

SITE DATA

SITE STATISTICS (NUMBER OF UNITS & GROSS BUILDING AREA)

15 LARCH	26 UNITS	1,882.2m ²
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LOT COVERAGE

TOTAL LOT AREA:	918m ²
TOTAL GROSS BUILDING AREA:	470.6m ²
TOTAL LOT COVERAGE	51.26%

TOTAL HARD SURFACE AREA: 126.7m²
TOTAL LOT COVERAGE: 14%

TOTAL LANDSCAPE AREA (EX. DRIVEWAY): 448m²
TOTAL LOT COVERAGE: 33%

AMENITY AREA

TERRACES + PRIVATE BALCONIES	137m ²
INTERIOR LOBBY	36.6m ²
EXTERIOR LANDSCAPING	223m ²
TOTAL AREA:	397m²

Owner
Roca Homes
24 George St W
Ottawa ON
K1S 3J2
Attention: Domenic Idone

Architect/Agent
Hobin Architecture Inc.
63 Pamilla Street
Ottawa, Ontario
K1S 3K7
Attention: Hugo Latreille

Planning
Novatech
240 Micheal Cowpland Dr. Suite 200
Ottawa, ON
K2M 1P6
Attention: Murray Chown

Landscape
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K2M 1P6
Attention: Ryan James

Civil
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Ottawa, ON
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Attention: Miroslav Savic

Geotechnical
PatersonGroup
154 Colonnade Road South
Ottawa, ON
K2E 7J5
Attention: Maha Saleh

SURVEY INFORMATION

JD BARNES LTD.
62 STEAGIE DRIVE, SUITE 103, KANATA, ON
K2K 2A9, CANADA

CONTACT:
GEORGE ZERVOS
613-254-8654

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
PART OF BLOCK 122
REGISTERED PLAN No.13,
LOTS 35 AND 36 AND
PART OF LOT 34
REGISTERED PLAN No. 82974
CITY OF OTTAWA

SITE STATISTICS

ZONING PROVISIONS: R4-UB - RESIDENTIAL FOURTH DENSITY ZONE

DWELLING TYPE: LOW RISE APARTMENT BLDGS.	REQUIRED	PROPOSED
MAXIMUM NUMBER OF UNITS	12	26
MINIMUM LOT WIDTH (m)	15.0m	30.77m
MINIMUM LOT AREA (m ²)	450m ²	~856m ²
MINIMUM FRONT YARD (m)	4.5m	3.05m
MINIMUM REAR YARD (m)	8.26m	8.19m
MINIMUM REAR YARD AREA (m ²)	214m ²	148.7m ²
MINIMUM INTERIOR SIDE YARD (m)	1.5m	1.22m
MAXIMUM BUILDING HEIGHT (m)	11m	11.40m

PARKING REQUIREMENTS - RESIDENTS

(PARKING PROVISIONS 2008-250 SECTION 106)

RESIDENTS REQUIRE	PROVIDED
0 RESIDENT SPACES	2 RESIDENT SPACES
1 VISITOR PARKING SPACE	2 VISITOR PARKING SPACE 1 @ 2.6m x 5.2m
1 SPACE	2 TOTAL
BICYCLE 0.5 x 26 UNITS = 13 SPACES	BICYCLE 28 OUTDOOR COVERED 'DERO-DECKER' SPACES 3 OUTDOOR SPACES @ 2m x 1.8m 31 SPACES TOTAL

LOCATION MAP N.T.S.

project title
LARCH APARTMENTS
15 LARCH ST. OTTAWA, ONTARIO

drawing title
SITE PLAN

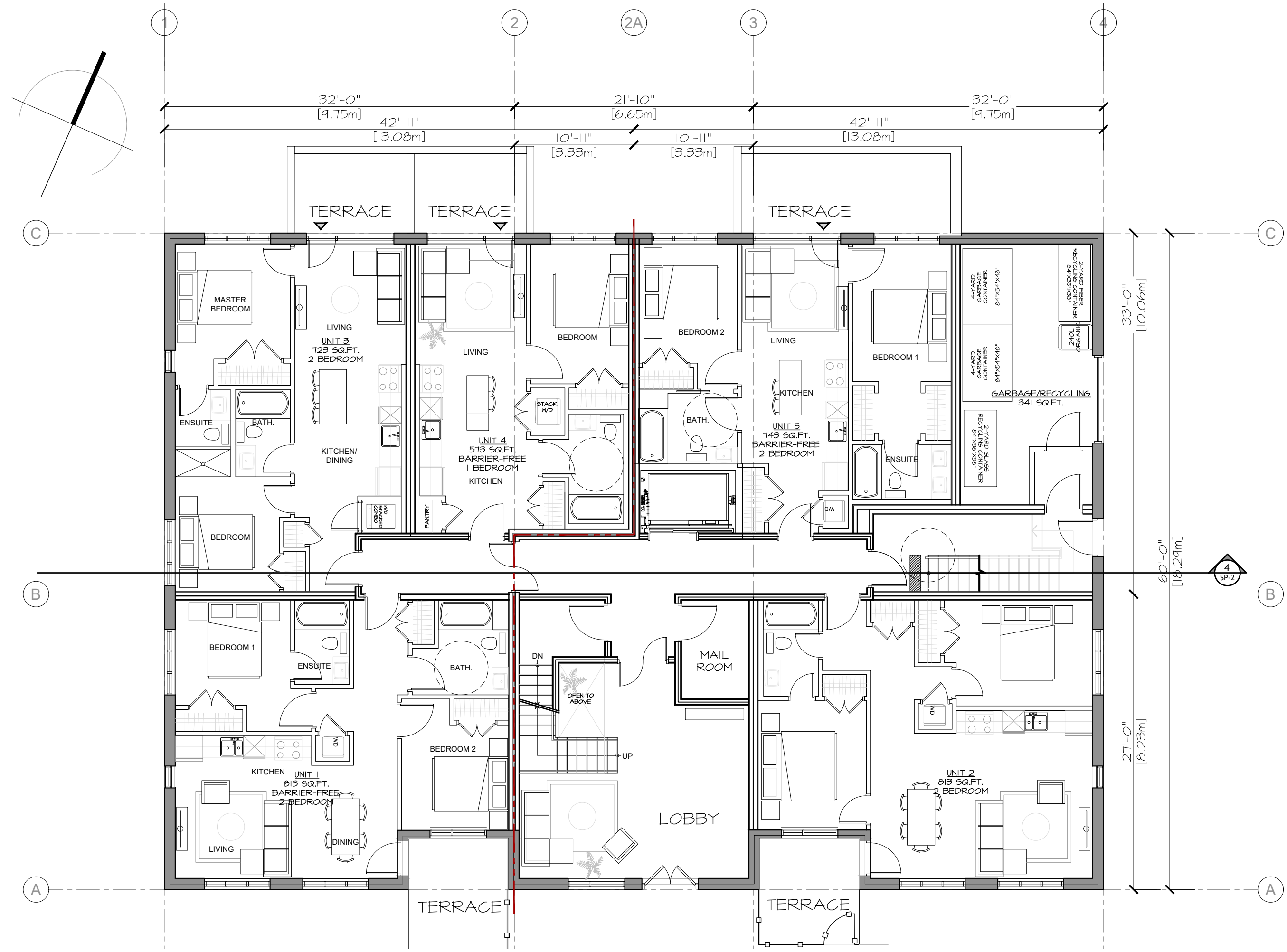
drawn HL	date SEP 2022	scale 1:75
project 2024	drawing no. SP-1	revision no.

ONTARIO ASSOCIATION OF ARCHITECTS
HARRY J. HOBIN
LICENCE
3049

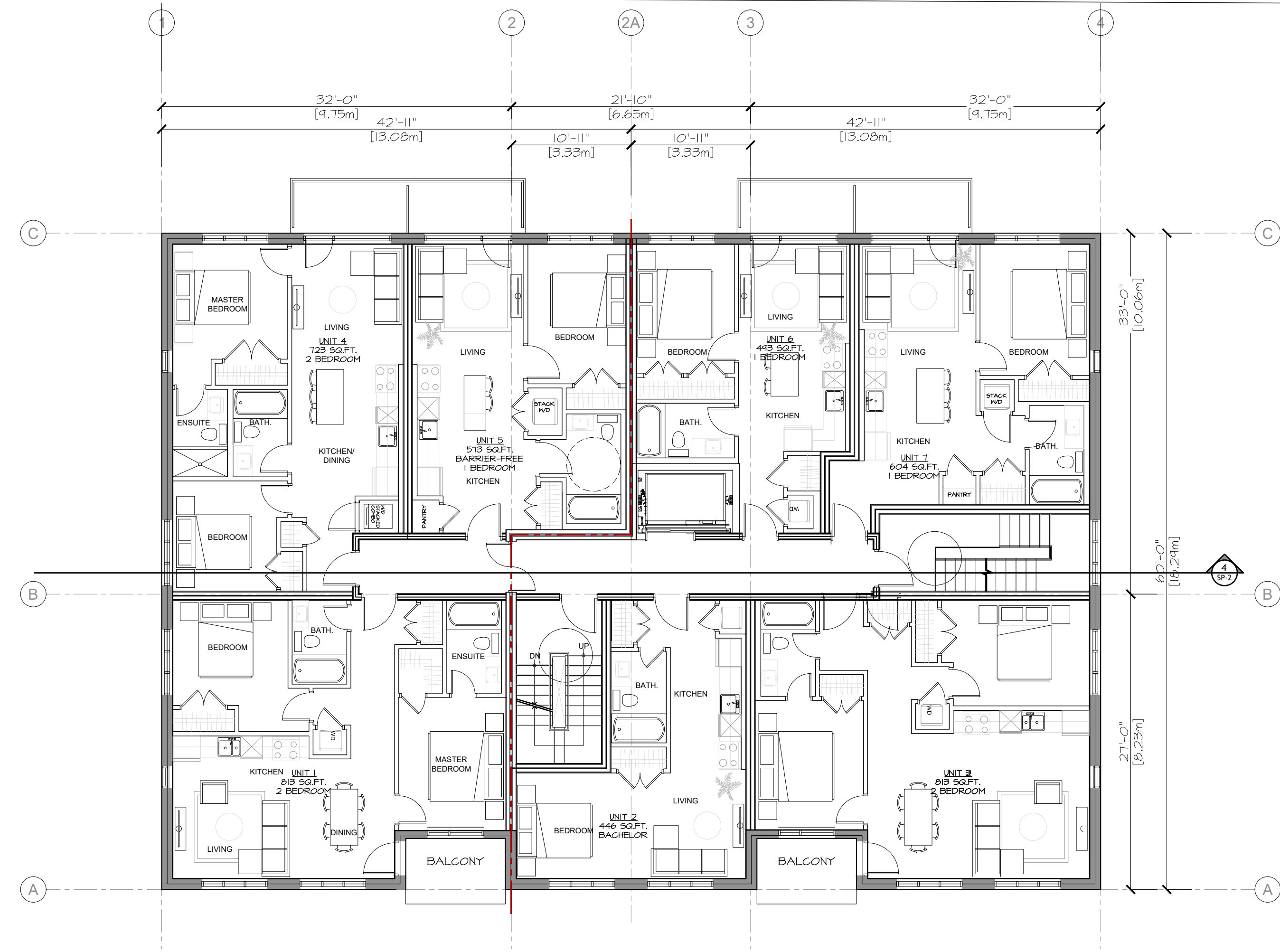
ROCAHOMES

HOBIN ARCHITECTURE

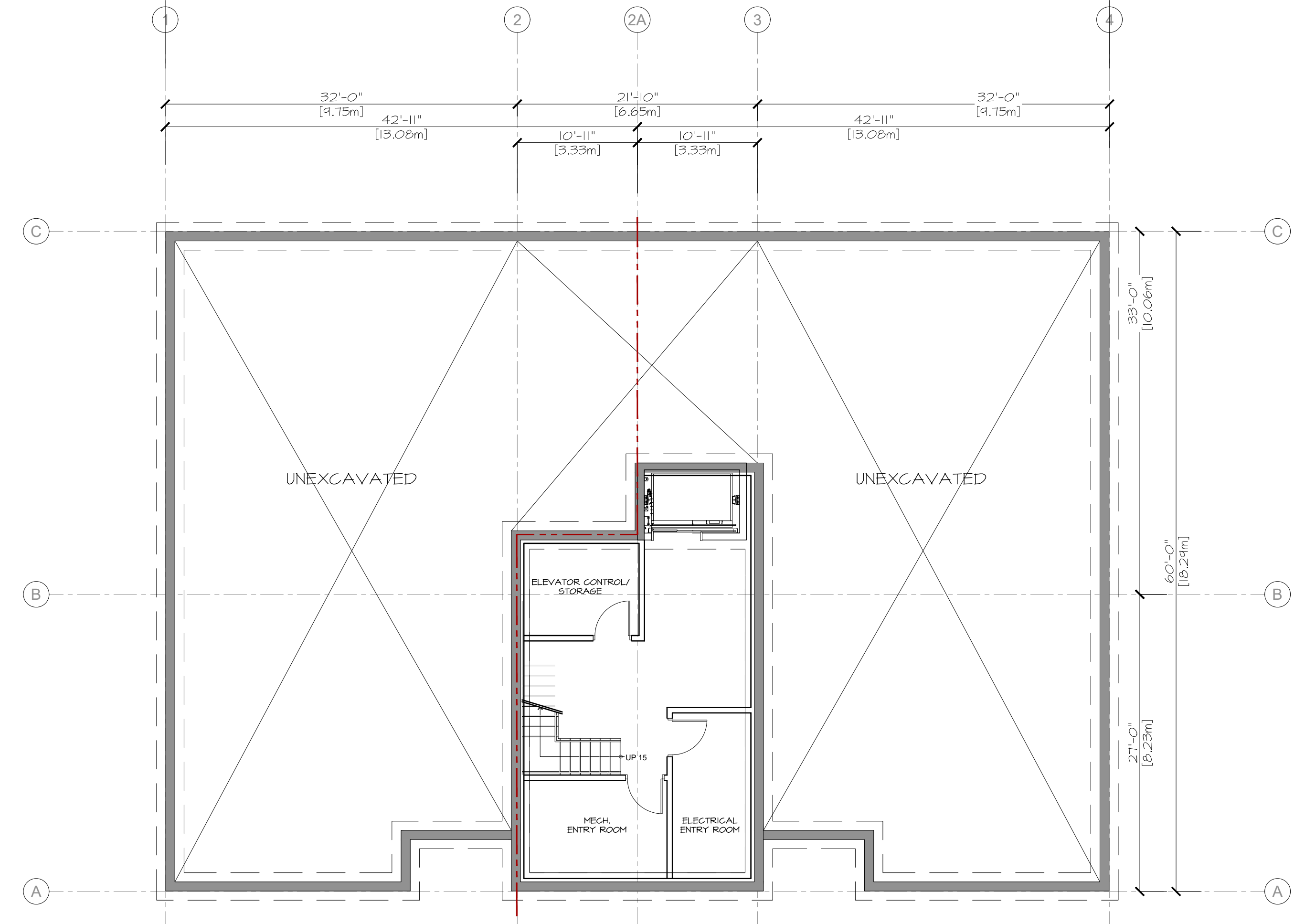
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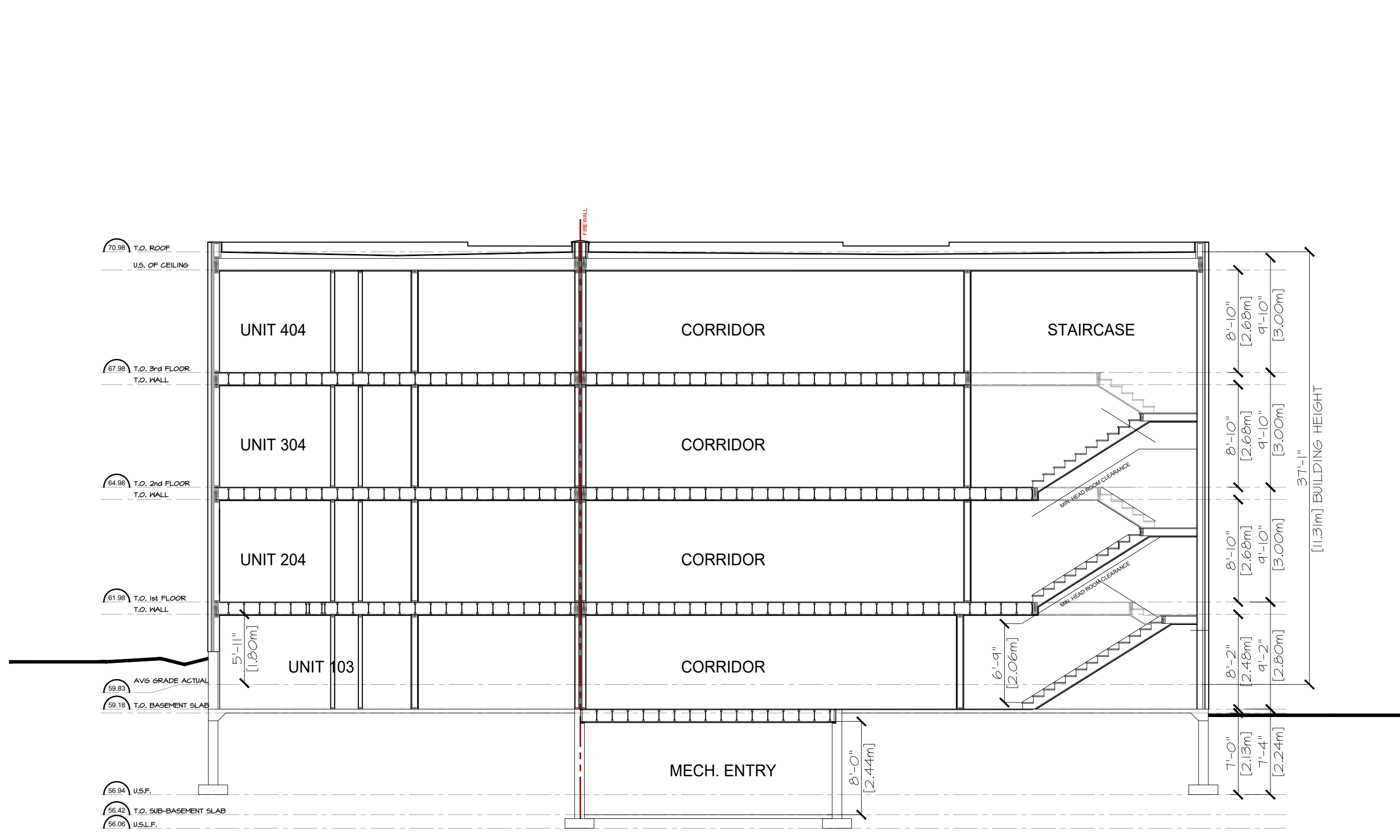
1 BASEMENT PLAN
SP-2 1/100



