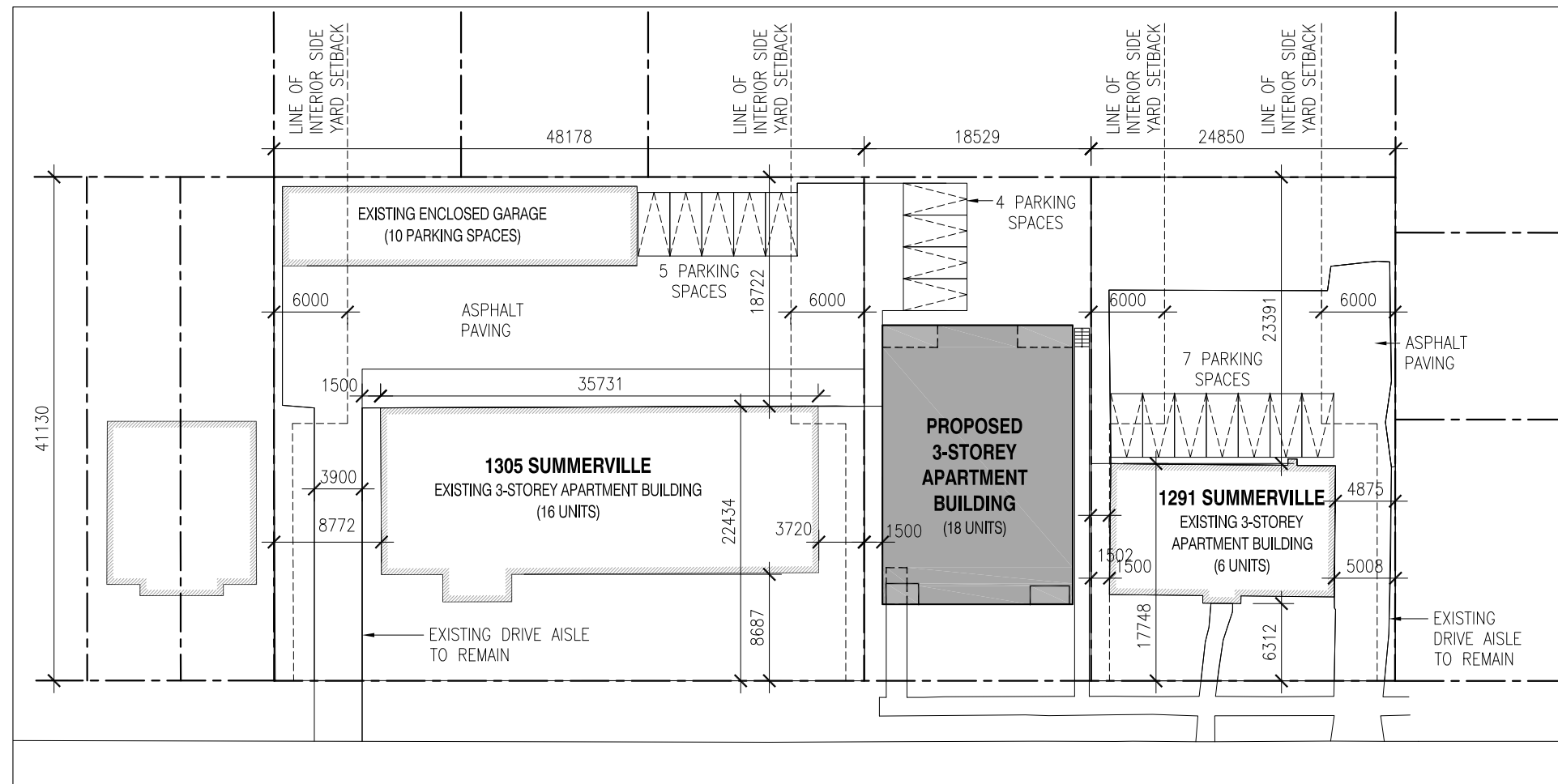
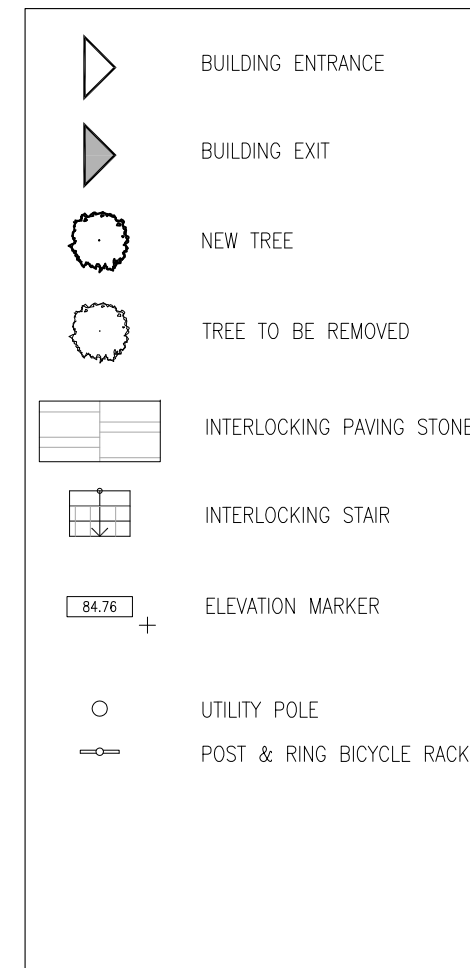


