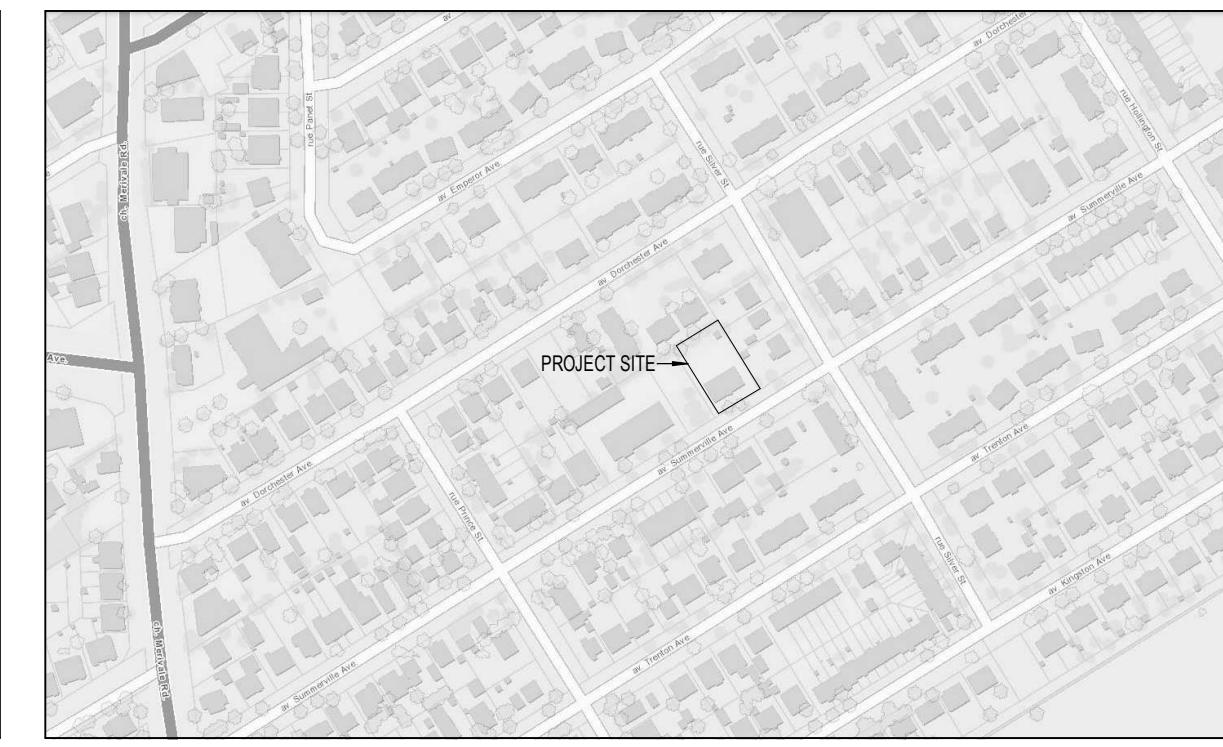


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PLAN OF SURVEY SHOWING
TOPOGRAPHIC DETAIL OF
PART OF LOT 43 AND
PART OF LOT 44
REGISTERED PLAN 294
(FORMERLY THE TOWNSHIP OF NEPEAN)
NOW IN THE CITY OF OTTAWA
J.D. BARNES LTD. 2020

