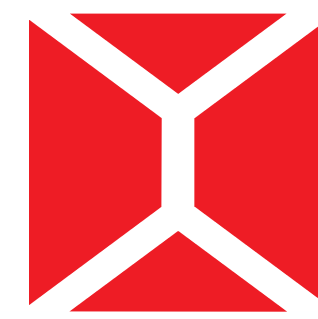


NEUF

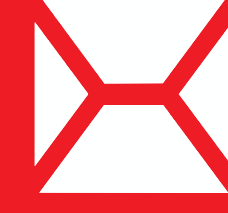
ARCHITECT(E)S

SPC - LIST OF DRAWINGS	
SHEET NUMBER	SHEET NAME
SPC-00	COVER PAGE
SPC-01	SITE PLAN
SPC-02	FLOOR PLANS - BASEMENT @ GROUND FLOOR
SPC-03	FLOOR PLANS - 2ND @ 3RD FLOORS
SPC-04	FLOOR PLANS - 4TH @ 7TH FLOORS
SPC-05	FLOOR PLANS - 8TH @ 9TH FLOORS
SPC-06	FLOOR PLANS - MECHANICAL FLOOR @ ROOF
SPC-07	NORTH & EAST ELEVATIONS
SPC-08	SOUTH & WEST ELEVATIONS



211-231 BANK

211-231 BANK STREET, OTTAWA
CLIENT : SMART LIVING PROPERTIES

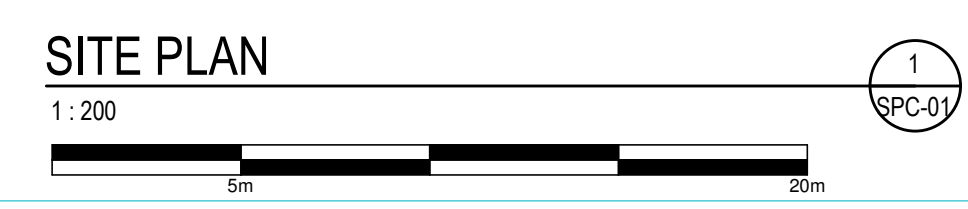
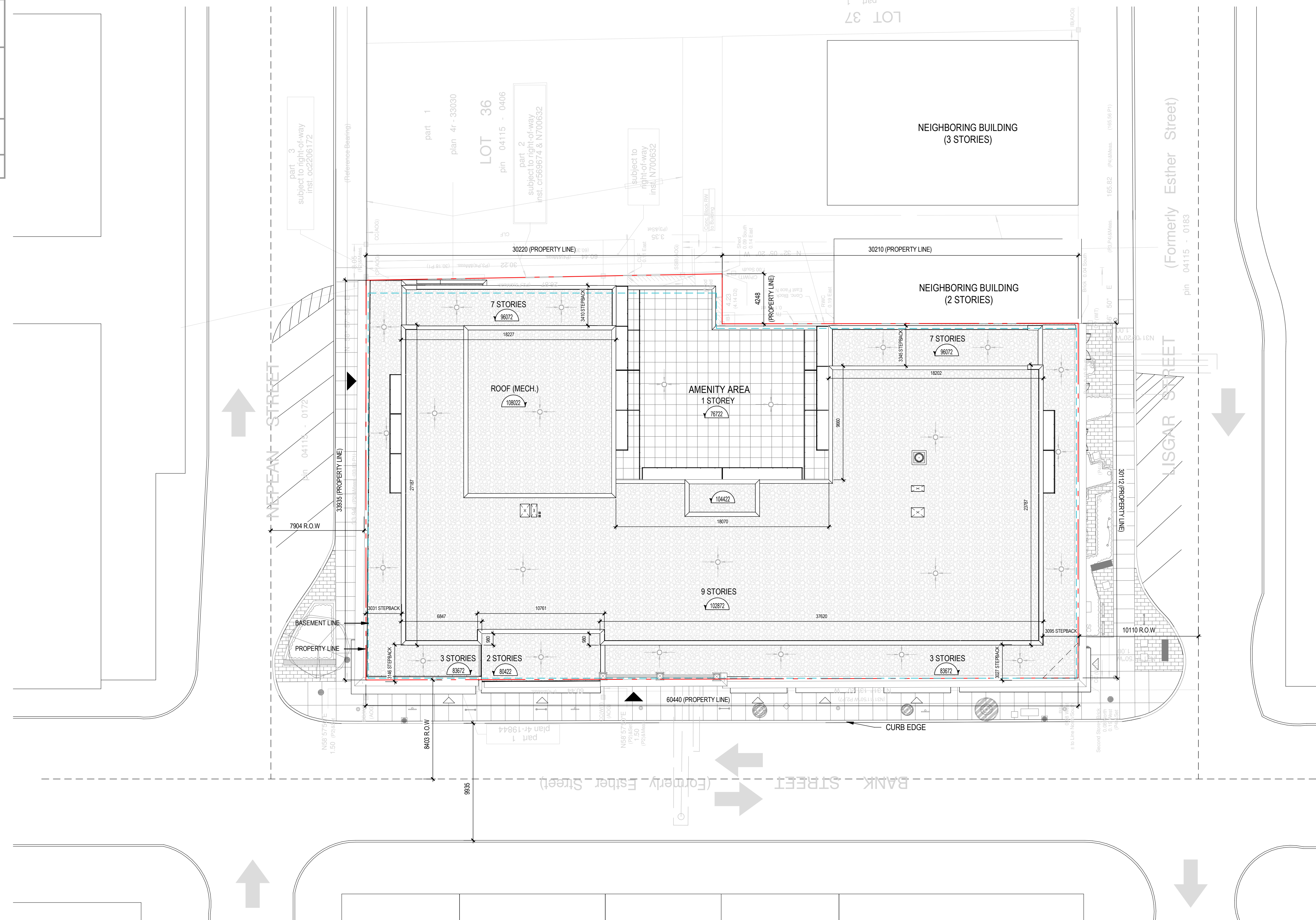


NEUF
ARCHITECT(E)S

- SITE PLAN CONTROL
- COORDINATION Coordination
- PERMIS Permit
- SOUSSION Tender
- RÉVISION GÉNÉRALE General revision
- CONSTRUCTION Construction
- FIN DES TRAVAUX Record Drawings

TM H(19) Zoning	Required	Provided
Front Yard	Bank Street	
Minimum Lot Area	No minimum	1943 m ²
Minimum Lot Width	No minimum	60.44 m
Minimum Building Height (m)	6.7 m within 20 m of front lot line	
Maximum Building Height (m)	19 meters as per height restriction in zoning	30 m
Minimum Front Yard Setback (Bank, west)	No minimum	0 m (existing condition)
	Above 15 m, min. front yard setback of 2 meters 2 meters from hydro poles; 5 meters from high-voltage power line	3 m setback above 15 m N/A
Maximum Front Yard Setback (Bank, west)	2 meters; does not apply to corner sight triangle; areas used for balcony above 2nd floor.	0m (existing condition)
Active Entrances	1 per ground floor occupancy	8
Minimum Side Yard Setback (Nepean, north) (Lisgar,south)	3 m for height up to 15 meters	0 m, up to 3rd floor
Minimum Side Yard Setback (Nepean, north) (Lisgar,south)	Above 15 m: Ground floor setback plus 2 meters (does not apply to corner site triangle), balconies not included	1.2 m past 3rd floor
Minimum Rear Yard Setback (Back Alley,east)	7.5 meters (abutting R-zone)	0m (existing condition)
Minimum Interior Yard Setback	3 m (mixed-use building abutting R Zone) does not apply, has no interior side yard	N/A
Amenity Space Requirements	6m ² per unit Min. 50% communal, aggregated into areas of 54 m ² and where more than one aggregated area is provided, at least one must be minimum 54 m ² . 263 units * 6 m ² = 1578 m ²	Provided: Balconies: 598 m ² Communal area(GF/basement): 767 m ² Communal area(2nd floor): 235 m ² Total amenity area = 1.600 m ²
Landscape Area	Abutting a residential zone = Min. 3 m; reduced to 1 m where 1.4 m high opaque fence is provided In all other cases = No minimum	N/A
Parking Requirements	Residents: 0.5 spaces/unit after the first 12 units for units above the 4th floor = 125 Visitor: 0.1 spaces/unit after the first 12 units = 25 Commercial: Not required if GFA is less than 200m ² per use	Provided: 0
Aisle and Driveway Width	3m for parking lots with less than 20 parking spaces; 6m for parking lots with more than 20 spaces	N/A
Bicycle Parking	0.5/unit x 263 units=132	Provided: 264

NOTES	CONSTRUCTION LEGEND	ZONING MECHANISM	REGULATION	PROPOSED	AREA SUMMARY	RESIDENTIAL UNITS SUMMARY	LEGEND
<p>SURVEY: PROPERTY BOUNDARY & TOPOGRAPHY INFORMATION WAS DERIVED FROM: • LOT 35 (SOUTH NEPEAN STREET) AND PART OF LOT 3 (EAST BANK STREET) AND PART OF LOT 35 (NORTH LISGAR STREET), REGISTERED PLAN 2996 CITY OF OTTAWA, DATED JULY 29TH, 2022. • SURVEYOR: ANNIS O'SULLIVAN, VOLLEBEKK LTD. (14 CONOURSE GATE, SUITE 500, NEPEAN, ON, K2E 7S6)</p> <p>NOTE: REFER TO LANDSCAPE PLAN FOR DETAILS ON SURFACE TREATMENT OF PEDESTRIAN WALKWAYS.</p>	<p>EXISTING TO BE CONSERVED</p> <p>NEW CONSTRUCTION</p>	Residential Waste (Solid Waste Collection Design Guidelines for Multi-Unit Residential Development ; 4.2)	<p>Garbage (Compacted) = 0.053y³/unit Require 15y³</p> <p>Recycling (GMP) = 0.016y³/unit Require 6y³</p> <p>Recycling (Fibres) = 0.038y³/unit Require 12y³</p> <p>Organics = 240L containers/ 50 units Require 6 containers</p>	<p>Garbage (Compacted) = (0.053y³/263 units) = 14y³ Total = 5x 3y³ containers</p> <p>Recycling (GMP) = (0.016y³/263 units) = 5y³ Total = 2x 3y³ containers</p> <p>Recycling (Fibres) = (0.038y³/263 units) = 10y³ Total = 4x 3y³ containers</p> <p>Organics = 263 units : 50 = 6 Total = 6 containers</p>	<p>LOT AREA: 1943 m² LOT COVERAGE: 98% GFA: 1895 m²</p>	<p>GROUND FLOOR: 2 UNITS 2ND FLOOR: 32 UNITS 3RD FLOOR: 32 UNITS 4TH TO 7TH FLOOR: (34 UNITS x 4) = 136 UNITS 8TH TO 9TH FLOOR: (30 UNITS x 2) = 60 UNITS</p> <p>TOTAL: 263 UNITS</p>	<p>PROPERTY LINE</p> <p>PROJECTION LINE</p> <p>BASEMENT</p> <p>RESIDENTIAL ENTRANCE</p> <p>COMMERCIAL ENTRANCE</p>



