

PROJECT & SITE STATISTICS

General	
Address	1185 Beaverwood Road
Survey Information	Block C Plan 5R-3519 Part 1 PIN 04587 - 0025
Lot Width	40.39m
Total Lot Area	2,353.4m ²
Number of Proposed Residential Units	27

Zoning

Zoning Mechanism	Existing Zoning [V1P]	Proposed Zoning [V3I]	Provided
Min. Lot Area	1,390m ²	3,645m ² [135m ² / unit]	2,355.34m ²
Min. Lot Width	30m	30m	40.39m
Min. Interior Side Yard Setback	3m	6m	16.58m
Min. Corner Side Yard Setback	6m	9m	6m
Min. Landscape Area [%]	N/A	30%	50%
Max. Lot Coverage [%]	25%	30%	28%
Maximum Building Height	11m	11m	10.6m
Max. Density [Units / Hectare]	N/A	N/A	170 units / hectare

Parking

Zoning Mechanism	Required	Provided
Min. Parking Space Rates [Section 101]	Area D Rural - 1 parking space / unit	27
Visitor Parking [Section 102]	0.1 spaces / unit beyond 12 units	5
Bicycle Parking [Section 111] Table 111A(b)(i)	0.5 spaces / unit	14

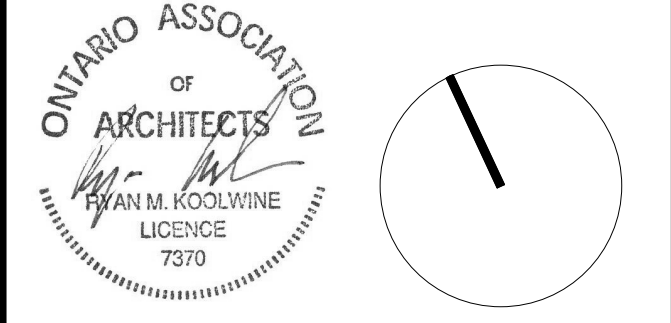
Amenity Area

Zoning Mechanism	Required	Provided
Total Amenity Area [Table 137]	6m ² / unit	162m ²
Communal Amenity Area	Min. 50% of Total Req. Amenity Area	81m ²
Private Amenity Area	-	238m ²

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- ISSUED FOR SPC & RE-ZONING 22-07-15
- ISSUED FOR COORDINATION 22-06-10
- ISSUED FOR REVIEW 22-04-22
- ISSUED FOR COORDINATION 22-04-19
- ISSUED FOR COORDINATION 22-03-28
- ISSUED FOR COORDINATION 22-03-04
- ISSUED FOR COORDINATION 22-02-18

