

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%

AMENITY AREA

TERRACES + PRIVATE BALCONIES	134m ²
INTERIOR LOBBY	36.6m ²
EXTERIOR LANDSCAPING	165.6m ²
TOTAL AREA:	336.2m²

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	30.71m
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	1 VISITOR PARKING SPACE 1 @ 2.6m x 5.2m
1 SPACE	1 TOTAL
BICYCLE 0.5 x 26 UNITS = 13 SPACES	BICYCLE 14 OUTDOOR SPACES @ .5m x 1.8m

LOCATION MAP N.T.S.

ROCAHOMES

HOBIN ARCHITECTURE

project title
LARCH APARTMENTS
15 LARCH ST. OTTAWA, ONTARIO

drawing title
SITE PLAN

drawn HL	date FEB 2022	scale AS NOTED
		project 2024
		drawing no. SP-1
		revision no. #XXXXX

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN
LICENCE 3049

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Attention: Domenic Idone

Architect/Agent
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Attention: Hugo Latreille

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Attention: Miroslav Savic

Geotechnical
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154 Colonnade Road South
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Attention: Maha Saleh

no.	date	revision
1	2022-02-22	ISSUED FOR SITE PLAN CONTROL

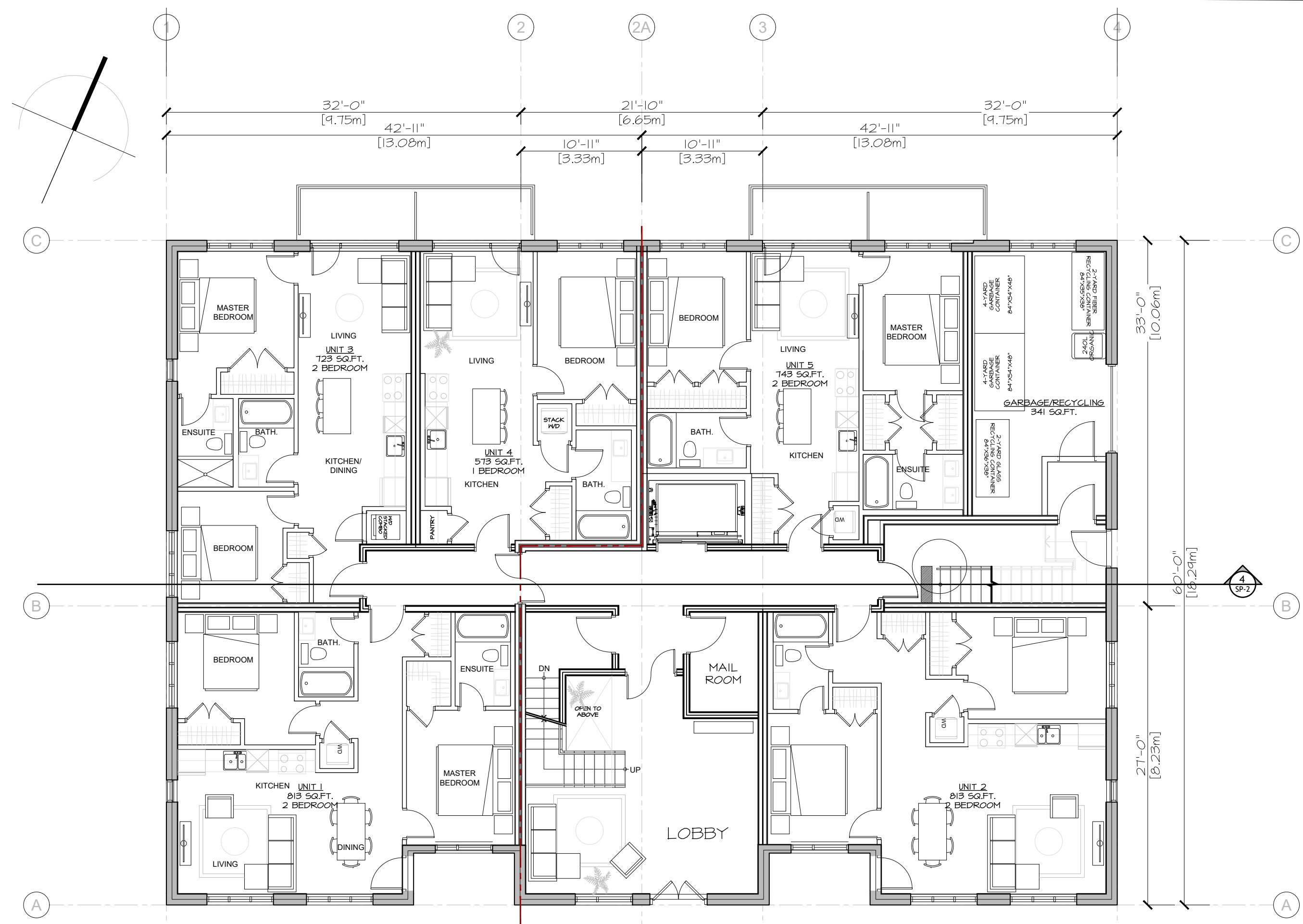
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All contractors must comply with all pertinent codes and by-laws.

