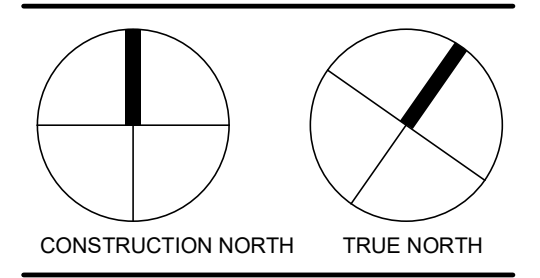


NO.	ISSUED	DATE
	CLIENT REVIEW	2022.08.15

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

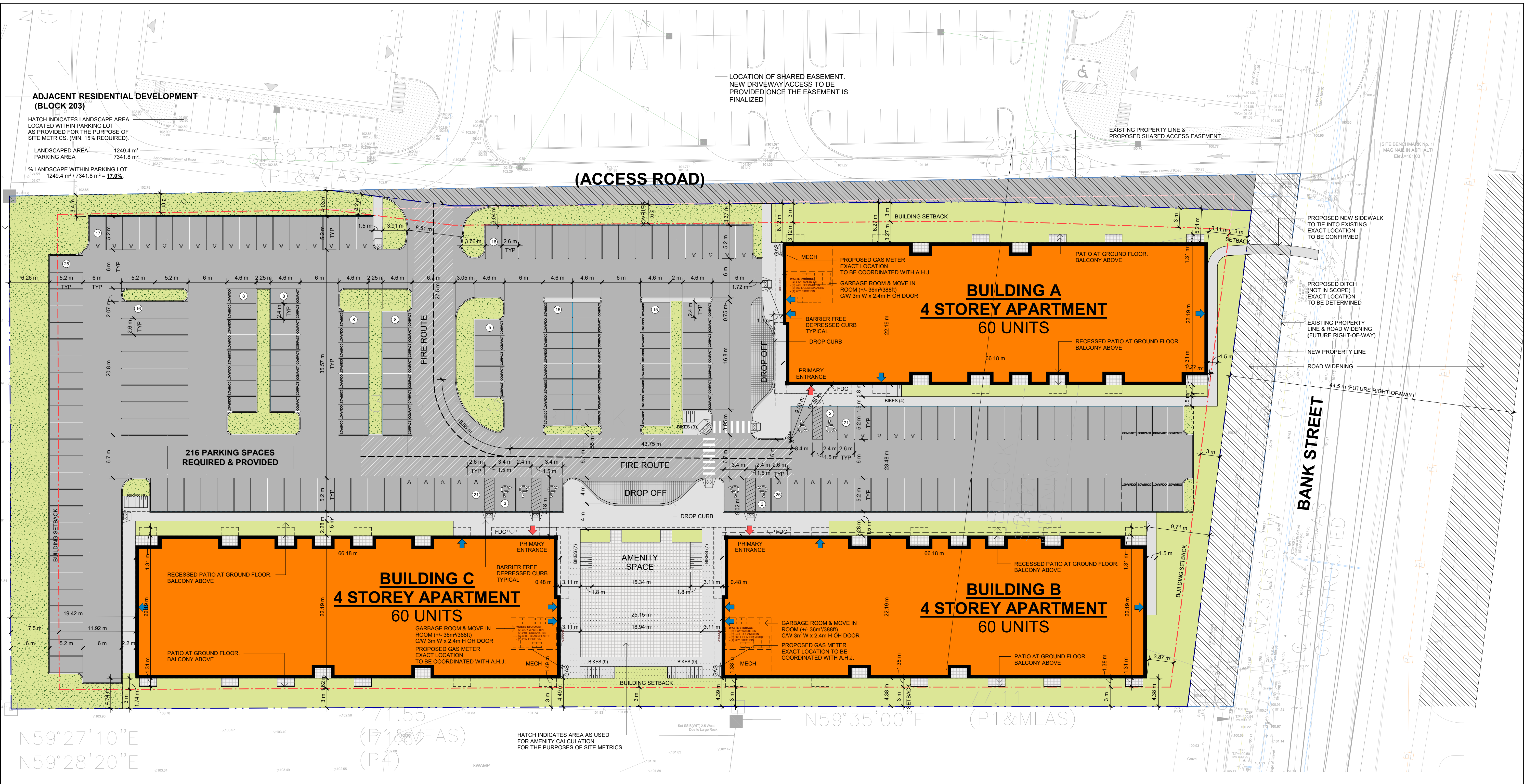
SCALE: As indicated

PROJECT NO: 121062

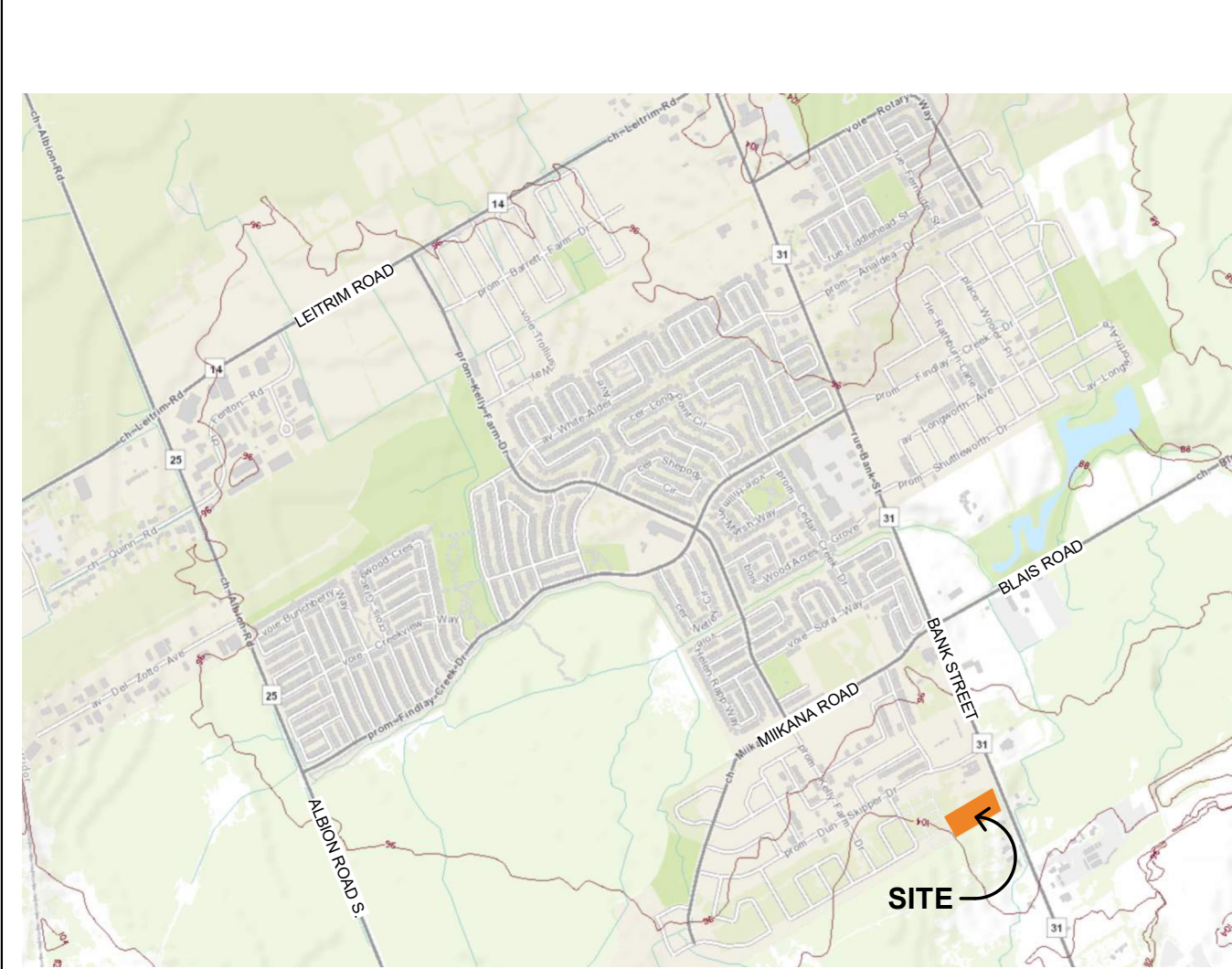
DRAWING

**A001**

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



**1 SITE PLAN**  
A001 1 : 300



**KEY PLAN**  
N.T.S.

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> (62671 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 - AMENITY AREAS			
AMENITY AREA:	REQUIREMENT	TOTAL SITE WIDE	PROVIDED
6 m <sup>2</sup> PER UNIT	60 units x 6 m <sup>2</sup> = 360 m <sup>2</sup>	1,080 m <sup>2</sup>	1,461.2 m <sup>2</sup>
COMMUNAL AMENITY AREA:	50% of the total Amenity Area required	540 m <sup>2</sup>	782.6 m <sup>2</sup>

SITE BUILDING STATISTICS - COMMUNAL AREAS		
INTERIOR AMENITY ROOMS	PER BUILDING	TOTAL
	69.4 m <sup>2</sup>	208.2 m <sup>2</sup>
OUTDOOR AMENITY PLAZA	-	574.4 m <sup>2</sup>

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT	4291.09 m <sup>2</sup>	46189 ft <sup>2</sup>	28.0%
BUILDING FOOTPRINT	4291.09 m <sup>2</sup>	46189 ft <sup>2</sup>	28.0%
HARD LANDSCAPE	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%
<b>TOTAL SITE AREA</b>	<b>7879.40 m<sup>2</sup></b>	<b>84813 ft<sup>2</sup></b>	<b>51.4%</b>
SOFT LANDSCAPE	3169.26 m <sup>2</sup>	34114 ft <sup>2</sup>	20.7%
LANDSCAPE	3169.26 m <sup>2</sup>	34114 ft <sup>2</sup>	20.7%
<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