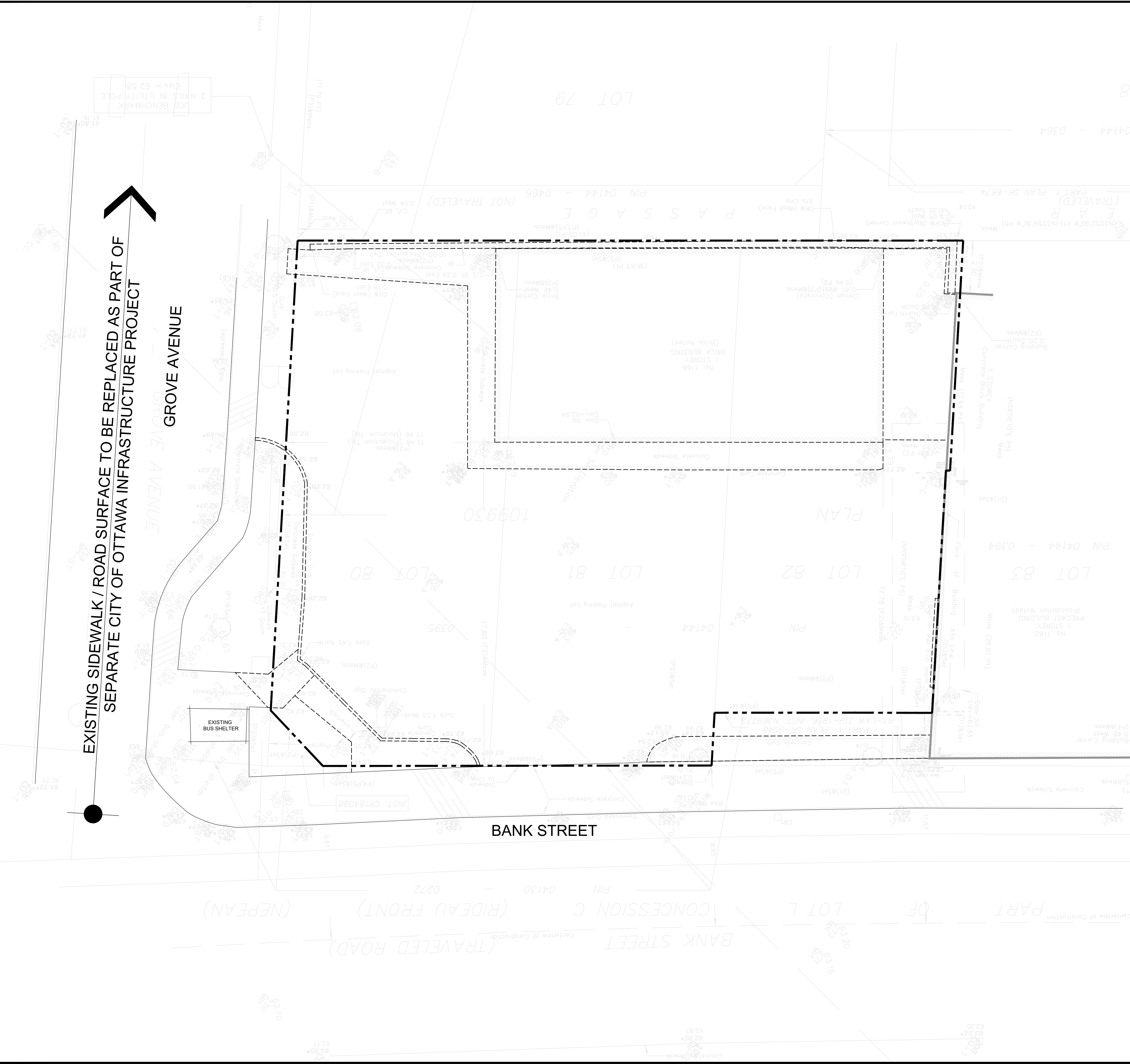


EXISTING SIDEWALK / ROAD SURFACE TO BE REPLACED AS PART OF SEPARATE CITY OF OTTAWA INFRASTRUCTURE PROJECT

GROVE AVENUE

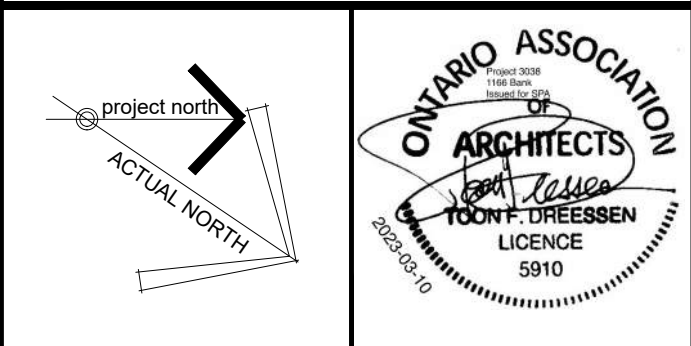
BANK STREET



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ISSUE RECORD:

NO.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN COORDINATION	2022-11-03
2	ISSUED FOR SITE PLAN COORDINATION	2022-12-09
3	ISSUED FOR COORDINATION	2023-10-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10

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PROJECT TITLE

1166 BANK STREET

DRAWING TITLE

SITE PLAN: DEMOLITION

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

ARCHITECTURAL

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

GROVE AVENUE

BANK STREET

1166 BANK STREET
6 STORY BUILDING
MAX. HEIGHT 20m

PLANTER
RIVER STONE
BALLASTED ROOF OVER
GARAGE ENTRY

APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT

- SITE PLAN LEGEND:**
- EXTENT OF REMOVALS
 - EXISTING PROPERTY LINE
 - PROPERTY LINE AFTER ROAD WIDENING
 - 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

ISSUE RECORD:

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5	ISSUED FOR SITE PLAN CONTROL	2023-03-10

GENERAL SITE PLAN NOTES:

PROPERTY BOUNDARY INFORMATION, AND TOPOGRAPHIC INFORMATION DERIVED FROM SURVEY OF LOT 81 PART OF LOTS 81 & 82 REGISTERED PLAN 109830, CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., SIGNED AND DATED FEBRUARY 12, 2022

SITE & BUILDING DATA, 166 BANK STREET:

SITE AREA: 1015.47m²
GROSS FLOOR AREA (CITY OF OTTAWA): 2980.87m²
BUILDING AREA (OBC): 709.60m²

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	11	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:

RESIDENTIAL BICYCLE PARKING	REQUIRED	PROVIDED
19		60
COMMERCIAL BICYCLE PARKING	REQUIRED	PROVIDED
2		8

GARBAGE ROOM REQUIREMENTS:

TYPE	REQUIRED	PROVIDED
GARBAGE	8.55cu YARDS OF CONTAINER	1x 6cu YARD & 1x 4cu YARD CONTAINER
FIBRE RECYCLING	2.30cu YARDS OF CONTAINER	1x 3cu YARD CONTAINER
GLASS, METAL, & PLASTIC RECYCLING	0.67cu YARDS OF CONTAINER	3x 0.25cu YARD (50g) CONTAINERS
ORGANICS	1x 240L GREEN CONTAINER	1x 240L GREEN CONTAINER

AMENITY AREAS

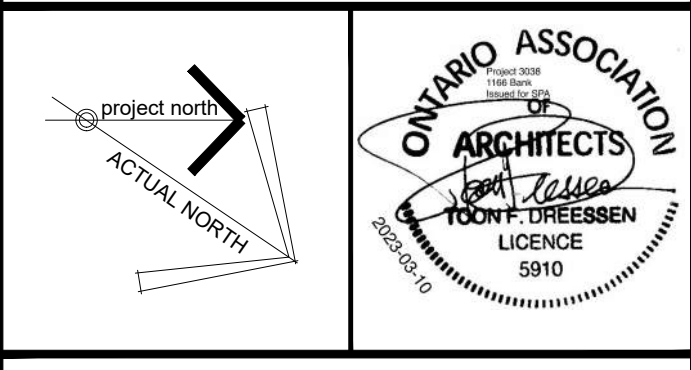
TYPE	REQUIRED	PROVIDED
TOTAL AMENITY AREA	222m ²	113.35m ²
COMMUNAL AMENITY AREA	MIN. 111m ²	59.60m ²

*CALCULATIONS ARE BASED ON 37 RESIDENTIAL UNITS

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201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
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PROJECT TITLE

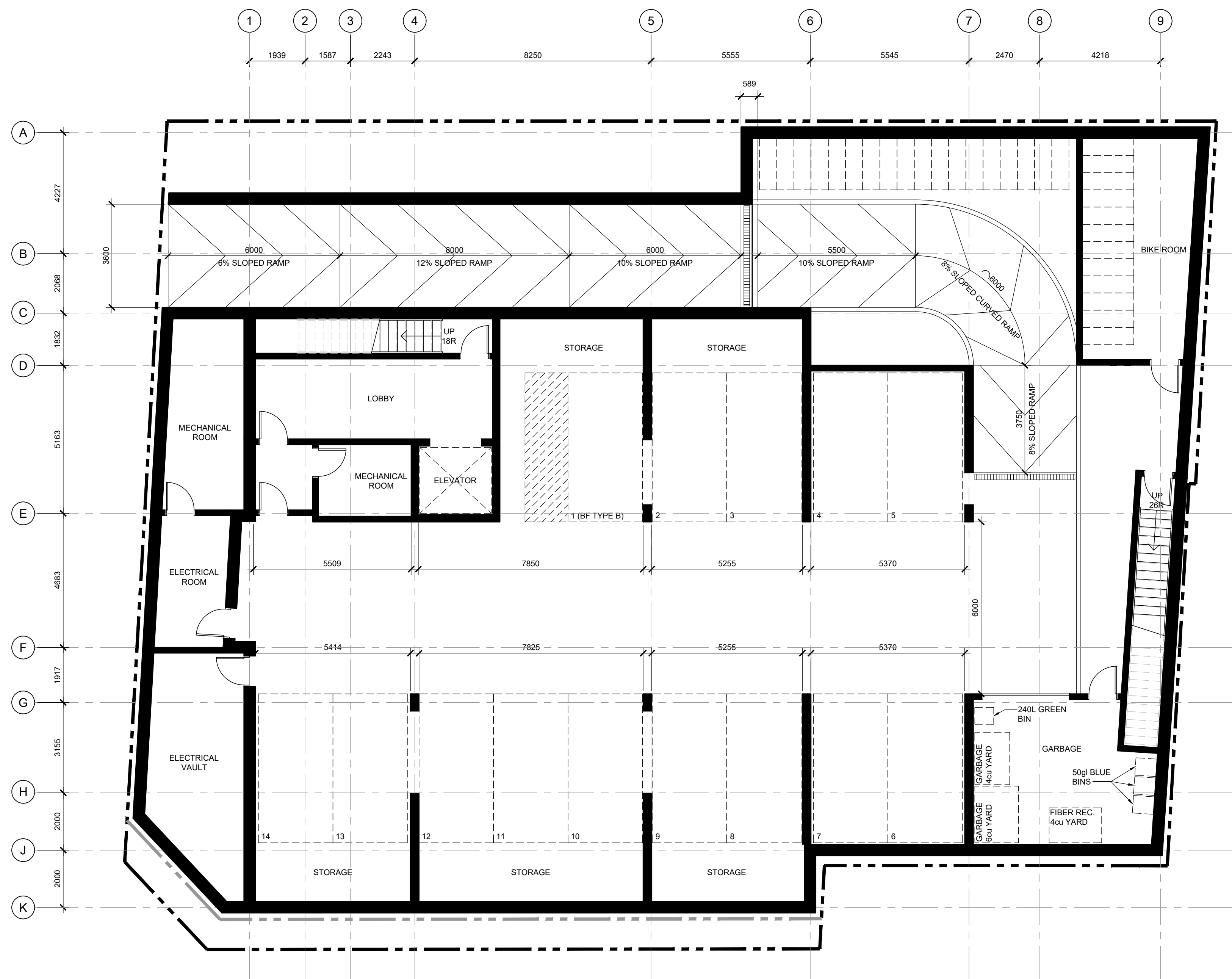
1166 BANK STREET

DRAWING TITLE

SITE PLAN: NEW WORK

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A101
SCALE	REVIEWED		
1:100	TD/DR		

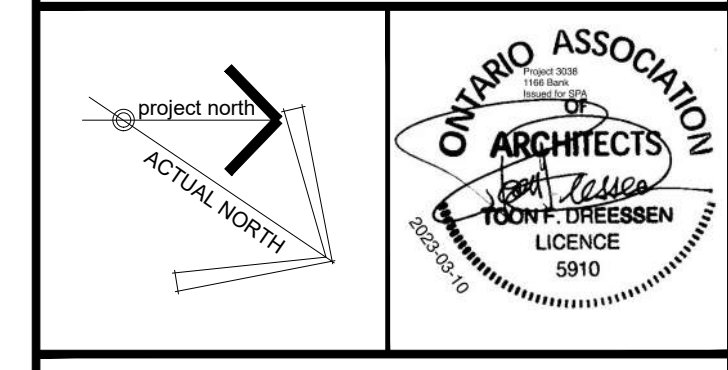
ARCHITECTURAL



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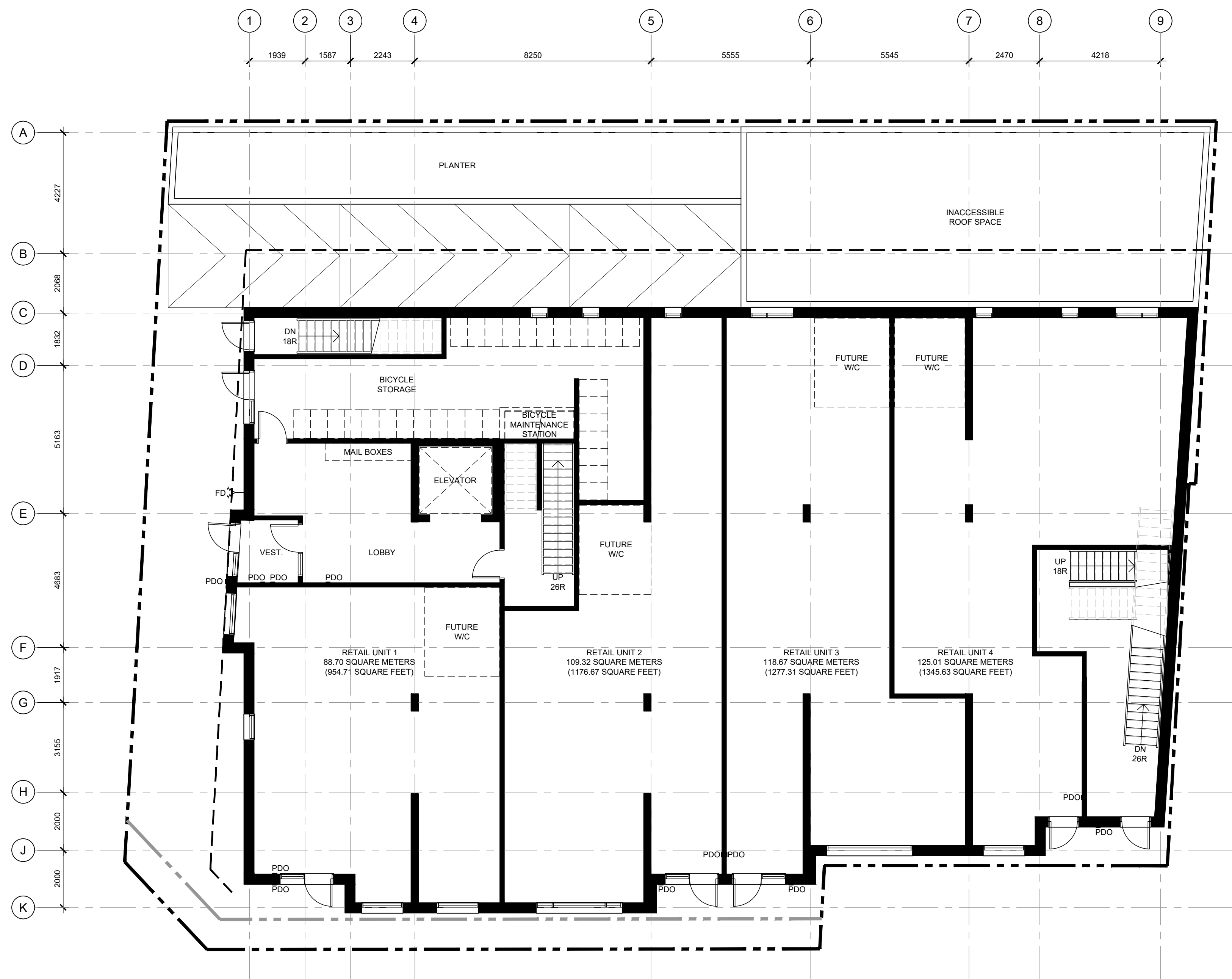


