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CONSTRUCTION

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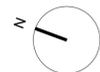
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GENERAL NOTES

- NOTE-A :**
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE-B :**
ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.
- NOTE-C :**
CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE-D :**
REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE-E :**
DO NOT SCALE DRAWINGS.
- NOTE-F :**
ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SURVEY INFO

TOPOGRAPHIC SURVEY OF :
Stantec Geomatics Ltd.



PROJECT INFORMATION

SITE SUMMARY 98-100 BEARBROOK RD,
GLOUCESTER, OTTAWA
ADDRESS
CURRENT ZONING AM11
SITE AREA 3553.55 m²
PROPOSED USE RESIDENTIAL
BUILDING AREA 1812.30 m²

ZONING SUMMARY		REQUIRED	PROPOSED
LOT AREA		3553.55 m ²	3553.55 m ²
LOT WIDTH		0.00 m	78.91 m
MAX. BUILDING HEIGHT		30.00 m	30.00 m
MAX. PARAPET HEIGHT		0.00 m	0.90 m
SET BACKS :			
- FRONT YARD		3.00 m (min.)	3.00 m
- CORNER SIDE YARD		0.00 m (min.)	0.00 m
- INTERIOR SIDE YARD		7.50 m (min.)	7.50 m
- INTERIOR SIDE YARD	Abutting Residential Zone	0.00 m	1.50 m
- REAR YARD	All other cases	10.00 m (min.)	12.73 m
MIN LANDSCAPED AREA		0.00 m ²	605.41 m ²

PARKING		REQUIRED	PROPOSED
VEHICULAR:			
MID-RISE	1.2 / UNIT	173 (10% red.)	176
VISITORS	0.2 / UNIT	32	32
ACCESSIBLE (inc. in count)		3	3
BICYCLE:			
BICYCLE	0.5 / UNIT	80	86

WASTE MANAGEMENT CONTAINERS		REQUIRED	PROVIDED
GARBAGE (160X0.11Y+18Y)	4Y ²	5X4Y ²	
RECYCLING (160X038Y+6Y)	4Y ²	2X4Y ²	
ORGANICS (240L per 50 UNITS=4)	240L	4	

AMENITY AREA		REQUIRED	PROPOSED
PRIVATE	480 m ²	1832.26 m ²	
COMMUNAL	480 m ²	543 m ²	

(CALC: 6 m² / UNIT - MIN 50% MUST BE COMMUNAL)

SUMMARY OF PROPOSED:
160 APARTMENTS: Four bed 'Townhouses' x 2
Two bed 'Townhouses' x 7
Studio x 7;
1 Bed x 36;
1 Bed + Den x 74;
2 Bed x 31;
3 Bed x 3;

PARKING BAYS: 32 Exterior + 176 Interior = 208 Total
PARKING GARAGE: 3306.99m² x 2= 6613.98 m²

TOTAL BUILDING AREA: 14 463.88 m² (excl. garage)
PROPOSED COVERAGE: 51.00 % (1828.44 m²)

KEYNOTE DESCRIPTIONS

- GARAGE ENTRANCE
- 100 BEARBROOK TO BE DEMOLISHED
- PROPOSED ROOFTOP TERRACE (NINTH FLOOR)
- TRANSFORMER PAD
- ELEVATOR SHAFT
- STAIRCASE SHAFT
- TOWNHOUSE ENTRANCE
- CONCRETE CURB

CLIENT :



1.20	Site Plan	23-05-18
1.19	Final Layouts	23-05-16
1.13	Structural Co-Ord	23-03-08
1.12	Structural Change	23-02-27
1.11	SITE PLAN	23-01-13
COORDINATION		
1.9	SPA2 Co-Ordination	22-12-07
1.8	City Discussion	22-11-16
1.7	Coordination	22-11-07
1.6	Coordination	22-10-13
1.5	SPA Submission	22-03-15
revisions	description	date

PROJECT NAME / NOM DU PROJET :

98-100 Bearbrook Rd

DRAWING NAME / NOM DU DESSIN :

