



405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
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PROPOSED 9-STOREY
MIXED-USE DEVELOPMENT

JAMES HOUSE
390 BANK STREET, OTTAWA, ONTARIO, CANADA

CLIENT:
URBAN CAPITAL

PROJECT: 12017
ISSUED FOR: REZONING
DATE : 2019-09-23

ARCHITECTURAL DRAWING LIST

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- A001 CONTEXT PLAN, SITE STATS
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COVER SHEET

NTS

A000



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390 Bank Street, Ottawa, Ontario
Preliminary Site Stats
7 October 2019

Official Plan
Current Zoning

Site Area Gross 1,625 sq.m. 17,491 sq.ft.

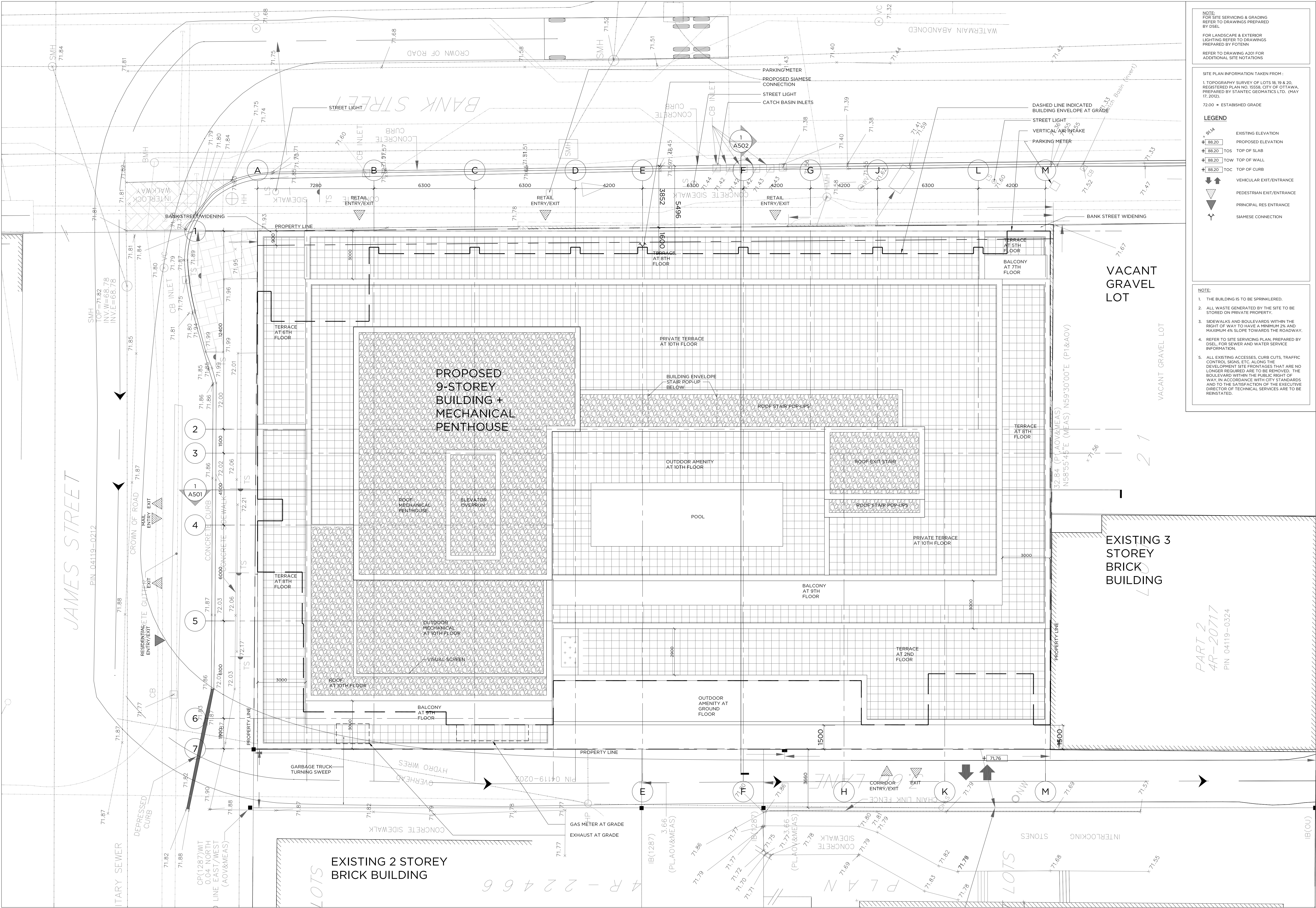
										Communal		Communal							
	Units					Retail GFA		Residential		Indoor Amenity*		Outdoor Amenity*		Amenity*		Common		Total GFA	
	Studio	1B	2B	3B	Total	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf
Mech/ Penthouse	1				0	651	7,003	540	5,808	187	2,011	55	592					1003	10,801
	2	6	11		17			1240	13,352					167	1,803	136	1,459	1240	13,352
	3	7	11		18			1304	14,041					100	1,077	138	1,487	1304	14,041
	4	7	11		18			1298	13,973					104	1,122	138	1,487	1298	13,973
	5	8	10		18			1291	13,900					110	1,183	138	1,487	1291	13,900
	6	9	9		18			1266	13,625					126	1,354	138	1,487	1266	13,625
	7	9	9		18			1253	13,489					106	1,142	138	1,487	1253	13,489
	8	4	6		10			939	10,107					333	3,584	124	1,332	939	10,107
	9	5	6		11			939	10,107					65	700	124	1,332	939	10,107
	10							92	987			157	1,690	335	3,606	58		92	987
Totals	0	55	73	0	128	650.6	7,003	10,163	109,389	187	2,011	212	2,282	1,446	15,570	1132	12181	10,626	114,382

