

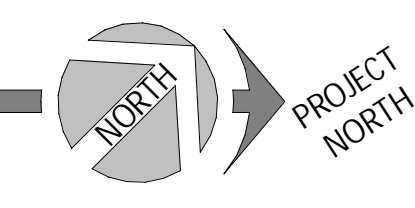
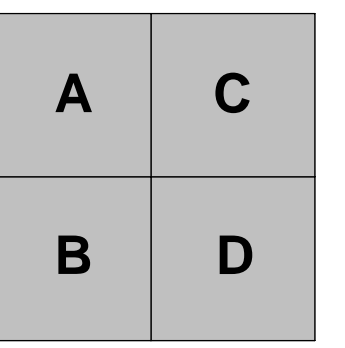
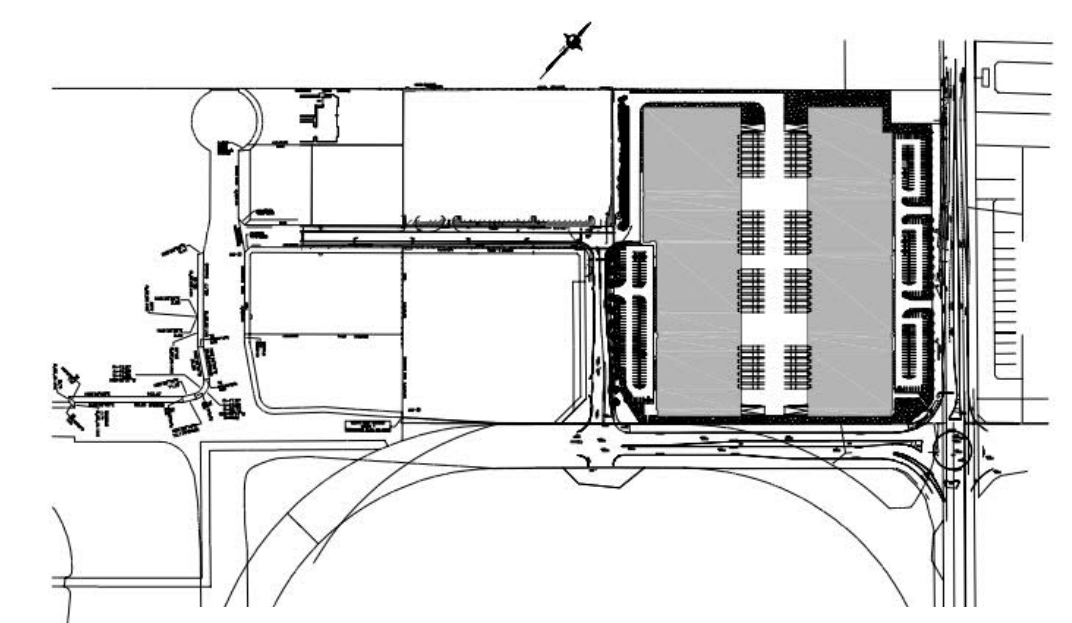


000_ENG_DRAWING LIST			
No	Title	Revision	Date
A000	TITLE, DRAWING LIST	3	2023-05-30
A002	CONTEXT PLAN	2	2023-03-30
A100	SITE PLAN	3	2023-05-30
A101	ENLARGED SITE PLAN 1/4	3	2023-05-30
A102	ENLARGED SITE PLAN 2/4	3	2023-05-30
A103	ENLARGED SITE PLAN 3/4	3	2023-05-30
A104	ENLARGED SITE PLAN 4/4	3	2023-05-30
A110	SITE DETAILS	2	2023-03-30
A111	SITE DETAILS	2	2023-03-30

REV. ISSUED FOR SPA

**ROSEFELLOW.**





**PROJECT STATISTICS**

**PROPERTY**

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

ADDRESS: 405 HUNTMAR DR  
LOT AREA: ±21.4 ac ±932,756 R<sup>2</sup> ±86,687.4 M<sup>2</sup>

