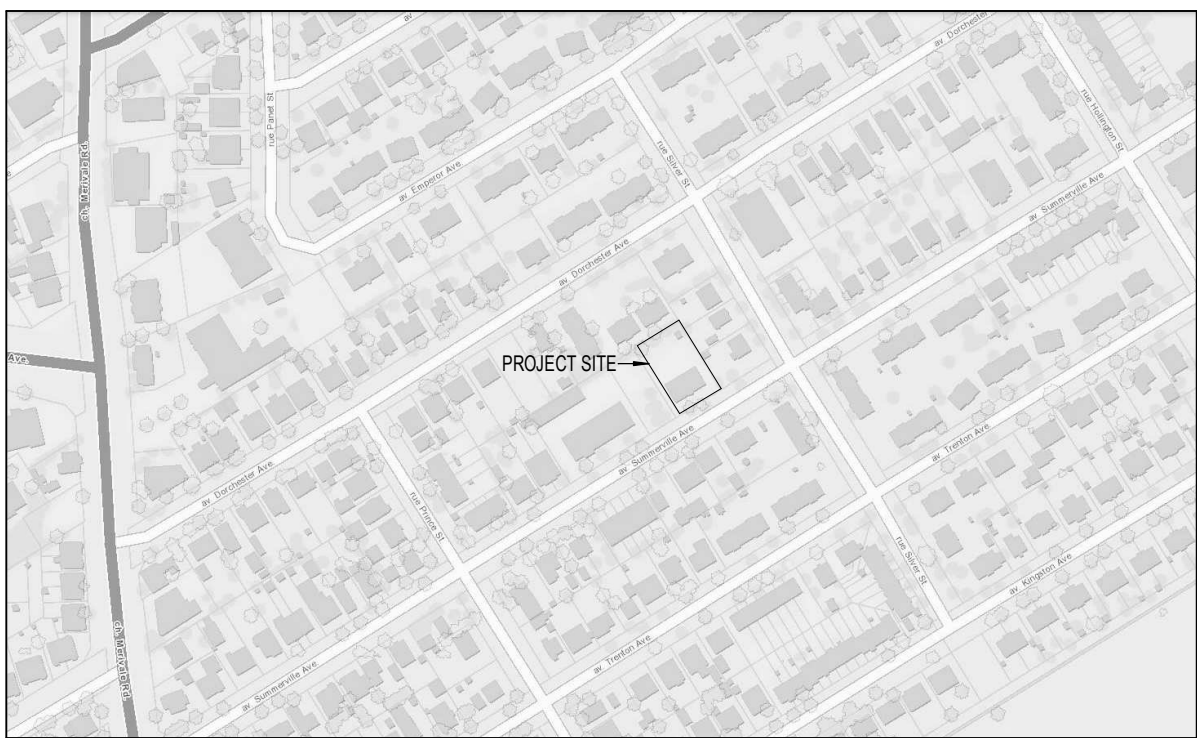


PLAN OF SURVEY SHOWING
TOPOGRAPHIC DETAIL OF
PART OF LOT 43 AND
PART OF LOT 44
REGISTERED PLAN 294
(FORMERLY THE TOWNSHIP OF NEPEAN)
NOW IN THE CITY OF OTTAWA

J.D BARNES LTD. 2020

- KEYNOTE LEGEND
- 1 DEPRESSED CURB
 - 2 INTERLOCKING STONE PAVERS
 - 3 WINDOW WELL
 - 4 SUNKEN TERRACE
 - 5 GLASS GUARD SYSTEM
 - 6 RETAINING WALL
 - 7 PEA GRAVEL
 - 8 BOARD FENCE

- SITE PLAN SYMBOLS LEGEND
- BUILDING ENTRANCE
 - BUILDING EXIT
 - FIRE HYDRANT
 - NEW STREET LIGHT
 - STREET LIGHT TO BE REMOVED
 - BICYCLE PARKING



GENERAL ARCHITECTURAL NOTES:

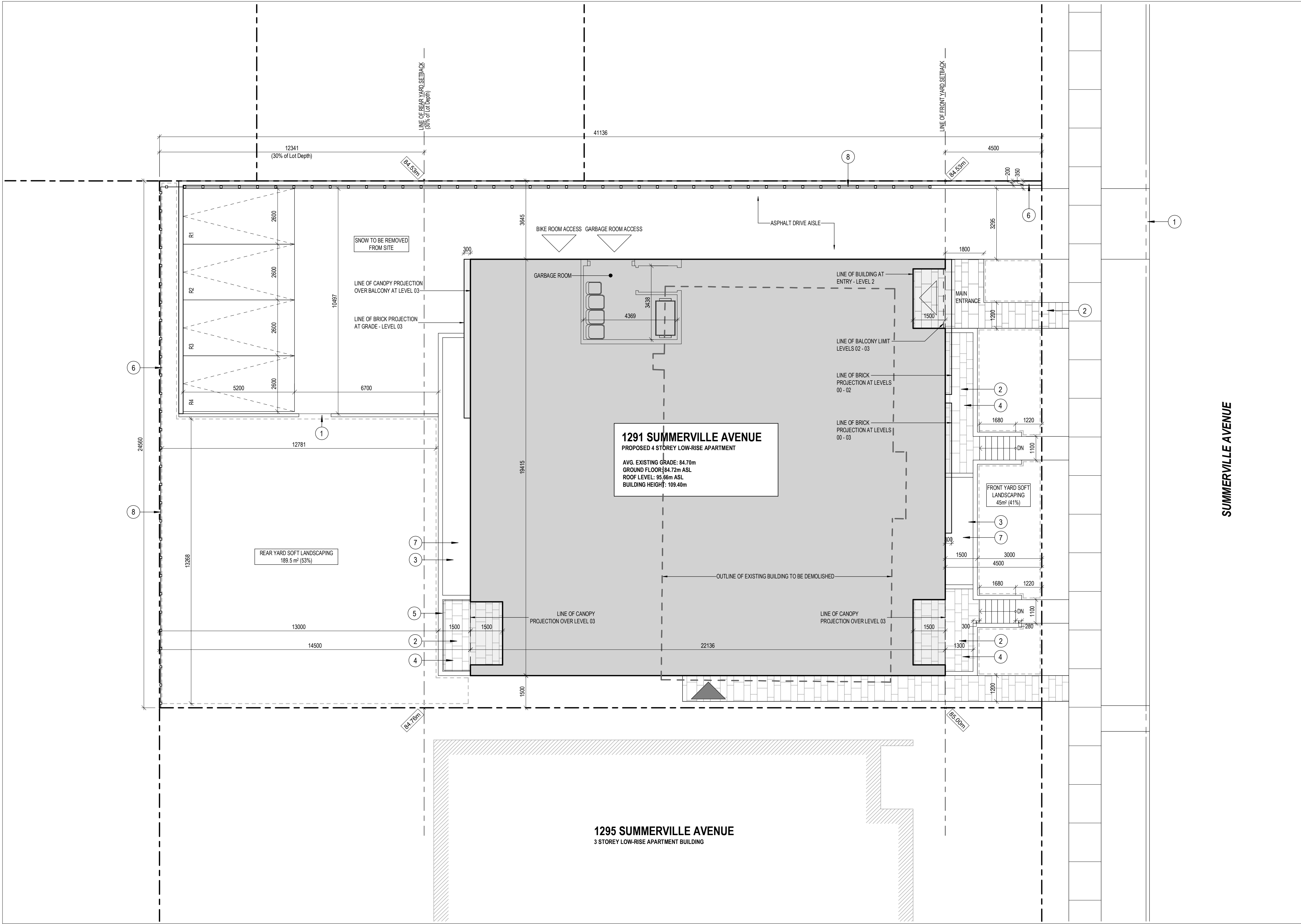
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2 SURVEY INFO
SP-01

