



LARGA BAFFIN

LARGA BAFFIN OTTAWA FACILITY

1452-1470 HUNT CLUB ROAD | 1525-1545 SIEVERIGHT AVENUE | OTTAWA

ISSUED FOR SITE PLAN CONTROL PHASE 3 PRE-CONSULTATION REVIEW 2024-07-12

ARCHITECT

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50 PARK ROAD
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T: 613 239 1186

CIVIL

IBI GROUP
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OTTAWA, ONTARIO
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LANDSCAPE ARCHITECT

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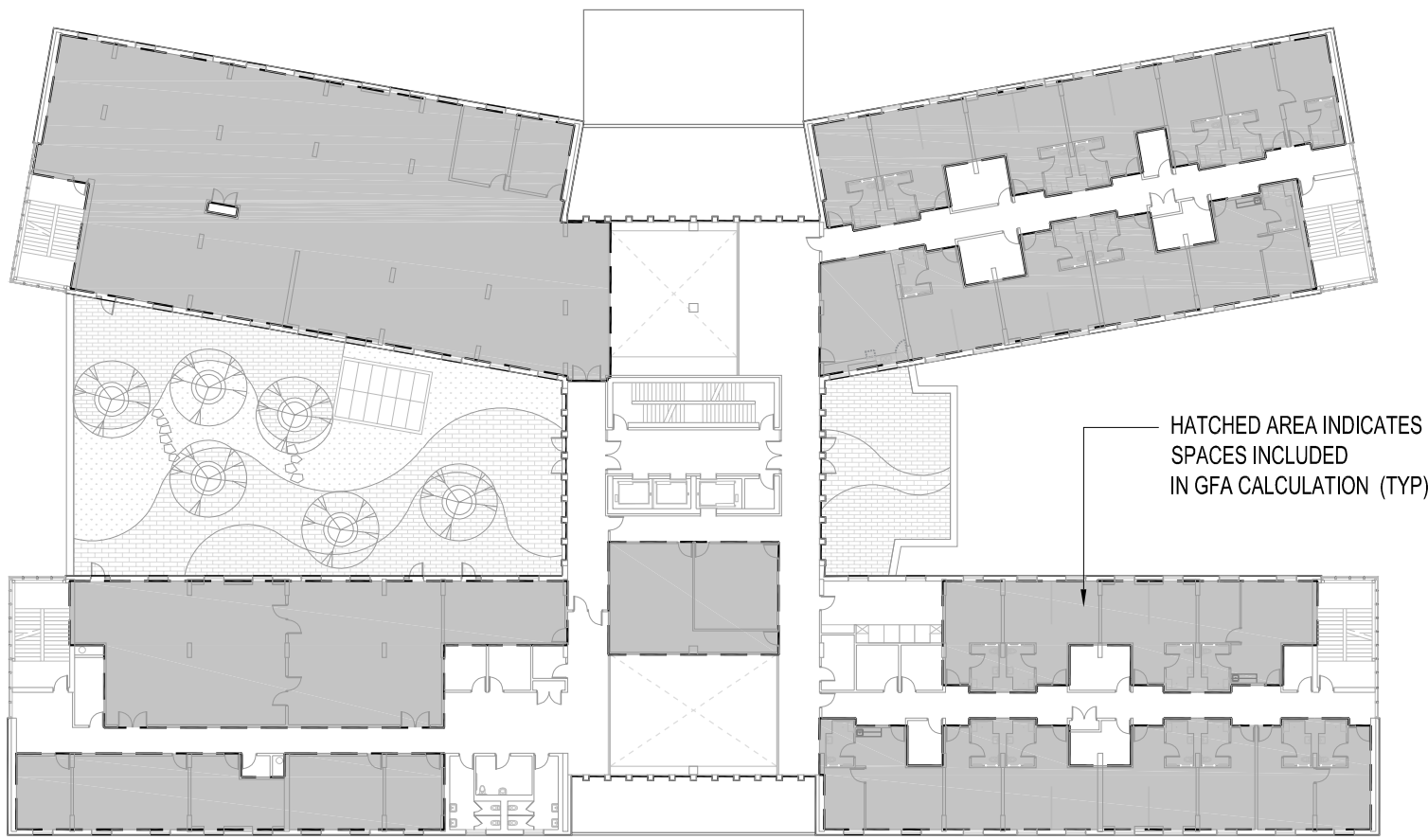
DRAWING LIST

- A001 COVER PAGE
- A005 BUILDING INFORMATION
- A100 SITE PLAN
- A101 PROPOSED RIGHT OF WAY CONSTRUCTION
- A200 PARKING LEVEL PLAN
- A201 GROUND FLOOR PLAN
- A202 SECOND FLOOR PLAN
- A203 THIRD AND FOURTH FLOOR PLAN
- A204 FIFTH FLOOR PLAN
- A205 MECHANICAL PENTHOUSE PLAN
- A206 ROOF PLAN
- A301 ELEVATIONS
- A302 ELEVATIONS
- A303 ELEVATIONS
- A304 ELEVATIONS

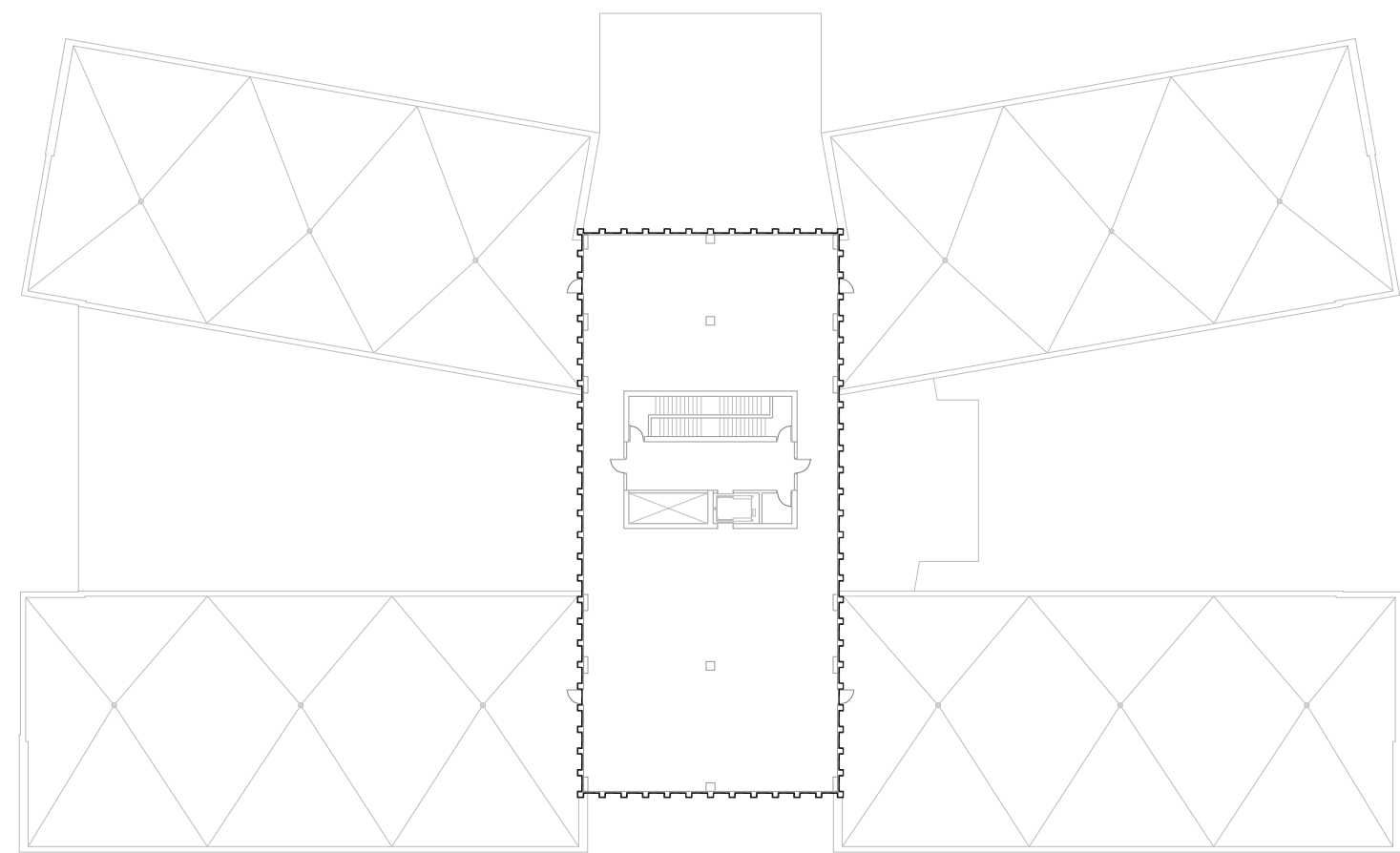
APPROVED
By Lily Xu at 10:30 am, Nov 04, 2024



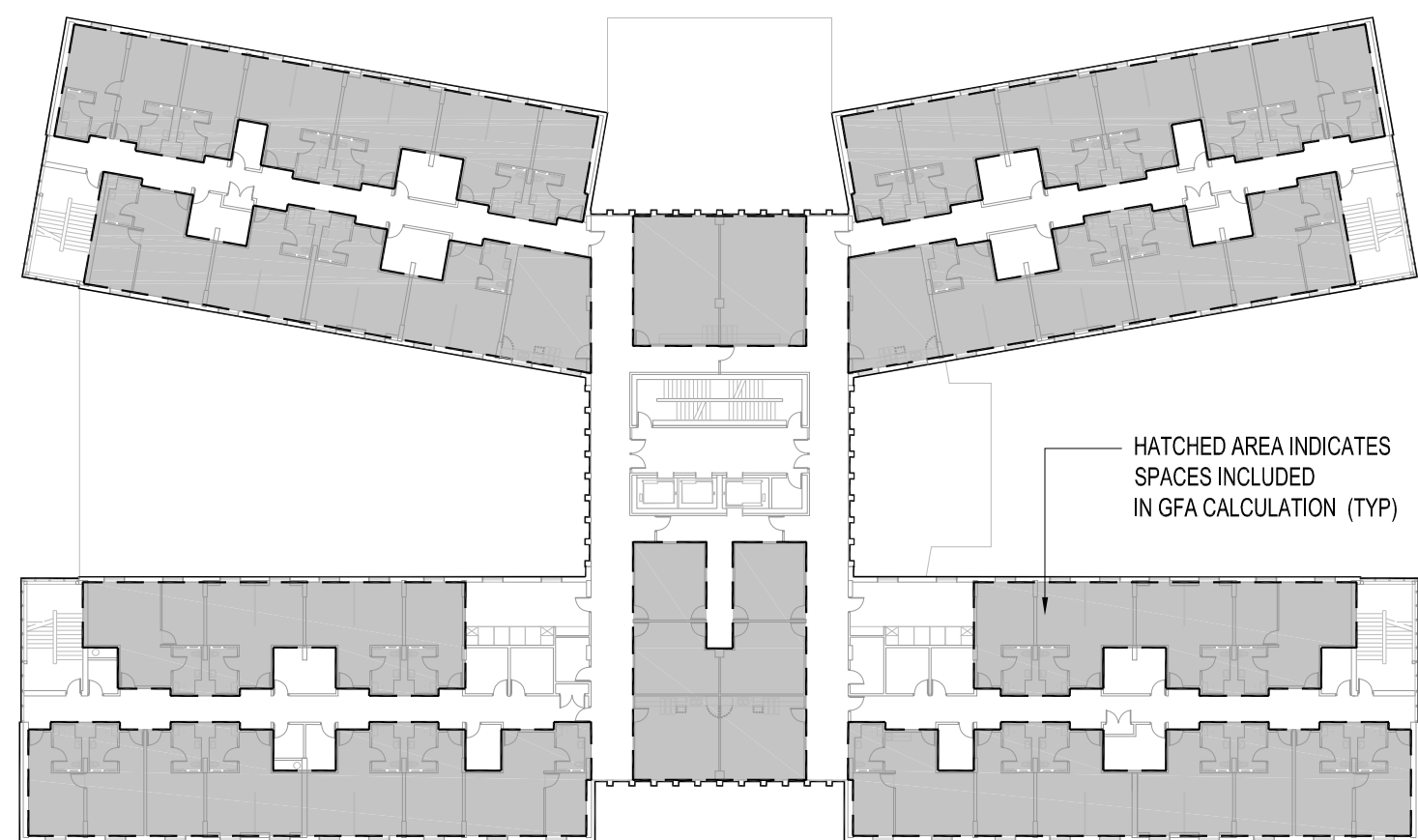
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



