

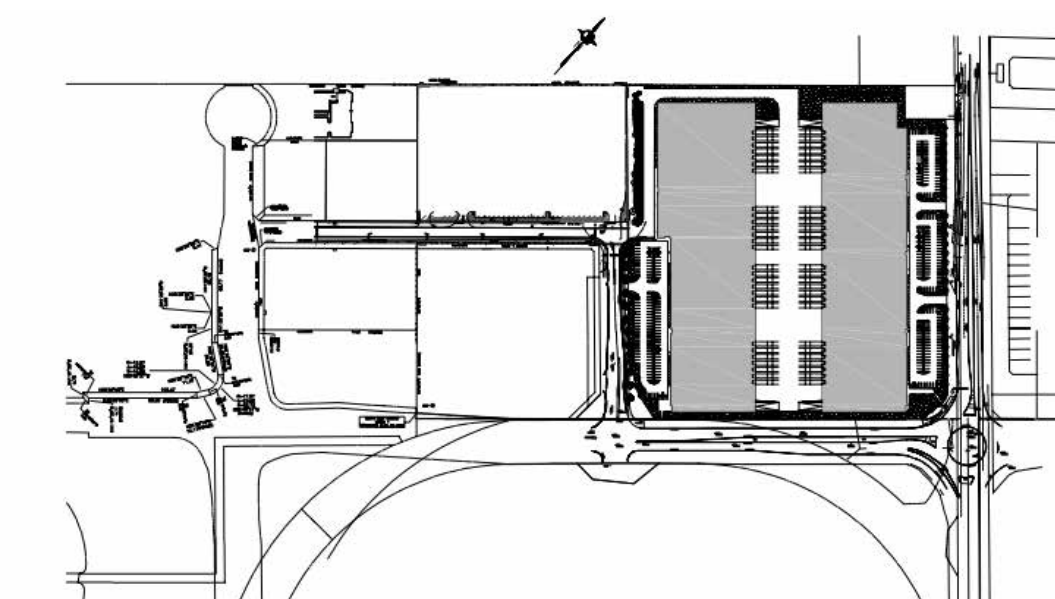
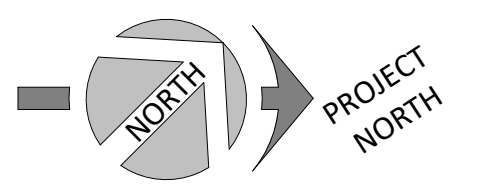
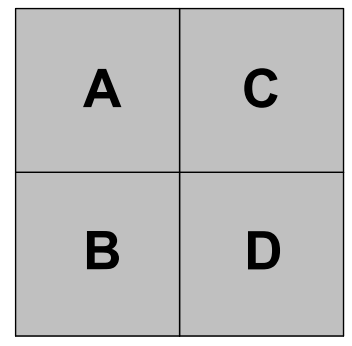


000_ENG_DRAWING LIST				
No	Title	Revision	Date	Current Revision Description
A000	TITLE, DRAWING LIST	5	2023-09-15	ISSUED FOR SPA R4
A002	CONTEXT PLAN	2	2023-03-30	ISSUED FOR SPA R1
A100	SITE PLAN	5	2023-09-15	ISSUED FOR SPA R4
A101	ENLARGED SITE PLAN 1/4	5	2023-09-15	ISSUED FOR SPA R4
A102	ENLARGED SITE PLAN 2/4	5	2023-09-15	ISSUED FOR SPA R4
A103	ENLARGED SITE PLAN 3/4	5	2023-09-15	ISSUED FOR SPA R4
A104	ENLARGED SITE PLAN 4/4	5	2023-09-15	ISSUED FOR SPA R4
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 R4

ROSEFELLOW.





