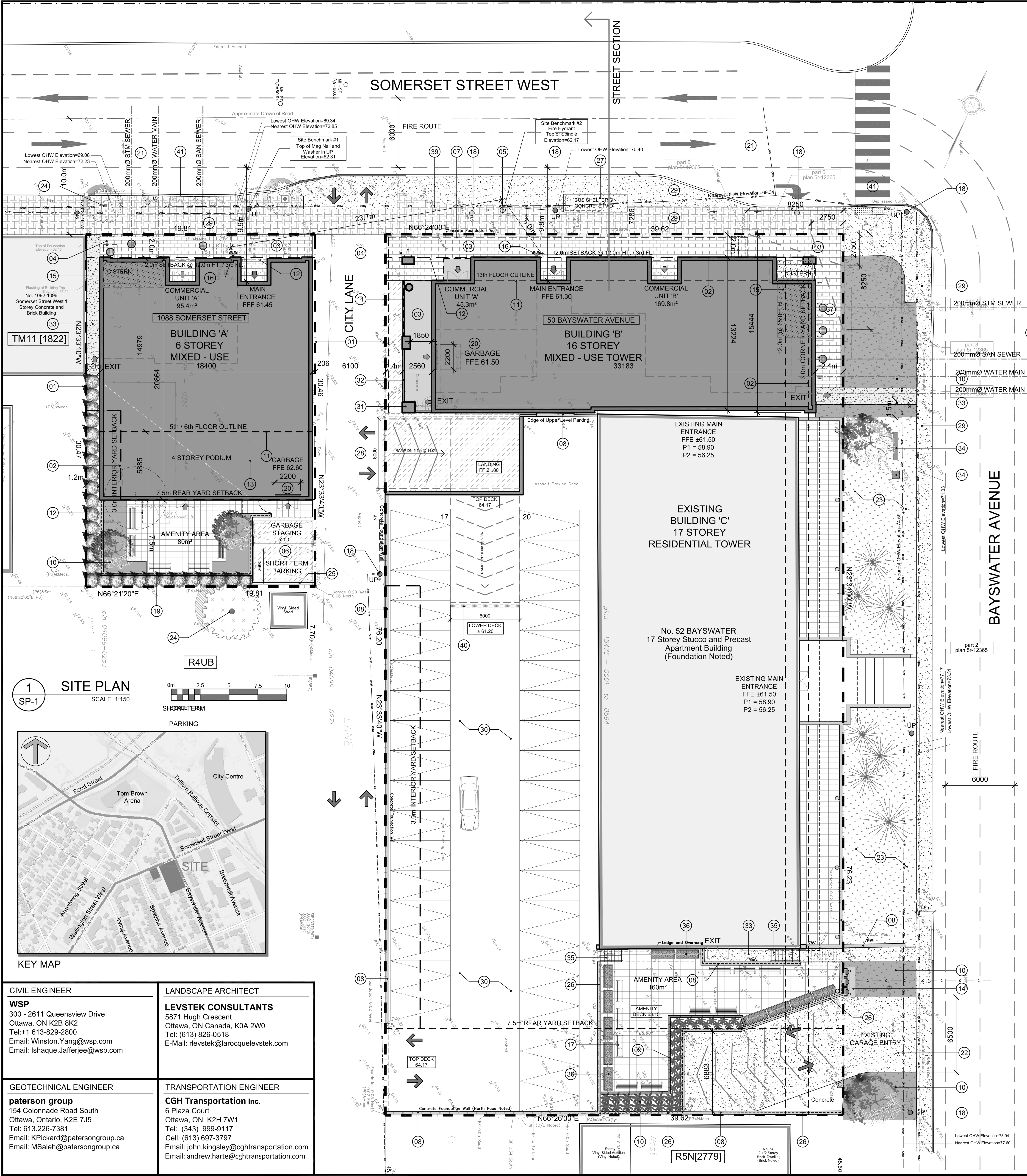




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LEGAL DESCRIPTION

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

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

SIAMSE 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

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	REQUIRED		PROVIDED	
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	
ASILE & 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. 3 x 3,003 sq. ft.	837.0 sq. m. 9,009 sq. ft.
5th to 6th FLOOR	2 x 143.3 sq. m. 2 x 1,543 sq. ft.	286.7 sq. m. 3,096 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	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 =	31.4 sq. m.	5.2%
FOOTPRINT BUILDING "A" =	372.3 sq. m.	61.7%
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 TERRACES / 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 (1Y² = 765 L)		
GARBAGE	0.110 Y² PER UNIT	2.4 Y²
RECYCLING - GMP	0.018 Y² PER UNIT	0.4 Y²
RECYCLING - FIBRE	0.038 Y² PER UNIT	0.8 Y²
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	1
BLDG. 'B' - 80 UNITS		
GARBAGE	0.110 Y² PER UNIT	9 Y²
RECYCLING - GMP	0.018 Y² PER UNIT	2 Y²
RECYCLING - FIBRE	0.038 Y² PER UNIT	4 Y²
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	2

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	90	
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	58	
GROUND LEVEL EXISTING ALTERED	31	
2nd FLOOR SURFACE EXISTING	37	
TOTAL	187	

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		
TITLE		
DETAIL REFERENCE PAGE		
DETAIL CROSS REFERENCE PAGE		

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 UNLESS SIGNED BY THE ARCHITECT.

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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:

SP-1

PROJECT No:

2028