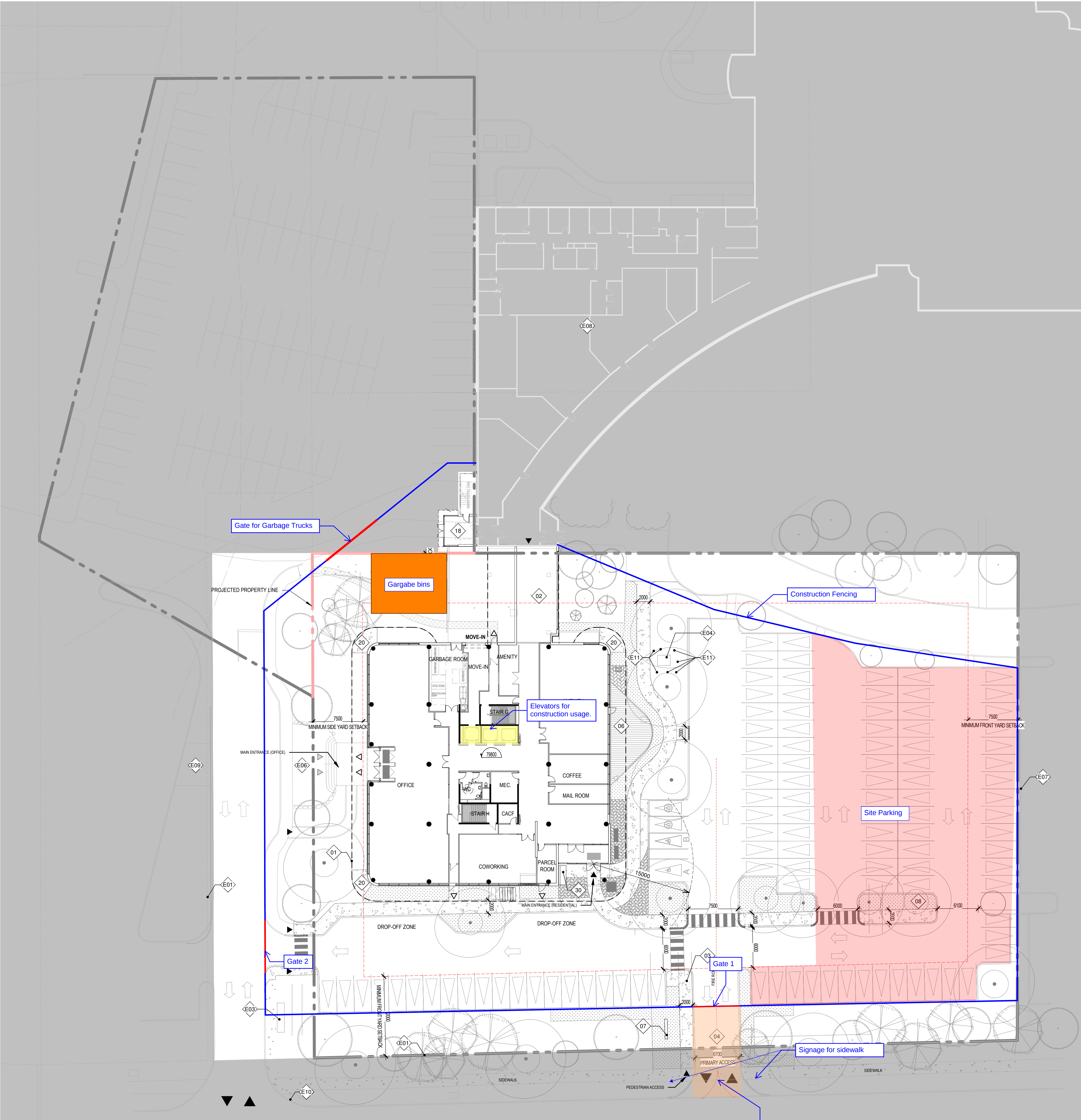




LEGGE

Temp entrance during construction. Will be permanent after construction is completed

PARKING LEGEND

TYPICAL PARKING SPACE
5.5m X 2.6m (min.)

BARRIER FREE PARKING SPACE
6m X 3.4m

BARRIER FREE PARKING SPACE
6m X 2.4m (min.)

EV PARKING SPACE
6m X 2.5m (min.)

