



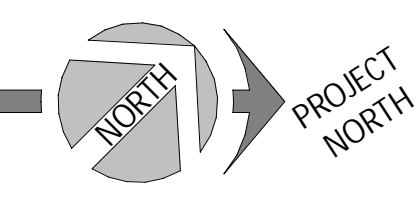
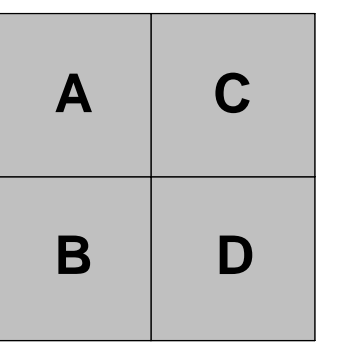
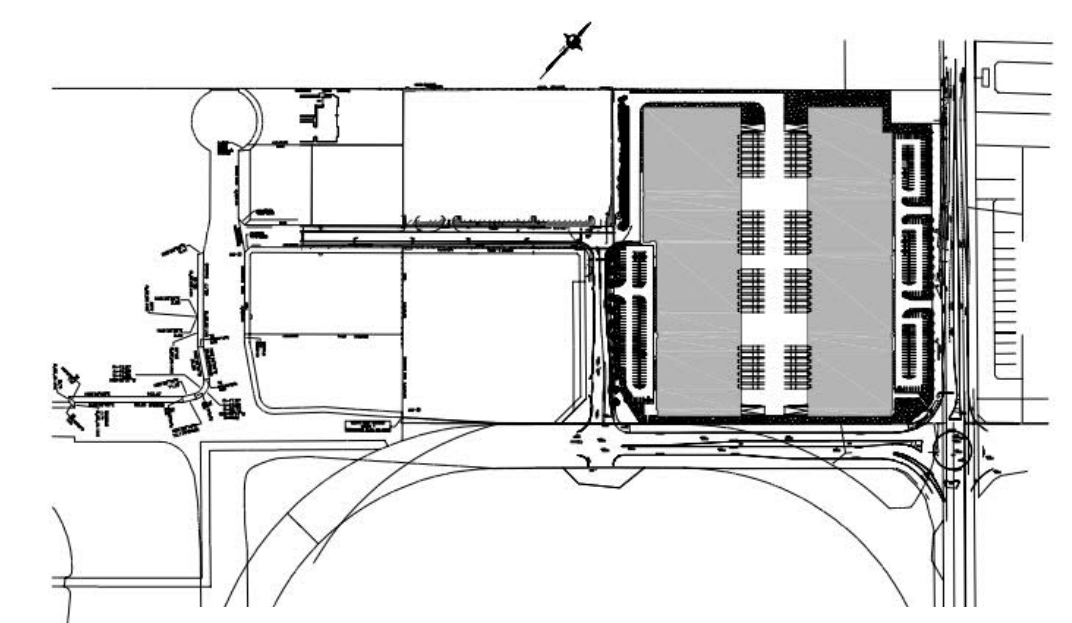
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No	Title	Revision	Date	Current Revision Description
A000	TITLE, DRAWING LIST	4	2023-08-04	ISSUED FOR SPA R3
A002	CONTEXT PLAN	2	2023-03-30	ISSUED FOR SPA R1
A100	SITE PLAN	4	2023-08-04	ISSUED FOR SPA R3
A101	ENLARGED SITE PLAN 1/4	4	2023-08-04	ISSUED FOR SPA R3
A102	ENLARGED SITE PLAN 2/4	4	2023-08-04	ISSUED FOR SPA R3
A103	ENLARGED SITE PLAN 3/4	4	2023-08-04	ISSUED FOR SPA R3
A104	ENLARGED SITE PLAN 4/4	4	2023-08-04	ISSUED FOR SPA R3
A110	SITE DETAILS	2	2023-03-30	ISSUED FOR SPA R1
A111	SITE DETAILS	2	2023-03-30	ISSUED FOR SPA R1

REV. ISSUED FOR SPA R3

**ROSEFELLOW.**







**PROJECT STATISTICS**

**PROPERTY**

PART OF LOT 4  
CONCESSION  
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 R<sup>2</sup>

