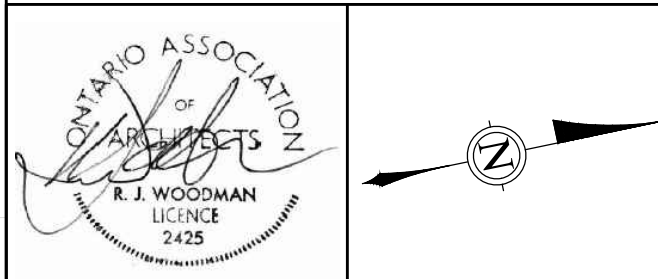
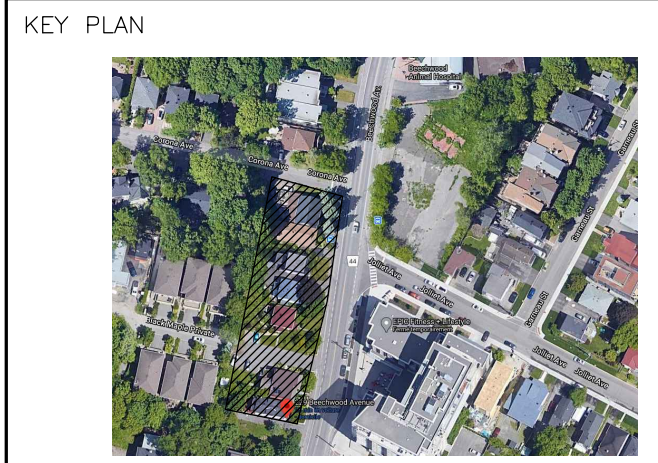




ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY OF SURVEYOR'S REAL PROPERTY REPORT PART 1 (LTS 10, 11, 12, 24, 25, 26 PART OF REAR PASSAGE (as closed by Judge's Order LT4763) and Judge's Order LT1130) (B) REGISTERED PLAN 4M-30 CITY OF OTTAWA, AS PREPARED FOR 'MINIS, OSULLIVAN, VOLLEBEK LTD'.
 ELEVATION 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 IN 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.



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 BY-LAWS 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.
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15		
14		
12	ISSUED FOR APPROVAL	10/07/2024
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
N0.	REVISION	MM/DD/YY DATE

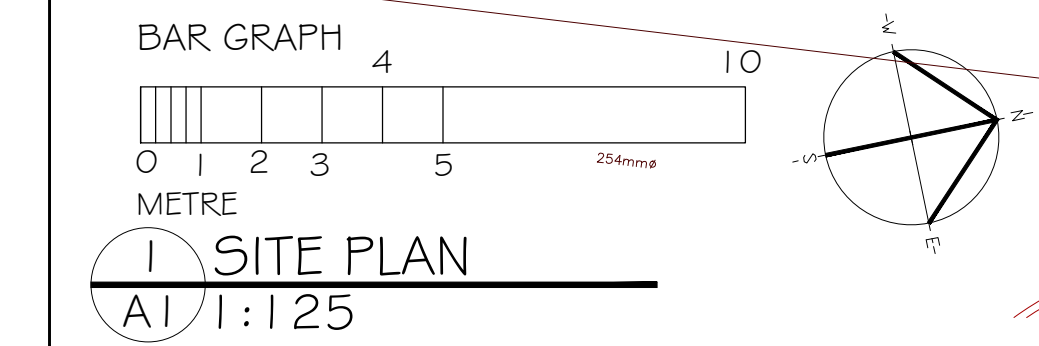
WOODMAN ARCHITECT ASSOCIATES LTD.
 201-4 BEECHWOOD AVENUE, OTTAWA, ONTARIO, CANADA K1L8J9
 TEL: 613 228 9850. FAX 613 228 9848. mailbox@woodmanarchitect.com

