



# 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

**DTAH ARCHITECTS LIMITED**  
 50 PARK ROAD  
 TORONTO, ONTARIO  
 M4W 2N5  
 T: 416 968 9479  
 F: 416 968 0687

### STRUCTURAL

**RJC ENGINEERS**  
 100 UNIVERSITY AVENUE  
 TORONTO, ONTARIO  
 M5H 4H2  
 T: 416 977 5335

### MECHANICAL + ELECTRICAL

**SMITH + ANDERSEN**  
 530-1600 CARLING AVE.  
 OTTAWA, ONTARIO  
 K1Z 1G3  
 T: 613 239 1186

### CIVIL

**IBI GROUP**  
 333 PRESTON STREET, SUITE 500  
 OTTAWA, ONTARIO  
 K1S 5N4  
 T: 613 225 1311

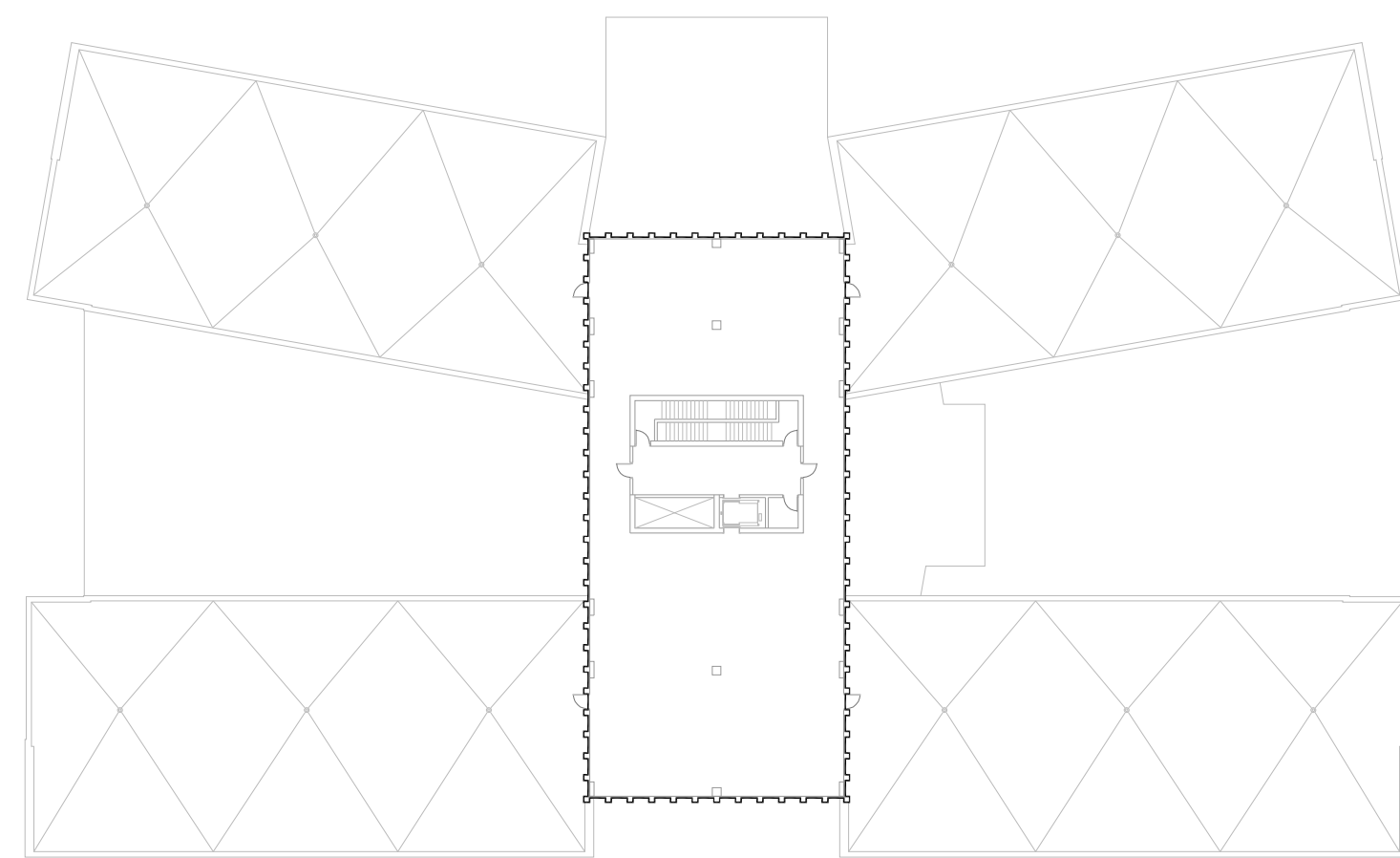
### LANDSCAPE ARCHITECT

**JAMES B. LENNOX & ASSOCIATES INC.**  
 3332 CARLING AVE.  
 OTTAWA, ONTARIO  
 K2H 5A8  
 T: 613 722 5168  
 F: 1 866 343 3942

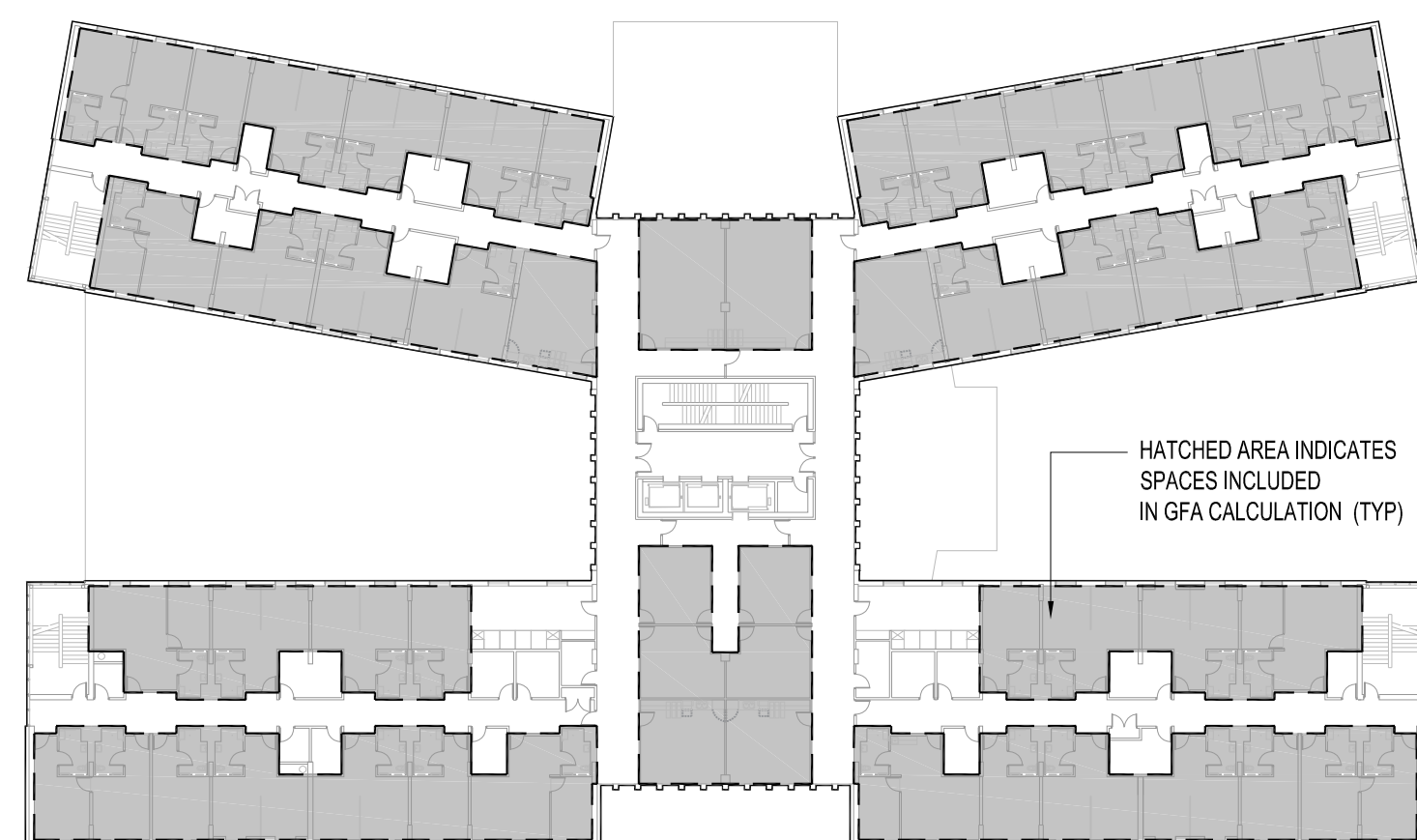
### DRAWING LIST

- 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

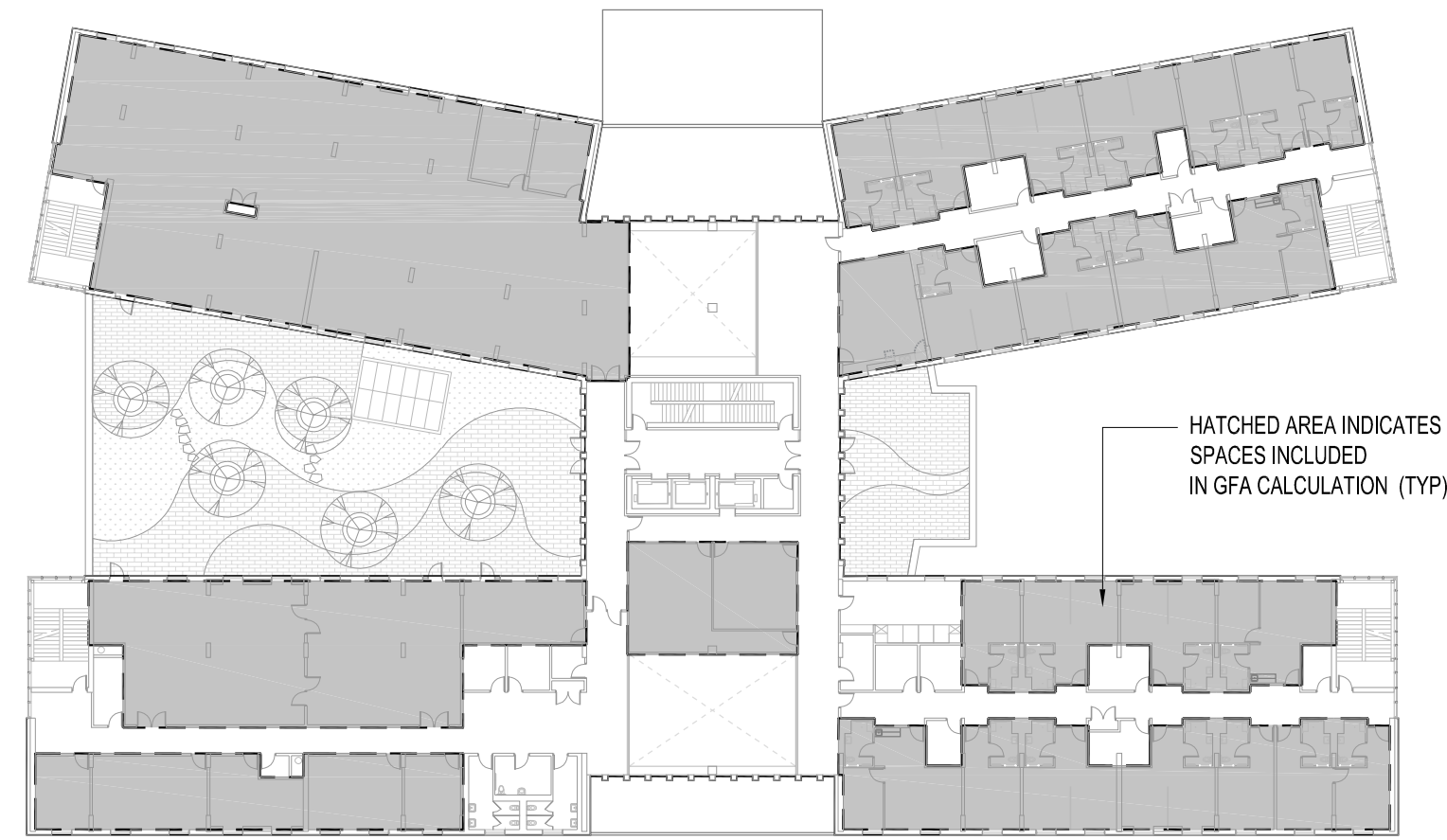




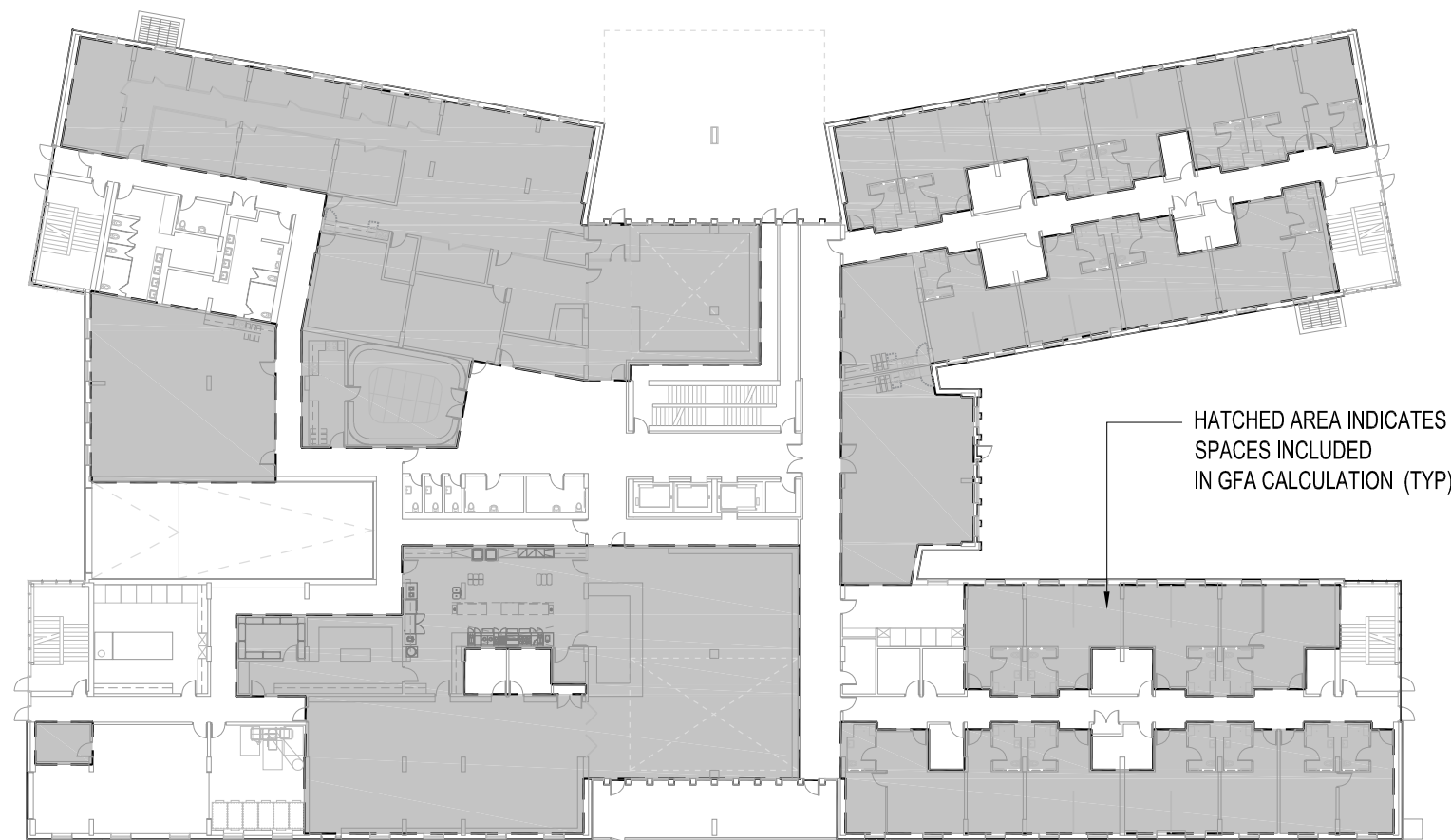
6 MECHANICAL PENTHOUSE | GFA 0m<sup>2</sup> | FOOTPRINT 701m<sup>2</sup>  
A005 1:500



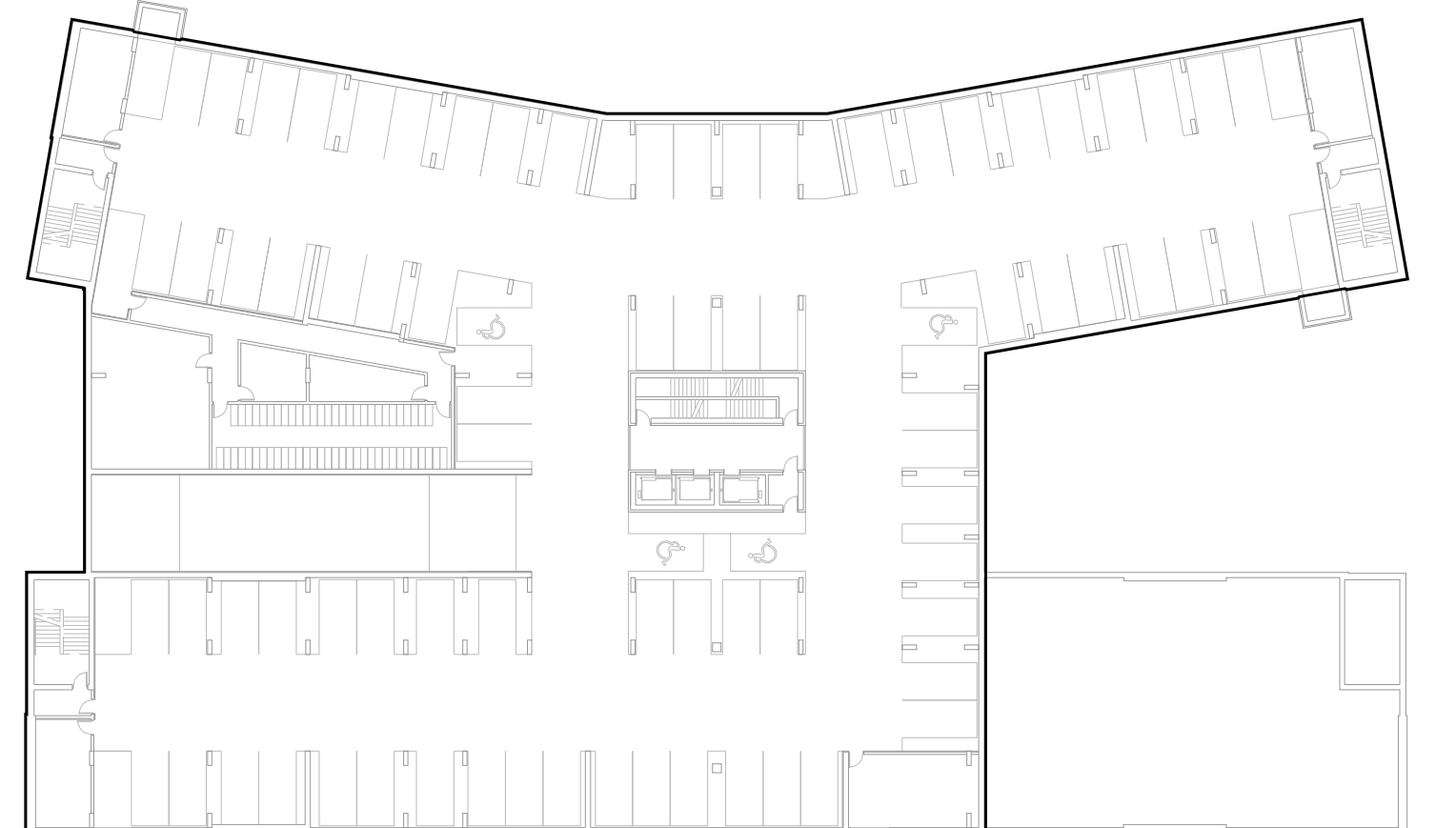
5 TYPICAL FLOOR PLAN | GFA 2,158m<sup>2</sup> | FOOTPRINT 3,489m<sup>2</sup>  
A005 1:500



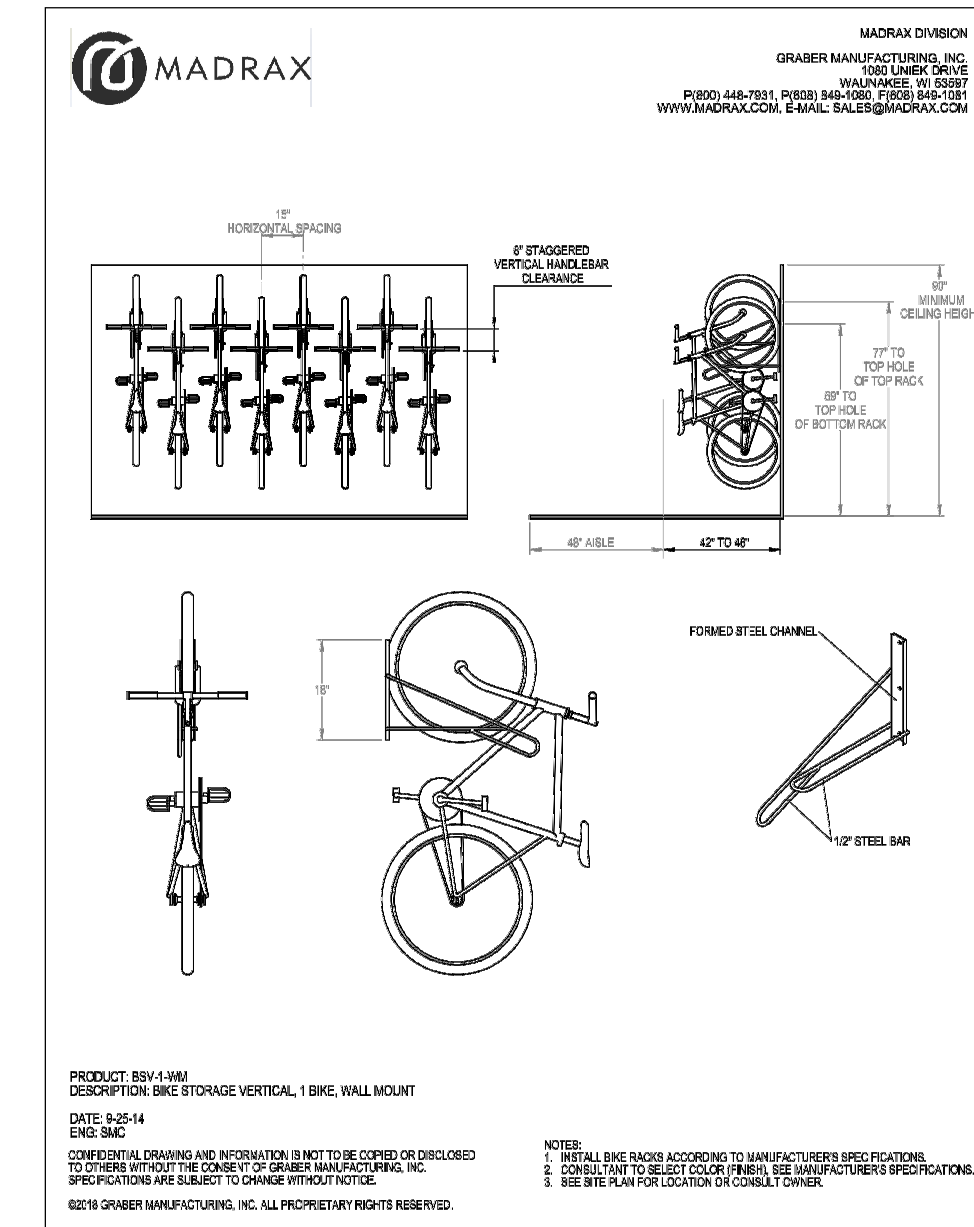
4 SECOND FLOOR | GFA 2,131m<sup>2</sup> | FOOTPRINT 3,489m<sup>2</sup>  
A005 1:500



3 GROUND FLOOR | GFA 2,511m<sup>2</sup> | FOOTPRINT 4,190m<sup>2</sup>  
A005 1:500



2 BASEMENT FLOOR PLAN | GFA 0m<sup>2</sup> | FOOTPRINT 3,890m<sup>2</sup>  
A005 1:500



7 BICYCLE PARKING DETAILS  
A005 NTS

**Site Statistics**

Lot Area (m <sup>2</sup> )	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 (m <sup>2</sup> )	2,936.4

**Floor Area Summary (m<sup>2</sup>):**

	Total (m <sup>2</sup> )	P1	GF	2F	3F	4F	5F	Mech.
Footprint Area (rounded)	3,890	4,190	3,489	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	44	
Number of Beds	350	43	43	88	88	88	88	
Number of Resident Washrooms (toilet + sink + shower)	176	22	22	44	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  
*No GFA used for medical, health or personal services*  
 Bike Parking Spaces (0.25 per unit) (0.25 per staff) (69 Req.): 70

**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

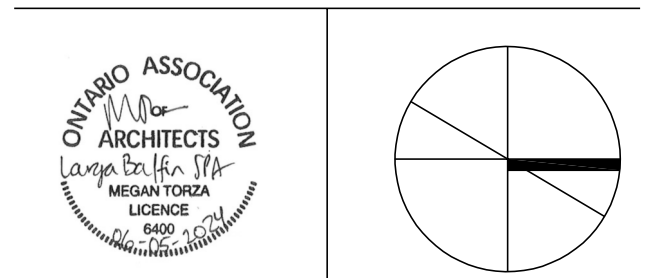
1 STATISTICS  
A005 NTS

NO.	DATE	DESCRIPTION
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

**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. DO NOT SCALE THE DRAWINGS.  
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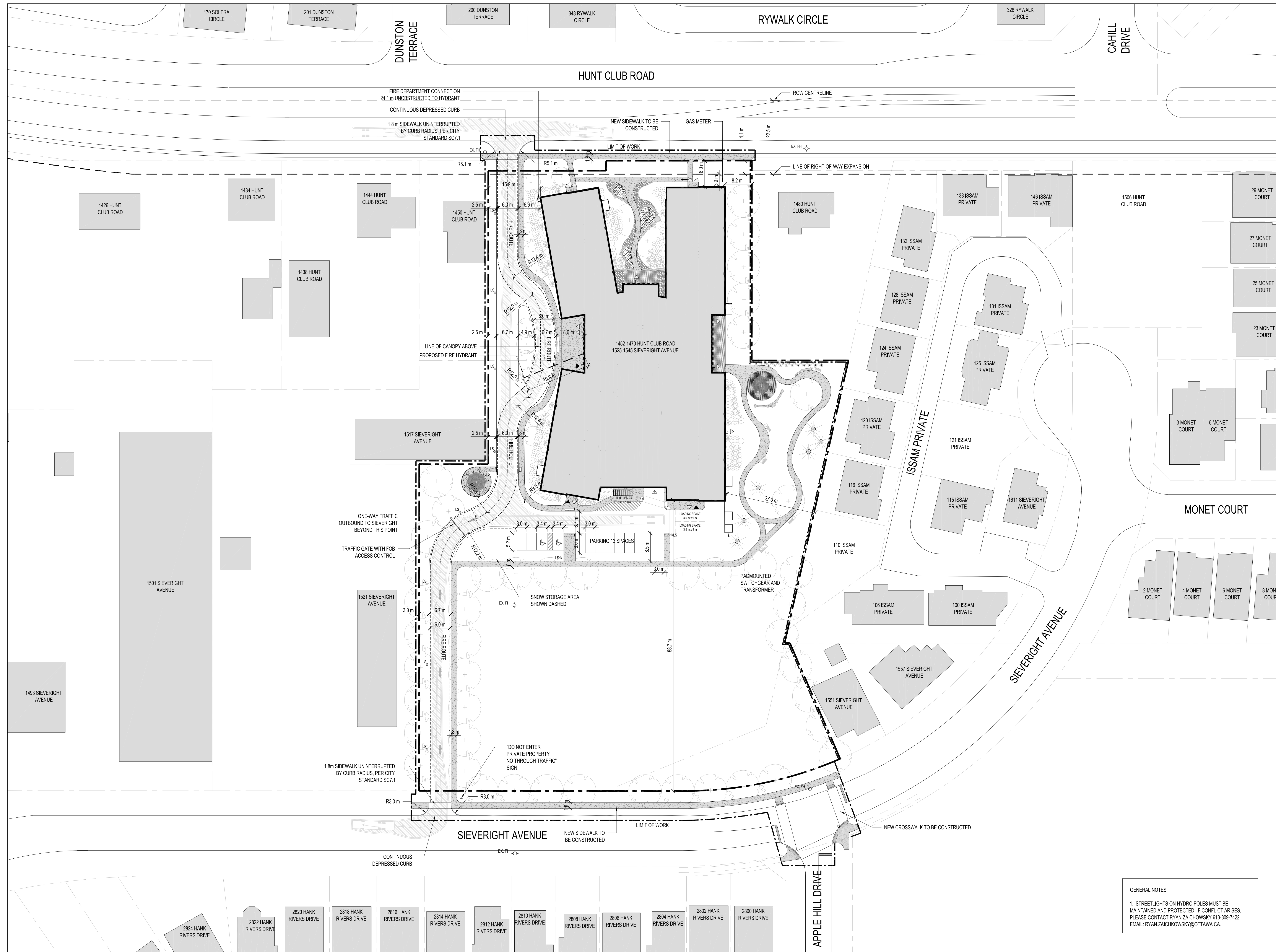


**LARGA BAFFIN**  
 1452-1470 Hunt Club Road  
 1525-1545 Sieveright Avenue  
 Ottawa, Ontario, Canada

DRAWING TITLE:  
**PROJECT INFORMATION**

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





**LEGEND**

- PROPERTY LINE
- - - LIMIT OF WORK LINE
- ⊕ EX. FH EXISTING FIRE HYDRANT
- ⊕ FH PROPOSED FIRE HYDRANT
- LS LIGHT STANDARD, REFER TO ELECTRICAL
- ▭ NEW CONCRETE SIDEWALK
- ▭ TWIS WITH CONTINUOUS DEPRESSED CURB
- ▲ BUILDING ENTRANCE
- △ BUILDING EXIT
- △ PARKING ENTRANCE

**SURVEY CREDIT**

LOT REFERENCE: PART OF LOTS 4 AND 5 REGISTERED PLAN 141 CITY OF OTTAWA

AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.

14 CONCOURSE GATE  
SUITE 500  
NEPEAN, ON, K2E 7S6  
PHONE: 613-727-0850  
EMAIL: NEPEAN@AOVLTD.COM

DATED JULY 9th, 2021

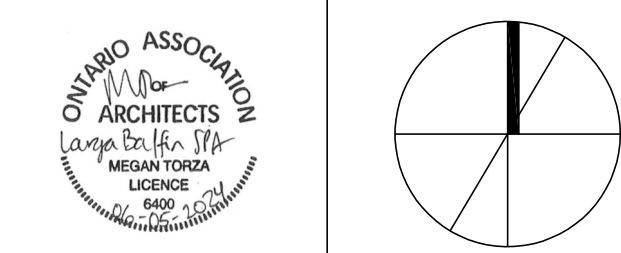
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Ottawa, Ontario, Canada

DRAWING TITLE:  
**SITE PLAN**

PRINT DATE: 2024-07-23  
SCALE: 1:500  
PROJECT NO. 17-029  
DRAWN BY:  
CHECKED BY: MT

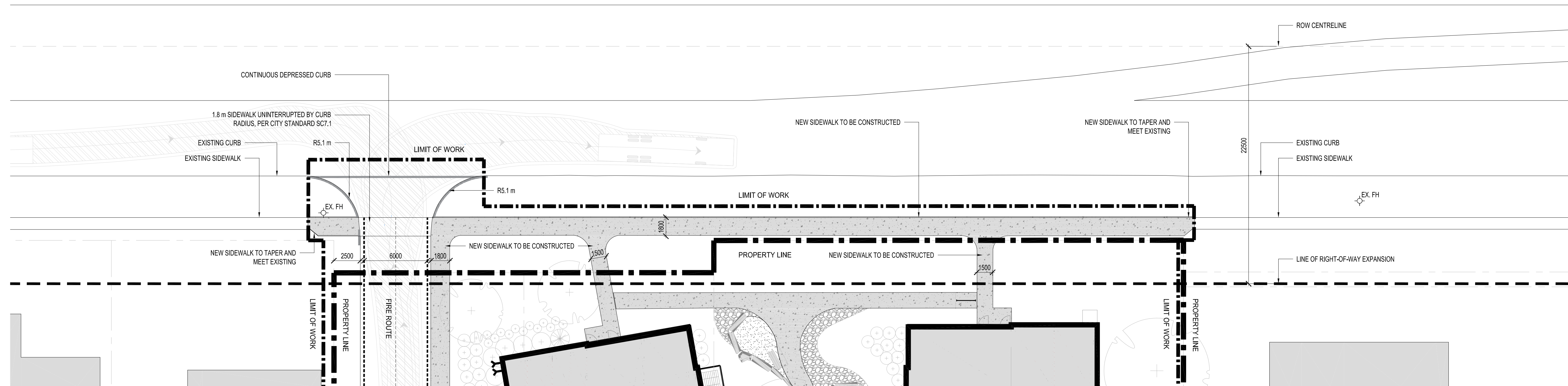
**GENERAL NOTES**

1. STREETLIGHTS ON HYDRO POLES MUST BE MAINTAINED AND PROTECTED. IF CONFLICT ARISES, PLEASE CONTACT RYAN ZAICHOWSKY 613-809-7422 EMAIL: RYAN.ZAICHOWSKY@OTTAWA.CA.

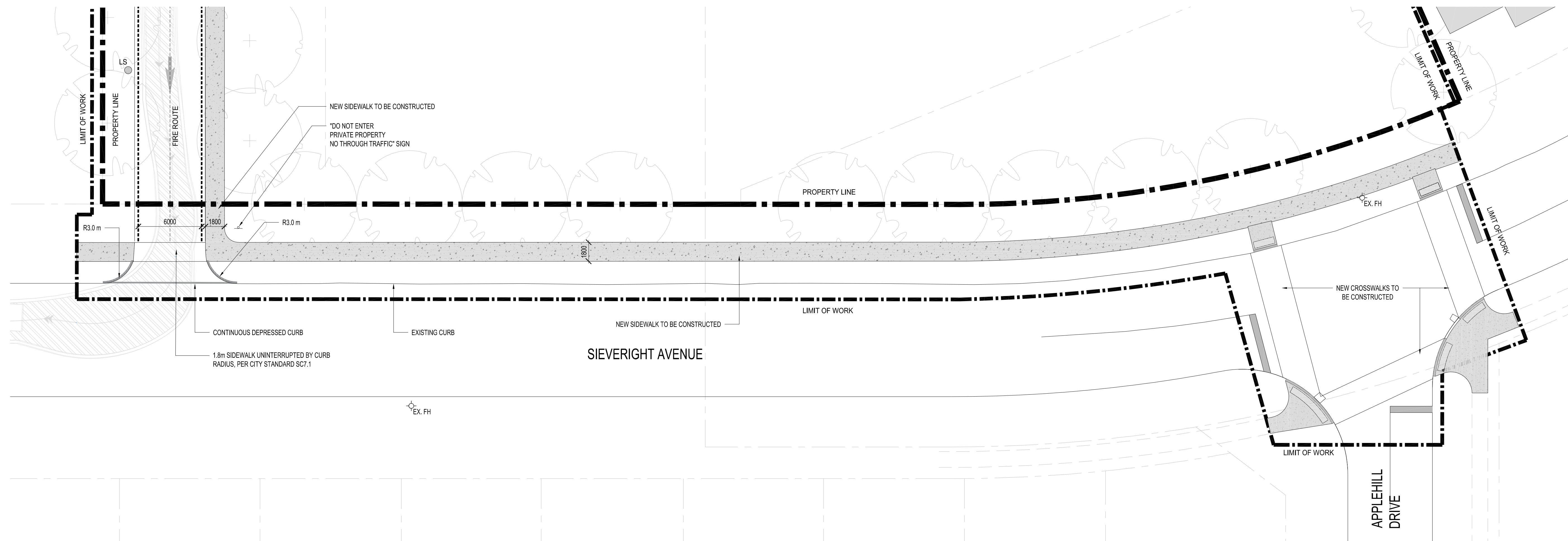
**A100**



HUNT CLUB ROAD



2 PROPOSED CONSTRUCTION IN THE RIGHT OF WAY AT HUNT CLUB ROAD  
A101 1:200



1 PROPOSED CONSTRUCTION IN THE RIGHT OF WAY AT SIEVERIGHT AVENUE  
A101 1:200

**LEGEND**

	PROPERTY LINE
	LIMIT OF WORK LINE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	LIGHT STANDARD, REFER TO ELECTRICAL
	NEW CONCRETE SIDEWALK
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EMAIL: NEPEAN@AOV.LTD.COM

DATED JULY 9th, 2021

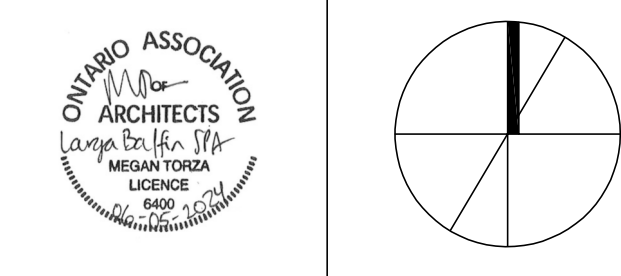
NO.	DATE	DESCRIPTION
1	2024-07-12	SPA PHASE 3 REVIEW

**ISSUE RECORD**

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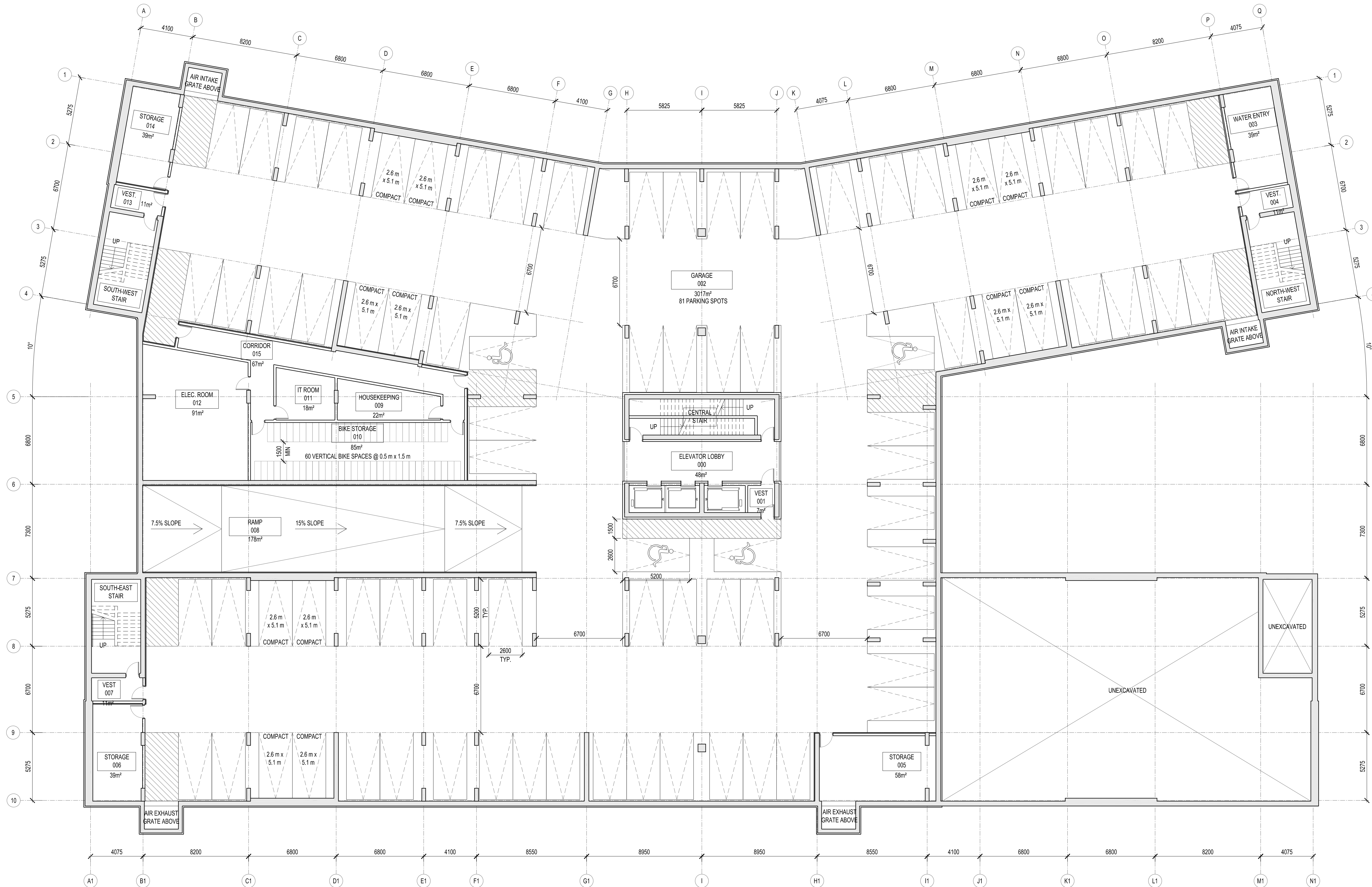
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DRAWING TITLE:  
**PROPOSED RIGHT OF WAY CONSTRUCTION**

PRINT DATE: 2024-07-23  
SCALE: 1:200  
PROJECT NO. 17-029  
DRAWN BY:  
CHECKED BY: MT

**A101**





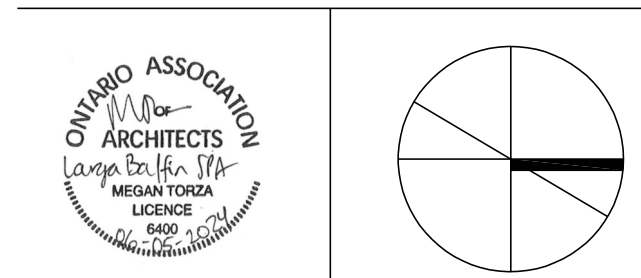
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6	2024-07-12	SPA PHASE 3 REVIEW
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4	2024-03-07	SPA PHASE 3 REVIEW
3	2023-10-06	COSTING - CLASS D 60%
2	2022-05-17	OPA / ZBLA FINAL

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DRAWING TITLE:  
**PARKING LEVEL PLAN**

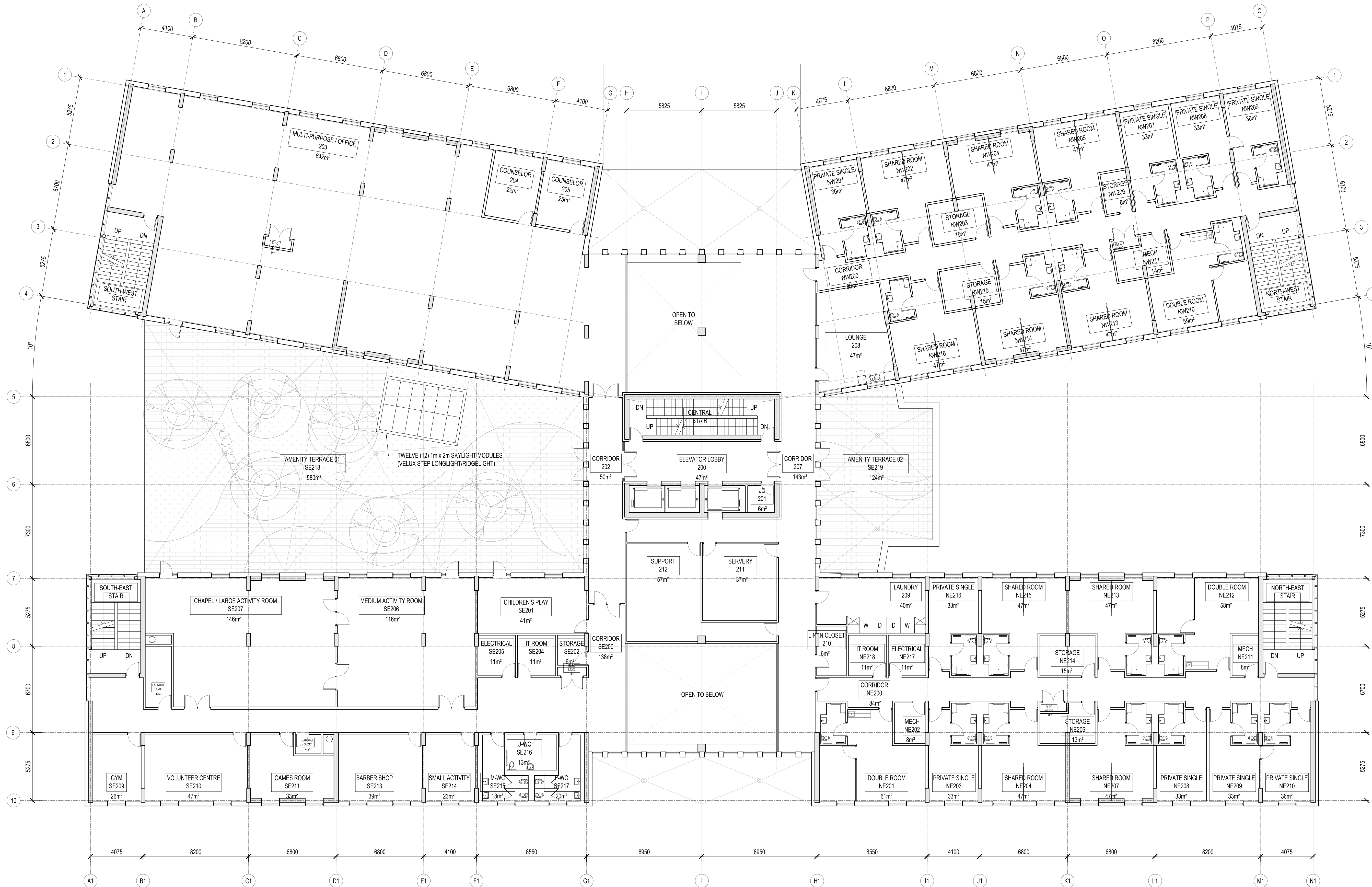
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**A200**









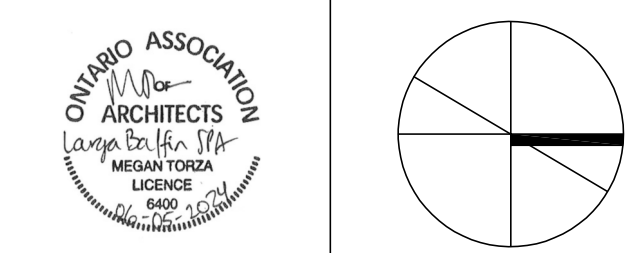
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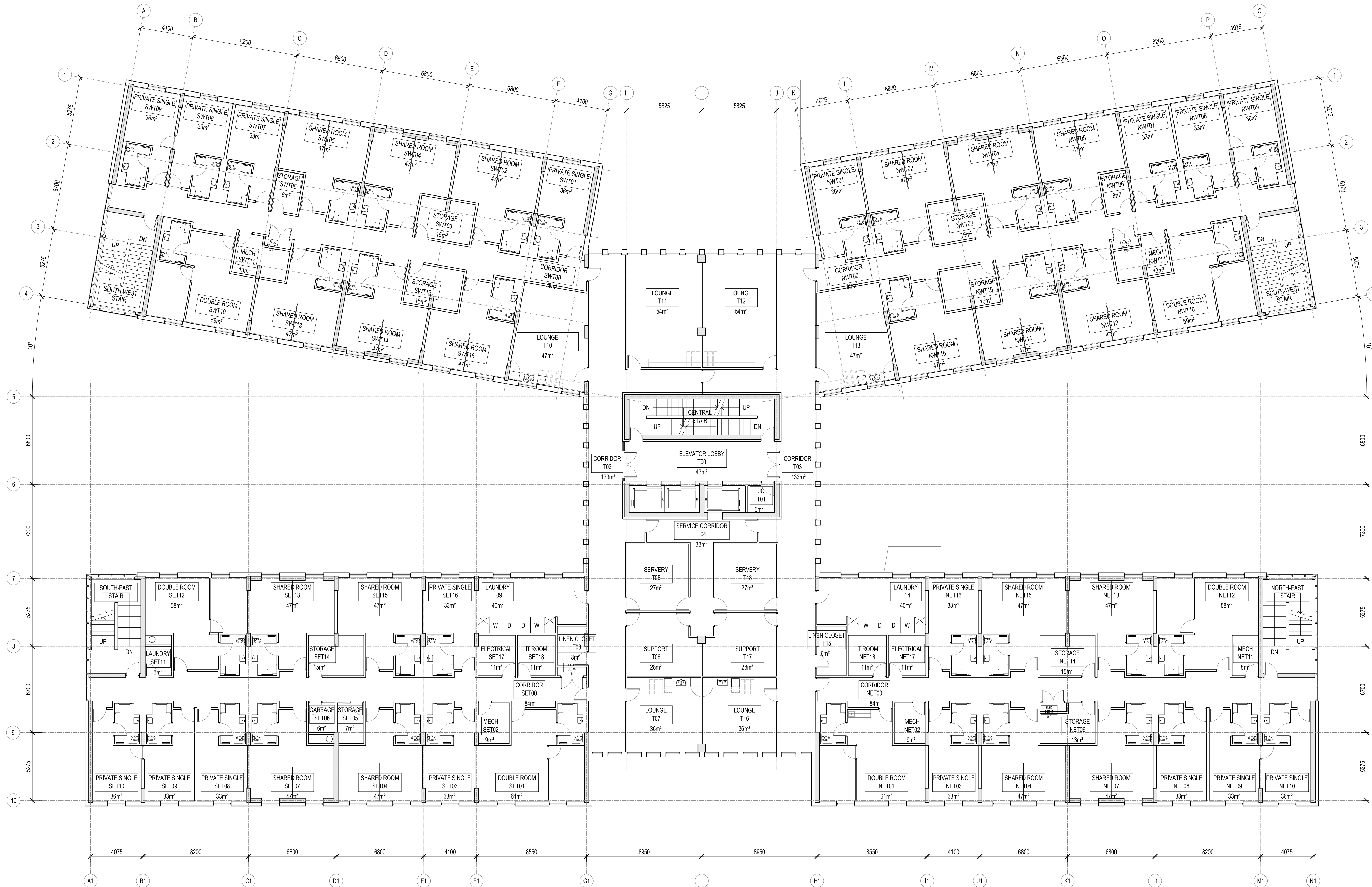
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DRAWING TITLE:  
**SECOND LEVEL PLAN**

PRINT DATE: 2024-07-12  
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 PROJECT NO. 17-029  
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**A202**





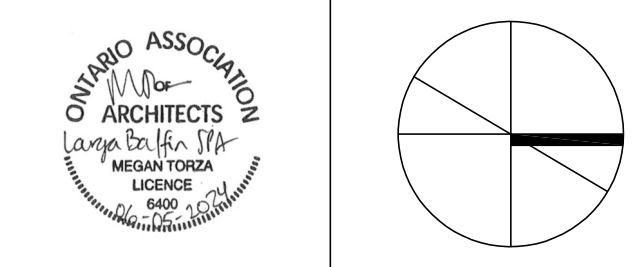
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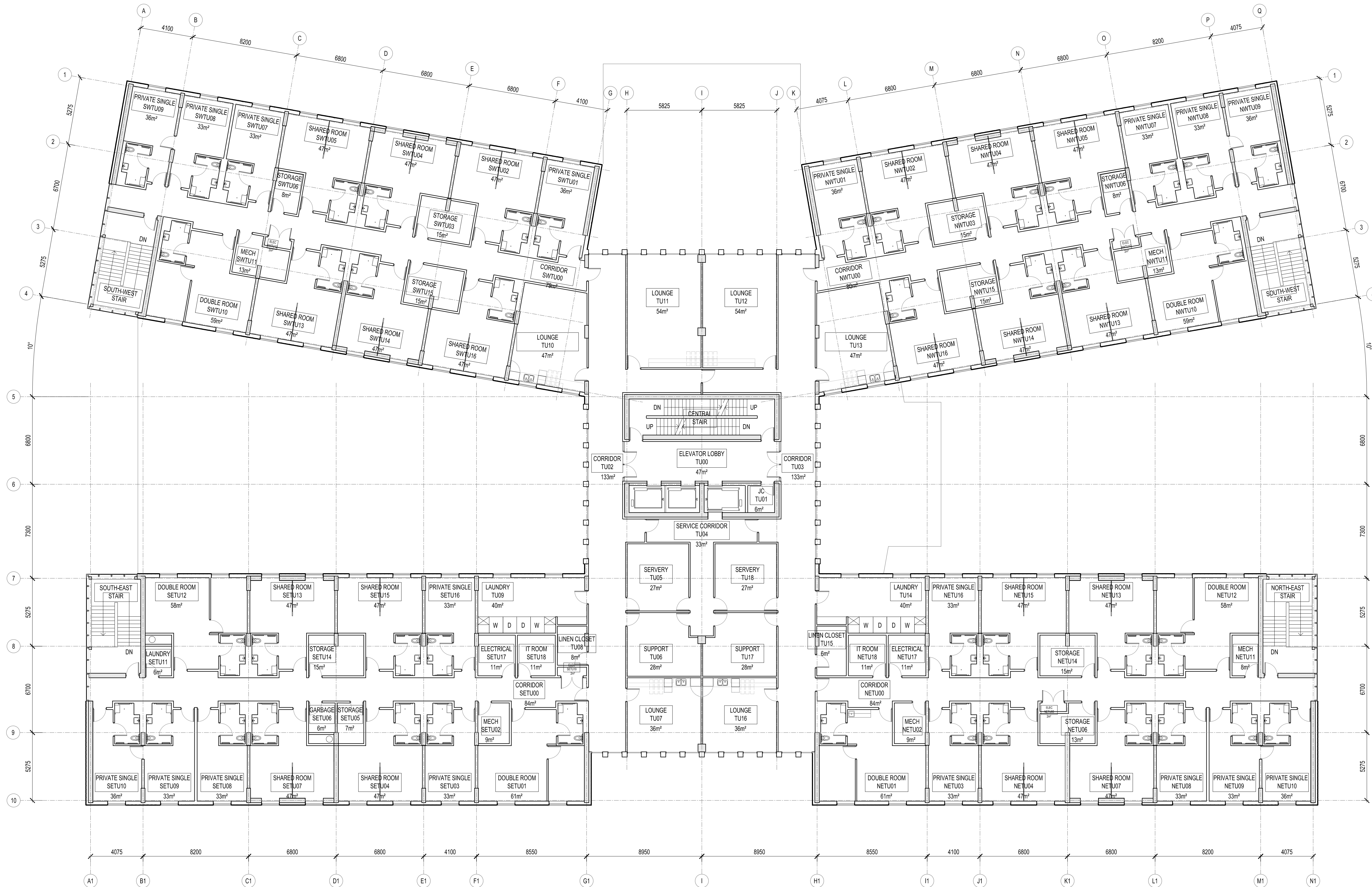
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DRAWING TITLE:  
**THIRD AND FOURTH  
 LEVEL PLAN**

PRINT DATE: 2024-07-11  
 SCALE: 1:150  
 PROJECT NO. 17-029  
 DRAWN BY: NP/FC  
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**A203**





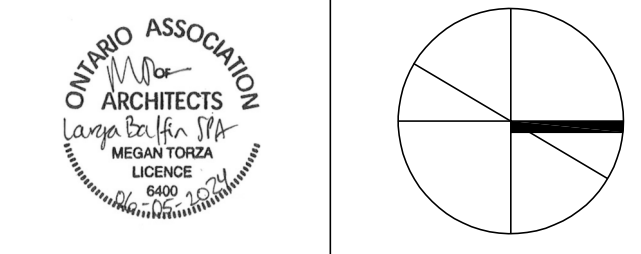
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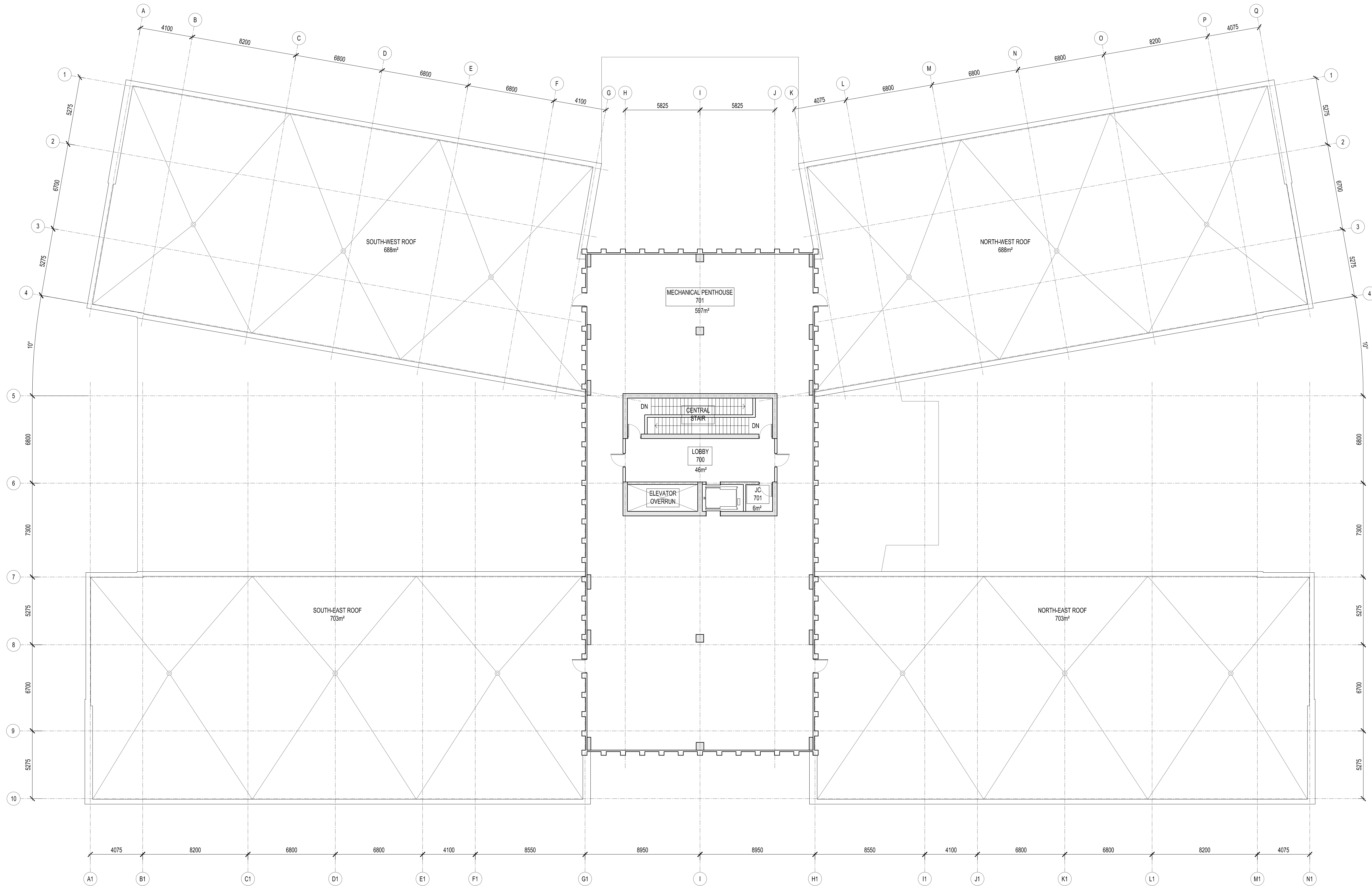
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 1525-1545 Sieveright Avenue  
 Ottawa, Ontario, Canada

DRAWING TITLE:  
**FIFTH LEVEL PLAN**

PRINT DATE: 2024-07-12  
 SCALE: 1:150  
 PROJECT NO. 17-029  
 DRAWN BY:  
 CHECKED BY: MT

**A204**





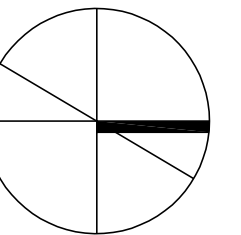
NO.	DATE	DESCRIPTION
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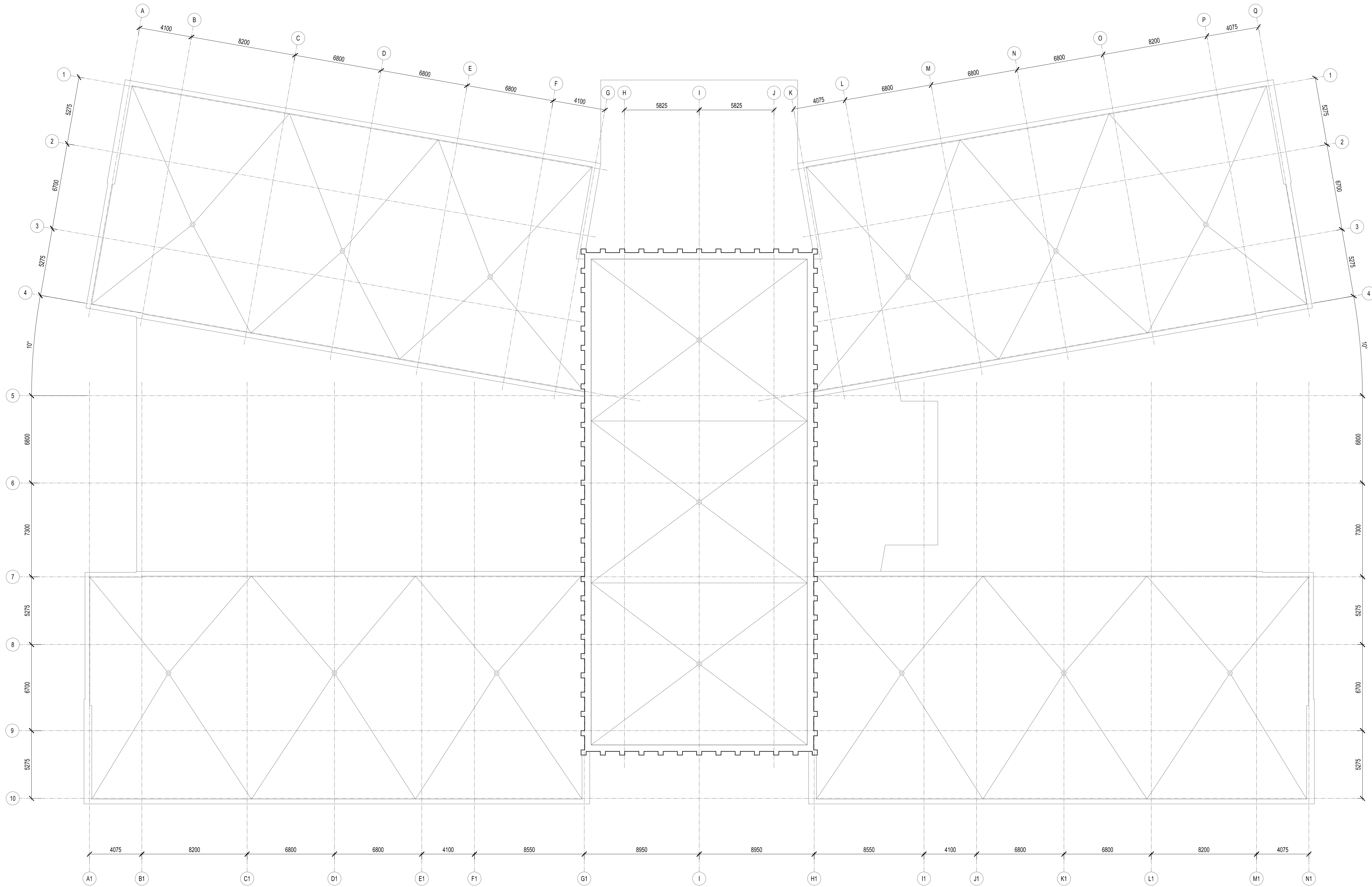
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DRAWING TITLE:  
**MECHANICAL  
 PENTHOUSE PLAN**

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

**A205**



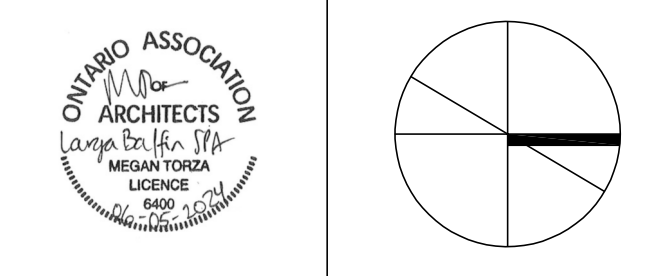


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 DRAWN BY: NP/FC  
 CHECKED BY: MT

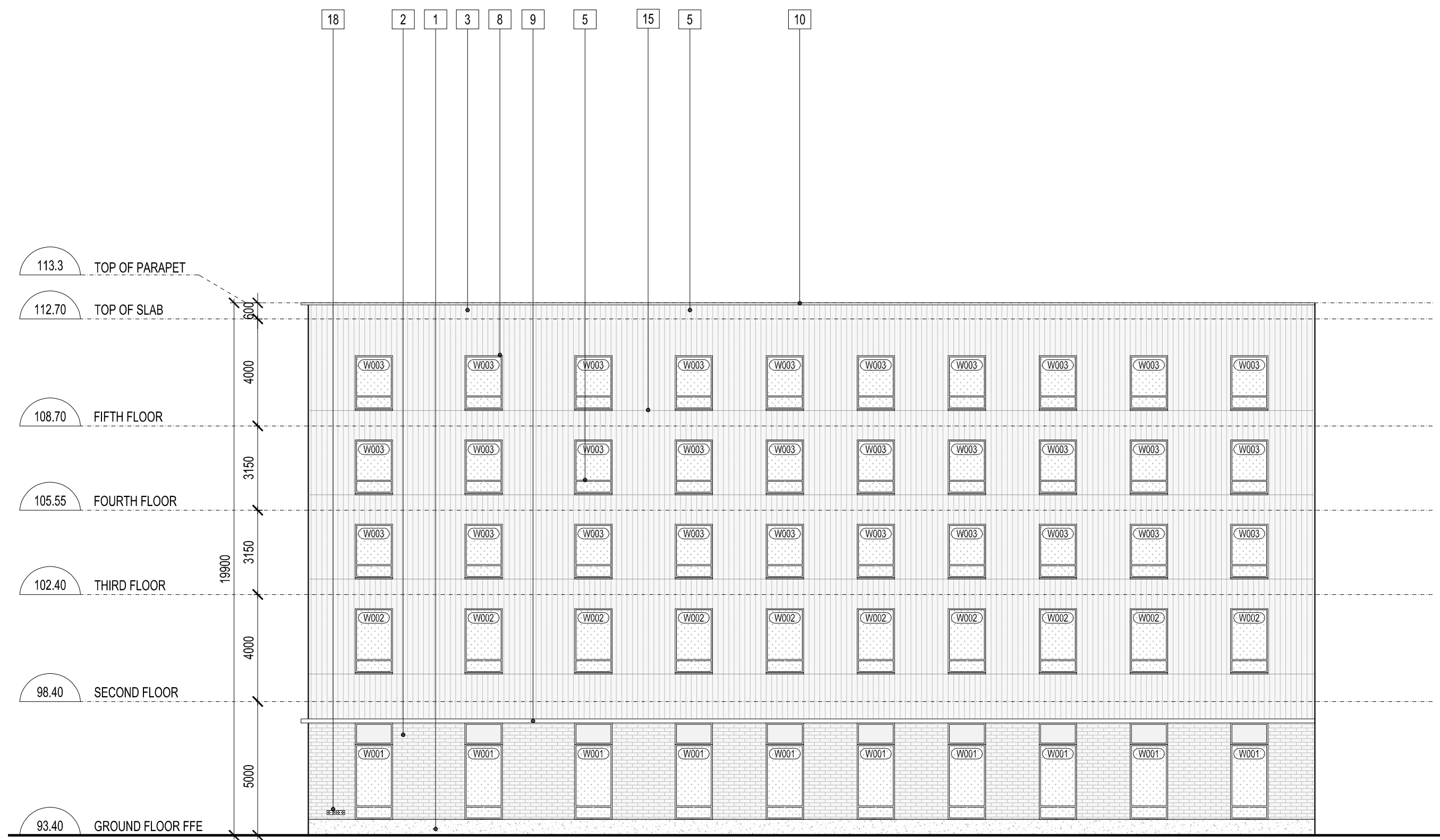
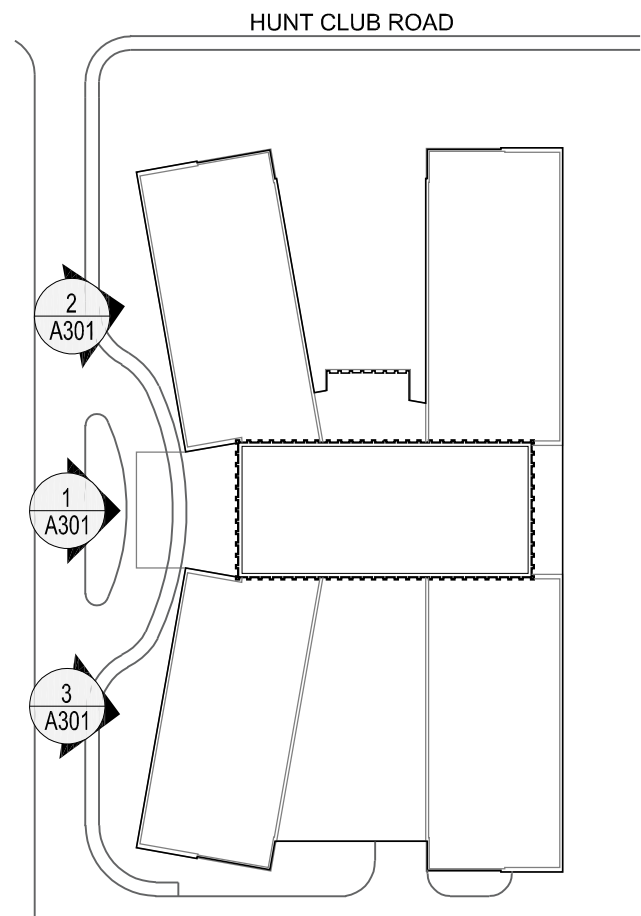
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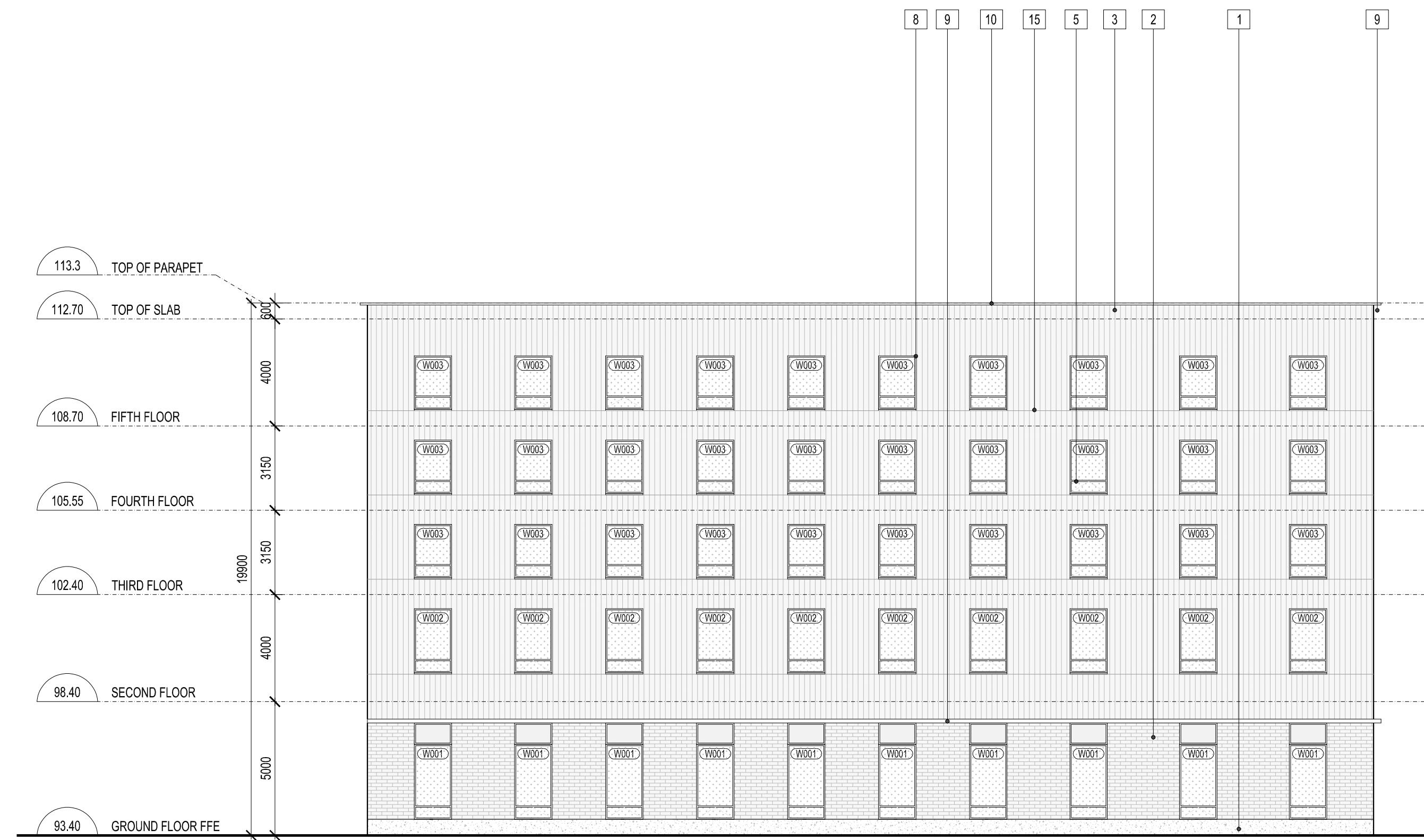
GENERAL NOTE  
ALL GLAZING WITHIN 15M OF FINISHED GRADE TO BE TREATED WITH BIRD-FRIENDLY FRIT PATTERN

- 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

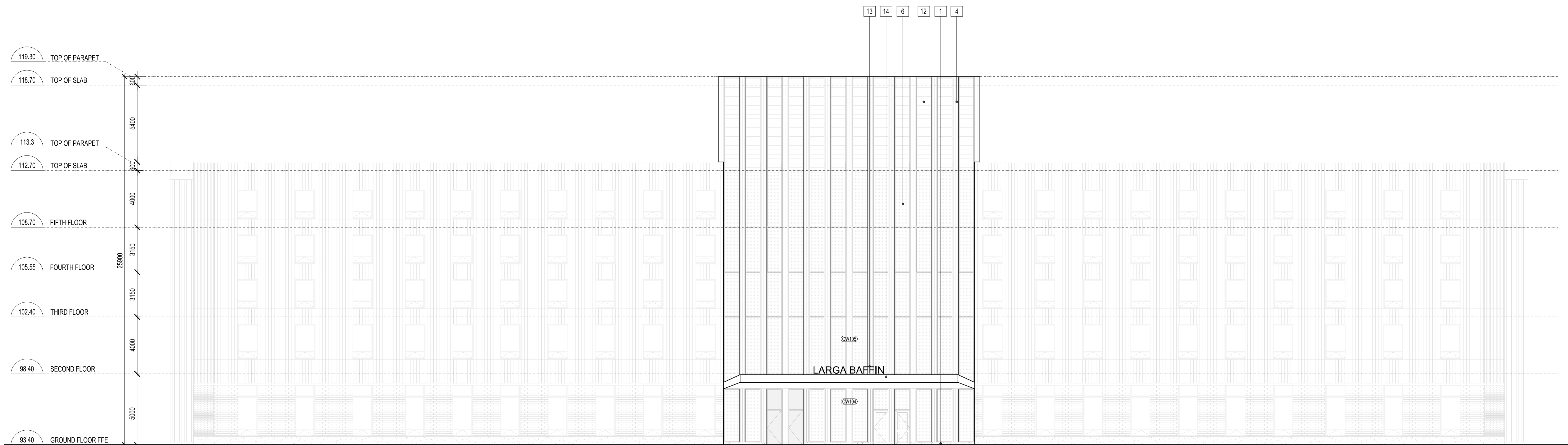
KEY PLAN



2 WEST-NORTH ELEVATION  
A301 1:150



3 WEST-SOUTH ELEVATION  
A301 1:150



1 WEST ELEVATION  
A301 1:150

NO.	DATE	DESCRIPTION
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

ISSUE RECORD

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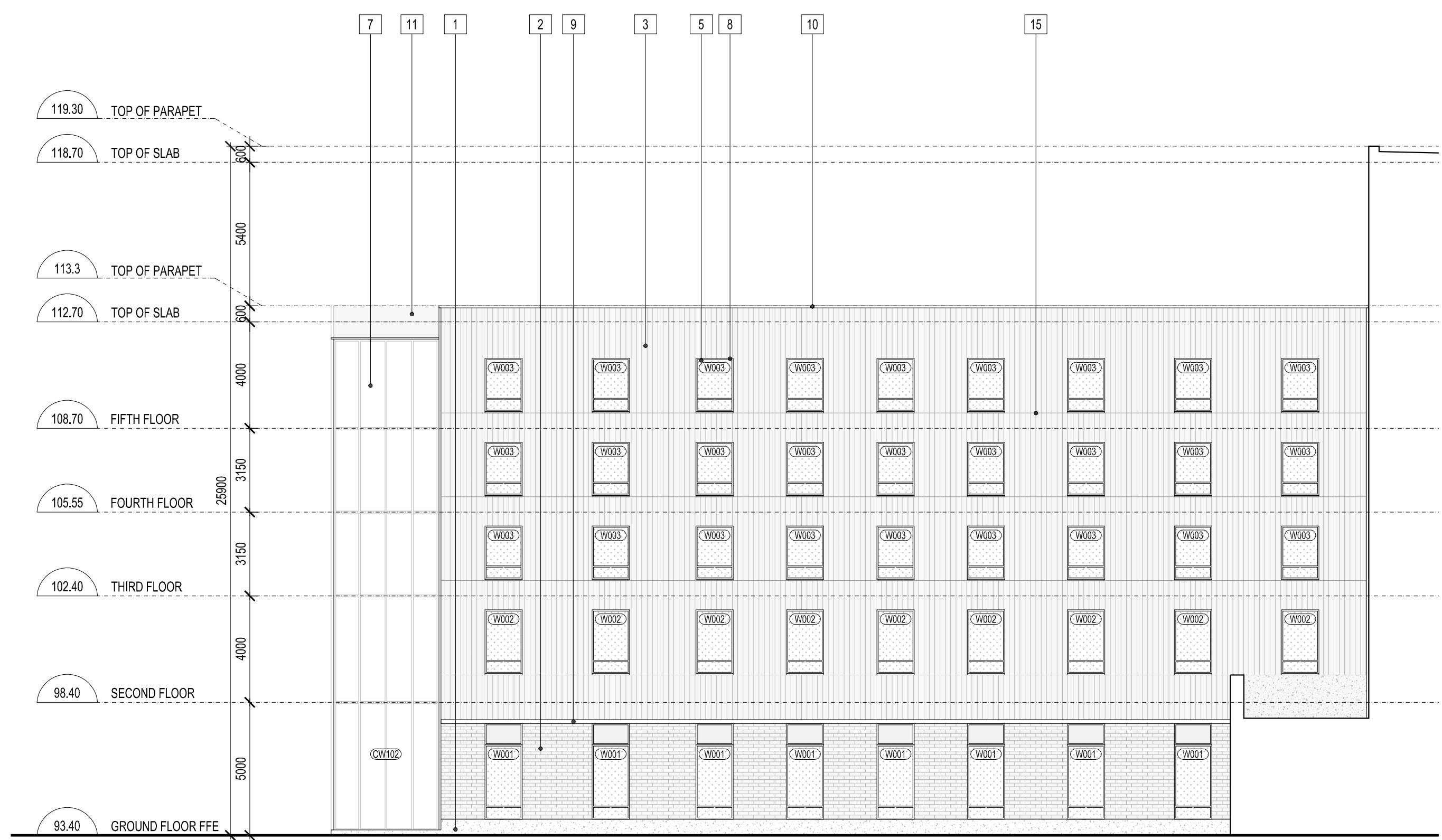
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ELEVATIONS

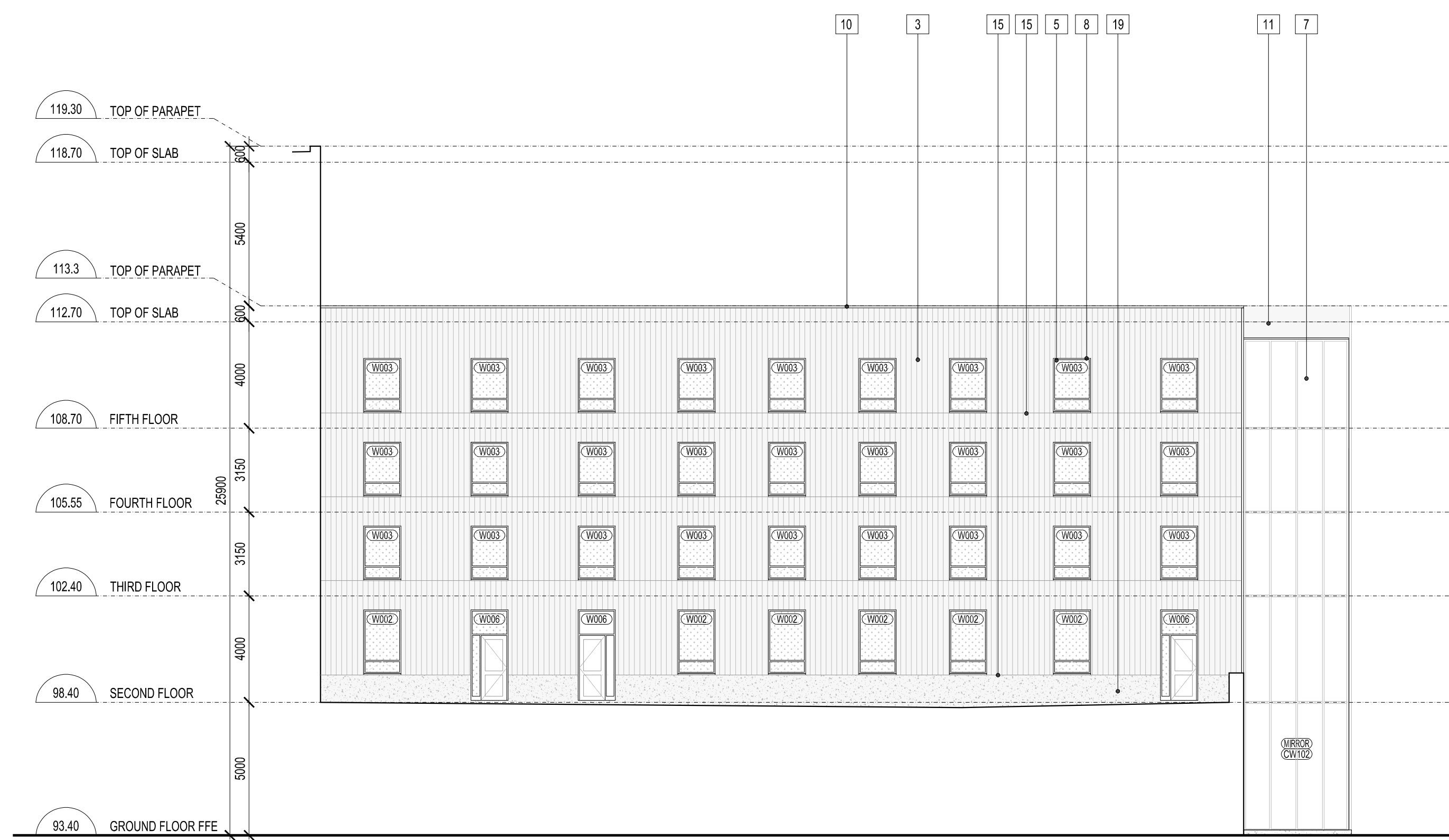
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SCALE: 1:150  
PROJECT NO. 17-029  
DRAWN BY: NP/FC  
CHECKED BY: MT

A301

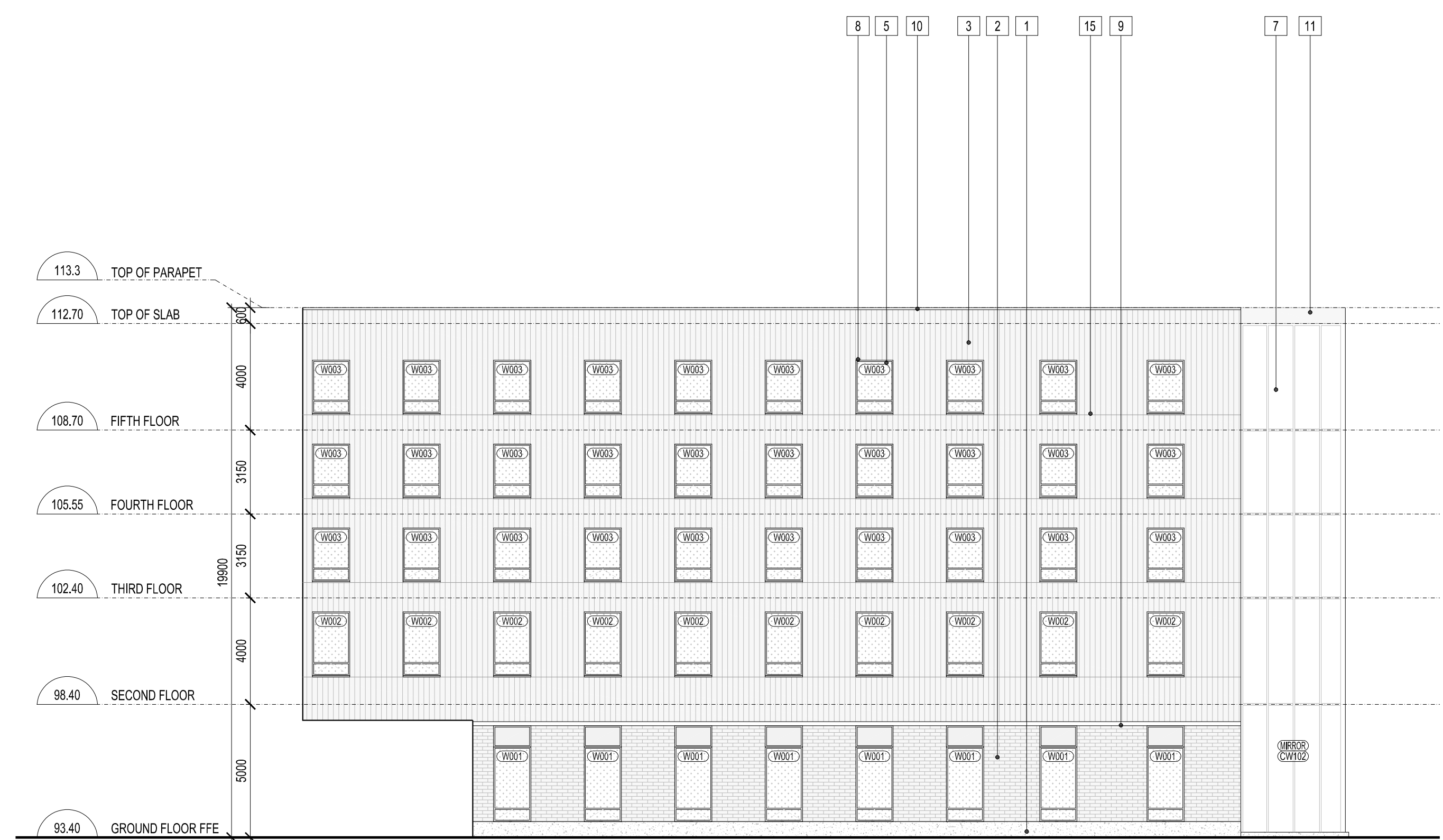




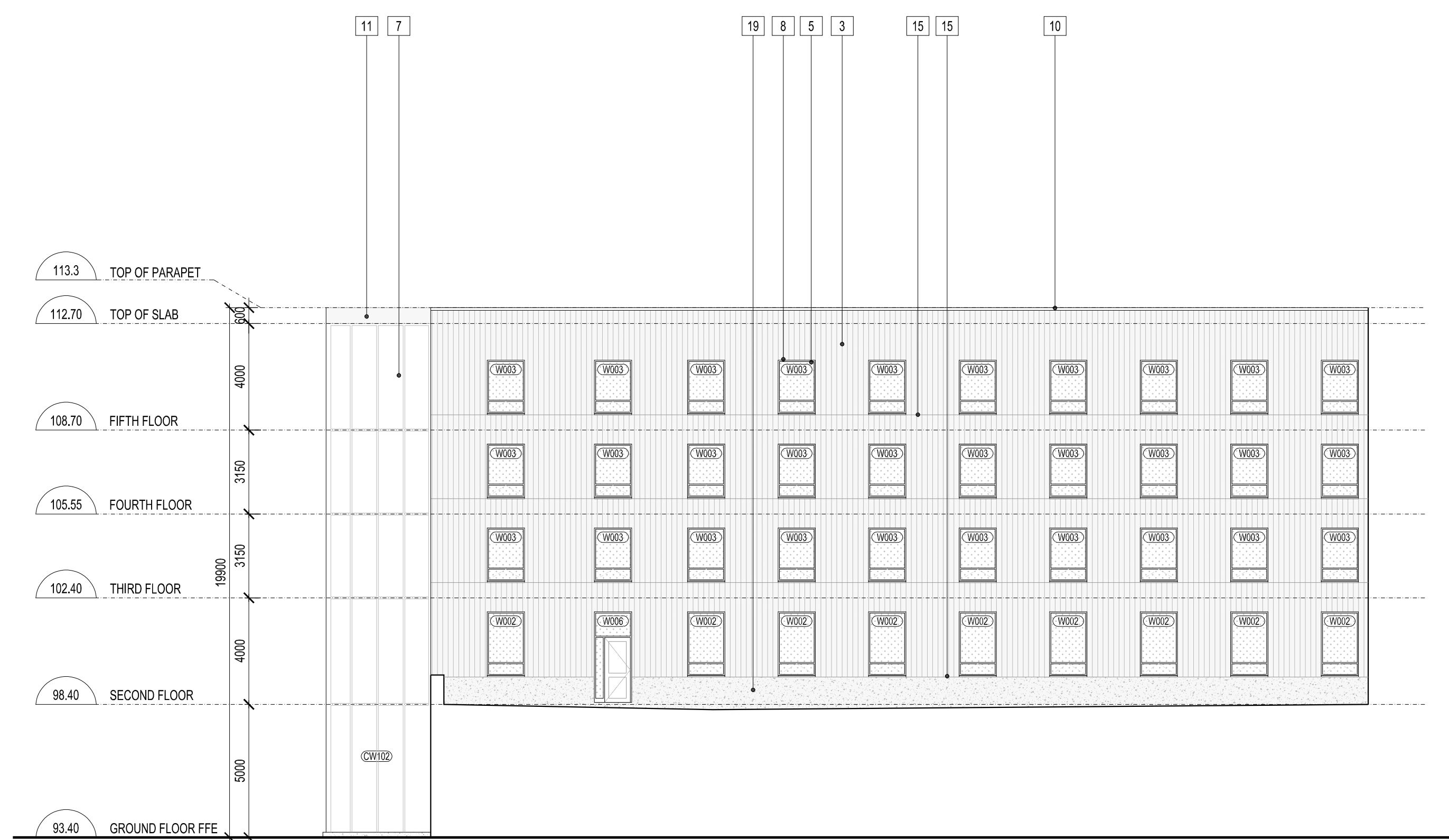
4 COURTYARD WEST ELEVATION  
A302 1:150



3 COURTYARD WEST ELEVATION  
A302 1:150



2 COURTYARD EAST-NORTH ELEVATION  
A302 1:150

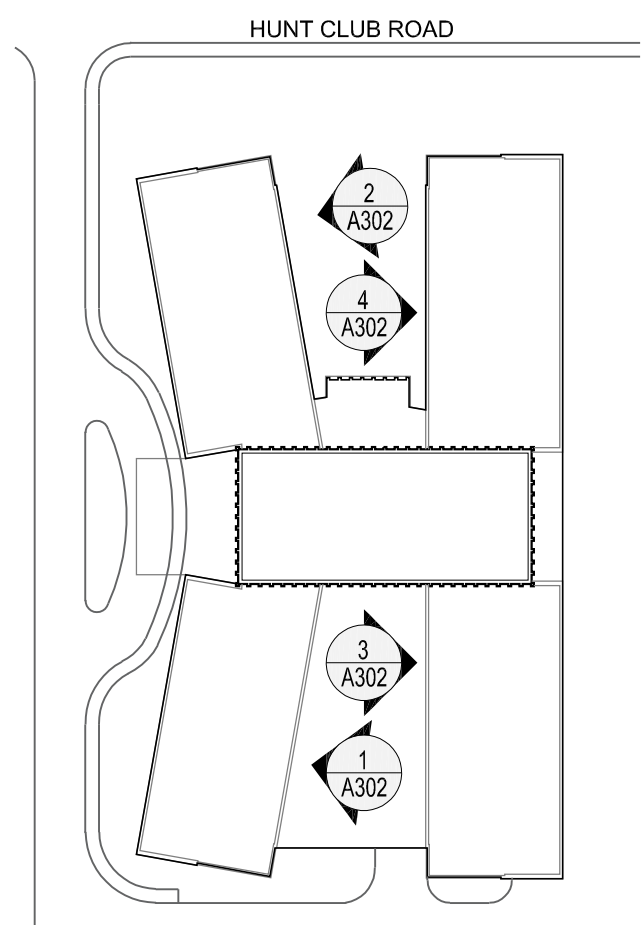


1 COURTYARD EAST-SOUTH ELEVATION  
A302 1:150

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

- LEGEND
- 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



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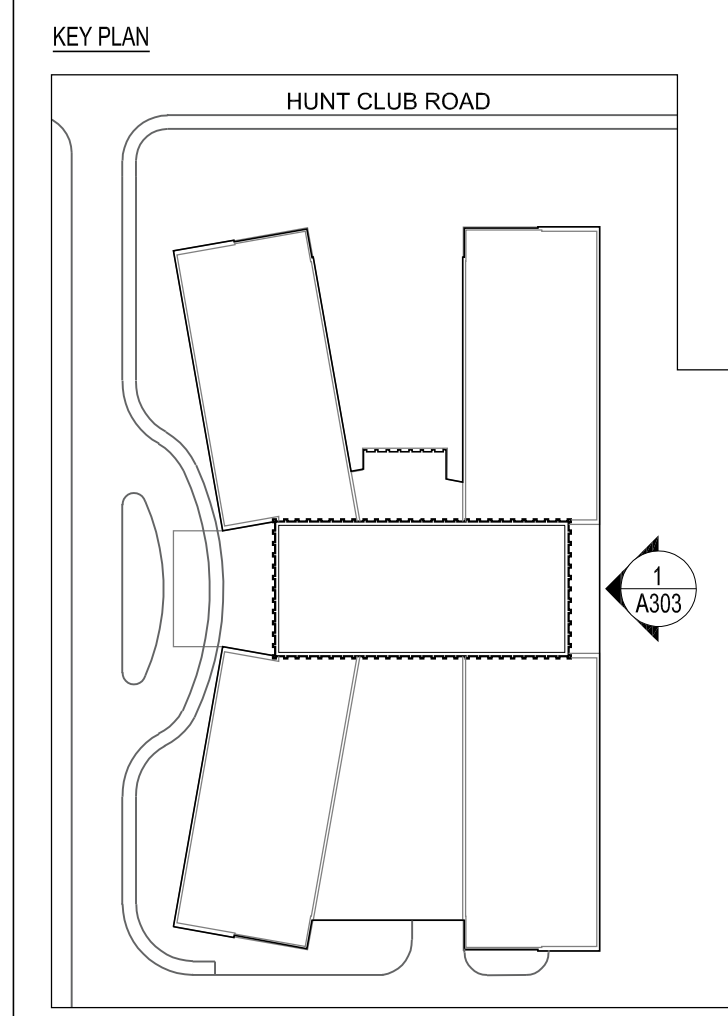
PRINT DATE: 2024-07-11  
SCALE: 1:150  
PROJECT NO. 17-029  
DRAWN BY: NP/FC  
CHECKED BY: MT

**A302**



**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



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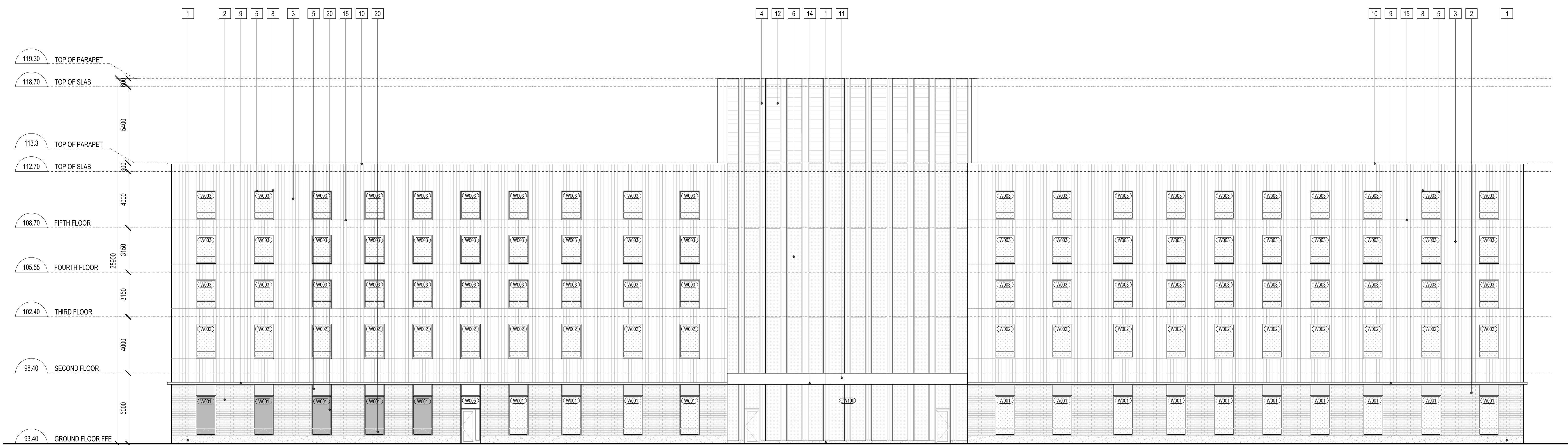


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A303



**1 EAST ELEVATION**  
 1:150



