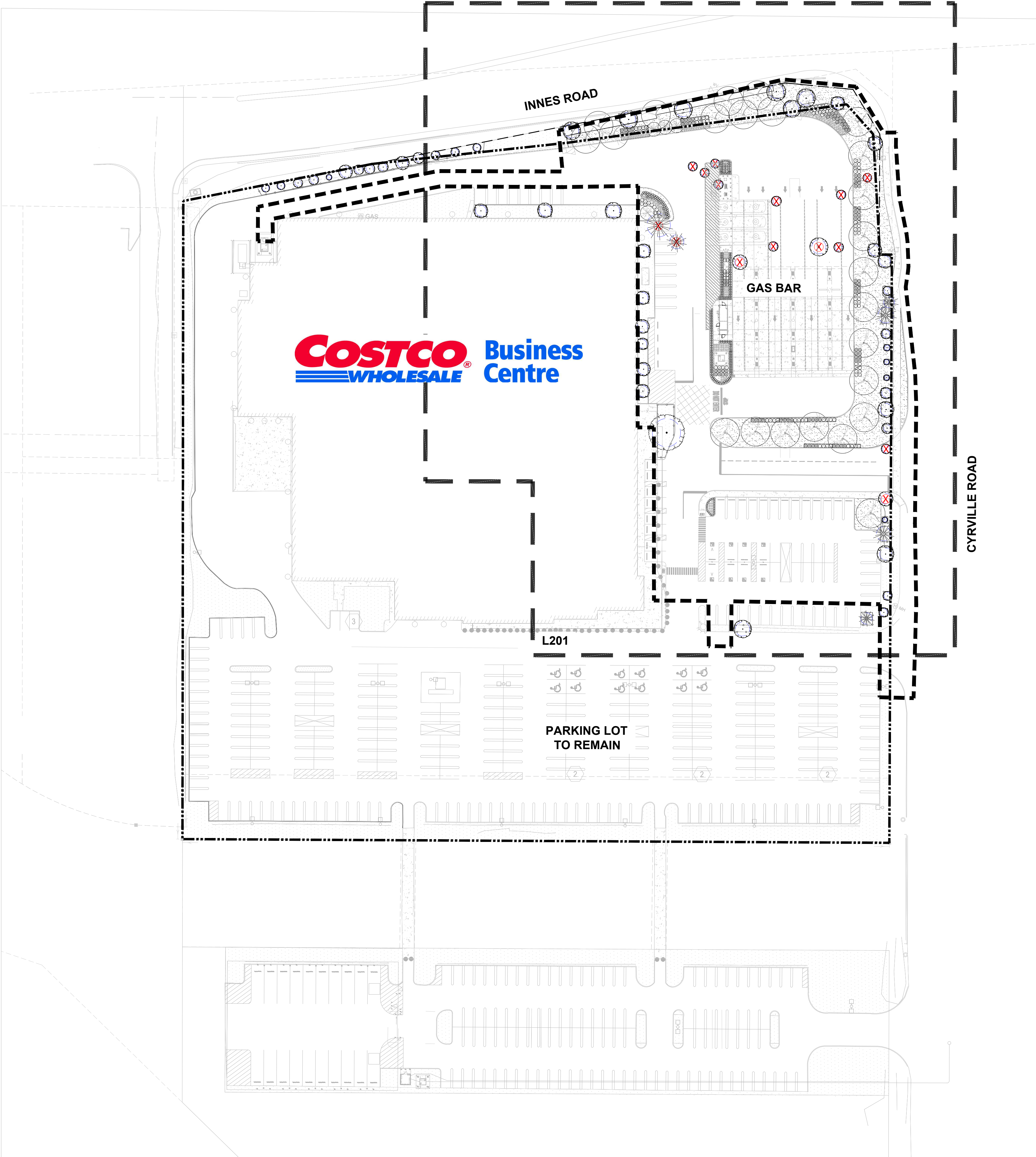
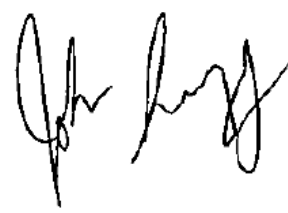
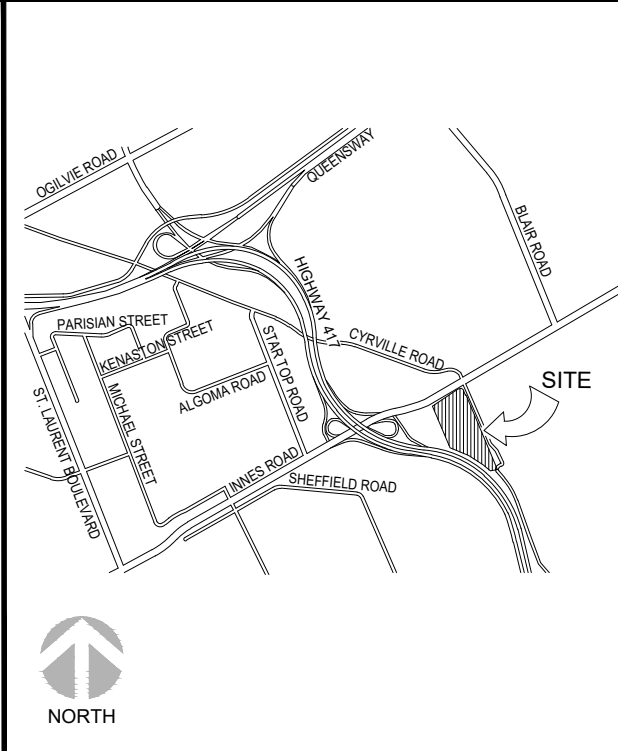




