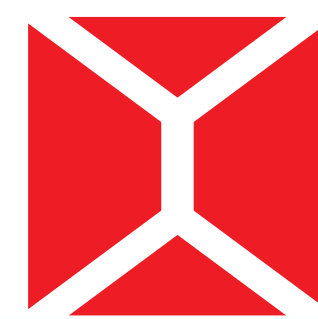


# NEUF

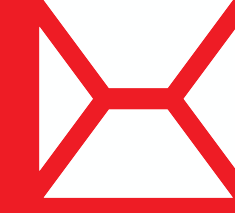
ARCHITECT(E)S

| 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



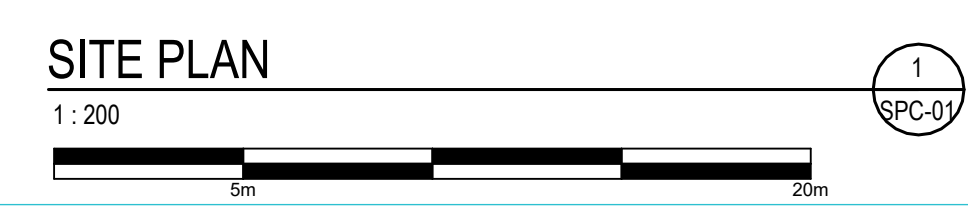
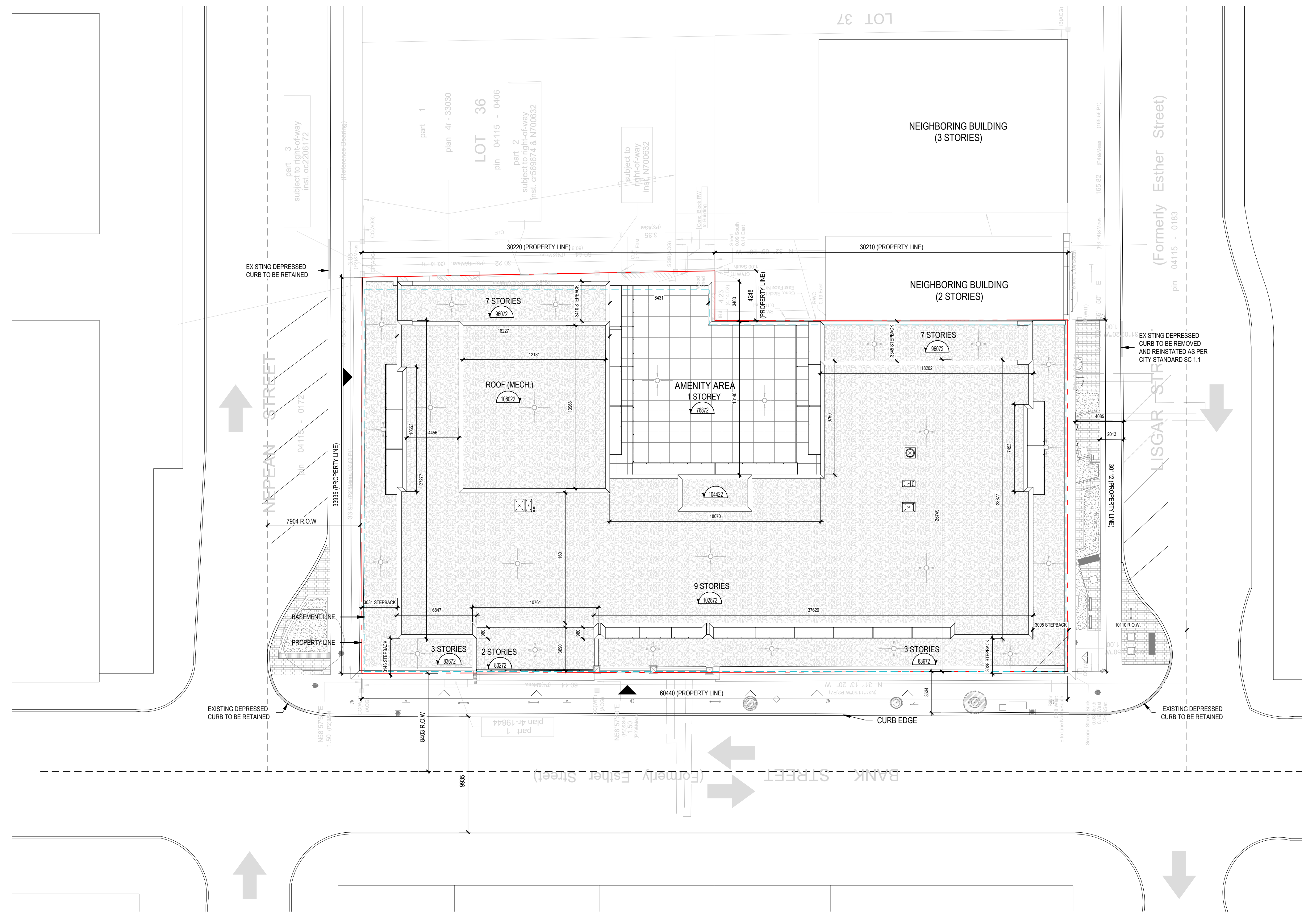
NEUF  
ARCHITECT(E)S

- 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 <sup>2</sup>  |
| 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 used for balcony above 2nd floor  | 3 m setback above 15 m   |
|   | 2 meters from hydro poles; 5 meters from high-voltage power line  | 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  |
|   | 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  |
|   | 6m <sup>2</sup> per unit  | <b>Provided:</b><br>Min. 50% communal, aggregated into areas of 54 m <sup>2</sup> and where more than one aggregated area is provided, at least one must be minimum 54 m <sup>2</sup> .<br>263 units * 6 m <sup>2</sup> = 1 578 m <sup>2</sup> |
| Amenity Space Requirements                                | Min. 50% communal, aggregated into areas of 54 m <sup>2</sup> and where more than one aggregated area is provided, at least one must be minimum 54 m <sup>2</sup> .<br>263 units * 6 m <sup>2</sup> = 1 578 m <sup>2</sup>  | Balconies: 629 m <sup>2</sup><br>Communal area(GF/basement): 716m <sup>2</sup><br>Communal area(2nd floor): 235 m <sup>2</sup><br>Total amenity area = 1 580 m <sup>2</sup>  |
| Landspace Area  | Abutting a residential zone = Min. 3 m; reduced to 1 m where 1.4 m high opaque fence is provided<br>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<br>Visitor: 0.1 spaces/unit after the first 12 units = 25<br>Commercial: Not required if GFA is less than 200m <sup>2</sup> per use | <b>Provided: 0</b>   |
| 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  | <b>Provided: 264</b>   |

| LEVEL              | STUDIO (23-45 m <sup>2</sup> ) | 1 BR (39-46 m <sup>2</sup> ) | 2 BR (59-61 m <sup>2</sup> ) | 3 BR (68-105 m <sup>2</sup> ) | TOTAL      |
|--------------------|--------------------------------|------------------------------|------------------------------|-------------------------------|------------|
| GROUND FLOOR       | 1                              | 0                            | 1                            | 0                             | 2          |
| 2nd FLOOR          | 25                             | 4                            | 1                            | 2                             | 32         |
| 3rd FLOOR          | 26                             | 4                            | 1                            | 2                             | 33         |
| 4th FLOOR          | 30                             | 2                            | 0                            | 2                             | 34         |
| 5th FLOOR          | 30                             | 2                            | 0                            | 2                             | 34         |
| 6th FLOOR          | 30                             | 2                            | 0                            | 2                             | 34         |
| 7th FLOOR          | 30                             | 2                            | 0                            | 2                             | 34         |
| 8th FLOOR          | 28                             | 2                            | 0                            | 2                             | 30         |
| 9th FLOOR          | 28                             | 2                            | 0                            | 2                             | 30         |
| <b>TOTAL</b>       | <b>224</b>                     | <b>20</b>                    | <b>3</b>                     | <b>16</b>                     | <b>263</b> |
| Required B.F (15%) | 34                             | 3                            | 0                            | 2                             | 39         |
| Provided B.F (15%) | 35                             | 6                            | 0                            | 2                             | 43         |

| NOTES  | ZONING MECHANISM  | REGULATION  | PROPOSED   | RESIDENTIAL UNITS SUMMARY   | LEGEND   |
|--|---|---|--|---|--|
| <b>SURVEY:</b><br>PROPERTY BOUNDARY & TOPOGRAPHY INFORMATION WAS DERIVED FROM:<br>• 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.<br>• SURVEYOR: ANNIS O'SULLIVAN, VOLLEBECK LTD. (14 CONCORSE GATE, SUITE 500, NEPEAN, ON, K2E 7S6) | Residential Waste (Solid Waste Collection Design Guidelines for Multi-Unit Residential Development : 4.2) | <b>Garbage (Compacted)</b> = 0.053y <sup>3</sup> /unit<br>Require 15y <sup>3</sup><br><br><b>Recycling (GMP)</b> = 0.018y <sup>3</sup> /unit<br>Require 6y <sup>3</sup><br><br><b>Recycling (Fibres)</b> = 0.038y <sup>3</sup> /unit<br>Require 12y <sup>3</sup><br><br><b>Organics</b> = 240L containers/ 50 units<br>Require 6 containers | <b>Garbage (Compacted)</b> = (0.053y <sup>3</sup> )(263 units) = 14y <sup>3</sup><br>Total = 5x 3y <sup>3</sup> containers<br><br><b>Recycling (GMP)</b> = (0.018y <sup>3</sup> )(263 units) = 5y <sup>3</sup><br>Total = 2x 3y <sup>3</sup> containers<br><br><b>Recycling (Fibres)</b> = (0.038y <sup>3</sup> )(263 units) = 10y <sup>3</sup><br>Total = 4x 3y <sup>3</sup> containers<br><br><b>Organics</b> = 263 units : 50 = 6<br>Total = 6 containers | GROUND FLOOR: 2 UNITS<br>2ND FLOOR: 32 UNITS<br>3RD FLOOR: 33 UNITS<br>4TH TO 7TH FLOOR: (34 UNITS x 4) = 136 UNITS<br>8TH TO 9TH FLOOR: (30 UNITS x 2) = 60 UNITS<br><br><b>TOTAL: 263 UNITS</b> | ——— PROPERTY LINE<br>- - - - - PROJECTION LINE BASEMENT<br>▲ RESIDENTIAL ENTRANCE<br>▲ COMMERCIAL ENTRANCE<br><br>■ EXISTING TO BE CONSERVED<br>— NEW CONSTRUCTION |
| <b>NOTE:</b><br>REFER TO LANDSCAPE PLAN FOR DETAILS ON SURFACE TREATMENT OF PEDESTRIAN WALKWAYS.   |   |   | <b>AREA SUMMARY</b><br>LOT AREA: 1943 m <sup>2</sup><br>LOT COVERAGE: 98%<br>GFA: 1895 m <sup>2</sup>  | <b>CONSTRUCTION LEGEND</b><br>■ EXISTING TO BE CONSERVED<br>— NEW CONSTRUCTION  |  |



