

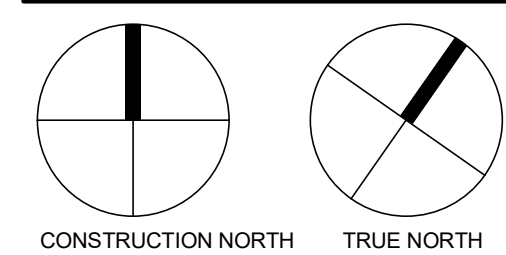
NO.	ISSUED	DATE
	CLIENT REVIEW	2022.06.06

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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SEAL



**IDONE SOUTH APARTMENTS**

4840 BANK STREET  
OTTAWA, ON

SHEET NAME

**SITE PLAN**

START DATE: NOVEMBER 2021

DRAWN BY: TP/MC

CHECKED BY: LC

SCALE: As indicated

PROJECT NO: 121062

DRAWING

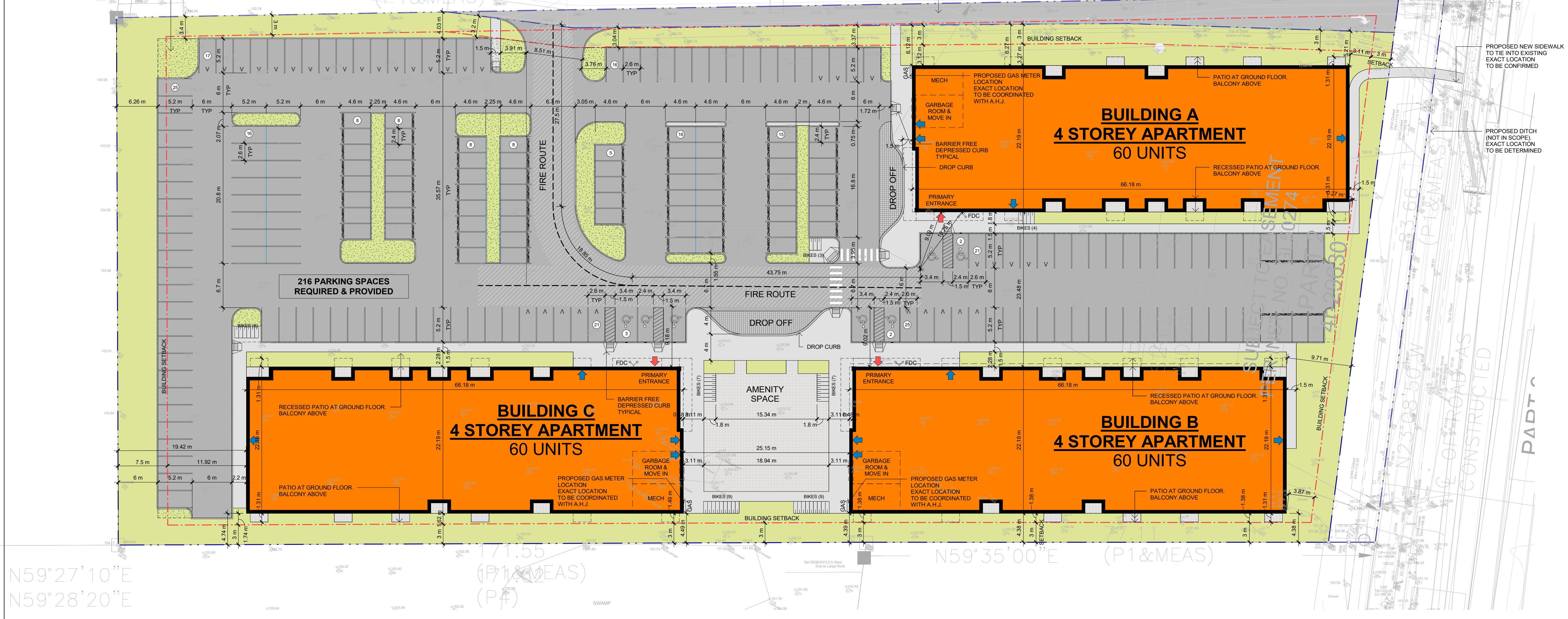
**A001**

HATCH INDICATES LANDSCAPE AREA LOCATED WITHIN PARKING LOT AS PROVIDED FOR THE PURPOSE OF SITE METRICS

LANDSCAPED AREA 395.3 m<sup>2</sup>

TOTAL PARKING LOT AREA 6346.1 m<sup>2</sup>

% LANDSCAPE WITHIN PARKING LOT 395.3m<sup>2</sup> / 6346.1 m<sup>2</sup> = **6.2%**



