

**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>
<b>TOTAL LANDSCAPE AREA (EX. DRIVEWAY):</b>	<b>14%</b>
TOTAL LOT COVERAGE:	448m <sup>2</sup>
<b>TOTAL LANDSCAPE AREA (EX. DRIVEWAY):</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**

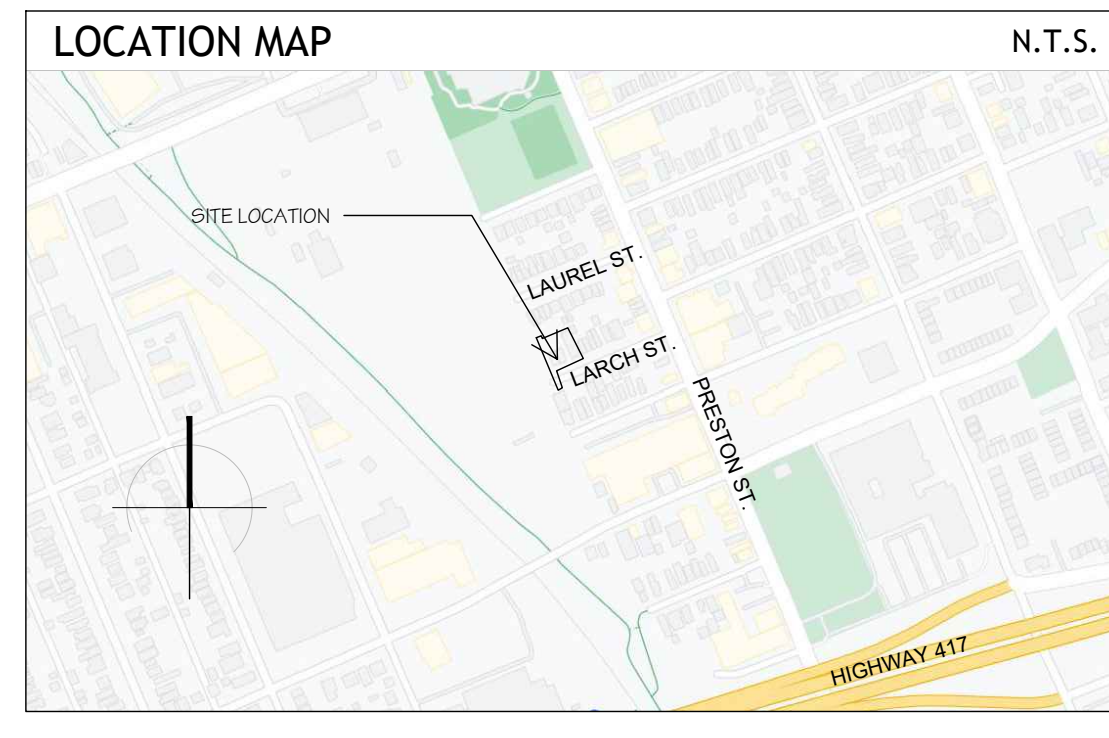
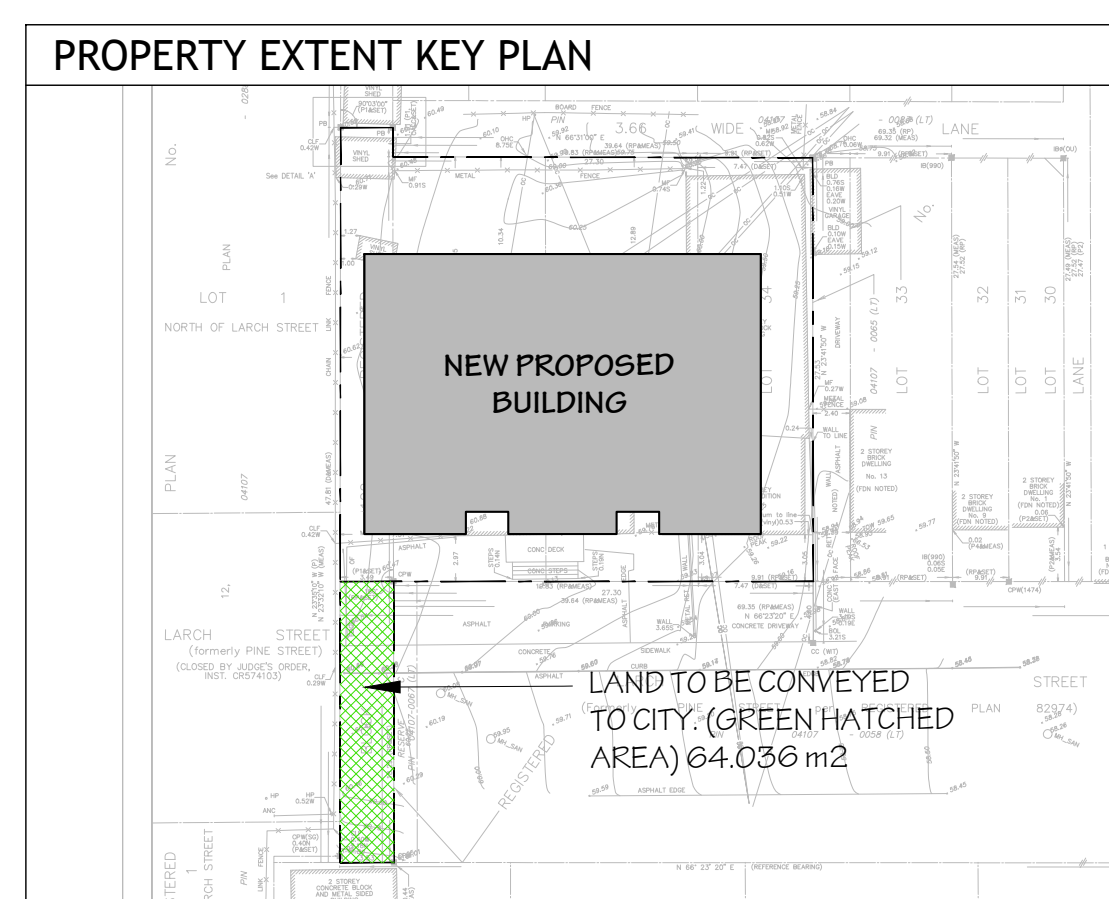
JD BARNES LTD.  
 62 STEADIE DRIVE  
 SUITE 103, KANATA, ON  
 K2K 2A9, CANADA

CONTACT:  
 GEORGE ZERVOS  
 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)	
<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 "DERO-DECKER" SPACES
	3 OUTDOOR SPACES @ .6m x 1.8m
	<b>31 SPACES TOTAL</b>



**Owner**  
 Roca Homes  
 24 George St W  
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 Attention: Tim Moore

**Architect/Agent**  
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 K2M 1P6  
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**Geotechnical**  
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 154 Colonnade Road South  
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 Attention: Maha Saleh

no.	date	revision
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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**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

1 BUILDING SITE PLAN  
 SP-1 1/75

D07-12-22-0027