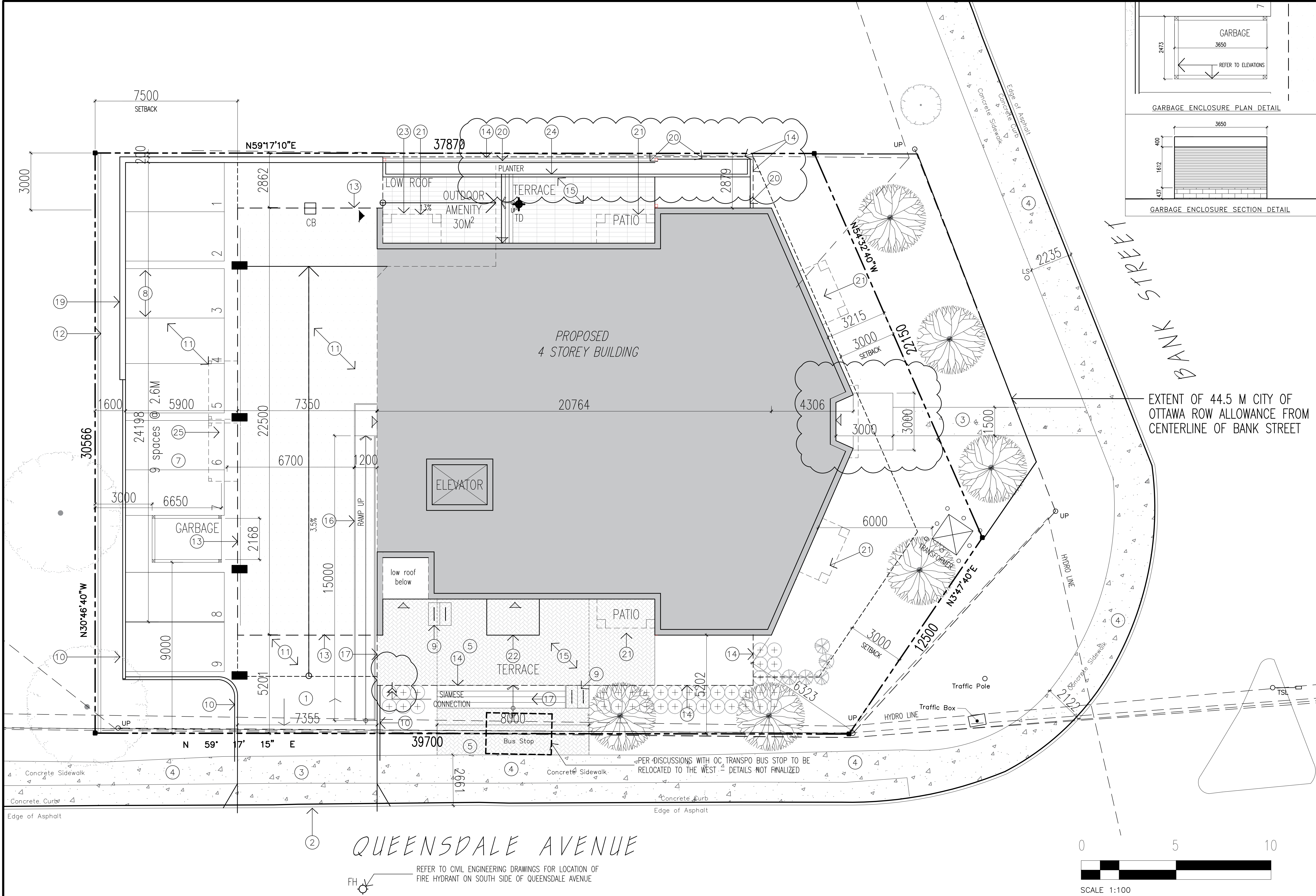
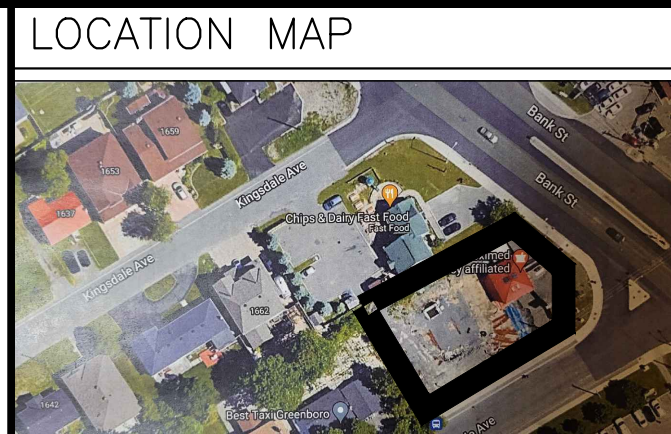
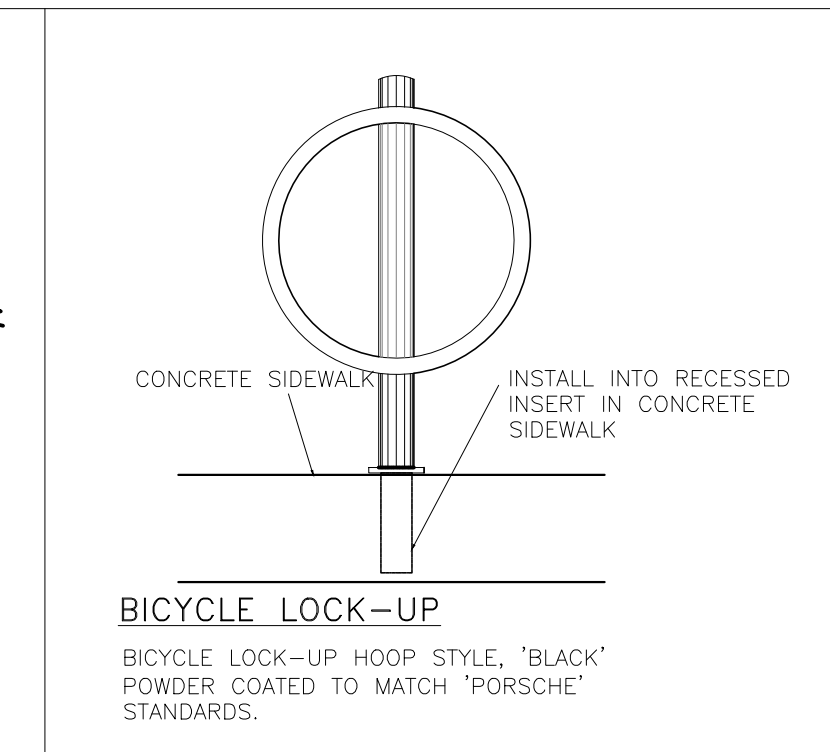
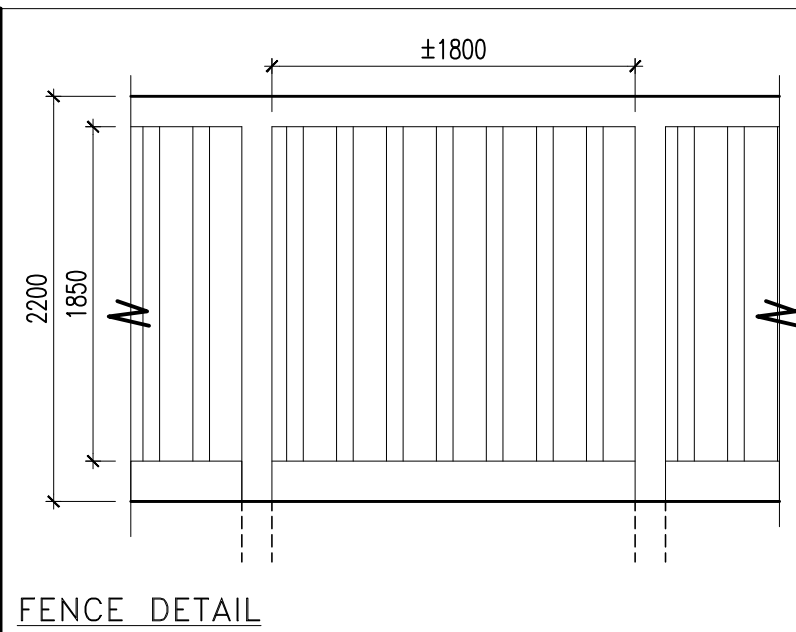




