



000_ENG_DRAWING LIST			
No	Title	Revision	Date
A000	TITLE, DRAWING LIST	2	2023-03-30
A002	CONTEXT PLAN	2	2023-03-30
A100	SITE PLAN	2	2023-03-30
A101	ENLARGED SITE PLAN 1/4	2	2023-03-30
A102	ENLARGED SITE PLAN 2/4	2	2023-03-30
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A110	SITE DETAILS	2	2023-03-30
A111	SITE DETAILS	2	2023-03-30

REV. ISSUED FOR SPA

ROSEFELLOW.



A	C
B	D



No.	Date	Revision	By
2	2023-03-30	REV. ISSUED FOR SPA	
1	2022-12-16	ISSUED FOR SPA	

ROSEFELLOW KANATA
405 HUNTMAR DR.
CITY OF OTTAWA ONTARIO

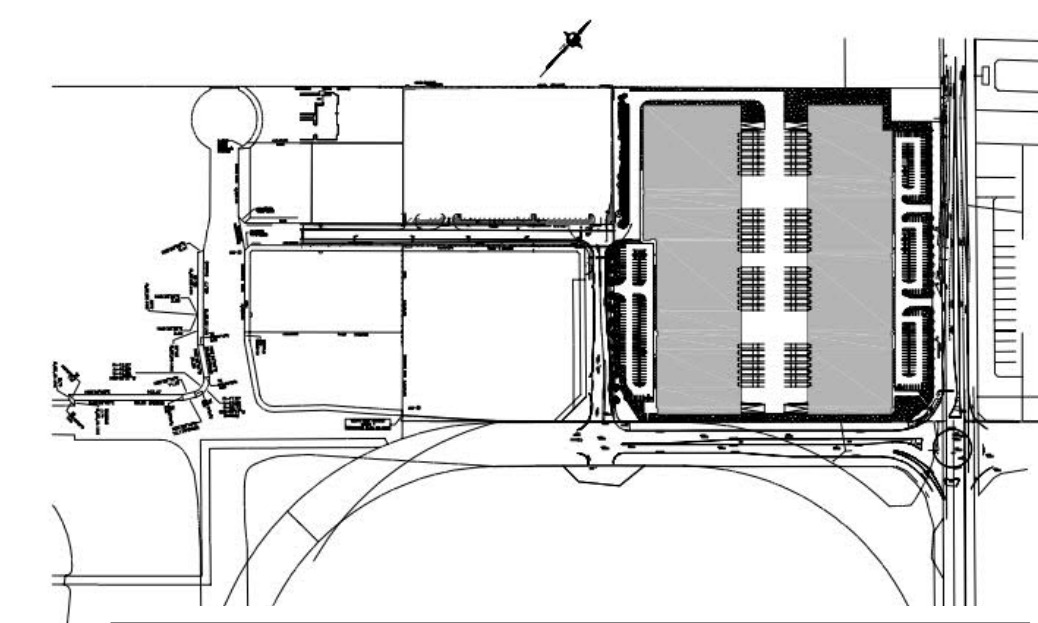
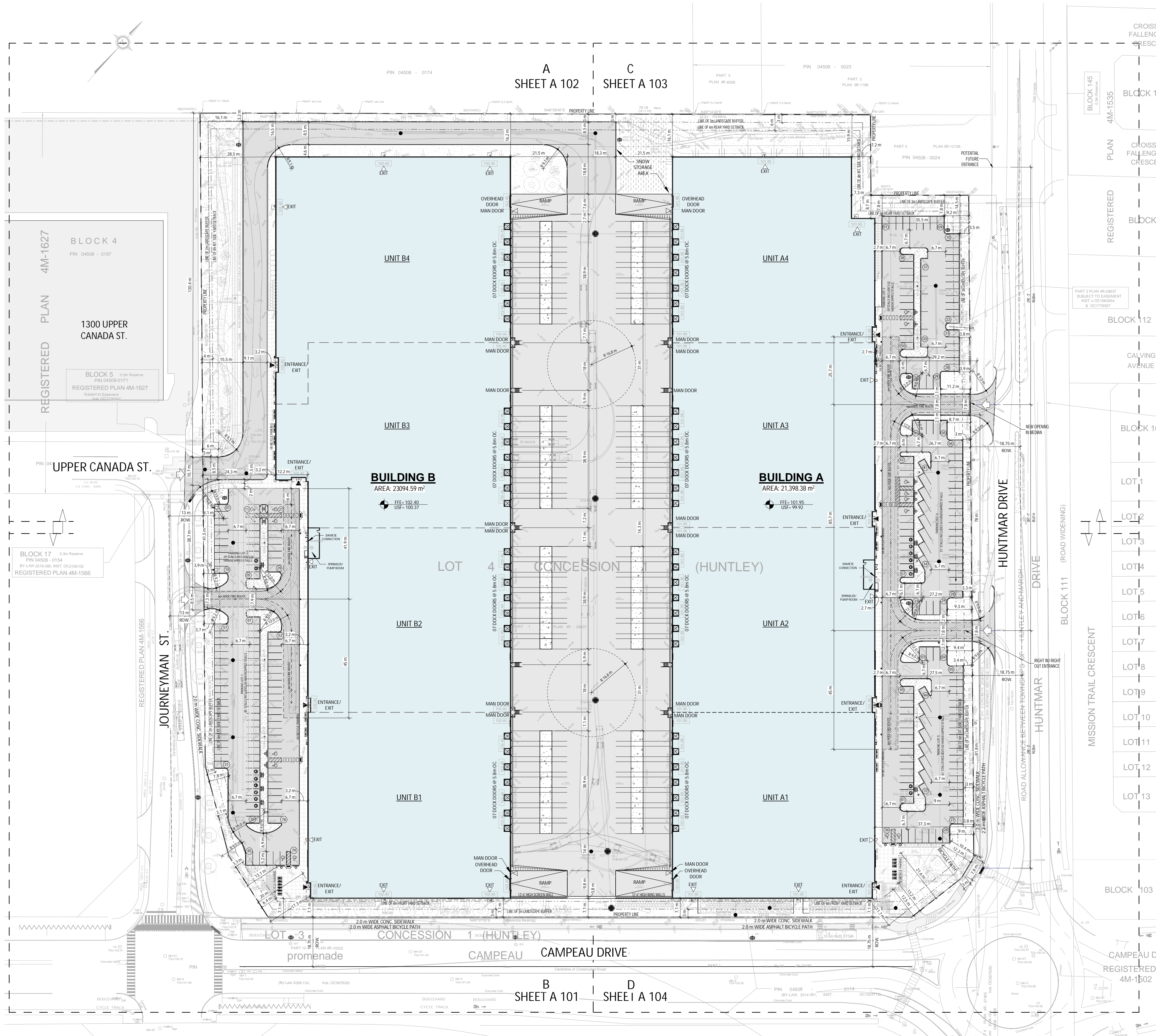


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ARCHITECTURE

CONTEXT PLAN

DRAWN BY: AH	CHECKED BY: EB
SCALE: 1:2000	FILE NUMBER: D07-12-22-0186
FOUD: 22081	PLAN NUMBER: 18906
	A002 R2



PROJECT STATISTICS

PROPERTY

PART OF LOT 4 CONVESSION 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 (IP13) LIGHT INDUSTRIAL	ALLOWED	REQUIRED	PROPOSED
- FRONT YARD	6m	7.1m	7.1m
- EXTERIOR SIDE YARD	6m	27.5m	27.5m
- INTERIOR SIDE YARD	4m	7.2m	7.2m
- REAR YARD	6m	8.7m	8.7m
- MAX. FSI	2	0.5	0.5
- MAX. G.F.A.	173,374.8 m ²	444,493 m ²	444,493 m ²
- COVERAGE	55%	51%	51%
- BUILDING HEIGHT	22m	11.2m	11.2m
- LANDSCAPE REQUIREMENT	15%	15%	15%

CITY PARKING REQUIREMENTS

- LIGHT INDUSTRIAL: 0.8 / 100 m² FOR THE FIRST 5,000 m² AND 0.4 / 100 m² ABOVE 5,000 m²

- HC RESERVED: 100-199 CARS MIN. 2 HC RESERVED

- MIN. ASLE WIDTH 6.7m

- LANDSCAPED BUFFER TO STREET: 6.7m (2 WAY)

- STANDARD STALL DIMENSIONS: MIN. 2.6m X 5.2m

- HC STALL DIMENSIONS: MAX. 3.6m X 5.2m

- BICYCLE PARKING: 1/1,000m²

PROPOSED BUILDING AREAS

BUILDING	AREA (G.F.A.)	STALLS
- BUILDING A	#230,247 ft ²	#21,398 m ²
- BUILDING B	#248,498 ft ²	#23,095 m ²
TOTAL GROSS FLOOR AREA (G.F.A.)	#478,744 ft²	#44,493 m²
- TOTAL COVERAGE	51.3%	
- TOTAL LANDSCAPING	#138,512 ft ²	15%

PROPOSED PARKING

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

TENANT BUILDING	WAREHOUSE	OFFICE (5%)	TOTAL AREA
TENANT BUILDING A1	#55,410 ft ²	#2,916 ft ²	#58,326 ft ²
TENANT BUILDING A2	#55,074 ft ²	#2,899 ft ²	#57,972 ft ²
TENANT BUILDING A3	#54,980 ft ²	#2,894 ft ²	#57,874 ft ²
TENANT BUILDING A4	#53,271 ft ²	#2,804 ft ²	#56,074 ft ²
TOTAL AREA BUILDING A	#230,247 ft ²	#11,313 ft ²	#241,560 ft ²

BUILDING B AREA SUMMARY

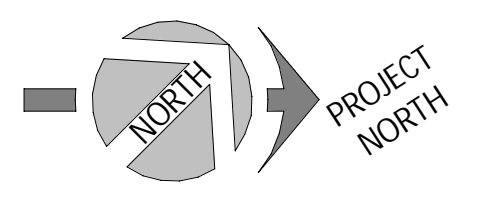
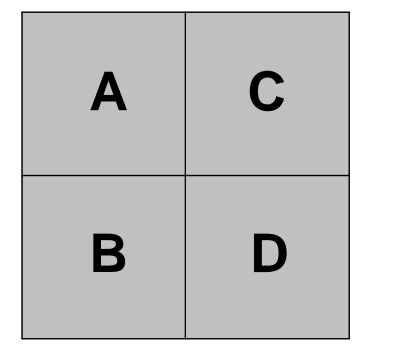
TENANT BUILDING	WAREHOUSE	OFFICE (5%)	TOTAL AREA
TENANT BUILDING B1	#55,392 ft ²	#2,913 ft ²	#58,305 ft ²
TENANT BUILDING B2	#55,028 ft ²	#2,896 ft ²	#57,924 ft ²
TENANT BUILDING B3	#56,870 ft ²	#2,988 ft ²	#59,858 ft ²
TENANT BUILDING B4	#66,823 ft ²	#3,517 ft ²	#70,340 ft ²
TOTAL AREA BUILDING B	#248,498 ft ²	#12,814 ft ²	#261,312 ft 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

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

SITE PLAN
1
1:750 A100



SURVEY:
ALL THE INFORMATION RELATED TO THE SITE AREA ON THE PLAN PREPARED BY: *COMPANY NAME HERE*

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

LOCATION:
THIS BUILDING IS PARALLEL TO THE SOUTHERN PROPERTY LINE. GOVERNING DIMENSIONS ARE FROM PROPERTY LINE TO STRUCTURAL GRADIENT.

