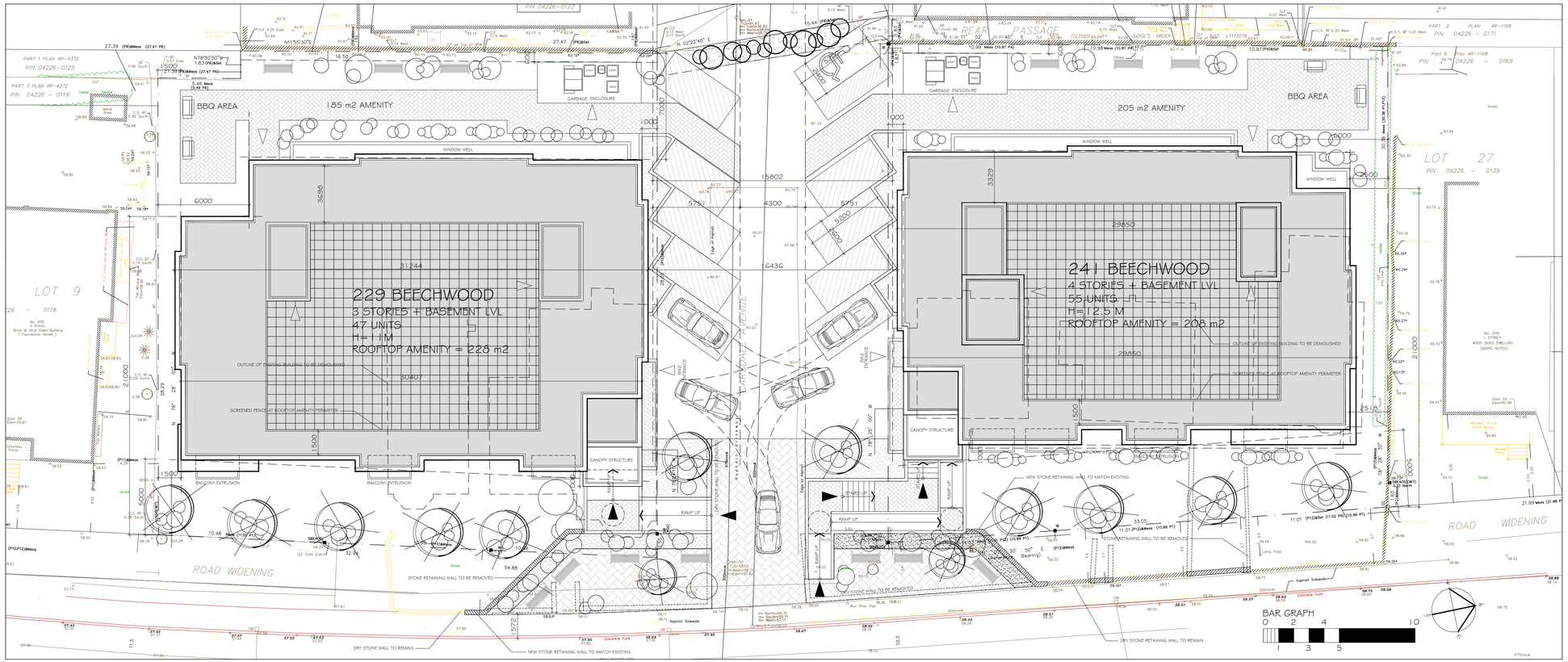


1 SITE PLAN
A1 1:150

ZONING INFORMATION

229, 233, 235 & 241, 245, 247 BEECHWOOD AVE
WARD 13 RIDEAU-ROCKLIFFE
R4N [1321] M (12.5)
SCHEDULE 342 - NOT IN AREA "A"
SCHEDULE 1A - AREA "X" BUT ALONG AREA "Y"

