

LANDSCAPE ARCHITECT
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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.
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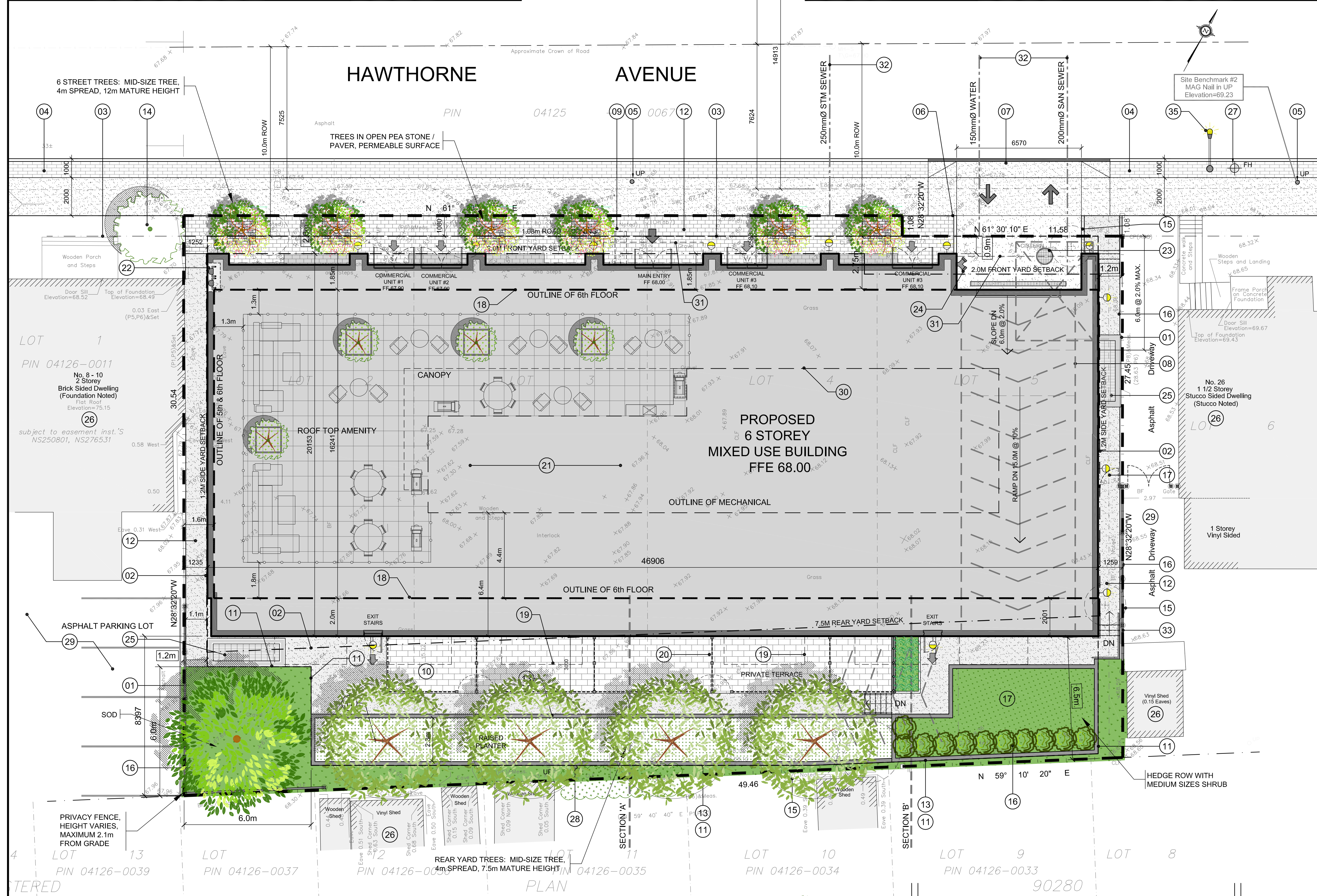
PROJECT INFORMATION