3 KEYNOTE LEGEND
SP-01

4 SYMBOLS LEGEND
SP-01

5 LOCATION PLAN
SP-01



Site Statistics		
Zoning Designation:	R4-UC	
Lot Width:	24.56m	
Total Lot Area:	1,010m2	
Average Existing Grade:	84.71m	
Gross Floor Area:	1645.4m	
Proposed Development - 16 Unit Low-Rise Apartment		
Zoning Mechanism	Required	Provided
Minimum Lot Width 162(a)	15m	24.56m
Minimum Lot Area 162(a)	450m2	1,010.3m2
Min. Front Yard Setback 162(a)	4.5m	4.5m
Min. Interior Side Yard Setback 162(a)	1.5m	1.5m
Min Rear Yard Setback 161(a)(iii)	12.34m (30% of Lot Depth)	14.5m
Maximum Building height 162(a)	11m	10.95m
Parking Space Rates 101	2 Spaces (Area "X", no parking required for first 12 units, 0.5/unit thereafter)	4 Spaces
Minimum Visitor Parking Rates 102	0 Spaces (Area "X", no parking required for first 12 units, 0.1/unit thereafter)	0 Spaces
Bicycle Parking Rates Table 111A(b)(i)	8 Spaces (16 units x 0.5)	8 Spaces
Landscaped Area 161 (g)	303m2 (Lots 450m2 or greater, at least 30% of the lot area)	335m2 (33%)
Soft Landscaping 161 (13)(b)(iii)	178.1m2 (Lots 450m2 or greater, at least 50% of the rear yard)	189.5m2
Front Yard Soft Landscaping Table 161	44m2 (40% of Front Yard)	45m2
Minimum 2-Bedroom Unit Rates 161(14)(i)	4 Units (At least 25% of units)	14 Units (88% of Units)
Front Façade Minimum Glazing 161(g)	56.75m2 (25% of front façade)	110.98m2 (49% of front façade)
Façade Articulation / Balconies 161(h)	53.85m2 (At least 20 per cent of the area of the front façade must be recessed an additional 0.6 metres from the front setback line.)	63.72m2 (30% of front façade)

6 ZONING
SP-01

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UNDER SECTION 41 OF THE PLANNING ACT THIS
24 DAY OF JUNE , 2022.

[Signature]

LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

11 RE-ISSUED FOR SITE PLAN CONTROL	21-11-18
10 ISSUED FOR COORDINATION	21-10-26
9 ISSUED FOR COORDINATION	21-10-06
8 ISSUED FOR SITE PLAN CONTROL	21-08-16
7 ISSUED FOR SITE PLAN CONTROL	21-06-17
6 ISSUED FOR COORDINATION	21-05-27
5 ISSUED FOR COORDINATION	21-05-25
4 ISSUED FOR COORDINATION	21-04-28
3 ISSUED FOR COORDINATION	21-04-26
1 ISSUED FOR COORDINATION	21-03-30

ISSUE RECORD



project1
studio

Project1 Studio
[613.864.3939]

1291 SUMMERVILLE

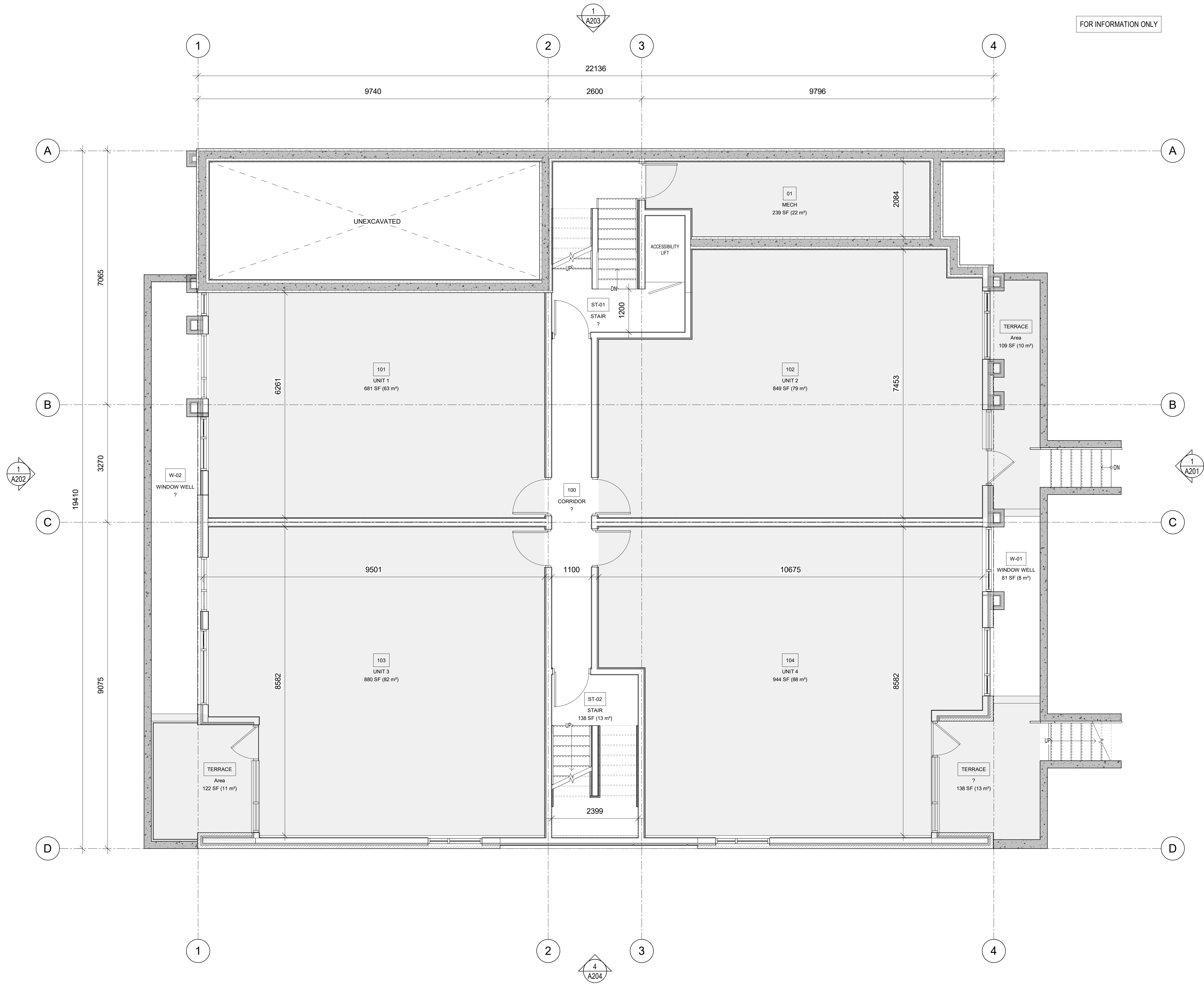
1291 Summerville Avenue
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2019	NOTE	BH	RMK

