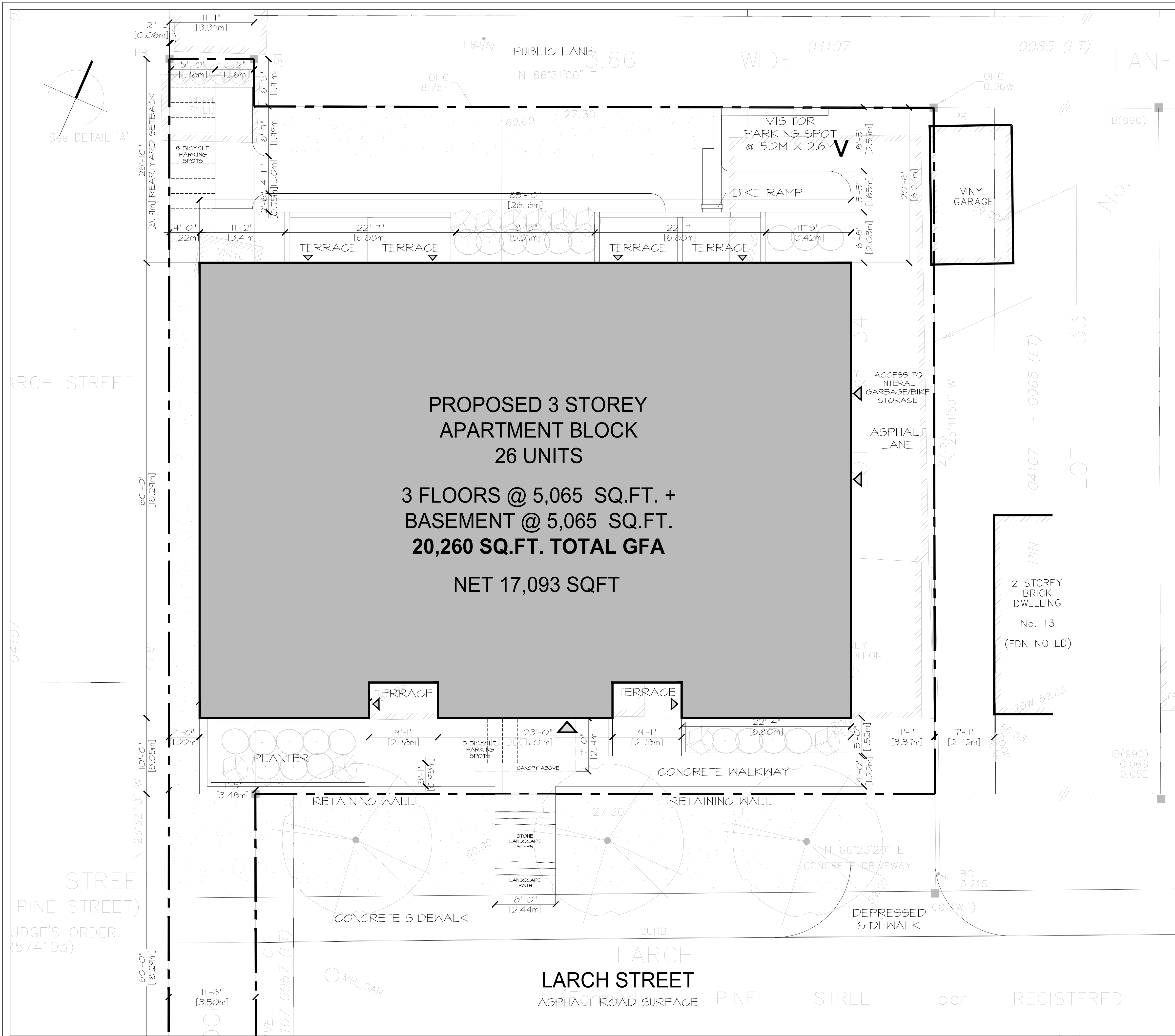


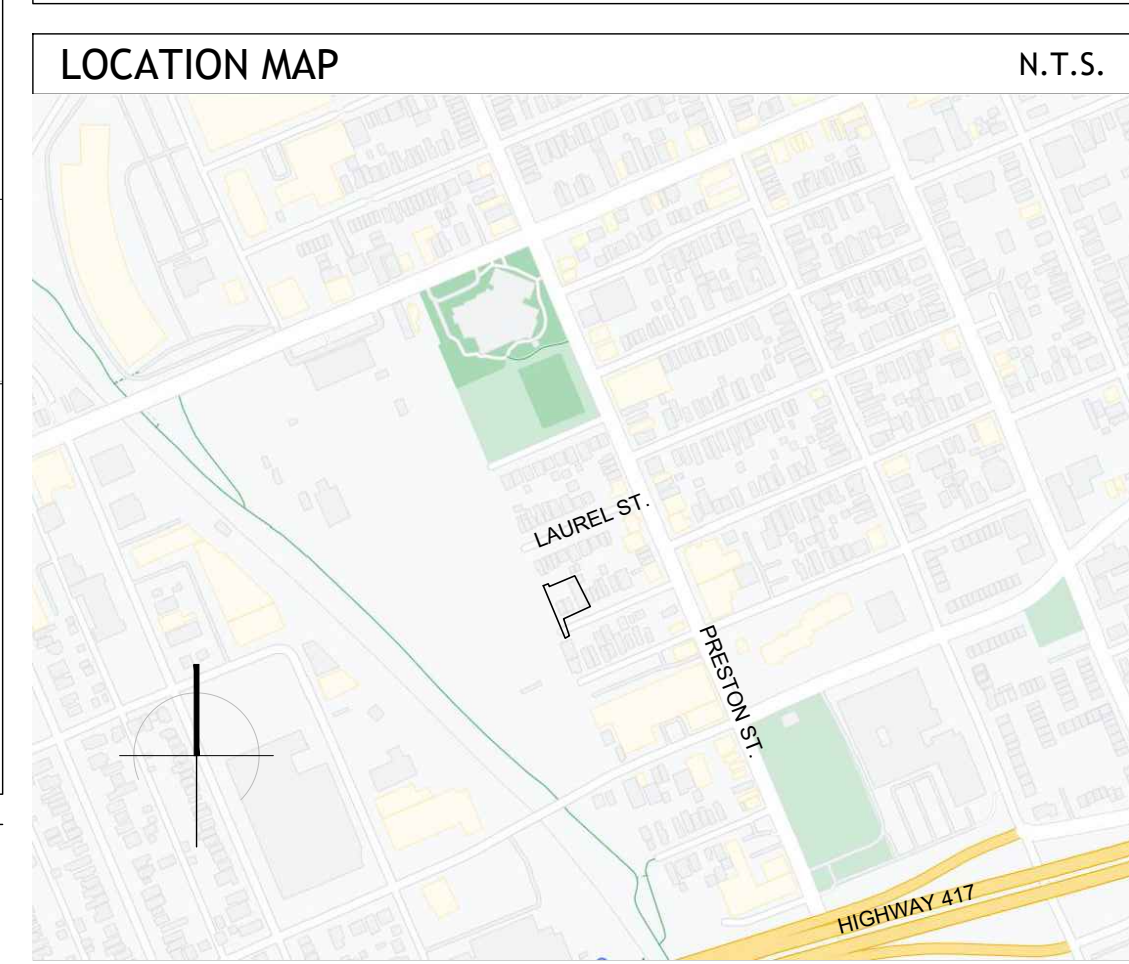


SITE DATA		
SITE STATISTICS (NUMBER OF UNITS & GROSS BUILDING AREA)		
15 LARCH	26 UNITS	1,882.2m ²
LOT COVERAGE		
TOTAL LOT AREA:	918m ²	
TOTAL GROSS BUILDING AREA:	470.6m ²	
TOTAL LOT COVERAGE	51.26%	
TOTAL HARD SURFACE AREA:		
TOTAL LOT COVERAGE	14%	
TOTAL LANDSCAPE AREA (EX. DRIVEWAY):		
TOTAL LOT COVERAGE	32%	
AMENITY AREA		
TERRACES + PRIVATE BALCONIES	134m ²	
INTERIOR LOBBY	36.6m ²	
EXTERIOR LANDSCAPING	165.6m ²	
TOTAL AREA:	336.2m ²	

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. 829174 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	~858m 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
2 RESIDENT SPACES	2 RESIDENT SPACES
1 VISITOR PARKING SPACE	1 VISITOR PARKING SPACE
1 SPACE	1 TOTAL
BICYCLE 0.5 x 26 UNITS = 13 SPACES	BICYCLE 14 OUTDOOR SPACES @ .6m x 1.8m



