

BASELINE AVENUE

SITE STATISTICS:

ZONING CHARACTERISTICS:

PROPOSED: R4.1D
LEGAL DESCRIPTION:
NO. 222, LOT 72 - REGISTERED PLAN 576, PIN 04085-0001

PHYSICAL CHARACTERISTICS (PART 1, 5R-13215):

LOT WIDTH: 75'-10 1/2" [23.13 m]
LOT DEPTH: 92'-0" [28.04 m]
LOT AREA: 7448.31 FT² [691.78 m²]
PROP. LOT COVER: 4140.69 FT² [384.68 m²] / 55.01%

SUBZONE PROVISIONS (T.162 R4, UNLESS NOTED):

SUBZONE: R4.1D
DWELLING TYPE: LOW-RISE APARTMENT (0, OR MORE UNITS)
MIN. LOT WIDTH: 49'-2 1/2" [15.0 m]
MIN. LOT AREA: 4843.76 FT² [450.0 m²]
REQD. FRONT YARD: 14'-9" [4.50 m]
REQD. CORNER SY: 14'-9" [4.50 m]
REQD. INTERIOR SY: 5'-0" [1.50 m]
REQD. REAR YARD: 4'-0" [1.20 m] IS.144 (4)(6)(8)
*REQD. INT. YARD W: 25'-0" [7.63 m] IS.144 (6), 1/2 LOT WIDTH
*REQD. INT. YARD D: 25'-9" [7.85 m] I.1.144B(8), I.1.144B(9)
BUILDING HEIGHT: 47'-7" [14.50 m]

PERMITTED PROJECTIONS (S. 65 OF BY-LAW 2008-250):

REAR BALCONIES: N/A
FRONT BALCONIES: 50% OF LEXINGTON, 50% OF BASELINE;
CANOPIES: SAME AS ABOVE, BUT 1-0.6 m

LANDSCAPING PROVISIONS:

WALKWAYS: 6'-0" [1.80 m] I.S.109(3)(b)
DRIVEWAYS: 9'-10" [3.00 m] I.S.139(2)(c)
...BUFFERED BY 4'-0" [1.20 m]

BIKE PARKING SPACE RATES: 8 STALLS (0.5 / UNIT) I.1.111A, ROW (a)
NO. REQUIRED: 8 STALLS (0.5 / UNIT) I.1.111A, ROW (a)
...SIZED AT 2'-0" [0.6 m] W x 6'-0" [1.8 m] I.1.111B, ROW (a)

ACCESSORY USE PROVISIONS:

ROOFTOP TERRACE: (< 4 STORES): 5'-0" [1.50 m] I.1.55(8)(a)

OPAQUE SCREEN REQD @ REAR YARD & INTERIOR SY (+1.5 m)

ADDITIONAL NOTES:

CORNER SIGHT TRIANGLE TO BE DETERMINED BY ZONING PLAN EXAMINER, OR PLANNING OFFICIAL; 6.0 m SHOWN AS PLACEHOLDER.

FOOTNOTES:

[1] LOT WIDTH, AS TAKEN FROM REQUIRED FRONT YARD SETBACK AT RIGHT ANGLES FROM INNER LOT LINE TO INNER LOT LINE.

GRAPHIC LEGEND:

- ZONING ENVELOPE (shaded area)
- SETBACK / EASEMENT LINE (dashed line)
- HIDDEN ABOVE / BELOW (line with dots)
- FENCE LINE (line with cross-ticks)
- PROPERTY LINE (line with dashes)
- OVERHEAD WIRES (line with cross-ticks)



VAPIA ARCHITECTURE: DRAFTING & DESIGN INC.

14 RUE DE SÉTO (APT. 11)
MONTREAL, QC
H3H 4E9
4382187@vapiaarch.com
514 552-9973

CLIENT:

GENERAL NOTES:

DO NOT SCALE THESE DRAWINGS.
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED BY IN WRITING FROM CORY DUBEAU.

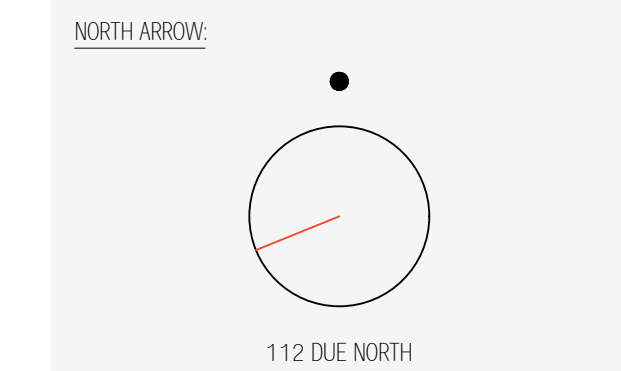
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CONTRACTOR(S) RESPONSIBLE FOR THE CORRECT APPLICATION OF SPECIFIED MATERIALS AND SYSTEMS (ONLY TO BE SUPERSEDED BY THESE DRAWINGS, IF APPLICABLE).

