

**SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
PART OF LOT 22
CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA**

**SURVEYOR'S REAL PROPERTY REPORT
PART 2) REPORT SUMMARY**

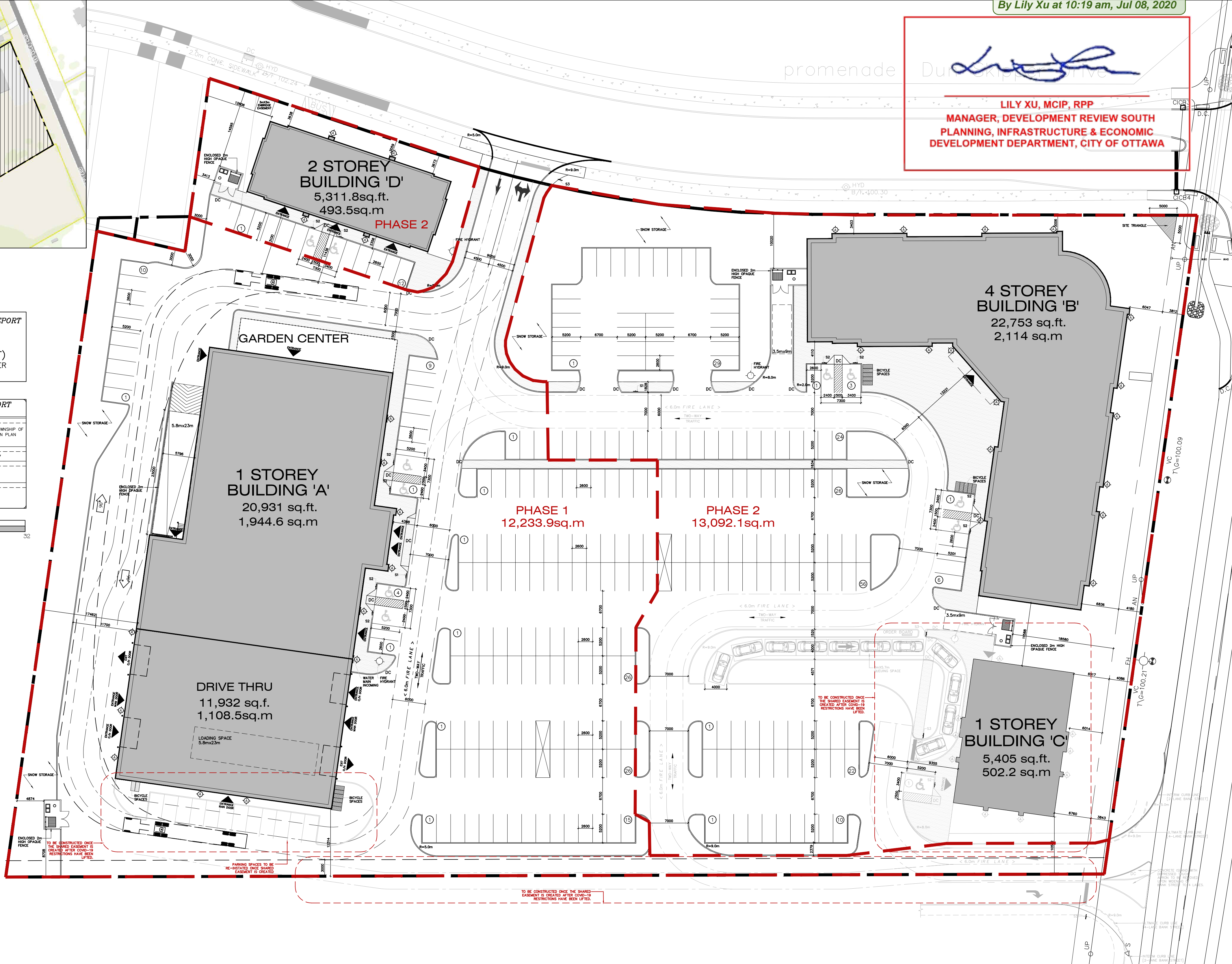
DESCRIPTION OF LAND
PART OF LOT 22, CONCESSION 4 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA, DESIGNATED AS PARTS 3 AND 4 ON PLAN 98-13257, P.L.N. 04328-0231

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS
EASEMENT AS IN INST. G30274 OVER PART 3 ON PLAN 98-13257

FEATURES
NOTE POST & WIRE FENCE & UTILITIES POLE LINE

CONFORMANCE WITH MUNICIPAL ZONING BY-LAWS
NOT CERTIFIED BY THIS REPORT.

