

KEY PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
11 WOODMAN AVENUE
OTTAWA, ONTARIO K1P 1B5

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.

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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

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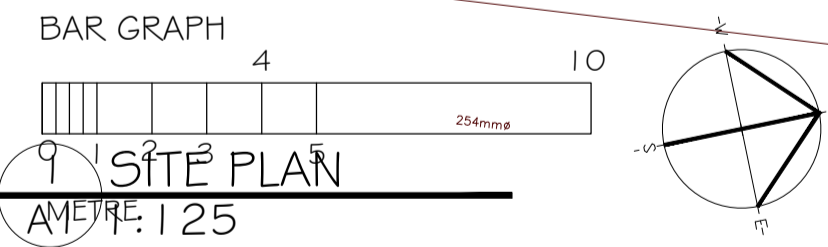
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CONSULTANTS:
 STRUCTURAL —
 MECHANICAL —
 ELECTRICAL —

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

DATE: SEPT. 2020
 SCALE: AS NOTED
 DRAWING NO. **A1**



ZONING INFORMATION:			
229-233-235-241-245-247 BEECHWOOD AVE, WARD 13 RIDEAU-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 ²	1,041.20 m ²	
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 ²	635.00 m ²	
AMENITY AREA			
MIN. ZONING STANDARD	REQUIRED	PROVIDED	
NO MINIMUM AMENITY AREA REQUIRED		360.00 m ²	
SOFT LANDSCAPE	280.00 m ²	55.00 m ²	
ROOF AMENITY	55.00 m ²	182.50 m ²	
BALCONIES	133.00 m ²	468.00 m ²	
TOTAL	0.00 m ²	468.00 m ²	
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 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	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 ²	249 m ²	
MAIN LEVEL	582 m ²	489 m ²	
SECOND LEVEL	582 m ²	489 m ²	
THIRD LEVEL	489 m ²	354 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	50%	PROVIDED	53%



NUMBER OF UNITS 229 BEECHWOOD				
LEVEL	STUDIO	ONE BEDROOM	TWO BEDROOMS	TOTAL BY LEVEL
BASEMENT	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
BASEMENT	6			6
1	8	1	3	12
2	8	1	3	12
3	8	1	3	12
4	6			6
TOTAL	36	3	13	52

NUMBER OF UNITS 229+247 BEECHWOOD				
LEVEL	STUDIO	ONE BEDROOM	TWO BEDROOMS	TOTAL BY LEVEL
BASEMENT	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

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