



RENFROE LAND MANAGEMENT

50 BAYSWATER AVE

50 BAYSWATER AVE + 1088 SOMERSET STREET W

RLA PROJECT #: 2028

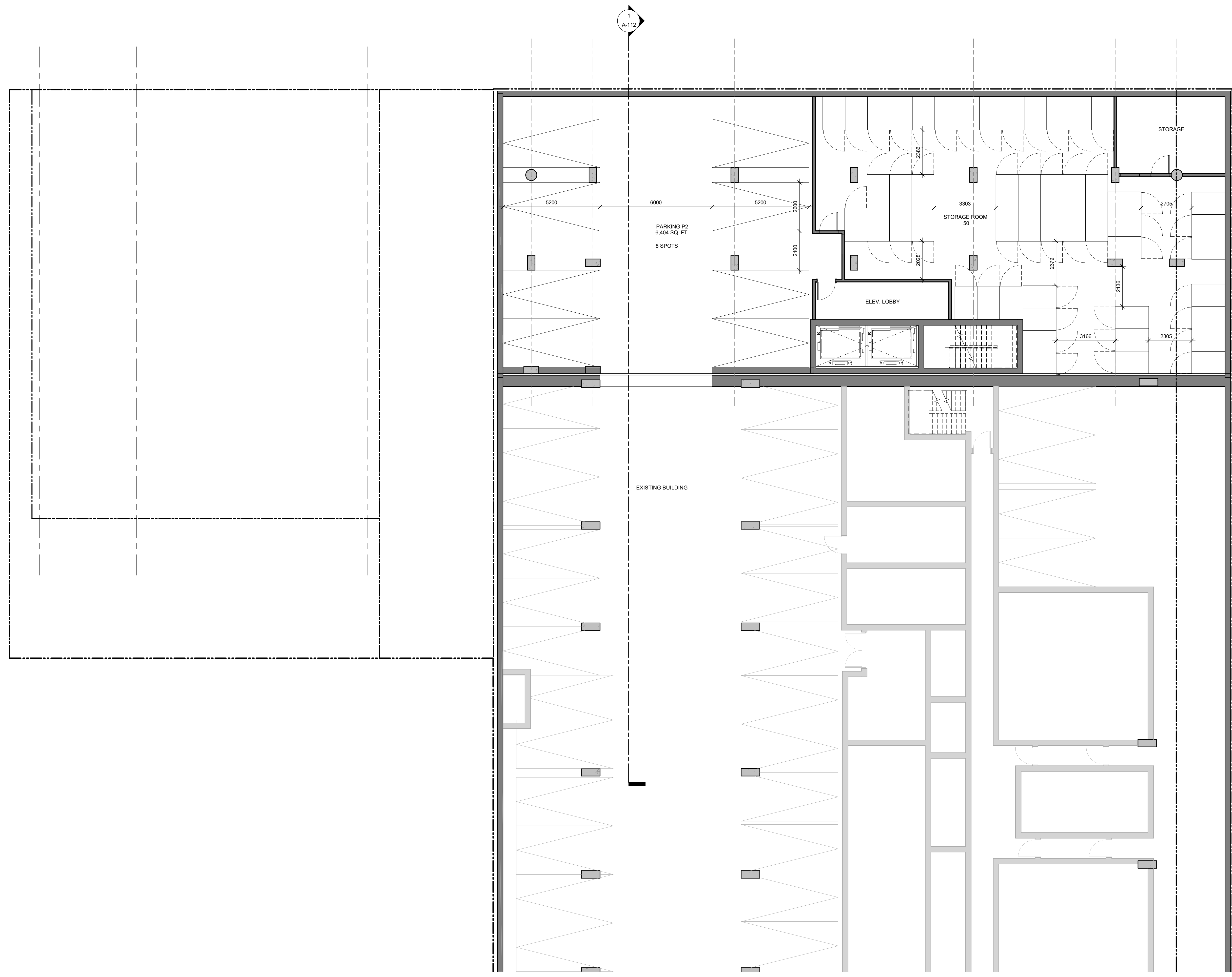
rla/architecture

ISSUED FOR OPA/ZBLA APPLICATION

2024-09-23



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No.	DESCRIPTION	DATE
5	ISSUED FOR OPA/ZBLA APPLICATION	2024-09-23
4	ISSUED FOR PH. 3 PRE-CONSULT OPA/ZA/SPC	2024-05-29
3	REVISED PER UDRP COMMENTS	2024-03-12
2	ISSUED FOR UDRP	2024-01-15
1	ISSUED FOR PRE-CONSULT	2023-08-24
		YYYY-MM-DD

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT:  RENFROE LAND MANAGEMENT
CLIENT NAME

ARCHITECT:  rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

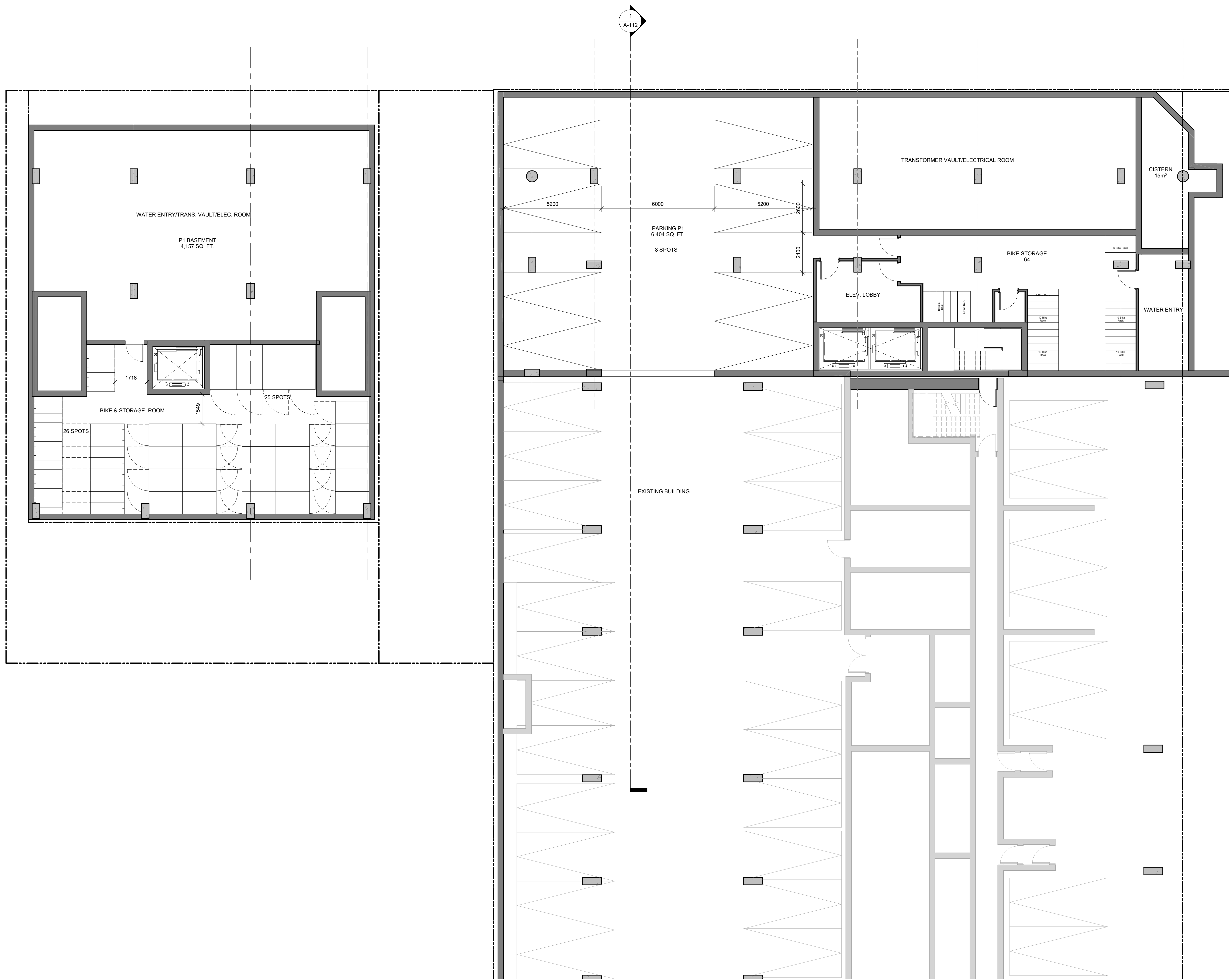
PROJECT TITLE:
50 BAYSWATER AVE
50 BAYSWATER AVE

SHEET TITLE:
P2 FLOOR PLAN


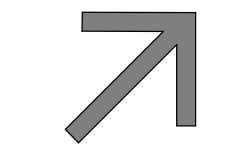
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SCALE: 1 : 100	SHEET No.:
PROJECT No: 2028	A-103 Plan No.: # 19036

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	REVISIONS:	YYYY-MM-DD

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT: 
 RENFROE LAND MANAGEMENT
 CLIENT NAME

ARCHITECT: 
 56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:
 50 BAYSWATER AVE

SHEET TITLE:
 P1 FLOOR PLAN

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 100	SHEET No.:
PROJECT No: 2028	A-104 Plan No. : # 19036

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REVISIONS:

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CLIENT NAME

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PROJECT TITLE:

50 BAYSWATER AVE

50 BAYSWATER AVE

SHEET TITLE:

GROUND FLOOR PLAN

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 100	SHEET No.:
PROJECT No.:	A-105
2028	Plan No.: # 19036

