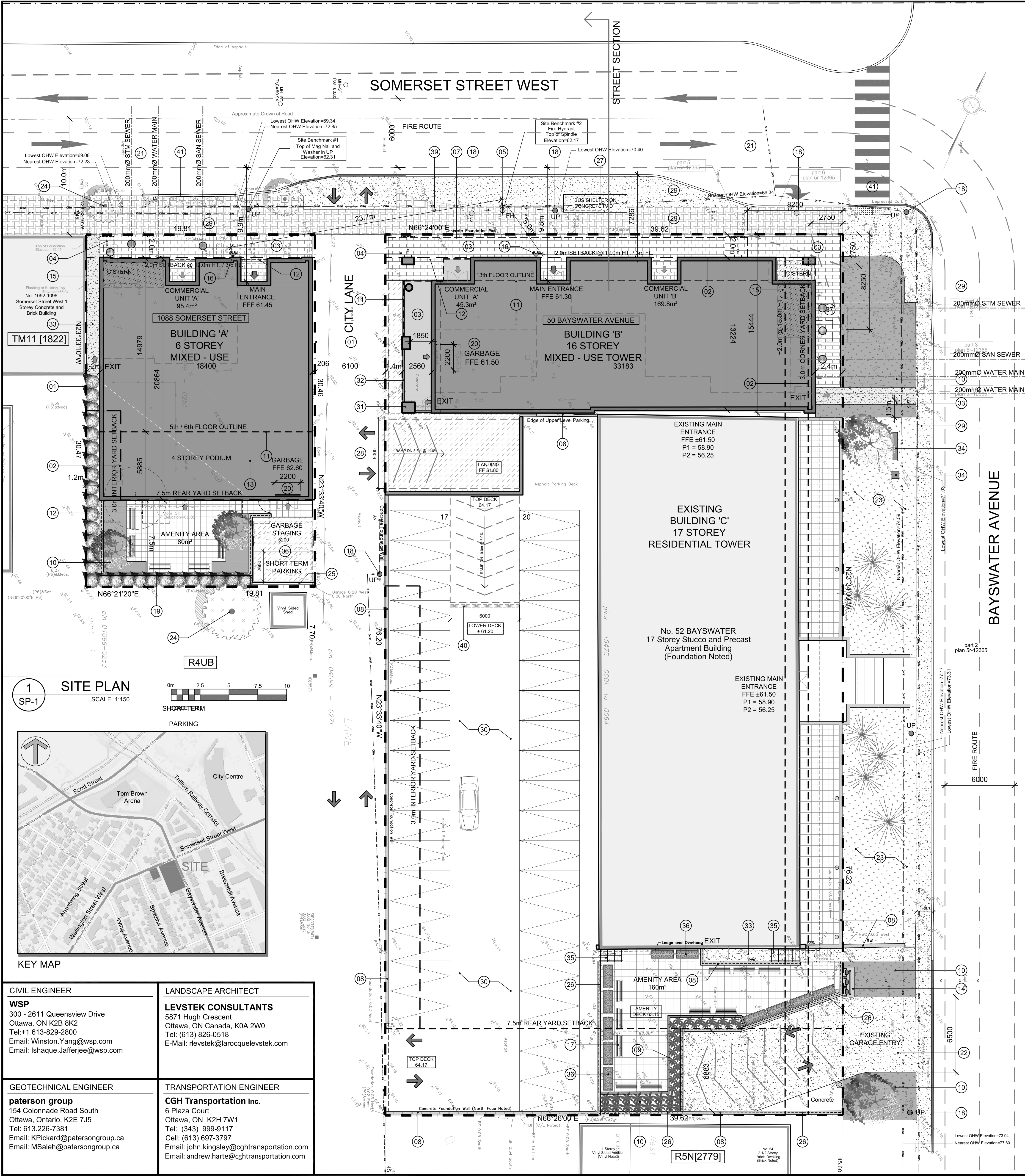




PROJECT DEVELOPER
Manor Park Management
231 Brittany Drive, Suite D
Ottawa, ON Canada, K1K 0R8
E-Mail: isa@manorparkcap.com

PROJECT MANAGER
Renfro Land Management
371A Richmond Rd. Unit 2,
Ottawa, ON K2L 1Y3
Tel: (613) 883-6124
E-Mail: davidrenfro@outlook.com

URBAN PLANNER
FoTenn Consultants Inc.
396 Cooper Street, Unit 300
Ottawa, ON Canada, K2P 2H7
Tel: (613) 730-5709
Fax: (613) 730-1136
E-Mail: bolduc@fotenn.com
E-Mail: yakichuk@fotenn.com

SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079
Email: EdH@aovltd.com

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, Vollebakk Ltd.

