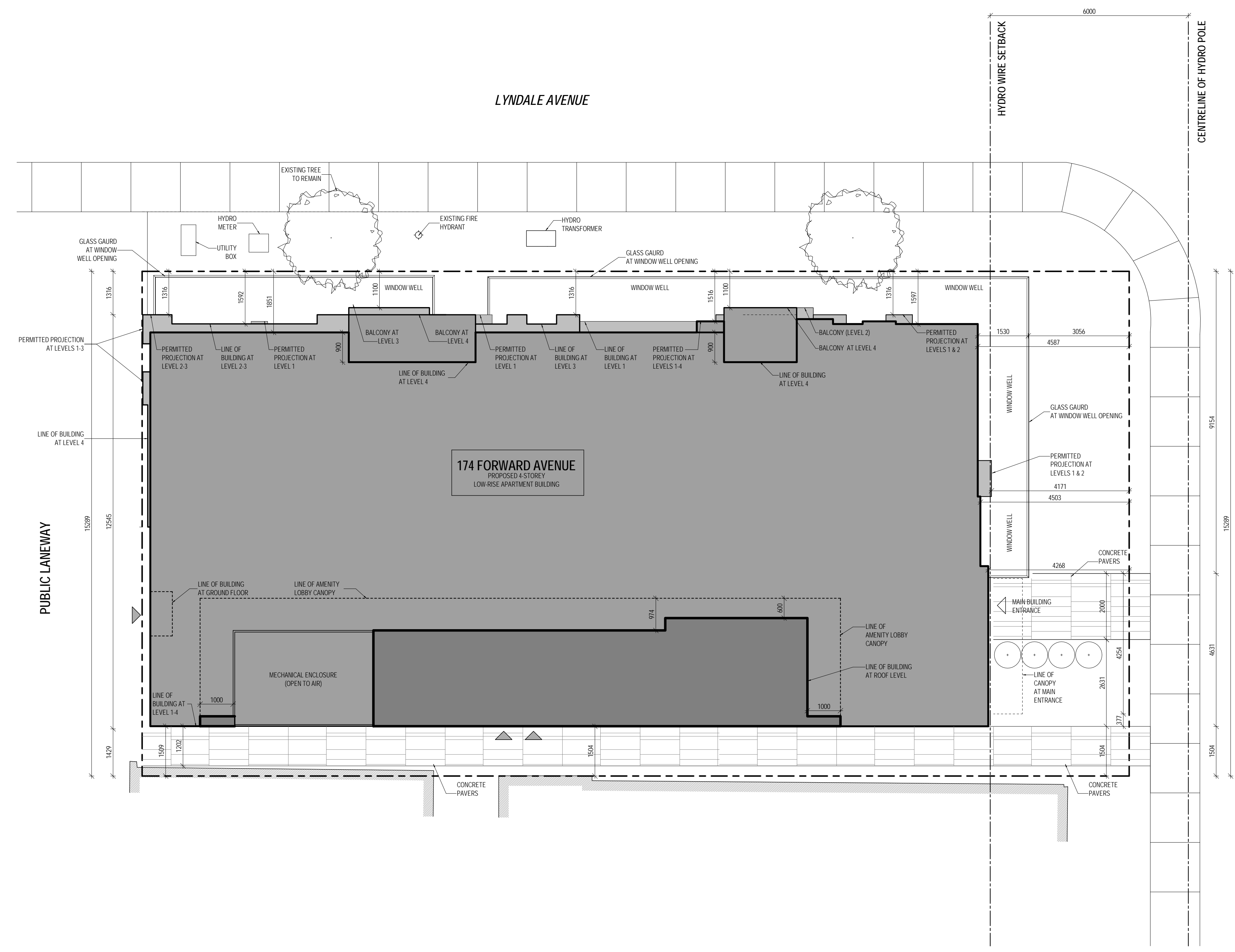


LYNDALE AVENUE



2 SITE LOCATION PLAN  
SCALE: NTS

TOPOGRAPHIC PLAN OF SURVEY OF PART 1 PLAN OF PART OF LOTS 12, REGISTERED PLAN 35, CITY OF OTTAWA, FAIRHALL MOFFATT & WOODLAND LTD. 2017

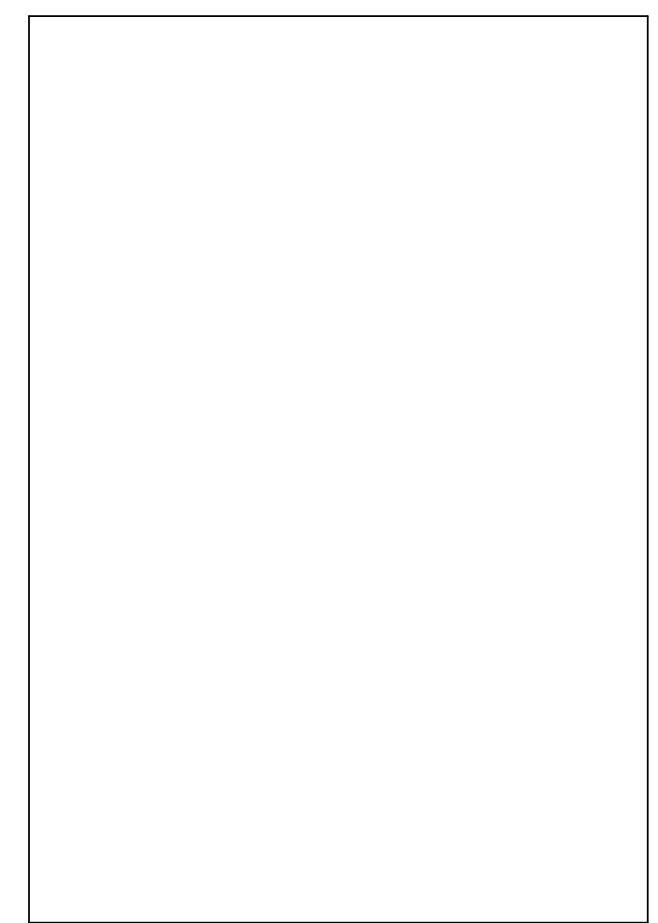
3 SURVEY INFO  
SCALE: 1:1

**SITE PLAN SYMBOLS LEGEND**

△ BUILDING ENTRANCE

▲ BUILDING EXIT

4 SYMBOLS LEGEND  
SCALE: 1:1



**SITE & PROJECT STATISTICS**

**GENERAL INFORMATION**

Zoning:	RIS
Min. Lot Area:	No Minimum
Max. Building Height:	14.5 m
Min. Front Yard:	3 m
Min. Rear Yard:	1.2 m
Min. Int. Side Yard:	1.2 m

Must include a yard adjacent to both the interior and rear lot lines with an area of a minimum size of 30% lot depth by 30% lot width.

Must include a yard adjacent to both the interior and rear lot lines with an area of a minimum size of 30% lot depth by 30% lot width.

**PROJECT STATISTICS**

Lot Area:	457.6 m <sup>2</sup>
Building Height:	13.4 m
Front Yard:	4.5 m
Rear Yard:	0 m
Int. Side Yard:	1.5 m
Total Number of Units:	18 units
Gross Floor Area:	1032 m <sup>2</sup>

**BICYCLE PARKING CALCULATION**  
As per Table 111A

Required Parking: 9 spaces  
0.5sp/unit for 18 units(111A(6)(i))

Total Parking Provided: 9 spaces

**AMENITY AREA CALCULATION**  
As per Table 137

Total Amenity Area Req'd: 128 m<sup>2</sup> per Unit

Communal Amenity Req'd: 54 m<sup>2</sup>  
Min of 50% of Total Amenity Area

Total Amenity Area Provided: 170 m<sup>2</sup>  
Level 01: - m<sup>2</sup>  
Level 02: 4.8 m<sup>2</sup>  
Level 03: 4.8 m<sup>2</sup>  
Level 04: 6.2 m<sup>2</sup>

Communal Amenity Provided: 155 m<sup>2</sup>  
Roof Terrace: 115 m<sup>2</sup>

5 ZONING  
SCALE: 1:1

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NO.	DESCRIPTION	DATE



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174 FORWARD

PROJ	SCALE	DRAWN	REVIEWED
1618	NOTED	MB	RMK

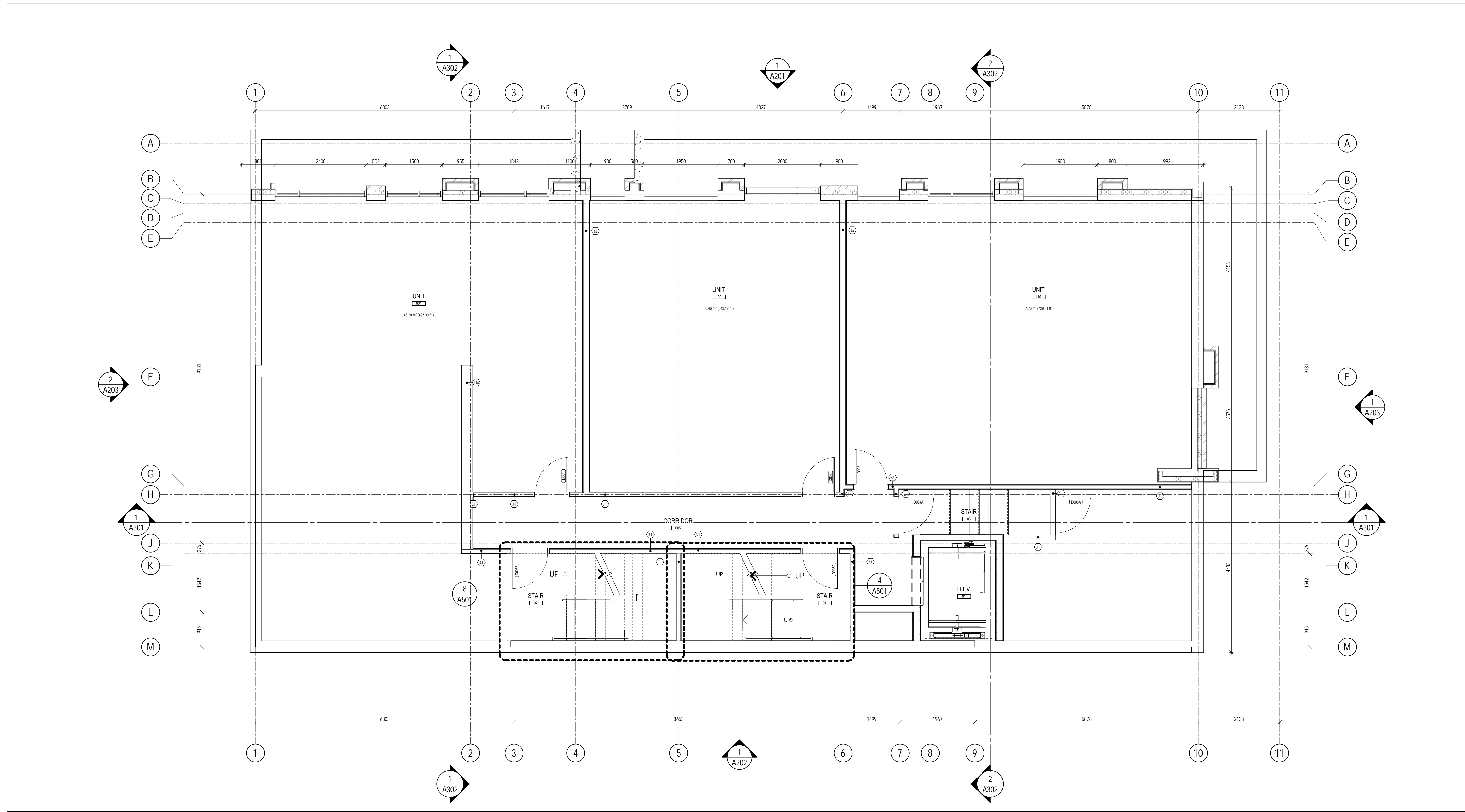
SITE PLAN

SP-01

1 SITE PLAN  
SCALE: 1:75

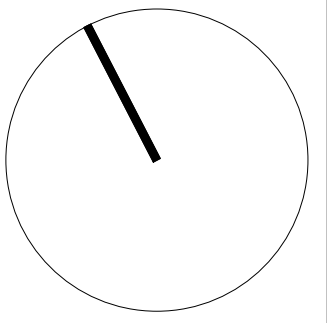
GENERAL ARCHITECTURAL NOTES:

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1 BASEMENT LEVEL FLOOR PLAN  
A100 SCALE: 1:50