ISSUE RECORD

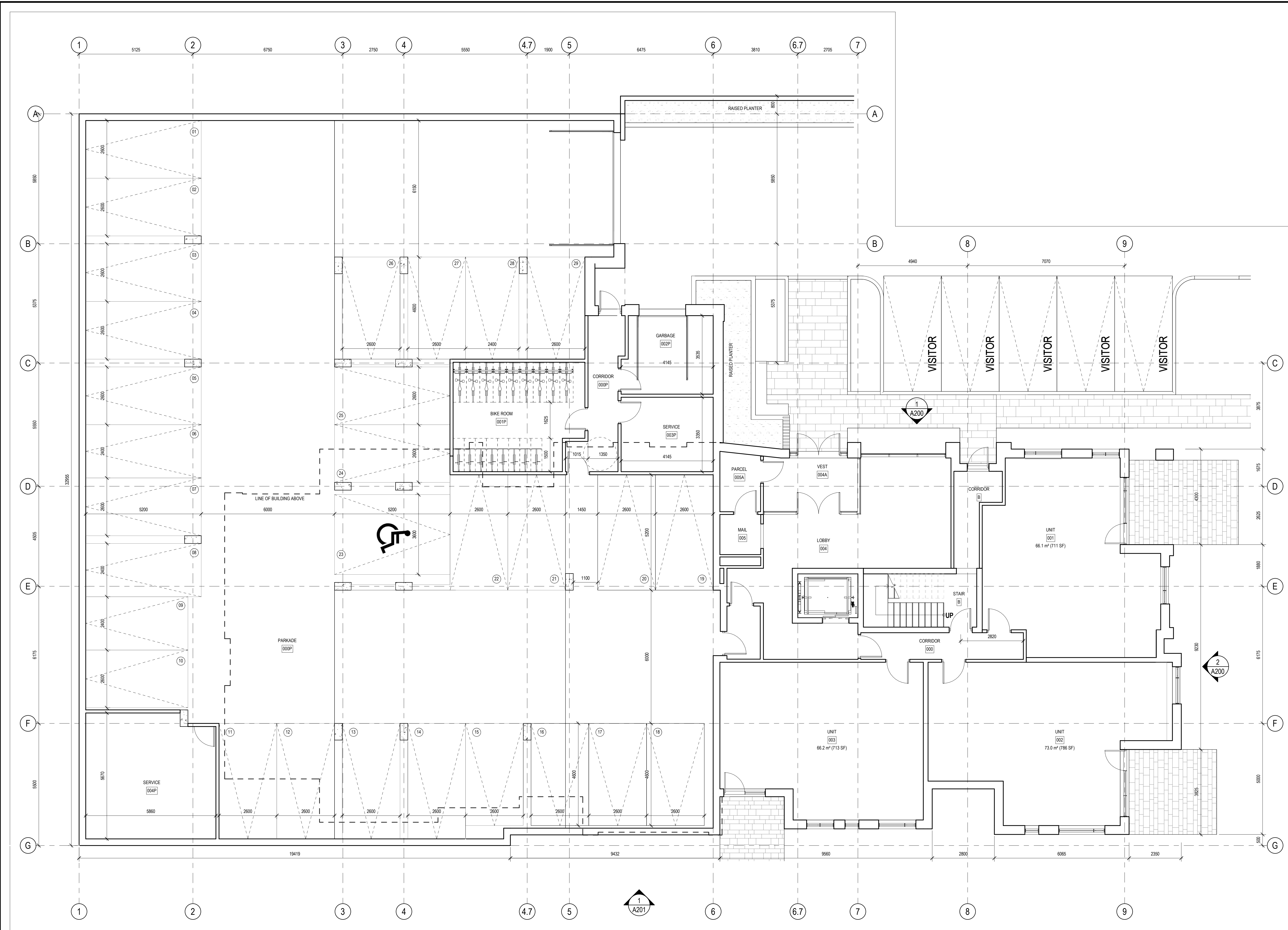


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2119	NOTED	LP	RMK

SITE PLAN

SP-01



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2	ISSUED FOR REVIEW	22-04-22
1	ISSUED FOR COORDINATION	22-03-04

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Project1 Studio Incorporated
613.884.9339 | mail@project1studio.ca

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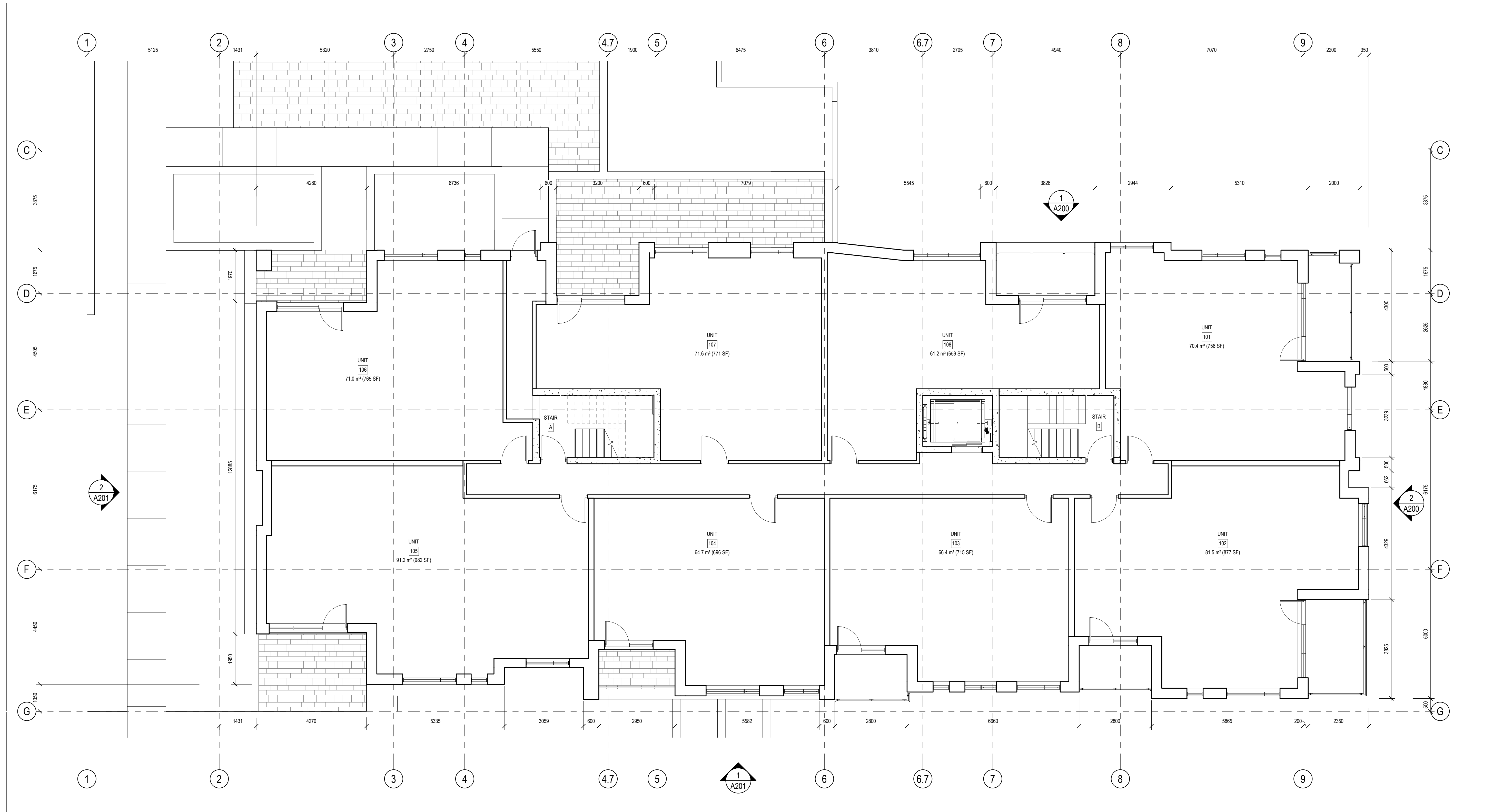
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2119	1 : 75	LP	RMK

LEVEL 00 - FLOOR PLAN

A100

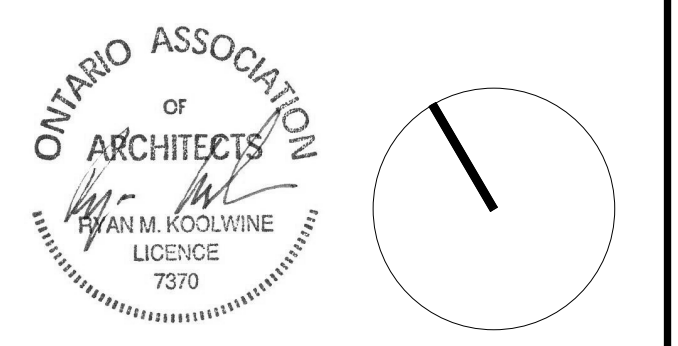
1 LEVEL 00 - FLOOR PLAN
A100 SCALE: 1 : 75

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 Project1 Studio Incorporated
 (613.884.9339) | mail@project1studio.ca

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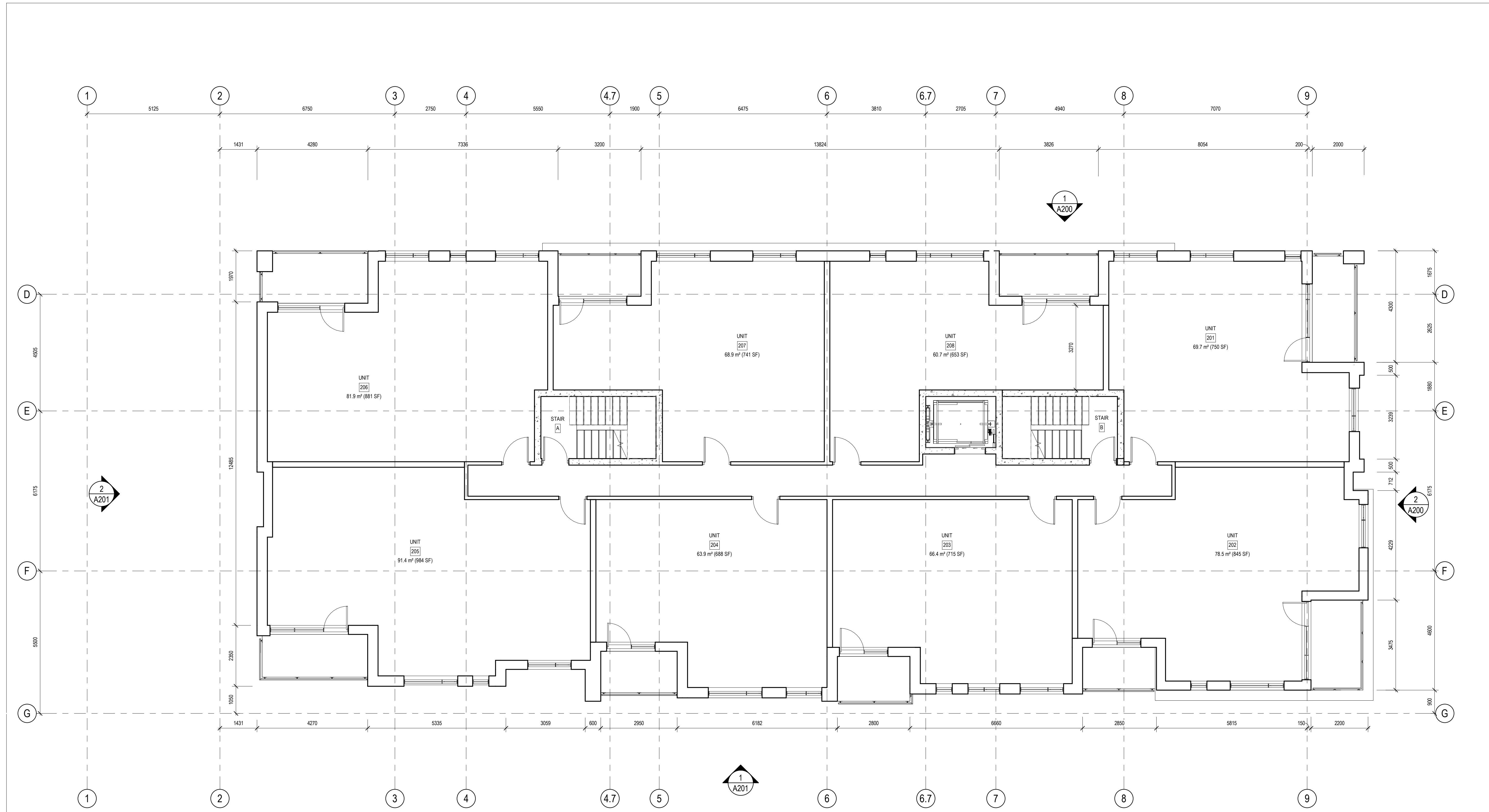
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LEVEL 01 - FLOOR PLAN

A101

1 LEVEL 01 - FLOOR PLAN
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 Project1 Studio Incorporated
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 1185 Beaverwood Road
 Ottawa ON

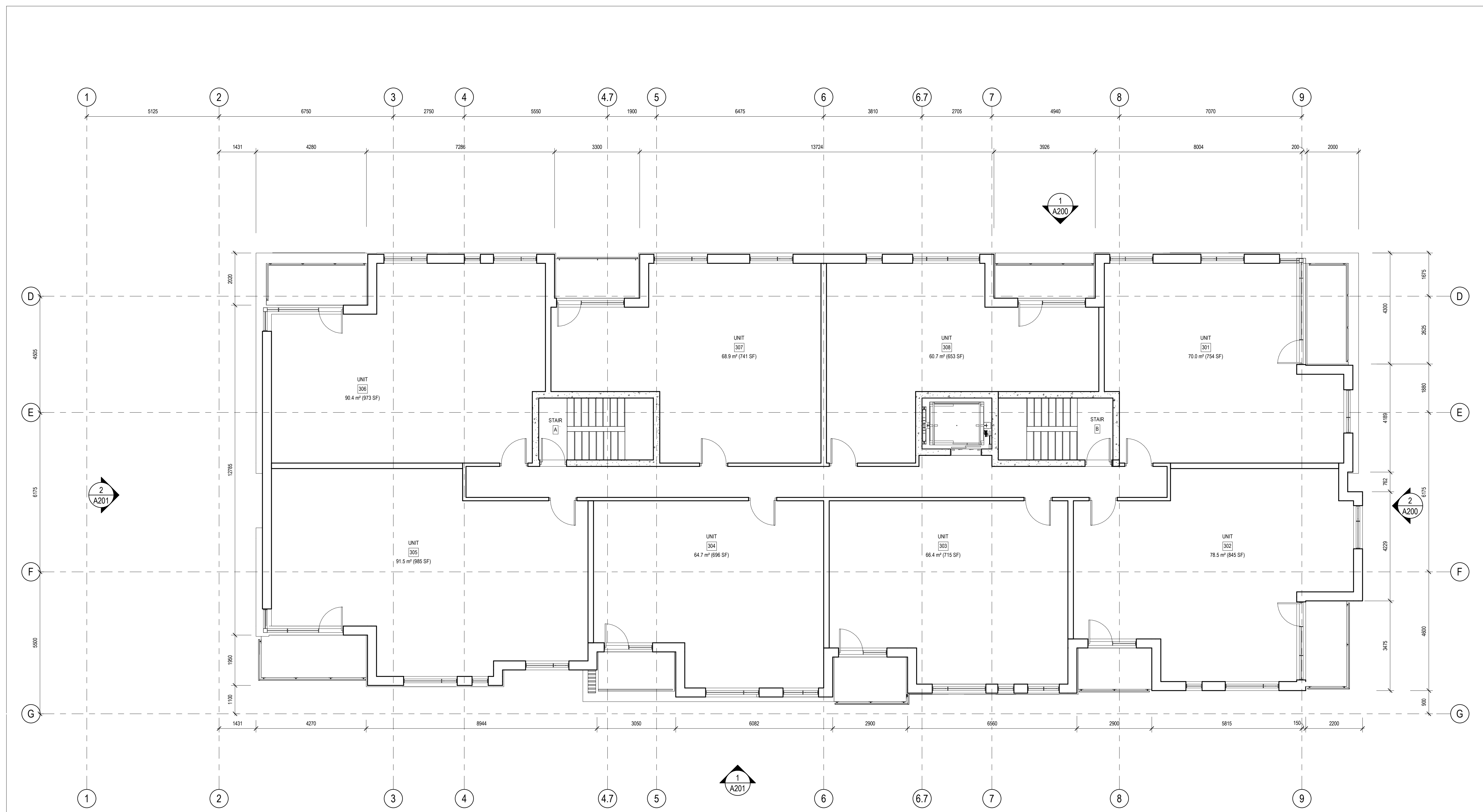
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2119	1 : 75	LP	RMK

LEVEL 02 - FLOOR PLAN

A102

1 LEVEL 02 - FLOOR PLAN
 A102 SCALE: 1 : 75

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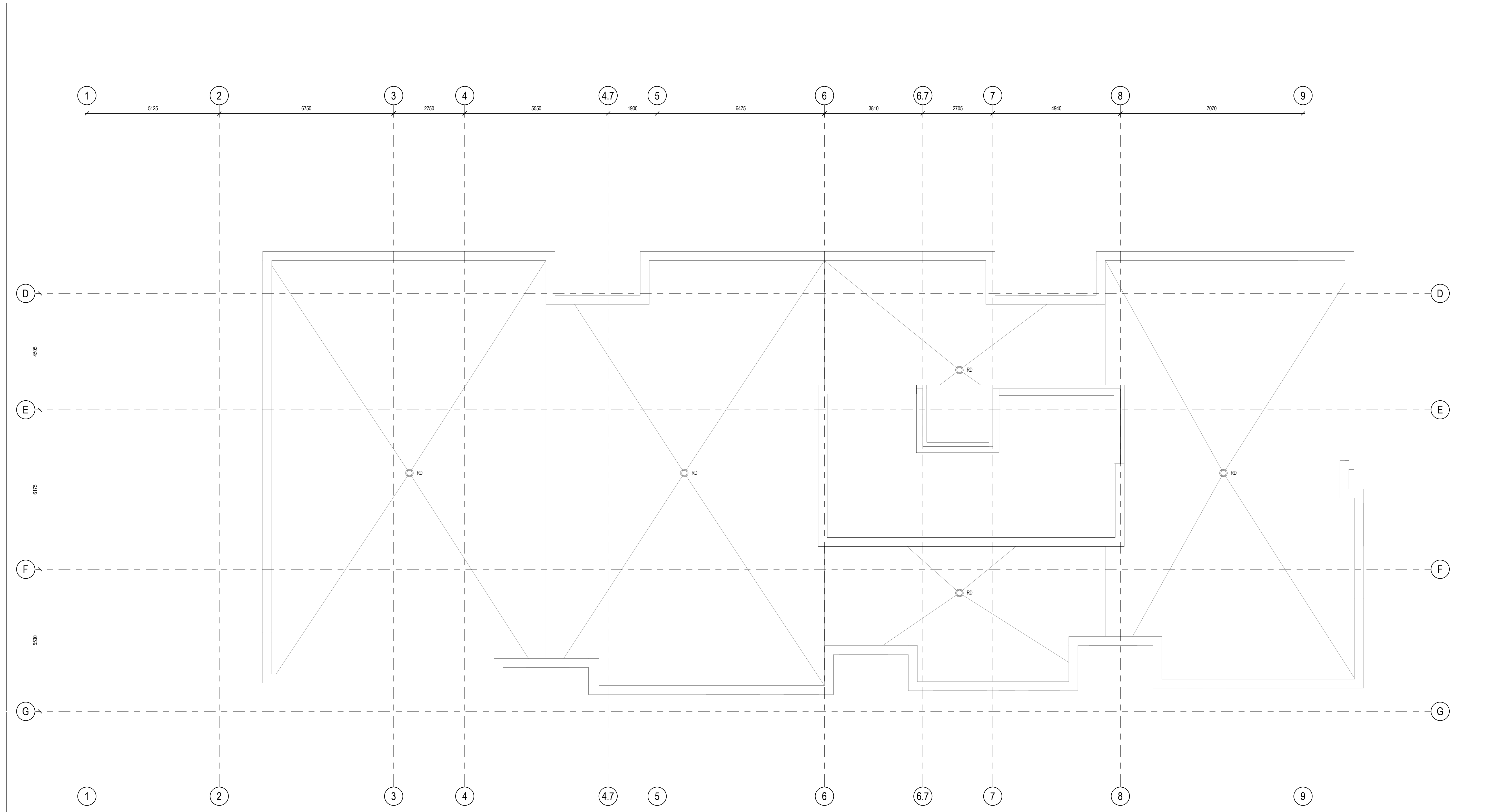
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LEVEL 03 - FLOOR PLAN

A103

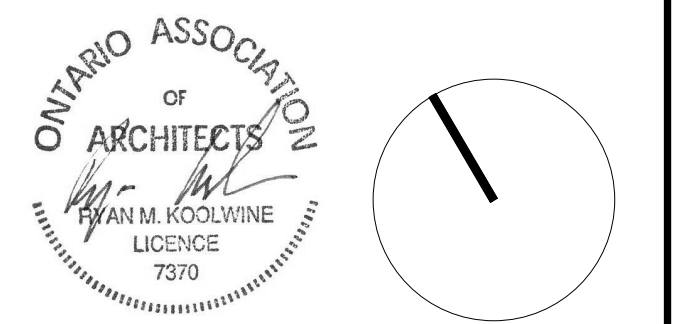
1 LEVEL 03 - FLOOR PLAN
 A103 SCALE: 1 : 75

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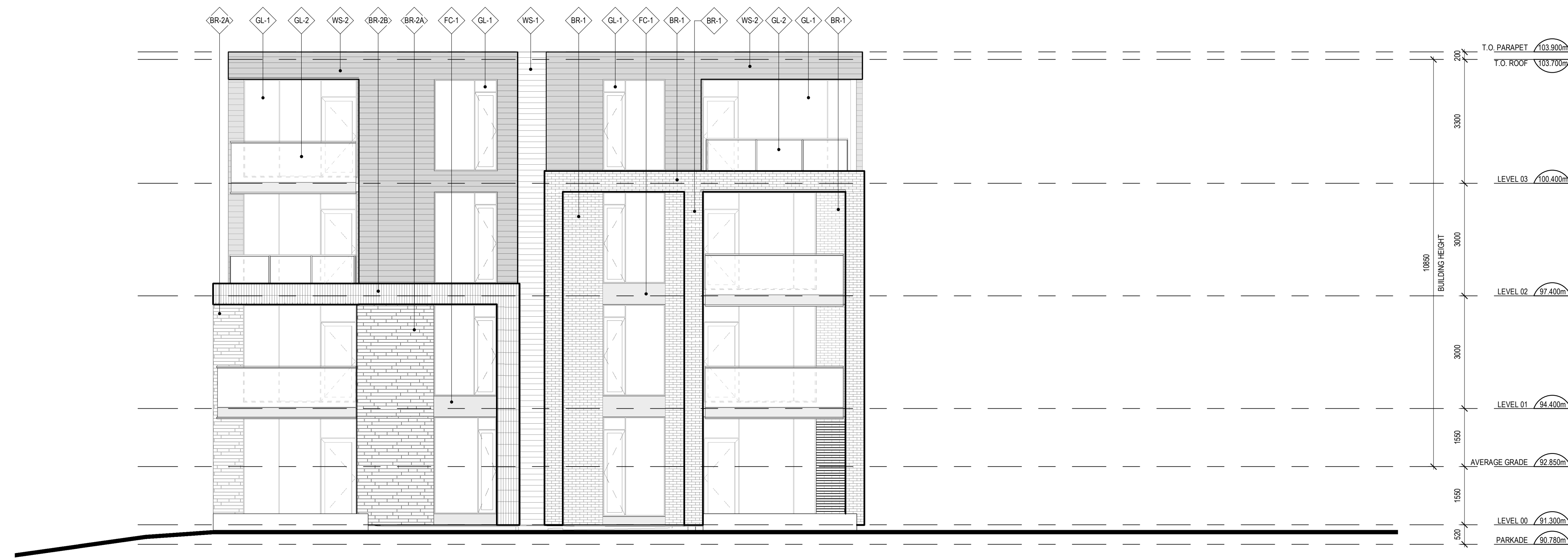
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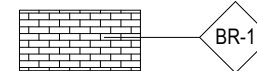


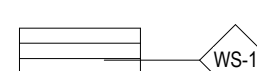




PENTHOUSE & ROOF PLAN

A104

1 ROOF PLAN
A104 SCALE: 1 : 75



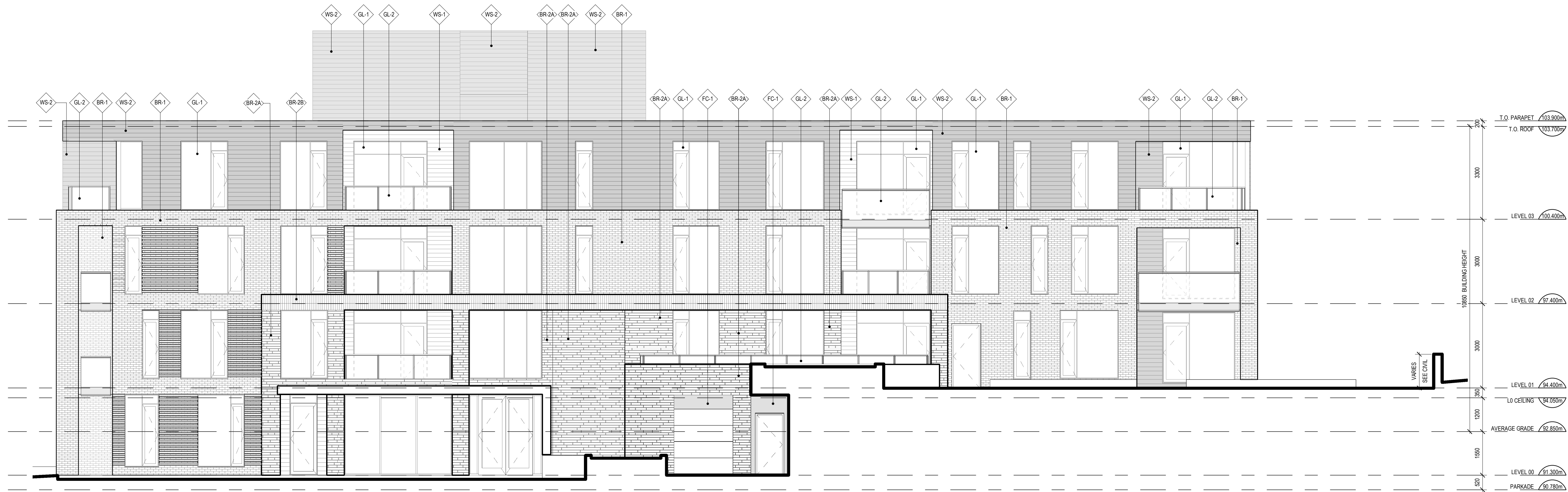
CLADDING LEGEND:

-  BR-1 RED CLAY BRICK
FORMAT: MODULAR
BOND: RUNNING
-  BR-2A WHITE SILICATE BRICK
FORMAT: RANDOM LENGTH
BOND: RUNNING
-  BR-2B WHITE SILICATE BRICK
FORMAT: RANDOM LENGTH
BOND: SOLDIER
-  WS-1 PRESSED WOOD SIDING
NATURAL STAIN
-  WS-2 PRESSED WOOD SIDING
COLOUR: DARK GREY
-  FC-1 FIBRE CEMENT PANEL
COLOUR: DARK GREY
-  GL-1 ALUMINUM WINDOW SYSTEM
FRAME: DARK GREY
GLASS: CLEAR
-  GL-2 ALUMINUM GUARD SYSTEM
FRAME: DARK GREY
GLASS PANELS: CLEAR

CLADDING LEGEND
SCALE: 1 : 75

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2 EAST ELEVATION
A200 SCALE: 1 : 75



