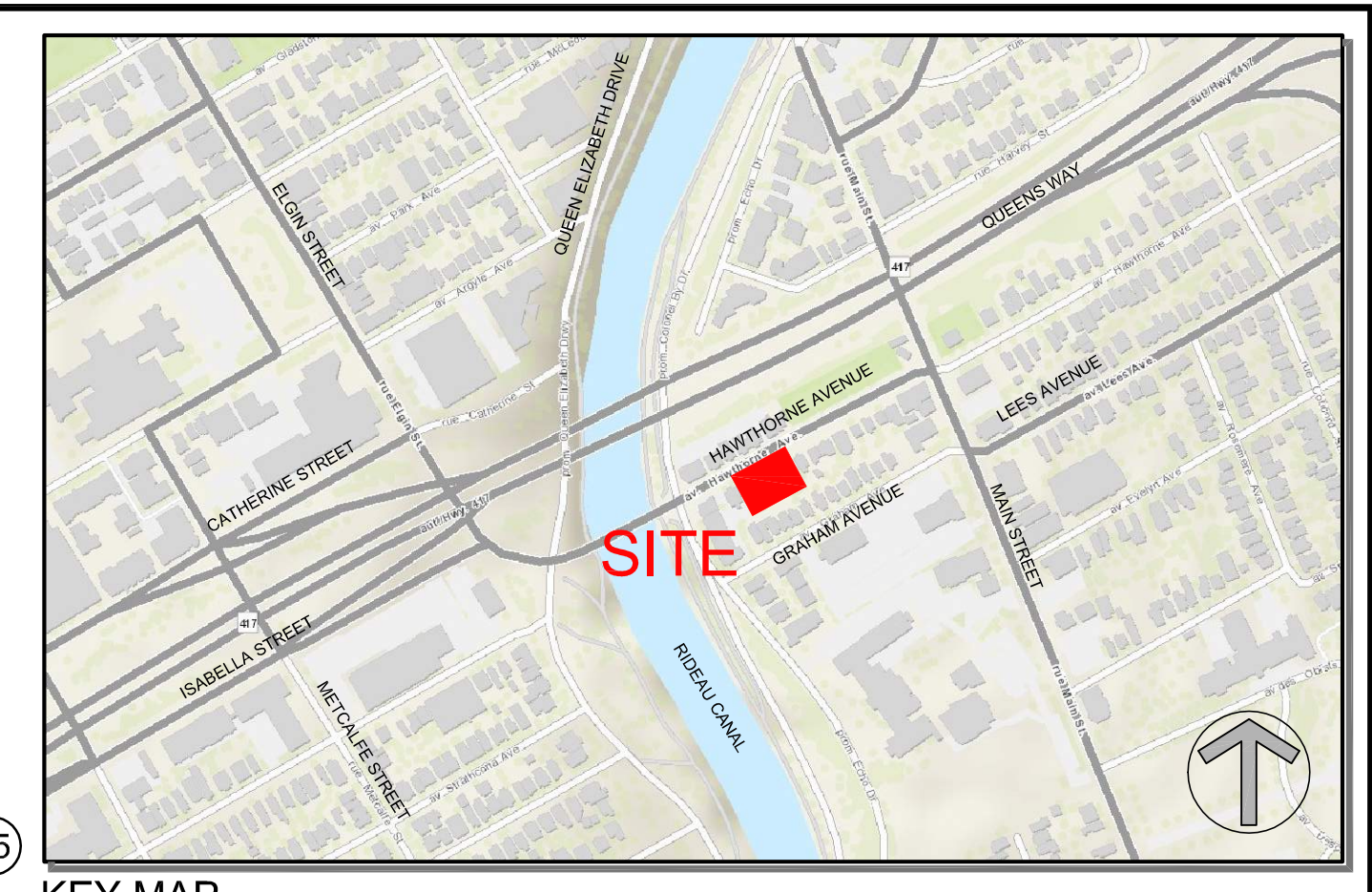
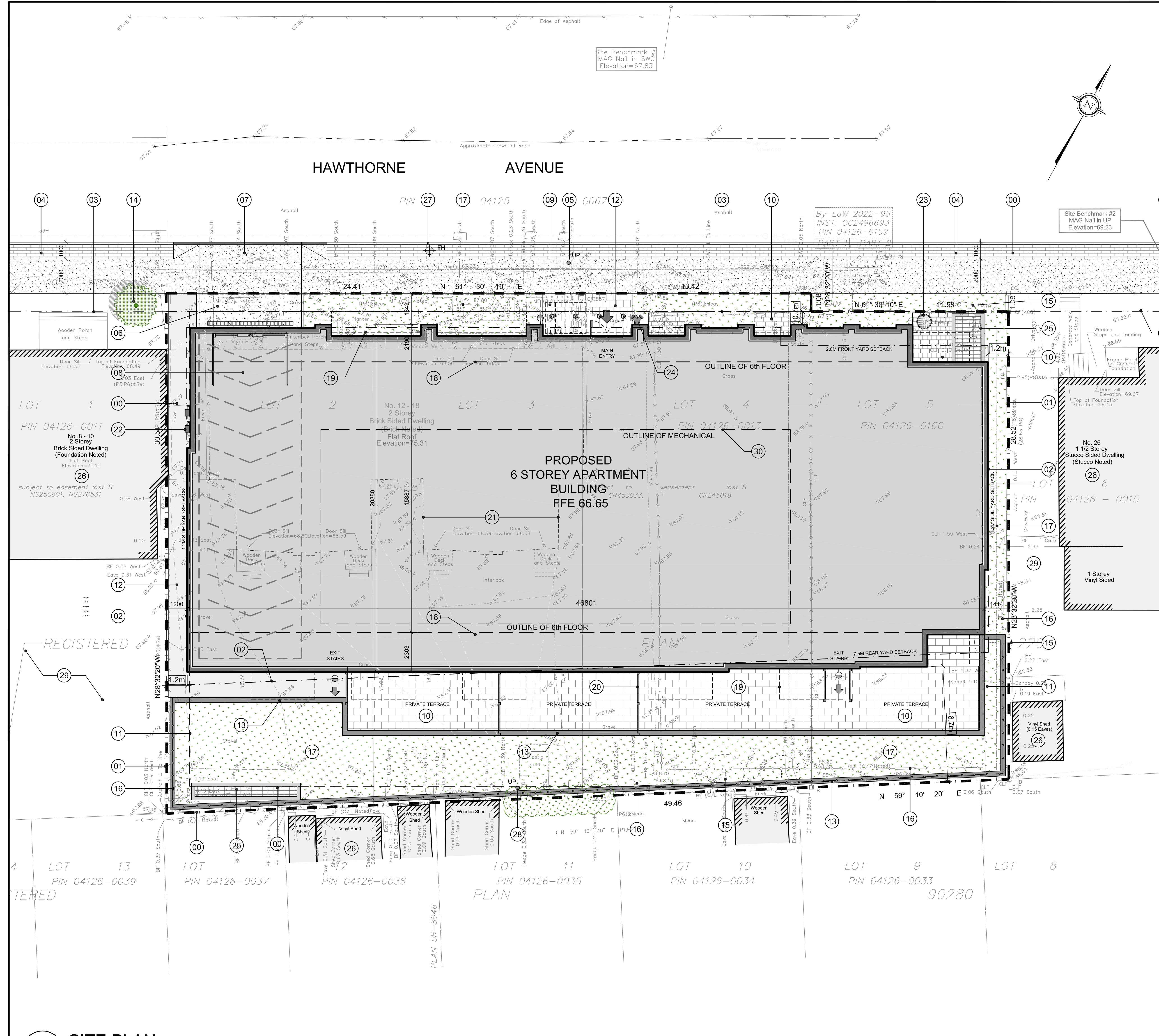


18 HAWTHORNE AVE
OTTAWA **ONTARIO,**
RLA PROJECT #: 2207
ISSUED FOR ZONING AMENDMENT
15-SEPTEMBER-2022





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NOTATION SYMBOLS:

- (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (02) INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (03) INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (04) INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (05) - (09) - DETAIL NUMBER
- (10) - TITLE
- (11) - DETAIL REFERENCE PAGE
- (12) - 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
 - DRIVE WAY WITH 150 BARRIER CURBS
 - DEPRESSED CURB & SIDEWALK TO CITY STANDARDS
 - 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 / BOARD FENCE 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
 - SIAMSE 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

PROJECT INFORMATION

ZONING
Zoning By-Law 2008-250 TM12(1839) H(14.5)

SITE AREA
1,093.0 sq. m. (11,765) sq. ft.

