

KEY MAP

DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACKS
- ASPHALT SURFACE
- DEPRESSED CURB & SIDEWALK TO CITY STANDARDS
- 2.0 M WIDE SIDEWALK & CURB TO CITY STANDARDS
- 150mm BARRIER CURB
- 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
- ASPHALT DRIVE WAY WITH 150 BARRIER CURBS
- 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

PROJECT INFORMATION

ZONING: Zoning By-Law 2008-250, 28-30 PRETORIA, 24-26 PRETORIA, R4S, 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, 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 m²

AMENITY SPACE (6.0 m² PER UNIT): 294.0 m²

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. (000 sq. ft.)

GROUND FLOOR: 128.3 sq. m. (1,381 sq. ft.)

2nd to 5th FLOOR: 4 x 496.3 sq. m. 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: -0.5 PER UNIT (49 UNITS) 25

PROVIDED: 25

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 - 6.0M² PER UNIT (49) = 294.0 sq. m.

REQUIRED COMMUNAL @ 50% = 147.0 sq. m.

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

BUILDING CONSTRUCTION AREAS

PARKING LEVEL: 967.3 sq. m. 10,412 sq. ft.

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

2nd to 5th FLOOR: 4 x 623.8 sq. m. 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.

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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

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: **ONTARIO ASSOCIATION OF ARCHITECTS** (Roderick Lahey, License #4295)

NORTH ARROW:

CLIENT: **JB HOLDINGS**

107 Pretoria Ave. Ottawa, Ontario

ARCHITECT: **rla/architecture** (roderick lahey architect inc.)

56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rla@architecture.ca

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

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

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

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

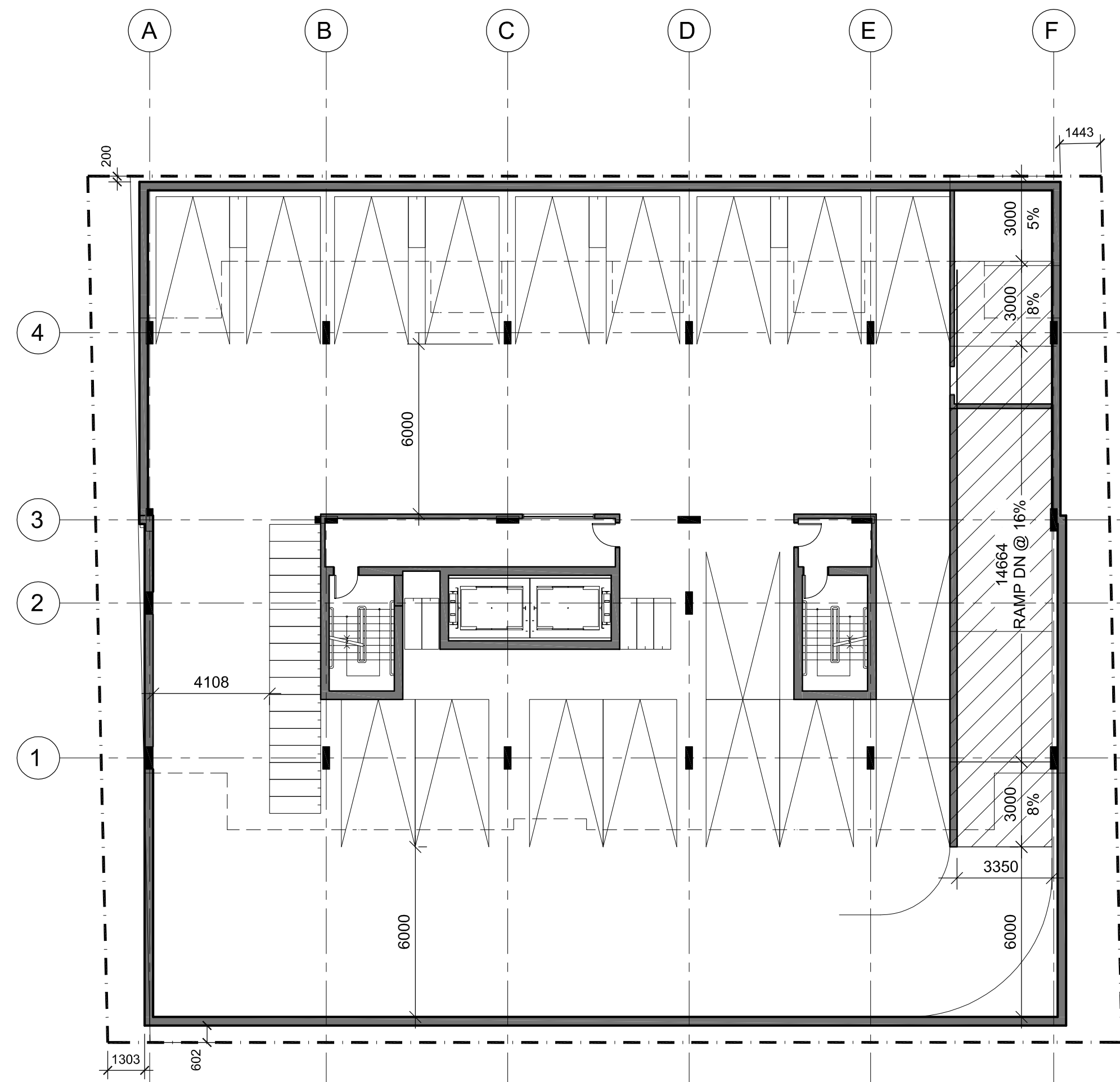
PROJECT No. **1836**

1 SITE PLAN
SP-1
SCALE = 1 : 75

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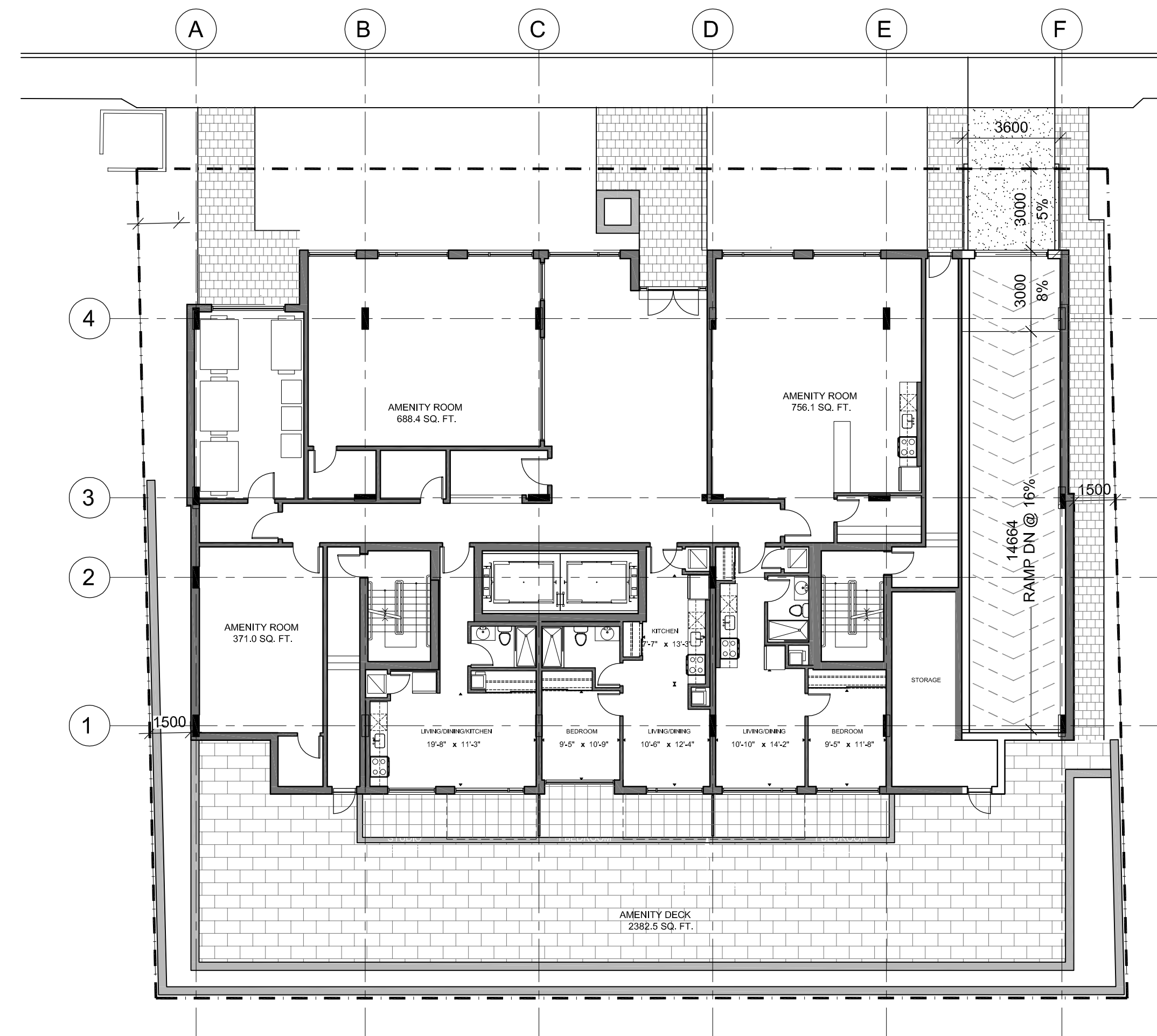
SCALE 1: 75

