



no.	date	revision
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

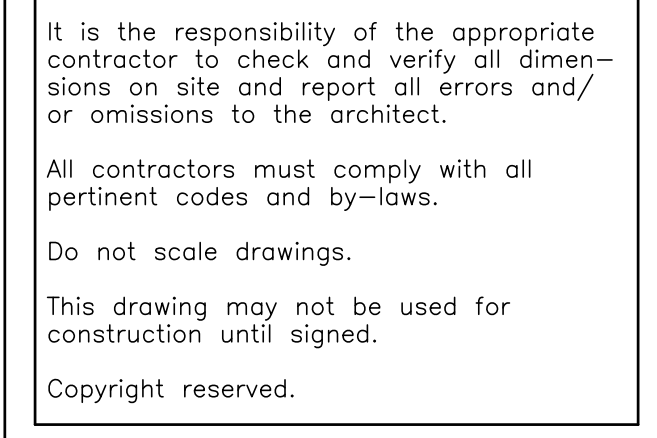
It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

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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SITE DATA

SITE STATISTICS (NUMBER OF UNITS & GROSS BUILDING AREA)

Block	Units	Area (m²)
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:	12,204m²
TOTAL GROSS BUILDING AREA:	12,207m²
TOTAL LOT COVERAGE:	100%
TOTAL HARD LANDSCAPING AREA:	1,176m²
TOTAL SOFT LANDSCAPING AREA (PARK EXCLUDED):	2,318m²
TOTAL LANDSCAPE AREA:	3,494m²
TOTAL LOT COVERAGE (PARK EXCLUDED):	28%
PARK AREA:	1.1Ha (1,004m²)

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:	REQUIRED	PROPOSED
PUD - 85 UNITS	6.0m	4.5m

MIN. WIDTH OF PRIVATE DRIVEWAY

MIN. SEPARATION AREA BETWEEN BUILDINGS

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

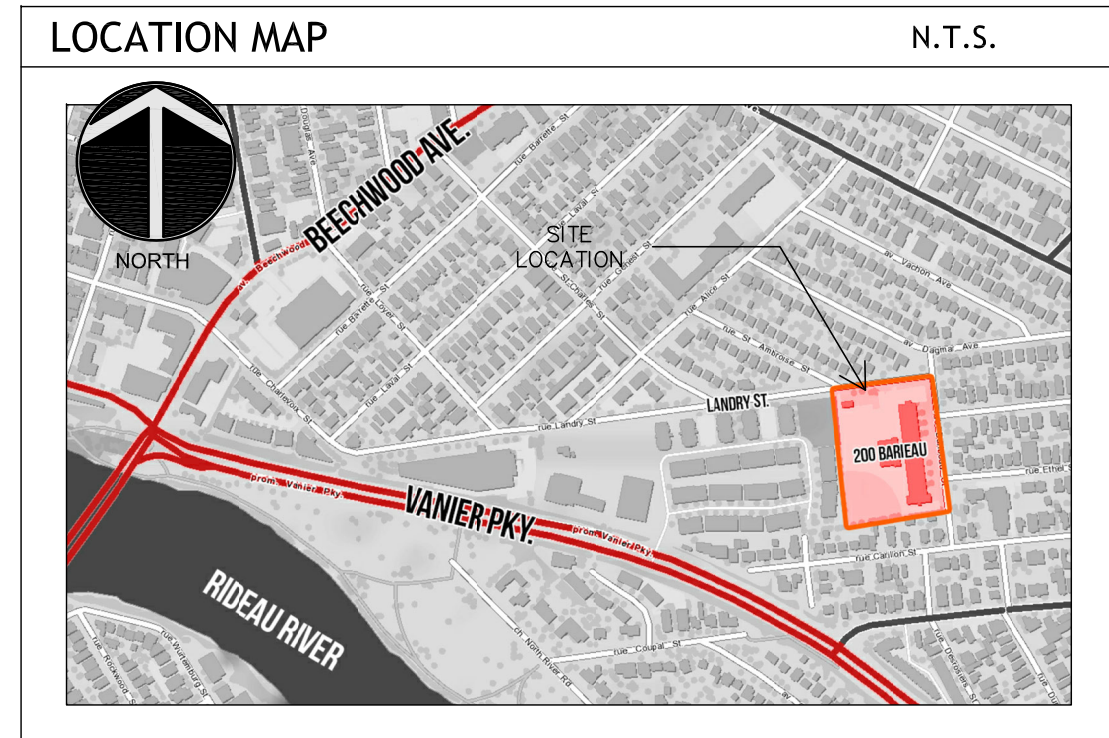
CIVIL - GRADING & SERVING
 NOVATECH
 240 MICHAEL COWPLAND DR
 SUITE 200,
 OTTAWA, ON K2M 1P6

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

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project title
200 BARBEAU
 BARBEAU ST. OTTAWA, ONTARIO

drawing title
SITE PLAN

Drawn	date	scale
HL	OCT 2021	1:250

project
 2006

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SP-1

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