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REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	APR/18/2022
2	V2 LAYOUTS, POST-PRECON	JUN / 20 / 2022



PROJECT TITLE:
LOW-RISE MULTI-UNIT RESIDENCE PROPOSAL: 222 BASELINE RD, OTTAWA, ON, K2C 0A2

DRAWING NAME:
ARCHITECTURAL SITE PLAN: (ZONING + STATISTICS)

DRAWN BY: CORY DUBEAU

REVIEWED BY: N/A

SCALE: 3/16" = 1'-0" SHEET NUMBER

PROJECT NO.: 0029 A100a

LEXINGTON AVENUE

36'-1" [11.0 m] CORNER RADIUS
19'-8" [6.0 m] CORNER SIGHT LINE

EXISTING CATCHMENT BASIN

MAXIMUM PERMITTED PROJECTION FRONTING LEXINGTON AVE.: 7'-4 1/2" [2.25 m]

PROPOSED PATIO PROJECTION @ GRADE: 6'-0" [1.80 m] x 12'-0" [3.66 m] *TYPICAL FOR ALL PATIOS AT GRADE

PROPOSED PATIO PROJECTION ABOVE GRADE: 2'-7" [0.78 m] x 8'-0" [2.44 m] *TYPICAL FOR ALL PATIOS AT GRADE

71'-3" [21.72 m]

REGISTERED PLAN 576
PIN 04085-0001

NO. 222:
PROPOSED FOUR-STOREY, LOW-RISE MULTI-UNIT RESIDENTIAL DWELLING (9 UNITS, OR MORE);
4140.69 FT² [384.68 m²]

88'-10 1/2" [27.09 m] N58°21'20"E

92'-0" [28.04 m] N31°38'40"W



PROPOSED SITE PLAN DERIVED FROM COORDINATES GENERATED BY STANTEC GEOMATICS, LTD. PROJECT NO. USED: 161614544-111.

PROJECT DIR: C:\Users\coryd\OneDrive\Documents\OnDrive - Vapia Architecture Drafting & Design\1. Vapia Architecture\09 - Home, 222 Baseline Ave\040222-Baseline-Proposing

PLOTTED: November 24, 2022 11:35:02 AM

ARCH-EXPAND D (36.00 x 24.00 INCHES)

CLIENT:

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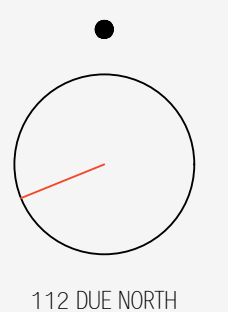
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1	ISSUED FOR INTERNAL REVIEW	APR/18/2022
2	V2 LAYOUTS, POST-PRECON	JUN / 20 / 2022

NORTH ARROW:



PROJECT TITLE:

LOW-RISE MULTI-UNIT
RESIDENCE PROPOSAL: 222
BASELINE RD, OTTAWA, ON,
K2C 0A2

DRAWING NAME:
BASEMENT LEVEL:
(SCHEMATIC LAYOUT)

DRAWN BY: CORY DUBEAU

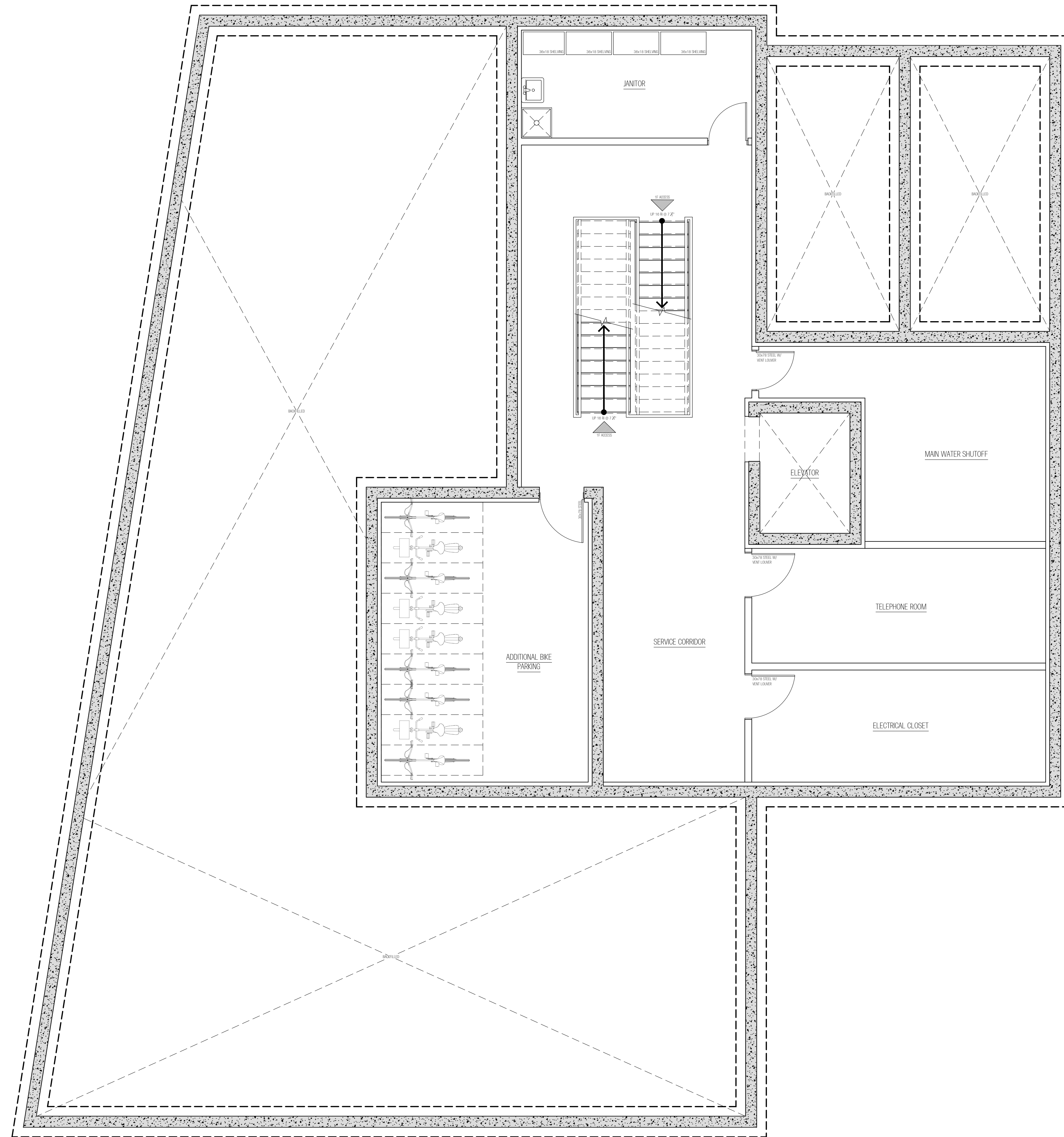
REVIEWED BY: N/A

SCALE: 1/4" = 1'-0"

PROJECT NO: 0029

SHEET NUMBER:

A101



CLIENT:

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NORTH ARROW:



PROJECT TITLE:

LOW-RISE MULTI-UNIT
RESIDENCE PROPOSAL: 222
BASELINE RD, OTTAWA, ON,
K2C 0A2

DRAWING NAME:
GROUND FLOOR
(SCHEMATIC LAYOUT)

DRAWN BY: CORY DUBEAU

REVIEWED BY: N/A

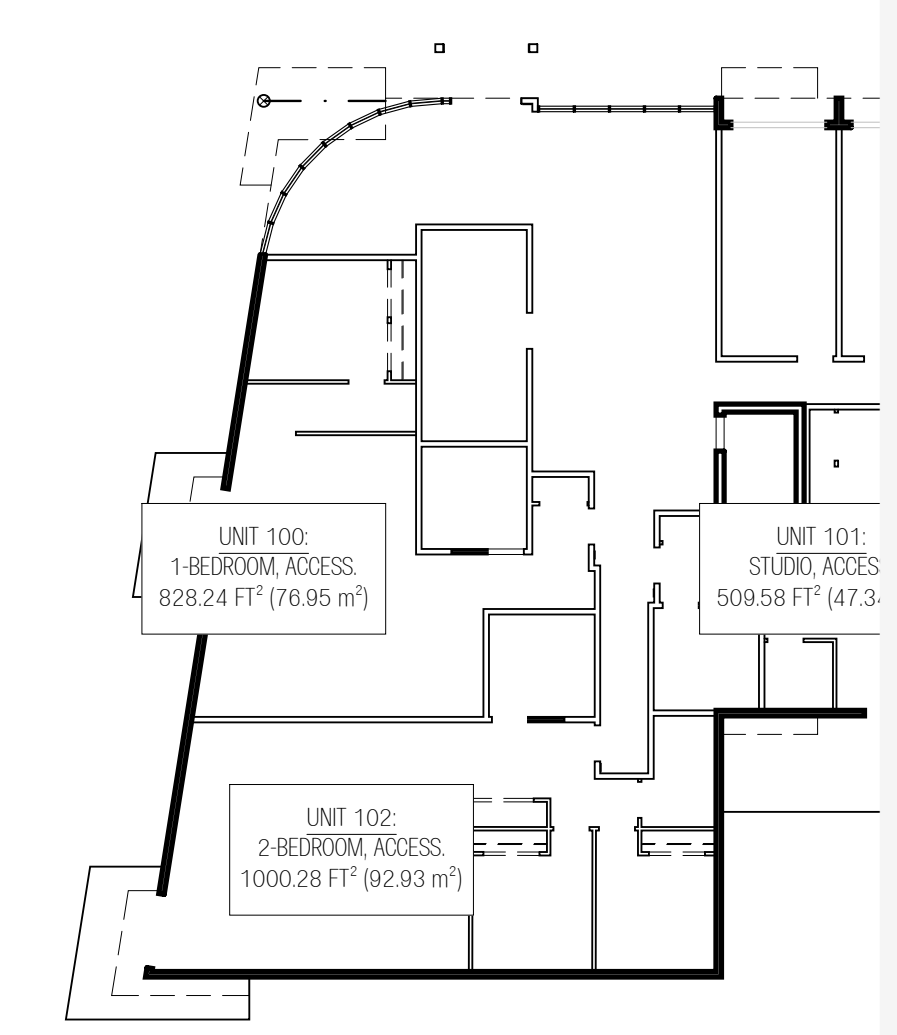
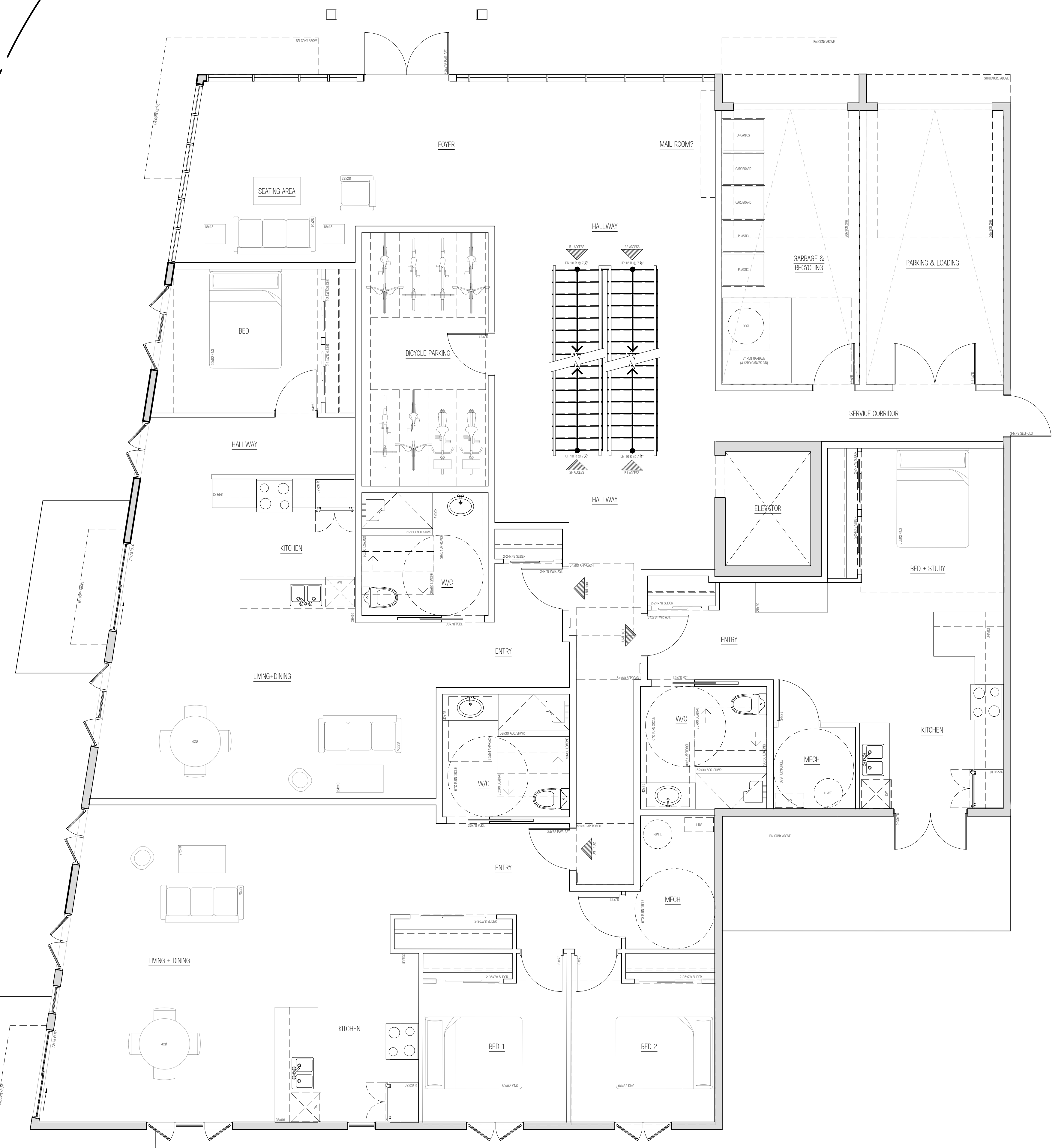
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PROJECT NO: 0029

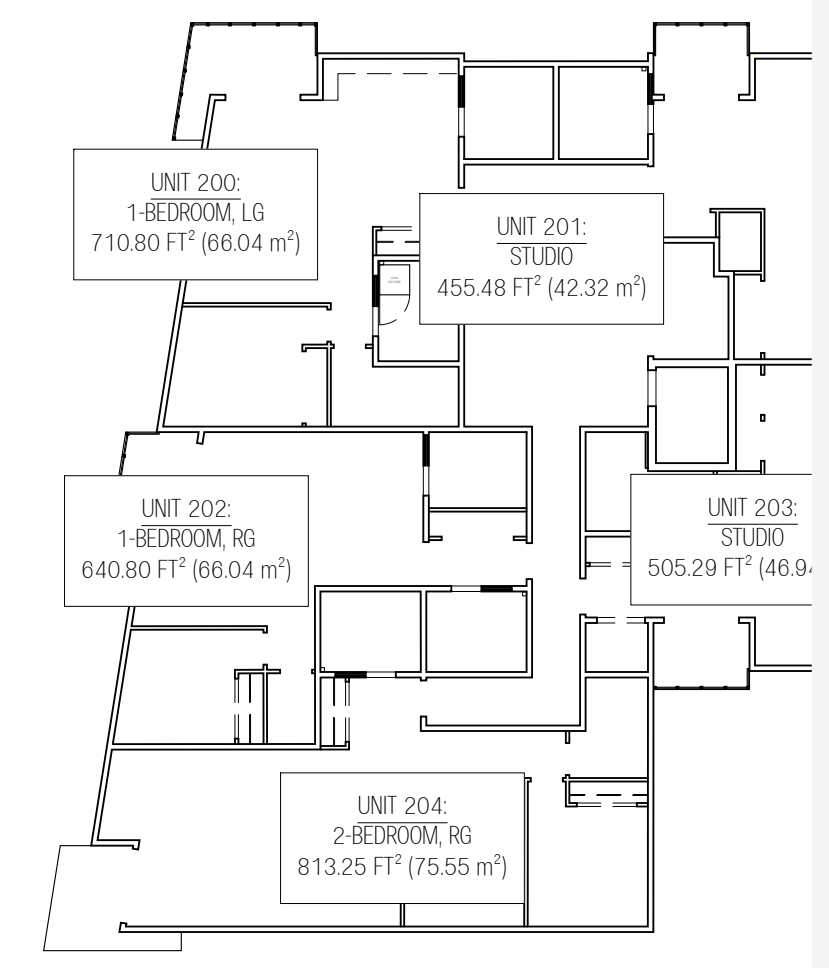
SHEET NUMBER:

A102

LEXINGTON AVENUE



CLIENT:



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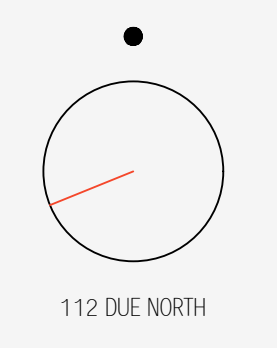
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NORTH ARROW:



PROJECT TITLE:

LOW-RISE MULTI-UNIT
RESIDENCE PROPOSAL: 222
BASELINE RD, OTTAWA, ON,
K2C 0A2

DRAWING NAME:
SECOND FLOOR
(SCHEMATIC LAYOUT)

