

LOCATION PLAN



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SURVEY INFORMATION TAKEN FROM:

TOPOGRAPHICAL PLAN OF BLOCKS B AND C AND PART OF HOBSON ROAD (as closed) REGISTERED PLAN 787 AND PART OF LOTS 42 AND 43 REGISTERED PLAN 66 CITY OF OTTAWA

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

SITE SUMMARY:

PROPERTY ADDRESS: 770 BROOKFIELD ROAD

ZONING: GM 1 [155] F(1.5) S147, 148

SITE AREA (ZONING SCH. 147) 27, 655 m²

SITE AREA (SURVEY) 24, 655 m²

PROPOSED USE: APARTMENT BUILDING

BUILDING FOOTPRINT: BLOCK A = 3, 247 m²

(ABOVE GRADE) BLOCK D1 = 638 m²

TOTAL = 3, 885 m²

ZONING SUMMARY:

	REQUIRED	PROVIDED
FSI - BLOCK A & D1	1.5	0.594
BUILDING HEIGHT	18m MAX.	18m

YARDS:

FRONT YARD: BROOKFIELD ROAD	3m (MIN.)	3m
REAR YARD:	7.5m (MIN.)	15m
INTERIOR SIDE YARD:	3m (MIN.)	17.9m WEST 14.9m EAST

VEHICULAR PARKING:

RESIDENTIAL PARKING	(MIN. 0.5/UNIT)	
BLOCK A 188 UNITS	94 SPACES	

VISITOR PARKING

BLOCK A 188 UNITS	37.6 SPACES	
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RETAIL PARKING

	(MIN. 2.5 / 100m ²)	
	(NO MIN. FOR THE 1ST 150m ²)	

TENANT BLOCK D1-A	212.75 m ²	1.57 SPACES
TENANT BLOCK D1-B	107.60 m ²	0.00 SPACES
TENANT BLOCK D1-C	107.10 m ²	0.00 SPACES
TENANT BLOCK A-D	152.80 m ²	0.07 SPACES
TENANT BLOCK A-E	152.80 m ²	0.07 SPACES

SURFACE		11 SPACES
D1 LEVEL		142 SPACES
TOTAL		133.31 SPACES

ZONING SUMMARY:

	REQUIRED	PROVIDED
VEHICLE PARKING DIMENSIONS:		
2.6m X 5.2m	=	-
2.4m X 5.2m	=	-

BICYCLE PARKING

RESIDENTIAL PARKING	(MIN. 0.5/UNIT)	
BLOCK A - 188 UNITS	94 SPACES	

RETAIL (1 / 1,500m²)

BLOCK A, D1 1 SPACES

TOTAL 95 SPACES

AMENITY

BLOCK A 227 UNITS	1, 302m ²	1, 302 m ²
	(MIN. 6m ² / UNIT)	

OWNER

RedFoxCo INC.
124 RUE MCGILL, 2ND FLOOR
MONTREAL, QC H2Y 2E5
GAVIN MACDONALD
(416) 648-2359

SURVEYOR

ANNIS O'SULLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
OTTAWA, ONTARIO
E.H. HERWEYER
TEL (613) 727-0850

GEOTECHNICAL

PATERSON GROUP INC.
154 COLONNADE ROAD SOUTH
OTTAWA, ONTARIO K2E 7J5
CARLOS P. DA SILVA, P.ENG
TEL (613) 226-7381

TRANSPORTATION ENGINEER

PARSONS
1223 MICHAEL STREET, SUITE 100
PERTH, ONTARIO K1J 7T2
RONALD JACK, P.ENG.
TEL (613) 738-4160

LANDSCAPE ARCHITECT

CSW LTD.
SUITE 200, 1960 SCOTT STREET
OTTAWA, ONTARIO K1Z 6L8
MARTHA LUSH
TEL (613) 729-4536 X 231

SITE SERVICING ENGINEER

DAVID SCHAEFFER
ENGINEERING LTD.
120 IBER ROAD, UNIT 203
STITTSVILLE, ONTARIO K2S 1E9
ADAM D. FOBERT, P.ENG.
TEL (613) 836-0856 X 231

04	DEC 23, 2014	ISSUED FOR SITE PLAN CONTROL
03	DEC 18, 2014	ISSUED FOR COORDINATION
02	DEC 15, 2014	ISSUED FOR COORDINATION
01	DEC 2, 2014	ISSUED FOR COORDINATION

no.	date	revision
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It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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BARRY J. HOBIN & ASSOCIATES ARCHITECTS INCORPORATED

