

NOT FOR PERMITS
CONSTRUCTION

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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.

GENERAL NOTES

LEGEND

SURFACES

- GRASS
- POURED CONCRETE
- CONCRETE PAVERS
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- EXISTING BUILDING TO DEMOLISH

LINES

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES

VEGETATION

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

SYMBOLS

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION

PARKING

- BIKE PARKING
M: HORIZONTAL 0.6M x 1.8M
V: VERTICAL 0.5M x 1.5M
S: STACKED 0.37M x 1.8M
- CAR PARKING
R: RESIDENTIAL
V: VISITOR
- BF PARKING (TYPE A)
R: RESIDENTIAL
V: VISITOR
- BF PARKING (TYPE B)
R: RESIDENTIAL
V: VISITOR

SURVEY INFO

TOPOGRAPHIC SURVEY OF :
Stantec Geomatics Ltd.

PROJECT INFORMATION

SITE SUMMARY
ADDRESS: 98-100 BEARBROOK RD., GLOUCESTER, OTTAWA

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 :

	REQUIRED	PROPOSED
- 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	0.00 m	1.50 m
- REAR YARD	10.00 m (min.)	12.73 m

MIN LANDSCAPED AREA: 0.00 m² / 605.41 m²

PARKING

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

WASTE MANAGEMENT CONTAINERS

	REQUIRED	PROVIDED
GARBAGE (160X0.11Y=18Y)	4Y ²	5X4Y ²
RECYCLING (160X0.38Y=6Y)	4Y ²	2K4Y ²
ORGANICS (240L per 50 UNITS=4)	240L	4

AMENITY AREA

	REQUIRED	PROVIDED
PRIVATE	480 m ²	1760.19 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
- PROPOSED ROOFTOP TERRACE (NINTH FLOOR)
- TRANSFORMER PAD
- ELEVATOR SHAFT
- STAIRCASE SHAFT
- TOWNHOUSE ENTRANCE
- CONCRETE CURB

CLIENT :



1.27	Permit Set For Coordination	23-10-02
1.26	SPA3 Submission	23-09-27
1.24	BUILDING PERMIT DRAFT	23-08-01
1.22	PERMIT DRAFT	23-07-07
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 COORDINATION	23-01-13
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 : 2023-09-27

DRAWN BY / DESSINÉ PAR : ET, LaG

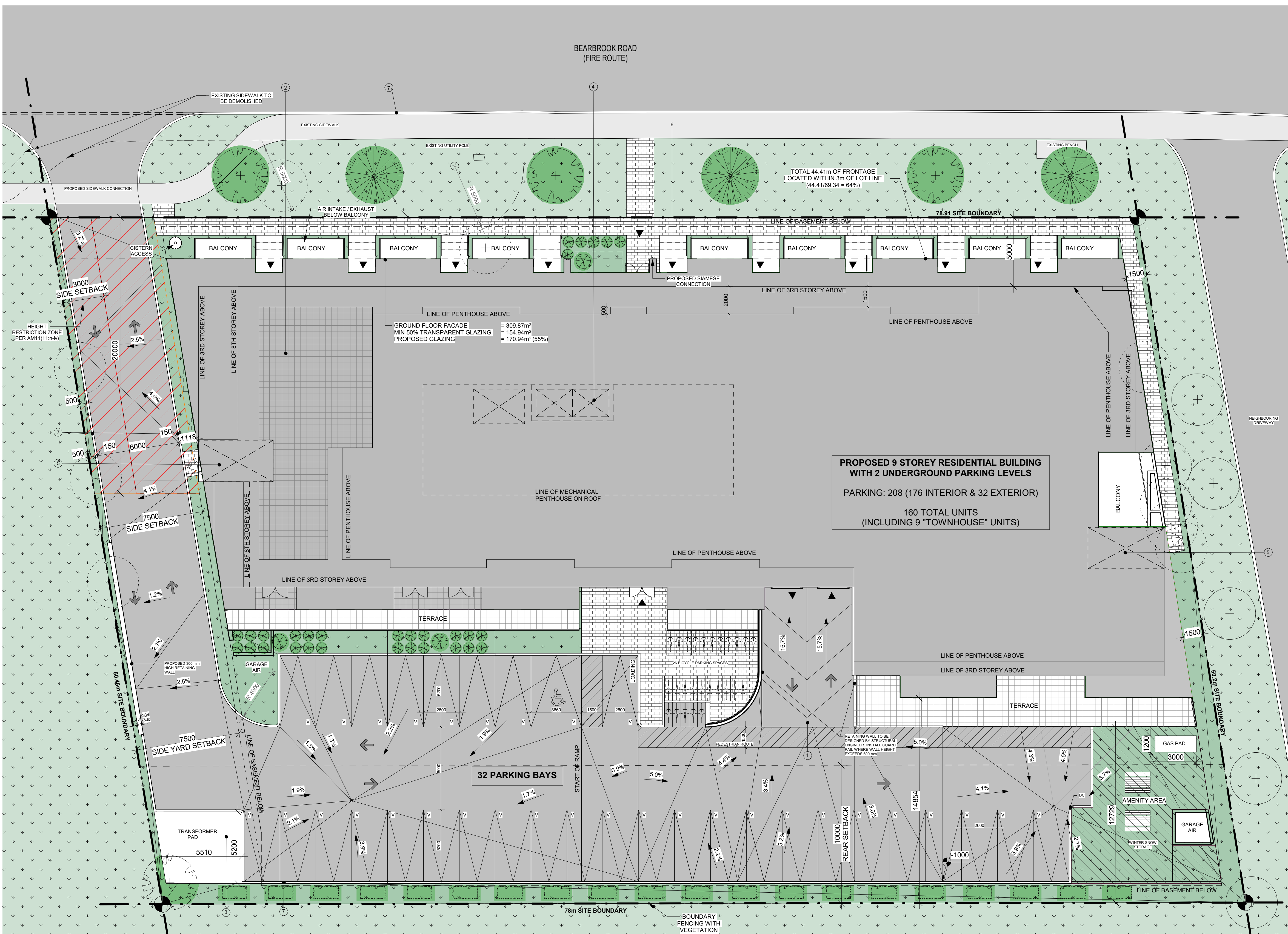
REVIEWED BY / VÉRIFIÉ PAR : LaG

SCALE / ÉCHELLE : 1 : 150

PROJECT PHASE / PHASE DU PROJET : 1

DWG NO. / NO. DESSIN : A003

REVISION NO. / NO. DE RÉVISION : 1.27



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	6	10	3		20
9TH FLOOR						4	3	7
TOTAL	7	2	7	36	74	31	3	160

1 SITE PLAN
A003 1 : 150