**ZONING (IP13) LIGHT INDUSTRIAL**

ALLOWED/REQUIRED	PROPOSED
- FRONT YARD	6m / 7.1m
- EXTERIOR SIDE YARD	6m / 27.5m
- INTERIOR SIDE YARD	4m / 7.2m
- REAR YARD	6m / 6.7m
- MAX. FSI	2 / 0.5
- MAX G.F.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**

**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>

100-199 CARS MIN. 2 HC RESERVED  
6.7m (2 WAY)  
MIN. 3m  
MIN. 2.6m X 5.2m  
MAX. 3.66m X 5.2m  
1/1,000M<sup>2</sup>

**PROPOSED BUILDING AREAS**

BUILDING	AREA (G.F.A.)	AREA (M <sup>2</sup> )
- BUILDING A	±230,247 R <sup>2</sup>	±21,398 M <sup>2</sup>
- BUILDING B	±248,498 R <sup>2</sup>	±23,095 M <sup>2</sup>
<b>TOTAL GROSS FLOOR AREA (G.F.A.)</b>	<b>±478,744 R<sup>2</sup></b>	<b>±44,493 M<sup>2</sup></b>
- TOTAL COVERAGE	51.3%	
- TOTAL LANDSCAPING	±138,512 R <sup>2</sup>	15%

**PROPOSED PARKING**

**BUILDING A**

- PARKING REQUIRED BY THE CITY: 106 STALLS
- PARKING PROVIDED: 168 STALLS
- BICYCLE PARKING REQUIRED: 22 STALLS

**BUILDING B**

- PARKING REQUIRED BY THE CITY: 114 STALLS
- PARKING PROVIDED: 114 STALLS
- BICYCLE PARKING REQUIRED: 24 STALLS

**BUILDING A AREA SUMMARY**

TENANT BUILDING	WAREHOUSE	OFFICE (5%)	TOTAL AREA
<b>TENANT BUILDING A1</b>	±55,410 R <sup>2</sup>	±2,713 R <sup>2</sup>	±58,123 M <sup>2</sup>
<b>TENANT BUILDING A2</b>	±55,074 R <sup>2</sup>	±2,989 R <sup>2</sup>	±58,063 M <sup>2</sup>
<b>TENANT BUILDING A3</b>	±54,980 R <sup>2</sup>	±2,894 R <sup>2</sup>	±57,874 M <sup>2</sup>
<b>TENANT BUILDING A4</b>	±53,271 R <sup>2</sup>	±2,804 R <sup>2</sup>	±56,075 M <sup>2</sup>
<b>TOTAL AREA BUILDING A</b>	<b>±230,247 R<sup>2</sup></b>	<b>±12,300 R<sup>2</sup></b>	<b>±242,547 M<sup>2</sup></b>

