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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

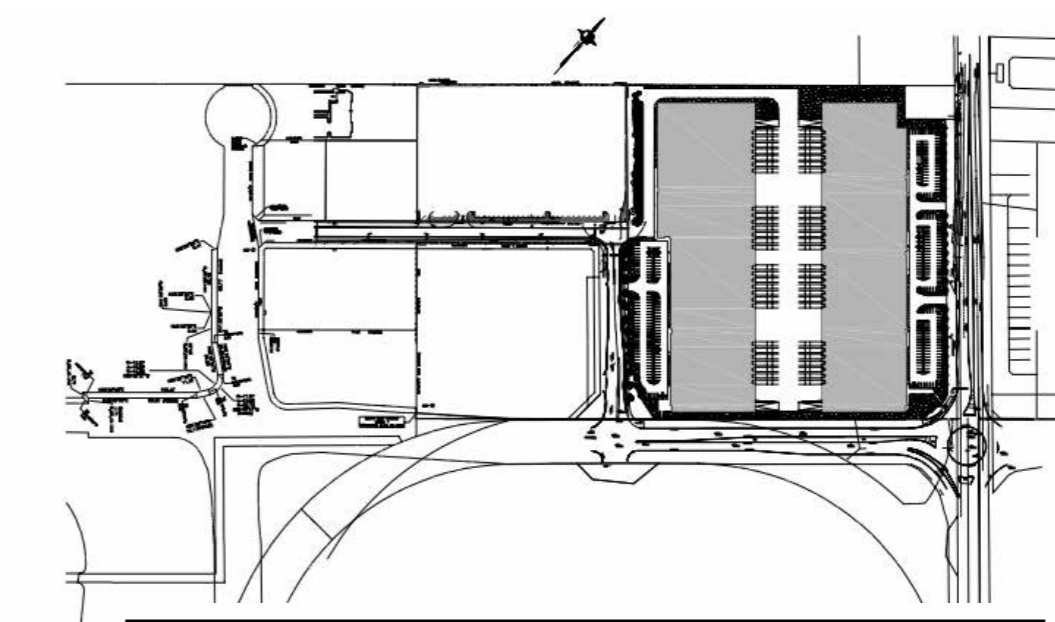
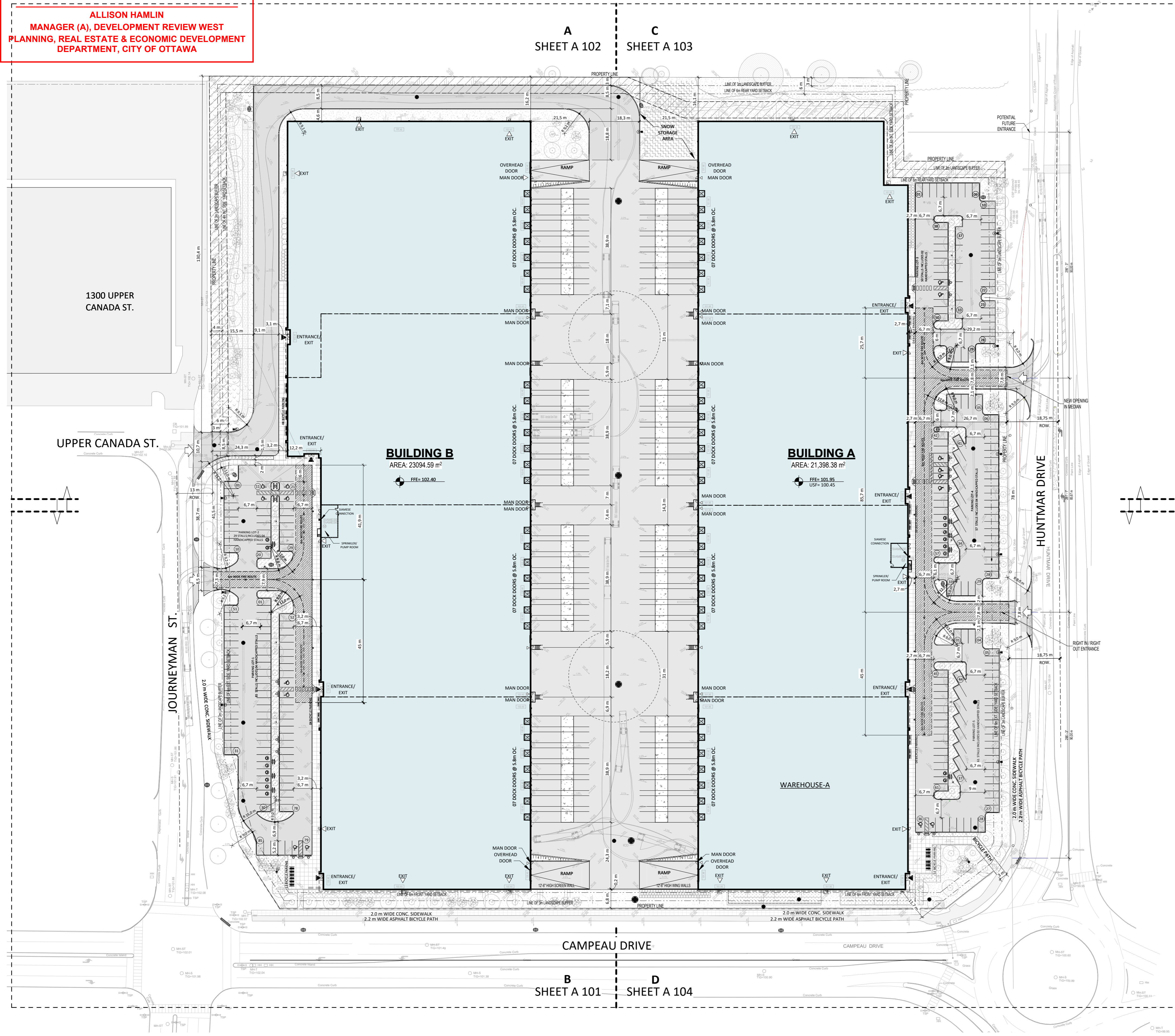
ROSEFELLOW.



All Hamlin

APPROVED
By Allison Hamlin at 2:57 pm, Oct 13, 2023

ALLISON HAMLIN
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA



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 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

SETBACKS	ALLOWED/REQUIRED	PROPOSED
- MAX. FSI	2	0.5
- MAX G.F.A	173,374.8 m ²	444,493 m ²
- COVERAGE	50%	51%
- BUILDING HEIGHT	22m	11.2m
- LANDSCAPE REQUIREMENT	15%	15%

PROPOSED BUILDING AREAS

- 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%	51.5%
- TOTAL LANDSCAPING	138,512 ft ²	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 A1		
- WAREHOUSE	455,410 ft ²	45,150 m ²
- OFFICE (5%)	2,916 ft ²	271 m ²
- A1 TENANT AREA	458,326 ft ²	45,421 m ²
TENANT BUILDING A2		
- WAREHOUSE	455,074 ft ²	45,118 m ²
- OFFICE (5%)	2,899 ft ²	269 m ²
- A2 TENANT AREA	457,972 ft ²	45,388 m ²
TENANT BUILDING A3		
- WAREHOUSE	454,980 ft ²	45,110 m ²
- OFFICE (5%)	2,894 ft ²	269 m ²
- A3 TENANT AREA	457,874 ft ²	45,379 m ²
TENANT BUILDING A4		
- WAREHOUSE	453,271 ft ²	44,951 m ²
- OFFICE (5%)	2,804 ft ²	261 m ²
- A4 TENANT AREA	456,074 ft ²	45,211 m ²
TOTAL AREA BUILDING A	230,247 ft ²	21,398 m ²

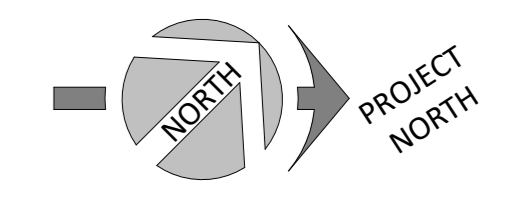
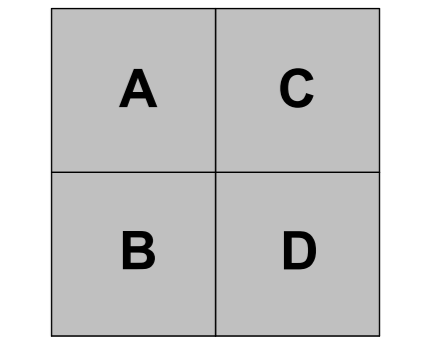
BUILDING B AREA SUMMARY

TENANT BUILDING B1		
- WAREHOUSE	455,352 ft ²	45,142 m ²
- OFFICE (5%)	2,913 ft ²	271 m ²
- B1 TENANT AREA	458,265 ft ²	45,415 m ²
TENANT BUILDING B2		
- WAREHOUSE	455,028 ft ²	45,112 m ²
- OFFICE (5%)	2,896 ft ²	269 m ²
- B2 TENANT AREA	457,924 ft ²	45,383 m ²
TENANT BUILDING B3		
- WAREHOUSE	458,870 ft ²	45,469 m ²
- OFFICE (5%)	3,098 ft ²	288 m ²
- B3 TENANT AREA	461,968 ft ²	45,759 m ²
TENANT BUILDING B4		
- WAREHOUSE	466,823 ft ²	46,208 m ²
- OFFICE (5%)	3,517 ft ²	327 m ²
- B4 TENANT AREA	470,340 ft ²	46,537 m ²
TOTAL AREA BUILDING B	248,498 ft ²	23,094 m 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 HUNTLEY CITY OF OTTAWA, ON.



SURVEY:
ALL THE INFORMATION RELATED TO THE SITE ARE ON THE PLAN PREPARED BY: "COMPANY NAME HERE"
DRAWING: NO X
FOUNDED: 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 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: "COMPANY NAME HERE"
REPORT NO: XX
DATE: XX

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5	2023-09-15	ISSUED FOR SPA R4	SG
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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