FILE NUMBERS: D02-02-22-0127 D07-12-22-0188
PLAN NUMBER: 18910

NOTES GÉNÉRALES General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparentes sur documents doivent être vérifiées sur l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before to start the work.
- Veillez avant l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

STRUCTURE Structure
D+M Structural inc.
 233 Mason St. Suite 110, Ottawa, ON K1S 5M4
 T 613 561 9400

LANDSCAPE ARCHITECT Architecture de Paysage
Fotenn Planning + Design
 385 Cooper St Suite 300, Ottawa, ON K2P 2H7
 T 613 730 5709

CIVIL CIVIL
EXP
 250 Queenview Dr Suite 100
 T 613 688 1889

MECHANICAL/ELECTRICAL Mécanique/Electrique
Jain Sustainability Consultants
 7405 East Beaver Creek Road, Mississauga, Ontario L5N 6P6
 T 905 285 9600

URBAN PLANNER Urbaniste
Fotenn Planning + Design
 385 Cooper St Suite 300, Ottawa, ON K2P 2H7
 T 613 730 5709

ARCHITECT Architectes
NEUF architect(e)s
 630, Blvd. René-Lévesque O. 2e étage, Montréal QC H3B 1S6
 T 514 847 1117 NEUFarchitectes.com

SCEAU / Seal



CLIENT Client
SMART LIVING PROPERTIES
 226 Argyle Avenue, Ottawa, Ontario K2P 1B9

OUVRAGE Project
211-231 BANK

EMPLACEMENT Location NO. PROJET No.
 211-231 BANK STREET, OTTAWA 13369

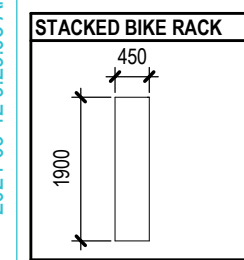
NO	REVISION	DATE (aaaa.mm.jj)
1	SPC	2024.09.10

DESSINÉ PAR Drawn by S.W.
 DATE (aaaa.mm.jj) 2024.09.10
 TITRE DU DESSIN Drawing Title

VERIFIÉ PAR Checked by M.M., H.G.
 ECHELLE Scale As
 INDICATED indicated

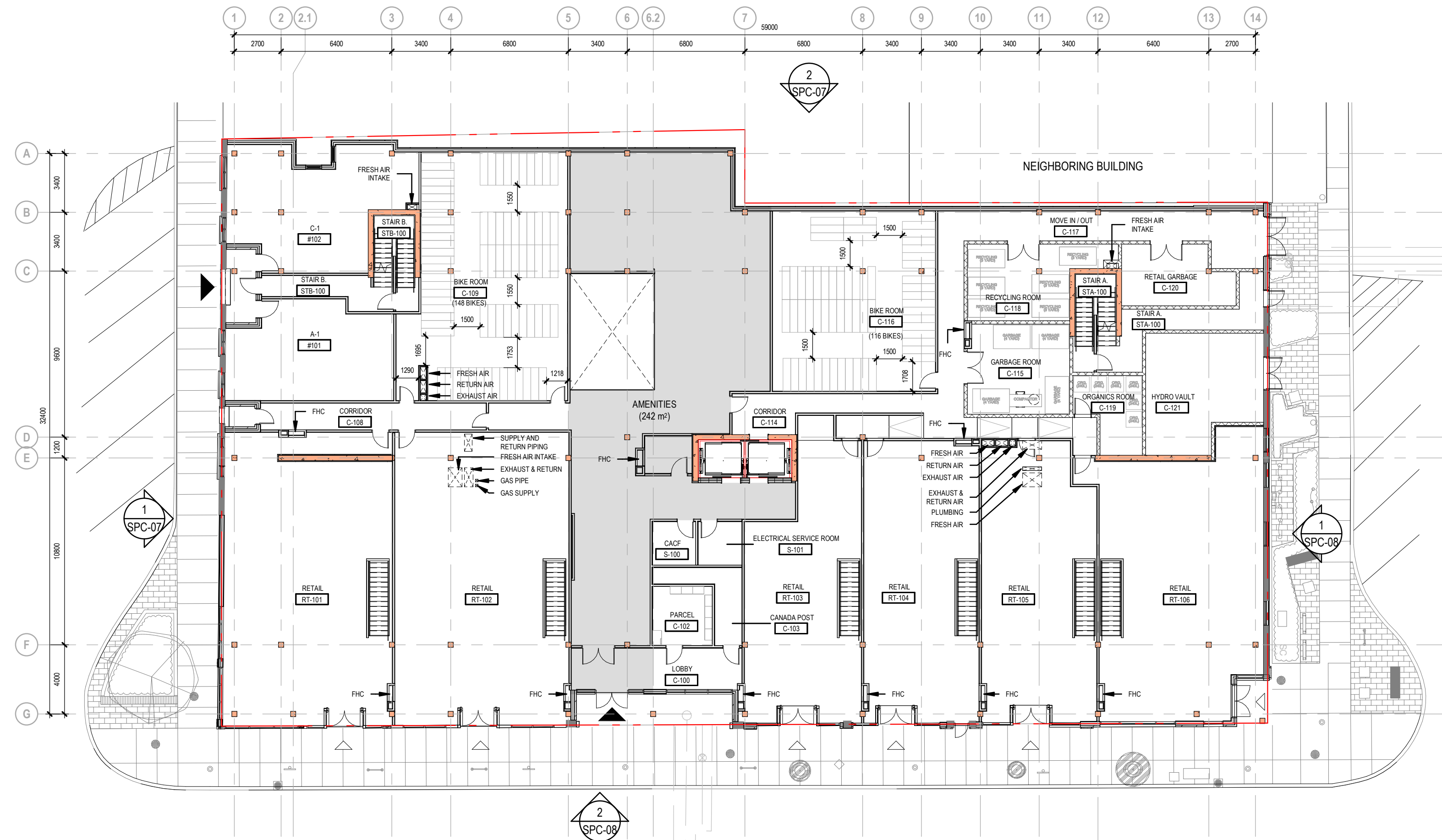
SITE PLAN

REVISION Revision NO. DESSIN Dwg Number
1 SPC-01

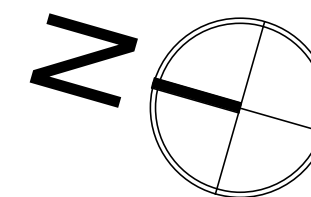


BIKE PARKING SCHEDULE	
Level	Count
GROUND FLOOR	264

RESIDENTIAL UNITS (GROUND FLOOR)	
UNIT TYPE	TOTAL
2-BD	1
STUDIO	1
Grand total:	2

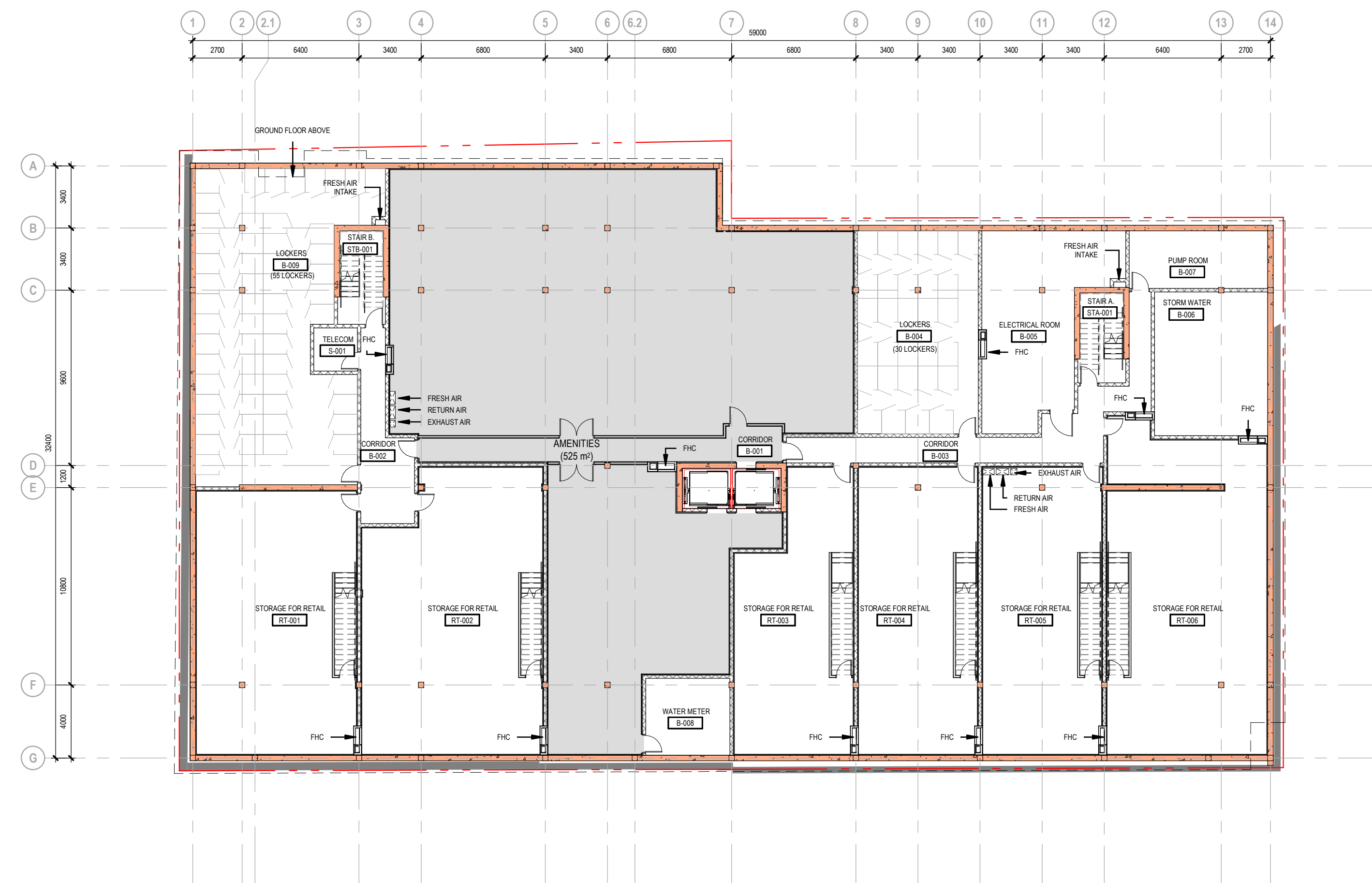


LEGEND		CONSTRUCTION LEGEND	
	PROPERTY LINE		EXISTING TO BE CONSERVED
	RESIDENTIAL ENTRANCE		NEW CONSTRUCTION
	COMMERCIAL ENTRANCE		



