Perkins&Will

131-139 PARKDALE AND 122 FORWARD AVE.

brigil

ISSUED FOR OPA/ZBA/SPA

02/27/2026

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ABBREVIATIONS LEGEND

NOTE 1: ABBREVIATIONS WHEN USED IN COMPOSITION MAY INCLUDE PERIODS FOR CLARIFICATION
NOTE 2: ABBREVIATIONS MAY BE DIFFERENT WHEN A PART OF A LEGEND

A	
A/C	AIR CONDITION(ING)(ED)
ACC	ACCESSIBLE
ACM	ALUMINUM COMPOSITE MATERIAL
ACMU	ARCHITECTURAL CONCRETE MASONRY UNIT
ACP	LARGE SCALE ACOUSTIC CEILING PANEL
ACST	ACOUSTIC(AL)
ACT	ACOUSTICAL PANEL CEILING SYSTEM
AD	AREA DRAIN
ADJ	ADJUSTABLE/ ADJACENT
AFC	ABOVE FINISHED COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	PREFINISHED ALUMINUM
ANOD	ANODIZE(D)
APPROX	APPROXIMATE
AR	AREA RUG
ARGB	ABUSE-RESISTANT GYPSUM BOARD
ARCH	ARCHITECT(URAL), ARCHITECT
AS	ALUMINUM SCREENS
ASPH	ASPHALT
AUTO	AUTOMATIC
AVB	AIR/VAPOUR BARRIER
AWCP	ACOUSTIC WOOD CEILING PANEL
AWP	LARGE SCALE ACOUSTIC WALL PANEL
AWT	ACOUSTICAL WALL TREATMENT
AWWP	ACOUSTIC WOOD WALL PANEL
B	
B/B	BACK TO BACK
BB	BLACK BOARD
BC	BACK OF CURB
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BM	BEAM/ BENCHMARK
BOT/	BOTTOM OF
BPG	BACK-PAINTED GLASS
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
C	
C/W	COMPLETED WITH
CAB	CABINET
CB	CATCH BASIN
CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT
CF/CI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED, OWNER INSTALLED
CFM	CUBIC FEET PER MINUTE
CFMF	COLD-FORMED METAL FRAMING
CG	CORNER GUARD
CGS	COMPOSITE GLASS SURFACING FABRICATION
CHK	COAT HOOKS
CI	CAST IRON, CURB INLET
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLF	CLEAR FINISH
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CM	CENTIMETER
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONT	CONTINUOUS
COORD	COORDINATE
CORMTL	CORRUGATED METAL
CORR	CORRIDOR
CP	CARPET
CPT	CARPET TILES
CQS	COMPOSITE QUARTZ SURFACING FABRICATION
CRL	CRASH RAIL
CT	CERAMIC TILE
CTR	CENTER/CONTOUR
CU	CUBIC
CW	COLD WATER PIPING/CHEMICAL WASTELINE
CWP	CEMENTITIOUS WOOD FIBER PANELS
CWSD	CURTAIN WALL SYSTEM
D	DEEP, DEPTH, PENNY (NAIL)
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER (EXTERIOR)
DIAG	DIAGONAL
DIFF	DIFFUSER/ DIFFERENCE
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DJ	DRY JOINT
DL	DEAD LOAD
DR	DOOR/ DRAIN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWS1	ALUMINUM DOME TACTILE WARNING SYSTEM
DWS2	TACTILE WARNING TILING
DWS3	VISUAL WARNING TAPE
E	
E	EAST
EA	EACH
ECT	ELECTRO CONDUCTIVE TILE
EHD	ELECTRIC HAND DRYER
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
EMERSHR	EMERGENCY SHOWER
ENGR	ENGINEER
ENTR	ENTRANCE
EO	ELECTRIC OUTLET
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
ETC	ET CETERA
ETZ	EPOXY TERRAZZO FLOORING
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR, EXTERNAL
F	
F/F	FACE TO FACE
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FAB	FABRIC
FAB-BB	BLACK OUT SHADE FABRIC
FAB-S	SHADE FABRIC
FCO	FLOOR CLEANOUT
FCT-A	ADULT FOLDING CHANGE TABLE
FCT-I	INFANT FOLDING CHANGE TABLE
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FFAP	FABRIC FACED ACOUSTIC PANELS
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FG	ENTRANCE FLOOR GRILLES
FILM	GLAZING FILM
FIN	FINISH(ED)
FF EL	FINISHED FLOOR ELEVATION
FLR	FLOOR
FLR-MT	ENTRANCE FLOOR MAT
FLT	FELT WALL COVERING
FLUOR	FLUORESCENT
FO	FINISHED OPENING
FOC	FACE OF CURB
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF SLAB/ FACE OF STUD
FP	FIRE PROTECTION/FIREPROOF
FRG	FIRE RESISTIVE GLASS
FRMG	FRAMING
FRTW	FIRE RETARDANT TREATED WOOD
FSS	FOLDING SHOWER SEATS
FT	FOOT (FEET)/ FIRE TREATED
FTG	FOOTING
FURG	FURRING
FURN	FURNISH, FURNITURE
FUT	FUTURE
FV	FIELD VERIFY
G	
GA	GAGE
GALV	GALVANIZED
GB	GRAB BAR
GBS	GYPSUM BOARD - SHAFT LINER
GBX	FIRE RATED GYPSUM BOARD TYPE X
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GG1	STRUCTURAL GLASS GUARD WITH BASE SHOE ATTACHMENT
GG2	STRUCTURAL GLASS GUARD WITH STANDOFF ATTACHMENT
GL	GLASS
GL BLK	GLASS BLOCK
GL-LK	GLASS LOCKERS
GLULAM	GLUED LAMINATED WOOD
GRLN	GRADE LINE
GRFL	GROUND FLOOR
GT	GREASE TRAP
GWB	STANDARD GYPSUM BOARD
GWT	GLASS WALL TILES
GYP	GYPSUM
H	
H	HIGH
HB	HOSE BIBB
HC	HOLLOW CORE
HDL	HIGH DENSITY COMPOSITE PANEL
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HMS	HOLLOW METAL DOORS AND FRAMES
HORIZ	HORIZONTAL
HPL	HIGH PRESSURE LAMINATE
HPT	HIGH POINT
HS	HEAT STRENGTHENED GLASS
HSKPG	HOUSEKEEPING
HSLG	HEAT STRENGTHENED LAMINATED SAFETY GLASS
HSTG	HEAT SOAKED TEMPERED GLASS
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOT WATER
HWC	HIGH IMPACT WALL PROTECTION
I	
ID	INSIDE DIAMETER
IFRM	INTUMESCENT MASTIC FIRE-RESISTIVE COATING
IGU	INSULATED GLASS UNIT
INCAND	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JANCLO	JANITOR'S CLOSET
K	
KIT	KITCHEN
L	
L	LONG, LENGTH
LAM	LAMINATE(D)
LAV	LAVATORY
LH	LEFT HAND
LIB	LIBRARY
LIN	LINOLEUM FLOORING
LK	LOCKER
LL	LIVE LOAD
LONG	LONGITUDINAL
LOC	LOCATION
LPT	LOW POINT
LQR	LACQUER FINISH
LT	LIGHT
LTPG	LAMINATED TEMPERED SAFETY GLASS
LVR	LOUVER
LVT	LUXURY VINYL TILE
M	
M	METER
MACH	MACHINE
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MBWC	MARKER BOARD WALL COVERING
MCP	METAL CEILING PANEL
MDF	MEDIUM DENSITY FIBREBOARD
MECH	MECHANICAL
MEL	MELAMINE
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION
MEZZ	MEZZANINE
MFR	MANUFACTURER
MG	GLASS MARKER BOARD
MGL	MAGNETIC GLASS MARKER BOARD
MH	MANHOLE
MHO	MAGNETIC HOLD OPEN
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETER
MO	MASONRY OPENING
MOH	MOP HOLDER
MTL	METAL
MTL-LK	METAL LOCKERS
MTL-TP	METAL TOILET PARTITIONS AND URINAL SCREENS
MTLG	METAL GRILLE PANEL
MWP	METAL WALL PANEL
M1	UNFRAMED MIRRORS
M2	TILTED MIRRORS
N	
N	NORTH
NA	NOT AVAILABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
O/O	OUT TO OUT
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF/CI	OWNER FURNISHED, CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED, OWNER INSTALLED
OFF	OFFICE
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
P	
PA	PUBLIC ADDRESS
PAR	PARAPET, PARALLEL
PCC	PRE-CAST CONCRETE
PCT	PROCELAIN TILE
PCTZ	PRECAST EPOXY TERRAZZO FLOORING
PDO	POWER DOOR OPERATOR
PERF	PERFORATED
PERP	PERPENDICULAR
PH-LK	PHENOLIC LOCKERS
PH-TP	PHENOLIC TOILET PARTITIONS AND URINAL SCREENS
PLAM	PLASTIC LAMINATE
PLAM-LK	PLASTIC LAMINATE LOCKERS
PLAM-TP	PLASTIC LAMINATE TOILET PARTITIONS AND URINAL SCREENS
PLAS	PLASTER
PLBG	PLUMBING
PLYWD	PLYWOOD
POL	POLISHED
PREFAB	PREFABRICATE(D)
PROJ	PROJECT
PROP	PROPERTY
PSD	PIT SCUPPER DRAIN
PSH	PURSE SHELF
PSS	POLYMER BASED SOLID SURFACE
PT	PAINT(ING)
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PWCT	POWDER COAT FINISH
Q	
QT	QUARRY TILE
QTY	QUANTITY
R	
R	THERMAL RESISTANCE, RADIUS, RISER
RB	RUBBER BASE
RBSF	RUBBER SPORTS FLOORING
RC	REINFORCED CONCRETE
RCP	REFLECTED CEILING PLAN
RCPTN	RECEPTION
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE, REFRIGERATOR
REINF	REINFORCE, REINFORCING
REQ(D)	REQUIRE, REQUIRED
RES	RESINOUS FLOORING
RESIL	RESILIENT
REV	REVISION
RFT	RUBBER TREADS, RISERS AND LANDINGS
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RSF	RESILIENT SHEET FLOORING
RSSF	RESILIENT SAFETY SHEET FLOORING
RTF	RUBBER TILE FLOOR
RVL	REVEAL
RWBB	DUAL ROLLER WINDOW SHADES AND BLACKOUT BLINDS, MANUAL OPERATED
RWBB-M	DUAL ROLLER WINDOW SHADES AND BLACKOUT BLINDS, MOTORIZED
RWF	RESILIENT WOOD FLOOR
RWS	ROLLER WINDOW SHADE, MANUAL OPERATED
RWS-M	ROLLER WINDOW SHADE, MOTORIZED
S	
S	SOUTH
SAN	SANITARY
SB	SMOKE BAFFLE
SC	SOLID CORE
SCR	SHOWER CURTAIN AND ROD
SCHED	SCHEDULE
SD	SOAP DISPENSER
SDT	STATIC DISSIPATIVE TILE
SECT	SECTION
SF	SQUARE FOOT(FEET)
SFRM	SPRAY APPLIED CEMENTITOUS FIRE RESISTIVE MATERIAL
SG	SECURITY GRILLE
SGB	GLASS MAT GYPSUM BOARD, EXTERIOR GYPSUM SHEATHING
SGL	SINGLE
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SJ	SCORED JOINT, SILICONE JOINT, SLIP JOINT
SLD	SEALED
SND	SANITARY NAPKIN DISPOSAL
SNV	SANITARY NAPKIN VENDOR
SOF	SOFFIT
SPD	SOAP DISH
SPEC	SPECIFICATION
SPG	SWITCHABLE PRIVACY GLASS
SPKR	SPEAKER
SQ	SQUARE
SSG	STRUCTURAL SILICONE GLAZED CURTAIN WALL
SST	STAINLESS STEEL
STA	STATION
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STN	STONE
STOR	STORAGE
STS	INTERIOR ALL-GLASS SCREENS
STS-WD	WOOD ALL GLASS SCREENS
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SVF	CHEMICAL RESISTANT RESILIENT FLOORING
SYMM	SYMMETRICAL
T	
T	TREAD
T/	TOP OF
TA	TOILET ACCESSORY
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TBC	TO BE CONFIRMED
TEL	TELEPHONE
TEMP	TEMPORARY
TER	TERRAZZO
TH	TOWEL HOOKS
THK	THICK
TI	TENANT IMPROVEMENT
TKBD	TACKBOARD
TOPO	TOPOGRAPHY, TOPOGRAPHIC
TPG	TEMPERED GLASS
TRTD	TREATED
TS	TUBE STEEL
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION
TYP	TYPICAL
U	
U	HEAT TRANSFER COEFFICIENT
UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORIES
UNEX	UNEXCAVATED
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
V	
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VS	VISION STRIPS
VWC	VINYL WALL COVERING
W	
W	WEST
W/	WITH
W/O	WITHOUT
WCS	SOLID SURFACE WALL COVERING
WCV	WALL COVERING
WD	NATURAL WOOD AND VENEER FINISH
WD-LK	WOOD VENEER LOCKERS
WD-TP	WOOD VENEER TOILET PARTITIONS AND URINAL SCREENS
WG	WALL GUARD
WH	WATER HEATER
WI	WROUGHT IRON
WPM	MEMBRANE WATERPROOFING
WPG	WIRED GLASS
WR	WASTE RECEPTACLE
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
X	
X	BY
Y	
YD	YARD
YR	YEAR
Z	
ZN	ZINC

MATERIALS

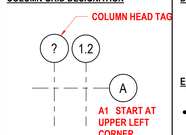
- COMPACTED FILL EARTH WORK
- UNDISTURBED SOIL
- GRAVEL, POROUS FILL
- SAND
- ASPHALT
- STRUCTURAL CONCRETE
- LIGHTWEIGHT CONCRETE
- TERRAZZO
- CUT STONE
- CAST STONE
- BRICK, COMMON FACE
- BRICK, GLAZED
- CONCRETE MASONRY UNIT
- STRUCTURAL CLAY TILE
- STEEL
- ALUMINUM/ORNAMENTAL METAL
- CONTINUOUS WOOD FRAMING
- BLOCKING OR SHIM
- FINISH WOODWORK
- PLYWOOD
- PARTICLE BOARD
- GYPSUM WALLBOARD
- WATERPROOFING/ DAMPROOFING/ AIR/ MOISTURE BARRIER
- RIGID INSULATION
- BATT INSULATION
- CARPETING (LARGE SCALE)
- RESILIENT FLOORING
- PLASTIC LAMINATE
- GLASS
- ACOUSTICAL CEILING BOARD
- WOOD FLOORING
- SPRAY-ON FIREPROOFING OR INSULATION
- EXTERIOR SHEATHING
- SOLID SURFACING

SYMBOLS

&	AND
X	BY (LOWERCASE)
X°	CENTER LINE DEGREE
±	PLUS OR MINUS
SF	SQUARE FEET

SYMBOLS LEGEND

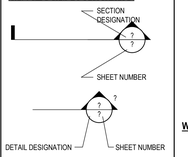
COLUMN GRID DESIGNATION



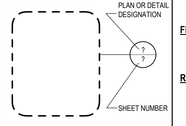
NOTE TAGS

BUILDING SECTION TAG

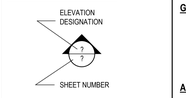
WALL / DETAIL SECTION TAGS



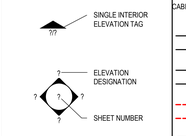
ENLARGED PLAN TAG



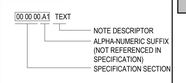
EXTERIOR ELEVATION TAG



INTERIOR ELEVATION TAG

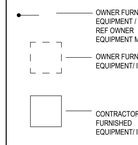


KEYNOTE TAG



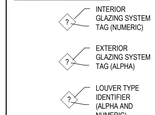
DOOR IDENTIFICATION TAG

EQUIPMENT DESIGNATION



TOILET ACCESSORY TAG

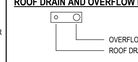
WINDOW TYPE SYMBOL



WALL/PARTITION TAG

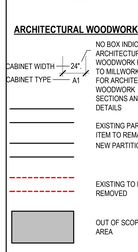
FLOOR DRAIN

ROOF DRAIN AND OVERFLOW DRAIN



GLAZING TAG

ARCHITECTURAL WOODWORK



GENERAL PROJECT NOTES

1. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.

2. DO NOT SCALE THE DRAWING. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.

3. DIMENSIONS SHOWN ON THE FLOOR PLANS FOR NEW CONSTRUCTION ARE TO THE FACE OF FINISH OF INTERIOR WALLS, TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE OR MASONRY WALLS, UNLESS OTHERWISE INDICATED. DIMENSIONS IN RENOVATED AREAS ARE FROM FINISH FACE OF EXISTING WALLS AND TO FINISH FACE OF NEW STUD WALLS, UNLESS OTHERWISE INDICATED.

4. FIELD MEASURE AND CONFIRM DIMENSIONS FOR OWNER PROVIDED EQUIPMENT AND FURNISHINGS. COORDINATE WITH THE OWNER ON DELIVERY AND INSTALLATION OF OFFICE EQUIPMENT. MINIMUM REQUIRED OPENINGS AND ACCESSIBLE ROUTES TO THE INSTALLATION AREA SHALL BE COORDINATED WITH THE SUPPLIER.

5. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.

6. COORDINATE EXACT SIZE AND PLACEMENT OF EQUIPMENT BASE AND HOUSEKEEPING PADS WITH EQUIPMENT TO BE PROVIDED.

7. WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A ONE HOUR PARTITION IS SHOWN AS A CONTINUATION OF A TWO-HOUR PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE GYPSUM BOARD SHALL BE OFFSET AS REQUIRED TO PROVIDE FACE ALIGNMENT OF GYPSUM BOARD ON BOTH SIDES.

8. LEVEL FLOORS SO THAT THEY DO NOT EXCEED A ¼" VARIANCE IN A 10'-0" RADIUS.

9. PIPING LOCATED ABOVE GRADE AND INSIDE THE BUILDING SHALL BE CONCEALED IN FURRED SPACES WITH THE EXCEPTION OF PIPING IN STAIRWAYS, EQUIPMENT ROOMS AND POWERHOUSE. COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISHED AREAS.

10. ALL EXTERIOR STEEL HANDRAILS, GUARDRAILS, AND BOLLARDS SHALL BE GALVANIZED AND PAINTED UNLESS OTHERWISE NOTED.

11. PARTITION TYPES AND FIRE RESISTIVE RATINGS INDICATED ON A WALL ARE TO BE CONTINUOUS FOR THE LENGTH AND HEIGHT OF A PARTITION.

12. APPROVE FLOOR OUTLET LOCATIONS WITH ARCHITECT AND BUILDING MANAGEMENT PRIOR TO CORE DRILLING.

13. OPENINGS IN A RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH A FIRE RESISTANT JOINT SYSTEMS OR P ROTECTED WITH A FIRE RATED CHASE.

14. EXIT SIGNS AND SMOKE DETECTORS LOCATED IN CEILINGS SHALL BE P OSITIONED AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

15. WHERE MATERIALS ARE APPLIED TO, OR ARE IN DIRECT CONTACT WITH WORK INSTALLED BY ANOTHER SUBCONTRACTOR, COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE SUBSTRATE AS SUITABLE FOR THE APPLICATION INTENDED.

16. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.

17. SEALANTS EXPOSED TO VIEW SHALL BE CUSTOM COLOR AS SELECTED BY THE ARCHITECT.

18. COORDINATE LOCATION OF SEALANT AND COMPATIBILITY OF SEALANTS WITH ADJACENT WORK, INCLUDING MATERIALS AND OTHER ONTIGUOUS SEALANTS.

19. CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOWFRAMES, EXTERIOR WINDOW FRAMES, AND CABINET WORK WITH ADJACENT MATERIALS, MAINTAIN THE FIRE RATING OF CONSTRUCTION AROUND CABINETS, PANELS, AND BOXES RECESSED IN FIRE RATED WALL, FLOOR, AND CEILING ASSEMBLIES.

20. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES INSTALLED WITHIN 610MM OF A URINAL, WATER CLOSET, SINK OR LAVATORY SHALL BE MOISTURE SEALED.

21. DO NOT HANG (SUPPORT) ANY ITEMS FROM METAL ROOF DECK. IT IS ACCEPTABLE TO ATTACH, I.E. CEILING SYSTEM WIRE HANGERS FROM JOISTS AND/ OR BEAMS. IF NO JOIST OR BEAM, PROVIDE A STEEL STRIP.

