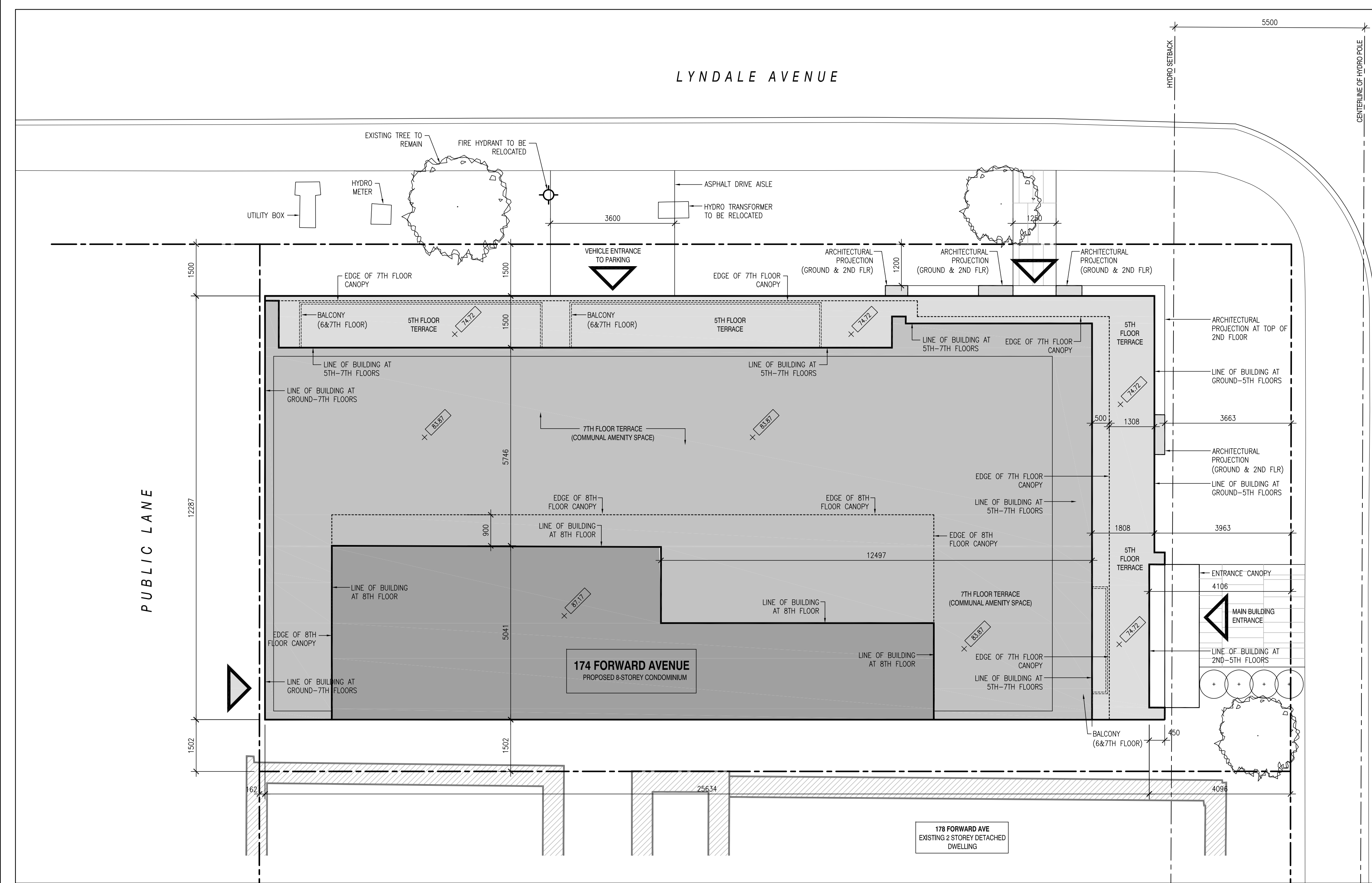


LYNDALE AVENUE



FORWARD AVENUE

2 SITE PLAN
SP-01 SCALE: 1:75



1 LOCATION PLAN
SP-01 SCALE: NTS

TOPOGRAPHIC PLAN OF SURVEY OF
LOT 12
REGISTERED PLAN 35
CITY OF OTTAWA
FAIRHALL, MOFFAT & WOODLAND LIMITED 2016
JOHN H. GUTRI, O.L.S.

SURVEY INFO
SCALE: NTS

- SITE PLAN SYMBOLS LEGEND**
- BUILDING ENTRANCE
 - BUILDING EXIT
 - FIRE HYDRANT
 - NEW STREET LIGHT
 - STREET LIGHT TO BE REMOVED
 - BICYCLE PARKING
 - POST & RING BICYCLE RACK

LEGEND
SCALE: NTS

SITE & PROJECT STATISTICS

PROJECT STATISTICS	
Zoning	R4S
Lot Area	467 m ²
Building Height	24.65 m
Front Yard	3.9m
Side Yard	1.5m for Levels 01-04 3.0m for Level 05-07
Int. Side Yard	0m

PARKING CALCULATION	
As per Section 101	
Required Parking:	0 spaces
Section 101 (2)	Within Area 2 or Schedule 1b
Total Parking Provided:	0 spaces

VISITOR PARKING CALCULATION	
As per Section 102	
Required Visitor Parking:	2 spaces
0.7 spaces/unit for 24 units - table 102	
Total Parking Provided:	6 spaces

BICYCLE PARKING CALCULATION	
As per Table 111A	
Required Parking:	12 spaces
0.5 spaces/unit (111A)(b)(i)	
Total Parking Provided:	19 spaces

AMENITY AREA CALCULATION	
As per Table 127	
Total Amenity Area Req'd:	144 m ²
6m ² /unit	
Communal Amenity Req'd:	72 m ²
Min of 20% of Total Amenity Area	
Communal Amenity Provided:	144m ²
Roof Terrace (144m ²)	

STATISTICS
SCALE: NTS

GENERAL ARCHITECTURAL NOTES:
 1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 3. Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
 4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 5. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 6. These documents are not to be used for construction unless specifically noted for such purpose.

REVISION RECORD

ISSUED FOR SITE PLAN CONTROL	2017-04-26
ISSUED FOR COORDINATION	2017-02-02

ISSUE RECORD



FORWARD AVENUE
174 FORWARD AVENUE
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1618	NOTED	DP	RMK

SITE PLAN

SP-01