



LARGA BAFFIN

LARGA BAFFIN OTTAWA FACILITY

1452-1470 HUNT CLUB ROAD | 1525-1545 SIEVERIGHT AVENUE | OTTAWA

ISSUED FOR SITE PLAN CONTROL PHASE 3 PRE-CONSULTATION REVIEW 2024-07-12

ARCHITECT

DTAH ARCHITECTS LIMITED
 50 PARK ROAD
 TORONTO, ONTARIO
 M4W 2N5
 T: 416 968 9479
 F: 416 968 0687

STRUCTURAL

RJC ENGINEERS
 100 UNIVERSITY AVENUE
 TORONTO, ONTARIO
 M5H 4H2
 T: 416 977 5335

MECHANICAL + ELECTRICAL

SMITH + ANDERSEN
 530-1600 CARLING AVE.
 OTTAWA, ONTARIO
 K1Z 1G3
 T: 613 239 1186

CIVIL

IBI GROUP
 333 PRESTON STREET, SUITE 500
 OTTAWA, ONTARIO
 K1S 5N4
 T: 613 225 1311

LANDSCAPE ARCHITECT

JAMES B. LENNOX & ASSOCIATES INC.
 3332 CARLING AVE.
 OTTAWA, ONTARIO
 K2H 5A8
 T: 613 722 5168
 F: 1 866 343 3942

DRAWING LIST

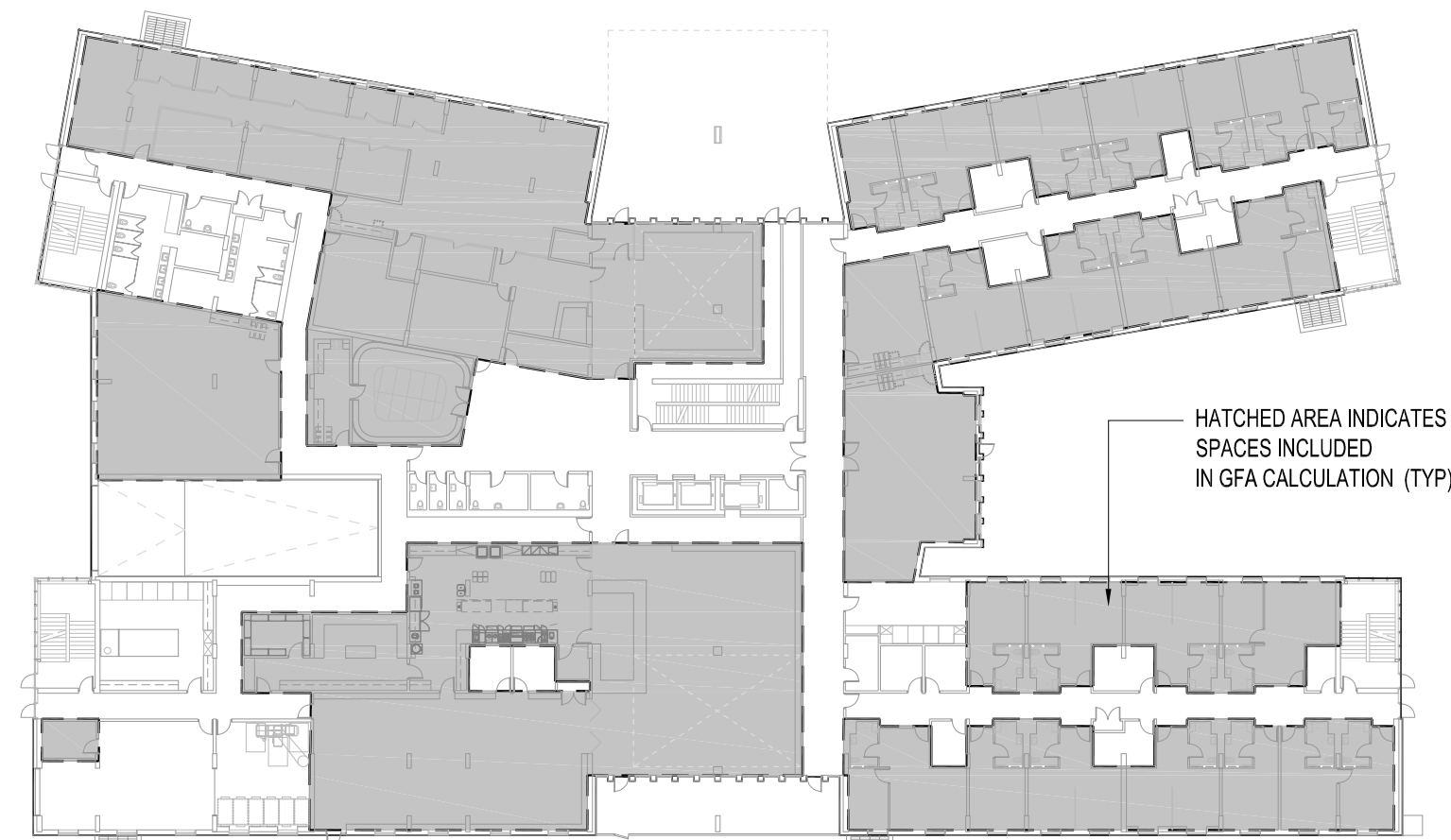
- A001 COVER PAGE
- A005 BUILDING INFORMATION
- A100 SITE PLAN
- A101 PROPOSED RIGHT OF WAY CONSTRUCTION
- A200 PARKING LEVEL PLAN
- A201 GROUND FLOOR PLAN
- A202 SECOND FLOOR PLAN
- A203 THIRD AND FOURTH FLOOR PLAN
- A204 FIFTH FLOOR PLAN
- A205 MECHANICAL PENTHOUSE PLAN
- A206 ROOF PLAN
- A301 ELEVATIONS
- A302 ELEVATIONS
- A303 ELEVATIONS
- A304 ELEVATIONS

APPROVED
By Lily Xu at 10:30 am, Nov 04, 2024

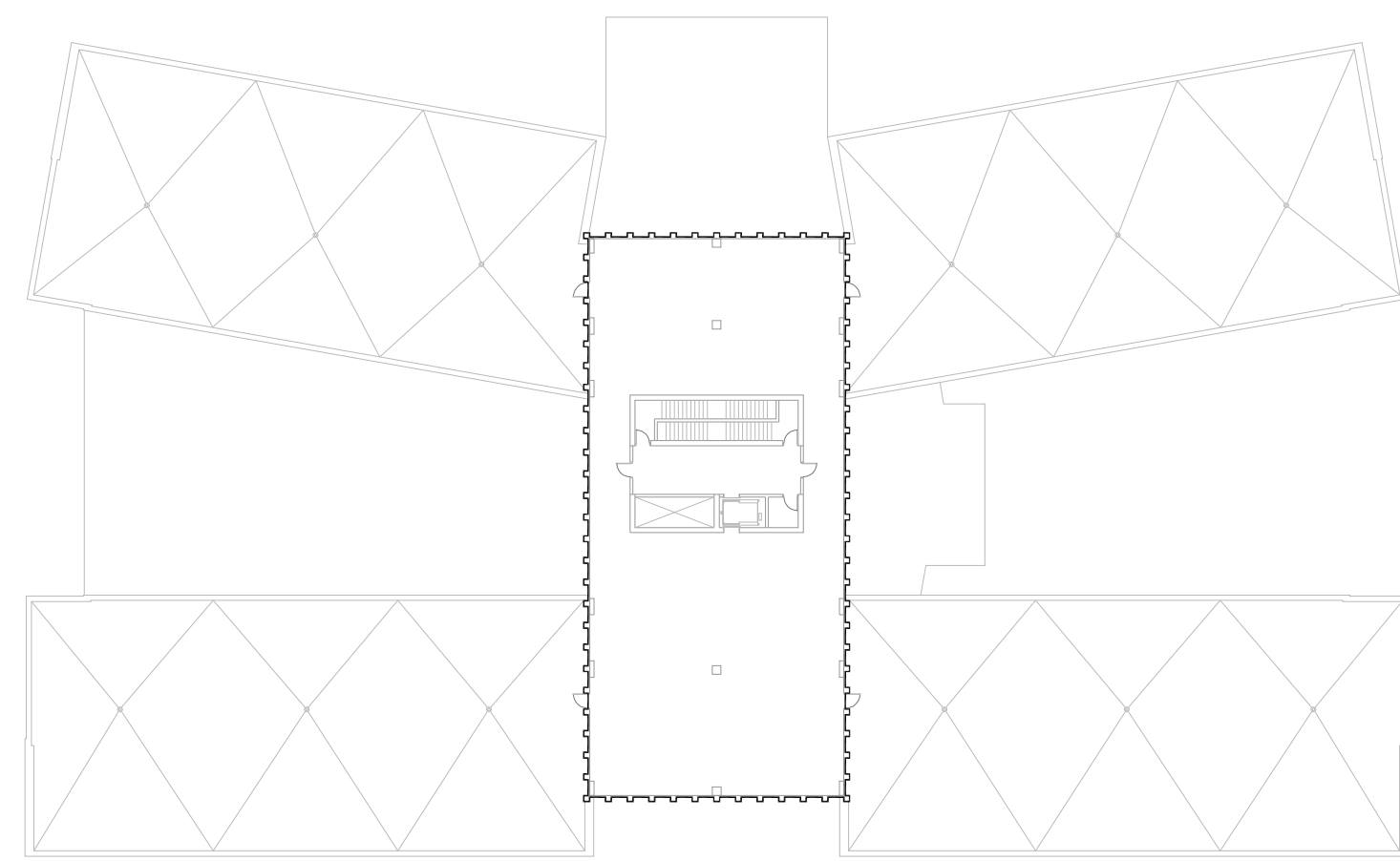

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



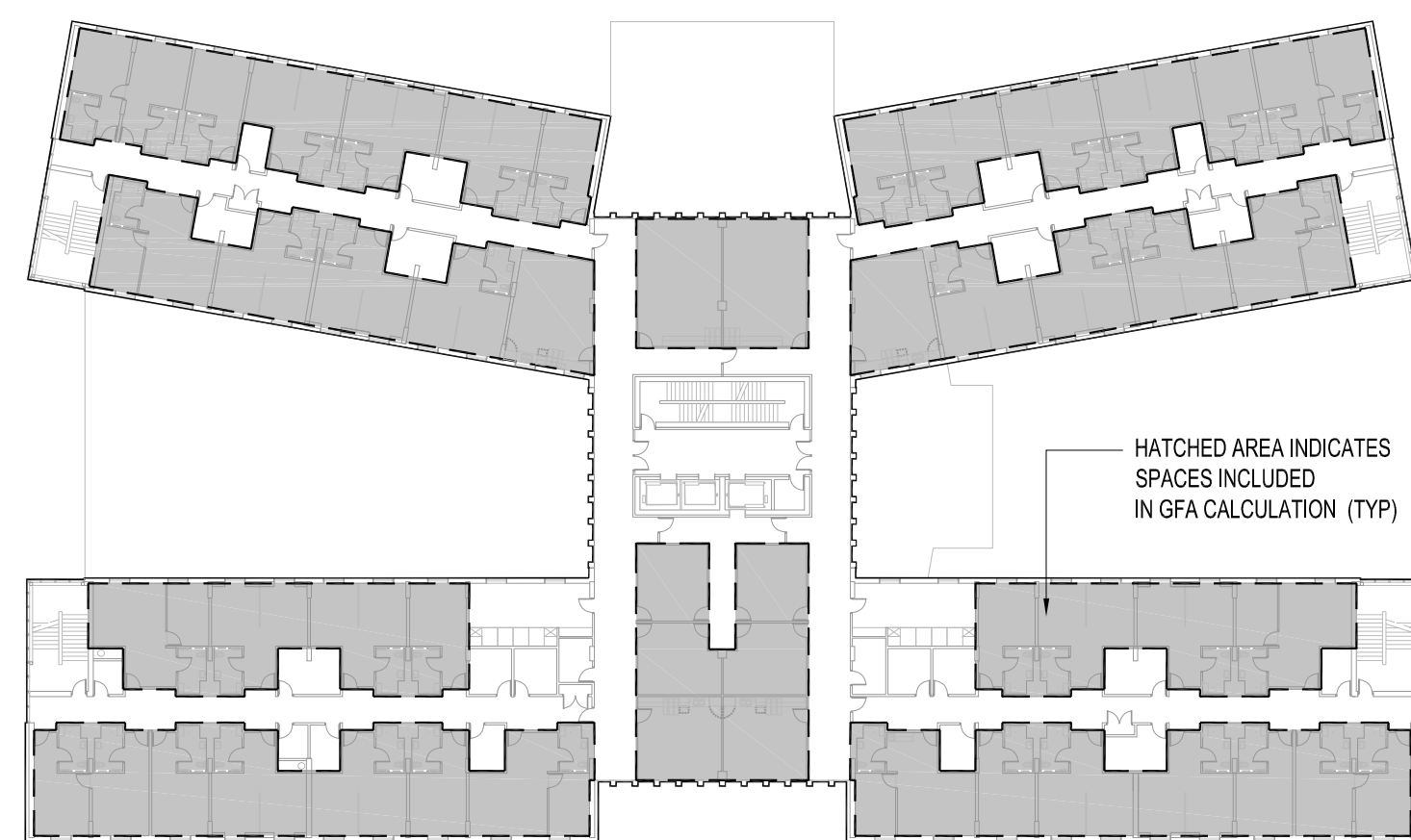
4 SECOND FLOOR | GFA 2,131m² | FOOTPRINT 3,489m²
A005 1:500