0% 43% 57%

* excluded from GFA

FSI	6.54			
Avg unit size	66.3 m2			
Required Parking				
Residential	0			
Visitors (0.1 per unit)	13			
Total	13			
Proposed Parking				
	P1	P2		
Residential	17	34		51
Visitors	13			13
Total	64			64
Required Bike Parking				
Residential (0.5 per unit)	64			
Retail (1 per 250m2)	3			
Total	67			
Proposed Bike Parking				
Residential at grade				
Retail at grade	3			
Residential at P1	56			
Residential at P2	16			
Total	72			
Lockers				
P1	5			
P2	37			
Total	42			

	Amenity	
	Required	Provided
6m2 per unit	768 m2	1,845 m2
min 50% as communal areas	384 m2	399 m2



NOTE:
FOR SITE SERVICING & GRADING
REFER TO DRAWINGS PREPARED
BY DSEL

FOR LANDSCAPE & EXTERIOR
LIGHTING REFER TO DRAWINGS
PREPARED BY FOTENN

REFER TO DRAWING A201 FOR
ADDITIONAL SITE NOTATIONS

SITE PLAN INFORMATION TAKEN FROM:
1. TOPOGRAPHY SURVEY OF LOTS 18, 19 & 20,
REGISTERED PLAN NO. 15538, CITY OF OTTAWA,
PREPARED BY STANTEC GEOMATICS LTD. (MAY
17, 2012).

72.00 = ESTABLISHED GRADE

LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOS TOP OF SLAB
- TOW TOP OF WALL
- TOT TOP OF CURB
- VEHICULAR EXIT/ENTRANCE
- PEDESTRIAN EXIT/ENTRANCE
- PRINCIPAL RES ENTRANCE
- SIAMESE CONNECTION

NOTE:

- THE BUILDING IS TO BE SPRINKLERED.
- ALL WASTE GENERATED BY THE SITE TO BE
STORED ON PRIVATE PROPERTY.
- SIDEWALKS AND BOULEVARDS WITHIN THE
RIGHT OF WAY TO HAVE A MINIMUM 2% AND
MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
- REFER TO SITE SERVICING PLAN, PREPARED BY
DSEL, FOR SEWER AND WATER SERVICE
INFORMATION.
- ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC
CONTROL, SIGNS, ETC. ALONG THE
DEVELOPMENT SITE FRONTAGES THAT ARE NO
LONGER REQUIRED ARE TO BE REMOVED. THE
BOULEVARD WITHIN THE PUBLIC RIGHT OF
WAY, IN ACCORDANCE WITH CITY STANDARDS
AND TO THE SATISFACTION OF THE EXECUTIVE
DIRECTOR OF TECHNICAL SERVICES ARE TO BE
REINSTATED.

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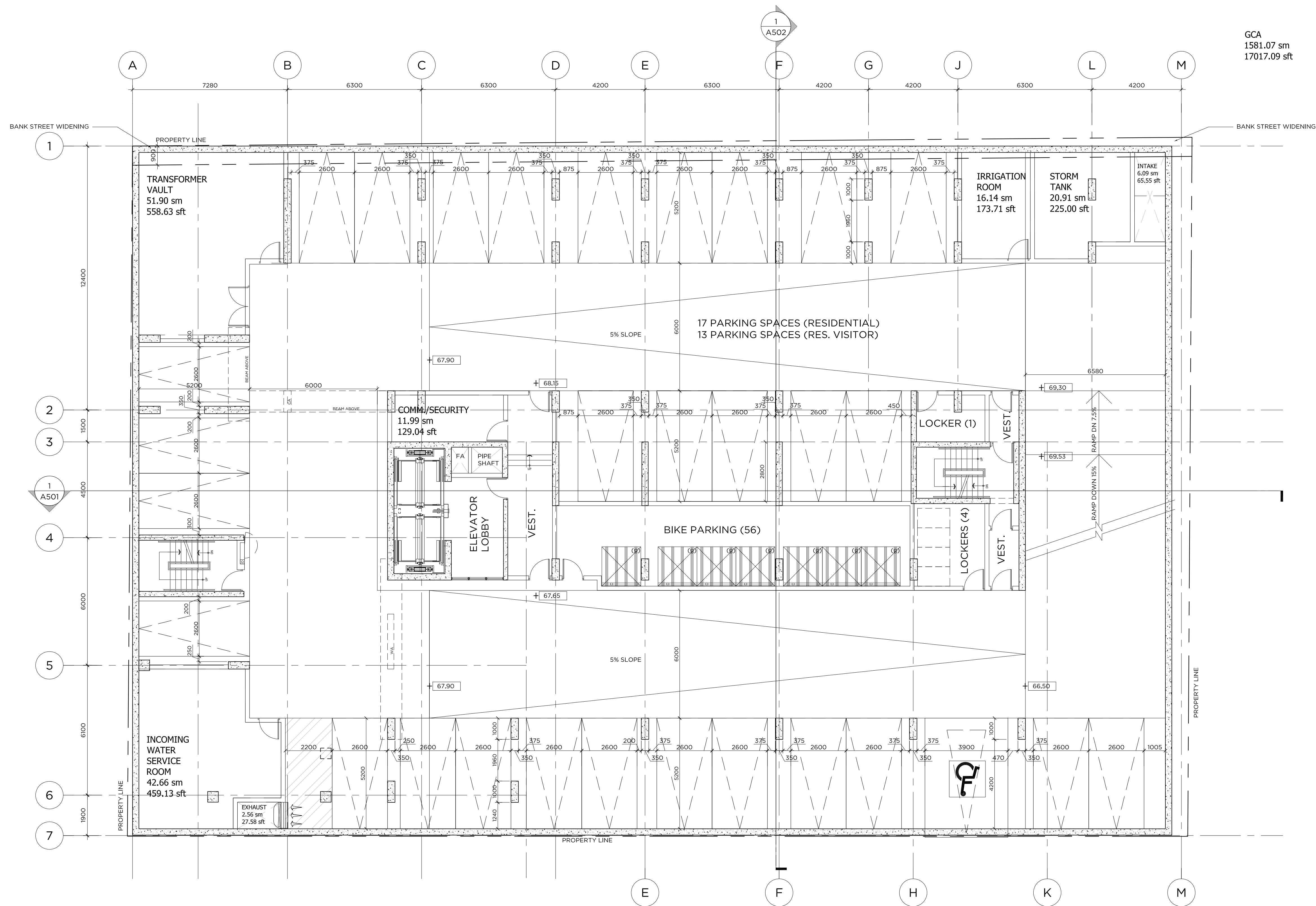
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SITE
PLAN

