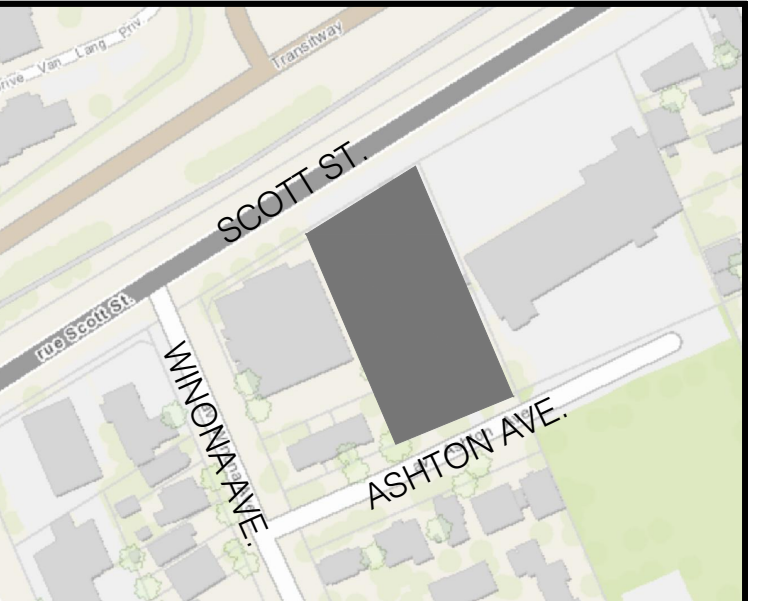
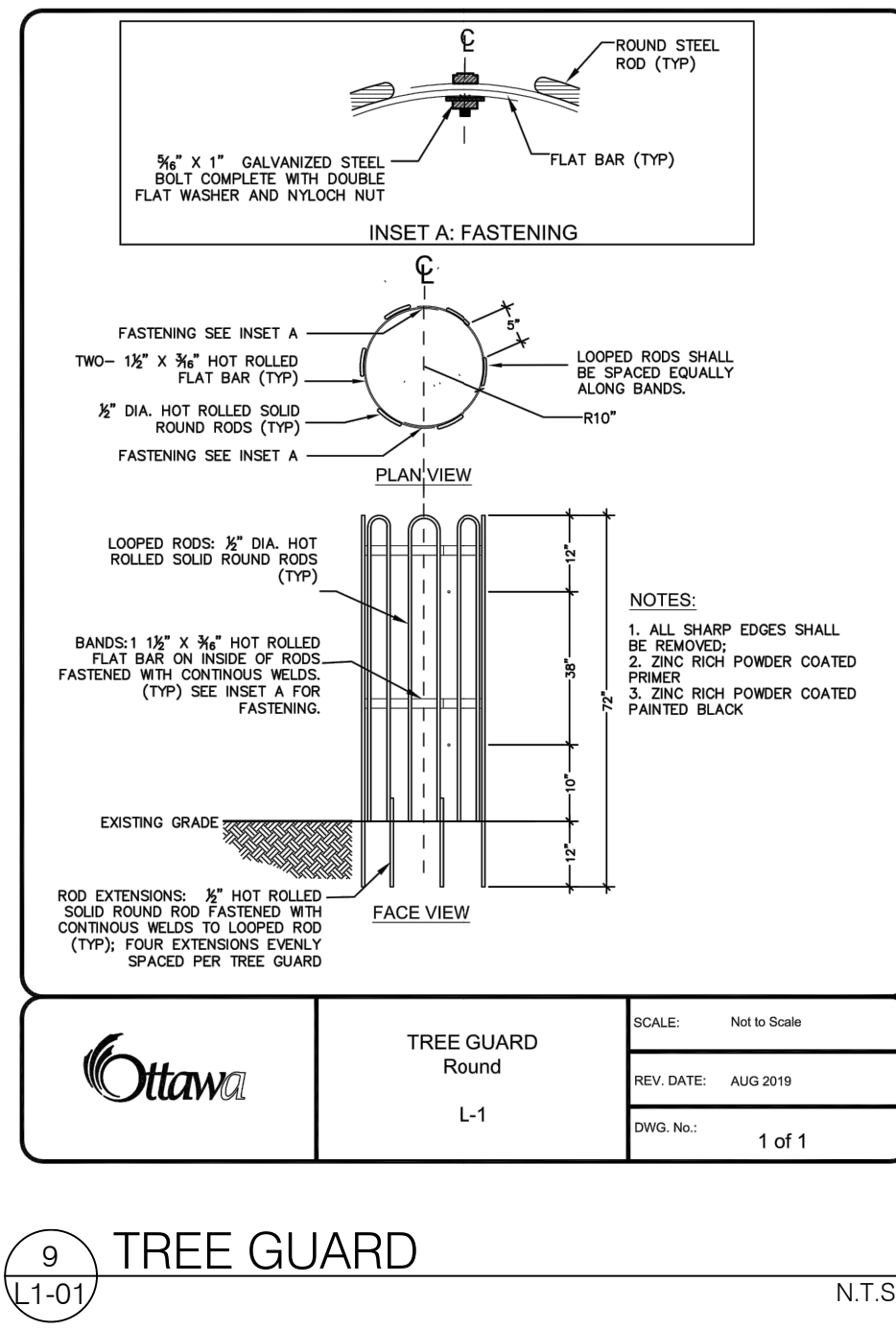
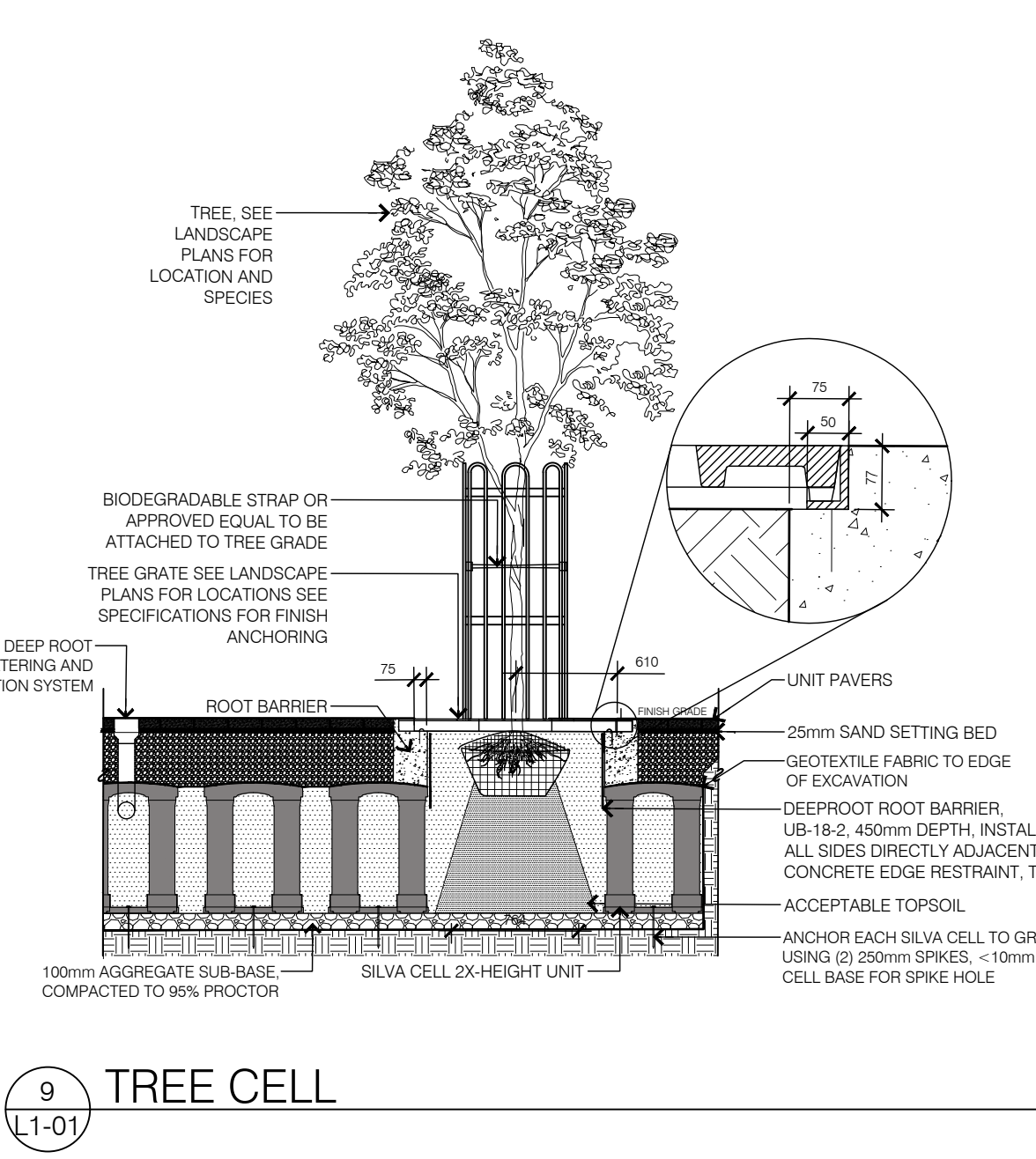
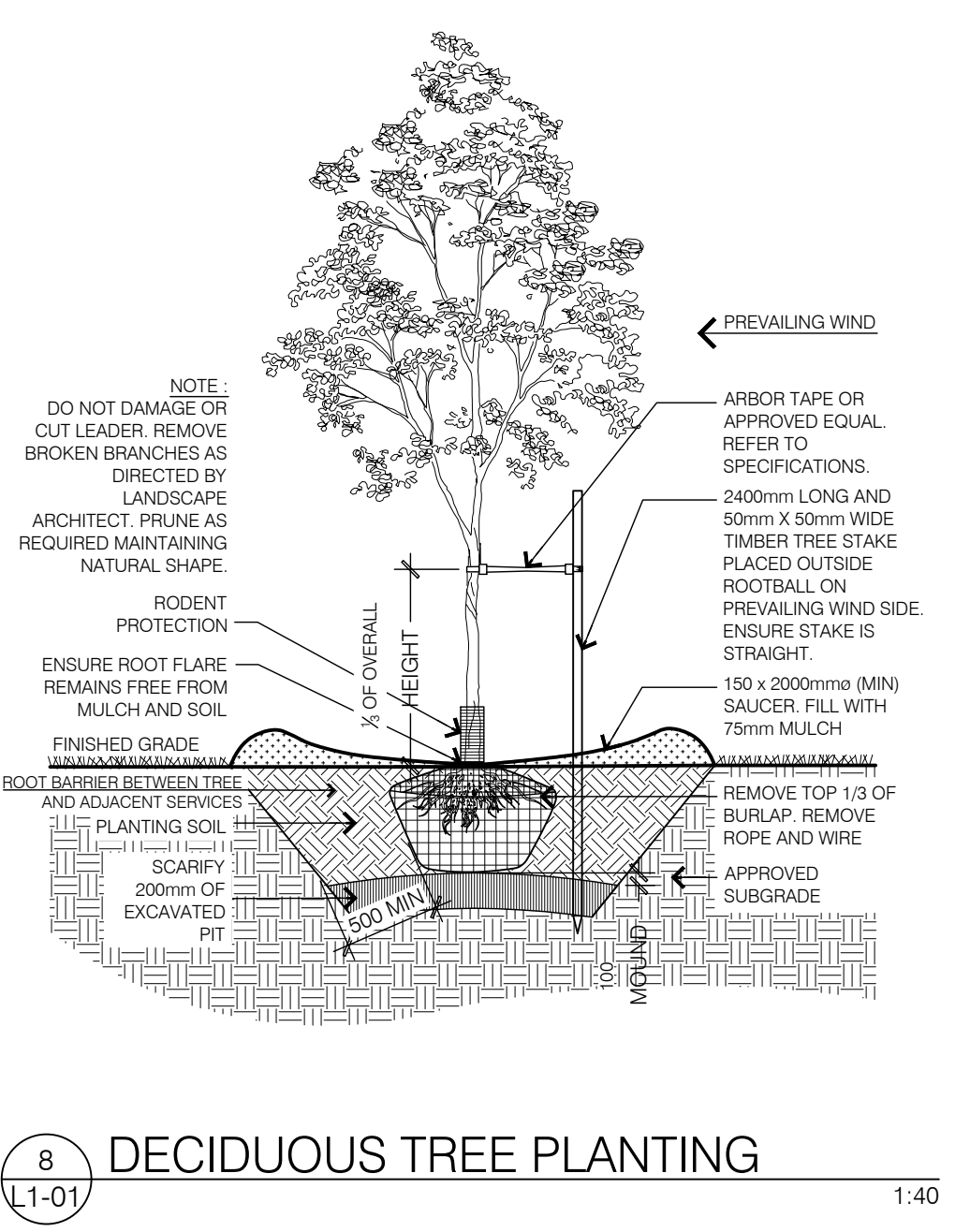
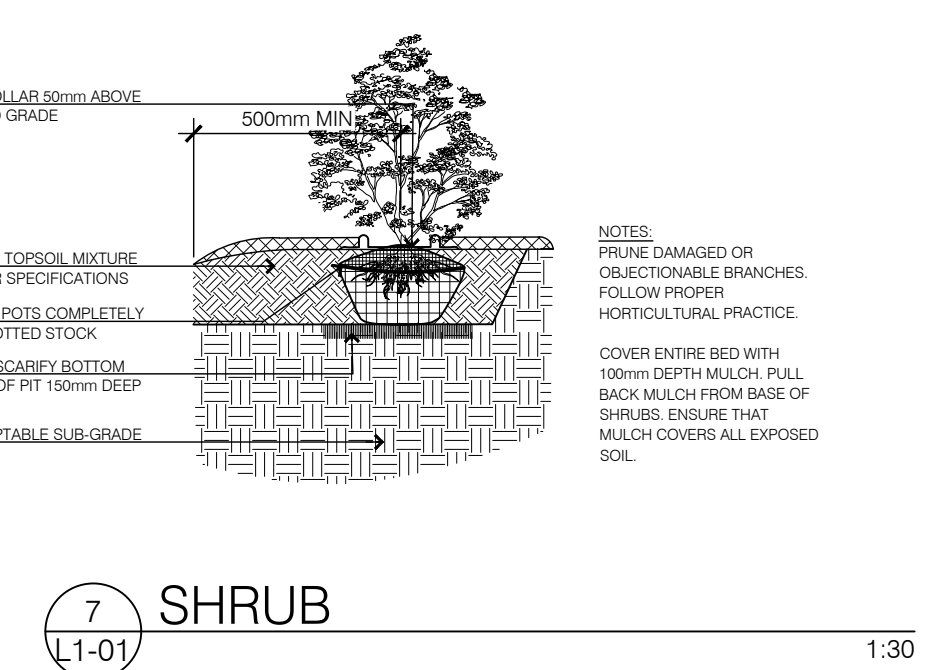