Zoning	REQUIRED	PROVIDED
Building Height	4 STOREYS / 14.5m (Geo. Elev.) 68.10	6 STOREYS / 20.0m (Geo. Elev.) 68.10
Grade (Geodetic Elevation - ASL)	3.0m	0.9m
Front Yard Setback - Maximum	3.0m	0.9m
Front Yard Setback - Minimum	+ 2.0m	16.5m / 5th FL. +0.6m
Front Yard Setback Above 15m or 4th FL.	1.2m / 1.2m	1.0m
Interior Yard Setback	7.5m	6.5m
Rear Yard Setback	1.0m	0.0m
Front Yard Permissible Projections	7.5m SETBACK - 45% @ 15m ht.	6.5m SETBACK 45% @ 18.0m ht.
Rear Yard Angular Plane	402m ²	535m ²
Amenity Area - Total Per Unit - 6.0m ²	201m ²	210m ²
Amenity Area - 50% Communal Per Unit - 3.0m ²	28	39
Vehicle Parking - Residential (After 12 Units - 0.5 per unit)	6	6
Vehicle Parking - Visitor Only (After 12 Units - 0.1 per unit)	67	67
Bicycle Parking - Residential - 1.0 Per Unit	1	2
Bicycle Parking - Commercial - 1 Per 250m ² GFA	6.0m / 6.7m	6.0m
Aisle & Driveway Minimum / Maximum Width		

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.
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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 AR00 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON AR00 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE



DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACKS
- PROPOSED ROAD WIDENING
- 1.0m BOULEVARD + 2.0m WIDE SIDEWALK AS PART OF HAWTHORNE RECONSTRUCTION PROJECT
- EXISTING HYDRO POLES TO BE BURIED AS PART OF HAWTHORNE RECONSTRUCTION PROJECT
- ENTRANCE DRIVEWAY WITH 150 BARRIER CURBS
- CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
- INTERNAL PARKING GARAGE RAMP WITH TRENCH DRAIN
- BICYCLE PARKING SPACE
- PRIVATE TERRACE AT GRADE
- OUTLINE OF UNDERGROUND PARKING LEVEL
- HARD SURFACE WALKWAY
- LOW RETAINING / PLANTING WALL
- EXISTING TREE TO REMAIN
- EXISTING CHAIN LINK TO BE REMOVED
- SOFT LANDSCAPING
- OUTLINE OF BUILDING ABOVE
- BALCONY ABOVE
- PRIVACY SCREEN
- EXISTING BUILDING TO BE REMOVED
- NATURAL GAS EQUIPMENT
- STORM WATER TANK WITH ACCESS COVER & OVERFLOW CATCH BASIN - SEE CIVIL PLAN
- SIAMENSE CONNECTION
- AIR INTAKE / EXHAUST GRILL
- EXISTING BUILDING ON ADJACENT LAND
- PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE TO BE ALTERED AS REQUIRED
- EXISTING ASPHALT PARKING AREA ON ADJACENT LAND
- OUTLINE OF MECHANICAL PENTHOUSE
- GROUND FLOOR CANOPY ABOVE
- PROPOSED SERVICES
- BOARD FENCE TO BE REPLACES
- FENCE 2.1m MAX. HEIGHT
- NEW LIGHT POLE AS PART OF HAWTHORNE RECONSTRUCTION PROJECT

PROJECT STATISTICS

GROSS BUILDING AREAS
(CITY OF OTTAWA ZONING AREA)

FLOOR	Area (sq. m.)	Area (sq. ft.)
BASEMENT LEVEL	0.0	0.0
GROUND FLOOR	561.0	6,039
2nd FLOOR	774.1	8,332
3rd & 4th FLOOR	2 x 774.1 sq. m. 2 x 8,332 sq. ft.	1,548.2 16,664
5th FLOOR	786.5	8,292
6th FLOOR	631.2	6,794
MECHANICAL PENTHOUSE	0.0	0.0
TOTAL AREA	4,135.3	44,512

UNIT STATISTICS

UNIT TYPE	Count
STUDIO UNIT	7
ONE BEDROOM UNIT	9
ONE BEDROOM + DEN UNIT	20
TWO BEDROOM UNIT	27
TWO BEDROOM + DEN UNIT	4
TOTAL	67
COMMERCIAL AREA	284.5 sq. m. 3,062 sq. ft.

CAR PARKING

REQUIRED BY ZONING BY-LAW

Category	Requirement	Count
RESIDENCE	- 0.5 PER DWELLING UNIT (AFTER 12 UNITS)	28
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	6
COMMERCIAL RETAIL	- 1.25 PER 100m ² GFA (AFTER 200m ² GFA)	0
TOTAL		34

BICYCLE PARKING

REQUIRED

Category	Requirement	Count
RESIDENCE	- 1.0 PER UNIT (67 UNITS)	67
COMMERCIAL	- 1.0 PER 250m ² GFA	1
TOTAL		68

AMENITY SPACE

Category	Area (sq. m.)
PRIVATE TERRACE AT GRADE	100.0
ROOF TOP COMMUNAL TERRACE	210.0
6th FLOOR PRIVATE TERRACE	110.0
PRIVATE BALCONIES	150.0
TOTAL	570.0
TOTAL COMMUNAL	210.0
REQUIRED - 6.0M ² PER UNIT (67)	402.0
REQUIRED COMMUNAL @ 50%	201.0

WASTE REQUIREMENT (67 UNITS)

Category	Requirement	Count
GARBAGE	- 0.11 PER UNIT	7 YARDS
RECYCLING GMP	- 0.018 PER UNIT	2 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	3 YARDS
COMPOST	- 240L PER 50 UNITS	2

BUILDING CONSTRUCTION AREAS

Level	Area (sq. m.)	Area (sq. ft.)
P2 PARKING LEVEL	1,311.0	14,111
P1 PARKING LEVEL	1,311.0	14,111
GROUND FLOOR	908.0	9,784
2nd FLOOR	927.0	9,978
3rd & 4th FLOOR	2 x 927.0 sq. m. 2 x 9,978 sq. ft.	1,854.0 19,956
5th FLOOR	898.0	9,686
6th FLOOR	755.0	8,127
MECHANICAL LEVEL	194.0	2,088
TOTAL AREA (ABOVE GROUND)	5,537.0	59,600

LOT COVERAGE

Category	Area (sq. m.)	Percentage
PAVED SURFACE	18.5	1.3%
BUILDING FOOTPRINT	911.3	63.0%
LANDSCAPE OPEN SPACE	517.2	35.7%
TOTAL	1,447.0	100.0%

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR ADDITIONAL SPC COMMENTS	Nov. 20, 23
2	REVISED PER PLANNING COMMITTEE COMMENTS	Oct. 06, 23
3	ISSUED FOR PLANNING COMMITTEE	Oct. 03, 23
4	ISSUED FOR FULL BUILDING PERMIT	Aug. 25, 23
5	ISSUED FOR 66% REVIEW	Aug. 01, 23
6	ISSUED FOR ROUND 3 SPC COMMENTS	July 17, 23
7	ISSUED FOR 33% REVIEW	Jun. 12, 23
8	ISSUED FOR ROUND 3 SPC COMMENTS	May 5, 23
9	ISSUED FOR SPC APPLICATION	Apr. 17, 23
10	ISSUED FOR GENERAL UPDATE	Apr. 04, 23
11	ISSUED FOR ZA 1st ROUND REVIEW	Mar. 17, 23
12	ISSUED FOR COMMUNITY CONSULTATION	Jan. 16, 23
13	ISSUED FOR ZONING AMENDMENT	Sept. 15, 22
14	ISSUED FOR CONSULTANT REVIEW	Aug. 17, 22
15	ISSUED FOR DESIGN CONCEPT	Aug. 11, 22

