



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:

- ① INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- ② INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- ③ INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
- ④ INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A500 SERIES.
- ⑤ - ⑧ DETAIL NUMBER
- ⑨ TITLE
- ⑩ - ⑫ DETAIL REFERENCE PAGE
- ⑬ - ⑭ DETAIL CROSS REFERENCE PAGE

DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACKS
- TRENCH DRAIN AT GARAGE DOOR
- DEPRESSED CURB & SIDEWALK TO CITY STANDARDS
- 2.0 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
- EXISTING TIMBER FRAMED PLANTER TO BE REMOVED
- 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 TIMBER PLANTER
- EXISTING BUILDING TO BE REMOVED
- NATURAL GAS EQUIPMENT

PROJECT INFORMATION

ZONING	28-30 PRETORIA	R4S
Zoning By-Law 2008-250	24-26 PRETORIA	R5C(87) H(18)
SITE AREA	1,093.0 sq. m.	
R4S ZONE	(11,765) sq. ft.	
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	
INTERIOR YARD SETBACK AFTER 21.0 m BACK	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	6.0 m	
REAR YARD SETBACK	7.5 m	
LANDSCAPE OPEN SPACE (30%)	327.9 m ²	
AMENITY SPACE (6.0 m ² PER UNIT)	294.0 m ²	

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)

BASEMENT LEVEL	0.0 sq. m.	000 sq. ft.
GROUND FLOOR	912 sq. m.	982 sq. ft.
2nd to 4th FLOOR	3 x 472.3 sq. m.	1,416.7 sq. m.
	3 x 5,083 sq. ft.	15,249 sq. ft.
5th FLOOR	472.2 sq. m.	5,083 sq. ft.
6th FLOOR	396.5 sq. m.	4,289 sq. ft.
TOTAL AREA	2,576.6 sq. m.	27,862 sq. ft.

UNIT STATISTICS

STUDIO UNIT	4
ONE BEDROOM UNIT	40
TWO BEDROOM UNIT	4
TOTAL	48

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	-0.5 PER DWELLING UNIT (AFTER 12 UNITS)	6
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS)	4
TOTAL		10

PROVIDED

RESIDENCE	6
VISITOR	4
TOTAL	10

BICYCLE PARKING

REQUIRED

REQUIRED	-0.5 PER UNIT (48 UNITS)	24
PROVIDED		54

LOT COVERAGE

PAVED SURFACE =	23.1 sq. m.	2.1%
BUILDING FOOTPRINT =	573.5 sq. m.	52.4%
LANDSCAPE OPEN SPACE =	337.2 sq. m.	30.9%
LANDSCAPE DECK =	199.2 sq. m.	14.6%
TOTAL =	1,093.0 sq. m.	100.0%

AMENITY SPACE

EXTERIOR AT GRADE =	140.0 sq. m.
AT GRADE PRIVATE BALCONIES =	159.0 sq. m.
BASEMENT COMMUNAL INTERIOR =	180.0 sq. m.
PRIVATE BALCONIES =	110.0 sq. m.
PRIVATE DECKS (6th FLOOR) =	74.0 sq. m.
TOTAL =	663.0 sq. m.
TOTAL COMMUNAL =	339.0 sq. m.
REQUIRED - 6.0MP PER UNIT (48) =	288.0 sq. m.
REQUIRED COMMUNAL @ 50% =	144.0 sq. m.

BUILDING CONSTRUCTION AREAS

PARKING LEVEL	907.3 sq. m.	10,412 sq. ft.
GROUND FLOOR	629.6 sq. m.	6,796 sq. ft.
2nd to 5th FLOOR	4 x 629.8 sq. m.	2,495.4 sq. m.
	4 x 6,716 sq. ft.	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.

PROJECT INFORMATION

ISSUED FOR ROUND 1 CITY COMMENTS Jan. 24, 20

ISSUED FOR PUBLIC MEETING Nov. 7, 19

ISSUED FOR SPC AND ZONING AMENDMENT June 30, 19

ISSUED FOR CONSULTANT REVIEW June 04, 19

ISSUED FOR DESIGN CONCEPT Dec. 19, 18

REVISIONS:

No.	DESCRIPTION	DATE
1	ARCHITECT SEAL	
2	TWO BEDROOM UNIT	4
3	TOTAL	48



JB HOLDINGS

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24-30 PRETORIA AVENUE

OTTAWA ONTARIO

SITE PLAN

SP-1

LEGAL DESCRIPTION
TOPOGRAPHIC PLAN OF SURVEY OF LOTS 1 AND 2 (SOUTH PRETORIA AVENUE) REGISTERED PLAN 53786 CITY OF OTTAWA

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