SITE PLAN

SP-01

1 SITE PLAN
SP-01 SCALE: 1:100

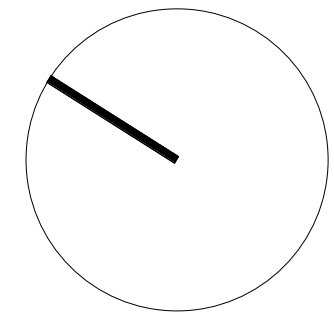


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3 ISSUED FOR COORDINATION	21-04-26

ISSUE RECORD



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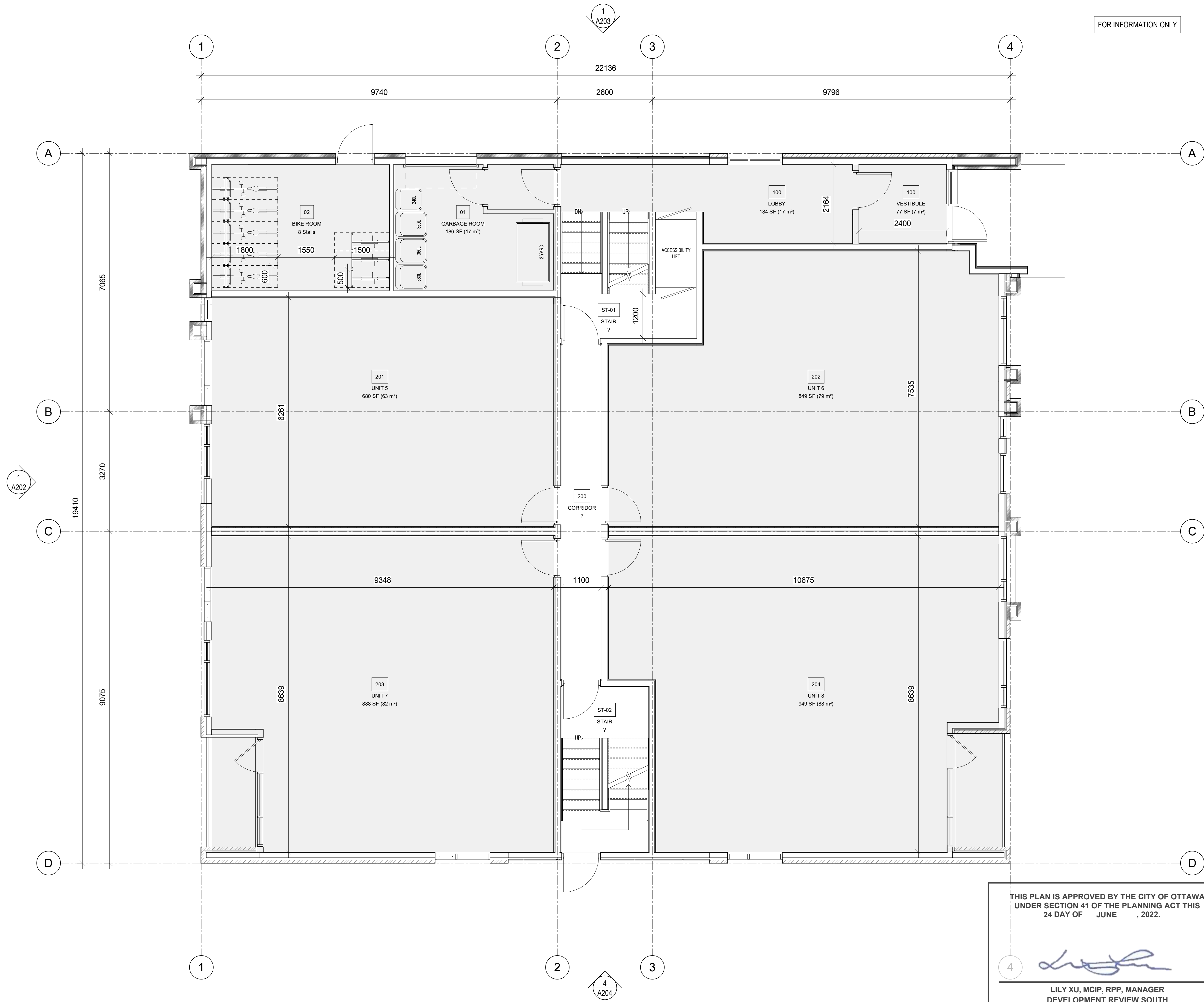
1291 SUMMERVILLE

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PROJ	SCALE	DRAWN	REVIEWED
2019	1 : 50	BH	RMK

BASEMENT - LEVEL 01
FLOORPLAN

A100

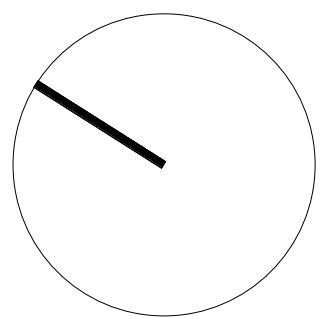


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ENTRY LEVEL - LEVEL 02
FLOORPLAN

