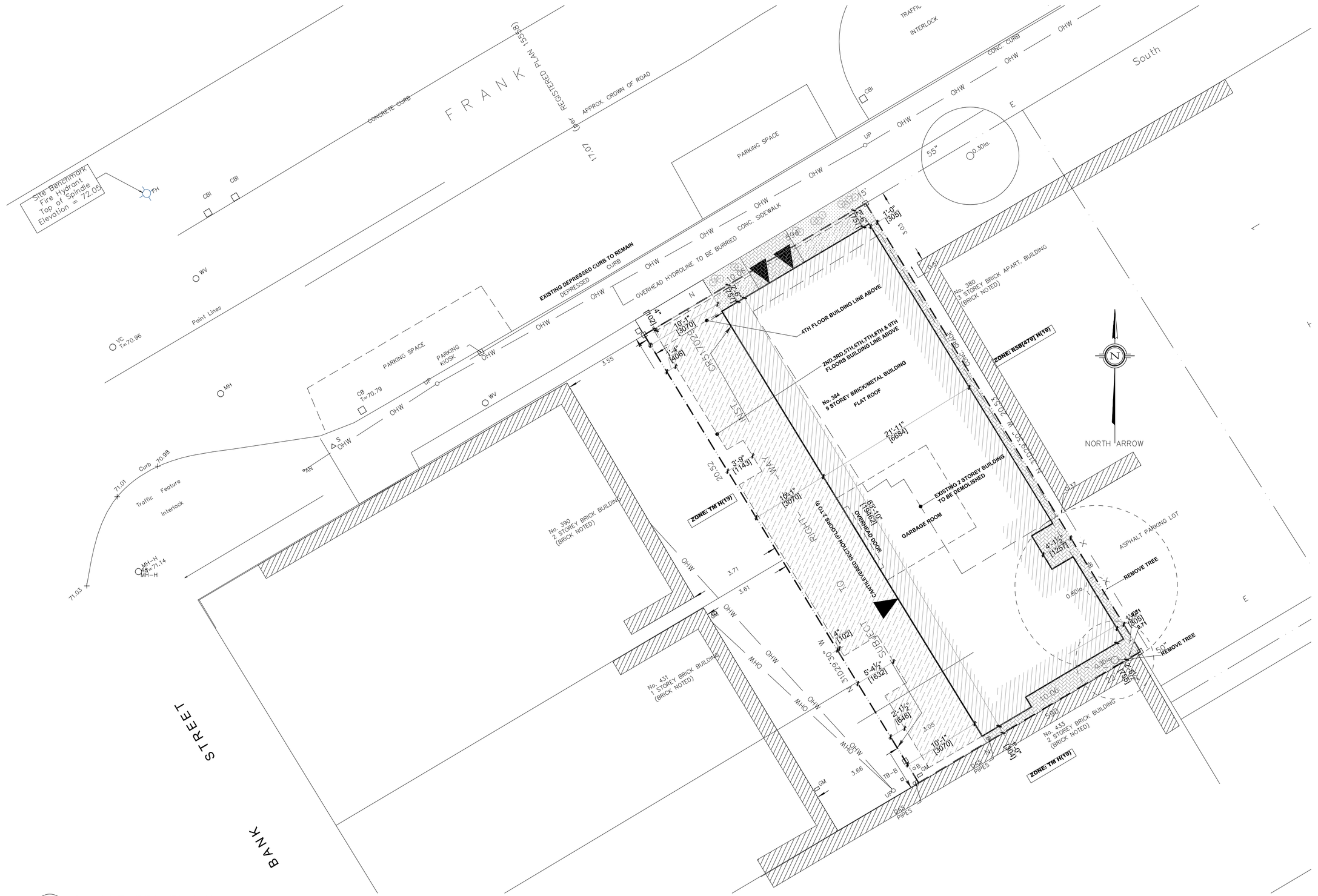


3 / A1 BUILDING LOCATION PLAN
SCALE: 1:100

1:100
2m 0 2m 4m 6m 8m 10m

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

I1A - EXISTING ZONING
PROPOSED CHANGE OF ZONING TO TM - TRADITIONAL MAINSTREET ZONE (SECTIONS 197 AND 198) CITY OF OTTAWA;
DWELLING TYPE: 9 STOREY MID-RISE MIXED USE BUILDING