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SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL J. MCTAVISH
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8616
2026-03-04

PROJECT

131-139 PARKDALE AND 122 FORWARD AVE.
131 Parkdale Ave.
Ottawa, Ontario
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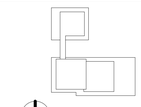
brigil

Brigil
425 Boulevard Saint-Joseph,
Gatinaeu, Quebec, J8Y 3RY

KEYPLAN



ISSUED FOR OPA/ZBA/SPA 02/27/2026

ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

Job Number 442022.00

TITLE

STANDARD ABBREVIATIONS, SYMBOLS, NOTES

SHEET NUMBER

G00-01

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OVERALL BUILDING STATISTICS

	Floor		GBA / Typ. Floor (m2)	No. Typ. Floors	GBA Gross Buildig Area (no exclusions)		GFA exclusions	GFA (By-Law 2008-250 and By-Law 2026-50)				Suite Breakdown								Rentable Area	Efficiency	Notes
								GFA (Res)		GFA (Non-Res)		Studio (<45m2)	Studio (>45m2)	1 Bed	1 Bed + Den	2 Bed	2 Bed LRG	2 Bed + Den	Total Suites			
					(m2)	(ft2)		(m2)	(ft2)	(m2)	(ft2)											
BUILDING A	Tower	Mech Penthouse		1	434.67	4,678.74	434.67	0.00	0.00											0		
		Amenity 41		1	843.45	9,078.81	501	0.00	0.00											0	0.00	Amenity
		Per Floor 31-40	*843.45*	10	843.45	9,078.81	191.59	651.86	7,016.56			2		3		1	1	2	9		0.77	
		Per Floor 7-30	*843.45*	*24*	843.45	9,078.81	191.59	651.86	7,016.56			2		4		2	2		10		0.77	
		Total 7-40		34	28,677.30	308,679.59	6514.06	22,163.24	238,562.90			68		126	0	58	58	20	330		0.77	
	Podium	Amenity 6		1	1,428.21	15,373.11	673.25	0.00	0.00												0.00	Amenity
		5		1	1,560.59	16,798.03	292.59	1,268.00	13,648.63						13	2		2	17		0.81	
		4		1	1,560.59	16,798.03	292.59	1,268.00	13,648.63						13	2		2	17		0.81	
		3		1	1,560.59	16,798.03	292.59	1,268.00	13,648.63						13	2		2	17		0.81	
		2		1	1,560.59	16,798.03	187.89	1,372.70	14,775.61						13	2		2	17		0.88	
		Ground		1	1,556.09	16,749.60	1104.88	0.00	0.00	245.05	2,637.69								0			
		TOTAL		42	39,182.11	439,909.61	2843.79	27,991.80	301,300.94	245.05	2,637.69	68		126	52	66	58	28	398		0.71	
BUILDING B	Podium	Amenity 6		1	372.36	4,274.45	200.84	0.00	0.00													Amenity
		5		1	606.55	6,528.84	103.57	502.98	5,414.03					1	4		2		7		0.83	
		4		1	606.55	6,528.84	103.57	502.98	5,414.03					1	4		2		7		0.83	
		3		1	606.55	6,528.84	103.57	502.98	5,414.03					1	4		2		7		0.83	
		2		1	606.55	6,528.84	103.57	502.98	5,414.03					1	4		2		7		0.83	
		Ground		1	606.55	6,528.84	166.72	439.83	4,734.29	164.48	1,770.45			3					3		0.73	
		TOTAL		6	3,405.11	36,918.67	781.84	2,451.75	26,390.91	164.48	1,770.45	0	0	7	16	0	8	0	0	31		0.72	
BELOW GRADE		P1		1	2,886.78	32,040.90	2886.78	0.00	0.00													
		P2		1	2,886.78	31,073.01	2886.78	0.00	0.00													
		P3		1	2,886.78	31,073.01	2886.78	0.00	0.00													
		P4		1	2,886.32	31,068.06	2886.32	0.00	0.00													
		TOTAL		4	11,546.66	125,254.98	11546.66	0.00	0.00													
GRADE TOTALS		Above Grade GBA			**42,587.22**	458,404.58		30,443.55	327,691.33	409.53	4,408.14											
		Below Grade GBA			**11,546.66**	124,287.09																
TOTALS		GBA Excluding Below Grade Parking			**42,587.22**	458,404.58																
		GBA Including Below Grade Parking			**54,133.88**	582,691.67		**30,443.55**	327,691.33	**409.53**	4,408.14	68	7	142	52	74	58	28	**429**			
								Res GFA		Non-Res GFA		15.9%	1.6%	33.1%	12.1%	17.2%	13.5%	6.5%	100.0%	% of Suite Type		
FSI & COVERAGE		Site Area (Excluding Municipal Laneway)						2,745.66	m2													
		Combined RES & NON-RES Gross Floor Area Totals						**30,853.08**	m2													
		RES & NON-RES Floor Space Index (FSI)						11.09		0.15												
		Floor Space Index (FSI)						**11.24**														
		Lot Coverage (Ground Floor GBA/Site Area)						**2,162.64**	m2	**78.77%**	Coverage											

AMENITY

BUILDING A & BUILDING B

Amenity 6.0 m2 / suite — Suites 429 x Ratio 6.0 m2 = Required 2574 m2

Location	Provided	
Indoor (Ground Floor)	276.34	m2
Indoor (6th Floor)	1,134.43	m2
Outdoor (6th Floor)	507.16	m2
Indoor (Roof Level Amenity)	342.45	m2
Outdoor (Roof Level Terrace)	390.78	m2
Private Balconies	2,118.23	m2
TOTAL	**4,769.39**	m2

BICYCLE PARKING

Required Spaces

Long Term Bike Parking		1.0	per Unit	429
Short Term Bike Parking	Min. 2 +	0.1	per Unit above 20	43
				472

Provided Spaces

	Horizontal	Stacked	Inclusive	Total
Long Term Bike Parking	0	406	23	429
Short Term Bike Parking	42	0	1	43
	42	406	24	**472**
	8.90%	86.02%	5.08%	1.0 Ratio

Note: Residential Occupant Bicycle parking spaces are located indoors in secured bicycle storage rooms at Ground Level and P1.

WASTE MANAGEMENT

Waste Collection Containers

	Ratio		BUILDING A: yd3 / suite	Bin Size		Bins		BUILDING B: yd3 / suite	Bin Size		Bins	
Garbage	0.053	yd3 / suite (compacted)	21.1	+ 3	yd3 =	8	(3 yd3 Bins)	1.6	+ 3	yd3 =	1	(3 yd3 Bins)
Recycling	0.038	yd3 / suite (FEI, Fibre Continer)	15.1	+ 3	yd3 =	6	(3 yd3 Bins)	1.2	+ 3	yd3 =	1	(3 yd3 Bins)
GMP	0.018	yd3 / suite	7.2	+ 3	yd3 =	3	(3 yd3 Bins)	0.6	+ 3	yd3 =	1	(3 yd3 Bins)
Organic	1	240 L bins / 50 suites				8	(240 L Bins)				1	(240 L Bins)

Garbage Room Size (Residential Only)

			BUILDING A: Min. Area Required		Area Provided			BUILDING B: Min. Area Required		Area Provided		
Garbage	5.0	m2 of floor area / bin	40.0	m2	160.5	m2	Garbage Room	5.0	m2	76.8	m2	Garbage Room
Recycling	5.0	m2 of floor area / bin	30.0	m2	60.6	m2	Fibre Room	5.0	m2	0.0	m2	Fibre Room
GMP	5.0	m2 of floor area / bin	15.0					5.0				
Organic	0.5	m2 of floor area / 240 L bin	4.0	m2				0.3	m2			
TOTAL			**89.0**	m2	**221.1**	m2		**15.3**	m2	**76.8**	m2	

VEHICLE PARKING PROVISION & LOCATION

Residential - Occupant

	BUILDING A & BUILDING B: Units	Total		Ratio		Total
Rental Unit	429	429	x	0.4825317483	=	207.0
Occupant Total						207.0

Level	BUILDING A & BUILDING B: Resident Standard	Resident (Accessible)	Retail Standard	Retail (Accessible)	Total
P1	16	8	5	1	30.0
P2	59		0		59.0
P3	59		0		59.0
P4	59		0		59.0
TOTAL	193	8	5	1	**207.0**

Included in the Total above:		Required	Provided
Accessible Parking Spaces (Ottawa)	4%	9	9
Electric Vehicle (EV) Parking Spaces	25%	51.75	53

AREAS BY LEVEL

PGM Room Type	Area
LEVEL P4	
CIRCULATION	11.16 m²
CORE	179.14 m²
MECHANICAL	37.02 m²
PARKING	2191.88 m²
RESIDENTIAL	87.80 m²
STORAGE	379.31 m²
	2886.32 m²
LEVEL P3	
CIRCULATION	10.80 m²
CORE	175.35 m²
MECHANICAL	31.00 m²
PARKING	2195.56 m²
RESIDENTIAL	87.80 m²
STORAGE	380.27 m²
	2886.78 m²
LEVEL P2	
BUILDING OPS	37.00 m²
CIRCULATION	11.16 m²
CORE	178.48 m²
PARKING	2193.03 m²
RESIDENTIAL	87.80 m²
STORAGE	379.31 m²
	2886.78 m²
LEVEL P1	
BIKE PARKING	218.28 m²
BUILDING OPS	375.67 m²
CORE	172.89 m²
MECHANICAL	241.06 m²

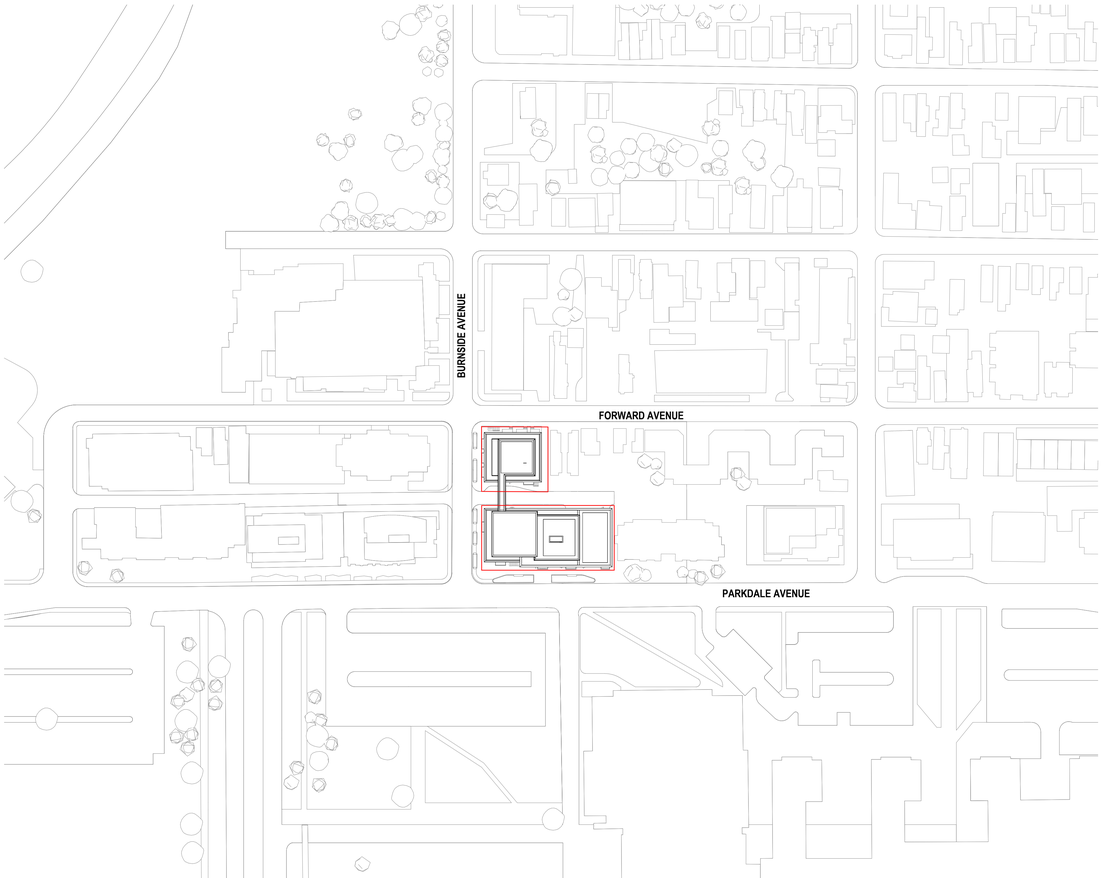
PGM Room Type	Area
PARKING	1553.45 m²
RESIDENTIAL	94.63 m²
STORAGE	230.79 m²
	2886.78 m²
LEVEL 01	
BIKE PARKING	281.26 m²
BUILDING OPS	199.11 m²
CIRCULATION	29.61 m²
CORE	274.30 m²
INDOOR AMENITY	276.34 m²
PARKING	142.17 m²
RESIDENTIAL	550.33 m²
RETAIL	409.53 m²
	2162.64 m²
LEVEL 02	
BALCONY	29.23 m²
CORE	149.07 m²
RESIDENTIAL	1988.83 m²
	2167.13 m²
LEVEL 03	
BALCONY	133.93 m²
CORE	149.07 m²
RESIDENTIAL	1884.13 m²
	2167.13 m²
LEVEL 04	
BALCONY	133.93 m²
CORE	149.07 m²
RESIDENTIAL	1884.13 m²
	2167.13 m²
LEVEL 05	
BALCONY	133.93 m²
CORE	149.07 m²
RESIDENTIAL	1884.13 m²
	2167.13 m²
LEVEL 06	
CORE	141.51 m²
INDOOR AMENITY	1134.43 m²
MECHANICAL	17.47 m²

PGM Room Type	Area
OUTDOOR AMENITY	507.16 m²
	1800.57 m²
LEVEL 07	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 08	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 09	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 10	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 11	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 12	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 13	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 14	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 15	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 16	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²

PGM Room Type	Area
LEVEL 17	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 18	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 19	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 20	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 21	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 22	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 23	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 24	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 25	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 26	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 27	
BALCONY	50.00 m²
CORE	90.90 m²

PGM Room Type	Area
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 28	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 29	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 30	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
LEVEL 31	
BALCONY	48.73 m²
CORE	90.90 m²
RESIDENTIAL	703.83 m²
	843.45 m²
LEVEL 32	
BALCONY	48.73 m²
CORE	90.90 m²
RESIDENTIAL	703.83 m²
	843.45 m²
LEVEL 33	
BALCONY	48.73 m²
CORE	90.90 m²
RESIDENTIAL	703.83 m²
	843.45 m²
LEVEL 34	
BALCONY	48.73 m²
CORE	90.90 m²
RESIDENTIAL	703.83 m²
	843.45 m²
LEVEL 35	
BALCONY	48.73 m²
CORE	90.90 m²
RESIDENTIAL	703.83 m²
	843.45 m²
LEVEL 36	
BALCONY	48.73 m²
CORE	90.90 m²
RESIDENTIAL	703.83 m²
	843.45 m²
LEVEL 37	
BALCONY	48.73 m²
CORE	90.90 m²
RESIDENTIAL	703.83 m²
	843.45 m²

PGM Room Type	Area
LEVEL 38	
BALCONY	48.73 m²
CORE	90.90 m²
RESIDENTIAL	703.83 m²
	843.45 m²
LEVEL 39	
BALCONY	48.73 m²
CORE	90.90 m²
RESIDENTIAL	703.83 m²
	843.45 m²
LEVEL 40	
BALCONY	48.73 m²
CORE	90.90 m²
RESIDENTIAL	703.83 m²
	843.45 m²
ROOF AMENITY	
CIRCULATION	26.35 m²
CORE	83.86 m²
INDOOR AMENITY	342.45 m²
OUTDOOR AMENITY	390.78 m²
	843.45 m²
MECH. PENTHOUSE	
CORE	64.48 m²
MECHANICAL	370.19 m²
	434.67 m²
Grand total	54133.89 m²



1 CONTEXT PLAN
1 : 1000

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SEAL

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brigil

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KEYPLAN

ISSUED FOR OPA/ZBA/SPA 02/27/2026

ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

Job Number 442522.00

TITLE

CONTEXT PLAN & STATISTICS

SHEET NUMBER

G00-02

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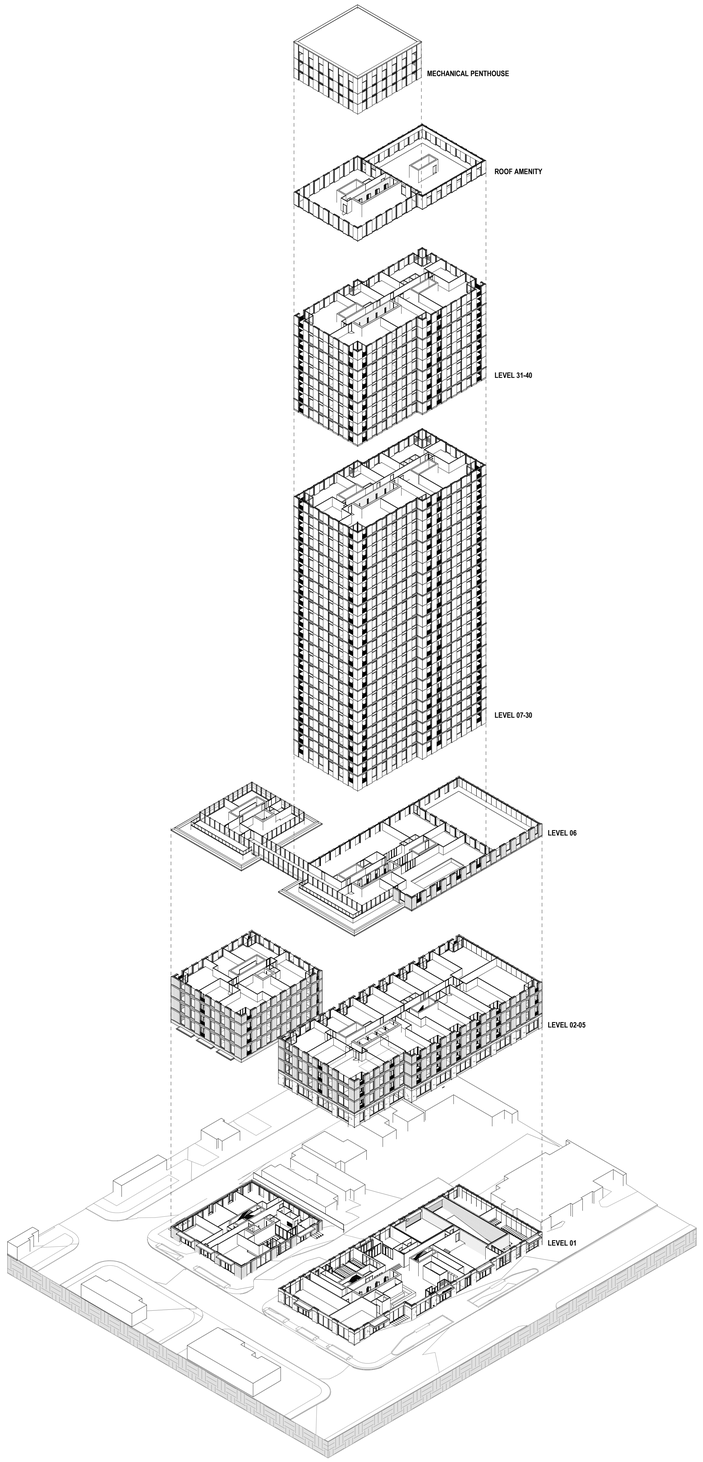

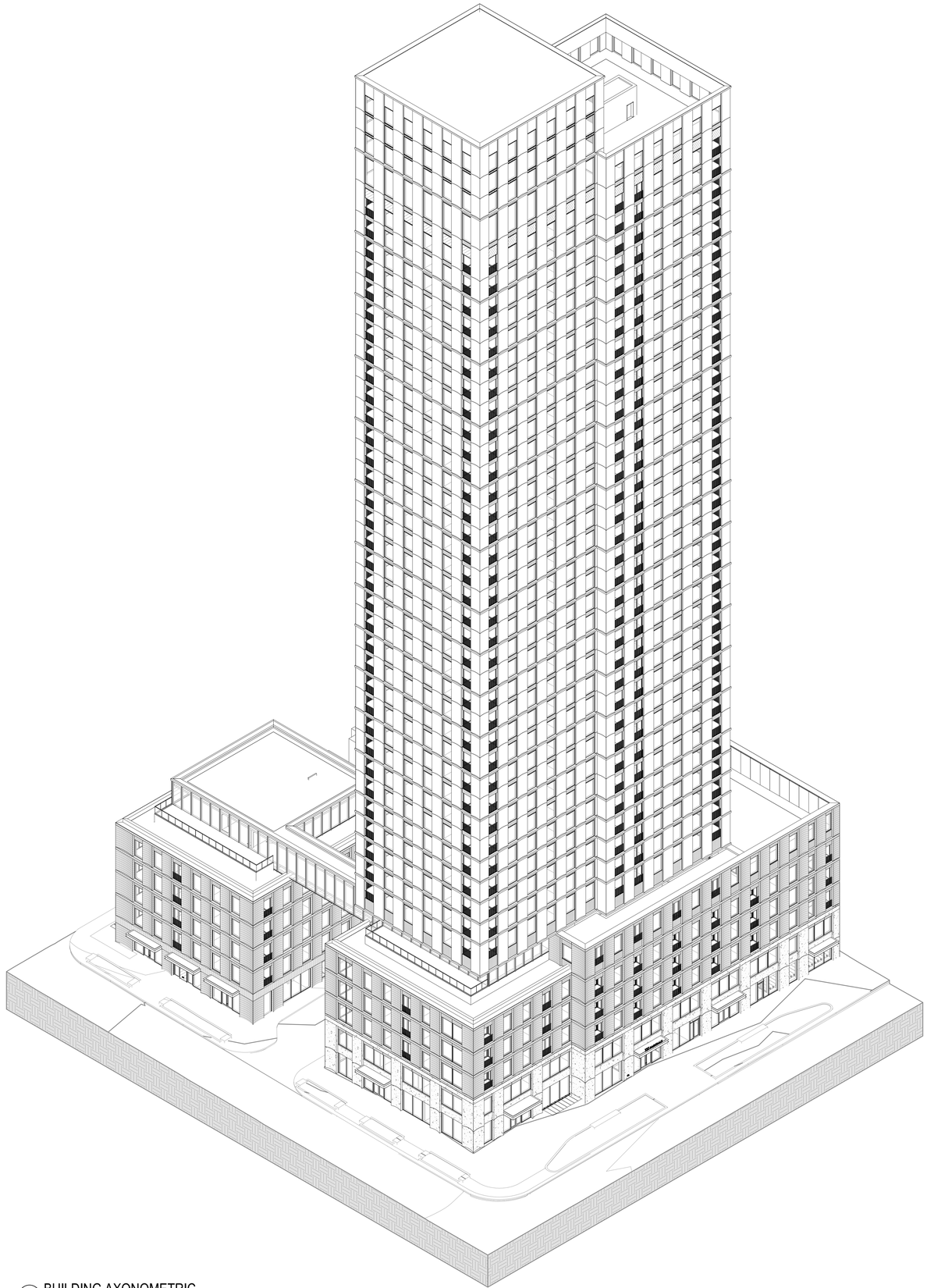

6 BUILDING AXONOMETRIC

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SEAL

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2026-03-04

PROJECT

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KEYPLAN

ISSUED FOR OPA/ZBA/SPA 02/27/2026

ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

Job Number 442522.00

TITLE

BUILDING AXONOMETRIC

SHEET NUMBER

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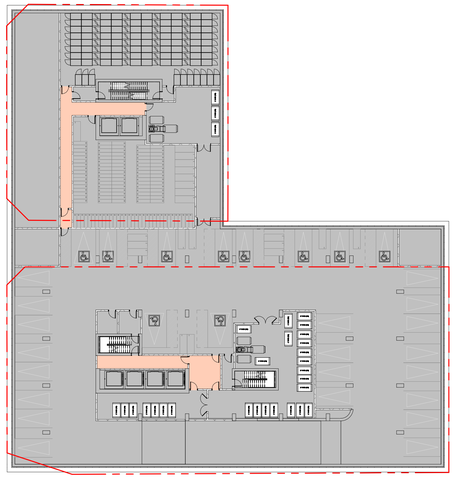
GROSS FLOOR AREA	
PGM Room Type	Area
BALCONY	2118.23 m²
BIKE PARKING	499.54 m²
BUILDING OPS	611.78 m²
CIRCULATION	89.08 m²
CORE	4956.75 m²
INDOOR AMENITY	1753.22 m²
MECHANICAL	702.74 m²
OUTDOOR AMENITY	897.94 m²
PARKING	8276.09 m²
RESIDENTIAL	32449.29 m²
RETAIL	409.53 m²
STORAGE	1369.70 m²
	54133.89 m²

ZONING GFA - RESIDENTIAL

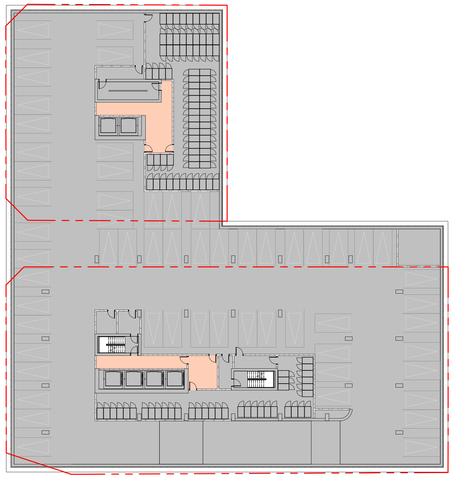
ZONING GFA - AMENITY

ZONING GFA - RETAIL

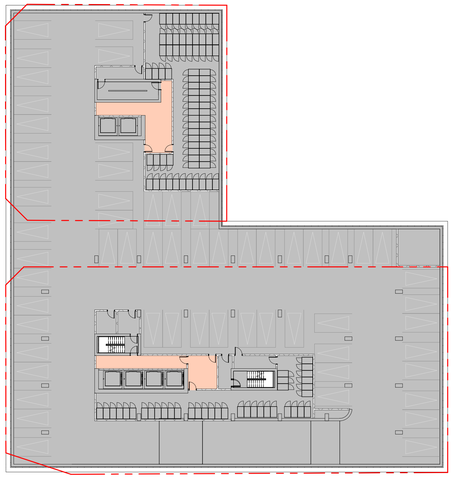
ZONING GFA - DEDUCTIONS



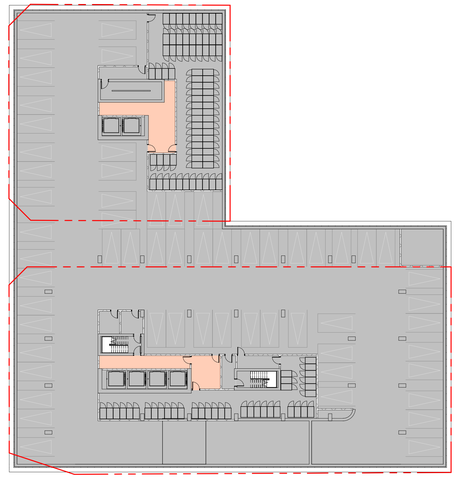
4 LEVEL P1 AREA PLAN
1 : 300



3 LEVEL P2 AREA PLAN
1 : 300



2 LEVEL P3 AREA PLAN
1 : 300



1 LEVEL P4 AREA PLAN
1 : 300

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SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL J. MCTAVISH
LICENCE
8616
2026-03-04

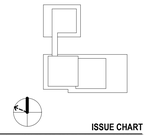
PROJECT

131-139 PARKDALE AND 122 FORWARD AVE.
131 Parkdale Ave.
Ottawa, Ontario
K1Y 2M3

brigil

Brigil
425 Boulevard Saint-Joseph,
Gatinaeu, Quebec, J8Y 3RY

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

ISSUED FOR OPA/ZBA/SPA 02/27/2026

Job Number 442522.00

TITLE

GFA PLANS - BELOW GRADE

SHEET NUMBER

G04-01

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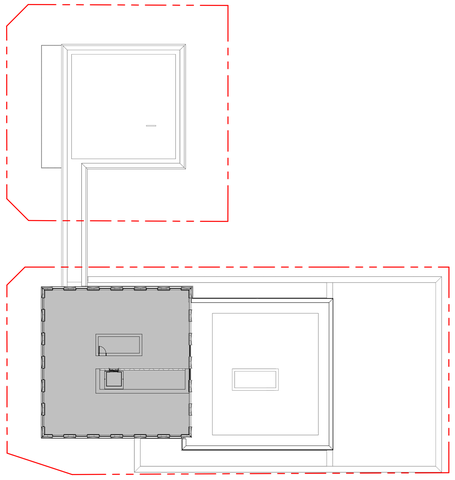
GROSS FLOOR AREA	
PGM Room Type	Area
BALCONY	2118.23 m²
BIKE PARKING	499.54 m²
BUILDING OPS	611.78 m²
CIRCULATION	89.08 m²
CORE	4956.75 m²
INDOOR AMENITY	1753.22 m²
MECHANICAL	702.74 m²
OUTDOOR AMENITY	897.94 m²
PARKING	8276.09 m²
RESIDENTIAL	32449.29 m²
RETAIL	409.53 m²
STORAGE	1369.70 m²
	54133.89 m²

ZONING GFA - RESIDENTIAL

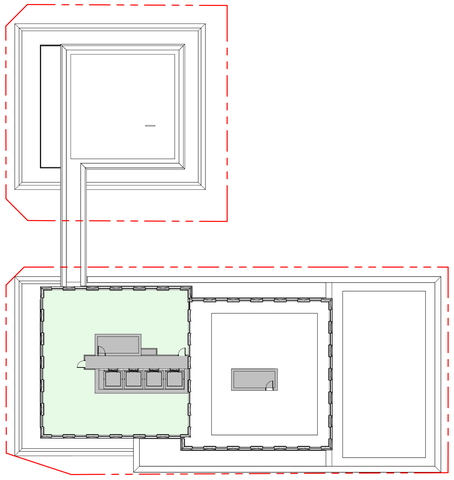
ZONING GFA - AMENITY

ZONING GFA - RETAIL

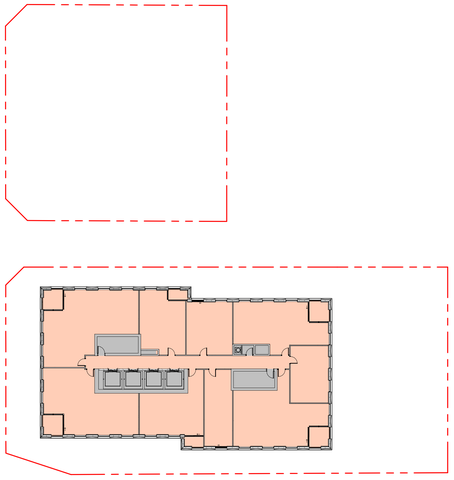
ZONING GFA - DEDUCTIONS



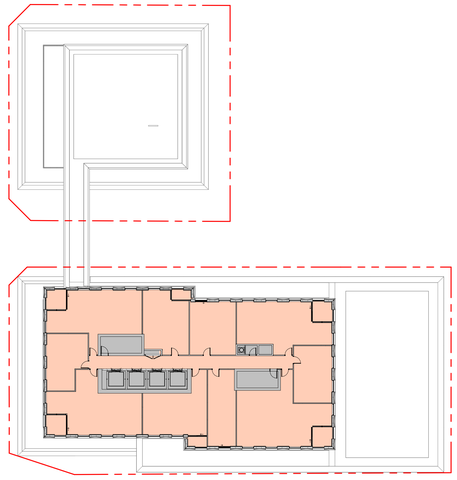
6 MECHANICAL PENTHOUSE AREA PLAN
1 : 300



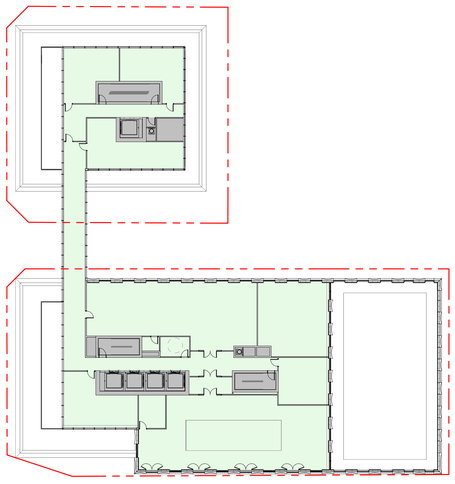
8 ROOF AMENITY AREA PLAN
1 : 300



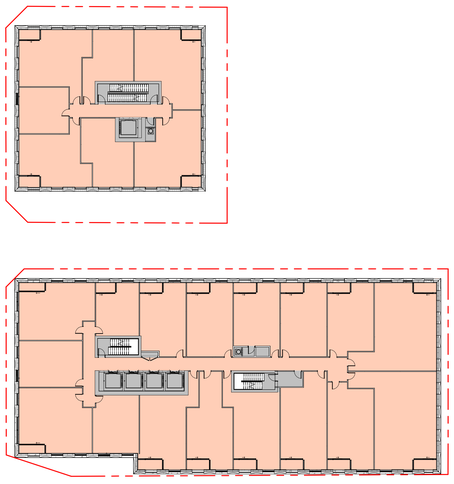
5 LEVEL 31-40 AREA PLAN
1 : 300



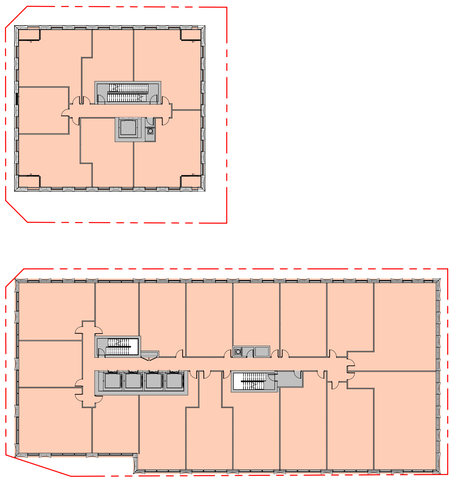
4 LEVEL 07-30 AREA PLAN
1 : 300



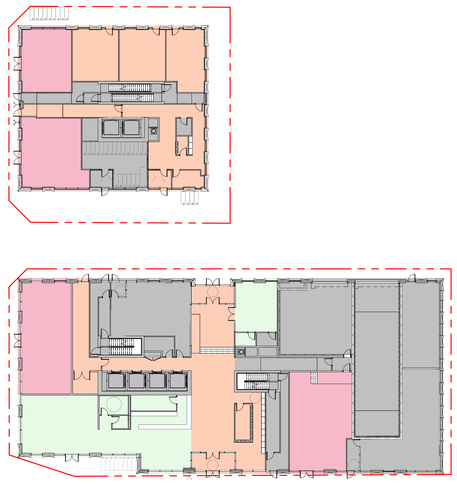
3 LEVEL 06 AREA PLAN
1 : 300



2 LEVEL 03-L05 AREA PLAN
1 : 300



1 LEVEL 02 AREA PLAN
1 : 300



7 LEVEL 01 AREA PLAN
1 : 300

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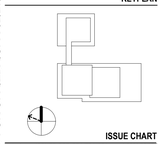

ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

ISSUED FOR OPA/ZBA/SPA 02/27/2026

Job Number 442522.00

TITLE

GFA PLANS - ABOVE GRADE

SHEET NUMBER

G04-02

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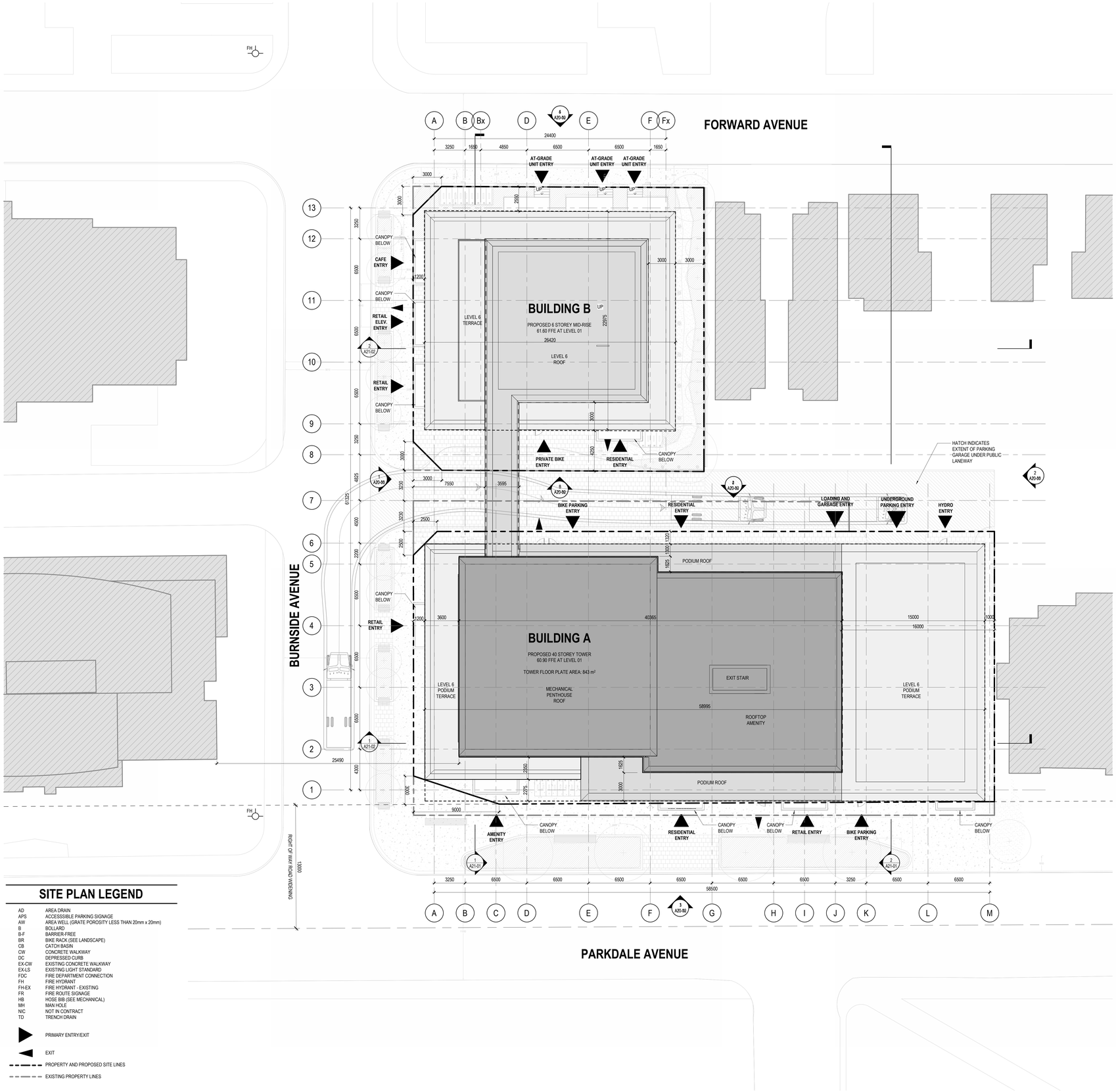

SITE PLAN LEGEND

AD	AREA DRAIN
APS	ACCESSSIBLE PARKING SIGNAGE
AW	AREA WELL (GRATE POROSITY LESS THAN 20mm x 20mm)
B	BOLLARD
B-F	BARRIER-FREE
BR	BIKE RACK (SEE LANDSCAPE)
CB	CATCH BASIN
CW	CONCRETE WALKWAY
DC	DEPRESSED CURB
EX-CW	EXISTING CONCRETE WALKWAY
EX-LS	EXISTING LIGHT STANDARD
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FH-EX	FIRE HYDRANT - EXISTING
FR	FIRE ROUTE SIGNAGE
HB	HOSE BIB (SEE MECHANICAL)
MH	MAN HOLE
NIC	NOT IN CONTRACT
TD	TRENCH DRAIN

PRIMARY ENTRY/EXIT

EXIT

PROPERTY AND PROPOSED SITE LINES

EXISTING PROPERTY LINES

1 SITE PLAN - AREA
1 : 150

NOTES

SITE PLAN BASED ON TOPOGRAPHIC PLAN OF SURVEY:	**LOTS 1, 2, 3 & 4**, EAST PARKDALE AVENUE **LOTS 1 & 2**, WEST FORWARD AVENUE AND **PART OF LANE**, (CLOSED BY JUDGE'S ORDER INST. N719490, AMENDED BY JUDGE'S ORDERS INST. N722887 & N723202) **REGISTERED PLAN 35** CITY OF OTTAWA SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
DATE:	JULY 21, 2025

ZONING MATRIX

*PROVISIONS AND SETBACKS MEASURED IF 131-139 PARKDALE AND 122 FORWARD AVE ARE CONSIDERED ONE LOT FOR ZONING PURPOSES, WITH FORWARD AVE BEING THE FRONT LOT LINE, BURNSIDE AVE BEING THE CORNER LOT LINE AND PARKDALE AVE BEING THE REAR LOT LINE IN THE TABLE BELOW.

** REFER TO DRAFT ZONING SCHEDULE

PROVISION OLD BY-LAW 2008-250	REQUIRED RSB	REQUIRED RSL	PROVIDED*
MIN. LOT WIDTH (m)	22.5m	18m	30.64m
MIN. LOT AREA (m²)	1,400m²	540m²	2,745.6m²
MAX. BUILDING HEIGHT (m)	37m	19m	127.6m**
MIN. FRONT YARD SETBACK (m)*	3m	3m	2.5m**
MIN. CORNER SIDE YARD SETBACK (m)*	3m	3m	1.2m**
MIN. INTERIOR SIDE YARD SETBACK (m)*	1.5m-6m DEPENDING ON LOCATION ON LOT DEPTH	1.5m-6m DEPENDING ON LOCATION ON LOT DEPTH	1.0m**
MIN. REAR SIDE YARD SETBACK (m)*	7.5m	7.5m	0m**
MIN. LANDSCAPED AREA	30%	30%	30%

OLD BY-LAW 2008-250	PROVISION / REQUIRED		PROVIDED*
PERMITTED PROJECTIONS ABOVE THE HEIGHT LIMIT *SECTION 64*	AMENITY AREA: NOT PERMITTED TO PROJECT ABOVE THE MAX HEIGHT		4.5m ABOVE THE MAX HEIGHT EXCEPTION REQUIRED TO PERMIT AMENITY AREA TO PROJECT ABOVE THE MAXIMUM HEIGHT
PERMITTED PROJECTIONS INTO YARD *SECTION 65, TABLE 65, (4)*	CANOPIES AND AWNINGS: 1.8m, BUT NOT CLOSER THAN 0.6m TO A LOT LINE		CANOPIES LOCATED AT 0.0m LOT LINE EXCEPTION REQUIRED TO PERMIT CANOPIES AND AWNINGS 0M TO ALL LOT LINES.
VISITOR VEHICLE PARKING* *SECTION 102*	0.1 SPACES PER DWELLING UNIT, 102(2) NO VISITOR PARKING SPACES ARE REQUIRED FOR THE FIRST 12 DWELLING UNITS 102(3) WITHIN AREA Z, NO MORE THAN 30 VISITOR PARKING SPACES ARE REQUIRED PER BUILDING.	429 UNITS - 12 = 417 417 X 0.1 = 42 SUBJECT LANDS ARE WITHIN AREA Z, THEREFORE 30 SPACES.	EXCEPTION REQUIRED TO PERMIT 0 VISITOR VEHICLE PARKING SPACES

NEW BY-LAW 2026-50	PROVISION / REQUIRED	PROVIDED*
PROJECTIONS ABOVE THE HEIGHT LIMIT *SECTION 203 (3)(i)(i) and (ii)*	(i) INDOOR AMENITY AREA ON A BUILDING FIVE STOREYS OR HIGHER: (i) MAXIMUM FLOOR AREA: 50% OF THE AREA OF THE ROOF, BUT IN NO CASE GREATER THAN 300m²; (ii) MAXIMUM PROJECTION: 5m ABOVE THE HEIGHT LIMIT; AND (iii) MINIMUM SETBACK FROM AN EXTERIOR WALL: 2m	MAXIMUM PROJECTION LESS THAN 5m IN HEIGHT. EXCEPTION REQUIRED TO PERMIT AN INDOOR AMENITY AREA ON THE ROOF OF 342.5m² AND NO MINIMUM SETBACK FROM (TOWER) EXTERIOR WALL.
PROJECTIONS ABOVE THE HEIGHT LIMIT *SECTION 203 (3)(ci)(i) and (ii)*	ROOFTOP LANDSCAPED AREA, GARDEN, OR TERRACE: (i) MUST BE SETBACK A MINIMUM OF 1.5m FROM ANY EXTERIOR WALL OF THE BUILDING WHEN THE FEATURE IS LOCATED ON THE ROOF OF THE UPPERMOST STOREY; AND (ii) 1.5m HIGH OPAQUE SCREEN MUST BE PROVIDED FACING AN INTERIOR SIDE YARD, OR FACING THE INTERIOR SIDE YARD OF AN ABUTTING LOT.	EXCEPTION REQUIRED TO PERMIT A ROOFTOP LANDSCAPED AREA, OR TERRACE SETBACK 0m FROM ANY EXTERIOR WALL AND NO OPAQUE SCREEN IS REQUIRED.
GROUND FLOOR AND ACTIVE ENTRANCES *SECTION 902 (2)*	FOR HIGH-RISE BUILDINGS, THE MINIMUM HEIGHT OF THE GROUND FLOOR IS 4m.	4m
GROUND FLOOR AND ACTIVE ENTRANCES *SECTION 902 (3)*	GROUND FLOOR AND LOCATED WITHIN 4.5m OF A FRONT OR EXTERIOR SIDE LOT LINE MUST: PROVIDE A MINIMUM OF ONE ACTIVE ENTRANCE FOR EACH NON-RESIDENTIAL USE AND RESIDENTIAL A MINIMUM OF 40% OF THE SURFACE AREA OF THE GROUND FLOOR FACADE ACING A PUBLIC STREET MUST BE COMPRISED OF TRANSPARENT GLAZING AND ACTIVE CUSTOMER OR RESIDENT ENTRANCE ACCESS DOORS.	EACH RETAIL AND RESIDENTIAL USE HAS AN ACTIVE ENTRANCE GROUND FLOOR FACADE 49.8% OF TRANSPARENT GLAZING
SITE LAYOUT AND LANDSCAPING *SECTION 902 (4)*	WHERE A FRONT OR EXTERIOR SIDE YARD IS PROVIDED THAT IS 1m OR GREATER IN DEPTH, THAT YARD MUST CONTAIN ANY OF THE FOLLOWING: (a) AN OUTDOOR COMMERCIAL PATIO; (b) BICYCLE PARKING; (c) SOFT LANDSCAPING; OR (d) BENCHES, STREET FURNITURE OR OTHER SIMILAR FEATURES.	PROVIDED
SITE LAYOUT AND LANDSCAPING *SECTION 902 (6)*	A SOFT LANDSCAPED BUFFER OF A MINIMUM OF 3m MUST BE PROVIDED ABUTTING ANY LOT LINE SHARED WITH LANDS IN THE N1, N2, N3, N4, N5 AND N6 – NEIGHBOURHOOD ZONES, OR (A) WHERE AN OPAQUE SCREEN WITH A MINIMUM HEIGHT OF 1.5m IS PROVIDED, THE SOFT LANDSCAPING BUFFER MAY BE REDUCED TO 1m	EXCEPTION REQUIRED TO ELIMINATE NEED FOR 1.5m OPAQUE SCREEN, 1m SETBACK PROVIDED TO ABUTTING N6 ZONE.
PROVISIONS FOR HIGH-RISE BUILDINGS *SECTION 207 (6)(a)*	THE MINIMUM SEPARATION DISTANCE BETWEEN RESIDENTIAL TOWERS IS 23m.	25m
WASTE MANAGEMENT *SECTION 217*	SIZE OF STORAGE ARE REQUIRED 10m²	160.5m²
ELECTRIC VEHICLE (EV) PARKING SPACE PROVISIONS *SECTION 611*	WHERE PARKING SPACES ARE PROVIDED ACCESSORY TO A MID-RISE OR HIGH-RISE RESIDENTIAL OR MIXED-USE BUILDING, 25% OF THE SPACES PROVIDED OR AN EQUIVALENT, MUST BE DESIGNED AS ELECTRIC VEHICLE PARKING SPACES CAPABLE OF SUPPORTING LEVEL 2 CHARGING	201 X 0.25 = 51 53 EV SPACES PROVIDED
RESIDENTIAL BICYCLE PARKING *SECTION 613, TABLE 613B*	LONG TERM BIKE PARKING: 1 SPACE PER UNIT 429 LONG TERM BIKE REQUIRED SHORT TERM BIKE PARKING: MINIMUM 2 SPACES WITH AN ADDITIONAL 0.1 SPACES PER UNIT ABOVE 20 RESIDENTIAL UNITS 43 SHORT TERM BIKE SPACES REQUIRED (HORIZONTAL)	429 LONG TERM SPACES 429 UNITS - 20 = 409 409 X 0.1 = 41 + 2 = 43 SHORT TERM SPACES
	INCLUSIVE BIKE PARKING SPACES: 5% OF TOTAL REQUIRED (472 X 0.05 = 24)	24 SPACES PROVIDED WITHIN TOTAL OF 472
NON-RESIDENTIAL BIKE PARKING *SECTION 613, TABLE 613C*	RETAIL STORE UP TO 999m²: 2 SPACES WITH AN ADDITIONAL 1 SPACE PER 250m² ABOVE 250m² 4 RETAIL SPACES 2 X 4 = 8 REQUIRED	201 X 0.25 = 51 53 EV SPACES PROVIDED

BOTH BY-LAWS (PROVISIONS ARE THE SAME)	PROVISION / REQUIRED		PROVIDED*
PERMITTED PROJECTIONS ABOVE THE HEIGHT LIMIT	MECHANICAL AND SERVICE EQUIPMENT PENTHOUSE, ELEVATOR OR STAIRWAY PENTHOUSES: NO MAXIMUM PROJECTION		14.9m
AMENITY AREA	6m² PER DWELLING UNIT A MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA	429 X 6= 2,575m² 2574m² X 0.50 = 1,287m²	PRIVATE BALCONIES: 2118.23m² INDOOR COMMUNAL SPACE: 1,753.22M² OUTDOOR COMMUNAL SPACE: 897.94M² TOTAL: 4,769.39m²
RESIDENTIAL VEHICLE PARKING MAXIMUMS	BUILDINGS WITH 11 OR MORE DWELLING UNITS: MAXIMUM OF 1.25 SPACES PER DWELLING UNIT	429 X 1.25 = 537	201 SPACES
NON-RESIDENTIAL VEHICLE PARKING	NO PARKING REQUIRED		201 SPACES
PARKING SPACE DIMENSIONS	2.6m X 5.2m		2.6m X 5.2m
DRIVEWAY WIDTH	6.0m FOR A DOUBLE TRAFFIC LANE		6.0m

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2026-03-04

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brigil

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KEYPLAN

ISSUED FOR OPA/ZBA/SPA 02/27/2026

ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

Job Number 442522.00

TITLE

SITE PLAN

SHEET NUMBER

A01-01

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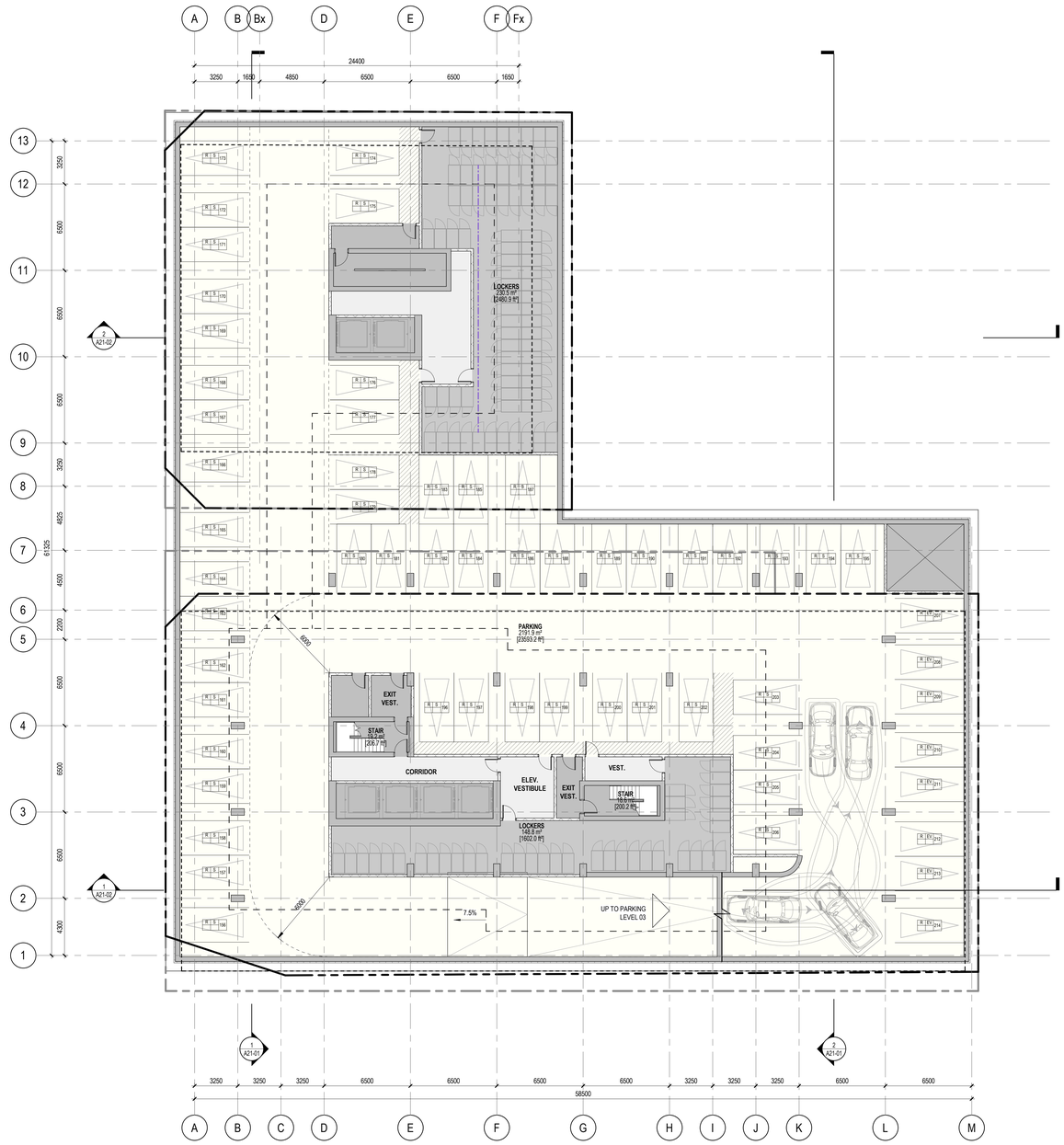


1 LEVEL P4 FLOOR PLAN - AREA Copy 1
1 : 150

AREA BY LEVEL

PGM Room Type	Area
LEVEL P4	
CIRCULATION	11.16 m²
CORE	179.14 m²
MECHANICAL	37.02 m²
PARKING	2191.88 m²
RESIDENTIAL	87.80 m²
STORAGE	379.31 m²
	2886.32 m²
Grand total	2886.32 m²

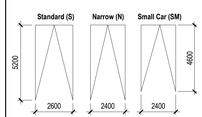
LOCKER COUNT

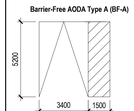
Level	Count
LEVEL P1	90
LEVEL P2	113
LEVEL P3	113
LEVEL P4	113
GRAND TOTAL: 429	

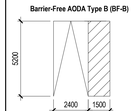
PARKING COUNT

PARKING TYPE	COUNT
RESIDENT CAR PARKING	
BF-A	3
BF-B	6
EV	53
S	145
TOTAL: 207	

PARKING LEGEND







Parking Space Types:

Standard (S) - Space abutting columns/walls
5.2m (D) x 2.6m (W)

Narrow (N)- Space with no obstructions
5.2m (D) x 2.4m (W)

Small Car (SM)- Space abutting columns/walls with reduced length.
4.6m (D) x 2.4m (W)

"V" denotes visitor parking
"R" denotes residents parking
"C" denotes retail/daycare parking
"EV" denotes spaces with electric vehicle charging stations, refer to electrical

Parking space types determined per City of Ottawa By-Law 2008-250.

Barrier-Free space types determined by AODA

At all barrier-free spaces provide "Accessible Parking Pavement Marking" 1525mm x 1525mm per City of Ottawa Accessibility Design Standards

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KEYPLAN

ISSUE CHART

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ISSUED FOR OPA/ZBA/SPA 02/27/2026

Job Number	442522.00

TITLE

LEVEL P4 FLOOR PLAN

SHEET NUMBER

A10-00A

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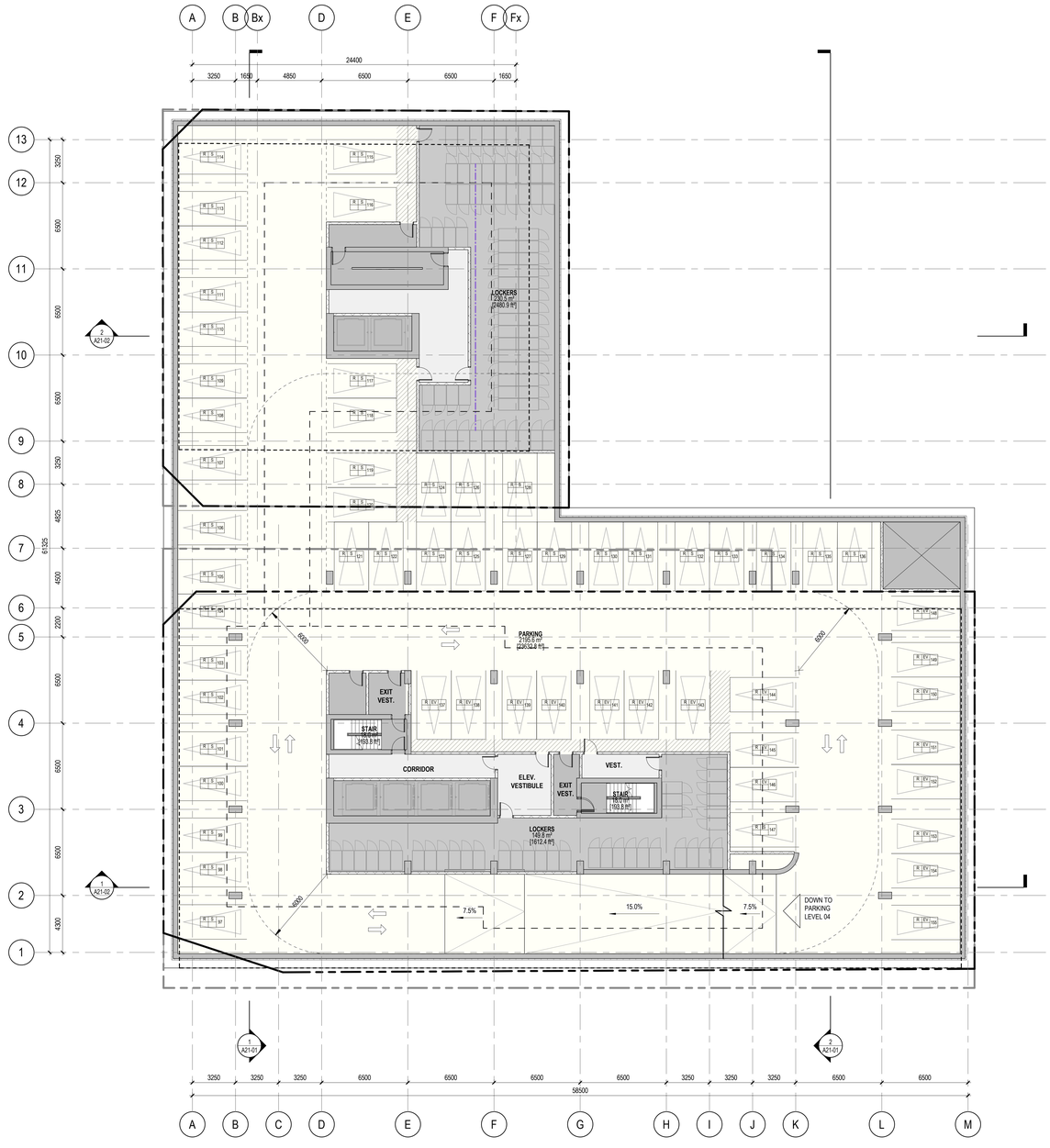

1 LEVEL P3 FLOOR PLAN - AREA
1 : 150

AREA BY LEVEL

PGM Room Type	Area
LEVEL P3	
CIRCULATION	10.80 m²
CORE	175.35 m²
MECHANICAL	37.00 m²
PARKING	2195.56 m²
RESIDENTIAL	87.50 m²
STORAGE	380.27 m²
	2886.78 m²
Grand total	2886.78 m²

LOCKER COUNT

Level	Count
LEVEL P1	90
LEVEL P2	113
LEVEL P3	113
LEVEL P4	113
GRAND TOTAL: 429	

PARKING COUNT

PARKING TYPE	COUNT
RESIDENT CAR PARKING	
BF-A	3
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EV	53
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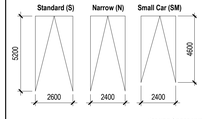
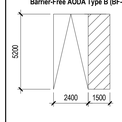
TOTAL: 207	

PARKING LEGEND





Parking Space Types:

Standard (S) - Space abutting columns/walls
5.2m (D) x 2.6m (W)

Narrow (N)- Space with no obstructions
5.2m (D) x 2.4m (W)

Small Car (SM)- Space abutting columns/walls with reduced length.
4.6m (D) x 2.4m (W)

"V" denotes visitor parking
"R" denotes residents parking
"C" denotes retail/daycare parking
"EV" denotes spaces with electric vehicle charging stations, refer to electrical

Parking space types determined per City of Ottawa By-Law 2008-250.

Barrier-Free space types determined by AODA

At all barrier-free spaces provide "Accessible Parking Pavement Marking" 1525mm x 1525mm per City of Ottawa Accessibility Design Standards

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2026-03-04

PROJECT

131-139 PARKDALE AND 122 FORWARD AVE.
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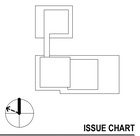
KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

ISSUED FOR OPA/ZBA/SPA 02/27/2026

Job Number 442522.00

TITLE

LEVEL P3 FLOOR PLAN

SHEET NUMBER

A10-00B

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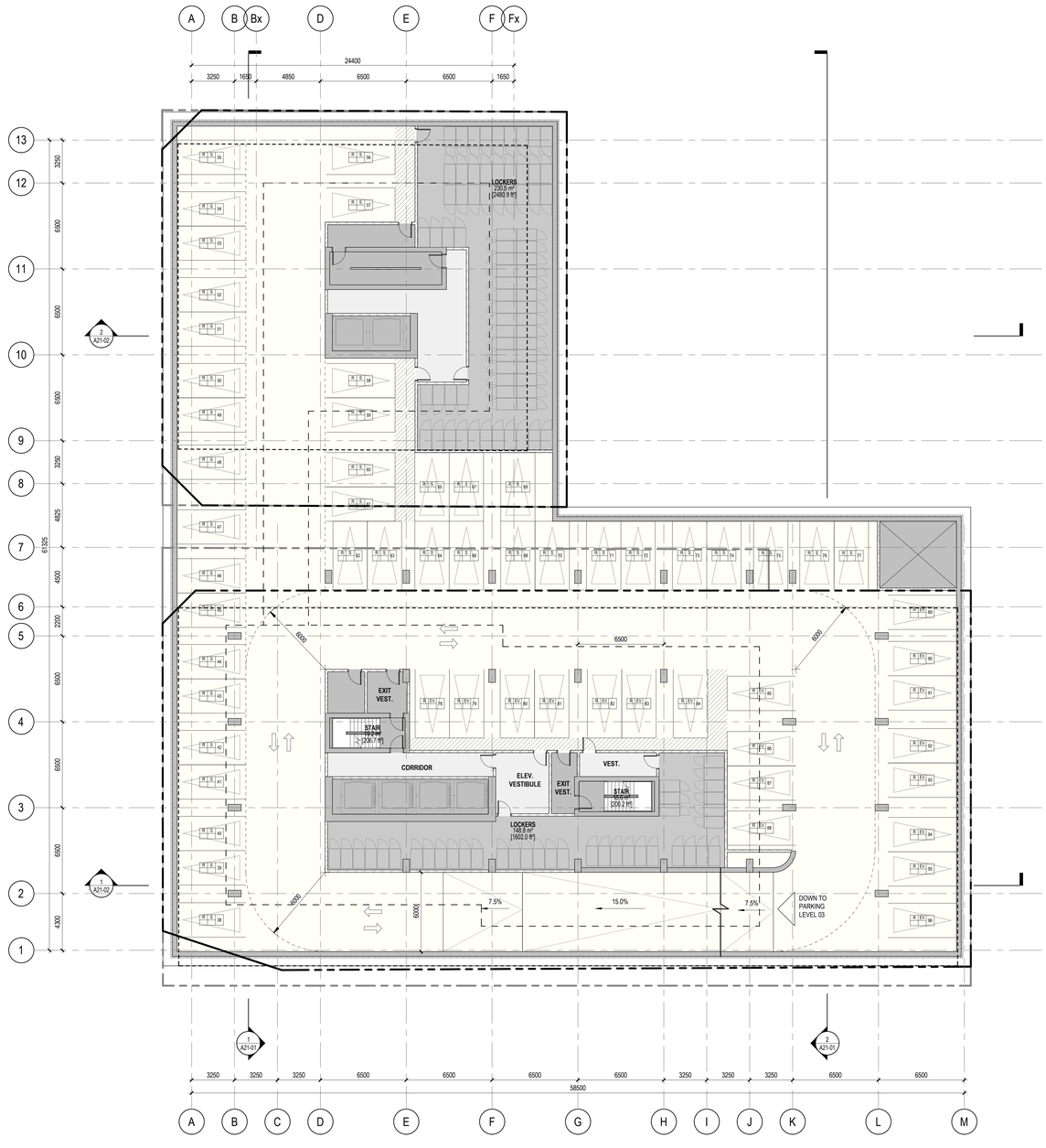


1 LEVEL P2 FLOOR PLAN - AREA
1 : 150

AREA BY LEVEL

PGM Room Type	Area
LEVEL P2	
BUILDING OPS	37.00 m²
CIRCULATION	11.16 m²
CORE	178.48 m²
PARKING	2193.03 m²
RESIDENTIAL	87.80 m²
STORAGE	379.31 m²
	2886.78 m²
Grand total	2886.78 m²

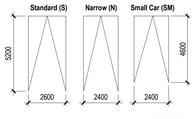
LOCKER COUNT

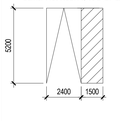
Level	Count
LEVEL P1	90
LEVEL P2	113
LEVEL P3	113
LEVEL P4	113
GRAND TOTAL: 429	

PARKING COUNT

PARKING TYPE	COUNT
RESIDENT CAR PARKING	
BF-A	3
BF-B	6
EV	53
S	145
TOTAL: 207	

PARKING LEGEND





Parking Space Types:

Standard (S) - Space abutting columns/walls
5.2m (D) x 2.6m (W)

Narrow (N)- Space with no obstructions
5.2m (D) x 2.4m (W)

Small Car (SM)- Space abutting columns/walls with reduced length.
4.6m (D) x 2.4m (W)

"V" denotes visitor parking
"R" denotes residents parking
"C" denotes retail/daycare parking
"EV" denotes spaces with electric vehicle charging stations, refer to electrical

Parking space types determined per City of Ottawa By-Law 2008-250.

Barrier-Free space types determined by AODA

At all barrier-free spaces provide "Accessible Parking Pavement Marking" 1525mm x 1525mm per City of Ottawa Accessibility Design Standards

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2026-03-04

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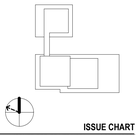
KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

ISSUED FOR OPA/ZBA/SPA 02/27/2026

Job Number 442522.00

TITLE

LEVEL P2 FLOOR PLAN

SHEET NUMBER

A10-00C

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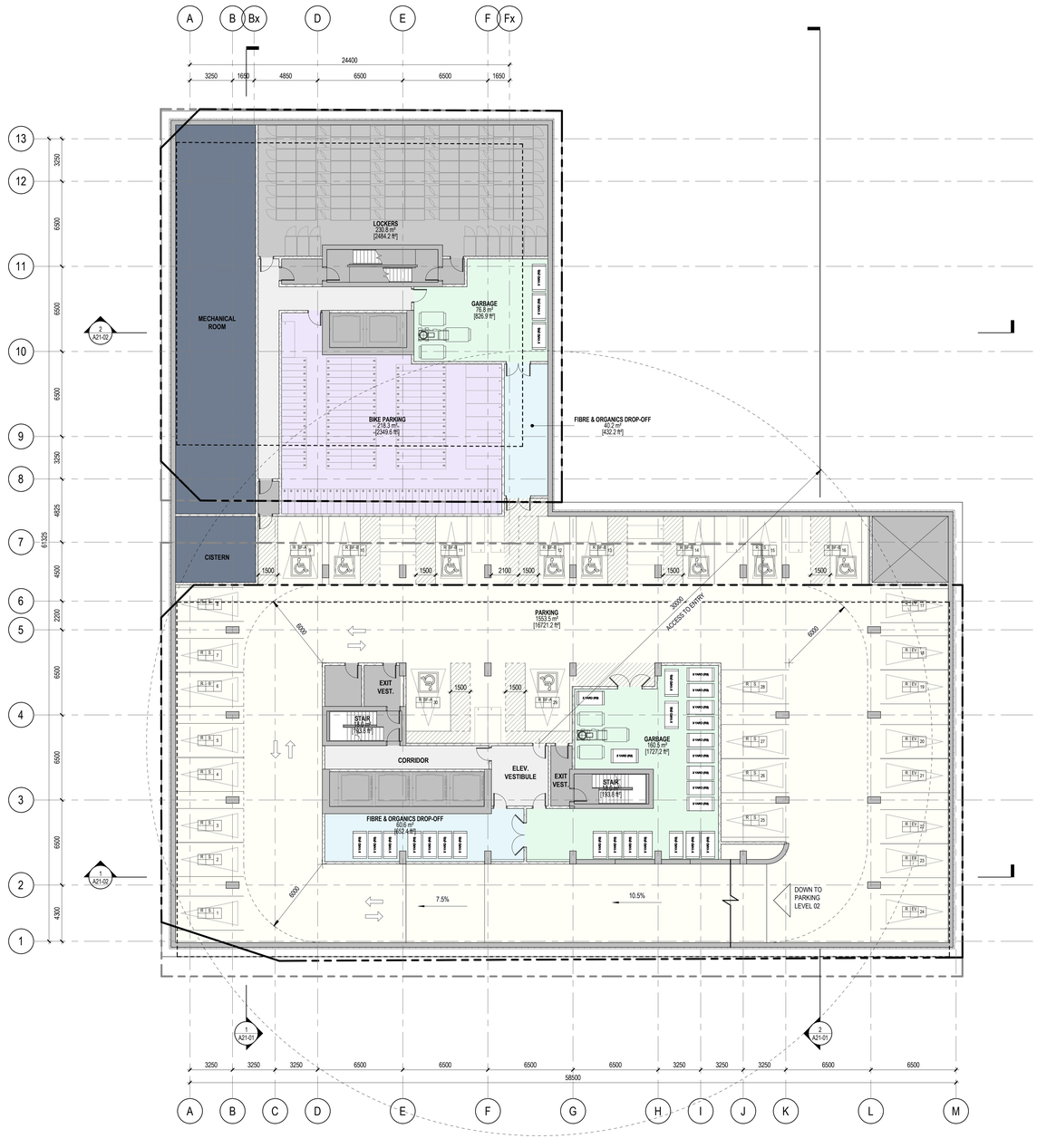


1 LEVEL P1 FLOOR PLAN - AREA
1 : 150

AREA BY LEVEL

PGM Room Type	Area
LEVEL P1	
BIKE PARKING	218.28 m²
BUILDING OPS	375.67 m²
CORE	172.89 m²
MECHANICAL	241.06 m²
PARKING	1553.45 m²
RESIDENTIAL	94.63 m²
STORAGE	230.79 m²
	2886.78 m²
Grand total	2886.78 m²

LOCKER COUNT

Level	Count
LEVEL P1	90
LEVEL P2	113
LEVEL P3	113
LEVEL P4	113
GRAND TOTAL: 429	

PARKING COUNT

PARKING TYPE	COUNT
RESIDENT CAR PARKING	
BF-A	3
BF-B	6
EV	53
S	145
TOTAL: 207	

BIKE PARKING LEGEND

Parking Space Types (Per Zoning By-law 2026-50)

Required | **Provided**

Horizontal (H)
1.8m (L) x 0.6m (W) MINIMUM — 600 / 1800

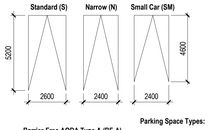
Vertical (V)
1.5m (L) x 0.6m (W) MINIMUM — 600 / 1500

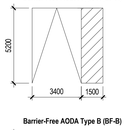
Stacked (S)
1.8m (L) x 0.5m (W) MINIMUM — 500 / 1900

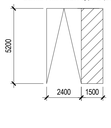
Inclusive (I)
2.75m (L) x 1.0m (W) MINIMUM — 1000 / 2750

TYPE	SPACES
LONG TERM	
INCLUSIVE BIKE PARKING	23
STACKED BIKE PARKING	406
	429
SHORT TERM EXTERIOR	
HORIZONTAL BIKE PARKING	21
	21
SHORT TERM INTERIOR	
HORIZONTAL BIKE PARKING	21
INCLUSIVE BIKE PARKING	1
	22
	472

PARKING LEGEND







Parking Space Types:

Standard (S) - Space abutting columns/walls
5.2m (D) x 2.6m (W)

Narrow (N)- Space with no obstructions
5.2m (D) x 2.4m (W)

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Barrier-Free space types determined by AODA

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2026-03-04

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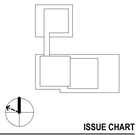

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ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

Job Number 442522.00

TITLE

LEVEL P1 FLOOR PLAN

SHEET NUMBER

A10-00D

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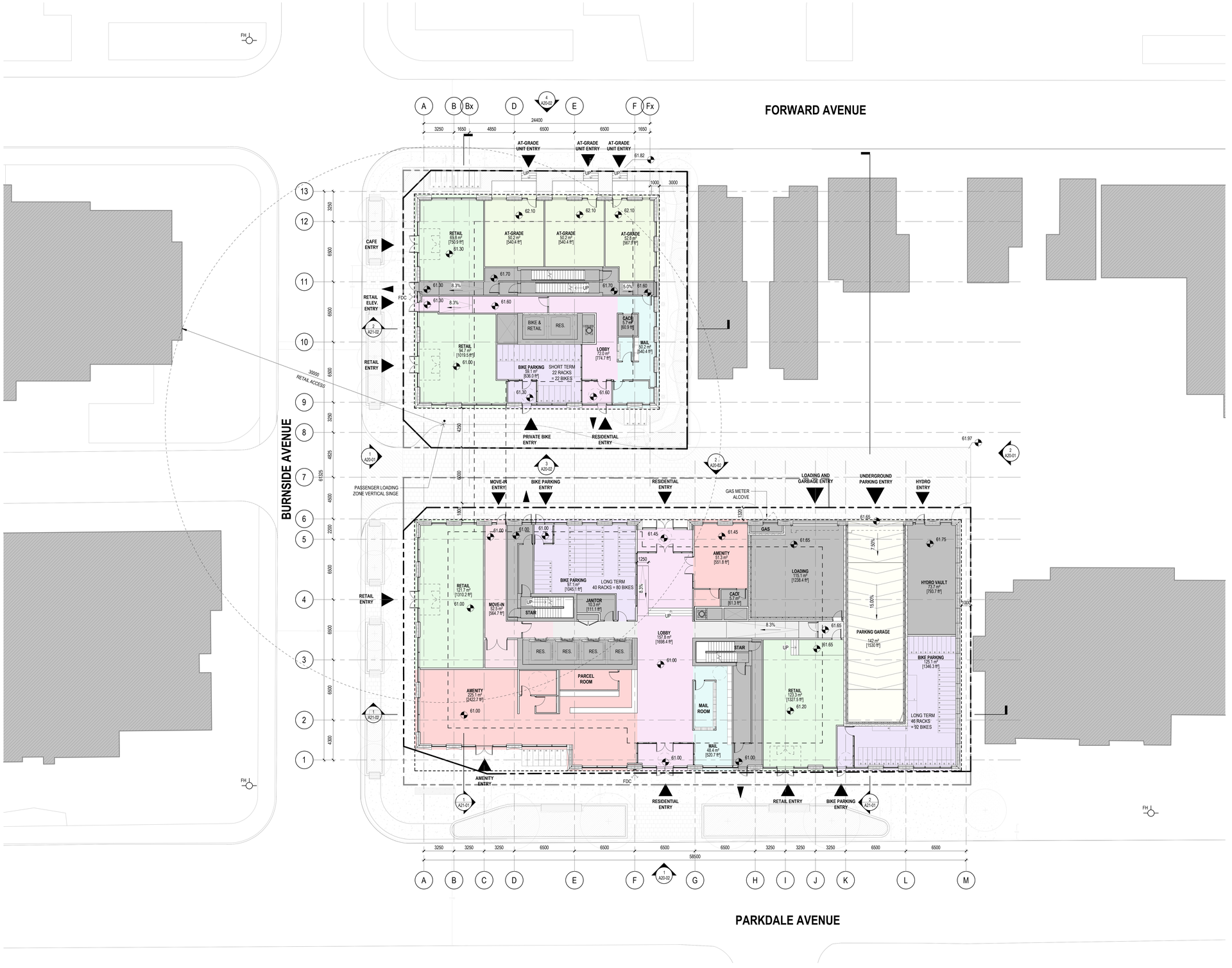

1 LEVEL 01 FLOOR PLAN - AREA
1 : 150

AREA LEGEND

- AMENITY
- AT-GRADE
- BIKE PARKING
- CACF
- ELEC CLOSET
- CORRIDOR
- HYDRO VAULT
- JANITOR
- LOADING
- LOBBY
- MAIL
- MOVE-IN
- PARKING GARAGE
- RETAIL
- ELEVATOR
- SHAFT
- STAIR

UNIT COUNT BY TYPE

UNIT TYPE	COUNT
1BD	144
1BD+DN	52
2BD	90
2BD-LRG	58
2BD+DEN	20
AT-GRADE	3
STUDIO	62
	429

AREA BY LEVEL

PGM Room Type	Area
A PODIUM	
BIKE PARKING	222.17 m²
BUILDING OPS	199.11 m²
CIRCULATION	29.61 m²
CORE	166.67 m²
INDOOR AMENITY	276.34 m²
PARKING	142.17 m²
RESIDENTIAL	274.98 m²
RETAIL	245.05 m²
	1556.09 m²
B PODIUM	
BIKE PARKING	59.09 m²
CORE	107.63 m²
RESIDENTIAL	275.35 m²
RETAIL	164.48 m²
	606.55 m²
Grand total	2162.64 m²

LOCKER COUNT

Level	Count
LEVEL P1	90
LEVEL P2	113
LEVEL P3	113
LEVEL P4	113
GRAND TOTAL: 429	

PARKING COUNT

PARKING TYPE	COUNT
RESIDENT CAR PARKING	
BF-A	3
BF-B	6
EV	53
S	145
TOTAL: 207	

BIKE PARKING LEGEND

Parking Space Types (Per Zoning By-law 2026-50)

Required | **Provided**

Horizontal (H)
1.8m (L) x 0.6m (W) MINIMUM — 1800

Vertical (V)
1.5m (L) x 0.6m (W) MINIMUM — 1500

Stacked (S)
1.8m (L) x 0.5m (W) MINIMUM — 1900

Inclusive (I)
2.75m (L) x 1.0m (W) MINIMUM — 2750

TYPE	SPACES
LONG TERM	
INCLUSIVE BIKE PARKING	23
STACKED BIKE PARKING	406
	429
SHORT TERM EXTERIOR	
HORIZONTAL BIKE PARKING	21
	21
SHORT TERM INTERIOR	
HORIZONTAL BIKE PARKING	21
INCLUSIVE BIKE PARKING	1
	22
	472

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8616
2026-03-04

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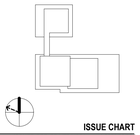

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ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

Job Number 442522.00

TITLE

LEVEL 01 FLOOR PLAN

SHEET NUMBER

A10-01

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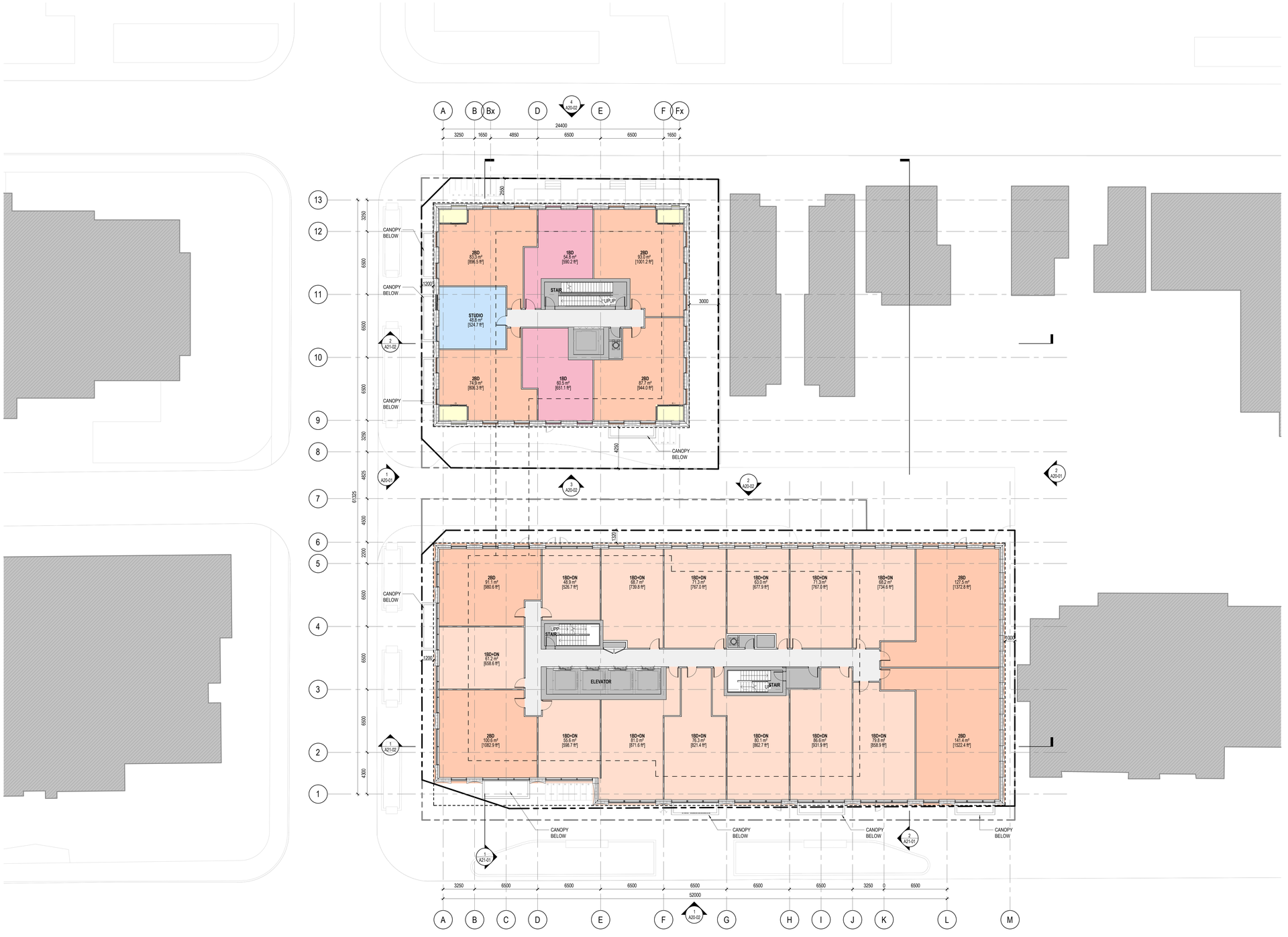

1 LEVEL 02 FLOOR PLAN - AREA
1 : 150

AREA LEGEND

- 1BD
- 1BD+DN
- 2BD
- BALCONY
- CORRIDOR
- ELEVATOR
- SHAFT
- STAIR
- STUDIO

UNIT COUNT BY TYPE

UNIT TYPE	COUNT
1BD	144
1BD+DN	52
2BD	90
2BD LRG	58
2BD+DEN	20
AT-GRADE	3
STUDIO	62
	429

AREA BY LEVEL

PGM Room Type	Area
LEVEL 02	
BALCONY	29.23 m²
CORE	149.07 m²
RESIDENTIAL	1988.83 m²
	2167.13 m²
Grand total	2167.13 m²

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ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