**ZONING (IP13) LIGHT INDUSTRIAL**

SETBACK	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

**CITY PARKING REQUIREMENTS**

- LIGHT INDUSTRIAL

- 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%

**PROPOSED BUILDING AREAS**

- 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**

<b>BUILDING A</b>		
- PARKING REQUIRED BY THE CITY		106 STALLS
- PARKING PROVIDED		168 STALLS
- BICYCLE PARKING REQUIRED		22 STALLS
<b>BUILDING B</b>		
- PARKING REQUIRED BY THE CITY		114 STALLS
- PARKING PROVIDED		114 STALLS
- BICYCLE PARKING REQUIRED		24 STALLS

**BUILDING A AREA SUMMARY**

<b>TENANT BUILDING A1</b>		
- WAREHOUSE	±55,410 R <sup>2</sup>	±5,150 m <sup>2</sup>
- OFFICE (5%)	±2,916 R <sup>2</sup>	±271 m <sup>2</sup>
- A1 TENANT AREA	<b>±58,326 R<sup>2</sup></b>	<b>±5,421 m<sup>2</sup></b>
<b>TENANT BUILDING A2</b>		
- WAREHOUSE	±55,074 R <sup>2</sup>	±5,110 m <sup>2</sup>
- OFFICE (5%)	±2,989 R <sup>2</sup>	±280 m <sup>2</sup>
- A2 TENANT AREA	<b>±57,972 R<sup>2</sup></b>	<b>±5,388 m<sup>2</sup></b>
<b>TENANT BUILDING A3</b>		
- WAREHOUSE	±54,980 R <sup>2</sup>	±5,110 m <sup>2</sup>
- OFFICE (5%)	±2,894 R <sup>2</sup>	±269 m <sup>2</sup>
- A3 TENANT AREA	<b>±57,874 R<sup>2</sup></b>	<b>±5,379 m<sup>2</sup></b>
<b>TENANT BUILDING A4</b>		
- WAREHOUSE	±53,271 R <sup>2</sup>	±4,951 m <sup>2</sup>
- OFFICE (5%)	±2,804 R <sup>2</sup>	±261 m <sup>2</sup>
- A4 TENANT AREA	<b>±56,074 R<sup>2</sup></b>	<b>±5,211 m<sup>2</sup></b>
<b>TOTAL AREA BUILDING A</b>	<b>±230,247 R<sup>2</sup></b>	<b>±21,398.38 m<sup>2</sup></b>

**BUILDING B AREA SUMMARY**

<b>TENANT BUILDING B1</b>		
- WAREHOUSE	±55,352 R <sup>2</sup>	±5,142 m <sup>2</sup>
- OFFICE (5%)	±2,913 R <sup>2</sup>	±271 m <sup>2</sup>
- B1 TENANT AREA	<b>±58,265 R<sup>2</sup></b>	<b>±5,413 m<sup>2</sup></b>
<b>TENANT BUILDING B2</b>		
- WAREHOUSE	±55,028 R <sup>2</sup>	±5,112 m <sup>2</sup>
- OFFICE (5%)	±2,896 R <sup>2</sup>	±269 m <sup>2</sup>
- B2 TENANT AREA	<b>±57,924 R<sup>2</sup></b>	<b>±5,383 m<sup>2</sup></b>
<b>TENANT BUILDING B3</b>		
- WAREHOUSE	±58,870 R <sup>2</sup>	±5,469 m <sup>2</sup>
- OFFICE (5%)	±3,086 R <sup>2</sup>	±288 m <sup>2</sup>
- B3 TENANT AREA	<b>±61,956 R<sup>2</sup></b>	<b>±5,757 m<sup>2</sup></b>
<b>TENANT BUILDING B4</b>		
- WAREHOUSE	±66,823 R <sup>2</sup>	±6,208 m <sup>2</sup>
- OFFICE (5%)	±3,517 R <sup>2</sup>	±327 m <sup>2</sup>
- B4 TENANT AREA	<b>±70,340 R<sup>2</sup></b>	<b>±6,535 m<sup>2</sup></b>
<b>TOTAL AREA BUILDING B</b>	<b>±248,498 R<sup>2</sup></b>	<b>±23,094.58 m<sup>2</sup></b>