1:100

A100



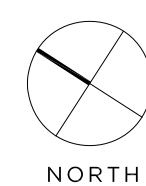
GCA
1581.07 sm
17017.09 sft

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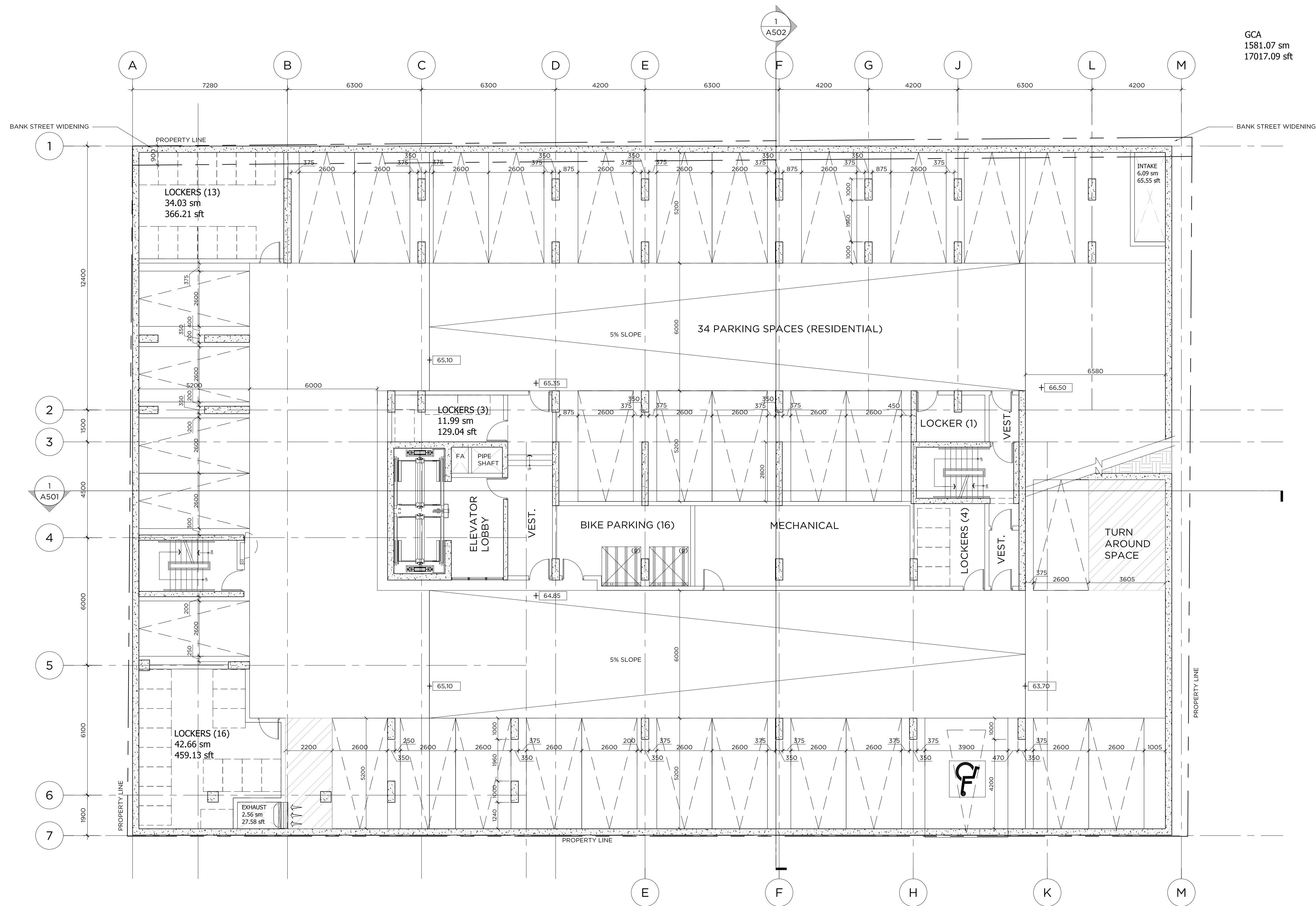
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P1 PARKING
PLAN

