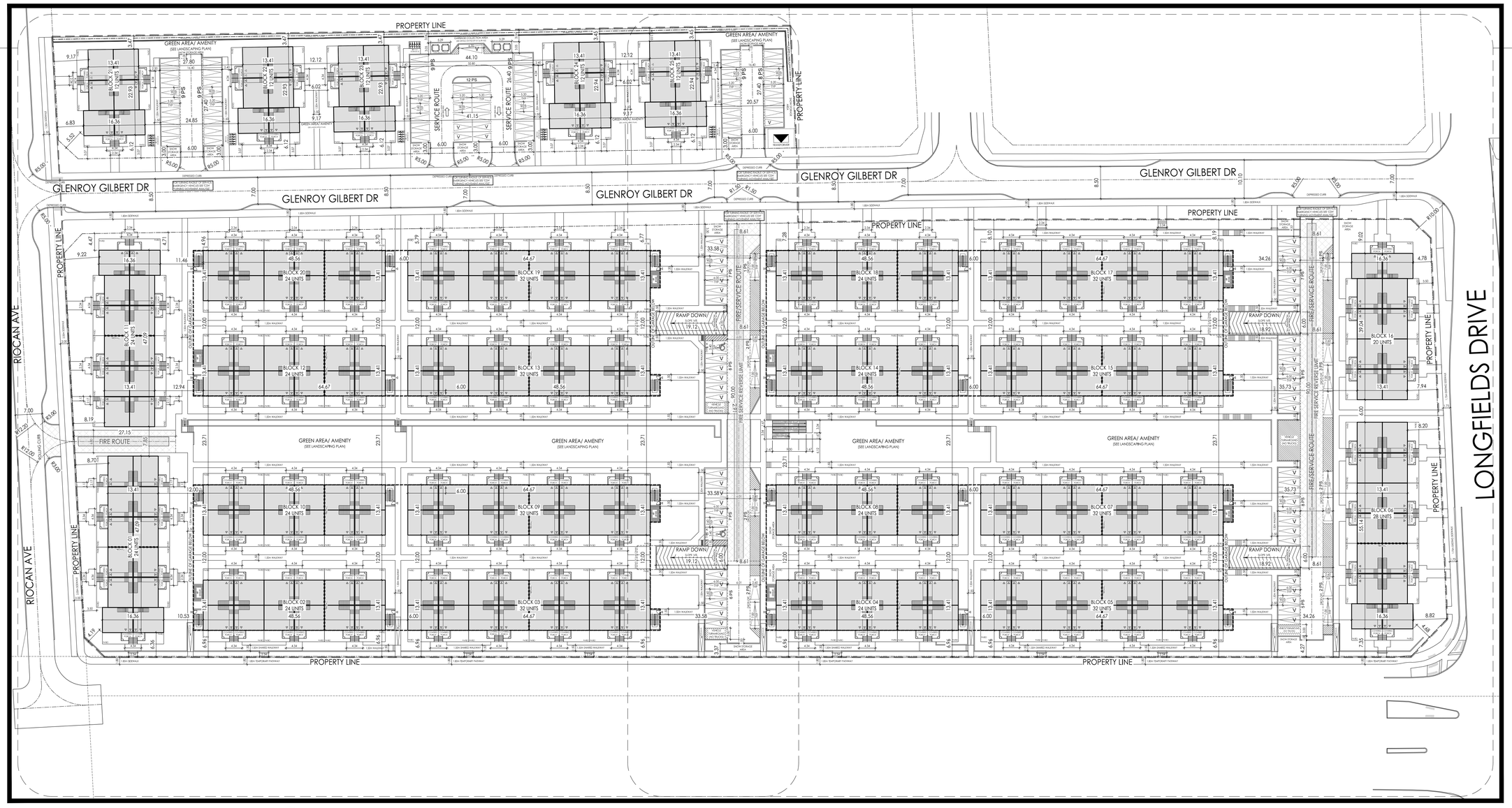
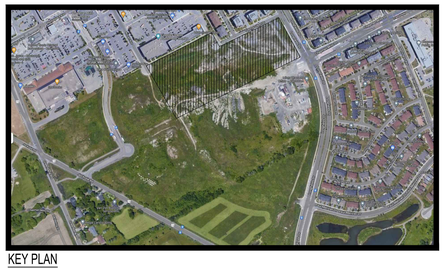