PROJECT STATISTICS

PROPERTY
 PART OF LOT 4
 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF HUNTELY
 CITY OF OTTAWA, ON.
 ADDRESS: 405 HUNTMAR DR
 LOT AREA: #21.4 ac #932,756 ft² #86,687.4 m²

ZONING (IP13) LIGHT INDUSTRIAL

SETBACKS	ALLOWED / REQUIRED	PROPOSED
- FRONT YARD	6m	7.1m
- EXTERIOR SIDE YARD	6m	27.5m
- INTERIOR SIDE YARD	4m	7.2m
- REAR YARD	6m	8.7m

CITY PARKING REQUIREMENTS

REQUIREMENT	PROVIDED	REQUIRED
- LIGHT INDUSTRIAL	0.8 / 100 m ² FOR THE FIRST 5,000 m ² AND 0.4 / 100 m ² ABOVE 5,000 m ²	168 STALLS
- HC RESERVED	MIN. 3m	22 STALLS
- MIN. ASLIDE WIDTH 6.7m	6.7m (2 WAY)	
- LANDSCAPED BUFFER TO STREET	MIN. 2.6m X 5.2m	
- STANDARD STALL DIMENSIONS	MAX. 3.66m X 5.2m	
- HC STALL DIMENSIONS	1/1,000m ²	
- BICYCLE PARKING		24 STALLS

PROPOSED BUILDING AREAS

BUILDING	AREA (G.F.A.)	COVERAGE
- BUILDING A	#230,247 ft ²	#21,398 m ²
- BUILDING B	#248,498 ft ²	#23,095 m ²
- TOTAL GROSS FLOOR AREA (G.F.A.)	#478,744 ft ²	#44,493 m ²
- TOTAL COVERAGE		#51.5%
- TOTAL LANDSCAPING	#138,512 ft ²	15%

PROPOSED PARKING

BUILDING	PARKING PROVIDED	BICYCLE PARKING
- BUILDING A	106 STALLS	22 STALLS
- BUILDING B	114 STALLS	24 STALLS

BUILDING A AREA SUMMARY

TENANT	WAREHOUSE	OFFICE (5%)	TOTAL
TENANT BUILDING A1	#55,410 ft ²	#5,150 ft ²	#60,560 ft ²
TENANT BUILDING A2	#55,074 ft ²	#5,118 ft ²	#60,192 ft ²
TENANT BUILDING A3	#54,980 ft ²	#5,110 ft ²	#60,090 ft ²
TENANT BUILDING A4	#53,271 ft ²	#4,951 ft ²	#58,222 ft ²
TOTAL AREA BUILDING A	#230,247 ft ²	#21,398 ft ²	#251,645 ft ²

