



SITE DATA

SITE STATISTICS (NUMBER OF UNITS & GROSS BUILDING AREA)

BLOCK 1	7 UNITS	923m ²
BLOCK 2	5 UNITS	720m ²
BLOCK 3	5 UNITS	720m ²
BLOCK 4	5 UNITS	720m ²
BLOCK 5	4 UNITS	600m ²
BLOCK 6	5 UNITS	742m ²
BLOCK 7	6 UNITS	884m ²
BLOCK 8	7 UNITS	1,027m ²
BLOCK 9	5 UNITS	666m ²
BLOCK 10	12 UNITS	1,568m ²
BLOCK 11	12 UNITS	1,568m ²
BLOCK 12	12 UNITS	1,568m ²
TOTAL	85 UNITS	11,707m²

LOT COVERAGE

TOTAL LOT AREA:	12,204m ²
TOTAL GROSS BUILDING AREA:	11,707m ²
TOTAL LOT COVERAGE:	95%
TOTAL HARD LANDSCAPING AREA:	1,176m ²
TOTAL SOFT LANDSCAPING AREA: (PARK EXCLUDED):	2,318m ²
TOTAL LANDSCAPE AREA:	3,494m ²
TOTAL LOT COVERAGE:(PARK EXCLUDED):	28%
PARK AREA:	1.105 Ha (1,004m ²)

SURVEY INFORMATION

JD BARNES LTD.
2430 DON REID DRIVE SUITE 204
OTTAWA, ON
K1H 1E1, CANADA

REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
PART OF BLOCK A
REGISTERED PLAN M-44
CITY OF OTTAWA

CONTACT:
SHAWN LEROUX
TEL. 613-731-7244

SITE STATISTICS

PLANNED UNIT DEVELOPMENT ZONING MECHANISM

ZONING:

DWELLING TYPE: PUD - 85 UNITS	REQUIRED	PROPOSED
MIN. WIDTH OF PRIVATE DRIVEWAY	6.0m	4.5m
MIN. SEPARATION AREA BETWEEN BUILDINGS	1.2m MIN.	1.82m MIN.

SETBACKS

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

PARKING REQUIREMENTS - RESIDENTS
(PARKING PROVISIONS 2008-250 SECTION 106)

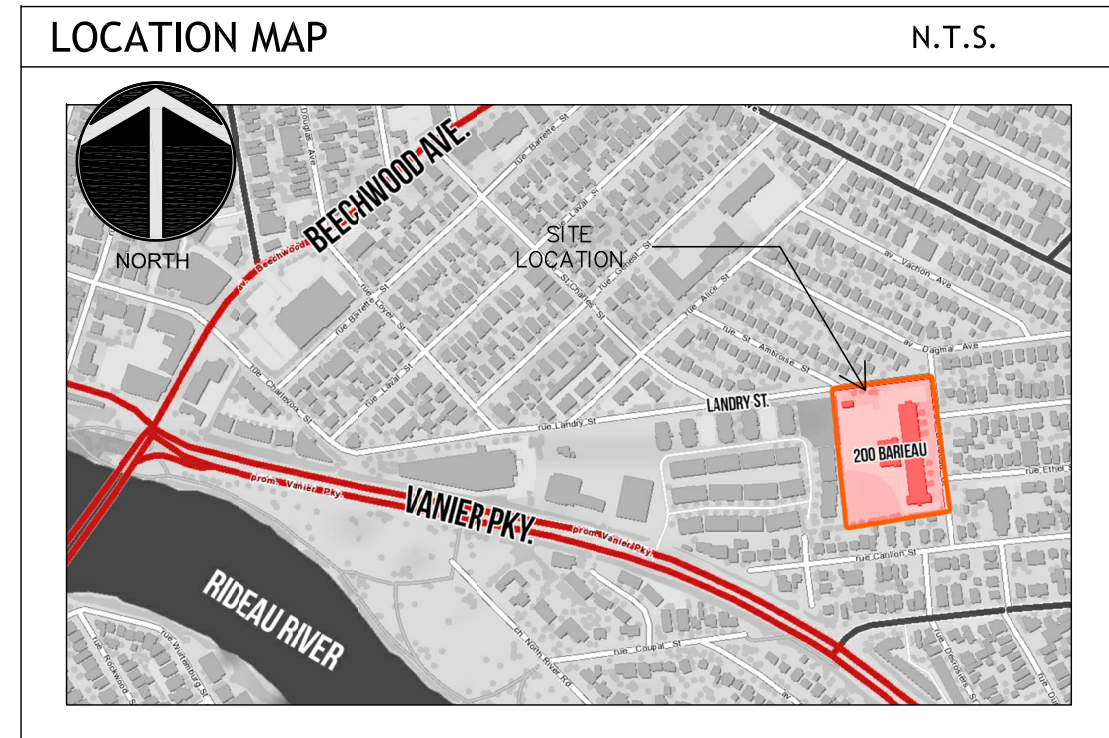
RESIDENTS REQUIRE	PROVIDED
40 RESIDENT SPACES [91. (91-12)x0.5]	85 RESIDENT SPACES
8 VISITORS (0.1x80)	85 VISITORS
	85 DRIVEWAYS @ 3m x 5.2m
	3 VISITOR SPOTS @ 2.6m x 5.2m
48 SPACES	173 TOTAL

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 CSW LANDSCAPE ARCHITECTS 319 MCRAE AVE SUITE 502, OTTAWA, ON K1Z 0B9
CONTACT: HUGO LATREILLE TEL. 613-236-7200 X.133 FAX. 613-265-2005	CONTACT: MARK BISSETT TEL. 613-254-9643 X.237	CONTACT: SCOTT MASON TEL. 613-729-4536 X.241



4	21/10/22	SPC COMMENTS ROUND #5
3	21/08/09	SPC COMMENTS ROUND #4
2	21/05/26	SPC COMMENTS ROUND #3
1	21/02/10	SPC COMMENTS ROUND #2

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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parkriver PROPERTIES

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HOBIN ARCHITECTURE

project title
200 BARBEAU
BARBEAU ST. OTTAWA, ONTARIO

drawing title
SITE PLAN

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

ONTARIO ASSOCIATION
MARK J. HOBIN
LICENSE
3049