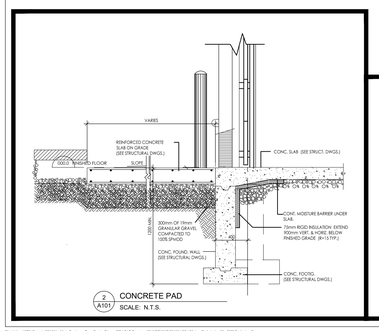
1 A102

1 A103

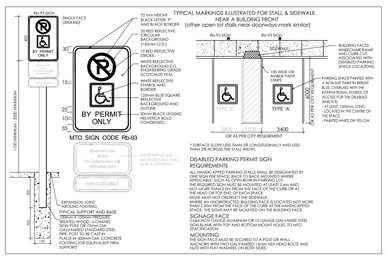
1 100 SITE PLAN
1:450

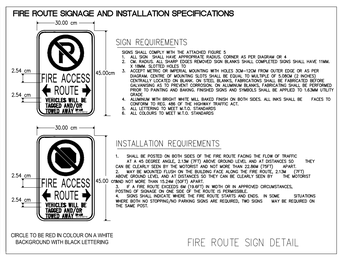


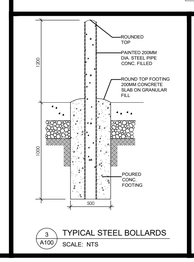
KEY PLAN



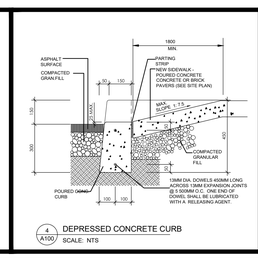
2 A101 CONCRETE PAD
SCALE: N.T.S.



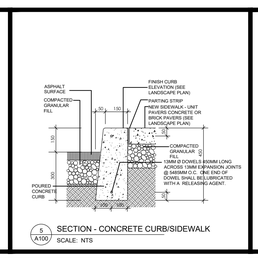




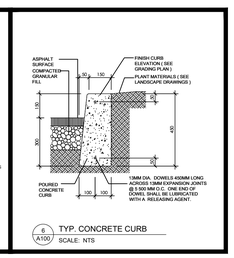
3 A100 TYPICAL STEEL BOLLARDS
SCALE: NTS