DRAWN BY: CORY DUBEAU

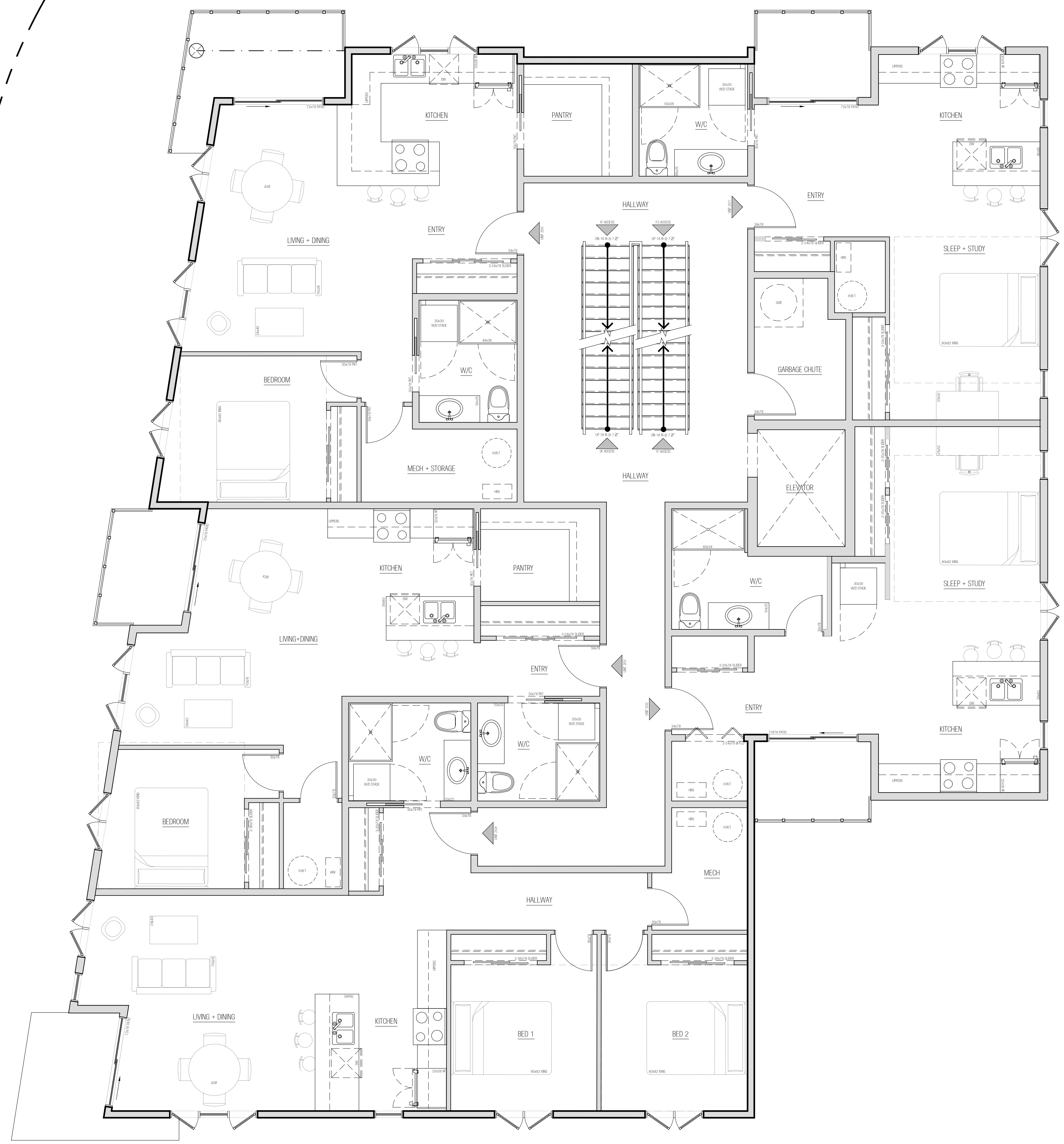
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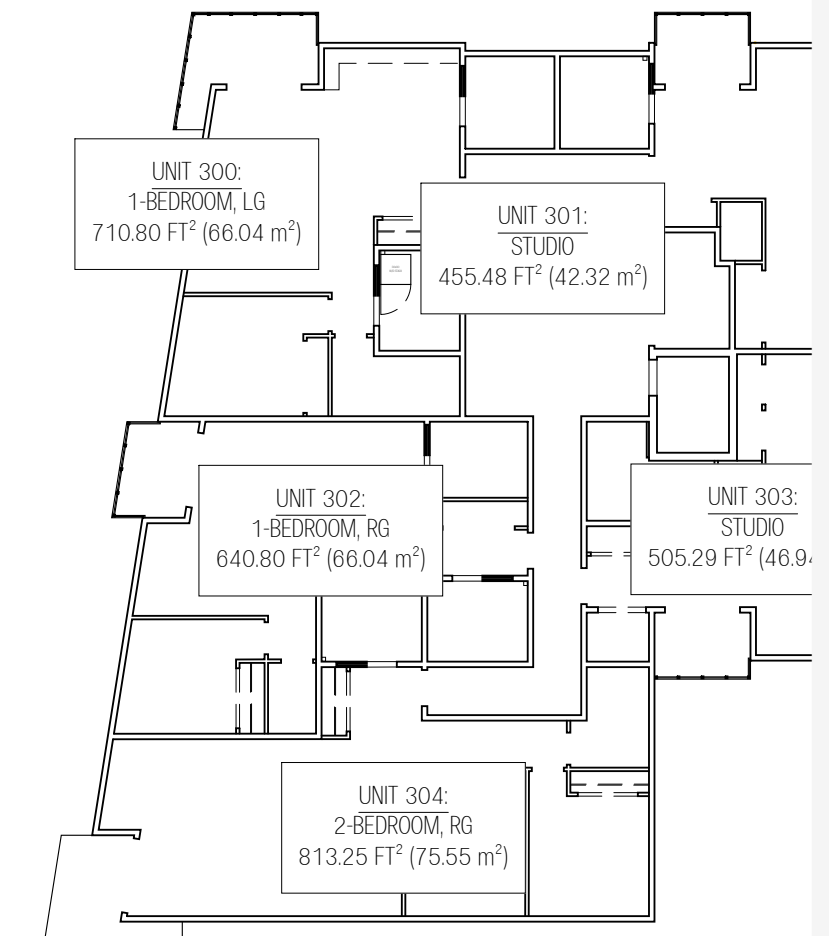
PROJECT NO: 0029

