

**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 Cowland Drive  
Ottawa, Ontario, K2M 1P6  
Tel: 613 254-9643  
Fax: 613 254-5867  
Email: f.thauvette@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: alain@fotenn.com

**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

**PROJECT DEVELOPER**  
JB Holdings Inc.  
107 Pretoria Ave.  
Ottawa, Ontario K1S 1W8  
Tel: (613) 695-6767  
Cell: (613) 618-2582  
Email: kfgan@jbpa.ca

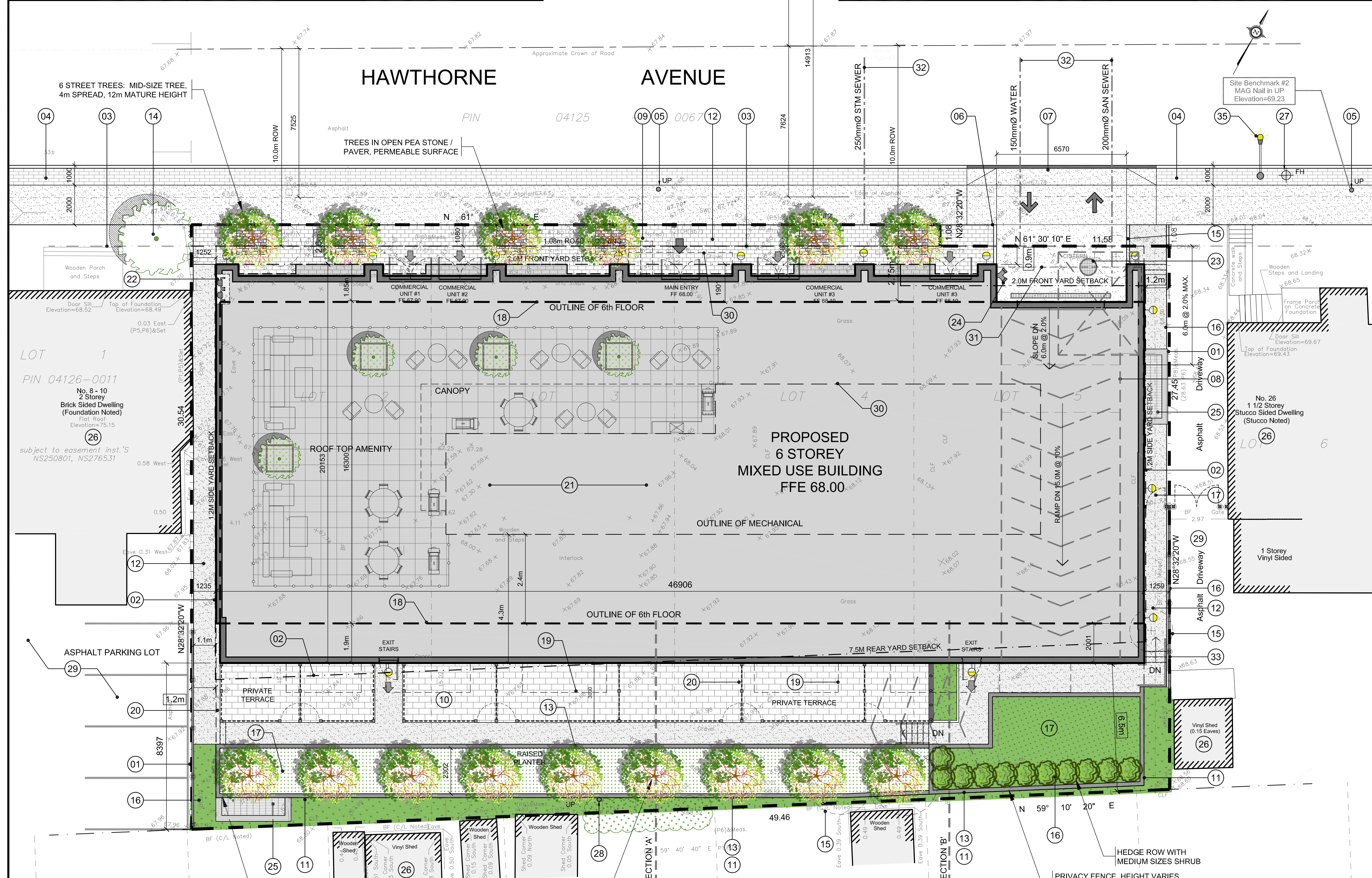
**PROJECT INFORMATION**

Zoning	REQUIRED	PROVIDED
Zoning By-law 2006-250 Consolidation TM12(1839) M(4.5)	4 STOREYS / 14.5m (GEO. ELEV.) 68.10	6 STOREYS / 20.0m (GEO. ELEV.) 68.10
BUILDING HEIGHT	3.0m	0.9m
GRADE (GEODETTIC ELEVATION - ASL)	3.0m	0.9m
FRONT YARD SETBACK - MAXIMUM	+ 2.0m	16.5m / 5th FL. +0.6m
FRONT YARD SETBACK - MINIMUM	1.2m	1.2m / 1.2m
FRONT YARD SETBACK ABOVE 15m OR 4th FL.	7.5m	6.5m
INTERIOR YARD SETBACK	1.0m	0.0m
REAR YARD SETBACK	7.5m	6.5m
FRONT YARD PERMUTABLE PROJECTIONS	7.5m SETBACK - 45% @ 15m ht.	6.5m SETBACK 45% @ 18.0m ht.
REAR YARD ANGULAR PLANE	402m <sup>2</sup>	535m <sup>2</sup>
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>	201m <sup>2</sup>	210m <sup>2</sup>
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>	28	42
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit)	6	5
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS - 0.1 per unit)	34	70
BICYCLE PARKING - RESIDENTIAL - 0.5 PER 12 UNITS	1	2
BICYCLE PARKING - COMMERCIAL - 1 PER 250m <sup>2</sup> GFA	6.0m / 6.7m	6.0m
BISE & 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 UNLESS 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)

LEVEL	AREA (sq. m.)
BASEMENT LEVEL	0.0 sq. m.
000 sq. ft.	
GROUND FLOOR	561.0 sq. m.
6,599 sq. ft.	
2nd FLOOR	774.1 sq. m.
8,332 sq. ft.	
3rd & 4th FLOOR	2 x 774.1 sq. m.
1,548.2 sq. m.	
16,664 sq. ft.	
5th FLOOR	786.6 sq. m.
9,202 sq. ft.	
6th FLOOR	631.2 sq. m.
6,794 sq. ft.	
MECHANICAL PENTHOUSE	0.0 sq. m.
000 sq. ft.	
TOTAL AREA	4,135.3 sq. m.
44,512 sq. ft.	

**UNIT STATISTICS**

UNIT TYPE	QUANTITY
STUDIO UNIT	6
ONE BEDROOM UNIT	14
ONE BEDROOM + DEN UNIT	16
TWO BEDROOM UNIT	26
TWO BEDROOM + DEN UNIT	5
TOTAL	67
COMMERCIAL AREA	284.5 sq. m.
3,062 sq. ft.	

**CAR PARKING**

**REQUIRED BY ZONING BY-LAW**

TYPE	PER UNIT	TOTAL
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 <sup>2</sup> GFA (AFTER 200m <sup>2</sup> GFA)	0
TOTAL		31

**PROVIDED**

TYPE	PER UNIT	TOTAL
RESIDENCE	- 0.61 PER DWELLING UNIT	41
VISITOR	- 0.1 PER DWELLING UNIT	6
COMMERCIAL RETAIL	- NON REQUIRED	0
TOTAL		47

**BICYCLE PARKING**

**REQUIRED**

TYPE	PER UNIT	TOTAL
RESIDENCE	- 0.5 PER UNIT (67 UNITS)	34
COMMERCIAL	- 1.0 PER 250m <sup>2</sup> GFA	1
TOTAL		35

**PROVIDED**

TYPE	PER UNIT	TOTAL
RESIDENCE	- 0.61 PER DWELLING UNIT	41
VISITOR	- 0.1 PER DWELLING UNIT	6
COMMERCIAL RETAIL	- NON REQUIRED	0
TOTAL		47

**LOT COVERAGE**

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

**AMENITY SPACE**

TYPE	AREA (sq. m.)
PRIVATE TERRACE AT GRADE	100.0 sq. m.
ROOF TOP COMMUNAL TERRACE	210.0 sq. m.
6th FLOOR PRIVATE TERRACE	110.0 sq. m.
PRIVATE BALCONIES	200.0 sq. m.
TOTAL	620.0 sq. m.
TOTAL COMMUNAL	210.0 sq. m.
REQUIRED - 6.0M <sup>2</sup> PER UNIT (67)	402.0 sq. m.
REQUIRED COMMUNAL @ 50%	201.0 sq. m.

**REFUGES REQUIREMENT (67 UNITS)**

TYPE	PER UNIT	YARDS
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

**REVISIONS:**

No.	DESCRIPTION	DATE
1	ISSUED FOR ROUND 3 SPC COMMENTS	July 17, 23
2	ISSUED FOR ROUND 3 SPC COMMENTS	May 5, 23
3	ISSUED FOR SPC APPLICATION	Apr. 12, 23
4	ISSUED FOR GENERAL UPDATE	Apr. 04, 23
5	ISSUED FOR ZA 1st ROUND REVIEW	Mar. 17, 23
6	ISSUED FOR COMMUNITY CONSULTATION	Jan. 16, 23
7	ISSUED FOR ZONING AMENDMENT	Sept. 15, 22
8	ISSUED FOR CONSULTANT REVIEW	Aug. 17, 22
9	ISSUED FOR DESIGN CONCEPT	Aug. 11, 22

**CLIENT:** REAL ESTATE JBHoldingsInc

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

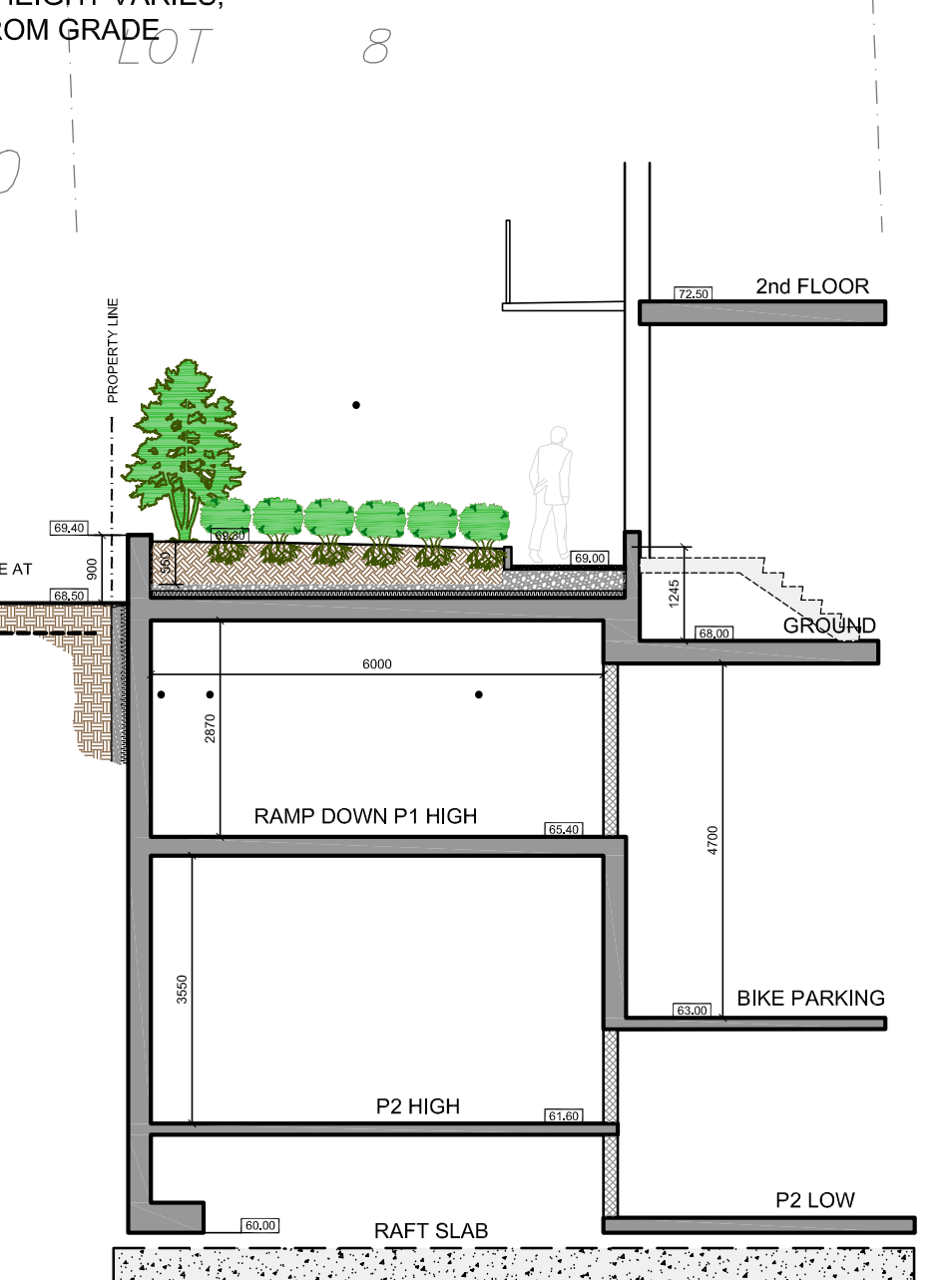
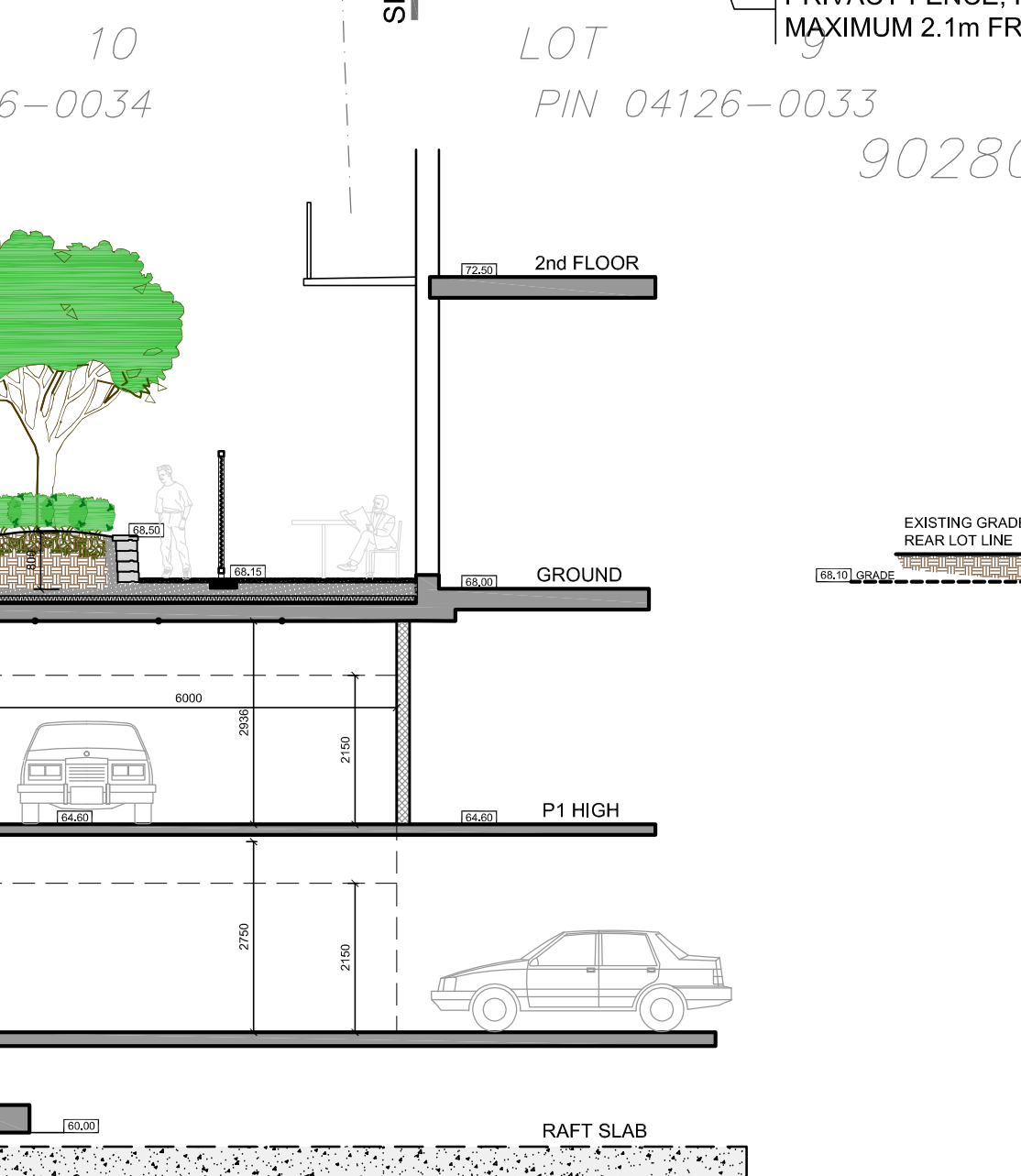
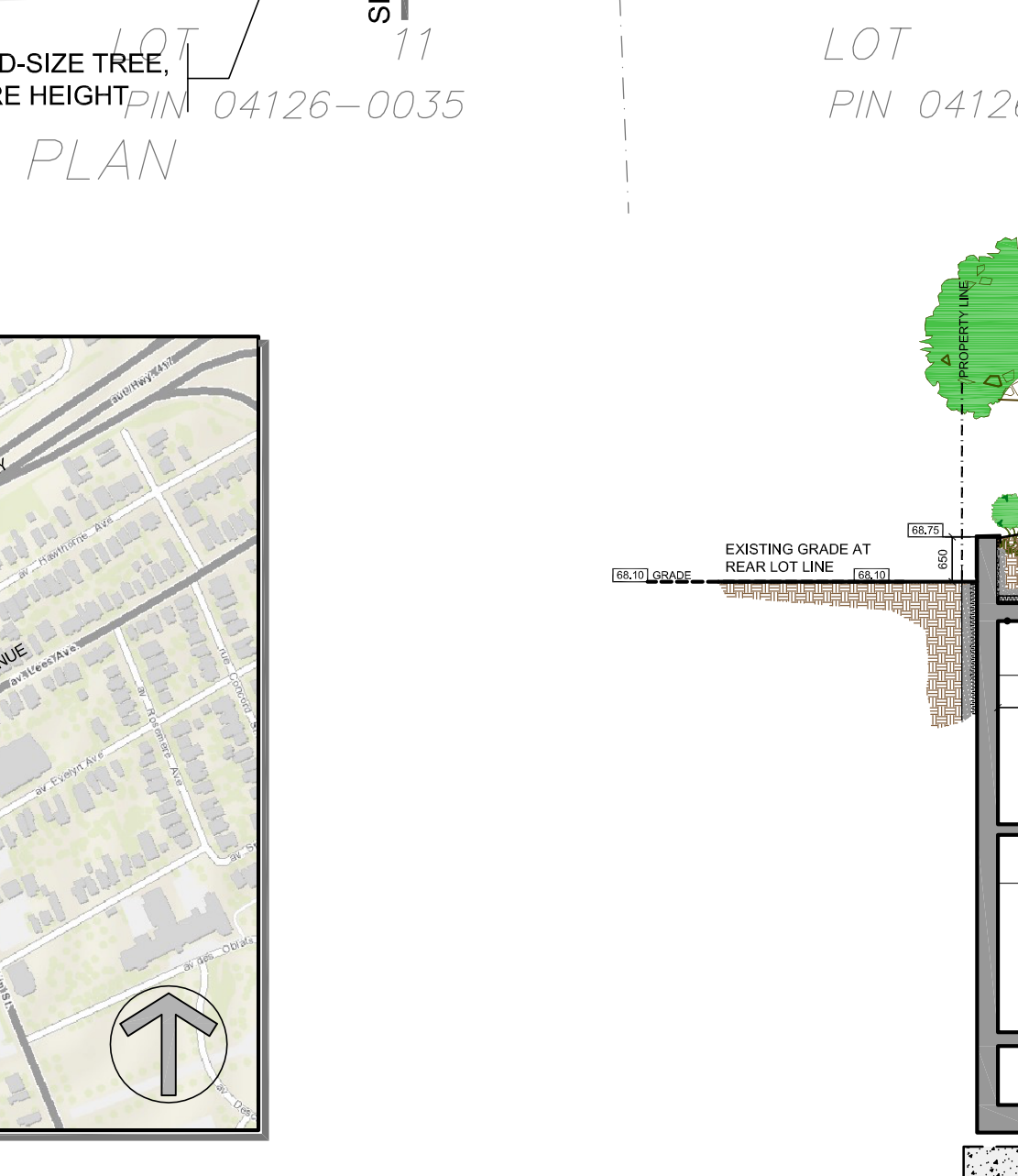
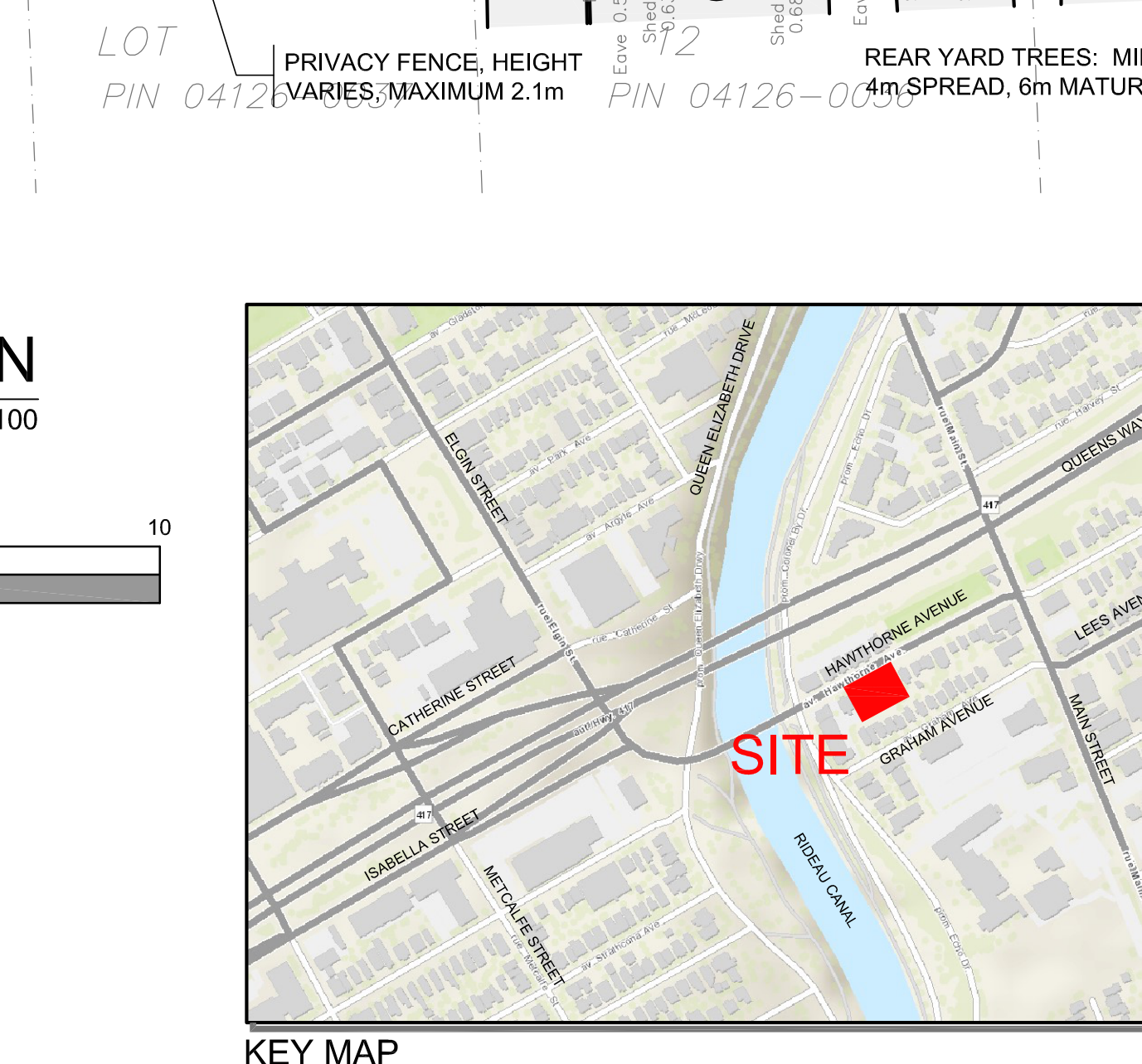