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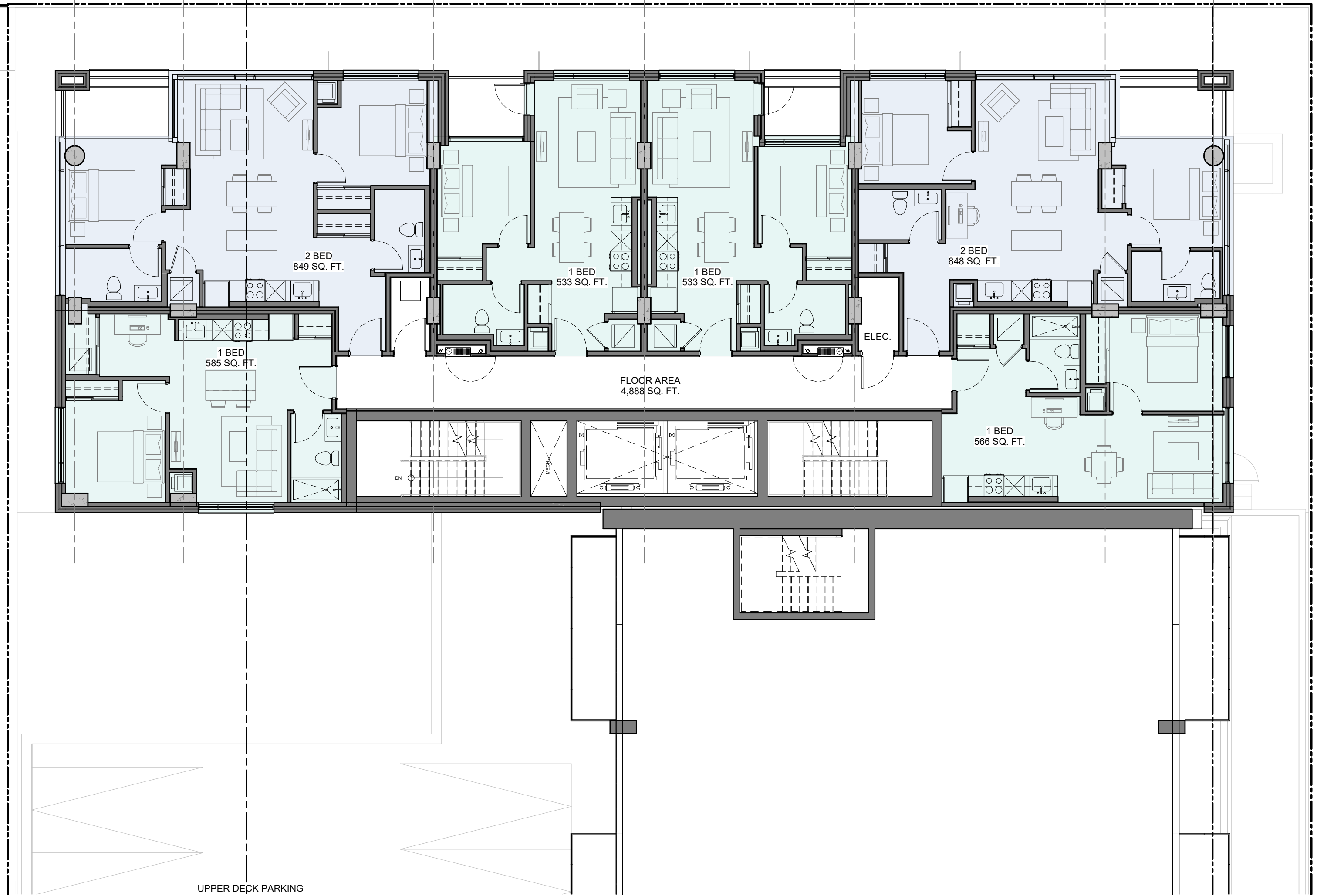
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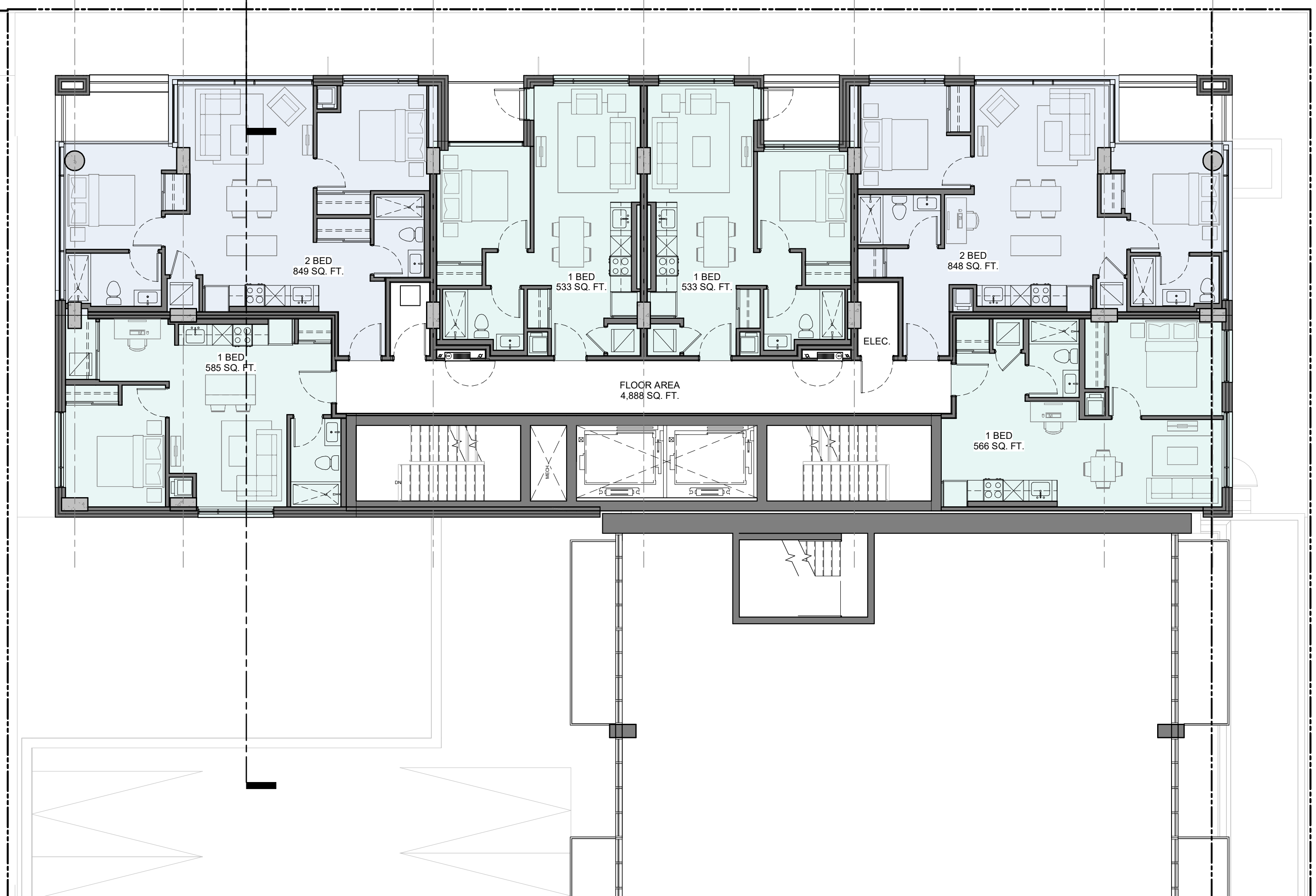
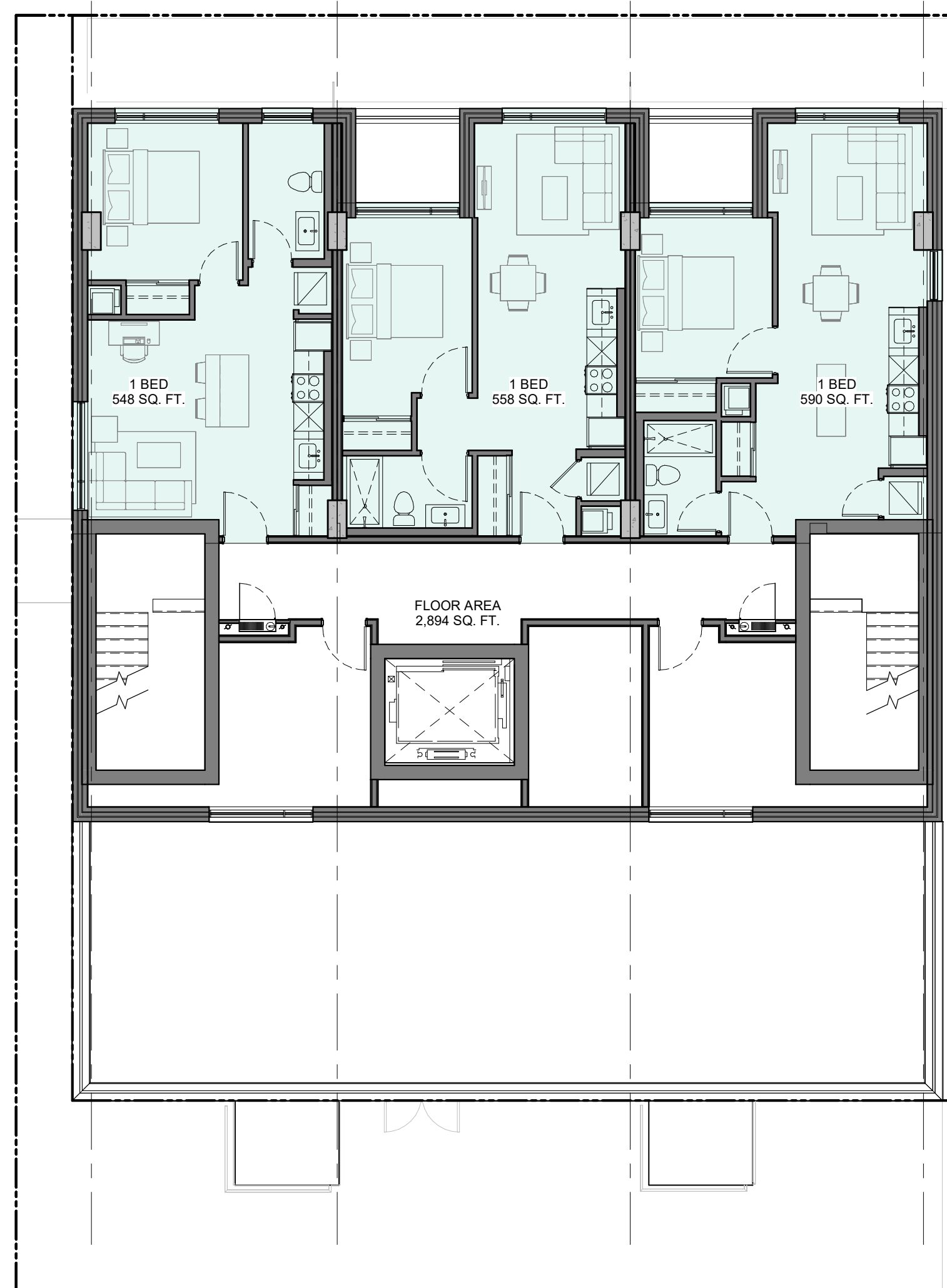
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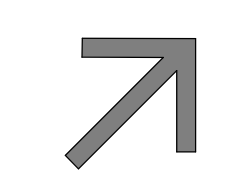
1 L2-L4 FLOOR PLAN
A-106 1:100




2 L5-L6 FLOOR PLAN
A-106 1:100

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PROJECT TITLE:
50 BAYSWATER AVE