PUBLIC UTILITY SERVICES:
ALL POINTS OF CONNECTION SHOWN ARE CONCEPTUAL AND MAY BE MODIFIED ACCORDING TO THE NEEDS AND REQUIREMENTS OF THE PUBLIC AUTHORITIES CONCERNED. (WATER, SEWERAGE, 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, MANHOLES, CATCH BASINS, AND ALL UNDERGROUND SERVICES.

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

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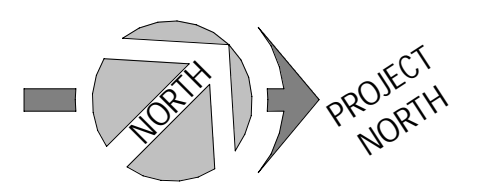
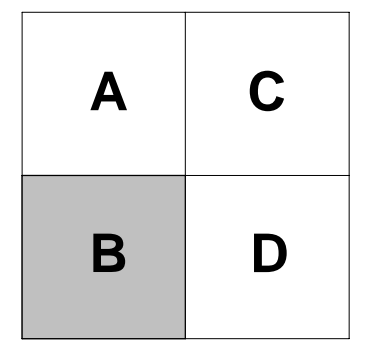
ROSEFELLOW KANATA
405 HUNTMAR DR.
CITY OF OTTAWA ONTARIO



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ARCHITECTURE
SITE PLAN

DRAWN BY: AH
CHECKED BY: EB
FILE NUMBER: D07-12-22-0186
PLAN NUMBER: 18906
SCALE: As indicated
FOLD: 22081
A100 R2



**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
- BCG/BGB 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 2'0" @ 5'-0" DEPTH, MIN.
- BPB/BPB YELLOW PAINTED BOLLARD, 4'0" 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 (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 SIAMESE FIRE DEPT CONNECTION. SEE CIVIL AND FIRE PROTECTION
- MH MANHOLE. SEE CIVIL
- LD SEE CIVIL
- TD TRENCH DRAIN. SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)
- FS FIRE ROUTE SIGNAGE

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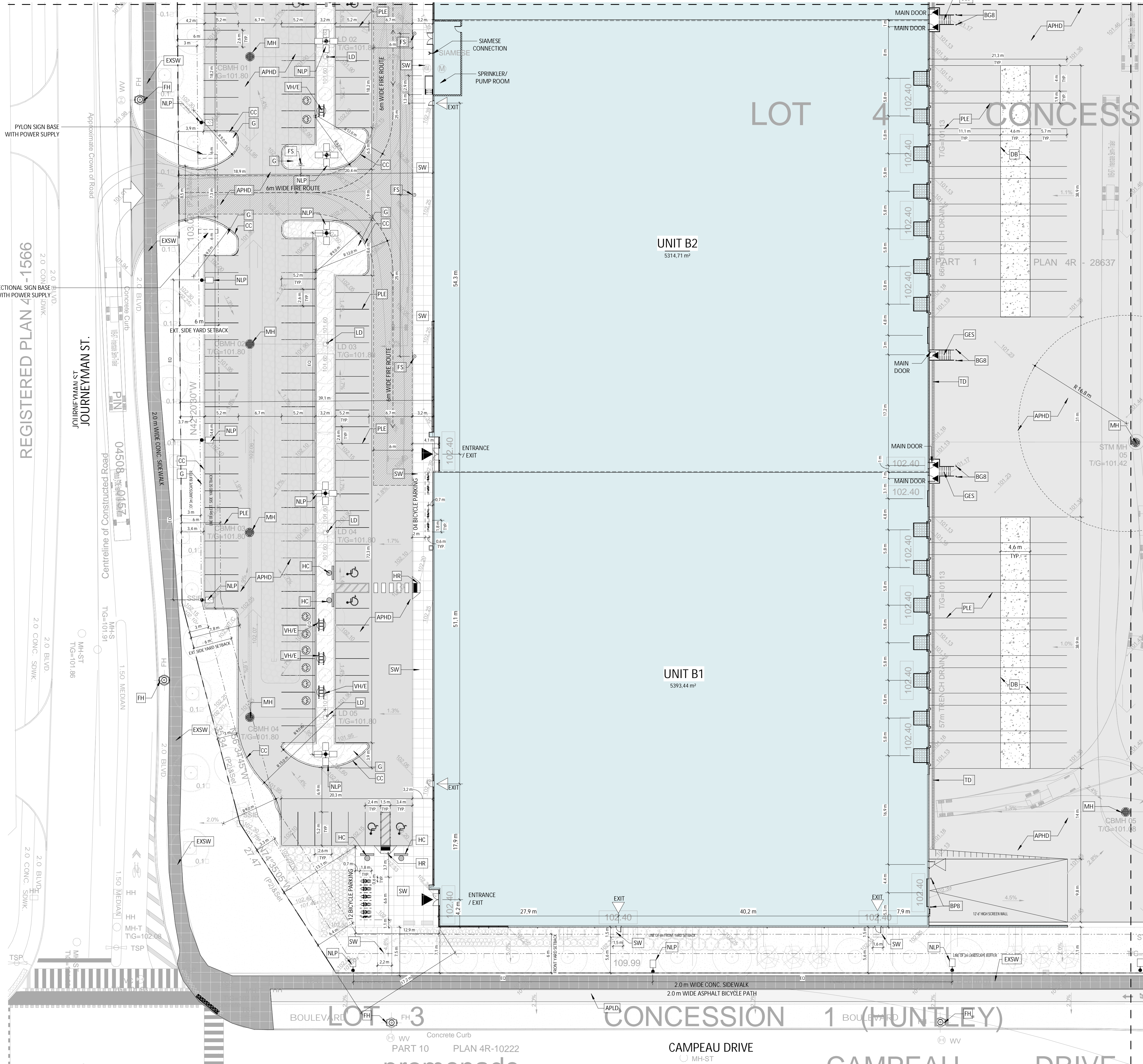


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ARCHITECTURE

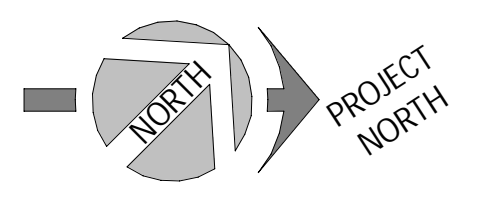
ENLARGED SITE PLAN 1/4

DRAWN BY: AH/AT CHECKED BY: AH/EB
 FILE NUMBER: D07-12-22-0186
 SCALE: As indicated PLAN NUMBER: 18906
 FOLD: 22081 **A101 R2**



