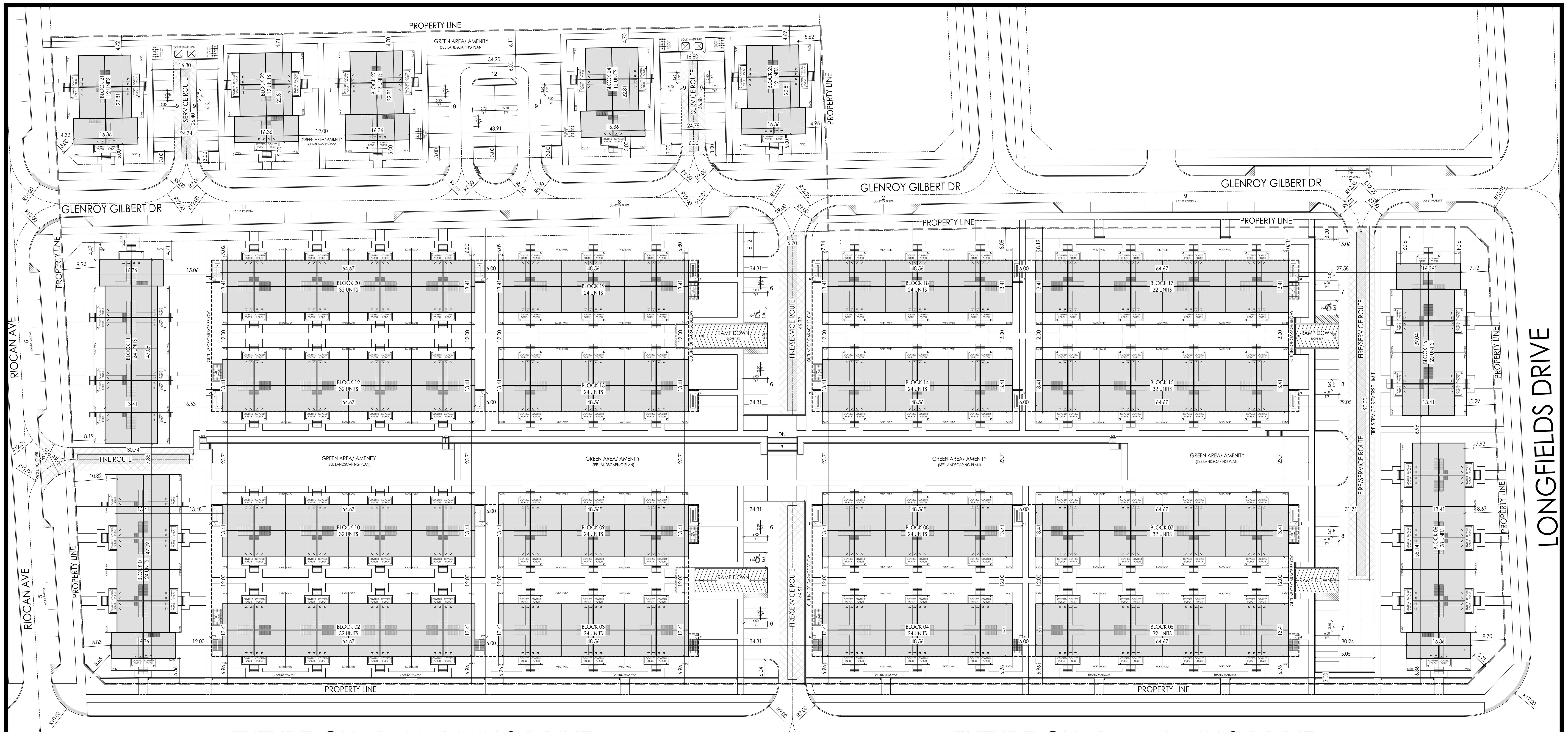
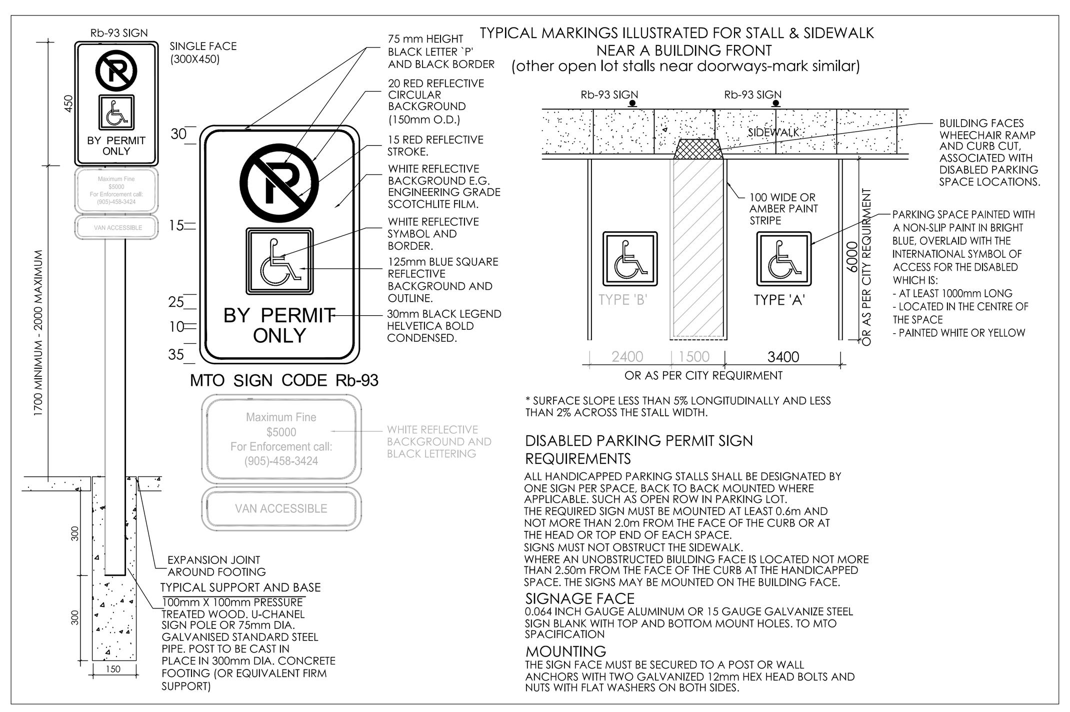


1 SITE PLAN
100 1:450

KEY PLAN



FIRE ROUTE SIGNAGE AND INSTALLATION SPECIFICATIONS

SIGN REQUIREMENTS

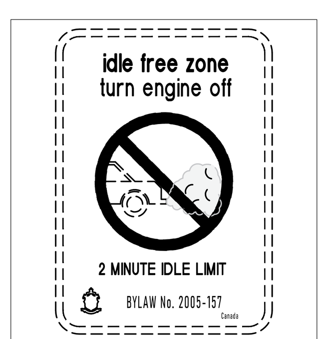
SIGNS SHALL COMPLY WITH THE ATTACHED FIGURE 5
1. ALL SIGN SHALL HAVE APPROPRIATE RADIUS. CORNER AS PER DIAGRAM OR 4
2. CM. RADIUS. ALL SHARP EDGES REMOVED SIGN BLANKS SHALL COMPLETED SIGNS SHALL HAVE 11MM. X 18MM. SLOTTED HOLES TO
3. ACCEPT METRIC OR IMPERIAL MOUNTING WITH HOLES 3CM–12CM FROM OUTER EDGE OR AS PER DIAGRAM. CENTRE OF MOUNTING SLOTS SHALL BE EQUAL TO MULTIPLE OF 5.08CM (2 INCHES) CENTRALLY LOCATED ON BLANK. ON STEEL BLANKS, FABRICATIONS SHALL BE FABRICATED BEFORE GALVANISING AS TO PREVENT CORROSION. ON ALUMINUM BLANKS, FABRICATING SHALL BE PERFORMED PRIOR TO PAINTING AND BAKING. FINISHED SIGNS AND SYMBOLS SHALL BE APPLIED TO 1.63MM UTILITY GRADE
4. ALUMINUM WITH BRIGHT WHITE MILL BAKED FINISH ON BOTH SIDES. ALL INKS SHALL BE FACES TO CONFORM TO REG. 486 OF THE HIGHWAY TRAFFIC ACT.
5. ALL LETTERING TO MEET M.T.O. STANDARDS
6. ALL COLOURS TO MEET M.T.O. STANDARDS

INSTALLATION REQUIREMENTS

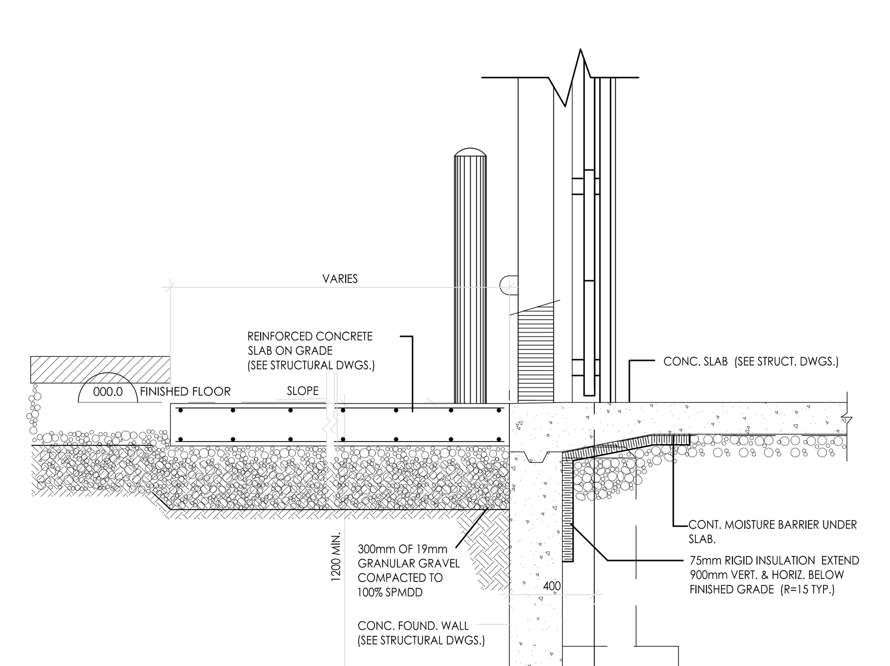
1. SHALL BE POSTED ON BOTH SIDES OF THE FIRE ROUTE FACING THE FLOW OF TRAFFIC AT A 45 DEGREE ANGLE, 2.13M (7FT) ABOVE GROUND LEVEL AND AT DISTANCES SO THEY CAN BE CLEARLY SEEN BY THE MOTORIST AND NOT MORE THAN 22.86M (75FT) APART.
2. MAY BE MOUNTED FLUSH ON THE BUILDING FACE ALONG THE FIRE ROUTE, 2.13M (7FT) ABOVE GROUND LEVEL AND AT DISTANCES SO THEY CAN BE CLEARLY SEEN BY THE MOTORIST AND NOT MORE THAN 15.24M (50FT) APART.
3. IF A FIRE ROUTE EXCEEDS 6M (19.6FT) IN WIDTH OR IN APPROVED CIRCUMSTANCES, POSTING OF SIGNAGE ON ONE SIDE OF THE ROUTE IS PERMISSIBLE.
4. SIGNS SHALL INDICATE WHERE THE FIRE ROUTE STARTS AND ENDS. IN SOME SITUATIONS WHERE BOTH NO STOPPING/NO PARKING SIGNS ARE REQUIRED, TWO SIGNS MAY BE REQUIRED ON THE SAME POST.

CIRCLE TO BE RED IN COLOUR ON A WHITE BACKGROUND WITH BLACK LETTERING

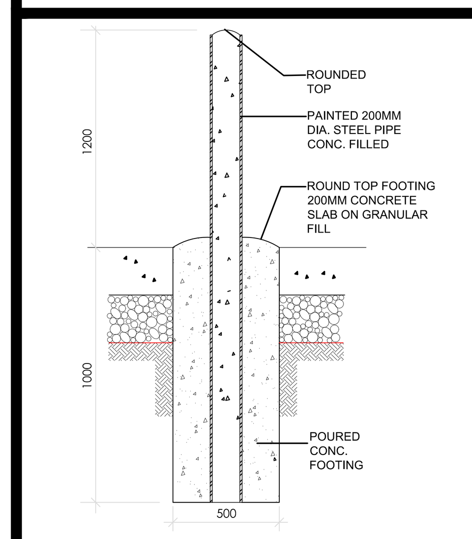
FIRE ROUTE SIGN DETAIL



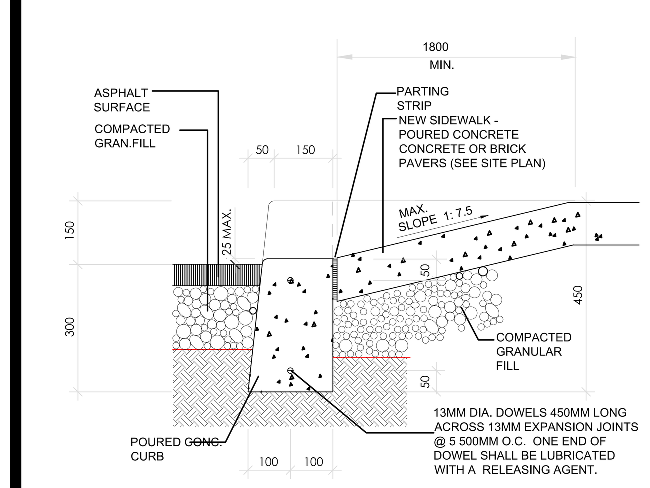
Town of Newmarket By-law No. 2005-157 prohibits excessive idling of vehicles



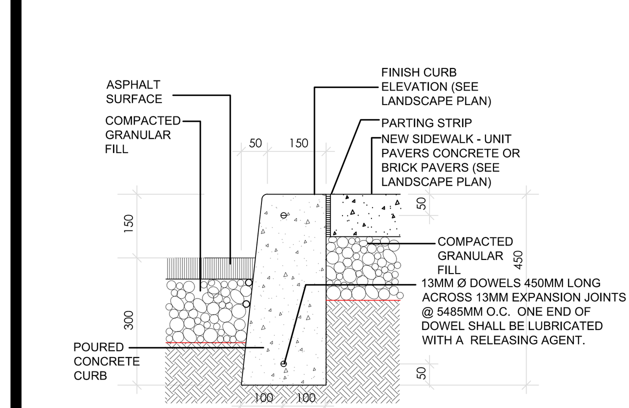
2 A101 CONCRETE PAD
SCALE: N.T.S.



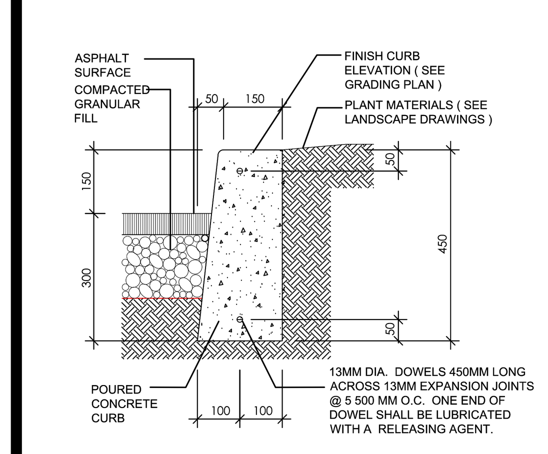
3 A100 TYPICAL STEEL BOLLARDS
SCALE: NTS



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	
NET LOT AREA (excludes easements):		NO MINIMUM	6377.55 SM [68647.37 SF]		41841.63 SM [450379.59 SF]	
EASEMENT AREA:		NO MINIMUM	0.00 SM [0.00 SF]		0.00 SM [0.00 SF]	
GROSS LOT AREA (includes easements):		NO MINIMUM	6377.55 SM [68647.37 SF]		41841.63 SM [450379.59 SF]	
BUILDING AREA		NO MINIMUM	1628.28 SM [17526.67 SF]		14753.99 SM [158810.67 SF]	
LOT COVERAGE (net 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	
NET F.S.I. (gross floor area/net lot area):		NO MINIMUM	**0.77**		**1.06**	
GROSS F.S.I. (gross floor area/gross lot area):		NO MINIMUM	**0.77**		**1.06**	
SETBACKS :						
	MIN. FRONT YARD:	NO MINIMUM	**4.96 M**		**7.13 M**	
	MIN CORNER SIDE YARD:	NO MINIMUM	**4.32 M**		**6.83 M**	
	MIN INTERIOR SIDE YARD:	NO MINIMUM	**4.69 M**		**4.47 M**	
	MIN REAR YARD:	NO MINIMUM	**5.00 M**		**6.36 M**	
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 (INCLUDES BARRIER FREE PS.) :	**0.1 SPACES/UNIT**	SURFACE: 6 U/G: 0 TOTAL: **6**	0.1:1	SURFACE: 51 U/G: 0 TOTAL: **51**	0.1:1
	BARRIER FREE PARKING SPACES DEDICATED FOR VISITORS : *[As per City of Ottawa Traffic and Parking By-law (No. 2017-301), Section 111]*	**NORTH LOT = 0 SOUTH LOT = 2**	SURFACE: 0 U/G: 0 TOTAL: **0**	N/A	SURFACE: 3 U/G: 0 TOTAL: **3**	N/A
BICYCLE SPACES :						
	LONG-TERM BICYCLE SPACES :	**0.5 SPACES/UNIT**	**30**		**272**	
TOTAL LANDSCAPE :		**N/A**	2060.28 SM [22176.69 SF] (32.31 % OF LOT AREA)		15822.33 SM [170310.16 SF] (37.81 % OF LOT AREA)	
LANDSCAPED OPEN SPACE AREA :						
	SOFT LANDSCAPE AREA :	**N/A**	1557.06 SM [16760.02 SF] (75.57 % OF LANDSCAPING)		11364.57 SM [122327.20 SF] (71.83 % OF LANDSCAPING)	
	HARD LANDSCAPE AREA :	**N/A**	503.22 SM [5416.67 SF] (24.43 % OF LANDSCAPING)		4457.76 SM [47982.96 SF] (28.17 % OF LANDSCAPING)	
LOCKER SPACES :		**N/A**	**TBD**		**TBD**	
AMENITY AREA (TOTAL) :		**6m²/UNIT**	**950m²** (min 360m²)		**9485m²** (min 3624m²)	
AMENITY AREA (COMMUNAL) :		**3m²/UNIT**	**245m²**(min 180m²)		**3120m²** (min 1812m²)	

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	03-FEB-22	CLIENT REVIEW
2	03-MAR-22	REV. PER CLIENT
3	09-MAR-22	REV. PER CLIENT
4	29-MAR-22	REV. PER CLIENT
5	05-APR-22	REV. PER CLIENT
6	12-APR-22	REV. PER CLIENT
7	20-APR-22	REV. PER CLIENT
8	26-APR-22	REV. PER CLIENT
9	11-MAY-22	REV. PER ENG
10	17-JUN-22	ISSUED FOR SPA

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

LEGEND

△	MAIN ENTRANCE
1830 / 610	BICYCLE PARKING, REFER TO LANDSCAPE DRAWINGS
1500 / SEE PLAN	BARRIER FREE PARKING
V10 / SEE PLAN	VISITOR PARKING
FH	FIRE HYDRANT, REFER TO CIVIL DRAWINGS
LS	LIGHT POLE, REFER TO ELECTRICAL DRAWINGS
LB	LIGHT BOLLARD, REFER TO ELECTRICAL DRAWINGS
WL	WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DWGS
F.R.	FIRE ROUTE SIGN AS PER CITY STANDARD
H.S.	BARRIER FREE PARKING SIGN, AS PER CITY STANDARD
S.S.	STOP SIGN
I.S.	IDLE FREE ZONE SIGN
P.S.	POPS SIGN
	TACTILE INDICATOR
DC	DEPRESSED CURB
G	GAS METER
H	HYDRO METER
NFHB	NON FREEZABLE HOSE BIB
EVCS	ELECTRIC VEHICLE CHARGING STATION
Y	SIAMESE CONNECTION
xxx	SUITE NUMBER
F/B	FIRE BREAK BLOCK
LLE	LOWER LEVEL ELEVATION
FFE	FIRST FLOOR ELEVATION

REFER TO A502 FOR SIGNAGNE

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: SP-100

File:H:\Acad SRN Projects\S21001 - Minto.BarrhavenTownCentre.Ottawa.GR\ACAD Drawings\02 WORKING\S21001-SP-100.dwg Plotted: Jun 28, 2022 By:abdstudios