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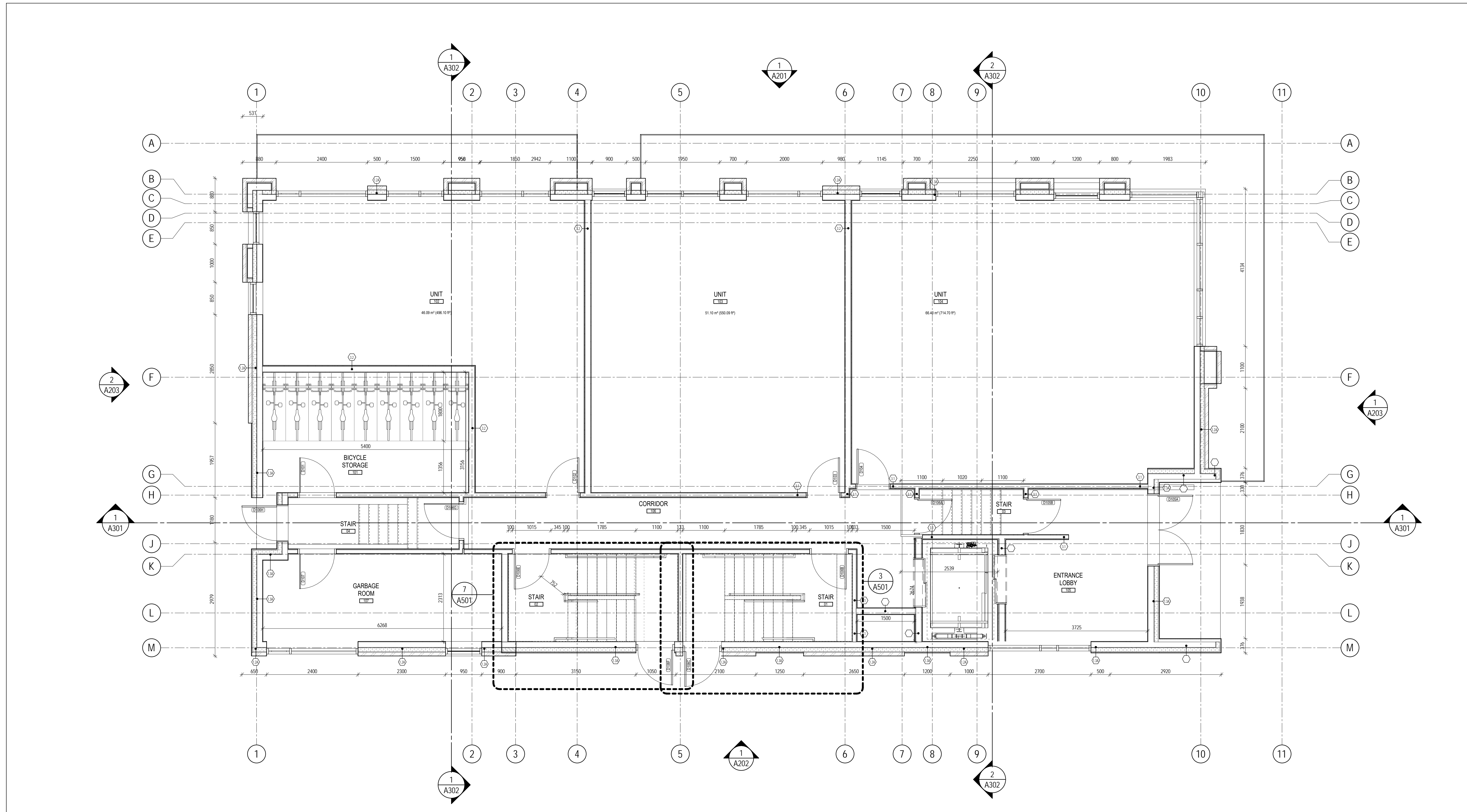
174 FORWARD

PROJ	SCALE	DRAWN	REVIEWED
1618	1:50	SP	RMK

BASEMENT - FLOOR PLAN

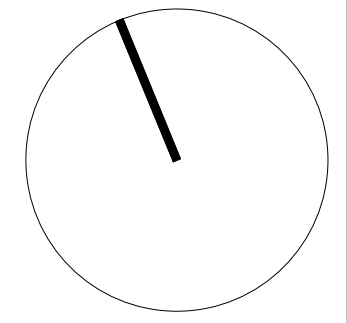
A100

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1 LEVEL 01 FLOOR PLAN  
 A101 SCALE: 1:50

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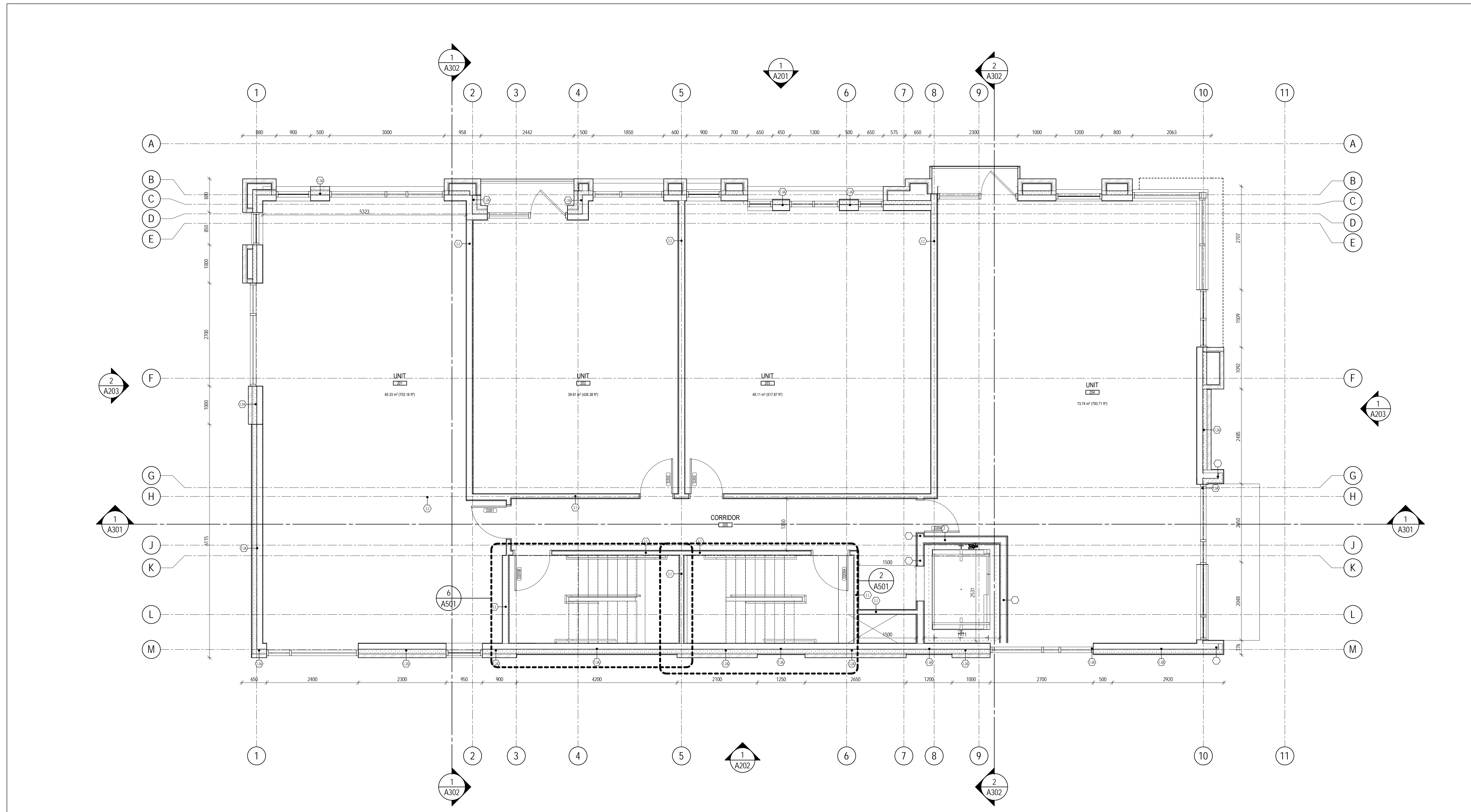
174 FORWARD

