

OWNER	DR. CORINA BUELTNER
	OTTAWA, ON
	178 BEECHWOOD AVE
	K1L 1A9
DEVELOPER & DESIGNER	BLUEPRINT CONSTRUCTION SERVICES LTD.
	17-100 POLYTEK ST
	OTTAWA, ON
	K1L 9J1
ENGINEER	MONTOSH PERRY
	115 WALGREN ROAD, R.R. 3
	OTTAWA, ON
	K0A 1L0
SUPREVISOR	JAMES O'SULLIVAN VOLABECK
	14 CONDOURSE CIRCLE, UNIT 500
	NEPEAN, ON
	K2E 7S6
HVAC	SMITHS HVAC DESIGN LTD.
	KINGSTON, ON
	613-329-4250

ZONING STANDARDS		
CITY OF OTTAWA		
TRADITIONAL MAINSTREET ZONE TMS H15		
SECTION	PROVISION	PROPOSED
T197	LOT AREA (MIN.)	550.9m <sup>2</sup>
T197	LOT WIDTH (MIN.)	17.8m
T197	LOT DEPTH (MIN.)	NO MINIMUM
T197	FRONT YARD	0m
T197	INTERIOR SIDE YARD - WEST (MIN.)	1m
T197	INTERIOR SIDE YARD - EAST (MIN.)	0.6m - 0.2m
T197	REAR YARD (MIN.)	7.5m
T197	BUILDING HEIGHT (MAX.)	11.86m

SITE STATISTICS	
GROUND FLOOR AREA	175.8m <sup>2</sup>
GROSS FLOOR AREA (ABOVE GRADE)	576.0m <sup>2</sup>
PAVED AREA	257.6m <sup>2</sup>
LANDSCAPED AREA	83.3m <sup>2</sup>
LOT AREA	550.9m <sup>2</sup>
BUILDING AREA %	31.91%
PAVED AREA %	46.75%
LANDSCAPED AREA %	15.33%

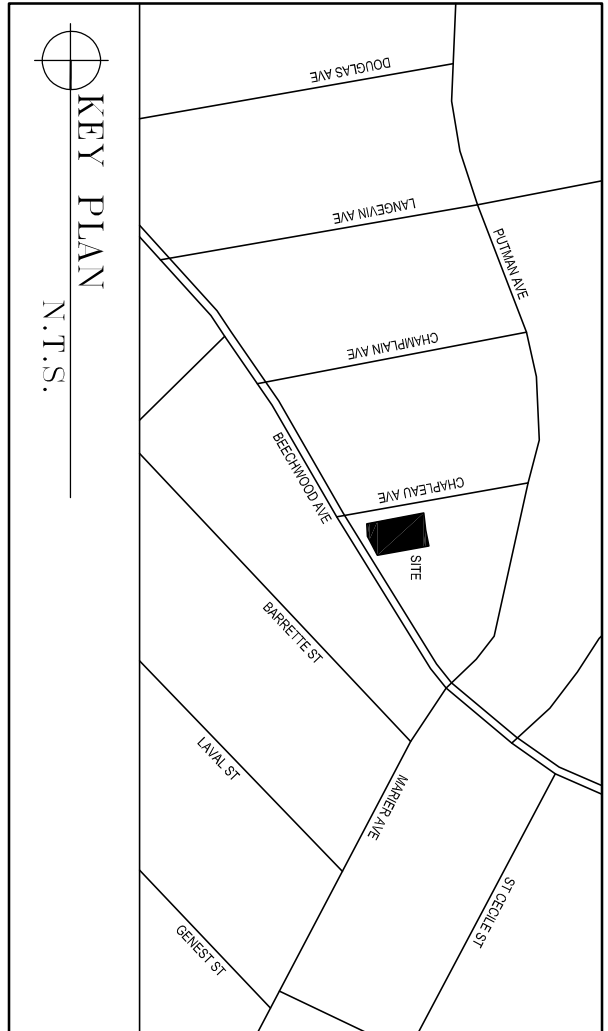
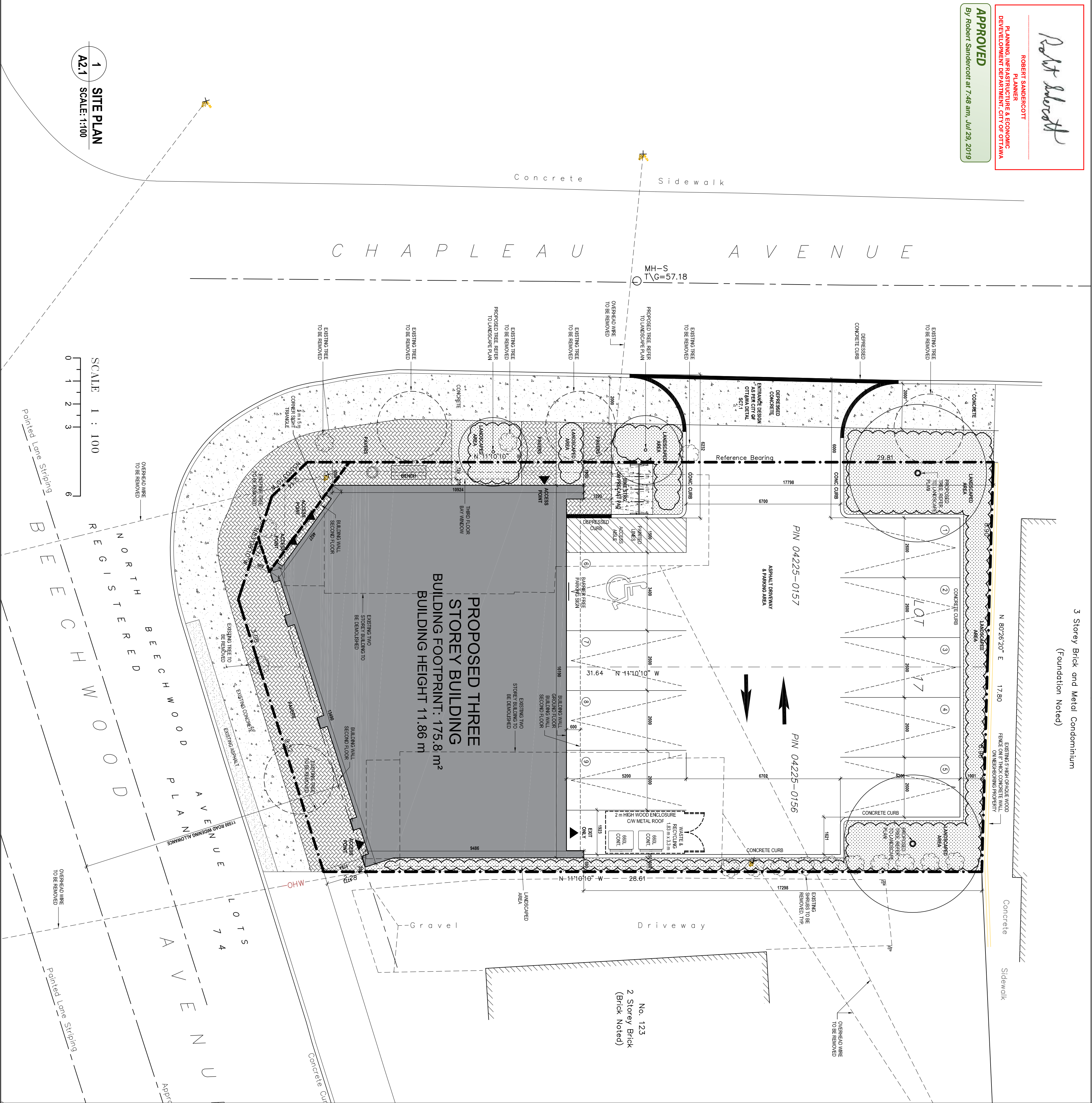
- Lot Boundary
- Zoning Setbacks
- Concrete Curb
- Exterior Wall of Building
- Landscape Area, Refer to Landscape Plan
- Paved Walkway
- Fire Hydrant
- Manhole (Typical)
- Building Entrance/Exit
- Concrete Curb Ramp
- Painted Lines
- Barrier-free Parking Space
- Proposed Blue Rack (Refer to Appendix A)
- Proposed Bench
- Proposed Waste Receptacle
- Proposed Sign
- Proposed Steel Bolard

