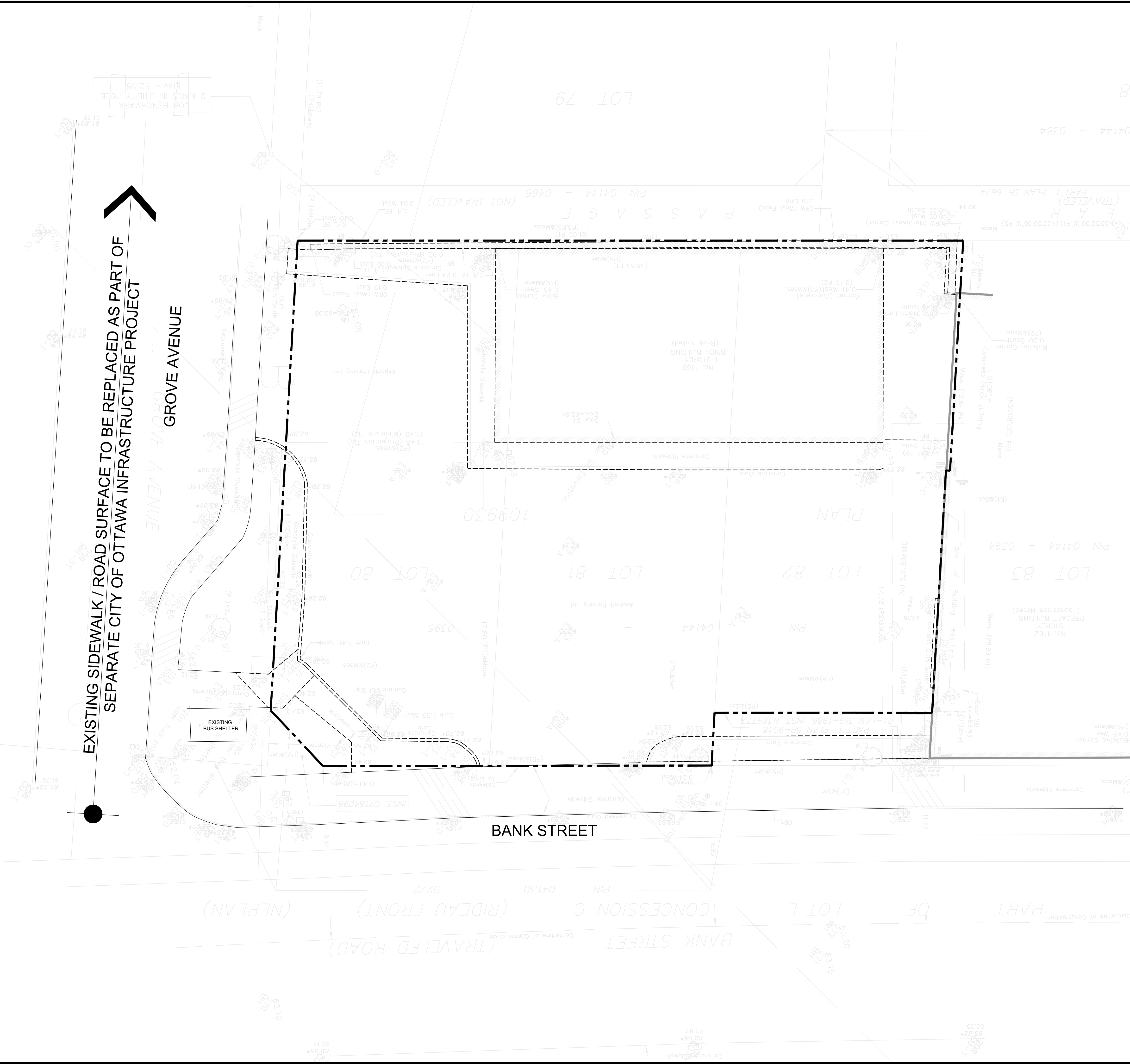


EXISTING SIDEWALK / ROAD SURFACE TO BE REPLACED AS PART OF SEPARATE CITY OF OTTAWA INFRASTRUCTURE PROJECT

GROVE AVENUE

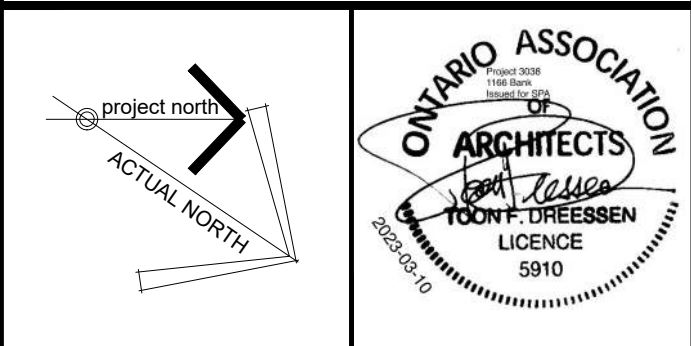
BANK STREET



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| 4 | ISSUED FOR COORDINATION | 2023-02-01 |
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PROJECT TITLE
 1166 BANK STREET

