

- ### 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
 - SAMESE 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
 - EXISTING VEHICLE ENTRANCE RAMP TO UIG GARAGE LOCATED AT 121 PARKDALE
 - SLOPED WALK TO BIKE STORAGE ROOM
 - BIKE RACKS. SEE LANDSCAPE PLAN FOR EXACT LOCATION AND SPEC.
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 -

URBAN PLANNER

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LANDSCAPE ARCHITECT

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PROJECT INFORMATION

ZONING: R98(1929) S284-h
 SITE AREA: 1,372.7 sq. m. (14,778 sq. ft.)

PROJECT STATISTICS

GRADE (ZONING DEFINITION): 60.50 M (geo.)
 BUILDING HEIGHT: 64.0 M
 YARD SETBACKS - AS PER ZONING SCHEDULE: S284
 LANDSCAPE OPEN SPACE: 30.0%
 AMENITY SPACE REQUIRED: 6 sq.m x 236 units = 1,416 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 977.21 sq. m. = 13,275.7 sq. m.
27th to 28th FLOOR	2 x 556 sq. m. = 1,112 sq. m.
29th LEVEL MECHANICAL / AMENITY PENTHOUSE	0 sq. m.
TOTAL BUILDING AREA	15,583.3 sq. m.
	167,735 sq. ft.

UNIT STATISTICS

STUDIO UNIT	24
1 BEDROOM	102
2 BEDROOM UNIT	110
TOTAL	236

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	- 0.85 PER UNIT (236 UNITS)	201
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	23
TOTAL		224

BIKE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (236 UNITS)	118
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PROVIDED

INTERIOR		136
EXTERIOR		6
TOTAL		142

LOT COVERAGE

PAVED SURFACE	=	0.0 sq. m.	0.0%
BUILDING FOOTPRINT	=	1,080.7 sq. m.	87.7%
LANDSCAPE OPEN SPACE	=	292.0 sq. m.	21.3%
TOTAL	=	1,372.7 sq. m.	100.0%

AMENITY SPACE

PRIVATE BALCONIES	=	2,160.0 sq. m.
PRIVATE PATIOS	=	122.0 sq. m.
1st FLOOR COMMUNAL INTERIOR	=	165.3 sq. m.
3rd FLOOR COMMUNAL INTERIOR	=	58.6 sq. m.
3rd FLOOR COMMUNAL EXTERIOR	=	210.0 sq. m.
29th FLOOR COMMUNAL EXTERIOR	=	288.2 sq. m.
TOTAL	=	3,004.1 sq. m.
TOTAL COMMUNAL	=	722.1 sq. m.
REQUIRED - 6.0M ² PER UNIT (236) =		1,416.0 sq. m.
REQUIRED COMMUNAL @ 50% =		708.0 sq. m.

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN CONTROL	Oct. 22, 19
2	ISSUED FOR CONSULTANT COORDINATION	Oct. 10, 19
3	ISSUED FOR REVISED LAYOUT	July 16, 19
4	ISSUED FOR DESIGN CONCEPT	Apr. 08, 19

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

CLIENT: **BRIGIL**
 ARCHITECT: **RODERICK LAHEY ARCHITECT INC.**
 PROJECT TITLE: **99 PARKDALE**
 OTTAWA ONTARIO

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, Vollebek Ltd.

PROJECT DEVELOPER
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 Fax: (613) 727-1079
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1 SITE PLAN
 SP-1
 SCALE = 1 : 100

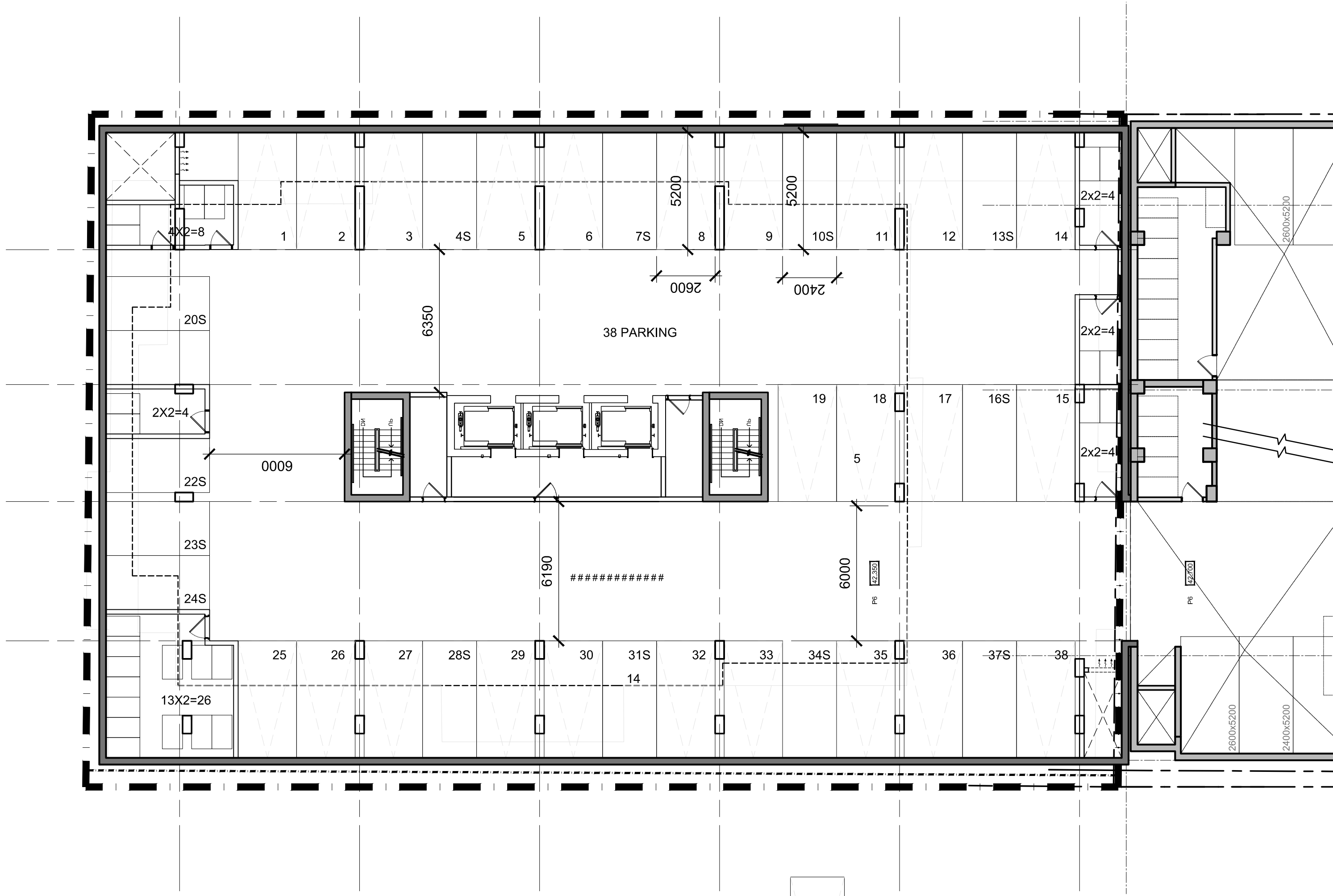
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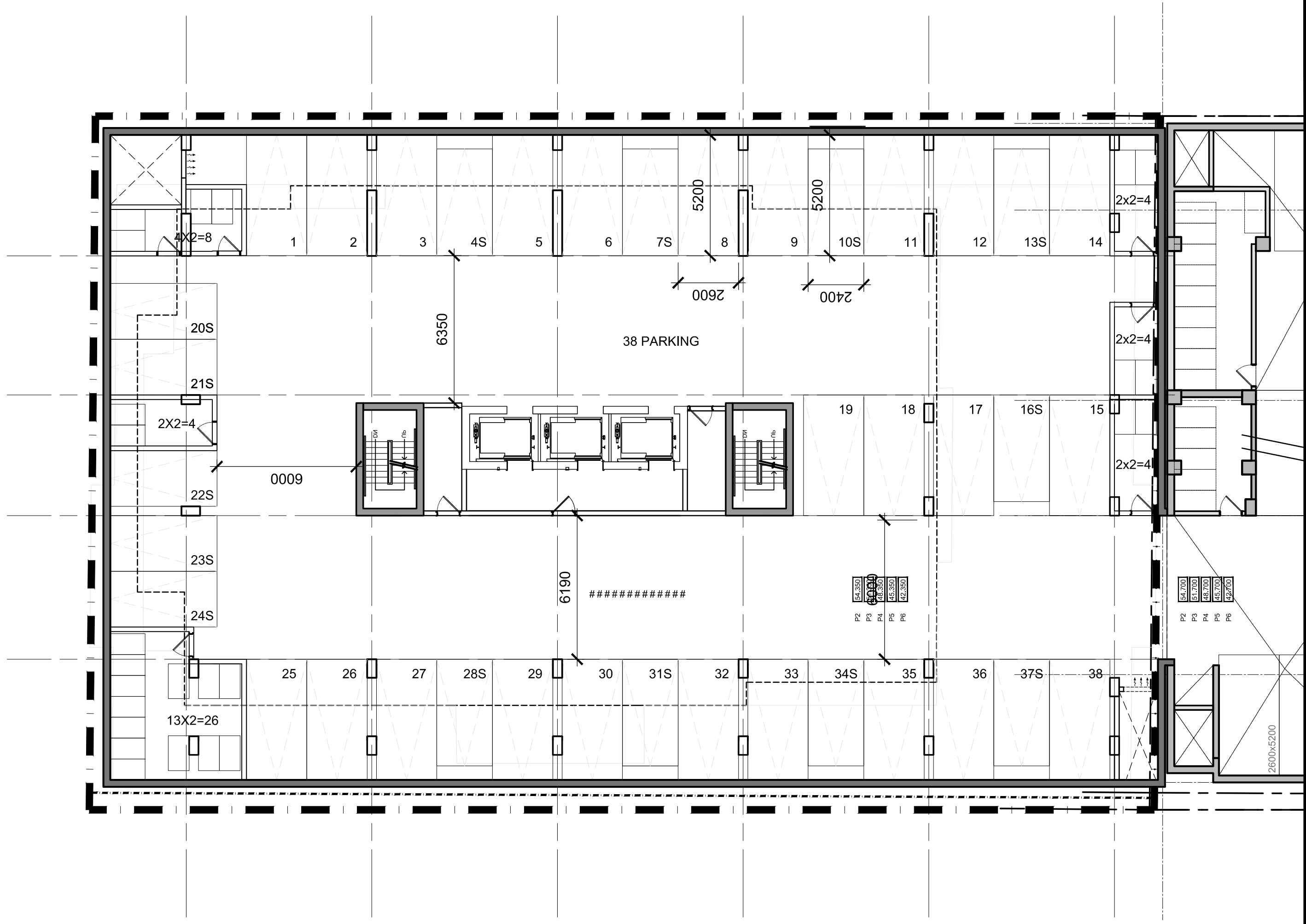
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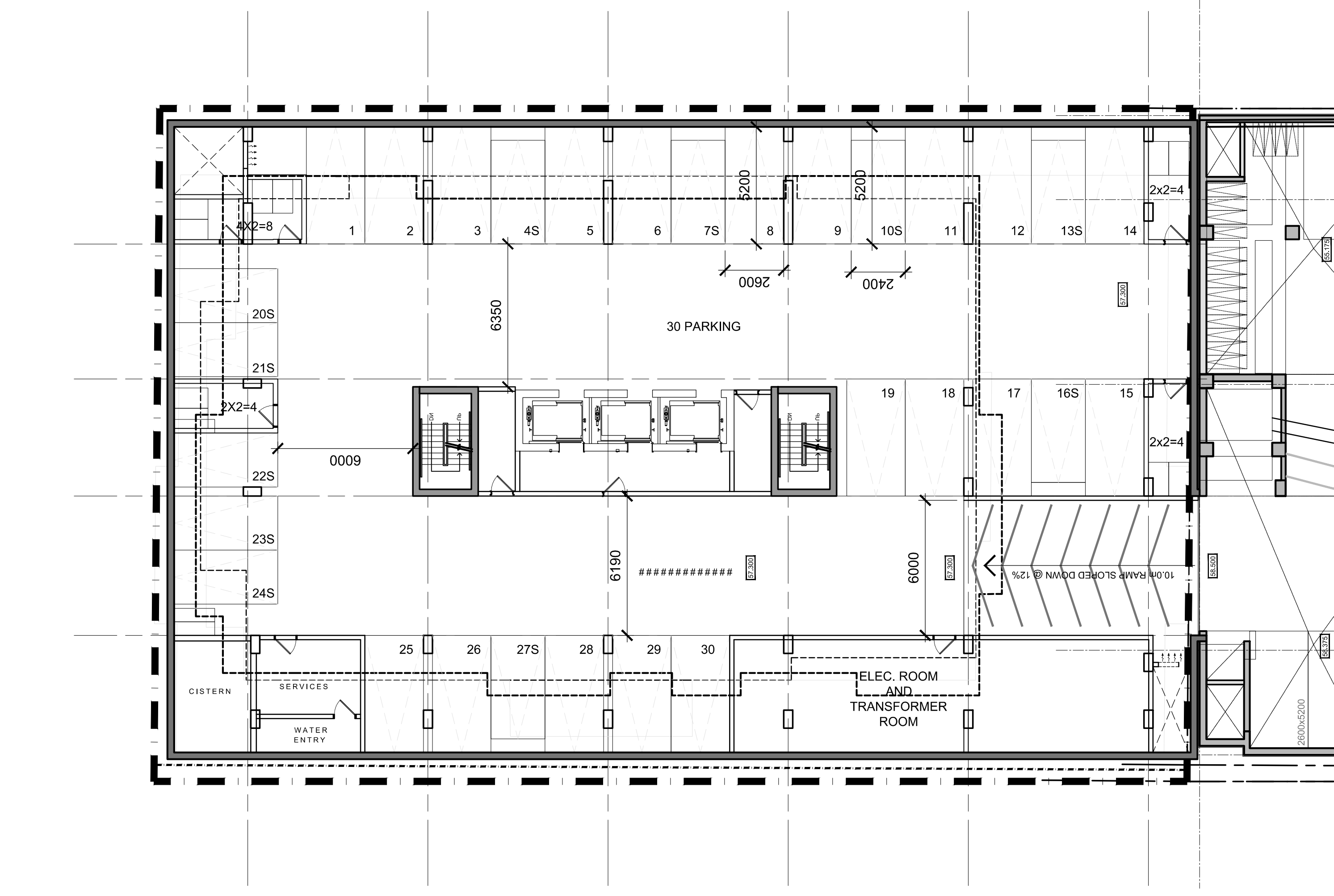
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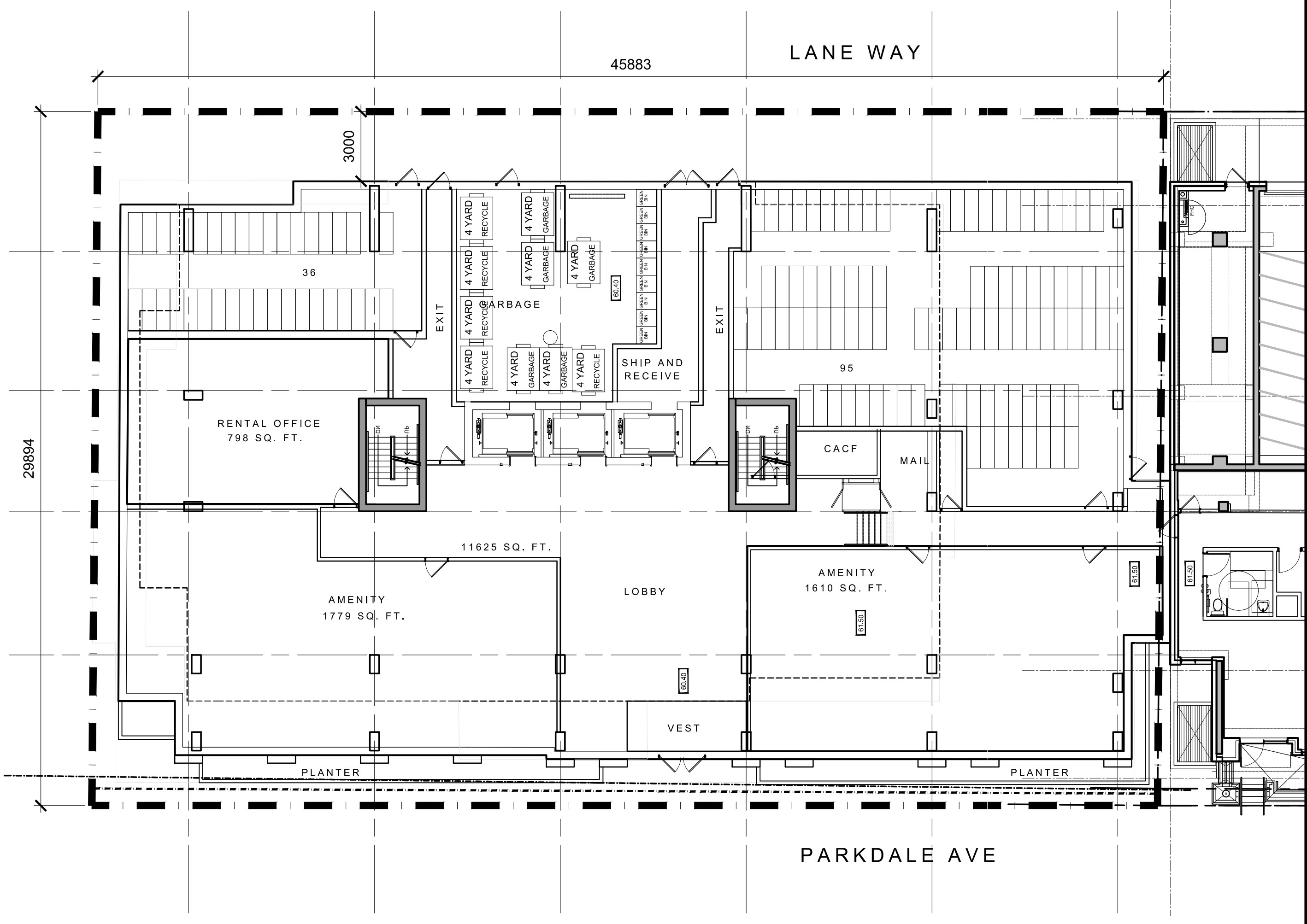
P6 PARKING PLAN



