

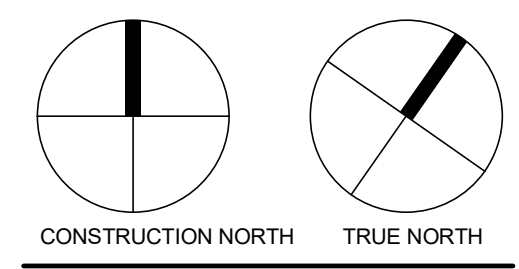
NO.	ISSUED	DATE
	CLIENT REVIEW	2022.08.12

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

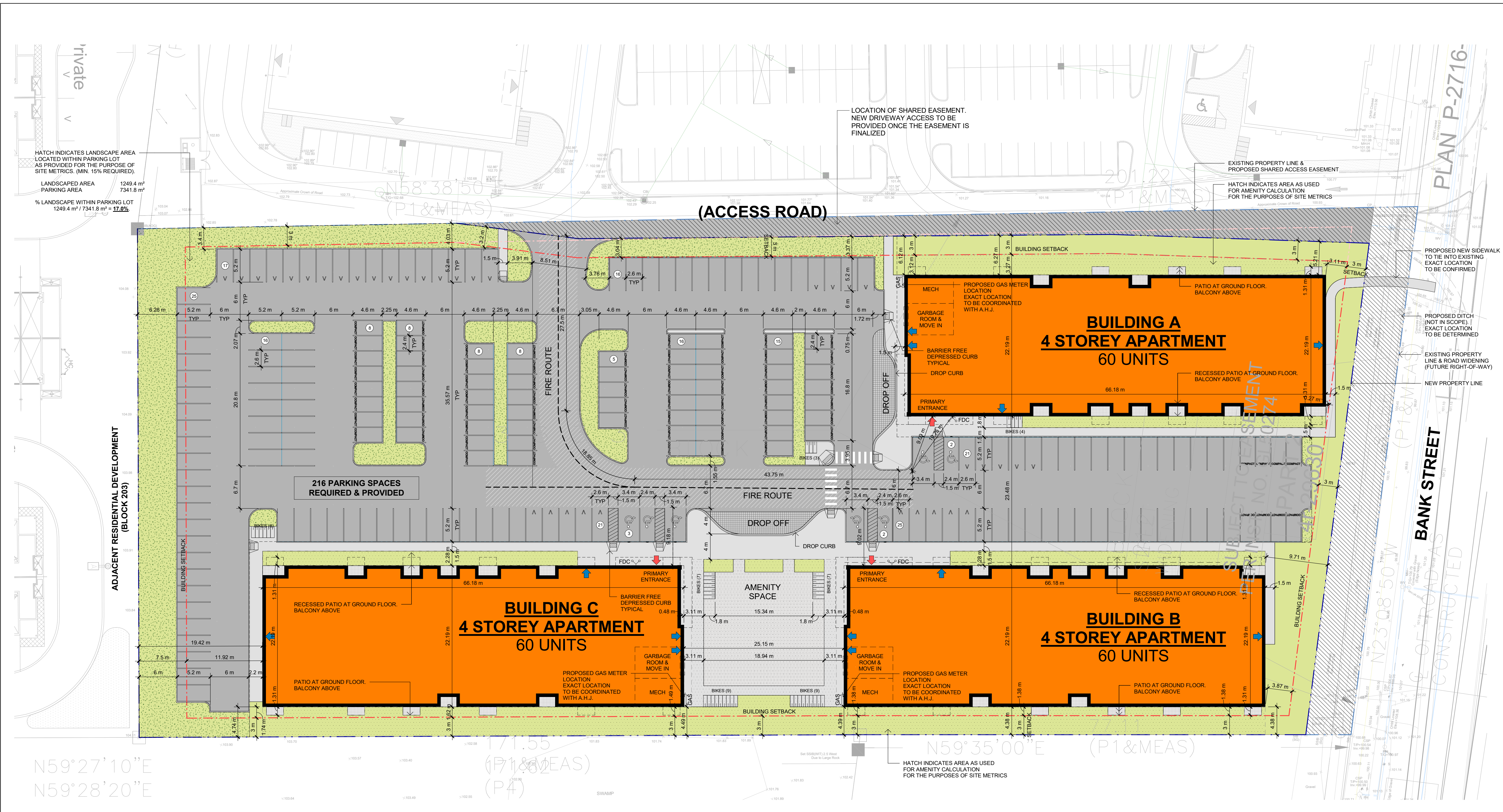
SCALE: As indicated

PROJECT NO.: 121062

DRAWING

**A001**

SITE PLAN CONTROL - FILE NO. 007-12-22-0097



**1 SITE PLAN**  
A001 1:300

SINGLE BUILDING - UNIT MIX		
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>

