



PLAN OF SURVEY OF PART OF LOT 21 CONCEPTION 2 (RIDEAU FRONT)
 Geographic Township of Gloucester
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

- GENERAL NOTES:**
- 1 DEPRESSED CURB AND RAMP
 - 2 CONCRETE SIDEWALK 3.0 M WIDE (UNLESS NOTED OTHERWISE)
 - 3 CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR REFER TO ARCH. DWGS. FOR EXTENT
 - 4 GUARDRAIL AS REQUIRED BY OBC
 - 5 SIAMESE CONNECTION
 - 6 CONCRETE CURB
 - 7 HEAVY DUTY CONCRETE PAVING
 - 8 90° PARKING STRIPING (TYP.)
 - 9 HANDICAP PAVEMENT MARKING AND SIGN (RC-6 TYP.)
 - 10 LANDSCAPE FEATURE (REFER TO LANDSCAPE DWGS)
 - 11 EDGE OF BUILDING SLAB FLUSH WITH ASPHALT
 - 12 STOP BAR
 - 13 FIRE LANE SIGN
 - 14 PLANTERS
 - 15 DO NOT ENTER SIGN
 - 16 BOLLARD PAINTED YELLOW
 - 17 LANDSCAPE AREA
 - 18 NO PARKING LOADING ZONE
 - 19 STOP SIGN (RA-1)
 - 20 BIKE RACKS
 - 21 ORNAMENTAL & MASONRY FENCE
 - 22 CONCRETE ISLAND/AREA (TYP.)
 - 23 LANDSCAPED ISLAND/AREA (TYP.)
 - 24 PAINTED ISLAND (TYP.)
 - 25 CONCRETE TRASH COMPACTOR PAD
 - 26 TRANSFORMER PAD (SEE ARCH. DWGS.)
 - 27 RETAINING WALLS AT TRUCK WELLS (SEE ARCH. DWGS.)
 - 28 SCREEN WALL
 - 29 COLOURED STAMPED ASPHALT PEDESTRIAN CROSSWALK
 - 30 PAINTED TRAFFIC FLOW ARROWS
 - 31 GAS METER
 - 32 WALL-MOUNTED FIRE LANE SIGN
 - 33 FIRE HYDRANT
 - 34 PYLON SIGN
 - 35 ONE-WAY SIGN (RB-21)
 - 36 YIELD SIGN

- LEGEND:**
- 6M PERMANENT WIDENING (AREA = 1,691.40 SM)
 - 6M TEMPORARY WIDENING FOR LRT CONSTRUCTION (AREA = 1,695.71 SM)
 - LANDSCAPE AREA
 - TEXTURED WALKWAY
 - FIRE ROUTE
 - GAS METER LOCATION
 - EXISTING EASEMENT
 - PHASE LINE
 - PYLON SIGN
 - DEPRESSED CURB AND RAMP
 - BICYCLE RACK
 - PROPOSED NEW ROAD WIDENING
 - PROPOSED NEW LIGHT STANDARDS

APPROVED
 By Lily Xu at 12:05 pm, Nov 01, 2022

LILY XU, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW SOUTH PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

SITE STATISTICS

OVERALL SITE:
 TOTAL SITE AREA = 685,437.67 SF (15.74 ACRES) (6.37 HA)
 TOTAL GR. FL. RETAIL AREA = 159,906 SF (14,855.75 SM)
 TOTAL 2ND FL. OFFICE AREA = 40,791.93 SF (3,789.60 SM)
 TOTAL GLA = 200,697 SF (18,645.36 SM)

TOTAL PARKING REQ. @ 3.6/100 SM = 671 CARS
 TOTAL PARKING PROVIDED = 3,771/100 SM = 703 CARS

PHASE 1 STATS:
 PHASE 1 AREA = 507,218.12 SF (11.64 ACRES) (4.71 HA)
 TOTAL AREA = 105,193.57 SF (8,872.61 SM)

TOTAL RETAIL PARKING REQUIRED @ 3.6/100 SM = 320 CARS
 TOTAL PARKING PROVIDED = 5.98/100 SM = 531 CARS

PHASE 1 BUILDING AREAS:

BUILDING	AREA (SF)	AREA (SM)	OFFICE (SF)
BIG BOX RETAIL STORE A	51,899	1,091	0
BUILDING B	6,000	0	0
BUILDING C	15,000	0	0
BUILDING D	6,000	0	0
BUILDING G	5,000	0	0
BUILDING H	11,203	0	0
BUILDING L	6,000	0	0
BUILDING M	3,000	0	0
TOTAL	104,102	1,091	0

PHASE 2 STATS:
 PHASE 2 AREA = 178,219.55 SF (4.09 ACRES) (1.66 HA)
 TOTAL AREA = 95,504 SF (8,872.61 SM)

TOTAL PARKING REQ. @ 3.6/100 SM = 320 CARS
 TOTAL PARKING PROVIDED = 1,941/100 SM = 172 CARS

PHASE 2 BUILDING AREAS:

BUILDING	AREA (SF)	AREA (SM)	OFFICE (SF)
BUILDING E	21,895	0	0
BUILDING F	10,968	0	0
BUILDING I	9,284	0	0
BUILDING J	6,837	0	6,837
BUILDING K	6,837	0	6,837
TOTAL	55,804	39,700	13,674

SP-100
 DATE ISSUED: 22-06-08

CITY FILE NO.:

No.	REVISIONS	MARK	WHO	ALL	OPES	PREMIS	DATE	BY
32	PHASE LINES REVISED TO INCLUDE SIDEWALKS IN PH.	22-06-08	AU					
31	PHASE 2 LINE REVISED	22-09-19	AU					
30	LIMEBANK CURB ALIGNMENT ADJUSTED	21-08-17	AU					
29	RE-SUBMIT FOR SP14	21-08-09	AU					
28	REVISED AS PER BIA GROUP COMMENTS	21-08-05	AU					
27	REVISED AS PER BIA GROUP COMMENTS	21-07-29	AU					
26	REVISED AS PER BIA GROUP COMMENTS	21-07-21	AU					
25	NEW TONGUE SQUARE REVISED STATISTICS	21-07-28	AU					
24	BUILDING A PROPERTY LINES TON SQUARE BLVD REVISED	21-07-21	AU					
23	PATIOS ADDED. SITE ENTRANCES REVISED	17-09-18	AU					
22	LIGHT STANDARDS ADDED	16-11-30	AU					
21	BUILDING H DRIVE/THRU AND SIDE	16-11-09	AU					
20	TRANSIT ROAD DETAILS REVISED	16-09-09	AU					
19	OHV ADJUSTED. SIDEWALK TO 11' CANT CORNERS FOR 10'	16-09-02	AU					
18	NORTH-WEST CORNER SIDE WALK REVISED	16-08-10	AU					
17	PROPERTY BEARINGS ADDED	15-09-26	AU					
16	L.B. AREA 4 SIDEWALKS ADDED TO BLDG H/D/K	15-09-11	AU					
15	REVISED LANDSCAPING AREAS	15-07-25	AU					
14	PROPOSED NEW ROAD SIDEWALK	15-07-21	AU					
13	MUNICIPAL SIDEWALK AND LANDSCAPE REVISED	15-07-21	AU					
12	TRANSFORMER 15 ADDED	15-09-20	AU					
10	REVISED AS PER LANDSCAPE COMMENTS	15-04-21	AU					
9	REVISED AS PER CITY COMMENTS	14-12-19	AU					
8	LIMEBANK ENTRANCE	14-08-11	AU					
7	RIGHT TURN LANES REVISED	14-07-10	AU					
6	BUILDING A SHELL PLAN REVISED	14-07-01	AU					
5	RIGHT TURN LANES ADDED	14-07-03	AU					
4	COLLECTOR ROAD D REVISED	14-07-02	AU					
3	SUM 4 HYDRO EASEMENT NOTES	14-06-09	AU					
2	REVISED MEDIANS AND PROPOSED ROAD	14-06-09	AU					
1	ADDITIONAL EASEMENT INFORMATION	14-06-09	AU					
0	ISSUED FOR SITE PLAN APPROVAL	14-04-09	AU					

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.
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MASTER SITE PLAN

SCALE: 1:500

TOWN SQUARE COMMERCIAL CENTRE
 LIMEBANK ROAD & EARL ARMSTRONG ROAD
 OTTAWA, ONTARIO
 FOR: OWNER

PETROFF PARTNERSHIP ARCHITECTS

PETROFF

260 TOWN CENTRE BLVD. SUITE 300
 MARKHAM ONTARIO CANADA L3R 8H8
 TEL. 905.470.7000 FAX. 905.470.2500

DRAWN BY	RY / CT	PROJECT NO.	11159.00
CHECKED BY	A.U.	DWG. No.	SP-100
DATE	SEPT. 16, 2011		
ISSUED	JUNE 8, 2022		