



- KEY PLAN**
NTS
- GENERAL NOTES :**
- DEPRESSED CONCRETE CURB FLUSH WITH ASPHALT
 - DEPRESSED CONCRETE CURB AND RAMP MAX. 1.1 TO 1.0 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
 - SIAMESE 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 REF
 - 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	MAK	VOID	ALL	OPENS	PREVIOUS	DATE	BY
11	ISSUED FOR SITE PLAN APPROVAL						MAY 17, 2016	DR
10	UPDATED ACCESS ON OGLIVIE ROAD						MAY 11, 2016	DR
9	UPDATED BLUR 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	ISSUED FOR SITE PLAN APPROVAL						APR 11, 2016	DR
4	REVISED AS PER CITY COMMENTS						FEB 09, 2016	DR
3	ISSUED FOR SITE PLAN APPROVAL						OCT 26, 2015	DR
2	REVISED AS PER CITY COMMENTS						SEP 14, 2015	DR
1	ISSUED FOR SITE PLAN APPROVAL						AUG 31, 2015	DR
A	ISSUED FOR SITE PLAN APPROVAL						AUG 19, 2015	DR

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SITE PLAN - PHASE 1 & 2

SCALE: 1:500

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

PETROFF PARTNERSHIP ARCHITECTS

PETROFF

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

ONTARIO ASSOCIATION OF ARCHITECTS

MICHAELA WEINER
LICENSE 3636

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

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:	217,302.36 SF (20,205.97 SM) 4.99 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)
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	3,088.27 SF (286.9 SM) 0.07 ACRE	TOTAL PARKING REQUIRED (GLA):	139 CARS (3.34/1000 SF-3.60/100 SM)
PARCEL FROM 2012 OGLIVIE 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 NET SITE AREA:	835,320.7 SF (77,601.28 SM) 19.17 ACRES	TOTAL PAVED AREA:	127,507.67 SF (11,845.27 SM)
TOTAL BUILDING AREA (GFA):	207,334 SF (19,261.3 SM) 24.73 %	TOTAL LANDSCAPED AREA:	47,592.89 SF (4,413 SM) 9.25%
TOTAL BUILDING AREA (GLA):	204,004 SF (18,947.6 SM)	TOTAL BIKE SPACES REQUIRED:	8 SPACES (1/500 SM OF GFA)
TOTAL PARKING REQUIRED:	683 CARS (3.34/1000 SF-3.60/100 SM)	TOTAL BIKE SPACES PROVIDED:	10 SPACES (1/388 SM OF GFA)
TOTAL PARKING PROVIDED:	947 CARS (4.84/1000 SF-5.00/100 SM)	TOTAL NUMBER OF LOADING SPACES PROVIDED:	2 SPACES
TOTAL PARKING PROVIDED INCLUDING ON-STREET PARKING	960 CARS (4.71/1000 SF-5.07/100 SM)	LOT COVERAGE:	19.54 %
TOTAL PAVED AREA:	517,661.12 SF (48,089.46 SM)	PHASE 2 (BLOCK B)	
TOTAL LANDSCAPED AREA:	114,427.55 SF (10,630.32 SM) 22.11%	BLOCK AREA:	654,015.01 SF (60,757.99 SM) 15.02 ACRES
TOTAL BIKE SPACES REQUIRED:	39 SPACES (1/500 SM OF GFA)	PHASE 2 AREA:	621,596.31 SF (57,743.51 SM) 14.27 ACRES
TOTAL BIKE SPACES PROVIDED:	41 SPACES (1/470 SM OF GFA)	TOTAL BUILDING AREA (GFA):	164,498 SF (15,292 SM)
PARKING SIZE REQUIRED:	2.8M X 5.2M AND 2.75M X 5.8M AND 2.74M X 5.49M	GAS BAR STORAGE /STRUCTURE AREA:	135 SF (12.6 SM)
PARKING SIZE PROVIDED:	2.8M X 5.2M AND 2.75M X 5.8M AND 2.74M X 5.49M AND 3.05M X 6.10M	TOTAL BUILDING AREA (GLA):	164,823 SF (15,294 SM) 26.49%
TOTAL NUMBER OF LOADING SPACES PROVIDED:	6 SPACES	TOTAL BUILDING AREA (GLA):	162,449 SF (15,092 SM)
		TOTAL PARKING REQUIRED (GLA):	544 CARS (3.34/1000 SF-3.60/100 SM)
		COSTCO PARKING:	773 CARS (4.76/1000 SF-5.12/100 SM)
		ON-STREET PARKING:	13 CARS
		TOTAL COSTCO PARKING:	786 CARS (4.84/1000 SF-5.21/100 SM)
		TOTAL PAVED AREA:	390,153.45 SF (36,249.59 SM)
		TOTAL LANDSCAPED AREA:	63,636.59 SF (5,930.42 SM) 16.36%
		TOTAL BIKE SPACES REQUIRED:	31 SPACES (1/500 SM OF GFA)
		TOTAL BIKE SPACES PROVIDED:	31 SPACES (1/500 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