



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: REVIEW  
DATE : 2020-02-10

### ARCHITECTURAL DRAWING LIST

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- A100 SITE PLAN
- A101 P1 PARKING PLAN
- A102 P2 PARKING PLAN
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COVER SHEET

NTS

A000



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390 Bank Street, Ottawa, Ontario  
Preliminary Site Stats  
10 February 2020

| Official Plan | Current Zoning |
|---------------|----------------|
|---------------|----------------|

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

|                 | Units  |    |    |    |       | Retail GFA |       | Residential GFA |         | Communal Indoor Amenity* |       | Communal Outdoor Amenity* |       | Private Outdoor Amenity* |        | Common |        | Total GFA |         | GCA    |         |        |         |
|-----------------|--------|----|----|----|-------|------------|-------|-----------------|---------|--------------------------|-------|---------------------------|-------|--------------------------|--------|--------|--------|-----------|---------|--------|---------|--------|---------|
|                 | Studio | 1B | 2B | 3B | Total | m2         | sf    | m2              | sf      | m2                       | sf    | m2                        | sf    | m2                       | sf     | m2     | sf     | m2        | sf      | m2     | sf      |        |         |
|                 |        |    |    |    |       |            |       |                 |         |                          |       |                           |       |                          |        |        |        |           |         | m2     | sf      |        |         |
| P2              |        |    |    |    |       |            |       |                 |         |                          |       |                           |       |                          |        |        |        |           |         | 1,581  | 17,018  |        |         |
|                 |        |    |    |    |       |            |       |                 |         |                          |       |                           |       |                          |        |        |        |           | 1,581   | 17,018 |         |        |         |
| P1              |        |    |    |    |       |            |       |                 |         |                          |       |                           |       |                          |        |        |        |           |         | 3,162  | 34,035  |        |         |
| 1               |        |    |    |    | 0     | 635        | 6,833 | 353             | 3,798   | 187                      | 2,011 | 55                        | 592   |                          |        | 167    | 1,803  | 138       | 1,483   | 988    | 10,631  | 1,180  | 12,701  |
| 2               | 3      | 3  |    | 11 | 17    |            |       | 1,240           | 13,352  |                          |       |                           |       |                          |        | 100    | 1,077  | 140       | 1,510   | 1,240  | 13,352  | 1,263  | 13,594  |
| 3               | 3      | 4  |    | 11 | 18    |            |       | 1,304           | 14,041  |                          |       |                           |       |                          |        | 100    | 1,077  | 140       | 1,510   | 1,304  | 14,041  | 1,304  | 14,041  |
| 4               | 3      | 4  |    | 11 | 18    |            |       | 1,298           | 13,973  |                          |       |                           |       |                          |        | 104    | 1,122  | 140       | 1,510   | 1,298  | 13,973  | 1,298  | 13,973  |
| 5               | 4      | 4  |    | 10 | 18    |            |       | 1,291           | 13,900  |                          |       |                           |       |                          |        | 110    | 1,183  | 140       | 1,510   | 1,291  | 13,900  | 1,291  | 13,900  |
| 6               | 4      | 5  |    | 9  | 18    |            |       | 1,265           | 13,611  |                          |       |                           |       |                          |        | 126    | 1,354  | 140       | 1,510   | 1,265  | 13,611  | 1,265  | 13,611  |
| 7               | 4      |    |    | 9  | 18    |            |       | 1,252           | 13,474  |                          |       |                           |       |                          |        | 106    | 1,142  | 140       | 1,510   | 1,252  | 13,474  | 1,252  | 13,474  |
| 8               |        | 4  |    | 6  | 10    |            |       | 939             | 10,107  |                          |       |                           |       |                          |        | 333    | 3,584  | 126       | 1,358   | 939    | 10,107  | 939    | 10,107  |
| 9               |        | 5  |    | 6  | 11    |            |       | 939             | 10,107  |                          |       |                           |       |                          |        | 65     | 700    | 126       | 1,358   | 939    | 10,107  | 939    | 10,107  |
| Mech/ Penthouse | 10     |    |    |    |       |            |       | 89              | 960     |                          |       | 158                       | 1,696 |                          |        | 335    | 3,606  | 58        |         | 89     | 960     | 281    | 3,025   |
|                 |        |    |    |    |       |            |       |                 |         |                          |       |                           |       |                          |        |        |        |           |         |        |         | 11,012 | 118,533 |
| Totals          | 21     | 34 | 73 | 0  | 128   | 635        | 6,833 | 9,971           | 107,322 | 187                      | 2,011 | 213                       | 2,288 | 1,446                    | 15,570 | 1,150  | 12,379 | 10,605    | 114,155 | 14,174 | 152,568 |        |         |

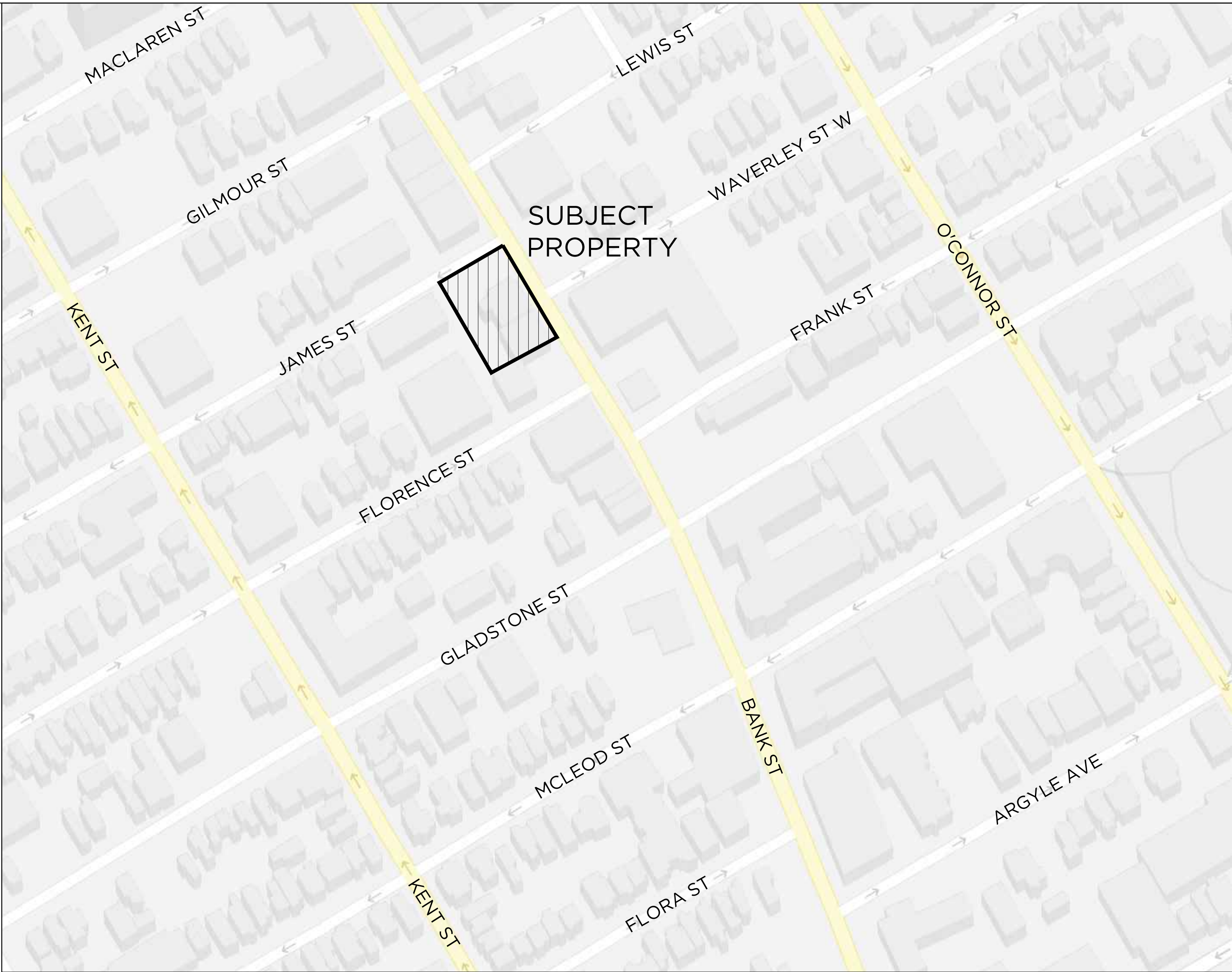
\* excluded from GFA

|                       |                                   |    |    |                     |
|-----------------------|-----------------------------------|----|----|---------------------|
| FSI                   |                                   |    |    | 6.53                |
| Avg unit size         |                                   |    |    | 66.2 m <sup>2</sup> |
| 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 250m <sup>2</sup> ) |    |    | 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   | 1,846 m2 |
| min 50% as communal areas | 384 m2   | 399 m2   |

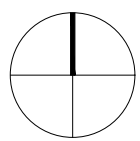
## 2 SITE STATS

SCALE NTS



# 1 CONTEXT PLAN

SCALE NTS



NORTH



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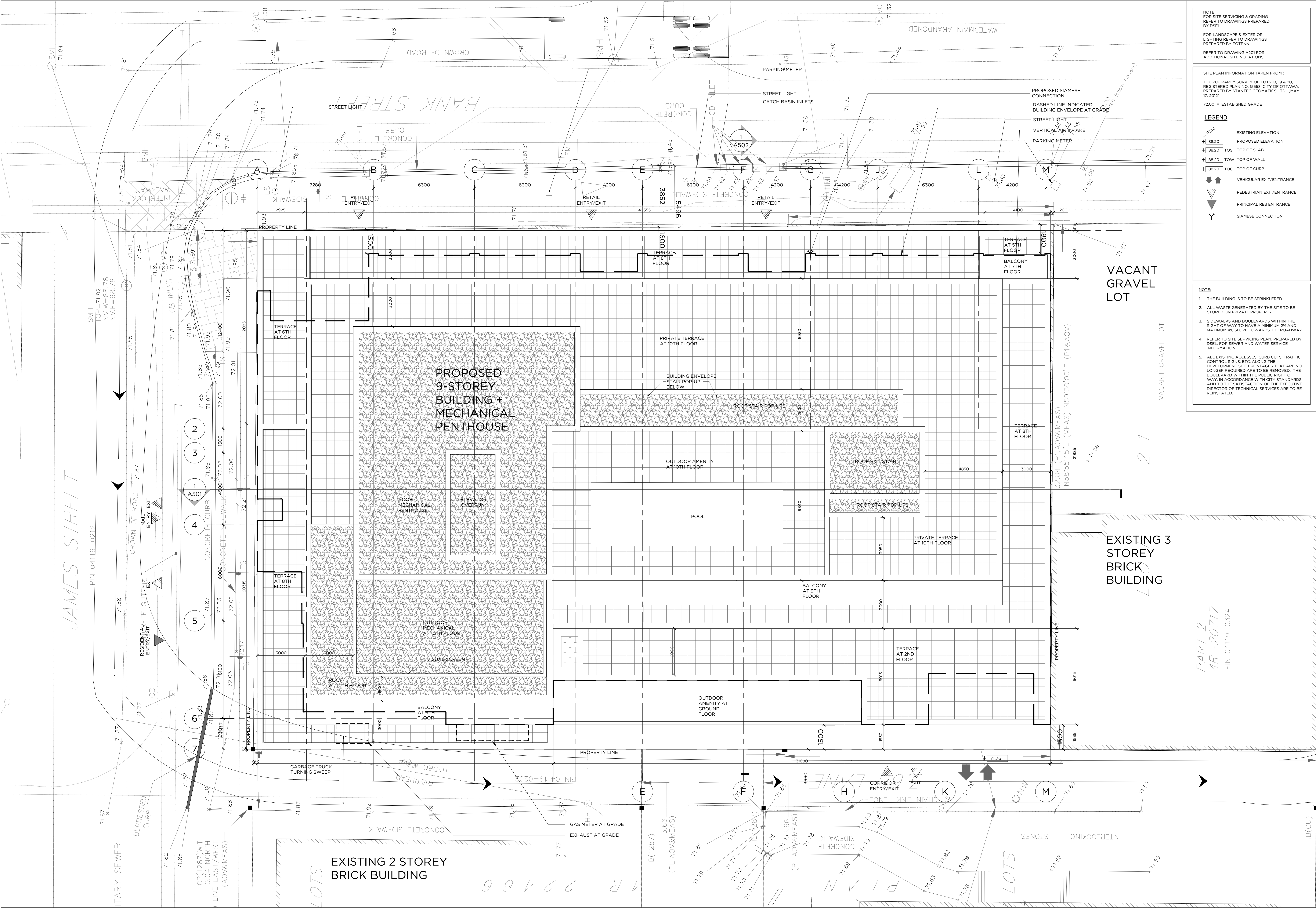
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## CONTEXT PLAN, SITE STATS

NTS

A001



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

FOR LANDSCAPE & EXTERIOR  
LIGHTING REFER TO DRAWINGS  
PREPARED BY POTENN

REFER TO DRAWING A201 FOR  
ADDITIONAL SITE NOTATIONS

SITE PLAN INFORMATION TAKEN FROM:  
1. TOPOGRAPHY SURVEY OF LOTS 18, 19 & 20,  
REGISTERED PLAN NO. 15558, CITY OF OTTAWA,  
PREPARED BY STANTEC GEOMATICS LTD. (MAY  
17, 2022)

72.00 = ESTABLISHED GRADE

LEGEND

- 91.4 EXISTING ELEVATION  
+88.20 PROPOSED ELEVATION  
+88.20 TOS TOP OF SLAB  
+88.20 TOW TOP OF WALL  
+88.20 TOC 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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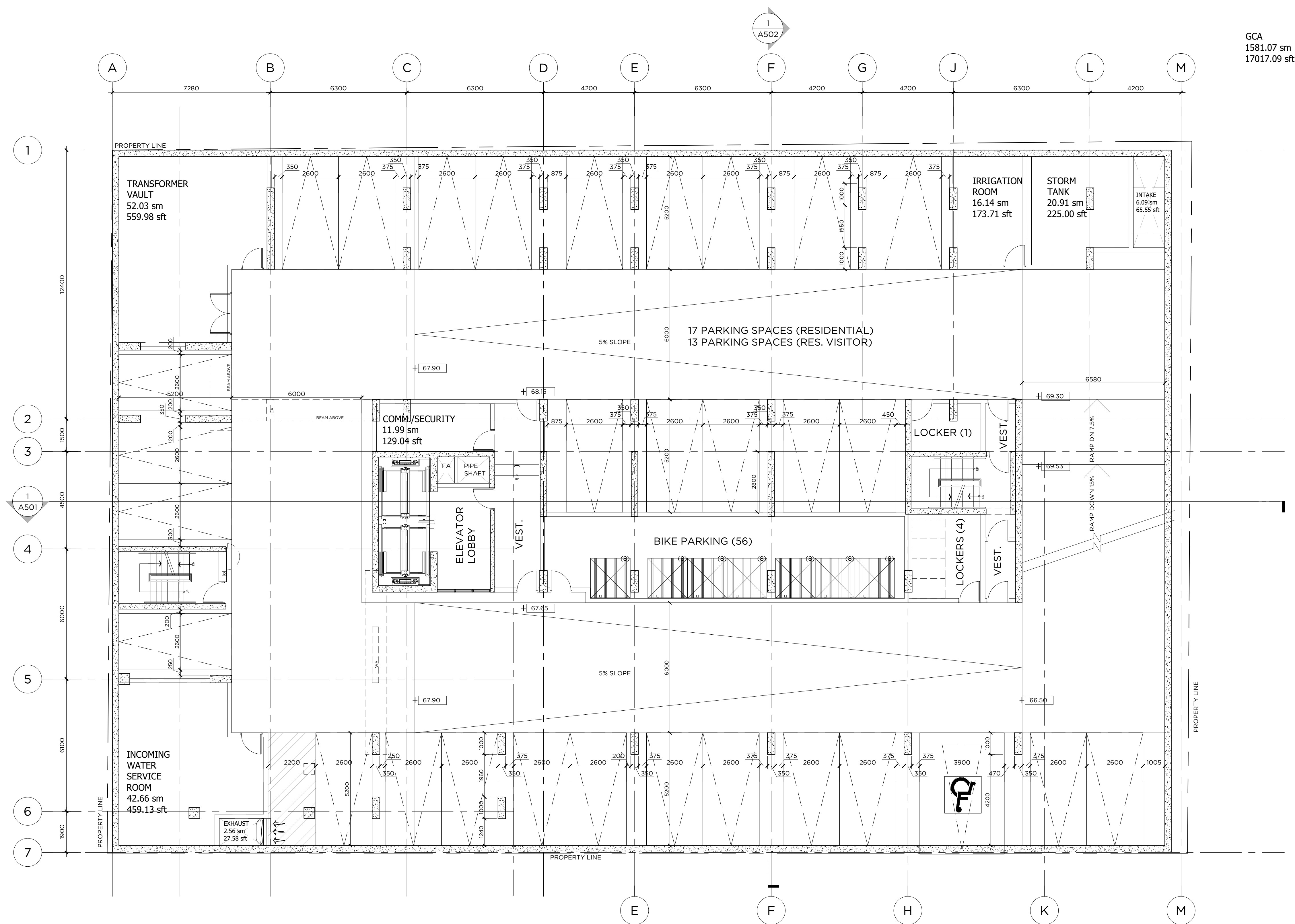
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SITE  
PLAN

