



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	321.90M ²
BLOCK 8	12 TOWNS / 36 UNITS	596.99M ²
BLOCK 9	12 TOWNS / 36 UNITS	596.99M ²
TOTAL	94 TOWNS / 282 UNITS	4,793.46M²

LOT COVERAGE

TOTAL LOT AREA:	12,703.69m ²
TOTAL GROSS BUILDING AREA* (GARBAGE & BIKE STORAGE INCLUDED):	4,993.32m ²
TOTAL LOT COVERAGE:	39.3%
TOTAL HARD LANDSCAPING AREA:	1,850.71m ²
TOTAL LOT COVERAGE:	30.3%
TOTAL SOFT LANDSCAPING AREA* (PARK EXCLUDED):	2,589.48m ²
TOTAL LOT COVERAGE:	20.4%
PARK AREA:	1,270.36 (1,270.18m ²)
TOTAL LOT COVERAGE:	10%

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

SITE STATISTICS

PLANNED UNIT DEVELOPMENT ZONING MECHANISM

ZONING:

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

MIN. LOT WIDTH	MIN. LOT AREA	MAX. BUILDING HEIGHT

PARKING REQUIREMENTS - RESIDENTS
(PART 4 - PARKING, QUEUING AND LOADING PROVISIONS)

ZONING: TOWNHOUSES PROVIDED 94 - 12(SEC. 101 3a) 82 TOWNHOUSES

MIN. PARKING REQUIREMENTS - TABLE 101A

TOWNHOUSE	0.75 PER DWELLING UNIT	82 X 0.75 = 61.5
REQUIRED 62 SPACES	PROVIDED 76 SPACES	

VISITOR PARKING 94 - 12(SEC. 102 2) 82 TOWNHOUSES

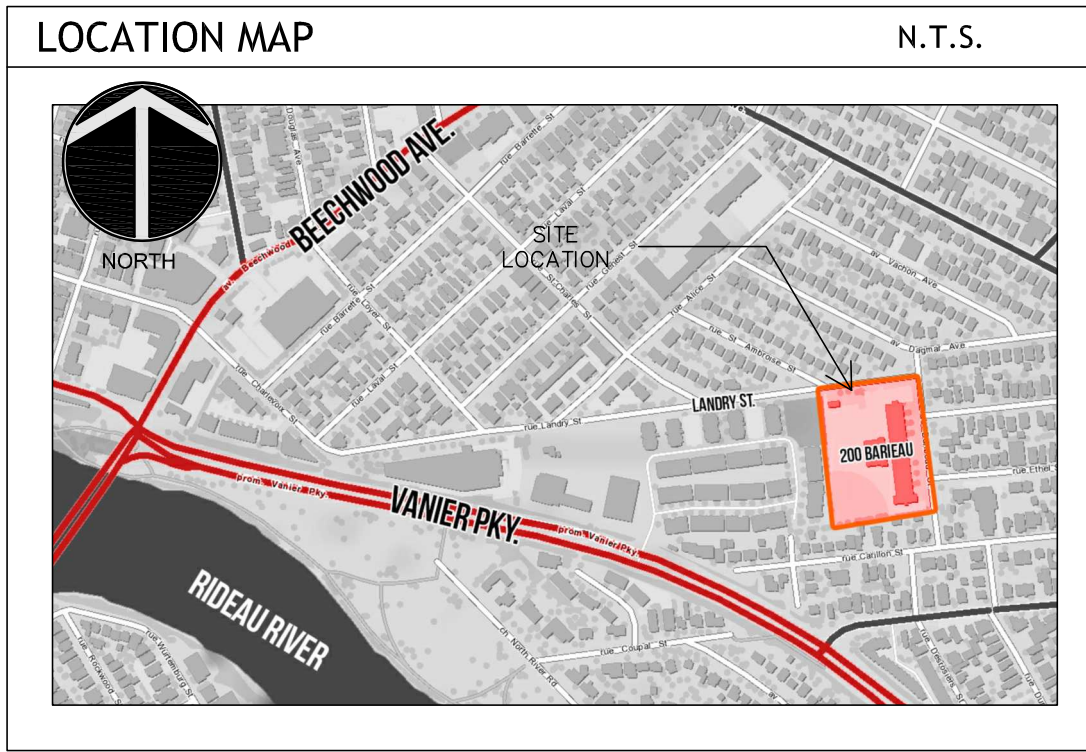
TOWNHOUSE	0.1 PER DWELLING UNIT	82 X 0.1 = 8.2
REQUIRED 9 SPACES	PROVIDED 9 SPACES	

GRAPHIC SCALE 1 : 250

5m 10m 20m 30m 35m

CONSULTANTS

ARCHITECT HOBIN ARCHITECTURE INC. 63 PAMILLA STREET, OTTAWA, ON K1S 3K7	CIVIL - GRADING & SERVICING NOVATECH 240 MICHAEL COWPLAND DR SUITE 200, OTTAWA, ON K2M 1P6	LANDSCAPE URBANTYPOLGY INC. 499 PRESTON STREET OTTAWA, ONTARIO K1S 4N7
CONTACT: HUGO LATREILLE ext. 133 SEAN CARTY ext. 124 TEL. 613-236-7200 FAX. 613-265-2005	CONTACT: MARK BISSETT TEL. 613-254-9643 X.237	CONTACT: SCOTT MASON STUDIO 437-700-5446 DIRECT 343-892-4918 MOBILE 613-867-3942



<p>project title 200 BARIBEAU BARIBEAU ST. OTTAWA, ONTARIO</p>		
<p>drawing title SITE PLAN</p>		
<p>drawn HL</p>	<p>date DEC 2021</p>	<p>scale 1:250</p>
<p>project 2006</p>		<p>project 2006</p>
<p>drawing no. SP-1</p>		<p>revision no.</p>

2 2024-07-05 ISSUED TO MAE FOR PRELIMINARY COORDINATION

2 2024-07-05 ISSUED FOR CONSULTANT COORDINATION

1 2024-06-25 ISSUED FOR CLIENT REVIEW

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

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-236-7200
F: 613-265-2005
E: mail@hobinarc.com
hobinarc.com

ONTARIO ASSOCIATION
OF ARCHITECTS
MARK J. HOBIN
LICENCE
3049