**SITE PLAN**  
1:200

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

PLAN NUMBER: 18910

**NOTES GÉNÉRALES - General Notes**

- Les 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.
- Veuillez aviser 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: Structures  
**D+M Structural inc.**  
333 Fraser St. Suite 110, Ottawa, ON K1S 5M4  
T 613 651 9490

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

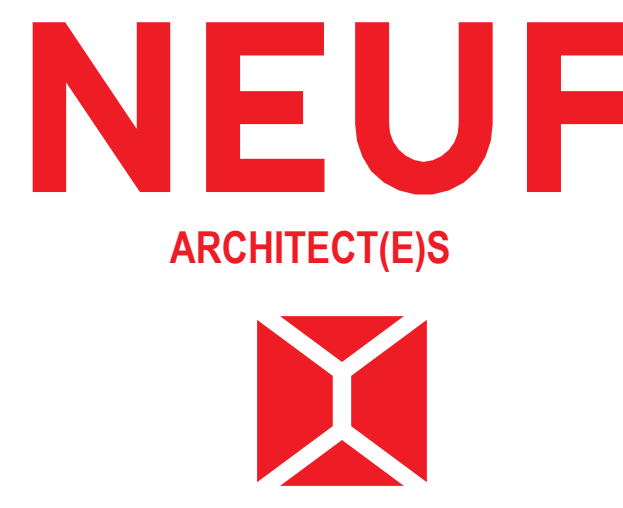
CIVIL CIVIL  
**EXP**  
2690 Queenview Dr Suite 100  
T 613 688 1699

MECHANICAL/ELECTRICAL - Mécanique/Électrique  
**Jain Sustainability Consultants**  
1615 East Beaver Creek Road, Richmond Hill, ON L4B 1P9  
T 905 285 9900

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

HERITAGE CONSULTANT  
**Commonwealth Historic Resource Management**  
53 Hazel St. Perth, ON K0H 1T5  
T 613 267 7040

ARCHITECT - Architectes  
**NEUF architect(e)s**  
630, boul. René-Lévesque O. 32e étage, Montréal QC H3B 1S6  
T 514 947 1117 - NEUFarchitectes.com



CLIENT - Client  
**SMART LIVING PROPERTIES**  
228 Angèle 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        |
| 2  | SPC      | 2024.12.18        |

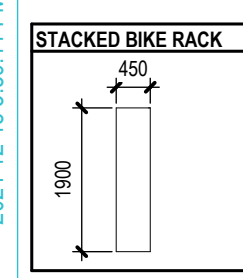
DESSINÉ PAR - Drawn by S.W.  
DATE (aaaa mm jj) 2024.12.18  
TITRE DU DESSIN - Drawing Title

VERIFIÉ PAR - Checked by M.M., H.G.  
ÉCHELLE - Scale As indicated

**SITE PLAN**

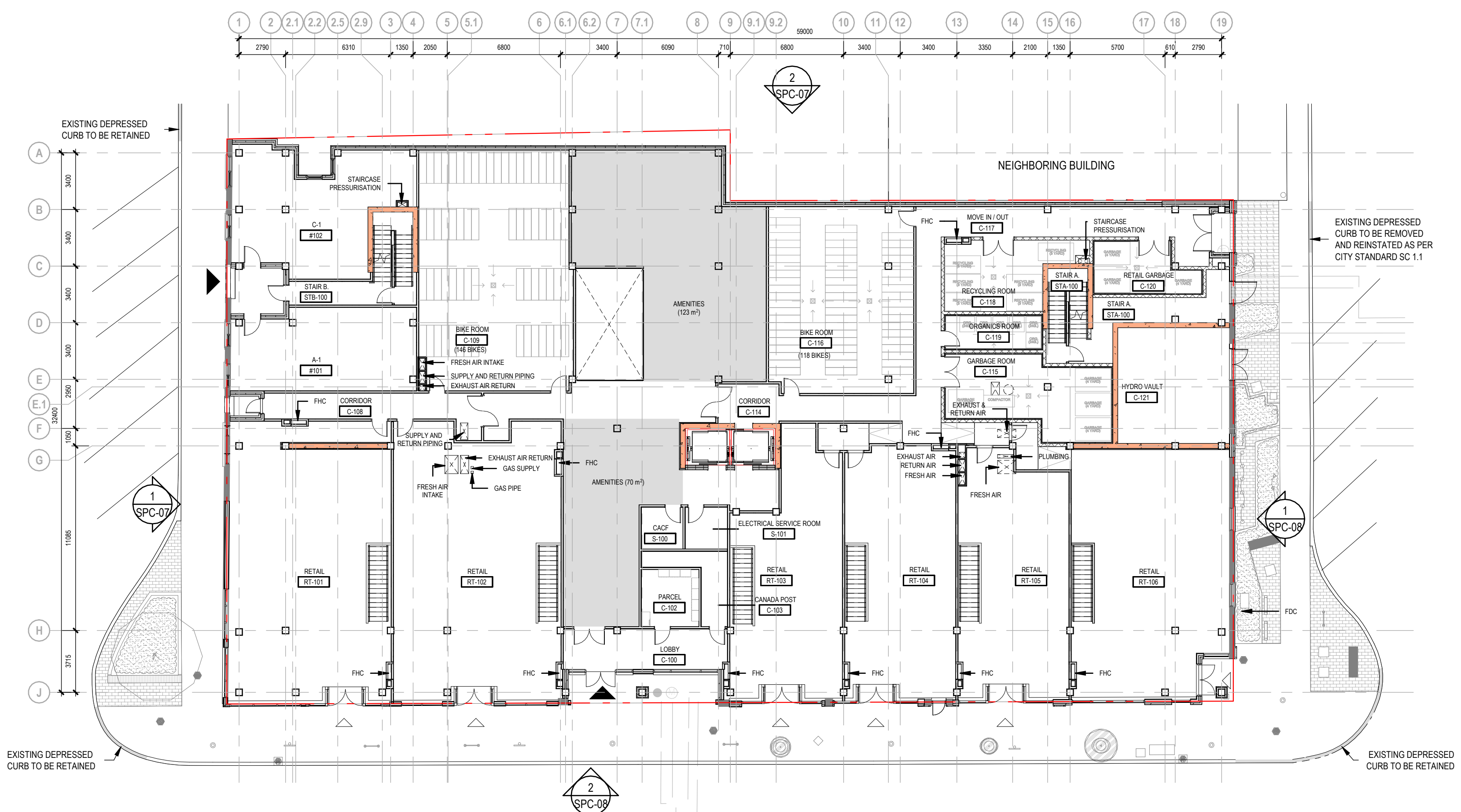
REVISION - Revision  
NO. DESSIN - Drawing Number  
**2 SPC-01**

2024-12-18 3:59:11 PM



| BIKE PARKING SCHEDULE |       |
|-----------------------|-------|
| Level                 | Count |
| 1 - GROUND FLOOR      | 264   |