SITE PLAN SYMBOLS

- EXISTING CITY PAVERS TO REMAIN
- CONCRETE UNIT PAVERS SURFACE
- CONCRETE WALK / DRIVING SURFACE
- ASPHALT DRIVEWAY
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL DOOR / FIRE EXIT
- PROPERTY LINE
- CITY STREET LIGHTING

DRAWING NOTES

- PROPERTY LINE
- EXISTING TM1 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
- SIAMSE 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

PROJECT INFORMATION				
ZONING Zoning By-law 2008-250 Consolidation				
SITE AREA	1088 SOMERSET STREET WEST	603.3 sq. m. (6,494) 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 / 52.5m		
GRADE (50 BAYSWATER) AVERAGE MEAN GRADE CALCULATION	60.90m ASL	60.90m ASL		
BUILDING HEIGHT (1088 SOMERSET)	6 STOREYS / 20.0m	6 STOREYS / 20.0m		
GRADE (1088 SOMERSET) AVERAGE MEAN GRADE CALCULATION	61.95m ASL	61.95m ASL		
FRONT YARD SETBACK MAXIMUM	3.0m	2.0m / 2.0m		
FRONT YARD SETBACK (ABOVE 3rd STOREY OR 12m ht.)	2.0m	0.0m		
CORNER YARD SETBACK (50 BAYSWATER)	3.0m	2.4m		
CORNER YARD SETBACK (ABOVE 15m ht.) (50 BAYSWATER)	+2.0m	+0.0m		
INTERIOR SIDE YARD SETBACK	0.0m	1.2m / 0.2m / 1.4m		
INTERIOR SIDE YARD SETBACK - ABUTTING RESIDENTIAL (1088 SOMERSET)	3.0m	1.2m		
REAR YARD SETBACK (1088 SOMERSET)	7.5m	7.5m		
REAR YARD SETBACK - (45° ANGULAR PLANE AT 15m ht. FROM SETBACK)	45° @ 7.5m	45° @ 7.5m		
MINIMUM WIDTH OF LANDSCAPED AREA ABUTTING A RESIDENTIAL ZONE	3.0m	0.0m		
AMENITY AREA - TOTAL PER UNIT	6.0m²	6.0m²		
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0m²	3.0m²		
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS 0.5 PER UNIT) - BLDG. 'C'	90	96		
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		
ALUSE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m		

PROJECT STATISTICS	
GROSS BUILDING - AREAS - BLDG. "A" (CITY OF OTTAWA ZONING AREA)	
BASEMENT LEVEL	0.0 sq. m. 0.00 sq. ft.
GROUND FLOOR	95.4 sq. m. 1,027 sq. ft.
2nd to 4th FLOOR	3 x 279.0 sq. m. 837.0 sq. m. 3 x 3,003 sq. ft. 9,009 sq. ft.
5th to 6th FLOOR	2 x 143.3 sq. m. 286.7 sq. m. 2 x 1,543 sq. ft. 3,086 sq. ft.
TOTAL AREA	1,219.1 sq. m. 13,122 sq. ft.
UNIT STATISTICS	
STUDIO UNIT	0
ONE BEDROOM	15
TWO BEDROOM UNIT	6
TOTAL	21
COMMERCIAL AREA	95.4 sq. m. 1,027 sq. ft.

BICYCLE PARKING - BLDG. "A" & "B"	
REQUIRED: BLDG. "A"	- 21 UNITS
RESIDENCE	- 0.5 PER UNIT
COMMERCIAL	- 1 PER 250m² GFA
TOTAL	12
PROVIDED	
BASEMENT LEVEL	25
EXTERIOR AT GRADE	2
TOTAL	27
REQUIRED: BLDG. "B"	
RESIDENCE	- 0.5 PER UNIT
COMMERCIAL	- 1 PER 250m² GFA
TOTAL	41
PROVIDED	
BASEMENT LEVEL	80
EXTERIOR AT GRADE	4
TOTAL	84

LOT COVERAGE - BLDG. "A"	
PAVED SURFACE =	314.4 sq. m. 5.2%
FOOTPRINT BUILDING "A" =	372.3 sq. m. 6.17%
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. 26.6%
LANDSCAPE OPEN SPACE =	550.7 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 =	80.0 sq. m.
TOTAL =	245.0 sq. m.
TOTAL COMMUNAL =	165.0 sq. m.
REQUIRED - 5.0m² PER UNIT (21) =	126.0 sq. m.
REQUIRED COMMUNAL @ 50% =	83.0 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 =	260.0 sq. m.
TOTAL =	580.0 sq. m.
TOTAL COMMUNAL =	320.0 sq. m.
REQUIRED - 6.0m² PER UNIT (80) =	480.0 sq. m.
REQUIRED COMMUNAL @ 50% =	240.0 sq. m.

SOLID WASTE	
BLDG. "A" - 21 UNITS (1Y* = 765 L)	
GARBAGE	0.110 Y* PER UNIT
RECYCLING - GMP	0.018 Y* PER UNIT
RECYCLING - FIBRE	0.038 Y* PER UNIT
ORGANICS	1 - 240 L BIN PER PER 50 UNITS
BLDG. "B" - 80 UNITS	
GARBAGE	0.110 Y* PER UNIT
RECYCLING - GMP	0.018 Y* PER UNIT
RECYCLING - FIBRE	0.038 Y* PER UNIT
ORGANICS	1 - 240 L BIN PER PER 50 UNITS

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
TO BE CONFIRMED	
POSSIBLE COMMERCIAL PATIO	17
LANDSCAPE CURB: 150mm HT. MAXIMUM	38
EXISTING CITY RINGED BIKE RACK	39
TRENCH DRAIN AT BOTTOM OF RAMP	40
REMOVE EX. DEPRESSED STREET CURB AND REPLACE WITH BARRIER CURB, RE-GRADE PAVERS AS REQUIRED	41
EXISTING CONCRETE CROSSWALK WITH TWSI	42

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.

DO NOT SCALE DRAWINGS.

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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 A900 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.

DETAIL NUMBER

SCALE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE