



- 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

REVISIONS				
No.	REVISIONS	MAK. WHO. ALL. OPENS. PREVIOUS FILE DATE	DATE	BY
11	ISSUED FOR SITE PLAN APPROVAL		MAY 17, 2016	DR
10	UPDATED ACCESS ON OGLIVIE 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. 19, 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. 28, 2015	DR
2	REVISED 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. 19, 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		
TOTAL SITE AREA:	845,890.59 SF (78,583.23 SM) 19.41 ACRES	PHASE 1 (BLOCK A)
ROAD WIDENING AREA PART 5:	3,997.02 SF (371.32 SM) 0.09 ACRE	BLOCK AREA:
ROAD WIDENING AREA PART 3:	2,810.51 SF (266.73 SM) 0.07 ACRE	PHASE 1 AREA:
DAY LIGHT TRIANGLES PART 3 & 4:	269 SF (25 SM) 0.01 ACRE	RETAIL AREA (GFA):
PROPOSED PARKLAND DEDICATION	3,088.27 SF (286.9 SM) 0.07 ACRE	RETAIL AREA (GLA):
PARCEL FROM 2012 OGLIVIE ROAD:	3,088.27 SF (286.9 SM) 0.07 ACRE	TOTAL PARKING REQUIRED (GLA):
TOTAL NET SITE AREA:	835,320.7 SF (77,601.28 SM) 19.17 ACRES	TOTAL PARKING PROVIDED:
TOTAL PAVED AREA:	960 CARS (4,711,000 SF-5,071,000 SM)	TOTAL PAVED AREA:
TOTAL LANDSCAPED AREA:	114,427.55 SF (10,630.32 SM) 22.11%	TOTAL BUILDING AREA (GFA):
TOTAL BIKE SPACES REQUIRED:	39 SPACES (1/500 SM OF GFA)	TOTAL BIKE SPACES PROVIDED:
TOTAL BIKE SPACES PROVIDED:	41 SPACES (1/470 SM OF GFA)	TOTAL NUMBER OF LOADING SPACES PROVIDED:
TOTAL BUILDING AREA (GFA):	207,334 SF (19,261.3 SM) 24.73 %	LOT COVERAGE:
TOTAL BUILDING AREA (GLA):	204,004 SF (18,947.6 SM)	
TOTAL PARKING REQUIRED:	683 CARS (3,347,000 SF-3,601,000 SM)	PHASE 2 (BLOCK B)
TOTAL PARKING PROVIDED:	947 CARS (4,647,000 SF-5,000,100 SM)	BLOCK AREA:
TOTAL PARKING PROVIDED INCLUDING ON-STREET PARKING:	960 CARS (4,711,000 SF-5,071,000 SM)	PHASE 2 AREA:
TOTAL PAVED AREA:	517,861.12 SF (48,089.46 SM)	TOTAL BUILDING AREA (GFA):
TOTAL LANDSCAPED AREA:	114,427.55 SF (10,630.32 SM) 22.11%	TOTAL BIKE SPACES REQUIRED:
TOTAL BIKE SPACES REQUIRED:	39 SPACES (1/500 SM OF GFA)	TOTAL BIKE SPACES PROVIDED:
TOTAL BIKE SPACES PROVIDED:	41 SPACES (1/470 SM OF GFA)	TOTAL NUMBER OF LOADING SPACES PROVIDED:
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 OGLIVIE ROAD - GLOUCESTER
OTTAWA, ON

PETROFF PARTNERSHIP ARCHITECTS
PETROFF

ONITWING ASSOCIATION
OF ARCHITECTS
MICHAELA WEINER
LICENSE
3636

260 TOWN CENTRE BLVD. SUITE 300
MARKHAM ONTARIO CANADA L3R 8H8
TEL. 905.470.7000 FAX. 905.470.2500

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