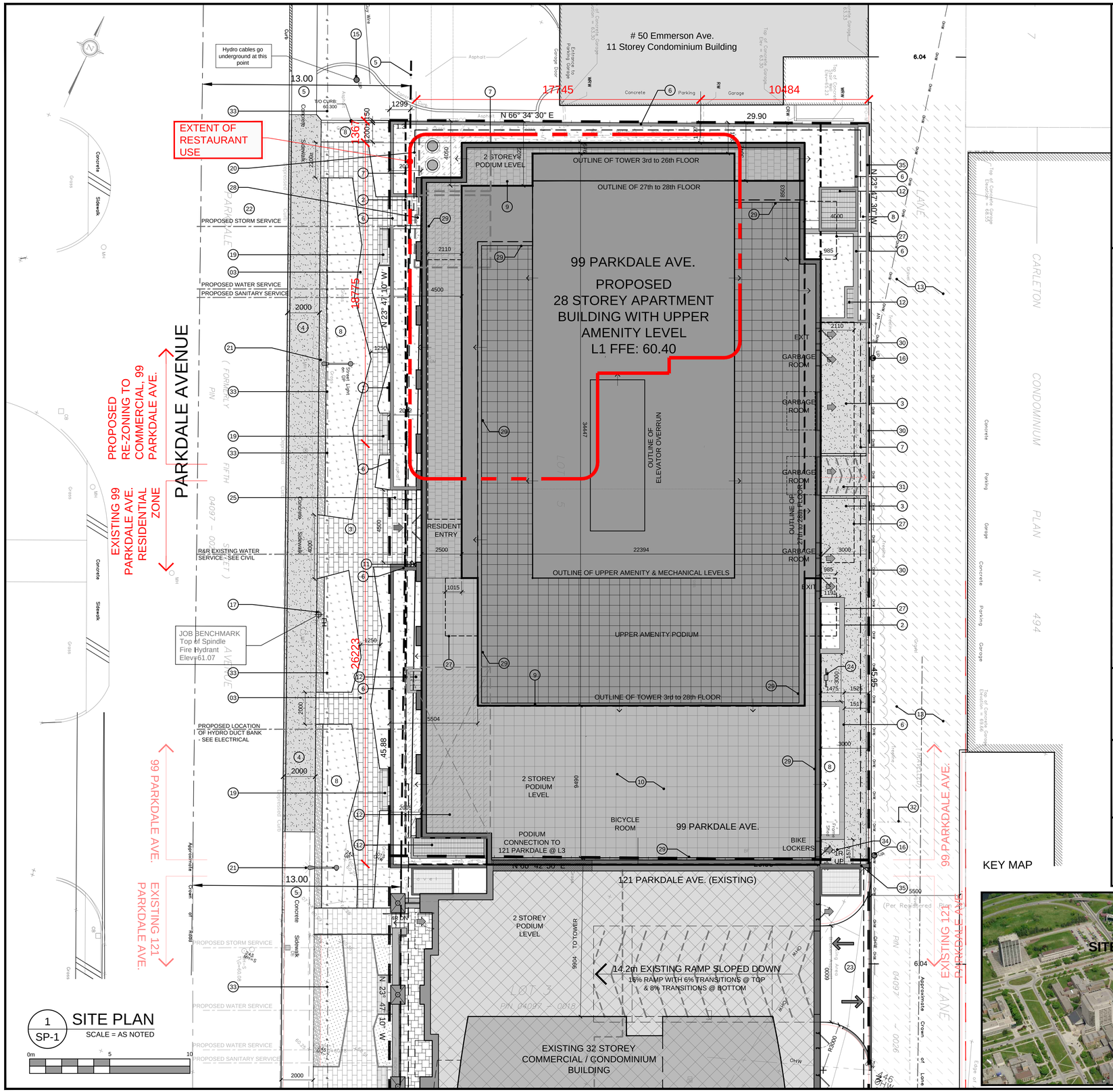

1 SP-1 SITE PLAN
SCALE = AS NOTED

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- CONCRETE WALK / DRIVING SURFACE
- 3rd FLOOR EXTERIOR AMENITY SPACE
- 29th FLOOR EXTERIOR AMENITY SPACE
- ASPHALT LANE WAY
- SOFT LANDSCAPING
- OVERFLOW ROOF SCUPPER
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- SERVICE / FIRE EXIT
- PROPERTY LINE
- PROPOSED ROAD WIDENING / BUILDING SETBACKS

