

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. COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.

NOTES:

- THE SITE WILL BE DEVELOPED IN TWO PHASES AS SHOWN.
- HUNTMAR DRIVE IS INTENDED TO BE USED AS THE FIRE ACCESS ROUTE. BUILDING ENTRANCES ARE LOCATED WITHIN A DISTANCE OF LESS THAN 15M FROM THE CURB OF HUNTMAR DRIVE.
- SNOW SHALL BE REMOVED FROM THE SITE.

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
- EXTERNAL LIGHT
- BOLLARD WITH LIGHTING
- SIAMESE CONNECTION
- FIRE HYDRANT

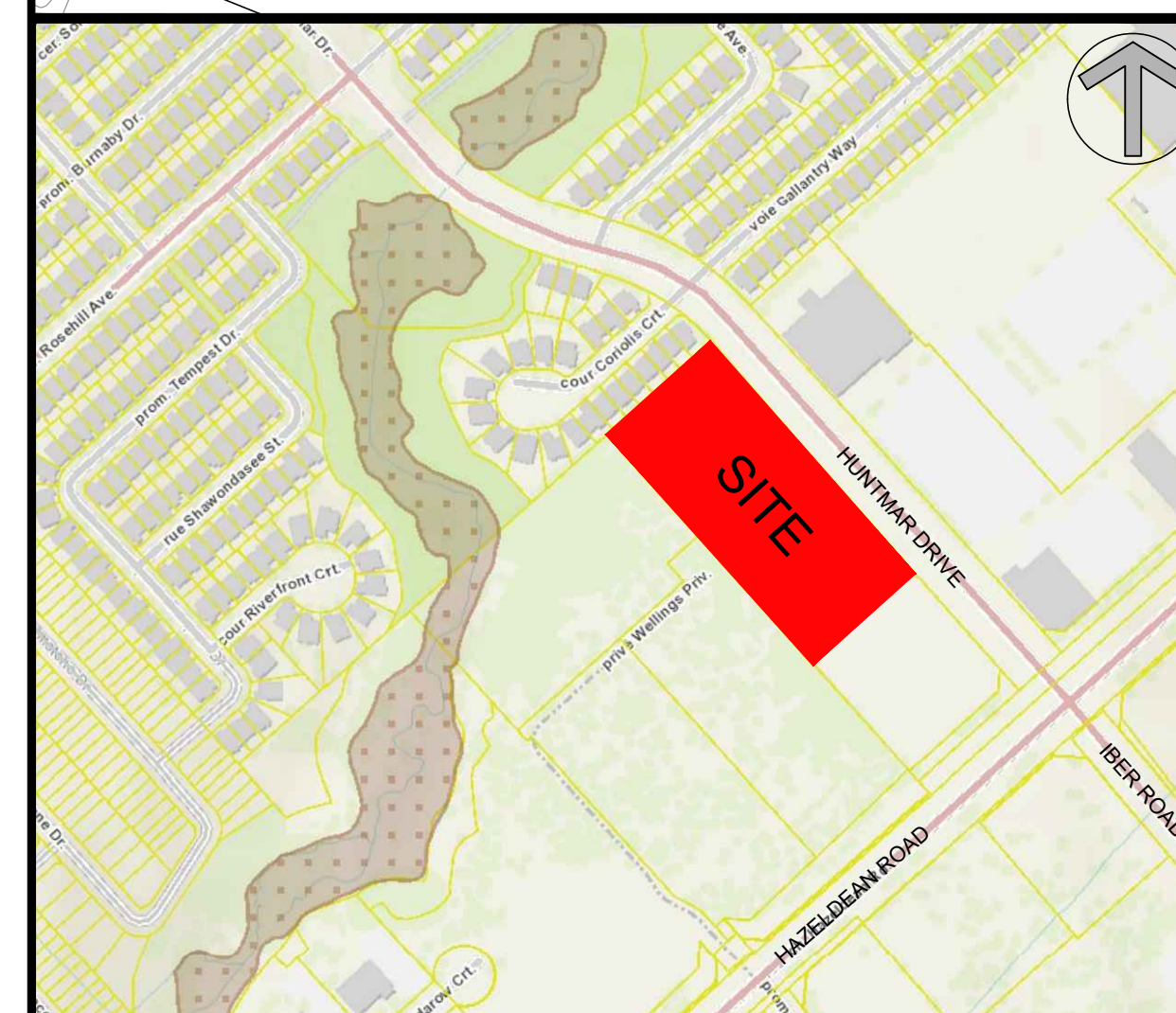
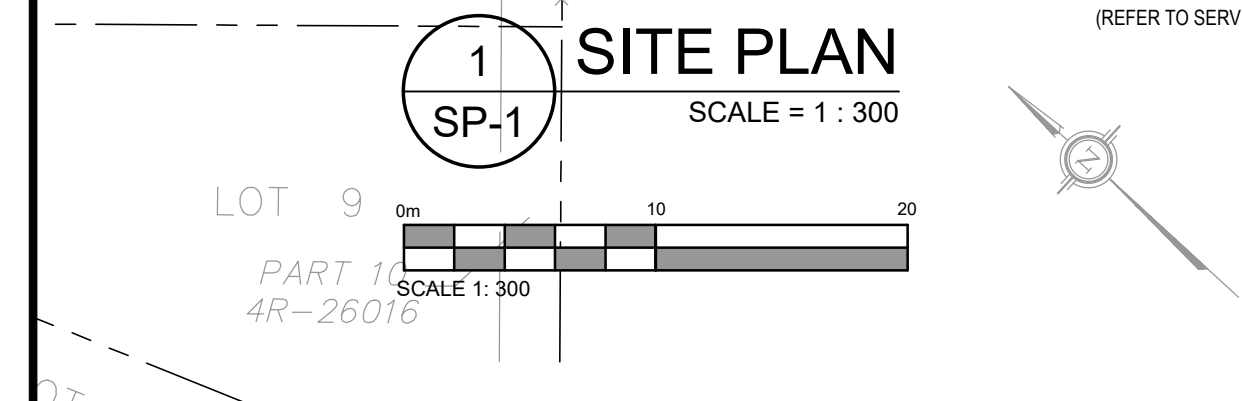
REFER TO ELECTRICAL PLANS FOR DETAILS

No.	DESCRIPTION	DATE
1	REVISED FOR SPCA AS PER CITY'S 2nd ROUND COMMENTS	Sep. 25, 21
2	REVISED FOR SPCA AS PER CITY'S COMMENTS	Jul. 12, 21
3	ISSUED FOR SITE PLAN CONTROL APPLICATION (SPCA)	Feb. 09, 21
4	ISSUED FOR MINOR VARIANCE APPLICATION	Aug. 13, 20
5	ISSUED FOR DESIGN CONCEPT	Mar. 02, 19

ARCHITECT'S SEAL: **RLA ARCHITECTURE** (Professional Seal)

CLIENT: **North American Development Group**

DATE: **March 02, 2019**



PROJECT DEVELOPER NORTH AMERICAN DEVELOPMENT GROUP 2851 John Street, Suite One Markham, Ontario L3R 5R7 Tel: (905) 477-9200 E-Mail: vmccrum@nadg.com	CIVIL ENGINEER IBI GROUP 400-333 Preston Street Ottawa ON K1S 5N4 Canada Tel: (613)225-1311 Email: dyannouloupoulos@IBIgroup.com
SURVEYOR FAIRHALL, MOFFATT & WOODLAND LIMITED 100-600 TERRY FOX DRIVE KANATA, ONTARIO K2L 4B6 Tel: (613) 591-2580 • Fax: (613) 591-1495 Email: info@fmw.on.ca	LANDSCAPE DESIGNER NAK Design Strategies 1285 Wellington St. W Ottawa, ON K1Y 3A8 Tel: (613) 237-2345 E-Mail: ottawa@nak-design.com
GEOTECHNICAL ENGINEER paterson group 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: 613.226-7381 Email: DGilbert@Patersongroup.ca	TRANSPORTATION ENGINEER D. J. Halpenney & Associates Ltd. Consulting Transportation Engineers. P. O. Box 774, Manotick, ON K4M 1A7 Tel (613) 692-8662 • Fax (613) 692-1945 Email: david@djhalpenney.com

ZONING INFORMATION		
ZONE	REQUIRED	PROVIDED
AM7 (1444)		
SITE AREA	15,616.6 sq. m. (168,096 sq. ft.)	
MAX. BUILDING HEIGHT AS APPROVED THROUGH MINOR VARIANCE APPLICATION (FILE NO. D08-02-20/A-0195)	20.8m	20.8m
FRONT YARD SETBACK	3.0m	3.0m
MIN. INTERIOR YARD SETBACK ABUTTING 'R' ZONE	10.0m	20.0m
MIN. REAR YARD SETBACK	10.0m	12.5m
MIN. BUILDING FRONTAGE WITHIN 3.0m	30%	36.9% (68.71 / 187.1+08.23)
LANDSCAPE BUFFER @ 'R' ZONE	10.0m	17.0m
LANDSCAPE BUFFER @ REAR LOT LINE	5.0m	9.4m
MAXIMUM LOT COVERAGE	50%	34%

