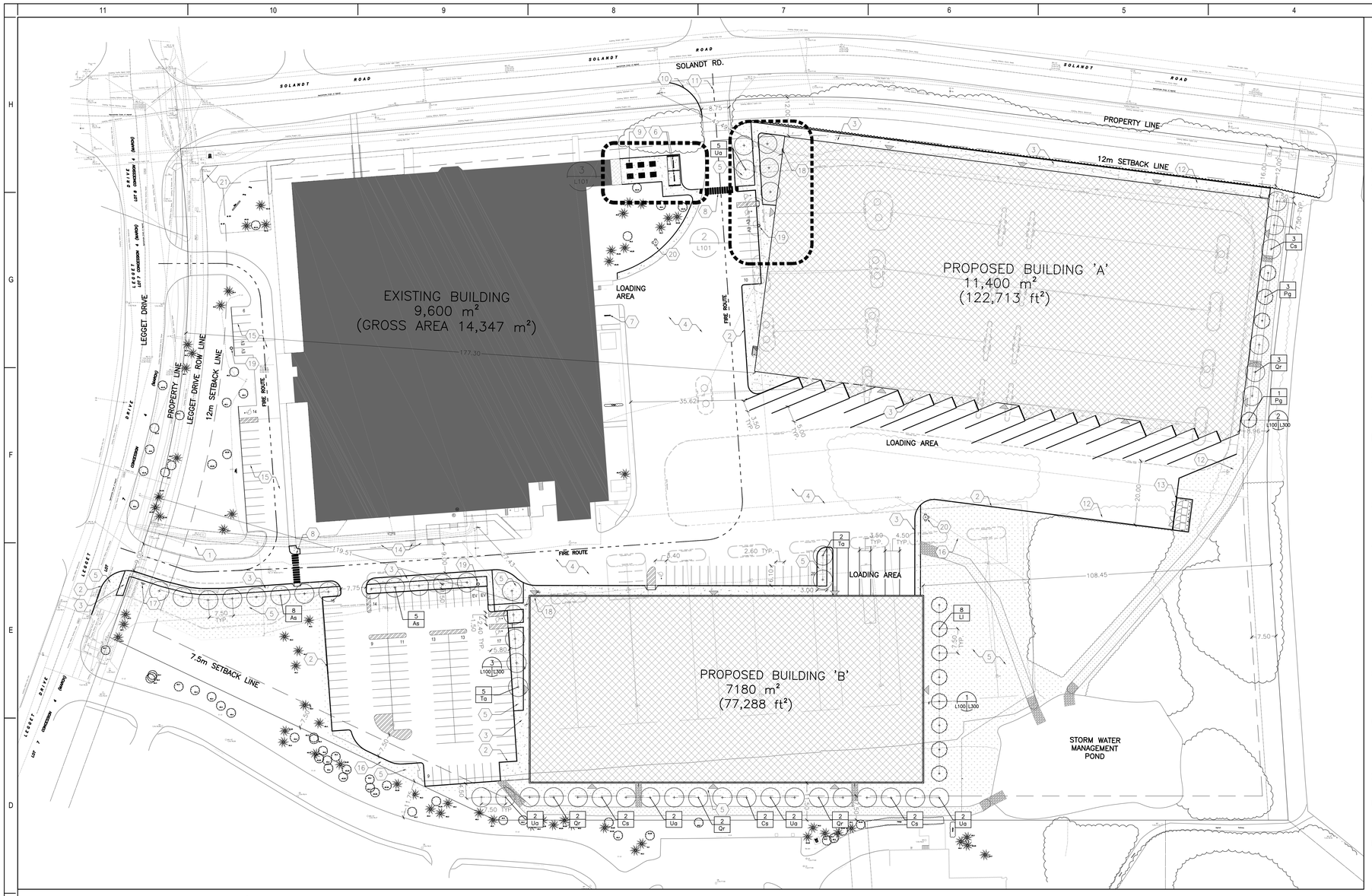
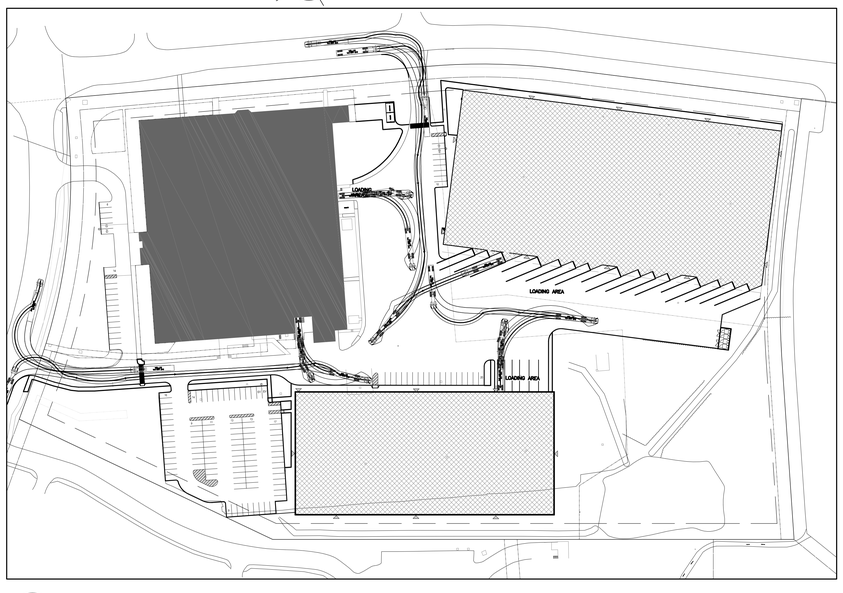


1 SITE PLAN LEGGET DRIVE
L100 1:500



2 VEHICULAR TURNING MOVEMENTS
L100 1:1000

PROPOSED PLANT LIST:

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING (mm) (75%)	SIZE	COMMENTS
TREES - DECIDUOUS						
As	13	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	as shown	65mm Cal. B&B	TREES TO BE BALL & BURLAP, SOURCED IN SAME GROWING ZONE. ALL TREES SHOULD HAVE 5 TO 7 MAIN BRANCHES WITH DOMINANT LEADER BRANCH AND WITHOUT DEFECT. MIN ROOT ZONE VOLUME PER TREE: 30 CU. M.
Cs	9	Carpinus sp.	American Hornbeam	as shown	50mm Cal. B&B	
Ta	7	Tilia americana	American Linden	as shown	65mm Cal. B&B	
Qr	9	Quercus rubra	Red Oak	as shown	65mm Cal. B&B	
Ua	8	Ulmus americana 'Brandon'	Brandon Elm	as shown	65mm Cal. B&B	
TREES - CONIFEROUS						
Pg	5	Picea glauca	White Spruce	as shown	180 cm height min. B&B	TREES TO BE BALL & BURLAP. SOURCED IN SAME GROWING ZONE. ALL TREES SHOULD HAVE DENSE GROWTH AND WITHOUT DEFECT. MIN ROOT ZONE VOLUME PER TREE: 30 CU. M.
Ll	8	Larix laricina	Tamarack	as shown	180 cm 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
Ea	26	Euonymus alatus 'Odom'	Burning Bush	900	2 gal.	
SHRUBS - CONIFEROUS						
Js	11	Juniperus sabina 'Arcadia'	Arcadian Juniper	1800	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
PERENNIAL GRASSES						
Ep	64	Euphorbia polychroma 'Bonfire'	Bonfire Cushion Spurge	450	1 gal.	PERENNIALS TO BE IN POTS. SOURCED IN SAME GROWING ZONE. ALL PIERENNIALS SHOULD HAVE DENSE GROWTH, WELL ROOTED AND WITHOUT DEFECT.
Cg	36	Calamagrostis x acutiflora 'Overdam'	Verlegated Reed Grass	600	2 gal.	

KEYNOTES:

1. EXISTING PLANTING BED
2. CONCRETE CURB
3. CONCRETE SIDEWALK
4. ASPHALT PAVEMENT
5. SODDED AREA
6. PROPOSED BICYCLE RACKS AND SHELTERS
7. EXISTING BICYCLE RACK
8. PAINTED CROSSWALK
9. RELOCATE EXISTING PICNIC TABLES, SUPPLY NEW AS REQUIRED
10. MODIFIED EXISTING APPROACH TO ACCOMMODATE 12m TURN RADIUS
11. FIRE ACCESS ROUTE
12. REMOVAL OF EXISTING PLANTING
13. NEW GARBAGE ENCLOSURE
14. RETAINED EXISTING SIDEWALK AND STAIRCASE
15. EXISTING PARKING AND DRIVE AISLE TO REMAIN
16. SNOW STORAGE
17. RELOCATED SIGN
18. SIAMESE FIRE CONNECTION
19. ELECTRIC VEHICLE CHARGING STATION
20. NEW FIRE HYDRANT
21. SIGHT TRIANGLE

PLANTING NOTES:

1. LOCATION OF ALL PLANTS MATERIAL TO BE MARKED OUT ON SITE AND APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO PLANTING
2. TREE SPACING, UNLESS OTHERWISE NOTED:
   - DECIDUOUS TREES: 6.0m MIN.
   - CONIFEROUS TREES: 3.0m MIN.
3. SHRUB SPACING, UNLESS OTHERWISE NOTED:
   - SMALL DECIDUOUS: 600mm O.C.
   - LARGE DECIDUOUS: 900mm O.C.
   - CONIFEROUS: 750mm O.C.
   - GRASSES: 450mm O.C.
4. ALL PLANT MATERIAL TO BE BEST QUALITY, REVIEWED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. UNACCEPTABLE PLANTS TO BE REPLACED AND NEW PLANTS APPROVED PRIOR TO PLANTING. REPLACEMENTS ARE AT CONTRACTOR'S OWN COST.
5. ALL PLANTING EXCAVATIONS ARE TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF DRAINAGE COURSE, FILTER FABRIC AND/OR SOIL.
6. 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.

SITE INFORMATION:

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

EASEMENTS:
LT256203; 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: 9,600m² (103,337 FT²)
PROPOSED: 18,580m² (200,000 FT²)

MAX. BUILDING HEIGHT (IP):
22m (72'-2⅜")

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)

LAYOUT NOTES:

1. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACTOR ADMINISTRATOR PRIOR TO CONSTRUCTION
2. LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS
3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED
4. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS AND ROUGH GRADING AS REQUIRED TO CONSTRUCTION ALL WORKS AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS
5. 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
6. 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 CONTRACTORS OWN COSTS.
7. 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 CONTRACTORS OWN COST.
8. USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, WALKWAYS, ETC.
9. 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.
10. ALL TREES WITHIN OR IMMEDIATELY ADJACENT TO AREA OF WORK TO BE PROTECTED TO CITY OF OTTAWA TREE PROTECTION STANDARDS.

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 (A1 / A101 A501)

PLANT KEY
– PLANT QUANTITY
Ps – PLANT SPECIES

PARKING REQUIREMENTS:

1. WAREHOUSE:
   0.8 PER 100m² FOR THE FIRST 5000m² GROSS FLOOR AREA,
   0.4 PER 100m² ABOVE 5000m² GROSS FLOOR AREA
   = 152 SPACES
2. ACCESSIBLE PARKING REQ.:
   3 TYPE A
   3 TYPE B

TOTAL PARKING PROVIDED:
152 SPACES PROVIDED
(152 REQ.)
18 LOADING SPACES PROVIDED

BICYCLE PARKING:
1 STALL PER 2000m² GROSS FLOOR AREA
20 SPACES PROVIDED
(15 REQ.)

ARCHITECTURE 49
1345 ROSEMOUNT AVENUE
CORNWALL, ONTARIO, CANADA K6J 3E5
PHONE: 613-933-5004 | FAX: 613-936-0335 | WWW.ARCHITECTURE49.COM

CONSULTANT - SUB CONSULTANT:

CONSULTANT - SUB CONSULTANT:

SEAL:

CLIENT:

CLIENT REF. #:

PROJECT:
ACCESS STORAGE LEGGET DRIVE

KEY PLAN:

DISCLAIMER: COPYRIGHT:
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY ARCHITECTURE 49. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.
THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR - REVISION:

1	1	MAR 23, 2022	ISSUED FOR SITE PLAN CONTROL RESUBMISSION
1	0	OCT 25, 2021	ISSUED FOR SITE PLAN APPROVAL
RS	RE	DATE:	DESCRIPTION:

PROJECT NO.: 219-00058-03
DATE: MARCH 23, 2022
ORIGINAL SCALE: As indicated
DESIGNED BY: AH
DRAWN BY: AH / NR / SG
CHECKED BY: AH
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
25mm
DISCIPLINE: LANDSCAPE
TITLE: PROPOSED SITE PLAN
SHEET NUMBER: L100
SHEET #: OF
ISSUE:
REV #
DATE OF:

BIM 360://219-00058-03 - Access Storage Building - 415 Legget Drive - R21/219-00058-A0 Access Storage Legget Drive.rvt 2021-07-21 3:00:14 PM