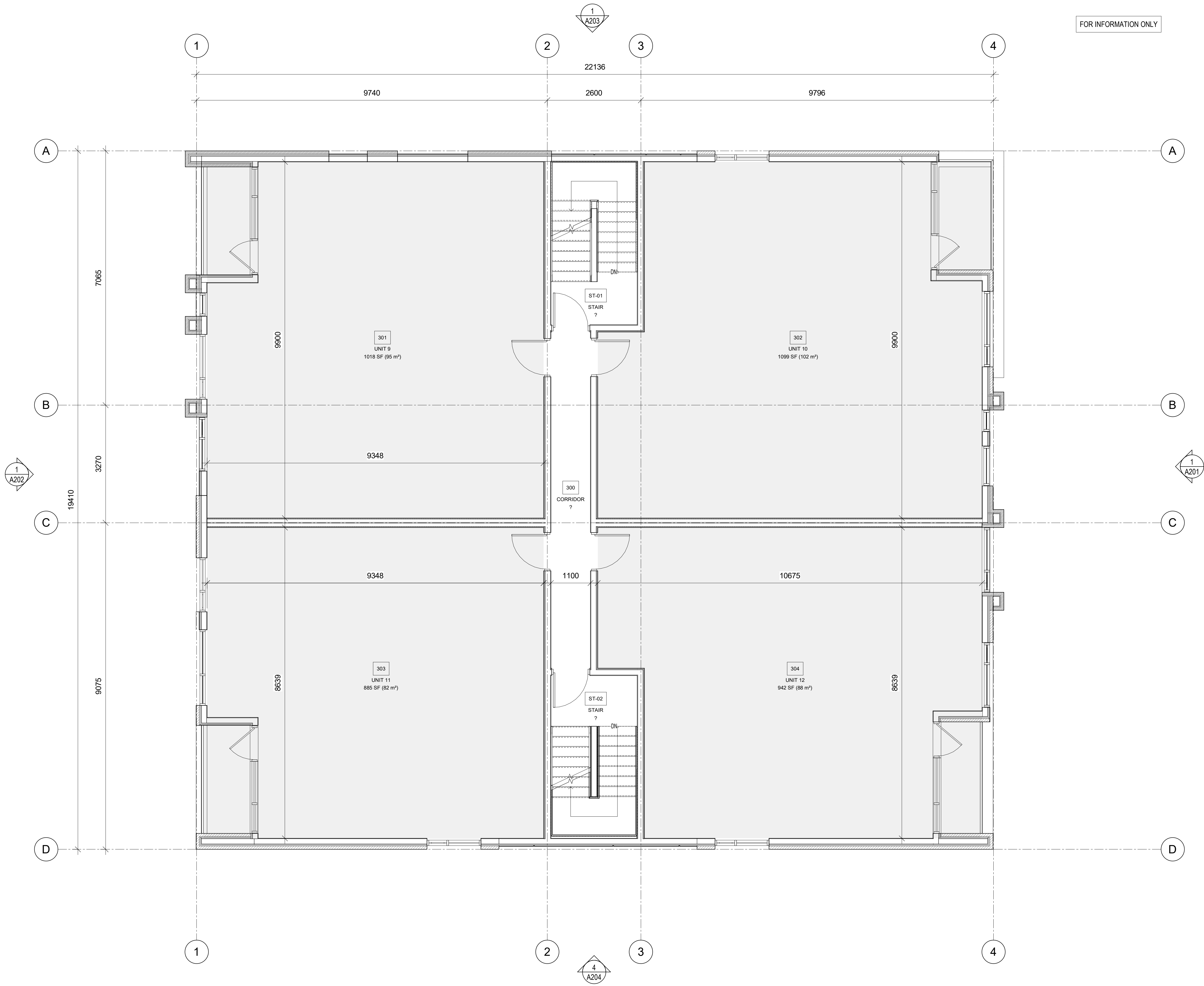
A101

3 ENTRY LEVEL - LEVEL 02 FLOORPLAN
A101 SCALE: 1 : 50

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4

LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

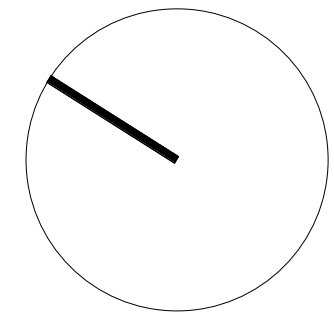


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ISSUE RECORD



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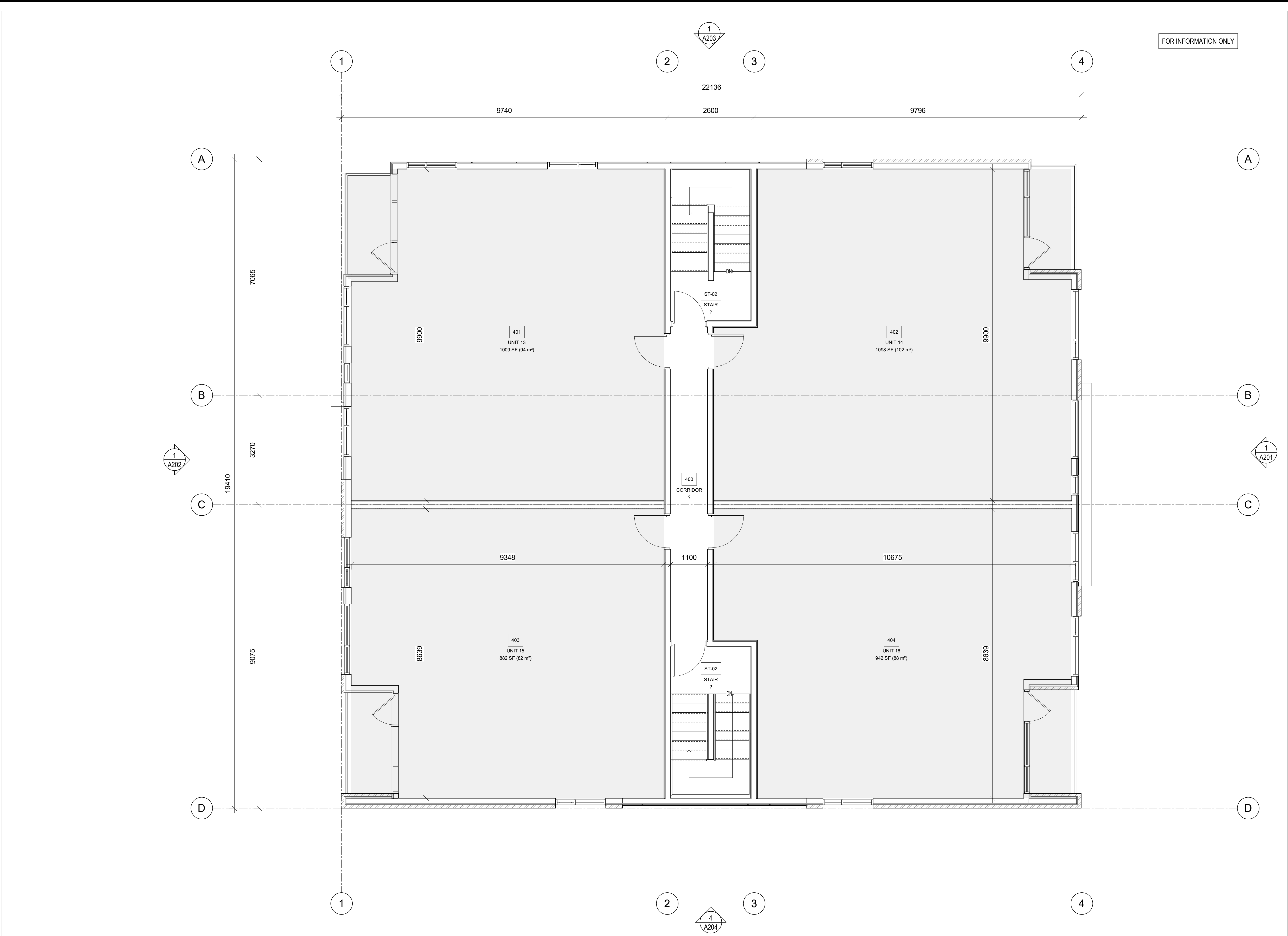
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Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2019	1 : 50	BH	RMK