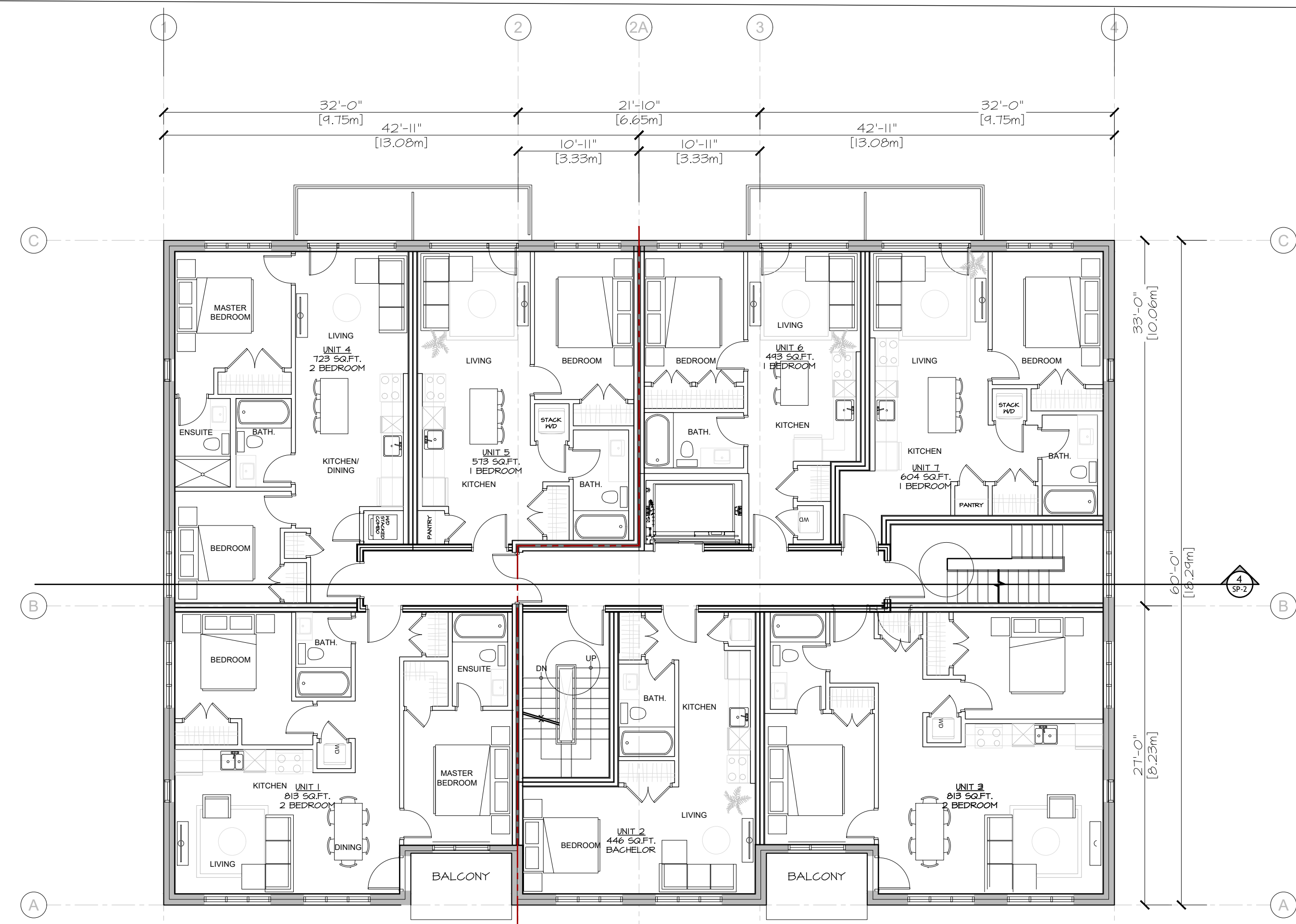
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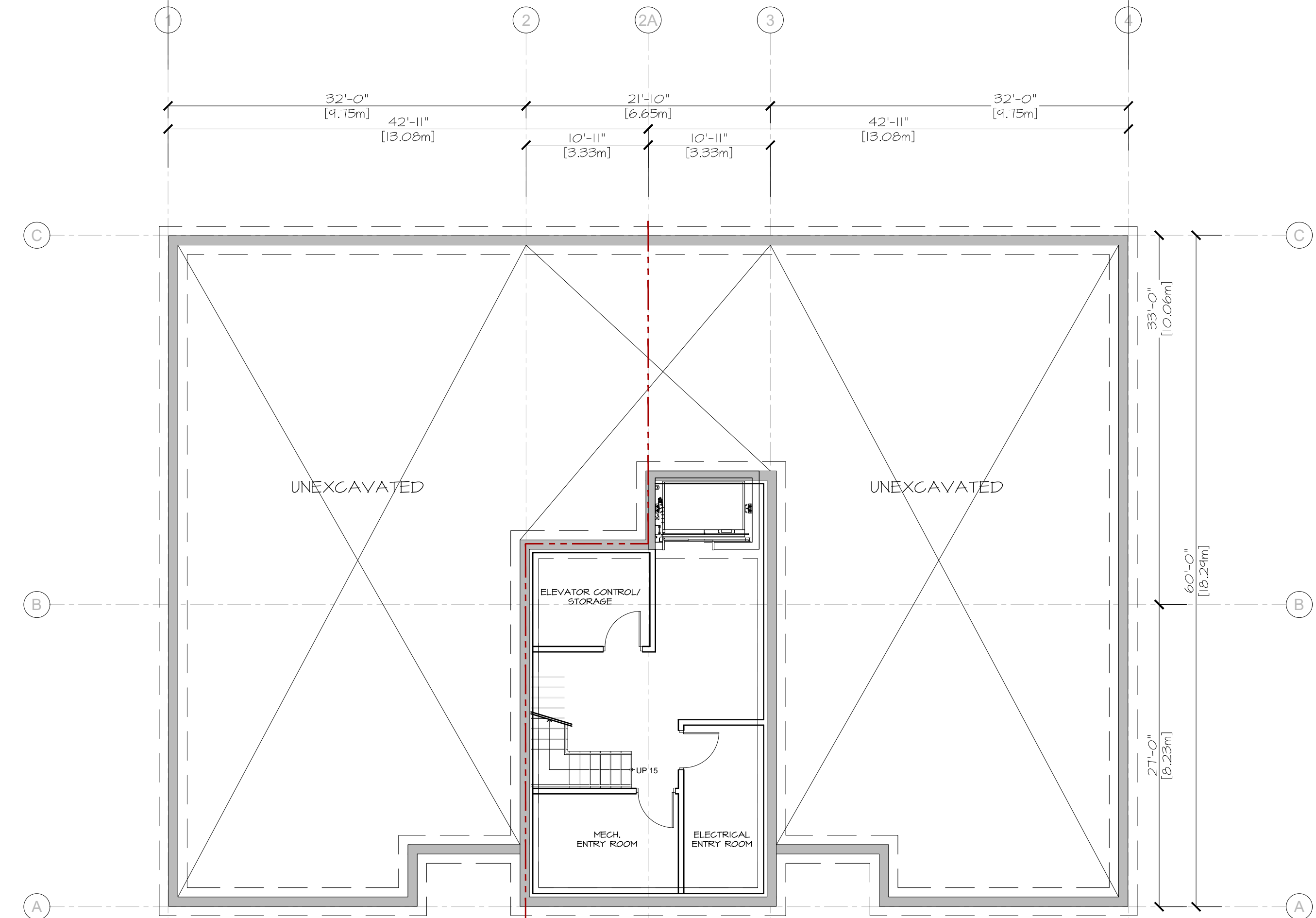
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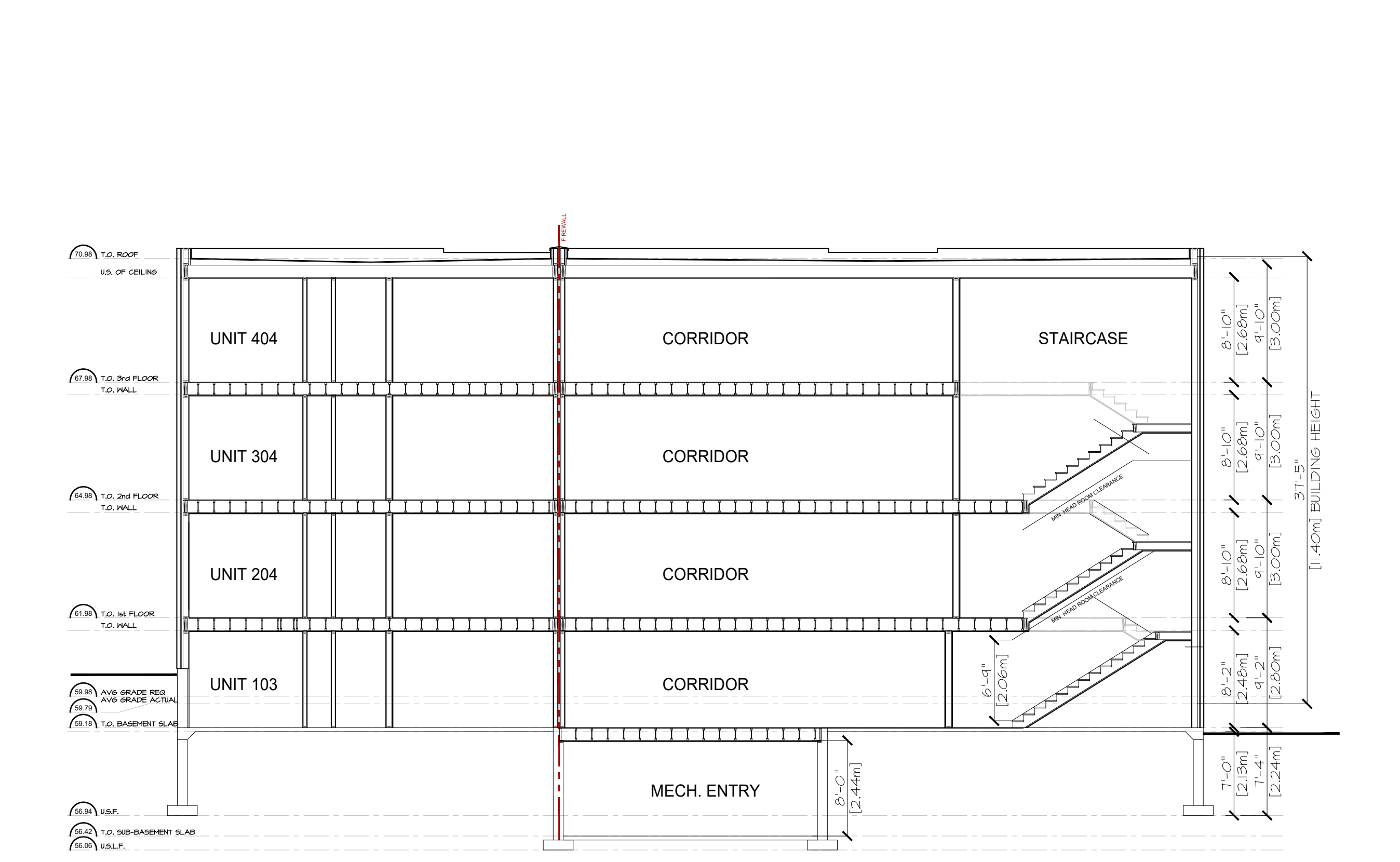
1 BASEMENT PLAN
SP-2 1/100



