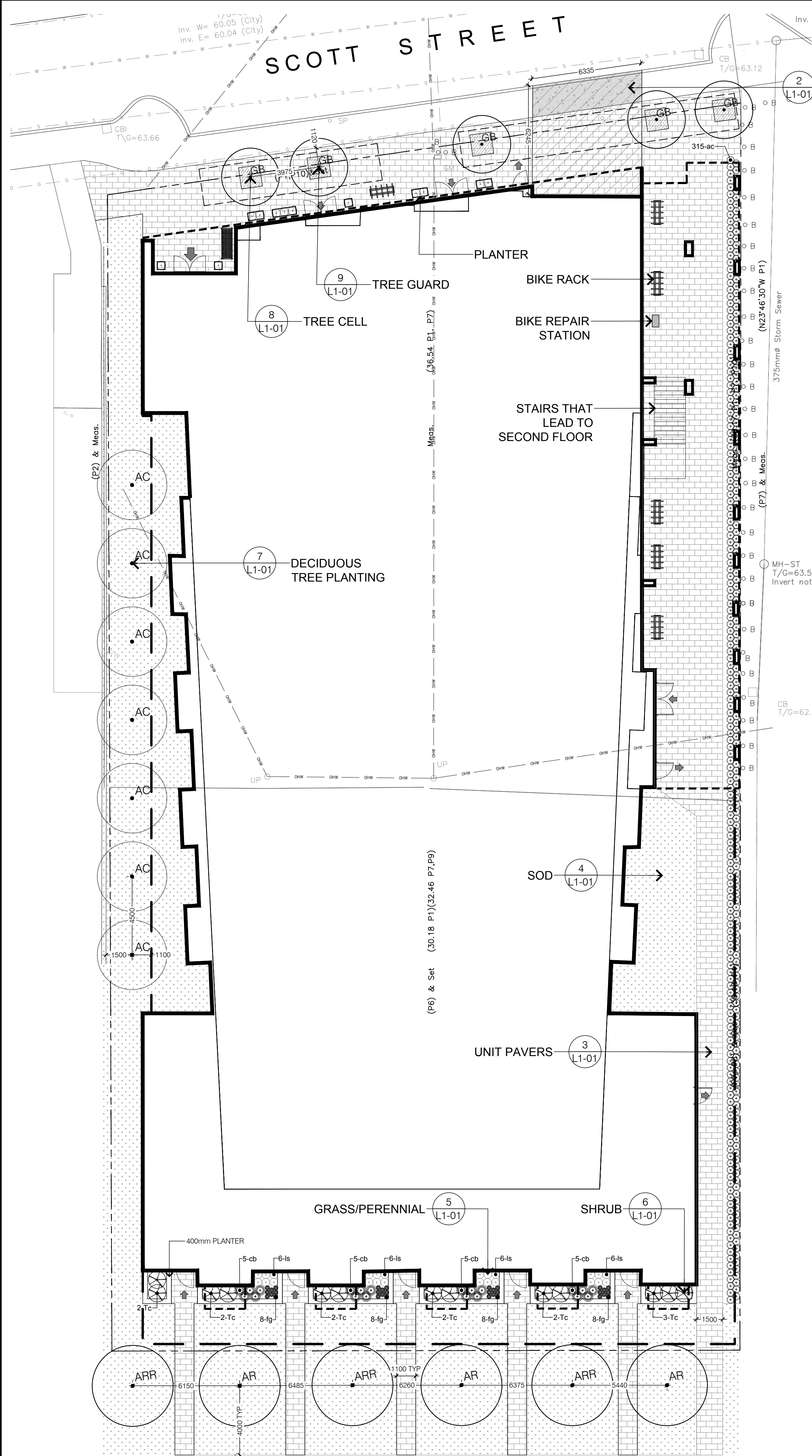
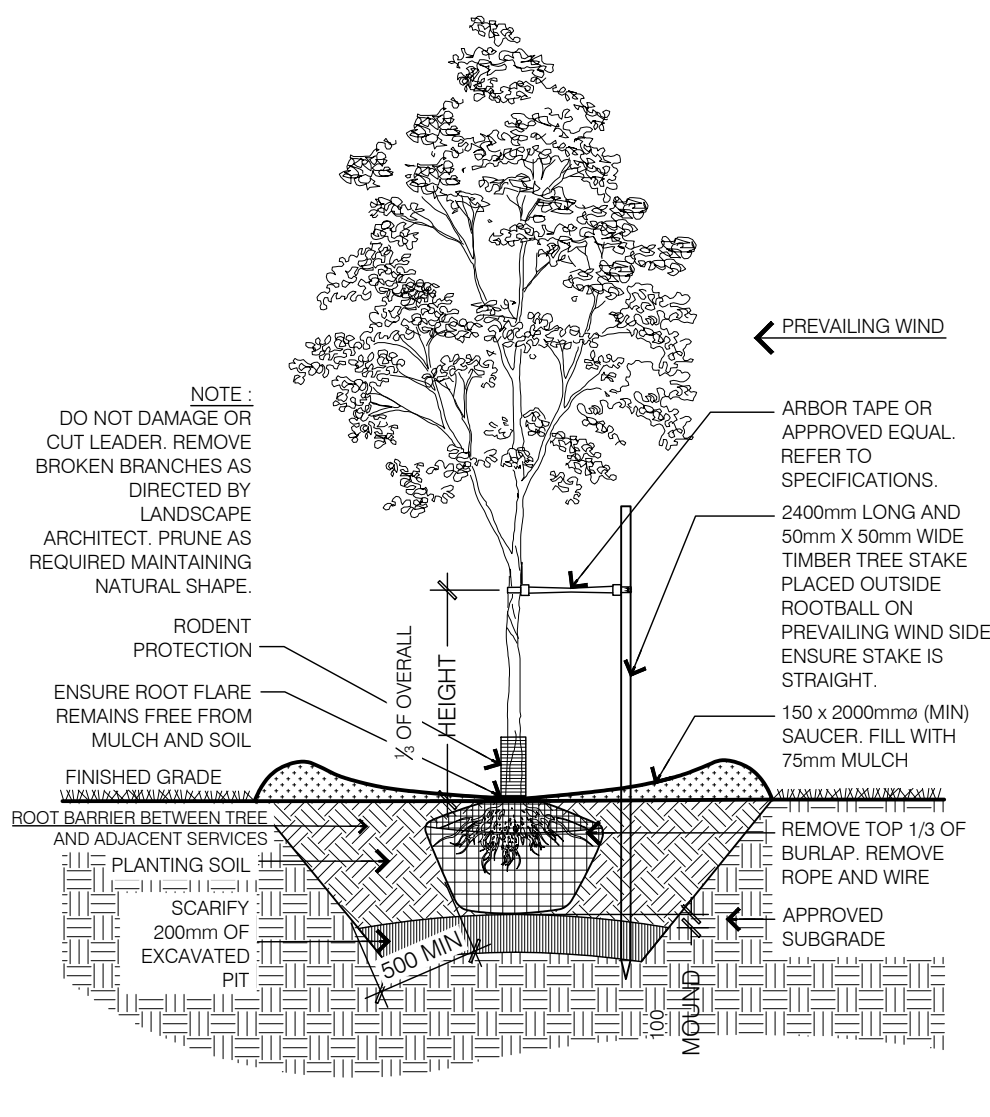