1305 SUMMERVILLE ZONING STATISTICS		
MECHANISM	REQUIREMENT	PROVIDED
Lot Width	15m	48.2m
Lot Area	450m	1,982.0m
Front Yard Setback	6m	8.7m
Int Side Yard Setback	1.5m for any part of the building located within 21m of front lot line, otherwise 6m	8.7m West Side 3.7m East Side 3.7m East - Beyond 21m
Rear Yard Setback	12.3m a distance equal to 30 per cent of the lot depth which must comprise at least 25 percent of the area of the lot	18.7m
Total Amenity Area	96m2 6m2/ unit	139.0m2
Landscape Area	594.5m2 30% of the Lot Area	547.0m2 27.5% of the Lot Area
Landscape for Parking	119.7m2 15% of Parking Area	164.0m2

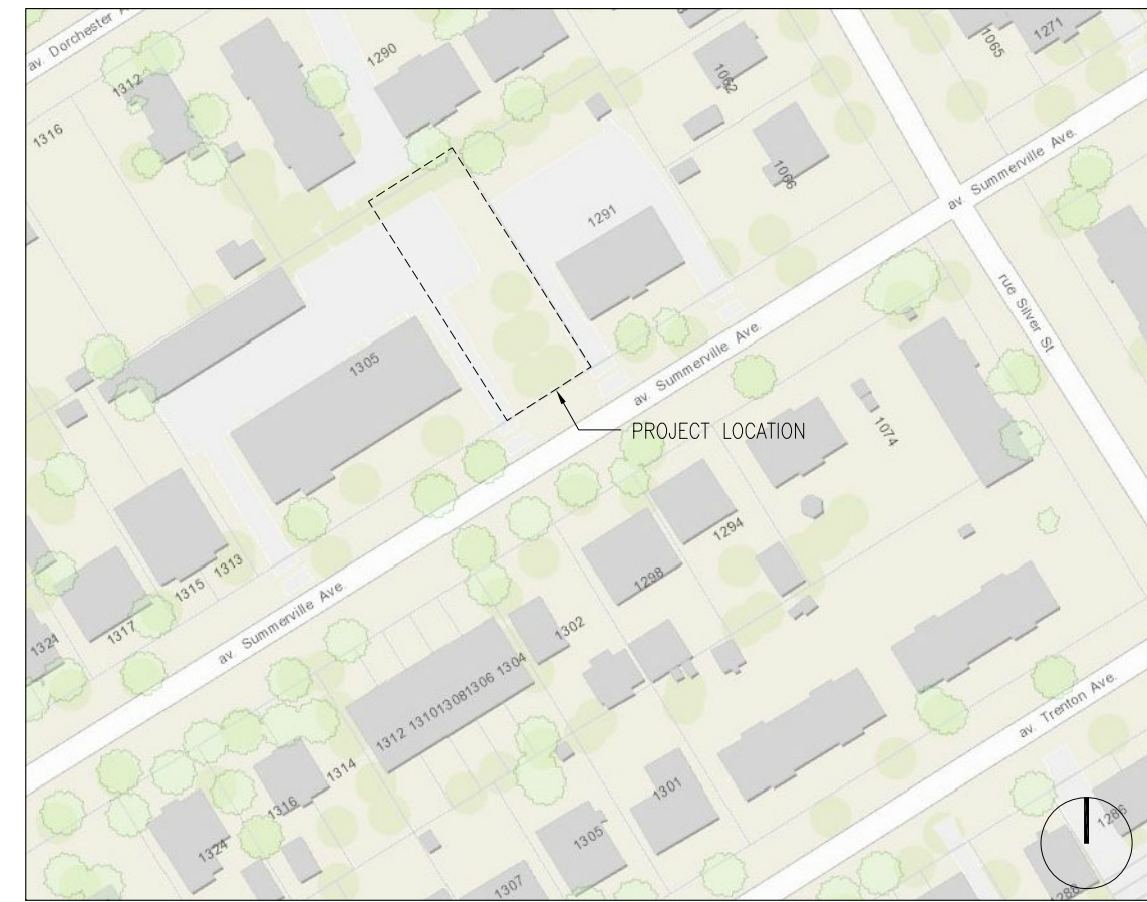
1291 SUMMERVILLE ZONING STATISTICS		
MECHANISM	REQUIREMENT	PROVIDED
Lot Width	15m	24.9m
Lot Area	450m	1,021.5m
Front Yard Setback	6m	6.3m
Int Side Yard Setback	1.5m for any part of the building located within 21m of front lot line, otherwise 6m	1.5m - West Side 5.0m - East Side
Rear Yard Setback	12.3m a distance equal to 30 per cent of the lot depth which must comprise at least 25 percent of the area of the lot	23.4m
Total Amenity Area	36m2 6m2/ unit	247.1m2
Landscape Area	306.5m2 30% of the Lot Area	399.2m2 39% of the Lot Area
Landscape for Parking	50.4m2 15% of Parking Area	247.0m2