BUILDING HEIGHT 14.5 m
FRONT YARD SETBACK - MAXIMUM 3.0 m
FRONT YARD SETBACK - MINIMUM 2.0 m
FRONT YARD SETBACK ABOVE 15m OR 4m FL. +2.0 m
INTERIOR YARD SETBACK 1.2 m
REAR YARD SETBACK 7.5 m
REAR YARD ANGULAR PLANE 45% @ 15 m mt.
PARKING AREA "Y" - AFTER 12 UNITS 0.5 per unit
VISITOR PARKING AREA "Y" - AFTER 12 UNITS 0.1 per unit
BICYCLE PARKING 0.5 per unit
AMENITY SPACE (6.0 m² PER UNIT) 360.0 m²

PROJECT STATISTICS

BUILDING HEIGHT 20.0 M
BUILDING HEIGHT - STOREYS 6
AVERAGE HEAR GRADE (GEO. ELEV.) 67.80
FRONT YARD SETBACK 0.7 m
INTERIOR YARD SETBACK 1.2 m
REAR YARD SETBACK 6.7 m

GROSS BUILDING - AREAS
(CITY OF OTTAWA ZONING AREA)

BASEMENT LEVEL	0.0 sq. m.
GROUND FLOOR	428.3 sq. m.
2nd FLOOR	759.0 sq. m.
3rd to 5th FLOOR	3 x 782.55 sq. m. = 2,347.65 sq. m.
6th FLOOR	604.9 sq. m.
TOTAL AREA	4,070.8 sq. m. (43,915) sq. ft.

- 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

UNIT STATISTICS

ONE BEDROOM UNIT	22
ONE BEDROOM + DEN UNIT	20
TWO BEDROOM UNIT	7
TWO BEDROOM + DEN UNIT	7
TOTAL	67

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
TOTAL		34

PROVIDED

RESIDENCE	-0.66 PER DWELLING UNIT	44
VISITOR	-0.1 PER DWELLING UNIT	6
TOTAL		50

BICYCLE PARKING

REQUIRED	-0.5 PER UNIT (67 UNITS)	34
PROVIDED		36

REFUGES REQUIREMENT (67 UNITS)

GARBAGE	-0.11 PER UNIT	8 YARDS
RECYCLING GMP	-0.018 PER UNIT	2 YARDS
RECYCLING FIBER	-0.038 PER UNIT	3 YARDS
COMPOST	-240L PER 50 UNITS	5

BUILDING CONSTRUCTION AREAS

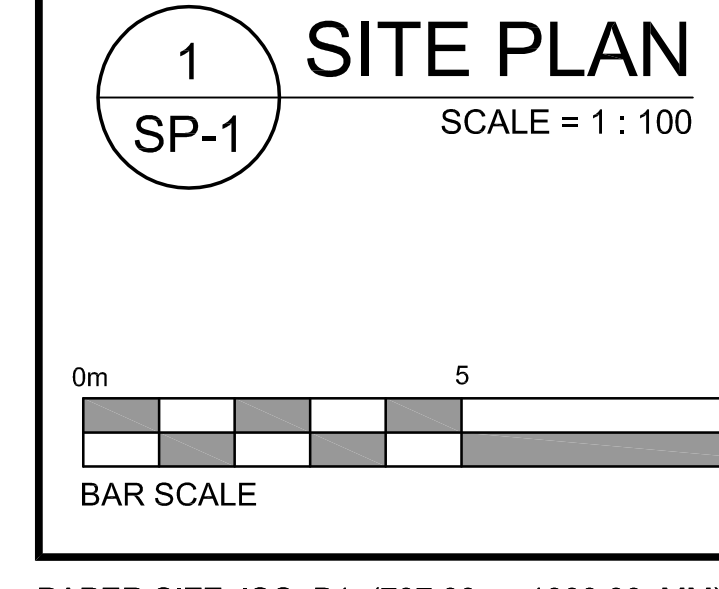
P2 PARKING LEVEL	1,296.6 sq. m. (13,959) sq. ft.
P1 PARKING LEVEL	1,296.6 sq. m. (13,959) sq. ft.
GROUND FLOOR	916.1 sq. m. (9,861) sq. ft.
2nd FLOOR	917.0 sq. m. (9,871) sq. ft.
3rd to 5th FLOOR	3 x 884.3 sq. m. = 2,652.9 sq. m. (28,522) sq. ft.
6th FLOOR	741.1 sq. m. (7,977) sq. ft.
MECHANICAL LEVEL	314.1 sq. m. (3,381) sq. ft.
TOTAL AREA (ABOVE GROUND)	5,601.3 sq. m. (60,292) sq. ft.

LOT COVERAGE

PAVED SURFACE	= 12.81 sq. m. 0.9%
BUILDING FOOTPRINT	= 919.55 sq. m. 63.5%
LANDSCAPE OPEN SPACE	= 514.64 sq. m. 35.6%
TOTAL	= 1,447.0 sq. m. 100.0%

AMENITY SPACE

PRIVATE TERRACE AT GRADE	= 130.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR	= 120.0 sq. m.
ROOF TOP COMMUNAL TERRACE	= 150.0 sq. m.
6th FLOOR PRIVATE TERRACE	= 180.0 sq. m.
PRIVATE BALCONIES	= 110.0 sq. m.
TOTAL	= 690.0 sq. m.
TOTAL COMMUNAL	= 270.0 sq. m.
REQUIRED - 6.0M PER UNIT (67)	= 402.0 sq. m.
REQUIRED COMMUNAL @ 50%	= 201.0 sq. m.