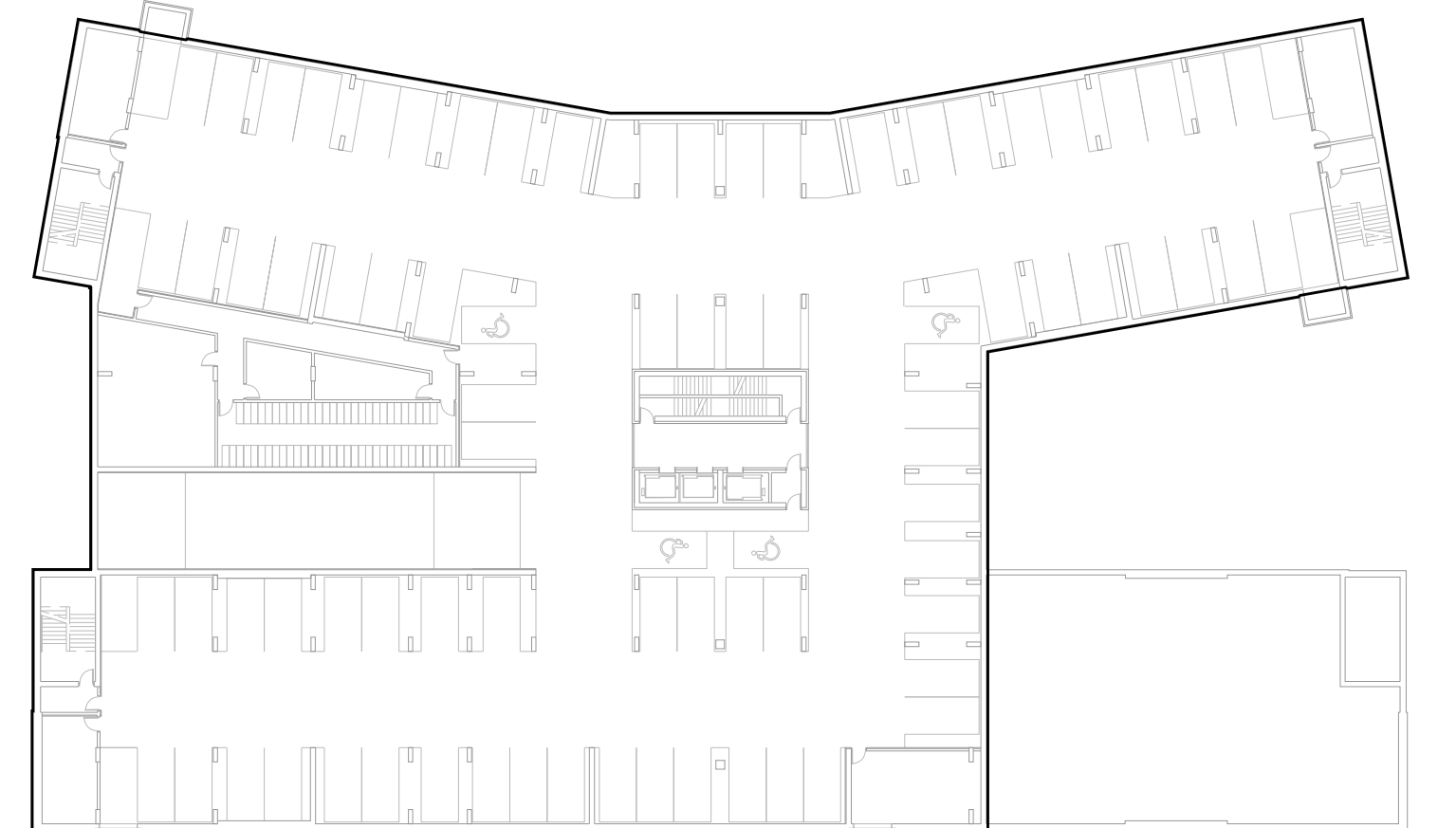
3 GROUND FLOOR | GFA 2,511m² | FOOTPRINT 4,190m²
A005 1:500



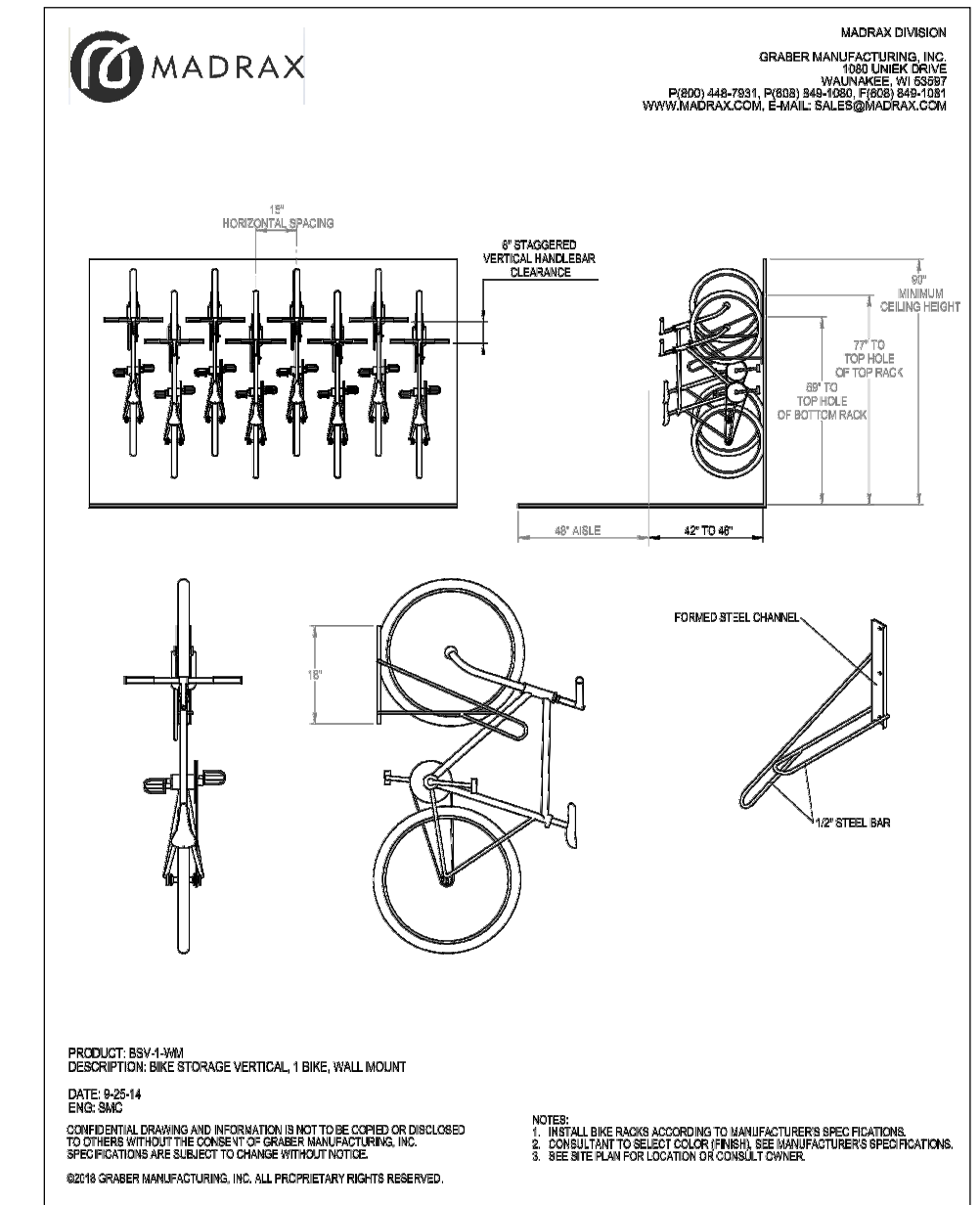
6 MECHANICAL PENTHOUSE | GFA 0m² | FOOTPRINT 701m²
A005 1:500



5 TYPICAL FLOOR PLAN | GFA 2,158m² | FOOTPRINT 3,489m²
A005 1:500



2 BASEMENT FLOOR PLAN | GFA 0m² | FOOTPRINT 3,890m²
A005 1:500



7 BICYCLE PARKING DETAILS
A005 NTS

Site Statistics

Lot Area (m ²)	19,965
Lot Coverage	21.0%
Landscaped Area of Parking Lots	0.0%
Landscaped Area of Entire Site	66.7%
Lot Frontage (m) - Hunt Club Road	80.5
Lot Frontage (m) - Sieveright Avenue	129.9
Lot Depth (m) - Existing Condition	192.4
Lot Depth (m) - After Hunt Club Road Right-of-Way Expansion	188.3
GFA of Existing Buildings (m ²)	2,936.4

Floor Area Summary (m²):

Total (m ²)	P1	GF	2F	3F	4F	5F	Mech.
Footprint Area (rounded)	3,890	4,190	3,489	3,489	3,489	3,489	701
GFA (refer to adjacent plan diagrams for included areas)	11,116	0	2,511	2,131	2,158	2,158	0

Program Breakdown Summary

Total	P1	GF	2F	3F	4F	5F	Mech.
Number of Units	176	22	22	44	44	44	44
Number of Beds	350	43	43	88	88	88	88
Number of Resident Washrooms (toilet + sink + shower)	176	22	22	44	44	44	44
Number of Public / Staff Washrooms (toilet + sink)	17	12	5				

Existing Parking Spaces To Be Removed

Proposed Parking Spaces (0.25 per dwelling unit) (44 Req.)	94	81	13
No GFA used for medical, health or personal services			
Bike Parking Spaces (0.25 per unit) (0.25 per staff) (69 Req.)	70	60	10

Staff Summary

Number of Staff Total (full and part-time)	175
Number of Staff on-site at any one time	100

Building Height Statistics

Storeys	5
Top of Roof Slab	19.30 m
Top of Roof	19.55 m
Top of Roof Parapet	19.90 m
Top of Mechanical Penthouse Slab	25.30 m
Top of Mechanical Penthouse Roof	25.55 m
Top of Mechanical Penthouse Parapet	25.90 m
Overall Building Height	25.90 m

1 STATISTICS
A005 NTS

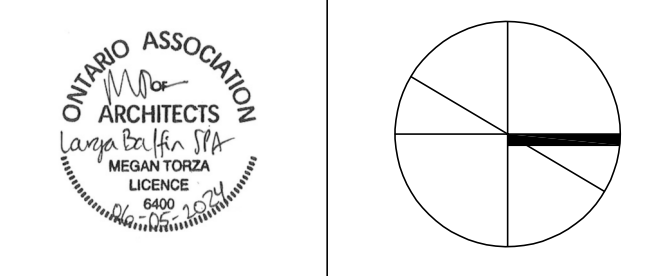
NO.	DATE	DESCRIPTION
6	2024-07-12	SPA PHASE 3 REVIEW
5	2024-04-24	SPA PHASE 3 REVIEW
4	2024-03-07	SPA PHASE 3 REVIEW
3	2023-10-06	COSTING - CLASS D 60%
2	2022-05-17	OPA / ZBLA FINAL

ISSUE RECORD

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL INFORM THE ARCHITECTS IMMEDIATELY OF ANY DISCREPANCY OR VARIATION FROM THE DRAWINGS. DO NOT SCALE THE DRAWINGS.

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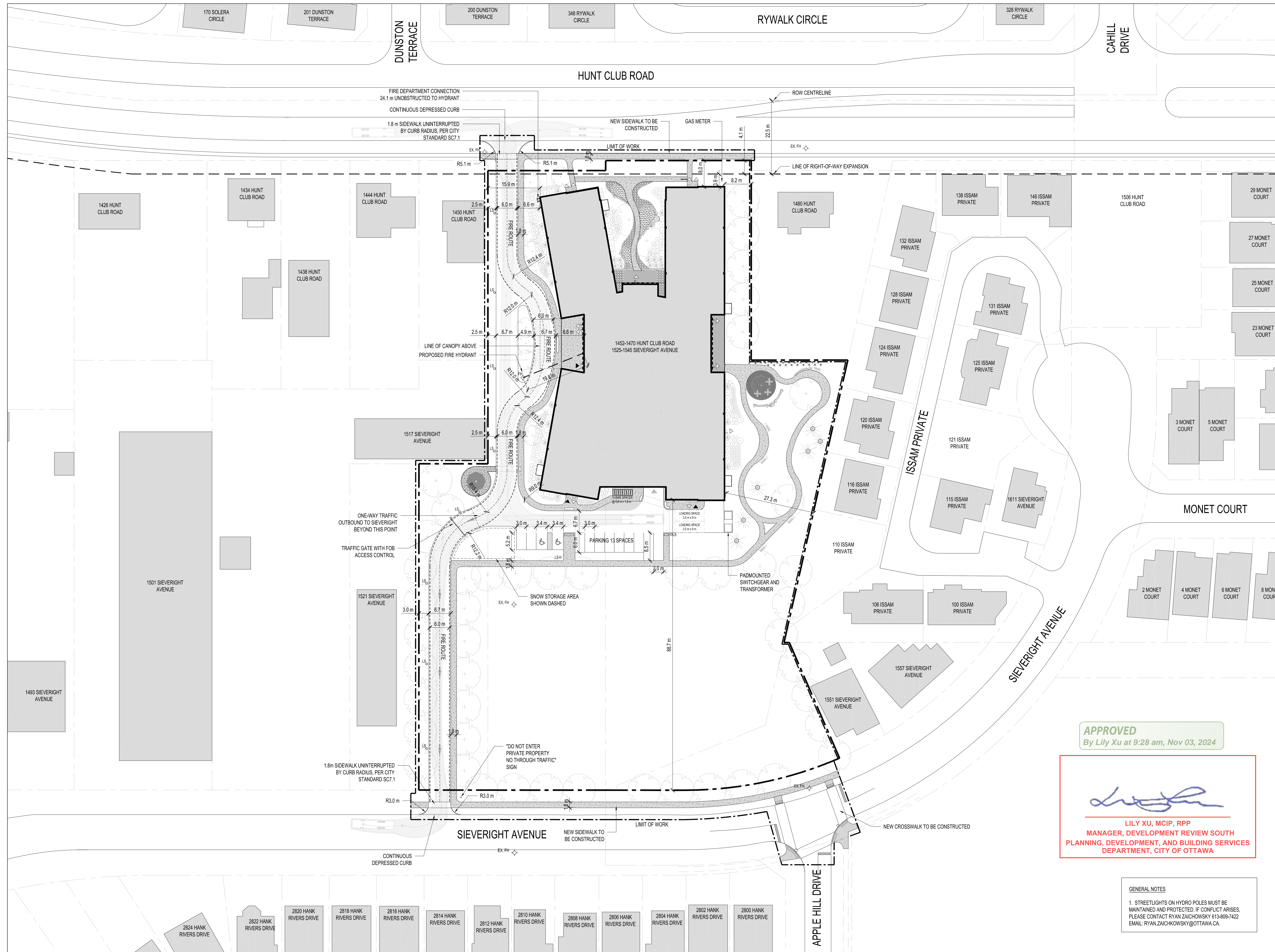
DRAWING TITLE:
PROJECT INFORMATION

PRINT DATE: 2024-07-11
SCALE: AS NOTED
PROJECT NO. 17-029
DRAWN BY: NP/FC
CHECKED BY: MT

A005

Plan Number #19174

File Number D07-12-24-0068



LEGEND

- PROPERTY LINE
- LIMIT OF WORK LINE
- EX. FH EXISTING FIRE HYDRANT
- FH PROPOSED FIRE HYDRANT
- LS LIGHT STANDARD, REFER TO ELECTRICAL
- NEW CONCRETE SIDEWALK
- TWSI WITH CONTINUOUS DEPRESSED CURB
- BUILDING ENTRANCE
- BUILDING EXIT
- PARKING ENTRANCE

SURVEY CREDIT

LOT REFERENCE: PART OF LOTS 4 AND 5 REGISTERED PLAN 141 CITY OF OTTAWA

AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.

14 CONCOURSE GATE
SUITE 500
NEPEAN, ON, K2E 7S6
PHONE: 613-727-0850
EMAIL: NEPEAN@AOVLTD.COM

DATED JULY 9th, 2021

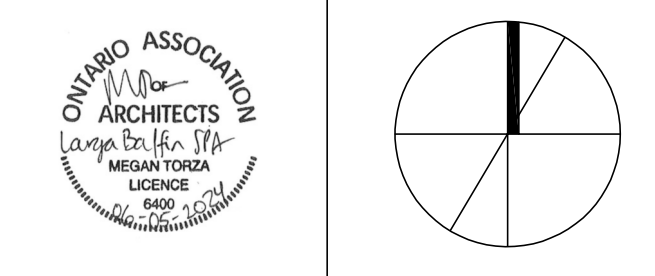
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APPROVED
By Lily Xu at 9:28 am, Nov 03, 2024

Lily Xu

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

GENERAL NOTES

1. STREETLIGHTS ON HYDRO POLES MUST BE MAINTAINED AND PROTECTED. IF CONFLICT ARISES, PLEASE CONTACT RYAN ZAICHOWSKY 613-809-7422 EMAIL: RYAN.ZAICHOWSKY@OTTAWA.CA.

LARGA BAFFIN
1452-1470 Hunt Club Road
1525-1545 Sieveright Avenue
Ottawa, Ontario, Canada

DRAWING TITLE:
SITE PLAN

PRINT DATE: 2024-07-23
SCALE: 1:500
PROJECT NO. 17-029
DRAWN BY:
CHECKED BY: MT

A100

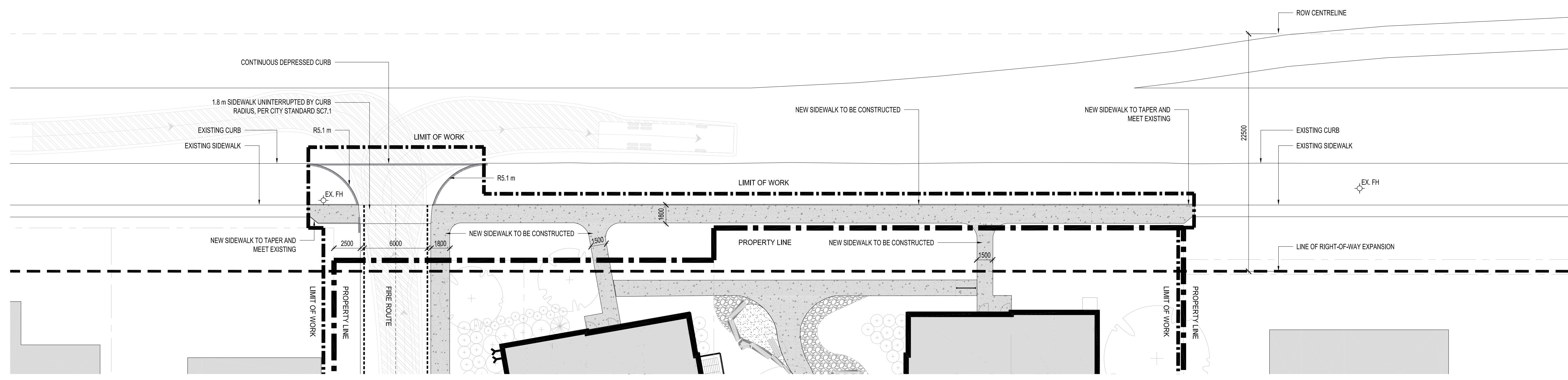
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File Number D07-12-24-0068

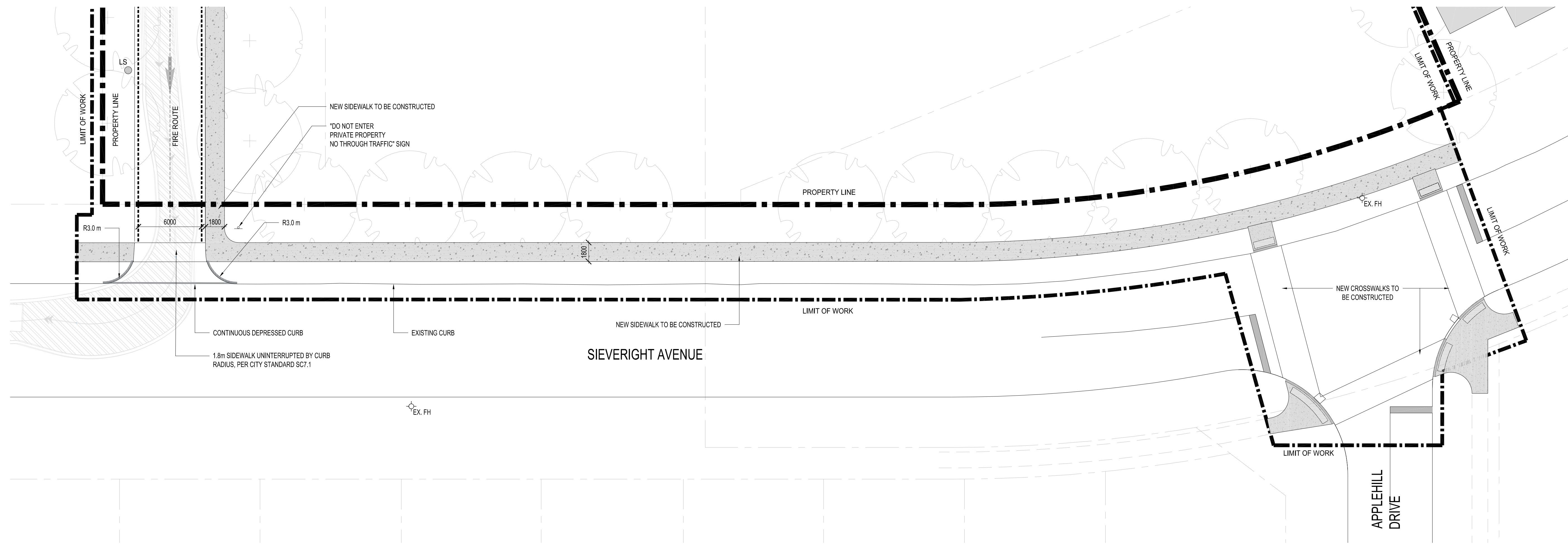
APPROVED
By Lily Xu at 9:49 am, Nov 03, 2024

Lily Xu
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MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

HUNT CLUB ROAD



2 PROPOSED CONSTRUCTION IN THE RIGHT OF WAY AT HUNT CLUB ROAD
A101 1:200



1 PROPOSED CONSTRUCTION IN THE RIGHT OF WAY AT SIEVERIGHT AVENUE
A101 1:200

LEGEND

	PROPERTY LINE
	LIMIT OF WORK LINE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	LIGHT STANDARD, REFER TO ELECTRICAL
	NEW CONCRETE SIDEWALK
	TWSI WITH CONTINUOUS DEPRESSED CURB

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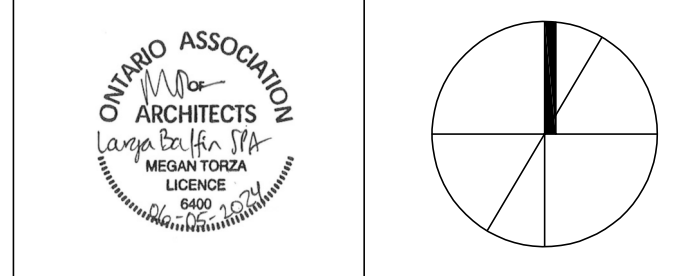
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DRAWING TITLE:
PROPOSED RIGHT OF WAY CONSTRUCTION

PRINT DATE: 2024-07-23
SCALE: 1:200
PROJECT NO. 17-029
DRAWN BY:
CHECKED BY: MT

A101

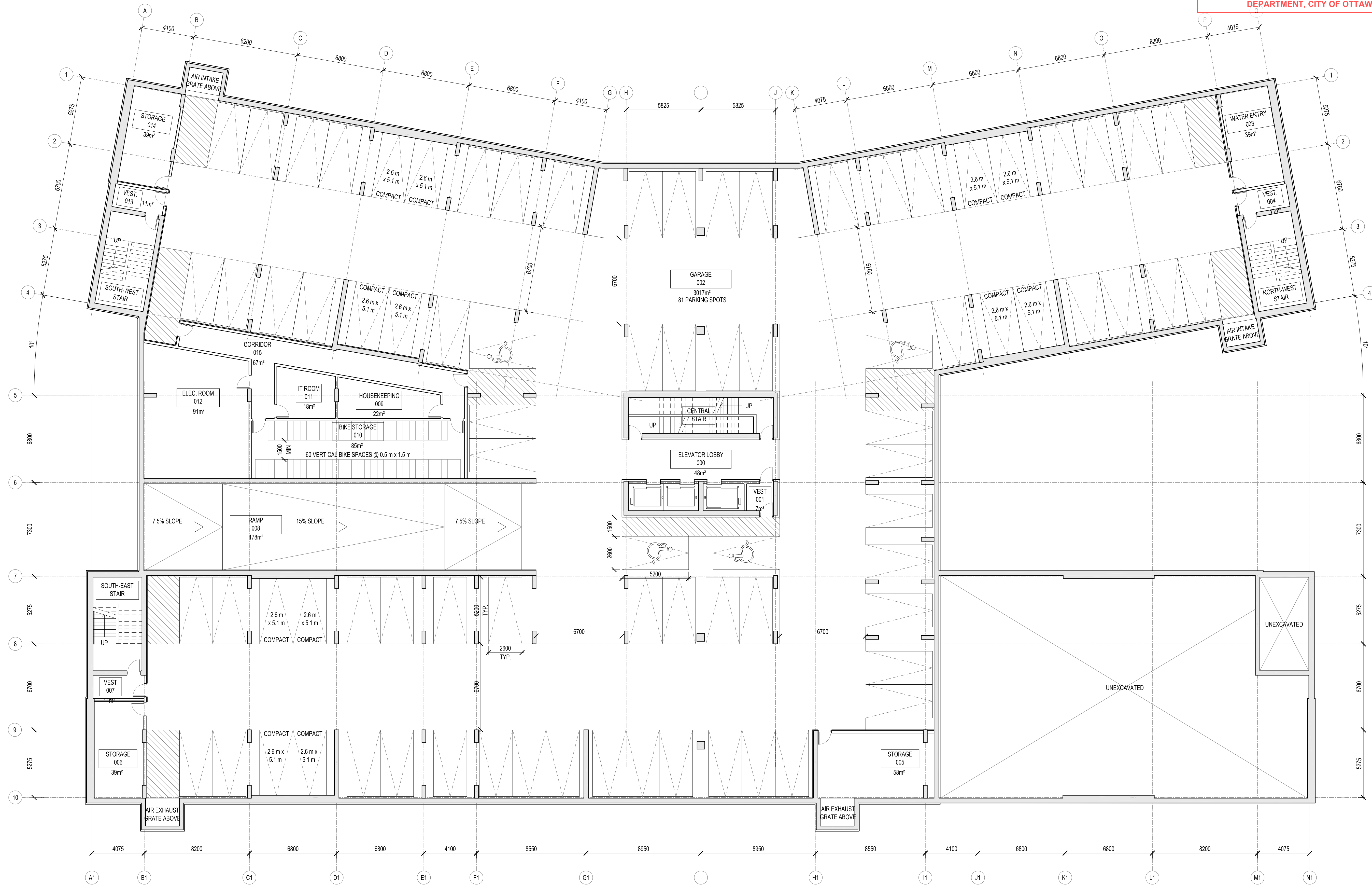
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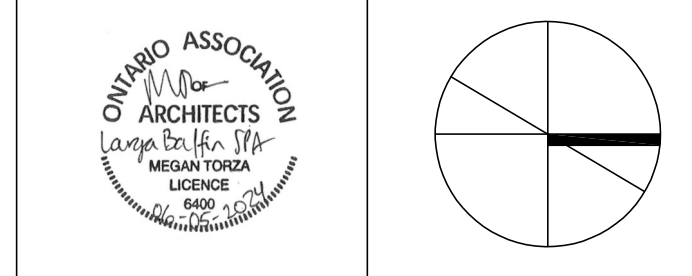
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DRAWING TITLE:
PARKING LEVEL PLAN

