



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**
- NEW PRIVATE APPROACH
 - NEW DEPRESSED CURB
 - NEW CONCRETE SIDEWALK
 - EXISTING CONCRETE SIDEWALK
 - PRECAST CONCRETE UNIT PAVERS
 - PRECAST CONCRETE PAVER 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 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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NO	DATE	REVISION
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

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

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PROJECT
 2928 BANK STREET APARTMENT BUILDING

SITE PLAN

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

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
FRONT YARD	3M MINIMUM	3M		PARKING REQUIREMENTS (RESIDENT)	AREA C (SUBURBAN) = 1.2 SPACES PER DWELLING UNIT = 30		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			BASEMENT AREA		621.78 M ²	
MINIMUM INTERIOR SIDE YARD	NONE	2.8M		BICYCLE PARKING SPACES	0.5 SPACES PER UNIT = 14	30 (6 EXTERIOR, 24 INTERIOR)		GROUND FLOOR		518.65 M ²	
MINIMUM REAR YARD	7.5M	6.65M	MV					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	