AM2 H(30)	REQUIRED	PROVIDED	NOTES	AM2 H(30)	REQUIRED	PROVIDED	NOTES	AM2 H(30)	REQUIRED	PROVIDED	NOTES
MINIMUM LOT AREA	N/A	1307.22M ²		MINIMUM WIDTH OF LANDSCAPED BUFFER	3M ABUTTING A STREET 1.5 NOT ABUTTING A STREET	1.6M		AMENITY SPACE	6M ² PER UNIT, 50% COMMUNAL, AGGREGATED MINIMUM AREA OF 54 M ² = 150 M ² (75 M ² COMMUNAL)	INDOOR COMMUNAL AMENITY = 55M ² OUTDOOR AMENITY = 51.6 M ² TOTAL COMMUNAL: 106.6 M ² BALCONIES = 113.4 M ² TOTAL 220M ²	TOTAL 220M ²
MINIMUM LOT WIDTH	N/A	22.20(BANK)/39.69M (QUEENSDALE)									
FRONT YARD	3M MINIMUM	3M		PARKING REQUIREMENTS (RESIDENT)	AREA C (SUBURBAN) = 1.2 SPACES PER DWELLING UNIT = 30	24 SPACES (9 SURFACE, 15 B/G) 5=VISITORS	MV	TOTAL BUILDING AREA		2,451.1 M ²	
CORNER SIDE YARD	3M MINIMUM	5.2M		PARKING REQUIREMENTS (VISITOR)	AREA C (SUBURBAN) = 0.2 SPACES PER DWELLING UNIT = 5	19=RESIDENT (0.76 SPACE PER RESIDENT)		BASEMENT AREA		621.78 M ²	
MINIMUM INTERIOR SIDE YARD	NONE	2.8M						GROUND FLOOR		518.65 M ²	
MINIMUM REAR YARD	7.5M	6.65M	MV	BICYCLE PARKING SPACES	0.5 SPACES PER UNIT = 14	30 (7 EXTERIOR, 23 INTERIOR)		TYPICAL FLOOR (3 FLR)		1,932.45 M ²	
MAXIMUM BUILDING HEIGHT	30M	14.0M						UNIT QUANTITY	GROUND 4 UNITS, 2-2 BDRM, 2-1 BDRM		
									TYPICAL FLR (3 FLR) 7 UNITS, 5-2 BDRM, 2-1 BDRM		