PRINT DATE: 2024-07-12
SCALE: 1:150
PROJECT NO. 17-029
DRAWN BY:
CHECKED BY: MT

A200

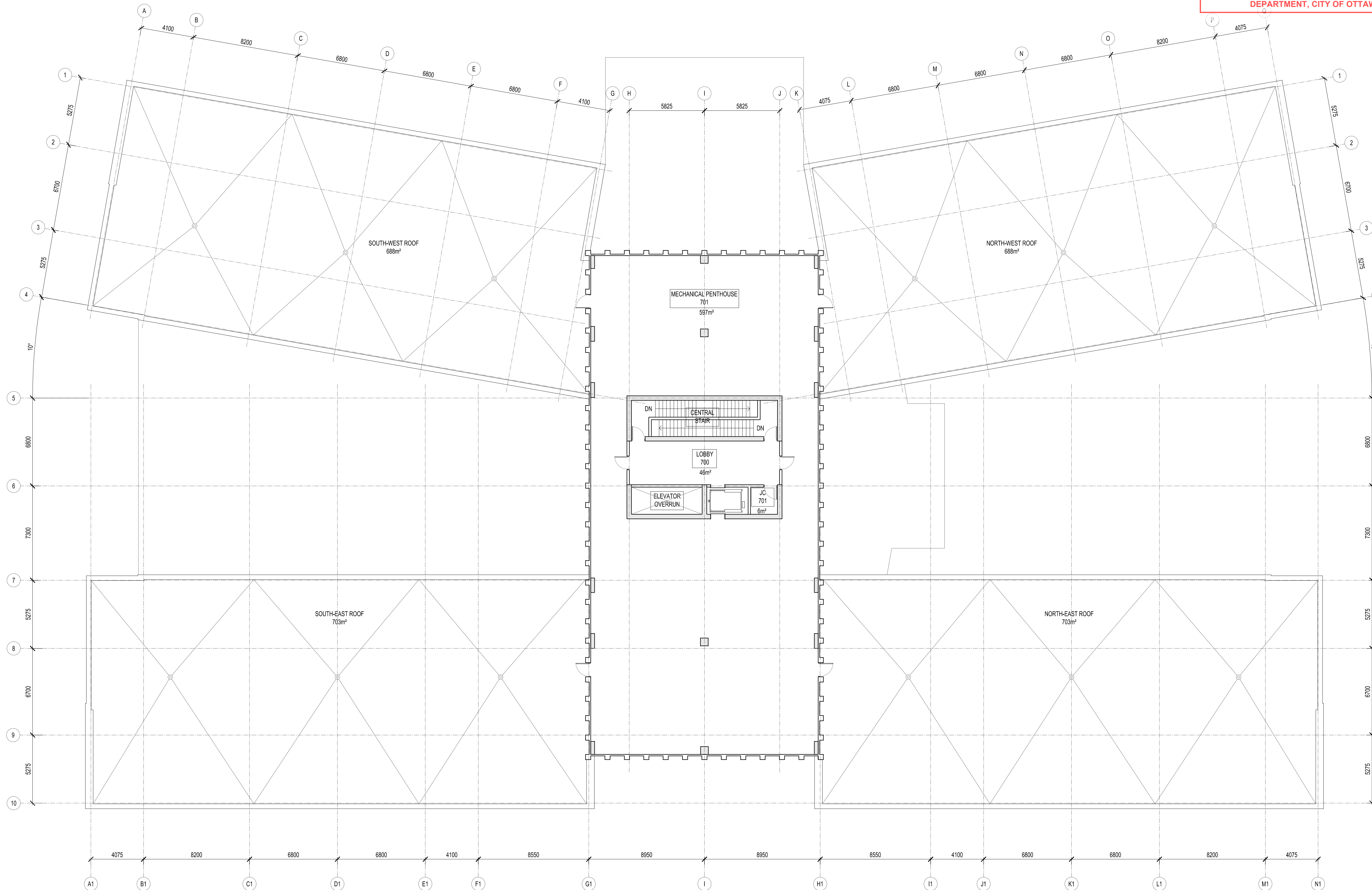
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By Lily Xu at 10:31 am, Nov 04, 2024



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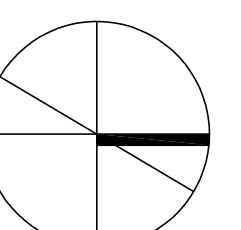
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DRAWING TITLE:
**MECHANICAL
PENTHOUSE PLAN**


PRINT DATE: 2024-07-11
SCALE: 1:150
PROJECT NO. 17-029
DRAWN BY: NP/FC
CHECKED BY: MT

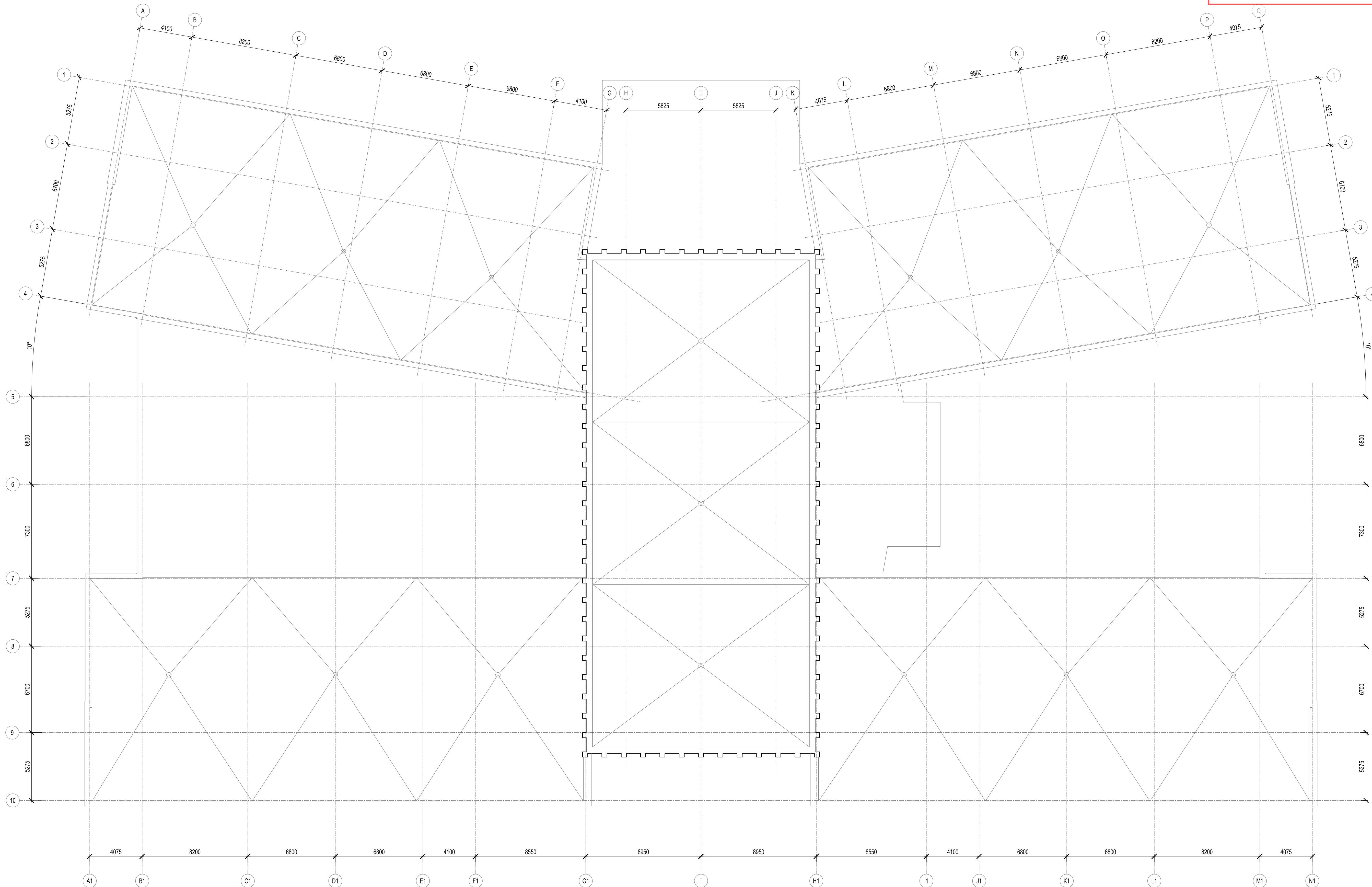
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Plan Number #19174

File Number D07-12-24-0068

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By Lily Xu at 10:31 am, Nov 04, 2024


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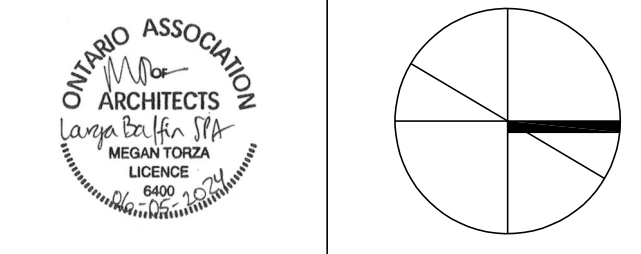
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DRAWING TITLE:

ROOF PLAN

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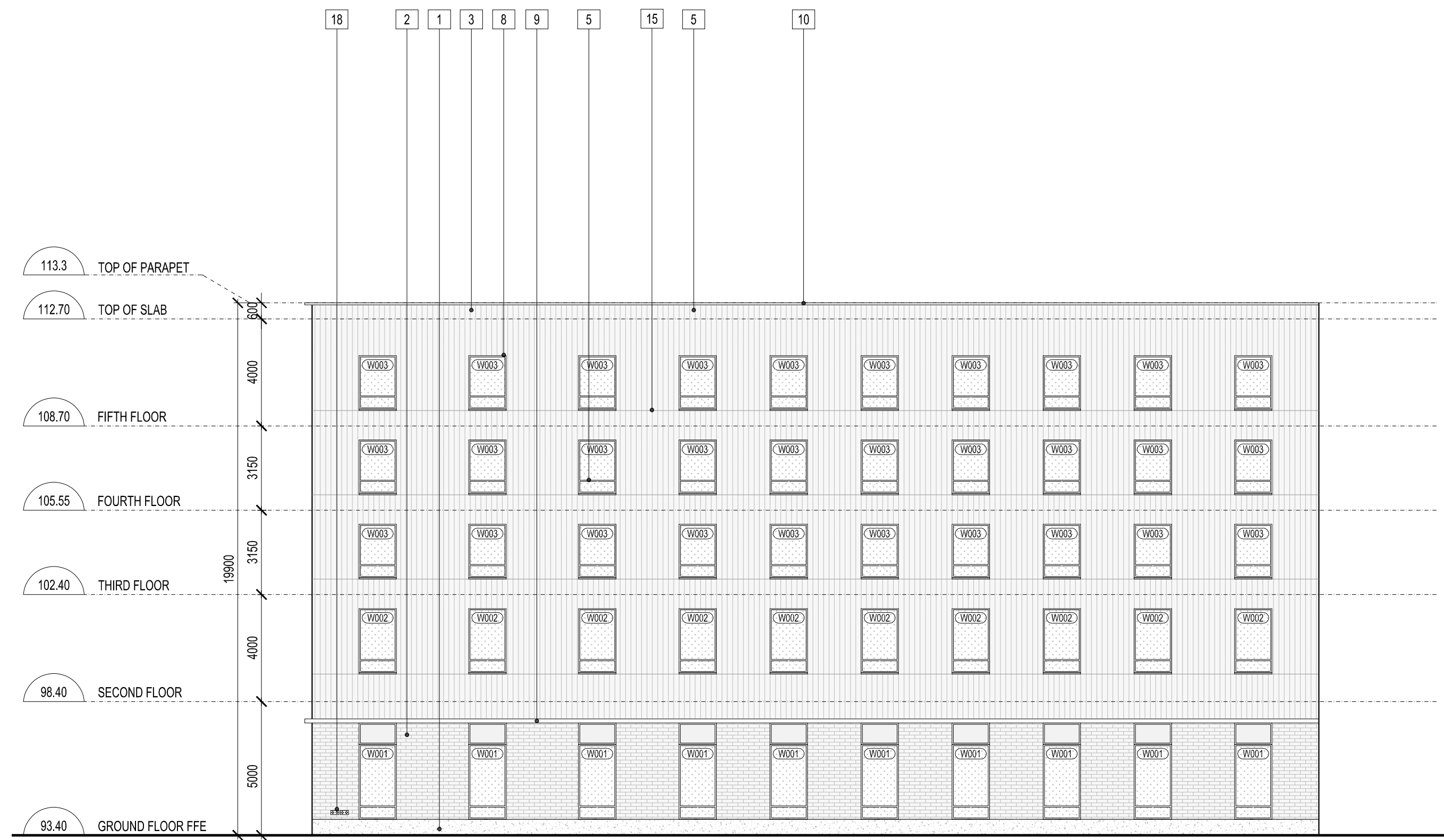
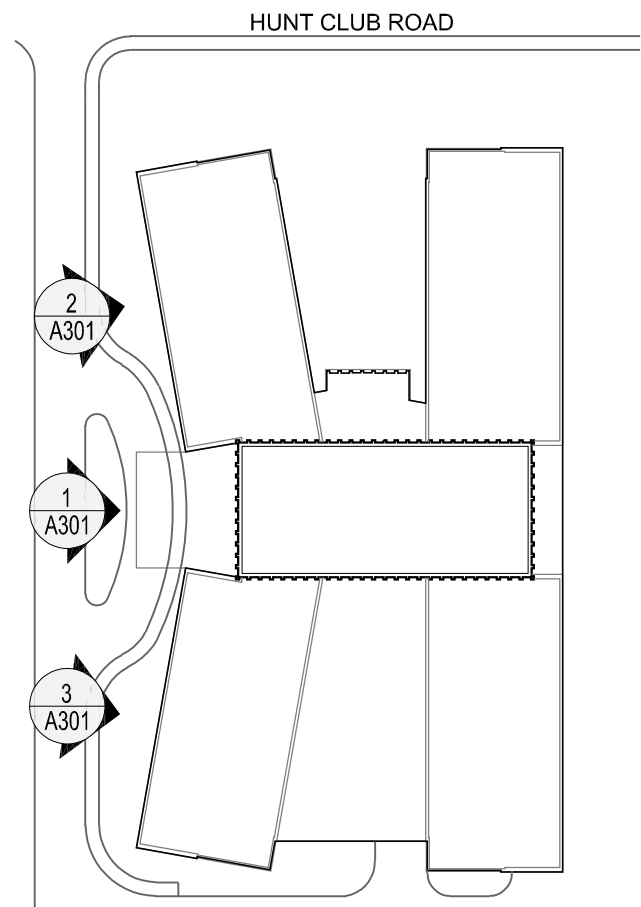
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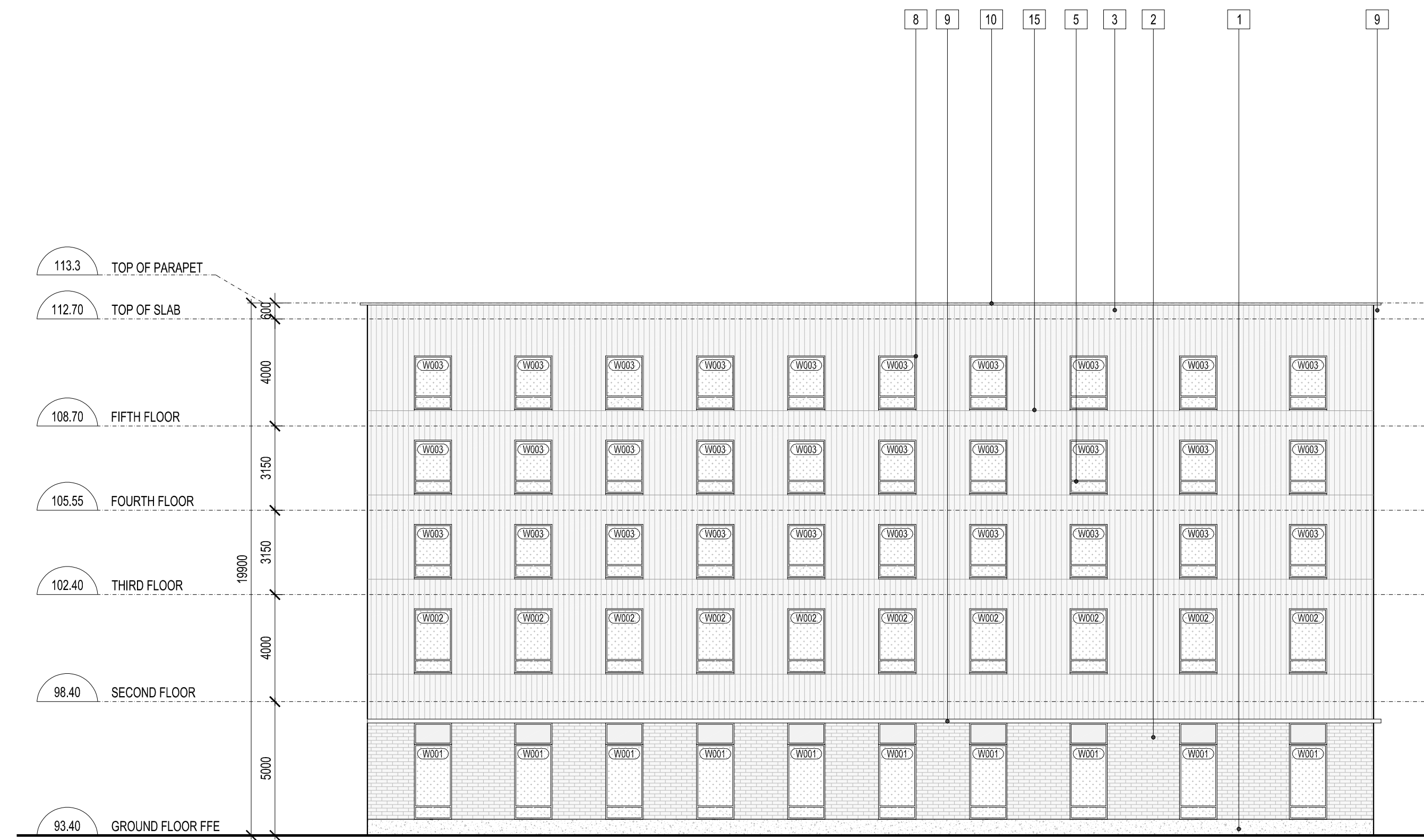
GENERAL NOTE
ALL GLAZING WITHIN 15M OF FINISHED GRADE TO BE TREATED WITH BIRD-FRIENDLY FRIT PATTERN

- LEGEND
- SANDBLASTED CONCRETE FOUNDATION UPSTAND
 - MASONRY CLADDING
 - VARIEGATED VERTICAL WOOD CLADDING
 - METAL CLAD PILASTER
 - ALUMINUM PUNCHED WINDOW
 - ALUMINUM CURTAIN WALL
 - STAIR ALUMINUM CURTAIN WALL W/ PRIVACY FILM
 - SHADOWBOX WINDOW FRAME
 - PREFINISHED METAL CAP
 - PREFINISHED METAL PARAPET CAP FLASHING
 - PREFINISHED METAL FLASHING
 - PREFINISHED METAL LOUVRES
 - BUILDING SIGNAGE
 - ENTRANCE CANOPY
 - MATERIAL REVEAL
 - OVERHEAD GARAGE / SERVICE DOOR
 - MURAL WALL SIGNAGE
 - FIRE DEPARTMENT CONNECTION
 - SANDBLASTED CONCRETE PANEL CLADDING
 - TRANSLUCENT PRIVACY FILM

KEY PLAN



2 WEST-NORTH ELEVATION
A301 1:150

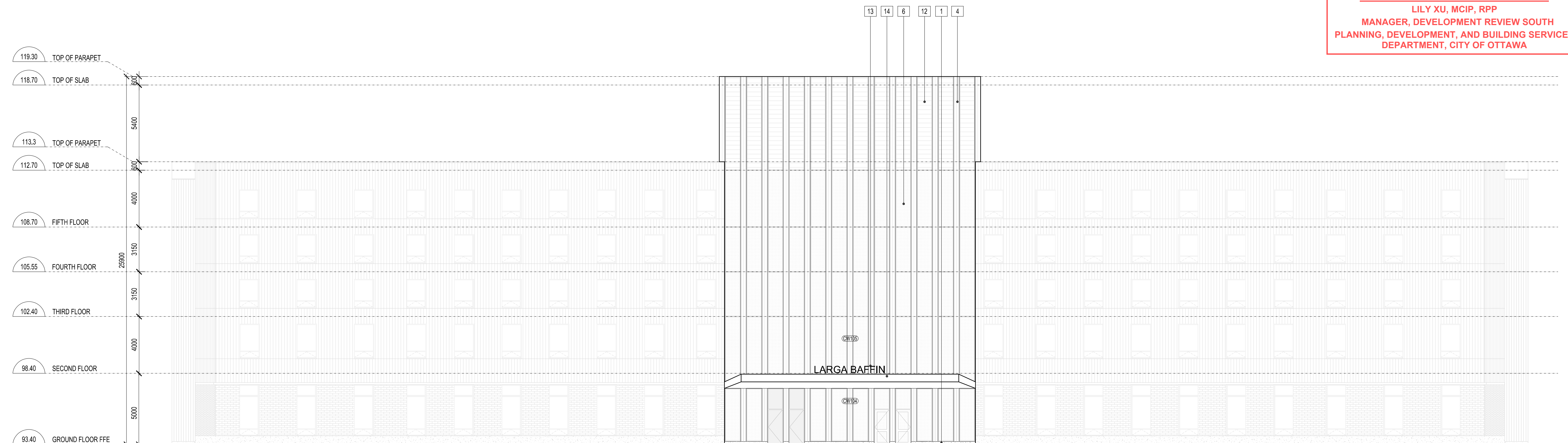


3 WEST-SOUTH ELEVATION
A301 1:150

APPROVED
By Lily Xu at 9:49 am, Nov 03, 2024

Lily Xu

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MANAGER, DEVELOPMENT REVIEW SOUTH
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1 WEST ELEVATION
A301 1:150

