

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
1	15-FEB-22	CLIENT REVIEW
2	24-FEB-22	REV PER CLIENT COMMENT
3	31-MAY-22	REV PER CLIENT COMMENT
4	09-JUN-22	REV PER CLIENT COMMENT
5	20-JUN-22	REV PER CLIENT COMMENT
6	07-JUL-22	REV PER CLIENT COMMENT
7	13-JUL-22	ISSUED FOR SPA

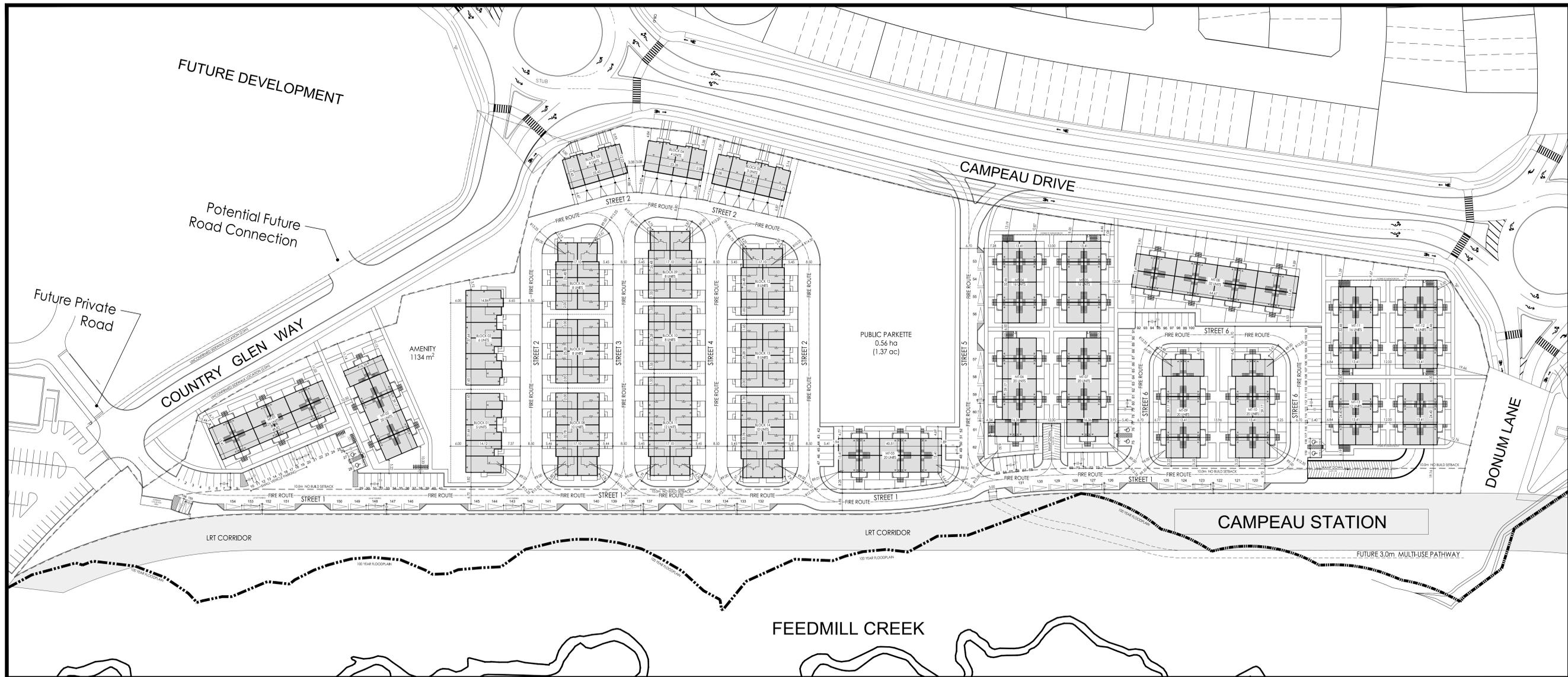
ADDITIONAL NOTES:

LEGEND

	MAIN ENTRANCE
	BICYCLE PARKING, REFER TO LANDSCAPE DRAWINGS
	BARRIER FREE PARKING
	VISITOR PARKING
	SEE PLAN
	FIRE HYDRANT, REFER TO CIVIL DRAWINGS
	LIGHT POLE, REFER TO ELECTRICAL DRAWINGS
	LIGHT BOLLARD, REFER TO ELECTRICAL DRAWINGS
	WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DWGS
	FIRE ROUTE SIGN AS PER CITY STANDARD
	BARRIER FREE PARKING SIGN, AS PER CITY STANDARD
	STOP SIGN
	IDLE FREE ZONE SIGN
	POPS SIGN
	TACTILE INDICATOR
	DEPRESSED CURB
	GAS METER
	HYDRO METER
	NON FREEZABLE HOSE BIB
	ELECTRIC VEHICLE CHARGING STATION
	STAMESS CONNECTION
	SUITE NUMBER
	FIRE BREAK BLOCK
	LOWER LEVEL ELEVATION
	FIRST FLOOR ELEVATION

PRELIMINARY, NOT FOR CONSTRUCTION
ALL AREAS CALCULATIONS ARE PRELIMINARY

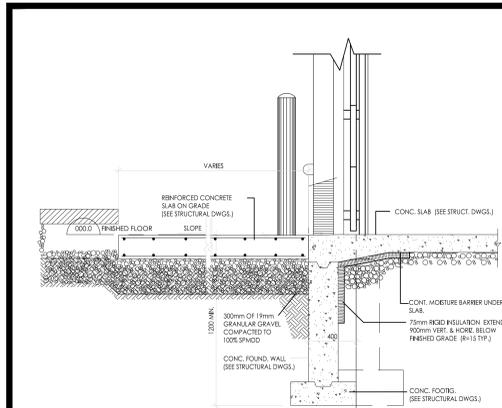
NO. DATE REVISION COMMENT:



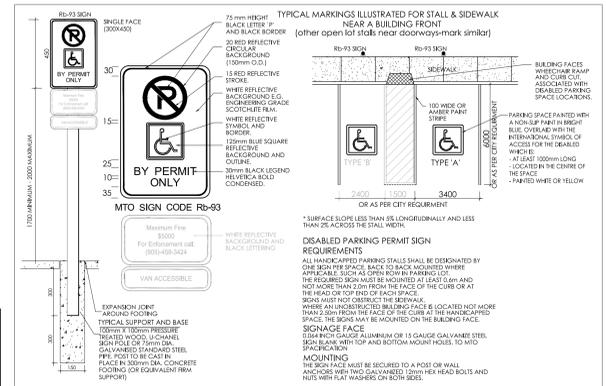
1 SITE PLAN
100 1:650



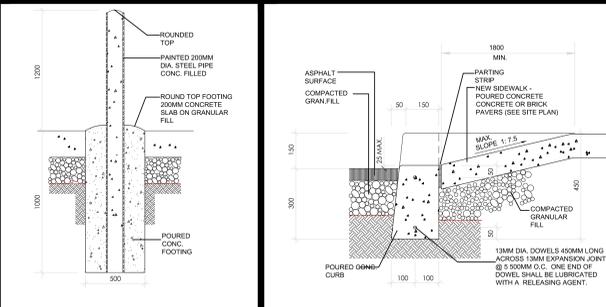
KEY PLAN



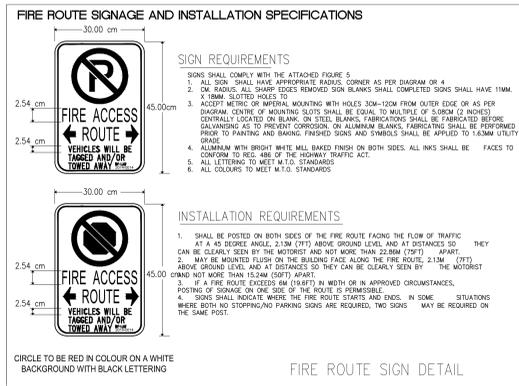
2 CONCRETE PAD
SCALE: N.T.S.



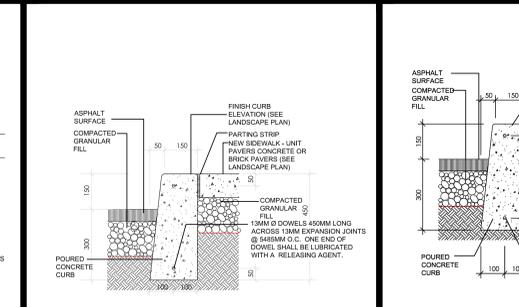
3 TYPICAL STEEL BOLLARDS
SCALE: N.T.S.