Owner
Roca Homes
24 George St W
Ottawa, ON
K1S 3J2
Attention: Domenic Idone

Architect/Agent
Hobin Architecture Inc.,
63 Pamilla Street
Ottawa, Ontario
K1S 3K7
Attention: Hugo Latreille

Planning
Novatech
240 Micheal Cowpland Dr. Suite 200
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K2M 1P6
Attention: Murray Chown

Landscape
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240 Micheal Cowpland Dr. Suite 200
Ottawa, ON
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Attention: Ryan James

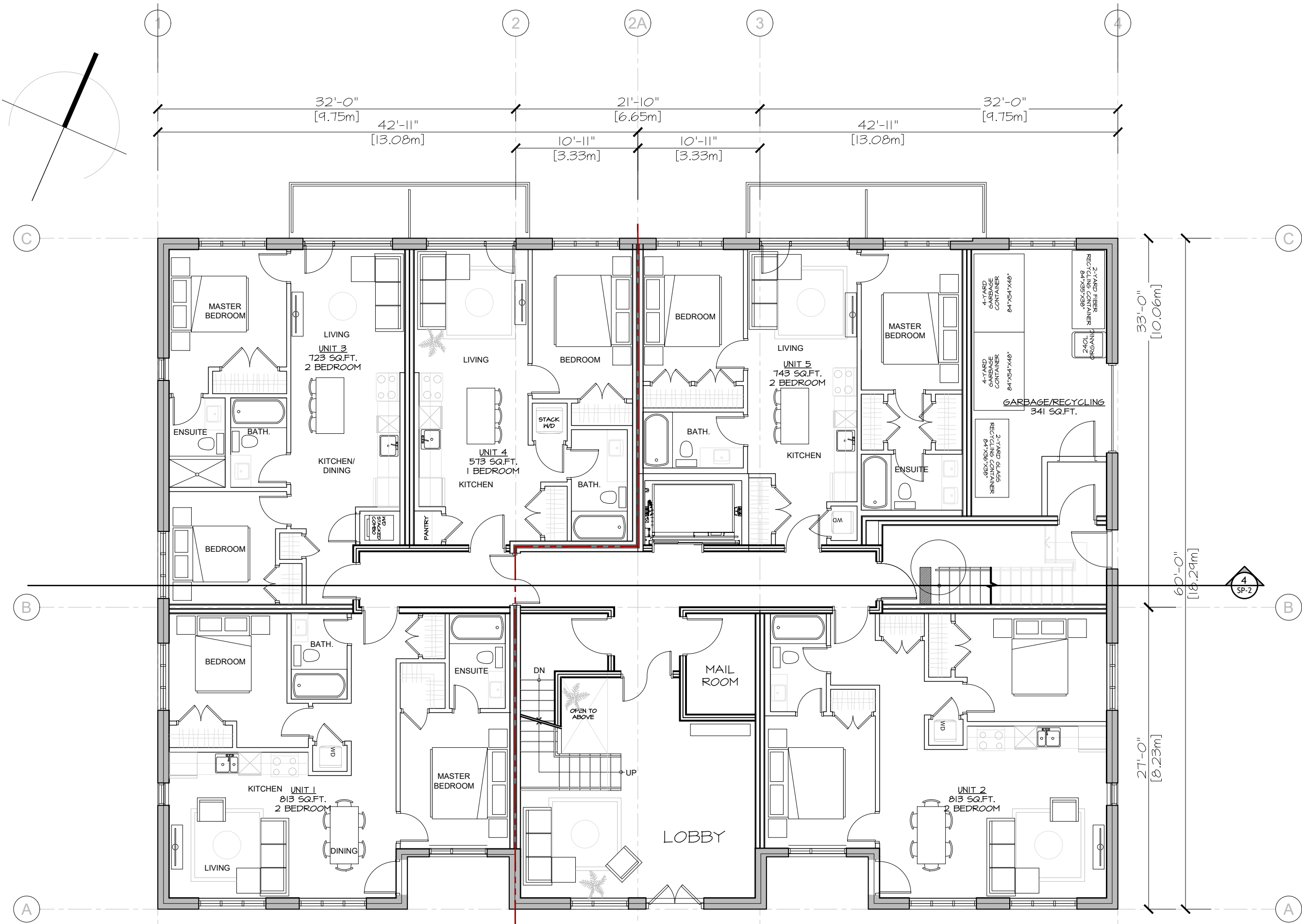
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Attention: Miroslav Savic

