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

FIRE PROTECTION / CODE CONSULTANT
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FIRE PROTECTION - CODE CONSULTANTS
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MECHANICAL / ELECTRICAL / PLUMBING ENGINEER
hj HAMMERSCHLAG & JOFFE

CIVIL ENGINEER AND LANDSCAPING
NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
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Website www.novatech-eng.com

TELECOM / ELECTRONIC SECURITY
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STRUCTURAL ENGINEER
rjc Creative Thinking Practical Results
Read Jones Christoffersen Ltd.
Engineers
rjc.ca
645 Tyee Road, Suite 220
Victoria, BC V9A 6X5 Canada
tel 250-386-7794

ISSUED FOR SPA **OCTOBER 30, 2024**

PROJECT X
OTTAWA, ON
FOLIO: 2406

ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE
0004

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MONTREAL - TORONTO

DESIGN BRIEF INTENT

Project X involves a proposed light industrial building facility on an irregularly shaped lot. The municipal addresses include 99 Bill Leathem, 2 Leikin Drive, and 20 Leikin Drive, with access points on Paragon Avenue and Longfields Drive.

The facility's ground-level building footprint spans 60,701.92 sq.m. (653,390 sq.ft.) with additional servicing platforms and mezzanines covering 4,049.67 sq.m (43,590 sq.ft.). It stands five stories tall, with an overall floor area totaling 290,999.58 sq.m. (3,132,293 sq.ft.). Levels 2 through 5 are allocated for operational facilities, while the ground floor houses 1,553.3 sq.m. (16,719 sq.ft.) of associate offices, extending outward from the main structure to maximize daylight and create a welcoming, human-scale entry.

The facility includes 59 loading docks for non-refrigerated trailers and a fenced truck yard accommodating 482 trailers, for a combined capacity of 541. Parking provisions offer 980 car stalls for associates, with space reserved for 205 future stalls, bringing the total to 1,185 spaces, which includes 32 accessible spaces, 8 motorcycle spots, and 24 electric vehicle stalls. To reduce heat island effects, landscaping surrounds are integrated in the parking areas, producing natural tree shading. Additionally, 291 bike racks are provided to promote active transportation, and dedicated access for cyclists connects Leikin Drive and Paragon Avenue to the facility's main entrance.

Dry stormwater ponds are integrated with the landscaping, creating natural views. Along the office’s primary facade, ample landscaping lines pedestrian walkways to enhance the walking experience. At the rear of the truck yard, additional planting screens the space from adjacent properties, and dense planting along the associate parking area softens its visual impact for passing pedestrians and vehicles. Landscaped bands break up the parking area, featuring walkways leading safely from vehicles to building entrances.

The building rises 29.5 meters, measured from the high point rooftop membrane to the average ground level.

Passenger and pedestrian access is routed through a traffic circle on Bill Leathem Drive, Paragon Avenue, and Longfields Drive. To ensure safety, raised crosswalks link parking areas to landscaped sidewalks, maintaining separation from truck routes.

For efficiency, the building layout prioritizes an unobstructed rectangular floor plan, with operational services, breakrooms, and utilities positioned around the perimeter. Stairways for emergency evacuation are evenly distributed along the building’s edges.

To visually reduce its scale, the building's facade incorporates vertical projections for stairwells and elevators. High-quality materials, including prefabricated concrete panels on the lower exterior for durability and security, and insulated metal panels above for a light, elegant finish, are used throughout. Both materials are factory-produced, minimizing thermal bridging and expediting installation.

The ground-level associate offices feature extensive glazing for daylight and inviting views at a pedestrian scale. Due to internal operational requirements window are not permitted on the upper floors. Feature walls and arches at the building's corners add depth and visual interest, with large ground-floor windows maximizing natural light into offices and breakrooms.

Colorful, warm-toned canopies at entrances facilitate wayfinding. Sand and light gray hues, combined with zinc gray vertical accents, provide a modern aesthetic that lightens the building’s mass while creating a welcoming presence.

The building incorporates sustainable design elements aimed at achieving LEED-equivalent performance, including a reflective roof, energy-efficient HVAC with energy recovery, low-flow fixtures, shaded parking, and drought-resistant landscaping. Additionally, it’s designed as “solar ready,” with provisions for net metering, increased roof loading, and cable pathways for future solar installations.

The entrance to the building and the office areas within the building are oriented south to benefit from ample natural light, especially during the summer months. This reduces the need for artificial lighting during peak hours and contributes to energy efficiency. The facades that receive less solar gain are not glazed, which minimizes heat loss.

The outdoor area near the building entry is also on the south side of the building to gain maximum sunlight. Prevailing winds in Ottawa are typically from the northwest in winter and the southwest in summer. The outdoor area is shielded from cold northwest winds by the building, creating a more sheltered microclimate that enhances usability during colder months. In summer, the area is open to cooling southwest winds.

Due to the unusual shape of the large site, areas of it will either be parkland, left undeveloped or used for stormwater management. This increases the overall permeability of the site and reduces the urban heat island effect.

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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.

No.	Date	Revision	By
0	2024-10-30	ISSUED FOR SPA	NC

PROJECT X

99 Bill Leathem, 2 & 20 Leikin Drive

OTTAWA ON

ARCHITECTURE

DESIGN BRIEF INTENT

DRAWN BY : VR CHECKED BY : NC

SCALE:

FOLIO: 24065 **P001** R0

CODE:

2024-10-30 7:24:08 AM

LOCATION & PHOTOGRAPHY OF EXISTING SITE

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PROJECT NORTH
NORTH

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No.	Date	Revision	By
0	2024-10-30	ISSUED FOR SPA	NC

PROJECT X

99 Bill Leathem, 2 & 20 Leikin Drive

OTTAWA ON

ARCHITECTURE

LOCATION & PHOTOGRAPHY OF EXISTING SITE

DRAWN BY : VR CHECKED BY : NC

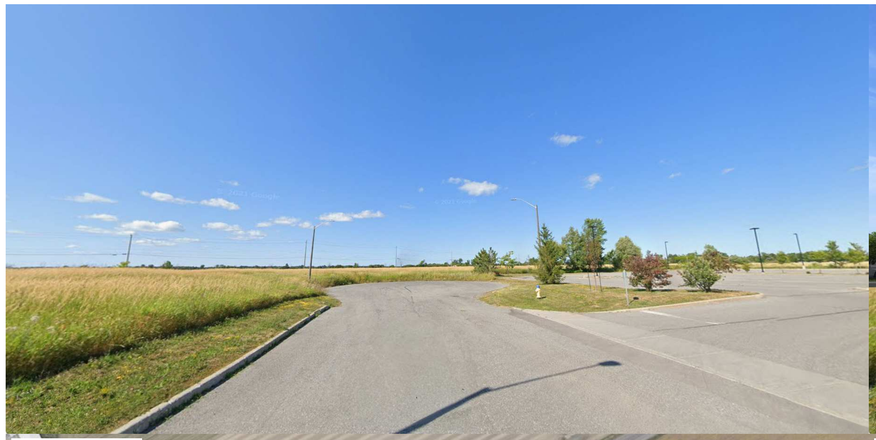
SCALE: 1" = 200'-0"

FOLIO: 24065 **P002** R0

CODE:

2024-10-30 T 9:23 AM

MASSING OF BUILDING AND INSERTION



EXISTING VIEW

VIEW WITH PROJECT

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0	2024-10-30	ISSUED FOR SPA	NC

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

ARCHITECTURE

MASSING OF BUILDING AND INSERTION

DRAWN BY : VR CHECKED BY : NC

SCALE: 1" = 200'-0"

FOLIO: 24065 **P003** RO

CODE:

2024-10-30 7:24:16 AM

SITE PLAN (OVERALL) + STATISTICS

PARKING TOTAL	
Parking Type	Number of Stalls
BICYCLE - 2'x6'	291
EV - 9'x20'	24
HANDICAP 14'x20'	32
Motorcycle - 5'x9'	8
Regular - 9'x20'	916
TRAILER 12'x55'	204
TRAILER 12'x57'	278
TOTAL: 169	1753

NOT INCLUDING FUTURE PARKING

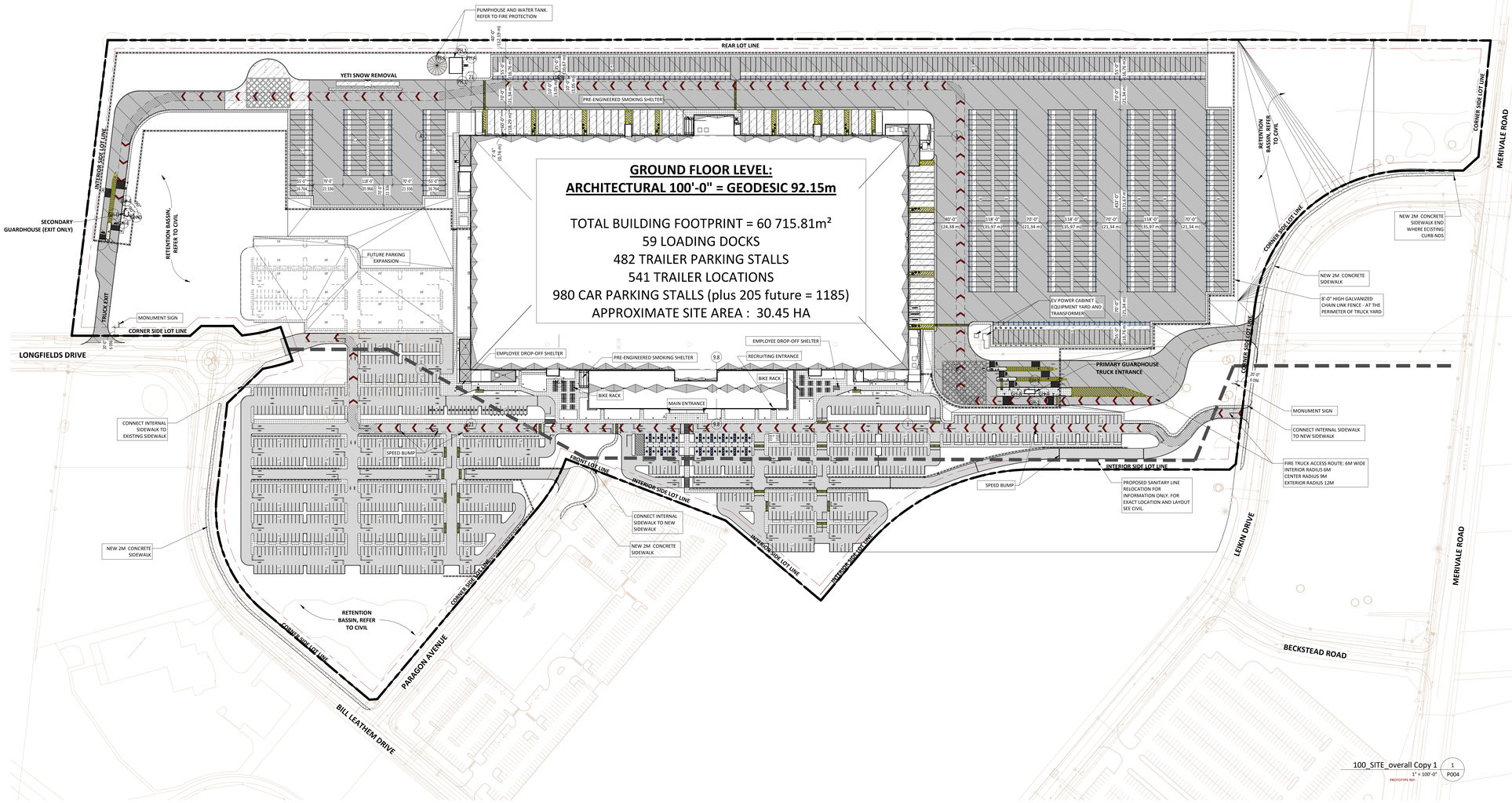
ASSOCIATE PARKING	
Parking Type	Number of Stalls
EV - 9'x20'	24
HANDICAP 14'x20'	32
Motorcycle - 5'x9'	8
Regular - 9'x20'	916
TOTAL	980

FUTURE PARKING	
Parking Type	Number of Stalls
Regular - 9'x20'	205
TOTAL	205

BICYCLE PARKING	
Parking Type	Number of Stalls
BICYCLE - 2'x6'	291
TOTAL	291

TRAILER PARKING	
Parking Type	Number of Stalls
TRAILER 12'x55'	204
TRAILER 12'x57'	278
TOTAL	482
+59 dock (38+21)	**541**

OVERHEAD DOORS	
OVERHEAD DOORS	PROVIDED
AUGER - 9'x16'-4"	2
COMPACTOR 9'x10'	1
DOCK DOOR 9'x10'	59
DRIVE-IN 14'x16'	2
Narrow Stile Insulated Swing Door	1



100_SITE_overall Copy 1 — 1" = 100'-0" — PROTOTYPE REF: — 1 / P004

LEGEND SITE SYMBOLS

CIVIL (C) / LANDSCAPE (L)

	C-CC	CONCRETE CURB, SEE CIVIL
	C-ASP	ASPHALT PAVING, SEE CIVIL
	C-CS	CONCRETE SLAB (DOLLY PAD), SEE CIVIL
	C-SDW	SIDEWALK TYPE : 1525 mm WIDE, EXPANSION JOINT @ 1525 mm o.c., SEE SPECIFICATIONS / CIVIL PLAN
	C-RMP	RAMP REFER TO CIVIL PLAN
	C-CRP	CONCRETE RAISED PEDESTRIAN WITH DETECTABLE TACTILE WALKING SURFACE, SEE CIVIL
	C-TI	TACTILE INDICATOR SURFACE: REFER TO CIVIL DRAWINGS. SEE SPECIFICATIONS 32.2
	L-G	GRASS AND OTHER LANDSCAPING, SEE LANDSCAPE
	L-FS	1 524 mm H. PEDESTRIAN FENCE, TYPICAL AT VISITORS PARKING SEE LANDSCAPE
	L-BCH	BENCH, SEE LANDSCAPE
	L-BR	BIKE RACK, SEE LANDSCAPE

ELECTRICAL (E)