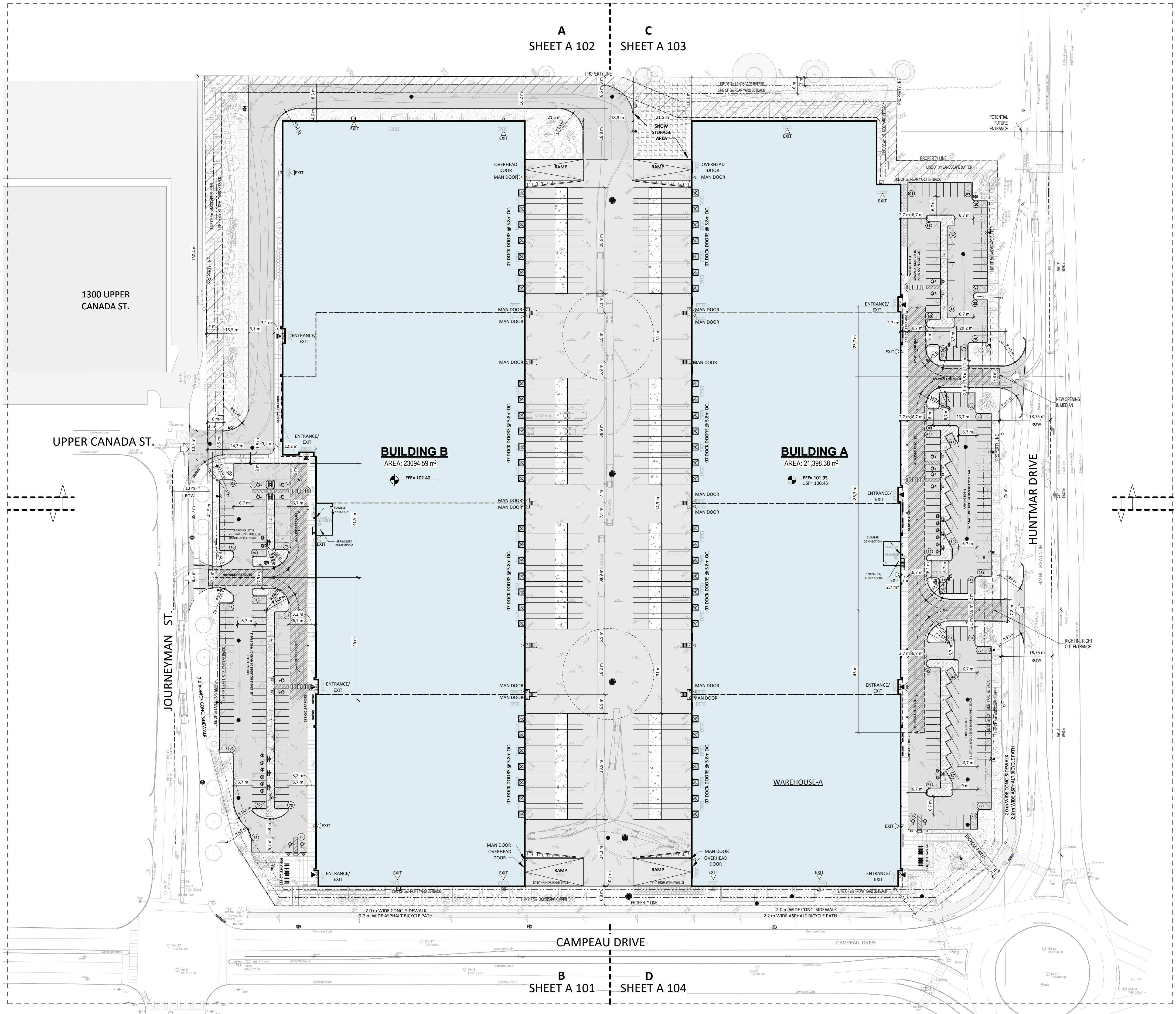
BUILDING B AREA SUMMARY

TENANT	WAREHOUSE	OFFICE (5%)	TOTAL
TENANT BUILDING B1	#55,352 ft ²	#5,142 ft ²	#60,494 ft ²
TENANT BUILDING B2	#55,028 ft ²	#5,112 ft ²	#60,140 ft ²
TENANT BUILDING B3	#58,870 ft ²	#5,489 ft ²	#64,359 ft ²
TENANT BUILDING B4	#66,823 ft ²	#6,208 ft ²	#73,031 ft ²
TOTAL AREA BUILDING B	#248,498 ft ²	#23,095 ft ²	#271,593 ft ²

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 HUNTELY
 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
 FOUND: XX
 MINUTE: XX
 DATE: YYYY-MM-DD

LOCATION:
 THIS BUILDING IS PARALLEL TO THE SOUTHERN PROPERTY LINE. GOVERNING 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 (CONCRETE, 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: "COMPANY NAME HERE"
 REPORT NO: XX
 DATE: XX

No.	Date	Revision	By
5	2023-09-15	ISSUED FOR SPA R4	SG
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

