

EXISTING
DETACHED HOME

EXISTING 3m LANE WAY

EXISTING SIDEWALK / ROAD SURFACE TO BE REPLACED AS PART OF
SEPARATE CITY OF OTTAWA INFRASTRUCTURE PROJECT
GROVE AVENUE

EXISTING
BUS SHELTER

BANK STREET

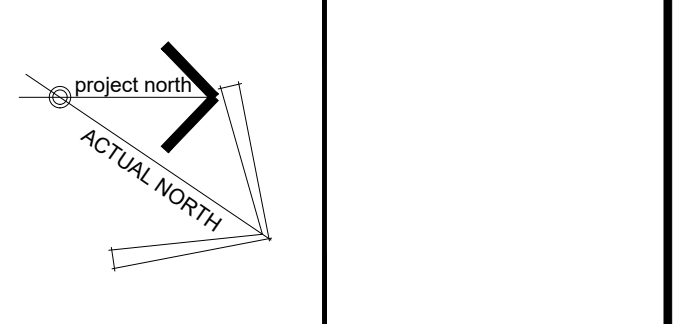
EXISTING 1
STORY BUILDING

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2	ISSUED FOR SITE PLAN COORDINATION	2022-12-09
3	ISSUED FOR COORDINATION	2023-10-20
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TEL: 613-688-1899

JAMES B. LENNOX & ASSOCIATES INC.
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TEL: 613-722-5168

NOVATECH
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TEL: 613-254-9643

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AMBASSADOR REALTY INC.
185 SOMERSET ST. W. OTTAWA, ONTARIO
TEL: 613-253-1104



PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
SITE PLAN: DEMOLITION

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	EC	3038	A100
SCALE	REVIEWED		
1:100	TD/DR		

ARCHITECTURAL

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947

EXISTING SIDEWALK / ROAD SURFACE TO BE REPLACED AS PART OF SEPARATE CITY OF OTTAWA INFRASTRUCTURE PROJECT

GROVE AVENUE

EXISTING DETACHED HOME

EXISTING 3m LANE WAY

PLANTER

ROOF TERRACE AMENITY AREA

1166 BANK STREET
6 STORY BUILDING
MAX. HEIGHT 20m

EXISTING 1 STORY BUILDING

BANK STREET

SITE PLAN LEGEND:

- EXTENT OF REMOVALS
- EXISTING PROPERTY LINE
- PROPERTY LINE AFTER ROAD WIDENING
- MINIMUM SETBACK ABOVE 4TH FLOOR
- SET BACK LINE
- NEW PRIVACY FENCE TO APPROX. 1.4m ABOVE GRADE
- EXTENT OF FOUNDATION BELOW GRADE
- EXTENT OF BUILDING AT GROUND FLOOR
- BUILDING OVERHANGS ABOVE, REFER TO ELEVATIONS
- CONCRETE WALKING / DRIVING SURFACE, REFER TO CIVIL DOCUMENTS
- SOFT LANDSCAPING, REFER TO LANDSCAPING DOCUMENTS
- HARD LANDSCAPING, REFER TO LANDSCAPING DOCUMENTS
- RAISED LANDSCAPING BLOCKS
- LOCATION FOR NEW BICYCLE RACK

EXTERIOR DOOR LEGEND:

- LOCATION OF EXTERIOR DOORS:
- B = BICYCLE STORAGE ROOM
- M = MAIN RESIDENTIAL ENTRANCE
- R = RETAIL UNIT
- V = VEHICLE ENTRANCE / EXIT
- X = EXIT DOOR

GENERAL SITE PLAN NOTES:

PROPERTY BOUNDARY INFORMATION, AND TOPOGRAPHIC INFORMATION DERIVED FROM SURVEY OF LOT 81 PART OF LOTS 81 & 82 REGISTERED PLAN 109930, CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., SIGNED AND DATED FEBRUARY 12, 2022

SITE & BUILDING DATA, 1166 BANK STREET:

SITE AREA:	1015.47m ²
GROSS FLOOR AREA (CITY OF OTTAWA):	2980.87m ²
BUILDING AREA (OBC):	709.60m ²

ZONING:

PART 10 - MIXED USE:
TM2 H(15) - TRADITIONAL MAIN STREET SUBZONE 2

SETBACKS:

FRONT:	2m MAX. + 2m ABOVE THE 4TH FLOOR
REAR:	4.5m (ABUTS LANEWAY), REFER TO ELEVATIONS FOR ANGULAR SETBACK ABOVE 15m
CORNER SIDE YARD:	3m MIN. + 2m ABOVE THE 4TH FLOOR
INTERIOR SIDE YARD:	0m

BUILDING HEIGHT:

AVERAGE GRADE:	62.89m
MAXIMUM HEIGHT:	82.89m (20m)
PROPOSED HEIGHT:	82.39m (19.5m)

RESIDENTIAL PARKING:

TYPE	REQUIRED	PROVIDED
TENANT PARKING	15	11
MIN. VISITOR PARKING	3	3
MAX. VISITOR PARKING	30	3
BARRIER FREE PARKING	1 (TYPE B)	1 (TYPE B)
TOTAL:		14

COMMERCIAL PARKING:

BASEMENT + GROUND FLOOR GFA	REQUIRED	PROVIDED
456.11m ²	0	0

BICYCLE PARKING:

TYPE	REQUIRED	PROVIDED
RESIDENTIAL BICYCLE PARKING	19	51
COMMERCIAL BICYCLE PARKING	2	8

GARBAGE ROOM REQUIREMENTS:

TYPE	REQUIRED	PROVIDED
GARBAGE	8.555 YARDS OF CONTAINER	1x 8cu YARD & 1x 4cu YARD CONTAINER
FIBRE RECYCLING	2.30cu YARDS OF CONTAINER	1x 3cu YARD CONTAINER
GLASS, METAL & PLASTIC RECYCLING	0.675cu YARDS OF CONTAINER	3x 0.25cu YARD (50g) CONTAINERS
ORGANICS	1x 240L GREEN CONTAINER	1x 240L GREEN CONTAINER

AMENITY AREAS

TYPE	REQUIRED	PROVIDED
TOTAL AMENITY AREA	270m ²	279.23m ²
COMMUNAL AMENITY AREA	MIN. 135m ²	250.00m ²
AMENITY TYPE	PROVIDED	
GROUND FLOOR AMENITY LOUNGE (INTERIOR)		140.45m ²
GROUND FLOOR AMENITY PATIO (EXTERIOR)		45.14m ²
FLOOR 2-4 AMENITY LOUNGE (INTERIOR)		3x21.50m ² = 64.50
PRIVATE AMENITY AREA	NOT REQUIRED	29.14m ²
AMENITY TYPE	PROVIDED	
PRIVATE BALCONY FLOOR 5-6		20.14m ²

PROJECT TITLE

1166 BANK STREET

DRAWING TITLE

SITE PLAN: NEW WORK

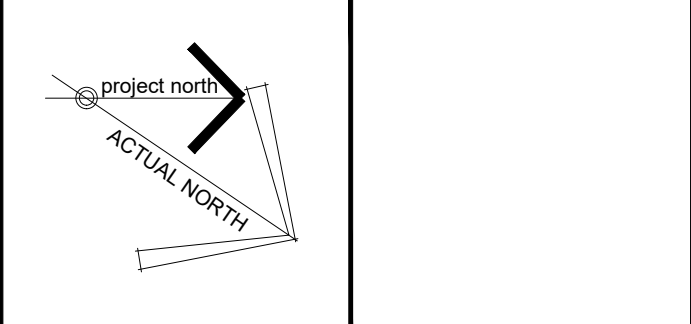
*CALCULATIONS ARE BASED ON 45 RESIDENTIAL UNITS

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OCT. 2022	IC	3038	A101
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DRAWING TITLE

SITE PLAN: NEW WORK

DATE

OCT. 2022

DRAWN

IC

JOB NO.

3038

DRAWING NO.

