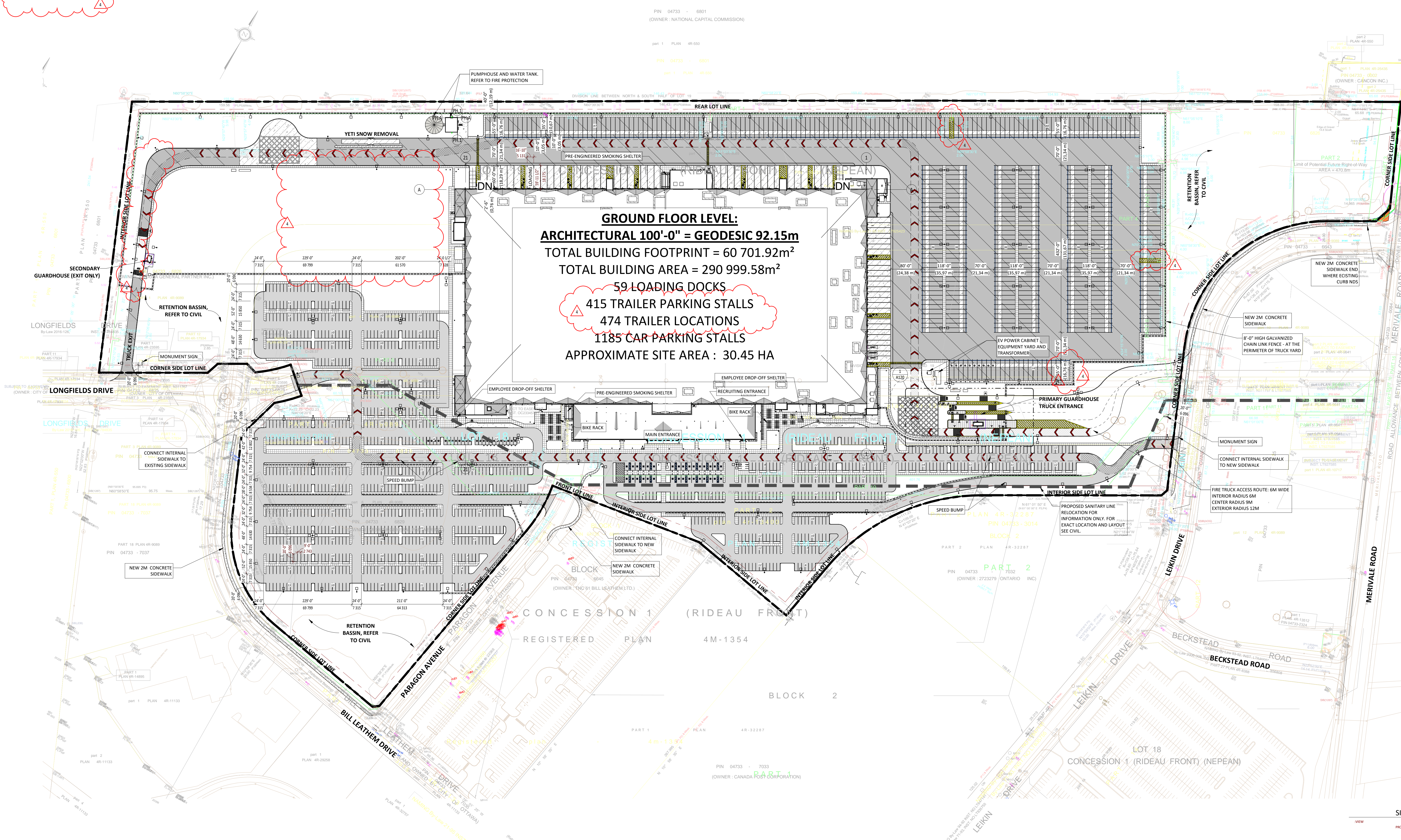


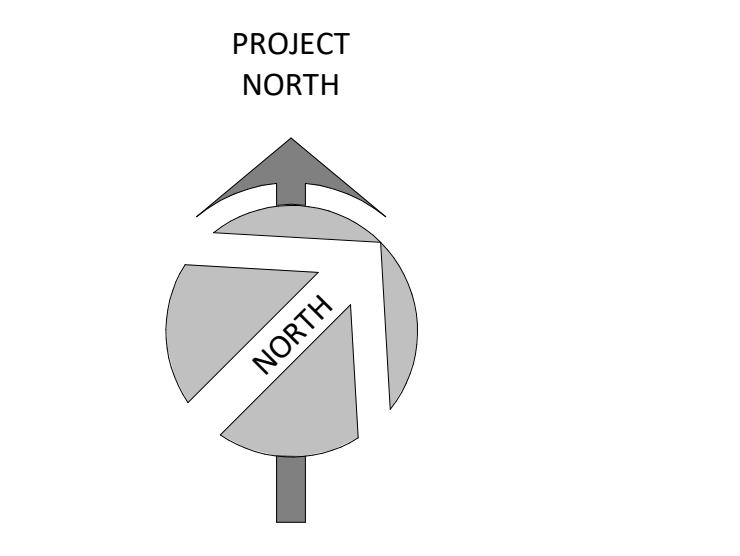
# SITE PLAN (OVERALL) + STATISTICS

| PARKING TOTAL      |          |               | ASSOCIATE PARKING |          |               | MOTORCYCLE PARKING |          |               | BICYCLE PARKING |          |               | TRAILER PARKING    |                  |               | OVERHEAD DOORS    |          |               |
|--------------------|----------|---------------|-------------------|----------|---------------|--------------------|----------|---------------|-----------------|----------|---------------|--------------------|------------------|---------------|-------------------|----------|---------------|
| Parking Type       | Provided | Template Req. | Parking Type      | Provided | Template Req. | Parking Type       | Provided | Template Req. | Parking Type    | Provided | Template Req. | Parking Type       | Number of Stalls | Template Req. | Overhead Doors    | Provided | Template Req. |
| BICYCLE - 2'x6'    | 291      | 0             | EV - 9'x30'       | 24       | 22            | Motorcycle - 5'x9' | 8        | 8             | BICYCLE - 2'x6' | 291      | 0             | TRAILER 12'x55'    | 154              | 189           | AUGER - 9'x16'-4" | 2        | 2             |
| EV - 9'x20'        | 24       | 22            | HANDICAP 14'x20'  | 32       | 22            | Motorcycle - 5'x7' | 8        | 8             | BICYCLE - 2'x6' | 291      | 0             | TRAILER 12'x55' EV | 61               | 60            | COMPACTOR 9'x10'  | 1        | 1             |
| Motorcycle - 5'x7' | 8        | 8             | Regular - 9'x20'  | 1129     | 954           | Motorcycle - 5'x7' | 8        | 8             | BICYCLE - 2'x6' | 291      | 0             | TRAILER 12'x57'    | 251              | 216           | DOCK DOOR 9'x10'  | 59       | 59            |
| Regular - 9'x20'   | 1129     | 954           | TRAILER 12'x40'   | 10       | 10            | Motorcycle - 5'x7' | 8        | 8             | BICYCLE - 2'x6' | 291      | 0             | TOTAL              | +59 dock (88-21) | 474           | DRIVE-IN 14'x14'  | 2        | 2             |
| TRAILER 12'x55' EV | 10       | 10            | TRAILER 12'x57'   | 251      | 216           | TOTAL              | 1485     | 1185          | TOTAL           | 291      | 0             | TOTAL              |                  |               |                   |          |               |
| TRAILER 12'x57'    | 251      | 216           | TOTAL             | 1899     | 1599          |                    |          |               |                 |          |               |                    |                  |               |                   |          |               |



### LEGEND SITE SYMBOLS

| CIVIL (C) / LANDSCAPE (L) |   |
|---------------------------|---|
| C-CC                      | CONCRETE CURB, SEE CIVIL  |
| C-ASP                     | ASPHALT PAVING, SEE CIVIL   |
| C-CS                      | CONCRETE SLAB (DOLLY PAID), 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 12.2                     |
| 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                     | SIAMSE CONNECTION   |
| ARCHITECTURE (A)          |   |
| FB                        | 2.438 mm H. GALVANIZED FENCE, TYPICAL AT TRUCK COURT AND SECURED GENERATOR, SEE DETAIL          |
| FLAG                      | SEE DETAIL  |
| MS-X                      | SEE LANDSCAPE AND ELECTRICAL DWGS   |
| BS-X                      | SEE ELEVATIONS AND DETAIL   |
| BA-610                    | NUMBER BUILDING ADDRESS: 630 mm TALL "BLACK" POWDER COATED ALUMINUM - ANIAL FONT, SEE ELEVATION |
| BA-914                    | 914 mm TALL "BLACK" POWDER COATED ALUMINUM - ANIAL FONT, SEE ELEVATION                          |
| FR                        | FIRE ROUTE  |



**SURVEY:**  
ALL INFORMATION RELATED TO THE SITE ARE ON THE PLAN PREPARED BY:  
ANNIS, O'SULLIVAN, VOLLEBERG LTD  
DRAWING: Surveyor's Certificate  
FOLI: MINUTE  
ADP: 24746-34  
DATE: August 9, 2024  
THIS PLAN IS THE PROPERTY OF GKC ARCHITECTURE & DESIGN INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF GKC ARCHITECTURE & DESIGN INC. IS STRICTLY PROHIBITED.