Geotechnical
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154 Colonnade Road South
Ottawa, ON
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Attention: Maha Saleh

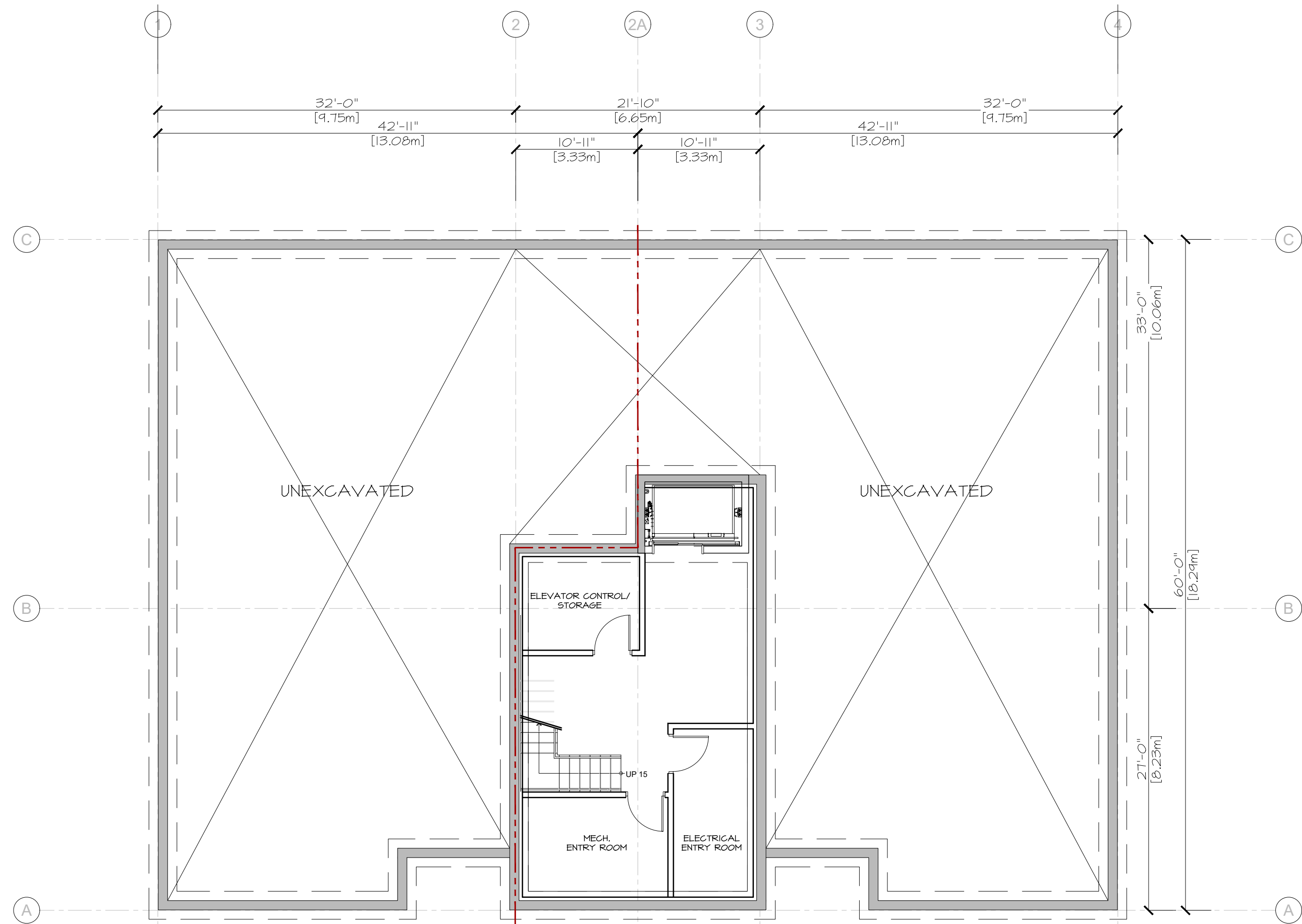
no.	date	revision
1	2022-02-22	ISSUED FOR SITE PLAN CONTROL
It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.		
All contractors must comply with all pertinent codes and by-laws.		