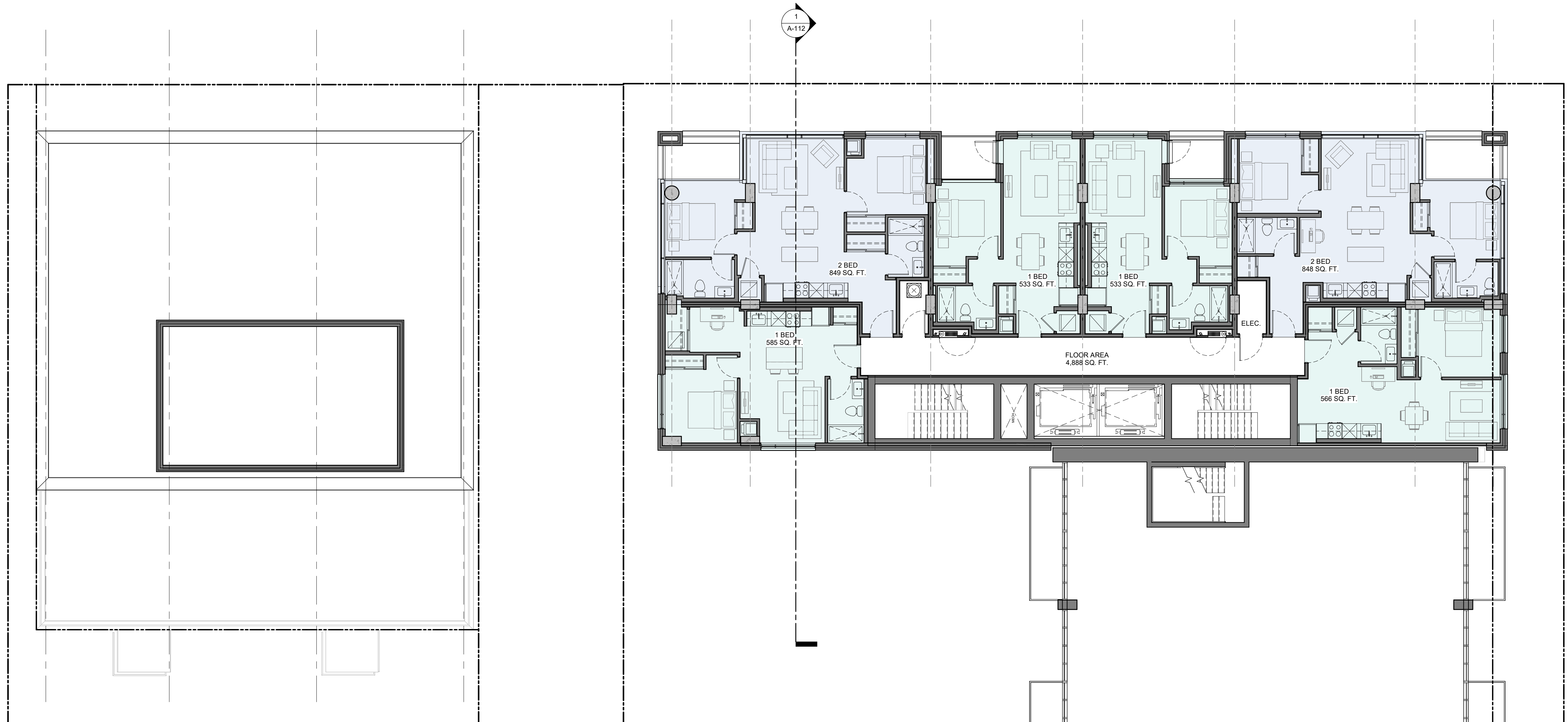
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SHEET TITLE:
L2-L6 FLOOR PLANS

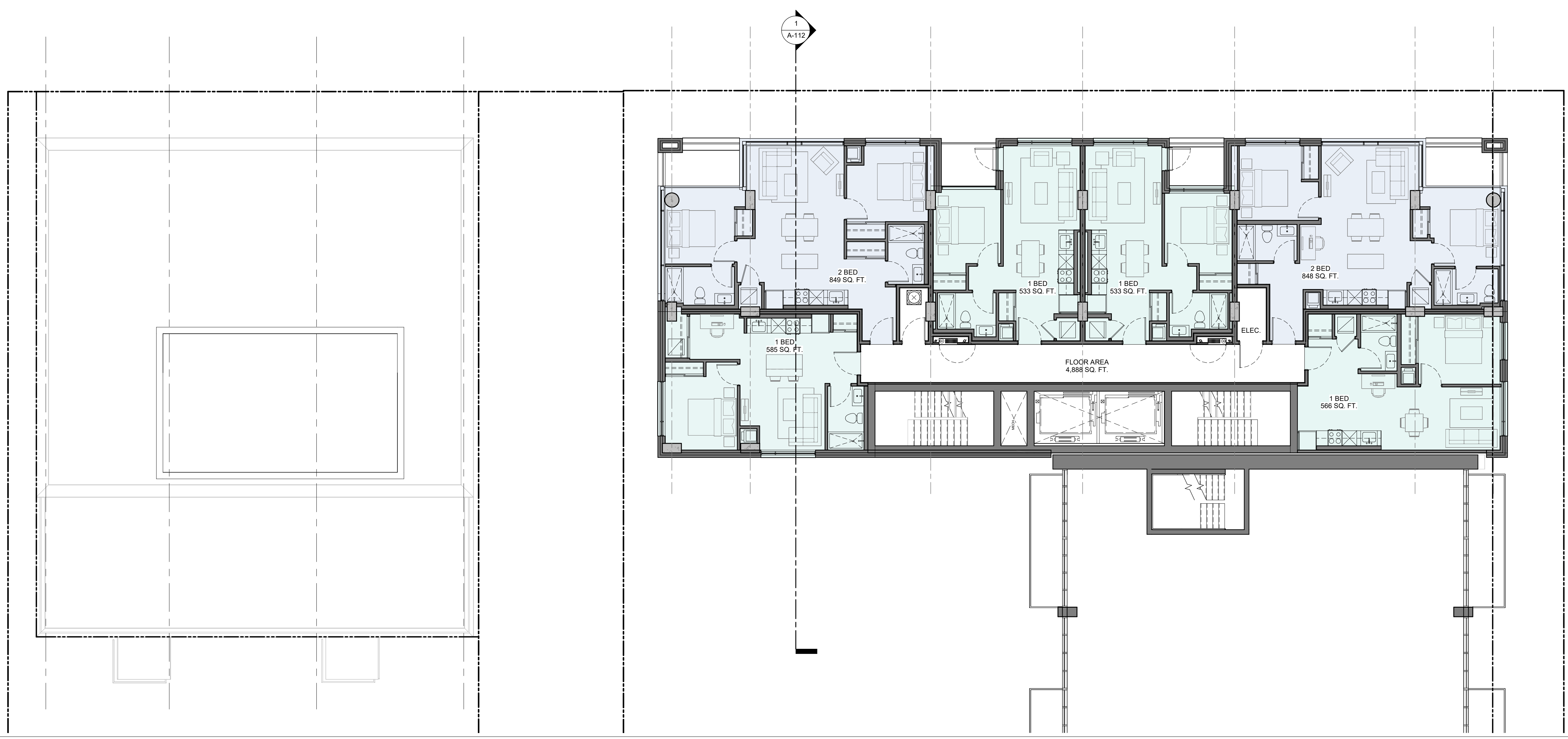
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PROJECT No.:	A-106
2028	Plan No.: # 19036

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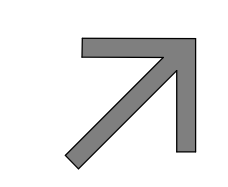
1 L7 FLOOR PLAN
A-107 1:100



2 L8-L12 FLOOR PLAN
A-107 1:100

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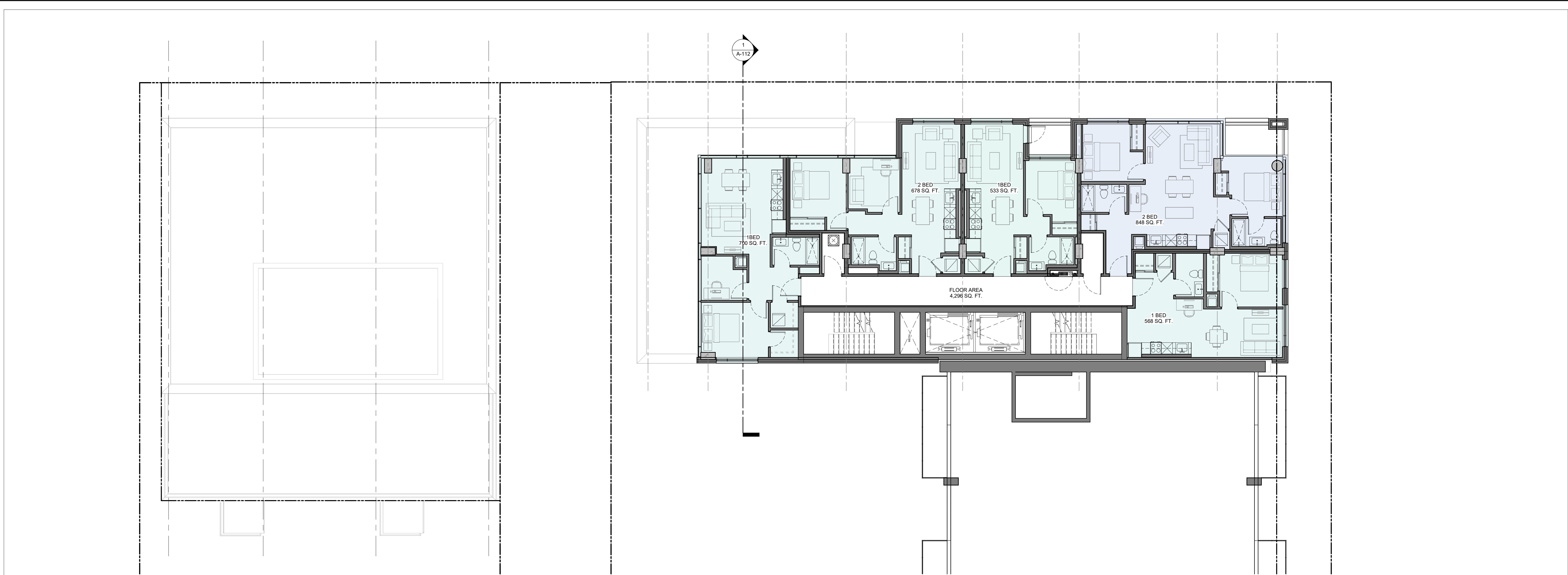
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PROJECT TITLE:
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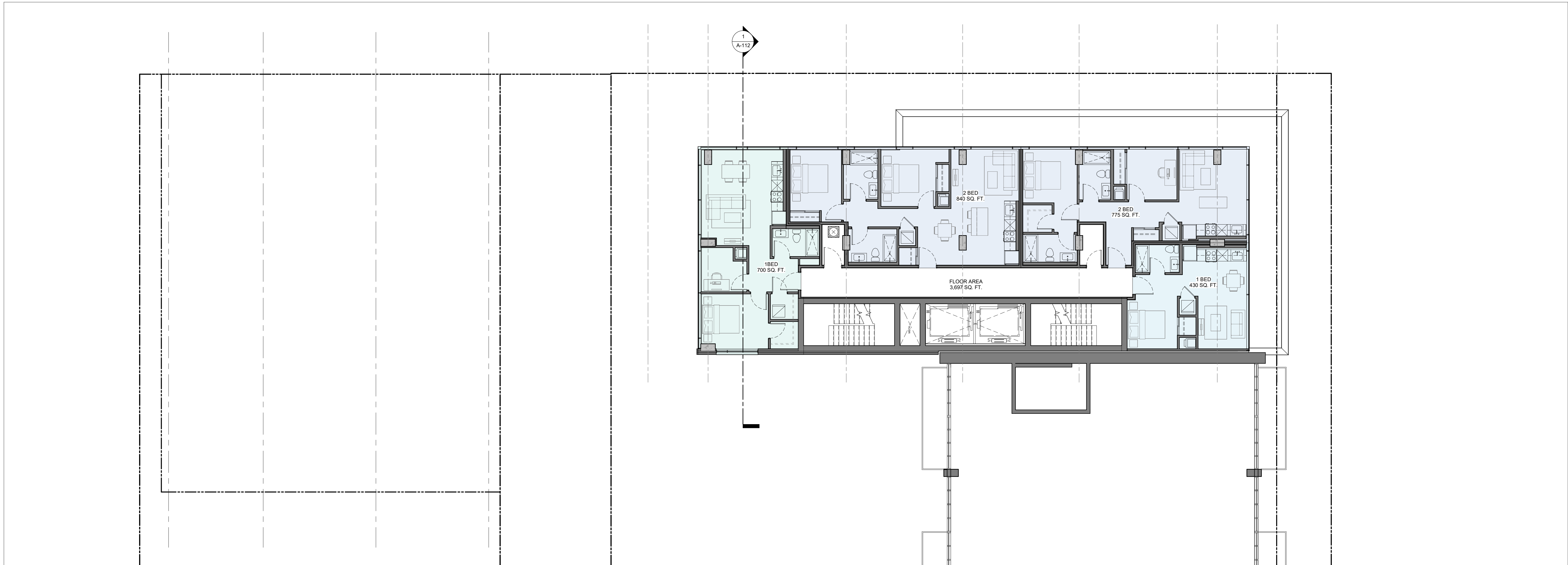
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L7-L12 FLOOR PLANS