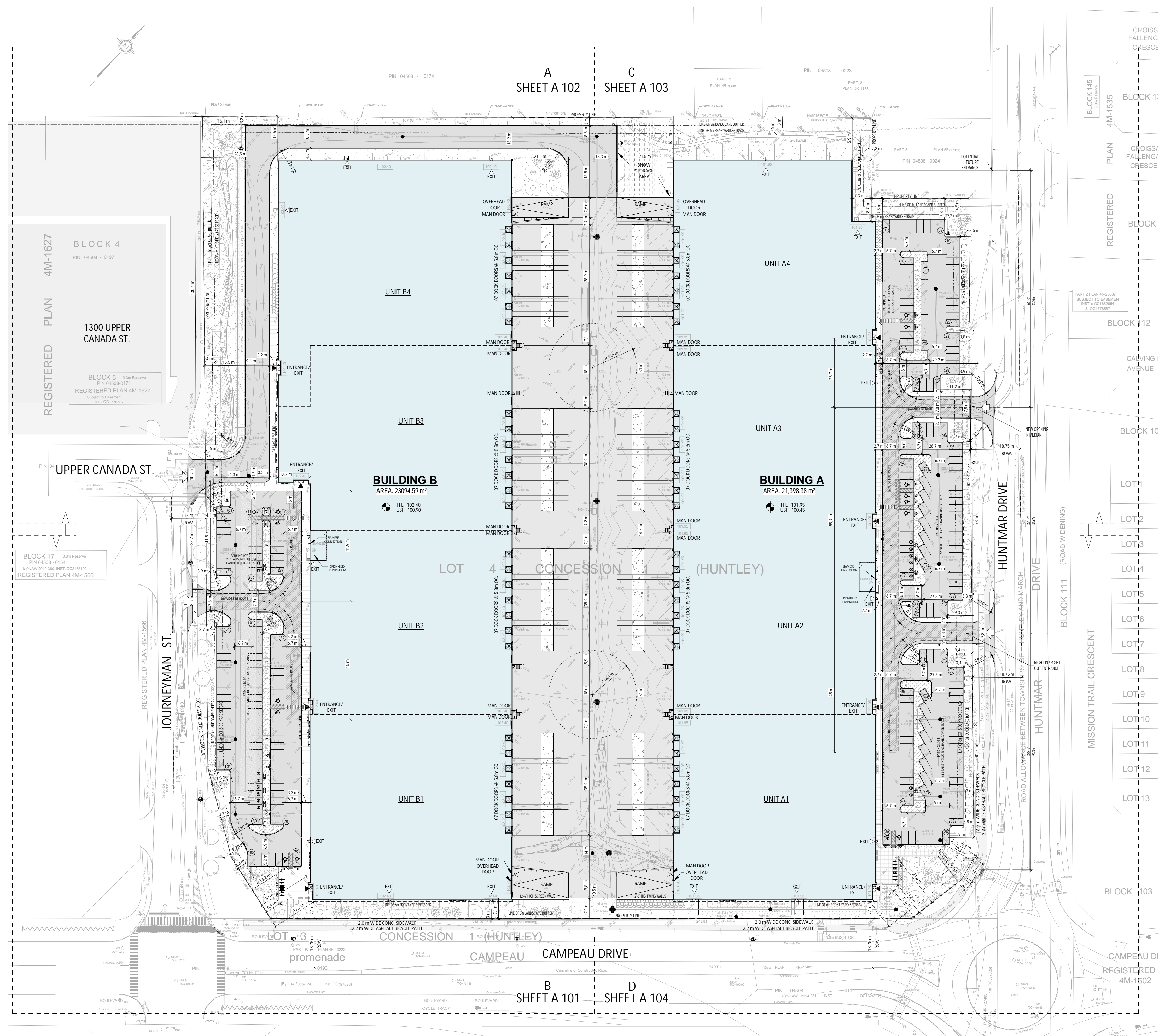
**BUILDING B AREA SUMMARY**

TENANT BUILDING	WAREHOUSE	OFFICE (5%)	TOTAL AREA
<b>TENANT BUILDING B1</b>	±55,352 R <sup>2</sup>	±2,713 R <sup>2</sup>	±58,065 M <sup>2</sup>
<b>TENANT BUILDING B2</b>	±55,028 R <sup>2</sup>	±2,989 R <sup>2</sup>	±58,017 M <sup>2</sup>
<b>TENANT BUILDING B3</b>	±58,870 R <sup>2</sup>	±3,086 R <sup>2</sup>	±61,956 M <sup>2</sup>
<b>TENANT BUILDING B4</b>	±66,823 R <sup>2</sup>	±3,317 R <sup>2</sup>	±70,140 M <sup>2</sup>
<b>TOTAL AREA BUILDING B</b>	<b>±248,498 R<sup>2</sup></b>	<b>±12,105 R<sup>2</sup></b>	<b>±260,603 M<sup>2</sup></b>

**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

**SURVEY NOTES:**  
LEGAL SURVEY, TOPO AND PROPERTY LINES PROVIDED BY ANIS, O'SULLIVAN, VOLLEBEKK LTD. ON SEPTEMBER 27, 2021  
PART OF LOT 4 CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF HUNTLEY  
CITY OF OTTAWA, ON.



SPA 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:**  
ALL POINTS OF CONNECTION SHOWN ARE CONCEPTUAL AND MAY BE MODIFIED ACCORDING TO THE NEEDS AND REQUIREMENTS OF THE PUBLIC AUTHORITIES CONCERNED. SERVICES, ADJUSTMENT, DISTRIBUTION OF NATURAL GAS AND ELECTRICITY, TELEPHONE SERVICE AND CABLE DISTRIBUTION, 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.

