

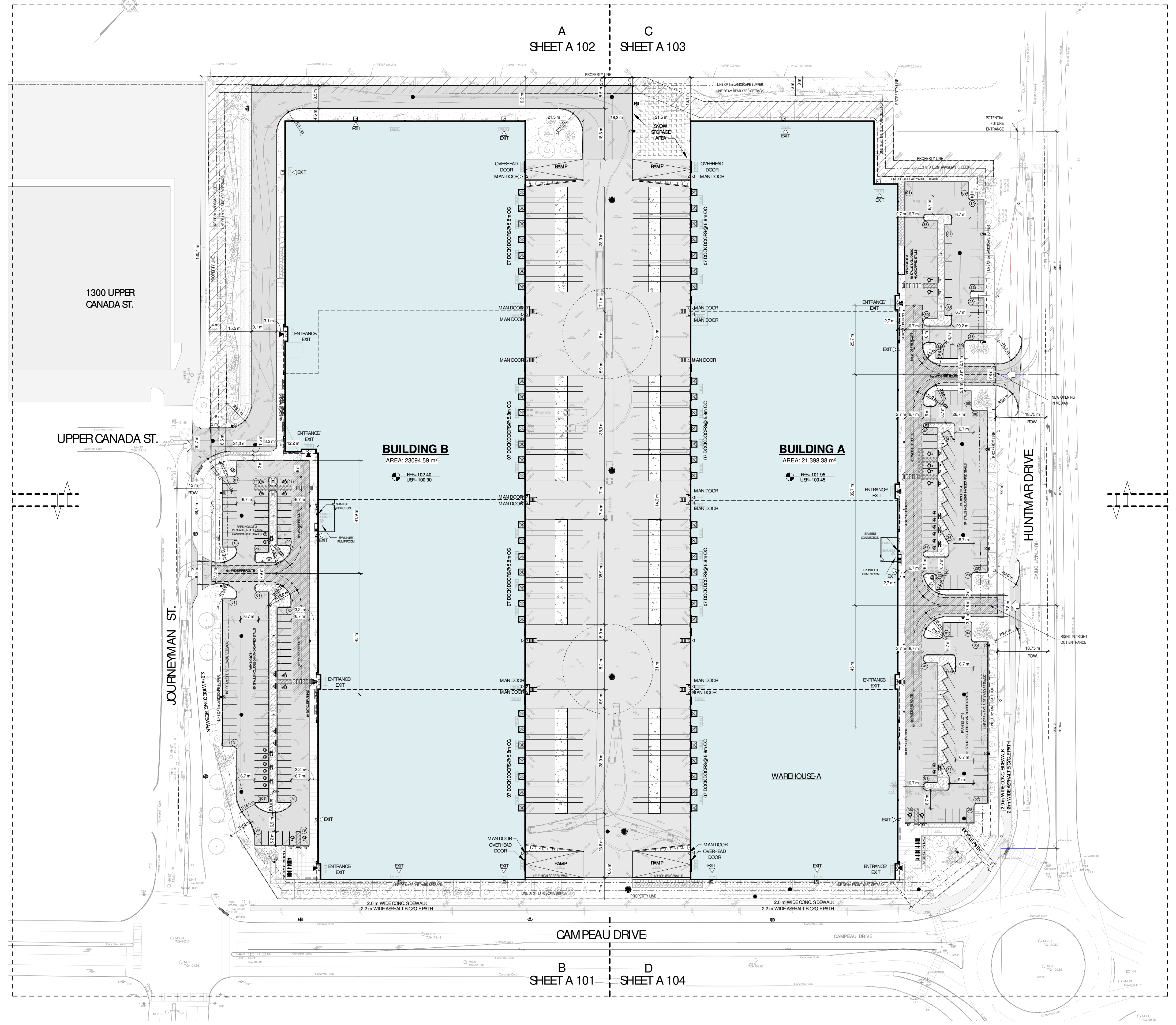
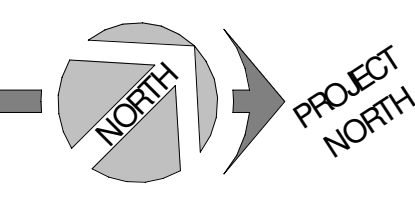
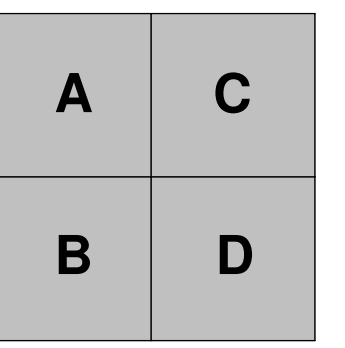
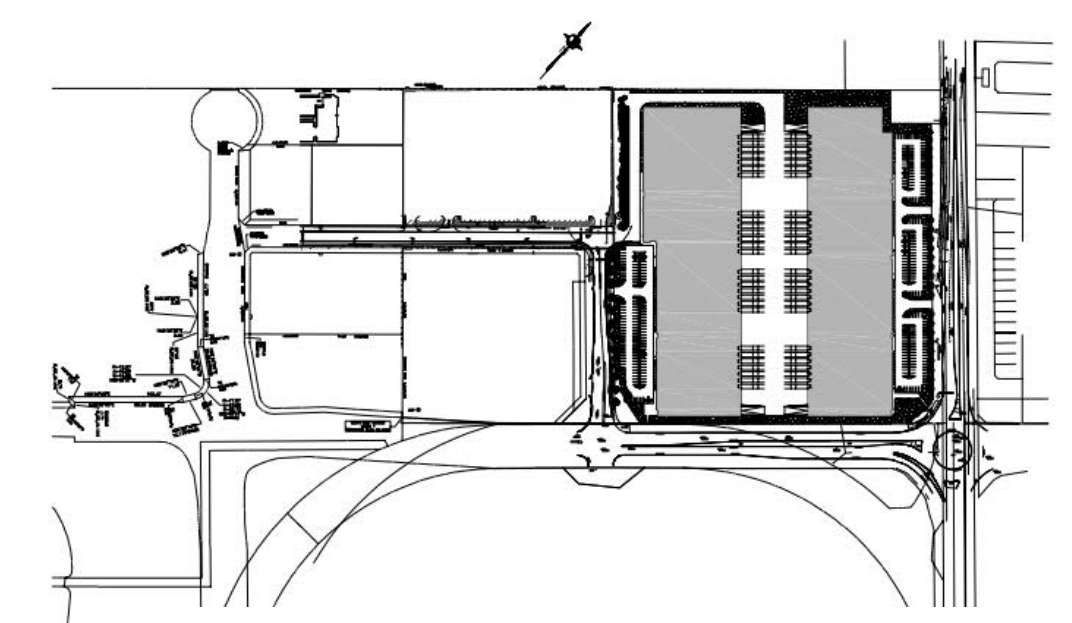