1:100

A101



GCA
1581.07 sm
17017.09 sft

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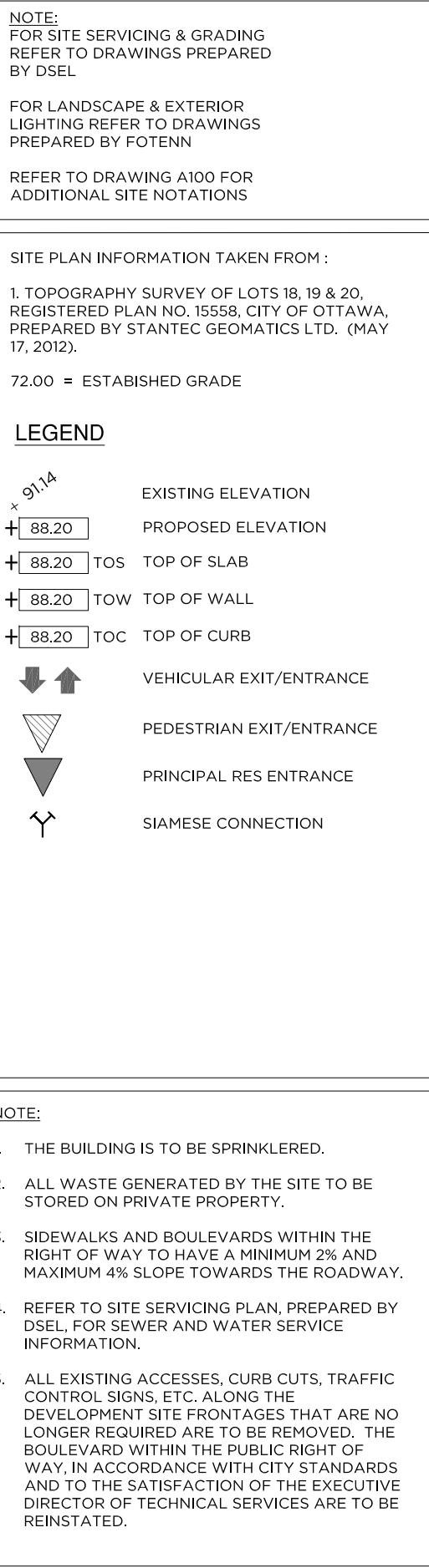
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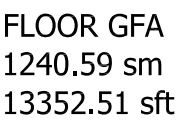
**P2 PARKING
PLAN**

1:100

A102



A201



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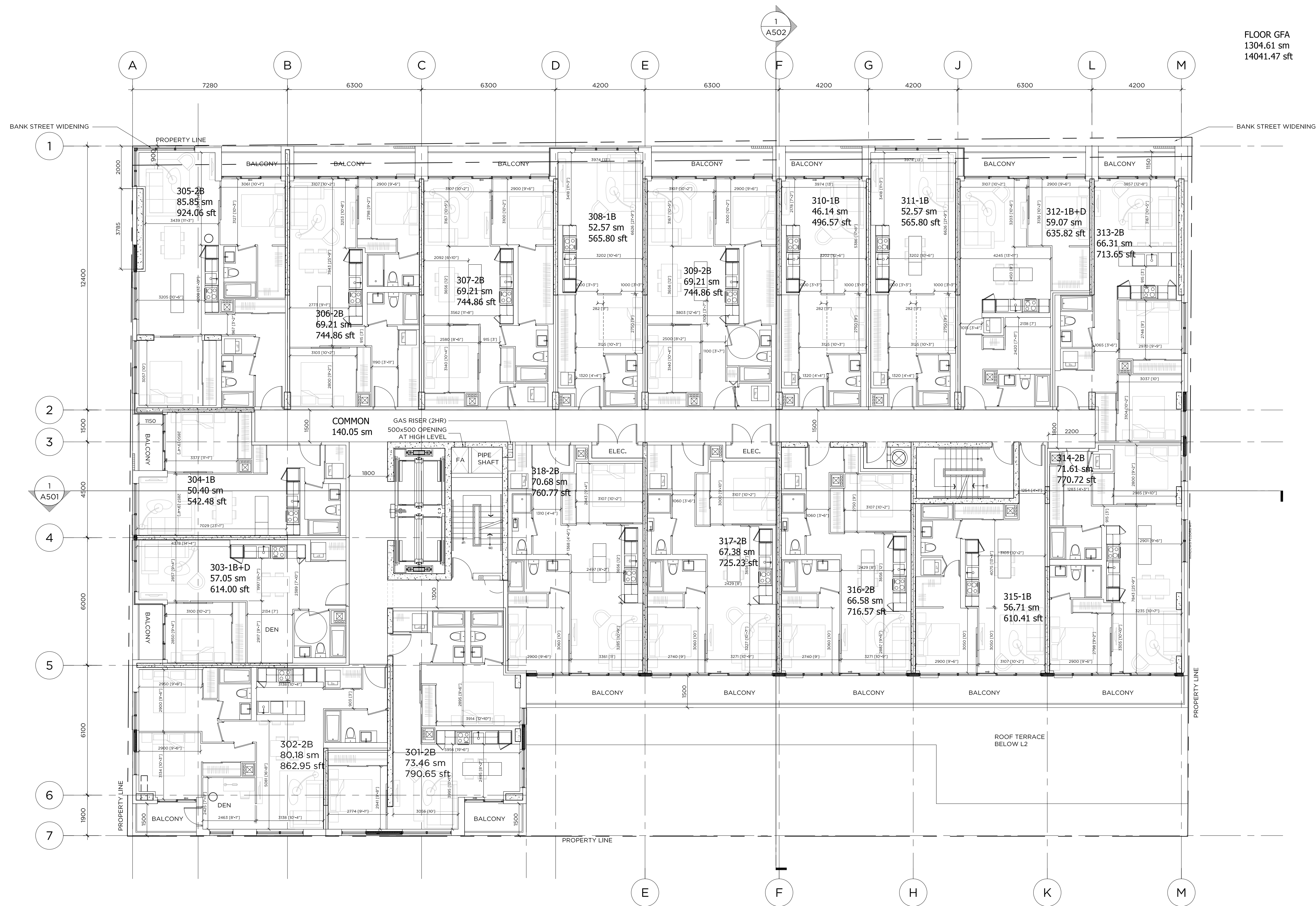
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2ND FLOOR PLAN