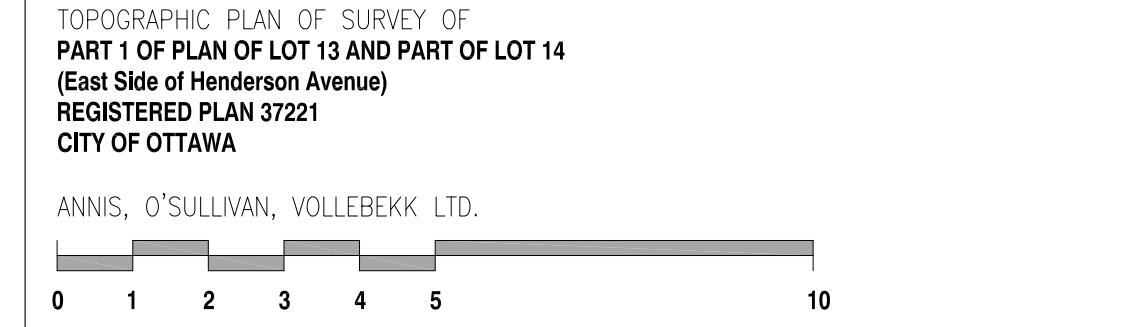
6 LOCATION PLAN  
SP-01 SCALE: 1:500



LEGEND  
SCALE: NTS



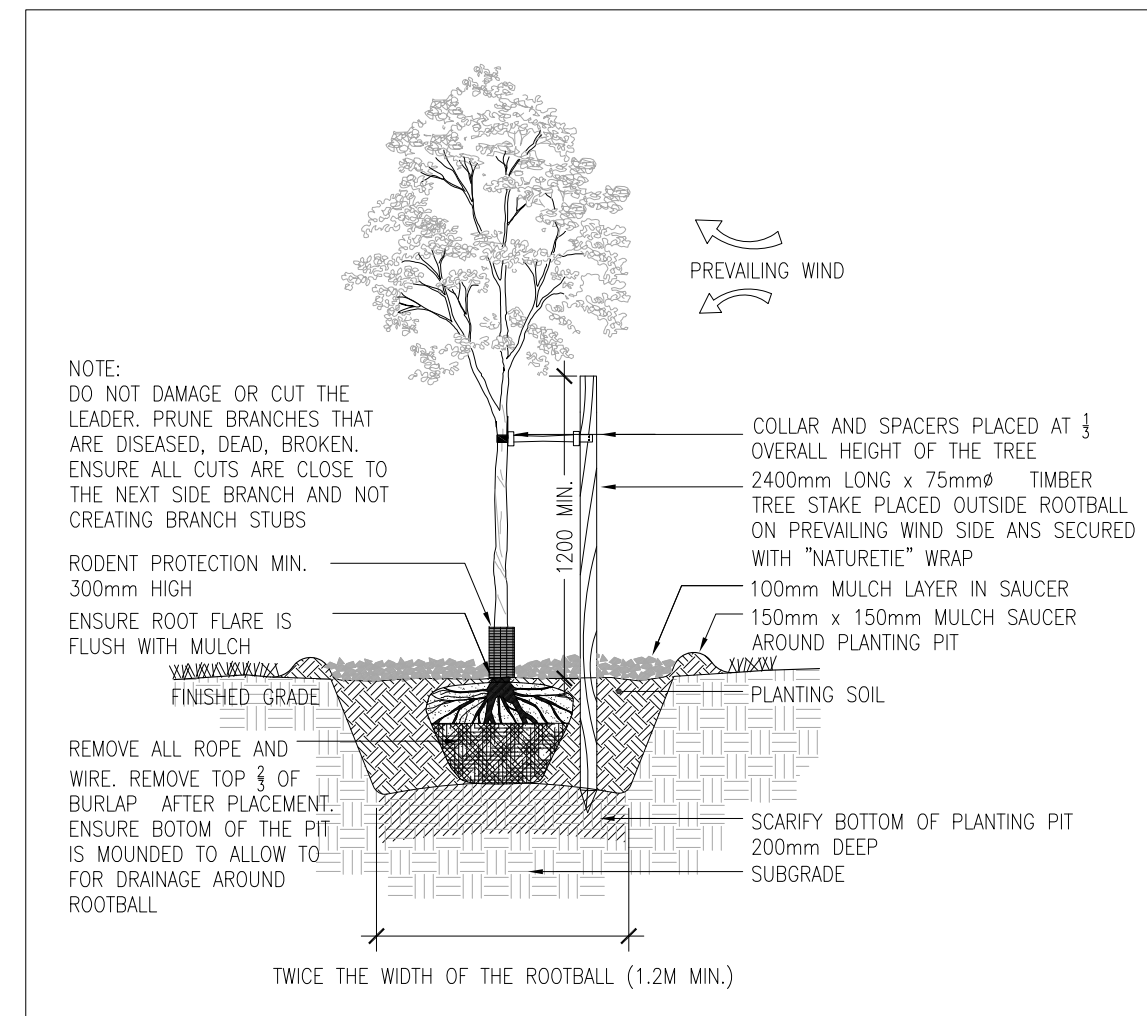
