



- KEY PLAN**  
NTS
- GENERAL NOTES :**
- 1 DEPRESSED CONCRETE CURB FLUSH WITH ASPHALT
  - 2 DEPRESSED CONCRETE CURB AND RAMP MAX. 1 to 10 SLOPE WITH MIN 0.61 M TACTILE WARNING SURFACE CONCRETE SIDEWALK
  - 3 CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR REFER TO ARCH. DWGS. FOR EXTENT SIAMESE CONNECTION
  - 4 RETAINING WALL WITH GUARD RAIL
  - 5 TEMPORARY ASPHALT CURB
  - 6 CONCRETE CURB
  - 7 CONCRETE CROSSWALK
  - 8 BIKE RACKS
  - 9 PLANTERS REFER TO LANDSCAPE DWG
  - 10 HEAVY DUTY CONCRETE PAVING
  - 11 ACCESSIBLE PARKING SPACE AND SIGN (TYP.)
  - 12 TRAFFIC ARROWS
  - 13 STOP BAR
  - 14 FIRE LANE MARKING SIGN AS CITY'S LATEST BYLAW
  - 15 PROPANE STATION
  - 16 RAILINGS/STAIRS WITH TACTILE WARNING SURFACE
  - 17 CONCRETE ISLAND
  - 18 DO NOT ENTER SIGN
  - 19 STOP SIGN (RA-1)
  - 20 COMMUNITY MAIL BOX
  - 21 PAINTED ISLAND
  - 22 NO EXIT SIGN
  - 23 LANDSCAPED ISLAND (TYP.) AS SHOWN
  - 24 ILLUMINATED THANKS /DO NOT ENTER SIGN
  - 25 CONCRETE TRASH COMPACTOR/ENCLOSURE PAD
  - 26 TRANSFORMER PAD/SWITCH BOARD REFER TO ELEC DWG
  - 27 RETAINING WALL REFER TO ARCHITECTURAL DWG
  - 28 SCREEN WALL
  - 29 ENTRANCES AS PER STD DWG SC7.1
  - 30 115mm SINGLE SOLID YELLOW LINE AS PER MUNICIPAL STANDARDS

- LEGENDS :**
- CONCRETE /LANDSCAPED ISLAND
  - PHASE LINE
  - PROPOSED MAIN BUILDING ENTRANCE
  - FIRE HYDRANT

No.	REVISIONS	MAK. WHO. ALL. OPENS. PREVIOUS. FIN. DATE	DATE	BY
11	ISSUED FOR SITE PLAN APPROVAL		MAY 17, 2016	DR
10	UPDATED ACCESS ON OGILVIE ROAD		MAY 11, 2016	DR
9	UPDATED BLAIR PLACE		MAY 10, 2016	DR
8	UPDATED ROAD DESIGN		APR. 28, 2016	DR
7	UPDATED BLDG B AREA		APR. 18, 2016	DR
6	REVISED BLDG B PARKING		APR. 14, 2016	DR
5	REVISED FOR SITE PLAN APPROVAL		APR. 11, 2016	DR
4	REVISED FOR SITE PLAN APPROVAL		FEB. 09, 2016	DR
3	ISSUED FOR SITE PLAN APPROVAL		OCT. 26, 2015	DR
2	REVISED FOR SITE PLAN APPROVAL		SEP. 14, 2015	DR
1	REVISED AS PER CITY COMMENTS		AUG. 31, 2015	DR
A	ISSUED FOR SITE PLAN APPROVAL		AUG. 11, 2015	DR

