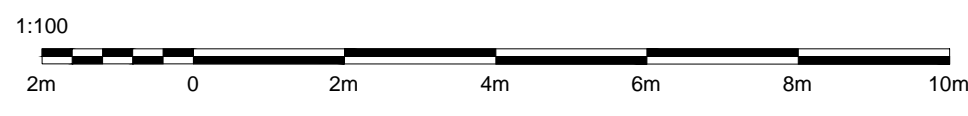


3 BUILDING LOCATION PLAN
A1 SCALE: 1:100



ALL THE NOTES ARE AS PER CURRENT CITY/PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.

SITE PLAN OF PART LOT E CONCESSION C (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN ALSO KNOWN AS PART OF PARK LOT 51 OF THE BY-ESTATE CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. FIELD WORK COMPLETED SEPT. 22, 2017

ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	NO MINIMUM	206.45 m ²	
B) MINIMUM LOT WIDTH	NO MINIMUM	10.06 m	
C) MAXIMUM FRONT YARD SET BACK	2 m	0.3 m	
D) MINIMUM FRONT YARD SET BACK	N/A	0.3 m	
E) MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m	0.05 m	M.V.
F) MAXIMUM INTERIOR SIDE YARD SETBACK	N/A	0.1 m	
G) MINIMUM REAR YARD SET BACK	7.5 m	0.6 m	M.V.
H) MAXIMUM BUILDING HEIGHT	20 m	10.973 m	
I) MINIMUM WIDTH OF LANDSCAPED AREA	ABUTTING A RESIDENTIAL ZONE IN ALL OTHER CASES	3 m 0 m	0 m 0 m
J) AMENITY AREA	8 UNITS @ 6 M ² PER UNIT COMMUNAL AREA + A MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA	48 m ²	50 m ² (ROOFTOP)
K) UNIT STATISTICS			
RESIDENTIAL			AVERAGE GRADE: 71.1m CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES (70.92m + 70.93m + 71.40 m + 71.15m) / 4 = 71.1m
BACHELOR		3	
1 BEDROOM UNIT		1	
2 BEDROOM UNIT		4	
TOTAL		8	
M) CAR PARKING	RESIDENCE VISITOR	NO PARKING IS REQUIRED FOR THE FIRST 12 UNITS NO PARKING IS REQUIRED FOR THE FIRST 12 UNITS	0 0
N) BICYCLE PARKING		0.50 PER DWELLING UNIT	4 (INDOOR PARKING IN THE BASEMENT)

- ⊕ PROPOSED TREE
- ⊖ EX. TREE TO BE REMOVED
- ▭ PROPOSED BUILDING FOOTPRINT
- ▭ EXISTING BUILDING TO BE DEMOLISHED
- ▨ DENOTES SOFT LANDSCAPING (SOD)
- ▨ DENOTES HARD LANDSCAPING
- ▭ ASPHALT
- PROPOSED SHRUB
- ▶ PROPOSED/EXISTING ENTRY/EXIT
- U.P. EX. UTILITY POLE
- EX. CHAINED LINK/BOARD FENCE
- PROPERTY LINE
- OVERHEAD HYDRO LINES

FLOOR NAME	AREA	PROPOSED SITE DEVELOPMENT INFO.	UNIT 1	GARBAGE REQUIREMENT		
				REQUIREMENT	PROVIDED	
BASEMENT	123 m ²	LOT AREA:	206.45 m ²	GARBAGE	0.231 CUBIC YARDS PER UNIT. 8x0.231=1.848	2 YARD
GROUND FLOOR	123 m ²	PARKING SPACES:	0	RECYCLING	FOR EVERY 6 UNITS, PROVIDE ONE 360L BLUE CART AND ONE 360L BLACK CART	2- 360L BLUE CART & 2- 360L BLACK CART
SECOND FLOOR	178 m ²	MAXIMUM BUILDING HEIGHT:	10.058 m	ORGANICS	"KITCHEN CATCHER" CONTAINER FOR EACH DWELLING UNIT AND ONE COMMUNAL 240L GREEN CONTAINER PER 50 UNITS	"KITCHEN CATCHER" CONTAINER FOR EACH DWELLING UNIT AND ONE COMMUNAL 240L GREEN CONTAINER
THIRD FLOOR	178 m ²	PROPOSED STOREYS:	3			
TOTAL BUILDING AREA	602 m ²	LOT COVERAGE:	86.22%			
TOTAL GFA	408 m ²	SOFT LANDSCAPING COVERAGE:	0.4 m ² / 0.2%			
		HARD LANDSCAPING	2.3 m ² / 1.1%			
		ASPHALT	63 m ² / 30%			

GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN A GARBAGE ROOM (AS PER THE GROUND FLOOR PLAN) AND REMOVED PRIVATELY DURING COLLECTION

SNOW REMOVAL REQUIREMENT
PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER



2 KET PLAN & CONTEXT
A1 SCALE: NTS



OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN# 112782
337 SUNNYSIDE AVE., SUITE 101, OTTAWA, ON K1S 0R9
FERNANDO MATOS - BCIN# 22431 613-984-4422

QUALIFICATION INFO
SMALL BUILDINGS
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BY-LAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER.
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GENERAL NOTES:

**384 FRANK STREET
NEW 3 STOREY LOW-RISE RESIDENTIAL**

PROJECT:
384 FRANK STREET
OTTAWA, ONTARIO
K2P 1Y6

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
GRADING -

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1	SUBMISSION FOR EPC	10/10/18
NO.	REVISION/ISSUE	DATE

DRAWING NAME:
SITE PLAN & NOTES

DRAWN: LT SHEET:
DATE: DEC. 3, 2018
SCALE: AS NOTED **A1**