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

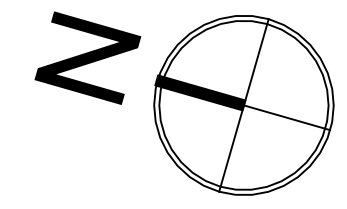


**LEGEND**

- PROPERTY LINE
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE

**CONSTRUCTION LEGEND**

- EXISTING TO BE CONSERVED
- NEW CONSTRUCTION



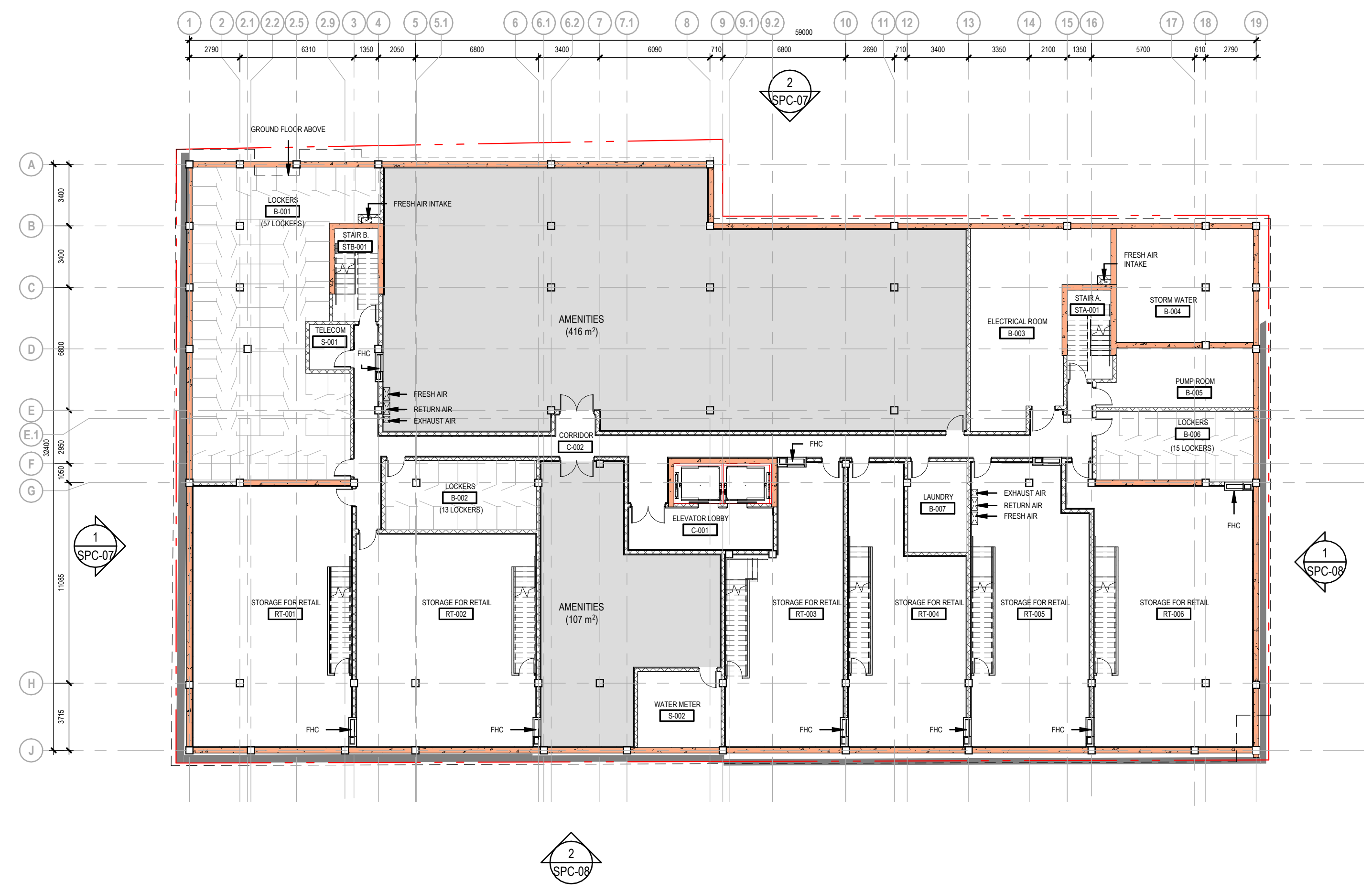
**GROUND FLOOR**

1:200

2

SPC-07

| LOCKER SCHEDULE |       |
|-----------------|-------|
| Level           | Count |
| 0 - BASEMENT    | 85    |



**BASEMENT**

1:200

1

SPC-07

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 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.
- Veuillez aviser 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.**  
 333 Fraser St. Suite 110, Ottawa, ON K1S 1M4  
 T 613 651 9490

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

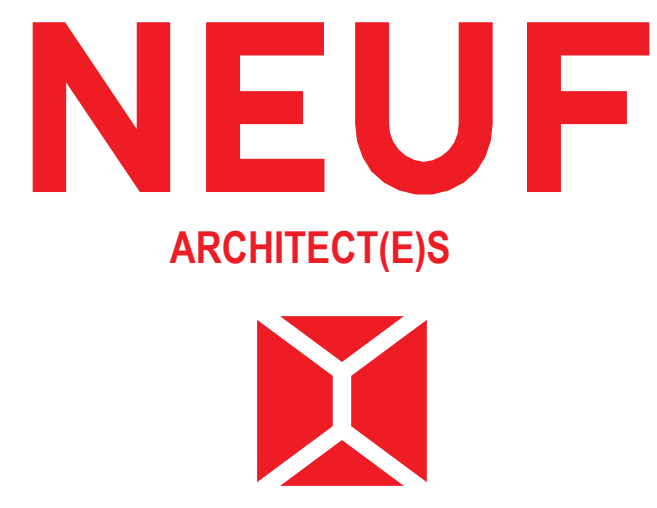
**CIVIL - Civil**  
**EXP**  
 2650 Queenview Dr Suite 100  
 T 613 688 1659

**MECHANICAL/ELECTRICAL - Mécanique/Électrique**  
**Jain Sustainability Consultants**  
 1415 Carleton Crescent 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

**HERITAGE CONSULTANT**  
**Commonwealth Historic Resource Management**  
 63 Hazel St. Perth, ON K0H 1T5  
 T 613 267 7040

**ARCHITECT - Architectes**  
**NEUF architect(e)s**  
 630, boul. René-Lévesque O. 32e étage, Montréal QC H3B 1S6  
 T 514 947 1117 - NEUFarchitectes.com



**CLIENT - Client**  
**SMART LIVING PROPERTIES**  
 228 Argyle Avenue, Ottawa, Ontario K2P 1B9

**OUVRAGE - Project**  
**211-231 BANK**  
 211-231 BANK STREET, OTTAWA

| NO | REVISION | DATE (aaaa mm jj) |
|----|----------|-------------------|
| 1  | SPC      | 2024.09.10        |
| 2  | SPC      | 2024.12.18        |

DESSINÉ PAR Drawn by: S.W.  
 DATE (aaaa mm jj): 2024.12.18  
 TITRE DU DESSIN Drawing Title: indicated

VERIFIÉ PAR Checked by: M.M., H.G.  
 ÉCHELLE Scale: As indicated

**FLOOR PLANS - BASEMENT @ GROUND FLOOR**

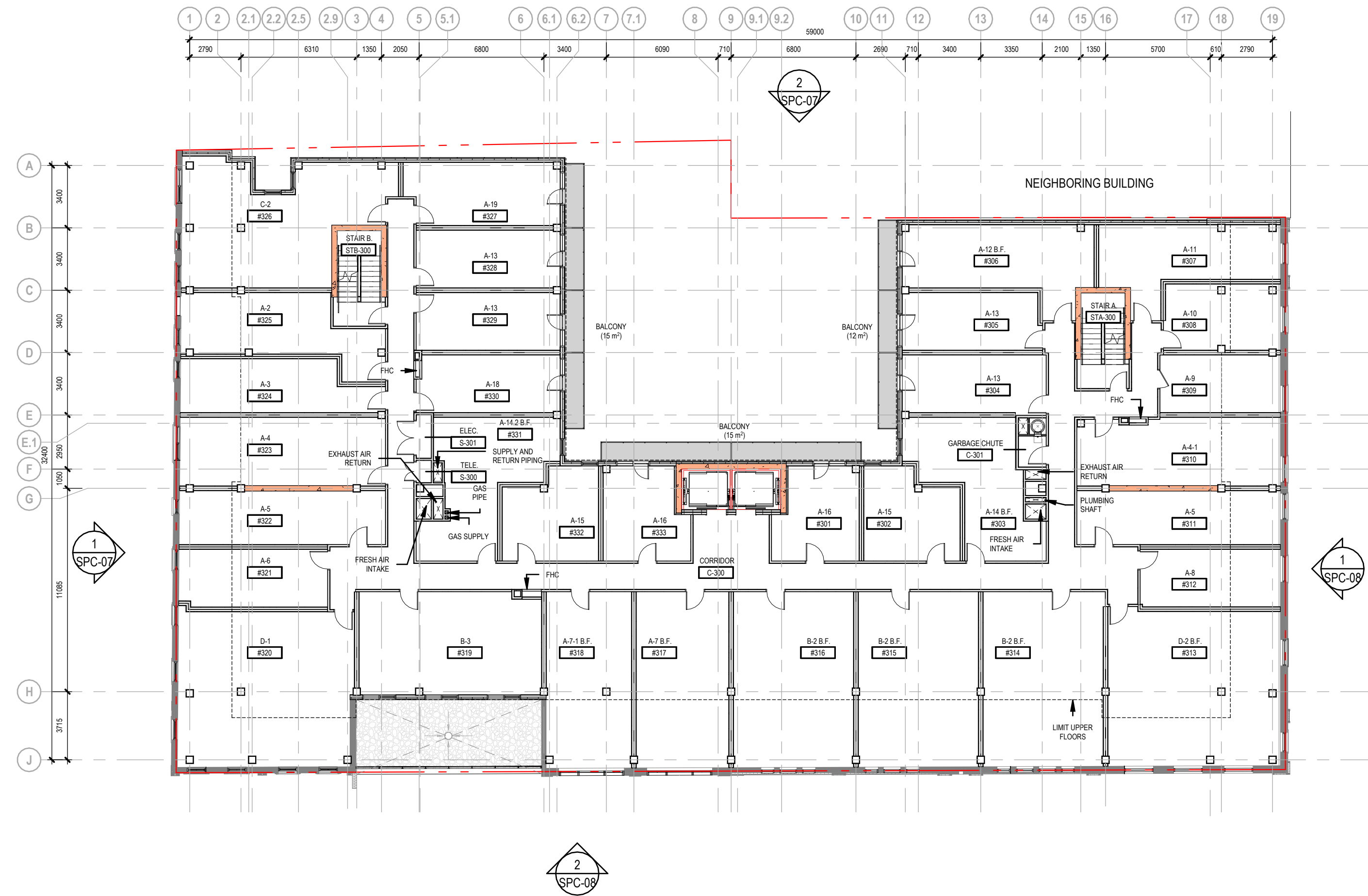
NO. DESSIN: 18910

2

SPC-02

C:\Fichiers Revit Local\BANK\_13369\_ARC\_INT\_SPC\_wilson2\L217.rvt

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



| CONSTRUCTION LEGEND |                          |
|---------------------|--------------------------|
|                     | EXISTING TO BE CONSERVED |
|                     | NEW CONSTRUCTION         |

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.
- Veuillez aviser 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 Structures  
**D+M Structural inc.**  
 333 Fraser St. Suite 110, Ottawa, ON K1S 5M4  
 T 613 651 9490

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

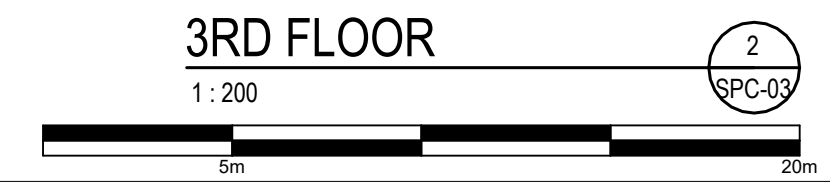
CIVIL Civil  
**EXP**  
 2650 Queenview Dr Suite 100  
 T 613 688 1659

MECHANICAL/ELECTRICAL Mécanique/Électrique  
**Jain Sustainability Consultants**  
 1455 Carleton Place, Ottawa, ON K1V 8P6  
 T 905 285 9900

