

PROJECT STATISTICS

PROPERTY

PART OF LOT 4
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF HUNTLEY
CITY OF OTTAWA, ON.

ADDRESS: 405 HUNTMAR DR
LOT AREA: 21.4 ac / 932,756 ft² / 86,687.4 m²

ZONING (P13) LIGHT INDUSTRIAL	ALLOWED/ REQUIRED	PROPOSED
- FRONT YARD	6m	27m
- SIDE YARD	4m	7.1m
- INTERIOR SIDE YARD	4m	7.2m
- REAR YARD	6m	15.9m

- MAX. FSI	7	0.5
- MAX. G.L.A.	173,374.8 m ²	44,493 m ²
- COVERAGE	55%	51%
- BUILDING HEIGHT	22m	11.2m
- LANDSCAPE REQUIREMENT	15%	15%

CITY PARKING REQUIREMENTS	ALLOWED/ REQUIRED	PROPOSED
- LIGHT INDUSTRIAL	0.8 / 100 m ² FOR THE FIRST 5,000 m ² AND 0.4 / 100 m ² ABOVE 5,000 m ²	106 STALLS
- HC RESERVED	100-199 CARS MIN. 2 HC RESERVED	193 STALLS
- LANDSCAPED BUFFER TO STREET	MIN. 3m	21 STALLS
- STANDARD STALL DIMENSIONS	MIN. 2.6m X 5.2m	
- HC STALL DIMENSIONS	MAX. 3.6m X 5.2m	
- BICYCLE PARKING	1/1,000 m ²	

PROPOSED BUILDING AREAS	AREA (G.F.A.)	AREA (G.F.A.)
- BUILDING A	230,247 ft ²	21,398 m ²
- BUILDING B	426,498 ft ²	43,095 m ²
- TOTAL GROSS FLOOR AREA (G.F.A.)	656,745 ft ²	64,493 m ²
- TOTAL COVERAGE	51.3%	
- TOTAL LANDSCAPING	138,512 ft ²	15%

PROPOSED PARKING	REQUIREMENTS	PROVIDED
BUILDING A	- PARKING REQUIRED BY THE CITY	106 STALLS
	- PARKING PROVIDED	193 STALLS
	- BICYCLE PARKING REQUIRED	21 STALLS
BUILDING B	- PARKING REQUIRED BY THE CITY	114 STALLS
	- PARKING PROVIDED	114 STALLS
	- BICYCLE PARKING REQUIRED	23 STALLS

BUILDING A AREA SUMMARY	AREA (G.F.A.)	AREA (G.F.A.)
- TENANT BUILDING A1	\$55,410 ft ²	\$5,150 m ²
- WAREHOUSE	\$2,916 ft ²	\$271 m ²
- OFFICE (5%)	\$58,326 ft ²	\$5,421 m ²
- A1 TENANT AREA	\$55,074 ft ²	\$5,118 m ²
- WAREHOUSE	\$2,899 ft ²	\$269 m ²
- OFFICE (5%)	\$57,972 ft ²	\$5,388 m ²
- A2 TENANT AREA	\$54,980 ft ²	\$5,110 m ²
- WAREHOUSE	\$2,894 ft ²	\$269 m ²
- OFFICE (5%)	\$57,874 ft ²	\$5,379 m ²
- A3 TENANT AREA	\$53,271 ft ²	\$4,951 m ²
- WAREHOUSE	\$2,804 ft ²	\$261 m ²
- OFFICE (5%)	\$56,074 ft ²	\$5,211 m ²
- A4 TENANT AREA	\$230,247 ft ²	21,398 m ²
- TOTAL AREA BUILDING A		

BUILDING B AREA SUMMARY	AREA (G.F.A.)	AREA (G.F.A.)
- TENANT BUILDING B1	\$55,352 ft ²	\$5,142 m ²
- WAREHOUSE	\$2,915 ft ²	\$271 m ²
- OFFICE (5%)	\$58,265 ft ²	\$5,415 m ²
- B1 TENANT AREA	\$55,028 ft ²	\$5,112 m ²
- WAREHOUSE	\$2,896 ft ²	\$269 m ²
- OFFICE (5%)	\$57,924 ft ²	\$5,383 m ²
- B2 TENANT AREA	\$58,670 ft ²	\$5,489 m ²
- WAREHOUSE	\$2,998 ft ²	\$278 m ²
- OFFICE (5%)	\$61,968 ft ²	\$5,759 m ²
- B3 TENANT AREA	\$66,623 ft ²	\$6,208 m ²
- WAREHOUSE	\$3,517 ft ²	\$327 m ²
- OFFICE (5%)	\$70,340 ft ²	\$6,537 m ²
- B4 TENANT AREA	\$240,498 ft ²	23,094 m ²
- TOTAL AREA BUILDING B		

LEGEND (OVERALL PLAN)

- PROPERTY LINE
- SETBACK LINE (YARD & BUFFER)
- FIRE ROUTE
- PROPOSED NEW BUILDING
- PROPOSED LANDSCAPE AREA
- ◁ STE ENTRANCE/ EXIT
- ◁ BUILDING ENTRANCE/ EXIT
- ◁ EXIT DOOR

STE PLAN 1
1:750 A100

SURVEY:
ALL THE INFORMATION RELATED TO THE SITE ARE FROM THE PLAN PREPARED BY: COMPANY NAME HERE

DRAWING: NOX
FOUO: XX
MINUTE: XX
DATE: YYYY-MM-DD

LOCATION:
THIS BUILDING IS SITUATED TO THE SOUTHERN PROPERTY LINE, COVERING DIMENSIONS ARE FROM PROPERTY LINE TO STRUCTURAL GRIDLINE.

PUBLIC UTILITY SERVICES:
ALL FLOOR AREAS OF THIS BUILDING ARE CONCEPTUAL AND MAY BE MOORED ACCORDING TO THE NEEDS AND REQUIREMENTS OF THE PUBLIC AUTHORITIES CONCERNED. (SEWER, ACQUEDUCT, DISTRIBUTION OF NATURAL GAS AND ELECTRICITY, TELEPHONE SERVICE AND CABLE DISTRIBUTION). SITE CONDITIONS, NEEDS AND SUBCONTRACTORS COORDINATION. ANY MODIFICATION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCHITECT FOR EXAMINATION AND COORDINATION BEFORE EXECUTION.

DIMENSIONS:
ALL BUILDING DIMENSIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE WALLS AT 1'-0" ABOVE THE GROUND FLOOR.

FIRE PROTECTION:
ALL FLOOR AREAS OF THIS BUILDING WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND INSURER REQUIREMENTS.

CIVIL:
CONSULT CIVIL ENGINEER'S DRAWINGS FOR SITE LEVELS, DRAINAGE SLOPES, RETENTION BASINS, MAN HOLES, CAT HOISTS AND ALL UNDERGROUND SERVICES.

SOIL REPORT:
SOIL TESTING, CORE SAMPLING AND CAPPING CAPACITY. CONSULT THE SOIL REPORT PREPARED BY: REPORT NO. XX
DATE: XX

No.	Date	ISSUED FOR SPA	Revision	By
1	2022-12-16	ISSUED FOR SPA		

ROSEFELLOW KANATA
405 HUNTMAR DR
CITY OF OTTAWA ONTARIO



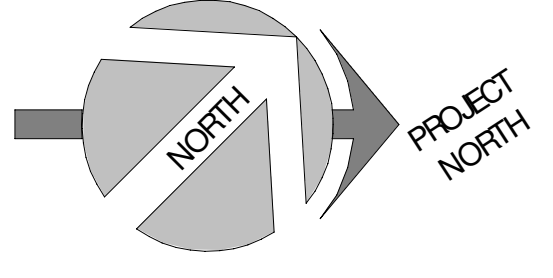
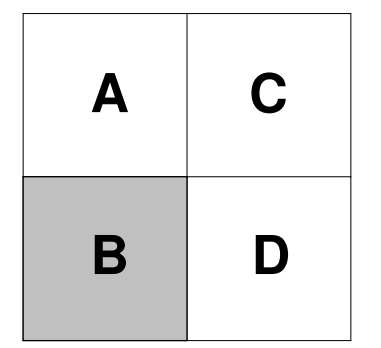
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ARCHITECTURE
SITE PLAN