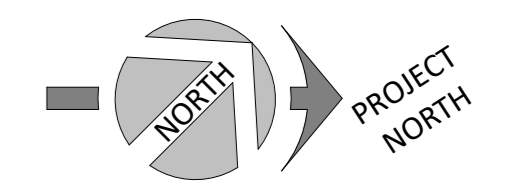


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ARCHITECTURE
SITE PLAN

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

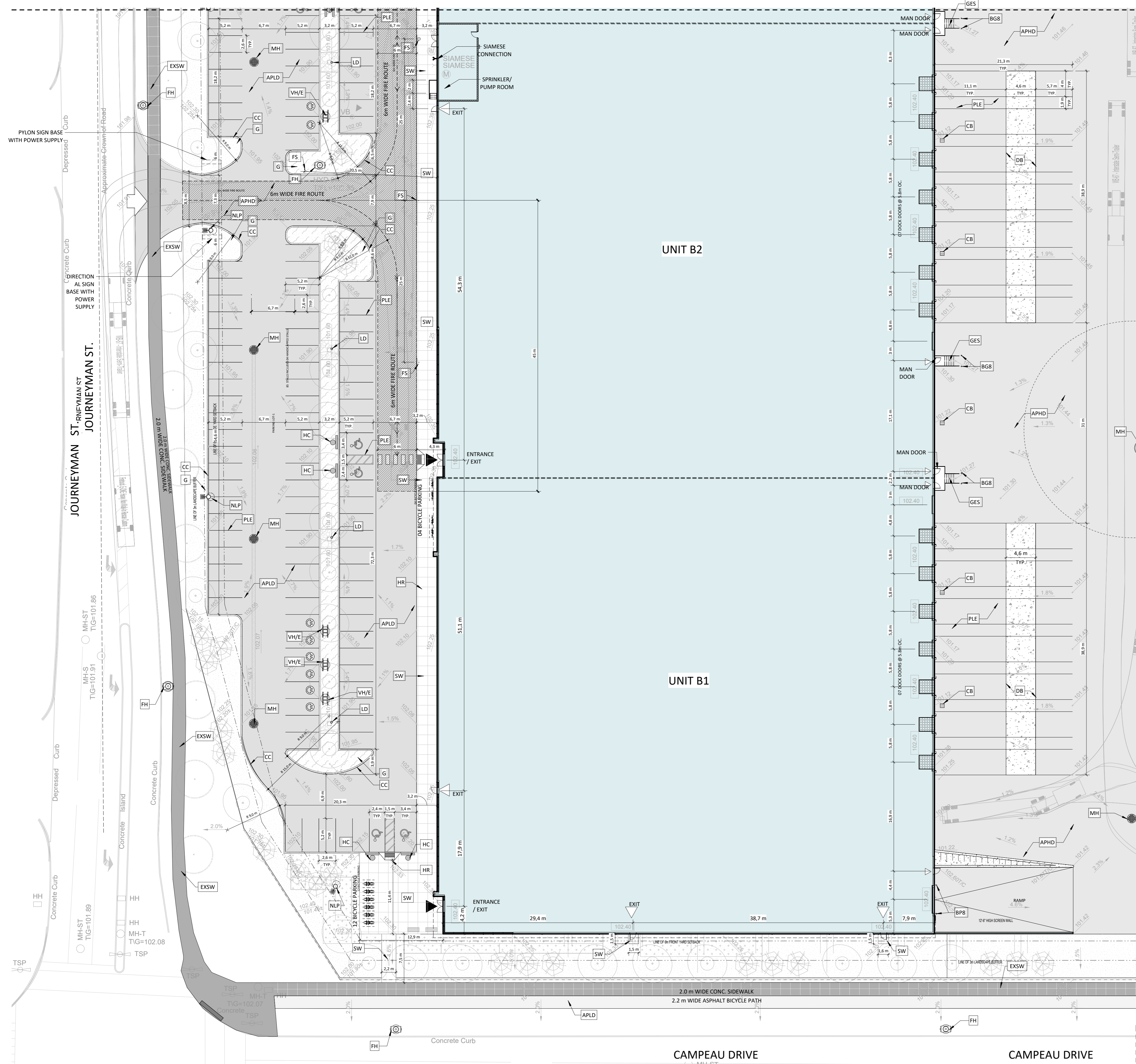
A	C
B	D



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
- 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
- CATCH BASIN. SEE CIVIL
- CONCRETE SLAB (DOLLY PAD)
- FIRE ROUTE SIGNAGE
- WATERMAIN EASEMENT, SEE CIVIL



Allison Hamlin

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DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Allison Hamlin at 2:57 pm, Oct 13, 2023

No.	Date	Revision	By
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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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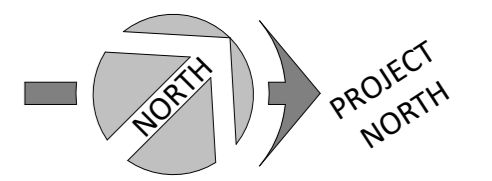
ARCHITECTURE

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

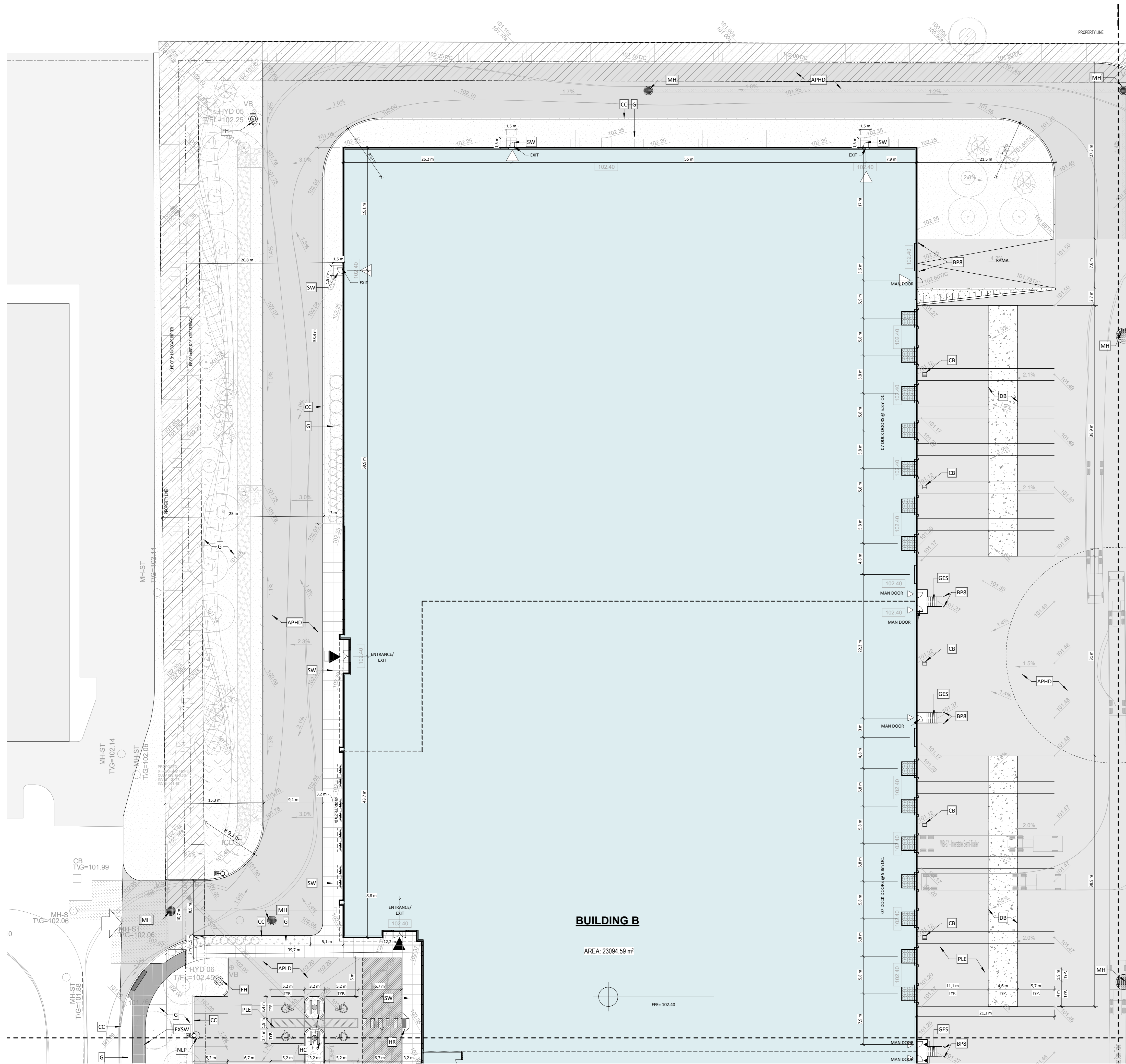
A	C
B	D



SYMBOLS LEGEND - SITE

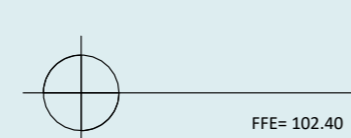
DETAIL

- NEW BUILDINGS
- APHD ASPHALT PAVING, HEAVY DUTY, SEE CIVIL
- APLD ASPHALT PAVING, LIGHT DUTY, SEE CIVIL
- CC EXTERIOR CONCRETE CURB, SEE CIVIL
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- GES GALVANIZED EXIT STAIR
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- 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



BUILDING B

AREA: 23094.59 m²



Alliamlin

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DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Allison Hamlin at 2:57 pm, Oct 13, 2023

SPA ENLARGED SITE PLAN 2/4
 1:300 A102

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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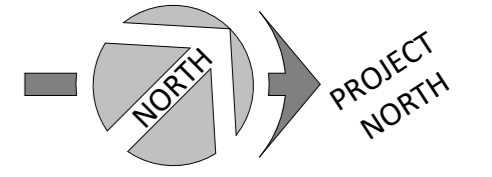
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ARCHITECTURE

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 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
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- SW CONCRETE SIDEWALK, 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)
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- WATERMAIN EASEMENT, SEE CIVIL