Do not scale drawings.		
This drawing may not be used for construction until signed.		
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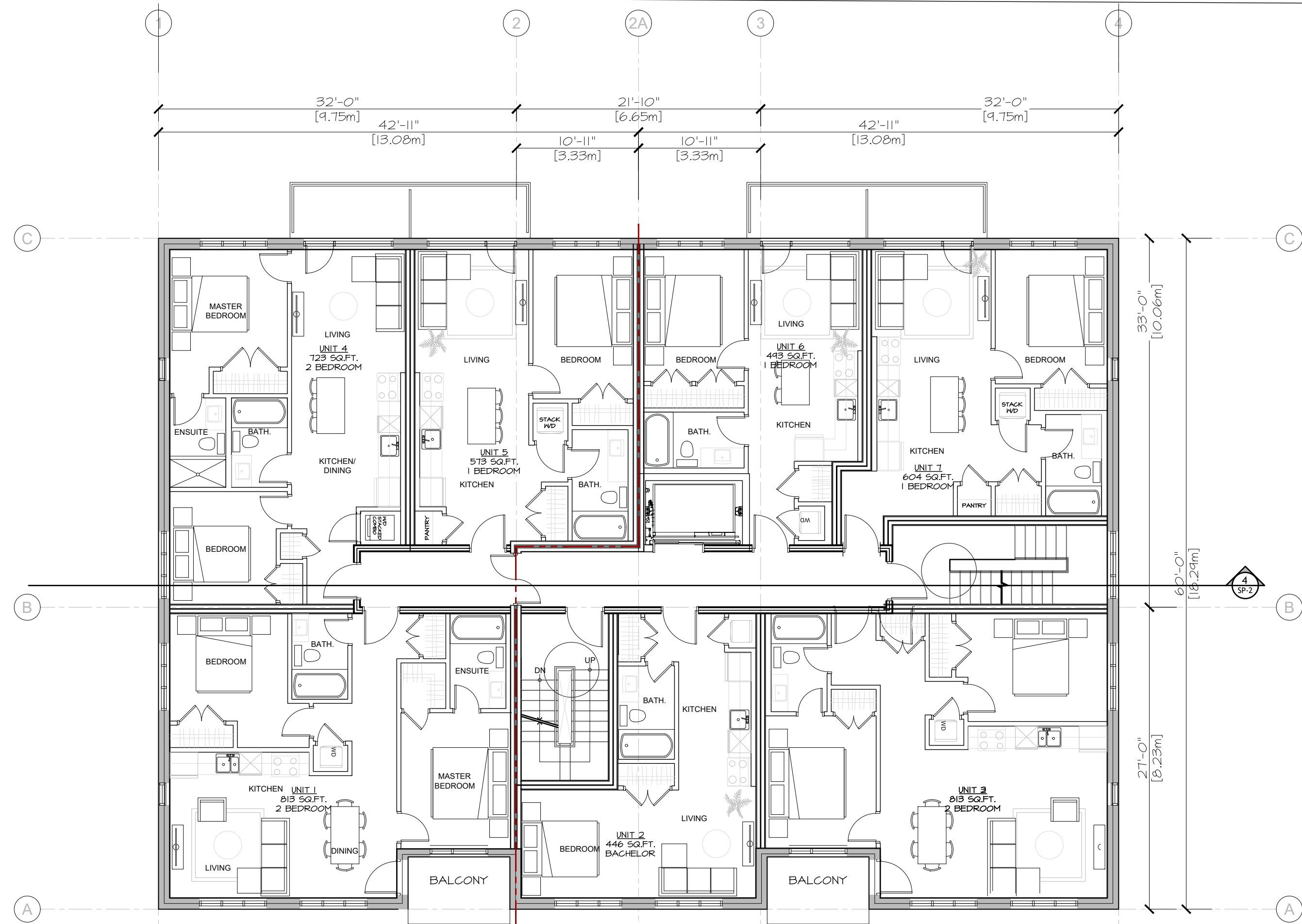
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drawing title SITE PLAN		
drawn HL	date FEB 2022	scale AS NOTED
project 2024		drawing no. SP-1
revision no. #XXXXXX		