SHEET NUMBER:
A103

LEXINGTON AVENUE



CLIENT:



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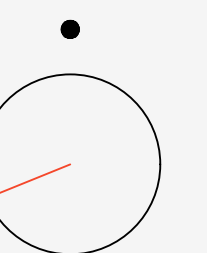
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NORTH ARROW:



112 DUE NORTH

PROJECT TITLE:

LOW-RISE MULTI-UNIT
RESIDENCE PROPOSAL: 222
BASELINE RD, OTTAWA, ON,
K2C 0A2

DRAWING NAME:

THIRD FLOOR:
(SCHEMATIC LAYOUT)

DRAWN BY: CORY DUBEAU

REVIEWED BY: N/A

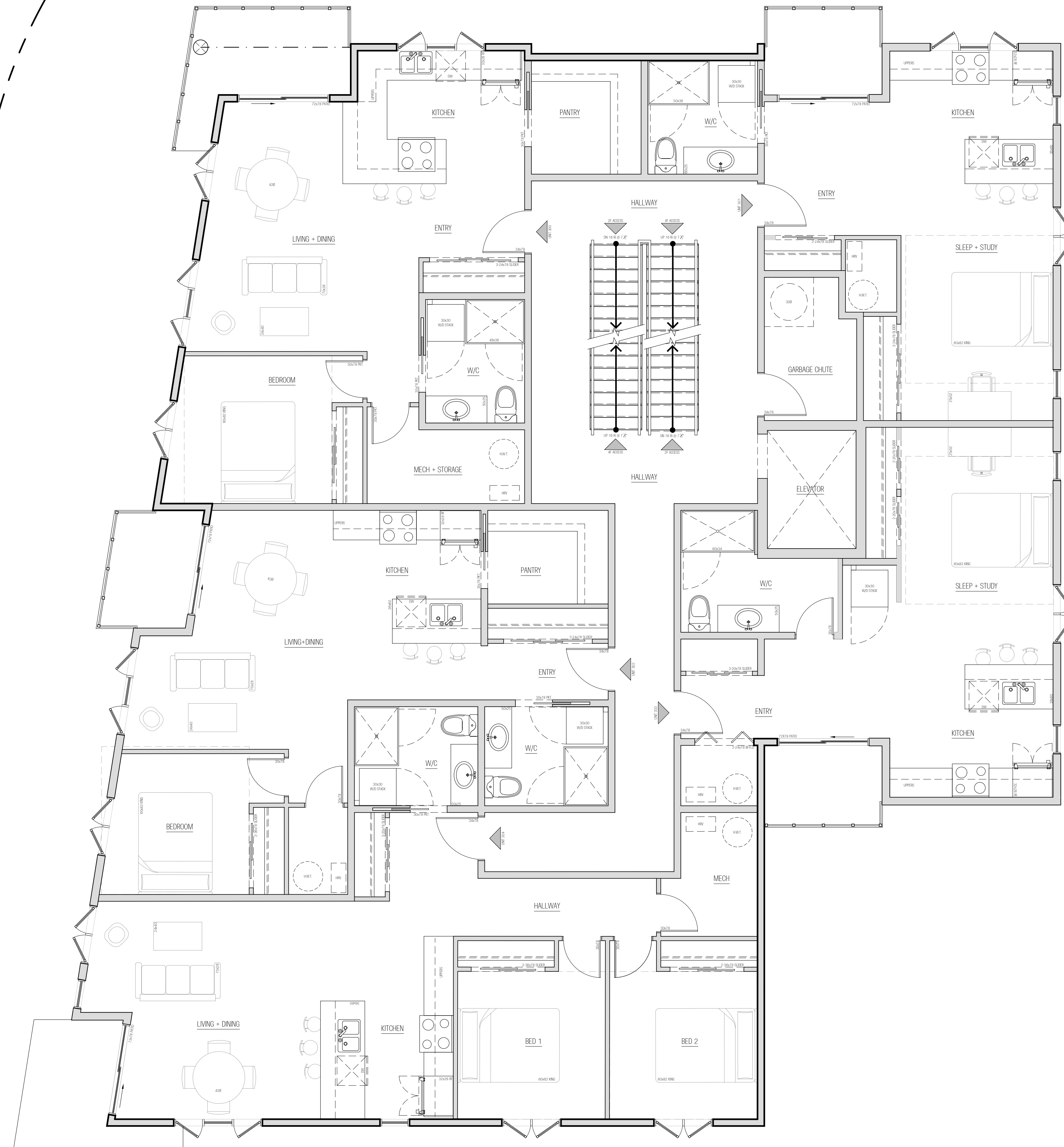
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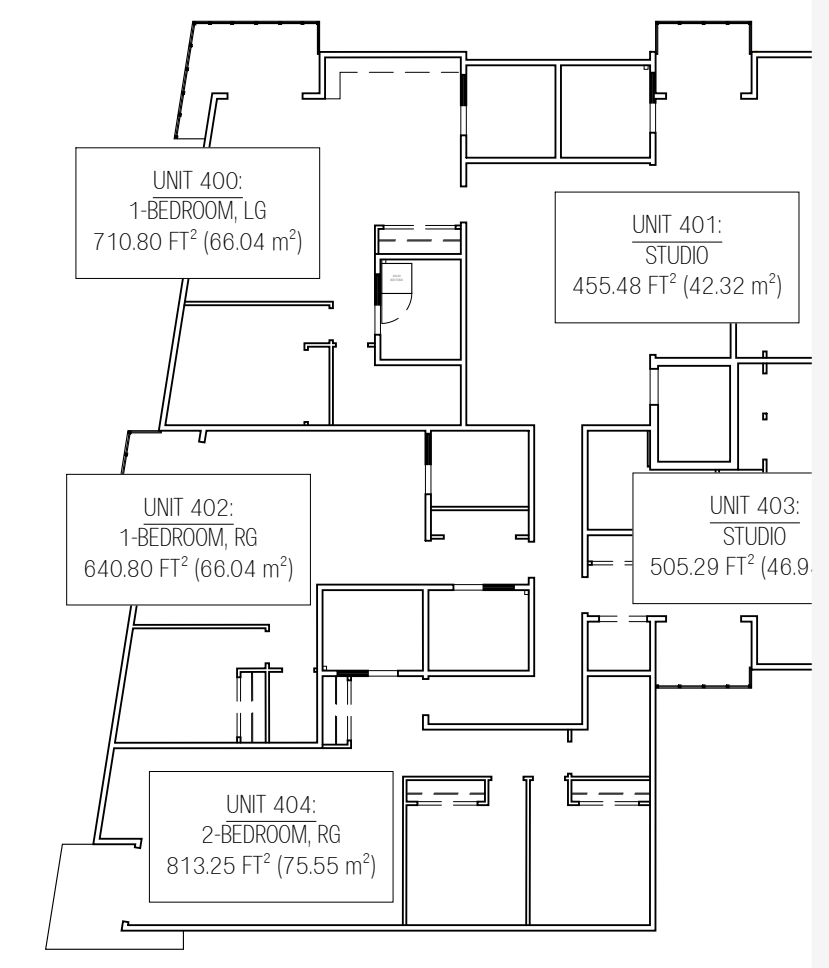
PROJECT NO: 0029