SINGLE BUILDING - BUILDING STATISTICS			
AREA TYPE	AREA	%	AMENITY AREAS
NON-SELLABLE	953.6 m <sup>2</sup> (10,264 ft <sup>2</sup> )	16.4%	AMENITY ROOM 69.4 m <sup>2</sup> (747 ft <sup>2</sup> )
SELLABLE	4858.7 m <sup>2</sup> (52,406 ft <sup>2</sup> )	83.6%	PATIO/BALCONY 226.2 m <sup>2</sup> (2435 ft <sup>2</sup> )
<b>TOTAL AREA</b>	<b>5822.3 m<sup>2</sup> (62,671 ft<sup>2</sup>)</b>	<b>100.0%</b>	<b>BLDG AMENITY 295.6 m<sup>2</sup> (3182 ft<sup>2</sup>)</b>

SITE BUILDING STATISTICS - TOTAL BLDG AREA	
BUILDING	AREA
BUILDING A	5822.3 m <sup>2</sup> (62671 ft <sup>2</sup> )
BUILDING B	5822.3 m <sup>2</sup> (62671 ft <sup>2</sup> )
BUILDING C	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 BUILDING STATISTICS - TOTAL AMENITY		
TYPE	PROVIDED	REQUIRED*
INTERIOR AMENITY - BUILDING A	295.6 m <sup>2</sup>	
INTERIOR AMENITY - BUILDING B	295.6 m <sup>2</sup>	
INTERIOR AMENITY - BUILDING C	295.6 m <sup>2</sup>	
EXTERIOR AMENITY	1702.8 m <sup>2</sup>	
<b>TOTAL AREA</b>	<b>2589.6 m<sup>2</sup></b>	<b>2537.4 m<sup>2</sup></b>

\*REQUIRED AMENITY CALCULATION PER TAB 137- Amenity Area (By-law 2014-189).  
\*m<sup>2</sup> per dwelling unit + 10% of the gross floor area of each rooming unit.

**AMENITY AREA CALCULATIONS:**

DWELLING UNITS: 60 UNITS x 6 m<sup>2</sup> = 360.0 m<sup>2</sup>  
SELLABLE AREA: 4858.7 m<sup>2</sup> x 10% = 485.9 m<sup>2</sup>  
REQ. AMENITY AREA (PER BUILDING) = 945.6 m<sup>2</sup>  
TOTAL AMENITY AREA (3 BUILDINGS) = 2,837.4 m<sup>2</sup>

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT	4291.09 m <sup>2</sup>	46189 ft <sup>2</sup>	28.0%
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HARD LANDSCAPE			
SIDEWALKS (CONCRETE)	1054.08 m <sup>2</sup>	11346 ft <sup>2</sup>	6.9%
PATIOS	474.23 m <sup>2</sup>	5105 ft <sup>2</sup>	3.1%
ASPHALT	5873.68 m <sup>2</sup>	63224 ft <sup>2</sup>	38.3%
ASPHALT - SHARED EASEMENT	477.41 m <sup>2</sup>	5139 ft <sup>2</sup>	3.1%
SOFT LANDSCAPE	7879.40 m <sup>2</sup>	84813 ft <sup>2</sup>	51.4%
LANDSCAPE	3169.26 m <sup>2</sup>	34114 ft <sup>2</sup>	20.7%
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<b>TOTAL SITE AREA</b>	<b>15339.75 m<sup>2</sup></b>	<b>165116 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
		216
BICYCLE STORAGE		
EXTERIOR BICYCLE PARKING	0.6m x 1.8m	45
INTERIOR VERTICAL BIKE PARKING	0.5m x 1.5m	45
		90

**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