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
1	2022-02-22	ISSUED FOR SITE PLAN CONTROL

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project title
LARCH APARTMENTS
15 LARCH ST. OTTAWA, ONTARIO

PLANS + SECTION

drawn	date	scale
HL	FEB 2022	AS NOTED

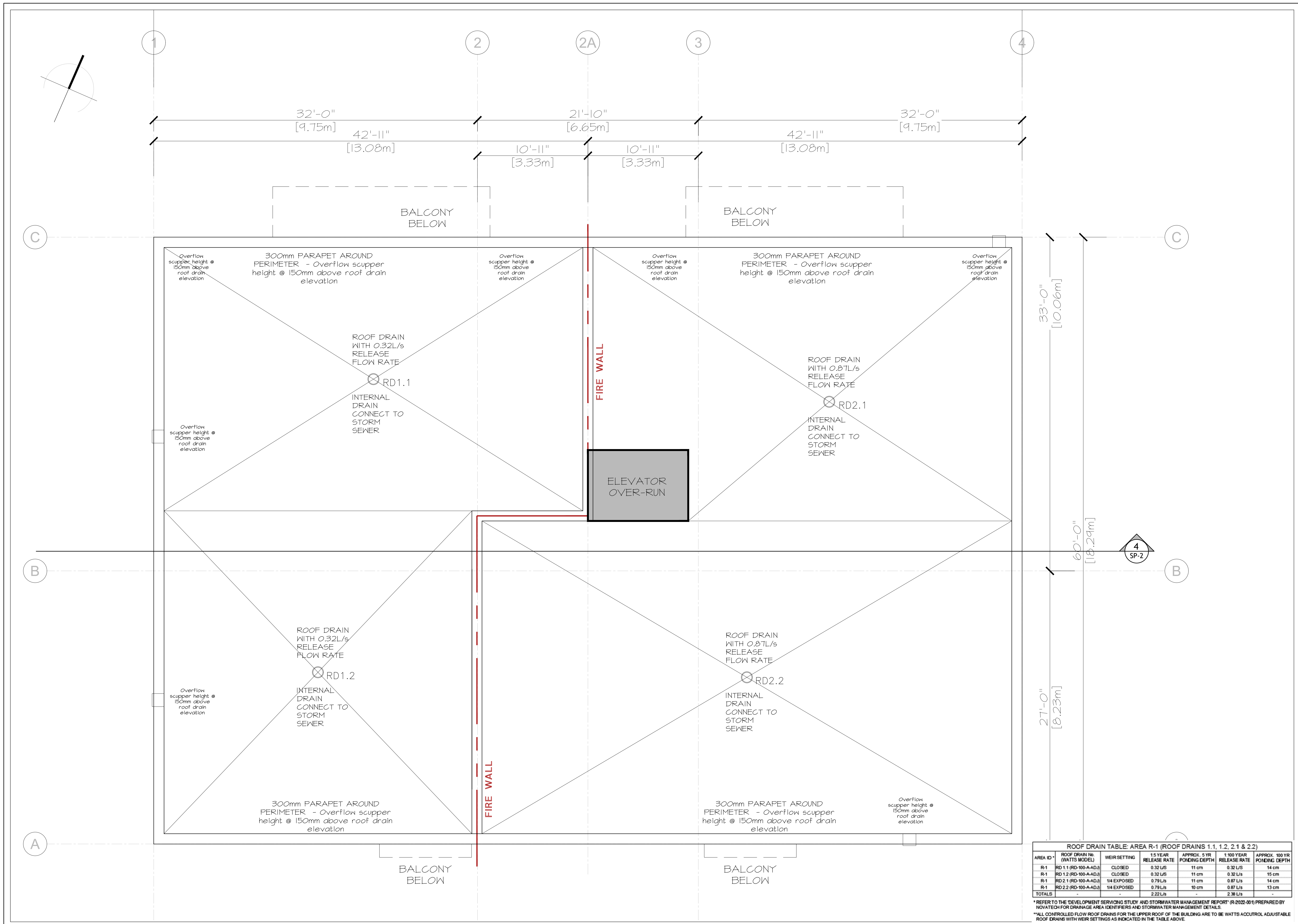
project	drawing no.	revision no.
2024	SP-2	



SP-2

#XXXXX

D07-XXXXXX



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no.	date	revision
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 HL
 date JAN 2022
 scale AS NOTED

project 2024
 drawing no. SP-3
 revision no. #XXXXX

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.