

| SITE PLAN NOTES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SITE PLAN SYMBOLS |                                                           |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------------|
| NOTE#           | NOTE                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |                                                           |
| (E)AS           | EXISTING ASPHALT SURFACE - REFER TO SURVEY                                                                                                                                                                                                                                                                                                                                                                                                                                |                   | NEW OVERHEAD DOOR                                         |
| (E)BU           | EXISTING BUSHES - REFER TO SURVEY                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   | NEW DOOR / ENTRANCE                                       |
| (E)CSW          | EXISTING CONCRETE CURB - REFER TO SURVEY                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   | BICYCLE PARKING SPACE (1.8mX0.8M)                         |
| (E)GSW          | EXISTING CONCRETE SIDEWALK - REFER TO SURVEY                                                                                                                                                                                                                                                                                                                                                                                                                              |                   | NO PARKING LINES                                          |
| (E)OHW          | EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY                                                                                                                                                                                                                                                                                                                                                                                                                         | #                 | PARKING STALL COUNT PER ROW                               |
| (E)RW           | EXISTING RETAINING WALL - REFER TO SURVEY                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   | NEW SIGN, REFER TO SIGN LEGEND                            |
| (E)T            | EXISTING TREE - REFER TO SURVEY                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   | FIRE ROUTE SIGN                                           |
| (E)TR           | EXISTING TREE TO BE REMOVED - REFER TO SURVEY                                                                                                                                                                                                                                                                                                                                                                                                                             |                   | STREET LIGHT                                              |
| B               | BOLLARD, 6MM X 125MM DIA. X 1050MM PAINTED GALVANIZED STEEL BOLLARD CW WELDED CAP AND 6MM X 150MM BASE PLATE WITH 4 BOLT HOLES; SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 10MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.                                                                                                                                                                                                        |                   | DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS |
| BFPS            | PROVIDE VERTICALLY-MOUNTED SIGN, MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 2000MM ABOVE GRADE. ENSURE TONAL CONTRAST BETWEEN BF PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE/ FOURGONNETTE ACCESSIBLE" | V                 | VISITOR PARKING                                           |
| BR              | BIKE RACK - REFER TO LANDSCAPE                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   | TWO WAY TRAFFIC                                           |
| CC              | CONCRETE CURB - REFER TO CIVIL                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   | DEPRESSED CURB (DC)                                       |
| CP              | CONCRETE PAD - REFER TO CIVIL                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   | TACTILE WALKING SURFACE INDICATORS (TWSI)                 |
| CSW             | CONCRETE SIDEWALK - REFER TO CIVIL                                                                                                                                                                                                                                                                                                                                                                                                                                        | ---               | PROPERTY LINE                                             |
| CY              | CANOPY CW RECESSED POT LIGHTS - REFER TO ELECTRICAL                                                                                                                                                                                                                                                                                                                                                                                                                       | ---               | MINIMUM SETBACKS (ZONING)                                 |
| GM              | GAS METER - REFER TO SITE SERVICING                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   | NEW CONSTRUCTION                                          |
| PMT             | PAD MOUNT TRANSFORMER - REFER TO CIVIL                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   | EXISTING BUILDINGS                                        |
| PP              | PAINTED PARKING LINES. TYP..- REFER TO CIVIL                                                                                                                                                                                                                                                                                                                                                                                                                              |                   | SOFT LANDSCAPING                                          |
| RSL             | ROOF STORM LINE - REFER TO CIVIL                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   | CONCRETE SIDEWALK                                         |
| RW              | RETAINING WALL - REFER TO CIVIL                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   | BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS          |
| SL              | SANITARY LINE - REFER TO CIVIL                                                                                                                                                                                                                                                                                                                                                                                                                                            | *                 | INDICATION OF COMPACT PARKING SPACES                      |
| STL             | STORM LINE - REFER TO CIVIL                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |                                                           |
| TWSI            | TACTILE WALKING SURFACE INDICATOR (TWSI). FULL WIDTH OF CURB RAMP. RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE - REFER TO CIVIL                                                                                                                                                                                                                                                                                                                                    |                   |                                                           |
| WTS             | WATER SERVICE - REFER TO CIVIL                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                                                           |
| WTSL            | WEeping TIE STORM LINE - REFER TO CIVIL                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |                                                           |

| PROJECT ZONING REVIEW/STATISTICS |                                               |
|----------------------------------|-----------------------------------------------|
| MUNICIPALITY:                    | CITY OF OTTAWA                                |
| MUNICIPAL ADDRESS:               | 240 BANK STREET                               |
| REGISTERED OWNER:                | 240 BANK STREET HOLDINGS (C/O CREST REALTIES) |
| LOT AREA:                        | 689m <sup>2</sup>                             |
| ZONING ANALYSIS                  |                                               |
| OTTAWA                           |                                               |
| ZONE:                            | TM H(19)                                      |
| PROPOSED USE:                    | 6-STOREY OFFICE-TO-RESIDENTIAL CONV.          |

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[illegible]