000_ENG_DRAWING LIST				
No	Title	Revision	Date	Current Revision Description
A000	TITLE DRAWING LIST	4	2023-08-04	ISSUED FOR SPA R3
A002	CONTEXT PLAN	2	2023-03-30	ISSUED FOR SPA R1
A100	SITE PLAN	4	2023-08-04	ISSUED FOR SPA R3
A101	ENLARGED SITE PLAN 1/4	4	2023-08-04	ISSUED FOR SPA R3
A102	ENLARGED SITE PLAN 2/4	4	2023-08-04	ISSUED FOR SPA R3
A103	ENLARGED SITE PLAN 3/4	4	2023-08-04	ISSUED FOR SPA R3
A104	ENLARGED SITE PLAN 4/4	4	2023-08-04	ISSUED FOR SPA R3
A110	SITE DETAILS	2	2023-03-30	ISSUED FOR SPA R1
A111	SITE DETAILS	2	2023-03-30	ISSUED FOR SPA R1

REV. ISSUED FOR SPA R3

ROSEFELLOW.





PROJECT STATISTICS

PROPERTY
 PART OF LOT 4
 CONCESSION
 GEOGRAPHIC TOWNSHIP OF HUNTLEY
 CITY OF OTTAWA, ON.
 ADDRESS: 405 HUNTMAR DR
 LOT AREA: ±21.4 ac ±932,756 R² ±86,687.4 M²

ZONING (IP13) LIGHT INDUSTRIAL	ALLOWED/REQUIRED	PROPOSED
SETBACKS		
- FRONT YARD	6m	7.1m
- EXTERIOR SIDE YARD	6m	27.5m
- INTERIOR SIDE YARD	4m	7.2m
- REAR YARD	6m	6.7m
- MAX. FSI	2	0.5
- MAX G.F.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	REQUIREMENT	PROVIDED
- 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	168 STALLS
- HC RESERVED	100-199 CARS MIN. 2 HC RESERVED	22 STALLS
- MIN. AISLE WIDTH	6.7m (2 WAY)	
- LANDSCAPED BUFFER TO STREET	MIN. 3m	
- STANDARD STALL DIMENSIONS	MIN. 2.6m X 5.2m	
- HC STALL DIMENSIONS	MAX. 3.66m X 5.2m	
- BICYCLE PARKING	1/1,000M ²	

PROPOSED BUILDING AREAS	AREA (G.F.A.)	AREA (M ²)
- BUILDING A	±230,247 R ²	±21,398 M ²
- BUILDING B	±248,498 R ²	±23,095 M ²
- TOTAL GROSS FLOOR AREA (G.F.A.)	±478,744 R ²	±44,493 M ²
- TOTAL COVERAGE		51.3%
- TOTAL LANDSCAPING	±138,512 R ²	15%

PROPOSED PARKING	REQUIREMENT	PROVIDED
- BUILDING A		
- PARKING REQUIRED BY THE CITY	106 STALLS	
- PARKING PROVIDED	168 STALLS	
- BICYCLE PARKING REQUIRED	22 STALLS	
- BUILDING B		
- PARKING REQUIRED BY THE CITY	114 STALLS	
- PARKING PROVIDED	114 STALLS	
- BICYCLE PARKING REQUIRED	24 STALLS	

