

EXISTING
DETACHED HOME

EXISTING 3m LANE WAY

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

EXISTING
BUS SHELTER

BANK STREET

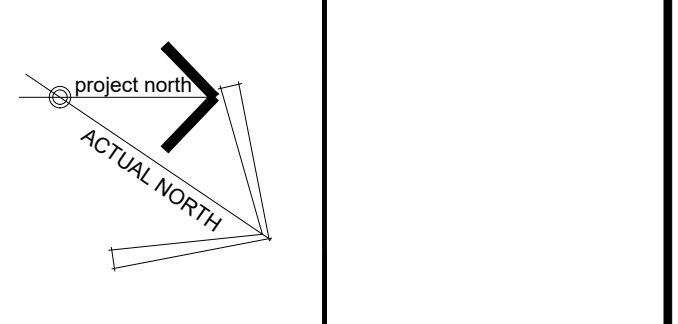
EXISTING 1
STORY BUILDING

GENERAL NOTES

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE, REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



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
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS

EXP
CIVIL ENGINEERS
TEL: 613-688-1899

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT

AMBASSADOR REALTY INC.
185 SOMERSET ST. W. OTTAWA, ONTARIO
TEL: 613-253-1104

PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
SITE PLAN: DEMOLITION

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	EC	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

EXISTING DETACHED HOME

EXISTING 3m LANE WAY

PLANTER

ROOF TERRACE AMENITY AREA

1166 BANK STREET
6 STORY BUILDING
MAX. HEIGHT 20m

EXISTING 1 STORY BUILDING

BANK STREET

SITE PLAN LEGEND:

- EXTENT OF REMOVALS
- EXISTING PROPERTY LINE
- PROPERTY LINE AFTER ROAD WIDENING
- MINIMUM SETBACK ABOVE 4TH FLOOR
- 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 109930, CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., SIGNED AND DATED FEBRUARY 12, 2022

SITE & BUILDING DATA, 1166 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: 6.5m (ABUTS LANEWAY), REFER TO ELEVATIONS FOR ANGULAR SETBACK ABOVE 15m
REAR TERRACE: 2.68m
CORNER SIDE YARD: 3m MIN. + 2m ABOVE THE 4TH FLOOR
INTERIOR SIDE YARD: 0m

BUILDING HEIGHT:
AVERAGE GRADE: 82.89m
MAXIMUM HEIGHT: 82.89m (20m)
PROPOSED HEIGHT: 82.39m (19.5m)

RESIDENTIAL PARKING:

TYPE	REQUIRED	PROVIDED
TENANT PARKING	15	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	51
COMMERCIAL BICYCLE PARKING	2	8

GARBAGE ROOM REQUIREMENTS:

TYPE	REQUIRED	PROVIDED
GARBAGE	8.55sq YARDS OF CONTAINER	1x 8cu 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	270m ²	279.23m ²
COMMUNAL AMENITY AREA	MIN. 135m ²	250.00m ²
AMENITY TYPE	PROVIDED	
GROUND FLOOR AMENITY LOUNGE (INTERIOR)		140.45m ²
GROUND FLOOR AMENITY PATIO (EXTERIOR)		45.14m ²
FLOOR 2-4 AMENITY LOUNGE (INTERIOR)		3x21.50m ² = 64.50
PRIVATE AMENITY AREA	NOT REQUIRED	29.14m ²
AMENITY TYPE	PROVIDED	
PRIVATE BALCONY FLOOR 5-6		20.14m ²

PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
SITE PLAN: NEW WORK

DATE
OCT. 2022

SCALE
1:100

DRAWN BY
IC

REVIEWED BY
TD/DR

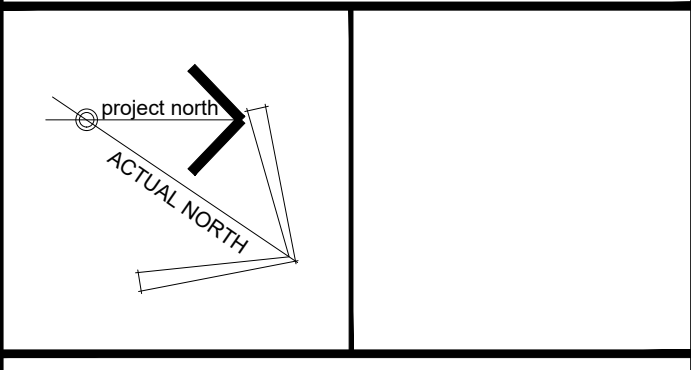
JOB NO.
3038

DRAWING NO.
A101

- GENERAL NOTES**
- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED, WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
 - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE, REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
 - GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
 - ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
 - DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS

EXP
CIVIL ENGINEERS
TEL: 613-688-1899

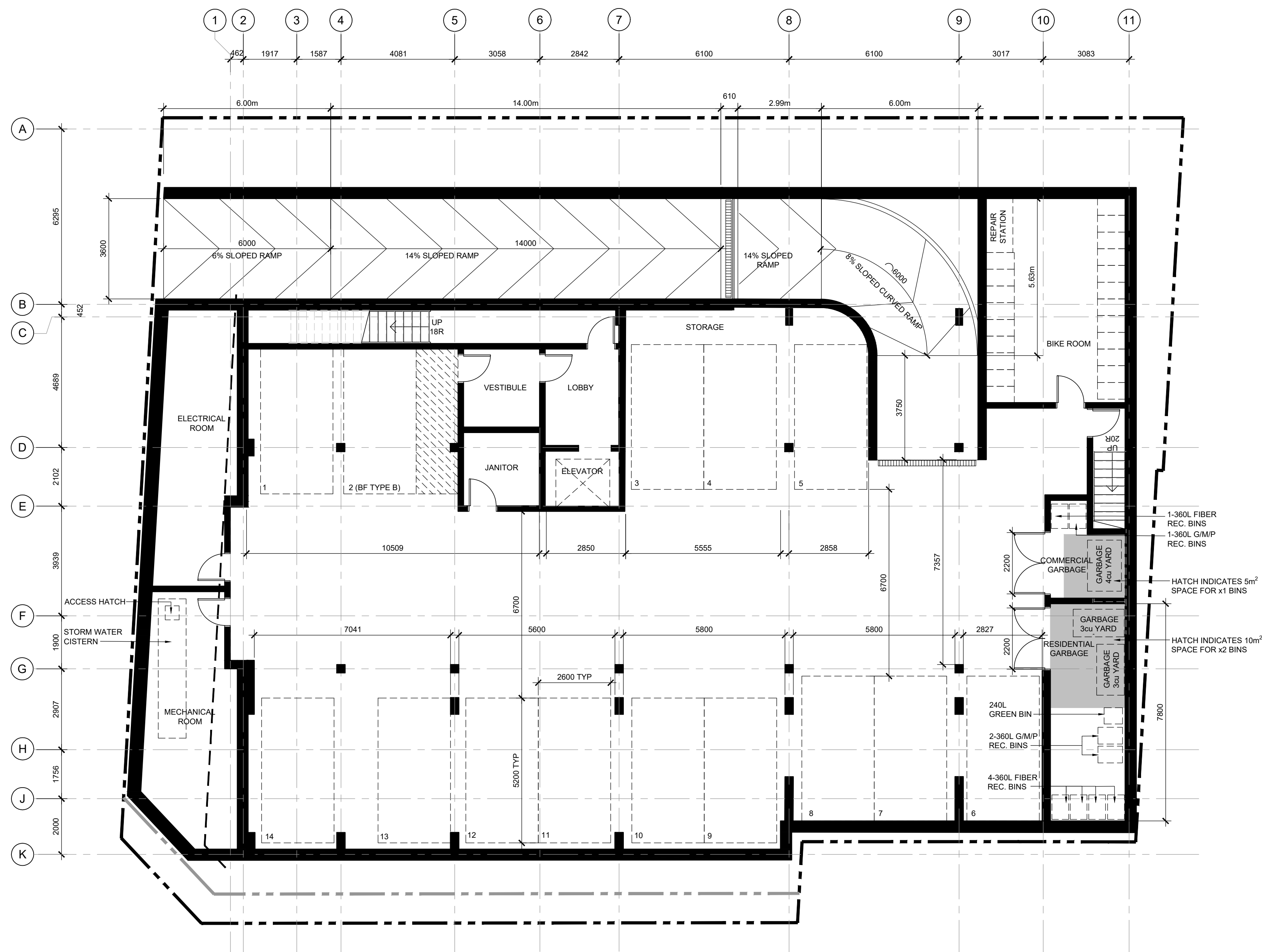
JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT
AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104



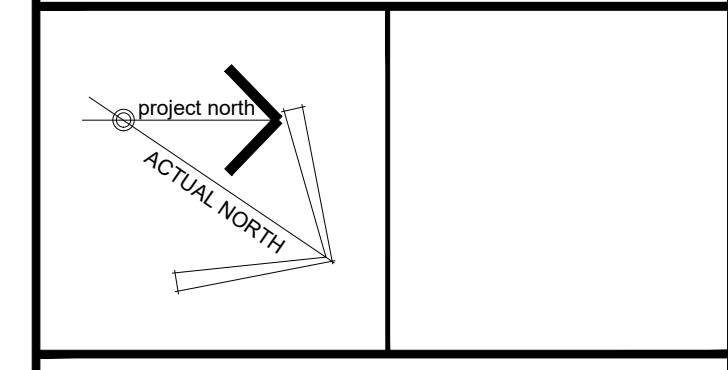
ARCHITECTURAL



- GENERAL NOTES**
- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
 - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE. REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
 - GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE. GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
 - ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
 - DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