GROUND FLOOR
1:200

LOCKER SCHEDULE	
Level	Count
BASEMENT	85



BASEMENT
1:200

FILE NUMBERS: D02-02-22-0127
D07-12-22-0188
PLAN NUMBER: 18910

NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparentes sur les documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before to start the work.
- Veillez à vérifier l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

STRUCTURE / Structure
D+M Structural inc.
233 Madison St. Suite 110, Ottawa, ON K1S 5M4
T 613 551 9400

LANDSCAPE ARCHITECT / Architecture de Paysage
Fotenn Planning + Design
336 Cooper St Suite 300, Ottawa, ON K2P 2H7
T 613 730 5709

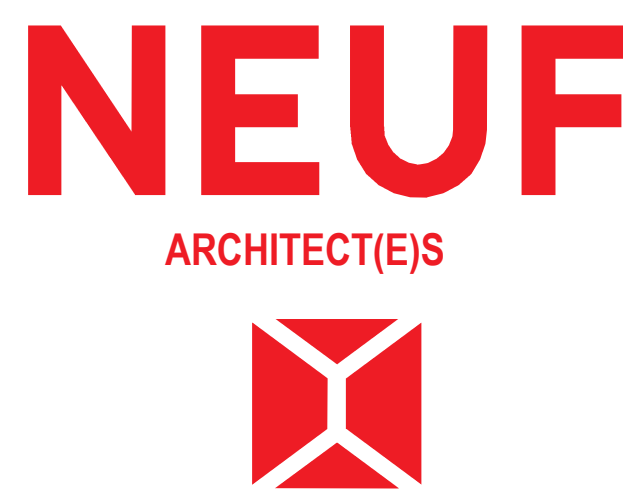
CIVIL / Civil
EXP
2500 Queenview Dr Suite 100
T 613 688 1889

MECHANICAL/ELECTRICAL / Mécanique/Électrique
Jain Sustainability Consultants
7105 East Beaver Creek Road, Mississauga, Ontario L3R 9P6
T 905 285 9600

URBAN PLANNER / Urbanisme
Fotenn Planning + Design
336 Cooper St Suite 300, Ottawa, ON K2P 2H7
T 613 730 5709

ARCHITECT / Architectes
NEUF architect(e)s
630, Blvd. René-Lévesque O. 2^e étage, Montréal QC H3B 1S6
T 514 947 1117 NEUFarchitectes.com

SCEAU / Seal



CLIENT / Client
SMART LIVING PROPERTIES
226 Argyle Avenue, Ottawa, Ontario K2P 1B9

OUVRAGE / Project
211-231 BANK

EMPLACEMENT / Location
211-231 BANK STREET,
OTTAWA

NO	REVISION	DATE (aaaa.mm.jj)
1	SPC	2024.09.10

DESSINÉ PAR / Drawn by
S.W.

VERIFIÉ PAR / Checked by
M.M., H.G.

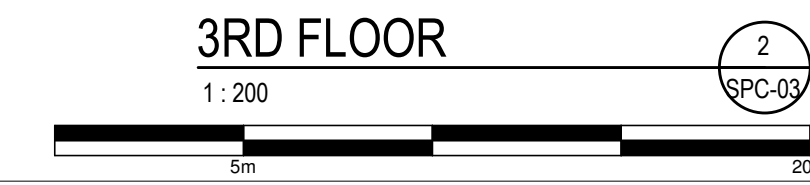
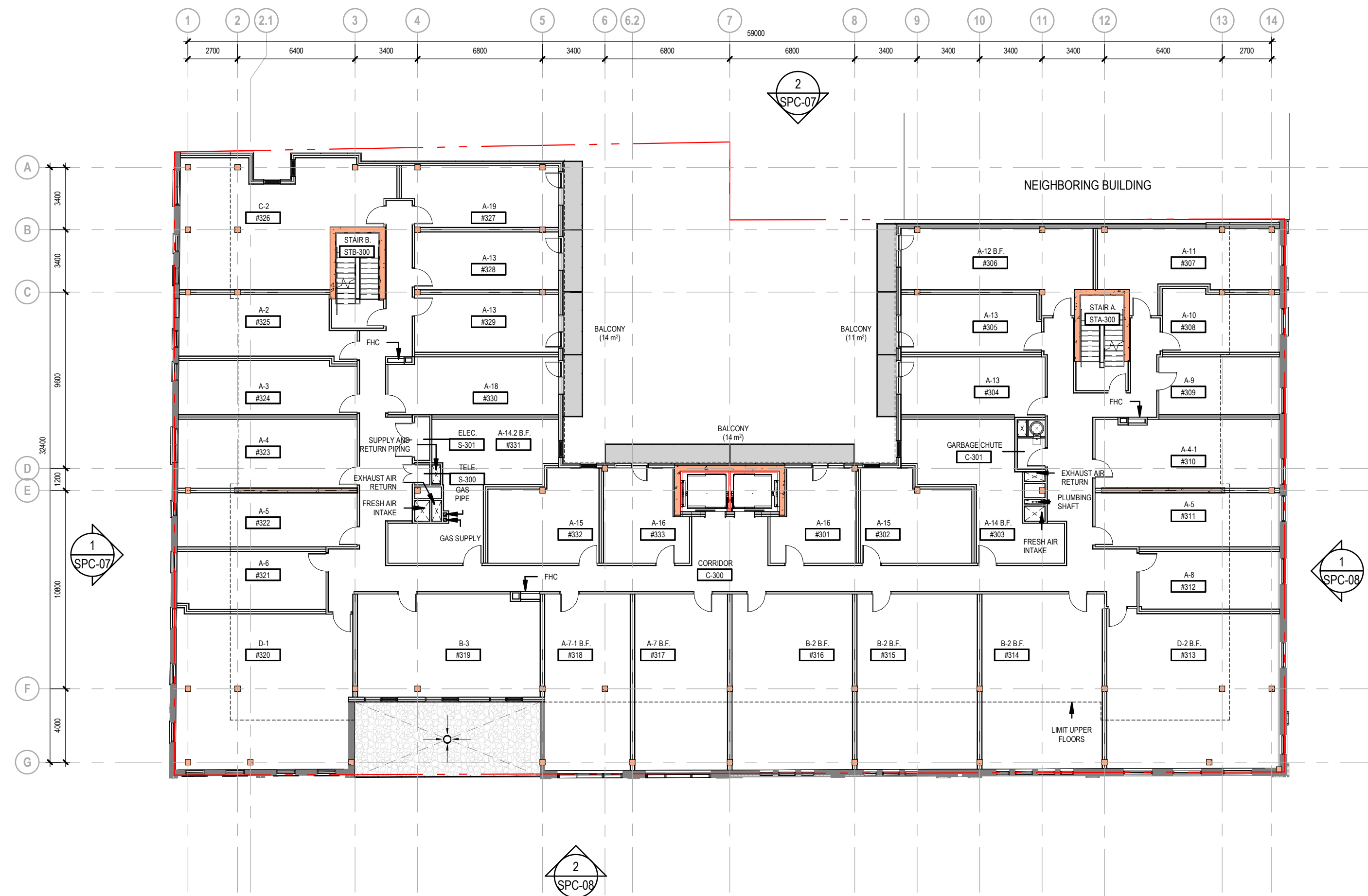
DATE / Date
2024.09.10

ECHELLE / Scale
As indicated

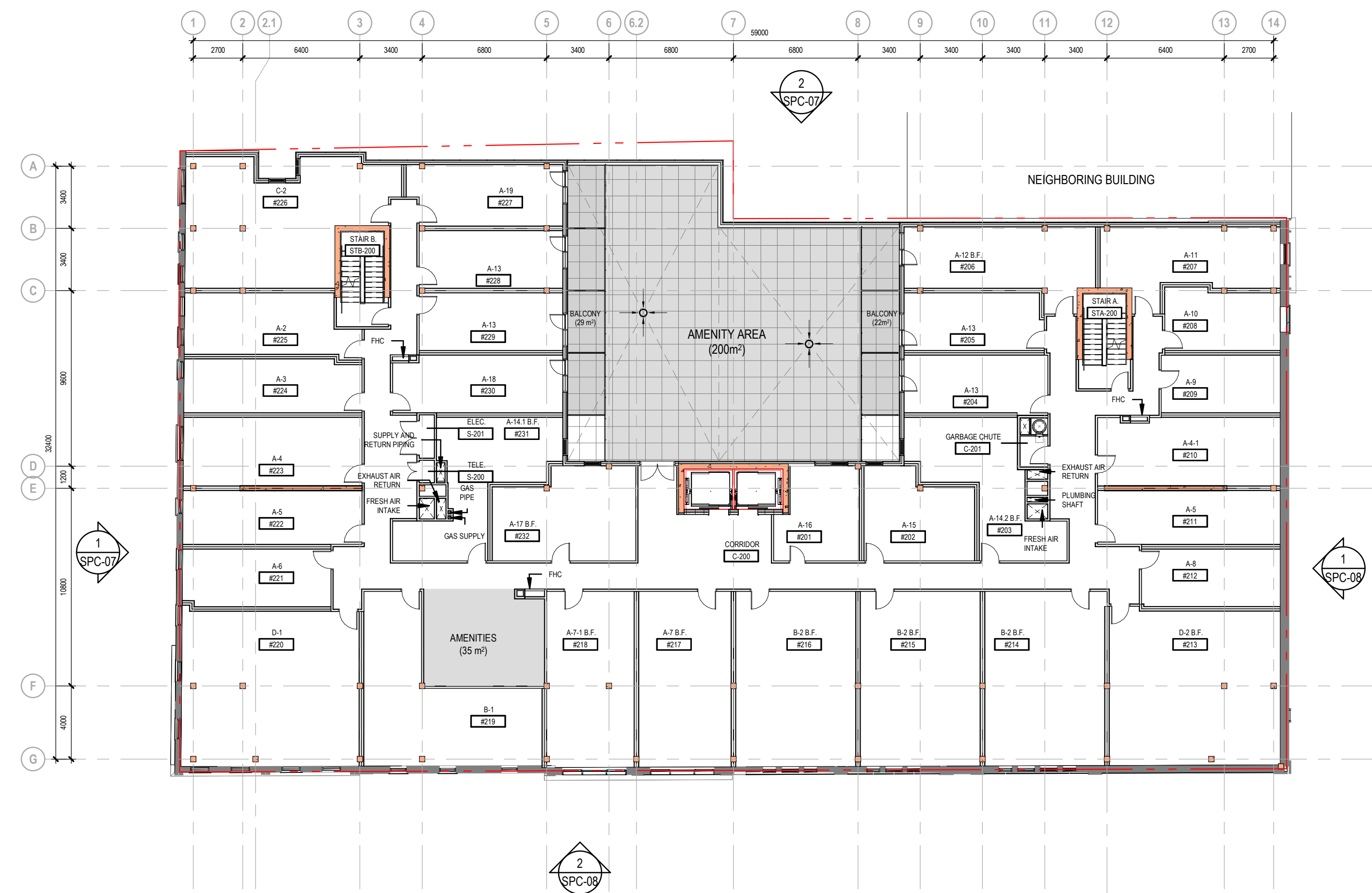
FLOOR PLANS - BASEMENT @ GROUND FLOOR

1 SPC-02

RESIDENTIAL UNITS (3RD FLOOR)	
UNIT TYPE	TOTAL
1-BD	1
1-BD B.F.	5
2-BD	1
3-BD	1
3-BD B.F.	21
STUDIO	1
STUDIO B.F.	3
Grand total:	33

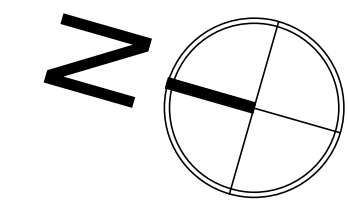


RESIDENTIAL UNITS (2ND FLOOR)	
UNIT TYPE	TOTAL
1-BD	1
1-BD B.F.	5
2-BD	1
3-BD	1
3-BD B.F.	1
STUDIO	19
STUDIO B.F.	4
Grand total:	32



CONSTRUCTION LEGEND

- EXISTING TO BE CONSERVED
- NEW CONSTRUCTION



NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architectes et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architectes and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before to start the work.
- Veillez avoir l'architecte de toute dimension enrou et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

STRUCTURE / Structure
D+M Structural inc.
 233 Mason St. Suite 110, Ottawa, ON K1S 5M4
 T 613 551 9400

LANDSCAPE ARCHITECT / Architecture de Paysage
Fotenn Planning + Design
 336 Cooper St Suite 300, Ottawa, ON K2P 2H7
 T 613 730 5709

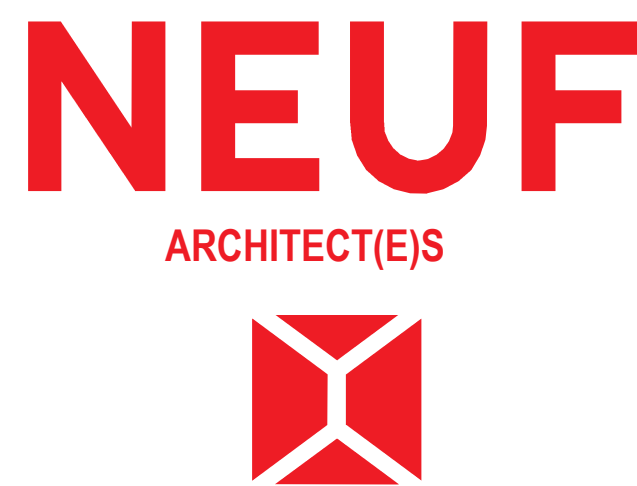
CIVIL / Civil
EXP
 2550 Queenview Dr Suite 100
 T 613 688 1889

MECHANICAL/ELECTRICAL / Mécanique/Électrique
Jain Sustainability Consultants
 7105 East Beaver Creek Road, Mississauga, Ontario L3N 0P6
 T 905 285 9900

URBAN PLANNER / Urbanisme
Fotenn Planning + Design
 336 Cooper St Suite 300, Ottawa, ON K2P 2H7
 T 613 730 5709

ARCHITECT / Architectes
NEUF architect(e)s
 630, Blvd. René-Lévesque O. 3^e étage, Montréal QC H3B 1S6
 T 514 947 1117 NEUFarchitectes.com

SCEAU / Seal



CLIENT / Client

SMART LIVING PROPERTIES
 226 Argyle Avenue, Ottawa, Ontario K2P 1B9

OUVRAGE / Project
211-231 BANK

EMPLACEMENT / Location
 211-231 BANK STREET,
 OTTAWA

NO. PROJET / No.
 13369

NO.	REVISION	DATE (aaaa.mm.jj)
1	SPC	2024.09.10

DESSINÉ PAR / Drawn by
 S.W.

VERIFIÉ PAR / Checked by
 M.M., H.G.

DATE (aaaa.mm.jj)
 2024.09.10

ECHELLE / Scale
 As indicated

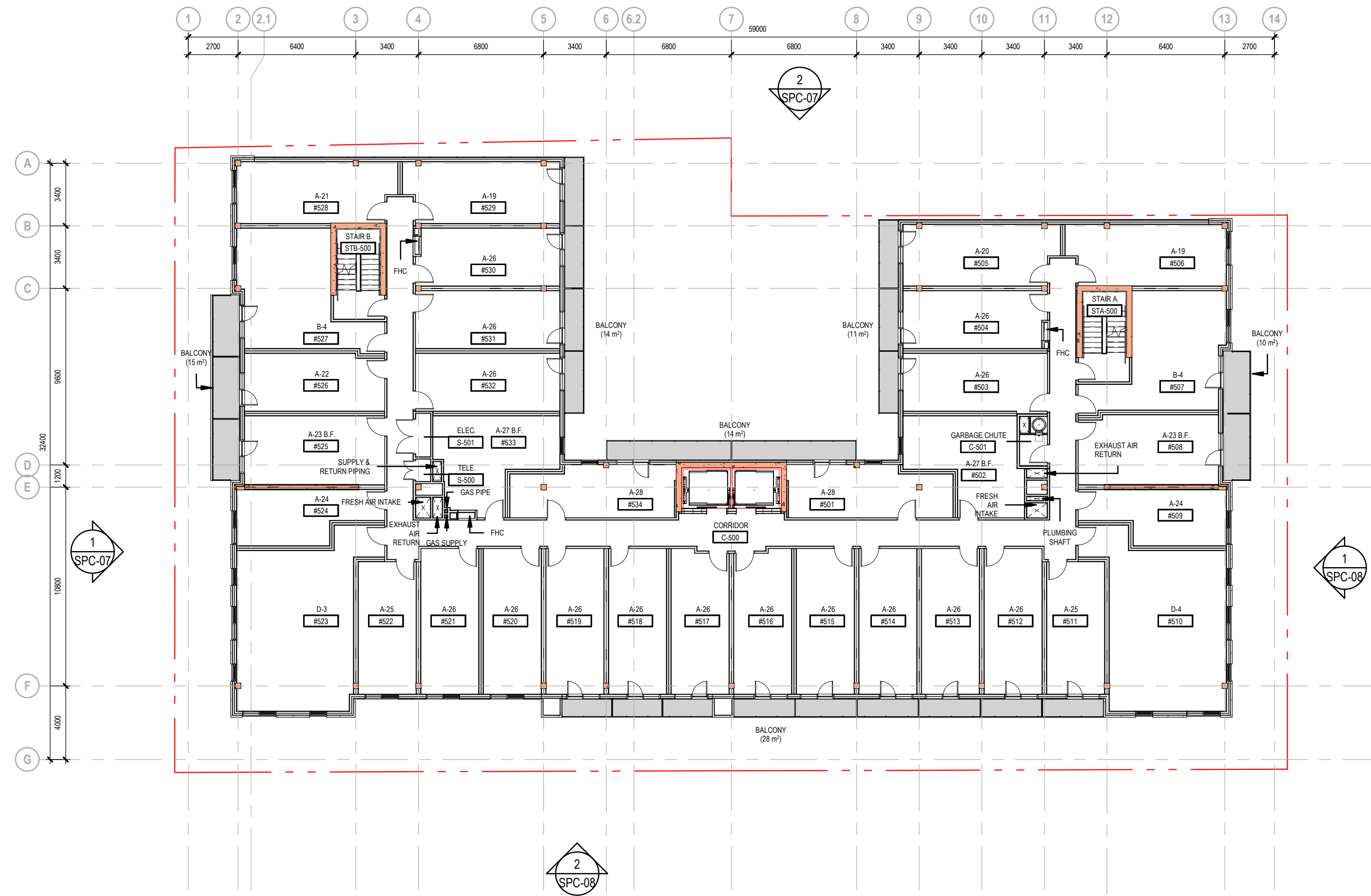
TITRE DU DESSIN / Drawing Title
 indicated

FLOOR PLANS - 2ND @ 3RD FLOORS

REVISION / Revision
 NO. DESSIN / Drawing Number
1 SPC-03

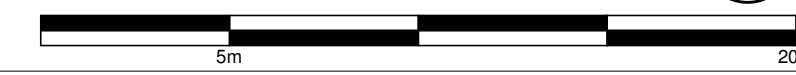
FILE NUMBERS: D02-02-22-0127
 D07-12-22-0188
PLAN NUMBER: 18910