 **LAWRENCE**  
ARCHITECTS

205-18 DEAKIN STREET  
OTTAWA, ONTARIO  
K2E 8B7

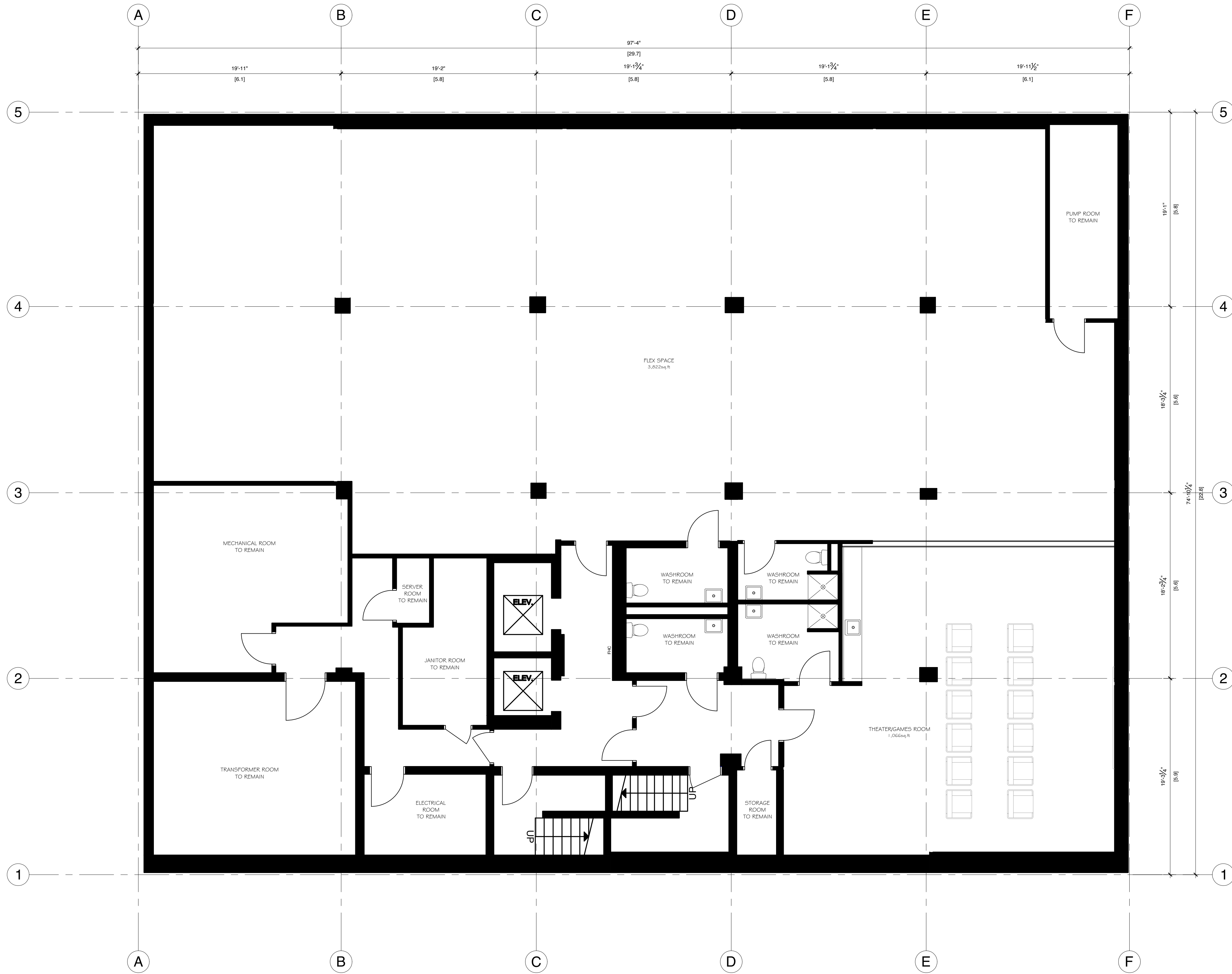
T: 613.739.7770  
E: [INFO@LAWRENCEARC.COM](mailto:INFO@LAWRENCEARC.COM)

PROJECT:  
**BANK ST RETROFIT**  
240 BANK STREET, OTTAWA, ON

|                  |                     |
|------------------|---------------------|
| SHEET TITLE:     |                     |
| <b>SITE PLAN</b> |                     |
| .                |                     |
| DRAWN BY:        | CHECKED BY:         |
| B.L.             | L.A.                |
| PLOT DATE:       | PROJECT START DATE: |
| 2025.07.18       | 2024.02.21          |
| JOB NUMBER:      | SCALE:              |
| SL-1118-24       | AS SHOWN            |
| SHEET NUMBER:    |                     |

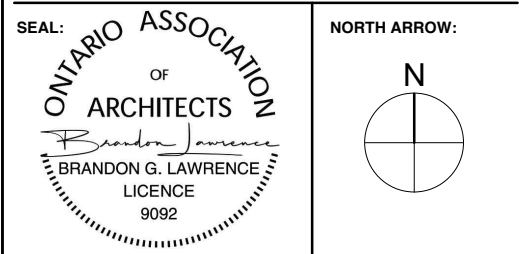
## A1.0





- LEGEND**
- SCD: CEILING MOUNTED HARDWIRED INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR
  - V: VENTILATION FAN TO EXTERIOR
  - FD: FLOOR DRAIN
  - EP: ELECTRICAL PANEL
  - POT: POT LIGHT FIXTURE
  - SP: SOFFIT POT LIGHT FIXTURE
  - WM: WALL MOUNTED LIGHT FIXTURE
  - BH: BASEBOARD HEATER
  - FM: FLUSH MOUNT RADIANT HEATER
  - S: SWITCH
  - SW: SWITCH WITH DIMMER
  - 24H: 24Hr. FRR
  - DB: DROPPED BLANKHEAD

- NOTES:
1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
  2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
  3. DO NOT SCALE DRAWINGS.
  4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
  5. NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



|    |            |                   |
|----|------------|-------------------|
| 04 | 2025.07.18 | ISSUED FOR SPC    |
| 03 | 2024.06.04 | ISSUED FOR REVIEW |
| 02 | 2024.03.14 | ISSUED FOR REVIEW |
| 01 | 2024.03.06 | ISSUED FOR REVIEW |

| No. | DATE | REVISION |
|-----|------|----------|
|-----|------|----------|



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PROJECT:  
**BANK ST RETROFIT**  
240 BANK STREET, OTTAWA, ON

SHEET TITLE:  
**BASEMENT FLOOR PLAN**

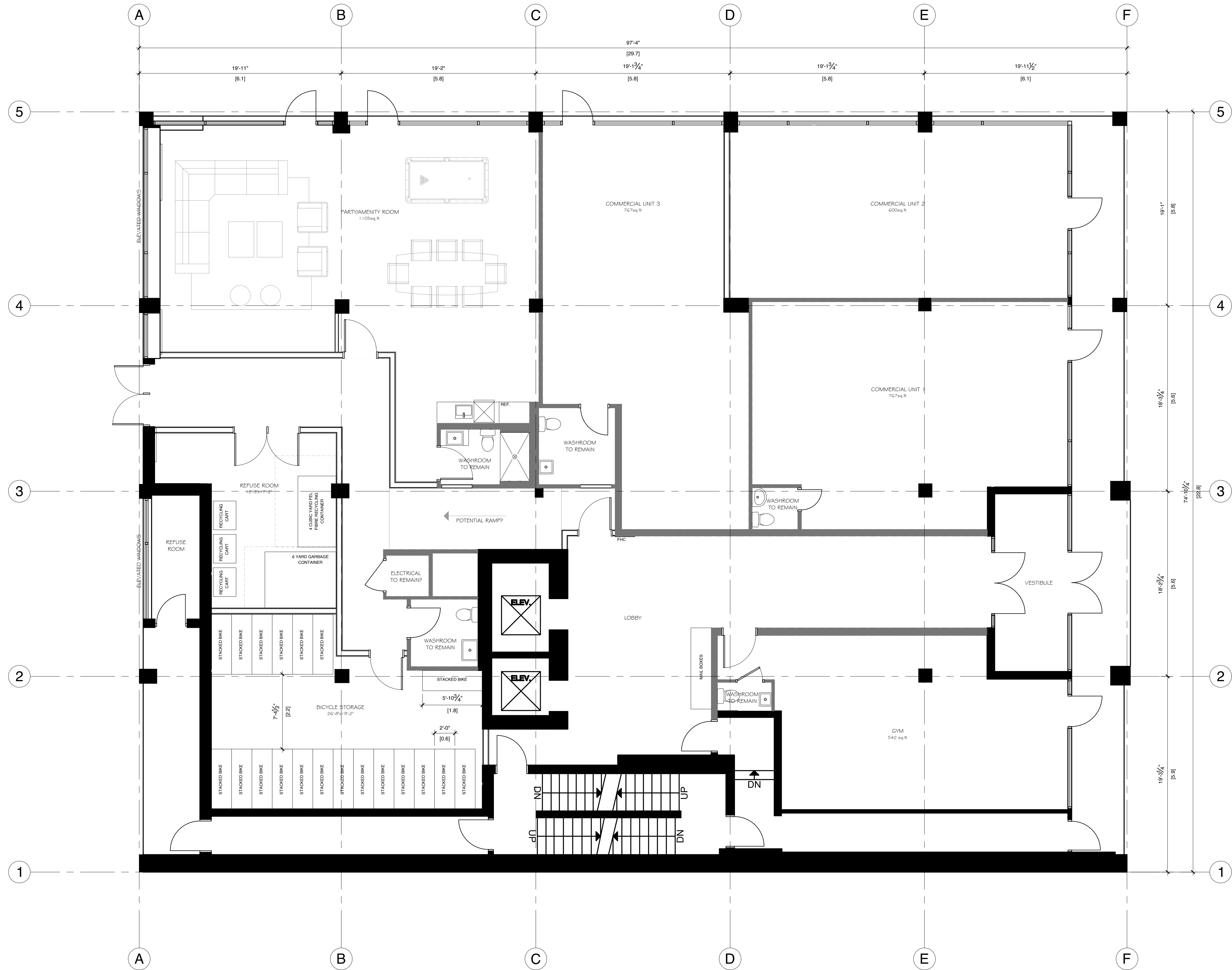
DRAWN BY: **B.L.** CHECKED BY: **L.A.**

PLOT DATE: **2025.07.18** PROJECT START DATE: **2024.02.21**

JOB NUMBER: **SL-1118-24** SCALE: **AS SHOWN**

SHEET NUMBER:

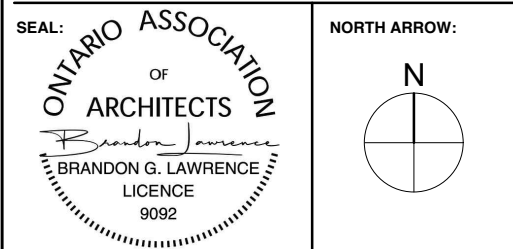




- LEGEND:
- SCD CEILING MOUNTED HARDWIRED INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR
  - FD FLOOR DRAIN
  - EP ELECTRICAL PANEL
  - POT POT LIGHT FIXTURE
  - SPR SPROT POT LIGHT FIXTURE
  - WALL WALL MOUNTED LIGHT FIXTURE
  - BASER BASEBOARD HEATER
  - PH FLUSH MOUNT RADIANT HEATER
  - SW SWITCH
  - SWD SWITCH WITH DIMMER
  - 2 HR. FRR 2 HR. FIRE RATED
  - DRD DROPPED CEILING

CLIENT NAME:  
**CREST REALTIES**

- NOTES:
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PROJECT:  
**BANK ST RETROFIT**

240 BANK STREET, OTTAWA, ON

SHEET TITLE:  
**GROUND FLOOR PLAN**

DRAWN BY:  
B.L.

CHECKED BY:  
L.A.

PLOT DATE:  
2025.07.18

PROJECT START DATE:  
2024.02.21

JOB NUMBER:  
SL-1118-24

SCALE:  
AS SHOWN

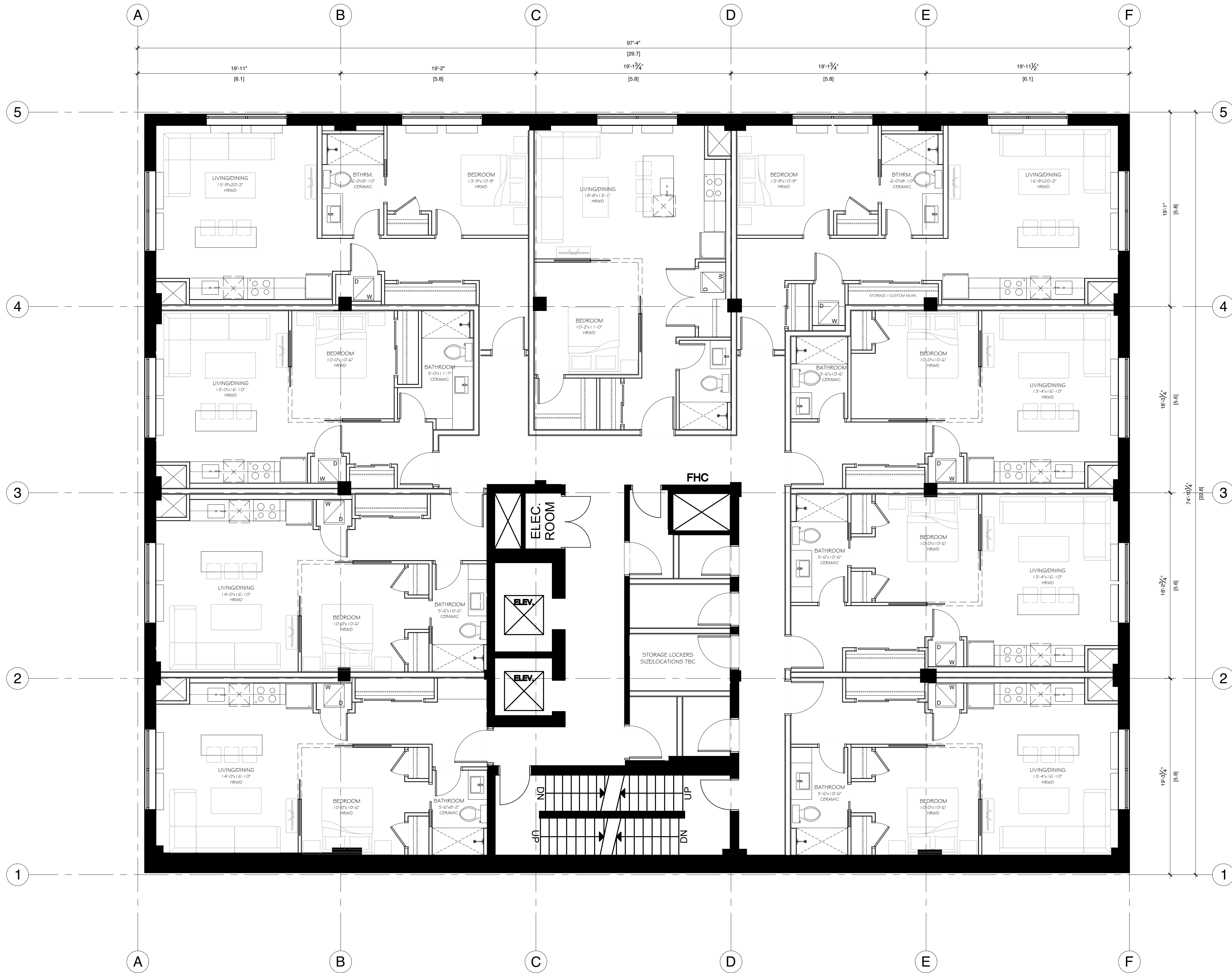
SHEET NUMBER:  
**A2.1**

PLAN #

APPLICATION #

01 GROUND FLOOR PLAN  
A2.1 SCALE: 3/16"=1'-0"

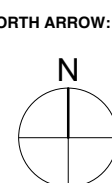




- LEGEND
- SCD CEILING MOUNTED HARDWIRED INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR
  - VENTILATION FAN TO EXTERIOR
  - FLOOR DRAIN
  - ELECTRICAL PANEL
  - POT LIGHT FIXTURE
  - BOFFY POT LIGHT FIXTURE
  - WALL MOUNTED LIGHT FIXTURE
  - BASEBOARD HEATER
  - FLUSH MOUNT RADIANT HEATER
  - SWITCH
  - SWITCH WITH DIMMER
  - 24HR. FRR
  - DROPPED BLANKHEAD

CLIENT NAME:  
**CREST REALTIES**

- NOTES:
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PROJECT:  
**BANK ST RETROFIT**

240 BANK STREET, OTTAWA, ON

SHEET TITLE:  
**FLOOR PLANS**

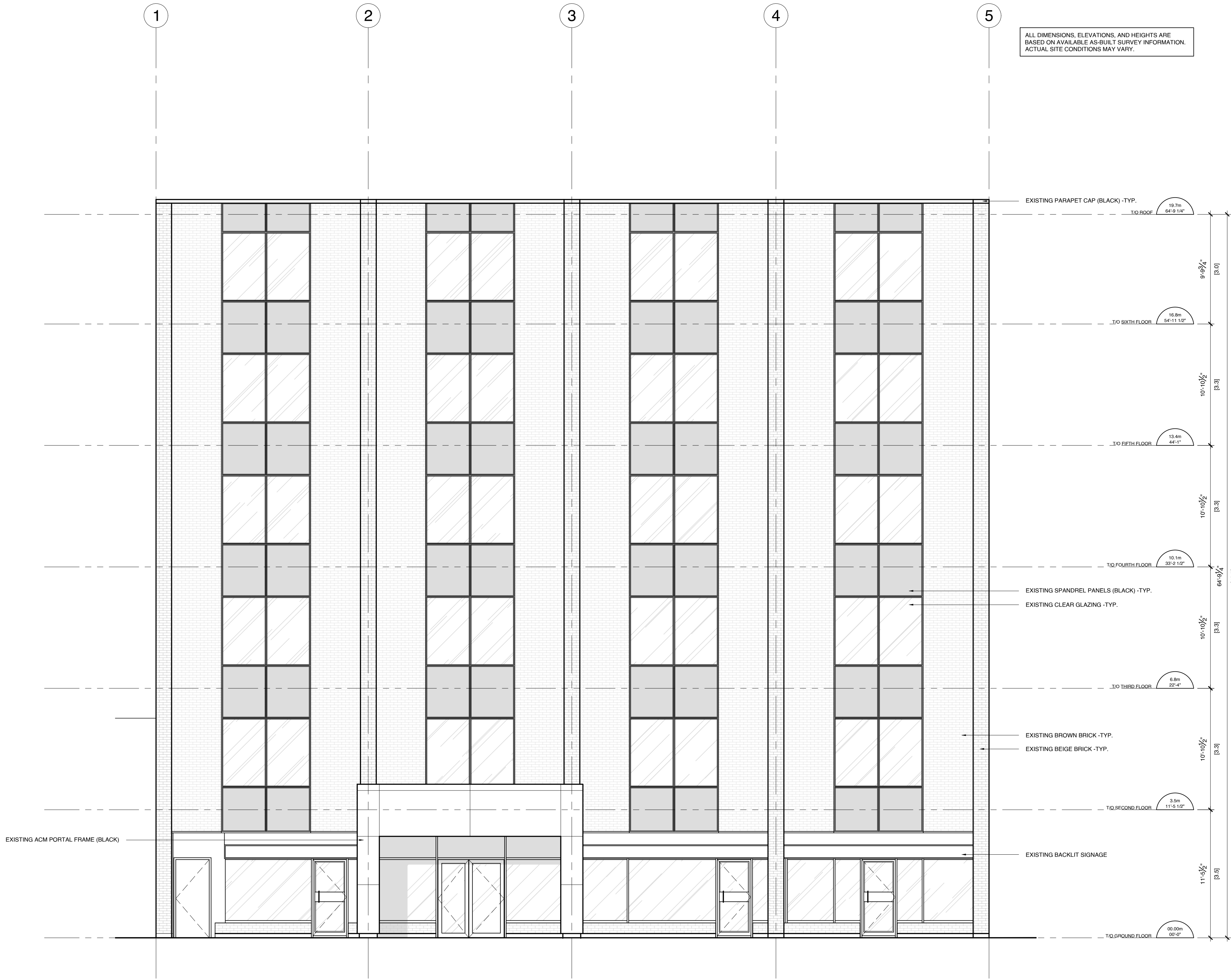
DRAWN BY: L.L. CHECKED BY: L.L.

PLOT DATE: 2025.07.18 PROJECT START DATE: 2024.02.21

JOB NUMBER: SL-1118-24 SCALE: AS SHOWN

SHEET NUMBER:





01 EAST (FRONT) ELEVATION  
A3.0 SCALE: 3/16"=1'-0"

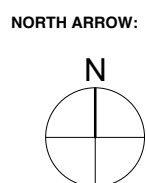
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**EXTERIOR FINISH LEGEND**

- 1 CEMENT PAGING ON ALL EXPOSED FOUNDATION TO 8" BELOW GRADE
- 2 STONE VENEER - ARRISCRAFT RENAISSANCE
- 3 STONE VENEER - PERMACON LEXA B
- 4 PRECAST CONCRETE SILL
- 5 HORIZONTAL IPE SIDING - TBD
- 6 ACM PANELS - BLACK
- 7 EIFS - TBD
- 8 WALL SCOTCH
- 9 FIREPLACE VENT
- 10 PRE-FINISHED METAL FASCIA & VENTED SOFFIT - BLACK
- 11 MIN. 40 YEAR ASPHALT SHINGLES - TBD
- 12 RIDGE VENT C/W BUG & BIRD SCREEN - COLOUR TO MATCH METAL ROOF
- 13 PRE-FINISHED METAL FLASHING - BLACK

NOTE:  
ALL COLOUR & FINISH SELECTIONS TO BE COORDINATED, FINALIZED & APPROVED BY OWNER



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PROJECT:  
**BANK ST RETROFIT**

240 BANK STREET, OTTAWA, ON

SHEET TITLE:  
**ELEVATIONS**

DRAWN BY: L.L. CHECKED BY: L.L.

PLOT DATE: 2025.07.18 PROJECT START DATE: 2024.02.21

JOB NUMBER: SL-1118-24 SCALE: AS SHOWN

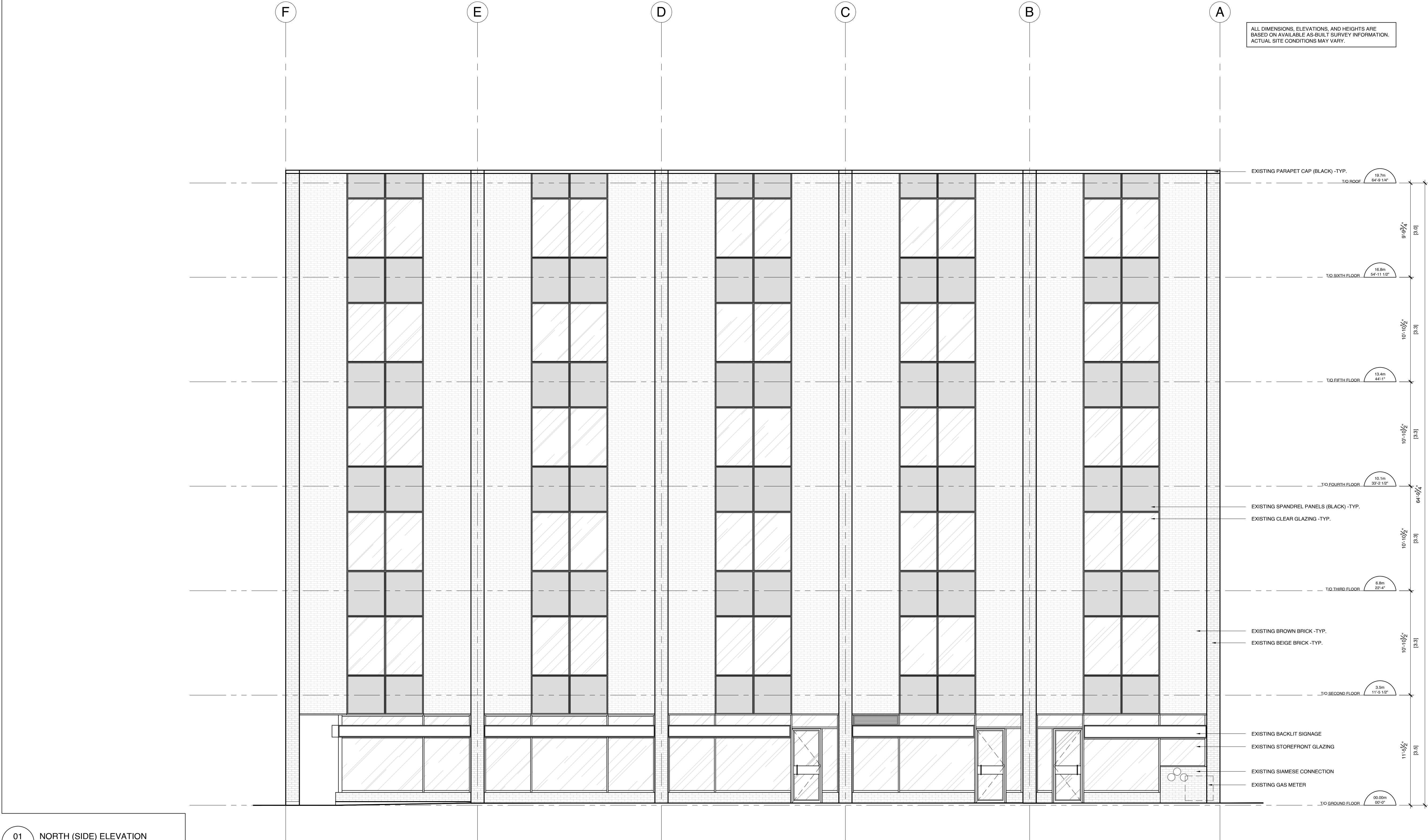
SHEET NUMBER:

**A3.0**

PLAN #

APPLICATION #





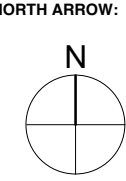
CLIENT NAME:  
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**EXTERIOR FINISH LEGEND**

- CEMENT PAVING ON ALL EXPOSED FOUNDATION TO 8" BELOW GRADE
- STONE VENEER - ARRISCRAFT RENAISSANCE
- STONE VENEER - PERMACON LEXA B
- PRECAST CONCRETE SILL
- HORIZONTAL IPE SIDING - TBD
- ACM PANELS - BLACK
- EIPS - TBD
- WALL SCORCE
- FIREPLACE VENT
- PRE-FINISHED METAL FASCIA & VENTED SOFFIT - BLACK
- MIN. 40 YEAR ASPHALT SHINGLES - TBD
- RIDGE VENT C/W BUG & BIRD SCREEN - COLOUR TO MATCH METAL ROOF
- PRE-FINISHED METAL FLASHING - BLACK

NOTE:  
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PROJECT:  
**BANK ST RETROFIT**

240 BANK STREET, OTTAWA, ON

SHEET TITLE:

**ELEVATIONS**

DRAWN BY: CHECKED BY:  
B.L. L.A.

PLOT DATE: PROJECT START DATE:  
2025.07.18 2024.02.21

JOB NUMBER: SCALE:  
SL-1118-24 AS SHOWN

SHEET NUMBER:

**A3.1**

PLAN #

APPLICATION #

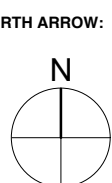


**CREST REALTIES**

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|    |                                                              |
|----|--------------------------------------------------------------|
| 1  | CEMENT PAGING ON ALL EXPOSED FOUNDATION TO 6" BELOW GRADE    |
| 2  | STONE VENEER - ARRISCAFT RENAISSANCE                         |
| 3  | STONE VENEER - PERMACON LEXA B                               |
| 4  | PRECAST CONCRETE SILL                                        |
| 5  | HORIZONTAL IPE SIDING - TBD                                  |
| 6  | ACM PANELS - BLACK                                           |
| 7  | EIFS - TBD                                                   |
| 8  | WALL SCONCE                                                  |
| 9  | FIREPLACE VEINT                                              |
| 10 | PRE-FINISHED METAL FASCIA & VENTED SOFFIT BLACK              |
| 11 | MIN. 40 YEAR ASPHALT SHINGLES - TBD                          |
| 12 | RIDGE VENT C/W BUG & BIRD SCREEN - CLINQ TO MATCH METAL ROOF |
| 13 | PRE-FINISHED METAL FLASHING - BLACK                          |

SEAL: ONTARIO ASSOCIATION  
OF ARCHITECTS  
*Brandon Lawrence*  
BRANDON G. LAWRENCE  
LICENCE  
9092



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PROJECT:  
**BANK ST RETROFIT**

240 BANK STREET, OTTAWA, ON

**SHEET TITLE:**

**ELEVATIONS**

|                                         |                                                 |
|-----------------------------------------|-------------------------------------------------|
| <b>DRAWN BY:</b><br><b>B.L.</b>         | <b>CHECKED BY:</b><br><b>L.A.</b>               |
| <b>PLOT DATE:</b><br><b>2025.07.18</b>  | <b>PROJECT START DATE:</b><br><b>2024.02.21</b> |
| <b>JOB NUMBER:</b><br><b>SL-1118-24</b> | <b>SCALE:</b><br><b>AS SHOWN</b>                |
| <b>SHEET NUMBER:</b>                    |                                                 |

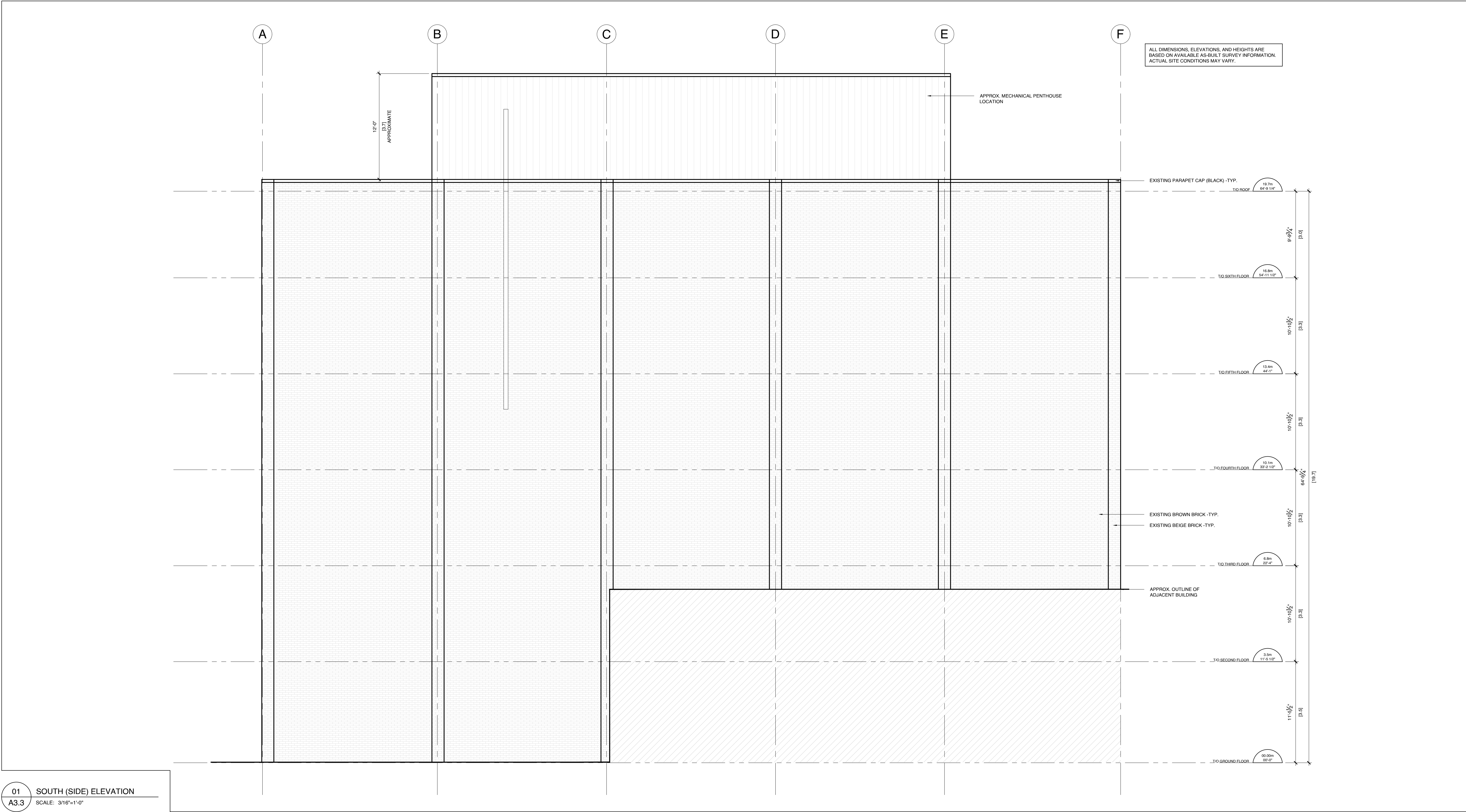
## A3.2

APPLICATION #

01 WEST (REAR) ELEVATION  
A3.2 SCALE: 3/16"=1'-0"

SCALE: 3/16"=1'-0"





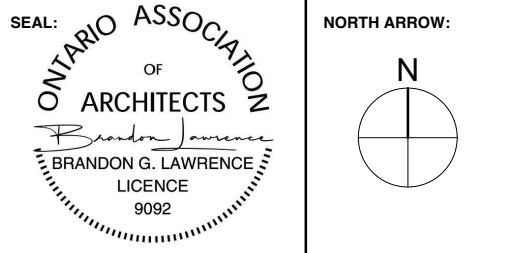
CLIENT NAME:  
**CREST REALTIES**

NOTES:

1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
3. DO NOT SCALE DRAWINGS.
4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
5. NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

- EXTERIOR FINISH LEGEND
- 1 CEMENT PAGING ON ALL EXPOSED FOUNDATION TO 8" BELOW GRADE
  - 2 STONE VENEER - ARRISCRRAFT RENAISSANCE
  - 3 STONE VENEER - PERMACON LEXA B
  - 4 PRECAST CONCRETE SILL
  - 5 HORIZONTAL IPE SIDING - TBD
  - 6 ACM PANELS - BLACK
  - 7 EIFS - TBD
  - 8 WALL SCONCE
  - 9 FIREPLACE VENT
  - 10 PRE-FINISHED METAL FASCIA & VENTED SOFFIT - BLACK
  - 11 MIN. 40 YEAR ASPHALT SHINGLES - TBD
  - 12 RIDGE VENT C/W BUG & BIRD SCREEN - COLOUR TO MATCH METAL ROOF
  - 13 PRE-FINISHED METAL FLASHING - BLACK

NOTE:  
ALL COLOUR & FINISH SELECTIONS TO BE COORDINATED, FINALIZED & APPROVED BY OWNER



|     |            |                   |
|-----|------------|-------------------|
| 04  | 2025.07.18 | ISSUED FOR SPC    |
| 03  | 2024.06.04 | ISSUED FOR REVIEW |
| 02  | 2024.03.14 | ISSUED FOR REVIEW |
| 01  | 2024.03.06 | ISSUED FOR REVIEW |
| No. | DATE       | REVISION          |



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REPRODUCTION IS NOT PERMITTED

PROJECT:  
**BANK ST RETROFIT**  
240 BANK STREET, OTTAWA, ON

SHEET TITLE:  
**ELEVATIONS**

DRAWN BY: L.L. CHECKED BY: L.L.  
PLOT DATE: 2025.07.18 PROJECT START DATE: 2024.02.21  
JOB NUMBER: SL-1118-24 SCALE: AS SHOWN  
SHEET NUMBER:

A3.3

PLAN #

APPLICATION #