

**PROJECT STATISTICS**

**PROPERTY**  
PART OF LOT 4  
CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF HUNTLEY  
CITY OF OTTAWA, ON.

ADDRESS: 405 HUNTMAR DR  
LOT AREA: #21.4 ac #932,756 ft<sup>2</sup> #86,687.4 m<sup>2</sup>

ZONING (P13) LIGHT INDUSTRIAL	ALLOWED/ REQUIRED	PROPOSED
- FRONT YARD	6m	27m
- SIDE YARD	4m	7.1m
- INTERIOR SIDE YARD	4m	7.2m
- REAR YARD	6m	15.9m

- MAX. FSI	7	0.5
- MAX. G.L.A.	173,374.8 m <sup>2</sup>	#44,493 m <sup>2</sup>
- COVERAGE	55%	51%
- BUILDING HEIGHT	22m	11.2m
- LANDSCAPE REQUIREMENT	15%	15%

CITY PARKING REQUIREMENTS	REQUIREMENTS	PROPOSED
- LIGHT INDUSTRIAL	0.8 /100 m <sup>2</sup> FOR THE FIRST 5,000 m <sup>2</sup> AND 0.4/100 m <sup>2</sup> ABOVE 5,000 m <sup>2</sup>	106 STALLS
- HC RESERVED	100-199 CARS MIN. 2 HC RESERVED	193 STALLS
- LANDSCAPED BUFFER TO STREET	MIN. 3m	21 STALLS
- STANDARD STALL DIMENSIONS	MIN. 2.6m X 5.2m	
- HC STALL DIMENSIONS	MAX. 3.6m X 5.2m	
- BICYCLE PARKING	1/1,000m <sup>2</sup>	

PROPOSED BUILDING AREAS	AREA	AREA
- BUILDING A	#230,247 ft <sup>2</sup>	#21,398 m <sup>2</sup>
- BUILDING B	#246,498 ft <sup>2</sup>	#22,895 m <sup>2</sup>
- TOTAL GROSS FLOOR AREA (G.F.A.)	#476,744 ft <sup>2</sup>	#44,293 m <sup>2</sup>
- TOTAL COVERAGE		51.3%
- TOTAL LANDSCAPING	#138,512 ft <sup>2</sup>	15%

PROPOSED PARKING	REQUIREMENTS	PROVIDED
- BUILDING A	- PARKING REQUIRED BY THE CITY	106 STALLS
	- PARKING PROVIDED	193 STALLS
	- BICYCLE PARKING REQUIRED	21 STALLS
- BUILDING B	- PARKING REQUIRED BY THE CITY	114 STALLS
	- PARKING PROVIDED	114 STALLS
	- BICYCLE PARKING REQUIRED	23 STALLS

BUILDING A AREA SUMMARY	AREA	AREA
- TENANT BUILDING A1		
- WAREHOUSE	#55,410 ft <sup>2</sup>	#5,150 m <sup>2</sup>
- OFFICE (5%)	#2,916 ft <sup>2</sup>	#271 m <sup>2</sup>
- A1 TENANT AREA	#58,326 ft <sup>2</sup>	#5,421 m <sup>2</sup>
- TENANT BUILDING A2		
- WAREHOUSE	#55,074 ft <sup>2</sup>	#5,118 m <sup>2</sup>
- OFFICE (5%)	#2,899 ft <sup>2</sup>	#269 m <sup>2</sup>
- A2 TENANT AREA	#57,972 ft <sup>2</sup>	#5,388 m <sup>2</sup>
- TENANT BUILDING A3		
- WAREHOUSE	#54,980 ft <sup>2</sup>	#5,110 m <sup>2</sup>
- OFFICE (5%)	#2,894 ft <sup>2</sup>	#269 m <sup>2</sup>
- A3 TENANT AREA	#57,874 ft <sup>2</sup>	#5,379 m <sup>2</sup>
- TENANT BUILDING A4		
- WAREHOUSE	#53,271 ft <sup>2</sup>	#4,951 m <sup>2</sup>
- OFFICE (5%)	#2,804 ft <sup>2</sup>	#261 m <sup>2</sup>
- A4 TENANT AREA	#56,074 ft <sup>2</sup>	#5,211 m <sup>2</sup>
- TOTAL AREA BUILDING A	#230,247 ft <sup>2</sup>	#21,398 m <sup>2</sup>

BUILDING B AREA SUMMARY	AREA	AREA
- TENANT BUILDING B1		
- WAREHOUSE	#55,352 ft <sup>2</sup>	#5,142 m <sup>2</sup>
- OFFICE (5%)	#2,913 ft <sup>2</sup>	#271 m <sup>2</sup>
- B1 TENANT AREA	#58,265 ft <sup>2</sup>	#5,415 m <sup>2</sup>
- TENANT BUILDING B2		
- WAREHOUSE	#55,028 ft <sup>2</sup>	#5,112 m <sup>2</sup>
- OFFICE (5%)	#2,896 ft <sup>2</sup>	#269 m <sup>2</sup>
- B2 TENANT AREA	#57,924 ft <sup>2</sup>	#5,383 m <sup>2</sup>
- TENANT BUILDING B3		
- WAREHOUSE	#58,670 ft <sup>2</sup>	#5,469 m <sup>2</sup>
- OFFICE (5%)	#3,098 ft <sup>2</sup>	#288 m <sup>2</sup>
- B3 TENANT AREA	#61,768 ft <sup>2</sup>	#5,757 m <sup>2</sup>
- TENANT BUILDING B4		
- WAREHOUSE	#66,623 ft <sup>2</sup>	#6,208 m <sup>2</sup>
- OFFICE (5%)	#3,517 ft <sup>2</sup>	#327 m <sup>2</sup>
- B4 TENANT AREA	#70,140 ft <sup>2</sup>	#6,535 m <sup>2</sup>
- TOTAL AREA BUILDING B	#246,498 ft <sup>2</sup>	#22,895 m <sup>2</sup>

**LEGEND (OVERALL PLAN)**

	PROPERTY LINE
	SETBACK LINE (YARD & BUFFER)
	FIRE ROUTE
	PROPOSED NEW BUILDING
	PROPOSED LANDSCAPE AREA
	SITE ENTRANCE/ EXIT
	BUILDING ENTRANCE/ EXIT
	EXIT DOOR

SITE PLAN 1  
1:750 A100

**SURVEY:**  
ALL THE INFORMATION RELATED TO THE SITE ARE ON THE PLAN PREPARED BY: \*COMPANY NAME HERE\*

DRAWING: NO X  
FOLD: XX  
MINUTE: XX  
DATE: YYYY-MM-DD

**LOCATION:**  
THIS BUILDING IS PARALLEL TO THE SOUTHERN PROPERTY LINE. COORDINATE DIMENSIONS ARE FROM PROPERTY LINE TO STRUCTURAL GRIDLINE.

**PUBLIC UTILITY SERVICES:**  
ALL POINTS OF CONNECTION SHOWN ARE CONCEPTUAL AND MAY BE MODIFIED ACCORDING TO THE NEEDS AND REQUIREMENTS OF THE PUBLIC AUTHORITIES CONCERNED. SEWERS, AQUEDUCT, DISTRIBUTION OF NATURAL GAS AND ELECTRICITY, TELEPHONE SERVICE AND CABLE DISTRIBUTIONS, SITE CONDITIONS, NEEDS AND SUBCONTRACTORS COORDINATION. ANY MODIFICATION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCHITECT FOR EXAMINATION AND COORDINATION BEFORE EXECUTION.

**DIMENSIONS:**  
ALL BUILDING DIMENSIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE WALLS AT 1'-0" ABOVE THE GROUND FLOOR.

**FIRE PROTECTION:**  
ALL FLOOR AREAS OF THIS BUILDING WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND INSURER REQUIREMENTS.

**CIVIL:**  
CONSULT CIVIL ENGINEER'S DRAWINGS FOR: SITE LEVELS, DRAINAGE SLOPES, RETENTION BASINS, MANHOLES, CATCH BASINS, AND ALL UNDERGROUND SERVICES.

**SOIL REPORT:**  
SOIL TESTING, CORE SAMPLING AND CARRYING CAPACITY. CONSULT THE SOIL REPORT PREPARED BY: REPORT NO: XX DATE: XX

No	Date	ISSUED FOR SPA	Revision	By
1	2022-12-16	ISSUED FOR SPA		

ROSEFELLOW KANATA  
405 HUNTMAR DR.  
CITY OF OTTAWA ONTARIO



Copyright GKC Architects - Not to be used for any other project without the architect's written consent. All dimensions and conditions must be verified on site. Do not scale drawings. Any discrepancies or omissions in the drawing shall be reported to the architect immediately in writing. All work to conform to most recent applicable norms, bylaws and codes for all given trades.

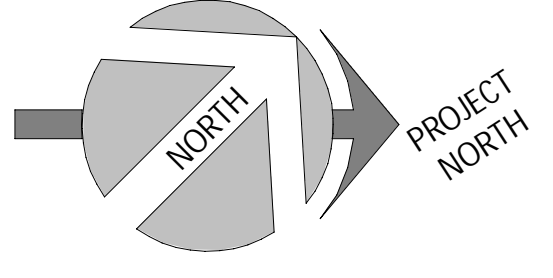
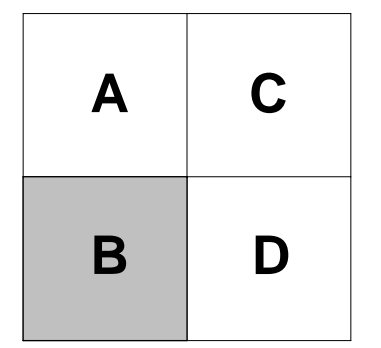
ARCHITECTURE

SITE PLAN

DRAWN BY: AH CHECKED BY: EB

SCALE: As indicated

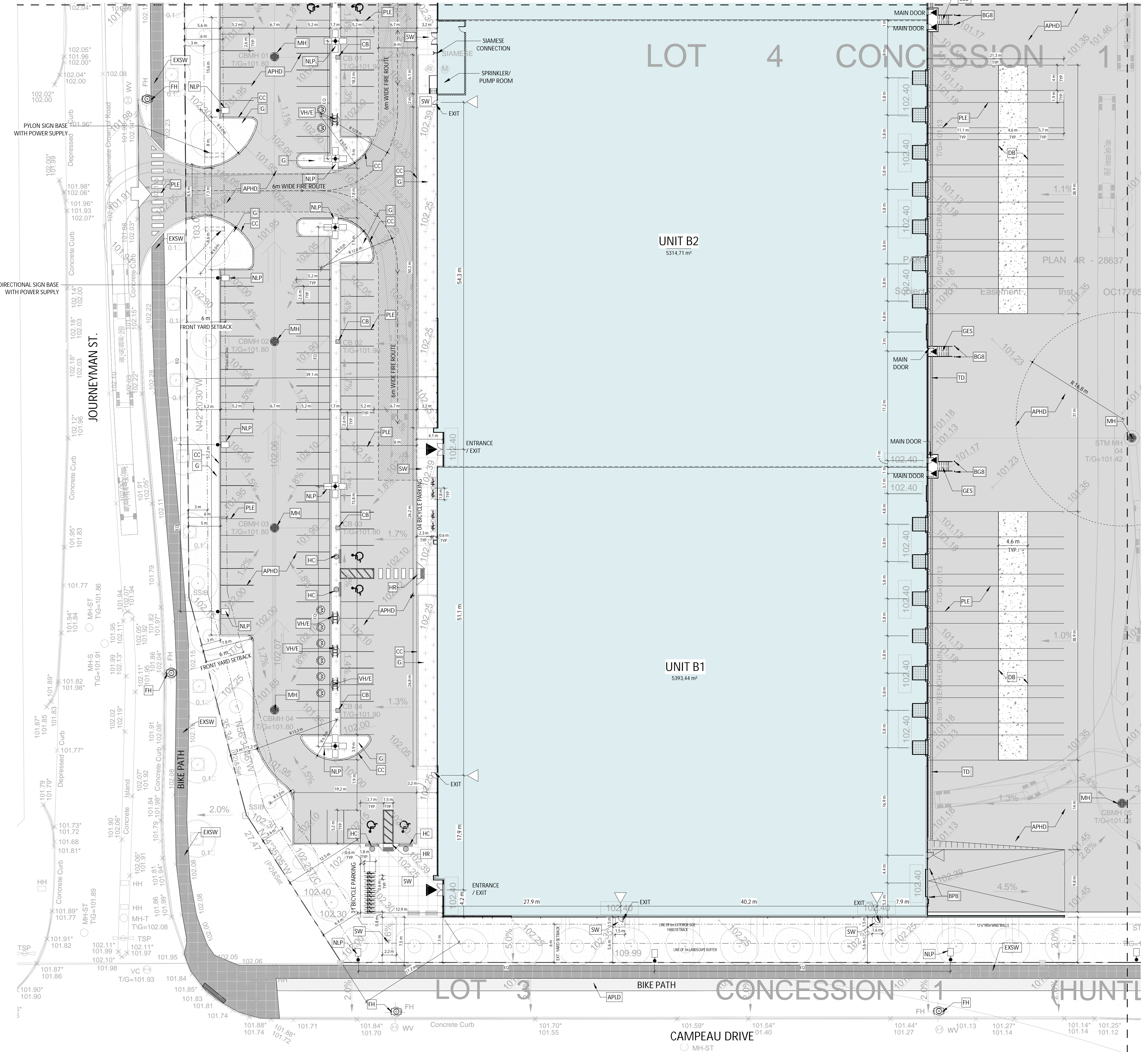
FOLD: 22081 A100 R1



### SYMBOLS LEGEND - SITE DETAIL

- NEW BUILDINGS
- APHD ASPHALT PAVING, HEAVY DUTY. SEE CIVIL
- APLD ASPHALT PAVING, LIGHT DUTY. SEE CIVIL
- CC EXTERIOR CONCRETE CURB. SEE CIVIL
- G GRASS OR OTHER LANDSCAPING. SEE LANDSCAPE
- ECB EXTERIOR CONCRETE BASE. SEE STRUCTURE FOR DETAILS
- NEW LIGHT POLE REFER TO ELECTRICAL
- EXSW EXISTING SIDEWALK
- SW CONCRETE SIDEWALK. SEE CIVIL
- HC HANDICAP PARKING SIGN
- PLE YELLOW PAINTED LINE - EXTERIOR
- BGG GALVANIZED BOLLARD, 6"Ø x 5'-0" HT. OR 8"Ø x 5'-0" HT., FULL WITH CONCRETE, CLOSED END WITH GALVANIZED CAP. INSTALLED IN A CONCRETE SONOTUBE OF 20"Ø @ 5'-0" DEPTH. MIN.
- BP6 YELLOW PAINTED BOLLARD, 6"Ø x 4'-0" HT. OR 8"Ø x 4'-0" HT., 1'-0" DEPTH, FULL WITH CONCRETE, CLOSED END WITH CAP.
- GES GALVANIZED EXIT STAIR
- HR HANDICAP RAMP. SEE SPECIFICATIONS / CIVIL ENGINEERING PLAN. RAMP SLOPE: 1:10-1:12
- VHE CHARGER FOR ELECTRIC/HYBRID VEHICLES (DOUBLE). PROVIDE 100mm HIGH CONCRETE BASE. WHEN NOT POSITIONED ON A SIDEWALK. COORDINATE THE SIZE OF THE BASE WITH CHOSEN CHARGER MODEL. SEE SPEC. AND ELECTRICAL
- FH FIRE HYDRANT
- SC SIAMESE FIRE DEPT CONNECTION. SEE CIVIL AND FIRE PROTECTION
- MH MANHOLE. SEE CIVIL
- CB CATCH BASIN. SEE CIVIL
- TD TRENCH DRAIN. SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)

No	Date	ISSUED FOR SPA	Revision	By
1	2022-12-16	ISSUED FOR SPA		



ENLARGED SITE PLAN 1/4  
 1  
 1:300  
 A101

ROSEFELLOW KANATA  
 405 HUNTMAR DR.  
 CITY OF OTTAWA ONTARIO



Copyright GKC Architects - Not to be used for any other project without the architect's written consent. All dimensions and conditions must be verified on site. Do not scale drawings. Any discrepancies or omissions in the drawing shall be reported to the architect immediately in writing. All work to conform to most recent applicable norms, bylaws and codes for all given trades.

ARCHITECTURE  
 ENLARGED SITE PLAN 1/4

DRAWN BY: AH/AT CHECKED BY: AH/EB

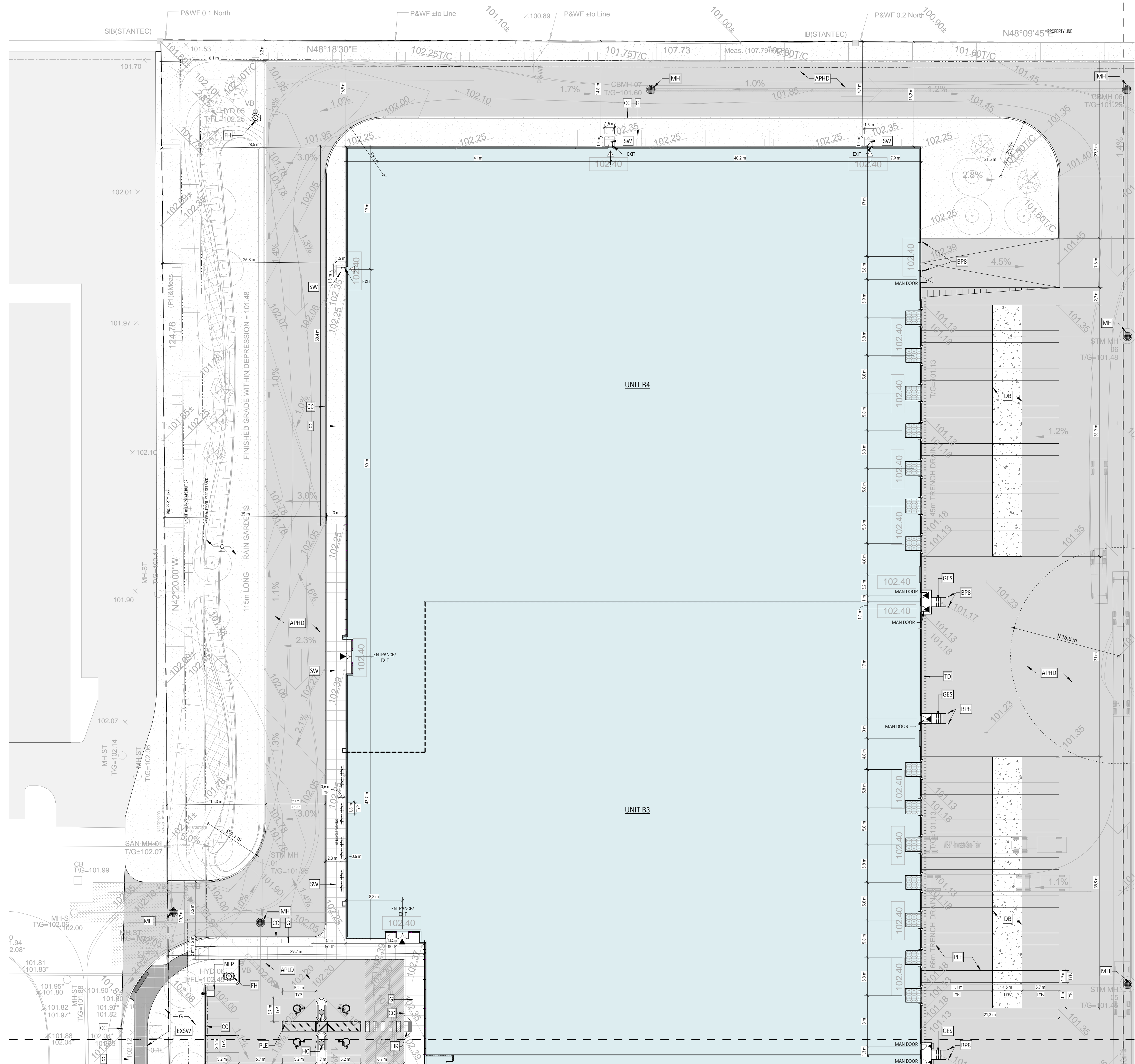
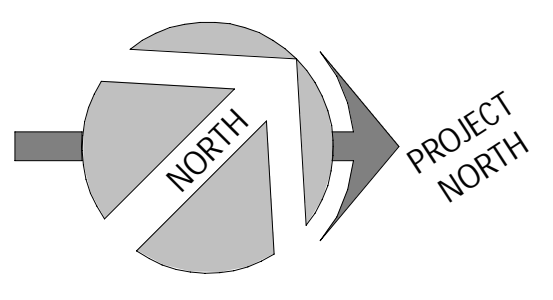
SCALE: As indicated