**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). 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.

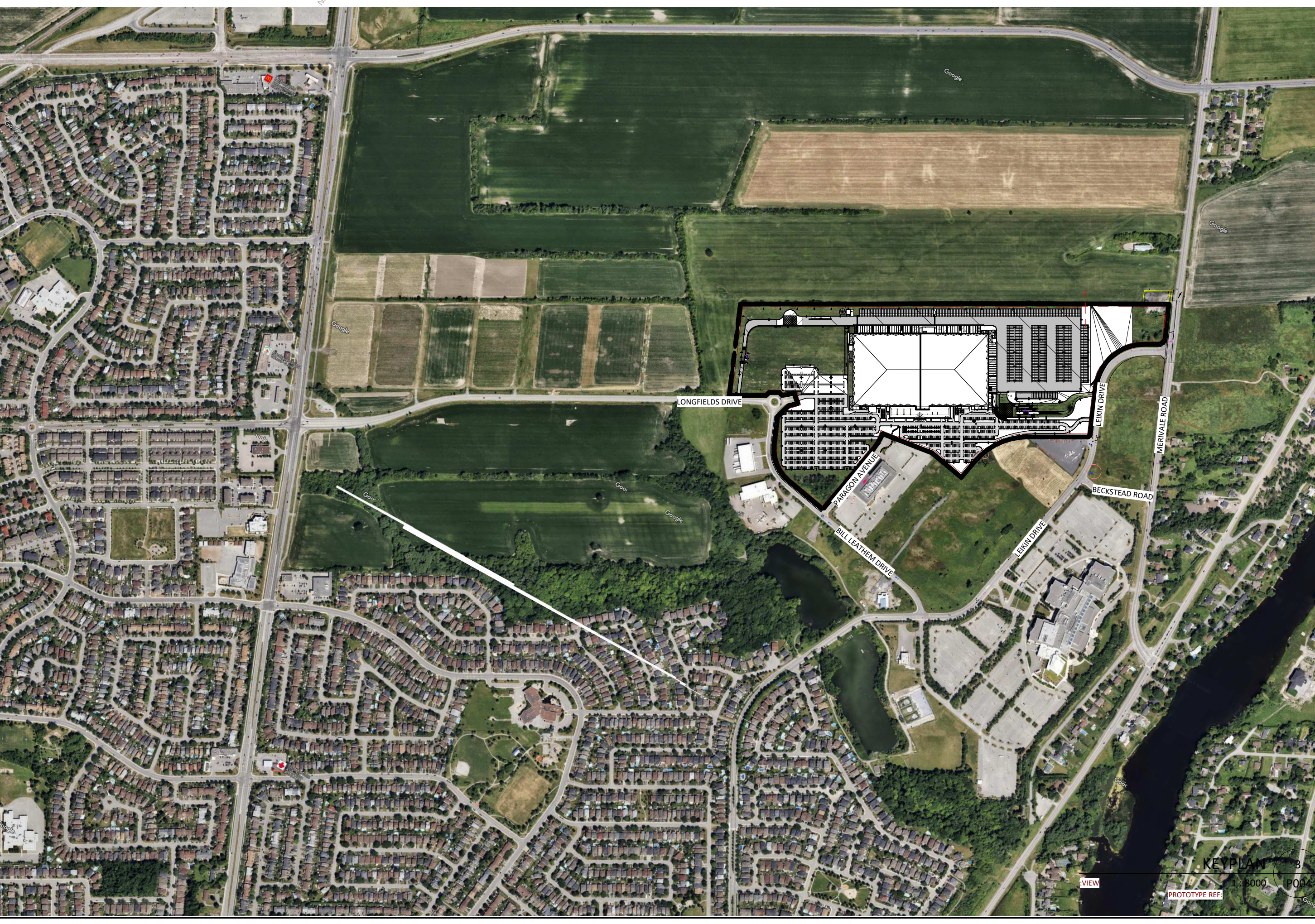