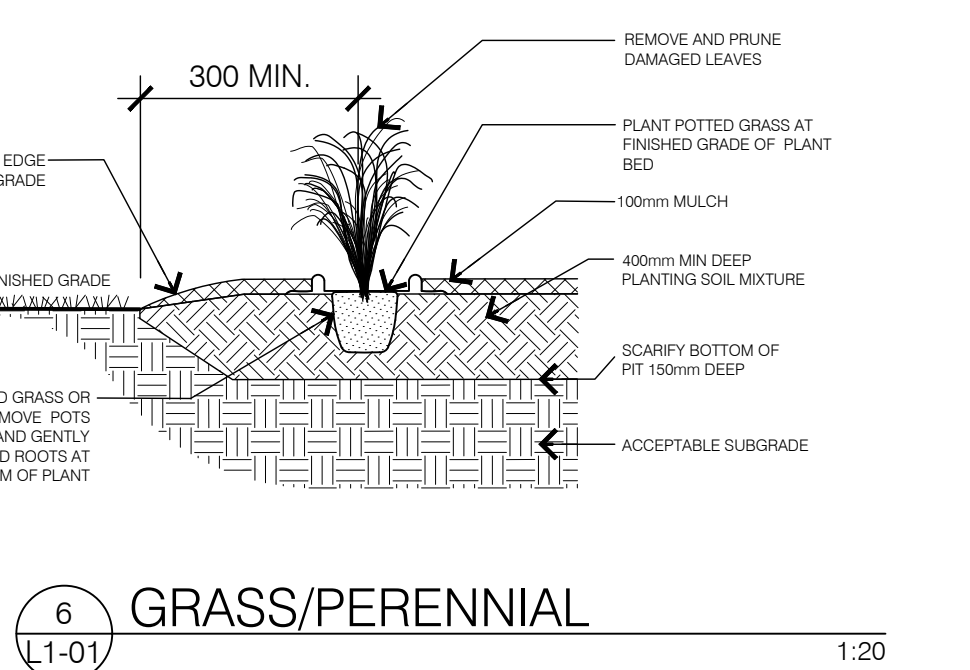
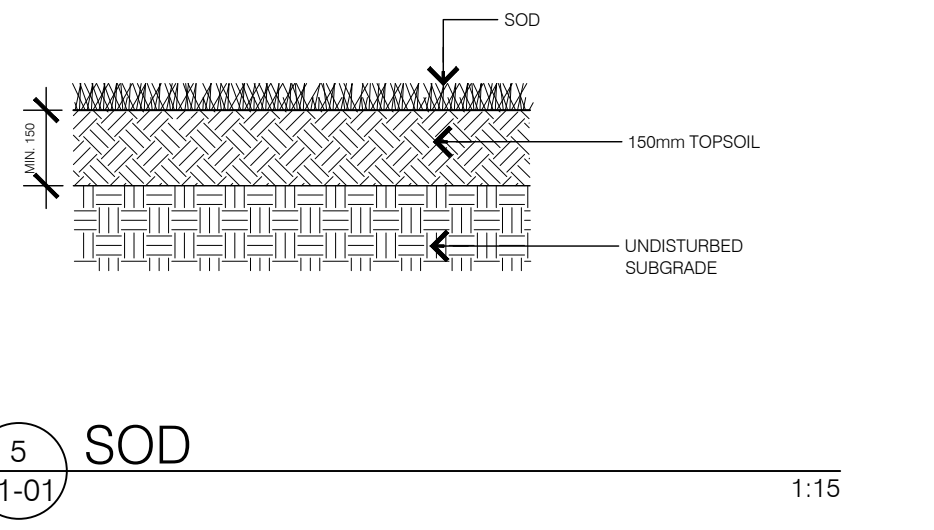
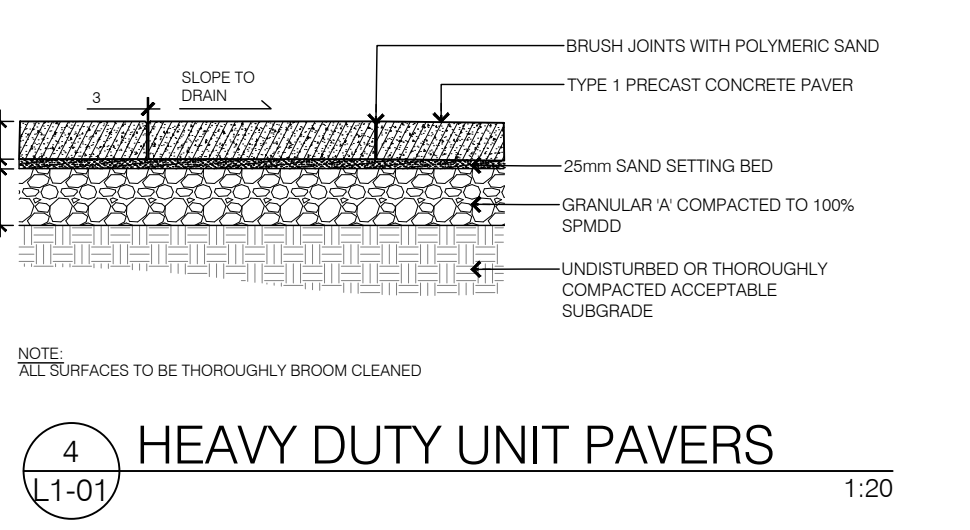
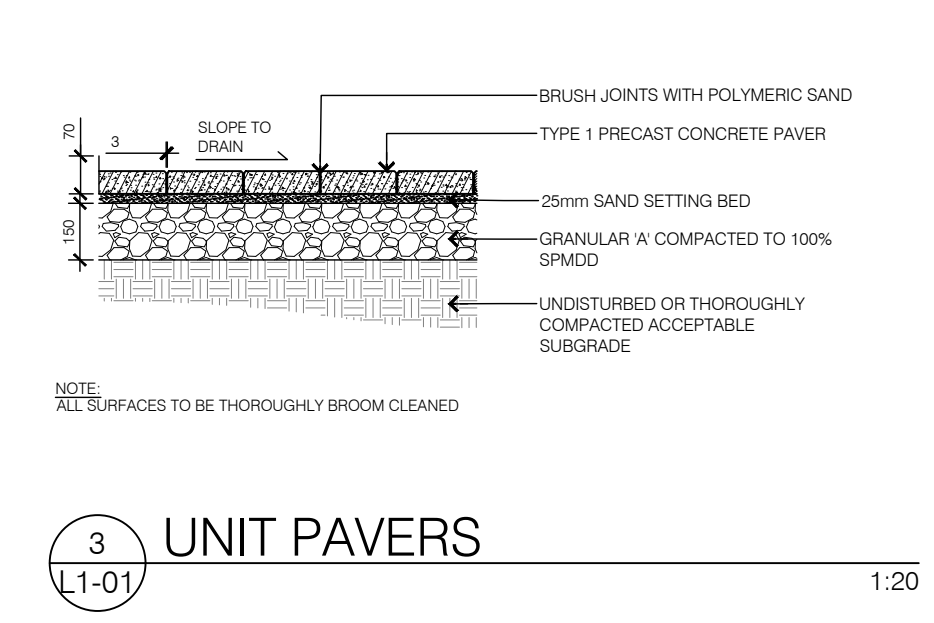
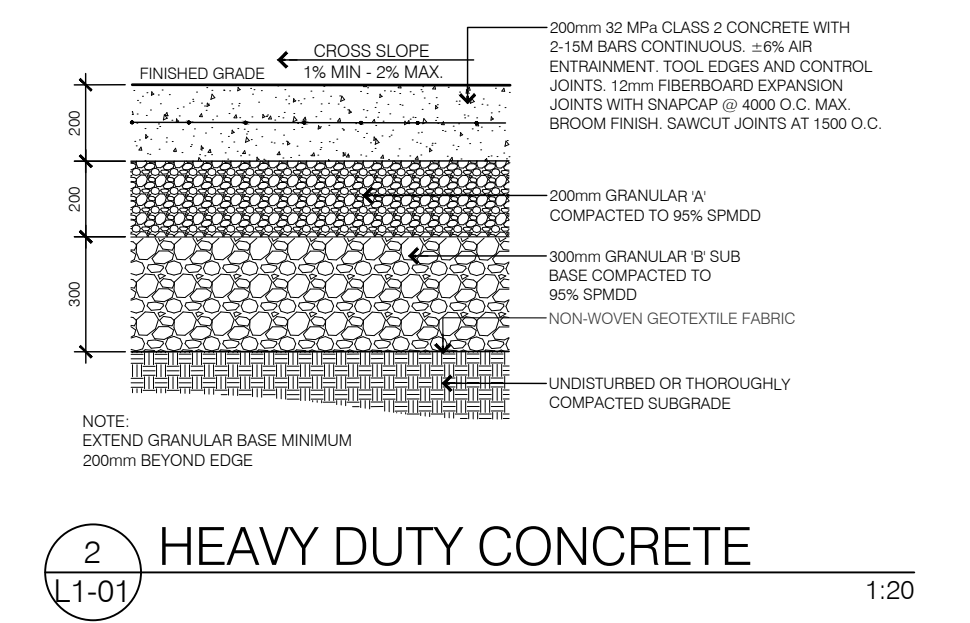


