



PROJECT INFORMATION	
ZONING	GM2340-h
SITE AREA	22,063.0 sq. m. (237,484 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 100m ² OF G.F.A. 99
PARKING - RETAIL	-3.4 PER 100m ² OF G.F.A. 24
GROSS BUILDING - AREAS	
GFA - CITY OF OTTAWA'S DEFINITION	2,921.3 sq. m.
RETAIL FOOD - METRO	(31,445) sq. ft.
RETAIL STORE 'A' (ESTIMATE)	698.8 sq. m.
RETAIL STORE 'B' (ESTIMATE)	(7,500) sq. ft.
MIXED USE 'C' (ESTIMATE)	822.5 sq. m.
TOTAL AREA	795.0 sq. m.
	(8,557) sq. ft.
	5,035.1 sq. m.
	(54,197) sq. ft.
GFA - BUILDING FOOTPRINT	
RETAIL FOOD - METRO	4,924.0 sq. m.
RETAIL STORE 'A'	(43,315) sq. ft.
RETAIL STORE 'B'	929.0 sq. m.
RETAIL STORE 'C'	(10,000) sq. ft.
RETAIL STORE 'D'	830.0 sq. m.
MIXED USE 'C'	(8,557) sq. ft.
MIXED USE 'C'	2 x 1,060.0 sq. m.
	(2,120.0) 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 G.F.A. 99
RETAIL - BLDG 'A'	-3.4 PER 100 m ² OF G.F.A. 24
RESTAURANT - BLDG 'B'	-3.4 PER 100 m ² OF G.F.A. 21
1st FL. RETAIL - BLDG 'C'	-3.4 PER 100 m ² OF G.F.A. 13
2nd FL. OFFICE - BLDG 'C'	-3.4 PER 100 m ² OF G.F.A. 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
METRO PARKING SPACE	2.74 x 5.75 m 64
STANDARD PARKING SPACE	2.6 x 5.2 m 203
SMALL CAR PARKING SPACE	2.4 x 4.5 m 0
BARRIER FREE SPACE - TYPE A	3.4 x 5.2 m 4
BARRIER FREE SPACE - TYPE B	2.4 x 5.2 m 4
BICYCLE PARKING	
REQUIRED	
COMMERCIAL RETAIL	-1.0 PER 250m ² OF G.F.A. 20
PROVIDED	
COMMERCIAL RETAIL	24
LOADING	
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	TWSV 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	GROUPED 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	5.0M HT. SOUND BARRIER FENCE
36	BENCH
37	PAINTED ISLAND
SITE PLAN SYMBOLS	
[Symbol]	BIKE RACK
[Symbol]	VEHICLE CIRCULATION
[Symbol]	MAIN ENTRANCE
[Symbol]	SERVICE DOOR / FIRE EXIT
[Symbol]	PROPERTY LINE
[Symbol]	ZONING SETBACKS
[Symbol]	PARKING LOT LIGHTING
[Symbol]	BARRIER FREE PARKING SPACE AS PER PARKING BY-LAW SECTION 3.1
[Symbol]	TYPE 'A' = 3.4M X 5.2M
[Symbol]	TYPE 'B' = 2.4M X 5.2M
[Symbol]	ACCESS ISLE = 1.5M WIDE
[Symbol]	ELECTRIC VEHICLE CHARGING STATION PARKING SPACE, WITH SIGNAGE AND PAINTED DECALS
[Symbol]	FAMILY VEHICLE PARKING SPACE, WITH SIGNAGE AND PAINTED DECALS
[Symbol]	BUILDING ROOF DRAINS
[Symbol]	POT LIGHT UNDER CANOPY
[Symbol]	EXTERIOR WALL LIGHT
[Symbol]	TEMPORARY SNOW STORAGE

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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NOTATION SYMBOLS:

- (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (02) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
- (03) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- (04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- (05) INDICATES DETAIL NUMBER.
- (06) TITLE
- (07) SCALE
- (08) DETAIL REFERENCE PAGE
- (09) DETAIL CROSS REFERENCE PAGE

REVISED FOR	DATE
REVISED FOR 3rd ROUND OF COMMENTS	July 06, 21
REVISED FOR 2nd ROUND OF COMMENTS	May 20, 21
REVISED FOR 1st ROUND OF COMMENTS	Apr. 20, 21
ISSUED FOR SITE PLAN CONTROL	Aug. 31, 20
ISSUED FOR CONSULTANT REVIEW	July 9, 20

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PROJECT TITLE: **METRO - BARRHAVEN**
GREENBANK ROAD @ CAMBRIAN ROAD
 OTTAWA ONTARIO

SHEET TITLE: **ULTIMATE SITE PLAN**

DRAWN	CHECKED
RV	R.V.

SCALE: 1:300

PROJECT No: 1949

SHEET No: **SP-2**