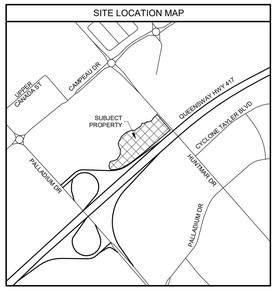
319 HUNTMAR - SITE PLAN

25066 | 319 HUNTMAR DR, KANATA, ON, K2S 0P6

IRONCLAD DEVELOPMENT INC.

mcCallumSather

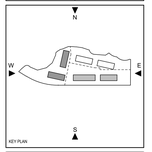
SITE LOCATION MAP



LOCATION MAP N.T.S.

SHEET LIST- ARCHITECTURAL SPA

NO.	NAME
SP0.0	COVER SHEET
SP1.0	SITE PLAN
SP1.1	SITE STATS AND DETAILS
SP1.2	SITE PLAN - FIRE MEASURES (FIRE ROUTE/FIRE HYDRANT/MAIN ENTRY)
SP1.3	SITE PLAN - TRUCK TURN/ WASTE MANAGEMENT
SP2.1	OVERALL FLOOR PLAN - BELOW GRADE
SP2.2	OVERALL FLOOR PLAN - GROUND FLOOR
SP2.3	BUILDING A - ENLARGED FLOOR PLAN - PARKADE
SP2.4	BUILDING A - ENLARGED FLOOR PLAN - GROUND FLOOR
SP2.5	BUILDING A - ENLARGED FLOOR PLAN - SECOND FLOOR
SP2.6	BUILDING A - ENLARGED FLOOR PLAN - TYPICAL FLOOR (3-5)
SP2.7	BUILDING A - ENLARGED FLOOR PLAN - SIXTH FLOOR
SP2.8	BUILDING B - ENLARGED FLOOR PLAN - PARKADE
SP2.9	BUILDING B - ENLARGED FLOOR PLAN - GROUND FLOOR
SP2.10	BUILDING B - ENLARGED FLOOR PLAN - TYPICAL FLOOR (2-6)
SP3.1	OVERALL ELEVATION - PHASE 1 - BUILDING A & B1
SP3.2	OVERALL ELEVATION - PHASE 2 - BUILDING B2 & B3
SP3.3	OVERALL ELEVATION - PHASE 3 - BUILDING B4 & B5
SP4.1	OVERALL SECTIONS
SP5.1	OVERALL VIEWS
SP5.2	PHASE 1 VIEWS
SP5.3	PHASE 2 VIEWS
SP5.4	PHASE 3 VIEWS
SP6.1	SHADOW STUDY



Issued for Schematic Design	2026.02.06
Issued for Design Development	2026.04.10
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NO.	DESCRIPTION	DATE

REVISIONS:

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SEAL

CONSULTANTS

IRONCLAD DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

COVER SHEET

SHEET SIZE:	SCALE:
ARCH D	

PROJECT NO.: 25066

DRAWING NO.: **SP0.0**

IMAGE(S) REPRESENT DESIGN INTENT, ARE FOR REFERENCE ONLY, AND ARE NOT CONTRACTUAL. ACTUAL DETAILS MAY VARY.

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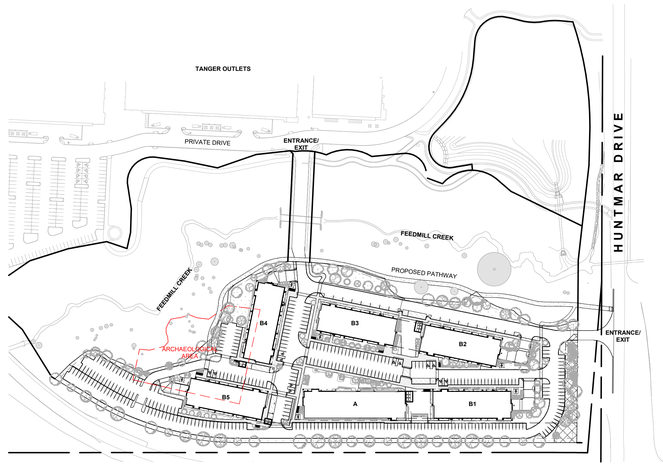
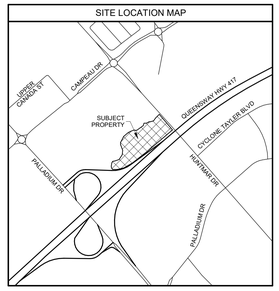
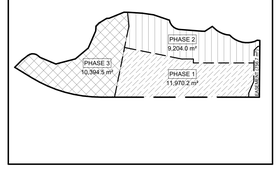


