

**KEYNOTES:**

- EXISTING PLANTING BED
- CONCRETE CURB
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- SODDED AREA
- PROPOSED BICYCLE RACKS AND SHELTERS
- EXISTING BICYCLE RACK
- PAINTED CROSSWALK
- RELOCATE EXISTING PICNIC TABLES, SUPPLY NEW AS REQUIRED
- MODIFIED EXISTING APPROACH TO ACCOMMODATE 12m TURN RADIUS
- FIRE ACCESS ROUTE
- PROPOSED BICYCLE RACK
- NEW GARBAGE ENCLOSURE
- RETAINED EXISTING SIDEWALK AND STAIRCASE
- EXISTING PARKING AND DRIVE AISLE TO REMAIN
- SNOW STORAGE
- RELOCATED SIGN
- SIAMESE FIRE CONNECTION
- ELECTRIC VEHICLE CHARGING STATION
- NEW FIRE HYDRANT
- SIGHT TRIANGLE
- 600mm HT. GALVANIZED 6 GAUGE WELDED WIRE MESH AMPHIBIAN EXCLUSION FENCING TO MEET ESA ONTARIO SPECIFICATIONS
- 4.0m WIDE GATE ACCESS WITH TURN-AROUND SECTIONS OF AMPHIBIAN EXCLUSION FENCING

**SITE INFORMATION:**

**LEGAL DESCRIPTION:**  
PART BLOCKS 33 AND 34, PLAN 4M-280, BEING PARTS 7, 8, AND 9 ON PLAN 4R29533

**EASEMENTS:**  
LT256203; SUBJECT TO AN EASEMENT OVER PART 8, PLAN 4R29533 AS IN LT240531; CITY OTTAWA, PINS 04517-1998 AND 04517-200

**MUNICIPAL ADDRESS:**  
415 LEGGET DRIVE / 2700 SOLANDT ROAD, OTTAWA, ONT

**SITE AREA:**  
72,859.8m<sup>2</sup> (784,282 FT<sup>2</sup>)

**BUILDING AREA:**  
EXISTING: 18,400m<sup>2</sup> (198,062 FT<sup>2</sup>)  
PROPOSED: 18,580m<sup>2</sup> (200,000 FT<sup>2</sup>)

**MAX. BUILDING HEIGHT (IP):**  
22m (72'-2 1/2")

**ZONING INFORMATION:**

**ZONING:**  
BUSINESS PARK INDUSTRIAL ZONE (IP-6)

**PROPOSED LOT COVERAGE:**  
38% (MAX. ALLOWABLE: 45%)

**BUILDING 'A' SETBACKS:**  
MIN. FRONT YARD: 187.56m (REQ. 12m)  
MIN. EXT SIDE YARD: 12m (REQ. 12m)  
MIN. REAR YARD: 7.5m (REQ. 7.5m)

**BUILDING 'B' SETBACKS:**  
MIN. FRONT YARD: 129.87m (REQ. 12m)  
MIN. INT SIDE YARD: 11.50m (REQ. 7.5m)  
MIN. REAR YARD: 93.14m (REQ. 7.5m)

**PARKING REQUIREMENTS:**

**1. WAREHOUSE:**  
0.8 PER 100m<sup>2</sup> FOR THE FIRST 5000m<sup>2</sup> GROSS FLOOR AREA,  
0.4 PER 100m<sup>2</sup> ABOVE 5000m<sup>2</sup> GROSS FLOOR AREA  
= 142 SPACES

**OFFICE:**  
2.4 PER 250m<sup>2</sup> OF GROSS FLOOR AREA  
= 155 SPACES

**2. ACCESSIBLE PARKING REQ.:**  
4 TYPE A  
4 TYPE B

**TOTAL PARKING PROVIDED:**  
297 SPACES PROVIDED  
(297 REQ.)  
18 LOADING SPACES PROVIDED

**BICYCLE PARKING:**  
1 STALL PER 2000m<sup>2</sup> GROSS FLOOR AREA  
31 SPACES PROVIDED (31 REQ.)

**LEGEND:**

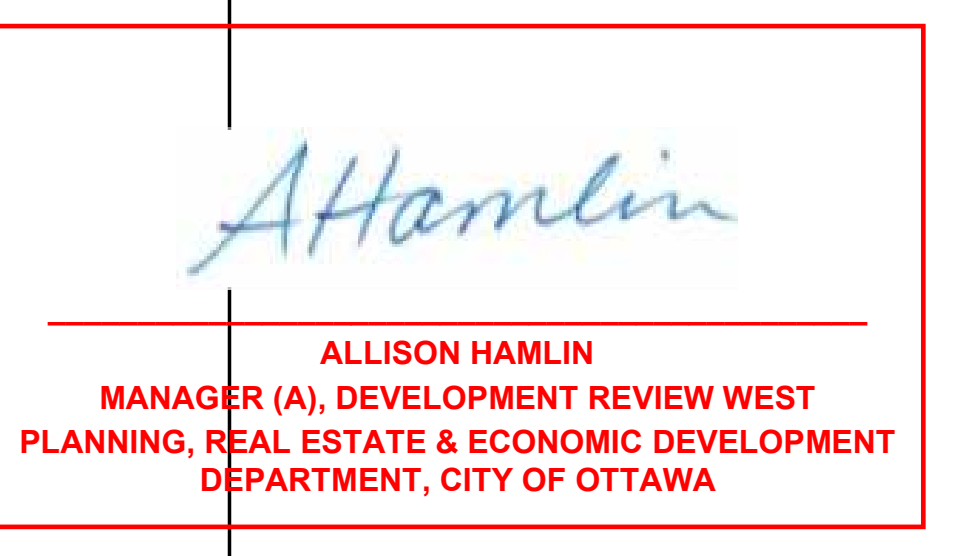
- TOPSOIL AND SOD
- TOPSOIL AND SEED
- PLANT BED
- CONCRETE SIDEWALK
- ROCK RIP RAP - REFER TO CIVIL
- PROPERTY LINE
- EXISTING CURB
- NEW CURB
- FIRE ACCESS ROUTE
- ACCESSIBLE PARKING STALL
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- EXIT DOOR LOCATIONS
- DETAIL CALLOUT

1341 ROSEMOUNT AVENUE  
OTTAWA, ONTARIO, CANADA K1G 0J5  
PHONE: 613-933-9994 | FAX: 613-939-0335 | WWW.ARCHITECTURE49.COM

CONSULTANT - SUB CONSULTANT:  
CONSULTANT - SUB CONSULTANT:  
CLIENT REF #:  
PROJECT:

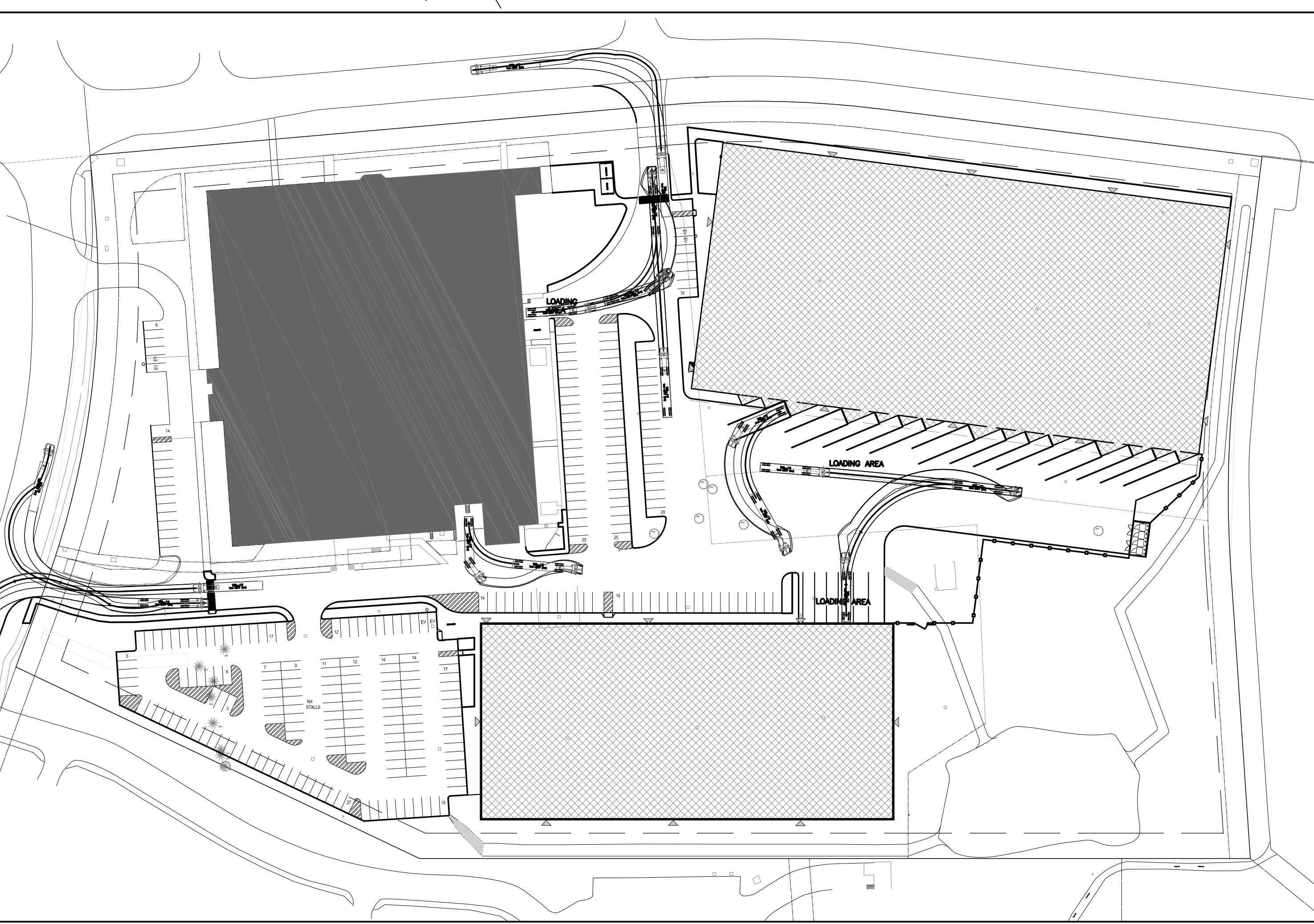
**ACCESS STORAGE LEGGET DRIVE**

DESIGNER: ALLISON HAMLIN  
DATE: FEBRUARY 7, 2023



**APPROVED**  
By Allison Hamlin at 5:22 pm, Aug 23, 2023

**1 SITE PLAN LEGGET DRIVE**  
L100 1:500



**2 VEHICULAR TURNING MOVEMENTS**  
L100 1:1000

| NO. | DATE           | DESCRIPTION                                |
|-----|----------------|--|
| 1   | 3 FEB 7 2023   | ISSUED FOR SITE PLAN CONTROL, RESUBMISSION |
| 2   | 11 NOV 29 2022 | ISSUED FOR SITE PLAN CONTROL, RESUBMISSION |
| 1   | 11 AUG 16 2022 | ISSUED FOR SITE PLAN CONTROL, RESUBMISSION |
| 1   | 9 OCT 26 2021  | ISSUED FOR SITE PLAN APPROVAL              |

|                |              |  |                  |
|----------------|--------------|--|------------------|
| PROJECT NO:    | 219-0009-043 | DATE:  | FEBRUARY 7, 2023 |
| FORMING SCALE: | As Indicated | IF THIS BAR IS NOT SHOWN, SCALE YOUR PLOTTING SCALE. |                  |
| DESIGNED BY:   | AH           | CHECKED BY:  | AH / NR / SG     |
| DATE:          |              | DATE:  |                  |
| DISCIPLINE:    | LANDSCAPE    | TITLE:   | SITE PLAN        |
| SHEET NUMBER:  | A100         | SHEET #:   |                  |
| DATE OF:       |              | DATE OF:   |                  |