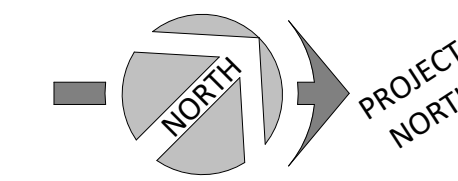


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ARCHITECTURE
SITE PLAN

DRAWN BY: AH
 CHECKED BY: EB
 FILE NUMBER: D07-12-22-0186
 TRANS NUMBER: 18906
 SCALE: As indicated
 FOLD: 22081
A100 R5

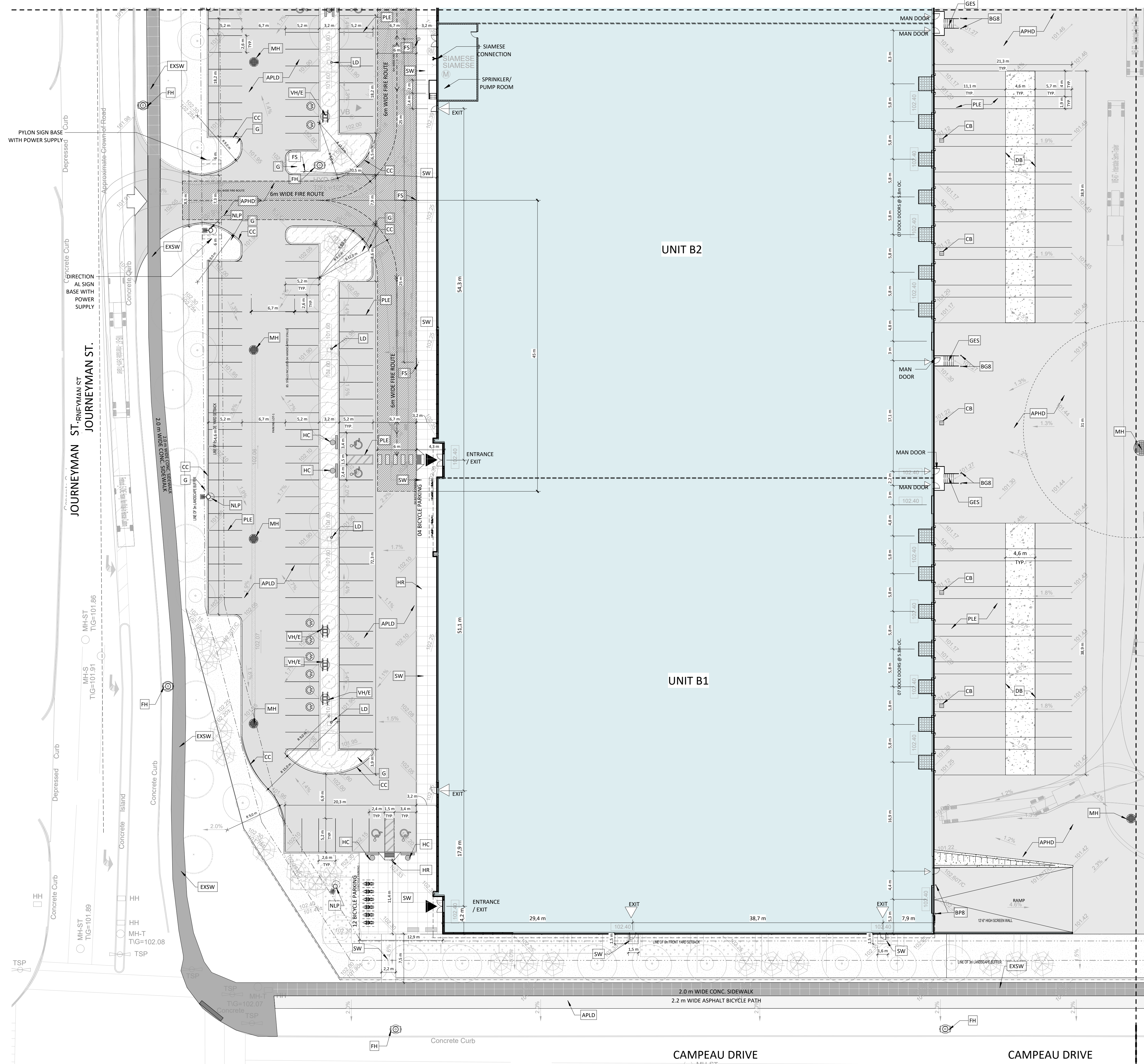
A	C
B	D



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



No.	Date	Revision	By
5	2023-09-15	ISSUED FOR SPA R4	SG
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



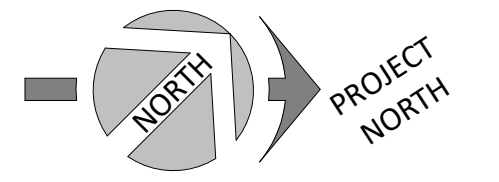
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ARCHITECTURE
ENLARGED SITE PLAN 1/4

