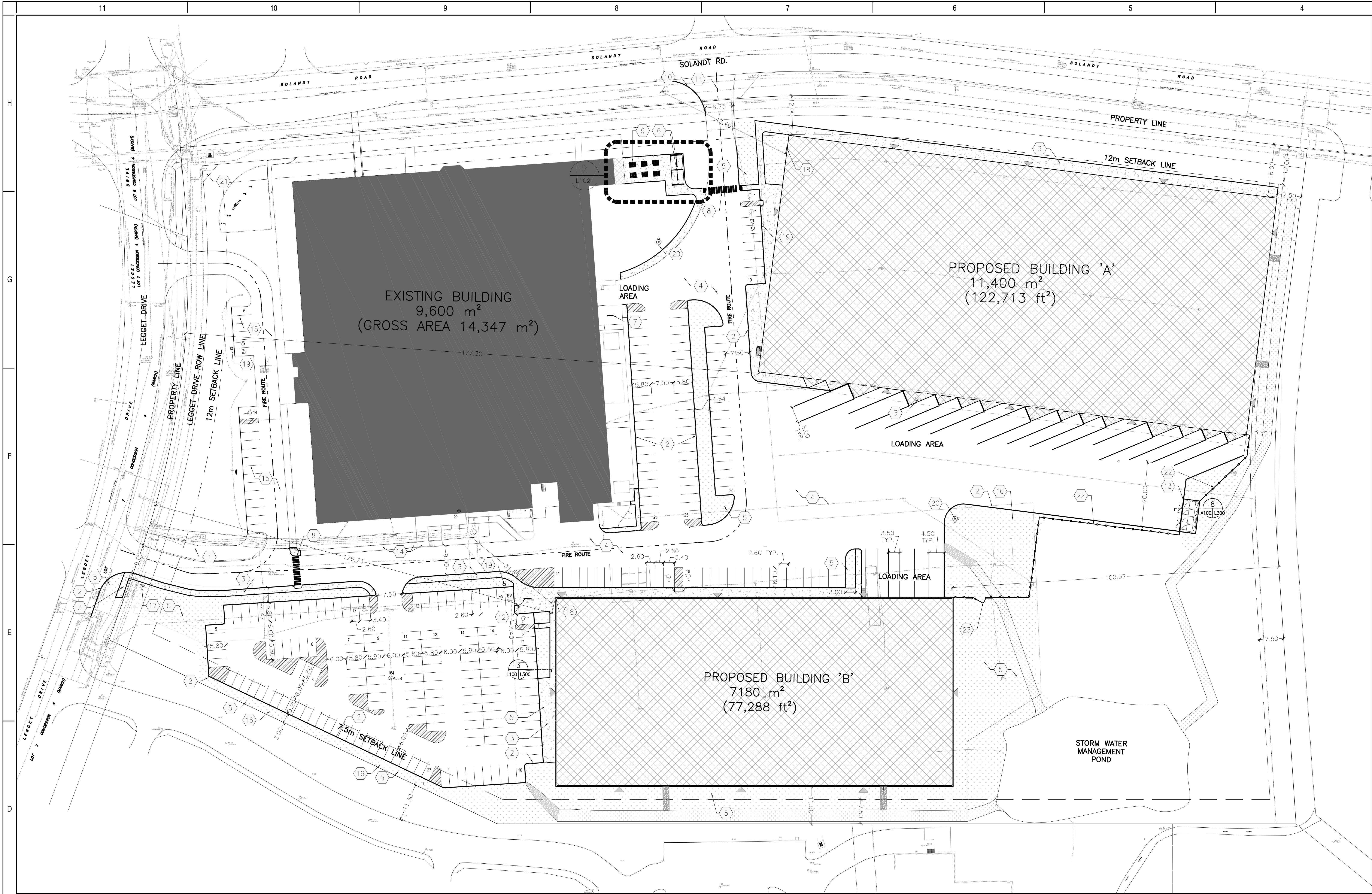




KEYNOTES:

- 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

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

SITE INFORMATION:

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

EASEMENTS:
LT2562033, 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:
72,859.8m² (784,282 FT²)

BUILDING AREA:
EXISTING: 18,400m² (198,062 FT²)
PROPOSED: 18,580m² (200,000 FT²)

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

ZONING INFORMATION:

ZONING:
BUSINESS PARK INDUSTRIAL ZONE (IP-6)

PROPOSED LOT COVERAGE:
39% (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:

- WAREHOUSE:
0.8 PER 100m² FOR THE FIRST 5000m² GROSS FLOOR AREA,
0.4 PER 100m² ABOVE 5000m² GROSS FLOOR AREA
= 142 SPACES
- OFFICE:
2.4 PER 250m² OF GROSS FLOOR AREA
= 155 SPACES
= 297 TOTAL PARKING SPOTS
- 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 2000m² GROSS FLOOR AREA
31 SPACES PROVIDED (31 REQ.)

