

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 UNTIL 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 A500 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 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

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

REFER TO ELECTRICAL PLANS FOR DETAILS

[Symbol]	REVISED FOR SPCA PER CITY'S COMMENTS	Jul. 12, 21
[Symbol]	ISSUED FOR SITE PLAN CONTROL APPLICATION (SPCA)	Feb. 09, 21
[Symbol]	ISSUED FOR MINOR VARIANCE APPLICATION	Aug. 13, 20
[Symbol]	ISSUED FOR DESIGN CONCEPT	Mar. 02, 19

ARCHITECT SEAL: [Seal]

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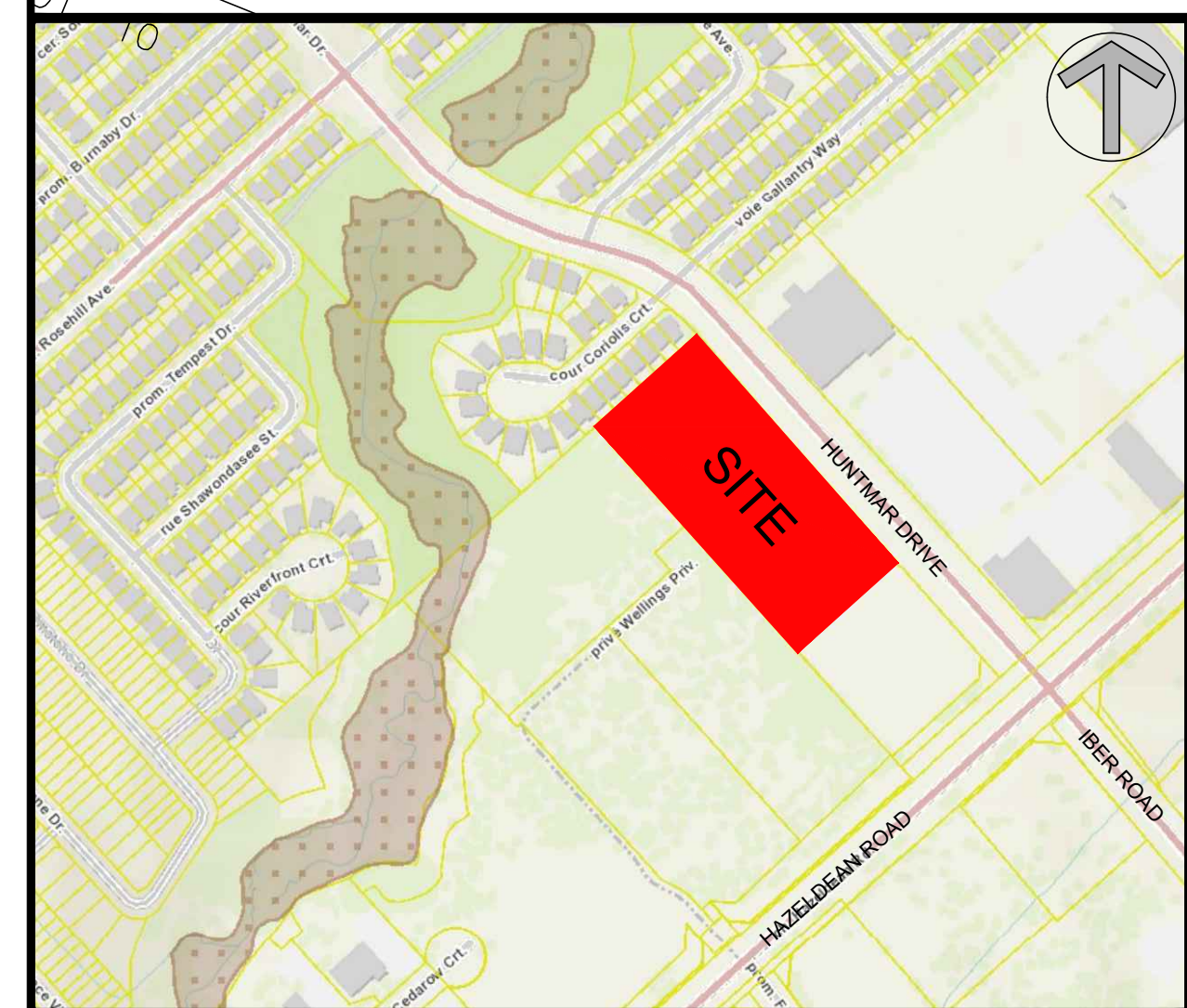
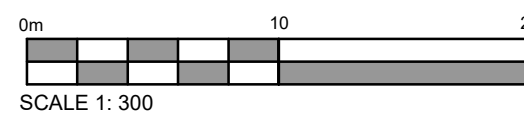
PROJECT TITLE: **35 HUNTMAR DRIVE & 21 HUNTMAR DRIVE**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