**1 SITE PLAN**  
A001 1:300

**UNIT MIX - TYP. 4 STOREY BUILDING**

ROOM TYPE	COUNT	MIX %
1A 1 BR (ACC.)	2	3%
1B 1 BR TYPE 1	8	13%
1C 1 BR TYPE 2	4	7%
1D 1 BR + DEN (ACC.)	2	4%
1E 1 BR + DEN	7	12%
2A 2 BR (ACC.)	4	7%
2B 2 BR TYPE 1	3	7%
2C 2 BR TYPE 2	7	12%
2D 2 BR + DEN (ACC.)	2	4%
2E 2 BR + DEN TYPE 1	3	5%
2F 2 BR + DEN TYPE 2	18	30%
<b>TOTAL</b>	<b>60</b>	<b>100%</b>

**BUILDING STATISTICS (SINGLE BUILDING)  
NON-LEASABLE VS LEASABLE AREA**

TYPE	AREA	%
<b>NON-SELLABLE</b>	953.6 m <sup>2</sup> (10,264 ft <sup>2</sup> )	16.4%
<b>SELLABLE</b>	4858.7 m <sup>2</sup> (52,406 ft <sup>2</sup> )	83.6%
<b>TOTAL AREA</b>	<b>5822.3 m<sup>2</sup> (62671 ft<sup>2</sup>)</b>	<b>100.0%</b>

**BUILDING STATISTICS (SITE TOTAL)**

TYPE	AREA
<b>BUILDING A</b>	5822.3 m <sup>2</sup> (62671 ft <sup>2</sup> )
<b>BUILDING B</b>	5822.3 m <sup>2</sup> (62671 ft <sup>2</sup> )
<b>BUILDING C</b>	5822.3 m <sup>2</sup> (62671 ft <sup>2</sup> )
<b>TOTAL AREA</b>	<b>17466.9 m<sup>2</sup> (188013 ft<sup>2</sup>)</b>

**SITE STATISTICS**

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
SIDEWALKS (CONCRETE)	16.87 m <sup>2</sup>	182 ft <sup>2</sup>	0.1%
SIDEWALKS (ASPHALT)	16.87 m <sup>2</sup>	182 ft <sup>2</sup>	0.1%
<b>BUILDING FOOTPRINT</b>	<b>4291.09 m<sup>2</sup></b>	<b>46189 ft<sup>2</sup></b>	<b>27.9%</b>
<b>BUILDING FOOTPRINT</b>	<b>4291.09 m<sup>2</sup></b>	<b>46189 ft<sup>2</sup></b>	<b>27.9%</b>
<b>HARD LANDSCAPE</b>	<b>6351.09 m<sup>2</sup></b>	<b>68363 ft<sup>2</sup></b>	<b>41.4%</b>
ASPHALT	5873.68 m <sup>2</sup>	63224 ft <sup>2</sup>	38.2%
ASPHALT - SHARED EASEMENT	477.41 m <sup>2</sup>	5139 ft <sup>2</sup>	3.1%
<b>SOFT LANDSCAPE</b>	<b>1054.08 m<sup>2</sup></b>	<b>11346 ft<sup>2</sup></b>	<b>6.9%</b>
SIDEWALKS (CONCRETE)	474.23 m <sup>2</sup>	5105 ft <sup>2</sup>	3.1%
PATIOS	3169.26 m <sup>2</sup>	34114 ft <sup>2</sup>	20.6%
LANDSCAPE	4697.57 m <sup>2</sup>	50564 ft <sup>2</sup>	30.6%
<b>TOTAL SITE AREA</b>	<b>15356.62 m<sup>2</sup></b>	<b>165297 ft<sup>2</sup></b>	<b>100.0%</b>

**PARKING SCHEDULE**

TYPE	DESCRIPTION	COUNT
VEHICLE PARKING	ACCESSIBLE PARKING STALL - TYPE A	3.4m x 5.2m = 4
	ACCESSIBLE PARKING STALL - TYPE B	2.4m x 5.2m = 3
	COMPACT PARKING	2.4m x 4.6m = 76
	STANDARD PARKING STALL	2.6m x 5.2m = 97
	VISITOR PARKING	2.6m x 5.2m = 36
		<b>216</b>
BICYCLE STORAGE	EXTERIOR BICYCLE PARKING	0.6m x 1.8m = 45
	INTERIOR VERTICAL BIKE PARKING	0.5m x 1.5m = 45
		<b>90</b>

**REQUIRED VEHICLE PARKING:**  
1.2 SPACES PER UNIT  
180 x 1.2 = 216 SPACES REQUIRED

**REQUIRED BICYCLE STORAGE:**  
0.5 SPACES PER DWELLING UNIT  
180 x 0.5 = 90 SPACES REQUIRED

C:\Users\myung\Documents\121062 - Parkway South - Central - Site Plan - Option 4 - mcseswec@chamberlainpd.com.rvt 2022-06-06 11:03 PM