A104

LEXINGTON AVENUE



CLIENT:



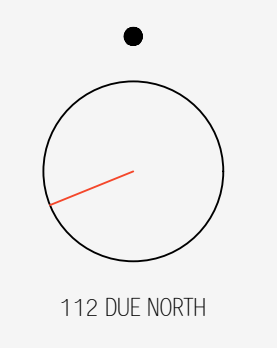
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NORTH ARROW:



PROJECT TITLE:

LOW-RISE MULTI-UNIT
RESIDENCE PROPOSAL: 222
BASELINE RD, OTTAWA, ON,
K2C 0A2

DRAWING NAME:

FOURTH FLOOR:
(SCHEMATIC LAYOUT)

DRAWN BY: CORY DUBEAU

REVIEWED BY: N/A

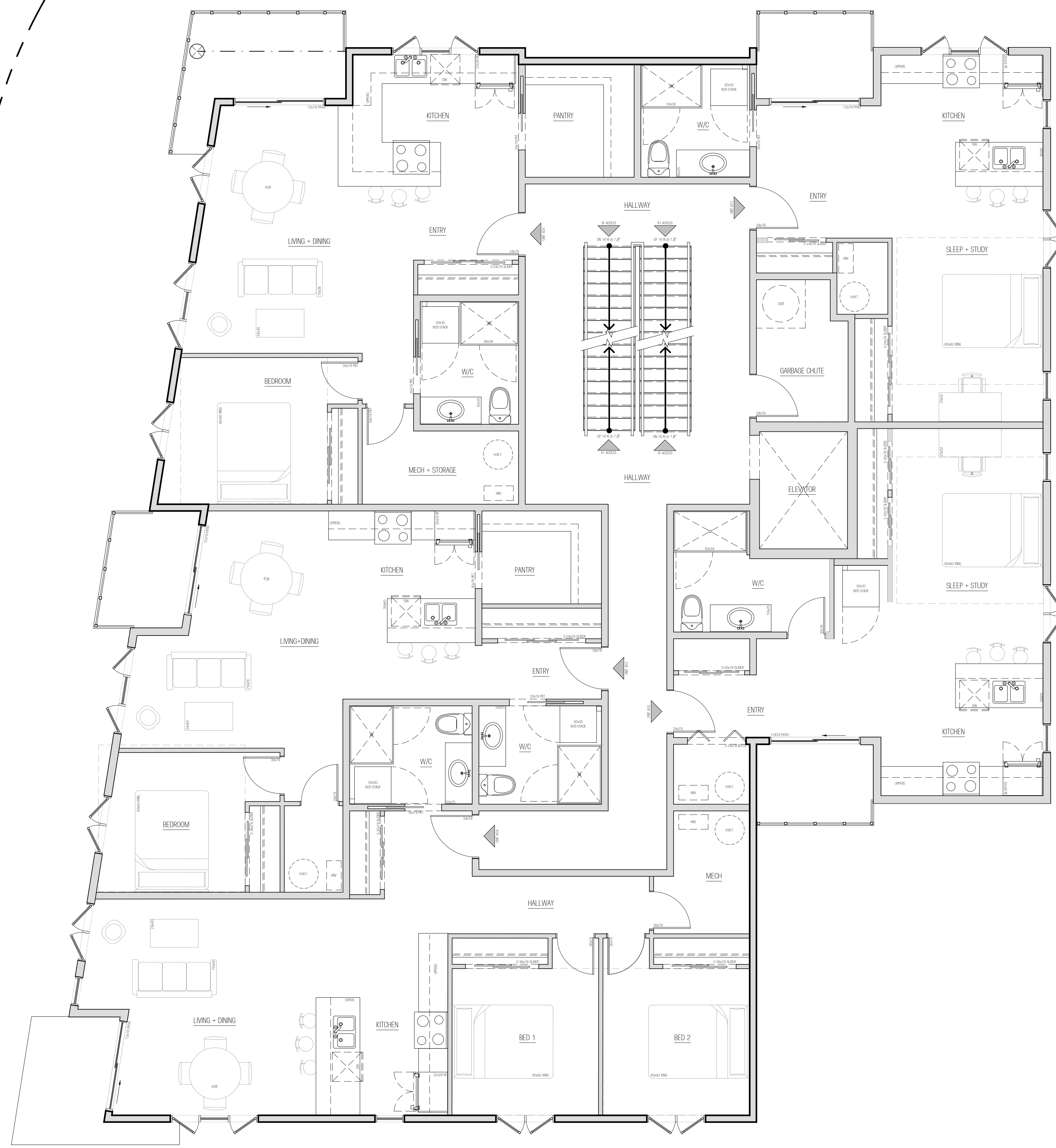
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A104

