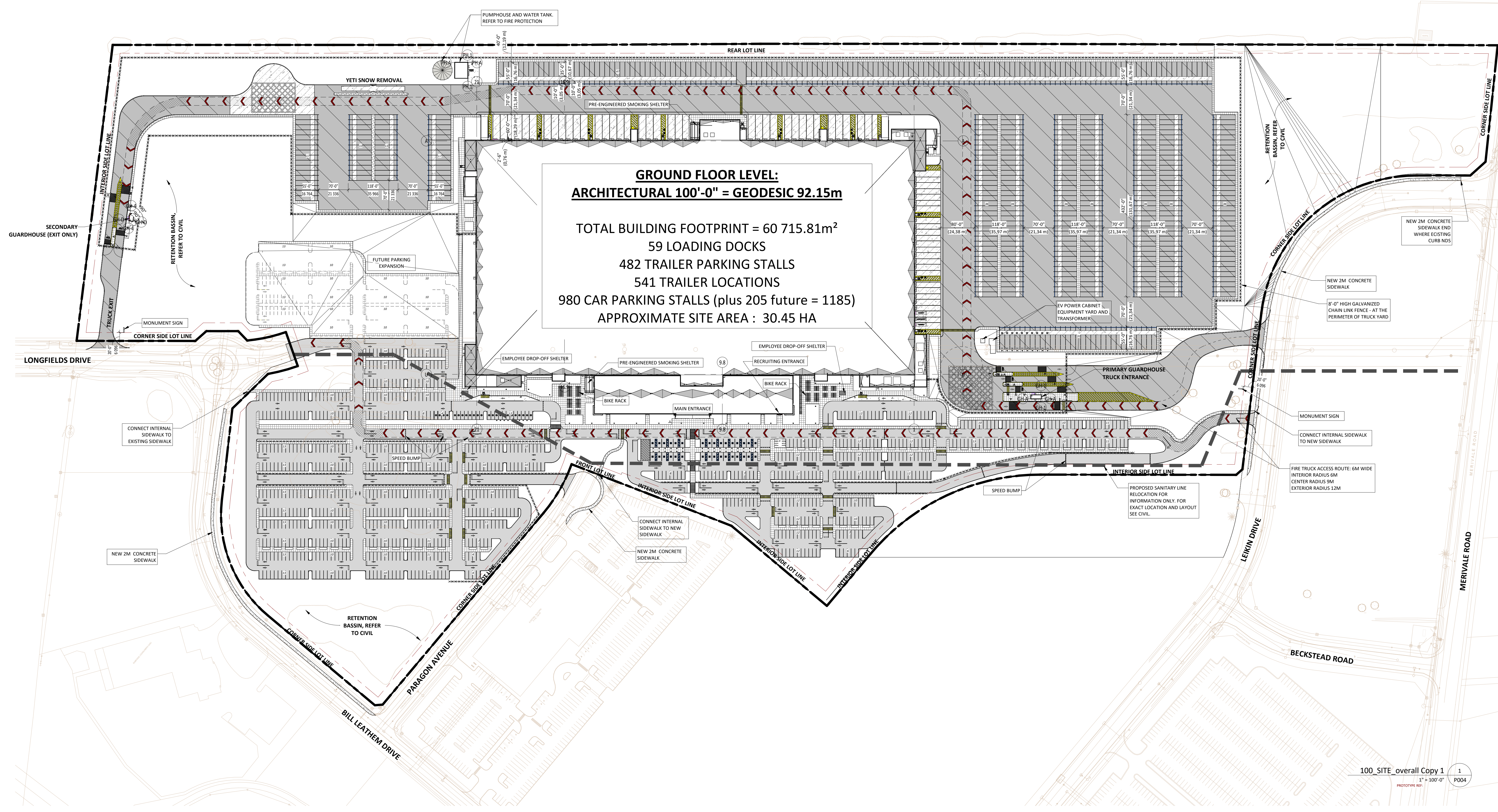


SITE PLAN (OVERALL) + STATISTICS

PARKING TOTAL		ASSOCIATE PARKING		FUTURE PARKING		BICYCLE PARKING		TRAILER PARKING		OVERHEAD DOORS	
Parking Type	Number of Stalls	Parking Type	Number of Stalls	Parking Type	Number of Stalls	Parking Type	Number of Stalls	Parking Type	Number of Stalls	OVERHEAD DOORS	PROVIDED
BICYCLE - 2'x6'	291	EV - 9'x20'	24	Regular - 9'x20'	205	BICYCLE - 2'x6'	291	TRAILER 12'x55'	204	AUGER - 9'x10'-4"	2
EV - 9'x20'	24	HANDICAP 14'x20'	32	TOTAL	205	TRAILER 12'x55'	204	COMPACTOR 9'x10'	1	COMPACTOR 9'x10'	1
HANDICAP 14'x20'	32	Motorcycle - 5'x7'	8	TOTAL	482	DOCK DOOR 9'x10'	59	DRIVE-IN SPACE	2	DRIVE-IN SPACE	2
Motorcycle - 5'x7'	8	Regular - 9'x20'	916	TOTAL	541	Narrow Site Insulated Swing Door	1				
TRAILER 12'x55'	204	TOTAL	980								
TRAILER 12'x55'	278										
TOTAL 549	1,353										