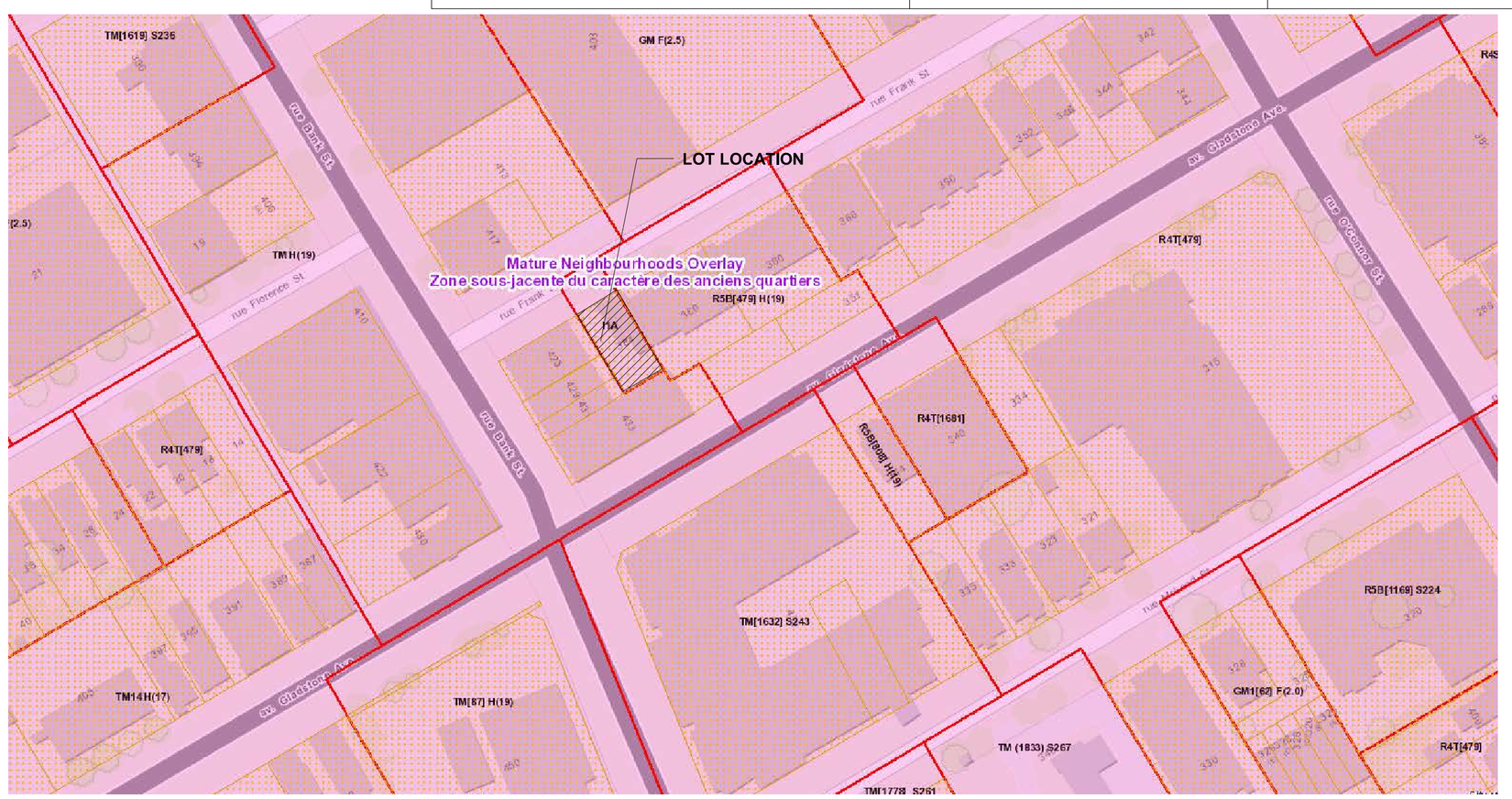
ZONING MECHANISMS			REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA			NO MINIMUM	206.45 m²	
B) MINIMUM LOT WIDTH			NO MINIMUM	10.06 m	
C) MAXIMUM FRONT YARD SET BACK			2 m	1.32 m	
D) MINIMUM FRONT YARD SET BACK			N/A	0.1 m	
E) MINIMUM FRONT YARD SET BACK	ANY PART OF A BUILDING ABOVE 15 METRES		2 m	0.1 m	M.V.
F) MINIMUM INTERIOR SIDE YARD SETBACK			0 m	0.1 m & 0.3 m	
G) MAXMUM INTERIOR SIDE YARD SETBACK			3 m	0.1 m & 0.3 m	
H) MINIMUM REAR YARD SET BACK			0 m	0.3 m	
I) MAXIMUM BUILDING HEIGHT			20 m	28 m	M.V.
J) MINIMUM WIDTH OF LANDSCAPED AREA	ABUTTING A RESIDENTIAL ZONE		3 m	0.305 m	M.V.
	IN ALL OTHER CASES		0 m	0 m	
K) AMENITY AREA	18 UNITS @ 6 m2 PER UNIT COMMUNAL AREA= A MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA		108 m²	48.8 m² (ROOFTOP)	M.V.
L) UNIT STATISTICS RESIDENTIAL STUDIO UNIT 2 BEDROOM UNIT TOTAL		2 16 18	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		
COMMERCIAL RETAIL (GROUND FLOOR)	20.9 m2 (225 sq.ft)				
M) CAR PARKING	RESIDENCE	NO PARKING IS REQUIRED FOR THE FIRST 12 UNITS	0	0	M.V.
		0.5 PER DWELLING UNIT AFTER 12 UNITS	4		
	VISITOR	NO PARKING IS REQUIRED FOR THE FIRST 12 UNITS	0		
		0.1 PER DWELLING UNIT AFTER 12 UNITS	1		
	COMMERCIAL RETAIL	NOT REQUIRED ON THE GROUND FLOOR FOR THE FIRST 500 sq.m. of GFA	0		
N) BICYCLE PARKING		0.50 PER DWELLING UNIT	9	9	
		1 PER 250 sq. m of GFA	0		

