

SITE DATA

SITE STATISTICS (NUMBER OF UNITS & GROSS BUILDING AREA)

| | | |
|----------|----------|-----------------------|
| 15 LARCH | 26 UNITS | 1,882.2m ² |
|----------|----------|-----------------------|

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 |

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

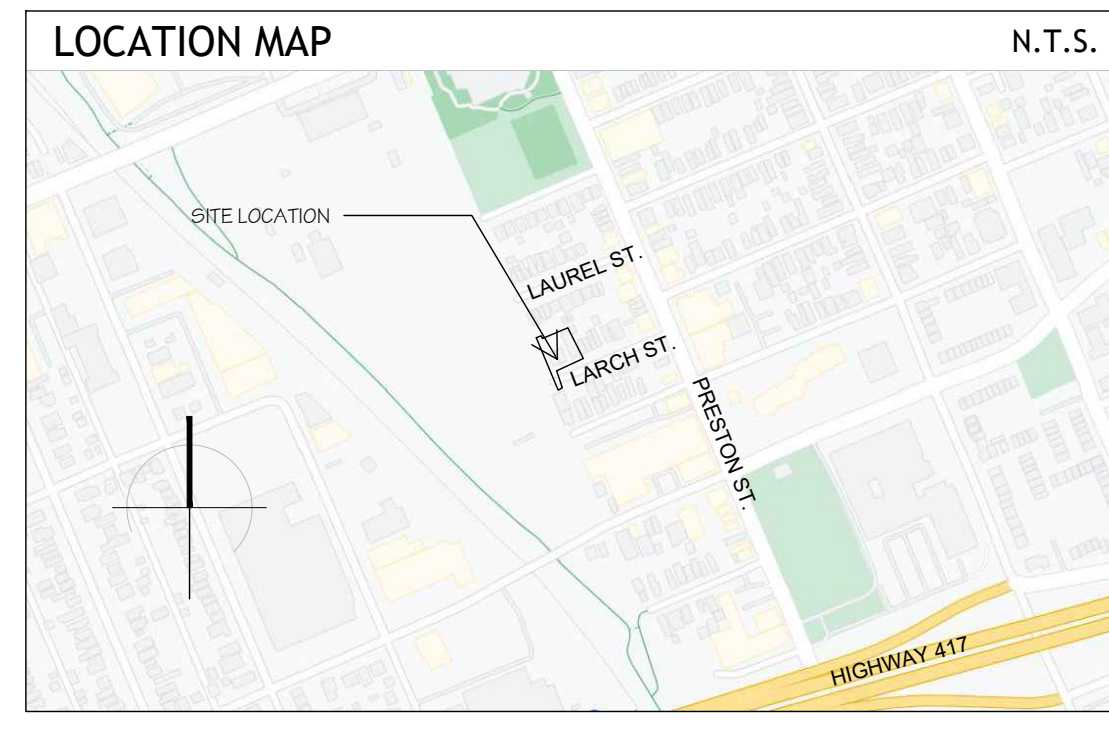
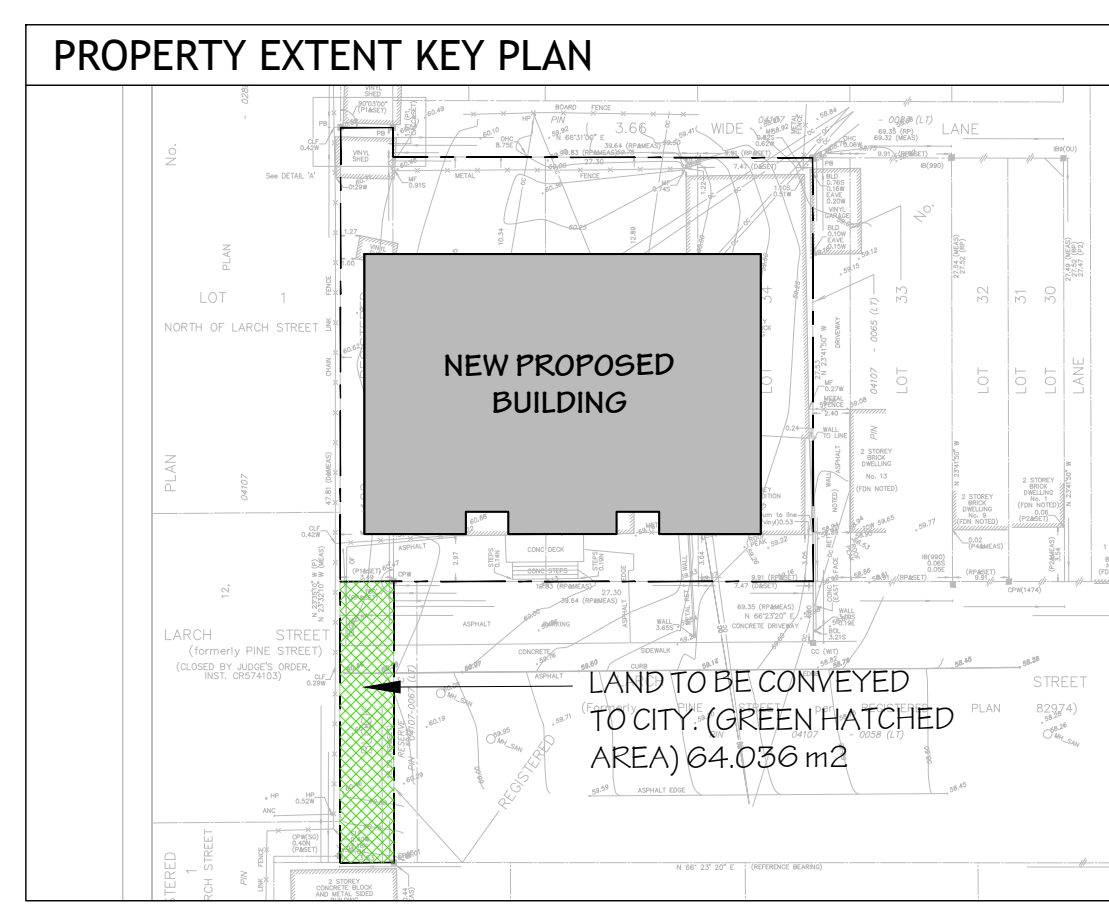
ZONING PROVISIONS: R4-UB - RESIDENTIAL FOURTH DENSITY ZONE