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

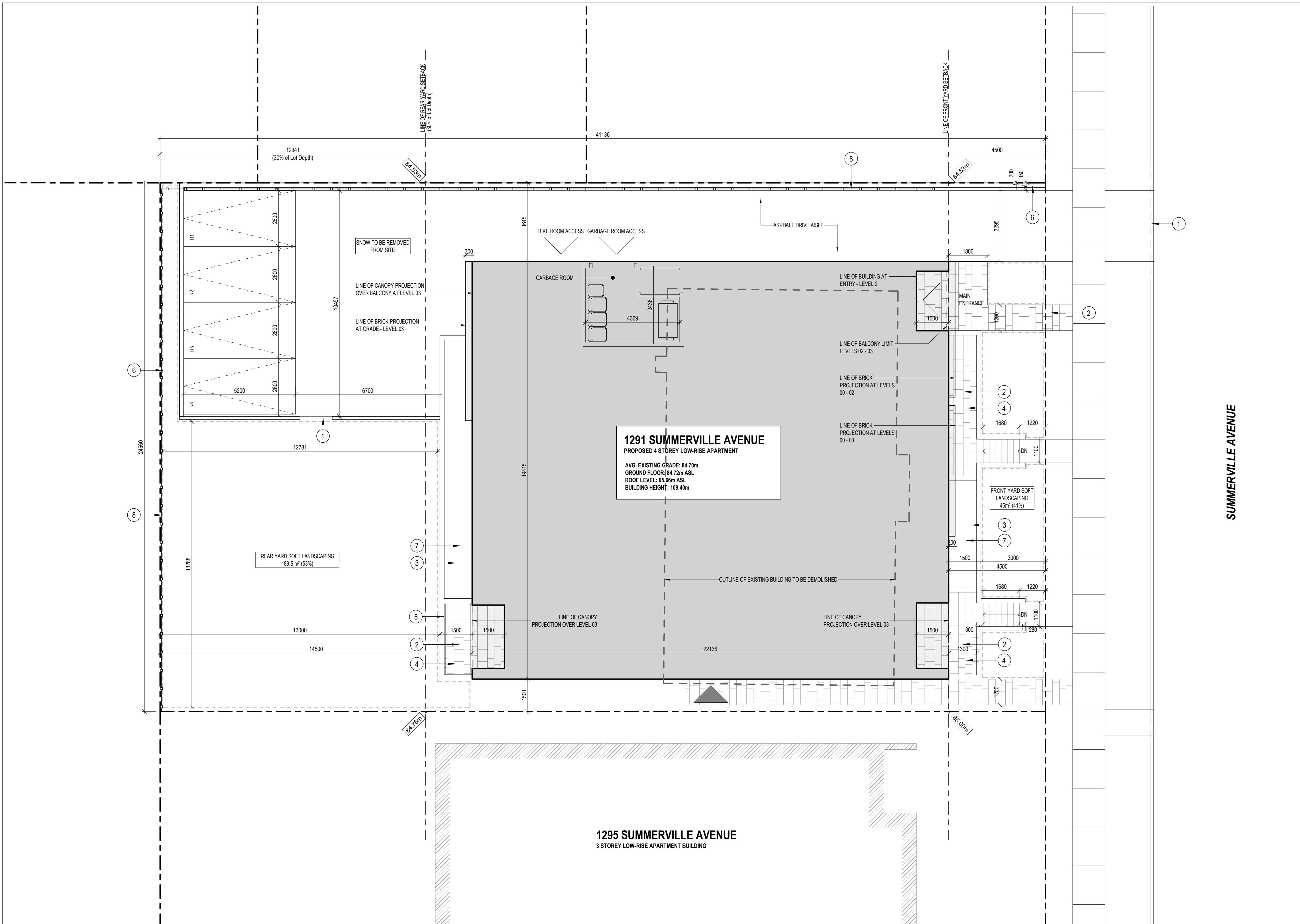


2 SP-01 SURVEY INFO

3 SP-01 KEYNOTE LEGEND

4 SP-01 SYMBOLS LEGEND

5 SP-01 LOCATION PLAN



Site Statistics		
Zoning Designation:	R4-UC	
Lot Width:	24.56m	
Total Lot Area:	1.010.3m ²	
Average Existing Grade:	84.71m	
Gross Floor Area:	1645.4m ²	
Proposed Development - 16 Unit Low-Rise Apartment		
Zoning Mechanism	Required	Provided
Minimum Lot Width	15m	24.56m
162(a)	162m ²	1.010.3m ²
Minimum Lot Area	450m ²	1.010.3m ²
Min. Front Yard Setback	4.5m	4.5m
162(a)	162m ²	1.010.3m ²
Min. Interior Side Yard Setback	1.5m	1.5m
162(a)	162m ²	1.010.3m ²
Min Rear Yard Setback	12.34m (30% of Lot Depth)	14.5m
161(a)(iii)	161m ²	10.95m
Maximum Building height	11m	10.95m
162(a)	162m ²	1.010.3m ²
Parking Space Rates	2 Spaces (Area 'X', no parking required for first 12 units, 0.5/unit thereafter)	4 Spaces
101	101m ²	1.010.3m ²
Minimum Visitor Parking Rates	0 Spaces (Area 'X', no parking required for first 12 units, 0.1/unit thereafter)	0 Spaces
102	102m ²	1.010.3m ²
Bicycle Parking Rates	8 Spaces (16 units x 0.5)	8 Spaces
Table 111A(b)(i)	Table 111A(b)(i)	Table 111A(b)(i)
Landscaped Area	303m ² (Lots 450m ² or greater, at least 30% of the lot area)	335m ² (33%)
Soft Landscaping	178.1m ² (Lots 450m ² or greater, at least 50% of the rear yard)	189.5m ²
161(13)(b)(iii)	161(13)(b)(iii)	161(13)(b)(iii)
Front Yard Soft Landscaping	44m ² (40% of Front Yard)	45m ²
Table 161	Table 161	Table 161
Minimum 2-Bedroom Unit Rates	4 Units (At least 25% of units)	14 Units (88% of Units)
161(14)(i)	161(14)(i)	161(14)(i)
Front Façade Minimum Glazing	56.75m ² (25% of front façade)	110.98m ² (49% of front façade)
161(g)	161(g)	161(g)
Façade Articulation / Balconies	53.85m ² (At least 20 per cent of the area of the front facade must be recessed an additional 0.6 metres from the front setback line.)	63.72m ² (30% of front façade)
161(h)	161(h)	161(h)