63 PAMILLA ST.
Ottawa, Ontario
K1S 3K7

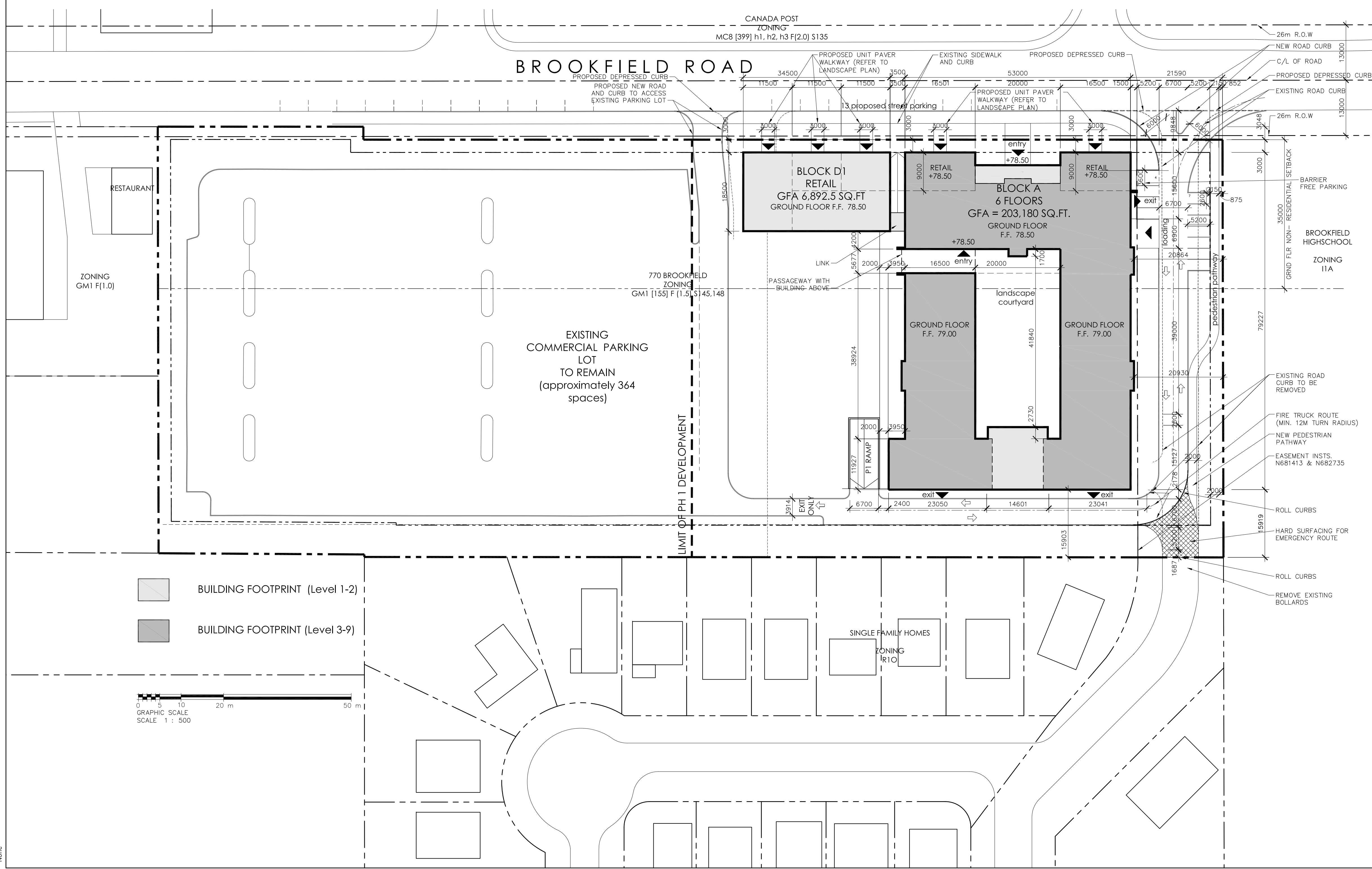
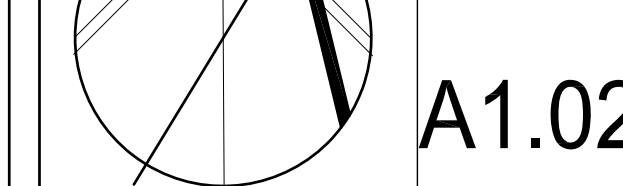
613-238-7200 Fax: 613-235-2005
Email: mail@hobinarc.com

project
BROOKFIELD RESIDENCE
APARTMENT BUILDING
770 BROOKFIELD ROAD, OTTAWA

drawing title
SITE PLAN - PHASE 1

drawn	date	scale
RL	DEC, 2014	1:500

project	drawing no.
1428	A1.02



BUILDING FOOTPRINT (Level 1-2)
 BUILDING FOOTPRINT (Level 3-9)

GRAPHIC SCALE
 SCALE 1 : 500