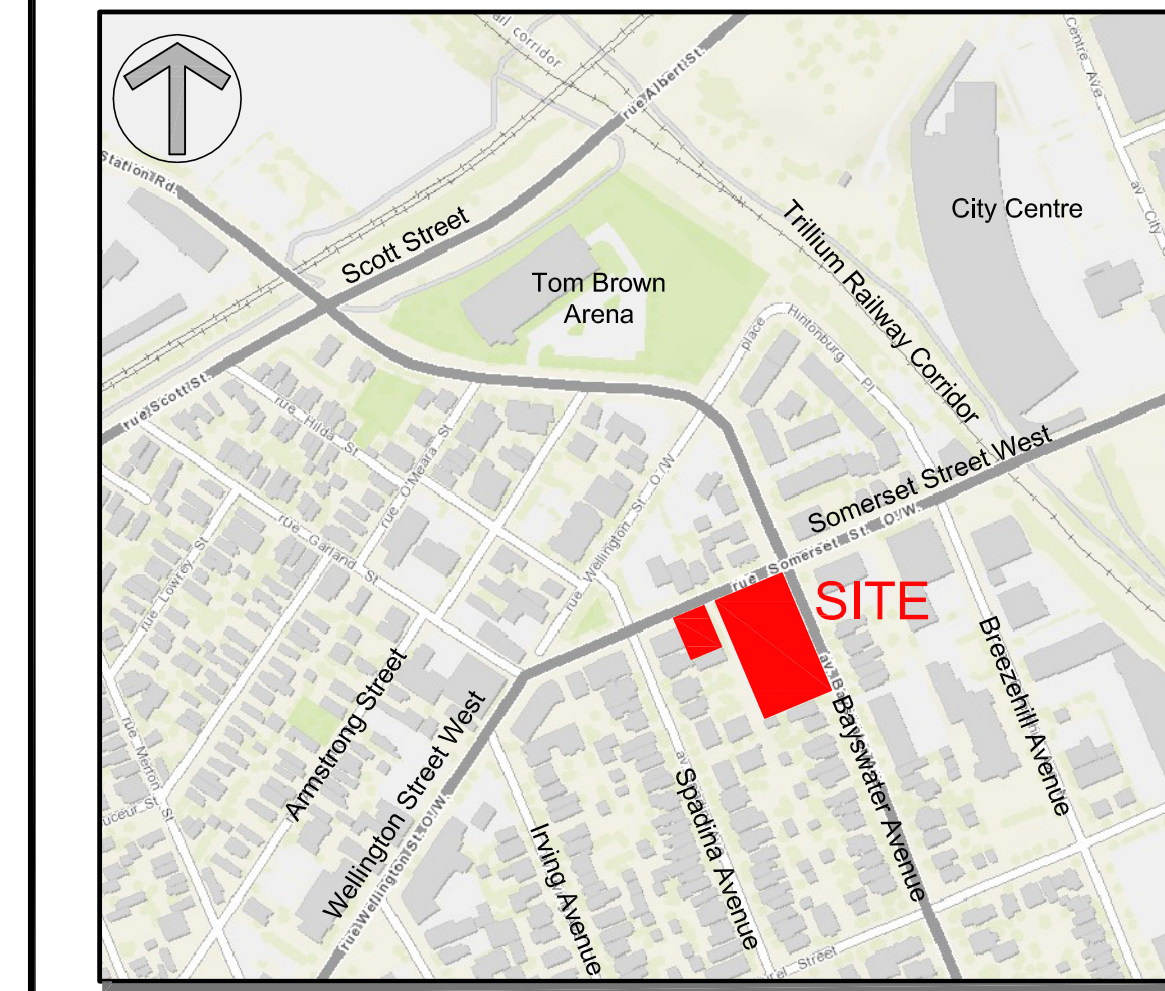


1 SITE PLAN
SCALE 1:150



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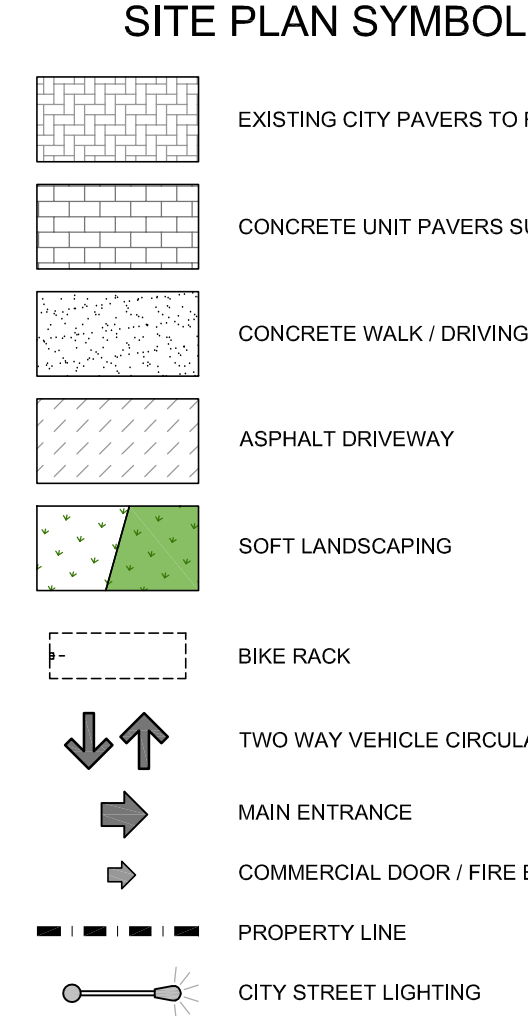
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LEGAL DESCRIPTION
TOPOGRAPHIC PLAN OF SURVEY OF
OTTAWA-CARLETON STANDARD CONDOMINIUM
PLAN No. 475 and
PART OF LOTS 1 AND 2 IN BLOCK Q
East Spadina Avenue
REGISTERED PLAN 73
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



- DRAWING NOTES**
- PROPERTY LINE
 - EXISTING TM11 BUILDING SETBACKS
 - UNIT PAVERS ON PRIVATE BOULEVARD
 - BICYCLE PARKING SPACE WITH RACK
 - EXISTING FIRE HYDRANT
 - SHORT TERM SURFACE PARKING
 - OUTLINE OF UNDERGROUND PARKING LEVEL
 - EXISTING RETAINING / PARKING GARAGE WALL WITH GUARD RAILING AS REQUIRED
 - LOW CONCRETE SEAT WALL / LANDSCAPE WALL
 - SOFT LANDSCAPING
 - OUTLINE OF BUILDING ABOVE
 - BALCONY ABOVE
 - EXISTING BUILDING TO BE REMOVED
 - EXISTING NATURAL GAS EQUIPMENT