**PUBLIC UTILITY SERVICES:**  
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	Revision	By
3	2023-05-30	ISSUED FOR SPA R2	
2	2023-03-30	ISSUED FOR SPA R1	
1	2022-12-16	ISSUED FOR SPA	

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

ARCHITECTURE  
SITE PLAN

DRAWN BY: AH CHECKED BY: EB  
SCALE: As indicated  
FOLD: 22081  
PLANNUMBER: D07-12-22-0186  
PLAN NUMBER: 18906  
A100 R3



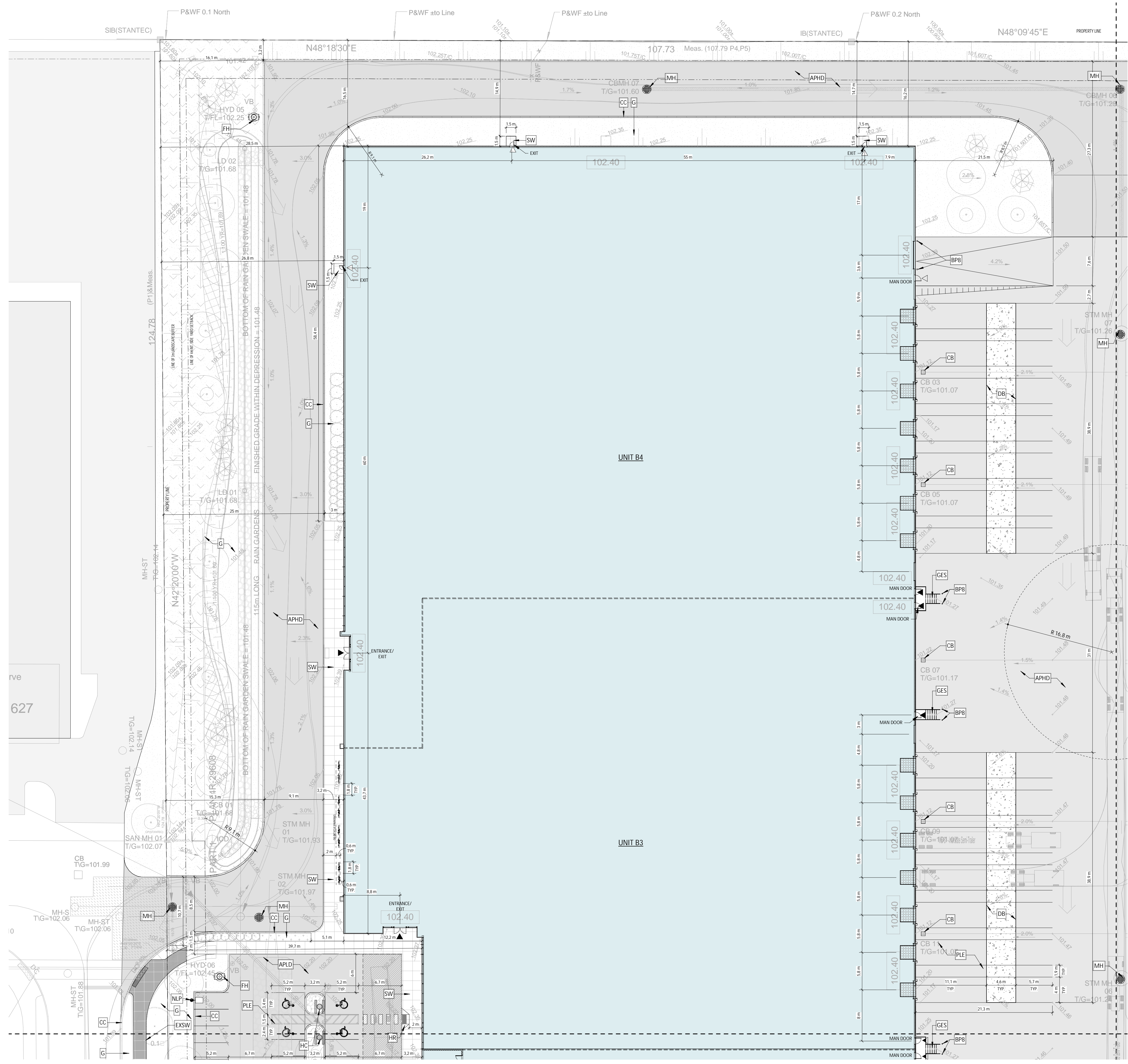
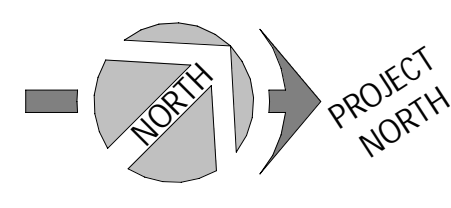




## SYMBOLS LEGEND - SITE DETAIL

- 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 BG8 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 BP8 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
- VH/E 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
- LD SEE CIVIL
- CB CATCH BASIN. SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)
- FS FIRE ROUTE SIGNAGE

A	C
B	D



No	Date	Revision	By
3	2023-05-30	ISSUED FOR SPA R2	
2	2023-03-30	ISSUED FOR SPA R1	
1	2022-12-16	ISSUED FOR SPA	

ROSEFELLOW KANATA  
405 HUNTMAR DR.  
CITY OF OTTAWA ONTARIO

## ARCHITECTURE

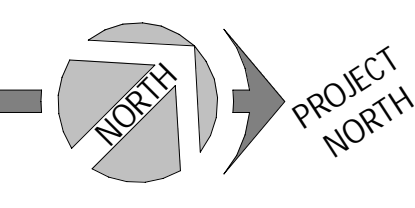
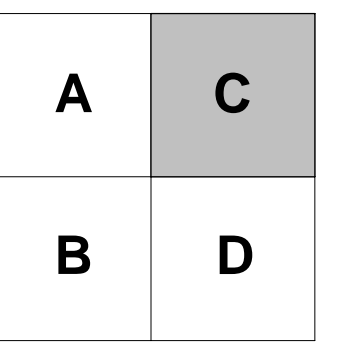
### ENLARGED SITE PLAN 2/4

DRAWN BY: AT CHECKED BY: AH/EB  
SCALE: As indicated  
FOUD: 22081  
FILE NUMBER: D07-12-22-0186  
PLAN NUMBER: 18906  
A102 R3

SPA ENLARGED SITE PLAN 2/4 1  
1:300 A102

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### 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.
- GES GALVANIZED EXIT STAIR
- HR 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
- FH FIRE HYDRANT
- SC SIAMESE FIRE DEPT CONNECTION. SEE CIVIL AND FIRE PROTECTION
- MH MANHOLE. SEE CIVIL
- LD SEE CIVIL
- CB CATCH BASIN. SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)
- FS FIRE ROUTE SIGNAGE

3	2023-05-30	ISSUED FOR SPA R2		
2	2023-03-30	ISSUED FOR SPA R1		
1	2022-12-16	ISSUED FOR SPA		
No.	Date	Revision		By