1:100

A202



FLOOR GFA
1304.61 sm
14041.47 sft

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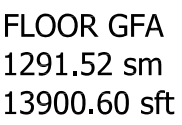
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3RD FLOOR PLAN

1:100

A203



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5TH FLOOR PLAN

A205

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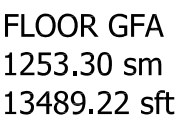


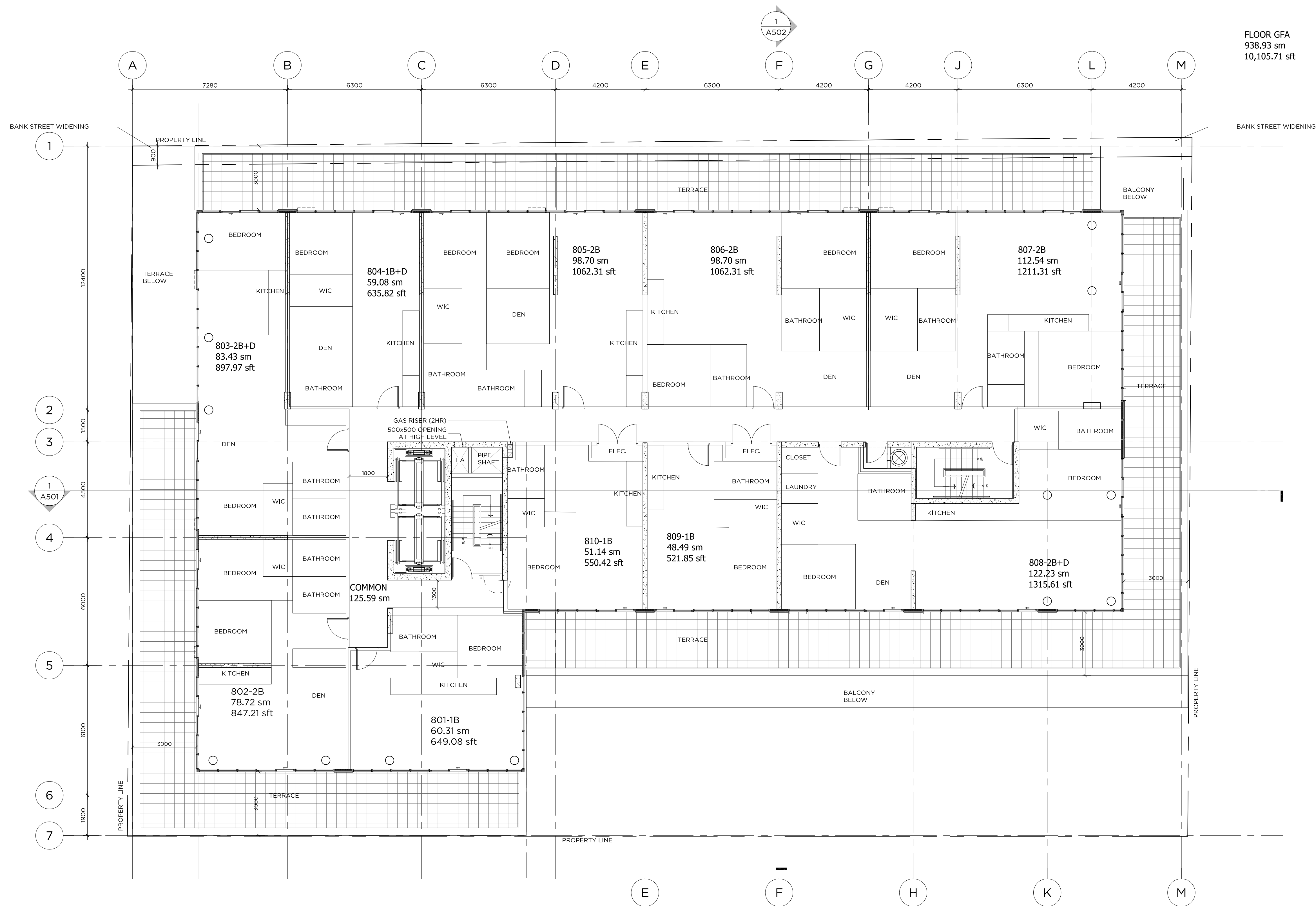
2017

