



LOCATION MAP

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, VOLLEBEKK LTD.

- GENERAL NOTES**
- DRAWING SP01 TO BE READ IN CONJUNCTION WITH GRADING AND DRAINAGE PLAN, SITE SERVICES PLAN AND CIVIL ENGINEERING DRWG'S PREPARED BY D.B. GRAY ENGINEERING INC. DRWG C-1 TO 8
 - DRAWING SP01 TO BE READ IN CONJUNCTION WITH LANDSCAPE PLAN L-1 PREPARED BY JAMES B. LENNOX & ASSOCIATES, LANDSCAPE ARCHITECTS
 - ALL SNOW TO BE REMOVED FROM SITE AFTER EACH SIGNIFICANT SNOW FALL

- DRAWING NOTES**
- NEW PRIVATE APPROACH 24' X 150' RAISED WITH PLANTER
 - NEW DEPRESSED CURB
 - NEW CONCRETE SIDEWALK
 - EXISTING CONCRETE SIDEWALK
 - PRECAST CONCRETE UNIT PAVERS
 - PRECAST CONCRETE PAVEMENT UNITS
 - TYPICAL PARKING SPACE (2600X5200)
 - 100mm PAINT LINES, TYPICAL
 - BIKE RACKS
 - 150mm CONCRETE CURBS
 - ASPHALT PAVING
 - 1.8m SOLID BOARD FENCE
 - LINE OF BUILDING ABOVE SHOWN DOTTED
 - OUTLINE OF BASEMENT BELOW/UNDERGROUND PARKING BELOW
 - WATERPROOF TERRACE ABOVE BASEMENT
 - BARRIER FREE RAMP
 - PRECAST CONCRETE STAIRS
 - HYDRANT
 - PRECAST RETAINING WALL SYSTEM
 - 1.8m HIGH FENCE
 - OUTLINE OF BALCONY ABOVE
 - OUTLINE OF ENTRANCE CANOPY ABOVE
 - 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 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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CONSTRUCTION PLAN NOTES

12. WILL CONSTRUCTION REQUIRE THE TEMPORARY DETOUR OF A BUS ROUTE?
12A: NO, THOUGH BUS STOP MAY NEED TO BE RELOCATED.

13. WILL THIS WORK BLOCK A BIKE LANE?
13A: NO

14. WILL THIS WORK BLOCK A SIDEWALK?
14A: YES, DURING SITE SERVICE CONNECTION THE SIDEWALK ON THE NORTH SIDE OF QUEENSDALE WILL BE CLOSED. ALL PEDESTRIAN TRAVELLING WEST DOWN QUEENSDALE WILL BE DIVERTED TO THE SOUTH SIDEWALK AT THE INTERSECTION OF BANK AND QUEENSDALE AND ALL PEDESTRIAN TRAVELLING EAST DOWN QUEENSDALE WILL BE DIVERTED TO THE SOUTH SIDEWALK AT THE CROSSWALK IN FRONT OF 1621 QUEENSDALE.

15. WILL THIS WORK REQUIRE A LANE OF TRAFFIC BE CLOSED?
15A: YES, DURING SITE SERVICE CONNECTION WE WILL CLOSE ONE LANE OF TRAFFIC WHILE ENSURING POSITIVE TRAFFIC FLOW IN ACCORDANCE WITH ROW SPECIFICATIONS.

16. WILL THIS WORK REQUIRE A ROAD CLOSURE?
16A: NO, ALL SITE SERVICING WORK WILL BE PHASED TO ENSURE ONE LANE OF TRAFFIC IS ALWAYS MAINTAINED.

DATE	REVISION
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

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2928 BANK STREET APARTMENT BUILDING

CONSTRUCTION MANAGEMENT PLAN

PROJECT NO. 2210 DRAWN BY: DP SCALE: 1:100
DATE: MAR. 2024
DRAWING NO. **SP01**