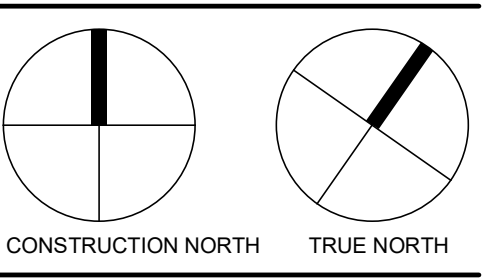


NO.	ISSUED	DATE
	CLIENT REVIEW	2022.08.15

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

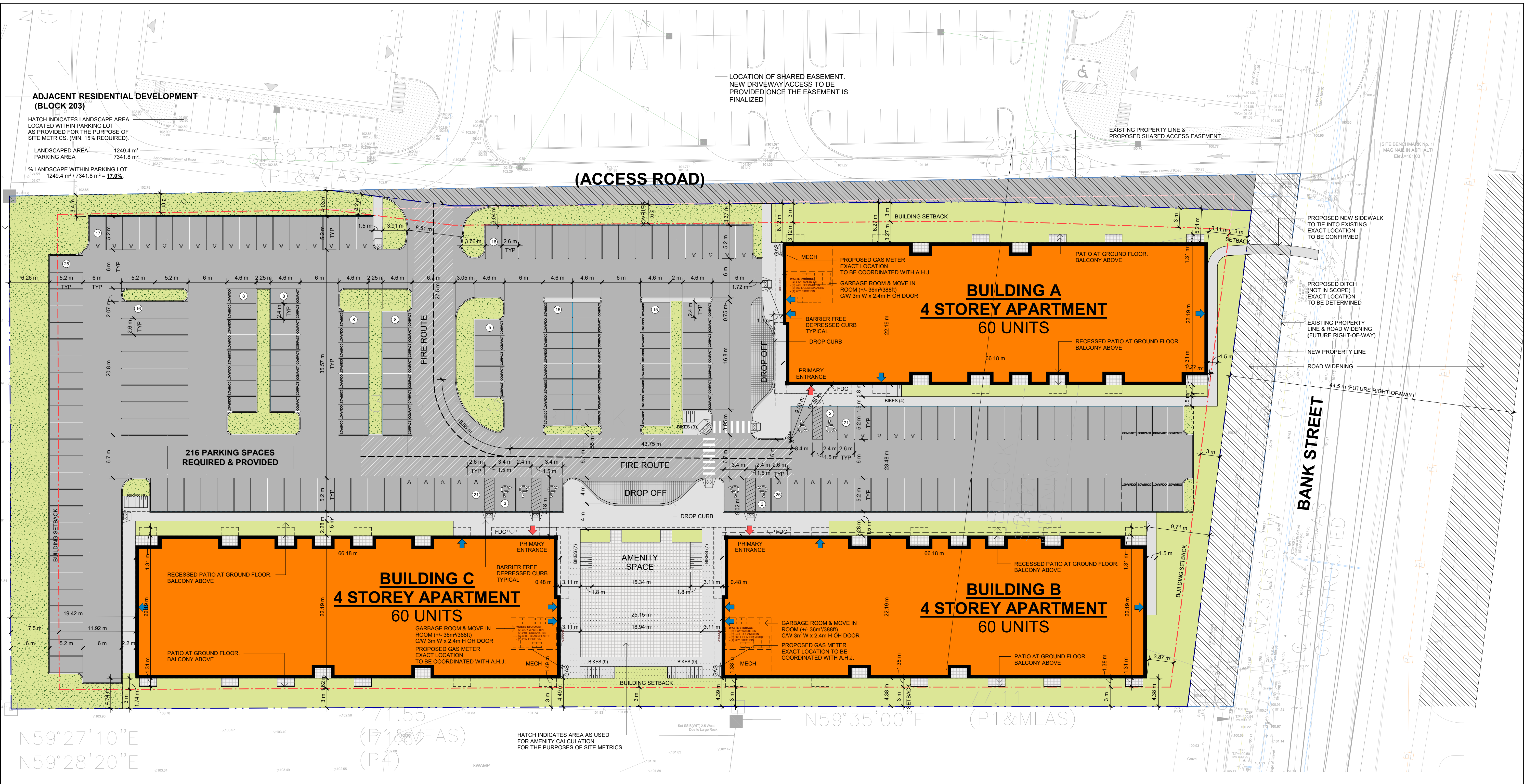
SCALE: As indicated

PROJECT NO.: 121062

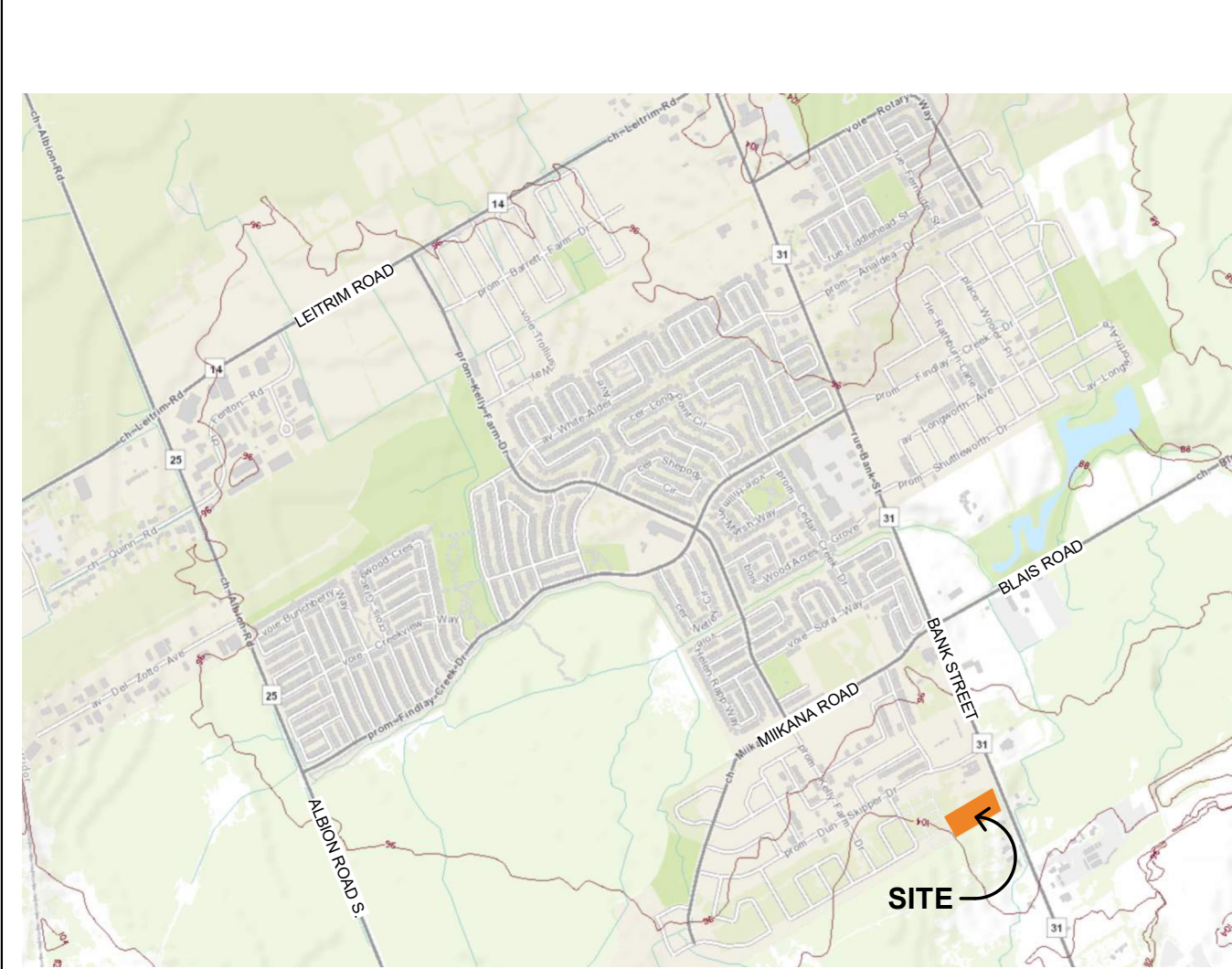
DRAWING

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%	
TOTAL	60	100%	

SINGLE BUILDING - BUILDING STATISTICS			
AREA TYPE	AREA	%	AMENITY AREAS
NON-SELLABLE	953.6 m ² (10,264 ft ²)	16.4%	AMENITY ROOM 69.4 m ² (747 ft ²)
SELLABLE	4858.7 m ² (52,406 ft ²)	83.6%	PATIO/BALCONY 226.2 m ² (2435 ft ²)
TOTAL AREA	5822.3 m² (62671 ft²)	100.0%	BLDG AMENITY 295.6 m² (3182 ft²)

SITE BUILDING STATISTICS - TOTAL BLDG AREA			
BUILDING	AREA		
BUILDING A	5822.3 m ² (62671 ft ²)		
BUILDING B	5822.3 m ² (62671 ft ²)		
BUILDING C	5822.3 m ² (62671 ft ²)		
TOTAL AREA	17466.9 m² (188013 ft²)		

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

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

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT	4291.09 m ²	46189 ft ²	28.0%
BUILDING FOOTPRINT	4291.09 m ²	46189 ft ²	28.0%
HARD LANDSCAPE			
SIDEWALKS (CONCRETE)	1054.08 m ²	11346 ft ²	6.9%
PATIOS	474.23 m ²	5105 ft ²	3.1%
ASPHALT	5873.68 m ²	63224 ft ²	38.3%
ASPHALT - SHARED EASEMENT	477.41 m ²	5139 ft ²	3.1%
	7879.40 m ²	84813 ft ²	51.4%
SOFT LANDSCAPE			
LANDSCAPE	3169.26 m ²	34114 ft ²	20.7%
LANDSCAPE	3169.26 m ²	34114 ft ²	20.7%
TOTAL SITE AREA	15339.75 m²	165116 ft²	100.0%

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

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Lily Xu at 12:00 pm, Mar 02, 2023