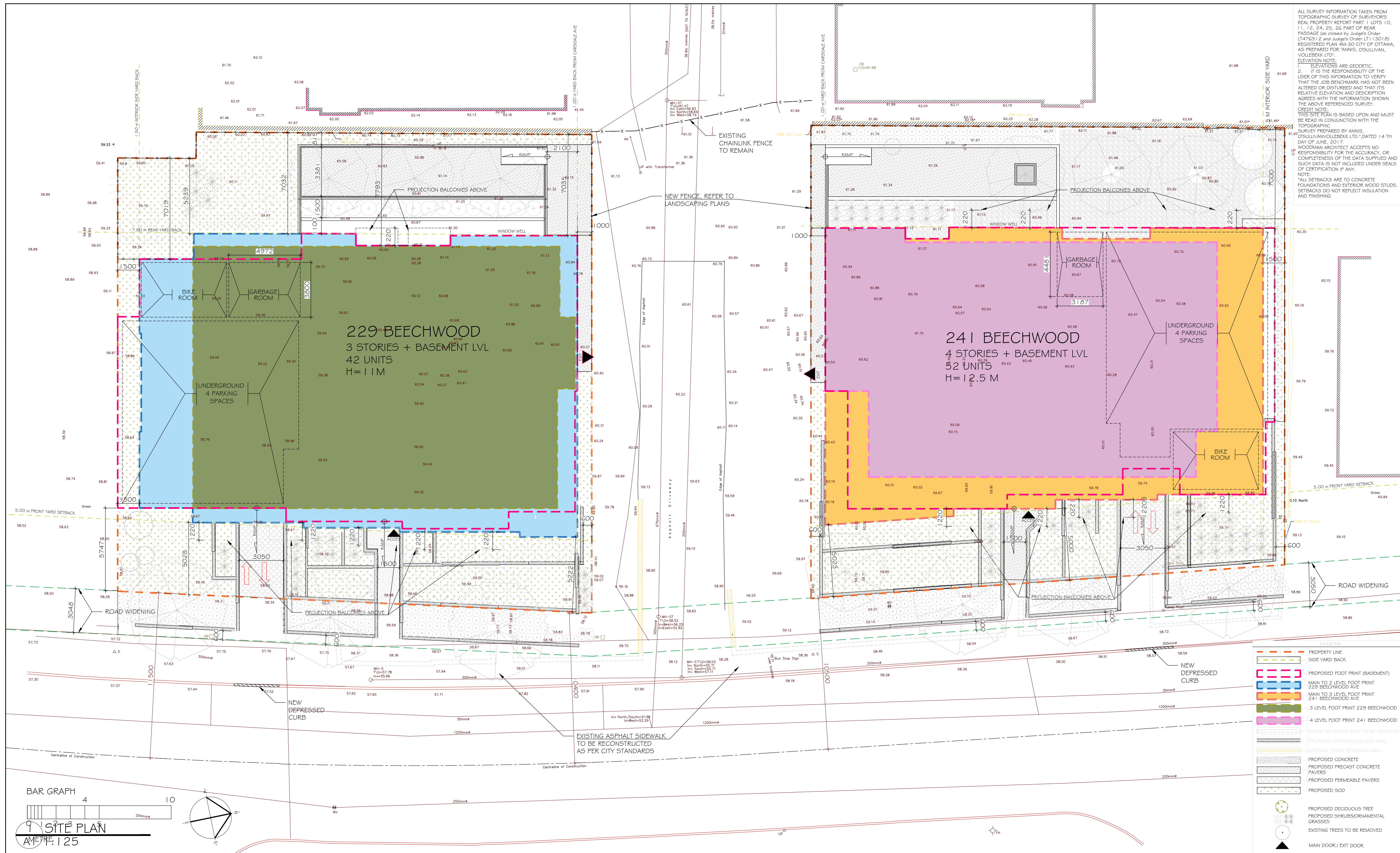




KEY PLAN

ONTARIO ASSOCIATION OF ARCHITECTS

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.

14		
13		
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08		
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

DRAWING: SITE PLAN INFORMATION + ZONING

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

A1

ZONING INFORMATION:					
229-233-235-241-245-247 BEECHWOOD AVE, WARD 13 RIDEAU-ROCKLIFE					
RUC (1321H12.3)					
SCHEDULE 342 "NOT IN AREA A"					
SCHEMATIC 342 - AREA A"					
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	1,041.20 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	1.00 m	FROM CARSDALE AVE	1.00 m	1.00 m
FRONT YARD SETBACK	5.00 m	5.00 m	FRONT YARD SETBACK	5.00 m	5.00 m
REAR SIDE YARD SETBACK	7.00 m	7.00 m	CORNERSIDE YARD SETBACK	7.00 m	7.00 m
INTERIOR SIDE YARD SETBACK	1.00 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 10 BE LANDSCAPED	312.36 m ²	635.00 m ²	30% OF LOT 10 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	360.00 m ²	
ROOF AMENITY	55.00 m ²		ROOF AMENITY	55.00 m ²	
BALCONIES	133.00 m ²		BALCONIES	182.92 m ²	
TOTAL	0.00 m ²	468.00 m ²	TOTAL	0.00 m ²	497.92 m ²
BICYCLE PARKING			BICYCLE PARKING		
MIN. ZONING STANDARD	REQUIRED	PROVIDED	MIN. ZONING STANDARD	REQUIRED	PROVIDED
3/DWELLING = 3/42	21 un	32 un	3/DWELLING = 3/332H	26 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 ²	286 m ²	
MAIN LEVEL	608 m ²	512 m ²	
SECOND LEVEL	608 m ²	512 m ²	
THIRD LEVEL	468 m ²	393 m ²	
TOTAL BUILDING AREA	2,295 m ²	1,703 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 (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 ²	249 m ²	
MAIN LEVEL	582 m ²	489 m ²	
SECOND LEVEL	582 m ²	489 m ²	
THIRD LEVEL	582 m ²	489 m ²	
FOURTH LEVEL	489 m ²	354 m ²	
TOTAL BUILDING AREA	2,801 m ²	2,070 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	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		1	7
1	8	1	3	12
2	8	1	3	12
3	8	1	3	12
4	6		3	9
TOTAL	36	3	13	52

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