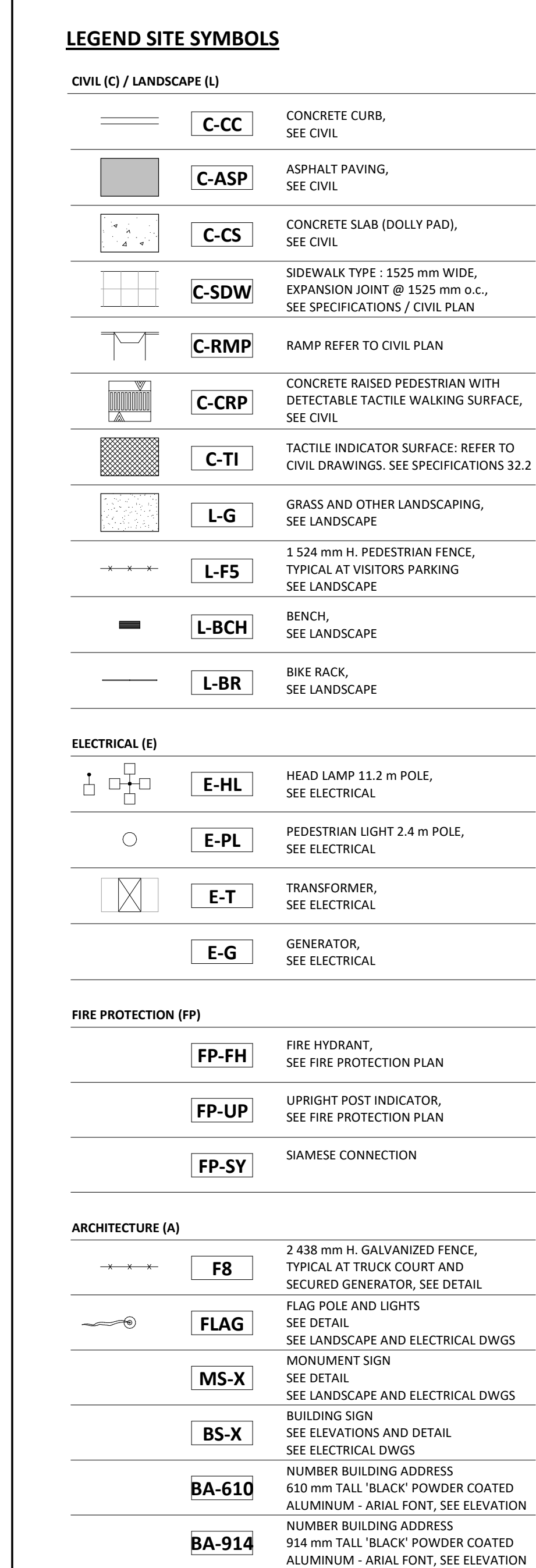


GKC
ARCHITECTURE & DESIGN
MONTREAL - TORONTO
280 rue Gary-Carter Montréal QC H2R 2W2 T.514.737.6255 WWW.GKC.CA



TOTAL BUILDING AREA			
	Name	Area m ²	Area ft ²
L-1 GF			
VAR		60 721,86 m ²	653 604,46
L-5 SLAM			
VAR		8 263,23 m ²	88 944,66
L-2			
VAR		56 684,89 m ²	610 151,06
L-3			
VAR		56 522,01 m ²	608 297,9
L-4			
VAR		56 522,45 m ²	608 402,57
L-5			
VAR		56 518,6 m ²	608 363,11
Grand total:		290 233,02 m ²	3 117 666,66

SURVEY:

ALL THE INFORMATION RELATED TO THE SITE ARE ON
THE PLAN PREPARED BY:

ANNS O'SULLIVAN, VOLLBRECHT LTD

DRAWING : CONTRACTOR'S Certificate
FOID :
MINUTE :
AUSG : 20/06/24
Date : 2004 / 08 / 29

Approved by: _____
Approved on: 2004 / 08 / 29 at 15:52 by M. P. de la Harpe, Chief Surveying Officer

LOCATION:

LOCATED PARALLEL TO THE SOUTHERN PROPERTY LINE.
GOVERNING DIMENSIONS ARE FROM PROPERTY LINE TO
STRUCTURAL GRADLINE.