LOCATION PLAN  
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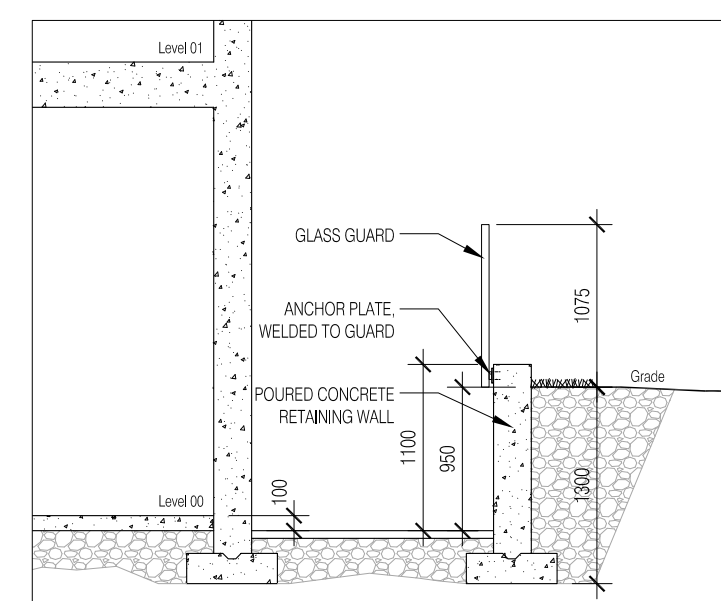
SURVEY INFO  
SCALE: 1:100