LEGAL DESCRIPTION TOPOGRAPHIC PLAN OF SURVEY OF LOTS 1 AND 2 (SOUTH PRETORIA AVENUE) REGISTERED PLAN 53786 CITY OF OTTAWA	SURVEYOR 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	LANDSCAPE ARCHITECT Kallala Design 26 O'Rourke Road Low, Quebec, J0X 2C0 Tel: (819) 775-6705 Email: kallaladesign@xplornet.com	CIVIL ENGINEER Novatech Eng. Consultants Limited 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: c.ruddle@novatech-eng.com	URBAN PLANNER FoTenn Consultants Inc. 223 McLeod Street Ottawa, ON Canada, K2P 0Z8 Tel.: (613) 730-5709 Fax: (613) 730-1136 E-Mail: mcelligott@fotenn.com	PROJECT DEVELOPER JB Holdings Inc. 107 Pretoria Ave. Ottawa, Ontario K1S 1W8 Tel.: (613) 695-6767 Cell: (613) 239-2777 Email: john@jba.ca
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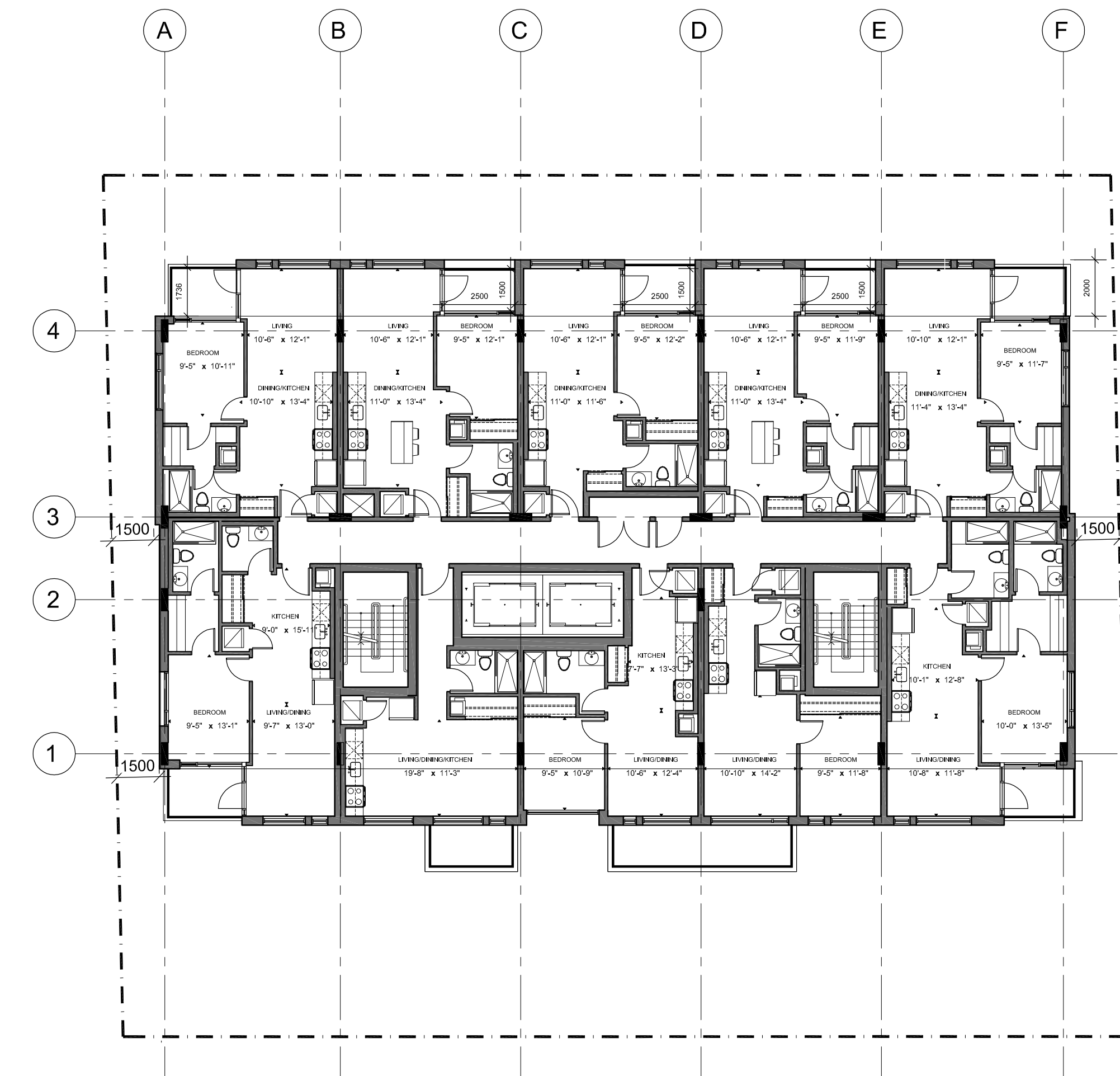
BASEMENT PLAN

CONSTRUCTION AREA
PARKING LEVEL
10412.2 SQ. FT.



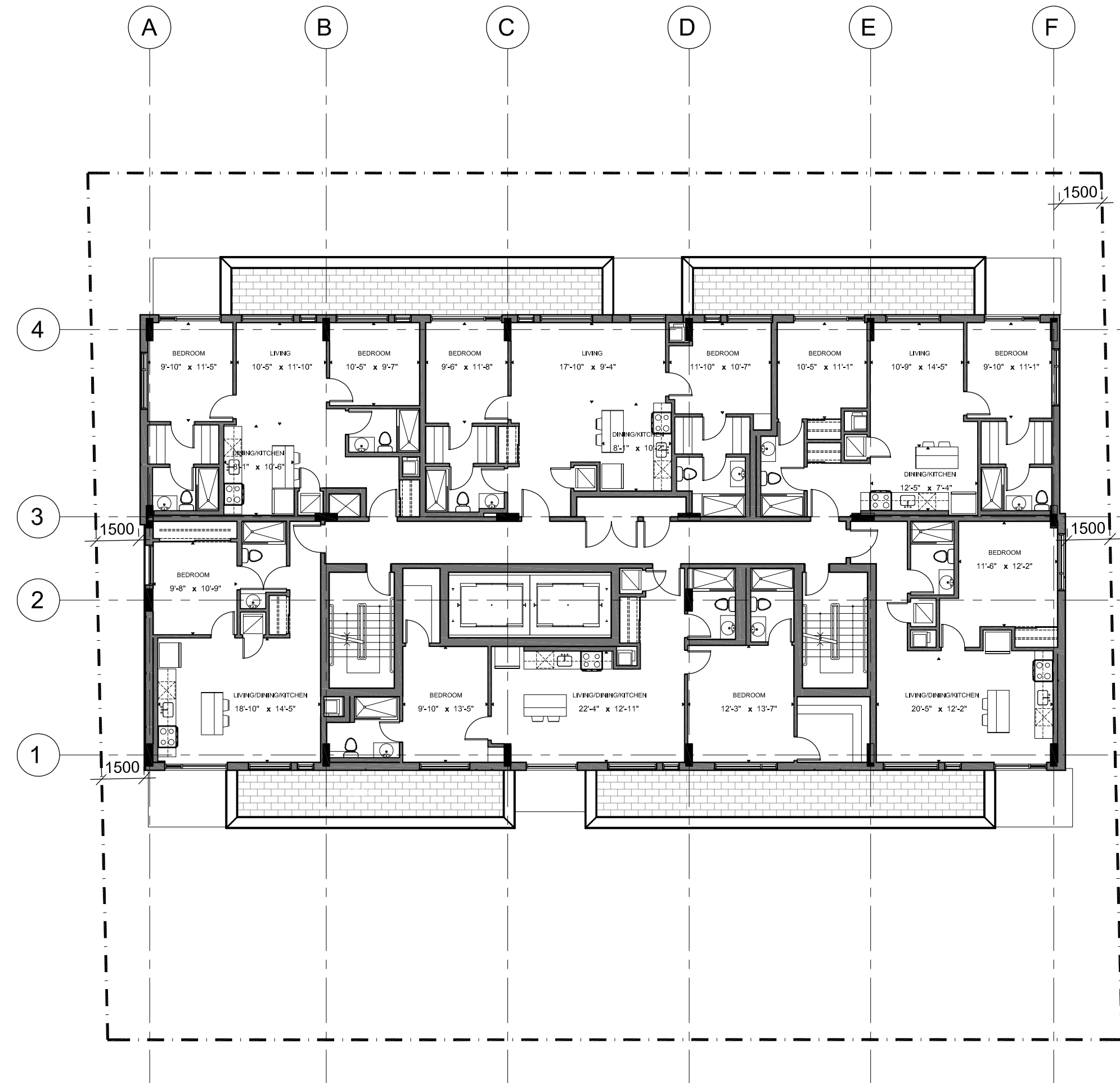
GROUND FLOOR PLAN

CONSTRUCTION AREA ZONING AREA
2nd to 5th FLOOR 1381 sq. ft.
6765.5 SQ. FT.



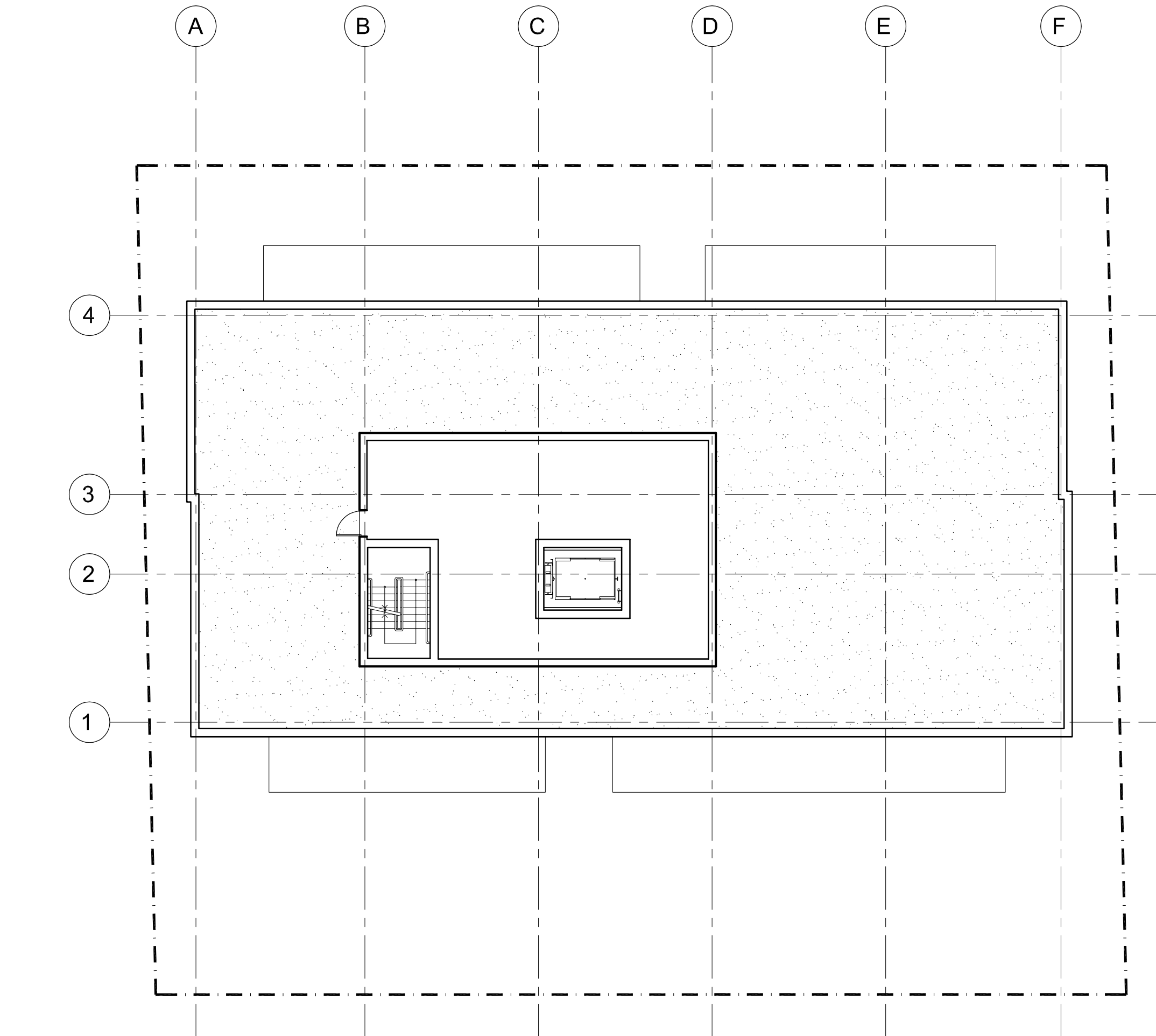
2nd to 5th FLOOR PLAN

CONSTRUCTION AREA ZONING AREA
2nd to 5th FLOOR 5341.6 SQ. FT.
6617.7 SQ. FT.



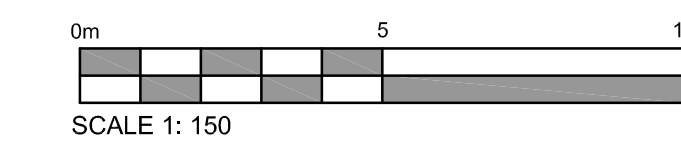
6th FLOOR PLAN

CONSTRUCTION AREA ZONING AREA
6th FLOOR 4470 sq. ft.
5613.1 SQ. FT.



ROOF PLAN

CONSTRUCTION AREA
MECHANICAL
1,216 sq. ft.



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- ⑤ -DETAIL NUMBER
- ⑥ TITLE
- ⑦ SCALE
- ⑧ -DETAIL REFERENCE PAGE
- ⑨ -DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE

REVISIONS:
ARCHITECT SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
RODERICK LAHEY
LICENCE 4235
SEAL DATE: STAMP DATE



CLIENT:
JBHOLDINGS

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ARCHITECT:
r/a / architecture
roderick lahey architect inc.
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PROJECT TITLE:
24-30 PRETORIA AVENUE
OTTAWA ONTARIO

FLOOR PLANS

DRAWN: S.S. CHECKED: R.V.
SCALE: 1:150 SHEET No.
PROJECT No: **A101**
1836



2 NORTH ELEVATION.
A201 1:100



1 SOUTH ELEVATION.
A201 1:100

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No.	DESCRIPTION	DD.MM.YY
3	ISSUED FOR SPC AND ZONING AMENDMENT	28.06.2019
2	ISSUED FOR CONSULTANT REVIEW	04.06.2019
1	ISSUED FOR DESIGN CONCEPT	15.11.2018

REVISIONS:

ARCHITECT SEAL: NORTH ARROW:



CLIENT:

JBHOLDINGS INC.

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ARCHITECT:

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56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:

28-30 PRETORIA AVE

OTTAWA, ONTARIO

SHEET TITLE:

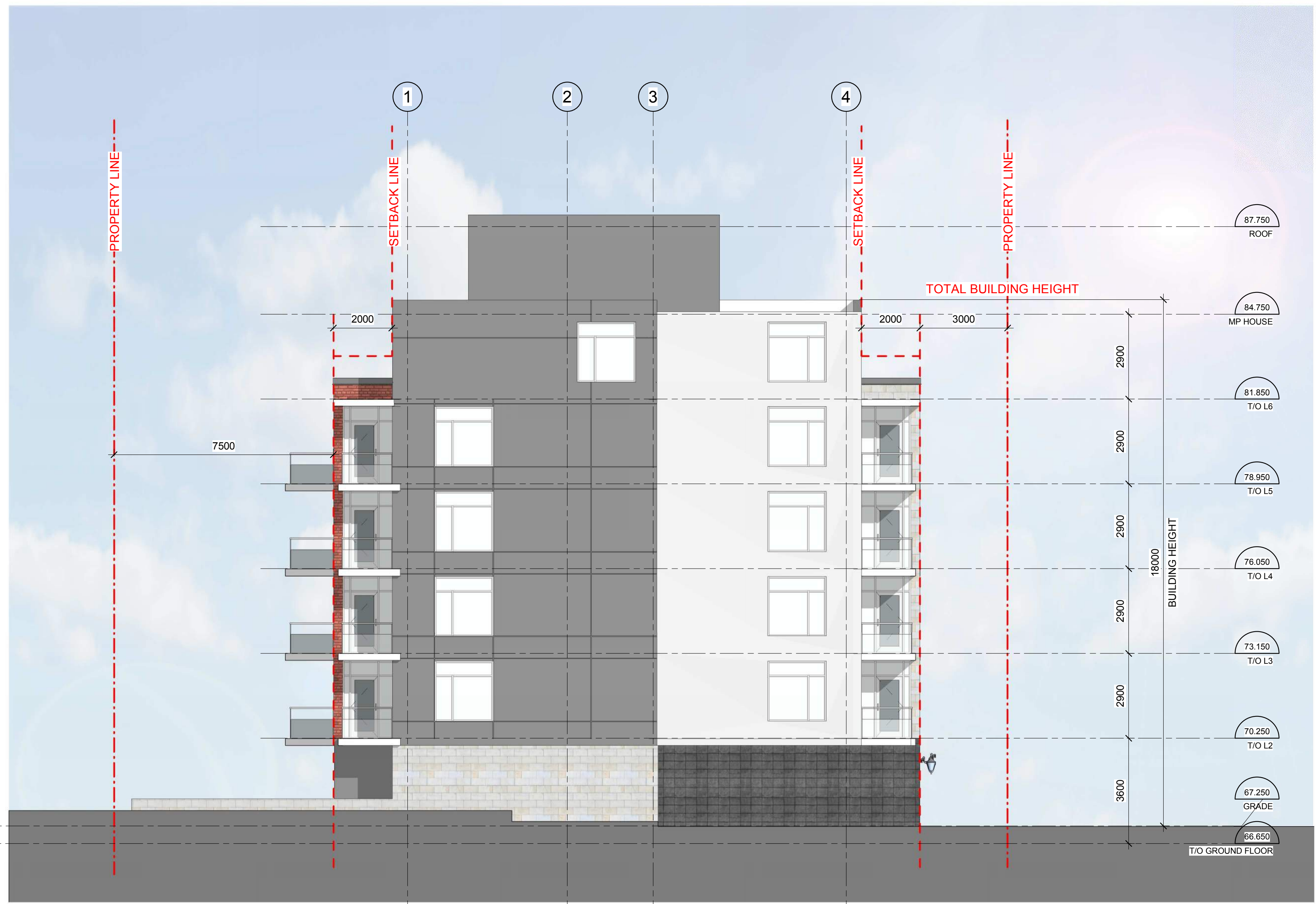
ELEVATIONS

DRAWN: S.S. CHECKED: R.V.