2 TYPICAL UPPER FLOOR PLAN
SP-2 1/100



3 MECH. SUB-BASEMENT PLAN
SP-2 1/100



4 BUILDING LONG SECTION
SP-2 1/100

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no.	date	revision
2	2022-04-12	RE-ISSUED FOR SITE PLAN CONTROL
1	2022-02-22	ISSUED FOR SITE PLAN CONTROL

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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project title
LARCH APARTMENTS
15 LARCH ST. OTTAWA, ONTARIO

drawing title
PLANS + SECTION

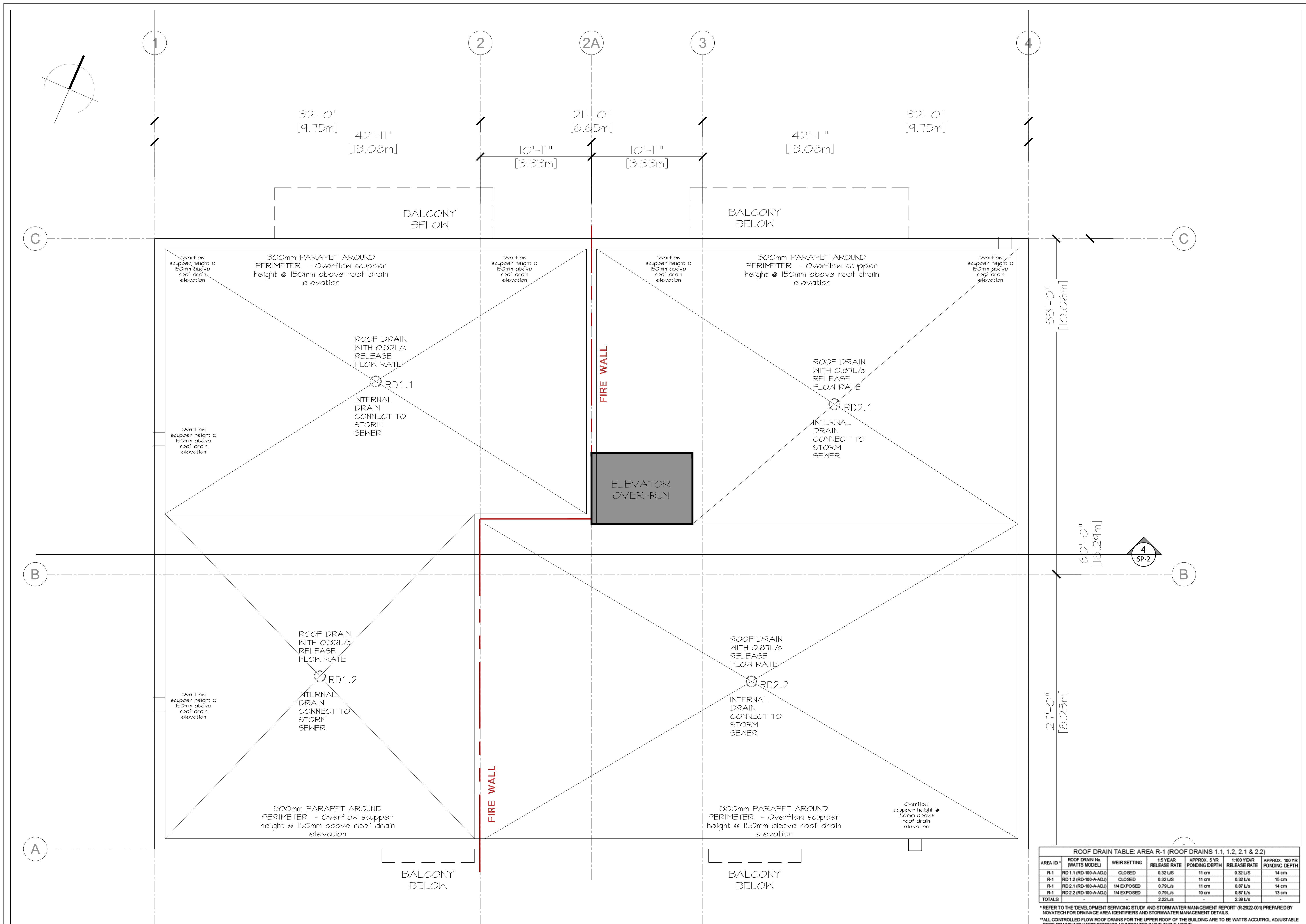
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HL	SEP 2022	AS NOTED



SP-2

#18698

D07-12-22-0027



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2	2022-04-12	RE-ISSUED FOR SITE PLAN CONTROL
1	2022-01-04	ISSUED FOR SITE PLAN CONTROL