GENERAL PLANT LIST				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
ARR	3	<i>Acer rubrum 'Red Rocket'</i>	Red Rocket Maple	50mm CAL
AR	3	<i>Acer rubrum 'Armstrong Gold'</i>	Armstrong Gold Maple	60mm CAL
GB	2	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Maidenhair Tree	60mm
AC	7	<i>Ameirops canadensis</i>	Serviceberry	50mm
SHRUBS				
Tc	13	<i>Taxus cuspidata 'Nana'</i>	Dwarf Japanese Yew	1GAL
GRASSES				
cb	20	<i>Calamagrostis brachytricha</i>	Autumn Feather Reed Grass	1GAL
fg	32	<i>Festuca glauca 'Elijah Blue'</i>	Elijah Blue Fescue	1GAL
PERENNIALS				
ac	315	<i>Asarum canadense</i>	Wild Ginger	1GAL
ls	25	<i>Liatris spicata</i>	Dense Blazing Star	1GAL
hr	13	<i>Hemerocallis 'Rocket City'</i>	Daylily	1GAL

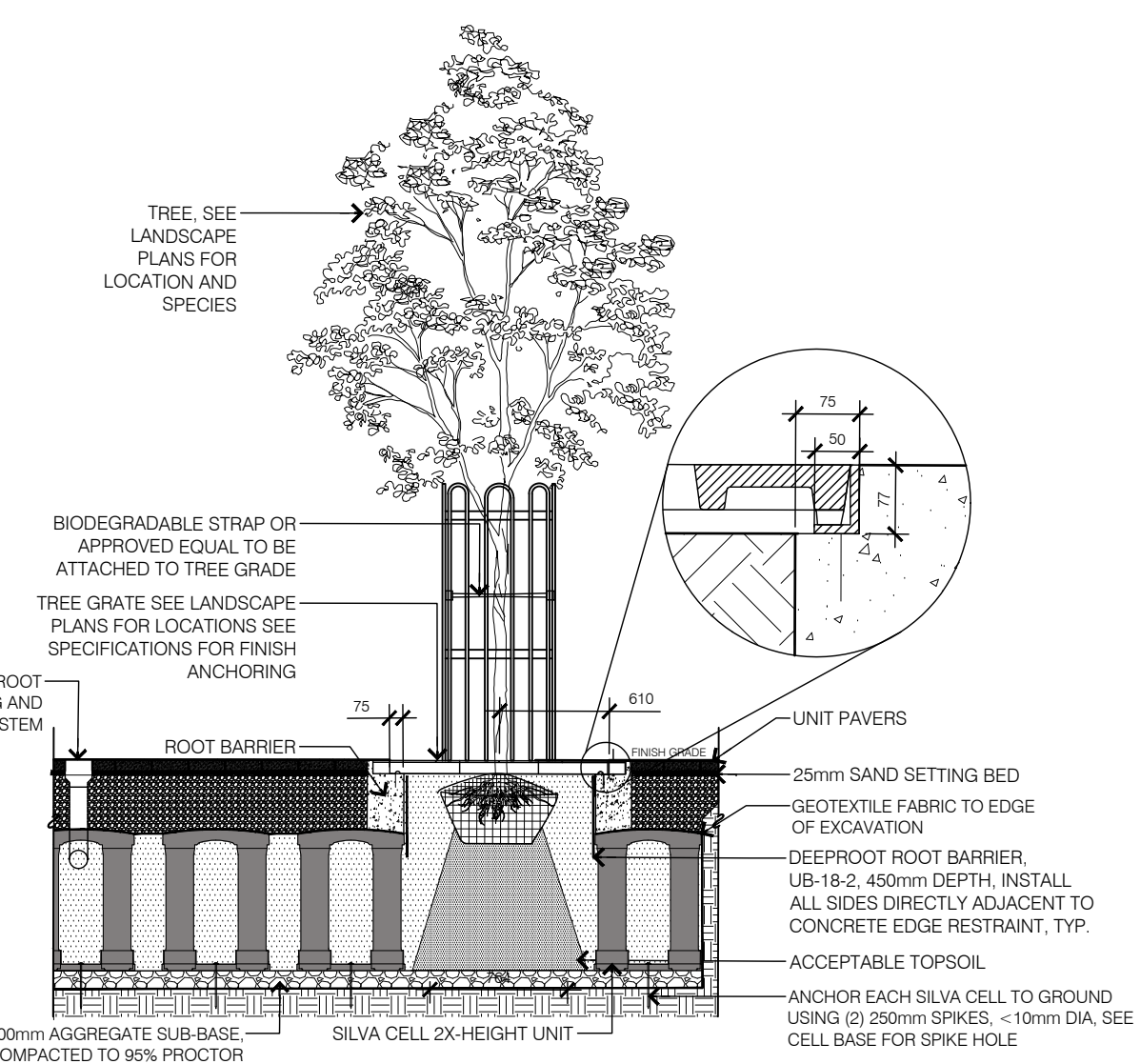
LEGEND:

- PROPERTY LINE
- BUILDING OVER HANG
- UNDERGROUND PARKING GARAGE
- EXTENT OF TREE CELL
- HEAVY DUTY CONCRETE
- HEAVY DUTY UNIT PAVEMENT
- UNIT PAVEMENT
- SOD
- NEW DECIDUOUS TREE
- CONIFEROUS SHRUBS
- GRASSES/PERENNIALS
- BENCH
- BIKE RACK
- PLANTER



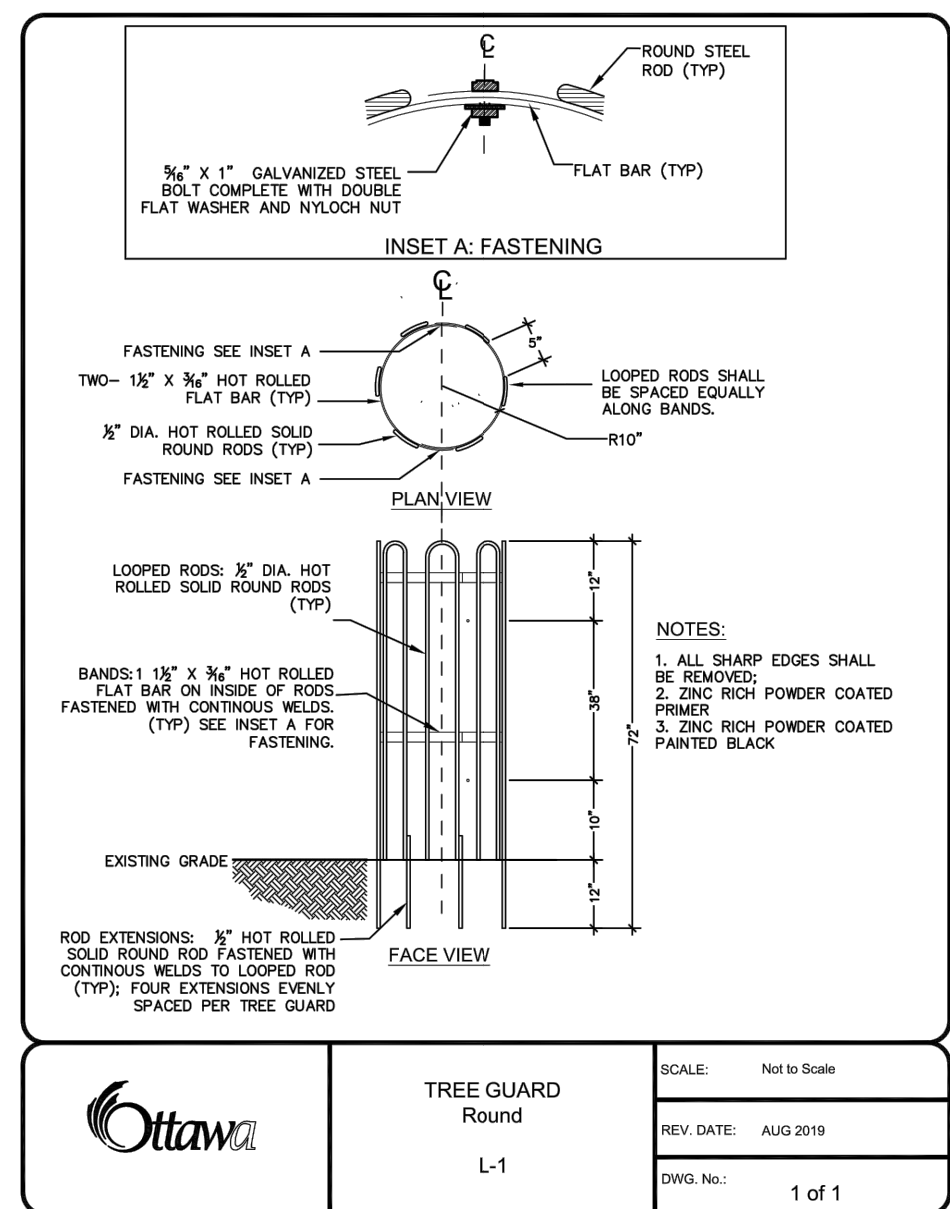
8 L1-01 DECIDUOUS TREE PLANTING

1:40



9 L1-01 TREE CELL

1:40



9 L1-01 TREE GUARD

N.T.S.

2 L1-01 HEAVY DUTY CONCRETE

1:20

3 L1-01 UNIT PAVERS

1:20

4 L1-01 HEAVY DUTY UNIT PAVERS

1:20

5 L1-01 SOD

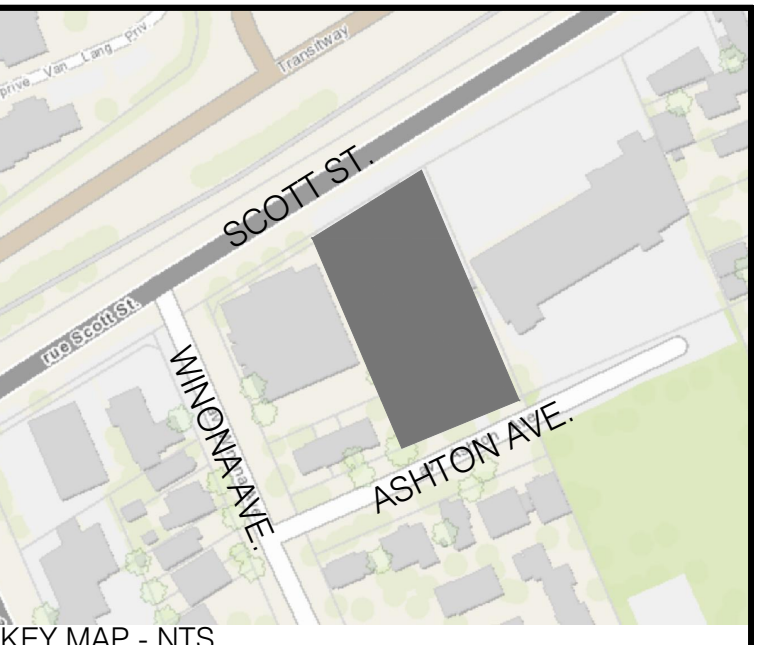
1:15

6 L1-01 GRASS/PERENNIAL

1:20

7 L1-01 SHRUB

1:30



KEY MAP - NTS

L1-01 GENERAL NOTES

- All general site information and conditions compiled from architect's and engineer's plans and surveys.
- Do not scale this drawing.
- Report any discrepancies prior to commencing work. No responsibility is born by the Landscape Architect for unknown subsurface conditions.
- Reinstate all areas and items damaged as a result of construction activities to the satisfaction of the Landscape Architect.
- Drawing may not be used for construction until signed by Landscape Architect as issued for construction.
- The accuracy of the position of utilities is not guaranteed.
- Individual utility co. must be contacted for confirmation of utility existence and location prior to digging.
- This drawing is an instrument of service and requires the permission of the Landscape Architect for use. Copyright is reserved by the Landscape Architect, David M. Lashley.

L1-01 LANDSCAPE NOTES

- Plant material shall be No. 1 Grade and shall comply with the Metric Guide Specifications for Nursery stock (latest edition), published by Canadian Nursery Trades Association.
- Plant substitutions shall not be permitted unless approved by the Landscape Architect.
- Obtain approval of planting prior to digging.
- Topsoil shall be garden soil mixture sandy loam with min. 5% organic matter and peat moss added at ratio of 1:10, topsoil to be approved by Landscape Architect.

NO.	DATE	DESCRIPTION
03	2021-09-29	RE-ISSUED FOR SPA
02	2021-06-12	RE-ISSUED FOR SPA
01	2021-03-11	ISSUED FOR SPA

SURFACE

CONSULTANT:
LASHLEY ASSOCIATES
LANDSCAPE ARCHITECTURE AND SITE ENGINEERING
225-460 GLENDON AVENUE
OTTAWA, ON K1V 3E8
T 613 238 8879
F 613 238 4251
M Lashley@LashleyA.com
E Lashley@LashleyA.com

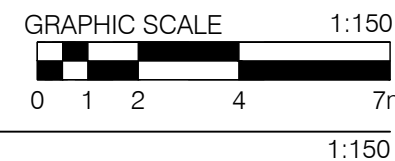
PROJECT:
2050 SCOTT STREET
OTTAWA, ONTARIO

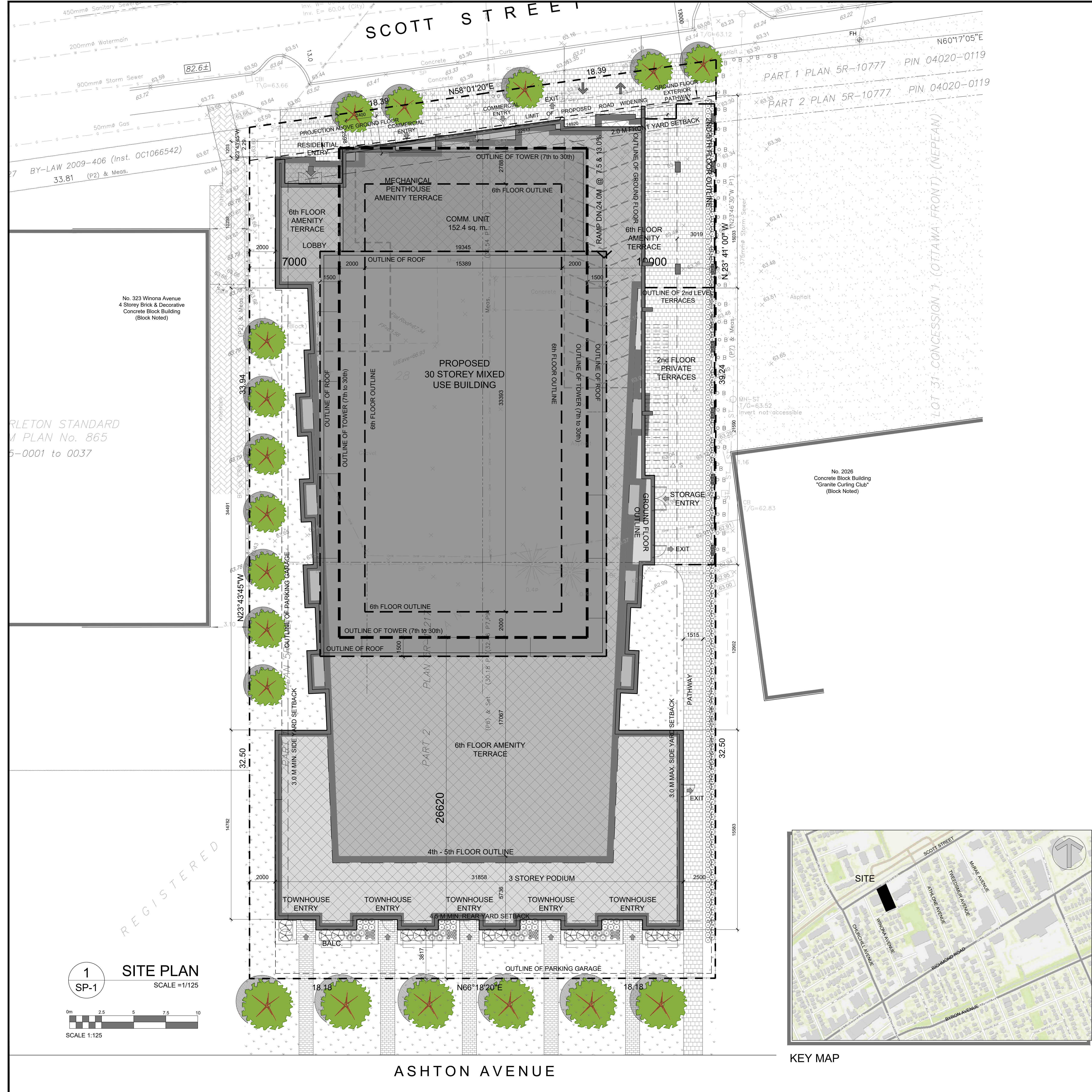
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SPA - LANDSCAPE PLAN

DATE: 2021/09/28
SCALE: AS SHOWN
DRAWN BY: EL
LA PROJECT NO. 21801-1
DRAWING NO.: L1-01

1 L1-01 LAYOUT PLAN

L1-01





SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- DRIVING SURFACE SURFACE
- SOFT LANDSCAPING
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL / FIRE EXIT
- PROPERTY LINE
- BICYCLE PARKING 600mm x 1800mm

PROJECT INFORMATION

ZONING BY-LAW 2008-250 TM (103) / R4G

SITE AREA 2,513.18 sq. m.
27,052 sq. ft.