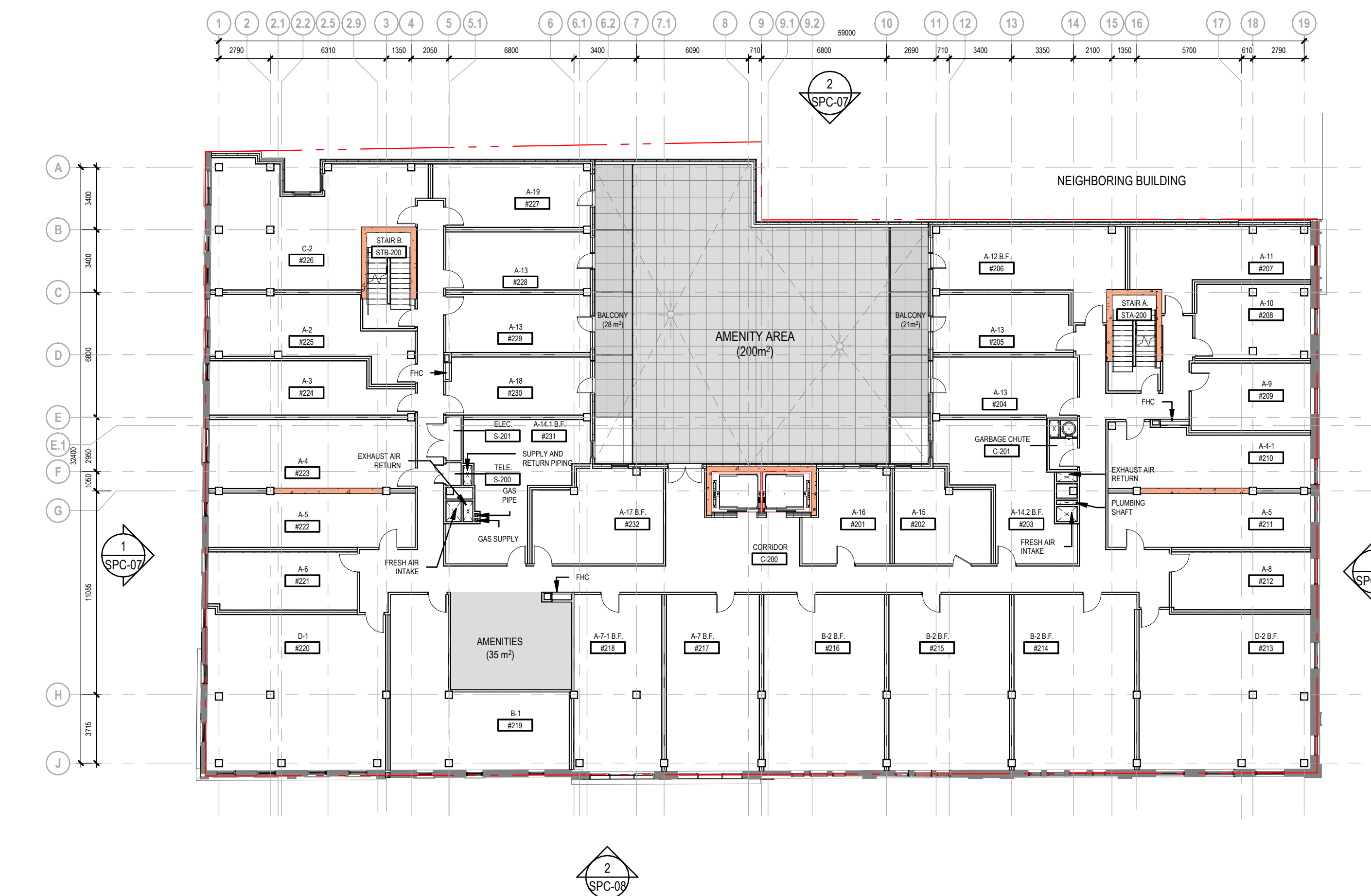
URBAN PLANNER Urbaniste  
**Fotenn Planning + Design**  
 396 Cooper St Suite 300, Ottawa, ON K2P 2H7  
 T 613 730 5709

HERITAGE CONSULTANT  
**Commonwealth Historic Resource Management**  
 63 Hazel St. Perth, ON K7H 1T5  
 T 613 267 7040

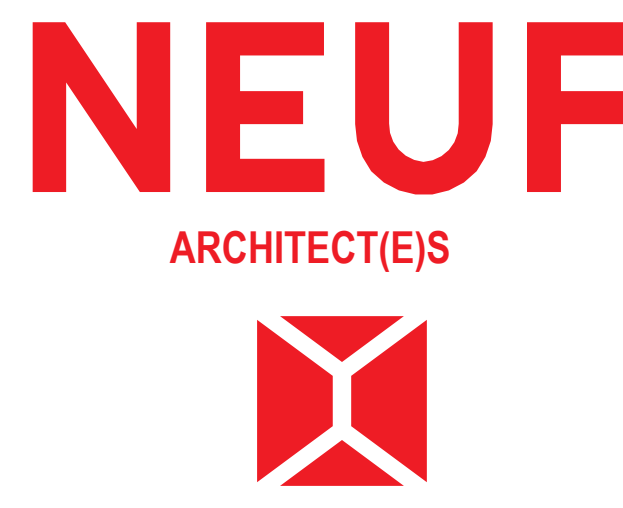
ARCHITECT Architectes  
**NEUF Architect(e)s**  
 630, boul. René-Lévesque O. 20e étage, Montréal QC H3B 1S6  
 T 514 947 1117 - NEUFarchitectes.com



| RESIDENTIAL UNITS (2ND FLOOR) |           |
|-------------------------------|-----------|
| UNIT TYPE                     | TOTAL     |
| 1-BD                          | 1         |
| 1-BD B.F.                     | 3         |
| 2-BD                          | 1         |
| 3-BD                          | 1         |
| 3-BD B.F.                     | 1         |
| STUDIO                        | 19        |
| STUDIO B.F.                   | 6         |
| <b>Grand total:</b>           | <b>32</b> |



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



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

OUVRAGE Project  
**211-231 BANK**  
 211-231 BANK STREET,  
 OTTAWA

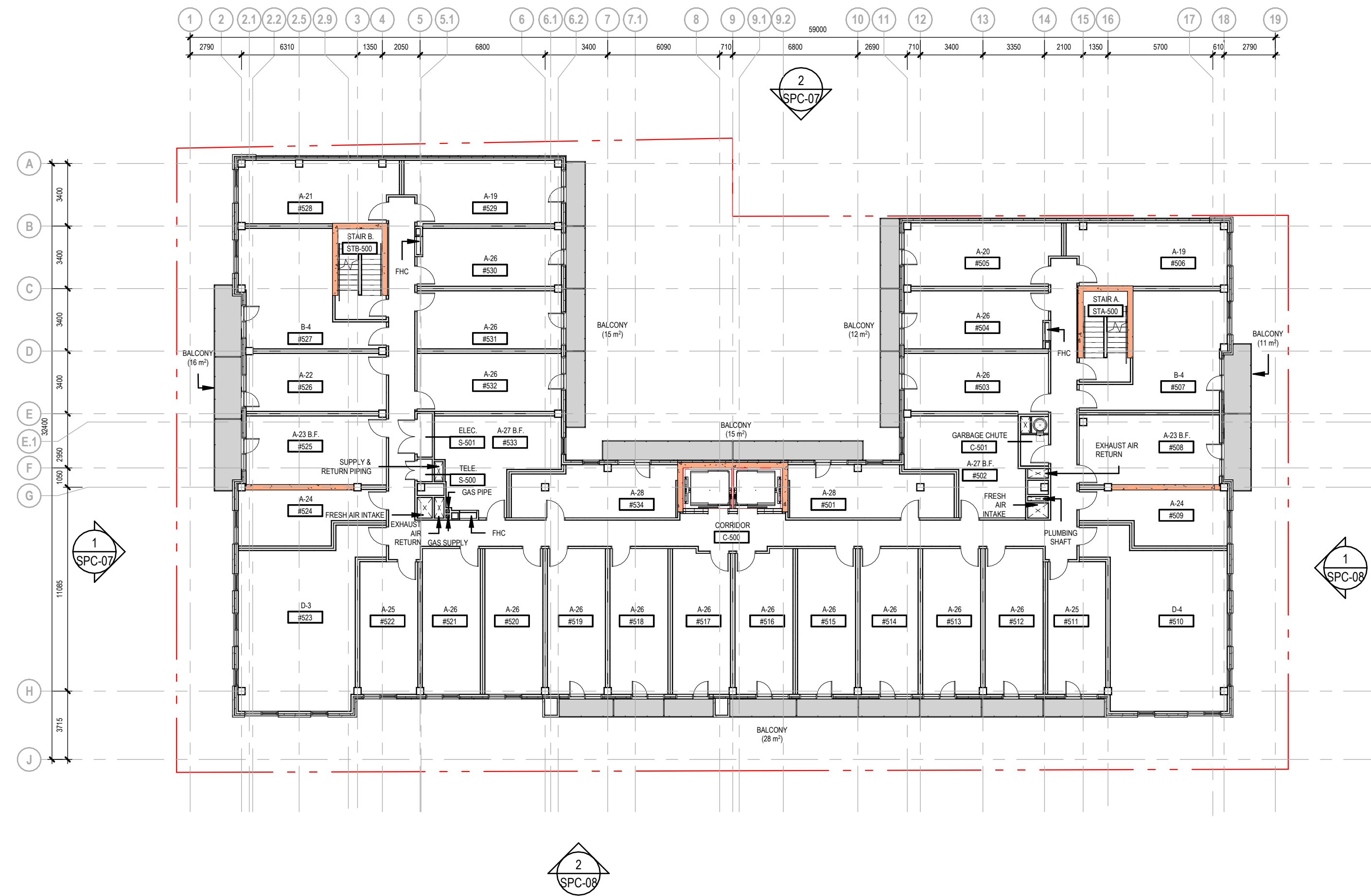
| NO | REVISION | DATE (aaaa mm jj) |
|----|----------|-------------------|
| 1  | SPC      | 2024.09.10        |
| 2  | SPC      | 2024.12.18        |

DESSINÉ PAR Drawn by S.W.  
 DATE (aaaa mm jj) 2024.12.18  
 TITRE DU DESSIN Drawing Title indicated

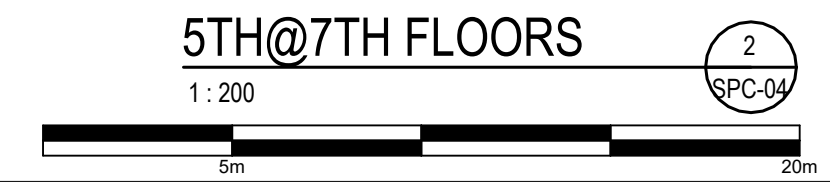
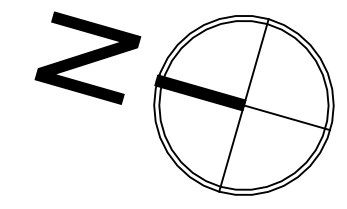
VERIFIÉ PAR Checked by M.M., H.G.  
 ÉCHELLE Scale As  
**FLOOR PLANS - 2ND @ 3RD FLOORS**