OVERALL SITE PLAN - SITE ENTRANCES

SITE LOCATION MAP

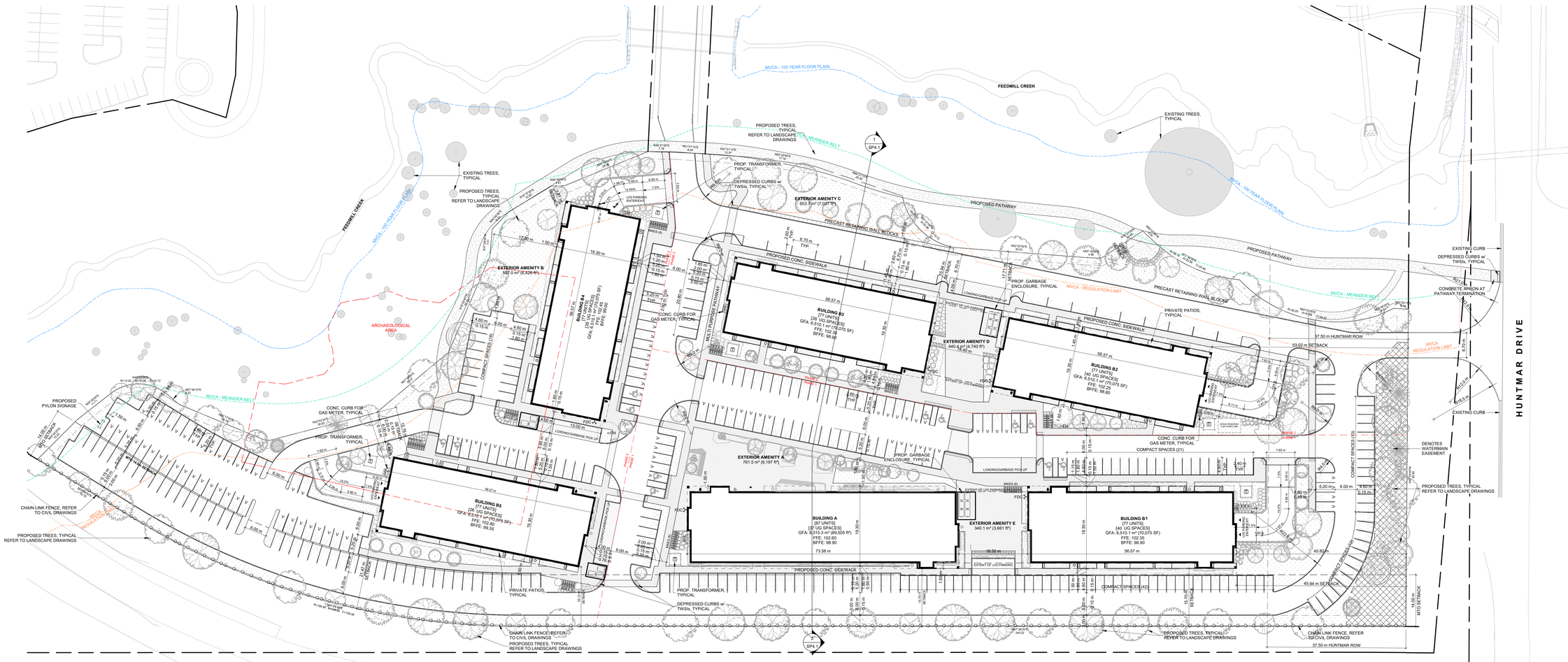


SITE PHASING MAP



SITE PLAN LEGEND

- EXTENT OF UNDERGROUND PARKING GARAGE
- LINE OF SETBACK
- CENTERLINE OF ROAD
- PROPERTY LINE
- DRIP LINE
- MAIN BUILDING ENTRANCE/ FIRE FIGHTER ENTRANCE
- SECONDARY BUILDING ENTRANCE
- FIRE EXIT
- PARKING ENTRANCE
- FDC — FIRE DEPT CONNECTION
- BD — BOLLARD
- LBD — LIGHT BOLLARD
- MH — MANHOLE COVER
- CB — CATCH BASIN
- FIRE HYDRANT
- GAS — GAS METER
- EX. WATER VALVE
- SIGNAGE
- EX GUY — EX. GUY WIRE
- EX WUP — EX. WOOD UTILITY POLE
- F.F.E. — FINISHED FLOOR ELEVATION
- 606.0 — SITE ELEVATIONS (SHOWN TO ESTABLISH AVERAGE GRADE)
- FIRE ACCESS ROUTE - SIGNAGE PLACED ON WITHER SIDE.
- FIRE ACCESS ROUTE
- WASTE COLLECTION POINT
- SOFT LANDSCAPING
- REGULATED AREA
- DISTANCE FROM PRINCIPAL ENTRANCE TO FIRE ROUTE
- DISTANCE FROM FIRE HYDRANT TO FIRE DEPARTMENT CONNECTION
- MVCA - MEANDER BELT
- MVCA - REGULATION LIMIT
- MVCA - 100 YEAR FLOOD PLAIN



1 SP1.0 **OVERALL SITE PLAN**

1 : 400

0 4 8 16 32m

TRUE NORTH | CONSTRUCTION NORTH

N

W E

S

KEY PLAN

Issued for	
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ONTARIO ASSOCIATION OF ARCHITECTS — MATTHEW ALLEN GORRIE — 3182 — 2026.04.15

SEAL

CONSULTANTS

IRONCLAD DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

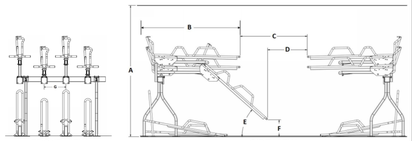
SITE PLAN

SHEET SIZE	SCALE
ARCH D (610x914)	As indicated

PROJECT NO: 25066

DRAWING NO.: **SP1.0**

BICYCLE PARKING SPACE DIMENSIONS - STACKED



FRONT VIEW

SIDE VIEW

A	B	C	D	E	F	G
104" (or 96" @ 24" bike spacing [TG])	76.5"	48" Min. 60" Rec.	26.5" Min. 30.5" Rec.	42"	12" lower tray, 20" upper tray	17", 18", 24" standard options

DIMENSIONS TABLE (REQUIRED)

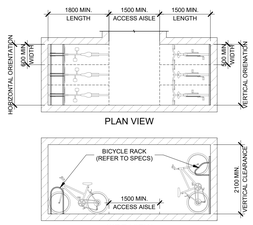
A	B	C	D	E	F	G
2642mm [>104"]	1943 [76.5"]	1964 [77.3"] 2206 [87"]	AS REQ'D	AS REQ'D	AS REQ'D	600 (24")

DIMENSIONS TABLE (PROVIDED)

NOTE:
BIKE RACK DETAIL FROM 'SARIS INFRASTRUCTURE' CATALOGUE.

N.T.S.

BICYCLE PARKING SPACE DIMENSIONS



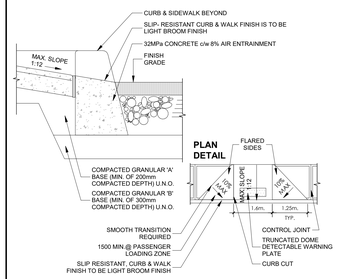
PLAN VIEW

SIDE VIEW

NOTE:
REFER TO CITY OF OTTAWA DESIGN GUIDELINES AND ZONING BY-LAW FOR ADDITIONAL REQUIREMENTS.

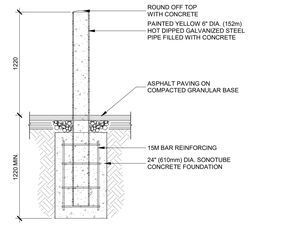
N.T.S.

TYPICAL CURB DEPRESSION

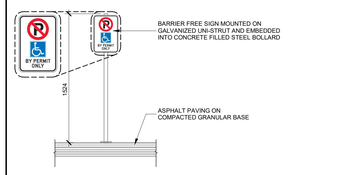


NOTE:
- EXPANSION JOINTS IN SIDEWALK ARE TO BE PROVIDED AT A MAXIMUM OF 6m APART OR AS REQUIRED.
- TRANSVERSE CONTRACTION JOINTS TO BE PROVIDED AT A MAXIMUM OF 1.5m APART OR AS REQUIRED.
- PROVIDE NON-SLIP SURFACE FINISHES AT ALL BARRIER-FREE PATHS OF TRAVEL ON SITE (TYP.)
- PROVIDE SAW CUTS @ 203mm o.c. ON SLOPED AND FLARED SLIDES OF RAMP.
- ALL TRUNCATED DOME DETECTABLE WARNING PLATE DESIGNS ARE TO BE FINALIZED BY THE PLATE MANUFACTURER. (610mm x 610mm SQUARE OR RADIAL PLATES TO MATCH CURB RADIUS). NUMBER OF WARNING PLATES TO MATCH WIDTH OF PROJECTED SIDEWALK OR TRAIL.
- TRUNCATED DOME PLATES ARE TO BE PLACED 150mm OFFSET FROM BACK OF CURB (200mm MAXIMUM).
- MINIMUM 150mm CONCRETE REQUIRED FROM OUTER EDGE OF PLATE ASSEMBLY TO THE EDGE OF SIDEWALK.
- RAMPS ARE TO BE SLOPED BETWEEN 2% AND 6% DESIRABLE (8.33 % MAX.)
- LANDING AREAS ARE 1.5m x 1.5m MINIMUM AND ARE SLOPED MAXIMUM OF 2%.
- CONCRETE FLARES ARE SLOPED TO A MAXIMUM OF 10%.

METAL BOLLARD DETAIL



BARRIER FREE SIGNAGE DETAIL



NOTE:
1. SIGNS SHALL BE A MINIMUM 300mm WIDE x 600mm HIGH AND MAY BE MOUNTED TO A POLE OR WALL.
2. A MINIMUM 1525mm WIDE x 1525mm DEEP PAVEMENT SIGN WITH THE "INTERNATIONAL SYMBOL OF ACCESS" SHALL BE PROVIDED.
3. LOCATE SIGNAGE FOR AN ACCESSIBLE PARKING SPACE 1.5 TO 2.0M ABOVE GRADE:
0.6M TO 2.0M FROM A CURB EDGE, OR A BUILDING FACE WITHIN 2.0M OF THE CURB.
4. ENSURE THE SIGNAGE DOES NOT IMPEDE PEDESTRIAN ROUTES.
5. SIGNAGE CAN BE OBTAINED THROUGH KITCHENER UTILITIES BY CONTACTING 519-741-2200 EXT. 4166

FIRE DEPARTMENT CONNECTION SIGNAGE

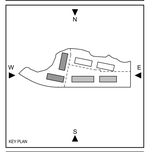
FIRE DEPARTMENT CONNECTION SIGNAGE

ENSURE FIRE DEPARTMENT CONNECTION
SIGNAGE MEETS ALL CITY OF OTTAWA STANDARDS

N.T.S.

PROJECT DATA

ITEM		PROPOSED BY DESIGNER/ARCHITECT						REQUIRED PER ZONING BY-LAW 2008-250	COMPLIANCE (YES/NO)	REFERENCE FROM ZONING BY-LAW
		PHASE 1		PHASE 2		PHASE 3				
A	ZONING CATEGORY							MC H(45) MIXED-USE CENTRE ZONE	N/A	ZONING BY-LAW No 2008-250, PART10, SECTION 191-192
B	TOTAL LOT AREA	GROSS AREA = 32,325.45 m² (3.23 HA) (7.99 ACRES) WATERMAIN EASEMENT AREA = 756.7 m² **NET AREA = 31,568.7 m² (3.16 HA) (7.80 ACRES)**						NO MINIMUM	YES	TABLE 191
	LOT WIDTH	85.85m						NO MINIMUM	YES	TABLE 191
	PARKLAND DEDICATION	0.0 m²						1 HECTARE PER 600 UNITS, NOT TO EXCEED 10% OF THE GROSS LAND AREA (0.323 ha)	NO	PER ZONING BY-LAW No. 2022-280
C	GROSS FLOOR AREA (GFA) M2	**BLDG A**	**BLDG B1**	**BLDG B2**	**BLDG B3**	**BLDG B4**	**BLDG B5**		N/A	N/A
	LEVEL 1	1,412.93 m²	1,087.72 m²	1,087.72 m²	1,087.72 m²	1,087.72 m²	1,087.72 m²	N/A	N/A	N/A
	LEVEL 2	1,412.93 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	LEVEL 3	1,412.93 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	LEVEL 4	1,412.93 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	LEVEL 5	1,412.93 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	LEVEL 6	1,250.60 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	ROOF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	GROSS FLOOR AREA (EXCLUDES BASEMENT/ P1 LEVEL)	8,315.27 m²	6,510.14 m²	6,510.14 m²	6,510.14 m²	6,510.14 m²	6,510.14 m²	N/A	N/A	N/A
	FLOOR SPACE INDEX	ALL BUILDINGS TOTAL GFA / GROSS SITE AREA = 40,865.98 m² / 32,325.45 m² = 1.26						NO MAXIMUM	YES	TABLE 191
	BASEMENT / P1 LEVEL	1,406.77 m²	1,472.25 m²	1,472.25 m²	1,077.71 m²	1,077.71 m²	1,077.71 m²	N/A	N/A	N/A
	NUMBER OF UNITS	87 UNITS	77 UNITS	77 UNITS	77 UNITS	77 UNITS	77 UNITS	N/A	N/A	N/A
D	BUILDING FOOTPRINT	TOTAL ON LOT: (BUILDING A x 1) + (BUILDING B x 5) = (1,412.93 m² x 1) + (1,087.72 m² x 5) = **6,851.55 m²**						N/A	N/A	N/A
	BUILDING COVERAGE OF TOTAL LOT AREA (%)	6,851.55 m² (21.7%) (BASED ON TOTAL BUILDING FOOTPRINT AND NET SITE AREA)						N/A	N/A	N/A
E	TOTAL PARKING STALLS	NOT WITHIN MTO BUFFER: STANDARD PARKING (SURFACE) INCL. BF SPACES = 66 SPACES PARALLEL PARKING (SURFACE) = 17 SPACES COMPACT PARKING (SURFACE) = 58 SPACES STANDARD PARKING (U/G GARAGE) = 162 SPACES COMPACT PARKING (U/G GARAGE) = 33 SPACES WITHIN MTO BUFFER: STANDARD PARKING (SURFACE) = 72 SPACES COMPACT PARKING (SURFACE) = 48 SPACES **TOTAL = 456 SPACES (PARKING RATIO = 0.97 SPACES/UNIT)** **EXCLUDES VISITOR PARKING SPACES						FOR DWELLING, MID-HIGH RISE APARTMENT, 1.2 SPACES PER DWELLING UNIT 472 UNITS x 1.2 SPACES/UNIT = 567 SPACES	NO; VARIANCE ALSO REQ'D FOR PARKING WITHIN MTO BUFFER	TABLE 101; AREA C, ON SCHEDULE 1A
	VISITOR PARKING	**95 SPACES (PARKING RATIO = 0.2 SPACES/UNIT)**						FOR DWELLING, MID-HIGH RISE APARTMENT, 0.2 SPACES PER DWELLING UNIT 472 UNITS x 0.2 SPACES/UNIT = 95 SPACES	YES	TABLE 102; AREA C, ON SCHEDULE 1A
	ACCESSIBLE PARKING SPACES	U/G PARKING BUILDING A = 1 TYPE A U/G PARKING BUILDING B = 1 TYPE A IN EACH BUILDING = 5 TYPE A SURFACE = 2 TYPE A, 10 TYPE B TOTAL = 8 TYPE A, 10 TYPE B						FOR 551-600 PARKING SPACES: 7 TYPE A, 7 TYPE B	YES	TRAFFIC & PARKING BY-LAW No. 2017-301; PART C, SECTION 112
	BIKE SPACES	**CLASS A:** BUILDING A + BUILDING B 34 + (36 x 5) = 214 SPACES **CLASS B:** 62 SPACES (SURFACE - HORIZONTAL) **TOTAL = 276 SPACES (RATIO = 0.58 SPACES/UNIT)**						0.5 SPACES PER DWELLING UNIT 472 UNITS x 0.5 SPACES/UNIT = 236 SPACES	YES	TABLE 111A
		62 SPACES (26.3%)						MINIMUM 50% TO BE HORIZONTAL SPACES AT GROUND LEVEL 236 SPACES / 2 = 118 SPACES	NO	SECTION 111
	EV PARKING SPACES	20% OF TOTAL SPACES PROVIDED AT P1 LEVEL						N/A	YES	N/A
F	STANDARD PARKING STALL DIMENSIONS	AS REQUIRED						2.6m WIDTH x 5.2m LENGTH	YES	SECTION 106
	COMPACT PARKING STALL DIMENSIONS	AS REQUIRED						2.4m WIDTH x 4.6m LENGTH	YES	SECTION 106
	ACCESSIBLE PARKING STALL DIMENSIONS	AS REQUIRED						• TYPE A 3.4m WIDTH x 5.2m LENGTH • TYPE B 2.4m WIDTH x 5.2m LENGTH • 1.5m WIDE ACCESS AISLE	YES	TRAFFIC & PARKING BY-LAW No. 2017-301; PART C, SECTION 113
	PARALLEL PARKING STALL DIMENSIONS	AS REQUIRED						2.4m WIDTH x 6.7m LENGTH	YES	SECTION 106
	BIKE SPACE DIMENSIONS	AS REQUIRED						• HORIZONTAL ORIENTATION: 0.6m WIDTH x 1.8m LENGTH x 2.1m OVERHEAD CLEAR • VERTICAL ORIENTATION: 0.5m WIDTH x 1.5m LENGTH x 2.1m OVERHEAD CLEAR • 1.5m WIDE ACCESS AISLE	YES	TABLE 111B
	LOADING SPACE DIMENSION	4 SPACES; 13.0m LENGTH x 4.0m WIDTH, ADDITIONAL 4.0m x 4.0m STAGING AREA ALSO PROVIDED						NOT REQUIRED FOR RESIDENTIAL USES	YES	TABLE 113
	DRIVE AISLE AND DRIVEWAY DIMENSIONS	6.7m WIDE NORTHERN DRIVE AISLE; 6.0m ELSEWHERE						6.0m WIDE DRIVE AISLE FOR PARKING LOT OR PARKING GARAGE ACCESSORY TO A RES. USE	YES	TABLE 107 (13)c)(ii)
G	NUMBER OF LOADING SPACES	4 SPACE						0 SPACES (RESIDENTIAL USES)	YES	TABLE 113A
H	MINIMUM FACADE OPENINGS	N/A						N/A	N/A	N/A
	MINIMUM STREET LINE FACADE OPENINGS	N/A						N/A	N/A	N/A
I	LANDSCAPE AREA	11,656.9 m² (36.9%) **BASED ON NET SITE AREA; INCLUDES PRIVATE PATIO AREAS						N/A	N/A	N/A
	LANDSCAPE AREA WITHIN PLANNED UNIT DEVELOPMENT	SOFT LANDSCAPING ONLY = 6,832.8m² (21.6%) **BASED ON NET SITE AREA						25% MIN. OF THE TOTAL LOT AREA MUST BE SOFT LANDSCAPED AREA	NO	SECTION 703 - PLANNED UNIT DEVELOPMENT
	LANDSCAPING PROVISIONS FOR PARKING LOT							15% MIN. PERIMETER OR INTERIOR LANDSCAPE AREA	YES	SECTION 110 (1)
	LANDSCAPE BUFFER	VARIES; REFER TO SITE PLAN						3.0m, WHERE ABUTTING A STREET; 3.0m, NOT ABUTTING A STREET	YES	TABLE 110
	PRIVATE AMENITY SPACE	**TOTAL AMENITY** BLDG A: 768.7 m² BLDG B: 709.8 m² x 5 = 3,548.9 m² **TOTAL AMENITY = 4,317.6 m²** **COMMUNAL AMENITY** BLDG A: INTERIOR: 1,092.9 m² ROOFTOP PATIO: 170.2 m² BLDG B: INTERIOR: 41.5 m² BUILDING B x 5 = 207.3 m² EXTERIOR: AMENITY AREA A = 761.5 m² AMENITY AREA B = 597.0 m² AMENITY AREA C = 653.7 m² AMENITY AREA D = 440.4 m² AMENITY AREA E = 340.1 m² **TOTAL COMMUNAL AMENITY = 4,263.1 m²** NOTE: • MIDRISE BUILDING BALCONIES/PATIOS CONTRIBUTE TO TOTAL AMENITY AREA REQUIREMENT. • COMMON AMENITY (INTERIOR AND EXTERIOR) CONTRIBUTE TO COMMUNAL AMENITY AREA.						**TOTAL AMENITY** 6.0 m² PER DWELLING UNIT 472 UNITS x 6.0 m² DWELLING UNIT = 2,832.0 m² **COMMUNAL AMENITY** MINIMUM 50% OF TOTAL = 1,416.0 m²	YES	SECTION 137
J	SETBACKS									
	FRONT YARD SETBACK (HUNTMAR DRIVE)	VARIES, REFER TO SITE PLAN						3.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE 2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR OTHER CASES - NO MINIMUM	YES	TABLE 191
	REAR YARD SETBACK (FEEDMILL CREEK WEST/ ARCHEOLOGY AREA)	VARIES, REFER TO SITE PLAN						6.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE 2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR OTHER CASES - NO MINIMUM	YES	TABLE 191
	INTERIOR SIDE YARD SETBACK (FEEDMILL CREEK NORTH)	VARIES, REFER TO SITE PLAN						3.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE 2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR OTHER CASES - NO MINIMUM	YES	TABLE 191
	EXTERIOR SIDE YARD SETBACK (QUEENSWAY - HIGHWAY 417)	VARIES, REFER TO SITE PLAN						3.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE 2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR OTHER CASES - NO MINIMUM	YES	TABLE 191
K	MINIMUM BUILDING HEIGHT (M)	N/A						NO MINIMUM. 6.7m FOR ALL USES WITHIN 400 METERS OF A RAPID TRANSIT STATION	N/A	TABLE 191
	MAXIMUM BUILDING HEIGHT (M)	BUILDING A = APPROX. 22.2m, FROM LEVEL 1 BUILDING B1, B2, B3, B4, B5 = APPROX. 20.9m, FROM LEVEL 1						NO MAXIMUM	YES	TABLE 191
	NUMBER OF STOREYS	6 STOREYS ALL BUILDINGS						N/A	N/A	N/A