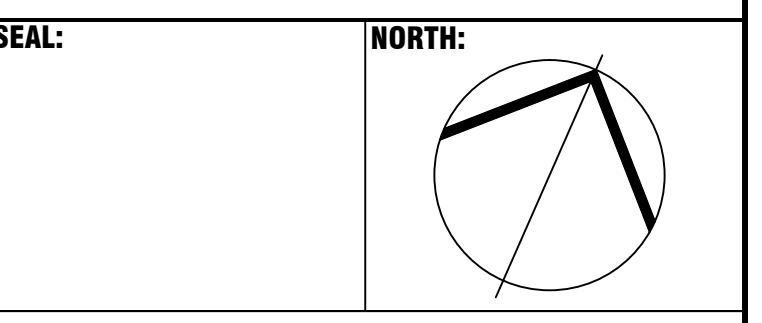
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
DECIDUOUS TREES					
ARR	3	<i>Acer rubrum</i> 'Red Rocket'	Red Rocket Maple	50mm CAL	B&B, W.B.
AR	3	<i>Acer rubrum</i> 'Armstrong Gold'	Armstrong Gold Maple	60mm CAL	B&B, W.B.
GB	2	<i>Ginkgo biloba</i> Princeton Sentry	Princeton Sentry Maidenhair Tree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