REVISION Revision NO. DESSIN Dwg Number

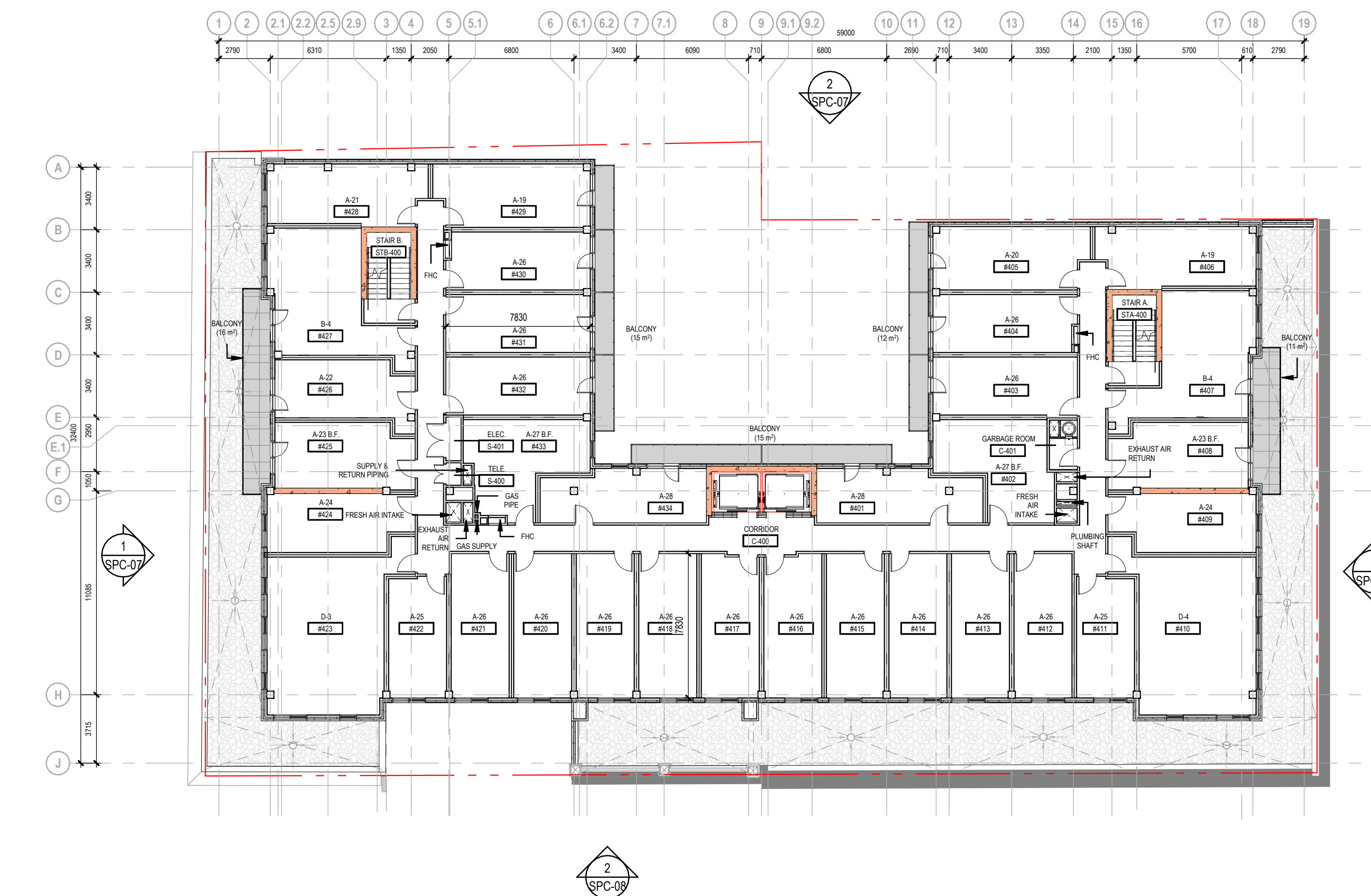
| RESIDENTIAL UNITS (5TH@7TH FLOORS) |       |
|------------------------------------|-------|
| UNIT TYPE                          | TOTAL |
| 1-BD                               | 2     |
| 3-BD                               | 2     |
| STUDIO                             | 26    |
| STUDIO B.F.     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



| CONSTRUCTION LEGEND |                          |
|---------------------|--------------------------|
|                     | EXISTING TO BE CONSERVED |
|                     | NEW CONSTRUCTION         |



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



**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.
- Veuillez aviser l'architecte de toute dimension exacte ou divergence 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.**  
 333 Avenue G, Suite 110, Ottawa, ON K1S 5M4  
 T 613 651 9490

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

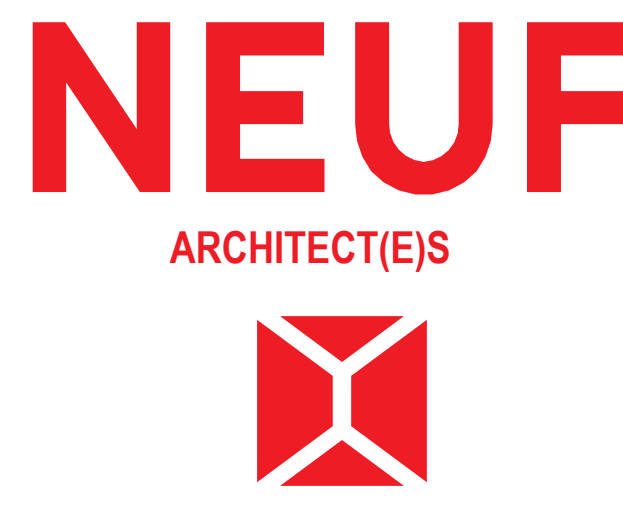
**CIVIL - Civil**  
**EXP**  
 2650 Queenview Dr Suite 100  
 T 613 688 1659

**MECHANICAL/ELECTRICAL - Mécanique/Électrique**  
**Jain Sustainability Consultants**  
 1455 Carleton Place, Unit 100, Ottawa, ON K2P 2H7  
 T 905 285 9900

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

**HERITAGE CONSULTANT**  
**Commonwealth Historic Resource Management**  
 63 Hazel St, Perth, ON K7H 1T5  
 T 613 267 7040

**ARCHITECT - Architectes**  
**NEUF architect(e)s**  
 630, boul. René-Lévesque O. 20e étage, Montréal QC H3B 1S6  
 T 514 947 1117 - NEUFarchitectes.com  
**SCEAU / Seal**



**CLIENT - Client**  
**SMART LIVING PROPERTIES**  
 228 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        |
| 2  | SPC      | 2024.12.18        |

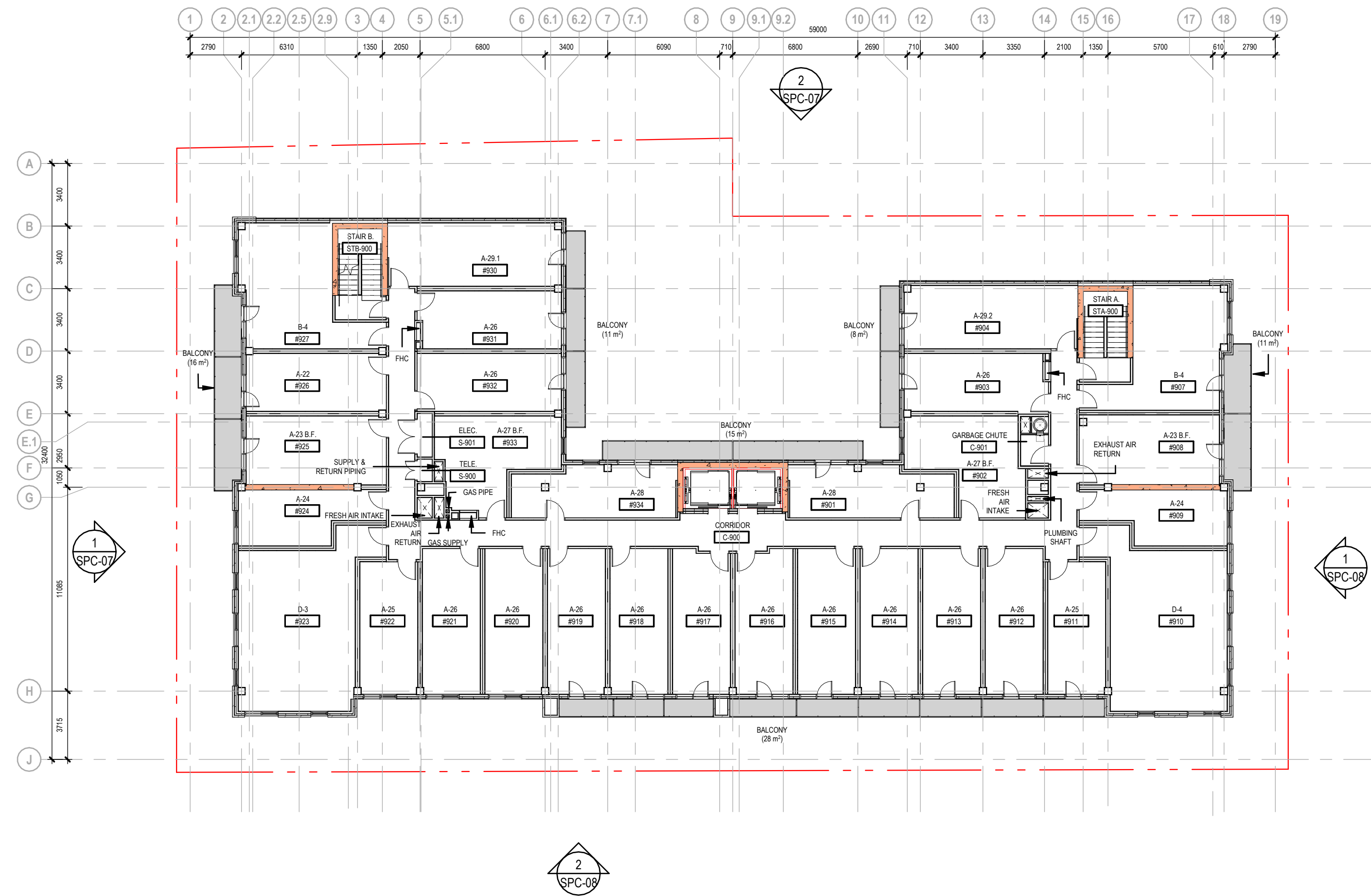
DESSINÉ PAR Drawn by: S.W.  
 DATE (aaaa mm jj): 2024.12.18  
 TITRE DU DESSIN Drawing Title: indicated

