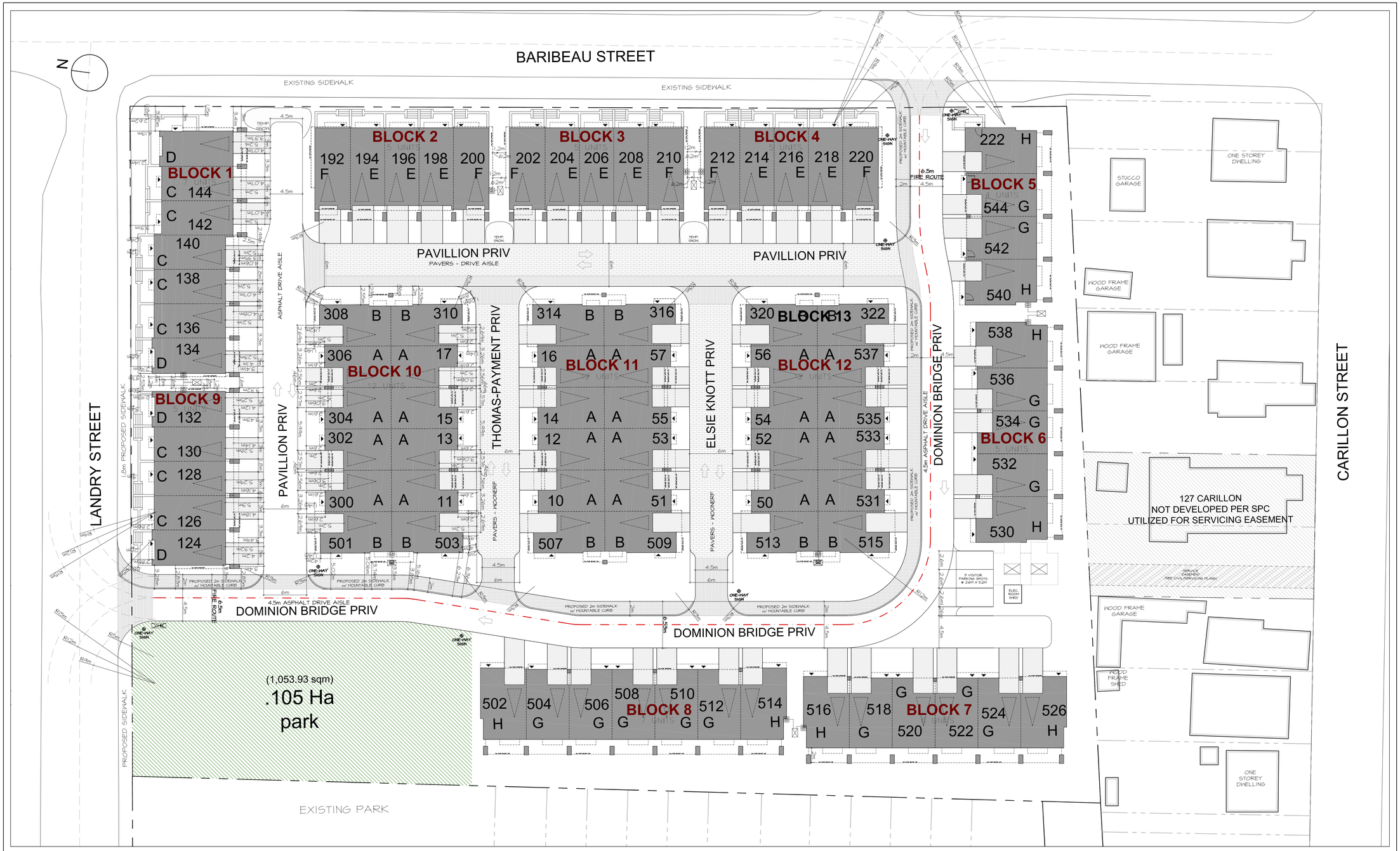

7.	22/07/05	ISSUED FOR PERMIT
6.	22/06/01	SPC COMMENTS ROUND #6
~~5.~~	~~22/04/25~~	~~ISSUED FOR PERMIT~~
4.	21/10/22	SPC COMMENTS ROUND #5
3.	21/08/09	SPC COMMENTS ROUND #4
2.	21/05/26	SPC COMMENTS ROUND #3
1.	21/02/10	SPC COMMENTS ROUND #2
no.	date	revision

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 BARIBEAU
BARIBEAU ST, OTTAWA, ONTARIO

drawing title
SITE PLAN

drawn	date	scale
HL	DEC 2021	1:250

project 2006

drawing no. SP-1

revision no.

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN
LICENCE
3049

SITE DATA

SITE STATISTICS (NUMBER OF UNITS & GROSS BUILDING AREA)

BLOCK 1	7 UNITS	923m²
BLOCK 2	5 UNITS	720m²
BLOCK 3	5 UNITS	720m²
BLOCK 4	5 UNITS	720m²
BLOCK 5	4 UNITS	600m²
BLOCK 6	5 UNITS	742m²
BLOCK 7	6 UNITS	884m²
BLOCK 8	7 UNITS	1,027m²
BLOCK 9	5 UNITS	666m²
BLOCK 10	12 UNITS	1,568M²
BLOCK 11	12 UNITS	1,568M²
BLOCK 12	12 UNITS	1,568m²
TOTAL	85 UNITS	11,707m²

LOT COVERAGE

TOTAL LOT AREA:	12,704m²
TOTAL GROSS BUILDING AREA:	4,227m²
TOTAL LOT COVERAGE:	33%
TOTAL HARD LANDSCAPING AREA:	
TOTAL LOT COVERAGE:	1,176m²
TOTAL SOFT LANDSCAPE AREA: (PARK EXCLUDED)	9%
TOTAL LOT COVERAGE:	2,318m²
	18%
TOTAL LANDSCAPE AREA:	
TOTAL LOT COVERAGE:(PARK EXCLUDED)	3,494m²
	28%
PARK AREA:	.1HA (1,004m²)

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 - 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
40 RESIDENT SPACES
[91. (91-12)x0.5]

8 VISITORS (0.1x80)

48 SPACES

PROVIDED
85 RESIDENT SPACES

85 VISITORS
85 DRIVEWAYS @ 3mx5.2m
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

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

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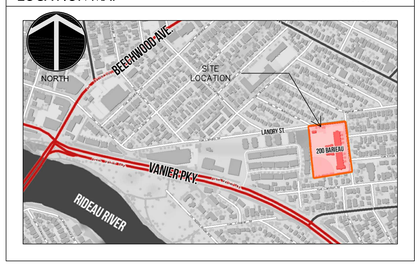
LANDSCAPE
CSW LANDSCAPE ARCITECTS
319 McRAE AVE SUITE 502,
OTTAWA, ON K1Z 0B9

CONTACT:
SCOTT MASON
TEL. 613-729-4536 X.241

LOCATION MAP

N.T.S.