North American Development Group

1 SITE PLAN
SCALE = 1 : 250



KEY MAP

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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. D06-00-201A-00195)	20.8m
FRONT YARD SETBACK	3.0m
REAR YARD SETBACK	10.0m
REAR YARD SETBACK ABUTTING 'R' ZONE	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

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

PHASE - 1 BUILDING 'A'	
BUILDING AREAS (BUILDING FOOTPRINT)	
GROUND FLOOR	2,340.97 sq. m. 25,198 sq. ft.
2nd to 5th FLOOR	4 x 2,340.97 sq. m. 9,363.88 sq. m. 100,792 sq. ft.
6th FLOOR	2,091.25 sq. m. 22,873 sq. ft.
TOTAL AREA	13,796.10 sq. m. 148,500 sq. ft.
GROSS BUILDING AREA (Estimated Efficiency @85%)	11,726.68 sq. m. 126,225 sq. ft.
UNIT STATISTICS	
1 BEDROOM UNIT	21
1 BEDROOM + STUDY UNIT	17
2 BEDROOM UNIT	75
2 BEDROOM + STUDY UNIT	27
TOTAL	140
CAR PARKING	
SURFACE PARKING	14
PARKING LEVEL P1	155
PARKING LEVEL P2	187
TOTAL	356
BIKE CYCLE PARKING	
OUTDOOR STALLS	12
LEVEL P1	70
TOTAL	82

PHASE - 2 BUILDING 'B'	
BUILDING AREAS (BUILDING FOOTPRINT)	
GROUND FLOOR	2,968.62 sq. m. 31,954 sq. ft.
2nd to 5th FLOOR	4 x 2,968.62 sq. m. 11,874.48 sq. m. 127,816 sq. ft.
6th FLOOR	2,682.39 sq. m. 28,873 sq. ft.
TOTAL AREA	17,525.49 sq. m. 188,643 sq. ft.
GROSS BUILDING AREA (Estimated Efficiency @85%)	14,896.66 sq. m. 160,346 sq. ft.
UNIT STATISTICS	
1 BEDROOM UNIT	88
1 BEDROOM + STUDY UNIT	23
2 BEDROOM UNIT	65
2 BEDROOM + STUDY UNIT	28
TOTAL	204
CAR PARKING	
SURFACE PARKING	14
PARKING LEVEL P1	143
PARKING LEVEL P2	115
TOTAL	157
BIKE CYCLE PARKING	
OUTDOOR STALLS	12
LEVEL P1	115
TOTAL	127

CAR PARKING

REQUIRED	
RESIDENCE @ 1.2 PER UNIT (344 UNITS)	413
VISITOR @ 0.2 PER UNIT	69
TOTAL	482
PROVIDED	
SURFACE PARKING	28
PARKING LEVEL P1	298
PARKING LEVEL P2	187
TOTAL	513
BICYCLE PARKING	
REQUIRED	
RESIDENCE @ 0.5 PER UNIT (344 UNITS)	172
PROVIDED	
TOTAL BICYCLE PARKING	209

LOT COVERAGE

BUILDING FOOTPRINT =	34.00%	5,309.86 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	
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 yd	3 yd
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 yd	5 yd

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