RESIDENTIAL UNITS (5TH@7TH FLOORS)	
UNIT TYPE	TOTAL
1-BD	2
3-BD	2
STUDIO	26
STUDIO B.F.	4
Grand total: 34	

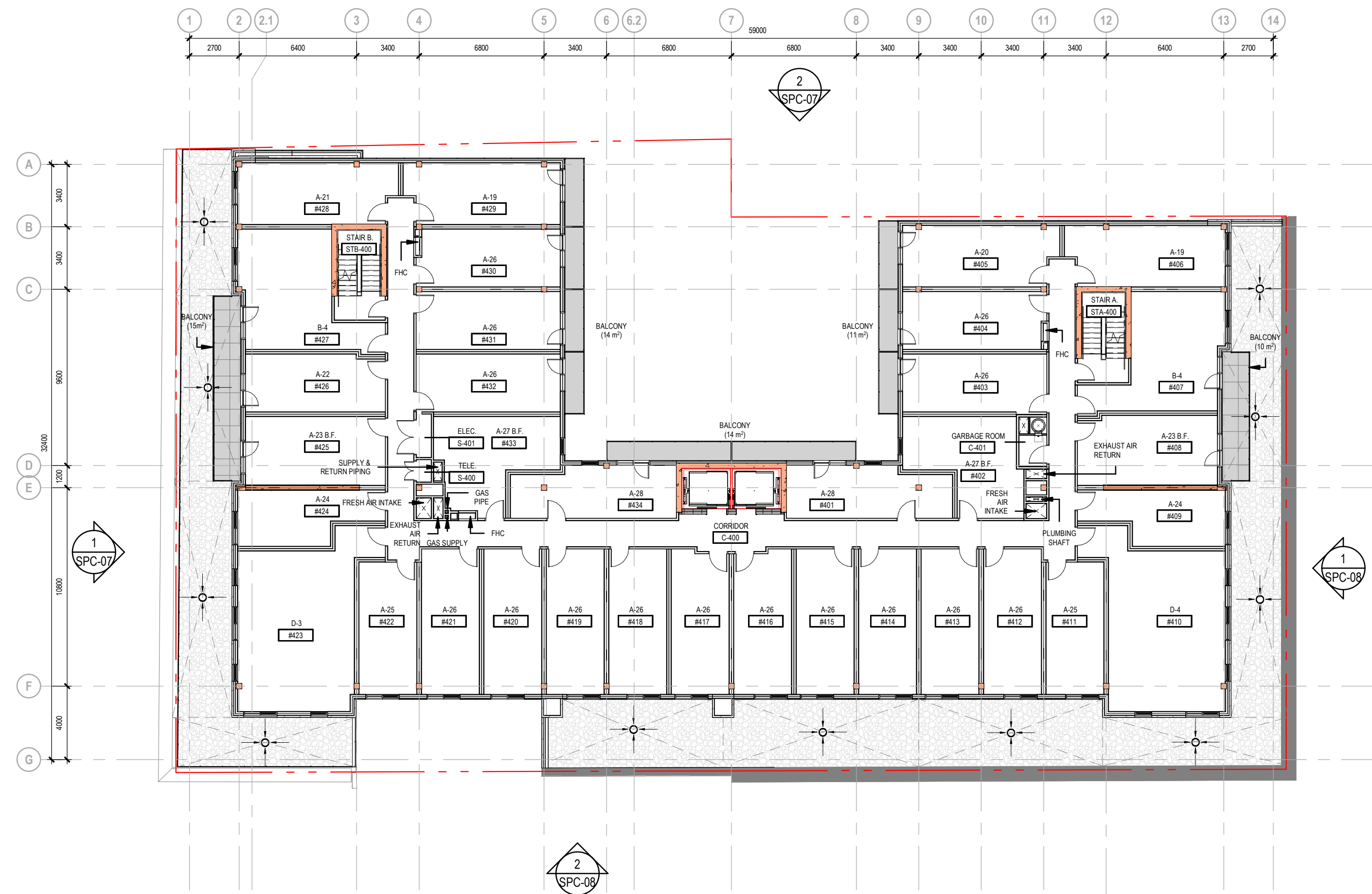


5TH@7TH FLOORS

1:200



RESIDENTIAL UNITS (4TH FLOOR)	
UNIT TYPE	TOTAL
1-BD	2
3-BD	2
STUDIO	26
STUDIO B.F.	4
Grand total: 34	

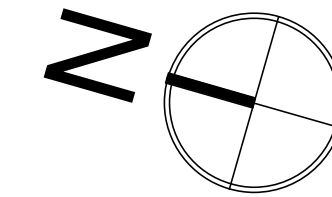


4TH FLOOR

1:200



CONSTRUCTION LEGEND	
	EXISTING TO BE CONSERVED
	NEW CONSTRUCTION



NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architectes et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architectes and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before to start the work.
- Veuillez avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

STRUCTURE / Structure
D+M Structural inc.
 233 Madison St. Suite 110, Ottawa, ON K1S 5M4
 T 613 651 9400

LANDSCAPE ARCHITECT / Architecture de Paysage
Fotenn Planning + Design
 336 Cooper St. Suite 300, Ottawa, ON K2P 2H7
 T 613 730 5709

CIVIL / Civil

EXP
 2650 Queenview Dr. Suite 100
 T 613 688 1889

MECHANICAL/ELECTRICAL / Mécanique/Électrique
Jain Sustainability Consultants
 7105 East Galtway Crescent, Mississauga, Ontario L5N 6P6
 T 905 285 9600

URBAN PLANNER / Urbanisme

Fotenn Planning + Design
 336 Cooper St. Suite 300, Ottawa, ON K2P 2H7
 T 613 730 5709

ARCHITECT / Architectes

NEUF architect(e)s
 630, Blvd. René-Lévesque O., 2^e étage, Montréal QC H3B 1S6
 T 514 947 1117 NEUFarchitectes.com

SCEAU / Seal

NEUF

ARCHITECT(E)S



CLIENT / Client

SMART LIVING PROPERTIES
 226 Argyle Avenue, Ottawa, Ontario K2P 1B9

OUVRAGE / Project

211-231 BANK

EMPLACEMENT / Location
 211-231 BANK STREET,
 OTTAWA

NO. PROJET / No.
 13369

NO.	REVISION	DATE (aaaa.mm.jj)
1	SPC	2024.09.10

DESSINÉ PAR / Drawn by
 S.W.

VERIFIÉ PAR / Checked by
 M.M., H.G.

DATE (aaaa.mm.jj)
 2024.09.10

ECHELLE / Scale
 As indicated

TITRE DU DESSIN / Drawing Title
 indicated

FLOOR PLANS - 4TH @ 7TH FLOORS

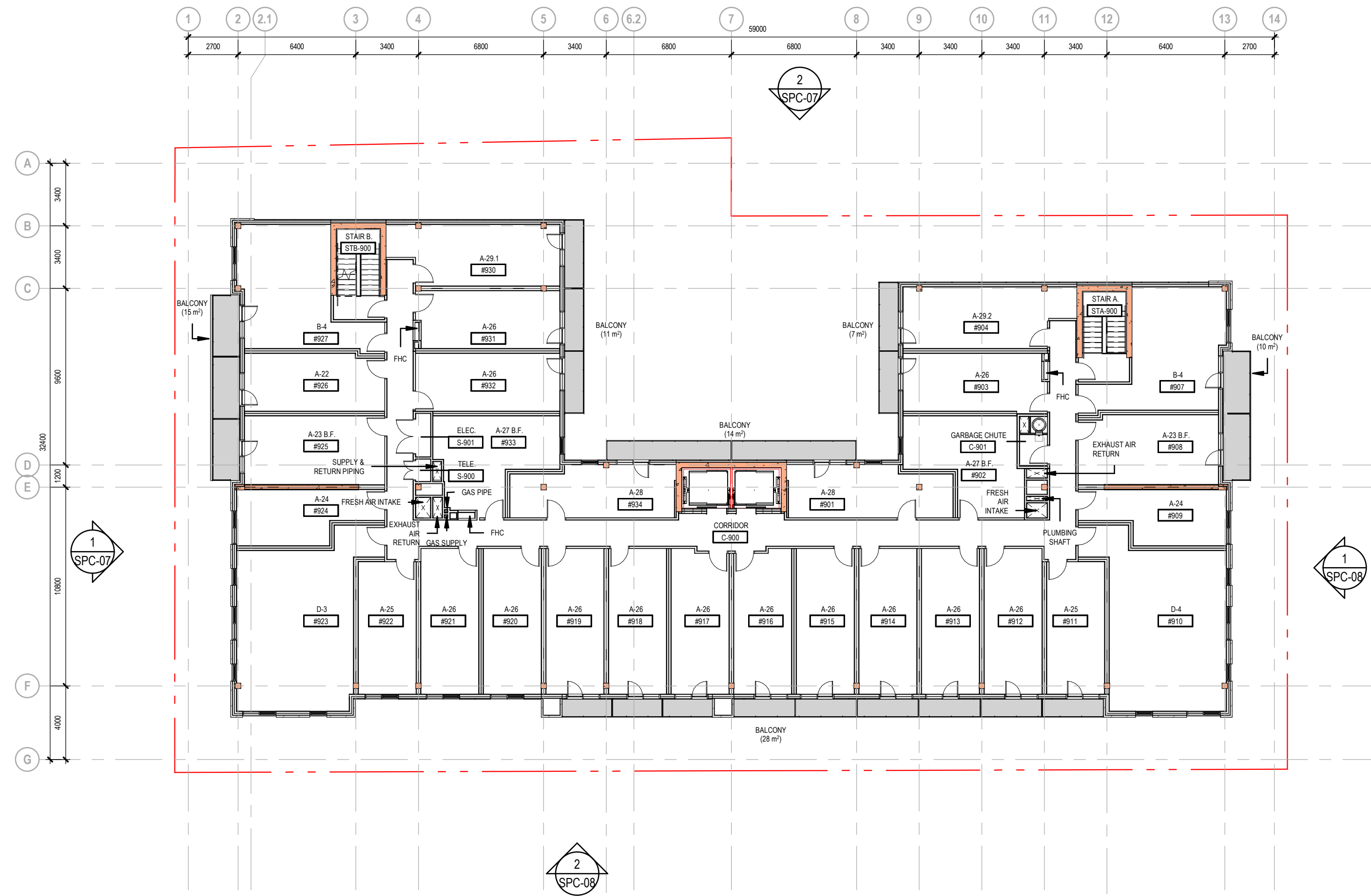
REVISION / Revision
1

NO. DESSIN / Drawing Number
SPC-04

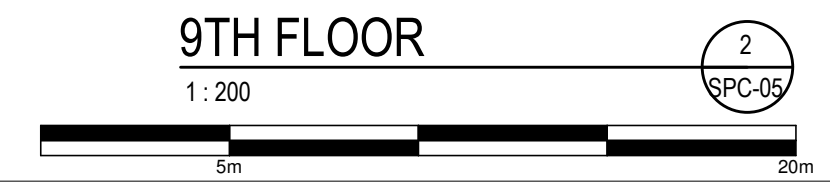
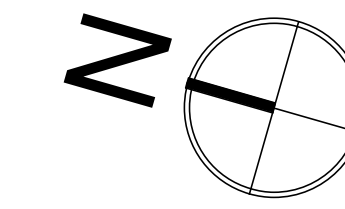
FILE NUMBERS: D02-02-22-0127
 D07-12-22-0188