4 A100 DEPRESSED CONCRETE CURB
SCALE: NTS



5 A100 SECTION - CONCRETE CURB/SIDEWALK
SCALE: NTS



6 A100 TYP. CONCRETE CURB
SCALE: NTS

SITE STATISTICS

ITEMS	REQUIRED	PROPOSED - NORTH LOT		PROPOSED - SOUTH LOT	
LOT AREA :	NO MINIMUM	6377.55 SM [68647.37 SF]		41841.63 SM [450379.59 SF]	
BUILDING AREA	NO MINIMUM	1636.78 SM [17618.15 SF]		14753.99 SM [158810.67 SF]	
LOT COVERAGE (lot area/building area) :	NO MINIMUM	25.53 %		35.26 %	
GROSS FLOOR AREA	NO MINIMUM	4884.84 SM 52579.98 SF		44261.97 SM 476432.01 SF	
F.S.I. (gross floor area/lot area):	NO MINIMUM	**0.77**		**1.06**	
SETBACKS :					
MIN. FRONT YARD:	NO MINIMUM	**6.80 M (Riocan)**		**4.7 M (Riocan)**	
MIN CORNER SIDE YARD:	NO MINIMUM	**5.50 M (Glenroy Gilbery)**		**4.10 M (Chapman Mills)** **4.4 M (Glenroy Gilbert)**	
MIN INTERIOR SIDE YARD:	NO MINIMUM	**3.40 M**		**N/A**	
MIN REAR YARD:	NO MINIMUM	**23.50 M**		**4.78 M (LONGFIELDS)**	
NUMBER OF TOWNHOUSE UNITS :					
2 BED:		**60 SUITES**		**544 SUITES**	
TOTAL NUMBER OF UNITS :		**60 SUITES**		**544 SUITES**	
TOTAL PARKING SPACES :		**66 PS**	**RATIO**	**598 PS**	**RATIO**
RESIDENT PARKING SPACES:	0.5 SPACES/UNIT	SURFACE: 60 U/G: 0 TOTAL: **60**	1:1	SURFACE: 0 U/G: 544 TOTAL: **544**	1:1
VISITOR PARKING SPACES:	0.1 SPACES/UNIT	SURFACE: 6 U/G: 0 TOTAL: **6**	0.1:1	SURFACE: 52 U/G: 0 TOTAL: **52**	0.1:1
BARRIER FREE PARKING SPACES DEDICATED FOR VISITORS :	NORTH LOT = 0 SOUTH LOT = 2	SURFACE: 0 U/G: 0 TOTAL: **0**	N/A	SURFACE: 2 U/G: 0 TOTAL: **2**	N/A
BICYCLE SPACES :					
LONG-TERM BICYCLE SPACES :	0.5 SPACES/UNIT	**30**		**272**	
TOTAL LANDSCAPE :	N/A	2079.38 SM [22382.25 SF] (32.60 % OF LOT AREA)		16264.78 SM [175072.61 SF] (38.87 % OF LOT AREA)	
LANDSCAPED OPEN SPACE AREA :					
SOFT LANDSCAPE AREA :	N/A	1572.15 SM [16922.52 SF] (75.61 % OF LANDSCAPING)		11706.43 SM [126006.98 SF] (71.97 % OF LANDSCAPING)	
HARD LANDSCAPE AREA :	N/A	507.23 SM [5459.73 SF] (24.39 % OF LANDSCAPING)		4558.35 SM [49065.63 SF] (28.03 % OF LANDSCAPING)	
LOCKER SPACES :	N/A	**TBD**		**TBD**	
AMENITY AREA (TOTAL) :	6 SM/UNIT	1001.33 SM (MIN 360 SM)		9388.66 SM (MIN 3624 SM)	
AMENITY AREA (COMMUNAL) :	3 SM/UNIT	296.33 SM (MIN 180 SM)		3023.66 SM (MIN 1812 SM)	
PLANNED UNIT DEVELOPMENT:					
MIN. WIDTH OF PRIVATE WAY (WITHIN A PUD):	6M	6M		8.6M	
MIN. SEPARTION BETWEEN BUILDINGS (WITHIN A PUD):	3M	9.1M		6M	

THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

NO:	DATE:	ISSUED FOR:
10	17-JUN-22	ISSUED FOR SPA
11	07-SEP-22	REV. PER CLIENT
12	16-SEP-22	REV. PER CLIENT
13	11-OCT-22	REV. PER CLIENT
14	25-OCT-22	REV. PER SPA
15	14-DEC-22	REV. PER CLIENT
16	01-MAY-23	REV. PER CLIENT
17	17-MAY-23	REV. PER CLIENT
18	23-MAY-23	RE-ISSUED FOR SPA
19	26-JUN-23	REV. PER CLIENT

ADDITIONAL NOTES:
PART OF LOT 14
CONCESSION 2 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
STANTEC GEOMATICS, 2021

LEGEND

- MAIN ENTRANCE
- BICYCLE PARKING, REFER TO LANDSCAPE DRAWINGS
- BARRIER FREE PARKING (SEE PLAN)
- VISITOR PARKING (SEE PLAN)
- RESIDENT PARKING (SEE PLAN)
- TACTILE INDICATOR

FOR SITE GRADING AND SERVICING REFER TO CIVIL DRAWINGS

PRELIMINARY, NOT FOR CONSTRUCTION
ALL AREAS CALCULATIONS ARE PRELIMINARY

NO:	DATE:	REVISION COMMENT:

SRN ARCHITECTS
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

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CLIENT:
Minto Communities Canada
200-180 Kent Street
Ottawa, Ontario K1P 0B6

PROJECT:
Barrhaven Town Centre - Anthem
Ottawa, Ontario

DRAWING TITTLE:
SITE PLAN

DATE: 2022-02-03	SCALE: 1:500
DRAWN BY: AB	CHECKED BY: GR
PROJECT NUMBER: S21001	DRAWING NUMBER: A101