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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.

SURVEY INFO
TOPOGRAPHIC SURVEY OF :
Stantec Geomatics Ltd.
PART OF LOT 14, CONVESSION 2
(OTTAWA FRONT) GEOGRAPHIC
TOWNSHIP OF GLOUCESTER,
CITY OF OTTAWA

PROJECT INFORMATION

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

CURRENT ZONING: AM11
SITE AREA: 3914.04 m²
PROPOSED USE: RESIDENTIAL
BUILDING AREA: 1812.30 m²

ZONING SUMMARY		
	REQUIRED	PROPOSED
LOT AREA	3914.04 m ²	3914.04 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	All other case	0.00 m
- REAR YARD	10.00 m (min.)	12.73 m

MIN LANDSCAPED AREA		
	REQUIRED	PROPOSED
MIN LANDSCAPED AREA	0.00 m ²	605.41 m ²

PARKING		
	REQUIRED	PROPOSED
VEHICULAR:		
MID-RISE	1.2 / UNIT	175
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	PROPOSED
PRIVATE	480 m ²	1760.18 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

PROJECT NO. / NO. DE PROJET : 21046
DATE : 2024-07-08
DRAWN BY / DESSINÉ PAR : M.ALLEN
REVIEWED BY / VÉRIFIÉ PAR : E.SOULIERE
SCALE / ÉCHELLE : 1 : 150
PROJECT PHASE / PHASE DU PROJET : 1
DWG NO. / NO. DESSIN : A003
REVISION NO. / NO. DE RÉVISION : 1.32

SITE CONTEXT



LEGEND

SURFACES

- GRASS
- POURED CONCRETE
- CONCRETE PAVERS
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- PEDESTRIAN ROUTE
- HEIGHT RESTRICTION ZONE PER AM11(11.1-v)

LINES

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

VEGETATION

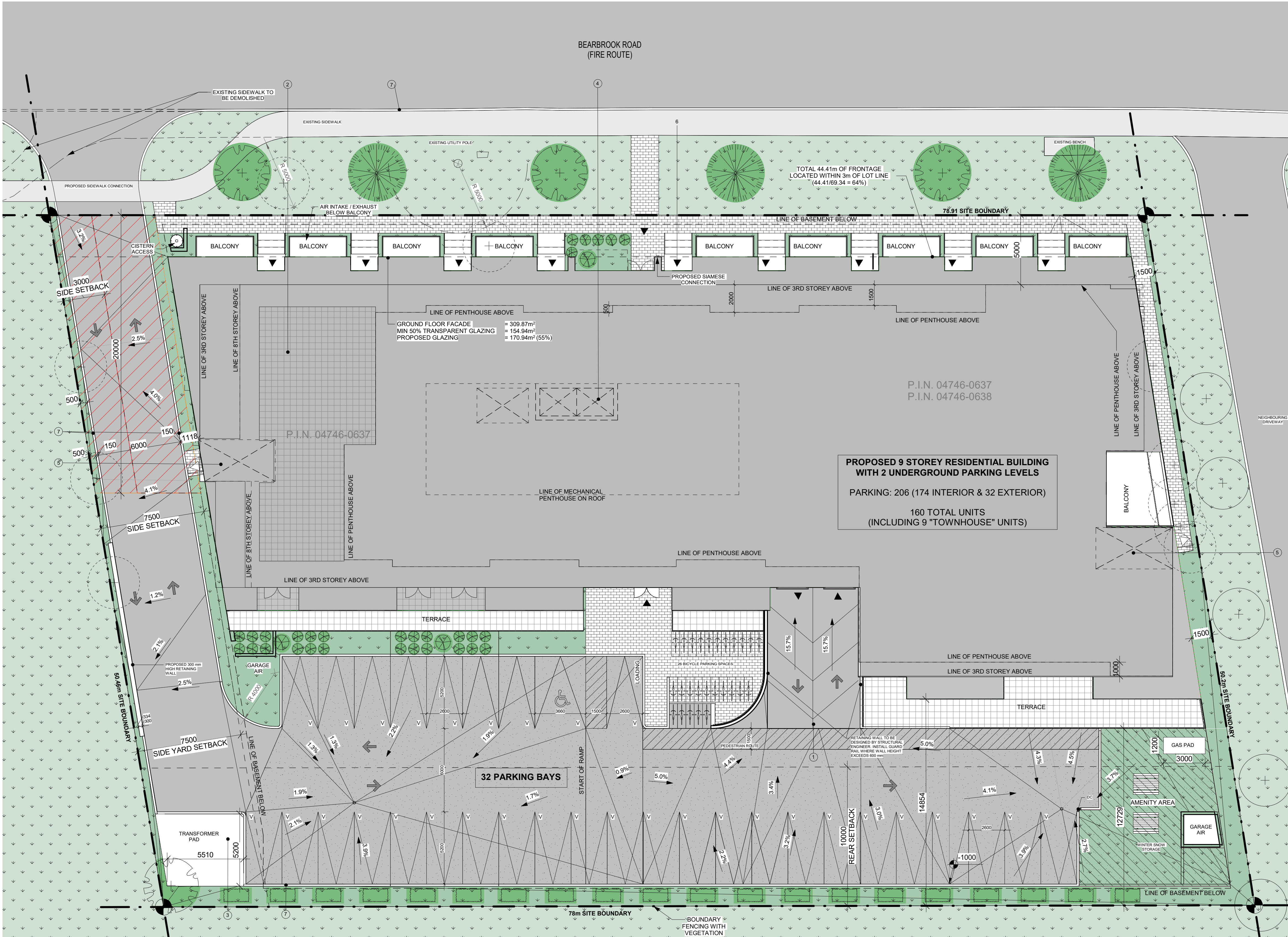
- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

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
B: 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



PROPOSED 9 STOREY RESIDENTIAL BUILDING WITH 2 UNDERGROUND PARKING LEVELS
PARKING: 206 (174 INTERIOR & 32 EXTERIOR)
160 TOTAL UNITS (INCLUDING 9 "TOWNHOUSE" UNITS)

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