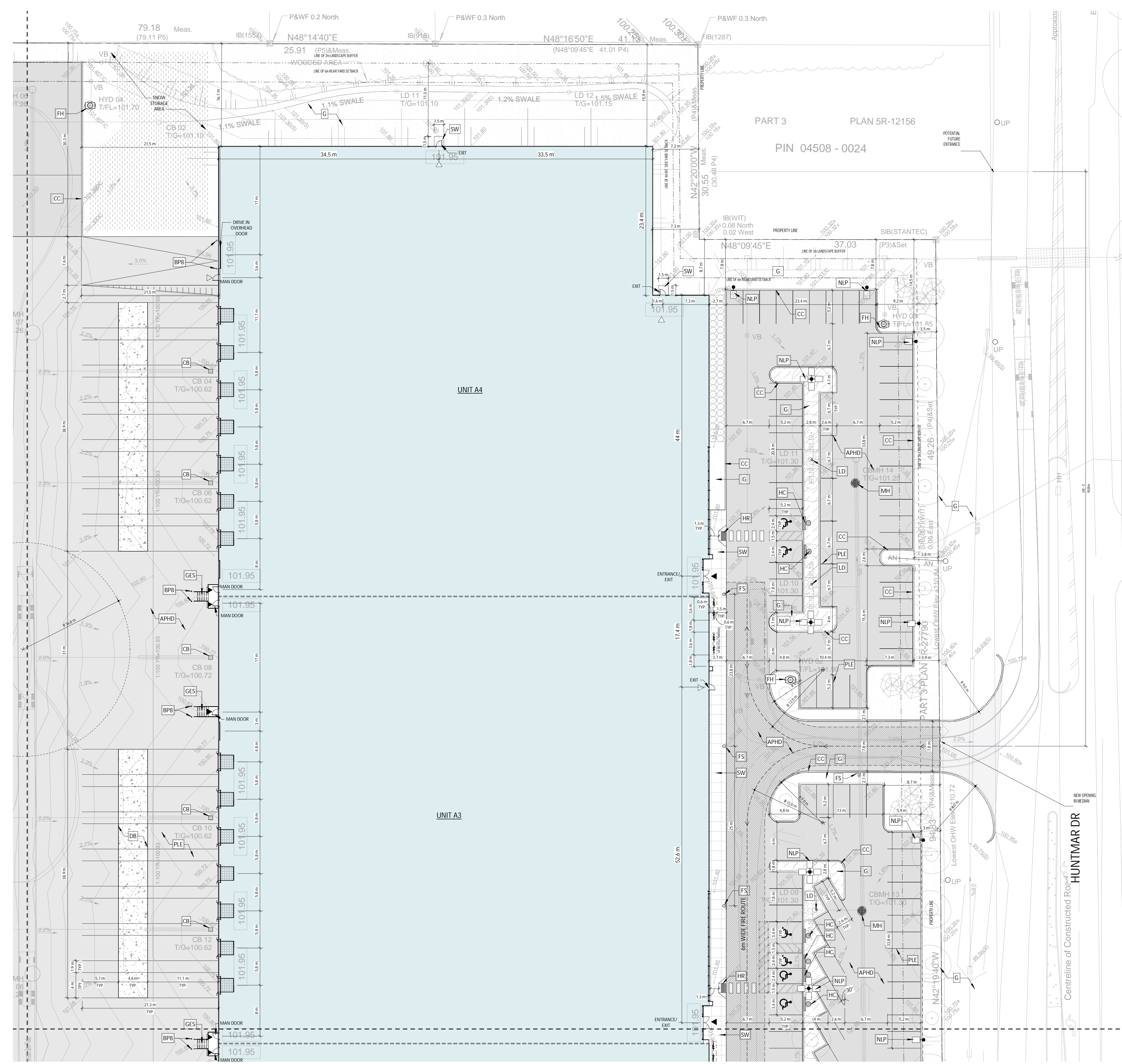
**ROSEFELLOW KANATA**  
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CITY OF OTTAWA ONTARIO

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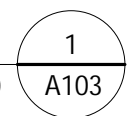
## ARCHITECTURE

### ENLARGED SITE PLAN 3/4

DRAWN BY: AT CHECKED BY: AH/EB  
FILE NUMBER: D07-12-22-0186  
SCALE: As indicated PLAN NUMBER: 18906  
FOUR: 22081 **A103 R3**