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1:100

A207





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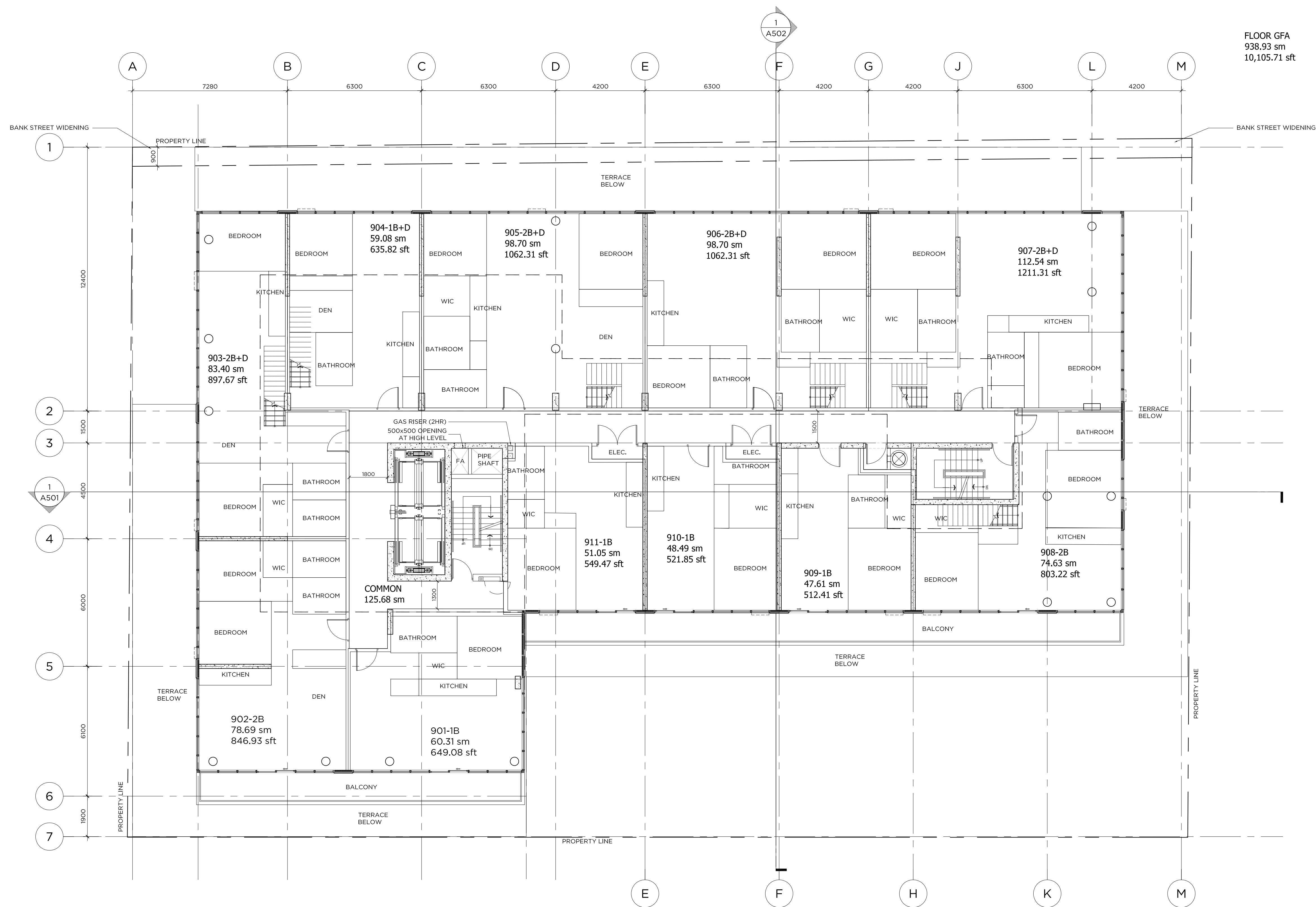
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8TH FLOOR PLAN

1:100

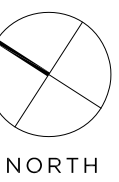
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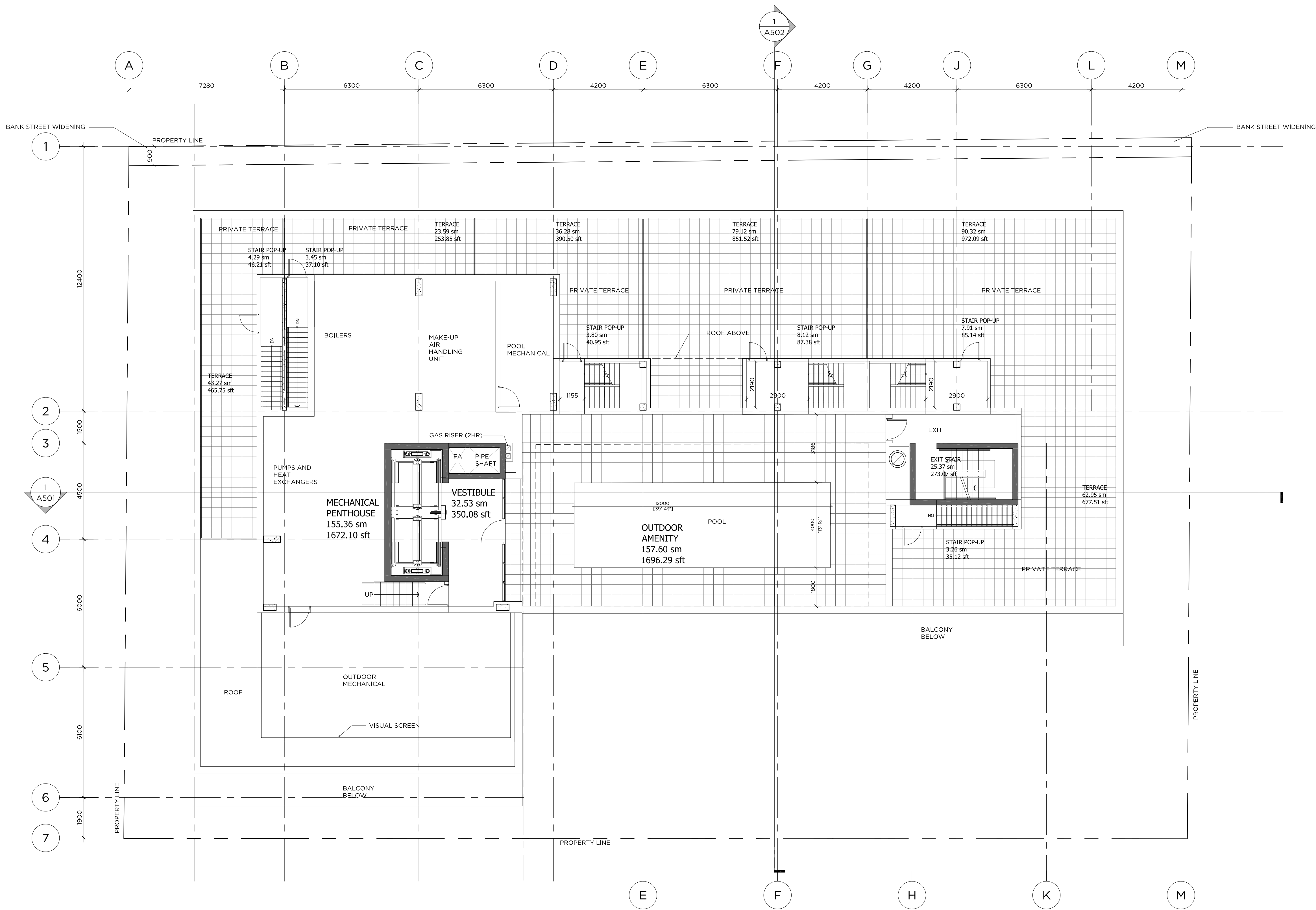
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9TH FLOOR PLAN