6 SP-01 ZONING

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



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Project1 Studio

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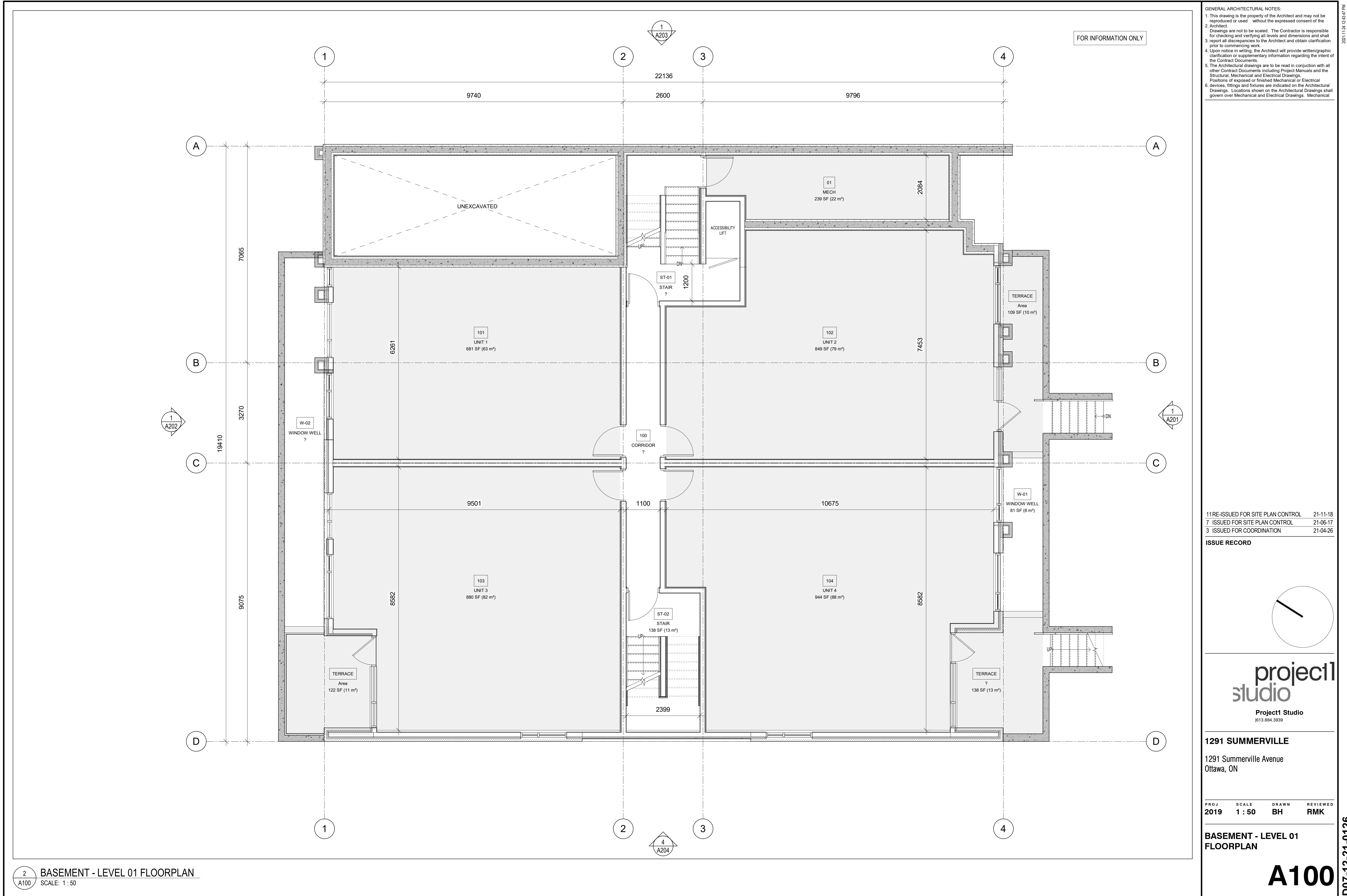
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UNDER SECTION 41 OF THE PLANNING ACT THIS
24 DAY OF JUNE, 2022.

