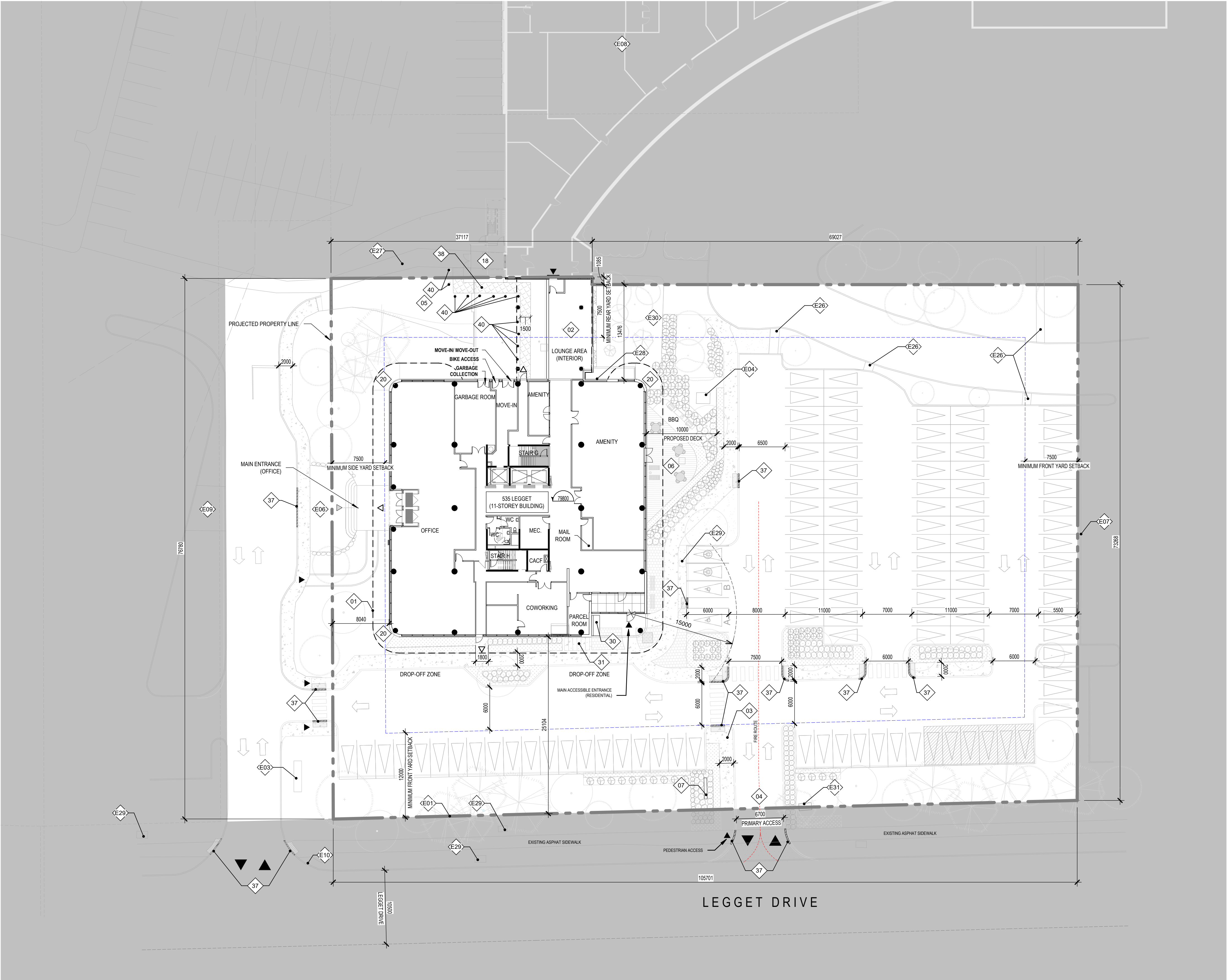




GROSS FLOOR AREA (GFA) AS PER CITY OF OTTAWA DEFINITION	
GROSS FLOOR AREA (RESIDENTIAL)	15 939 m ²
GROSS FLOOR AREA (OFFICE)	400 m ²
TOTAL GROSS FLOOR AREA (RESIDENTIAL & OFFICE)	16 339 m ²

535 LEGGET - SITE STATISTICS	
PROPOSED LOT AREA	7 937 m ²
FOOTPRINT	1 395 m ² (45% max)
GROSS BUILDING AREA ABOVE GRADE	14 769 m ²
CONSTRUCTION AREA UNDERGROUND	1 570 m ²
GROSS FLOOR AREA (ABOVE + BELOW GRADE)	16 339 m ²

LEGAL DESCRIPTION OF PROPERTY	
PIN 04517-1171 Part Lot 8, Conc. 4, Ottawa, being Parts 5 and 6 Plan 4R18548 and Parts 4, 5 and 9 Plan 4R17108	

PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEYOR'S REAL PROPERTY REPORT BY FAIRHALL MOFFATT AND WOODLAND ONTARIO LAND SURVEYOR, JULY 25, 2024

535 LEGGET - NUMBER OF UNITS	
LEVEL	NUMBER OF UNITS
BASEMENT	0
GROUND FLOOR	0
2nd FLOOR TO 9th	8 x 13 UNITS
10th FLOOR	104 UNITS
11th FLOOR	11 UNITS
TOTAL	115 UNITS

PARKING LEGEND	
	TYPICAL PARKING SPACE 5.5 m X 2.6 m (5.2 m X 2.6 m min.)
	BARRIER FREE PARKING SPACE 6 m X 3.4 m
	BARRIER FREE PARKING SPACE 6 m X 2.4 m (min.)
	EV PARKING SPACE 6 m X 2.5 m (min.)