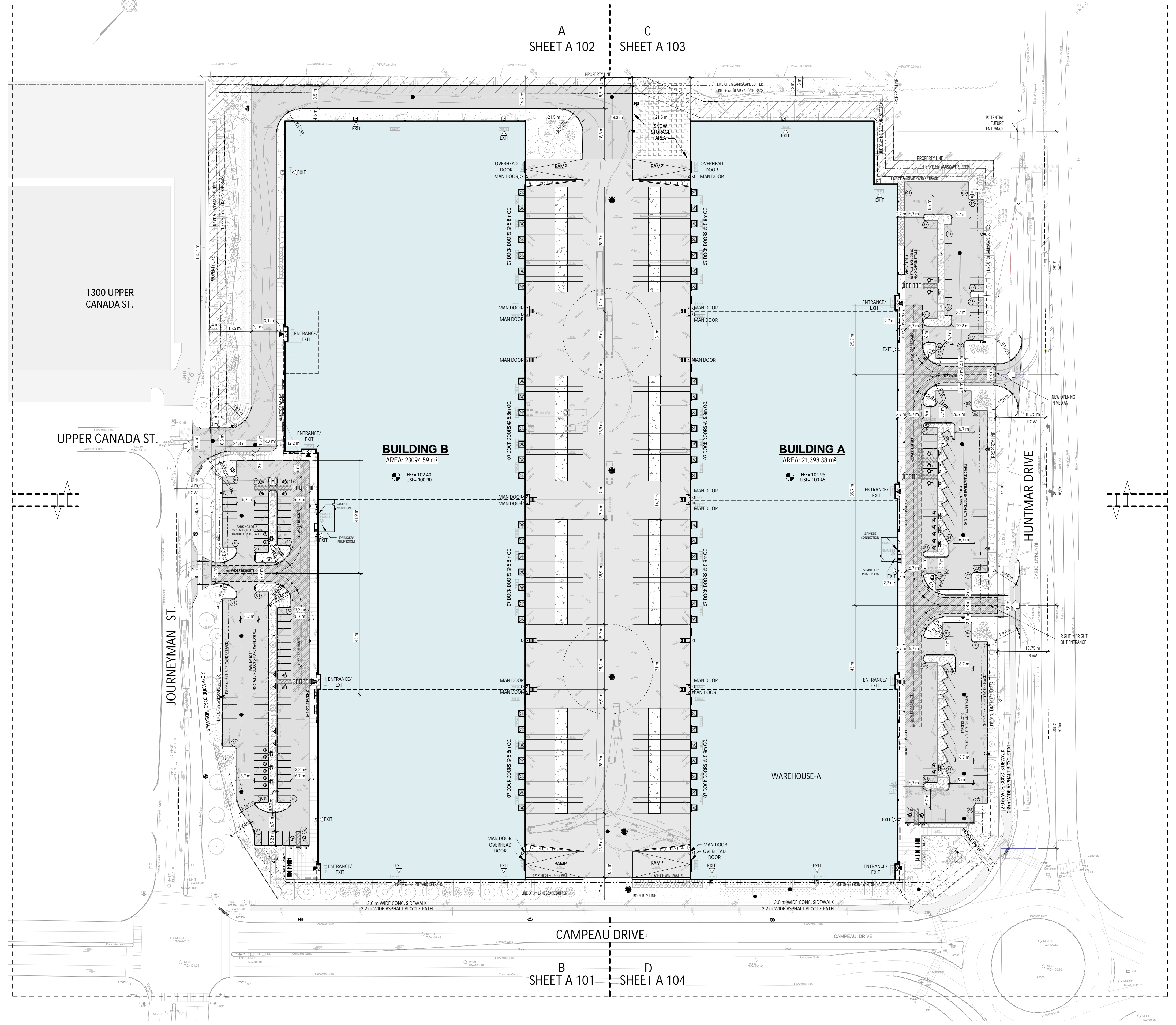
**LEGEND (OVERALL PLAN)**

- PROPERTY LINE
- SETBACK LINE (YARD & BUFFER)
- FIRE ROUTE
- PROPOSED NEW BUILDING
- PROPOSED LANDSCAPE AREA
- SITE ENTRANCE/EXIT
- BUILDING ENTRANCE/EXIT
- EXIT DOOR
- WATERMAIN EASEMENT, SEE CIVIL

**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:**  
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 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.