DRAWING NOTES

1. PROPERTY LINE
2. BUILDING SETBACKS
3. HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
4. 2000mm WIDE SIDEWALK WITH STREET CURB TO CITY OF OTTAWA STANDARDS
5. ROAD ALLOWANCE (ROW)
6. LOW PLANTER WALL
7. OUTLINE OF UNDERGROUND PARKING LEVELS
8. SOFT LANDSCAPING, SEE LANDSCAPE PLAN
9. OUTLINE OF TOWER ABOVE
10. EXTERIOR AMENITY AT 3rd FLOOR
11. SIAMESE CONNECTION
12. AIR INTAKE / EXHAUST GRILL
13. EXISTING GRAVEL LANE WAY TO BE PAVED
14. CONCRETE WALK, WIDTH AS SHOWN
15. EXISTING OVERHEAD HYDRO LINES
16. EXISTING UTILITY POLE (BELL / ROGERS)
17. EXISTING FIRE HYDRANT RELOCATE AS REQUIRED
18. OUTLINE OF PRIVATE TERRACE ABOVE
19. SITE FURNITURE (AS PER LANDSCAPE PLAN)
20. CISTERN IN P1 PARKING LEVEL WITH ACCESS C.B.
21. EXISTING STREET LIGHT
22. PROPOSED U/G BUILDING SERVICE LINE - SEE CIVIL
23. EXISTING VEHICLE ENTRANCE RAMP TO U/G GARAGE LOCATED AT 121 PARKDALE
24. GAS PRESSURE RELEASE STATION
25. BICYCLE RACKS, SEE LANDSCAPE PLAN FOR EXACT LOCATION AND SPEC
26. ELECTRICAL VAULT BELOW
27. LINE OF L4-26 BALCONIES ABOVE
28. P1 LEVEL SERVICES & WATER ENTRY ROOM
29. 1.07M H. GLASS GUARD @ PODIUM FLOOR
30. DEPRESSED CURB AS PER CITY STANDARDS. SEE CIVIL
31. 3.5%± SLOPED RAMP FROM GARBAGE ROOM
32. PROPOSED LOCATION OF NAT. GAS CONNECTION. SEE MECHANICAL
33. U/G HYDRO LINE. SEE SURVEY DRAWINGS
34. AREA DRAIN - SEE CIVIL
35. CONCRETE CURB - SEE CIVIL

URBAN PLANNER

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LANDSCAPE ARCHITECT

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PROJECT INFORMATION

ZONING	R5B[1929] S284-h
SITE AREA	1,372.7 sq. m. (14,776 sq. ft.)

PROJECT STATISTICS

GRADE (ZONING DEFINITION)		60.50 M (geo.)
BUILDING HEIGHT		84.0 M
YARD SETBACKS - AS PER ZONING SCHEDULE		S284
LANDSCAPE OPEN SPACE (REQ'D)		30.0% (411.81 sq. m.)
PROVIDED:		50.5% (693.50 sq. m.)
AMENITY SPACE REQUIRED	6 sq.m x 238 units =	1,440 sq.m
PROVIDED:		3,419 sq.m

GROSS BUILDING - AREAS
(CITY OF OTTAWA ZONING DEFINITION)

PARKING LEVEL (P1 to P6)		0 sq. m. 000 sq. ft.
GROUND FLOOR		0 sq. m. 000 sq. ft.
2nd FLOOR		792.0 sq. m. 8,525 sq. ft.
3rd FLOOR		503.3 sq. m. 5,417 sq. ft.
4th to 26th FLOOR	23 x 577.21 sq. m. 23 x 6,213 sq. ft.	13,275.7 sq. m. 142,899 sq. ft.
27th to 28th FLOOR	2 x 506 sq. m. 2 x 5,447 sq. ft.	1,012 sq. m. 10,894 sq. ft.
29th & 30th LEVEL MECHANICAL & AMENITY PENTHOUSE		0 sq. m. 000 sq. ft.
TOTAL BUILDING AREA		15,583.1 sq. m. 167,735 sq. ft.

UNIT STATISTICS

STUDIO UNIT	31
1 BEDROOM	102
2+ BEDROOM UNIT	104
TOTAL	237

CAR PARKING
ZONING - AREA 'Z' ON SCHD. 1A

REQUIRED		
RESIDENCE	- NOT REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	23
TOTAL		23
PROVIDED		
RESIDENCE	- 0.76 PER UNIT (238 UNITS)	182
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	23
TOTAL		205

NOTE:
2 TYPE 'A' & 2 TYPE 'B' B/F SPACES PROVIDED. (3 REQUIRED TOTAL)
77 PROVIDED STALLS (38%) ARE REDUCED SIZE

BICYCLE PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT (238 UNITS)	119
PROVIDED		
INTERIOR		210
EXTERIOR		2
TOTAL		212

LOT COVERAGE

PAVED SURFACE =	103.0 sq. m.	7.5%
BUILDING FOOTPRINT =	1,120.5 sq. m.	81.6%
LANDSCAPE OPEN SPACE :	149.2 sq. m.	10.9%
TOTAL =	1,372.7 sq. m.	100.0%
TOTAL LANDSCAPED AREA:		
GROUND FLOOR =	149.2 sq. m.	10.9%
3rd FLOOR PODIUM =	248.9 sq. m.	18.1%
AMENITY ROOF TERRACE =	295.4 sq. m.	21.5%
TOTAL =	693.5 sq. m.	50.1%

AMENITY SPACE

PRIVATE BALCONIES =	2,180.0 sq. m.
PRIVATE PATIOS =	122.0 sq. m.
1st FLOOR COMMUNAL INTERIOR =	350.0 sq. m.
3rd FLOOR COMMUNAL INTERIOR =	500.0 sq. m.
3rd FLOOR COMMUNAL EXTERIOR =	230.0 sq. m.
29th FLOOR COMMUNAL INTERIOR =	170.0 sq. m.
29th FLOOR COMMUNAL EXTERIOR =	295.0 sq. m.
TOTAL =	3,847.0 sq. m.
(TOTAL COMMUNAL) =	1,545.0 sq. m.
REQUIRED - 6.0M² PER UNIT (238) =	1,428.0 sq. m.
REQUIRED COMMUNAL @ 50% =	714.0 sq. m.

LEGAL DESCRIPTION

TOPOGRAPHICAL PLAN OF THE

LOTS 4, 5 and 6
EAST PARKDALE AVENUE
(Formerly Firth Street)
REGISTERED PLAN 41
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebekk Ltd.
&
TOPOGRAPHICAL PLAN OF THE LANE
(BETWEEN FORWARD AVE. & PARKDALE AVE.)
REGISTERED PLAN 41
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebekk Ltd.

PROJECT DEVELOPER

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IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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Drawings/Specifications "Issued for Construction" are to the best of our knowledge an accurate representation of documented revisions. In the case of any discrepancy, omission or conflict between the "Issued for Construction" documents and the contract documents, the contractor is to promptly notify the architect. Site work must not proceed unit Building Permits are issued by the Authority having Jurisdictions (City of Ottawa).

No.	DESCRIPTION	DATE (D/M/Y)
15	ISSUED FOR RE-ZONING APPLICATION	10/02/25
13	ISSUED FOR REVISED CONSTRUCTION - R4 (ASI #169)	19/05/23
12	ISSUED FOR REVISED CONSTRUCTION - R3 (ASI #102)	01/11/22
11	ISSUED FOR ALTERNATIVE SOLUTIONS APPLICATION	10/02/22
10	ISSUED FOR REVISED CONSTRUCTION - R2 (UP TO ASI #019 INCLUSIVE)	10/12/21
9	ISSUED FOR SUPERSTRUCTURE PERMIT	23/11/21
8	ISSUED FOR REVISED CONSTRUCTION (UP TO ASI #004 INCLUSIVE)	08/09/21
7	ISSUED FOR CONSTRUCTION / REVISED BUILDING PERMIT	23/07/21
6	ISSUED FOR BUILDING PERMIT	31/03/21
5	ISSUED FOR 99% TENDER	14/12/20
4	ISSUED FOR CONCRETE TENDER	27/11/20
3	ISSUED FOR 99% TENDER & COMMENTS	02/11/20
2	ISSUED FOR EXCAVATION PERMIT	17/08/20
1	ISSUED FOR FOUNDATION PERMIT	17/02/20

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK J. LAHEY — LICENCE 4375

NORTH ARROW:

CLIENT: brigil

ARCHITECT: rla/architecture
roderick lahey architect inc.
56 beach street, ottawa, ontario K1S 3J6
t 613.724.9932 f 613.724.1209 rla@architecture.ca

PROJECT TITLE:
99 PARKDALE
99 PARKDALE AVENUE
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN:	CHECKED:
BG	JG
SCALE: AS SHOWN	SHEET No. SP-1
PROJECT No. 1918	

PEN STYLE: O-RLA-MASTER.ctb User121
PLOT SCALE: 1:150
PLOT DATE: Monday, February 10, 2025
F:\2019\1918 - 99 Parkdale - Dumaurier (Brigil)\02_Working Drawings\01 Sheets\1918_SP1_SITE PLAN.dwg