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	MCINTOSH PERRY
	115 WALGREEN ROAD, R.R. 3
	OTTAWA ON
	K0A 1L0
SURVEYOR	ANNIS O'SULLIVAN VOLLBEKK
	14 CONCOURSE GATE, UNIT 500
	NEPEAN ON
	K2E 7S6
HVAC	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	17.8m
T197	LOT COVERAGE (MAX.)	NO MINIMUM	31.91%
T197	FRONT YARD	0m	0m
T197	INTERIOR SIDE YARD – WEST (MIN.)	1m	1m
T197	INTERIOR SIDE YARD – EAST (MIN.)	0m	0.6m – 0.2m
T197	REAR YARD (MIN.)	7.5m	17.29m
T197	BUILDING HEIGHT (MAX.)	15m	11.86m

SITE STATISTICS

GROUND FLOOR AREA	175.8m²
GROSS FLOOR AREA (ABOVE GRADE)	576.0m²
PAVED AREA	257.6m²
LANDSCAPED AREA	87.26m²
LOT AREA	550.9m²
BUILDING AREA %	31.91%
PAVED AREA %	46.75%
LANDSCAPED AREA %	15.83%

- Lot Boundary
- Zoning Setbacks
- Concrete Curb
- Exterior Wall of Building
- Landscaped Area, Refer to Landscape Plan
- Paver Walkway
- Fire Hydrant
- Manhole (Typical)
- Building Entrance/Exit
- 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

NOTES

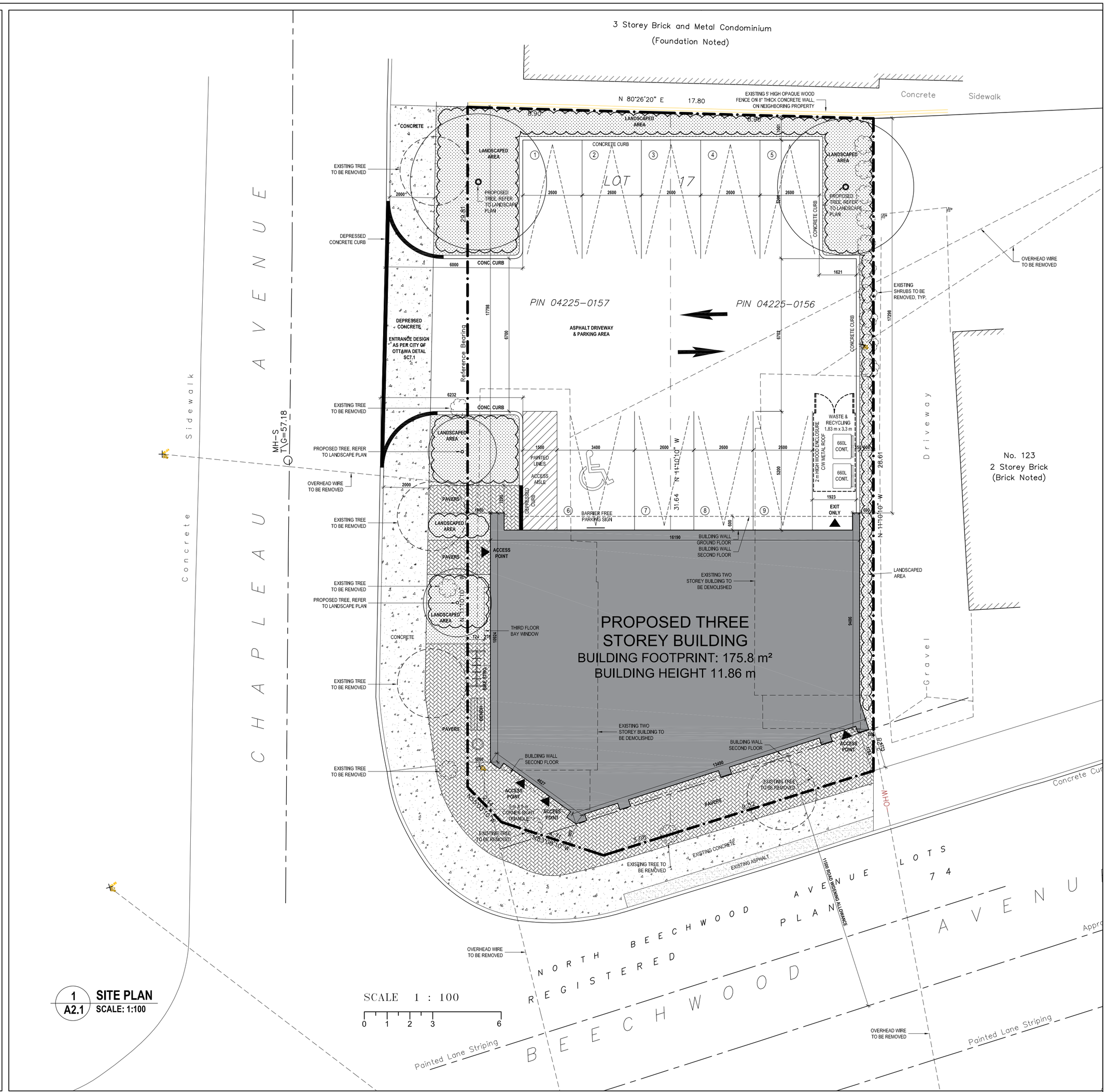
1- Bike Racks to be City of Ottawa Standard Bike Rack installed on concrete pads as per City of Ottawa Standard Details SF06 and SF07.

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.

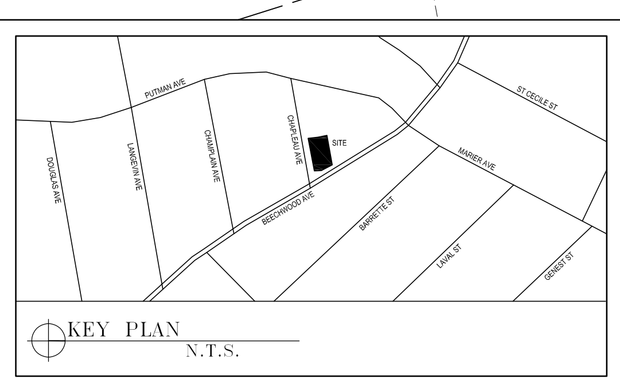
3- Property boundary Information was derived from a topographic survey prepared by OLS Annis, O'Sullivan, Vollebekk Ltd, dated February 26, 2016.

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



BLUEPRINT

DESIGNER INFORMATION

BLUEPRINT CONSTRUCTION SERVICES LTD.
17-1010 POLYTEK ST, OTTAWA, ON
K1J 9J1 CANADA

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, C.E.T.

FIRM BCIN: 110957 BLUEPRINT CONSTRUCTION SERVICES LTD.

SIGNATURE OF MEMBER:

CERTIFIED ENGINEERING TECHNICIAN OACETT ONTARIO PHILIP LALONDE 8100252

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

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

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DO NOT SCALE DRAWINGS.

No.	Revision/Issue	Date
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

119 - 121 BEECHWOOD AVE OTTAWA, ONTARIO

BLUEPRINT CONSTRUCTION SERVICES LTD.

SITE PLAN

CITY OF OTTAWA DRAWING NO: **17848**

Sheet # **A2.1**

D07-12-18-0145