BAR SCALE
0 2 4 6 8 12 16 24 32



APPROVED
By Lily Xu at 10:19 am, Jul 08, 2020

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

01 SITE PLAN
A100 SCALE: 1:400

CONSTRUCTION NOTES

- PROVIDE SOILS REPORT TO INSPECTOR AT TIME OF INSPECTION STATED MIN. BEARING CAPACITY 75 KPA.
- STRUCTURAL INFORMATION INCLUDED IN ASSEMBLY & CONSTRUCTION NOTES ARE SUPERSEDED BY STRUCTURAL NOTES. REFER TO STRUCTURAL NOTES, FOOTING SCHEDULES & DETAILS FOR CONCRETE WALL / FOOTING REINFORCING.
- JOISTS TO BE DESIGNED BY SUPPLIER. JOIST SUPPLIER TO PROVIDE SHOP DRAWINGS INDICATING LAYOUT AND SPACING.
- FILL BEAM POCKET CAVITIES AT TOP OF FOUNDATION WALL WITH NON-SHRINK GROUT.
- REFER TO DRAWINGS FOR THICKNESS OF POURED CONCRETE FOUNDATION WALLS.
- PROVIDE BRICK OR STONE TIES & WEEP VENT HOLES AS PER OBC 9.20.13.
- PROVIDE FILTER CLOTH OVER WEEPING TILE.
- PROVIDE CEMENT PAVING TO 8" BELOW GRADE ALL EXPOSED CONCRETE FOUNDATION WALLS.
- PROVIDE TYPE 5 ROLL ROOFING ISOLATION MEMBRANE BETWEEN CONCRETE BELOW GRADE & WOOD FRAMING OR BATT INSULATION.
- INTERIOR FRAMED WALLS USE 3" 8" 16" OC, UNLESS NOTED OTHERWISE.
- EXTERIOR FRAMED WALLS USE 6" 8" 16" OC, UNLESS NOTED OTHERWISE.
- TAPE & SEAL ALL JOINTS IN TYVEK AIR / MOISTURE BARRIER. PROVIDE AIR SEAL TO ALL OPENINGS IN ACCORDANCE WITH DETAILS 2/A203.
- LAP & SEAL ALL JOINTS IN POLYETHYLENE VAPOUR BARRIER.
- ALL GYPSUM BOARD WALLS & CEILINGS TO BE TAPED & SANDED FOR PAINT OR SPECIFIED INTERIOR FINISH. PIECEMEAL OF GYPSUM BOARD SHEETS IS NOT ACCEPTABLE.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS, WASHROOM, CEILINGS & WASHROOM WALLS. CEMENT BOARD TO BE USED ON ALL TUB DECKS & SHOWER ENCLOSURES.
- PROVIDE 5/8" PLYWOOD UNDERLAY WITH 1/8" GAPS WHERE CERAMIC TILE IS TO BE INSTALLED AS PER OBC.
- CERAMIC TILE ON ALL TUB AREAS WALLS TO UNDERSIDE OF BULKHEAD.