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1618	1:50	SP	RMK

LEVEL 01 - FLOOR PLAN

A101

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NO.	DATE	DESCRIPTION



174 FORWARD

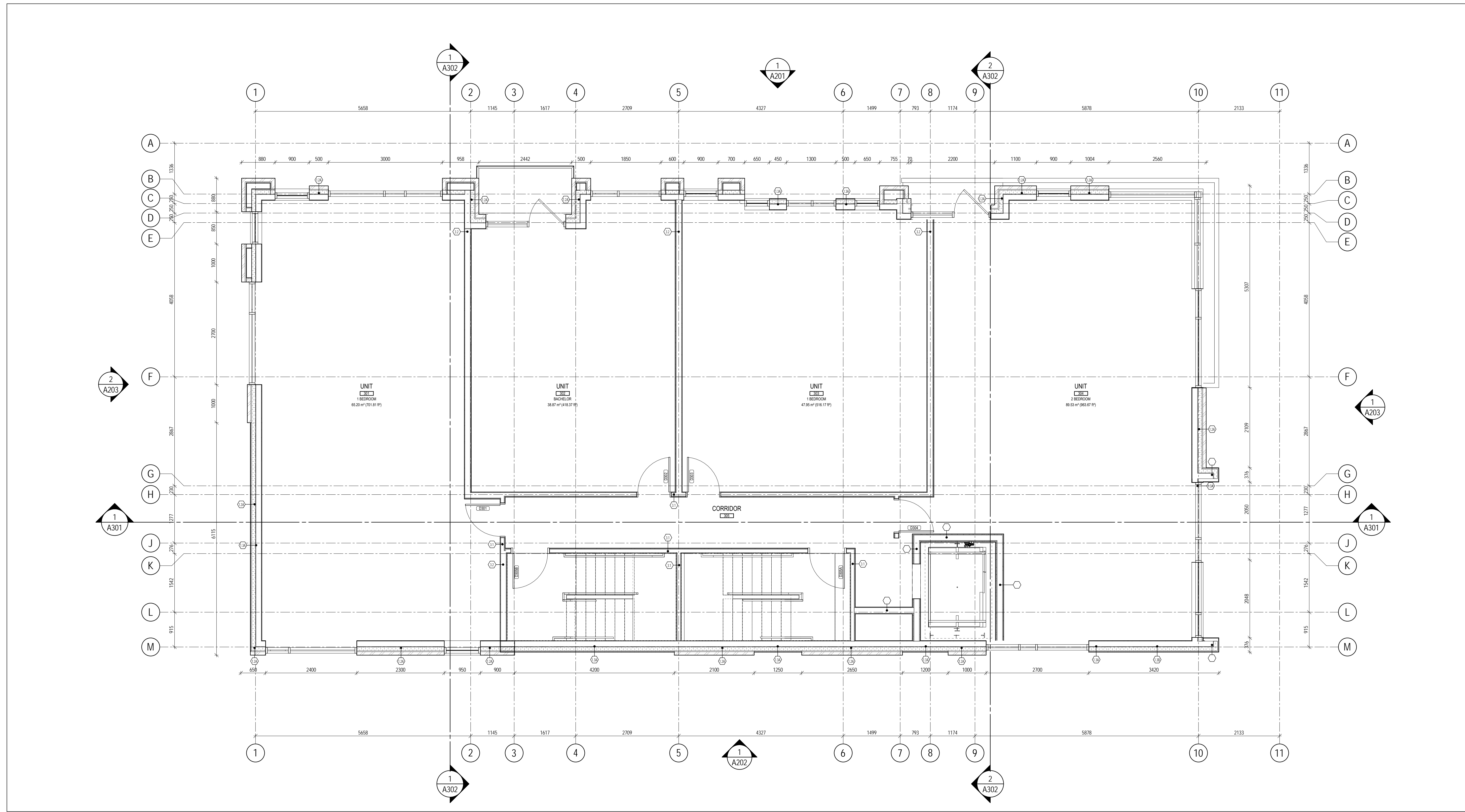
PROJ	SCALE	DRAWN	REVIEWED
1618	1:50	SP	RMK

LEVEL 02 - FLOOR PLAN

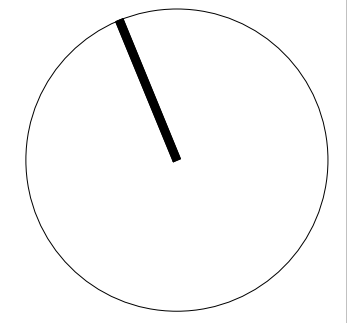
1 LEVEL 02 FLOOR PLAN  
 A102 SCALE: 1:50