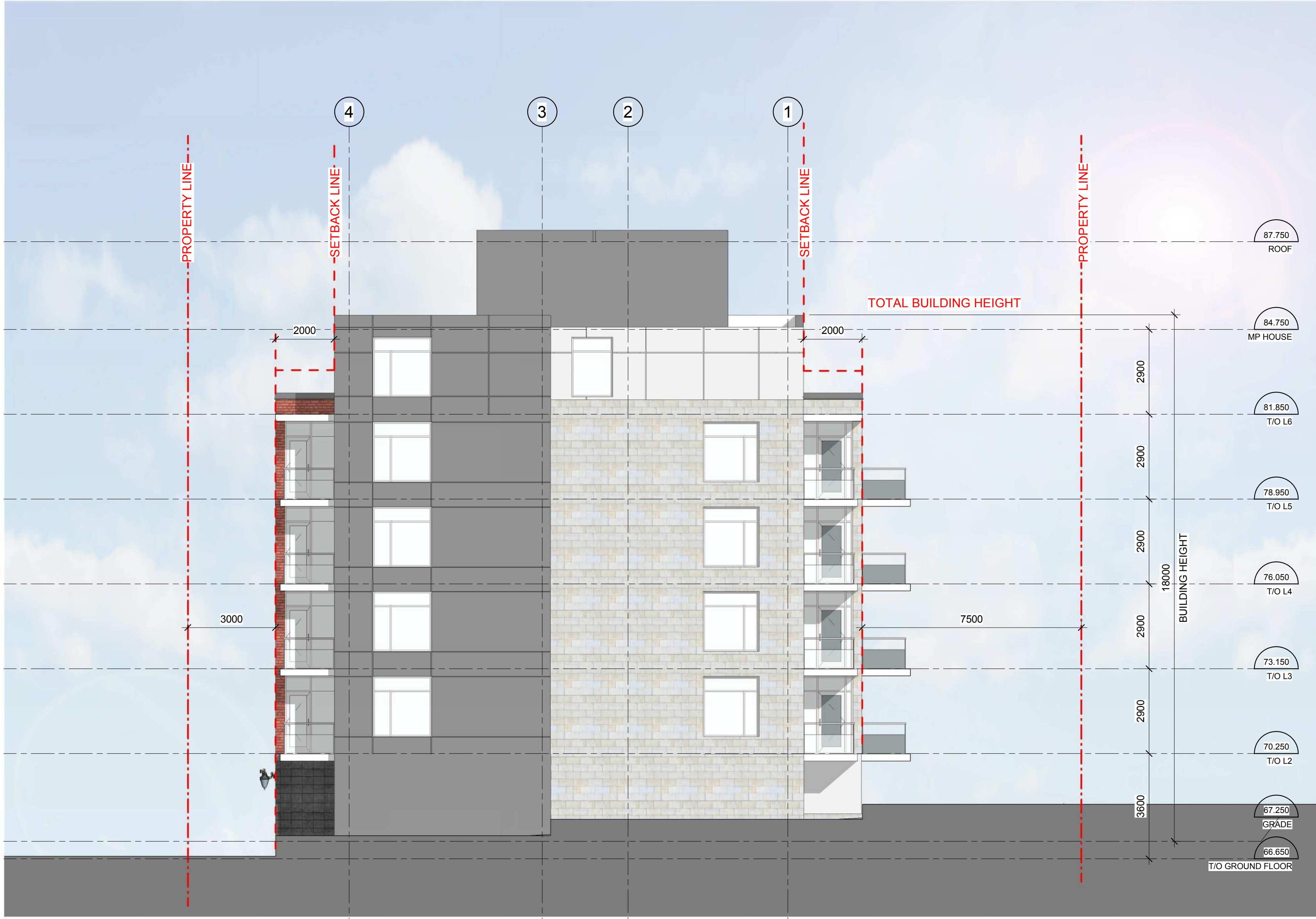
SCALE: 1:100 SHEET No:

PROJECT No: 1836

A201



1 EAST ELEVATION.
A202 1:100





2 WEST ELEVATION.
A202 1:100

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28-30 PRETORIA AVE
OTTAWA, ONTARIO

SHEET TITLE:
ELEVATIONS

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1:100	SHEET No: A202
PROJECT No: 1836	



2
A301 3D View 5 LOOKING NORTH


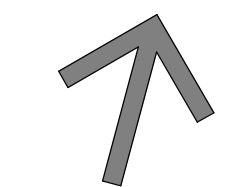


1
A301 3D View 4 LOOKING SOUTH

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1	ISSUED FOR DESIGN CONCEPT	15.11.2018

REVISIONS:

	NORTH ARROW:  TRUE NORTH
---	---

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PROJECT TITLE:

28-30 PRETORIA AVE

OTTAWA, ONTARIO

SHEET TITLE:

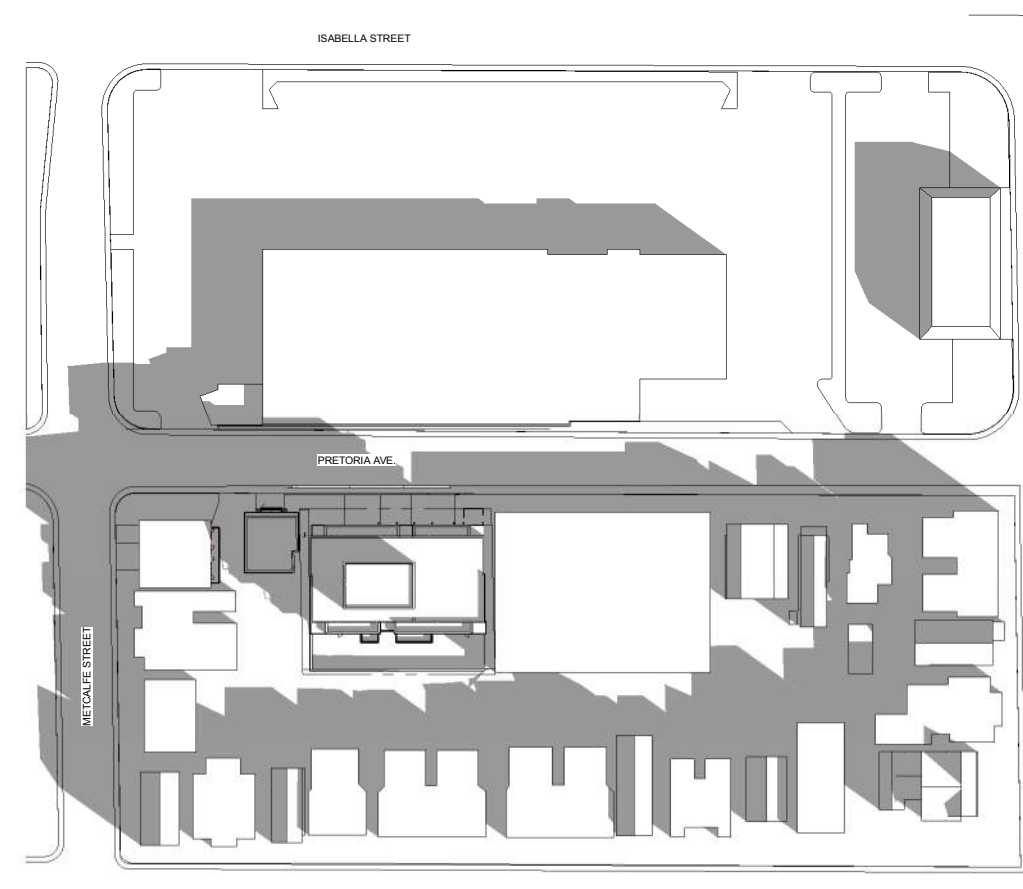
3D VIEWS.