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HOBIN ARCHITECTURE

project title
LARCH APARTMENTS
 15 LARCH ST, OTTAWA, ONTARIO

drawing title
ROOF PLAN

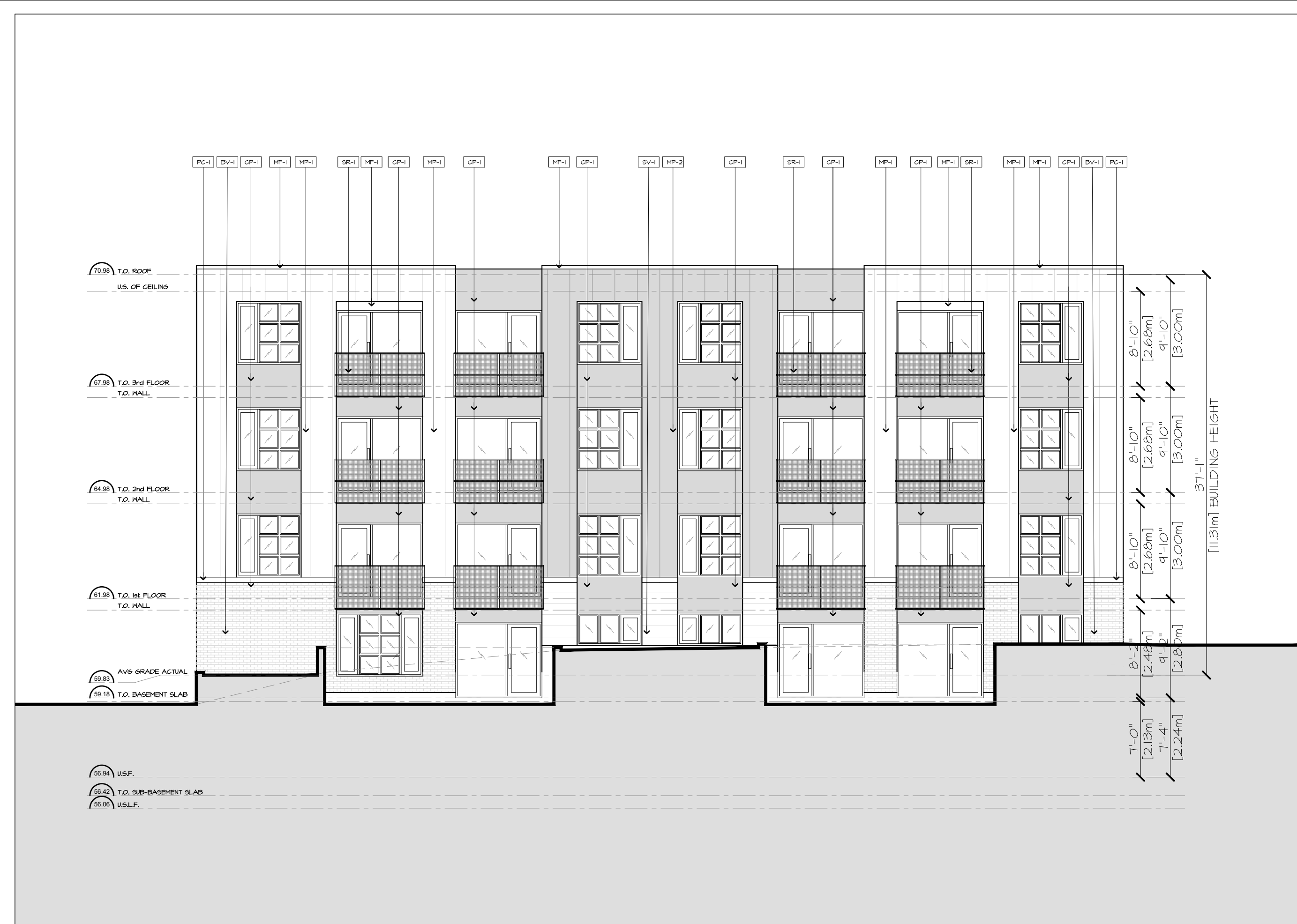
drawn	date	scale
HL	JAN 2022	AS NOTED
		project
		2024
		drawing no.
		SP-3
		revision no.
		#18698

AREA ID*	ROOF DRAIN No. (WATTS MODEL)	WEIR SETTING	1.5 YEAR RELEASE RATE	APPROX. 5 YR PONDING DEPTH	1.100 YEAR RELEASE RATE	APPROX. 100 YR PONDING DEPTH
R-1	RD 1.1 (RD-100-A-ADJ)	CLOSED	0.32 L/S	11 cm	0.32 L/S	14 cm
R-1	RD 1.2 (RD-100-A-ADJ)	CLOSED	0.32 L/S	11 cm	0.32 L/S	14 cm
R-1	RD 2.1 (RD-100-A-ADJ)	1/4 EXPOSED	0.79 L/S	11 cm	0.87 L/S	14 cm
R-1	RD 2.2 (RD-100-A-ADJ)	1/4 EXPOSED	0.79 L/S	10 cm	0.87 L/S	13 cm
TOTALS			2.22 L/s		2.38 L/s	