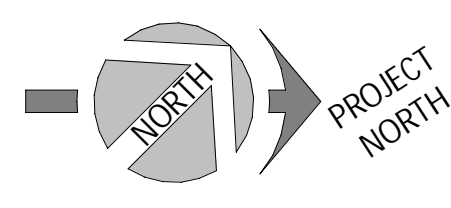


SPA ENLARGED SITE PLAN 3/4  
1:300



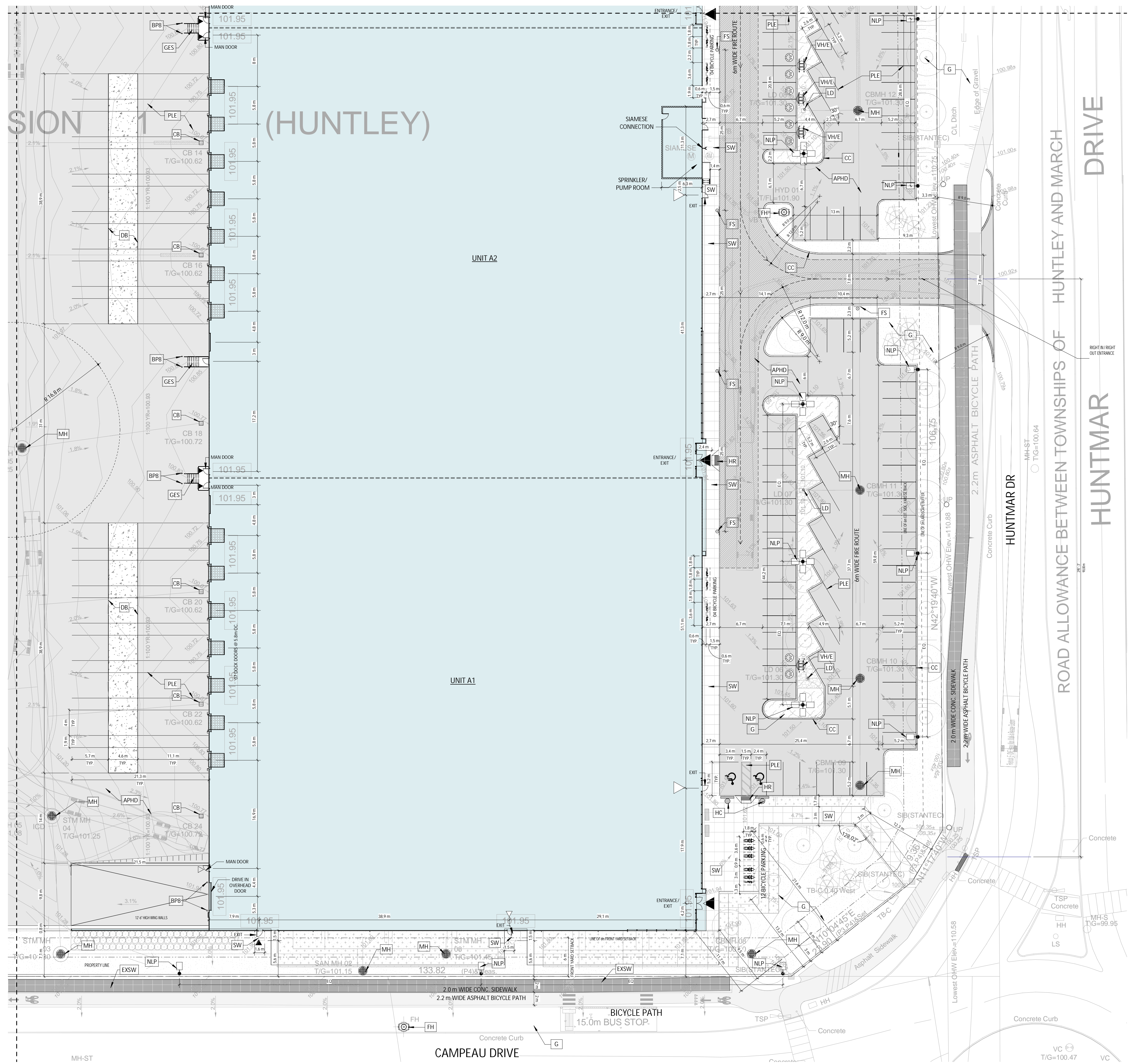


A	C
B	D



### 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
- NLP NLP
- 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.
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- MH MANHOLE. SEE CIVIL
- LD SEE CIVIL
- CB CATCH BASIN. SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)
- FS FIRE ROUTE SIGNAGE



SPA ENLARGED SITE PLAN 4/4  
1  
1:300  
A104

No	Date	Revision	By
3	2023-05-30	ISSUED FOR SPA R2	
2	2023-03-30	ISSUED FOR SPA R1	
1	2022-12-16	ISSUED FOR SPA	

ROSEFELLOW KANATA  
405 HUNTMAR DR.  
CITY OF OTTAWA ONTARIO

ARCHITECTURE

ENLARGED SITE PLAN 4/4

DRAWN BY: AT CHECKED BY: AH/EB  
SCALE: As indicated  
FOUR: 22081  
PLANNING: 18906  
A104 R3

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