	E-HL	HEAD LAMP 11,2 m POLE, SEE ELECTRICAL
	E-PL	PEDESTRIAN LIGHT 2.4 m POLE, SEE ELECTRICAL
	E-T	TRANSFORMER, SEE ELECTRICAL
	E-G	GENERATOR, SEE ELECTRICAL

FIRE PROTECTION (FP)

	FP-FH	FIRE HYDRANT, SEE FIRE PROTECTION PLAN
	FP-UP	UPRIGHT POST INDICATOR, SEE FIRE PROTECTION PLAN
	FP-SY	SIAMESE CONNECTION

ARCHITECTURE (A)

	F8	2 438 mm H. GALVANIZED FENCE, TYPICAL AT TRUCK COURT AND SECURED GENERATOR, SEE DETAIL
	FLAG	FLAG POLE AND LIGHTS SEE DETAIL SEE LANDSCAPE AND ELECTRICAL DWGS
	MS-X	MONUMENT SIGN SEE DETAIL SEE LANDSCAPE AND ELECTRICAL DWGS
	BS-X	BUILDING SIGN SEE ELEVATIONS AND DETAIL SEE ELECTRICAL DWGS
	BA-610	NUMBER BUILDING ADDRESS 610 mm TALL 'BLACK' POWDER COATED ALUMINUM - ARIAL FONT, SEE ELEVATION
	BA-914	NUMBER BUILDING ADDRESS 914 mm TALL 'BLACK' POWDER COATED ALUMINUM - ARIAL FONT, SEE ELEVATION
		FIRE ROUTE

PROJECT NORTH

NORTH

SURVEY:
ALL THE INFORMATION RELATED TO THE SITE ARE ON THE PLAN PREPARED BY:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
DRAWING : Surveyor's Certificate
FOLIO :
MINUTE :
AOV: 24746-24
DATE : August 9, 2024
FILE NAME: 24746-24 Broccolini PGI 16 C 1 RF NP T1 Amended1- TxChen1.dwg

LOCATION:
THIS BUILDING IS PARALLEL TO THE SOUTHERN PROPERTY LINE. GOVERNING DIMENSIONS ARE FROM PROPERTY LINE TO STRUCTURAL GRIDLINE.

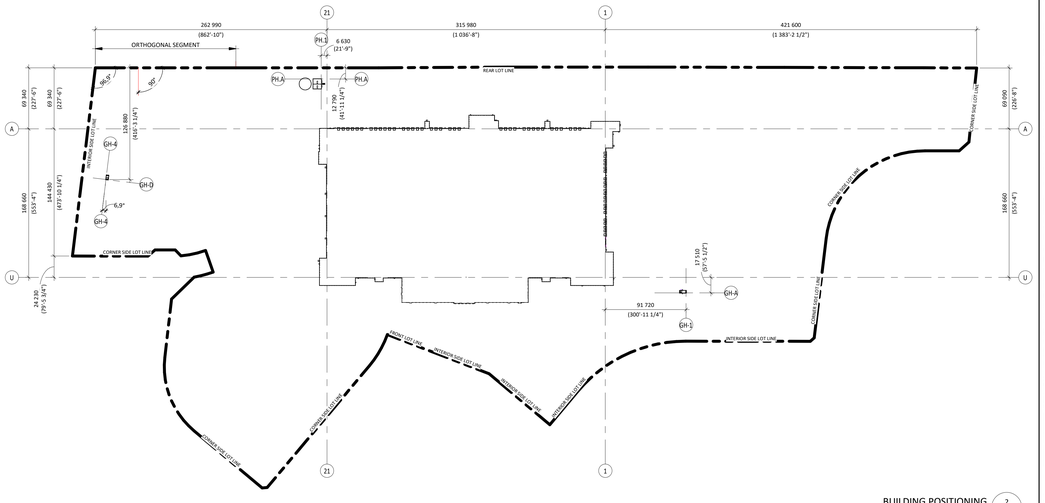
PUBLIC UTILITY SERVICES:
ALL POINTS OF CONNECTION SHOWN ARE CONCEPTUAL AND MAY BE MODIFIED ACCORDING TO THE NEEDS AND REQUIREMENTS OF THE PUBLIC AUTHORITIES CONCERNED, (SEWERS, AQUEDUCT, DISTRIBUTION OF NATURAL GAS AND ELECTRICITY, TELEPHONE SERVICE AND CABLE DISTRIBUTION); SITE CONDITIONS; NEEDS AND SUBCONTRACTORS COORDINATION. ANY MODIFICATION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCHITECT FOR EXAMINATION AND COORDINATION BEFORE EXECUTION.

DIMENSIONS :
ALL BUILDING DIMENSIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE WALLS AT 1'-0 " ABOVE THE GROUND FLOOR.

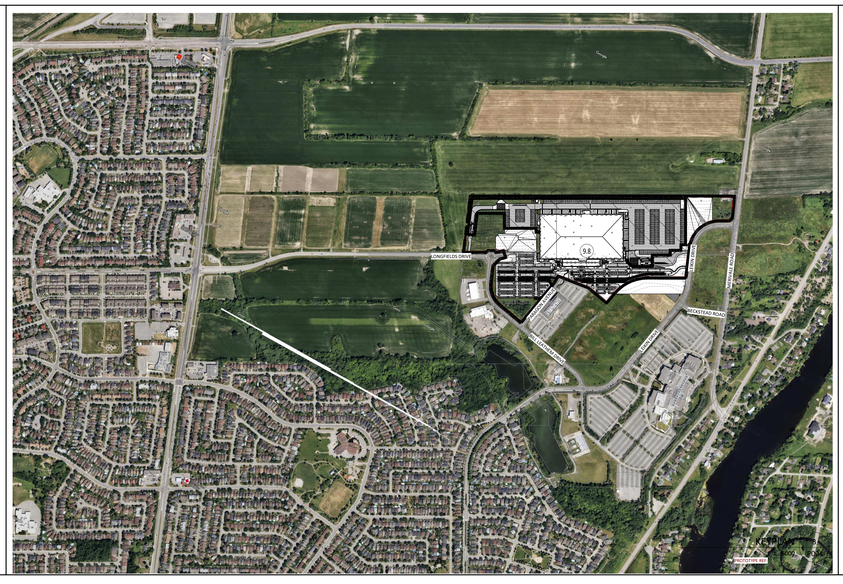
FIRE PROTECTION:
ALL FLOOR AREAS OF THIS BUILDING WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND INSURER REQUIREMENTS.

CIVIL :
CONSULT CIVIL ENGINEER'S DRAWINGS FOR: SITE LEVELS, DRAINAGE SLOPES, RETENTION BASINS, MANHOLES, CATCH BASINS, AND ALL UNDERGROUND SERVICES.

SOIL REPORT:
SOIL TESTING, CORE SAMPLING AND CARRYING CAPACITY. CONSULT THE SOIL REPORT PREPARED BY: _____
REPORT NO: XX
DATE: XX



BUILDING POSITIONING — 1" = 200'-0" — PROTOTYPE REF: — 2 / P004



PROTOTYPE REF:

ZONING PROVISIONS: LIGHT INDUSTRIAL ZONE IL9 (2707)

PROJECT DESCRIPTION

PROJECT : PROJECT X
ADDRESS : 99 Bill Leathem, 2 & 20 Leikin Drive
DEVELOPER : BROCCOLINI REAL ESTATE GROUP
APPLICANT : NOVATECH ENGINEERING CONSULTANTS, 240 MICHAEL COPELAND DR, KANATA, ON K2M1P6
PROPERTY IDENTIFICATION : (TBD)

ZONE PERFORMANCE STANDARDS ZONED IL9 LIGHT INDUSTRIAL	IL9 (2707) REQUIRED	PROVIDED
MINIMUM LOT AREA (m²)	3 000 m²	304 533 m²
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	57.74m VAR.
INTERIOR SIDE YARD SETBACK (m) SOUTH, WEST	7.5 m	42.31m VAR.
MAXIMUM BUILDING HEIGHT	22 m	29.2 m
MINIMUM WIDTH OF LANDSCAPED 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

PARKING AND LOADING (SEC. 100-114)

PERFORMANCE STANDARDS	PARKING RATE	AREA	REQUIRED	PROVIDED
MINIMUM PARKING SPACE RATES (LIGHT INDUSTRIAL) First 5000m²	0.8 / 100 m²	5 000 m²	40	1 185 (2.6m x 6.1m)
above 5000m²	0.4 / 100 m²	286 228 m²	1 145	1 185 2.74m x 6.1m
MINIMUM ACCESSIBLE PARKING SPACE RATES *(the Accessibility for Ontarians with Disabilities Act, 2005 (AODA))*	500 AND OVER	-	5 TYPE A (2.4m x 5.2m) 5 TYPE B (3.4m x 5.2m	32 TYPE B 3.4m x 6.1m
MINIMUM BICYCLE PARKING SPACE RATES (LIGHT INDUSTRIAL)	1 / 1000 m²	291 282 m²	291	291
MINIMUM LOADING SPACE RATES (LIGHT INDUSTRIAL)	-	-	2	59

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0	2024-10-30	ISSUED FOR SPA	NC

2024-10-30 7:25:15 AM

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

ARCHITECTURE

SITE PLAN (OVERALL) + STATISTICS

DRAWN BY : VR CHECKED BY : NC

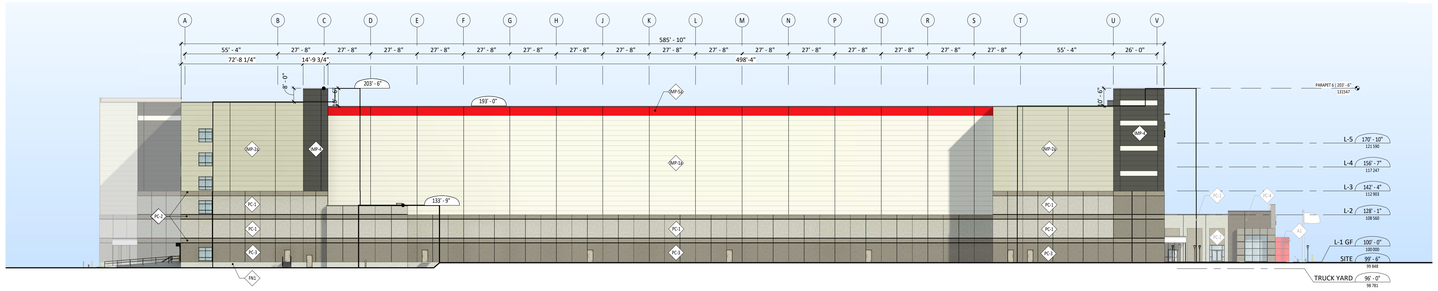
SCALE: As indicated

FOLIO: 24065 **P004** RO

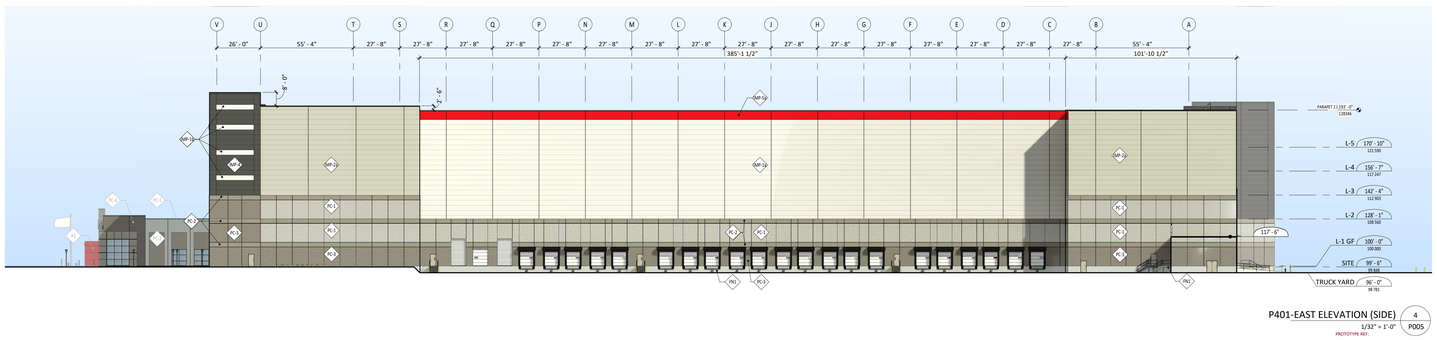
CODE:

2024-10-30 7:25:15 AM

EXTERIOR ELEVATIONS



P401-WEST ELEVATION (SIDE) 5 P005
1/32" = 1'-0"
PROTOTYPE REF.



P401-EAST ELEVATION (SIDE) 4 P005
1/32" = 1'-0"
PROTOTYPE REF.

FINISHES LEGEND - EXTERIOR ELEVATIONS

PROTOTYPE REF. A-300

ALUMINUM PANEL

A1 — ALUMINUM PANEL
PAINT COLOR : RED "TO BE FINALIZED"

FOUNDATION

FN1 — EXPOSED CONCRETE FOUNDATION WALL

PRECAST CONCRETE PANEL

PC-1 — SMOOTH PRECAST CONCRETE PANEL WITH TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 7646 FIRST STAR, 256-C6

PC-2 — SMOOTH PRECAST CONCRETE PANEL WITH TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 7016 MINDFUL GRAY, 244-C2

PC-3 — SMOOTH PRECAST CONCRETE PANEL WITH TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 7017 DORIAN GRAY, 244-C3

PC-4 — TEXTURED PRECAST CONCRETE PANEL: CONCRETE WALL PANELS WITH 1 1/2" WIDE PLANK, RANDOM DEPTH PATTERN. FITZGERALD FORMLINERS, PATTERN #16021. WWW.FORMLINERS.COM 1.800.547.7760. FINISHED WITH TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 7018 DOVE TAIL, 244-C5

PC-5 — SMOOTH PRECAST CONCRETE PANEL WITH TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 9174 MOTH WING, 249-C4 : **GUARD HOUSE ONLY**

