

LEGEND

LEGAL DESCRIPTION AND PROPERTY LINE (SUBJECT LANDS)

EASEMENTS (NO BUILD, MTO)

FIRE ROUTE (HEAVY DUTY ASPHALT) (SEE GRADING PLAN)

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 1.5M & 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

PEDESTRIAN CROSSWALK SIGN

SIAMHESE 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

GARAGE 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%	NEW OF PARKING LOT & IN BARRELS PROVIDED		EXISTING TO REMAIN
16 PAVED AREA (4884.27 SQ M/8002.88 SQ M)			66.03%
17 LOADING SPACES	NOT REQUIRED		2
PARKING			
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 M ² = 3 CARS REMAINING AREA 136.87 SQ M/10 CARS = 13.687 = 14 CARS		70 CARS	98 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, 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 FLOODING OF WATER.

GENERAL NOTES

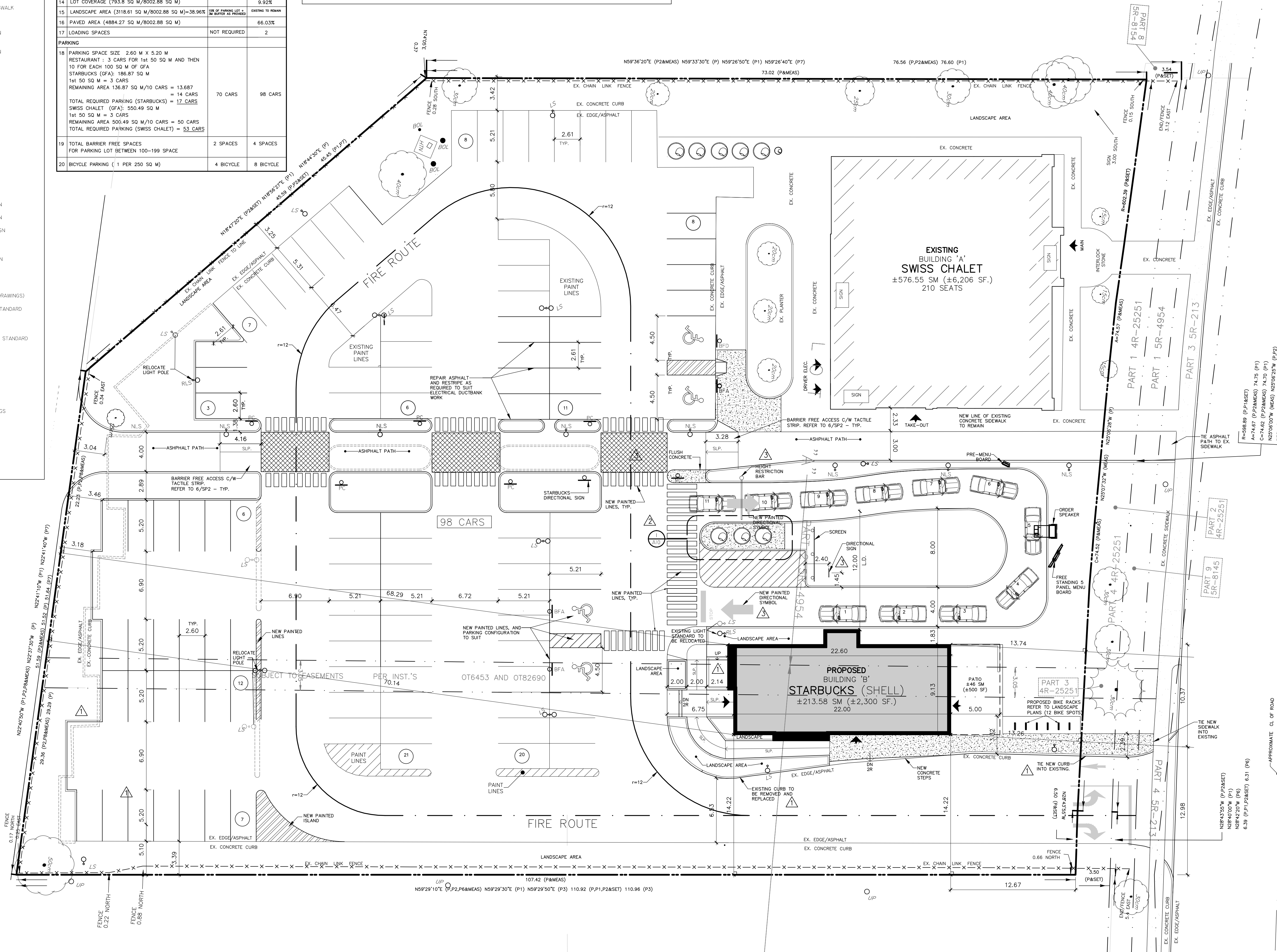
1. BOULEVARDS TO BE GRADED, TOP SOILED 150MM DEPTH AND SLODDED BY OWNER / CONTRACTOR TO THE CITY'S SATISFACTION.
2. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE CITY OF OTTAWA.
3. A MINIMUM SETBACK OF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

SNOW STORAGE

ALL SNOW TO BE REMOVED FROM SITE BY OWNER



BANK STREET

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 3	JAN 31 2019
AZ		ARCHITECTURAL ADDENDUM No 2	JAN 21 2019
AZ		REVISED PER CITY COMMENTS	JAN 21 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

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

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ANTONIO MARRIA
LICENCE 6643

PROJECT PROPOSED REDEVELOPMENT AT
1910 BANK STREET
STARBUCKS
OTTAWA, ON

DRAWING TITLE
SITE PLAN

DRAWN BY	AF	COMM. NO.	XX-XX
CHECKED	AZ	DRAWING NO.	
SCALE	AS NOTED		
DATE	JUN 4 2019		

SP1

PAPER SIZE 24x36