

**PROPOSED 3 STOREY  
APARTMENT BLOCK  
26 UNITS**

**3 FLOORS @ 5,065 SQ.FT. +  
BASEMENT @ 5,065 SQ.FT.  
20,260 SQ.FT. TOTAL GFA**

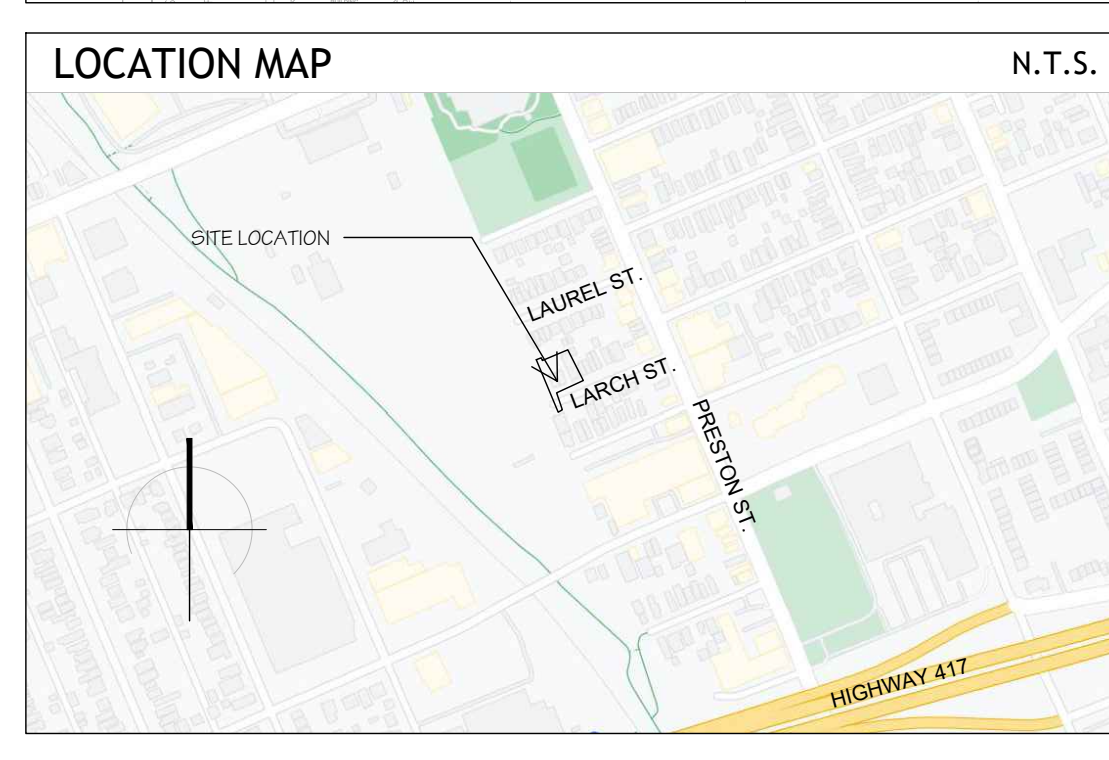
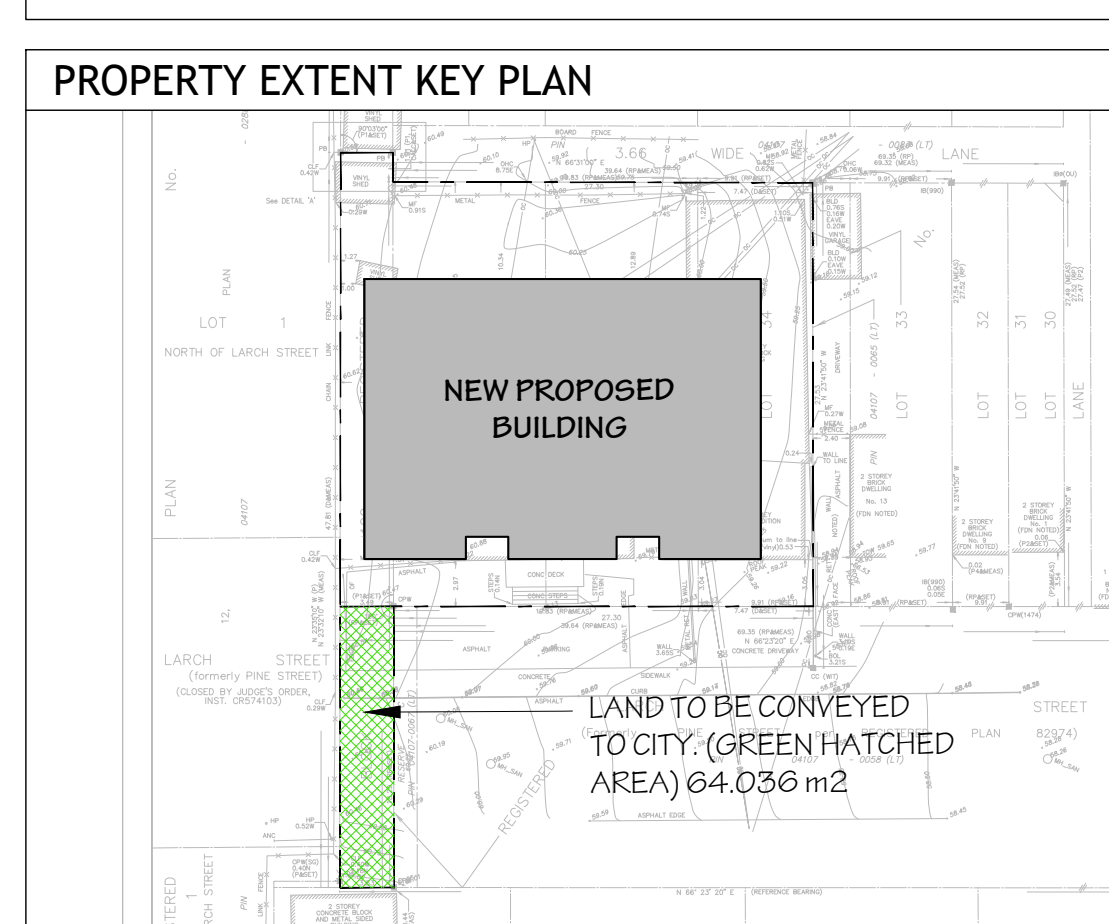
**NET 17,093 SQFT**

SITE DATA	
SITE STATISTICS (NUMBER OF UNITS & GROSS BUILDING AREA)	
15 LARCH	26 UNITS 1,882.2m <sup>2</sup>
<b>LOT COVERAGE</b>	
TOTAL LOT AREA:	918m <sup>2</sup>
TOTAL GROSS BUILDING AREA:	470.6m <sup>2</sup>
<b>TOTAL LOT COVERAGE:</b>	<b>51.26%</b>
<b>TOTAL HARD SURFACE AREA:</b>	
TOTAL LOT COVERAGE:	126.7m <sup>2</sup>
TOTAL LANDSCAPE AREA (EX. DRIVEWAY):	448m <sup>2</sup>
<b>TOTAL LOT COVERAGE:</b>	<b>33%</b>
<b>AMENITY AREA</b>	
TERRACES + PRIVATE BALCONIES:	137m <sup>2</sup>
INTERIOR LOBBY:	36.6m <sup>2</sup>
EXTERIOR LANDSCAPING:	223m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>397m<sup>2</sup></b>

SURVEY INFORMATION	
JD BARNES LTD. 62 STEADIE DRIVE SUITE 103, KANATA, ON K2K 2A9, CANADA	SURVEYOR'S REAL PROPERTY REPORT PART 1 - PLAN SHOWING <b>PART OF BLOCK 122 REGISTERED PLAN No. 13, LOTS 35 AND 36 AND PART OF LOT 34 REGISTERED PLAN No. 82974 CITY OF OTTAWA</b>
CONTACT: GEORGE ZERVOS 613-254-8659	

SITE STATISTICS		
ZONING PROVISIONS: R4-UB - RESIDENTIAL FOURTH DENSITY ZONE		
DWELLING TYPE: LOW RISE APARTMENT BLDG.	REQUIRED	PROPOSED
MAXIMUM NUMBER OF UNITS	12	26
MINIMUM LOT WIDTH (m)	15.0m	30.77m
MINIMUM LOT AREA (m <sup>2</sup> )	450m <sup>2</sup>	886m <sup>2</sup>
MINIMUM FRONT YARD (m)	4.5m	3.05m
MINIMUM REAR YARD (m)	8.26m	8.18m
MINIMUM REAR YARD AREA (m <sup>2</sup> )	214m <sup>2</sup>	198.7m <sup>2</sup>
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)	
<b>RESIDENTS REQUIRE</b>	<b>PROVIDED</b>
0 RESIDENT SPACES	0 RESIDENT SPACES
1 VISITOR PARKING SPACE	1 VISITOR PARKING SPACE
1 SPACE	0 TOTAL
<b>BICYCLE</b>	<b>BICYCLE</b>
0.5 x 26 UNITS = 13 SPACES	28 OUTDOOR COVERED 'DECK-DECKER' SPACES
	3 OUTDOOR SPACES @ 2m x 1.2m
	<b>31 SPACES TOTAL</b>



**Owner**  
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no.	date	revision
9	2023-10-30	ISSUED FOR SITE PLAN APPROVAL
8	2023-10-02	ISSUED FOR BUILDING PERMIT
7	2023-09-29	ISSUED TO CONSULTANTS REGARDING FINAL TRANSFORMER LOCATION
6	2023-09-14	ISSUED TO LIGHTING CONSULTANT
5	2023-08-30	ISSUED FOR CITY OF OTTAWA CONSULTATION REGARDING TRANSFORMER LOCATION
4	2023-08-11	ISSUED FOR CONSULTANT COORDINATION
3	2023-07-13	RE-LABELLING FOR EXP
2	2023-06-29	RE-ISSUED FOR ENERGY MODELING
1	2023-06-23	ISSUED FOR ENERGY MODELING

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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**HOBIN ARCHITECTURE**

project title  
**LARCH APARTMENTS**  
15 LARCH ST. OTTAWA, ONTARIO

drawing title  
**SITE PLAN**

drawn	date	scale
HL	MAR 2023	1/75
project	2024	
drawing no.	<b>SP-1</b>	
revision no.		

#18698