4 DEPRESSED CONCRETE CURB
SCALE: N.T.S.



5 SECTION - CONCRETE CURB/SIDEWALK
SCALE: N.T.S.



6 TYP. CONCRETE CURB
SCALE: N.T.S.



FIRE ROUTE SIGN DETAIL

SITE STATISTICS			
PROVISION	REQUIRED	PROPOSED	COMPLIANCE
NET LOT AREA (excludes dedication):	NO MINIMUM	49704.41 SM [535013.81 SF]	N/A
DEDICATION AREA (municipal park):	NO MINIMUM	5566.58 SM [59918.15 SF]	N/A
GROSS LOT AREA (includes dedication):	4400 SM	55270.99 SM [594931.96 SF]	YES
BUILDING AREA	NO MINIMUM	13417.18 SM [144421.32 SF]	N/A
LOT COVERAGE (building area/net lot area):	NO MINIMUM	26.90 %	N/A
GROSS FLOOR AREA	NO MINIMUM	40205.88 SM [432772.49 SF]	N/A
NET F.S.I. (gross floor area/net lot area):	NO MINIMUM	0.81	N/A
GROSS F.S.I. (gross floor area/gross lot area):	NO MINIMUM	0.73	N/A
SETBACKS:			
MIN. FRONT YARD:	3.00 M	4.84 M	YES
MIN. CORNER SIDE YARD (WEST):	3.00 M	3.00 M	YES
MIN. CORNER SIDE YARD (EAST):	3.00 M	5.63 M	YES
MIN. REAR YARD:	6.00 M	12.93 M	YES
NUMBER OF TOWNHOUSE UNITS:			
METRO-TOWNS - 2 BED:		264 SUITES	
TRADITIONAL-TOWNS - 3 BED:		104 SUITES	
TOTAL NUMBER OF UNITS:		368 SUITES	
TOTAL PARKING SPACES:			
RESIDENT PARKING SPACES (TRADITIONAL-TOWNS):	2 SPACES/UNIT = (104x2) MIN 208 SP	SURFACE: 208 UG: 0 TOTAL: 208	2:1 YES
VISITOR PARKING SPACES (METRO-TOWNS) (INCLUDES BARRIER FREE PS):	N/A	SURFACE: 0 UG: 0 TOTAL: 0	N/A N/A
TOTAL PARKING SPACES: 314 PS			
RESIDENT PARKING SPACES (METRO-TOWNS):	0.9 SPACES/UNIT = (264x0.9) MIN 238 SP	SURFACE: 136 UG: 128 TOTAL: 264	1:1 YES
VISITOR PARKING SPACES (METRO-TOWNS) (INCLUDES BARRIER FREE PS):	0.1 SPACES/UNIT = (264x0.1) MIN 27 SP	SURFACE: 20 UG: 28 TOTAL: 48	0.1:1 YES
BARRIER FREE PARKING SPACES DEDICATED FOR VISITORS: [As per City of Ottawa Traffic and Parking By-law (No. 2017-301), Section 111]	0	SURFACE: 6 UG: 0 TOTAL: 6	N/A N/A
BICYCLE SPACES (METRO-TOWNS):			
LONG-TERM BICYCLE SPACES:	0.5 SPACES/UNIT = (264x0.5) MIN 132		132 YES
TOTAL LANDSCAPE: 30% 18240.42 SM [196338.23 SF] (36.70% OF NET LOT AREA) YES			
LANDSCAPED OPEN SPACE AREA:			
SOFT LANDSCAPE AREA:	N/A	12847.19 SM [138285.97 SF] (66.45% OF LANDSCAPING)	N/A
HARD LANDSCAPE AREA:	N/A	5393.23 SM [58052.26 SF] (13.55% OF LANDSCAPING)	N/A
LOCKER SPACES:	N/A	TBD	N/A

SRN ARCHITECTS
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO, L4K 5Y2
PHONE: 905-417-5515 FAX: 905-417-5517

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CLIENT:

PROJECT: ARCADIA - STAGE 6

Ottawa, Ontario

DRAWING TITLE: SITE PLAN

DATE: 2022-02-14 SCALE: 1:500

DRAWN BY: AB CHECKED BY: GR

PROJECT NUMBER: DRAWING NUMBER:

S22009 SP-100