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 Tel: 613 254-5867 Email: f.thavette@novatech-eng.com	URBAN PLANNER FoTenn Consultants Inc. 223 McLeod Street Ottawa, ON Canada, K2P 0Z8 Tel: (613) 730-5709 Tel: (613) 695-6767 Cell: (613) 618-2582 E-Mail: alain@fotenn.com	PROJECT DEVELOPER JB Holdings Inc. 107 Pretoria Ave. Ottawa, Ontario K1S 1W8 Tel: (613) 695-6767 Cell: (613) 618-2582 Email: kfagan@jbpa.ca
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No.	DESCRIPTION	DATE

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JBHoldings Inc

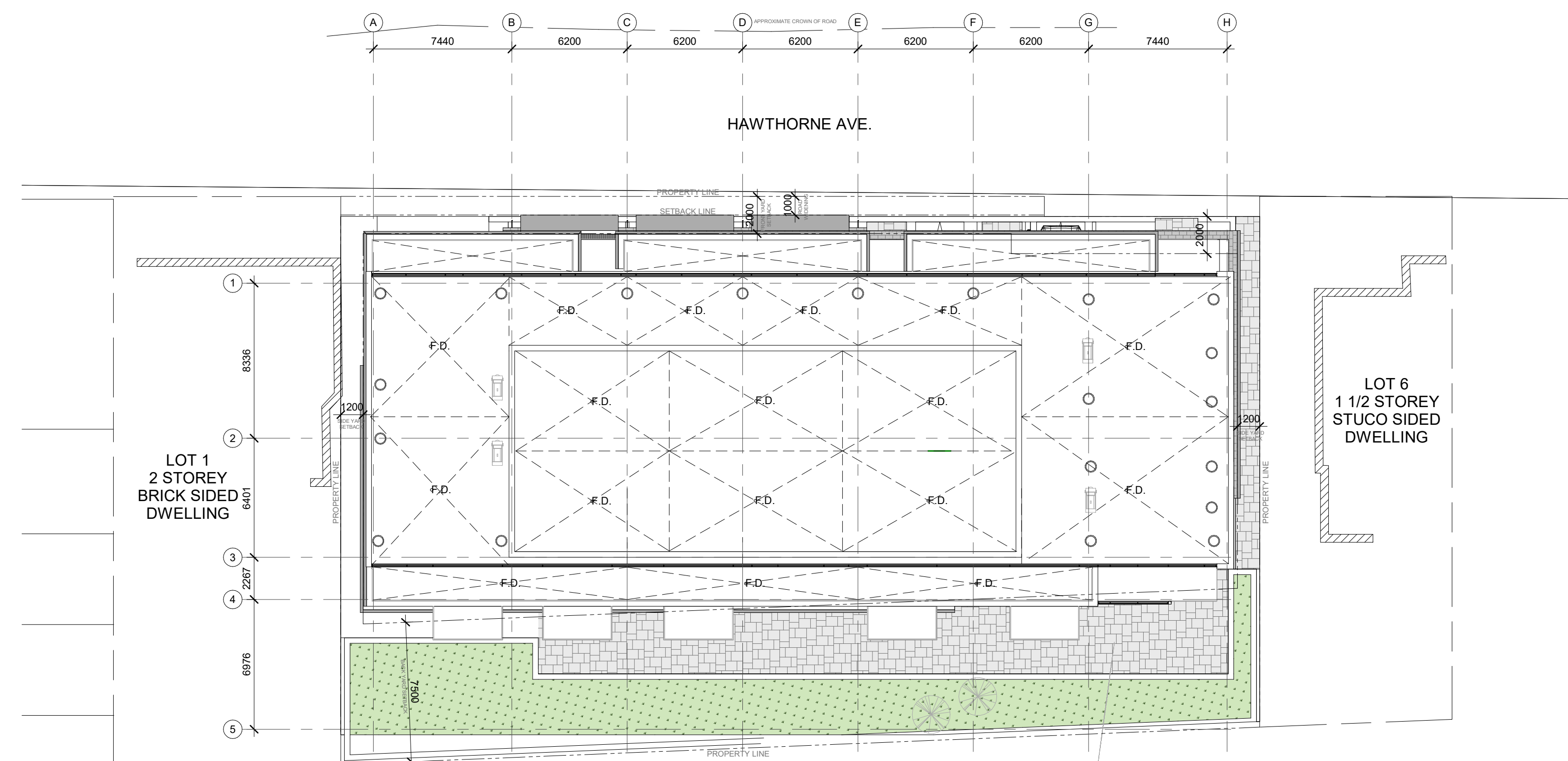
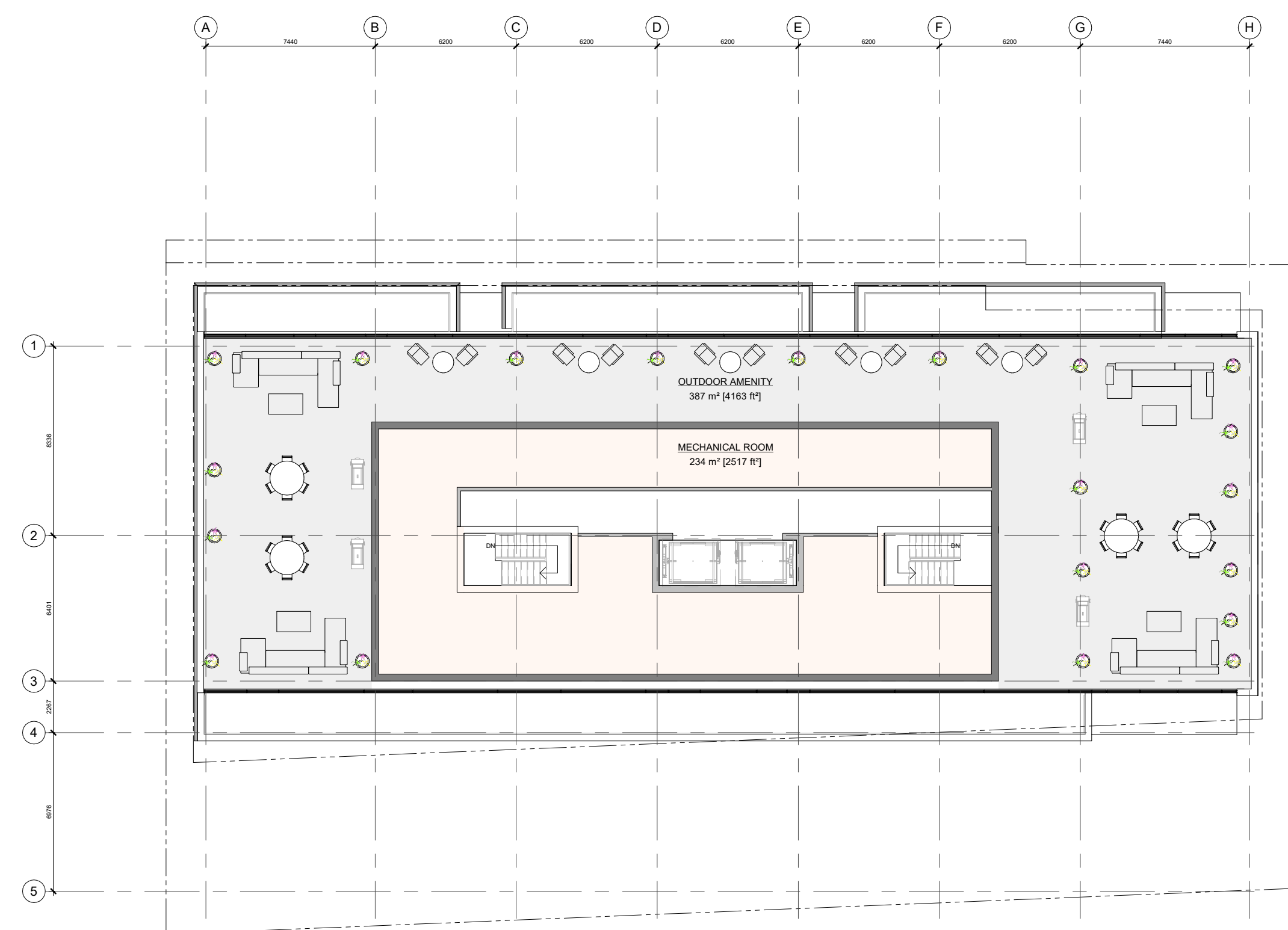
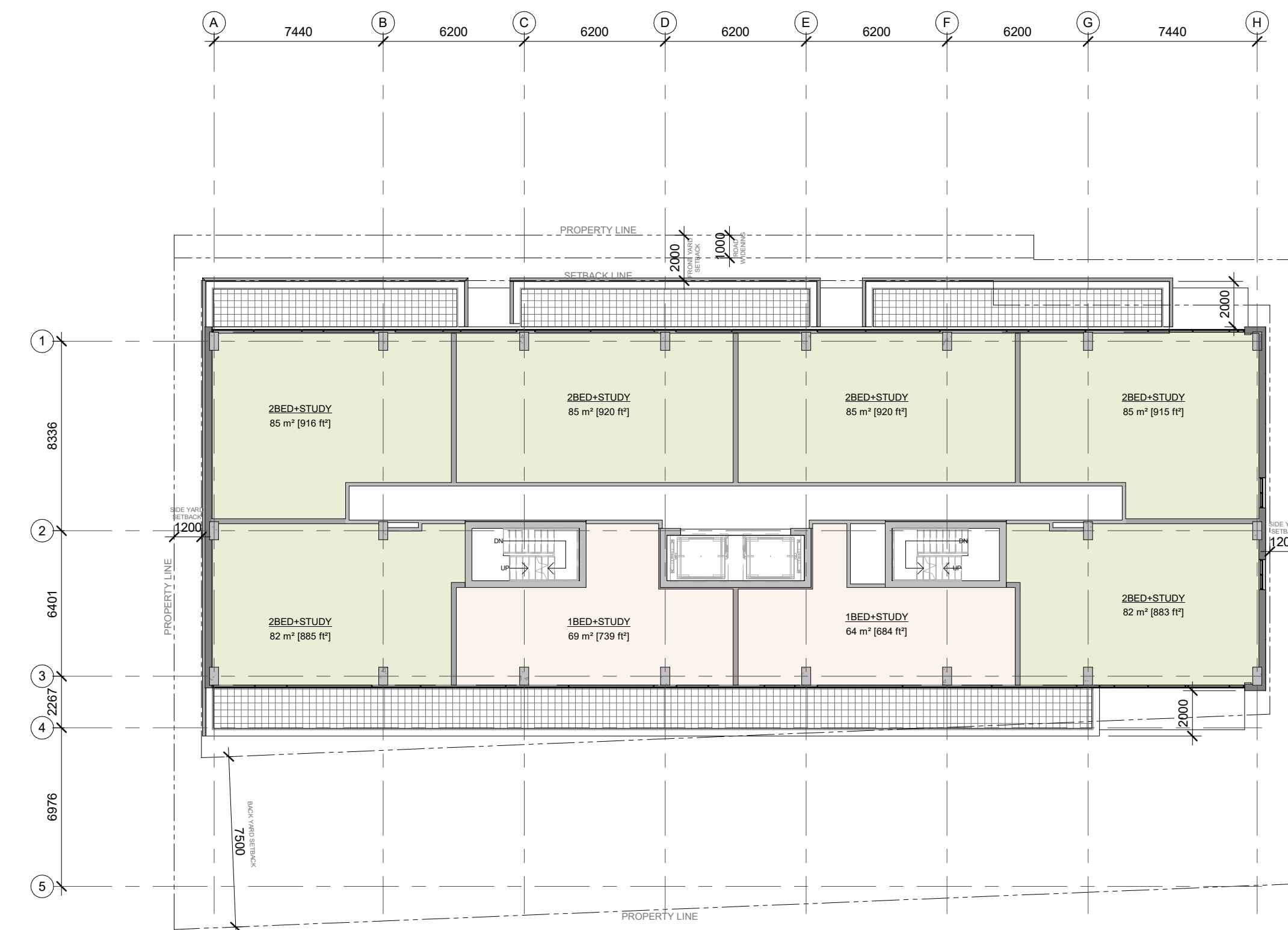
ARCHITECT: **rla/architecture**
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
18 HAWTHORNE AVENUE