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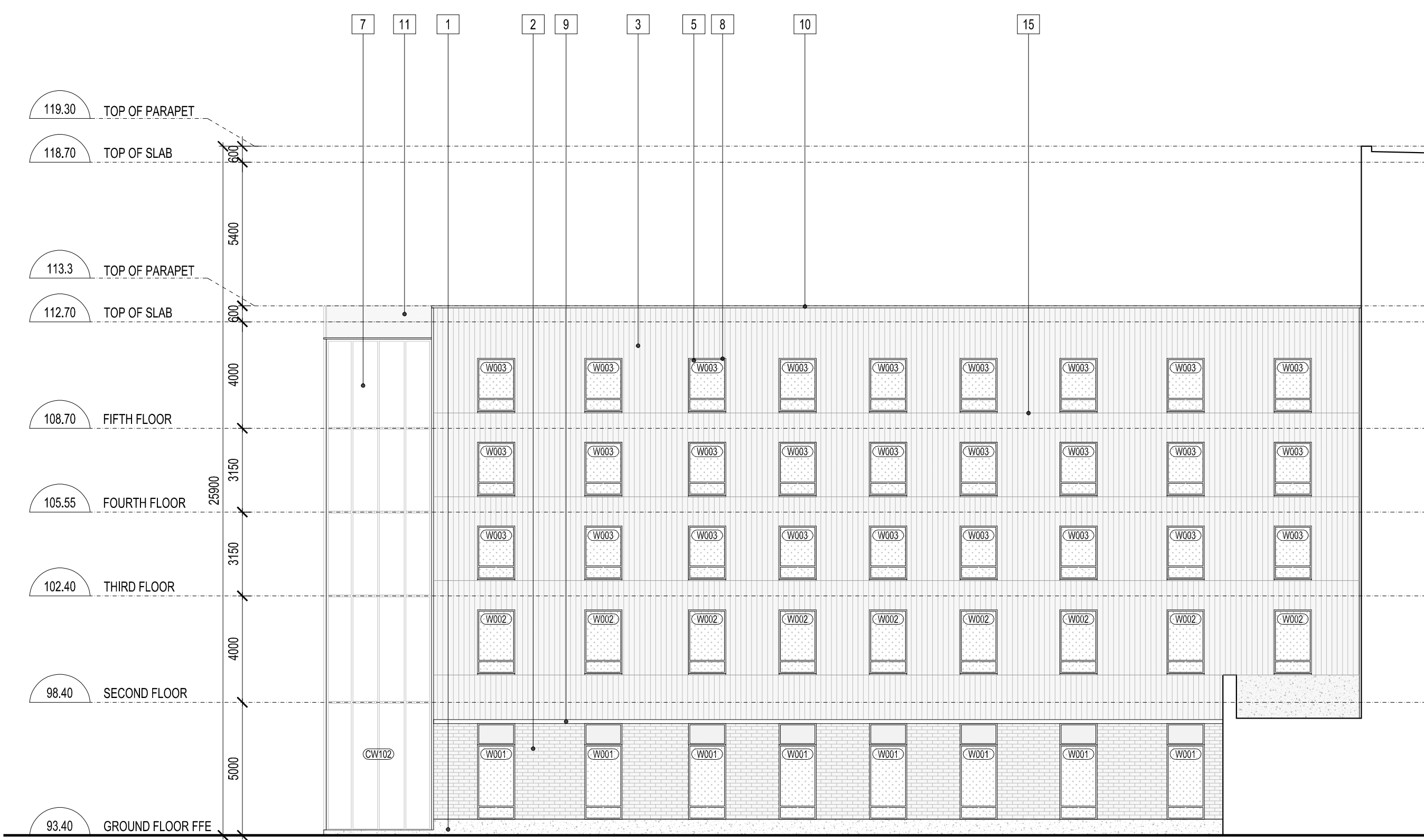
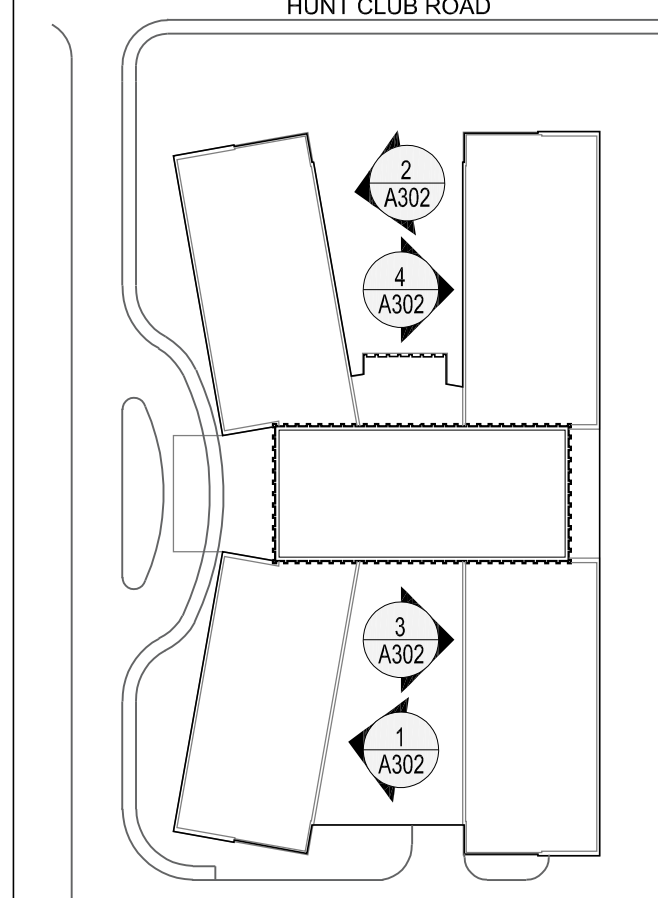
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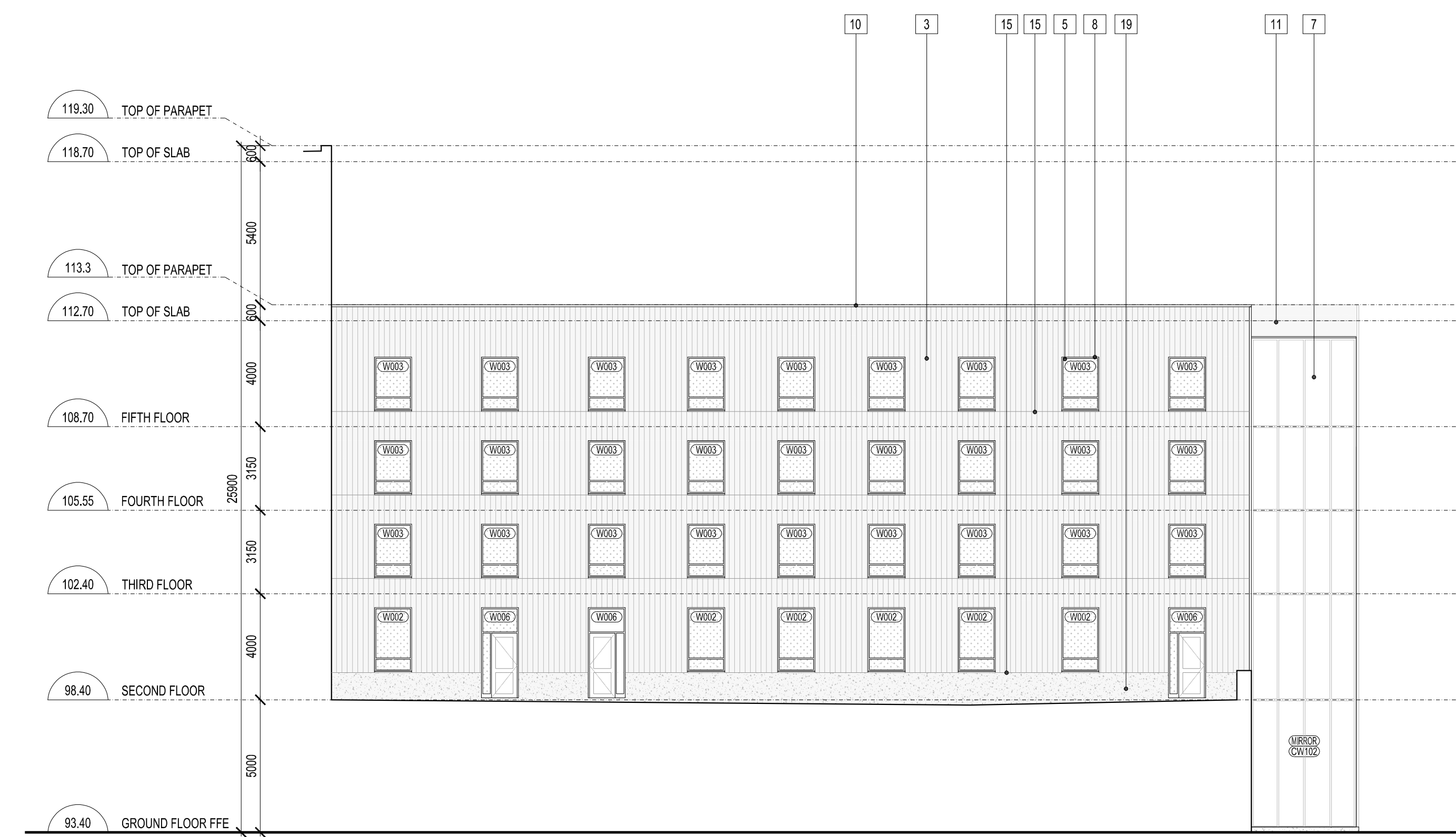
GENERAL NOTE
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- LEGEND
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 - MURAL WALL SIGNAGE
 - FIRE DEPARTMENT CONNECTION
 - SANDBLASTED CONCRETE PANEL CLADDING
 - TRANSLUCENT PRIVACY FILM

KEY PLAN



4 COURTYARD WEST ELEVATION
A302 1:150



3 COURTYARD WEST ELEVATION
A302 1:150

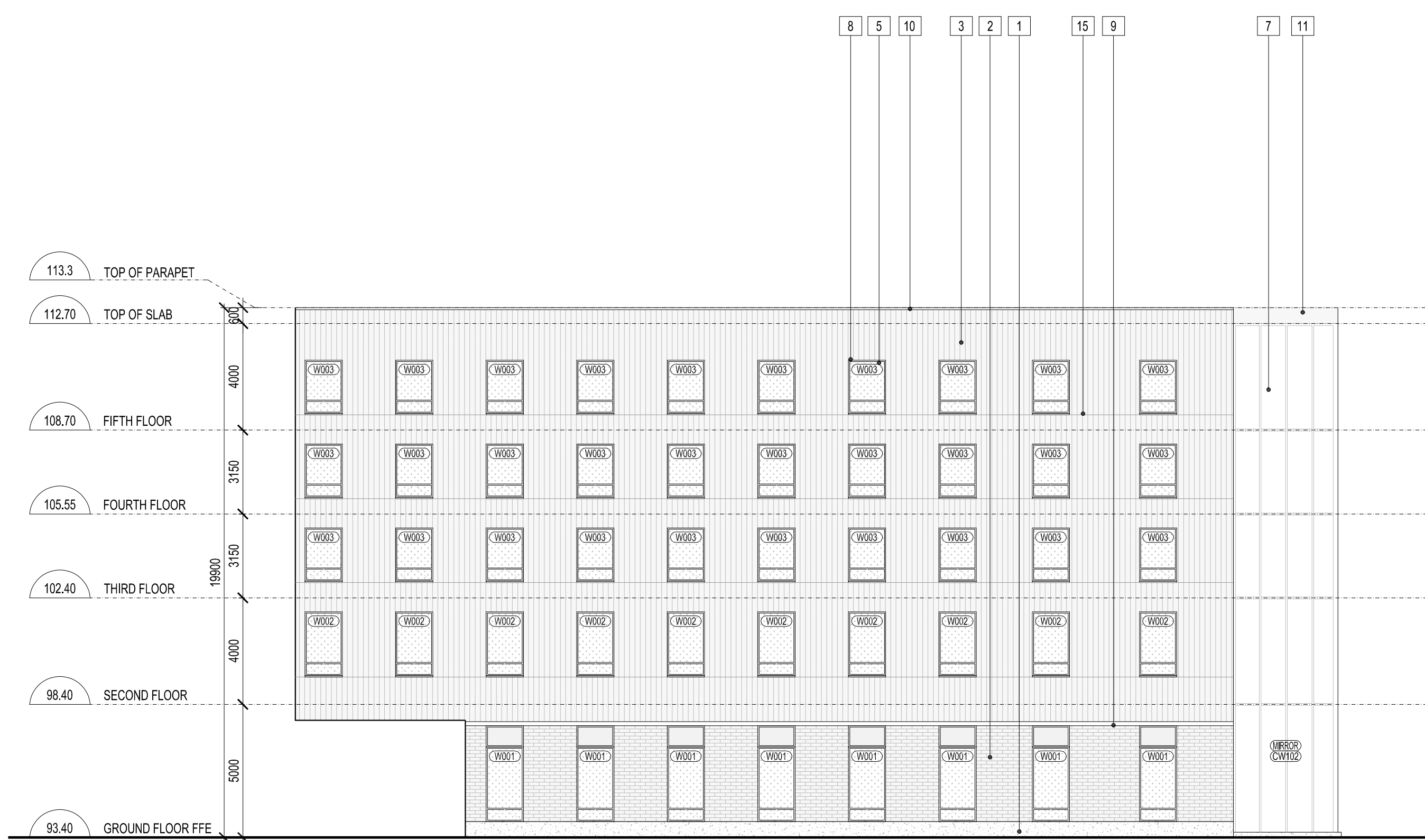
APPROVED
By Lily Xu at 9:50 am, Nov 03, 2024

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

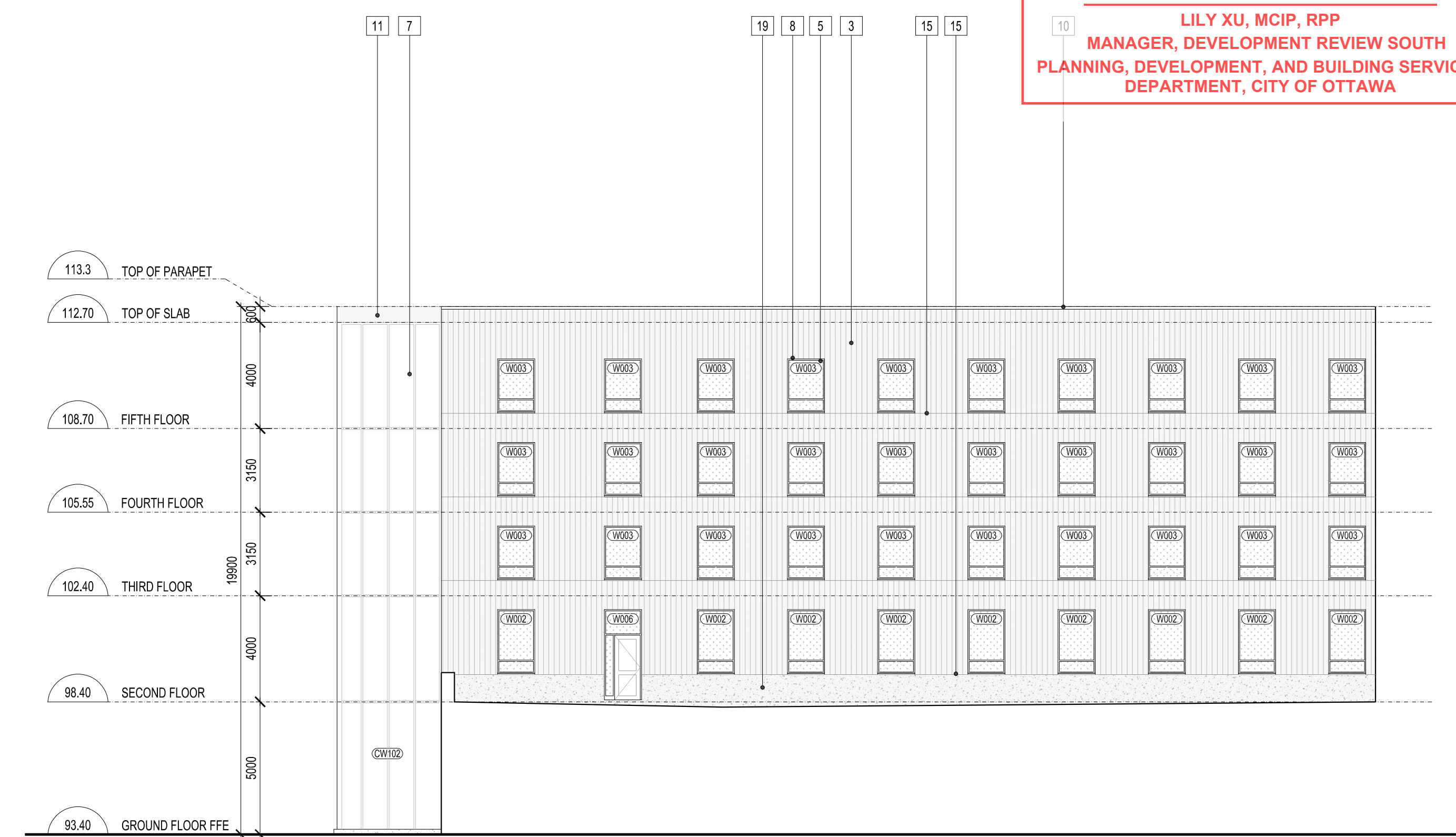
NO.	DATE	DESCRIPTION
6	2024-07-12	SPA PHASE 3 REVIEW
5	2024-04-24	SPA PHASE 3 REVIEW
4	2024-03-07	SPA PHASE 3 REVIEW
3	2023-10-06	COSTING - CLASS D 60%
2	2022-05-17	OPA / ZBLA FINAL