PLAN NUMBER: 18910

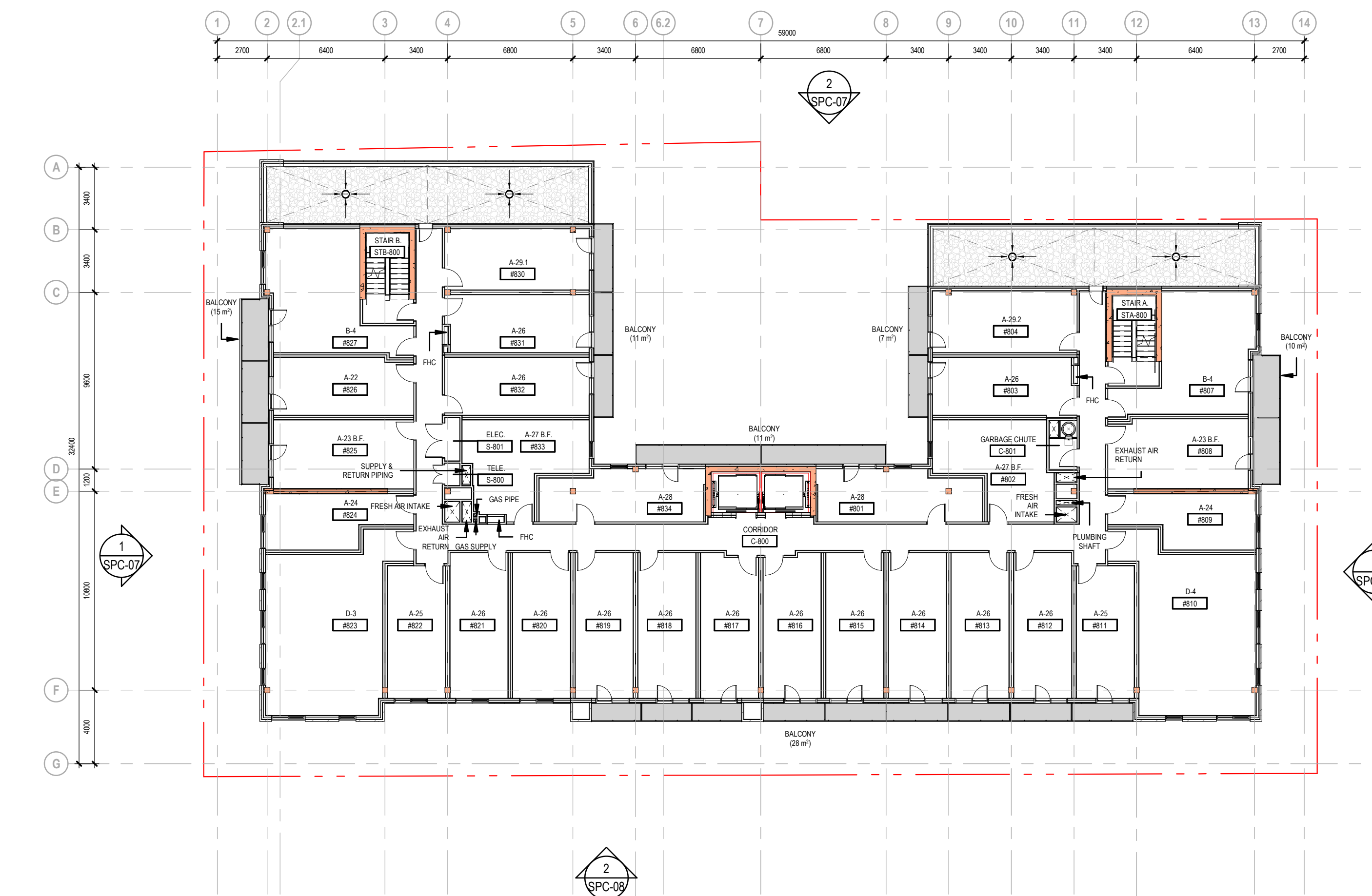
RESIDENTIAL UNITS (9TH FLOOR)	
UNIT TYPE	TOTAL
1-BD	2
3-BD	2
STUDIO	22
STUDIO B.F.	4
Grand total: 30	



CONSTRUCTION LEGEND	
	EXISTING TO BE CONSERVED
	NEW CONSTRUCTION



RESIDENTIAL UNITS (8TH FLOOR)	
UNIT TYPE	TOTAL
1-BD	2
3-BD	2
STUDIO	22
STUDIO B.F.	4
Grand total: 30	



FILE NUMBERS: D02-02-22-0127
D07-12-22-0188
PLAN NUMBER: 18910

NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architectes et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architectes and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before to start the work.
- Veuillez avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

STRUCTURE / Structure
D+M Structural inc.
233 Madison St. Suite 110, Ottawa, ON K1S 5M4
T 613 551 9400

LANDSCAPE ARCHITECT / Architecture de Paysage
Fotenn Planning + Design
336 Cooper St. Suite 300, Ottawa, ON K2P 2H7
T 613 730 5709

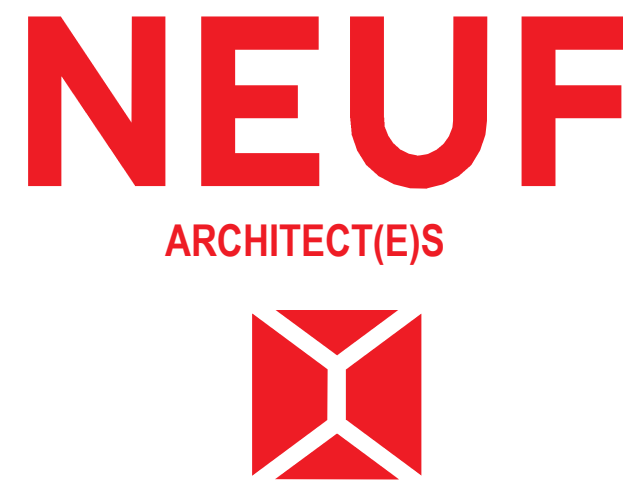
CIVIL / Civil
EXP
2550 Queenview Dr. Suite 100
T 613 688 1889

MECHANICAL/ELECTRICAL / Mécanique/Électrique
Jain Sustainability Consultants
7105 East Beaver Creek Road, Mississauga, Ontario L3N 9P6
T 905 285 9800

URBAN PLANNER / Urbanisme
Fotenn Planning + Design
336 Cooper St. Suite 300, Ottawa, ON K2P 2H7
T 613 730 5709

ARCHITECT / Architectes
NEUF architect(e)s
630, Blvd. René-Lévesque O. 3^e étage, Montréal QC H3B 1S6
T 514 947 1117 NEUFarchitectes.com

SCEAU / Seal



CLIENT / Client
SMART LIVING PROPERTIES
226 Argyle Avenue, Ottawa, Ontario K2P 1B9

OUVRAGE / Project
211-231 BANK

EMPLACEMENT / Location
211-231 BANK STREET, OTTAWA

NO. REVISION / NO. PROJET / No.
1 SPC 2024.09.10 13369

DESSINÉ PAR / Drawn by
S.W.

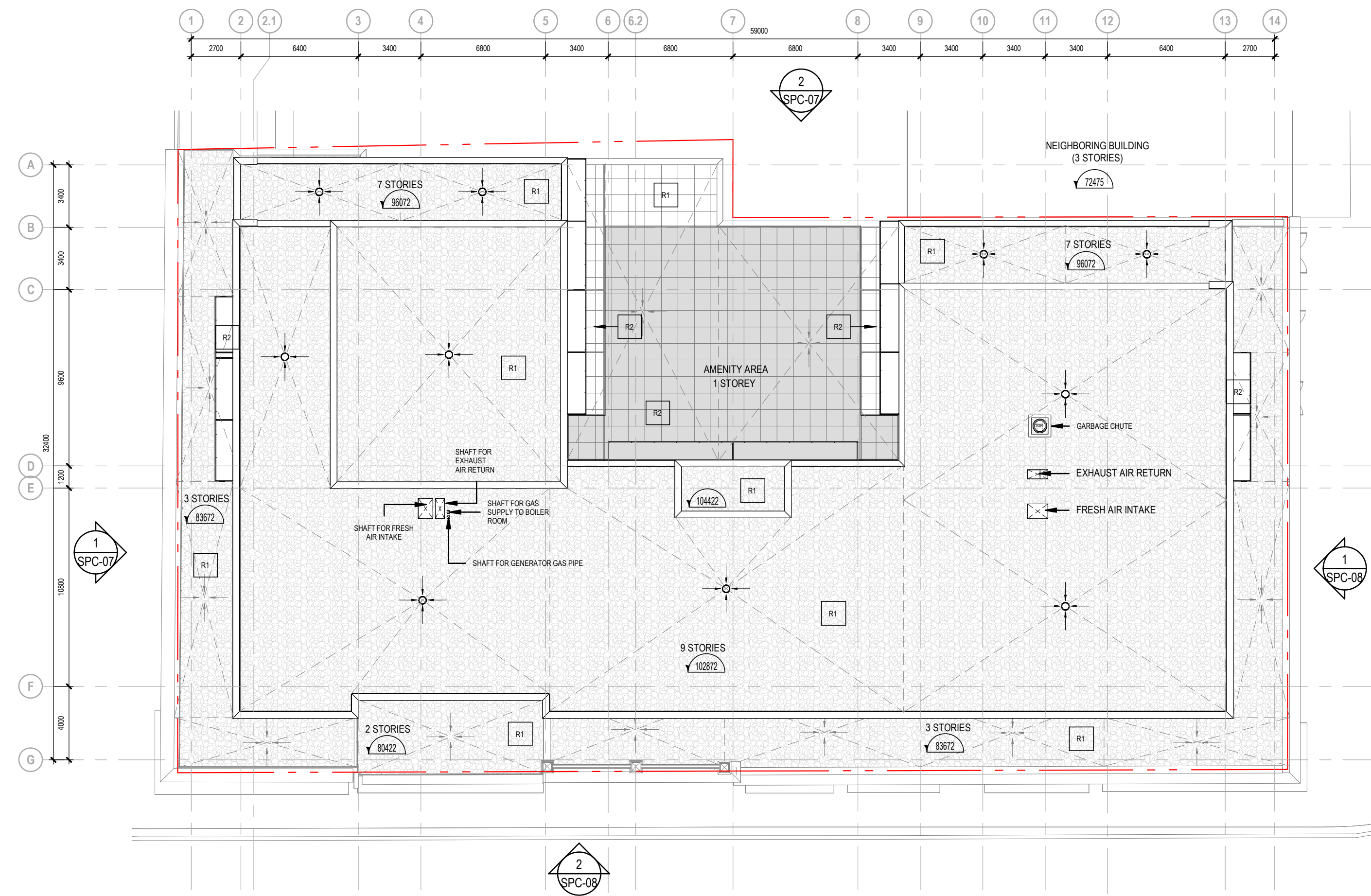
VÉRIFIÉ PAR / Checked by
M.M., H.G.