FOUO: 22081 A101 R1

## SYMBOLS LEGEND - SITE DETAIL

- NEW BUILDINGS
- APHD ASPHALT PAVING, HEAVY DUTY. SEE CIVIL
- APLD ASPHALT PAVING, LIGHT DUTY. SEE CIVIL
- CC EXTERIOR CONCRETE CURB. SEE CIVIL
- G GRASS OR OTHER LANDSCAPING. SEE LANDSCAPE
- ECB EXTERIOR CONCRETE BASE. SEE STRUCTURE FOR DETAILS
- NEW LIGHT POLE REFER TO ELECTRICAL
- EXSW EXISTING SIDEWALK
- SW CONCRETE SIDEWALK. SEE CIVIL
- HC HANDICAP PARKING SIGN
- PLE YELLOW PAINTED LINE - EXTERIOR
- GALVANIZED BOLLARD, 6'0" x 5'-0" HT. OR 8'0" x 5'-0" HT., FULL WITH CONCRETE, CLOSED END WITH GALVANIZED CAP. INSTALLED IN A CONCRETE SONOTUBE OF 20" @ 5'-0" DEPTH. MIN.
- YELLOW PAINTED BOLLARD, 6'0" x 4'-0" HT. OR 8'0" x 4'-0" HT., 1'-0" DEPTH, FULL WITH CONCRETE, CLOSED END WITH CAP.
- GALVANIZED EXIT STAIR
- HANDICAP RAMP - SEE SPECIFICATIONS / CIVIL ENGINEERING PLAN  
RAMP SLOPE: 1:10-1:12
- CHARGER FOR ELECTRIC/HYBRID VEHICLES (DOUBLE). PROVIDE 100mm HIGH CONCRETE BASE, WHEN NOT POSITIONED ON A SIDEWALK. COORDINATE THE SIZE OF THE BASE WITH CHOSEN CHARGER MODEL. SEE SPEC. AND ELECTRICAL
- FIRE HYDRANT
- SIAMASE FIRE DEPT CONNECTION. SEE CIVIL AND FIRE PROTECTION
- MANHOLE. SEE CIVIL
- CATCH BASIN. SEE CIVIL
- TRENCH DRAIN. SEE CIVIL
- CONCRETE SLAB (DOLLY PAD)

A	C
B	D



No	Date	ISSUED FOR SPA	Revision	By
1	2022-12-16	ISSUED FOR SPA		

ROSEFELLOW KANATA  
405 HUNTMAR DR.  
CITY OF OTTAWA ONTARIO



Copyright GKC Architects - Not to be used for any other project without the architect's written consent. All dimensions and conditions must be verified on site. Do not scale drawings. Any discrepancies or omissions in the drawing shall be reported to the architect immediately in writing. All work to conform to most recent applicable norms, bylaws and codes for all given trades.

## ARCHITECTURE

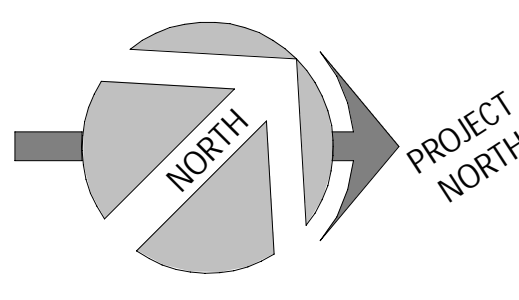
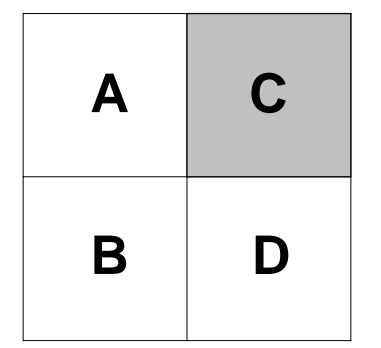
### ENLARGED SITE PLAN 2/4