DRAWN BY: AH CHECKED BY: EB

SCALE: As indicated

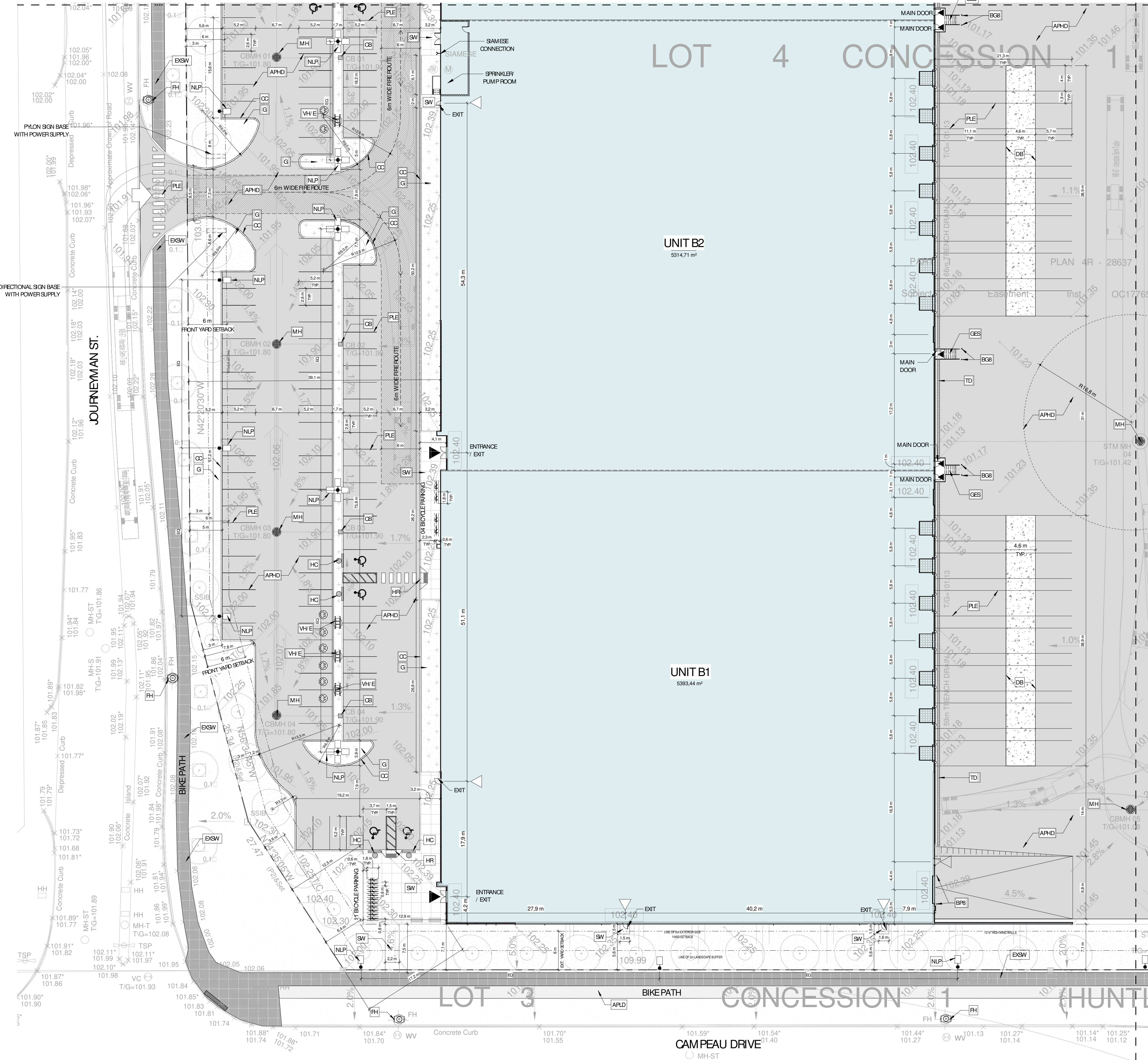
FOUO: 22081 A100 R1



SYMBOLS LEGEND - SITE

- DETAIL**
- NEW BUILDINGS
 - APHD ASPHALT PAVING, HEAVY DUTY. SEE CIVIL
 - APLD ASPHALT PAVING, LIGHT DUTY. SEE CIVIL
 - CC EXTERIOR CONCRETE CURB. SEE CIVIL
 - G GRASS OR OTHER LANDSCAPING. SEE LANDSCAPE
 - ECB EXTERIOR CONCRETE BASE. SEE STRUCTURE FOR DETAILS
 - NEW LIGHT POLE REFER TO ELECTRICAL
 - NLP NLP
 - EXSW EXISTING SIDEWALK
 - SW CONCRETE SIDEWALK. SEE CIVIL
 - HC HANDICAP PARKING SIGN
 - PLE YELLOW PAINTED LINE - EXTERIOR
 - BG6 GALVANIZED BOLLARD, 6" Ø x 5'-0" HT. OR 8" Ø x 5'-0" HT., FULL WITH CONCRETE CLOSED END WITH GALVANIZED CAP. INSTALLED IN A CONCRETE SONOTUBE OF 20" Ø @ 5'-0" DEPTH, MIN.
 - BF6 YELLOW PAINTED BOLLARD, 6" Ø x 4'-0" HT. OR 8" Ø x 4'-0" HT., 1'-0" DEPTH, FULL WITH CONCRETE, CLOSED END WITH CAP.
 - GES GALVANIZED EXIT STAIR
 - HR HANDICAP RAMP. SEE SPECIFICATIONS/ CIVIL ENGINEERING PLAN. RAMP SLOPE: 1:10-1:12
 - VH/E CHARGER FOR ELECTRIC/HYBRID VEHICLES (DOUBLE). PROVIDE 100mm HIGH CONCRETE BASE. WHEN NOT POSITIONED ON A SIDEWALK COORDINATE THE SIZE OF THE BASE WITH CHOSEN CHARGER MODEL. SEE SPEC. AND ELECTRICAL.
 - FH FIRE HYDRANT
 - SC SIAMSESE FIRE DEPT CONNECTION. SEE CIVIL AND FIRE PROTECTION
 - MH MANHOLE. SEE CIVIL
 - CB CATCH BASIN. SEE CIVIL
 - TD TRENCH DRAIN. SEE CIVIL
 - DB CONCRETE SLAB (DOLLY PAD)

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1	2022-12-16	ISSUED FOR SPA		



ENLARGED SITE PLAN 1/4
1
1:300
A101

ROSEFELLOW KANATA
405 HUNTMAR DR
CITY OF OTTAWA ONTARIO

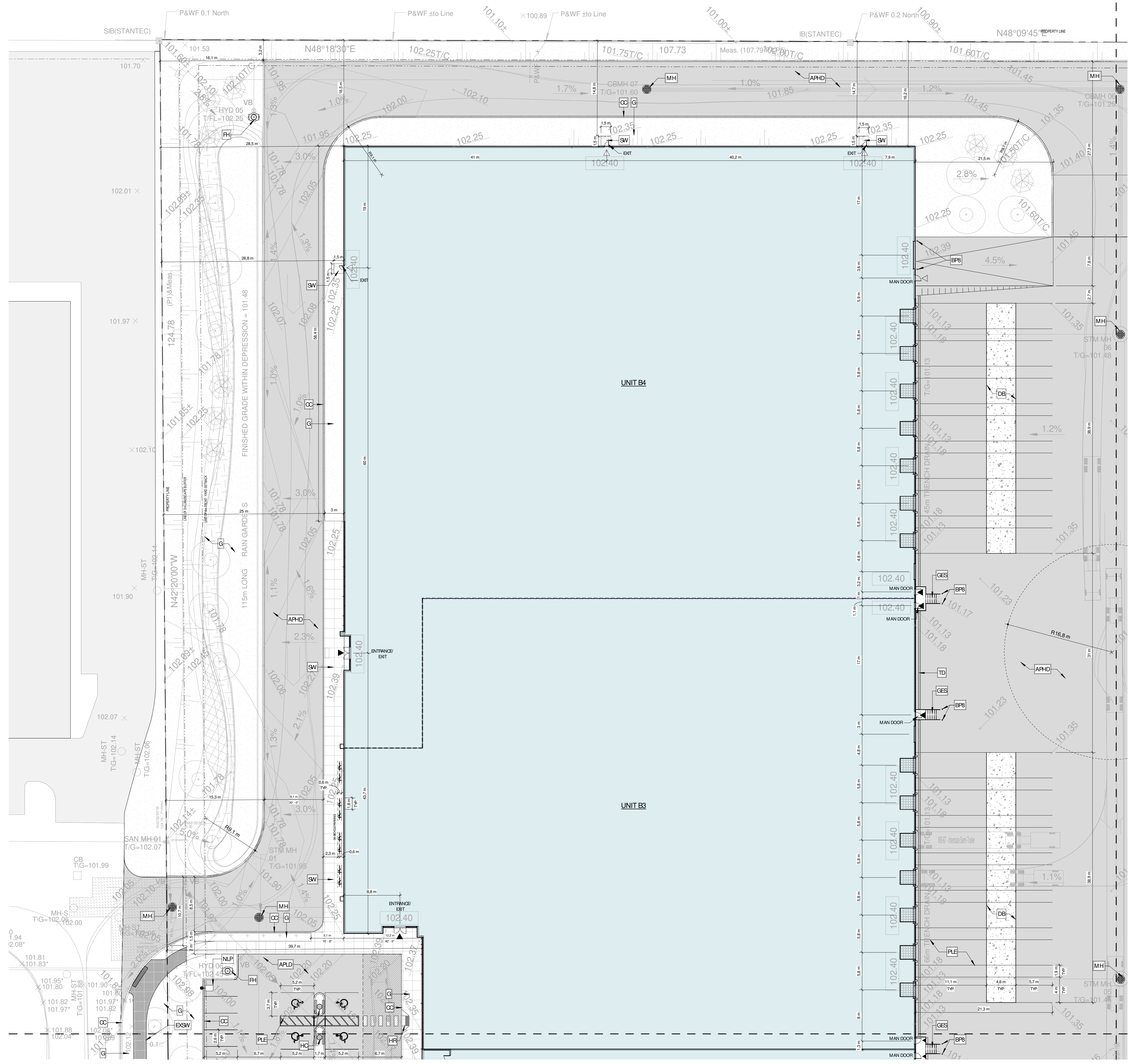
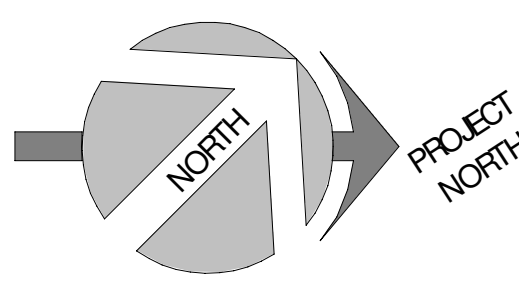
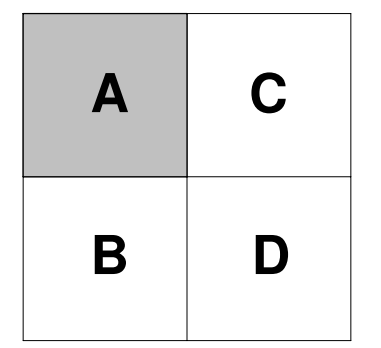


