

**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:**  
72,859.8m<sup>2</sup> (784,282 FT<sup>2</sup>)

**BUILDING AREA:**  
EXISTING: 18,400m<sup>2</sup> (198,062 FT<sup>2</sup>)  
PROPOSED: 18,580m<sup>2</sup> (200,000 FT<sup>2</sup>)

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

**PARKING REQUIREMENTS:**

- WAREHOUSE:**  
0.9 PER 100m<sup>2</sup> FOR THE FIRST 5000m<sup>2</sup> GROSS FLOOR AREA,  
0.4 PER 100m<sup>2</sup> ABOVE 5000m<sup>2</sup> GROSS FLOOR AREA  
= 142 SPACES
- OFFICE:**  
2.4 PER 250m<sup>2</sup> OF GROSS FLOOR AREA = 155 SPACES
- TOTAL PARKING PROVIDED:**  
297 SPACES PROVIDED (297 REQ.)  
18 LOADING SPACES PROVIDED
- BICYCLE PARKING:**  
1 STALL PER 2000m<sup>2</sup> GROSS FLOOR AREA  
31 SPACES PROVIDED (31 REQ.)

**ZONING INFORMATION:**

**ZONING:**  
BUSINESS PARK INDUSTRIAL ZONE (IP-6)

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

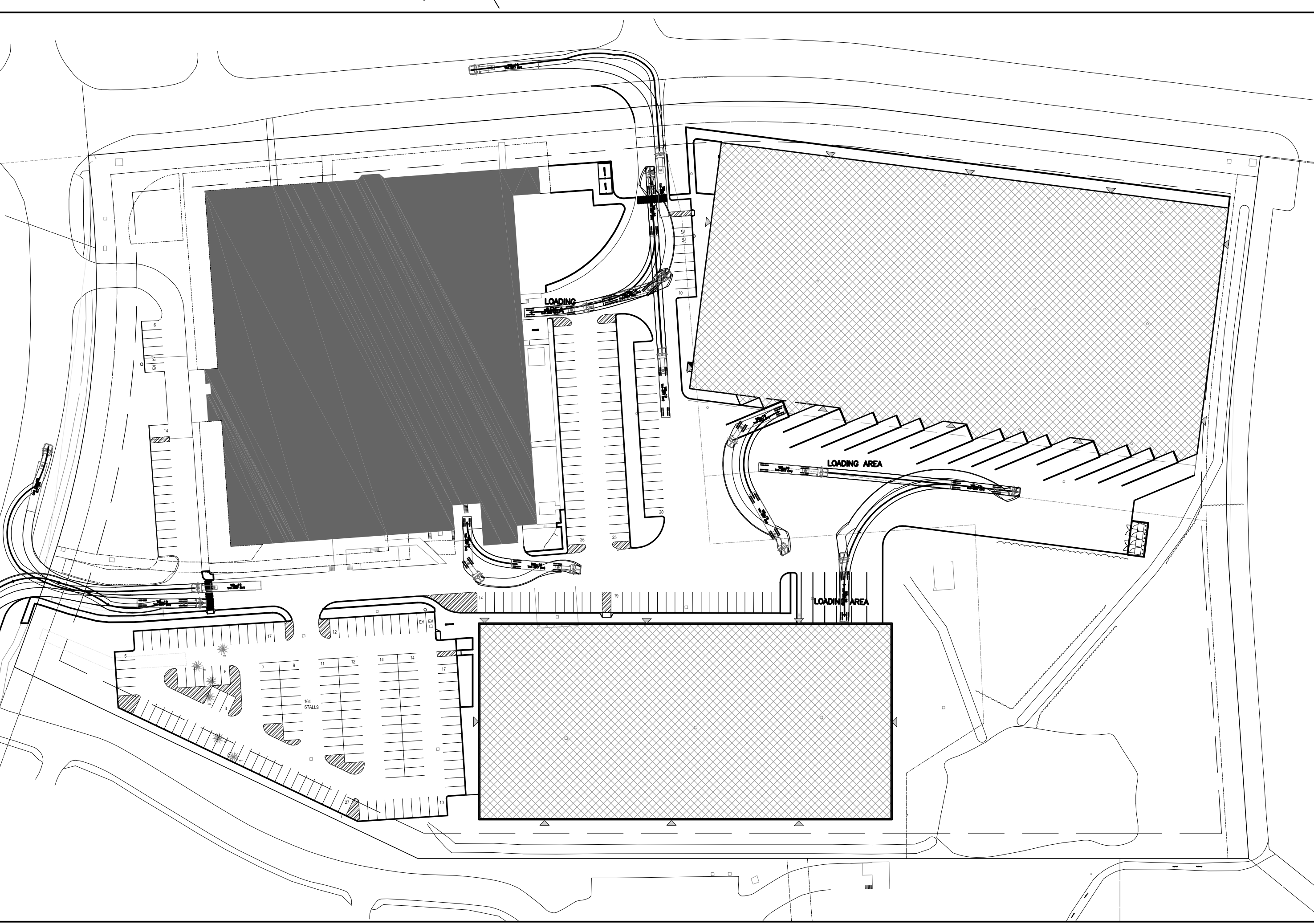
**BUILDING 'A' SETBACKS:**  
MIN. FRONT YARD: 187.56m (REQ. 12m)  
MIN. EXT. SIDE YARD: 12m (REQ. 12m)  
MIN. REAR YARD: 8.96m (REQ. 7.5m)

**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
<b>TREES - DECIDUOUS</b>						
As	6	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 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	
<b>TREES - CONIFEROUS</b>						
Pg	5	Pinus strobus	White Pine	as shown	180cm 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	6	Larix laricina	Tamarack	as shown	180cm height min. B&B	
<b>SHRUBS - DECIDUOUS</b>						
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 K1Z 1K6  
PHONE: (613) 933-0004 FAX: (613) 936-0333 WWW.ARCHITECTURE49.COM

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