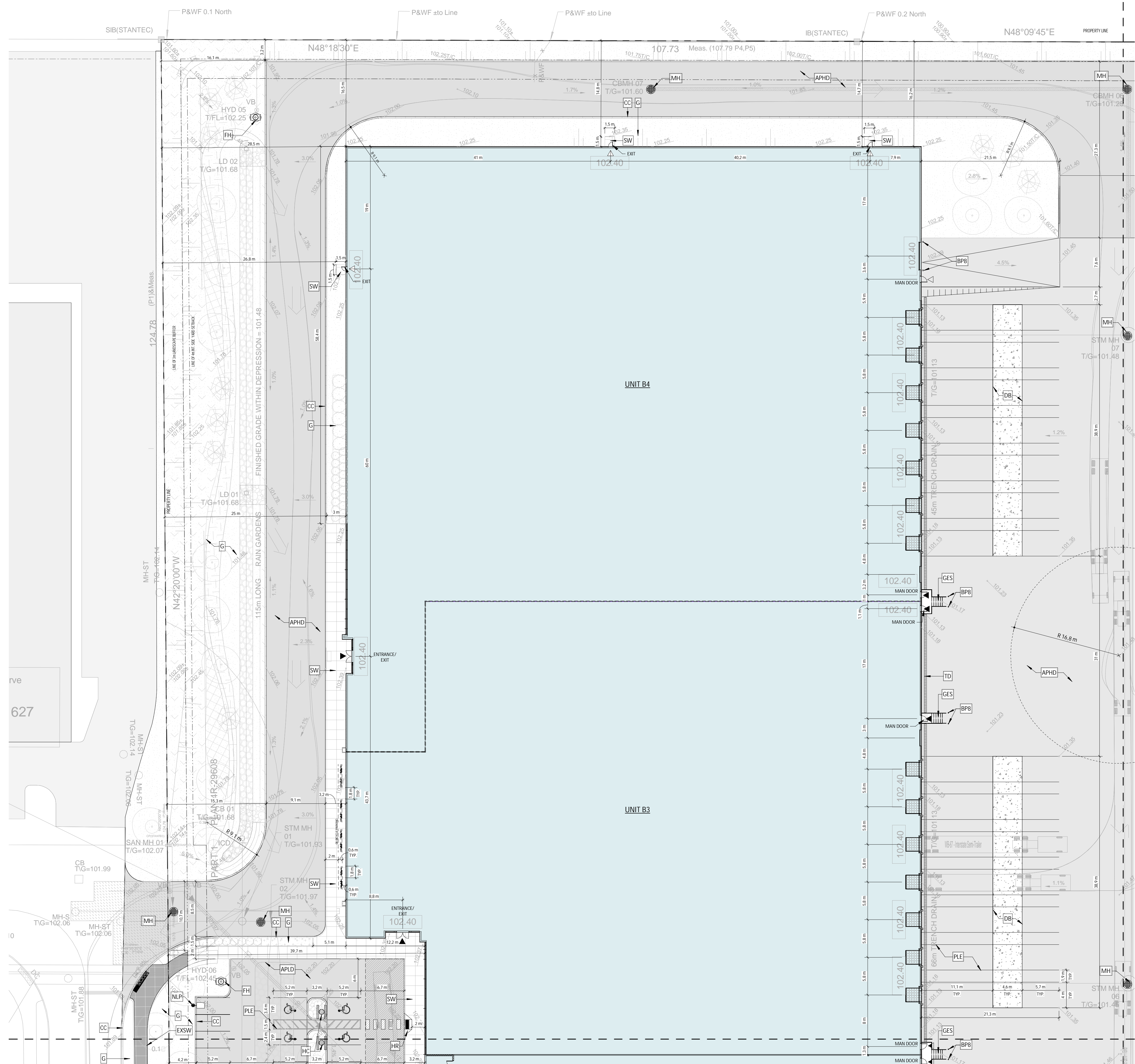
ENLARGED SITE PLAN 1/4
1:300
A101

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
- BPG/BCB 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"Ø @ 5'-0" DEPTH, MIN.
- BPS/BPB 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
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- MH MANHOLE, SEE CIVIL
- LD SEE CIVIL
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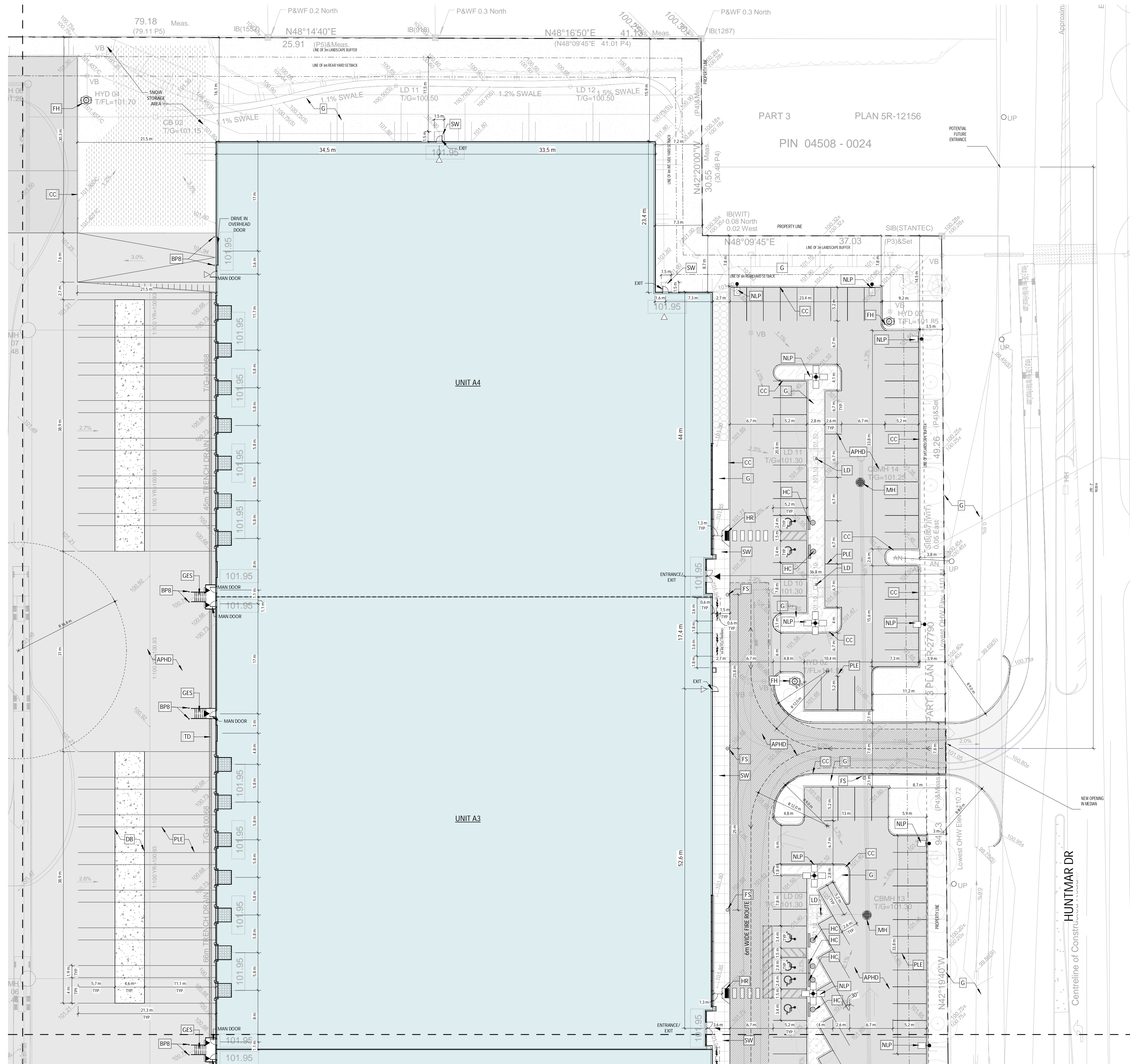
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ARCHITECTURE

ENLARGED SITE PLAN 2/4

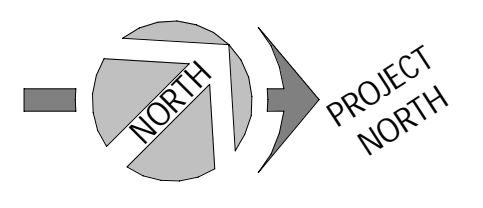
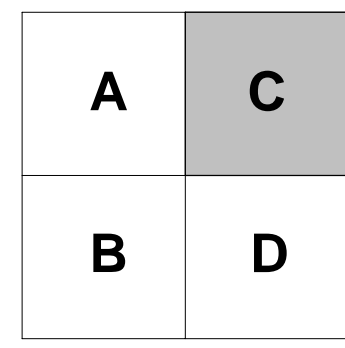
ENLARGED SITE PLAN 2/4
1
1:300 A102

DRAWN BY: AT CHECKED BY: AH/EB
SCALE: As indicated
FILE NUMBER: D07-12-22-0186
PLAN NUMBER: 18906
FOLD: 22081
A102 R2



**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
- EBC 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
- BCG BCB 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"Ø @ 5'-0" DEPTH, MIN.
- BPB YELLOW PAINTED BOLLARD, 4'-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
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- SC SIAMESE FIRE DEPT CONNECTION. SEE CIVIL AND FIRE PROTECTION
- MH MANHOLE. SEE CIVIL
- LD SEE CIVIL
- TD TRENCH DRAIN. SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)
- FS FIRE ROUTE SIGNAGE



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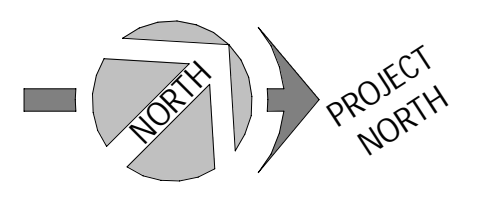
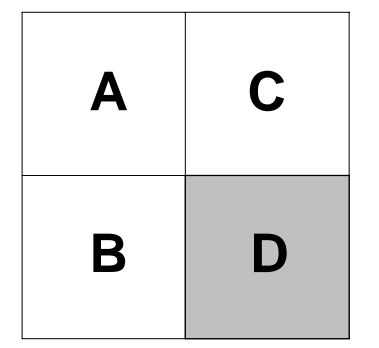


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ARCHITECTURE
ENLARGED SITE PLAN 3/4

DRAWN BY: AT CHECKED BY: AH/EB
SCALE: As indicated
FILE NUMBER: D07-12-22-0186
PLAN NUMBER: 18906
FOLD: 22081 **A103 R2**

ENLARGED SITE PLAN 3/4
1:300 1 A103



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
- BG6/BG8 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"Ø @ 5'-0" DEPTH, MIN.
- BP6/BP8 YELLOW PAINTED BOLLARD, 4'0" 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
- 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
- LD SEE CIVIL
- TD TRENCH DRAIN. SEE CIVIL
- DB CONCRETE SLAB (DOLLY PAD)
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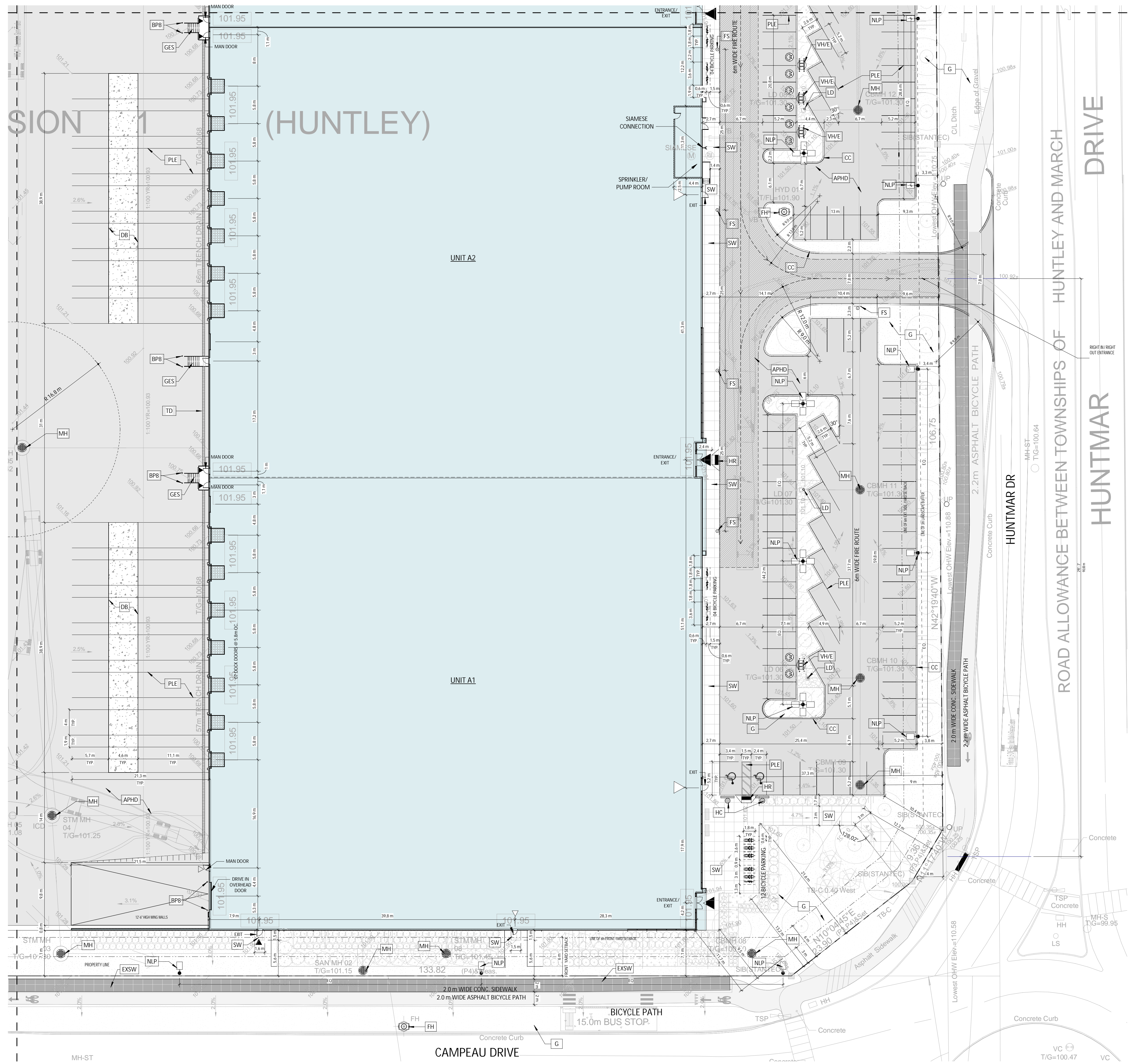