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PROJECT No: 2028	A-107 Plan No.: # 19036

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1 L13-L14 FLOOR PLAN
A-108 1:100

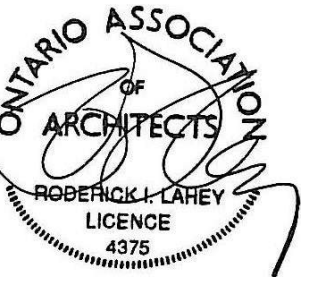
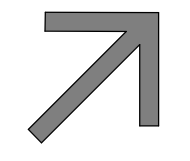


2 L15 FLOOR PLAN
A-108 1:100

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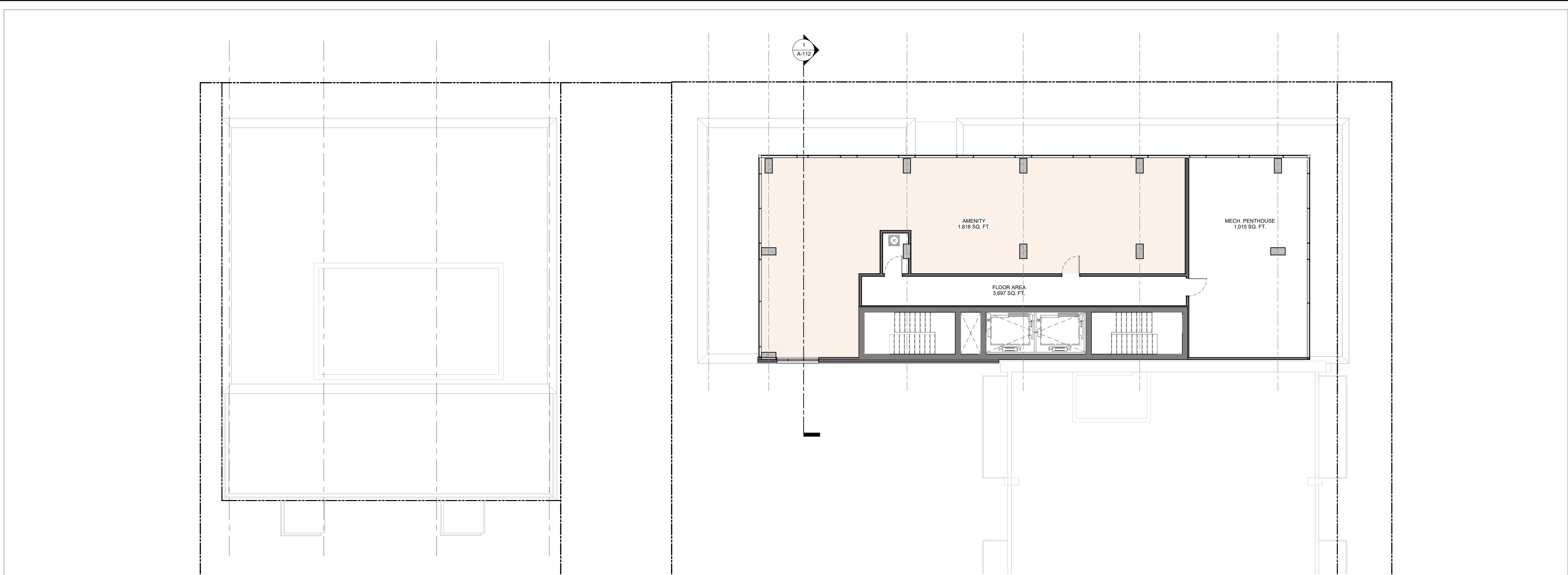
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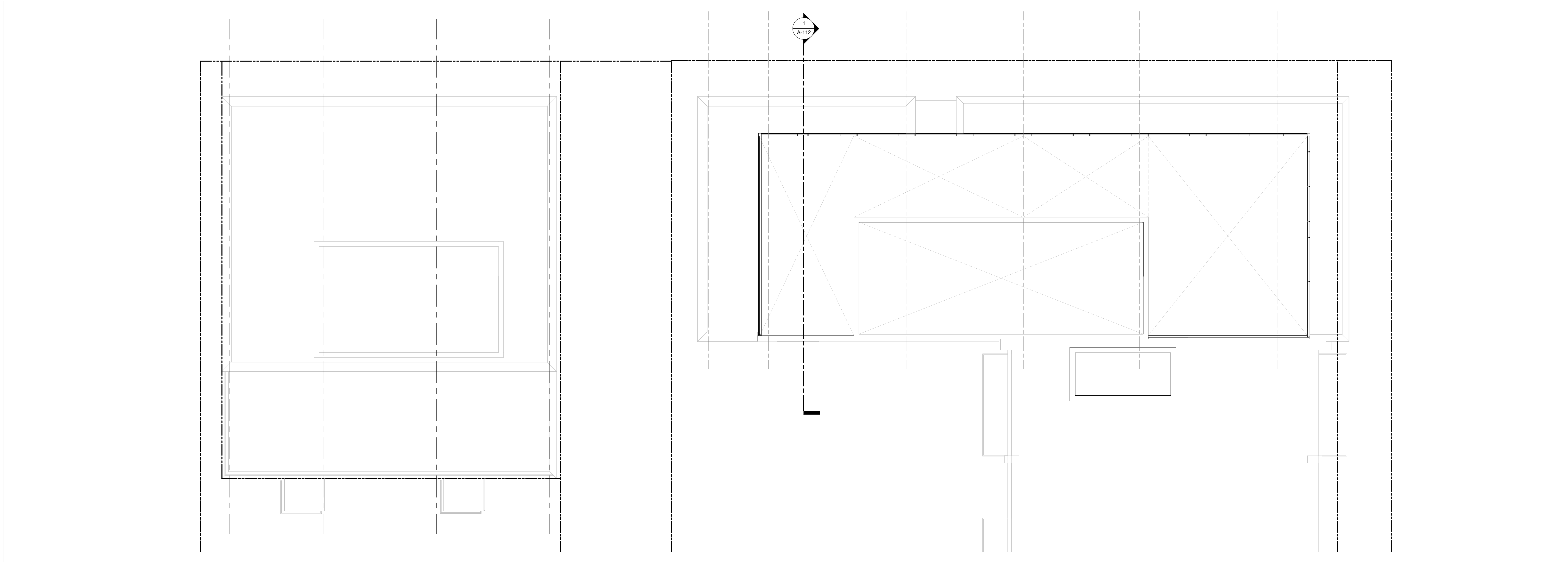
50 BAYSWATER AVE
SHEET TITLE:
L13-L15 FLOOR PLANS

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PROJECT No: 2028	A-108 Plan No.: # 19036

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1
A-109
L16 FLOOR PLAN
1 : 100




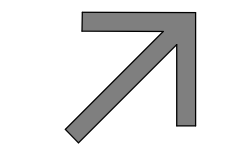
2
A-109
ROOF PLAN
1 : 100

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ARCHITECT:  rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:
50 BAYSWATER AVE
50 BAYSWATER AVE

SHEET TITLE:
L16 FLOOR PLAN

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 100	SHEET No.:
PROJECT No: 2028	A-109 Plan No.: # 19036

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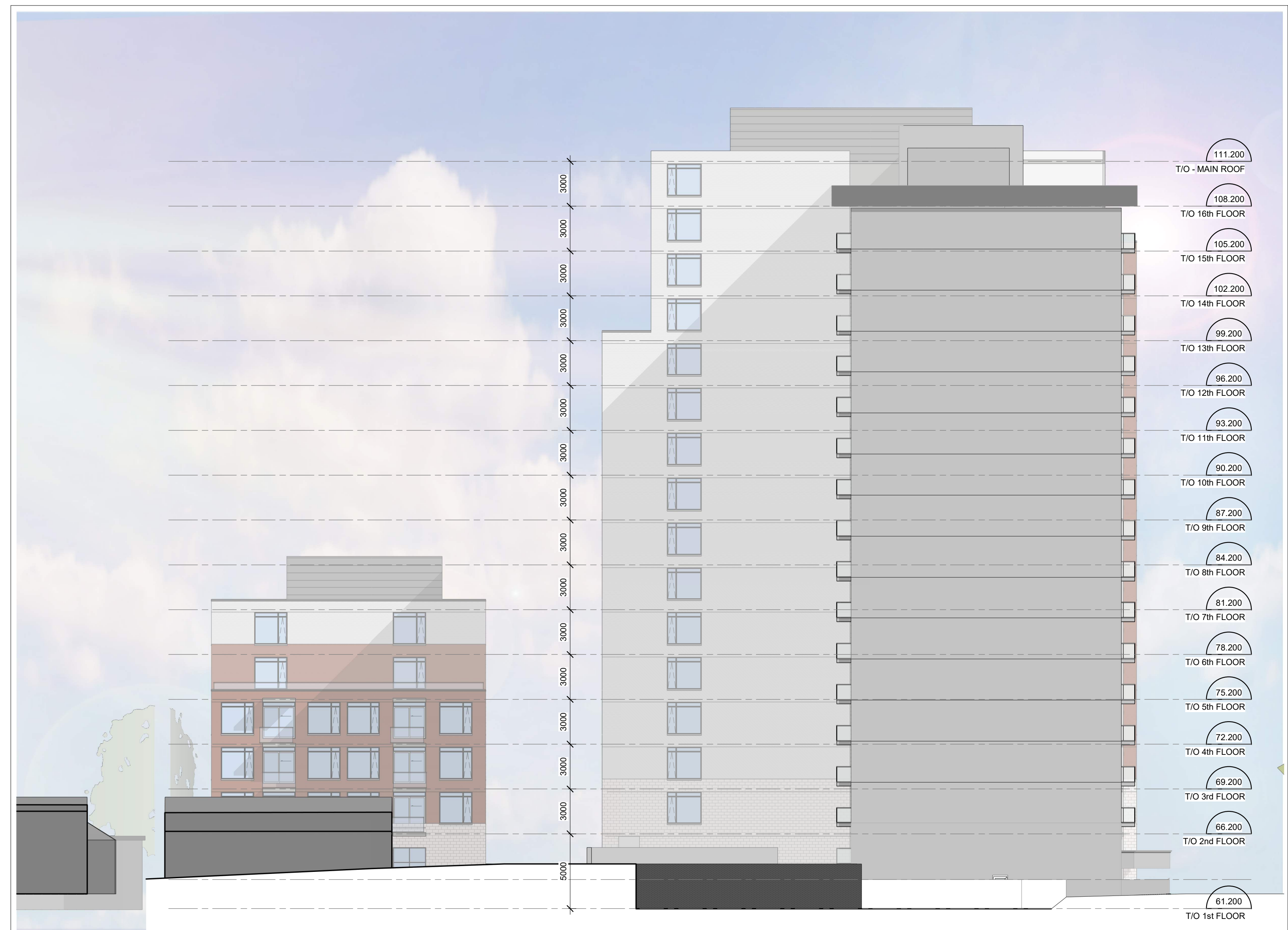
1 BAYSWATER ELEVATION
A-110 1:200