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Allison Hamlin

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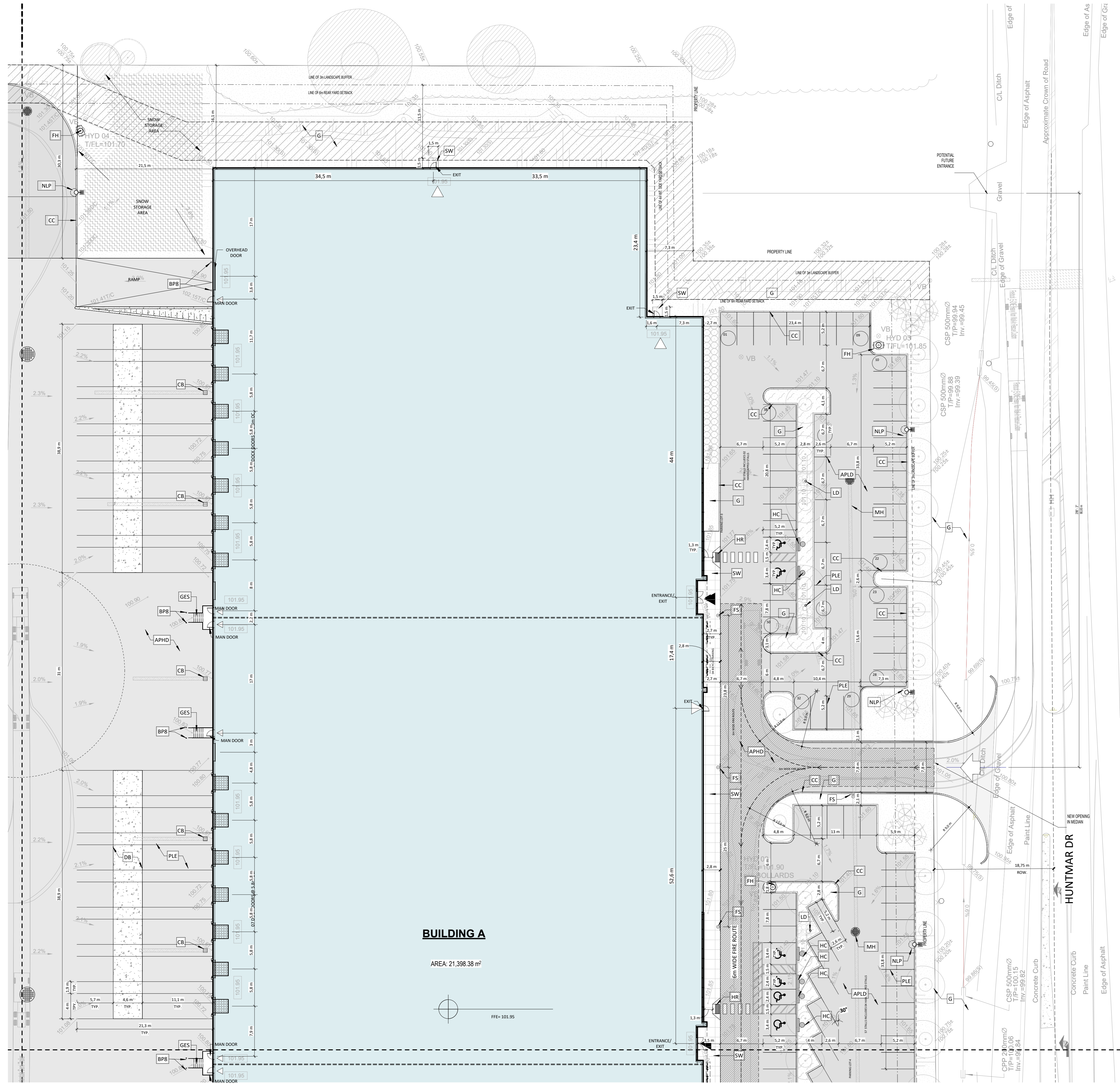


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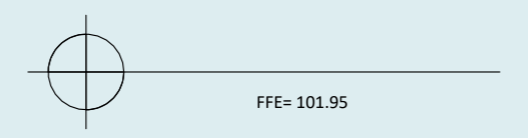
ENLARGED SITE PLAN 3/4

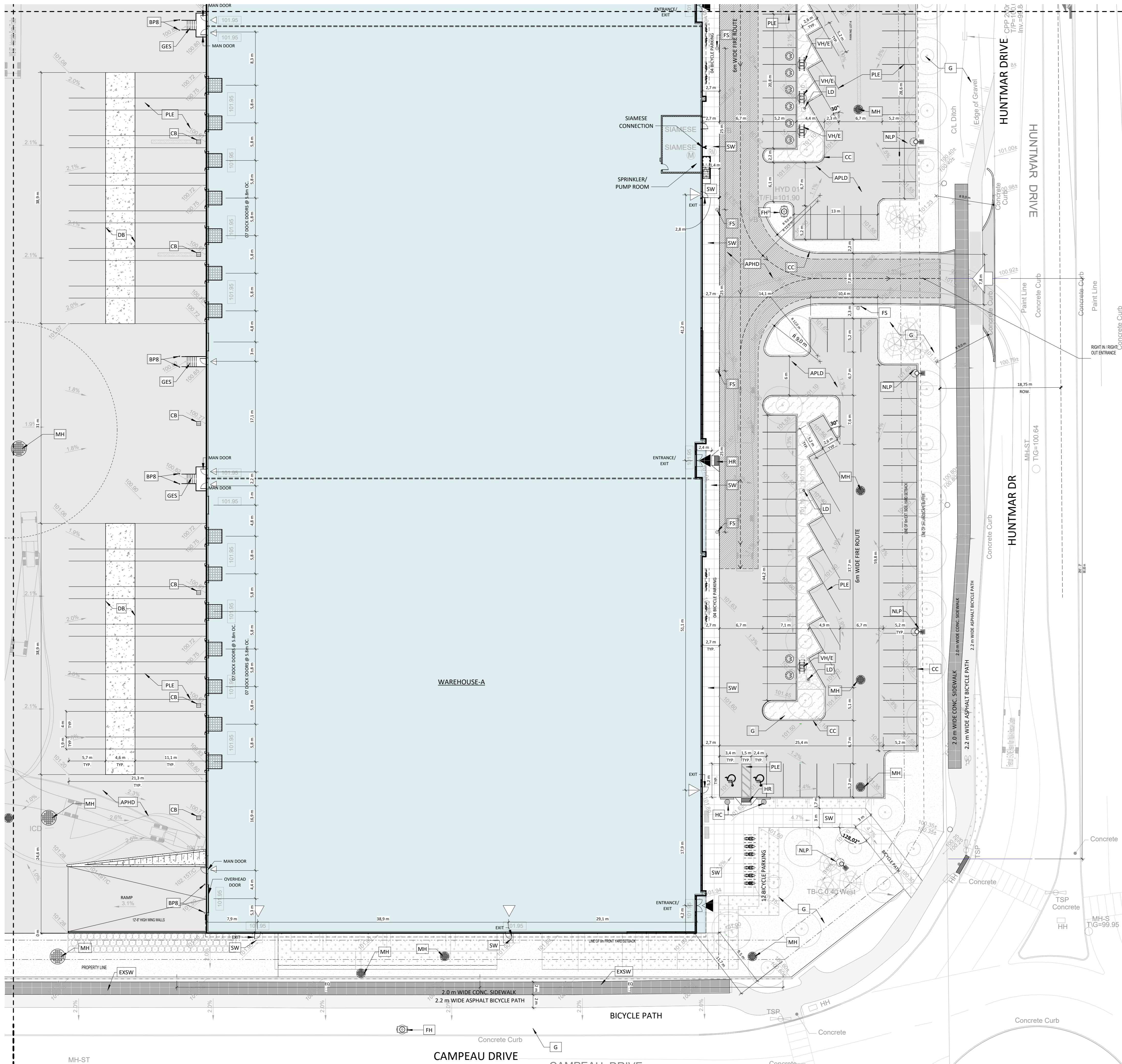
DRAWN BY: AT CHECKED BY: AH/EB
 FILE NUMBER: **D07-12-22-0186**
 PLAN NUMBER: **18906**
 SCALE: As indicated
 FOLD: 22081 **A103 R5**



BUILDING A

AREA: 21,398.38 m²



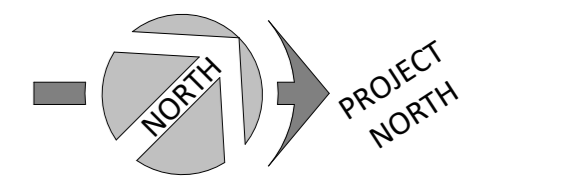


SYMBOLS LEGEND - SITE

DETAIL

- NEW BUILDINGS
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- APLD ASPHALT PAVING, LIGHT DUTY, SEE CIVIL
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- ECB EXTERIOR CONCRETE BASE, SEE STRUCTURE FOR DETAILS
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- MANHOLE. SEE CIVIL
- SEE CIVIL
- CATCH BASIN. SEE CIVIL
- CONCRETE SLAB (DOLLY PAD)
- FIRE ROUTE SIGNAGE
- WATERMAIN EASEMENT, SEE CIVIL

A	C
B	D



Allan Hamlin

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MANAGER (A), DEVELOPMENT REVIEW WEST
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DEPARTMENT, CITY OF OTTAWA

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1	2022-12-16	ISSUED FOR SPA	

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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
FOLO: 22081	TRAIN NUMBER: 18906
	A104 R5

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