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ARCHITECTURE

ENLARGED SITE PLAN 4/4

DRAWN BY: AT CHECKED BY: AH/EB
SCALE: As indicated
FILE NUMBER: D07-12-22-0186
PLAN NUMBER: 18906
FOUD: 22081
A104 R2

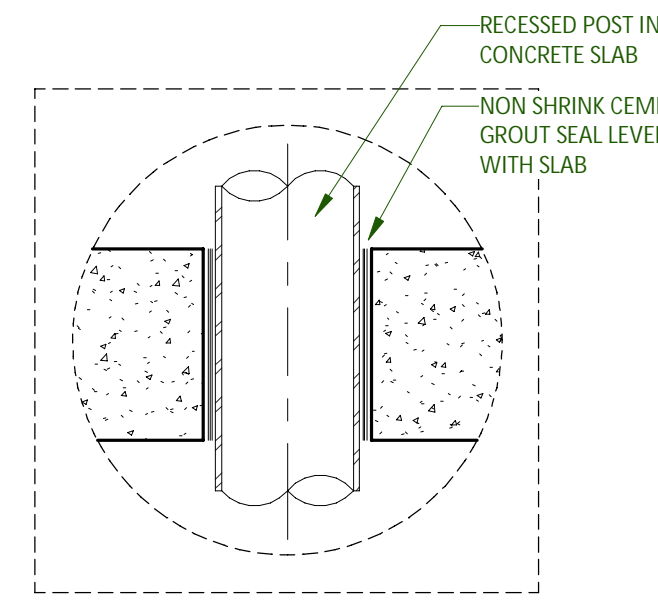


ENLARGED SITE PLAN 4/4
1
1:300
A104

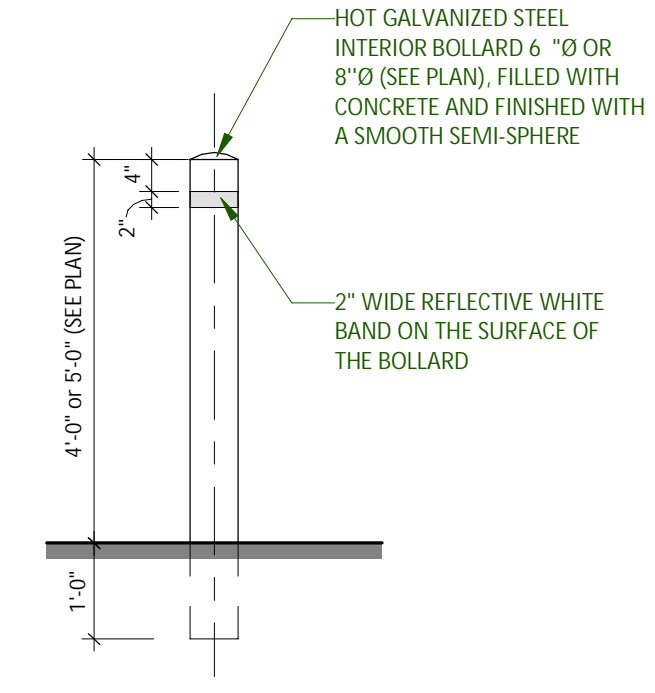
A	C
B	D

RESERVE

RESERVE

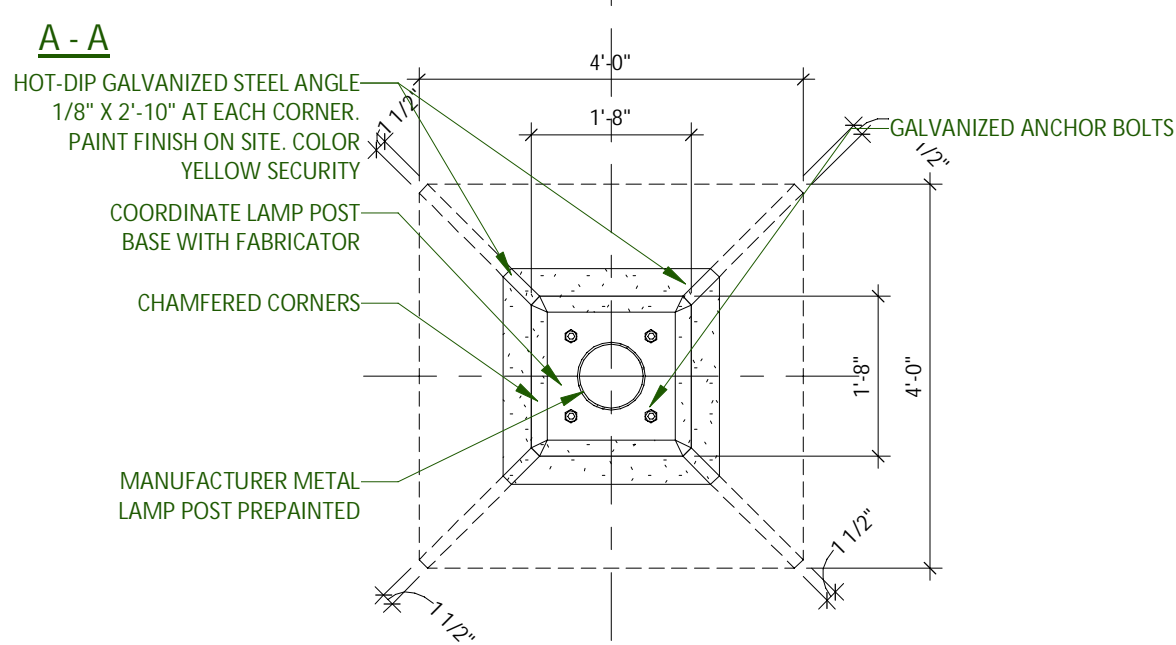
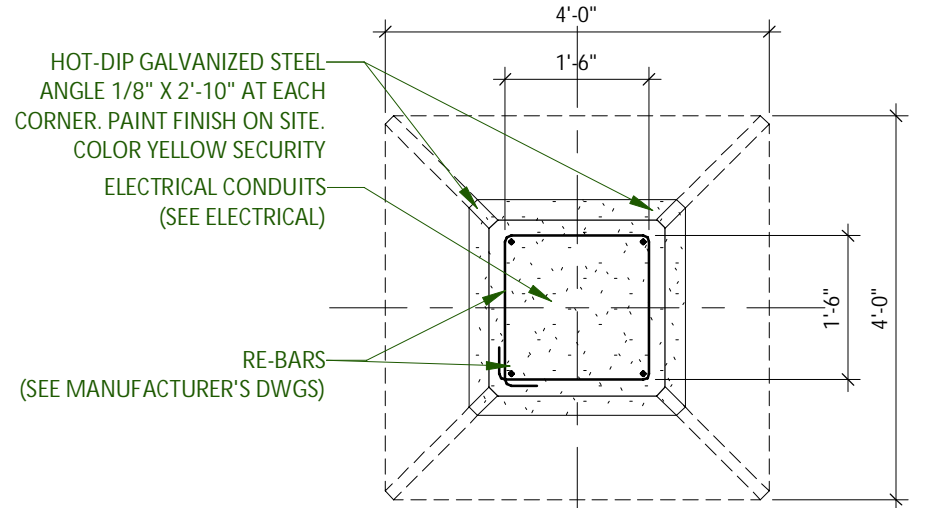


BOLLARD CONCRETE SLAB 7
1:8 A110

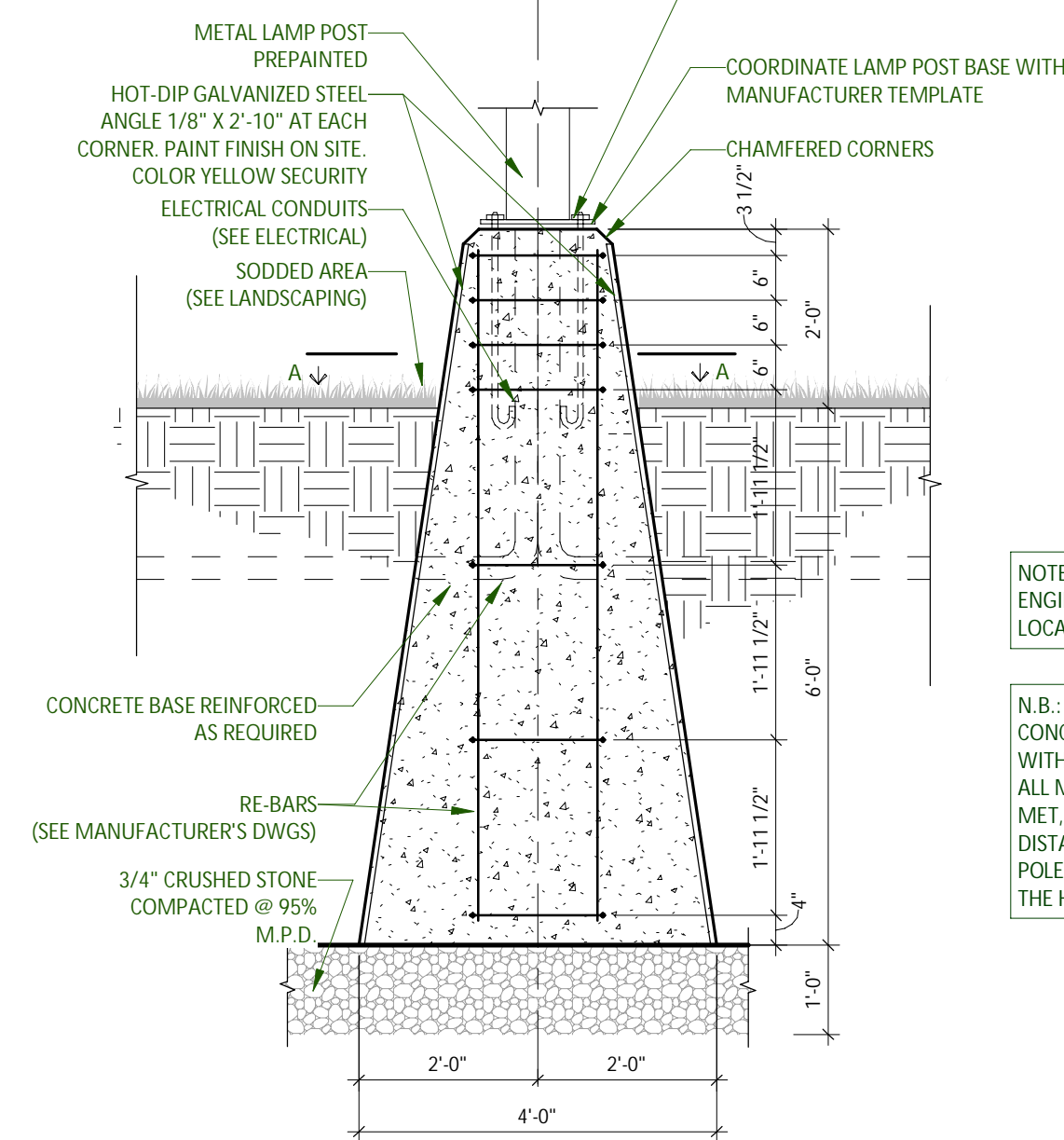


BOLLARD TYPE BP6 AND BP8 8
1:24 A110

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



NOTE: SEE ELECTRICAL ENGINEERS DRAWINGS FOR LOCATIONS

N.B.: BEFORE INSTALLING CONCRETE BASES, COORDINATE WITH HYDRO TO INSURE THAT ALL MINIMUM SETBACKS ARE MET, ESPECIALLY MINIMUM DISTANCE FROM THE HYDRO POLE LINES AND THE LIGHTS AT THE HEAD OF THE POLES.

