

TOPOGRAPHICAL PLAN OF SURVEY OF

LOTS 2, 3, 4, 5
AND PART OF LOT 6
REGISTERED PLAN 220
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 125



Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 6th day of July, 2022.

Date _____ T. Hartwick
Ontario Land Surveyor

Bearings are grid, derived from Can-Nat 2016 Real Time Network GPS observations, and are referenced to Specified Control Points 0191980105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°12'50" counter-clockwise was applied to bearings on plan P7, and a rotation of 0°24'40" counter-clockwise was applied to bearings on plan P8.

ELEVATION NOTES

1. Elevations shown are geoidic and are referred to the CGVD28 geoidic datum, and are referred to city of Ottawa benchmark OTT 25, having an elevation of 69.613.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

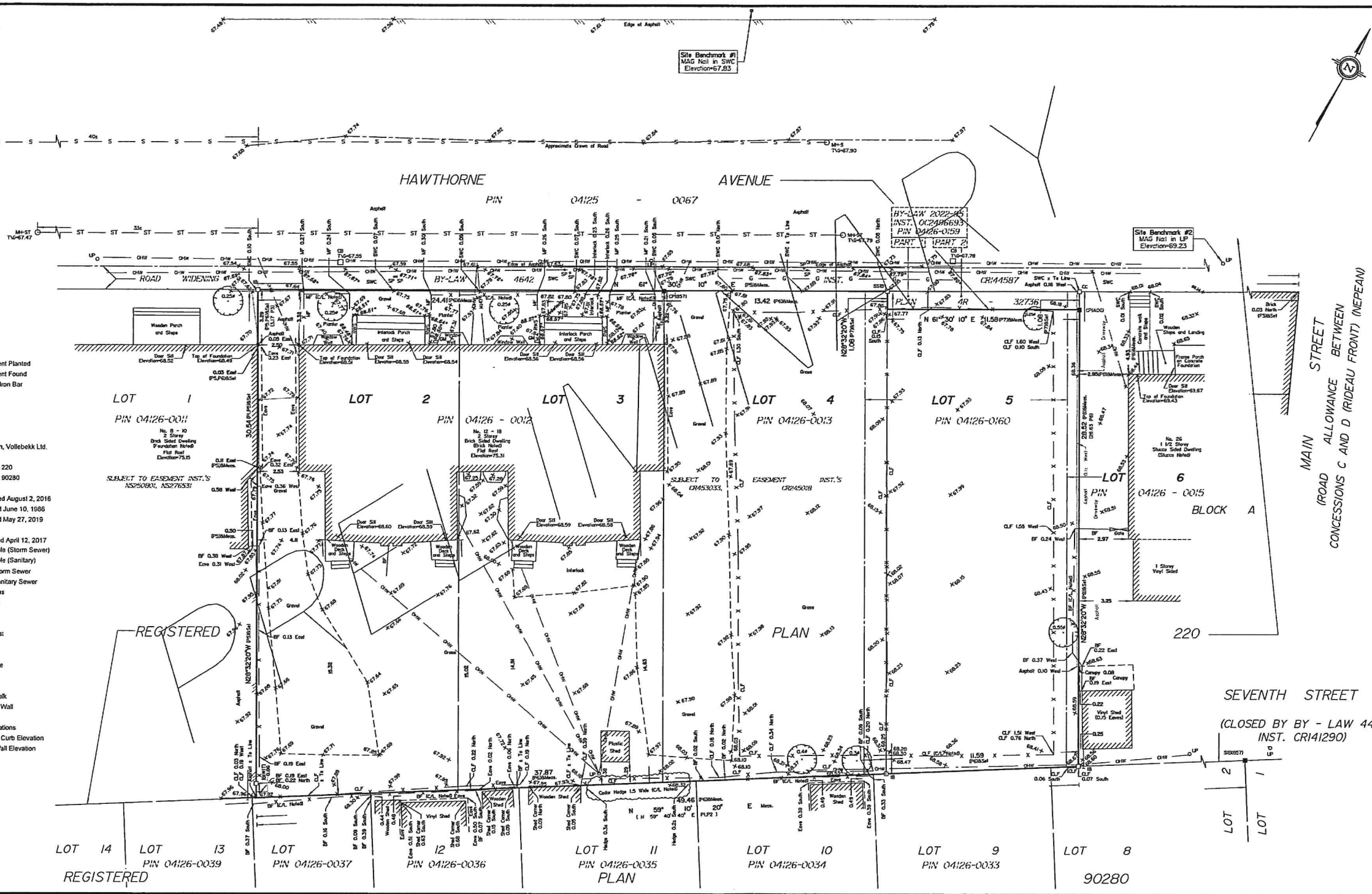
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



