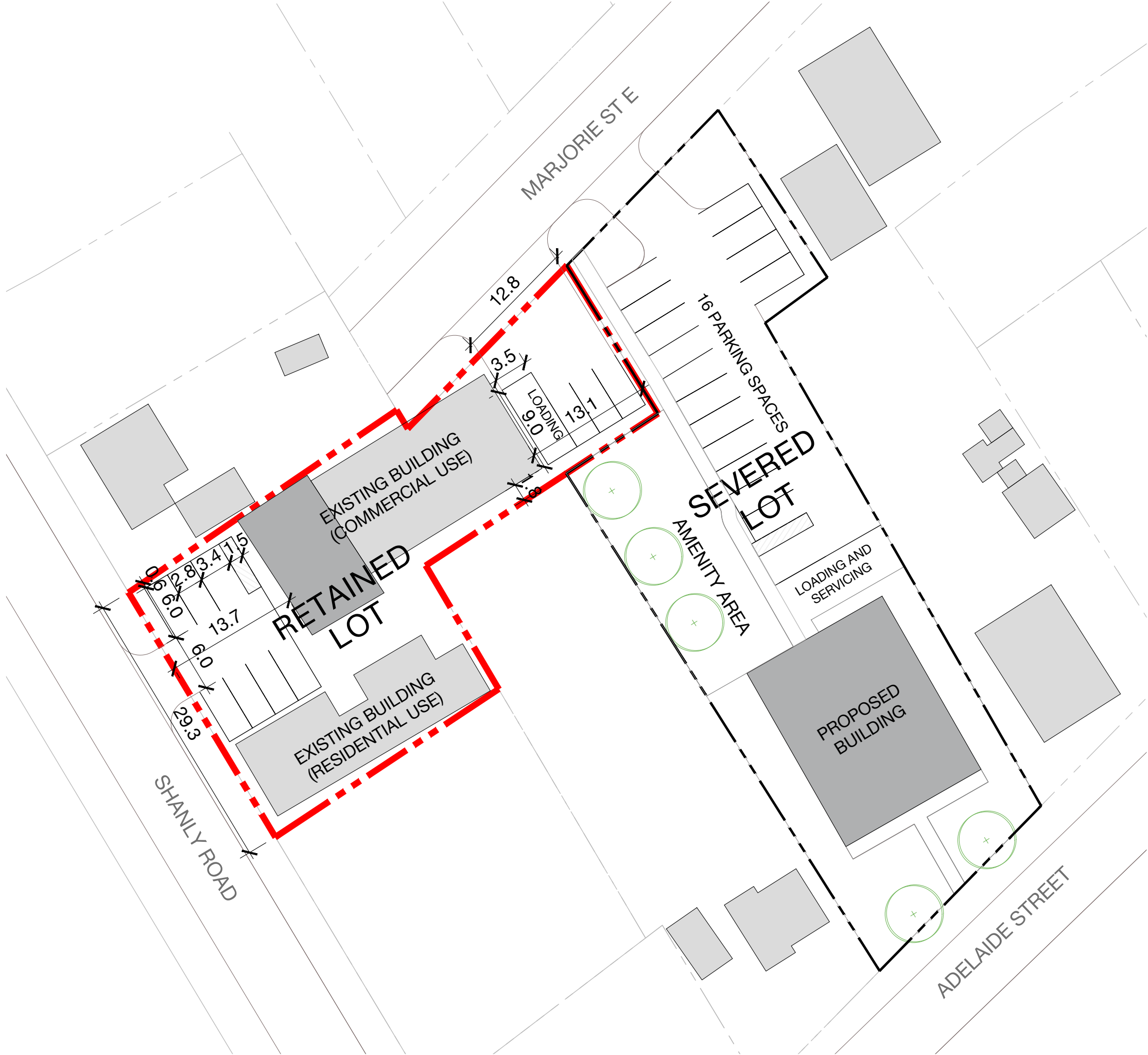
# FOTENN

## Planning + Design

OTTAWA: 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 613.730.5709	KINGSTON: 4 Cataraqui St, Suite 315, Kingston ON K7K 1Z7 613.542.5454	TORONTO: 174 Spadina Ave, Suite 304, Toronto ON M5T 2C2 416.789.4530
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DESIGNED	ET/ACJ
REVIEWED	ET
DATE	2024.02.02

# P1



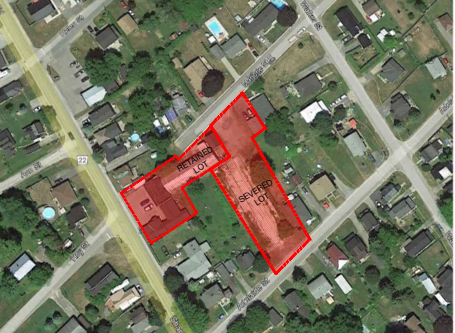
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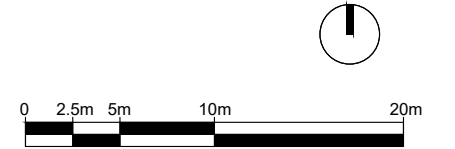
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DESIGNED	ET/ACJ
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# P2