GENERAL SITE PLAN CONTROL

PROJECT NO. / NO. DE PROJET : 21046

DATE : 2023-05-18

DRAWN BY / DESSINÉ PAR : ET, LaG

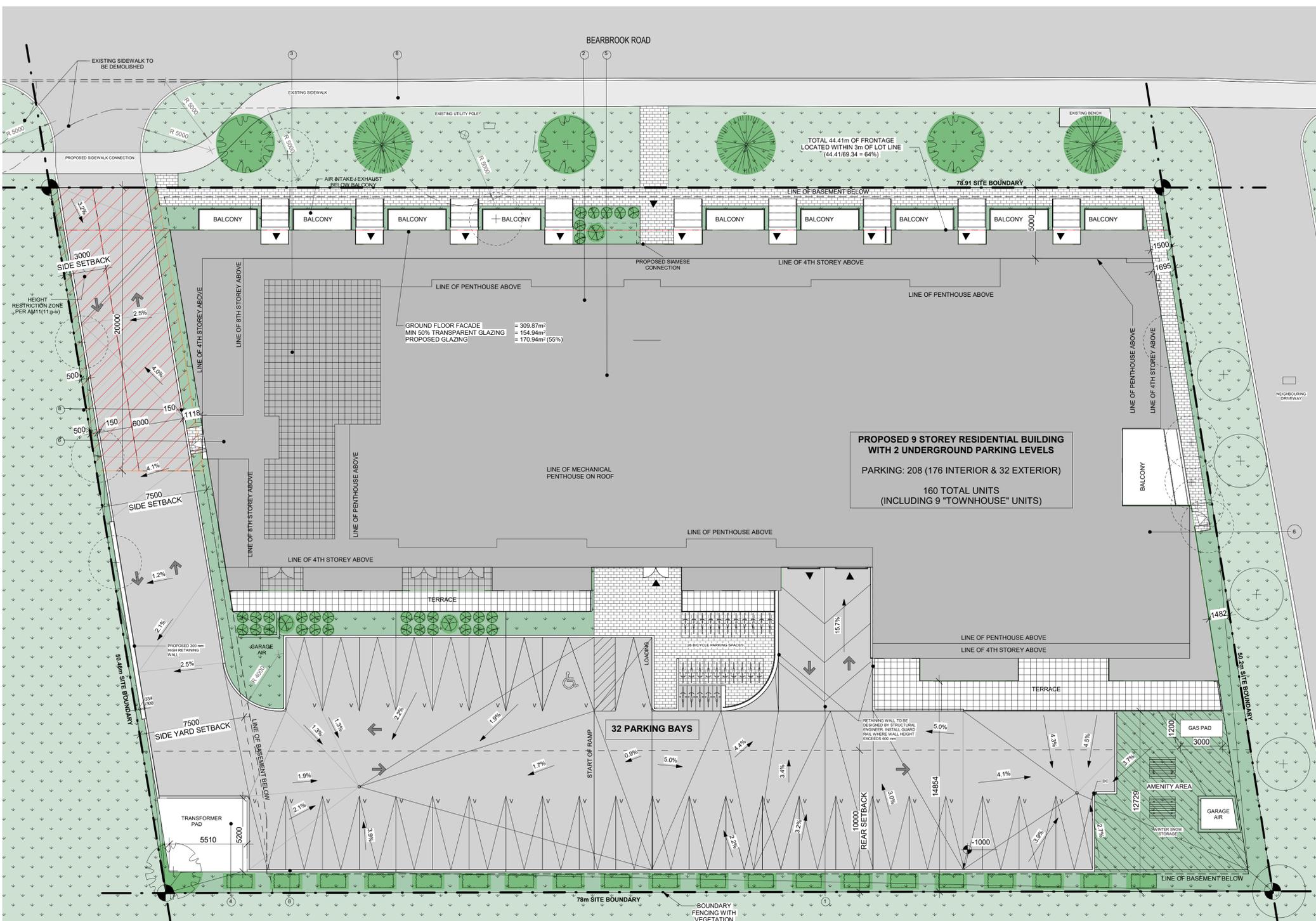
REVIEWED BY / VÉRIFIÉ PAR : LaG

SCALE / ÉCHELLE : 1 : 150

PROJECT PHASE / PHASE DU PROJET : 1

DWG NO. / NO. DESSIN : A003

REVISION NO. / NO. DE RÉVISION : 1.20



PROPOSED 9 STOREY RESIDENTIAL BUILDING WITH 2 UNDERGROUND PARKING LEVELS
PARKING: 208 (176 INTERIOR & 32 EXTERIOR)
160 TOTAL UNITS (INCLUDING 9 "TOWNHOUSE" UNITS)

32 PARKING BAYS

UNIT COUNT	2 Bedroom "TOWNHOUSE"	4 Bedroom "TOWNHOUSE"	STUDIO	1 BEDROOM	1 BED + DEN	2 BEDROOM	3 BEDROOM	TOTAL
GROUND FLOOR	7	2		1	4	2		16
2ND FLOOR	(7)	(2)	1	4	5	2		12
3RD FLOOR			1	5	11	4		21
4TH FLOOR			1	5	11	4		21
5TH FLOOR			1	5	11	4		21
6TH FLOOR			1	5	11	4		21
7TH FLOOR			1	5	11	4		21
8TH FLOOR			1	5	11	4		21
9TH FLOOR			1	6	10	3		20
TOTAL	7	2	7	36	74	31	3	160

1 SITE PLAN
A003 1 : 150