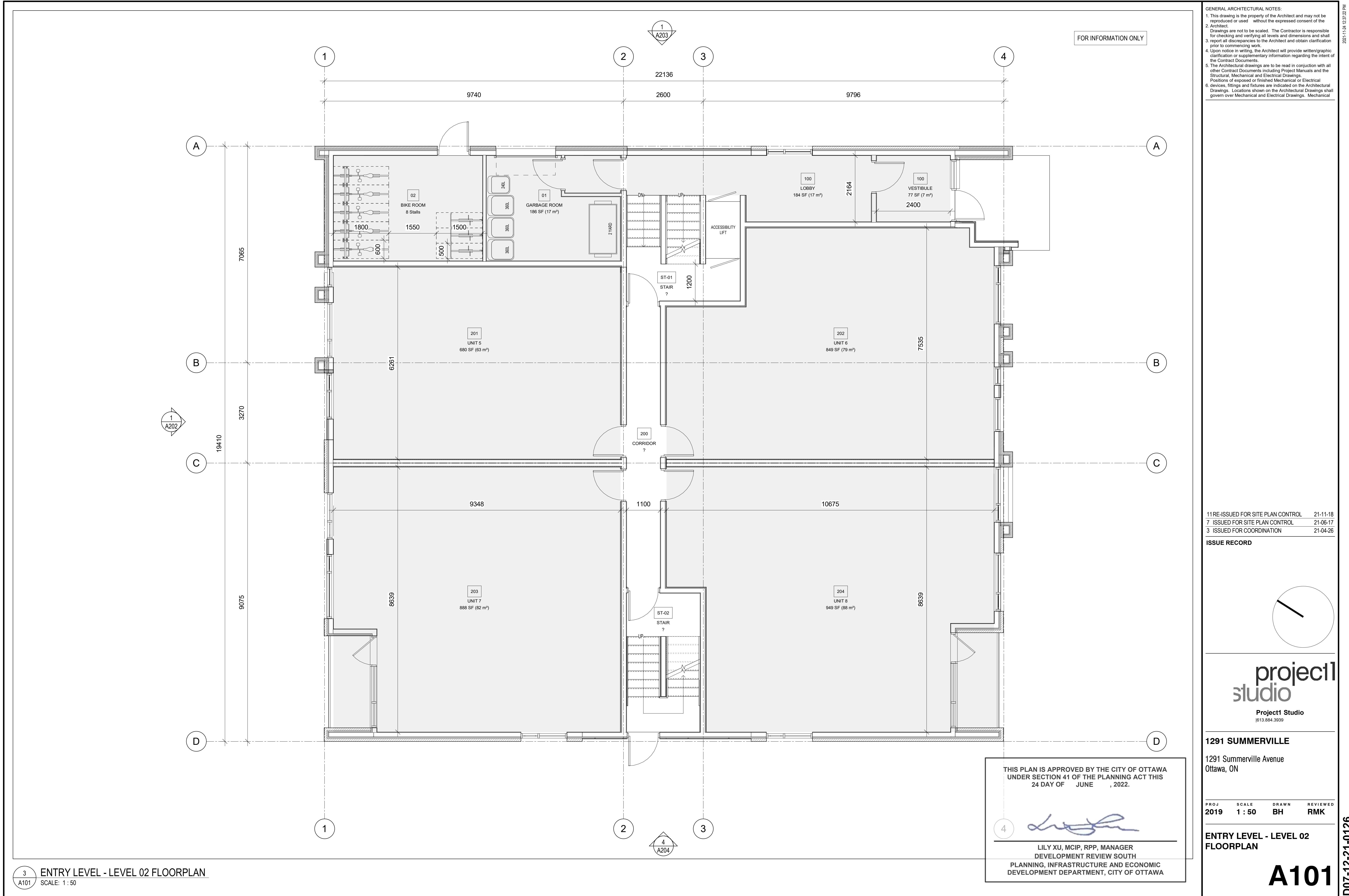
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DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

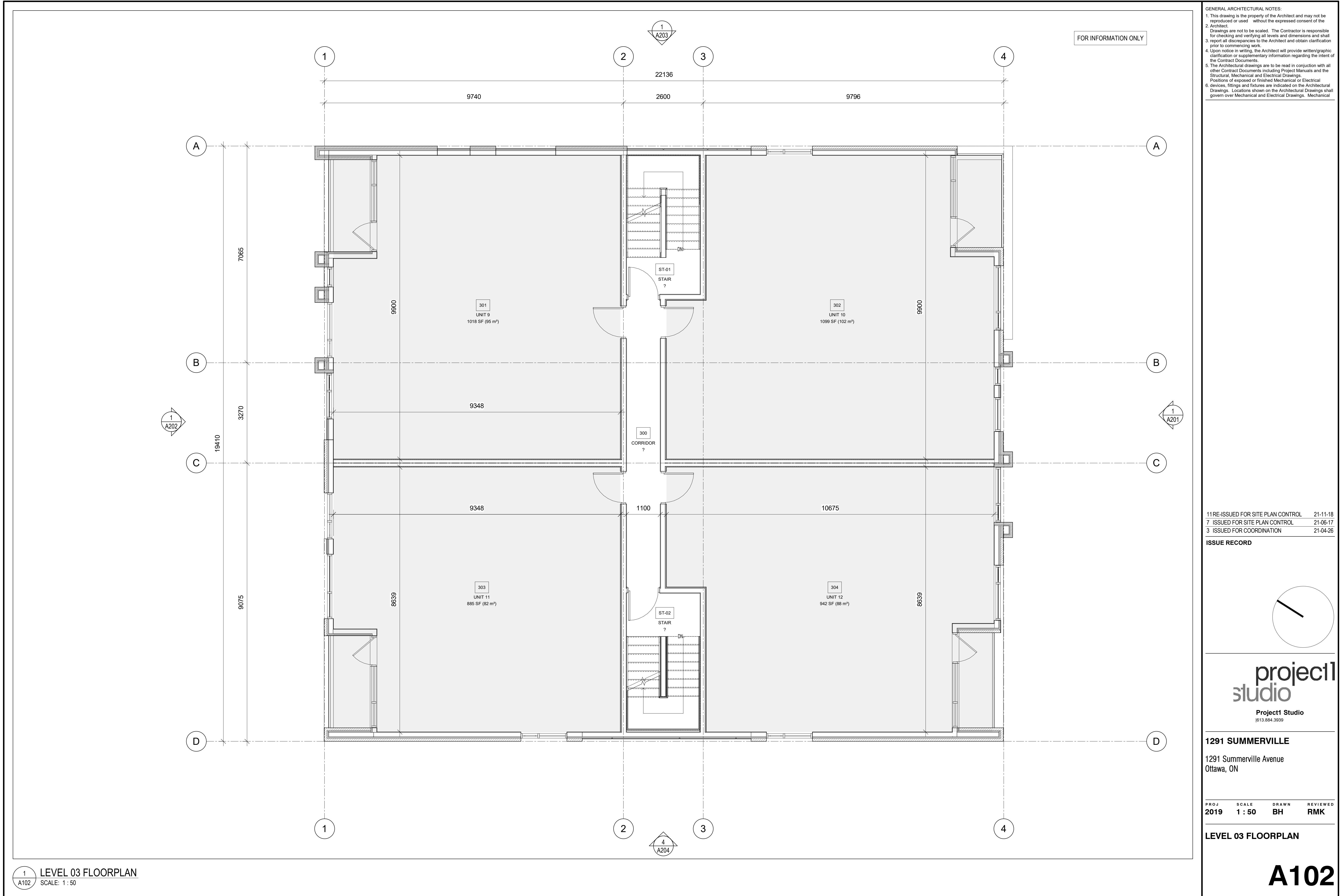
PROJ. SCALE DRAWN REVIEWED
2019 NOTE BH RMK