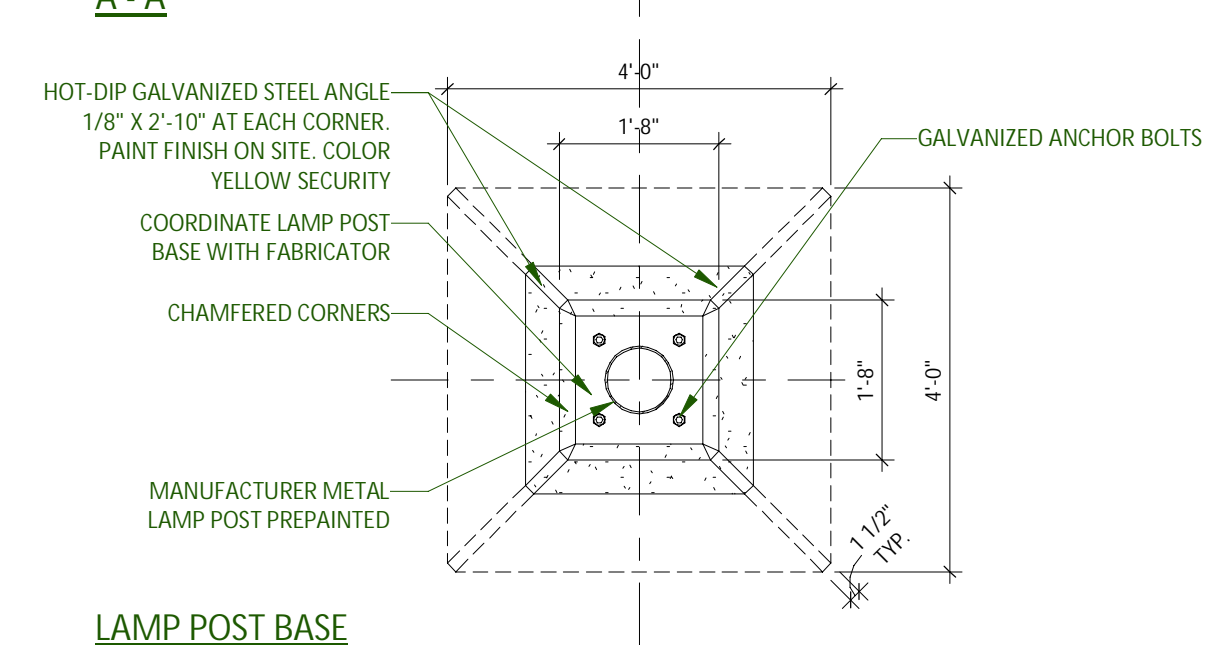
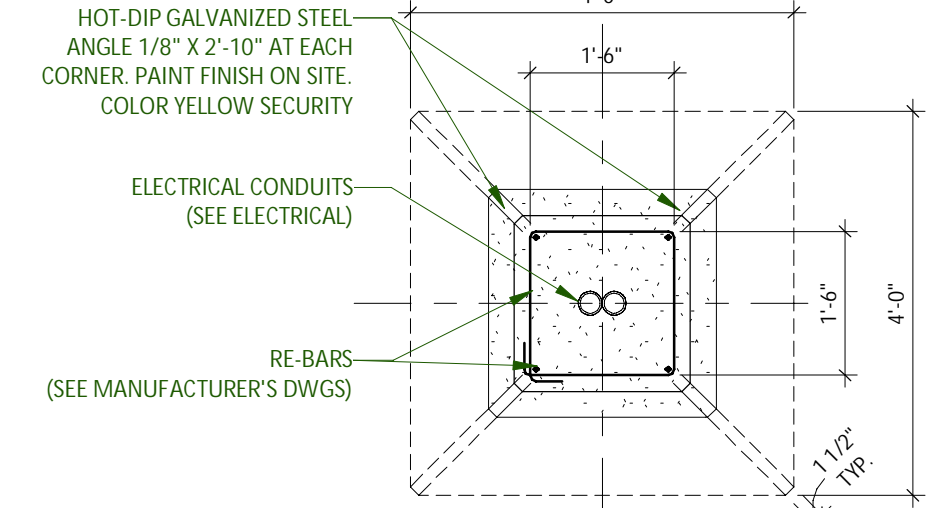
LAMP POST BASE SECTION

LAMP POST BASE IN SODDED AREA (VERIFY ALL DIMENSIONS WITH THE LIGHT POLE MANUFACTURER).

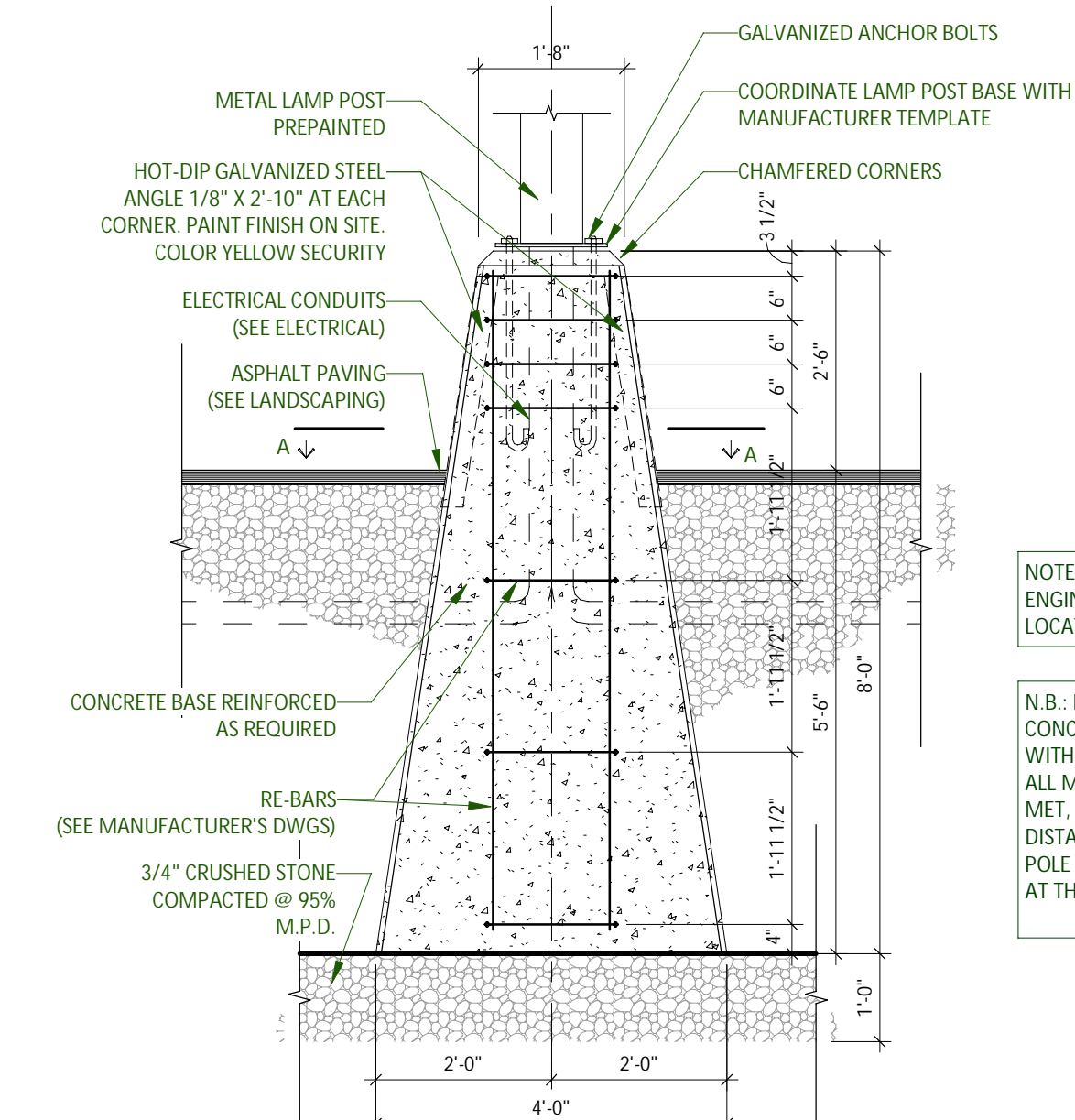
NOT IN CONTRACT, BY DEVELOPER

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



NOTE: SEE ELECTRICAL ENGINEERS DRAWINGS FOR LOCATIONS

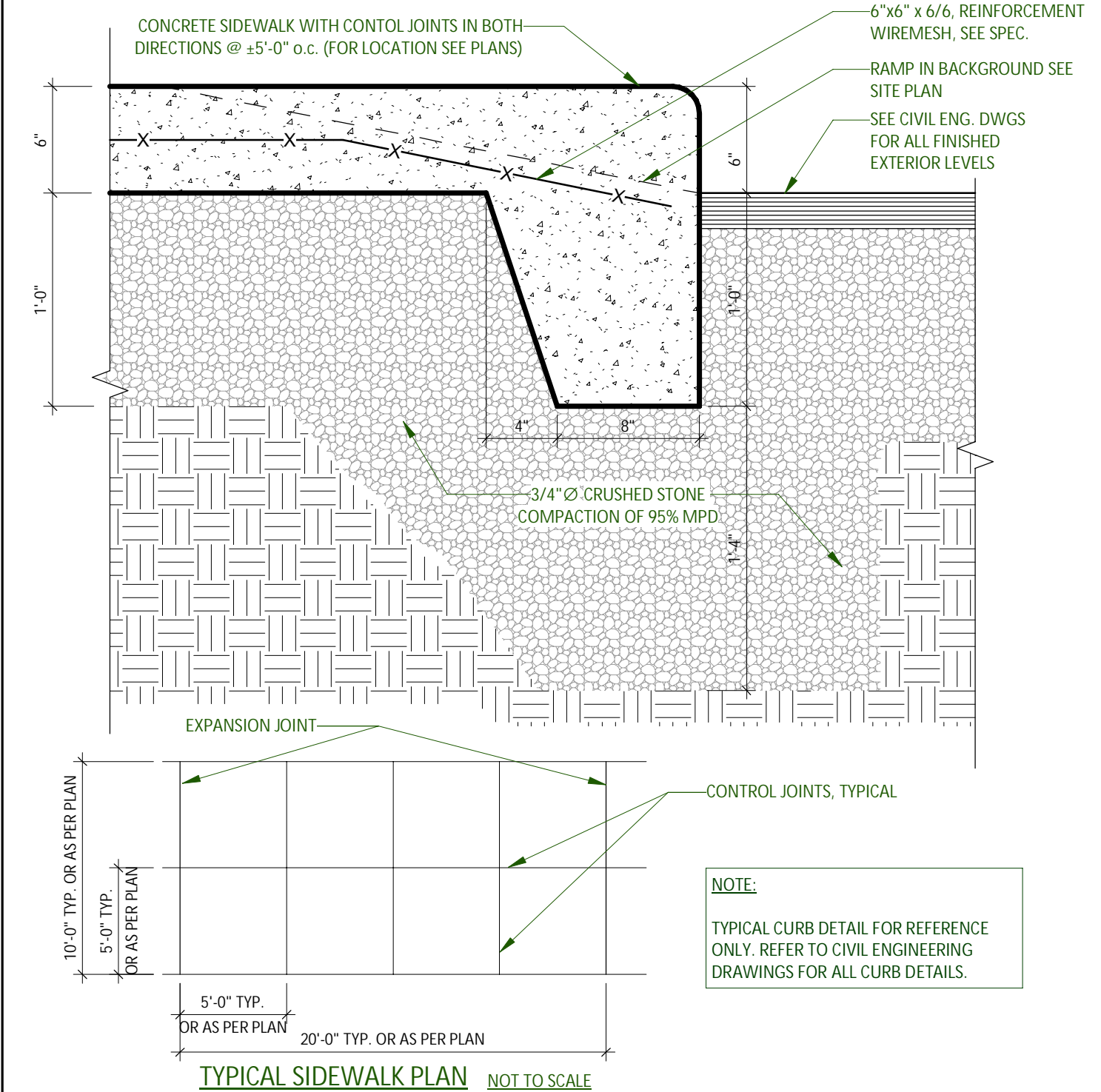
N.B.: BEFORE INSTALLING CONCRETE BASES, COORDINATE WITH HYDRO TO INSURE THAT ALL MINIMUM SETBACKS ARE MET, ESPECIALLY MINIMUM DISTANCE FROM THE HYDRO POLE LINES AND THE LIGHTS AT THE HEAD OF THE POLES.