HATCH INDICATES 5m² SPACE FOR x1 BINS

HATCH INDICATES 10m² SPACE FOR x2 BINS

CONSULTANTS

EXP
CIVIL ENGINEERS
TEL: 613-686-1899

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT

AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-253-1104

201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE

1166 BANK STREET

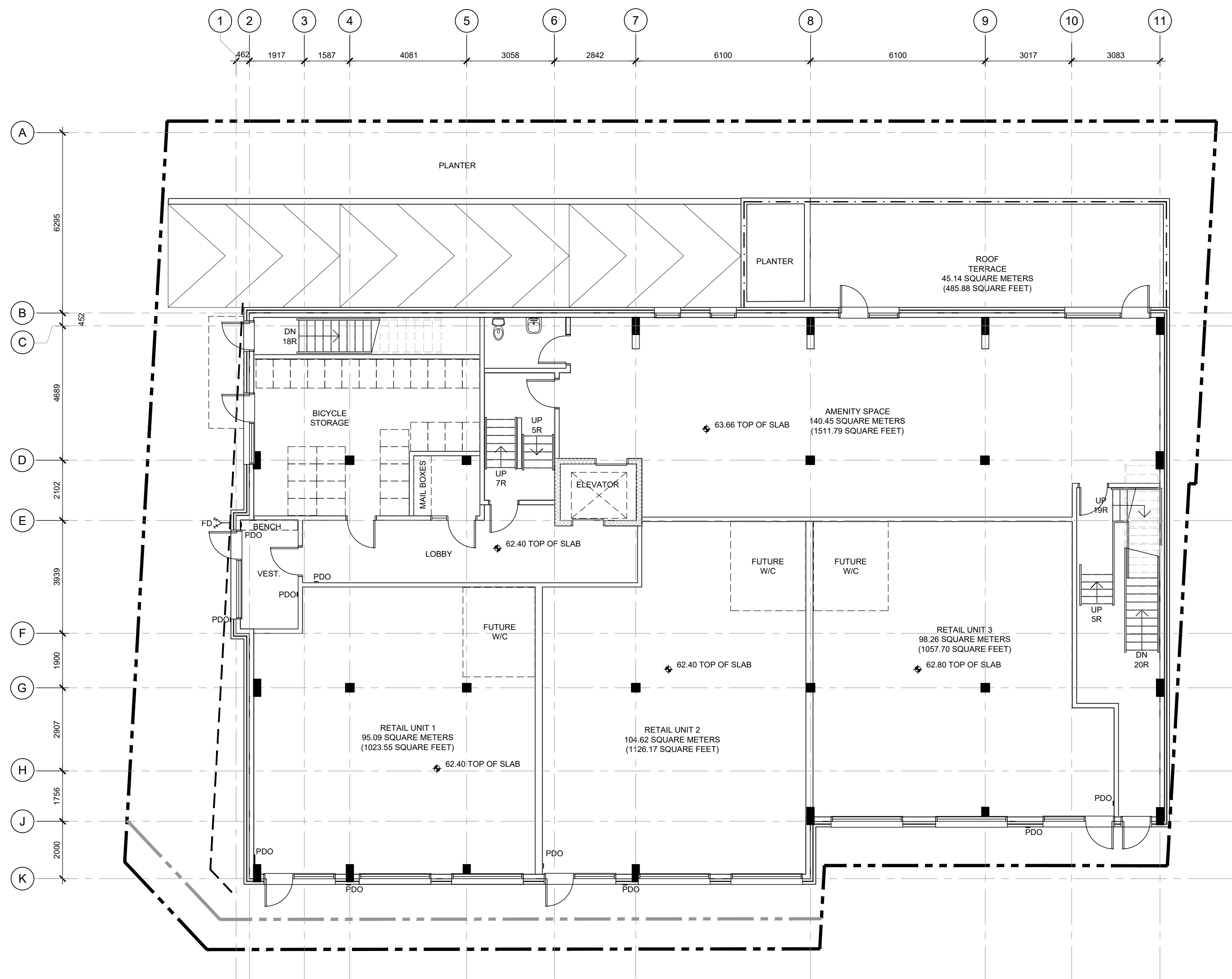
DRAWING TITLE

FLOOR PLAN: BASEMENT / PARKING LEVEL

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

ARCHITECTURAL

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947



AMENITY AREAS		
TYPE	REQUIRED	PROVIDED
TOTAL AMENITY AREA	270m ²	279.23m ²
COMMUNAL AMENITY AREA	MIN. 135m ²	250.09m ²
AMENITY TYPE		PROVIDED
GROUND FLOOR AMENITY LOUNGE (INTERIOR)		140.45m ²
GROUND FLOOR AMENITY PATIO (EXTERIOR)		45.14m ²
FLOOR 2-4 AMENITY LOUNGE (INTERIOR)		3x21.50m ² = 64.50
PRIVATE AMENITY AREA	NOT REQUIRED	29.14m ²
AMENITY TYPE		PROVIDED
PRIVATE BALCONY FLOOR 5-6		29.14m ²

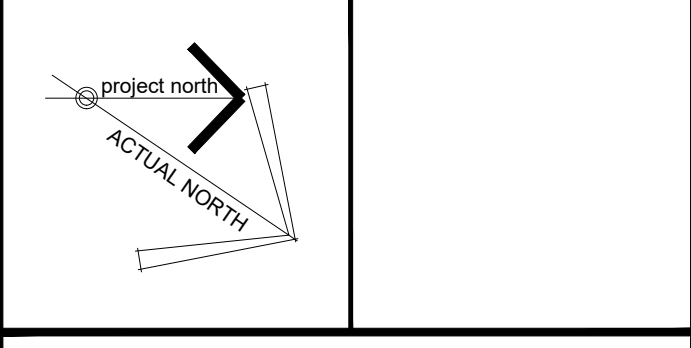
*CALCULATIONS ARE BASED ON 45 RESIDENTIAL UNITS

GENERAL NOTES

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS

EXP
CIVIL ENGINEERS
TEL: 613-686-1899

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT

AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104



PROJECT TITLE

1166 BANK STREET

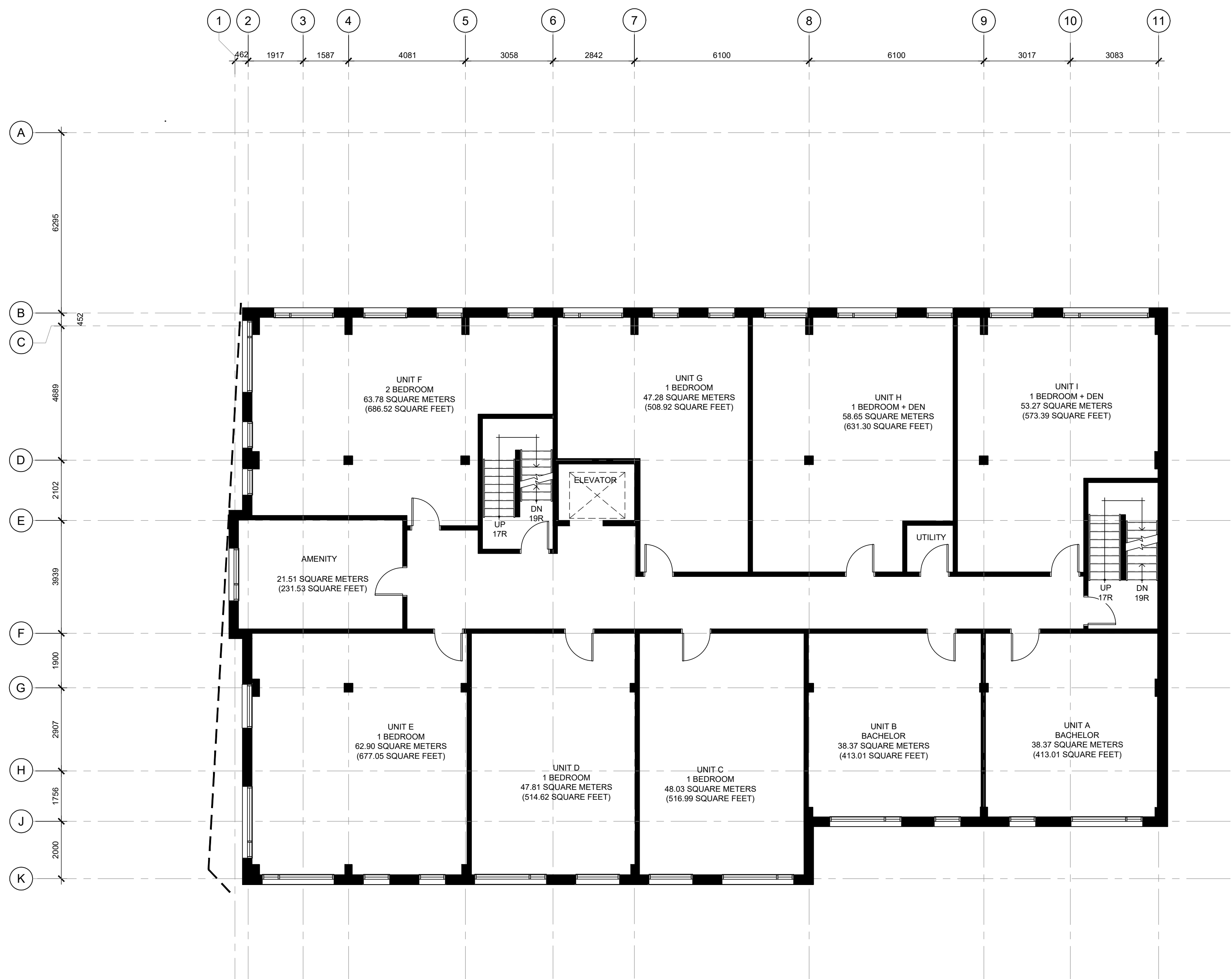
DRAWING TITLE

FLOOR PLAN: GROUND

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

ARCHITECTURAL

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947

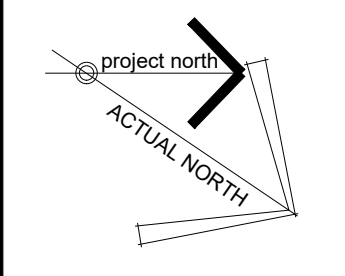


GENERAL NOTES

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE. REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE. GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS

EXP
CIVIL ENGINEERS
TEL: 613-686-1899

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT
AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104

201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

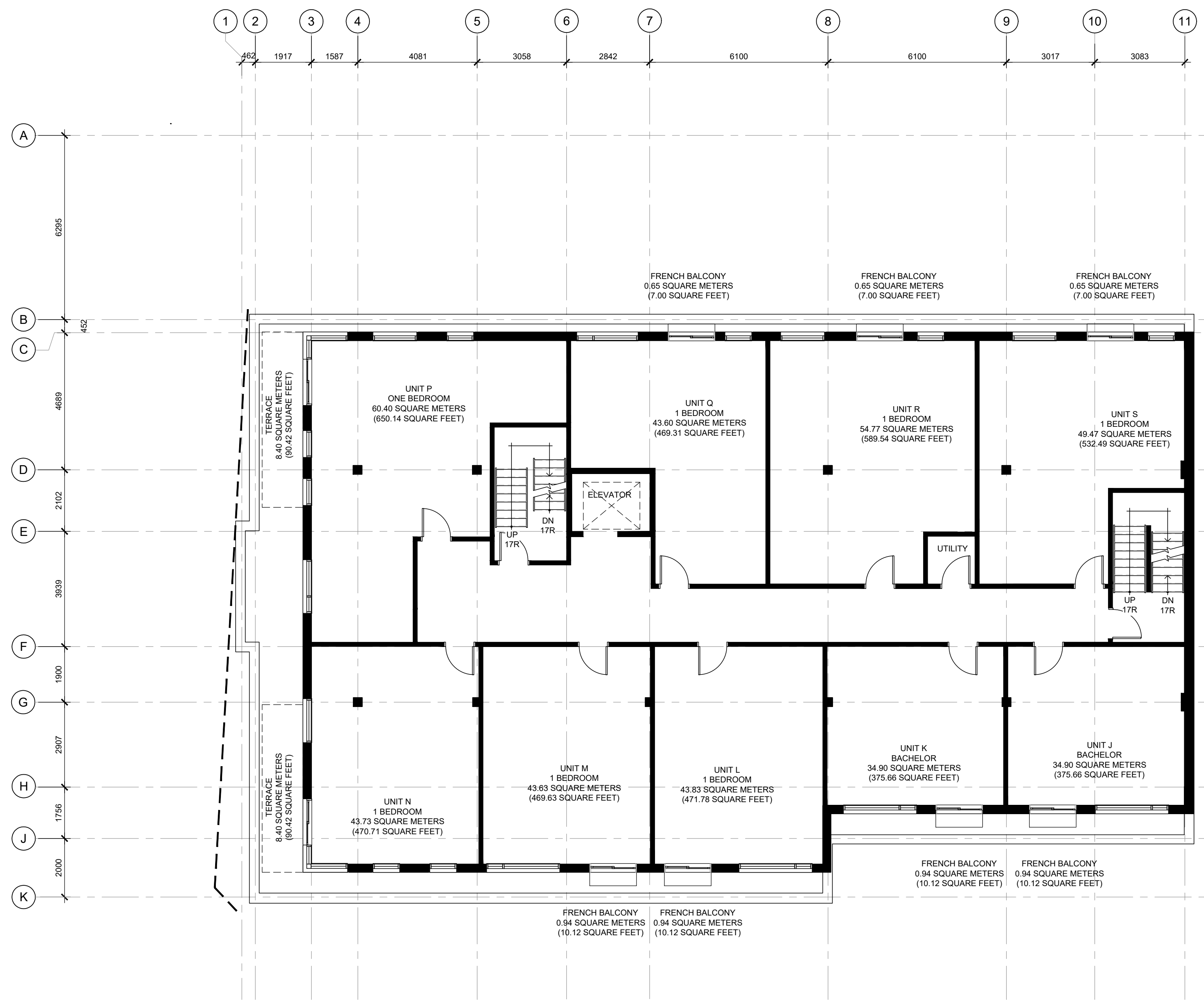
PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
FLOOR PLAN:
2ND-4TH FLOOR

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

ARCHITECTURAL

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947

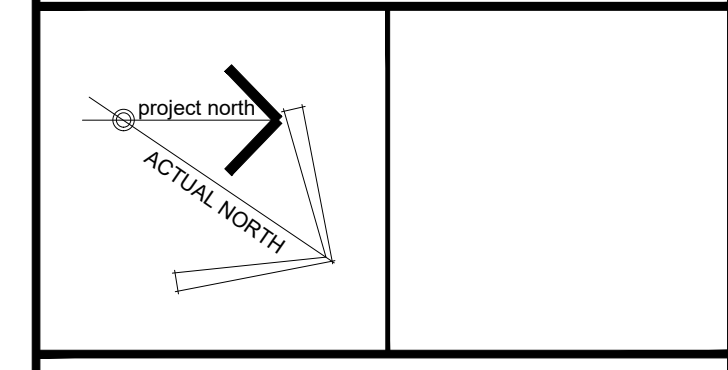


GENERAL NOTES

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE. REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE. GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS

EXP
CIVIL ENGINEERS
TEL: 613-686-1899

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT

AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104

201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE

1166 BANK STREET

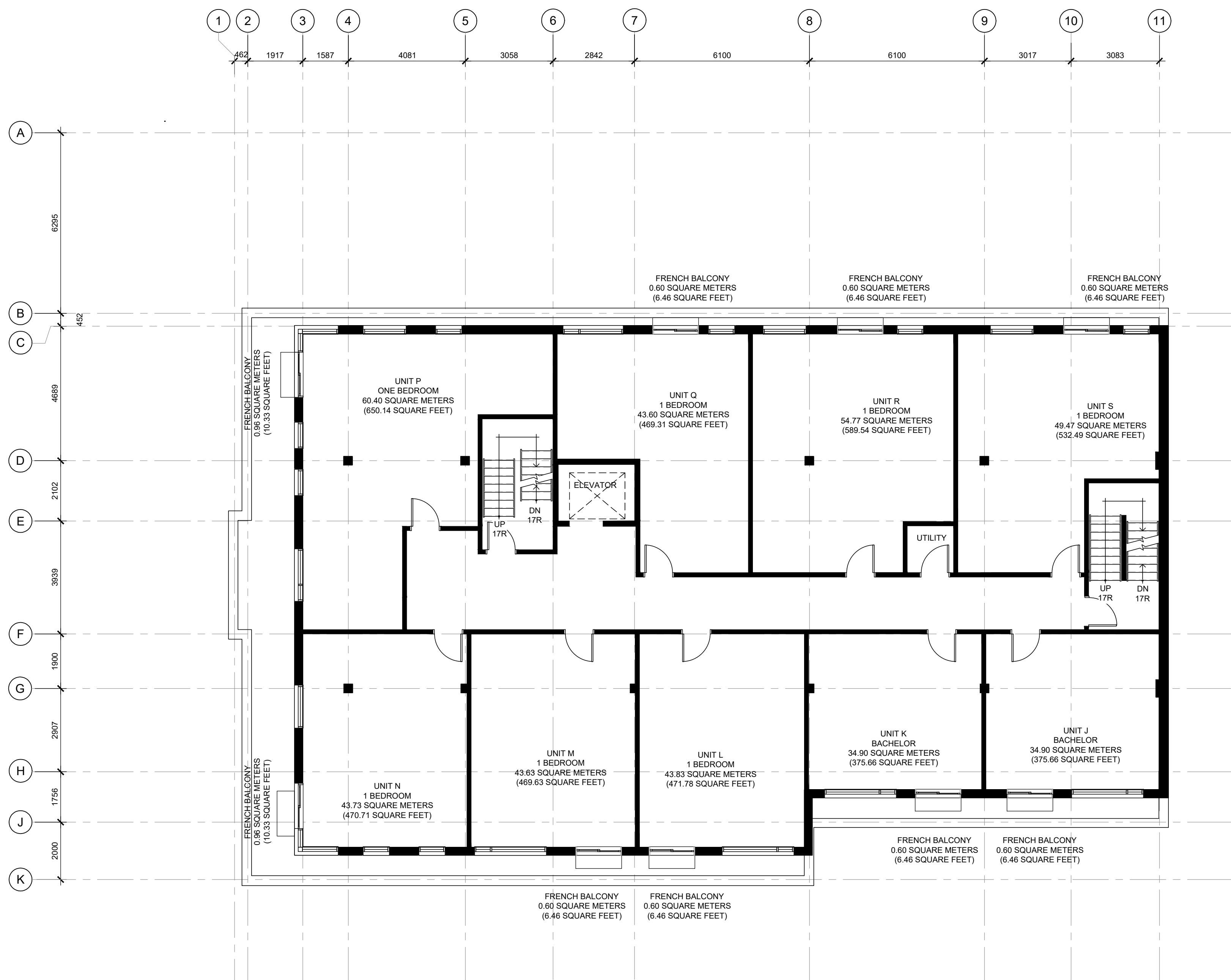
DRAWING TITLE

FLOOR PLAN: 5TH FLOOR

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

ARCHITECTURAL

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947

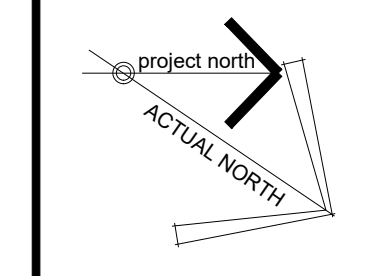


GENERAL NOTES

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE. REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE. GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS

EXP
CIVIL ENGINEERS
TEL: 613-686-1899

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT
AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104

201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

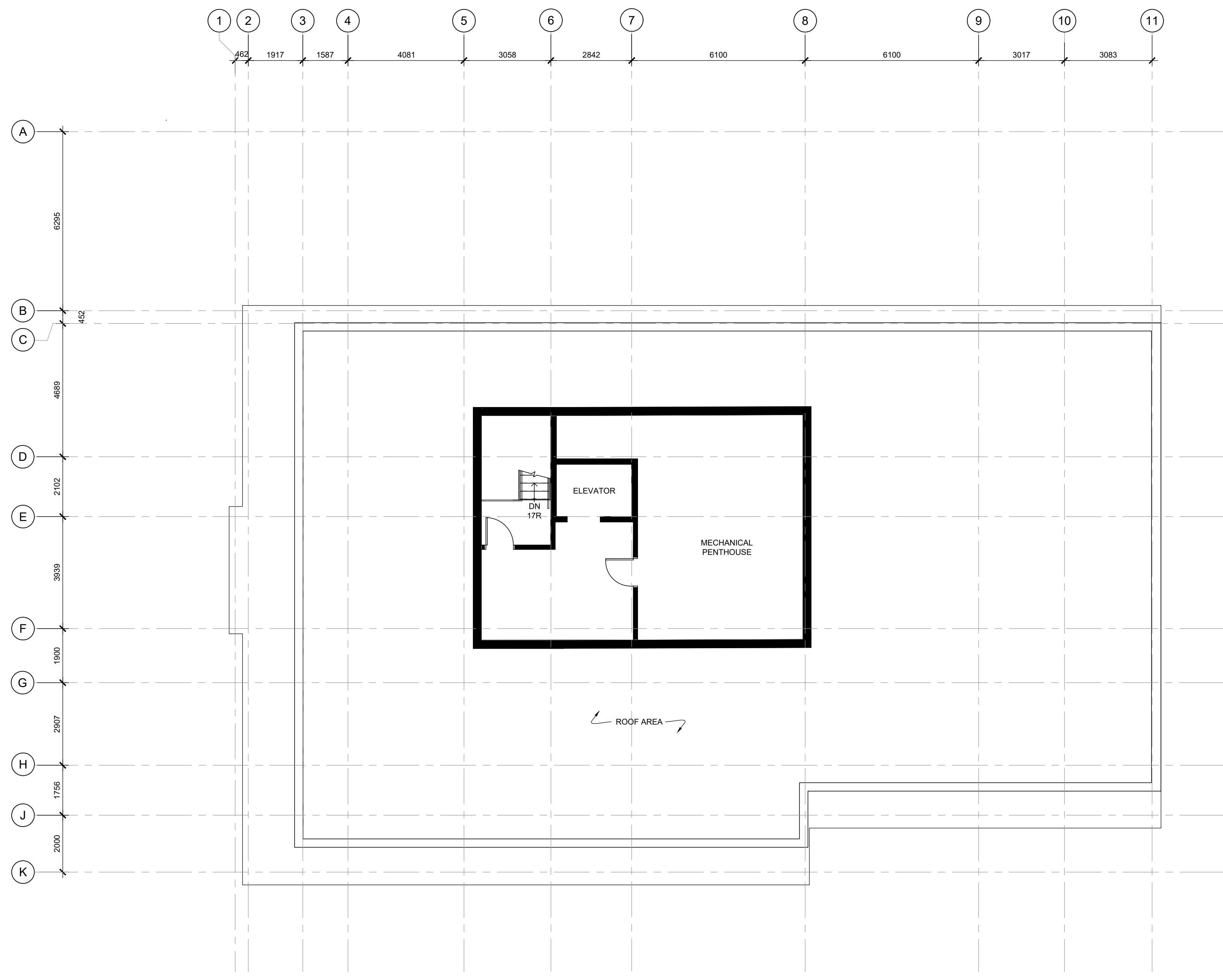
PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
FLOOR PLAN: 6TH FLOOR

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

ARCHITECTURAL

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947

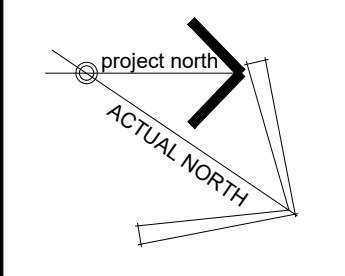


GENERAL NOTES

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS

EXP
 CIVIL ENGINEERS
 TEL: 613-686-1899

JAMES B. LENNOX & ASSOCIATES INC.
 LANDSCAPE ARCHITECTS
 TEL: 613-722-5168

NOVATECH
 PLANNERS
 TEL: 613-254-9643

CLIENT

AMBASSADOR REALTY INC.
 185 SOMERSET ST. W., OTTAWA, ONTARIO
 TEL: 613-233-1104

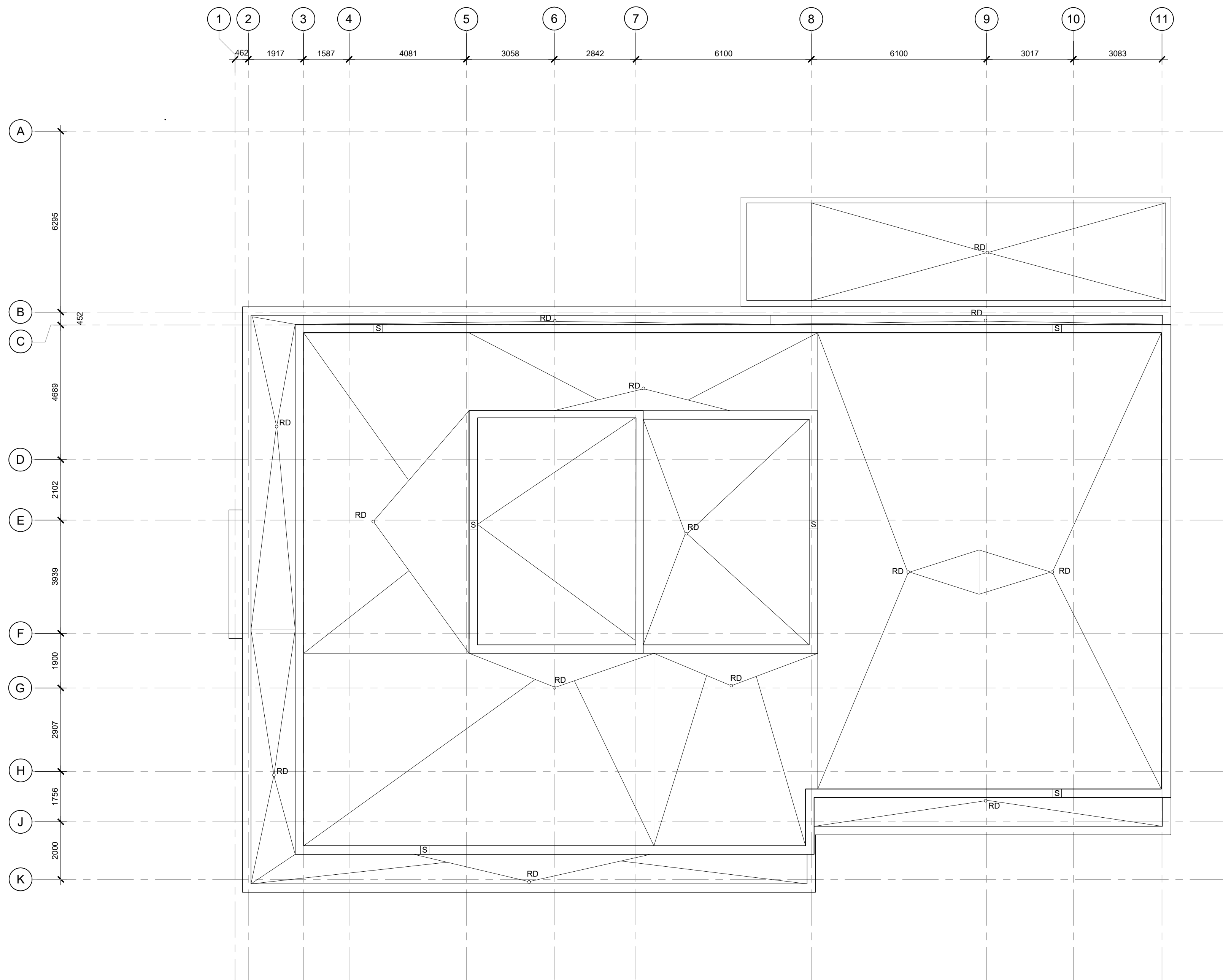
PROJECT TITLE
 1166 BANK STREET

DRAWING TITLE
 FLOOR PLAN: PENTHOUSE

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

ARCHITECTURAL

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947



ROOF PLAN NOTES:

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

ROOF PLAN LEGEND:

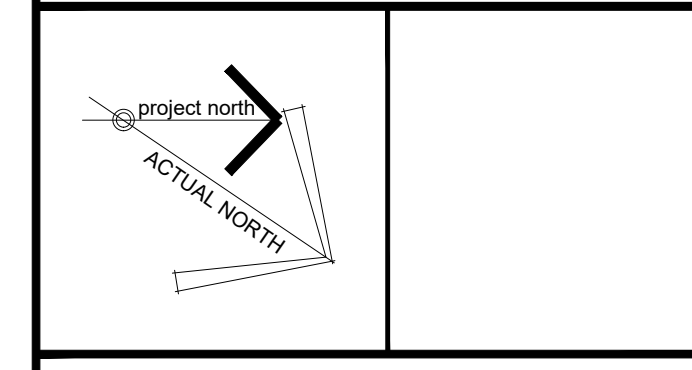
RD	LOCATION OF ROOF DRAIN
S	LOCATION OF SCUPPER
WD	LOCATION OF WALL DRAIN

GENERAL NOTES

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS

EXP
CIVIL ENGINEERS
TEL: 613-686-1899

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT
AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104

DCA
A GROUP OF ARCHITECTS
201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
ROOF PLAN

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A208
SCALE	REVIEWED		
1:100	TD DR		

ARCHITECTURAL

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947



- 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 1
 - MASONRY VENEER: BRICK 2
 - CORRUGATED METAL SIDING: HORIZONTAL
 - ARCHITECTURAL METAL PANEL: FINISH 1
 - ARCHITECTURAL METAL PANEL: FINISH 2

GENERAL NOTES

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS

EXP
CIVIL ENGINEERS
TEL: 613-686-1699

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT

AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104

DCA
A GROUP OF ARCHITECTS

201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

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 1
- MASONRY VENEER: BRICK 2
- CORRUGATED METAL SIDING: HORIZONTAL
- ARCHITECTURAL METAL PANEL: FINISH 1
- ARCHITECTURAL METAL PANEL: FINISH 2

GENERAL NOTES

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS
EXP
 CIVIL ENGINEERS
 TEL: 613-688-1899

JAMES B. LENNOX & ASSOCIATES INC.
 LANDSCAPE ARCHITECTS
 TEL: 613-722-5168

NOVATECH
 PLANNERS
 TEL: 613-254-9643

CLIENT
AMBASSADOR REALTY INC.
 185 SOMERSET ST. W., OTTAWA, ONTARIO
 TEL: 613-233-1104



A GROUP OF ARCHITECTS
 201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
 WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE
1166 BANK STREET

DRAWING TITLE
WEST ELEVATION

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

ARCHITECTURAL



- PENTHOUSE ROOF 85.00
- 20m MAXIMUM HEIGHT 83.07
- ROOF 82.00
- 6TH FLOOR 79.00
- 18m SETBACK HEIGHT 78.07
- 5TH FLOOR 76.00
- 4TH FLOOR 73.00
- 3RD FLOOR 70.00
- 2ND FLOOR 67.00
- 1ST FLOOR (AMENITY ROOM) 63.66
- AVERAGE GRADE 62.86
- 1ST FLOOR (RETAIL HIGH) 62.80
- 1ST FLOOR 62.40
- BASEMENT/PARKING (HIGH) 59.20
- BASEMENT/PARKING (LOW) 59.00

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947



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 1
- MASONRY VENEER: BRICK 2
- CORRUGATED METAL SIDING: HORIZONTAL
- ARCHITECTURAL METAL PANEL: FINISH 1
- ARCHITECTURAL METAL PANEL: FINISH 2

GENERAL NOTES:

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE, REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS:

EXP
CIVIL ENGINEERS
TEL: 613-688-1899

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT:
AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104

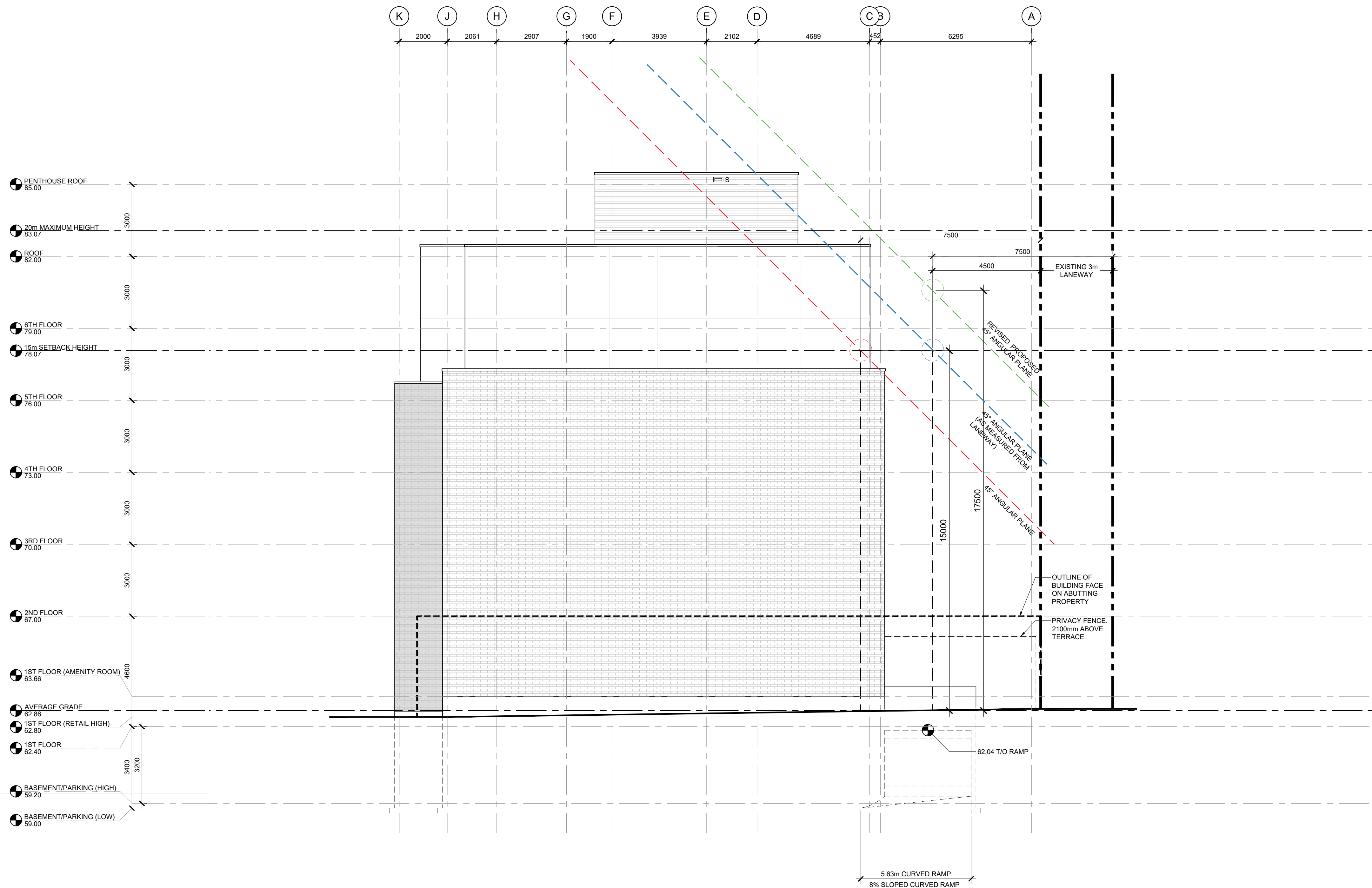
DCA
A GROUP OF ARCHITECTS
201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

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:

- 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 1
- MASONRY VENEER: BRICK 2
- CORRUGATED METAL SIDING: HORIZONTAL
- ARCHITECTURAL METAL PANEL: FINISH 1
- ARCHITECTURAL METAL PANEL: FINISH 2

GENERAL NOTES:

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE, REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS:

EXP
CIVIL ENGINEERS
TEL: 613-688-1899

JAMES B. LENNOX &
ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT
AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104

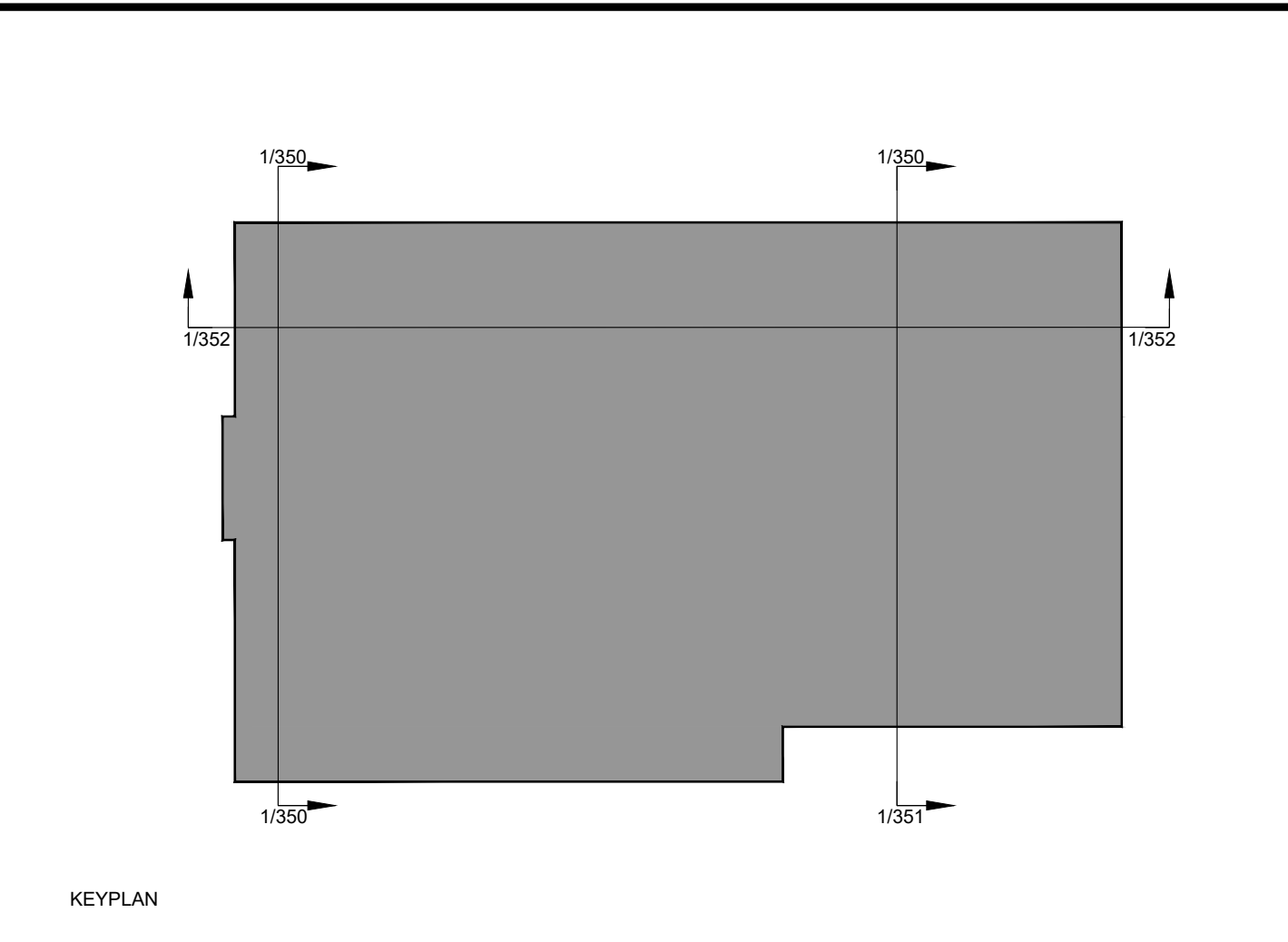
DCA
A GROUP OF ARCHITECTS
201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

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



- 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 1
 - MASONRY VENEER: BRICK 2
 - CORRUGATED METAL SIDING: HORIZONTAL
 - ARCHITECTURAL METAL PANEL: FINISH 1
 - ARCHITECTURAL METAL PANEL: FINISH 2