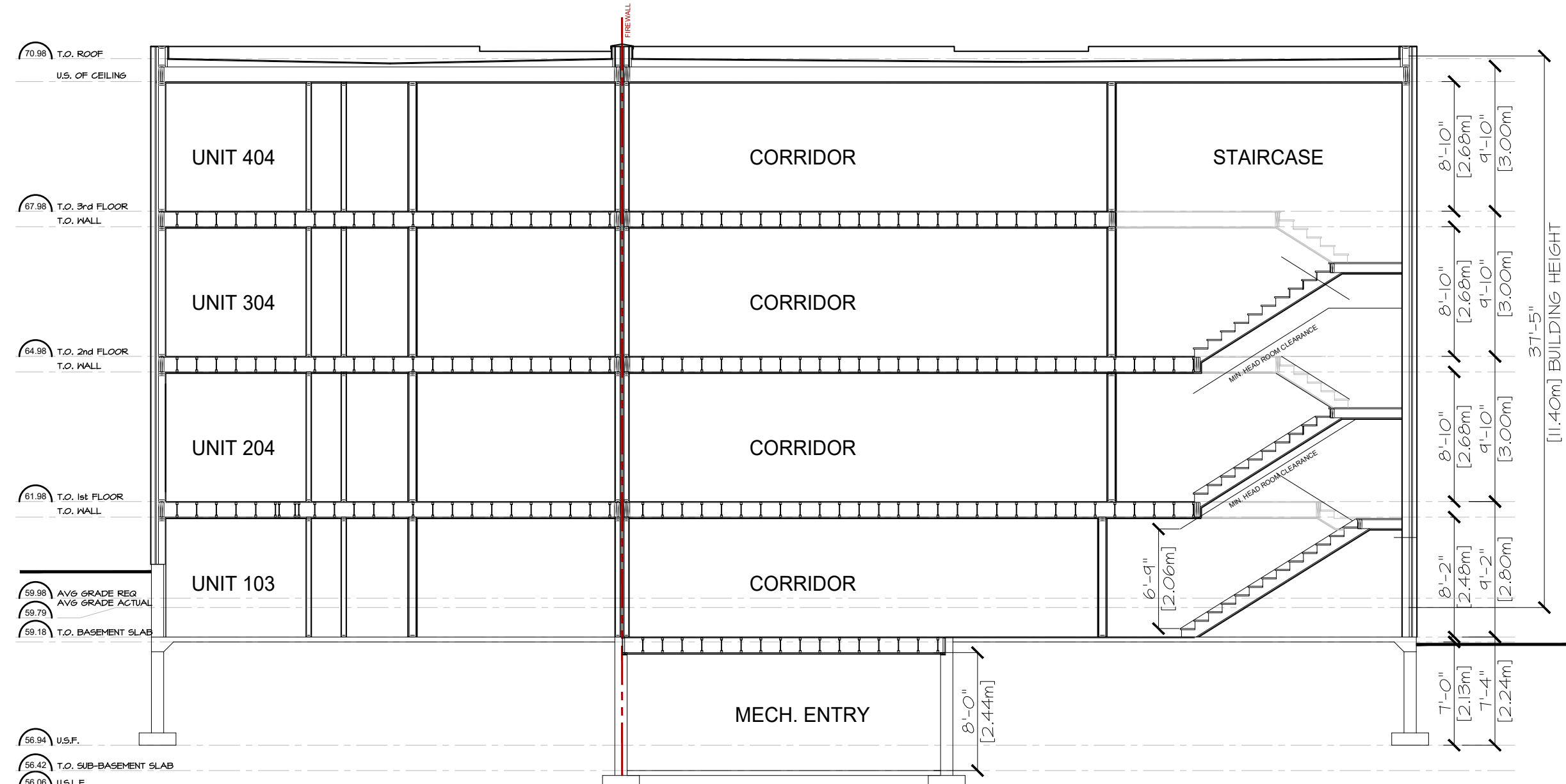
1 BASEMENT PLAN
SP-2 1:100



3 MECH. SUB-BASEMENT PLAN
SP-2 1:100



2 TYPICAL UPPER FLOOR PLAN
SP-2 1:100



4 BUILDING LONG SECTION
SP-2 1:100

Owner

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project title
LARCH APARTMENTS
15 LARCH ST, OTTAWA, ONTARIO

drawing title
PLANS + SECTION

drawn
HL
date
FEB 2022
scale
AS NOTED

project
2024
drawing no.
SP-2

revision no.
#XXXXX

ONTARIO ASSOCIATION
OF ARCHITECTS
HARRY J. HOBIN
LICENCE
3049

D07-XXXXXX