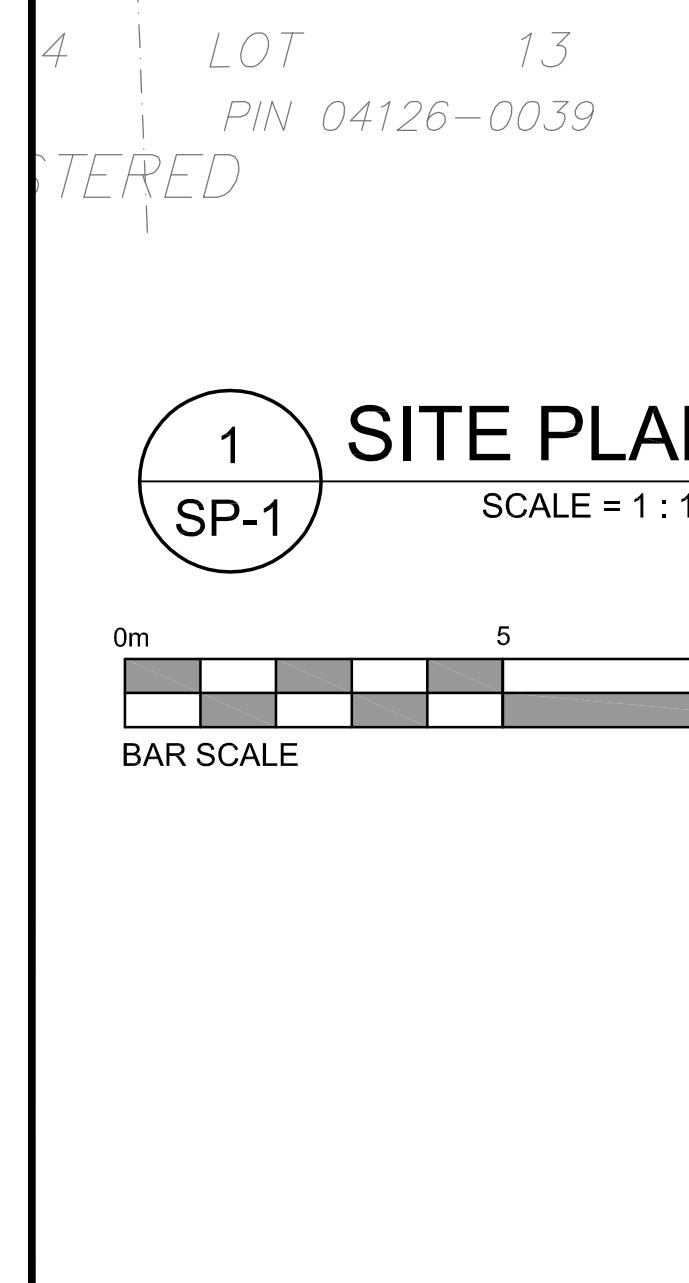
56 beech street, ottawa, ontario K1S 3J6  
t. 613.724.9932 f. 613.724.1209 la@architecture.ca

**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



**SITE PLAN SYMBOLS**

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