OWNER	DR. CORINA BUETTNER
	OTTAWA ON
	178 BEECHWOOD AVE
	K1L 1A9
DEVELOPER & DESIGNER	BLUEPRINT CONSTRUCTION SERVICES LTD.
	17-1010 POLYTEK ST
	OTTAWA ON
	K1J 9J1
ENGINEER	STAR ENGINEERING AND CONSTRUCTION LTD.
	35-POLYTEK ST
	OTTAWA ON
	K1J 9J1
SURVEYOR	ANNIS O'SULLIVAN VOLLBEKK
	14 CONCOURSE GATE, UNIT 500
	NEPEAN ON
	K2E 7S6
MECHANICAL	SYNERGY HVAC DESIGN LTD.
	KINGSTON ON
	613-329-4250

ZONING STANDARDS

CITY OF OTTAWA

TRADITIONAL MAINSTREET ZONE TM8 H(15)

SECTION	PROVISION	REQUIRED	PROPOSED
T197	LOT AREA (MIN.)	NO MINIMUM	550.9m²
T197	LOT WIDTH (MIN.)	NO MINIMUM	17.79m
T197	LOT COVERAGE (MAX.)	NO MINIMUM	28.9%
T197	FRONT YARD	0m	0m
T197	INTERIOR SIDE YARD – WEST (MIN.)	1m	1m
T197	INTERIOR SIDE YARD – EAST (MIN.)	0m	0m
T197	REAR YARD (MIN.)	7.5m	19.54m
T197	BUILDING HEIGHT (MAX.)	15m	7.33m

SITE STATISTICS

GROUND FLOOR AREA	159.07m²
GROSS FLOOR AREA	461.02m²
PAVED AREA	276.13m²
LANDSCAPED AREA	78.34m²
LOT AREA	550.9m²
BUILDING AREA %	28.9%
PAVED AREA %	50.14%
LANDSCAPED AREA %	14.2%

Lot Boundary
Zoning Setbacks
Concrete Curb
Exterior Wall of Building
Fire Hydrant
Manhole (Typical)
Building Entrance/Exit
Pylon Sign
Concrete Curb Ramp
Painted Lines
Barrier-free Parking Space
Proposed Bike Rack (6 Spaces - 0.6m x 1.8m/Space)
Proposed Bench
Proposed Waste Receptacle
Proposed Sign
Proposed Steel Bollard
Proposed Wall Mounted Light Fixture
Proposed Pole Mounted Light Standard - Refer to Electrical

NOTES

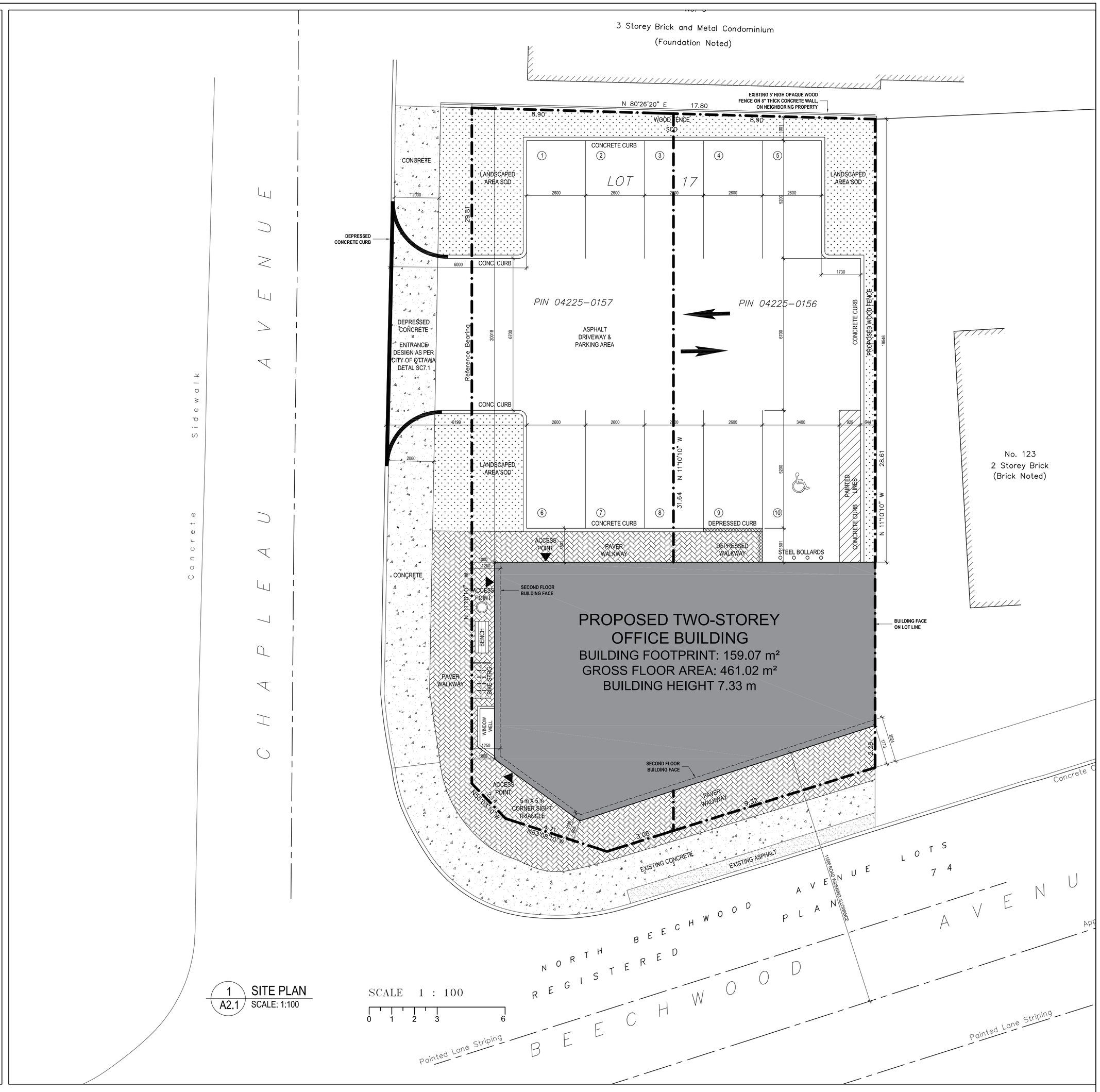
1- Bike Racks to be City of Ottawa Standard Bike Rack installed on concrete pads as per City of Ottawa Standard Details SF06 and SF07.

2- Bollards to be City of Ottawa Standard 100mm diameter steel bollard for parking lots / parks as per City of Ottawa Standard Detail F5. Paint colour to be black instead of red.

3- Property boundary information was derived from a topographic survey prepared by OLS Annis, O'Sullivan, Vollebekk Ltd, dated February 26, 2016.

4- No snow storage on site. Snow shall be removed from site.

5- Refer to landscape plan for proposed trees and landscaping.



1 / A2.1 SITE PLAN
SCALE: 1:100

SCALE 1 : 100
0 1 2 3 6

BLUEPRINT

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 38012 P.LALONDE

FIRM BCIN: 110957 BLUEPRINT CONSTRUCTION SERVICES LTD.

No.	Revision/Issue	Date
1.	SITE PLAN CONTROL	SEPT 19, 2018

119 - 121 BEECHWOOD AVE
OTTAWA, ONTARIO

PROPOSED TWO-STOREY OFFICE BUILDING

SITE PLAN

Sheet #
A2.1