BUILDING A AREA SUMMARY	WAREHOUSE	OFFICE (5%)	TENANT AREA
TENANT BUILDING A1	±55,410 R ²	±2,916 R ²	±5,150 M ²
- OFFICE (5%)		±2,916 R ²	±271 M ²
- A1 TENANT AREA			±5,421 M ²
TENANT BUILDING A2	±55,074 R ²	±2,989 R ²	±5,116 M ²
- OFFICE (5%)		±2,989 R ²	±269 M ²
- A2 TENANT AREA			±5,388 M ²
TENANT BUILDING A3	±54,980 R ²	±2,894 R ²	±5,110 M ²
- OFFICE (5%)		±2,894 R ²	±269 M ²
- A3 TENANT AREA			±5,379 M ²
TENANT BUILDING A4	±53,271 R ²	±2,804 R ²	±4,951 M ²
- OFFICE (5%)		±2,804 R ²	±261 M ²
- A4 TENANT AREA			±5,211 M ²
TOTAL AREA BUILDING A	±230,247 R ²		±21,398.38 M ²

BUILDING B AREA SUMMARY	WAREHOUSE	OFFICE (5%)	TENANT AREA
TENANT BUILDING B1	±55,352 R ²	±2,913 R ²	±5,142 M ²
- OFFICE (5%)		±2,913 R ²	±271 M ²
- B1 TENANT AREA			±5,415 M ²
TENANT BUILDING B2	±55,028 R ²	±2,896 R ²	±5,112 M ²
- OFFICE (5%)		±2,896 R ²	±269 M ²
- B2 TENANT AREA			±5,383 M ²
TENANT BUILDING B3	±58,870 R ²	±3,086 R ²	±5,469 M ²
- OFFICE (5%)		±3,086 R ²	±288 M ²
- B3 TENANT AREA			±5,759 M ²
TENANT BUILDING B4	±66,823 R ²	±3,517 R ²	±6,208 M ²
- OFFICE (5%)		±3,517 R ²	±327 M ²
- B4 TENANT AREA			±6,537 M ²
TOTAL AREA BUILDING B	±248,498 R ²		±23,094.58 M ²

LEGEND (OVERALL PLAN)

- PROPERTY LINE
- SETBACK LINE (YARD & BUFFER)
- FIRE ROUTE
- PROPOSED NEW BUILDING
- PROPOSED LANDSCAPE AREA
- ◁ SITE ENTRANCE/ EXIT
- ◁ BUILDING ENTRANCE/ EXIT
- ◁ EXIT DOOR
- /// WATERMAIN EASEMENT, SEE CIVIL

SURVEY NOTES
 LEGAL SURVEY, TOPO AND PROPERTY LINES PROVIDED BY ANIS O'SULLIVAN VOLLEBERG LTD. ON SEPTEMBER 27, 2021
 PART OF LOT 4
 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF HUNTLEY
 CITY OF OTTAWA, ON.

SURVEY:
 ALL THE INFORMATION RELATED TO THE SITE FROM THIS PLAN PREPARED BY: [COMPANY NAME] HERE

DRAWING: NO X
 FOLD: XX
 MINUTE: XX
 DATE: YYYY-MM-DD

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

PUBLIC UTILITY SERVICES:
 ALL POINTS OF CONNECTION (POC) ARE CONCEPTUAL AND MAY BE COVERED ACCORDING TO THE NEEDS AND REQUIREMENTS OF THE PUBLIC AUTHORITIES (CONCRETE, SEWER, ACQUISITION, DISTRIBUTION OF NATURAL GAS AND ELECTRICITY, TELEPHONE SERVICE AND CABLE DISTRIBUTION). SITE CONDITIONS, NEEDS AND SUBCONTRACTOR 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, MANHOLES, CATCH BASINS, AND ALL UNDERGROUND SERVICES.

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

No.	Date	Revision	By
4	2023-08-04	ISSUED FOR SPA R3	SG
3	2023-05-30	ISSUED FOR SPA R2	
2	2023-03-30	ISSUED FOR SPA R1	
1	2022-12-16	ISSUED FOR SPA	

ROSEFELLOW KANATA
 405 HUNTMAR DR
 CITY OF OTTAWA ONTARIO



Copyright GKC Architects - Not to be used for any other project without the architect's written consent. All dimensions and conditions must be verified on site. Do not scale drawings. Any discrepancies or omissions in the drawing shall be reported to the architect immediately in writing. All work to conform to most recent applicable norms, bylaws and codes for all given trades.