PROJECT TITLE
 1166 BANK STREET

DRAWING TITLE
 FLOOR PLAN: BASEMENT / PARKING LEVEL

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A200
SCALE	REVIEWED		
1:100	TD DR		

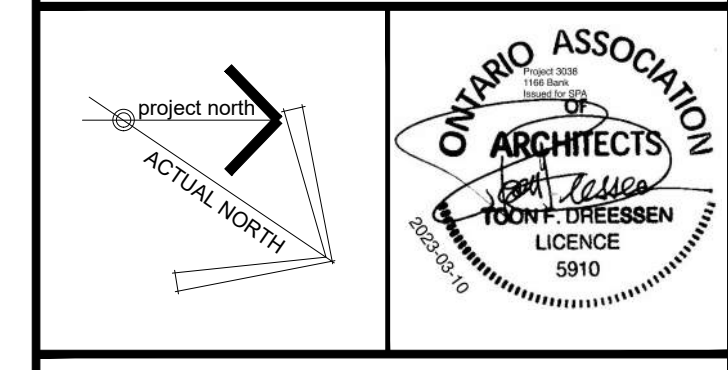
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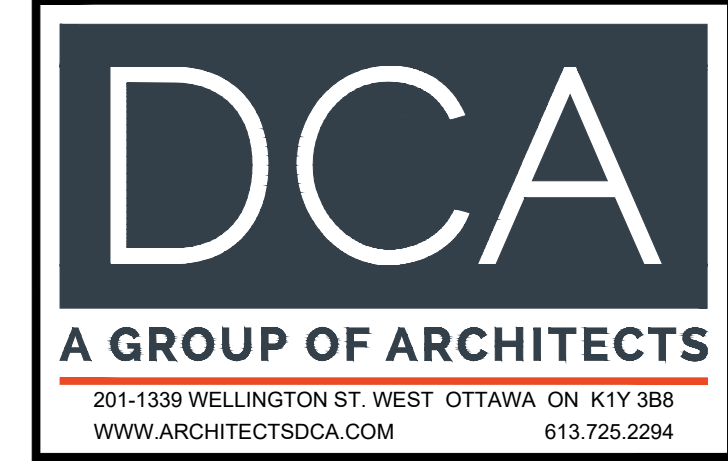


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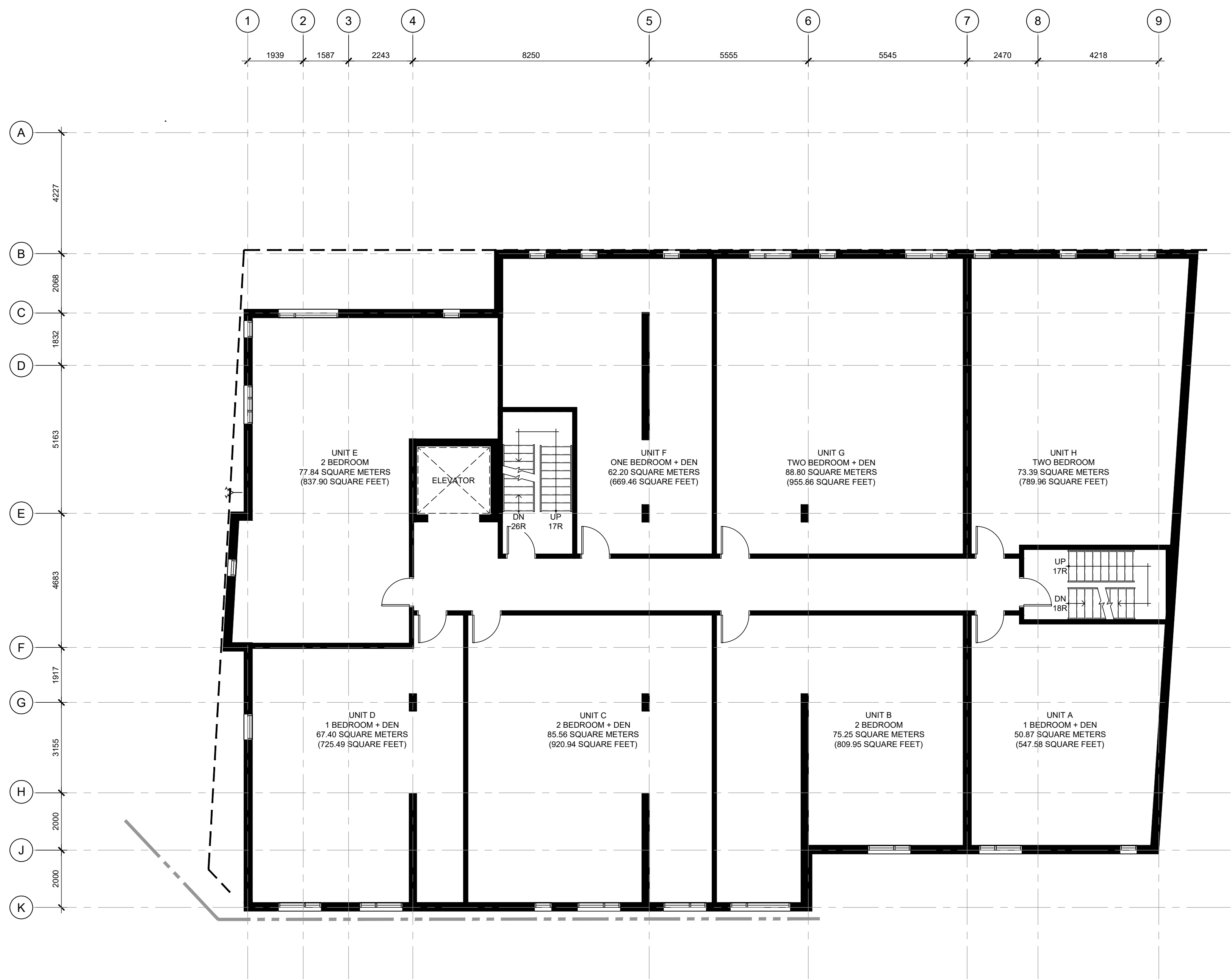


PROJECT TITLE
 1166 BANK STREET

DRAWING TITLE
 FLOOR PLAN: GROUND

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

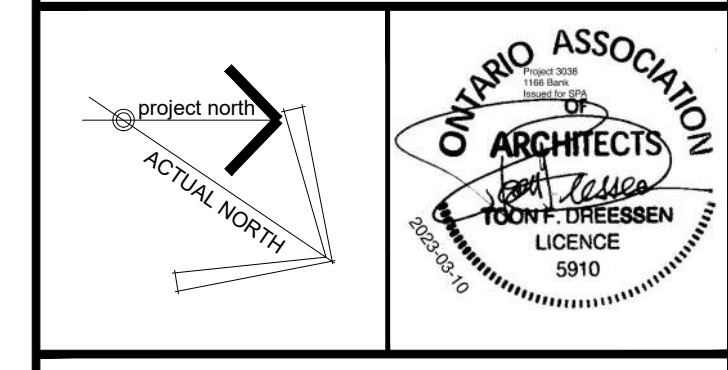
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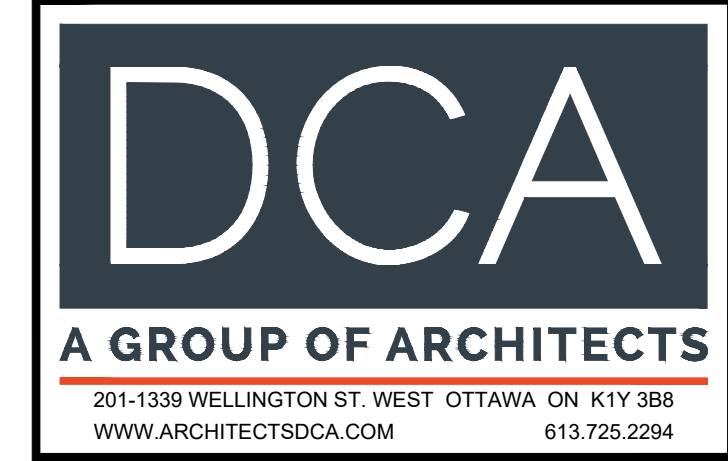