LEVEL 03 FLOORPLAN

A102

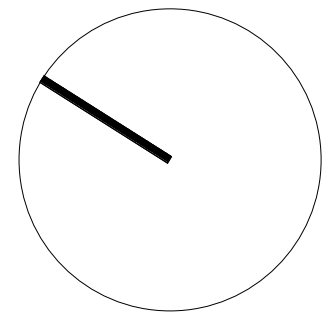


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3 ISSUED FOR COORDINATION	21-04-26

ISSUE RECORD



project1
studio

Project1 Studio
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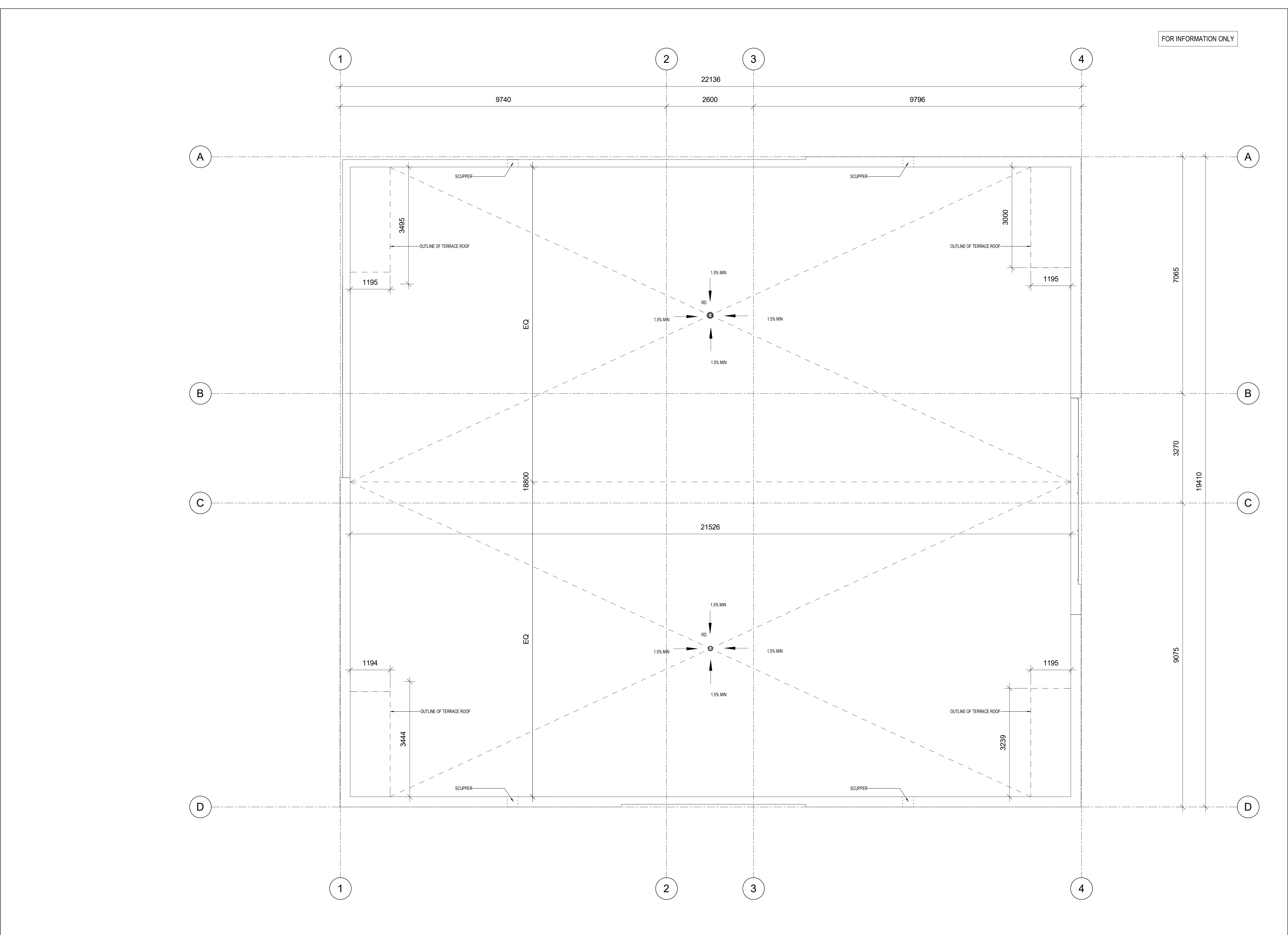
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2019	1 : 50	BH	RMK

