

SITE DATA			
SITE STATISTICS (NUMBER OF UNITS & BUILDING FOOTPRINT AREA)			
BLOCK 1	12 TOWNS / 36 UNITS	596.99m ²	
BLOCK 2	12 TOWNS / 36 UNITS	596.99m ²	
BLOCK 3	8 TOWNS / 24 UNITS	444.81m ²	
BLOCK 4	8 TOWNS / 24 UNITS	444.81m ²	
BLOCK 5	12 TOWNS / 36 UNITS	596.99m ²	
BLOCK 6	12 TOWNS / 36 UNITS	596.99m ²	
BLOCK 7	6 TOWNS / 18 UNITS	321.93m ²	
BLOCK 8	12 TOWNS / 36 UNITS	596.99m ²	
BLOCK 9	12 TOWNS / 36 UNITS	596.99m ²	
TOTAL	94 TOWNS / 282 UNITS	4,793.46m ²	

LOT COVERAGE	
TOTAL LOT AREA:	12,703.69m ²
PARK AREA:	1,270.36m ² (10%)
TOTAL LOT COVERAGE:	10%
TOTAL CROSS BUILDING AREA (GARBAGE & BIKE STORAGE INCLUDED):	5,151.22m ²
TOTAL HARD LANDSCAPING AREA:	3,988.17m ²
TOTAL SOFT LANDSCAPING AREA (PARK EXCLUDED):	2,185.45m ²
TOTAL PRIVATE AMENITY AREA:	1,669.59m ²
TOTAL PUBLIC AMENITY AREA WITH PARKLAND:	2,397.34m ²
TOTAL PUBLIC AMENITY AREA WITHOUT PARKLAND:	804.96m ²

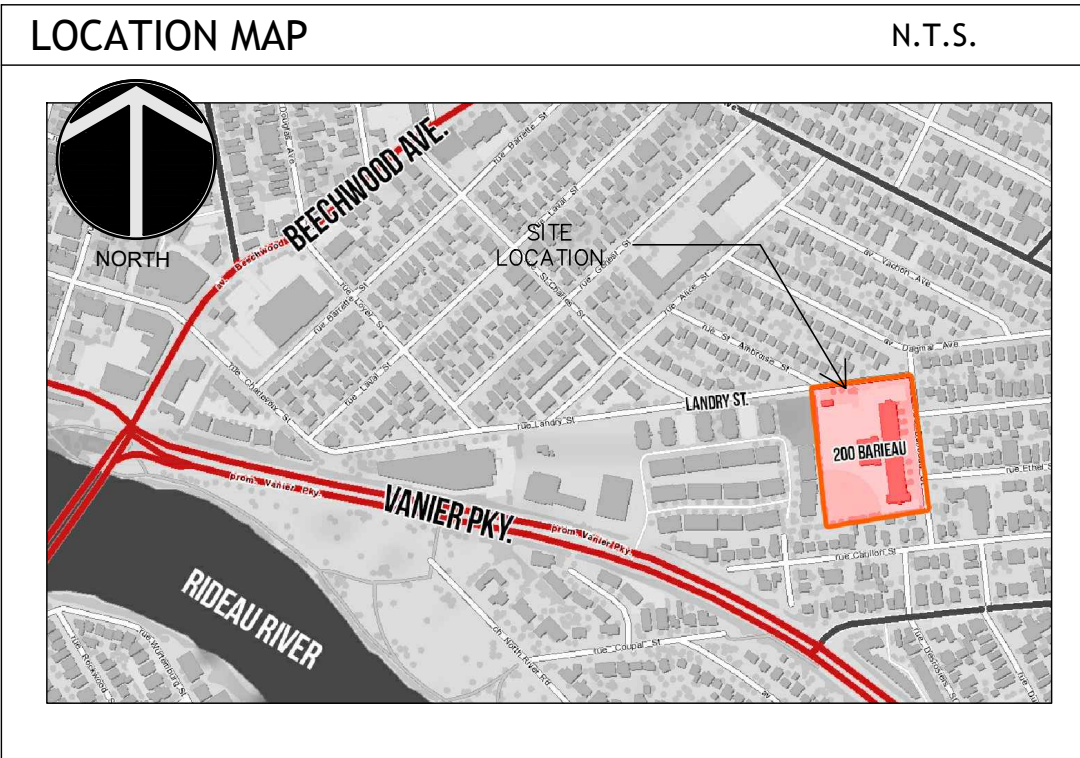
SITE STATISTICS			
PLANNED UNIT DEVELOPMENT ZONING MECHANISM			
ZONING:	R4UA [2761]		
DWELLING TYPE:	PUD - 94 TOWNS / 282 UNITS	REQUIRED	PROPOSED
MIN. WIDTH OF PRIVATE DRIVEWAY	6.0m	6.0m	
MIN. SEPARATION AREA BETWEEN BUILDINGS	1.2m MIN.	3.0m MIN.	
SETBACKS:			
FRONT YARD SETBACK	3.0m [2761]	3.0m	
CORNER SIDE YARD SETBACK	2.7m [2761]	2.7m	
INTERIOR SIDE YARD SETBACK	6.4m [2761]	6.4m	
REAR YARD SETBACK	4.1m [2761]	4.1m	
MIN. LOT WIDTH	N/A	130.97m	
MIN. LOT AREA	MIN. 1400m ²	12,703.69m ²	
MAX. BUILDING HEIGHT	AS PER DWELLING TYPE	10m	
BICYCLE PARKING REQUIREMENTS			
	N/A	140	
YARD SOFT LANDSCAPING:			
FRONT:	AREA=273.52m ²	40%	59.46%
CORNER SIDE:	AREA=415.97m ²	20%	67.34%

PARKING REQUIREMENTS - RESIDENTS	
(PART 4 - PARKING, QUEUING AND LOADING PROVISIONS)	
TOWNHOUSES PROVIDED:	82 TOWNHOUSES
MIN. PARKING REQUIREMENTS - TABLE 101A	
TOWNHOUSE	82 X 0.75 = 61.5
0.75 PER DWELLING UNIT	PROVIDED 63 SPACES
REQUIRED 62 SPACES	
VISITOR PARKING	
94 - 12(SEC. 102.2)	82 TOWNHOUSES
MIN. VISITOR PARKING SPACE RATES - TABLE 102	
TOWNHOUSE	82 X 0.1 = 8.2
0.1 PER DWELLING UNIT	PROVIDED 9 SPACES
REQUIRED 9 SPACES	
LANDSCAPING PROVISIONS FOR PARKING LOTS - SECTION 110	
PARKING LOT AREA = 1783.70m ²	LANDSCAPED AREA = 394.02m ²
REQUIRED 15%	PROVIDED = 22%

GRAPHIC SCALE 1 : 250
5m 10m 20m 30m 35m

CONSULTANTS

ARCHITECT HOBIN ARCHITECTURE INC. 63 PAMILIA STREET, OTTAWA, ON K1S 3K7 CONTACT: HUGO LATREILLE ext. 133 SEAN CARTY ext. 124 TEL. 613-236-7200 FAX. 613-265-2005	CIVIL - GRADING & SERVICING NOVATECH 240 MICHAEL COWPLAND DR SUITE 200, OTTAWA, ON K2M 1P6 CONTACT: MARK BISSETT TEL. 613-254-9643 X.237	LANDSCAPE URBANTYPOLGY INC. 499 PRESTON STREET OTTAWA, ONTARIO K1S 4N7 CONTACT: SCOTT MASON STUDIO 437-700-5446 DIRECT 343-882-4918 MOBILE 613-867-3042
---	--	---



LEGEND	
DC	DEPRESSED CURB LOCATION
TWSI	TACTILE WALKING SURFACE INDICATOR

SURVEY INFORMATION		
JD BARNES LTD. 2430 DON REID DRIVE SUITE 204, OTTAWA, ON. K1H 1E1, CANADA	CONTACT: SHAWN LEROUX TEL. 613-731-7244	REAL PROPERTY REPORT PART 1 - PLAN SHOWING PART OF BLOCK A REGISTERED PLAN M-44 CITY OF OTTAWA

no.	date	revision
8	2024-10-03	SFA APPLICATION COMMENT RESPONSES
7	2024-09-25	ISSUED UPDATED SITE STATISTICS
6	2024-09-18	SITE PLAN UPDATES FOR COORDINATION
5	2024-09-13	ISSUED SITE PLAN REVISED FOR CONSULTANT COORDINATION
4	2024-07-31	ISSUED FOR CLIENT PRELIMINARY PRICING
3	2024-07-05	ISSUED TO M&E FOR PRELIMINARY COORDINATION
2	2024-07-03	ISSUED FOR CONSULTANT COORDINATION
1	2024-08-25	ISSUED FOR CLIENT REVIEW

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

parkriver PROPERTIES

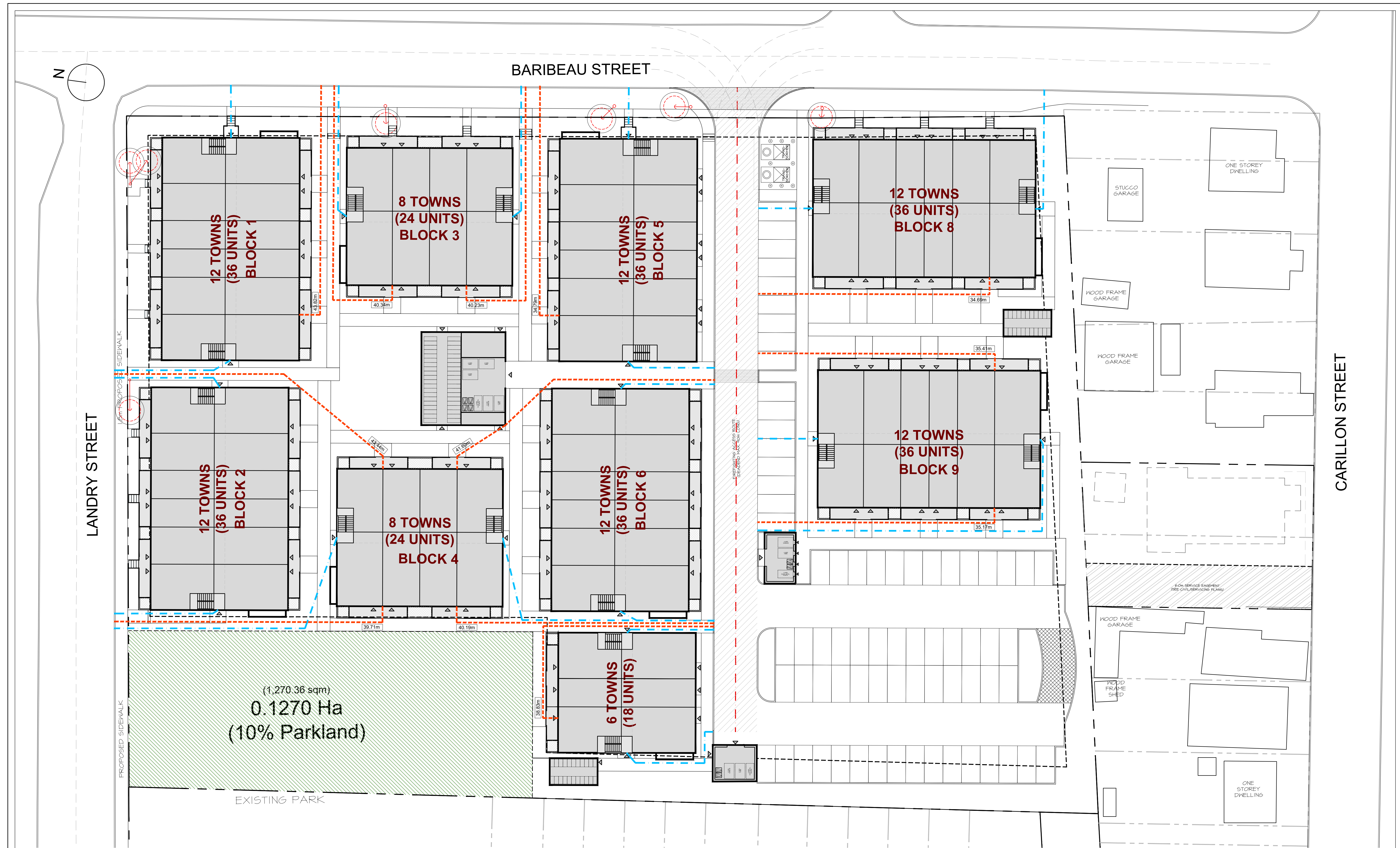
Hobin Architecture Incorporated
 63 PAMILIA STREET
 OTTAWA, ONTARIO
 CANADA K1S 3K7
 T: 613-236-7200
 F: 613-235-2005
 E: mail@hobinarc.com
 hobinarc.com

HOBIN ARCHITECTURE

project title: **200 BARIBEAU**
BARIBEAU ST., OTTAWA, ONTARIO

drawing title: **SITE PLAN**

drawn	date	scale
HL	DEC 2021	1:250
project	year	
2006		
drawing no.		
SP-1		
revision no.		



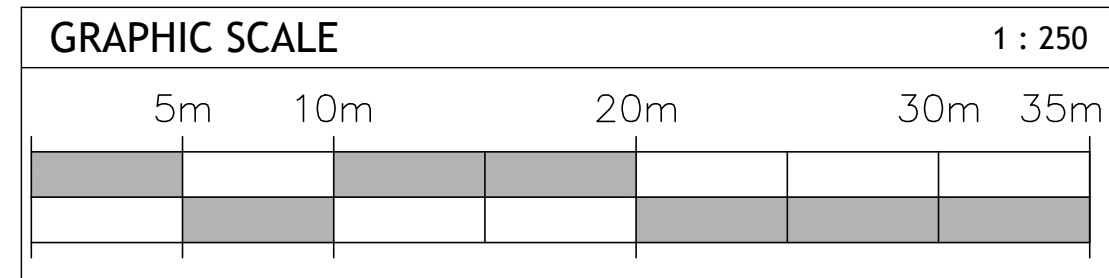
CARILLON STREET

LANDRY STREET

BARIBEAU STREET

LEGEND

- ACCESS TO SECOND AND THIRD FLOOR ENTRANCES
- ACCESS TO FURTHEST GROUND FLOOR UNIT ENTRANCE
- MEASURED DISTANCE TO BUILDING ENTRANCE



1			2024-10-03	SFA APPLICATION COMMENT RESPONSES
no.	date	revision		

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

parkriver
PROPERTIES

Hobin Architecture Incorporated
63 Pamela Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-288-7200
F: 613-285-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN
ARCHITECTURE

project title
200 BARIBEAU
BARIBEAU ST. OTTAWA, ONTARIO

drawing title
**FIRE SERVICE ACCESS PLAN
DISTANCE TO BUILDINGS**

drawn SC	date DEC 2021	scale 1:250
-------------	------------------	----------------

project
2006

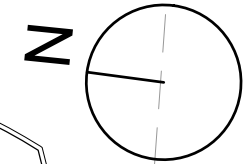
drawing no.
SP-2

revision no.

ONTARIO ASSOCIATION OF ARCHITECTS
KAREN J. HOBIN
LICENCE
3049

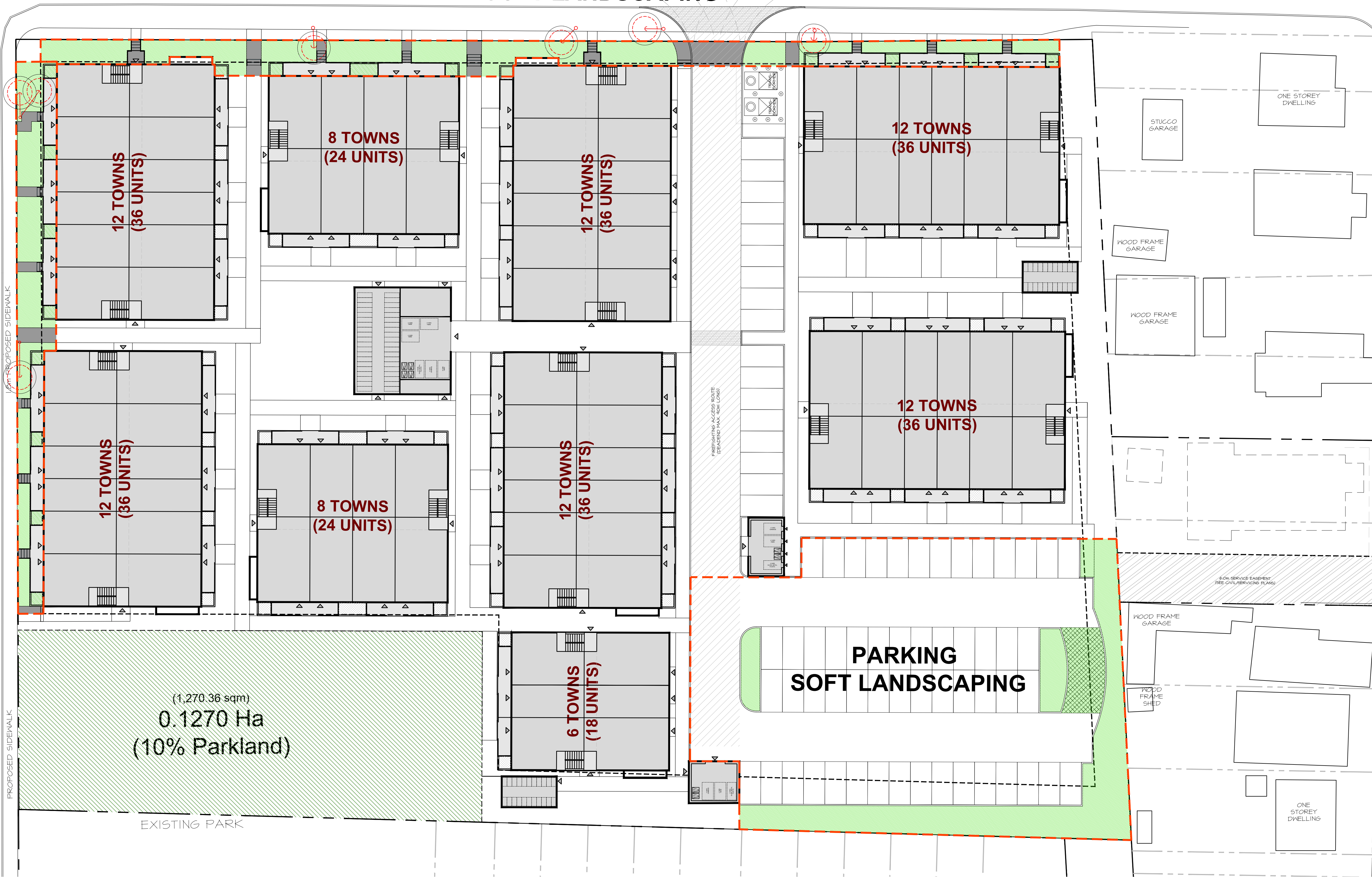
BARIBEAU STREET

CORNER SIDEYARD SOFT LANDSCAPING



LANDRY STREET

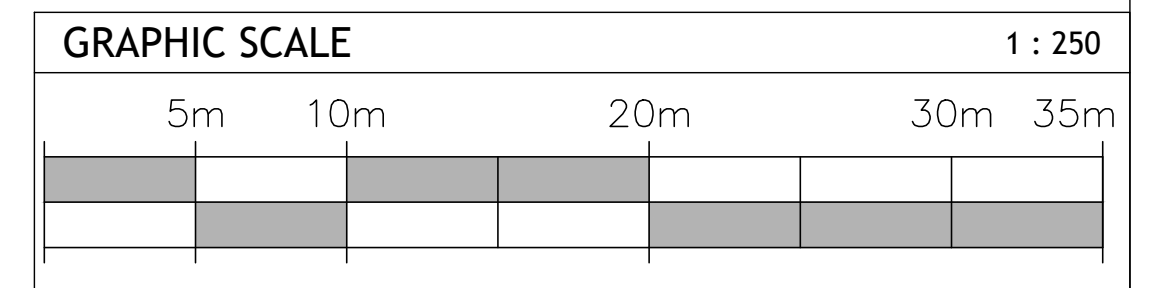
FRONT YARD SOFT LANDSCAPING



CARILLON STREET

LEGEND

 AREA OF SOFT LANDSCAPING



no.	date	revision
1	2024-10-03	SFA APPLICATION COMMENT RESPONSES

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.



Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613-288-7200
 F: 613-285-2005
 E: mail@hobinarc.com
 hobinarc.com



project title
200 BARIBEAU
BARIBEAU ST. OTTAWA, ONTARIO


drawing title
SOFT LANDSCAPE GRAPHICAL PLAN

drawn SC	date DEC 2021	scale 1:250
-------------	------------------	----------------

project
2006

drawing no.
SP-3

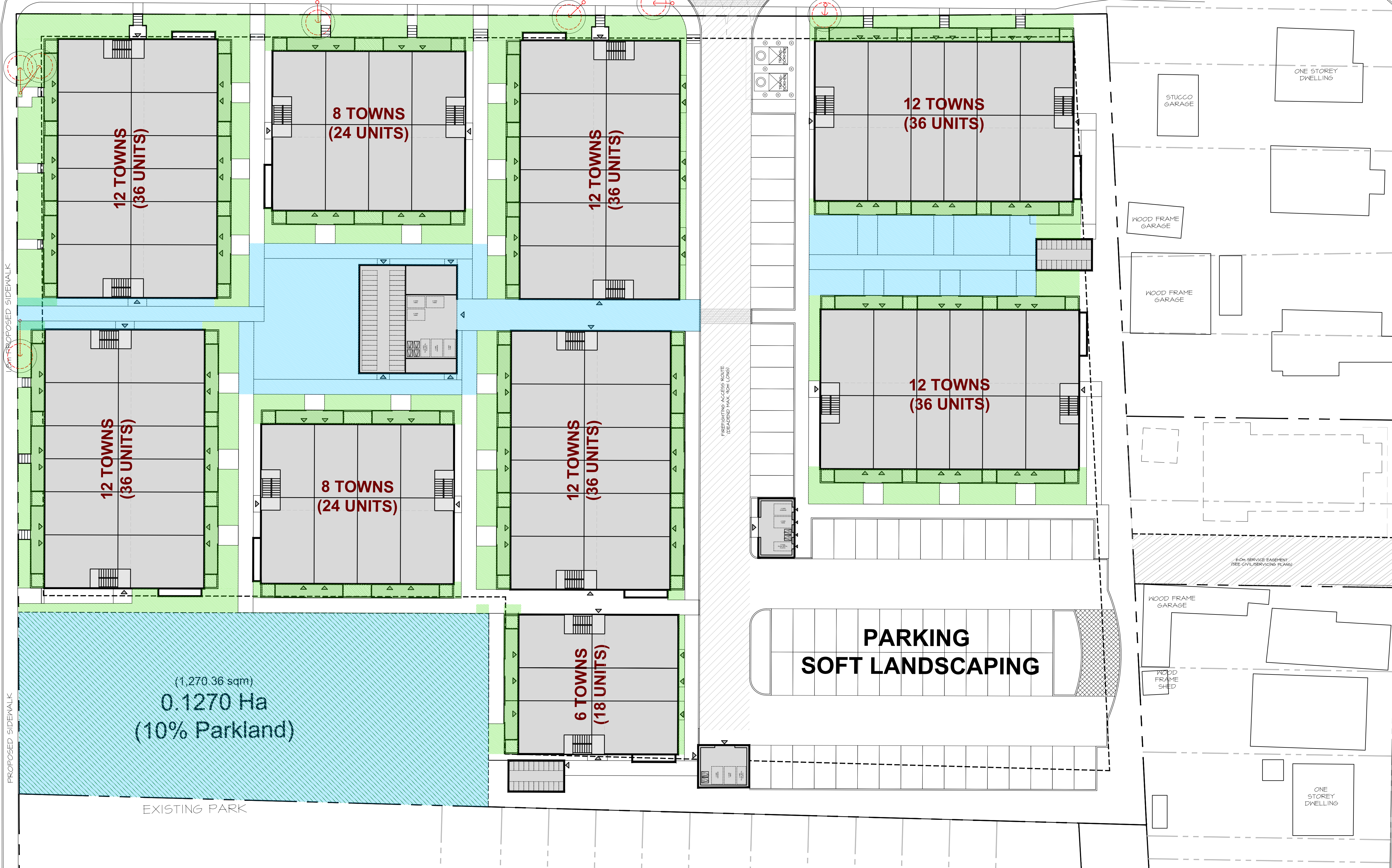
revision no.



BARIBEAU STREET

LANDRY STREET

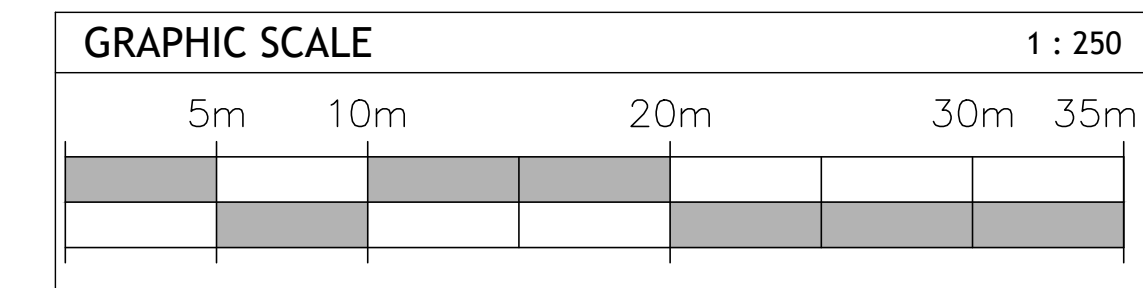
CARILLON STREET



LEGEND

PRIVATE AMENITY AREAS

PUBLIC AMENITY AREAS



no.	date	revision
1	2024-10-03	SFA APPLICATION COMMENT RESPONSES

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

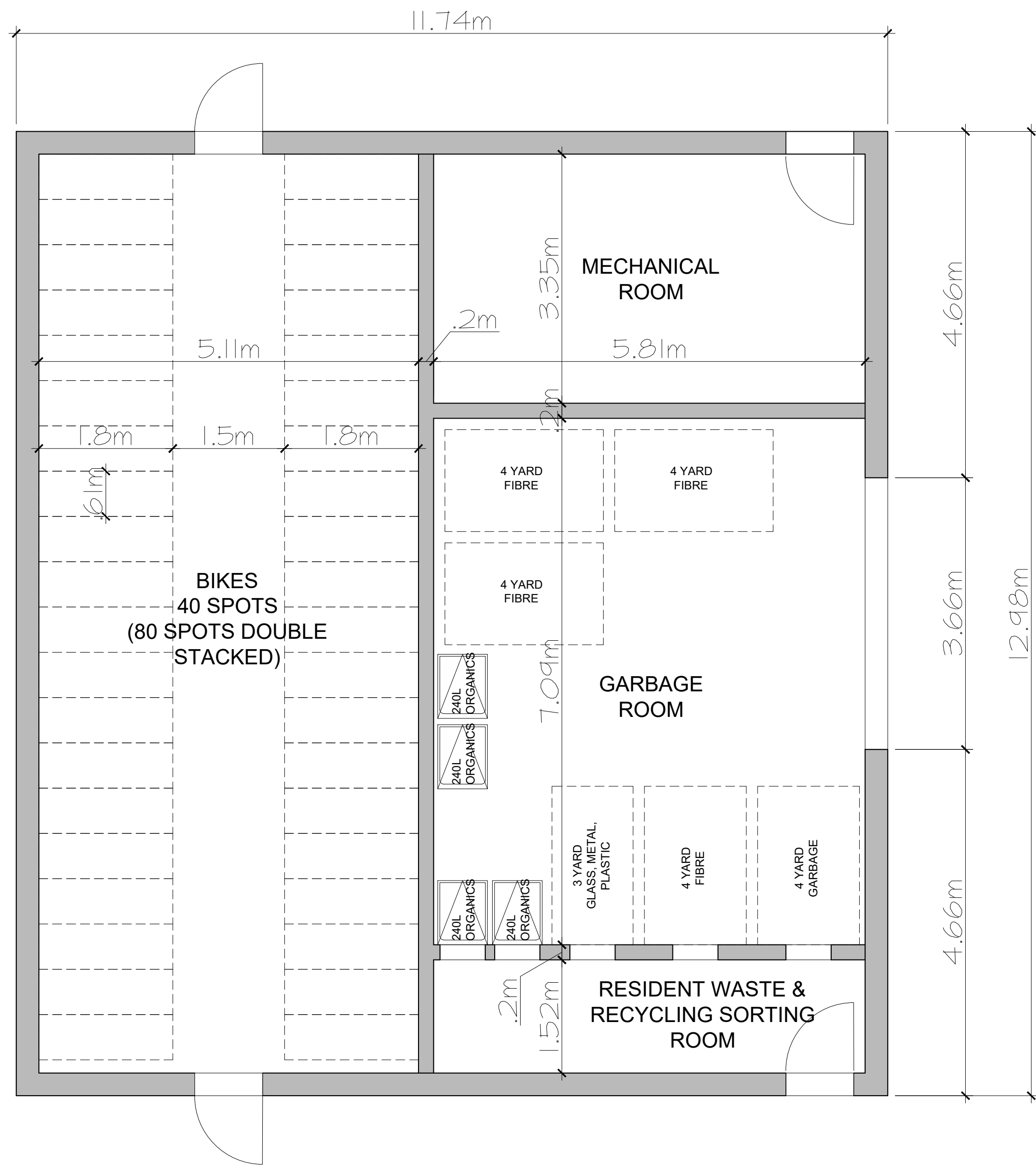


Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613-238-7200
 F: 613-235-2005
 E: mail@hobinarc.com
 hobinarc.com

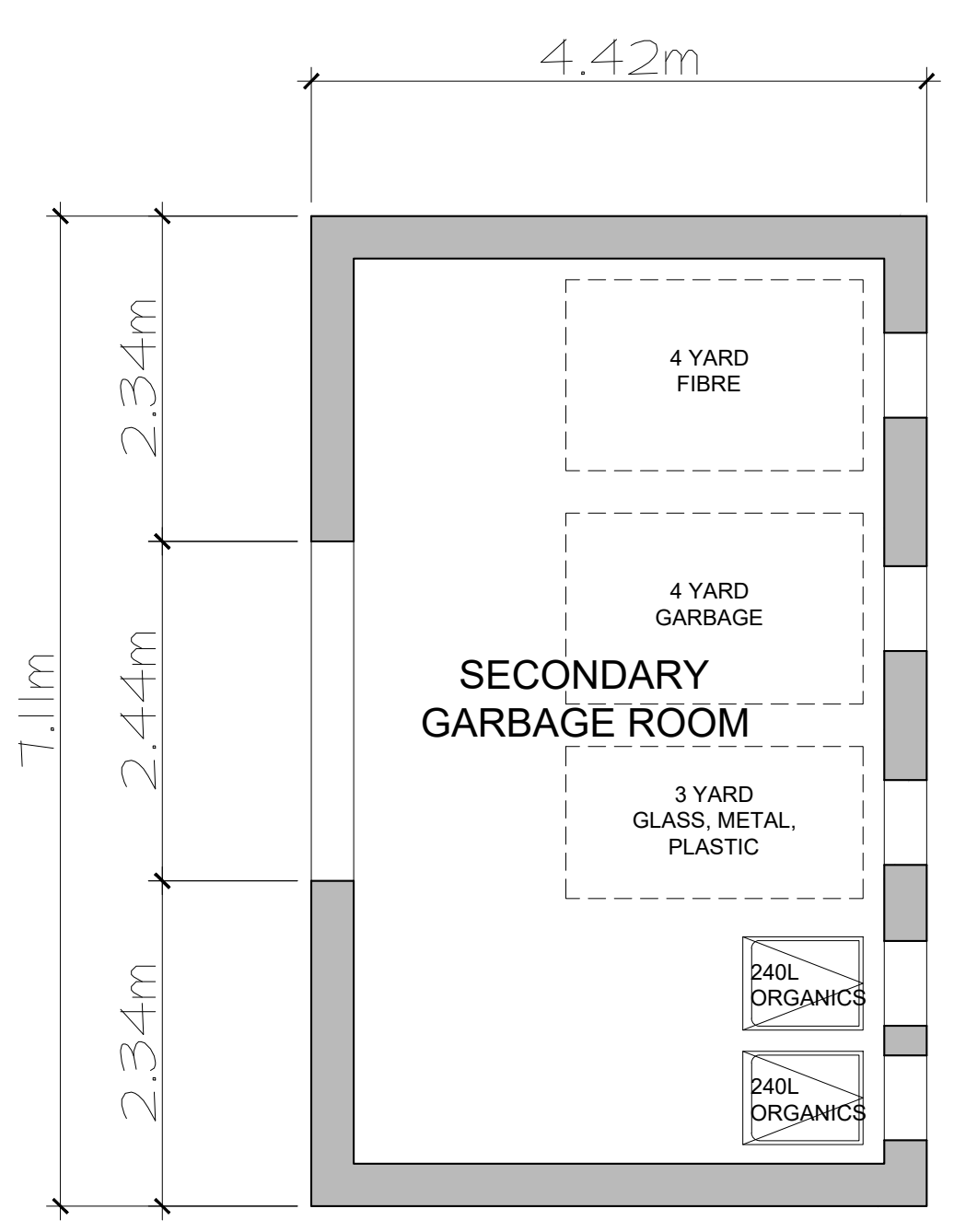
project title
200 BARIBEAU
BARIBEAU ST. OTTAWA, ONTARIO

drawing title
PUBLIC & PRIVATE AMENITY PLAN

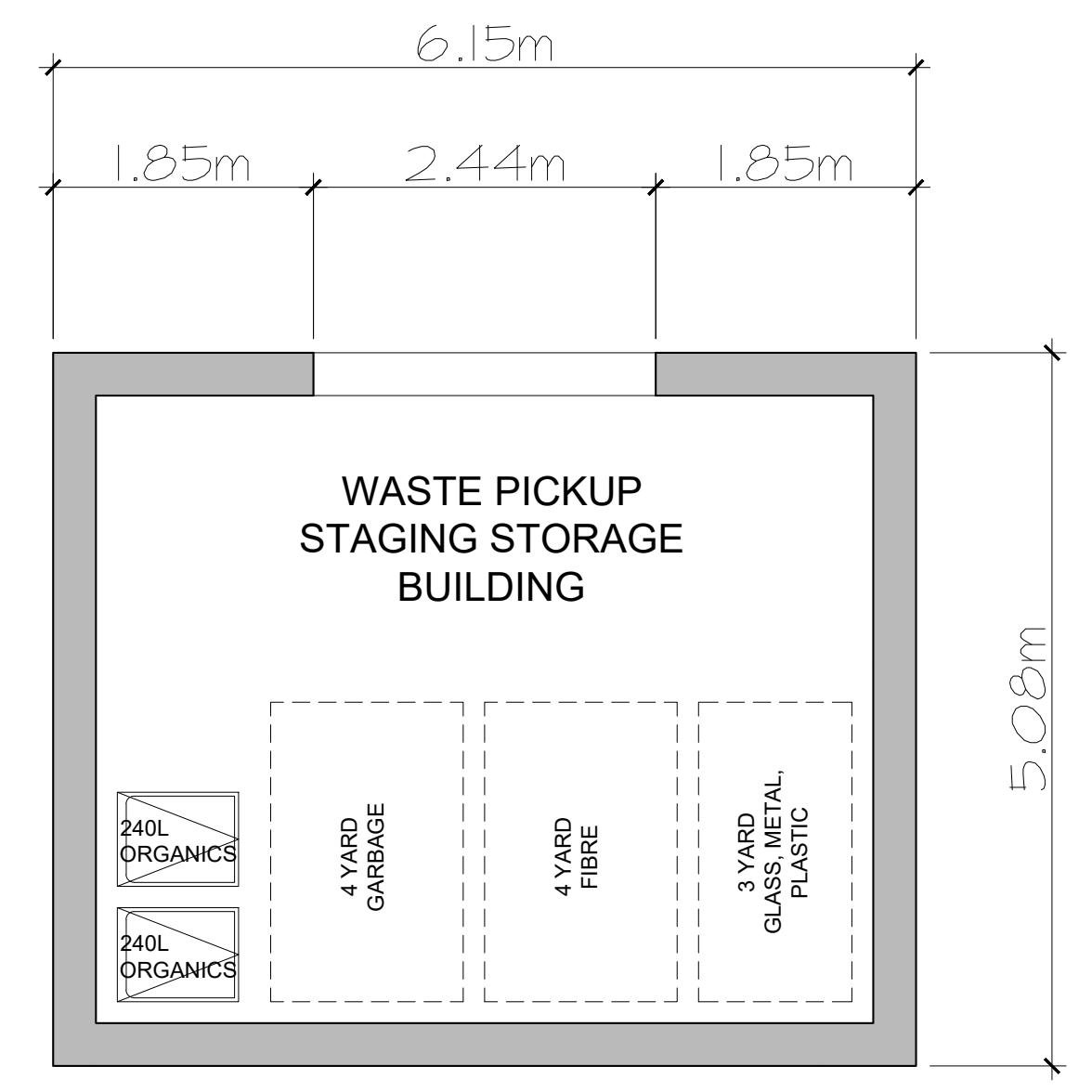
drawn SC	date DEC 2021	scale 1:250
 ONTARIO ASSOCIATION OF ARCHITECTS PART 1, HOBIN LICENCE 3049		project 2006 drawing no. SP-4 revision no.



1 BICYCLE / WASTE STORAGE ACCESSORY BUILDING
 SP-5 SCALE: 1:50



2 WASTE STORAGE ACCESSORY BUILDING
 SP-5 SCALE: 1:50



3 WASTE PICKUP STAGING ACCESSORY BUILDING
 SP-5 SCALE: 1:50

no.	date	revision
1	2024-10-03	SFA APPLICATION COMMENT RESPONSES

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.
 All contractors must comply with all pertinent codes and by-laws.
 Do not scale drawings.
 This drawing may not be used for construction until signed.
 Copyright reserved.



Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613-288-7200
 F: 613-285-2005
 E: mail@hobinarc.com
 hobinarc.com

project title
200 BARIBEAU
BARIBEAU ST. OTTAWA, ONTARIO

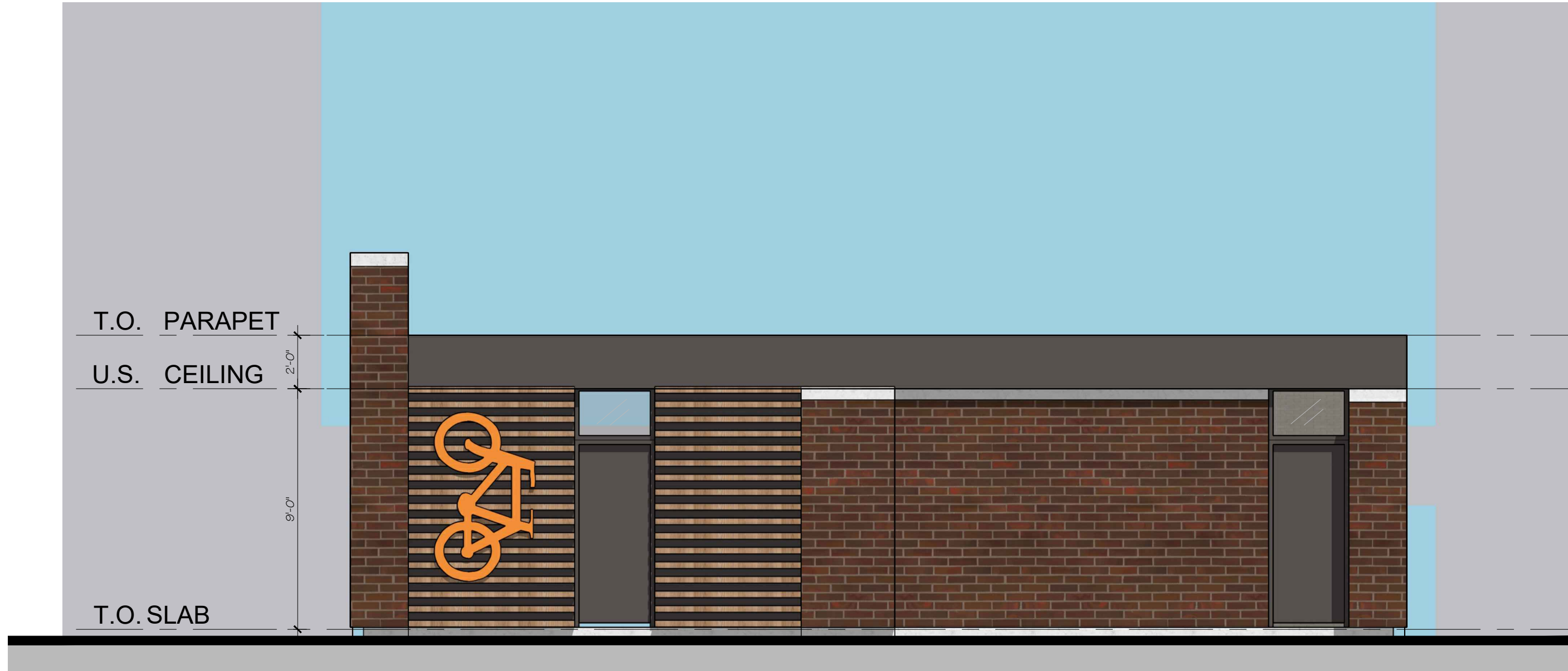
drawing title
WASTE ACCESSORY BUILDING FLOOR PLANS

drawn SC	date DEC 2021	scale 1:50
-------------	------------------	---------------

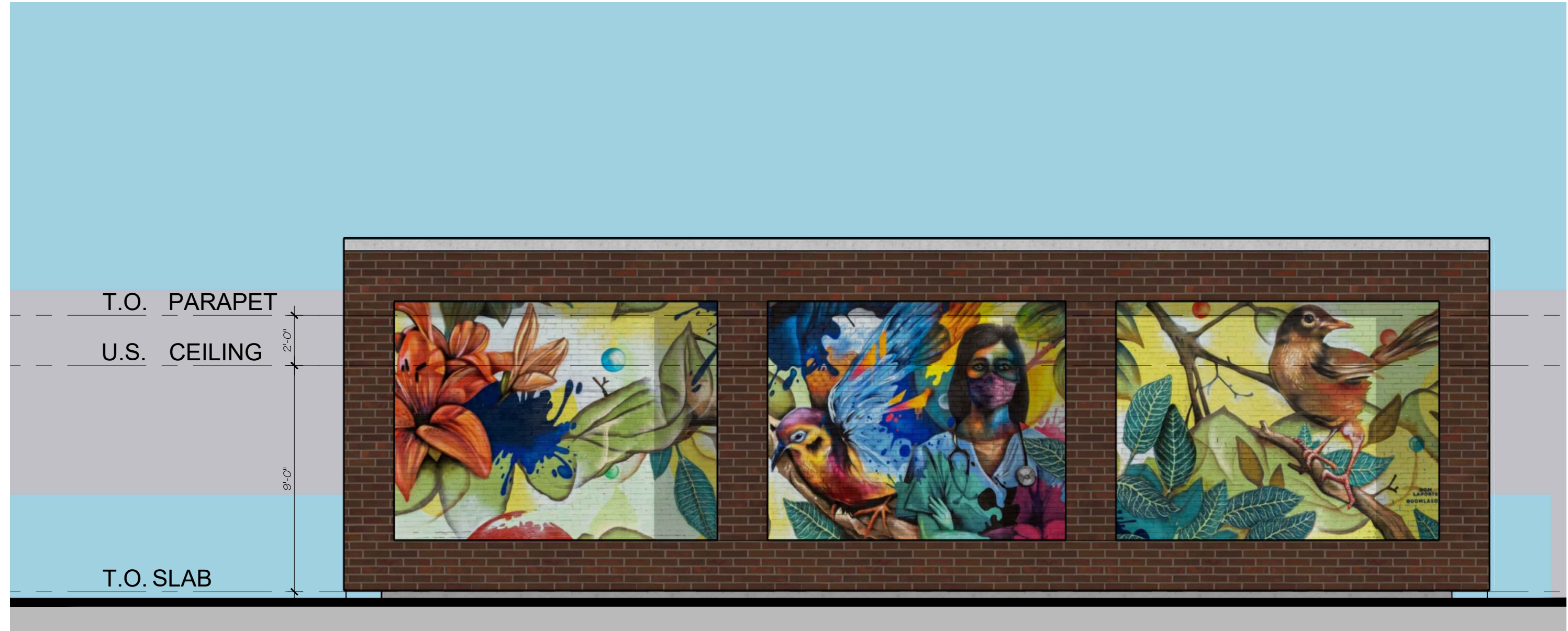
project
2006

drawing no.
SP-5

revision no.



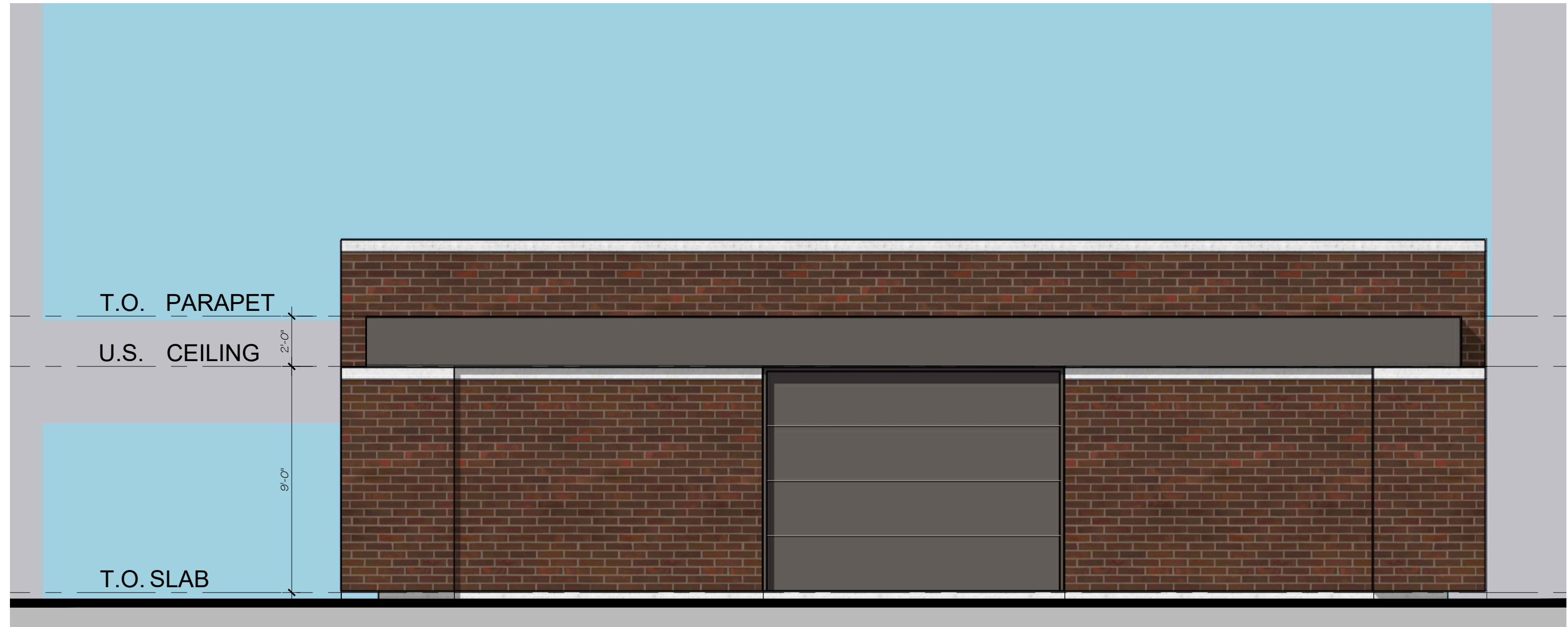
1 RIGHT-SIDE ELEVATION
SP-6 SCALE: 1/4"=1'-0"



2 FRONT ELEVATION
SP-6 SCALE: 1/4"=1'-0"



3 LEFT-SIDE ELEVATION
SP-6 SCALE: 1/4"=1'-0"



4 REAR ELEVATION
SP-6 SCALE: 1/4"=1'-0"

no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613 238-7200
 F: 613 235-2005
 E: mail@hobinarc.com
 hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
 Block 1 - Baribeau Dev.
 200 Baribeau Street

