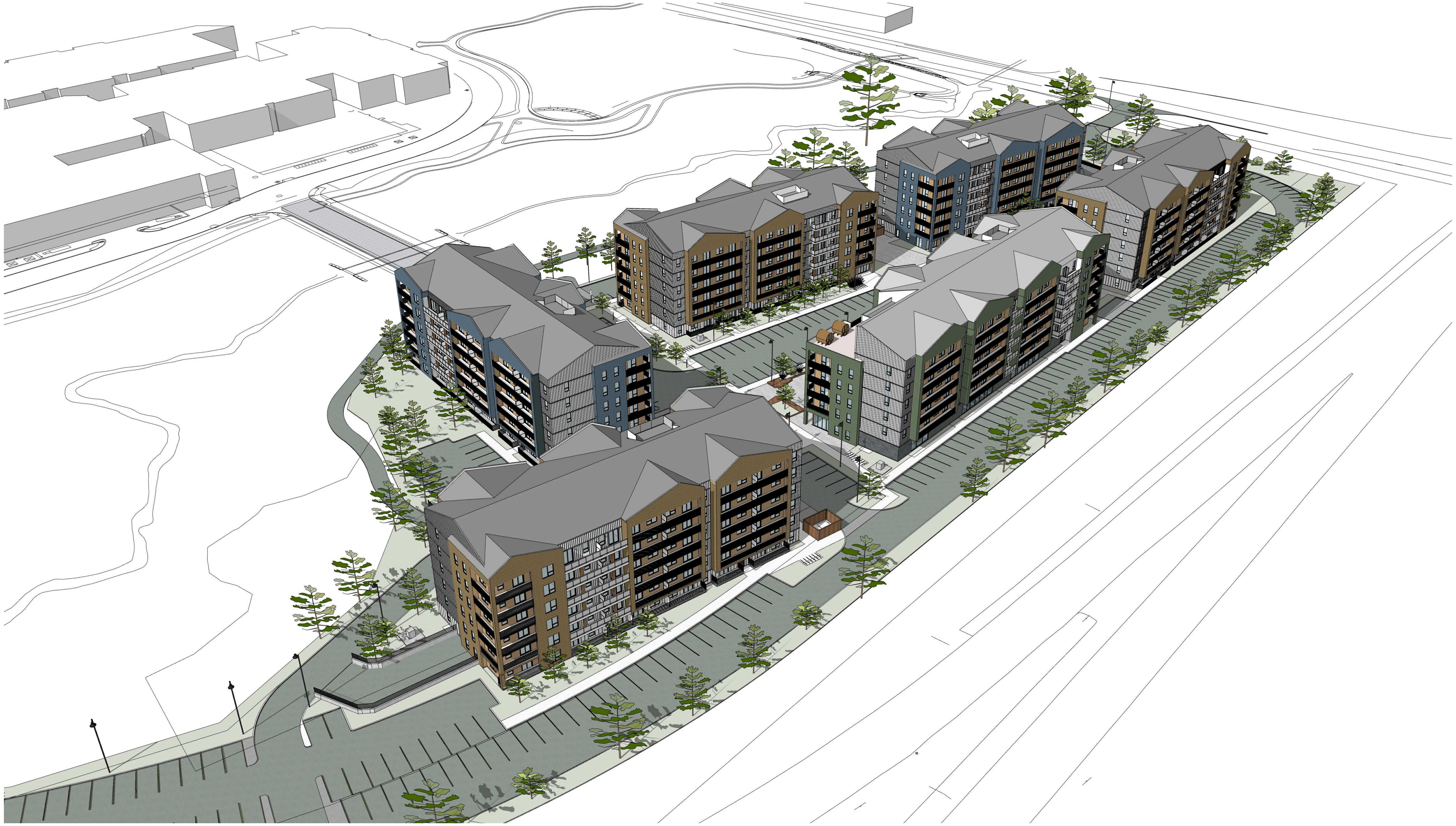
319 HUNTMAR - SITE PLAN

25066 | 319 HUNTMAR DR, KANATA, ON, K2S 0P6

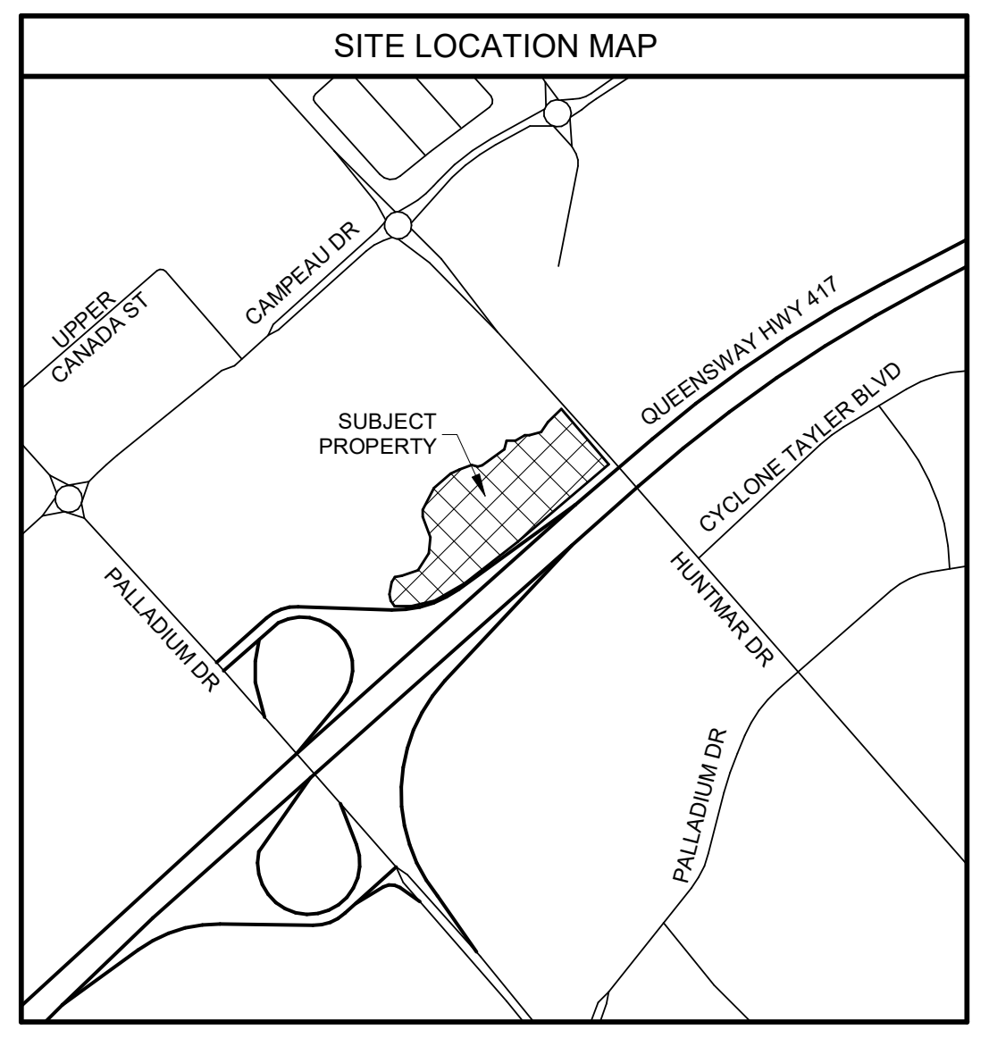
IRONCLAD DEVELOPMENT INC.



mcCallumSather

E 914x1220

SITE LOCATION MAP



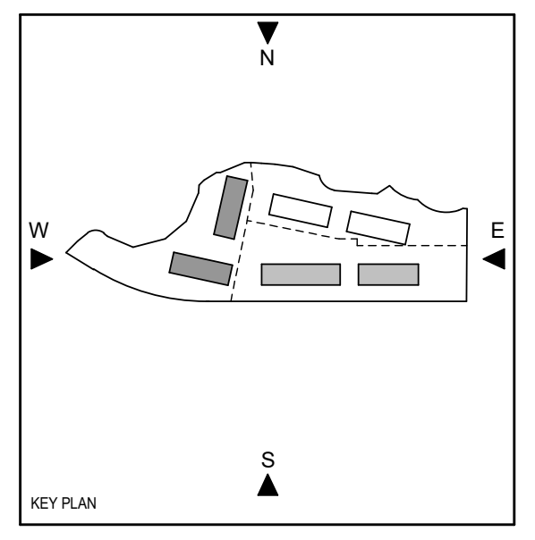
LOCATION MAP

N.T.S.

SHEET LIST- ARCHITECTURAL SPA

NO.	NAME
SP0.0	COVER SHEET
SP1.0	SITE PLAN
SP1.1	SITE STATS AND DETAILS
SP1.2	SITE PLAN - FIRE MEASURES (FIRE ROUTE/FIRE HYDRANT/MAIN ENTRY)
SP1.3	SITE PLAN - TRUCK TURN/ WASTE MANAGEMENT
SP2.1	OVERALL FLOOR PLAN - BELOW GRADE
SP2.2	OVERALL FLOOR PLAN - GROUND FLOOR
SP2.3	BUILDING A - ENLARGED FLOOR PLAN - PARKADE
SP2.4	BUILDING A - ENLARGED FLOOR PLAN - GROUND FLOOR
SP2.5	BUILDING A - ENLARGED FLOOR PLAN - SECOND FLOOR
SP2.6	BUILDING A - ENLARGED FLOOR PLAN - TYPICAL FLOOR (3-5)
SP2.7	BUILDING A - ENLARGED FLOOR PLAN - SIXTH FLOOR
SP2.8	BUILDING B - ENLARGED FLOOR PLAN - PARKADE
SP2.9	BUILDING B - ENLARGED FLOOR PLAN - GROUND FLOOR
SP2.10	BUILDING B - ENLARGED FLOOR PLAN - TYPICAL FLOOR (2-6)
SP3.1	OVERALL ELEVATION - PHASE 1 - BUILDING A & B1
SP3.2	OVERALL ELEVATION - PHASE 2 - BUILDING B2 & B3
SP3.3	OVERALL ELEVATION - PHASE 3 - BUILDING B4 & B5
SP4.1	OVERALL SECTIONS
SP5.1	OVERALL VIEWS
SP5.2	PHASE 1 VIEWS
SP5.3	PHASE 2 VIEWS
SP5.4	PHASE 3 VIEWS
SP6.1	SHADOW STUDY

IMAGE(S) REPRESENT DESIGN INTENT, ARE FOR REFERENCE ONLY, AND ARE NOT CONTRACTUAL. ACTUAL DETAILS MAY VARY



Issued for Schematic Design	**2026.02.06**
Issued for Design Development	**2026.04.10**
Issued for Site Plan Control	**2026.04.15**
Issued for Permit	
Issued for Tender	
Issued for Construction	

No.	DESCRIPTION	DATE

REVISIONS:

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SEAL

CONSULTANTS:

IRONCLAD
DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

COVER SHEET

SHEET SIZE: ARCH D

SCALE:

PROJECT NO.: 25066

DRAWING NO.: **SP0.0**

FILENAME: Autodesk Docs://25066 – 319 Huntmar/25066_319 Huntmar-Site_A_v25.rvt
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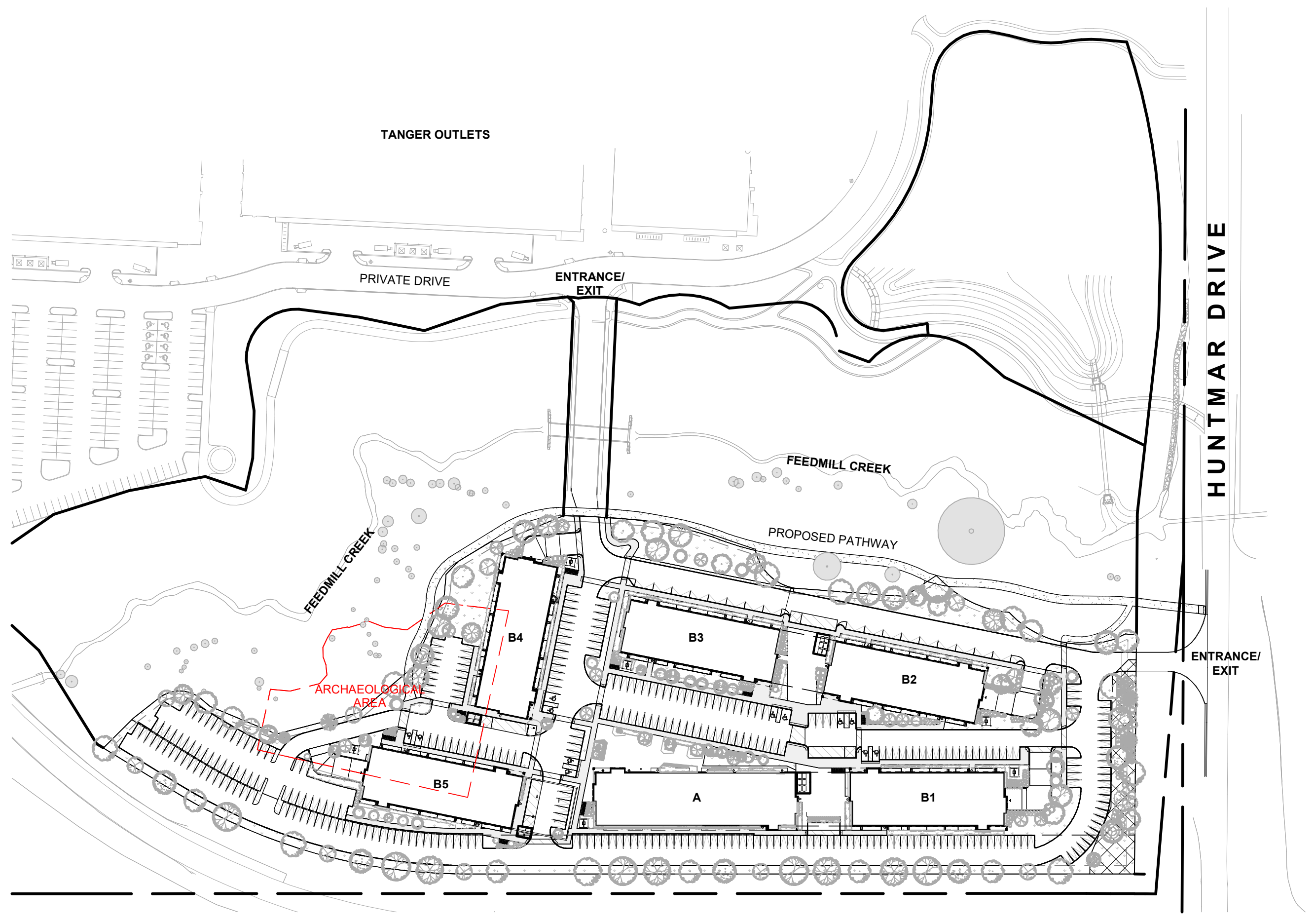
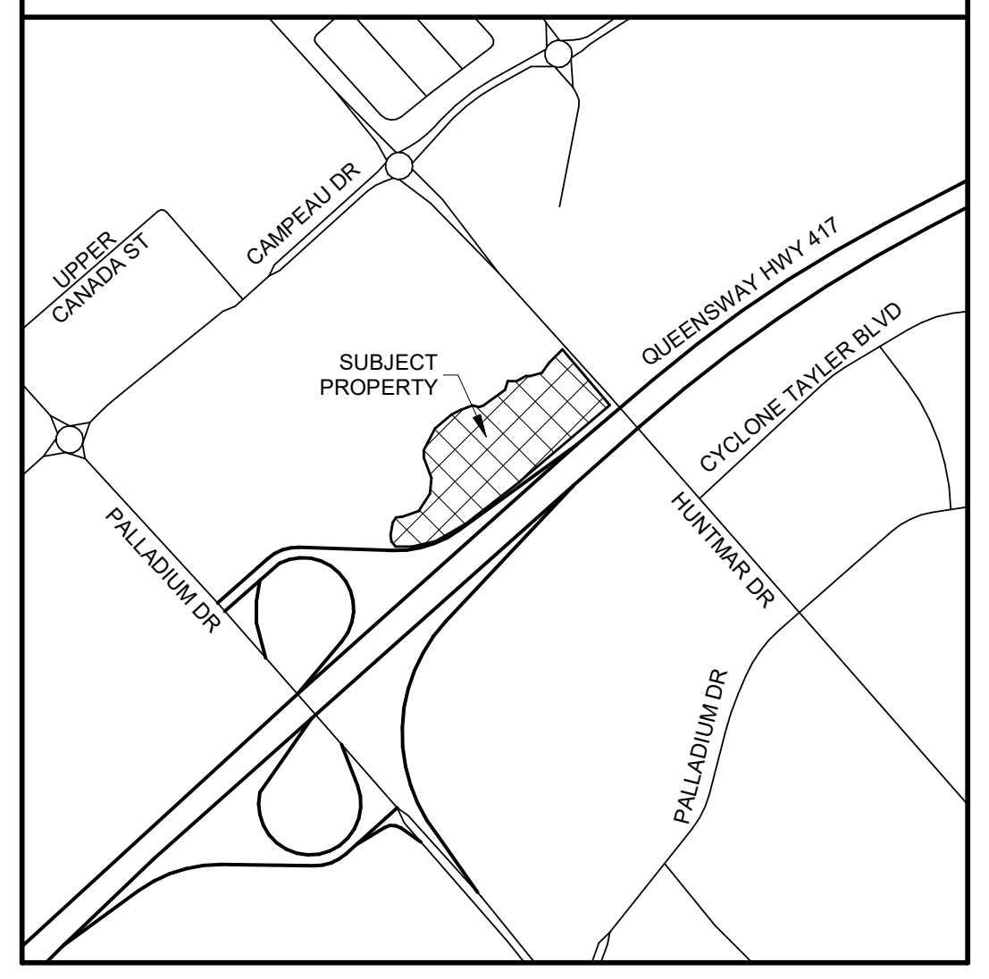
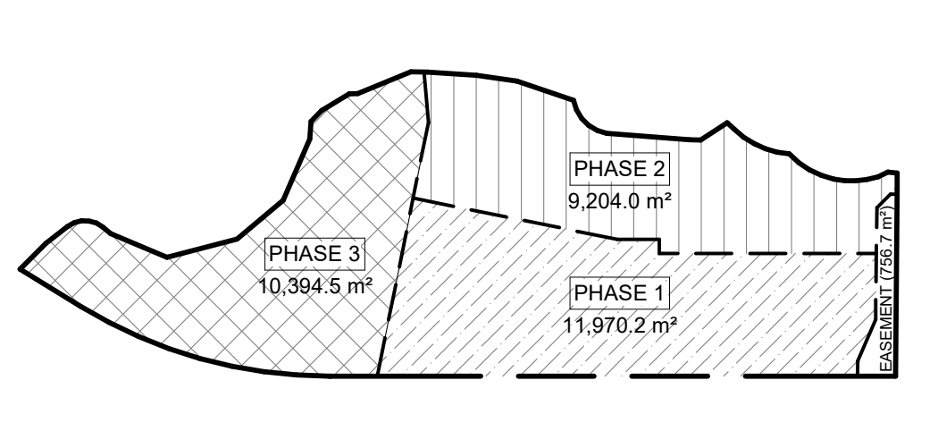

TANGER OUTLETS
PRIVATE DRIVE
ENTRANCE/ EXIT
FEEDMILL CREEK
PROPOSED PATHWAY
FEEDMILL CREEK
ARCHAEOLOGICAL AREA
B4
B3
B2
B5
A
B1
ENTRANCE/ EXIT
HUNTMAR DRIVE

OVERALL SITE PLAN - SITE ENTRANCES

SITE LOCATION MAP


UPPER CANADA ST
CAMPEAU DR
SUBJECT PROPERTY
QUEENSWAY HWY 417
CYCLONE TAYLER BLVD
PALLADIUM DR
HUNTMAR DR
PALLADIUM DR

SITE PHASING MAP

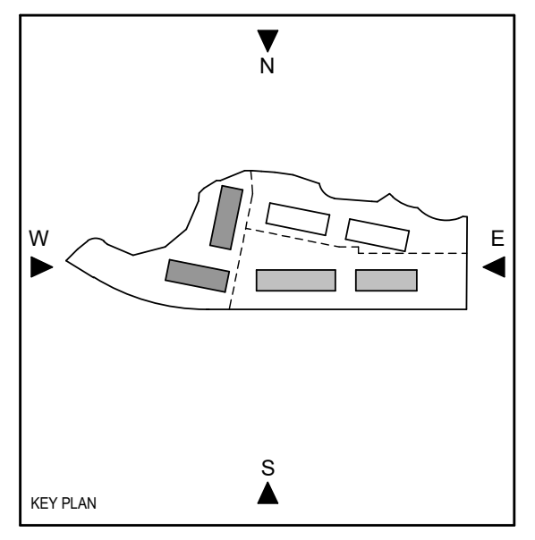

PHASE 2
9,204.0 m²
PHASE 3
10,394.5 m²
PHASE 1
11,970.2 m²
EASEMENT (756.7 m²)

SITE PLAN LEGEND

— — — — —	EXTENT OF UNDERGROUND PARKING GARAGE
———	LINE OF SETBACK
— - — - —	CENTERLINE OF ROAD
━━━	PROPERTY LINE
- - - - - -	DRIP LINE
⬆	MAIN BUILDING ENTRANCE/ FIRE FIGHTER ENTRANCE
⇧	SECONDARY BUILDING ENTRANCE
⇧	FIRE EXIT
▲	PARKING ENTRANCE
FDC	FIRE DEPT CONNECTION
BD○	BOLLARD
LBD	LIGHT BOLLARD
MH	MANHOLE COVER
CB	CATCH BASIN
⌖	FIRE HYDRANT
▭ GAS	GAS METER
○	EX. WATER VALVE
—	SIGNAGE
◦ EX GUY	EX. GUY WIRE
◦ EX WUP	EX. WOOD UTILITY POLE
F.F.E.	FINISHED FLOOR ELEVATION
× 666.0	SITE ELEVATIONS (SHOWN TO ESTABLISH AVERAGE GRADE)
!	FIRE ACCESS ROUTE - SIGNAGE PLACED ON WITHER SIDE.
▨	FIRE ACCESS ROUTE
▩	WASTE COLLECTION POINT
▭	SOFT LANDSCAPING
⊠	REGULATED AREA
- - - - - -	DISTANCE FROM PRINCIPAL ENTRANCE TO FIRE ROUTE
- - - - - -	DISTANCE FROM FIRE HYDRANT TO FIRE DEPARTMENT CONNECTION
- - - - - -	MVCA - MEANDER BELT
- - - - - -	MVCA - REGULATION LIMIT
- - - - - -	MVCA - 100 YEAR FLOOD PLAIN

TRUE NORTH

CONSTRUCTION NORTH



KEY PLAN

Issued for Schematic Design	2026.02.06
Issued for Design Development	2026.04.10
Issued for Site Plan Control	2026.04.15
Issued for Permit	
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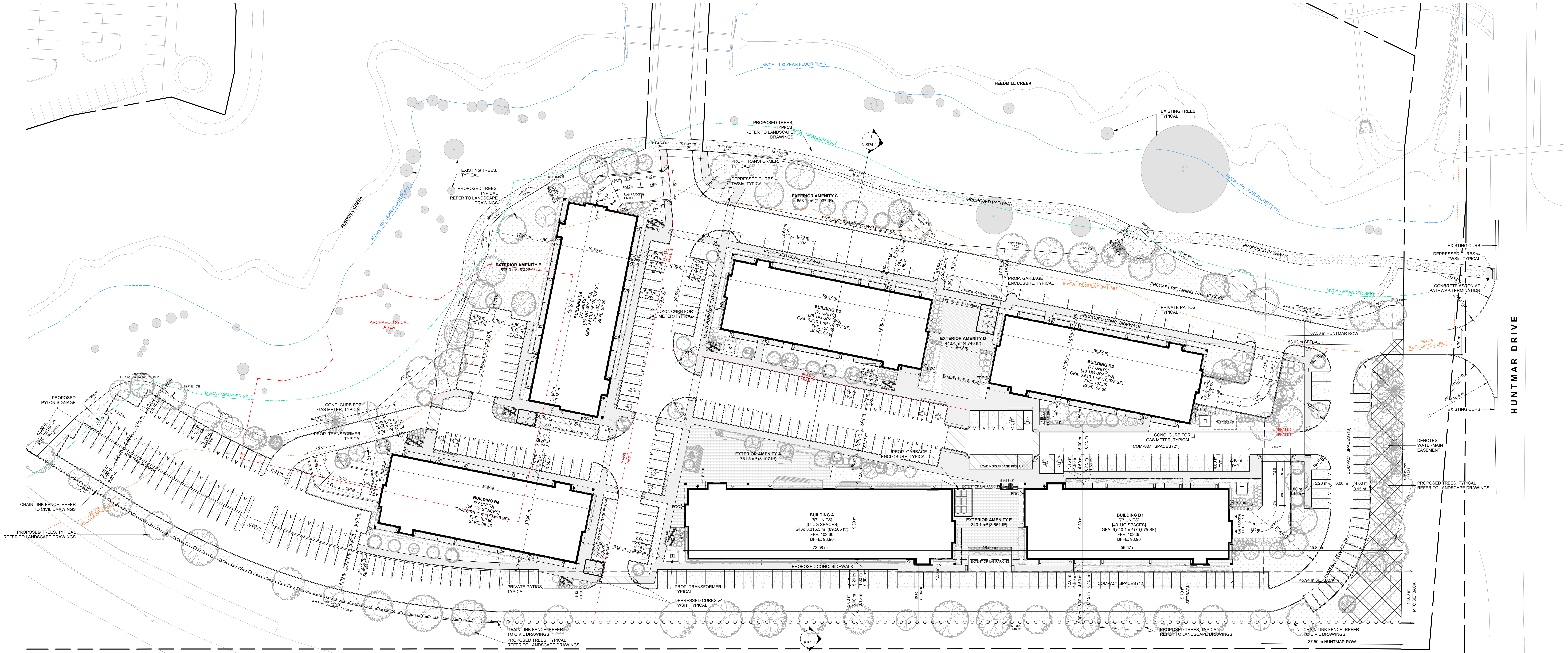
FEEDMILL CREEK
MVCA - 100 YEAR FLOOR PLAIN
FEEDMILL CREEK
EXISTING TREES, TYPICAL
PROPOSED TREES, TYPICAL REFER TO LANDSCAPE DRAWINGS
MVCA - MEANDER BELT
ARCHAEOLOGICAL AREA
PROPOSED PYLON SIGNAGE
14.00 m MTO SETBACK
MTO 14.0m SETBACK
CHAIN LINK FENCE, REFER TO CIVIL DRAWINGS
PROPOSED TREES, TYPICAL REFER TO LANDSCAPE DRAWINGS
MVCA REGULATION LIMIT
CONC. CURB FOR GAS METER, TYPICAL
PROP. TRANSFORMER, TYPICAL
U/G PARKING ENTER/EXIT
EXTERIOR AMENITY B
597.0 m² (6,426 ft²)
COMPACT SPACES (18)
BUILDING B4
[77 UNITS]
[26 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
FFE: 102.45
BFFE: 99.00
BUILDING B5
[77 UNITS]
[26 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
FFE: 102.80
BFFE: 99.35
LOADING/GARBAGE PICK UP
PRIVATE PATIOS, TYPICAL
DEPRESSED CURBS w/ TWSIs, TYPICAL
MULTI PURPOSE PATHWAY
PHASE 3
PHASE 2
PHASE 1
EXTERIOR AMENITY C
653.7 m² (7,037 ft²)
PROPOSED PATHWAY
PRECAST RETAINING WALL BLOCKS
PROPOSED CONC. SIDEWALK
BUILDING B3
[77 UNITS]
[26 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
FFE: 102.35
BFFE: 98.90
EXTERIOR AMENITY D
440.4 m² (4,740 ft²)
EXTENT OF U/G PARKING
PROP. GARBAGE ENCLOSURE, TYPICAL
MVCA - REGULATION LIMIT
BUILDING B2
[77 UNITS]
[40 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
FFE: 102.25
BFFE: 98.80
SPACE RESERVED FOR HYDRO ONE
EXTERIOR AMENITY A
761.5 m² (8,197 ft²)
COMPACT SPACES (21)
BUILDING A
[87 UNITS]
[37 UG SPACES]
GFA: 8,315.3 m² (89,505 ft²)
FFE: 102.60
BFFE: 98.90
73.58 m
EXTERIOR AMENITY E
340.1 m² (3,661 ft²)
BUILDING B1
[77 UNITS]
[40 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
FFE: 102.35
BFFE: 98.90
56.57 m
19.30 m
COMPACT SPACES (42)
COMPACT SPACES (13)
COMPACT SPACES (12)
15.70 m SETBACK
37.50 m HUNTMAR ROW
53.02 m SETBACK
45.94 m SETBACK
14.00 m MTO SETBACK
EXISTING CURB
DEPRESSED CURBS w/ TWSIs, TYPICAL
CONCRETE APRON AT PATHWAY TERMINATION
DENOTES WATERMAIN EASEMENT
PROPOSED TREES, TYPICAL REFER TO LANDSCAPE DRAWINGS
HUNTMAR DRIVE
HWY 417 (QUEENSWAY)
1 SP4.1
2 SP4.1
1 : 400
0 4 8 16 32m