VERIFIÉ PAR Checked by: M.M., H.G.  
 ÉCHELLE Scale: As indicated

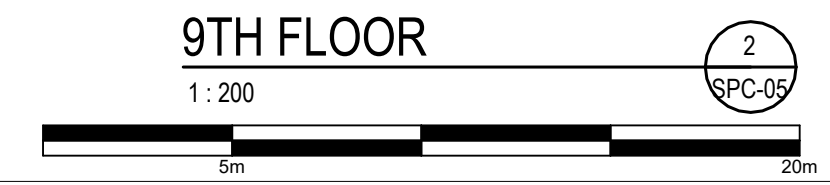
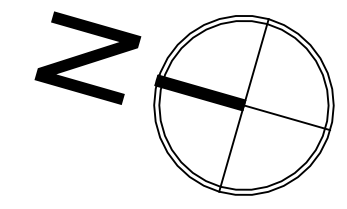
**FLOOR PLANS - 4TH @ 7TH FLOORS**  
 REVISION Revision: 2  
 NO. DESSIN Dwg Number: SPC-04

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

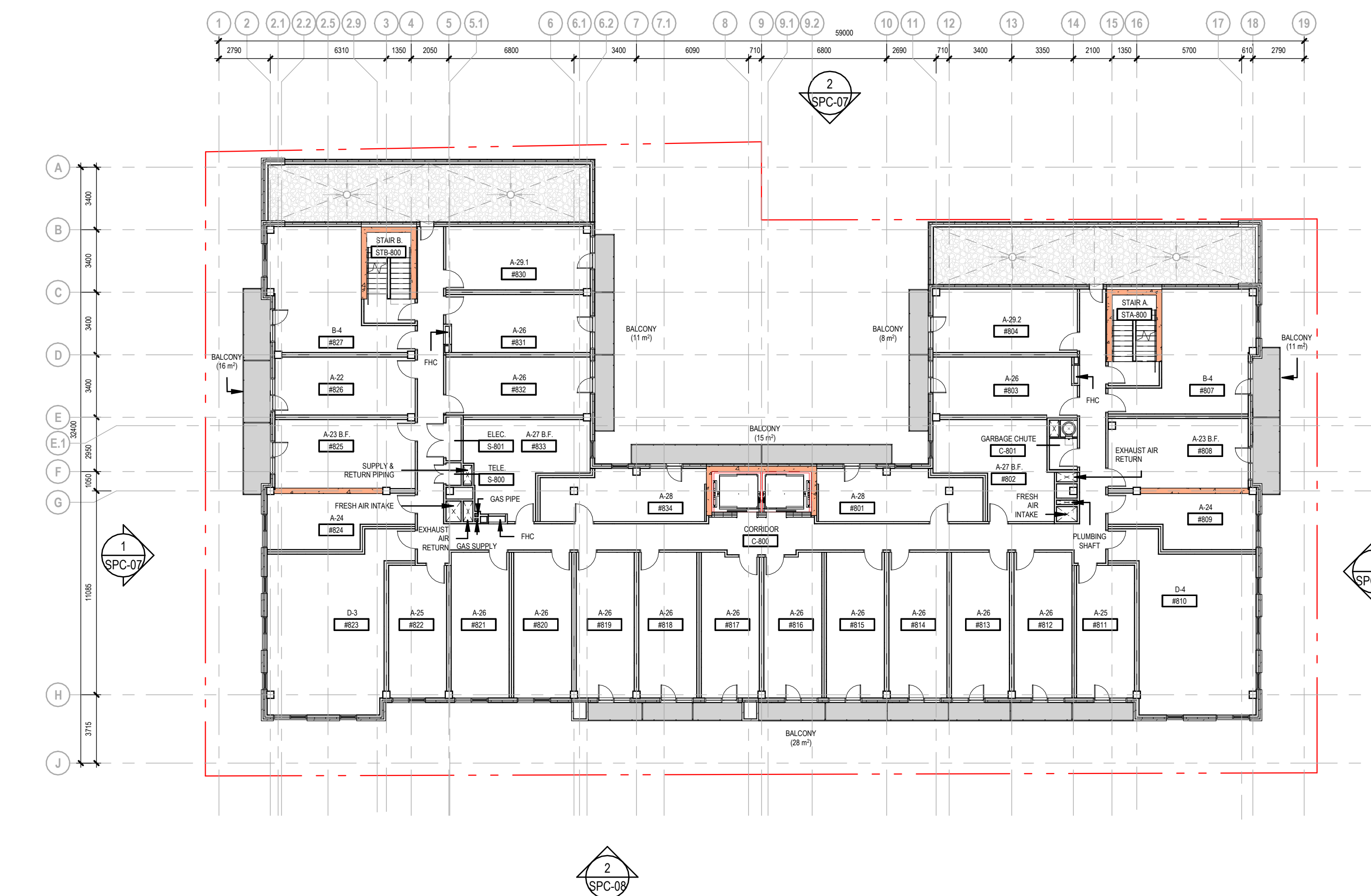
| RESIDENTIAL UNITS (9TH FLOOR) |       |
|-------------------------------|-------|
| UNIT TYPE                     | TOTAL |
| 1-BD                          | 2     |
| 3-BD                          | 2     |
| STUDIO                        | 22    |
| STUDIO B.F.                   | 4     |
| Grand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



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.
- Veuillez aviser l'architecte de toute divergence 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.**  
 333 Fraser St. Suite 110, Ottawa, ON K1S 5M4  
 T 613 651 9490

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

CIVIL Civil  
**EXP**  
 2650 Queenview Dr Suite 100  
 T 613 688 1659

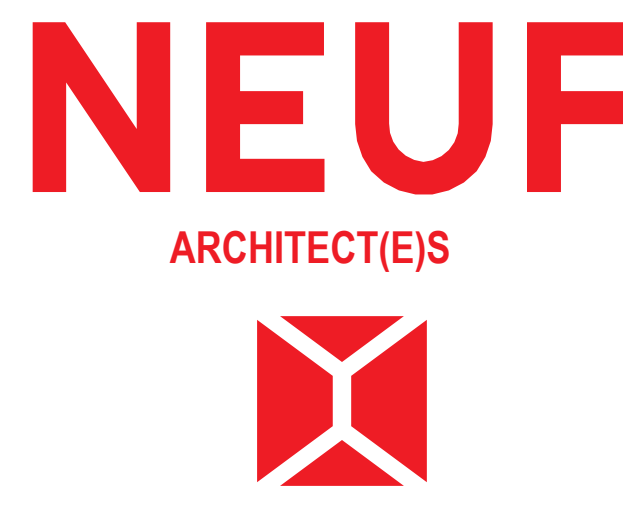
MECHANICAL/ELECTRICAL Mécanique/Électrique  
**Join Sustainability Consultants**  
 1455 Carleton Place, Ottawa, ON K1V 8P6  
 T 905 285 9900

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

HERITAGE CONSULTANT  
**Commonwealth Historic Resource Management**  
 63 Havel St. West, Ottawa, ON K1N 1T5  
 T 613 267 7040

ARCHITECT Architectes  
**NEUF architect(e)s**  
 630, boul. René-Lévesque O. 32e étage, Montréal QC H3B 1S6  
 T 514 947 1117 - NEUFarchitectes.com

SCEAU / Seal



CLIENT Client  
  
 228 Apple Avenue, Ottawa, Ontario K2P 1B9

OUVRAGE Project  
**211-231 BANK**

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

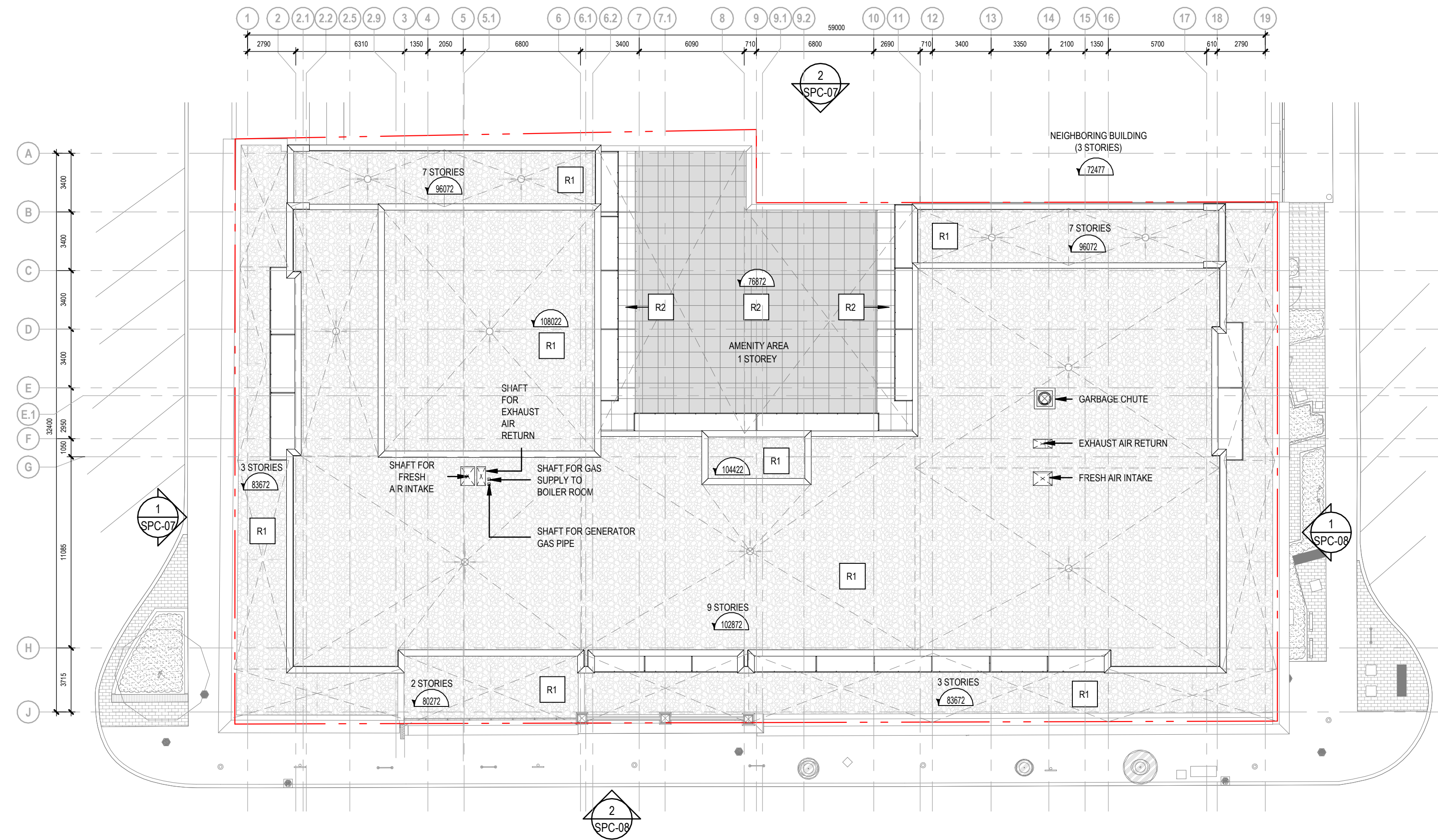
| NO | REVISION | DATE (aaaa mm jj) |
|----|----------|-------------------|
| 1  | SPC      | 2024.09.10        |
| 2  | SPC      | 2024.12.18        |