DATE / DATE
2024.09.10

TITRE DU DESSIN / Drawing Title
FLOOR PLANS - 8TH @ 9TH FLOORS

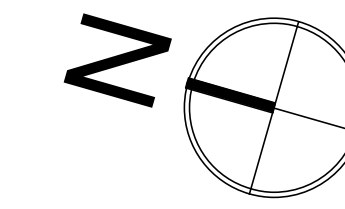
ECHELLE / Scale
As indicated

NO. DESSIN / Drawing Number
1 SPC-05

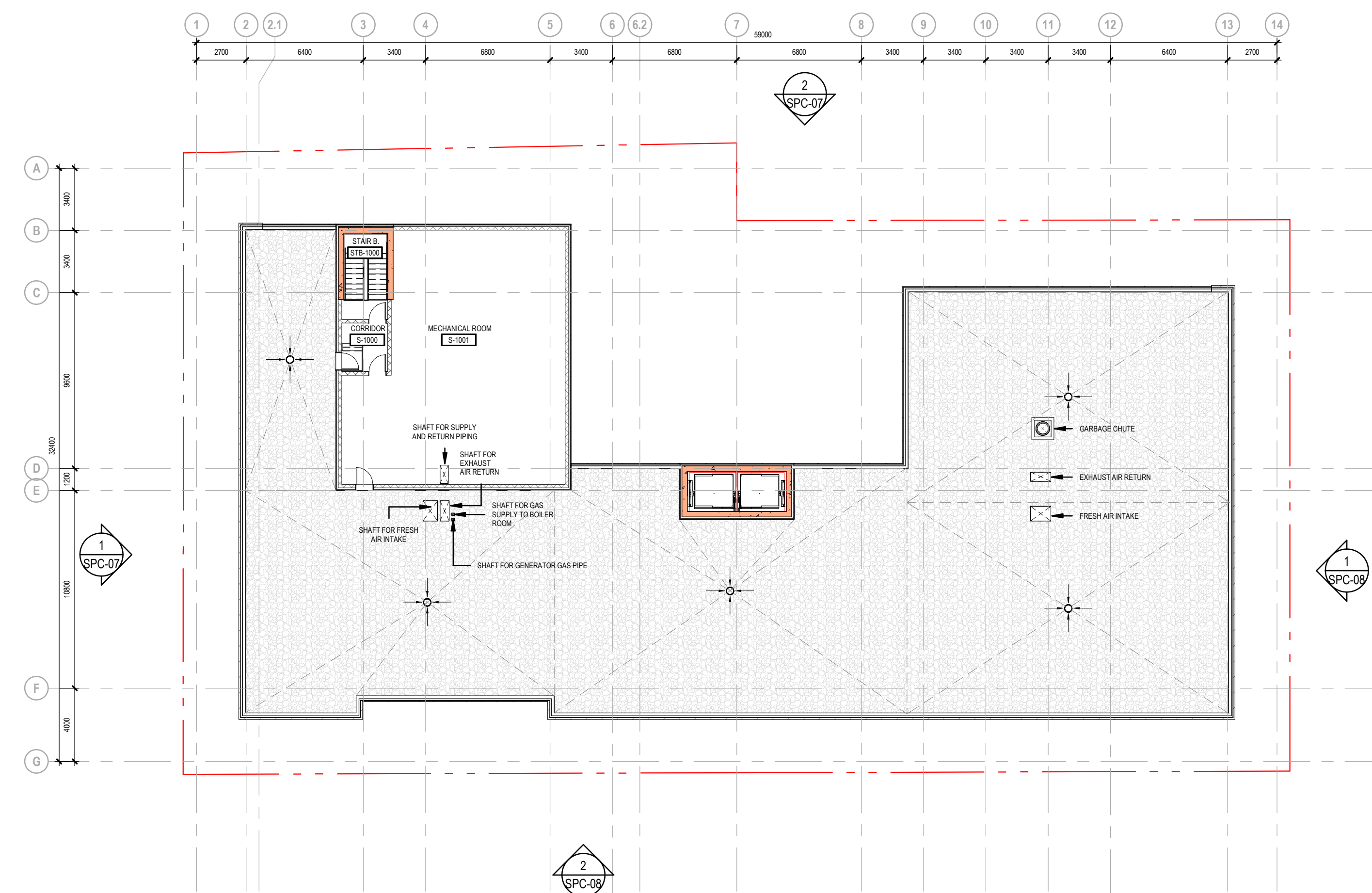


CONSTRUCTION LEGEND

	EXISTING TO BE CONSERVED
	NEW CONSTRUCTION



ROOF PLAN
1: 200
5m 20m



MECHANICAL FLOOR
1: 200
5m 20m

NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architectes et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architectes and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before to start the work.
- Veuillez avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

STRUCTURE / Structure
D+M Structural inc.
233 Madison St. Suite 110, Ottawa, ON K1S 5M4
T 613 551 9400

LANDSCAPE ARCHITECT / Architecture de Paysage
Fotenn Planning + Design
336 Cooper St. Suite 300, Ottawa, ON K2P 2H7
T 613 730 5709

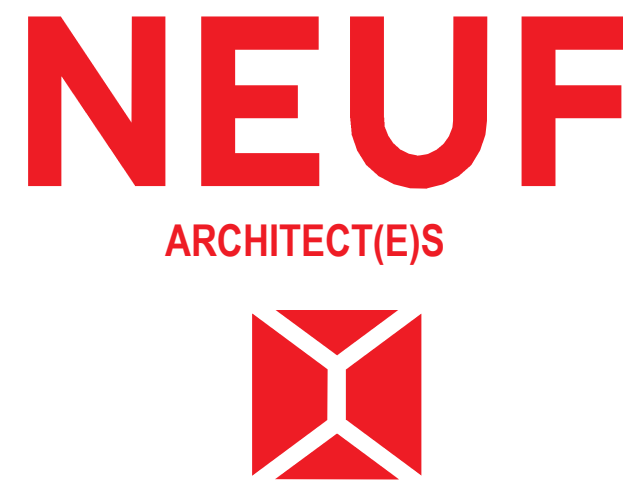
CIVIL / Civil
EXP
2550 Queenview Dr Suite 100
T 613 688 1889

MECHANICAL/ELECTRICAL / Mécanique/Électrique
Jain Sustainability Consultants
7105 East Galtway Crescent Mississauga, Ontario L5N 6P6
T 905 285 9600

URBAN PLANNER / Urbainiste
Fotenn Planning + Design
336 Cooper St. Suite 300, Ottawa, ON K2P 2H7
T 613 730 5709

ARCHITECT / Architectes
NEUF architect(e)s
630, Blvd. René-Lévesque O. 3^e étage, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com

SCEAU / Seal



CLIENT / Client
SMART LIVING PROPERTIES
226 Argyle Avenue, Ottawa, Ontario K2P 1B9

OUVRAGE / Project
211-231 BANK

EMPLACEMENT / Location
211-231 BANK STREET, OTTAWA

NO. PROJET / No.
13369

NO.	REVISION	DATE (aaaa.mm.jj)
1	SPC	2024.09.10

DESSINÉ PAR / Drawn by
S.W.

VERIFIÉ PAR / Checked by
M.M., H.G.

DATE (aaaa.mm.jj)
2024.09.10

ECHELLE / Scale
As indicated

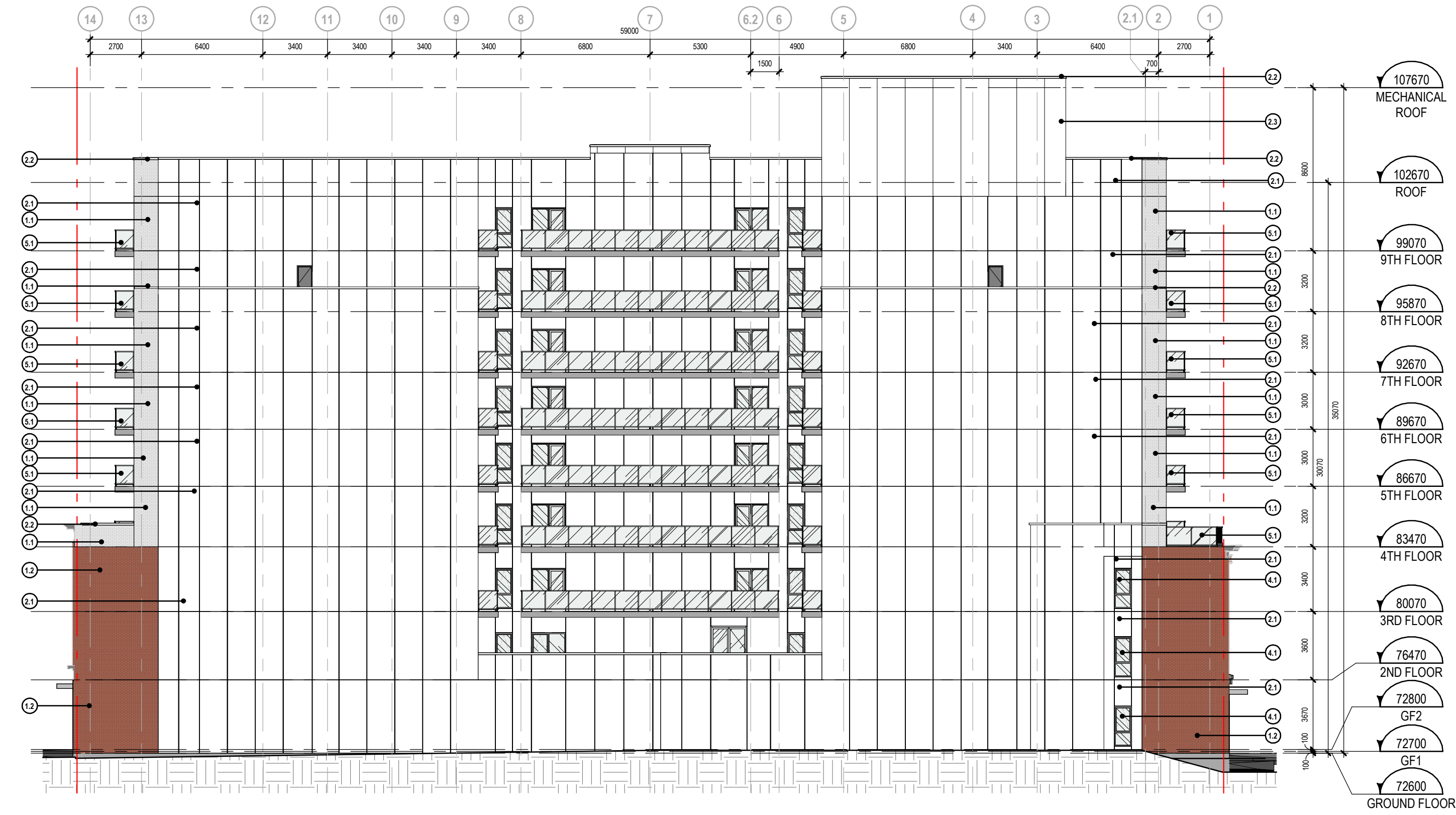
TITRE DU DESSIN / Drawing Title
indicated