1 SP1.0 **OVERALL SITE PLAN**

No.	DESCRIPTION	DATE

REVISIONS:

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ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW BOLEN
LICENCE
7197
2026.04.15

SEAL

CONSULTANTS:

IRONCLAD DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

SITE PLAN

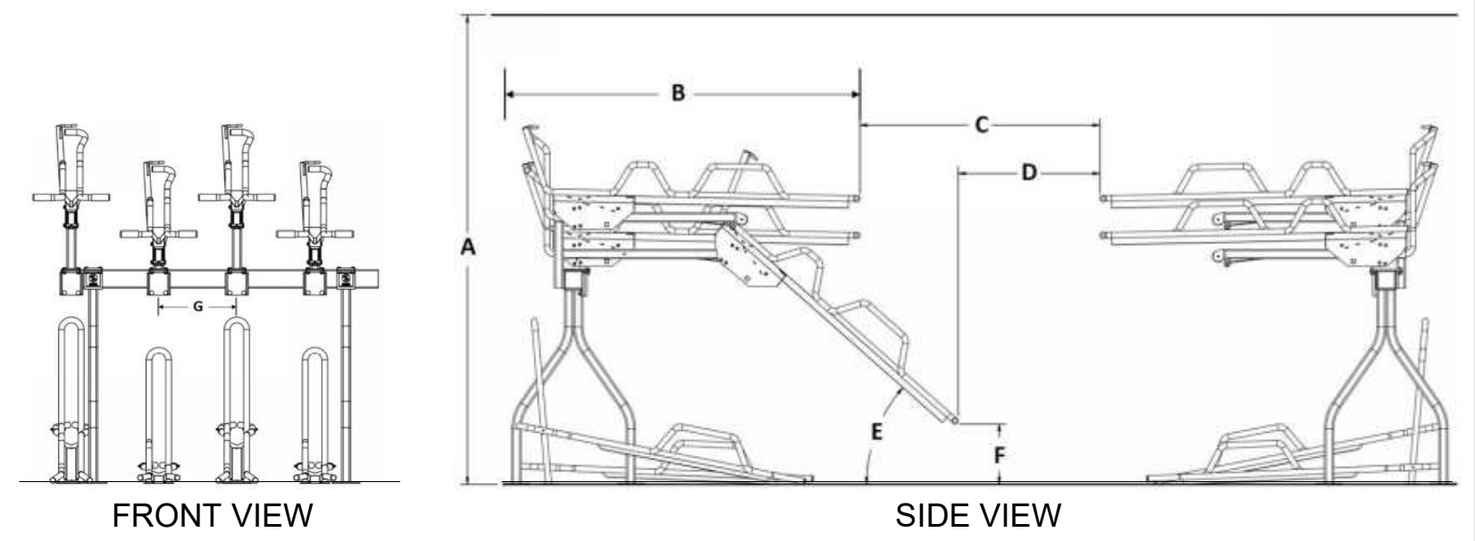
SHEET SIZE:	SCALE:
ARCH D (610x914)	As indicated

PROJECT NO.: 25066

DRAWING NO.: **SP1.0**

FILENAME: Autodesk Docs://25066 - 319 Huntmar/25066_319 Huntmar-Site_A_v25.rvt
PLOTDATE: 2026-04-15 3:35:19 PM

BICYCLE PARKING SPACE DIMENSIONS - STACKED



FRONT VIEW　SIDE VIEW

A	B	C	D	E	F	G
104" (or 96" @ 24" bike spacing ['G])	76.5"	48" Min. 60" Rec.	26.5" Min. 50.5" Rec.	42°	12" lower tray, 20" upper tray	17", 18", 24" standard options

DIMENSIONS TABLE (REQUIRED)

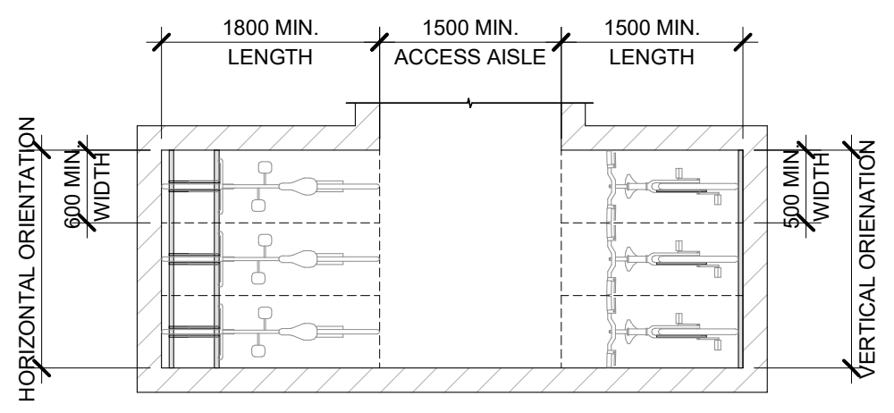
A	B	C	D	E	F	G
2642mm (>104")	1943 (76.5")	1964 (77.5") 2206 (87")	AS REQ'D	AS REQ'D	AS REQ'D	600 (24")

DIMENSIONS TABLE (PROVIDED)

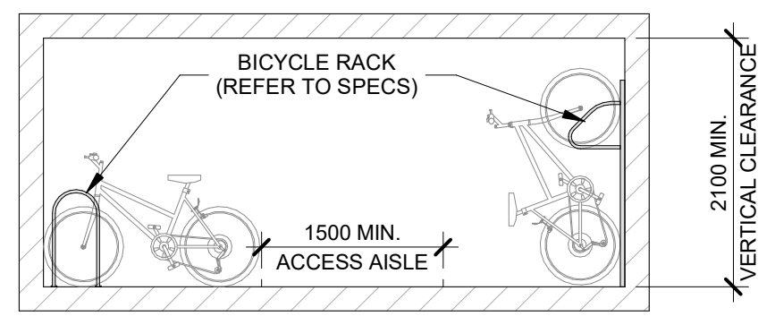
NOTE:
BIKE RACK DETAIL FROM 'SARIS INFRASTRUCTURE' CATALOUGE.

N.T.S.

BICYCLE PARKING SPACE DIMENSIONS


1800 MIN.
LENGTH
1500 MIN.
ACCESS AISLE
1500 MIN.
LENGTH
HORIZONTAL ORIENTATION
600 MIN.
WIDTH
500 MIN.
WIDTH
VERTICAL ORIENATION

PLAN VIEW

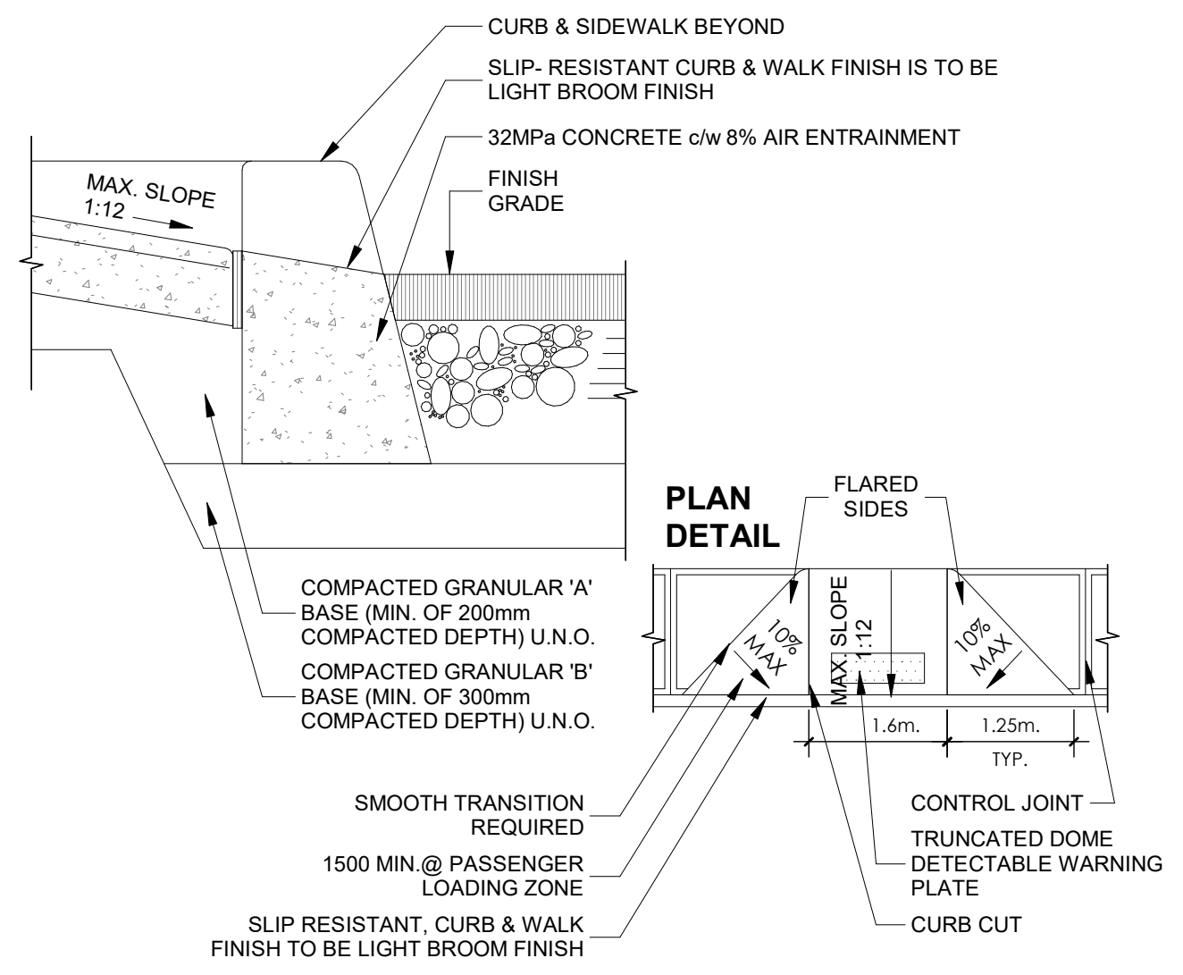

BICYCLE RACK
(REFER TO SPECS)
1500 MIN.
ACCESS AISLE
2100 MIN.
VERTICAL CLEARANCE

SIDE VIEW

NOTE:
REFER TO CITY OF OTTAWA DESIGN GUIDELINES AND ZONING BY-LAW FOR ADDITIONAL REQUIREMENTS.

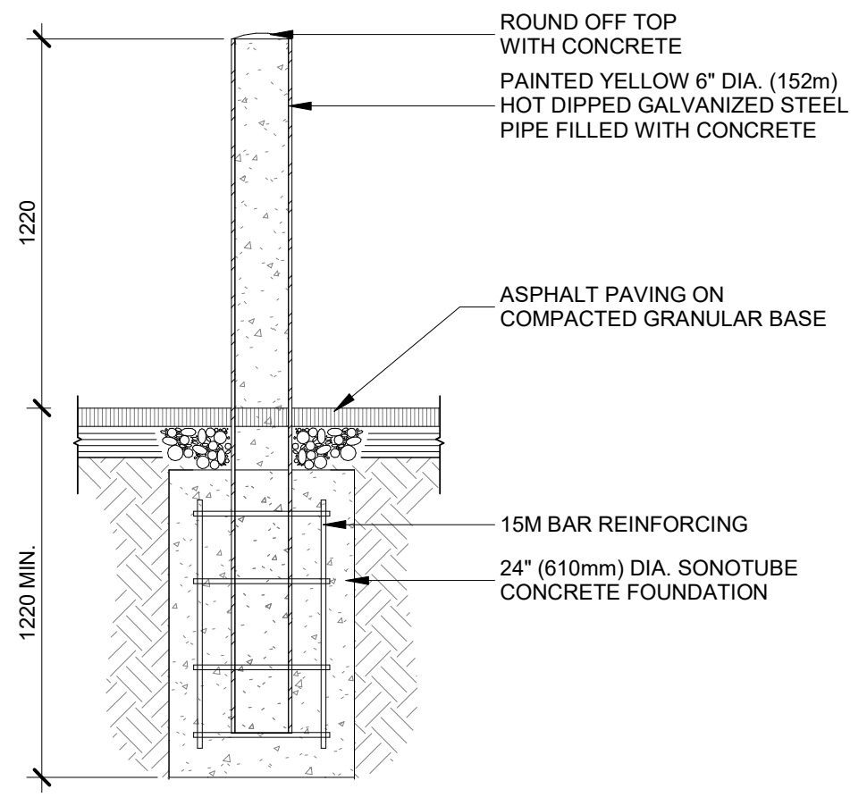
N.T.S.

TYPICAL CURB DEPRESSION

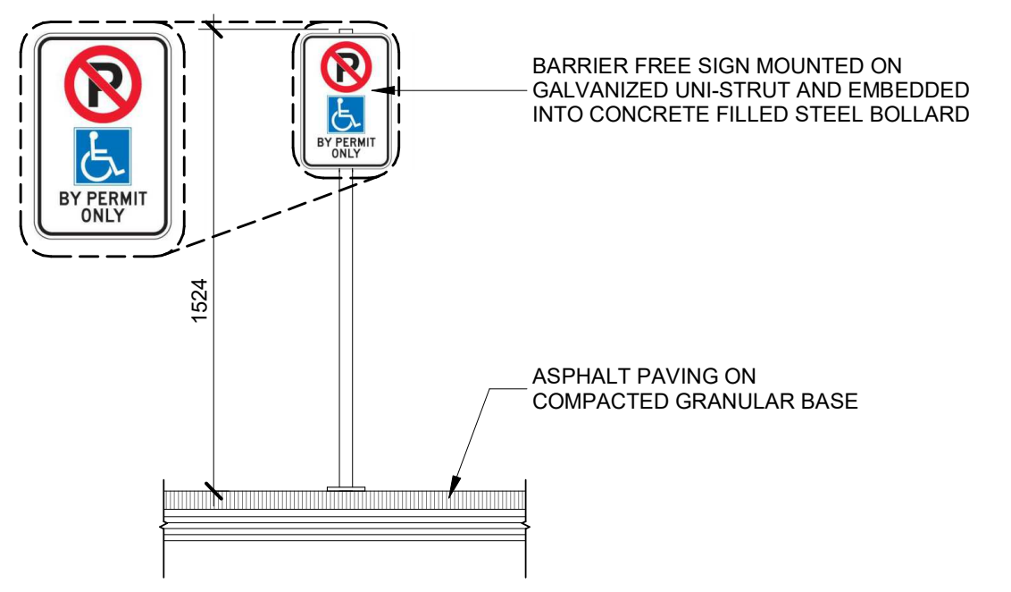

CURB & SIDEWALK BEYOND
SLIP- RESISTANT CURB & WALK FINISH IS TO BE LIGHT BROOM FINISH
32MPa CONCRETE c/w 8% AIR ENTRAINMENT
FINISH GRADE
MAX. SLOPE 1:12
COMPACTED GRANULAR 'A' BASE (MIN. OF 200mm COMPACTED DEPTH) U.N.O.
COMPACTED GRANULAR 'B' BASE (MIN. OF 300mm COMPACTED DEPTH) U.N.O.
PLAN DETAIL
FLARED SIDES
10% MAX
MAX. SLOPE 1:12
10% MAX
1.6m.
1.25m.
TYP.
SMOOTH TRANSITION REQUIRED
1500 MIN.@ PASSENGER LOADING ZONE
SLIP RESISTANT, CURB & WALK FINISH TO BE LIGHT BROOM FINISH
CONTROL JOINT
TRUNCATED DOME DETECTABLE WARNING PLATE
CURB CUT

NOTE:
- EXPANSION JOINTS IN SIDEWALK ARE TO BE PROVIDED AT A MAXIMUM OF 6m APART OR AS REQUIRED.
- TRANSVERSE CONTRACTION JOINTS TO BE PROVIDED AT A MAXIMUM OF 1.5m APART OR AS REQUIRED.
- PROVIDE NON-SLIP SURFACE FINISHES AT ALL BARRIER-FREE PATHS OF TRAVEL ON SITE (TYP.)
- PROVIDE SAW CUTS @ 203mm o.c. ON SLOPED AND FLARED SLIDES OF RAMP.
- ALL TRUNCATED DOME DETECTABLE WARNING PLATE DESIGNS ARE TO BE FINALIZED BY THE PLATE MANUFACTURER. (610mm x 610mm SQUARE OR RADIAL PLATES TO MATCH CURB RADIUS). NUMBER OF WARNING PLATES TO MATCH WIDTH OF PROJECTED SIDEWALK OR TRAIL.
- TRUNCATED DOME PLATES ARE TO BE PLACED 150mm OFFSET FROM BACK OF CURB (200mm MAXIMUM). MINIMUM 150mm CONCRETE REQUIRED FROM OUTER EDGE OF PLATE ASSEMBLY TO THE EDGE OF SIDWALK.
- RAMPS ARE TO BE SLOPED BETWEEN 2% AND 6% DESIRABLE (8.33 % MAX.)
- LANDING AREAS ARE 1.5m x 1.5m MINIMUM AND ARE SLOPED MAXIMUM OF 2%.
- CONCRETE FLARES ARE SLOPED TO A MAXIMUM OF 10%.

METAL BOLLARD DETAIL

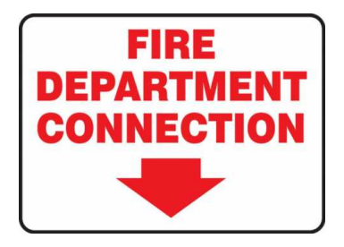

ROUND OFF TOP WITH CONCRETE
PAINTED YELLOW 6" DIA. (152m) HOT DIPPED GALVANIZED STEEL PIPE FILLED WITH CONCRETE
1220
ASPHALT PAVING ON COMPACTED GRANULAR BASE
15M BAR REINFORCING
24" (610mm) DIA. SONOTUBE CONCRETE FOUNDATION
1220 MIN.

BARRIER FREE SIGNAGE DETAIL


BY PERMIT ONLY
BY PERMIT ONLY
BARRIER FREE SIGN MOUNTED ON GALVANIZED UNI-STRUT AND EMBEDDED INTO CONCRETE FILLED STEEL BOLLARD
1524
ASPHALT PAVING ON COMPACTED GRANULAR BASE

NOTE:
1. SIGNS SHALL BE A MINIMUM 300mm WIDE x 600mm HIGH AND MAY BE MOUNTED TO A POLE OR WALL.
2. A MINIMUM 1525mm WIDE x 1525mm DEEP PAVEMENT SIGN WITH THE "INTERNATIONAL SYMBOL OF ACCESS" SHALL BE PROVIDED.
3. LOCATE SIGNAGE FOR AN ACCESSIBLE PARKING SPACE 1.5 TO 2.0M ABOVE GRADE: 0.6M TO 2.0M FROM A CURB EDGE, OR A BUILDING FACE WITHIN 2.0M OF THE CURB.
4. ENSURE THE SIGNAGE DOES NOT IMPEDE PEDESTRIAN ROUTES.
5. SIGNAGE CAN BE OBTAINED THROUGH KITCHENER UTILITIES BY CONTACTING 519-741-2200 EXT. 4166

FIRE DEPARTMENT CONNECTION SIGNAGE


FIRE
DEPARTMENT
CONNECTION

FIRE DEPARTMENT CONNECTION SIGNAGE

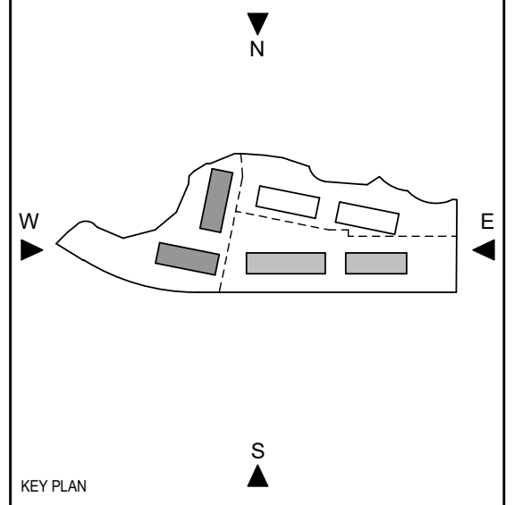
ENSURE FIRE DEPARTMENT CONNECTION
SIGNAGE MEETS ALL CITY OF OTTAWA STANDARDS

N.T.S.

PROJECT DATA

ITEM		PROPOSED BY DESIGNER/ARCHITECT						REQUIRED PER ZONING BY-LAW 2008-250	COMPLIANCE (YES/NO)	REFERENCE FROM ZONING BY-LAW
		PHASE 1		PHASE 2		PHASE 3				
A	ZONING CATEGORY							MC H(45) MIXED-USE CENTRE ZONE	N/A	ZONING BY-LAW No 2008-250, PART10, SECTION 191-192
B	TOTAL LOT AREA	GROSS AREA = 32,325.45 m² (3.23 HA) (7.99 ACRES) WATERMAIN EASEMENT AREA = 756.7 m² **NET AREA = 31,568.7 m² (3.16 HA) (7.80 ACRES)**						NO MINIMUM	YES	TABLE 191
	LOT WIDTH	85.85m						NO MINIMUM	YES	TABLE 191
	PARKLAND DEDICATION	0.0 m²						1 HECTARE PER 600 UNITS, NOT TO EXCEED 10% OF THE GROSS LAND AREA (0.323 ha)	NO	PER ZONING BY-LAW No. 2022-280
C	GROSS FLOOR AREA (GFA) M2	**BLDG A**	**BLDG B1**	**BLDG B2**	**BLDG B3**	**BLDG B4**	**BLDG B5**		N/A	N/A
	LEVEL 1	1,412.93 m²	1,087.72 m²	1,087.72 m²	1,087.72 m²	1,087.72 m²	1,087.72 m²	N/A	N/A	N/A
	LEVEL 2	1,412.93 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	LEVEL 3	1,412.93 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	LEVEL 4	1,412.93 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	LEVEL 5	1,412.93 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	LEVEL 6	1,250.60 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	ROOF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	GROSS FLOOR AREA (EXCLUDES BASEMENT/ P1 LEVEL)	8,315.27 m²	6,510.14 m²	6,510.14 m²	6,510.14 m²	6,510.14 m²	6,510.14 m²	N/A	N/A	N/A
	FLOOR SPACE INDEX	ALL BUILDINGS TOTAL GFA / GROSS SITE AREA = 40,865.98 m² / 32,325.45 m² = 1.26						NO MAXIMUM	YES	TABLE 191
	BASEMENT / P1 LEVEL	1,406.77 m²	1,472.25 m²	1,472.25 m²	1,077.71 m²	1,077.71 m²	1,077.71 m²	N/A	N/A	N/A
	NUMBER OF UNITS	87 UNITS	77 UNITS	77 UNITS	77 UNITS	77 UNITS	77 UNITS	N/A	N/A	N/A
D	BUILDING FOOTPRINT	TOTAL ON LOT: (BUILDING A x 1) + (BUILDING B x 5) = (1,412.93 m² x 1) + (1,087.72 m² x 5) **= 6,851.55 m²**						N/A	N/A	N/A
	BUILDING COVERAGE OF TOTAL LOT AREA (%)	6,851.55 m² (21.7%) (BASED ON TOTAL BUILDING FOOTPRINT AND NET SITE AREA)						N/A	N/A	N/A
E	TOTAL PARKING STALLS	NOT WITHIN MTO BUFFER: STANDARD PARKING (SURFACE) INCL. BF SPACES = 66 SPACES PARALLEL PARKING (SURFACE) = 17 SPACES COMPACT PARKING (SURFACE) = 58 SPACES STANDARD PARKING (U/G GARAGE) = 162 SPACES COMPACT PARKING (U/G GARAGE) = 33 SPACES WITHIN MTO BUFFER: STANDARD PARKING (SURFACE) = 72 SPACES COMPACT PARKING (SURFACE) = 48 SPACES **TOTAL = 456 SPACES (PARKING RATIO = 0.97 SPACES/UNIT)** **EXCLUDES VISITOR PARKING SPACES						FOR DWELLING, MID-HIGH RISE APARTMENT, 1.2 SPACES PER DWELLING UNIT 472 UNITS x 1.2 SPACES/UNIT = 567 SPACES	NO; VARIANCE ALSO REQ'D FOR PARKING WITHIN MTO BUFFER	TABLE 101; AREA C, ON SCHEDULE 1A
	VISITOR PARKING	**95 SPACES (PARKING RATIO = 0.2 SPACES/UNIT)**						FOR DWELLING, MID-HIGH RISE APARTMENT, 0.2 SPACES PER DWELLING UNIT 472 UNITS x 0.2 SPACES/UNIT = 95 SPACES	YES	TABLE 102; AREA C, ON SCHEDULE 1A
	ACCESSIBLE PARKING SPACES	U/G PARKING BUILDING A = 1 TYPE A U/G PARKING BUILDING B = 1 TYPE A IN EACH BUILDING = 5 TYPE A SURFACE = 2 TYPE A, 10 TYPE B TOTAL = 8 TYPE A, 10 TYPE B						FOR 551-600 PARKING SPACES: 7 TYPE A, 7 TYPE B	YES	TRAFFIC & PARKING BY-LAW No. 2017-301; PART C, SECTION 112
	BIKE SPACES	**CLASS A:** BUILDING A + BUILDING B 34 + (36 x 5) = 214 SPACES **CLASS B:** 62 SPACES (SURFACE - HORIZONTAL) **TOTAL = 276 SPACES (RATIO = 0.58 SPACES/UNIT)**						0.5 SPACES PER DWELLING UNIT 472 UNITS x 0.5 SPACES/UNIT = 236 SPACES	YES	TABLE 111A
		62 SPACES (26.3%)						MINIMUM 50% TO BE HORIZONTAL SPACES AT GROUND LEVEL 236 SPACES / 2 = 118 SPACES	NO	SECTION 111
	EV PARKING SPACES	20% OF TOTAL SPACES PROVIDED AT P1 LEVEL						N/A	YES	N/A
F	STANDARD PARKING STALL DIMENSIONS	AS REQUIRED						2.6m WIDTH x 5.2m LENGTH	YES	SECTION 106
	COMPACT PARKING STALL DIMENSIONS	AS REQUIRED						2.4m WIDTH x 4.6m LENGTH	YES	SECTION 106
	ACCESSIBLE PARKING STALL DIMENSIONS	AS REQUIRED						• TYPE A 3.4m WIDTH x 5.2m LENGTH • TYPE B 2.4m WIDTH x 5.2m LENGTH • 1.5m WIDE ACCESS AISLE	YES	TRAFFIC & PARKING BY-LAW No. 2017-301; PART C, SECTION 113
	PARALLEL PARKING STALL DIMENSIONS	AS REQUIRED						2.4m WIDTH x 6.7m LENGTH	YES	SECTION 106
	BIKE SPACE DIMENSIONS	AS REQUIRED						• HORIZONTAL ORIENTATION: 0.6m WIDTH x 1.8m LENGTH x 2.1m OVERHEAD CLEAR • VERTICAL ORIENTATION: 0.5m WIDTH x 1.5m LENGTH x 2.1m OVERHEAD CLEAR • 1.5m WIDE ACCESS AISLE	YES	TABLE 111B
	LOADING SPACE DIMENSION	4 SPACES; 13.0m LENGTH x 4.0m WIDTH, ADDITIONAL 4.0m x 4.0m STAGING AREA ALSO PROVIDED						NOT REQUIRED FOR RESIDENTIAL USES	YES	TABLE 113
	DRIVE AISLE AND DRIVEWAY DIMENSIONS	6.7m WIDE NORTHERN DRIVE AISLE; 6.0m ELSEWHERE						6.0m WIDE DRIVE AISLE FOR PARKING LOT OR PARKING GARAGE ACCESSORY TO A RES. USE	YES	TABLE 107 (1)(c)(ii)
G	NUMBER OF LOADING SPACES	4 SPACE						0 SPACES (RESIDENTIAL USES)	YES	TABLE 113A
H	MINIMUM FACADE OPENINGS	N/A						N/A	N/A	N/A
	MINIMUM STREET LINE FACADE OPENINGS	N/A						N/A	N/A	N/A
I	LANDSCAPE AREA	11,656.9 m² (36.9%) **BASED ON NET SITE AREA; INCLUDES PRIVATE PATIO AREAS						N/A	N/A	N/A
	LANDSCAPE AREA WITHIN PLANNED UNIT DEVELOPMENT	SOFT LANDSCAPING ONLY = 6,832.8m² (21.6%) **BASED ON NET SITE AREA						25% MIN. OF THE TOTAL LOT AREA MUST BE SOFT LANDSCAPED AREA	NO	SECTION 703 - PLANNED UNIT DEVELOPMENT
	LANDSCAPING PROVISIONS FOR PARKING LOT							15% MIN. PERIMETER OR INTERIOR LANDSCAPE AREA	YES	SECTION 110 (1)
	LANDSCAPE BUFFER	VARIES; REFER TO SITE PLAN						3.0m, WHERE ABUTTING A STREET; 3.0m, NOT ABUTTING A STREET	YES	TABLE 110
	PRIVATE AMENITY SPACE	**TOTAL AMENITY** BLDG A: 768.7 m² BLDG B: 709.8 m² x 5 = 3,548.9 m² **TOTAL AMENITY = 4,317.6 m²** **COMMUNAL AMENITY** BLDG A: INTERIOR: 1,092.9 m² ROOFTOP PATIO: 170.2 m² BLDG B: INTERIOR: 41.5 m²/ BUILDING B x 5 = 207.3 m² EXTERIOR: AMENITY AREA A = 761.5 m² AMENITY AREA B = 597.0 m² AMENITY AREA C = 653.7 m² AMENITY AREA D = 440.4 m² AMENITY AREA E = 340.1 m² **TOTAL COMMUNAL AMENITY = 4,263.1 m²** NOTE: • MIDRISE BUILDING BALCONIES/PATIOS CONTRIBUTE TO TOTAL AMENITY AREA REQUIREMENT. • COMMON AMENITY (INTERIOR AND EXTERIOR) CONTRIBUTE TO COMMUNAL AMENITY AREA.						**TOTAL AMENITY** 6.0 m² PER DWELLING UNIT 472 UNITS x 6.0 m²/ DWELLING UNIT = 2,832.0 m² **COMMUNAL AMENITY** MINIMUM 50% OF TOTAL = 1,416.0 m²	YES	SECTION 137
J	SETBACKS									
	FRONT YARD SETBACK (HUNTMAR DRIVE)	VARIES, REFER TO SITE PLAN						3.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE 2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR OTHER CASES - NO MINIMUM	YES	TABLE 191
	REAR YARD SETBACK (FEEDMILL CREEK WEST/ ARCHEOLOGY AREA)	VARIES, REFER TO SITE PLAN						6.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE 2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR OTHER CASES - NO MINIMUM	YES	TABLE 191
	INTERIOR SIDE YARD SETBACK (FEEDMILL CREEK NORTH)	VARIES, REFER TO SITE PLAN						3.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE 2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR OTHER CASES - NO MINIMUM	YES	TABLE 191
	EXTERIOR SIDE YARD SETBACK (QUEENSWAY - HIGHWAY 417)	VARIES, REFER TO SITE PLAN						3.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE 2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR OTHER CASES - NO MINIMUM	YES	TABLE 191
K	MINIMUM BUILDING HEIGHT (M)	N/A						NO MINIMUM; 6.7m FOR ALL USES WITHIN 400 METERS OF A RAPID TRANSIT STATION	N/A	TABLE 191
	MAXIMUM BUILDING HEIGHT (M)	BUILDING A = APPROX. 22.2m, FROM LEVEL 1 BUILDING B1, B2, B3, B4, B5 = APPROX. 20.9m, FROM LEVEL 1						NO MAXIMUM	YES	TABLE 191
	NUMBER OF STOREYS	6 STOREYS ALL BUILDINGS						N/A	N/A	N/A

TRUE NORTH　CONSTRUCTION NORTH



KEY PLAN

Issued for Schematic Design 2026.02.06
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Issued for Site Plan Control 2026.04.15
Issued for Permit
Issued for Tender
Issued for Construction

No.	DESCRIPTION	DATE

REVISIONS:

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ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW BOLEN
LICENCE
7197
2026.04.15

SEAL

CONSULTANTS:

IRONCLAD
DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:
SITE STATS AND DETAILS

SHEET SIZE: ARCH D (610x914)
SCALE: As indicated

PROJECT NO.: 25066

DRAWING NO.: **SP1.1**

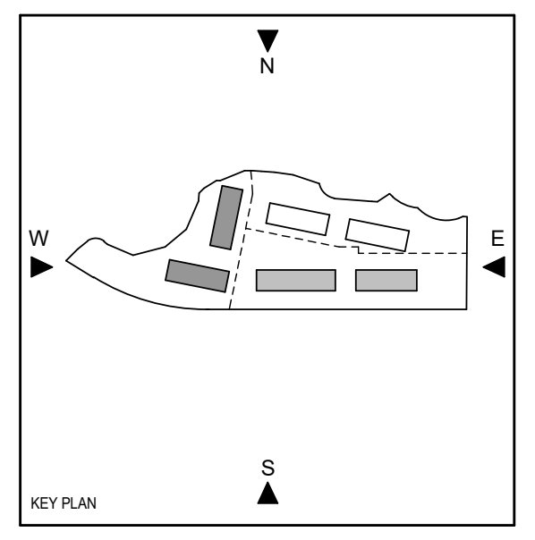
FILENAME: Autodesk Docs://25066 – 319 Huntmar/25066_319 Huntmar-Site_A_v25.rvt
PLOTDATE: 2026-04-15 3:35:20 PM

SITE PLAN LEGEND

— — — — —	EXTENT OF UNDERGROUND PARKING GARAGE
———————	LINE OF SETBACK
— - — - —	CENTERLINE OF ROAD
━━━━━━━	PROPERTY LINE
- - - - - - -	DRIP LINE
⬆	MAIN BUILDING ENTRANCE/ FIRE FIGHTER ENTRANCE
⇧	SECONDARY BUILDING ENTRANCE
⇧	FIRE EXIT
▲	PARKING ENTRANCE
FDC	FIRE DEPT CONNECTION
BD ○	BOLLARD
LBD ○	LIGHT BOLLARD
MH	MANHOLE COVER
CB	CATCH BASIN
⌖	FIRE HYDRANT
▭ GAS	GAS METER
○	EX. WATER VALVE
—	SIGNAGE
∘ EX GUY	EX. GUY WIRE
∘ EX WUP	EX. WOOD UTILITY POLE
F.F.E.	FINISHED FLOOR ELEVATION
× 666.0	SITE ELEVATIONS (SHOWN TO ESTABLISH AVERAGE GRADE)
!	FIRE ACCESS ROUTE - SIGNAGE PLACED ON WITHER SIDE.
▨	FIRE ACCESS ROUTE
▨	WASTE COLLECTION POINT
▭	SOFT LANDSCAPING
☒	REGULATED AREA
- - - - - - -	DISTANCE FROM PRINCIPAL ENTRANCE TO FIRE ROUTE
- - - - - - -	DISTANCE FROM FIRE HYDRANT TO FIRE DEPARTMENT CONNECTION
- - - - - - -	MVCA - MEANDER BELT
- - - - - - -	MVCA - REGULATION LIMIT
- - - - - - -	MVCA - 100 YEAR FLOOD PLAIN

TRUE NORTH

CONSTRUCTION NORTH


N
W
E
S
KEY PLAN

Issued for Schematic Design	2026.02.06
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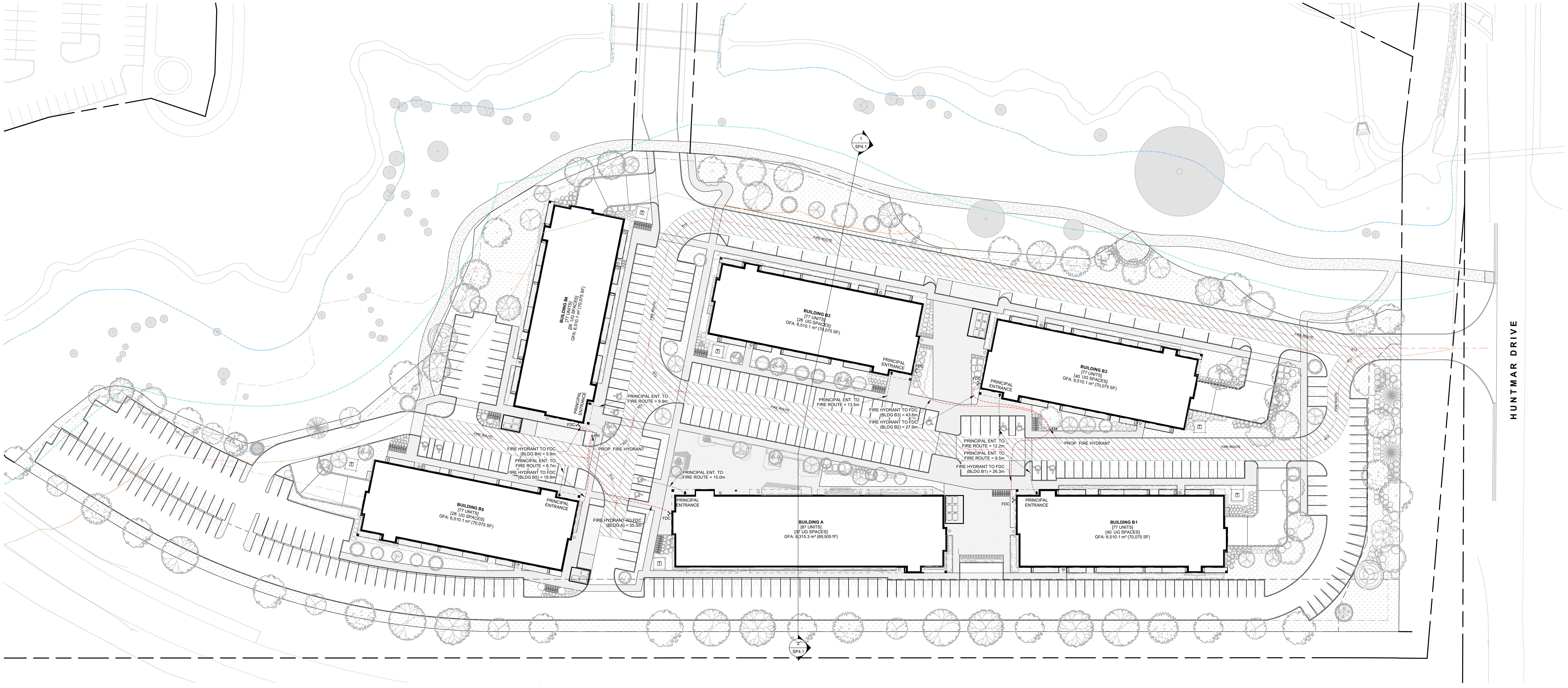
BUILDING B4
[77 UNITS]
[26 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
BUILDING B3
[77 UNITS]
[26 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
BUILDING B2
[77 UNITS]
[40 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
BUILDING B5
[77 UNITS]
[26 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
BUILDING A
[87 UNITS]
[37 UG SPACES]
GFA: 8,315.3 m² (89,505 ft²)
BUILDING B1
[77 UNITS]
[40 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
PRINCIPAL ENTRANCE
FDC
FH
PROP. FIRE HYDRANT
FIRE ROUTE
R12
PRINCIPAL ENT. TO FIRE ROUTE = 9.9m
FIRE HYDRANT TO FDC (BLDG B4) = 5.9m
PRINCIPAL ENT. TO FIRE ROUTE = 8.7m
FIRE HYDRANT TO FDC (BLDG B5) = 19.9m
FIRE HYDRANT TO FDC (BLDG A) = 35.3m
PRINCIPAL ENT. TO FIRE ROUTE = 15.0m
PRINCIPAL ENT. TO FIRE ROUTE = 13.5m
FIRE HYDRANT TO FDC (BLDG B3) = 43.6m
FIRE HYDRANT TO FDC (BLDG B2) = 27.9m
PRINCIPAL ENT. TO FIRE ROUTE = 12.2m
PRINCIPAL ENT. TO FIRE ROUTE = 9.5m
FIRE HYDRANT TO FDC (BLDG B1) = 26.3m
T
HUNTMAR DRIVE
1
SP4.1
2
SP4.1
0
4
8
16
32m

1
SP1.2
SITE PLAN - FIRE MEASURES

1 : 400

No.	DESCRIPTION	DATE

REVISIONS:

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MATTHEW BOLEN
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2026.04.15

SEAL

CONSULTANTS:

IRONCLAD
DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

**319 HUNTMAR DR, KANATA, ON,
K2S 0P6**

DRAWING TITLE:

SITE PLAN - FIRE MEASURES (FIRE ROUTE/FIRE HYDRANT/MAIN ENTRY)

SHEET SIZE:	SCALE:
ARCH D (610x914)	As indicated

PROJECT NO.: 25066

DRAWING NO.:

SP1.2

FILENAME: Autodesk Docs://25066 – 319 Huntmar/25066_319 Huntmar-Site_A_v25.rvt
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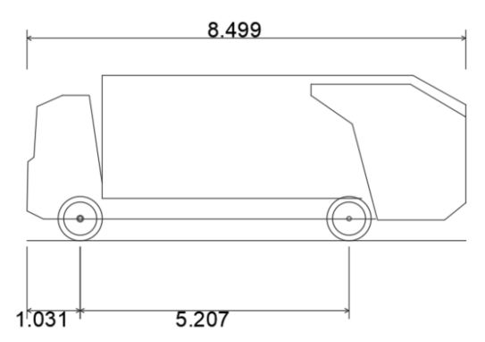
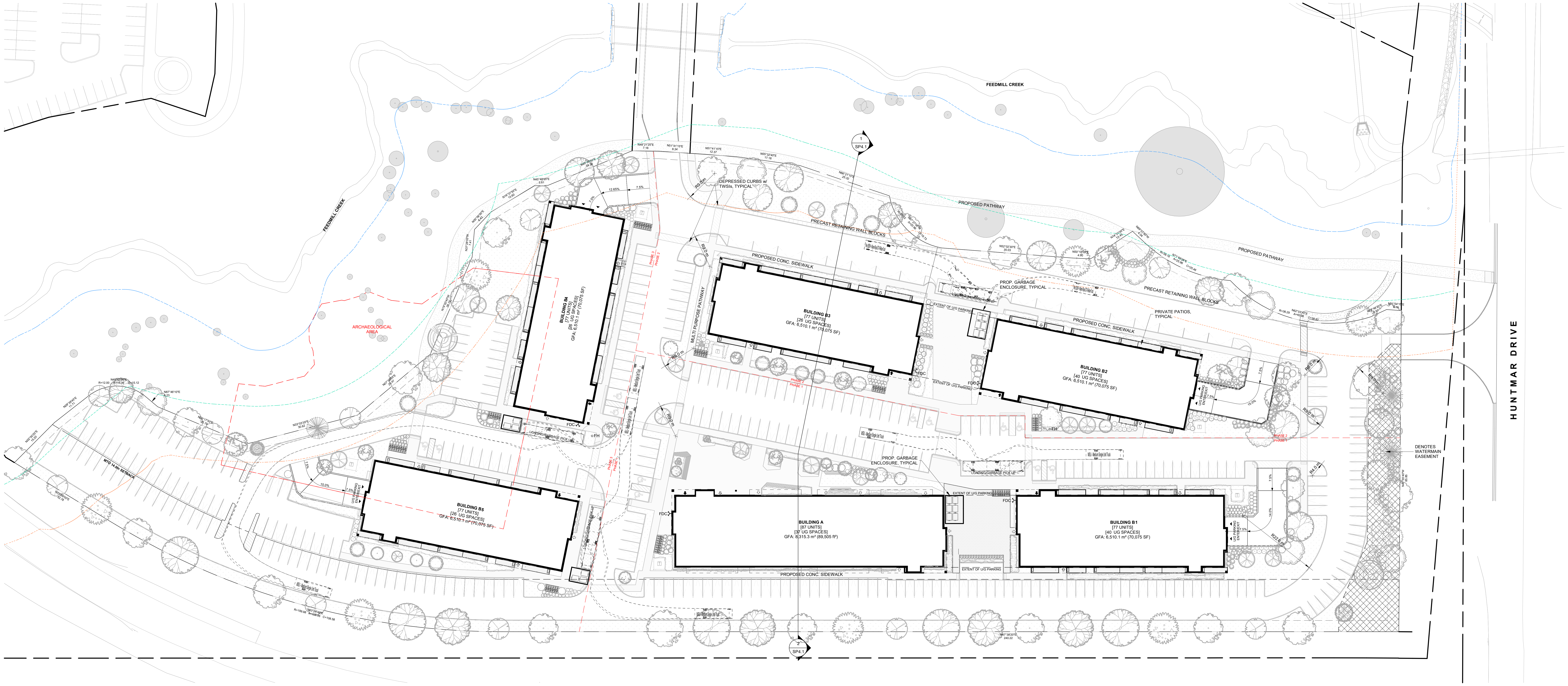
SWEPT PATH ANALYSIS


8.499
1.031
5.207

Hino 338 M + Wayne Royal GT14 Refuse Truck	
Overall Length	8.499m
Overall Width	2.451m
Overall Body Height	3.197m
Min Body Ground Clearance	0.402m
Track Width	2.451m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	8.352m


FEEDMILL CREEK
FEEDMILL CREEK
ARCHAEOLOGICAL AREA
DEPRESSED CURBS w/ TWSIs, TYPICAL
PROPOSED PATHWAY
PROPOSED PATHWAY
PRECAST RETAINING WALL BLOCKS
PRECAST RETAINING WALL BLOCKS
PROPOSED CONC. SIDEWALK
PROP. GARBAGE ENCLOSURE, TYPICAL
PRIVATE PATIOS, TYPICAL
MULTI PURPOSE PATHWAY
EXTENT OF U/G PARKING
LOADING/GARBAGE PICK UP
U/G PARKING ENTER/EXIT
MSU - Medium Single Unit Truck
Hino 338 M + Wayne Royal GT14 Refuse Truck
FDC
FH
R9.0 m
R6.0 m
R4.0 m
7.5%
12.65%
15.0%
14.0%
PHASE 1
PHASE 2
PHASE 3
BUILDING B4
[77 UNITS]
[26 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
BUILDING B3
[77 UNITS]
[26 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
BUILDING B2
[77 UNITS]
[40 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
BUILDING B5
[77 UNITS]
[26 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
BUILDING A
[87 UNITS]
[37 UG SPACES]
GFA: 8,315.3 m² (89,505 ft²)
BUILDING B1
[77 UNITS]
[40 UG SPACES]
GFA: 6,510.1 m² (70,075 SF)
DENOTES WATERMAIN EASEMENT
HUNTMAR DRIVE
1 SP4.1
2 SP4.1
N48°21'25"E 7.16
N51°41'15"E 8.34
N51°41'15"E 12.37
N55°32'40"E 17.18
N66°21'15"E 25.32
N87°27'08"W A=20.96 C=19.73
N52°02'30"E 35.03
N50°18'05"E 4.90
N14°21'00"E 13.45
N89°07'50"W 4.04
R=38.16 N71°49'28"E A=25.96 C=25.46
R=36.29 N62°03'10"E A=40.96 C=38.82
N22°48'20"E 4.61
N51°54'15"E 4.18
N41°55'40"W 85.85
N47°38'20"E 240.22
R=199.98 N63°24'45"E A=109.96 C=108.58
N33°03'35"E 30.62
N07°39'55"E 25.47
N19°02'40"W 28.19
N37°28'05"W 7.41
N00°56'50"E 6.43
N16°37'50"E 13.60
N45°48'55"E 3.61
N25°17'50"E 24.30

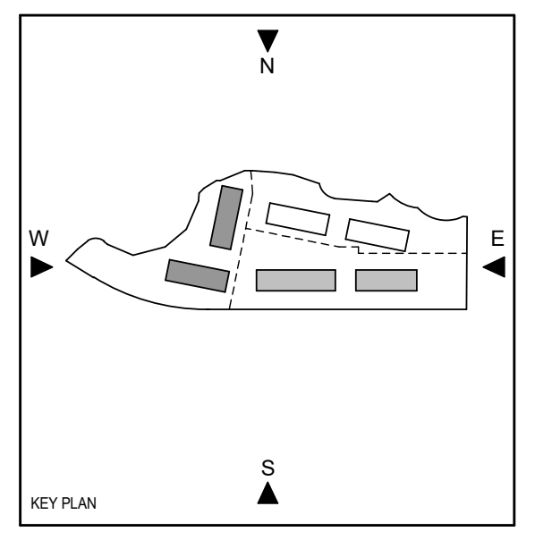
1 SP1.3 **SITE PLAN - TRUCK TURN/ WASTE MANAGEMENT**

1 : 400

0 4 8 16 32m

TRUE NORTH

CONSTRUCTION NORTH



KEY PLAN

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2026.04.15

SEAL

CONSULTANTS:

IRONCLAD
DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

**319 HUNTMAR DR, KANATA, ON,
K2S 0P6**

DRAWING TITLE:

**SITE PLAN - TRUCK TURN/
WASTE MANAGEMENT**

SHEET SIZE: ARCH D (610x914)

SCALE: As indicated

PROJECT NO.: 25066

DRAWING NO.: **SP1.3**

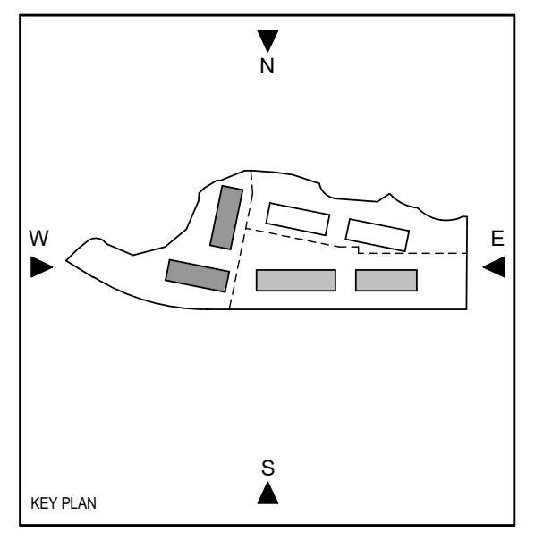
FILENAME: Autodesk Docs://25066 - 319 Huntmar/25066_319 Huntmar-Site_A_v25.rvt
PLOTDATE: 2026-04-15 3:35:51 PM

SITE PLAN LEGEND

— — — — —	EXTENT OF UNDERGROUND PARKING GARAGE
———	LINE OF SETBACK
— - — - —	CENTERLINE OF ROAD
━━━	PROPERTY LINE
- - - - - - -	DRIP LINE
⬆	MAIN BUILDING ENTRANCE/ FIRE FIGHTER ENTRANCE
⇧	SECONDARY BUILDING ENTRANCE
⇧	FIRE EXIT
▲	PARKING ENTRANCE
FDC	FIRE DEPT CONNECTION
BD ○	BOLLARD
LBD ☼	LIGHT BOLLARD
MH	MANHOLE COVER
CB	CATCH BASIN
⌖	FIRE HYDRANT
▭ GAS	GAS METER
○	EX. WATER VALVE
⊤	SIGNAGE
◦ EX GUY	EX. GUY WIRE
◦ EX WUP	EX. WOOD UTILITY POLE
F.F.E.	FINISHED FLOOR ELEVATION
× 666.0	SITE ELEVATIONS (SHOWN TO ESTABLISH AVERAGE GRADE)
!	FIRE ACCESS ROUTE - SIGNAGE PLACED ON WITHER SIDE.
▨	FIRE ACCESS ROUTE
▩	WASTE COLLECTION POINT
▤	SOFT LANDSCAPING
⊠	REGULATED AREA
- - - - -	DISTANCE FROM PRINCIPAL ENTRANCE TO FIRE ROUTE
- - - - -	DISTANCE FROM FIRE HYDRANT TO FIRE DEPARTMENT CONNECTION
- - - - -	MVCA - MEANDER BELT
- - - - -	MVCA - REGULATION LIMIT
- - - - -	MVCA - 100 YEAR FLOOD PLAIN

TRUE NORTH

CONSTRUCTION NORTH



KEY PLAN

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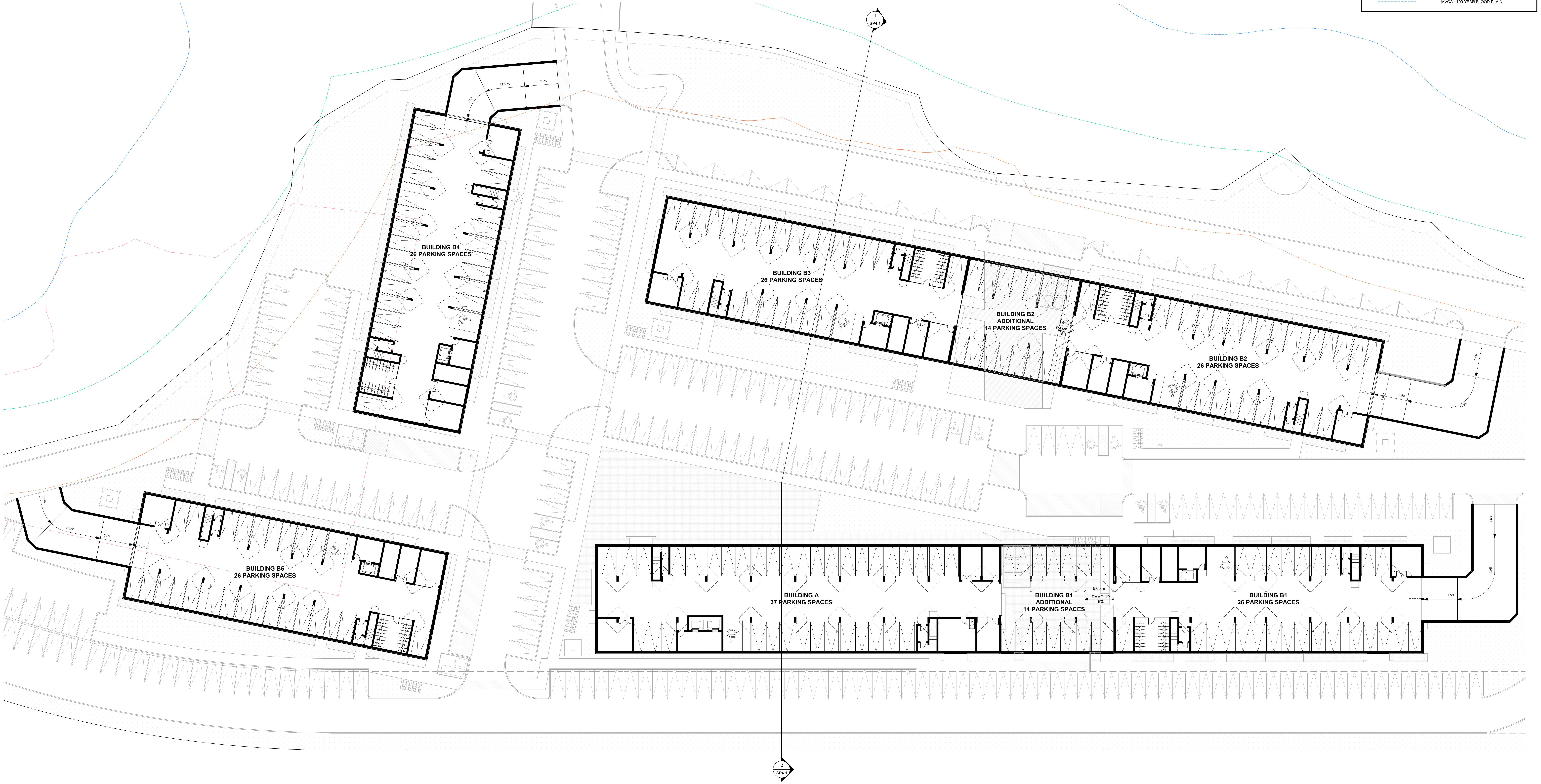
1
SP4.1
BUILDING B4
26 PARKING SPACES
12.65%
7.5%
7.5%
BUILDING B3
26 PARKING SPACES
BUILDING B2
ADDITIONAL
14 PARKING SPACES
2.00 m
RAMP UP
5%
BUILDING B2
26 PARKING SPACES
7.5%
7.5%
15.0%
7.63 m
BUILDING B5
26 PARKING SPACES
7.5%
15.0%
7.5%
BUILDING A
37 PARKING SPACES
BUILDING B1
ADDITIONAL
14 PARKING SPACES
5.00 m
RAMP UP
5%
BUILDING B1
26 PARKING SPACES
7.5%
14.0%
7.5%
2
SP4.1

1
SP2.1

OVERALL FLOOR PLAN - BELOW GRADE

1 : 250

0 3.125 6.25 12.5 25m

No.	DESCRIPTION	DATE

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7197
2026.04.15

SEAL

CONSULTANTS:

IRONCLAD
DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON,
K2S 0P6

DRAWING TITLE:

OVERALL FLOOR PLAN -
BELOW GRADE

SHEET SIZE: ARCH D (610x914)

SCALE: 1 : 250

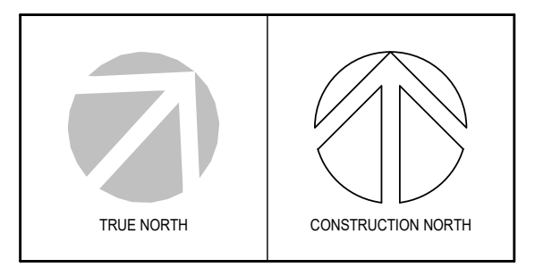
PROJECT NO.: 25066

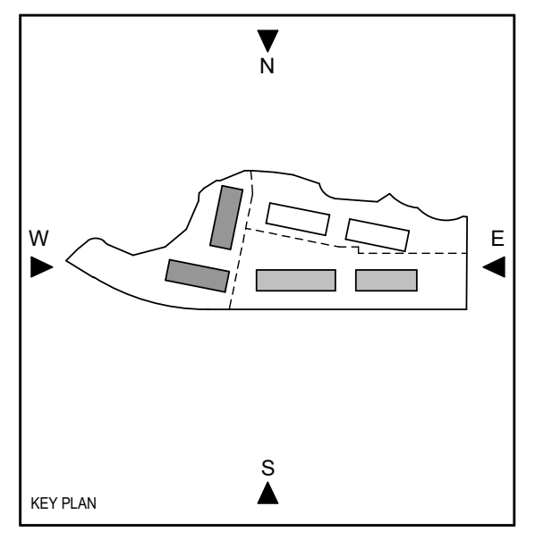
DRAWING NO.: **SP2.1**

FILENAME: Autodesk Docs://25066 – 319 Huntmar/25066_319 Huntmar-Site_A_v25.rvt
PLOTDATE: 2026-04-15 3:35:56 PM

SITE PLAN LEGEND

— — — — —	EXTENT OF UNDERGROUND PARKING GARAGE
———	LINE OF SETBACK
— - — - —	CENTERLINE OF ROAD
━━━	PROPERTY LINE
- - - - - -	DRIP LINE
⬆	MAIN BUILDING ENTRANCE/ FIRE FIGHTER ENTRANCE
⇧	SECONDARY BUILDING ENTRANCE
⇧	FIRE EXIT
▲	PARKING ENTRANCE
FDC	FIRE DEPT CONNECTION
BD ○	BOLLARD
LBD ○	LIGHT BOLLARD
MH	MANHOLE COVER
CB	CATCH BASIN
⌖	FIRE HYDRANT
▭ GAS	GAS METER
○	EX. WATER VALVE
—	SIGNAGE
∘ EX GUY	EX. GUY WIRE
∘ EX WUP	EX. WOOD UTILITY POLE
F.F.E.	FINISHED FLOOR ELEVATION
× 666.0	SITE ELEVATIONS (SHOWN TO ESTABLISH AVERAGE GRADE)
!	FIRE ACCESS ROUTE - SIGNAGE PLACED ON WITHER SIDE.
▨	FIRE ACCESS ROUTE
▩	WASTE COLLECTION POINT
▭	SOFT LANDSCAPING
☒	REGULATED AREA
- - - - - -	DISTANCE FROM PRINCIPAL ENTRANCE TO FIRE ROUTE
- - - - - -	DISTANCE FROM FIRE HYDRANT TO FIRE DEPARTMENT CONNECTION
- - - - - -	MVCA - MEANDER BELT
- - - - - -	MVCA - REGULATION LIMIT
- - - - - -	MVCA - 100 YEAR FLOOD PLAIN





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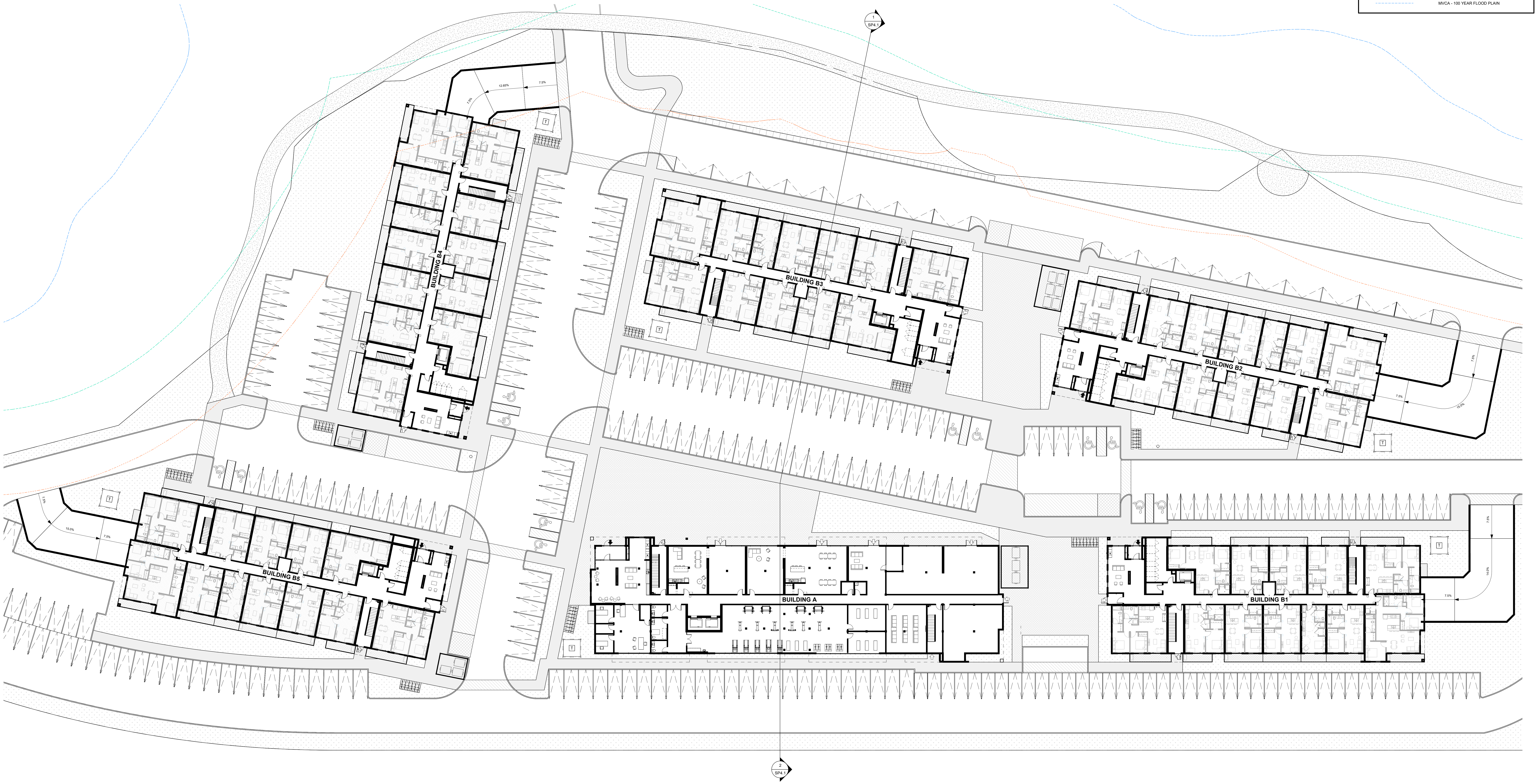
Issued for Construction	



1
SP2.2

OVERALL FLOOR PLAN - GROUND FLOOR

1 : 250

0 3.125 6.25 12.5 25m

No.	DESCRIPTION	DATE

REVISIONS:

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Kitchener ON
N2G 4X8, Canada
www.mccallumsather.com

MATTHEW BOLEN
LICENCE
7197
2026.04.15

SEAL

CONSULTANTS:

IRONCLAD
DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

**319 HUNTMAR DR, KANATA, ON,
K2S 0P6**

DRAWING TITLE:

OVERALL FLOOR PLAN - GROUND FLOOR

SHEET SIZE: ARCH D (610x914)

SCALE:

PROJECT NO.: 25066

DRAWING NO.: **SP2.2**

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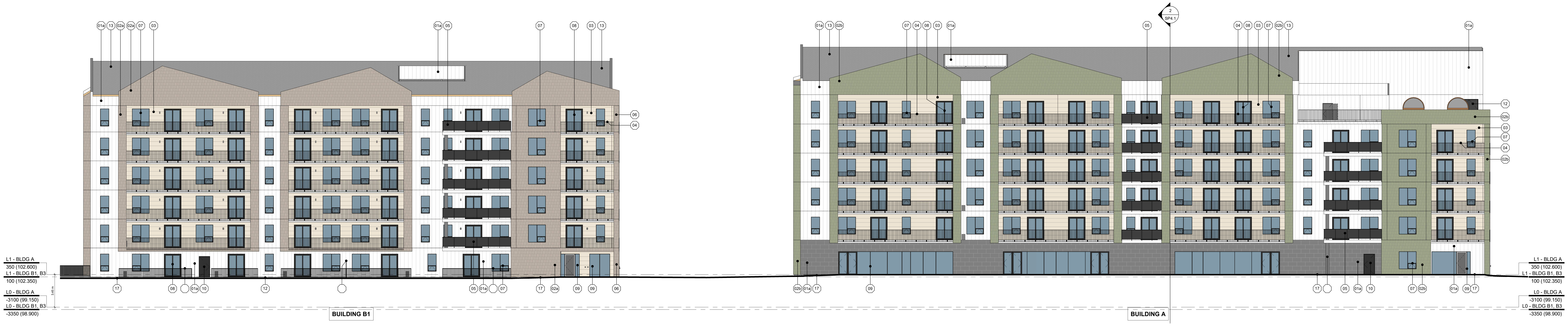
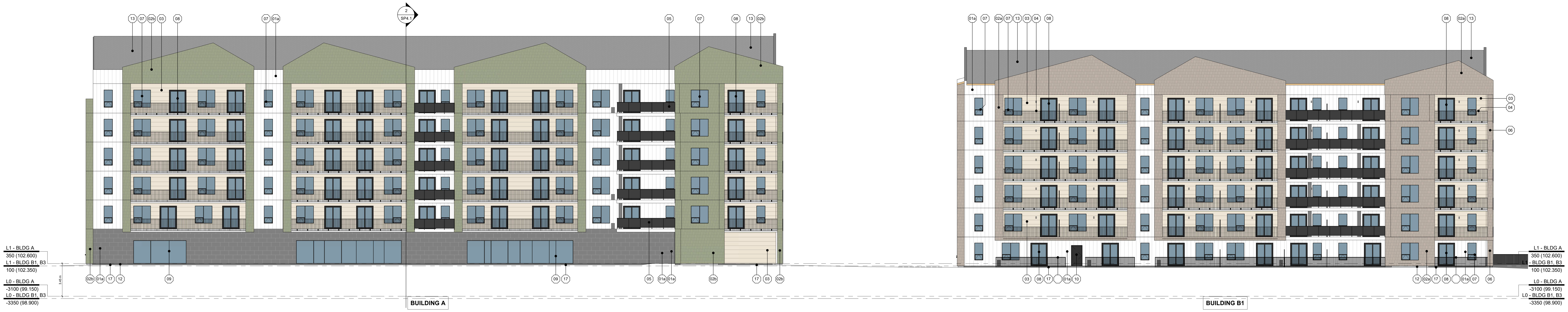

L1 - BLDG A
350 (102.600)
L1 - BLDG B1, B3
100 (102.350)
L0 - BLDG A
-3100 (99.150)
L0 - BLDG B1, B3
-3350 (98.900)
3.45 m
BUILDING B1
BUILDING A
2
SP4.1

1
SP3.1
PHASE 1 - BUILDING A & B1 - NORTH ELEVATION
1 : 150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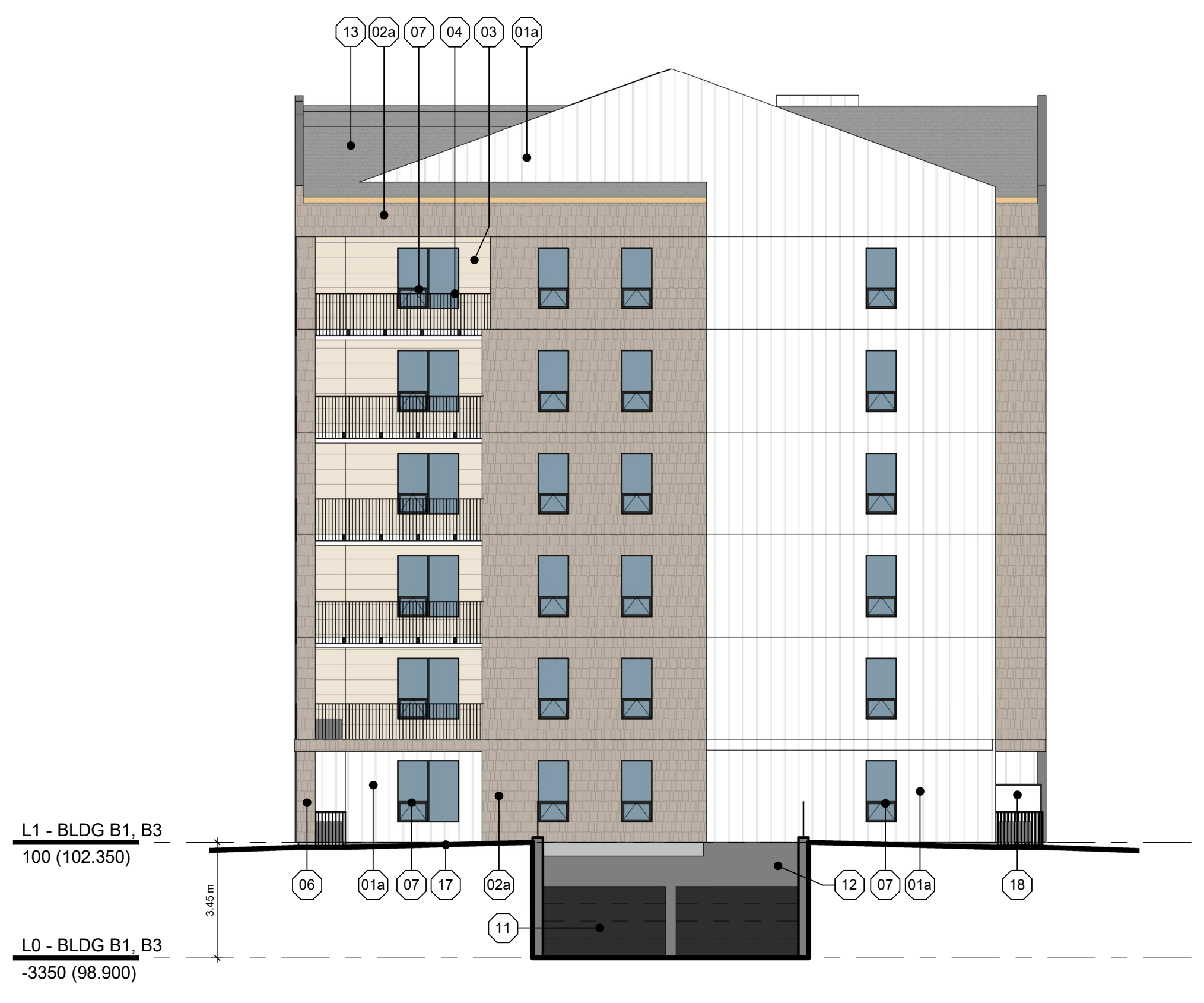
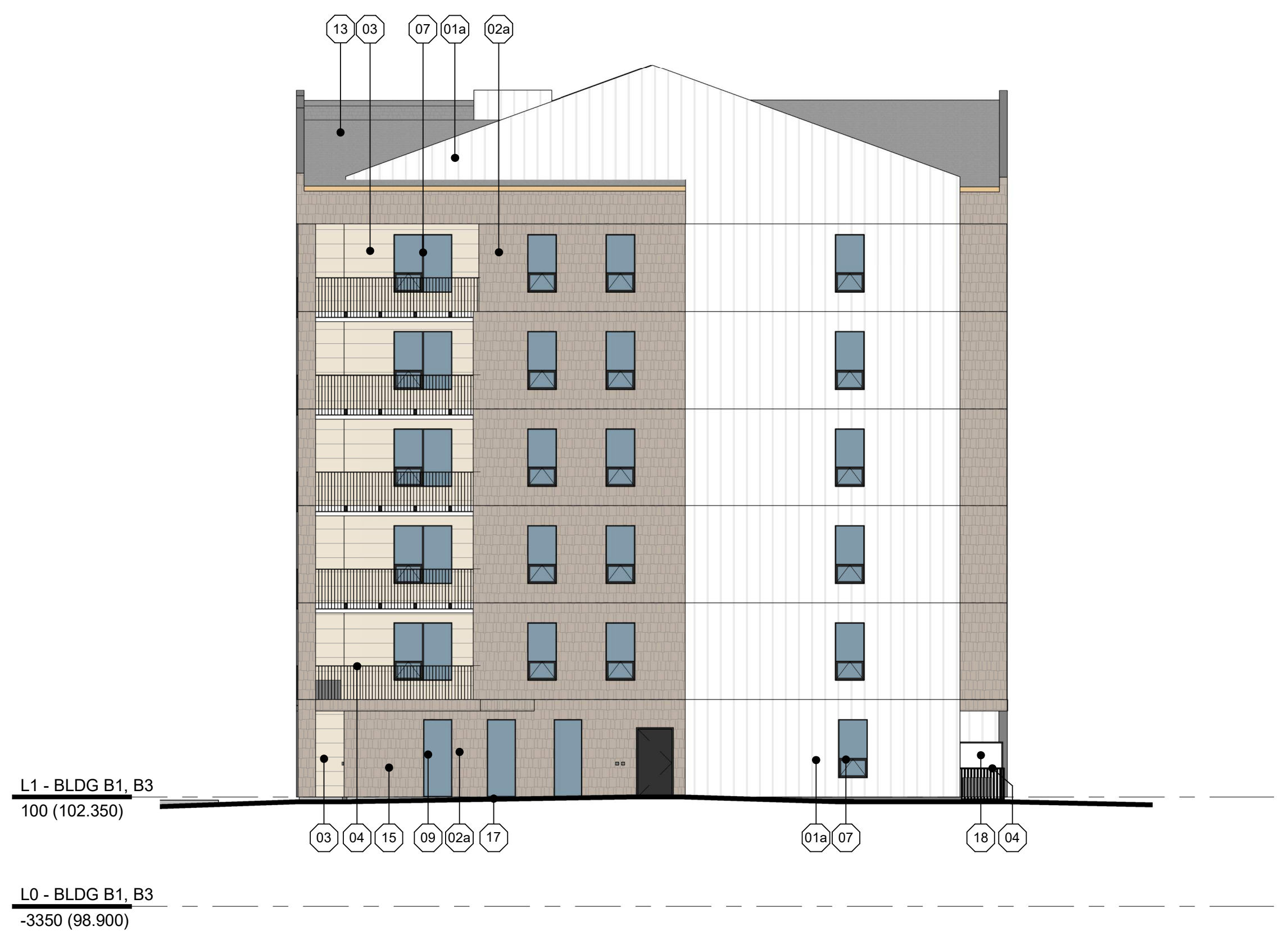
350 (102.600)
L1 - BLDG B1, B3
100 (102.350)
L0 - BLDG A
-3100 (99.150)
L0 - BLDG B1, B3
-3350 (98.900)
BUILDING A
BUILDING B1
2
SP4.1

2
SP3.1
PHASE 1 - BUILILDING A & B1 - SOUTH ELEVATION
1 : 150


L1 - BLDG B1, B3
100 (102.350)
L0 - BLDG B1, B3
-3350 (98.900)

3
SP3.1
PHASE 1 - BUILDING B1 - EAST ELEVATION
1 : 150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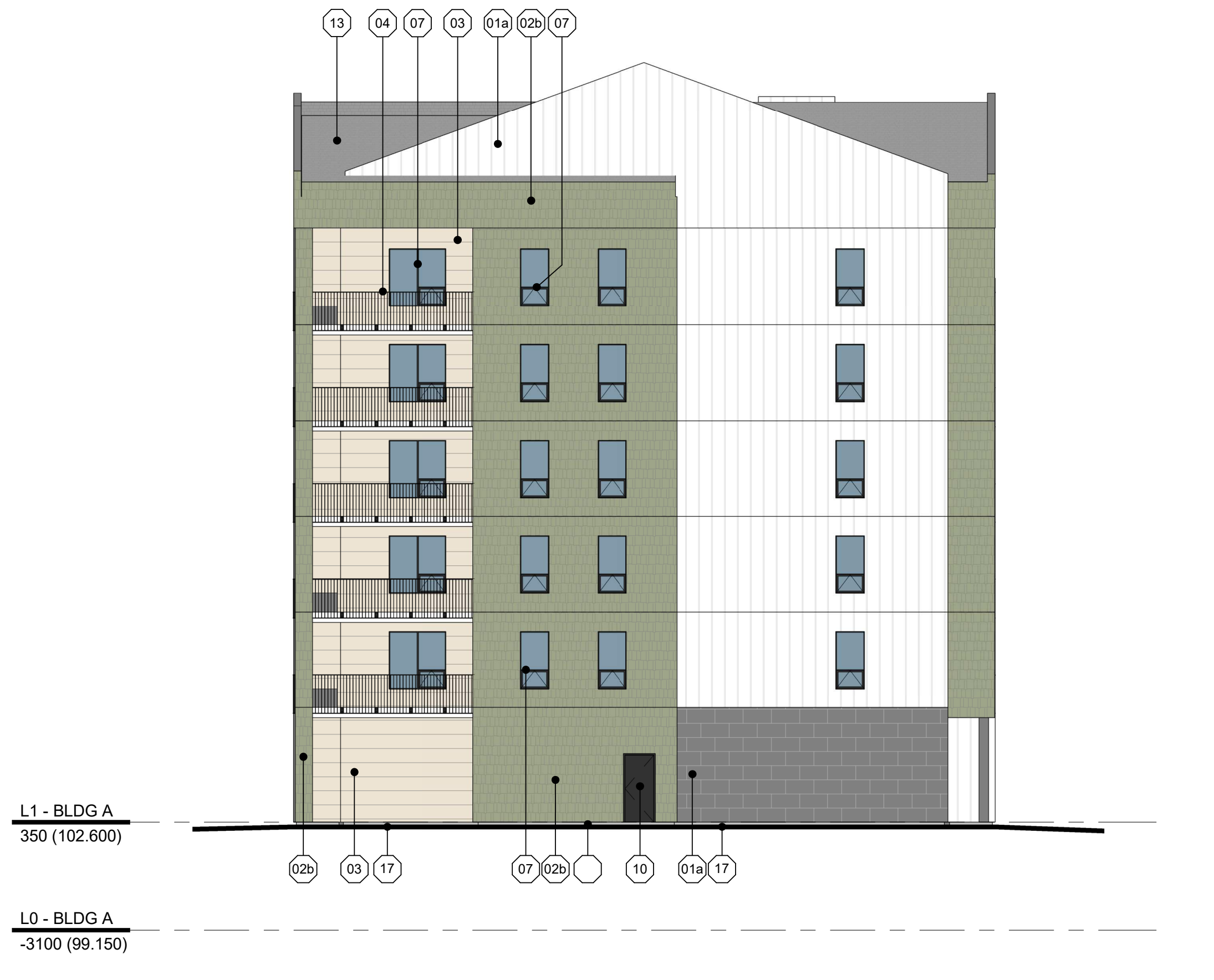
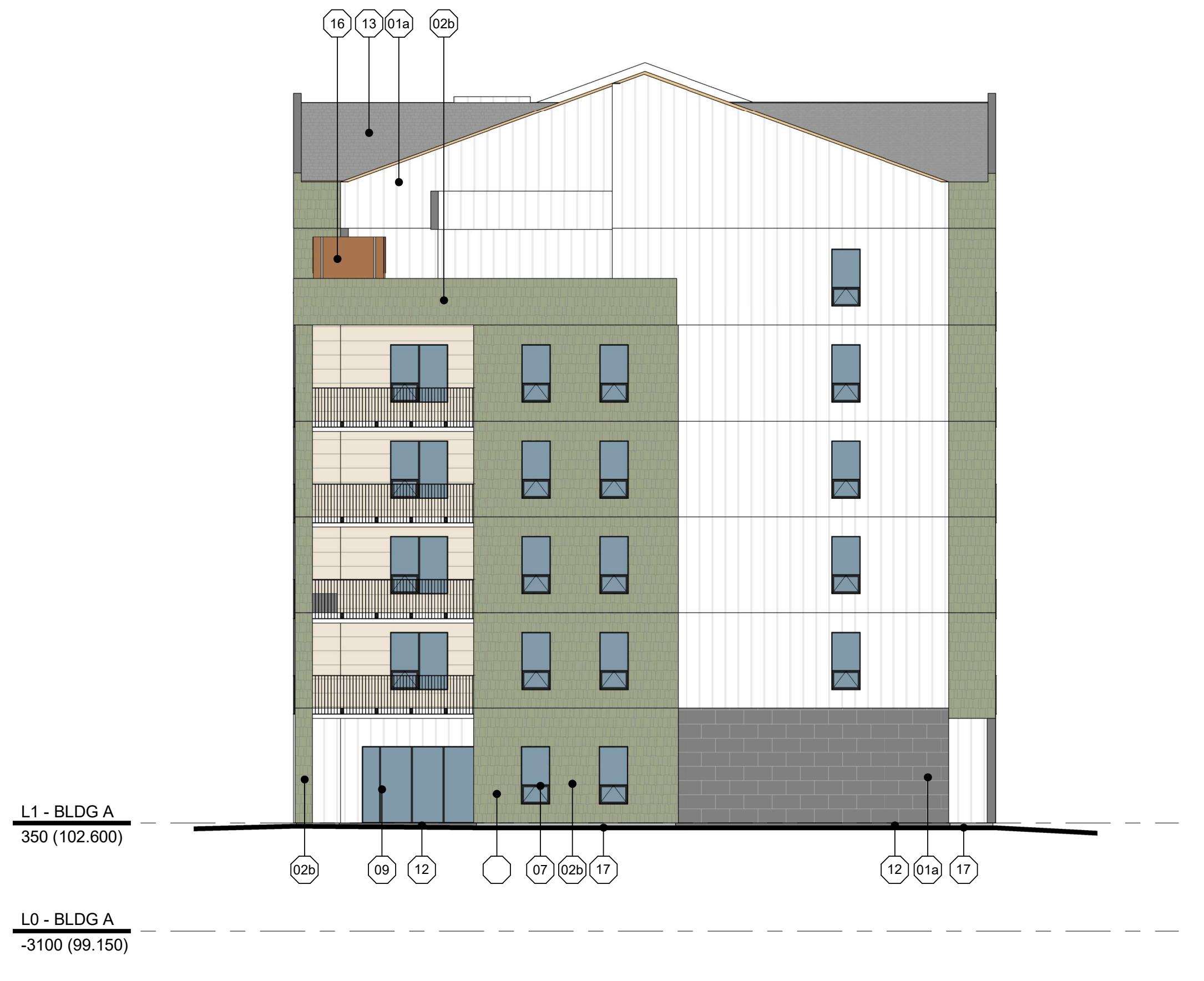
100 (102.350)
L0 - BLDG B1, B3
-3350 (98.900)

4
SP3.1
PHASE 1 - BUILDING B1 - INSIDE WEST ELEVATION
1 : 150


L1 - BLDG A
350 (102.600)
L0 - BLDG A
-3100 (99.150)

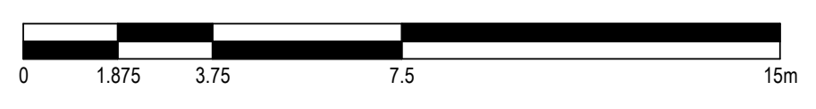
5
SP3.1
PHASE 1 - BUILDING A - INSIDE EAST ELEVATION
1 : 150

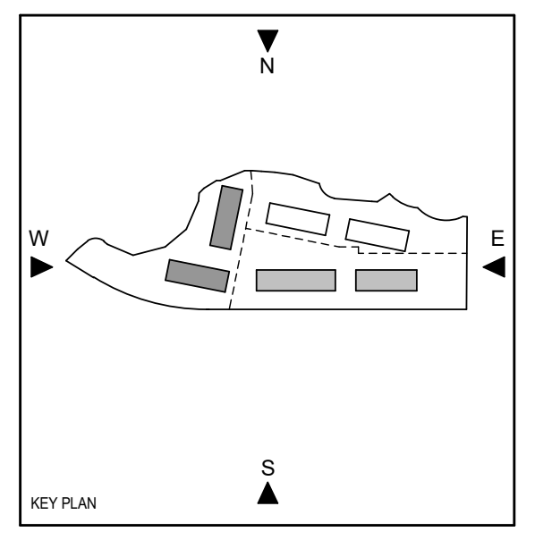

L1 - BLDG A
350 (102.600)
L0 - BLDG A
-3100 (99.150)

6
SP3.1
PHASE 1 - BUILDING A - WEST ELEVATION
1 : 150

EXTERIOR ELEVATION MATERIAL LEGEND

01a	FIBRE CEMENT PANEL WALL CLADDING PATTERN: ASHLAR COLOUR: CHARCOAL
01b	FIBRE CEMENT PANEL WALL CLADDING w/ BATTEN TRIMS COLOUR: ARCTIC WHITE
02a	FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: BROWN
02b	FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: SAGE GREEN
02c	FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: DEEP BLUE
03	FIBRE CEMENT HORIZONTAL SIDING WALL CLADDING COLOUR: SAND CASTLE
04	PREFINSHED ALUMINUM GUARD RAIL ASSEMBLY FINISH: BLACK ANODIZED
05	PREFINSHED ALUMINUM GUARD RAIL ASSEMBLY w/ PERFORATED ALUMINUM PANEL FINISH: BLACK ANODIZED
06	WOOD COLUMN WRAPPED w/ FIBRE CEMENT PANEL SEE ELEVATIONS FOR PANEL TYPES
07	VINYL WINDOW UNIT w/ OPERABLE WINDOW FRAME COLOUR: BLACK
08	BALCONY SLIDER w/ SEALED UNIT GLAZING FRAME COLOUR: BLACK
09	ALUMINUM CURTAIN WALL FRAMING SYSTEM FRAME COLOUR: BLACK
10	INSULATED HOLLOW METAL DOOR AND FRAME ASSEMBLY COLOUR: BLACK
11	INSULATED OVERHEAD METAL DOOR COLOUR: BLACK
12	CAST-IN-PLACE CONCRETE
13	ASPHALT ROOF SHINGLES COLOUR: BLACK
14	FASCIA BOARD COLOUR: T.B.D.
15	FIRE DEPARTMENT CONNECTION
16	BARREL SAUNA UNITS
17	LINE OF GRADE
18	ALUMINUM PRIVACY SCREEN WITH TEMPERED ACID ETCH GLASS FRAME COLOUR TO MATCH ADJACENT RAILINGS


0
1.875
3.75
7.5
15m



KEY PLAN

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No.	DESCRIPTION	DATE

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ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW BOLEN
LICENCE
7197
2026.04.15

SEAL

CONSULTANTS:

IRONCLAD
DEVELOPMENTS INC.

PROJECT:
319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON,
K2S 0P6

DRAWING TITLE:
OVERALL ELEVATION -
PHASE 1 - BUILDING A & B1

SHEET SIZE: ARCH D (610x914)
SCALE:

PROJECT NO.: 25066

DRAWING NO.: **SP3.1**

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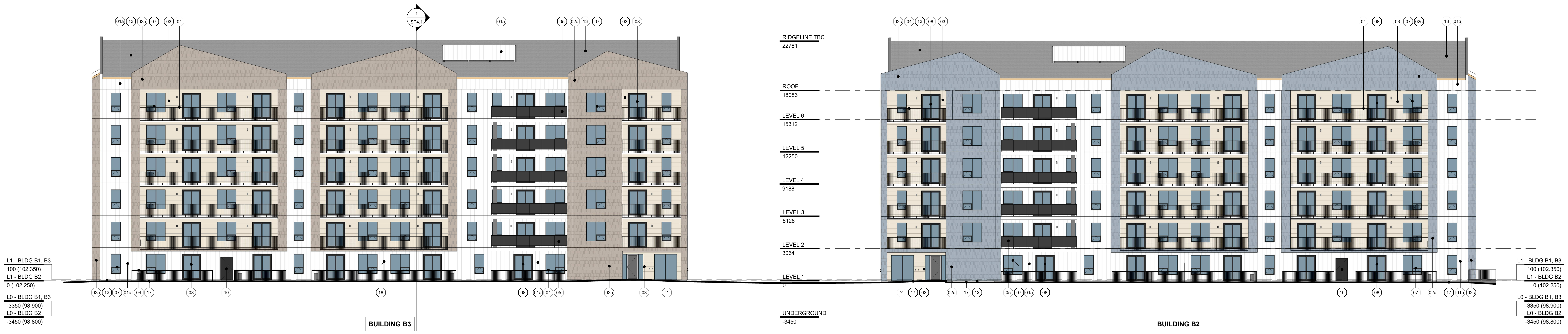
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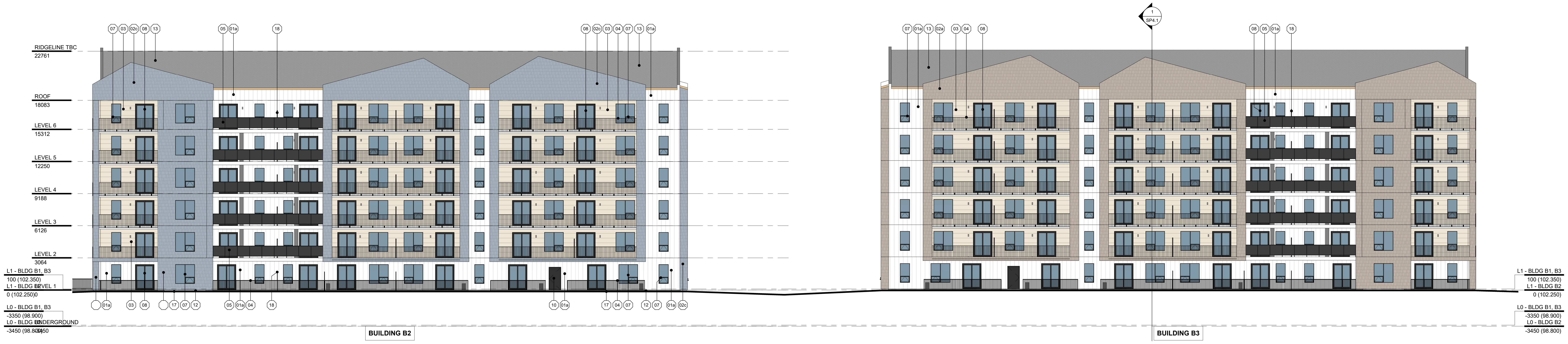
22761
ROOF
18083
LEVEL 6
15312
LEVEL 5
12250
LEVEL 4
9188
LEVEL 3
6126
LEVEL 2
3064
LEVEL 1
0
UNDERGROUND
-3450
L1 - BLDG B1, B3
100 (102.350)
L1 - BLDG B2
0 (102.250)
L0 - BLDG B1, B3
-3350 (98.900)
L0 - BLDG B2
-3450 (98.800)
1
SP4.1
BUILDING B3
BUILDING B2

1 SP3.2 PHASE 2 - BUILDING B2 & B3 - SOUTH ELEVATION

1 : 150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22761
ROOF
18083
LEVEL 6
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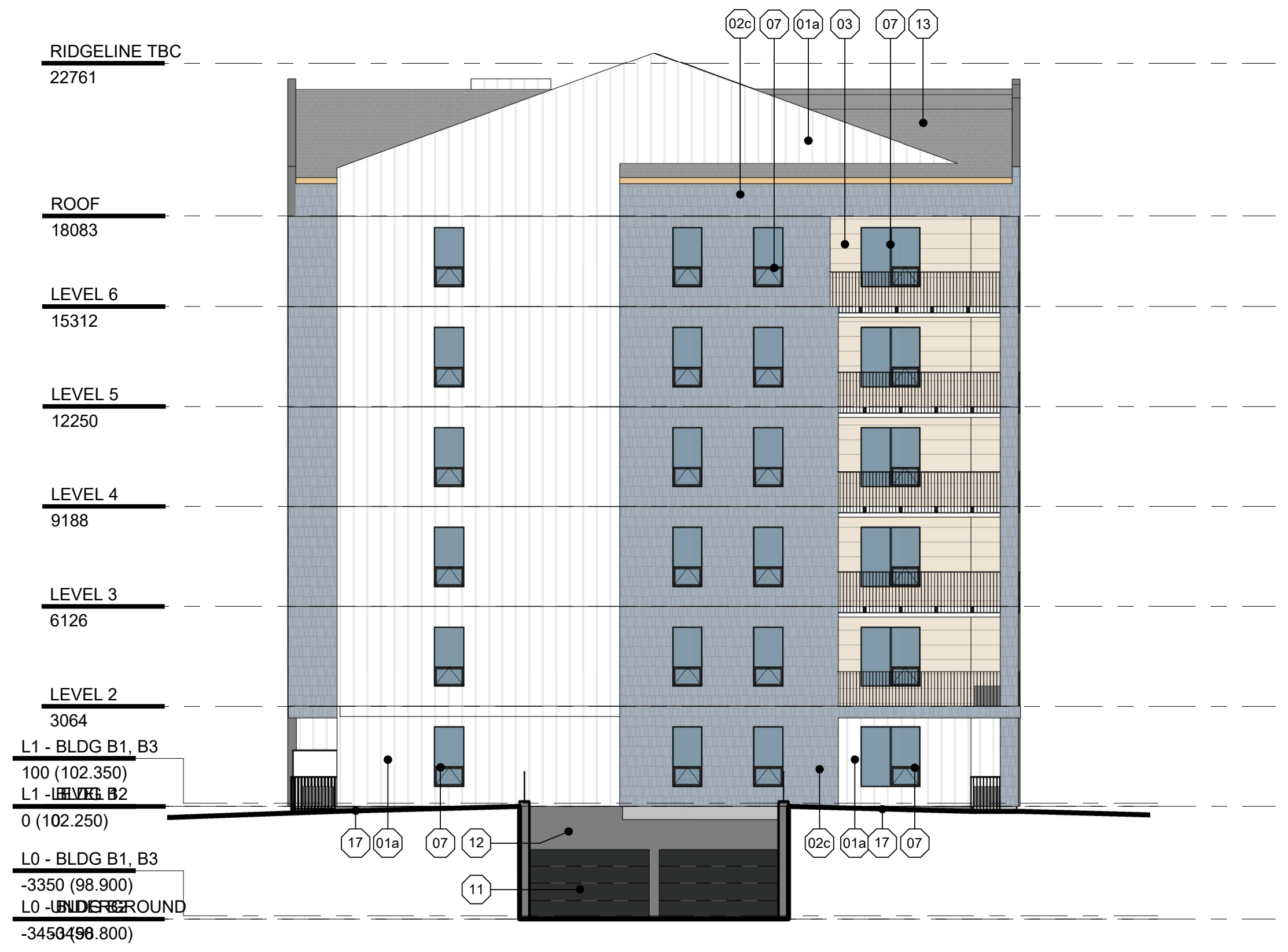
LEVEL 5
12250
LEVEL 4
9188
LEVEL 3
6126
LEVEL 2
3064
LEVEL 1
UNDERGROUND
-3450
L1 - BLDG B1, B3
100 (102.350)
L1 - BLDG B2
0 (102.250)
L0 - BLDG B1, B3
-3350 (98.900)
L0 - BLDG B2
-3450 (98.800)
1
SP4.1
BUILDING B2
BUILDING B3

2 SP3.2 PHASE 2 - BUILDING B2 & B3 - NORTH ELEVATION

1 : 150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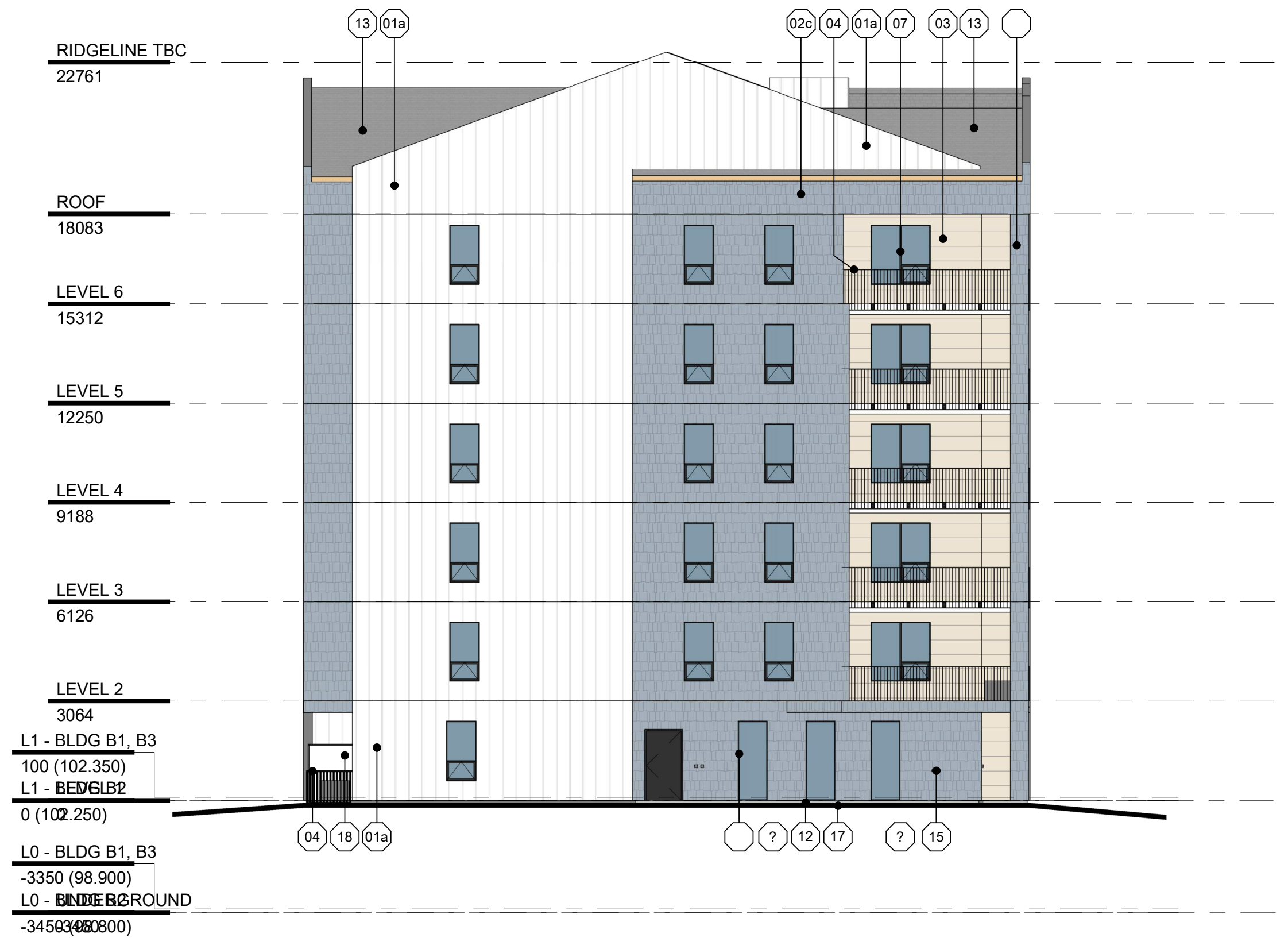
ROOF
18083
LEVEL 6
15312
LEVEL 5
12250
LEVEL 4
9188
LEVEL 3
6126
LEVEL 2
3064
L1 - BLDG B1, B3
100 (102.350)
L1 - BLDG B2
0 (102.250)
L0 - BLDG B1, B3
-3350 (98.900)
L0 - BLDG B2
UNDERGROUND
-3450 (98.800)

3 SP3.2 PHASE 2 - BUILDING B2 - EAST ELEVATION

1 : 150


RIDGELINE TBC
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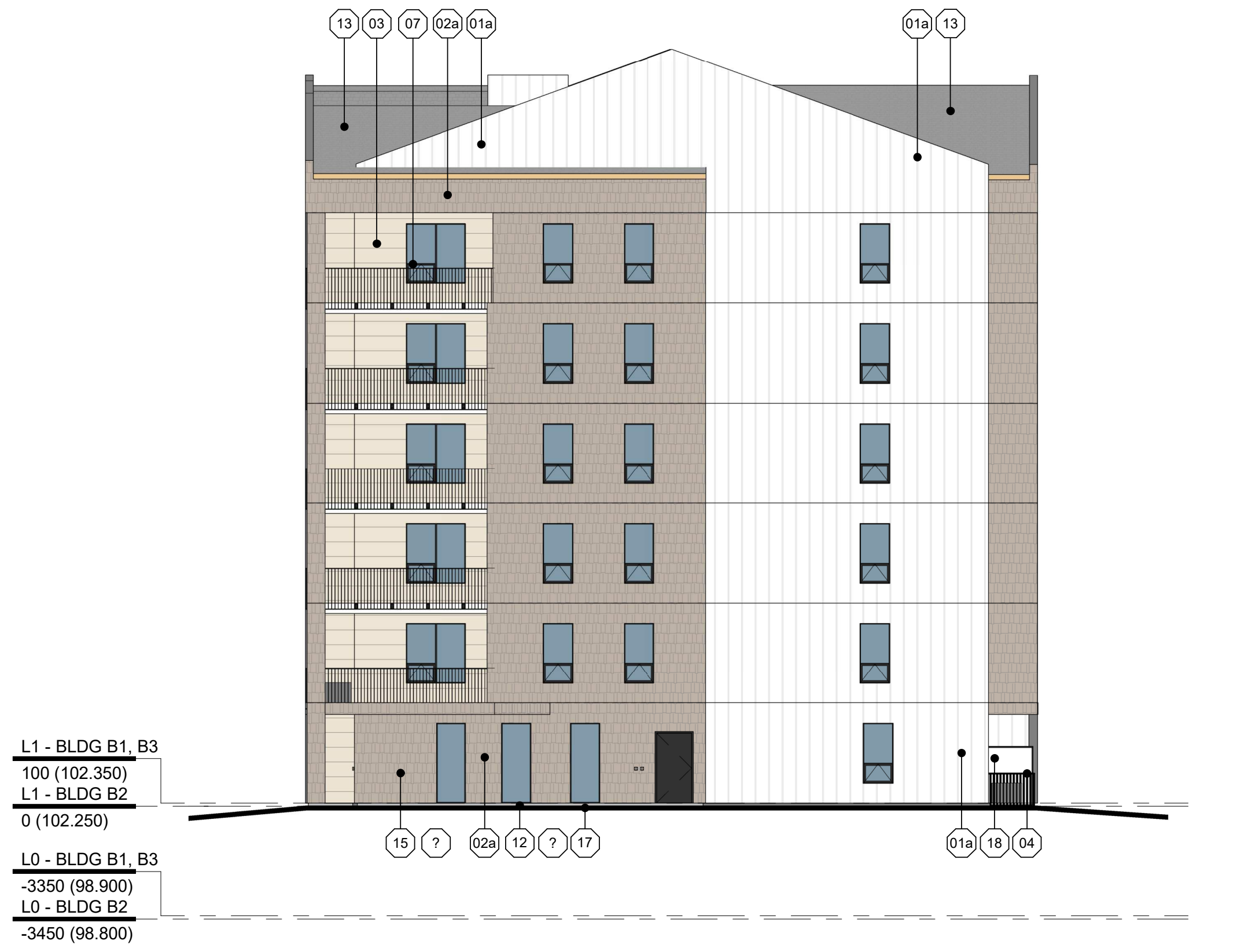
ROOF
18083
LEVEL 6
15312
LEVEL 5
12250
LEVEL 4
9188
LEVEL 3
6126
LEVEL 2
3064
L1 - BLDG B1, B3
100 (102.350)
L1 - BLDG B2
0 (102.250)
L0 - BLDG B1, B3
-3350 (98.900)
L0 - BLDG B2
UNDERGROUND
-3450 (98.800)

5 SP3.2 PHASE 2 - BUILDING B2 - INSIDE WEST ELEVATION

1 : 150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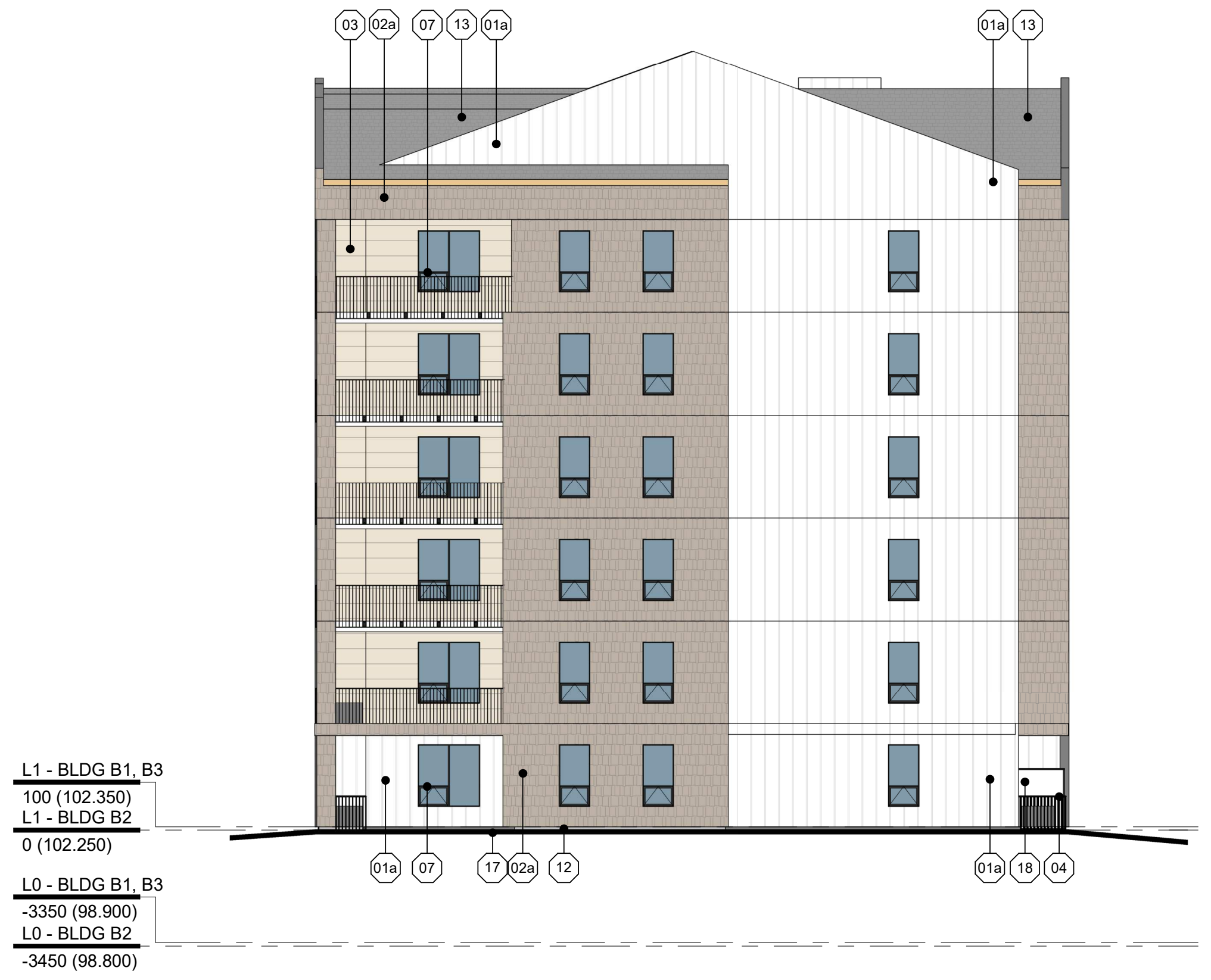
100 (102.350)
L1 - BLDG B2
0 (102.250)
L0 - BLDG B1, B3
-3350 (98.900)
L0 - BLDG B2
-3450 (98.800)

6 SP3.2 PHASE 2 - BUILDING B3 - INSIDE EAST ELEVATION

1 : 150

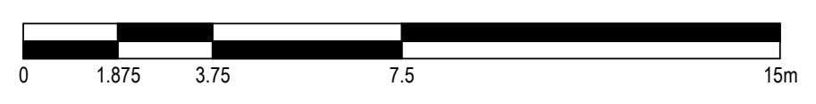

L1 - BLDG B1, B3
100 (102.350)
L1 - BLDG B2
0 (102.250)
L0 - BLDG B1, B3
-3350 (98.900)
L0 - BLDG B2
-3450 (98.800)

4 SP3.2 PHASE 2 - BUILDING B3 - WEST ELEVATION

1 : 150

EXTERIOR ELEVATION MATERIAL LEGEND

No.	Material
01a	FIBRE CEMENT PANEL WALL CLADDING PATTERN: ASHLAR COLOUR: CHARCOAL
01b	FIBRE CEMENT PANEL WALL CLADDING w/ BATTEN TRIMS COLOUR: ARCTIC WHITE
02a	FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: BROWN
02b	FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: SAGE GREEN
02c	FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: DEEP BLUE
03	FIBRE CEMENT HORIZONTAL SIDING WALL CLADDING COLOUR: SAND CASTLE
04	PREFINSHED ALUMINUM GUARD RAIL ASSEMBLY FINISH: BLACK ANODIZED
05	PREFINSHED ALUMINUM GUARD RAIL ASSEMBLY w/ PERFORATED ALUMINUM PANEL FINISH: BLACK ANODIZED
06	WOOD COLUMN WRAPPED w/ FIBRE CEMENT PANEL SEE ELEVATIONS FOR PANEL TYPES
07	VINYL WINDOW UNIT w/ OPERABLE WINDOW FRAME COLOUR: BLACK
08	BALCONY SLIDER w/ SEALED UNIT GLAZING FRAME COLOUR: BLACK
09	ALUMINUM CURTAIN WALL FRAMING SYSTEM FRAME COLOUR: BLACK
10	INSULATED HOLLOW METAL DOOR AND FRAME ASSEMBLY COLOUR: BLACK
11	INSULATED OVERHEAD METAL DOOR COLOUR: BLACK
12	CAST-IN-PLACE CONCRETE
13	ASPHALT ROOF SHINGLES COLOUR: BLACK
14	FASCIA BOARD COLOUR: T.B.D.
15	FIRE DEPARTMENT CONNECTION
16	BARREL SAUNA UNITS
17	LINE OF GRADE
18	ALUMINUM PRIVACY SCREEN WITH TEMPERED ACID ETCH GLASS FRAME COLOUR TO MATCH ADJACENT RAILINGS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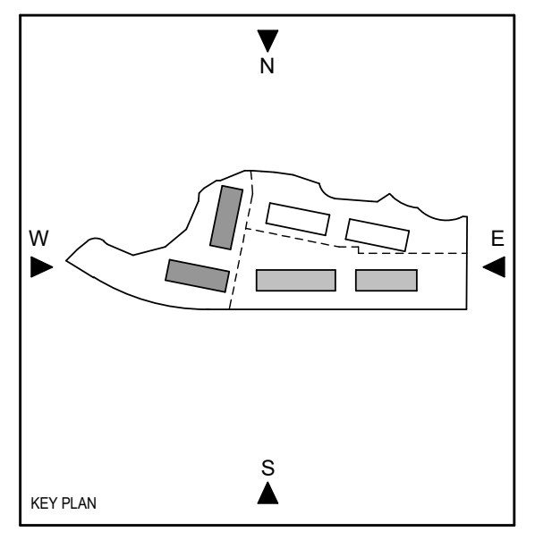
3.75
7.5
15m


N
W
E
S
KEY PLAN

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No.	DESCRIPTION	DATE

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LICENCE
7197
2026.04.15

SEAL

CONSULTANTS:

IRONCLAD
DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

OVERALL ELEVATION - PHASE 2 - BUILDING B2 & B3

SHEET SIZE: ARCH D (610x914)

SCALE:

PROJECT NO.: 25066

DRAWING NO.: **SP3.2**

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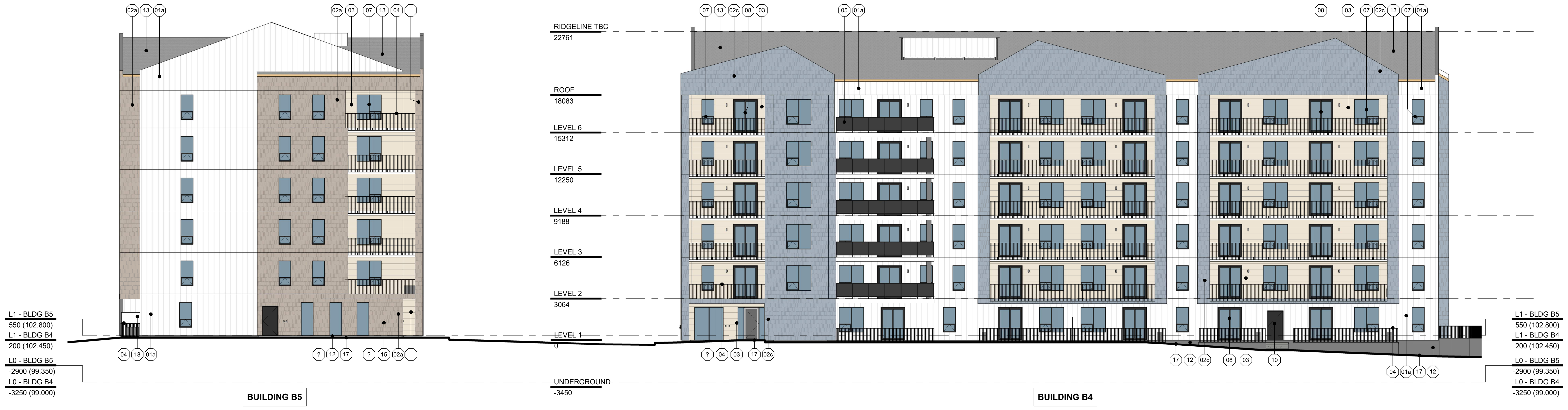
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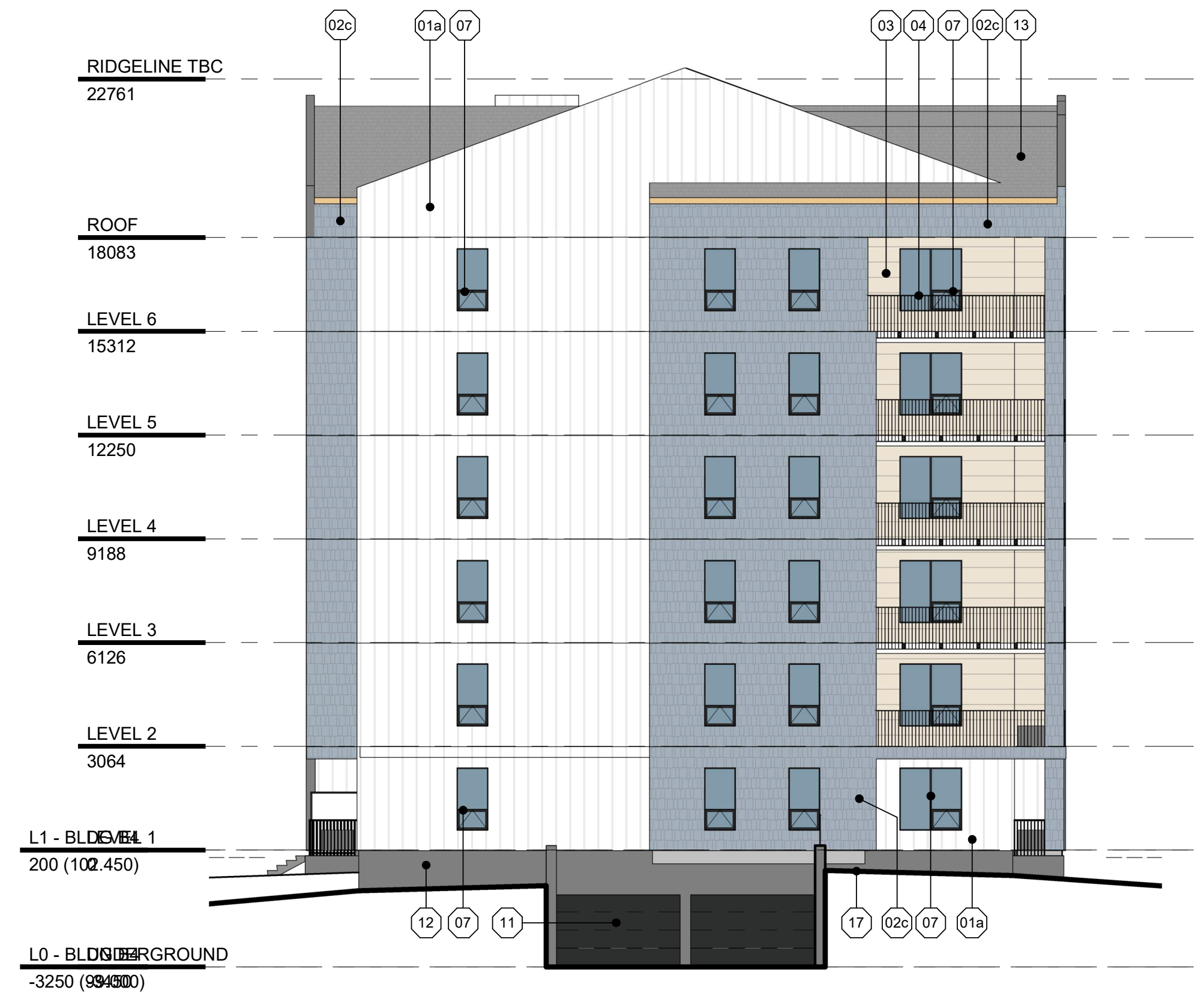
13
01a
03
07
04
RIDGELINE TBC
22761
ROOF
18083
LEVEL 6
15312
LEVEL 5
12250
LEVEL 4
9188
LEVEL 3
6126
LEVEL 2
3064
LEVEL 1
0
UNDERGROUND
-3450
L1 - BLDG B5
550 (102.800)
L1 - BLDG B4
200 (102.450)
L0 - BLDG B5
-2900 (99.350)
L0 - BLDG B4
-3250 (99.000)
02c
08
05
18
12
17
15
10
BUILDING B5
BUILDING B4

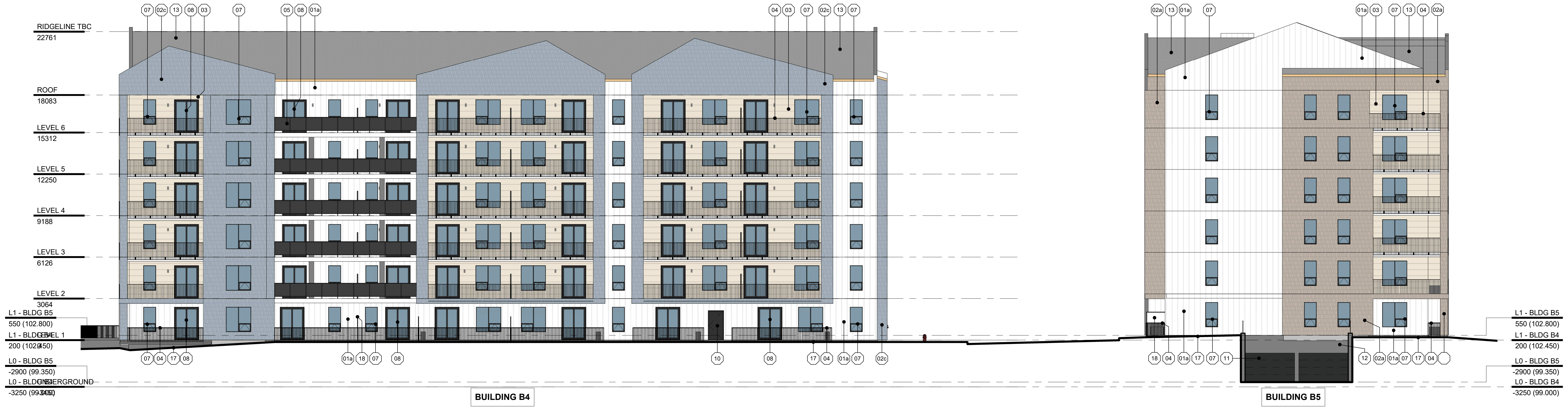
1 SP3.3 **PHASE 3 - BUILDING B4 & B5 - EAST ELEVATION**

1 : 150


02c
01a
07
03
04
13
RIDGELINE TBC
22761
ROOF
18083
LEVEL 6
15312
LEVEL 5
12250
LEVEL 4
9188
LEVEL 3
6126
LEVEL 2
3064
L1 - BLDG B4 LEVEL 1
200 (102.450)
L0 - BLDG B4 UNDERGROUND
-3250 (99.000) -3450
12
11
17

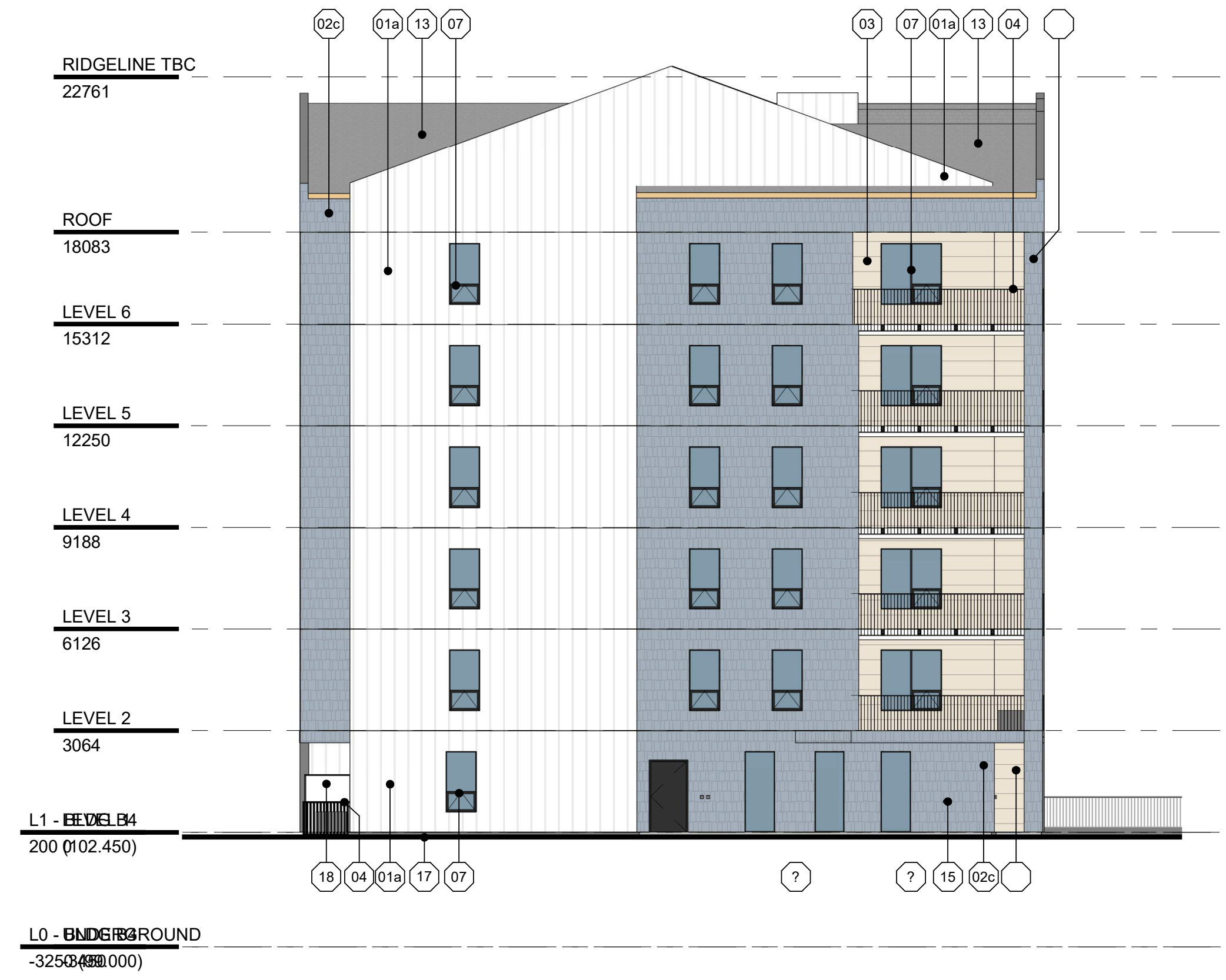
2 SP3.3 **PHASE 3 - BUILDING B4 - NORTH ELEVATION**

1 : 150


07
02c
13
08
03
05
01a
04
RIDGELINE TBC
22761
ROOF
18083
LEVEL 6
15312
LEVEL 5
12250
LEVEL 4
9188
LEVEL 3
6126
LEVEL 2
3064
L1 - BLDG B5
550 (102.800)
L1 - BLDG B4 LEVEL 1
200 (102.450)
L0 - BLDG B5
-2900 (99.350)
L0 - BLDG B4 UNDERGROUND
-3250 (99.000)
02a
18
17
10
11
12
BUILDING B4
BUILDING B5

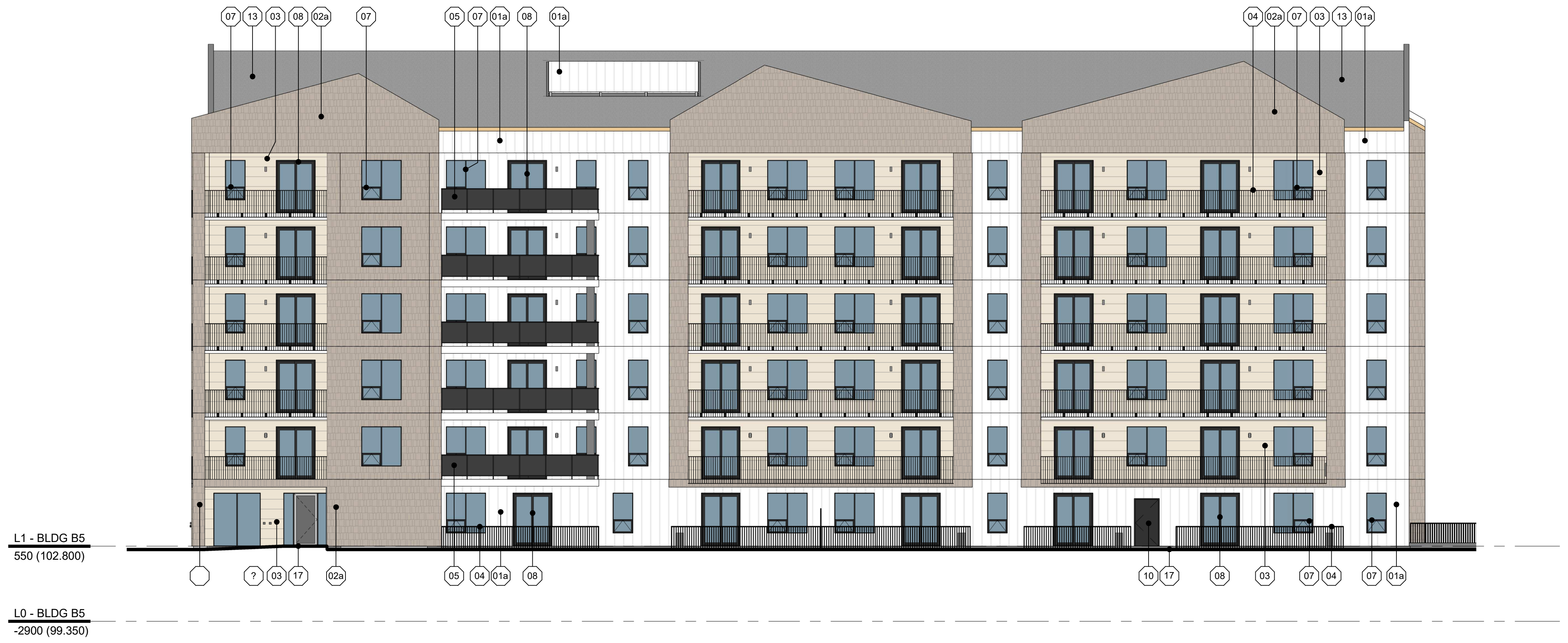
3 SP3.3 **PHASE 3 - BUILDING B4 & B5 - WEST ELEVATION**

1 : 150


02c
01a
13
07
03
04
RIDGELINE TBC
22761
ROOF
18083
LEVEL 6
15312
LEVEL 5
12250
LEVEL 4
9188
LEVEL 3
6126
LEVEL 2
3064
L1 - BLDG B4 LEVEL 1
200 (102.450)
L0 - BLDG B4 UNDERGROUND
-3250 (99.000)
18
17
?
15

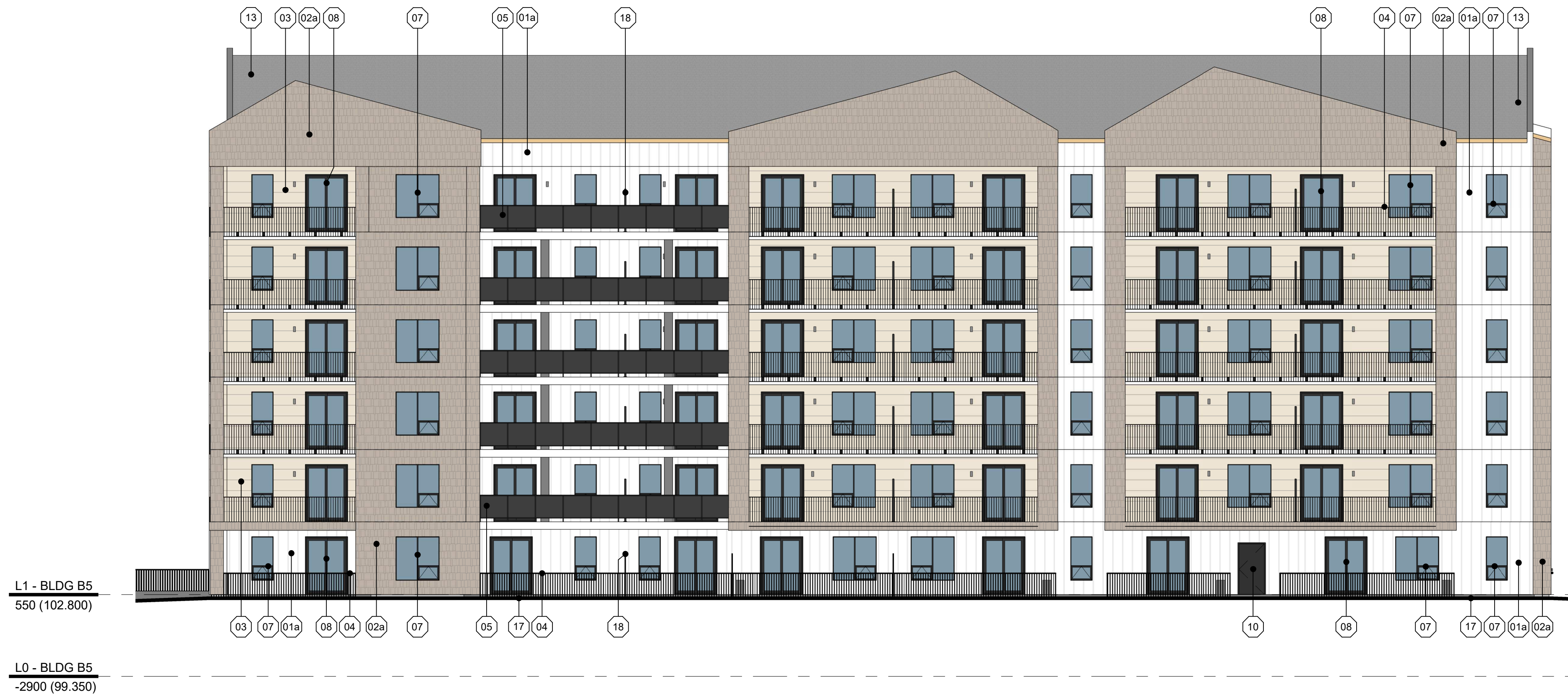
4 SP3.3 **PHASE 3 - BUILDING B4 - SOUTH ELEVATION**

1 : 150


07
13
03
08
02a
05
01a
04
L1 - BLDG B5
550 (102.800)
L0 - BLDG B5
-2900 (99.350)
?
17
10

5 SP3.3 **PHASE 3 - BUILDING B5 - NORTH ELEVATION**

1 : 150

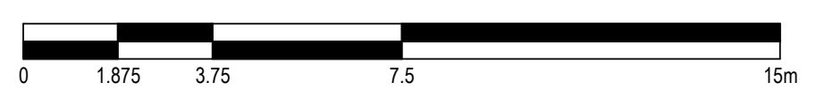

13
03
02a
08
07
05
01a
18
04
L1 - BLDG B5
550 (102.800)
L0 - BLDG B5
-2900 (99.350)
17
10

6 SP3.3 **PHASE 3 - BUILDING B5 - SOUTH ELEVATION**

1 : 150

EXTERIOR ELEVATION MATERIAL LEGEND

01a	FIBRE CEMENT PANEL WALL CLADDING PATTERN: ASHLAR COLOUR: CHARCOAL	03	FIBRE CEMENT HORIZONTAL SIDING WALL CLADDING COLOUR: SAND CASTLE	08	BALCONY SLIDER w/ SEALED UNIT GLAZING FRAME COLOUR: BLACK	13	ASPHALT ROOF SHINGLES COLOUR: BLACK	18	ALUMINUM PRIVACY SCREEN WITH TEMPERED ACID ETCH GLASS FRAME COLOUR TO MATCH ADJACENT RAILINGS
01b	FIBRE CEMENT PANEL WALL CLADDING w/ BATTEN TRIMS COLOUR: ARCTIC WHITE	04	PREFINSHED ALUMINUM GUARD RAIL ASSEMBLY FINISH: BLACK ANODIZED	09	ALUMINUM CURTAIN WALL FRAMING SYSTEM FRAME COLOUR: BLACK	14	FASCIA BOARD COLOUR: T.B.D.		
02a	FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: BROWN	05	PREFINSHED ALUMINUM GUARD RAIL ASSEMBLY w/ PERFORATED ALUMINUM PANEL FINISH: BLACK ANODIZED	10	INSULATED HOLLOW METAL DOOR AND FRAME ASSEMBLY COLOUR: BLACK	15	FIRE DEPARTMENT CONNECTION		
02b	FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: SAGE GREEN	06	WOOD COLUMN WRAPPED w/ FIBRE CEMENT PANEL SEE ELEVATIONS FOR PANEL TYPES	11	INSULATED OVERHEAD METAL DOOR COLOUR: BLACK	16	BARREL SAUNA UNITS		
02c	FIBRE CEMENT SHINGLE SIDING WALL CLADDING COLOUR: DEEP BLUE	07	VINYL WINDOW UNIT w/ OPERABLE WINDOW FRAME COLOUR: BLACK	12	CAST-IN-PLACE CONCRETE	17	LINE OF GRADE		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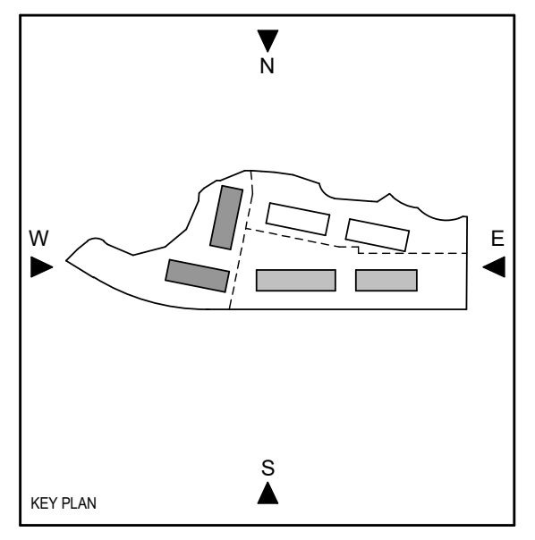
N
W
E
S
KEY PLAN

Issued for Schematic Design 2026.02.06
Issued for Design Development 2026.04.10
Issued for Site Plan Control 2026.04.15
Issued for Permit
Issued for Tender
Issued for Construction

No.	DESCRIPTION	DATE

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MATTHEW BOLEN
LICENCE
7197
2026.04.15

SEAL

CONSULTANTS:

IRONCLAD
DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

OVERALL ELEVATION - PHASE 3 - BUILDING B4 & B5

SHEET SIZE: ARCH D (610x914)
SCALE:

PROJECT NO.: 25066

DRAWING NO.: **SP3.3**

FILENAME: Autodesk Docs://25066 – 319 Huntmar/25066_319 Huntmar-Site_A_v25.rvt
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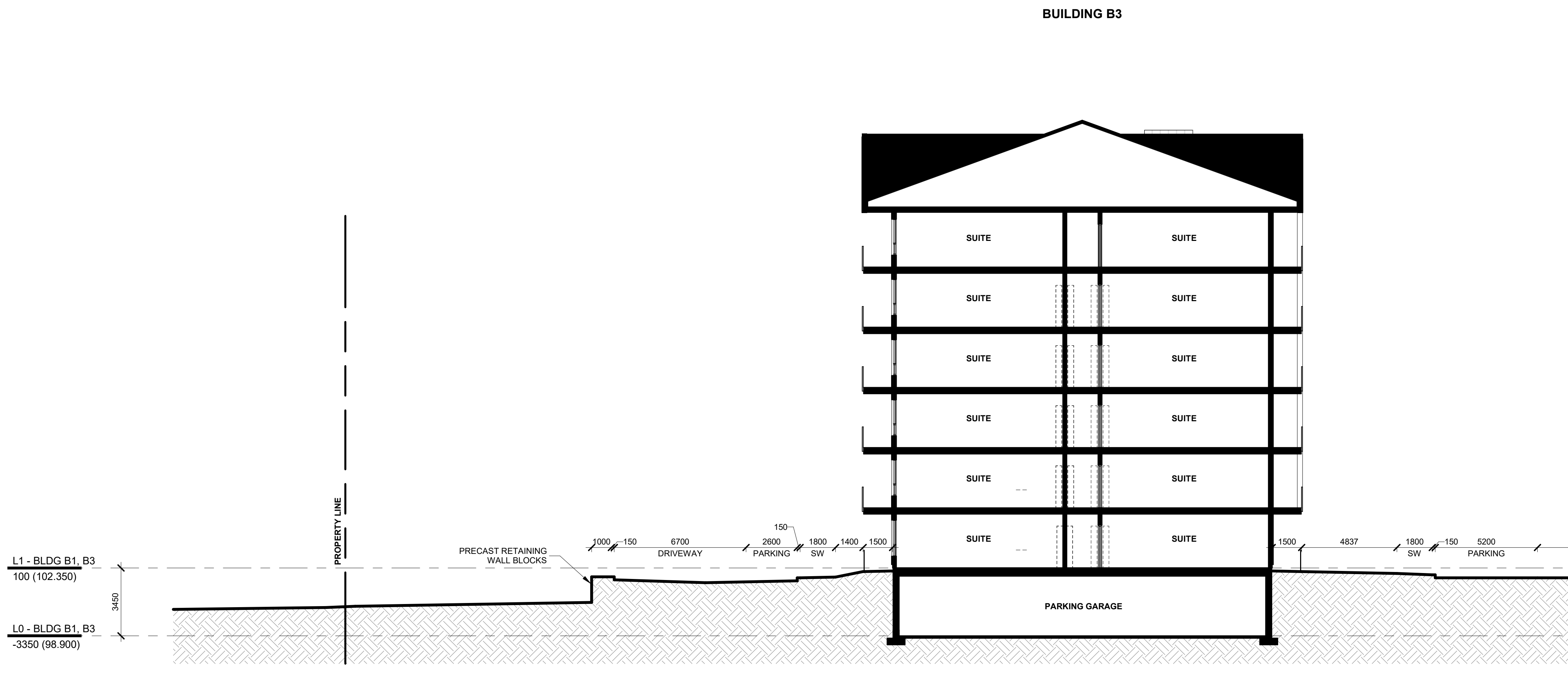
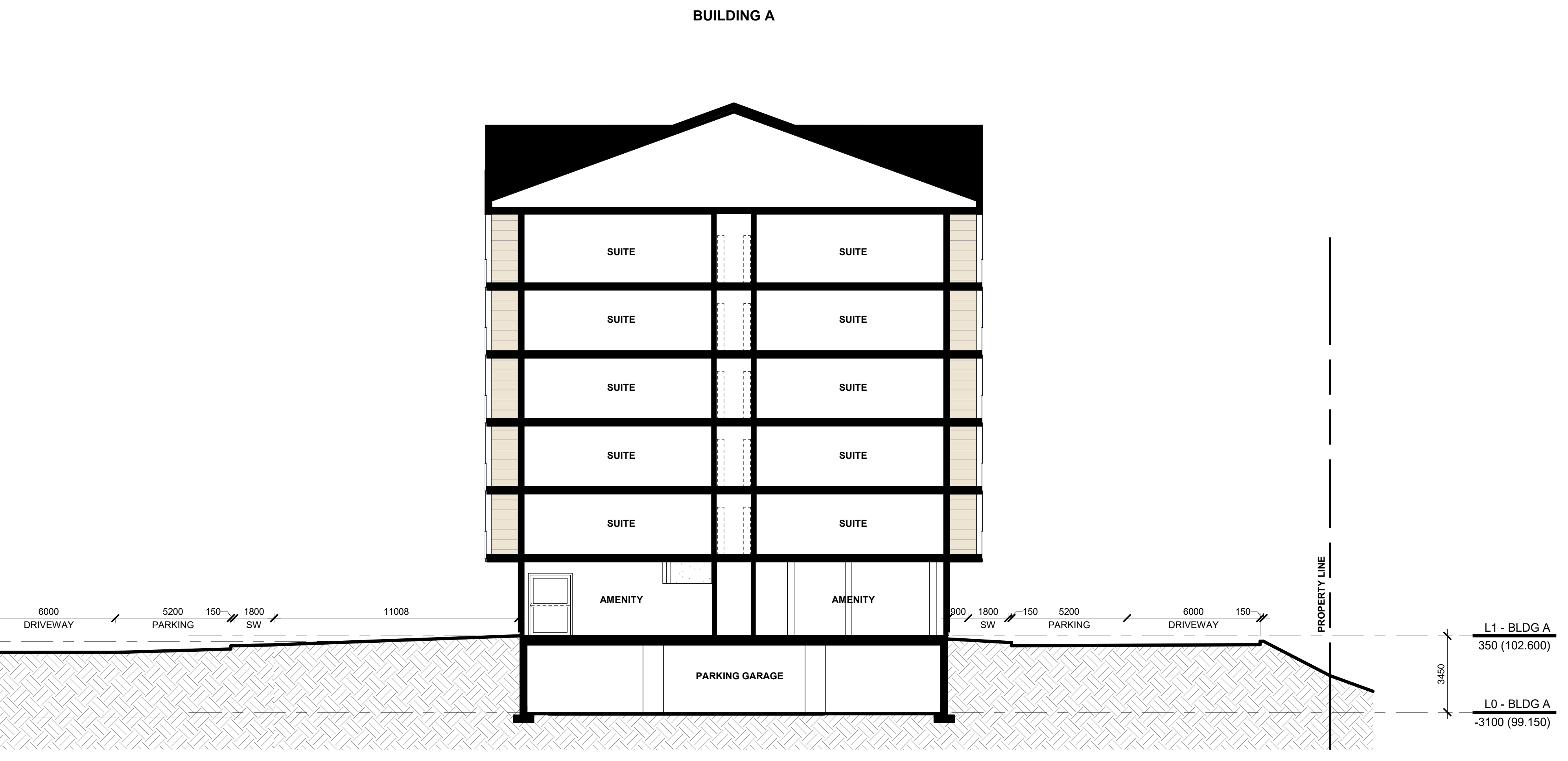
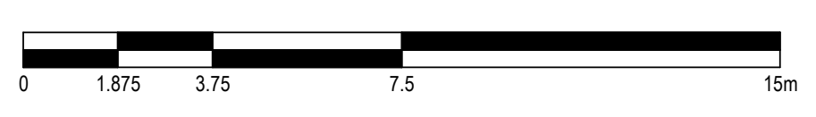

BUILDING B3
SUITE
SUITE
SUITE
SUITE
SUITE
SUITE
SUITE
SUITE
SUITE
SUITE
SUITE
SUITE
PARKING GARAGE
PROPERTY LINE
PRECAST RETAINING WALL BLOCKS
1000
150
6700
DRIVEWAY
2600
PARKING
150
1800
SW
1400
1500
1500
4837
1800
SW
150
5200
PARKING
L1 - BLDG B1, B3
100 (102.350)
3450
L0 - BLDG B1, B3
-3350 (98.900)

1
SP4.1
SITE SECTION 1
1 : 150


BUILDING A
SUITE
SUITE
SUITE
SUITE
SUITE
SUITE
SUITE
SUITE
SUITE
SUITE
AMENITY
AMENITY
PARKING GARAGE
6000
DRIVEWAY
5200
PARKING
150
1800
SW
11008
900
1800
SW
150
5200
PARKING
6000
DRIVEWAY
150
PROPERTY LINE
L1 - BLDG A
350 (102.600)
3450
L0 - BLDG A
-3100 (99.150)

2
SP4.1
SITE SECTION 2
1 : 150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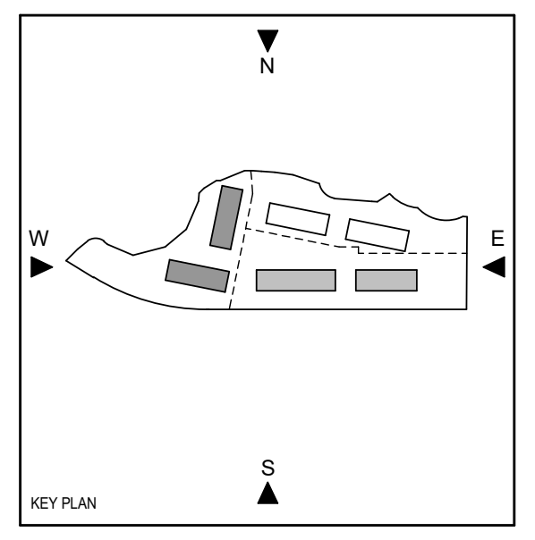

KEY PLAN

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2026.04.15
SEAL

CONSULTANTS:
IRONCLAD
DEVELOPMENTS INC.

PROJECT:
319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON,
K2S 0P6

DRAWING TITLE:
OVERALL SECTIONS

SHEET SIZE: ARCH D (610x914)
SCALE:

PROJECT NO.: 25066

DRAWING NO.: **SP4.1**

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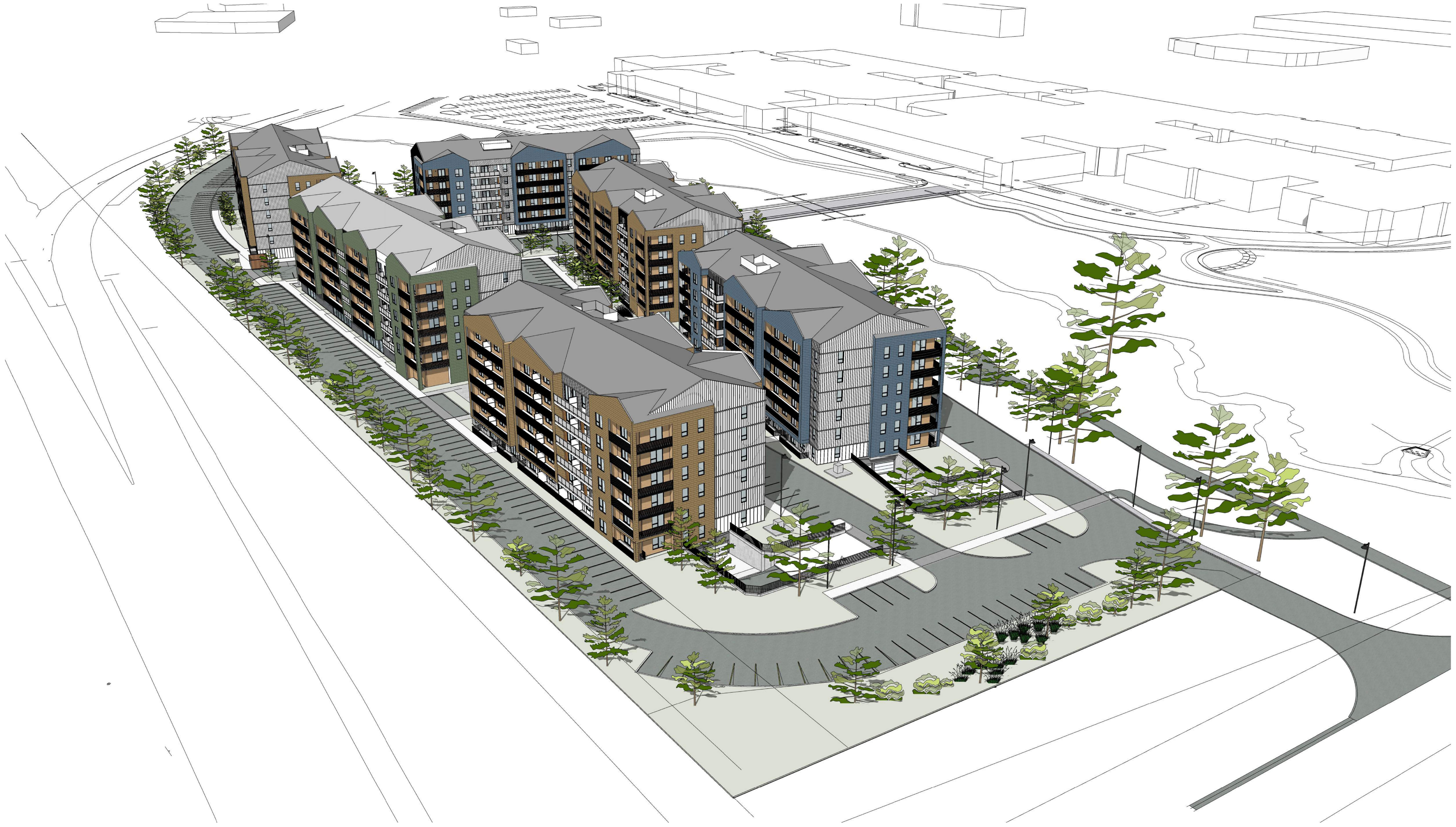

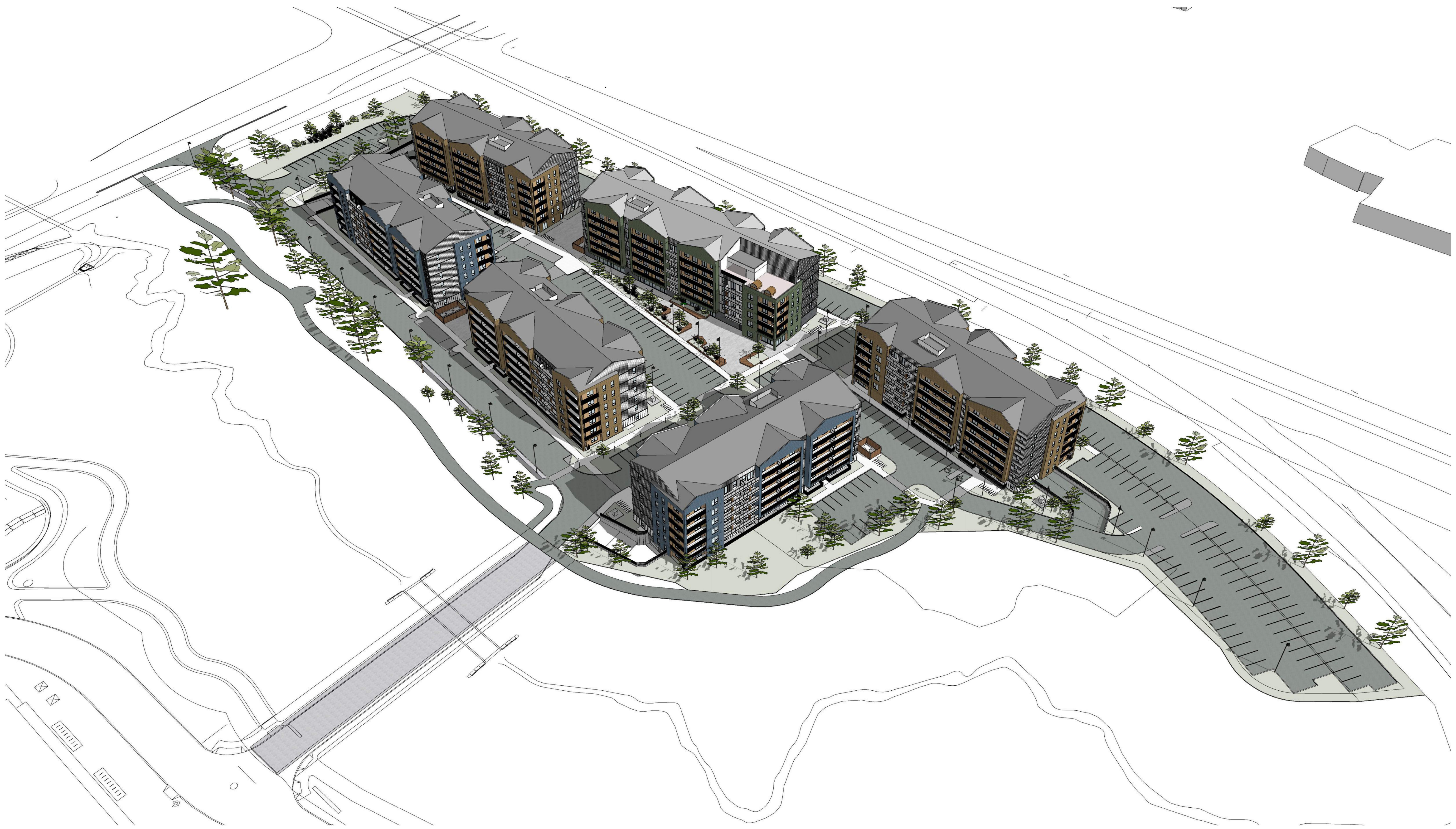

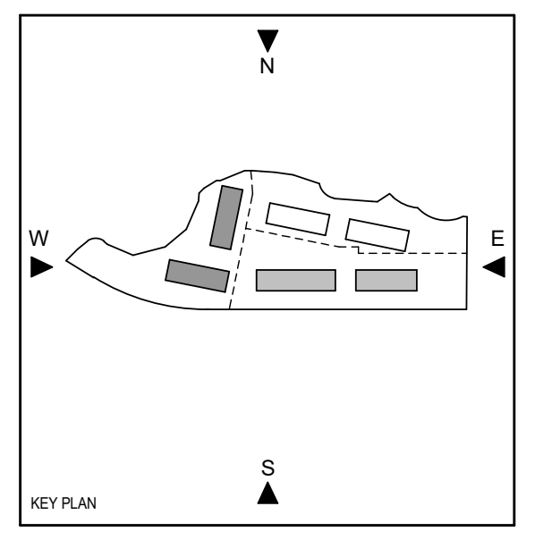

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2026.04.15

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IRONCLAD
DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON,
K2S 0P6

DRAWING TITLE:

OVERALL VIEWS

SHEET SIZE: ARCH D (610x914)

SCALE:

PROJECT NO.: 25066

DRAWING NO.: **SP5.1**

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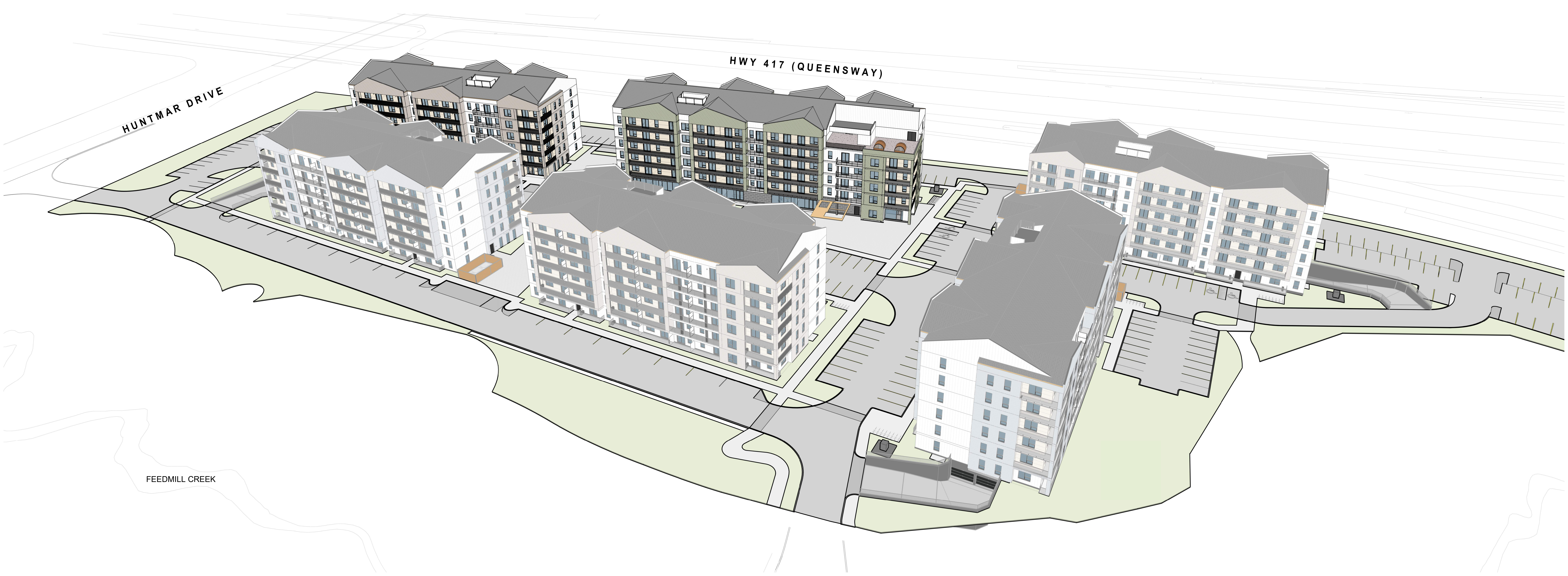
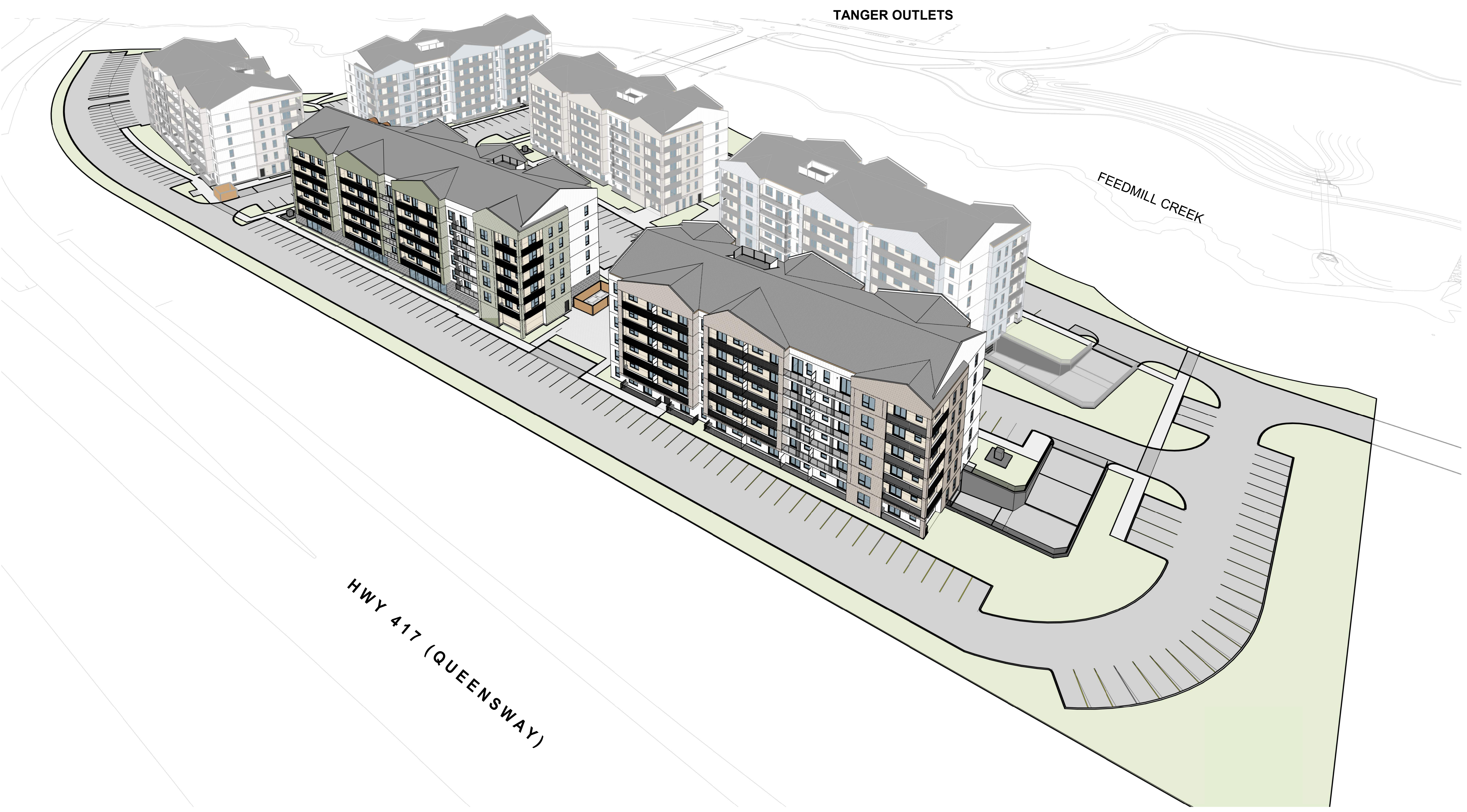
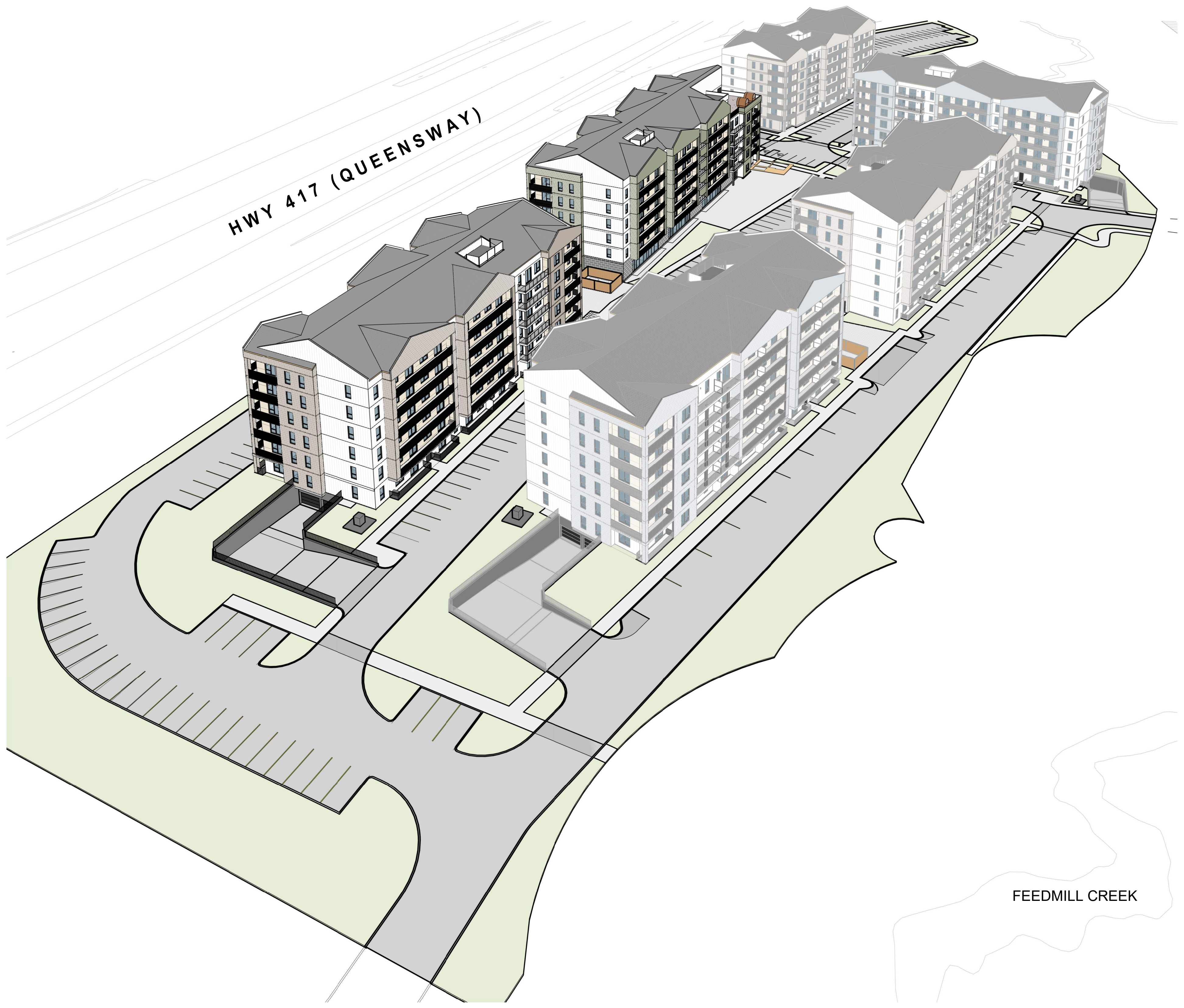

HUNTMAR DRIVE
HWY 417 (QUEENSWAY)
FEEDMILL CREEK

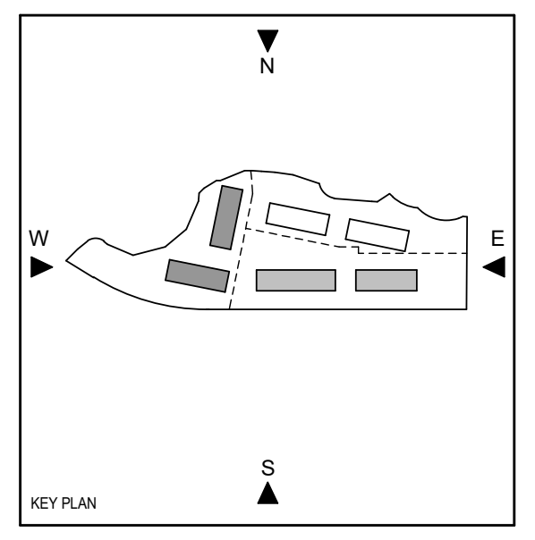
1
SP5.2
NORTH WEST AERIAL VIEW (PHASE 1)


TANGER OUTLETS
FEEDMILL CREEK
HWY 417 (QUEENSWAY)

2
SP5.2
SOUTH EAST AERIAL VIEW (PHASE 1)


HWY 417 (QUEENSWAY)
FEEDMILL CREEK

3
SP5.2
NORTH EAST AERIAL VIEW (PHASE 1)



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2026.04.15

SEAL

CONSULTANTS:

IRONCLAD
DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

**319 HUNTMAR DR, KANATA, ON,
K2S 0P6**

DRAWING TITLE:

PHASE 1 VIEWS

SHEET SIZE:	SCALE:
ARCH D (610x914)	

PROJECT NO.: 25066

DRAWING NO.: **SP5.2**

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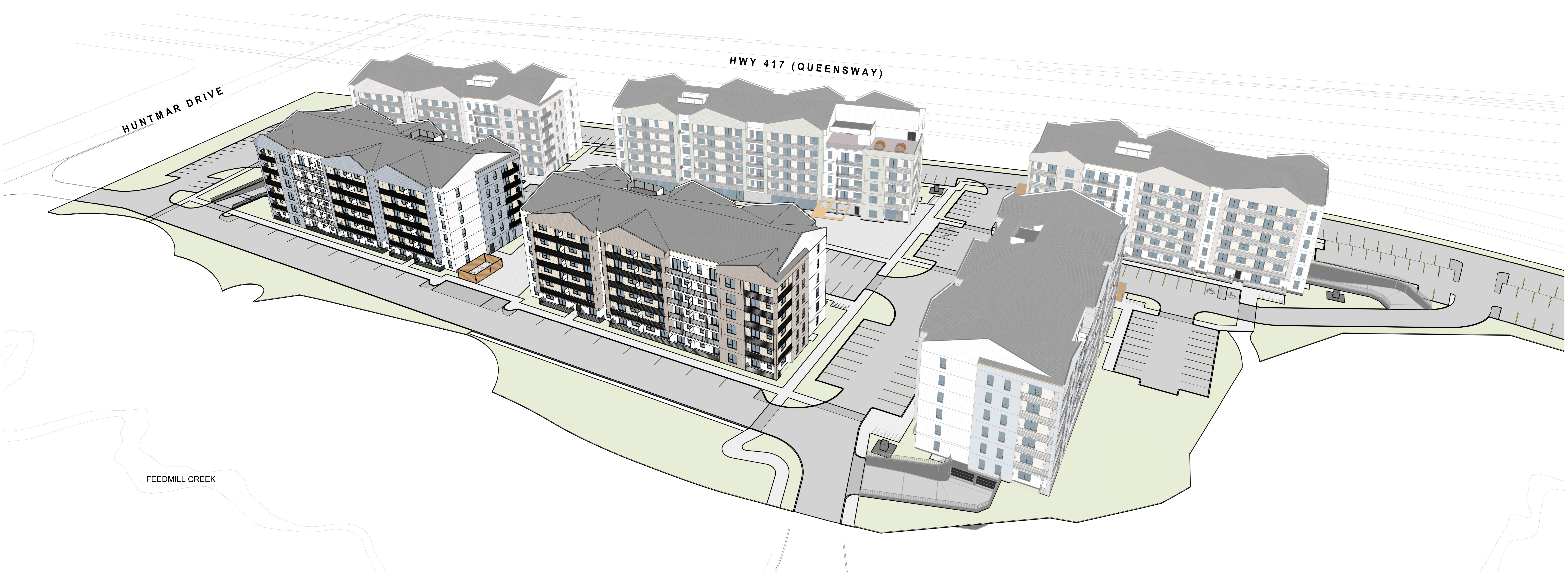
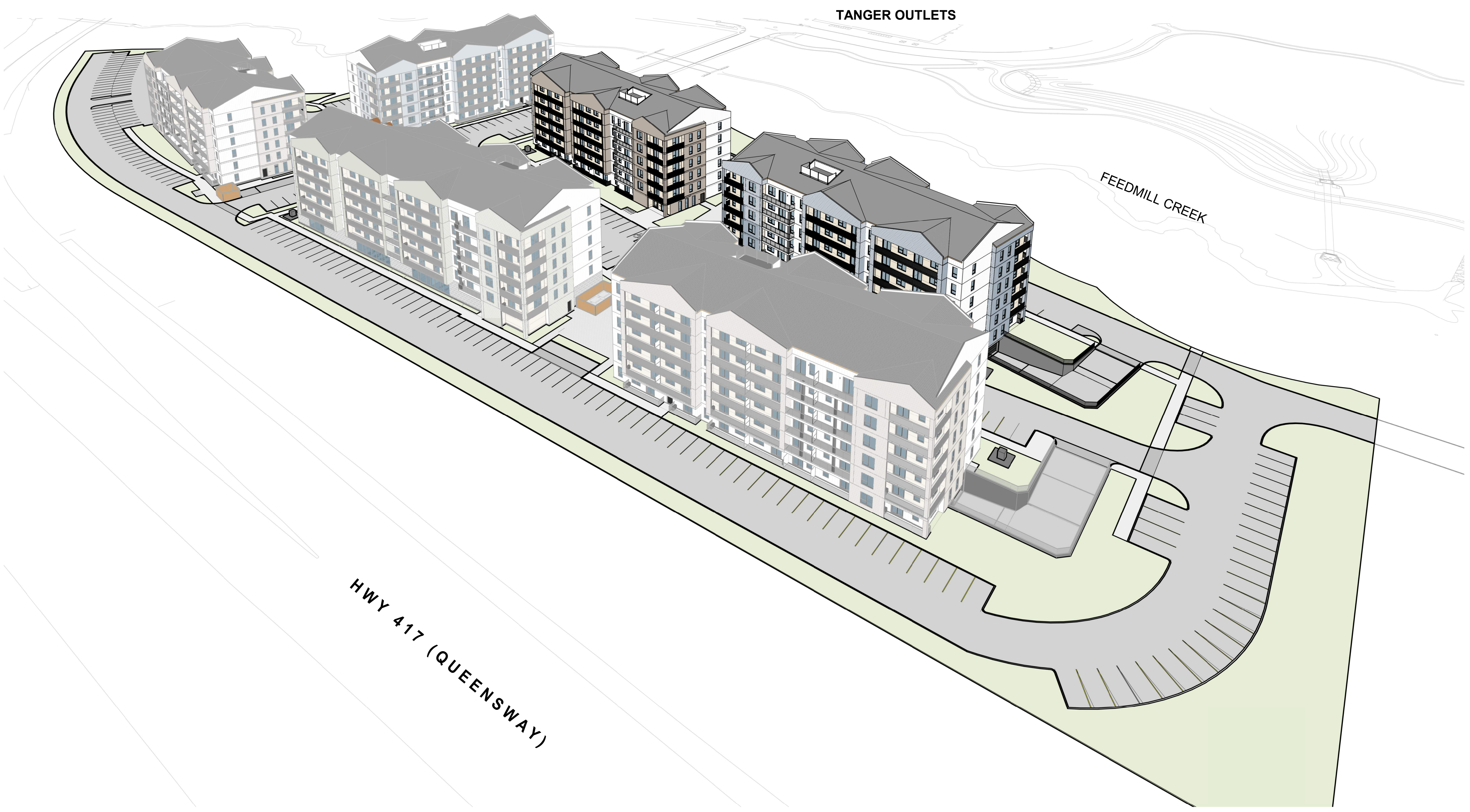
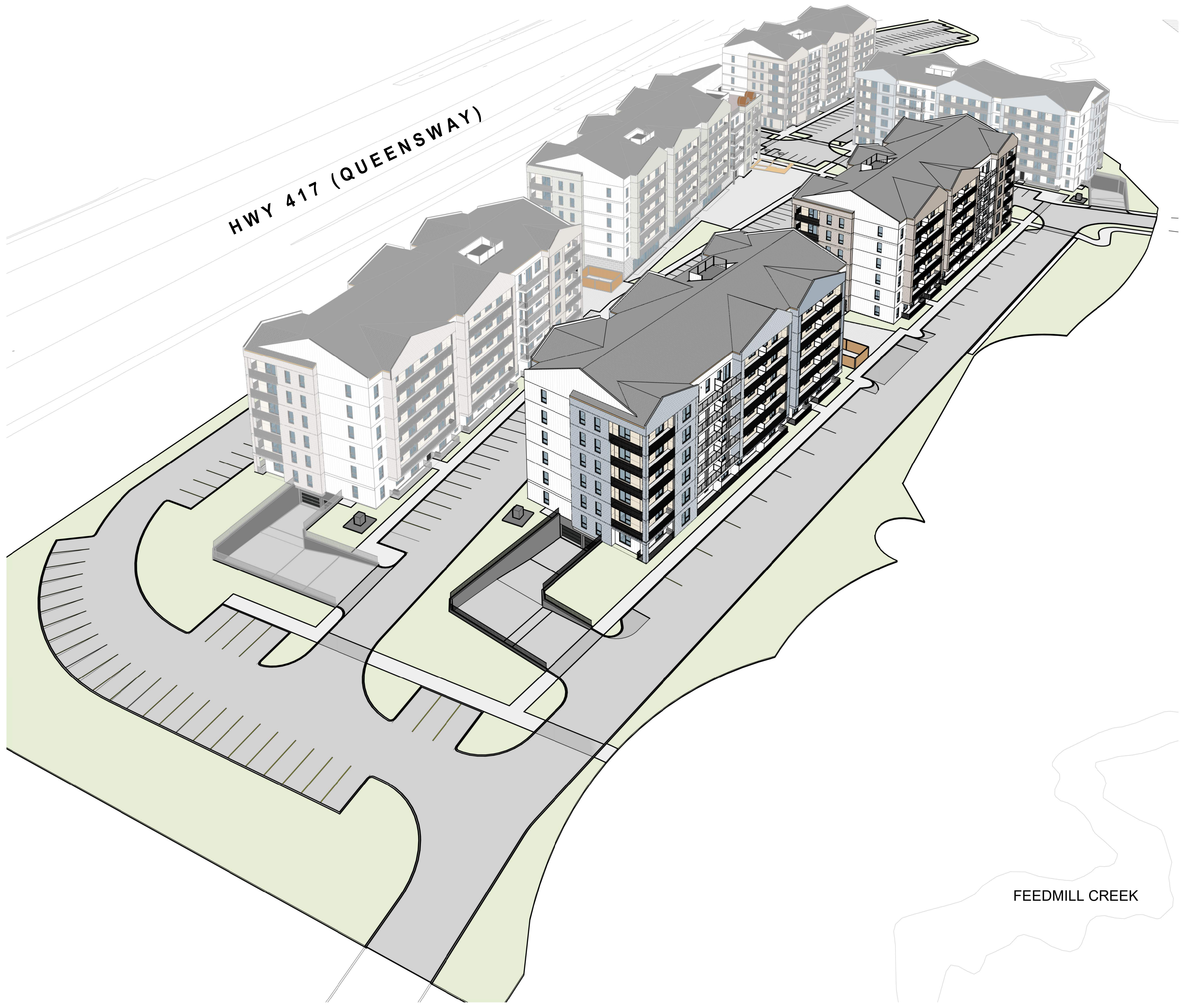

HWY 417 (QUEENSWAY)
HUNTMAR DRIVE
FEEDMILL CREEK

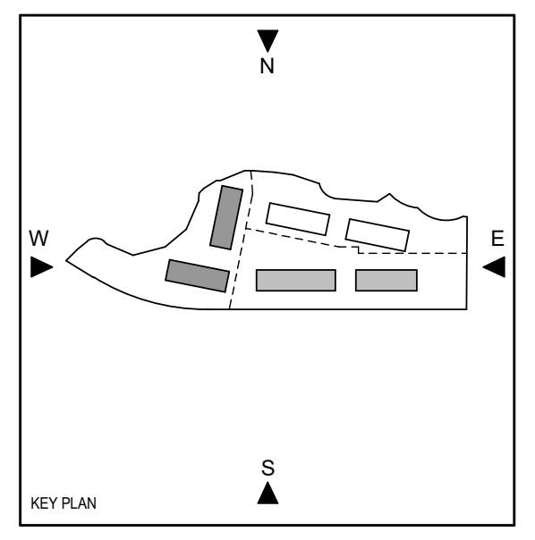
1
SP5.3
NORTH WEST AERIAL VIEW (PHASE 2)


TANGER OUTLETS
FEEDMILL CREEK
HWY 417 (QUEENSWAY)

2
SP5.3
SOUTH EAST AERIAL VIEW (PHASE 2)


HWY 417 (QUEENSWAY)
FEEDMILL CREEK

3
SP5.3
NORTH EAST AERIAL VIEW (PHASE 2)



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2026.04.15

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CONSULTANTS:

IRONCLAD
DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

PHASE 2 VIEWS

SHEET SIZE: ARCH D (610x914)

SCALE:

PROJECT NO.: 25066

DRAWING NO.:

SP5.3

FILENAME: Autodesk Docs://25066 – 319 Huntmar/25066_319 Huntmar-Site_A_v25.rvt
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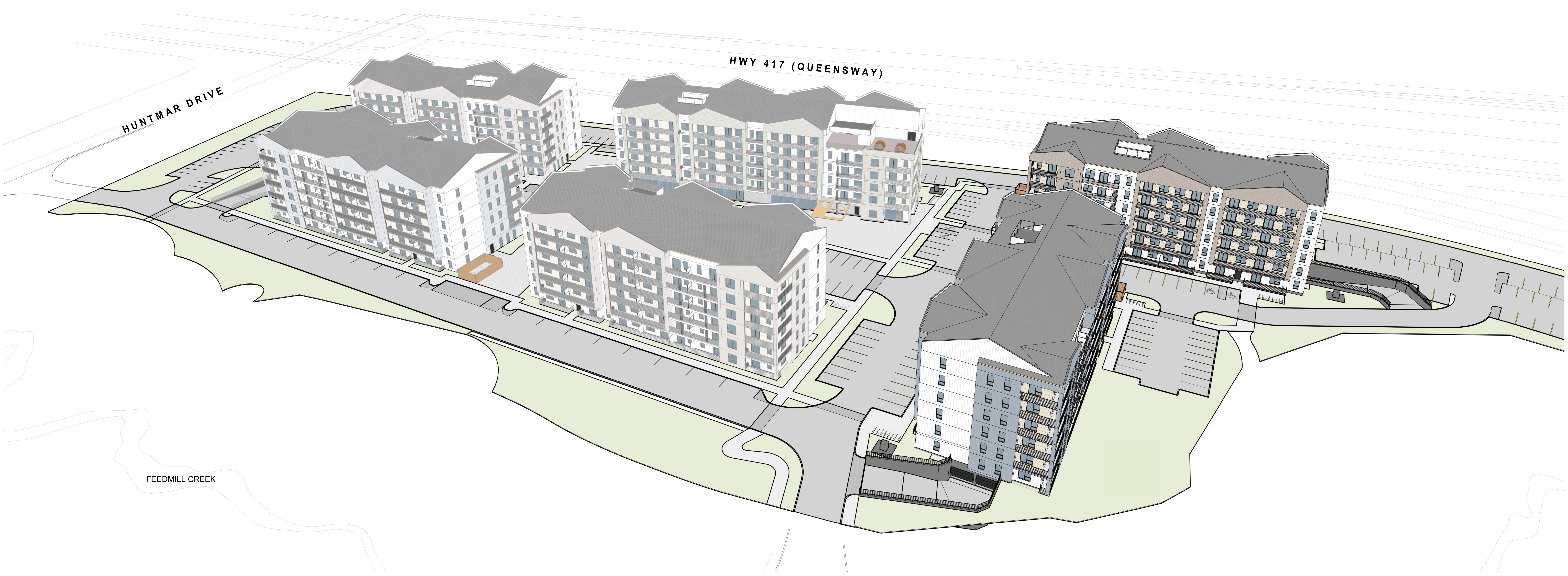
HWY 417 (QUEENSWAY)
HUNTMAR DRIVE
FEEDMILL CREEK

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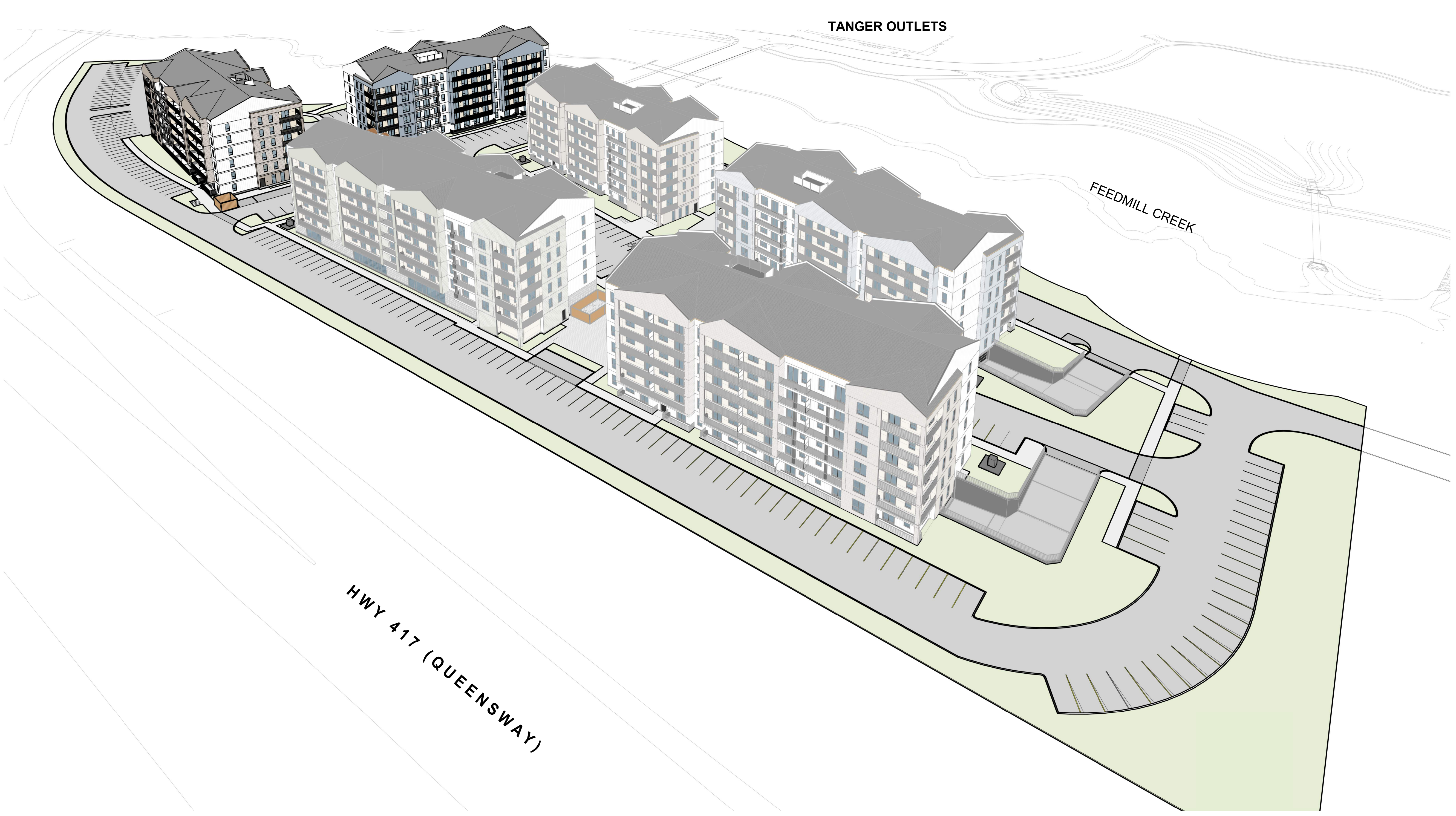
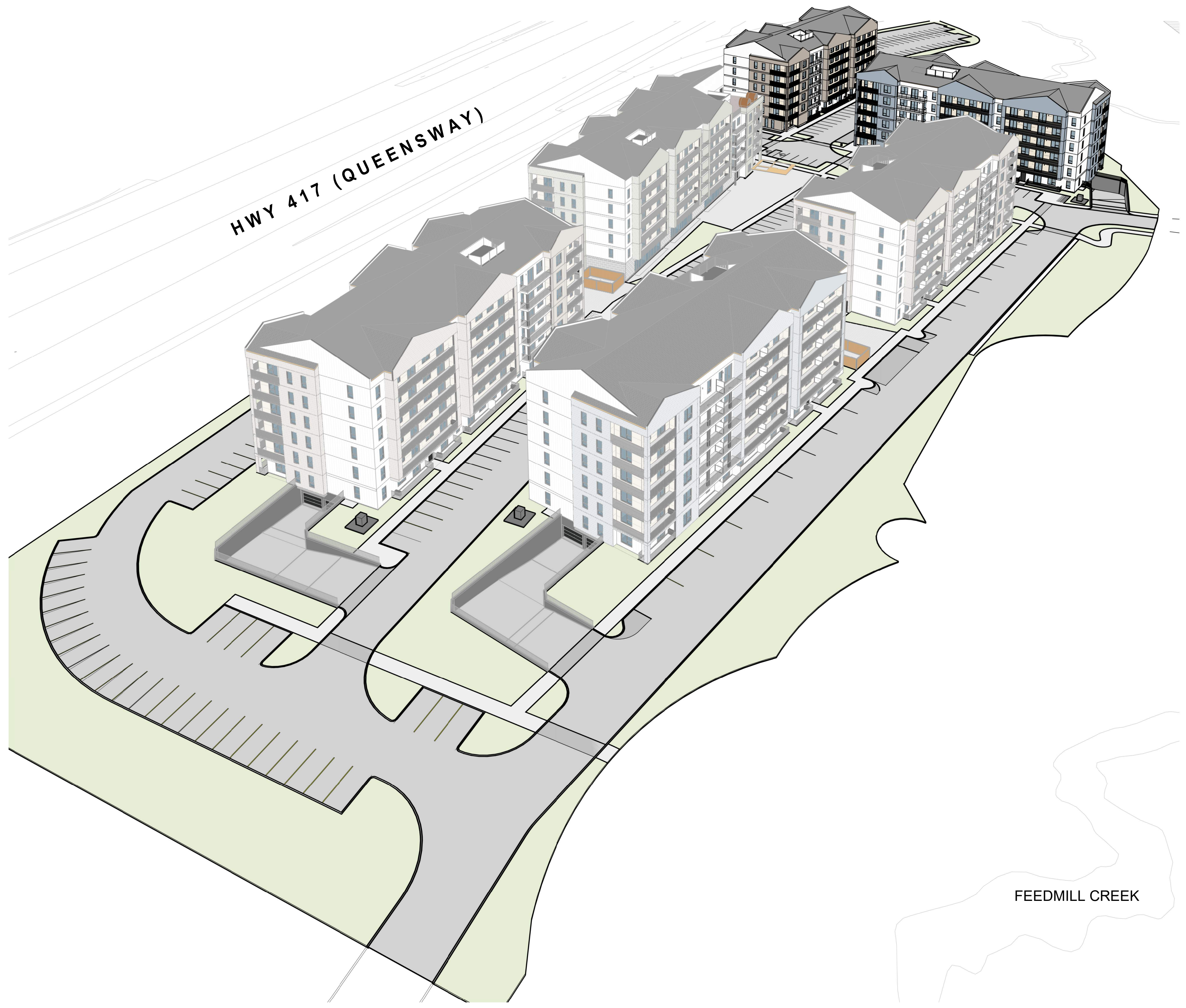
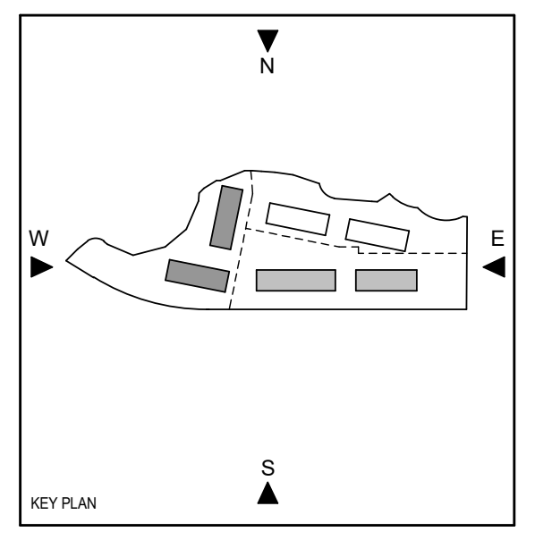
SP5.4
NORTH WEST AERIAL VIEW (PHASE 3)


TANGER OUTLETS
FEEDMILL CREEK
HWY 417 (QUEENSWAY)

2
SP5.4
SOUTH EAST AERIAL VIEW (PHASE 3)


HWY 417 (QUEENSWAY)
FEEDMILL CREEK

3
SP5.4
NORTH EAST AERIAL VIEW (PHASE 3)



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2026.04.15

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CONSULTANTS:

IRONCLAD
DEVELOPMENTS INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON,
K2S 0P6

DRAWING TITLE:

PHASE 3 VIEWS

SHEET SIZE: ARCH D (610x914)

SCALE:

PROJECT NO.: 25066

DRAWING NO.: **SP5.4**

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