| 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 ²) | 450m ² | ~856m ² |
| MINIMUM FRONT YARD (m) | 4.5m | 3.05m |
| MINIMUM REAR YARD (m) | 8.26m | 8.18m |
| MINIMUM REAR YARD AREA (m ²) | 214m ² | 198.7m 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 | 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 |



Owner
 Roca Homes
 24 George St W
 Ottawa, ON
 K1S 3K7
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Architect/Agent
 Hobin Architecture Inc.
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 K1S 3K7
 Attention: Hugo Latreille

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 K2M 1P6
 Attention: Murray Chown

Landscape
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 K2M 1P6
 Attention: Ryan James

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 PatersonGroup
 154 Colonnade Road South
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 K2E 7J5
 Attention: Maha Saleh

| no. | date | revision |
|-----|------------|--|
| 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 TRANSFORME LOCATION |
| 6 | 2023-09-14 | ISSUED TO LIGHTING CONSULTANT |
| 5 | 2023-08-30 | ISSUED FOR CITY OF OTTAWA CONSULTATION REGARDING TRANSFORME LOCATION |
| 4 | 2023-08-11 | ISSUED FOR CONSULTANT COORDINATION |
| 3 | 2023-07-13 | RE-LABELLING FOR exp |
| 2 | 2023-06-28 | 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. SP-1 | revision no. |

ONTARIO ASSOCIATION OF ARCHITECTS
 HARRY J. HOBIN LICENCE 3049

SP-1

#18698

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