 - INTERNAL CISTERN WITH ACCESS MH - SEE CIVIL PLAN
 - SIAMASE CONNECTION
 - SITE FURNITURE - BENCH
 - EXISTING UTILITY / STREET LIGHT / TRAFFIC POLE
 - LOW RETAINING WALL WITH 2.1m HT. PRIVACY FENCE
 - INTERIOR GARAGE ROOM
 - PROPOSED BUILDING SERVICES, SEE CIVIL
 - EXISTING ASPHALT DRIVEWAY TO BE NARROWED
 - EXISTING SOFT LANDSCAPING TO REMAIN
 - EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
 - 150mm BARRIER CURB AT PARKING AREA
 - 1.8m HT. METAL SCREENING ABOVE WALL
 - CONCRETE PAD WITH BUS SHELTER
 - REALIGN PARKING GARAGE ENTRY TO CITY LANE
 - EXISTING CITY SIDEWALK / BOULEVARD TO REMAIN
 - EXISTING ASPHALT PARKING LOT
 - EXTERIOR GROUND FLOOR COLUMNS
 - LOW RETAINING WALL
 - EXISTING CONCRETE EXIT PATH
 - EXISTING UTILITY BOX
 - CONCRETE STAIRS WITH HAND RAILING
 - FREE STANDING PLANTERS
 - POSSIBLE COMMERCIAL PATIO
 - LANDSCAPE CURB: 150mm HT. MAXIMUM
 - EXISTING CITY RINGED BIKE RACK

