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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**  
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**PROJECT DEVELOPER**  
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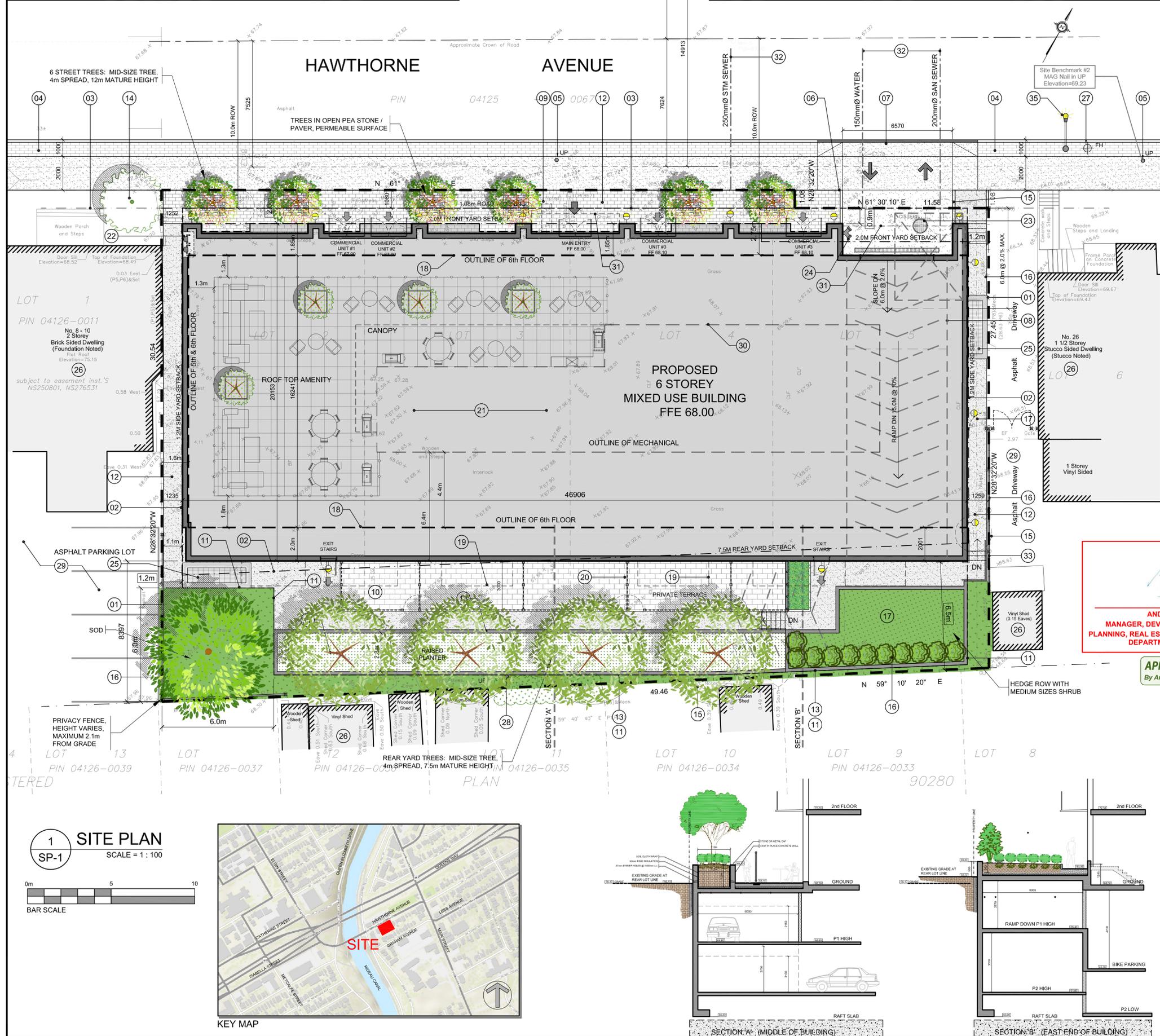
**PROJECT INFORMATION**

