

**SITE DATA**

SITE STATISTICS (NUMBER OF UNITS & GROSS BUILDING AREA)

15 LARCH	26 UNITS	1,882.2m <sup>2</sup>
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**LOT COVERAGE**

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>

**TOTAL HARD SURFACE AREA:** 126.7m<sup>2</sup>

**TOTAL LOT COVERAGE:** 14%

**TOTAL LANDSCAPE AREA (EX. DRIVEWAY):** 448m<sup>2</sup>

**TOTAL LOT COVERAGE:** 33%

**AMENITY AREA**

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

CONTACT:  
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613-254-8659

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**

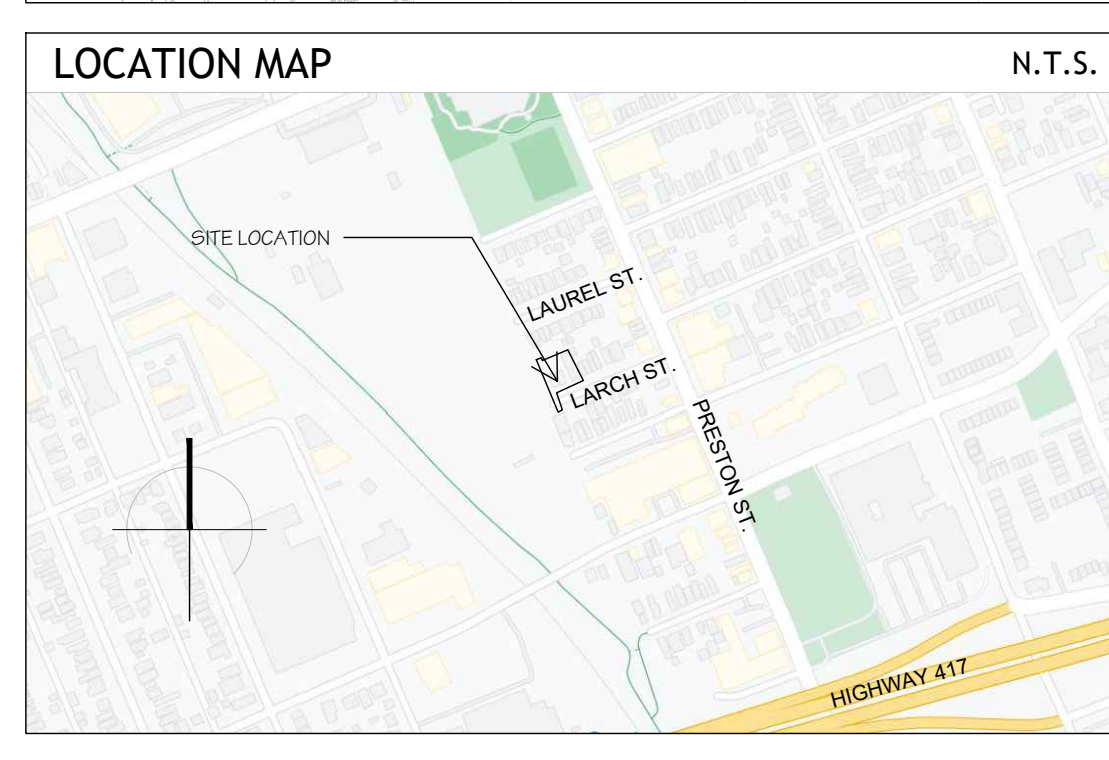
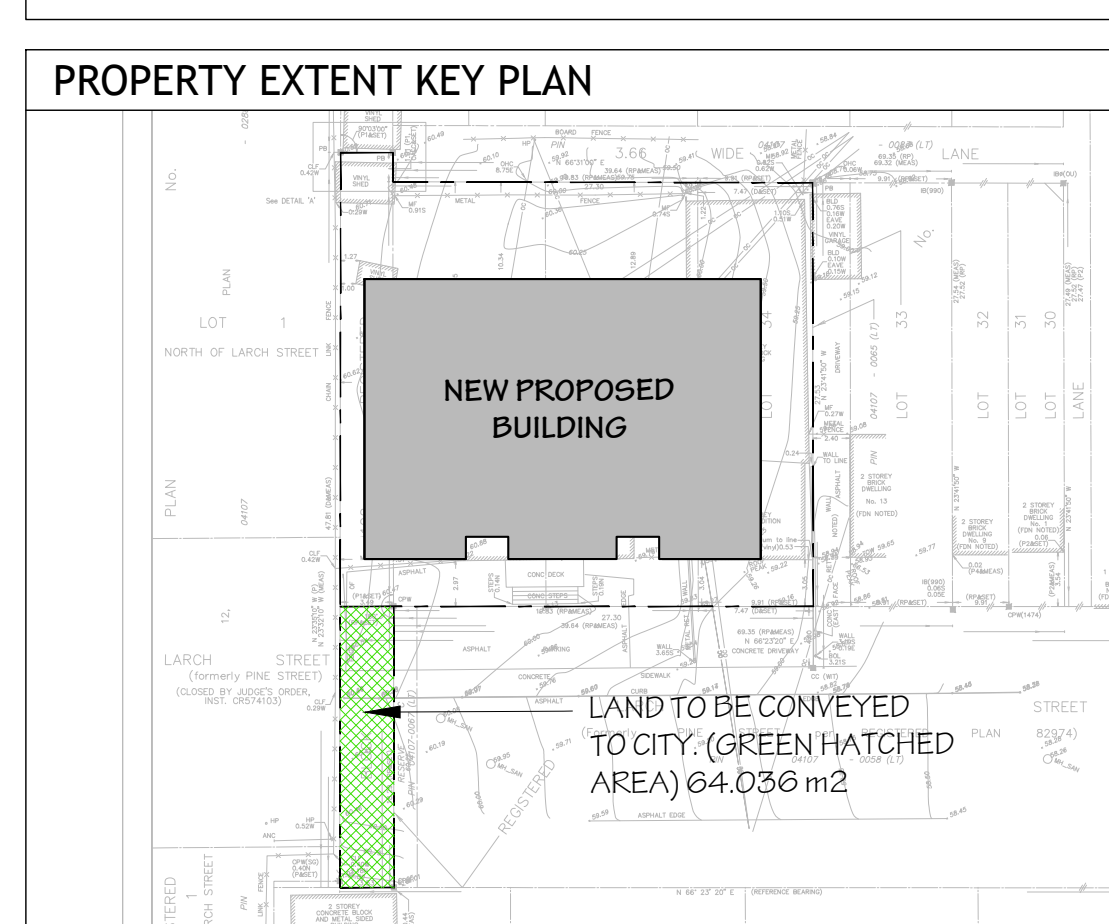
ZONING PROVISIONS: R4-UB - RESIDENTIAL FOURTH DENSITY ZONE