PROJECT INFORMATION

ZONING
Zoning By-law 2008-200 Consolidation TM1 [1822] R4UB TM11

SITE AREA	1088 SOMERSET STREET WEST	603.3 sq. m. (6.484) sq. ft.	50 BAYSWATER AVENUE	3,019.6 sq. m. (32,502) sq. ft.
ZONING				
BUILDING HEIGHT (50 BAYSWATER)	6 STOREYS / 20.0m		16 STOREYS / 53.5m	
BUILDING HEIGHT (1088 SOMERSET)	6 STOREYS / 20.0m		6 STOREYS / 20.0m	
FRONT YARD SETBACK MAXIMUM	3.0m		2.0m	
FRONT YARD SETBACK (ABOVE 3rd STOREY OR 12m ht.)	2.0m		0.0m	
CORNER YARD SETBACK	3.0m		2.0m	
CORNER YARD SETBACK (ABOVE 15m ht.)	+2.0m		+4.0m	
INTERIOR SIDE YARD SETBACK	0.0m		1.2m / 0.2m / 1.4m	
INTERIOR SIDE YARD SETBACK - ABUTTING RESIDENTIAL	3.0m		1.2m	
REAR YARD SETBACK	7.5m		8.0m	
REAR YARD SETBACK - (45° ANGULAR PLANE AT 15m ht. FROM SETBACK)	45° @ 7.5m		0.0m	
MINIMUM WIDTH OF LANDSCAPED AREA ABUTTING A RESIDENTIAL ZONE	3.0m		0.0m	
AMENITY AREA - TOTAL PER UNIT	6.0m ²		6.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0m ²		3.0m ²	
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS 0.5 PER UNIT) - BLDG. 'C'	90		90	
VEHICLE PARKING - RESIDENTIAL - BLDG. 'A' & 'B'	0		61	
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS 0.1 PER UNIT) - BLDG. 'A', 'B' & 'C'	26		26	
VEHICLE PARKING - COMMERCIAL RETAIL (NOT REQUIRED UNDER 500m² GFA)	0		4	
BICYCLE PARKING - RESIDENTIAL (0.5 PER UNIT) - BLDG. 'A' & 'B'	51		105	
BICYCLE PARKING - COMMERCIAL (1.0 PER 250m² GFA)	2		6	
ASLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m		6.0m	

PROJECT STATISTICS

GROSS BUILDING - AREAS - BLDG. 'A'		GROSS BUILDING - AREAS - BLDG. 'B'		GROSS BUILDING - AREAS - BLDG. 'C'	
BASEMENT LEVEL	0.0 sq. m.	0.0 sq. m.	0.0 sq. m.	0.0 sq. m.	0.0 sq. m.
GROUND FLOOR	95.4 sq. m.	215.2 sq. m.	1,005.3 sq. m.	1,005.3 sq. m.	1,005.3 sq. m.
2nd to 4th FLOOR	3 x 279.0 sq. m.	3 x 279.0 sq. m.	3 x 279.0 sq. m.	3 x 279.0 sq. m.	3 x 279.0 sq. m.
5th to 6th FLOOR	2 x 143.3 sq. m.	2 x 143.3 sq. m.	2 x 143.3 sq. m.	2 x 143.3 sq. m.	2 x 143.3 sq. m.
TOTAL AREA	1,219.1 sq. m.	4,752.8 sq. m.	10,219.3 sq. m.	10,219.3 sq. m.	10,219.3 sq. m.