DRAWN: S.S.	CHECKED: R.V.
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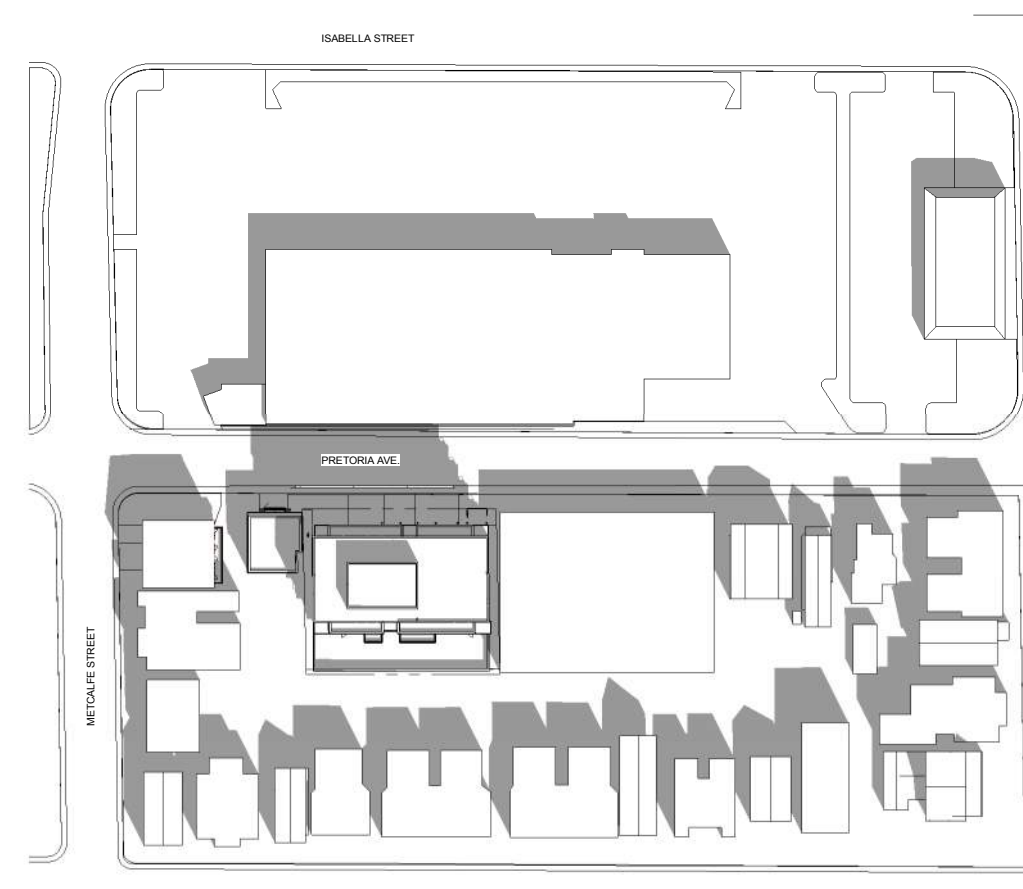
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PROJECT No: 1836	A301
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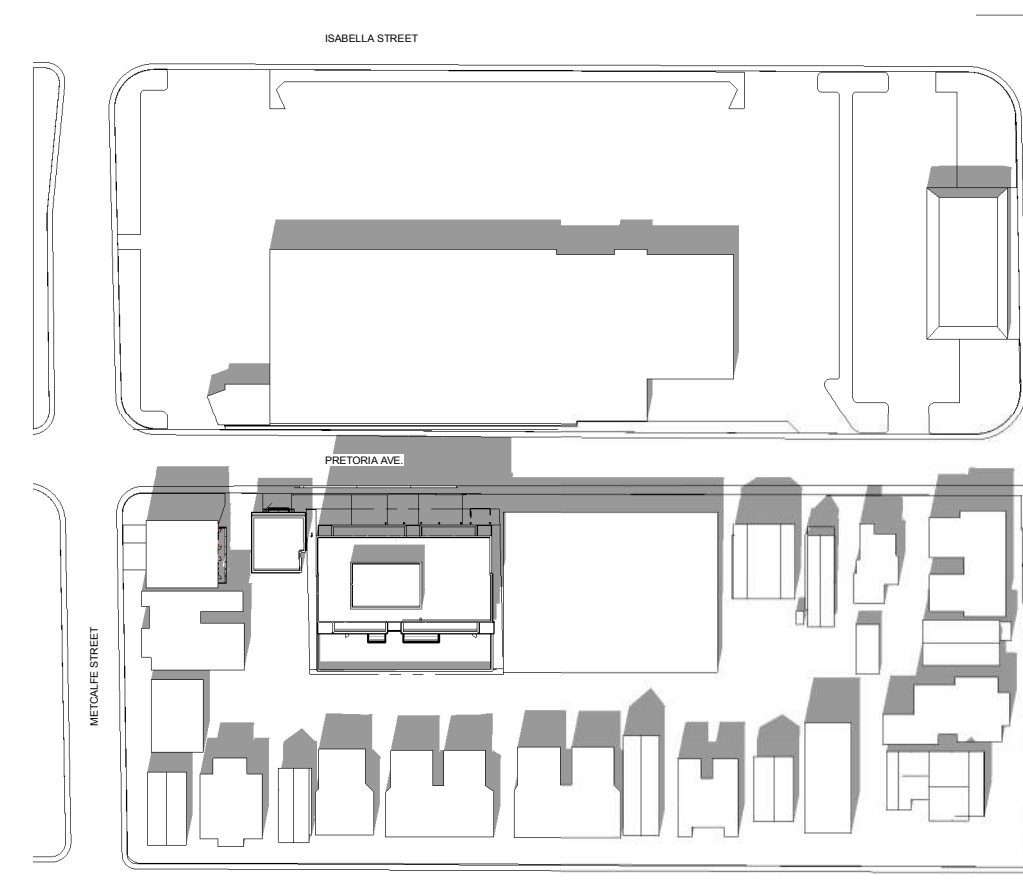
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DST



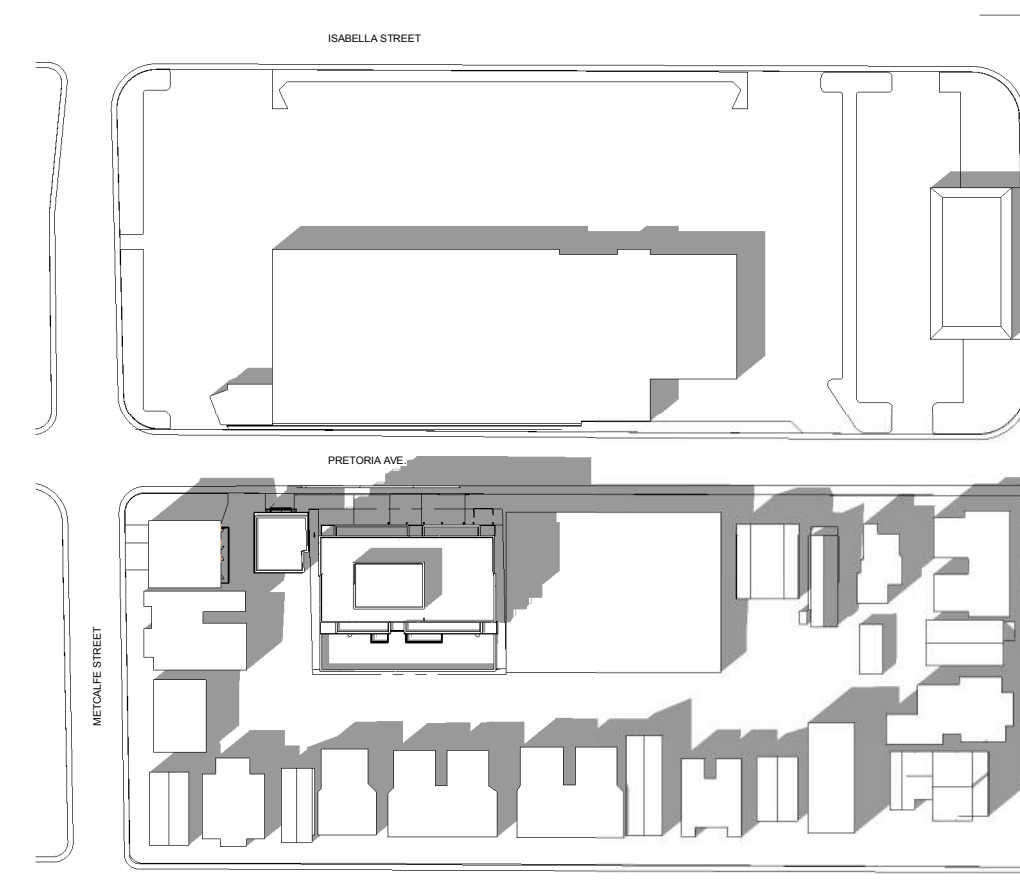
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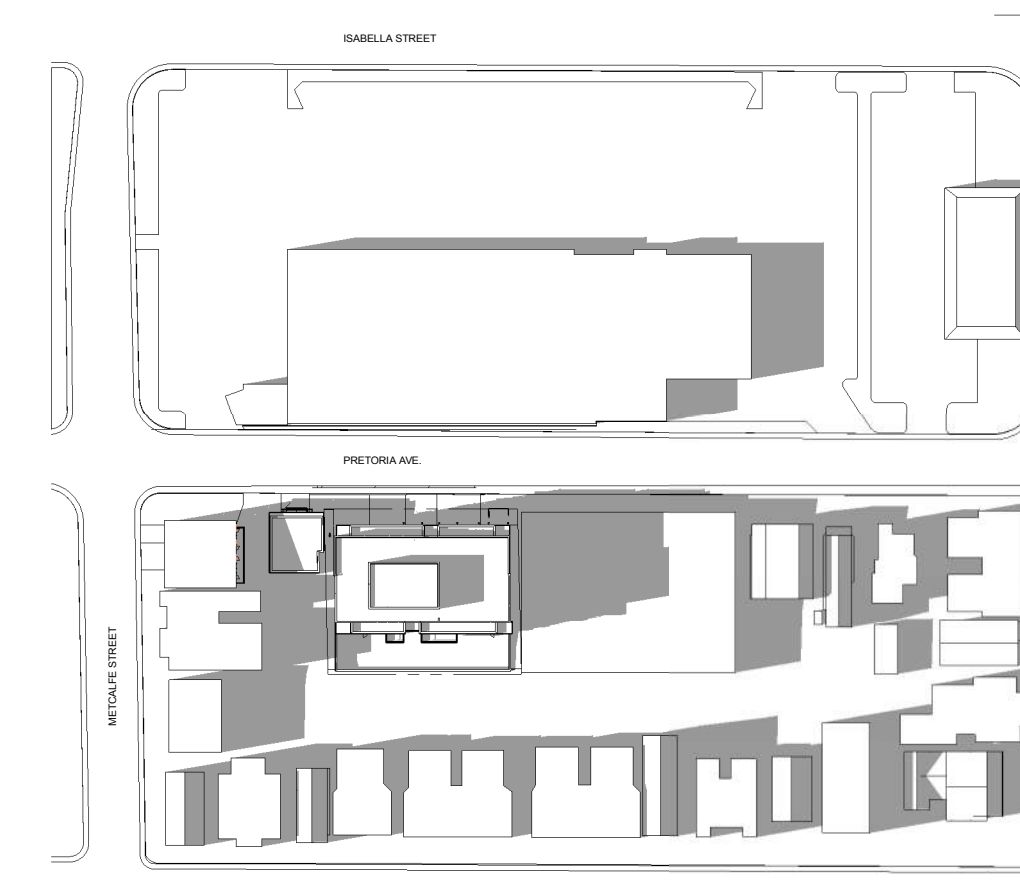
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12:00 PM