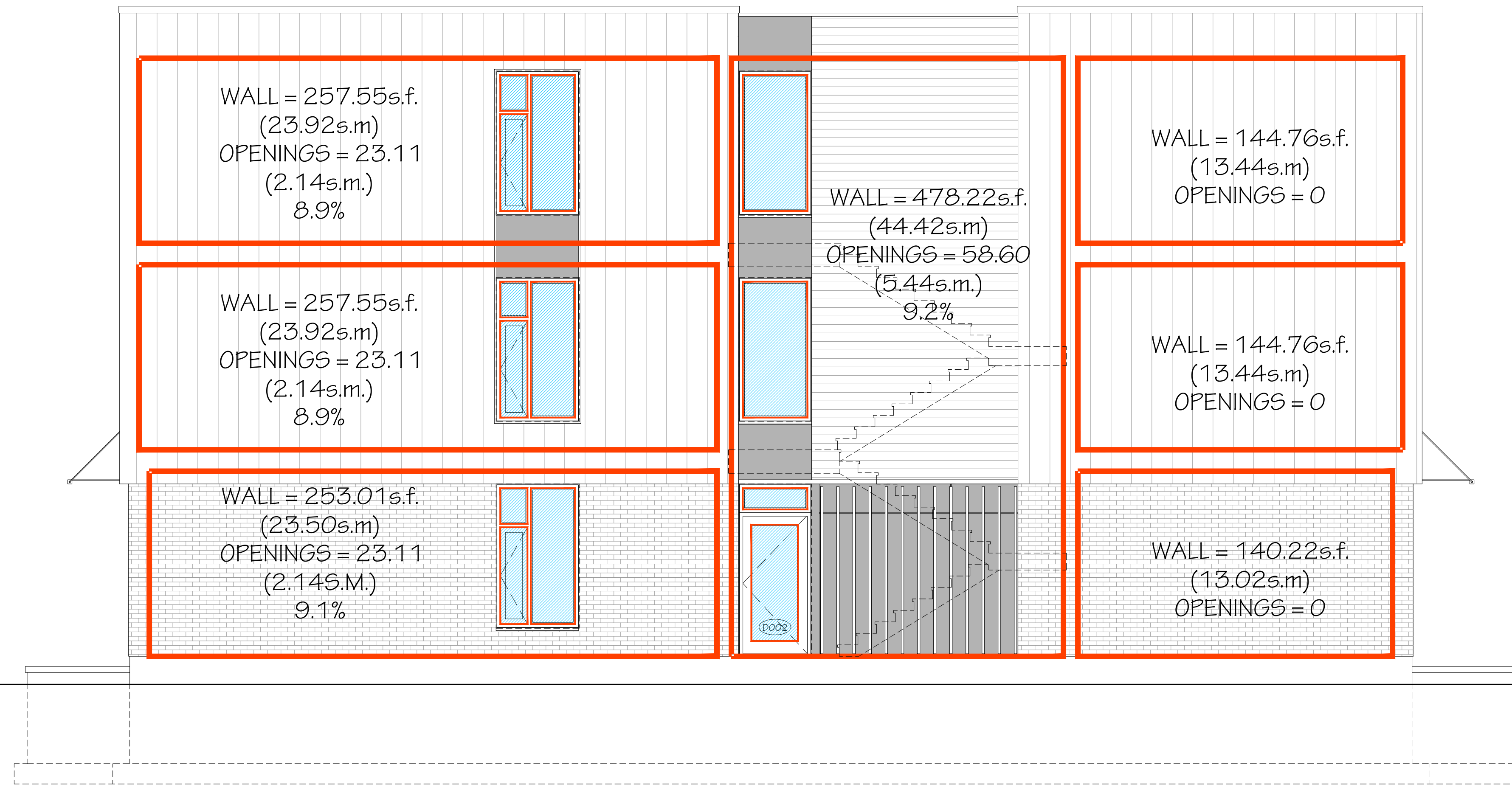
DRAWING TITLE:
**ACCESSORY BUILDING ELEVATIONS
 BICYCLE / WASTE STORAGE
 & MECHANICAL**

DRAWN BY:	DATE:	SCALE:
SC	June 2024	1/4" = 1'-0"

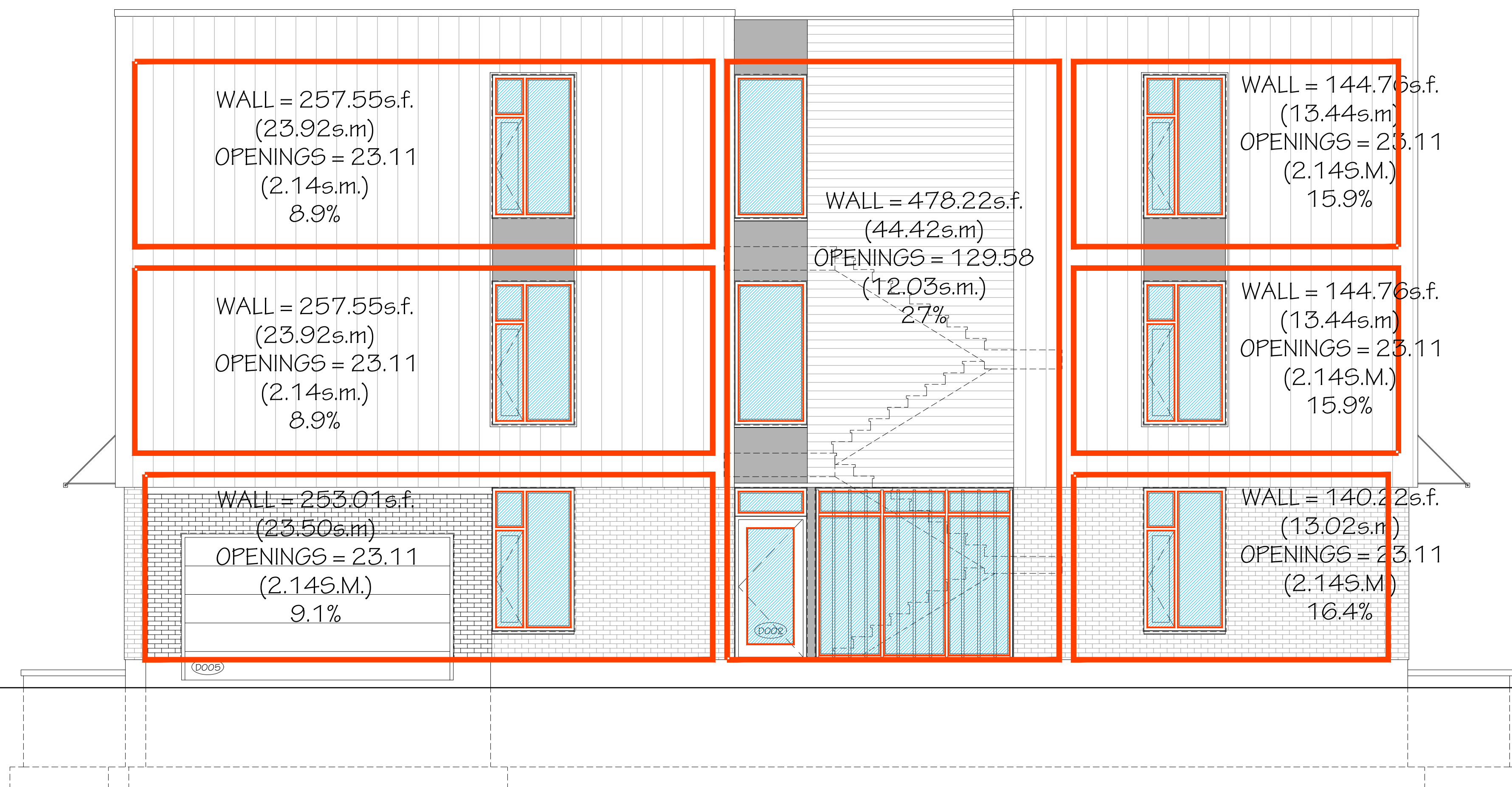
PROJECT:
2006

DRAWING NO.:
SP-6

REVISION NO:



1 TYPICAL INTERIOR END ELEVATION OR 1.5m LIMITING DISTANCE
SCALE: 1/4" = 1'-0"



2 TYPICAL EXPOSED END ELEVATION FACING A STREET
SCALE: 1/4" = 1'-0"

2024-10-03 SPA APPLICATION COMMENT RESPONSES

no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

Hobin Architecture
Incorporated
63 Pamela Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-238-7200
F: 613-235-2065
E: mail@hobinarc.com
hobinarc.com



PROJECT/LOCATION:
Block 1 - Baribeau Dev.
200 Baribeau Street

DRAWING TITLE:
INTERIOR & EXTERIOR SIDE ELEVATIONS
SPATIAL SEPARATION BETWEEN BUILDINGS
PRELIMINARY CALCULATIONS

DRAWN BY:	DATE:	SCALE:
SC	June 2024	1/4" = 1'-0"

PROJECT:	DRAWING NO.:
2006	A3.03

REVISION NO.:

