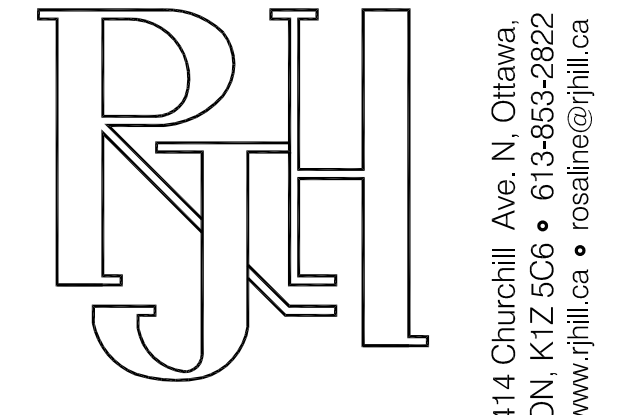
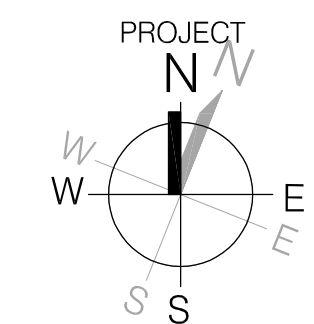


HYDRANT



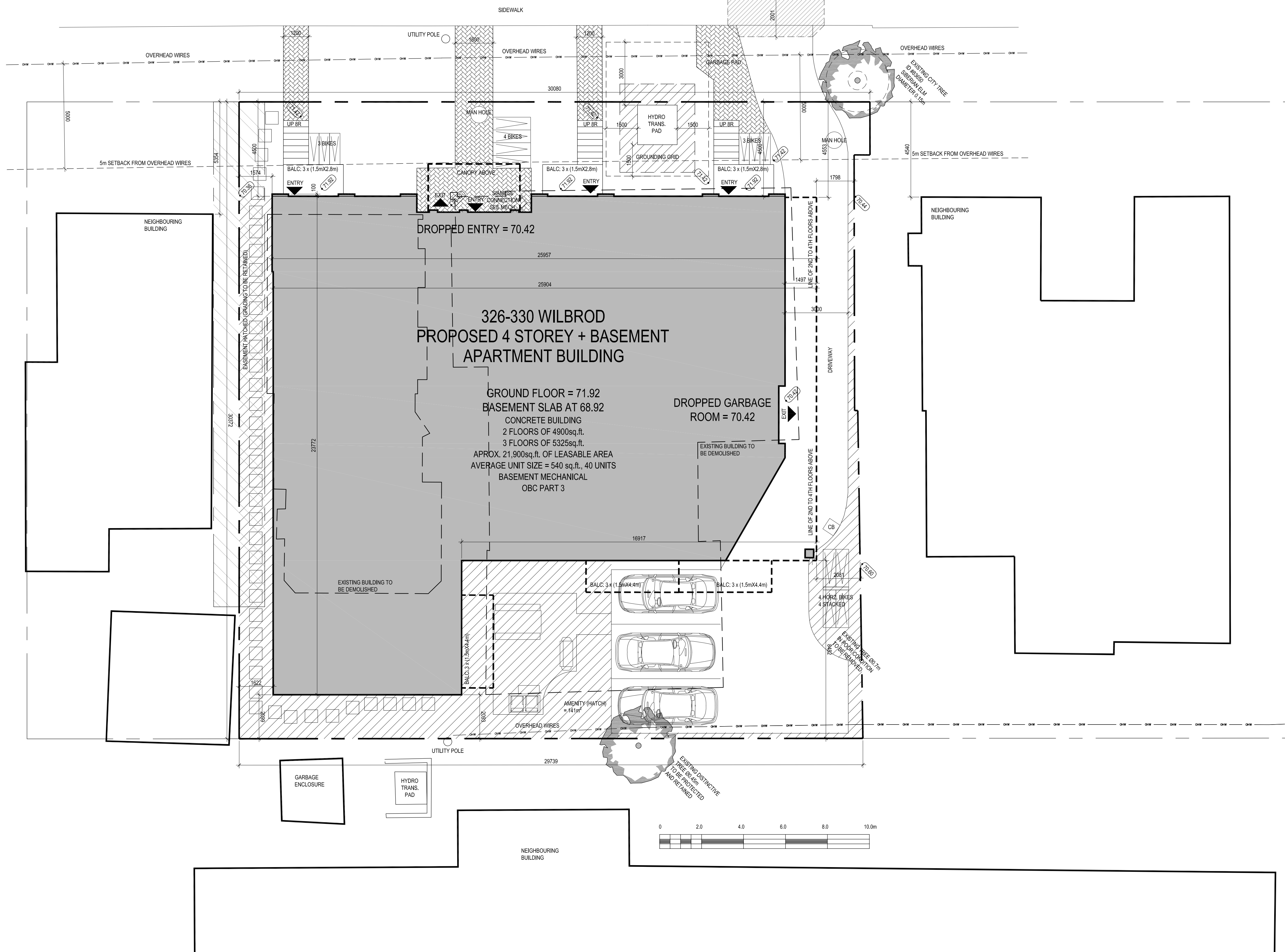
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WILBROD STREET

ONE WAY STREET

REINSTATE SIDEWALK CURB AND BOULEVARD AT EXISTING APPROACH TO CITY STANDARDS
DEPRESSED CURB AND SIDEWALK



40% OF THE FRONT YARD IS REQUIRED TO BE SOFT LANDSCAPED
51.7% LANDSCAPING PROVIDED

240 sq.m. OF AMENITY SPACE IS REQUIRED
141 sq.m. OF AMENITY IS PROVIDED IN THE REAR AND SIDE YARDS
99 sq.m. OF AMENITY IS PROVIDED ON BALCONIES
240 sq.m. TOTAL AMENITY SPACE PROVIDED

30% OF LOT IS REQUIRED TO BE LANDSCAPED
27.6% LANDSCAPING PROVIDED
50% OF REAR YARD IS REQUIRED TO BE SOFT LANDSCAPED
60.6% PROVIDED

326-330 WILBROD
PROPOSED 4 STOREY + BASEMENT
APARTMENT BUILDING

GROUND FLOOR = 71.92
BASEMENT SLAB AT 68.92
CONCRETE BUILDING
2 FLOORS OF 4900sq.ft.
3 FLOORS OF 5325sq.ft.
APPROX. 21,900sq.ft. OF LEASABLE AREA
AVERAGE UNIT SIZE = 540 sq.ft., 40 UNITS
BASEMENT MECHANICAL
OBC PART 3

DROPPED GARBAGE ROOM = 70.42

DROPPED ENTRY = 70.42

4.	2022 08 25	REVISED REAR YARD AMENITY
3.	2022 07 04	REVISED PER SITE PLAN COMMENTS
2.	2022 05 13	ISSUED FOR PRICING
1.	2022 03 25	ISSUED FOR SITE PLAN CONTROL
No.	Y / M / D	REVISION

PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION WAS DERIVED FROM ANNIS, O'SULLIVAN, VOLLEBECK LTD. SURVEY DATED AUGUST 6, 2021

It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.

WILBROD APARTMENTS
326-330 WILBROD ST. OTTAWA ON.

SITE PLAN

Drawn By: AW/RV Date: JAN 2022
Project No: 2107 Scale: 1:100
A-100