



- KEY PLAN**  
NTS
- GENERAL NOTES :**
- DEPRESSED CONCRETE CURB FLUSH WITH ASPHALT
  - DEPRESSED CONCRETE CURB AND RAMP MAX. 1 TO 10 SLOPE WITH MIN. 0.61 M TACTILE WARNING SURFACE
  - CONCRETE SIDEWALK
  - CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR REFER TO ARCH. DWGS. FOR EXTENT
  - SIAMSE CONNECTION
  - RETAINING WALL WITH GUARD RAIL
  - TEMPORARY ASPHALT CURB
  - CONCRETE CURB
  - CONCRETE CROSSWALK
  - BIKE RACKS
  - PLANTERS REFER TO LANDSCAPE DWG
  - HEAVY DUTY CONCRETE PAVING
  - ACCESSIBLE PARKING SPACE AND SIGN (TYP.)
  - TRAFFIC ARROWS
  - STOP BAR
  - FIRE LANE MARKING SIGN AS CITY'S LATEST BYLAW
  - PROPANE STATION
  - RAILINGS/STAIRS WITH TACTILE WARNING SURFACE
  - CONCRETE ISLAND
  - DO NOT ENTER SIGN
  - STOP SIGN (RA-1)
  - COMMUNITY MAIL BOX
  - PAINTED ISLAND
  - NO EXIT SIGN
  - LANDSCAPED ISLAND (TYP.) AS SHOWN
  - ILLUMINATED THANKS /DO NOT ENTER SIGN
  - CONCRETE TRASH COMPACTOR/ENCLOSURE PAD
  - TRANSFORMER PAD/SWITCH BOARD REFER TO ELEC DWG
  - RETAINING WALL REFER TO ARCHITECTURAL DWG
  - SCREEN WALL
  - ENTRANCES AS PER STD DWG SC7.1
  - 115mm SINGLE SOLID YELLOW LINE AS PER MUNICIPAL STANDARDS

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

**TRINITY**

No.	REVISIONS	WORK	DATE	PREPARED	DATE	BY
12	REVISED AS PER CITY'S COMMENTS		JULY 22, 2016	PC		
11	REQUESTED FOR SITE PLAN APPROVAL		MAY 17, 2016	DR		
10	UPDATED ACCESS ON OGILVIE ROAD		MAY 11, 2016	DR		
9	UPDATED BLANK PLACE		MAY 10, 2016	DR		
8	UPDATED ROAD DESIGN		APR. 29, 2016	DR		
7	UPDATED BLDG B AREA		APR. 19, 2016	DR		
6	REVISED BLDG B PARKING		APR. 14, 2016	DR		
5	REQUESTED FOR SITE PLAN APPROVAL		APR. 11, 2016	DR		
4	REVISED FOR SITE PLAN APPROVAL		FEB. 09, 2016	DR		
3	REQUESTED FOR SITE PLAN APPROVAL		OCT. 29, 2015	DR		
2	REQUESTED FOR SITE PLAN APPROVAL		SEP. 14, 2015	DR		
1	REVISED AS PER CITY'S 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.

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.

SITE STATISTICS		PHASE 1 (BLOCK A)	
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
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
ROAD WIDENING AREA PART 3:	2,610.51 SF (298.73 SM) 0.07 ACRE	RETAIL AREA (GFA):	42,711 SF (3,966.7 SM)
DAY LIGHT TRIANGLES PART 3 & 4:	269 SF (25 SM) 0.01 ACRE	RETAIL AREA (GLA):	41,515 SF (3,855.6 SM)
PROPOSED PARKLAND DEDICATION PARCEL FROM 2012 OGILVIE ROAD:	3,088.27 SF (286.9 SM) 0.07 ACRE	TOTAL PARKING REQUIRED (GLA):	139 CARS (3,341,000 SF-3,691,000 SM)
TOTAL NET SITE AREA:	835,320.7 SF (77,601.28 SM) 19.17 ACRES	TOTAL PARKING PROVIDED:	174 CARS (4,181,000 SF-4,511,000 SM)
TOTAL BUILDING AREA (GFA):	207,334 SF (19,261.3 SM) 24.73 %	TOTAL PAVED AREA:	127,507.67 SF (11,845.27 SM)
TOTAL BUILDING AREA (GLA):	204,004 SF (18,947.9 SM)	TOTAL LANDSCAPED AREA:	47,502.69 SF (4,413 SM) 37.25%
TOTAL PARKING REQUIRED:	683 CARS (3,341,000 SF-3,691,000 SM)	TOTAL BIKE SPACES REQUIRED:	8 SPACES (1,950 SM OF GFA)
TOTAL PARKING PROVIDED:	947 CARS (4,641,000 SF-5,001,000 SM)	TOTAL BIKE SPACES PROVIDED:	10 SPACES (1,988 SM OF GFA)
INCLUDING ON-STREET PARKING:	960 CARS (4,711,000 SF-5,071,000 SM)	TOTAL NUMBER OF LOADING SPACES PROVIDED:	2 SPACES
TOTAL PAVED AREA:	517,661.12 SF (48,089.46 SM)	LOT COVERAGE:	19.84 %
TOTAL LANDSCAPED AREA:	114,427.55 SF (10,630.32 SM) 22.11%	PHASE 2 (BLOCK B)	
TOTAL BIKE SPACES REQUIRED:	39 SPACES (1,950 SM OF GFA)	BLOCK AREA:	657,080.18 SF (61,042.75 SM) 15.08 ACRES
TOTAL BIKE SPACES PROVIDED:	41 SPACES (1,470 SM OF GFA)	PHASE 2 AREA:	621,566.31 SF (57,743.51 SM) 14.27 ACRES
TOTAL PARKING REQUIRED:	2.6M X 5.2M AND 2.75M X 5.8M AND 2.74M X 5.49M AND 3.05M X 6.10M	TOTAL BUILDING AREA (GFA):	164,488 SF (15,282 SM)
TOTAL PARKING PROVIDED:	6 SPACES	GAS BAR STORAGE /STRUCTURE AREA:	135 SF (12.6 SM)
		TOTAL BUILDING AREA (GLA):	164,623 SF (15,294 SM) 28.46%
		TOTAL BIKE SPACES REQUIRED:	8 SPACES (1,950 SM OF GFA)
		TOTAL BIKE SPACES PROVIDED:	31 SPACES (1,950 SM OF GFA)
		TOTAL NUMBER OF LOADING SPACES PROVIDED:	4 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 1 & 2**

SCALE: 1:500

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

**PETROFF PARTNERSHIP ARCHITECTS**

**PETROFF**

260 TOWN CENTRE BLVD. SUITE 300  
MARGHAM ONTARIO CANADA L3R 8H8  
TEL. 905-470-7000 FAX 905-470-2500

**ONTARIO ASSOCIATION OF ARCHITECTS**

MICHAELA WENEER  
LICENCE 3658

DRAWN BY:	DR/PC	PROJECT No.:	13151
CHECKED BY:	MW	DATE:	AUGUST 28, 2013
ISSUED:	JULY 22, 2016	DWG. No.:	SA-001