A101

SCALE

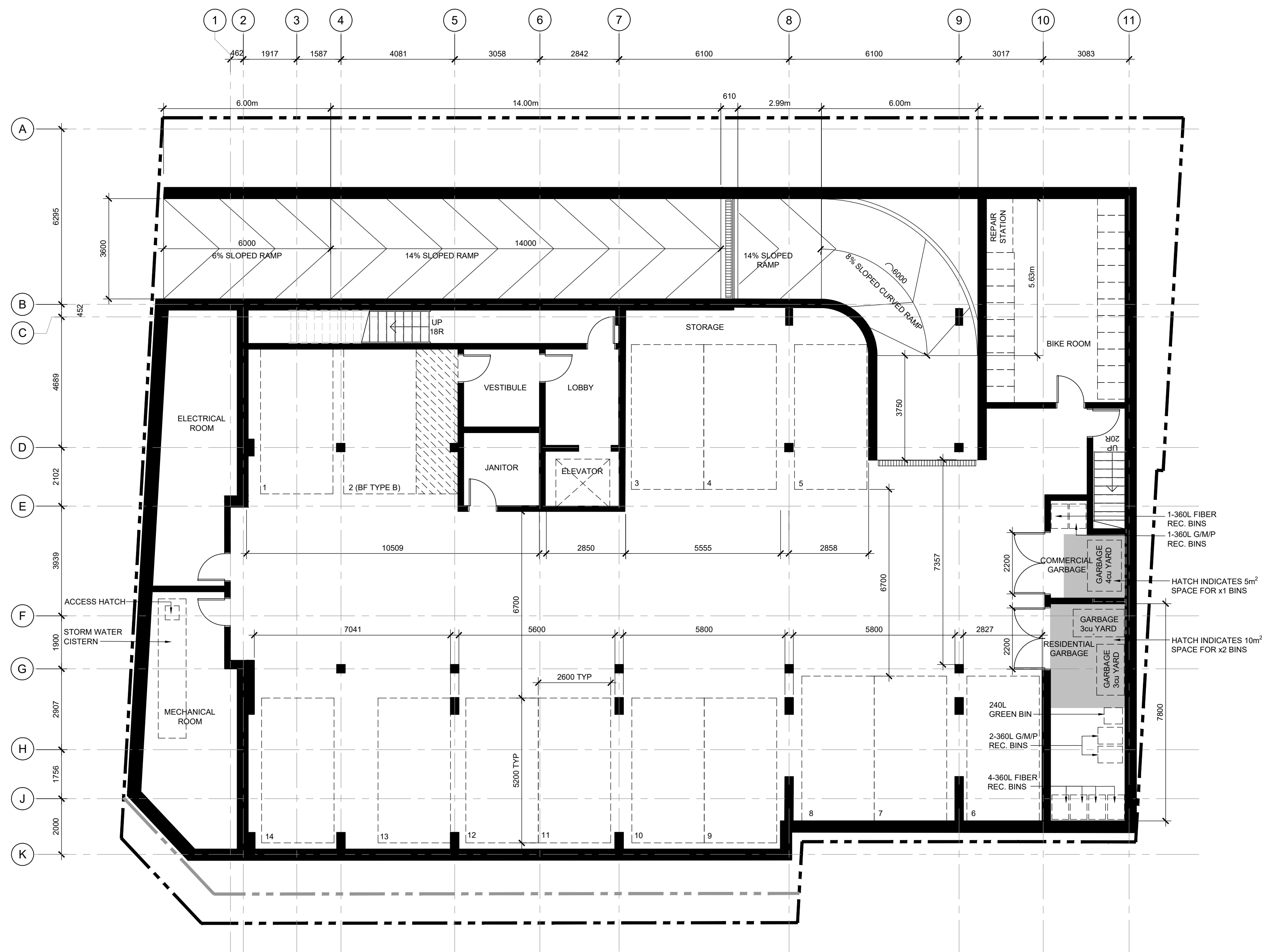
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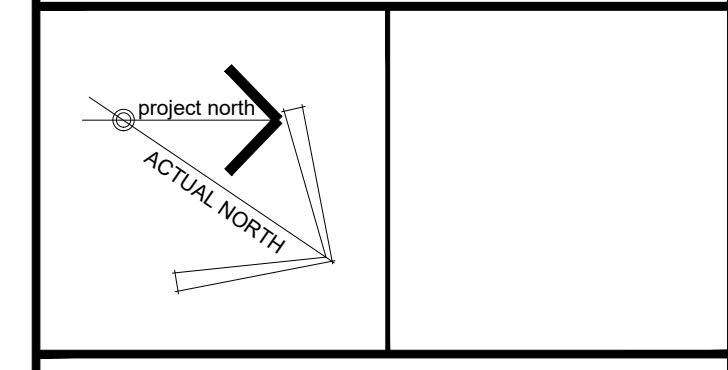
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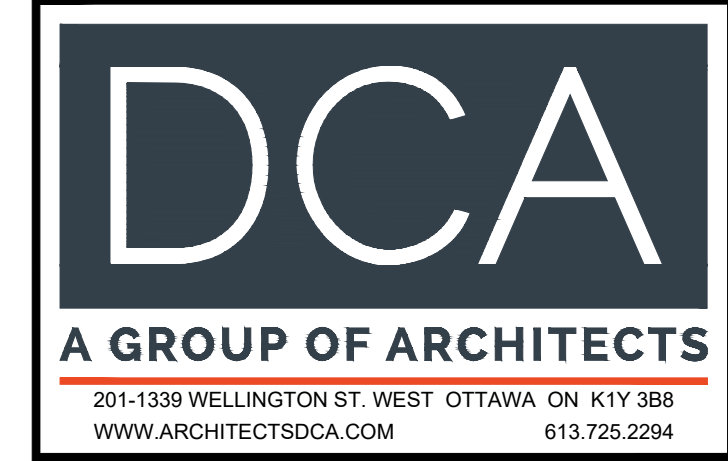
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PROJECT TITLE

1166 BANK STREET

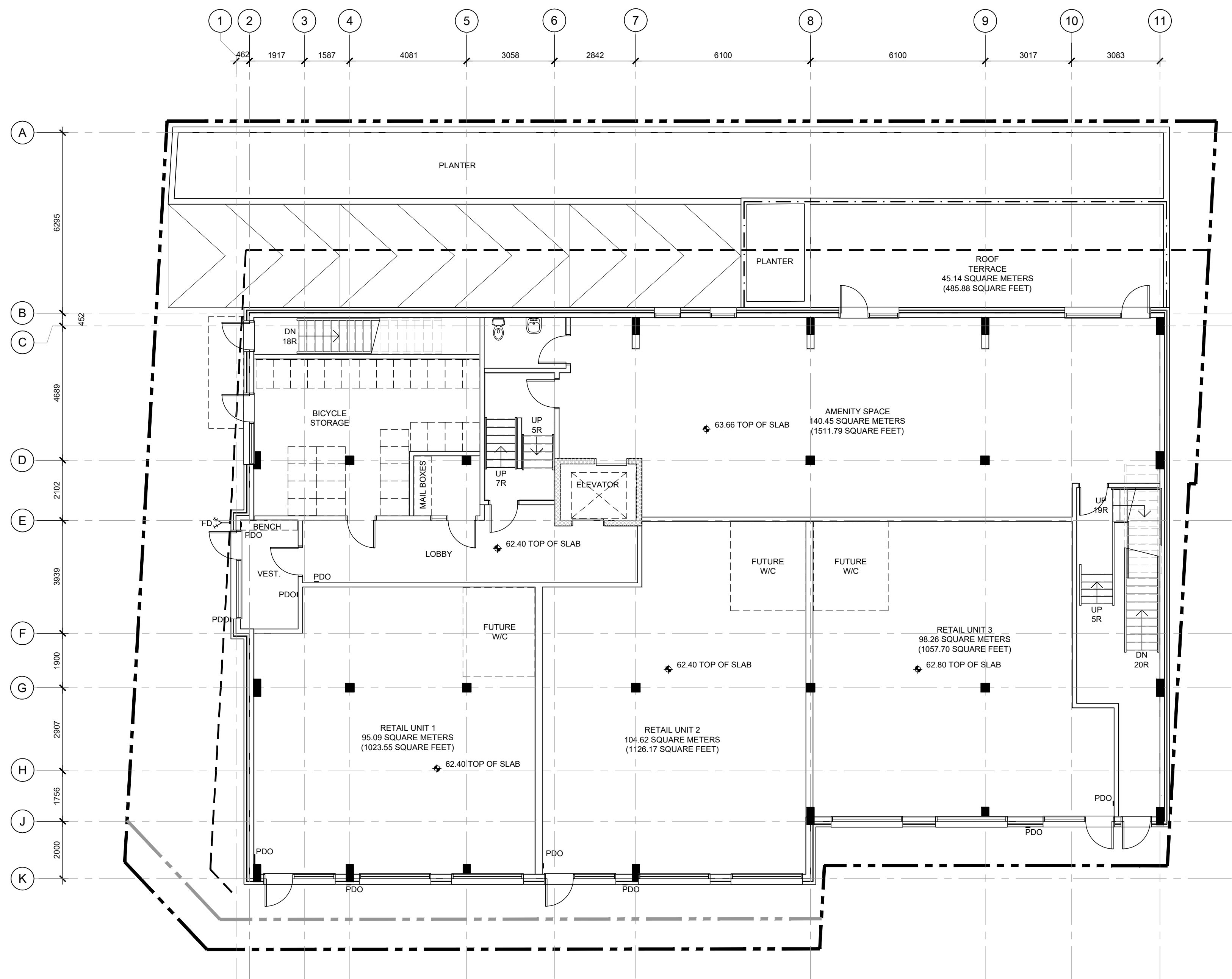
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FLOOR PLAN: BASEMENT / PARKING LEVEL

