

1 SITE PLAN LEGGET DRIVE
L100 1:500

KEYNOTES:

- EXISTING PLANTING BED TO REMAIN
- REMOVAL OF EXISTING PLANTING REFER TO TREE CONSERVATION PLAN
- NEW PLANTING BED
- NEW TREE PLANTING
- SODDED AREA

LEGEND:

- TOPSOIL AND SOD
- TOPSOIL AND SEED
- PLANT BED
- CONCRETE SIDEWALK
- PROPERTY LINE
- NEW DECIDUOUS TREE
- NEW CONIFEROUS TREE
- EXISTING TREE TO REMAIN. TREES TO REMAIN ARE TO BE PROTECTED TO CITY OF OTTAWA STANDARDS
- TREES TO BE REMOVED
- PROPOSED DECIDUOUS SHRUB
- DETAIL CALLOUT
- PLANT KEY
 - PLANT QUANTITY
 - PLANT SPECIES

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 ALL 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.

PLANTING NOTES:

- LOCATION OF ALL PLANTS MATERIAL TO BE MARKED OUT ON SITE AND APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO PLANTING
- TREE SPACING, UNLESS OTHERWISE NOTED:
 - DECIDUOUS TREES: 6.0m MIN.
 - CONIFEROUS TREES: 3.0m MIN.
- SHRUB SPACING, UNLESS OTHERWISE NOTED:
 - SMALL DECIDUOUS: 600mm O.C.
 - LARGE DECIDUOUS: 900mm O.C.
 - CONIFEROUS: 750mm O.C.
 - GRASSES: 450mm O.C.
- 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.
- 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.
- REFER TO THE TREE CONSERVATION REPORT FOR ALL THE EXISTING TREES/PLANTING MATERIAL SPECIES TYPE, SIZE AND CONDITION.

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

MAX. BUILDING HEIGHT (IP):
22m (72'-3")

PROPOSED PLANT LIST:

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING (mm) (75%)	SIZE	COMMENTS
TREES - DECIDUOUS						
As	7	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.
Ac	8	Amelanchier canadensis	Amelanchier Serviceberry	as shown	50mm Cal. B&B	
Cc	8	Carya cordiformis	Bitternut hickory	as shown	65mm Cal. B&B	
Jn	8	Juglans nigra	Black Walnut	as shown	65mm Cal. B&B	
Ta	6	Tilia americana	American Linden	as shown	65mm Cal. B&B	
Qr	7	Quercus rubra	Red Oak	as shown	65mm Cal. B&B	
Qm	8	Quercus macrocarpa	Bur Oak	as shown	65mm Cal. B&B	
Ua	8	Ulmus americana 'Brandon'	Brandon Elm	as shown	65mm Cal. B&B	
TREES - CONIFEROUS						
Ps	5	Pinus strobus	White Pine	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.
LI	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

1345 ROSEMOUNT AVENUE
OTTAWA, ONTARIO, CANADA K1J 9J5
PHONE: (613) 933-9994 | FAX: (613) 939-0335 | WWW.ARCHITECTURE49.COM

CONSULTANT - SUB CONSULTANT

CONSULTANT - SUB CONSULTANT

NOT FOR CONSTRUCTION

ACCESS PROPERTY DEVELOPMENT
100 CANADIAN ROAD
TORONTO, ONTARIO M1R 4Z5

ACCESS STORAGE LEGGET DRIVE

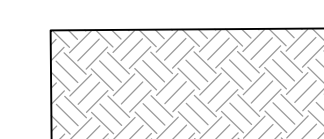
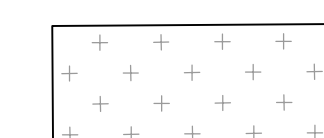
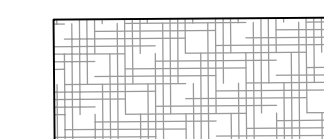
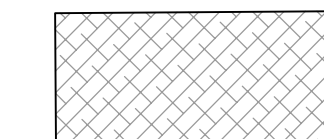
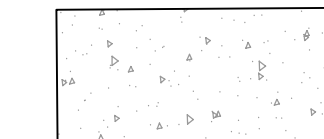
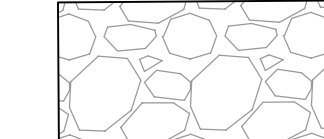
APPROVED
By Allison Hamlin at 5:22 pm, Aug 23, 2023

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

APPROVED
By Allison Hamlin at 5:22 pm, Aug 23, 2023

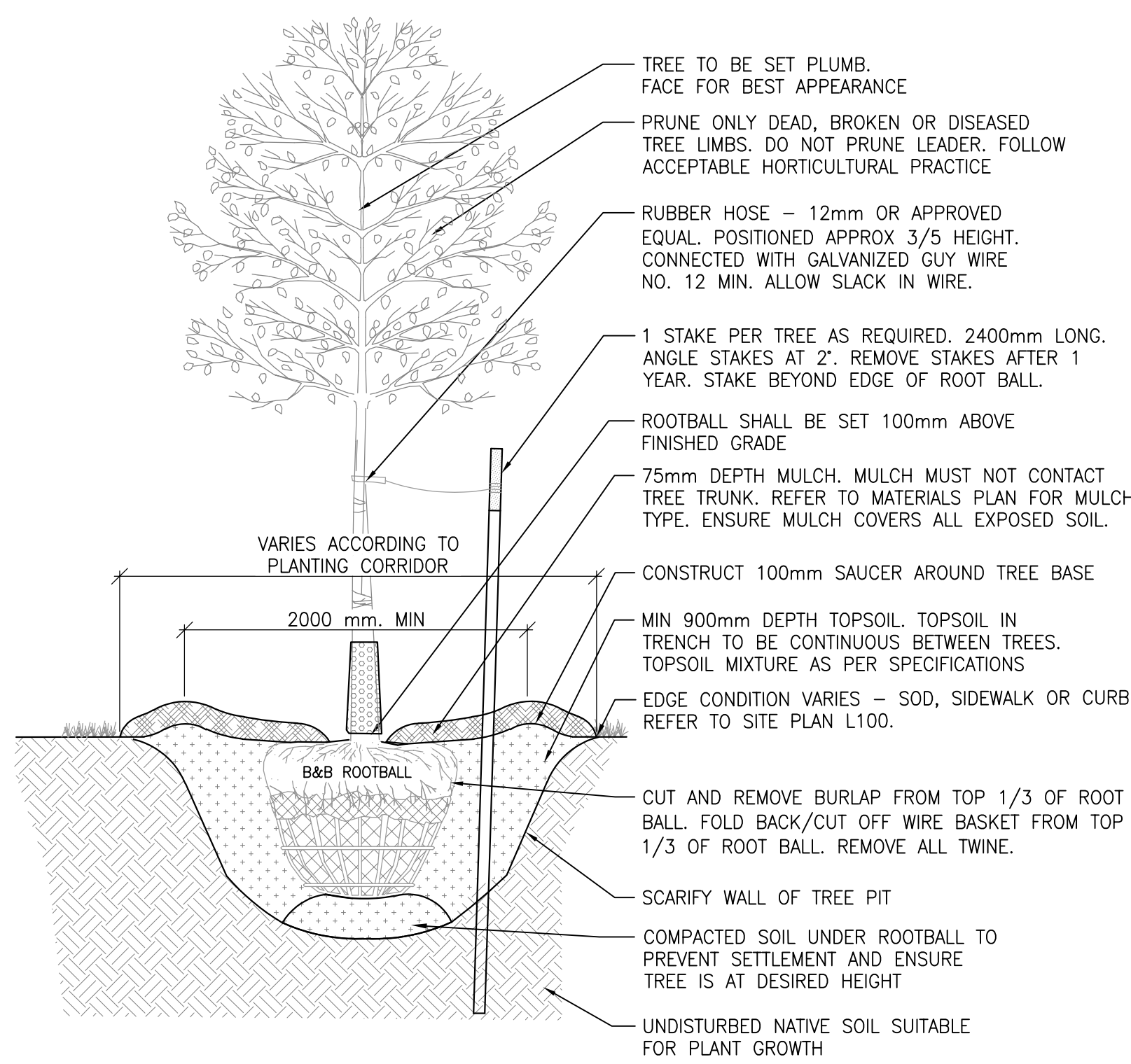
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1	1	NOV 26, 2022	ISSUED FOR SITE PLAN CONTROL RESUBMISSION
1	1		ISSUED FOR RESUBMISSION
PROJECT NO:	219-2009543	DATE:	FEBRUARY 07, 2023
ISSUED FOR:	As Indicated	IF THE BAR IS NOT SHOWN, SCALE YOUR PLOTTING SCALE.	
DRAWN BY:	AH	CHECKED BY:	AH
DISCIPLINE:	LANDSCAPE	TITLE:	LANDSCAPE PLAN
SHEET NUMBER:	L101	OF	REV:
DATE OF:			

LEGEND:

-  UNDISTURBED NATIVE SOIL
-  GROWTH MEDIUM
-  MULCH
-  SOD
-  CONCRETE
-  FREE DRAINING STONE AGGREGATE

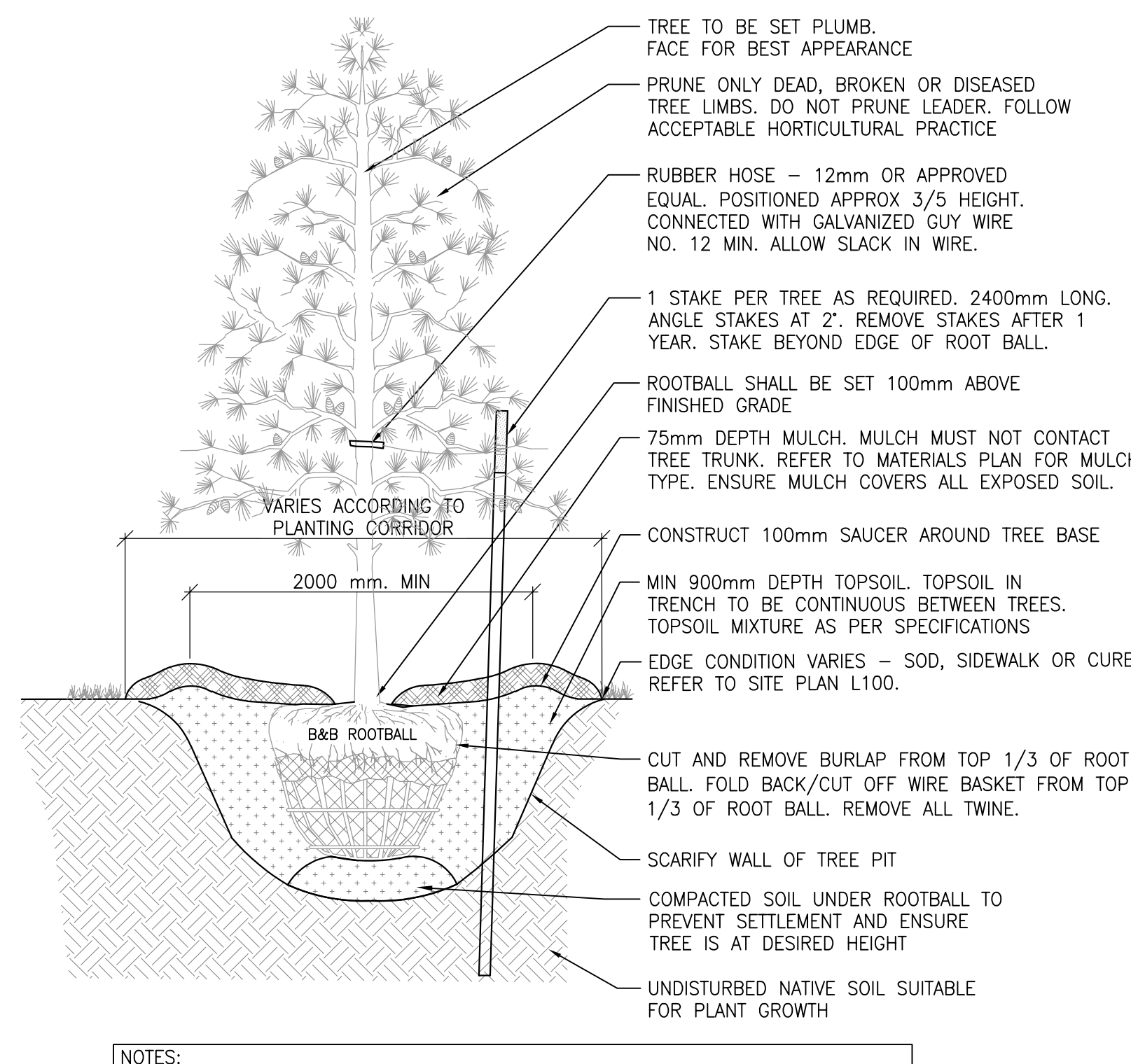
LAYOUT NOTES:

1. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACTOR ADMINISTRATOR PRIOR TO CONSTRUCTION
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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 RIGHT-OF-WAY, AND APPROACHES, ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO THE CITY OF WINNIPEG STANDARDS AT THE CONTRACTORS OWN COSTS.
7. ALL EXISTING TREES, SHRUB BEDS, MULCH BEDS, AND SOD TO REMAIN BE PROTECTED DURING CONSTRUCTION TO CITY OF WINNIPEG STANDARDS. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CITY OF WINNIPEG STANDARDS AT THE CONTRACTORS OWN COST.
8. CONTRACTOR TO LAYOUT PARKING AREAS TO ACHIEVE REQUIRED NUMBER OF STALLS IN EACH ROW. STALLS ARE 9' WIDE BY 18' DEEP (UNLESS OTHERWISE NOTED). CONTRACTOR TO REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
9. PARKING LOT ROWS TO BE LAID OUT PARALLEL TO BUILDING FACE. CONTRACTOR TO STAKE OUT PARKING ROWS AND ISLANDS FOR REVIEW AND APPROVAL BY PROJECT LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
10. USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, WALKWAYS, ETC.
11. REFER TO PLANTING PLAN L3 FOR LAYOUT OF ALL SHRUB BEDS AND TREES.
12. ALL PAINTED PAVEMENT MARKING AND SIGNS SHOWN, WITHIN LIMIT OF WORK & AS NOTED ON PLANS, TO BE INCLUDED IN WORK UNDER THIS CONTRACT.



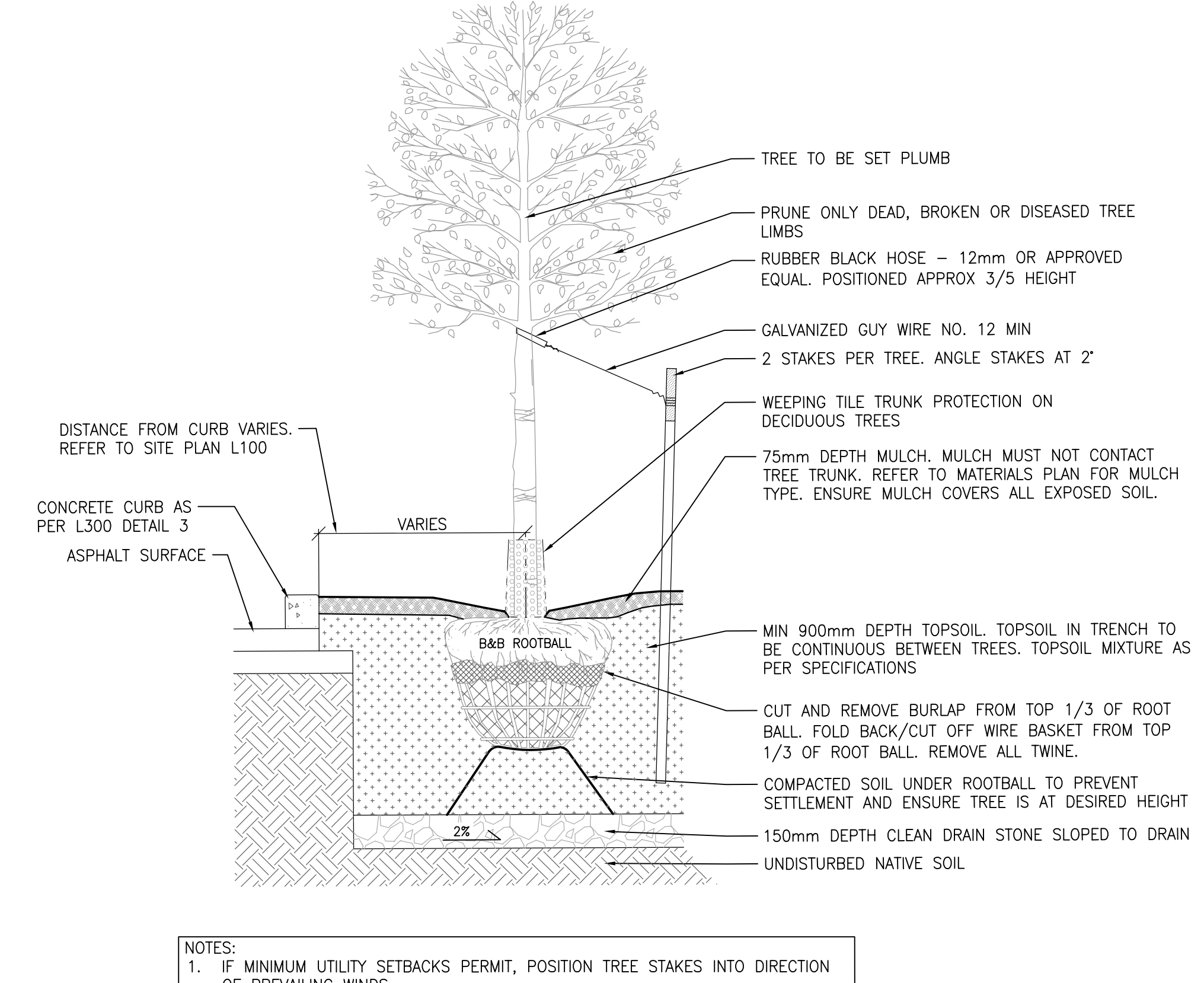
- NOTES:
1. IF MINIMUM UTILITY SETBACKS PERMIT, POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS.
 2. ALL TREE STAKES TO MAINTAIN MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
 3. DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS.

1 TYP DEC TREE PLANTING DETAIL
 L100 L300 1:20



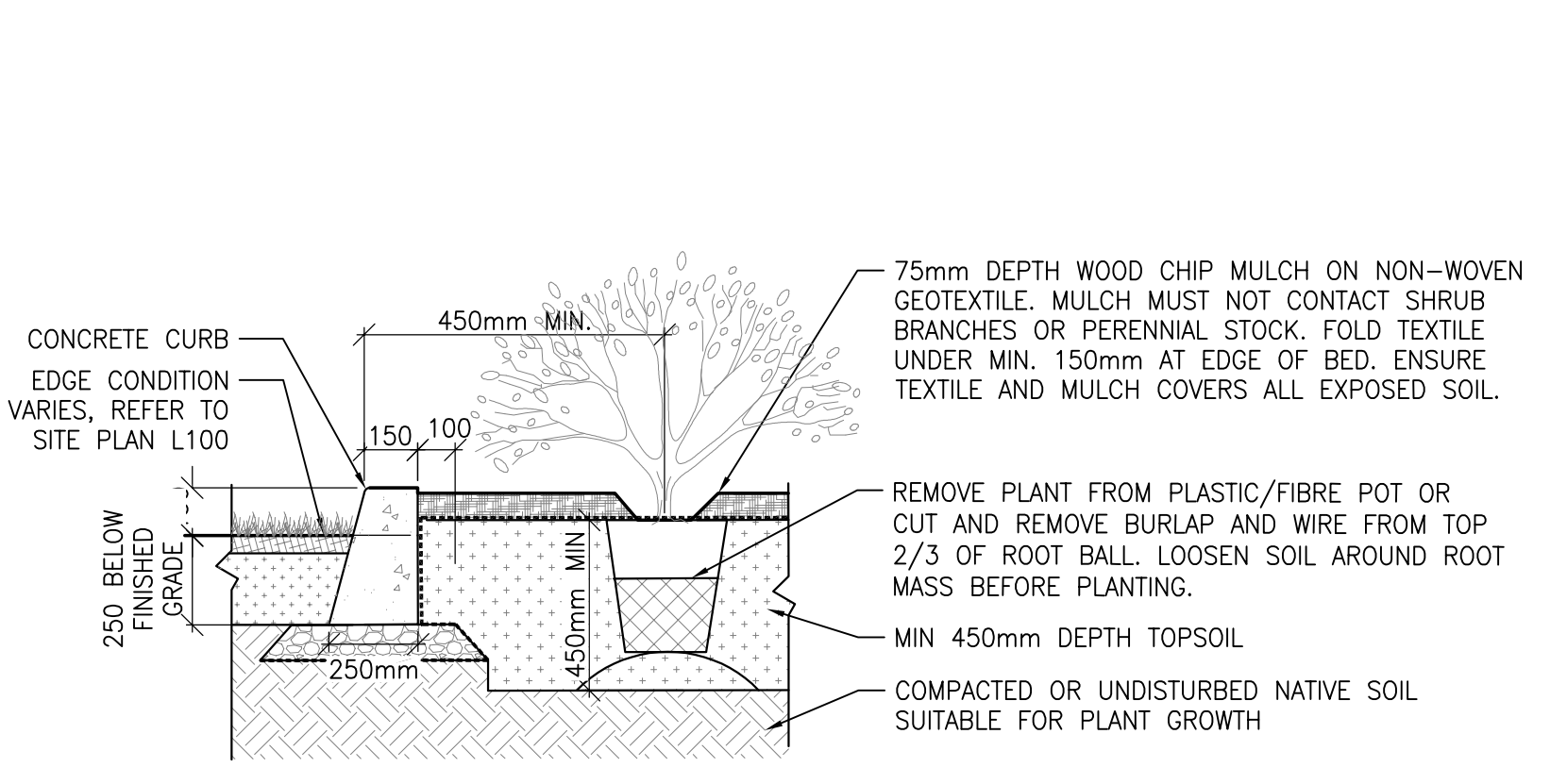
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2 TYP CONIF TREE PLANTING DETAIL
 L100 L300 1:20



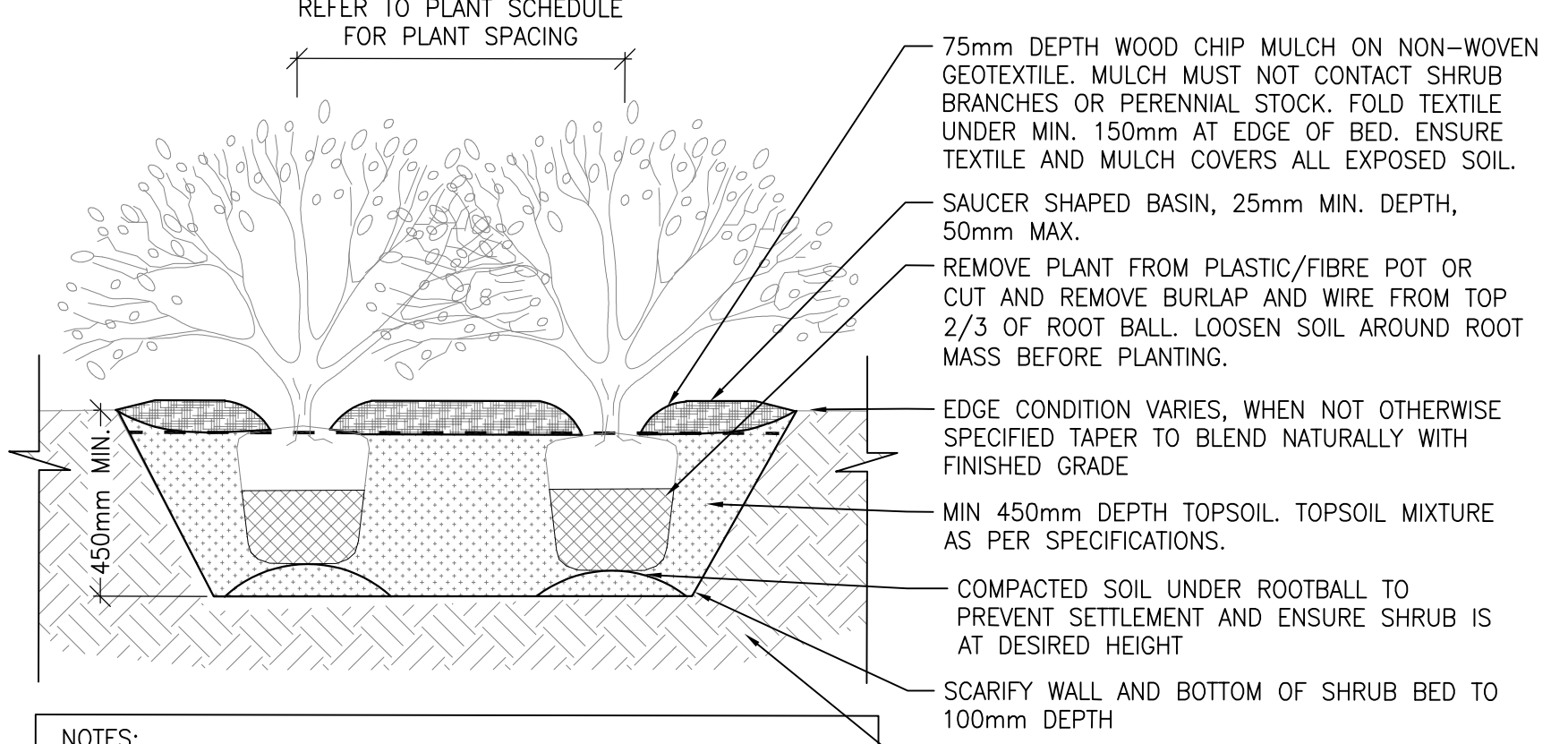
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 3. DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS.

3 TYP TREE PLANTING IN PARKING ISLAND
 L100 L300 1:20



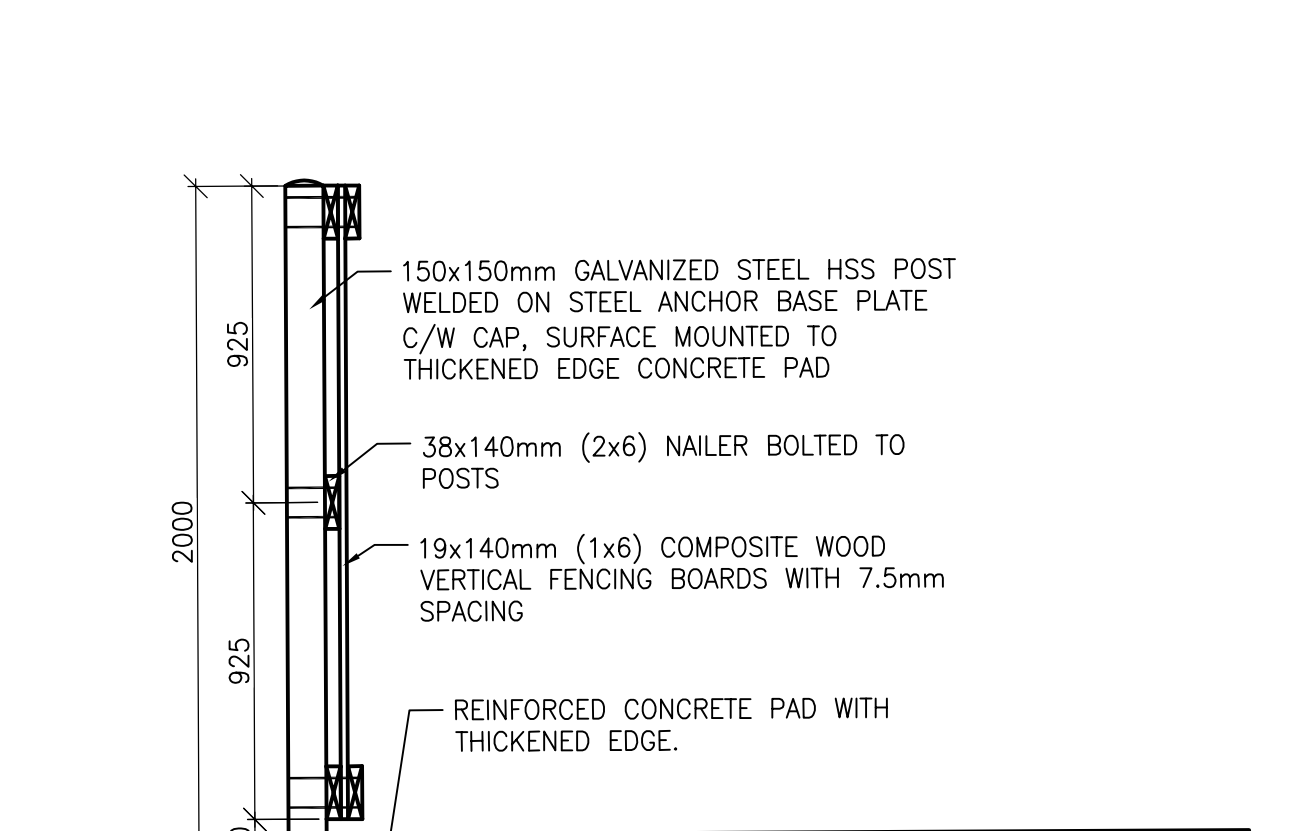
- NOTES:
1. ALL SPECIFICATIONS FROM DETAIL 2/L102 PLANTING APPLY. IN CASE OF CONFLICT, 2/L102 SHOULD BE TAKEN AS CORRECT.
 2. PLANT PIT SHALL BE DIG TWICE DIAMETER OF THE ROOT BALL.
 3. PLANT BED TO BE CONTINUOUS MIN 900mm DEPTH WHEN PLANTED WITH TREES. REFER TO DETAIL 1 TYP. TREE PLANTING.
 4. SCARIFY SUBGRADE TO 150mm DEPTH.

4 PLANTING BED AND CONCRETE EDGE DETAIL
 L100 L300 1:20



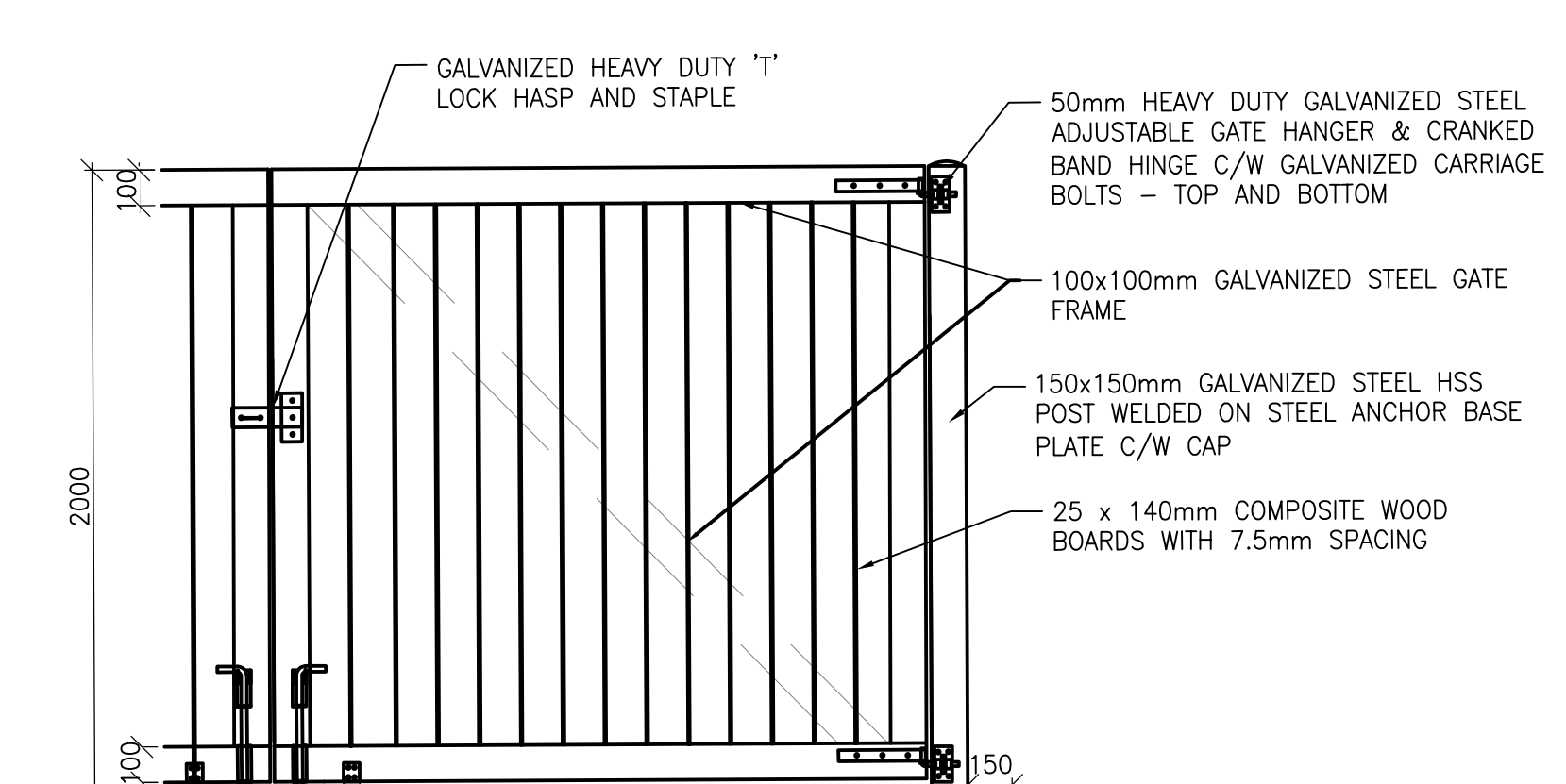
- NOTES:
1. PRUNE ALL BROKEN OR DEAD BRANCHES. FOLLOW THE MOST RECENT CANADIAN NURSERY & TRADES ASSOCIATION PRACTICE.
 2. PLANT PIT SHALL BE DIG TWICE DIAMETER OF THE ROOT BALL.
 3. SCARIFY COMPACTED SUBGRADE TO 150mm DEPTH.
 4. FACE PLANTS FOR BEST APPEARANCE.
 5. STAGGER PLANTING SUCH THAT ALL PLANTS ARE EQUALLY SPACED FROM EACH OTHER AS SPECIFIED IN PLANT LIST.
 6. PLANTING BED TO BE CONTINUOUS 900mm DEPTH WHEN PLANTED WITH TREES.

5 TYP SHRUB PLANTING DETAIL
 L101 L300 1:20



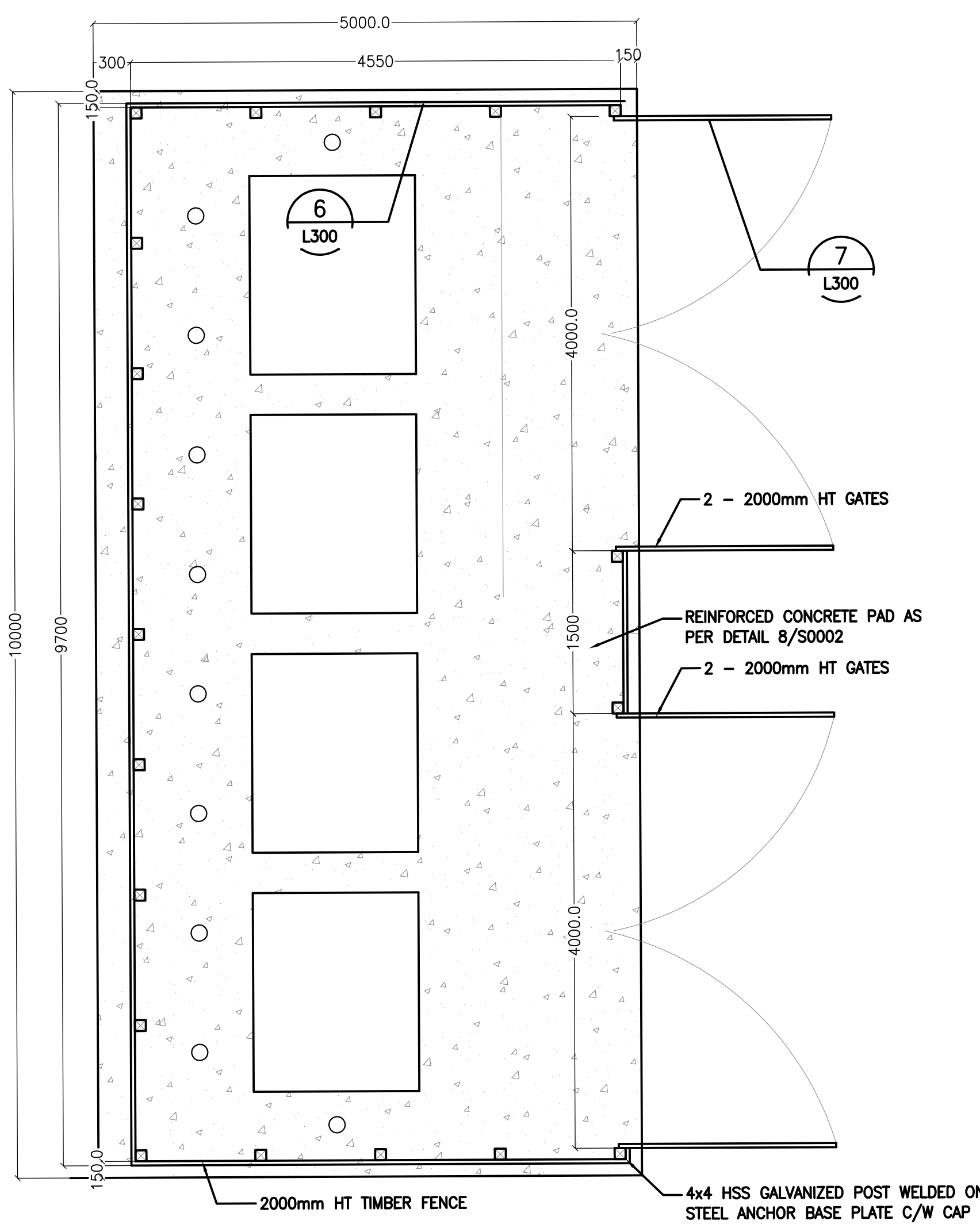
- NOTES:
1. ALL HARDWARE TO BE SUITABLE FOR COMPOSITE WOOD.
 2. WOOD FOR FENCES TO BE COMPOSITE WOOD BROWN COLOR.
 3. SHOP DRAWINGS FOR CONCRETE PAD TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO.

6 GARBAGE ENCLOSURE FENCE
 L100 L300 1:20



- NOTES:
1. ALL HARDWARE TO BE SUITABLE FOR COMPOSITE WOOD.
 2. WOOD FOR FENCES TO BE COMPOSITE WOOD BROWN COLOR.
 3. SHOP DRAWINGS FOR CONCRETE PAD TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO.

7 GARBAGE ENCLOSURE GATE
 L100 L300 1:20



8 GARBAGE ENCLOSURE LAYOUT
 L100 L300 1:40

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

NO.	DATE	DESCRIPTION
1	FEB 7, 2023	ISSUED FOR SITE PLAN CONTROL RESUBMISSION
1	NOV 23, 2022	ISSUED FOR SITE PLAN CONTROL RESUBMISSION
1	OCT 25, 2021	ISSUED FOR SITE PLAN APPROVAL
1	NOV 23, 2022	ISSUED FOR SITE PLAN APPROVAL

PROJECT NO: 216-000643
 DRAWING SCALE: As Indicated
 DESIGNED BY: AH
 CHECKED BY: SG
 DATE: NOVEMBER 23, 2022

TITLE: LANDSCAPE
 SHEET NUMBER: L300 OF 312
 SHEET # OF 312
 DATE OF: 2023