**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	Revision	By
4	2023-08-04	ISSUED FOR SPA R3	SG
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



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**ARCHITECTURE**

**SITE PLAN**



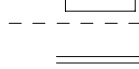
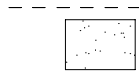
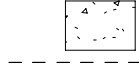


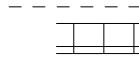

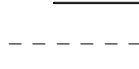

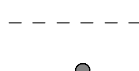





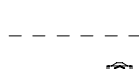
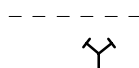
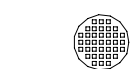


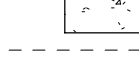
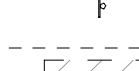
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FILE NUMBER: D07-12-22-0186  
PLAN NUMBER: 18906

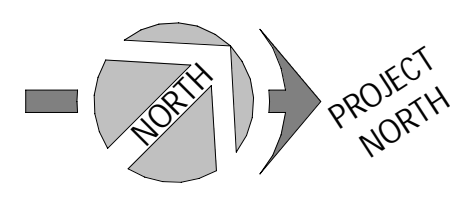
**A100 R4**



**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
-  BGG/BGB 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.
-  BPP/BPB 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
-  WATERMAIN EASEMENT, SEE CIVIL

A	C
B	D



No	Date	Revision	By
4	2023-08-04	ISSUED FOR SPA R3	SG
3	2023-05-30	ISSUED FOR SPA R2	
2	2023-03-30	ISSUED FOR SPA R1	
1	2022-12-16	ISSUED FOR SPA	

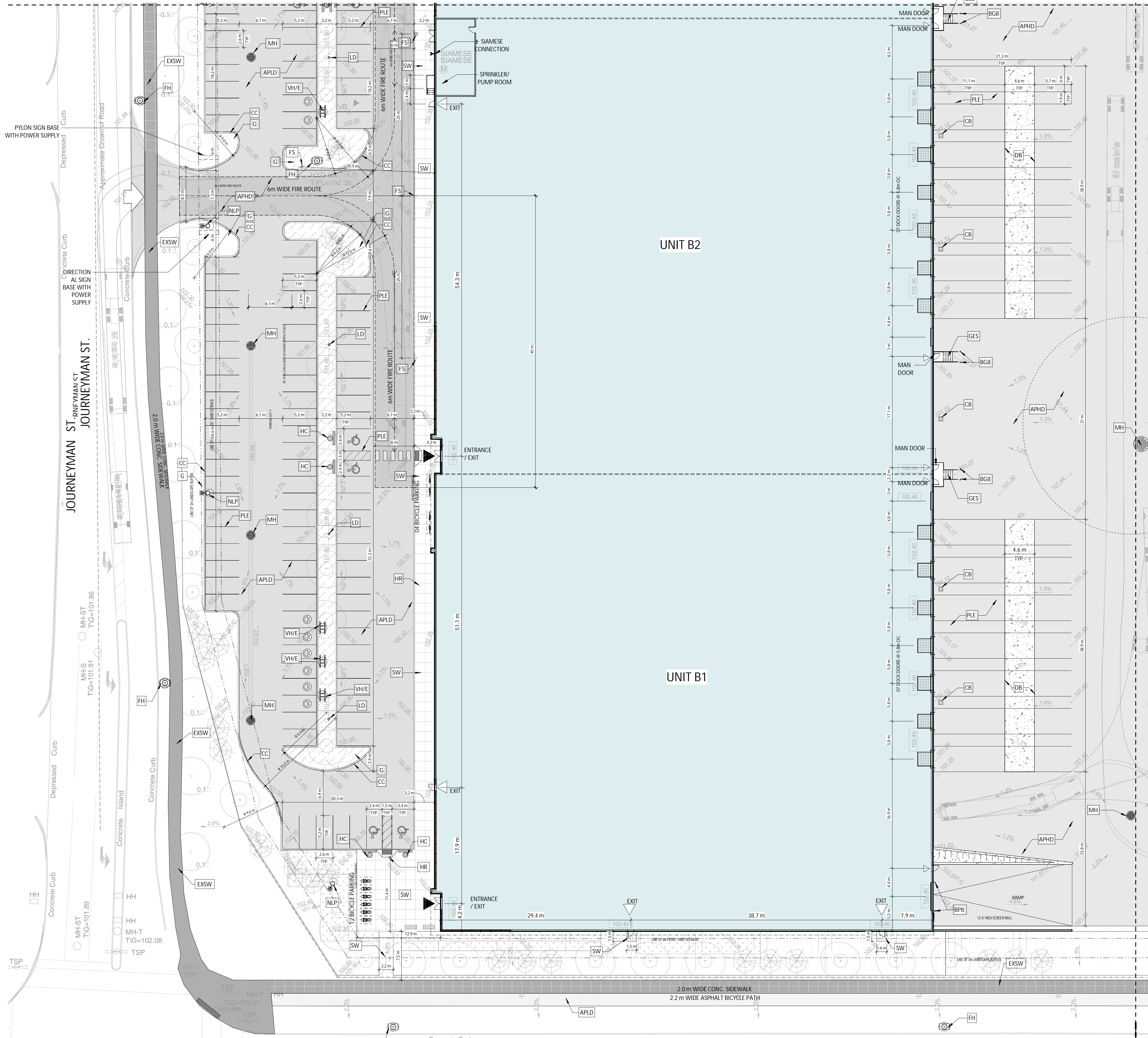
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**ARCHITECTURE**  
**ENLARGED SITE PLAN 1/4**

