

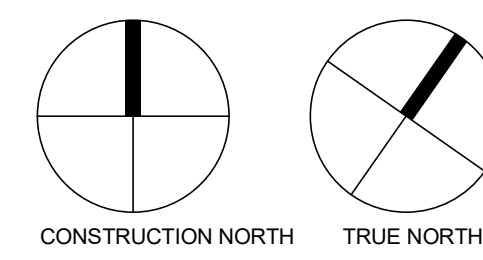
NO.	ISSUED	DATE
	CLIENT REVIEW	2022.06.06

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.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND
CHAMBERLAIN CONSTRUCTION SERVICES LIMITED
HAVE SIMILAR OWNERSHIP.

CHAMBERLAIN ARCHITECT SERVICES LIMITED
HAS COPYRIGHT. CONSTRUCTING A SUBSTANTIALLY
SIMILAR BUILDING WITHOUT PERMISSION MAY
INFRINGE THE COPYRIGHT OWNERS RIGHTS.
MAKING MINOR CHANGES TO PLANS DOES NOT
NECESSARILY AVOID COPYRIGHT INFRINGEMENT.
INNOCENT INFRINGEMENT IS NOT A DEFENSE TO
COPYRIGHT INFRINGEMENT. ©

SEAL



IDONE SOUTH APARTMENTS

4840 BANK STREET
OTTAWA, ON

SHEET NAME

SITE PLAN

START DATE
NOVEMBER 2021

DRAWN BY
TP/MC

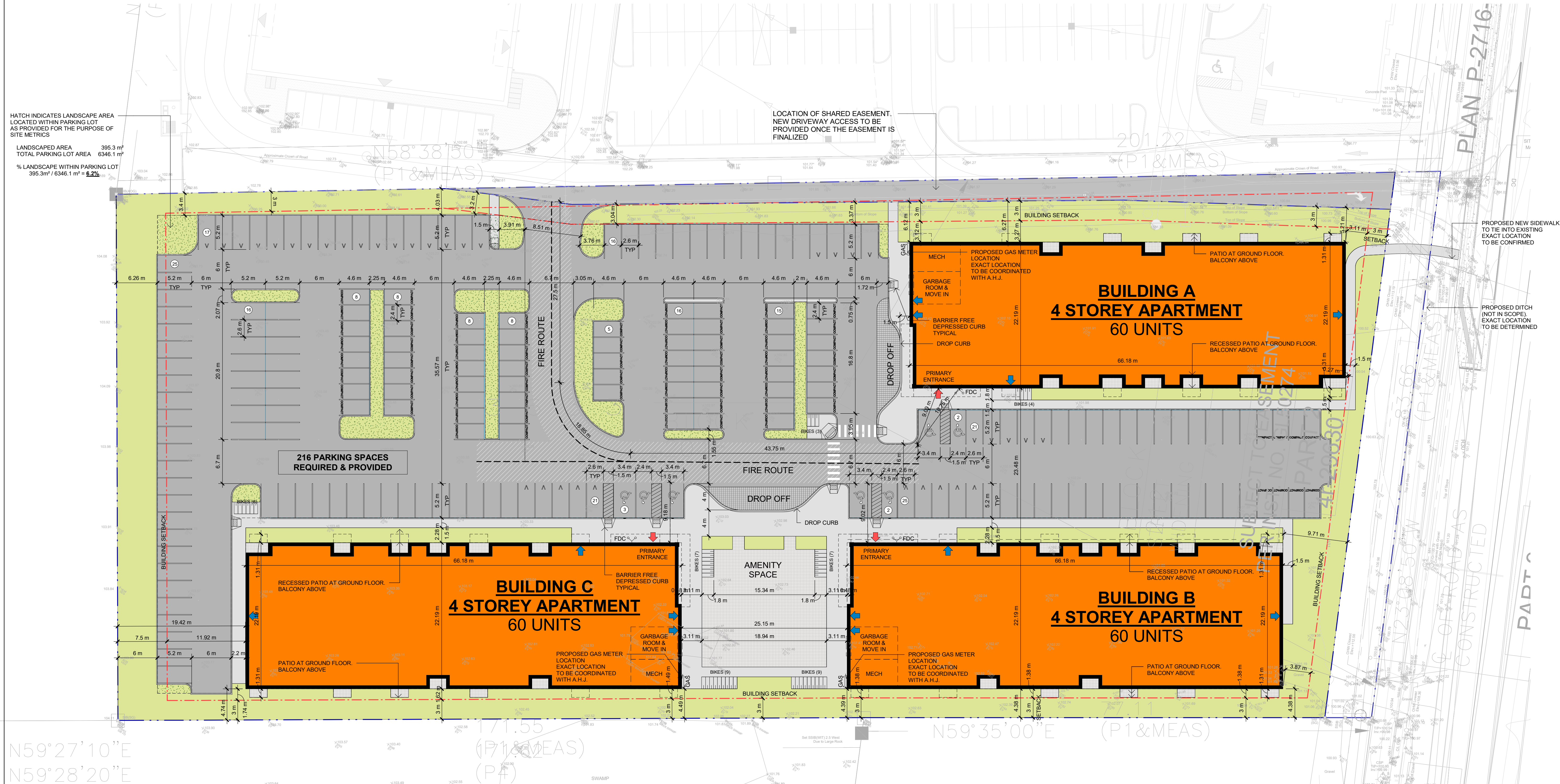
CHECKED BY
LC

SCALE
As indicated

PROJECT NO.
121062

DRAWING

A001



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%
TOTAL	60	100%

BUILDING STATISTICS (SINGLE BUILDING) NON-LEASABLE VS LEASABLE AREA			
TYPE	AREA		%
NON-SELLABLE	953.6 m ² (10,264 ft ²)		16.4%
SELLABLE	4858.7 m ² (52,406 ft ²)		83.6%
TOTAL AREA	5822.3 m² (62,671 ft²)		100.0%

BUILDING STATISTICS (SITE TOTAL)	
TYPE	AREA
BUILDING A	5822.3 m² (62,671 ft²)
BUILDING B	5822.3 m² (62,671 ft²)
BUILDING C	5822.3 m² (62,671 ft²)
TOTAL AREA	17466.9 m² (188,013 ft²)

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
SIDEWALKS (CONCRETE)	16.87 m ²	182 ft ²	0.1%
	16.87 m ²	182 ft ²	0.1%
BUILDING FOOTPRINT	4291.09 m ²	46189 ft ²	27.9%
BUILDING FOOTPRINT	4291.09 m ²	46189 ft ²	27.9%
HARD LANDSCAPE			
ASPHALT	5873.68 m ²	63224 ft ²	38.2%
ASPHALT - SHARED EASEMENT	477.41 m ²	5139 ft ²	3.1%
	6351.09 m ²	68363 ft ²	41.4%
SOFT LANDSCAPE			
SIDEWALKS (CONCRETE)	1054.08 m ²	11346 ft ²	6.9%
PATIOS	474.23 m ²	5105 ft ²	3.1%
LANDSCAPE	3169.26 m ²	34114 ft ²	20.6%
	4697.57 m ²	50564 ft ²	30.6%
TOTAL SITE AREA	15356.62 m²	165297 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	