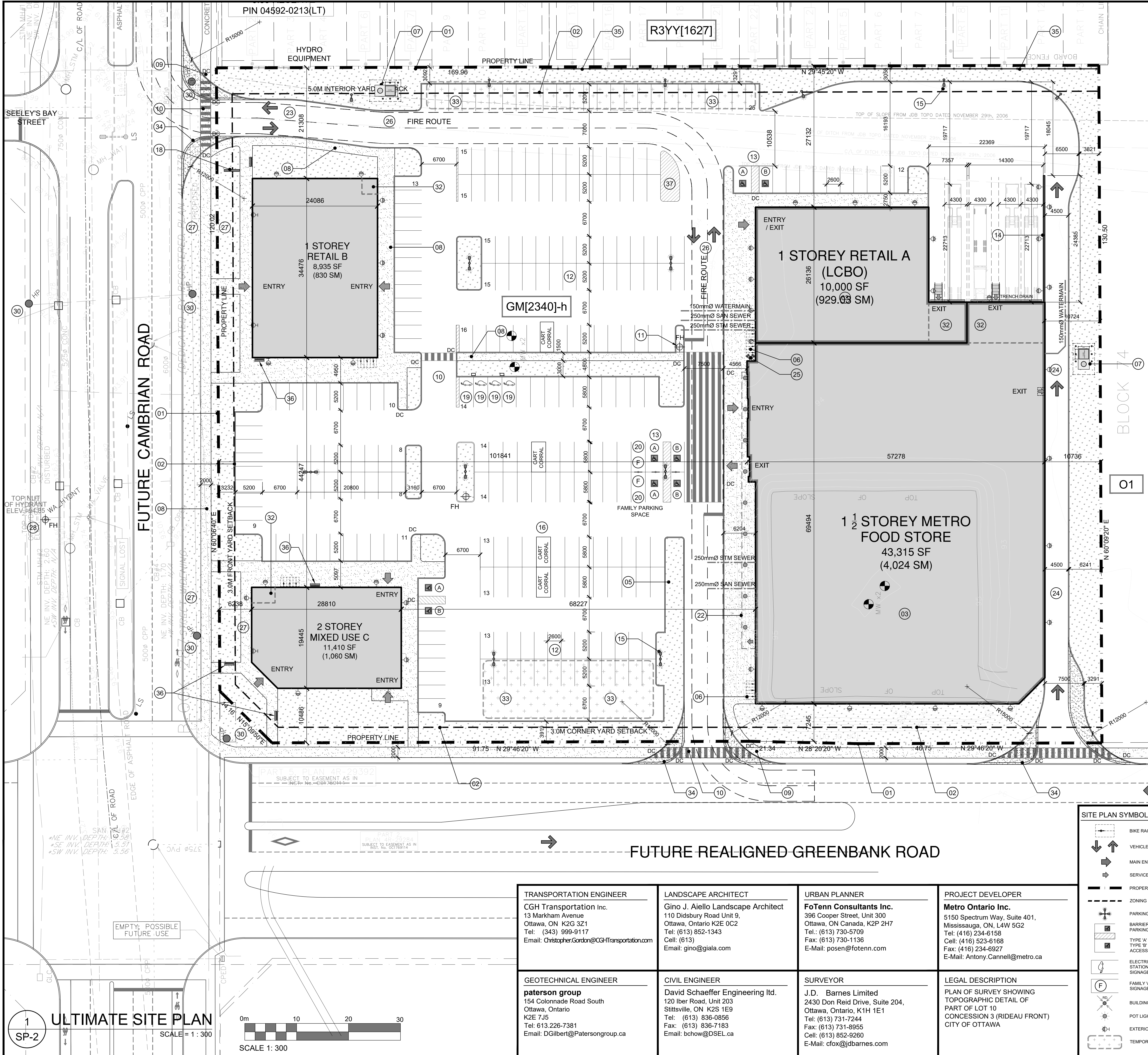




PROJECT INFORMATION

ZONING

GMM2340-h

SITE AREA

22,063.0 sq. m.
(2,707,404 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

- 3.4 PER 100m² OF G.F.A.

PARKING - RETAIL

- 3.4 PER 100m² OF G.F.A.

GROSS BUILDING - AREAS

GFA - CITY OF OTTAWA'S DEFINITION

2,921.3 sq. m.
(31,445 sq. ft.)

RETAIL FOOD - METRO

696.8 sq. m.
(7,500 sq. ft.)

RETAIL STORE 'A' (ESTIMATE)

622.5 sq. m.
(6,700 sq. ft.)

RETAIL STORE 'B' (ESTIMATE)

795.0 sq. m.
(8,567 sq. ft.)