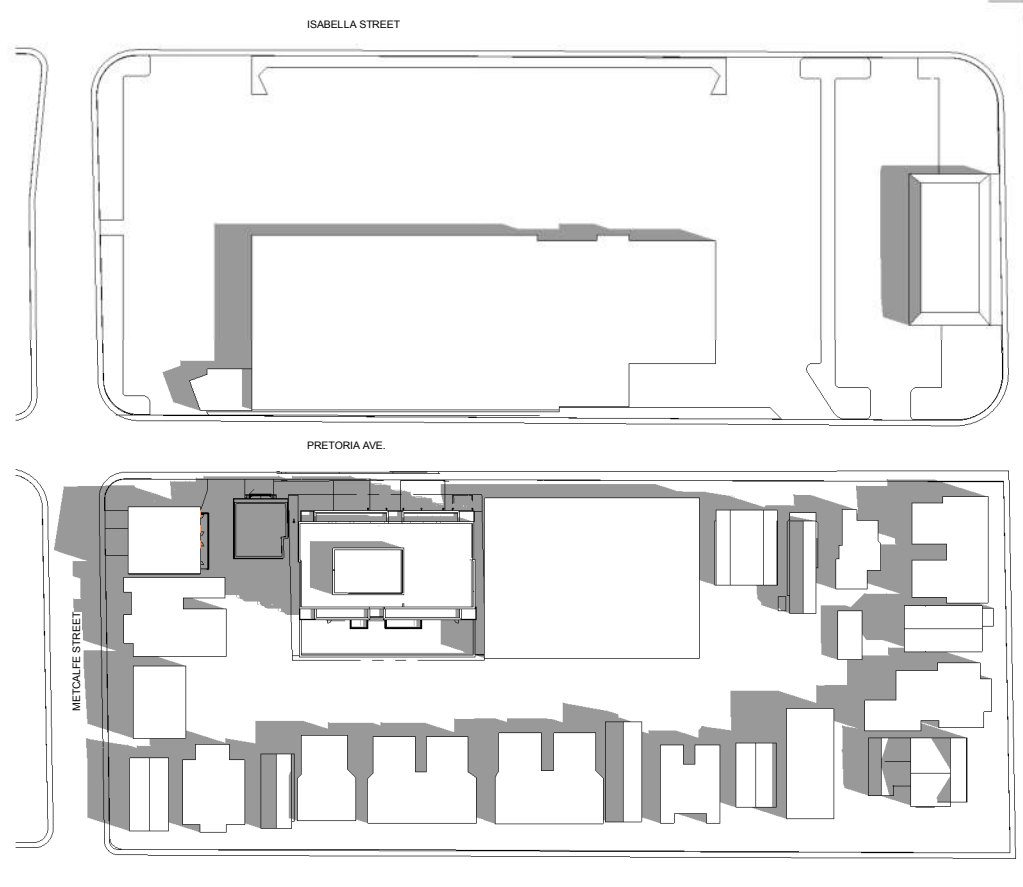


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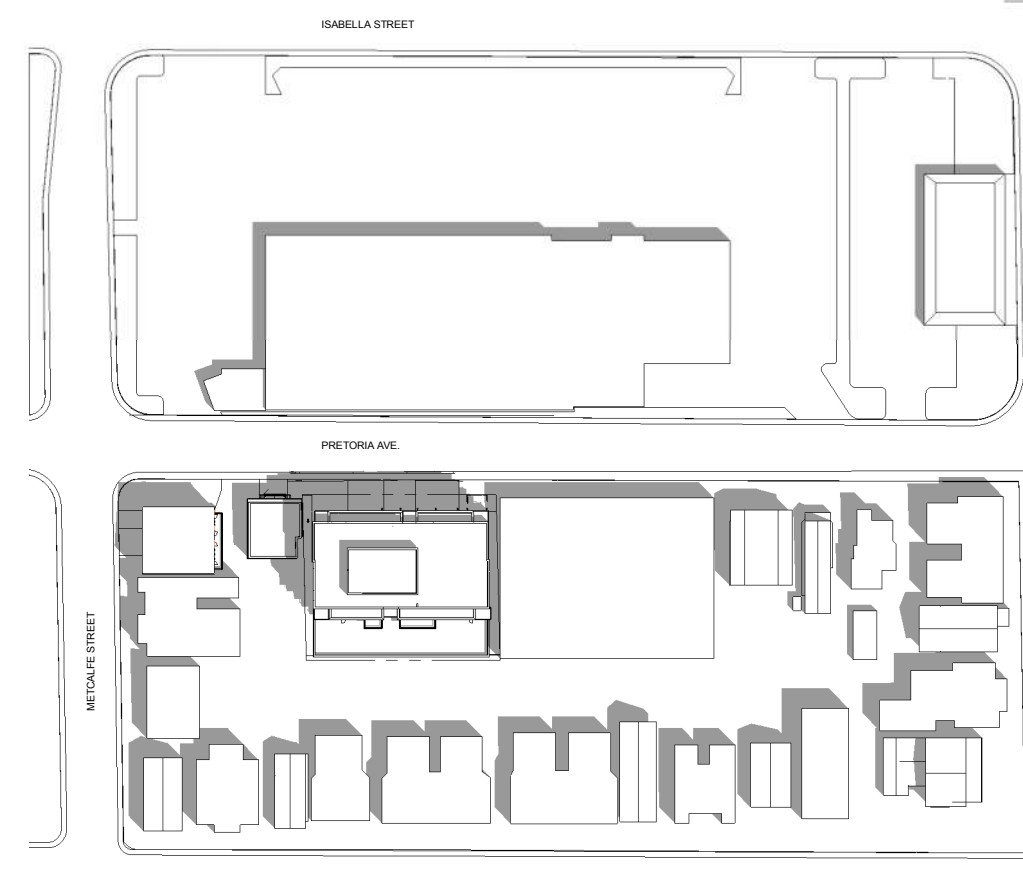


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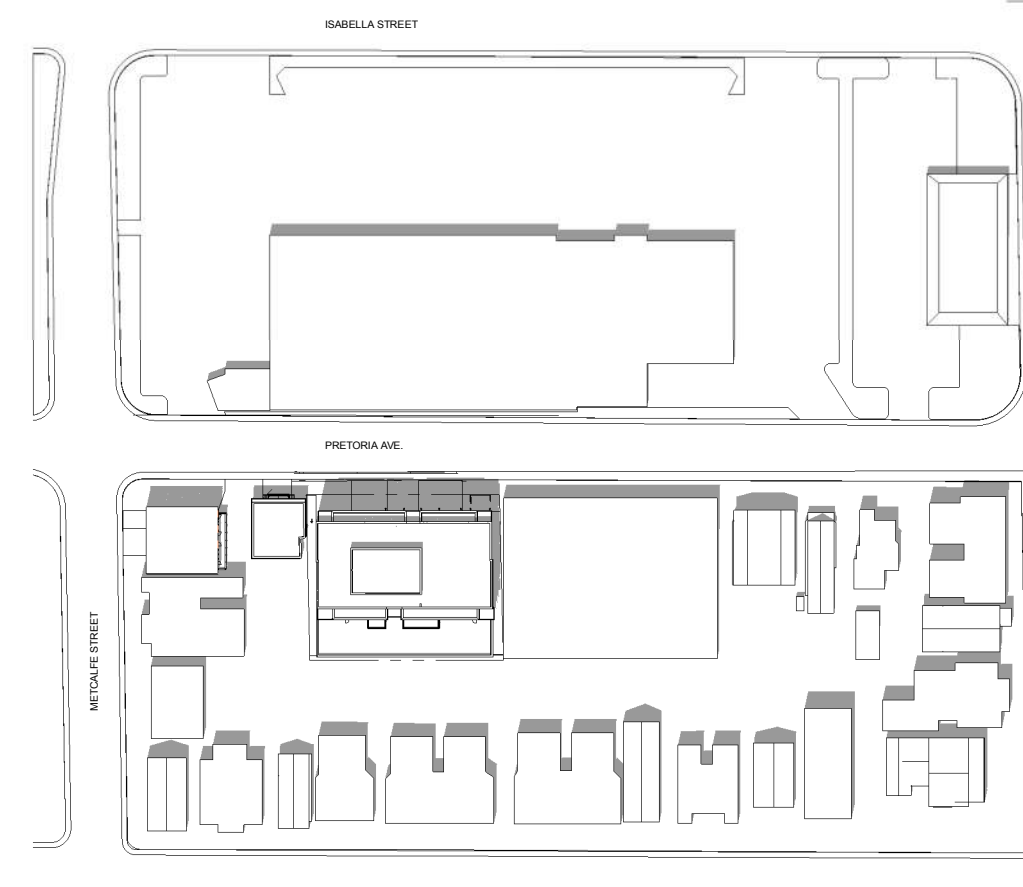
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DST



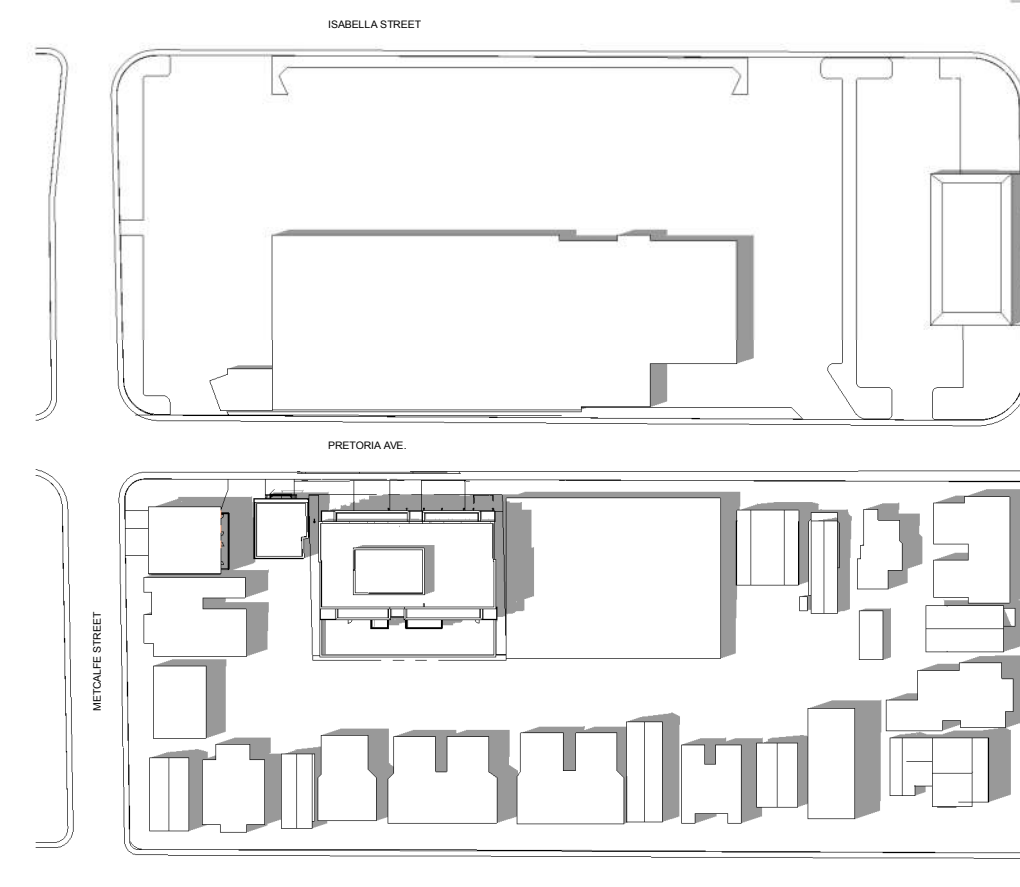
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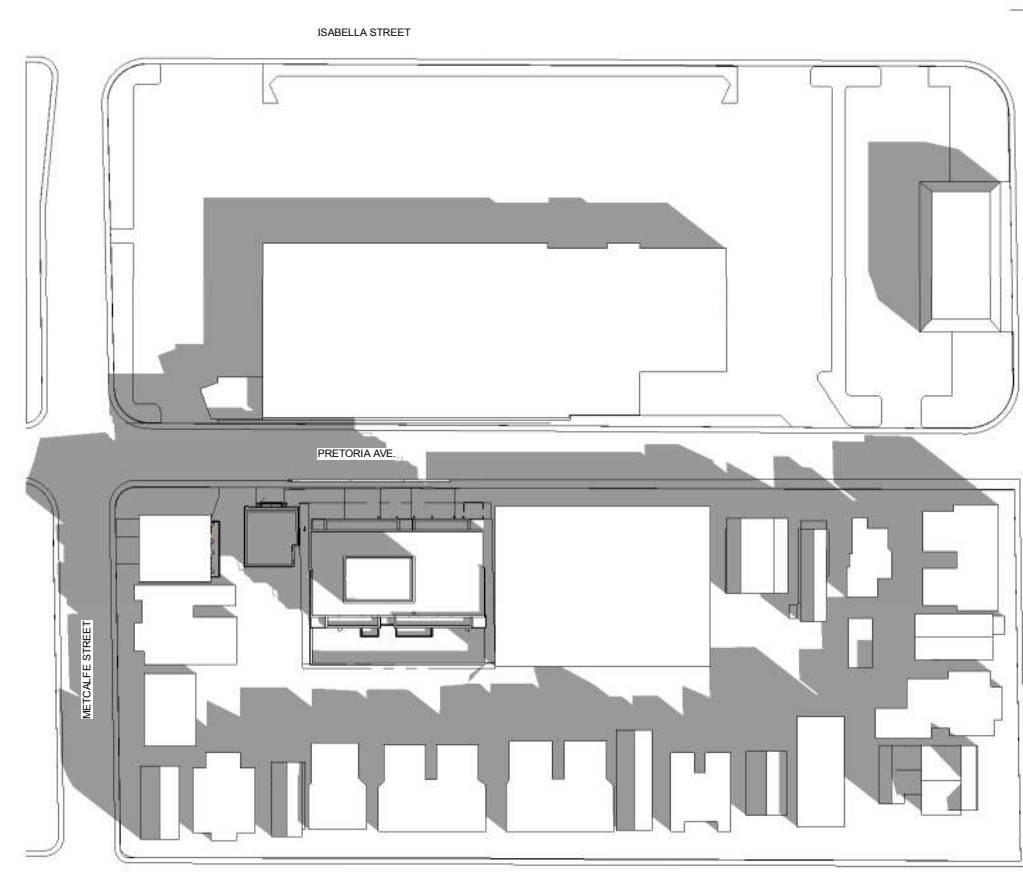


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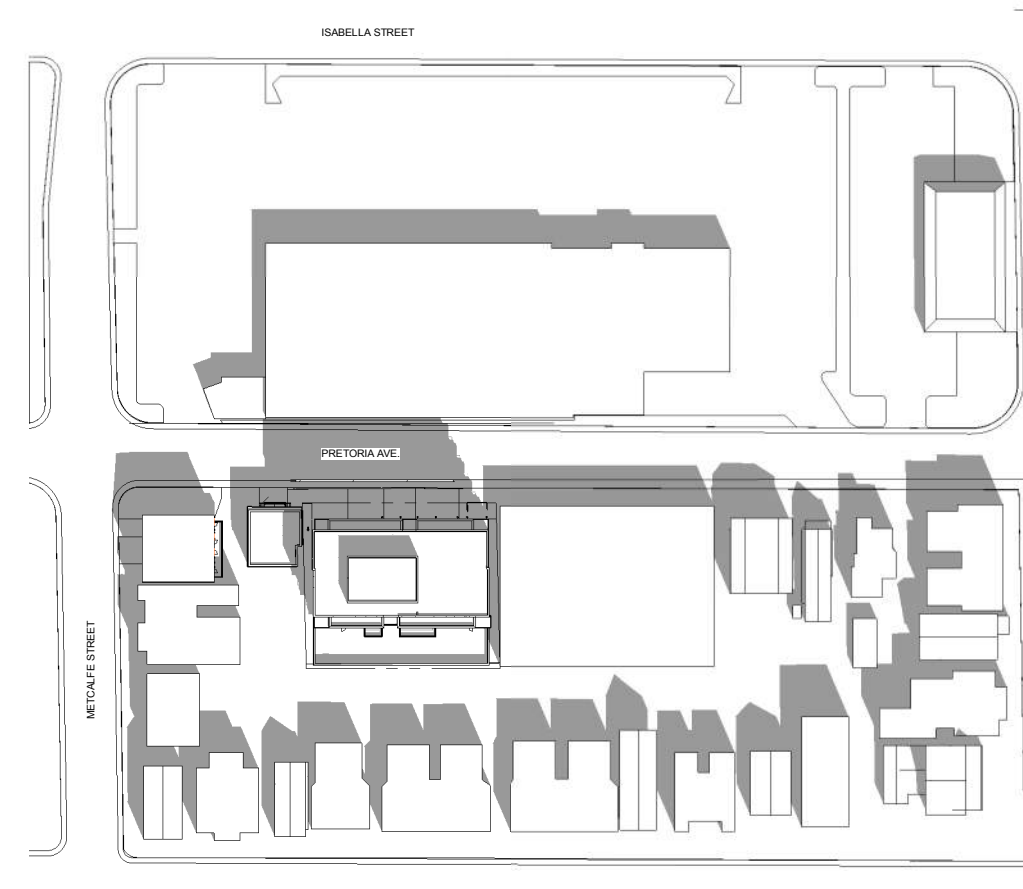


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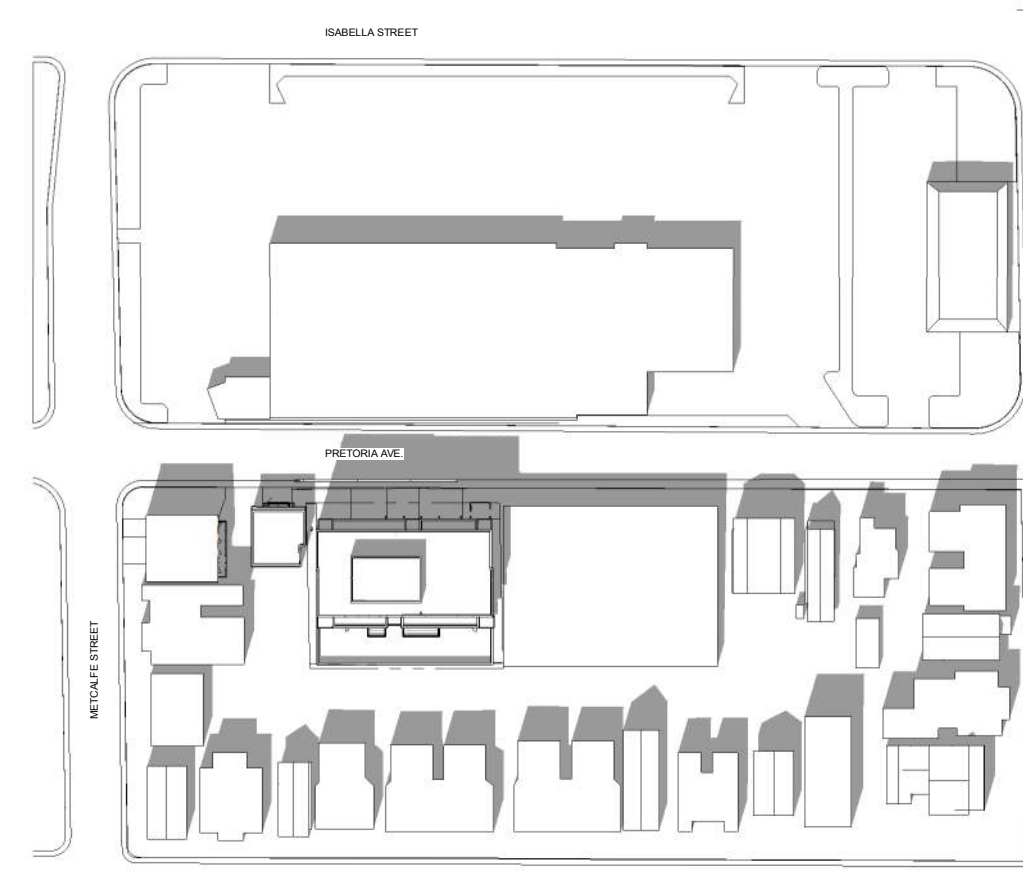
SEPTEMBER 21st,
DST