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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SITE STATISTICS		PHASE 1 (BLOCK A)		PHASE 2 (BLOCK B)	
TOTAL SITE AREA:	845,890.59 SF (78,583.23 SM) 19.41 ACRES	BLOCK AREA:	181,305.69 SF (16,843.29 SM)(4.16 ACRES)	BLOCK AREA:	654,015.01 SF (60,757.99 SM)(15.02 ACRES)
ROAD WIDENING AREA PART 5:	3,997.02 SF (371.32 SM) 0.09 ACRE	PHASE 1 AREA:	217,502.36 SF (20,205.97 SM)(4.99 ACRES)	PHASE 2 AREA:	621,566.31 SF (57,743.51 SM)(14.27 ACRES)
ROAD WIDENING AREA PART 3:	2,810.51 SF (266.73 SM) 0.07 ACRE	RETAIL AREA (GFA):	42,711 SF (3,968.7 SM)	TOTAL BUILDING AREA (GFA):	164,488 SF (15,282 SM)
DAY LIGHT TRIANGLES PART 3 & 4:	269 SF (25 SM) 0.01 ACRE	RETAIL AREA (GLA):	41,515 SF (3,855.8 SM)	GAS BAR STORAGE /STRUCTURE AREA:	135 SF (12.6 SM)
PROPOSED PARKLAND DEDICATION	3,088.27 SF (286.9 SM) 0.07 ACRE	TOTAL PARKING REQUIRED (GLA):	139 CARS (3.34/1000 SF-3.60/100 SM)	TOTAL BUILDING AREA (GFA):	164,823 SF (15,294 SM) 26.49%
PARCEL FROM 2012 OGILVIE ROAD :	3,088.27 SF (286.9 SM) 0.07 ACRE	TOTAL PARKING PROVIDED:	174 CARS (4.19/1000 SF-4.51/100 SM)	TOTAL BUILDING AREA (GLA):	162,449 SF (15,092 SM)
TOTAL NET SITE AREA:	835,320.7 SF (77,601.28 SM) 19.17 ACRES	TOTAL PAVED AREA:	127,507.87 SF (11,845.27 SM)	TOTAL BUILDING AREA (GLA):	162,449 SF (15,092 SM)
TOTAL PARKED AREA:	960 CARS (4,711,000 SF-5.07/100 SM)	TOTAL LANDSCAPED AREA:	47,892.89 SF (4,413.58) 97.25%	TOTAL BIKE SPACES REQUIRED:	8 SPACES (1/500 SM OF GFA)
TOTAL LANDSCAPED AREA:	114,427.55 SF (10,630.32 SM) 22.11%	TOTAL BIKE SPACES PROVIDED:	10 SPACES (1/388 SM OF GFA)	TOTAL NUMBER OF LOADING SPACES PROVIDED:	2 SPACES
TOTAL BUILDING AREA (GFA):	207,334 SF (19,261.3 SM) 24.73 %	TOTAL BIKE SPACES PROVIDED:	10 SPACES (1/388 SM OF GFA)	LOT COVERAGE:	19.54 %
TOTAL BUILDING AREA (GLA):	204,004 SF (18,947.6 SM)	TOTAL BIKE SPACES PROVIDED:	10 SPACES (1/388 SM OF GFA)		
TOTAL PARKING REQUIRED:	683 CARS (3.34/1000 SF-3.60/100 SM)				
TOTAL PARKING PROVIDED:	947 CARS (4,647,000 SF-5.00/100 SM)				
TOTAL PARKING PROVIDED INCLUDING ON-STREET PARKING:	960 CARS (4,711,000 SF-5.07/100 SM)				
TOTAL PAVED AREA:	517,661.12 SF (48,089.46 SM)				
TOTAL LANDSCAPED AREA:	114,427.55 SF (10,630.32 SM) 22.11%				
TOTAL BIKE SPACES REQUIRED:	39 SPACES (1/500 SM OF GFA)				
TOTAL BIKE SPACES PROVIDED:	41 SPACES (1/470 SM OF GFA)				
PARKING SIZE REQUIRED:	2.6M X 5.2M				
PARKING SIZE PROVIDED:	2.6M X 5.2M AND 2.75M X 5.8M AND 2.74M X 5.49M AND 3.05M X 6.10M				
TOTAL NUMBER OF LOADING SPACES PROVIDED:	6 SPACES				

FORESTRY SERVICES BRANCH IS TO CONTACTED TO ARRANGE A SITE VISIT TO INSPECT THE TREE PROTECTION MEASURES ALONG BLAIR PLACE ONCE THEY ARE FULLY INSTALLED. ALL TREE PROTECTION MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY TREE REMOVAL AND/OR ON-SITE WORKS AND MAINTAINED FOR THE DURATION OF CONSTRUCTION.

**DRAFT PLAN OF SURVEY of**  
PART OF LOT 20  
CONCESSION 2 (OTTAWA FRONT)  
GEOGRAPHIC TOWNSHIP OF  
CITY OF OTTAWA  
PROVIDED BY STANTEC

**SITE PLAN - PHASE 2**

SCALE: 1:500

**COMMERCIAL DEVELOPMENT**  
CITY CENTRE EAST  
2012 OGILVIE ROAD - GLOUCESTER  
OTTAWA, ON

PETROFF PARTNERSHIP ARCHITECTS  
**PETROFF**

ONTARIO ASSOCIATION OF ARCHITECTS  
MICHAEL A. HENNER  
L.P. 3946

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DRAWN BY: DR PROJECT No: **13151**  
CHECKED BY: MW DATE: AUGUST 28, 2013 DWG. No: SA-001  
ISSUED: MAY 17, 2016