BUILDING STATISTICS	
TOTAL GROSS BUILDING AREA	26,869.71 sq. m. 289,226 sq. ft.
TOTAL DWELLING UNITS	349 DU
PHASE - 1 BUILDING 'A'	PHASE - 2 BUILDING 'B'
BUILDING AREAS (BUILDING FOOTPRINT)	BUILDING AREAS (BUILDING FOOTPRINT)
GROUND FLOOR	2,343.73 sq. m. 25,288 sq. ft.
2nd to 5th FLOOR	4 x 2,343.73 sq. m. 9,374.92 sq. ft.
6th FLOOR	4 x 2,328.88 sq. ft. 2,091.24 sq. m. 22,510 sq. ft.
TOTAL AREA	13,809.89 sq. m. 148,650 sq. ft.
GROSS BUILDING AREA (Estimated Efficiency @85%)	11,734.90 sq. m. 126,314 sq. ft.
UNIT STATISTICS	UNIT STATISTICS
1 BEDROOM UNIT	63
2 BEDROOM UNIT	88
TOTAL	151
CAR PARKING	BICYCLE PARKING
SURFACE PARKING	14
PARKING LEVEL P1	155
PARKING LEVEL P2	187
TOTAL	356
OUTDOOR STALLS LEVEL P1	70
TOTAL	82
GROUND FLOOR	2,962.63 sq. m. 31,890 sq. ft.
2nd to 5th FLOOR	4 x 2,962.63 sq. m. 11,850.50 sq. ft.
6th FLOOR	4 x 31,990 sq. ft. 2,682.36 sq. m. 28,873 sq. ft.
TOTAL AREA	17,495.48 sq. m. 188,321 sq. ft.
GROSS BUILDING AREA (Estimated Efficiency @87%)	15,134.81 sq. m. 162,911 sq. ft.
UNIT STATISTICS	UNIT STATISTICS
1 BEDROOM UNIT	95
2 BEDROOM UNIT	103
TOTAL	198
CAR PARKING	BICYCLE PARKING
SURFACE PARKING	14
PARKING LEVEL P1	143
TOTAL	157
OUTDOOR STALLS LEVEL P1	115
TOTAL	127

CAR PARKING	
REQUIRED	PROVIDED
RESIDENCE @ 1.2 PER UNIT (349 UNITS)	419
VISITOR @ 0.2 PER UNIT	70
TOTAL	489
PROVIDED	PROVIDED
SURFACE PARKING	28
PARKING LEVEL P1	298
PARKING LEVEL P2	187
TOTAL	513
BICYCLE PARKING	BICYCLE PARKING
REQUIRED RESIDENCE @ 0.5 PER UNIT (349 UNITS)	175
PROVIDED TOTAL BICYCLE PARKING	209
LOT COVERAGE	LOT COVERAGE
BUILDING FOOTPRINT = 34.00%	5,306.35 sq. m.
LANDSCAPE AREA = 53.45%	8,347.50 sq. m.
DRIVING+PARKING SURFACE = 12.55%	1,959.24 sq. m.
TOTAL = 100.00%	15,616.60 sq. m.

AMENITY SPACE	
REQUIRED	PROVIDED
REQUIRED - 6.0M ² PER UNIT (349) =	2,094 sq. m.
REQUIRED COMMUNAL @ 50% =	1,047 sq. m.
PROVIDED	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:	SOLID WASTE COLLECTION:
BUILDING 'A'	BUILDING 'B'
GARBAGE @ 0.110 cu yd per unit	22.44 yd
GMP CONTAINERS @ 0.018 cu yd per unit	2.52 yd
FIBRE CONTAINERS @ 0.038 cu yd per unit	5.32 yd
ORGANICS CONTAINERS @ one 240L per 50 unit	2.80 yd
TOTAL	33.08 yd
GARBAGE @ 0.110 cu yd per unit	22.44 yd
GMP CONTAINERS @ 0.018 cu yd per unit	3.67 yd
FIBRE CONTAINERS @ 0.038 cu yd per unit	7.75 yd
ORGANICS CONTAINERS @ one 240L per 50 unit	4.08 yd
TOTAL	37.94 yd

ARCHITECT: **rla/architecture** (Professional Seal)

PROJECT TITLE: **35 HUNTMAR DRIVE & 21 HUNTMAR DRIVE**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: **AK** CHECKED: **RL**

SCALE: **1:300** SHEET No. **SP-1**

DATE: **March 02, 2019**

PROJECT No. **1930**