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

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



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ARCHITECT:

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PROJECT TITLE:

18 HAWTHORNE AVE

OTTAWA ONTARIO

SHEET TITLE:

FLOOR PLANS

DRAWN: RLA	CHECKED: RLA
SCALE: 1 : 200	SHEET No.:
PROJECT No: 2207	A-101



1 NORTH ELEVATION
1 : 150



2 SOUTH ELEVATION
1 : 150



3 EAST ELEVATION
1 : 150

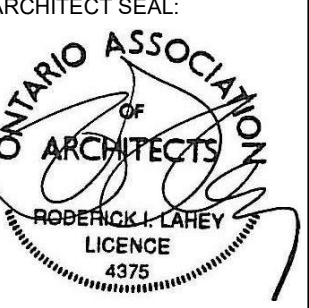
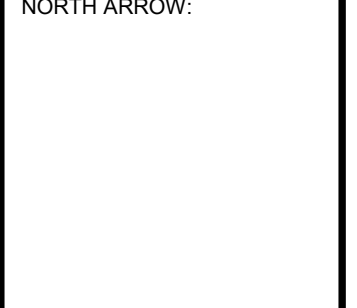


4 WEST ELEVATION
1 : 150

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PROJECT TITLE:

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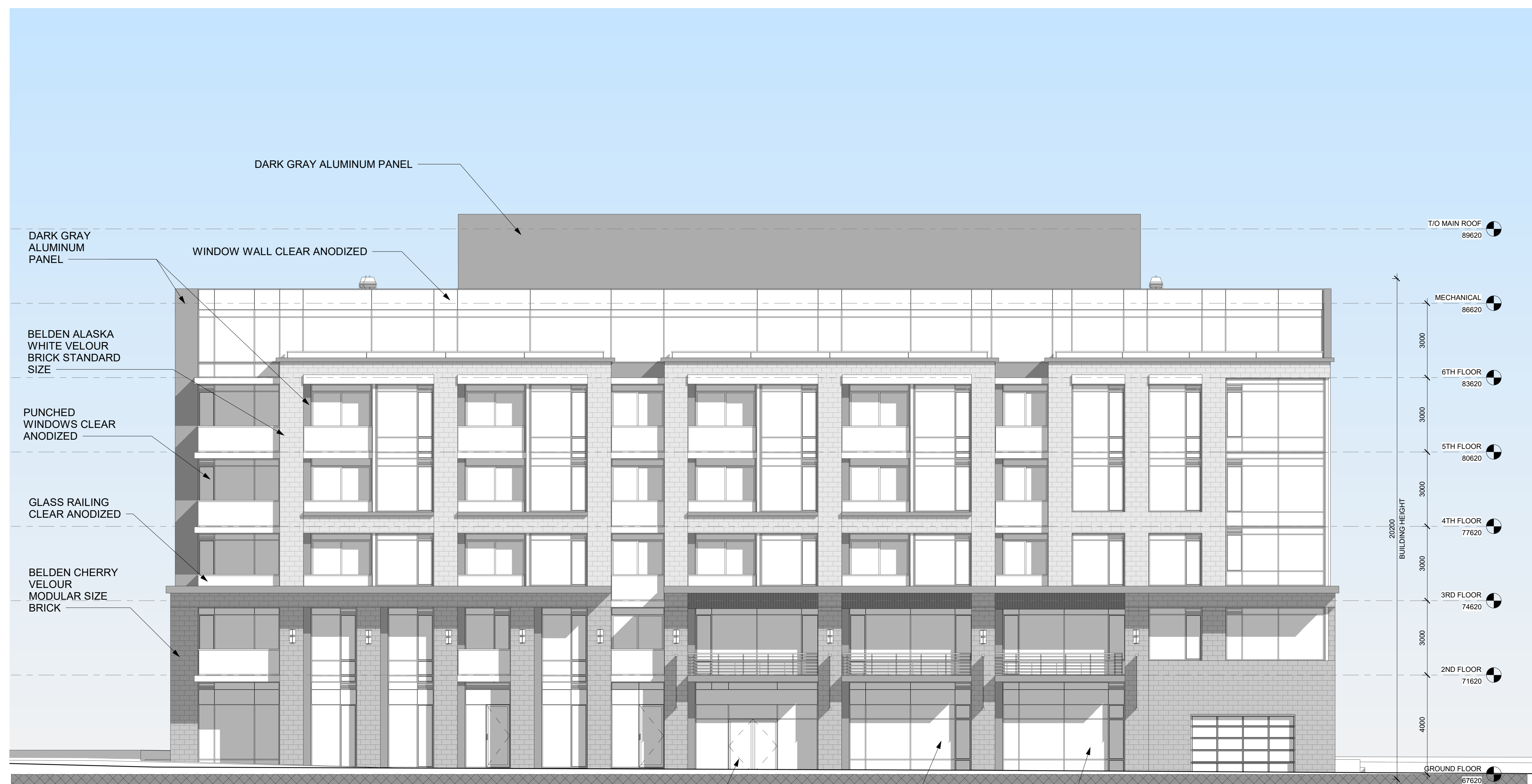
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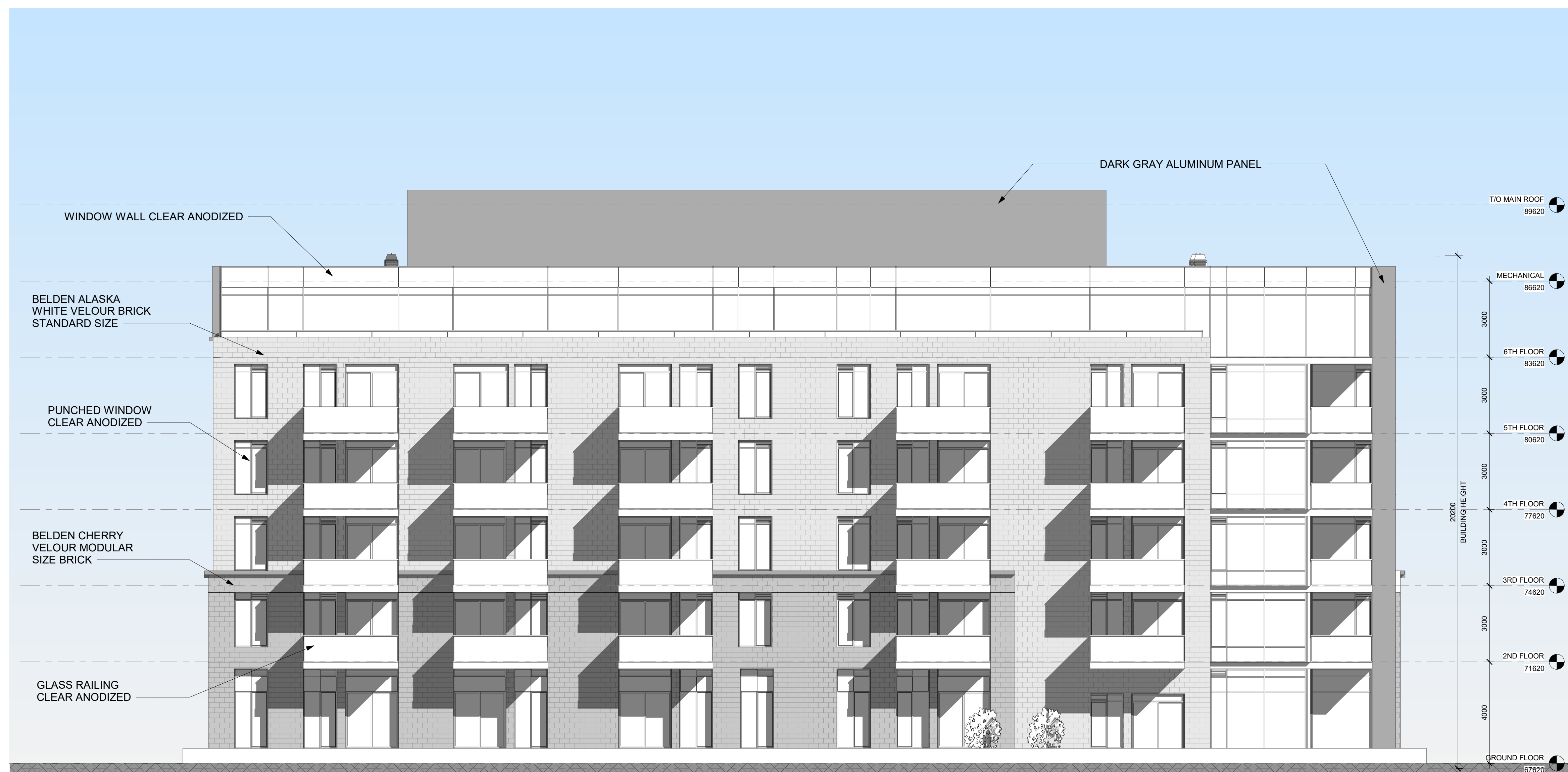
ELEVATIONS

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SCALE: 1 : 150	SHEET No: A-102
PROJECT No: 2207	