P2-P5 PARKING PLAN



P1 PARKING PLAN



GROUND FLOOR PLAN

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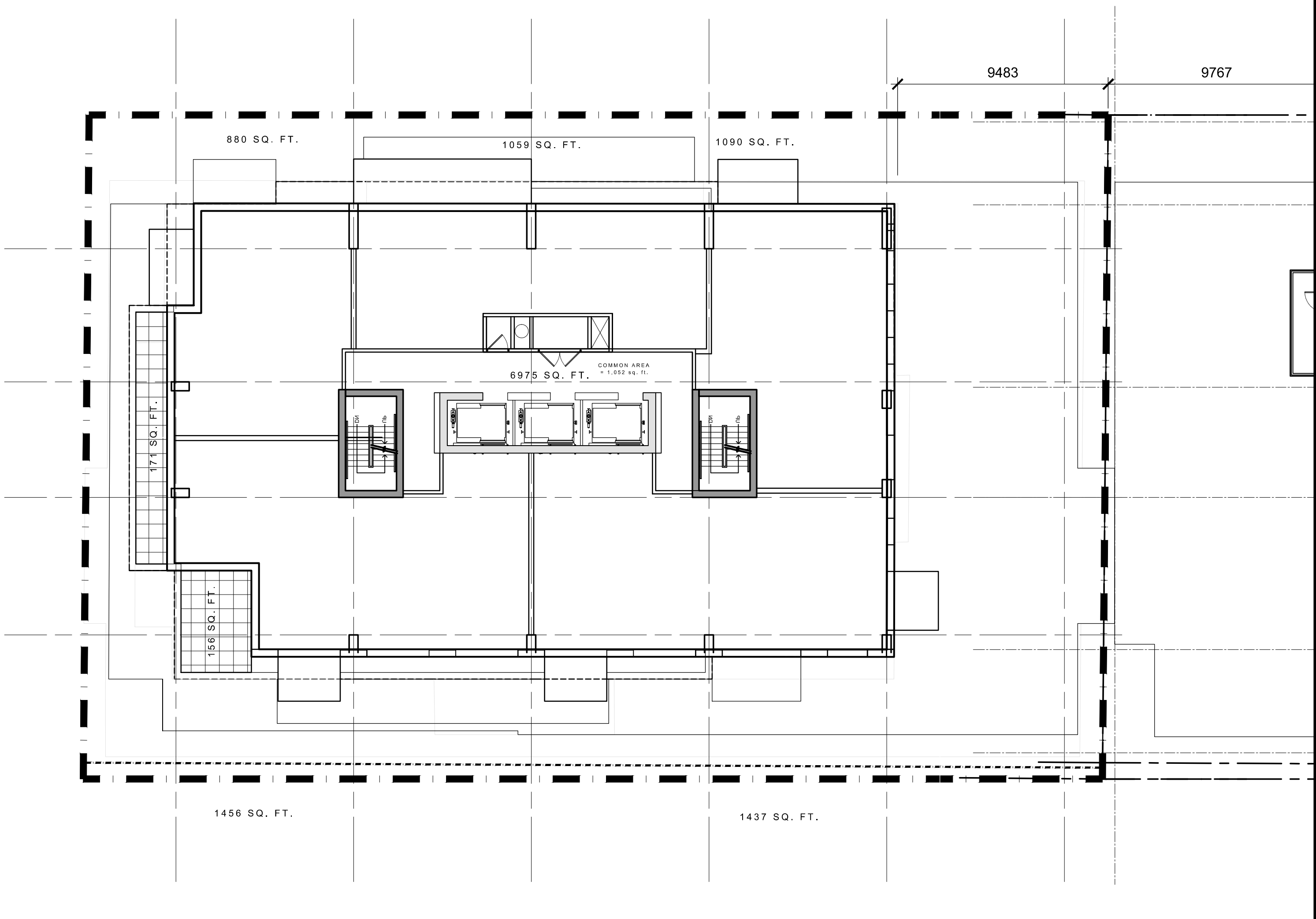
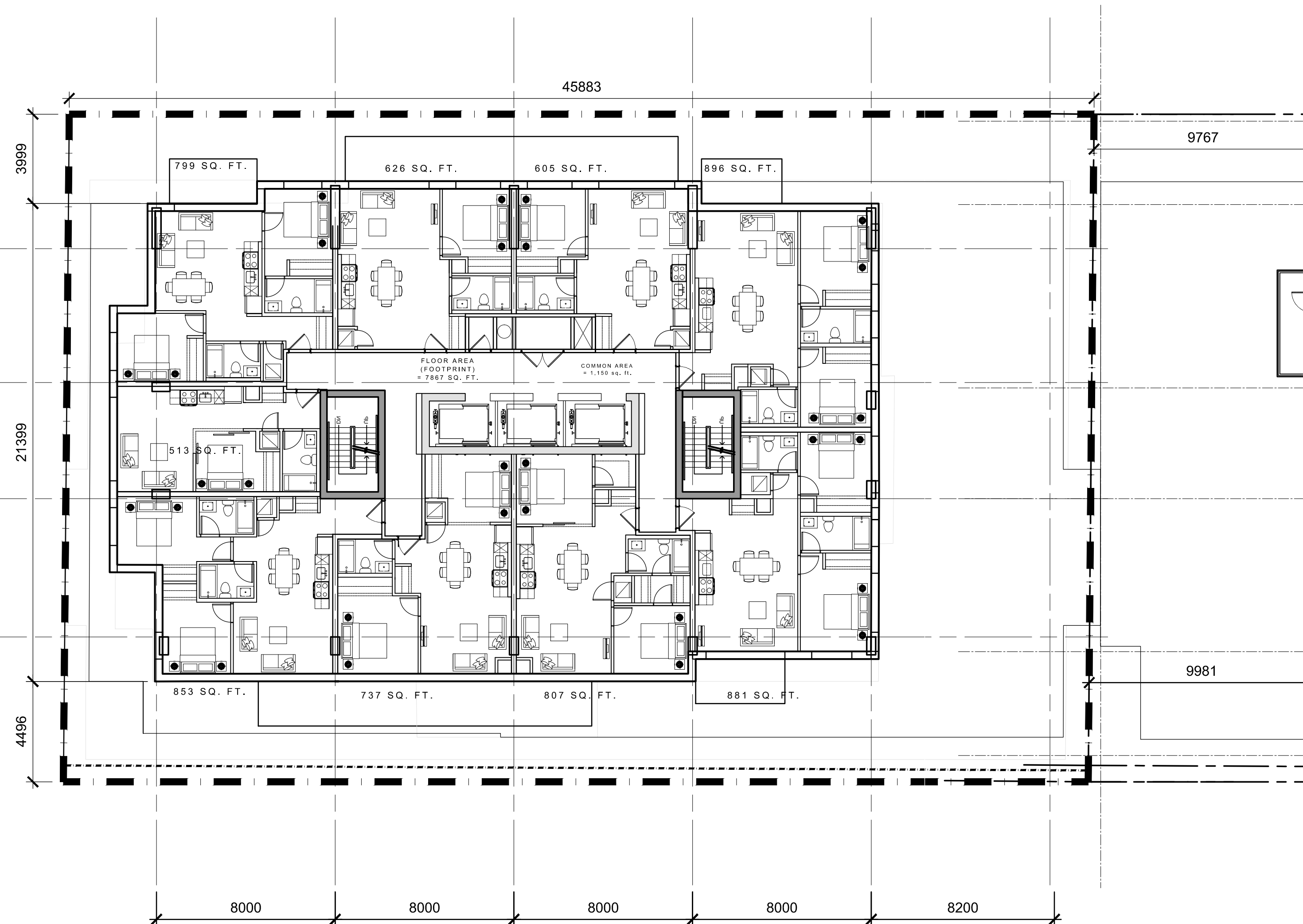
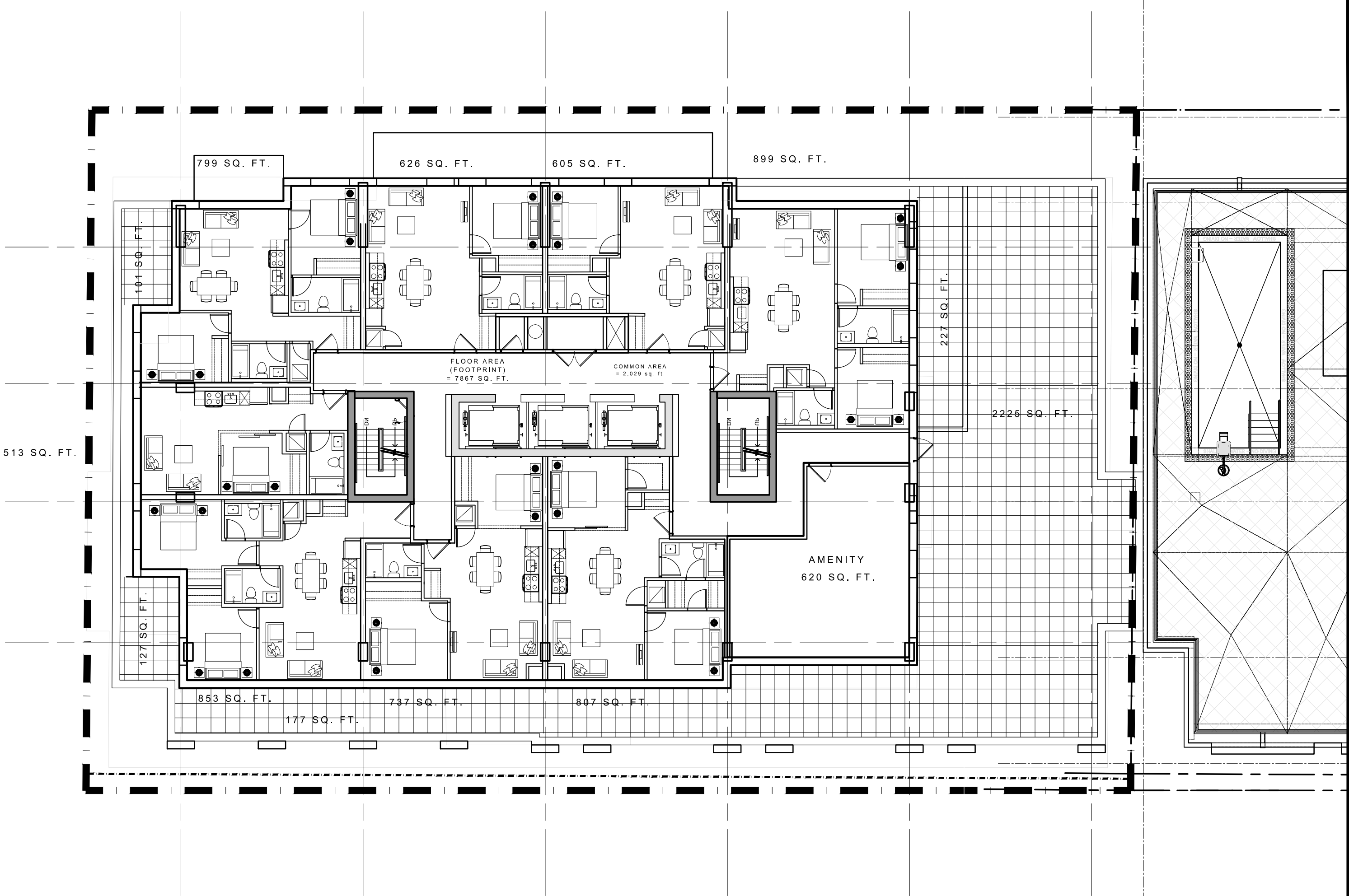
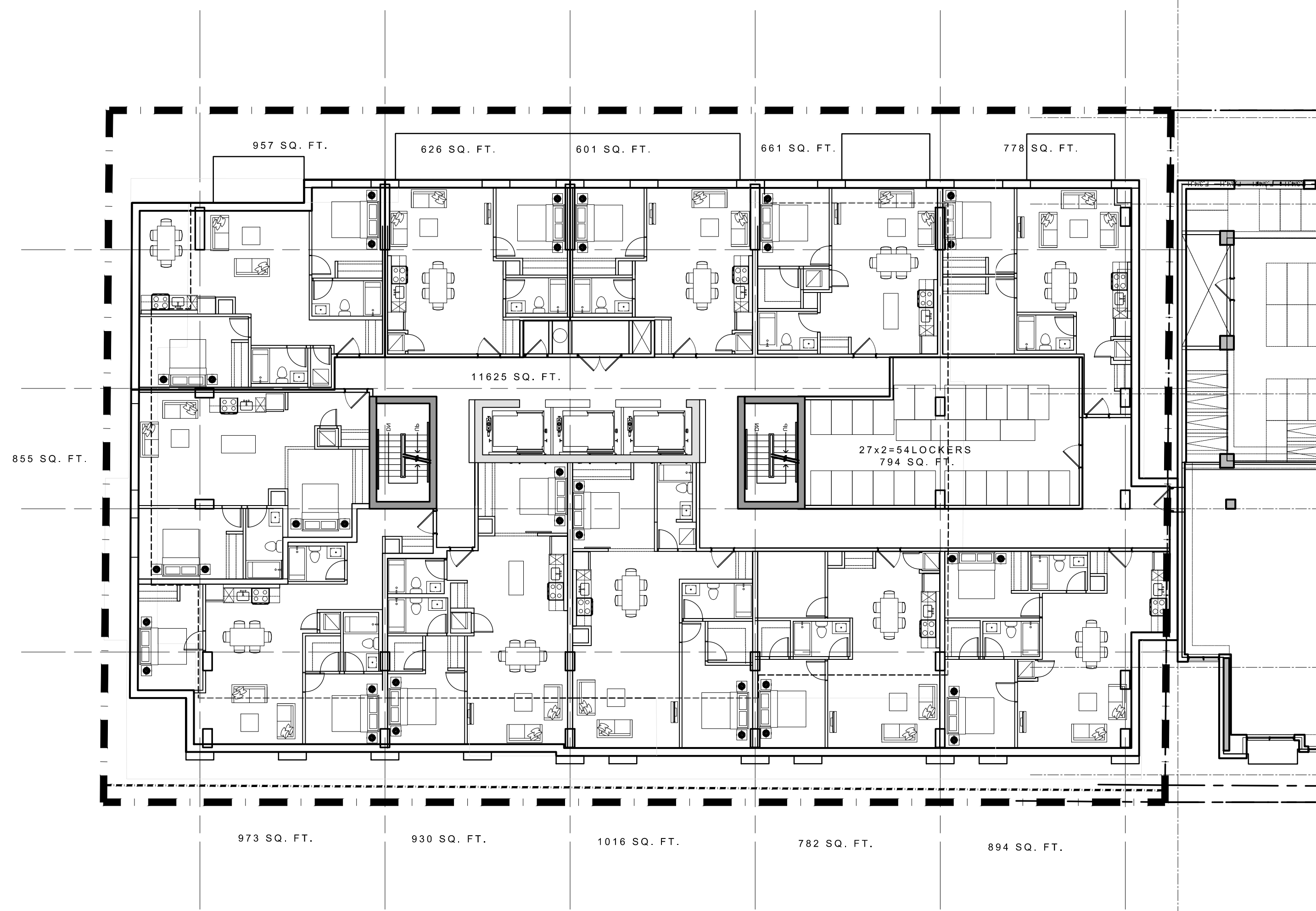
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 SEAL DATE: STAMP DATE
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 NORTH ARROW:

BRIGIL
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 1.613.724.9932 1.613.724.1209 www.rodericklahey.ca

PROJECT TITLE: **99 PARKDALE**
 OTTAWA ONTARIO

SHEET TITLE: **PLANS**

DRAWN: T.Z	CHECKED: RLA
SCALE: 1:250	SHEET No. A-1
PROJECT No. 1918	



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CLIENT: **BRIGIL**

PROJECT TITLE: **99 PARKDALE**

OTTAWA ONTARIO

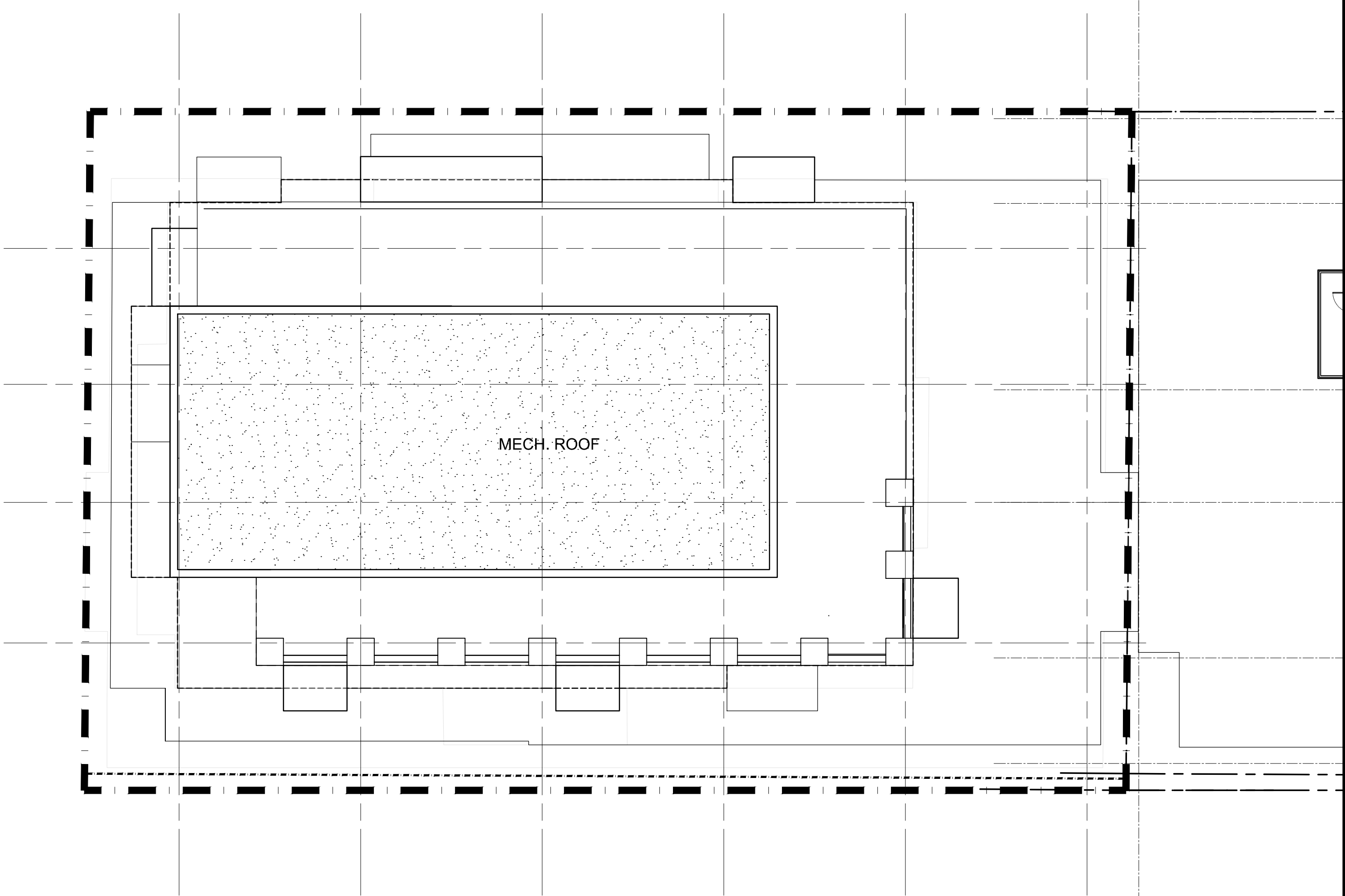
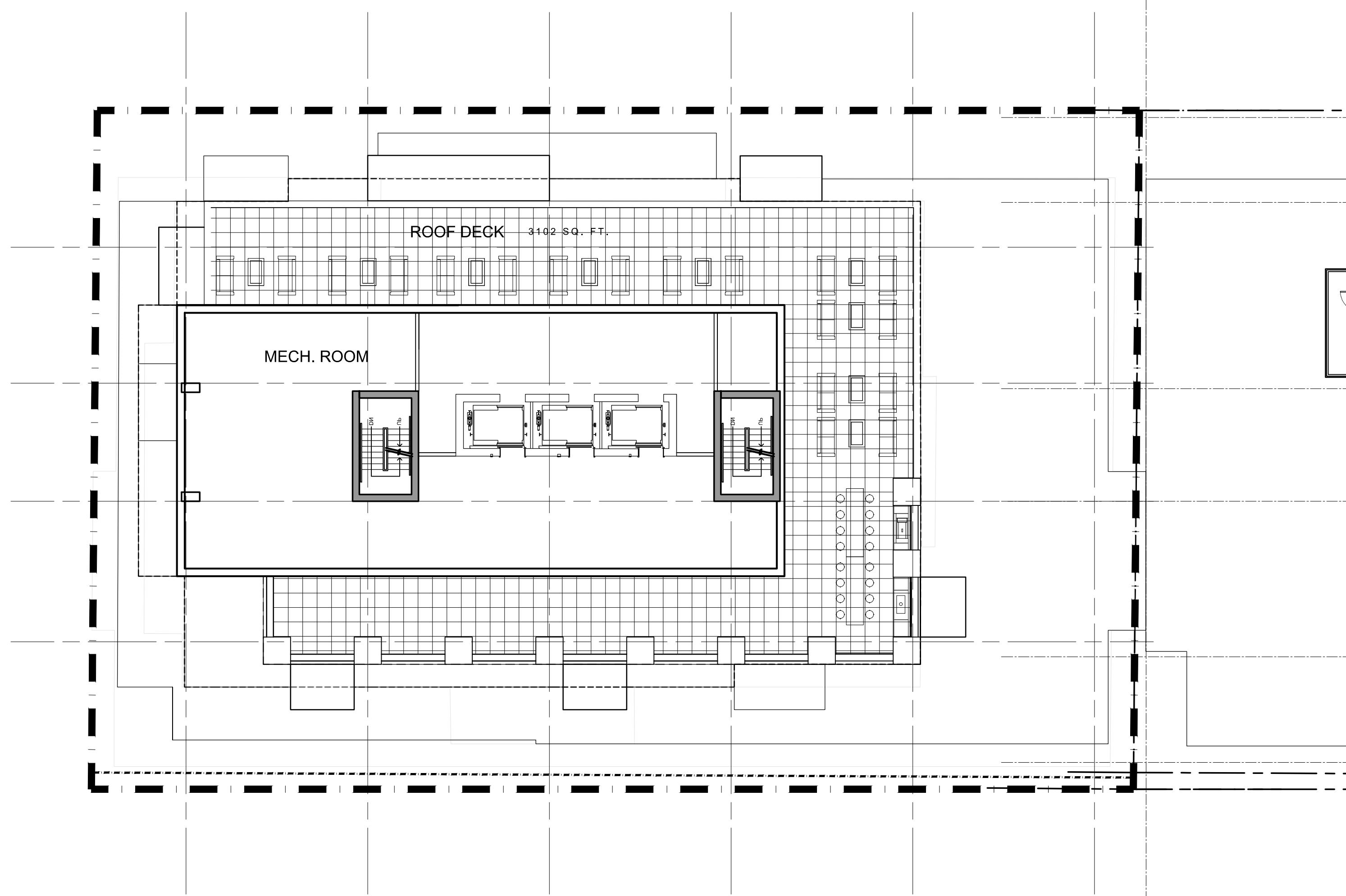
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DRAWN: T.Z. CHECKED: RLA

SCALE: 1:250 SHEET No.

PROJECT No. **A-2**

1918



MECH.PENTHOUSE FLOOR PLAN

MECH.PENTHOUSE UPPER FLOOR PLAN


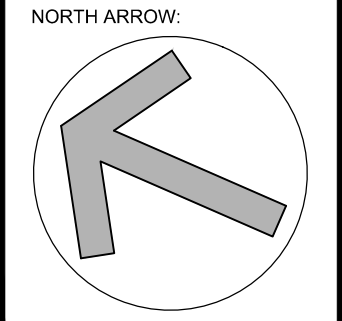
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ARCHITECT:

RODERICK LAHEY
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PROJECT TITLE:

99 PARKDALE

OTTAWA ONTARIO

SHEET TITLE:

PLANS

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SCALE: 1:250	SHEET No. A-3
PROJECT No. 1918	

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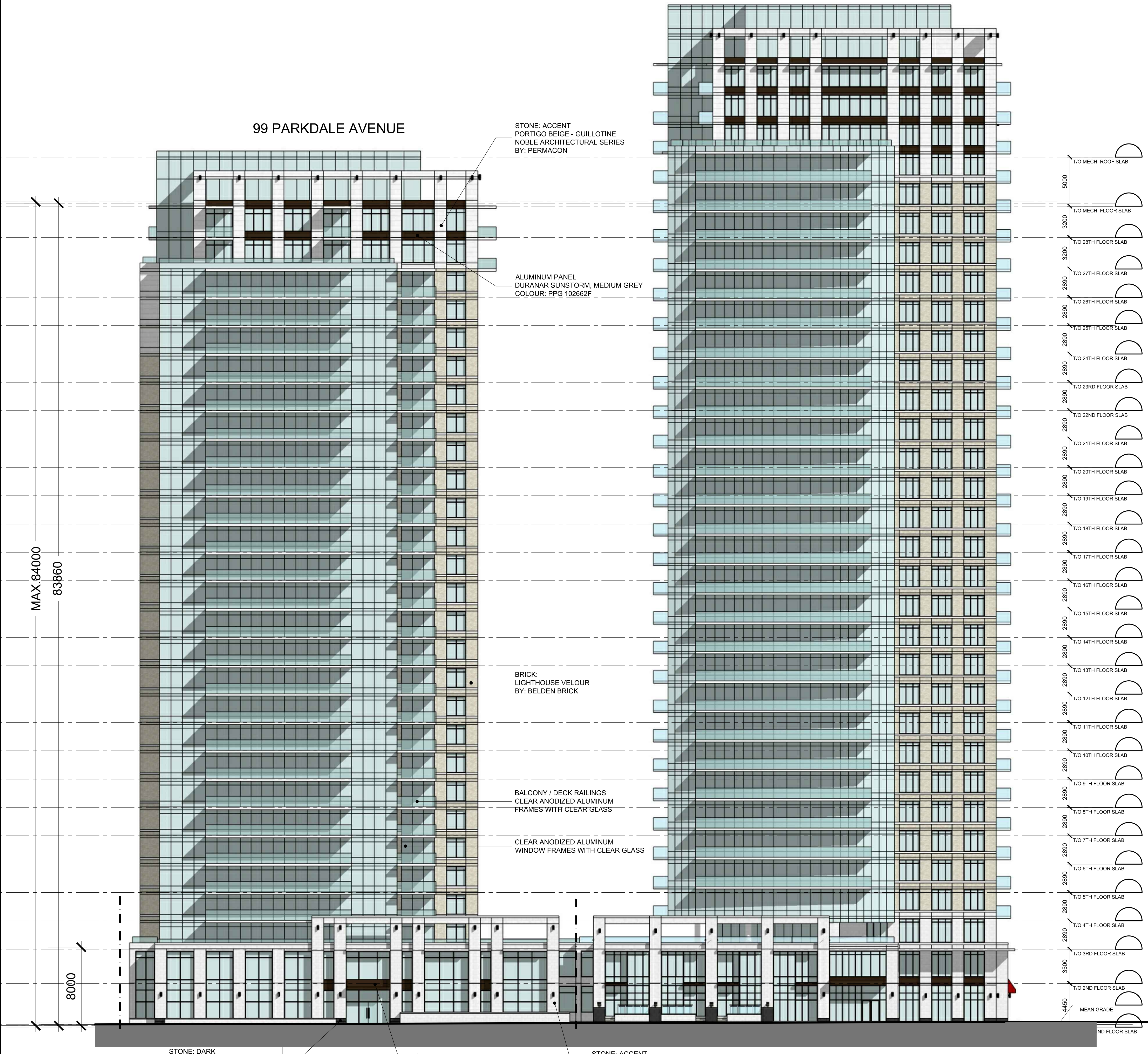
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SHEET TITLE: **ELEVATIONS**

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SCALE: 1:200	SHEET No. A-4
PROJECT No. 1918	