ZONING & STATISTICS	
<b>ZONING DESIGNATION:</b> RAN <b>ZONING REQUIREMENTS:</b> APARTMENT DWELLING, LOW-DENSITY	<b>AMENITY AREA CALCULATION</b> As per Table 137
MIN. LOT WIDTH: 18m MIN. LOT AREA: 450m <sup>2</sup> MIN. BUILDING HEIGHT: 1.1m MIN. FRONT YARD: 6m MIN. REAR YARD: a distance equal to 30 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot MIN. INTERIOR SIDE YARD: 1.5m within 21m of front lot line MIN. REAR SIDE YARD: 6m beyond 21m of front lot line AUG. EXISTING SPACE: The average of grade elevations taken along both side lot lines at the minimum required front yard setback and at the minimum rear yard setback.	Total Amenity Area Req'd: 108 m <sup>2</sup> 6m <sup>2</sup> /unit Communal Amenity Req'd: 54 m <sup>2</sup> Communal Amenity Provided: 120.0 m <sup>2</sup> Private Amenity Provided: 40.2 m <sup>2</sup> Balconies: 40.2m <sup>2</sup> Total Amenity Area Provided: 160.2 m <sup>2</sup>
<b>PROJECT STATISTICS</b> LOT WIDTH: 18.20m LOT AREA: 762.21m <sup>2</sup> BUILDING HEIGHT: 10.04m FRONT YARD SETBACK: 6m REAR YARD SETBACK: 12.34m SIDE YARD SETBACK: 1.50m DWELLING UNITS: 18 Units	<b>LANDSCAPE AREA CALCULATION</b> Landscape Area Req'd: 228.7 m <sup>2</sup> Landscape Area Provided: 228.1 m <sup>2</sup>
<b>BICYCLE PARKING CALCULATION</b> As per Table 111A	<b>BUILDING AREA CALCULATION</b>
Dwelling Units: 18 Required Parking: 9 spaces 0.5sp/ Dwelling Unit (111A)(b)(i)	Gross Building Area: Level 00: 343.74m <sup>2</sup> Level 01: 343.74m <sup>2</sup> Level 02: 344.21m <sup>2</sup> Level 03: 332.13m <sup>2</sup> TOTAL: 1,363.82m <sup>2</sup>
<b>PARKING CALCULATION</b> As per Section 101 & Section 102	<b>ADDITIONAL INFORMATION</b>
Parking Space Rate Area: Area X Residential Units: 18 units Required Parking: 3 spaces 0.5 space/unit beyond 12 units Parking Provided: 3 spaces	Owner Information: Glen-Fish Holdings Ltd 1305 Summerville Avenue Applicant Information: Folien Consultants Inc 223 McCleod Street Ottawa, ON K2P 0Z8 Architect Information: Project Studio Inc 260 St. Patrick Street - Suite 300 Ottawa, ON K1N 5K5 Civil Engineer: TL Moh Engineering Consultants Ltd 1455 Youville Drive Ottawa, ON K1C 6Z7
Visitor Parking: Required Parking: 1 space 0.1 space/unit beyond 12 units Parking Provided: 1 space	
Total Required Parking: 4 spaces Total Parking Provided: 4 spaces	