1:100

A209



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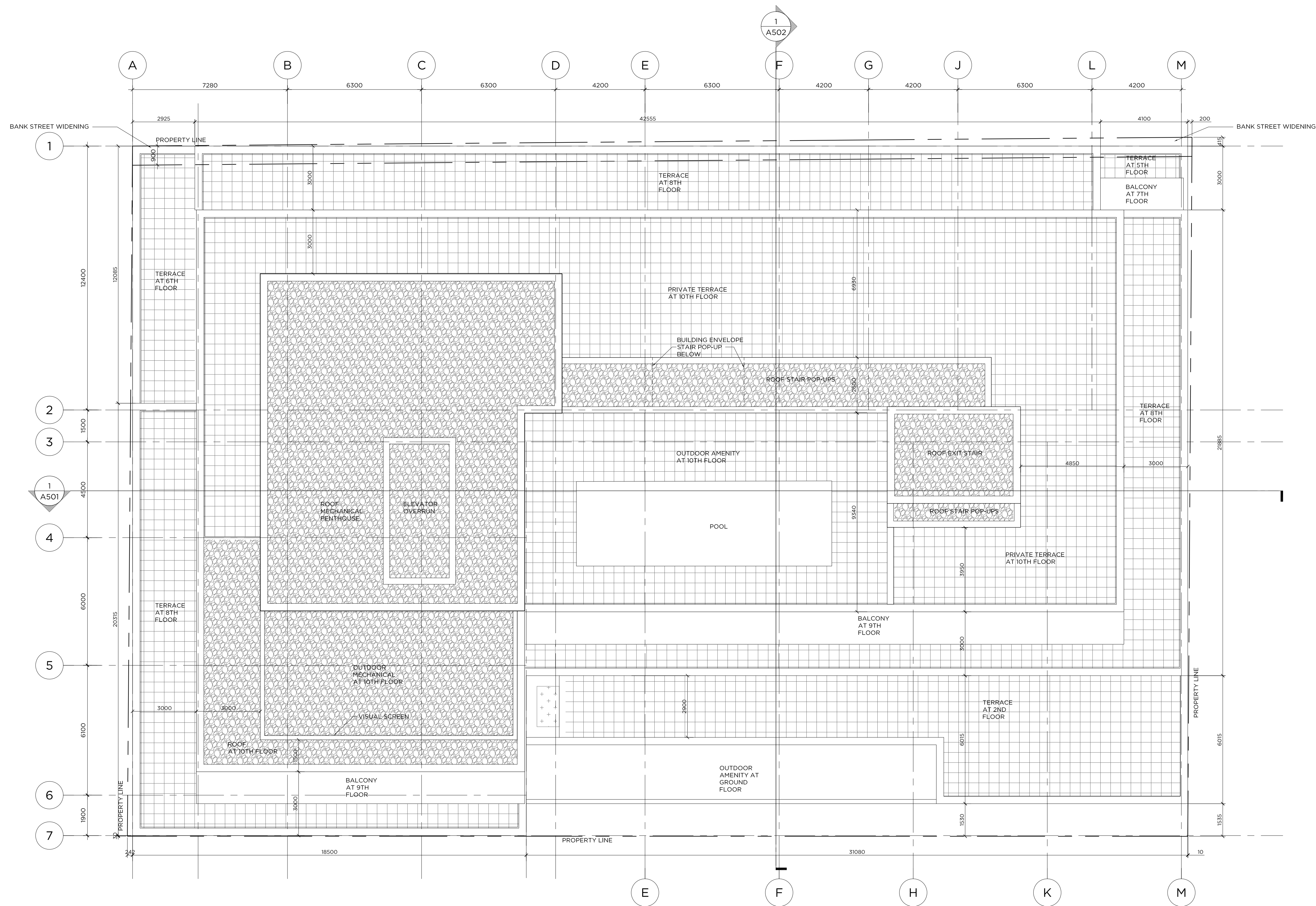
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10TH FLOOR PLAN

