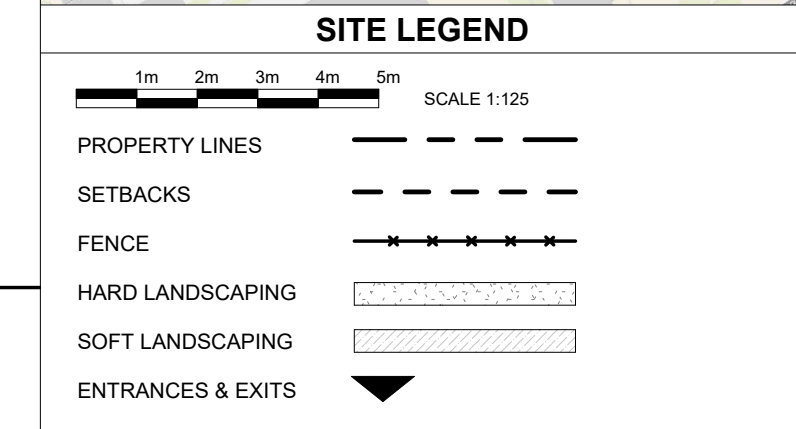
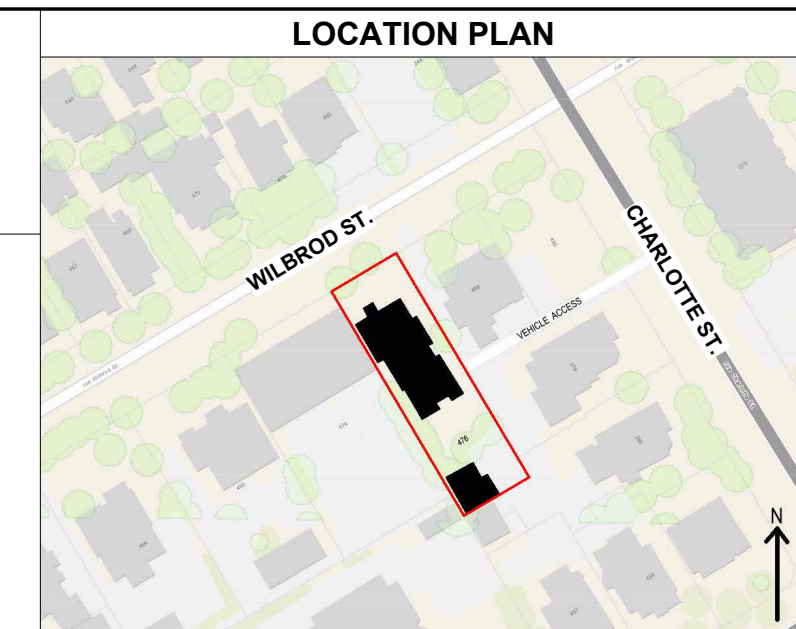
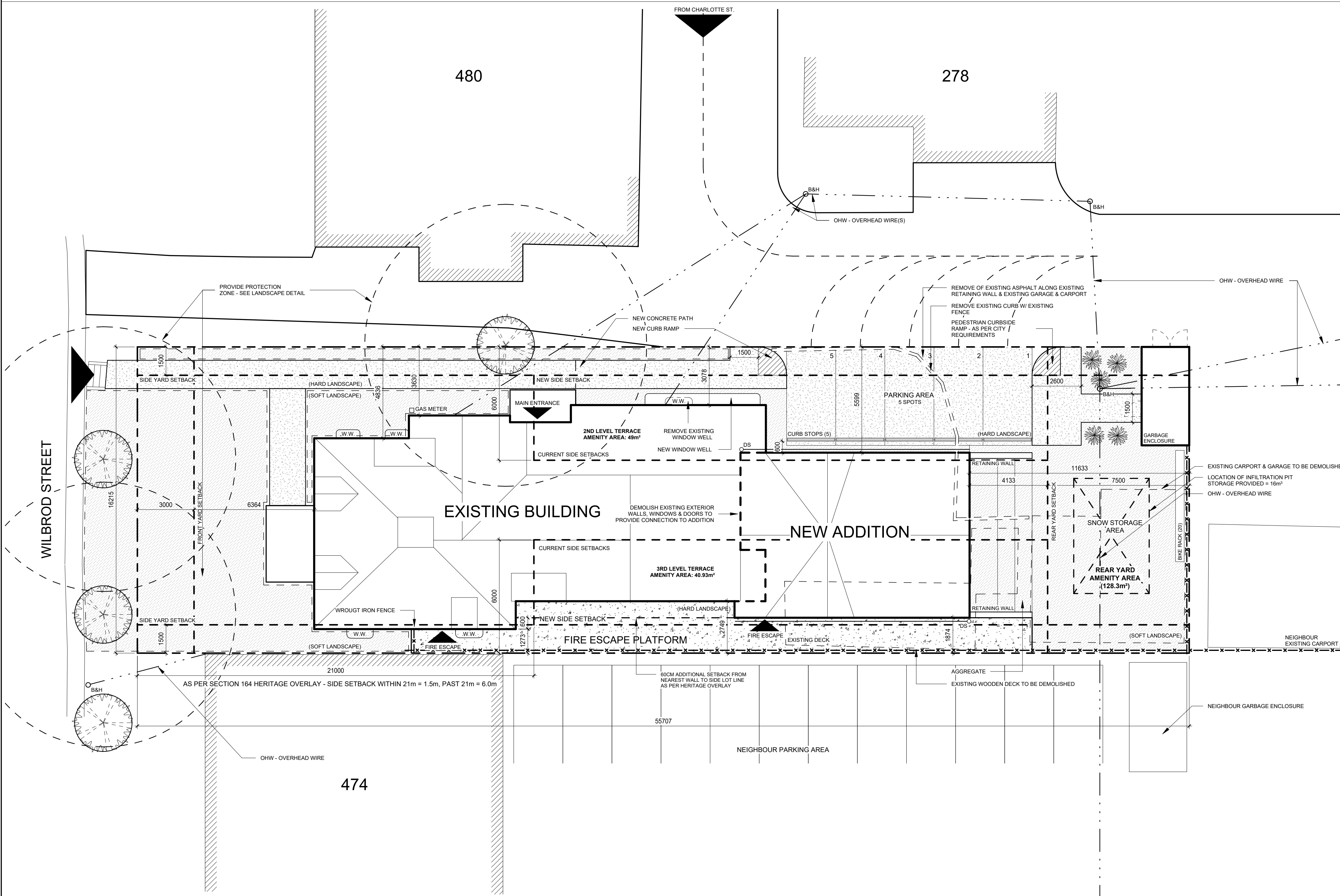