ISSUED FOR OPA/ZBA/SPA 02/27/2026

Job Number 442522.00

TITLE

LEVEL 02 FLOOR PLAN

SHEET NUMBER

A10-02

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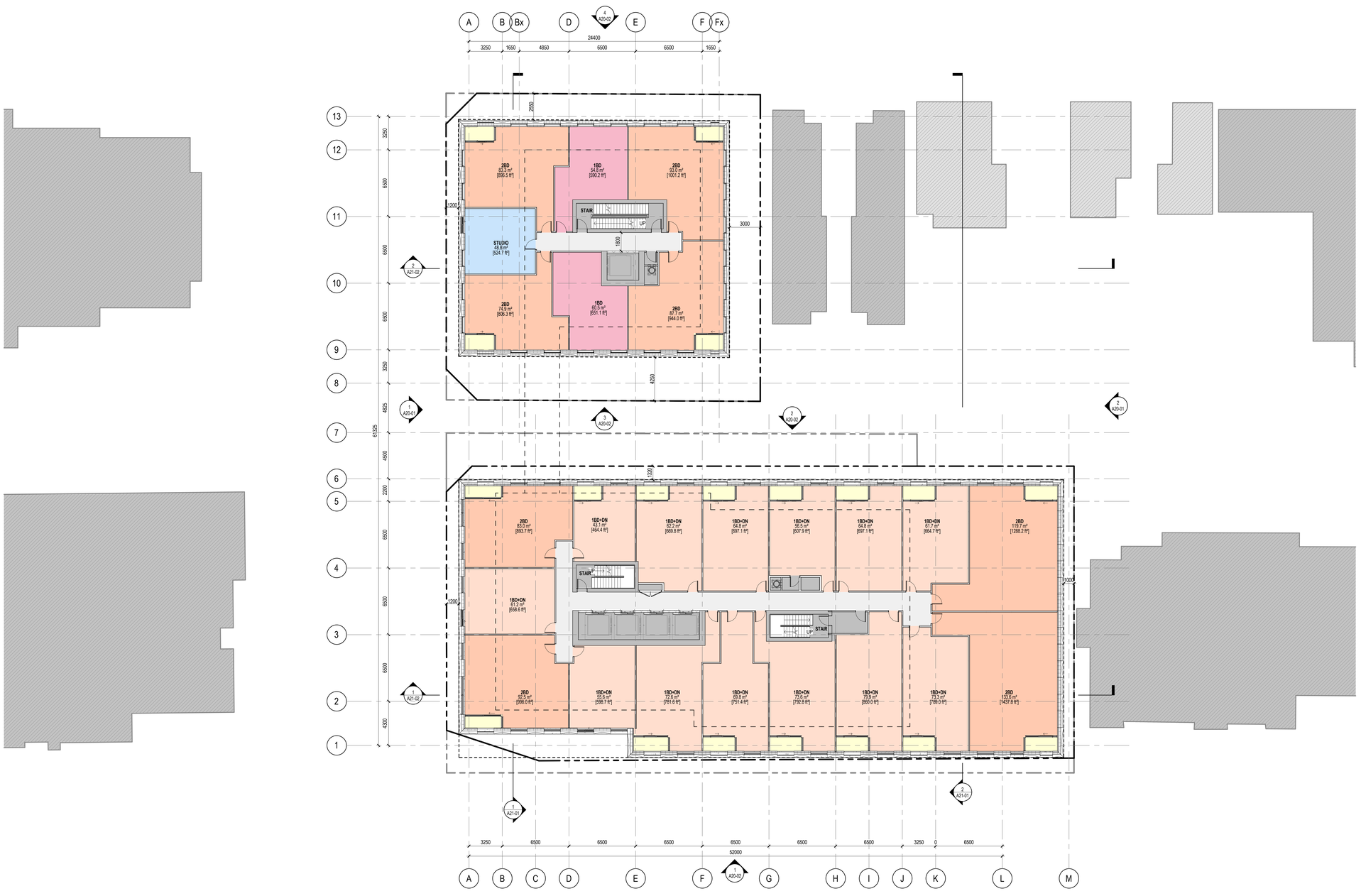

1 LEVEL 03-L05 FLOOR PLAN - AREA (PODIUM OPTION A)
1 : 150

AREA LEGEND

- 1BD
- 1BD+DN
- 2BD
- BALCONY
- CORRIDOR
- ELEVATOR
- SHAFT
- STAIR
- STUDIO

UNIT COUNT BY TYPE

UNIT TYPE	COUNT
1BD	144
1BD+DN	52
2BD	90
2BD LRG	58
2BD+DEN	20
AT-GRADE	3
STUDIO	62
	429

AREA BY LEVEL

PGM Room Type	Area
LEVEL 03	
BALCONY	133.93 m²
CORE	149.07 m²
RESIDENTIAL	1884.13 m²
	2167.13 m²
Grand total	2167.13 m²

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ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

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Job Number 442522.00

TITLE

LEVEL 03-05 FLOOR PLAN

SHEET NUMBER

A10-03

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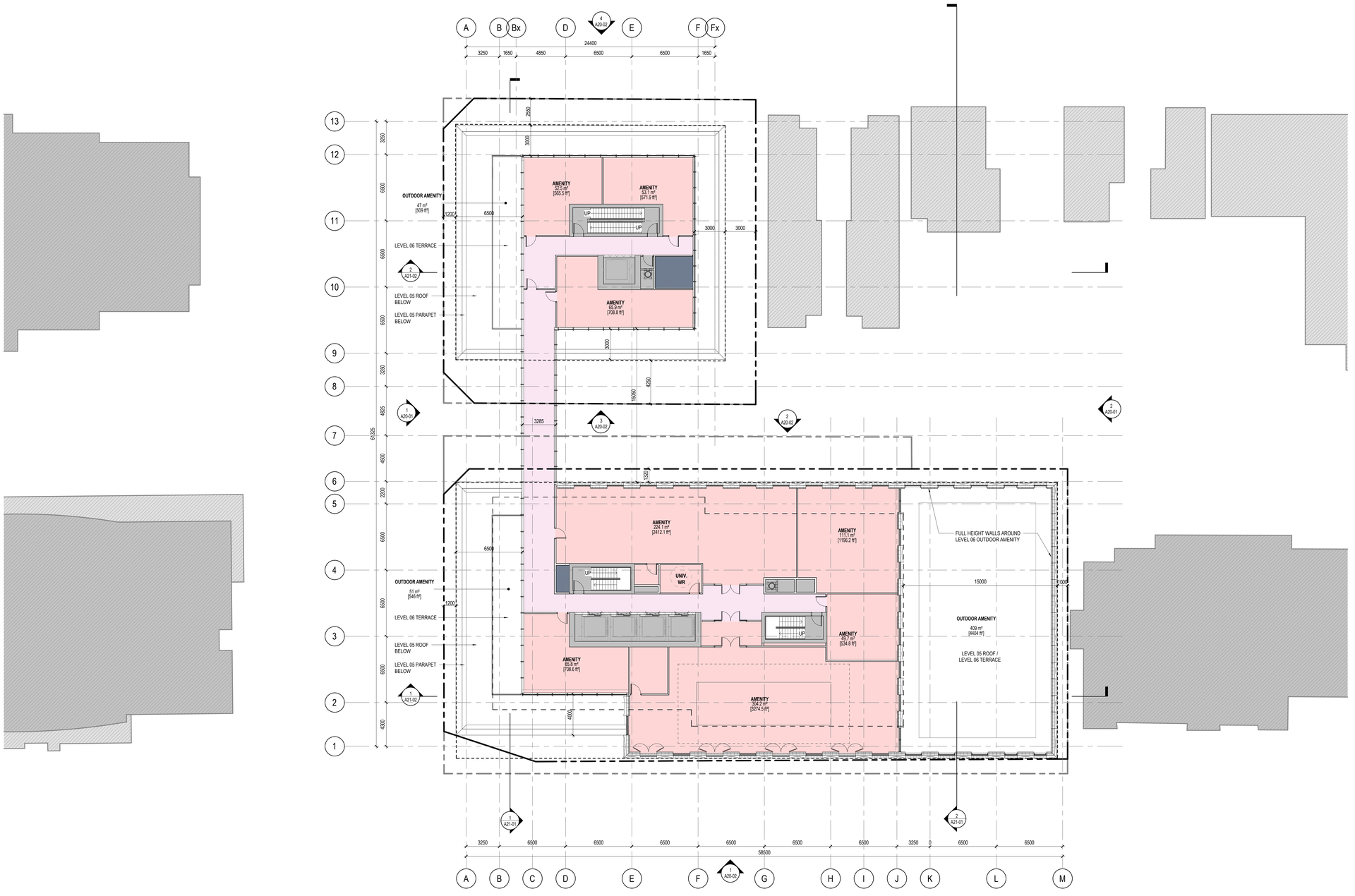

1 LEVEL 06 FLOOR PLAN - AREA
1 : 150

AREA LEGEND

- AMENITY
- AMENITY CORRIDOR
- MECHANICAL
- OUTDOOR AMENITY
- ELEVATOR
- SHAFT
- STAIR

UNIT COUNT BY TYPE

UNIT TYPE	COUNT
1BD	144
1BD+DN	52
2BD	90
2BD LRG	58
2BD+DEN	20
AT-GRADE	3
STUDIO	62
	429

AREA BY LEVEL

PGM Room Type	Area
LEVEL 06	
CORE	141.51 m²
INDOOR AMENITY	1134.43 m²
MECHANICAL	17.47 m²
OUTDOOR AMENITY	507.16 m²
	1800.57 m²
Grand total	1800.57 m²

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ISSUED FOR OPA/ZBA/SPA 02/27/2026

ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

Job Number 442522.00

TITLE

LEVEL 06 FLOOR PLAN

SHEET NUMBER

A10-04

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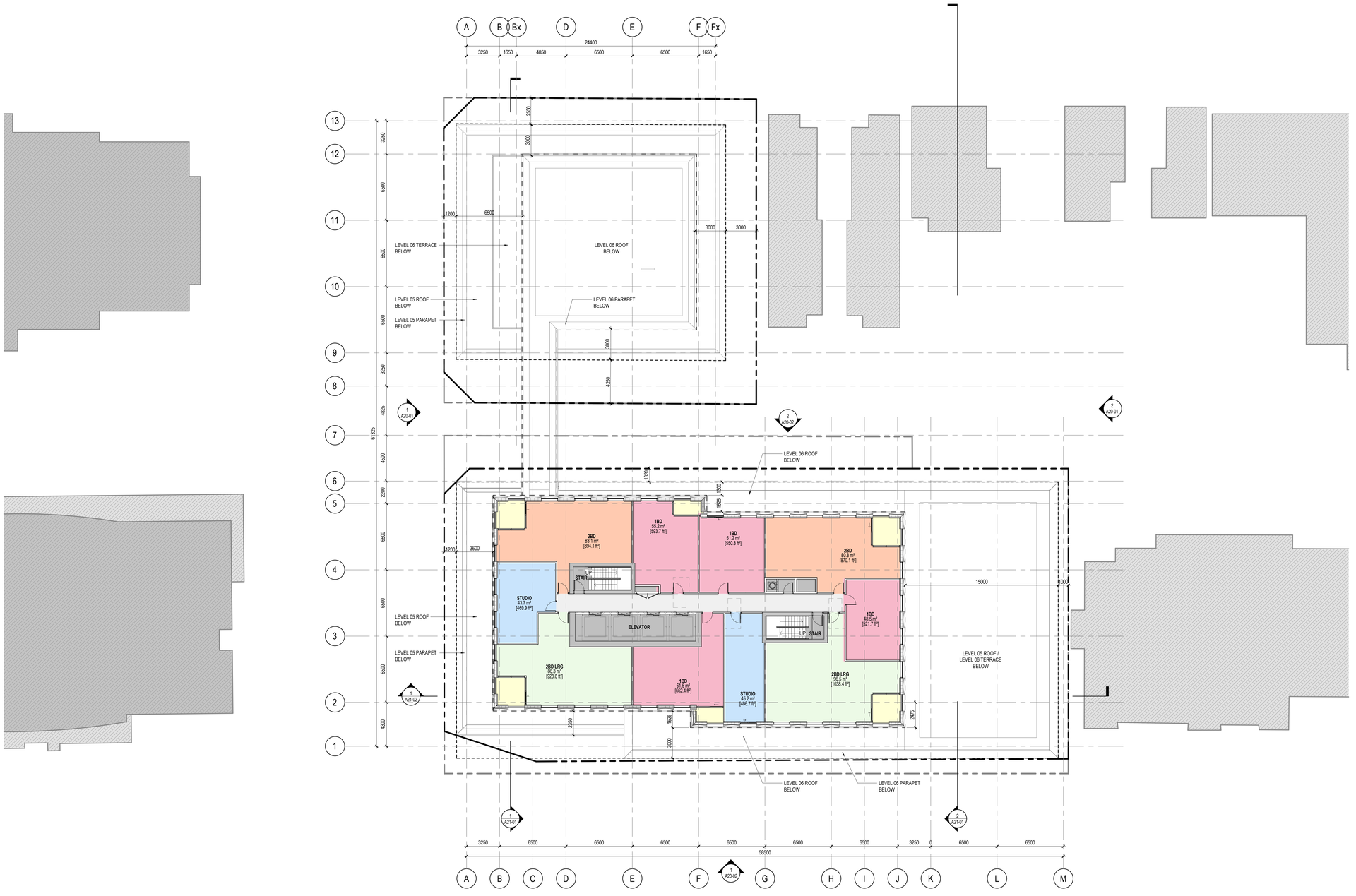

1 LEVEL 07-30 FLOOR PLAN - AREA
1 : 150

AREA LEGEND

- 1BD
- 2BD
- 2BD LRG
- BALCONY
- CORRIDOR
- ELEVATOR
- SHAFT
- STAIR
- STUDIO

UNIT COUNT BY TYPE

UNIT TYPE	COUNT
1BD	144
1BD+DN	52
2BD	90
2BD LRG	58
2BD+DEN	20
AT-GRADE	3
STUDIO	62
	429

AREA BY LEVEL

PGM Room Type	Area
LEVEL 07	
BALCONY	50.00 m²
CORE	90.90 m²
RESIDENTIAL	702.56 m²
	843.45 m²
Grand total	843.45 m²

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ISSUE CHART

MARK	ISSUE	DATE
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Job Number 442522.00

TITLE

LEVEL 07-30 FLOOR PLAN

SHEET NUMBER

A10-05

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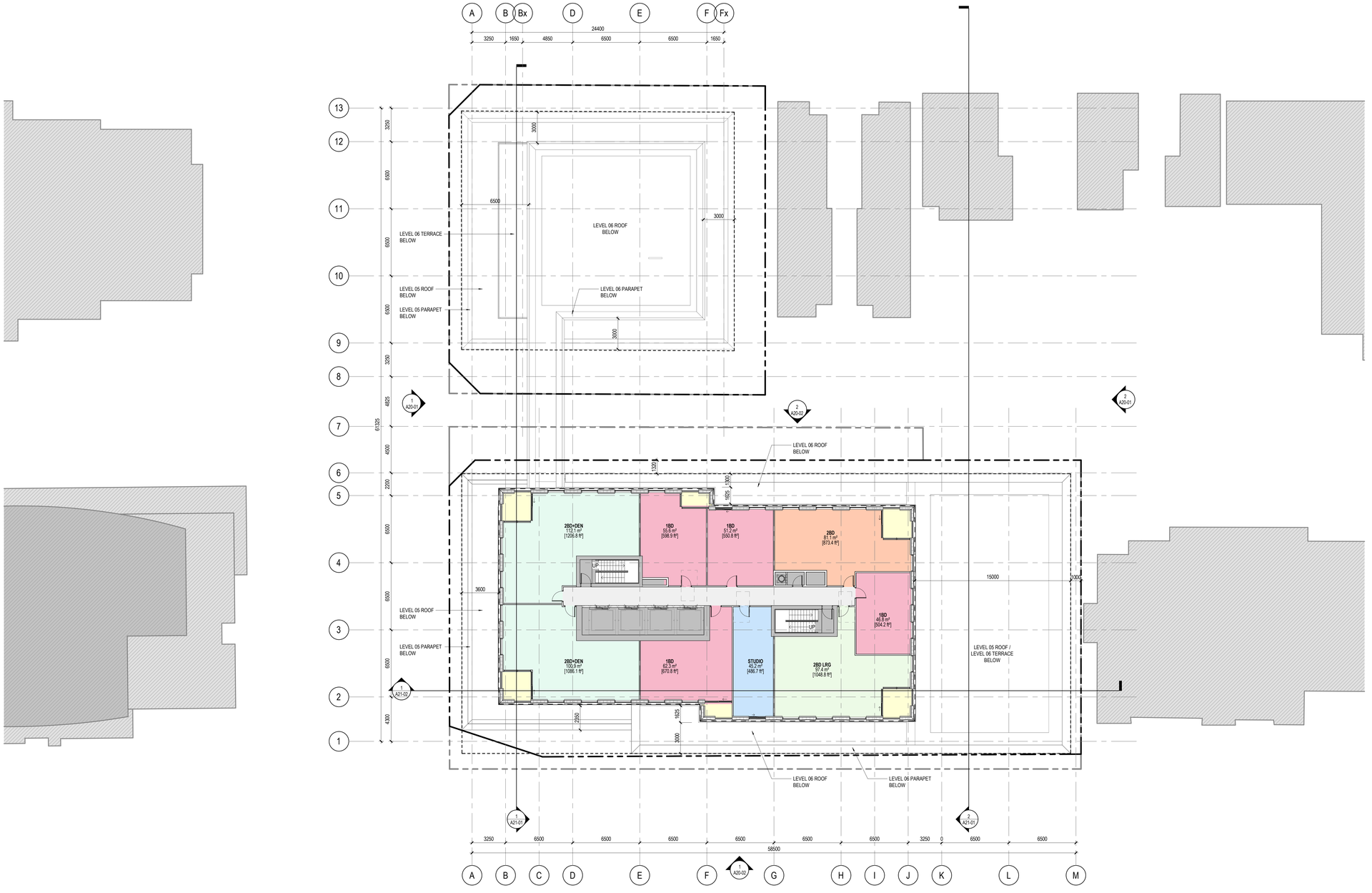

1 LEVEL 31-40 FLOOR PLAN - AREA
1 : 150

UNIT COUNT BY TYPE

UNIT TYPE	COUNT
1BD	144
1BD+DN	52
2BD	90
2BD LRG	58
2BD+DEN	20
AT-GRADE	3
STUDIO	62
	429

AREA BY LEVEL

PGM Room Type	Area
LEVEL 31	
BALCONY	48.73 m²
CORE	90.90 m²
RESIDENTIAL	703.83 m²
Grand total	843.45 m²

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8616
2026-03-04

PROJECT

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131 Parkdale Ave.
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KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

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Job Number 442522.00

TITLE

LEVEL 31-40 FLOOR PLAN

SHEET NUMBER

A10-06

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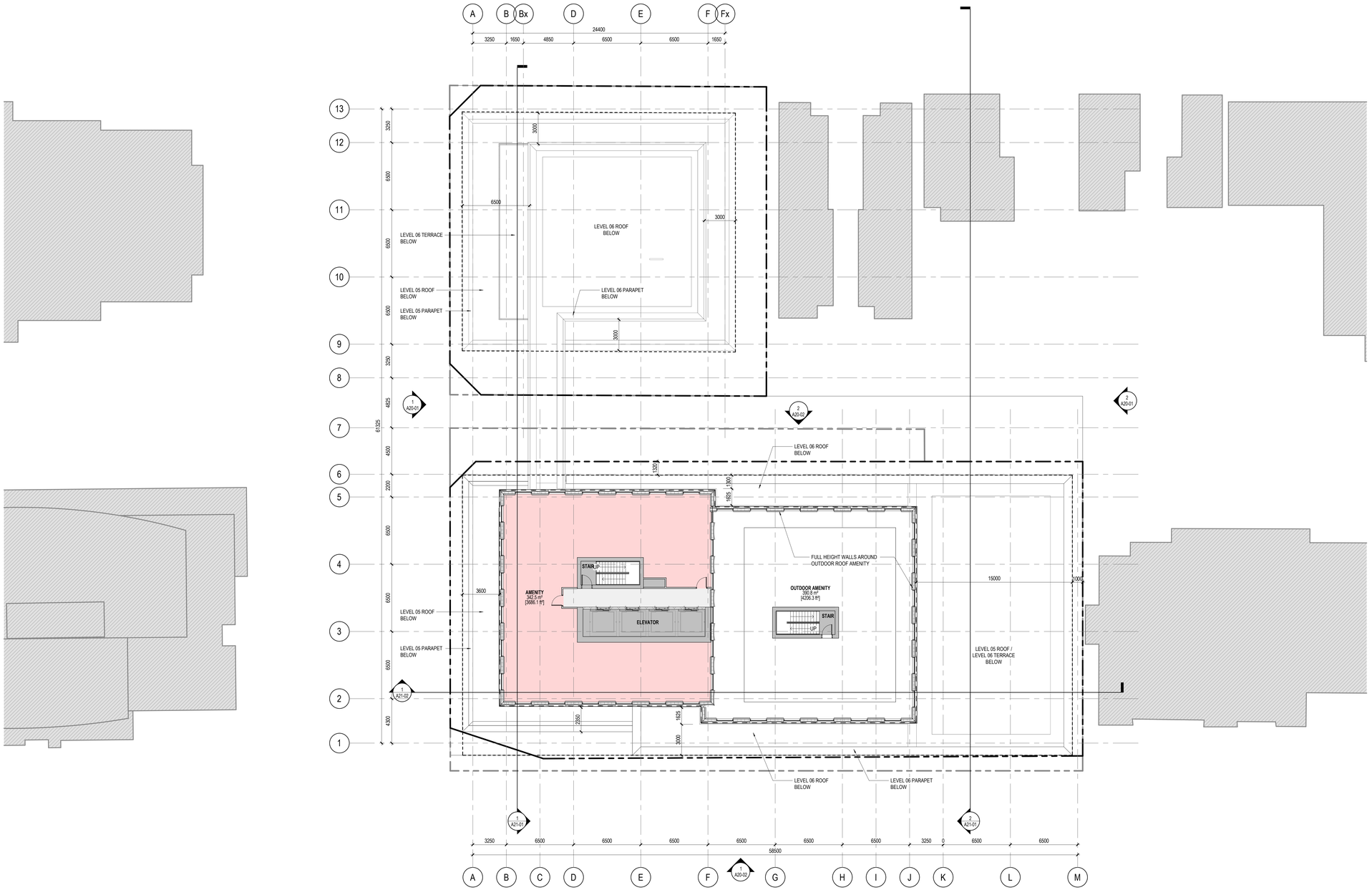

1 ROOF AMENITY FLOOR PLAN - AREA
1 : 150

AREA LEGEND

- AMENITY
- CORRIDOR
- OUTDOOR AMENITY
- ELEVATOR
- SHAFT
- STAIR

UNIT COUNT BY TYPE

UNIT TYPE	COUNT
1BD	144
1BD+DN	52
2BD	90
2BD LRG	58
2BD+DEN	20
AT-GRADE	3
STUDIO	62
	429

AREA BY LEVEL

PGM Room Type	Area
ROOF AMENITY	
CIRCULATION	26.35 m²
CORE	83.86 m²
INDOOR AMENITY	342.45 m²
OUTDOOR AMENITY	390.79 m²
	843.45 m²
Grand total	843.45 m²