- LEGEND:**
- PROPERTY LINE
 - - - BUILDING OVER HANG
 - UNDERGROUND PARKING GARAGE
 - EXTENT OF TREE CELL
 - [Pattern] HEAVY DUTY CONCRETE (2)
 - [Pattern] HEAVY DUTY UNIT PAVER (4)
 - [Pattern] UNIT PAVER (3)
 - [Pattern] SOD (5)
 - [Circle] NEW DECIDUOUS TREE (8)
 - [Circle with cross] CONIFEROUS SHRUBS (7)
 - [Circle with dots] GRASSES/PERENNIALS (6)
 - [Rectangle] BENCH
 - [Pattern] BIKE RACK
 - [Square] PLANTER



- 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 borne 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 ASSOCIATES

LASHLEY ASSOCIATES
LANDSCAPE ARCHITECTURE AND SITE ENGINEERING

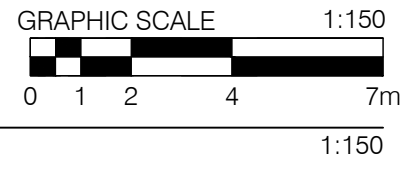
2500 GLENVIEW AVENUE
OTTAWA, ON K1V 7B6
TEL: 613 238 4811
WWW.LASHLEYA.COM

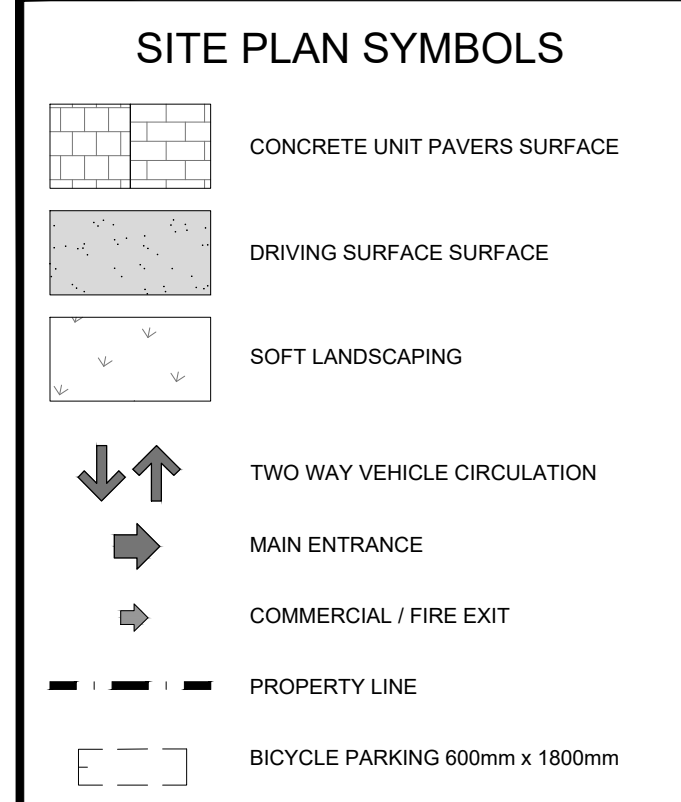
PROJECT: 2050 SCOTT STREET
OTTAWA, ONTARIO

DRAWING TITLE: SPA - LANDSCAPE PLAN

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

DRAWING NO.: L1-01





PROJECT INFORMATION

ZONING BY-LAW 2008-250	TM (103) / R4G
SITE AREA	2,513.18 sq. m. 27,952 sq. ft.
TM (103) ZONING REQUIREMENT	TM (103) - 20 m.
AMENITY AREA - 60M ² 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. (max)
BUILDING HEIGHT	92.0 m.
REAR YARD SETBACK - ANGULAR PLANE @ 45°	74.5 m. H.
REAR YARD SETBACK	7.5 m.
TOWER FLOOR PLATE AREA	733.6 sq. m.
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	1,545.8 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	20,043.2 sq. m.