GENERAL NOTES

1. SITE INFORMATION BASED ON SURVEY CREATED & PREPARED BY: FARLEY, SMITH & DENIS SURVEYING LTD. - DATED 12/19/17
2. REFER TO LANDSCAPE DWG FOR TREE, SURFACING, & VEGETATION INFORMATION
3. EXISTING BUILDING IS USED AS A ROOMING HOUSE - NEW WILL CONSIST OF 1 BEDROOM (19) & STUDIO APARTMENTS (1)



SITE STATS.

LOTS 7 & 8 OF REGISTERED PLAN 208649

SITE AREA	903m ²	
EXISTING AREA (GROSS)	878.16m ²	12 UNITS
NEW AREA (GROSS)	440.68m ²	8 UNITS
TOTAL GROSS AREA	1318.84m ²	20 UNITS
ZONE:	R5B H(18)	

SETBACKS

FRONT SETBACK REQUIRED	3.0m
FRONT SETBACK PROVIDED	6.82m
SIDE SETBACK REQUIRED	1.5m (FIRST 21m), 6m (PAST 21m)
SIDE SETBACK PROVIDED	(FROM FRONT PROPERTY LINE) MINOR VARIANCE APPLIED
REAR SETBACK REQUIRED	7.5m
REAR SETBACK PROVIDED	11.6m
MAX HEIGHT	18.0m
PROVIDED HEIGHT	10.73m

ZONING CALCULATION

AMENITY AREA CALC.

AS PER CLAUSE 137: 15m² PER UNIT, UP TO 8 UNITS. PLUS 6m² PER UNIT IN EXCESS OF 8

TOTAL NUMBER OF UNITS: 20

AREA: (8 * 15m²) + (12 * 6m²) = 192m² OF AMENITY AREA

NOTE: THE AREA FOR THE FIRST 8 UNITS (72m²) MUST BE LOCATED IN THE REAR YARD AND AT GRADE LEVEL, & MUST BE AT LEAST 80% SOFT LANDSCAPING.

REQUIRED @ GRADE:	72m ²
PROVIDED (TOTAL):	188.69m ²
PROVIDED SOFT LANDSCAPING:	131.83
SOFT LAND. PERCENTAGE:	69.87%

AMENITY AREA ABOVE GRADE (TERRACES)

PROVIDED:	89.93m ²
TOTAL AMENITY AREA	218.23m²

VEHICLE CALC.

WHEN PARKING IS LOCATED WITHIN AN INTERIOR SIDE YARD, WHILE THE EXISTING BUILDING HOLDS 12 UNITS AND THE ADDITION HOLDS 8, REQUIRING 4 TENANT & 1 VISITOR PARKING SPOT.

REQUIRED:	5 SPACES
PROVIDED:	5 SPACES

BIKE CALC.

AS PER CITY OF OTTAWA PRE-APPLICATION COMMENTS: 1 BIKE STORAGE AREA PER UNIT OF BUILDING (20)

AS PER CITY OF OTTAWA BYLAW REQUIREMENTS SECTION 111A (b): 0.5 BIKE PARKING SPACES PER UNIT

REQUIRED	10 SPACES
PROVIDED	20 SPACES

LANDSCAPED AREA CALC.

AS PER SECTION 163 (9) - 30% OF THE LOT AREA MUST BE LANDSCAPED AREA

TOTAL LOT AREA	903m ²
BUILDING AREA	345.46m ²
REQUIRED PERCENTAGE	30%
PROVIDED PERCENTAGE	38.38%

BUILDING STATS.

GROSS BUILDING AREA(S)	
EXISTING AREA (GROSS)	878.16m ²
ADDITION AREA (GROSS)	440.68m ²
TOTAL GROSS AREA	1318.84m ²

ROOM INFORMATION

STUDIO UNITS	1
1-BEDROOM APARTMENT UNITS	19

GARBAGE CALCULATION

GARBAGE AREAS ARE BASED ON CITY OF OTTAWA'S COMMENTS ON SITE PLAN APPLICATION

REQUIREMENTS ARE:

GARBAGE	1 - 2 YARD BIN
FIBER	2 - 360L CARTS
G/M/P	1 - 360L CARTS
GREEN	1 - 240L CART

HERITAGE PROVISIONS

ZONE: R5B H(18)

AS PER SECTION 60 CITY OF OTTAWA BYLAW - HERITAGE OVERLAY REQUIREMENTS, FOR ADDITIONS:

1. HEIGHT OF WALLS AND ROOF SLOPES MATCH
 - ADDITION MATCHES EXISTING WALL HEIGHTS AND ROOF SLOPES
2. LOCATED ENTIRELY WITHIN REAR YARD
 - ADDITION IS LOCATED WITHIN REAR YARD
3. ADDITIONAL SETBACK OF 60cm FROM THE NEAREST WALL TO SIDE LOT LINES
 - ADDITION BEGINS 60cm FROM THE NEAREST WALL TO THE SIDE LOT LINES

SITE PLAN APPLICATION

CONSULTANTS

ARCA-VERDE ARCHITECTURE INC.
304-1306 Wellington Street,
Ottawa, Ontario, K1Y 3B2
(P) 613-722-5033
www.arca-verde.ca

OWNER INFORMATION

SLEEPWELL PROPERTY MANAGEMENT

COLIN HOPKINS
423 BRONSON AVE.
OTTAWA, ONTARIO
K1R 6J5
(P) 613-521-2000
colin@sleepwellmanagement.com