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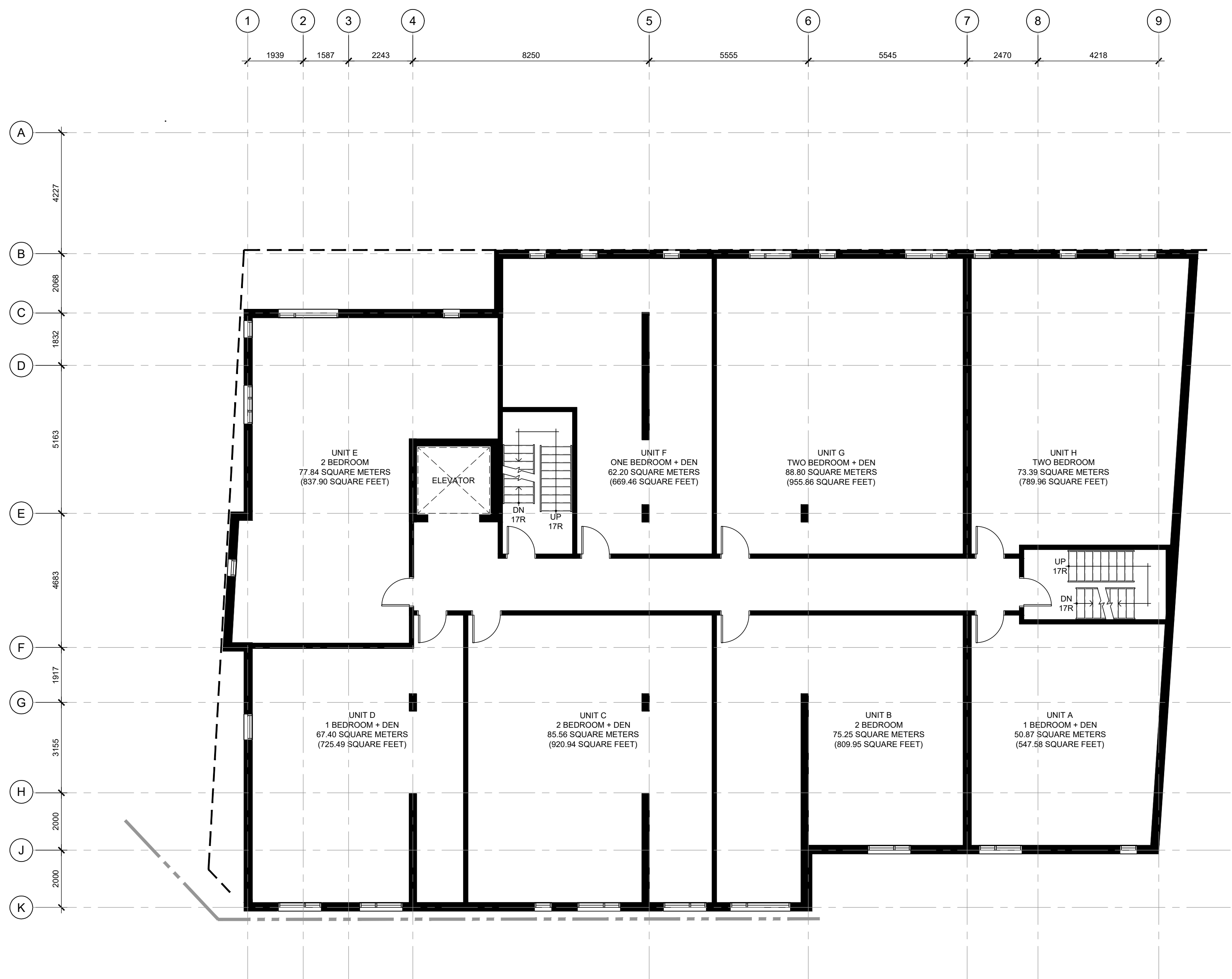


PROJECT TITLE
 1166 BANK STREET

DRAWING TITLE
 FLOOR PLAN:
 2ND FLOOR

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A202
SCALE	REVIEWED		
1:100	TD DR		

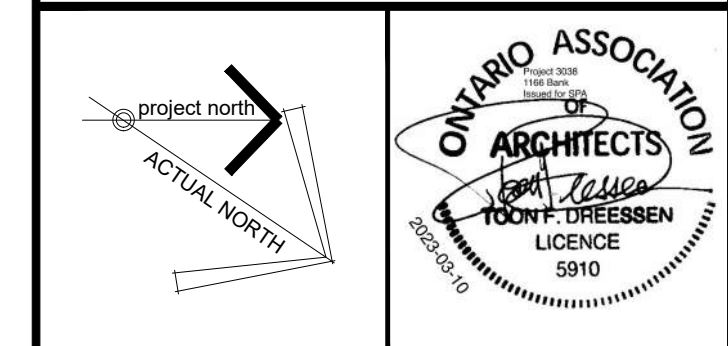
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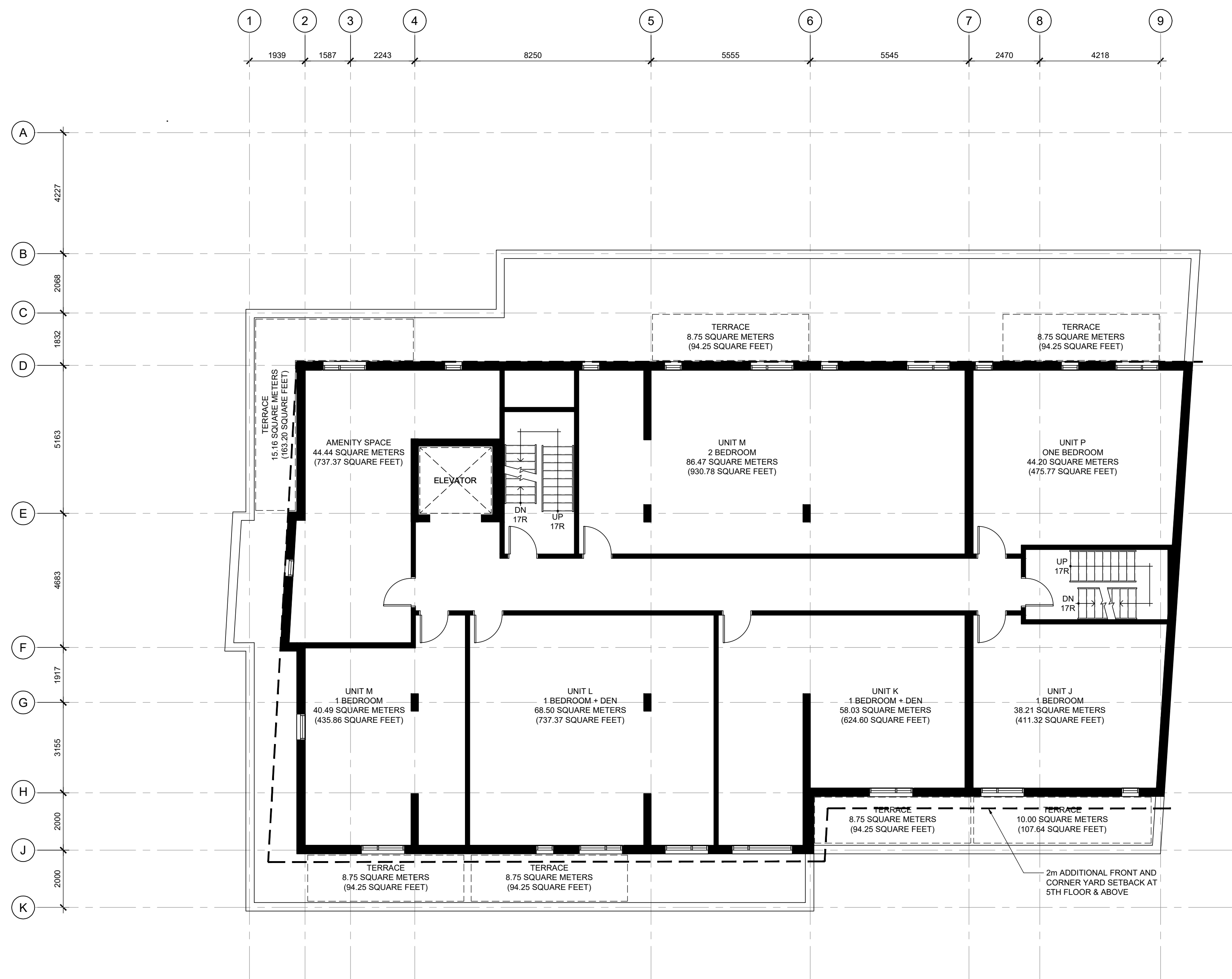


PROJECT TITLE
 1166 BANK STREET

DRAWING TITLE
 FLOOR PLAN:
 3RD, & 4TH FLOOR

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A203
SCALE	REVIEWED		
1:100	TD DR		

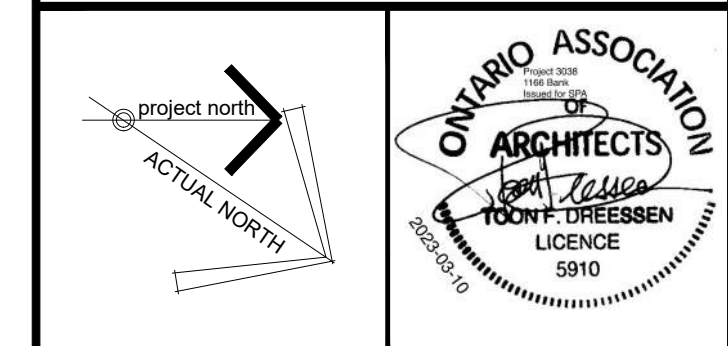
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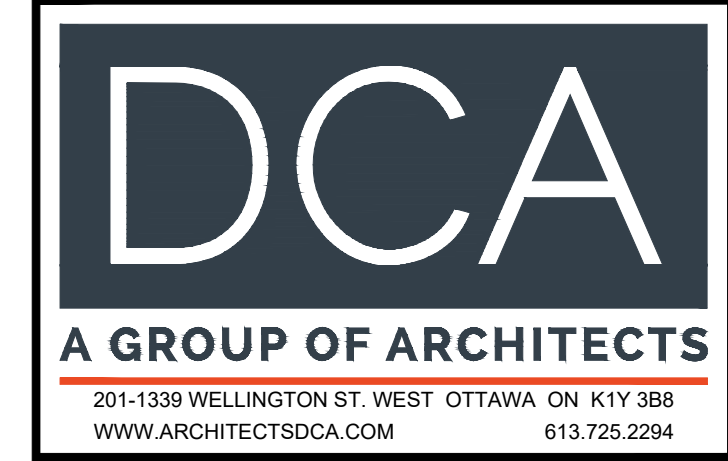


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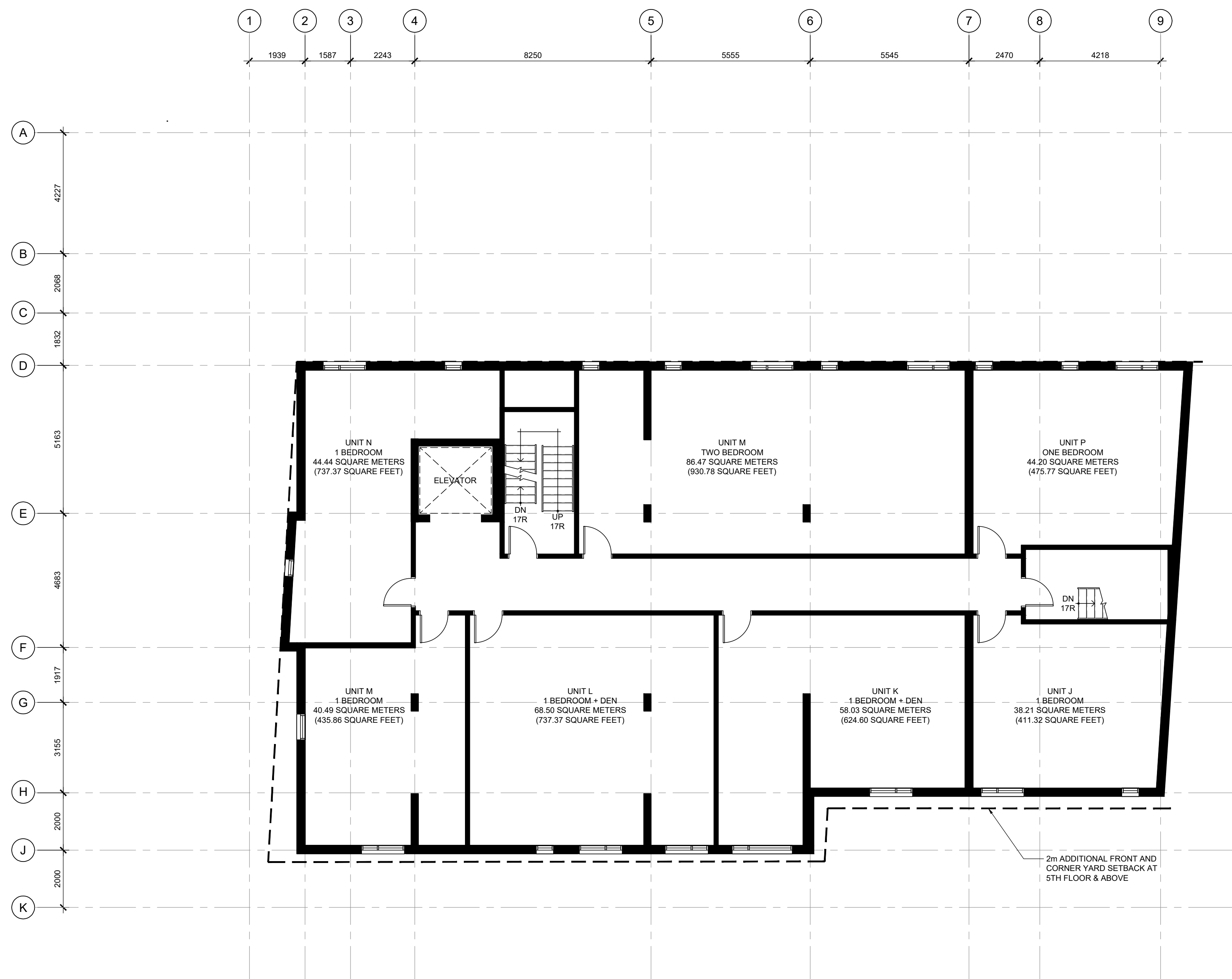


PROJECT TITLE
 1166 BANK STREET

DRAWING TITLE
 FLOOR PLAN: 5TH FLOOR

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A204
SCALE	REVIEWED		
	TD DR		

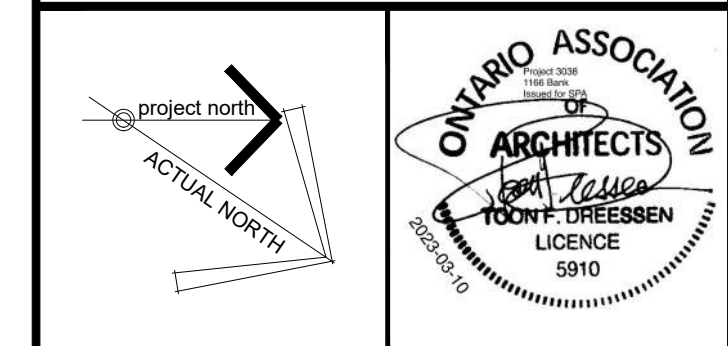
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NO.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN COORDINATION	2022-11-03
2	ISSUED FOR SITE PLAN COORDINATION	2022-12-09
3	ISSUED FOR COORDINATION	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10

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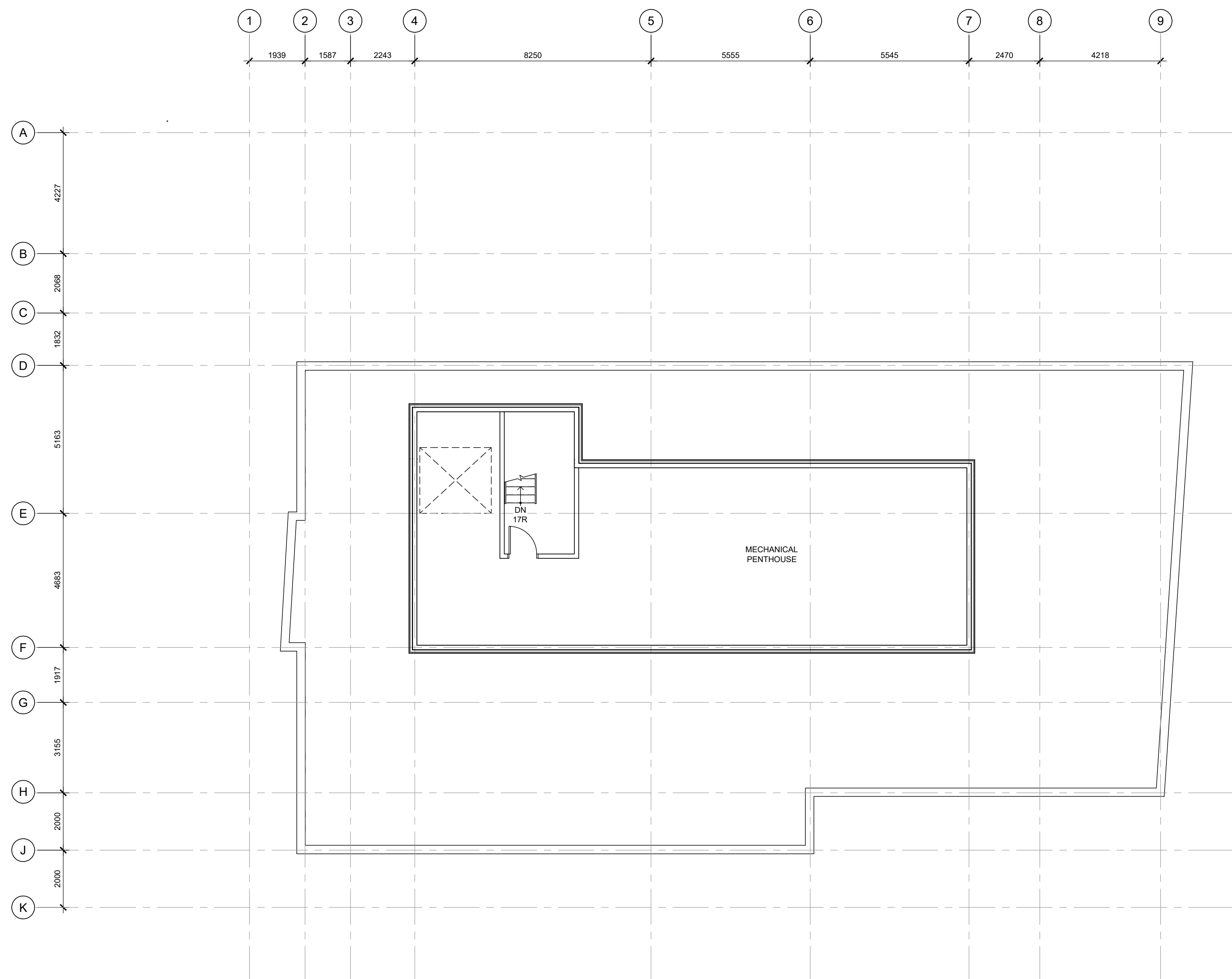


PROJECT TITLE
 1166 BANK STREET

DRAWING TITLE
 FLOOR PLAN: 6TH FLOOR

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A205
SCALE	REVIEWED		
1:100	TD DR		

ARCHITECTURAL

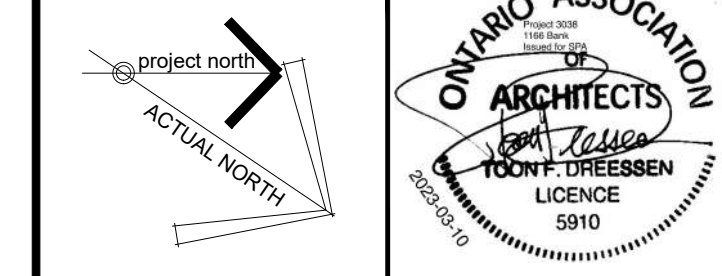


GENERAL NOTES

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5	ISSUED FOR SITE PLAN CONTROL	2023-03-10

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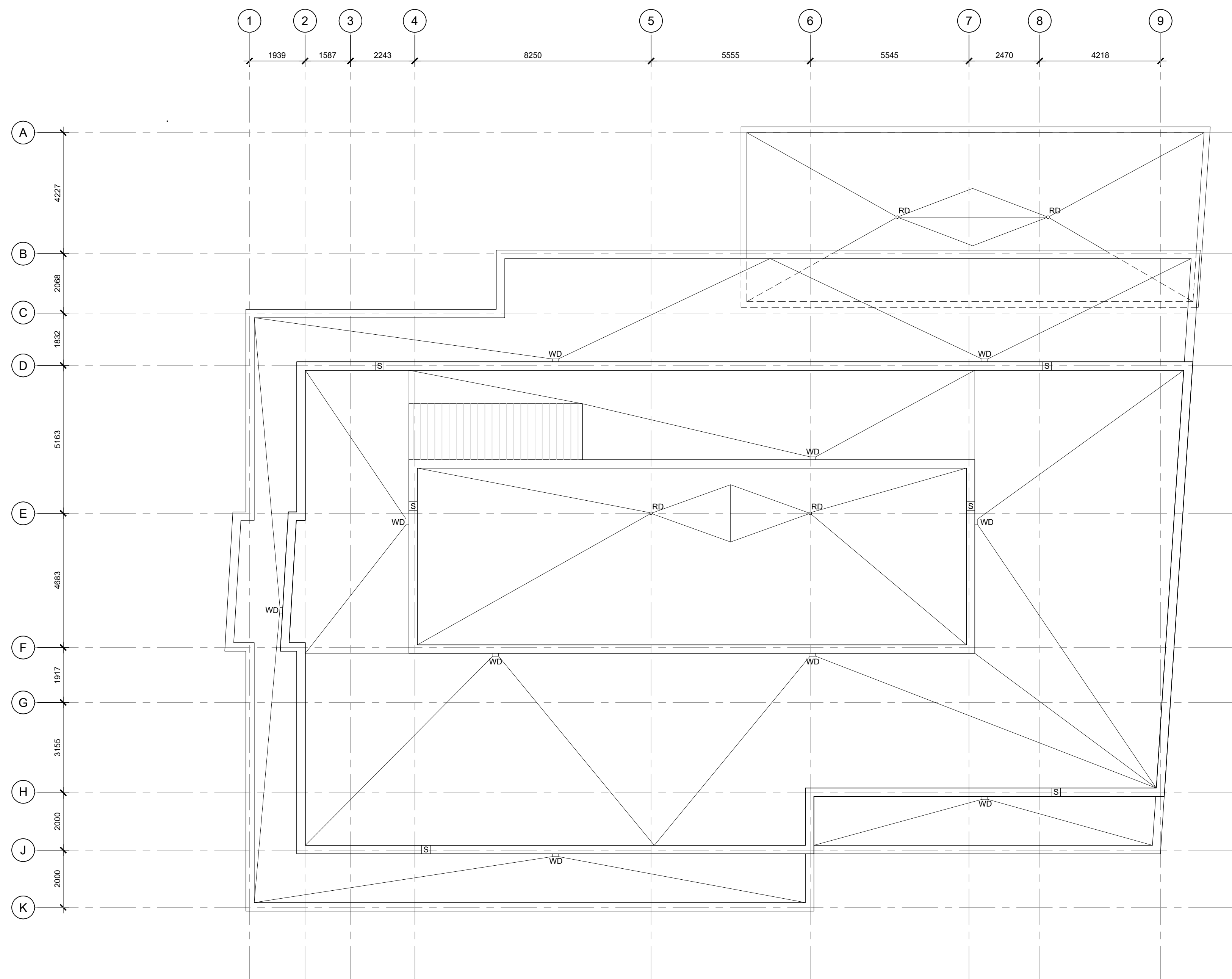


PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
FLOOR PLAN: PENTHOUSE

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

ARCHITECTURAL



ROOF PLAN NOTES:

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

ROOF PLAN LEGEND:

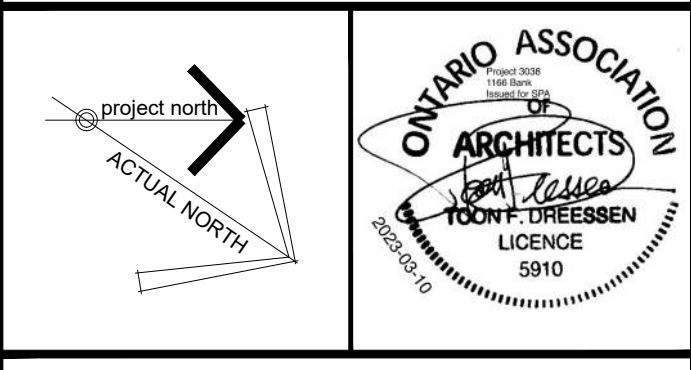
RD	LOCATION OF ROOF DRAIN
S	LOCATION OF SCUPPER
WD	LOCATION OF WALL DRAIN

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PROJECT TITLE

1166 BANK STREET

DRAWING TITLE

ROOF PLAN

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

ARCHITECTURAL

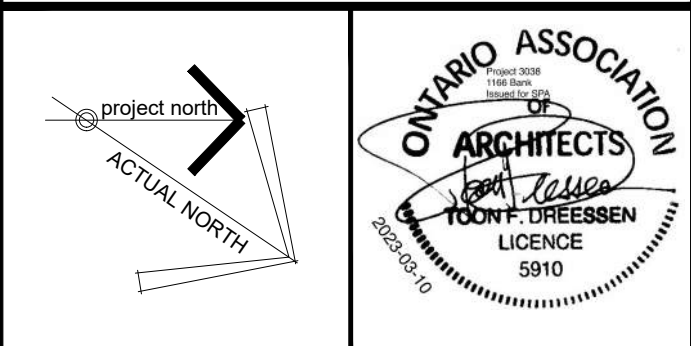


- ELEVATION NOTES:**
- MECHANICAL SHOWN FOR COORDINATION PURPOSES. REFER TO MECHANICAL DOCUMENTS.
 - POWER DOOR OPERATOR BUTTONS TO BE LOCATED 900-1100mm ABOVE GROUND / FLOOR AND 600-1500mm FROM DOOR SWING WHEN DOOR OPENS TOWARDS THE CONTROL.
- ELEVATION LEGEND:**
- PROPERTY LINE
 - SET BACK LINE
- FDC 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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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		

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:

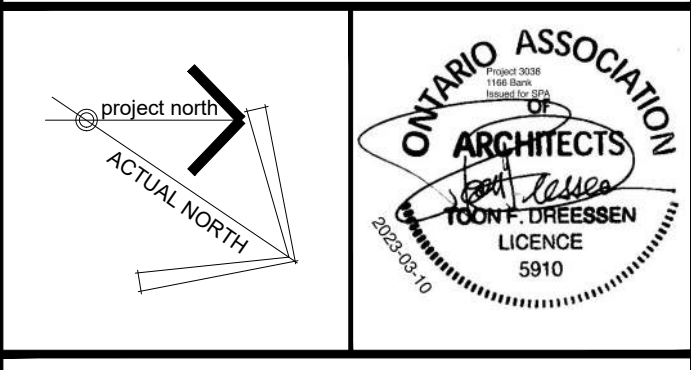
- MASONRY VENEER: BRICK
- MASONRY VENEER: STONE
- CORRUGATED METAL SIDING: HORIZONTAL
- CORRUGATED METAL SIDING: VERTICAL
- VENTILATED CLADDING SYSTEM: FINISH 1
- VENTILATED CLADDING SYSTEM: FINISH 2
- ARCHITECTURAL METAL PANEL: FINISH 1

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5	ISSUED FOR SITE PLAN CONTROL	2023-03-10

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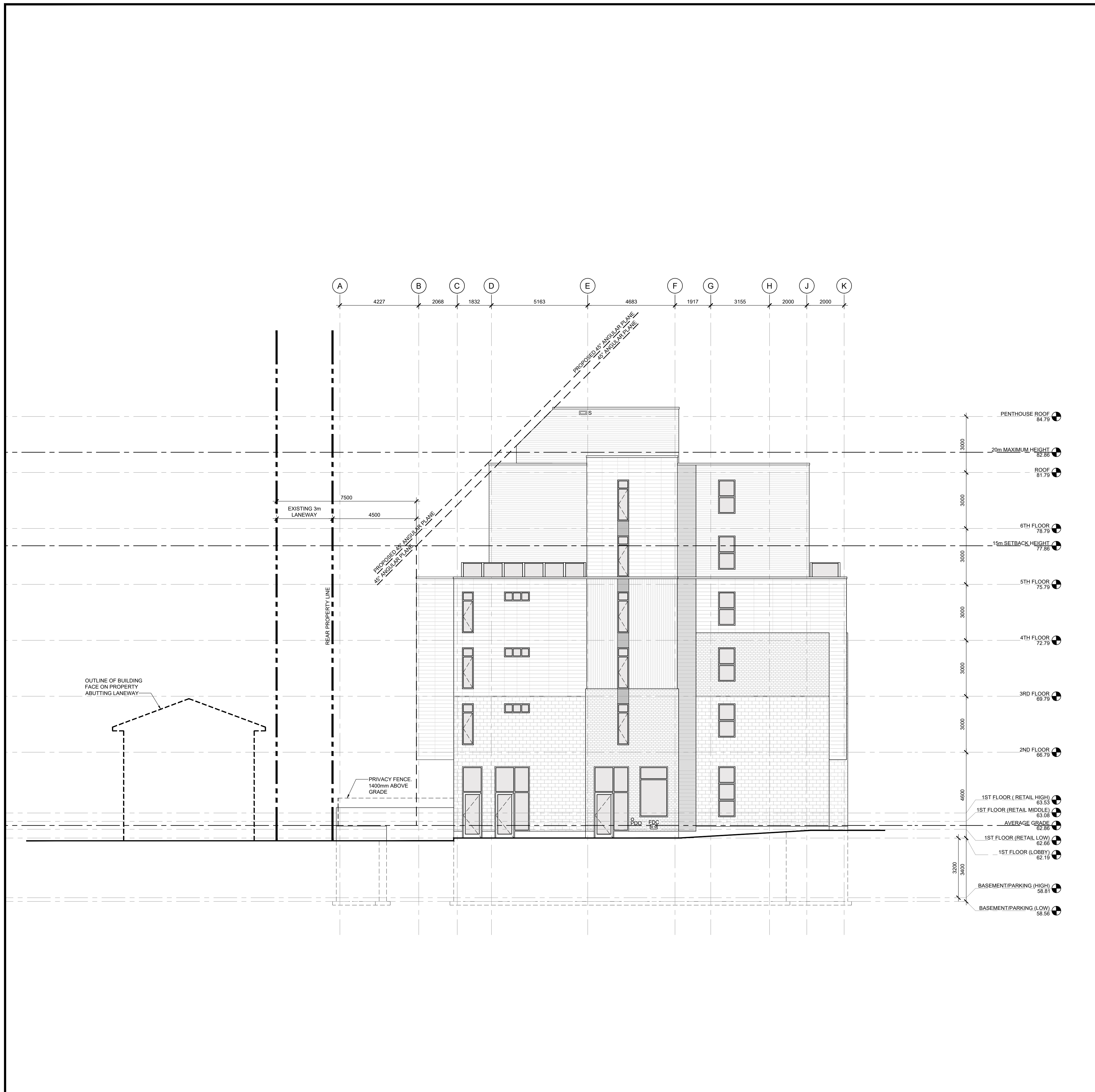


PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
WEST ELEVATION

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

ARCHITECTURAL



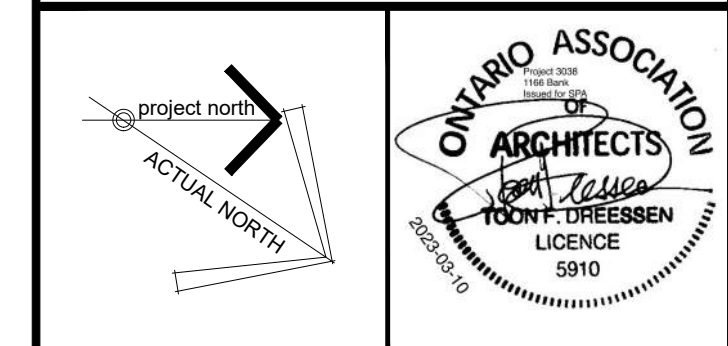
- ELEVATION NOTES:**
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- ELEVATION LEGEND:**
- PROPERTY LINE
 - SET BACK LINE
- | | |
|-----|--|
| FDC | LOCATION OF FIRE DEPARTMENT CONNECTION |
| PDO | LOCATION OF POWER DOOR OPERATOR |
| S | LOCATION OF THRU-WALL SCUPPER |
- ELEVATION FINISH LEGEND:**
- 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

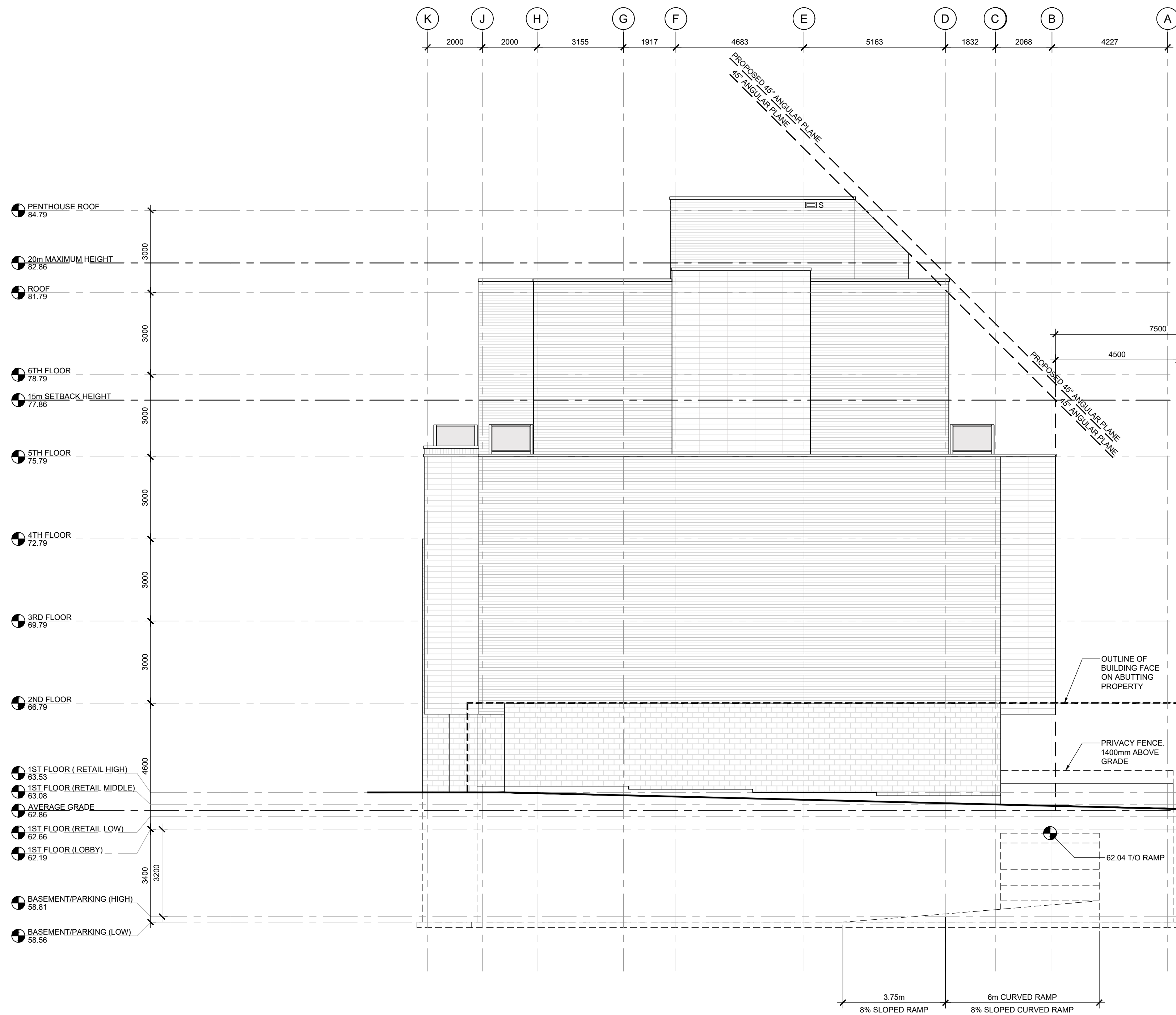
1166 BANK STREET

DRAWING TITLE

SOUTH ELEVATION

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

ARCHITECTURAL



ELEVATION NOTES:

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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:

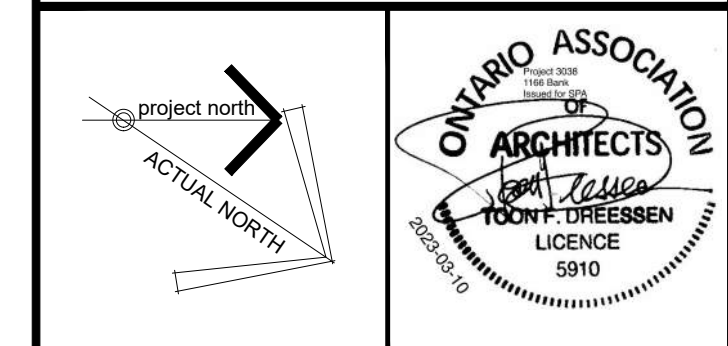
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 CORRUGATED METAL SIDING: VERTICAL
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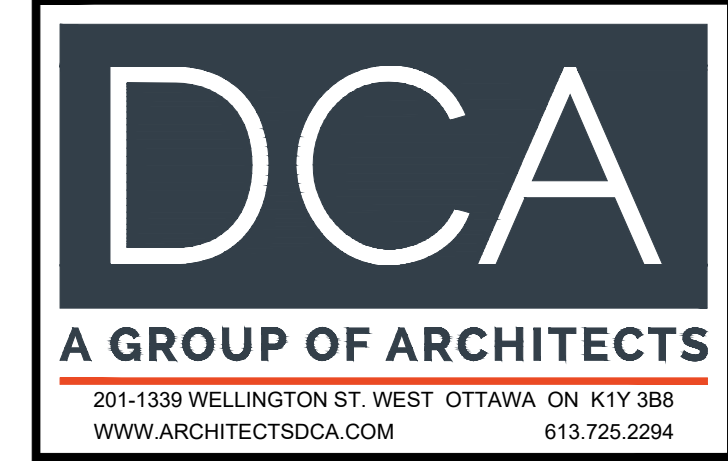
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PROJECT TITLE

1166 BANK STREET

DRAWING TITLE

NORTH ELEVATION

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

ARCHITECTURAL