



KEY PLAN

OTTAWA ASSOCIATION OF ARCHITECTS
R. J. WOODMAN
LICENCE 2425

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 BY-LAWS 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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12	ISSUED FOR APPROVAL	10/07/2024
11	REVISED FOOTPRINT	08/03/2024
10	ISSUED FOR APPROVAL	18/08/2023
09	ISSUED FOR REVIEW	10/05/2023
08	ISSUED FOR REVIEW	26/04/2023
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 + 247 BEECHWOOD AVENUE
OTTAWA

FOR SMART LIVING PROPERTIES

DRAWING:

SITE PLAN + ZONING INFORMATION

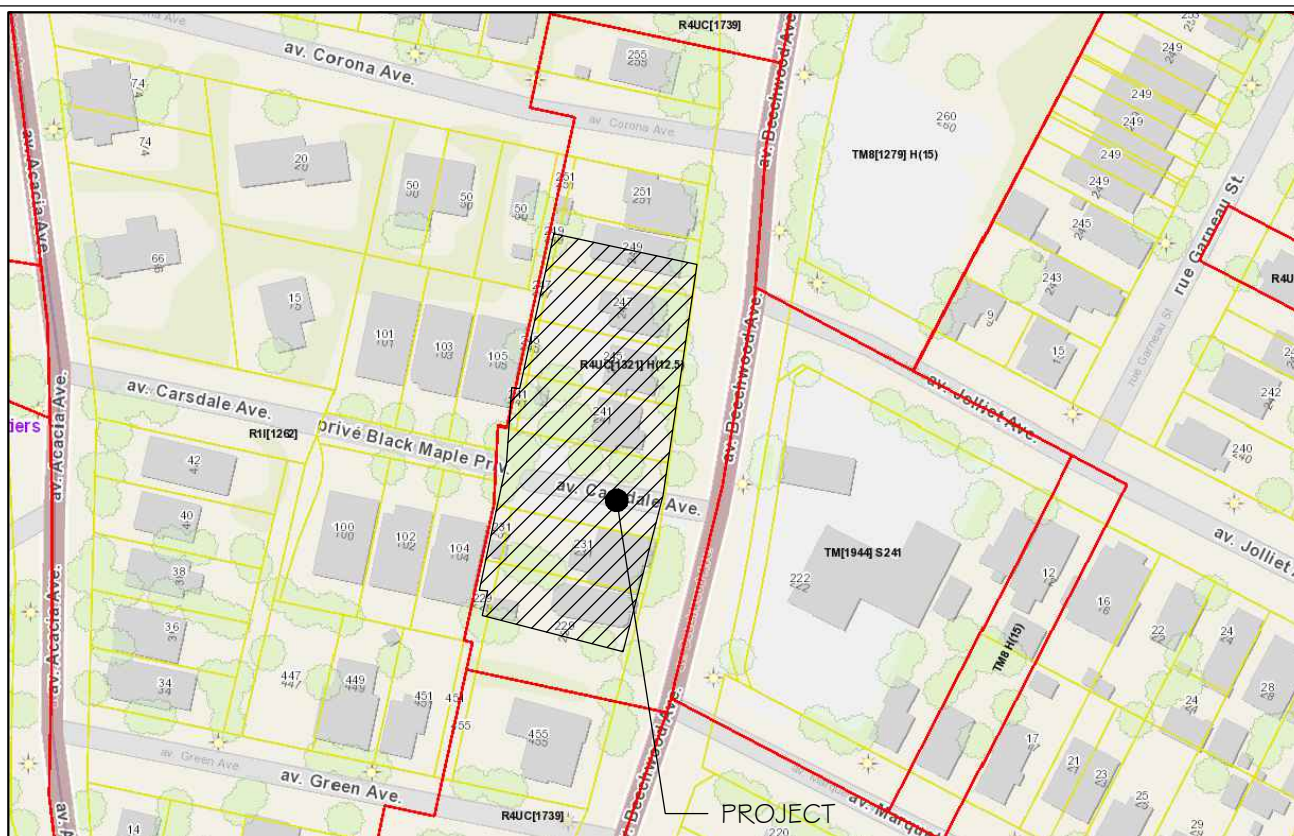
DATE	SEPT. 2020	JOB NO.	1971
SCALE	AS NOTED	DRAWING NO.	
DRAWN BY	DRAWN		
REVIEWED BY	R.J.W.		