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1 ELEVATION - NORTH
1 : 100



2 ELEVATION - SOUTH
1 : 100

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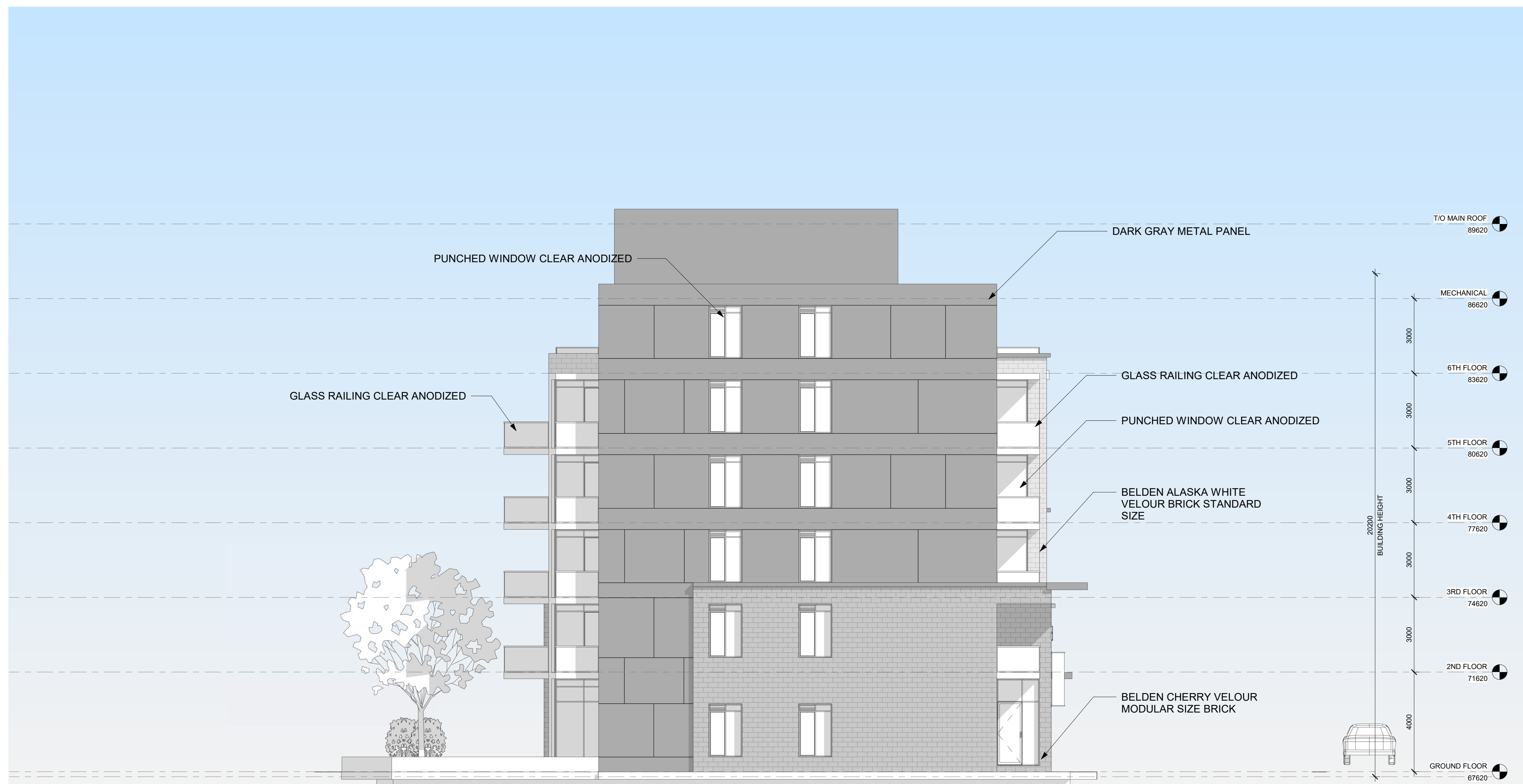
18 HAWTHORNE AVE
OTTAWA ONTARIO

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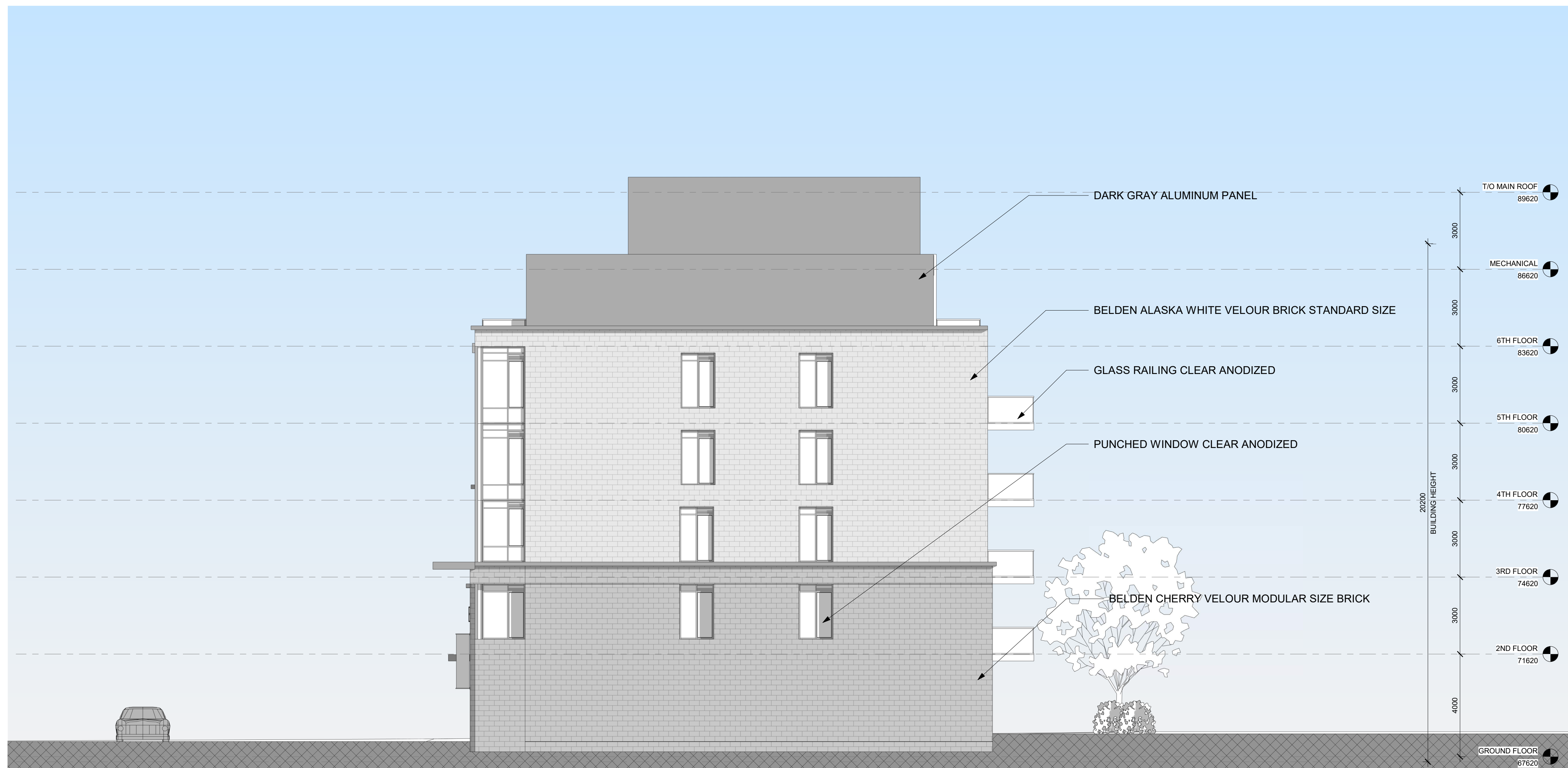
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PROJECT No: 2207	

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1 ELEVATION - EAST
1 : 100



2 ELEVATION - WEST
1 : 100

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PROJECT TITLE:

18 HAWTHORNE AVE

OTTAWA ONTARIO

SHEET TITLE:

ENLARGED ELEVATIONS

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PROJECT No.:	A-104
2207	

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1 STREET ELEVATION - NORTH
 1 : 150

No.	DESCRIPTION	DATE
1	ISSUED FOR ZONING AMENDMENT	15/09/22

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PROJECT TITLE:
18 HAWTHORNE AVE

OTTAWA ONTARIO

SHEET TITLE:
STREET VIEW

DRAWN: RLA	CHECKED: RLA
SCALE: 1 : 150	SHEET No: A-105
PROJECT No: 2207	

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 PLOT SCALE: 1:1
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1 3D VIEW - LOOKING EAST FROM HAWTHORNE AVE.



2 3D VIEW - LOOKING WEST FROM HAWTHORNE AVE.