UNIT STATISTICS

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

CAR PARKING

REQUIRED	
RESIDENCE	- 0.5 PER DWELLING UNIT (AFTER 12 UNITS) (MIN. INDUCTION: ALL UNITS)
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS - MAX. 30)
TOTAL	174
PROVIDED	
RESIDENCE	- 0.49 PER UNIT (331 UNITS)
VISITOR	- 0.1 PER UNIT (331 UNITS)
TOTAL	213

BICYCLE PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT (331 UNITS)
COMMERCIAL RETAIL	- 1.0 PER 250M ² OF G.F.A.
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	4,043.4 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%

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- (A) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
- (W) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (D) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (00) - DETAIL NUMBER
- (000000) - TITLE
- (000000) - SCALE
- (000000) - DETAIL REFERENCE PAGE
- (000000) - DETAIL CROSS REFERENCE PAGE

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
Stittsville, Ontario, K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183
Email: rfreal@DSEL.ca

GEOTECHNICAL ENGINEER

Paterson Group
154 Colonnade Road South
Ottawa, Ontario, K2E 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

ARCHITECT SEAL:

NORTH ARROW:

SEAL DATE: STAMP DATE

CLIENT:

SCOTT STREET DEVELOPMENT INC.

ARCHITECT: **rla/architecture**

PROJECT TITLE: **2050 SCOTT STREET**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: V.M.	CHECKED: K.R.
SCALE: 1:125	SHEET No. SP-1
PROJECT No. 1928	



KEY MAP

1 SITE PLAN
SP-1
SCALE = 1/125

SCALE 1:125

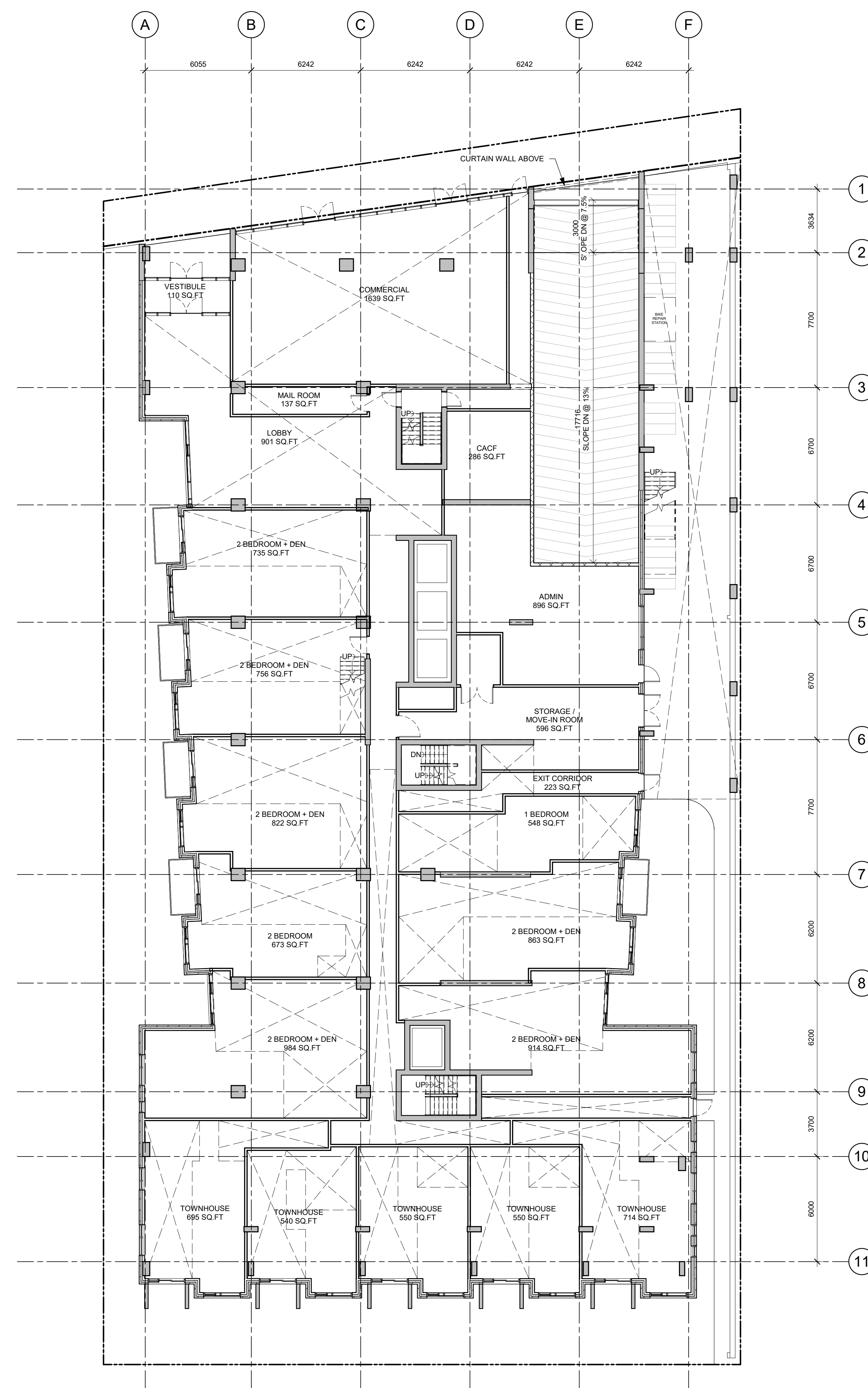
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No.	DESCRIPTION	DDMMYY
3	ISSUED FOR UDRP RESUBMISSION	08/19/21
2	ISSUED FOR SITE PLAN COMMENTS	05/07/21
1	ISSUED FOR SITE PLAN APPROVAL	06/04/21