PUBLIC UTILITY SERVICES:

ALL POINTS OF CONNECTION SHOWN ARE CONCEPTUAL AND
MAY BE SUBJECT TO ACCORDING TO THE NEEDS AND
REQUIREMENTS OF THE PUBLIC AUTHORITIES CONCERNED.
CONNECTIONS TO WATER SUPPLY, SEWERAGE, GAS,
ELECTRICITY, TELEPHONE SERVICE AND CABLE DISTRIBUTION;
SITE CONDITIONS, WELLS AND SUBCONTRACTORS
AND/OR ANY MODIFICATION ARE THE SOLE
RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE
SUBMITTED AS CHECKLIST FOR EXAMINATION AND
COORDINATION BEFORE EXECUTION.

DIMENSIONS :

ALL BUILDING DIMENSIONS ARE TAKEN FROM THE
EXTERIOR FACE OF THE WALLS AT "1'-0" ABOVE THE
GRADE FINISH.

FIRE PROTECTION:

ALL FLOOR AREAS OF THIS BUILDING WILL BE PROTECTED BY AN
AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH
THE REQUIREMENTS OF THE NATIONAL BUILDING CODES AND
INSURER REQUIREMENTS.

CIVIL :

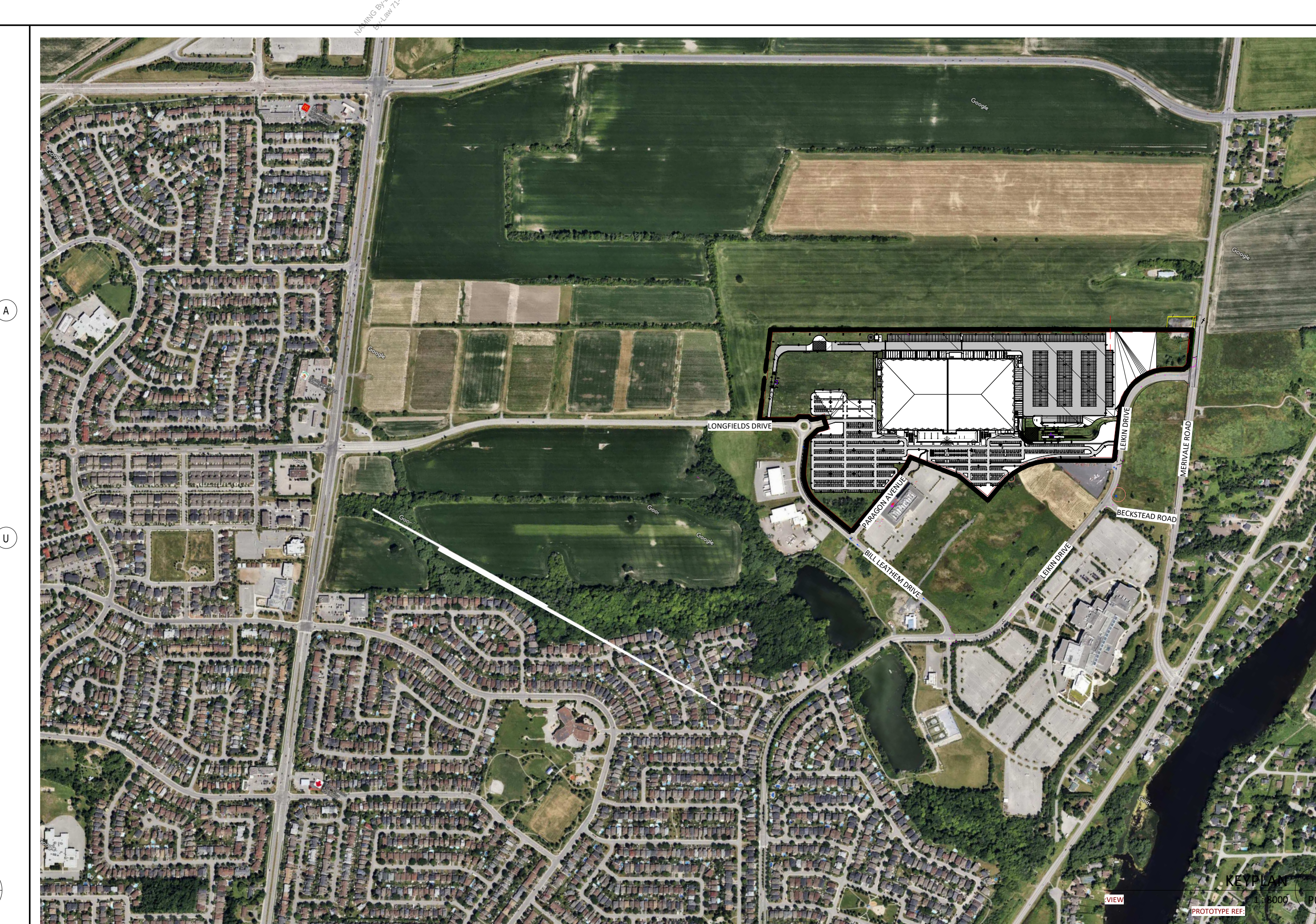
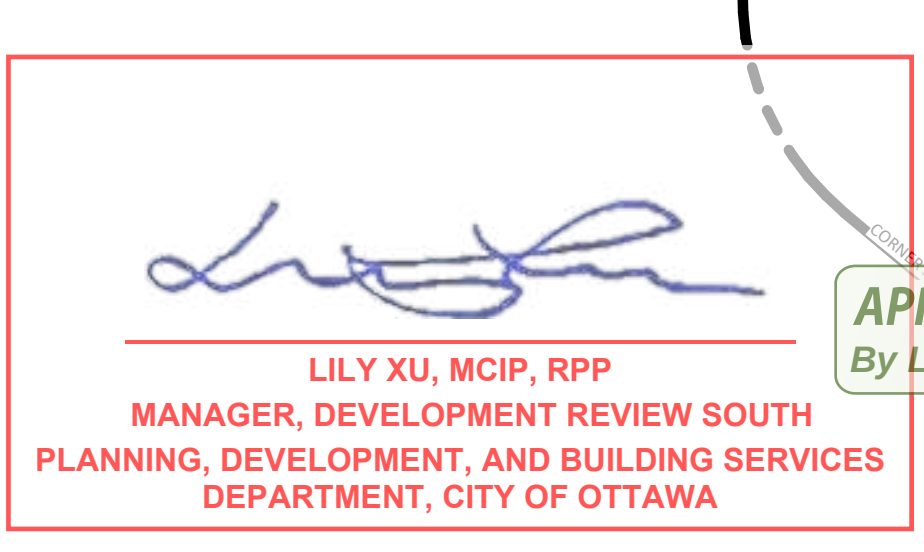
CONSULT CIVIL ENGINEER'S DRAWINGS FOR SITE LEVELS,
DRAINAGE, GRADES, RETENTION WALLS, EROSION, CATCH
BASINS, AND LAND UNDERGROUND SERVICES.