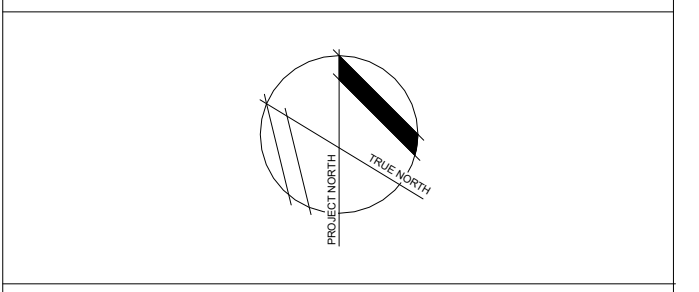
REVISIONS

NO.	DESCRIPTION	REVISION DATE
1	SITE PLAN PRE-APPLICATION	12-22-2021
2	SITE PLAN APPLICATION	08-18-2022

DO NOT SCALE DRAWINGS.
VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND IMMEDIATELY NOTIFY ARCHITECT OF ALL DISCREPANCIES

PROJECT

A	A DETAIL NO.
B	B DRAWING NO. - WHERE DETAIL REQUIRED



SEAL

PROJECT TITLE

WILBROD APARTMENTS

APPROVED BY	DRAWN BY
AVA	AVA

ADDRESS

476 Rue Wilbrod St, Ottawa,
ON K1N 6M8

CLIENT NAME

SleepWell

PROJECT NO.

21-06-10-01-01

SHEET NAME

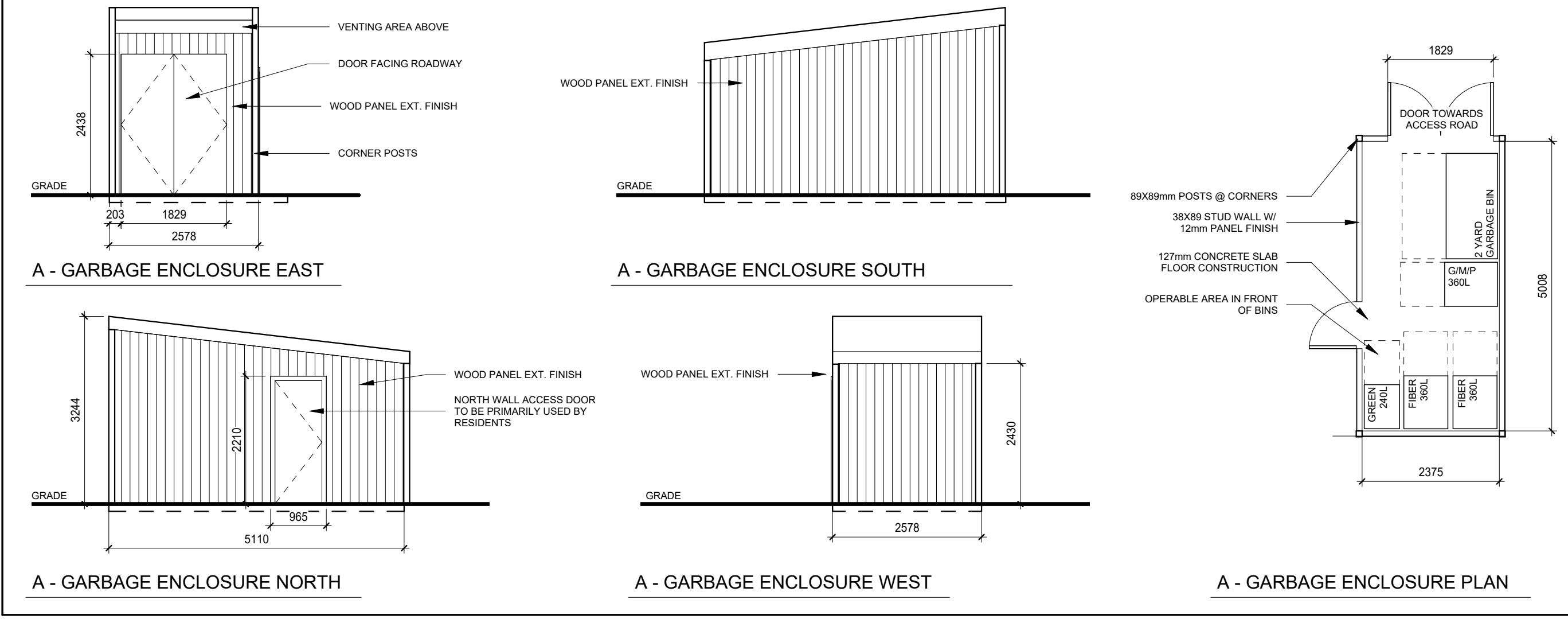
SITE PLAN - SITE PLAN APPLICATION

DRAWING NO.