DWELLING TYPE: LOW RISE APARTMENT 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>	~856m <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)

RESIDENTS REQUIRE	PROVIDED
0 RESIDENT SPACES	0 RESIDENT SPACES
1 VISITOR PARKING SPACE	1 VISITOR PARKING SPACE
1 SPACE	0 TOTAL
BICYCLE 0.5 x 26 UNITS = 13 SPACES	BICYCLE 28 OUTDOOR COVERED 'PERO-DECKER' SPACES 3 OUTDOOR SPACES @ .6m x 1.8m 31 SPACES TOTAL



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**Geotechnical**  
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no.	date	revision
16	2024-02-15	RE-ISSUED FOR SITE PLAN APPROVAL
15	2024-02-06	ISSUED RESPONSE TO CITY COMMENTS (2/23/24)
14	2024-01-17	RE-ISSUED FOR SITE PLAN APPROVAL
13	2024-01-05	ISSUED FOR SITE PLAN APPROVAL
12	2023-12-22	ISSUED FOR TENDER
11	2023-12-12	ISSUED ZONING DEFICIENCY RESPONSE
10	2023-12-08	ISSUED FOR TENDER COORDINATION
9	2023-10-30	ISSUED FOR SITE PLAN APPROVAL
8	2023-11-09	ISSUED FOR BUILDING PERMIT
7	2023-09-29	ISSUED TO CONSULTATIONS 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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**ROCAHOMES**

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**HOBIN ARCHITECTURE**

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

drawing title  
**SITE PLAN**

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

**ONTARIO ASSOCIATION OF ARCHITECTS**  
ARRY J. HOBIN  
LICENCE  
3049

**SP-1**

#18698

D07-12-22-0027