SURFACE LEGEND	
	EXISTING SNOW STORAGE AREA (SEE LANDSCAPE ARCHITECT)
	CLEAR STONE (BY LANDSCAPE ARCHITECT)
	PEDESTRIAN PATH (BY LANDSCAPE ARCHITECT)
	LANDSCAPING (BY LANDSCAPE ARCHITECT)
	DECK (BY LANDSCAPE ARCHITECT)
	INTERVENTION AREA
	PAVING (BY LANDSCAPE ARCHITECT)
	DEPRESSED SIDEWALK/ BARRIER FREE TACTILE PAVERS

LINE TYPE & ACCESS LEGEND	
	VEHICULAR ENTRY
	ACCESS TO BUILDING
	ACCESS TO OFFICE
	EXITS
	FIRE ROUTE (ON SITE)
	PROPERTY LINE
	CIRCULATION ARROW
	SETBACK

WALL AND DOOR LEGEND	
	EXISTING WALL
	EXISTING STRUCTURE
	DEMOLISH WALL
	NEW WALL
	DEMOLISH DOOR
	EXISTING DOOR
	NEW DOOR

EXTERIOR BIKE RACK	
	TOP VIEW
	FRONT VIEW
	SIDE VIEW

GENERAL NOTES	
# NOTE	DESCRIPTION
01	OUTLINE OF CANOPY ON LEVEL 2
02	LINK TO BROOKSTREET HOTEL
03	PROPOSED NEW ENTRANCE CONCRETE PATH
04	PROPOSED NEW VEHICULAR ENTRANCE
05	GRADING TO SLOPE TOWARDS EXISTING LOADING DOCK LEVEL TO FACILITATE MOVE-IN MOVE-OUT AND GARBAGE COLLECTION (8% MAX FOR GARBAGE COLLECTION) (SEE CIVIL ENG.)
06	PROPOSED EXTERIOR DECK (REFER TO LANDSCAPE ARCHITECT)
07	NEW SIGNAGE
08	ADDITIONAL TREE (REFER TO LANDSCAPE ARCHITECT)
09	PROJECTED BUILDING OUTLINE - GROUND FLOOR
11	MARQUISE OUTLINE
14	PROJECTED BUILDING OUTLINE - SECOND FLOOR
16	CONTACT PANEL (SEE ELECTRICAL ENG.)
17	FIRE PANEL (SEE ELECTRICAL ENG.)
18	PROPOSED EXIT STAIR FROM BROOKSTREET HOTEL (TO BE ADDRESSED UNDER A SEPARATE PERMIT APPLICATION)
19	RELOCATED ROPE GUIDE
20	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
21	FOOT SCRAPER GRILLE (7/10/31)
22	ACCESSIBLE ENTRANCE/ EXIT ACCESS (AS REQUIRED FOR RH/FAC)
30	SEATING AREA
31	PROPOSED EXTERIOR BIKE PARKING
32	EXIT TOWARDS BROOKSTREET HOTEL
33	STRUCTURAL REINFORCEMENT (2"X12" TRIPLE ROW) BEHIND DRYWALL AT TOILET AND SHOWER AS REQUIRED FOR RH/FAC
34	STRUCTURAL REINFORCEMENT (2"X12" TRIPLE ROW) IN BEDROOM FOR CLOTHES ROD AS REQUIRED FOR RH/FAC
35	FLOORING FINISH MUST CONTINUE UNDER WASHROOM VANITY AS REQUIRED FOR RH/FAC
36	FLOORING FINISH MUST CONTINUE UNDER KITCHEN CABINETS AS REQUIRED FOR RH/FAC
37	DEPRESSED SIDEWALK/ BARRIER FREE TACTILE PAVERS (SEE LANDSCAPE ARCHITECT)
38	PROPOSED PAINTED EGRESS PATH (SEE LANDSCAPE ARCHITECT)
39	EXISTING ELECTRIC VEHICLE CHARGING STATION
40	PROPOSED BOLLARDS (SEE CIVIL ENG.)