ISSUE RECORD

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL INFORM THE ARCHITECTS IMMEDIATELY OF ANY DISCREPANCY OR VARIATION FROM THE DRAWINGS. DO NOT SCALE THE DRAWINGS.
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2 COURTYARD EAST-NORTH ELEVATION
A302 1:150



1 COURTYARD EAST-SOUTH ELEVATION
A302 1:150

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LARGA BAFFIN
1452-1470 Hunt Club Road
1525-1545 Sieveright Avenue
Ottawa, Ontario, Canada

DRAWING TITLE:

ELEVATIONS

PRINT DATE: 2024-07-11
SCALE: 1:150
PROJECT NO. 17-029
DRAWN BY: NP/FC
CHECKED BY: MT

A302

Plan Number #19174

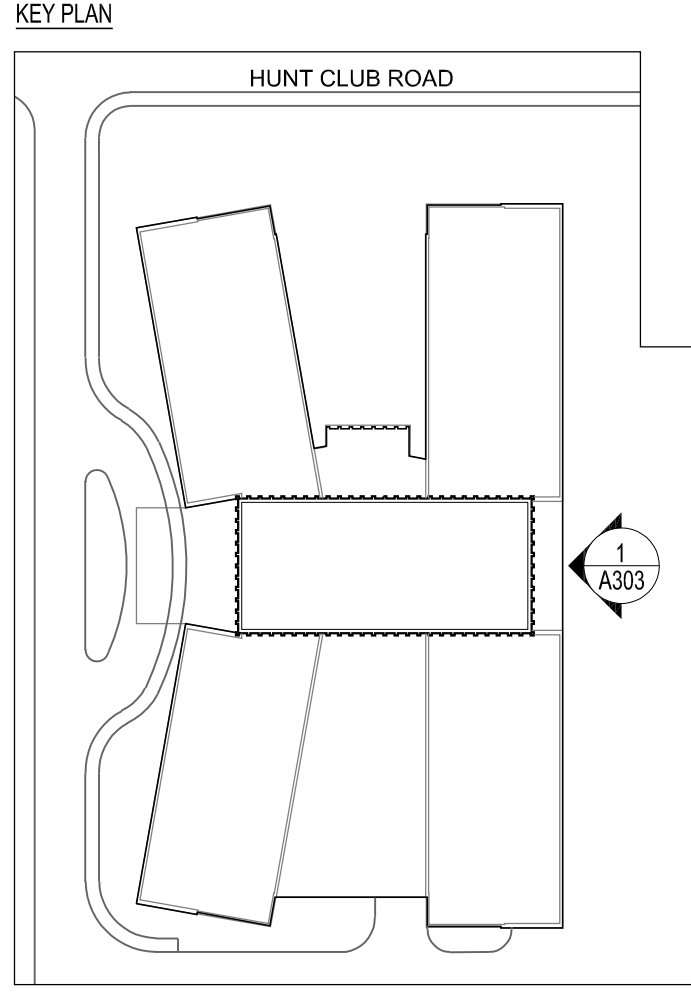
File Number D07-12-24-0068

GENERAL NOTE
 ALL GLAZING WITHIN 16M OF FINISHED GRADE TO BE TREATED WITH BIRD-FRIENDLY FRIT PATTERN

APPROVED
 By Lily Xu at 9:50 am, Nov 03, 2024

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

- LEGEND**
1. SANDBLASTED CONCRETE FOUNDATION UPSTAND
 2. MASONRY CLADDING
 3. VARIEGATED VERTICAL WOOD CLADDING
 4. METAL CLAD PILASTER
 5. ALUMINUM PUNCHED WINDOW
 6. ALUMINUM CURTAIN WALL
 7. STAIR ALUMINUM CURTAIN WALL W/ PRIVACY FILM
 8. SHADOWBOX WINDOW FRAME
 9. PREFINISHED METAL CAP
 10. PREFINISHED METAL PARAPET CAP FLASHING
 11. PREFINISHED METAL FLASHING
 12. PREFINISHED METAL LOUVRES
 13. BUILDING SIGNAGE
 14. ENTRANCE CANOPY
 15. MATERIAL REVEAL
 16. OVERHEAD GARAGE / SERVICE DOOR
 17. MURAL WALL SIGNAGE
 18. FIRE DEPARTMENT CONNECTION
 19. SANDBLASTED CONCRETE PANEL CLADDING
 20. TRANSLUCENT PRIVACY FILM



NO.	DATE	DESCRIPTION
6	2024-07-12	SPA PHASE 3 REVIEW
5	2024-04-24	SPA PHASE 3 REVIEW
4	2024-03-07	SPA PHASE 3 REVIEW
3	2023-10-06	COSTING - CLASS D 60%
2	2022-05-17	OPA / ZBLA FINAL

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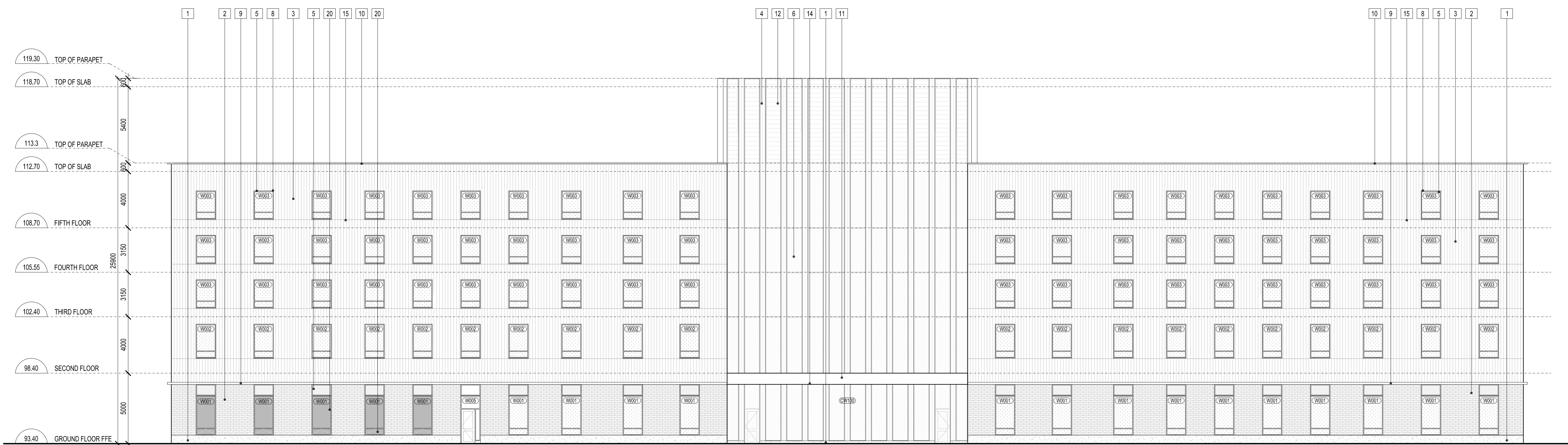
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PRINT DATE: 2024-07-11
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 PROJECT NO. 17-029
 DRAWN BY: NP/FC
 CHECKED BY: MT

A303

Plan Number #19174



1 EAST ELEVATION
 A303 1:150

File Number D07-12-24-0068

APPROVED
By Lily Xu at 9:50 am, Nov 03, 2024

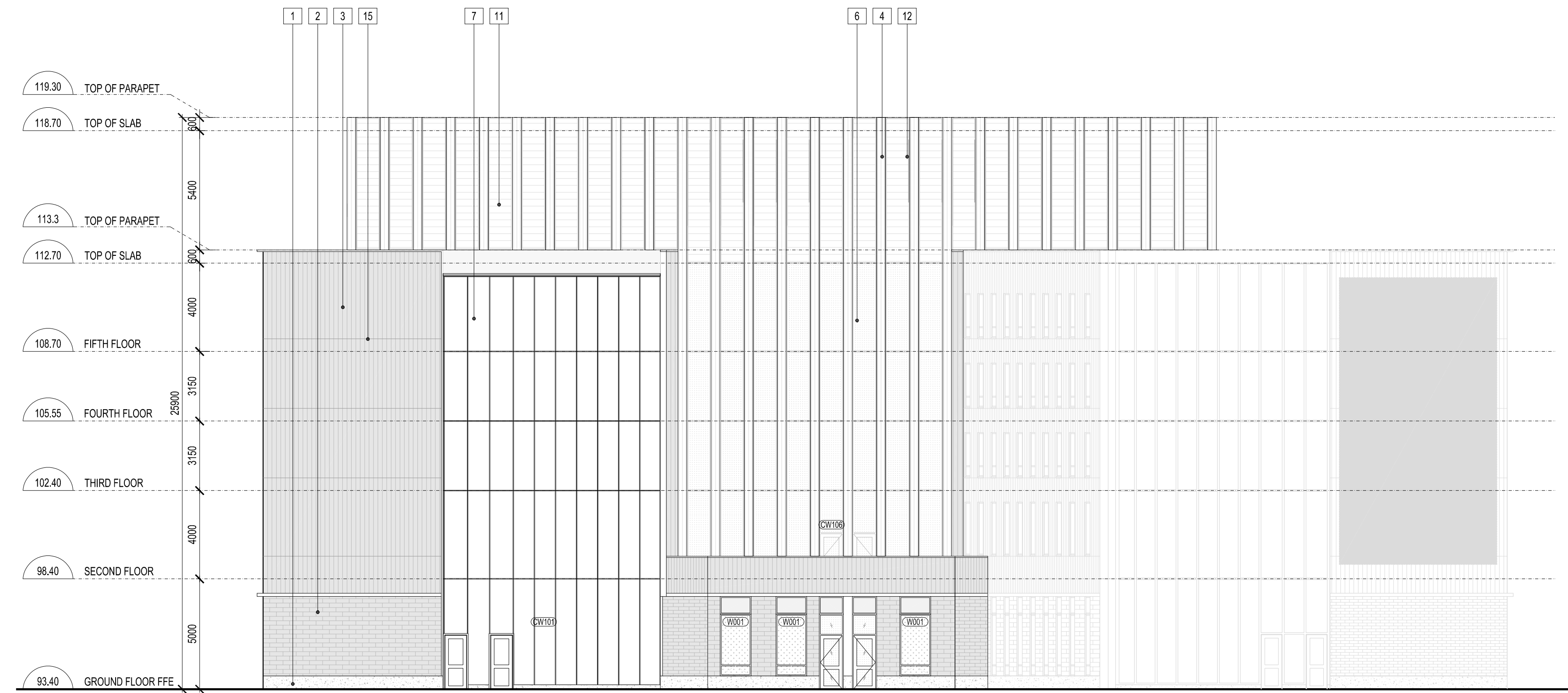
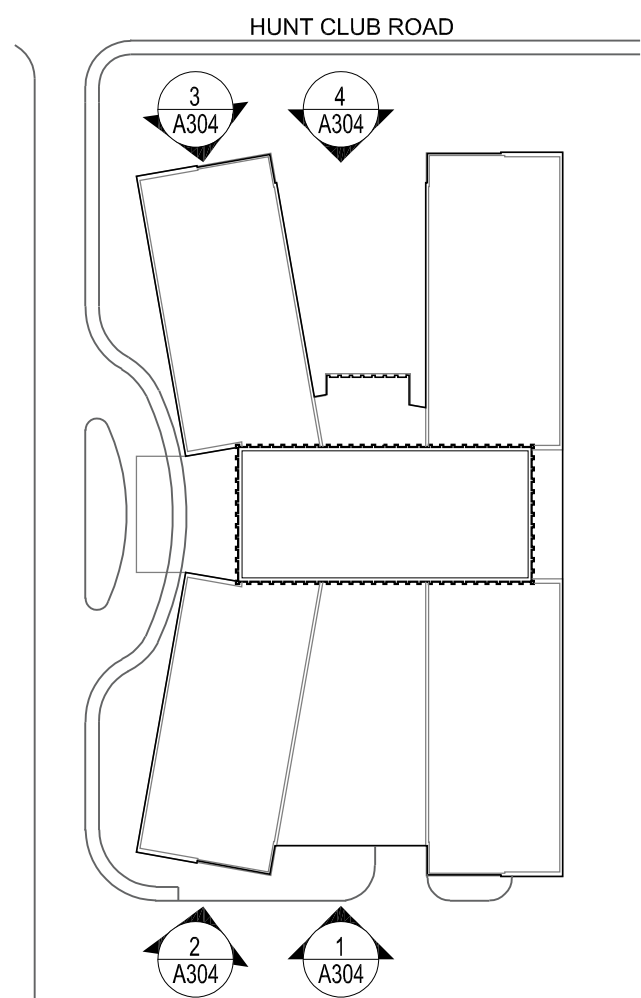