121 PARKDALE AVENUE

99 PARKDALE AVENUE



WEST ELEVATION

CLEAR ANODIZED ALUMINUM WINDOW FRAMES WITH CLEAR GLASS

ALUMINUM PANEL DURANAR SUNSTORM, MEDIUM GREY COLOUR: PPG 102662F

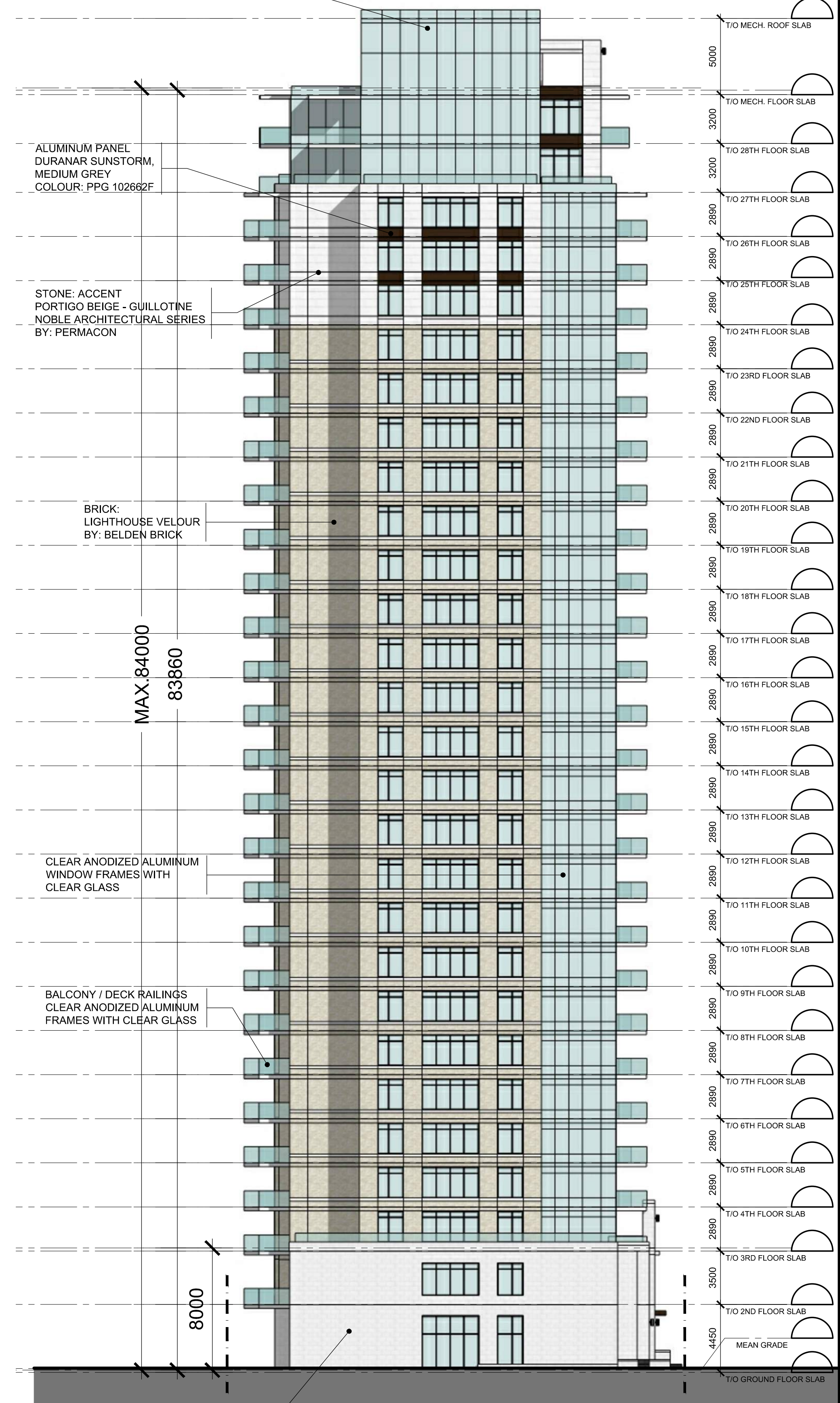
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BRICK: LIGHTHOUSE VELOUR BY: BELDEN BRICK

CLEAR ANODIZED ALUMINUM WINDOW FRAMES WITH CLEAR GLASS

BALCONY / DECK RAILINGS CLEAR ANODIZED ALUMINUM FRAMES WITH CLEAR GLASS

STONE: ACCENT PORTIGO BEIGE - GUILLOTINE NOBLE ARCHITECTURAL SERIES BY: PERMACON



NORTH ELEVATION

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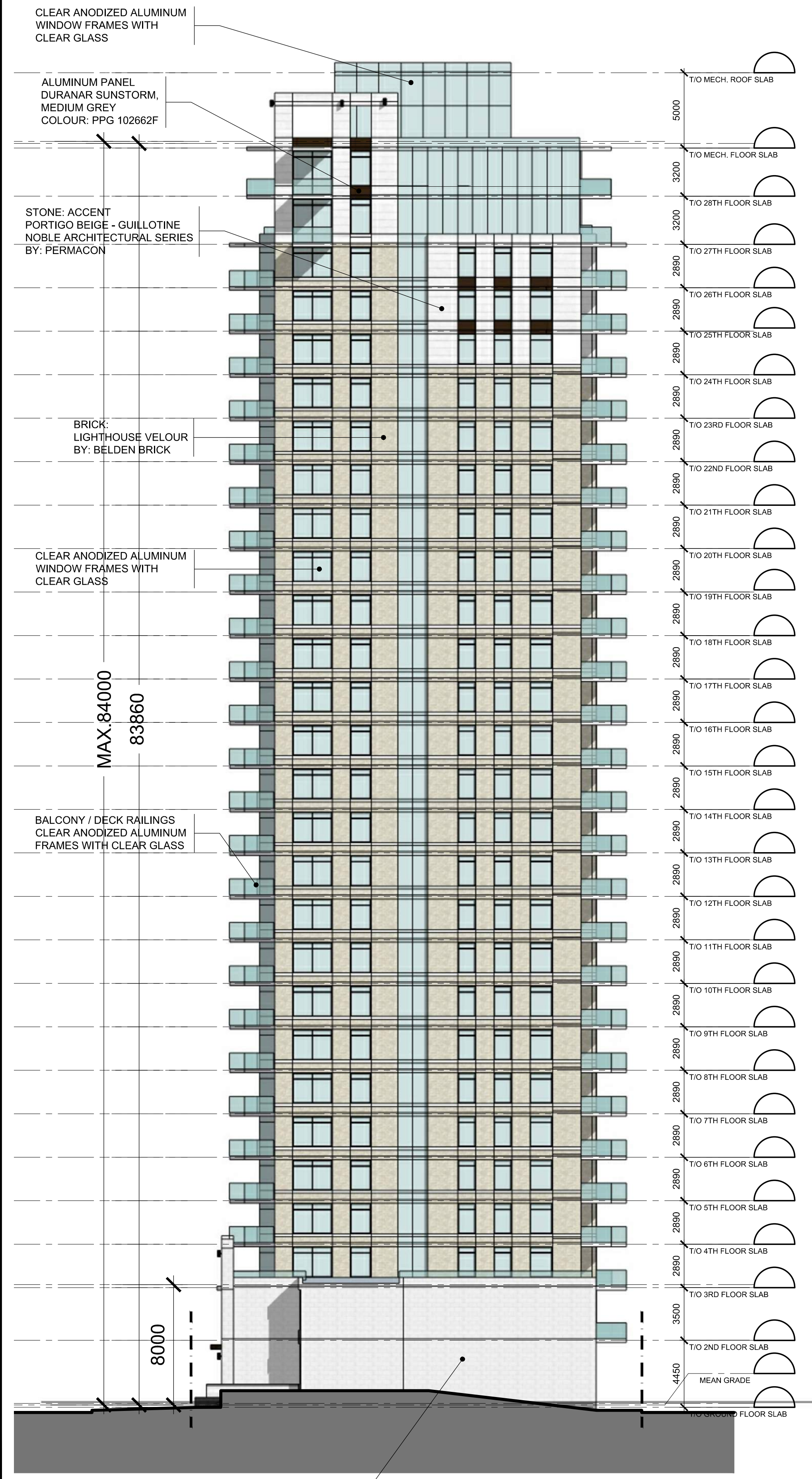
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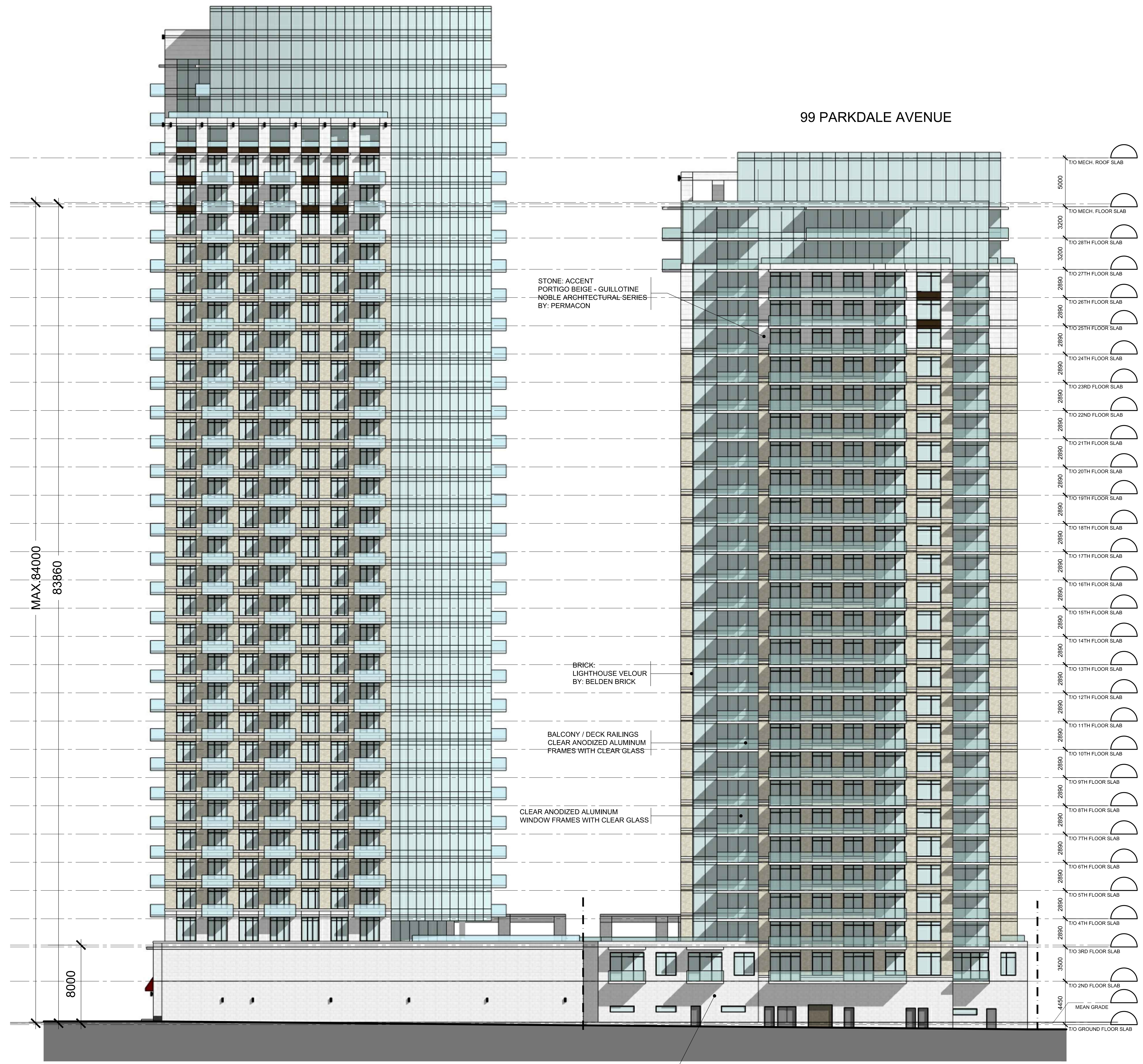
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PROJECT No. 1918	

121 PARKDALE AVENUE

99 PARKDALE AVENUE



SOUTH ELEVATION



EAST ELEVATION



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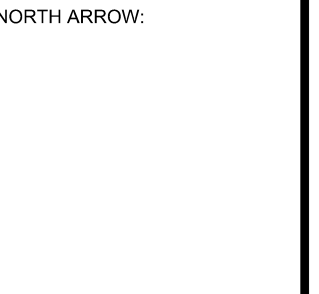
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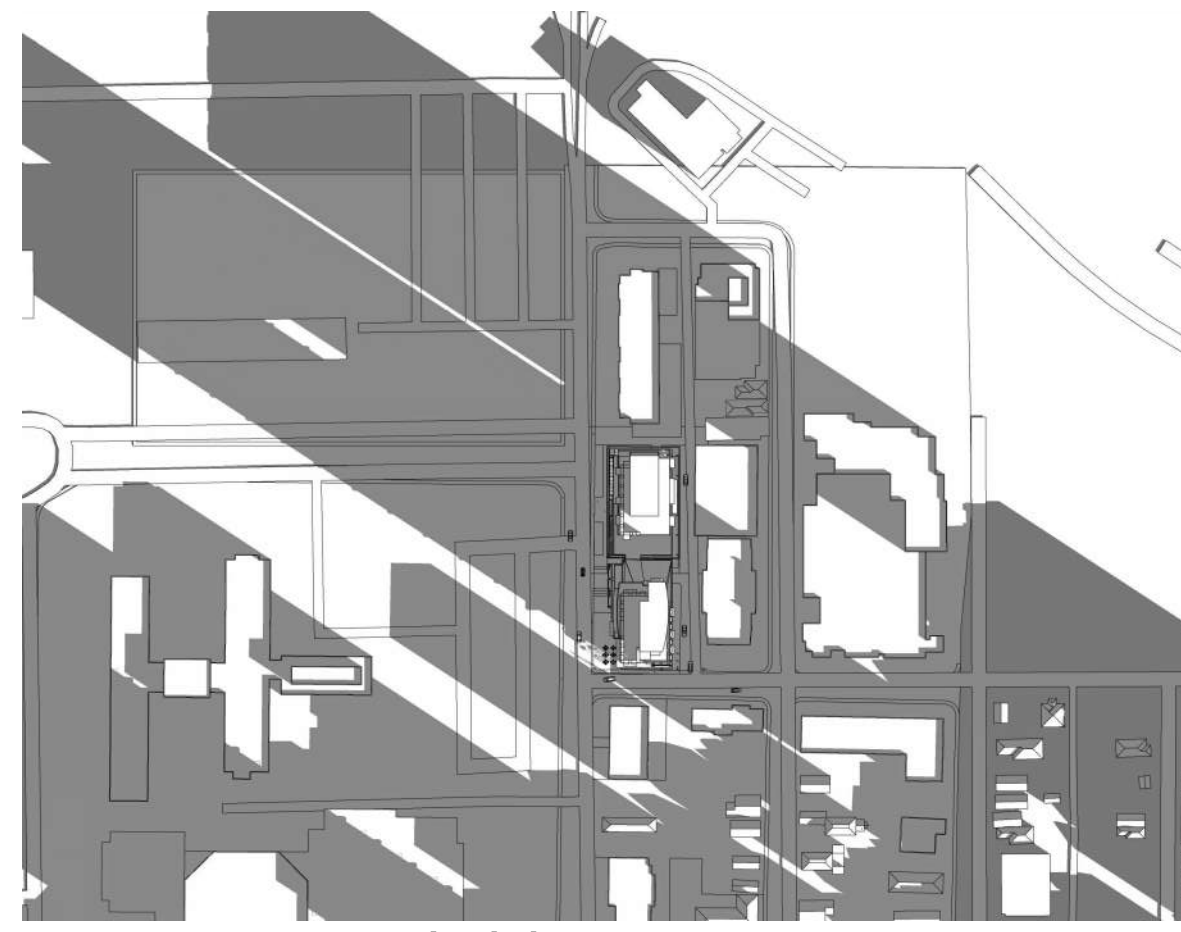
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SHEET TITLE:

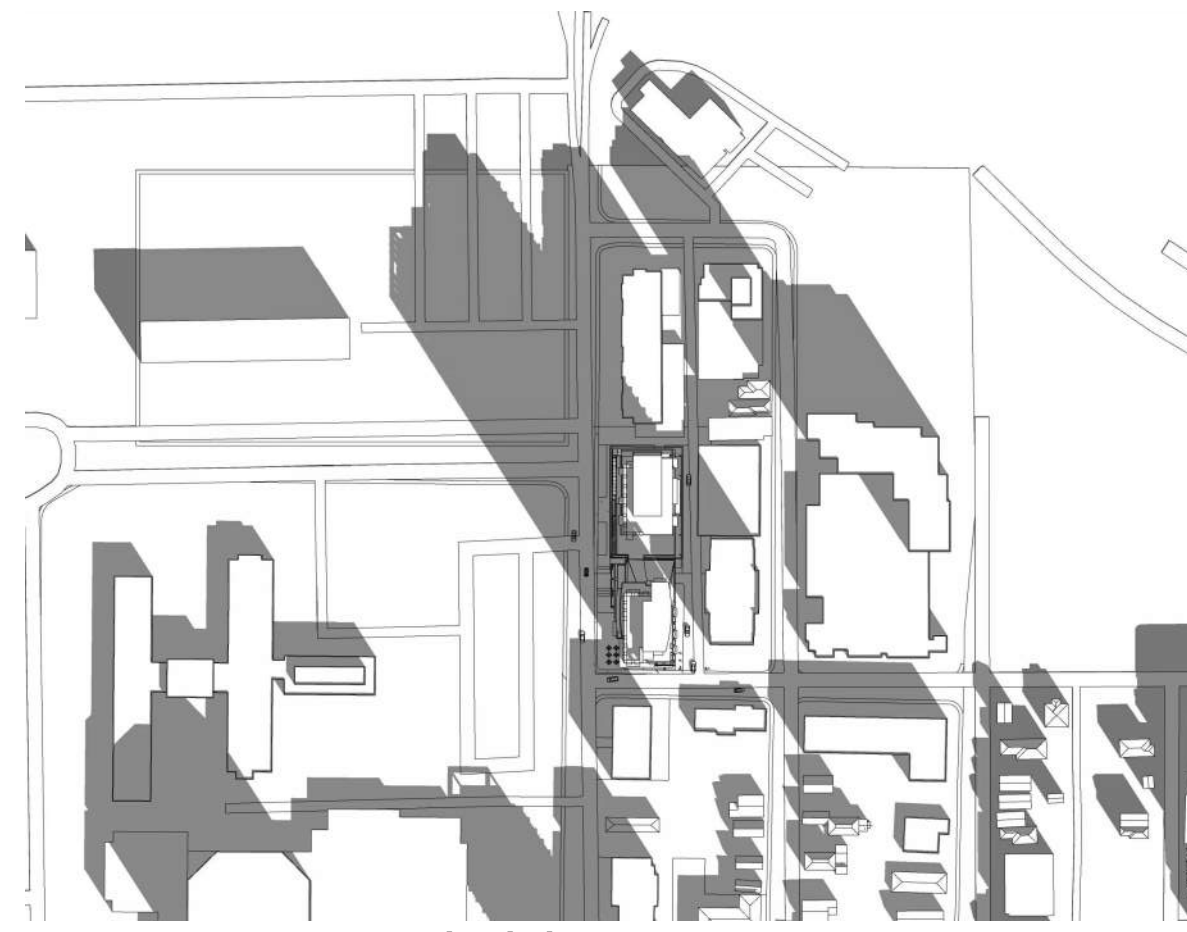
PERSPECTIVE VIEWS

DRAWN: T.Z	CHECKED: RLA
SCALE:	SHEET No. A-6
PROJECT No. 1918	

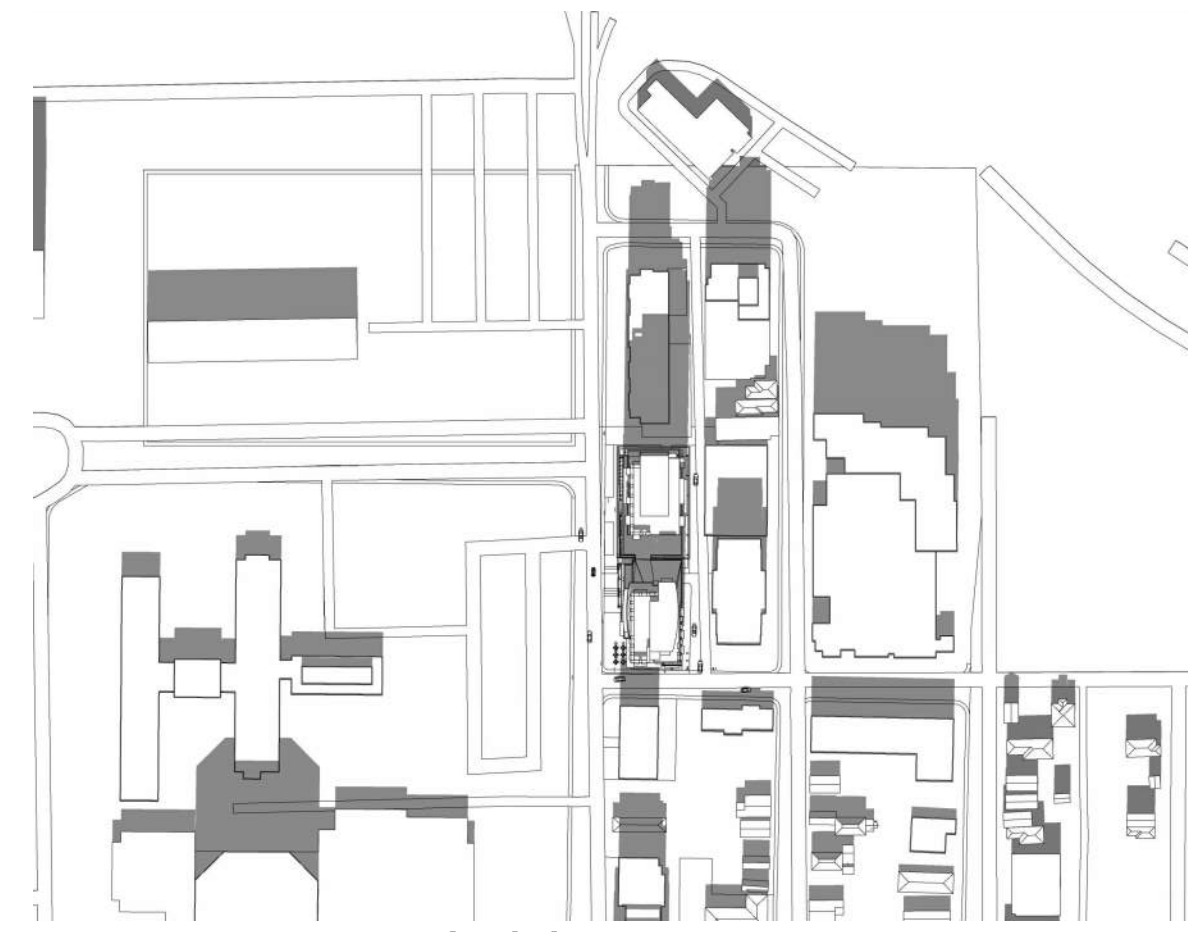
MARCH.21 (DST)