DRAWN BY: AH/AT CHECKED BY: AH/EB
 FILE NUMBER: D07-12-22-0186
 PLAN NUMBER: 18906
 SCALE: As indicated
 FOLD: 22081 **A101** R5

SPA ENLARGED SITE PLAN 1/4
 1:300

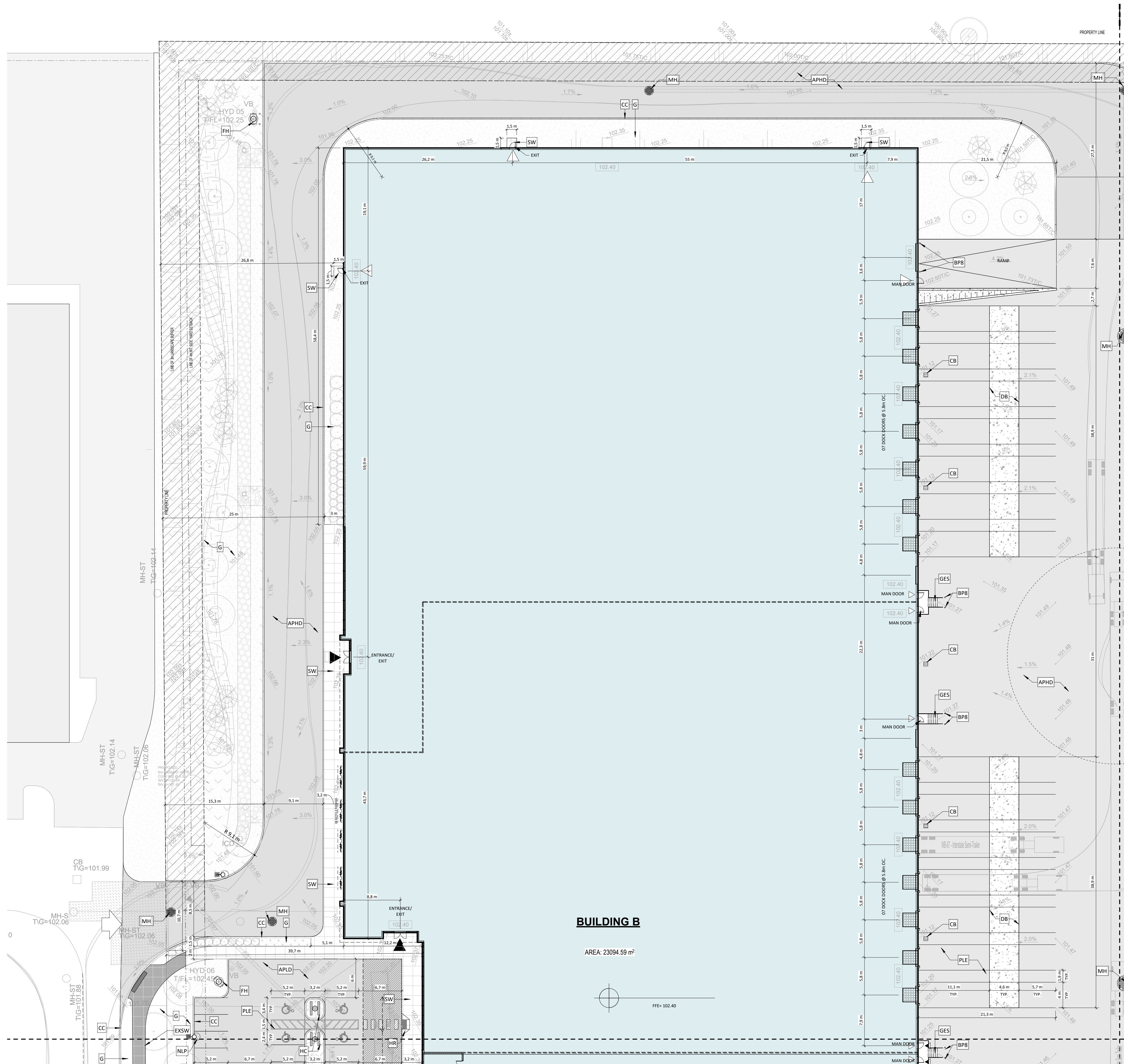
A	C
B	D



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
- NLP 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
- 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