ARCHITECTURE

SITE PLAN

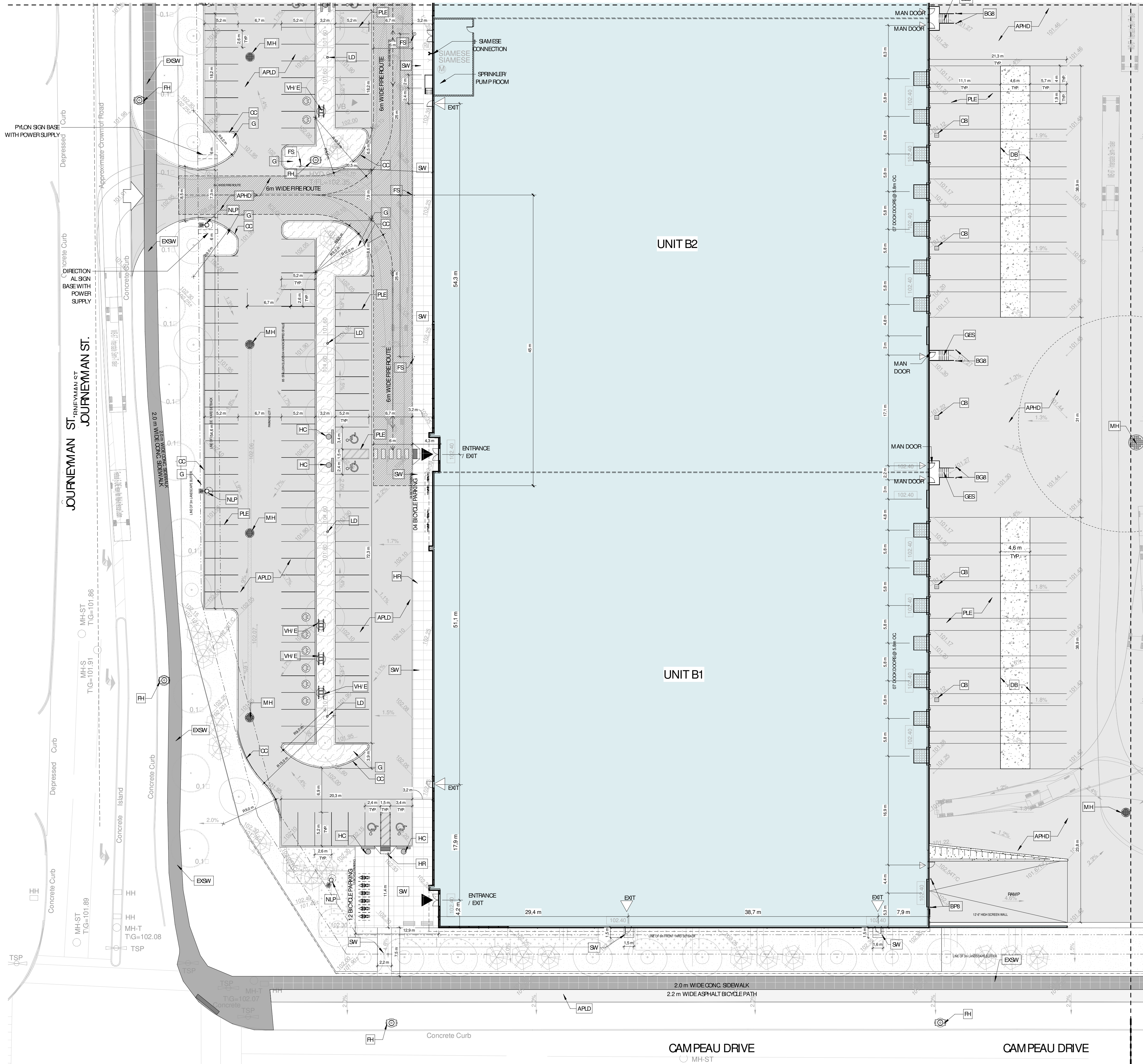
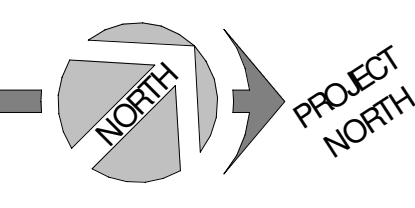
DRAWN BY: AH
 CHECKED BY: EB
 FILE NUMBER: D07-12-22-0186
 PLAN NUMBER: 18906
 SCALE: As indicated
 FOLD: 22081
A100 R4

SPA SITE PLAN 1
 1:750 A100

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
- GRASS OR OTHER LANDSCAPING, SEE LANDSCAPE
- EXTERIOR CONCRETE BASE, SEE STRUCTURE FOR DETAILS
- NEW LIGHT POLE REFER TO ELECTRICAL
- EXISTING SIDEWALK
- CONCRETE SIDEWALK, SEE CIVIL
- HANDICAP PARKING SIGN
- YELLOW PAINTED LINE - EXTERIOR
- GALVANIZED BOLLARD, 6" Ø x 5'-0" HT. OR 6" 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 6" 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
- SIAMSESE FIRE DEPT CONNECTION, SEE CIVIL AND FIRE PROTECTION
- MANHOLE, SEE CIVIL
- SEE CIVIL
- CATCH BASIN, SEE CIVIL
- CONCRETE SLAB (DOLLY PAD)
- FIRE ROUTE SIGNAGE
- WATERMAIN EASEMENT, SEE CIVIL

A	C
B	D



No.	Date	Revision	By
4	2023-08-04	ISSUED FOR SPA R3	SG
3	2023-05-30	ISSUED FOR SPA R2	
2	2023-03-30	ISSUED FOR SPA R1	
1	2022-12-16	ISSUED FOR SPA	

ROSEFELLOW KANATA
405 HUNTMAR DR
CITY OF OTTAWA ONTARIO



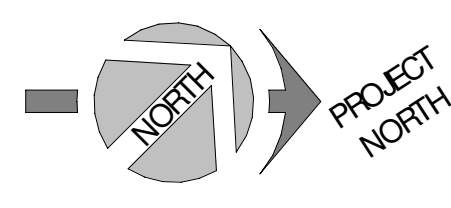
Copyright GKC Architects - Not to be used for any other project without the architect's written consent. All dimensions and conditions must be verified on site. Do not scale drawings. Any discrepancies or omissions in the drawing shall be reported to the architect immediately in writing. All work to conform to most recent applicable norms, bylaws and codes for all given trades.