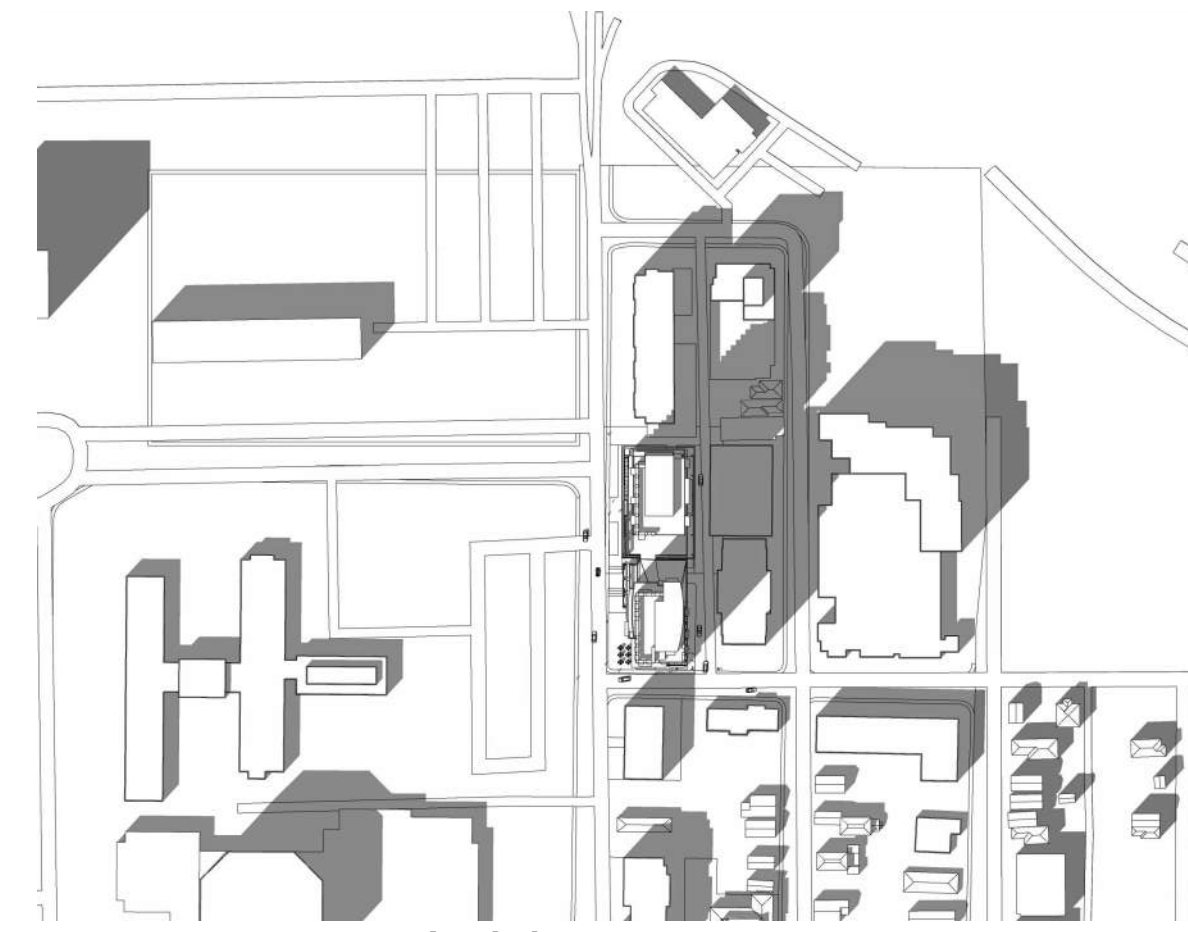
8:00 AM



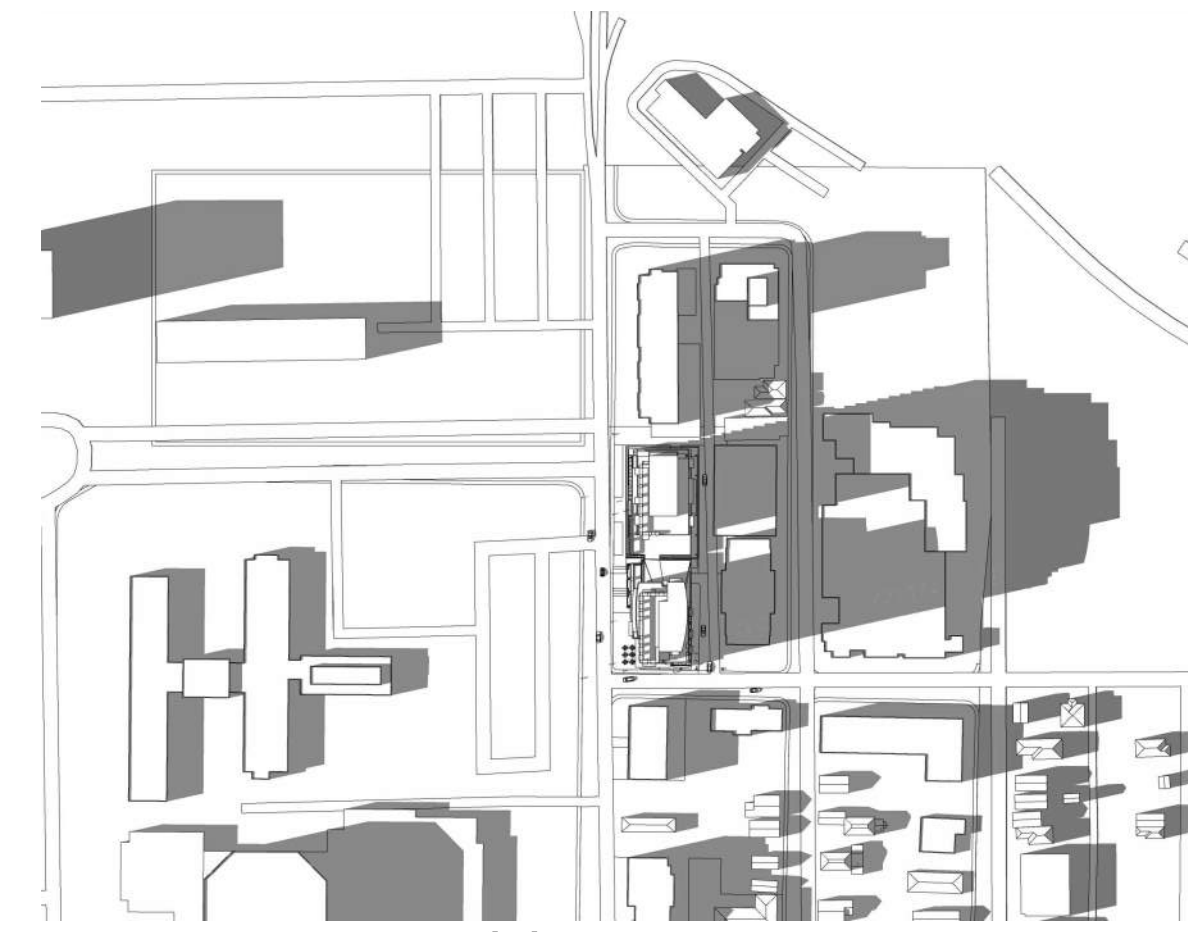
10:00 AM



12:00 PM

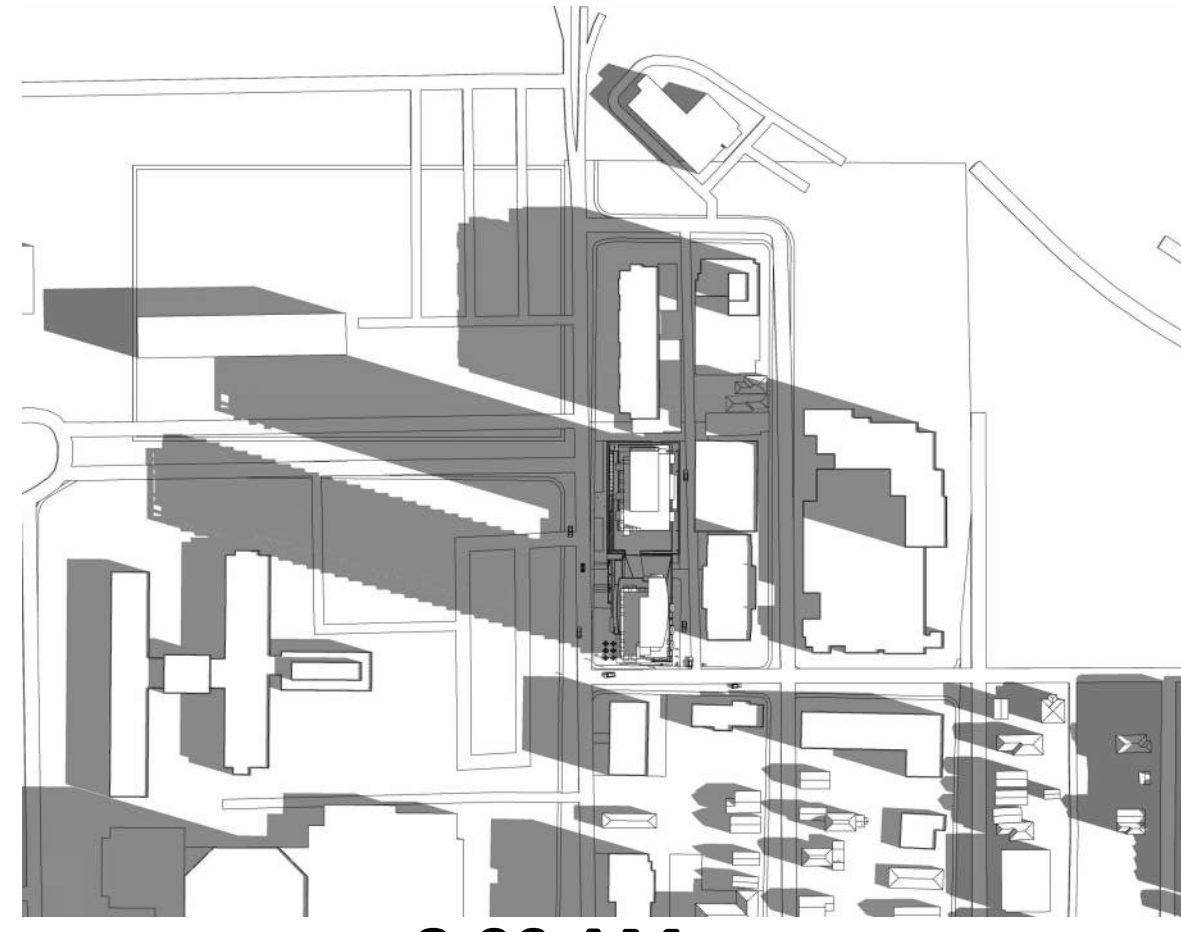


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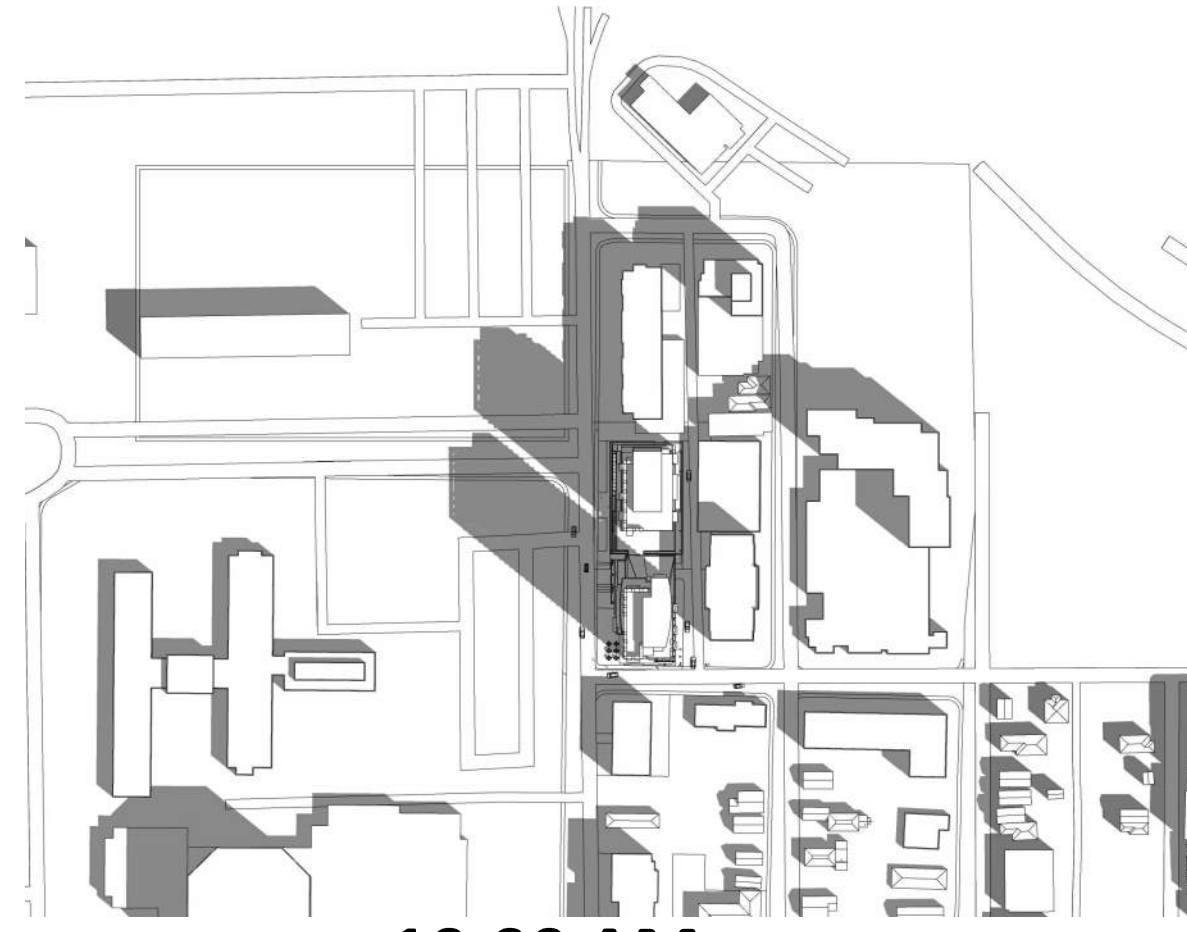


4:00 PM

JUNE.21 (DST)



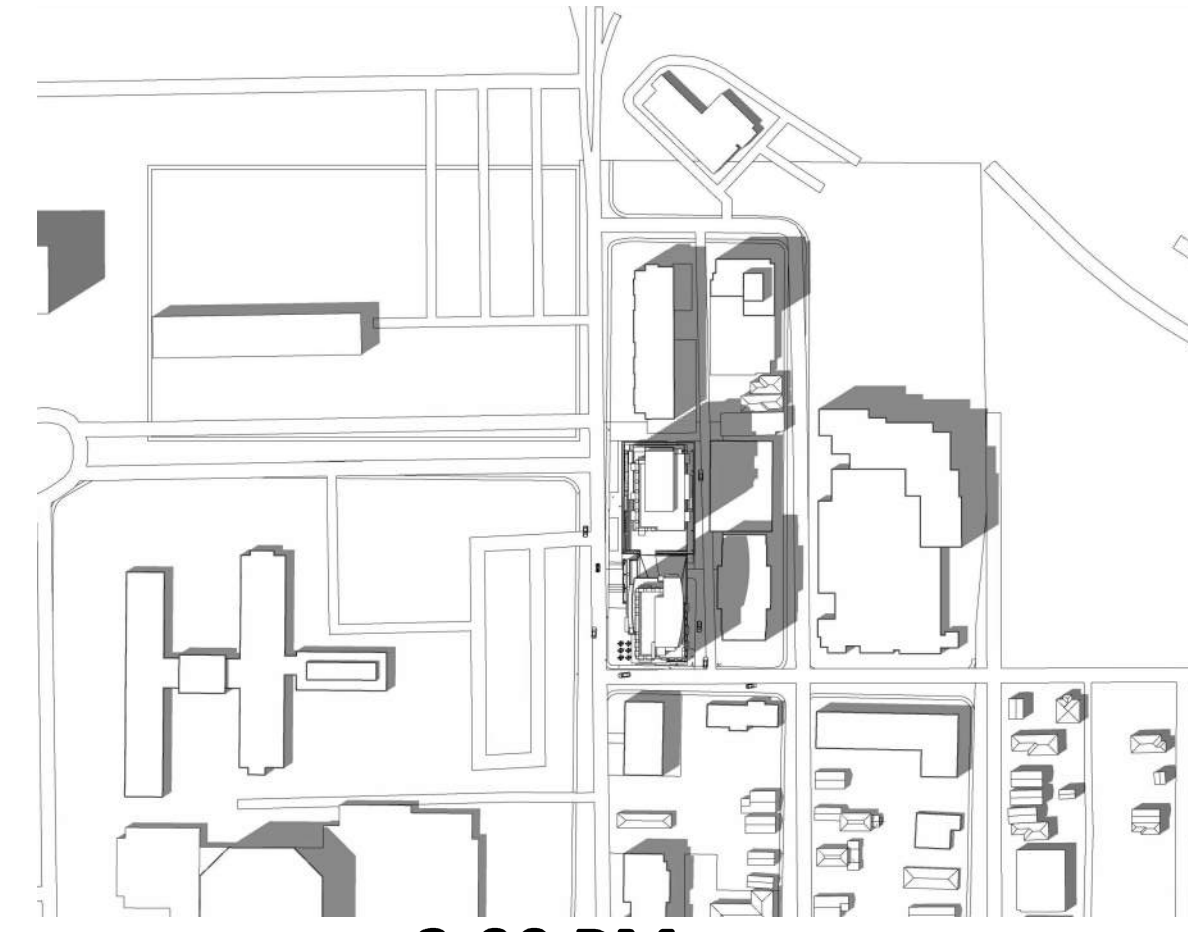
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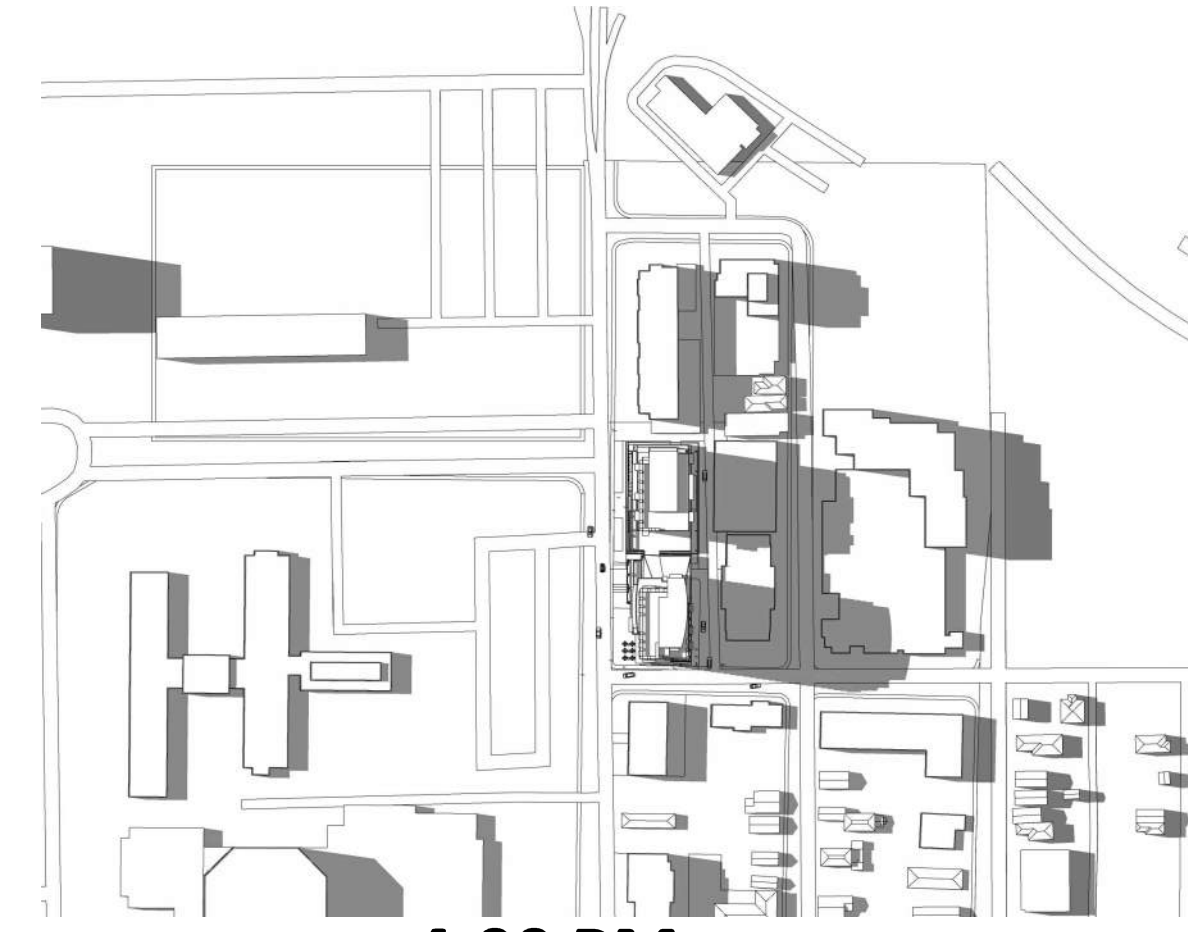
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12:00 PM