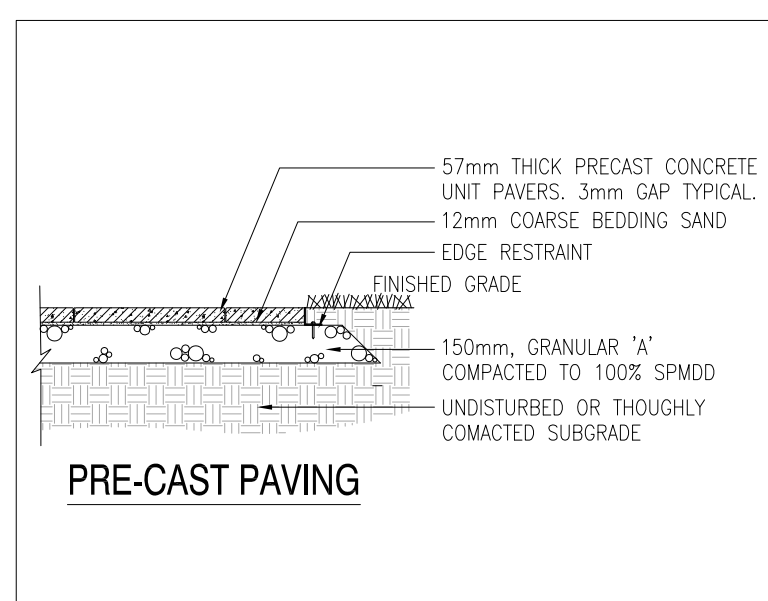
PROJECT STATISTICS  
SCALE: NTS



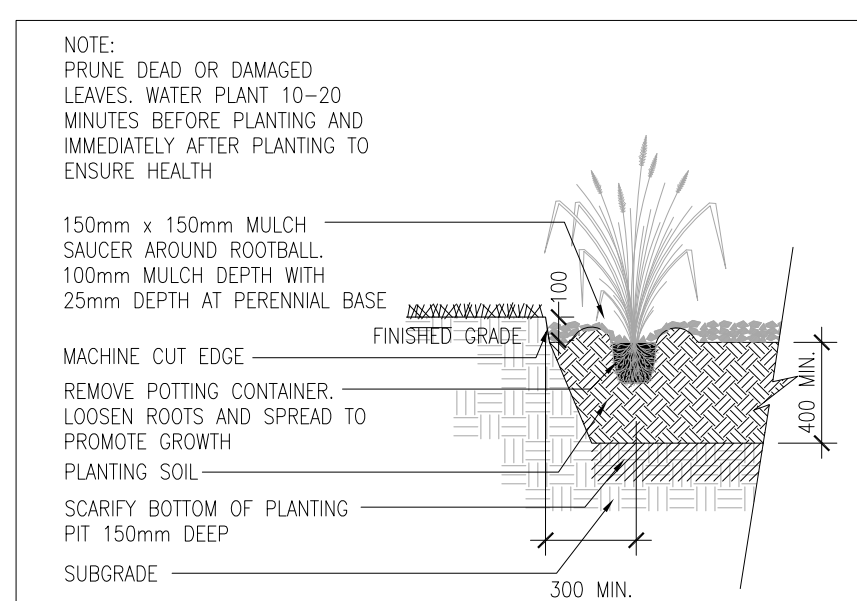
2 DECIDUOUS TREE PLANTING  
SP-01 SCALE: 1:30



