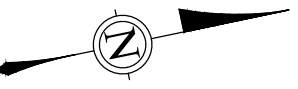
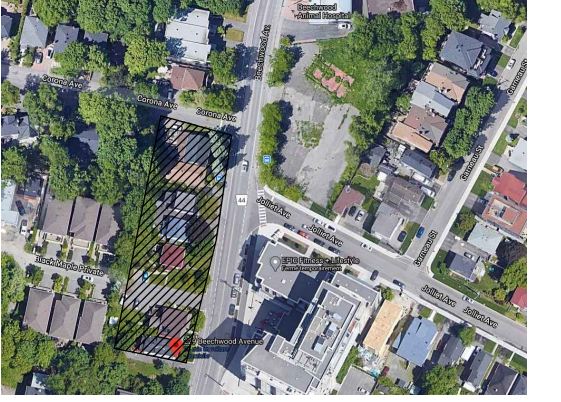




ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY OF SURVEYORS REAL PROPERTY REPORT PART 1 (LOTS 10, 11, 12, 24, 25, 26 PART OF REAR PASSAGE (as closed by Judges Order LT47651 2 and Judges Order LT11301) B) REGISTERED PLAN 4M-30 CITY OF OTTAWA, AS PREPARED FOR ANNIS, OSULLIVAN, VOLLEBEK LTD.
ELEVATION NOTE:
1. ELEVATIONS ARE GEODETIC.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.
CREDIT NOTE:
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE TOPOGRAPHIC SURVEY PREPARED BY ANNIS, OSULLIVAN/VOLLEBEK LTD., DATED 14 TH DAY OF JUNE, 2017.
WOODMAN ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION IF ANY.
NOTE:
"ALL SETBACKS ARE TO CONCRETE" FOUNDATIONS AND EXTERIOR WOOD STUDS. SETBACKS DO NOT REFLECT INSULATION AND FINISHING

KEY PLAN



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED.

15		
14		
13		
12	ISSUED FOR APPROVAL	08/09/2024
11	REVISED FOOTPRINT	08/03/2024
10	ISSUED FOR APPROVAL	18/08/2023
09	ISSUED FOR REVIEW	10/05/2023
08	ISSUED FOR REVIEW	26/04/2023
07	ISSUED FOR REVIEW	25/02/2022
06	ISSUED FOR REVIEW	10/01/2022
05	ISSUED FOR REVIEW	11/04/2021
04	ISSUED FOR REVIEW	05/25/2021
03	ISSUED FOR REVIEW	03/10/2021
02	ISSUED FOR REVIEW	11/13/2020
01	ISSUED FOR REVIEW	08/04/2020
NO.	REVISION	MM/DD/YY DATE

WOODMAN ARCHITECT ASSOCIATES LTD.

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CONSULTANTS:
STRUCTURAL —
MECHANICAL —
ELECTRICAL —

PROJECT
ROCK GARDENS
229 + 241 BEECHWOOD AVENUE
OTTAWA
FOR SMART LIVING PROPERTIES

DRAWING:
SITE PLAN + ZONING INFORMATION

DATE	SEPT. 2020	JOB NO.	1971
SCALE	AS NOTED	DRAWING NO.	
DRAWN BY	DRAWN		
REVIEWED BY	R.J.W.		

S1

ZONING INFORMATION:					
229-241 BEECHWOOD AVE. WARD 13 RIOUX-ROCKLIFE					
R4UC (1321)(H12.5)					
SCHEDULE 342 - NOT IN AREA "A"					
PROJECT INFORMATION 229 BEECHWOOD AVE (41 UNITS)			PROJECT INFORMATION 247 BEECHWOOD AVE (52 UNITS)		
MIN. ZONING STANDARD	REQUIRED	PROVIDED	MIN. ZONING STANDARD	REQUIRED	PROVIDED
LOT AREA	540.00 m ²	1,041.20 m ²	LOT AREA	540.00 m ²	1,062.90 m ²
MAX BUILDING HEIGHT	11.00 m	11.00 m	MAX BUILDING HEIGHT	12.50 m	12.50 m
SETBACKS			SETBACKS		
FROM CARSDALE AVE	1.00 m	1,000 m	FROM CARSDALE AVE	1.00 m	1,000 m
FRONT YARD SETBACK	5.00 m	5,000 m	FRONT YARD SETBACK	5.00 m	5,000 m
REAR SIDE YARD SETBACK	7.00 m	7,000 m	CORNER SIDE YARD SETBACK	7.00 m	7,000 m
INTERIOR SIDE YARD SETBACK	1.00 m	1,500 m	WEST SIDE YARD SETBACK	1.50 m	1,500 m
SOFT LANDSCAPED AREA IN REAR YARD	50.00 %	50.00 %	SOFT LANDSCAPED AREA IN REAR YARD	50.00 %	50.00 %
SOFT LANDSCAPED AREA IN FRONT YARD	40.00 %	53.00 %	SOFT LANDSCAPED AREA IN FRONT YARD	40.00 %	53.00 %
50 % OF LOT TO BE LANDSCAPED	312.36 m ²	635.00 m ²	50 % OF LOT TO BE LANDSCAPED	318.87 m ²	637.00 m ²
AMENITY AREA			AMENITY AREA		
MIN. ZONING STANDARD	REQUIRED	PROVIDED	MIN. ZONING STANDARD	REQUIRED	PROVIDED
NO MINIMUM AMENITY AREA REQUIRED			NO MINIMUM AMENITY AREA REQUIRED		
SOFT LANDSCAPE		280.00 m ²	SOFT LANDSCAPE		260.00 m ²
ROOF AMENITY		55.00 m ²	ROOF AMENITY		30.00 m ²
BALCONIES		15.00 m ²	BALCONIES		30.00 m ²
TOTAL	0.00 m ²	350.00 m ²	TOTAL	0.00 m ²	345.00 m ²
BICYCLE PARKING			BICYCLE PARKING		
MIN. ZONING STANDARD	REQUIRED	PROVIDED	MIN. ZONING STANDARD	REQUIRED	PROVIDED
5/DWELLING = 5K42	21 un	32 un	5/DWELLING = 5K52	26 un	32 un