- ALL TOILETS MUST HAVE A MAXIMUM 6 LITRES / FLUSH CAPACITY.
- ALL BATHROOM / POWDER ROOM EXHAUST FANS MUST VENT TO EXTERIOR.
- BACKING TO BE PROVIDED FOR ALL MILLWORK, WASHROOM ACCESSORIES, HAND RAILINGS, ETC. & TO BE COORDINATED ON SITE.
- PROVIDE ALL CLOSETS WITH MIN. ONE (1) FULL WIDTH SHELF 12" DEEP & ONE (1) FULL WIDTH ROD.
- ALL ATTIC ACCESS HATCHES MUST BE INSULATED.
- DRYER VENT MUST EXHAUST TO EXTERIOR.
- ALL INTERIOR GUARDRAILS MUST BE MIN. 42" HIGH.
- ALL STAIR HANDRAILS MUST BE MINIMUM 3'-0" & MAXIMUM 3'-2" ABOVE THE STAIR.
- ALL PENETRATIONS THROUGH FIRE-RATED WALLS (PARTY WALLS, CORRIDOR WALLS, ETC) MUST BE SEALED TIGHT WITH A COMBINATION OF JOINT COMPOUND AND FIRE CAULK, TO ENSURE A CONTINUOUS FIRE RATING.
- THICKEN WALLS AS REQUIRED TO ACCOMMODATE ELECTRICAL PANELS & MECHANICAL ITEMS.
- CONTRACTOR TO CONFIRM CODE COMPLIANCE WITH ARCHITECT BEFORE SITE WORK BEGINS.
- FOR ASSEMBLIES REQUIRING TO CONFORM TO A LISTED ULC/UL RATING, MATERIALS WITHIN ASSEMBLY SHALL BE EXACTLY AS PER THE TESTED ASSEMBLY. ALL MATERIAL SHALL BE LABELED WITH ULC/UL IDENTIFICATION.
- ALL ELECTRICAL SWITCHES ARE TO BE LOCATED BETWEEN 4"-8" FROM THE ENTRANCE DOOR TO A ROOM. LOCATE STUDS TO ACCOMMODATE THE LOCATION OF SWITCHES SHOWN ON DRAWINGS AND SUIT THE APPROVED SUITE MOCK-UP.
- PROVIDE SCUPPERS AT EDGES OF ROOF WHERE OVER FLOW CONTROL ROOF DRAINS ARE SPECIFIED.
- ALL FIRE DAMPER INSTALLATION TO BE PER MANUFACTURER INSTRUCTIONS - HVAC CONTRACTOR TO COORDINATE ON SITE WITH DRYWALL/FRAMING CONTRACTOR TO ENSURE INSTALLATION INSTRUCTIONS ARE FOLLOWED EXACTLY.
- ANY WASHROOM WALLS ADJACENT TO LIVING SPACES/PUBLIC AREAS ARE TO HAVE SOUND ATTENUATING BATT INSULATION -ULC APPROVED- IN THE STUD CAVITIES (TO FILL CAVITY).
- ALL GYPSUM BOARD IS TO EXTEND TO FULL HEIGHT OF PARTITION U.N.O.

DRAWING SYMBOLS

| REFERENCE BUBBLE | |
|---------------------------|----------------|
| | DRAWING NUMBER |
| | SHEET NUMBER |
| INTERIOR ELEVATION BUBBLE | |
| | DRAWING NUMBER |
| | SHEET NUMBER |
| ROOM LABEL | |
| | ROOM NAME |
| | ROOM NUMBER |
| DOOR LABEL | |
| | DOOR NUMBER |

| WINDOW LABEL | |
|-----------------------------|-----------------------|
| | (B) = BASEMENT |
| | (G) = GROUND FLOOR |
| | (S) = SECOND FLOOR |
| | (F) = ROOF |
| | (A) = ASSEMBLY |
| CONSTRUCTION ASSEMBLY LABEL | |
| | (W) = EXTERIOR WALL |
| | (I) = INTERIOR WALL |
| | (R) = ROOF |
| | (A) = ASSEMBLY |
| CEILING ELEVATIONS | |
| | CEILING FINISH HEIGHT |
| GRID REFERENCE | |
| | GRID DESTINATION |
| ELEVATION HEIGHT | |
| | ELEVATION HEIGHT |

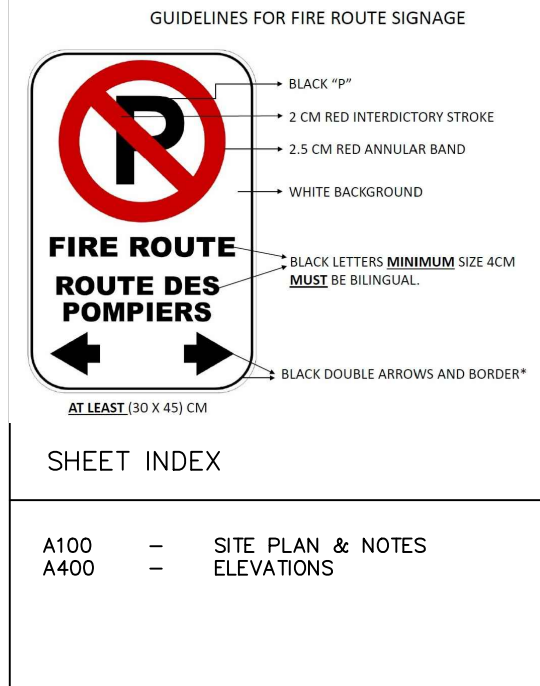
LIGHTING LEGEND

| | |
|-------------------------------|------------------------------------|
| | EXTERIOR WALL MOUNTED LIGHT SCENCE |
| | EXTERIOR SOFFIT LIGHT |
| | EXTERIOR WALL MOUNTED LIGHT PACK |
| *REFER TO ELECTRICAL DRAWINGS | |

