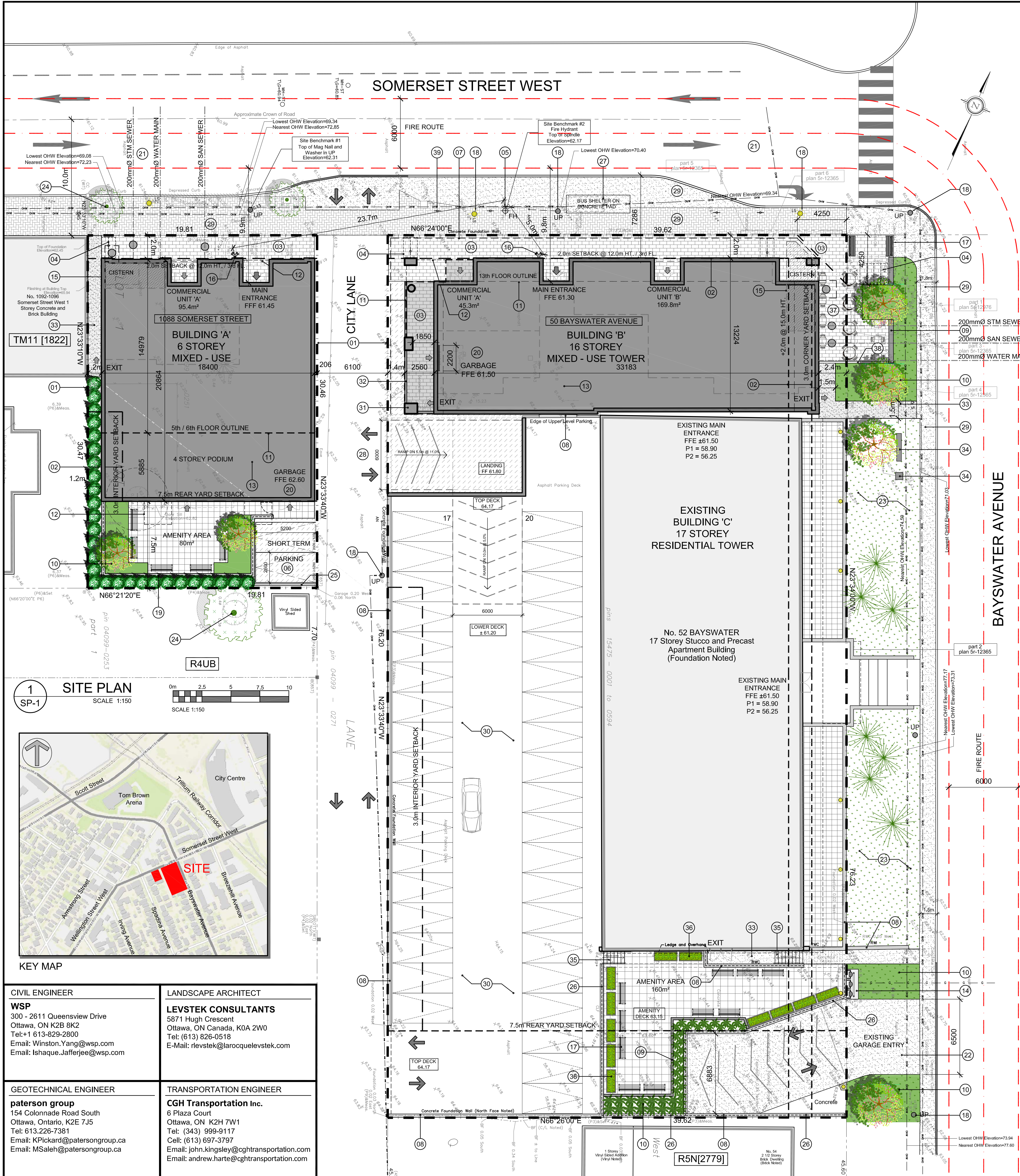




PROJECT DEVELOPER
Manor Park Management
231 Brittany Drive, Suite D
Ottawa, ON Canada, K1K 0R8
E-Mail: isa@manorparkp.com

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 Vollebek Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079
Email: EdH@aovtld.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, Vollebek 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
1 PROPERTY LINE
2 EXISTING TM11 BUILDING SETBACKS
3 UNIT PAVERS ON PRIVATE BOULEVARD
4 BICYCLE PARKING SPACE WITH RACK
5 EXISTING FIRE HYDRANT
6 SHORT TERM SURFACE PARKING
7 OUTLINE OF UNDERGROUND PARKING LEVEL
8 EXISTING RETAINING / PARKING GARAGE WALL WITH GUARD RAILING AS REQUIRED
9 LOW CONCRETE SEAT WALL / LANDSCAPE WALL
10 SOFT LANDSCAPING
11 OUTLINE OF BUILDING ABOVE
12 BALCONY ABOVE
13 EXISTING BUILDING TO BE REMOVED
14 EXISTING NATURAL GAS EQUIPMENT
15 INTERNAL CISTERN WITH ACCESS MH - SEE CIVIL PLAN
16 SIAMASE CONNECTION
17 SITE FURNITURE - BENCH
18 EXISTING UTILITY / STREET LIGHT / TRAFFIC POLE
19 LOW RETAINING WALL WITH 2.1m HT. PRIVACY FENCE
20 INTERIOR GARAGE ROOM
21 PROPOSED BUILDING SERVICES, SEE CIVIL
22 EXISTING ASPHALT DRIVEWAY TO BE NARROWED
23 EXISTING SOFT LANDSCAPING TO REMAIN
24 EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
25 150mm BARRIER CURB AT PARKING AREA
26 1.8m HT. METAL SCREENING ABOVE WALL
27 CONCRETE PAD WITH BUS SHELTER
28 REALIGN PARKING GARAGE ENTRY TO CITY LANE
29 EXISTING CITY SIDEWALK / BOULEVARD TO REMAIN
30 EXISTING ASPHALT PARKING LOT
31 EXTERIOR GROUND FLOOR COLUMNS
32 LOW RETAINING WALL
33 EXISTING CONCRETE EXIT PATH
34 EXISTING UTILITY BOX
35 CONCRETE STAIRS WITH HAND RAILING
36 FREE STANDING PLANTERS
37 POSSIBLE COMMERCIAL PATIO
38 LANDSCAPE CURB: 150mm HT. MAXIMUM
39 EXISTING CITY RINGED BIKE RACK

