



**SITE DATA**

**SITE STATISTICS (NUMBER OF UNITS & GROSS BUILDING AREA)**

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

**LOT COVERAGE**

TOTAL LOT AREA:	12,204m <sup>2</sup>
TOTAL GROSS BUILDING AREA:	4,227m <sup>2</sup>
TOTAL LOT COVERAGE:	35%
TOTAL HARD LANDSCAPING AREA:	1,176m <sup>2</sup>
TOTAL SOFT LANDSCAPING AREA (PARK EXCLUDED):	2,318m <sup>2</sup>
TOTAL SOFT LANDSCAPING AREA (PARK INCLUDED):	2,318m <sup>2</sup>
TOTAL SOFT LANDSCAPING AREA (PARK EXCLUDED):	18%
TOTAL LANDSCAPE AREA:	3,494m <sup>2</sup>
TOTAL LOT COVERAGE (PARK EXCLUDED):	28%
PARK AREA:	1 Ha (1,004m <sup>2</sup> )

**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
48 SPACES	85 DRIVEWAYS @ 3m x 5.2m
	3 VISITOR SPOTS @ 2.6m x 5.2m
	173 TOTAL

**GRAPHIC SCALE** 1 : 250

5m 10m 20m 30m 35m

**CONSULTANTS**

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

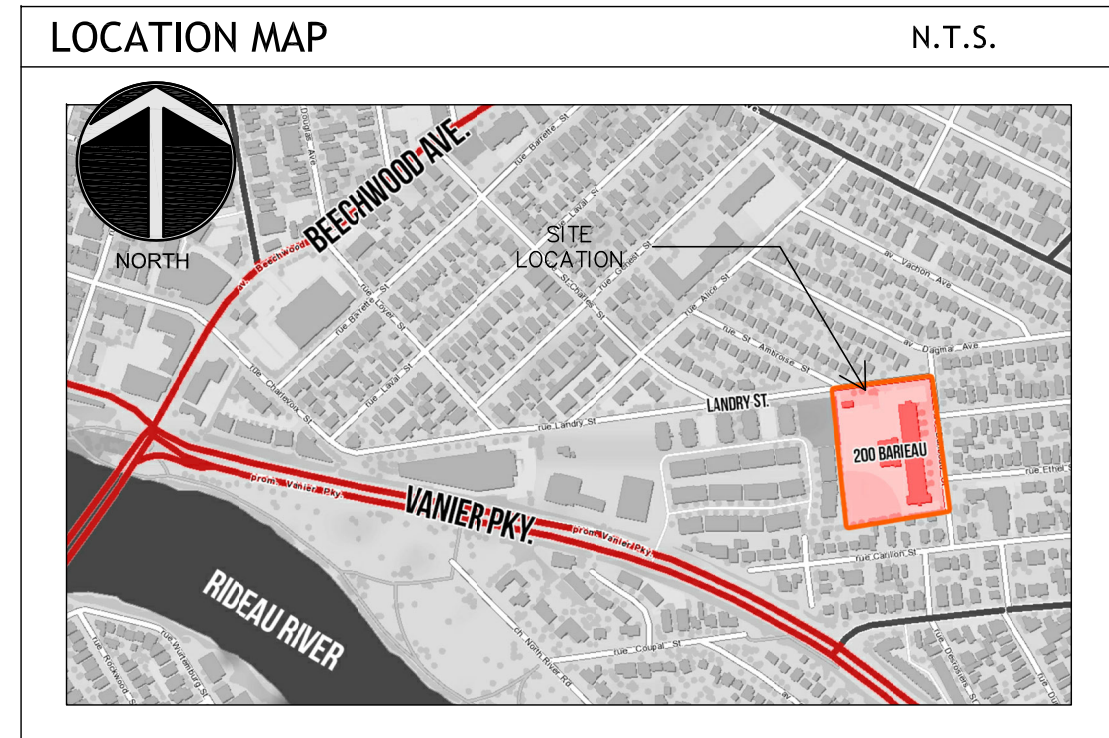
**CIVIL - GRADING & SERVING**  
NOVATECH  
240 MICHAEL COWPLAND DR  
SUITE 200,  
OTTAWA, ON K2M 1P6

**LANDSCAPE**  
CSW LANDSCAPE ARCHITECTS  
319 MCRAE AVE SUITE 502,  
OTTAWA, ON K1Z 0B9

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21/08/09	SPC COMMENTS ROUND #4
21/05/26	SPC COMMENTS ROUND #3
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

**HOBIN**  
ARCHITECTURE

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

drawing title  
**SITE PLAN**

drawn HL	date JULY 2021	scale 1:250
	project 2006	
	drawing no. <b>SP-1</b>	
	revision no.	

ONTARIO ASSOCIATION  
OF ARCHITECTS  
MARK J. HOBIN  
LICENSE  
3049