SIGN LEGEND

| SYMBOL | DESCRIPTION |
|--------|--|
| | FIRE ROUTE SIGN (AS PER DETAIL) - MIN. 1 SIGN EVERY 45m ALONG FIRE ROUTE |
| | HANDICAP PARKING STALL |
| | STOP SIGN |
| | DO NOT ENTER SIGN |

FIRE ROUTE SIGN DETAIL



| ZONING | GM [xxxx] | |
|--|--|----------------------|
| ZONING MECHANISM | REQUIRED | PROPOSED |
| MIN. LOT AREA | NO MINIMUM | 25,326m ² |
| MIN. LOT WIDTH | NO MINIMUM | 121.9m |
| MIN. FRONT YARD SETBACK | 3.0m | 10.2m |
| MIN. CORNER SIDE YARD SETBACK | 3.0m | 3.0m |
| MIN. REAR YARD SETBACK | 7.5m | 17.5m |
| MIN. INTERIOR SIDE YARD SETBACK | FROM ANY PORTION OF A LOT LINE ABUTTING A RESIDENTIAL ZONE: 5m | > 5.0m |
| MAX. BUILDING HEIGHT | 18.0m | ±13.2m |
| MAX. FLOOR SPACE INDEX (25,326sq.m LAND AREA) | 2 | 0.51 |
| MIN. WIDTH OF LANDSCAPED BUFFER AROUND A PARKING LOT | FOR A PARKING LOT CONTAINING OVER 100 SPACES: 3m | 3.0m* |
| MIN. LANDSCAPED AREA IN A PARKING LOT | 15% | 24.6% |

(ALL PARKING CALCULATIONS (EXCEPT FOR HOTEL) HAVE BEEN BASED ON SHOPPING CENTRE REQUIREMENTS)

| REQUIRED PARKING - BUILDING 'A' | |
|---------------------------------|--|
| RETAIL USES WAREHOUSE | 3.6 PARKING SPACES PER 100m ² 3.6 PARKING SPACES PER 100m ² |
| TOTAL (RETAIL) | 1,944.6m ² /100 X 3.6 = 70 REQUIRED PARKING SPACES |
| TOTAL (WAREHOUSE) | 1,108.5m ² /100 X 3.6 = 40 REQUIRED PARKING SPACES |
| TOTAL | 110 PARKING SPACES |

| REQUIRED PARKING - BUILDING 'B' (38 ROOMS PER FLR. 4 STOREYS) | |
|---|--|
| RETIREMENT HOTEL | 0.25 PER UNIT + 1 PER 100m ² MED./PER. SERVICES 1 PER UNIT (125 ROOMS - 4 STOREYS) |
| TOTAL (BASED ON HOTEL) | 125 UNITS = 125 SPACES |

REQUIRED PARKING TO BE CONSTRUCTED AS PART OF PHASE 2 ONCE SHARED EASEMENT IS CREATED AFTER COVID-19 RESTRICTIONS HAVE BEEN LIFTED*

| | |
|------------|---|
| RESTAURANT | 3.6 PARKING SPACES PER 100m ² |
| TOTAL | 502.2m ² /100 X 3.6 = 18 REQUIRED PARKING SPACES |

| REQUIRED PARKING - BUILDING 'D' | |
|---------------------------------|---|
| RETAIL & OFFICE USES | 3.6 PARKING SPACES PER 100m ² (2 STOREYS) |
| TOTAL | 493.5m ² x 2/100 X 3.6 = 36 REQUIRED PARKING SPACES |

| TOTAL PARKING REQUIREMENTS | |
|----------------------------|---|
| A+B+D | 146 PARKING SPACES FOR A.D. + 125 FOR B = 271 |

| TOTAL PROVIDED PARKING | |
|------------------------|--------------------|
| A+B+D | 278 PARKING SPACES |

| PROVIDED PARKING | | PHASE 1 | PHASE 2 |
|---------------------------|------------------|---------|---------|
| REGULAR SPACES | MIN. 2.6m x 5.2m | 141 | 280 |
| ACCESSIBLE SPACE (TYPE A) | MIN. 3.4m x 5.2m | 2 | 6 |
| ACCESSIBLE SPACE (TYPE B) | MIN. 2.4m x 5.2m | 2 | 5 |
| TOTAL [SURFACE PARKING] | | 145 | 291 |

