

LEGEND

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 PAVING WITH C/W SAW CUTS AT 5M & EXPANSION JOINTS AT 6.3M - 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
PEDESTRIAN CROSSWALK SIGN
SIAMISE CONNECTION
PROPOSED GRADE ELEVATION
EXISTING GRADE ELEVATION
NEW SITE SERVICES (REFER TO SITE SERVICES DRAWINGS)
DENOTES EXISTING LIGHT STANDARD
DENOTES LIGHT STANDARD
DENOTES RELOCATED LIGHT STANDARD
GARBAGE ROOM
MECHANICAL ROOM
HOUSE ELECTRICAL ROOM
CART CORAL
RETAINING WALL
REFER TO GRADING DRAWINGS
PROPOSED NEW BUILDING UNDER THIS APPLICATION
EXISTING BUILDING

| SITE PLAN and BUILDING STATISTICS | | | |
|--|---|---------------|--------------------|
| 1 ZONING | ZONE AM[1913] | | |
| 2 LOT AREA | 8002.88 SQ. M 1.97 AC. | | |
| 3 ADDRESS | 1910 BANK STREET, OTTAWA, ON | | |
| 4 LOT NUMBER | PART OF LOT "A" and PART OF LOT 1, CONCESSION 3 | | |
| 5 LOT WIDTH | 81.07 M | | |
| GROSS FLOOR AREA | | SQ FT | SQ M |
| 6 EXISTING BUILDING A (SWISS CHALET) | 550.49 SQ M | 5914.66 SQ FT | |
| 7 PROPOSED BUILDING B (STARBUCKS) | 186.87 SQ M | 2011.45 SQ FT | |
| 8 TOTAL NEW GROSS FLOOR AREA | 736.36 SQ M | 7926.11 SQ FT | |
| | | | |
| | REQUIRED | PROVIDED | |
| 9 MAXIMUM FLOOR SPACE INDEX | 1.0 | 0.09 | |
| SETBACKS | | | |
| 10 FRONT YARD SETBACK (BUILDING B) | NO MINIMUM | 13.26 M | |
| 11 INTERIOR SIDE YARD SETBACK (BUILDING B) | NO MINIMUM | 14.22 M | |
| 12 REAR YARD SETBACK (BUILDING B) | NO MINIMUM | 68.29 M | |
| | | | |
| 13 MAXIMUM PROPOSED BUILDING B HEIGHT | 25 M | 5.90 M | |
| 14 LOT COVERAGE (793.8 SQ M/8002.88 SQ M) | | 9.92% | |
| 15 LANDSCAPE AREA (3118.61 SQ M/8002.88 SQ M)=38.96% | MIN OF PARKING LOT & 2% OF GFA (3118.61 SQ M) | | EXISTING TO REMAIN |
| 16 PAVED AREA (4884.27 SQ M/8002.88 SQ M) | | 66.03% | |
| 17 LOADING SPACES | NOT REQUIRED | 2 | |
| PARKING | | | |
| 18 PARKING SPACE SIZE: 2.60 M X 5.20 M | | | |
| RESTAURANT : 3 CARS FOR 1st 50 SQ M AND THEN 10 FOR EACH 100 SQ M OF GFA | | | |
| STARBUCKS (GFA): 186.87 SQ M | | | |
| 1st 50 SQ M = 3 CARS | | | |
| REMAINING AREA 136.87 SQ M/10 CARS = 13.687 | | | |
| = 14 CARS | | | |
| TOTAL REQUIRED PARKING (STARBUCKS) = 17 CARS | | | |
| SWISS CHALET (GFA): 550.49 SQ M | | | |
| 1st 50 SQ M = 3 CARS | | | |
| REMAINING AREA 500.49 SQ M/10 CARS = 50 CARS | | | |
| TOTAL REQUIRED PARKING (SWISS CHALET) = 53 CARS | | | |
| | | | |
| 19 TOTAL BARRIER FREE SPACES FOR PARKING LOT BETWEEN 100-199 SPACE | 2 SPACES | 4 SPACES | |
| 20 BICYCLE PARKING (1 PER 250 SQ M) | 4 BICYCLE | 8 BICYCLE | |

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, TRAVERSE 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; LOCATION (PART OF CONTRACT CLOSEOUT);

9. PROVIDE AS BUILT SITE PLAN SHOWING NEW BUILDING(S) LOCATION (PART OF CONTRACT CLOSEOUT);

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 SODDED BY OWNER / CONTRACTOR TO THE CITY'S SATISFACTION.

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.

STARBUCKS DRIVE-THRU EQUIPMENT

1. ALL ELECTRICAL ROUGH-INS AND CONCRETE BASES TO BE SUPPLIED AND INSTALLED UNDER THIS CONTRACT
2. REFER TO ELECTRICAL DRAWINGS FOR ROUGH-INS REQUIREMENTS
3. REFER TO STURBUCKS DETAILS FOR BASE INSTALLATION REQUIREMENTS

SNOW STORAGE

ALL SNOW TO BE REMOVED FROM SITE BY OWNER

KEY PLAN

N.T.S.

LEGAL DESCRIPTION

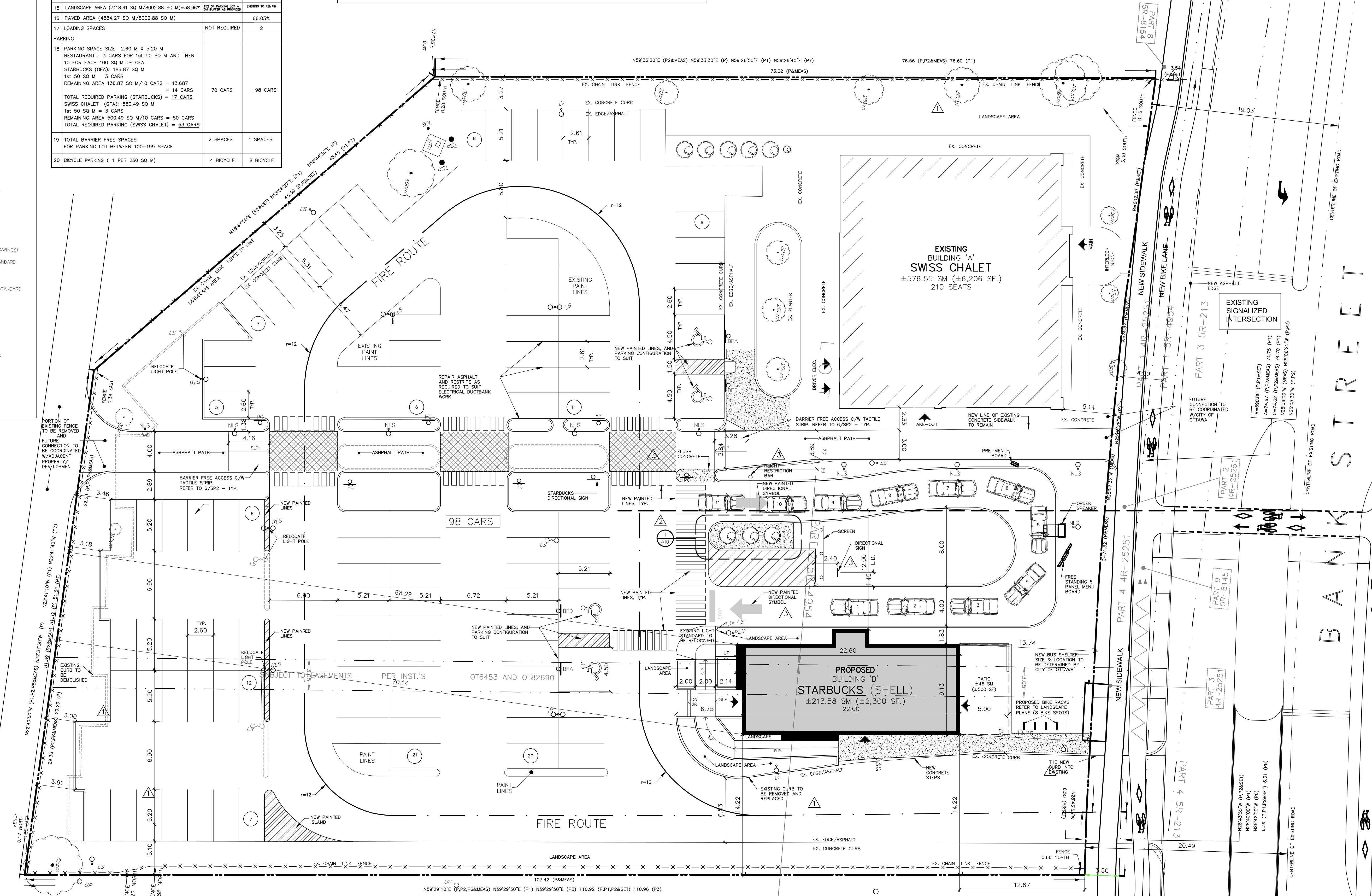
PLAN OF SURVEY

PART of LOT "A" AND PART of LOT 1

CONCESSION 3 (RIDEAU FRONT)

GEOGRAPHIC TOWNSHIP OF GLOUCESTER

CITY OF OTTAWA



| REV | BY | DESCRIPTION | DATE |
|-----|----|--------------------------------|-------------|
| AZ | | REVISED PER CITY COMMENTS | JUN 12 2019 |
| AZ | | SPA-REVISED PER CITY COMMENTS | APR 26 2019 |
| AZ | | ARCHITECTURAL ADDENDUM No 2 | JAN 31 2019 |
| AZ | | REVISED PER CITY COMMENTS | JAN 21 2019 |
| AZ | | ARCHITECTURAL ADDENDUM No 1 | JAN 16 2019 |
| AZ | | ISSUED FOR TENDER | JAN 7 2019 |
| AZ | | ISSUED FOR PERMIT | DEC 17 2018 |
| AZ | | REVISED PARKING REVISION | DEC 11 2018 |
| AZ | | SITE PLAN APPROVAL APPLICATION | NOV 23 2018 |

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE

DO NOT SCALE DRAWINGS

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ONARIO ASSOCIATION OF ARCHITECTS

ANTONIO MARRAS
LICENCE 6843

PROJECT PROPOSED REDEVELOPMENT AT 1910 BANK STREET OTTAWA, ON

DRAWING TITLE FUTURE SITE PLAN (NOT FOR CONSTRUCTION)

DRAWN BY AF COMM. NO. XX-XX

CHECKED AZ DRAWING NO.

SCALE AS NOTED

DATE JUN 4TH 2019

SP1A

1 SITE PLAN

SCALE: 1:200

5 10 20