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:
 GROUND FLOOR PLAN

DRAWN: VM CHECKED: KR

SCALE: 1 : 150 SHEET No: A104

PROJECT No: 1928

1
A104 GROUND FLOOR PLAN
1 : 150

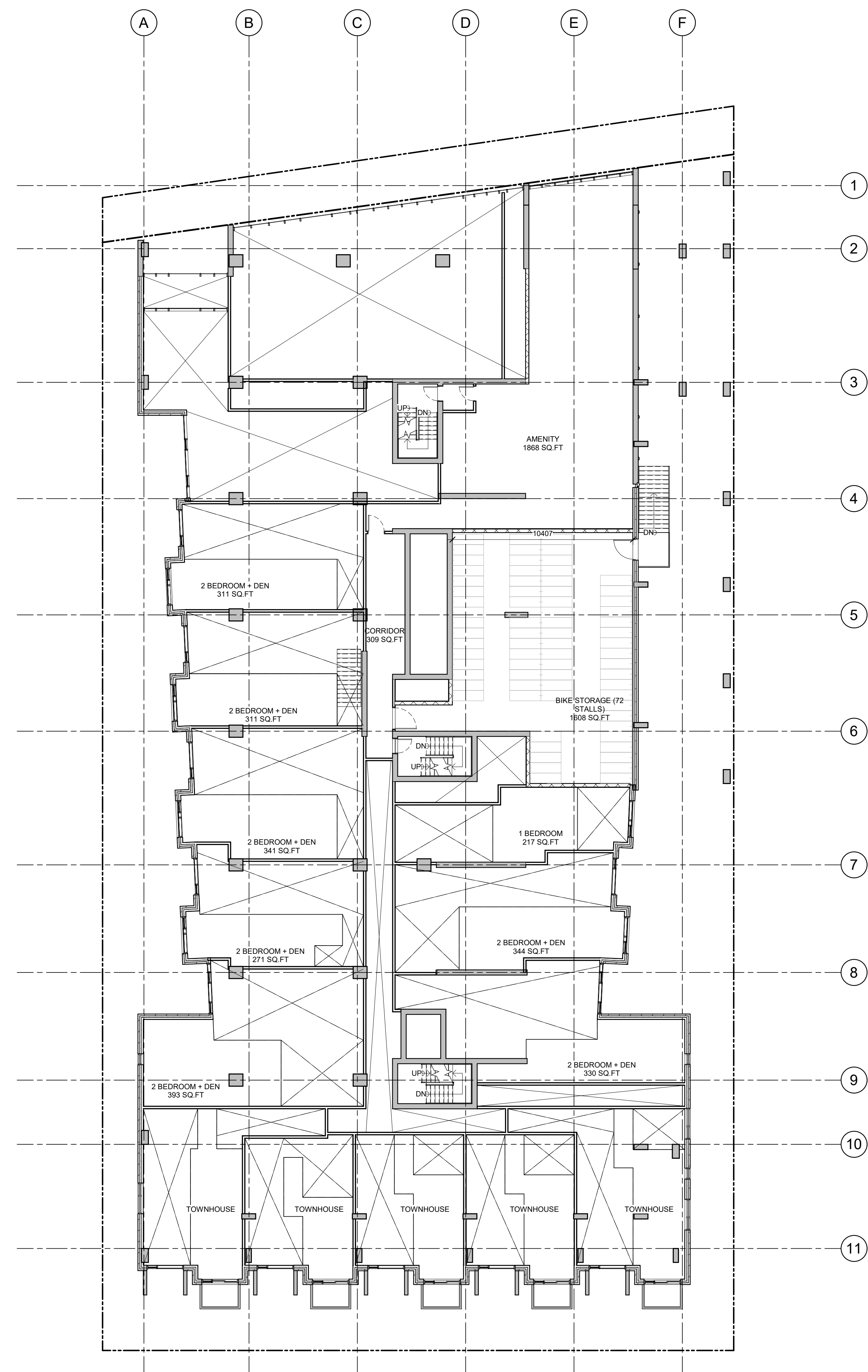
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PLOT SCALE: 1:1

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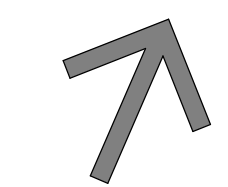
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1 MEZZANINE FLOOR PLAN
 A105 1:150

No.	DESCRIPTION	DDMMYY
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1	ISSUED FOR SITE PLAN APPROVAL	06/04/21

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT:
 SCOTT STREET DEVELOPMENTS INC.

ARCHITECT:

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

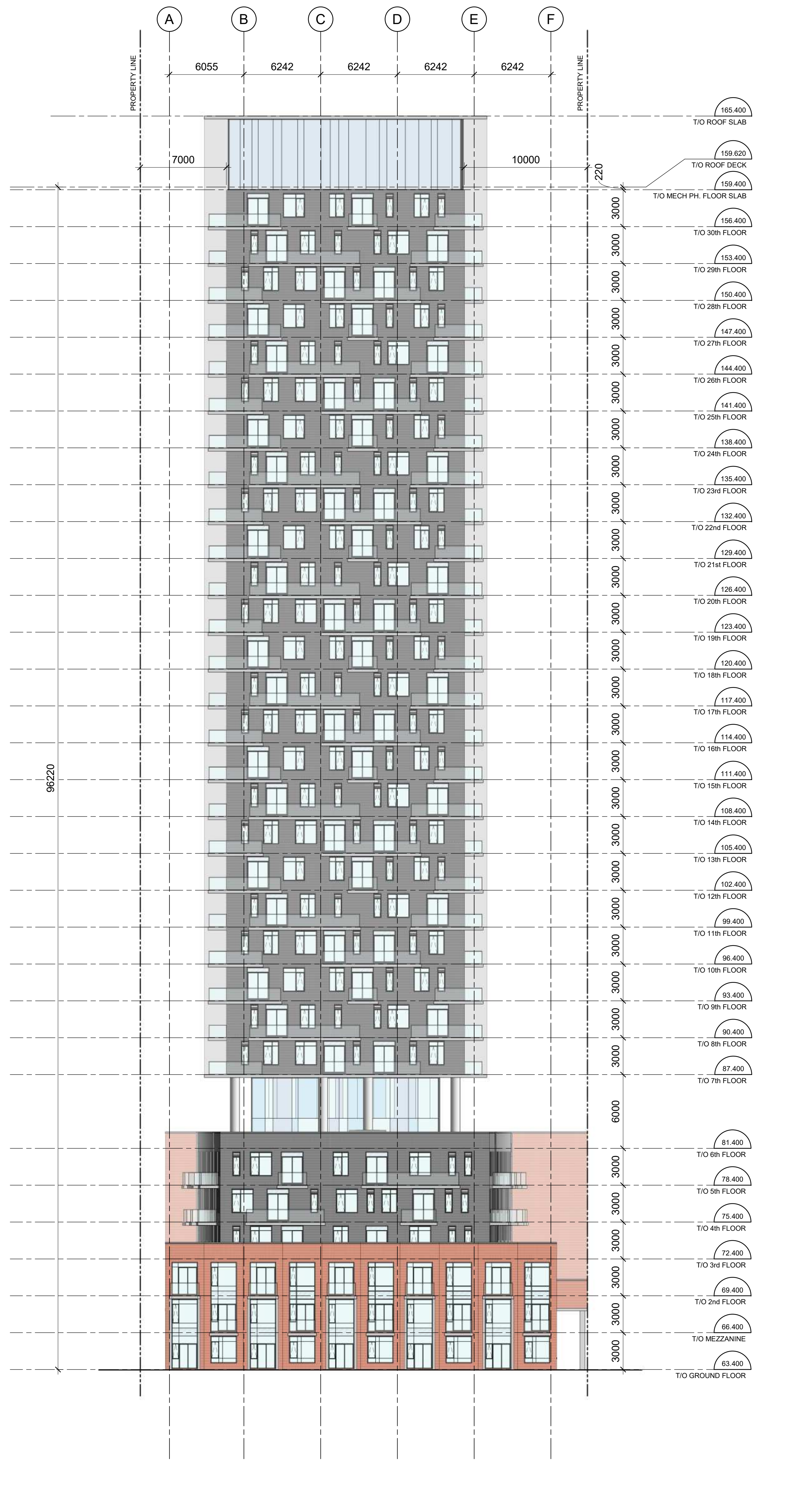
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SHEET TITLE:
 MEZZANINE FLOOR PLAN

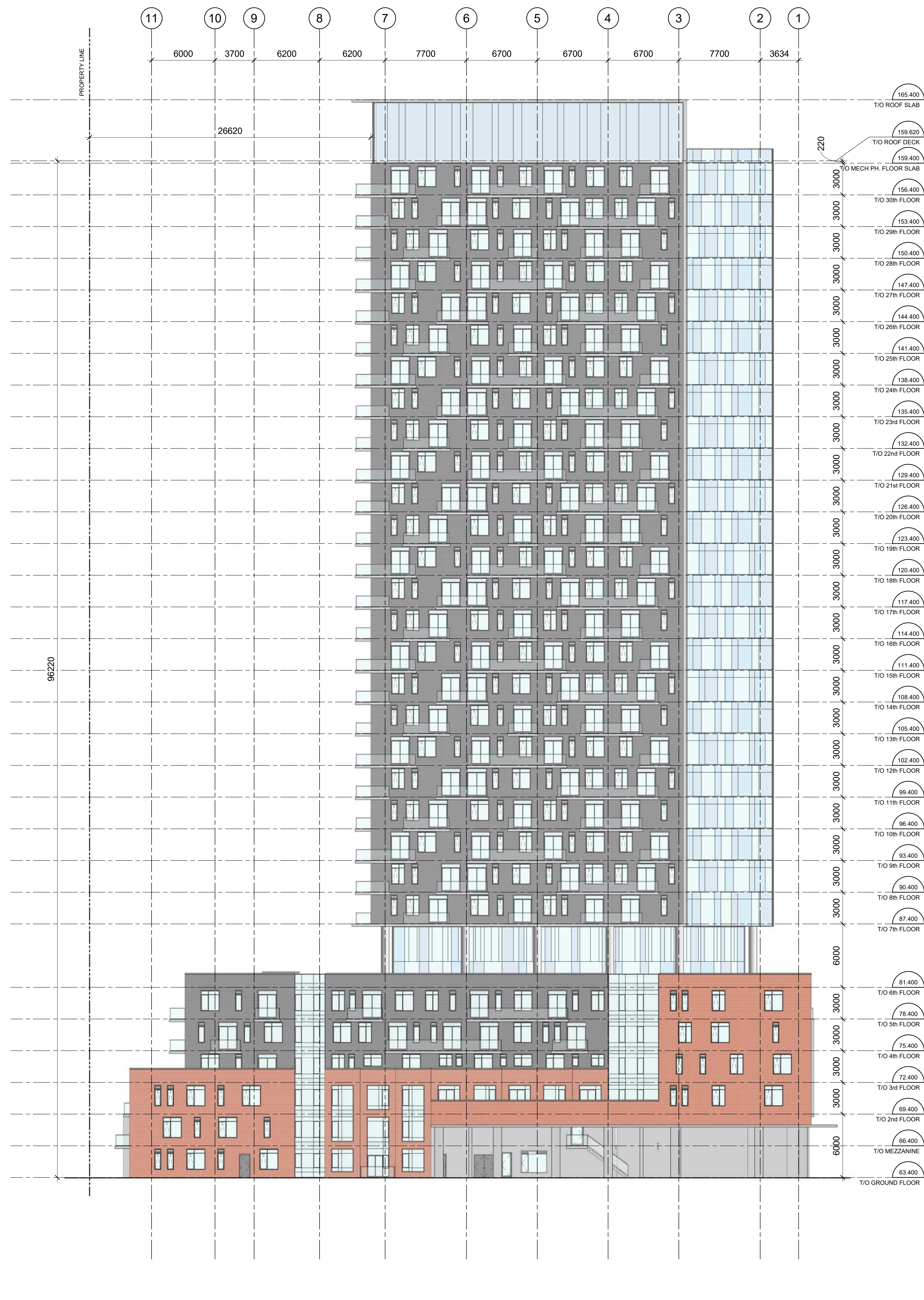
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PROJECT No: 1928	

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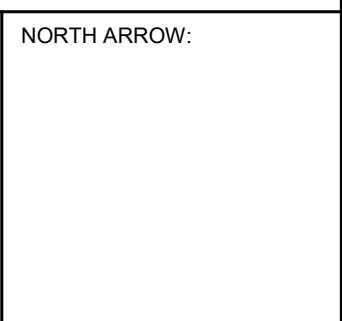


1 SOUTH ELEVATION
A200 1 : 200



2 EAST ELEVATION
A200 1 : 200

No.	DESCRIPTION	DDMMYY
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1	ISSUED FOR SITE PLAN APPROVAL	06/04/21

ARCHITECT SEAL:  NORTH ARROW: 