DESSINÉ PAR Drawn by S.W. VERIFIÉ PAR Checked by M.M., H.G.  
 DATE (aaaa mm jj) 2024.12.18 ÉCHELLE Scale As  
 TITRE DU DESSIN Drawing Title indicated

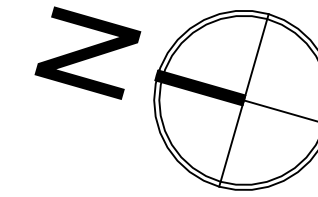
**FLOOR PLANS - 8TH @ 9TH FLOORS**

REVISION Revision NO. DESSIN Dwg Number  
**2 SPC-05**

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

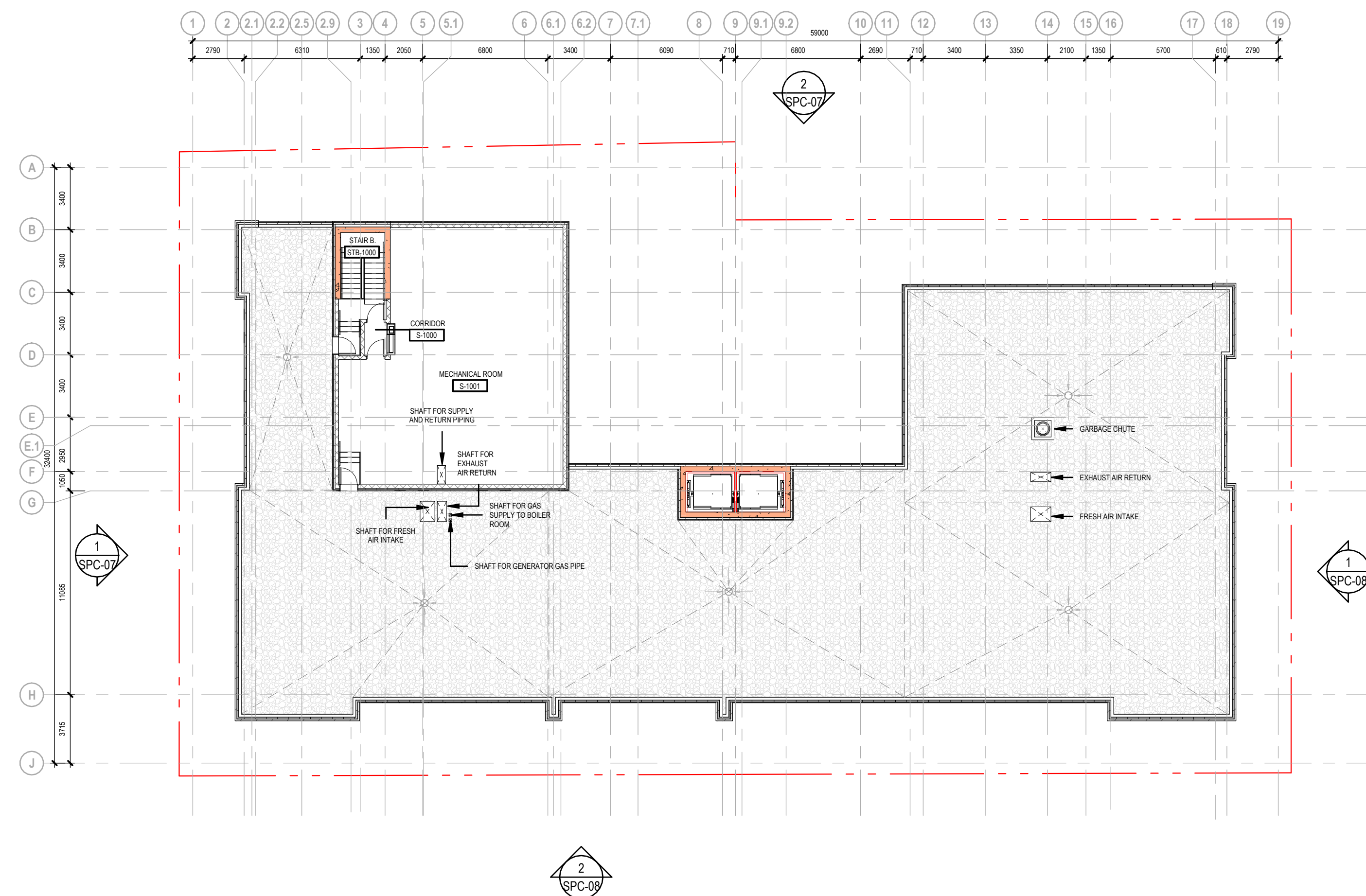
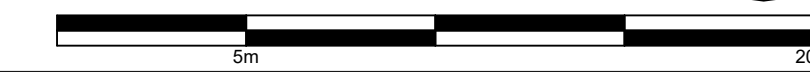


| CONSTRUCTION LEGEND |                          |
|---------------------|--------------------------|
|                     | EXISTING TO BE CONSERVED |
|                     | NEW CONSTRUCTION         |



ROOF PLAN

1:200



MECHANICAL FLOOR

1:200



NOTES GÉNÉRALES / General Notes

1. 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.
2. 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.
3. Veuillez aviser l'architecte de toute divergence 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.
4. 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.**  
 333 Preston St. Suite 110, Ottawa, ON K1S 5M4  
 T 613 651 9490

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

CIVIL / Civil  
**EXP**  
 2650 Queenview Dr Suite 100  
 T 613 688 1659

MECHANICAL/ELECTRICAL / Mécanique/Électrique  
**Jain Sustainability Consultants**  
 7455 Carleton Place, Carleton Place, Ontario, L3N 9P6  
 T 905 285 9900

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

HERITAGE CONSULTANT  
**Commonwealth Historic Resource Management**  
 63 Hazel St. Perth, ON K7H 1T5  
 T 613 267 7040

ARCHITECT / Architectes  
**NEUF architect(e)s**  
 630, boul. René-Lévesque O. 32e 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        |
| 2  | SPC      | 2024.12.18        |

DESSINÉ PAR / Drawn by  
 S.W.

VERIFIÉ PAR / Checked by  
 M.M., H.G.

DATE (aaaa mm jj)  
 2024.12.18

ECHELLE / Scale  
 As

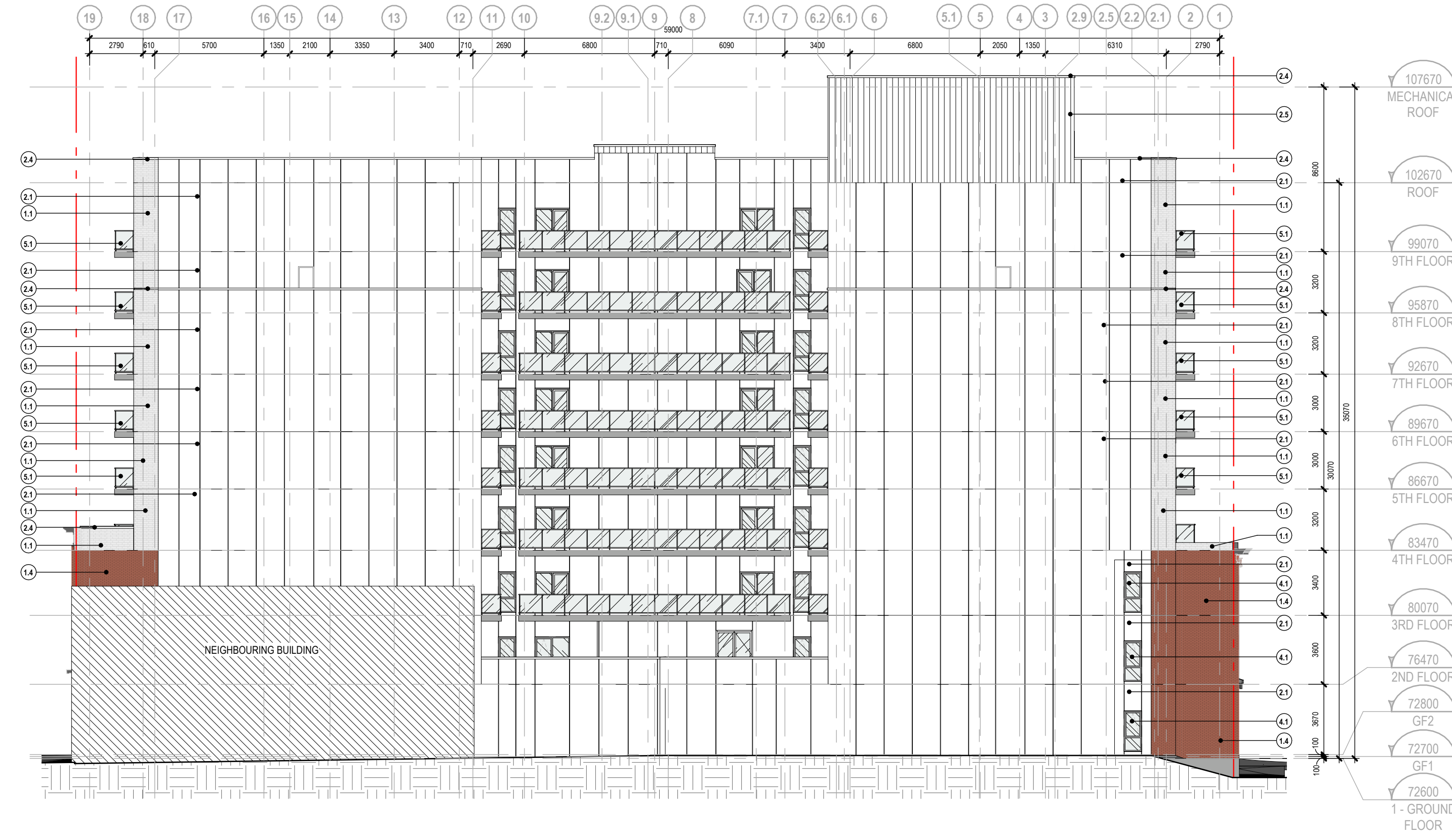
TITRE DU DESSIN / Drawing Title  
 indicated