A102

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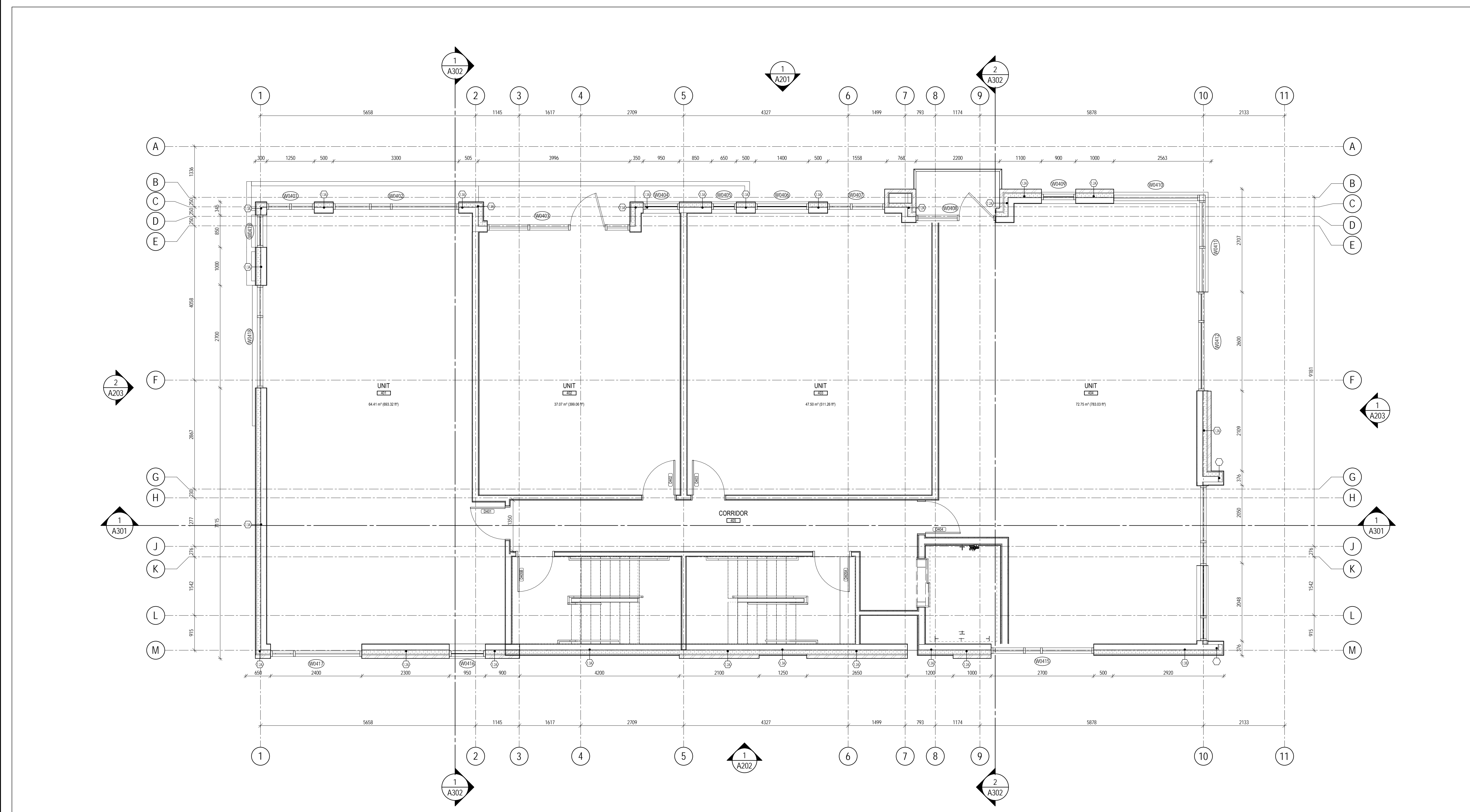
PROJ	SCALE	DRAWN	REVIEWED
1618	1:50	Author	Checker

LEVEL 03 - FLOOR PLAN

1 LEVEL 03 FLOOR PLAN  
 A103 SCALE: 1:50

**A103**

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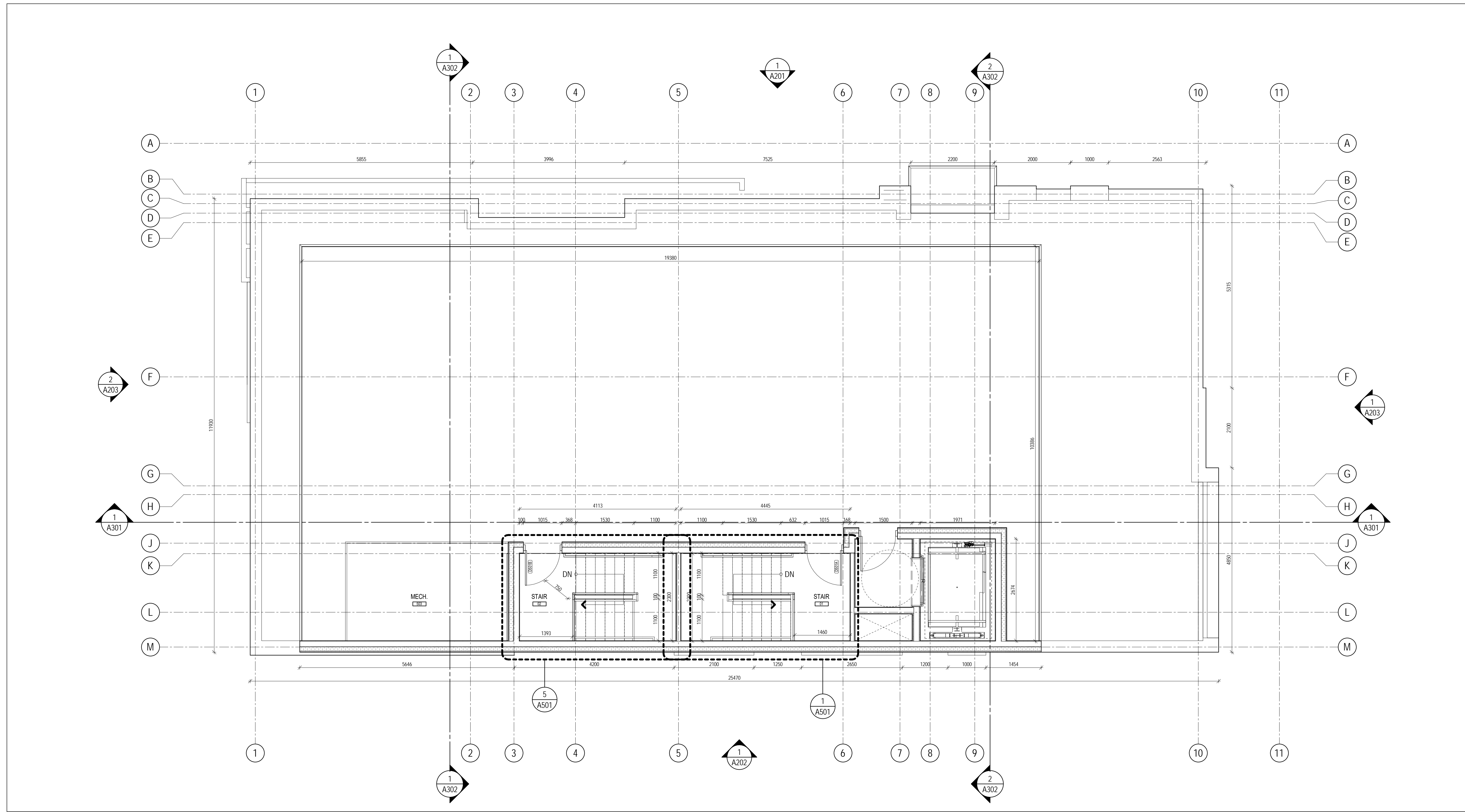
PROJ	SCALE	DRAWN	REVIEWED
1618	1:50	SP	RMK