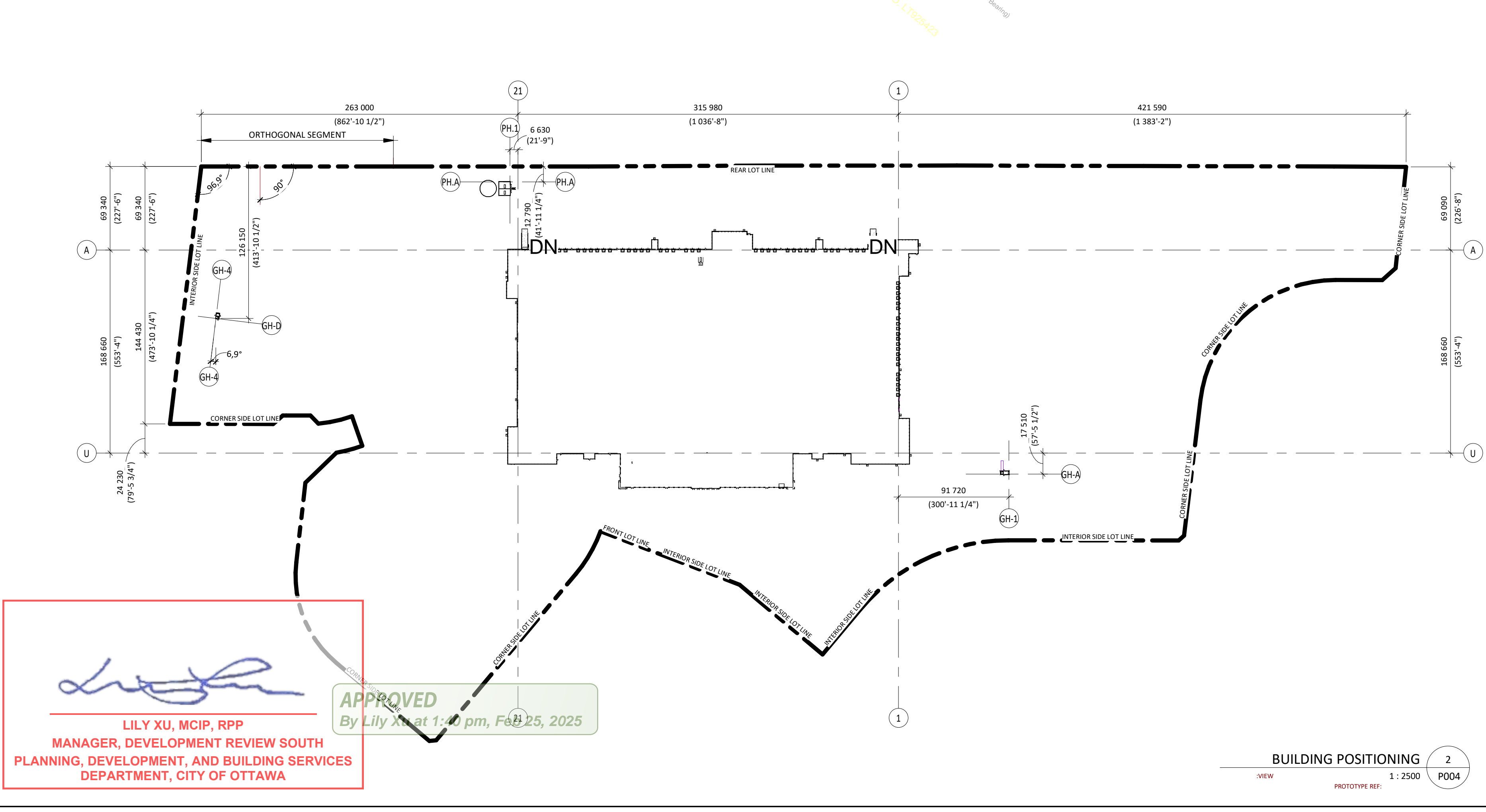
**CIVIL:**  
CONSULT CIVIL ENGINEER'S DRAWINGS FOR: SITE LEVELS, DRAINAGE SLOPES, RETENTION BASINS, MANHOLES, CATCH BASINS, AND ALL UNDERGROUND SERVICES.