SITE PLAN

SP-01



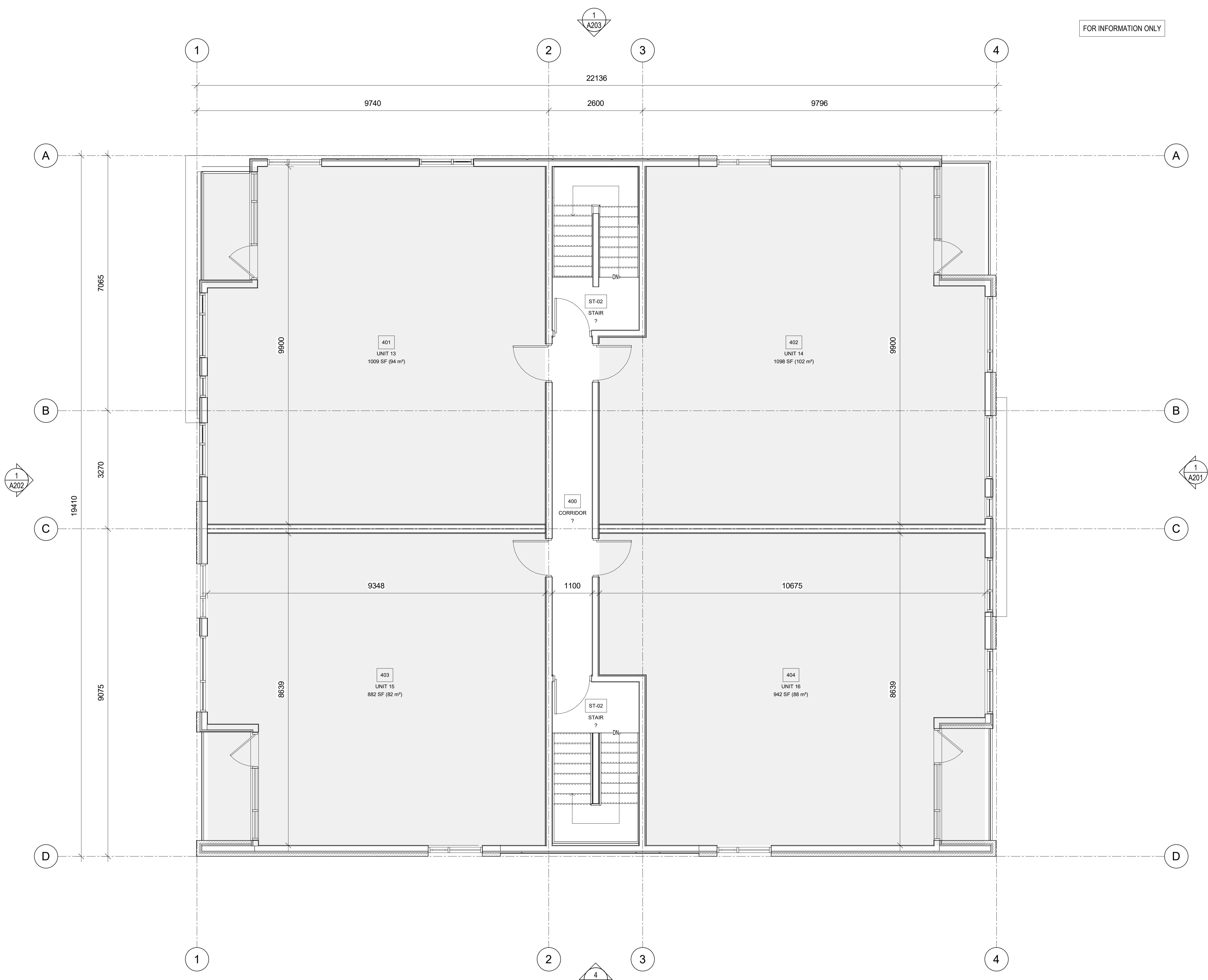




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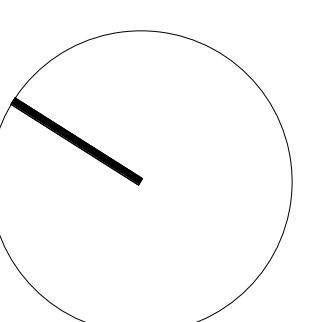
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FOR INFORMATION ONLY



11 RE-ISSUED FOR SITE PLAN CONTROL 21-11-18