ARCHITECTURE
ENLARGED SITE PLAN 1/4

DRAWN BY: AH/AT CHECKED BY: AH/EB

SCALE: As indicated

FOUR: 22081 **A101 R1**



SYMBOLS LEGEND - SITE

- DETAIL**
- NEW BUILDINGS
 - APHD ASPHALT PAVING, HEAVY DUTY, SEE CIVIL
 - APLD ASPHALT PAVING, LIGHT DUTY, SEE CIVIL
 - CC EXTERIOR CONCRETE CURB, SEE CIVIL
 - G GRASS OR OTHER LANDSCAPING, SEE LANDSCAPE
 - ECB EXTERIOR CONCRETE BASE, SEE STRUCTURE FOR DETAILS
 - NEW LIGHT POLE REFER TO ELECTRICAL
 - EXSW EXISTING SIDEWALK
 - SW CONCRETE SIDEWALK, SEE CIVIL
 - HC HANDICAP PARKING SIGN
 - PLE YELLOW PAINTED LINE - EXTERIOR
 - BGG/BGR GALVANIZED BOLLARD, 6" Ø x 5'-0" HT. OR 8" Ø x 5'-0" HT., FULL WITH CONCRETE, CLOSED END WITH GALVANIZED CAP, INSTALLED IN A CONCRETE SONOTUBE OF 20" Ø @ 5'-0" DEPTH, MIN.
 - BPF/BPR YELLOW PAINTED BOLLARD, 6" Ø x 4'-0" HT. OR 8" Ø x 4'-0" HT., 1'-0" DEPTH, FULL WITH CONCRETE, CLOSED END WITH CAP.
 - GES GALVANIZED EXIT STAIR
 - HR HANDICAP RAMP, SEE SPECIFICATIONS/ CIVIL ENGINEERING PLAN, RAMP SLOPE: 1:10-1:12
 - VHE CHARGER FOR ELECTRIC/HYBRID VEHICLES (DOUBLES), PROVIDE 100mm HIGH CONCRETE BASE, WHEN NOT POSITIONED ON A SIDEWALK, COORDINATE THE SIZE OF THE BASE WITH CHOSEN CHARGER MODEL, SEE SPEC. AND ELECTRICAL
 - FH FIRE HYDRANT
 - SC SAME-SE FIRE DEPT. CONNECTION, SEE CIVIL AND FIRE PROTECTION
 - MH MANHOLE, SEE CIVIL
 - CB CATCH BASIN, SEE CIVIL
 - TD TRENCH DRAIN, SEE CIVIL
 - DB CONCRETE SLAB (DOLLY PAD)

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1	2022-12-16	ISSUED FOR SPA		

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ARCHITECTURE

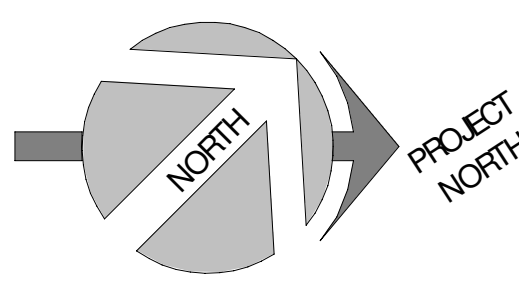
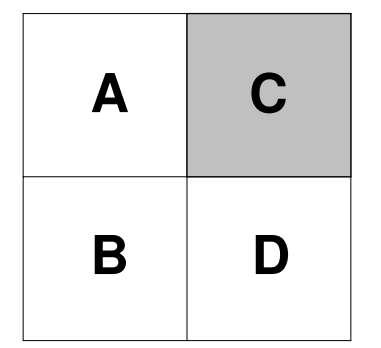
ENLARGED SITE PLAN 2/4