4 SECOND FLOOR | GFA 2,131m² | FOOTPRINT 3,489m²
A005 1:500



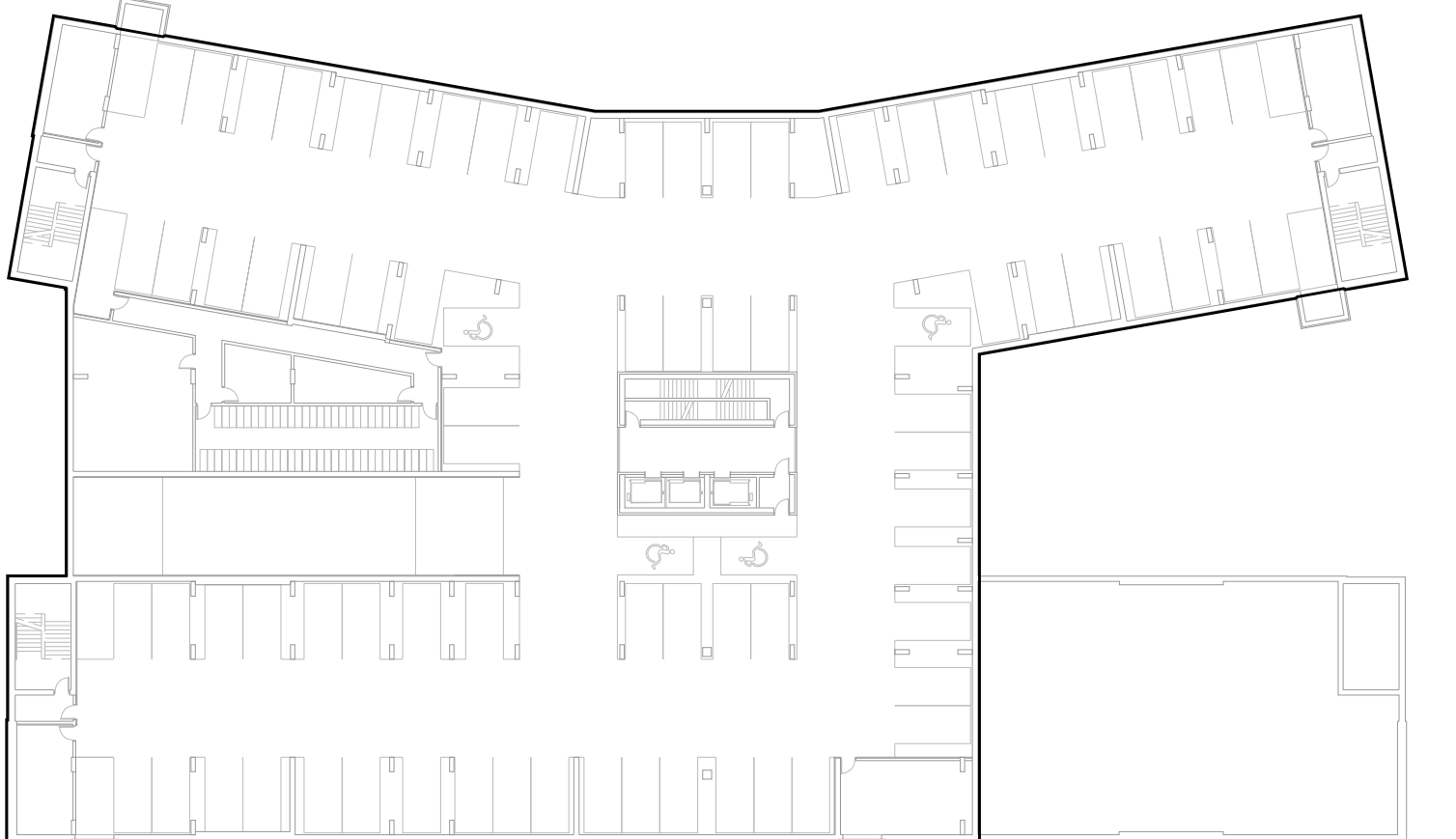
6 MECHANICAL PENTHOUSE | GFA 0m² | FOOTPRINT 701m²
A005 1:500



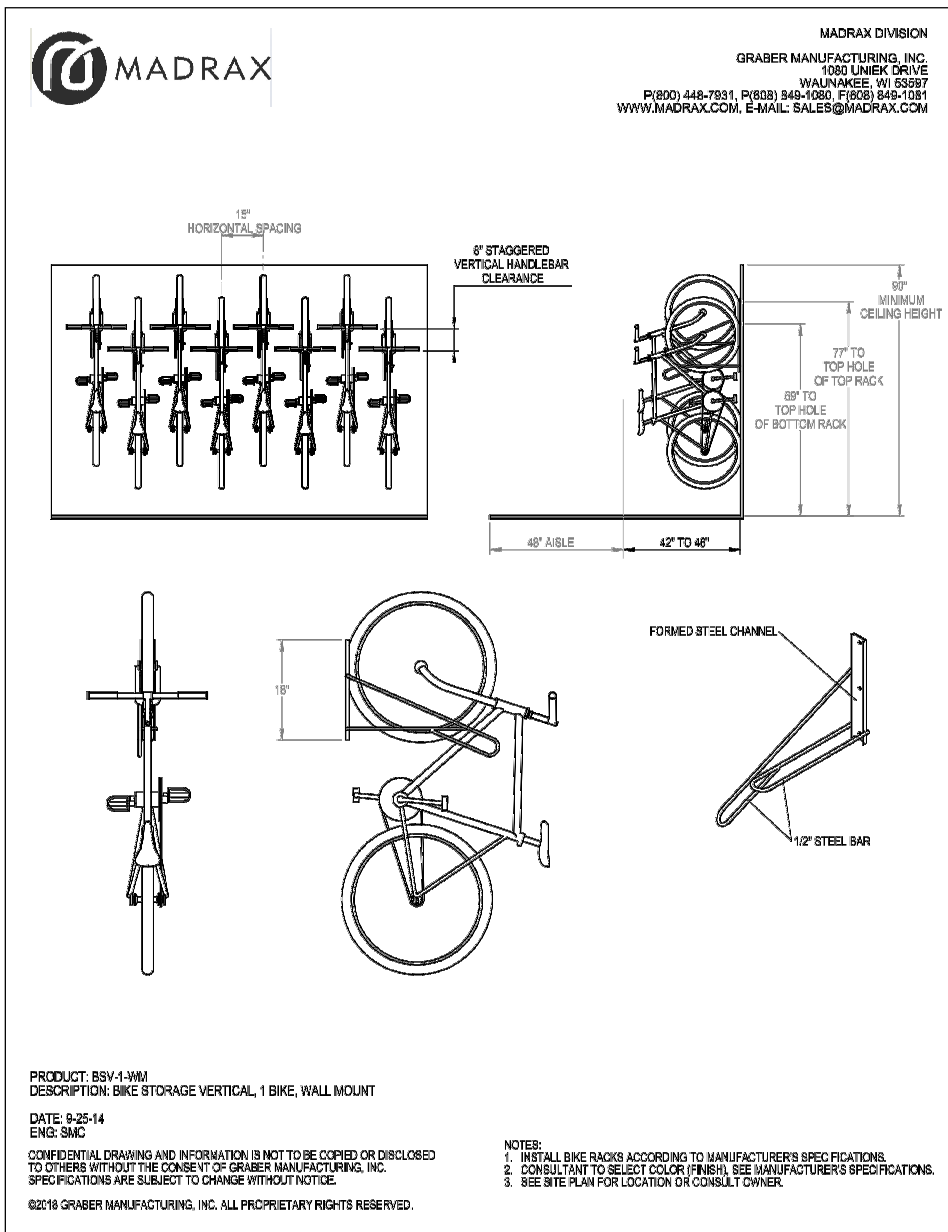
5 TYPICAL FLOOR PLAN | GFA 2,158m² | FOOTPRINT 3,489m²
A005 1:500



3 GROUND FLOOR | GFA 2,511m² | FOOTPRINT 4,190m²
A005 1:500



2 BASEMENT FLOOR PLAN | GFA 0m² | FOOTPRINT 3,890m²
A005 1:500



7 BICYCLE PARKING DETAILS
A005 NTS

Site Statistics									
Lot Area (m²)	19,965								
Lot Coverage	21.0%								
Landscaped Area of Parking Lots	0.0%								
Landscaped Area of Entire Site	66.7%								
Lot Frontage (m) - Hunt Club Road	80.5								
Lot Frontage (m) - Sieveright Avenue	129.9								
Lot Depth (m) - Existing Condition	192.4								
Lot Depth (m) - After Hunt Club Road Right-of-Way Expansion	188.3								
GFA of Existing Buildings (m²)	2,936.4								
Floor Area Summary (m2):		Total (m²)	P1	GF	2F	3F	4F	5F	Mech.
Footprint Area (rounded)			3,890	4,190	3,489	3,489	3,489	3,489	701
GFA (refer to adjacent plan diagrams for included areas)		11,116	0	2,511	2,131	2,158	2,158	2,158	0
Program Breakdown Summary		Total	P1	GF	2F	3F	4F	5F	Mech.
Number of Units		176		22	22	44	44	44	
Number of Beds		350		43	43	88	88	88	
Number of Resident Washrooms (toilet + sink + shower)		176		22	22	44	44	44	
Number of Public / Staff Washrooms (toilet + sink)		17		12	5				
Existing Parking Spaces To Be Removed		0							
Proposed Parking Spaces (0.25 per dwelling unit) (44 Req.)		94	81	13					
<i>No GFA used for medical, health or personal services</i>									
Bike Parking Spaces (0.25 per unit) (0.25 per staff) (69 Req.)		70	60	10					
Staff Summary									
Number of Staff Total (full and part-time)		175							
Number of Staff on-site at any one time		100							
Building Height Statistics									
Storeys		5							
Top of Roof Slab		19.30 m							
Top of Roof		19.55 m							
Top of Roof Parapet		19.90 m							
Top of Mechanical Penthouse Slab		25.30 m							
Top of Mechanical Penthouse Roof		25.55 m							
Top of Mechanical Penthouse Parapet		25.90 m							
Overall Building Height		25.90 m							

