



DRAWING NOTES

- 1 EXISTING 150 HIGH POURED CONCRETE CURB TO REMAIN. REINSTATE ALL CURBS & SIDEWALKS IF DAMAGED IN CONSTRUCTION.
- 2 EDGE OF EXISTING PAVERS TO REMAIN.
- 3 EXIST. DECIDUOUS TREES, CONCRETE CURB & TREE GUARDS TO REMAIN. ALL PUBLIC PAVING & PLANTING AS PER CITY DESIGN TO REMAIN. EXIST. TREES & TREE GUARDS TO BE PROTECTED AS PER CITY OF OTTAWA REQUIREMENTS.
- 4 EXIST. STREET FURNITURE, BICYCLE RACKS, RECEPTACLES TO REMAIN. CAREFULLY REMOVE, SAFELY STORE & REINSTATE AS PER CITY REQUIREMENTS.
- 5 EXISTING PARALLEL PARKING SPACE TO REMAIN.
- 6 EXISTING PARKING PAY STATION TO REMAIN.
- 7 EXISTING DEPRESSED CURB TO REMAIN.
- 8 TWO WAY VEHICLE TRAFFIC.
- 9 EXISTING STREET SIGN AND POST TO REMAIN.
- 10 EXISTING MANHOLE TO REMAIN.
- 11 EXISTING LIGHT FIXTURE TO REMAIN.
- 12 EXIST. BICYCLE RACK TO REMAIN. REFER TO NOTE 4 ABOVE.
- 13 EXIST. WASTE DISPOSAL CONTAINER TO REMAIN. REFER TO NOTE 4 ABOVE.
- 14 EXISTING CATCH BASIN TO REMAIN.
- 15 NEW SIAMASEE CONNECTION.
- 16 EXISTING HYDRO POLE LOCATION TO REMAIN.
- 17 NEW ENTRANCE.
- 18 TREE PROTECTION FOR EXIST. TREES TO COMPLETE WITH CITY OF OTTAWA REQUIREMENTS.
- 19 EXIST. SIDEWALK PAVERS TO REMAIN. FINISH GRADE TO MATCH EXIST. SIDEWALK FOR A SMOOTH TRANSITION. REINSTATE ALL CURBS & SIDEWALKS IF DAMAGED IN CONSTRUCTION.
- 20 EXISTING SIDEWALK TO REMAIN. FINISH GRADE TO MATCH EXISTING SIDEWALK FOR A SMOOTH TRANSITION THROUGHOUT. REINSTATE ALL CURBS & SIDEWALKS IF DAMAGED IN CONSTRUCTION.
- 21 LINE OF NEW BUILDING FOOTPRINT AND LIMIT OF WORK AREA.
- 22 5Mx5m CORNER SITE TRIANGLE

DEVELOPMENT DATA

ZONING:	TM-H19	NEW MIXED USE
SITE AREA:	APPROX. 30.3m ²	APPROX. 301.45m ²
% SITE COVERAGE:	99.48 %	
ALLOWABLE % SITE COVERAGE:	100 %	
NEW TOTAL BUILDING AREA:	1,808.7 m ²	
PROPOSED BUILDING:	226.31 m ²	
BASEMENT FL. AREA:	236.89 m ²	
GROUND FL. AREA:	108.39 m ²	
CAFE:	107 m ²	
SECOND FL. AREA:	227.31 m ²	
NOTE:		
TYPE UNIT AREA	UNIT A	43.96 m ²
PER 2ND, 3RD & 4TH FL.	UNIT B	52.9 m ²
	UNIT C	59.7 m ²
	UNIT D	50.2 m ²
THIRD FL. AREA:		227.31 m ²
FOURTH FL. AREA:		227.31 m ²
FIFTH FL. AREA:		227.31 m ²
LOFT FL. AREA:		74.6 m ²
FLOOR	RESIDENTIAL COMMERCIAL	PROPOSED BLDG TOTAL
LOFT	74.6 SQ.M.	74.6 SQ.M.
FTFH	227 SQ.M.	227 SQ.M.
FOURTH	227 SQ.M.	227 SQ.M.
THIRD	227 SQ.M.	227 SQ.M.
SECOND	227 SQ.M.	227 SQ.M.
GROUND	210.45 SQ.M.	231.95 SQ.M.
BSMT		226.3 SQ.M.
TOTAL	982.6 SQ.M.	210.45 SQ.M.
BUILDING HEIGHT:		19M

LEGAL DESCRIPTION

PART 1 OF LOT 21 (WEST BANK STREET) REGISTERED PLAN 155558 CITY OF OTTAWA

SURVEY INFORMATION TAKEN FROM A BUILDING LOCATION SURVEY, PLAN OF SURVEY PREPARED BY: ANNIS, O'SULLIVAN, VOLLEBECK LTD. ONTARIO & CANADA LANDS SURVEYORS DATED: MAY 04, 2006

LEGEND

- PROPERTY LINE
- LINE OF OVERHANG
- C OF TWO WAY STREET
- CONCRETE CURB
- EXISTING DECIDUOUS TREES (MEDIUM-SMALL)
- EXISTING PARKING AREA
- EXISTING STREET SIGN
- ↑ VEHICLE ACCESS ARROWS
- ↔ TWO WAY VEHICLE TRAFFIC ARROWS
- ▬ EXISTING BENCH
- EXISTING MANHOLE
- EXISTING LIGHT FIXTURE
- EXISTING PARKING PAY STATION
- ⊞ NEW BICYCLE RACK
- ⊞ WASTE DISPOSAL
- ⊞ EXISTING CATCH BASIN
- ⊞ SIAMASEE CONNECTION
- HYDRO POLE LOCATION
- NEW ENTRANCE
- NEW STEEL, CONCRETE FILLED BOLLARD
- ▬ EXISTING SIDEWALK PAVERS
- ▬ EXISTING BUILDING
- ▬ EXISTING SIDEWALK
- ▬ PROPOSED BUILDING

NOTES

It is the responsibility of the appropriate contractor to check and verify all dimensions to the site and report all errors and omissions to the architect. All parties must comply with all pertinent codes and laws.

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PROJECT
 406-408
 Bank Street
 OTTAWA
 ONTARIO

SITE PLAN

Project No.	Drawn By:	Scale:
07227	EL	AS INDICATED
North Arrow:	Date:	Drawn By:
	MAY 24, 2011	SP1

1 SITE PLAN
SP1 SCALE - 1:75