LAMP POST BASE SECTION

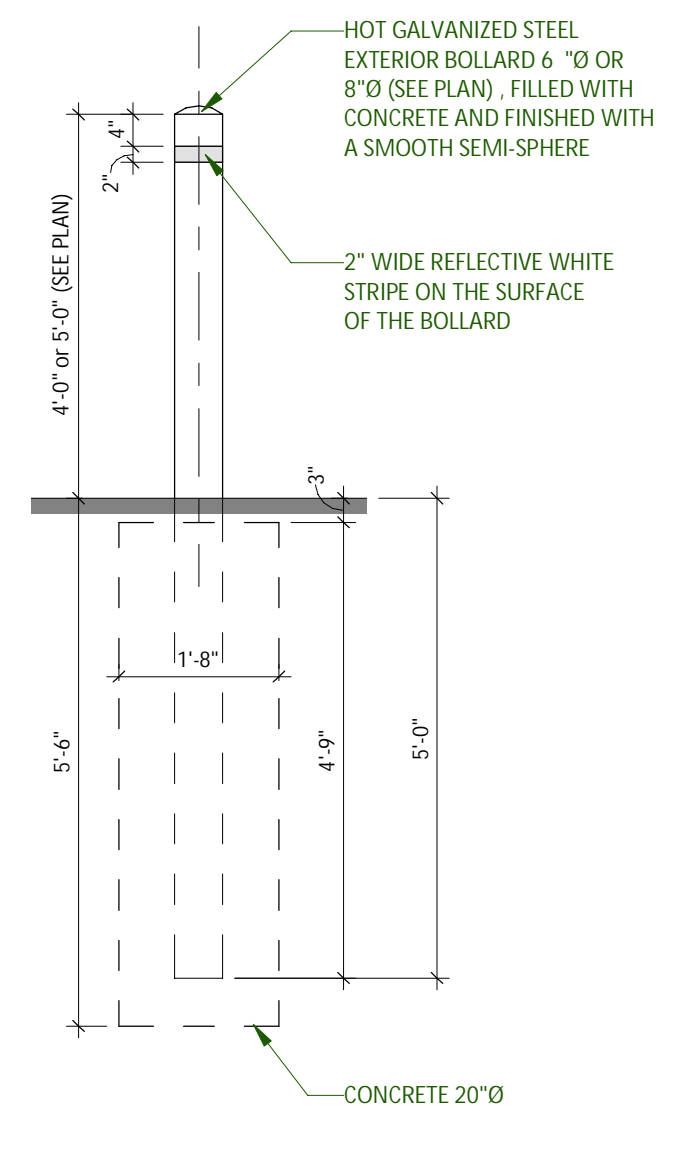
LAMP POST BASE IN ASPHALT PAVING (VERIFY ALL DIMENSIONS WITH THE LIGHT POLE MANUFACTURER).

NOT IN CONTRACT, BY DEVELOPER

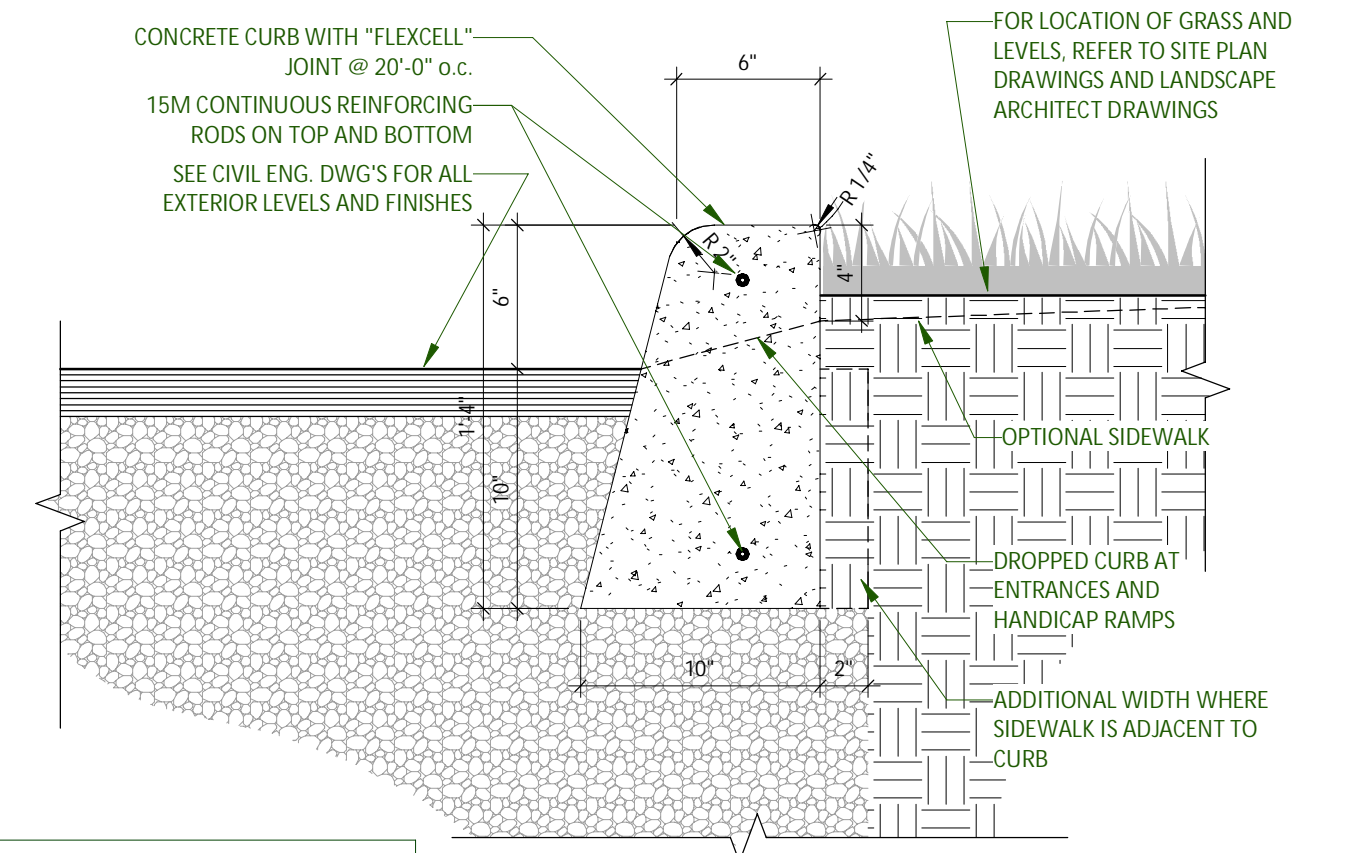
LAMP POST BASE - ASPHALT 2
1:24 A110



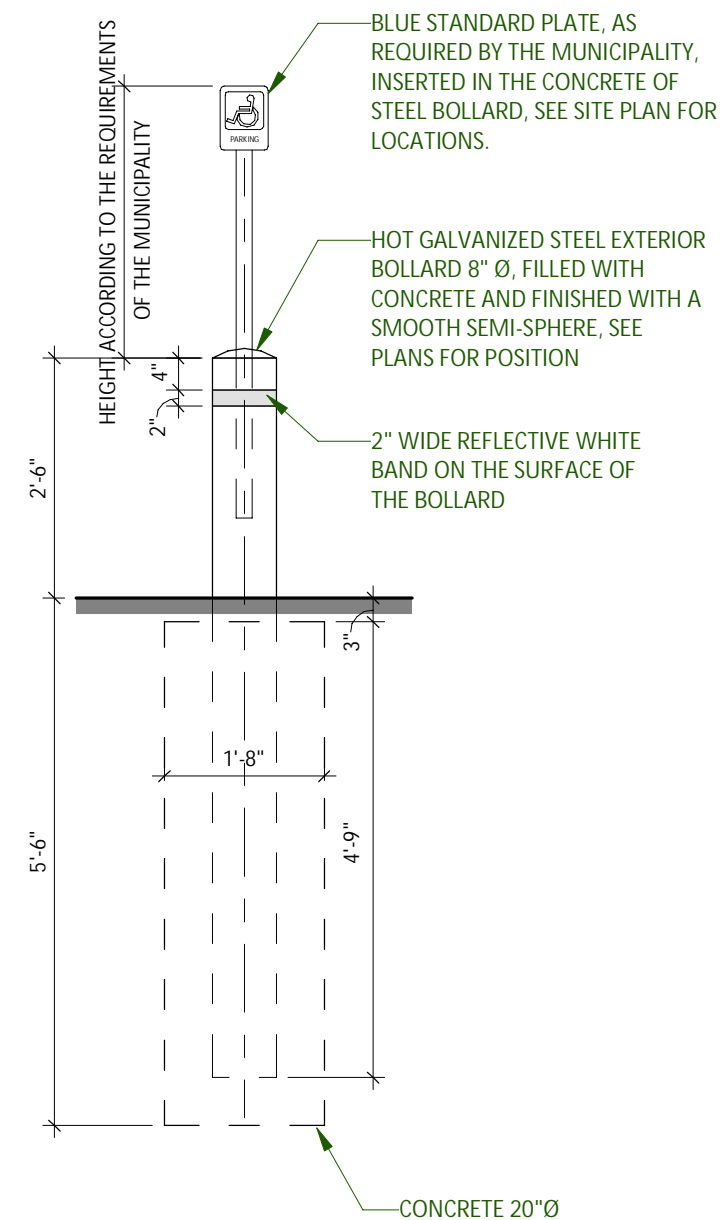
TYPICAL CONCRETE SIDEWALK 5
1:8 A110



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
FILE NUMBER: D07-12-22-0186
SCALE: As indicated PLAN NUMBER: 18906
FOUD: 22081 A110 R2