LEGAL DESCRIPTION

LOTS 559, 560 AND 561
AND PART OF LOTS 579, 580 AND 581
AND PART OF LANE
(Closed by Judge's Order Inst. GL52533)
REGISTERED PLAN 326
CITY OF OTTAWA
AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.

GENERAL NOTES

① DRAWING SP01 TO BE READ IN CONJUNCTION WITH GRADING AND DRAINAGE PLAN, SITE SERVICES PLAN AND CIVIL ENGINEERING DRWGS. PREPARED BY D.B. GRAY ENGINEERING INC. DRWG C-1 TO 8

② DRAWING SP01 TO BE READ IN CONJUNCTION WITH LANDSCAPE PLAN L1 PREPARED BY JAMES B. LENNOX & ASSOCIATES, LANDSCAPE ARCHITECTS

③ ALL SNOW TO BE REMOVED FROM SITE AFTER EACH SIGNIFICANT SNOW FALL

DRAWING NOTES

① NEW PRIVATE APPROACH ②4 150 X 150 RAISED WITH PLANTER

② NEW DEPRESSED CURB ②5 OUTLINE OF BALCONY ABOVE SECOND AND THIRD FLOOR

③ NEW CONCRETE SIDEWALK

④ EXISTING CONCRETE SIDEWALK

⑤ PRECAST CONCRETE UNIT PAVERS

⑥ PRECAST CONCRETE PAVER UNITS.

⑦ TYPICAL PARKING SPACE (2600X5200)

⑧ 100mm PAINT LINES, TYPICAL

⑨ BIKE RACKS

⑩ 150mm CONCRETE CURBS

⑪ ASPHALT PAVING

⑫ 1.8m SOLID BOARD FENCE

⑬ LINE OF BUILDING ABOVE SHOWN DOTTED

⑭ OUTLINE OF BASEMENT BELOW/UNDERGROUND PARKING BELOW

⑮ WATERPROOF TERRACE ABOVE BASEMENT

⑯ BARRIER FREE RAMP

⑰ PRECAST CONCRETE STAIRS

⑱ HYDRANT

⑲ PRECAST RETAINING WALL SYSTEM

⑳ 1.8m HIGH OPAQUE WOOD FENCE

㉑ OUTLINE OF BALCONY ABOVE

㉒ OUTLINE OF ENTRANCE CANOPY ABOVE

㉓ OUTLINE OF PICNIC TABLE

LEGEND

--- PROPERTY LINE

--- BOARD FENCE

▲ PERSON DOOR

▲ O/H DOOR

▨ PROPOSED PRECAST CONCRETE UNIT PAVERS

▨ PROPOSED TIMBER TECH TERRACE

▨ CONCRETE

○ FIRE HYDRANT

⊗ TERRACE DRAIN

□ CATCH BASIN

○ PROPOSED DECIDUOUS TREE

--- HYDRO LINES

○ EXISTING TREE TO REMAIN

○ PROPOSED SHRUB/ ORNAMENTAL GRASSES

NOTES

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and or omissions to the Architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed by the Architect.

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CLIENT	STAMP
V.I.P. CONSTRUCTION AND ENGINEERING	Engineers who build

NO	DATE	REVISION
10	03/11/2025	REVISIONS FOR SPA
9	01/31/2025	REVISIONS FOR SPA
8	01/06/2025	ISSUED FOR PERMIT REVISION
7	12/20/2024	GENERAL REVISIONS
6	11/14/2024	REVISIONS FOR SPA
5	11/08/2024	REVISIONS FOR SPA
4	11/05/2024	REVISIONS FOR SPA
3	08/13/2024	ISSUED FOR PERMIT R1
2	07/31/2024	ISSUED FOR PERMIT
1	05/09/2024	ISSUED FOR SPA

brian k. clark
ARCHITECT

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Email bkclarkarchitect@gmail.com

PROJECT

2928 BANK STREET APARTMENT BUILDING

SITE PLAN

SP01