Zoning By-law 2006-250 Consolidation	TM12(183)H(14.5)	SITE AREA	0.145 ha.	1,447.0 sq. m.	(12,340 sq. ft.)
<b>ZONING</b>		<b>REQUIRED</b>		<b>PROVIDED</b>	
BUILDING HEIGHT	4 STOREYS / 14.5m	6 STOREYS / 20.0m			
GRADE (GEODETIC ELEVATION - ASL)	(GEO. ELEV.) 68.10	(GEO. ELEV.) 68.10			
FRONT YARD SETBACK - MAXIMUM	3.0m	0.9m			
FRONT YARD SETBACK - MINIMUM	2.0m	0.9m			
FRONT YARD SETBACK ABOVE 15m OR 4th FL.	+ 2.0m	16.5m / 5th FL. +0.6m			
INTERIOR YARD SETBACK	1.2m / 1.2m				
REAR YARD SETBACK	7.5m	6.5m			
FRONT YARD PERMISSIBLE PROJECTIONS	1.0m	0.0m			
REAR YARD ANGULAR PLANE					
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>	7.5m SETBACK - 45% @ 15m ht.	6.5m SETBACK 45% @ 18.0m ht.			
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>	402m <sup>2</sup>	535m <sup>2</sup>			
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit)	28	210m <sup>2</sup>			
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS - 0.1 per unit)	6	6			
BICYCLE PARKING - RESIDENTIAL - 1.0 PER UNIT	67	67			
BICYCLE PARKING - COMMERCIAL - 1 PER 250m <sup>2</sup> GFA	1	2			
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m			

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 AR10 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON AR10 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 TREE TO BE REMOVED
- 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)

BASEMENT LEVEL	0.0 sq. m.	0.00 sq. ft.
GROUND FLOOR	561.0 sq. m.	6,039 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.
5th FLOOR	2 x 832.2 sq. ft.	16,664 sq. ft.
6th FLOOR	786.5 sq. m.	8,502 sq. ft.
MECHANICAL PENTHOUSE	631.2 sq. m.	6,794 sq. ft.
TOTAL AREA	4,135.3 sq. m.	44,512 sq. ft.

**UNIT STATISTICS**

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**

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		34

**PROVIDED**

RESIDENCE	- 0.52 PER DWELLING UNIT (AFTER 12 UNITS)	35
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	0
COMMERCIAL RETAIL	- NON REQUIRED	0
TOTAL		41

**BICYCLE PARKING**

**REQUIRED**

RESIDENCE	- 1.0 PER UNIT (67 UNITS)	67
COMMERCIAL	- 1.0 PER 250m <sup>2</sup> GFA	1
TOTAL		68

**PROVIDED**

INTERIOR - P1 LEVEL	- 1.0 PER UNIT (67 UNITS)	67
EXTERIOR		2
TOTAL		69

**LOT COVERAGE**

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**

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 =	150.0 sq. m.
TOTAL =	570.0 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.

**WASTE REQUIREMENT (67 UNITS)**

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 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

**APPROVED**  
By Andrew McCreight at 8:50 am, Feb 05, 2024

**ANDREW MCCREIGHT**  
MANAGER, DEVELOPMENT REVIEW CENTRAL  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA

**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

**BUILDING CONSTRUCTION AREAS**

P2 PARKING LEVEL	1,311.0 sq. m.	14,111 sq. ft.
P1 PARKING LEVEL	1,311.0 sq. m.	14,111 sq. ft.
GROUND FLOOR	908.0 sq. m.	9,784 sq. ft.
2nd FLOOR	927.0 sq. m.	9,978 sq. ft.
3rd & 4th FLOOR	2 x 927.0 sq. m.	1,854.0 sq. m.
5th FLOOR	193.56 sq. m.	2,095 sq. ft.
6th FLOOR	898.0 sq. m.	9,666 sq. ft.
MECHANICAL LEVEL	755.0 sq. m.	8,127 sq. ft.
TOTAL AREA (ABOVE GROUND)	5,537.0 sq. m.	59,600 sq. ft.

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COMPOST	- 240L PER 50 UNITS	2

**ARCHITECT SEAL:** ANDREW MCCREIGHT, ARCHITECT, REG. NO. 4232

**ARCHITECT:** rla/architecture roderick lahey architect inc. 56 beech street, ottawa, ontario K1S 3J6 t. 613.724.9932 f. 613.724.1209 laa@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