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PROJECT TITLE:

18 HAWTHORNE AVE

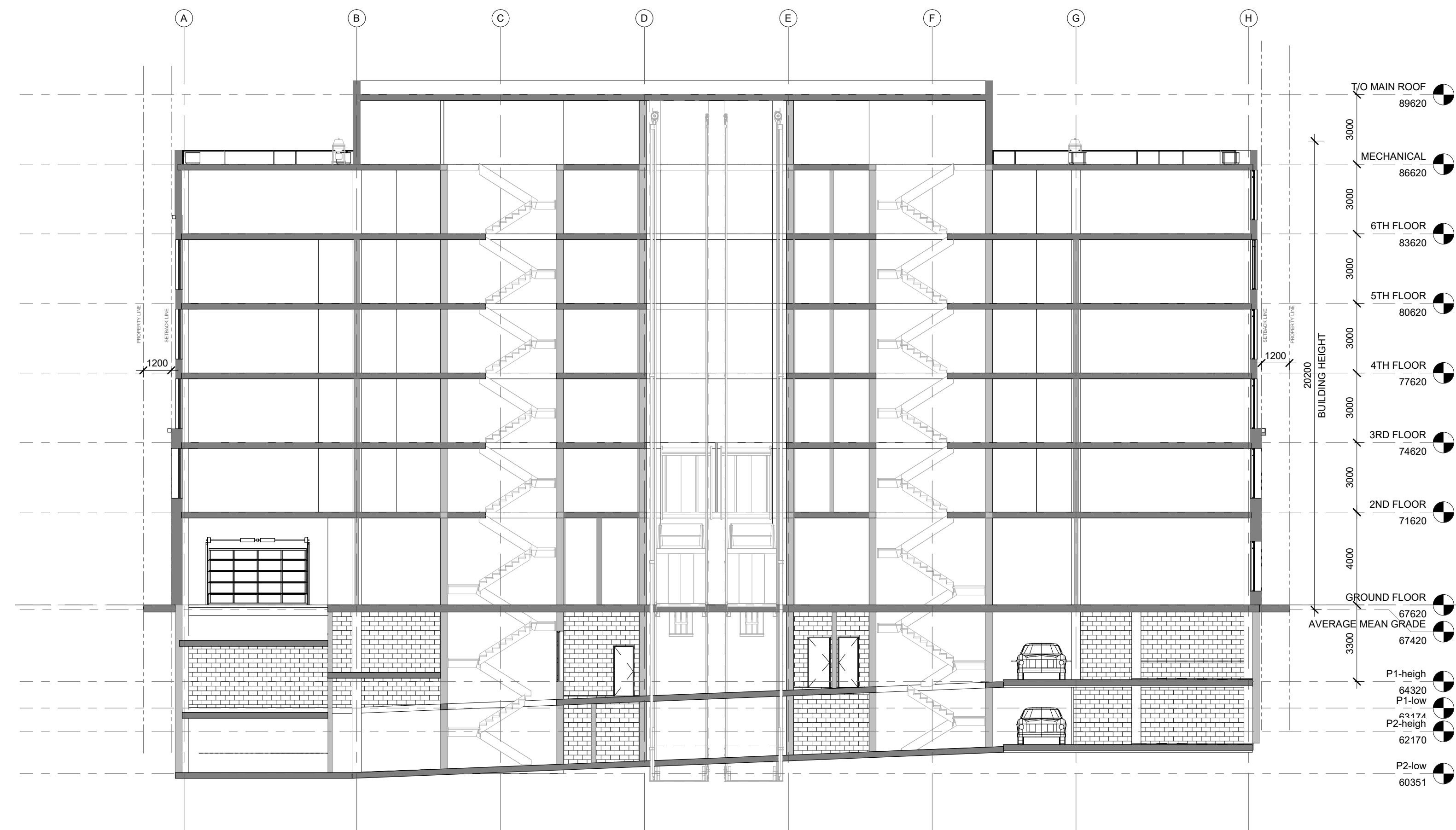
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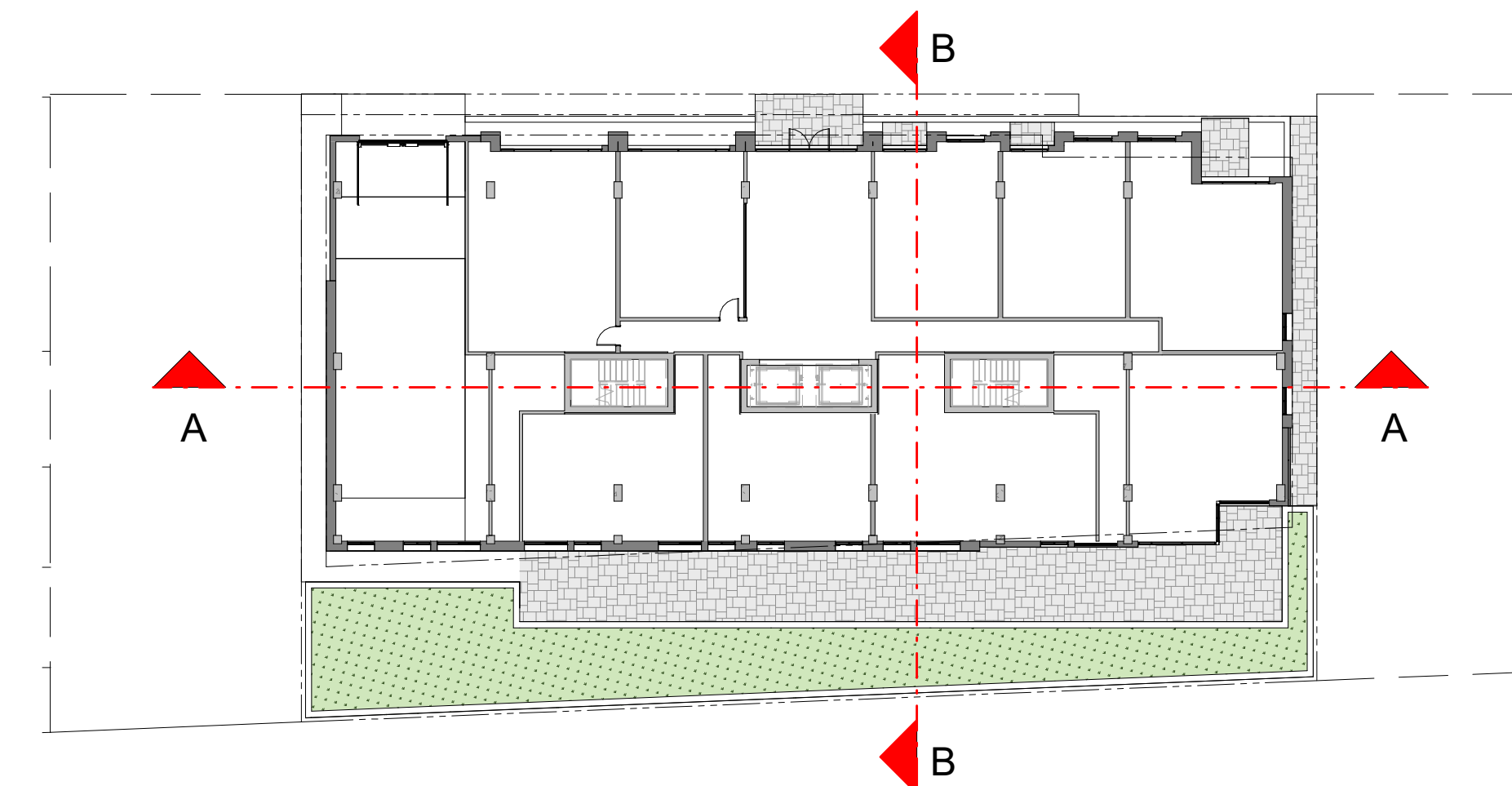
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PROJECT No: 2207	A-107