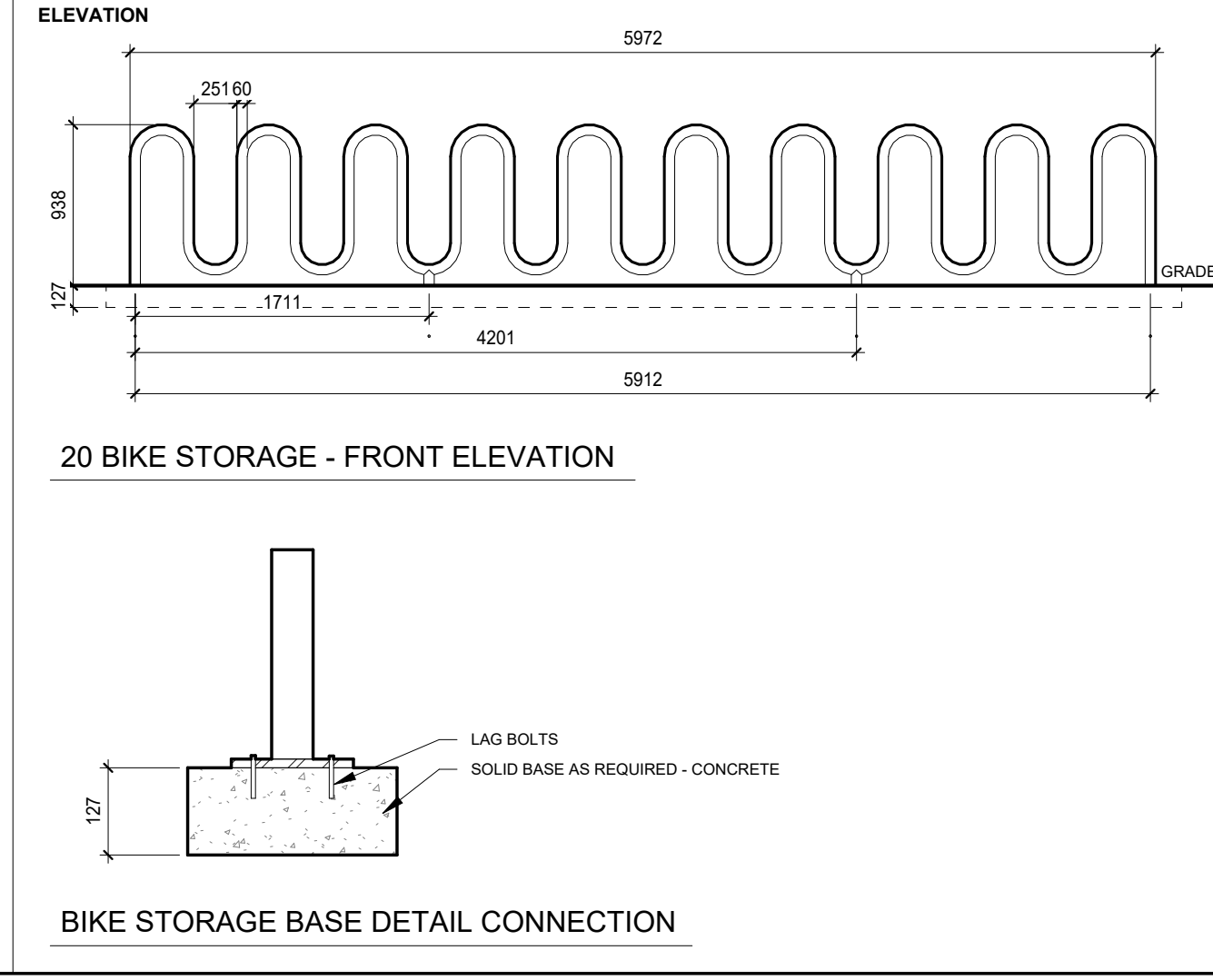
A001

SCALE: As indicated SHEET SIZE: ARCH A1 - 594 x 841

GARBAGE ENCLOSURE DETAILS



BIKE STORAGE DETAIL



D07-12-22-0051