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. TM11(1822) R4UB TM11
ZONING REQUIRED PROVIDED
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 (ABOVE 3rd STOREY OR 12m HL) 3.0m 2.0m
FRONT YARD SETBACK (ABOVE 3rd STOREY OR 12m HL) 2.0m 0.0m
CORNER YARD SETBACK 3.0m 2.4m
CORNER YARD SETBACK (ABOVE 15m HL) +2.0m +0.0m
INTERIOR SIDE YARD SETBACK 0.0m 1.2m / 0.2m / 1.4m
REAR YARD SETBACK 3.0m 1.2m
REAR YARD SETBACK (45° ANGULAR PLANE AT 15m HL 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 6.0m² 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 28
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"
(CITY OF OTTAWA ZONING AREA)
BASEMENT LEVEL 0.0 sq. m. 0.0 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. 9,009 sq. ft.
5th to 6th FLOOR 2 x 143.3 sq. m. 286.6 sq. m. 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.
GROSS BUILDING - AREAS - BLDG. "B"
(CITY OF OTTAWA ZONING AREA)
PARKING LEVEL 0.0 sq. m. 0.0 sq. ft.
GROUND FLOOR 215.2 sq. m. 2,316 sq. ft.
2nd to 12th FLOOR 11 x 336.8 sq. m. 3,716.8 sq. m. 40,007 sq. ft.
13th & 14th FLOOR 2 x 296.8 sq. m. 593.6 sq. m. 6,390 sq. ft.
15th FLOOR 242.1 sq. m. 2,608 sq. ft.
16TH FL. - AMENITY / MECHANICAL LEVEL 0.0 sq. m. 0.0 sq. ft.
TOTAL AREA 4,752.8 sq. m. 51,159 sq. ft.
UNIT STATISTICS
STUDIO UNIT 1
ONE BEDROOM 53
TWO BEDROOM UNIT 26
TOTAL 80
COMMERCIAL AREA 215.2 sq. m. 2,316 sq. ft.
GROSS BUILDING - AREAS - BLDG. "C"
(CITY OF OTTAWA ZONING AREA)
BUILDING 'C' GFA - ESTIMATE 10,219.3 sq. m. 111,000 sq. ft.
BUILDING FOOTPRINT 802.3 sq. m. 8,636 sq. ft.
UNIT COUNT 192
VEHICLE PARKING 172
BICYCLE PARKING 172
COMMERCIAL AREA - REMOVED 1,005.3 sq. m. 10,821 sq. ft.
UNIT STATISTICS - TOTAL
BUILDING 'A' - PROPOSED 6 STOREY 21
BUILDING 'B' - PROPOSED 15 STOREY 80
BUILDING 'C' - EXISTING 17 STOREY 192
TOTAL 293
CAR PARKING - BLDG. 'A', 'B' & 'C'
REQUIRED BY ZONING BY-LAW
BUILDING 'A' & 'B' - NOT REQUIRED 0
EXISTING BUILDING 'C' - 0.5 PER UNIT AFTER 12 80
VISITOR - 0.1 PER UNIT AFTER 12 26
COMMERCIAL - RETAIL - NOT REQUIRED UNDER 500m² 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 56
GROUND LEVEL EXISTING ALTERED 31
2nd FLOOR SURFACE EXISTING 37
TOTAL 187

BICYCLE PARKING - BLDG. 'A' & 'B'
REQUIRED: BLDG. 'A' - 21 UNITS
RESIDENCE - 0.5 PER UNIT 11
COMMERCIAL - 1 PER 250m² GFA 1
TOTAL 12
PROVIDED
BASEMENT LEVEL 25
EXTERIOR AT GRADE 2
TOTAL 27
REQUIRED: BLDG. 'B' - 80 UNITS
RESIDENCE - 0.5 PER UNIT 40
COMMERCIAL - 1 PER 250m² GFA 1
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. 61.7%
LANDSCAPE OPEN SPACE = 199.6 sq. m. 33.1%
TOTAL = 803.3 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 = 90.0 sq. m.
TOTAL = 255.0 sq. m.
REQUIRED - 6.0M² 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 = 260.0 sq. m.
TOTAL = 580.0 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 2.4 Y"
RECYCLING - GMP 0.018 Y" PER UNIT 0.4 Y"
RECYCLING - FIBRE 0.038 Y" PER UNIT 0.8 Y"
ORGANICS 1-240 L BIN PER PER 50 UNITS 1
BLDG. 'B' - 80 UNITS
GARBAGE 0.110 Y" PER UNIT 9 Y"
RECYCLING - GMP 0.018 Y" PER UNIT 2 Y"
RECYCLING - FIBRE 0.038 Y" PER UNIT 4 Y"
ORGANICS 1-240 L BIN PER PER 50 UNITS 2

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
DETAIL REFERENCE PAGE
DETAIL CROSS REFERENCE PAGE

REVISIONS:
ARCHITECT SEAL
ARCHITECT: **RLA / architecture**
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
1.613.724.9932 f.613.724.1209 laa@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.
PROJECT No. 2028 **SP-1**