**LEVEL 04 - FLOOR PLAN**

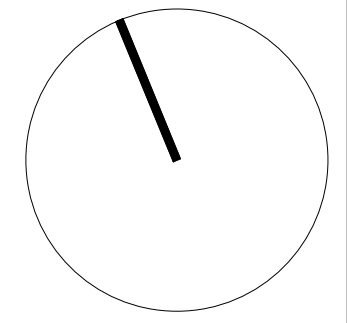
**1 LEVEL 04 FLOOR PLAN**  
 A104 SCALE: 1:50

**A104**

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**ROOF - FLOOR PLAN**

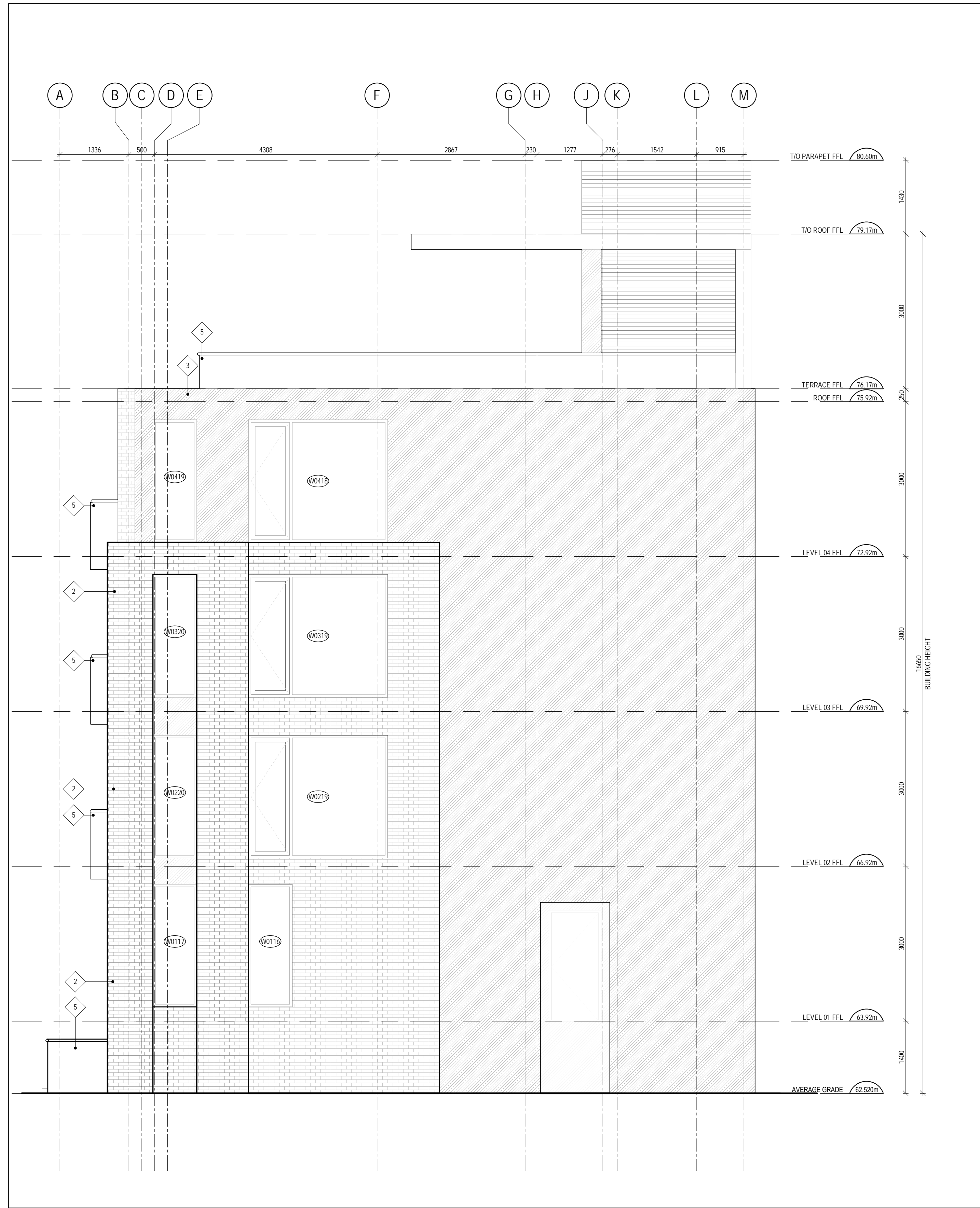
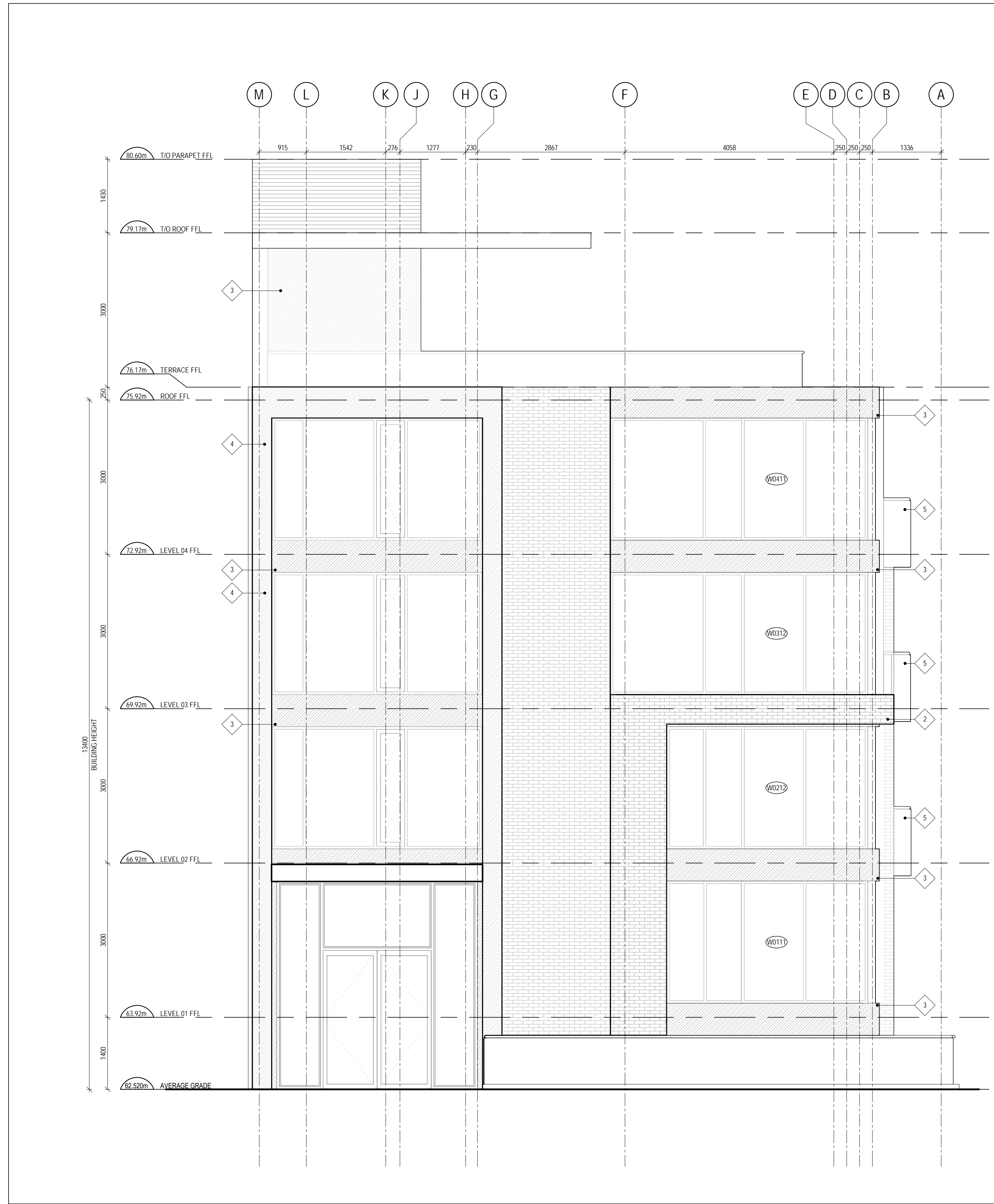
**A105**