DRAWN BY: AT CHECKED BY: AH/EB

SCALE: As indicated

FOID: 22081 A102 R1

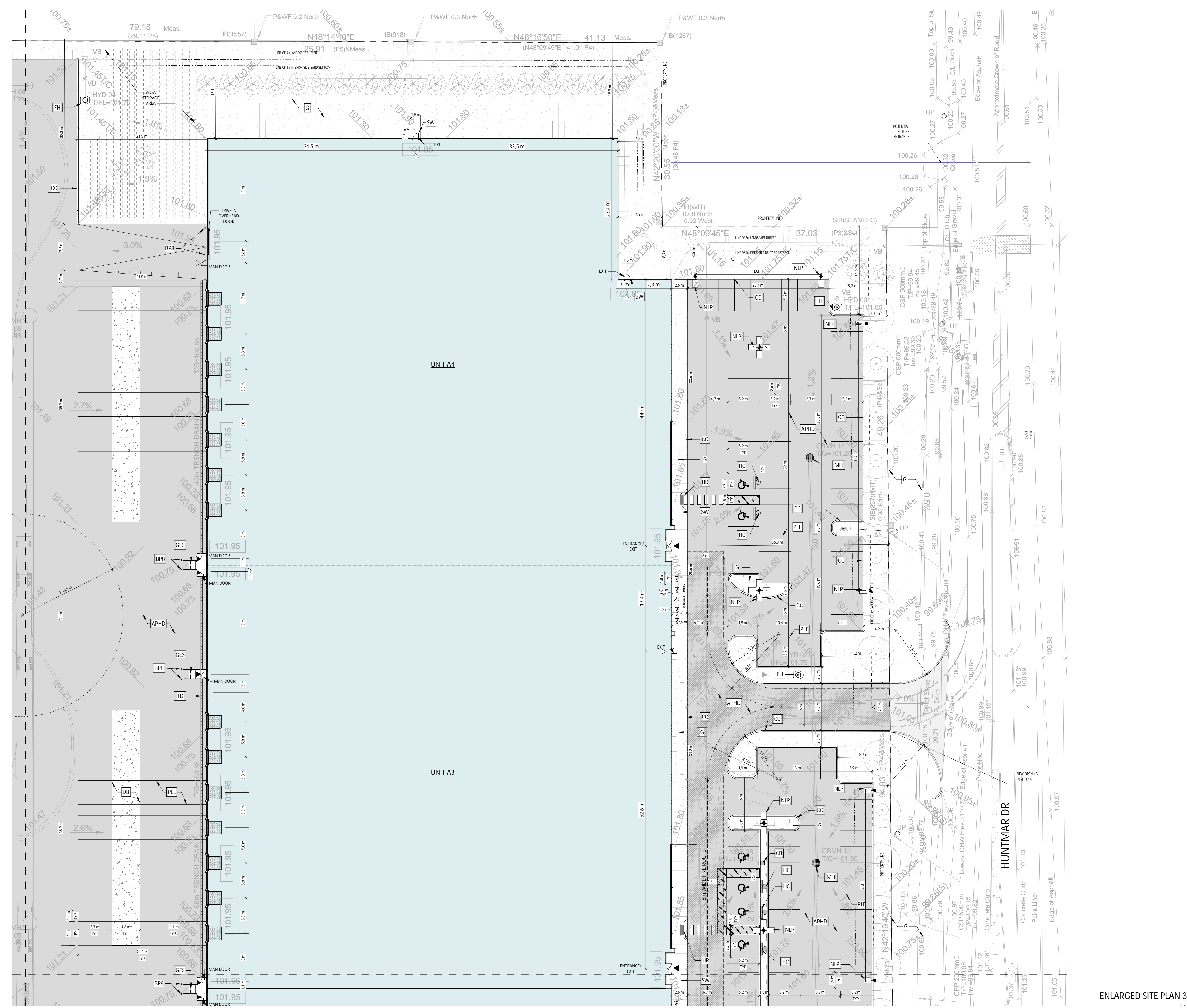
ENLARGED SITE PLAN 2/4  
1  
1:300 A102



**SYMBOLS LEGEND - SITE  
DETAIL**

- NEW BUILDINGS
- APHD ASPHALT PAVING, HEAVY DUTY. SEE CIVIL
- APLD ASPHALT PAVING, LIGHT DUTY. SEE CIVIL
- CC EXTERIOR CONCRETE CURB. SEE CIVIL
- G GRASS OR OTHER LANDSCAPING. SEE LANDSCAPE
- ECB EXTERIOR CONCRETE BASE. SEE STRUCTURE FOR DETAILS
- NLP NEW LIGHT POLE REFER TO ELECTRICAL
- EXSW EXISTING SIDEWALK
- SW CONCRETE SIDEWALK. SEE CIVIL
- HC HANDICAP PARKING SIGN
- PLE YELLOW PAINTED LINE - EXTERIOR
- BG6 GALVANIZED BOLLARD, 6"Ø x 5'-0" HT. OR 8"Ø x 5'-0" HT., FULL WITH CONCRETE, CLOSED END WITH GALVANIZED CAP. INSTALLED IN A CONCRETE SONOTUBE OF 20"Ø @ 5'-0" DEPTH. MIN.
- BP6 YELLOW PAINTED BOLLARD, 6"Ø x 4'-0" HT. OR 8"Ø x 4'-0" HT., 1'-0" DEPTH, FULL WITH CONCRETE, CLOSED END WITH CAP.
- GES GALVANIZED EXIT STAIR
- HR HANDICAP RAMP - SEE SPECIFICATIONS / CIVIL ENGINEERING PLAN RAMP SLOPE: 1:10-1:12
- VHE CHARGER FOR ELECTRIC/HYBRID VEHICLES (DOUBLE). PROVIDE 100mm HIGH CONCRETE BASE, WHEN NOT POSITIONED ON A SIDEWALK. COORDINATE THE SIZE OF THE BASE WITH CHOSEN CHARGER MODEL. SEE SPEC. AND ELECTRICAL
- FH FIRE HYDRANT
- SC SIAMESE FIRE DEPT CONNECTION, SEE CIVIL AND FIRE PROTECTION
- MH MANHOLE. SEE CIVIL
- CB CATCH BASIN. SEE CIVIL
- TD TRENCH DRAIN. SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)

No	Date	ISSUED FOR SPA	Revision	By
1	2022-12-16	ISSUED FOR SPA		



ENLARGED SITE PLAN 3/4  
1:300

**ROSEFELLOW KANATA**  
405 HUNTMAR DR.  
CITY OF OTTAWA ONTARIO



Copyright GKC Architects - Not to be used for any other project without the architect's written consent. All dimensions and conditions must be verified on site. Do not scale drawings. Any discrepancies or omissions in the drawing shall be reported to the architect immediately in writing. All work to conform to most recent applicable norms, bylaws and codes for all given trades.

ARCHITECTURE

ENLARGED SITE PLAN 3/4

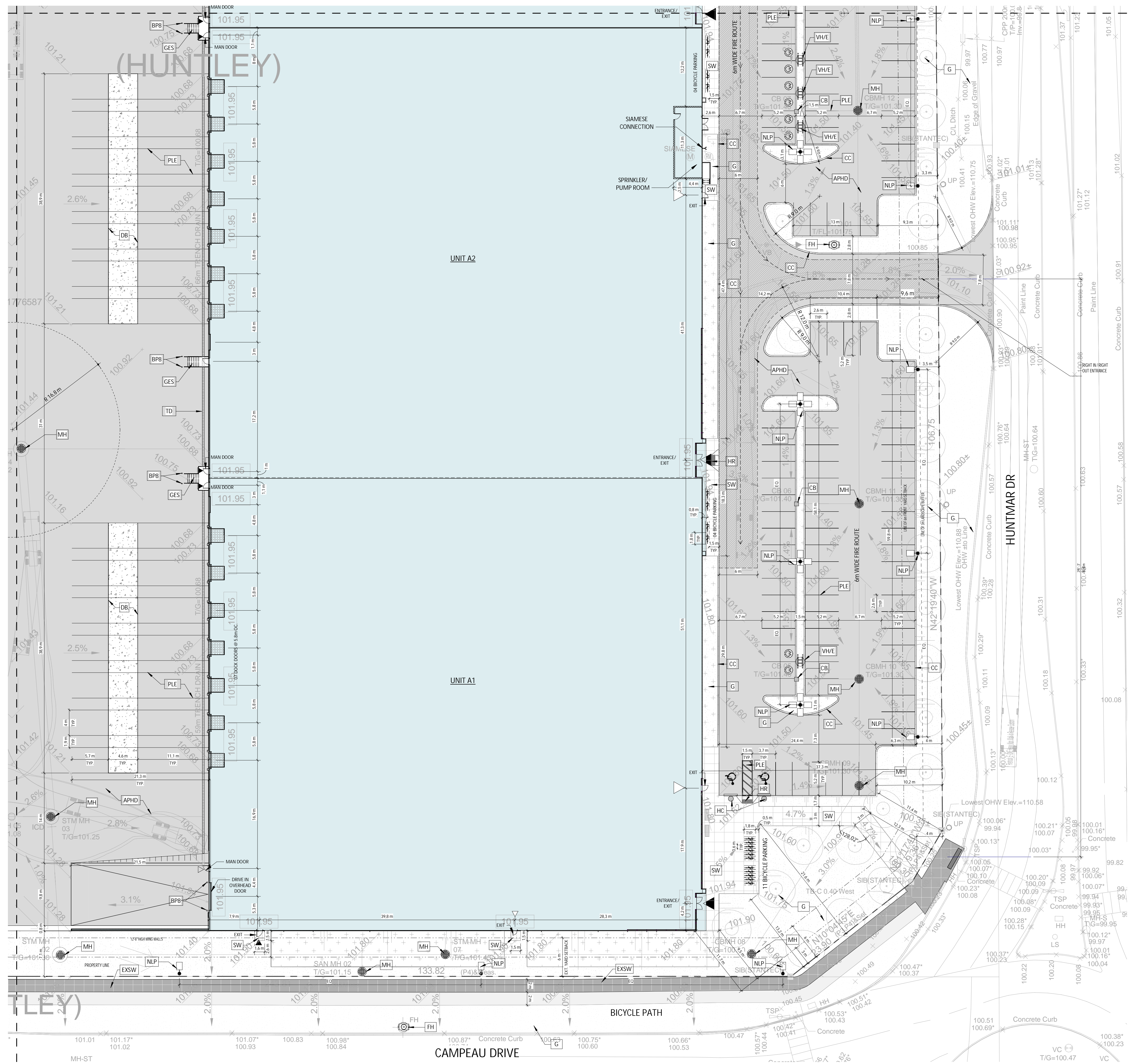
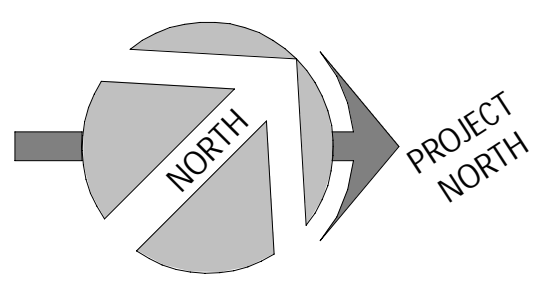
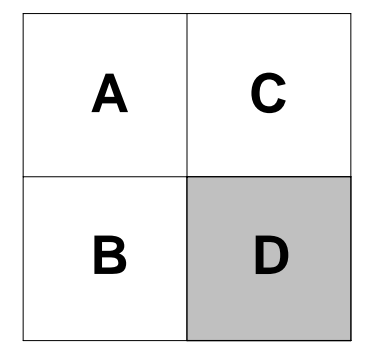
DRAWN BY: AT CHECKED BY: AH/EB

SCALE: As indicated

FOUO: 22081 **A103 R1**

## SYMBOLS LEGEND - SITE DETAIL

- NEW BUILDINGS
- APHD ASPHALT PAVING, HEAVY DUTY. SEE CIVIL
- APLD ASPHALT PAVING, LIGHT DUTY. SEE CIVIL
- CC EXTERIOR CONCRETE CURB. SEE CIVIL
- G GRASS OR OTHER LANDSCAPING. SEE LANDSCAPE
- ECB EXTERIOR CONCRETE BASE. SEE STRUCTURE FOR DETAILS
- NEW LIGHT POLE REFER TO ELECTRICAL
- EXSW EXISTING SIDEWALK
- SW CONCRETE SIDEWALK. SEE CIVIL
- HC HANDICAP PARKING SIGN
- PLE YELLOW PAINTED LINE - EXTERIOR
- GALVANIZED BOLLARD, 6"Ø x 5'-0" HT. OR 8"Ø x 5'-0" HT., FULL WITH CONCRETE, CLOSED END WITH GALVANIZED CAP. INSTALLED IN A CONCRETE SONOTUBE OF 20"Ø @ 5'-0" DEPTH. MIN.
- YELLOW PAINTED BOLLARD, 6"Ø x 4'-0" HT. OR 8"Ø x 4'-0" HT., 1'-0" DEPTH, FULL WITH CONCRETE, CLOSED END WITH CAP.
- GALVANIZED EXIT STAIR
- HANDICAP RAMP - SEE SPECIFICATIONS / CIVIL ENGINEERING PLAN RAMP SLOPE: 1:10-1:12
- CHARGER FOR ELECTRIC/HYBRID VEHICLES (DOUBLE). PROVIDE 100mm HIGH CONCRETE BASE. WHEN NOT POSITIONED ON A SIDEWALK. COORDINATE THE SIZE OF THE BASE WITH CHOSEN CHARGER MODEL. SEE SPEC. AND ELECTRICAL
- FIRE HYDRANT
- SIAMESE FIRE DEPT CONNECTION. SEE CIVIL AND FIRE PROTECTION
- MANHOLE. SEE CIVIL
- CATCH BASIN. SEE CIVIL
- TRENCH DRAIN. SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)



ENLARGED SITE PLAN 4/4  
1  
1:300  
A104

No	Date	ISSUED FOR SPA	Revision	By
1	2022-12-16	ISSUED FOR SPA		

ROSEFELLOW KANATA  
405 HUNTMAR DR.  
CITY OF OTTAWA ONTARIO



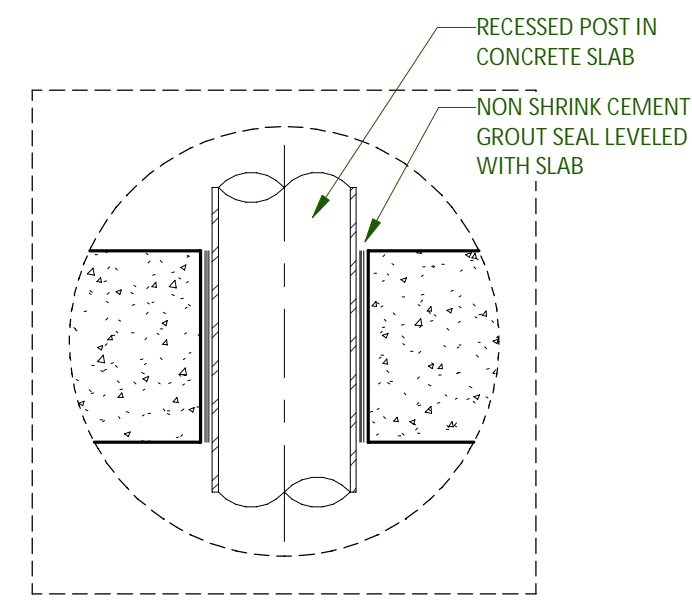
Copyright GKC Architects - Not to be used for any other project without the architect's written consent. All dimensions and conditions must be verified on site. Do not scale drawings. Any discrepancies or omissions in the drawing shall be reported to the architect immediately in writing. All work to conform to most recent applicable norms, bylaws and codes for all given trades.

## ARCHITECTURE

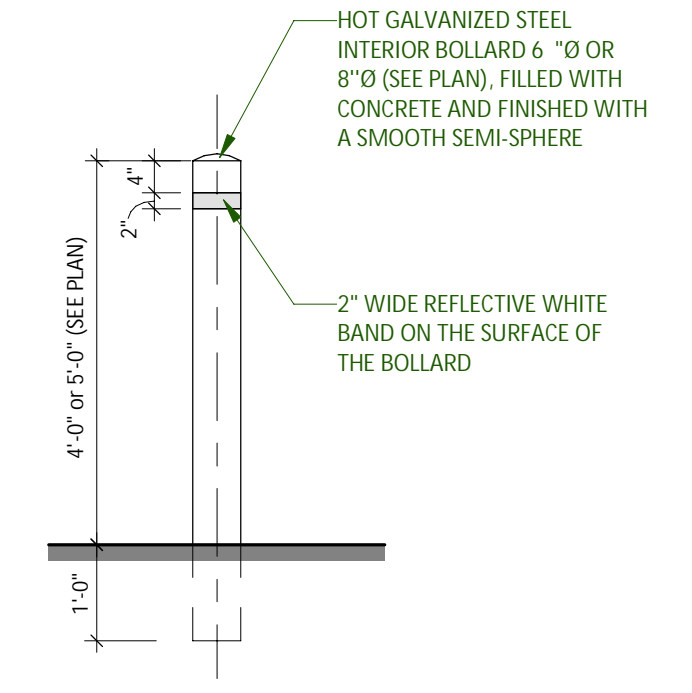
### ENLARGED SITE PLAN 4/4

DRAWN BY: AT CHECKED BY: AH/EB  
SCALE: As indicated  
FOUO: 22081 A104 R1

A	C
B	D

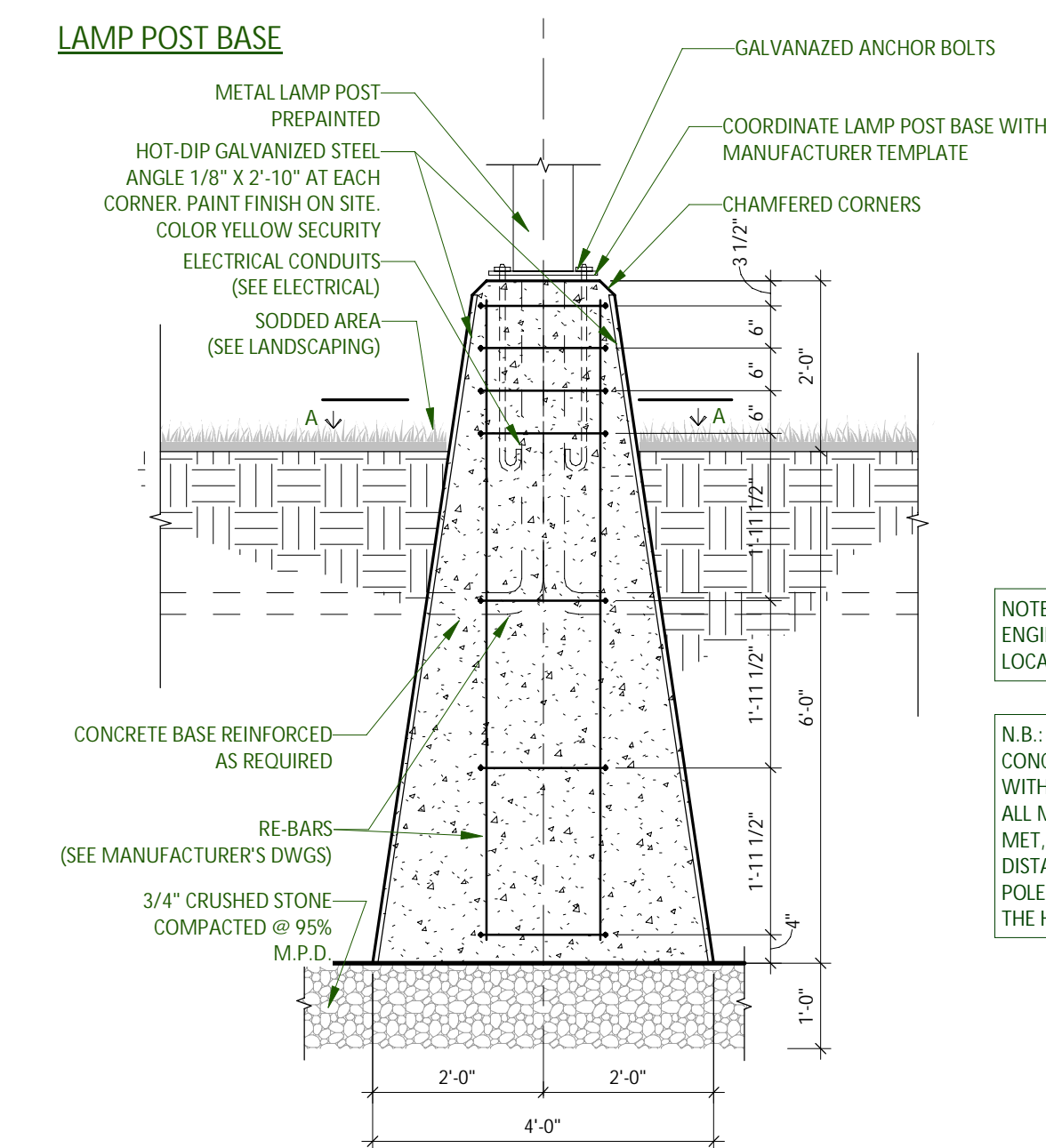
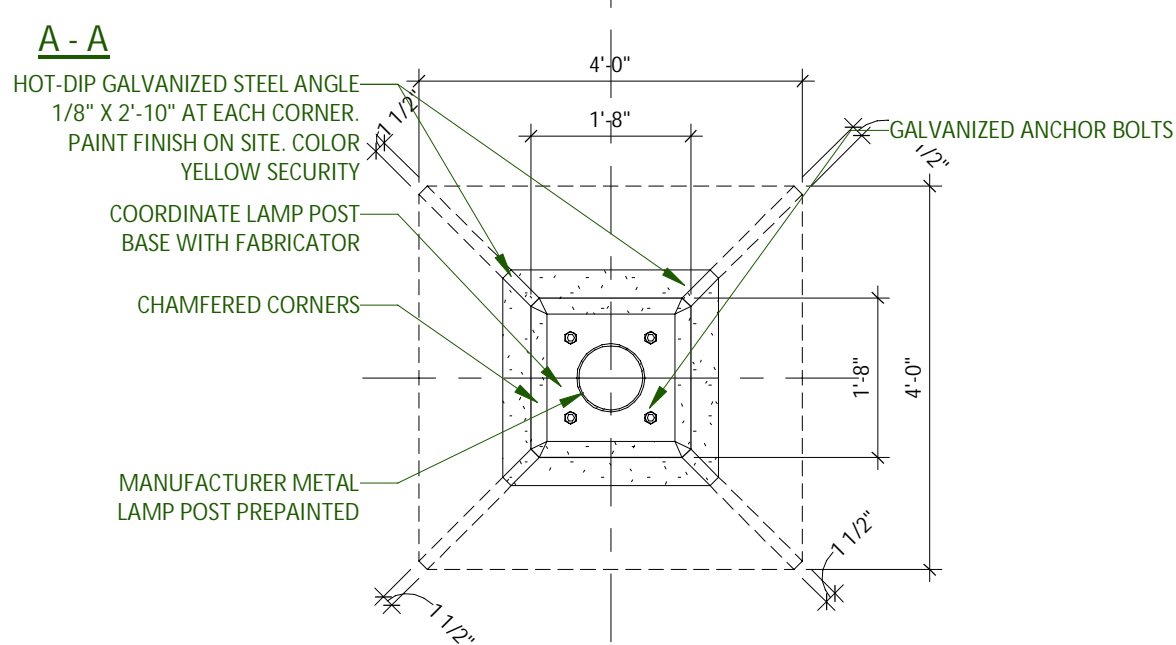
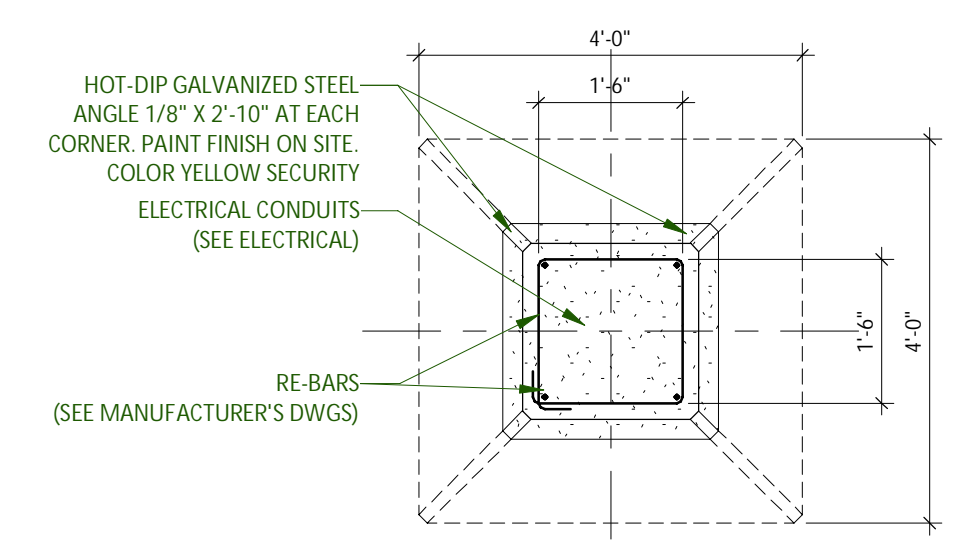