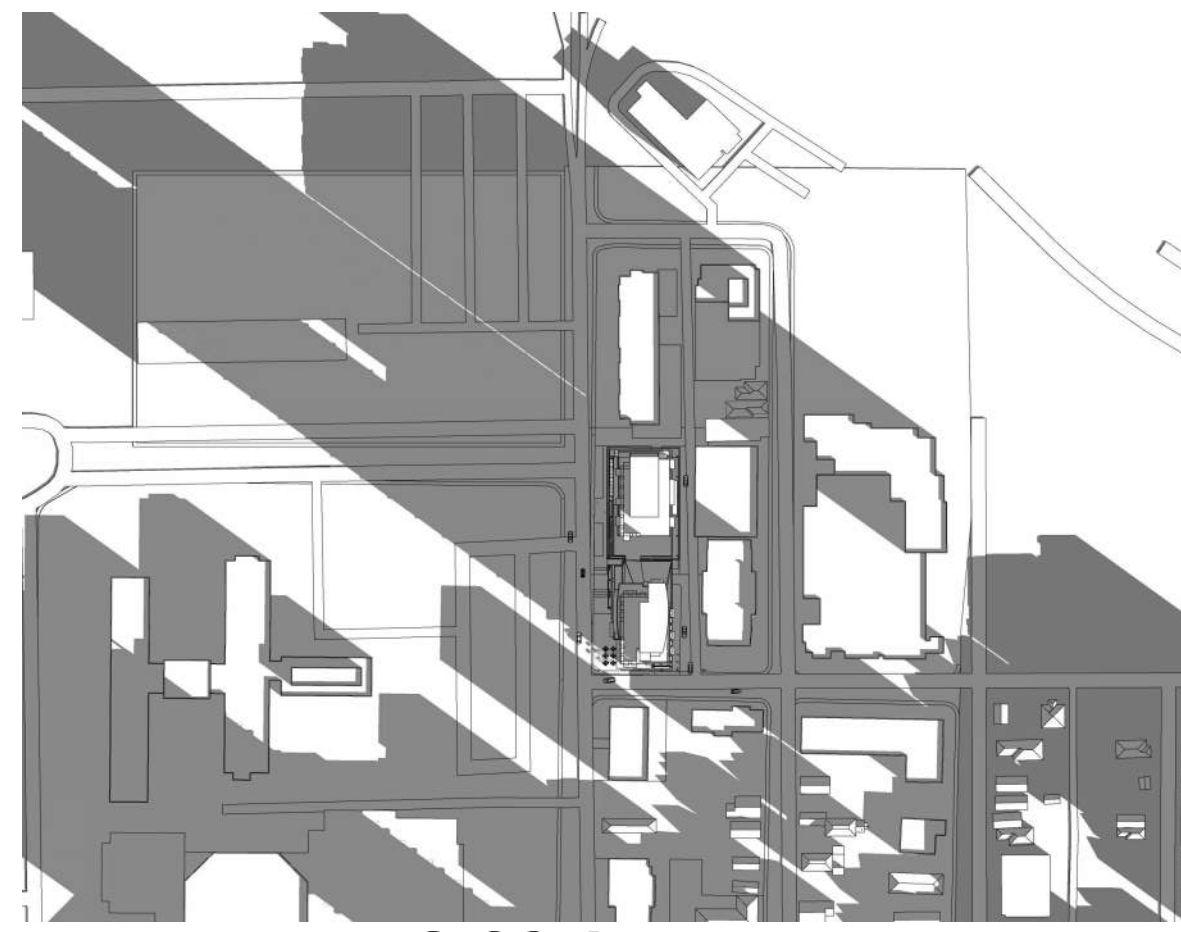


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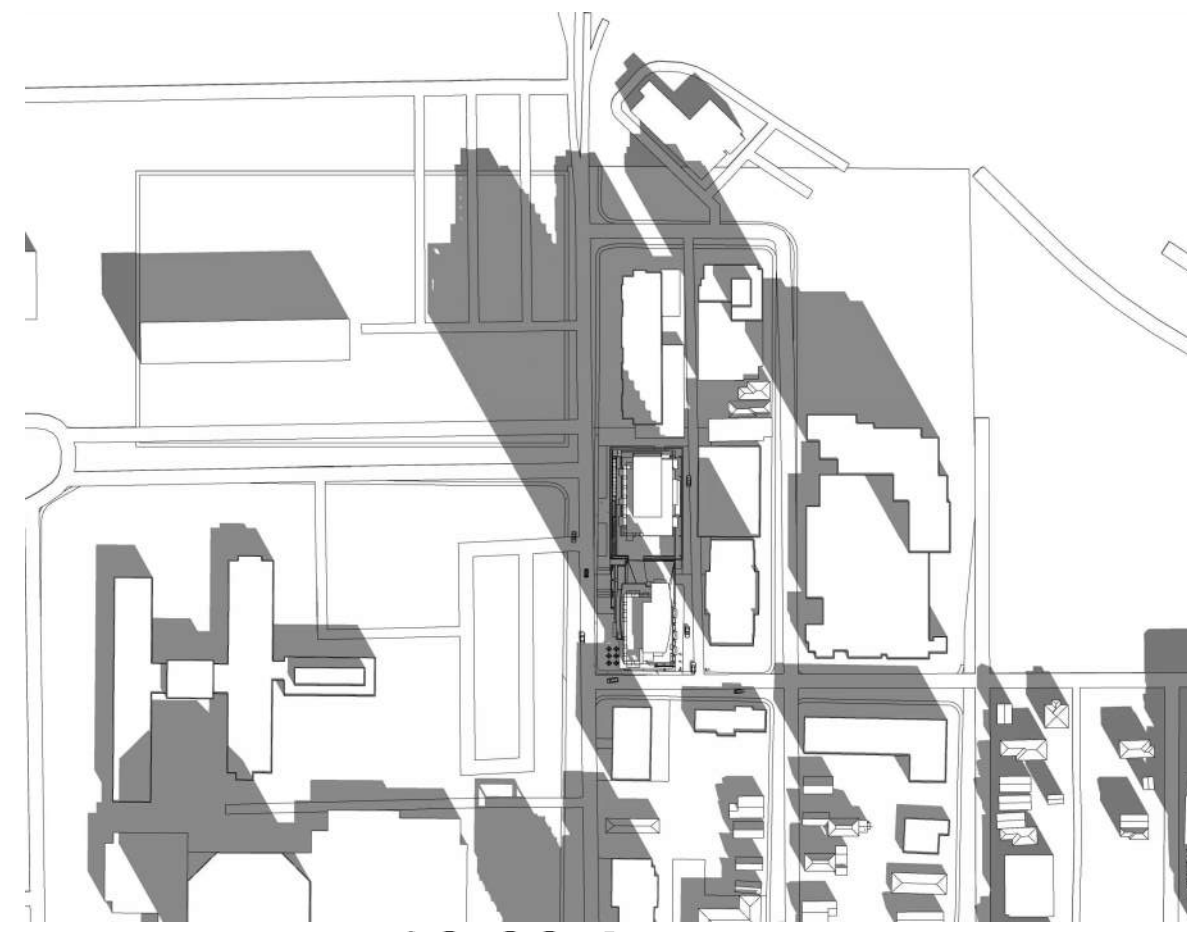


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SEPTEMBER.21 (DST)



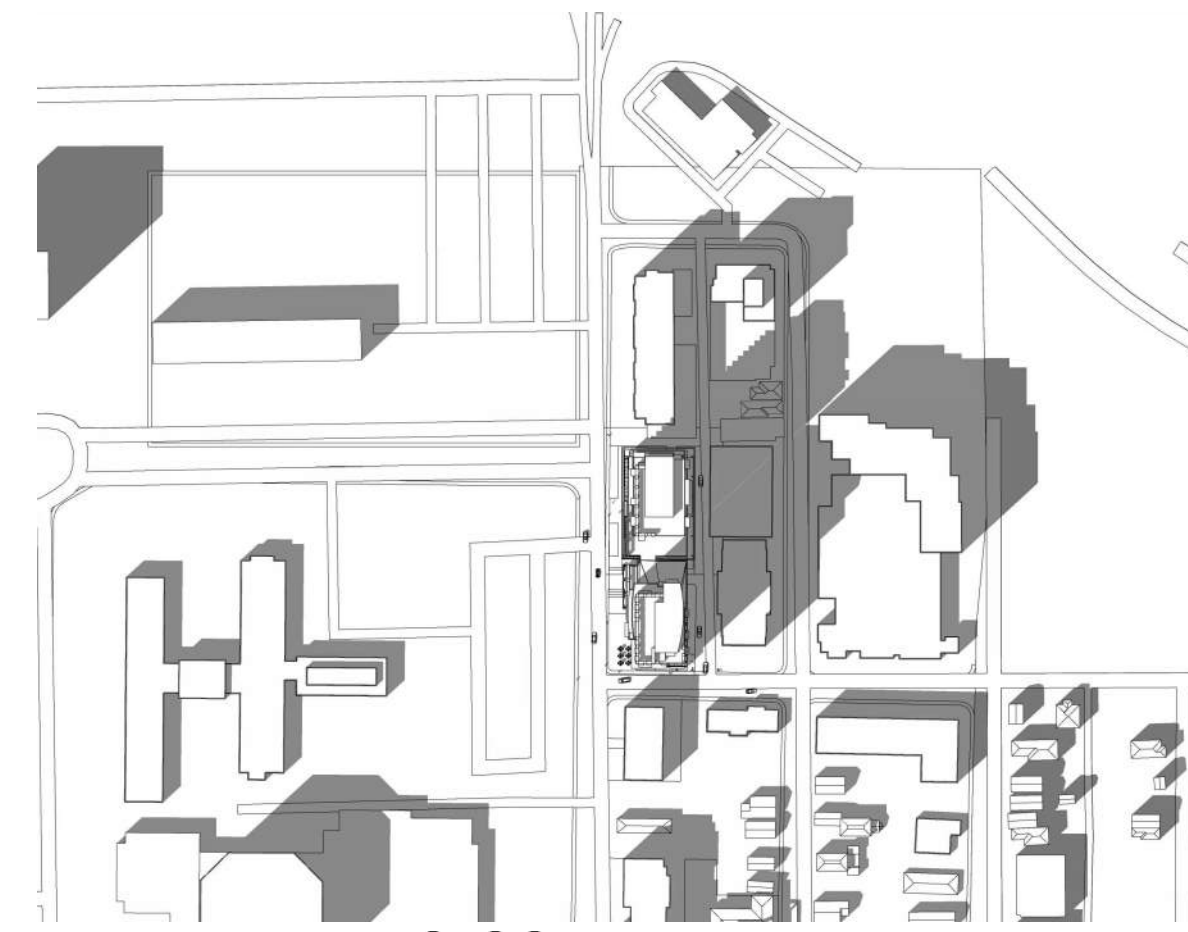
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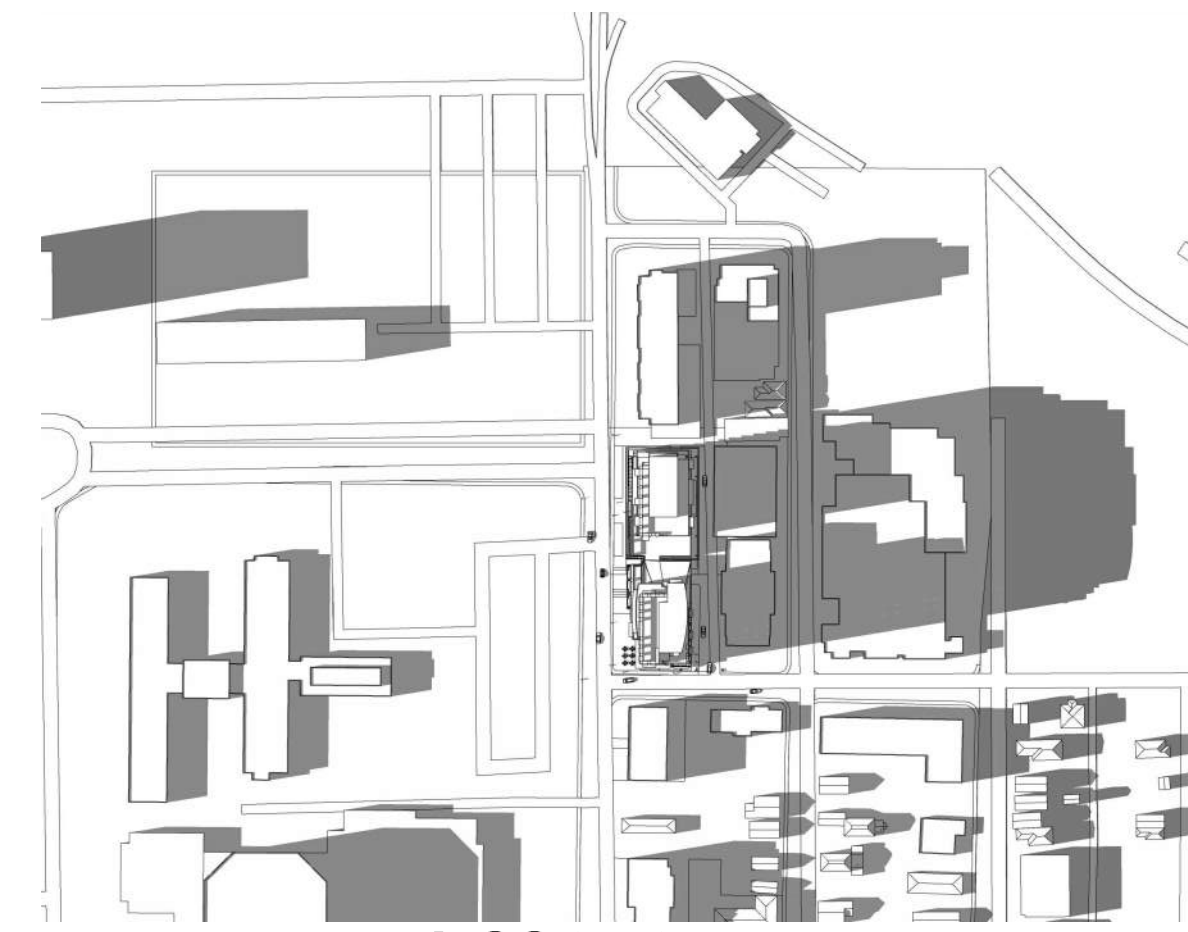
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12:00 PM

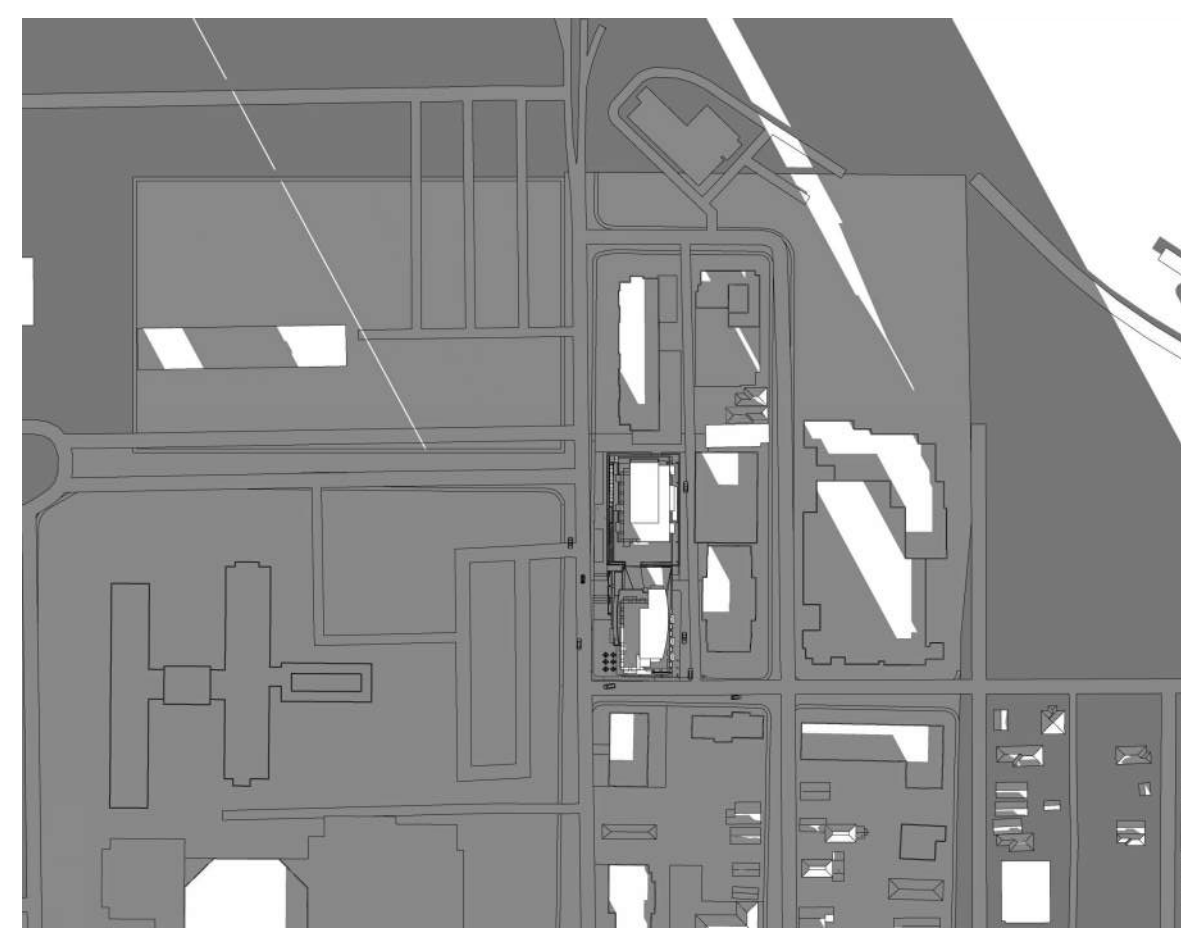


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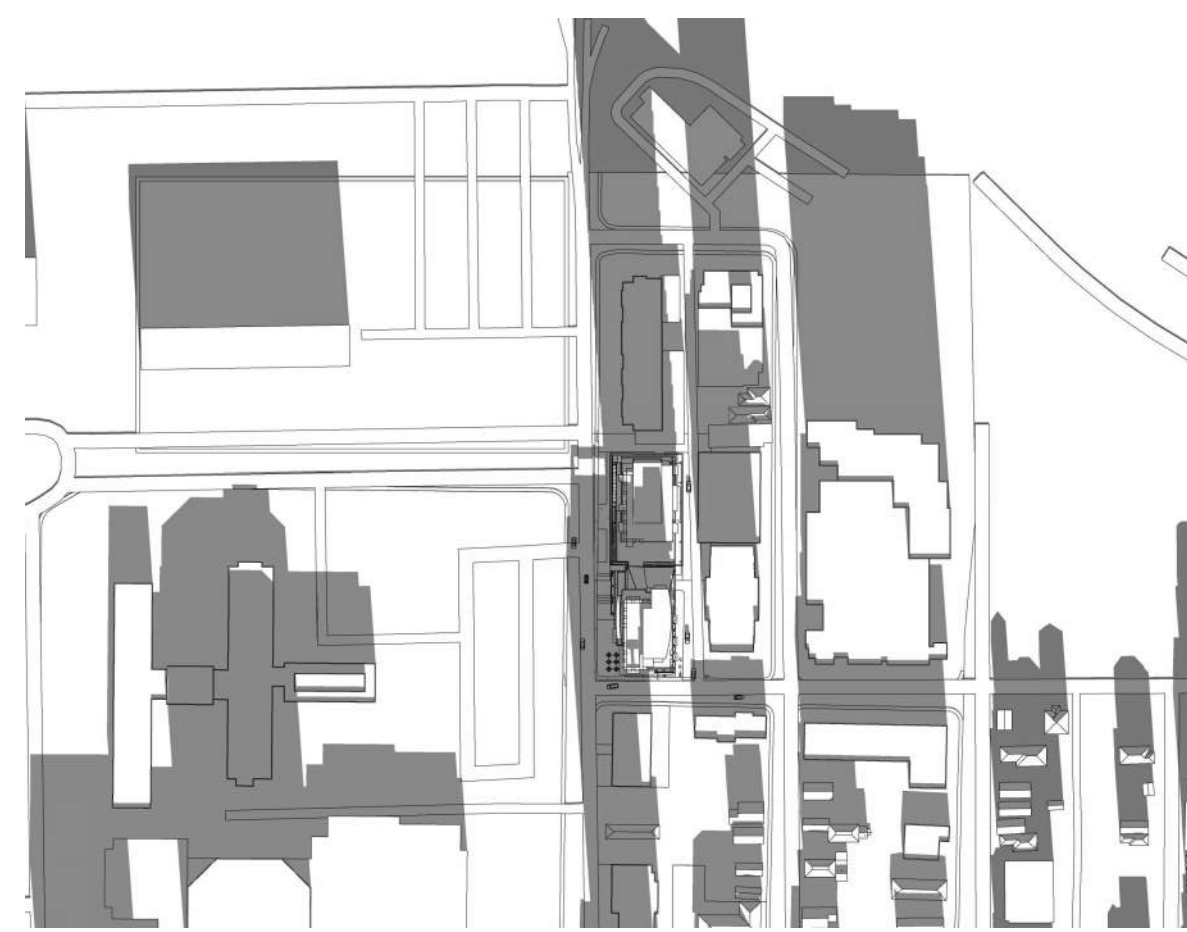


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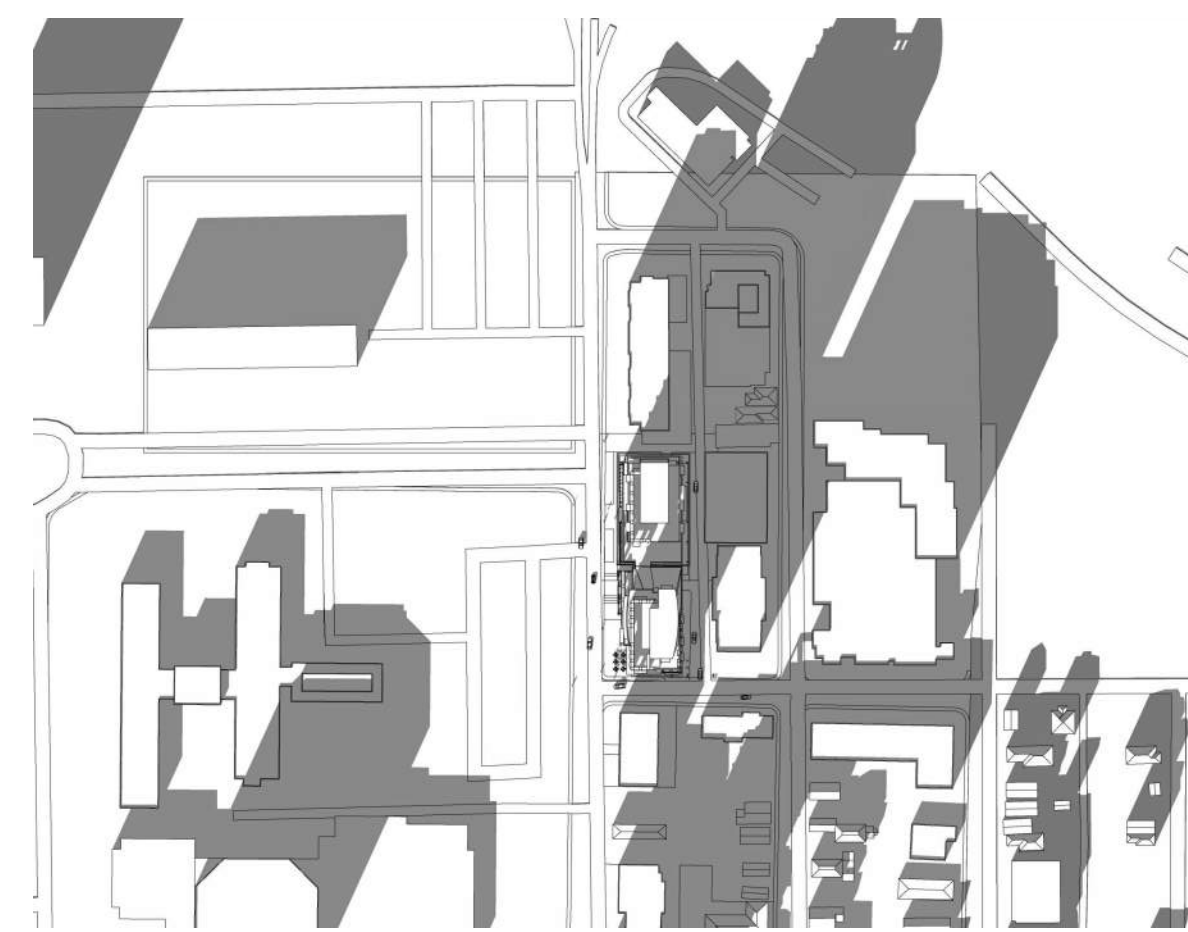
DECEMBER.21



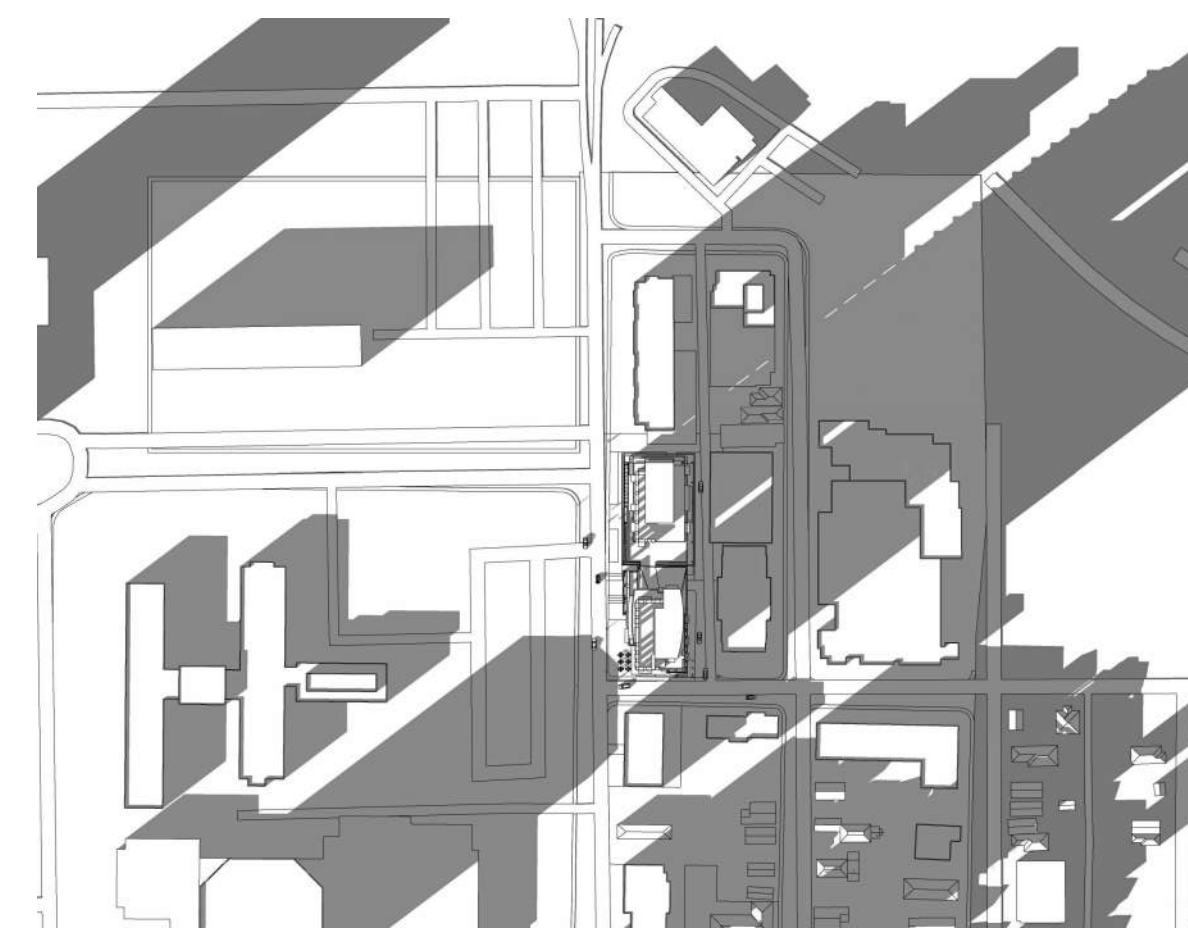
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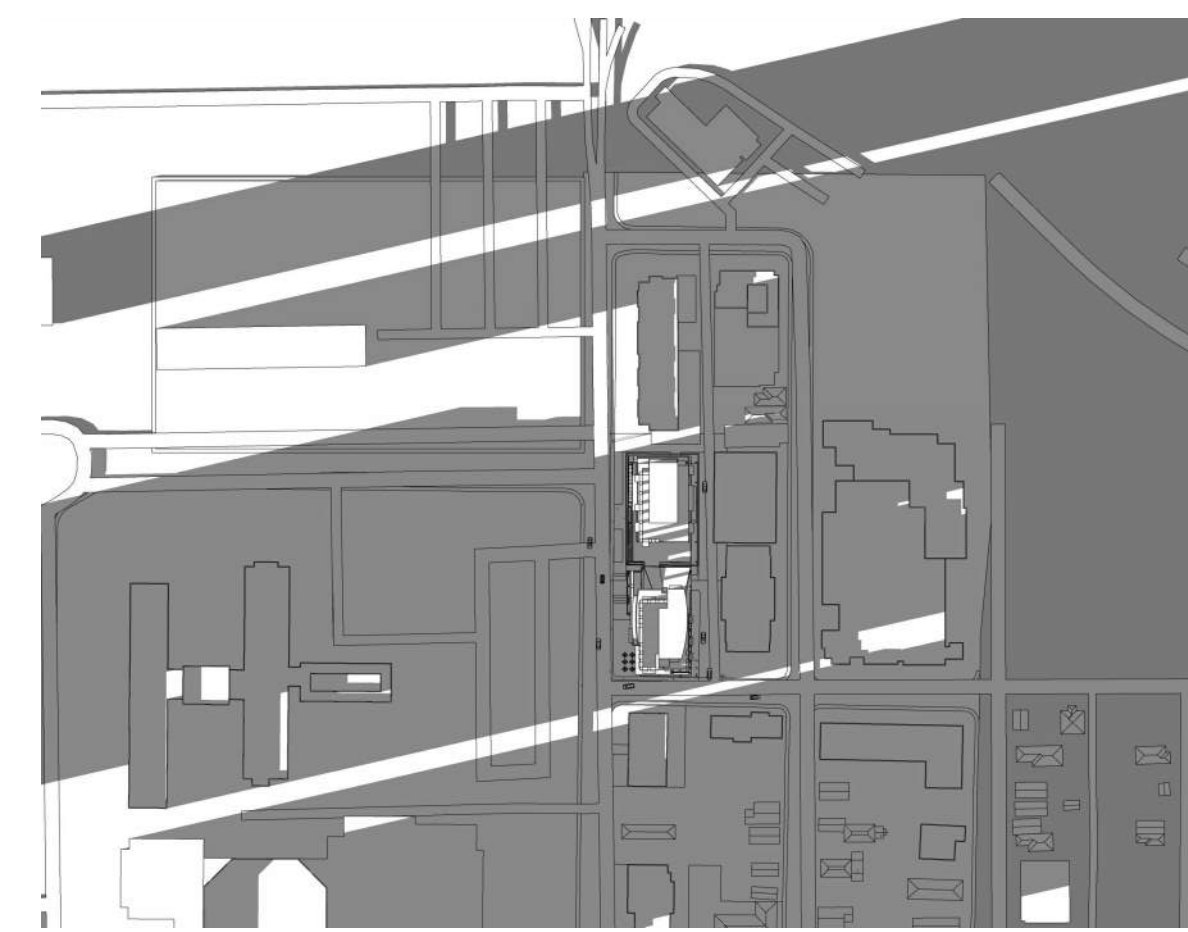
10:00 AM



12:00 PM



2:00 PM



4:00 PM

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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NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
- 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
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- REFER TO TYPICAL ASSEMBLY 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.

No.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN CONTROL	Oct. 22, 19
2	ISSUED FOR REVISED LAYOUT	July 16, 19
3	ISSUED FOR DESIGN CONCEPT	Apr. 08, 19

ARCHITECT SEAL:
NORTH ARROW:

CLIENT: _____

BRIGIL

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

PROJECT TITLE:
99 PARKDALE
OTTAWA ONTARIO

SHEET TITLE:
SUN SHADE

DRAWN: T.Z	CHECKED: RLA
SCALE:	SHEET No. A-7
PROJECT No. 1918	