TM (103) ZONING REQUIREMENT

BUILDING HEIGHT TM (103) - 20 m.
1,986 sq. m.

AMENITY AREA - 6m² PER UNIT (331 units) 1,986 sq. m.

FRONT YARD SETBACK <15m, HIGH 2.0 m. MAX.
>15m, HIGH 2.0 m. MIN.

INTERIOR YARD SETBACK (EAST) 0 m. MIN 3.0 m. MAX.

REAR YARD SETBACK 4.5 m. MIN.

INTERIOR YARD SETBACK (WEST) 3.0 m. MIN.

LANDSCAPE AREA - ABUTTING RES. 3.0 m.

PROJECT STATISTICS

GRADE (GEODETIC ELEVATION)	63.40 m. eash
BUILDING HEIGHT	92.0 m.
REAR YARD SETBACK - ANGULAR PLANE @ 45°	74.5 m. HL
REAR YARD SETBACK	7.5 m.
TOWER FLOOR PLATE AREA	733.6 sq. ft.
STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m

GROSS BUILDING FLOOR AREA
(OTTAWA ZONING DEFINITION)

UG PARKING LEVELS	000 sq. m.
GROUND FLOOR	751.9 sq. m.
MEZZANINE LEVEL	335.6 sq. m.
2nd FLOOR	1,545.6 sq. m.
3rd to 5th FLOOR	3,779.3 sq. m.
6th FLOOR - AMENITY	0.0 sq. m.
7th & 30th FLOOR	14,530.8 sq. m.
MECHANICAL PENTHOUSE	000.0 sq. m.
TOTAL AREA ABOVE GRADE	20,943.2 sq. m.

UNIT STATISTICS

TOWNHOUSES	5
STUDIO UNIT	13
1 BEDROOM UNIT	169
1 BEDROOM UNIT + DEN	33
2 BEDROOM UNIT	111
TOTAL	331
COMMERCIAL RETAIL UNIT	152.3 sq. m.
	1,539 sq. ft.

CAR PARKING

REQUIRED	
RESIDENCE - 0.5 PER DWELLING UNIT (AFTER 12 UNITS)	144
VISITOR - 0.1 PER DWELLING UNIT (AFTER 12 UNITS - MAX. 30)	30
TOTAL	174
PROVIDED	
RESIDENCE - 0.49 PER UNIT (331 UNITS)	163
VISITOR - 0.1 PER UNIT (331 UNITS)	30
TOTAL	193

BICYCLE PARKING

REQUIRED	
RESIDENCE - 0.5 PER UNIT (331 UNITS)	166
COMMERCIAL RETAIL - 1.0 PER 250m ² OF G.F.A.	1
TOTAL	167
PROVIDED	
BELOW GRADE LEVEL	250
GROUND FLOOR	22
MEZZANINE	72
TOTAL	353

AMENITY SPACE

AT GRADE EXTERIOR SIDE YARDS =	700.0 sq. m.
MEZZANINE =	173.4 sq. m.
PRIVATE BALCONIES =	1,709.8 sq. m.
3rd FLOOR - PRIVATE EXTERIOR =	214.3 sq. m.
6th FLOOR - INTERIOR =	372.9 sq. m.
6th FLOOR - EXTERIOR =	875.8 sq. m.
TOTAL	4,045.4 sq. m.
TOTAL COMMUNAL	2,122.1 sq. m.
REQUIRED - 6.0M ² PER UNIT (331) =	1,986 sq. m.
REQUIRED COMMUNAL @ 50% =	993 sq. m.

LOT COVERAGE

PAVED SURFACE =	22.0 sq. m.	0.8%
BUILDING FOOTPRINT =	1,631.1 sq. m.	65.0%
LANDSCAPE OPEN SPACE =	859.0 sq. m.	34.2%
TOTAL	2,512.1 sq. m.	100.0%

PROPERTY OWNER

Surface Development
88 Spadina Avenue
Ottawa, Ontario, K1Y 2C1
Tel: (613) 225-5507
E-Mail: jakub@surfacedevelopments.com

URBAN PLANNER

FoTenn Consultants Inc.
223 McLeod Street
Ottawa, ON Canada, K2P 0Z8
Tel.: (613) 730-5709
Fax: (613) 730-1136
E-Mail: casagrande@fotenn.com

SURVEYOR

FARLEY, SMITH & DENIS SURVEYING LTD.
Ontario Land Surveyors
190 Colonnade Road
Ottawa, Ontario K2E 7J5
Tel: (613) 727-8226
Fax: (613) 727-1826
Email: _____

CIVIL ENGINEER

David Schaeffer Engineering Ltd.
120 Iber Road, Unit 203
Stittville, Ontario, K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183
Email: rfree@DSEL.ca

GEOTECHNICAL ENGINEER

Paterson Group
154 Colonnade Road South
Ottawa, Ontario, K2J 7J5
Tel: 613.226-7381
Email: kevin@ulra.ca

LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF SURVEY OF
LOTS 28 AND 29
REGISTERED PLAN 184
CITY OF OTTAWA

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

ISSUED FOR UDRP RESUBMISSION	Aug. 18, 21
ISSUED FOR SITE PLAN COMMENTS	Jul. 05, 21
ISSUED FOR SITE PLAN APPROVAL	Apr. 06, 21
REVISED PROJECT DESIGN	Feb. 09, 21
REVISED PROJECT DESIGN	Mar. 30, 20
ISSUED FOR PUBLIC MEETING	Jan. 27, 20
ISSUED FOR ZONING AMENDMENT	Jan. 21, 20
DESCRIPTION	DATE

ARCHITECT SEAL:

NORTH ARROW:

CLIENT: **SCOTT STREET DEVELOPMENT INC.**

ARCHITECT: **rla/architecture**

PROJECT TITLE: **2050 SCOTT STREET**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

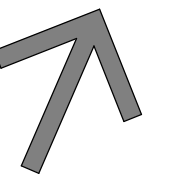
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PROJECT No. 1928	

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PLOT SCALE: 1:1

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NORTH ARROW:



TRUE NORTH

SCOTT STREET DEVELOPMENTS INC.