CONSULTANTS:
 STRUCTURAL -
 MECHANICAL -
 ELECTRICAL -

PROJECT
ROCK GARDENS
 229 + 247 BEECHWOOD AVENUE
 OTTAWA
 FOR SMART LIVING PROPERTIES

DRAWING:
SITE PLAN + ZONING INFORMATION

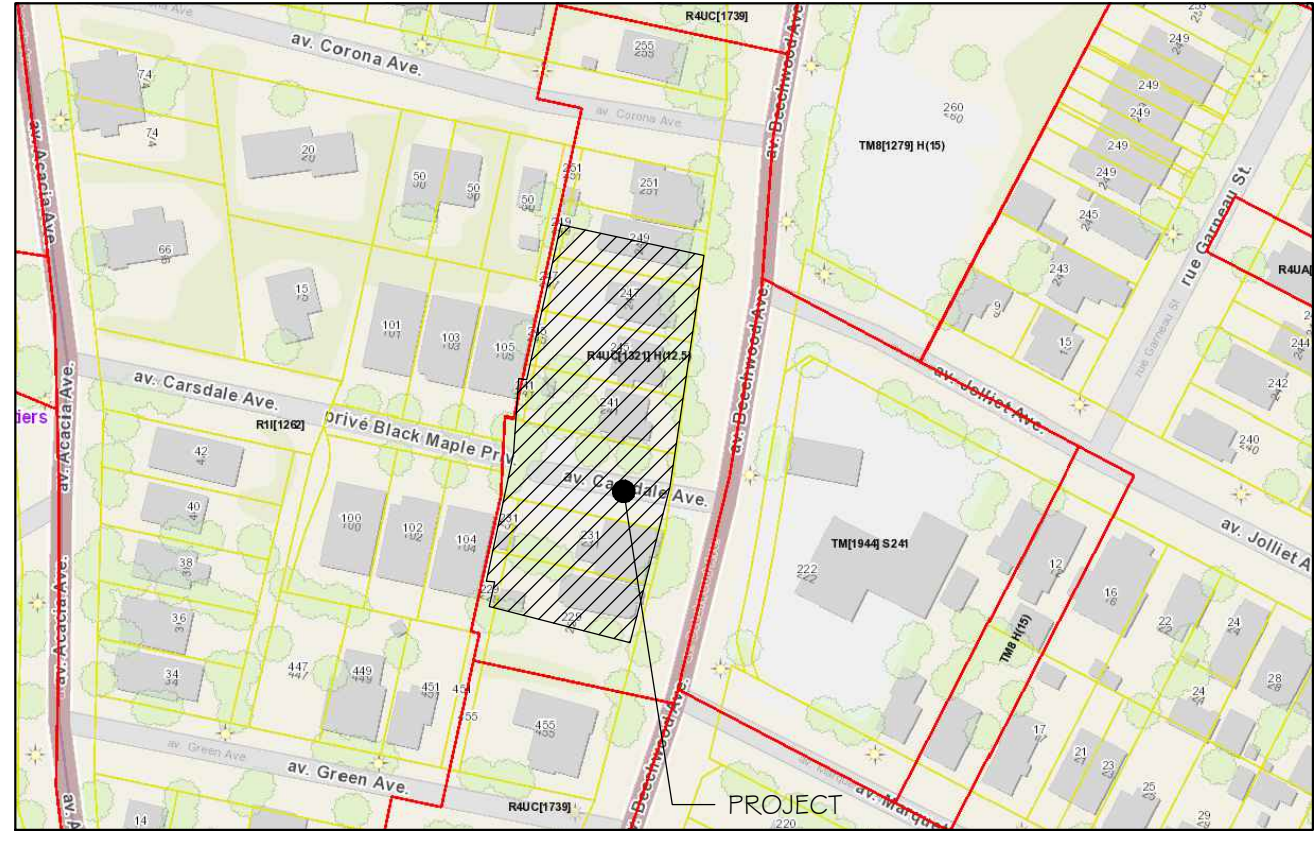
DATE: SEPT. 2020
 SCALE: AS NOTED
 DRAWN BY: R.J.W.
 JOB NO.: 1971
 DRAWING NO.:
A-100