| BICYCLE PARKING SUMMARY | |
|---|---|
| REQUIRED BICYCLE PARKING | |
| SHOPPING CENTRE RATE BUILDINGS 'A'+ 'C'+ 'D' (4,542m ²) | 1 SPACE PER 500m ² REQUIRED = 4,542/500 = 9 |
| HOTEL USE BUILDING 'B' (8,456m ²) | 1 PER 1,000sq.m OF GROSS FLOOR AREA REQUIRED = 8.45 = 8 |
| TOTAL | = 17 REQUIRED BICYCLE SPACES |

| PROVIDED BICYCLE PARKING | | PHASE 1 | PHASE 2 |
|--------------------------|------------------|---------|---------|
| HORIZONTAL SPACES | MIN. 0.6m x 1.8m | 8 | 18 |

| LOADING SPACE SUMMARY | | PHASE 1 | PHASE 2 |
|--|--|--|---------------------|
| MINIMUM REQUIRED LOADING SPACES | SHOPPING CENTRE (2,000sq.m OR MORE); 2 HOTEL USE (OVER 2,000sq.m); 2 TOTAL REQUIRED: 4 | 2 | 3 (1 FOR HOTEL USE) |
| LOADING SPACE DIMENSIONS | LENGTH: 9m (PARALLEL); 7m (ALL OTHER CASES) WIDTH: 3.5m WIDTH OF AISLES ACCESSING LOADING SPACES: 9m | LENGTH: 9m WIDTH: 3.5m WIDTH OF AISLES ACCESSING LOADING SPACE: 7m | |
| OVERSIZED LOADING SPACES | FOR A RETAIL STORE WITH A MINIMUM GFA OF 2,000sq.m (3 OF REQUIRED SPACES): 1 | 1 | 1 |
| MINIMUM OVERSIZED LOADING SPACE DIMENSIONS | LENGTH: 13m WIDTH: 4.3m WIDTH OF AISLE ACCESSING LOADING SPACE: 17m | LENGTH: 23m WIDTH: 5.8m WIDTH OF AISLE ACCESSING LOADING SPACE: 7m | |

| LEGEND | |
|--------|--|
| SYMBOL | DESCRIPTION |
| | BUILDING ENTRANCE / EXIT |
| | OVERHEAD DOOR |
| | NEW SIGN, REFER TO SIGN LEGEND |
| | DEPRESSED CURB [DC] |
| | HANDICAP PARKING AISLE AND RAMP - AS PER ADDA STANDARDS |
| | BICYCLE PARKING SPACE (1800mm x 760mm) |
| | GARBAGE ENCLOSURE c/w 2m HIGH OPAQUE FENCE (5300mm x 3200mm) |

CLIENT NAME:

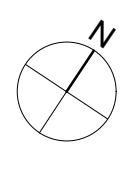
NOTES:

- ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
- ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
- DO NOT SCALE DRAWINGS.
- ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS/OMISSIONS PRIOR TO START OF WORK.

SEAL:



NORTH ARROW:



| | | |
|-----|------------|-----------------------------|
| 13 | 2020.06.29 | ISSUED FOR SPC FINAL REVIEW |
| 12 | 2020.05.11 | ISSUED FOR REVIEW |
| 11 | 2020.02.19 | ISSUED FOR REVIEW |
| 10 | 2019.12.05 | ISSUED FOR SPC RESPONSE |
| 09 | 2019.10.15 | ISSUED FOR SPC RESPONSE |
| 08 | 2019.04.25 | ISSUED FOR SPC |
| 07 | 2019.04.22 | ISSUED FOR FINAL REVIEW |
| 06 | 2019.03.28 | PRELIMINARY REVIEW |
| 05 | 2019.02.11 | PRELIMINARY REVIEW |
| 04 | 2019.02.13 | PRELIMINARY REVIEW |
| 03 | 2019.01.28 | PRELIMINARY REVIEW |
| 02 | 2019.01.28 | PRELIMINARY REVIEW |
| 01 | 2019.01.22 | PRELIMINARY REVIEW |
| No. | DATE | REVISION |

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PROJECT:
BANK STREET DEVELOPMENT
4800 BANK STREET, OTTAWA, ON

SHEET TITLE:
SITE PLAN PROPOSED OVERALL

| | |
|---------------------------------|------------------------------------|
| DRAWN BY: A.L. | CHECKED BY: S.J.L. |
| DATE: 2020.06.29 | PROJECT DATE: 2019.01.22 |
| JOB NUMBER: SL-924-18 | SCALE: AS SHOWN |
| SHEET NUMBER: 1 | |

A100