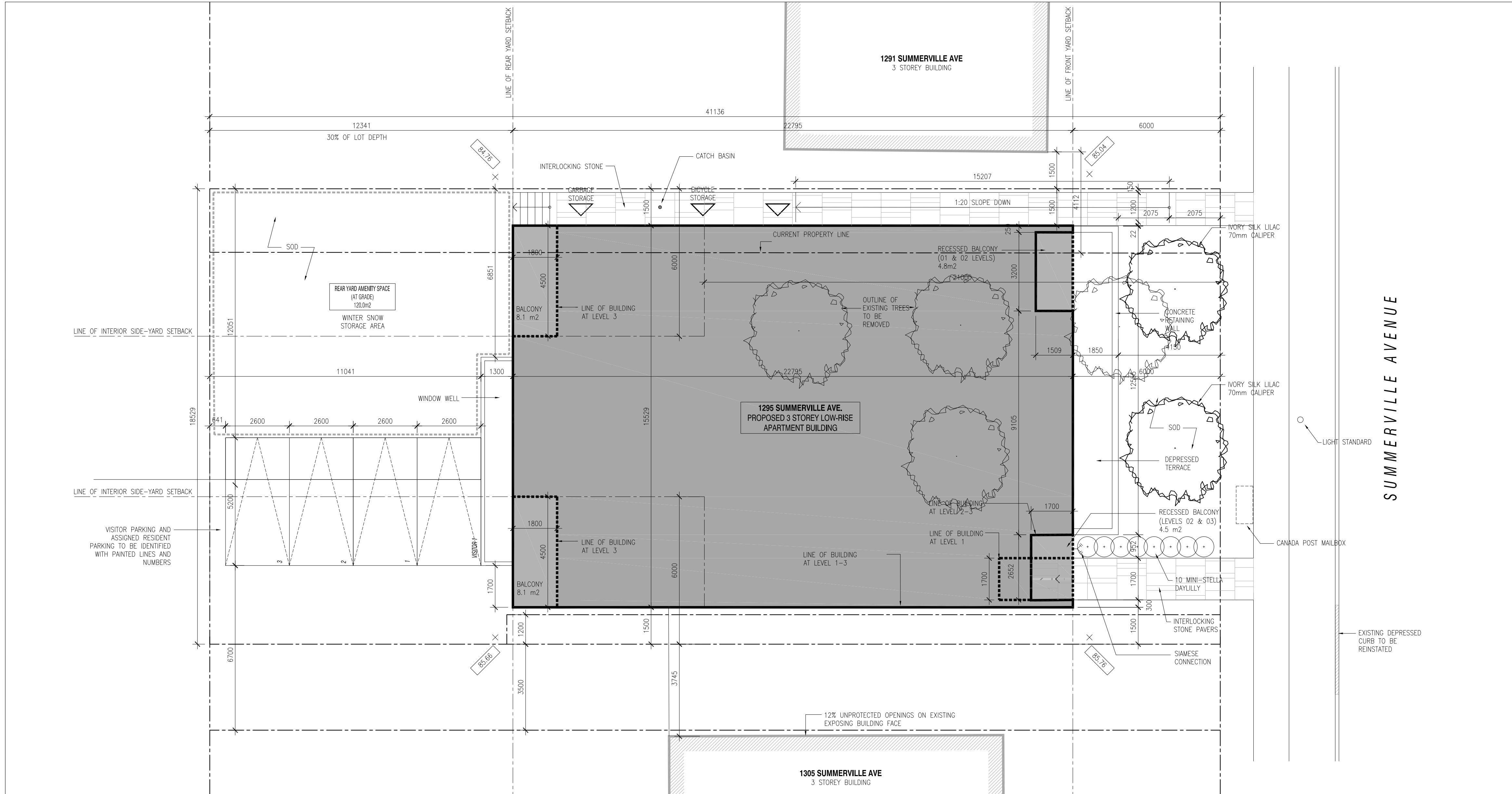
5 SECTION AT TERRACE  
SP-01 SCALE: 1:50