BOLLARD CONCRETE SLAB 7  
1:8 A110



BOLLARD TYPE BP6 AND BP8 8  
1:24 A110

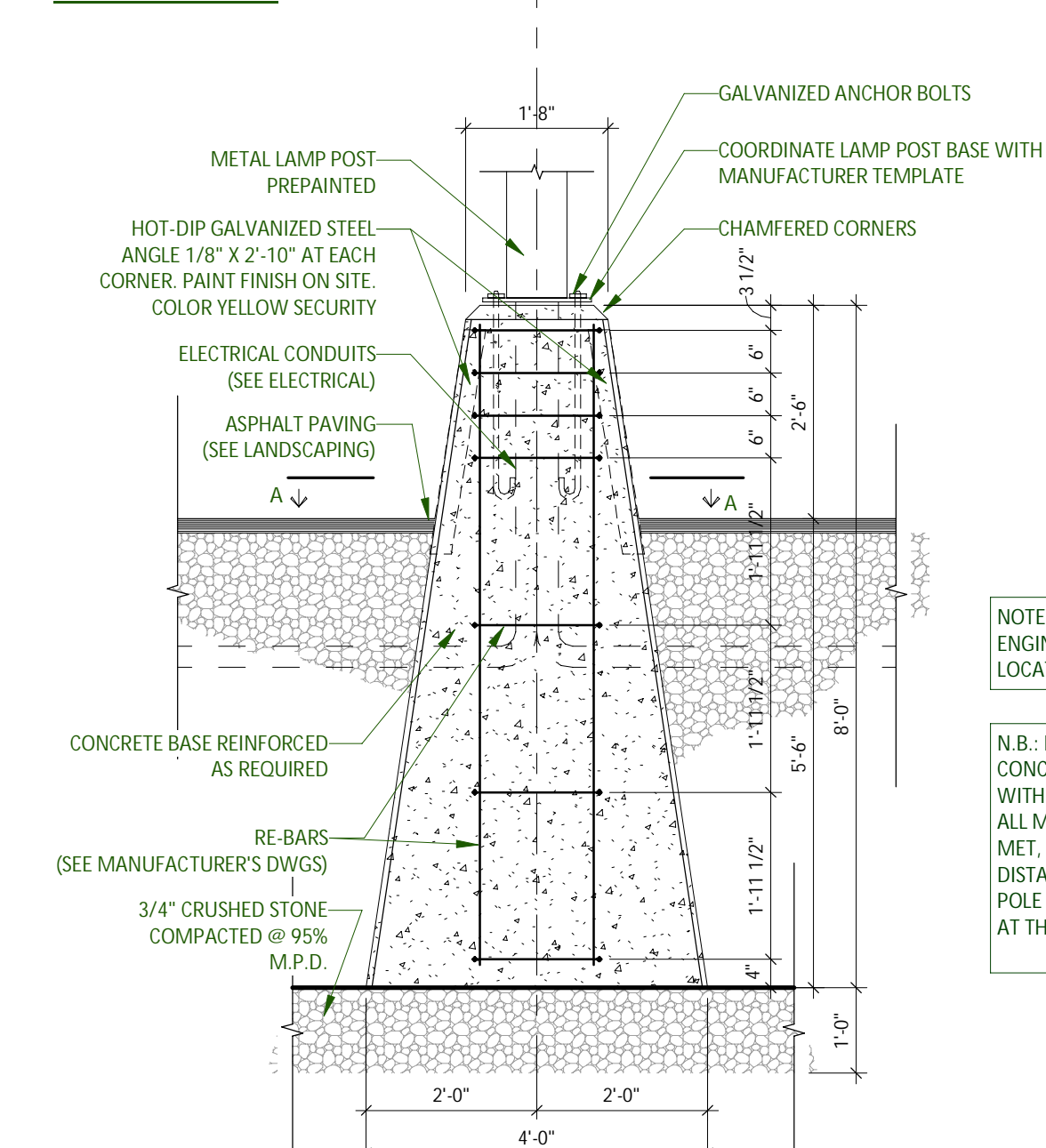
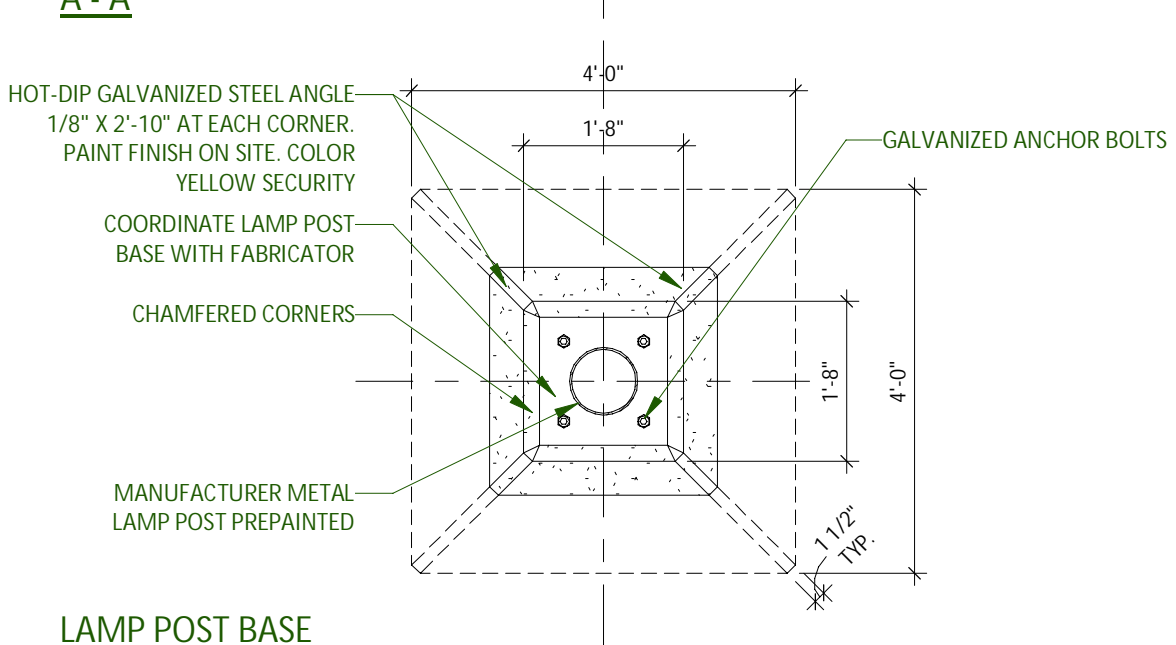
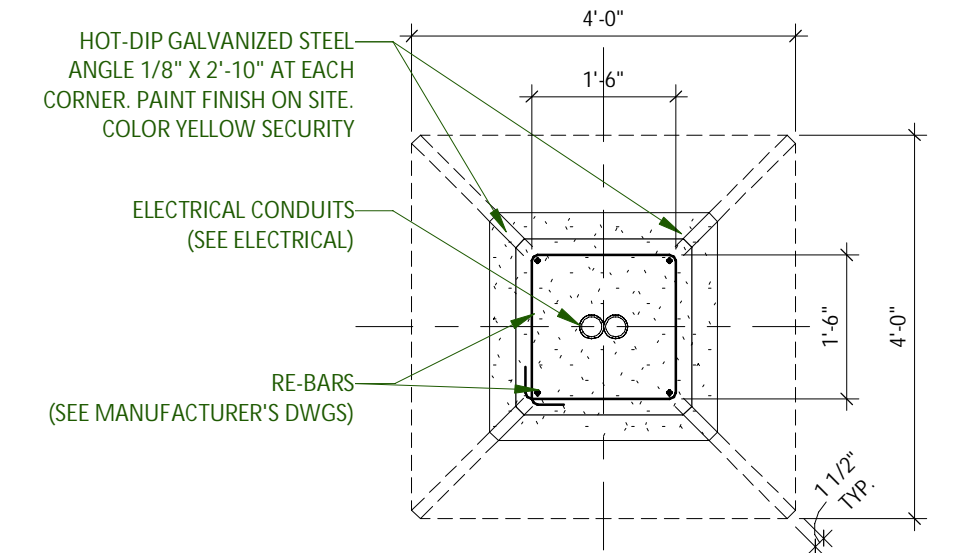
**IMPORTANT:** BEFORE STARTING WORK, COORDINATE SIZE OF CONCRETE BASE WITH BASE PLATE TEMPLATE AND ANCHOR BOLTS OF LIGHT POLE WITH MANUFACTURER SHOP DRAWINGS



