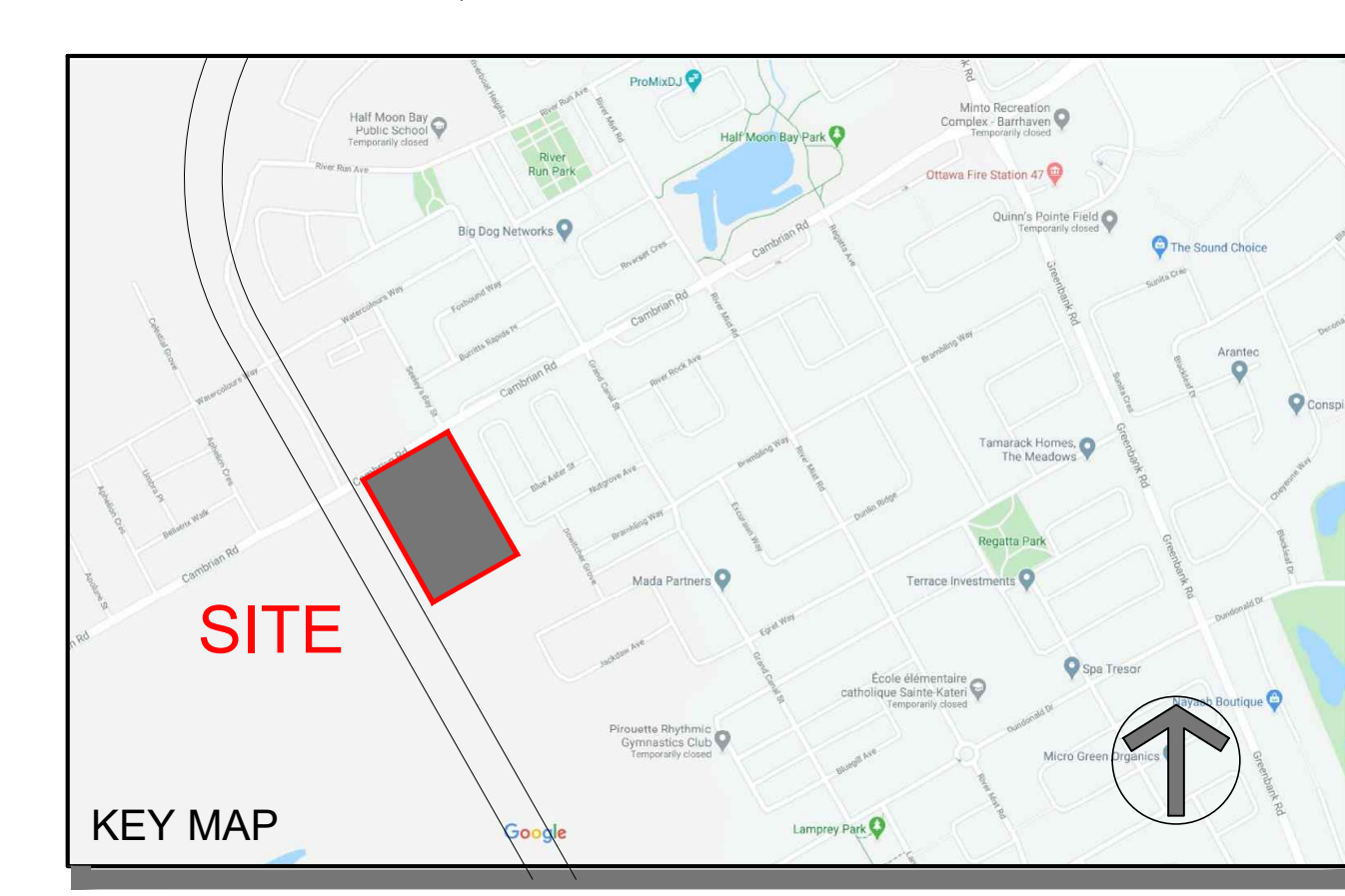
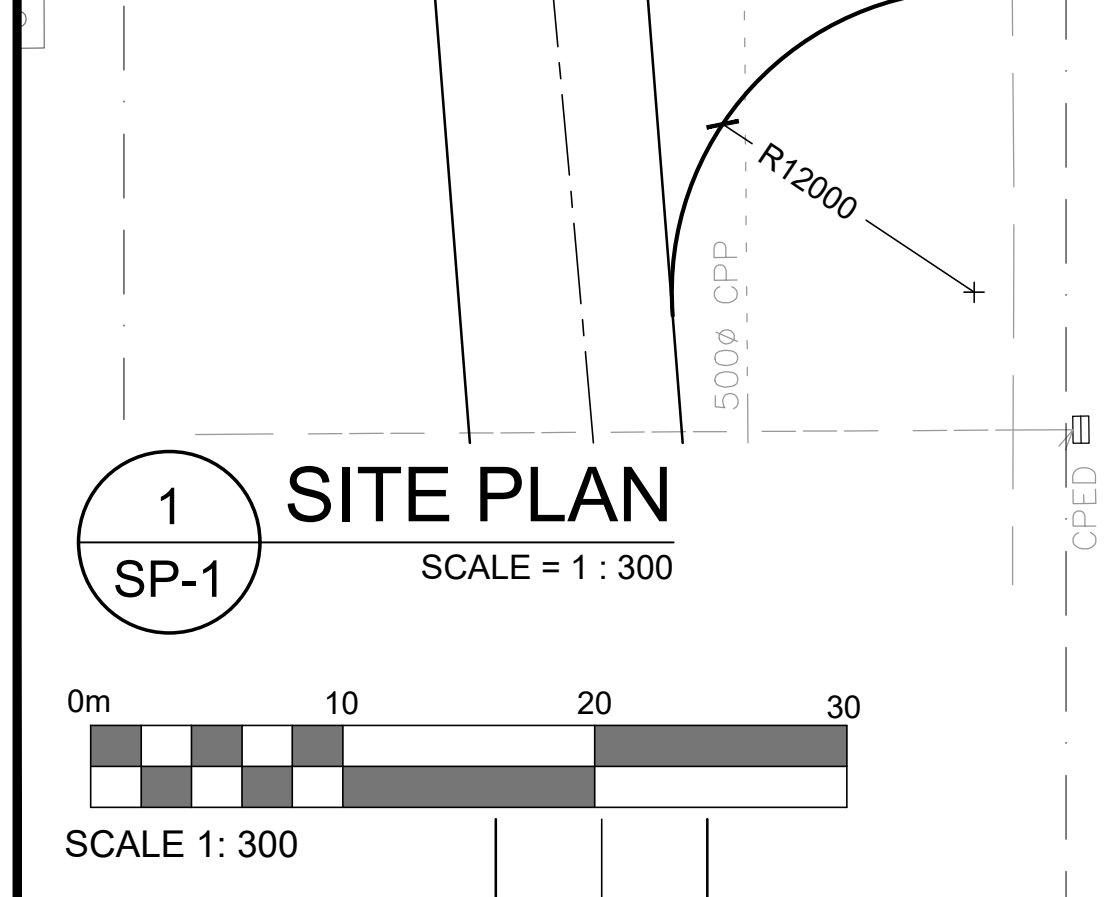