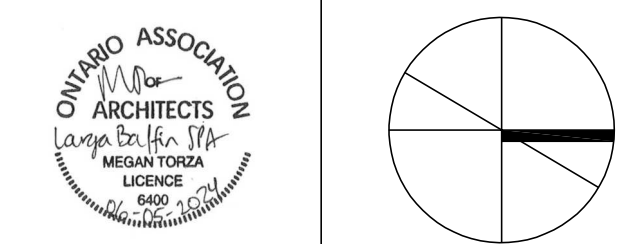
1 STATISTICS
A005 NTS

6	2024-07-12	SPA PHASE 3 REVIEW
5	2024-04-24	SPA PHASE 3 REVIEW
4	2024-03-07	SPA PHASE 3 REVIEW
3	2023-10-06	COSTING - CLASS D 60%
2	2022-05-17	OPA / ZBLA FINAL
NO.	DATE	DESCRIPTION
ISSUE RECORD		

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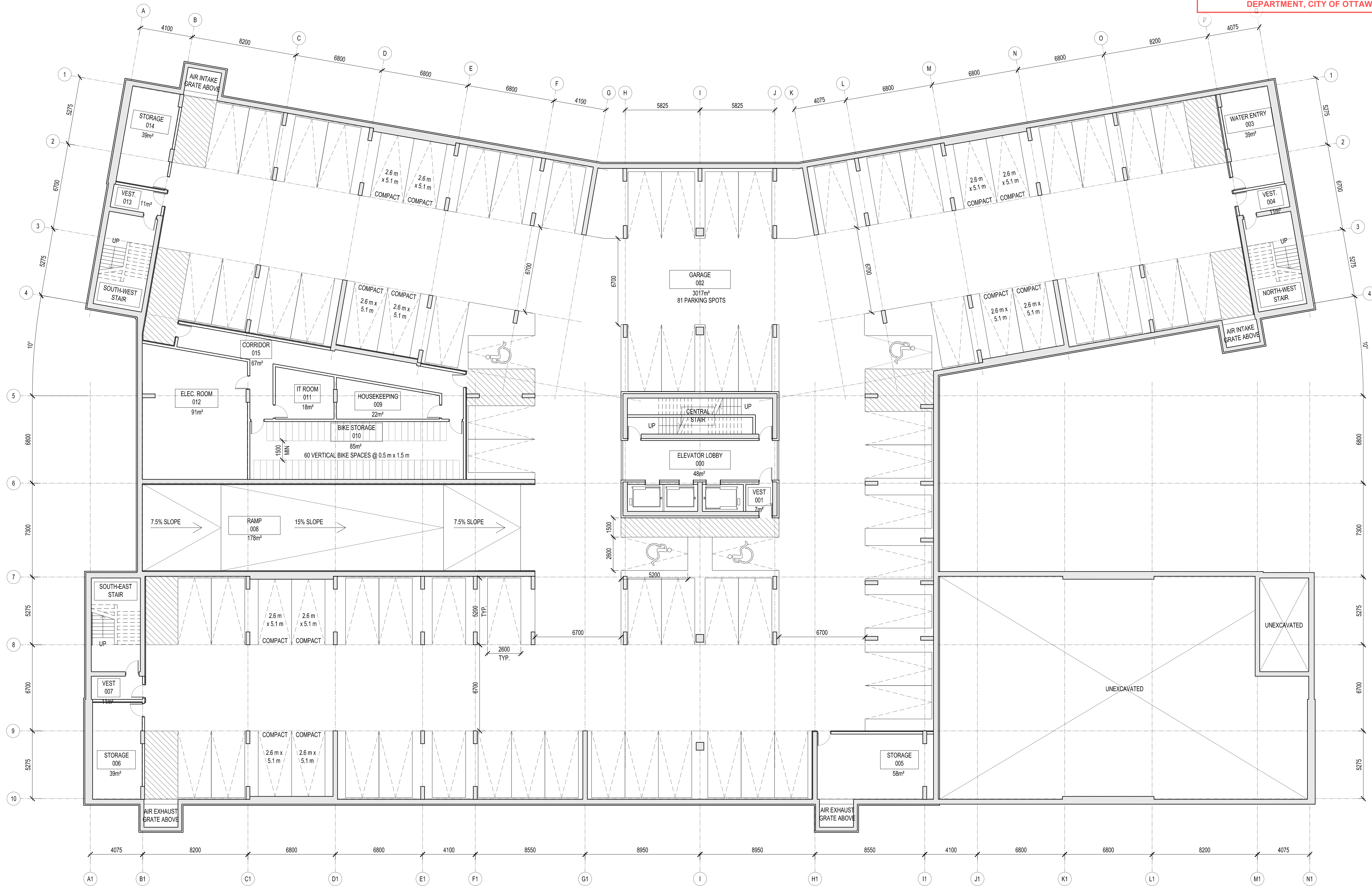


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1452-1470 Hunt Club Road
1525-1545 Sieveright Avenue
Ottawa, Ontario, Canada

DRAWING TITLE:
PROJECT INFORMATION
PRINT DATE: 2024-07-11
SCALE: AS NOTED
PROJECT NO. 17-029
DRAWN BY: NP/FC
CHECKED BY: MT
A005

APPROVED
By Lily Xu at 9:49 am, Nov 03, 2024


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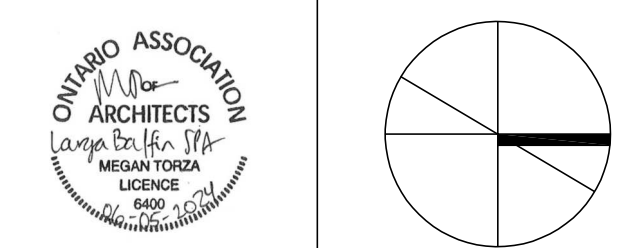


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DRAWING TITLE:
PARKING LEVEL PLAN

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A200

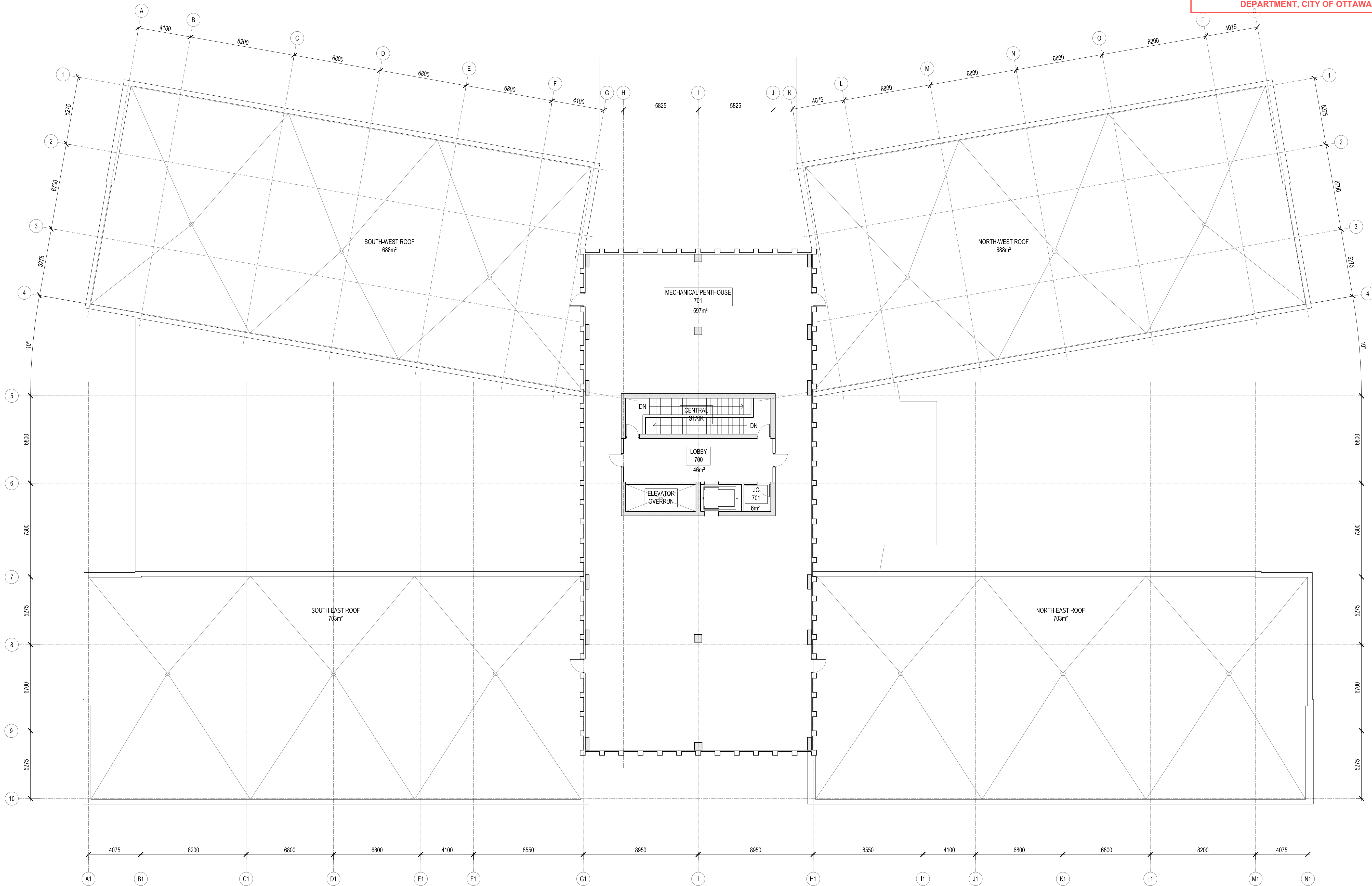
Plan Number #19174

File Number D07-12-24-0068

APPROVED
By Lily Xu at 10:31 am, Nov 04, 2024



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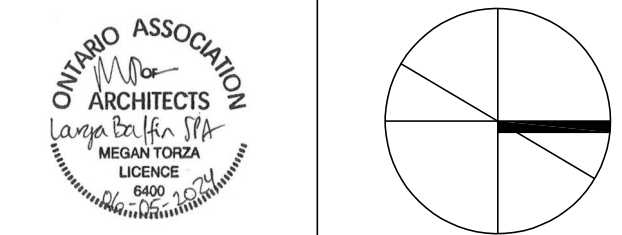


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DRAWING TITLE:
**MECHANICAL
PENTHOUSE PLAN**

PRINT DATE: 2024-07-11
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CHECKED BY: MT

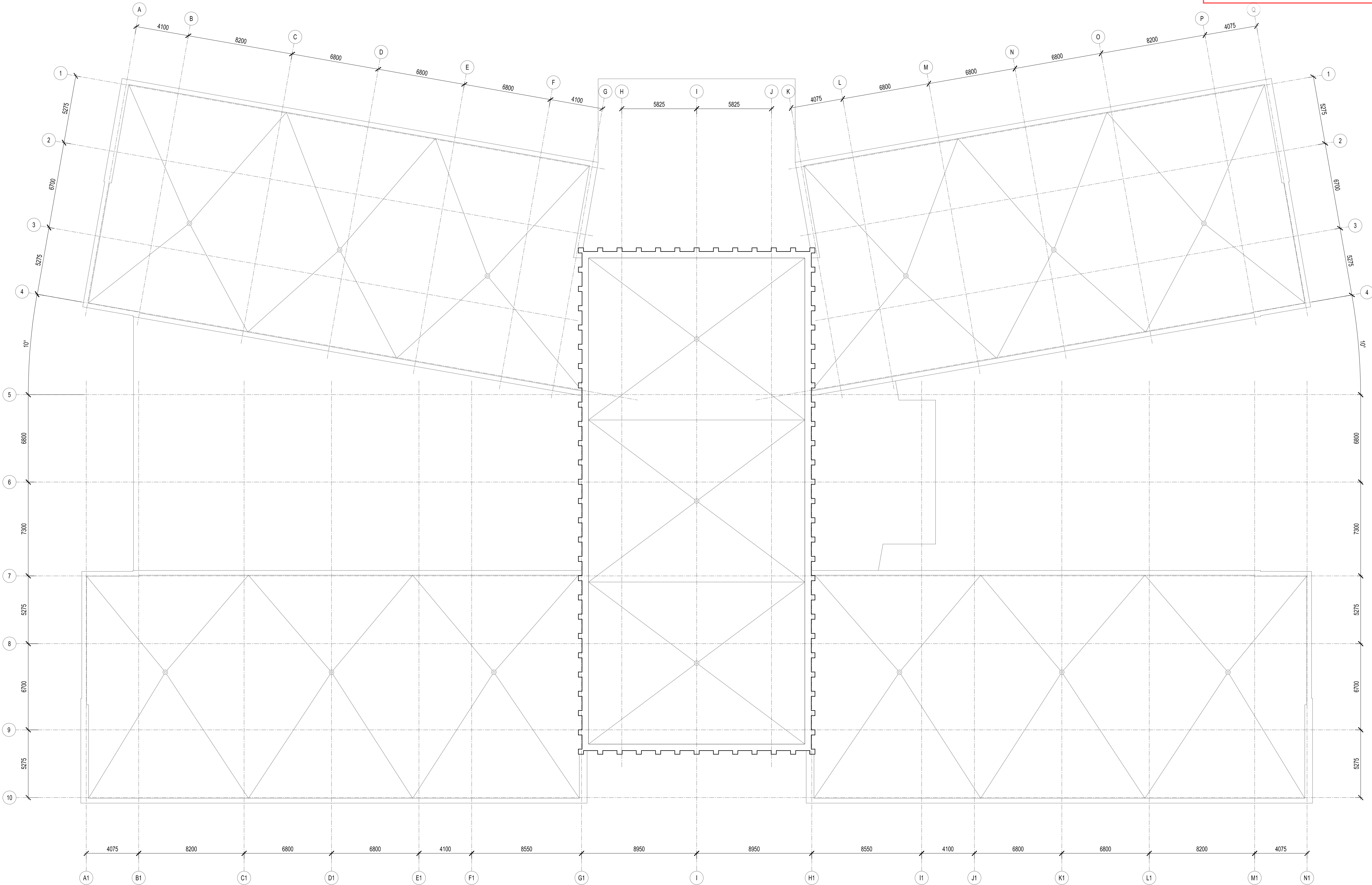
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Plan Number #19174

File Number D07-12-24-0068

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By Lily Xu at 10:31 am, Nov 04, 2024


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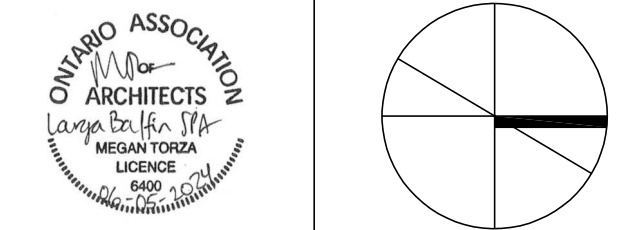


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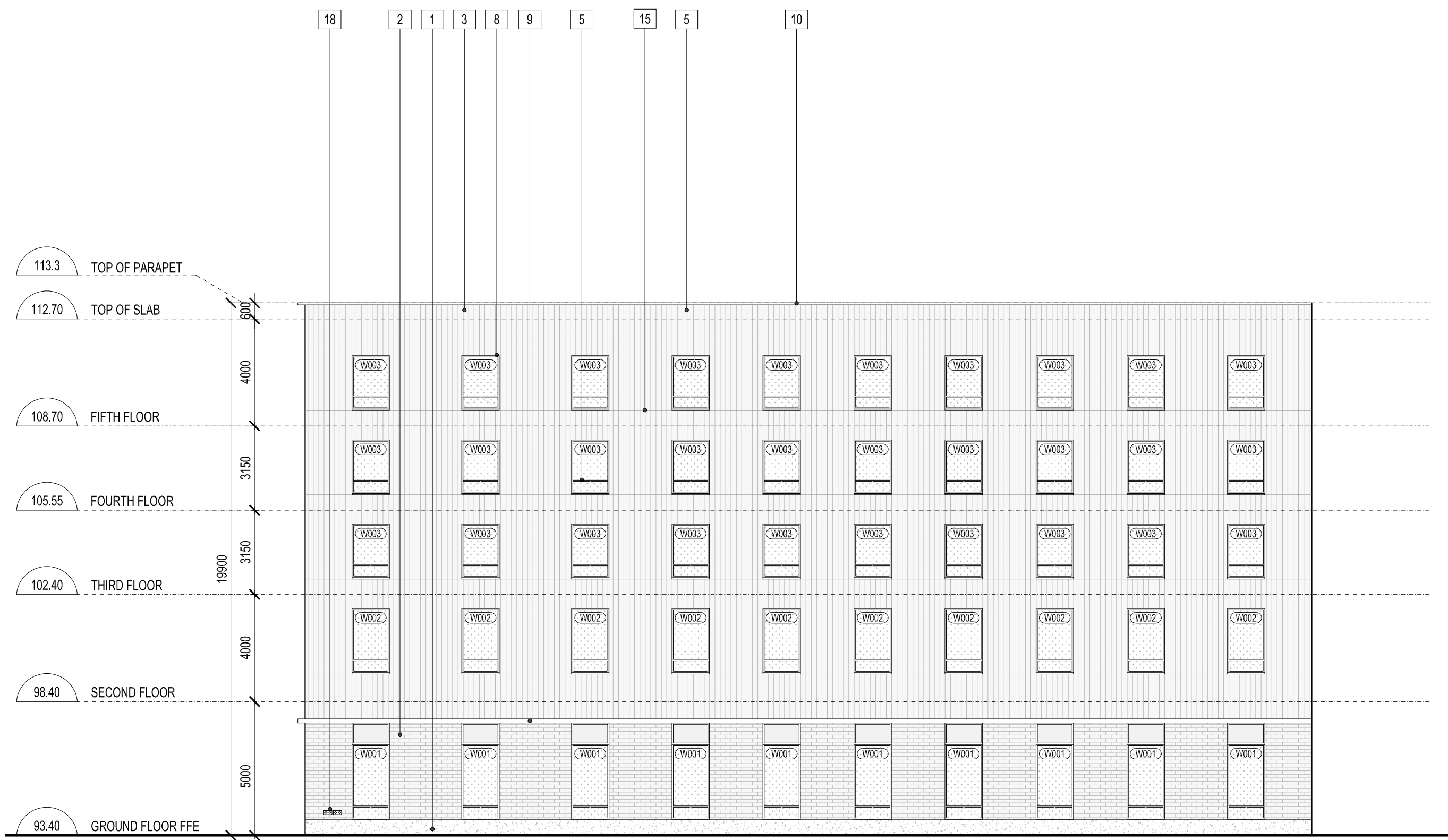
DRAWING TITLE:
ROOF PLAN

PRINT DATE: 2024-07-11
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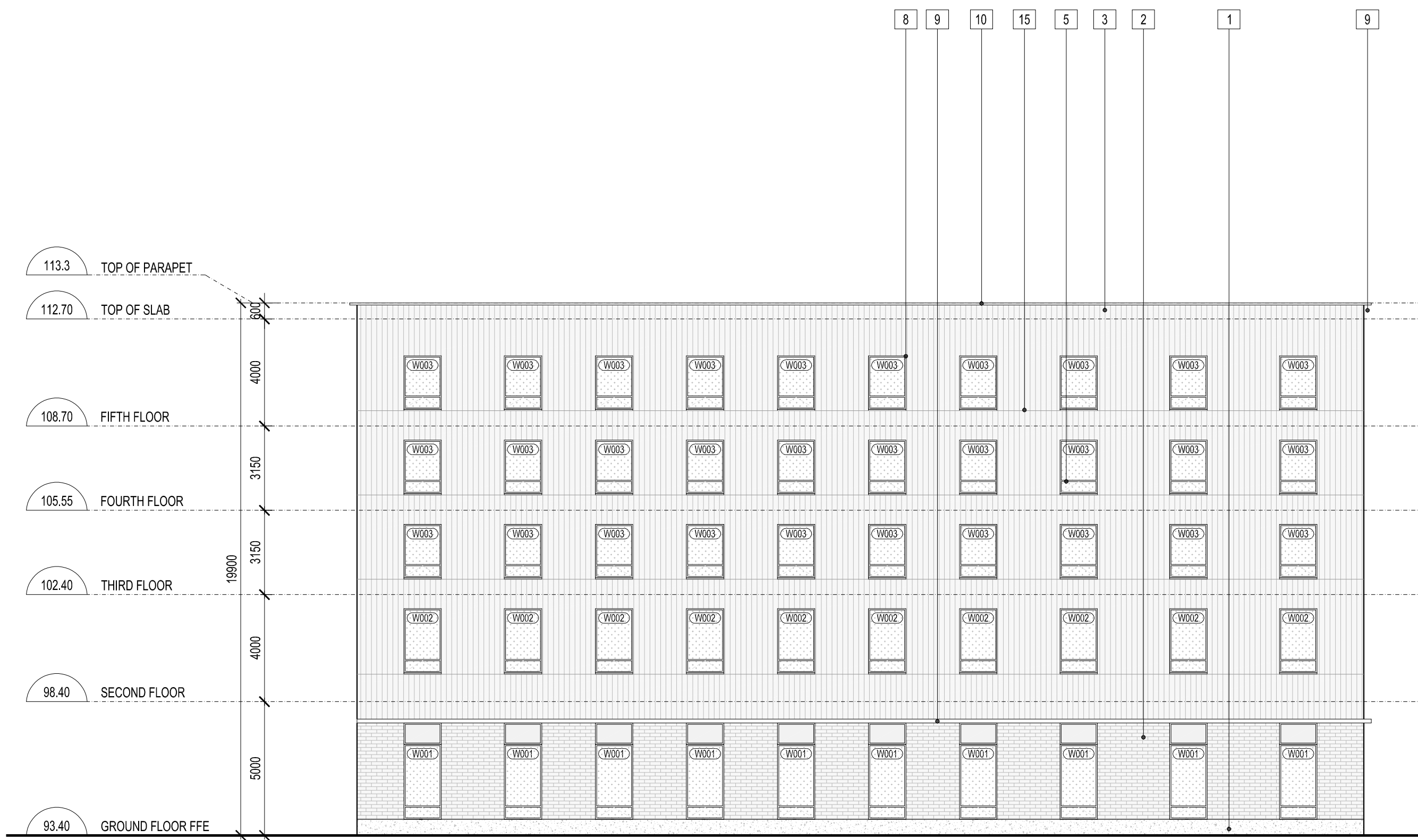
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Plan Number #19174

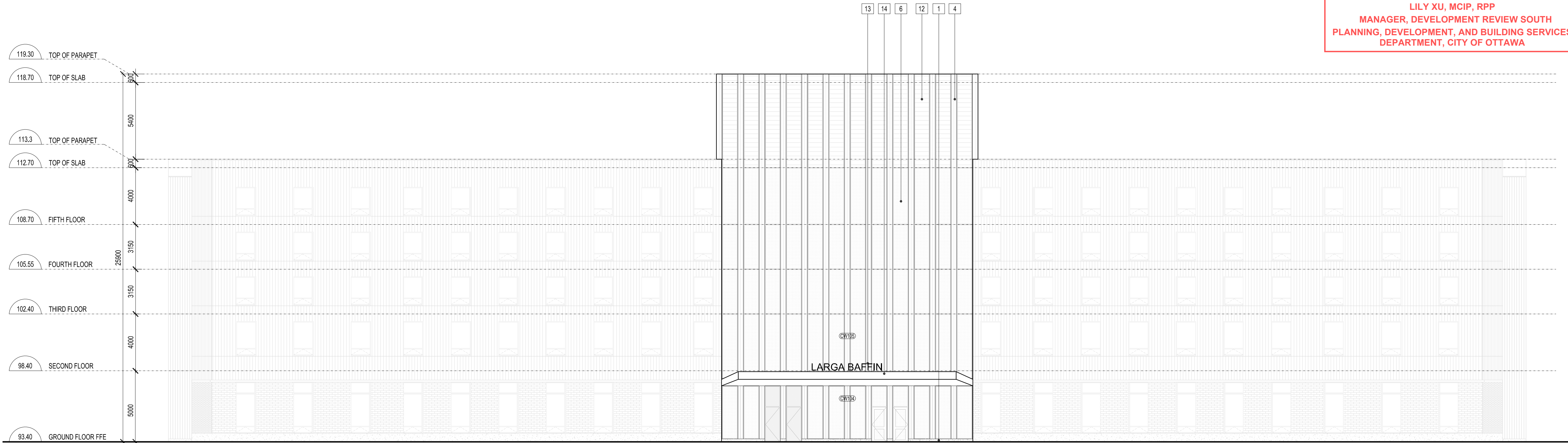
File Number D07-12-24-0068



2 WEST-NORTH ELEVATION
A301 1:150



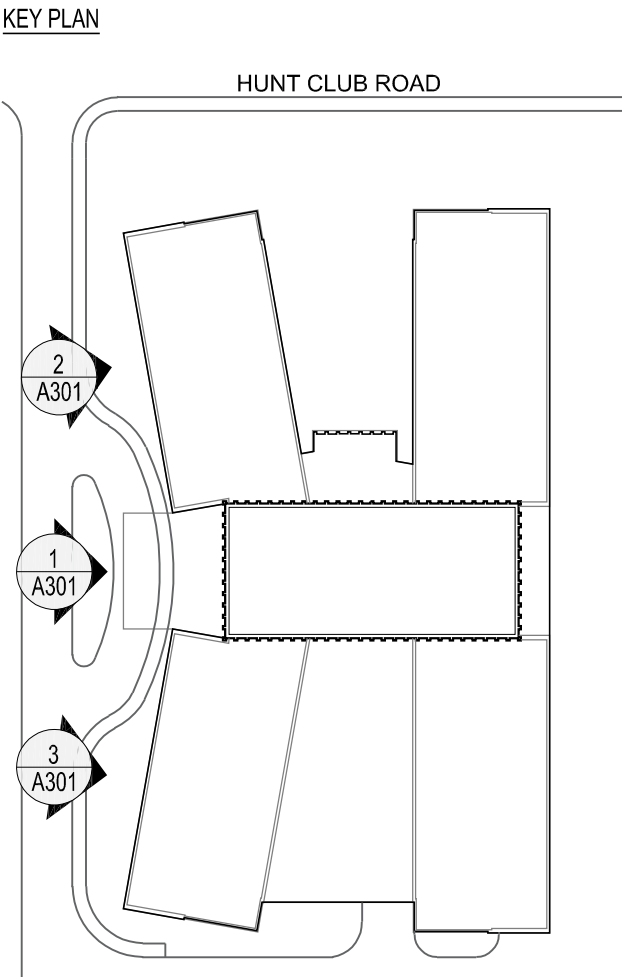
3 WEST-SOUTH ELEVATION
A301 1:150



1 WEST ELEVATION
A301 1:150

GENERAL NOTE
ALL GLAZING WITHIN 16M OF FINISHED GRADE TO BE TREATED WITH BIRD-FRIENDLY FRIT PATTERN

- LEGEND
1. SANDBLASTED CONCRETE FOUNDATION UPSTAND
 2. MASONRY CLADDING
 3. VARIEGATED VERTICAL WOOD CLADDING
 4. METAL CLAD PILASTER
 5. ALUMINUM PUNCHED WINDOW
 6. ALUMINUM CURTAIN WALL
 7. STAIR ALUMINUM CURTAIN WALL W/ PRIVACY FILM
 8. SHADOWBOX WINDOW FRAME
 9. PREFINISHED METAL CAP
 10. PREFINISHED METAL PARAPET CAP FLASHING
 11. PREFINISHED METAL FLASHING
 12. PREFINISHED METAL LOUVRES
 13. BUILDING SIGNAGE
 14. ENTRANCE CANOPY
 15. MATERIAL REVEAL
 16. OVERHEAD GARAGE / SERVICE DOOR
 17. MURAL WALL SIGNAGE
 18. FIRE DEPARTMENT CONNECTION
 19. SANDBLASTED CONCRETE PANEL CLADDING
 20. TRANSLUCENT PRIVACY FILM



APPROVED
By Lily Xu at 9:49 am, Nov 03, 2024

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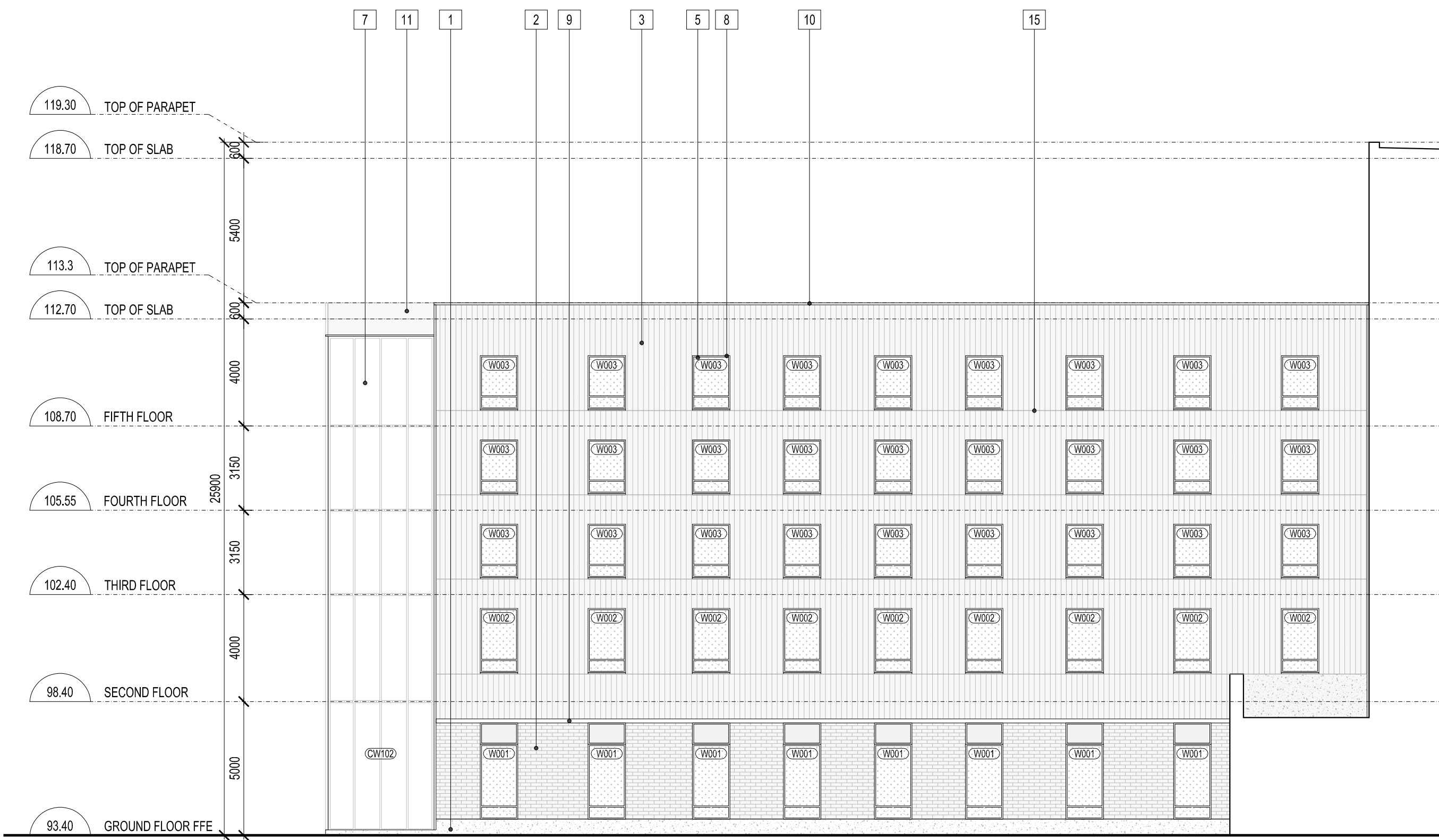
ELEVATIONS

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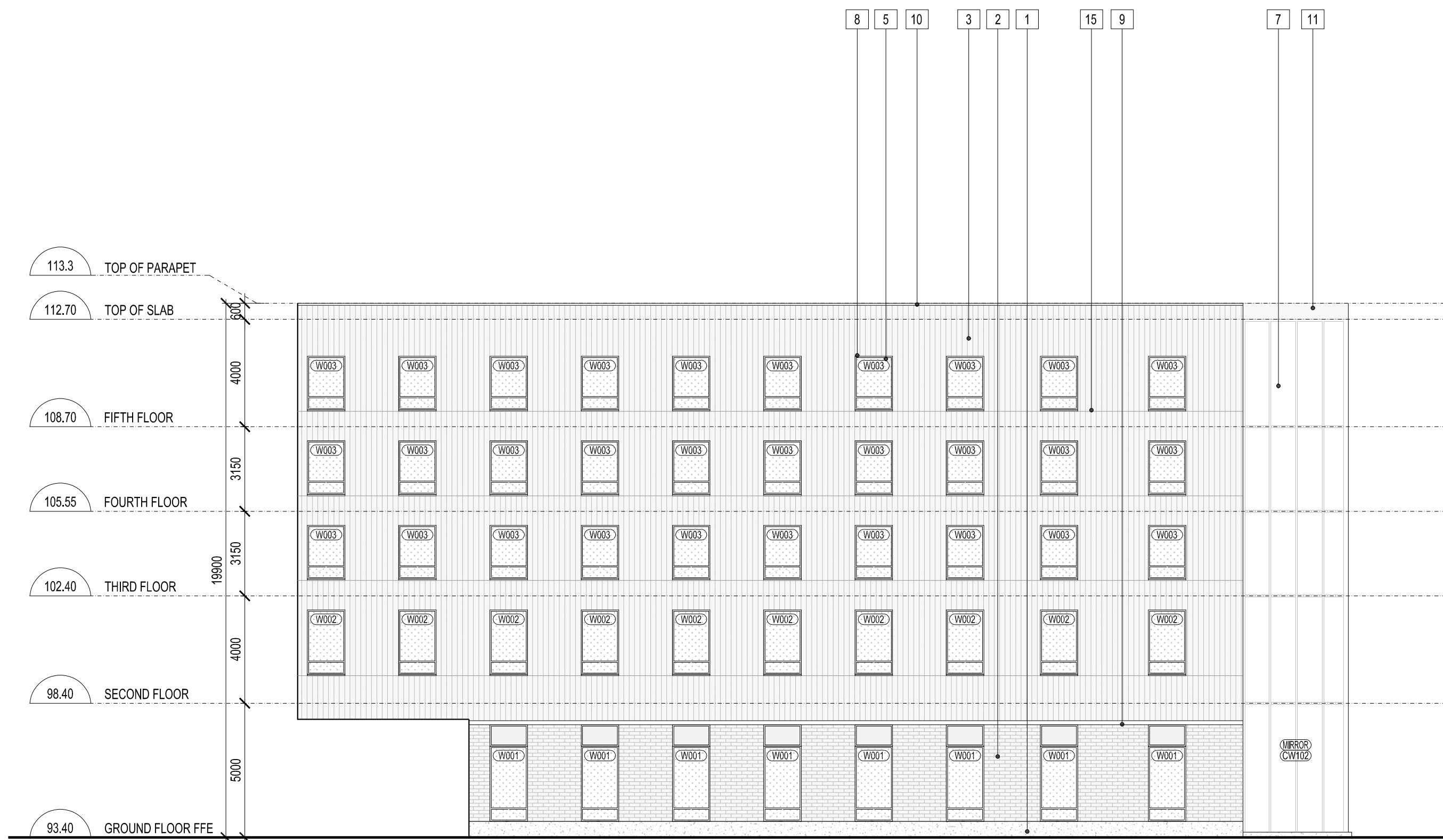
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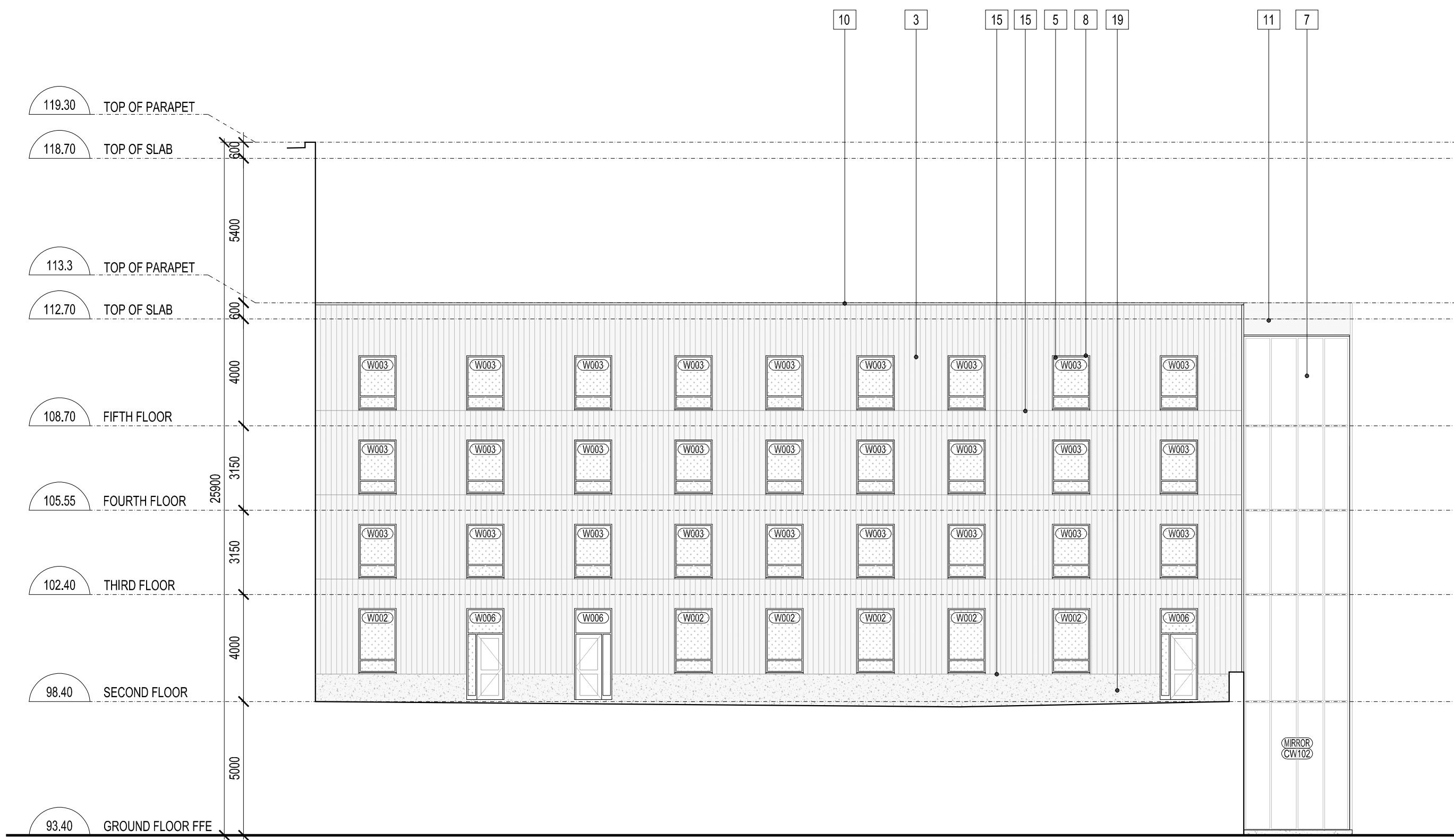
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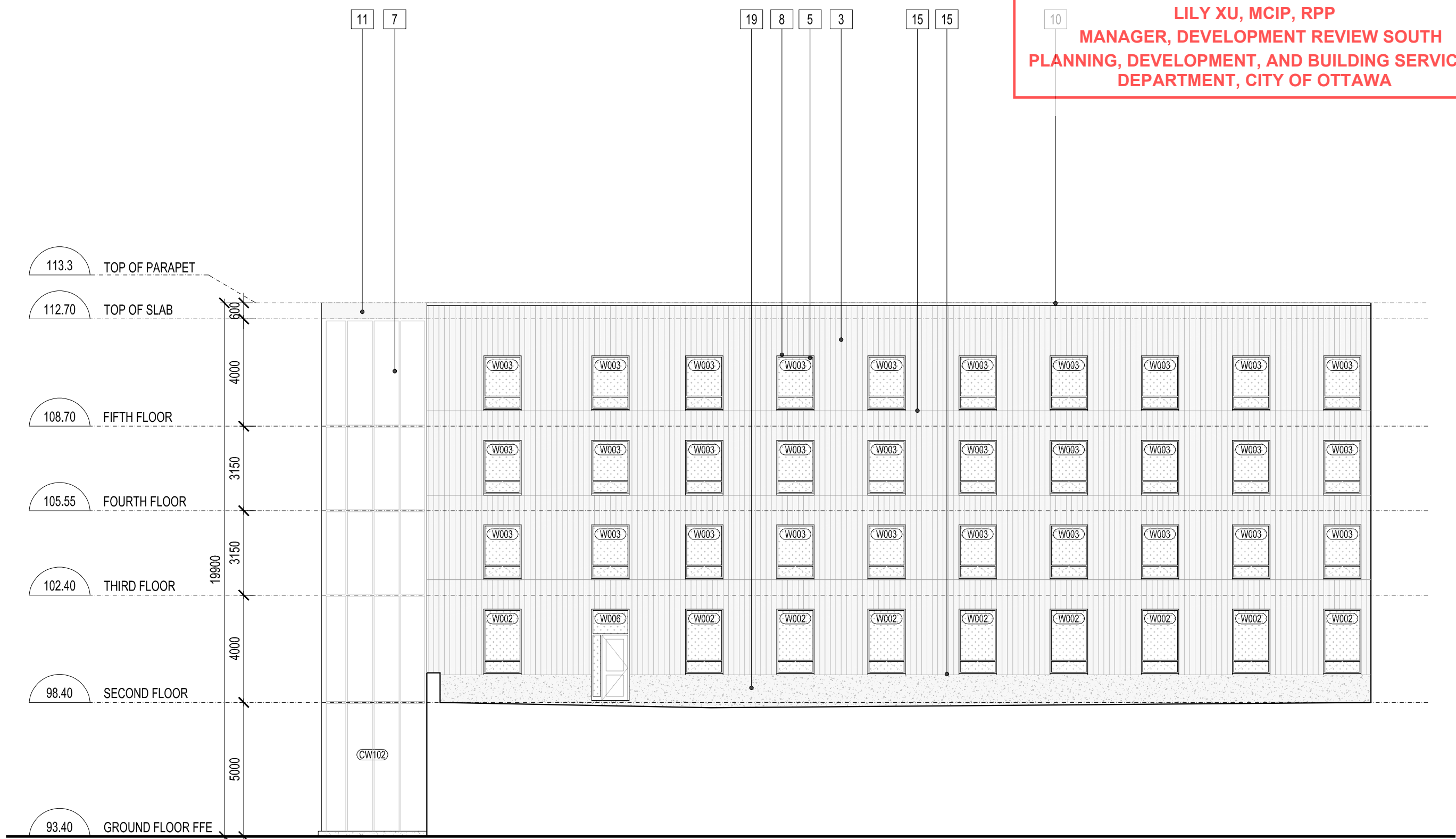
4 COURTYARD WEST ELEVATION
A302 1:150



2 COURTYARD EAST-NORTH ELEVATION
A302 1:150



3 COURTYARD WEST ELEVATION
A302 1:150



1 COURTYARD EAST-SOUTH ELEVATION
A302 1:150

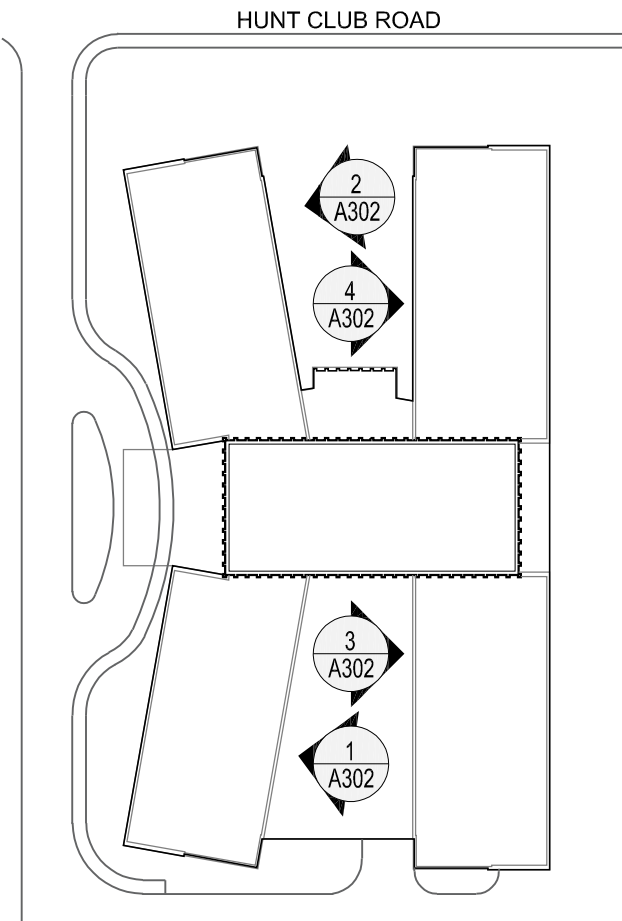
GENERAL NOTE

ALL GLAZING WITHIN 16M OF FINISHED GRADE TO BE TREATED WITH BIRD-FRIENDLY FRIT PATTERN

LEGEND

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2. MASONRY CLADDING
3. VARIEGATED VERTICAL WOOD CLADDING
4. METAL CLAD PILASTER
5. ALUMINUM PUNCHED WINDOW
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18. FIRE DEPARTMENT CONNECTION
19. SANDBLASTED CONCRETE PANEL CLADDING
20. TRANSLUCENT PRIVACY FILM

KEY PLAN



APPROVED

By Lily Xu at 9:50 am, Nov 03, 2024

[Signature]

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DRAWING TITLE:

ELEVATIONS

PRINT DATE: 2024-07-11
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PROJECT NO. 17-029
DRAWN BY: NP/FC
CHECKED BY: MT

A302

Plan Number #19174

File Number D07-12-24-0068

GENERAL NOTE

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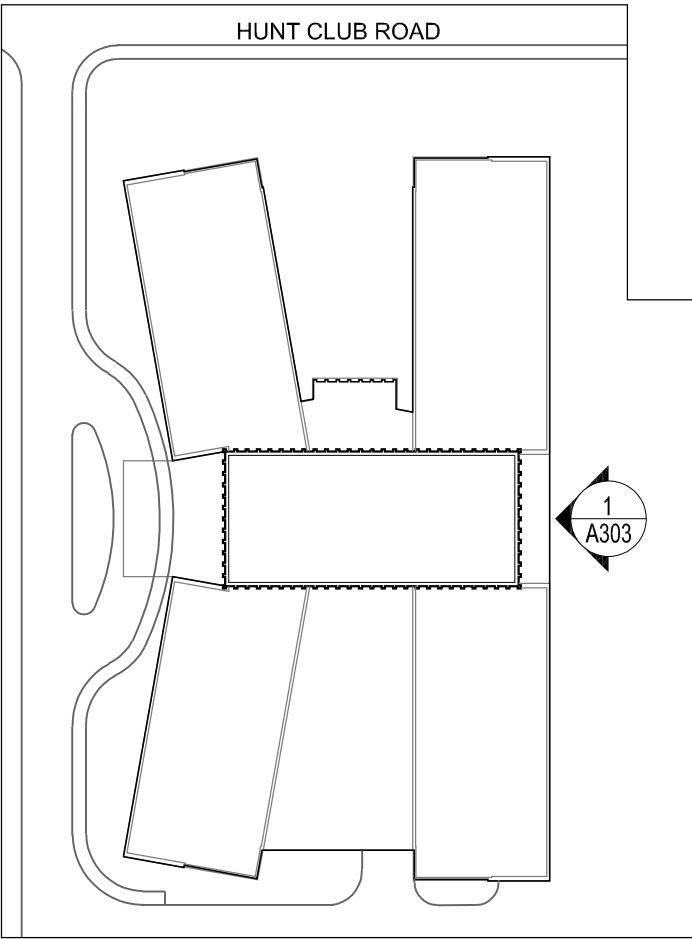


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DEPARTMENT, CITY OF OTTAWA

LEGEND

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KEY PLAN



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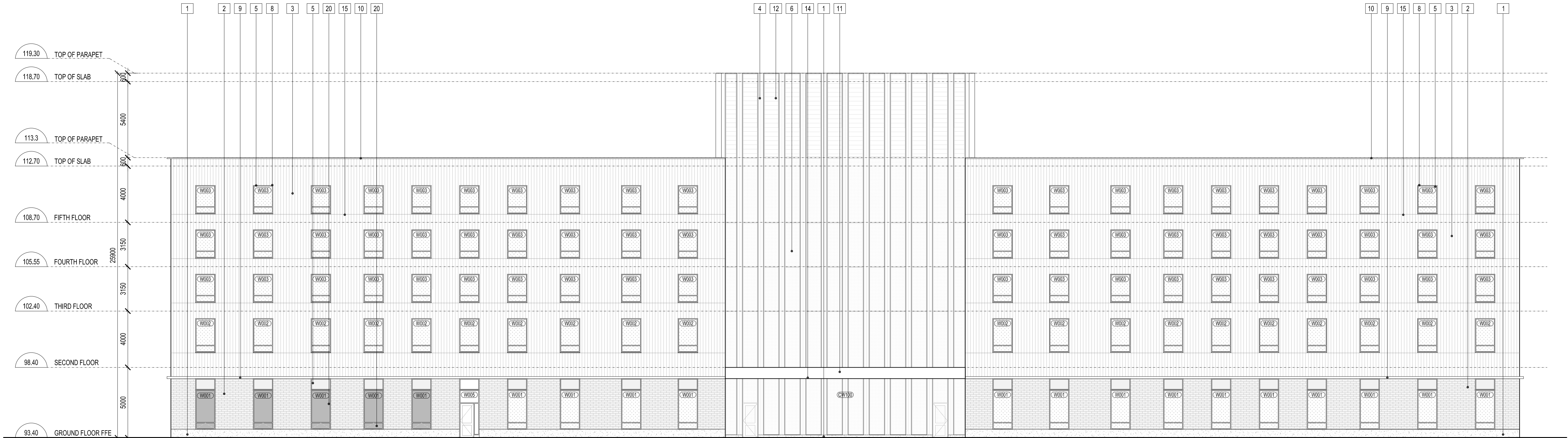
DRAWING TITLE:

ELEVATIONS

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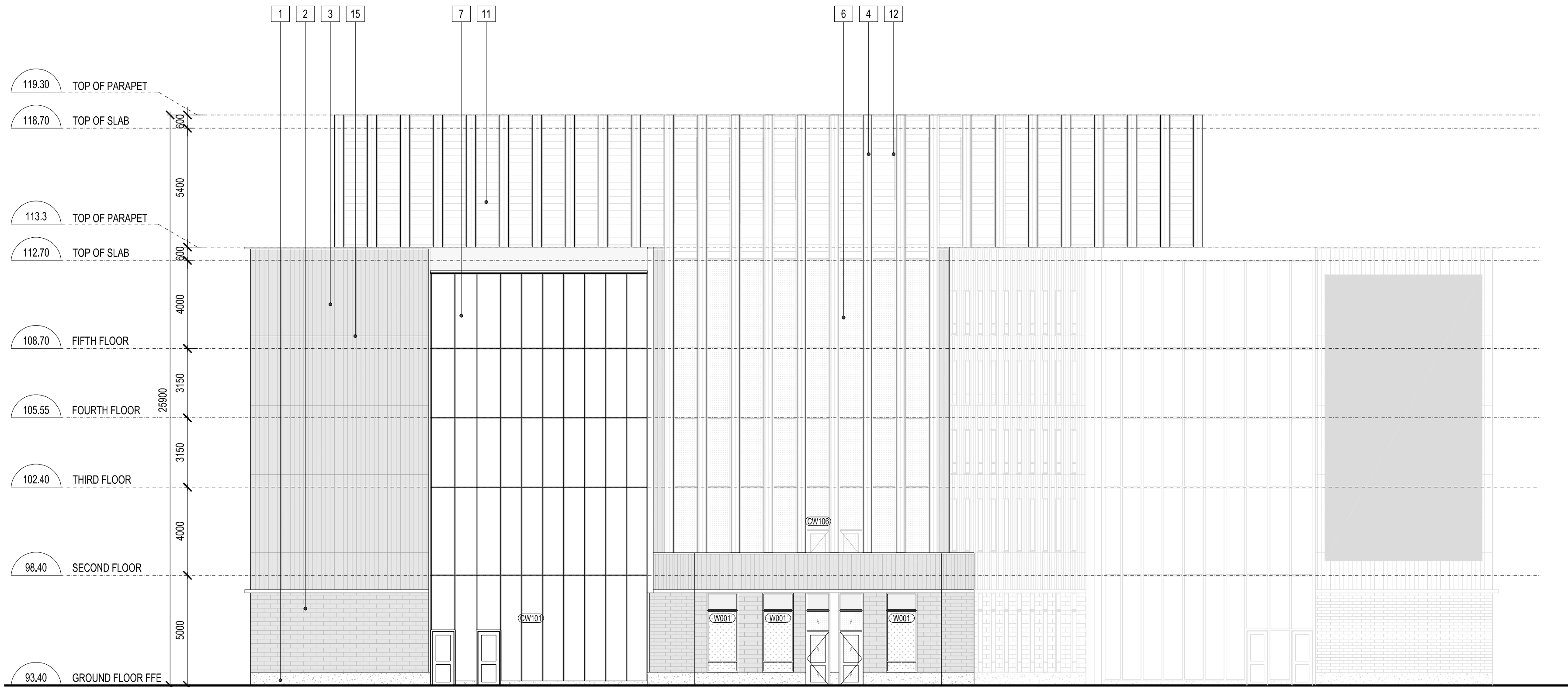
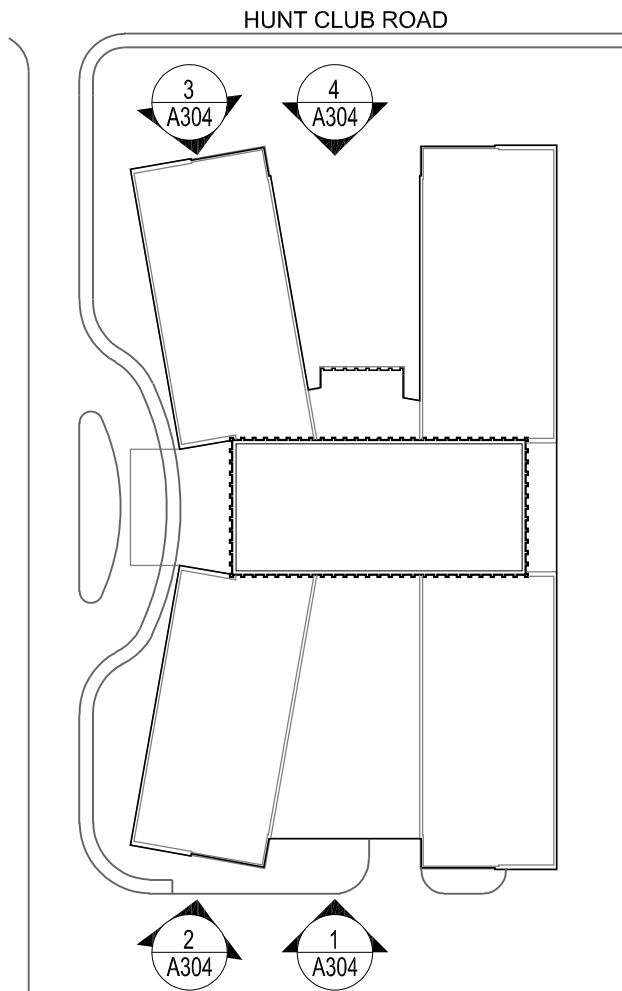
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MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

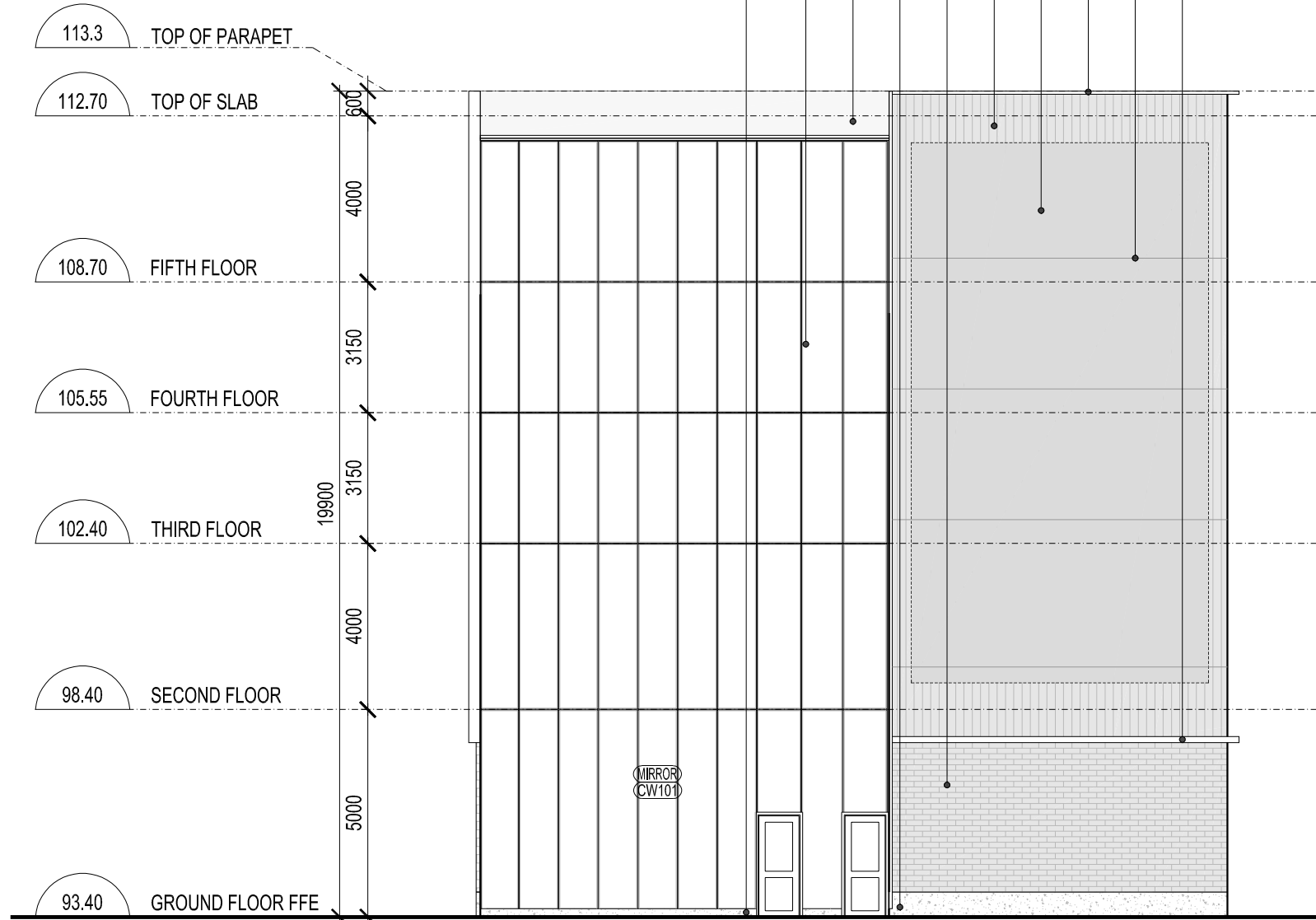
GENERAL NOTE
ALL GLAZING WITHIN 16M OF FINISHED GRADE TO BE TREATED
WITH BIRD-FRIENDLY FRIT PATTERN

- LEGEND
- SANDBLASTED CONCRETE FOUNDATION UPSTAND
 - MASONRY CLADDING
 - VARIEGATED VERTICAL WOOD CLADDING
 - METAL CLAD PILASTER
 - ALUMINUM PUNCHED WINDOW
 - ALUMINUM CURTAIN WALL
 - STAIR ALUMINUM CURTAIN WALL W/ PRIVACY FILM
 - SHADOWBOX WINDOW FRAME
 - PREFINISHED METAL CAP
 - PREFINISHED METAL PARAPET CAP FLASHING
 - PREFINISHED METAL FLASHING
 - PREFINISHED METAL LOUVRES
 - BUILDING SIGNAGE
 - ENTRANCE CANOPY
 - MATERIAL REVEAL
 - OVERHEAD GARAGE / SERVICE DOOR
 - MURAL WALL SIGNAGE
 - FIRE DEPARTMENT CONNECTION
 - SANDBLASTED CONCRETE PANEL CLADDING
 - TRANSLUCENT PRIVACY FILM

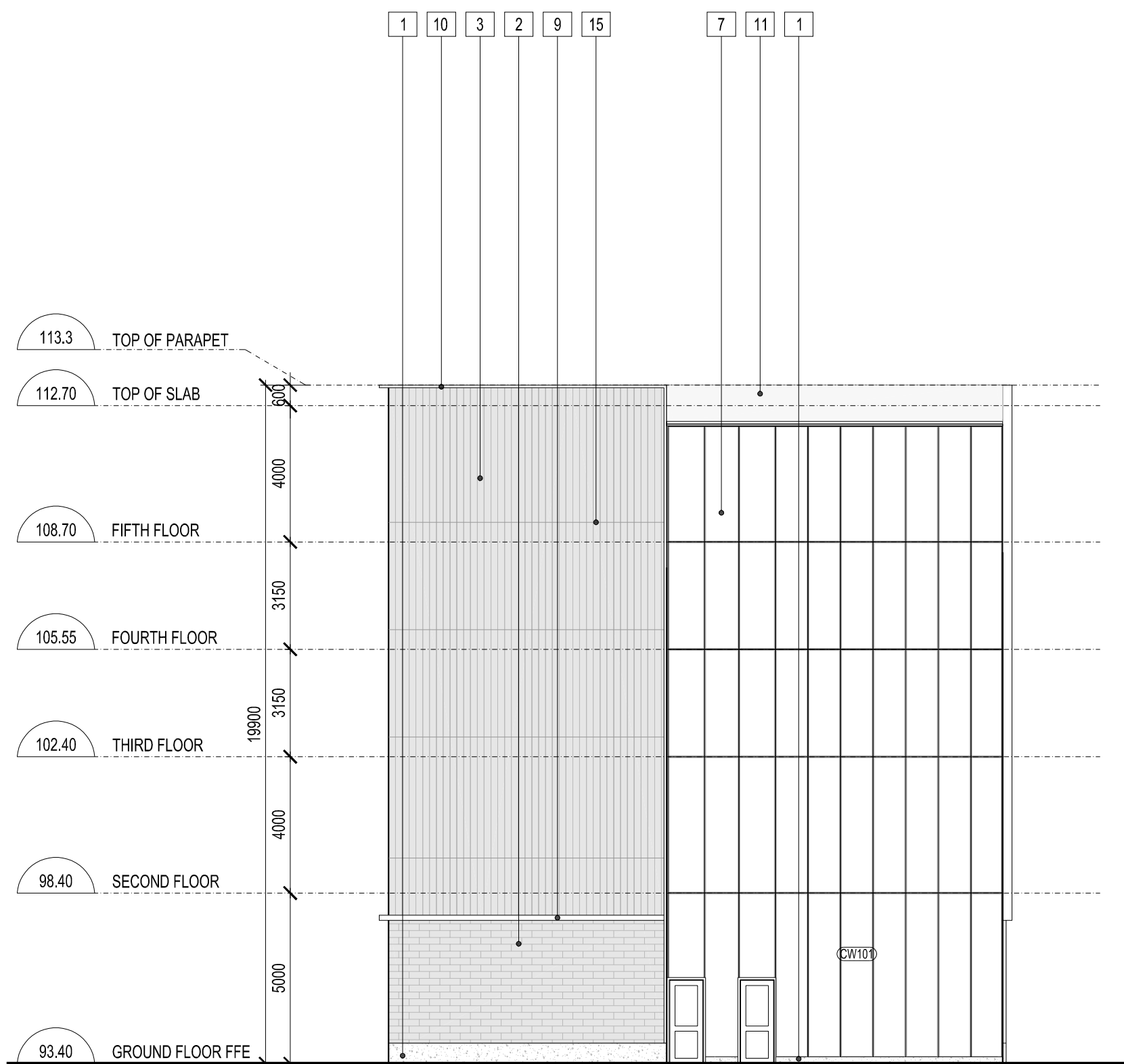
KEY PLAN



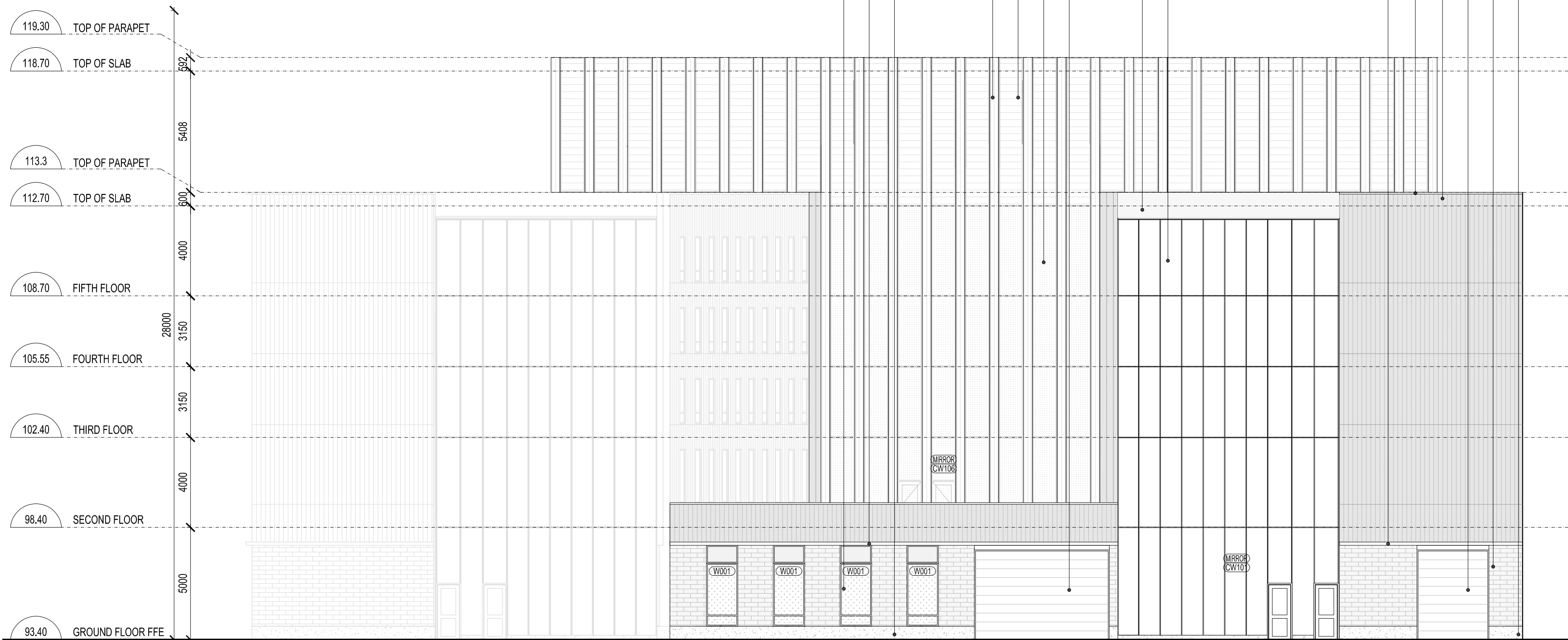
4 NORTH ELEVATION
A304 1:150



3 NORTH-WEST ELEVATION
A304 1:150



2 SOUTH-WEST ELEVATION
A304 1:150



1 SOUTH ELEVATION
A304 1:150

6	2024-07-12	SPA PHASE 3 REVIEW
5	2024-04-24	SPA PHASE 3 REVIEW
4	2024-03-07	SPA PHASE 3 REVIEW
3	2023-10-06	COSTING - CLASS D 60%
2	2022-05-17	OPA / ZBLA FINAL
NO.	DATE	DESCRIPTION
ISSUE RECORD		

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE
FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE
AND SHALL INFORM THE ARCHITECTS IMMEDIATELY OF
ANY DISCREPANCY OR VARIATION FROM THE DRAWINGS.
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Ottawa, Ontario, Canada

DRAWING TITLE:

ELEVATIONS

PRINT DATE: 2024-07-11
SCALE: 1:150
PROJECT NO. 17-029
DRAWN BY: NP/FC
CHECKED BY: MT

A304

Plan Number #19174

File Number D07-12-24-0068