GENERAL NOTES

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS

EXP
CIVIL ENGINEERS
TEL: 613-688-1899

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT

AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104

201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE

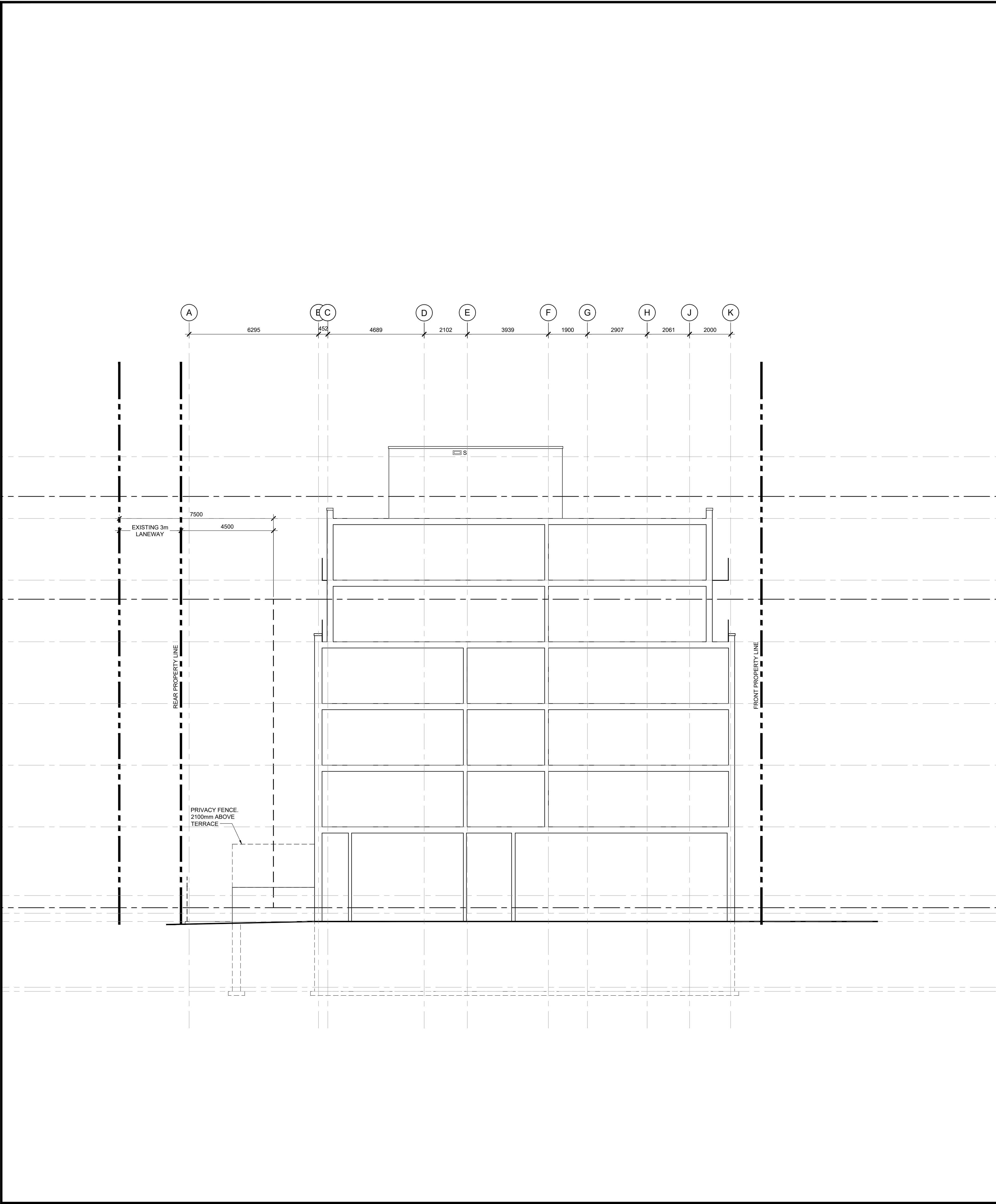
1166 BANK STREET

DRAWING TITLE

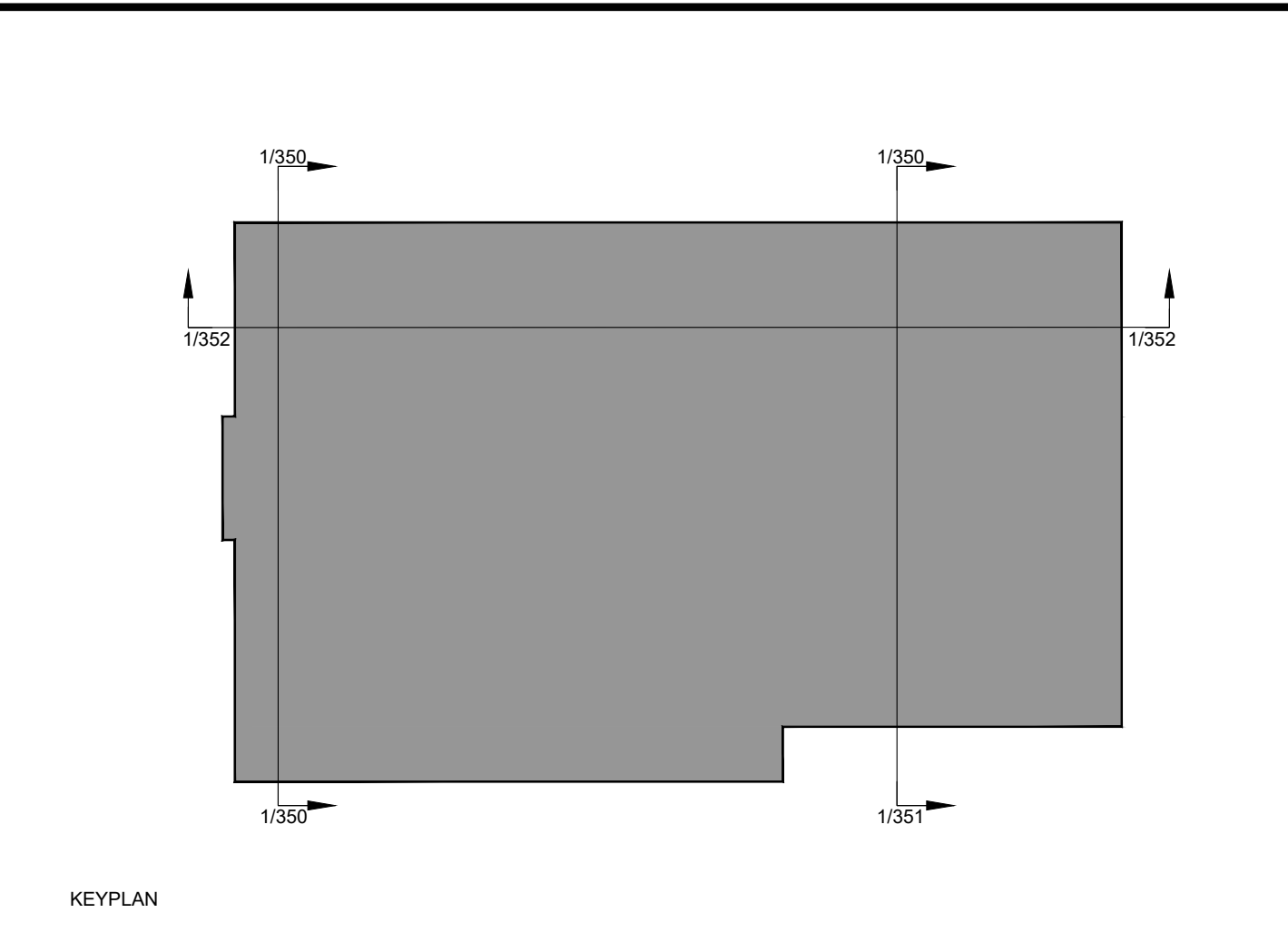
SECTION

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A350
SCALE	REVIEWED		
1:100	TD DR		

ARCHITECTURAL



FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947



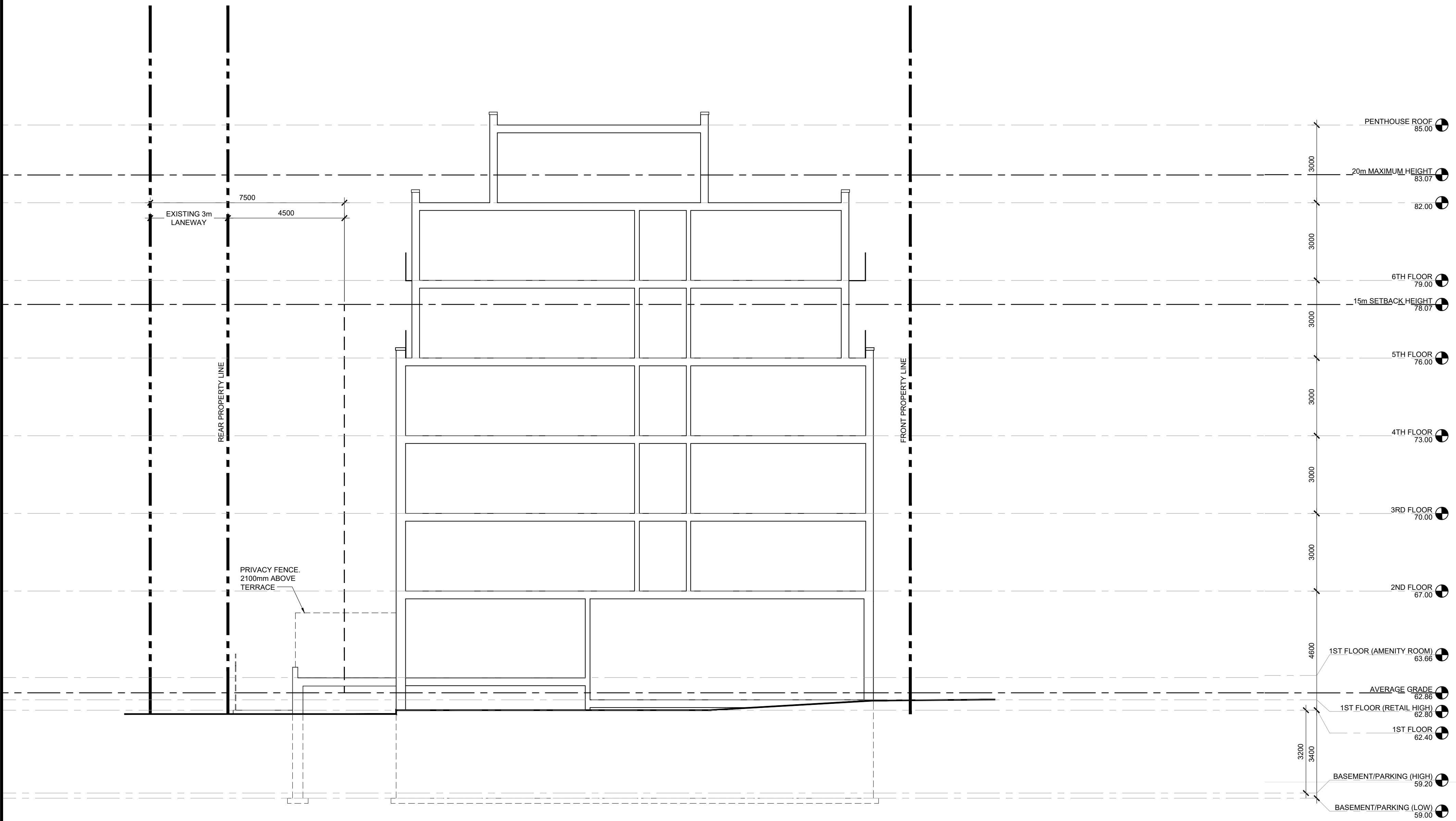
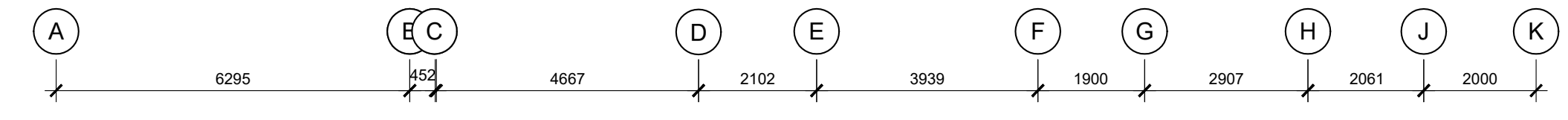
- ELEVATION NOTES:**
- MECHANICAL SHOWN FOR COORDINATION PURPOSES. REFER TO MECHANICAL DOCUMENTS.
 - POWER DOOR OPERATOR BUTTONS TO BE LOCATED 900-1100mm ABOVE GROUND / FLOOR AND 600-1500mm FROM DOOR SWING WHEN DOOR OPENS TOWARDS THE CONTROL.
- ELEVATION LEGEND:**
- PROPERTY LINE
 - SET BACK LINE
- | | |
|-----|--|
| FDC | LOCATION OF FIRE DEPARTMENT CONNECTION |
| PDO | LOCATION OF POWER DOOR OPERATOR |
| S | LOCATION OF THRU-WALL SCUPPER |
- ELEVATION FINISH LEGEND:**
- MASONRY VENEER: BRICK 1
 - MASONRY VENEER: BRICK 2
 - CORRUGATED METAL SIDING: HORIZONTAL
 - ARCHITECTURAL METAL PANEL: FINISH 1
 - ARCHITECTURAL METAL PANEL: FINISH 2

GENERAL NOTES

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



- PENTHOUSE ROOF 85.00
- 20m MAXIMUM HEIGHT 83.07
- 82.00
- 6TH FLOOR 79.00
- 15m SETBACK HEIGHT 76.07
- 5TH FLOOR 76.00
- 4TH FLOOR 73.00
- 3RD FLOOR 70.00
- 2ND FLOOR 67.00
- 4600
- 1ST FLOOR (AMENITY ROOM) 63.66
- AVERAGE GRADE 62.88
- 1ST FLOOR (RETAIL HIGH) 62.86
- 1ST FLOOR 62.40
- 3200
- 3400
- BASEMENT/PARKING (HIGH) 59.20
- BASEMENT/PARKING (LOW) 59.00

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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS

EXP
CIVIL ENGINEERS
TEL: 613-688-1899

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT

AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104

DCA
A GROUP OF ARCHITECTS
201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE

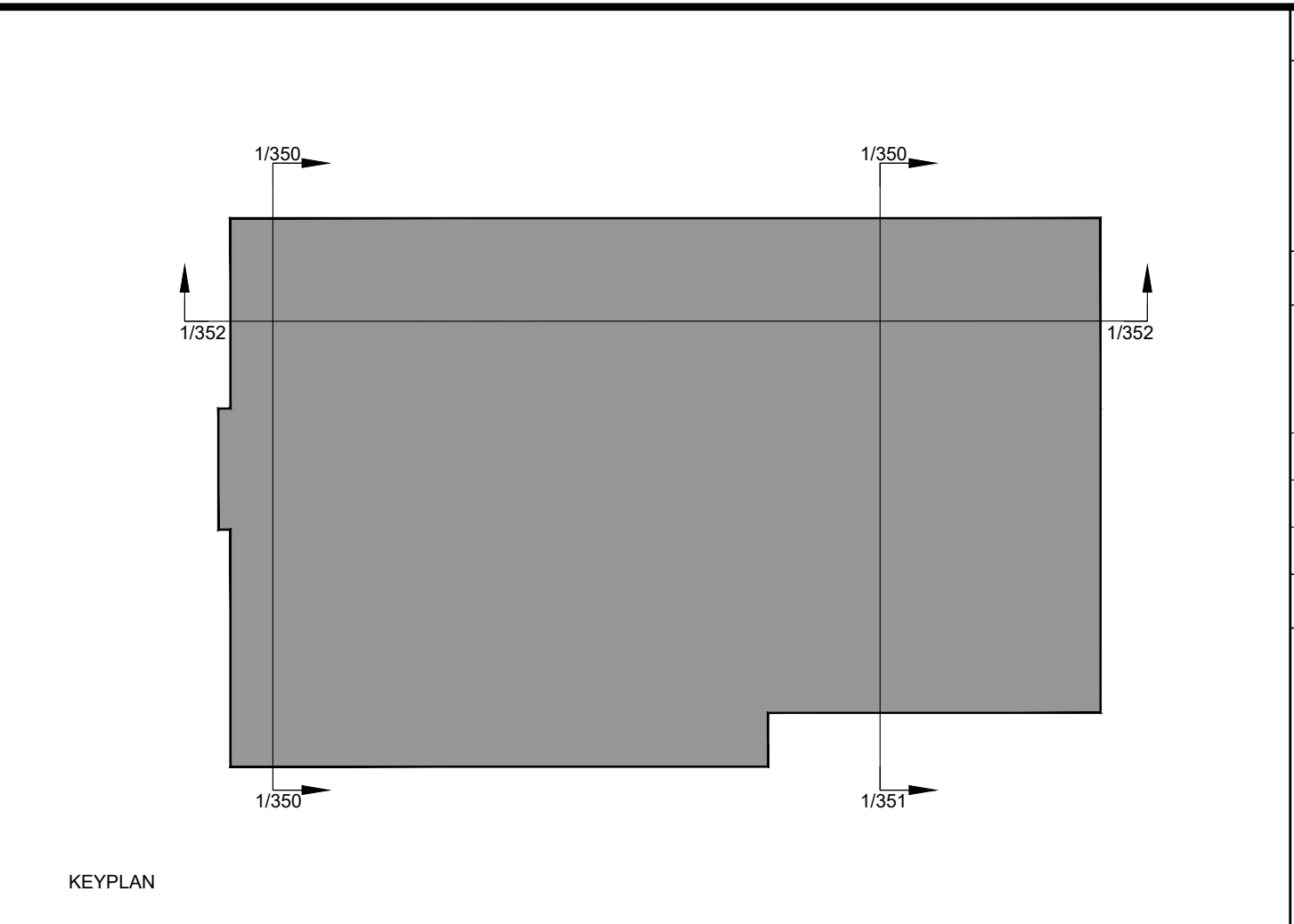
1166 BANK STREET

DRAWING TITLE

SECTION

DATE OCT. 2022	DRAWN IC	JOB NO. 3038	DRAWING NO. A351
SCALE 1:100	REVIEWED TD/DR		

ARCHITECTURAL



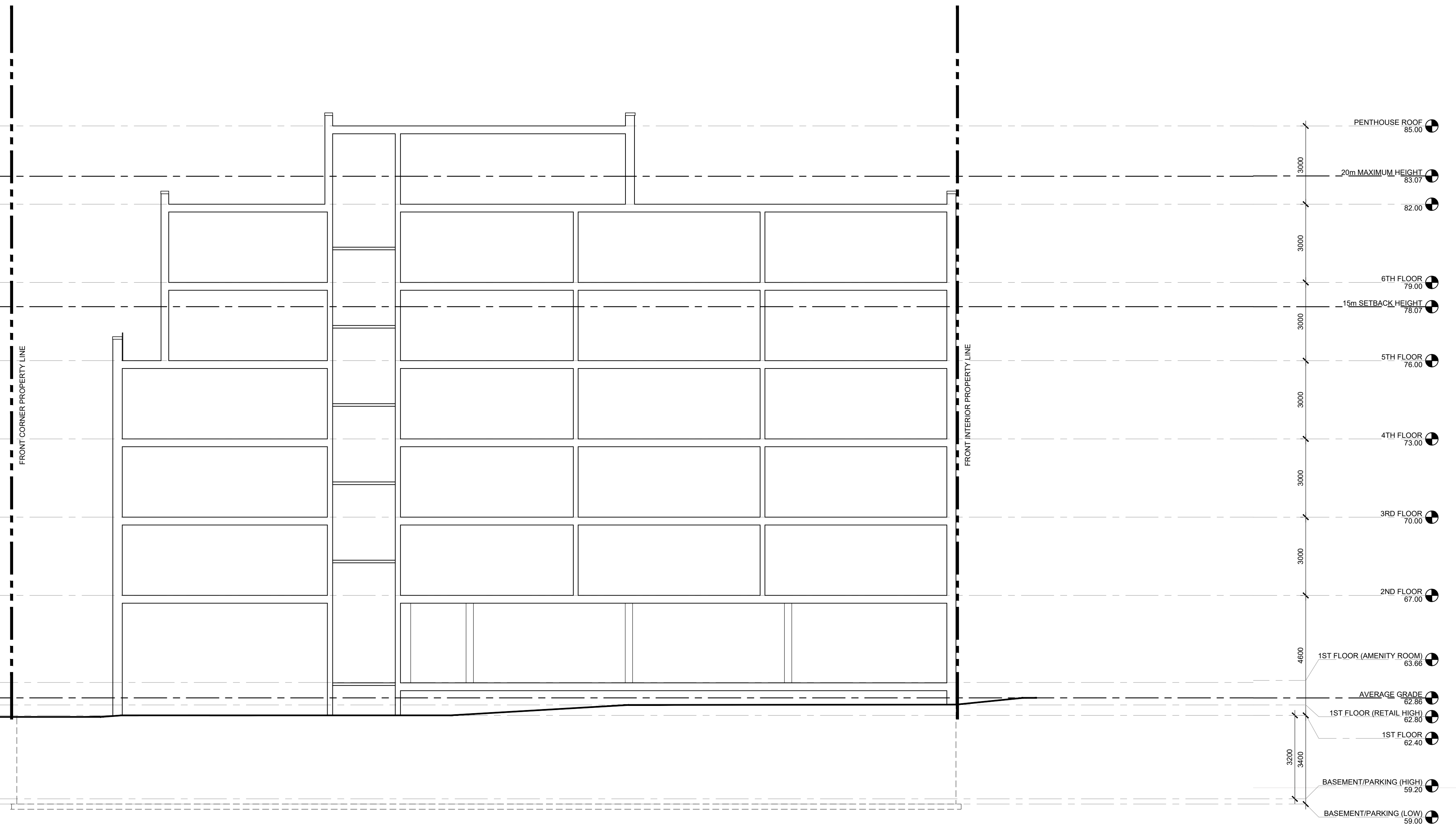
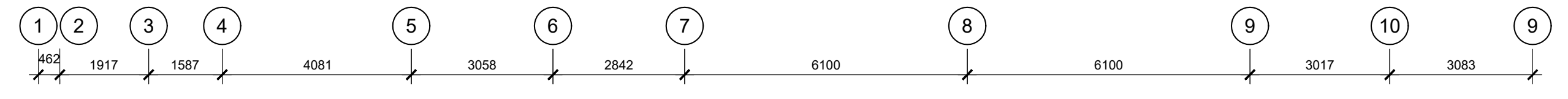
- ELEVATION NOTES:**
- MECHANICAL SHOWN FOR COORDINATION PURPOSES. REFER TO MECHANICAL DOCUMENTS.
 - POWER DOOR OPERATOR BUTTONS TO BE LOCATED 900-1100mm ABOVE GROUND / FLOOR AND 600-1500mm FROM DOOR SWING WHEN DOOR OPENS TOWARDS THE CONTROL.
- ELEVATION LEGEND:**
- PROPERTY LINE
 - SET BACK LINE
- | | |
|-----|--|
| FDC | LOCATION OF FIRE DEPARTMENT CONNECTION |
| PDO | LOCATION OF POWER DOOR OPERATOR |
| S | LOCATION OF THRU-WALL SCUPPER |
- ELEVATION FINISH LEGEND:**
- MASONRY VENEER: BRICK 1
 - MASONRY VENEER: BRICK 2
 - CORRUGATED METAL SIDING: HORIZONTAL
 - ARCHITECTURAL METAL PANEL: FINISH 1
 - ARCHITECTURAL METAL PANEL: FINISH 2

GENERAL NOTES

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



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	2023-01-20
4	ISSUED FOR COORDINATION	2023-02-01
5	ISSUED FOR SITE PLAN CONTROL	2023-03-10
6	REISSUED FOR SITE PLAN CONTROL	2023-08-01
7	ISSUED FOR REVIEW	2023-10-18
8	ISSUED FOR COORDINATION	2023-11-23
9	ISSUED FOR CITY RESPONSE	2023-12-01

CONSULTANTS

EXP
CIVIL ENGINEERS
TEL: 613-688-1899

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT

AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104

201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE

1166 BANK STREET

DRAWING TITLE

SECTION

DATE OCT. 2022	DRAWN IC	JOB NO. 3038	DRAWING NO. A352
SCALE 1:100	REVIEWED TD/DR		

ARCHITECTURAL

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947