A-100

ZONING INFORMATION:		
229-233-235-241-245-247 BEECHWOOD AVE, WARD 13 RIDEAU-ROCKLIFFE		
R4UC (1321H12.3) SCHEDULE 342 - "NOT IN AREA "A" SCHEDULE 341 - AREA "Y"		
PROJECT INFORMATION 229 BEECHWOOD AVE (41 UNITS)		
MIN. ZONING STANDARD	REQUIRED	PROVIDED
LOT AREA	540.00 m ²	1 041.20 m ²
MAX BUILDING HEIGHT	15.00 m	15.00 m
SETBACKS		
FROM CARSDALE AVE	1.00 m	1 000 m
FRONT YARD SETBACK	5.00 m	5 000 m
REAR SIDE YARD SETBACK	7.00 m	7 000 m
INTERIOR SIDE YARD SETBACK	1.00 m	1 500 m
SOFT LANDSCAPED AREA IN REAR YARD AREA	50.00 %	50.00 %
SOFT LANDSCAPED AREA IN FRONT YARD AREA	40.00 %	53.00 %
80 % OF LOT TO BE LANDSCAPED	812.36 m ²	635.00 m ²
AMENITY AREA		
MIN. ZONING STANDARD	REQUIRED	PROVIDED
NO MINIMUM AMENITY AREA REQUIRED		
SOFT LANDSCAPE	280.00 m ²	260.00 m ²
ROOF AMENITY	55.00 m ²	
BALCONIES	15.00 m ²	30.00 m ²
TOTAL	0.00 m ²	350.00 m ²
BICYCLE PARKING		
MIN. ZONING STANDARD	REQUIRED	PROVIDED
S/DWELLING = 5K42=	21 un	32 un

PROJECT INFORMATION 229 BEECHWOOD AVE (42 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	3 un	4 un
TOTAL PARKING PROVIDED		4 un
BUILDING AREA		
LEVEL	G.B.A.	G.F.A.
BASMENT	575 m ²	280 m ²
MAIN LEVEL	594 m ²	505 m ²
SECOND LEVEL	594 m ²	505 m ²
THIRD LEVEL	461 m ²	369 m ²
FOURTH LEVEL	401 m ²	320 m ²
TOTAL	2 224 m ²	1 659 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 (52 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	592 m ²	246 m ²
MAIN LEVEL	576 m ²	469 m ²
SECOND LEVEL	576 m ²	469 m ²
THIRD LEVEL	576 m ²	469 m ²
FOURTH LEVEL	401 m ²	320 m ²
TOTAL	2 721 m ²	1 973 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	STUDIO S.F.	ONE BED	ONE BED S.F.	TWO BED	TWO BED S.F.	TOTAL BY LEVEL	LEVEL	TOTAL
BASMENT	0	0	0	0	0	0	0	1	1
1	3	2	1	0	3	1	21	1	21
2	3	1	1	0	1	1	10	2	29
3	3	1	1	1	1	0	10	3	39
TOTAL	24	3	3	1	5	3	40		

NUMBER OF UNITS 247 BEECHWOOD									
LEVEL	STUDIO	STUDIO S.F.	ONE BED	ONE BED S.F.	TWO BED	TWO BED S.F.	TOTAL BY LEVEL	LEVEL	TOTAL
BASMENT	0	0	0	0	0	0	0	1	1
1	8	0	0	0	1	2	24	1	24
2	8	0	0	0	1	2	13	2	37
3	8	0	0	0	1	2	13	3	50
4	6	0	0	0	0	0	6	4	56
TOTAL	24	0	0	0	3	3	56		

NUMBER OF UNITS 229+247 BEECHWOOD									
LEVEL	STUDIO	STUDIO S.F.	ONE BED	ONE BED S.F.	TWO BED	TWO BED S.F.	TOTAL BY LEVEL	LEVEL	TOTAL
BASMENT	0	0	0	0	0	0	0	2	2
1	11	1	1	0	1	3	21	2	29
2	11	1	1	1	1	3	21	3	50
3	11	1	1	2	2	4	21	4	71
4	6	0	0	0	0	0	6	5	99
TOTAL	38	2	3	3	4	10	81		

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