

### PROJECT INFORMATION

**ZONING:** RSB(1929) S284-h  
**SITE AREA:** 1,372.7 sq. m. (14,776 sq. ft.)

**PROJECT STATISTICS**

GRADE (ZONING DEFINITION)	60.50 M (gso.)
BUILDING HEIGHT	84.0 M
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: 3,329 sq. m.

**GROSS BUILDING - AREAS**  
(CITY OF OTTAWA ZONING DEFINITION)

PARKING LEVEL (P1 to P6)	0 sq. m.
GROUND FLOOR	0 sq. m.
2nd FLOOR	792.0 sq. m.
3rd FLOOR	503.3 sq. m.
4th to 26th FLOOR	23 x 577.21 sq. m. = 13,276.7 sq. m.
27th to 28th FLOOR	2 x 508 sq. m. = 1,012 sq. m.
29th & 30th LEVEL MECHANICAL & AMENITY PENTHOUSE	2 x 5,447 sq. ft. = 10,894 sq. ft.
TOTAL BUILDING AREA	15,583.1 sq. m. (167,735 sq. ft.)

### UNIT STATISTICS

STUDIO UNIT	06
1 BEDROOM	127
2+ BEDROOM UNIT	107
TOTAL	240

**CAR PARKING** ZONING - AREA '2' ON SCH. 14

**REQUIRED**

RESIDENCE	- NOT REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (MAXTER 12.28MTS)	23
TOTAL		23

**PROVIDED**

RESIDENCE	- 0.76 PER UNIT (240 UNITS)	184
VISITOR	- 0.1 PER DWELLING UNIT (MAXTER 12.28MTS)	23
TOTAL		207

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

**BICYCLE PARKING**

**REQUIRED**

RESIDENCE	- 0.5 PER UNIT (240 UNITS)	120
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**PROVIDED**

INTERIOR	240
EXTERIOR	6
TOTAL	246

### 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 =	255.4 sq. m.	21.5%
TOTAL =	653.5 sq. m.	50.1%

### AMENITY SPACE

PRIVATE BALCONIES =	2,179.0 sq. m.
PRIVATE PATIOS =	122.0 sq. m.
1st FLOOR COMMUNAL INTERIOR =	320.2 sq. m.
3rd FLOOR COMMUNAL INTERIOR =	69.3 sq. m.
3rd FLOOR COMMUNAL EXTERIOR =	229.7 sq. m.
29th FLOOR COMMUNAL INTERIOR =	170.0 sq. m.
29th FLOOR COMMUNAL EXTERIOR =	295.4 sq. m.
TOTAL =	3,365.6 sq. m.
(TOTAL COMMUNAL) =	1,084.6 sq. m.
REQUIRED - 6.0M <sup>2</sup> PER UNIT (240) =	1,440.0 sq. m.
REQUIRED COMMUNAL @ 50% =	720.0 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, Vollebakk Ltd. &

**TOPOGRAPHICAL PLAN OF THE LANE**  
 (BETWEEN FORWARD AVE. & PARKDALE AVE.)  
 REGISTERED PLAN 41  
 CITY OF OTTAWA  
 Prepared by Annis, O'Sullivan, Vollebakk Ltd.

### PROJECT DEVELOPER

**BRIGIL Construction**  
 98, Lois street  
 Gatineau, Qc, J8Y 3R7  
 Tel: (819) 243-7392  
 Fax: (819) 243-5126  
 E-Mail: brigil@brigil.com

### SURVEYOR

**Annis O'Sullivan Vollebakk Ltd.**  
 Ontario Land Surveyors  
 14 Concourse Gate, Suite 500,  
 Nepean, Ontario K2E 7S6  
 Tel: (613) 727-0850  
 Fax: (613) 727-1079  
 E-Mail: EdH@aovltd.com

### ARCHITECT

**RODERICK LAHEY ARCHITECT INC**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 1.613.724.9932 1.613.724.1209 www.rodericklahey.ca

### ARCHITECT SEAL

**ARCHITECT:** Roderick Lahey  
**PROJECT TITLE:** 99 PARKDALE  
**OTTAWA** **ONTARIO**  
**SHEET TITLE:** SITE PLAN

### DRAWING INFORMATION

DRAWN:	RV	CHECKED:	R.L.A.
SCALE:	1:100	SHEET No.:	SP-1
PROJECT No.:	1918		

### 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
- PROPERTY LINE
  - BUILDING SETBACKS
  - HARD SURFACE PAVING. SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
  - 2000mm WIDE SIDEWALK WITH STREET CURB TO CITY OF OTTAWA STANDARDS
  - ROAD ALLOWANCE (ROW)
  - LOW PLANTER WALL
  - OUTLINE OF UNDERGROUND PARKING LEVELS
  - SOFT LANDSCAPING. SEE LANDSCAPE PLAN
  - OUTLINE OF TOWER ABOVE
  - EXTERIOR AMENITY AT 3rd FLOOR
  - SIAMSESE CONNECTION
  - AIR INTAKE / EXHAUST GRILL
  - EXISTING GRAVEL LANE WAY TO BE PAVED
  - CONCRETE WALK, WIDTH AS SHOWN
  - EXISTING OVERHEAD HYDRO LINES
  - EXISTING UTILITY POLE (BELL / ROGERS)
  - EXISTING FIRE HYDRANT RELOCATE AS REQUIRED
  - OUTLINE OF PRIVATE TERRACE ABOVE
  - SITE FURNITURE (AS PER LANDSCAPE PLAN)
  - CISTERN IN P1 PARKING LEVEL WITH ACCESS C.B.
  - EXISTING STREET LIGHT
  - PROPOSED UIG BUILDING SERVICE LINE - SEE CIVIL
  - EXISTING VEHICLE ENTRANCE RAMP TO UIG GARAGE LOCATED AT 121 PARKDALE
  - GAS PRESSURE RELEASE STATION
  - BICYCLE RACKS. SEE LANDSCAPE PLAN FOR EXACT LOCATION AND SPEC
  - ELECTRICAL VAULT BELOW
  - LINE OF L4-26 BALCONIES ABOVE
  - P1 LEVEL SERVICES & WATER ENTRY ROOM
  - 1.07M H. GLASS GUARD @ PODIUM FLOOR
  - DEPRESSED CURB AS PER CITY STANDARDS. SEE CIVIL
  - 8.5% SLOPED RAMP FROM GARBAGE ROOM
  - PROPOSED LOCATION OF NAT. GAS CONNECTION. SEE MECHANICAL
  - UIG HYDRO LINE. SEE SURVEY DRAWINGS