229 BEECHWOOD
LOT AREA : 1063.2 sqm
LOT COVERAGE : 580.3 sqm (54.6%)
GFA (ZONING DEFINITION) : 1747.3 sqm

241 BEECHWOOD
LOT AREA : 1042.6 sqm
LOT COVERAGE : 527.9 sqm (50.6%)
GFA (ZONING DEFINITION) : 1839.5 sqm

SETBACKS

	REQUIRED	PROVIDED
FROM CARSDALE AVE	1 m	1 m
FRONT YARD (BEECHWOOD)	5 m	5 m
REAR YARD	7 m	7 m
INTERIOR SIDE YARD (229 BEECHWOOD)	1.5 m	1.5 m
INTERIOR SIDE YARD (241 BEECHWOOD)	2.5 m	2.5 m
BUILDING HEIGHT (229 BEECHWOOD)	11 m	11 m
BUILDING HEIGHT (241 BEECHWOOD)	12.5 m	12.5 m
LOT AREA (229 BEECHWOOD)	540 m2	1041.2 m2
LOT AREA (241 BEECHWOOD)	540 m2	1062.9 m2

PARKING
ALONG AREA "Y" - NO PARKING REQUIRED FOR RESIDENTIAL BUILDINGS OF FOUR OR FEWER STOREYS

229 BEECHWOOD

	STUDIO	ONE BEDROOM	TWO BEDROOM
BSMT	10	1	
1st FLOOR	7	3	2
2nd FLOOR	7	3	2
3rd FLOOR	7	3	2
	31	10	6

TOTAL UNITS = 47

241 BEECHWOOD

	STUDIO	ONE BEDROOM	TWO BEDROOM
BSMT	7		
1st FLOOR	11	1	
2nd FLOOR	9	2	1
3rd FLOOR	9	2	1
4th FLOOR	9	2	1
	45	7	3

TOTAL UNITS = 55

AMENITY AREA
SECTION 137, TABLE 137 LAND USE (4)
6 m2/ DWELLING AND COMMUNAL 50% OF REQUIRED TOTAL

229 BEECHWOOD
REQUIRED
47 UNITS x 6m2 = 282 m2
PROVIDED
REAR YARD = 185 m2
ROOFTOP = 228 m2
413 m2

AREA OF BALCONIES = (1.5m x 2.5m x 11 BALCONIES) = 41.25 m2

241 BEECHWOOD
REQUIRED
55 UNITS x 6m2 = 330 m2
PROVIDED
REAR YARD = 205 m2
ROOFTOP = 208 m2
413 m2

AREA OF BALCONIES = (1.5m x 2.5m x 7 BALCONIES) = 26.25 m2

BICYCLE PARKING (AREA "C")
.5/ DWELLING UNIT
229 BEECHWOOD
REQUIRED 47 x .5 = 23.5
241 BEECHWOOD
REQUIRED 55 x .5 = 27.5
TOTAL REQUIRED 51
TOTAL PROVIDED 80

AREA SQ M

229 BEECHWOOD

	GBA	GFA
BSMT	579	359
1st FLOOR	580	459
2nd FLOOR	567	468
3rd FLOOR	567	468
TOTAL	2293	1754

229 + 247BEECHWOOD

GBA	GFA
4910	3535

247 BEECHWOOD

	GBA	GFA
BSMT	527	200
1st FLOOR	527	351
2nd FLOOR	521	410
3rd FLOOR	521	410
4th FLOOR	521	410
TOTAL	2617	1781

KEY PLAN



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.

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NO.	REVISION	MM/DD/YY DATE
14		
13		
12		
11		
10		
09		
08		
07		
06		
05		
04		
03		
02	ISSUED FOR APPROVAL	12/18/2020
01	ISSUED FOR REVIEW	08/04/2020

WOODMAN ARCHITECT & ASSOCIATES LTD.
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CONSULTANTS:
STRUCTURAL –
MECHANICAL –
ELECTRICAL –

PROJECT
RESIDENTIAL DEVELOPMENT
229 + 241 BEECHWOOD AVE
OTTAWA
FOR SMART LIVING PROPERTIES

DRAWING:
SITE PLAN
INFORMATION + ZONING

DATE	SEPT. 2020
SCALE	AS NOTED
DRAWN BY	DRAWN
REVIEWED BY	R.J.W.

JOB NO.	1971
DRAWING NO.	A1