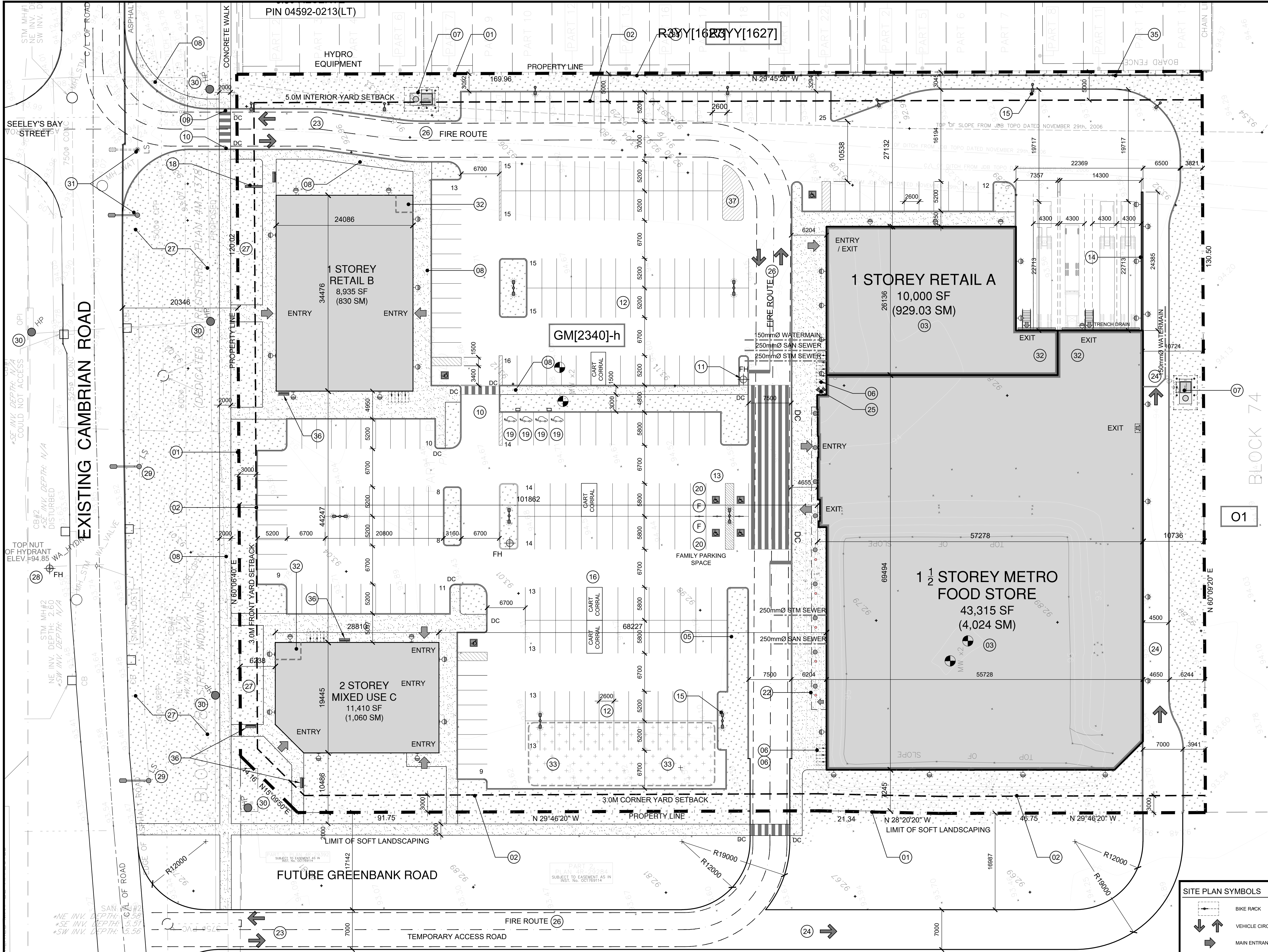




