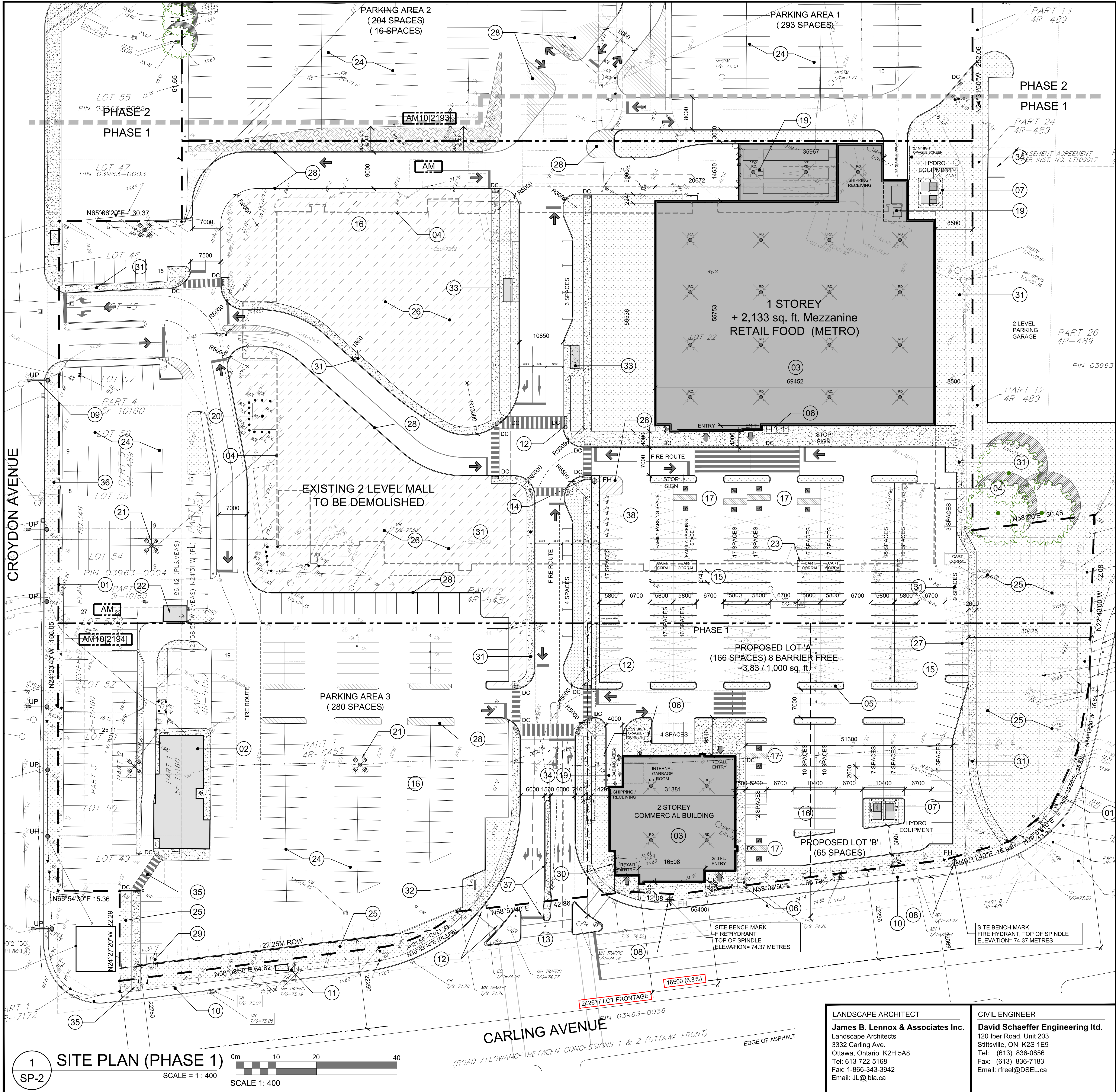




DRAWING NOTES

- PROPERTY LINE
- EXISTING COMMERCIAL BUILDING
- PROPOSED COMMERCIAL BUILDING
- EXISTING 2 LEVEL COMMERCIAL MALL TO BE REMOVED
- LANDSCAPE ISLAND WITH 150mm BARRIER CURB
- BICYCLE PARKING SPACES (0.6 x 1.8M) WITH RACK
- HYDRO EQUIPMENT
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE - SOME WITH LIGHTS
- EXISTING CONCRETE SIDEWALK WITH STREET CURB
- EXISTING BUS STOP
- TWIS TO BE LOCATED AND INSTALLED AS PER CITY REQUIREMENTS
- EXISTING CONTROLLED INTERSECTION TO REMAIN
- FIRE HYDRANT
- TENANT PARKING SPACE (2.735 X 5.8 M)
- STANDARD PARKING SPACE (2.6 X 5.2 M)
- BARRIER FREE PARKING SPACE
- DEPRESSED CURB AND WALK
- ENCLOSED GARBAGE / LOADING BAYS, CONCRETE FLOOR
- EXISTING BUILDING UTILITIES TO BE REMOVED
- EXISTING LIGHT STANDARD TO REMAIN
- EXISTING GARBAGE ENCLOSURE
- CART CORRAL
- EXISTING ASPHALT PARKING LOT TO REMAIN
- EXISTING ASPHALT PARKING LOT TO BE RE-GRADE AS REQUIRED. REPLACE WITH SOFT LANDSCAPING TILL FINAL PHASE IS DEVELOPED
- VACANT AREA LEFT OVER FROM MALL AND RE-GRADING, TO BE CLOSED OFF TILL NEXT PHASE
- REMOVE EX. UNDERGROUND UTILITIES, SEE CIVIL
- PAINTED ISLAND AND OR CURBS
- EXISTING COMMERCIAL SIGN TO REMAIN
- EXISTING COMMERCIAL SIGN TO BE REMOVED
- INTERN PEDESTRIAN PATHWAY
- PYLON SIGN WITH NEW LANDSCAPED ISLAND
- BUS STOP WITH CONCRETE PAD AS PER CITY DETAILS
- 2.1M HIGH OPAQUE SCREEN, SEE LANDSCAPE DWG.
- 2.1M WIDE PEDESTRIAN CONNECTION
- EXISTING PEDESTRIAN CONNECTION TO BE REMOVED
- ADJUST EXISTING MEDIAN
- ELECTRIC VEHICLE SPACE WITH CHARGING STATION
- FAMILY PARKING SPACE WITH SIGNAGE

SITE PLAN SYMBOLS

- BUILDING OUTLINE
- CONCRETE WALK
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- SERVICE DOOR / FIRE EXIT
- PROPERTY LINE
- CHANGE IN ZONING
- PARKING LOT LIGHTING
