

KEY MAP

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:

- (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (02) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (03) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
- (05) TITLE
- (06) DETAIL REFERENCE PAGE
- (07) DETAIL CROSS REFERENCE PAGE

- DRAWING NOTES**
- PROPERTY LINE
 - BUILDING SETBACKS
 - PAD MOUNTED HYDRO TRANSFORMER
 - 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 TO REMAIN
 - EXISTING CHAIN LINK FENCE
 - EXPOSED FOUNDATION WALL OF PARKING LEVEL
 - EXISTING TIMBER FRAMED PLANTER TO BE REMOVED
 - LOW UNIT PRECAST CONCRETE LANDSCAPE WALL
 - EXISTING TREE TO BE REMOVED
 - SOFT LANDSCAPING
 - 1.2 M HT. WOOD PRIVACY FENCE
 - EXISTING BOARD FENCE
 - OUTLINE OF BUILDING ABOVE
 - BALCONY ABOVE
 - PRIVACY SCREEN
 - EXISTING TIMBER PLANTER - ALTER AS REQUIRED
 - EXISTING BUILDING TO BE REMOVED
 - NATURAL GAS EQUIPMENT
 - STORM WATER TANK WITH ACCESS COVER & OVERFLOW CATCH BASIN - SEE CIVIL PLAN
 - SIAMESE CONNECTION

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS SURFACE
 - CITY SIDEWALK
 - ASPHALT WALK / DRIVEWAY
 - SOFT LANDSCAPING
 - BIKE RACK
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - COMMERCIAL DOOR / FIRE EXIT
 - PROPERTY LINE
 - CITY STREET LIGHTING

PROJECT INFORMATION

ZONING	28-30 PRETORIA R4S	R4S
Zoning By-Law 2008-250	24-26 PRETORIA R5C(87) H(18)	R5C(87) H(18)
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	6.0 m	
REAR YARD SETBACK (30% OF LOT DEPTH)	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.)	67.60
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.
GROUND FLOOR	912 sq. m.
2nd to 4th FLOOR	3 x 472.3 sq. m. = 1,416.9 sq. m.
5th FLOOR	472.2 sq. m.
6th FLOOR	396.5 sq. m.
TOTAL AREA	2,376.6 sq. m. (25,582 sq. ft.)

UNIT STATISTICS

STUDIO UNIT	4
ONE BEDROOM UNIT	4
TWO BEDROOM UNIT	4
TOTAL	12

CAR PARKING

REQUIRED BY ZONING BY-LAW	
RESIDENCE - 0.5 PER DWELLING UNIT (AFTER 12 UNITS)	18
VISITOR - 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	4
TOTAL	22
PROVIDED	
RESIDENCE	7
VISITOR	4
TOTAL	11

BICYCLE PARKING

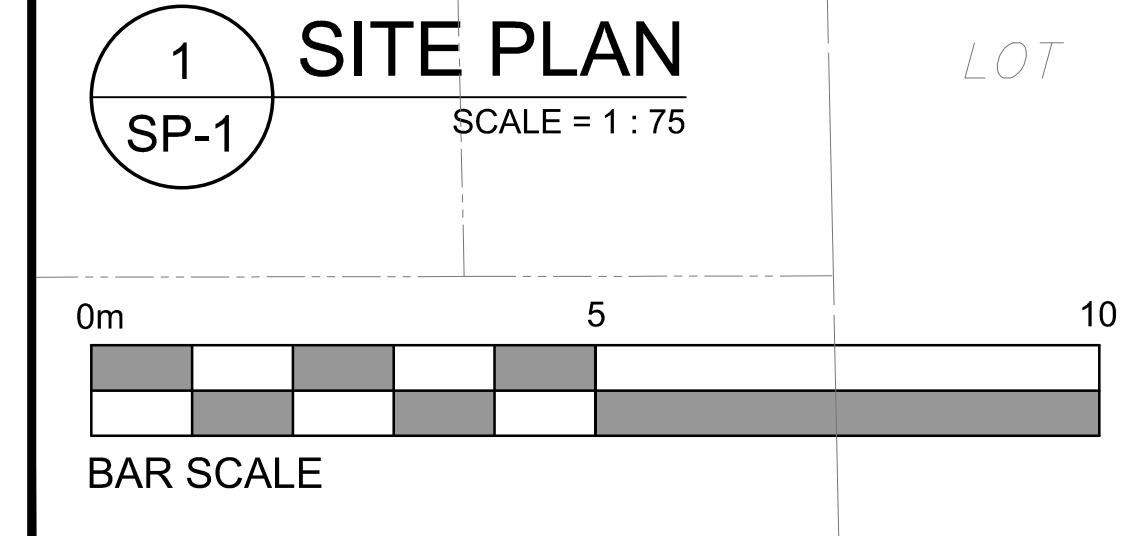
REQUIRED	-0.5 PER UNIT (48 UNITS)	24
PROVIDED		48

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	230.0 sq. m.
2ND FLOOR PRIVATE PATIO	146.0 sq. m.
BASEMENT COMMUNAL INTERIOR	190.0 sq. m.
PRIVATE BALCONIES	190.0 sq. m.
PRIVATE DECKS (6TH FLOOR)	74.0 sq. m.
TOTAL	830.0 sq. m.
TOTAL COMMUNAL	420.0 sq. m.
REQUIRED - 6.0MP PER UNIT (48)	288.0 sq. m.
REQUIRED COMMUNAL @ 50%	144.0 sq. m.



<p>LEGAL DESCRIPTION</p> <p>TOPOGRAPHIC PLAN OF SURVEY OF LOTS 1 AND 2 (SOUTH PRETORIA AVENUE) REGISTERED PLAN 53786 CITY OF OTTAWA</p>	<p>SURVEYOR</p> <p>Farley, Smith & Denis Surveying Ltd. 10-190 Colonnade Road Ottawa, Ontario K2E 7J5 Office: 613 727-8226 Fax: 613 727-1823 Cell: 613 862-1287 E-Mail: jleslie@bellnet.ca</p>	<p>LANDSCAPE ARCHITECT</p> <p>Kallala Design 26 O'Rourke Road Low, Quebec, J0X 2C0 Tel: (819) 775-6705 Email: kallaladesign@xplornet.com</p>	<p>CIVIL ENGINEER</p> <p>Novatech Eng. Consultants Limited 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Tel: (613) 695-6767 Fax: 613 254-5867 Email: c.ruddle@novatech-eng.com</p>	<p>URBAN PLANNER</p> <p>FoTenn Consultants Inc. 223 McLeod Street Ottawa, ON Canada, K2P 0Z8 Tel: (613) 730-5709 Tel: (613) 730-1136 E-Mail: nitsche@fotenn.com</p>	<p>PROJECT DEVELOPER</p> <p>JB Holdings Inc. 107 Pretoria Ave. Ottawa, Ontario K1S 1W8 Tel: (613) 695-6767 Cell: (613) 239-2777 Email: john@jba.ca</p>
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