2 SOMERSET STREET W ELEVATION
A-110 1:200



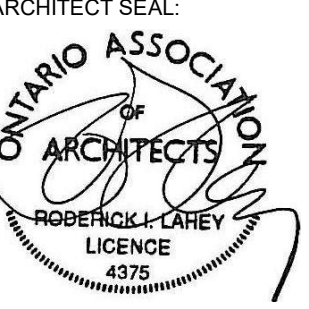
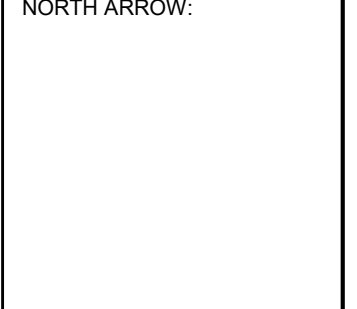
3 WEST ELEVATION - LANEWAY
A-110 1:200



4 SOUTH ELEVATION
A-110 1:200

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PROJECT TITLE:
50 BAYSWATER AVE

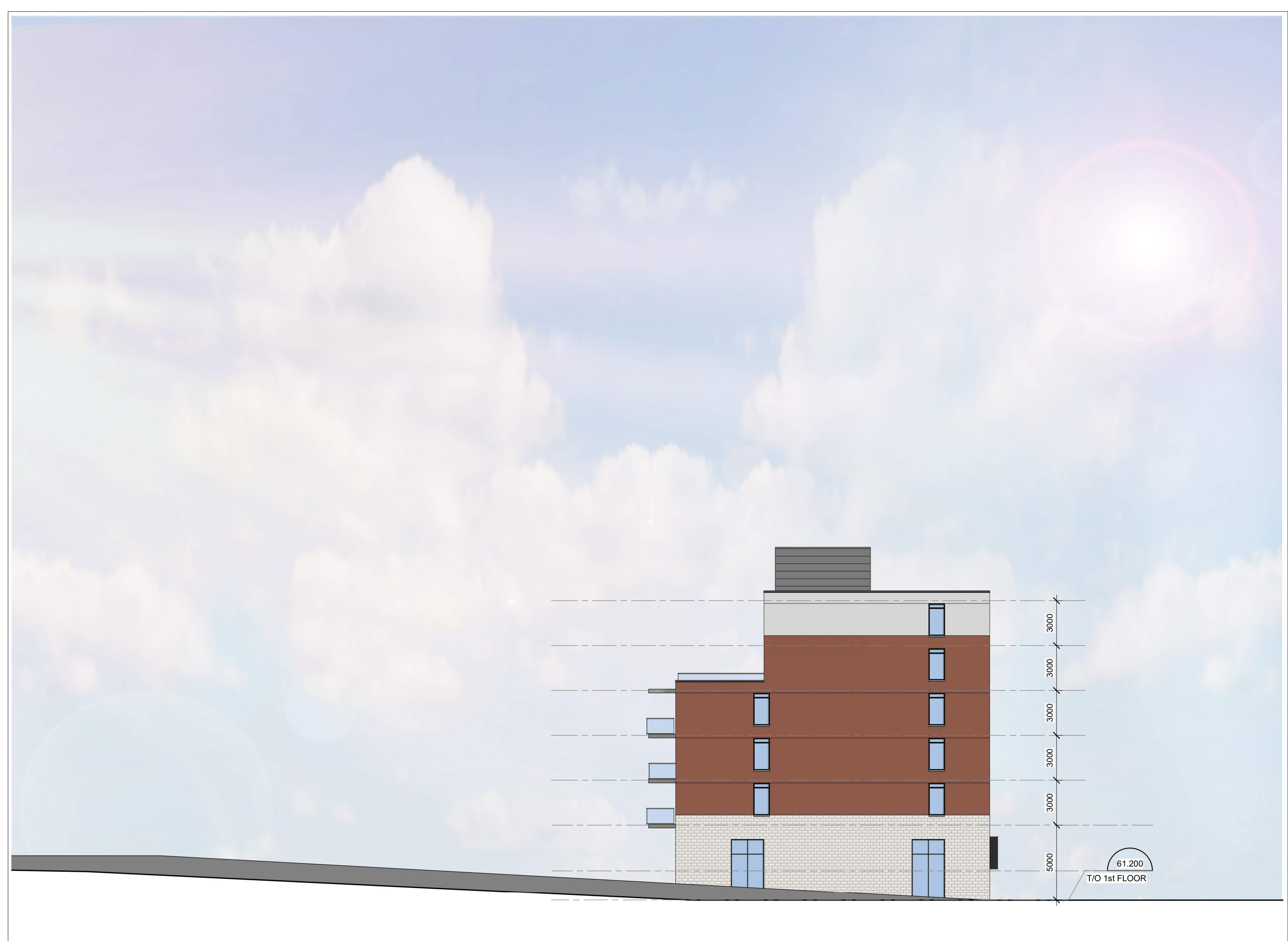
SHEET TITLE:
ELEVATIONS

DRAWN: RIB	CHECKED: RV
SCALE: 1:200	SHEET No.:
PROJECT No.:	A-110
2028	Plan No.: # 19036

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
PLOT DATE: 2024-09-23 3:20:01 PM



1 WEST ELEVATION
A-111 1:200



2 EAST ELEVATION
A-111 1:200



3 ENLARGED ELEVATION-SOMERSET STREET
A-111 1:100

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CLIENT NAME

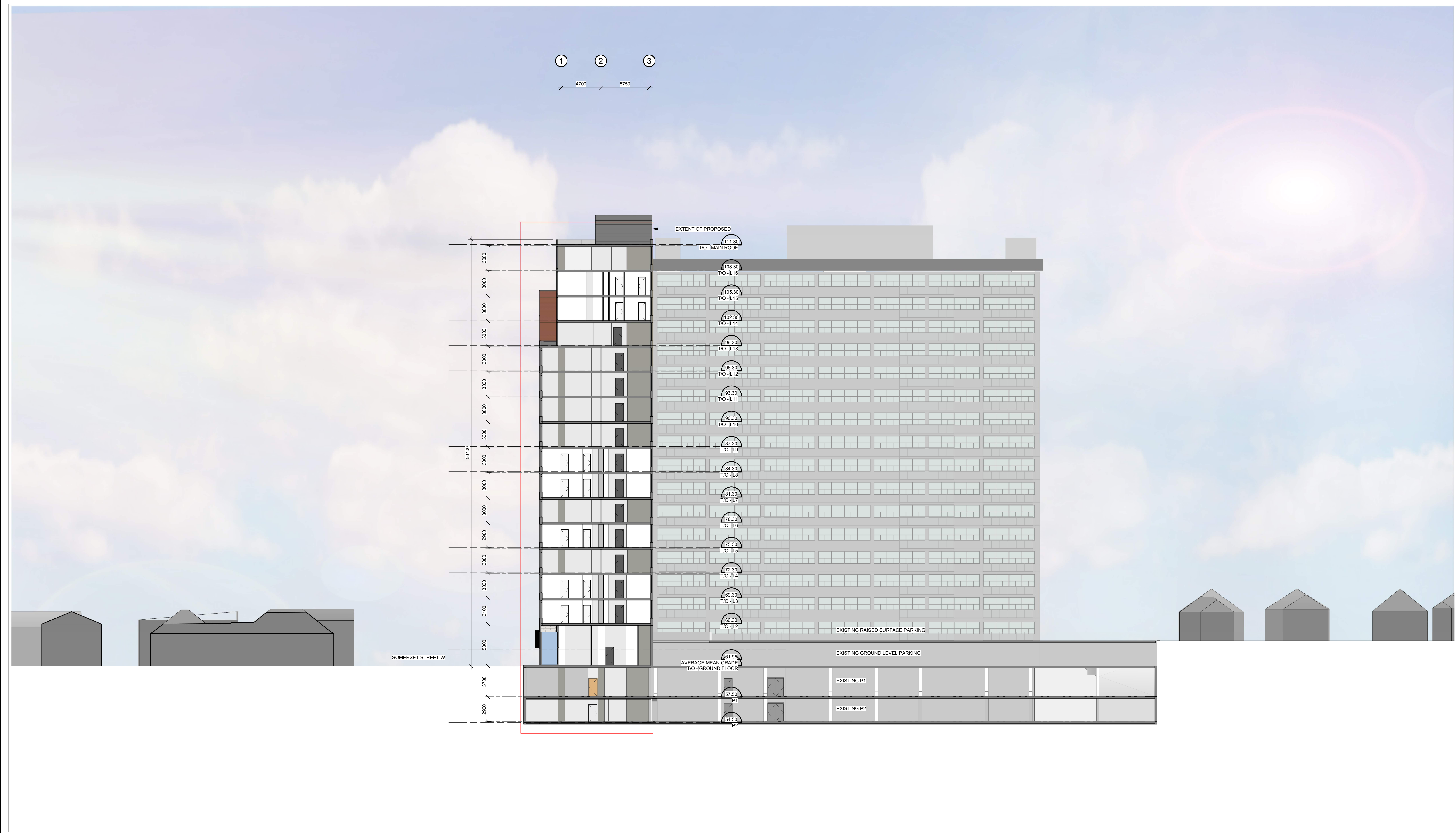
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50 BAYSWATER AVE

SHEET TITLE:
ELEVATIONS

DRAWN: RIB	CHECKED: RV
SCALE: As indicated	SHEET No.:
PROJECT No: 2028	A-111
	Plan No.: # 19036