ARCHITECTURE
ENLARGED SITE PLAN 1/4

DRAWN BY: AH/AT CHECKED BY: AH/EB
FILE NUMBER: D07-12-22-0186
SCALE: As indicated PLAN NUMBER: 18906
FOUR: 22081 **A101 R4**

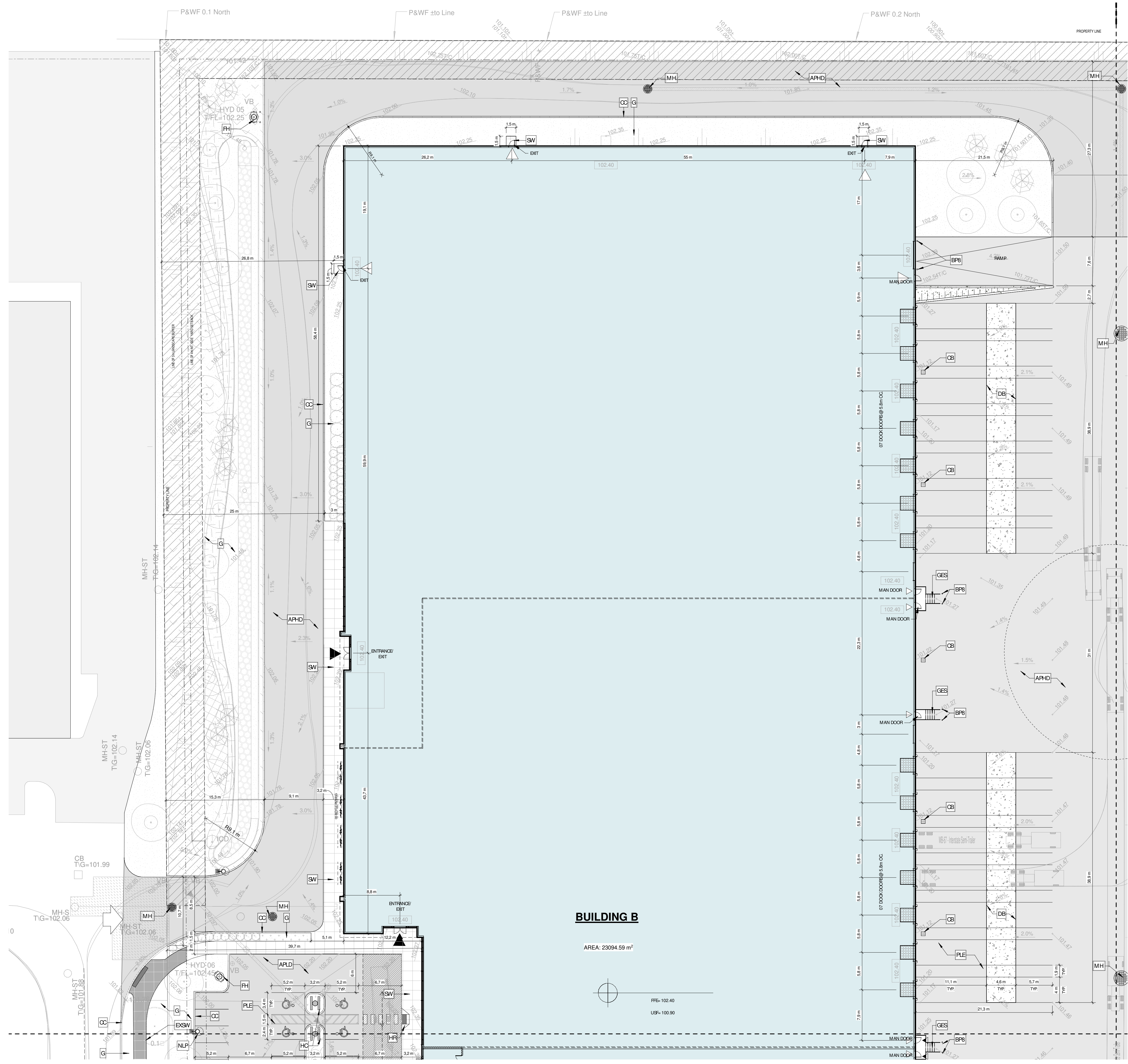
SPA ENLARGED SITE PLAN 1/4 1
1:300 A101

A	C
B	D



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/BGR GALVANIZED BOLLARD, 6" Ø x 5'-0" HT. OR 6" Ø x 5'-0" HT., FULL WITH CONCRETE, CLOSED END WITH GALVANIZED CAP, INSTALLED IN A CONCRETE SOCKET TUBE OF 20" Ø @ 5'-0" DEPTH, MIN.
 - BPF/BPR YELLOW PAINTED BOLLARD, 6" Ø x 4'-0" HT. OR 6" 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 ELECTRO/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 SAME-SE FIRE DEPT. CONNECTION, SEE CIVIL AND FIRE PROTECTION
 - MH MANHOLE, SEE CIVIL
 - LD SEE CIVIL
 - CB CATCH BASIN, SEE CIVIL
 - DB CONCRETE SLAB (DOLLY PAD)
 - FS FIRE ROUTE SIGNAGE
 - WATERMAIN EASEMENT, SEE CIVIL



BUILDING B

AREA: 23094.59 m²

SPA ENLARGED SITE PLAN 2/4
1
1:300 A102

No.	Date	Revision	By
4	2023-08-04	ISSUED FOR SPA R3	SG
3	2023-05-30	ISSUED FOR SPA R2	
2	2023-03-30	ISSUED FOR SPA R1	
1	2022-12-16	ISSUED FOR SPA	

ROSEFELLOW KANATA
405 HUNTMAR DR
CITY OF OTTAWA ONTARIO

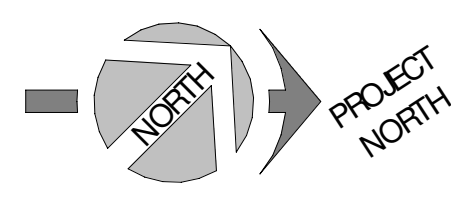


Copyright GKC Architects - Not to be used for any other project without the architect's written consent. All dimensions and conditions must be verified on site. Do not scale drawings. Any discrepancies or omissions in the drawing shall be reported to the architect immediately in writing. All work to conform to most recent applicable norms, bylaws and codes for all given trades.