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TITLE

ROOF AMENITY FLOOR PLAN

SHEET NUMBER

A10-07

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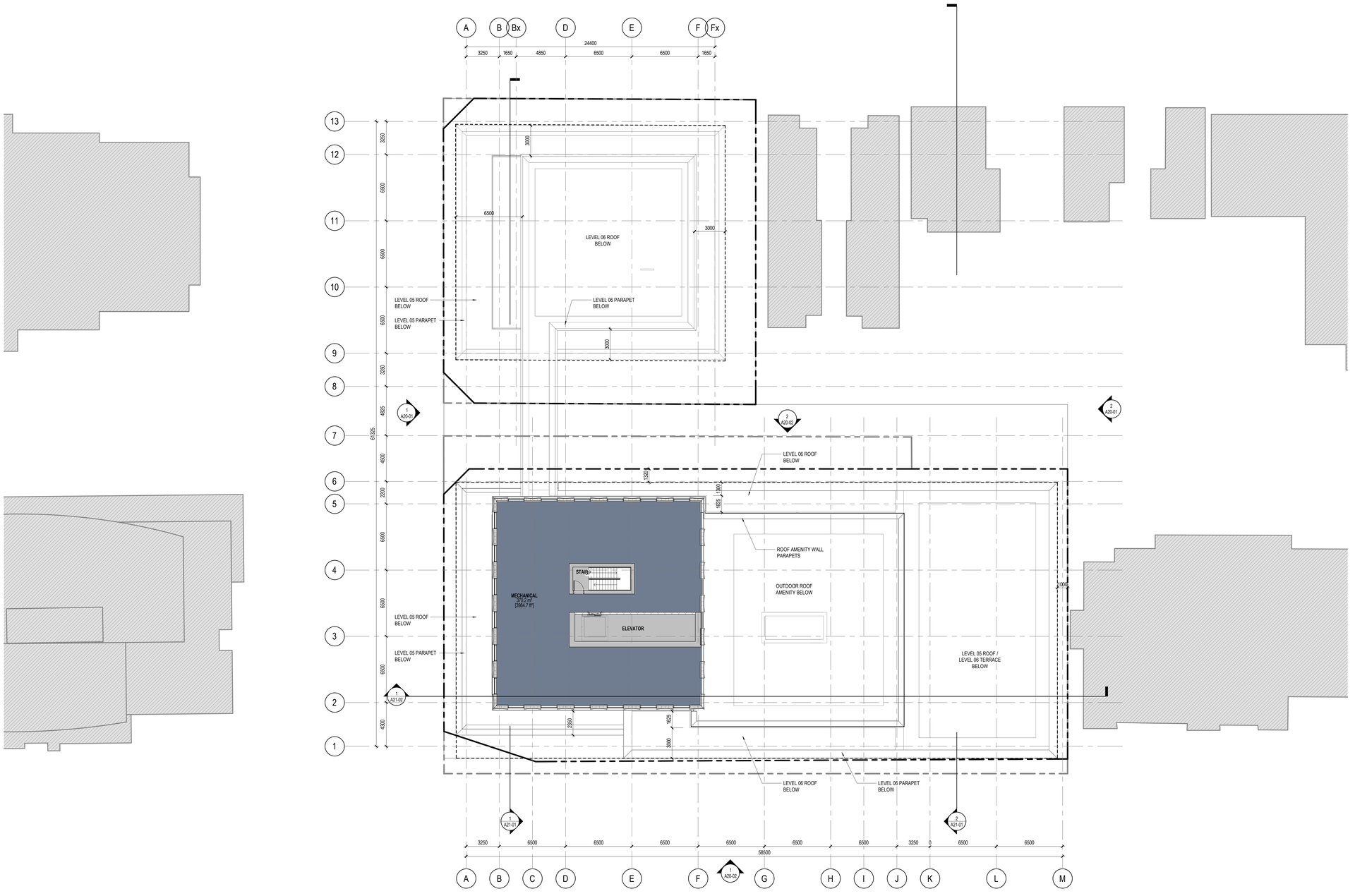

1 MECHANICAL PENTHOUSE
1 : 150

UNIT COUNT BY TYPE

UNIT TYPE	COUNT
1BD	144
1BD+DN	52
2BD	90
2BD LRG	58
2BD+DEN	20
AT-GRADE	3
STUDIO	62
	429

AREA BY LEVEL

PGM Room Type	Area
MECH. PENTHOUSE	
CORE	64.48 m²
MECHANICAL	370.19 m²
	434.67 m²
Grand total	434.67 m²

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ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

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Job Number 442522.00

TITLE

MECHANICAL PENTHOUSE PLAN

SHEET NUMBER

A10-08

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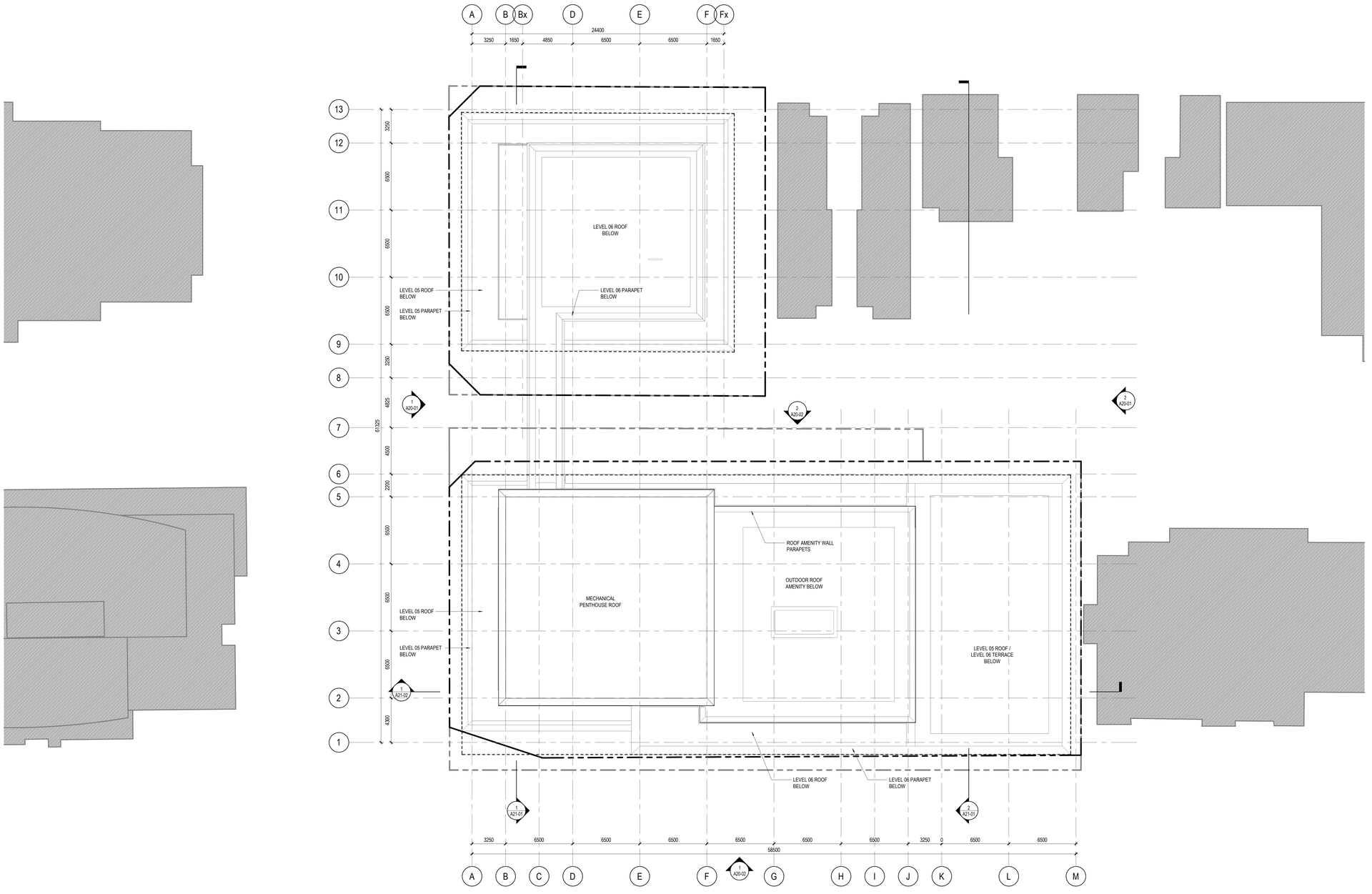

1 ROOF PLAN - AREA
1 : 150

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1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

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TITLE

ROOF PLAN

SHEET NUMBER

A10-09

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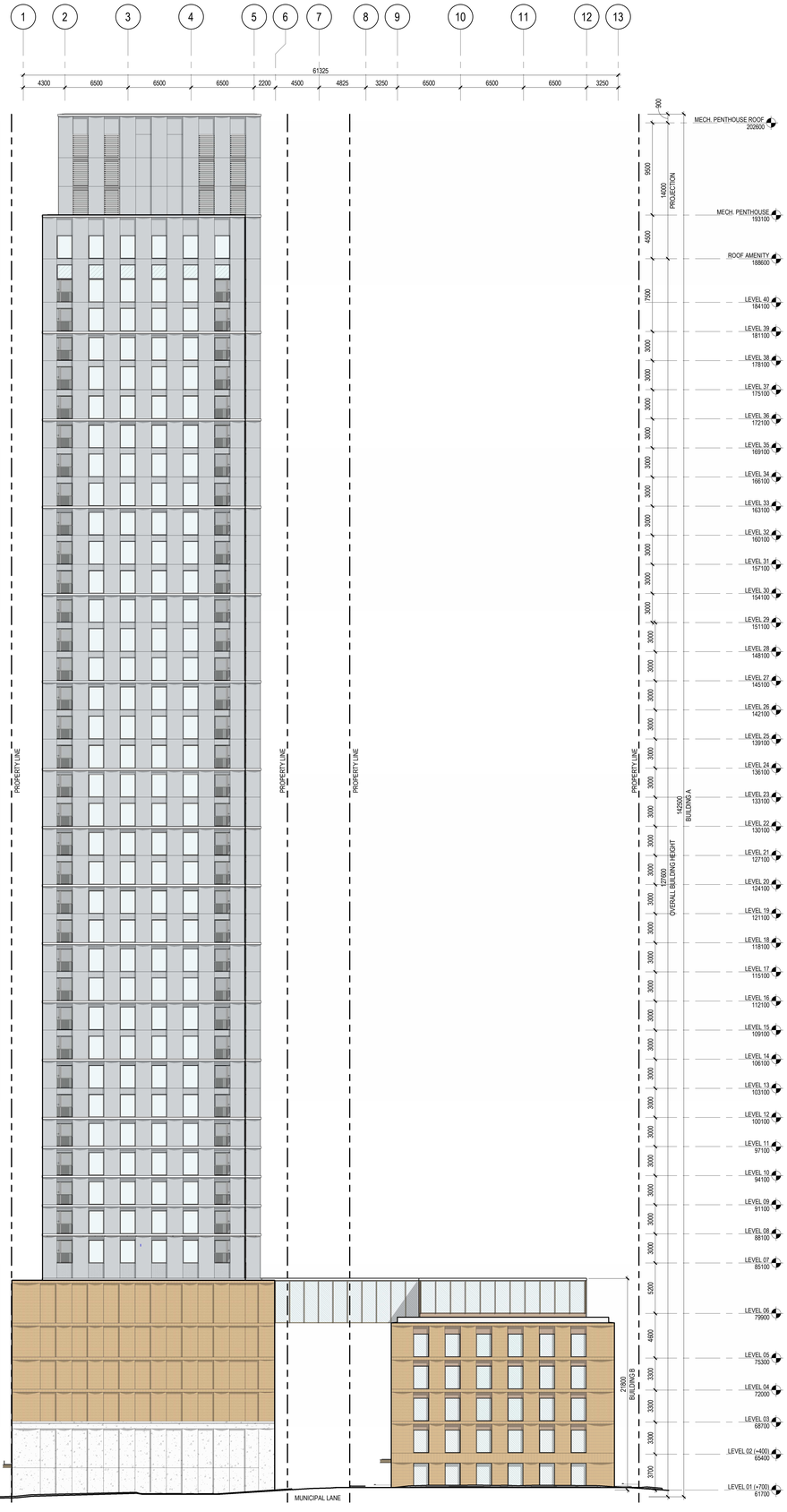
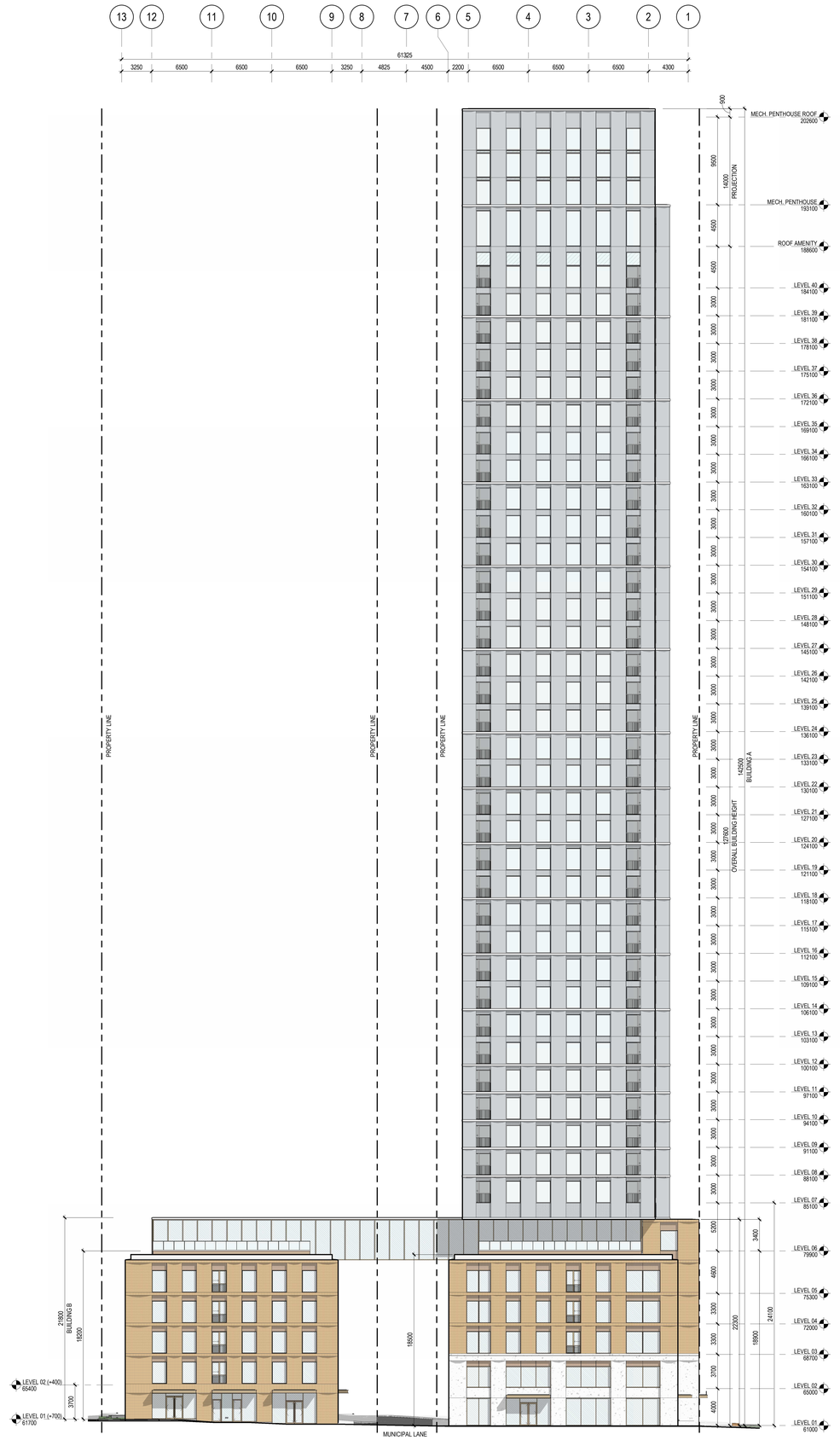


2 SOUTH ELEVATION
1 : 200



1 NORTH ELEVATION
1 : 200

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ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

Job Number 442522.00

TITLE

EXTERIOR ELEVATIONS - NORTH & SOUTH

SHEET NUMBER

A20-01

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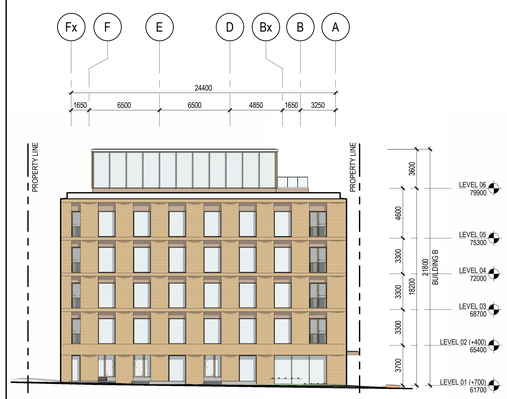
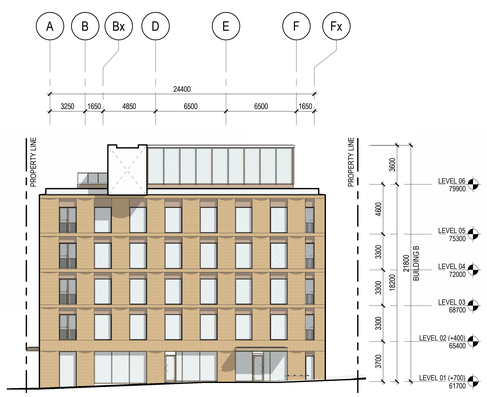
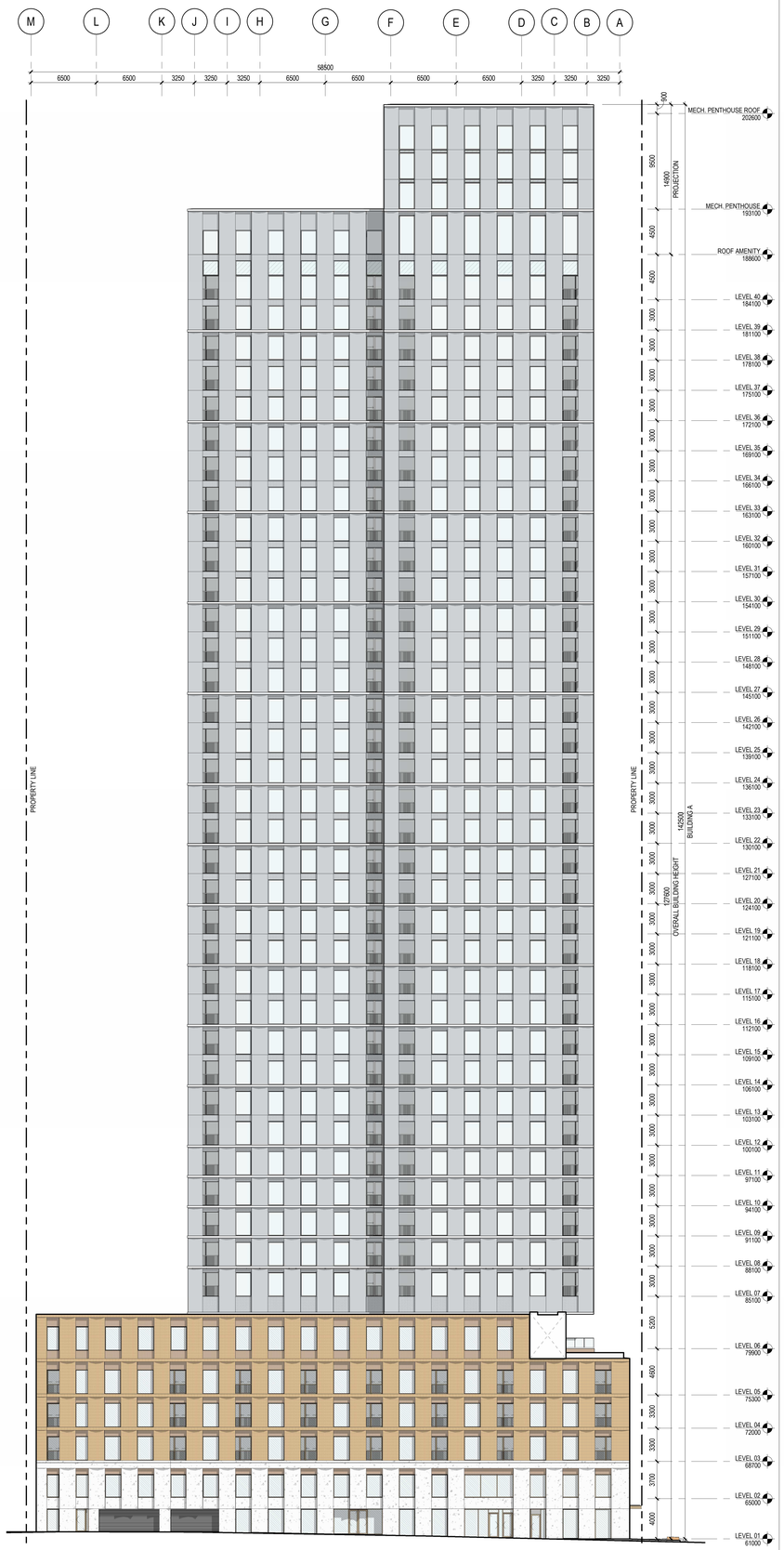


