



GENERAL NOTES :

- ① PROPOSED FIRE HYDRANT (10) EXISTING FIRE HYDRANT
- ② DEPRESSED CONCRETE CURB AND RAMP
MAX. 1 TO 10 SLOPE WITH MIN 0.61M
TACTILE WARNING SURFACE
- ③ EXISTING CONCRETE CURB AND RAMP
- ④ CONCRETE SIDEWALK
- ⑤ CONCRETE SIDEWALK AT BUILDING
SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR
REFER TO ARCH. DWGS. FOR EXTENT
BIKE RACK REFER TO LANDSCAPE DWG FOR DETAILS
- ⑥ EXISTING CURB TO BE REMOVED
- ⑦ EXISTING CONCRETE CURB TO REMAIN
- ⑧ CONCRETE CURB
- ⑨ SIAMESE CONNECTION
- ⑩ HEAVY DUTY ASPHALT
- ⑪ LANDSCAPED ISLAND (TYP.)
- ⑫ CONCRETE PAVING AT LOADING
- ⑬ 90° PARKING STRIPING (TYP.)
- ⑭ TYPE A-VAN ACCESSIBLE PARKING SIGN
- ⑮ TYPE B-ACCESSIBLE PARKING SIGN
- ⑯ STOP BAR
- ⑰ NO PARKING FIRE LANE MARKING SIGN
- ⑱ 1.00M GRAVE SHOULDER
- ⑲ BOLLARD
- ⑳ PEDESTRIAN CROSSING SIGN
- ㉑ PAINTED ISLAND
- ㉒ STOP SIGN
- ㉓ MOTORBIKE SPACE SIGN

THIS SITE PLAN DRAWING AND THE SITE
BOUNDARIES BEARINGS ARE PREPARED BASED ON
PLAN OF SURVEY OF PART OF LOT 1, CONCESSION
11, GEOGRAPHIC TOWNSHIP OF CUMBERLAND AND
CITY OF OTTAWA, PIN (ALL OF 14563 - 3352)
PREPARED BY STANTEC GEOMATICS LTD., DATED
2024

PHASE 3
SA-004B R1

3	REVISED AS PER CITY'S COMMENTS	JULY 16, 2020	DW	
2	ISSUED FOR SITE PLAN APPROVAL	AUG. 28, 2020	DW	
1	ISSUED FOR COORDINATION	MAR. 14, 2020	DR	

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

Do not scale the drawing.

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This drawing must be read in the context of all the other drawings which constitute the document.

SCALE: 1:500

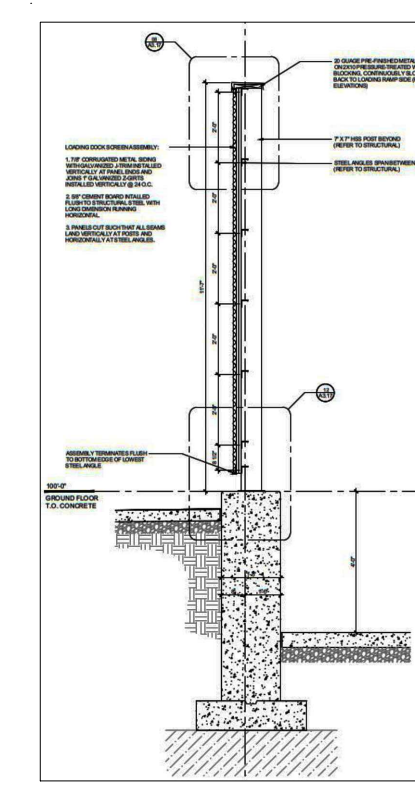
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 INNES ROAD & MER BLEUE
 ORLEANS, ONTARIO
 SmartCentres

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DRAWN BY	DR
CHECKED BY	AE
DATE	SEPTEMBER 27, 2017
ISSUED	JULY 17, 2025

PROJECT No.	06099.20
DWG. No.	SA-004B



DETAIL A WALL SECTION - LOADING DOCK SCF

SITE ANALYSIS (BASED ON ZONING BY-LAW 2008-250)		PHASE 1 (& 2) - APPROVED	PROPOSED PHASE 3	MOTOR VEHICLE PARKING	BICYCLE PARKING
MUNICIPAL ADDRESS :	2025 MER BLEU ROAD, OTTAWA, ONTARIO	PHASE AREA : 34,981.17 M ² (8,644 ACRES)	PHASE 3 (AREA : 18,269.51 M ² (4,514 ACRES) <i>Phase 3 area includes a portion of the approved Phase 2 area for which CULP has already been paid for. The inclusion of this Phase 2 area in the current Phase 3 application was intentional and is specific to a portion of the parking lot where minor modifications will occur. Accordingly, the CULP parking calculation to be based on a Phase 3 area of 4.01 acres (1,626.05 sq.m) (reflects the Phase 3 area less the portion of the Phase 2 lands included as part of the Phase 2 approval) and not a 5.54 acres (1,620.81 sq.m).</i>	RATE OF CALCULATION : 3.6 SPACES/100 M ² GFA FOR SHOPPING CENTRE.	PHASE 1 & 2 @ 1 SPACE/500 M ² GFA PHASE 3 @ 1 SPACE/600 M ² GFA
ZONING DESIGNATION :	AM1(607H)21+h	BUILDING GROSS FLOOR AREA (GFA):	PHASE 3 (AREA : 18,269.51 M ² (4,514 ACRES) <i>Phase 3 area includes a portion of the approved Phase 2 area for which CULP has already been paid for. The inclusion of this Phase 2 area in the current Phase 3 application was intentional and is specific to a portion of the parking lot where minor modifications will occur. Accordingly, the CULP parking calculation to be based on a Phase 3 area of 4.01 acres (1,626.05 sq.m) (reflects the Phase 3 area less the portion of the Phase 2 lands included as part of the Phase 2 approval) and not a 5.54 acres (1,620.81 sq.m).</i>	REQUIRED MIN. : 3.6 x (9,687.93/373.4 M ² /100) = 485 SPACES	PHASE 3 REQUIRED (MIN.): @ 1 SPACE/600 M ² GFA 3,783.4 M ² /500 = 8 SPACES
AREA ON SCHEDULE 1 & 1A :	AREA "C"	* BLDG. "H" : 6,514 M ² (70,120 SF) * BLDG. "J" : 470 M ² (5,065 SF) * BLDG. "K" : 623.1 M ² (6,707 SF) * BLDG. "L" : 753 M ² (8,106 SF) * BLDG. "M" : 959 M ² (10,328 SF) * BLDG. "N" : 427.8 M ² (4,604.5 SF) TOTAL GFA : 9,745.9 M ² (104,930.5 SF)	BUILDING GROSS FLOOR AREA (GFA): BLDG. "S2" : 3,783.40 M ² (40,735 SF) BUILDING GROSS LEASABLE AREA (GLA)(INCL. MEZZ.) : 3,783.40 M ² (40,735 SF)	PROVIDED : 618 SPACES (47,5100 M ²)	TOTAL REQ'D (MIN.): 28 SPACES
SITE AREA		BUILDING GROSS LEASABLE AREA (GLA)(INCL. MEZZ.):	BLDG. "S2" : 3,783.40 M ² (40,735 SF)	BARRIER FREE PARKING SPACE	TOTAL PROVIDED : PHASE 1&2 TOTAL PROVIDED : PHASE 3 TOTAL PROVIDED : 60 SPACES
OVERALL LOT/SITE AREA :	53,250.68 M ² (13,158 ACRES)			REQUIRED MIN. : 16 SPACES PROVIDED : 23 SPACES	
TOTAL GROSS FLOOR AREA (GFA):	13,330.5 M ² (145,686.5 SF)				
TOTAL GROSS LEASABLE AREA (GLA):	13,471.3 M ² (146,020.5 SF) (INCLUDING MEZZANINE)				
TOTAL PARKING PROVIDED:	618 SPACES (4,590/100 M ²)				
* INCLUDED IN THIS TOTAL :					
1 MOTORBIKE (SMALL VEHICLE SPACE AND 23 ACCESSIBLE SPACES (10 TYPE A AND 13 TYPE B))					
TOTAL PAVED PARKING AREA :	20,571.41 M ²				
TOTAL LANDSCAPED AREA :	4,597.59 M ² 22.35% (OF PAVED AREA)				
LOT COVERAGE (PHASE 1,2 & 3) :	13,265.7 M ² 55.25/68 M ² = 24.91%				
MAX. PERMITTED BUILDING HEIGHT :	21.0M				
	* BLDG. "H3" & BLDG. "L" APPROVED - FUTURE CONSTRUCTION				