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A200
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AMENITY AREAS		
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COMMUNAL AMENITY AREA	MIN. 135m ²	250.09m ²
AMENITY TYPE		PROVIDED
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GROUND FLOOR AMENITY PATIO (EXTERIOR)		45.14m ²
FLOOR 2-4 AMENITY LOUNGE (INTERIOR)		3x21.50m ² = 64.50
PRIVATE AMENITY AREA	NOT REQUIRED	29.14m ²
AMENITY TYPE		PROVIDED
PRIVATE BALCONY FLOOR 5-6		29.14m ²

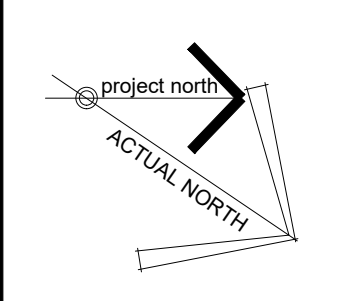
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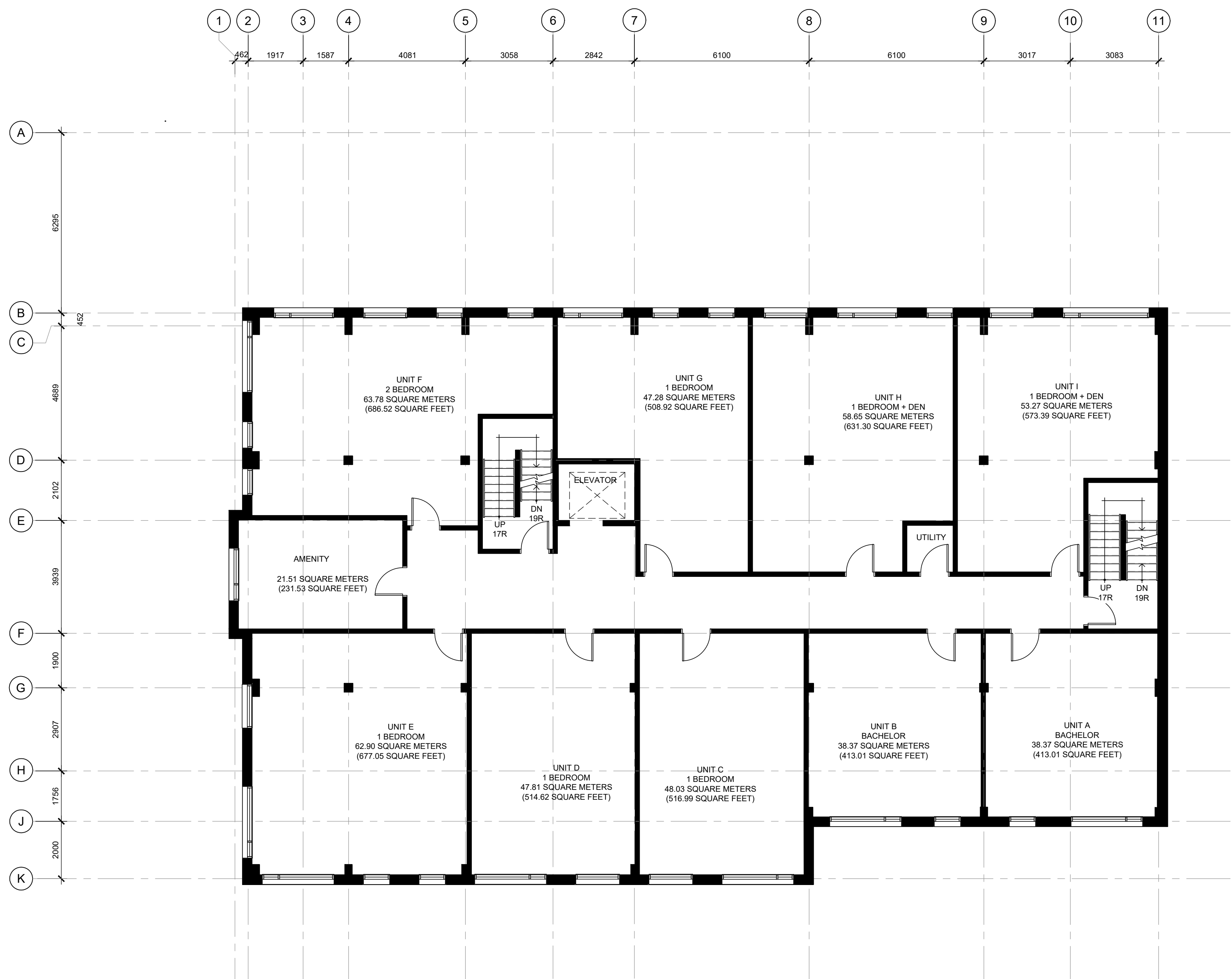
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FLOOR PLAN: GROUND

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A201
SCALE	REVIEWED		
1:100	TD DR		

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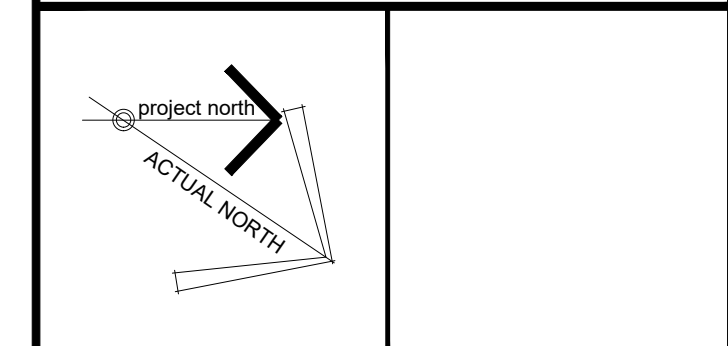
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185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104

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PROJECT TITLE

1166 BANK STREET

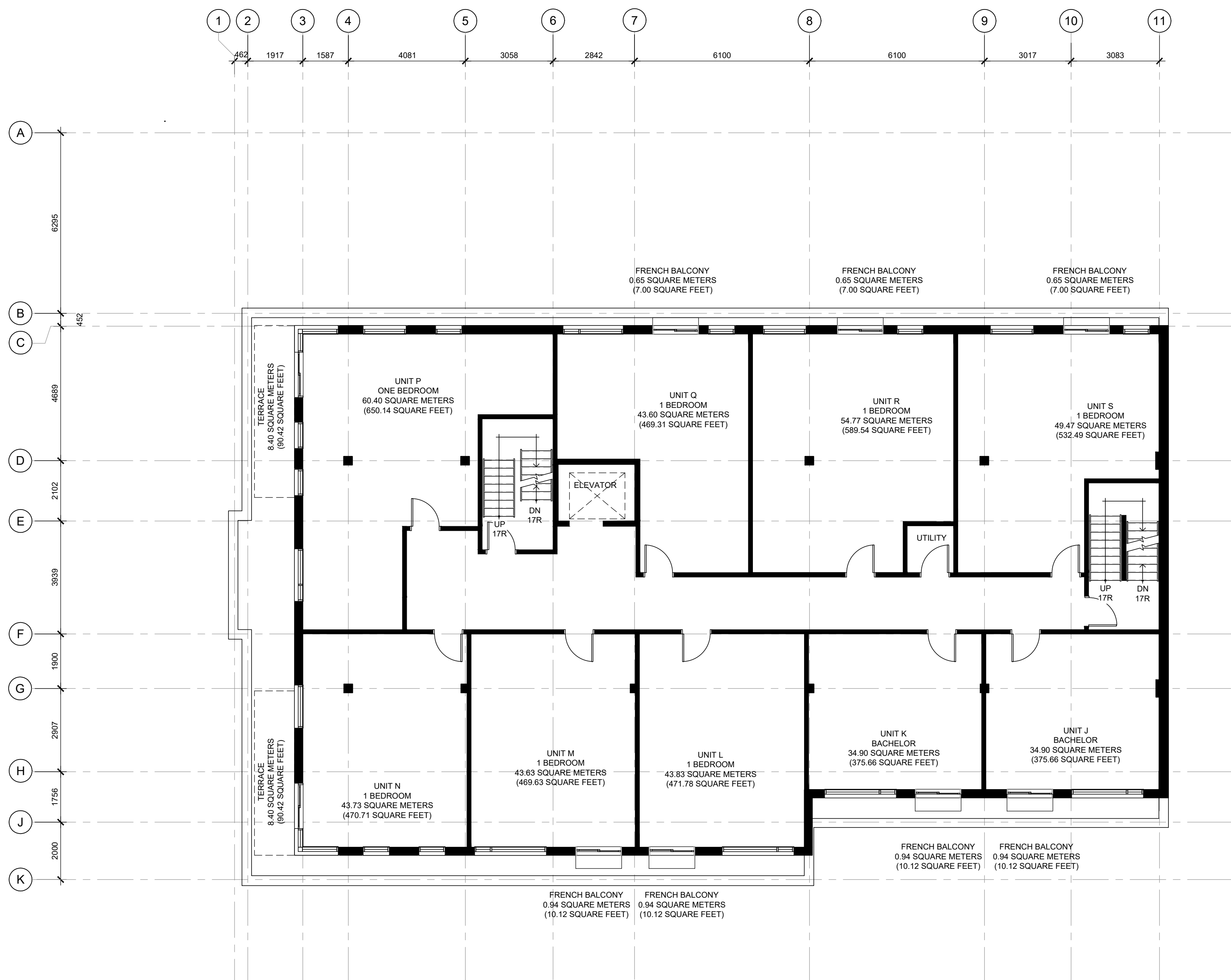
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FLOOR PLAN:
2ND-4TH FLOOR

