

LEGEND

- PROPERTY LINE
- SIDE YARD BACK
- PROPOSED FOOT PRINT (BASEMENT)
- PERMITTED PROJECTIONS
- MAIN TO 2 LEVEL FOOT PRINT
- MAIN TO 3 LEVEL FOOT PRINT
- 3 LEVEL FOOT PRINT 229 BEECHWOOD
- 4 LEVEL FOOT PRINT 241 BEECHWOOD
- STONE RETAINING WALL TO BE REMOVED
- EXISTING STONE RETAINING WALL
- PROPOSED CONCRETE
- PROPOSED PRECAST CONCRETE
- PAVERS
- PROPOSED SOG
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS/ORNAMENTAL GRASSES
- EXISTING TREES TO BE REMOVED
- MAIN DOOR / EXIT DOOR

CREDIT NOTE:
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE TOPOGRAPHIC SURVEY PREPARED BY ANNIS, OSULLIVAN/LEBEK 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

DATE: 08/04/2020
SCALE: AS NOTED
DRAWING NO.: A1

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.

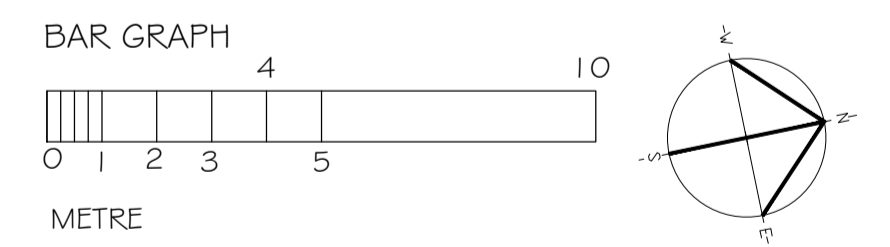
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04	ISSUED FOR REVIEW	05/25/2021
03	ISSUED FOR REVIEW	03/10/2021
02	ISSUED FOR REVIEW	11/13/2020
01	ISSUED FOR REVIEW	08/04/2020
NO.	REVISION	MM/DD/YY DATE

WOODMAN ARCHITECT ASSOCIATES LTD.

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SITE PLAN
A1 | 1:25



ZONING INFORMATION:
229-233-235-241-245-247 BEECHWOOD AVE, WARD 13 RIDEAU-ROCKLIFE
RUC (132)H(12.5)
SCHEDULE 30 - NOT IN AREA "A"
SCHEDULE 1A - AREA "Y"

PROJECT INFORMATION 229 BEECHWOOD AVE (47 UNITS)			PROJECT INFORMATION 247 BEECHWOOD AVE (64 UNITS)		
MIN. ZONING STANDARD	REQUIRED	PROVIDED	MIN. ZONING STANDARD	REQUIRED	PROVIDED
LOT AREA	540.00 m ²	1,373.00 m ²	LOT AREA	540.00 m ²	1,481.00 m ²
MAX BUILDING HEIGHT	11.00 m	11.00 m	MAX BUILDING HEIGHT	12.50 m	12.50 m
SETBACKS			SETBACKS		
FRONT YARD SETBACK	5.00 m	8.049 m	FRONT YARD SETBACK	5.00 m	8.049 m
REAR SIDE YARD SETBACK	7.00 m	7.00 m	CORNER SIDE YARD SETBACK	7.00 m	7.00 m
INTERIOR SIDE YARD SETBACK	1.50 m	1.50 m	WEST SIDE YARD SETBACK	1.50 m	1.50 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 %
30% OF LOT TO BE LANDSCAPED	411.90 m ²	635.00 m ²	30% OF LOT TO BE LANDSCAPED	444.30 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	285.00 m ²		SOFT LANDSCAPE	308.00 m ²	
ROOF AMENITY	120.00 m ²		ROOF AMENITY	118.00 m ²	
BALCONIES	70.50 m ²		BALCONIES	96.00 m ²	
TOTAL	0.00 m ²	475.50 m ²	TOTAL	0.00 m ²	522.00 m ²
BICYCLE PARKING			BICYCLE PARKING		
MIN. ZONING STANDARD	REQUIRED	PROVIDED	MIN. ZONING STANDARD	REQUIRED	PROVIDED
S/DWELLING = 5x49	24 un	48 un	S/DWELLING = 5x49	37 un	68 un