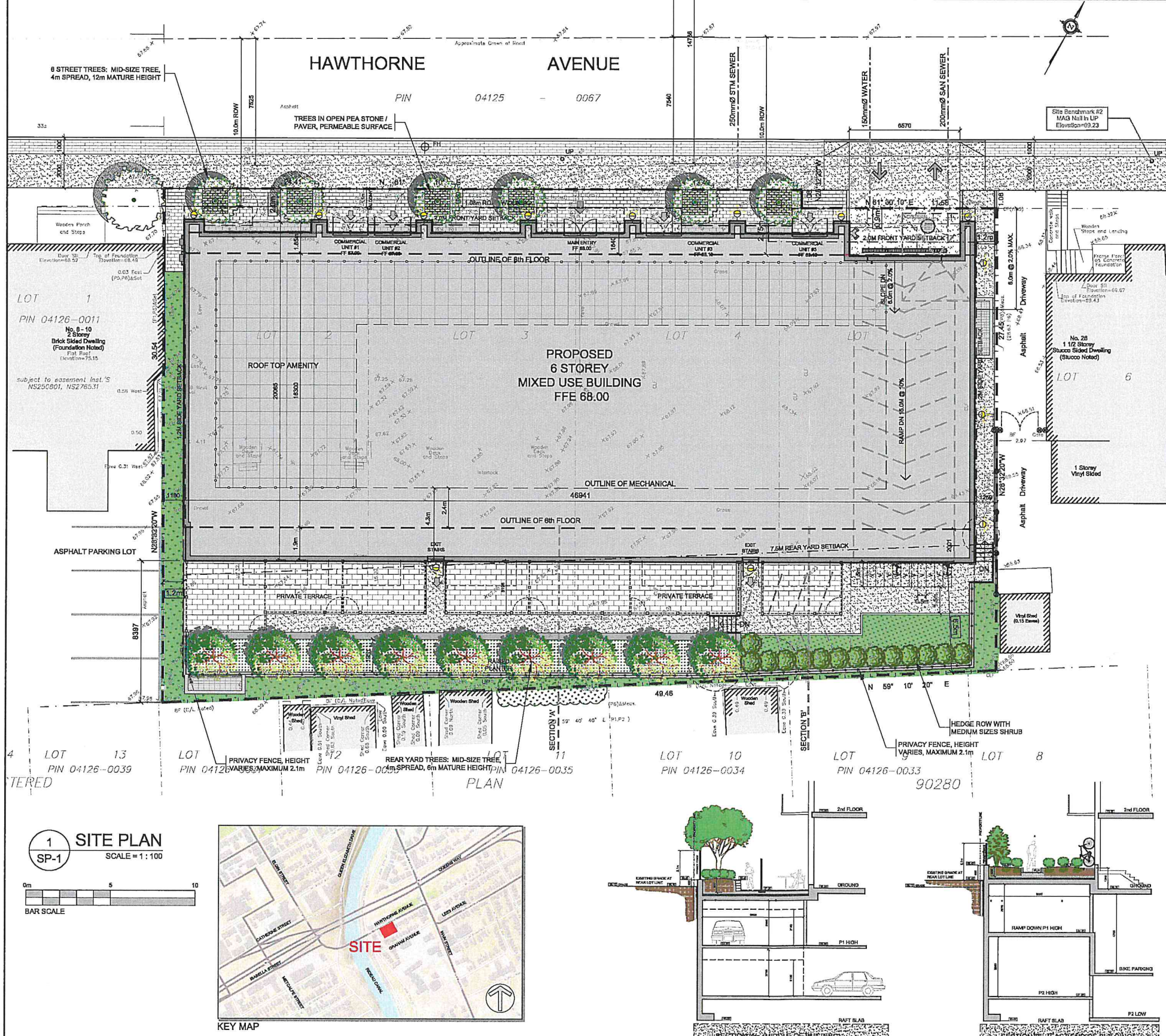
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Ontario Land Surveyors (Lic. No. PRELIMINARY) 22750-22, EPA Developments L112,3,4,5, P11,12,13,14,15,16,17,18,19,20,21,22,23,24,25