NOT INCLUDING FUTURE PARKING



LEGEND SITE SYMBOLS

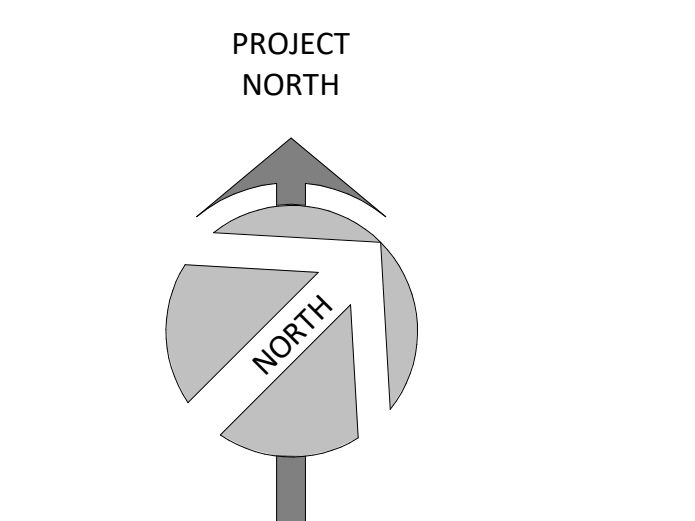
CIVIL (C) / LANDSCAPE (L)	
C-CC	CONCRETE CURB, SEE CIVIL
C-ASP	ASPHALT PAVING, SEE CIVIL
C-CS	CONCRETE SLAB (DOLLY PAD), SEE CIVIL
C-SDW	SIDEWALK TYPE: 1525 mm WIDE, EXPANSION JOINT @ 1525 mm c.c., SEE SPECIFICATIONS / CIVIL PLAN
C-RMP	RAMP REFER TO CIVIL PLAN
C-CRP	CONCRETE RAISED PEDESTRIAN WITH DETECTABLE 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 VISITED 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	SIAMSE CONNECTION

ARCHITECTURE (A)	
A-F8	2.438 mm H. GALVANIZED FENCE, TYPICAL AT TRUCK COURT AND SECURED GENERATOR, SEE DETAIL FLAG POLE AND LIGHTS
A-FLAG	SEE DETAIL SEE LANDSCAPE AND ELECTRICAL DWGS
A-MS-X	MONUMENT SIGN SEE ELEVATIONS AND DETAIL SEE ELECTRICAL DWGS
A-BS-X	BUILDING SIGN SEE ELEVATIONS AND DETAIL SEE ELECTRICAL DWGS
A-BA-610	NUMBER BUILDING ADDRESS 630 mm TALL "BLACK" POWDER COATED ALUMINUM - ANIAL FONT, SEE ELEVATION
A-BA-914	NUMBER BUILDING ADDRESS 914 mm TALL "BLACK" POWDER COATED ALUMINUM - ANIAL FONT, SEE ELEVATION

FIRE ROUTE	
FR	FIRE ROUTE



SURVEY:
ALL THE INFORMATION RELATED TO THE SITE ARE ON THE PLAN PREPARED BY:
ANNIS, O'SULLIVAN, VOLLEBERG LTD

DRAWING: Surveyor's Certificate
FOLI: 1
MINUTE: 2024-10-30
DATE: August 9, 2024

LOCATION:
THE 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). COORDINATION, 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.