1:100

A100

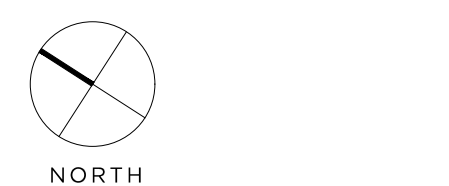


GCA  
1581.07 sm  
17017.09 sft

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**REVISION RECORD**



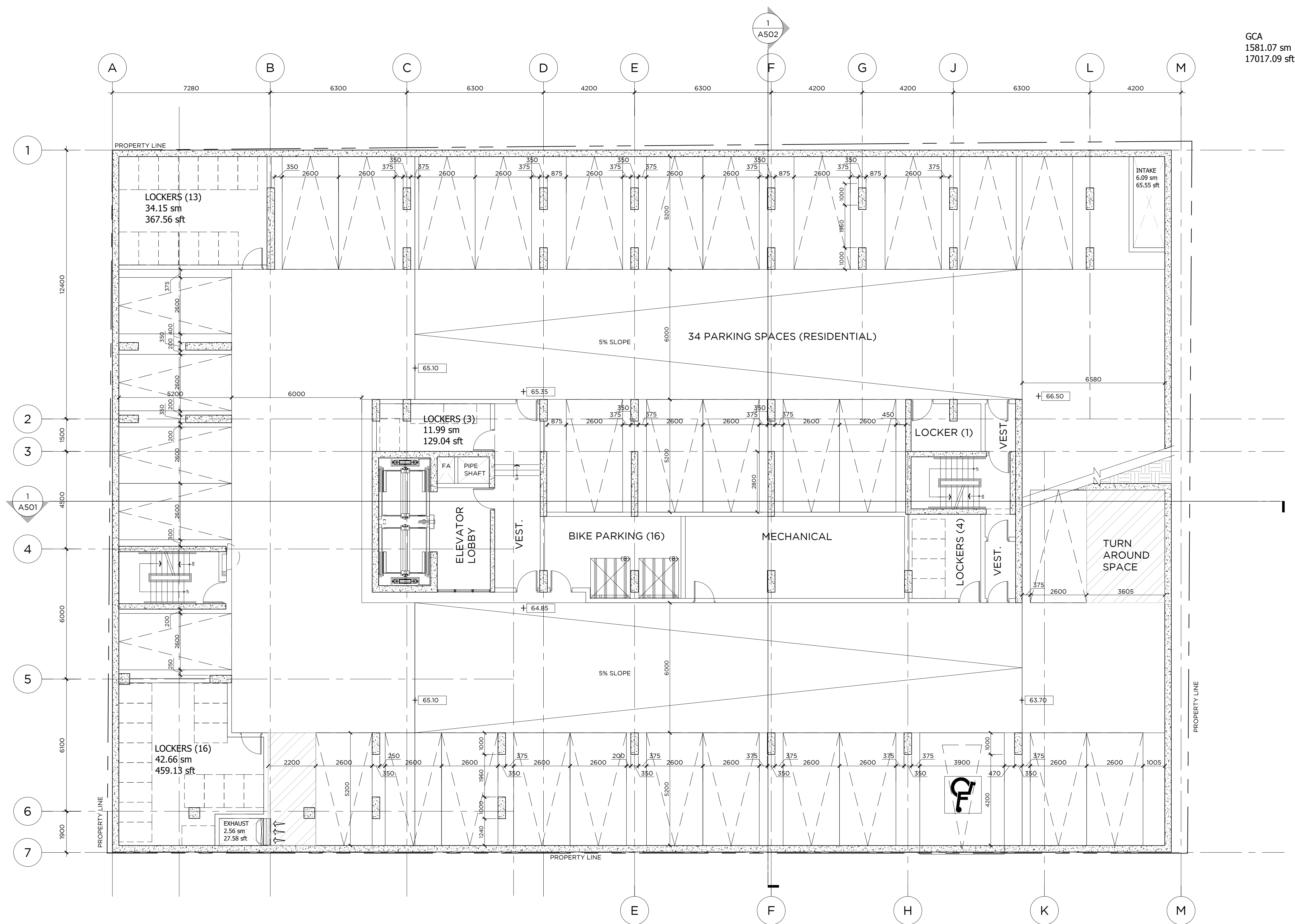
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P1 PARKING  
PLAN

1:100  
A101

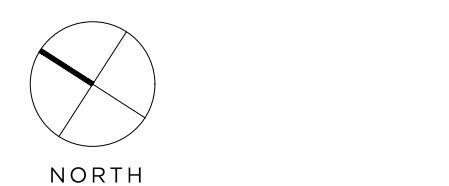


GCA  
1581.07 sm  
17017.09 sft

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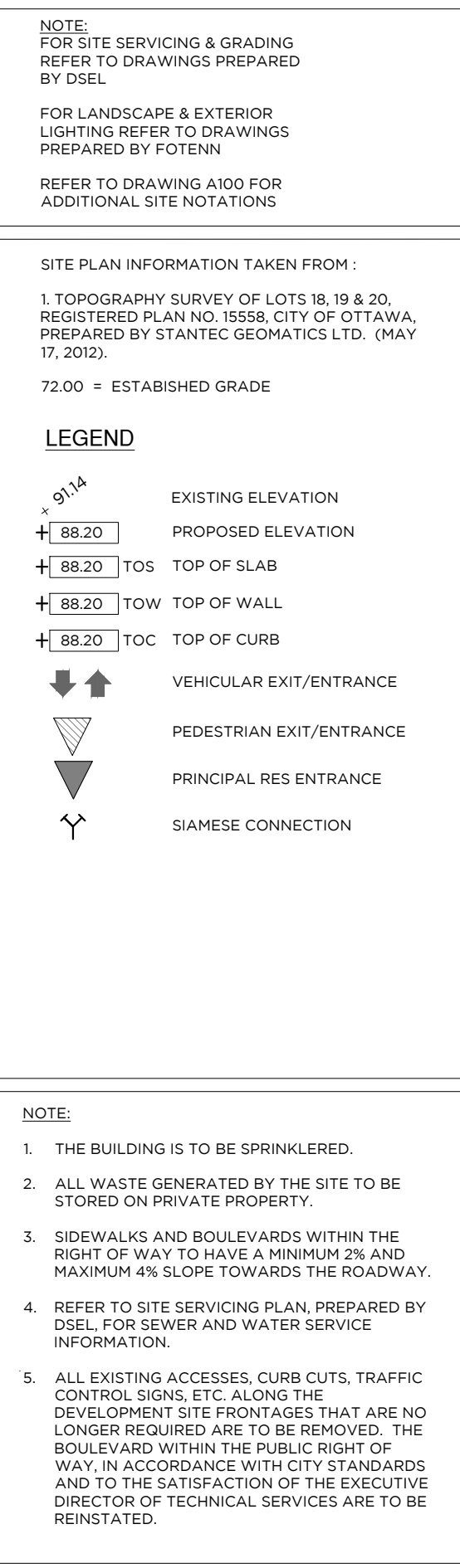
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P2 PARKING  
PLAN

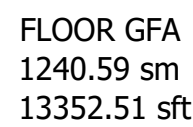
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A102