- 1- Bike Racks to be City of Ottawa Standard Bike Rack installed on concrete pads as per City of Ottawa Standard Details S16 and S170.
- 2- Bollards to be City of Ottawa Standard 100mm diameter bollards with reflective paint as per City of Ottawa Standard Details F5. Paint colour to be black instead of red.
- 3- Property boundary information was derived from a topographic survey prepared by OLS Amis, O'Sullivan, Volabek 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.

Robert Sandcroft

ROBERT SANDCROFT  
PLANNER  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED  
By Robert Sandcroft at 7:48 am, Jul 29, 2019



119 - 121 BEECHWOOD AVE  
OTTAWA, ONTARIO

PROPERTY OWNER:  
DR. CORINA BUELTNER  
178 BEECHWOOD AVE  
OTTAWA ON K1L 1A9  
613-749-0481

SITE PLAN

CITY OF OTTAWA DRAWING NO. 17848

A2.1

BLUEPRINT

DESIGNER INFORMATION  
BLUEPRINT CONSTRUCTION SERVICES LTD.  
17-100 POLYTEK ST  
OTTAWA, ON K1L 9J1  
TEL: 613-291-1111  
WWW.BLUEPRINTONLINE.COM

IF IT IS THE RESPONSIBILITY OF THE CONSULTANT TO DESIGN AND VERIFY ALL DIMENSIONS ON SITE AND DIMENSIONS, THE CONSULTANT SHALL BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS TO THE DESIGN. ALL DIMENSIONS MUST COMPLY WITH ALL APPLICABLE CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE DESIGNER.

FOR INFORMATION, THIS DRAWING IS THE EXCLUSIVE PROPERTY OF BLUEPRINT CONSTRUCTION SERVICES LTD. AND THE OWNER SHALL NOT BE USED WITHOUT THE EXPLICIT WRITTEN CONSENT.

DO NOT SCALE DIMENSIONS.

CERTIFIED PLANNING ENGINEER  
NO. 000000000  
JULY 2019

REVISIONS  
1. SITE PLAN CONTROL - SEPT 19, 2018  
2. COORDINATION - FEB 4, 2019  
3. COORDINATION - FEB 7, 2019  
4. COORDINATION - FEB 15, 2019  
5. SITE PLAN CONTROL - MARCH 4, 2019  
6. SITE PLAN CONTROL - APRIL 26, 2019  
7. SITE PLAN CONTROL - FINAL - MAY 28, 2019