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PROJECT INFORMATION

ZONING	GM[2340]-h
SITE AREA	22,063.0 sq. m. (237,404 sq. ft.)
BUILDING HEIGHT	6 Storeys or 24.0 M
FRONT YARD SETBACK	3.0 M
CORNER YARD SETBACK	3.0 M
INTERIOR YARD SETBACK	5.0 M
REAR YARD SETBACK	0.0 M
LANDSCAPE BUFFER AROUND A PARKING LOT	3.0 M
LOADING SPACE - METRO	1
LOADING SPACE - RETAIL 'A'	0
PARKING - FOOD STORE	99
PARKING - RETAIL	24

GROSS BUILDING - AREAS	
GFA - CITY OF OTTAWA'S DEFINITION	2,921.3 sq. m. (31,445 sq. ft.)
RETAIL FOOD - METRO	4,024.0 sq. m. (43,315 sq. ft.)
RETAIL STORE 'A' (ESTIMATE)	696.8 sq. m. (7,500 sq. ft.)
RETAIL STORE 'B' (ESTIMATE)	622.5 sq. m. (6,700 sq. ft.)
MIXED USE 'C' (ESTIMATE)	795.0 sq. m. (8,567 sq. ft.)
TOTAL AREA	5,035.1 sq. m. (54,197 sq. ft.)

GFA - BUILDING FOOTPRINT	4,024.0 sq. m. (43,315 sq. ft.)
RETAIL FOOD - METRO	4,024.0 sq. m. (43,315 sq. ft.)
RETAIL STORE 'A'	929.0 sq. m. (10,000 sq. ft.)
RETAIL STORE 'B'	830.0 sq. m. (8,935 sq. ft.)
MIXED USE 'C'	2 x 530.0 sq. m. 2 x 5,700 sq. ft. (11,410 sq. ft.)
TOTAL AREA	6,843.0 sq. m. (73,650 sq. ft.)