SURFACE LEGEND

PEDESTRIAN PATH
(BY LANDSCAPE ARCHITECT)

LANDSCAPING
(BY LANDSCAPE ARCHITECT)

DECK
(BY LANDSCAPE ARCHITECT)

INTERVENTION AREA

ASPHALT (REFER TO CIVIL)

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)

CIRCULATION
ARROW

WALL AND DOOR LEGEND

EXISTING WALL

EXISTING STRUCTURE

DEMOLISHED WALL

NEW WALL

DEMOLISHED DOOR

EXISTING DOOR

NEW DOOR

EXTERIOR BIKE RACK

TOP VIEW

FRONT VIEW

SIDE VIEW

GENERAL SITE PLAN -
PROJECTED

1:300

1
A101P

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 LOADING DOCK LEVEL (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)
10	PROJECTED BUILDING OUTLINE - GROUND FLOOR
11	MARQUISE OUTLINE
13	NEW STAIRCASE 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
19	RELOCATED ROPE GUIDE
20	CONCRETE DRAINAGE SPLASH PAD (REFER TO LANDSCAPE ARCHITECT)
30	SEATING AREA

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
E11	BOLLARD
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

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	
LOT AREA (LOT ID XXXX)	7 901 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 4R16648 and Parts 4, 5 and 9 Plan 4R17106	

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

ZONE PROVISIONS BLOCK XXX- 535 LEGGET		
ZONING BY-LAW XXXX		
CURRENT ZONING: XXXX		

	REQUIRED	PROVIDED
	RESIDENTIAL MIXED USE	RESIDENTIAL MIXED USE
FRONT & CORNER YARD SETBACK	FRONT MIN. 12 m	MIN. 12 m
INTERIOR SIDE YARD SETBACK	MIN. 7.5 m	MIN. 7.5 m
REAR YARD SETBACK	MIN. 7.5 m	MIN. 7.5 m
BUILDING HEIGHT	44 m (MAX)	11 STOREYS 44 m (MAX)

LANDSCAPE AREA	1 707 m ²
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PRIVATE AMENITY SPACE	6 m ² PER DWELLING UNIT (702 m ²)
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COMMUNAL AMENITY AREA	MINIMUM OF 50% OF REQUIRED TOTAL PRIVATE AMENITY AREA (551 m ² min.)
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BICYCLE PARKING (RESIDENTIAL)	0.5 X 115 UNITS = 58 SPOTS (25% INDOORS)
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BICYCLE PARKING (VISITORS)	0.1 X 115 UNITS = 12 SPOTS
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BICYCLE PARKING (OFFICE)	2 SPOTS (1 LONG-TERM, 1 SHORT-TERM)
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NUMBER OF PARKING SPACES		
	REQUIRED	PROVIDED

PARKING (RESIDENTIAL)	1.2 SPACES X 115 UNITS	138
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PARKING (VISITOR)	0.2 SPACES X 115 UNITS	23
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OFFICE	1406 m ² GROSS FLOOR AREA / 403 m ² OFFICE AREA	4
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BARRIER FREE PARKING	TYPE A = 1 TYPE B = 1	2
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TOTAL PARKING REQUIRED		167
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		108 SPACES
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NOTES GÉNÉRALES General Notes

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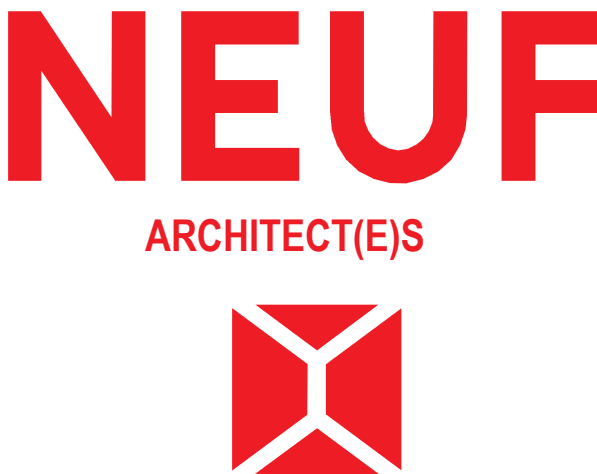
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SCEAU / Seal



CLIENT Client



OUVRAGE Project

535 LEGGET DRIVE

EMPLACEMENT Location
**535 LEGGET DRIVE,
KANATA, ONTARIO**

NO PROJET No.
13338

NO	REVISION	DATE (aa-mm-ii)
B	ÉMISSION POUR COORDINATION	2024 06 21
C	AUDIT PROGRAMMATION	2024 06 25
D	ISSUED FOR COORDINATION	2024 07 18
E	ISSUED FOR COORDINATION	2024 08 09

Construction Management Plan

By RECL

September 11, 2024

DESSINÉ PAR Drawn by

AT MS

DATE (aa mm jj)

24.06.11

TITRE DU DESSIN Drawing Title

GENERAL SITE PLAN -
PROJECTED

REVISION Revision

E

VÉRIFIÉ PAR Checked by

KP

ÉCHELLE Scale

As

indicated

NO. DESSIN Dwg Number

A101P