MIXED USE 'C' (ESTIMATE)

5,035.1 sq. m.
(54,197 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

929.0 sq. m.
(10,000 sq. ft.)

RETAIL STORE 'A'

830.0 sq. m.
(8,935 sq. ft.)

RETAIL STORE 'B'

1,060.0 sq. m.
(11,410 sq. ft.)

MIXED USE 'C'

2 x 530.0 sq. m.
2 x 5,700 sq. ft.

TOTAL AREA

6,843.0 sq. m.
(73,650 sq. ft.)

CAR PARKING

REQUIRED

METRO - RETAIL FOOD

- 3.4 PER 100m² OF GFA

RETAIL - BLDG 'A'

- 3.4 PER 100m² OF GFA

RESTAURANT - BLDG 'B'

- 3.4 PER 100m² OF GFA

1st FL. RETAIL - BLDG 'C'

- 3.4 PER 100m² OF GFA

2nd FL. OFFICE - BLDG 'C'

- 3.4 PER 100m² OF GFA

TOTAL

171

PROVIDED

METRO - RETAIL FOOD

- 4.15 PER 1,000 m² OF FOOTPRINT AREA

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 250m² OF G.F.A.

PROVIDED

24

LOADING

PROVIDED

COMMERCIAL RETAIL

- 2,000m² & OVER OF G.F.A.

COMMERCIAL CAFE

- 0m² TO 350m² OF G.F.A.

TOTAL

3

LOT COVERAGE

PAVED SURFACE =

10,464.1 sq. m.

BUILDING FOOTPRINT =

6,281.0 sq. m.

LANDSCAPE OPEN SPACE =

5,317.9 sq. m.

TOTAL =

22,063.0 sq. m.

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 1.5M) WITH RACK

7

HYDRO EQUIPMENT

8

CONCRETE SIDEWALK, WIDTH AS NOTED

9

TWS TO BE LOCATED AND INSTALLED AS PER CITY REQUIREMENTS

10

PEDESTRIAN SIDEWALK TO BE DEPRESSED AND CONTINUOUS WITH DEPRESSED 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

SIAMESE 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

5.0m HT. SOUND BARRIER FENCE

36

BENCH

37

PAINTED ISLAND

NOTATION SYMBOLS:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.

INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.

DETAIL NUMBER

TITLE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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TRANSPORTATION ENGINEER

CGH Transportation Inc.

13 Markham Avenue

Ottawa, ON K2G 3Z1

Tel: (343) 999-9117

Email: Christopher.Gordon@CGHTransportation.com

LANDSCAPE ARCHITECT

Gino J. Aiello Landscape Architect

110 Didsbury Road Unit 9,

Mississauga, ON, L4W 5G2

Tel: (613) 852-1343

Cell: (613)

Email: gino@giala.com

URBAN PLANNER

FoTenn Consultants Inc.

396 Cooper Street, Unit 300

Ottawa, ON Canada, K2P 2H7

Tel.: (613) 730-5709

Fax: (613) 731-1136

E-Mail: posen@fotenn.com

PROJECT DEVELOPER

Metro Ontario Inc.

5150 Spectrum Way, Suite 401,

Mississauga, ON, L4W 5G2

Tel: (416) 234-6158

Cell: (416) 523-6168

Fax: (416) 234-6927

E-Mail: Antony.Cannell@metro.ca

GEOTECHNICAL ENGINEER

paterson group

154 Colonnade Road South

Ottawa, Ontario

K2E 7J5

Tel: 613.226-7381

Email: DGilbert@Patersongroup.ca

CIVIL ENGINEER

David Schaeffer Engineering Ltd.

120 Iber Road, Unit 203

Stittsville, ON K2S 1E9

Tel: (613) 836-0856

Fax: (613) 836-7183

Email: bchow@DSEL.ca

SURVEYOR

J.D. Barnes Limited

2430 Don Reid Drive, Suite 204,

Ottawa, Ontario, K1H 1E1

Tel: (613) 731-7244

Fax: (613) 731-8955

Cell: (613) 852-9260

E-Mail: cfox@jdbarnes.com

LEGAL DESCRIPTION

PLAN OF SURVEY SHOWING

TOPOGRAPHIC DETAIL OF

PART OF LOT 10

CONCESSION 3 (RIDEAU FRONT)

CITY OF OTTAWA

1

ULTIMATE SITE PLAN

SCALE = 1 : 300

0m 10 20 30

SCALE 1: 300

PAPER SIZE: ISO Full Bleed B1 (707.00 X 1000.00 MM)

LOT DATE: Monday, January 17, 2022

PLOT SCALE: 1:1

PEN STYLE: 0-RLA-MASTER-100%.ctb

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