LEXINGTON AVENUE



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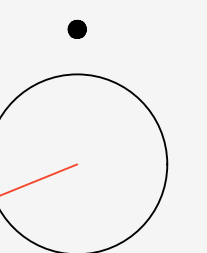
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LOW-RISE MULTI-UNIT
RESIDENCE PROPOSAL: 222
BASELINE RD, OTTAWA, ON,
K2C 0A2

DRAWING NAME:
COMMUNAL ROOFTOP TERRACE
(SCHEMATIC LAYOUT)

DRAWN BY: CORY DUBEAU

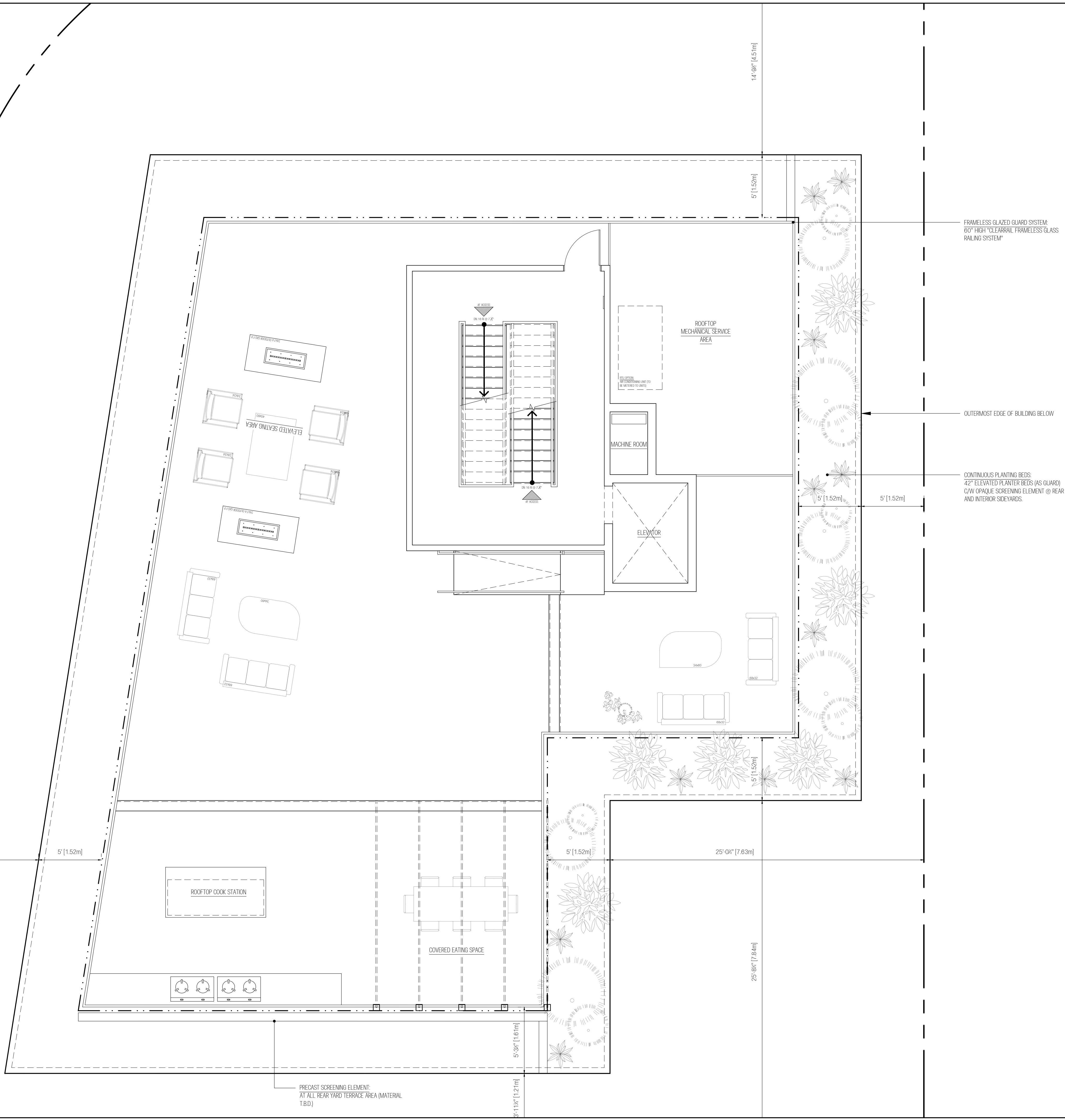
REVIEWED BY: N/A

SCALE: 1/4" = 1'-0"

SHEET NUMBER:

PROJECT NO: 0029

A105



LEXINGTON AVENUE

14'-11 1/2" [4.56m]

5' [1.52m]

5'-9 3/8" [1.61m]

5'-11 1/4" [1.21m]

5' [1.52m]

25'-0 1/4" [7.63m]

25'-8 1/4" [7.84m]

5' [1.52m]

5' [1.52m]

14'-9 1/2" [4.51m]

PRECAST SCREENING ELEMENT
AT ALL REAR YARD TERRACE AREA (MATERIAL
T.B.D.)

FRAMELESS GLAZED GUARD SYSTEM
80" HIGH CLEARANCE FRAMELESS GLASS
RAILING SYSTEM

OUTERMOST EDGE OF BUILDING BELOW

CONTINUOUS PLANTING BEDS
42" ELEVATED PLANTER BEDS (AS GLIARD)
C/W OPAQUE SCREENING ELEMENT @ REAR
AND INTERIOR SIDEYARDS