GENERAL NOTES EXISTANT	
# NOTE	DESCRIPTION
E01	PROPERTY LINE
E02	LOADING DOCK
E03	DEMOLITION OF EXISTING STREET SIGNAGE, FOLLOWED BY SURFACE RESTORATION AND STREETSCAPE ENHANCEMENT (SEE LANDSCAPE ARCHITECT)
E04	EXISTING MECHANICAL EQUIPMENT
E05	REINFORCING DOWELS EXTENDING ABOVE THE SLAB WITH PROTECTIVE HOARDING
E06	EXISTING PEDESTRIAN ENTRANCE
E07	EXISTING CURB TO SEPARATE PARKINGS
E08	EXISTING BROOKSTREET HOTEL
E09	EXISTING BIKE RACK
E10	EXISTING FIRE HYDRANT
E12	GARBAGE CHUTE
E14	EXISTING ROOF ANCHOR
E15	PIPE/ CONDUIT ENCLOSURE
E16	FLUE PIPES
E17	KITCHEN EXHAUST FAN
E18	EXISTING ROPE GUIDE TO BE RELOCATED
E19	EXISTING HOUSEKEEPING PAD TO BE DEMOLISHED
E20	DEMOLITION OF EXISTING CURBS AND SIDEWALK TO FACILITATE THE CREATION OF A NEW VEHICULAR ENTRANCE FROM LEGGET DRIVE, INCLUDING NECESSARY LANDSCAPE ADJUSTMENTS (SEE LANDSCAPE ARCHITECT AND CIVIL ENGINEER)
E21	EXISTING ACCESS TO BE DECOMMISSIONED AND PERMANENTLY CLOSED
E22	ALL EXISTING ROOF ASSEMBLIES MUST BE INSPECTED DURING THE DEMOLITION PHASE TO ASSESS AND DETERMINE THE NECESSARY INTERVENTIONS
E23	ALL EXISTING PRECAST CONCRETE PANELS AND ASSOCIATED ELEMENTS MUST BE INSPECTED DURING THE DEMOLITION PHASE TO ASSESS AND DETERMINE THE NECESSARY INTERVENTIONS
E24	EXISTING DRAINS TO BE REPURPOSED (SEE CIVIL ENGINEER)
E25	EXISTING FOOT SCRAPER GRILLE
E26	EXISTING PAVED PATHWAY
E27	EXISTING PAINTED PATHWAY
E28	EXISTING GAS METERS
E29	EXISTING COMMUNICATION BOX
E30	EXISTING SHRUBS
E31	EXISTING COMMUNICATION TRANSFORMER

ZONE PROVISIONS 535 LEGGET	
ZONING BY-LAW 2008-250	
CURRENT ZONING: IP6 [301]	
FRONT & CORNER YARD SETBACK	REQUIRED: FRONT MIN. 12 m PROVIDED: 25.10 m
INTERIOR RIGHT SIDE YARD SETBACK	MIN. 7.5 m PROVIDED: 61.19 m
INTERIOR LEFT SIDE YARD SETBACK	MIN. 7.5 m PROVIDED: 8.04 m
REAR YARD SETBACK	MIN. 7.5 m PROVIDED: 13.45 m
BUILDING HEIGHT	44 m (MAX) PROVIDED: 11 STOREYS 44 m (MAX)
AMENITY SPACE	6 m ² X 115 UNITS = 690 m ² PROVIDED: 847 m ²
PRIVATE AMENITY SPACE	- PROVIDED: 145 m ²
COMMUNAL AMENITY AREA	MINIMUM OF 50% OF REQUIRED TOTAL AMENITY AREA (423 m ² min.) PROVIDED: 702 m ²
BICYCLE PARKING (RESIDENTIAL)	0.5 X 115 UNITS = 58 SPOTS (25% INDOORS) PROVIDED: 93
BICYCLE PARKING (OFFICE)	2 SPOTS (1 LONG-TERM, 1 SHORT-TERM) PROVIDED: 2
NUMBER OF PARKING SPACES	
	REQUIRED: 138 PROVIDED: 81 SPACES
PARKING (RESIDENTIAL)	1.2 SPACES X 115 UNITS PROVIDED: 138
PARKING (VISITOR)	0.2 SPACES X 115 UNITS PROVIDED: 23
OFFICE	400 m ² PROVIDED: 4
BARRIER FREE PARKING	TYPE A = 1 TYPE B = 1 PROVIDED: 4 SPACES
TOTAL PARKING REQUIRED	167 PROVIDED: 107 SPACES

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Ouvrage Project
535 LEGGET DRIVE
535 LEGGET DRIVE,
KANATA, ONTARIO

EMPLACEMENT Location
535 LEGGET DRIVE,
KANATA, ONTARIO

NO REVISION DATE (aa-mm-jj)
O ISSUED FOR SITE PLAN APPROVAL 2024 11 29

DESSINÉ PAR Drawn by
AT MS
DATE (aa-mm-jj)
24.09.18
TITRE DU Dessin Drawing Title
GENERAL SITE PLAN - PROJECTED

VÉRIFIÉ PAR Checked by
KP
ÉCHELLE Scale
As indicated

NO. DESSIN Dwg Number
1
NO. REVISION Revision
O

GENERAL SITE PLAN - PROJECTED

1 : 300

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