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

2050 SCOTT STREET

2050 SCOTT STREET

SHEET TILE:

MEZZANINE FLOOR PLAN

CHECKED:

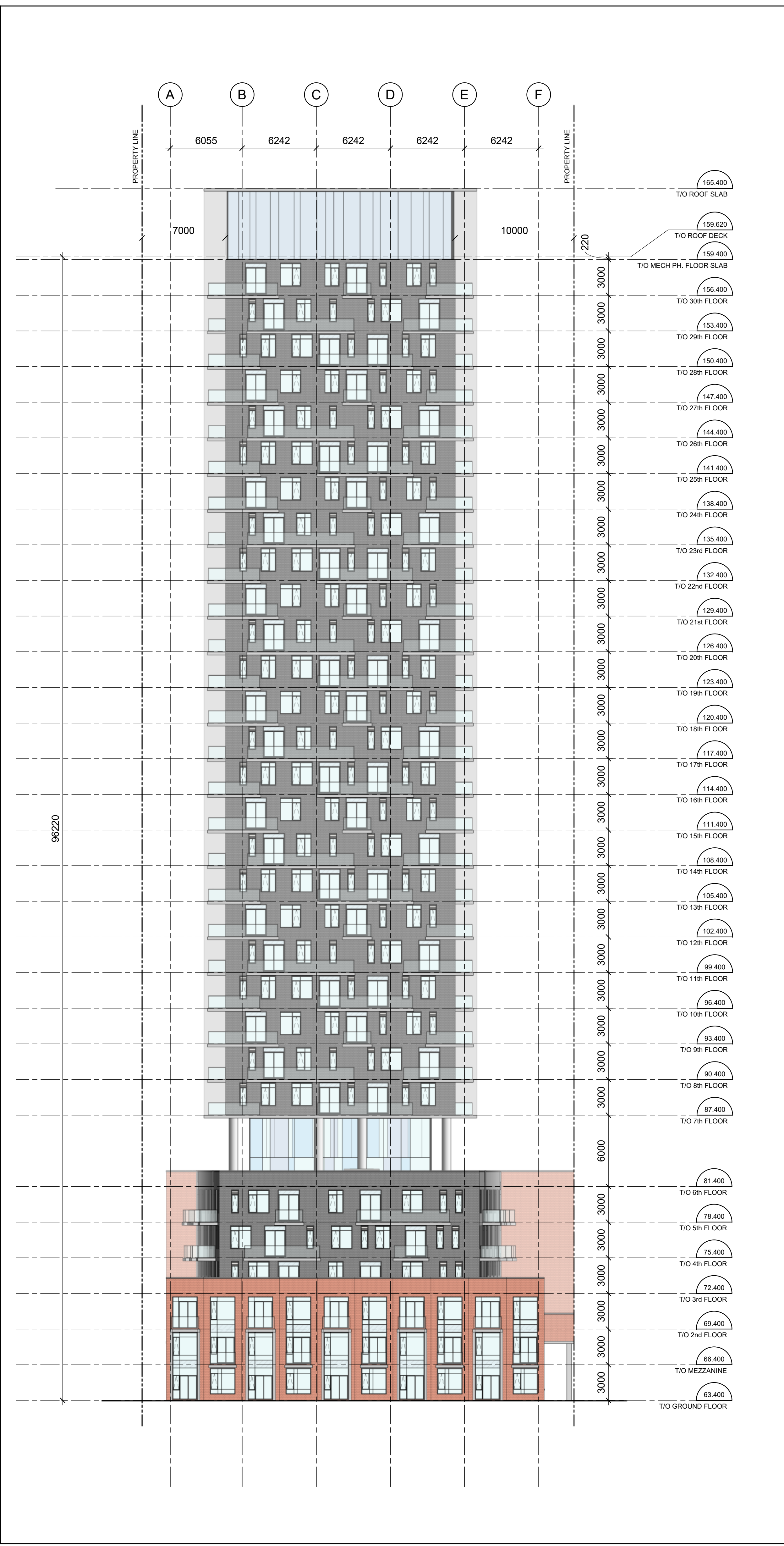
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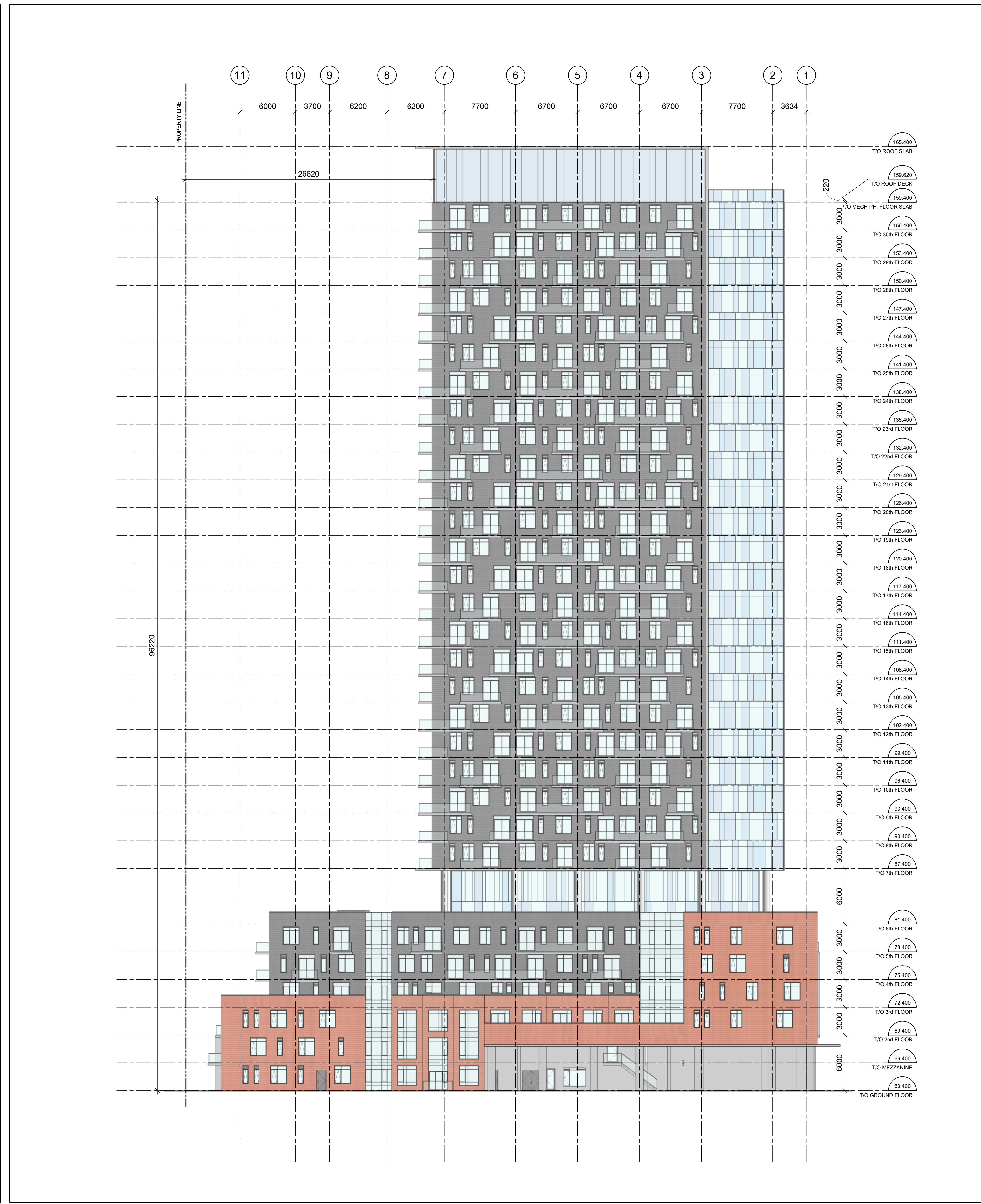
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A105