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A202
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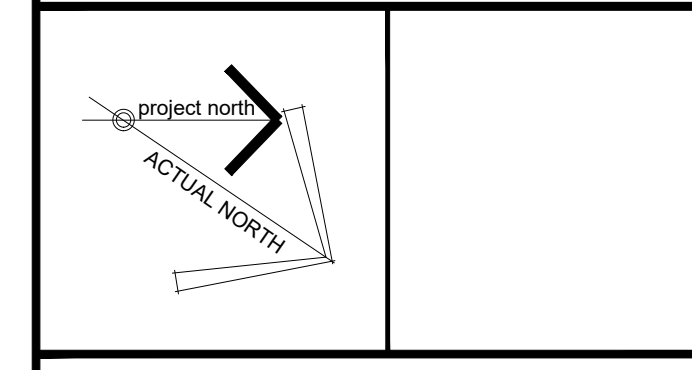


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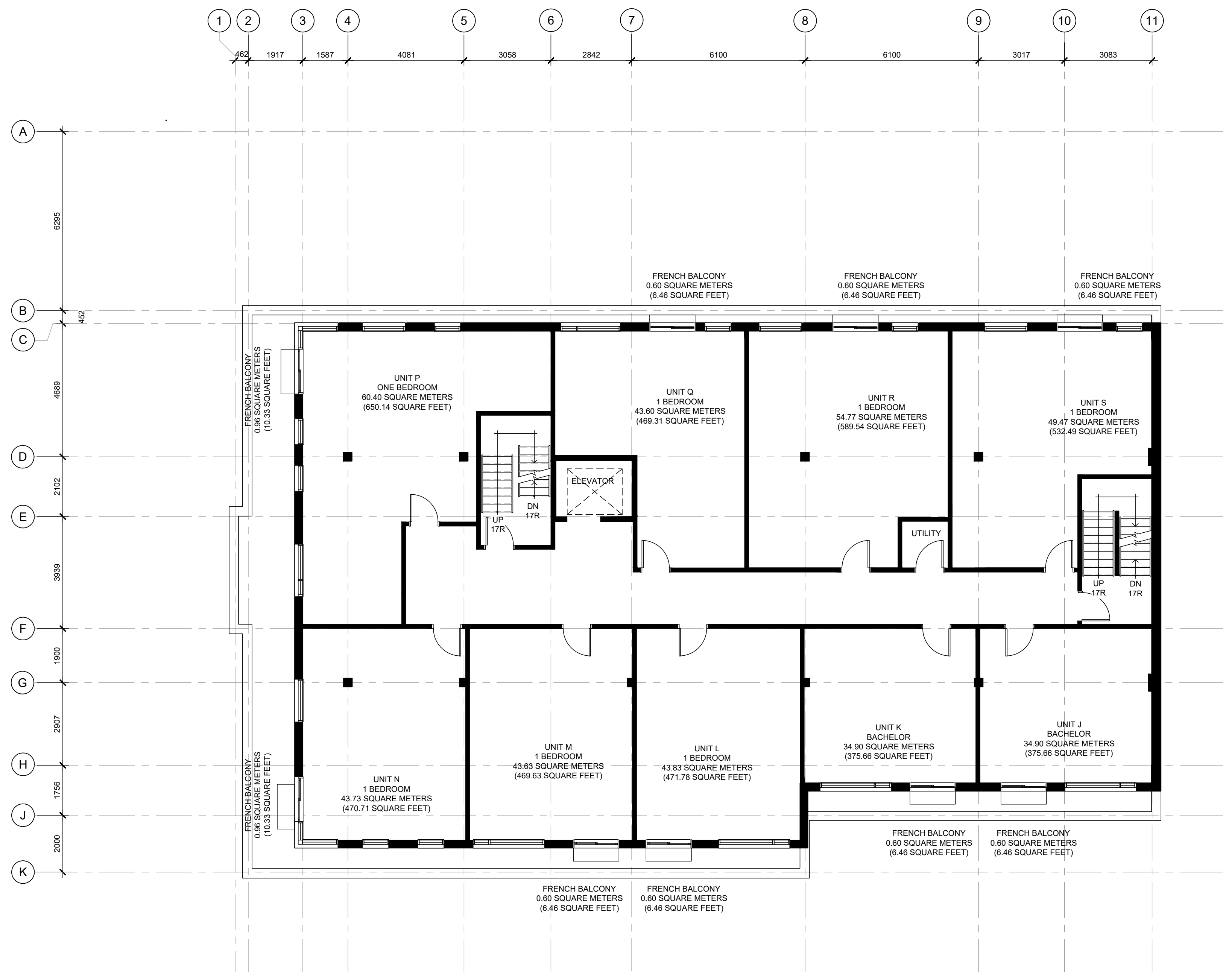
PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
FLOOR PLAN: 5TH FLOOR

DATE	DRAWN	JOB NO.	DRAWING NO.
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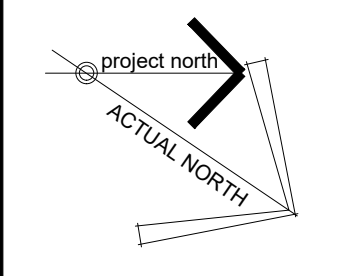


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4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

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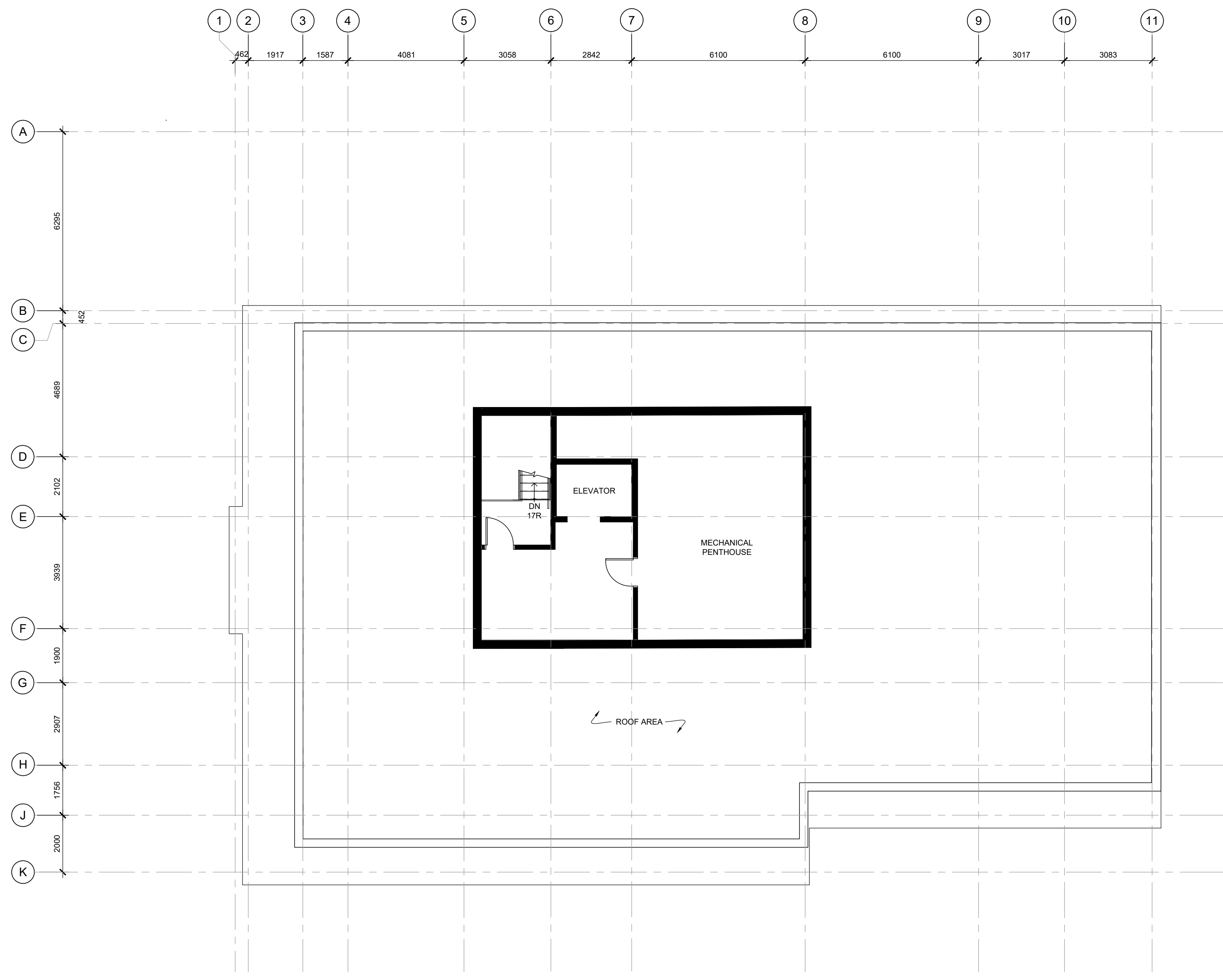
PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
FLOOR PLAN: 6TH FLOOR