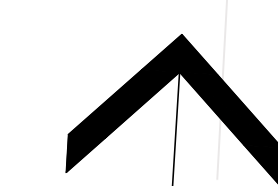
DRAWING TITLE
 SITE PLAN: DEMOLITION

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

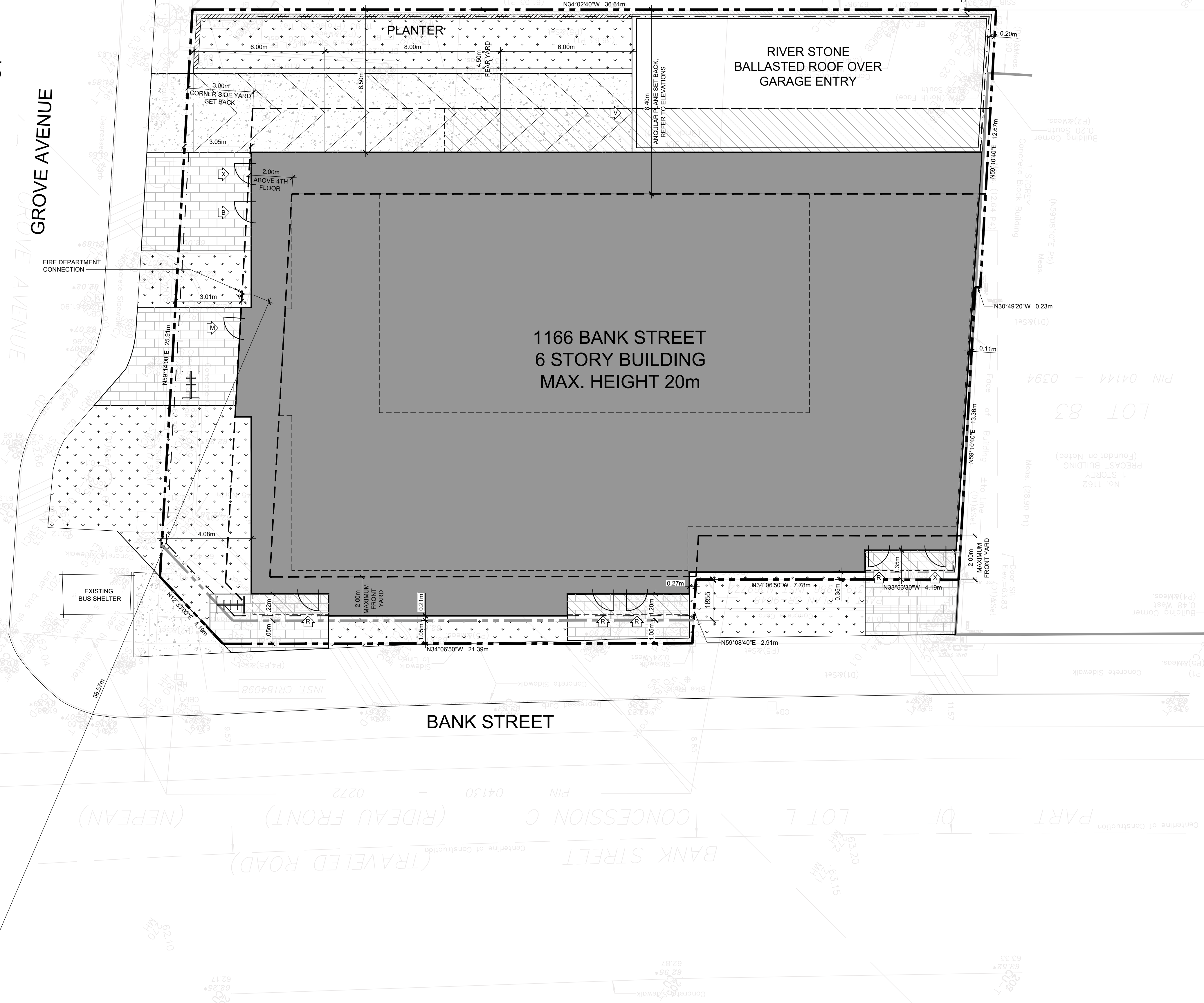
ARCHITECTURAL

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

GROVE AVENUE



GROVE AVENUE



1166 BANK STREET
6 STORY BUILDING
MAX. HEIGHT 20m

PLANTER

RIVER STONE
BALLASTED ROOF OVER
GARAGE ENTRY

BANK STREET

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

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: | 1015.47m ² |
| GROSS FLOOR AREA (CITY OF OTTAWA): | 2980.87m ² |
| BUILDING AREA (OBC): | 709.60m ² |

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: | 62.39m (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:

| TYPE | REQUIRED | PROVIDED |
|-----------------------------|----------|----------|
| RESIDENTIAL BICYCLE PARKING | 19 | 60 |
| COMMERCIAL BICYCLE PARKING | 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 |

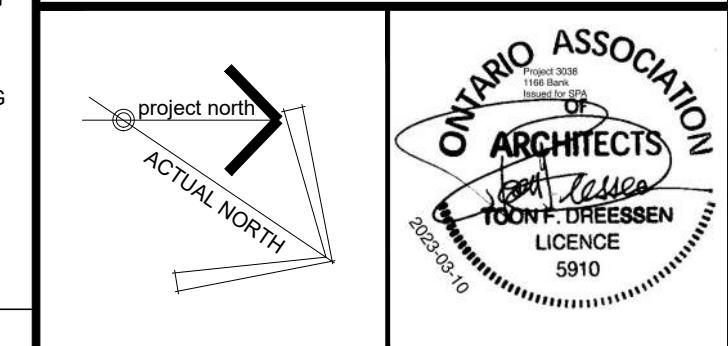
*CALCULATIONS ARE BASED ON 37 RESIDENTIAL UNITS

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PROJECT TITLE

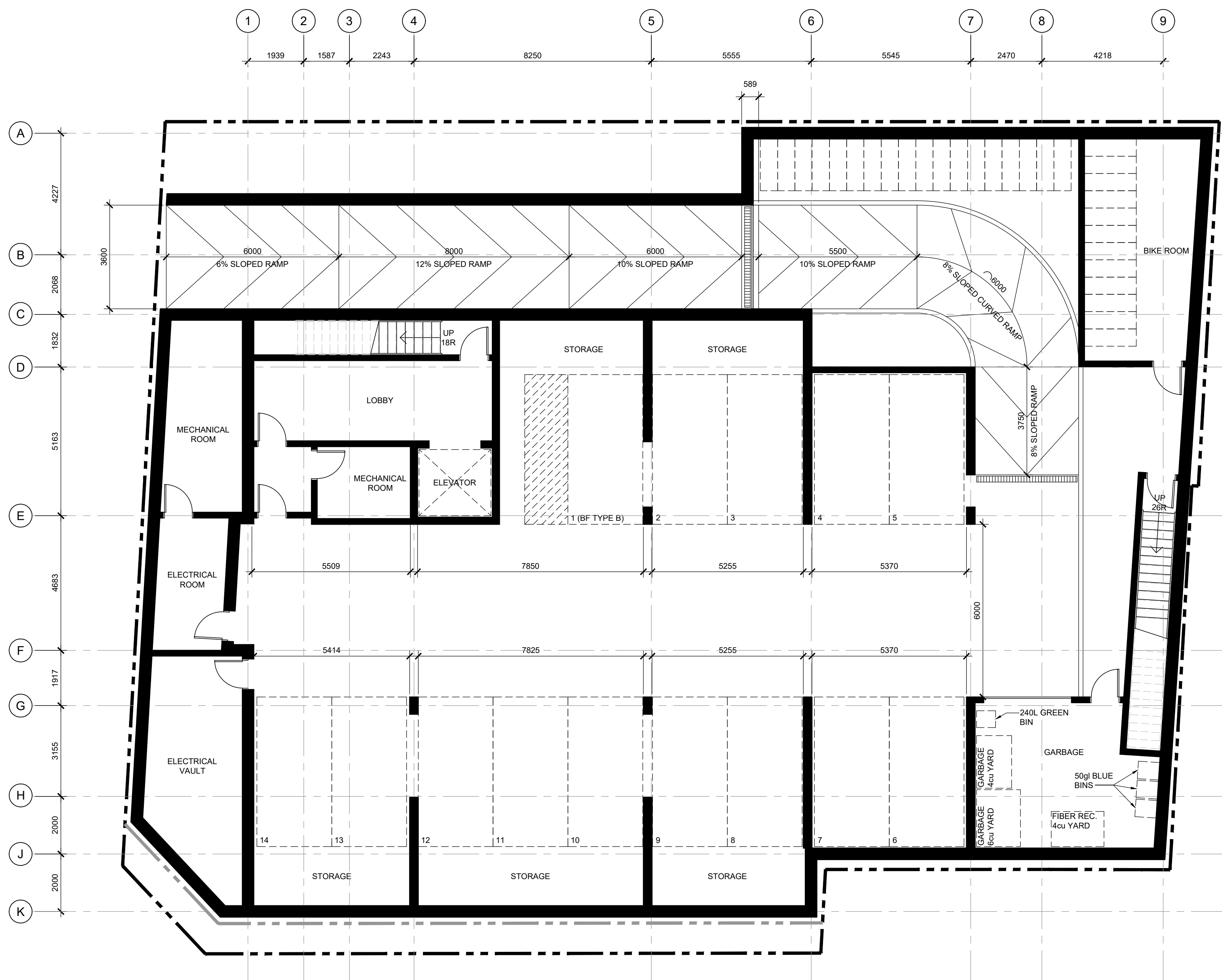
1166 BANK STREET

DRAWING TITLE

SITE PLAN: NEW WORK

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

ARCHITECTURAL

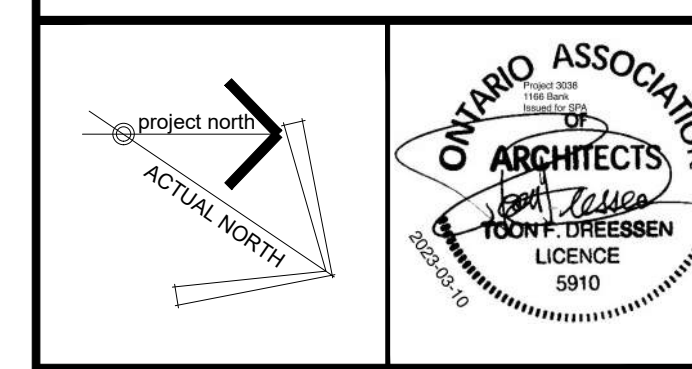


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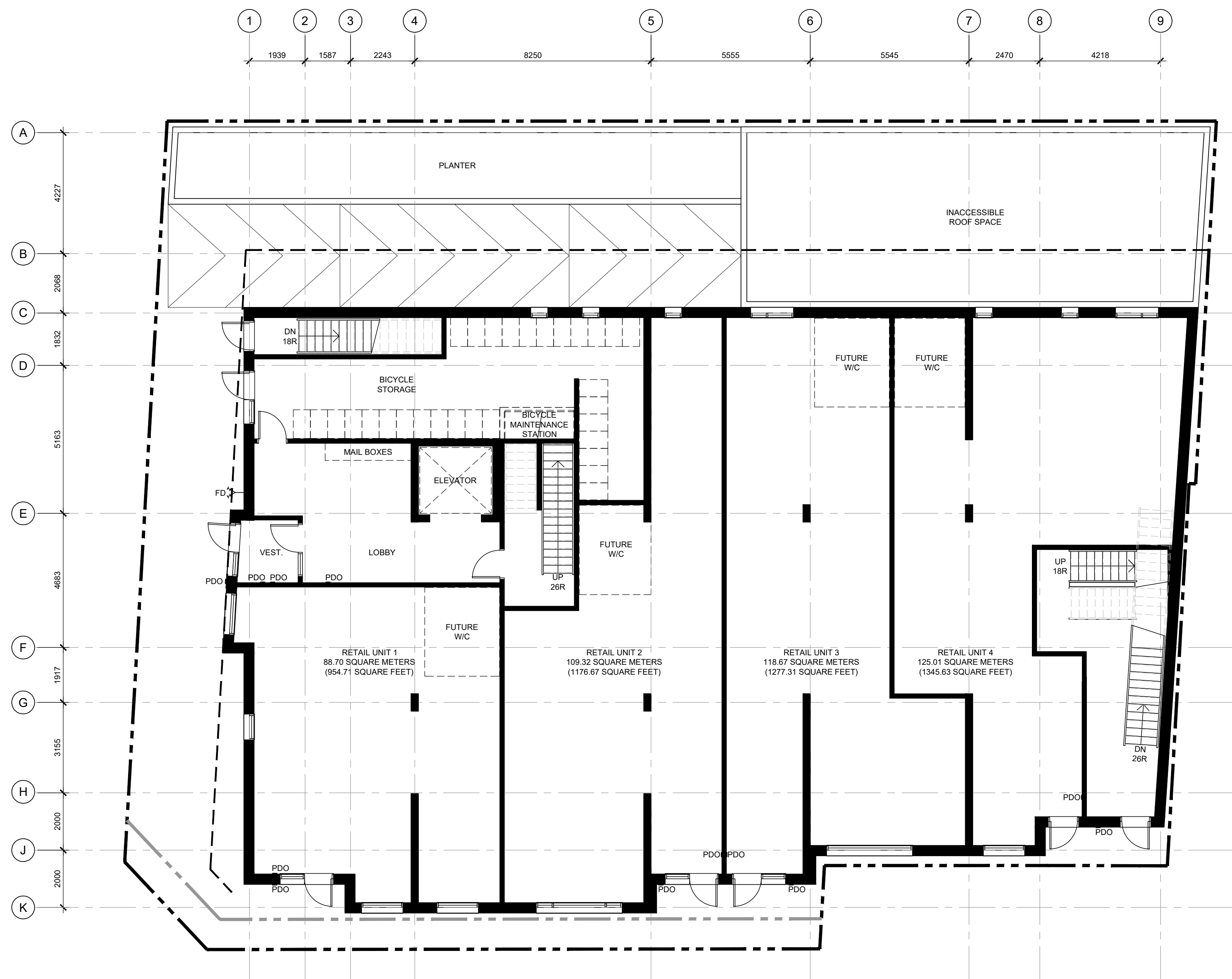


PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
FLOOR PLAN: BASEMENT / PARKING LEVEL

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

ARCHITECTURAL

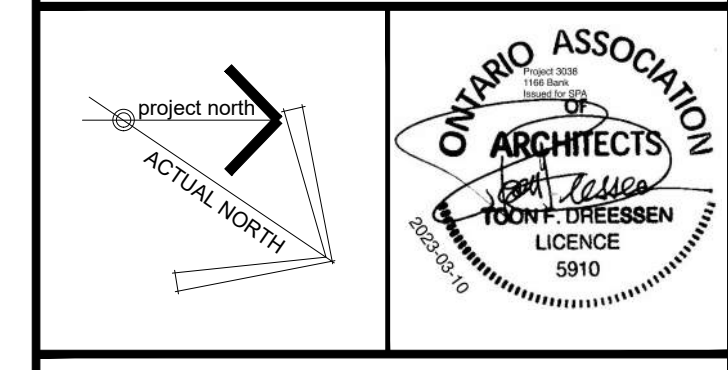


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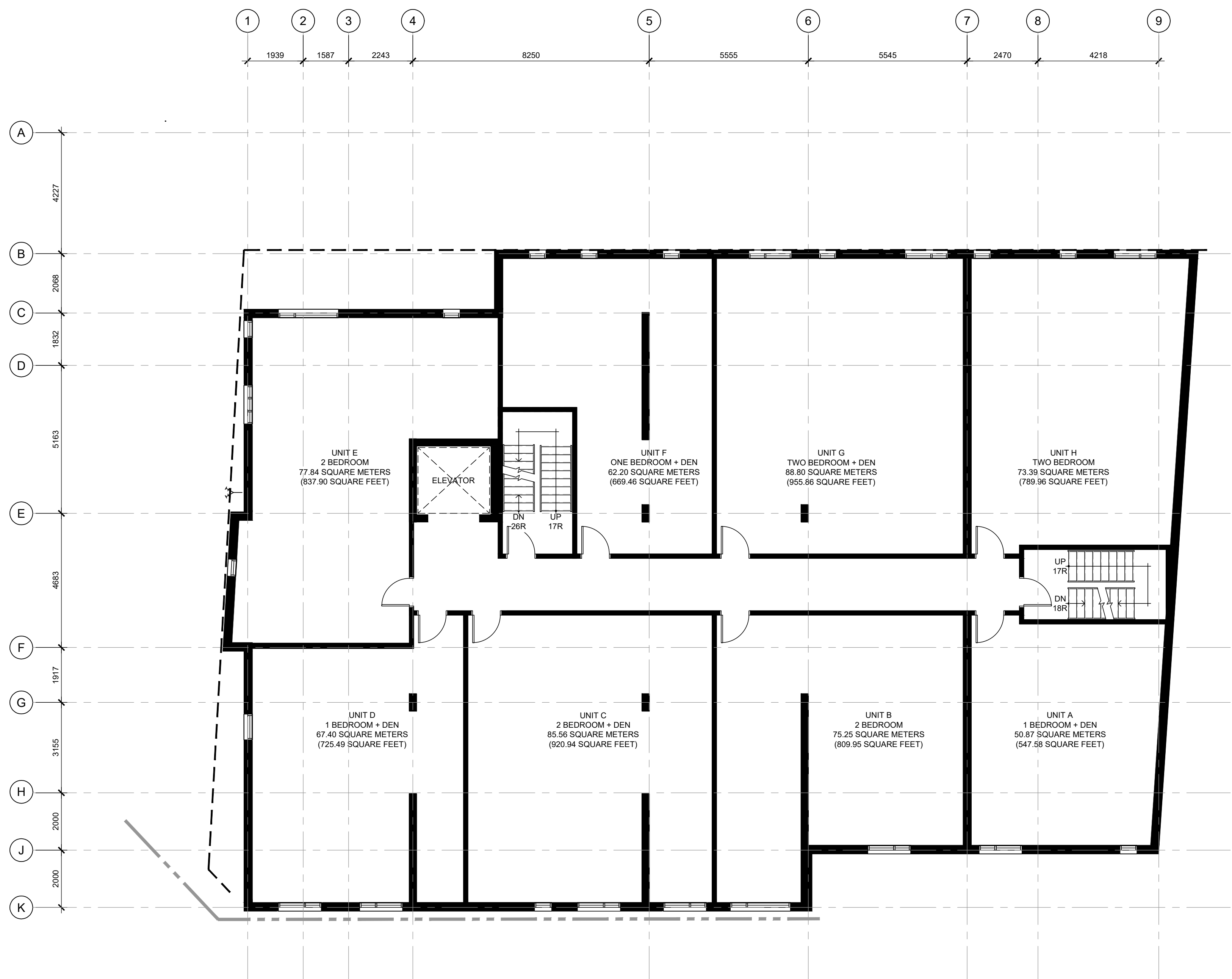


PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
FLOOR PLAN: GROUND

| DATE | DRAWN | JOB NO. | DRAWING NO. |
|-----------|----------|---------|-------------|
| OCT. 2022 | IC | 3038 | A201 |
| SCALE | REVIEWED | | |
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ARCHITECTURAL

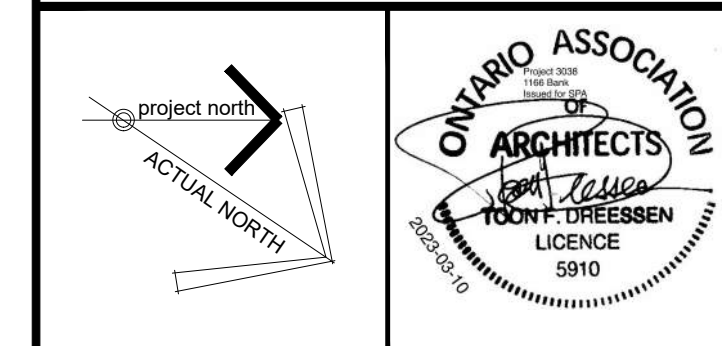


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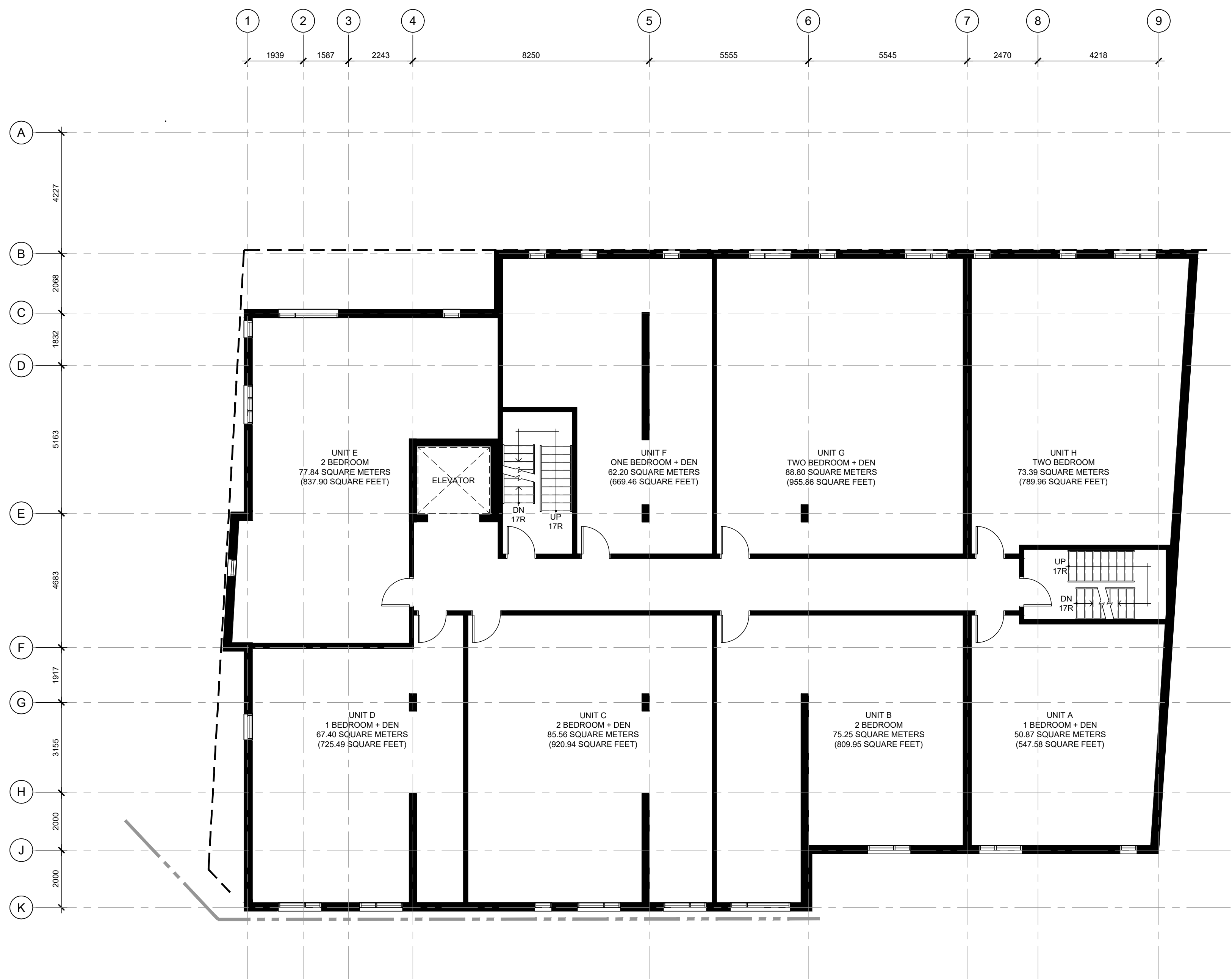
1166 BANK STREET

DRAWING TITLE

FLOOR PLAN:
2ND FLOOR

| DATE | DRAWN | JOB NO. | DRAWING NO. |
|-----------|----------|---------|-------------|
| OCT. 2022 | IC | 3038 | A202 |
| SCALE | REVIEWED | | |
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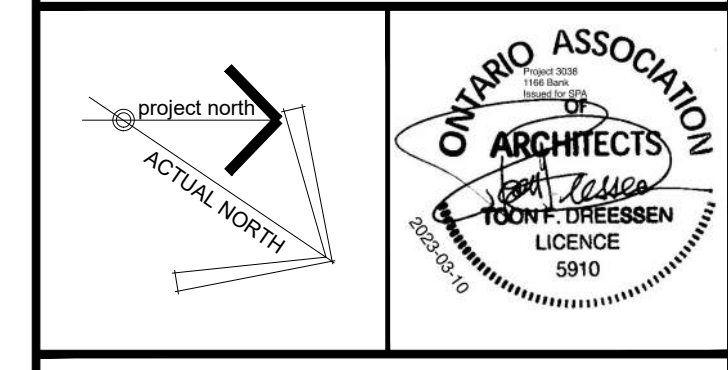
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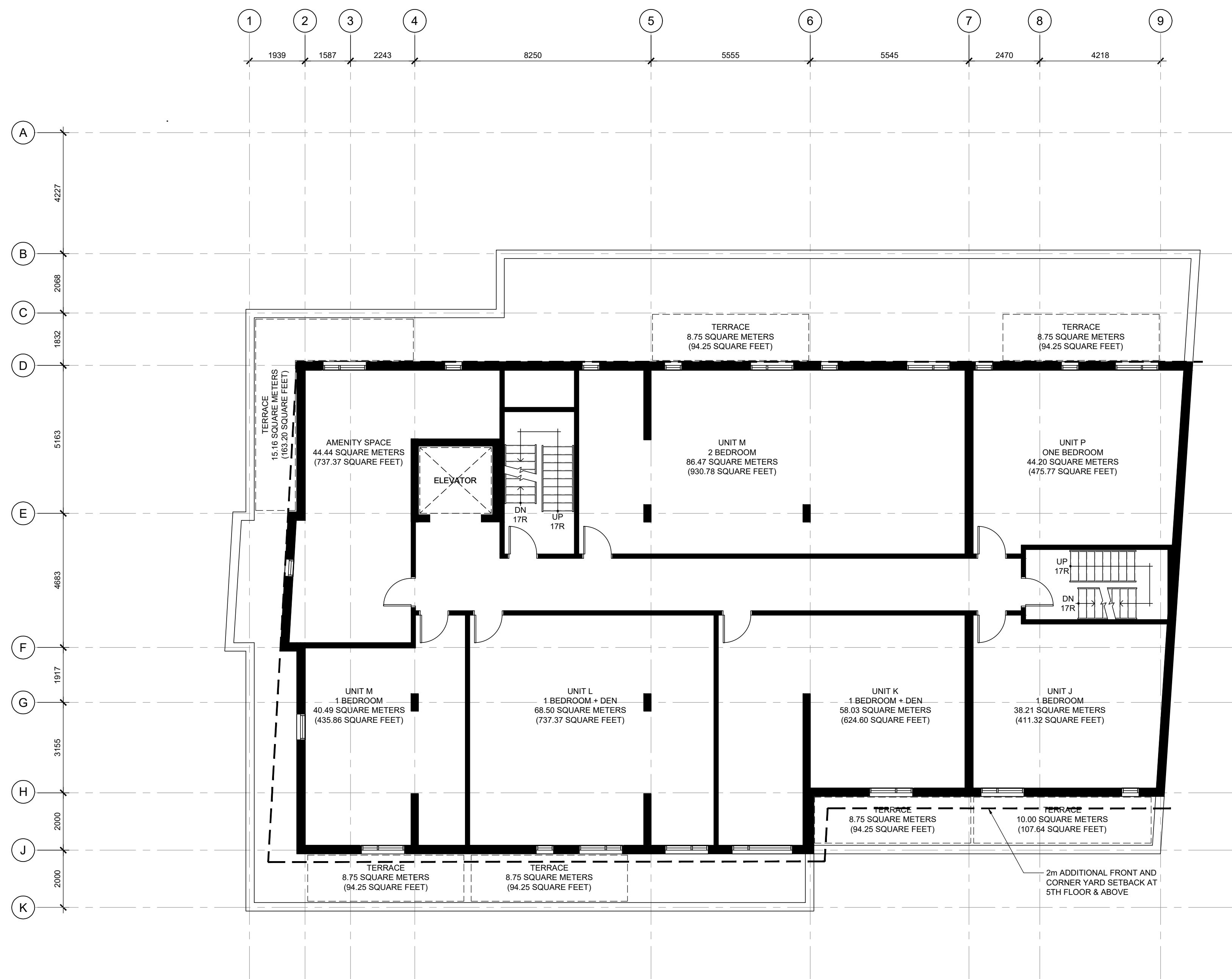


PROJECT TITLE
 1166 BANK STREET

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

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

ARCHITECTURAL

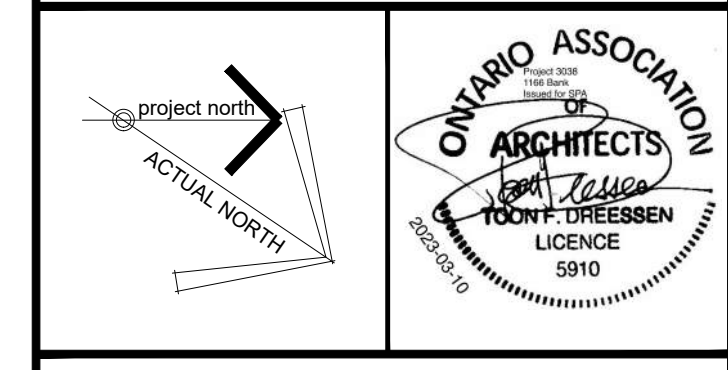


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PROJECT TITLE

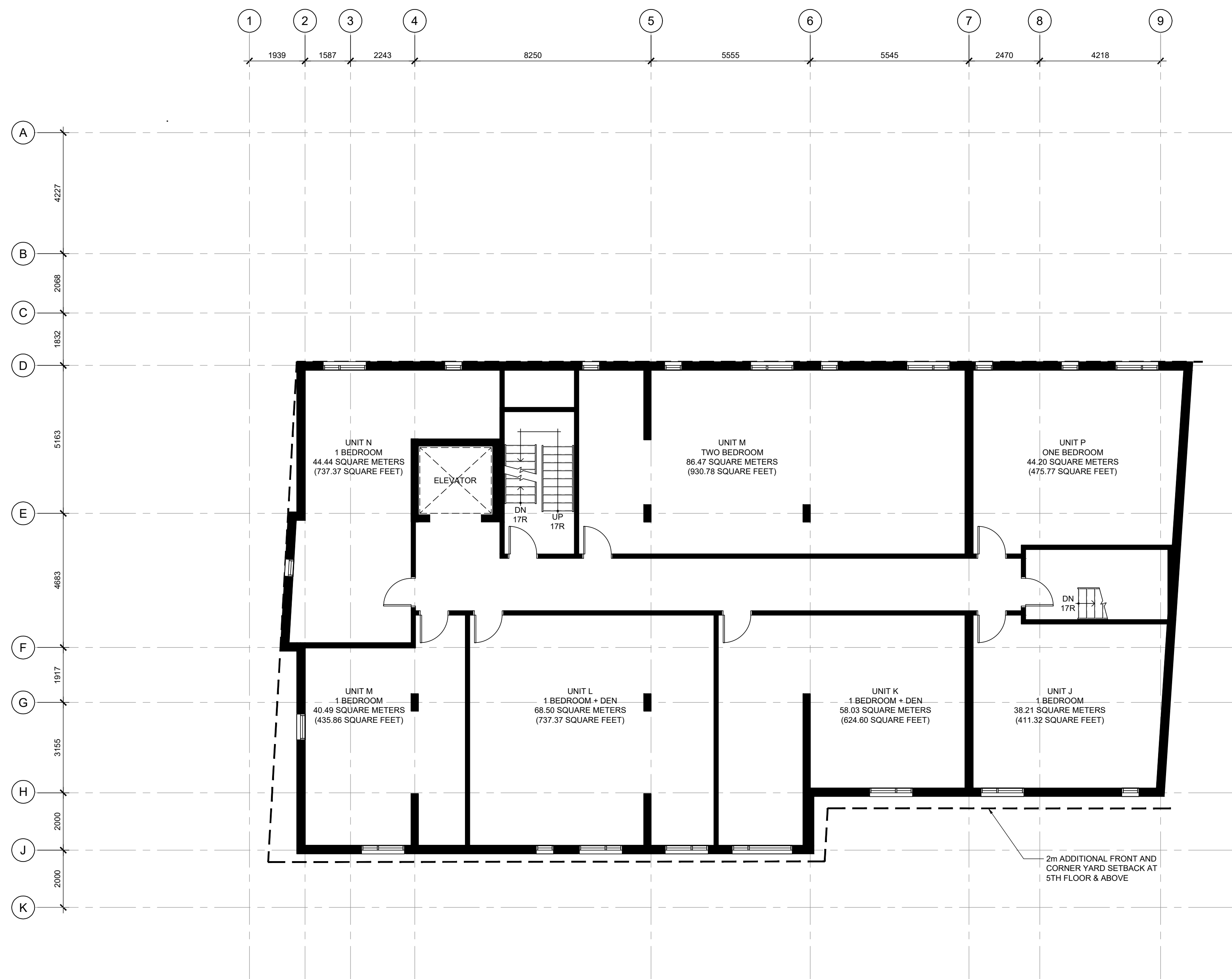
1166 BANK STREET

DRAWING TITLE

FLOOR PLAN: 5TH FLOOR

| DATE | DRAWN | JOB NO. | DRAWING NO. |
|-----------|----------|---------|-------------|
| OCT. 2022 | IC | 3038 | A204 |
| SCALE | REVIEWED | | |
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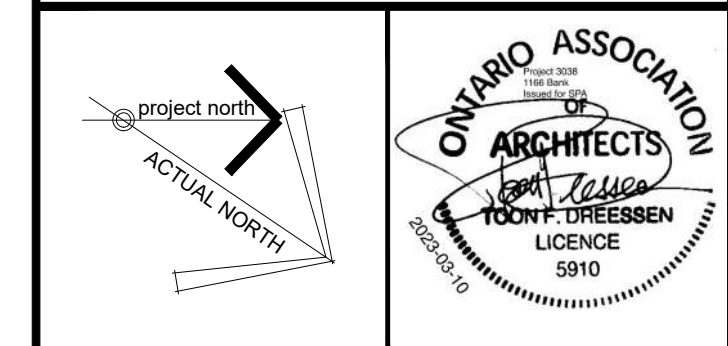
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| 4 | ISSUED FOR COORDINATION | 2023-02-01 |
| 5 | ISSUED FOR SITE PLAN CONTROL | 2023-03-10 |