### EVISION RECORD





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## REVISION RECORD



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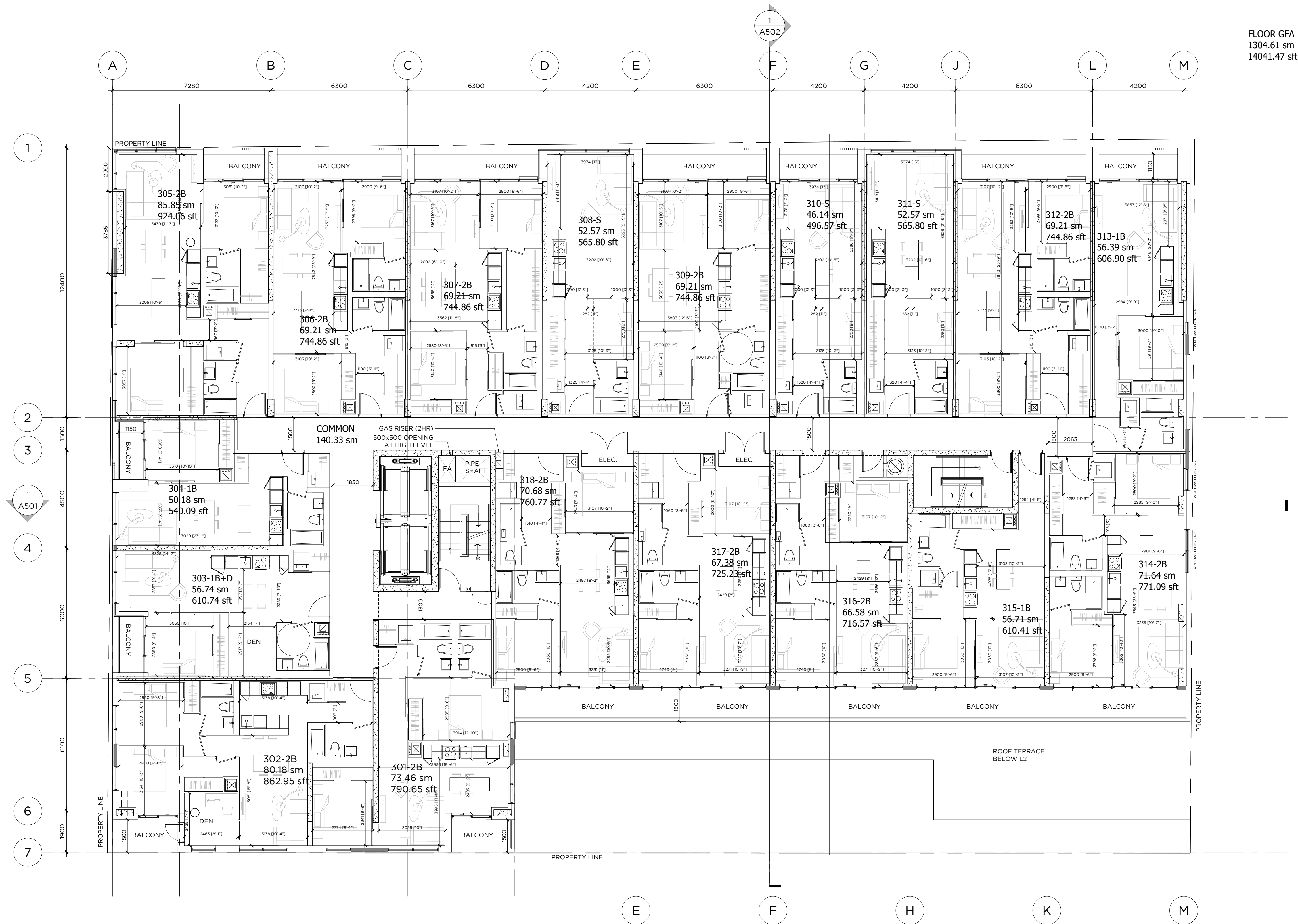
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## 2ND FLOOR PLAN

1:100

A202



FLOOR GFA  
1304.61 sm  
14041.47 sft

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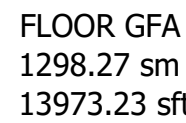
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3RD FLOOR PLAN

1:100

A203

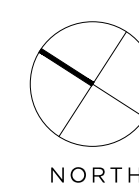


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NORTH

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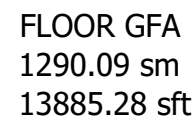
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4TH FLOOR PLAN

1:100

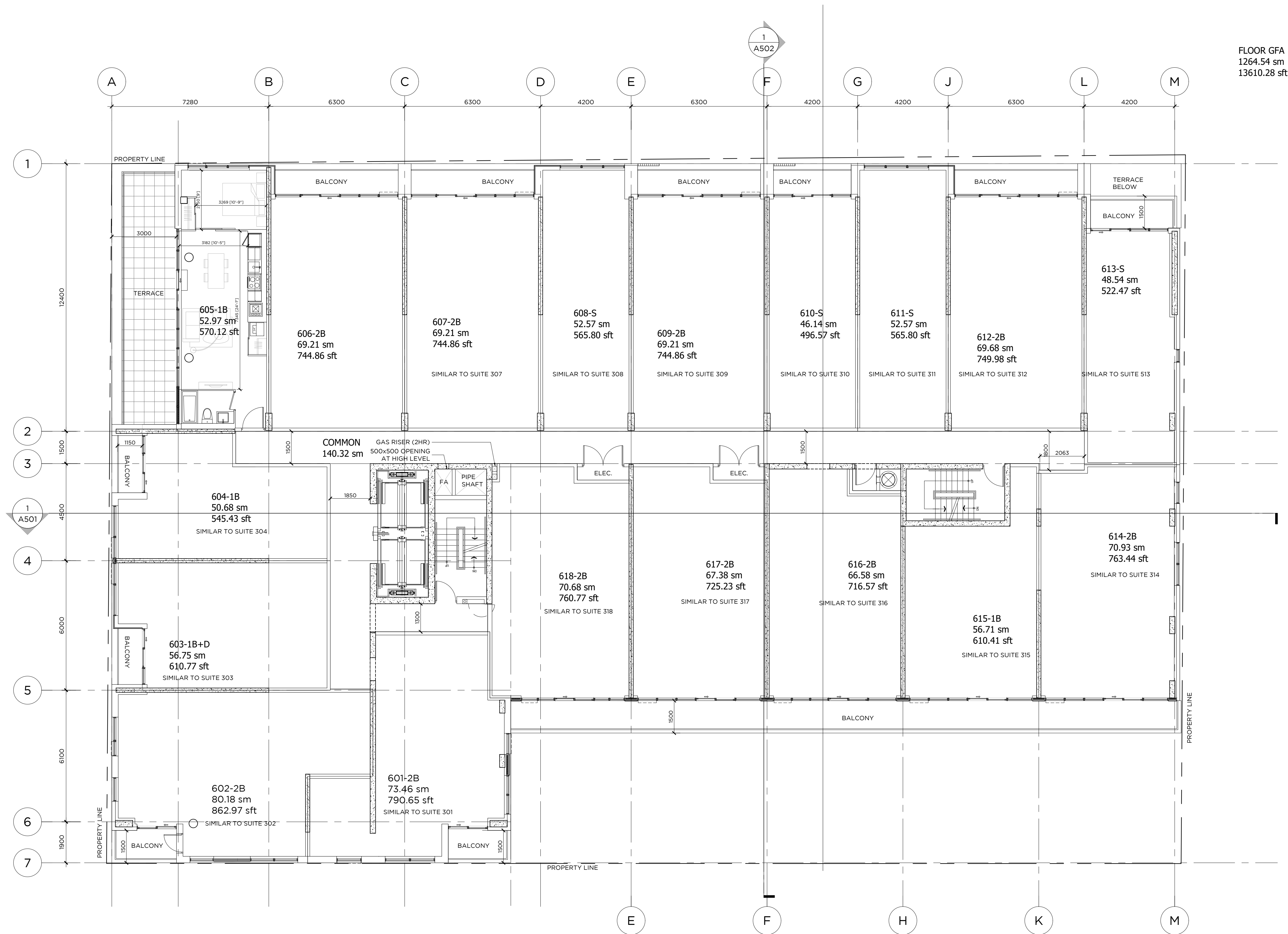
A204



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FLOOR GFA  
1264.54 sm  
13610.28 sft