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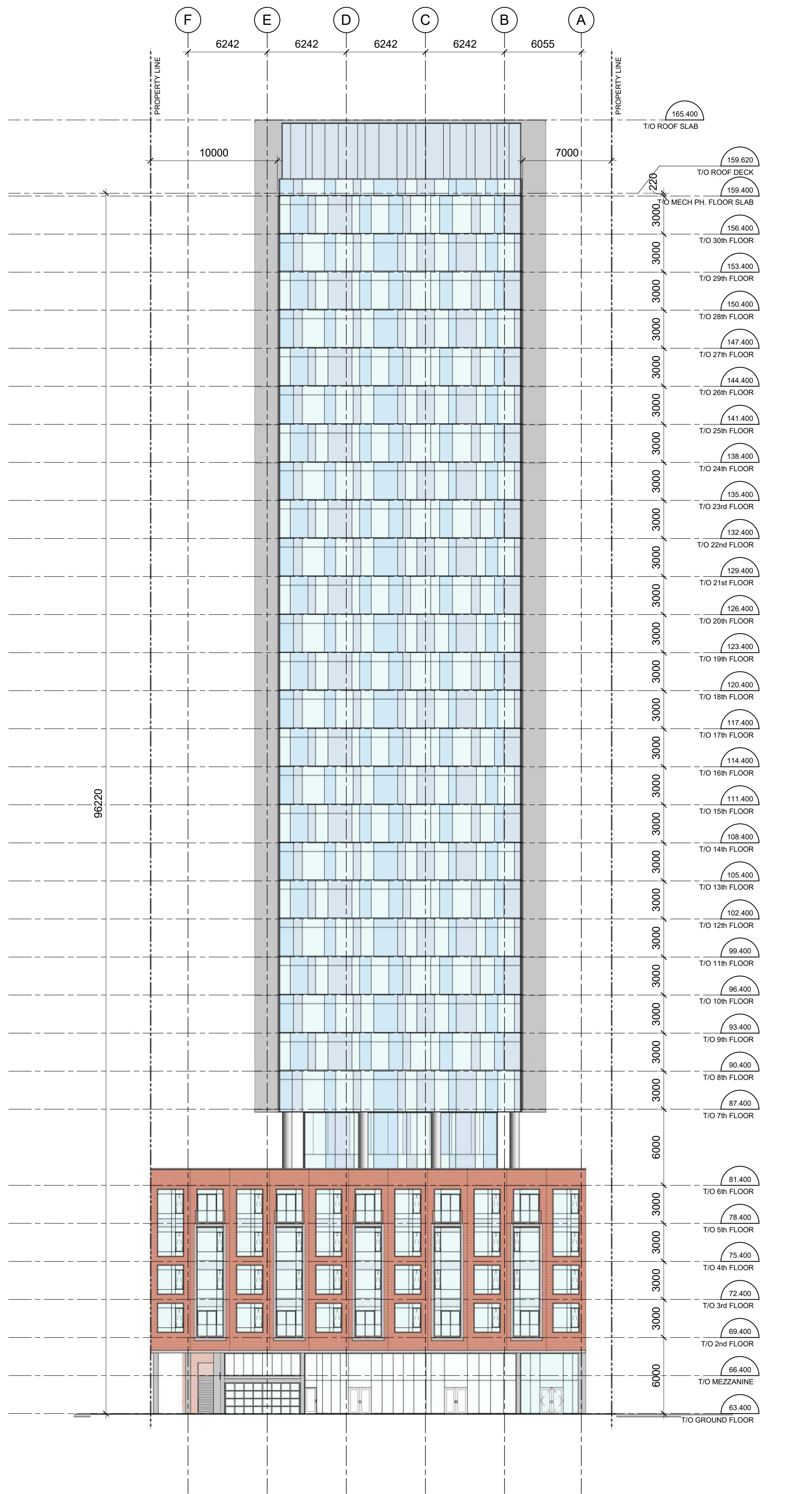
ARCHITECT:
rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklaney.ca

PROJECT TITLE:
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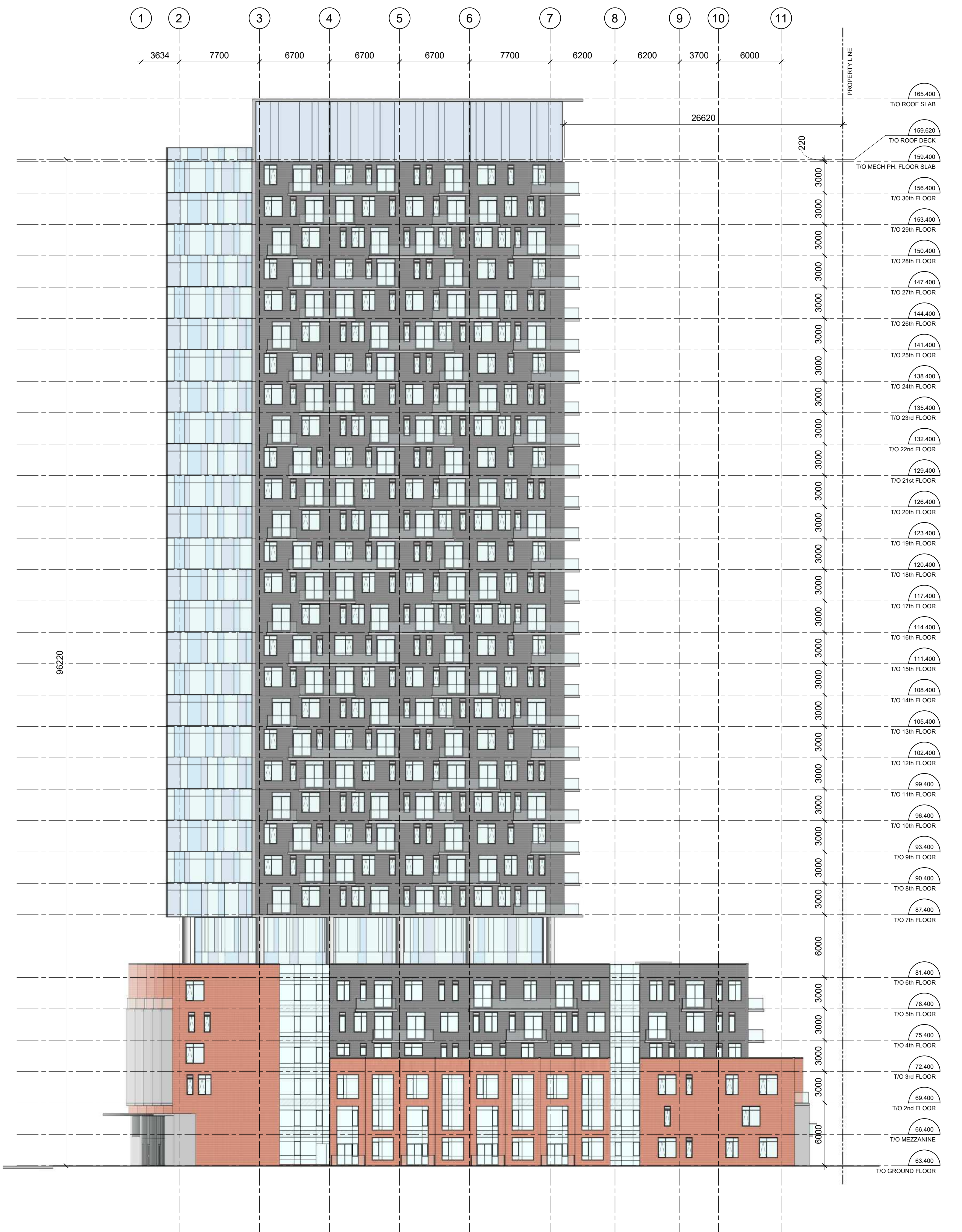
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SOUTH AND EAST ELEVATIONS

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PROJECT No: 1928	

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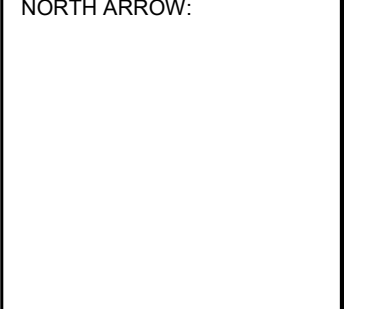
1 NORTH ELEVATION
A201 1:200



2 WEST ELEVATION
A201 1:200

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ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:
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ARCHITECT:
rla/architecture
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t.613.724.9932 f.613.724.1209 www.rodriklaney.ca

PROJECT TITLE:
2050 SCOTT STREET

SHEET TITLE:
NORTH AND WEST ELEVATIONS

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

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm) PLOT SCALE: 1:1
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