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A206
SCALE	REVIEWED		
1:100	TD DR		

ARCHITECTURAL

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947

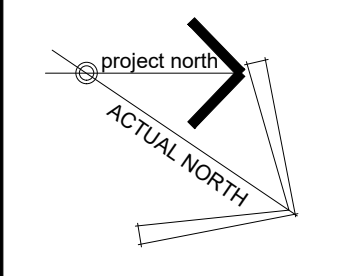


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ISSUE RECORD:

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8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

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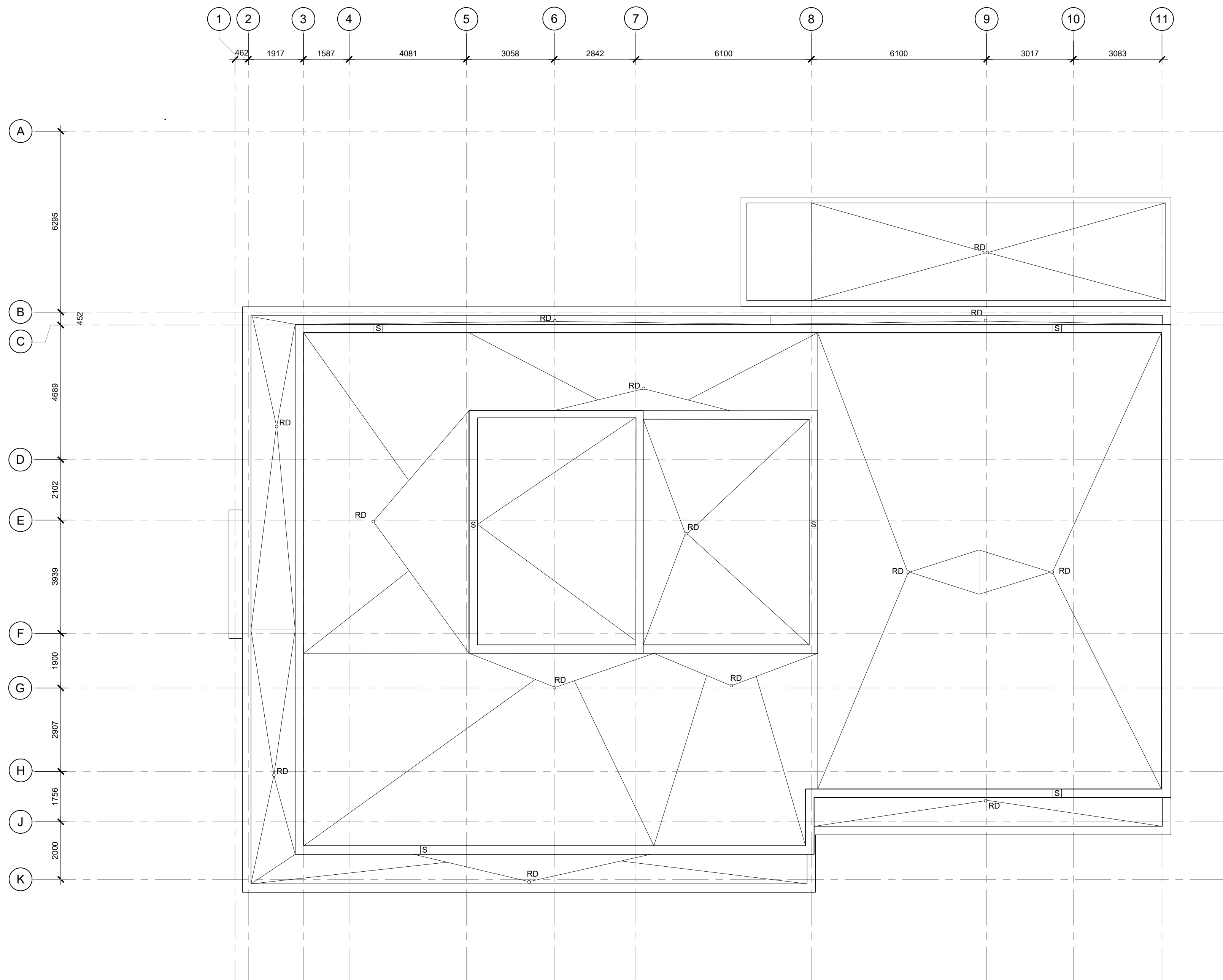
PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
FLOOR PLAN: PENTHOUSE

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A207
SCALE	REVIEWED		
1:100	TD DR		

ARCHITECTURAL

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947



ROOF PLAN NOTES:

1. MECHANICAL SHOWN FOR COORDINATION PURPOSES. REFER TO MECHANICAL DOCUMENTS.

ROOF PLAN LEGEND:

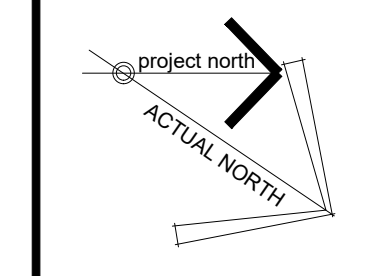
RD	LOCATION OF ROOF DRAIN
S	LOCATION OF SCUPPER
WD	LOCATION OF WALL DRAIN

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9	ISSUED FOR CITY RESPONSE	2023-12-01

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PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
ROOF PLAN

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A208
SCALE	REVIEWED		
1:100	TD DR		

ARCHITECTURAL

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947



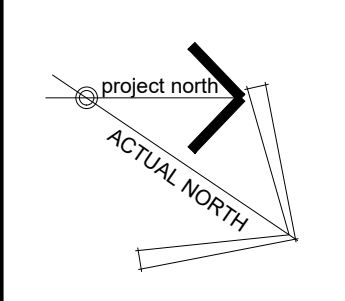
- ELEVATION NOTES:**
- MECHANICAL SHOWN FOR COORDINATION PURPOSES. REFER TO MECHANICAL DOCUMENTS.
 - POWER DOOR OPERATOR BUTTONS TO BE LOCATED 900-1100mm ABOVE GROUND / FLOOR AND 600-1500mm FROM DOOR SWING WHEN DOOR OPENS TOWARDS THE CONTROL.
- ELEVATION LEGEND:**
- PROPERTY LINE
 - SET BACK LINE
- | | |
|-----|--|
| FDC | LOCATION OF FIRE DEPARTMENT CONNECTION |
| PDO | LOCATION OF POWER DOOR OPERATOR |
| S | LOCATION OF THRU-WALL SCUPPER |
- ELEVATION FINISH LEGEND:**
- MASONRY VENEER: BRICK
 - MASONRY VENEER: STONE
 - CORRUGATED METAL SIDING: HORIZONTAL
 - CORRUGATED METAL SIDING: VERTICAL
 - VENTILATED CLADDING SYSTEM: FINISH 1
 - VENTILATED CLADDING SYSTEM: FINISH 2
 - ARCHITECTURAL METAL PANEL: FINISH 1

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PROJECT TITLE

1166 BANK STREET

DRAWING TITLE

EAST ELEVATION

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A300
SCALE	REVIEWED		
1:100	TD DR		

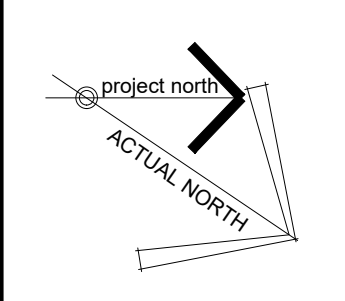
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FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947