### URBAN PLANNER

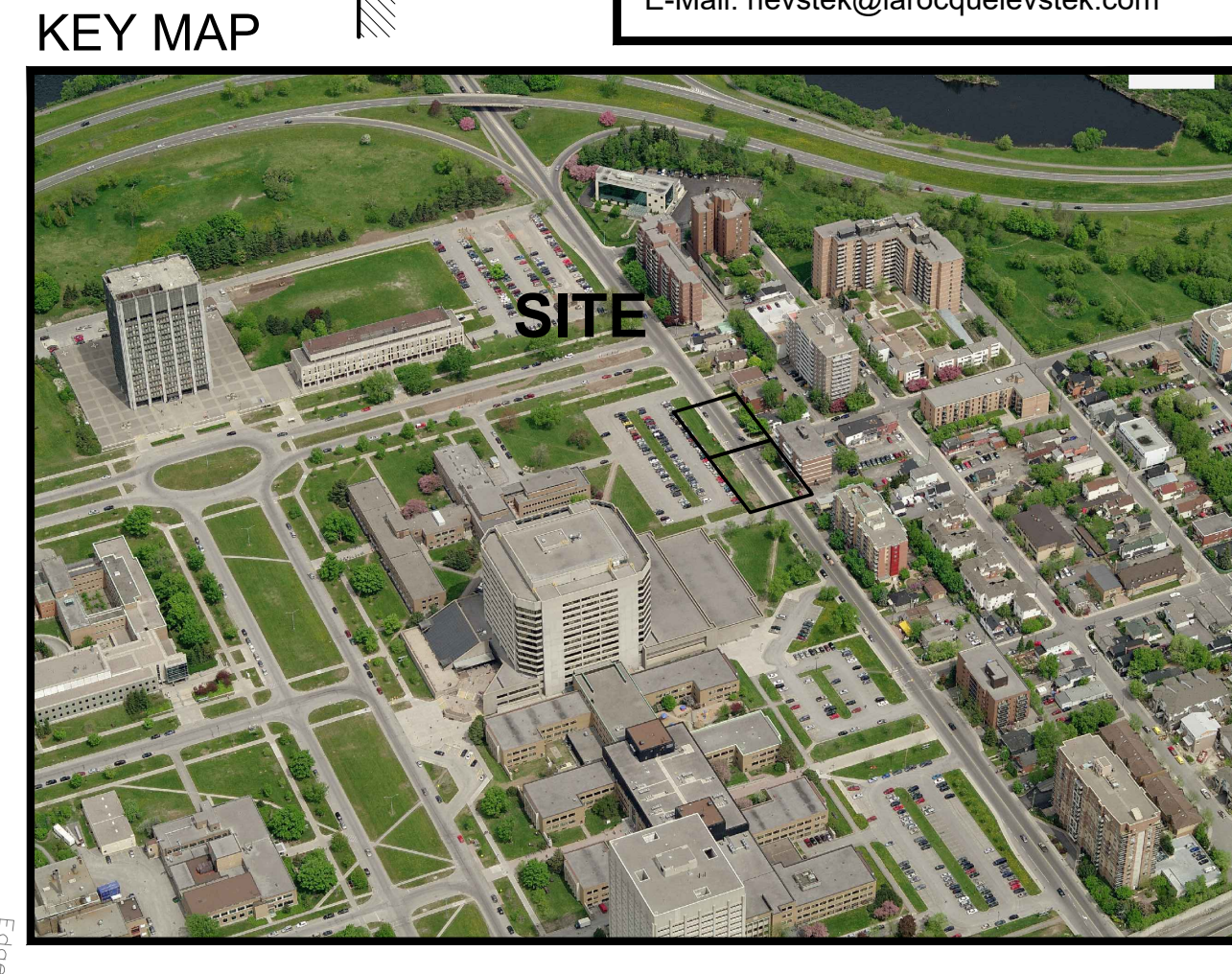
**J.L. Richards & Associates Ltd.**  
 1565 Carling Avenue, Suite 700,  
 Ottawa, ON K1Z 8R1  
 Tel: (613) 728-3571  
 Fax: (613) 728-6012  
 E-Mail: mrvet@jrichards.ca

### CIVIL ENGINEER

**J.L. Richards & Associates Ltd.**  
 1565 Carling Avenue, Suite 700,  
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 Tel: (613) 728-3571  
 Fax: (613) 728-6012  
 E-Mail: ldalrymple@jrichards.ca

### LANDSCAPE ARCHITECT

**Levstek Consulting**  
 5871 Hugh Crescent  
 Ottawa, (Osgoode) ON K0A 2W0  
 Tel: (613) 826-0518  
 E-Mail: rlevstek@iarocquelevstek.com



### NOTATION SYMBOLS:

- INDICATES DRAWING NOTES. LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE. REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE. REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- INDICATES DOOR TYPE. REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

### GENERAL NOTES:

- REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES
- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A800 SERIES.
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

**SAIDE SAYAH**  
 MANAGER, CENTRAL BRANCH  
 PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Saide Sayah at 12:31 pm, Oct 19, 2020

No.	DESCRIPTION	DATE
1	ISSUED FOR REVISED SPC - R4	Apr. 15, 20
2	ISSUED FOR REVISED SPC - R3	Mar. 06, 20
3	ISSUED FOR REVISED SPC - R2	Feb. 07, 20
4	ISSUED FOR SITE PLAN CONTROL	Oct. 22, 19
5	ISSUED FOR CONSULTANT COORDINATION	Oct. 10, 19
6	ISSUED FOR REVISED LAYOUT	July 16, 19
7	ISSUED FOR DESIGN CONCEPT	Apr. 08, 19

**ARCHITECT SEAL:** Roderick Lahey  
**ARCHITECT:** Roderick Lahey  
**SEAL DATE:** STAMP DATE  
**CLIENT:**

# BRIGIL

**ARCHITECT:** Roderick Lahey  
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