ARCHITECTURE | 49

1341 ROSEMOUNT AVENUE
OTTAWA, ONTARIO, CANADA K1S 4S5
PHONE: (613) 833-6664 | FAX: (613) 836-6335 | WWW.ARCHITECTURE49.COM

CONSULTANT - SUB CONSULTANT:

CONSULTANT - SUB CONSULTANT:

SK:

CLIENT:

CLIENT REF. #:

PROJECT:

ACCESS STORAGE LEGGET DRIVE

KEY PLAN:

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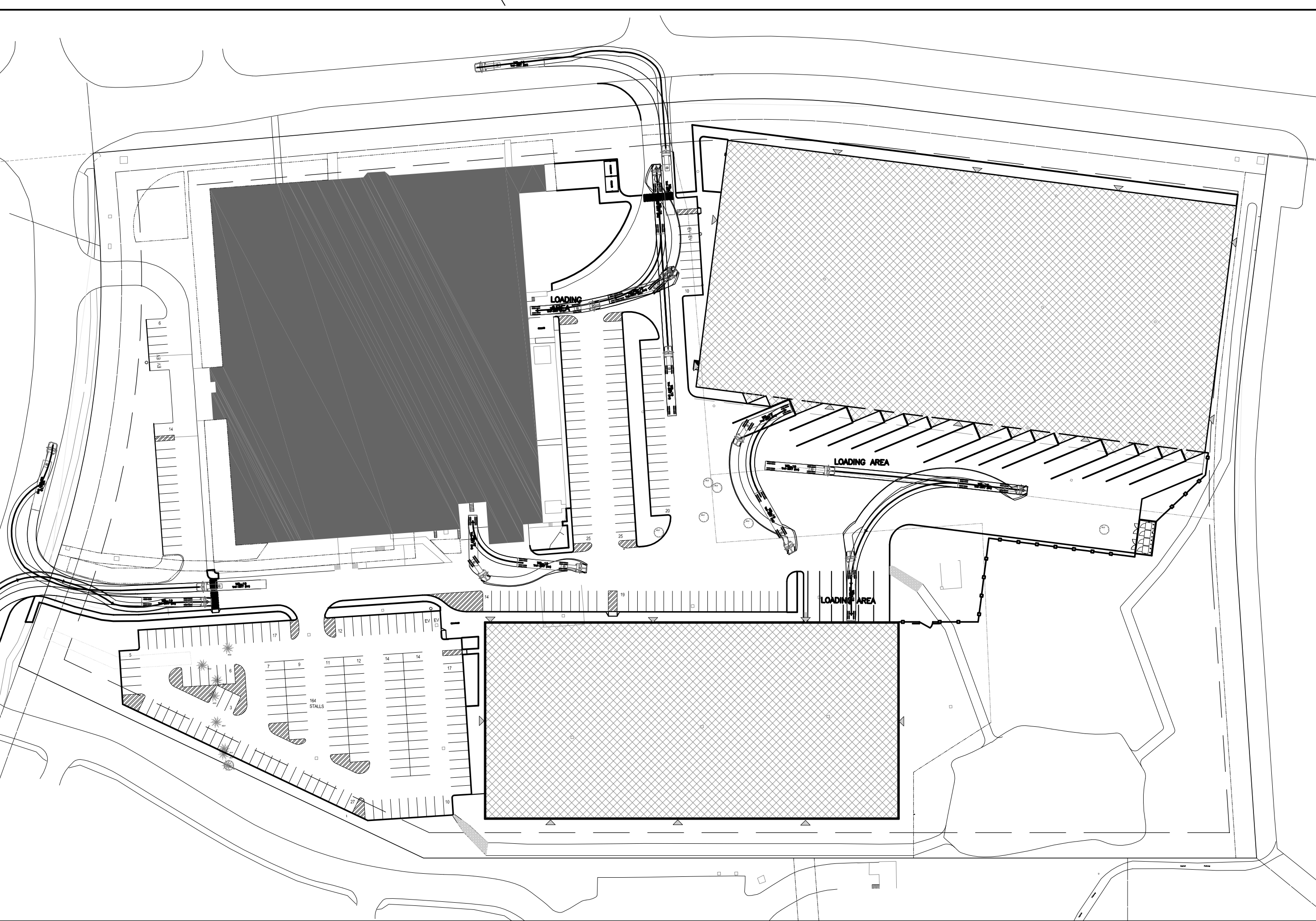
REVISED FOR: REVISION

At Hamlin

ALLISON HAMLIN
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

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

1	3	FEB 7, 2023	ISSUED FOR SITE PLAN CONTROL RE-SUBMISSION
1	2	NOV 29, 2022	ISSUED FOR SITE PLAN CONTROL RE-SUBMISSION
1	1	AUG 16, 2022	ISSUED FOR SITE PLAN CONTROL RE-SUBMISSION
1	0	OCT 25, 2021	ISSUED FOR SITE PLAN APPROVAL
1	0	DATE	DESCRIPTION

PROJECT NO:	219-0005943	DATE:	FEBRUARY 7, 2023
DRAWING SCALE:	As Indicated	IF THIS BAR IS NOT SHOWN, CORRECT YOUR PLOTTING SCALE.	
DESIGNED BY:	AM		
DRAWN BY:	AM / NR / SG		
CHECKED BY:	AM		
CHECKED BY:	AM		

TITLE:	LANDSCAPE
TITLE:	SITE PLAN

SHEET NUMBER:	A100
SHEET #	OF
DATE OF:	