DRAWN BY: AT CHECKED BY: AH/EB

SCALE: As indicated

FOUR: 22081 **A102 R1**

ENLARGED SITE PLAN 2/4
1
1:300 A102

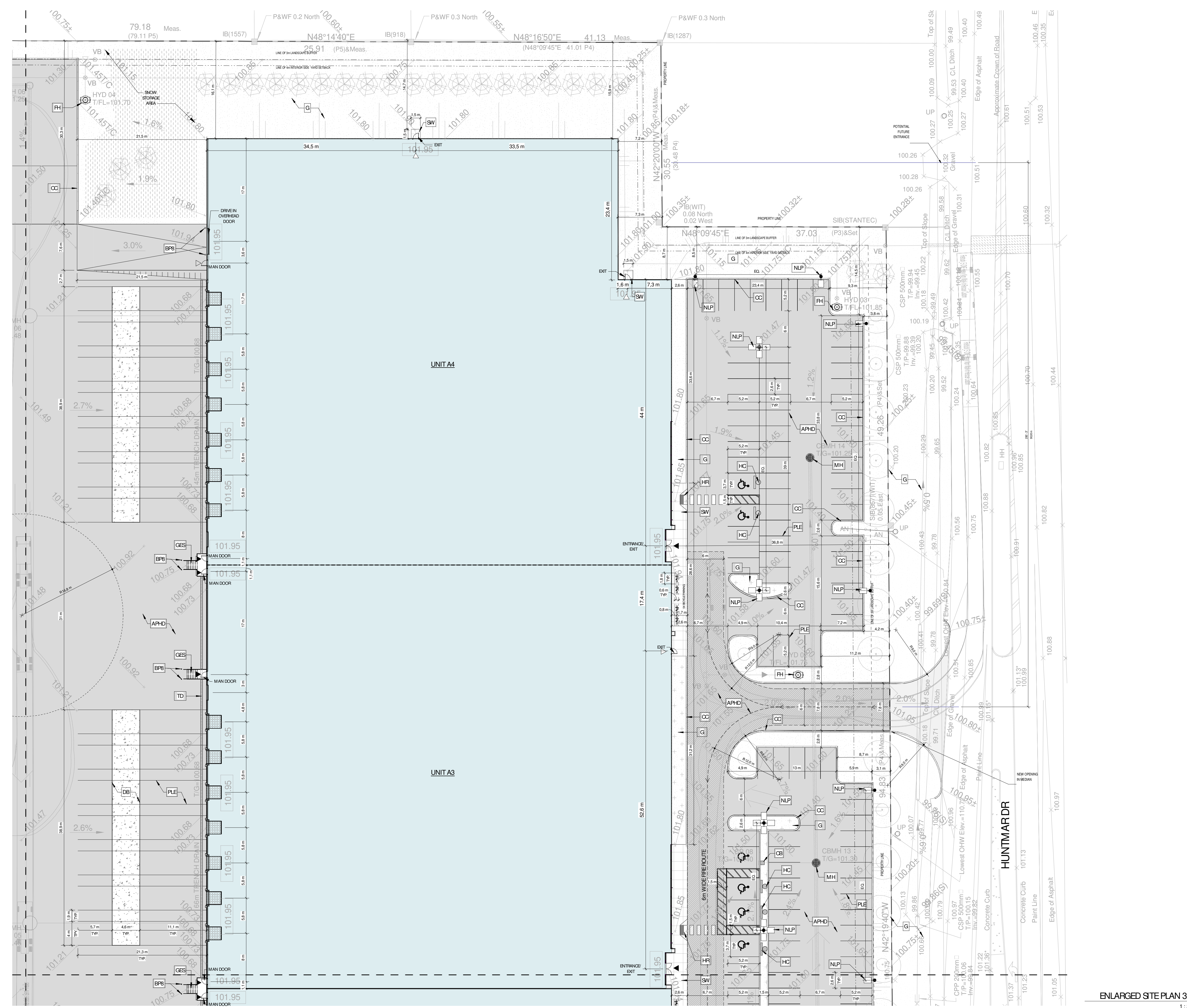


SYMBOLS LEGEND - SITE

DETAIL

- NEW BUILDINGS
- APHD ASPHALT PAVING, HEAVY DUTY. SEE CIVIL
- APLD ASPHALT PAVING, LIGHT DUTY. SEE CIVIL
- CC EXTERIOR CONCRETE CURB. SEE CIVIL
- G GRASS OR OTHER LANDSCAPING. SEE LANDSCAPE
- ECB EXTERIOR CONCRETE BASE. SEE STRUCTURE FOR DETAILS
- NLP NEW LIGHT POLE REFER TO ELECTRICAL
- EXSW EXISTING SIDEWALK
- SW CONCRETE SIDEWALK. SEE CIVIL
- HC HANDICAP PARKING SIGN
- PLE YELLOW PAINTED LINE - EXTERIOR
- BGG GALVANIZED BOLLARD, 6'0" x 5'-0" HT. OR 8'0" x 5'-0" HT., FULL WITH CONCRETE CLOSED END WITH GALVANIZED CAP. INSTALLED IN A CONCRETE SONOTUBE OF 20" @ 5'-0" DEPTH. MIN.
- BPG YELLOW PAINTED BOLLARD, 6'0" x 4'-0" HT. OR 8'0" x 4'-0" HT., 1'-0" DEPTH, FULL WITH CONCRETE, CLOSED END WITH CAP.
- GES GALVANIZED EXIT STAIR
- HR HANDICAP RAMP. SEE SPECIFICATIONS/ CIVIL ENGINEERING PLAN RAMP SLOPE: 1:10-1:12
- VHE CHARGER FOR ELECTRIC/HYBRID VEHICLES (DOUBLES). PROVIDE 100mm HIGH CONCRETE BASE. WHEN NOT POSITIONED ON A SIDEWALK COORDINATE THE SIZE OF THE BASE WITH CHOSEN CHARGER MODEL. SEE SPEC. AND ELECTRICAL
- FH FIRE HYDRANT
- SC SAMESE FIRE DEPT CONNECTION. SEE CIVIL AND FIRE PROTECTION
- MH MANHOLE. SEE CIVIL
- CB CATCH BASIN. SEE CIVIL
- TD TRENCH DRAIN. SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)

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1	2022-12-16	ISSUED FOR SPA		



ENLARGED SITE PLAN 3/4
1
1:300 A103

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ARCHITECTURE

ENLARGED SITE PLAN 3/4

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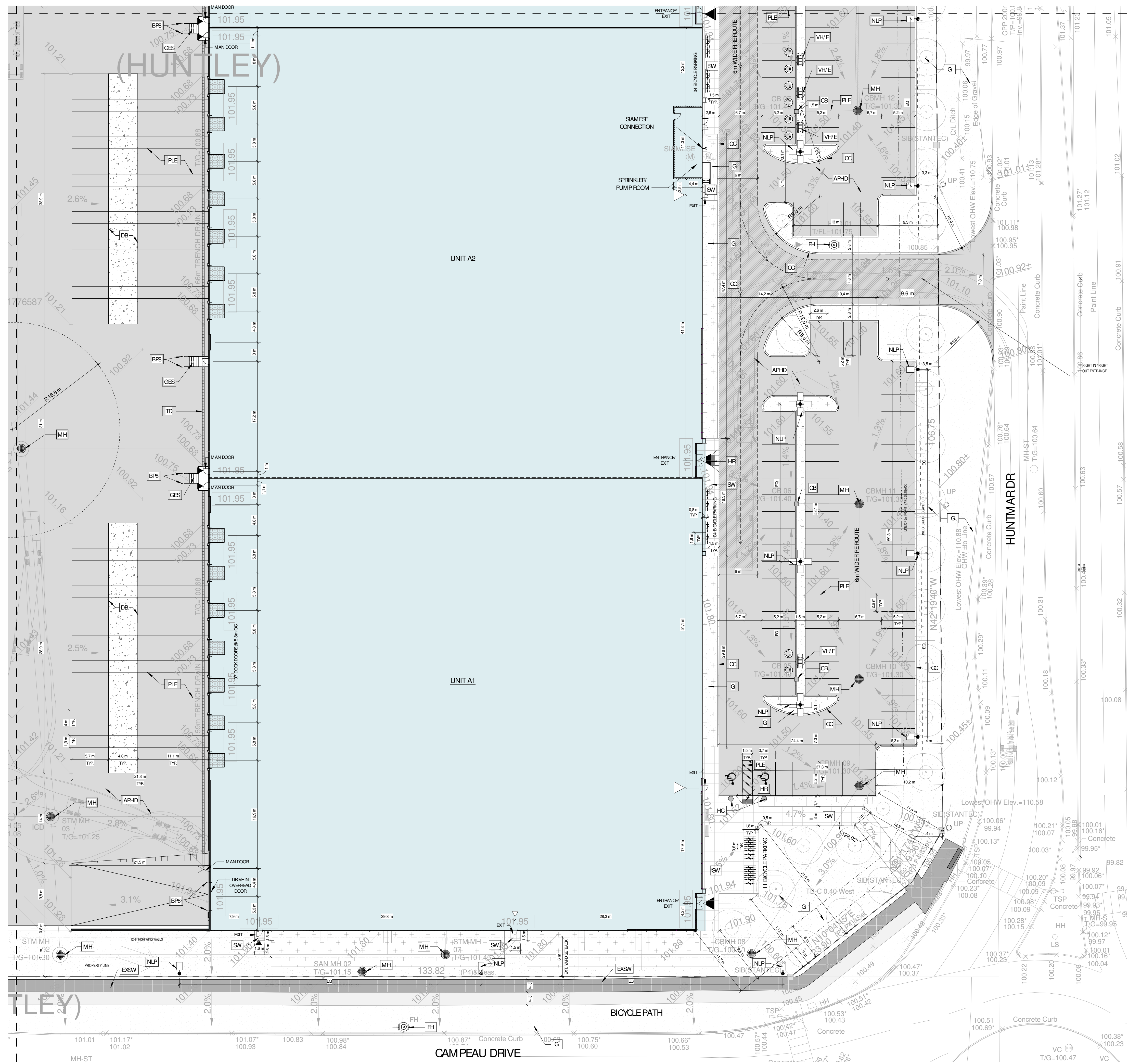
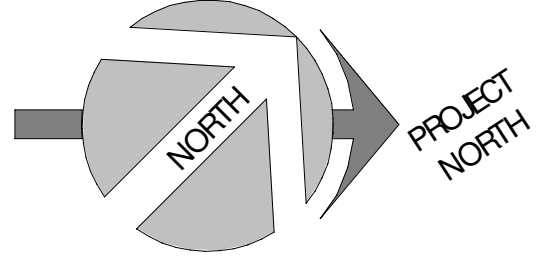
SCALE: As indicated

FOUR: 22081 **A103 R1**

SYMBOLS LEGEND - SITE DETAIL

- NEW BUILDINGS
- APHD ASPHALT PAVING, HEAVY DUTY, SEE CIVIL
- APLD ASPHALT PAVING, LIGHT DUTY, SEE CIVIL
- CC EXTERIOR CONCRETE CURB, SEE CIVIL
- G GRASS OR OTHER LANDSCAPING, SEE LANDSCAPE
- ECB EXTERIOR CONCRETE BASE, SEE STRUCTURE FOR DETAILS
- NEW LIGHT POLE REFER TO ELECTRICAL
- EXSW EXISTING SIDEWALK
- SW CONCRETE SIDEWALK, SEE CIVIL
- HC HANDICAP PARKING SIGN
- PLE YELLOW PAINTED LINE - EXTERIOR
- GALVANIZED BOLLARD, 6" Ø x 5'-0" HT. OR 8" Ø x 5'-0" HT., FULL WITH CONCRETE CLOSED END WITH GALVANIZED CAP, INSTALLED IN A CONCRETE SONOTUBE OF 20" Ø @ 5'-0" DEPTH, MIN.
- YELLOW PAINTED BOLLARD, 6" Ø x 4'-0" HT. OR 8" Ø x 4'-0" HT., 1'-0" DEPTH, FULL WITH CONCRETE, CLOSED END WITH CAP.
- GALVANIZED EXIT STAIR
- HANDICAP RAMP, SEE SPECIFICATIONS/ CIVIL ENGINEERING PLAN, RAMP SLOPE: 1:10-1:12
- CHARGER FOR ELECTRIC HYBRID VEHICLES (DOUBLE), PROVIDE 100mm HIGH CONCRETE BASE, WHEN NOT POSITIONED ON A SIDEWALK, COORDINATE THE SIZE OF THE BASE WITH CHOSEN CHARGER MODEL, SEE SPEC. AND ELECTRICAL
- FIRE HYDRANT
- SAMESE FIRE DEPT CONNECTION, SEE CIVIL AND FIRE PROTECTION
- MANHOLE, SEE CIVIL
- CATCH BASIN, SEE CIVIL
- TRENCH DRAIN, SEE CIVIL
- CONCRETE SLAB (DOLLY PAD)

A	C
B	D



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ARCHITECTURE ENLARGED SITE PLAN 4/4

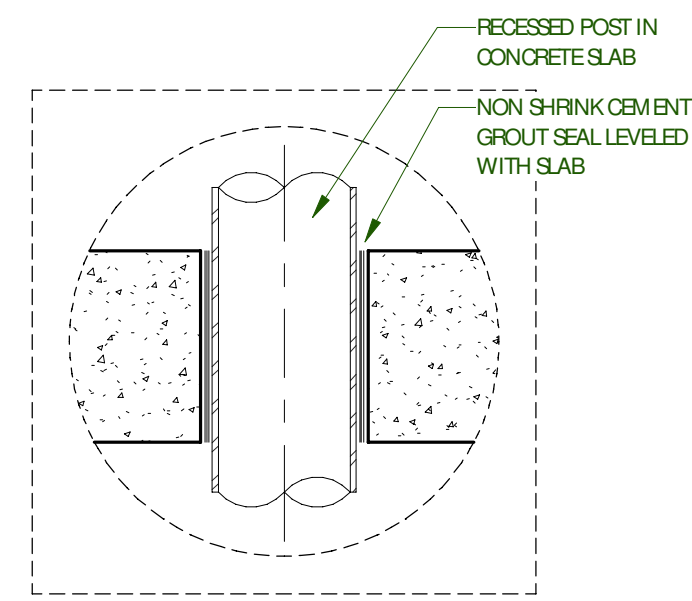
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SCALE: As indicated

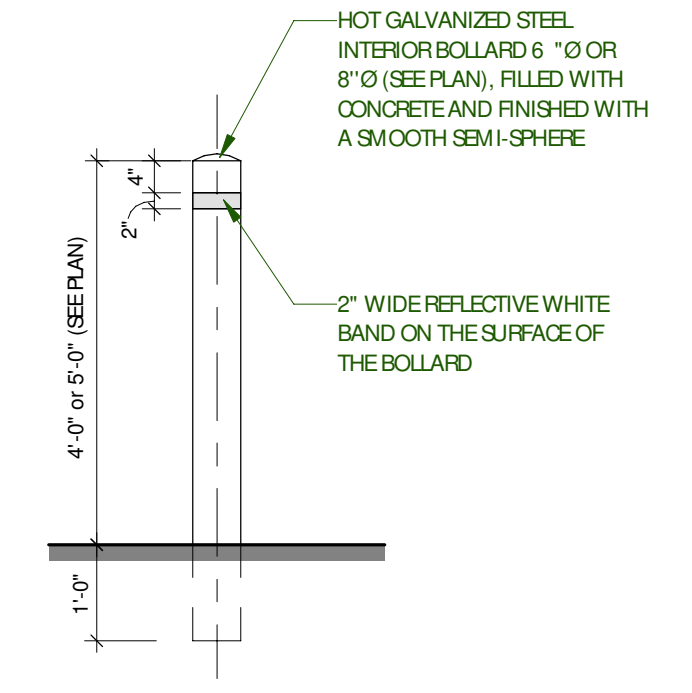
FOUR: 22081 A104 R1

ENLARGED SITE PLAN 4/4
1
1:300
A104

A	C
B	D

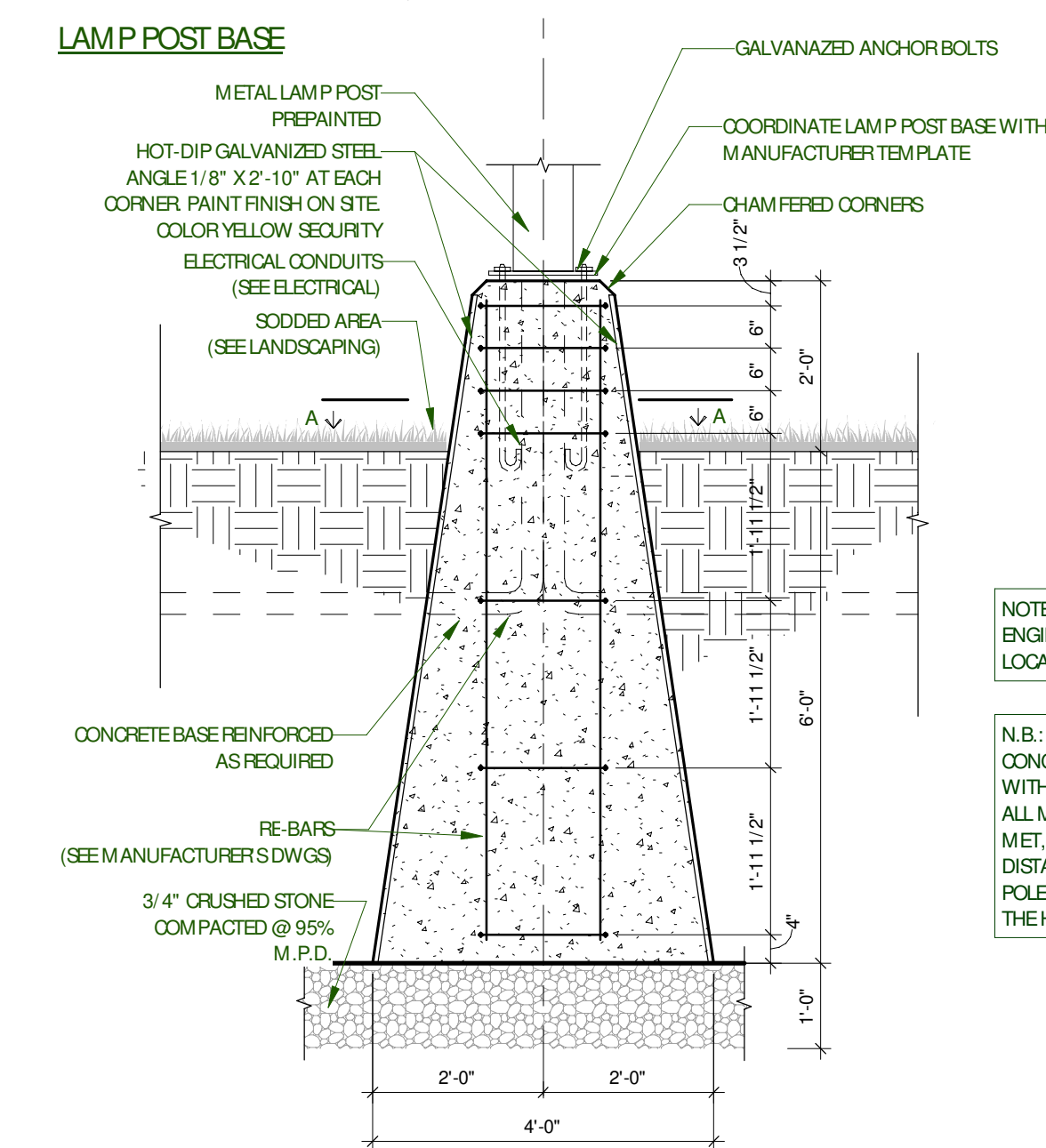
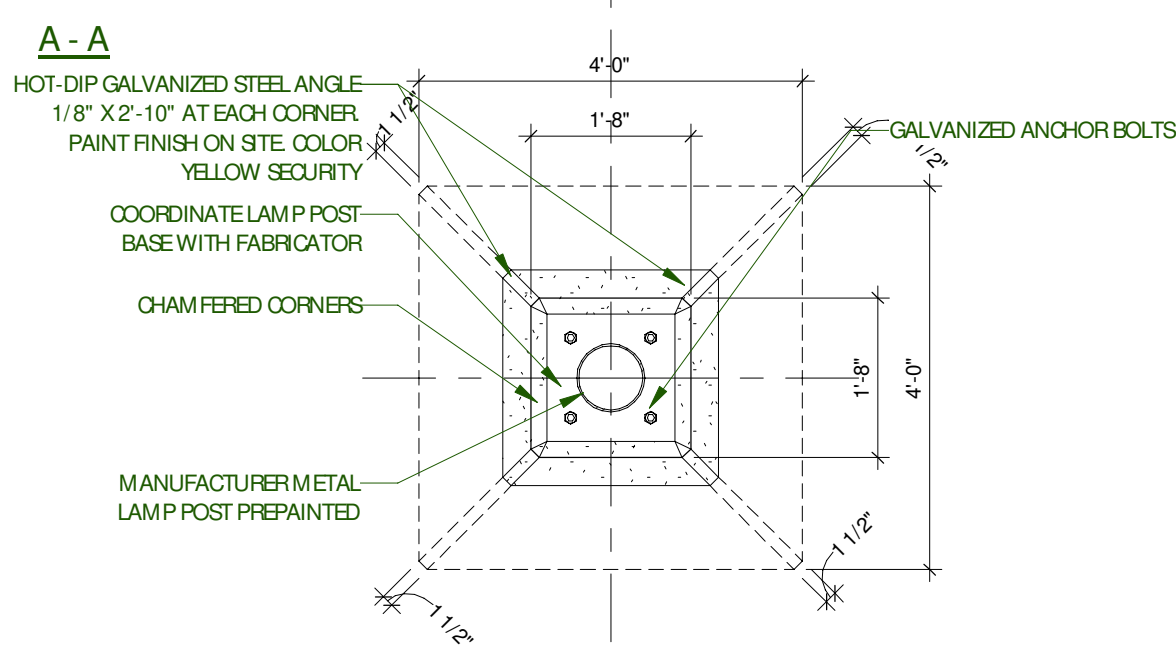
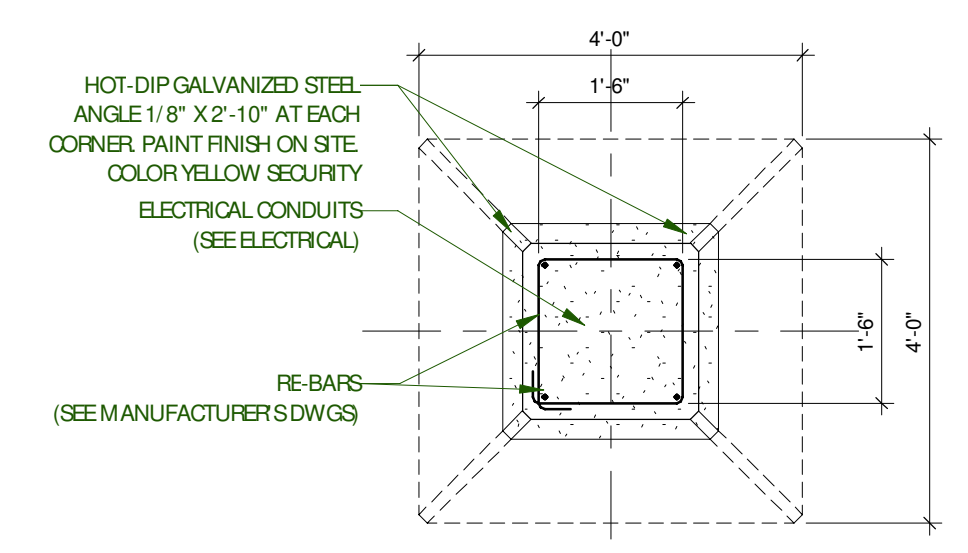