- BARRIER FREE PARKING SPACE AS PER PARKING BYLAW SECTION 3.1
- TYPE 'A' = 3.4M X 5.2M
- TYPE 'B' = 2.4M X 5.2M
- ACCESS AISLE = 1.5M WIDE
- BUILDING ROOF DRAINS

PROJECT DEVELOPER

RioCan
Real Estate Investment Trust
2300 Yonge Street, Suite 500,
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Fax: 416-866-3020
E-Mail: Ctruong@riocan.com

LEGAL DESCRIPTION

TOPOGRAPHIC PLAN of
LOTS 45, 46, 50 TO 57 INCLUSIVE AND PART
OF LOT 48
REGISTERED PLAN NO. 348 AND PART OF LOT
48, REGISTERED PLAN NO. 311 AND
PART OF LOTS 22 & 23
CONCESSION 1 (OTTAWA FRONT)
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
CITY OF OTTAWA

URBAN PLANNER

FoTenn Consultants Inc.
223 McLeod Street
Ottawa, ON Canada, K2P 0Z8
Tel: (613) 730-5709
Fax: (613) 730-1136
E-Mail: morris@fotenn.com

PROJECT INFORMATION

ZONING AM10(2193) - AM10(2194) - AM
SITE AREA 65,502 sq. m. (705,057 sq. ft.)
BUILDING HEIGHT VARIES WITH MAXIMUM 30.0 M

PROJECT STATISTICS

BUILDING HEIGHT	11.5 M
BUILDING FRONTAGE	12.4%
LOADING SPACE - COMMERCIAL RETAIL FOOD	2
LOADING SPACE - COMMERCIAL RETAIL / OFFICE	1
GLAZING ALONG THE FRONTAGE	52%
CARLING AVENUE FRONTAGE	242.677 M
RICHMOND ROAD FRONTAGE	226.786 M

GROSS BUILDING - AREAS

(CITY OF OTTAWA'S DEFINITION)

EXISTING AREAS

MALL - LEASABLE RETAIL	23,203.7 sq. m. (248,762 sq. ft.)
MALL - OFFICE	2,566.5 sq. m. (27,626 sq. ft.)
BLDG. 3 - WENDY'S	339.7 sq. m. (3,657 sq. ft.)
BLDG. 4 - PIZZA PIZZA	325.2 sq. m. (3,500 sq. ft.)
TOTAL AREA	26,435.1 sq. m. (284,545 sq. ft.)

PROPOSED AREAS

BLDG. 1 - METRO COMMERCIAL FOOD	2,630.0 sq. m. (28,310 sq. ft.)
BLDG. 2 - GROUND FL. COMMERCIAL RETAIL	753.0 sq. m. (8,105 sq. ft.)
BLDG. 2 - SECOND FL. COMMERCIAL OFFICE	809.7 sq. m. (8,718 sq. ft.)
BLDG. 3 - EXISTING WENDY'S	339.7 sq. m. (3,657 sq. ft.)
BLDG. 4 - PIZZA PIZZA	325.2 sq. m. (3,500 sq. ft.)
TOTAL AREA	4,857.6 sq. m. (52,287 sq. ft.)