PROJECT INFORMATION 229 BEECHWOOD AVE (47 UNITS)			PROJECT INFORMATION 247 BEECHWOOD AVE (64 UNITS)		
MIN. ZONING STANDARD	REQUIRED	PROVIDED	MIN. ZONING STANDARD	REQUIRED	PROVIDED
ALONG AREA "Y" - NO PARKING REQUIRED FOR RESIDENTIAL BUILDINGS OF FOUR OR FEWER STOREYS	0 un	1 un	ALONG AREA "Y" - NO PARKING REQUIRED FOR RESIDENTIAL BUILDINGS OF FOUR OR FEWER STOREYS	0 un	1 un
VISITOR PARKING SPACES			VISITOR PARKING SPACES		
MIN. 0.1 SPACES PER DWELLING UNIT IN EXCESS OF 12	4 un	4 un	MIN. 0.1 SPACES PER DWELLING UNIT IN EXCESS OF 12	6 un	6 un
TOTAL PARKING PROVIDED	5 un	5 un	TOTAL PARKING PROVIDED	7 un	7 un
BUILDING AREA			BUILDING AREA		
LEVEL	G.B.A.	G.F.A.	LEVEL	G.B.A.	G.F.A.
BASMENT	669 m ²	292 m ²	BASMENT	782 m ²	338 m ²
MAIN LEVEL	665 m ²	539 m ²	MAIN LEVEL	704 m ²	563 m ²
SECOND LEVEL	665 m ²	539 m ²	SECOND LEVEL	704 m ²	563 m ²
THIRD LEVEL	618 m ²	388 m ²	THIRD LEVEL	704 m ²	507 m ²
FOURTH LEVEL	664 m ²	390 m ²	FOURTH LEVEL	664 m ²	390 m ²
TOTAL BUILDING AREA	2,617 m ²	1,758 m ²	TOTAL BUILDING AREA	3,558 m ²	2,360 m ²
MINIMUM PERCENT OF GROUND FLOOR BUILDING FACADE FACING BEECHWOOD AVENUE CONSISTING OF DOORS AND WINDOW OPENINGS			MINIMUM PERCENT OF GROUND FLOOR BUILDING FACADE FACING BEECHWOOD AVENUE CONSISTING OF DOORS AND WINDOW OPENINGS		
REQUIRED	50%	53%	REQUIRED	50%	53%
PROVIDED			PROVIDED		



NUMBER OF UNITS 229 BEECHWOOD

LEVEL	STUDIO	ONE BEDROOM	TWO BEDROOMS	TOTAL BY LEVEL
BASEMENT	8	0	1	9
1	8	1	4	13
2	8	1	4	13
3	9	1	2	12
TOTAL	33	3	11	47

NUMBER OF UNITS 247 BEECHWOOD

LEVEL	STUDIO	ONE BEDROOM	TWO BEDROOMS	TOTAL BY LEVEL
BASEMENT	8	1	1	10
1	10	1	4	15
2	10	1	4	15
3	10	1	4	15
4	6	0	3	9
TOTAL	44	4	16	64

NUMBER OF UNITS 229+247 BEECHWOOD

LEVEL	STUDIO	ONE BEDROOM	TWO BEDROOMS	TOTAL BY LEVEL
BASEMENT	16	1	2	19
1	18	2	8	28
2	18	2	8	28
3	19	2	6	27
4	6	0	3	9
TOTAL	77	7	27	111

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

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

SITE PLAN INFORMATION + ZONING

DATE	SEPT. 2020	JOB NO.	1971
SCALE	AS NOTED	DRAWING NO.	A1
DRAWN BY	DRANK		
REVIEWED BY	R.J.W.		