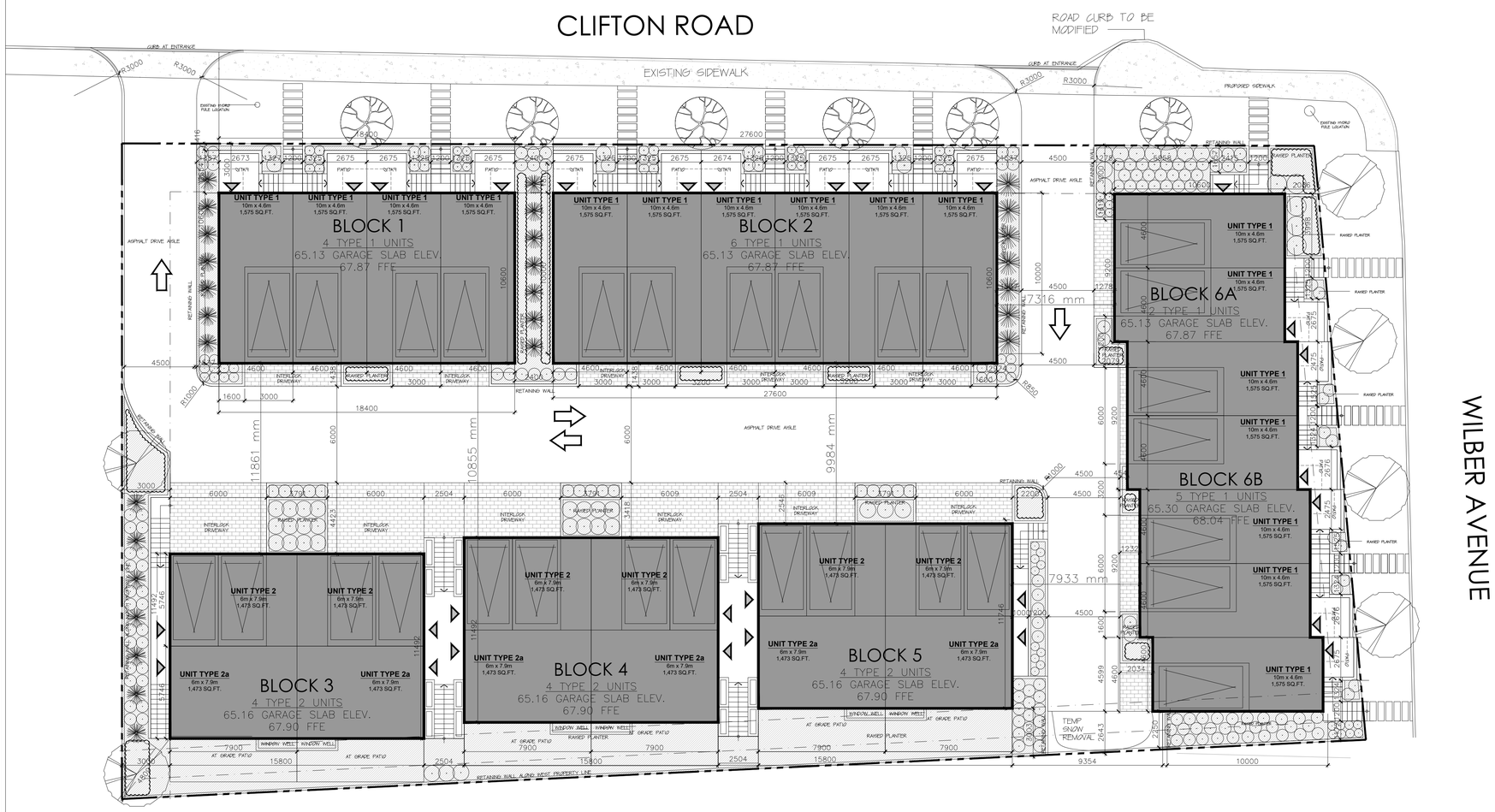


GGAPHIC SCALE

1 : 250

5m 10m 20m 50m

SITE DATA

SITE STATISTICS (NUMBER OF UNITS & GGOSS BUILDING AREA)

BLOCK 1	4 UNITS	6,240 SQ.FT	(580m²)
BLOCK 2	6 UNITS	9,360 SQ.FT.	(870m²)
BLOCK 3	4 UNITS	5,940 SQ.FT.	(552m²)
BLOCK 4	4 UNITS	5,940 SQ.FT.	(552m²)
BLOCK 5	4 UNITS	5,940 SQ.FT.	(552m²)
BLOCK 6	7 UNITS	10,920 SQ.FT.	(1,014m²)
TOTAL	29 UNITS	44,340 SQ.FT.	(4,119M²)

LOT COVERAGE

TOTAL LOT AREA:	2,949m²
TOTAL GGOSS BUILDING AREA:	1,444m²
TOTAL LOT COVERAGE	49%
TOTAL HARD SURFACE AREA:	1,038m²
TOTAL LOT COVERAGE	35%
TOTAL LANDSCAPE AREA:	467m²
TOTAL LOT COVERAGE	16%

SURVEY INFORMATION

ANNIS O'SOLLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
OTTAWA, ON
K2E 7S6

CONTACT:
TEL.

SURVEYOR'S REAL PROPERTY REPORT
PART 1 PLAN OF
LOTS 18,19, 20, 21, 22 & 23
REGISTERED PLAN 369
CITY OF OTTAWA

SITE STATISTICS

PLANNED UNIT DEVELOPMENT ZONING MECHANISM

ZONING : R3R

DWELLING TYPE: PUD – 29 UNITS	REQUIRED	PROPOSED
MIN. WIDTH OF PRIVATE DRIVEWAY	6.0m	4.5m
MIN. SEPARATION AREA BETWEEN BUILDINGS	1.2m MIN.	2.4m MIN.
SETBACKS		
FRONT YARD	N/A	3m
CORNER SIDE YARD	N/A	3m
REAR YARD	N/A	3m
INTERIOR SIDE YARD	N/A	3m
MIN. LOT WIDTH		
MIN. LOT AREA		
MAX. BUILDING HEIGHT	10.7m MAX.	10.64m

PARKING REQUIREMENTS - RESIDENTS

(PARKING PROVISIONS 2008-250 SECTION 106)

RESIDENTS REQUIRE
19 TOWNHOUSE DWELLING:
0.75 / DU(17) = 12.75
STACKED DWELLING:
0.5 / DU(12) = 6

0 VISITORS

19 SPACES

PROVIDED
29 RESIDENT SPACES

0 VISITORS

29 TOTAL

CONSULTANTS

ARCHITECT
HOBIN ARCHITECTURE INC.
63 PAMILLA STREET,
OTTAWA, ON K1S 3K7

CONTACT:
HUGO LATREILLE
TEL. 613-236-7200 ext.133

CIVIL/LANDSCAPE
CIMA+
110-240 CATHERINE STREET
OTTAWA, ON K2P 2G8

CONTACT:
CHRISTIAN LAVOIE-LEBEL.
TEL. 613-860-2462 EXT. 6621

PLANNER
STANTEC .
400 – 1331 CLYDE AVENUE
OTTAWA, ON K2C 3G4

CONTACT:
BARRETT L. WAGAR
TEL: 613-722-4420

APPROVAL SIGNATURE

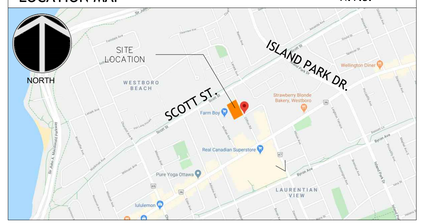
APPROVED ☐ REFUSED ☐

DATE _____

DERRICK MOODIE, ACTING MANAGER, DEVELOPMENT REVIEW, SUBURBAN SERVICES

LOCATION MAP

N.T.S.



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.

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HOBIN ARCHITECTURE

project title
CLIFTON TOWNS
CLIFTON ROAD, OTTAWA, ONTARIO

drawing title
SITE PLAN

drawn	date	scale
HL	JAN 2021	1:150

project
2050

drawing no.
SP-1

revision no.