INSULATED METAL PANEL

IMP-1A — KINGSPAN MINI MICRO-RIB (IMP TYPE A)
EXTERIOR : FLUROPON - ASCOT WHITE
INTERIOR : IMPERIAL WHITE

IMP-1B — KINGSPAN DESIGNWALL 2000 FLAT (IMP TYPE B)
EXTERIOR : FLUROPON - ASCOT WHITE
INTERIOR : IMPERIAL WHITE

IMP-2A — KINGSPAN MINI MICRO-RIB (IMP TYPE A)
EXTERIOR : FLUROPON - DRIFTWOOD
INTERIOR : IMPERIAL WHITE

IMP-2B — KINGSPAN DESIGNWALL 2000 FLAT (IMP TYPE B)
EXTERIOR : FLUROPON - DRIFTWOOD
INTERIOR : IMPERIAL WHITE

IMP-3 — KINGSPAN MINI MICRO-RIB (IMP TYPE A)
EXTERIOR : FLUROPON - DOVE GRAY
INTERIOR : IMPERIAL WHITE

IMP-4 — KINGSPAN DESIGNWALL 2000R RIBBED EXTERIOR (IMP TYPE C)
EXTERIOR : FLUROPON - ZINC GRAY
INTERIOR : IMPERIAL WHITE

IMP-5A — KINGSPAN MINI MICRO-RIB (IMP TYPE A)
EXTERIOR : MATCH PPG TENANT RED "TO BE FINALIZED"
INTERIOR : IMPERIAL WHITE

IMP-5B — KINGSPAN DESIGNWALL 2000 FLAT (IMP TYPE B)
EXTERIOR : MATCH PPG TENANT RED "TO BE FINALIZED"
INTERIOR : IMPERIAL WHITE

*NOTE: ALL CHANGES IN WALL PAINT COLORS AND IMP COLORS SHALL OCCUR AT INSIDE CORNERS

PC-1 PC-2 PC-3 PC-1 — **1**
PC-3 PC-2 PC-1 PC-2 — **2**
PC-2 PC-1 PC-3 PC-3 — **3**
PC-3 PC-2 — **4**
PC-4 — **5** FORMLINERS PATTERN #16021 RANDOM DEPTH - FITZGERALD #16021 BY FITZGERALD

CURTAIN WALL

NOTE: ALL CAPS ARE STANDARD 3/4", COLOUR DARK BRONZE, UNLESS OTHERWISE NOTED

- SILICONE JOINT. SEE SPECIFICATIONS
- ALUMINUM CAP. SEE SPECIFICATIONS
- GLAZING SEE DETAIL AND SPECIFICATIONS
- CW-XX — CURTAINWALL TAG: REFER TO A410 FOR CURTAINWALL ELEVATION

T = TEMPERED GLASS
TH = THERMAL UNIT
THT = THERMAL UNIT WITH TEMPERED GLASS
TY = TYMPAN THERMAL GLASS UNIT ON INSULATED GALVANIZED PAN
SSJ = STRUCTURAL SILICONE JOINT

GLASS TYPE 1
CLEAR VISION
SEE SPEC

GLASS TYPE 1a
TYMPAN
SEE SPEC

PREFINISHED METAL FLASHING

MC1 — COLOR : PAC-CLAD 'SLATE GRAY' **(FOR MAIN BUILDING AND PUMP HOUSE)**

MC2 — COLOR : PAC-CLAD 'GRANITE' **(FOR GUARD HOUSE ONLY)**

NOTES:
1. FOR MAIN BUILDING AND PUMP HOUSE, ALL PREFINISHED METAL COPING IS TO BE COLOR **MC1**
2. FOR GUARD HOUSE, ALL PREFINISHED METAL COPING IS TO BE COLOR **MC2**
3. PROVIDE ALUMINUM FLASHING AT CURTAINWALL AND ALUMINUM PANEL FINISH SAME COLOUR TO MATCH

SIGNAGE ALSO REFER TO SERIES 770

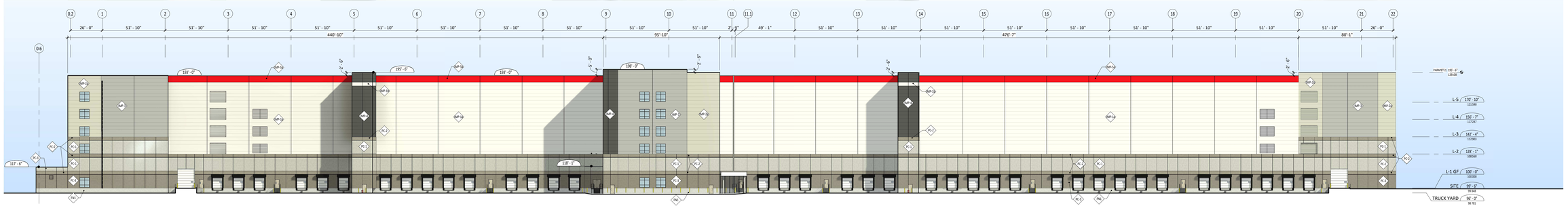
BS-X — INTERNALLY ILLUMINATED BUILDING SIGN
SEE ELEVATIONS AND DETAIL
SEE ELECTRICAL DWGS

BA-24 — NUMBER BUILDING ADDRESS
24" TALL 'BLACK' POWDER COATED ALUMINUM

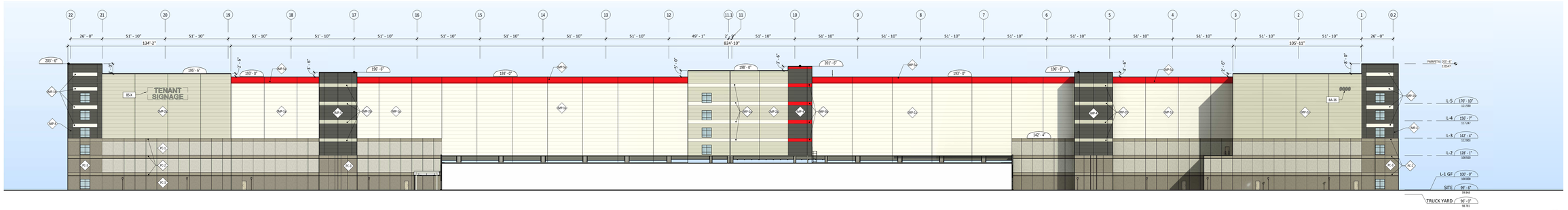
BA-36 — NUMBER BUILDING ADDRESS
36" TALL 'BLACK' POWDER COATED ALUMINUM

MAIN BUILDING ELEMENTS (PROTOTYPE REF. A-300)	COLOR
METAL COPING	PAC-CLAD 'SLATE GRAY'
METAL DOWNSPOUT AND CONDUCTOR HEADS	PAC-CLAD 'SLATE GRAY'
THRU - WALL SCUPPERS	PAC-CLAD 'SLATE GRAY'
HOLLOW METAL DOORS AND FRAMES	MATCH 'PC-2 (MINDFUL GRAY)'
DRIVE IN DOOR, DOCK DOORS AND ROLL-UP DOORS	WHITE
EXTERIOR METAL RAILINGS, STAIRS AND LANDINGS	GALVANIZED - NO PAINT
PRE-FABRICATED SMOKER'S CANOPY	MIST WHITE - 4-CRT-30
ENTRY AND RECRUITING COMPOSITE METAL CANOPY	RED "TO BE FINALIZED"
STOREFRONT & CURTAIN WALL	DARK BRONZE
LIGHT POLE BASES OUTSIDE CURBED ISLANDS LIGHT POLE BASES INSIDE CURBED ISLANDS	SAFETY YELLOW MATCH 'PC-2 (MINDFUL GRAY)'
EXTERIOR METAL LOUVERS	MATCH ADJACENT WALL