BOLLARD CONCRETE SLAB 7
1:8 A110



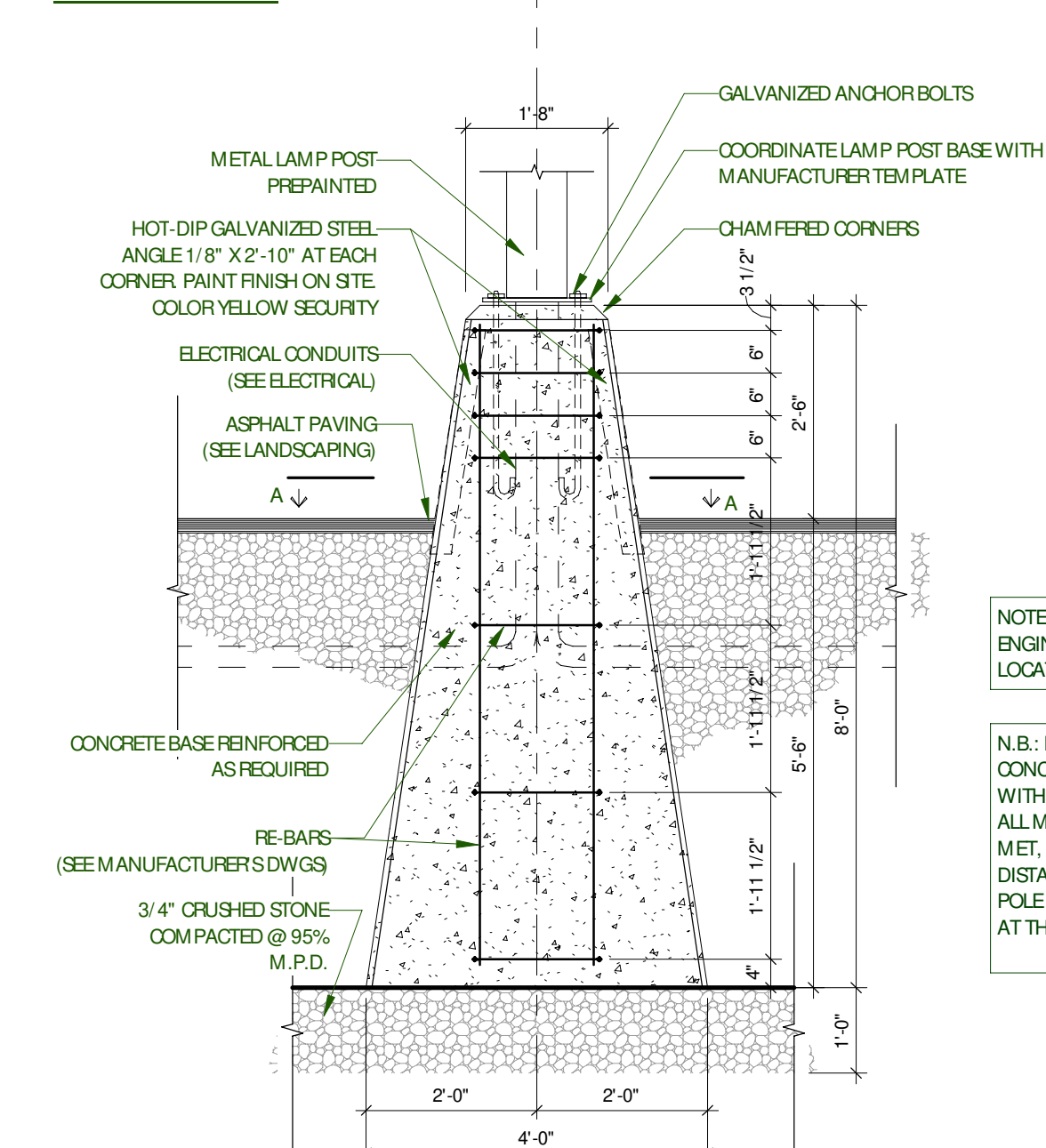
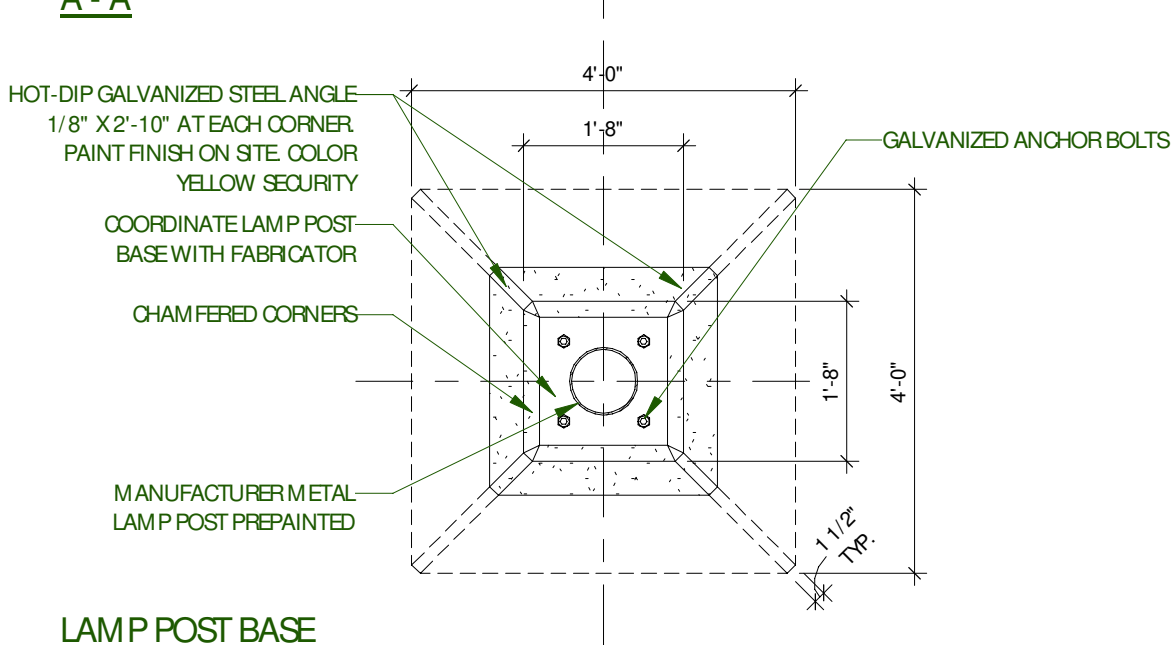
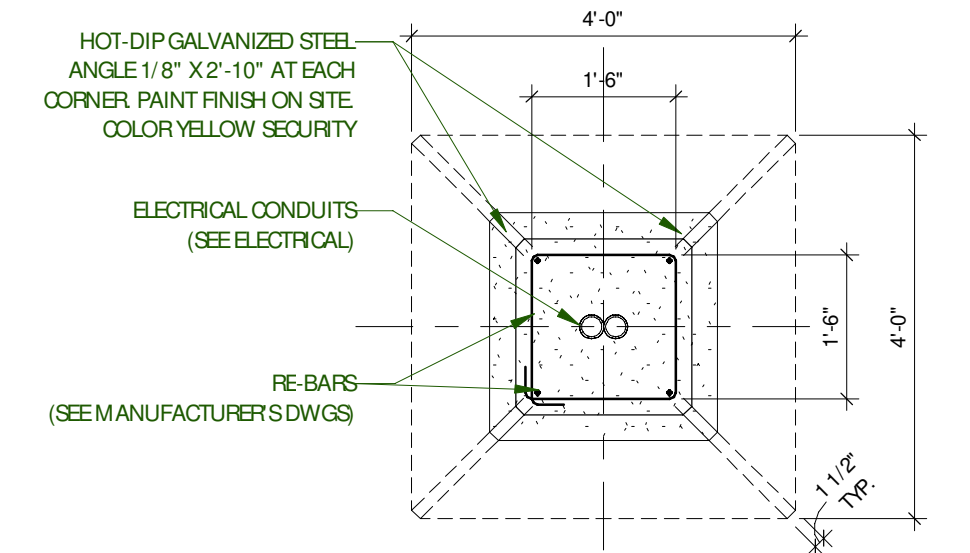
BOLLARD TYPE BP6 AND BP8 8
1:24 A110

