

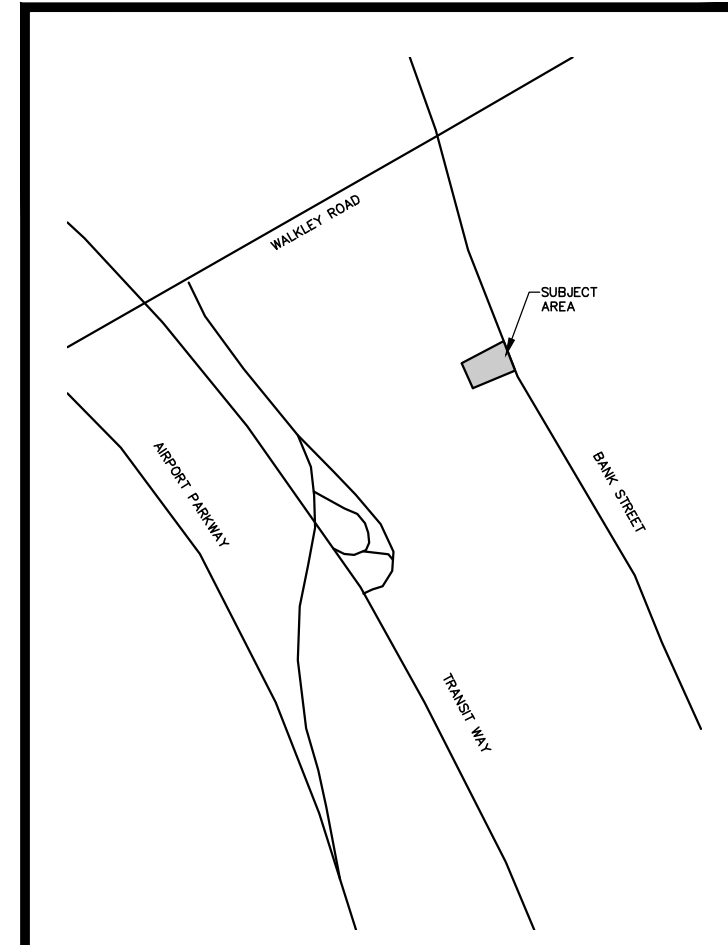
LEGEND	DESCRIPTION
	LEGAL DESCRIPTION AND PROPERTY LINE (SUBJECT LANDS)
	EASEMENTS (NO BUILD, MTO)
	FIRE ROUTE (HEAVY DUTY ASPHALT)
	TRUCK ROUTE (HEAVY DUTY ASPHALT) (SEE GRADING PLAN)
	PARCEL LINES
	L.D.+ DENOTES LINE OF LIMITING DISTANCE
	NEW CONCRETE CURBS C/W SAW CUTS AND EXPANSION JOINTS
	RAISED ISLAND C/W CONCRETE PAVING AND CONCRETE CURBS
	RAISED ISLAND C/W CONCRETE CURBS AND LANDSCAPING
	PAINTED LINES (REFER TO SITE DETAILS)
	NEW CONCRETE SIDEWALK MONOLITHIC POUR C/W SAWCUTS AT 15M & EXPANSION JOINTS AT 6.0M - TYP.
	PAINTED PEDESTRIAN CROSSWALK (REFER TO SITE DETAILS)
	PRESSED ASPHALT TYP. FOR ALL AREAS SHOWN
	IMPRESSED ASPHALT TYP. FOR ALL AREAS SHOWN
	PAINTED TRAFFIC LINES (REFER TO SITE DETAILS)
	PROPOSED BUILDING ENTRY
	PROPOSED BUILDING EXIT
	FIRE HYDRANT
	STOP SIGNS
	DIRECTIONAL SIGNS
	'NO LEFT TURN' SIGNS
	FIRE ROUTE SIGNS
	BARRIER FREE PARKING SIGN
	BARRIER FREE PARKING SIGN
	SIAMSESE CONNECTION
	PROPOSED GRADE ELEVATION
	EXISTING GRADE ELEVATION
	NEW SITE SERVICES (REFER TO SITE SERVICES DRAWINGS)
	DENOTES LIGHT STANDARD
	DENOTES RELOCATED LIGHT STANDARD
	GARAGE ROOM
	MECHANICAL ROOM
	HOUSE ELECTRICAL ROOM
	CART CORAL
	RETAINING WALL REFER TO GRADING DRAWINGS
	PROPOSED NEW BUILDING UNDER THIS APPLICATION
	EXISTING BUILDING

NOTE:
 EXISTING GRADES, LINES AND SITE CONDITIONS SHOWN ON THIS DRAWING WERE TAKEN FROM SURVEY INFORMATION ESTABLISHED BY PERSONS ENGAGED DIRECTLY BY OWNER. THE ACCURACY OF SURVEY INFORMATION IS NOT THE CONSULTANT'S RESPONSIBILITY.
 THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR, LICENSED IN THE PLACE OF WORK, TO:
 1. ESTABLISH PERMANENT BENCH MARKS, OR MARKERS AS WIDELY SEPARATED AS POSSIBLE;
 2. VERIFY POSITIONING OF EXISTING BUILDINGS IF/WHEN USED TO ESTABLISH LOCATION OF NEW SITE ELEMENTS;
 3. ESTABLISH LOCATION OF NEW BUILDINGS AND OTHER SITE ELEMENTS SUCH AS CURBS, SIDEWALKS, DRIVEWAYS, LIGHT POSTS, ETC. ALL NEW BUILDINGS TO BE POSITIONED USING DIMENSIONS FROM PROPERTY LINES ONLY, AND/OR FROM ADJACENT EXISTING BUILDINGS WHERE INDICATED (AND VERIFIED AS PER #2 ABOVE). ALL OTHER NEW SITE ELEMENTS TO BE POSITIONED FROM NEW BUILDINGS AND/OR PROPERTY LINES USING WRITTEN DIMENSIONS ONLY.
 4. VERIFY LOCATION OF PROPERTY LINES AND MAINTAIN THROUGHOUT DURATION OF CONSTRUCTION.
 5. VERIFY ELEVATIONS OF FLOOR LEVELS AS CONSTRUCTION PROCEEDS, AND RELATE TO BENCH MARK DATUM.
 6. VERIFY THAT PRESENT, OR KNOWN FUTURE RESTRICTIONS, ARE NOT VIOLATED BY CONSTRUCTION ON SITE OR LINES OF TRAVEL TO ALL PUBLIC UTILITIES;
 7. CORRELATE GEODETIC ELEVATION OF BENCH MARK DATUM WITH ELEVATIONS IN USE BY PUBLIC UTILITIES ADJACENT TO PROJECT;
 8. VERIFY ACCURACY OF SITE DIMENSIONS SHOWN ON DRAWINGS;
 9. PROVIDE AS BUILT SITE PLAN SHOWING NEW BUILDING(S) LOCATION (PART OF CONTRACT CLOSEOUT);
 BEFORE COMMENCING WORK AT ADJACENT PUBLIC PROPERTY, THE CONTRACTOR SHALL VERIFY THAT NO PLANS FOR ALTERING CLEARANCES, SET-BACKS, EASEMENTS, GRADES, OR OTHERWISE HAVE BEEN MADE BY LOCAL AUTHORITIES, SUBSEQUENT TO THEIR APPROVAL OF CONTRACT DOCUMENTS, AND WHICH WOULD AFFECT THE ORIGINAL INTENT.
 CONTRACTOR TO ENSURE THAT POSITIVE DRAINAGE IS PROVIDED TO ALL SITE DRAINS AND CATCH BASINS, AS SET IN THEIR FINAL POSITION. PROVIDE CONSTANT SLOPES FOR DRAINED SURFACES TO DRAINS AND DRAINAGE COURSES. ENSURE THAT ALLOWABLE CONSTRUCTION TOLERANCES AND STRUCTURAL TOLERANCES DO NOT PERMIT PONDING OF WATER.

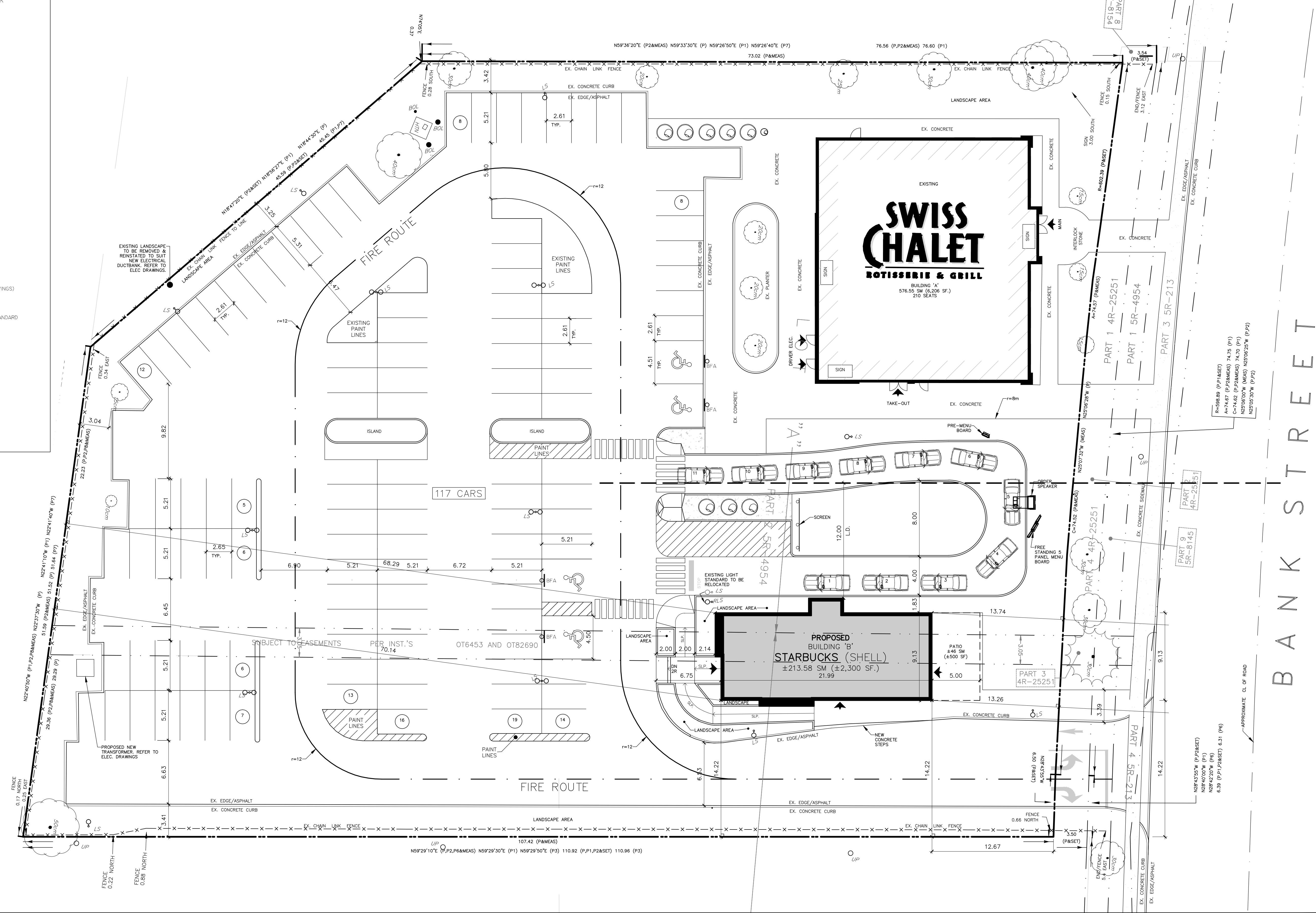
GENERAL NOTES
 1. BOULEVARDS TO BE GRADED, TOP SOILED 150MM DEPTH AND SOODED BY OWNER / CONTRACTOR TO THE CITY'S SATISFACTION.
 2. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE CITY OF OTTAWA.
 3. A MINIMUM SETBACK OF 1.0 M FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED.
 ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR / OWNER TO A SETBACK OF 1.0 M. THE COST OF RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER / CONTRACTOR / OWNER.
 4. THE CONTRACTOR / OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND ANY DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
 5. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
 6. THE OWNER / CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE CITY OF OTTAWA BY-LAWS AND DESIGN CRITERIA.
 7. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE.
 8. SIDEWALK AND DRIVEWAYS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA'S STANDARD DETAIL.
 9. ALL MUNICIPAL CURBS TO BE CUT BY THE CITY.

STATS

EXISTING BUILDING (BLDG A)	576.55 SM	6,206 SF
PROPOSED BUILDING (BLDG B)	204.44 SM	2,200 SF
TOTAL NEW BUILDING AREA	780.99 SM	8,406 SF
TOTAL COVERAGE	9.8%	
TOTAL PARKING REQUIRED	96 SPACES	11.5 SPACES/1000SF
TOTAL PARKING PROVIDED	117 SPACES	13.9 SPACES/1000SF



KEY PLAN
 N.T.S.
 LEGAL DESCRIPTION
 PLAN OF SURVEY
 PART OF LOT "A" AND PART OF LOT 1
 CONCESSION 3 (RIDEAU FRONT)
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER
 CITY OF OTTAWA



LEGAL DESCRIPTION
 PLAN OF SURVEY
 PART OF LOT "A" AND PART OF LOT 1
 CONCESSION 3 (RIDEAU FRONT)
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER
 CITY OF OTTAWA

REV BY	DESCRIPTION	DATE
AZ	SITE PLAN APPROVAL APPLICATION	NOV 23 2018

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE.
 DO NOT SCALE DRAWINGS.

LEON LUBELSKI ARCHITECTS INC
 1000-700 LAWRENCE AVENUE WEST
 TORONTO, ONTARIO M6A 3K4
 TEL: (416) 753-8575 FAX: (416) 753-8576

ONARIO ASSOCIATION OF ARCHITECTS
 ANTONIO ZABRJA
 LICENCE 6843

PROJECT: PROPOSED REDEVELOPMENT AT
 1910 BANK STREET
 STARBUCKS
 1910 BANK STREET OTTAWA, ON

DRAWING TITLE
SITE PLAN

DRAWN BY	AF	COMM. NO.	XX-XX
CHECKED	AZ	DRAWING NO.	
SCALE	AS NOTED		
DATE	NOV 23 2018		

SP1