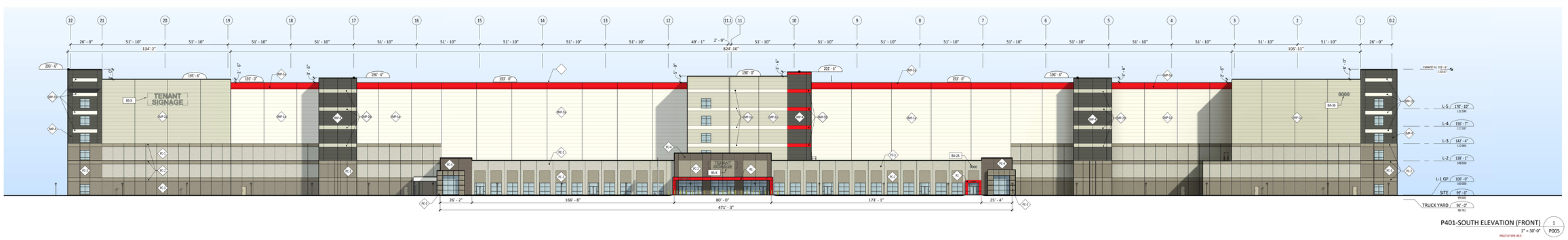
GUARD HOUSE ELEMENTS (PROTOTYPE REF. A-310)	COLOR
PRE-CAST PANELS	PC-5
METAL COPING	PAC-CLAD 'GRANITE'
THRU - WALL SCUPPERS & DOWNSPOUTS	PAC-CLAD 'GRANITE'
HM DOOR & FRAME	MATCH 'PC-2 (MINDFUL GRAY)''
ALUMINIUM STOREFRONT & SLIDING WINDOWS	DARK BRONZE
PUMP HOUSE ELEMENTS (PROTOTYPE REF. A-320)	**COLOR**
PRE-CAST PANELS	PC-1
METAL COPING, GUTTER & DOWNSPOUT	PAC-CLAD 'SLATE GRAY'
WALL LOUVER	UNITED ENERTECH - 'SLATE GRAY'
HM DOOR & FRAME	MATCH 'PC-2 (MINDFUL GRAY)'
NON-INSULATED WATER STORAGE TANK	WHITE
INSULATED WATER STORAGE TANK	WHITE



P401-NORTH ELEVATION (BACK) 3 P005
1" = 30'-0"
PROTOTYPE REF.



P401-SOUTH ELEVATION (FRONT NO OFFICE) 2 P005
1" = 30'-0"
PROTOTYPE REF.



P401-SOUTH ELEVATION (FRONT) 1 P005
1" = 30'-0"
PROTOTYPE REF.

2024-10-30 T 5:32:50 AM

PLAN TO BE PRINTED IN COLOUR OR VIEWED IN COLOUR.

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0	2024-10-30	ISSUED FOR SPA	NC

PROJECT X

99 Bill Leathem, 2 & 20 Leikin Drive

OTTAWA ON

ONTARIO ASSOCIATION OF ARCHITECTS — LICENCE — 10004

ARCHITECTURE

EXTERIOR ELEVATIONS

DRAWN BY : VR CHECKED BY : NC

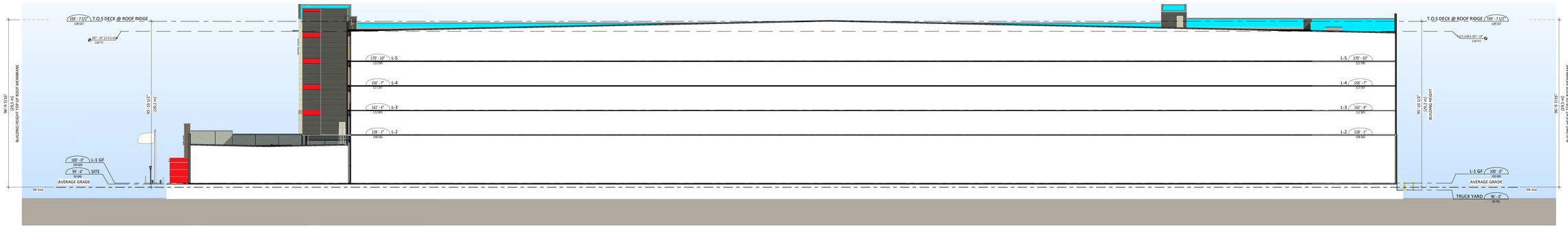
SCALE: As indicated

FOLIO: 24065 **P005** R0

CODE:

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

BUILDING SECTION HEIGHT



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PROJECT X

99 Bill Leathem, 2 & 20 Leikin Drive

OTTAWA ON

ONTARIO ASSOCIATION OF ARCHITECTS — ARCHITECTE — LICENCE — 10018

A R C H I T E C T U R E

BUILDING SECTION HEIGHT

DRAWN BY : VR CHECKED BY : NC

SCALE: 3/64" = 1'-0"

FOLIO: 24065 **P006** R0

CODE:

2024-10-30 7:34:12 AM

PERSPECTIVES

VIEW 3 - TRUCKYARD ELEVATION EAST-NORTH

VIEW 2 - FRONT ELEVATION EAST-SOUTH, WITH GUARDHOUSE

VIEW 5 - FRONT ELEVATION WEST-SOUTH, TOWARDS MAIN ENTRY

VIEW 1 - MAIN ENTRY

VIEW 4 - TRUCKYARD ELEVATION WEST-NORTH

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PROJECT X

99 Bill Leathem, 2 & 20 Leikin Drive

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ARCHITECTURE

PERSPECTIVES

DRAWN BY : VR CHECKED BY : NC

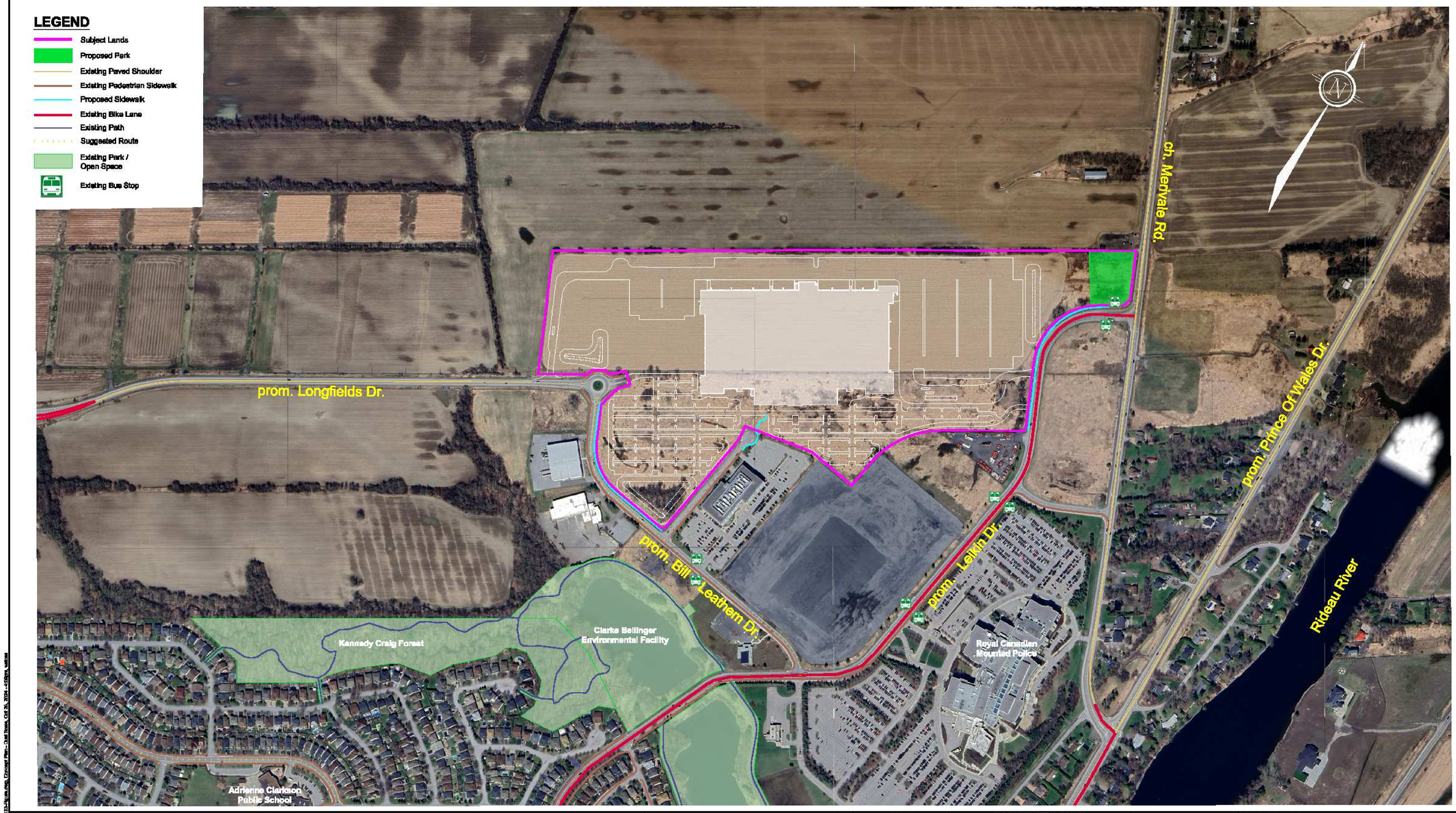
SCALE:

FOLIO: 24065 **P007** R0

CODE:

2024-10-30 T 14:18 AM

MOBILITY PLAN



NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	DATE	BY
1.	PREPARED FOR UDRP	OCT 24/24	GLW

SCALE
1:3,000
1:3000
0 30 60 90 150

FOR REVIEW ONLY

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Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-3997
Website www.novatech-eng.com

CITY of OTTAWA
99 BILL LEATHEM DRIVE
DRAWING NAME
MOBILITY PLAN
PROJECT No. 124123-003
REV REV 01
DRAWING No. 124123-Figure

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

ARCHITECTURE

MOBILITY PLAN

DRAWN BY : VR CHECKED BY : NC

SCALE:

FOLIO: 24065 **P008** R0

CODE:

SHADOW ANALYSIS

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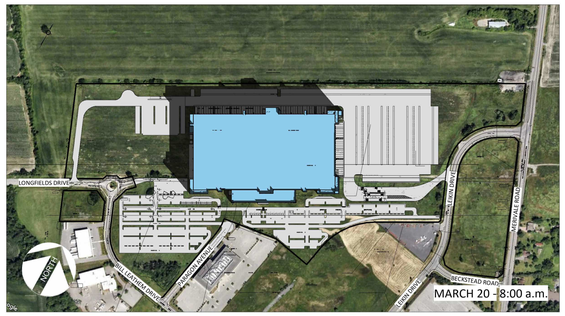
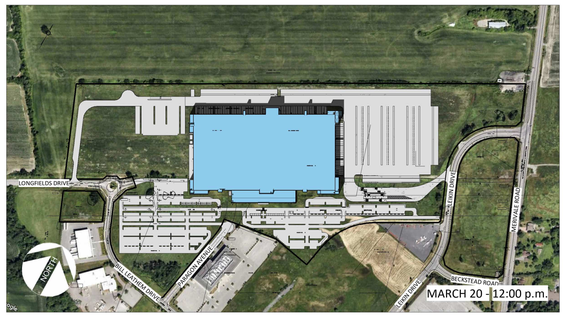
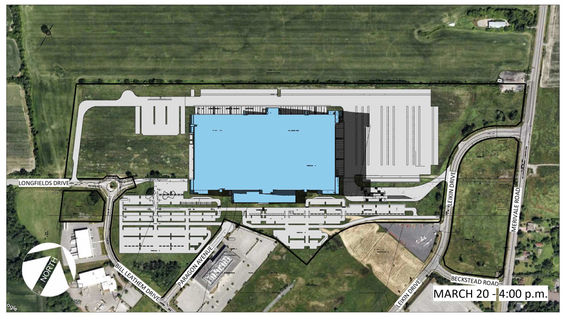
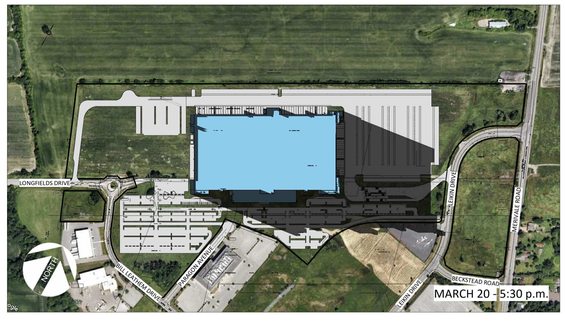
SPRING EQUINOX