LAMP POST BASE SECTION  
LAMP POST BASE IN SODDED AREA (VERIFY ALL DIMENSIONS WITH THE LIGHT POLE MANUFACTURER).  
NOT IN CONTRACT, BY DEVELOPER

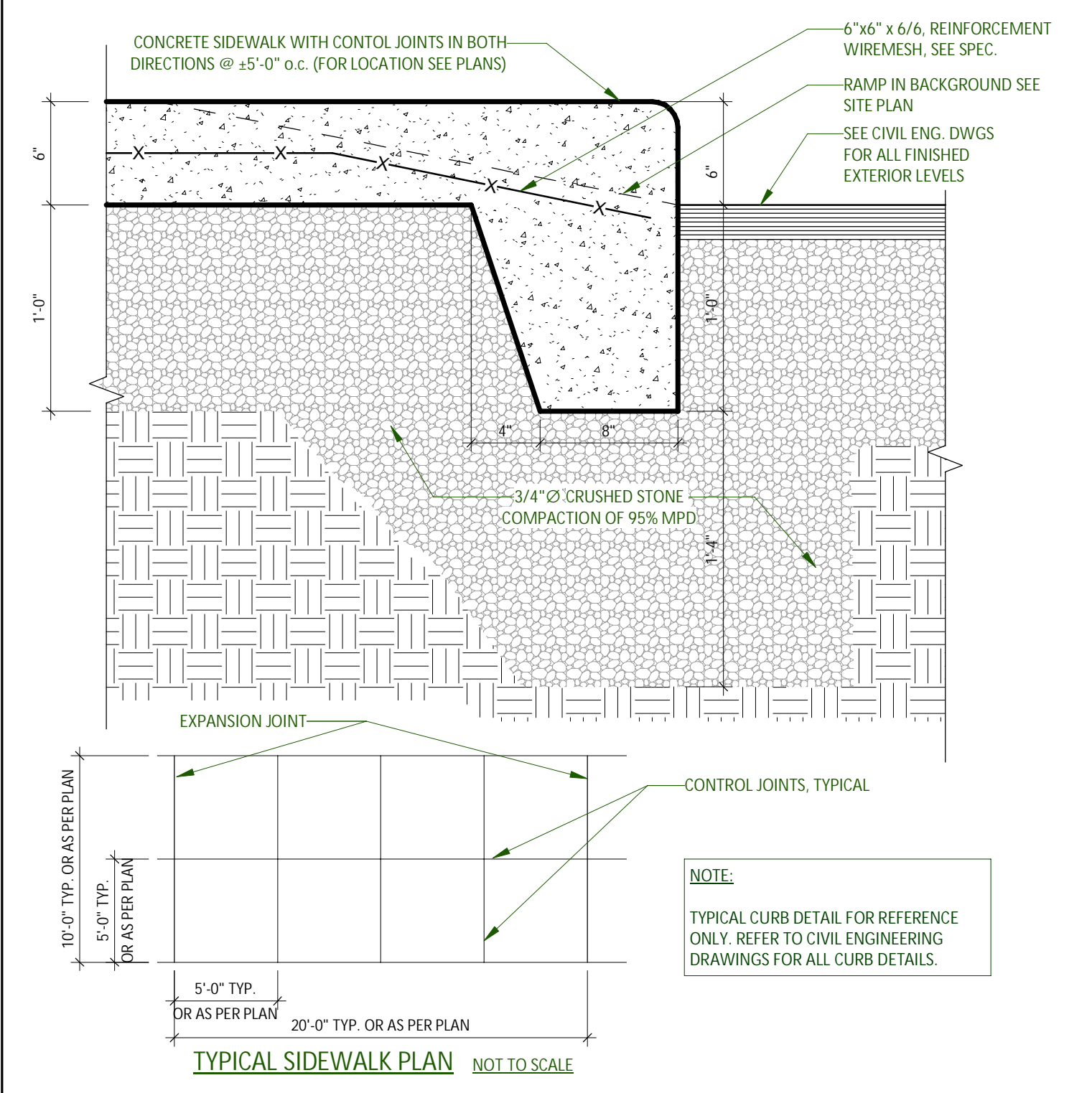
LAMP POST BASE - GRASS 1  
1:24

**IMPORTANT:** BEFORE STARTING WORK, COORDINATE SIZE OF CONCRETE BASE WITH BASE PLATE TEMPLATE AND ANCHOR BOLTS OF LIGHT POLE WITH MANUFACTURER SHOP DRAWINGS

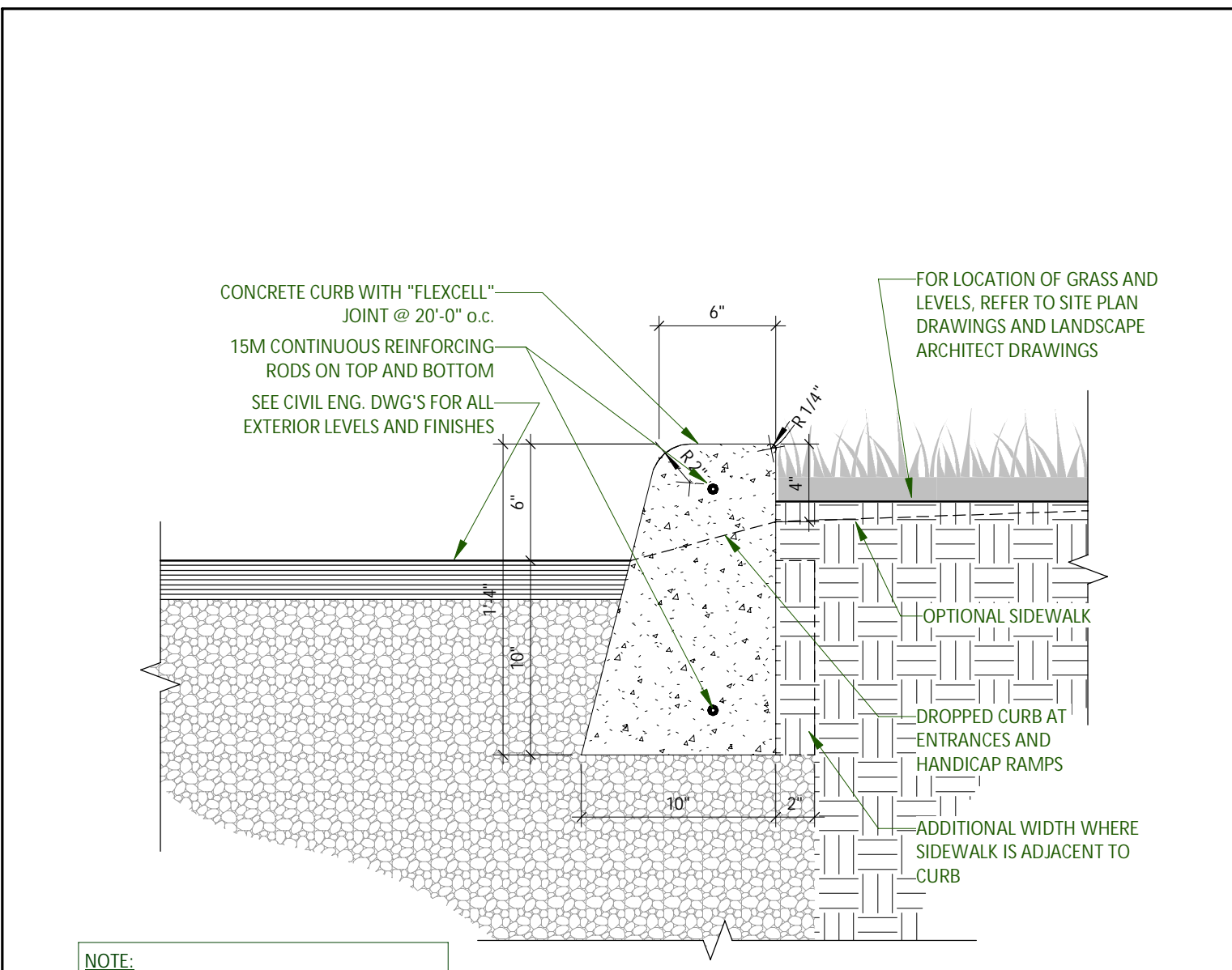


LAMP POST BASE SECTION  
LAMP POST BASE IN ASPHALT PAVING (VERIFY ALL DIMENSIONS WITH THE LIGHT POLE MANUFACTURER).  
NOT IN CONTRACT, BY DEVELOPER

