

**KEY PLAN**

**ONTARIO ASSOCIATION OF ARCHITECTS**  
**ILLUSTRATION BY WOODMAN ARCHITECT ASSOCIATES LTD.**

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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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.**

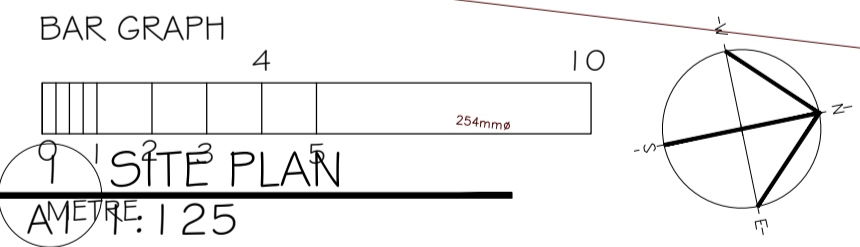
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CONSULTANTS:  
 STRUCTURAL —  
 MECHANICAL —  
 ELECTRICAL —

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

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

**A1**



ZONING INFORMATION:			
229-233-235-241-245-247 BEECHWOOD AVE, WARD 13 IDEAL-ROCKLIFE			
RUC (1321)(12.5)			
SCHEDULE 342 "NOT IN AREA "A"			
SCHEMATIC: 26.1.17			
PROJECT INFORMATION 229 BEECHWOOD AVE (47 UNITS)		PROJECT INFORMATION 247 BEECHWOOD AVE (64 UNITS)	
MIN. ZONING STANDARD	REQUIRED	PROVIDED	
LOT AREA	540.00 m <sup>2</sup>	1,041.20 m <sup>2</sup>	
MAX BUILDING HEIGHT	11.00 m	11.00 m	
SETBACKS			
FROM CARSDALE AVE	1.00 m	1.00 m	
FRONT YARD SETBACK	5.00 m	5.00 m	
REAR SIDE YARD SETBACK	7.00 m	7.00 m	
INTERIOR SIDE YARD SETBACK	1.00 m	1.50 m	
SOFT LANDSCAPED AREA IN REAR YARD	50.00 %	50.00 %	
SOFT LANDSCAPED AREA IN FRONT YARD	40.00 %	53.00 %	
30% OF LOT TO BE LANDSCAPED	312.36 m <sup>2</sup>	635.00 m <sup>2</sup>	
AMENITY AREA			
MIN. ZONING STANDARD	REQUIRED	PROVIDED	
NO MINIMUM AMENITY AREA REQUIRED		360.00 m <sup>2</sup>	
SOFT LANDSCAPE	280.00 m <sup>2</sup>	55.00 m <sup>2</sup>	
ROOF AMENITY	55.00 m <sup>2</sup>	182.50 m <sup>2</sup>	
BALCONIES	133.00 m <sup>2</sup>	487.92 m <sup>2</sup>	
TOTAL	0.00 m <sup>2</sup>	468.00 m <sup>2</sup>	
BICYCLE PARKING			
MIN. ZONING STANDARD	REQUIRED	PROVIDED	
S/DWELLING = 3K42	21 un	32 un	

PROJECT INFORMATION 229 BEECHWOOD AVE (47 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	611 m <sup>2</sup>	286 m <sup>2</sup>	
MAIN LEVEL	608 m <sup>2</sup>	512 m <sup>2</sup>	
SECOND LEVEL	608 m <sup>2</sup>	512 m <sup>2</sup>	
THIRD LEVEL	468 m <sup>2</sup>	393 m <sup>2</sup>	
TOTAL BUILDING AREA	2,295 m <sup>2</sup>	1,703 m <sup>2</sup>	
MINIMUM PERCENT OF GROUND FLOOR BUILDING FACADE FACING BEECHWOOD AVENUE CONSISTING OF DOORS AND WINDOW OPENINGS			
REQUIRED	50%	PROVIDED	53%

PROJECT INFORMATION 247 BEECHWOOD AVE (64 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	566 m <sup>2</sup>	249 m <sup>2</sup>	
MAIN LEVEL	582 m <sup>2</sup>	489 m <sup>2</sup>	
SECOND LEVEL	582 m <sup>2</sup>	489 m <sup>2</sup>	
THIRD LEVEL	489 m <sup>2</sup>	354 m <sup>2</sup>	
FOURTH LEVEL	489 m <sup>2</sup>	354 m <sup>2</sup>	
TOTAL BUILDING AREA	2,801 m <sup>2</sup>	2,070 m <sup>2</sup>	
MINIMUM PERCENT OF GROUND FLOOR BUILDING FACADE FACING BEECHWOOD AVENUE CONSISTING OF DOORS AND WINDOW OPENINGS			
REQUIRED	50%	PROVIDED	53%



NUMBER OF UNITS 229 BEECHWOOD				
LEVEL	STUDIO	ONE BEDROOM	TWO BEDROOMS	TOTAL BY LEVEL
BASMENT	9			9
1	6	1	4	11
2	6	1	4	11
3	8	1	2	11
TOTAL	29	3	10	42

NUMBER OF UNITS 247 BEECHWOOD				
LEVEL	STUDIO	ONE BEDROOM	TWO BEDROOMS	TOTAL BY LEVEL
BASMENT	6			6
1	8	1	3	12
2	8	1	3	12
3	8	1	3	12
4	6			6
TOTAL	36	3	9	48

NUMBER OF UNITS 229+247 BEECHWOOD				
LEVEL	STUDIO	ONE BEDROOM	TWO BEDROOMS	TOTAL BY LEVEL
BASMENT	15	0	1	16
1	14	2	7	23
2	14	2	7	23
3	16	2	5	23
4	6	0	3	9
TOTAL	65	6	23	94

2021-12-21 00:00:00 RUC PLAN 196403