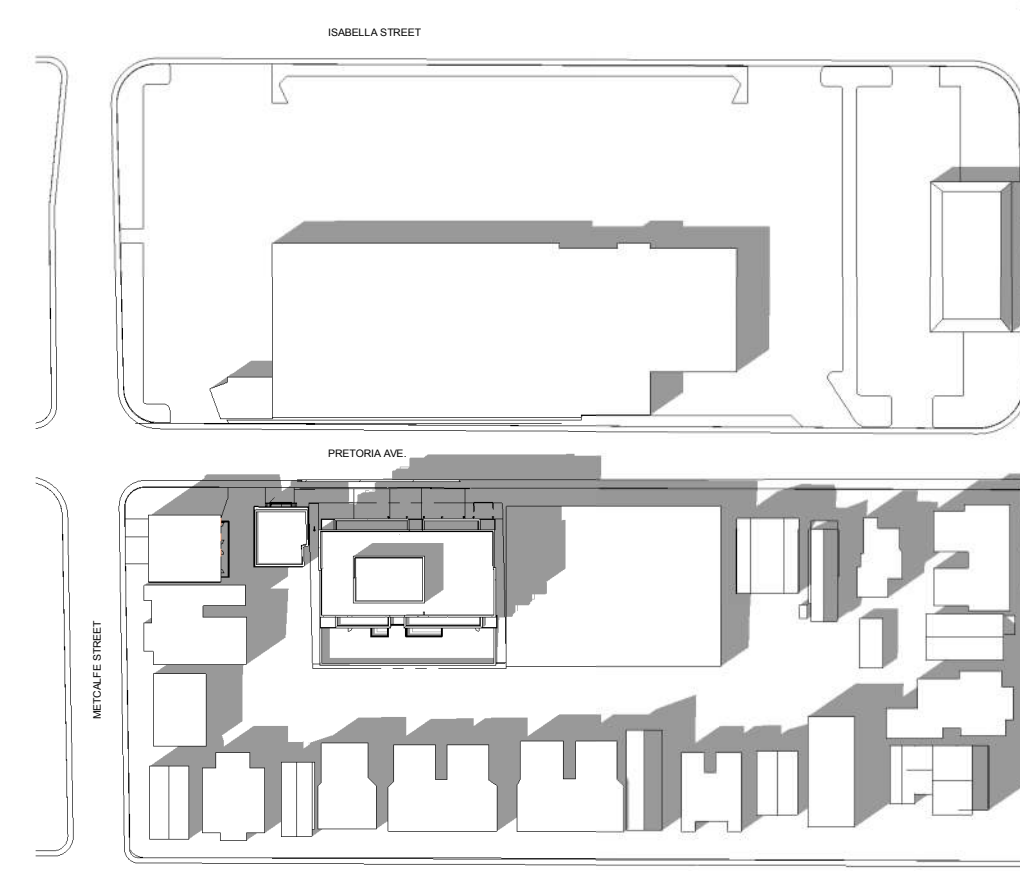
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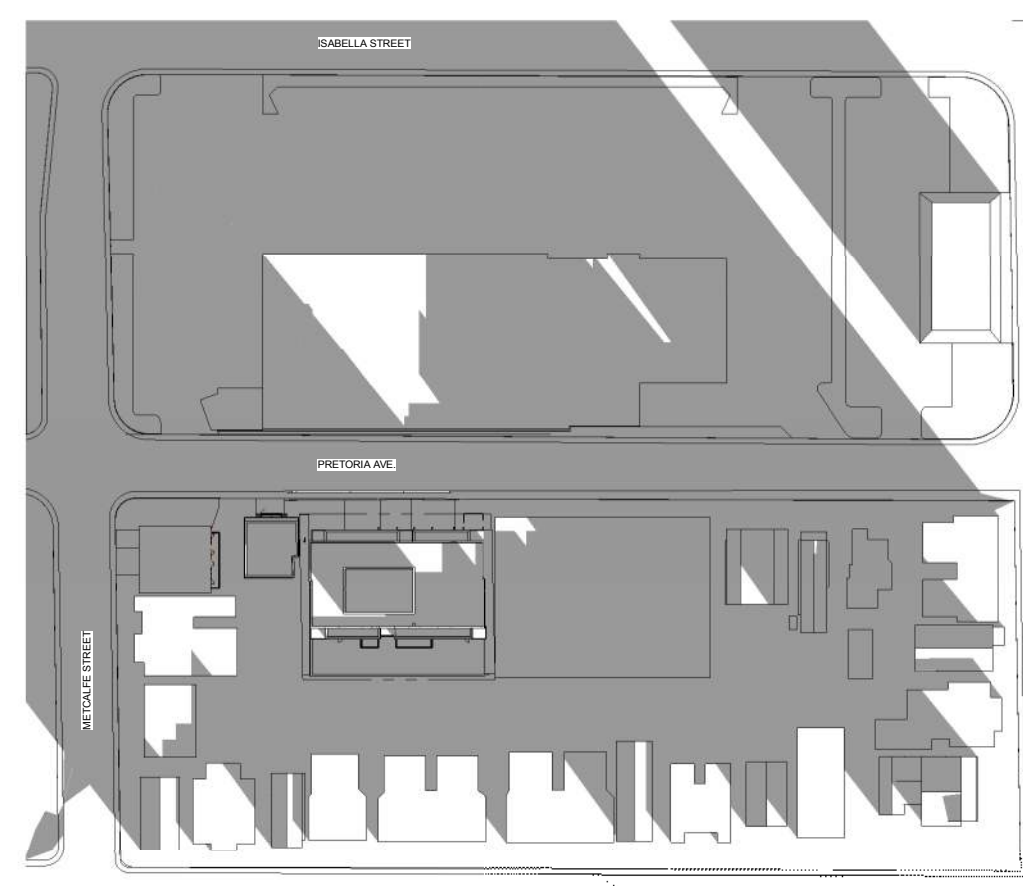


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DECEMBER 21st



8:00 AM



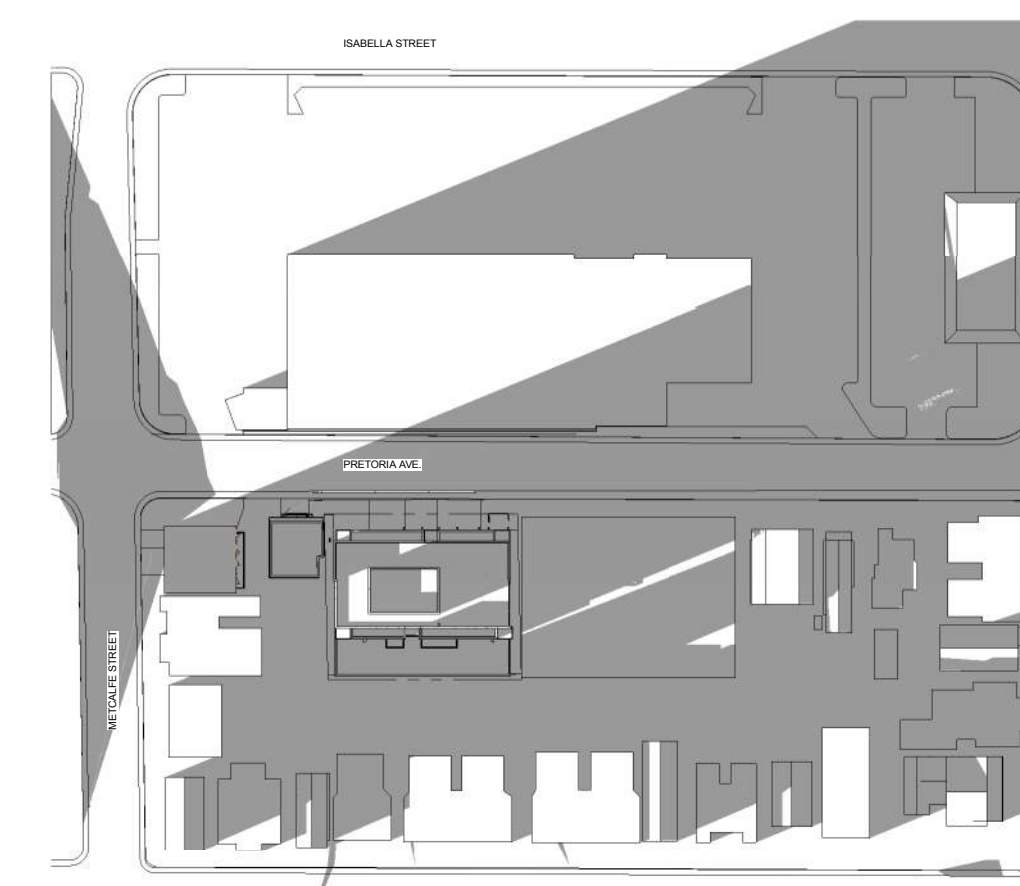
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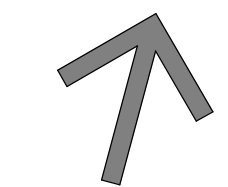


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REVISIONS:

 ARCHITECT SEAL: ARCHITECTS PROFESSIONAL LICENCE 4375	NORTH ARROW:  TRUE NORTH
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PROJECT TITLE:
28-30 PRETORIA AVE
 OTTAWA, ONTARIO

SHEET TITLE:
SUN SHADE STUDY

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 1400	SHEET No: A401
PROJECT No: 1836	