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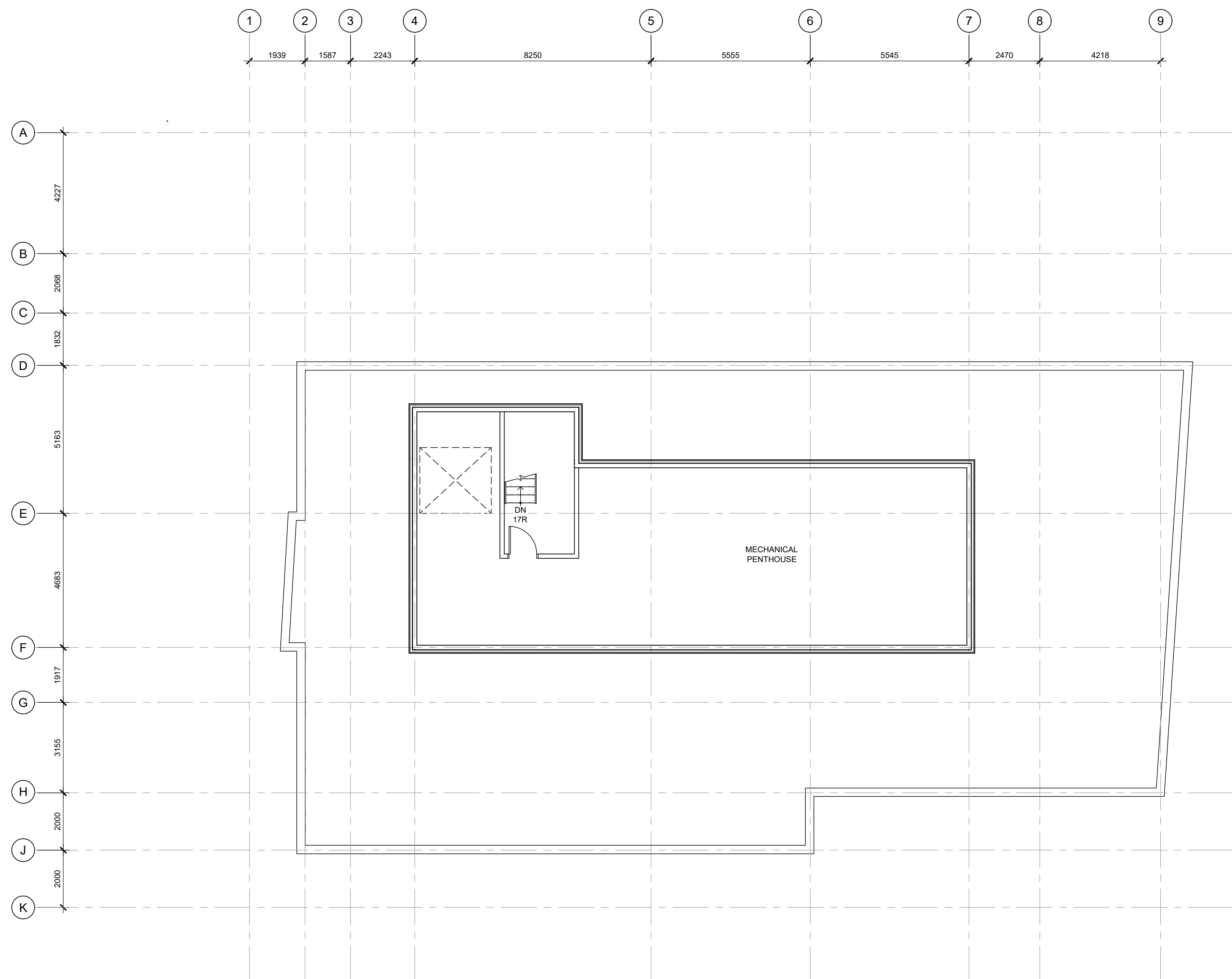


PROJECT TITLE
 1166 BANK STREET

DRAWING TITLE
 FLOOR PLAN: 6TH FLOOR

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

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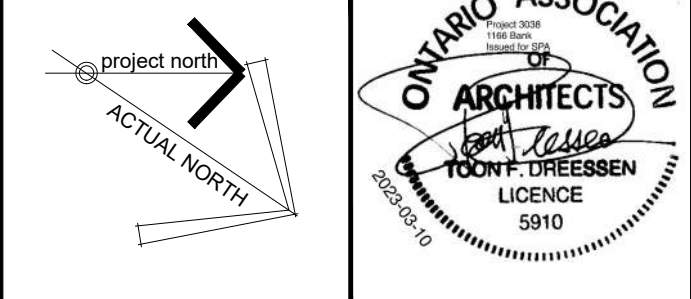


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PROJECT TITLE

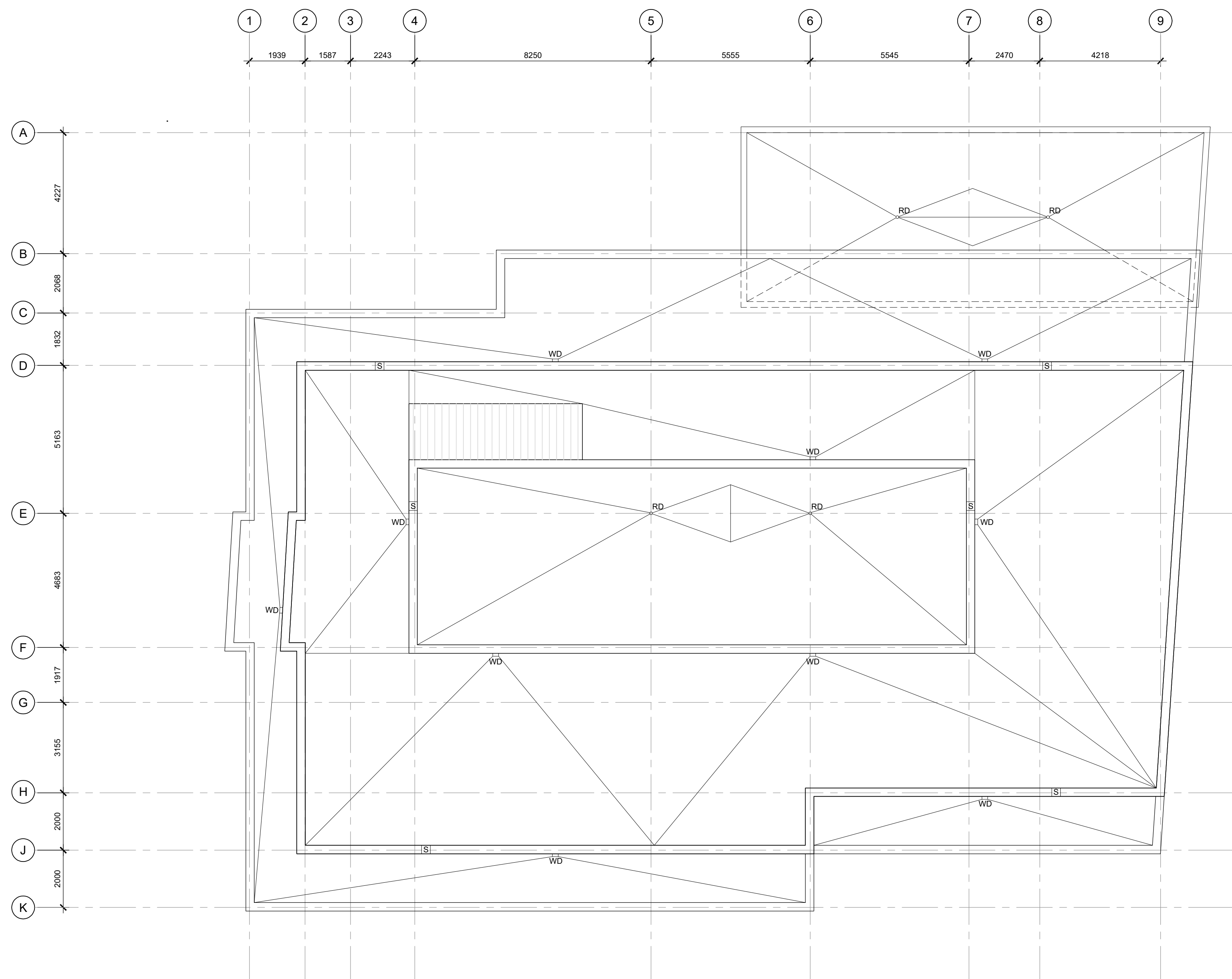
1166 BANK STREET

DRAWING TITLE

FLOOR PLAN: PENTHOUSE

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

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ROOF PLAN NOTES:

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

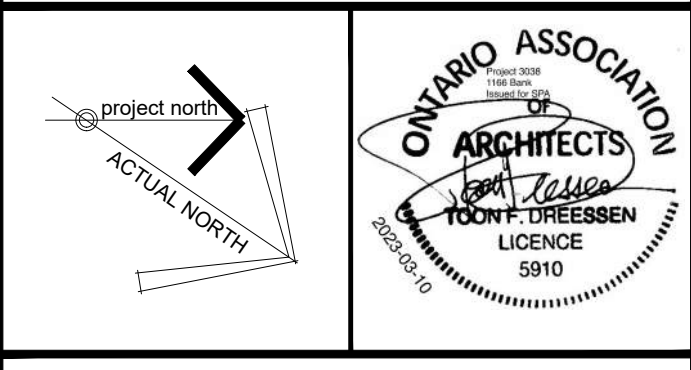
ROOF PLAN LEGEND:

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

- GENERAL NOTES
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PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
ROOF PLAN

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

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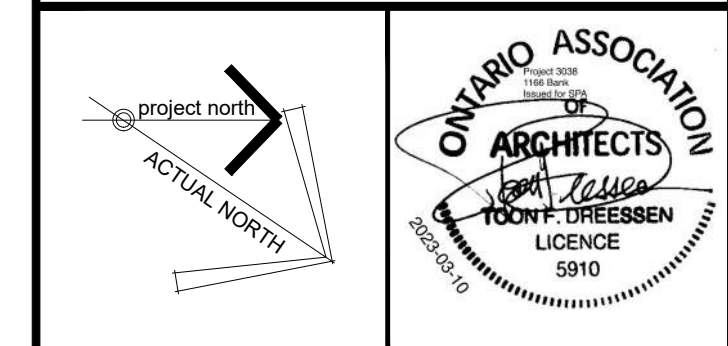
- ELEVATION NOTES:**
- MECHANICAL SHOWN FOR COORDINATION PURPOSES. REFER TO MECHANICAL DOCUMENTS.
 - POWER DOOR OPERATOR BUTTONS TO BE LOCATED 900-1100mm ABOVE GROUND / FLOOR AND 600-1500mm FROM DOOR SWING WHEN DOOR OPENS TOWARDS THE CONTROL.
- ELEVATION LEGEND:**
- PROPERTY LINE
 - SET BACK LINE
- |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

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- 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:

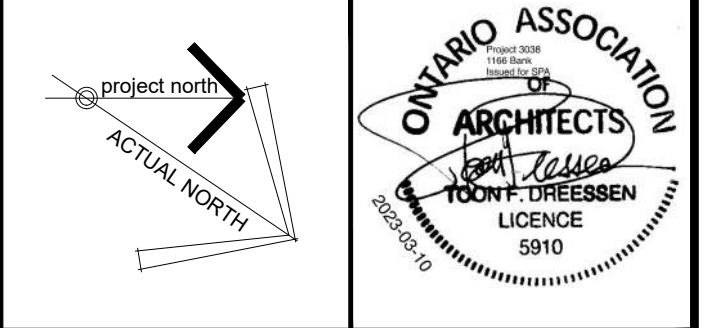
- MASONRY VENEER: BRICK
- MASONRY VENEER: STONE
- CORRUGATED METAL SIDING: HORIZONTAL
- CORRUGATED METAL SIDING: VERTICAL
- VENTILATED CLADDING SYSTEM: FINISH 1
- VENTILATED CLADDING SYSTEM: FINISH 2
- ARCHITECTURAL METAL PANEL: FINISH 1

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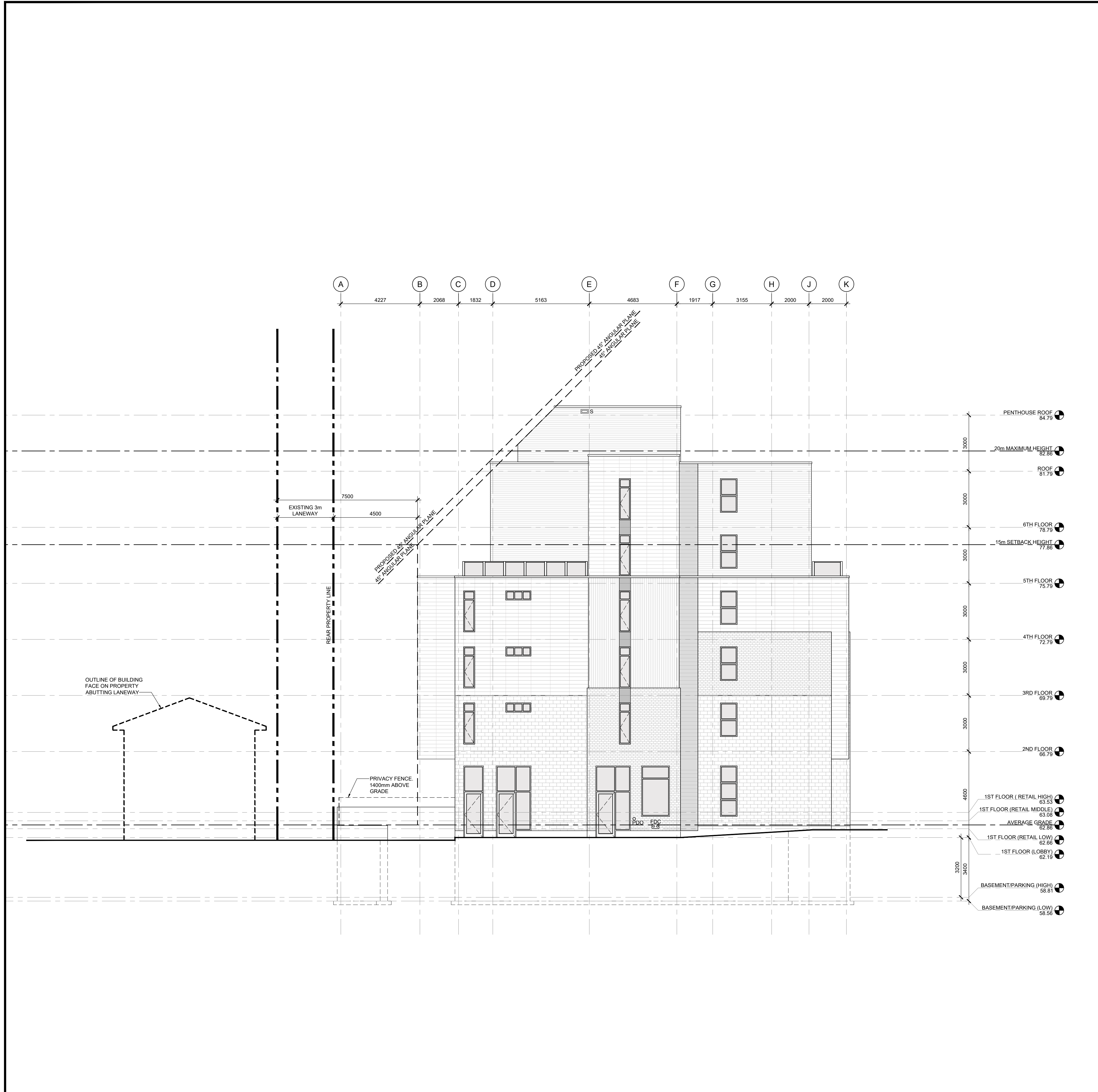


PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
WEST ELEVATION

| DATE | DRAWN | JOB NO. | DRAWING NO. |
|-----------|----------|---------|-------------|
| OCT. 2022 | IC | 3038 | A301 |
| SCALE | REVIEWED | | |
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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:

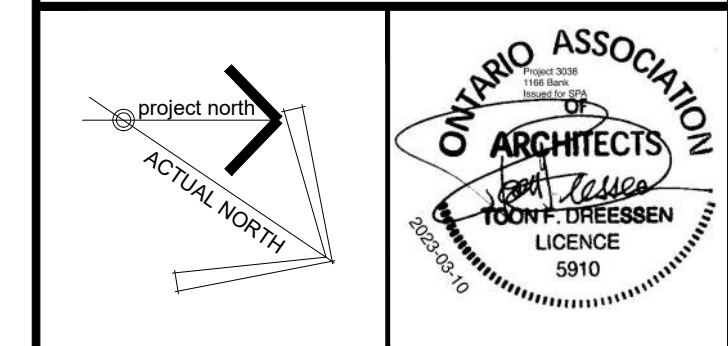
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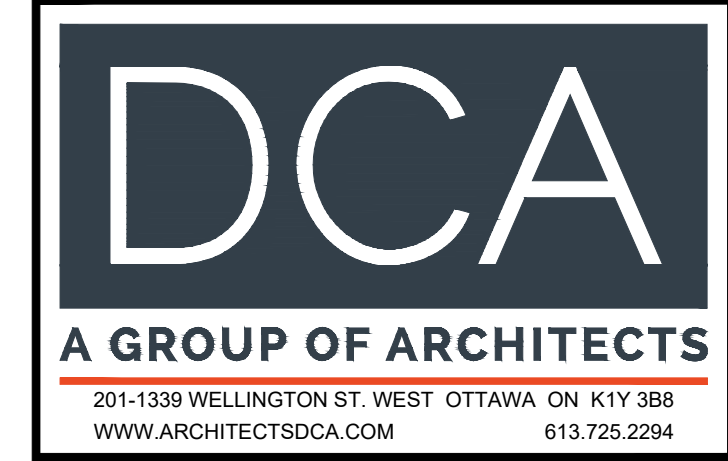
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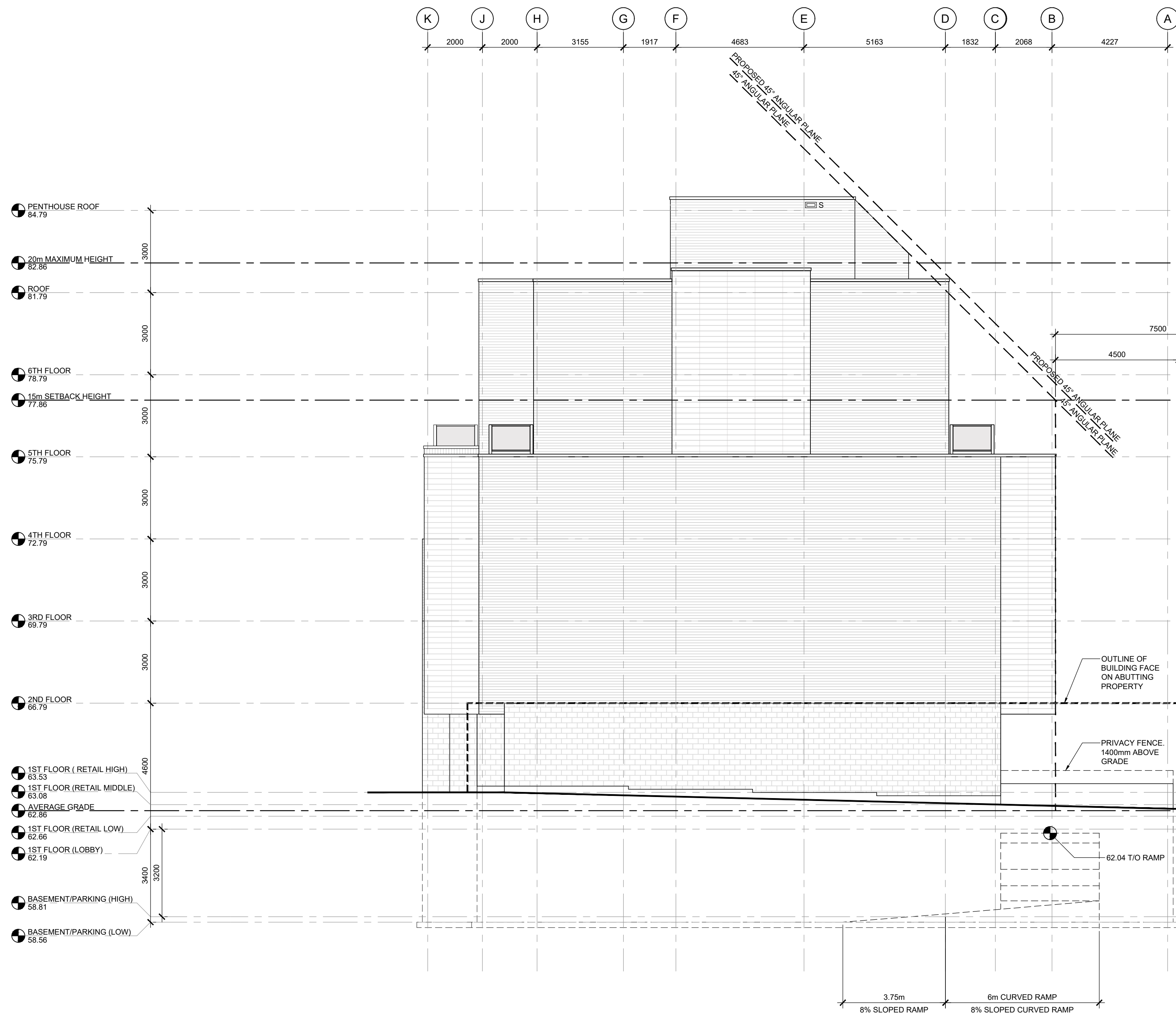
1166 BANK STREET

DRAWING TITLE

SOUTH ELEVATION

| DATE | DRAWN | JOB NO. | DRAWING NO. |
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| OCT. 2022 | IC | 3038 | A302 |
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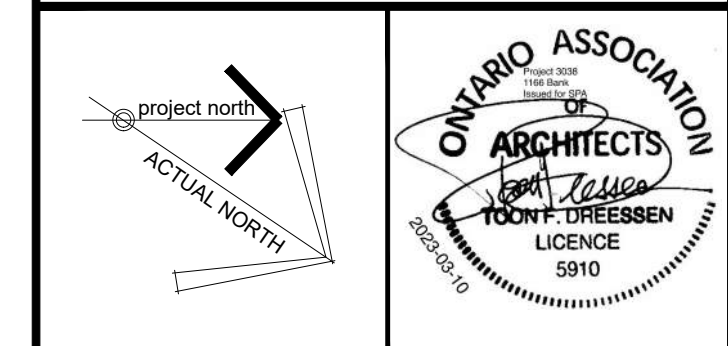
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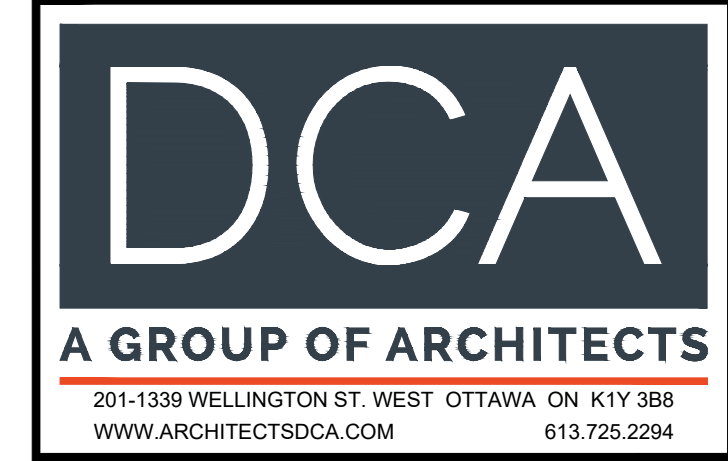
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PROJECT TITLE

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NORTH ELEVATION

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| SCALE | REVIEWED | | |
| 1:100 | TD/DR | | |

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