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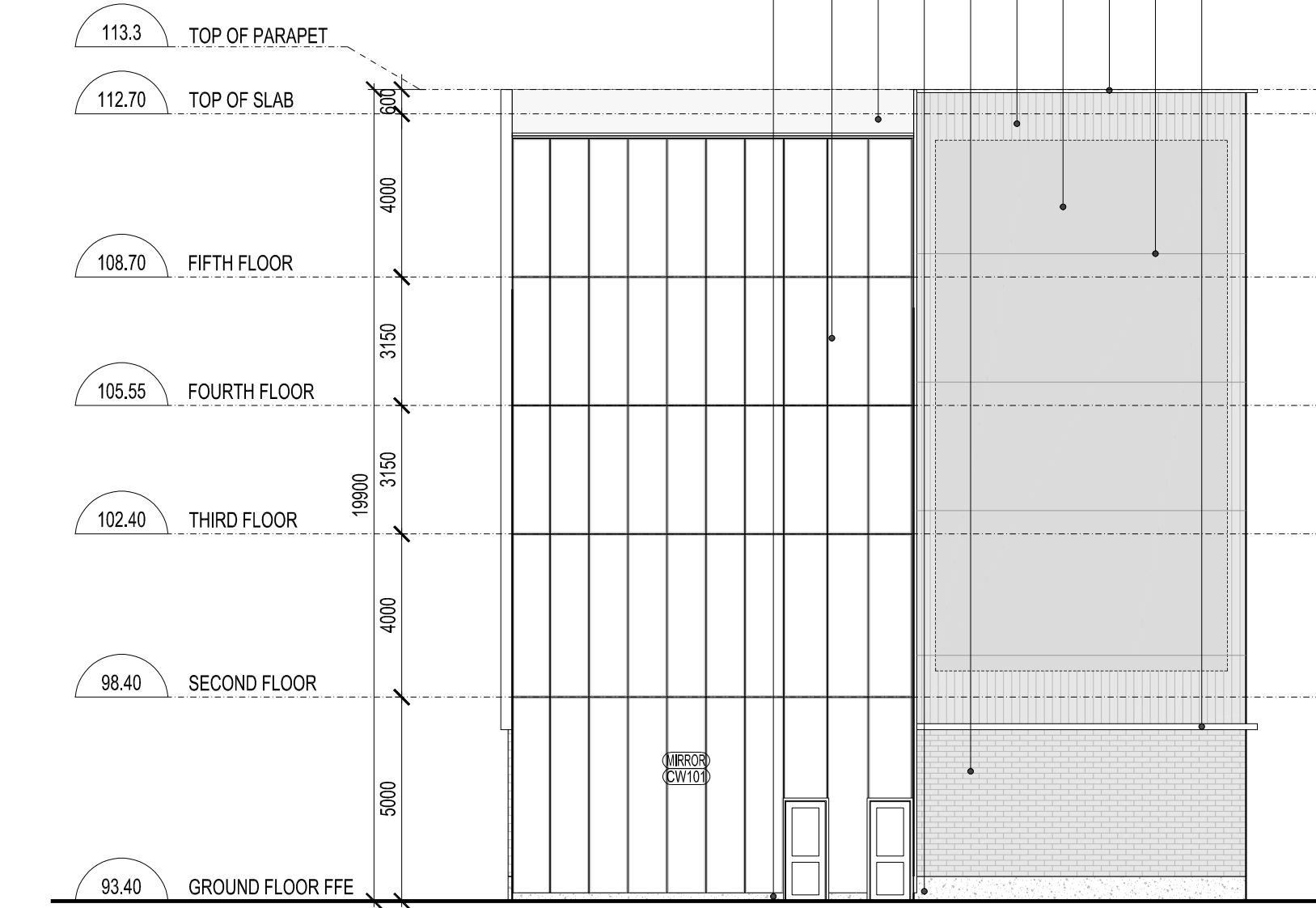
GENERAL NOTE
ALL GLAZING WITHIN 15M OF FINISHED GRADE TO BE TREATED WITH BIRD-FRIENDLY FRIT PATTERN

- LEGEND
- SANDBLASTED CONCRETE FOUNDATION UPSTAND
 - MASONRY CLADDING
 - VARIEGATED VERTICAL WOOD CLADDING
 - METAL CLAD PILASTER
 - ALUMINUM PUNCHED WINDOW
 - ALUMINUM CURTAIN WALL
 - STAIR ALUMINUM CURTAIN WALL W/ PRIVACY FILM
 - SHADOWBOX WINDOW FRAME
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 - PREFINISHED METAL PARAPET CAP FLASHING
 - PREFINISHED METAL FLASHING
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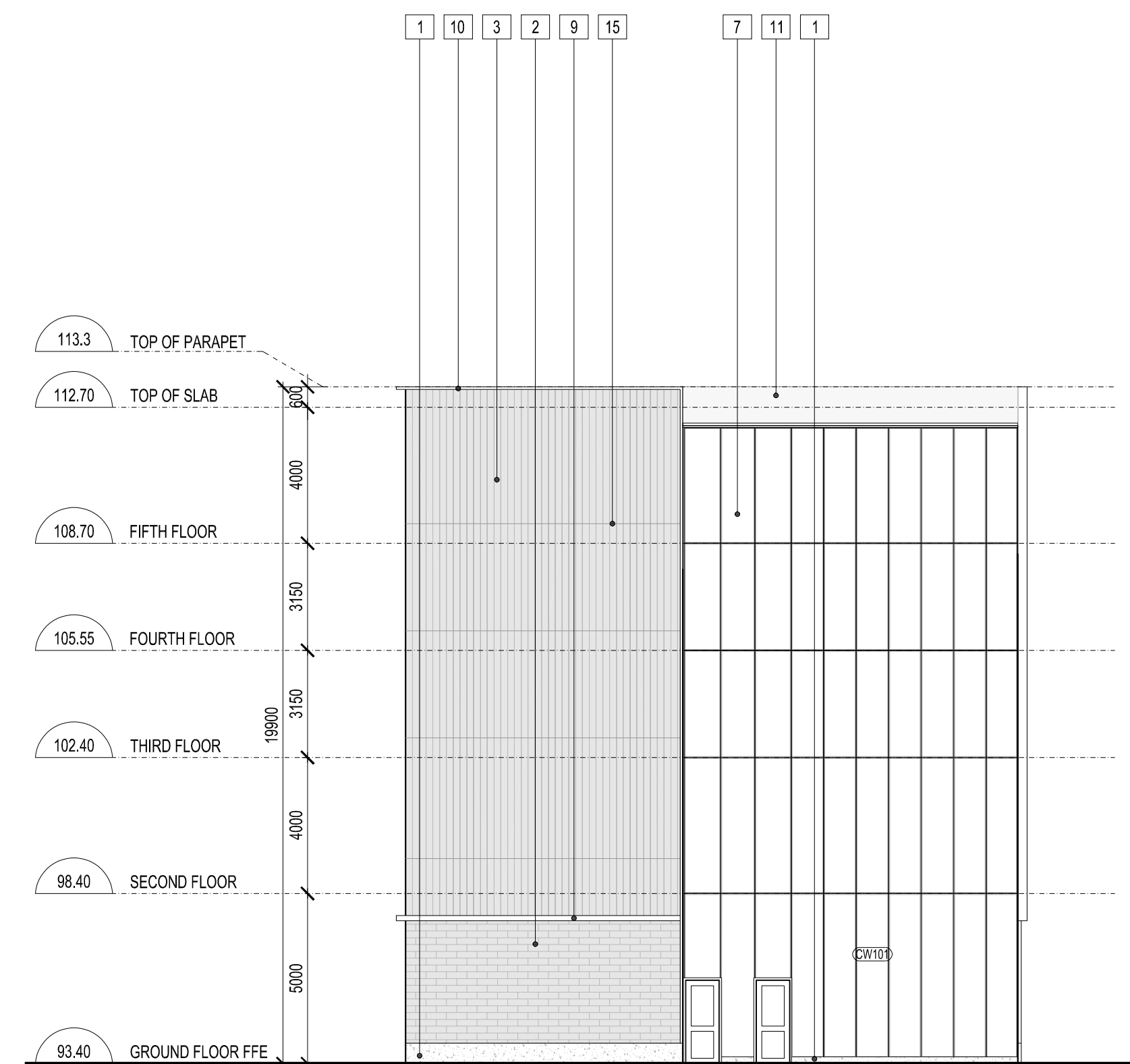
KEY PLAN



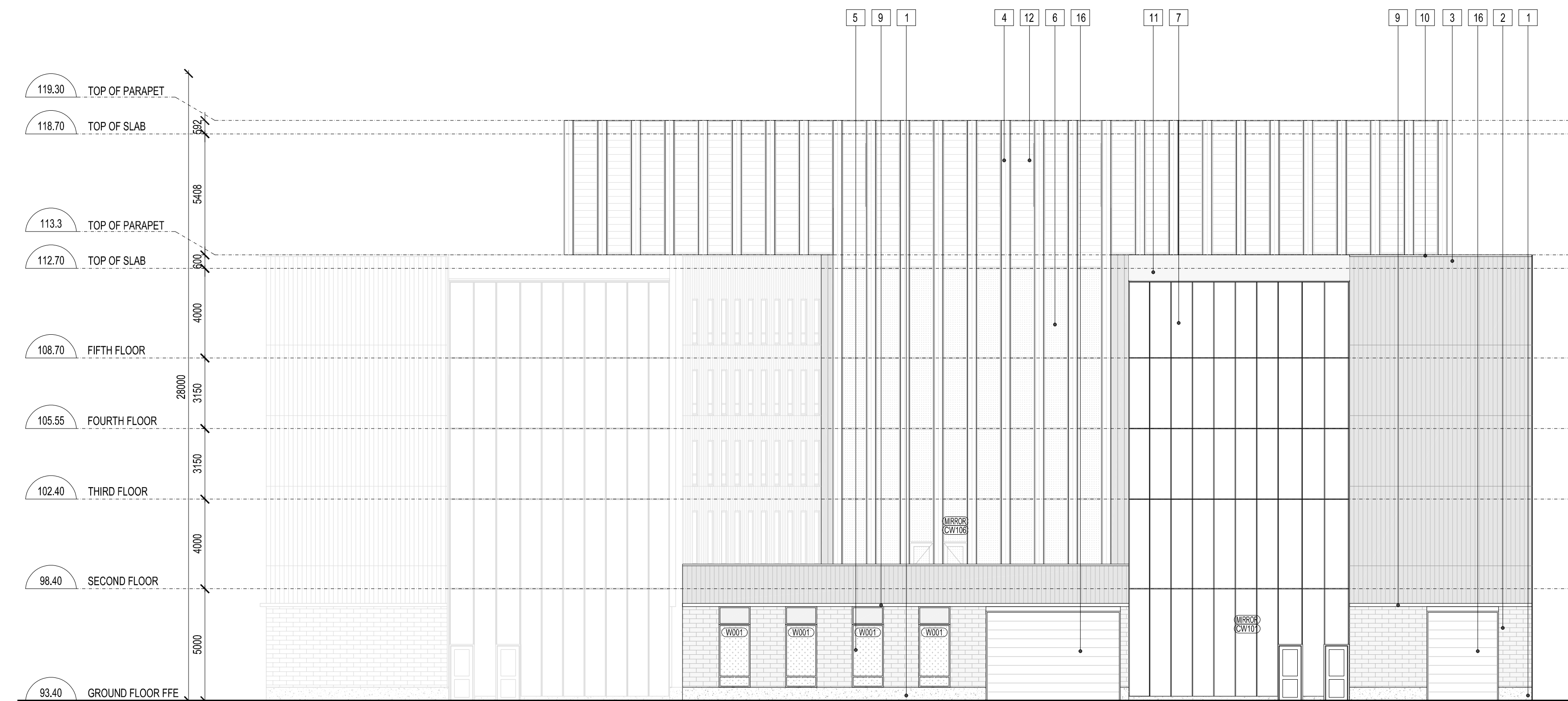
4 NORTH ELEVATION
A304 1:150



3 NORTH-WEST ELEVATION
A304 1:150



2 SOUTH-WEST ELEVATION
A304 1:150



1 SOUTH ELEVATION
A304 1:150

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