**FLOOR PLANS - MECHANICAL FLOOR @ ROOF**

NO. DESSIN / Dwg Number  
**2**

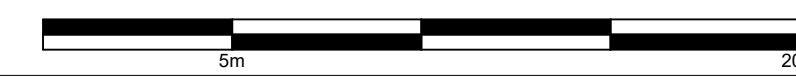
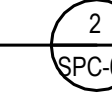
FILE NUMBERS: D02-02-22-0127  
 D07-12-22-0188

PLAN NUMBER: 18910



EAST ELEVATION

1 : 200



**EXTERIOR MATERIALS LEGEND**

**MASONRY**

- 1.1 MASONRY  
FINISH : OFF-WHITE (COLOR CODE TBC)
- 1.2 MASONRY  
FINISH : OFF-WHITE (COLOR CODE TBC)
- 1.3 CONSERVED EXISTING MASONRY
- 1.4 RECOVERATED MASONRY FROM DEMOLISHED WALLS
- 1.5 STONE

**METAL CLADDING**

- 2.1 PRE-PAINTED ALUMINIUM PANELS  
FINISH : OFF-WHITE (COLOR CODE TBC)
- 2.2 PRE-PAINTED ALUMINIUM PANEL  
FINISH : CHARCOAL (COLOR CODE TBC)
- 2.3 PRE-PAINTED ALUMINIUM PANEL  
FINISH : LIGHT GREY (COLOR CODE TBC)
- 2.4 PRE-PAINTED METAL FLASHING  
FINISH : OFF-WHITE (COLOR CODE TBC)
- 2.5 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 : CHARCOAL (COLOR CODE TBC)
- 4.3 WINDOWS : PRE-PAINTED ALUMINIUM, CLEAR TEMPERED GLASS & METAL PANEL  
FINISH : OFF-WHITE (COLOR CODE TBC)
- 4.4 DOOR : PAINTED STEEL  
FINISH : OFF-WHITE (COLOR CODE TBC)

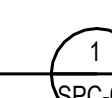
**RAILINGS AND SCREENS**

- 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)



NORTH ELEVATION

1 : 200



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

PLAN NUMBER: 18910

NOTES GÉNÉRALES / General Notes

1. Ces documents d'architecture sont la propriété exclusive de l'architecte(e) 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.
2. 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.
3. Veuillez aviser l'architecte de toute dimension erronée 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.
4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

STRUCTURE / Structures  
**D+M Structural inc.**  
 3333 Fraser St., Suite 110, Ottawa, ON K1S 5M4  
 T 613 651 9490

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

CIVIL / Civil  
**EXP**  
 2650 Queenview Dr Suite 100  
 T 613 688 1659

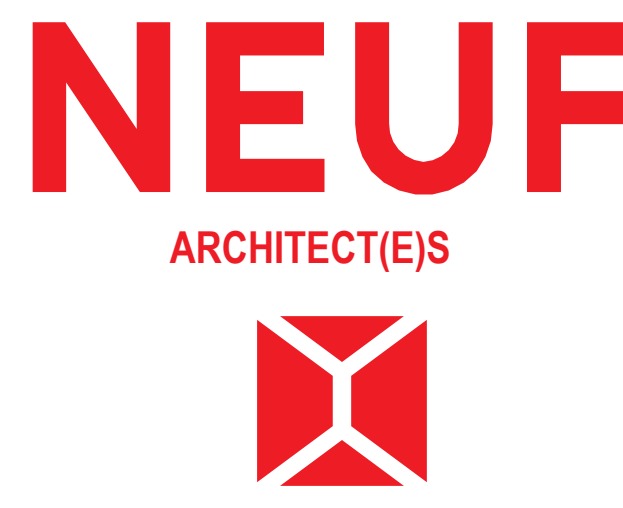
MECHANICAL/ELECTRICAL / Mécanique/Électrique  
**Jain Sustainability Consultants**  
 7455 Carleton Place, Unit 100, Ottawa, ON K2H 8P6  
 T 905 285 9900

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

HERITAGE CONSULTANT  
**Commonwealth Historic Resource Management**  
 53 Hazel St. Perth, ON K7H 1T5  
 T 613 267 7040

ARCHITECT / Architectes  
**NEUF architect(e)s**  
 630, boul. René-Lévesque O. 32e 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 | RÉVISION | DATE (aaaa mm jj) |
|----|----------|-------------------|
| 1  | SPC      | 2024.10.03        |
| 2  | SPC      | 2024.12.18        |

DESSINÉ PAR / Drawn by  
 S.W.

VERIFIÉ PAR / Checked by  
 M.M., H.G.

DATE (aaaa mm jj)  
 2024.12.18

ÉCHELLE / Scale  
 As

TITRE DU DESSIN / Drawing Title  
 indicated

**NORTH & EAST ELEVATIONS**

REVISION / Revision  
**2**

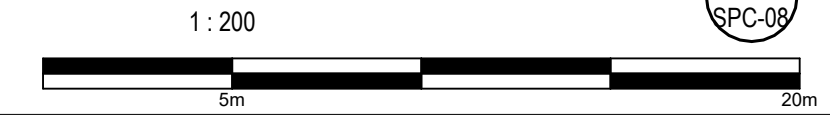
NO. DESSIN / Dwg Number  
**SPC-07**





WEST ELEVATION

2  
SPC-06



**EXTERIOR MATERIALS LEGEND**

**MASONRY**

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

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

(1.3) CONSERVED EXISTING MASONRY

(1.4) RECOVERATED MASONRY FROM DEMOLISHED WALLS

(1.5) STONE

**METAL CLADDING**

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

(2.2) PRE-PAINTED ALUMINIUM PANEL  
FINISH : CHARCOAL (COLOR CODE TBC)

(2.3) PRE-PAINTED ALUMINIUM PANEL  
FINISH : LIGHT GREY (COLOR CODE TBC)

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

(2.5) 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 : CHARCOAL (COLOR CODE TBC)

(4.3) WINDOWS : PRE-PAINTED ALUMINIUM, CLEAR TEMPERED GLASS & METAL PANEL  
FINISH : OFF-WHITE (COLOR CODE TBC)

(4.4) 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)



SOUTH ELEVATION

1  
SPC-06



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 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 aux 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 aviser l'architecte de toute dimension erreur ou divergence 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.**  
 333 Preston St. Suite 110, Ottawa, ON K1S 5M4  
 T 613 651 9490

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

**CIVIL - Civil**  
**EXP**  
 2650 Queenview Dr Suite 100  
 T 613 688 1659

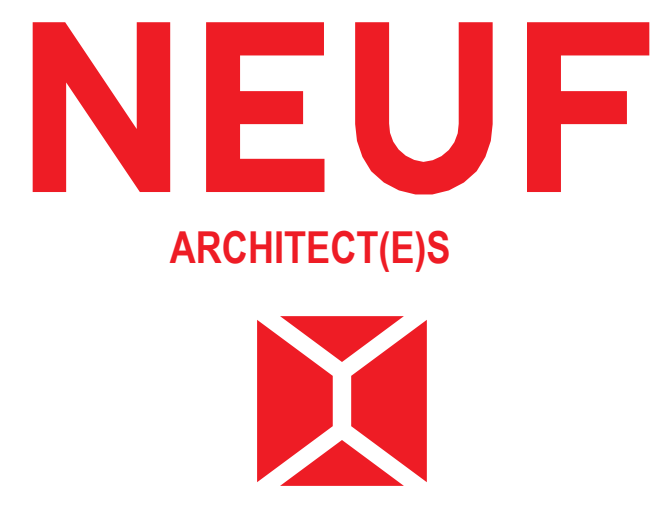
**MECHANICAL/ELECTRICAL - Mécanique/Électrique**  
**Jain Sustainability Consultants**  
 7455 Carleton Place, Unit 100, Mississauga, Ontario L4W 5P6  
 T 905 285 9900

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

**HERITAGE CONSULTANT**  
**Commonwealth Historic Resource Management**  
 53 Hazel St. Perth, ON K7H 1T5  
 T 613 267 7040

**ARCHITECT - Architectes**  
**NEUF architect(e)s**  
 630, boul. René-Lévesque O. 32e 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 | RÉVISION | DATE (aaaa mm jj) |
|----|----------|-------------------|
| 1  | SPC      | 2024.10.03        |
| 2  | SPC      | 2024.12.18        |

DESSINÉ PAR - Drawn by  
 S.W.

VERIFIÉ PAR - Checked by  
 M.M., H.G.

DATE (aaaa mm jj)  
 2024.12.18

ECHELLE - Scale  
 As

TITRE DU DESSIN - Drawing Title  
 indicated

**SOUTH & WEST ELEVATIONS**

REVISION - Revision  
**2**

NO. DESSIN - Dwg Number  
**SPC-06**