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SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW DOLEN
LICENCE
2026-04-15

CONSULTANTS

IRONCLAD DEVELOPMENTS INC.

PROJECT:
319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:
SITE STATS AND DETAILS

SHEET SIZE	SCALE
ARCH D (610x914)	As indicated

PROJECT NO.: 25066

DRAWING NO.: **SP1.1**

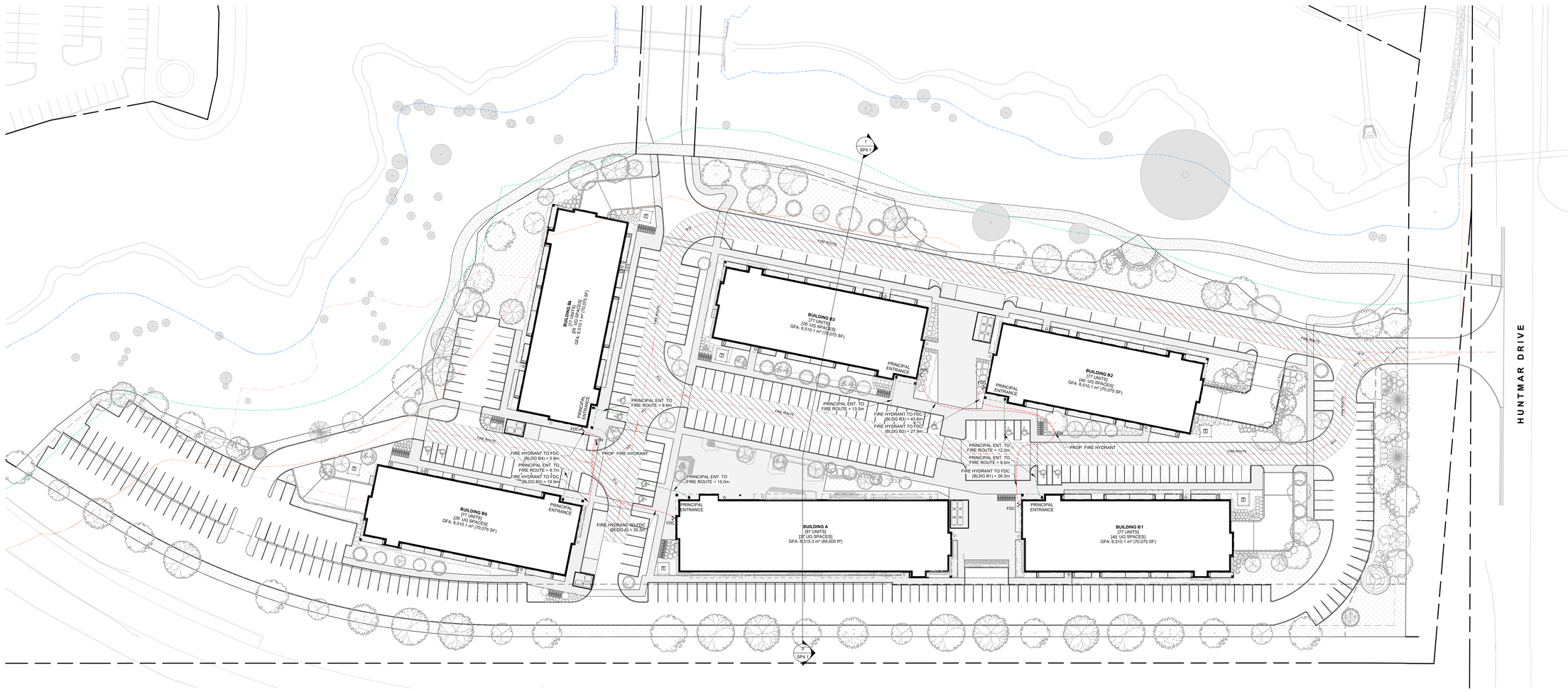
SITE PLAN LEGEND

- EXTENT OF UNDERGROUND PARKING GARAGE
- LINE OF SETBACK
- CENTERLINE OF ROAD
- PROPERTY LINE
- DRIP LINE
- MAIN BUILDING ENTRANCE/ FIRE FIGHTER ENTRANCE
- SECONDARY BUILDING ENTRANCE
- FIRE EXIT
- PARKING ENTRANCE
- FDC — FIRE DEPT CONNECTION
- BD○ — BOLLARD
- LBD ○ — LIGHT BOLLARD
- MH — MANHOLE COVER
- CB — CATCH BASIN
- FIRE HYDRANT
- GAS — GAS METER
- EX. WATER VALVE
- SIGNAGE
- EX GUY — EX. GUY WIRE
- EX WUP — EX. WOOD UTILITY POLE
- F.F.E. — FINISHED FLOOR ELEVATION
- 69.50 — SITE ELEVATIONS (SHOWN TO ESTABLISH AVERAGE GRADE)
- FIRE ACCESS ROUTE - SIGNAGE PLACED ON WITHER SIDE.
- FIRE ACCESS ROUTE
- WASTE COLLECTION POINT
- SOFT LANDSCAPING
- REGULATED AREA
- DISTANCE FROM PRINCIPAL ENTRANCE TO FIRE ROUTE
- DISTANCE FROM FIRE HYDRANT TO FIRE DEPARTMENT CONNECTION
- MVCA - MEANDER BELT
- MVCA - REGULATION LIMIT
- MVCA - 100 YEAR FLOOD PLAIN

TRUE NORTH | CONSTRUCTION NORTH

KEY PLAN

Issued for Schematic Design	2026.02.06
Issued for Design Development	2026.04.10
Issued for Site Plan Control	2026.04.15
Issued for Permit	
Issued for Tender	
Issued for Construction	



1 SP1.2 **SITE PLAN - FIRE MEASURES**

1 : 400

0 4 8 16 32m

No.	DESCRIPTION	DATE
REVISIONS:		

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ONTARIO ASSOCIATION OF ARCHITECTS — MATTHEW DOLEN — LICENCE — 11187 — 2026.04.15

SEAL

CONSULTANTS

IRONCLAD DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

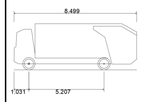
319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

SITE PLAN - FIRE MEASURES (FIRE ROUTE/FIRE HYDRANT/MAIN ENTRY)

SHEET SIZE	ARCH D (610x914)
SCALE	As indicated
PROJECT NO.	25066
DRAWING NO.	SP1.2

SWEPT PATH ANALYSIS



Hino 338 M + Wayne Royal GT14 Refuse Truck	
Overall Length	8.499m
Overall Width	2.451m
Overall Body Height	3.197m
Min Body Ground Clearance	0.402m
Track Width	2.451m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	8.352m

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KEY PLAN

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FEEDMILL CREEK

HUNTMAR DRIVE

ARCHAEOLOGICAL AREA

BUILDING B4 [77 UNITS] [76 UG SPACES] GFA: 6,510.1 m² (70,075 SF)

BUILDING B3 [77 UNITS] [76 UG SPACES] GFA: 6,510.1 m² (70,075 SF)

BUILDING B2 [77 UNITS] [40 UG SPACES] GFA: 6,510.1 m² (70,075 SF)

BUILDING B5 [77 UNITS] [76 UG SPACES] GFA: 6,510.1 m² (70,075 SF)

BUILDING A [87 UNITS] [32 UG SPACES] GFA: 8,315.3 m² (89,505 ft²)

BUILDING B1 [77 UNITS] [40 UG SPACES] GFA: 6,510.1 m² (70,075 SF)

PROPOSED PATHWAY

PRECAST RETAINING WALL BLOCKS

PROPOSED CONC. SIDEWALK

MULTI PURPOSE PATHWAY

DEPRESSED CURBS w/ TWSIs, TYPICAL