 7 ISSUED FOR SITE PLAN CONTROL 21-06-17
 3 ISSUED FOR COORDINATION 21-04-26

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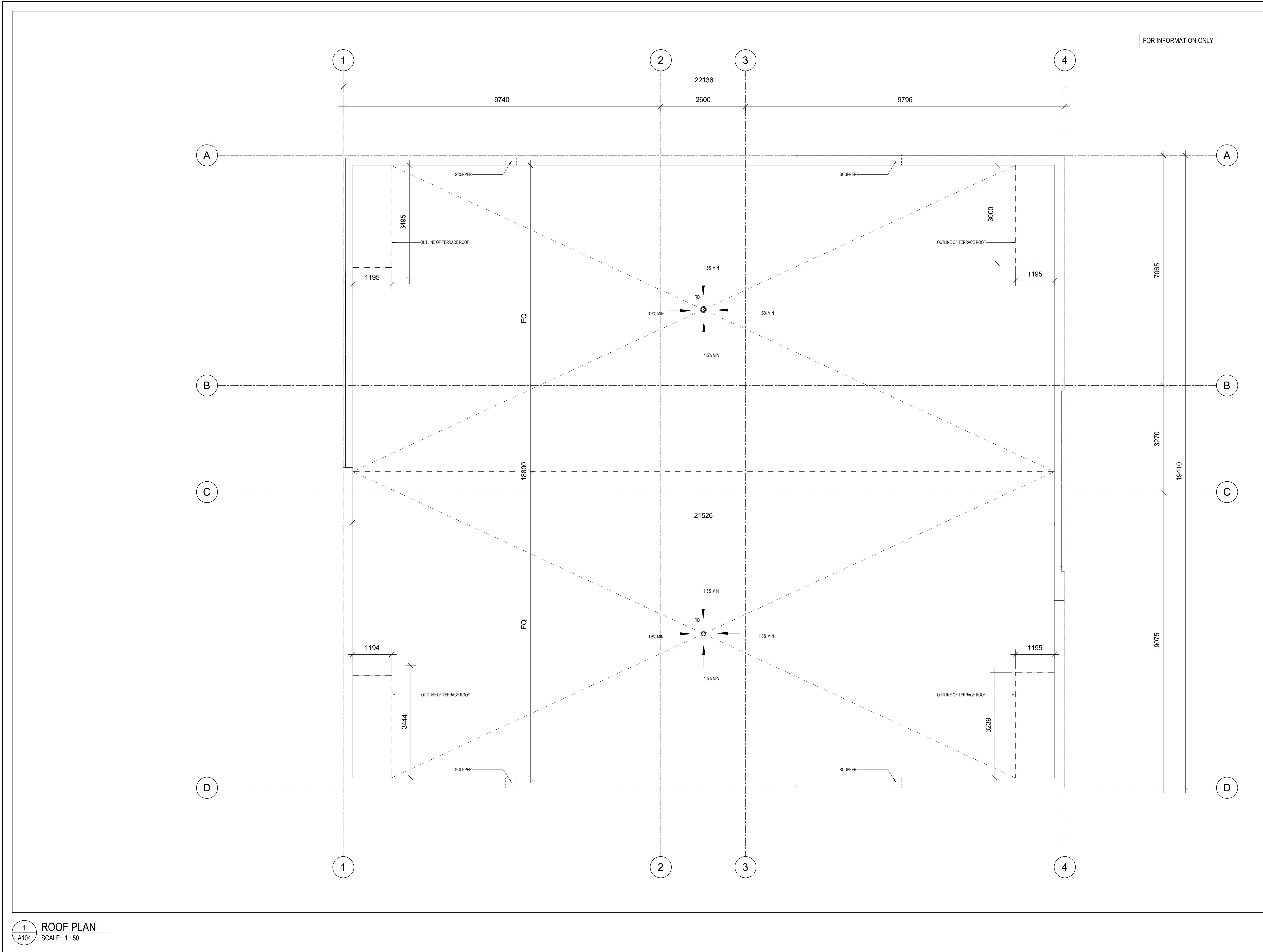
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PROJ SCALE DRAWN REVIEWED
2019 1:50 BH RMK

