



**PLAN OF SURVEY OF PART OF LOT 21 CONCESSION 2 (RIDEAU FRONT) Geographic Township of Gloucester CITY OF OTTAWA**  
 Surveyed by Amis, O'Sullivan, Vollebæk & Ltd.

**GENERAL NOTES:**

- 1 DEPRESSION CURB AND RAMP
- 2 CONCRETE SIDEWALK 3.0 M WIDE (UNLESS NOTED OTHERWISE)
- 3 CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BERTER TO ARCH. DWGS. FOR EXTENT
- 4 GUARDRAIL AS REQUIRED BY OBC
- 5 SWAMPEE CONNECTION
- 6 CONCRETE CURB
- 7 HEAVY DUTY CONCRETE PAVING
- 8 90° PARKING STRIPING (TYP)
- 9 HANDICAP PAVEMENT MARKING AND SIGN (R-6-B 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 TEXTURED PEDESTRIAN CROSSWALK
- 29 SCREEN WALL
- 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



**SITE STATISTICS**

**GENERAL SITE:**  
 TOTAL GR. FL. RETAIL AREA = 703,842.22 SF (16.15 ACRES) (16,511 HA)  
 TOTAL GR. FL. OFFICE AREA = 186,032 SF (15,702.59 SM)  
 TOTAL 2ND FL. OFFICE AREA = 40,725 SF (3,783.47 SM)  
 TOTAL RETAIL PARKING REQ. @ 3,610/SM = 566 CARS  
 TOTAL OFFICE PARKING REQ. @ 2,410/SM = 91 CARS  
 TOTAL OFFICE PARKING REQ. @ 2,410/SM = 91 CARS  
 TOTAL PARKING PROVIDED = 722 CARS

**PHASE 1 STATS:**  
 PHASE 1 AREA = 544,735.13 SF (12.51 ACRES) (12,071 HA)  
 GR. FL. RETAIL AREA = 544,735 SF (4,744.07 SM)  
 2ND FL. OFFICE AREA = 5,000 SF (464.51 SM)  
 TOTAL PARKING PROVIDED = 698 CARS

**PHASE 2 STATS:**  
 PHASE 2 AREA = 159,107.09 SF (1.41 ACRES) (1,410 HA)  
 GR. FL. RETAIL AREA = 159,107 SF (1,410 SM)  
 2ND FL. OFFICE AREA = 40,725 SF (3,783.47 SM)  
 TOTAL PARKING PROVIDED = 224 CARS

**PHASE 3 STATS:**  
 PHASE 3 AREA = 119,000 SF (1.09 ACRES) (1,090 HA)  
 GR. FL. RETAIL AREA = 119,000 SF (1,090 SM)  
 2ND FL. OFFICE AREA = 40,725 SF (3,783.47 SM)  
 TOTAL PARKING PROVIDED = 224 CARS

**NOTES:**

- TOTAL ROOF CONTROL DRAINS: 38 ZUMIN 1-105

**PHASE 1 BUILDING AREAS:**

BIG BOX RETAIL STORE A	60,000 SF
BUILDING B	15,000 SF
BUILDING C	5,000 SF
BUILDING D	11,203 SF
BUILDING E	6,000 SF
BUILDING F	6,000 SF
BUILDING G	5,000 SF
BUILDING H	11,203 SF
BUILDING I	6,000 SF
BUILDING J	6,000 SF
BUILDING K	6,000 SF
BUILDING L	6,000 SF
BUILDING M	15,000 SF
<b>TOTAL</b>	<b>121,487 SF = 4,000 SF</b>

**PHASE 2 BUILDING AREAS:**

BUILDING A	58,000 SF
BUILDING B	22,466 SF
BUILDING C	11,203 SF
BUILDING D	7,007 SF
<b>TOTAL</b>	<b>98,676 SF = 40,725 SF</b>

**DATE ISSUED: 16-05-10**

**SP-100**

**CITY FILE NO.:**

**MASTER SITE PLAN**

**SCALE: 1:1500**

**LIMEBANK & EARL ARMSTRONG**  
 LIMEBANK ROAD & EARL ARMSTRONG ROAD  
 OTTAWA, ONTARIO  
 FOR: OWNER

**PERITROFF PARTNERSHIP ARCHITECTS**  
**PETITROFF**

260 TOWN CENTRE BLVD. SUITE 300  
 VANRANAM ONTARIO CANADA L4R 8B8  
 TEL: 905-470-7500 FAX: 905-470-2500

OWNER BY: A.U.  
 CHECKED BY: A.U.  
 DATE: SEPT. 16, 2011  
 PROJECT NO. 1159.00  
 SHEET NO. SP-100