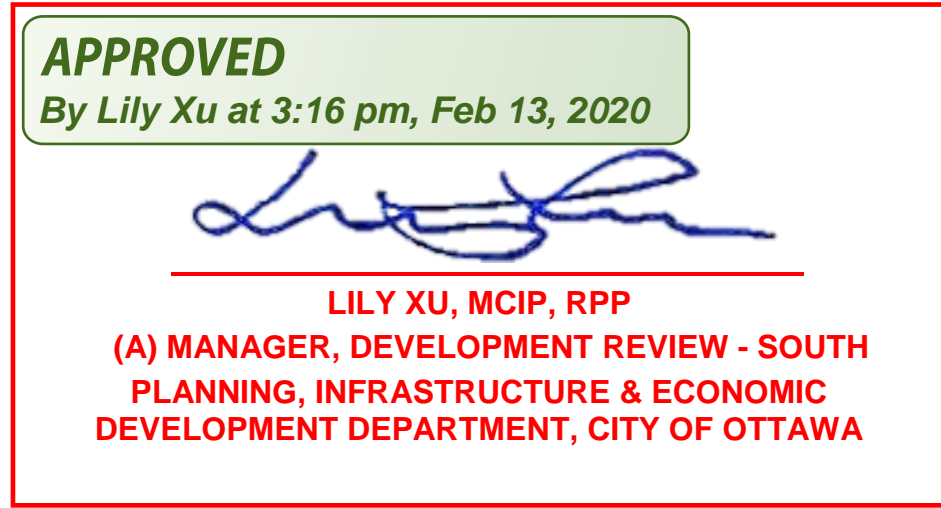
4 PRE-CAST PAVING  
SP-01 SCALE: 1:30



3 POTTED PLANT PLANTING  
SP-01 SCALE: 1:30



1 SITE PLAN  
SP-01 SCALE: 1:100

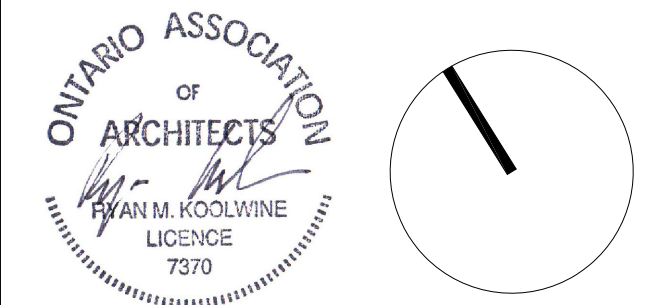


- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
  - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
  - Upon notice in writing, the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents.
  - The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
  - Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
  - These documents are not to be used for construction unless specifically noted for such purpose.

#### REVISION RECORD

RE-ISSUED FOR COMMITTEE OF ADJUSTMENT	2019-12-19
RE-ISSUED FOR COMMITTEE OF ADJUSTMENT	2019-10-10
RE-ISSUED FOR COMMITTEE OF ADJUSTMENT	2019-09-05
ISSUED FOR COMMITTEE OF ADJUSTMENT	2019-08-30
ISSUED FOR COORDINATION	2019-08-14
RE-ISSUED FOR SITE PLAN CONTROL	2019-07-25
ISSUED FOR SITE PLAN CONTROL	2019-03-19

#### ISSUE RECORD



**project1 studio**  
Project1 Studio Incorporated  
1613.233.3636 | info@projectstudio.ca

#### 1295 SUMMERVILLE AVE

1295 Summerville Ave  
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1838	NOTED	JDL	RMK

#### COMBINED SITE PLAN & LANDSCAPE PLAN

**SP-01**

D07-12-19-0048