PROP. GARBAGE ENCLOSURE, TYPICAL

PRIVATE PATIOS, TYPICAL

EXTENT OF U/G PARKING

LOADING SPACE

FDC

DENOTES WATERMAIN EASEMENT

1 SP4.1

2 SP4.1

1 SP1.3 SITE PLAN - TRUCK TURN/ WASTE MANAGEMENT

1 : 400

0 4 8 16 32m

No.	DESCRIPTION	DATE
REVISIONS:		

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SEAL

CONSULTANTS

IRONCLAD DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

SITE PLAN - TRUCK TURN/ WASTE MANAGEMENT

SHEET SIZE	SCALE
ARCH D (610x914)	As indicated

PROJECT NO: 25066

DRAWING NO.: **SP1.3**

SITE PLAN LEGEND

- EXTENT OF UNDERGROUND PARKING GARAGE
- LINE OF SETBACK
- CENTERLINE OF ROAD
- PROPERTY LINE
- DRIP LINE
- MAIN BUILDING ENTRANCE/ FIRE FIGHTER ENTRANCE
- SECONDARY BUILDING ENTRANCE
- FIRE EXIT
- PARKING ENTRANCE
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- LBD ○ — LIGHT BOLLARD
- MH — MANHOLE COVER
- CB — CATCH BASIN
- FIRE HYDRANT
- GAS — GAS METER
- EX. WATER VALVE
- SIGNAGE
- EX GUY — EX. GUY WIRE
- EX WUP — EX. WOOD UTILITY POLE
- F.F.E. — FINISHED FLOOR ELEVATION
- 99.50 — SITE ELEVATIONS (SHOWN TO ESTABLISH AVERAGE GRADE)
- FIRE ACCESS ROUTE - SIGNAGE PLACED ON WITHER SIDE.
- FIRE ACCESS ROUTE
- WASTE COLLECTION POINT
- SOFT LANDSCAPING
- REGULATED AREA
- DISTANCE FROM PRINCIPAL ENTRANCE TO FIRE ROUTE
- DISTANCE FROM FIRE HYDRANT TO FIRE DEPARTMENT CONNECTION
- MVCA - MEANDER BELT
- MVCA - REGULATION LIMIT
- MVCA - 100 YEAR FLOOD PLAIN

1 SP2.1 **OVERALL FLOOR PLAN - BELOW GRADE**

1 : 250

0 3.125 6.25 12.5 25m

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KEY PLAN

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MATTHEW GLEN JOSEPH
2026.04.15

SEAL

CONSULTANTS

IRONCLAD DEVELOPMENTS (ISB) INC.

PROJECT

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE

OVERALL FLOOR PLAN - BELOW GRADE

SHEET SIZE	SCALE
ARCH D (610x914)	1 : 250

PROJECT NO. 25066

DRAWING NO. **SP2.1**

SITE PLAN LEGEND

- EXTENT OF UNDERGROUND PARKING GARAGE
- LINE OF SETBACK
- CENTERLINE OF ROAD
- PROPERTY LINE
- DRIP LINE
- MAIN BUILDING ENTRANCE/ FIRE FIGHTER ENTRANCE
- SECONDARY BUILDING ENTRANCE
- FIRE EXIT
- PARKING ENTRANCE
- FDC — FIRE DEPT CONNECTION
- BD○ — BOLLARD
- LBD○ — LIGHT BOLLARD
- MH — MANHOLE COVER
- CB — CATCH BASIN
- FIRE HYDRANT
- GAS — GAS METER
- EX. WATER VALVE
- SIGNAGE
- EX GUY — EX. GUY WIRE
- EX WUP — EX. WOOD UTILITY POLE
- F.F.E. — FINISHED FLOOR ELEVATION
- 69.0 — SITE ELEVATIONS (SHOWN TO ESTABLISH AVERAGE GRADE)
- FIRE ACCESS ROUTE - SIGNAGE PLACED ON WITHER SIDE.
- FIRE ACCESS ROUTE
- WASTE COLLECTION POINT
- SOFT LANDSCAPING
- REGULATED AREA
- DISTANCE FROM PRINCIPAL ENTRANCE TO FIRE ROUTE
- DISTANCE FROM FIRE HYDRANT TO FIRE DEPARTMENT CONNECTION
- MVCA - MEANDER BELT
- MVCA - REGULATION LIMIT
- MVCA - 100 YEAR FLOOD PLAIN

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KEY PLAN

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SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — MATTHEW JOLEN — LICENCE 12787 — 2026.04.15

CONSULTANTS: IRONCLAD DEVELOPMENTS INC.