1 SOUTH ELEVATION
A200 1 : 200



2 EAST ELEVATION
A200 1 : 200

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.

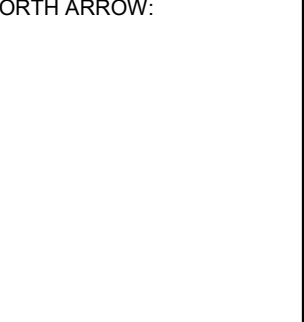
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No.	DESCRIPTION	DD/MM/YY
3	ISSUED FOR UDRP RESUBMISSION	08/19/21
1	ISSUED FOR SITE PLAN APPROVAL	06/04/21

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT: SCOTT STREET DEVELOPMENTS INC.

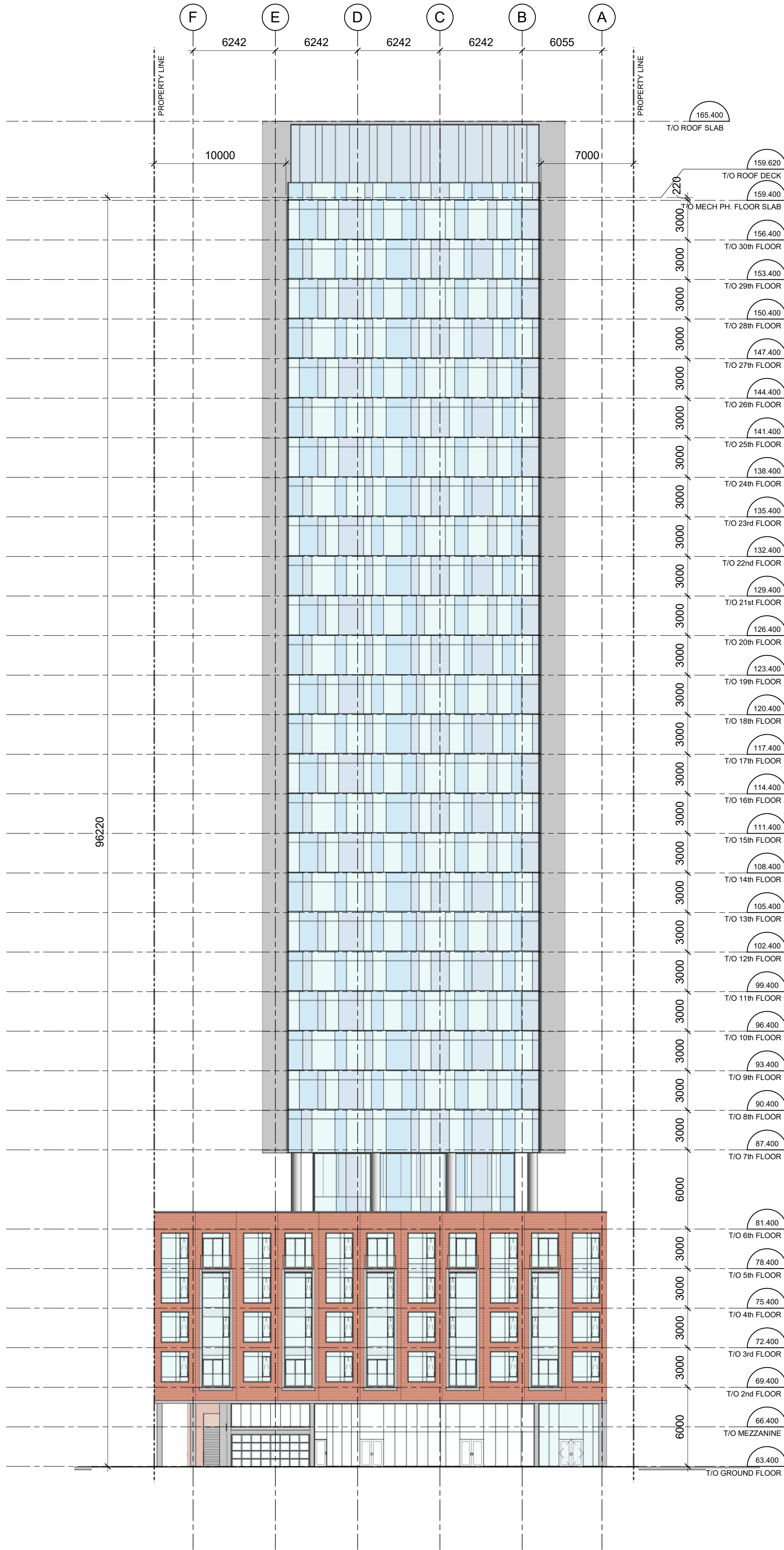
ARCHITECT: 
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE: 2050 SCOTT STREET