FLOOR PLANS - MECHANICAL FLOOR @ ROOF

FILE NUMBERS: D02-02-22-0127
D07-12-22-0188

PLAN NUMBER: 18910

NO. DESSIN / Drawing Number
1 SPC-06



EXTERIOR MATERIALS LEGEND

MASONRY

1.1 MASONRY
FINISH : OFF-WHITE (COLOR CODE TBC)

1.2 EXISTING MASONRY

1.3 MASONRY
FINISH : OFF-WHITE (COLOR CODE TBC)

METAL CLADDING

2.1 PRE-PAINTED ALUMINIUM PANELS
FINISH : GREY (COLOR CODE TBC)

2.2 PRE-PAINTED METAL FLASHING
FINISH : OFF-WHITE (COLOR CODE TBC)

2.3 PRE-PAINTED STEEL PANEL
FINISH : OFF-WHITE (COLOR CODE TBC)

WINDOWS, DOORS AND CURTAIN WALLS

4.1 WINDOWS, CURTAIN WALLS AND DOORS : PRE-PAINTED ALUMINIUM & CLEAR TEMPERED GLASS
FINISH : OFF-WHITE (COLOR CODE TBC)

4.2 WINDOWS, CURTAIN WALLS AND DOORS : PRE-PAINTED ALUMINIUM & CLEAR TEMPERED GLASS
FINISH : GREY (COLOR CODE TBC)

4.3 DOOR : PAINTED STEEL
FINISH : OFF-WHITE (COLOR CODE TBC)

RAILINGS AND SCREENS

5.1 ANODIZED ALUMINIUM FRAME & NATURAL CLEAR GLASS
FINISH : OFF-WHITE (COLOR CODE TBC)

5.2 ANODIZED ALUMINIUM FRAME & PATTERNED GLASS
FINISH : OFF-WHITE (COLOR CODE TBC)

EAST ELEVATION

1:200



NORTH ELEVATION

1:200



NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before to start the work.
- Veillez avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

STRUCTURE / Structure
D+M Structural inc.
 233 Mason St. Suite 110, Ottawa, ON K1S 5M4
 T 613 651 9490

LANDSCAPE ARCHITECT / Architecture de Paysage
Fotenn Planning + Design
 336 Cooper St. Suite 300, Ottawa, ON K2P 2H7
 T 613 730 5709

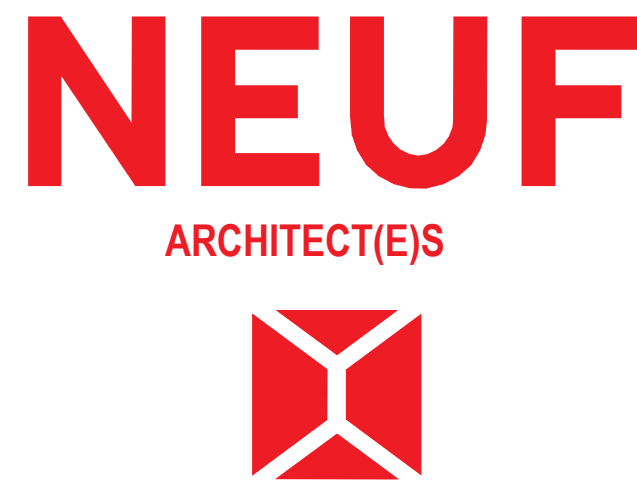
CIVIL / Civil
EXP
 2650 Queenview Dr. Suite 100
 T 613 688 1889

MECHANICAL/ELECTRICAL / Mécanique/Électrique
Jain Sustainability Consultants
 7105 East Beaver Creek Road, Mississauga, Ontario L5N 6P6
 T 905 285 9900

URBAN PLANNER / Urbaniste
Fotenn Planning + Design
 336 Cooper St. Suite 300, Ottawa, ON K2P 2H7
 T 613 730 5709

ARCHITECT / Architectes
NEUF architect(e)s
 630, Blvd. René-Lévesque O. 2^e étage, Montréal QC H3B 1S6
 T 514 947 1117 / NEUFarchitectes.com

SCEAU / Seal



CLIENT / Client



OUVRAGE / Project

211-231 BANK

EMPLACEMENT / Location
 211-231 BANK STREET,
 OTTAWA

NO. PROJET / No.
 13369

NO.	REVISION	DATE (aaaa.mm.jj)
1	SPC	2024.09.10

DESSINÉ PAR / Drawn by
 S.W.

DATE (aaaa.mm.jj)
 2024.09.10

TITRE DU DESSIN / Drawing Title

VERIFIÉ PAR / Checked by
 M.M., H.G.

ECHELLE / Scale
 As indicated

NORTH & EAST ELEVATIONS

NO. DESSIN / Drawing Number
 1

REVISION / Revision
 SPC-07

FILE NUMBERS: D02-02-22-0127
 D07-12-22-0188

PLAN NUMBER: 18910



EXTERIOR MATERIALS LEGEND

MASONRY

1.1 MASONRY
FINISH : OFF-WHITE (COLOR CODE TBC)

1.2 EXISTING MASONRY

1.3 MASONRY
FINISH : OFF-WHITE (COLOR CODE TBC)

METAL CLADDING

2.1 PRE-PAINTED ALUMINIUM PANELS
FINISH : GREY (COLOR CODE TBC)

2.2 PRE-PAINTED METAL FLASHING
FINISH : OFF-WHITE (COLOR CODE TBC)

2.3 PRE-PAINTED STEEL PANEL
FINISH : OFF-WHITE (COLOR CODE TBC)

WINDOWS, DOORS AND CURTAIN WALLS

4.1 WINDOWS, CURTAIN WALLS AND DOORS : PRE-PAINTED ALUMINIUM & CLEAR TEMPERED GLASS
FINISH : OFF-WHITE (COLOR CODE TBC)

4.2 WINDOWS, CURTAIN WALLS AND DOORS : PRE-PAINTED ALUMINIUM & CLEAR TEMPERED GLASS
FINISH : GREY (COLOR CODE TBC)

4.3 DOOR : PAINTED STEEL
FINISH : OFF-WHITE (COLOR CODE TBC)

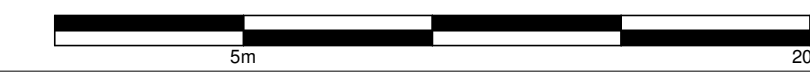
RAILINGS AND SCREENS

5.1 ANODIZED ALUMINIUM FRAME & NATURAL CLEAR GLASS
FINISH : OFF-WHITE (COLOR CODE TBC)

5.2 ANODIZED ALUMINIUM FRAME & PATTERNED GLASS
FINISH : OFF-WHITE (COLOR CODE TBC)

WEST ELEVATION

1:200



SOUTH ELEVATION

1:200



NOTES GÉNÉRALES General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before to start the work.
- Veillez avoir l'architecte de toute dimension enrou et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

STRUCTURE Structure
D+M Structural inc.
 233 Madison St. Suite 110, Ottawa, ON K1P 1S4
 T 613 551 9400

LANDSCAPE ARCHITECT Architecture de Paysage
Fotenn Planning + Design
 396 Cooper St Suite 300, Ottawa, ON K2P 2H7
 T 613 730 5709

CIVIL Civil
EXP
 250 Queenview Dr Suite 100
 T 613 688 1889

MECHANICAL/ELECTRICAL Mécanique/Électrique
Jain Sustainability Consultants
 7105 East Beaver Creek Road, Mississauga, Ontario L5N 6P6
 T 905 285 9900

URBAN PLANNER Urbaniste
Fotenn Planning + Design
 396 Cooper St Suite 300, Ottawa, ON K2P 2H7
 T 613 730 5709

ARCHITECT Architectes
NEUF architect(e)s
 650, Blvd. René-Lévesque O. 2^e étage, Montréal QC H3B 1S6
 T 514 947 1117 NEUFarchitectes.com

SCEAU / Seal

NEUF

ARCHITECT(E)S



CLIENT Client

SMART LIVING PROPERTIES
 226 Argyle Avenue, Ottawa, Ontario K2P 1B9

OUVRAGE Project

211-231 BANK

EMPLACEMENT Location NO PROJET No.
 211-231 BANK STREET, OTTAWA 13369

NO	REVISION	DATE (aaaa.mm.jj)
1	SPC	2024.09.10

DESSINÉ PAR Drawn by S.W. VÉRIFIÉ PAR Checked by M.M., H.G.
 DATE (aaaa.mm.jj) 2024.09.10 ÉCHELLE Scale As
 TITRE DU DESSIN Drawing Title indicated

SOUTH & WEST ELEVATIONS

REVISION Revision NO. DESSIN Draw Number

1 SPC-08

FILE NUMBERS: D02-02-22-0127
 D07-12-22-0188

PLAN NUMBER: 18910