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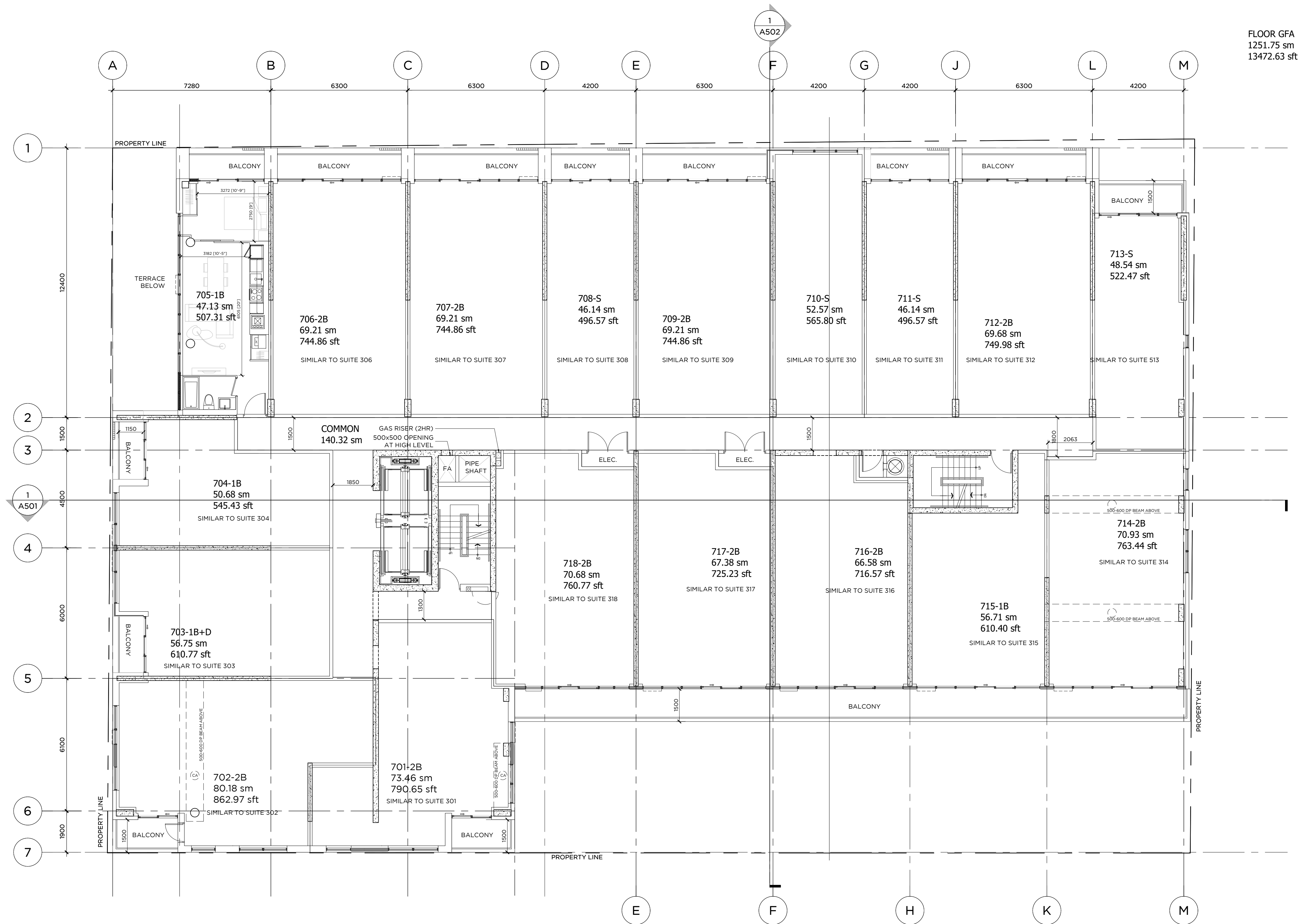
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6TH FLOOR PLAN

1:100

A206



FLOOR GFA  
1251.75 sm  
13472.63 sft

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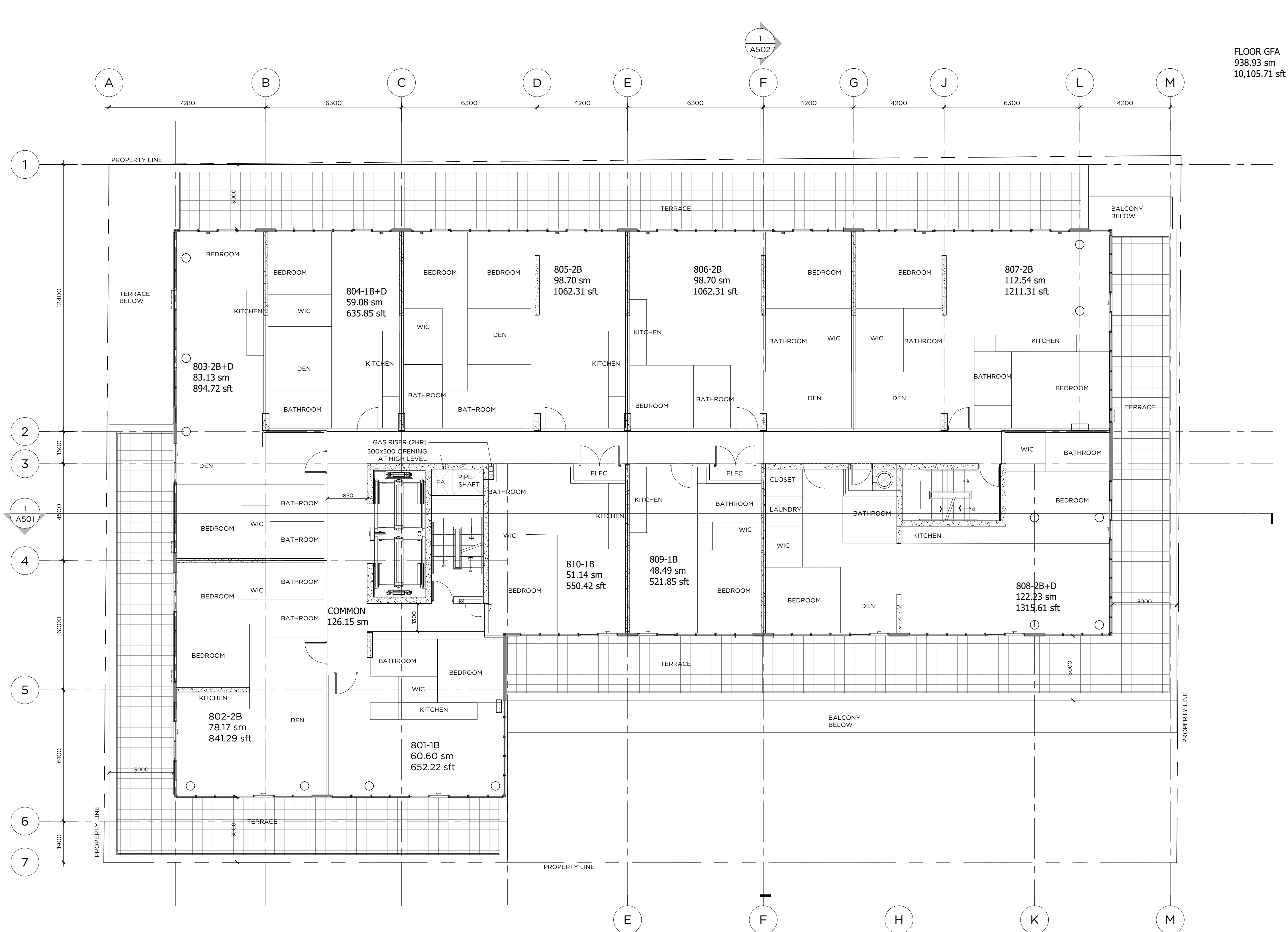
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7TH FLOOR PLAN