BUILDING AREAS	
FLOOR NAME	AREA
BASEMENT	126.7 m²
GROUND FLOOR	126.7 m²
SECOND FLOOR	183.5 m²
THIRD FLOOR	183.5 m²
FOURTH FLOOR	177 m²
FIFTH FLOOR	183.5 m²
SIXTH FLOOR	183.5 m²
SEVENTH FLOOR	183.5 m²
EIGHTH FLOOR	183.5 m²
NINTH FLOOR	183.5 m²
TOTAL BUILDING AREA	1714.9 m²

PROPOSED SITE DEVELOPMENT INFO.	UNIT 1
LOT AREA:	206.45 m²
PARKING SPACES:	0
MAXIMUM BUILDING HEIGHT:	29 m
PROPOSED STOREYS:	9
LOT COVERAGE:	88.1%
SOFT LANDSCAPING COVERAGE :	7 m²
HARD LANDSCAPING	15 m²
ASPHALT	63 m²

GARBAGE REQUIREMENT		
	REQUIREMENT	PROVIDED
GARBAGE	0.231 CUBIC YARDS PER UNIT: 7x0.231=1.617	2 YARD
RECYCLING	FOR EVERY 6 UNITS, PROVIDE ONE 360L BLUE CART AND ONE 360L BLACK CART	2- 360L BLUE CART& 2- 360L BLACK CART
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
GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN AGARBAGE 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		

PROPOSED TREE
EX. TREE TO BE REMOVED
PROPOSED BUILDING FOOTPRINT
EXISTING BUILDING TO REMAIN
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
OHW OVERHEAD HYDRO LINES



2 / A1 KET PLAN & CONTEXT
SCALE: NTS

unPoised architecture

OTTAWA CARLETON Construction Ltd.

OWNERS/CONSULTANTS
FRANK PORCARI
FERNANDO MATOS
LEVENT TATAR

unPoised architecture
Sam Cox
613.562.7808
sam.cox@unpoised.com

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 BYLAWS 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

COPYRIGHT RESERVED

GENERAL NOTES:

384 FRANK STREET
NEW 9 STOREY MIXED USE MID-RISE

PROJECT:
384 FRANK STREET
OTTAWA, ONTARIO
K2P 1Y6

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
GRADING -

NO.	REVISION/ISSUE	DD/MM/YY DATE
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1	SUBMISSION FOR SPC	10/12/18

DRAWING NAME:
SITE PLAN & NOTES

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