ZONING INFORMATION:			
229-233-235-241-245-247 BEECHWOOD AVE, WARD 13 RIDEAU-ROCKLIFFE			
RAUC (132)(M12.5)			
SCHEDULE 342 - "NOT IN AREA "A"			
SCHEDULE 34 - "AREA "Y"			
PROJECT INFORMATION 229 BEECHWOOD AVE (41 UNITS)			
MIN. ZONING STANDARD	REQUIRED	PROVIDED	
LOT AREA	340.00 m ²	1,041.20 m ²	340.00 m ²
MAX BUILDING HEIGHT	13.50 m	13.50 m	13.50 m
SETBACKS			
FROM CARSDALE AVE	1.00 m	1,000 m	1.00 m
FRONT YARD SETBACK	5.00 m	3,000 m	5.00 m
REAR SIDE YARD SETBACK	7.00 m	7.00 m	7.00 m
INTERIOR SIDE YARD SETBACK	1.00 m	1.50 m	1.50 m
SOFT LANDSCAPED AREA IN REAR YARD	50.00 %	50.00 %	50.00 %
SOFT LANDSCAPED AREA IN FRONT YARD	40.00 %	53.00 %	40.00 %
30 % OF LOT TO BE LANDSCAPED	312.36 m ²	655.00 m ²	312.36 m ²
AMENITY AREA			
MIN. ZONING STANDARD	REQUIRED	PROVIDED	
NO MINIMUM AMENITY AREA REQUIRED			
SOFT LANDSCAPE	280.00 m ²	3,000 m ²	280.00 m ²
ROOF AMENITY	55.00 m ²	55.00 m ²	55.00 m ²
BALCONIES	15.00 m ²	15.00 m ²	15.00 m ²
TOTAL	0.00 m ²	350.00 m ²	350.00 m ²
BICYCLE PARKING			
MIN. ZONING STANDARD	REQUIRED	PROVIDED	
S/DWELLING = 5K42 =	21 un	32 un	32 un

PROJECT INFORMATION 229 BEECHWOOD AVE (42 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	0 un
VISITOR PARKING SPACES			
MIN. 0.1 SPACES PER DWELLING UNIT IN EXCESS OF 12	3 un	4 un	4 un
TOTAL PARKING PROVIDED		4 un	4 un
BUILDING AREA			
LEVEL	G.B.A.	G.F.A.	
BASINENT	575 m ²	280 m ²	575 m ²
MAIN LEVEL	594 m ²	505 m ²	594 m ²
SECOND LEVEL	594 m ²	505 m ²	594 m ²
THIRD LEVEL	461 m ²	369 m ²	461 m ²
FOURTH LEVEL	401 m ²	320 m ²	401 m ²
TOTAL	2,224 m ²	1,659 m ²	2,224 m ²
MINIMUM PERCENT OF GROUND FLOOR BUILDING FACADE FACING BEECHWOOD AVENUE CONSISTING OF DOORS AND WINDOW OPENINGS			
REQUIRED	PROVIDED		
50%	53%		

PROJECT INFORMATION 247 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	0 un
VISITOR PARKING SPACES			
MIN. 0.1 SPACES PER DWELLING UNIT IN EXCESS OF 12	4 un	4 un	4 un
TOTAL PARKING PROVIDED		4 un	4 un
BUILDING AREA			
LEVEL	G.B.A.	G.F.A.	
BASINENT	592 m ²	246 m ²	592 m ²
MAIN LEVEL	576 m ²	469 m ²	576 m ²
SECOND LEVEL	576 m ²	469 m ²	576 m ²
THIRD LEVEL	576 m ²	469 m ²	576 m ²
FOURTH LEVEL	401 m ²	320 m ²	401 m ²
TOTAL	2,721 m ²	1,973 m ²	2,721 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	1 B	2 B	ONE BED	TWO BED	TWO BED	TWO BED	TOTAL BY LEVEL	TOTAL	
BASINENT	0	0	0	0	0	0	0	0	0	0
1	3	2	1	0	3	1	1	11	11	11
2	3	1	1	1	1	1	1	11	22	22
3	3	1	1	1	1	1	1	11	33	33
TOTAL	9	5	3	3	6	3	3	43	43	43

NUMBER OF UNITS 247 BEECHWOOD										
LEVEL	STUDIO	1 B	2 B	ONE BED	TWO BED	TWO BED	TWO BED	TOTAL BY LEVEL	TOTAL	
BASINENT	0	0	0	0	0	0	0	0	0	0
1	8	0	0	0	3	2	2	15	15	15
2	8	0	0	0	3	2	2	15	30	30
3	8	0	0	0	3	2	2	15	45	45
4	8	0	0	0	3	2	2	15	60	60
TOTAL	32	0	0	0	12	8	8	58	58	58

NUMBER OF UNITS 229+247 BEECHWOOD									
LEVEL	STUDIO	1 B	2 B	ONE BED	TWO BED	3	TOTAL BY LEVEL	TOTAL	
BASINENT	0	0	0	0	0	0	0	0	0
1	11	0	0	0	3	2	16	16	16
2	11	0	0	0	3	2	16	32	32
3	11	0	0	0	3	2	16	48	48
4	11	0	0	0	3	2	16	64	64
TOTAL	33	0	0	0	12	8	64	64	64

07-12-21-0001 R.A.W. #4603