CAR PARKING		
REQUIRED		
METRO - RETAIL FOOD	-3.4 PER 100 m ² OF GFA	99
RETAIL - BLDG 'A'	-3.4 PER 100 m ² OF GFA	24
RESTAURANT - BLDG 'B'	-3.4 PER 100 m ² OF GFA	21
1st FL. RETAIL - BLDG 'C'	-3.4 PER 100 m ² OF GFA	13
2nd FL. OFFICE - BLDG 'C'	-3.4 PER 100 m ² OF GFA	14
TOTAL		171
PROVIDED		
METRO - RETAIL FOOD	-4.15 PER 1,000 m ² OF FOOTPRINT AREA	190
RETAIL - BLDG 'A'		30
RETAIL - BLDG 'B'		25
1st FL. RETAIL - BLDG 'C'		15
2nd FL. OFFICE - BLDG 'C'		15
TOTAL		275

BICYCLE PARKING		
REQUIRED		
COMMERCIAL RETAIL	-1.0 PER 250m ² OF G.F.A.	20
PROVIDED		
COMMERCIAL RETAIL	-2,000m ² & OVER OF G.F.A.	2
COMMERCIAL CAFE	-0m ² TO 350m ² OF G.F.A.	1
TOTAL		3

LOT COVERAGE		
PAVED SURFACE =	10,464.1 sq. m.	47.4%
BUILDING FOOTPRINT =	6,281.0 sq. m.	28.5%
LANDSCAPE OPEN SPACE =	5,317.9 sq. m.	24.1%
TOTAL	22,063.0 sq. m.	100.0%

DRAWING NOTES	
1	PROPERTY LINE
2	BUILDING SETBACK LINE
3	PROPOSED COMMERCIAL BUILDING
4	FUTURE DEVELOPMENT AREA
5	LANDSCAPE ISLAND WITH 150mm BARRIER CURB
6	BICYCLE PARKING SPACES (0.6 x 1.8M) WITH RACK
7	HYDRO EQUIPMENT
8	CONCRETE SIDEWALK, WIDTH AS NOTED
9	TWIS TO BE LOCATED AND INSTALLED AS PER CITY REQUIREMENTS
10	PEDESTRIAN CROSS WALK WITH DEPRESSION CURBS
11	FIRE HYDRANT
12	STANDARD PARKING SPACE (2.6 x 5.2 M)
13	BARRIER FREE PARKING SPACE
14	DROPPED GARBAGE / LOADING BAYS WITH SCREEN WALL
15	LIGHT STANDARD - LOCATION TO BE CONFIRMED
16	CART CORRAL
17	PAINTED ISLAND AND OR CURBS
18	PYLON SIGN
19	ELECTRIC VEHICLE SPACE WITH CHARGING STATION AND SIGNAGE
20	FAMILY PARKING SPACE WITH SIGNAGE
21	WATER STORAGE TANK, SEE CIVIL
22	BUILDING CANOPY
23	2 WAY ACCESS DRIVEWAY / ROAD
24	1 WAY ACCESS DRIVEWAY / ROAD
25	SIAMSE CONNECTION
26	FIRE ROUTE
27	SOFT LANDSCAPING
28	EXISTING FIRE HYDRANT
29	EXISTING LIGHT STANDARD
30	EXISTING HYDRO POLE
31	RELOCATE EXISTING LIGHT STANDARD
32	INTERNAL GARBAGE / RECYCLING AREA
33	TEMPORARY SNOW STORAGE AREA
34	MOUNTABLE CURB WITH CONCRETE TRUCK APRON
35	3.0m HT. SOUND BARRIER FENCE
36	BENCH
37	PAINTED ISLAND

SITE PLAN SYMBOLS	
BIKE RACK	
VEHICLE CIRCULATION	
MAIN ENTRANCE	
SERVICE DOOR / FIRE EXIT	
PROPERTY LINE	
ZONING SETBACKS	
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	
ELECTRIC VEHICLE CHARGING STATION PARKING SPACE, WITH SIGNAGE AND PAINTED DECALS	
FAMILY VEHICLE PARKING SPACE, WITH SIGNAGE AND PAINTED DECALS	
BUILDING ROOF DRAINS	
POT LIGHT UNDER CANOPY	
EXTERIOR WALL LIGHT	
TEMPORARY SNOW STORAGE	

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PROJECT INFORMATION

ZONING	GM[2340]-h
SITE AREA	22,063.0 sq. m. (237,404 sq. ft.)
BUILDING HEIGHT	6 Storeys or 24.0 M
FRONT YARD SETBACK	3.0 M
CORNER YARD SETBACK	3.0 M
INTERIOR YARD SETBACK	5.0 M
REAR YARD SETBACK	0.0 M
LANDSCAPE BUFFER AROUND A PARKING LOT	3.0 M
LOADING SPACE - METRO	1
LOADING SPACE - RETAIL 'A'	0
PARKING - FOOD STORE	99
PARKING - RETAIL	24

GROSS BUILDING - AREAS	
GFA - CITY OF OTTAWA'S DEFINITION	2,921.3 sq. m. (31,445 sq. ft.)
RETAIL FOOD - METRO	4,024.0 sq. m. (43,315 sq. ft.)
RETAIL STORE 'A' (ESTIMATE)	696.8 sq. m. (7,500 sq. ft.)
RETAIL STORE 'B' (ESTIMATE)	622.5 sq. m. (6,700 sq. ft.)
MIXED USE 'C' (ESTIMATE)	795.0 sq. m. (8,567 sq. ft.)
TOTAL AREA	5,035.1 sq. m. (54,197 sq. ft.)

GFA - BUILDING FOOTPRINT	4,024.0 sq. m. (43,315 sq. ft.)
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RETAIL STORE 'A'	929.0 sq. m. (10,000 sq. ft.)
RETAIL STORE 'B'	830.0 sq. m. (8,935 sq. ft.)
MIXED USE 'C'	2 x 530.0 sq. m. 2 x 5,700 sq. ft. (11,410 sq. ft.)
TOTAL AREA	6,843.0 sq. m. (73,650 sq. ft.)

CAR PARKING		
REQUIRED		
METRO - RETAIL FOOD	-3.4 PER 100 m ² OF GFA	99
RETAIL - BLDG 'A'	-3.4 PER 100 m ² OF GFA	24
RESTAURANT - BLDG 'B'	-3.4 PER 100 m ² OF GFA	21
1st FL. RETAIL - BLDG 'C'	-3.4 PER 100 m ² OF GFA	13
2nd FL. OFFICE - BLDG 'C'	-3.4 PER 100 m ² OF GFA	14
TOTAL		171
PROVIDED		
METRO - RETAIL FOOD	-4.15 PER 1,000 m ² OF FOOTPRINT AREA	190
RETAIL - BLDG 'A'		30
RETAIL - BLDG 'B'		25
1st FL. RETAIL - BLDG 'C'		15
2nd FL. OFFICE - BLDG 'C'		15
TOTAL		275

BICYCLE PARKING		
REQUIRED		
COMMERCIAL RETAIL	-1.0 PER 250m ² OF G.F.A.	20
PROVIDED		
COMMERCIAL RETAIL	-2,000m ² & OVER OF G.F.A.	2
COMMERCIAL CAFE	-0m ² TO 350m ² OF G.F.A.	1
TOTAL		3

LOT COVERAGE		
PAVED SURFACE =	10,464.1 sq. m.	47.4%
BUILDING FOOTPRINT =	6,281.0 sq. m.	28.5%
LANDSCAPE OPEN SPACE =	5,317.9 sq. m.	24.1%
TOTAL	22,063.0 sq. m.	100.0%

DRAWING NOTES	
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2	BUILDING SETBACK LINE
3	PROPOSED COMMERCIAL BUILDING
4	FUTURE DEVELOPMENT AREA
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SITE PLAN SYMBOLS	
BIKE RACK	
VEHICLE CIRCULATION	
MAIN ENTRANCE	
SERVICE DOOR / FIRE EXIT	
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ZONING SETBACKS	
PARKING LOT LIGHTING	
BARRIER FREE PARKING SPACE AS PER PARKING BYLAW SECTION 3.1	
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TOTAL		275

BICYCLE PARKING		
REQUIRED		
COMMERCIAL RETAIL	-1.0 PER 250m ² OF G.F.A.	20
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COMMERCIAL RETAIL	-2,000m ² & OVER OF G.F.A.	2
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SITE PLAN SYMBOLS	
BIKE RACK	
VEHICLE CIRCULATION	
MAIN ENTRANCE	
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