IMPORTANT: BEFORE STARTING WORK, COORDINATE SIZE OF CONCRETE BASE WITH BASE PLATE TEMPLATE AND ANCHOR BOLTS OF LIGHT POLE WITH MANUFACTURER SHOP DRAWINGS

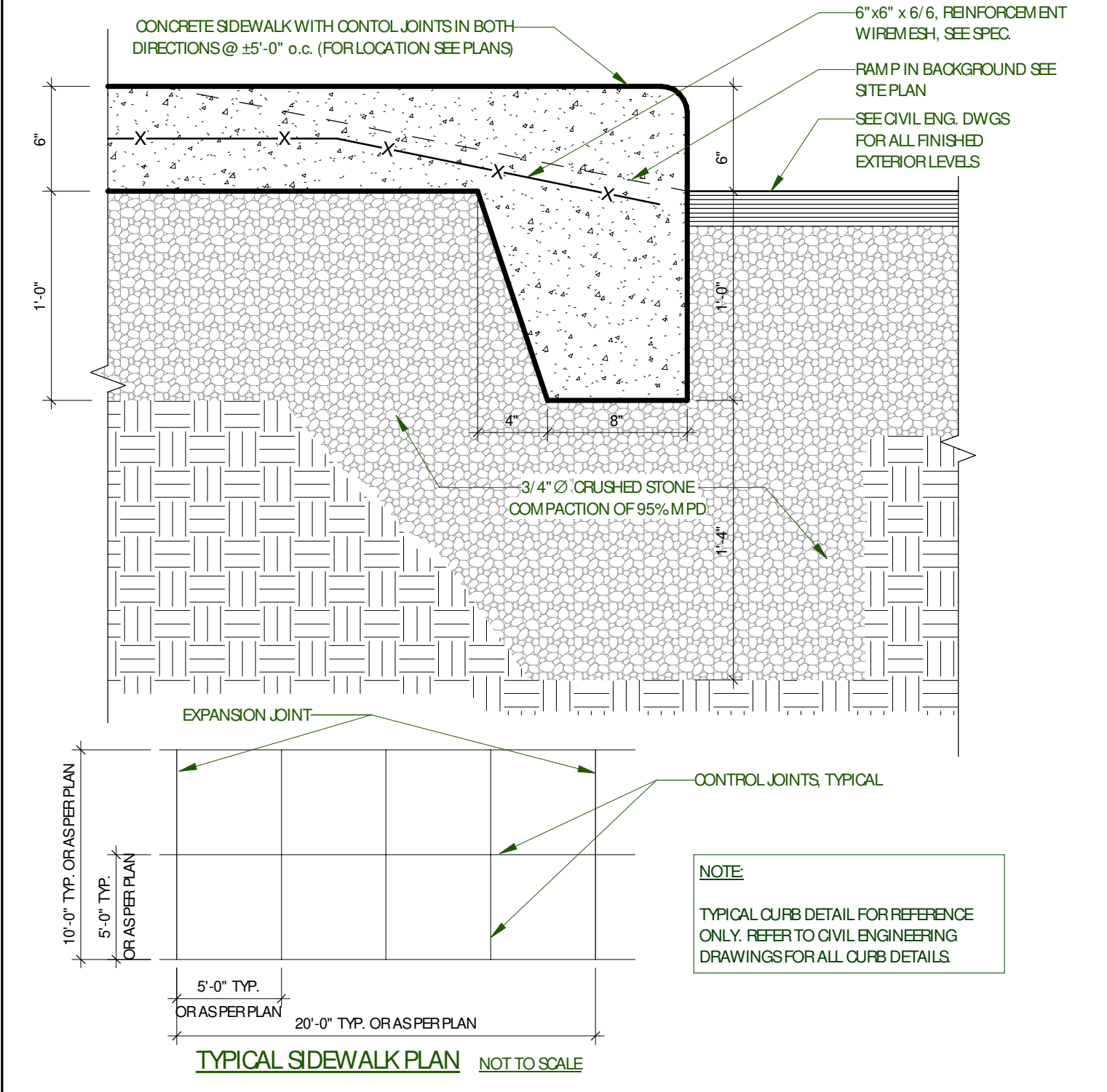


LAMP POST BASE - GRASS 1
1:24 A110

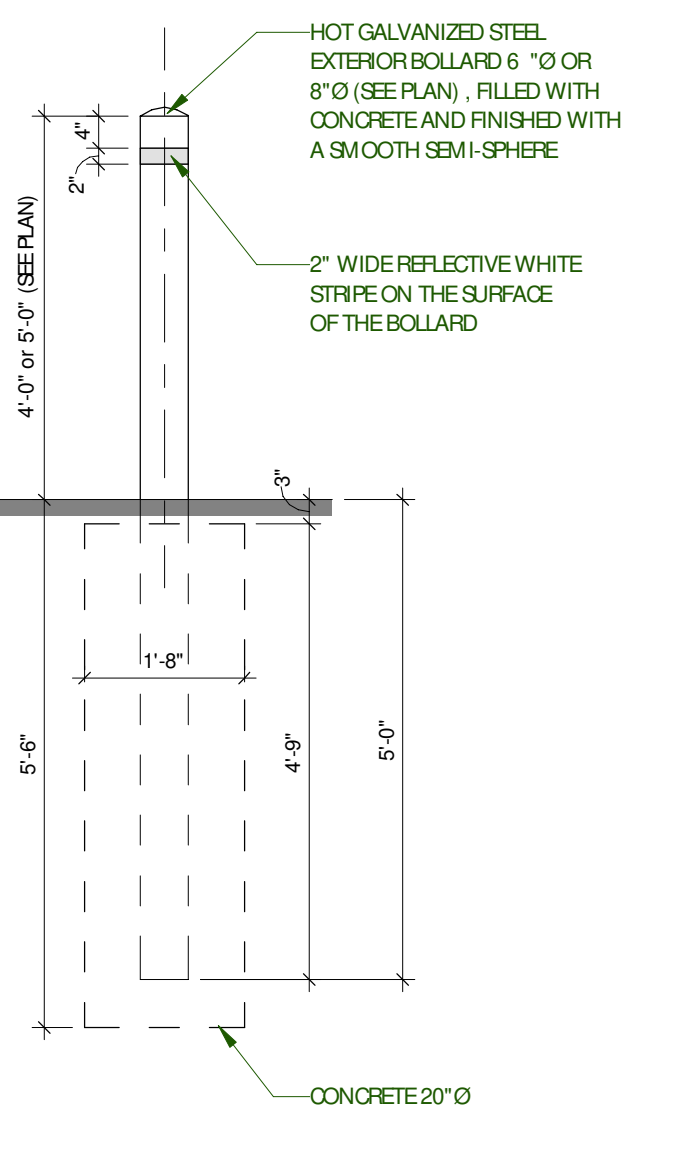
IMPORTANT: BEFORE STARTING WORK, COORDINATE SIZE OF CONCRETE BASE WITH BASE PLATE TEMPLATE AND ANCHOR BOLTS OF LIGHT POLE WITH MANUFACTURER SHOP DRAWINGS



