



204 BOREALIS CR.
OTTAWA, ON K1K 4A1
WISWASHELA@GMAIL.COM

CIVIL
STRUCTURE
MECHANICAL



CLIENT:

PROPOSED APARTMENTS
464 WILBROD AVE
OTTAWA, ON K1N 6M8

PROJECT:

OTTAWA

ONTARIO



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ISSUED FOR - REVISION	DATE	DESCRIPTION
1	2019-12-28	2019-100
2	2020-01-08	2020-01-08 ISSUED FOR CLIENT REVIEW
3	2020-04-10	2020-04-10 ISSUED FOR CLIENT REVIEW

PROJECT NO.	2019-100
ORIGINAL SCALE:	1:100
DESIGNED BY:	W.E.
DRAWN BY:	W.E.
CHECKED BY:	W.E.
ISSUED BY:	W.E.

SITE PLAN

S1

ISSUED FOR REVIEW

LEGEND

- PROPERTY LINE
- EXISTING PAVERS
- EXISTING CONCRETE
- EXISTING GRASS
- EXISTING ASPHALT
- EXISTING PARKING SPACE
- EXISTING INTERLOCK RETAINING WALL
- EXISTING CONTROLLED TREES TO REMAIN
- EXISTING DECIDUOUS TREES TO REMAIN
- BIKE RACK
- CURB STOP PARKING SPACE
- EXISTING DEPRESSED CURB
- PROPOSED TREE PROTECTION FENCE
- EXISTING METAL FENCE TO REMAIN
- FLAG POLES
- WATER VALVE
- WATER CHAMBER (WATERMAIN)
- EXISTING GAS METER
- MAIN DOOR EXIT DOOR
- WATER STAND PIPE
- UTILITY POLE
- EDGE OF ASPHALT
- CORNER PIN
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED GRADING SLOPE
- BETWEEN 25% GRADING OVER 2% MAXIMUM SLOPE OF 3:1 V
- 2.00%

MOTOR VEHICULAR PARKING BY-LAW REQUIREMENTS		
Regular Motor Vehicular Parking		
Total Residential 11 Unit		
Parking Area: X		
RESIDENTIAL PARKING REQUIRED		
First 12 Residential Units= 0		
Remaining Residential Units= 0.5 x - = 0 Spaces		
Total Parking Residential		
Visitor Motor Vehicular Parking		
First 12 Residential Units= 0		
Remaining Residential Units= 0.1 x - = 0 Spaces		
Total Parking Visitor		
Grand Total Motor Vehicular Parking Required (Residential & Commercial)		
Total Parking Provided (Residential & Commercial)		
BICYCLE PARKING BY-LAW REQUIREMENTS		
Bicycle Calculations (Residential) based on zoning By-law		
0.5 per dwelling unit		
0.5 x 11		
Total Bicycle Parking Required (Residential)		
Total Bicycle Parking Provided (Residential)		
AMENITIES SPACES BY-LAW REQUIREMENTS		
Amenities Space Required		
6 x 11 = 66 m ² Required		
Communal = 50% x 66 = 33 M2		
Area 1 (Provided at Grade)		
COLLECTION CONTAINER BY-LAW REQUIREMENTS		
Garbage = 0.231 cy/Unit x 11 = 2.54 = (Unit) 2 cu.yd		
Recycling		
1X360L Blue bin		
Organic = 1X240 L Green		
Container Communal		
Every Unit to Have Kitchen		
Catcher		
Garbage Room Storage		
Garbage = 1x5 m ²		
Recycling = 4x0.65 m ²		
ORG. = 1x0.5 m ²		
TOTAL		

A 9.29 m² Garbage enclosure is located on the rear of building.

Private pickup service will be provided on a regular basis

Snow Removal

Snow will be stored on site, proposed location is identified on plan

464 WILBROD AVENUE		
LOT 11 PLAN 208649, PIN 04212-0231		
REGISTERED PLAN 208649, CITY OTTAWA		
BASED ON SURVEY COMPLETED ON THE 21ST DAY OF NOVEMBER, 2019		
BY FARLEY, SMITH & DENIS SURVEYING LTD.		
PROJECT INFORMATION		
R4- Residential Fourth Density Zone (SEC. 161-162)		
MIN ZONING	REQUIRED	PROPOSED
STANDARD	R4M1-1-c	BUILDING AREA PARKING
Lot Area	540m²	352,000m²
Lot Depth	N/A	52.32m
Lot Width	18.0m	24.40m
Lot Coverage	N/A	17.9%(224.60m²)
Max Building Height	14m	BUILDING AREA
Front Yard	3.0m	180,000m²
Rear Yard	7.5m	200,000m²
Side Yard	1.2m	200,000m²
Soft Landscape Cov.	57.2%(711.58m²)	Third Floor
Asphalt	19.2%(241.19m²)	160,000m²
Interlock	5.7%(71.16m²)	TOTAL BUILDING AREA
		740,000m²

SITE PLAN

S1

SCALE=1:150