LOT COVERAGE - BLDG. 'A'

PAVED SURFACE	31.4 sq. m.	5.2%
FOOTPRINT BUILDING 'A'	372.3 sq. m.	61.7%
LANDSCAPE OPEN SPACE	199.6 sq. m.	33.1%
TOTAL	603.3 sq. m.	100.0%

LOT COVERAGE - BLDG. 'B'

PAVED SURFACE	1,243.5 sq. m.	41.2%
FOOTPRINT BUILDING 'B'	423.1 sq. m.	14.0%
FOOTPRINT BUILDING 'C'	802.3 sq. m.	26.8%
LANDSCAPE OPEN SPACE	580.7 sq. m.	18.2%
TOTAL	3,019.6 sq. m.	100.0%

AMENITY SPACE - BLDG. 'A'

COMMUNAL EXTERIOR AT GRADE	80.0 sq. m.
1st FLOOR AMENITY ROOM	85.0 sq. m.
PRIVATE BALCONIES / TERRACE	90.0 sq. m.
TOTAL	255.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (21)	126.0 sq. m.
REQUIRED COMMUNAL @ 50%	63.0 sq. m.

AMENITY SPACE - BLDG. 'B'

COMMUNAL EXTERIOR AT GRADE	160.0 sq. m.
COMMUNAL INTERIOR ROOF TOP	160.0 sq. m.
PRIVATE TERRACE / BALCONIES	290.0 sq. m.
TOTAL	580.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (80)	480.0 sq. m.
REQUIRED COMMUNAL @ 50%	240.0 sq. m.

SOLID WASTE 21 + 80 UNITS

BLDG. 'A'	- 21 UNITS	(1Y ¹ = 765 L)	BLDG. 'B'	- 80 UNITS
GARBAGE	0.110 Y ¹ PER UNIT	2.4 Y ¹	GARBAGE	0.110 Y ¹ PER UNIT
RECYCLING - GMP	0.018 Y ¹ PER UNIT	0.4 Y ¹	RECYCLING - GMP	0.018 Y ¹ PER UNIT
RECYCLING - FIBRE	0.038 Y ¹ PER UNIT	0.9 Y ¹	RECYCLING - FIBRE	0.038 Y ¹ PER UNIT
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	1	ORGANICS	1 - 240 L BIN PER PER 50 UNITS
TOTAL	116		TOTAL	187

CAR PARKING - BLDG. 'A', 'B' & 'C'

REQUIRED BY ZONING BY-LAW

EXISTING BUILDING 'A' & 'B'	- NOT REQUIRED	0
EXISTING BUILDING 'C'	- 0.5 PER UNIT AFTER 12	60
VISITOR	- 0.1 PER UNIT AFTER 12	26
COMMERCIAL - RETAIL	- NOT REQUIRED UNDER 500m ² GFA	0
TOTAL		116

PROVIDED

RESIDENCE	- 0.55 PER UNIT	157
VISITOR	- 0.1 PER UNIT	26
COMMERCIAL		4
TOTAL		187

VEHICLE PARKING SPACES

P2 LEVEL EXISTING + EXPANSION 61

P1 LEVEL EXISTING + EXPANSION 58

GROUND LEVEL EXISTING ALTERED 31

2nd FLOOR SURFACE EXISTING 37

TOTAL 187

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.

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- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON ARBO SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON ARBO SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

REVISIONS:	DATE
ISSUED FOR OPA / ZBLA APPLICATION	Aug. 02, 24
REVISED AS PER UDRP COMMENTS - DRAFT	Mar. 12, 24
ISSUED FOR UDRP	Jan. 15, 24
ISSUED FOR GENERAL REVISION / REVIEW	Oct. 17, 23
ISSUED FOR PRE-CONSULT	Aug. 24, 23
ISSUED FOR OWNER REVIEW	Nov. 22, 22

ARCHITECT SEAL:
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roderick lahey architect inc.
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t. 613.724.9932 f. 613.724.1209 rla@architecture.ca

PROJECT TITLE:
50 BAYSWATER AVENUE / 1088 SOMERSET STREET

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: R.V. **CHECKED:** R.V.
SCALE: 1:150 **SHEET No.:** SP-1
PROJECT No.: 2028