LEVEL 04 FLOORPLAN

A103

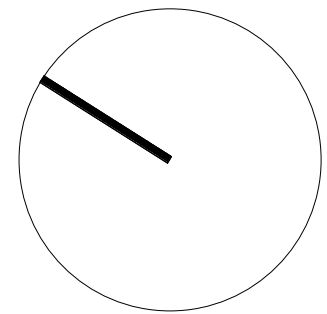


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2 ISSUED FOR COORDINATION	21-04-23

ISSUE RECORD



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Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2019	1 : 50	BH	RMK

ROOF PLAN

A104

CLADDING LEGEND:

- 1

NAME: BRICK
DESCRIPTION: BLACK
- 2

NAME: BRICK
DESCRIPTION: DARK RED
- 3

NAME: FIBRE CEMENT PANEL TYPE A
DESCRIPTION: DARK GREY
- 4

NAME: FIBRE CEMENT PANEL TYPE B
DESCRIPTION: LIGHT GREY
- 5

NAME: HIGH DENSITY WOOD VENEER PANEL
DESCRIPTION: CEDAR
- 6

NAME: CLEAR GLASS WITH ALUMINUM GUARDRAIL
- 7

NAME: POURED CONCRETE

CLADDING LEGEND
SCALE: N.T.S.

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6 ISSUED FOR COORDINATION	21-05-27
3 ISSUED FOR COORDINATION	21-04-26

ISSUE RECORD



project1
studio

Project1 Studio
[613.864.3939]

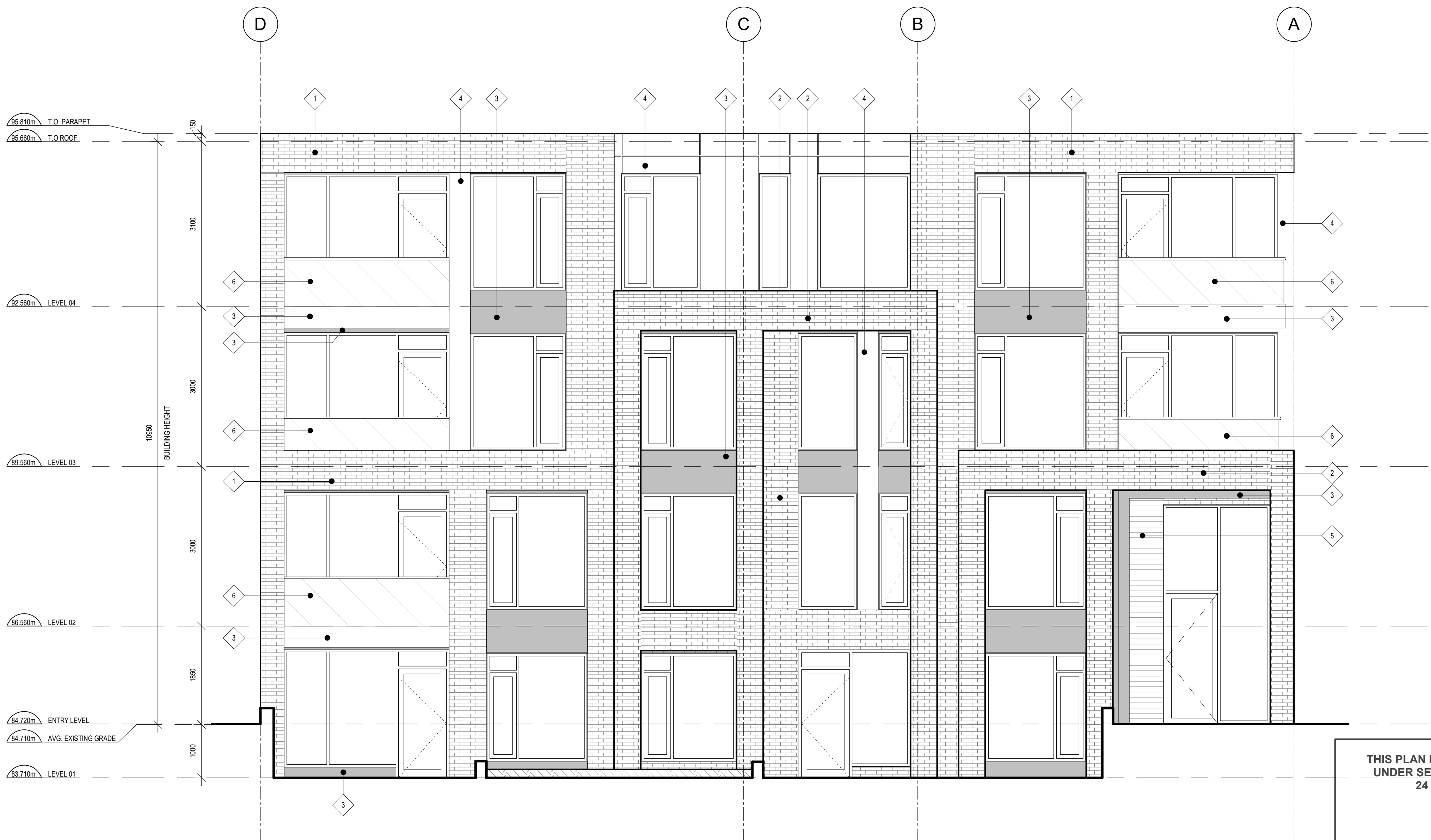
1291 SUMMERVILLE

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Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2019	NOTE	BH	RMK

SOUTH ELEVATION

A201



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24 DAY OF JUNE, 2022.

LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

1 SOUTH ELEVATION
A201 SCALE: 1 : 50

CLADDING LEGEND:

- 1 NAME: BRICK
DESCRIPTION: BLACK
- 2 NAME: BRICK
DESCRIPTION: DARK RED
- 3 NAME: FIBRE CEMENT PANEL TYPE A
DESCRIPTION: DARK GREY
- 4 NAME: FIBRE CEMENT PANEL TYPE B
DESCRIPTION: LIGHT GREY
- 5 NAME: HIGH DENSITY WOOD VENEER PANEL
DESCRIPTION: CEDAR
- 6 NAME: CLEAR GLASS WITH ALUMINUM GUARDRAIL
- 7 NAME: POURED CONCRETE

CLADDING LEGEND
SCALE: N.T.S.