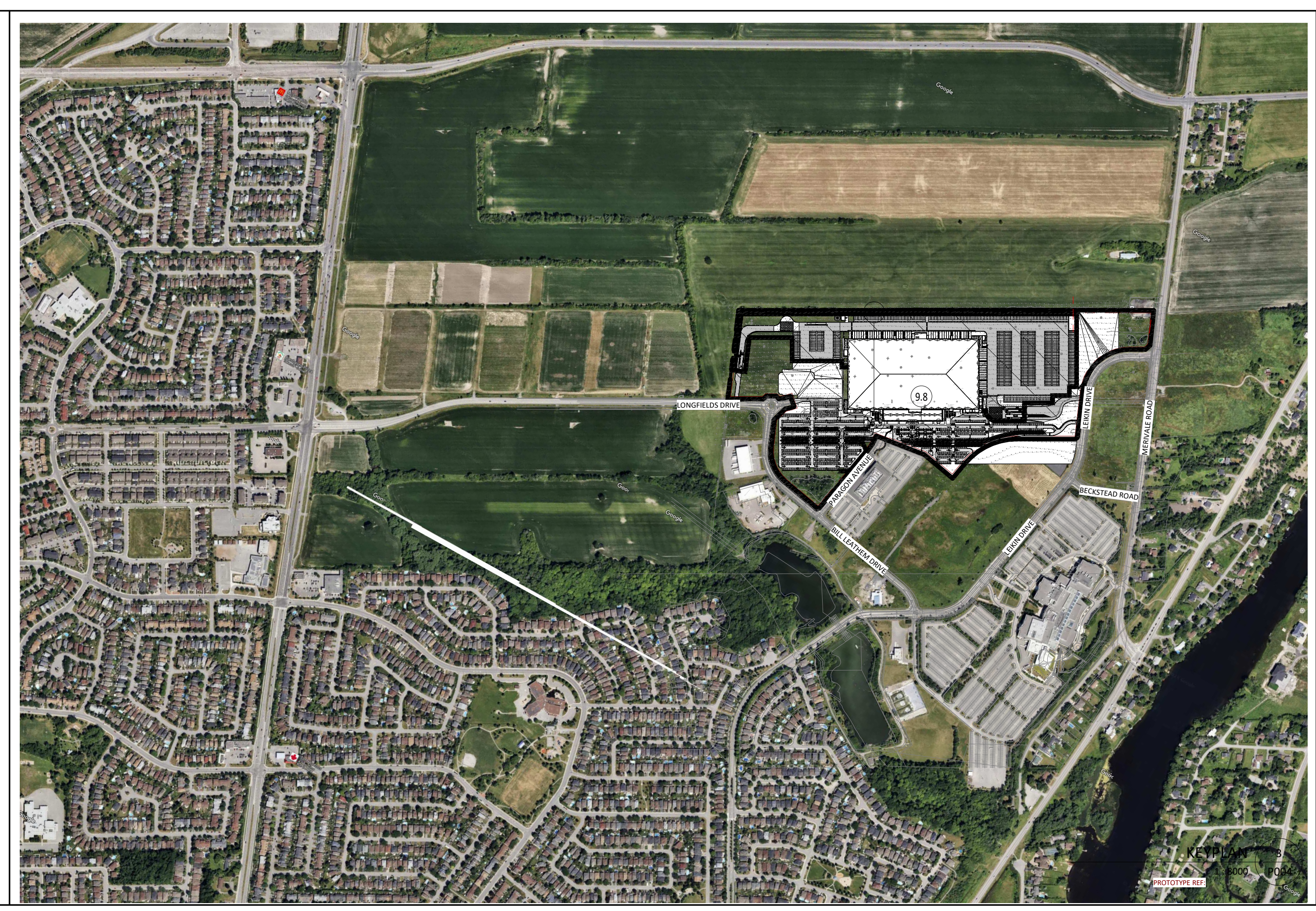
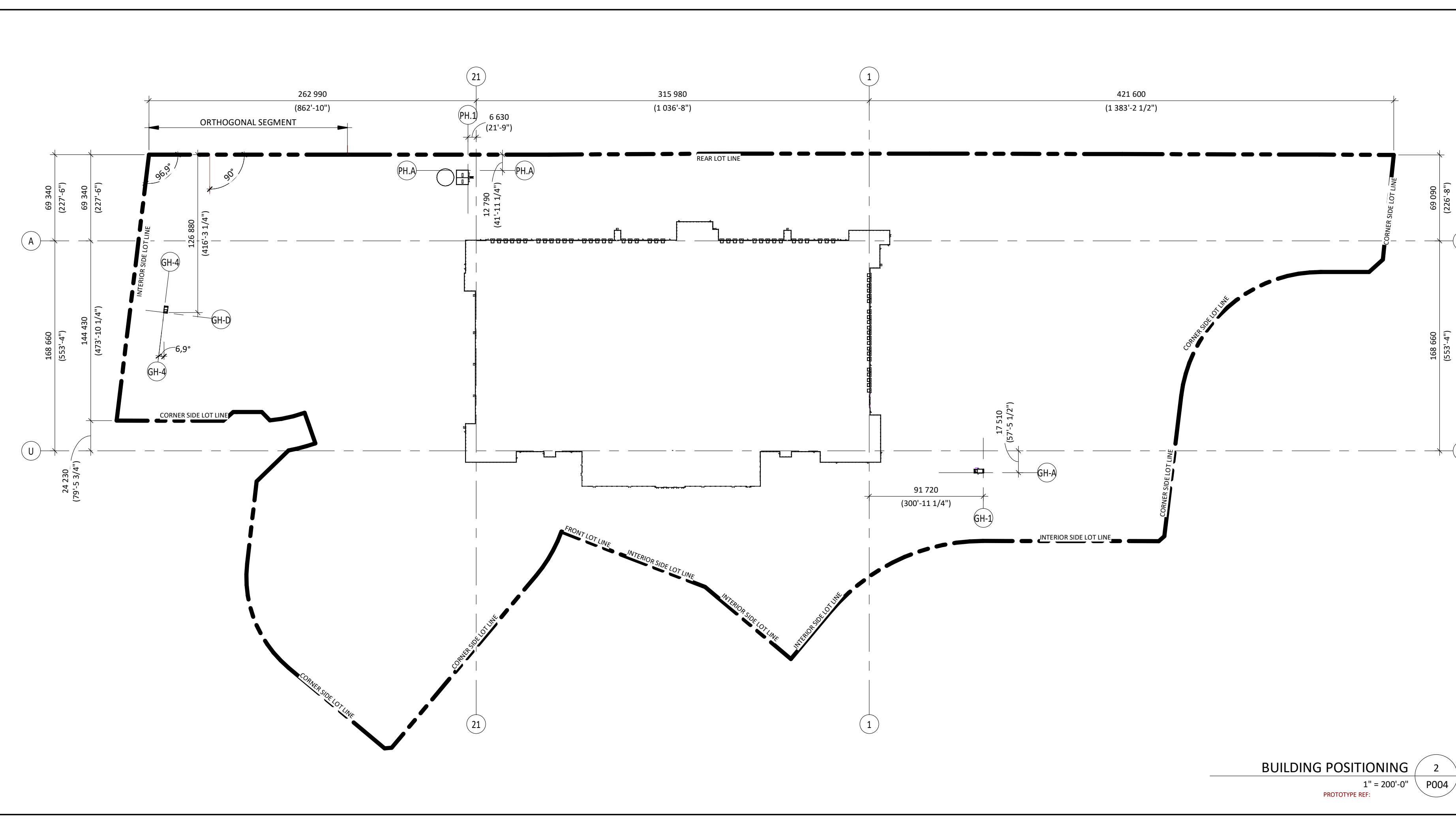
CIVIL:
CONSULT CIVIL ENGINEER'S DRAWINGS FOR: SITE LEVELS, DRAINAGE SLOPES, RETENTION BASINS, MANHOLES, CATCH BASINS, AND ALL UNDERGROUND SERVICES.

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

PLAN TO BE PRINTED IN COLOUR OR VIEWED IN COLOUR.

BECAUSE OF THE DIFFERENT SHADE TONALITY ON THE PLS, 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.

NOT TO BE USED FOR CONSTRUCTION



ZONING PROVISIONS: LIGHT INDUSTRIAL ZONE IL9 (2707)

PROJECT DESCRIPTION

PROJECT: PROJECT X
ADDRESS: 99 Bill Leatham, 2 & 20 Leikin Drive
DEVELOPER: BRIDGECOUNT REAL ESTATE GROUP
APPLICANT: NOVATECH ENGINEERING CONSULTANTS, 240 MICHAEL COPELAND DR, KANATA, ON K2M2P6
PROPERTY IDENTIFICATION: (180)

ZONE IL9 LIGHT INDUSTRIAL	REQUIRED	PROVIDED
	MINIMUM LOT AREA (m ²)	3 000 m ²
MINIMUM LOT WIDTH (m)	50 m	366.18 m
MAXIMUM LOT COVERAGE (%)	60%	30%
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	42.35m 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

PARKING AND LOADING (SEC. 100-114)

PERFORMANCE STANDARDS	PARKING RATE	AREA	REQUIRED	PROVIDED
MINIMUM PARKING SPACE RATES (LIGHT INDUSTRIAL)	First 5000m ² 0.8 / 100 m ² above 5000m ² 0.4 / 100 m ²	5 000 m ² 286 228 m ²	40 1 145	1 185 2 764 + 62
MINIMUM ACCESSIBLE PARKING SPACE RATES (Per Accessibility for Ontarians with Disabilities Act, 2005 (AODA))	500 AND OVER		5 TYPE A - 7mm x 2.3m 5 TYPE B - 3mm x 2.3m	32 TYPE B 4mm x 2.3m
MINIMUM BICYCLE PARKING SPACE RATES (LIGHT INDUSTRIAL)	1 / 1000 m ²	291 282 m ²	291	291
MINIMUM LOADING SPACE RATES (LIGHT INDUSTRIAL)			2	59

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



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ARCHITECTURE

SITE PLAN (OVERALL) + STATISTICS

DRAWN BY: VR CHECKED BY: NC
SCALE: As indicated
FOLI: 24065 **P004** RO