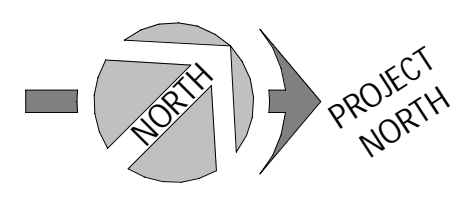
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FILE NUMBER: D07-12-22-0186  
SCALE: As indicated PLAN NUMBER: 18906  
FOUR: 22081 **A101 R4**



SPA ENLARGED SITE PLAN 1/4  
1  
1:300 A101

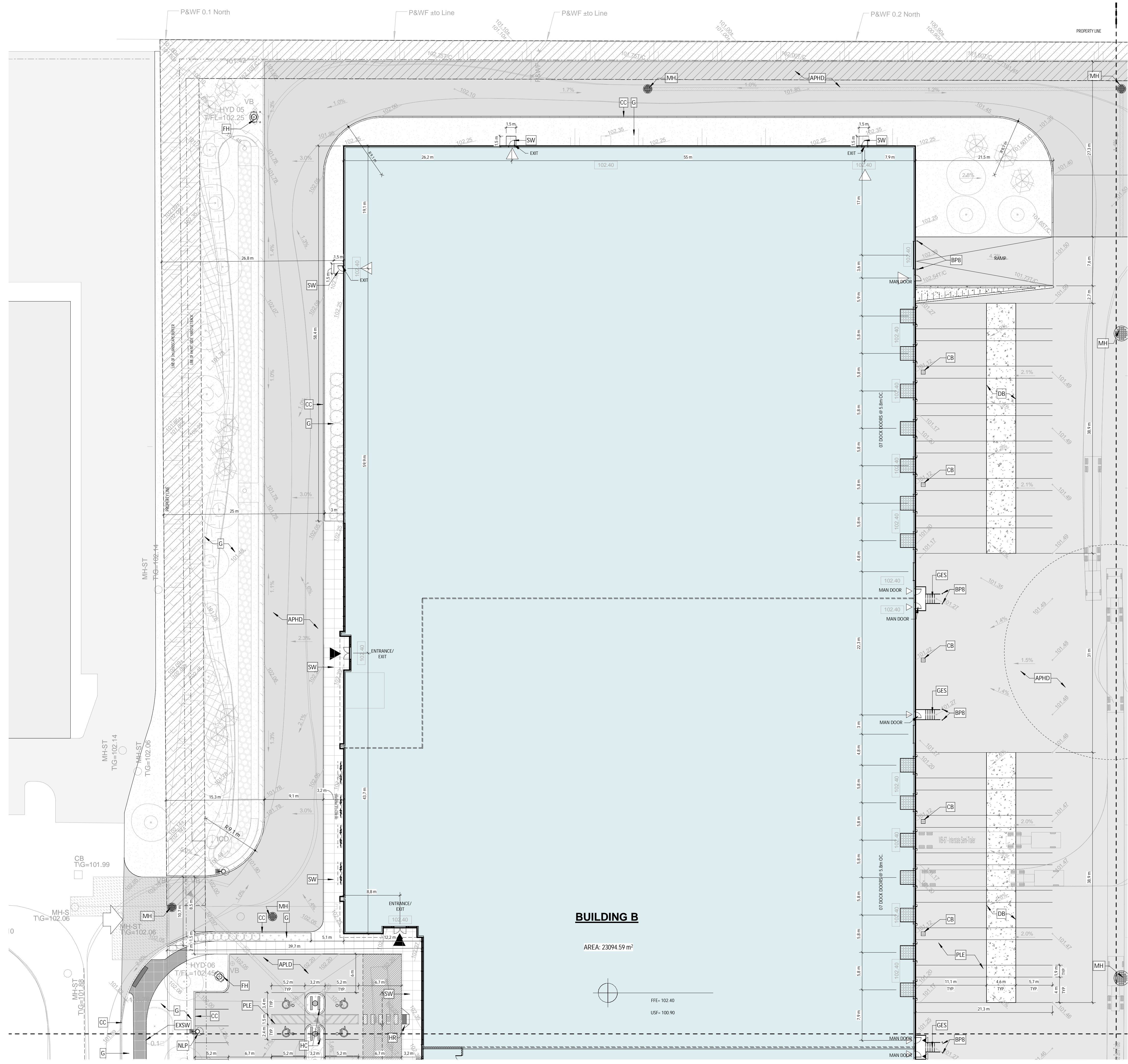


A	C
B	D



### 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
- 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
- WATERMAIN EASEMENT. SEE CIVIL



**BUILDING B**

AREA: 23094.59 m<sup>2</sup>

FFE-102.40  
USF-100.90

SPA ENLARGED SITE PLAN 2/4

1  
1:300  
A102

No	Date	Revision	By
4	2023-08-04	ISSUED FOR SPA R3	SG
3	2023-05-30	ISSUED FOR SPA R2	
2	2023-03-30	ISSUED FOR SPA R1	
1	2022-12-16	ISSUED FOR SPA	

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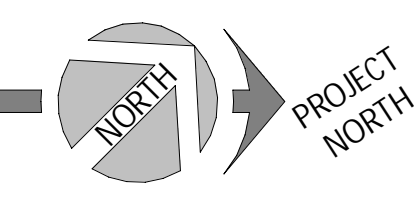
ARCHITECTURE

ENLARGED SITE PLAN 2/4

DRAWN BY: AT CHECKED BY: AH/EB  
FILE NUMBER: D07-12-22-0186  
SCALE: As indicated PLAN NUMBER: 18906  
FOLD: 22081 **A102 R4**



