



**PROJECT INFORMATION**

ZONING  
Zoning By-Law 2008-250 28-30 PRETORIA 24-26 PRETORIA R4S R4S (H18)

**SITE AREA** 1,093.0 sq. m. (11,765 sq. ft.)

**R4S ZONE**

BUILDING HEIGHT 14.5 m  
FRONT YARD SETBACK 3.0 m  
INTERIOR YARD SETBACK UNDER 11.0 m HT. 1.5 m  
INTERIOR YARD SETBACK OVER 11.0 m HT. 2.5 m  
REAR YARD SETBACK AFTER 21.0 m BACK CURB TO CITY STANDARDS 6.0 m  
REAR YARD SETBACK 9.15 m

**R5C(87) H(18) ZONE**

BUILDING HEIGHT 18.0 m  
FRONT YARD SETBACK 3.0 m  
INTERIOR YARD SETBACK UNDER 11.0 m HT. 1.5 m  
INTERIOR YARD SETBACK AFTER 21.0 m BACK CURB TO CITY STANDARDS 7.5 m

**LANDSCAPE OPEN SPACE (30%)** 327.9 m<sup>2</sup>  
**AMENITY SPACE (6.0 m<sup>2</sup> PER UNIT)** 294.0 m<sup>2</sup>

**DRAWING NOTES**

- PROPERTY LINE
- BUILDING SETBACKS
- TRENCH DRAIN AT GARAGE DOOR
- DEPRESSED CURB & SIDEWALK TO CITY STANDARDS
- 1.85 M WIDE SIDEWALK & CURB TO CITY STANDARDS
- ASPHALT DRIVE WAY WITH 150 BARRIER CURBS
- REPLACE EXISTING DEPRESSED CURB WITH BARRIER CURB TO CITY STANDARDS
- BICYCLE PARKING SPACE
- EXISTING FIRE HYDRANT
- OUTLINE OF UNDERGROUND PARKING LEVEL
- EXISTING RETAINING WALL
- EXISTING RETAINING WALL TO BE REMOVED
- EXISTING TREE
- EXISTING CHAIN LINK FENCE
- SUNKEN PRIVATE PATIOS WITH PRIVACY SCREENS
- LOW UNIT PRECAST CONCRETE LANDSCAPE WALL
- EXISTING TREE TO BE REMOVED
- SOFT LANDSCAPING
- 1.2M HT. WOOD PRIVACY FENCE
- EXISTING BOARD FENCE
- OUTLINE OF BUILDING ABOVE
- BALCONY ABOVE
- AIR INTAKE / EXHAUST GRILL
- EXISTING RAISED TIMBER PLANTER
- EXISTING BUILDING TO BE REMOVED

**PROJECT STATISTICS**

BUILDING HEIGHT 18.0 M  
BUILDING HEIGHT - STOREY'S 6  
AVERAGE MEAN GRADE (GEO. ELEV.) 67.25  
FRONT YARD SETBACK 3.0 m  
INTERIOR YARD SETBACK 1.5 m  
REAR YARD SETBACK 7.5 m

**GROSS BUILDING - AREAS**  
(CITY OF OTTAWA ZONING AREA)

PARKING LEVEL 0.0 sq. m.  
900 sq. ft.

**GROUND FLOOR** 128.3 sq. m.  
1,381 sq. ft.

**2nd to 5th FLOOR** 4 x 496.3 sq. m.  
4 x 5,342 sq. ft. 1,985.2 sq. m.  
21,368 sq. ft.

**6th FLOOR** 415.3 sq. m.  
4,470 sq. ft.

**TOTAL AREA** 2,528.8 sq. m.  
27,219 sq. ft.

**UNIT STATISTICS**

STUDIO UNIT 5  
ONE BEDROOM UNIT 36  
ONE BEDROOM + UNIT 4  
TWO BEDROOM UNIT 4  
**TOTAL** 49

**CAR PARKING**

**REQUIRED BY ZONING BY-LAW**

RESIDENCE -0.5 PER DWELLING UNIT (AFTER 12 UNITS) 19  
VISITOR -0.1 PER DWELLING UNIT (AFTER 12 UNITS) 4  
**TOTAL** 23

**PROVIDED**

RESIDENCE 14  
VISITOR 4  
**TOTAL** 18

**BICYCLE PARKING**

**REQUIRED**

REQUIRED -0.5 PER UNIT (49 UNITS) 25  
**PROVIDED** 29

**LOT COVERAGE**

PAVED SURFACE = 10.5 sq. m. 1.0%  
BUILDING FOOTPRINT = 628.5 sq. m. 57.5%  
LANDSCAPE OPEN SPACE = 454.0 sq. m. 41.5%  
**TOTAL = 1,093.0 sq. m. 100.0%**

**AMENITY SPACE**

GROUND FLOOR EXTERIOR PATIO = 174.0 sq. m.  
AT GRADE PRIVATE BALCONIES = 32.0 sq. m.  
1st floor COMMUNAL INTERIOR = 168.6 sq. m.  
PRIVATE BALCONIES = 172.0 sq. m.  
PRIVATE DECKS (6th FLOOR) = 75.3 sq. m.  
**TOTAL** = 449.9 sq. m.  
**TOTAL COMMUNAL** = 342.8 sq. m.  
REQUIRED - 6.0M<sup>2</sup> PER UNIT (49) = 294.0 sq. m.  
REQUIRED COMMUNAL @ 50% = 147.0 sq. m.

**BUILDING CONSTRUCTION AREAS**

PARKING LEVEL 907.3 sq. m.  
10,412 sq. ft.

**GROUND FLOOR** 629.6 sq. m.  
6,766 sq. ft.

**2nd to 5th FLOOR** 4 x 629.8 sq. m.  
4 x 6,716 sq. ft. 2,495.4 sq. m.  
26,860 sq. ft.

**6th FLOOR** 521.5 sq. m.  
5,613 sq. ft.

**TOTAL AREA (ABOVE GROUND)** 1,556.3 sq. m.  
16,752 sq. ft.

**REVISIONS:**

ISSUED FOR SPC AND ZONING AMENDMENT	June 30, 19
ISSUED FOR CONSULTANT REVIEW	June 04, 19
ISSUED FOR DESIGN CONCEPT	Dec. 19, 18

**ARCHITECT SEAL:**  
ARCHITECT: [Signature]

**CLIENT:**  
JB HOLDINGS INC.

**PROJECT TITLE:**  
24-30 PRETORIA AVENUE

**SHEET TITLE:**  
SITE PLAN

**DRAWN:** R.V.  
**CHECKED:** R.V.

**SCALE:** 1:75  
**SHEET No.:** SP-1

**PROJECT No.:** 1836

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

**NOTATION SYMBOLS:**

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A500 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

**ARCHITECT ASSOCIATION OF ONTARIO**

**ARCHITECT:** [Signature]

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