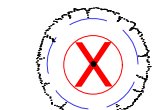
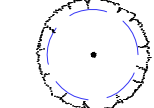
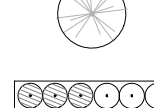
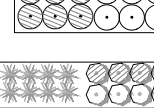
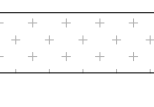
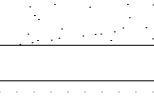
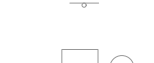
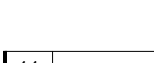
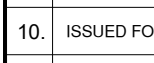
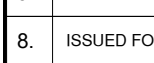

JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 11:36 am, Jul 30, 2026

DRAWING INDEX	
L001	MASTER PLAN
L100	LANDSCAPE NOTES
L201	LANDSCAPE PLAN
LD-1	LANDSCAPE DETAILS



LEGEND

-  EXISTING TREE TO BE REMOVED (REFER TO ARBORIST REPORT)
-  EXISTING TREE TO BE RETAINED (REFER TO ARBORIST REPORT)
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No.	REVISIONS TO DRAWING	BY	DATE	APPR.

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
COSTCO Business Centre
WHOLESALE
OTTAWA (GLOUCESTER), ONTARIO
NEW BUSINESS CENTRE
(CONVERTED WAREHOUSE)

SHEET TITLE
MASTER PLAN

CONSULTANT
wsp



DESIGNED G.M.	DRAWN D.K. / G.M.	CHECKED T.M.
SCALE 1:600	DATE MARCH 2025	DWG. NUMBER L001
PROJECT NUMBER 211-12161-00		

GENERAL NOTES:

- UNDER GROUND SERVICING AND UTILITIES:

- SITE PREPARATION NOTES:

- DRAINAGE FLOWS, WATER MAINTENANCE AND STABILIZATION NOTES:

- GRADING NOTES:

- GENERAL PLANTING NOTES:

- ### SOD AND FERTILIZING:

- ## PLANTING MATERIAL DELIVERY AND INSPECTION

- TOPSOIL / PLANTING SOIL

- ## GUARANTEE AND FINAL INSPECTION

1. AT THE COMPLETION OF PLANTING OPERATIONS, REMOVE ALL SURPLUS MATERIAL FROM THE SITE AT NO EXTRA COST.
2. MAKE GOOD ALL DAMAGE RESULTING FROM PLANTING OPERATIONS AT NO EXTRA COST.
3. PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS FROM THE ISSUE DATE OF THE CERTIFICATE OF SUBSTANTIAL PERFORMANCE.
4. ALL PLANTS SHALL BE REVIEWED AT THE END OF THE GUARANTEE PERIOD. PLANTS WHICH, AT THAT TIME, ARE NOT IN HEALTHY VIGOROUS GROWING CONDITION, TO THE CONSULTANT'S SATISFACTION, SHALL BE REPLACED AT NO EXTRA CHARGE.

WATERING PROGRAM

1. CONTRACTOR TO BE RESPONSIBLE FOR IRRIGATION OF ALL PLANT MATERIALS WITHIN THE SITE FOR PERIOD OF TWO YEARS AFTER ACCEPTANCE.

IRRIGATION DESIGN:

1. IRRIGATION POINT-OF CONNECTION (POC) TO BE COORDINATED BY THE MECHANICAL CONSULTANT. IRRIGATION TO BE DESIGN-BUILD BY CONTRACTOR.