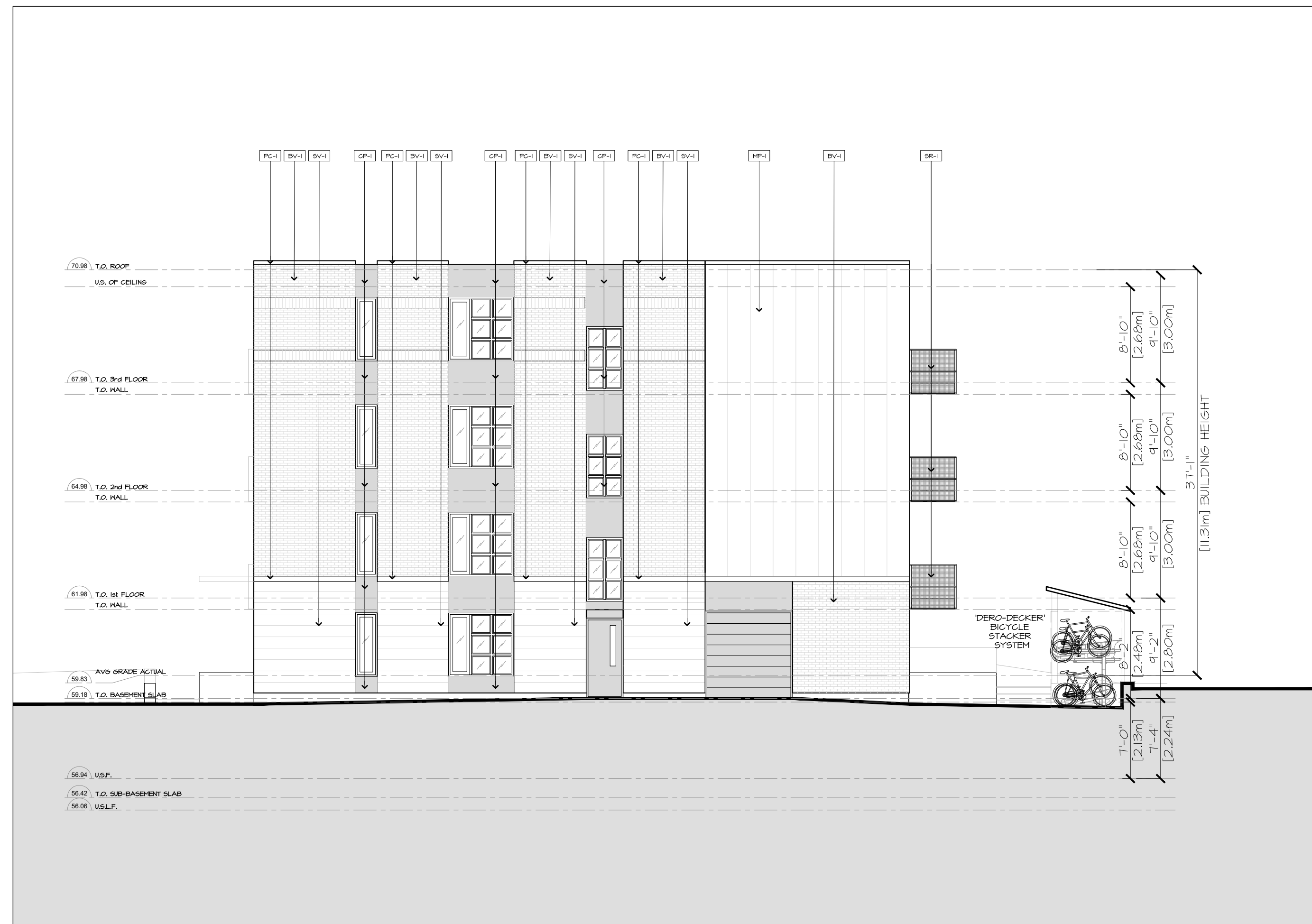
*REFER TO THE 'DEVELOPMENT SERVING STUDY' AND 'STORMWATER MANAGEMENT REPORT' (R-2022-001) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.
 **ALL CONTROLLED FLOW ROOF DRAINS FOR THE UPPER ROOF OF THE BUILDING ARE TO BE WATTS ACCUTROL ADJUSTABLE ROOF DRAINS WITH WEIR SETTINGS AS INDICATED IN THE TABLE ABOVE.