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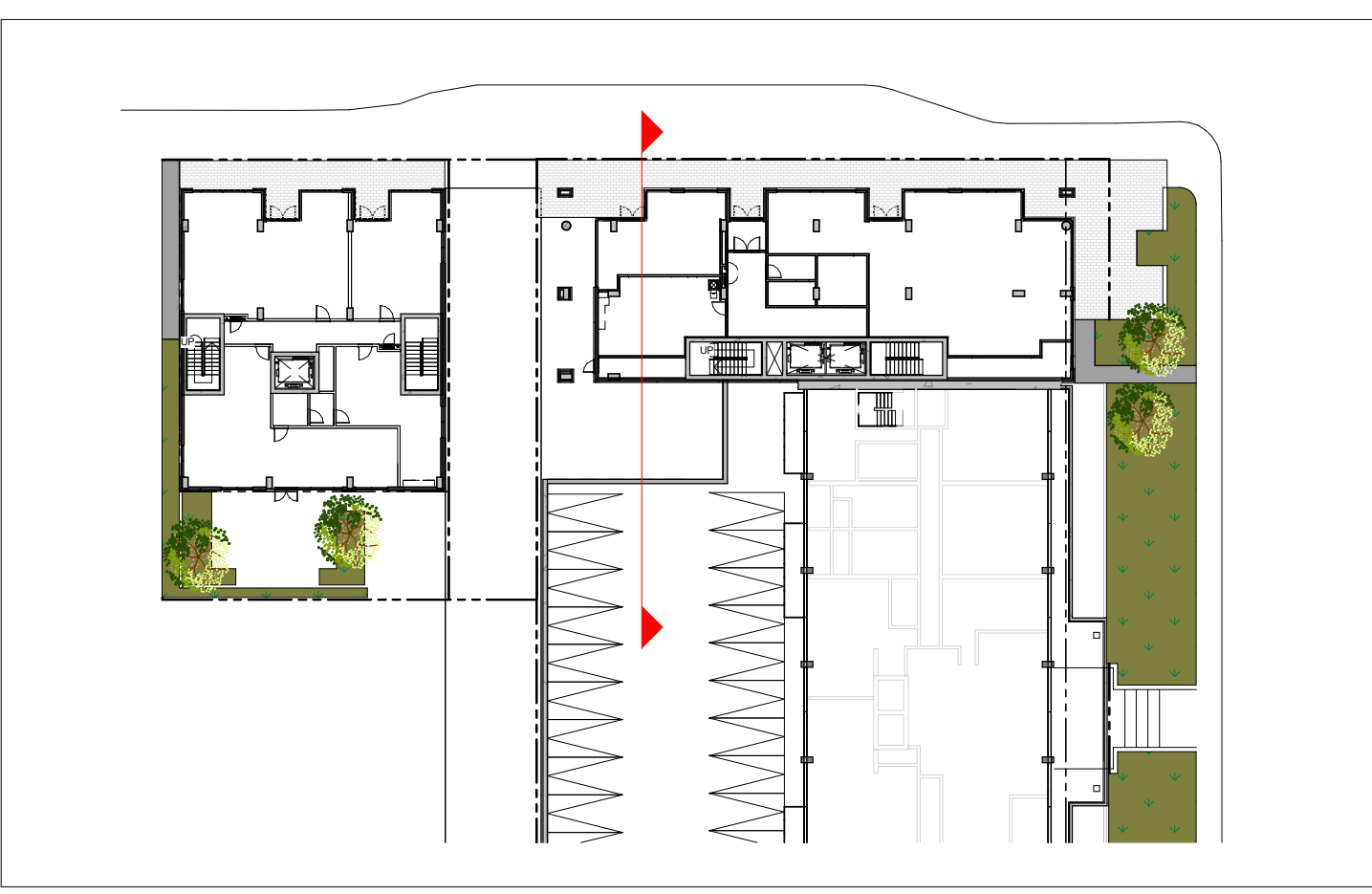
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PROJECT TITLE:
50 BAYSWATER AVE
50 BAYSWATER AVE

SHEET TITLE:
BUILDING SECTION

DRAWN: RIB	CHECKED: RV
SCALE: As indicated	SHEET No.:
PROJECT No: 2028	A-112 Plan No.: # 19036

1 BUILDING SECTION
A-112 1:200



KEYPLAN

PAPER SIZE: ISO Full (841x1189)mm PLOT DATE: 2024-09-23 3:29:56 PM



1 STREET SECTION THROUGH SOMERSET STREET W
A-113 1:400



2 STREET SECTION THROUGH BAYWATER AVENUE
A-113 1:400

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ARCHITECT:

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PROJECT TITLE:

50 BAYSWATER AVE

50 BAYSWATER AVE

SHEET TITLE:

STREET SECTIONS

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 400	SHEET No.:
PROJECT No.:	A-113
2028	Plan No. : # 19036

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
PLOT DATE: 2024-09-23 3:30:16PM



1 AERIAL VIEW 1
A-114



2 AERIAL VIEW 2
A-114

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50 BAYSWATER AVE

50 BAYSWATER AVE

SHEET TITLE:

AERIAL VIEWS

DRAWN: RIB	CHECKED: RV
SCALE:	SHEET No.:
PROJECT No: 2028	A-114 Plan No.: # 19036

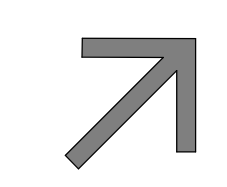
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No.	DESCRIPTION	DATE
1	ISSUED FOR PRE-CONSULT	2023-08-24
2	ISSUED FOR UDRP	2024-01-15
3	REVISED PER UDRP COMMENTS	2024-03-12
4	ISSUED FOR PH. 3 PRE-CONSULT OPAZA/SPC	2024-05-29
5	ISSUED FOR OPA/ZBLA APPLICATION	2024-09-23

No.	DESCRIPTION	DATE
1	ISSUED FOR PRE-CONSULT	2023-08-24
2	ISSUED FOR UDRP	2024-01-15
3	REVISED PER UDRP COMMENTS	2024-03-12
4	ISSUED FOR PH. 3 PRE-CONSULT OPAZA/SPC	2024-05-29
5	ISSUED FOR OPA/ZBLA APPLICATION	2024-09-23

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT:  RENFRO LAND MANAGEMENT
CLIENT NAME

ARCHITECT:  rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
50 BAYSWATER AVE
50 BAYSWATER AVE

SHEET TITLE:
PERSPECTIVE

DRAWN: RIB CHECKED: RV
SCALE: SHEET No.:

PROJECT No: 2028
A-116
Plan No.: # 19036

1 A-116 VIEW LOOKING FROM BAYWATER AVE & SOMERSET STREET INTERSECTION

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
PLOT DATE: 2024-09-23 3:25:42 PM



1 LOOKING WEST FROM SOMERSET STREET
A-117



2 LOOKING FROM SOMERSET STREET
A-117



3 LOOKING EAST FROM BAYWATER AVENUE
A-117



4 LOOKING FROM BAYWATER & SOMERSET STREET INTERSECTION
A-117

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2	ISSUED FOR UDRP	2024-01-15
1	ISSUED FOR PRE-CONSULT	2023-08-24

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:

CLIENT:

RENFRO LAND MANAGEMENT
CLIENT NAME

ARCHITECT:

56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

50 BAYSWATER AVE

50 BAYSWATER AVE

SHEET TITLE:

PERSPECTIVES

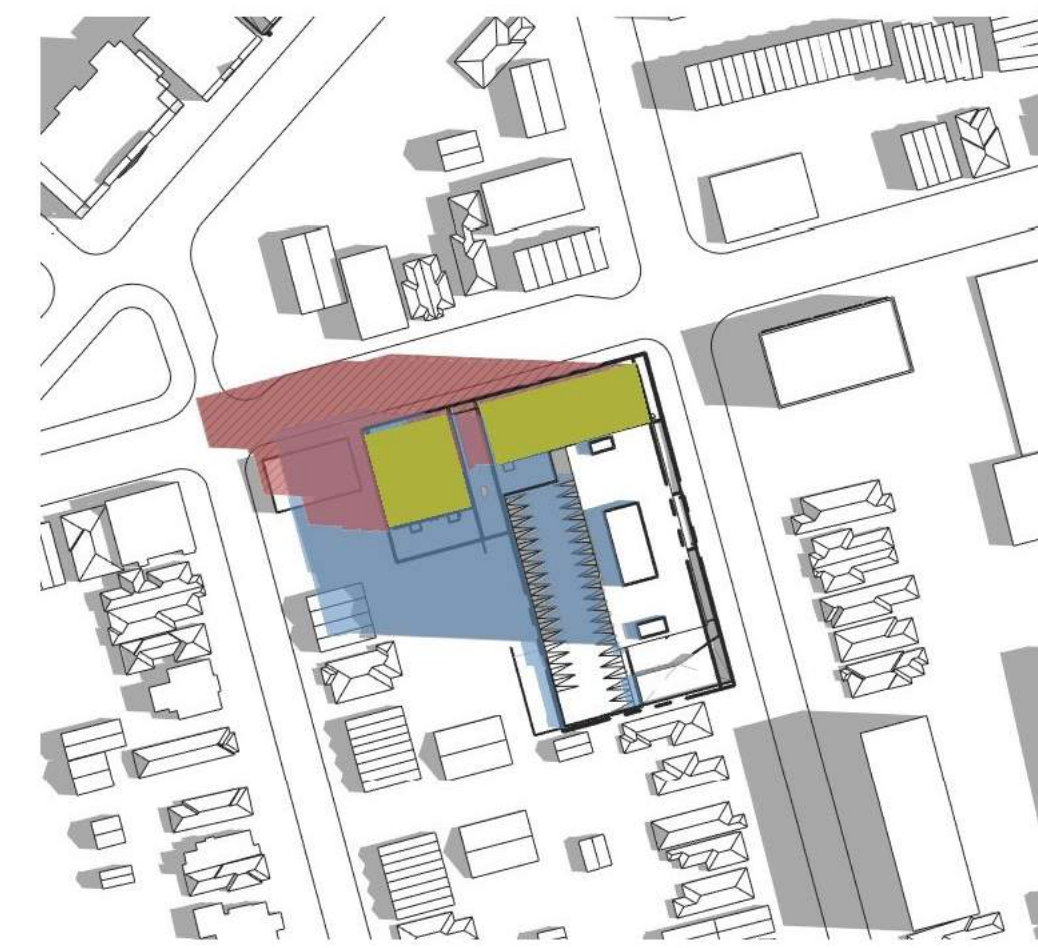
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SCALE:	SHEET No.:
PROJECT No: 2028	A-117
	Plan No.: # 19036