1 ROOF  
 A105 SCALE: 1:50

CLADDING LEGEND	
1	NAME: BRICK DESCRIPTION: DARK GREY TYPE: BR-2
2	NAME: FIBRE CEMENT DESCRIPTION: DARK GREY TYPE: FC-1
3	NAME: FIBRE CEMENT DESCRIPTION: LIGHT GREY TYPE: FC-2
4	NAME: GLASS DESCRIPTION: with ALUMINIUM GUARD TYPE: G-2
5	NAME: FRITTED GLASS DESCRIPTION: with ALUMINIUM GUARD TYPE: G-2

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1 EAST ELEVATION  
A203 SCALE: 1:50

2 WEST ELEVATION  
A203 SCALE: 1:50

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EAST & WEST ELEVATIONS

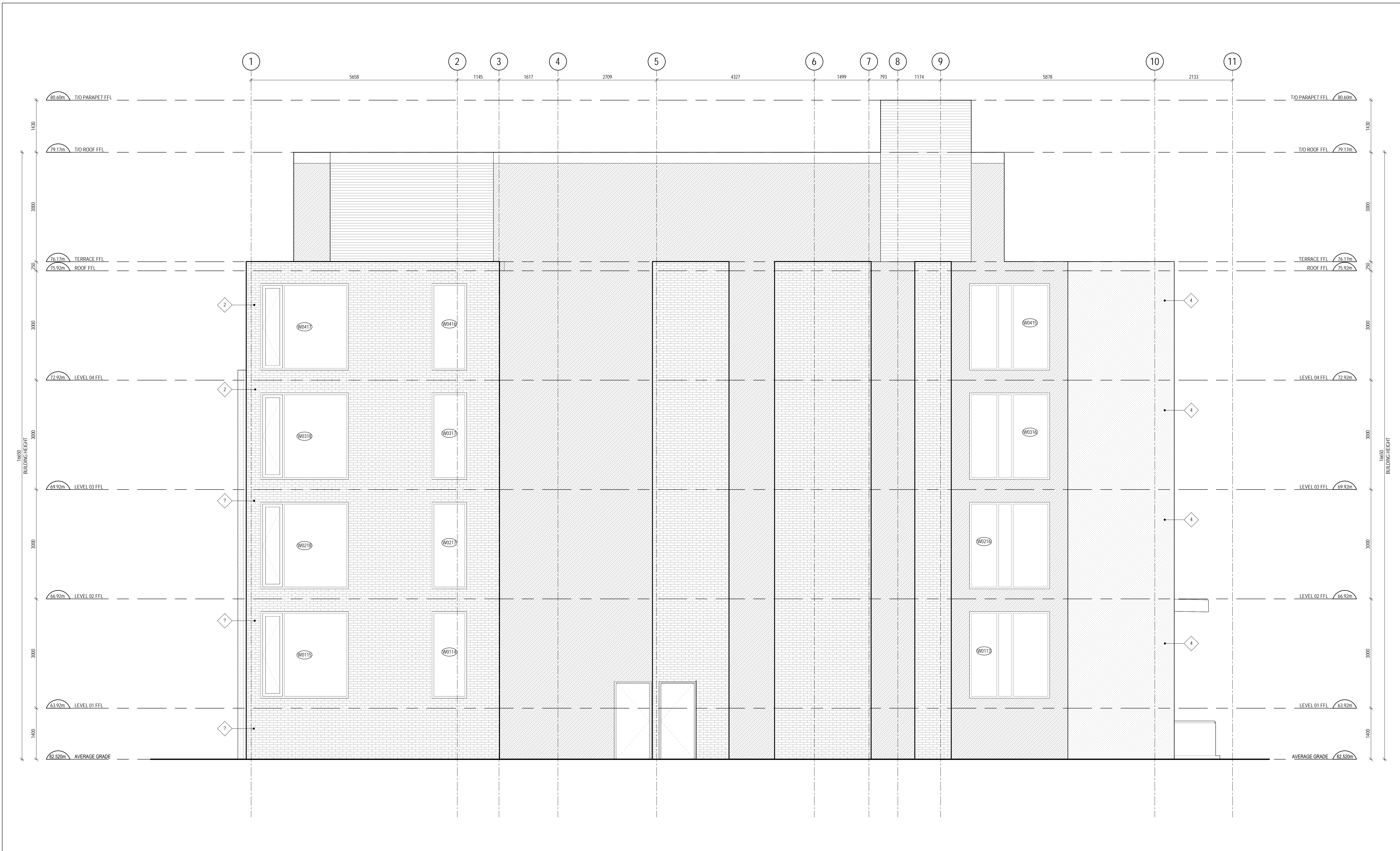
A203



CLADDING LEGEND	
1	NAME: FIBRE CEMENT DESCRIPTION: DARK GREY TYPE: BR-2
2	NAME: BRICK DESCRIPTION: DARK GREY TYPE: BR-2
3	NAME: FIBRE CEMENT DESCRIPTION: DARK GREY TYPE: FC-1