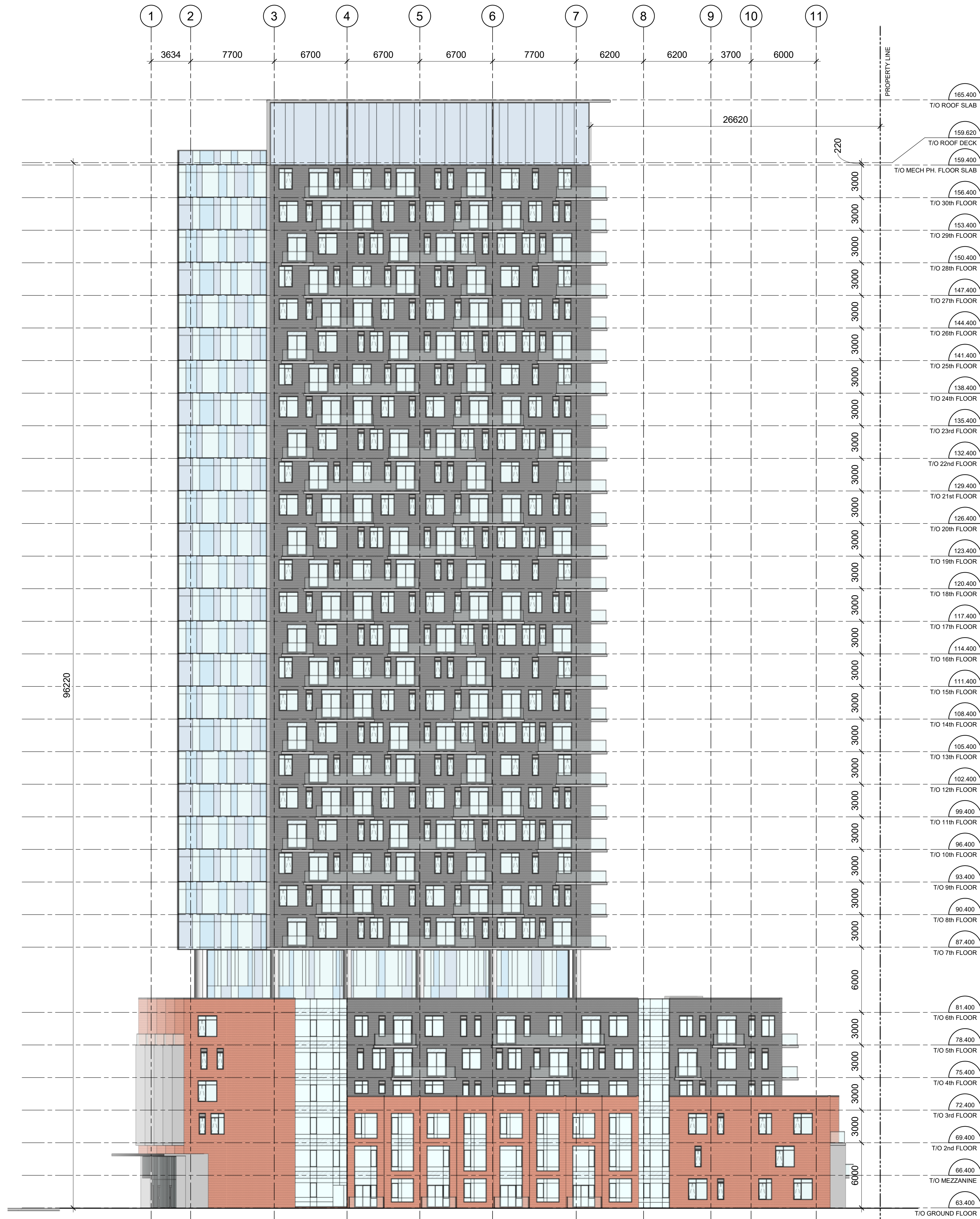
SHEET TITLE: SOUTH AND EAST ELEVATIONS

DRAWN: VM	CHECKED: KR
SCALE: 1 : 200	SHEET No: A200
PROJECT No: 1928	

PLOT DATE: 10/26/2022 4:09:51 PM



1 NORTH ELEVATION
A201 1 : 200



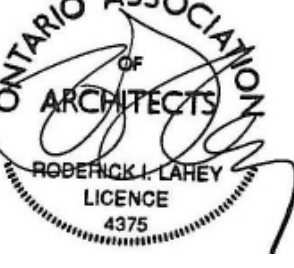
2 WEST ELEVATION
A201 1 : 200

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3	ISSUED FOR UDRP RESUBMISSION	08/19/21
1	ISSUED FOR SITE PLAN APPROVAL	06/04/21

No.	DESCRIPTION	DD/MM/YY
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REVISIONS:

ARCHITECT SEAL:


NORTH ARROW:


CLIENT:

SCOTT STREET DEVELOPMENTS INC.

ARCHITECT:

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

PROJECT TITLE:

2050 SCOTT STREET

SHEET TITLE:

NORTH AND WEST ELEVATIONS

DRAWN: VM	CHECKED: KR
SCALE: 1 : 200	SHEET No:
PROJECT No: 1928	A201

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PLOT SCALE: 1:1

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