LEVEL 04 FLOORPLAN

A103

D07-12-21-0126



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2021-11-24 12:16:34 PM

RE-ISSUED FOR SITE PLAN CONTROL	21-11-18
ISSUED FOR SITE PLAN CONTROL	21-06-17
ISSUED FOR COORDINATION	21-04-23

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Project1 Studio

01 SUMMERVILLE

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Ottawa, ON

0 J S C A L E D R A W N R E V I E W E D
019 **1 : 50** **BH** **RMK**

OOF PLAN

A104

D07-12-21-0126

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2021-11-24 12:48:48 |

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

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

ISSUED FOR SITE PLAN CONTROL	21-11-18
ISSUED FOR SITE PLAN CONTROL	21-06-17
ISSUED FOR COORDINATION	21-05-27
ISSUED FOR COORDINATION	21-04-26

ISSUE RECORD

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| 613.884.3939

201 SUMMERTON

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Ottawa, ON

PROJ	SCALE	DRAWN	REVIEW
2019	NOTE	BH	RMK

A201

D07-12-21-0126

SOUTH ELEVATION
SCALE: 1 : 50

A201 SCALE: 1 : 50

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

1
NORTH ELEVATION
A202
SCALE: 1:50

11 RE-ISSUED FOR SITE PLAN CONTROL 21-11-18
7 ISSUED FOR SITE PLAN CONTROL 21-06-17
6 ISSUED FOR COORDINATION 21-05-27
3 ISSUED FOR COORDINATION 21-04-26