PROJECT:
319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:
OVERALL FLOOR PLAN - GROUND FLOOR

SHEET SIZE: ARCH D (610x914) | SCALE:

PROJECT NO.: 25066

DRAWING NO.: **SP2.2**

1 / SP2.2 **OVERALL FLOOR PLAN - GROUND FLOOR**

1 : 250

0 3.125 6.25 12.5 25m

1 SP3.1 **PHASE 1 - BUILDING A & B1 - NORTH ELEVATION**

1 : 150

2 SP3.1 **PHASE 1 - BUILILDING A & B1 - SOUTH ELEVATION**

1 : 150

3 SP3.1 **PHASE 1 - BUILDING B1 - EAST ELEVATION**

1 : 150

4 SP3.1 **PHASE 1 - BUILDING B1 - INSIDE WEST ELEVATION**

1 : 150

5 SP3.1 **PHASE 1 - BUILDING A - INSIDE EAST ELEVATION**

1 : 150

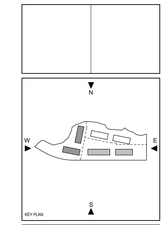
6 SP3.1 **PHASE 1 - BUILDING A - WEST ELEVATION**

1 : 150

EXTERIOR ELEVATION MATERIAL LEGEND

01b FIBRE CEMENT PANEL WALL CLADDING PATTERN: ASHLAR COLOUR: CHARCOAL	03 FIBRE CEMENT HORIZONTAL SIDING WALL CLADDING COLOUR: SAND CASTLE	08 BALCONY SLIDER w/ SEALED UNIT GLAZING FRAME COLOUR: BLACK	13 ASPHALT ROOF SHINGLES COLOUR: BLACK	18 ALUMINUM PRIVACY SCREEN WITH TEMPERED ACID ETCH GLASS FRAME COLOUR TO MATCH ADJACENT RAILINGS
01b FIBRE CEMENT PANEL WALL CLADDING w/ BATTEN TRIMS COLOUR: ARCTIC WHITE	04 PREFINISHED ALUMINUM GUARD RAIL ASSEMBLY FINISH: BLACK ANODIZED	09 ALUMINUM CURTAIN WALL FRAMING SYSTEM FRAME COLOUR: BLACK	14 FASCIA BOARD COLOUR: T.B.D.	
02a FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: BROWN	05 PREFINISHED ALUMINUM GUARD RAIL ASSEMBLY w/ PERFORATED ALUMINUM PANEL FINISH: BLACK ANODIZED	10 INSULATED HOLLOW METAL DOOR AND FRAME ASSEMBLY COLOUR: BLACK	15 FIRE DEPARTMENT CONNECTION	
02b FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: SAGE GREEN	06 WOOD COLUMN WRAPPED w/ FIBRE CEMENT PANEL SEE ELEVATIONS FOR PANEL TYPES	11 INSULATED OVERHEAD METAL DOOR COLOUR: BLACK	16 BARREL SAUNA UNITS	
02c FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: DEEP BLUE	07 VINYL WINDOW UNIT w/ OPERABLE WINDOW FRAME COLOUR: BLACK	12 CAST-IN-PLACE CONCRETE	17 LINE OF GRADE	

0 1.875 3.75 7.5 15m



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SEAL:

CONSULTANTS:

IRONCLAD DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

OVERALL ELEVATION - PHASE 1 - BUILDING A & B1

SHEET SIZE: ARCH D (610x914) | SCALE:

PROJECT NO: 25066

DRAWING NO.: **SP3.1**

1 SP3.2 **PHASE 2 - BUILDING B2 & B3 - SOUTH ELEVATION**

1 : 150

2 SP3.2 **PHASE 2 - BUILDING B2 & B3 - NORTH ELEVATION**

1 : 150

3 SP3.2 **PHASE 2 - BUILDING B2 - EAST ELEVATION** 1 : 150

5 SP3.2 **PHASE 2 - BUILDING B2 - INSIDE WEST ELEVATION** 1 : 150

6 SP3.2 **PHASE 2 - BUILDING B3 - INSIDE EAST ELEVATION** 1 : 150

4 SP3.2 **PHASE 2 - BUILDING B3 - WEST ELEVATION** 1 : 150

EXTERIOR ELEVATION MATERIAL LEGEND

01a	FIBRE CEMENT PANEL WALL CLADDING PATTERN: ASHLAR COLOUR: CHARCOAL	03	FIBRE CEMENT HORIZONTAL SIDING WALL CLADDING COLOUR: SAND CASTLE	08	BALCONY SLIDER w/ SEALED UNIT GLAZING FRAME COLOUR: BLACK	13	ASPHALT ROOF SHINGLES COLOUR: BLACK
01b	FIBRE CEMENT PANEL WALL CLADDING w/ BATTEN TRIMS COLOUR: ARCTIC WHITE	04	PREFINISHED ALUMINUM GUARD RAIL ASSEMBLY FINISH: BLACK ANODIZED	09	ALUMINUM CURTAIN WALL FRAMING SYSTEM FRAME COLOUR: BLACK	14	FASCIA BOARD COLOUR: T.B.D.
02a	FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: BROWN	05	PREFINISHED ALUMINUM GUARD RAIL ASSEMBLY w/ PERFORATED ALUMINUM PANEL FINISH: BLACK ANODIZED	10	INSULATED HOLLOW METAL DOOR AND FRAME ASSEMBLY COLOUR: BLACK	15	FIRE DEPARTMENT CONNECTION
02b	FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: SAGE GREEN	06	WOOD COLUMN WRAPPED w/ FIBRE CEMENT PANEL SEE ELEVATIONS FOR PANEL TYPES	11	INSULATED OVERHEAD METAL DOOR COLOUR: BLACK	16	BARREL SAUNA UNITS
02c	FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: DEEP BLUE	07	VINYL WINDOW UNIT w/ OPERABLE WINDOW FRAME COLOUR: BLACK	12	CAST-IN-PLACE CONCRETE	17	LINE OF GRADE
						18	ALUMINUM PRIVACY SCREEN WITH TEMPERED ACID ETCH GLASS FRAME COLOUR TO MATCH ADJACENT RAILINGS

0 1.875 3.75 7.5 15m

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KEY PLAN

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SEAL

CONSULTANTS

IRONCLAD DEVELOPMENTS (GB) INC.

PROJECT

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE

OVERALL ELEVATION - PHASE 2 - BUILDING B2 & B3

SHEET SIZE	SCALE
ARCH D (610x914)	

PROJECT NO. 25066

DRAWING NO. **SP3.2**

1 SP3.3 **PHASE 3 - BUILDING B4 & B5 - EAST ELEVATION**

1 : 150

2 SP3.3 **PHASE 3 - BUILDING B4 - NORTH ELEVATION**

1 : 150

3 SP3.3 **PHASE 3 - BUILDING B4 & B5 - WEST ELEVATION**

1 : 150

4 SP3.3 **PHASE 3 - BUILDING B4 - SOUTH ELEVATION**

1 : 150

5 SP3.3 **PHASE 3 - BUILDING B5 - NORTH ELEVATION**

1 : 150

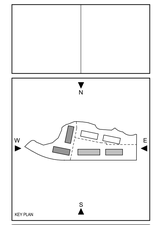
6 SP3.3 **PHASE 3 - BUILDING B5 - SOUTH ELEVATION**