1:100

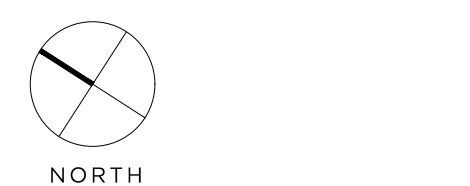
A207



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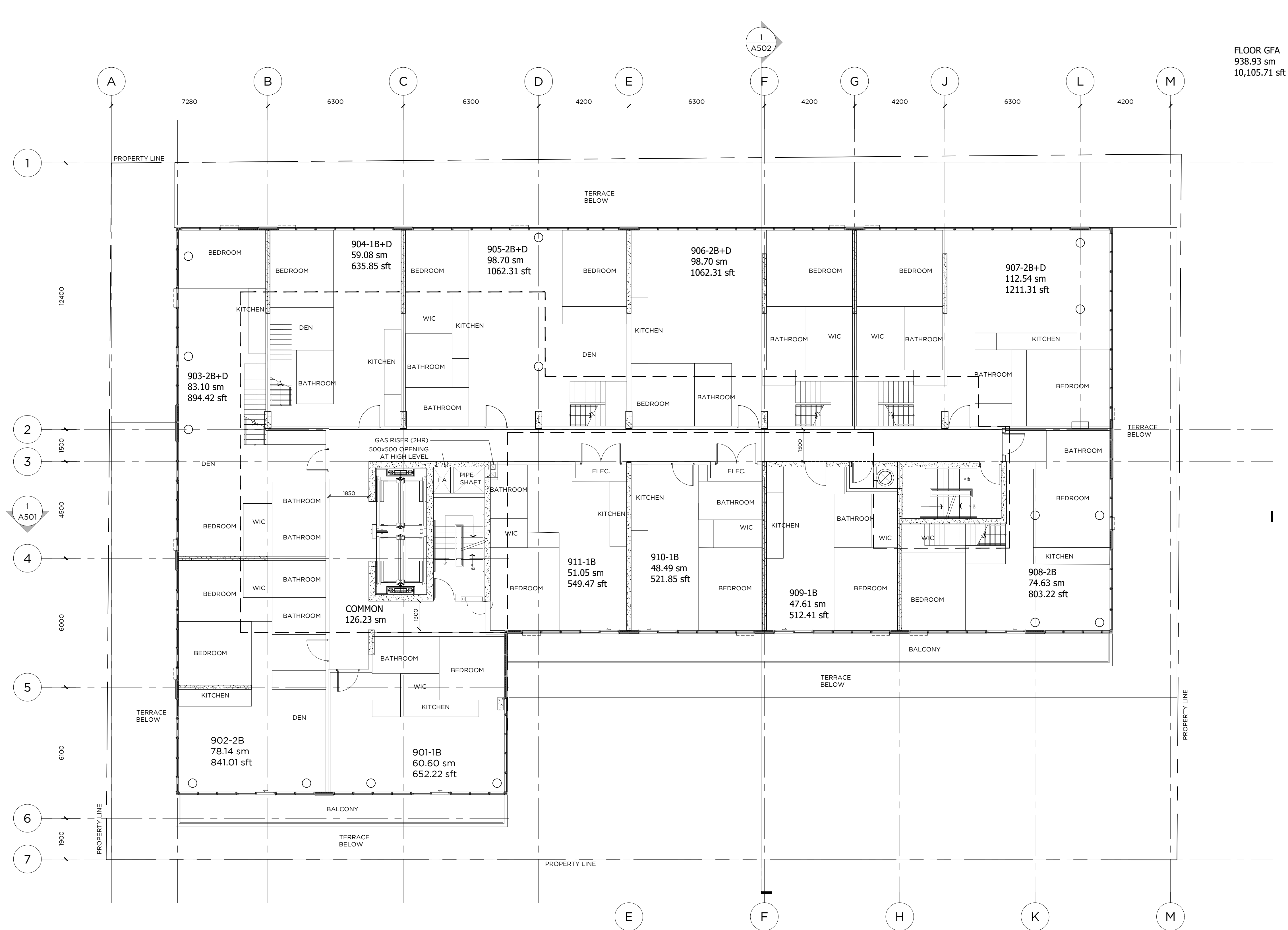
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8TH FLOOR PLAN

1:100  
A208



FLOOR GFA  
938.93 sm  
10,105.71 sft

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9TH FLOOR PLAN

1:100

A209

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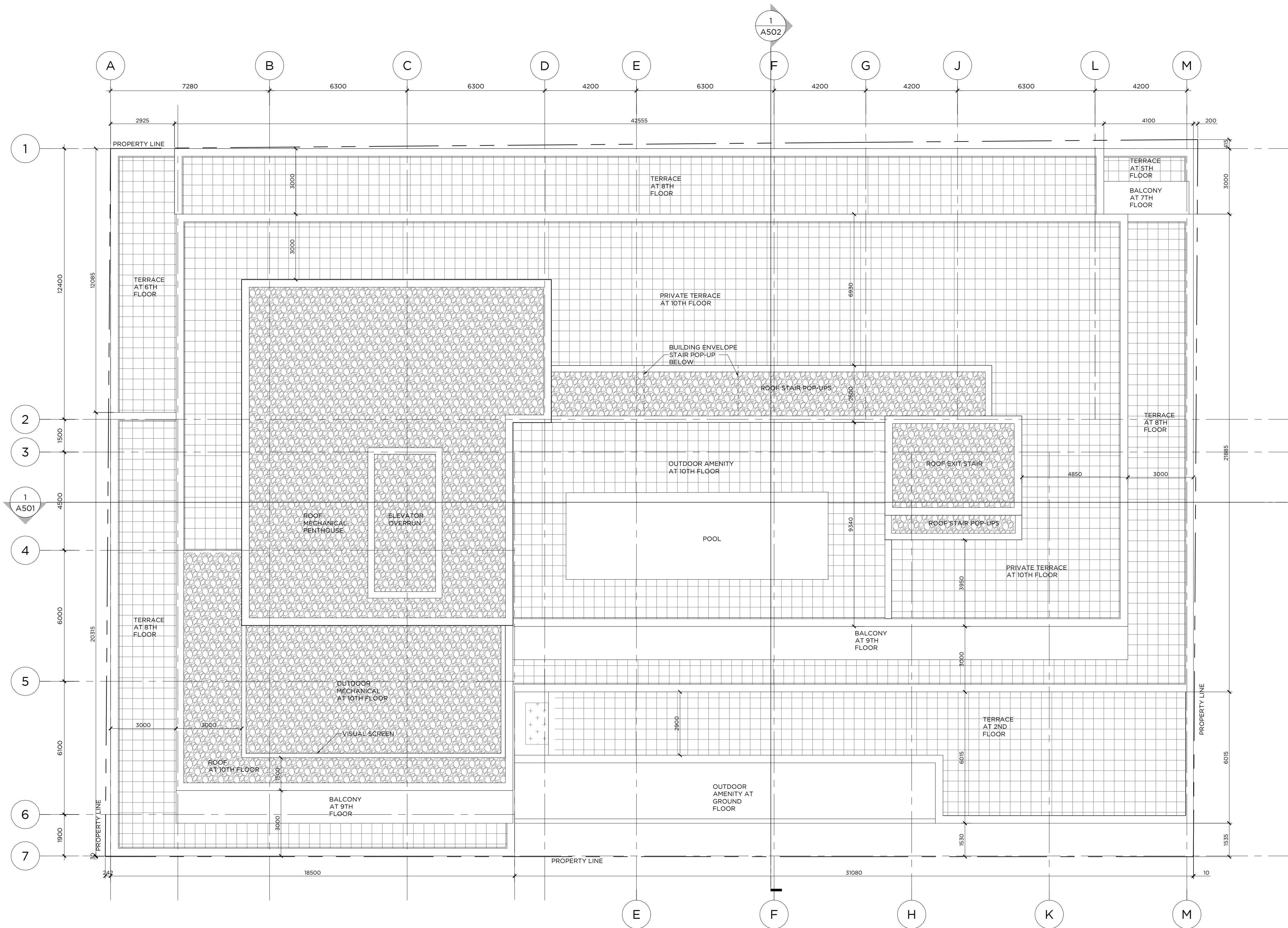
A circular compass rose with a thick black line pointing towards the top-left, indicating North. The word "NORTH" is written in capital letters below the circle.

2017

## 0TH FLOOR PLAN

# A210

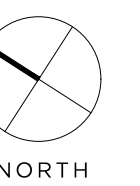




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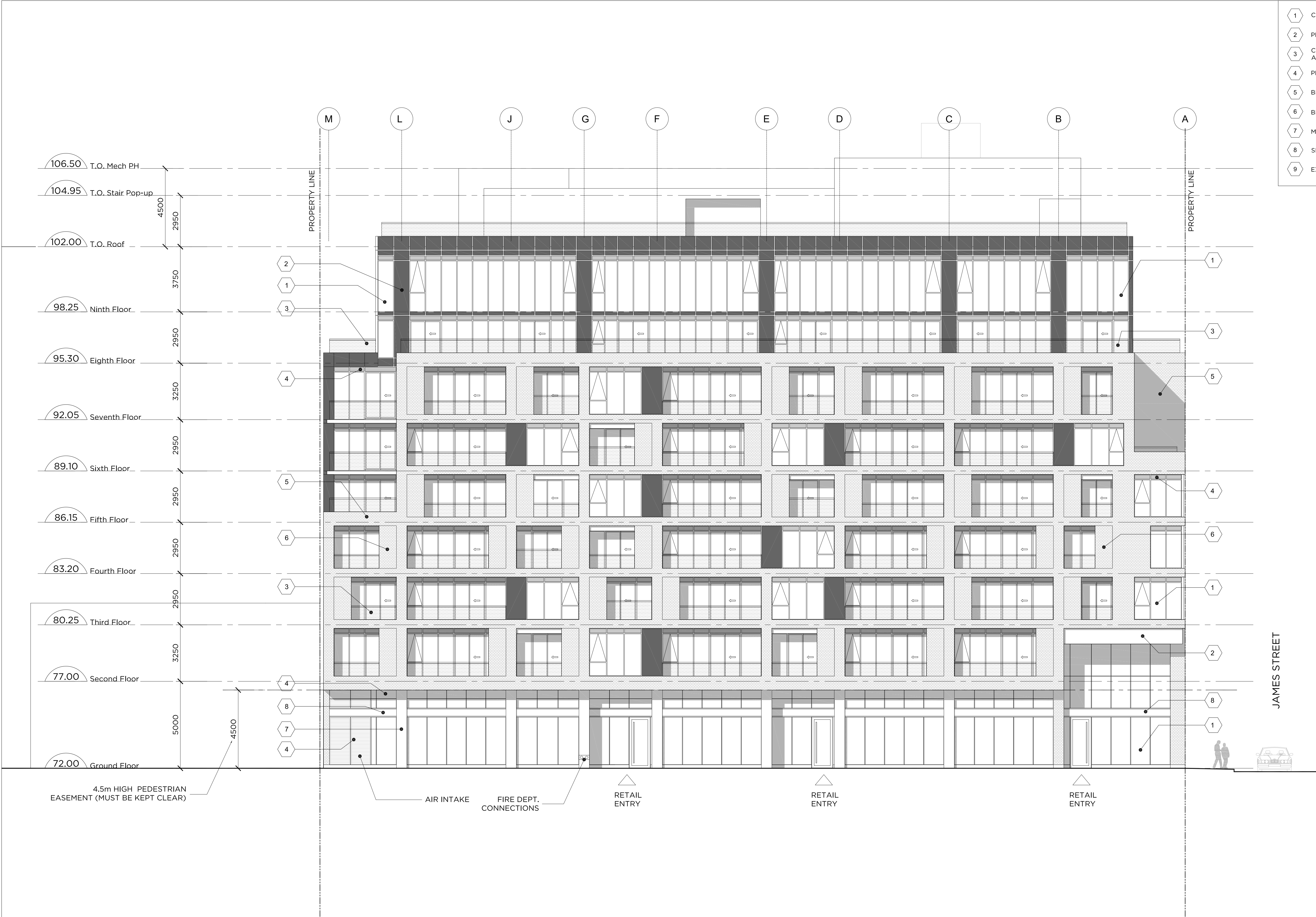
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ROOF PLAN

1:100

A211

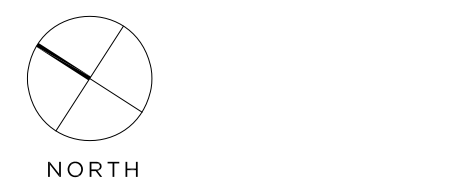


- 1 CLEAR DOUBLE-GLAZING
- 2 PRE-FINISHED METAL PANEL
- 3 CLEAR GLASS AND PREFINISHED ALUMINUM GUARD SYSTEM
- 4 PREFINISHED METAL LOUVERS
- 5 BRICK MASONRY CLADDING
- 6 BRICK MASONRY SCREEN
- 7 MASONRY/ STONE PIER
- 8 SIGNAGE BAND
- 9 EXPOSED CONCRETE

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**REVISION RECORD**



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OTTAWA, ON  
URBAN CAPITAL

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Ontario | M5V 0G2  
T. 416.304.0431

**EAST  
ELEVATION**

1:100

**A401**



- 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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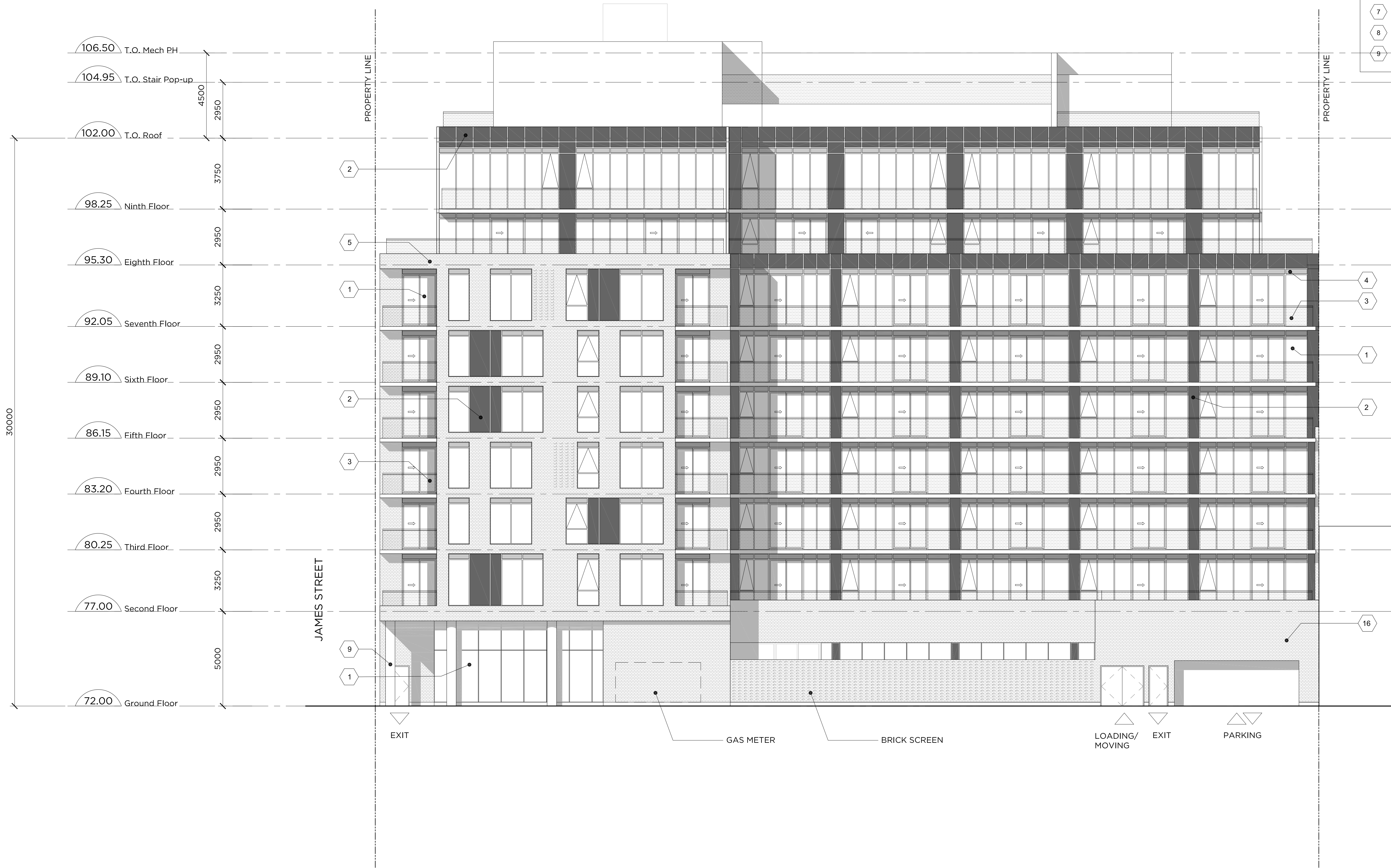
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**NORTH  
ELEVATION**