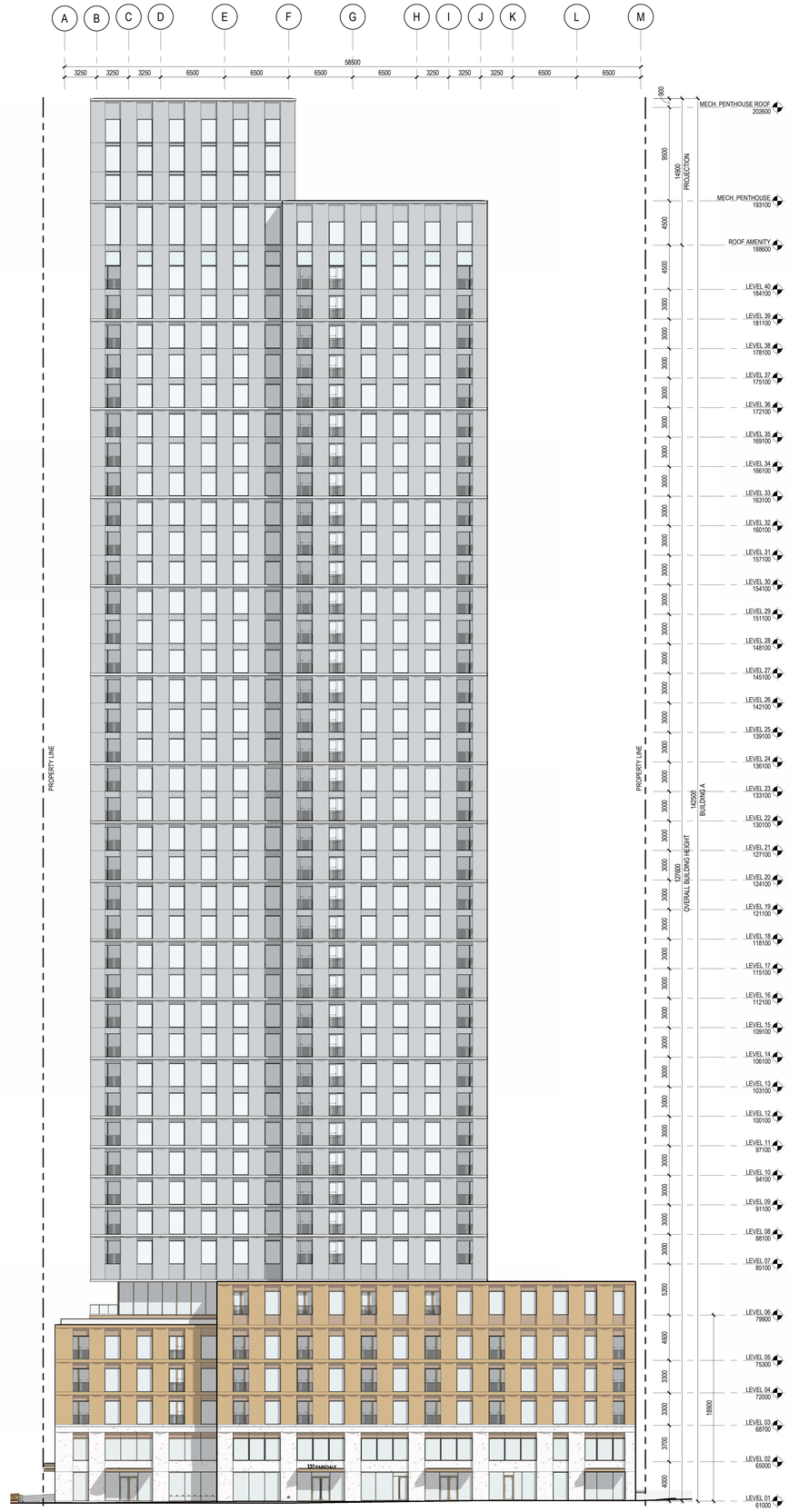
4 EAST ELEVATION - BUILDING B
1 : 200



3 WEST ELEVATION - BUILDING B
1 : 200



2 EAST ELEVATION - BUILDING A
1 : 200



1 WEST ELEVATION - BUILDING A
1 : 200

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2026-03-04

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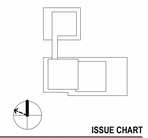

ISSUE CHART

ISSUE	ISSUED FOR OPA/ZBA/SPA	2026/02/27
1		
ISSUE		DATE

ISSUED FOR OPA/ZBA/SPA 02/27/2026

Job Number 442522.00

TITLE

EXTERIOR ELEVATIONS - EAST & WEST

SHEET NUMBER

A20-02

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MATERIAL LEGEND

EW1	PRECAST CONCRETE PANEL
EW2	PRECAST CONCRETE PANEL WITH THIN BRICK IN-LAYS
WW-01	CLEAR ANODIZED ALUMINUM CHANNEL
WW-02	CHAMPAGNE ANODIZED ALUMINUM CHANNEL
M-01A	CLEAR ANODIZED ALUMINUM PANEL
M-01B	PERFORATED CLEAR ANODIZED ALUMINUM PANEL
M-02A	CHAMPAGNE ANODIZED ALUMINUM PANEL
M-02B	PERFORATED CHAMPAGNE ANODIZED ALUMINUM PANEL
IGU-01A	VISION GLAZING
IGU-01B	VISION GLAZING (REFER TO A70-10)
IGU-02A	SPANDREL GLAZING (CLEAR ANODIZED)
IGU-02B	SPANDREL GLAZING (REFER TO A70-10)
GG-01	GLASS GUARD
AG-01	PICKET GUARD (CLEAR ANODIZED)
AG-02	PICKET GUARD (CHAMPAGNE ANODIZED)

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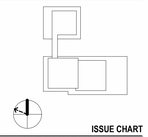

ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

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ENLARGED EXTERIOR ELEVATIONS

SHEET NUMBER

A20-04

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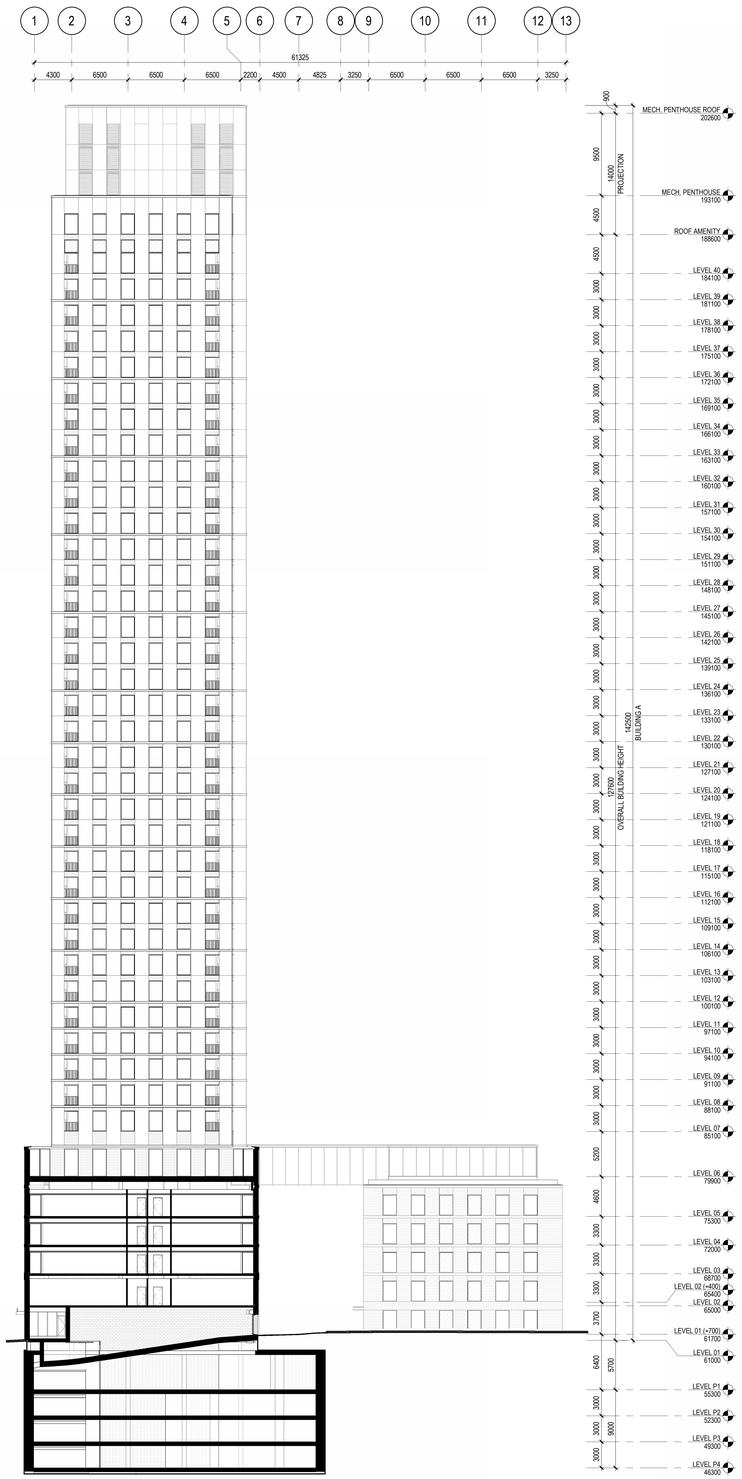
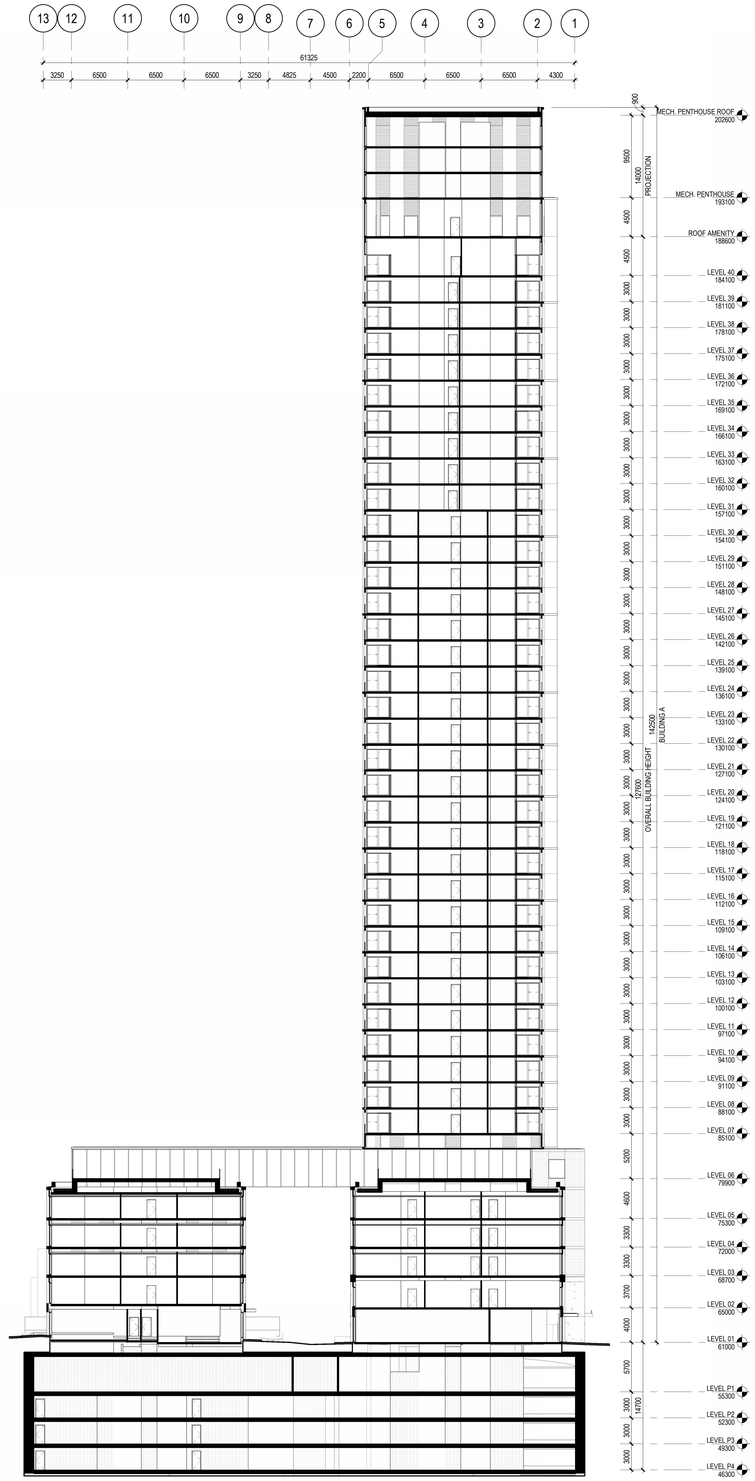


2 EAST-WEST SECTION B
1 : 250



1 EAST-WEST SECTION A
1 : 250

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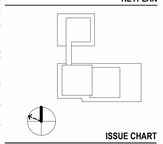

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BUILDING SECTIONS

SHEET NUMBER

A21-01

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1 NORTH-SOUTH SECTION A
1 : 250

2 NORTH-SOUTH SECTION B
1 : 250

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2026-03-04

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MARK	ISSUE	DATE
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TITLE

BUILDING SECTIONS

SHEET NUMBER

A21-02

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VIEW FROM PARKDALE LOOKING SOUTH

VIEW FROM PARKDALE LOOKING NORTH

VIEW FROM BURNSIDE LOOKING WEST

VIEW FROM FORWARD LOOKING NORTH

VIEW FROM PARKDALE LOOKING EAST

VIEW FROM BURNSIDE LOOKING SOUTH

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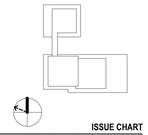

ISSUE CHART

MARK	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

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TITLE

STREET VIEWS

SHEET NUMBER

A70-01

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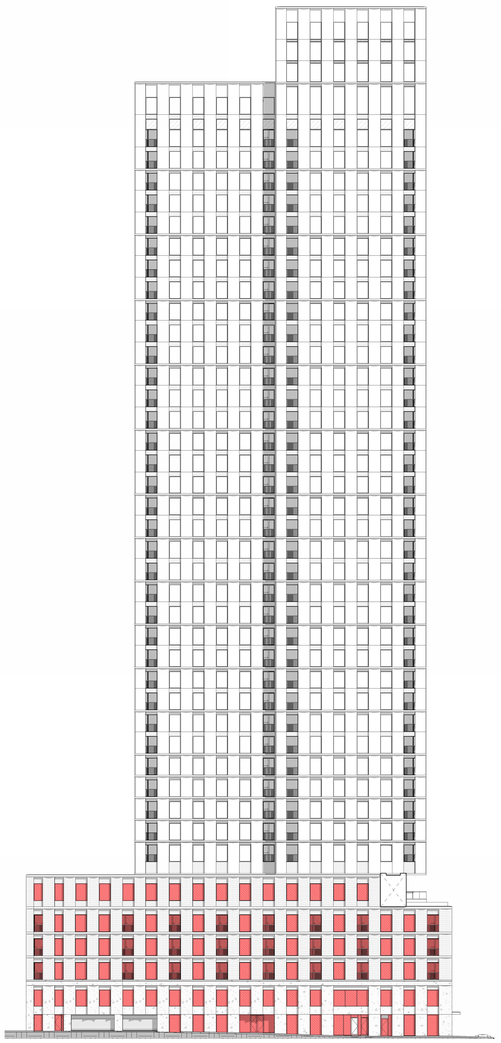
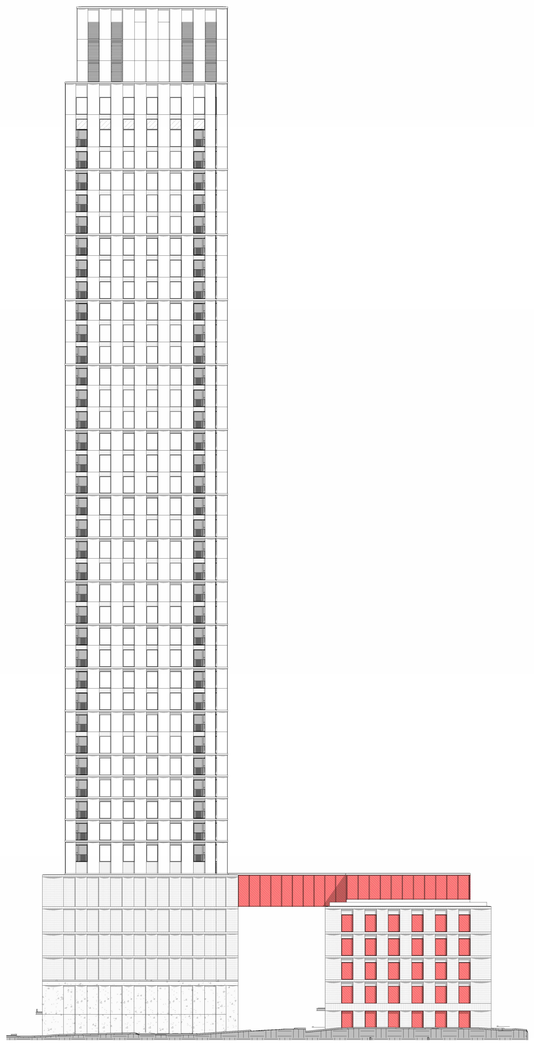
5 EAST ELEVATION - BUILDING B - BIRD COLLISION DETERRANCE
1 : 300

6 WEST ELEVATION - BUILDING B - BIRD COLLISION DETERRANCE
1 : 300

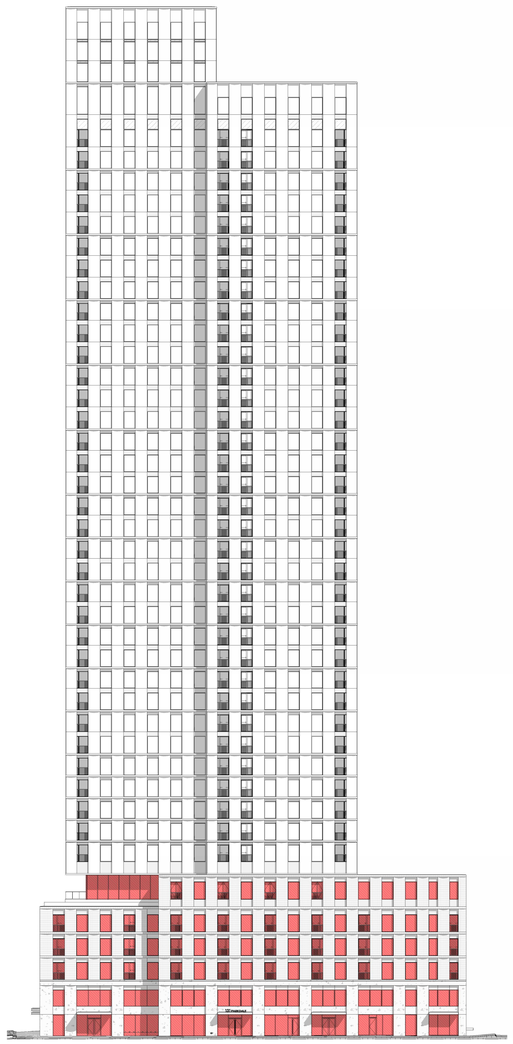
BIRD DETERRENCE STRATEGY
VISION GLAZING / SPANDREL WITH BIRD FRIT



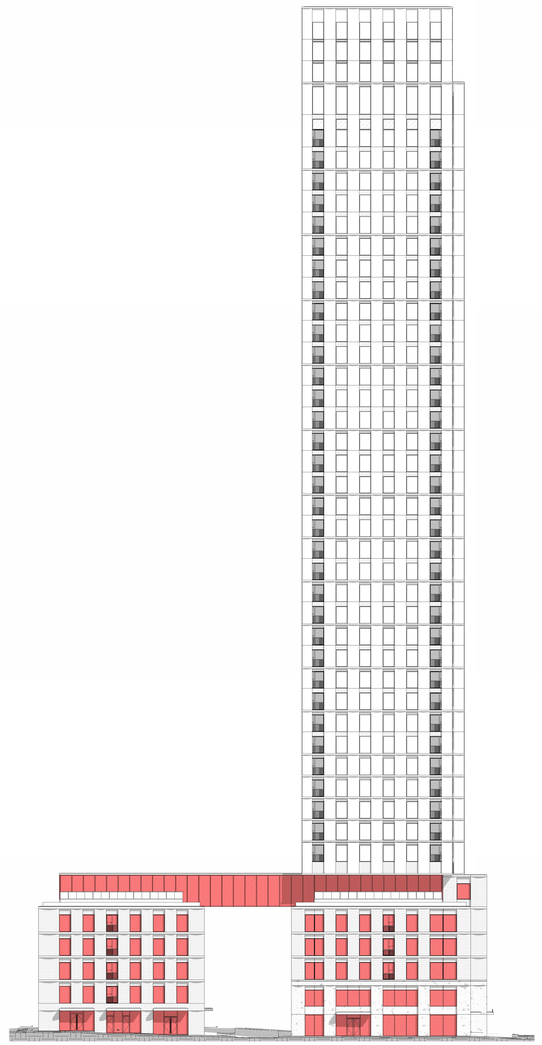
4 EAST ELEVATION - BIRD COLLISION DETERRANCE
1 : 300



2 SOUTH ELEVATION - BIRD COLLISION DETERRANCE
1 : 300



3 WEST ELEVATION - BIRD COLLISION DETERRANCE
1 : 300



1 NORTH ELEVATION - BIRD COLLISION DETERRANCE
1 : 300

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2026-03-04

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KEYPLAN

ISSUED FOR OPA/ZBA/SPA 02/27/2026

ISSUE CHART

Mark	ISSUE	DATE
1	ISSUED FOR OPA/ZBA/SPA	2026/02/27

Job Number 442522.00

TITLE

BIRD COLLISION DETERRANCE

SHEET NUMBER

A70-10

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