SOIL REPORT:

SOIL TESTING, COLO SAMPLING AND CARRYING CAPACITY.
CONSULT THE SOIL REPORT PREPARED BY:
REF: XXX-XXXX-XXX
DATE: XX

**PLAN TO BE PRINTED IN COLOUR
OR VIEWED IN COLOUR.**

BECAUSE OF THE DIFFERENT SHADE TONALITY ON THE PLANS,
WHEN VIEWING, THE PLANS MUST BE EITHER VIEWED ON PDF
ELECTRONIC FORMAT TO SEE THE DIFFERENT COLOURS OR IF
PRINTED ON PAPER COPIES MUST BE PRINTED IN COLOUR.



ZONING PERFORMANCE STANDARDS					
ZONED I19 LIGHT INDUSTRIAL					
			I19 (REQUIRED)		
			THAT	PROVIDED	
MINIMUM LOT AREA (m ²)			3,000 m ²	304,583 m ²	
MINIMUM LOT WIDTH (m)			50 m	366.18 m	
MAXIMUM LOT COVERAGE (%)			60%	20%	
FRONT YARD SETBACK (m) (South /Paragon Avenue)			6 m	32.72m Var.	
REAR YARD SETBACK (m) NORTH			6 m	48.32m Var.	
CORNER SIDE YARD SETBACK (m) EST, SOUTH, WEST			6 m	57.4m Var.	
INTERIOR SIDE YARD SETBACK (m) (SOUTH, WEST)			7.5 m	43.2m Var.	
MAXIMUM BUILDING HEIGHT (top of membrane)			22 m	29.5 m	
MINIMUM WIDTH OF LANDSCAPE AREA, ABUTTING A STREET 3M, IN ALL OTHER CASES, NO MINIMUM.			ABUTTING A STREET 3M, IN ALL OTHER CASES, NO MINIMUM.	Variable minimum 3m provided refer to landscaping plan.	
MAXIMUM FLOOR SPACE INDEX (floor area / site area)			2	0.96	

PROJECT X
99 Bill Leathem, 2 & 20 Leikin Drive
OTTAWA ON



ONTARIO ASSOCIATION
OF
ARCHITECTS
NORMAND CÔTÉ
LICENCE
8904

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ARCHITECTURE

SITE PLAN (OVERALL) + STATISTICS

DOXWALEN: **VP** CHECKED BY: **NC**

SCALE: As indicated

FOUO: 24065 **P004** R4

File Number (D07-12-24-0139) Plan Number (#19192)