ARCHITECTURE
ENLARGED SITE PLAN 2/4

DRAWN BY: AT
CHECKED BY: AH/EB
FILE NUMBER: D07-12-22-0186
SCALE: As indicated
PLAN NUMBER: 18906
FOUR: 22081
A102 R4

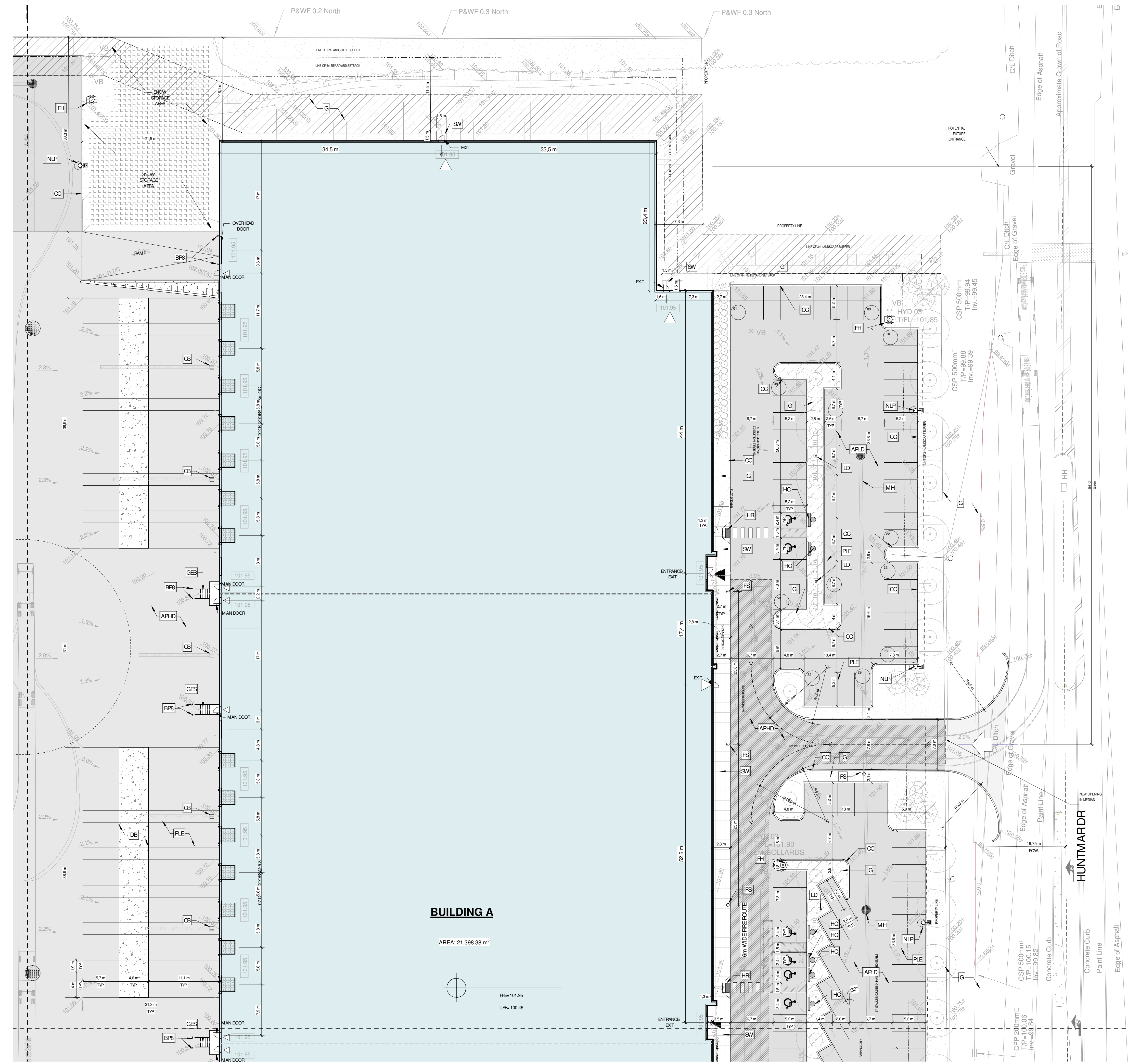
A	C
B	D



**SYMBOLS LEGEND - SITE
DETAIL**

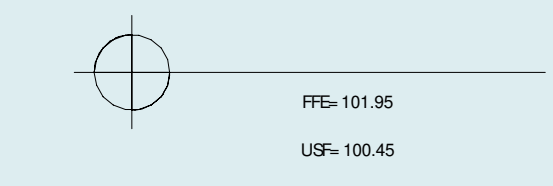
- NEW BUILDINGS
- APHD ASPHALT PAVING, HEAVY DUTY, SEE CIVIL
- APLD ASPHALT PAVING, LIGHT DUTY, SEE CIVIL
- CC EXTERIOR CONCRETE CURB, SEE CIVIL
- G GRASS OR OTHER LANDSCAPING, SEE LANDSCAPE
- ECB EXTERIOR CONCRETE BASE, SEE STRUCTURE FOR DETAILS
- NEW LIGHT POLE REFER TO ELECTRICAL
- EXSW EXISTING SIDEWALK
- SW CONCRETE SIDEWALK, SEE CIVIL
- HC HANDICAP PARKING SIGN
- PLE YELLOW PAINTED LINE- EXTERIOR
- BGG/BGB GALVANIZED BOLLARD, 6" Ø x 5'-0" HT. OR 6" 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.
- BPG/BPB YELLOW PAINTED BOLLARD, 6" Ø x 4'-0" HT. OR 6" 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 ELECTRO/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
- RH FIRE HYDRANT
- SC SAMESE FIRE DEPT CONNECTION, SEE CIVIL AND FIRE PROTECTION
- MH MANHOLE, SEE CIVIL
- LD SEE CIVIL
- CB CATCH BASIN, SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)
- FS FIRE ROUTE SIGNAGE
- WATERMAIN EASEMENT, SEE CIVIL

No.	Date	Revision	By
4	2023-08-04	ISSUED FOR SPA R3	SG
3	2023-05-30	ISSUED FOR SPA R2	
2	2023-03-30	ISSUED FOR SPA R1	
1	2022-12-16	ISSUED FOR SPA	