By sevignyjo at 11:36 am, Jul 30, 2026

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OTTAWA (GLOUCESTER), ONTARIO
NEW BUSINESS CENTRE
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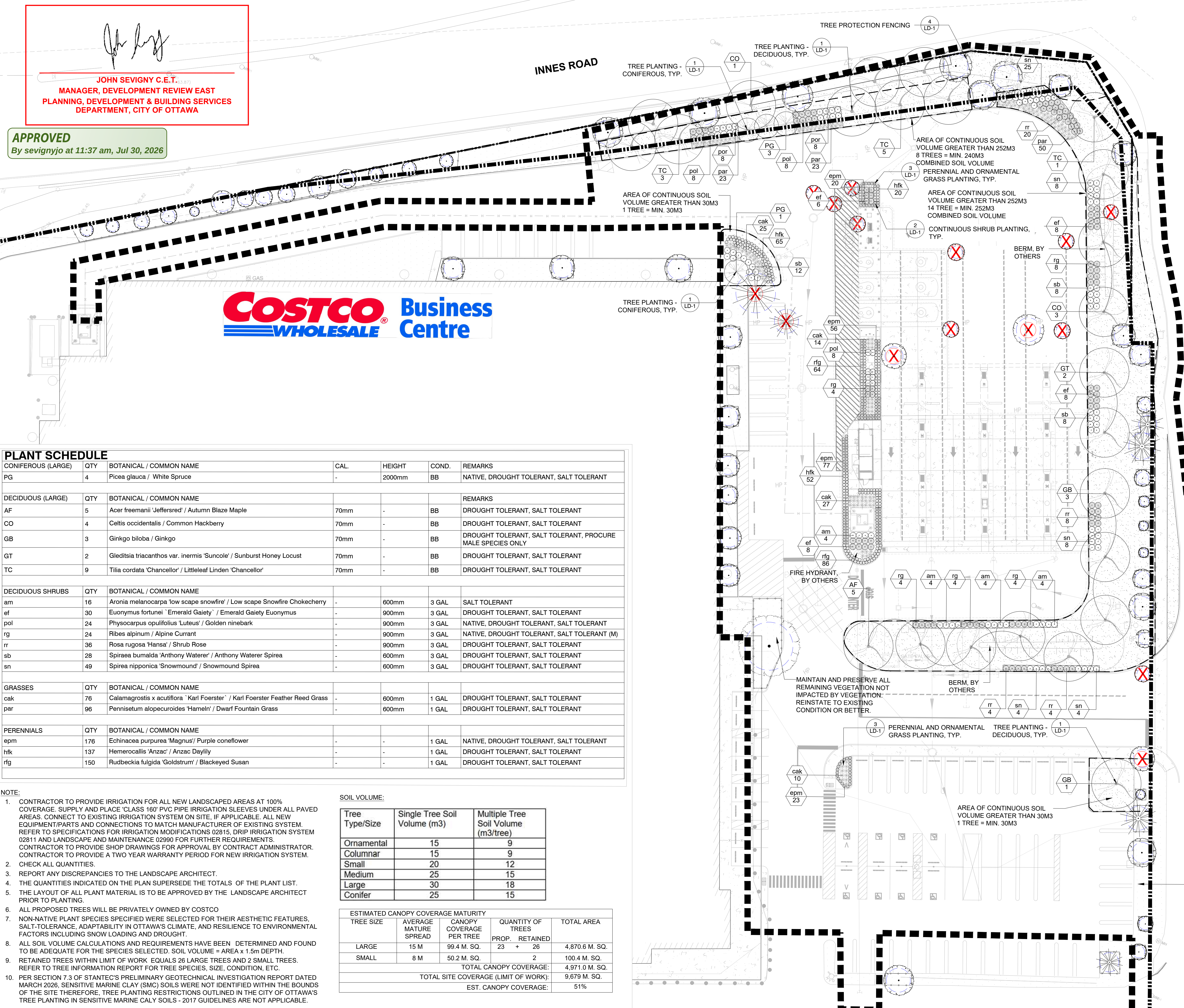
LANDSCAPE NOTES

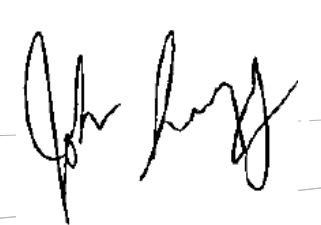
CONSULTANT



NOT FOR
CONSTRUCTION
2026-03-25

DESIGNED G.M.	DRAWN D.K. / G.M.	CHECKED T.M.
SCALE		DATE MARCH 2025
PROJECT NUMBER 211-12161-00		DWG. NUMBER L100




JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 11:37 am, Jul 30, 2026



PLANT SCHEDULE

CONIFEROUS (LARGE)	QTY	BOTANICAL / COMMON NAME	CAL.	HEIGHT	COND.	REMARKS
PG	4	Picea glauca / White Spruce	-	2000mm	BB	NATIVE, DROUGHT TOLERANT, SALT TOLERANT
DECIDUOUS (LARGE)	QTY	BOTANICAL / COMMON NAME				REMARKS
AF	5	Acer freemanii 'Jeffersred' / Autumn Blaze Maple	70mm	-	BB	DROUGHT TOLERANT, SALT TOLERANT
CO	4	Celtis occidentalis / Common Hackberry	70mm	-	BB	DROUGHT TOLERANT, SALT TOLERANT
GB	3	Ginkgo biloba / Ginkgo	70mm	-	BB	DROUGHT TOLERANT, SALT TOLERANT, PROCURE MALE SPECIES ONLY
GT	2	Gleditsia triacanthos var. inermis 'Suncole' / Sunburst Honey Locust	70mm	-	BB	DROUGHT TOLERANT, SALT TOLERANT
TC	9	Tilia cordata 'Chancellor' / Littleleaf Linden 'Chancellor'	70mm	-	BB	DROUGHT TOLERANT, SALT TOLERANT
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME				
am	16	Aronia melanocarpa 'low scape snowfire' / Low scape Snowfire Chokecherry	-	600mm	3 GAL	SALT TOLERANT
ef	30	Euonymus fortunei 'Emerald Gaiety' / Emerald Gaiety Euonymus	-	900mm	3 GAL	DROUGHT TOLERANT, SALT TOLERANT
pol	24	Physocarpus opulifolius 'Luteus' / Golden ninebark	-	900mm	3 GAL	NATIVE, DROUGHT TOLERANT, SALT TOLERANT
rg	24	Ribes alpinum / Alpine Currant	-	900mm	3 GAL	NATIVE, DROUGHT TOLERANT, SALT TOLERANT (M)
rr	36	Rosa rugosa 'Hansa' / Shrub Rose	-	900mm	3 GAL	DROUGHT TOLERANT, SALT TOLERANT
sb	28	Spiraea bumalda 'Anthony Waterer' / Anthony Waterer Spirea	-	600mm	3 GAL	DROUGHT TOLERANT, SALT TOLERANT
sn	49	Spiraea nipponica 'Snowmound' / Snowmound Spirea	-	600mm	3 GAL	DROUGHT TOLERANT, SALT TOLERANT
GRASSES	QTY	BOTANICAL / COMMON NAME				
cak	76	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	-	600mm	1 GAL	DROUGHT TOLERANT, SALT TOLERANT
par	96	Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	-	600mm	1 GAL	DROUGHT TOLERANT, SALT TOLERANT
PERENNIALS	QTY	BOTANICAL / COMMON NAME				
epm	176	Echinacea purpurea 'Magnus' / Purple coneflower	-	-	1 GAL	NATIVE, DROUGHT TOLERANT, SALT TOLERANT
hfk	137	Hemerocallis 'Anzac' / Anzac Daylily	-	-	1 GAL	DROUGHT TOLERANT, SALT TOLERANT
rfg	150	Rudbeckia fulgida 'Goldstrum' / Blackeyed Susan	-	-	1 GAL	DROUGHT TOLERANT, SALT TOLERANT

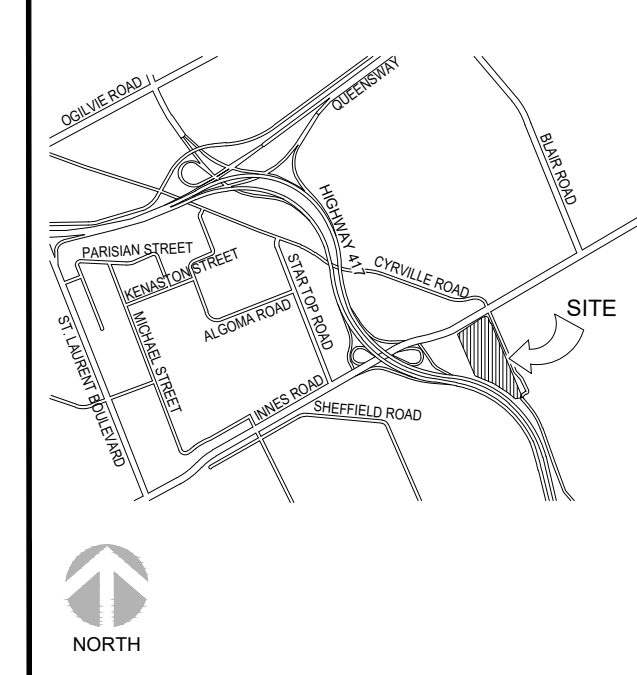
NOTE:

- CONTRACTOR TO PROVIDE IRRIGATION FOR ALL NEW LANDSCAPED AREAS AT 100% COVERAGE. SUPPLY AND PLACE 'CLASS 160' PVC PIPE IRRIGATION SLEEVES UNDER ALL PAVED AREAS. CONNECT TO EXISTING IRRIGATION SYSTEM ON SITE, IF APPLICABLE. ALL NEW EQUIPMENT/PARTS AND CONNECTIONS TO MATCH MANUFACTURER OF EXISTING SYSTEM. REFER TO SPECIFICATIONS FOR IRRIGATION MODIFICATIONS 02815, DRIP IRRIGATION SYSTEM 02811 AND LANDSCAPE AND MAINTENANCE 02990 FOR FURTHER REQUIREMENTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY CONTRACT ADMINISTRATOR. CONTRACTOR TO PROVIDE A TWO YEAR WARRANTY PERIOD FOR NEW IRRIGATION SYSTEM.
- CHECK ALL QUANTITIES.
- REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTALS OF THE PLANT LIST.
- THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PROPOSED TREES WILL BE PRIVATELY OWNED BY COSTCO
- NON-NATIVE PLANT SPECIES SPECIFIED WERE SELECTED FOR THEIR AESTHETIC FEATURES, SALT-TOLERANCE, ADAPTABILITY IN OTTAWA'S CLIMATE, AND RESILIENCE TO ENVIRONMENTAL FACTORS INCLUDING SNOW LOADING AND DROUGHT.
- ALL SOIL VOLUME CALCULATIONS AND REQUIREMENTS HAVE BEEN DETERMINED AND FOUND TO BE ADEQUATE FOR THE SPECIES SELECTED. SOIL VOLUME = AREA x 1.5m DEPTH.
- RETAINED TREES WITHIN LIMIT OF WORK EQUALS 26 LARGE TREES AND 2 SMALL TREES. REFER TO TREE INFORMATION REPORT FOR TREE SPECIES, SIZE, CONDITION, ETC.
- PER SECTION 7.3 OF STANTEC'S PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT DATED MARCH 2026, SENSITIVE MARINE CLAY (SMC) SOILS WERE NOT IDENTIFIED WITHIN THE BOUNDS OF THE SITE THEREFORE, TREE PLANTING RESTRICTIONS OUTLINED IN THE CITY OF OTTAWA'S TREE PLANTING IN SENSITIVE MARINE CLAY SOILS - 2017 GUIDELINES ARE NOT APPLICABLE.

SOIL VOLUME:

Tree Type/Size	Single Tree Soil Volume (m3)	Multiple Tree Soil Volume (m3/tree)
Ornamental	15	9
Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

ESTIMATED CANOPY COVERAGE MATURITY				
TREE SIZE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE	QUANTITY OF TREES PROP. RETAINED	TOTAL AREA
LARGE	15 M	99.4 M. SQ.	23 + 26	4,870.6 M. SQ.
SMALL	8 M	50.2 M. SQ.	2	100.4 M. SQ.
TOTAL CANOPY COVERAGE:				4,971.0 M. SQ.
TOTAL SITE COVERAGE (LIMIT OF WORK):				9,679 M. SQ.
EST. CANOPY COVERAGE:				51%



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 -  PROPOSED PERENNIALS AND GRASSES
 -  PROPOSED GARDEN BED WITH MULCH
 -  PROPOSED SOD
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Costco Business Centre
WHOLESALE

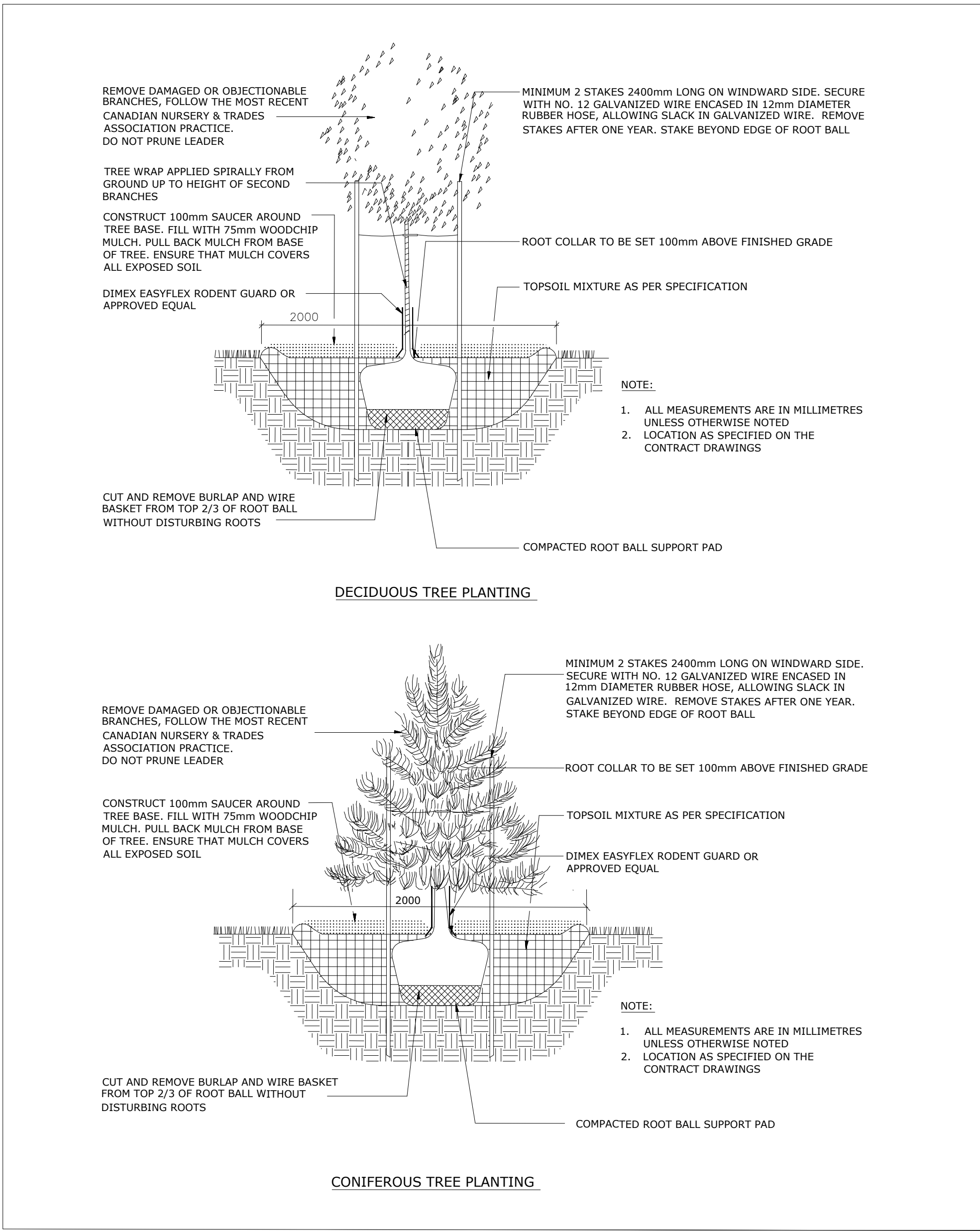
OTTAWA (GLOUCESTER), ONTARIO
NEW BUSINESS CENTRE
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SHEET TITLE

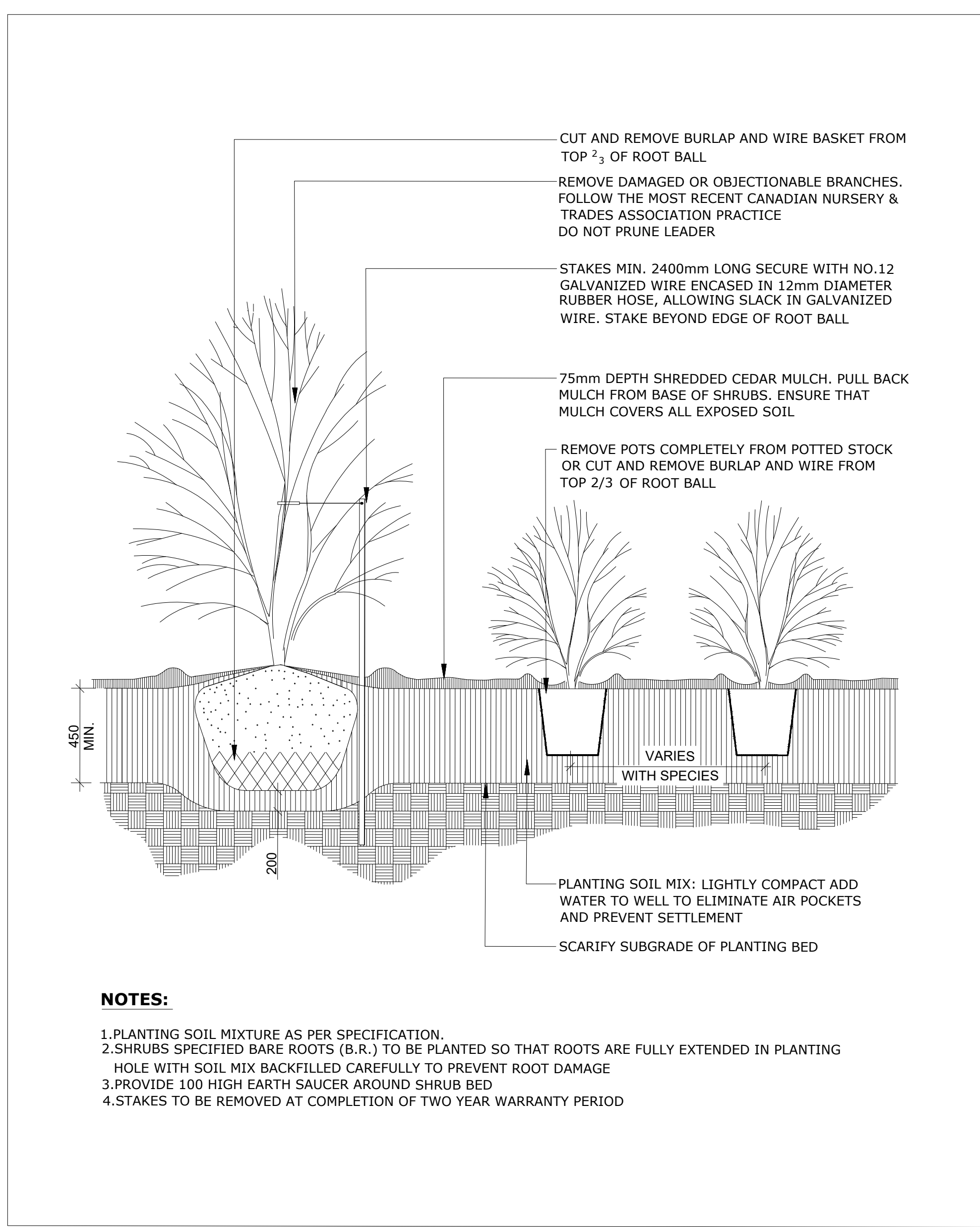
CONSULTANT
wsp



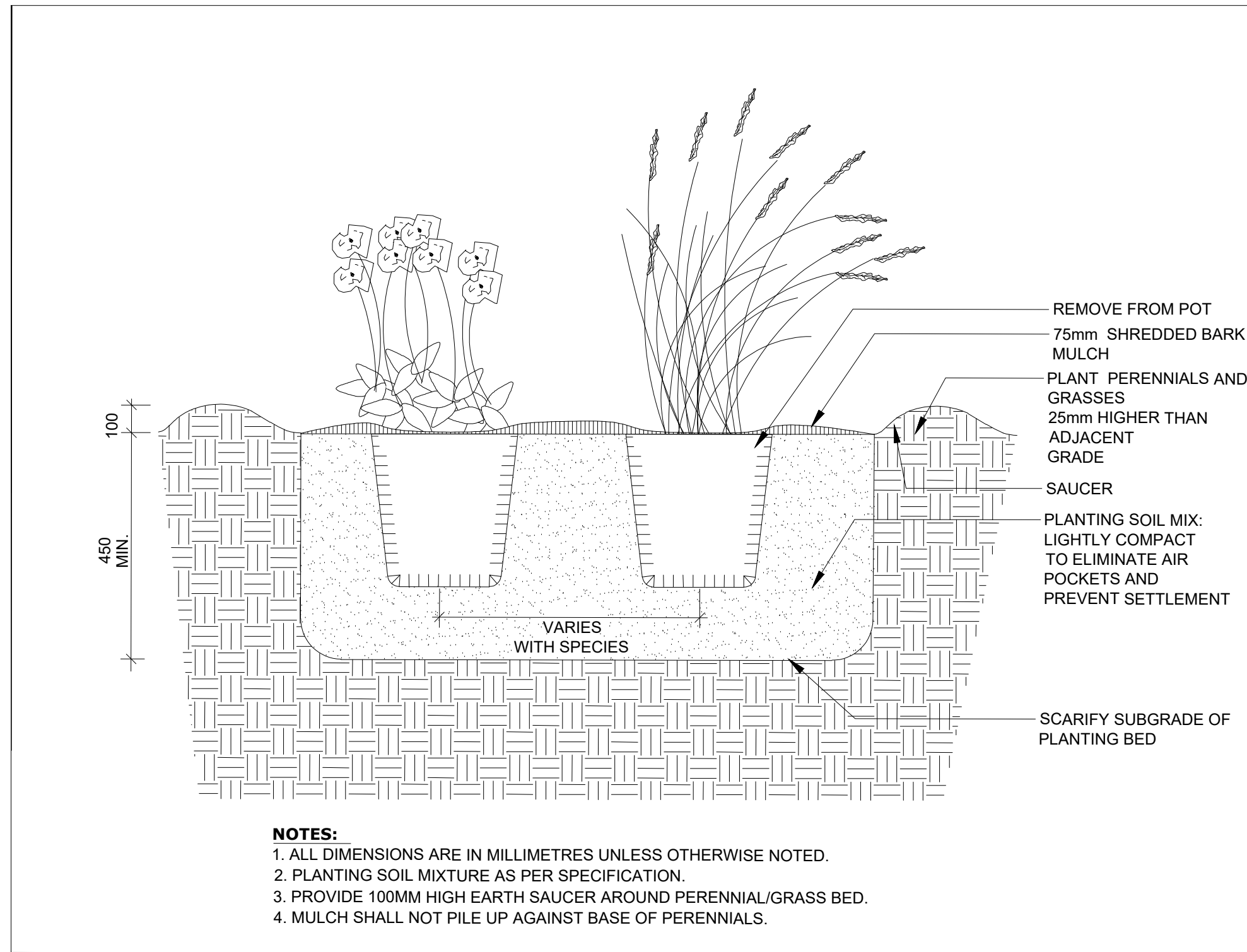
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SCALE 1:300	DATE MARCH 2025	DWG. NUMBER L201
PROJECT NUMBER 211-12161-00		



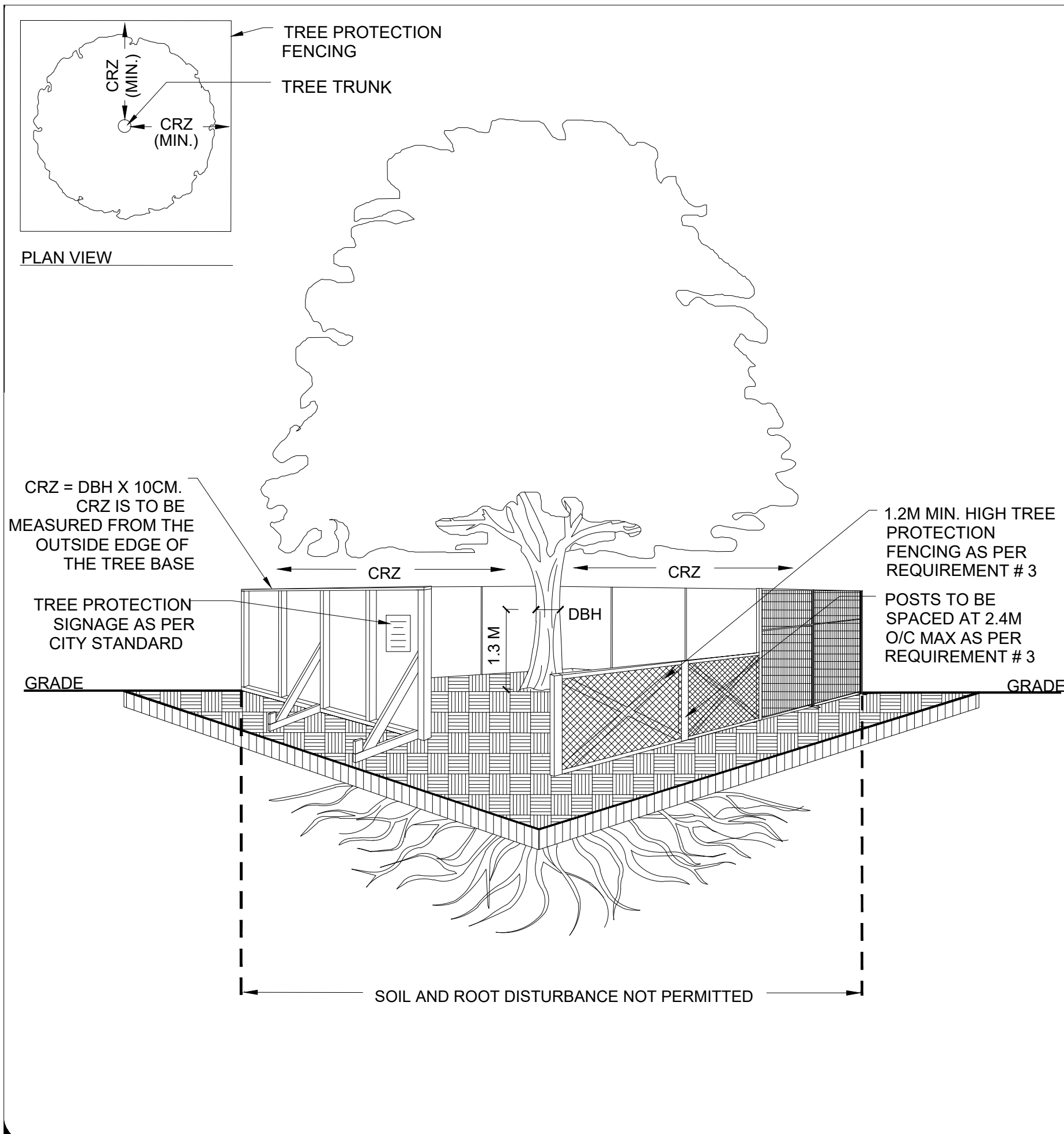
1 TREE PLANTING
SCALE: N.T.S.



2 CONTINUOUS SHRUB PLANTING
SCALE: N.T.S.



3 PERENNIAL AND ORNAMENTAL GRASS PLANTING
SCALE: N.T.S.

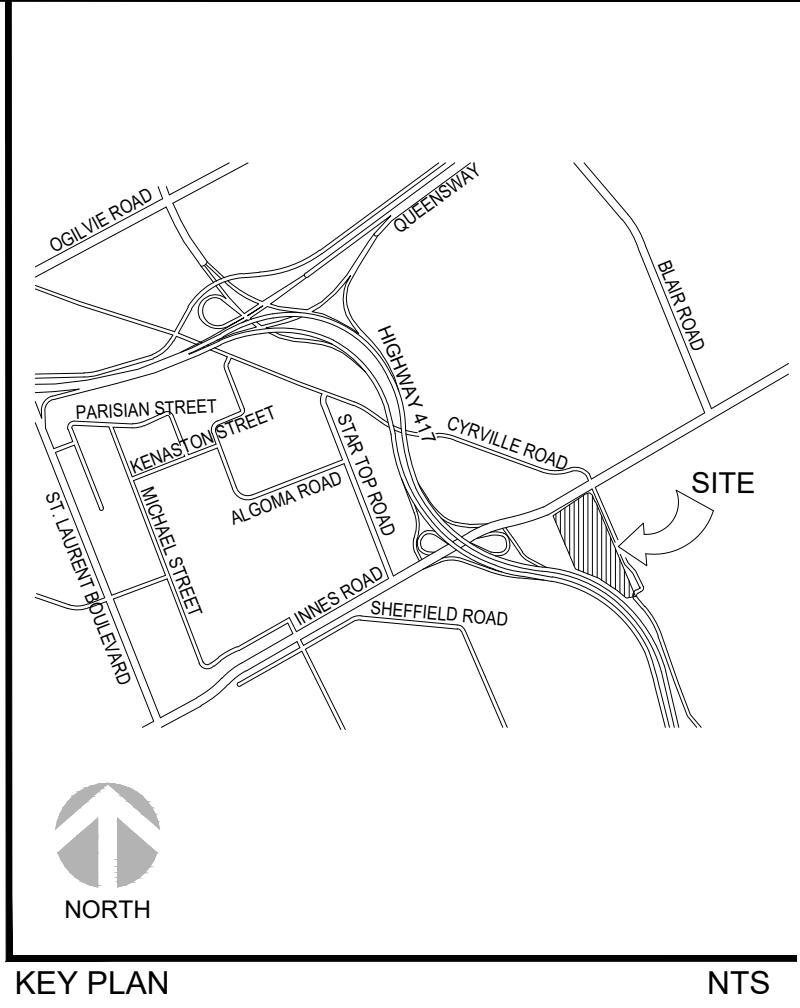


4 TREE PROTECTION FENCING
SCALE: N.T.S.

- TREE PROTECTION REQUIREMENTS:**
- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
 - UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
 - TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
 - THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
 - IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.
- THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 11:37 am, Jul 30, 2026



KEY PLAN

NTS

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NEW BUSINESS CENTRE
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SHEET TITLE

LANDSCAPE DETAILS

CONSULTANT



NOT FOR
CONSTRUCTION
2026-03-25

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SCALE REFER TO DRAWING	DATE MARCH 2025	DWG. NUMBER
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