1 : 150

EXTERIOR ELEVATION MATERIAL LEGEND

01a FIBRE CEMENT PANEL WALL CLADDING PATTERN: ASHLAR COLOUR: CHARCOAL	03 FIBRE CEMENT HORIZONTAL SIDING WALL CLADDING COLOUR: SAND CASTLE	08 BALCONY SLIDER w/ SEALED UNIT GLAZING FRAME COLOUR: BLACK	13 ASPHALT ROOF SHINGLES COLOUR: BLACK	18 ALUMINUM PRIVACY SCREEN WITH TEMPERED ACID ETCH GLASS FRAME COLOUR TO MATCH ADJACENT RAILINGS
01b FIBRE CEMENT PANEL WALL CLADDING w/ BATTEN TRIMS COLOUR: ARCTIC WHITE	04 PREFINISHED ALUMINUM GUARD RAIL ASSEMBLY FINISH: BLACK ANODIZED	09 ALUMINUM CURTAIN WALL FRAMING SYSTEM FRAME COLOUR: BLACK	14 FASCIA BOARD COLOUR: T.B.D.	
02a FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: BROWN	05 PREFINISHED ALUMINUM GUARD RAIL ASSEMBLY w/ PERFORATED ALUMINUM PANEL FINISH: BLACK ANODIZED	10 INSULATED HOLLOW METAL DOOR AND FRAME ASSEMBLY COLOUR: BLACK	15 FIRE DEPARTMENT CONNECTION	
02b FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: SAGE GREEN	06 WOOD COLUMN WRAPPED w/ FIBRE CEMENT PANEL SEE ELEVATIONS FOR PANEL TYPES	11 INSULATED OVERHEAD METAL DOOR COLOUR: BLACK	16 BARREL SAUNA UNITS	
02c FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: DEEP BLUE	07 VINYL WINDOW UNIT w/ OPERABLE WINDOW FRAME COLOUR: BLACK	12 CAST-IN-PLACE CONCRETE	17 LINE OF GRADE	

0 1.875 3.75 7.5 15m



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SEAL

CONSULTANTS

IRONCLAD DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

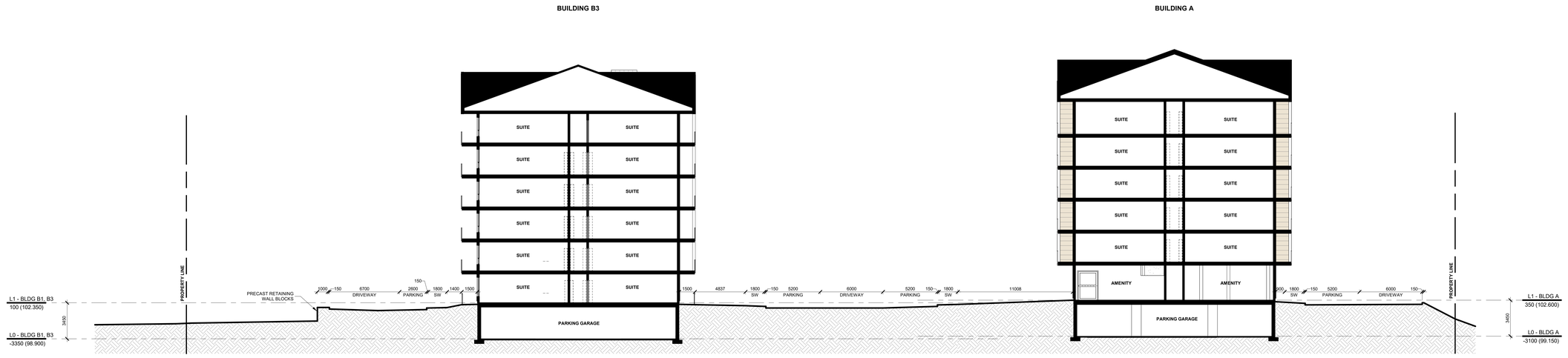
DRAWING TITLE:

OVERALL ELEVATION - PHASE 3 - BUILDING B4 & B5

SHEET SIZE:	SCALE:
ARCH D (610x914)	

PROJECT NO: 25066

DRAWING NO.: **SP3.3**



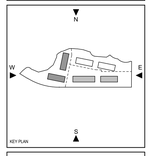
1 SP4.1 **SITE SECTION 1**

1 : 150

2 SP4.1 **SITE SECTION 2**

1 : 150

0 1.875 3.75 7.5 15m



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SEAL:

CONSULTANTS:

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

OVERALL SECTIONS

SHEET SIZE: ARCH D (610x914) SCALE:

PROJECT NO.: 25066

DRAWING NO.: **SP4.1**

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S

KEY PLAN

Issued for Schematic Design	**2026.02.06**
Issued for Design Development	**2026.04.10**
Issued for Site Plan Control	**2026.04.15**
Issued for Permit	
Issued for Tender	
Issued for Construction	

No.	DESCRIPTION	DATE
REVISIONS:		

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CONSULTANTS:

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

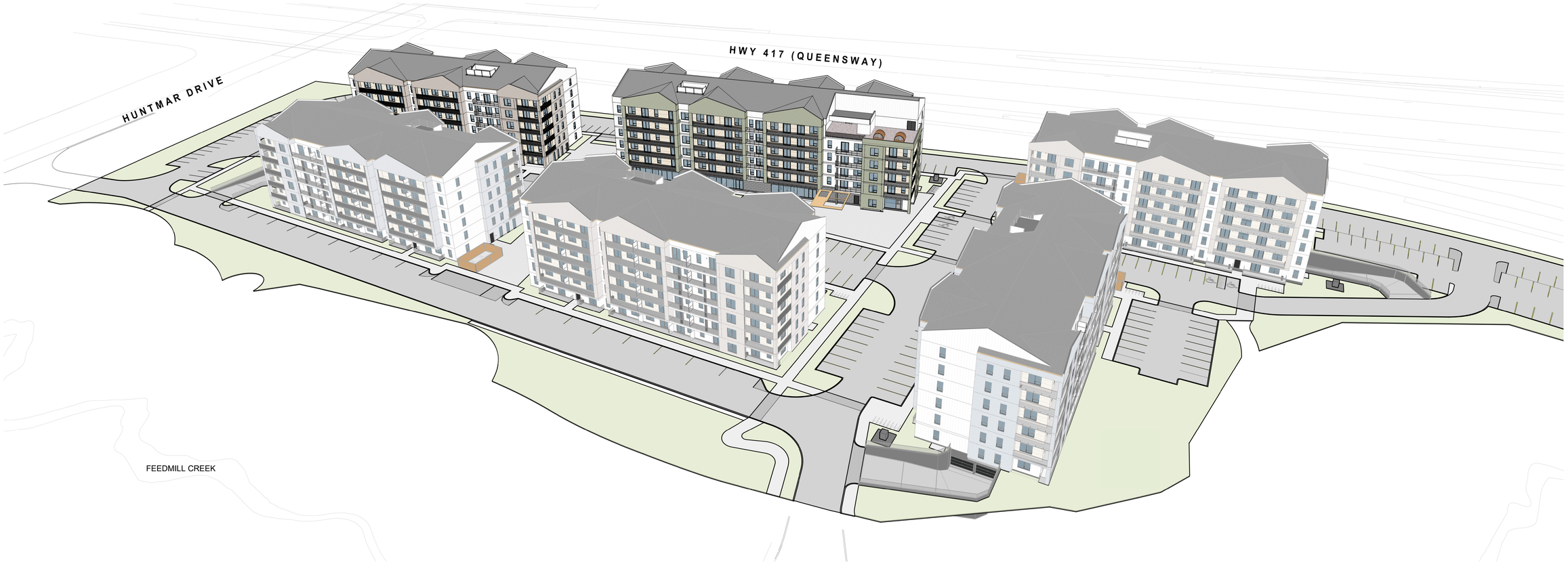
OVERALL VIEWS

SHEET SIZE	SCALE
ARCH D (610x914)	