SPA ENLARGED SITE PLAN 2/4
1:300

No.	Date	Revision	By
5	2023-09-15	ISSUED FOR SPA R4	SG
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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CITY OF OTTAWA ONTARIO



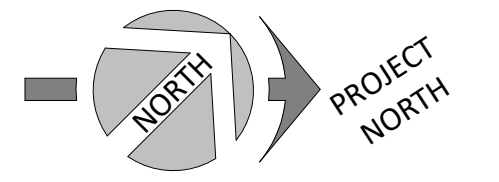
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ARCHITECTURE

ENLARGED SITE PLAN 2/4

DRAWN BY: AT
CHECKED BY: AH/EB
FILE NUMBER: D07-12-22-0186
PLAN NUMBER: 18906
SCALE: As indicated
FOLD: 22081
A102 R5

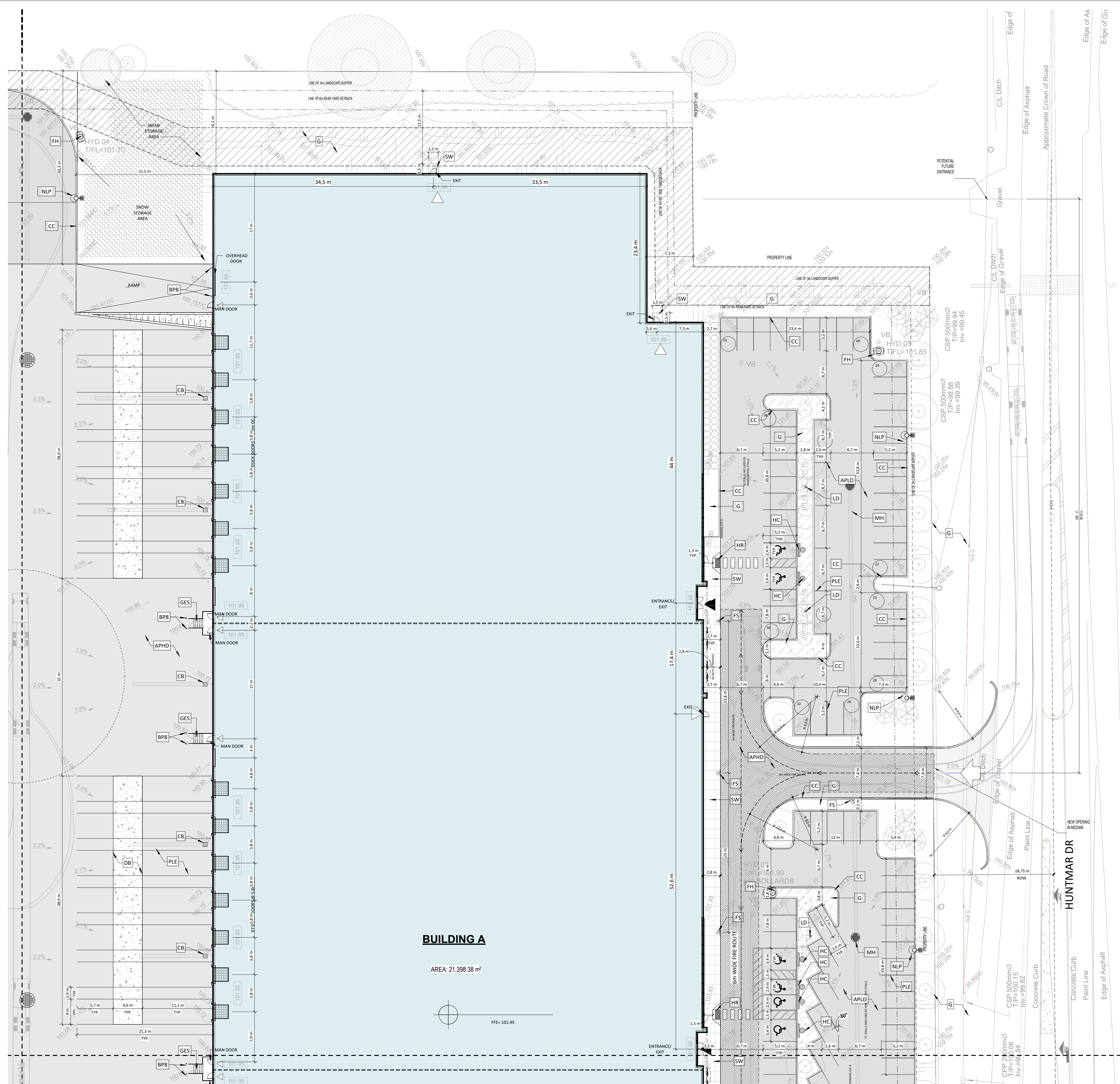
A	C
B	D



SYMBOLS LEGEND - SITE

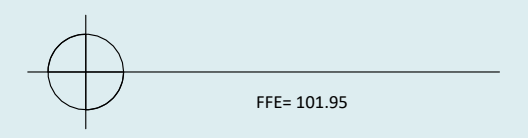
DETAIL

	NEW BUILDINGS
	APHD ASPHALT PAVING, HEAVY DUTY, SEE CIVIL
	APLD ASPHALT PAVING, LIGHT DUTY, SEE CIVIL
	EXTERIOR CONCRETE CURB, SEE CIVIL
	GRASS OR OTHER LANDSCAPING, SEE LANDSCAPE
	EXTERIOR CONCRETE BASE, SEE STRUCTURE FOR DETAILS
	NEW LIGHT POLE REFER TO ELECTRICAL
	EXISTING SIDEWALK
	CONCRETE SIDEWALK, SEE CIVIL
	HANDICAP PARKING SIGN
	YELLOW PAINTED LINE - EXTERIOR
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	GALVANIZED EXIT STAIR
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	FIRE HYDRANT
	SIAMESE FIRE DEPT. CONNECTION, SEE CIVIL AND FIRE PROTECTION
	MANHOLE. SEE CIVIL
	SEE CIVIL
	CATCH BASIN. SEE CIVIL
	CONCRETE SLAB (DOLLY PAD)
	FIRE ROUTE SIGNAGE
	WATERMAIN EASEMENT, SEE CIVIL