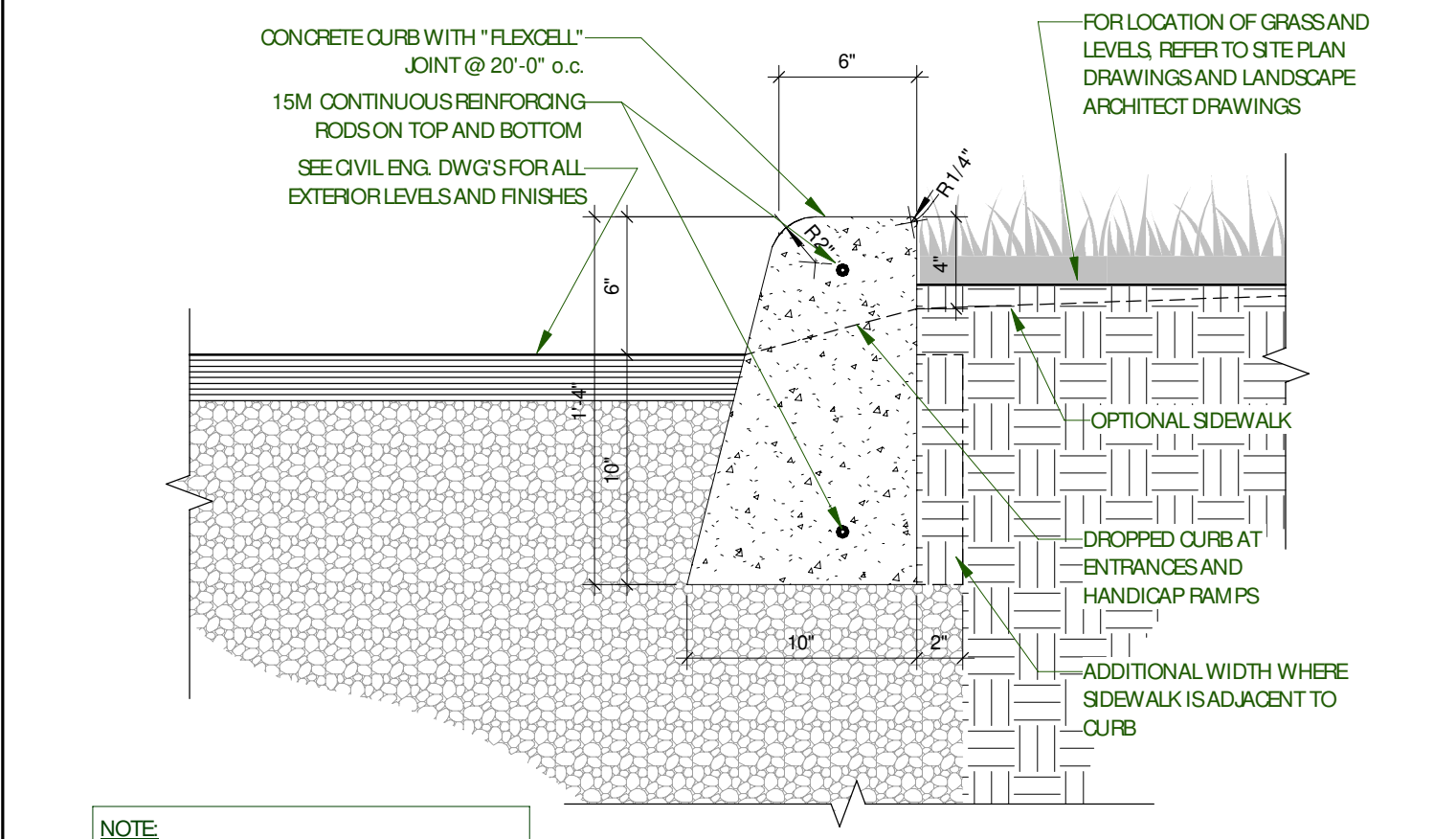
LAMP POST BASE - ASPHALT 2
1:24 A110



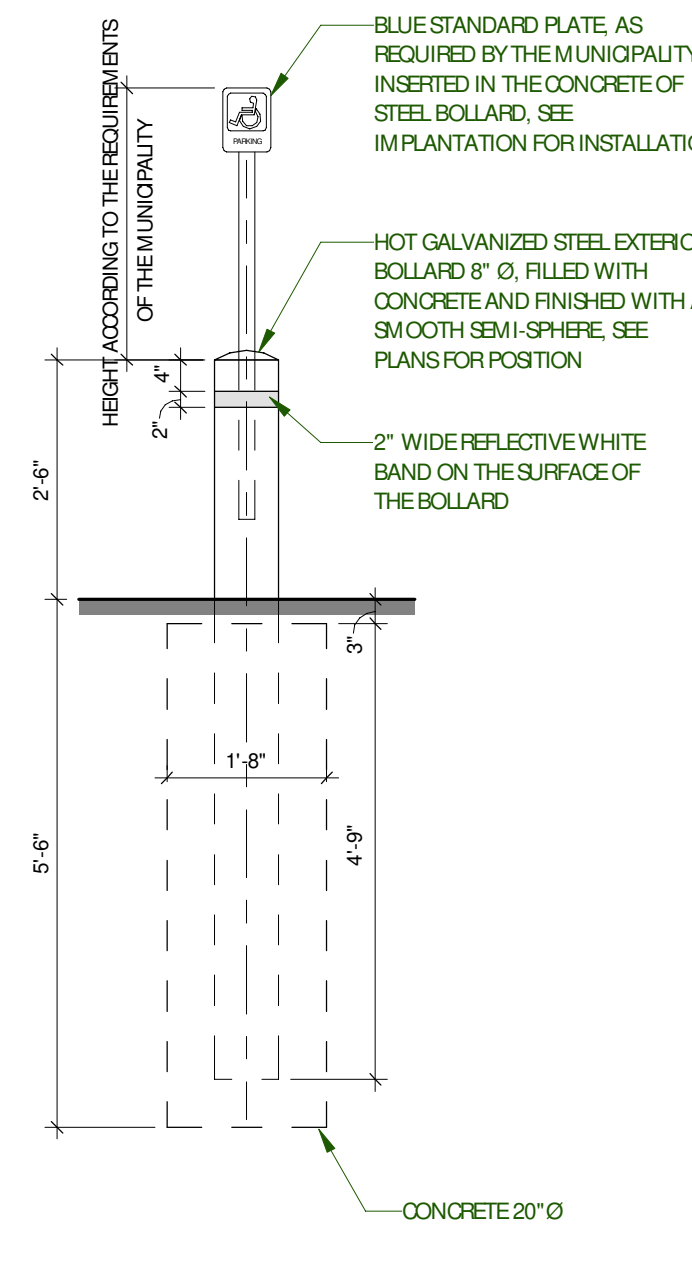
TYPICAL CONCRETE SIDEWALK 5
1:8 A110



BOLLARD TYPE BG6, BG8 6
1:24 A110



CONCRETE CURB 3
1:8 A110



BOLLARD - SIGN FOR DISABLED 4
1:24 A110

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ARCHITECTURE

SITE DETAILS

DRAWN BY: AH CHECKED BY: EB

SCALE: As indicated

FOUD: 22081 **A110 R1**