1:100

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ROOF PLAN

1:100

A211



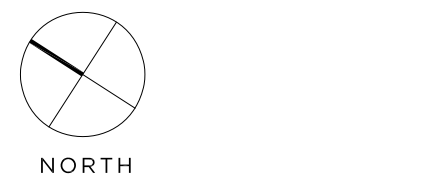


- 1 CLEAR DOUBLE-GLAZING
- 2 PRE-FINISHED METAL PANEL
- 3 CLEAR GLASS AND PREFINISHED ALUMINUM GUARD SYSTEM
- 4 PREFINISHED METAL LOUVERS
- 5 BRICK MASONRY CLADDING
- 6 BRICK MASONRY SCREEN
- 7 MASONRY/ STONE PIER
- 8 SIGNAGE BAND
- 9 EXPOSED CONCRETE

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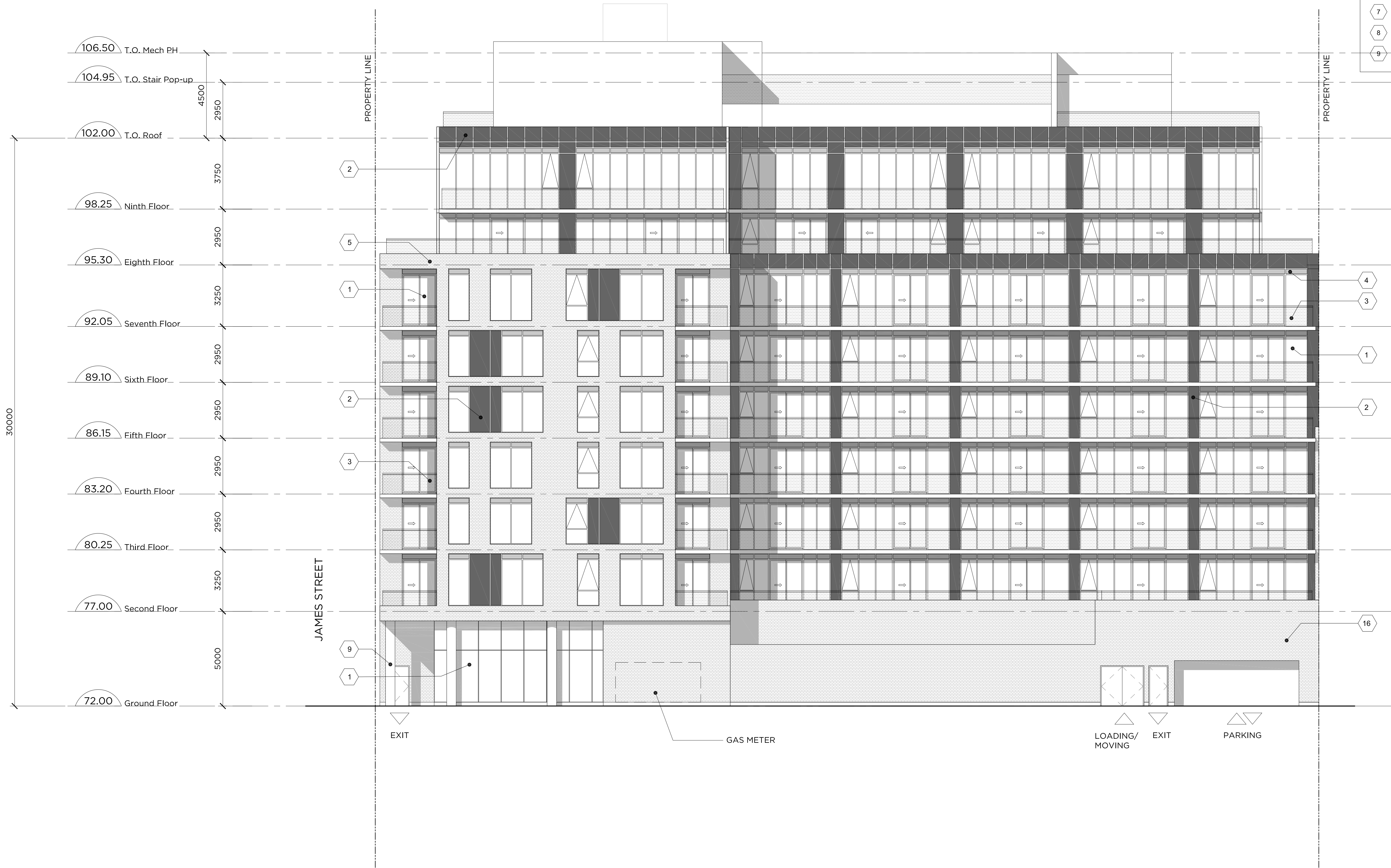
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**NORTH
ELEVATION**

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WEST
ELEVATION

1:100

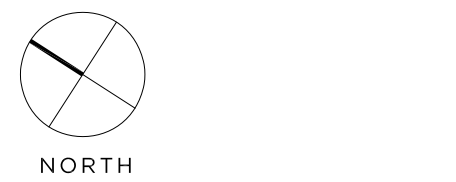
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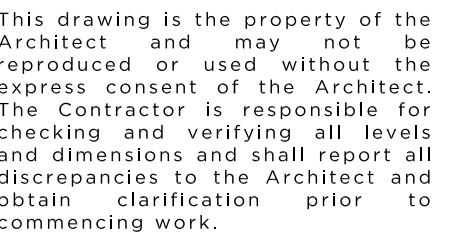


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**SOUTH
ELEVATION**

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EAST-WEST
SECTION

1:100

A502