Notes & Legend

- | Denotes | |
|----------|---|
| —○— | Survey Monument Planted |
| —■— | Survey Monument Found |
| —S— | Short Standard Iron Bar |
| —B— | Iron Bar |
| —CP— | Concrete Pin |
| —CC— | Cut Cross |
| —(WIT)— | Witness |
| —Meas.— | Measured |
| —(AOG)— | Annis, O'Sullivan, Vollebakk Ltd. |
| —Acc.— | Accepted |
| —(P1)— | Registered Plan 220 |
| —(P2)— | Registered Plan 50280 |
| —(P3)— | Plan 4R-21108 |
| —(P4)— | (1692) Plan dated August 2, 2016 |
| —(P5)— | (725) Plan dated June 10, 1986 |
| —(P6)— | (657) Plan dated May 27, 2019 |
| —(P7)— | Plan 4R-32736 |
| —(P8)— | (AOV) Plan dated April 12, 2017 |
| —○ M-H— | Maintenance Hole (Storm Sewer) |
| —○ M-H— | Maintenance Hole (Sanitary) |
| —ST— | Underground Storm Sewer |
| —S— | Underground Sanitary Sewer |
| —G— | Underground Gas |
| —OH— | Overhead Wires |
| —○ UP— | Utility Pole |
| —□ CB— | Catch Basin |
| —+ SP— | Water Stand Post |
| —T/G— | Top of Grate |
| —○ GM— | Gas Meter |
| —CLF— | Chain Link Fence |
| —BF— | Board Fence |
| —MF— | Metal Fence |
| —SWC— | Concrete Sidewalk |
| —RWS— | Stone Retaining Wall |
| —Ø— | Diameter |
| —Ø 5.00— | Location of Elevations |
| —Ø 5.00— | Top of Concrete Curb Elevation and Retaining Wall Elevation |
| —CL— | Centreline |
| —○— | Property Line |
| —○— | Deciduous Tree |



LANDSCAPE ARCHITECT Kallala Design 28 O'Rourke Road Low, Quebec, J0K 2C0 Tel: (819) 775-6705 Email: kallaladesign@explomel.com	CIVIL ENGINEER Novatech Eng. Consultants Limited 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9843 Fax: 613 254-6867 Email: l.thuvatto@novatech-eng.com	URBAN PLANNER FoTenn Consultants Inc. 228 McLeod Street Ottawa, ON Canada, K2P 0Z8 Tel.: (613) 730-5709 Fax: (613) 730-1138 E-Mail: ulain@fotenn.com	LEGAL DESCRIPTION TOPOGRAPHIC PLAN OF SURVEY OF LOTS 1 AND 2 (SOUTH PRETORIA AVENUE) REGISTERED PLAN 53788 CITY OF OTTAWA	SURVEYOR Farley, Smith & Denis Surveying Ltd. 10-190 Colonnade Road Ottawa, Ontario K2E 7J5 Office: 613 727-8226 Fax: 613 721-1823 Cell: 613 862-1287 E-Mail: jessie@bellnet.ca	PROJECT DEVELOPER JB Holdings Inc. 107 Prateria Ave. Ottawa, Ontario K1S 1W8 Tel: (613) 895-8787 Cell: (613) 618-2582 Email: kfagan@jopa.ca
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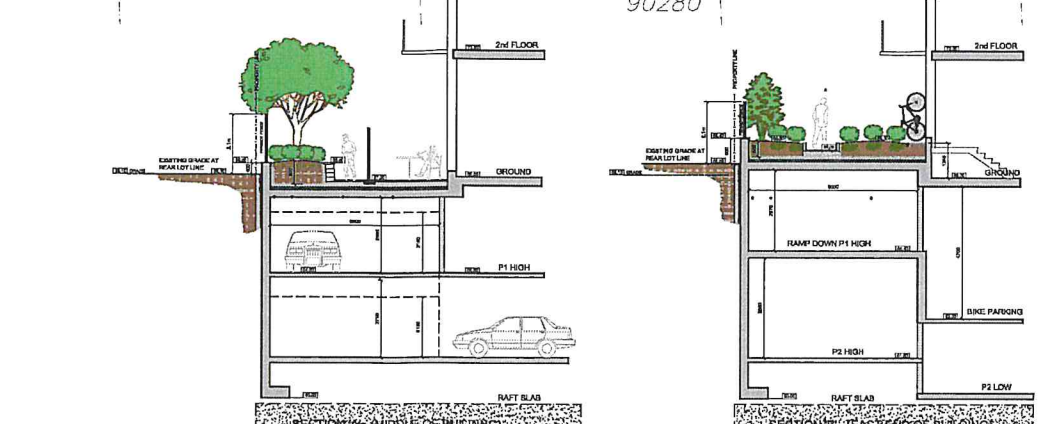
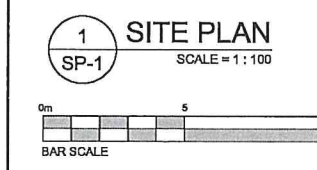
PROJECT INFORMATION		
Zoning By-law 2006-250 Consolidation	T14.1 (R14.1)	SITE AREA: 0.109 ha (1,083.0 sq. ft. (11,792 sq. ft.))
BUILDING HEIGHT	4 STOREYS / 14.0m (21.0, 21.0m)	PROVIDED
GRADE (GEODETIC ELEVATION - AU)	4 STOREYS / 14.0m	8 STOREYS / 28.0m (21.0, 21.0m) @ 1.0
FRONT YARD SETBACK - MAXIMUM	3.0m	0.0m
FRONT YARD SETBACK - MINIMUM	2.0m	0.0m
FRONT YARD SETBACK ABOVE 15m OR 14 FL	+2.0m	18.5m / 59' FL -0.0m
INTERIOR YARD SETBACK	1.2m	1.2m / 1.2m
REAR YARD SETBACK	7.5m	0.0m
REAR YARD PERMISSIBLE PROJECTIONS	1.2m	0.0m
REAR YARD ANGULAR PLANE	7.5m setback - 45° @ 15m h	8.5m setback 45° @ 18.0m h
AMENITY AREA - TOTAL PER UNIT - 6.0m²	49.0m²	68.0m²
AMENITY AREA - 50% COMMONAL PER UNIT - 3.0m²	20.0m²	21.0m²
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 PER UNIT)	8	42
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS - 0.1 PER UNIT)	2	8
BIKE PARKING - RESIDENTIAL - 0.5 PER UNIT	4	20
BIKE PARKING - COMMERCIAL - 1 PER 250m² GFA	1	2
ABLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	8.0m