ISSUE RECORD

project1
studio

Project1 Studio
613.884.3939

1291 SUMMERVILLE

1291 Summerville Avenue
Ottawa, ON

PROJ. SCALE DRAWN REVIEWED
2019 NOTE BH RMK

NORTH ELEVATION

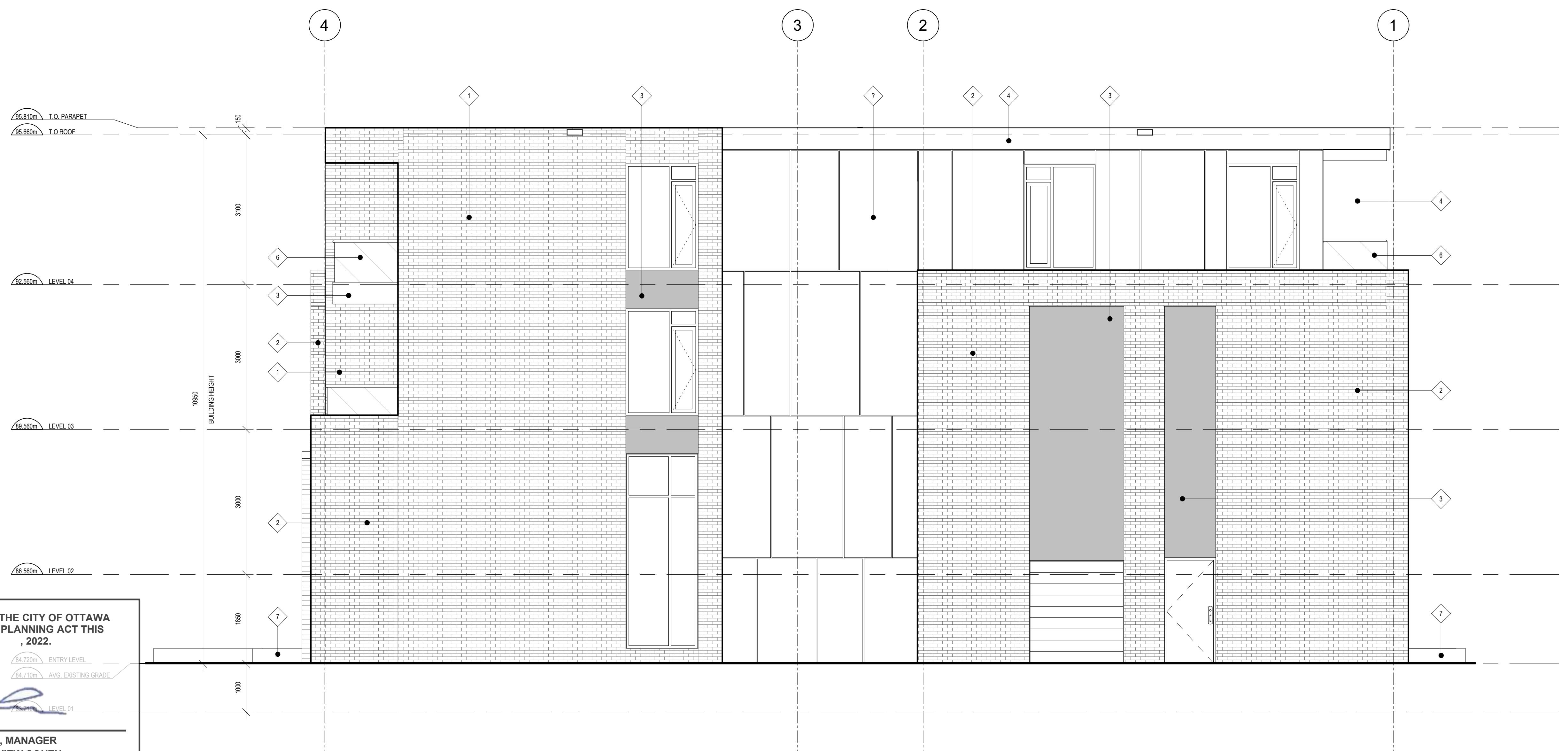
A202

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7	NAME: Poured CONCRETE

CLADDING LEGEND
SCALE: N.T.S.

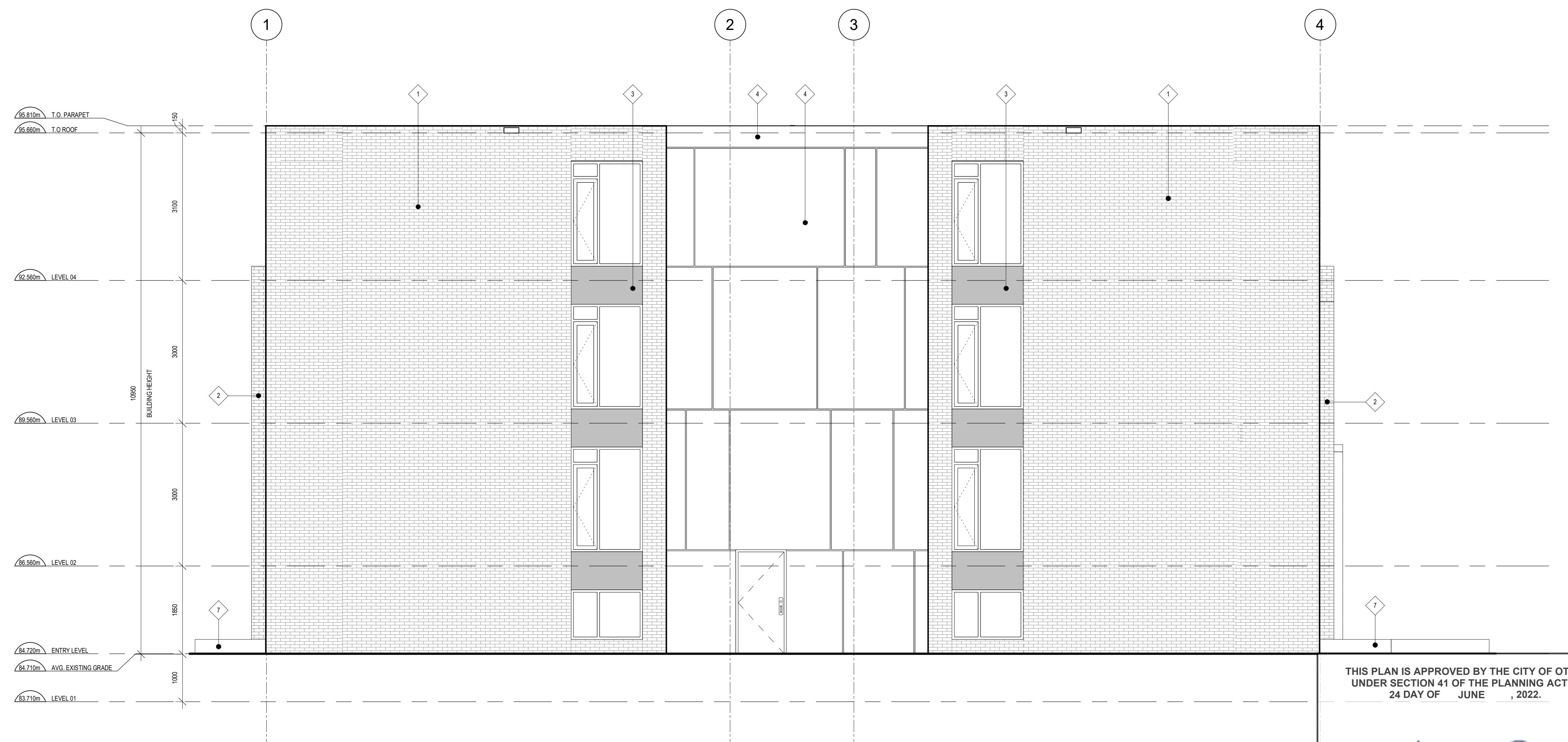


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	NAME: CLEAR GLASS WITH ALUMINUM GUARDRAIL
	NAME: Poured CONCRETE

CLADDING LEGEND
SCALE: N.T.S.



4
A204
WEST ELEVATION
SCALE: 1:50

A204