1 NORTH ELEVATION
A200 SCALE: 1 : 75

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1 ISSUED FOR REVIEW 22-04-22

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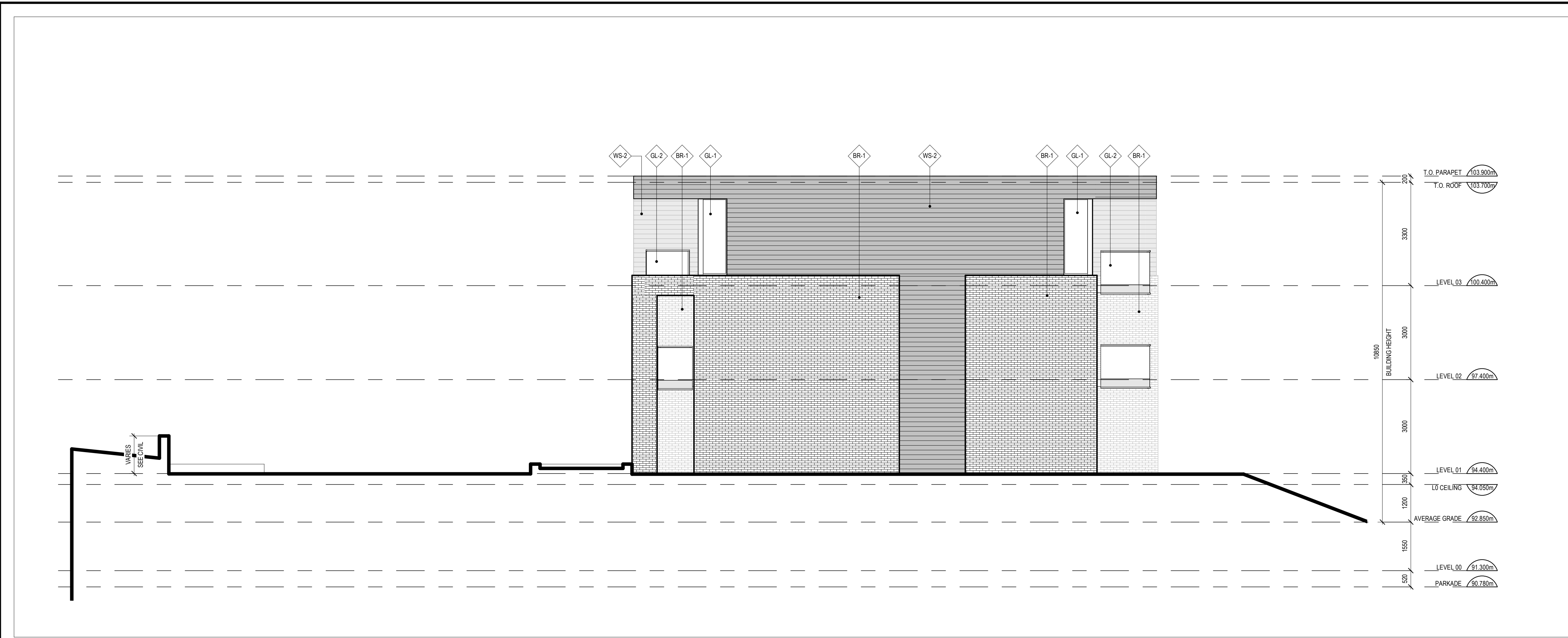
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NORTH & EAST ELEVATIONS

A200



CLADDING LEGEND:

	BR-1	RED CLAY BRICK FORMAT: MODULAR BOND: RUNNING
	BR-2A	WHITE SILICATE BRICK FORMAT: RANDOM LENGTH BOND: RUNNING
	BR-2B	WHITE SILICATE BRICK FORMAT: RANDOM LENGTH BOND: SOLDIER
	WS-1	PRESSED WOOD SIDING NATURAL STAIN
	WS-2	PRESSED WOOD SIDING COLOUR: DARK GREY
	FC-1	FIBRE CEMENT PANEL COLOUR: DARK GREY
	GL-1	ALUMINUM WINDOW SYSTEM FRAME: DARK GREY GLASS: CLEAR
	GL-2	ALUMINUM GUARD SYSTEM FRAME: DARK GREY GLASS PANELS: CLEAR

CLADDING LEGEND
SCALE: 1:75

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2 WEST ELEVATION
A201 SCALE: 1:75



1 SOUTH ELEVATION
A201 SCALE: 1:75

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SOUTH & WEST ELEVATIONS

A201