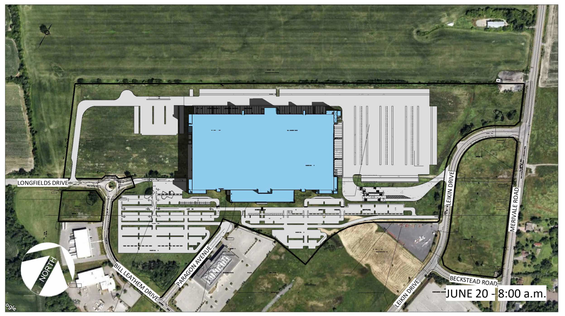


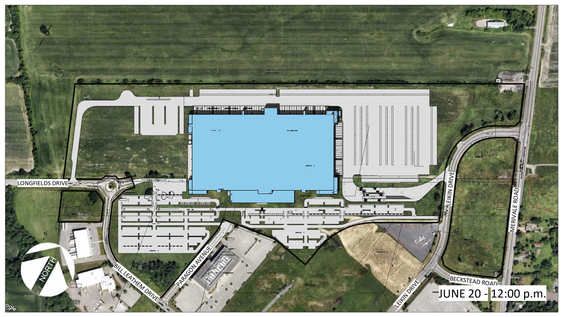


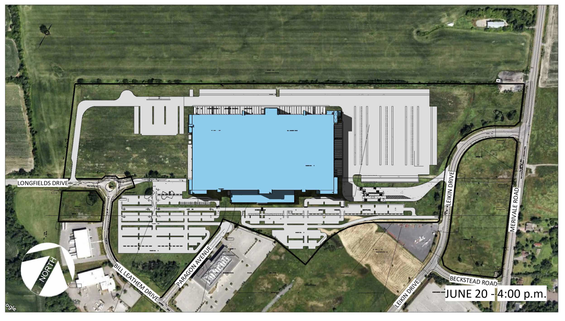


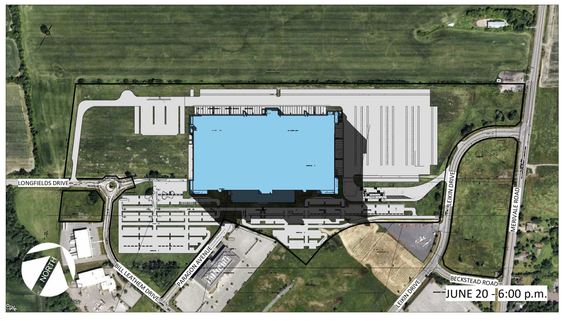


SUMMER SOLSTICE









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PROJECT X

99 Bill Leathem, 2 & 20 Leikin Drive

OTTAWA ON

ONTARIO ASSOCIATION OF ARCHITECTS
VICTORIA CODE
10504

ARCHITECTURE

SHADOW ANALYSIS

DRAWN BY : VR CHECKED BY : NC

SCALE:

FOLIO: 24065 **P009** R0

CODE:

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SHADOW ANALYSIS

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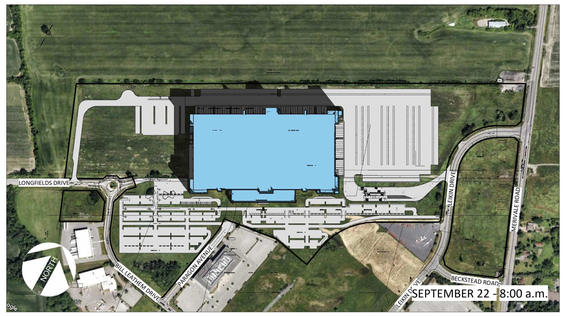
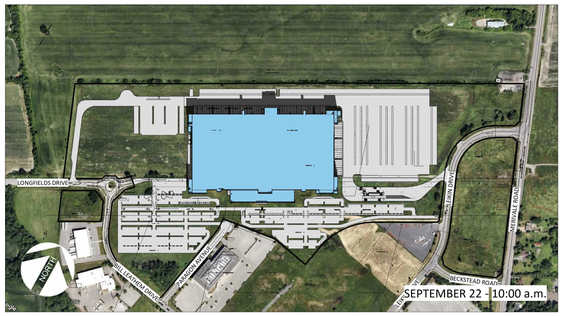
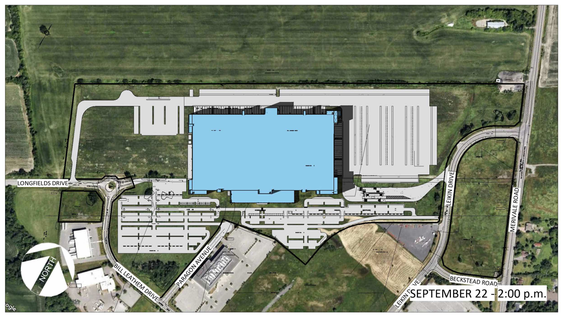
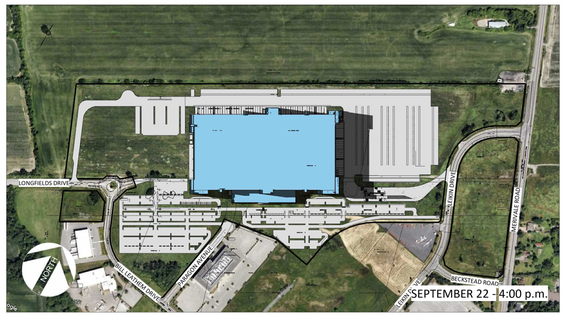
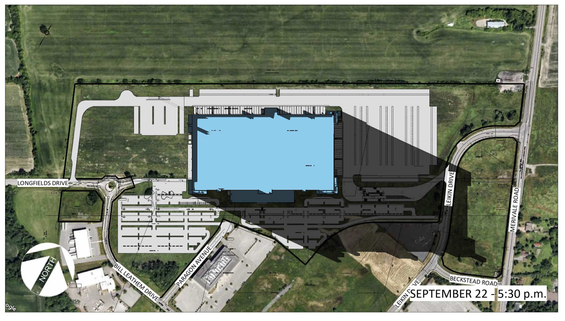
AUTUMNAL EQUINOX



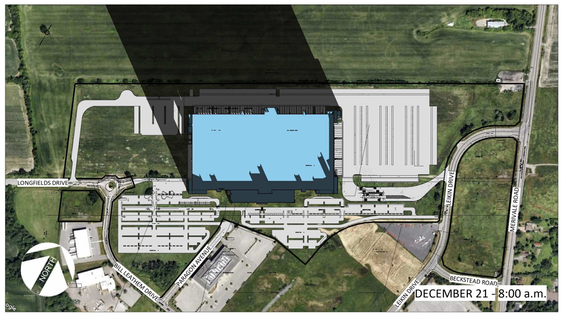


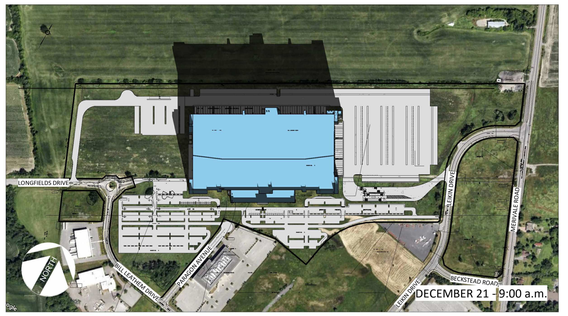


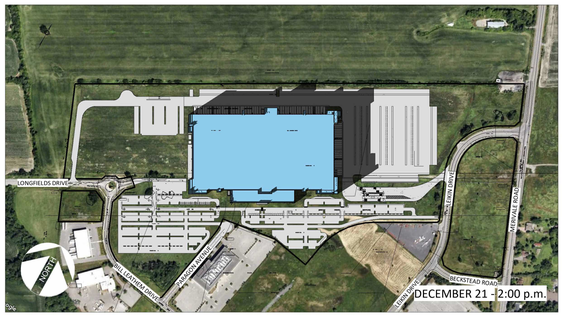




WINTER SOLSTICE







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PROJECT X

99 Bill Leathem, 2 & 20 Leikin Drive

OTTAWA ON

ONTARIO ASSOCIATION OF ARCHITECTS
RICHARD GOYE
LICENCE
1304

ARCHITECTURE

SHADOW ANALYSIS

DRAWN BY : VR CHECKED BY : NC

SCALE:

FOLIO: 24065 **P010** R0

CODE:

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