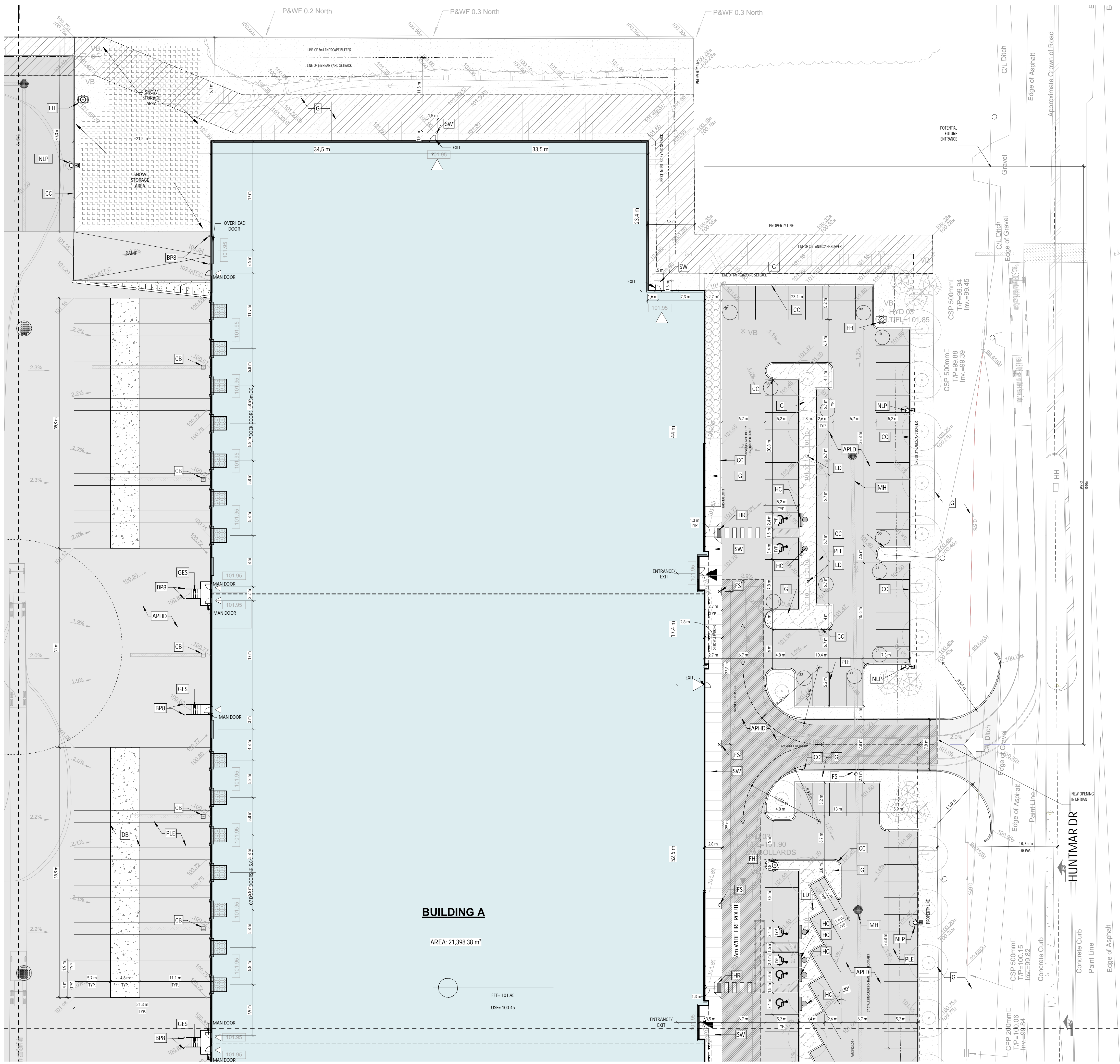
A	C
B	D



### SYMBOLS LEGEND - SITE DETAIL

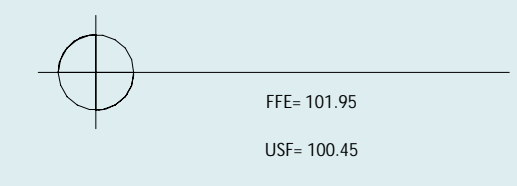
- NEW BUILDINGS
- APHD ASPHALT PAVING, HEAVY DUTY. SEE CIVIL
- APLD ASPHALT PAVING, LIGHT DUTY. SEE CIVIL
- CC EXTERIOR CONCRETE CURB. SEE CIVIL
- G GRASS OR OTHER LANDSCAPING. SEE LANDSCAPE
- ECB EXTERIOR CONCRETE BASE. SEE STRUCTURE FOR DETAILS
- NEW LIGHT POLE REFER TO ELECTRICAL
- EXSW EXISTING SIDEWALK
- 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
- LD SEE CIVIL
- CB CATCH BASIN. SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)
- FS FIRE ROUTE SIGNAGE
- WATERMAIN EASEMENT, SEE CIVIL

No	Date	Revision	By
4	2023-08-04	ISSUED FOR SPA R3	SG
3	2023-05-30	ISSUED FOR SPA R2	
2	2023-03-30	ISSUED FOR SPA R1	
1	2022-12-16	ISSUED FOR SPA	