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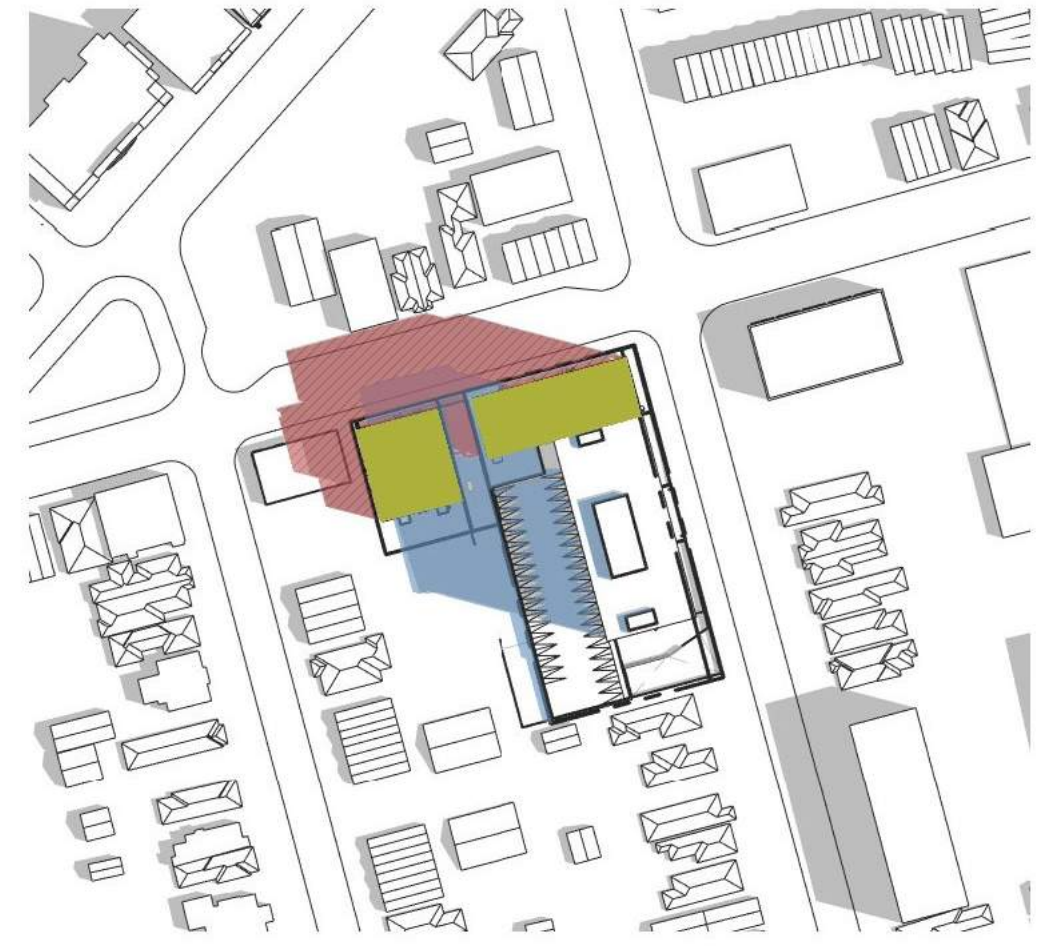
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
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JUNE 21 8:00AM



JUNE 21 9:00AM



JUNE 21 10:00AM



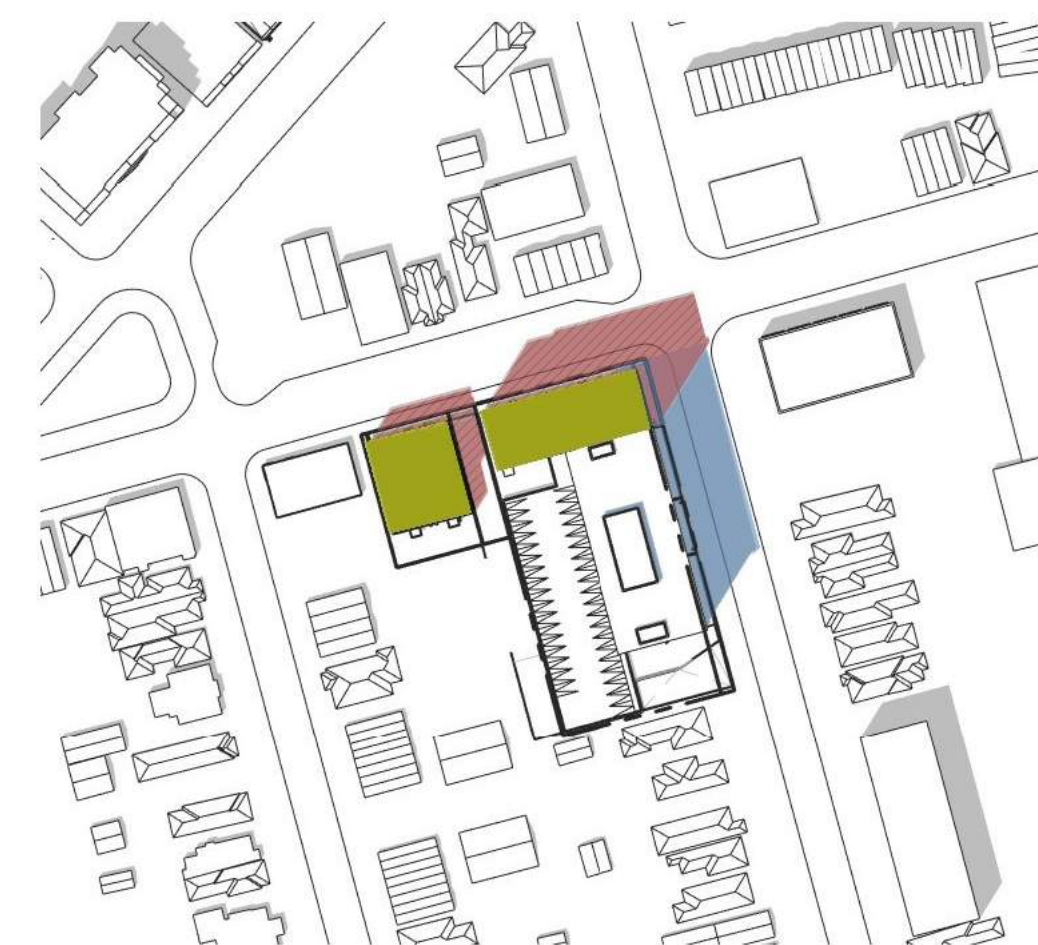
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JUNE 21 12:00PM



JUNE 21 1:00PM



JUNE 21 2:00PM



JUNE 21 3:00PM



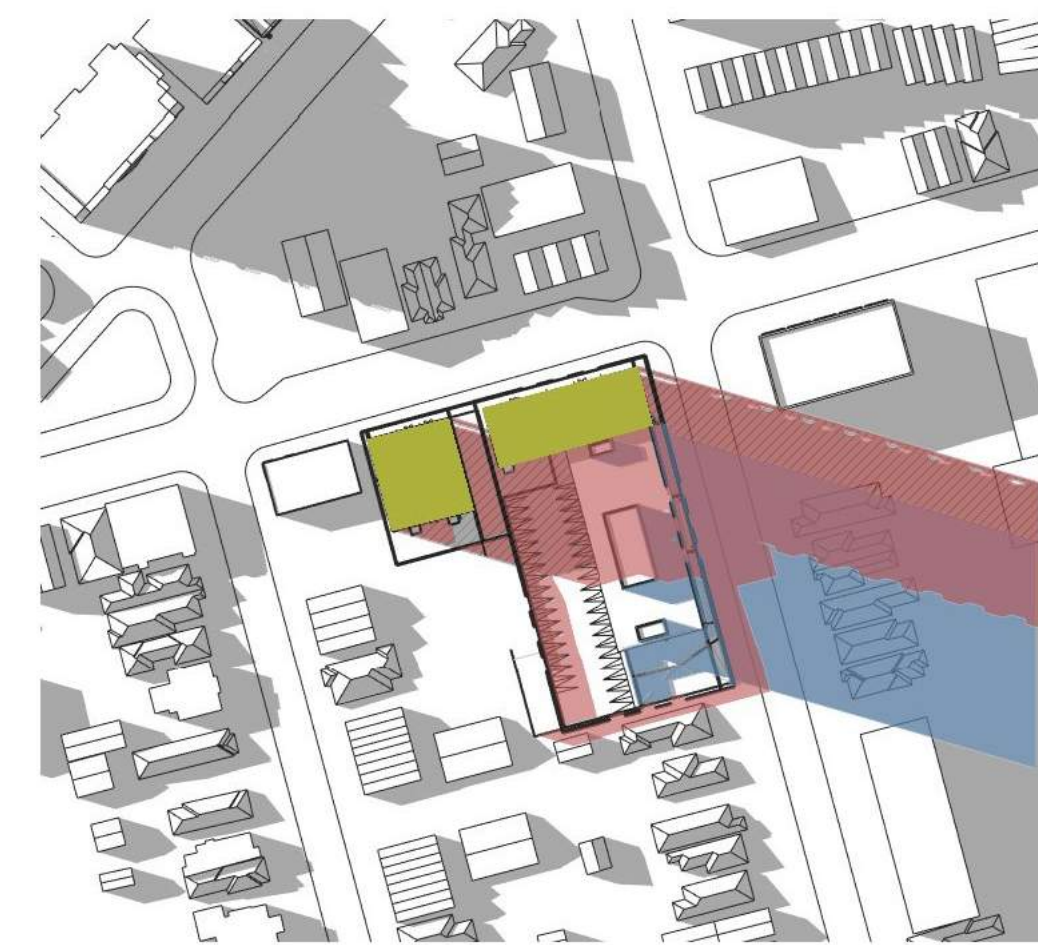
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JUNE 21 5:00PM



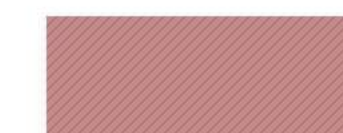
JUNE 21 6:00PM



JUNE 21 7:00PM



JUNE 21 8:00PM



NEW NET SHADOW



PROPOSED BUILDING SHADOW



EXISTING BUILDING SHADOW



PROPOSED BUILDING

No.	DESCRIPTION	DATE
5	ISSUED FOR OPA/ZBLA APPLICATION	2024-09-23
4	ISSUED FOR PH. 3 PRE-CONSULT OPA/ZA/SPC	2024-05-29
3	REVISED PER UDRP COMMENTS	2024-03-12
2	ISSUED FOR UDRP	2024-01-15
1	ISSUED FOR PRE-CONSULT	2023-08-24
		YYYY-MM-DD

REVISIONS:

ARCHITECT SEAL: 	NORTH ARROW:
---------------------	------------------

CLIENT:

 RENFROE LAND MANAGEMENT
 CLIENT NAME

ARCHITECT:

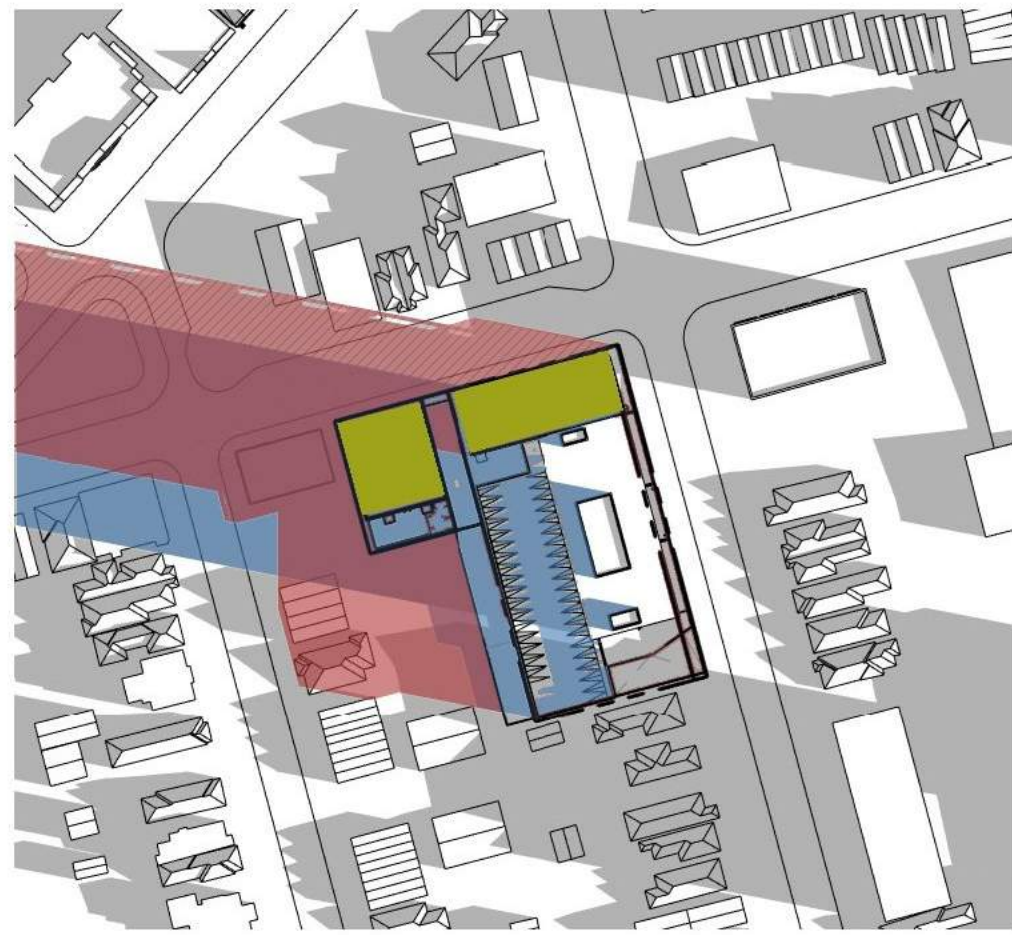
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
50 BAYSWATER AVE
 50 BAYSWATER AVE

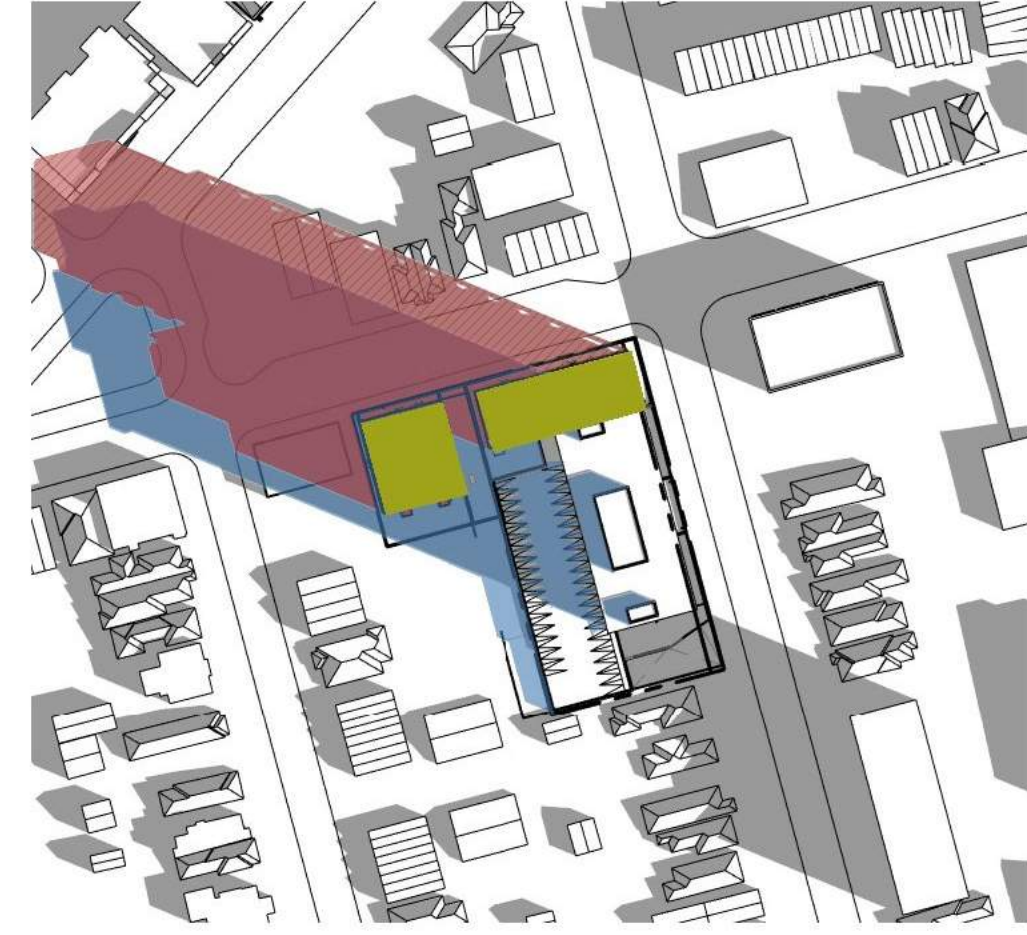
SHEET TITLE:
SUN SHADE STUDY

DRAWN: RIB	CHECKED: RV
SCALE:	SHEET No.:
PROJECT No: 2028	A-118 Plan No.: # 19036

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
 PLOT DATE: 2024-09-23 3:26:58 PM



SEPTEMBER 21 8:00AM



SEPTEMBER 21 9:00AM



SEPTEMBER 21 10:00AM



SEPTEMBER 21 11:00AM



SEPTEMBER 21 12:00AM



SEPTEMBER 21 1:00PM



SEPTEMBER 21 2:00PM



SEPTEMBER 21 3:00PM



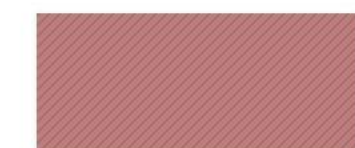



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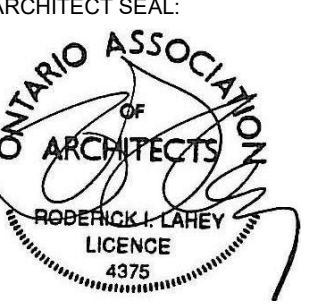
SEPTEMBER 21 6:00PM

-  NEW NET SHADOW
-  PROPOSED BUILDING SHADOW
-  EXISTING BUILDING SHADOW
-  PROPOSED BUILDING

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2	ISSUED FOR UDRP	2024-01-15
1	ISSUED FOR PRE-CONSULT	2023-08-24

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:
	

CLIENT:



RENFROE LAND MANAGEMENT
CLIENT NAME

ARCHITECT:



56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

50 BAYSWATER AVE

50 BAYSWATER AVE

SHEET TITLE:

SUN SHADE STUDY

DRAWN: RIB	CHECKED: RV
SCALE:	SHEET No.:
PROJECT No: 2028	A-119 Plan No.: # 19036

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
 PLOT DATE: 2024-09-23 3:26:58PM

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DECEMBER 21 9:00AM



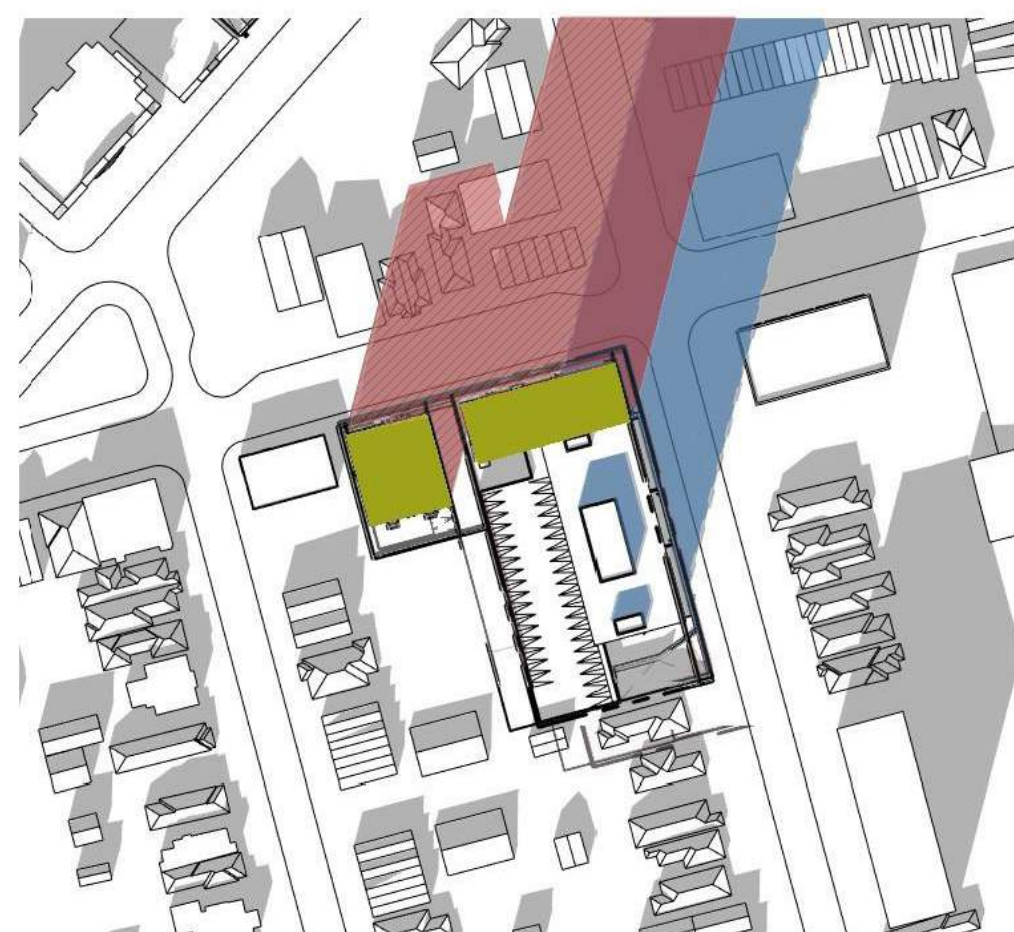
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DECEMBER 21 1:00PM



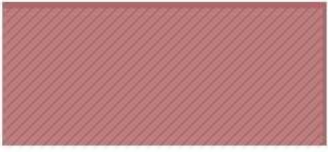



DECEMBER 21 2:00PM



DECEMBER 21 3:00PM




DECEMBER 21 4:00PM

-  NEW NET SHADOW
-  PROPOSED BUILDING SHADOW
-  EXISTING BUILDING SHADOW
-  PROPOSED BUILDING

No.	DESCRIPTION	DATE
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1	ISSUED FOR PRE-CONSULT	2023-08-24

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW:

CLIENT:



RENFROE LAND MANAGEMENT
CLIENT NAME

ARCHITECT:



56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.roderickandcarey.ca

PROJECT TITLE:

50 BAYSWATER AVE

50 BAYSWATER AVE

SHEET TITLE:

SUN SHADE STUDY

DRAWN: RIB	CHECKED: RV
SCALE:	SHEET No.:
PROJECT No: 2028	A-120 Plan No.: # 19036

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm) PLOT DATE: 2024-09-23 3:26:58PM