PROJECT INFORMATION 229 BEECHWOOD AVE (41 UNITS)			
PARKING SPACES			
MIN. ZONING STANDARD	REQUIRED	PROVIDED	
ALONG AREA "Y" - NO PARKING REQUIRED FOR RESIDENTIAL BUILDINGS OF FOUR OR FEWER STOREYS	0 un	0 un	
VISITOR PARKING SPACES			
MIN. 0.1 SPACES PER DWELLING UNIT IN EXCESS OF 12	3 un	4 un	
TOTAL PARKING PROVIDED		4 un	
BUILDING AREA			
LEVEL	G.B.A.	G.F.A.	
BASMENT	575 m ²	280 m ²	
MAIN LEVEL	594 m ²	505 m ²	
SECOND LEVEL	594 m ²	505 m ²	
THIRD LEVEL	461 m ²	369 m ²	
TOTAL	2,224 m ²	1,659 m ²	
MINIMUM PERCENT OF GROUND FLOOR BUILDING FACADE FACING BEECHWOOD AVENUE CONSISTING OF DOORS AND WINDOW OPENINGS			
REQUIRED		PROVIDED	
50%		53%	

PROJECT INFORMATION 241 BEECHWOOD AVE (52 UNITS)			
PARKING SPACES			
MIN. ZONING STANDARD	REQUIRED	PROVIDED	
ALONG AREA "Y" - NO PARKING REQUIRED FOR RESIDENTIAL BUILDINGS OF FOUR OR FEWER STOREYS	0 un	0 un	
VISITOR PARKING SPACES			
MIN. 0.1 SPACES PER DWELLING UNIT IN EXCESS OF 12	4 un	4 un	
TOTAL PARKING PROVIDED		4 un	
BUILDING AREA			
LEVEL	G.B.A.	G.F.A.	
BASMENT	592 m ²	246 m ²	
MAIN LEVEL	576 m ²	469 m ²	
SECOND LEVEL	576 m ²	469 m ²	
THIRD LEVEL	576 m ²	469 m ²	
FOURTH LEVEL	403 m ²	330 m ²	
TOTAL	2,723 m ²	1,973 m ²	
MINIMUM PERCENT OF GROUND FLOOR BUILDING FACADE FACING BEECHWOOD AVENUE CONSISTING OF DOORS AND WINDOW OPENINGS	REQUIRED	PROVIDED	
	50%	53%	



NUMBER OF UNITS 229 BEECHWOOD						
LEVEL	STUDIO	STUDIO B.F.	ONE BEDROOM	ONE BED. B.F.	TWO BEDROOMS	TWO BED. B.F.
BASMENT	0	0	0	0	0	0
1	5	1	1	1	3	1
2	5	1	1	1	3	1
3	5	1	1	1	2	0
TOTAL	24	3	3	3	11	2

NUMBER OF UNITS 241 BEECHWOOD						
LEVEL	STUDIO	STUDIO B.F.	ONE BEDROOM	ONE BED. B.F.	TWO BEDROOMS	TWO BED. B.F.
BASMENT	1	0	0	0	1	0
1	1	1	1	1	1	1
2	1	1	1	1	1	1
3	1	1	1	1	1	1
4	1	1	1	1	1	1
TOTAL	5	2	4	4	5	4

NUMBER OF UNITS 229+241 BEECHWOOD						
LEVEL	STUDIO	STUDIO B.F.	ONE BEDROOM	ONE BED. B.F.	TWO BEDROOMS	TWO BED. B.F.
BASMENT	1	0	0	0	1	0
1	6	2	2	2	4	2
2	6	2	2	2	4	2
3	6	2	2	2	3	0
4	2	2	2	2	2	2
TOTAL	21	6	6	6	14	6