



SITE PLAN SYMBOLS

	DRIVEWAYS AND PARKING
	PAVED SURFACE
	LANDSCAPE PLANTING
	CONCRETE SIDEWALK
	PRIVATE TERRACE FOR GROUND FLOOR UNITS
	PROPERTY LINE
	ZONING SETBACKS
	TWO WAY VEHICLE CIRCULATION
	MAIN ENTRANCE
	UNIT BALCONY DOOR / FIRE EXIT
	BIKE RACK
	EXTERIOR WALL LIGHT
	POT LIGHT UNDER CANOPY
	LIGHT POLE
	BOLLARD WITH LIGHTING

NOTE: SEE LANDSCAPE PLAN FOR PLANTATION, SURFACE MATERIALS AND PATTERNS

ZONING INFORMATION

ZONE	AM7 [1444]
SITE AREA	15,616.6 sq. m. (168,096 sq. ft.)
MAX. BUILDING HEIGHT	15.0m
MAX. BUILDING HEIGHT AS APPROVED THROUGH MINOR VARIANCE APPLICATION (FILE NO. D08-02-20/A-00195)	20.8m
FRONT YARD SETBACK	3.0m
INTERIOR YARD SETBACK ABUTTING 'R' ZONE	10.0m
REAR YARD SETBACK	10.0m
BUILDING FRONTAGE WITHIN 3.0m	30%
LANDSCAPE BUFFER @ 'R' ZONE	10.0m
LANDSCAPE BUFFER @ REAR LOT LINE	5.0m
MAXIMUM LOT COVERAGE	50%

PROJECT STATISTICS

BUILDING HEIGHT	20.8 M
FRONT YARD SETBACK	3.0 M
SIDE YARD SETBACK	20.0 M
REAR YARD SETBACK	12.4 M

BUILDING STATISTICS

	BUILDING 'A' (BUILDING FOOTPRINT)	BUILDING 'B' (BUILDING FOOTPRINT)
GROUND FLOOR	2,340.97 sq. m. 25,198 sq. ft.	2,968.62 sq. m. 31,954 sq. ft.
2nd to 5th FLOOR	4 x 2,340.97 sq. m. 9,363.88 sq. m. 100,792 sq. ft.	4 x 2,968.62 sq. m. 11,874.48 sq. m. 127,816 sq. ft.
6th FLOOR	2,091.25 sq. m. 22,510 sq. ft.	2,682.39 sq. m. 28,873 sq. ft.
TOTAL AREA	13,796.10 sq. m. 148,500 sq. ft.	17,525.49 sq. m. 188,643 sq. ft.
GROSS BUILDING AREA (Estimated Efficiency @85%)	11,726.68 sq. m. 126,225 sq. ft.	14,896.66 sq. m. 160,346 sq. ft.

UNIT STATISTICS

	BUILDING 'A'	BUILDING 'B'
1 BEDROOM UNIT	21	88
1 BEDROOM + STUDY UNIT	17	23
2 BEDROOM UNIT	75	65
2 BEDROOM + STUDY UNIT	27	28
TOTAL	140	204

TOTAL GROSS BUILDING AREA (Estimated Efficiency @85%)
 26,623.34 sq. m. / 286,571 sq. ft.
 TOTAL DWELLING UNITS: 344

CAR PARKING

REQUIRED	
RESIDENCE	@ 1.2 PER UNIT (344 UNITS) 413
VISITOR	@ 0.2 PER UNIT 69
TOTAL	482
PROVIDED	
SURFACE PARKING	32
PARKING LEVEL P1	298
PARKING LEVEL P2	187
TOTAL	517

BICYCLE PARKING

REQUIRED	
RESIDENCE	@ 0.5 PER UNIT (344 UNITS) 172
PROVIDED	
TOTAL BICYCLE PARKING	185

LOT COVERAGE

BUILDING FOOTPRINT	= 34.00%	5,309.86 sq. m.
LANDSCAPE AREA	= 53.50%	8,355.00 sq. m.
DRIVING+PARKING SURFACE	= 12.50%	1,951.74 sq. m.
TOTAL	= 100.00%	15,616.60 sq. m.

AMENITY SPACE

REQUIRED	
REQUIRED - 6.0M ² PER UNIT (344) =	2,064 sq. m.
REQUIRED COMMUNAL @ 50% =	1,032 sq. m.
PROVIDED	
EXTERIOR AT GRADE =	2165.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR =	947.0 sq. m.
GROUND FLOOR PRIVATE TERRACES =	924.0 sq. m.
PRIVATE BALCONIES =	1429.0 sq. m.
6th FLOOR PRIVATE DECKS =	541.0 sq. m.
ROOF FLOOR COMMUNAL TERRACE =	480.0 sq. m.
TOTAL =	6,486.0 sq. m.
TOTAL COMMUNAL =	3,592.0 sq. m.

SOLID WASTE COLLECTION:

BUILDING 'A'	REQUIRED	PROVIDED
GARBAGE @ 0.110 cu yd per unit	15.40 yd	16 yd
GMP CONTAINERS @ 0.018 cu yd per unit	2.52 yd	3 yd
FIBRE CONTAINERS @ 0.038 cu yd per unit	5.32 yd	6 yd
ORGANICS CONTAINERS @ one 240L per 50 unit	2.80	3

BUILDING 'B'

BUILDING 'B'	REQUIRED	PROVIDED
GARBAGE @ 0.110 cu yd per unit	22.44 yd	24 yd
GMP CONTAINERS @ 0.018 cu yd per unit	3.67 yd	4 yd
FIBRE CONTAINERS @ 0.038 cu yd per unit	7.75 yd	8 yd
ORGANICS CONTAINERS @ one 240L per 50 unit	4.08	5

ARCHITECT: rla/architecture
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PROJECT TITLE: 21 HUNTMAR DRIVE

OTTAWA ONTARIO

SHEET TITLE: SITE PLAN

DRAWN: AK **CHECKED:** RV

SCALE: 1:250 **SHEET No.:** SP-1

PROJECT No.: 1930

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- SCOT
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

LRT ALIGNMENT DISCLAIMER

APPROXIMATE LRT TUNNEL AND SHORING ALLOWANCE LOCATION TAKEN FROM CITY OF OTTAWA DRAWINGS CONFEDERATION LINE WEST LRT EXTENSION - TUNNEY'S PASTURE STATION TO BASELINE STATION; PLAN AND PROFILE - NEW ORCHARD STATION 65+170 - 65+770 SHEET 16, DATED JUNE 2, 2016 & GENERAL ARRANGEMENT - RICHMOND ROAD TUNNEL SHEET 102, DATED FEBRUARY 10, 2016

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN CONTROL APPLICATION	Feb. 09, 21
2	ISSUED FOR MINOR VARIANCE APPLICATION	Aug. 13, 20
3	ISSUED FOR DESIGN CONCEPT	Mar. 02, 18

ARCHITECT SEAL: Roderick Lahey, Architect, Ontario Association of Architects, License # 4235

NORTH ARROW: [North Arrow Symbol]

CLIENT: