

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
- REMOVAL OF EXISTING PLANTING
- NEW GARBAGE ENCLOSURE
- RETAINED EXISTING SIDEWALK AND STAIRCASE
- EXISTING PARKING AND DRIVE AISLE TO REMAIN
- SNOW STORAGE
- RELOCATED SIGN
- SIAMSESE FIRE CONNECTION
- ELECTRIC VEHICLE CHARGING STATION
- NEW FIRE HYDRANT
- SIGHT TRIANGLE
- PROPOSED BICYCLE RACK

LAYOUT NOTES:

- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACTOR ADMINISTRATOR PRIOR TO CONSTRUCTION
- LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS
- ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED
- CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS AND ROUGH GRADING AS REQUIRED TO CONSTRUCTION WORKS AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS
- LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
- ALL EXISTING ROADS, SIDEWALKS, CURBS, FENCING, PAVING, SODDED AREAS, AND APPROACHES, ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTOR'S OWN COSTS.
- ALL EXISTING TREES, SHRUB BEDS, MULCH BEDS, AND SOD TO REMAIN TO BE PROTECTED DURING CONSTRUCTION. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTOR'S OWN COST.
- USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, WALKWAYS, ETC.
- FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL (SUITABLE TO SURFACE FINISH), FOR SODDED/PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH. FOR PAVED AREAS USE COMPACTED GRANULAR BASE.
- ALL TREES WITHIN OR IMMEDIATELY ADJACENT TO AREA OF WORK TO BE PROTECTED TO CITY OF OTTAWA TREE PROTECTION STANDARDS.
- THE LANDSCAPE PLAN WAS DEVELOPED TO BE CONSISTENT WITH RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT (GODDARD, MARCH 2022) TO FULFILL THE REQUIREMENTS OF THE TREE PLANTING IN SENSITIVE MARINE CLAY SOILS GUIDELINES.

LEGEND:

- TOPSOIL AND SOD
- TOPSOIL AND SEED
- PLANT BED
- CONCRETE SIDEWALK
- PROPERTY LINE
- EXISTING CURB
- NEW CURB
- FIRE ACCESS ROUTE
- ACCESSIBLE PARKING STALL
- NEW DECIDUOUS TREE
- NEW CONIFEROUS TREE
- EXISTING TREE TO REMAIN. TREES TO REMAIN ARE TO BE PROTECTED TO CITY OF OTTAWA STANDARDS
- PROPOSED DECIDUOUS SHRUB
- PROPOSED CONIFEROUS SHRUB
- PROPOSED PERENNIAL GRASS
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- EXIT DOOR LOCATIONS
- DETAIL CALLOUT
- PLANT KEY
- PLANT QUANTITY
- PLANT SPECIES

SITE INFORMATION:

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

EASEMENTS:
LT25203; 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")

PARKING REQUIREMENTS:

- WAREHOUSE:**
0.9 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
- 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.)

ZONING INFORMATION:

ZONING:
BUSINESS PARK INDUSTRIAL ZONE (IP-6)

PROPOSED LOT COVERAGE:
39% (MAX. ALLOWABLE 45%)

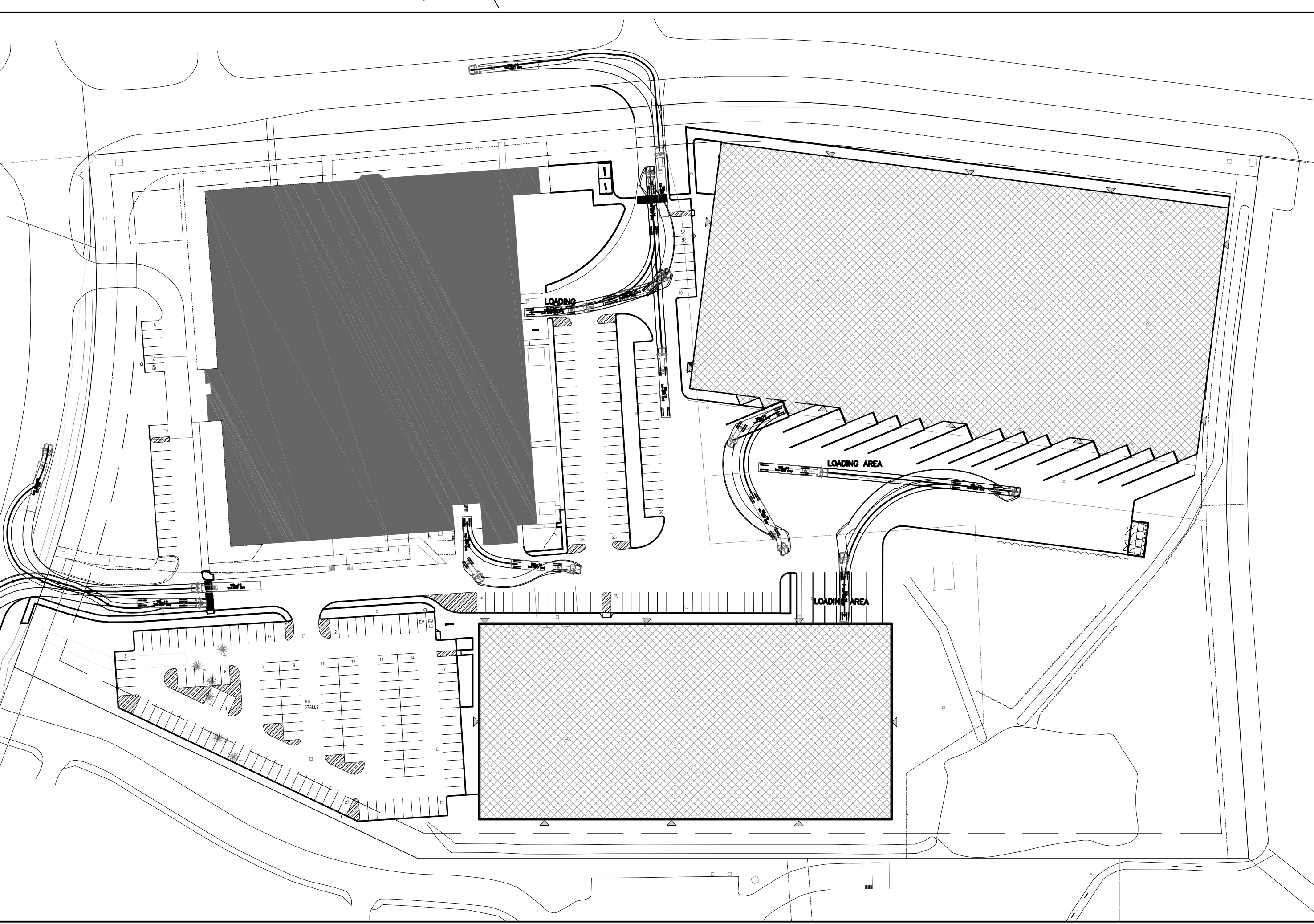
BUILDING 'A' SETBACKS:
MIN. FRONT YARD: 187.56m (REQ. 12m)
MIN. EXT. SIDE YARD: 12m (REQ. 12m)
MIN. REAR YARD: 8.96m (REQ. 7.5m)

BUILDING 'B' SETBACKS:
MIN. FRONT YARD: 129.87m (REQ. 12m)
MIN. INT. SIDE YARD: 12m (REQ. 7.5m)
MIN. REAR YARD: 93.14m (REQ. 7.5m)

PROPOSED PLANT LIST:

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING (mm) (75%)	SIZE	COMMENTS
TREES - DECIDUOUS						
As	6	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	as shown	65mm Cal. B&B	TREES TO BE B&B & BURLAP. SOURCED IN SAME GROWING ZONE. ALL TREES SHOULD HAVE 3 TO 7 MAIN BRANCHES WITH DOMINANT LEADER BRANCH AND WITHOUT DEFECT. MIN ROOT ZONE VOLUME PER TREE: 30 CU. M.
Ac	6	Amelanchier canadensis	Amelanchier-Servoberry	as shown	50mm Cal. B&B	
Cc	4	Carya cordiformis	Bitternut hickory	as shown	65mm Cal. B&B	
Jn	5	Juglans nigra	Black Walnut	as shown	65mm Cal. B&B	
Ta	3	Tilia americana	American Linden	as shown	65mm Cal. B&B	
Qr	7	Quercus rubra	Red Oak	as shown	65mm Cal. B&B	
Ua	6	Ulmus americana 'Brandon'	Brandon Elm	as shown	65mm Cal. B&B	
TREES - CONIFEROUS						
Pg	5	Pinus strobus	White Pine	as shown	180cm height min. B&B	TREES TO BE B&B & BURLAP. SOURCED IN SAME GROWING ZONE. ALL TREES SHOULD HAVE DENSE GROWTH AND WITHOUT DEFECT. MIN ROOT ZONE VOLUME PER TREE: 30 CU. M.
Li	6	Larix laricina	Tamarack	as shown	180cm height min. B&B	
SHRUBS - DECIDUOUS						
Iv	3	Ilex verticillata	Winterberry	as shown	2 gal.	SHRUBS TO BE IN POTS. SOURCED IN SAME GROWING ZONE. ALL SHRUBS SHOULD HAVE DENSE GROWTH, WELL ROOTED AND WITHOUT DEFECT. MIN ROOT ZONE VOLUME PER SHRUB: 5 CU. M.

1 SITE PLAN LEGGET DRIVE
L100 1:500



2 VEHICULAR TURNING MOVEMENTS
L100 1:1000

1345 ROSEMOUNT AVENUE
OTTAWA, ONTARIO, CANADA K1E 1E5
PHONE: 613-933-0004 FAX: 613-936-0333 WWW.ARCHITECTURE49.COM

CONSULTANT - ILS CONSULTANT

CONSULTANT - ILS CONSULTANT

CLIENT REF. #
PROJECT

CLIENT REF. #
PROJECT

ACCESS STORAGE LEGGET DRIVE

KEY PLAN

DISCLAIMER
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED. WHEN B&B, NOT BE USED, REPRODUCED OR OTHERWISE PUBLISHED WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE 49. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK.
THIS DRAWING IS NOT TO BE SCALED.

DESIGNED FOR: REVISION

THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED. WHEN B&B, NOT BE USED, REPRODUCED OR OTHERWISE PUBLISHED WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE 49. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK.
THIS DRAWING IS NOT TO BE SCALED.

ALL PLANTING EXCAVATIONS ARE TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF DRAINAGE COURSE, FILTER FABRIC AND/OR SOIL.

SHRUB BEDS AT PARKING AREA TO HAVE PLANTS SET BACK SO THAT THERE IS A 450mm WIDE MULCH EDGE CURB WITH FULL GROWTH OF PLANTS.

ISSUED FOR SITE PLAN APPROVAL

ISSUED FOR SITE PLAN APPROVAL

ISSUED FOR SITE PLAN APPROVAL

ISSUED FOR SITE PLAN APPROVAL

ISSUED FOR SITE PLAN APPROVAL