### BUILDING A

AREA: 21,398.38 m<sup>2</sup>



SPA ENLARGED SITE PLAN 3/4  
 1 / 300

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



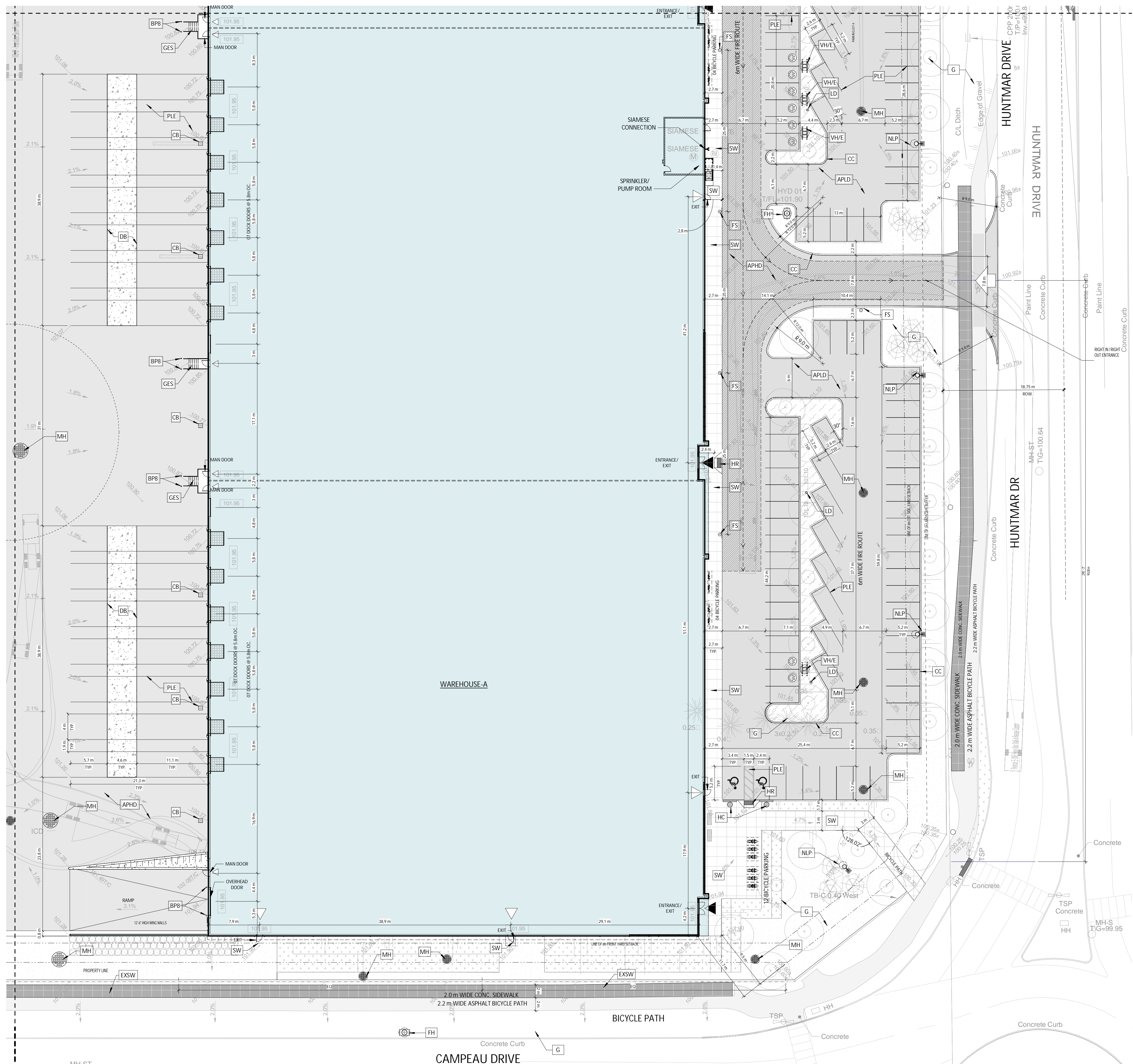
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## ARCHITECTURE

### ENLARGED SITE PLAN 3/4

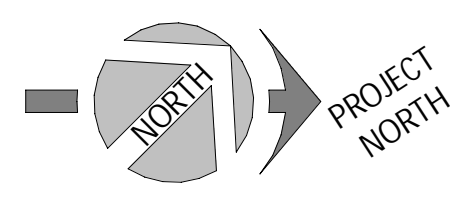
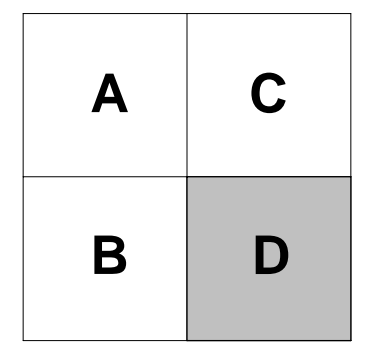
DRAWN BY: AT CHECKED BY: AH/EB  
 FILE NUMBER: D07-12-22-0186  
 PLAN NUMBER: 18906  
 FOLD: 22081 **A103 R4**





**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
- SIAMSE FIRE DEPT CONNECTION. SEE CIVIL AND FIRE PROTECTION
- MANHOLE. SEE CIVIL
- LD SEE CIVIL
- CB CATCH BASIN. SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)
- FS FIRE ROUTE SIGNAGE
- WATERMAIN EASEMENT, SEE CIVIL



No	Date	Revision	By
4	2023-08-04	ISSUED FOR SPA R3	SG
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



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**ARCHITECTURE**  
**ENLARGED SITE PLAN 4/4**

DRAWN BY: AT CHECKED BY: AH/EB  
SCALE: As indicated  
FILE NUMBER: D07-12-22-0186  
PLAN NUMBER: 18906  
FOUR: 22081 **A104 R4**

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