A	C
B	D

RESERVE

RESERVE

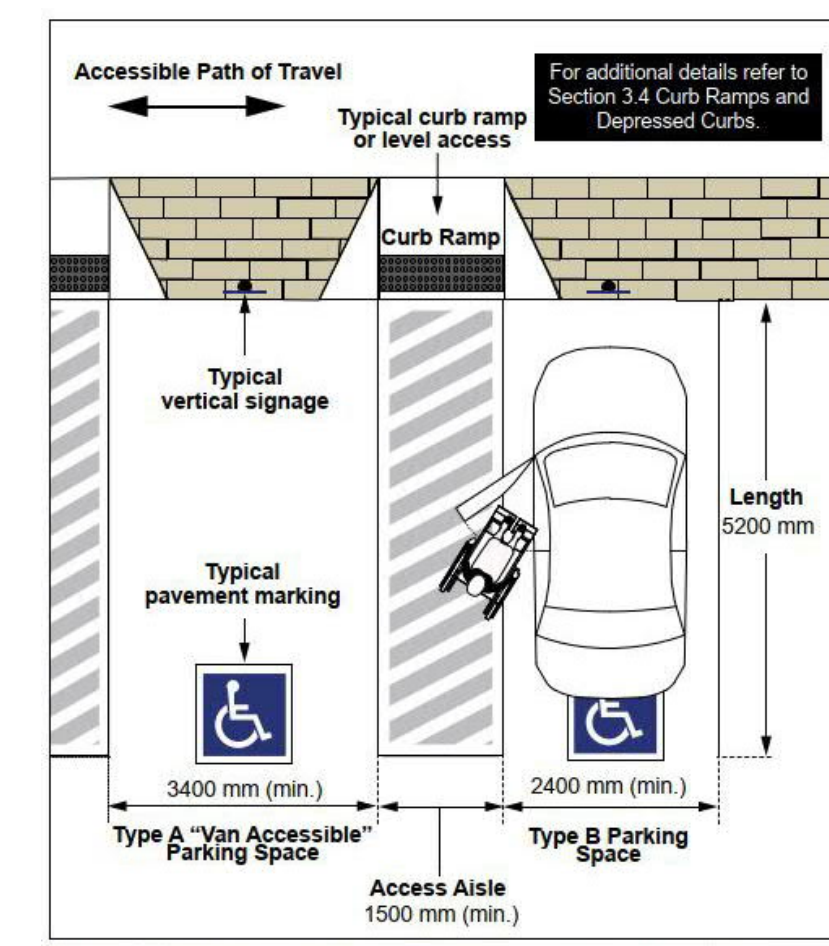


Figure 25: Accessible Parking Space Dimensions - Plan View

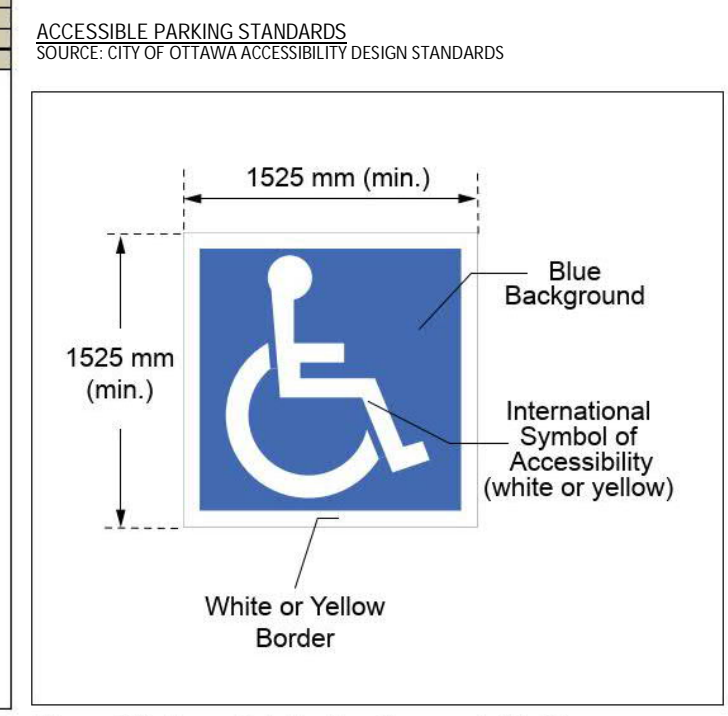


Figure 27: Accessible Parking Pavement Marking

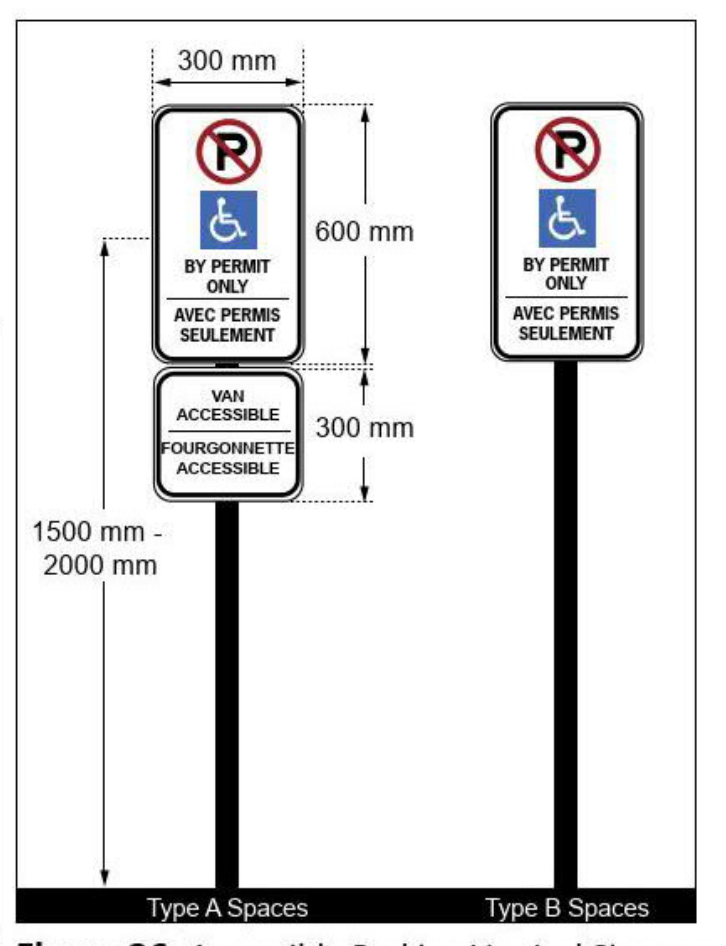
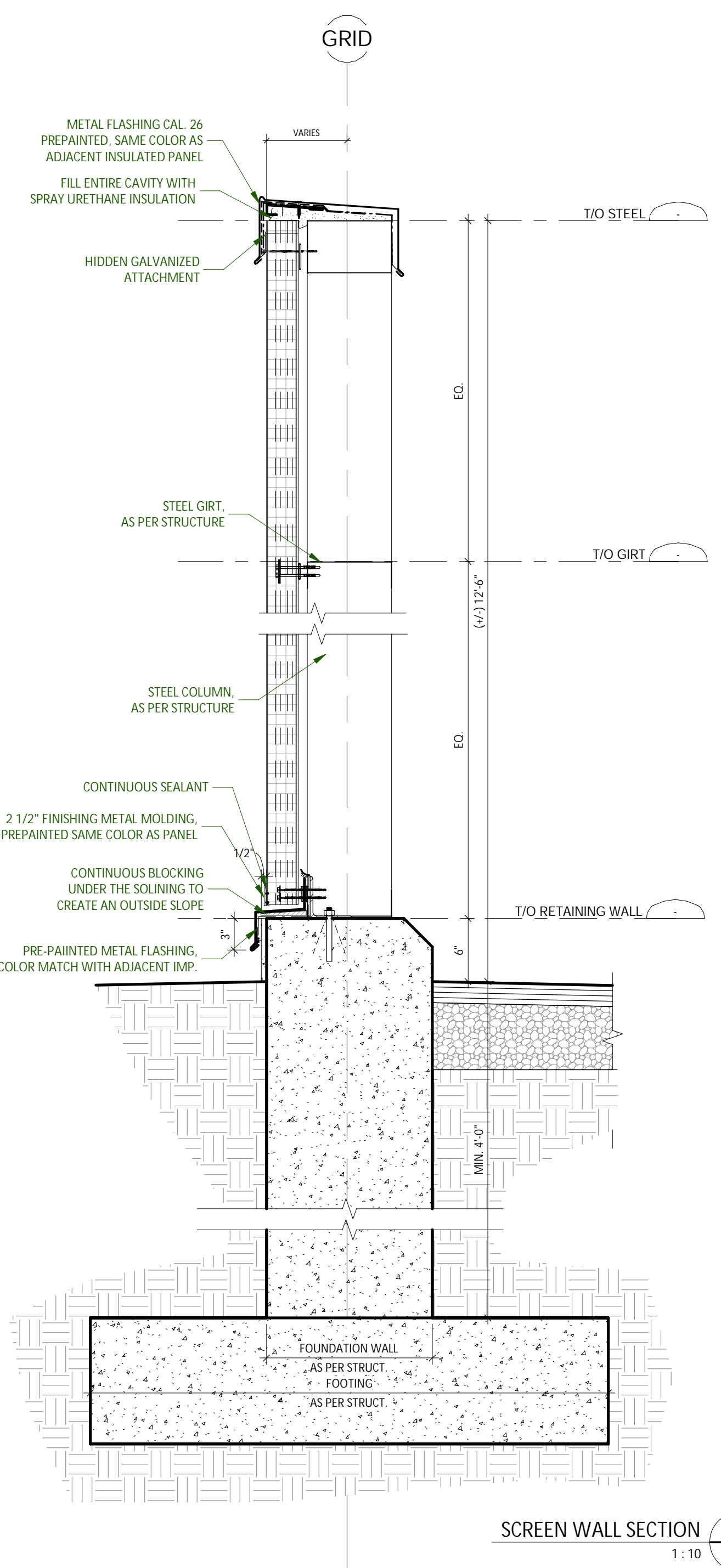