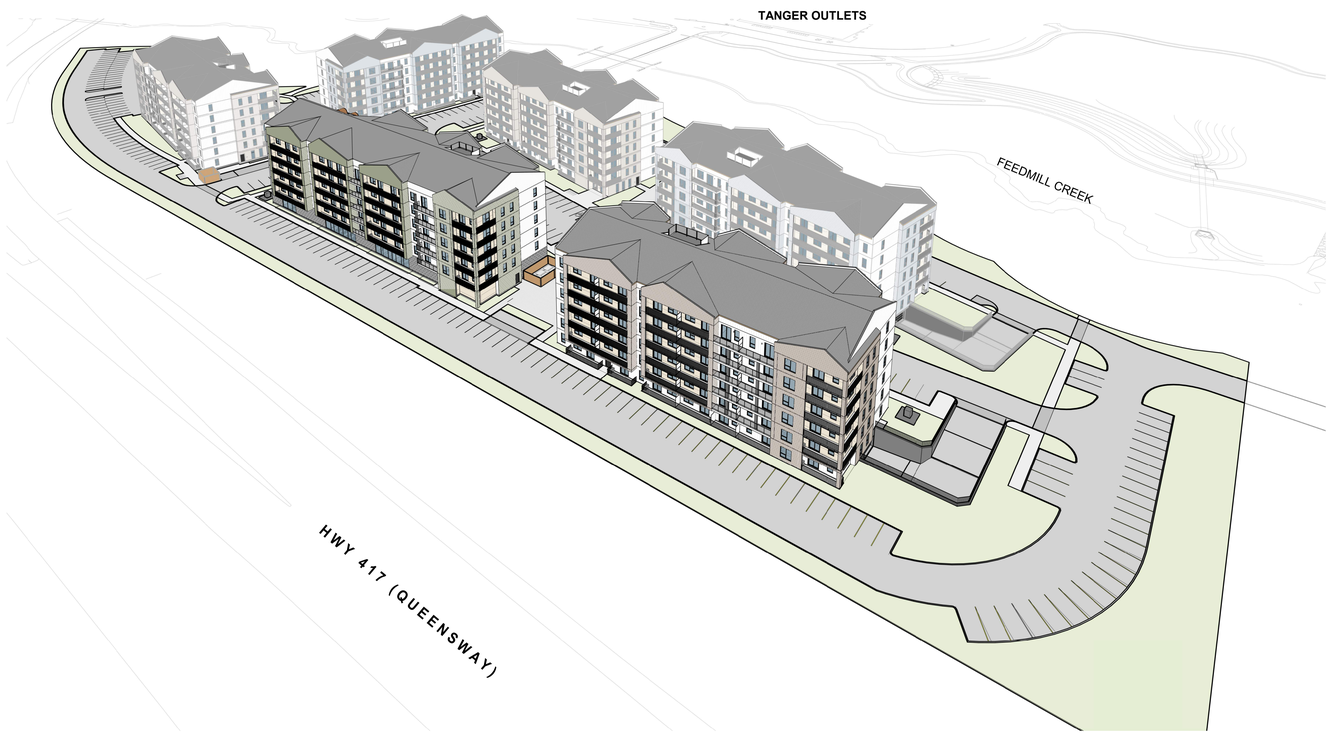
PROJECT NO: 25066

DRAWING NO:

SP5.1

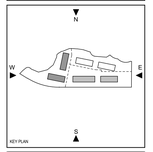


1 SP5.2 **NORTH WEST AERIAL VIEW (PHASE 1)**



2 SP5.2 **SOUTH EAST AERIAL VIEW (PHASE 1)**

3 SP5.2 **NORTH EAST AERIAL VIEW (PHASE 1)**



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319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:
PHASE 1 VIEWS

SHEET SIZE:	SCALE:
ARCH D (610x914)	

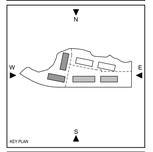
PROJECT NO: 25066

DRAWING NO: **SP5.2**

1 SP5.3 **NORTH WEST AERIAL VIEW (PHASE 2)**

2 SP5.3 **SOUTH EAST AERIAL VIEW (PHASE 2)**

3 SP5.3 **NORTH EAST AERIAL VIEW (PHASE 2)**



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SEAL:

CONSULTANTS:

IRONCLAD DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

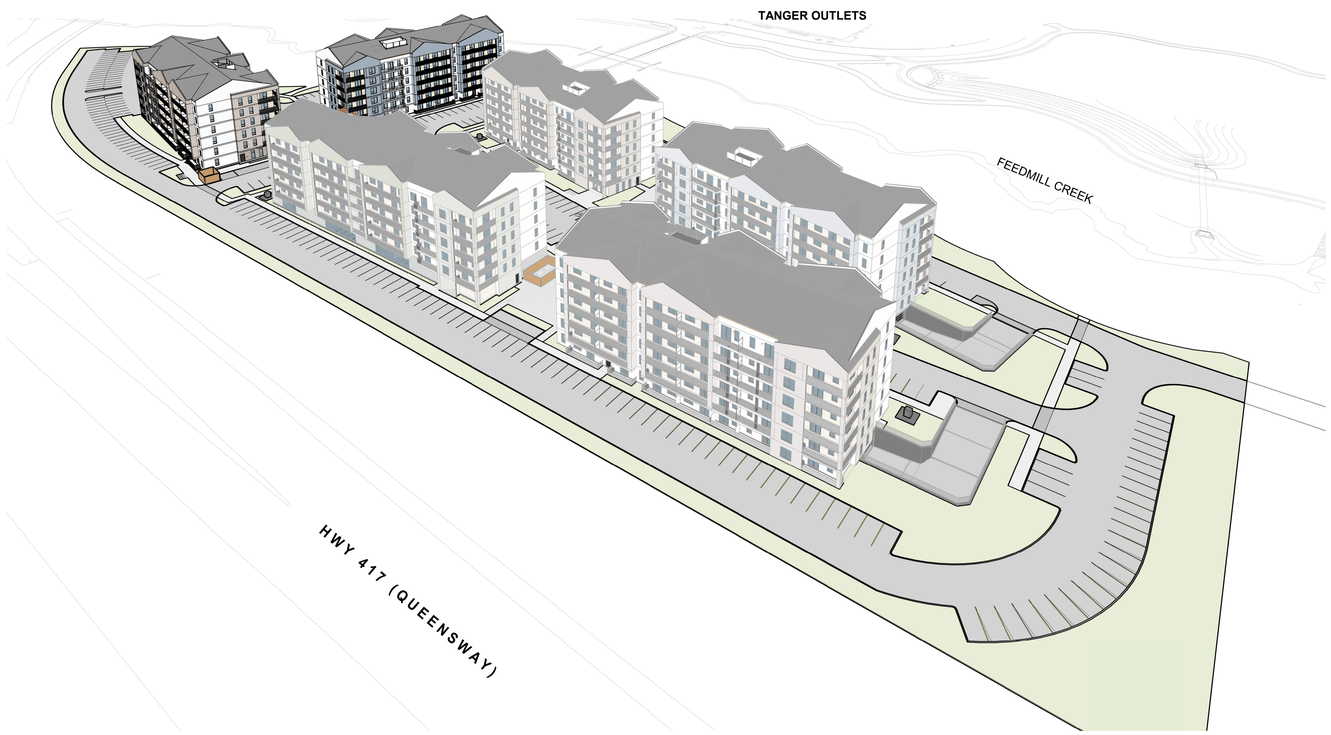
PHASE 2 VIEWS

SHEET SIZE:	SCALE:
ARCH D (610x914)	

PROJECT NO: 25066

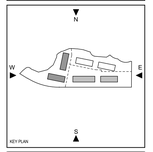
DRAWING NO: **SP5.3**

1 SP5.4 **NORTH WEST AERIAL VIEW (PHASE 3)**



2 SP5.4 **SOUTH EAST AERIAL VIEW (PHASE 3)**

3 SP5.4 **NORTH EAST AERIAL VIEW (PHASE 3)**



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CONSULTANTS:

PROJECT:
319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:
PHASE 3 VIEWS

SHEET SIZE:	SCALE:
ARCH D (610x914)	

PROJECT NO: 25066

DRAWING NO: **SP5.4**