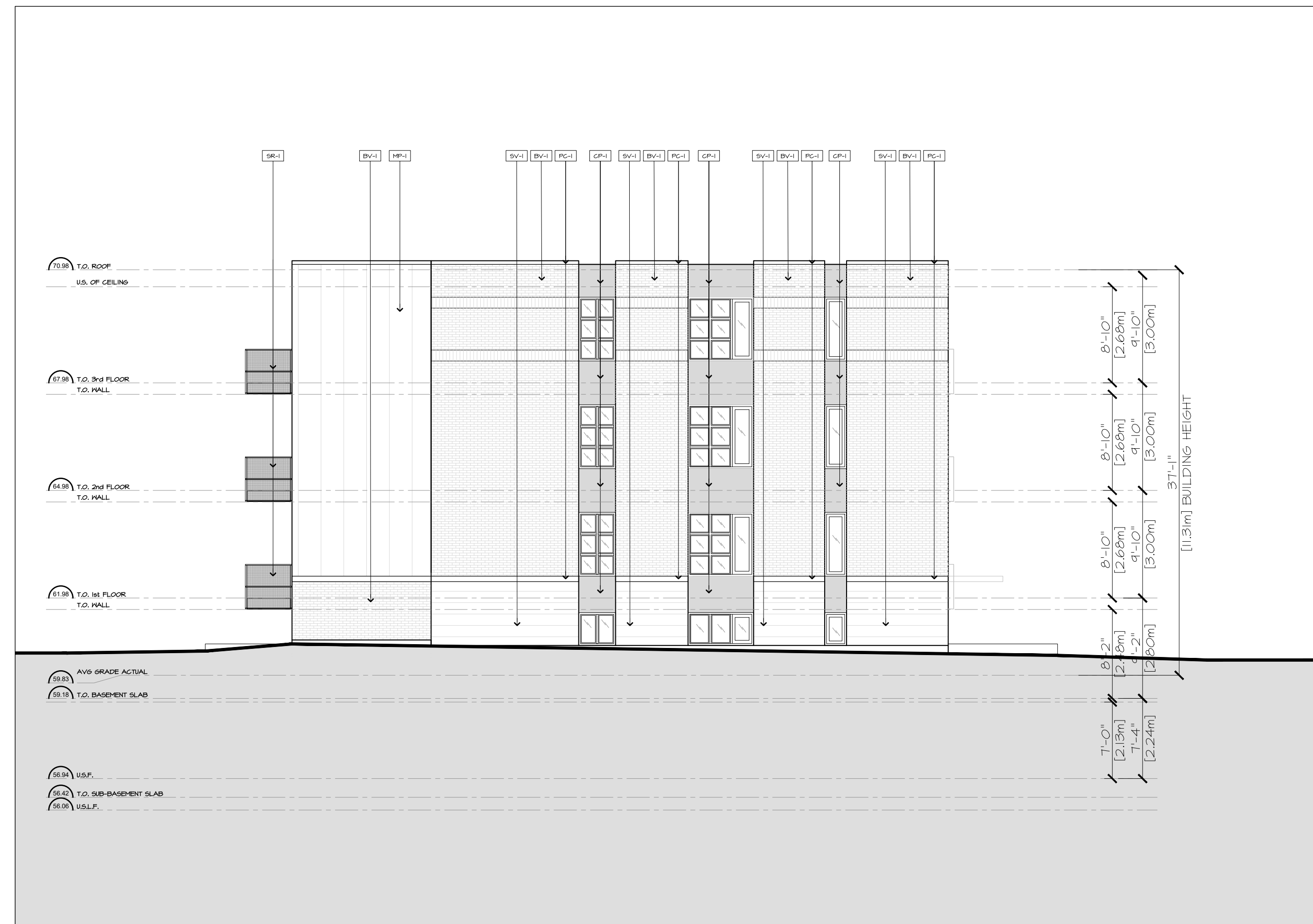
1 SOUTH ELEVATION
SP-4 1/100



2 NORTH ELEVATION
SP-4 1/100



3 EAST ELEVATION
SP-4 1/100



4 WEST ELEVATION
SP-4 1/100

MATERIAL LEGEND	
BV-1	BRICK VENEER 1
CP-1	PRE-CAST CONCRETE
MF-1	METAL FLASHING 1
MP-2	METAL PANEL CLADDING 1
MP-2	METAL PANEL CLADDING 2
SR-1	STEEL RAILING
SV-1	STONE VENEER 1

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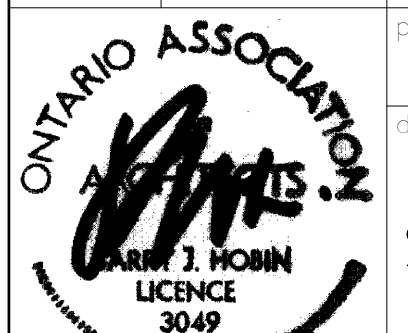
drawing title
PLANS + SECTION

drawn	date	scale
HL	SEP 2022	AS NOTED

project
2024

drawing no.
SP-4

revision no.





FACADE : 3,268 SQ.FT.
 GLAZING : 1,062 SQ.FT.
 GLAZING RATIO: 30%



West Centretown