BUILDING A

AREA: 21,398.38 m²



SPA ENLARGED SITE PLAN 3/4
1
1:300 A103

No.	Date	Revision	By
5	2023-09-15	ISSUED FOR SPA R4	SG
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
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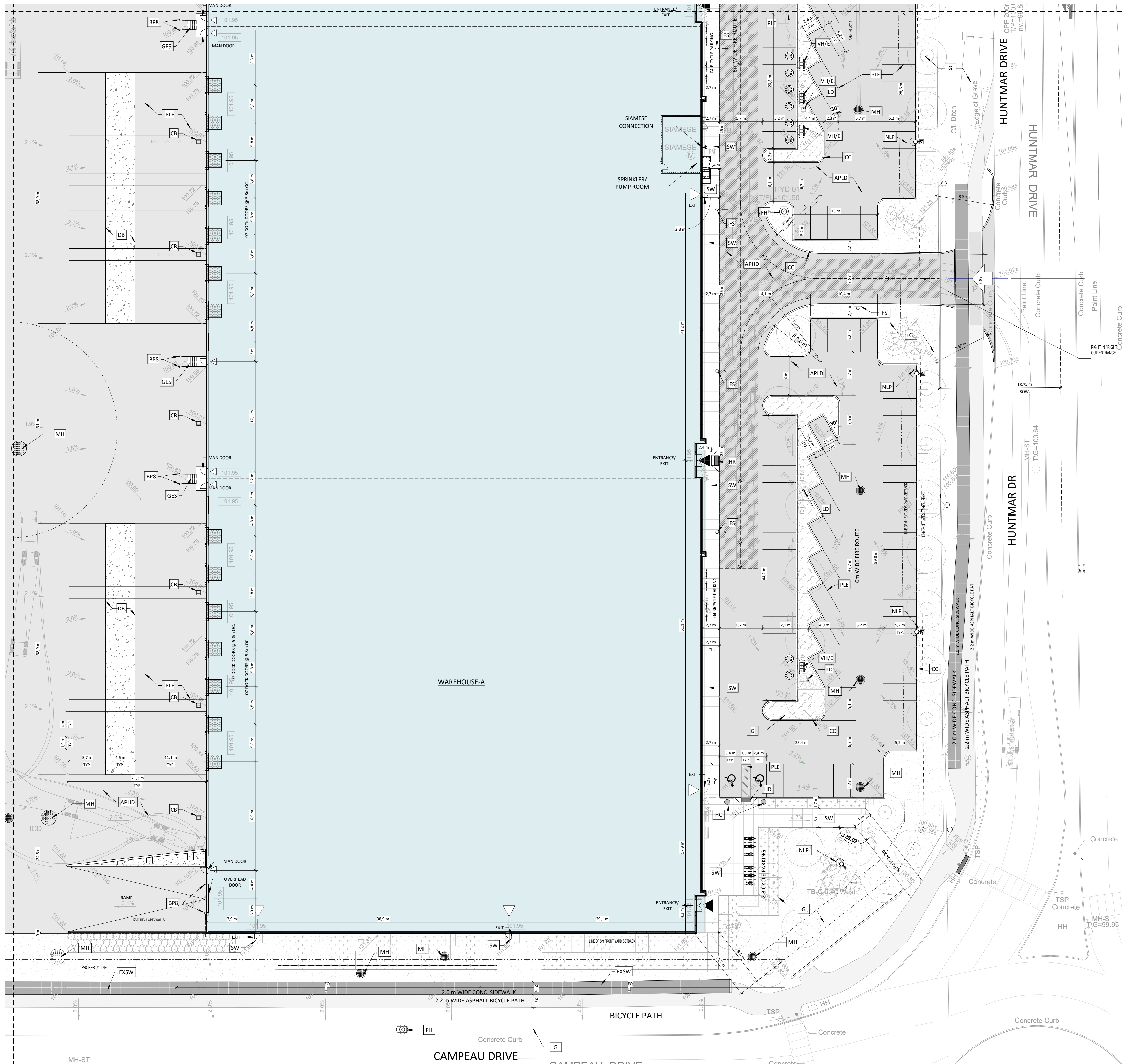


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ARCHITECTURE

ENLARGED SITE PLAN 3/4

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SCALE: As indicated
FILE NUMBER: D07-12-22-0186
PLAN NUMBER: 18906
FOLD: 22081 **A103** R5

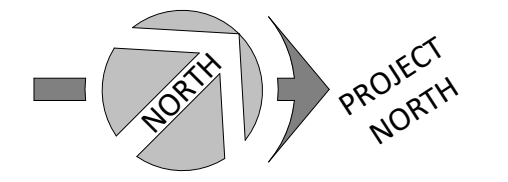


SYMBOLS LEGEND - SITE

DETAIL

- NEW BUILDINGS
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- APLD ASPHALT PAVING, LIGHT DUTY, SEE CIVIL
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- FIRE HYDRANT
- SIAMESE FIRE DEPT. CONNECTION, SEE CIVIL AND FIRE PROTECTION
- MANHOLE. SEE CIVIL
- SEE CIVIL
- CATCH BASIN. SEE CIVIL
- CONCRETE SLAB (DOLLY PAD)
- FIRE ROUTE SIGNAGE
- WATERMAIN EASEMENT, SEE CIVIL

A	C
B	D



No.	Date	Revision	By
5	2023-09-15	ISSUED FOR SPA R4	SG
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
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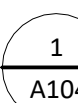
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ARCHITECTURE

ENLARGED SITE PLAN 4/4

DRAWN BY: AT	CHECKED BY: AH/EB
SCALE: As indicated	FILE NUMBER: D07-12-22-0186
	TRAIN NUMBER: 18906
FOLD: 22081	A104 R5

SPA ENLARGED SITE PLAN 4/4 1:300



A104

1:300

R5