NOTATION SYMBOLS:	
(N)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(A)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
(W)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON ADO 0425ES.
(D)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON ADO 0425ES.
(#)	DETAIL NUMBER
(DT)	TITLE
(DR)	DETAIL REFERENCE PAGE
(DCR)	DETAIL CROSS REFERENCE PAGE

DRAWING NOTES	
(1)	PROPERTY LINE
(2)	BUILDING SETBACKS
(3)	PROPOSED ROAD WIDENING
(4)	1.2m BOULEVARD - 2.0m WIDE SIDEWALK AS PART OF HAWTHORNE RECONSTRUCTION PROJECT
(5)	EXISTING HYDRO POLES TO BE BURIED AS PART OF HAWTHORNE RECONSTRUCTION PROJECT
(6)	ENTRANCE DRIVEWAY WITH 1.50 BARRIER CURBS
(7)	DEPRESSED CURB & SIDEWALK TO CITY STANDARDS
(8)	INTERNAL PARKING GARAGE RAMP WITH TRENCH DRAIN
(9)	BIKE PARKING SPACE
(10)	PRIVATE TERRACE AT GRADE
(11)	OUTLINE OF UNDERGROUND PARKING LEVEL
(12)	HARD SURFACE WALKWAY
(13)	LOW RETAINING / PLANTING WALL
(14)	EXISTING TREE TO REMAIN
(15)	EXISTING TREE TO BE REMOVED
(16)	EXISTING CHAIN LINK TO BE REMOVED
(17)	SOFT LANDSCAPING
(18)	OUTLINE OF BUILDING ABOVE
(19)	BALCONY ABOVE
(20)	PRIVATE SCREEN
(21)	EXISTING BUILDING TO BE REMOVED
(22)	NATURAL GAS EQUIPMENT
(23)	STORM WATER TANK WITH ACCESS COVER & OVERFLOW CATCH BASIN - SEE CIVIL PLAN
(24)	SEWER CONNECTION
(25)	AIR INTAKE / EXHAUST ORILL
(26)	EXISTING BUILDING ON ADJACENT LAND
(27)	PROPOSED FIRE HYDRANT
(28)	EXISTING UTILITY POLE TO BE ALTERED AS REQUIRED
(29)	EXISTING ASPHALT PARKING AREA ON ADJACENT LAND
(30)	OUTLINE OF MECHANICAL PENTHOUSE
(31)	GROUND FLOOR CANOPY ABOVE
(32)	PROPOSED SERVICES
(33)	BOARD FENCE TO BE REPLACES
(34)	SOLID PRIVACY FENCE 2.1m MAX HEIGHT