BUILDING A

AREA: 21,398.38 m²



SPA ENLARGED SITE PLAN 3/4
1:300

1
A103

ROSEFELLOW KANATA
405 HUNTMAR DR
CITY OF OTTAWA ONTARIO

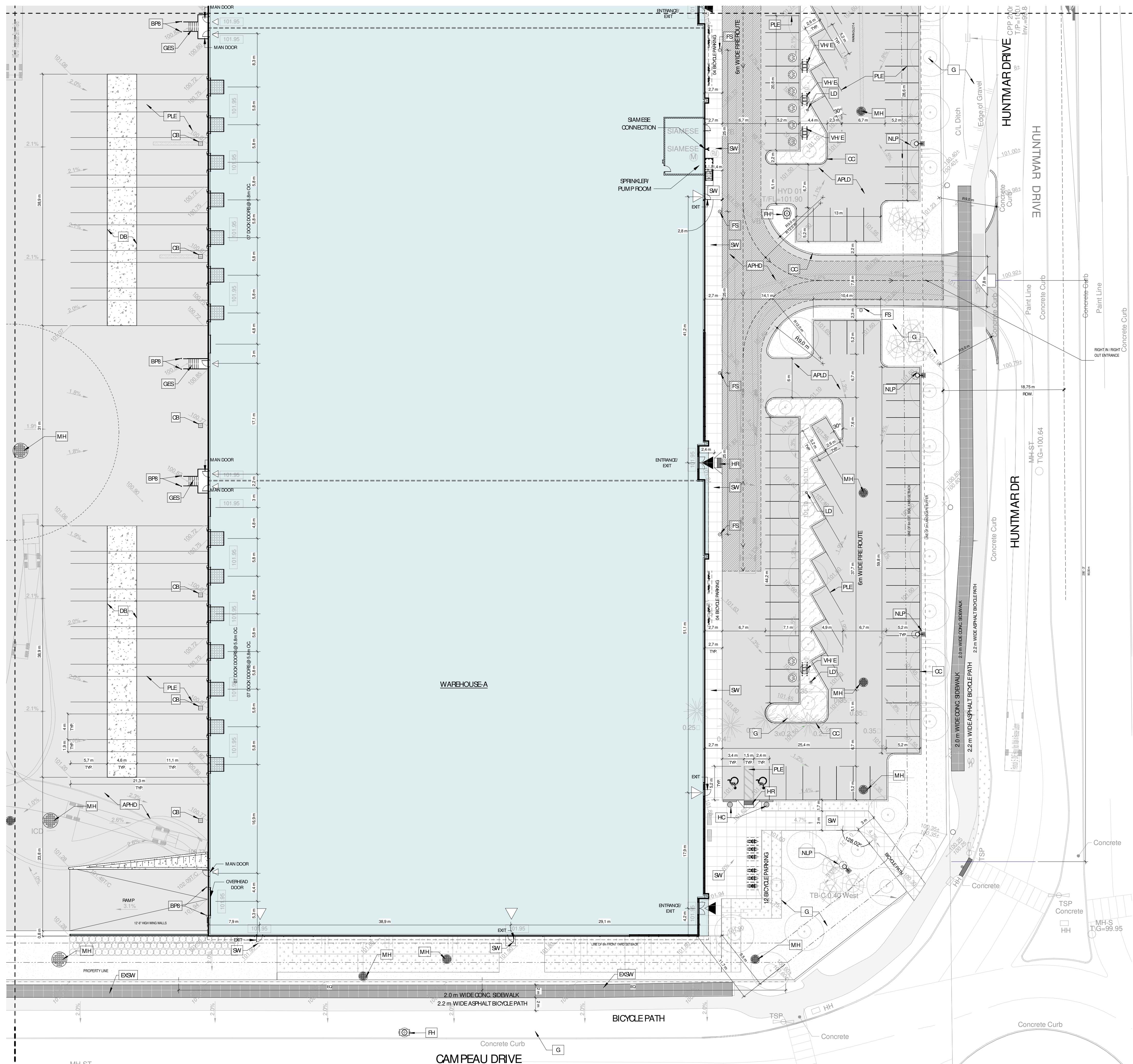


Copyright GKC Architects- Not to be used for any other project without the architect's written consent. All dimensions and conditions must be verified on site. Do not scale drawings. Any discrepancies or omissions in the drawing shall be reported to the architect immediately in writing. All work to conform to most recent applicable norms, bylaws and codes for all given trades.

ARCHITECTURE

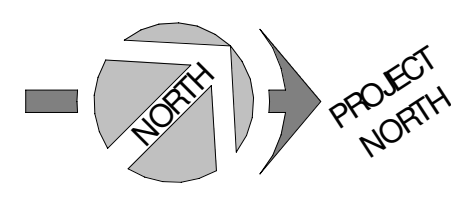
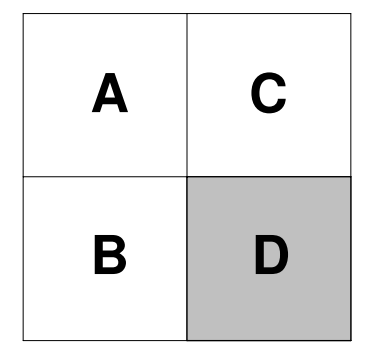
ENLARGED SITE PLAN 3/4

DRAWN BY: AT
CHECKED BY: AH/EB
FILE NUMBER: D07-12-22-0186
PLAN NUMBER: 18906
SCALE: As indicated
FOUR: 22081
A103 R4



**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 6" Ø x 5'-0" HT., FULL WITH CONCRETE, CLOSED END WITH GALVANIZED CAP, INSTALLED IN A CONCRETE SOCKET OF 20" Ø @ 5'-0" DEPTH, MIN.
- BPG/BPR YELLOW PAINTED BOLLARD, 6" Ø x 4'-0" HT. OR 6" 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 ELECTRO/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
- LD SEE CIVIL
- CB CATCH BASIN, SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)
- FS FIRE ROUTE SIGNAGE
- WATERMAIN EASEMENT, SEE CIVIL



No.	Date	Revision	By
4	2023-08-04	ISSUED FOR SPA R3	SG
3	2023-05-30	ISSUED FOR SPA R2	
2	2023-03-30	ISSUED FOR SPA R1	
1	2022-12-16	ISSUED FOR SPA	

ROSEFELLOW KANATA
405 HUNTMAR DR
CITY OF OTTAWA ONTARIO



Copyright GKC Architects - Not to be used for any other project without the architect's written consent. All dimensions and conditions must be verified on site. Do not scale drawings. Any discrepancies or omissions in the drawing shall be reported to the architect immediately in writing. All work to conform to most recent applicable norms, bylaws and codes for all given trades.

ARCHITECTURE
ENLARGED SITE PLAN 4/4

DRAWN BY: AT
CHECKED BY: AH/EB
FILE NUMBER: D07-12-22-0186
SCALE: As indicated
PLAN NUMBER: 18906
FOUR: 22081
A104 R4

SPA ENLARGED SITE PLAN 4/4
1
1:300 A104