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3 ISSUED FOR COORDINATION	21-04-26

ISSUE RECORD



project1
studio

Project1 Studio
[613.864.3939]

1291 SUMMERVILLE

1291 Summerville Avenue
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2019	NOTE	BH	RMK

NORTH ELEVATION

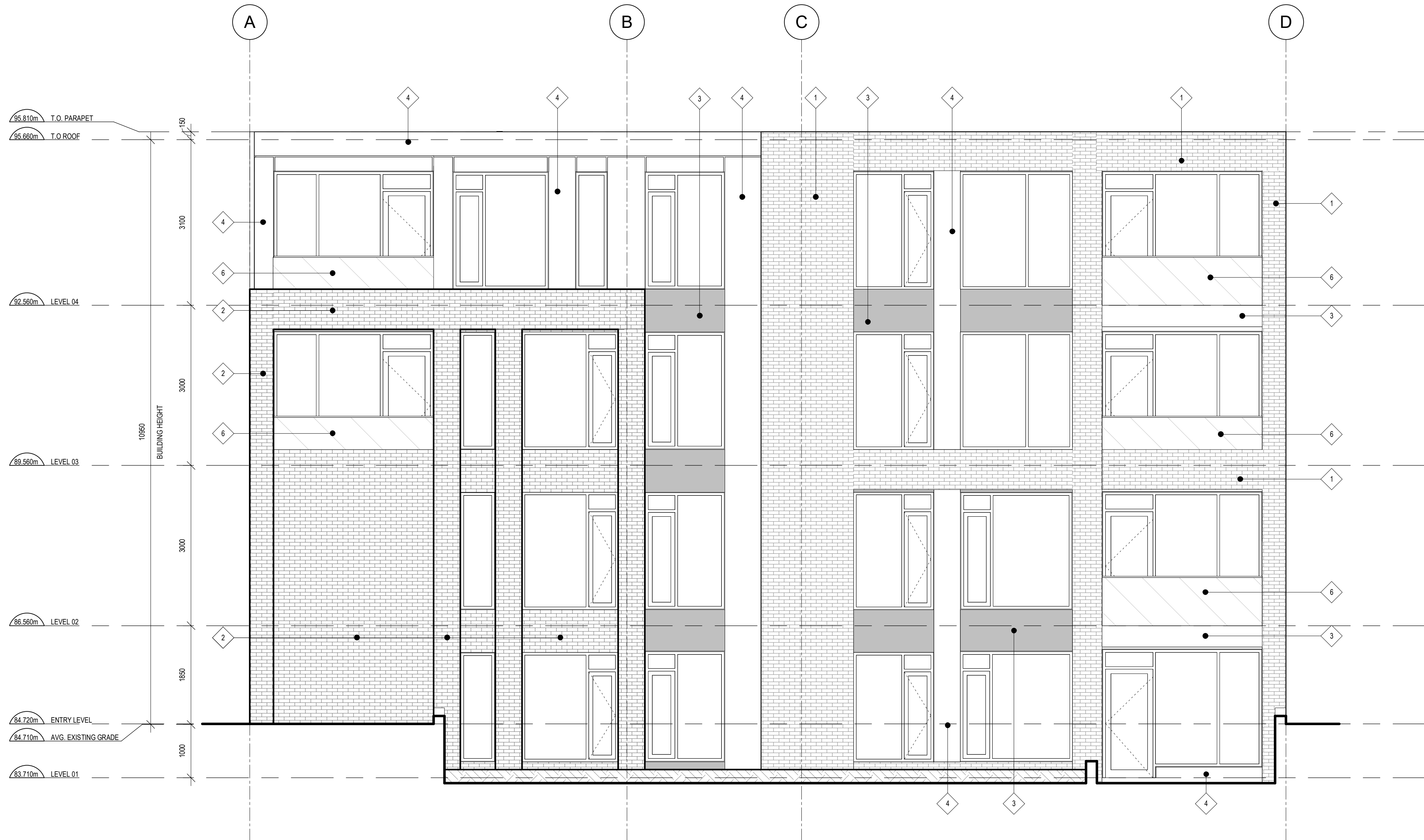
A202

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DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

1 NORTH ELEVATION
A202 SCALE: 1 : 50



CLADDING LEGEND:

- 1

NAME: BRICK
DESCRIPTION: BLACK
- 2

NAME: BRICK
DESCRIPTION: DARK RED
- 3

NAME: FIBRE CEMENT PANEL TYPE A
DESCRIPTION: DARK GREY
- 4

NAME: FIBRE CEMENT PANEL TYPE B
DESCRIPTION: LIGHT GREY
- 5

NAME: HIGH DENSITY WOOD VENEER PANEL
DESCRIPTION: CEDAR
- 6

NAME: CLEAR GLASS WITH ALUMINUM GUARDRAIL
- 7

NAME: POURED CONCRETE

CLADDING LEGEND
SCALE: N.T.S.

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3 ISSUED FOR COORDINATION	21-04-26

ISSUE RECORD



project1
studio

Project1 Studio
[613.884.3939]