4	NAME: FIBRE CEMENT DESCRIPTION: LIGHT GREY TYPE: FC-2
5	NAME: GLASS DESCRIPTION: with ALUMINIUM GUARD TYPE: G-2
6	NAME: FRITTED GLASS DESCRIPTION: with ALUMINIUM GUARD TYPE: G-2

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1618	1:50	SP	RMK

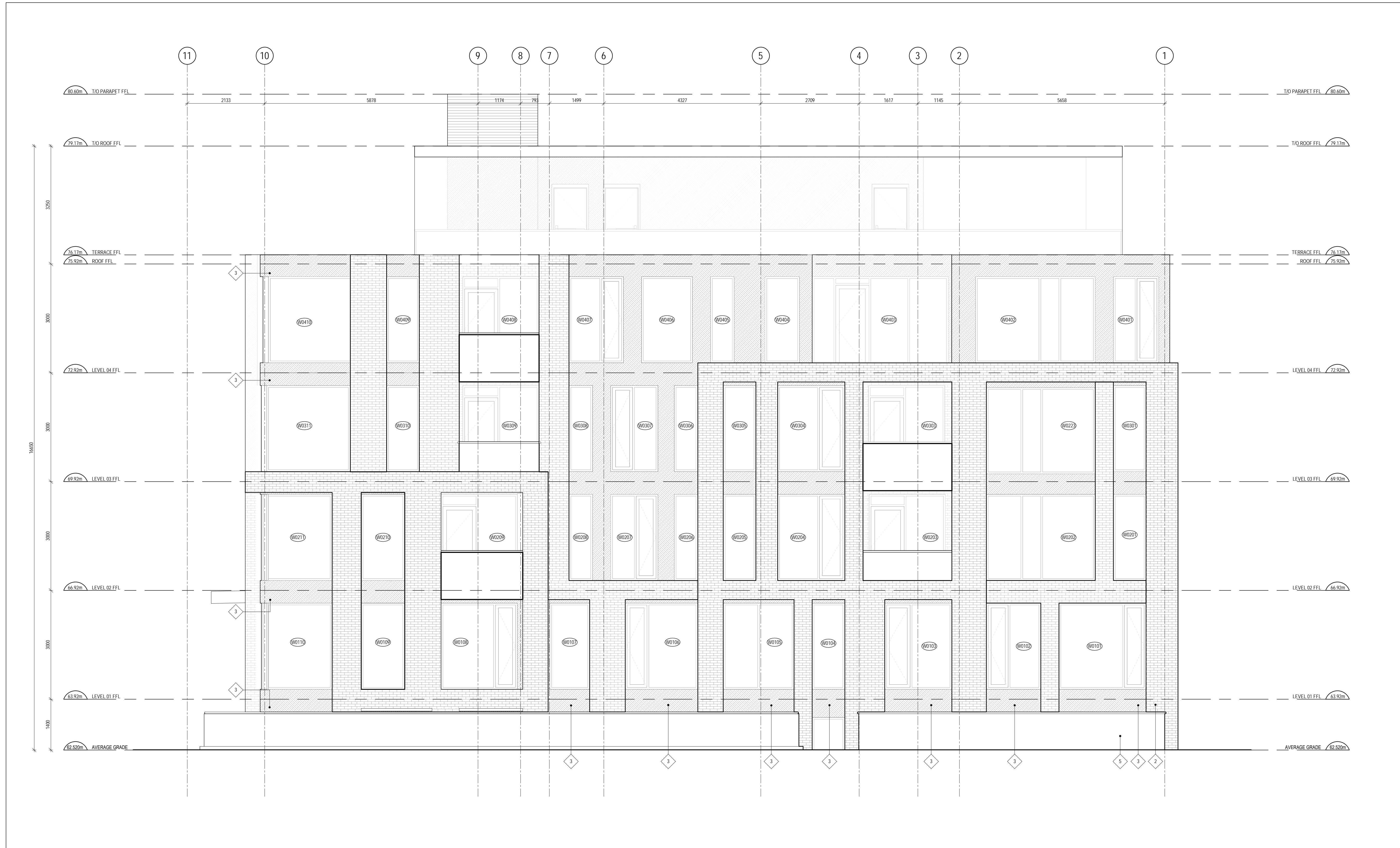
**SOUTH ELEVATION**

**A202**

1 SOUTH ELEVATION  
A202 SCALE: 1:50

CLADDING LEGEND	
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2	NAME: BRICK DESCRIPTION: DARK GREY TYPE: BR-2
3	NAME: FIBRE CEMENT DESCRIPTION: DARK GREY TYPE: FC-1
4	NAME: FIBRE CEMENT DESCRIPTION: LIGHT GREY TYPE: FC-2
5	NAME: GLASS DESCRIPTION: with ALUMINUM GUARD TYPE: G-2
6	NAME: FRITTED GLASS DESCRIPTION: with ALUMINUM GUARD TYPE: G-2

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NORTH ELEVATION

**A201**