PROJECT STATISTICS	
GROSS BUILDING - AREAS	
BASEMENT LEVEL	50.0 sq. ft.
GROUND FLOOR	561.0 sq. ft.
2nd FLOOR	774.1 sq. ft.
3rd & 4th FLOOR	2 x 1763.1 sq. ft. = 3,526.2 sq. ft.
5th FLOOR	706.0 sq. ft.
6th FLOOR	651.2 sq. ft.
MECHANICAL PENTHOUSE	50.0 sq. ft.
TOTAL AREA	4,136.3 sq. ft. (44,312 sq. ft.)
UNIT STATISTICS	
STUDIO UNIT	0
ONE BEDROOM UNIT	14
ONE BEDROOM - DEN UNIT	16
TWO BEDROOM UNIT	26
TWO BEDROOM - DEN UNIT	8
TOTAL	67
COMMERCIAL AREA	296.0 sq. ft. (3,092 sq. ft.)
CAR PARKING	
REQUIRED BY ZONING BY-LAW	
RESIDENCE	-0.8 PER DWELLING UNIT (AFTER 12 UNITS)
VEHICLE	-0.1 PER DWELLING UNIT (AFTER 12 UNITS)
COMMERCIAL RETAIL	-1.2 PER 100m² GFA (AFTER 250m² GFA)
TOTAL	21
PROVIDED	
RESIDENCE	-0.81 PER DWELLING UNIT
VEHICLE	-0.1 PER DWELLING UNIT
COMMERCIAL RETAIL	-NON REQUIRED
TOTAL	47
BIKE PARKING	
REQUIRED	
RESIDENCE	-0.5 PER UNIT (87 UNITS)
COMMERCIAL	-1.2 PER 250m² GFA
TOTAL	38
PROVIDED	
INTERIOR - P1 LEVEL	-1.0 PER UNIT (87 UNITS)
EXTERIOR	12
TOTAL	79
LOT COVERAGE	
PAVED SURFACE	18.3 sq. ft. 1.3%
BUILDING FOOTPRINT	913.3 sq. ft. 63.2%
LANDSCAPE OPEN SPACE	512.2 sq. ft. 35.7%
TOTAL	1,442.8 sq. ft. 100.0%
AMENITY SPACE	
PRIVATE TERRACE AT GRADE	100.0 sq. ft.
ROOF TOP PRIVATE TERRACE	210.0 sq. ft.
6th FLOOR PRIVATE TERRACE	110.0 sq. ft.
PRIVATE BALCONIES	200.0 sq. ft.
TOTAL	620.0 sq. ft.
TOTAL COMMONAL	210.0 sq. ft.
REQUIRED - 0.5M PER UNIT (87)	420.0 sq. ft.
REQUIRED COMMONAL @ 50%	210.0 sq. ft.

REVISIONS:		
NO.	DESCRIPTION	DATE
1	ISSUED FOR 30% REVIEW	May 31, 23
2	ISSUED FOR 50% APPLICATION	Apr. 12, 23
3	ISSUED FOR GENERAL UPDATE	Apr. 04, 23
4	ISSUED FOR 24 hr INSURANCE REVIEW	Mar. 17, 23
5	ISSUED FOR COMMUNITY CONSULTATION	Mar. 16, 23
6	ISSUED FOR ZONING AMENDMENT	Mar. 16, 23
7	ISSUED FOR CONSULTANT REVIEW	Aug. 17, 22
8	ISSUED FOR DESIGN CONCEPT	Aug. 11, 22



SITE PLAN SYMBOLS	
[Symbol]	CONCRETE UNIT PAVED SURFACE
[Symbol]	CITY SIDEWALK, BOULEVARD
[Symbol]	ASPHALT WALK / DRIVEWAY
[Symbol]	SOFT LANDSCAPING
[Symbol]	BIKE RACK
[Symbol]	TWO WAY VEHICLE CIRCULATION
[Symbol]	MAIN ENTRANCE
[Symbol]	COMMERCIAL DOOR / FIRE EXIT
[Symbol]	PROPERTY LINE
[Symbol]	CITY STREET LIGHTING

REFUGE REQUIREMENT (87 UNITS)	
GARAGE	-0.11 PER UNIT 7 YARDS
RECYCLING GRP	-0.018 PER UNIT 2 YARDS
RECYCLING FIDCR	-0.028 PER UNIT 3 YARDS
COMPOST	-240L PER 60 UNITS 2

REAL ESTATE
JBHoldingsInc

ARCHITECT:
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PROJECT TITLE:
18 HAWTHORNE AVENUE
(12 to 24 HAWTHORNE AVENUE)
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: R.V.	CHECKED: R.V.
SCALE: 1:100	SHEET NO. SP-1
PROJECT NO. 2207	