

**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**

T/O Foundation Walls = Varies (59.18 to 60.958)  
T/O Ground Floor Slab-on-grade = 59.18  
T/O Sub-Basement Slab = 56.28  
U/S of Sub-Basement Footing = 55.87

**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 STEADY 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**

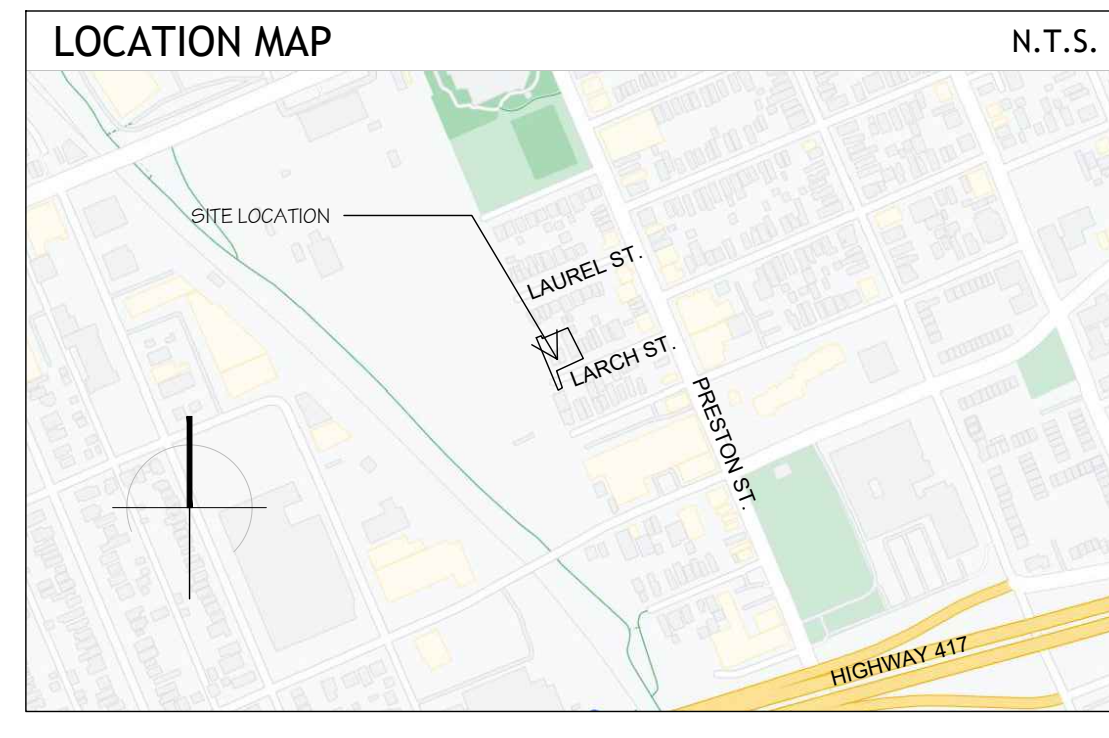
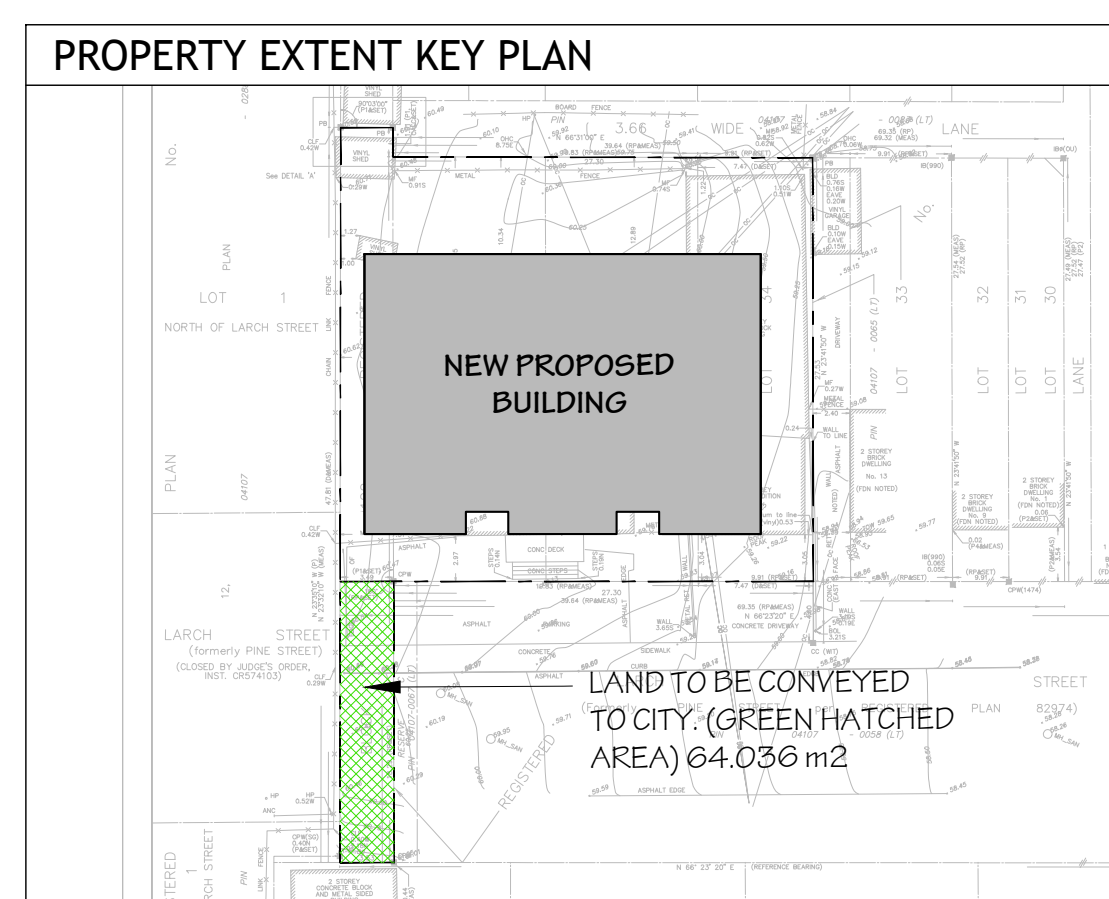
ZONING PROVISIONS: RA-UB - RESIDENTIAL FOURTH DENSITY ZONE

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
RESIDENT SPACES	RESIDENT SPACES
VISITOR PARKING SPACE	1 @ 2.0m x 5.2m
<b>1 SPACE</b>	<b>2 TOTAL</b>
<b>BICYCLE</b> 0.5 x 26 UNITS = 13 SPACES	<b>BICYCLE</b> 28 OUTDOOR COVERED 'PERO-DECKER' SPACES 3 OUTDOOR SPACES @ .6m x 1.8m <b>31 SPACES TOTAL</b>



**Owner**  
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Attention: Murray Chown

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**Geotechnical**  
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Attention: Maha Saleh

no.	date	revision
16	2024-02-15	RE-ISSUED FOR SITE PLAN APPROVAL
15	2024-02-06	ISSUED RESPONSE TO CITY COMMENTS (2/12/23)
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 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.		
revision no.		

**SP-1**

revised by: [Signature]

**ONTARIO ASSOCIATION OF ARCHITECTS**  
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**#18698**