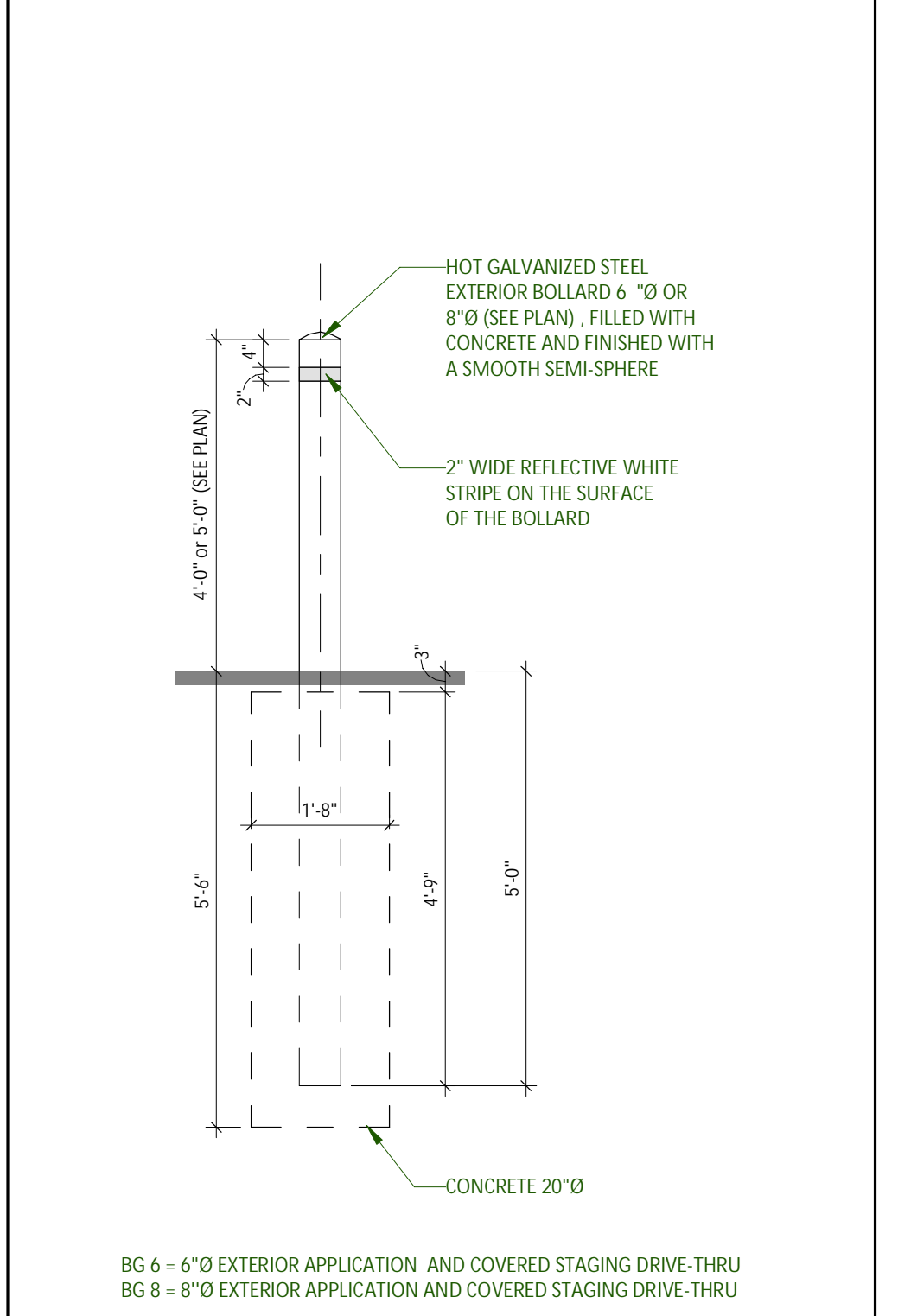
LAMP POST BASE - ASPHALT 2  
1:24



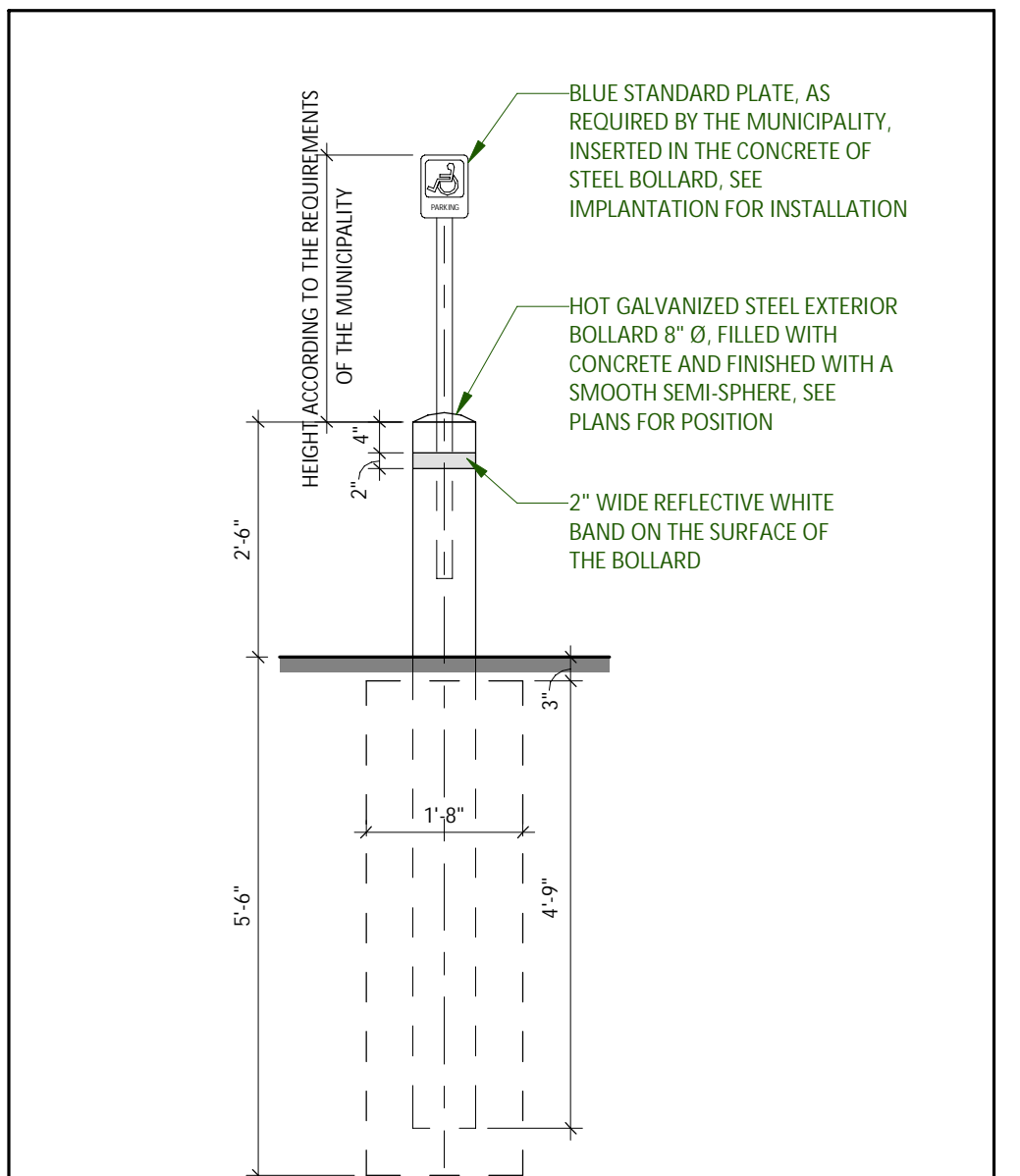
TYPICAL CONCRETE SIDEWALK 5  
1:8 A110



CONCRETE CURB 3  
1:8 A110



BOLLARD TYPE BG6, BG8 6  
1:24 A110



BOLLARD - SIGN FOR DISABLED 4  
1:24 A110

No	Date	Revision	By
1	2022-12-16	ISSUED FOR SPA	

ROSEFELLOW KANATA  
405 HUNTMAR DR.  
CITY OF OTTAWA ONTARIO



Copyright GKC Architects - Not to be used for any other project without the architect's written consent. All dimensions and conditions must be verified on site. Do not scale drawings. Any discrepancies or omissions in the drawing shall be reported to the architect immediately in writing. All work to conform to most recent applicable norms, bylaws and codes for all given trades.

ARCHITECTURE  
SITE DETAILS

DRAWN BY: AH CHECKED BY: EB

SCALE: As indicated

FOUO: 22081 A110 R1