Figure 26: Accessible Parking Vertical Signage



SCREEN WALL SECTION 2
1:10 A111

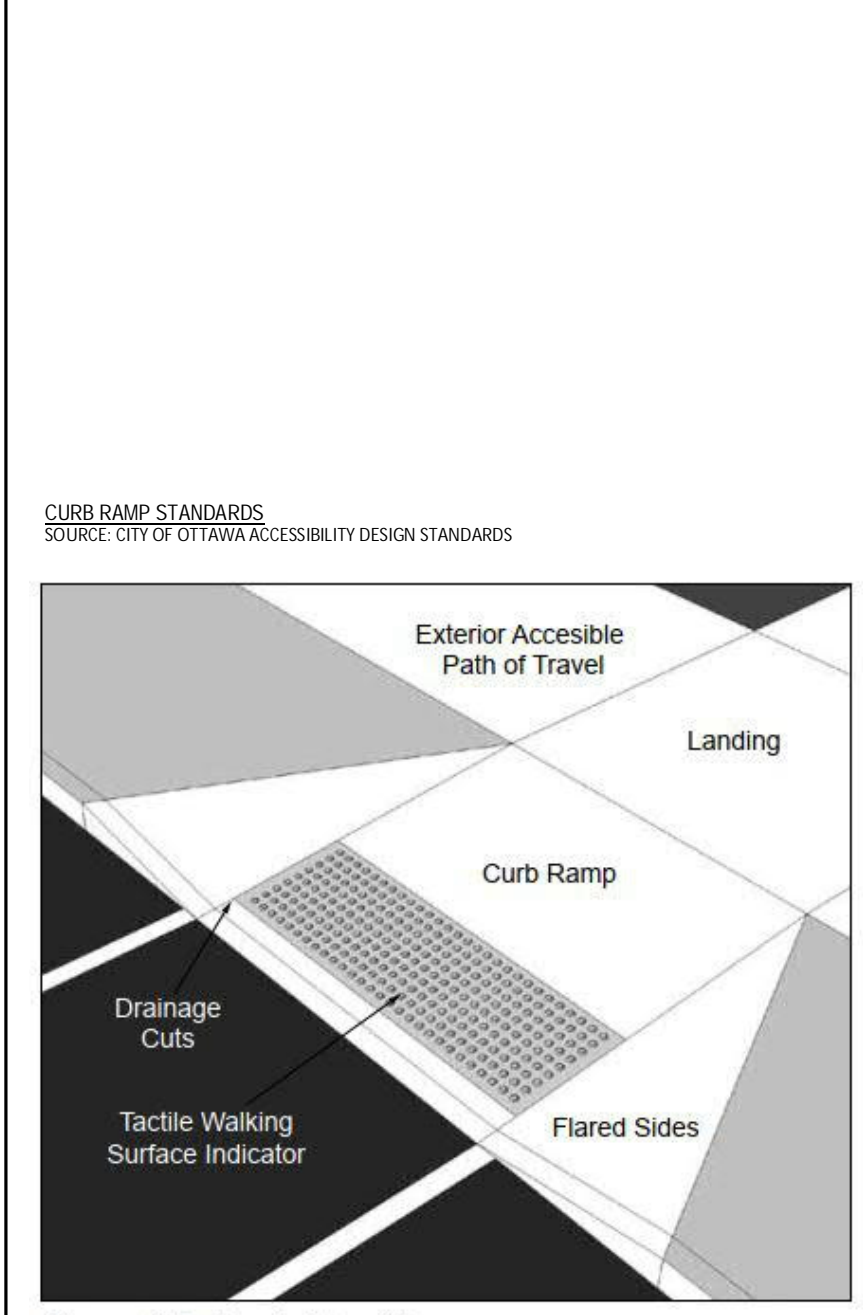


Figure 33a: Typical Curb Ramp

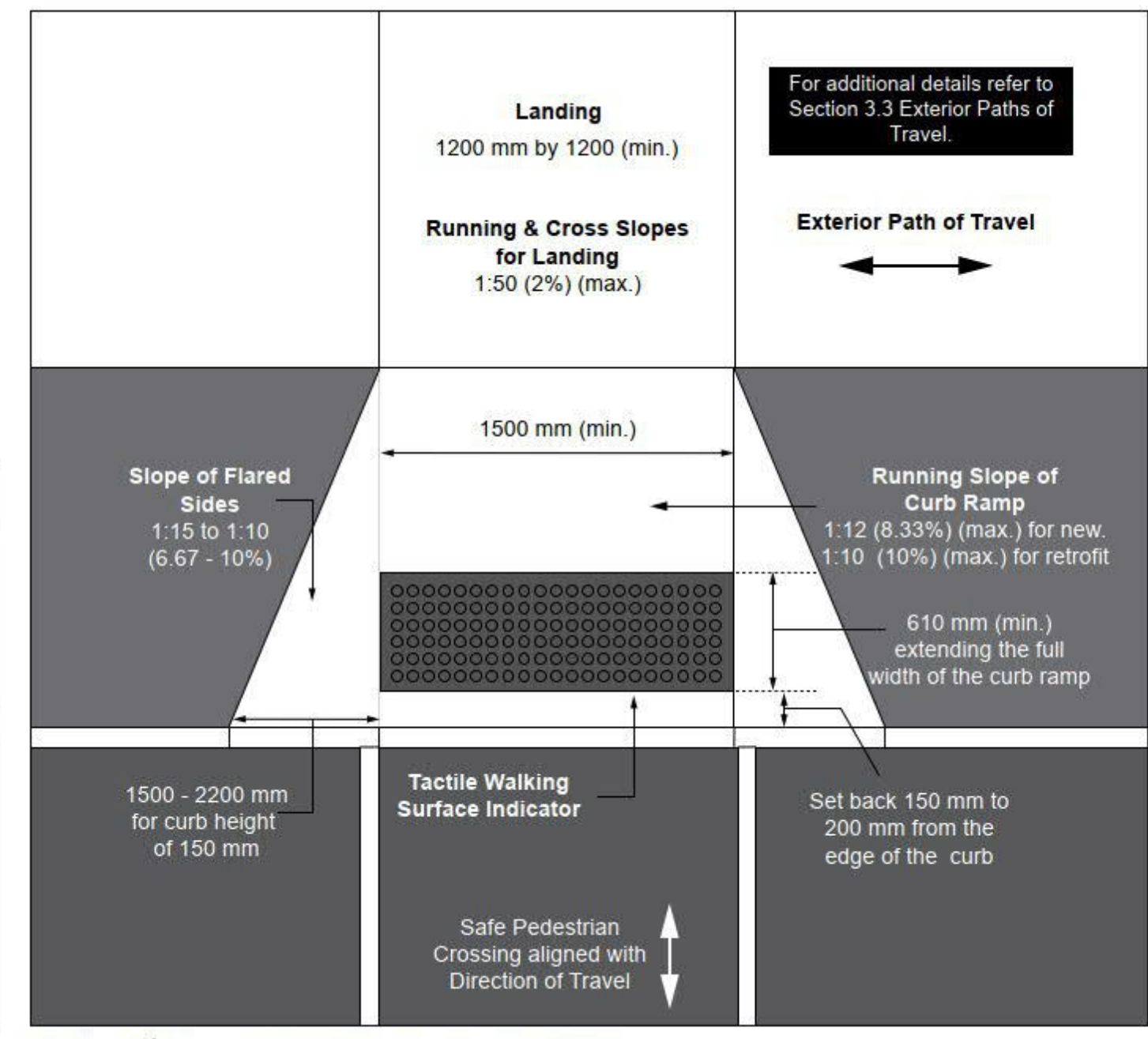
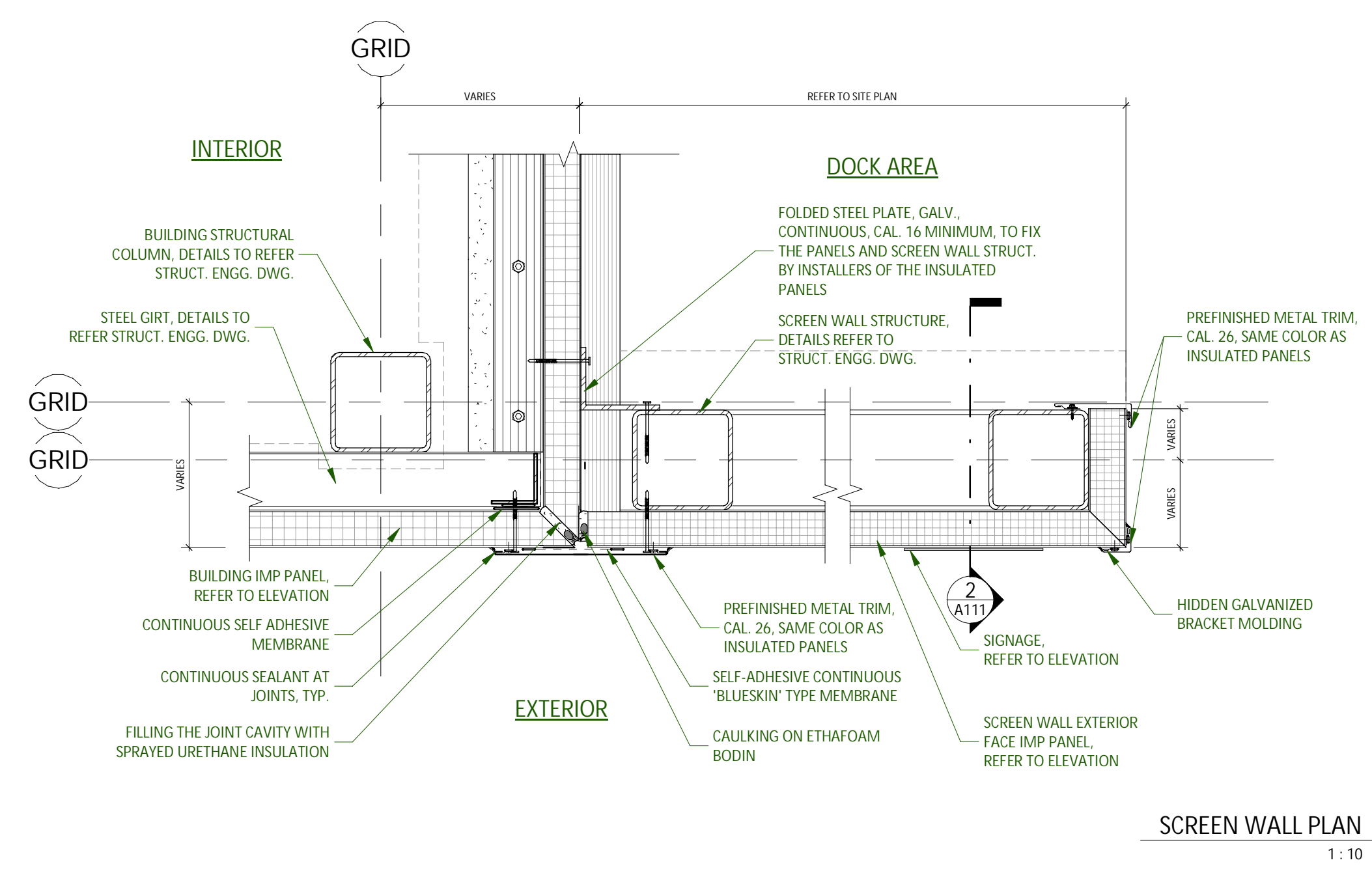


Figure 33b: Typical Curb Ramp Design - Plan View



SCREEN WALL PLAN 1
1:10 A111

RESERVE

No.	Date	Revision	By
2	2023-03-30	REV. ISSUED FOR SPA	
1	2022-12-16	ISSUED FOR SPA	

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ARCHITECTURE

SITE DETAILS

DRAWN BY: AH	CHECKED BY: EB
SCALE: 1:10	FILE NUMBER: D07-12-22-0186
	PLAN NUMBER: 18906
FOUD: 22081	A111 R2