1:100

**A402**



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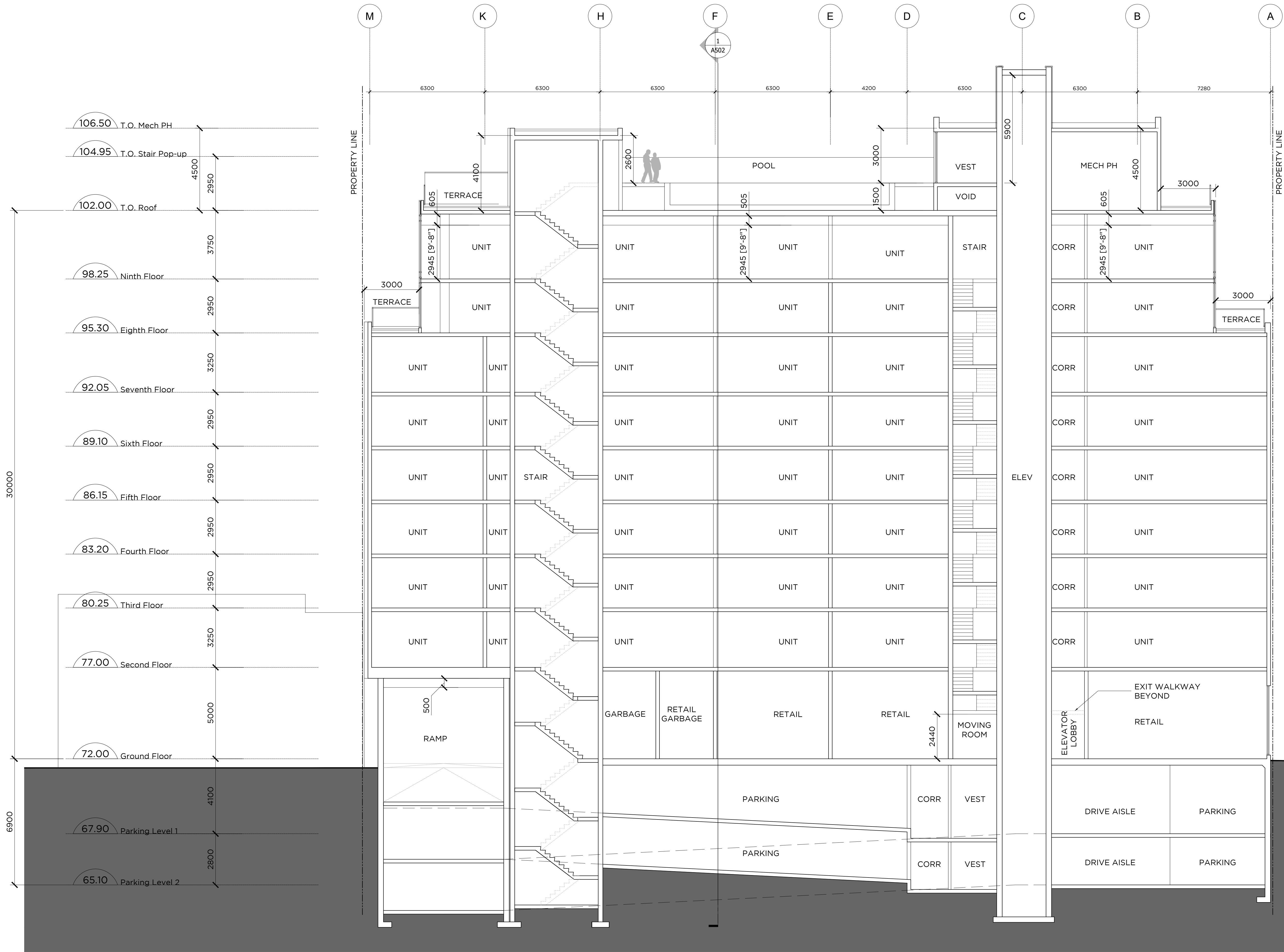
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WEST  
ELEVATION

1:100

A403





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**REVISION RECORD**



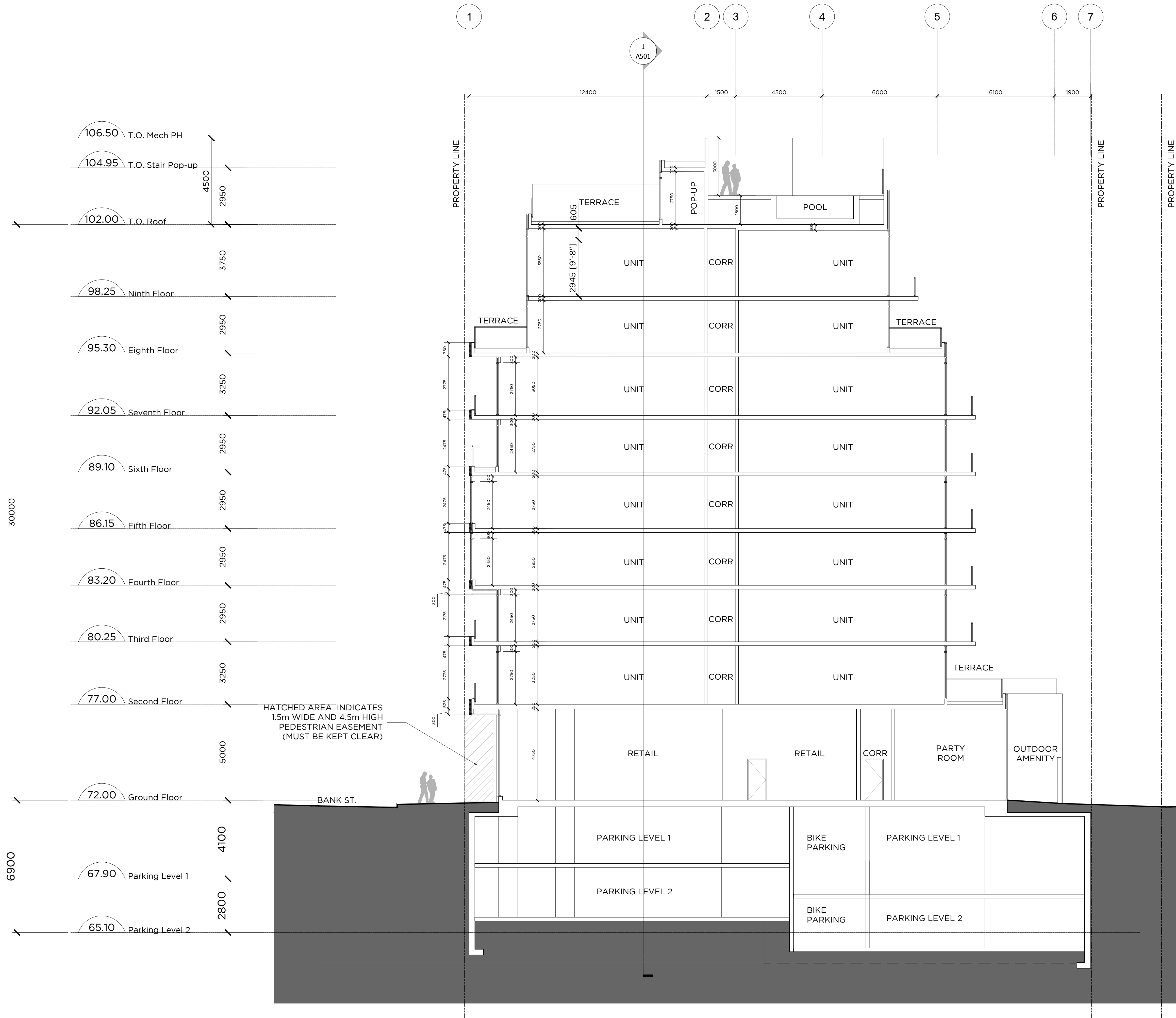
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**NORTH-SOUTH  
SECTION**

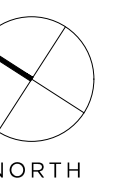
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**A501**



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**REVISION RECORD**



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**EAST-WEST  
SECTION**

1:100  
**A502**