GROSS LEASABLE FLOOR AREA

(CITY OF OTTAWA'S DEFINITION)

PROPOSED AREAS

BLDG. 1 - METRO COMMERCIAL FOOD	3,137.3 sq. m. (33,770 sq. ft.)
BLDG. 2 - GROUND FL. COMMERCIAL RETAIL	791.5 sq. m. (8,520 sq. ft.)
BLDG. 2 - SECOND FL. COMMERCIAL OFFICE	789.9 sq. m. (8,600 sq. ft.)
BLDG. 3 - EXISTING WENDY'S	339.7 sq. m. (3,657 sq. ft.)
BLDG. 4 - PIZZA PIZZA	325.2 sq. m. (3,500 sq. ft.)
TOTAL AREA	5,392.6 sq. m. (58,045 sq. ft.)

LOT COVERAGE

PAVED SURFACE =	50,583 sq. m.	77.23%
BUILDING FOOTPRINT =	5,903 sq. m.	9.01%
LANDSCAPE OPEN SPACE =	9,016 sq. m.	13.76%
TOTAL =	65,502 sq. m.	100.0%

PARKING LOT LANDSCAPE AREA

PARKING LOT AREA =	51,546 sq. m.
15% REQUIRED LANDSCAPE AREA =	7,732 sq. m.
LANDSCAPE AREA PROVIDED =	7,820 sq. m.

CAR PARKING - EXISTING SITE

EXISTING TOTAL ON SITE (June 2018)	1,157
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CAR PARKING - TOTAL SITE

REQUIRED BY ZONING BY-LAW

METRO	2,630.0 sq. m. (28,310 sq. ft.)	- AREA 'Z' NOT REQUIRED	0
RETAIL - RECALL	753.0 sq. m. (8,105 sq. ft.)	- AREA 'Z' NOT REQUIRED	0
OFFICE	809.7 sq. m. (8,718 sq. ft.)	- AREA 'Z' NOT REQUIRED	0
WENDY'S	339.7 sq. m. (3,657 sq. ft.)	- AREA 'Z' NOT REQUIRED	0
PIZZA PIZZA	325.2 sq. m. (3,500 sq. ft.)	- AREA 'Z' NOT REQUIRED	0
TOTAL	0		0

MAXIMUM PARKING - AREA B, SCHEDULE 1

SHOPPING CENTER	8,857.6 sq. m. (95,287 sq. ft.)	-3.8 PER 100m ² OF G.F.A.	175
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PROVIDED

EXISTING AREA '1'	220
EXISTING AREA '2'	293
EXISTING AREA '3'	278
PROPOSED LOT 'A'	180
PROPOSED LOT 'B'	65
PROPOSED LOT 'C' - CLOSED OFF	0
PROPOSED LOT 'D' - CLOSED OFF	0
TOTAL	1,031

BICYCLE PARKING

REQUIRED

METRO	2,630.0 sq. m. (28,310 sq. ft.)	- 1.0 PER 500m ² OF G.F.A.	13
RETAIL - RECALL	753.0 sq. m. (8,105 sq. ft.)	- 1.0 PER 500m ² OF G.F.A.	2
OFFICE	809.7 sq. m. (8,718 sq. ft.)	- 1.0 PER 500m ² OF G.F.A.	2
WENDY'S	339.7 sq. m. (3,657 sq. ft.)	- 1.0 PER 500m ² OF G.F.A.	1
PIZZA PIZZA	325.2 sq. m. (3,500 sq. ft.)	- 1.0 PER 500m ² OF G.F.A.	1
TOTAL	19		

PROVIDED

METRO	10
RETAIL - RECALL	4
OFFICE	4
WENDY'S	4
PIZZA PIZZA	4
TOTAL	22

REVISIONS:

No.	DESCRIPTION	DATE
1	REVISED AS PER SPC 4th ROUND COMMENTS	Oct. 24, 19
2	REVISED AS PER SPC 3rd ROUND COMMENTS	Sept. 25, 19
3	ISSUED FOR PERMIT (MALL ALTERATION)	Sept. 6, 19
4	ISSUED FOR MINOR VARIANCE	Aug. 23, 19
5	REVISED PARKING LOTS	Aug. 22, 19
6	ISSUED FOR PERMIT (BLDG B)	July 26, 19
7	REVISED AS PER SPC 1st ROUND COMMENTS	July 8, 19
8	REVISED AS PER SPC 1st ROUND COMMENTS	May 31, 19
9	ISSUED FOR SITE PLAN CONTROL	Dec. 19, 18
10	ISSUED TO CONSULTANTS	Sept. 7, 18

ARCHITECT SEAL:

OTARIO ASSOCIATION OF ARCHITECTS
Roderick Lahey
Licence # 4275
Seal Date: Stamp Date

CLIENT:

RIO CAN

ARCHITECT:

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roderick lahey architect inc.
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t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:

LINCOLN FIELDS
2525 CARLING AVENUE

OTTAWA

ONTARIO

SHEET TITLE:

SITE PLAN
PHASE #1

DRAWN:

RV

CHECKED:

RV

SCALE:

1:400

SHEET No.

SP-2

PROJECT No.

1803