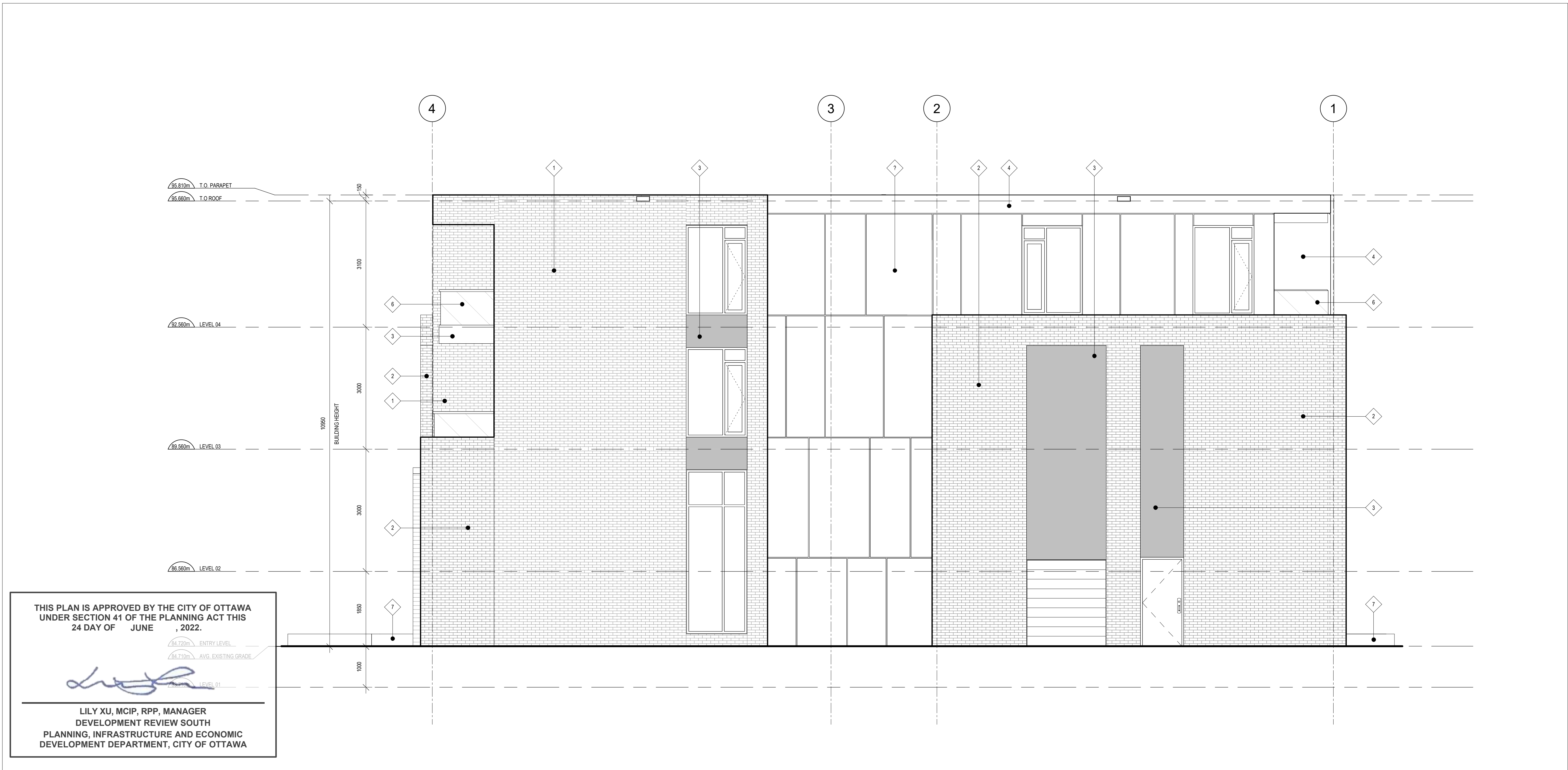
1291 SUMMERVILLE

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Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2019	NOTE	BH	RMK

EAST ELEVATION

A203



1 EAST ELEVATION
A203 SCALE: 1 : 50

CLADDING LEGEND:

- 1

NAME: BRICK
DESCRIPTION: BLACK
- 2

NAME: BRICK
DESCRIPTION: DARK RED
- 3

NAME: FIBRE CEMENT PANEL TYPE A
DESCRIPTION: DARK GREY
- 4

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DESCRIPTION: LIGHT GREY
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CLADDING LEGEND
SCALE: N.T.S.

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ISSUE RECORD



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studio

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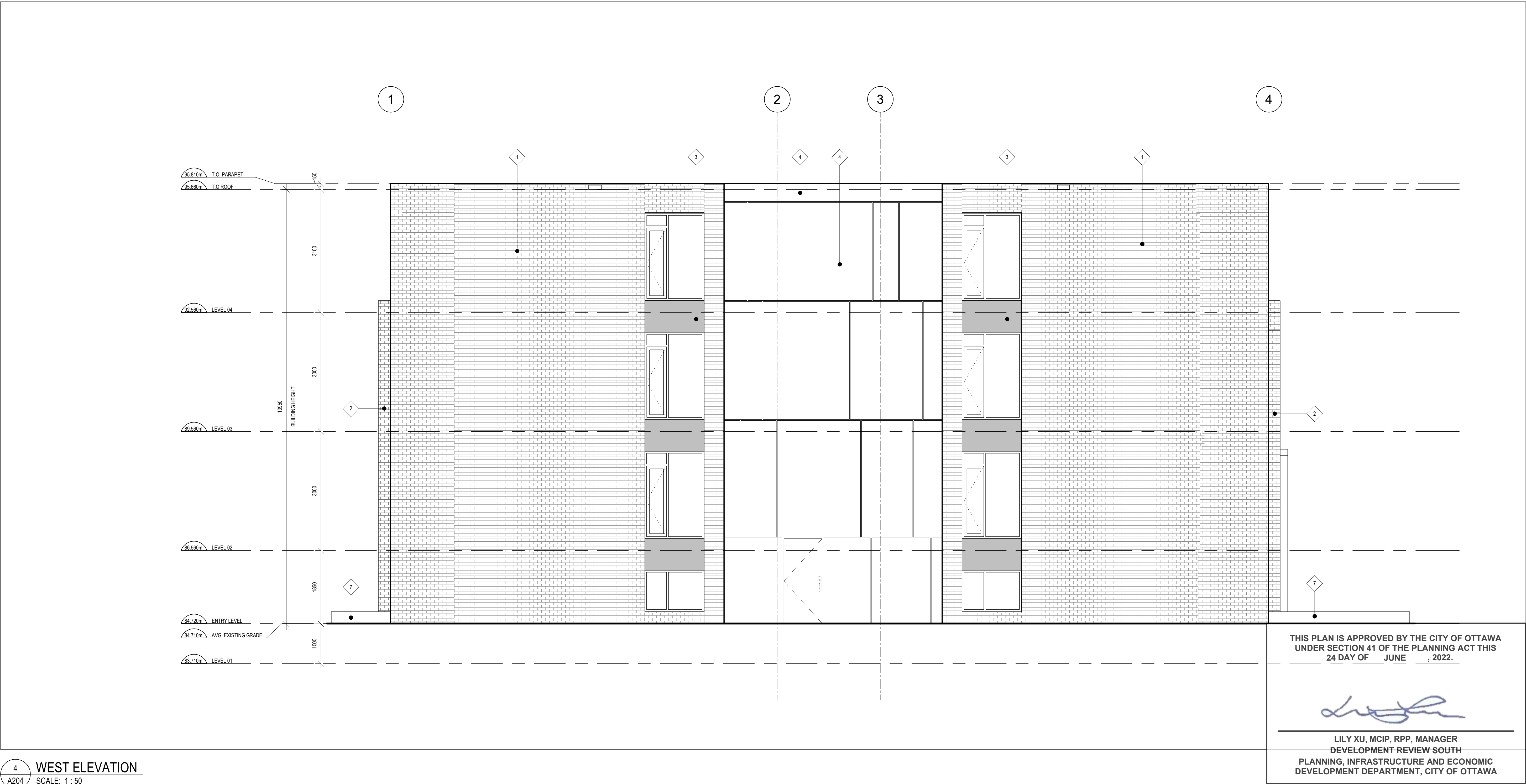
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2019	NOTE	BH	RMK

WEST ELEVATION

A204



4 WEST ELEVATION
A204 SCALE: 1:50

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[Signature]

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DEVELOPMENT REVIEW SOUTH
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