- ELEVATION NOTES:**
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- PROPERTY LINE
 - SET BACK LINE
- FDC** LOCATION OF FIRE DEPARTMENT CONNECTION
PDO LOCATION OF POWER DOOR OPERATOR
S LOCATION OF THRU-WALL SCUPPER
- ELEVATION FINISH LEGEND:**
- MASONRY VENEER: BRICK
 - MASONRY VENEER: STONE
 - CORRUGATED METAL SIDING: HORIZONTAL
 - CORRUGATED METAL SIDING: VERTICAL
 - VENTILATED CLADDING SYSTEM: FINISH 1
 - VENTILATED CLADDING SYSTEM: FINISH 2
 - ARCHITECTURAL METAL PANEL: FINISH 1

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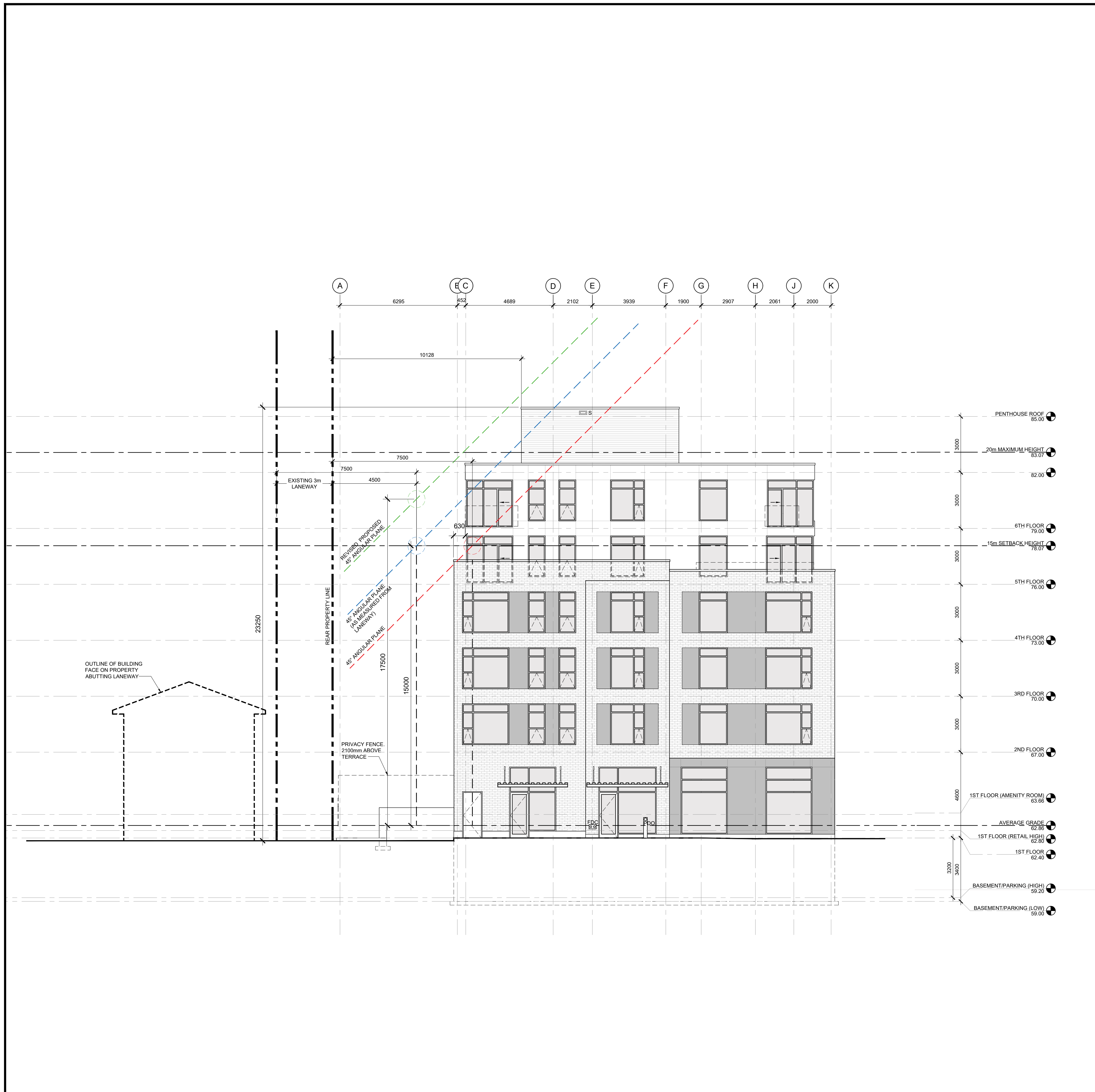
1166 BANK STREET

DRAWING TITLE

WEST ELEVATION

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A301
SCALE	REVIEWED		
1:100	TD DR		

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- ELEVATION NOTES:**
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 - SET BACK LINE
- FDC LOCATION OF FIRE DEPARTMENT CONNECTION
PDO LOCATION OF POWER DOOR OPERATOR
S LOCATION OF THRU-WALL SCUPPER
- ELEVATION FINISH LEGEND:**
- MASONRY VENEER: BRICK
 - MASONRY VENEER: STONE
 - CORRUGATED METAL SIDING: HORIZONTAL
 - CORRUGATED METAL SIDING: VERTICAL
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 - ARCHITECTURAL METAL PANEL: FINISH 1

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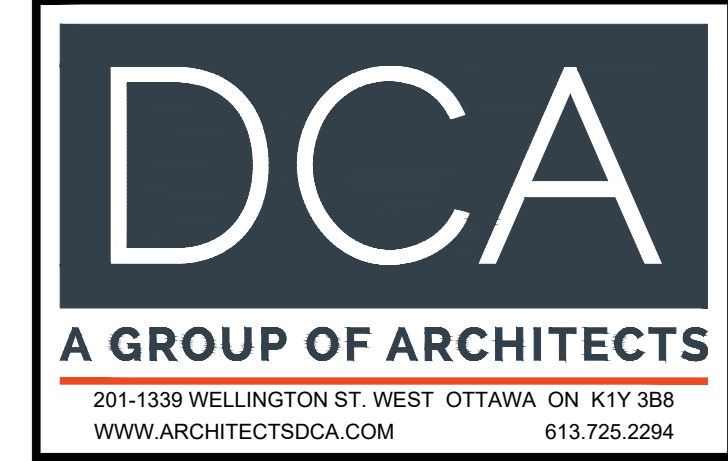
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PROJECT TITLE

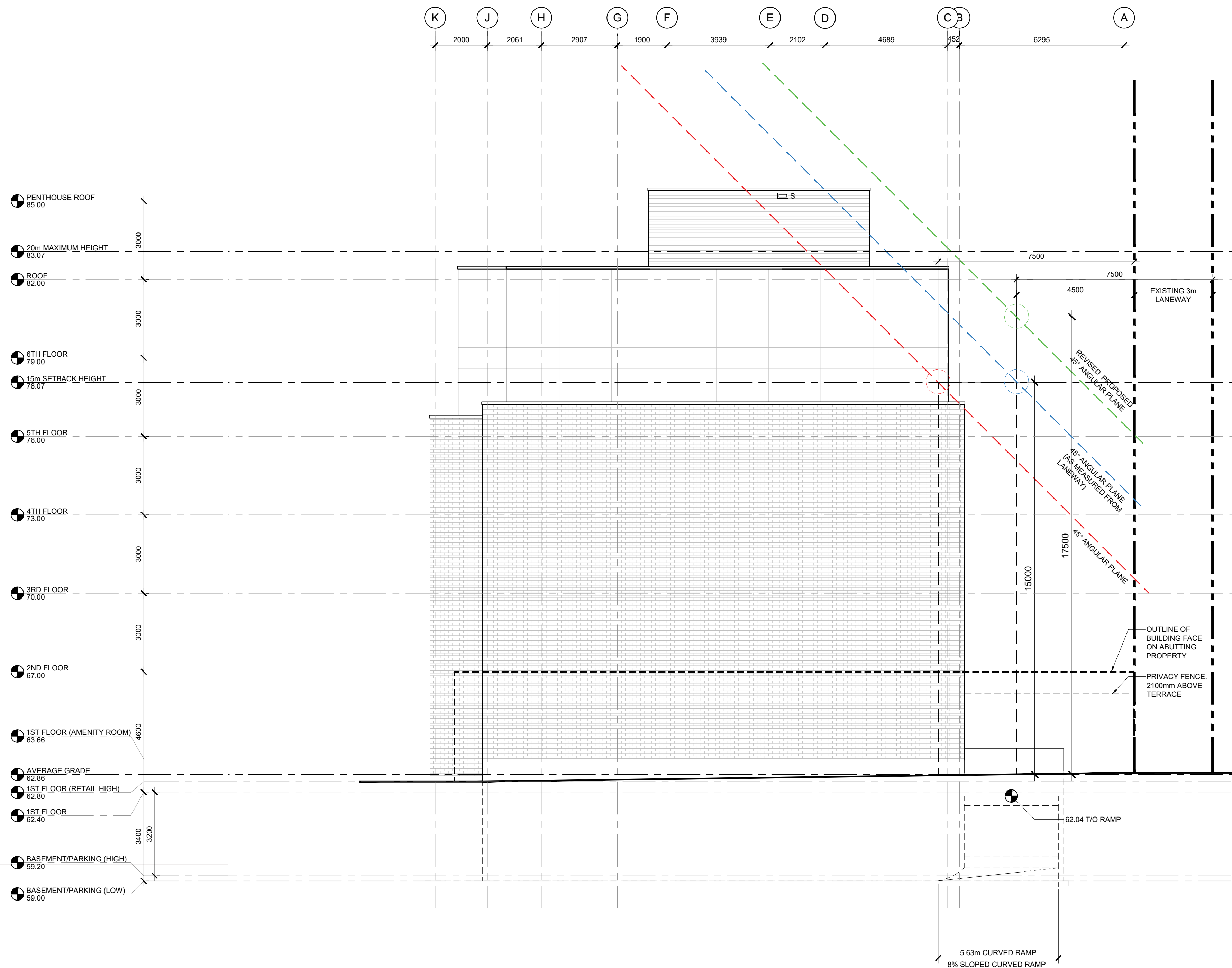
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DRAWING TITLE

SOUTH ELEVATION

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A302
SCALE	REVIEWED		
1:100	TD DR		

ARCHITECTURAL



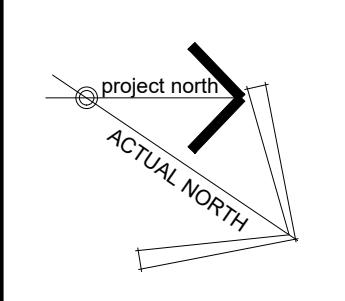
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- FDC LOCATION OF FIRE DEPARTMENT CONNECTION
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PROJECT TITLE

1166 BANK STREET

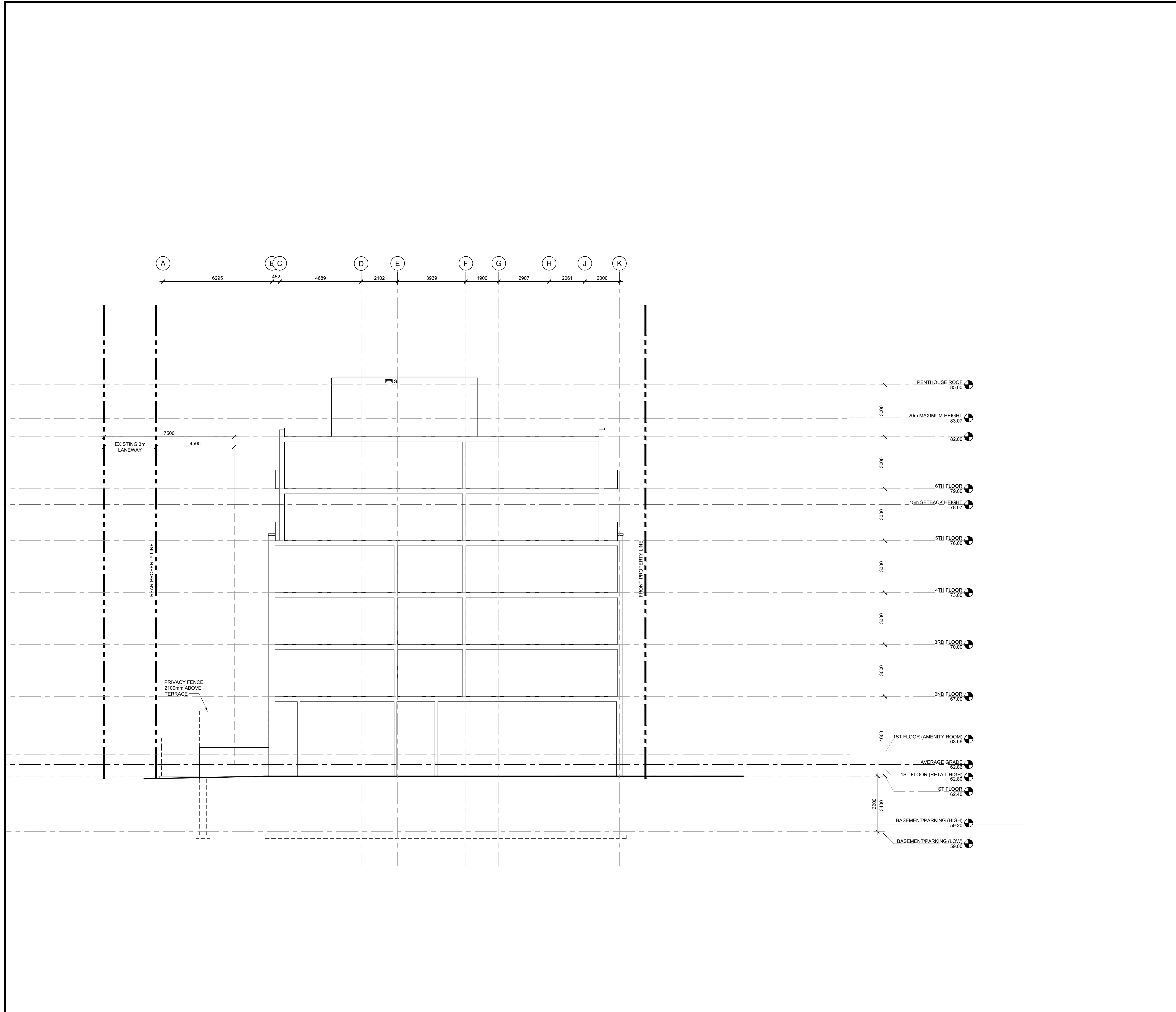
DRAWING TITLE

NORTH ELEVATION

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A303
SCALE	REVIEWED		
1:100	TD/DR		

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FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947



ELEVATION NOTES:

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ELEVATION LEGEND:

--- PROPERTY LINE
 - - - SET BACK LINE

FDC LOCATION OF FIRE DEPARTMENT CONNECTION
 PDD LOCATION OF POWER DOOR OPERATOR
 S LOCATION OF THRU-WALL SCUPPER

ELEVATION FINISH LEGEND:

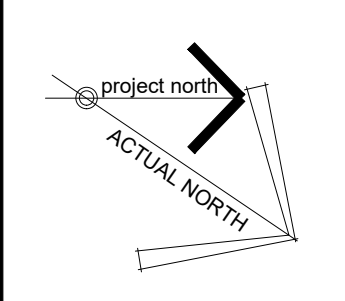
MASONRY VENEER: BRICK
 MASONRY VENEER: STONE
 CORRUGATED METAL SIDING: HORIZONTAL
 CORRUGATED METAL SIDING: VERTICAL
 VENTILATED CLADDING SYSTEM: FINISH 1
 VENTILATED CLADDING SYSTEM: FINISH 2
 ARCHITECTURAL METAL PANEL: FINISH 1

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3	ISSUED FOR COORDINATION	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

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EXP
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 TEL: 613-688-1899

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PROJECT TITLE

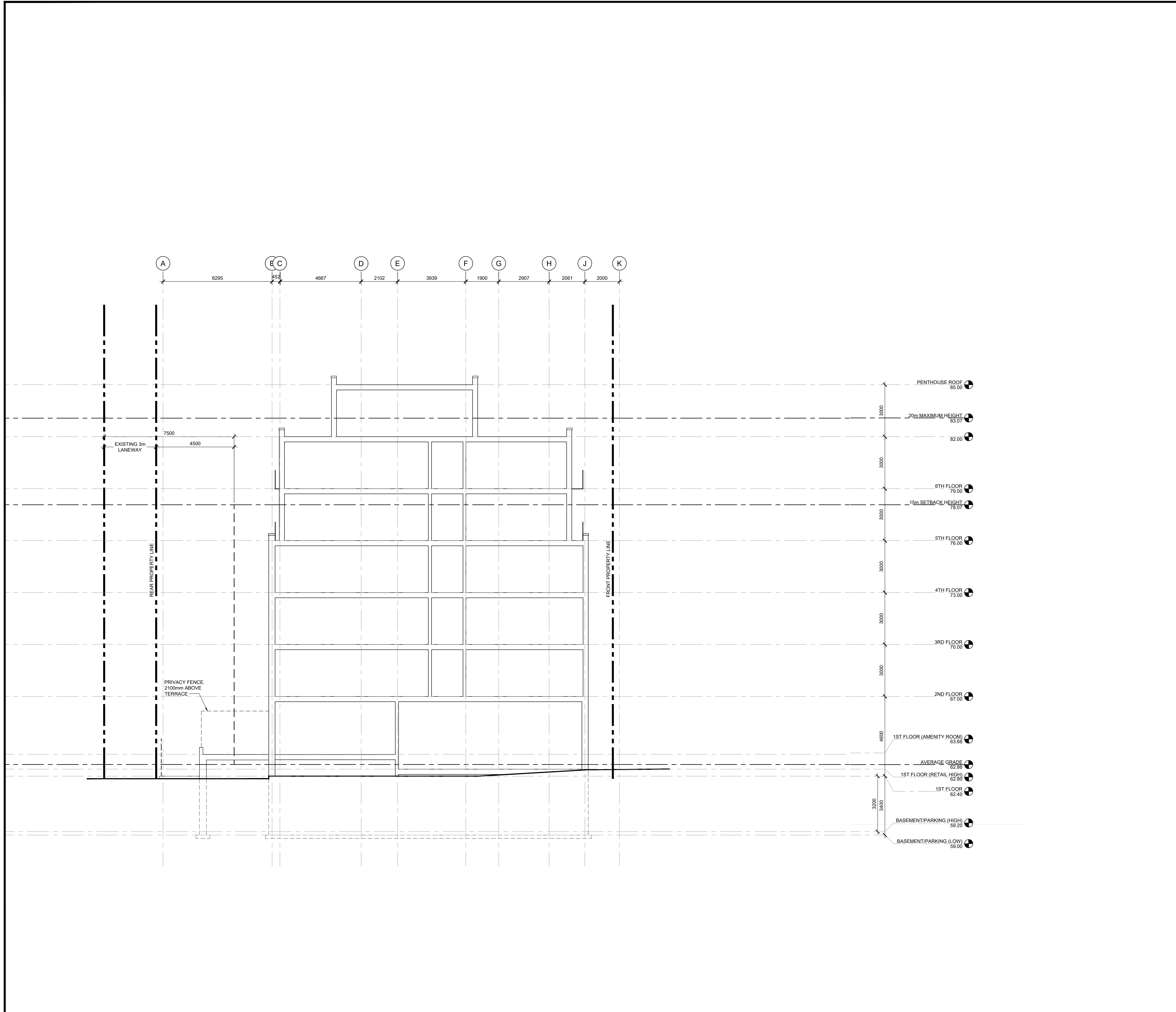
1166 BANK STREET

DRAWING TITLE

SECTION

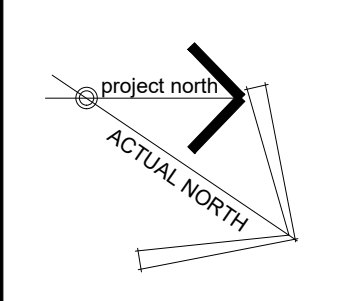
DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A350
SCALE	REVIEWED		
1:100	TD DR		

ARCHITECTURAL



- ELEVATION NOTES:**
- MECHANICAL SHOWN FOR COORDINATION PURPOSES. REFER TO MECHANICAL DOCUMENTS.
 - POWER DOOR OPERATOR BUTTONS TO BE LOCATED 900-1100mm ABOVE GROUND / FLOOR AND 600-1500mm FROM DOOR SWING WHEN DOOR OPENS TOWARDS THE CONTROL.
- ELEVATION LEGEND:**
- PROPERTY LINE
 - SET BACK LINE
- FDC** LOCATION OF FIRE DEPARTMENT CONNECTION
PDO LOCATION OF POWER DOOR OPERATOR
S LOCATION OF THRU-WALL SCUPPER
- ELEVATION FINISH LEGEND:**
- MASONRY VENEER: BRICK
 - MASONRY VENEER: STONE
 - CORRUGATED METAL SIDING: HORIZONTAL
 - CORRUGATED METAL SIDING: VERTICAL
 - VENTILATED CLADDING SYSTEM: FINISH 1
 - VENTILATED CLADDING SYSTEM: FINISH 2
 - ARCHITECTURAL METAL PANEL: FINISH 1

- GENERAL NOTES**
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 - GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE. GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
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ISSUE RECORD:

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PROJECT TITLE

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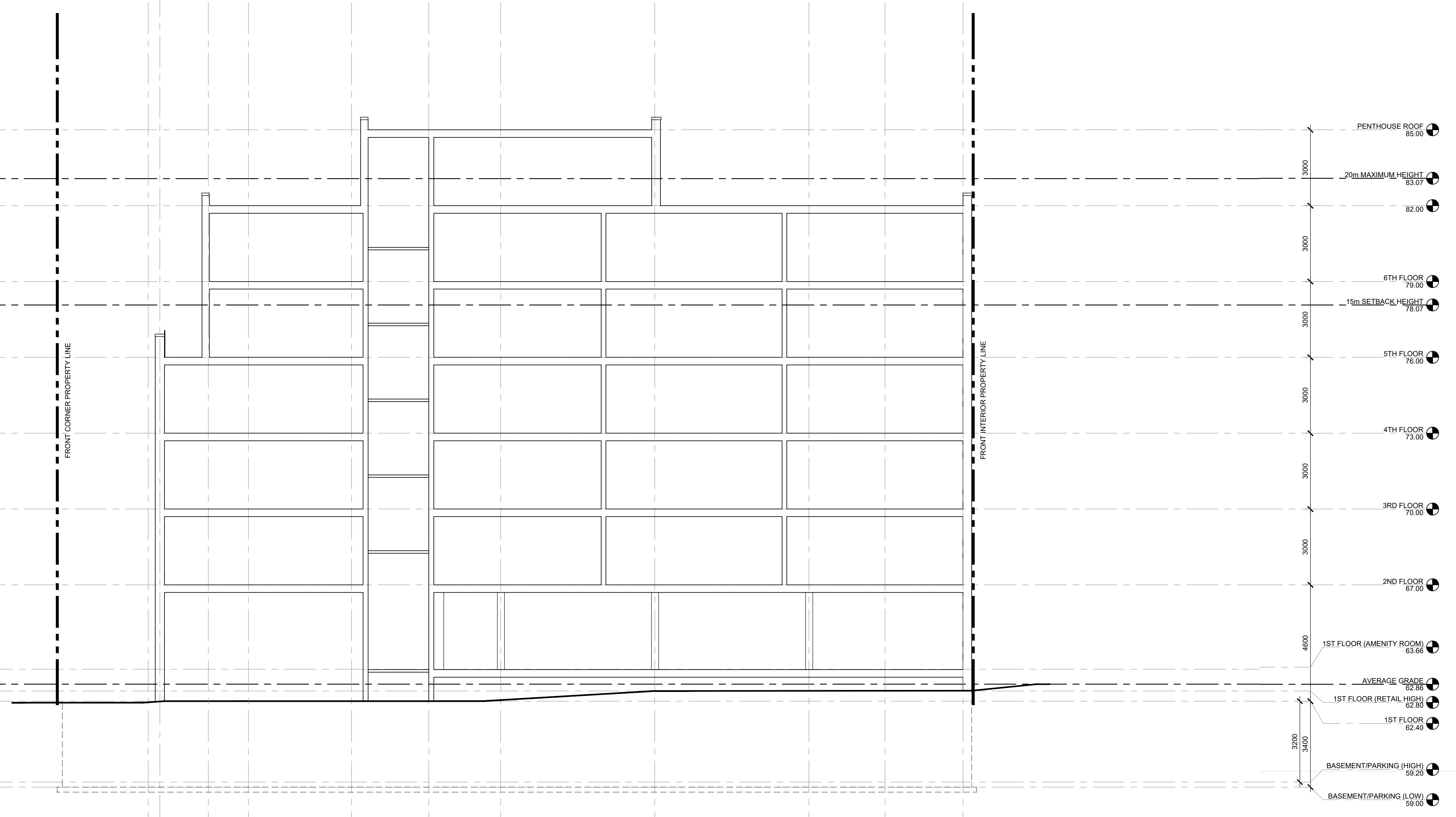
DRAWING TITLE

SECTION

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A351
SCALE	REVIEWED		
1: 100	TD DR		

ARCHITECTURAL

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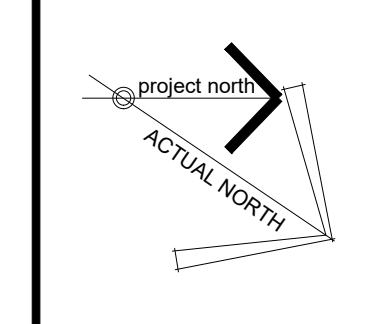
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PROJECT TITLE

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DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A352
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1:100	TD DR		

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FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947