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

### TOTAL BUILDING AREA

| Name        | Area m <sup>2</sup>       | Area ft <sup>2</sup>         |
|-------------|---------------------------|------------------------------|
| 1.1 GF      | 60 721.84 m <sup>2</sup>  | 653 604.46 ft <sup>2</sup>   |
| 1.5 SLAM    | 8 263.23 m <sup>2</sup>   | 88 944.66 ft <sup>2</sup>    |
| 1.2         | 56 684.89 m <sup>2</sup>  | 610 151.06 ft <sup>2</sup>   |
| 1.3         | 56 522.01 m <sup>2</sup>  | 608 397.9 ft <sup>2</sup>    |
| 1.4         | 56 522.45 m <sup>2</sup>  | 608 402.57 ft <sup>2</sup>   |
| 1.5         | 56 518.6 m <sup>2</sup>   | 608 361.11 ft <sup>2</sup>   |
| Grand Total | 290 233.02 m <sup>2</sup> | 3 127 861.75 ft <sup>2</sup> |

**PLAN TO BE PRINTED IN COLOUR OR VIEWED IN COLOUR.**  
BECAUSE OF THE DIFFERENT SHADE TONALITY ON THE PLAN, 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 PROVISIONS: LIGHT INDUSTRIAL ZONE IL9 (2707)

**PROJECT DESCRIPTION**  
 PROJECT: PROJECT X  
 ADDRESS: 99 Bill Leatham, 2 & 20 Leikin Drive  
 DEVELOPER: BRIDGECOURT REAL ESTATE GROUP  
 APPLICANT: NDA ENGINEERING CONSULTANTS, 240 MICHAEL CORLENDI DR, KANATA, ON K2M3P6  
 LEGAL DESCRIPTION:  
 2 Leikin Drive PART OF LOTS 18 AND 19 CONVESSION 1, R.F. NEPEAN CITY OF OTTAWA  
 3 Leikin Drive CONSOLIDATION OF VARIOUS PROPERTIES PT LYS 18 & 19 CON 1, R.F. PT 3 4R-8388 AND PLS 7, 8 & 9 4R-8276, S/7 N111752, NEPEAN  
 99 Bill Leatham Drive PART OF LOTS 18 AND 19 CONVESSION 1, R.F. PART 5 PLAN 4R8388 AND PARTS 4, 5 AND 6 PLAN 4R8276, EXCEPT PART 4 PLAN 4R8388, AND EXCEPT PARTS 5, 6 AND 7 PLAN 4R23595, NEPEAN, S/7 N111752 CITY OF OTTAWA

| ZONE PERFORMANCE STANDARDS   | IL9 (2707)   | REQUIRED             | PROVIDED                           |
|--|--|----------------------|------------------------------------|
| MINIMUM LOT AREA (m <sup>2</sup> )   | 3 000 m <sup>2</sup>                                     | 3 000 m <sup>2</sup> | 304 533 m <sup>2</sup>             |
| 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  | 48.22m 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 (top of membrane)  | 23 m   | 29.5 m               |                                    |
| MINIMUM WIDTH OF LANDSCAPED AREA, ABUTTING A STREET 3M, IN ALL OTHER CASES, NO MINIMUM | AS UTILITIES 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                 |                                    |

| PERFORMANCE STANDARDS   | PARKING RATE             | AREA                   | REQUIRED                                     | PROVIDED                |
|---|--------------------------|------------------------|--|-------------------------|
| MINIMUM PARKING SPACE RATES (LIGHT INDUSTRIAL) above 5000m <sup>2</sup>                                     | 0.8 / 300 m <sup>2</sup> | 5 000 m <sup>2</sup>   | 40   | 1 184                   |
| MINIMUM ACCESSIBLE PARKING SPACE RATES (The Accessibility for Ontarians with Disabilities Act, 2005 (AODA)) | 0.4 / 300 m <sup>2</sup> | 286 000 m <sup>2</sup> | 1 144  | 2 366 x 5.0%            |
| MINIMUM BICYCLE PARKING SPACE RATES (LIGHT INDUSTRIAL)  | 500 AND OVER             | -                      | 5 TYPE A 7.6m x 1.2m<br>5 TYPE B 3.4m x 1.2m | 32 TYPE B<br>18m x 1.0m |
| MINIMUM LOADING SPACE RATES (LIGHT INDUSTRIAL)  | 1 / 1 000 m <sup>2</sup> | 291 000 m <sup>2</sup> | 291  | 291                     |
| MINIMUM LOADING SPACE RATES (LIGHT INDUSTRIAL)  | -                        | -                      | 2  | 59                      |

| No. | Date       | Revision                      | By |
|-----|------------|-------------------------------|----|
| 4   | 2025-01-22 | Re-issued for SPA adjustments | NC |
| 3   | 2024-11-22 | Issued for SPA                | NC |
| 0   | 2024-10-30 | Issued for SPA                | NC |

2025-02-14 6:30:10 PM

**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** R4  
 File Number (007-12-04-0139) Plan Number (#19192)