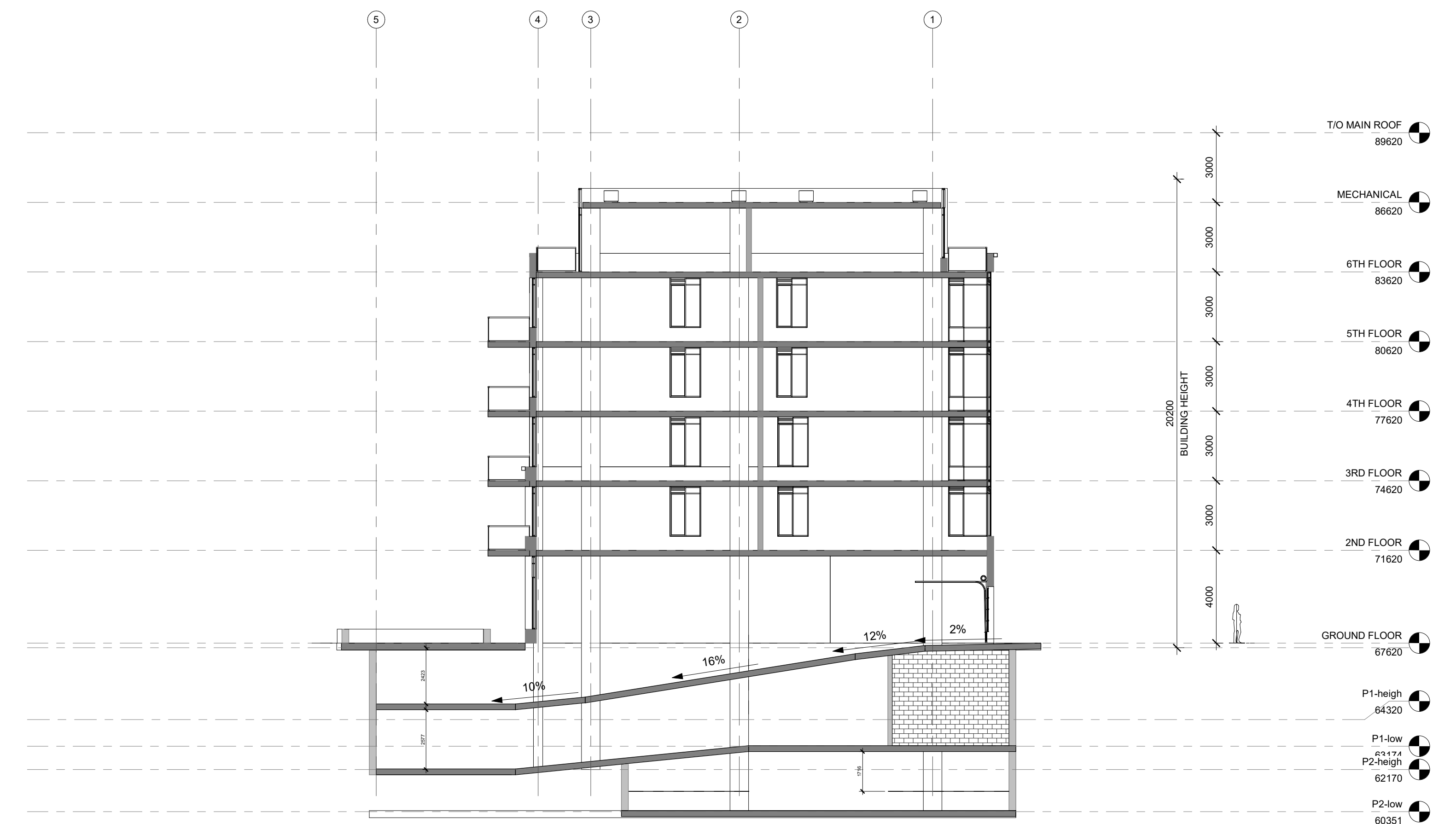
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1 SECTION AA
1 : 150



KEY PLAN



2 SECTION BB
1 : 150

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PROJECT TITLE:

18 HAWTHORNE AVE

OTTAWA ONTARIO

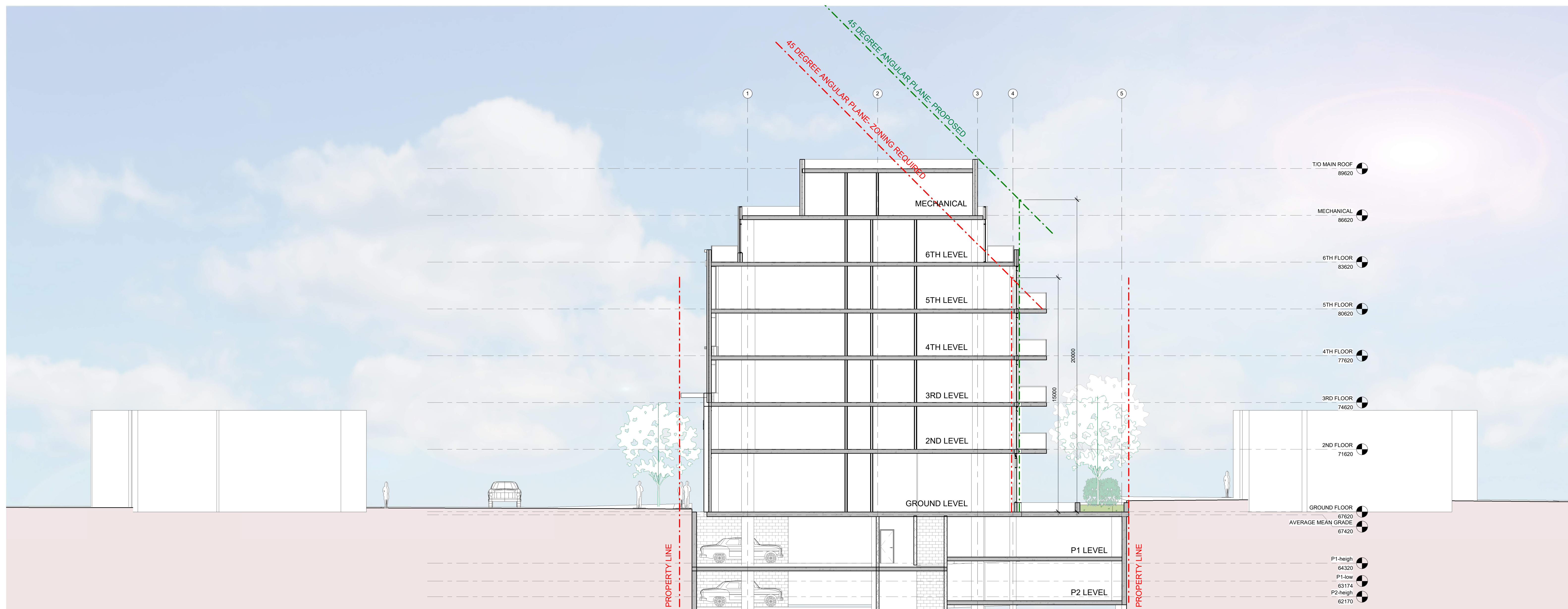
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OVERALL SECTIONS

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PROJECT No: 2207	

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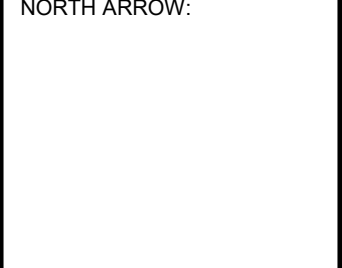
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1 STREET SECTION
 1 : 120

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PROJECT TITLE:
 18 HAWTHORNE AVE
 OTTAWA ONTARIO

SHEET TITLE:
 STREET SECTION

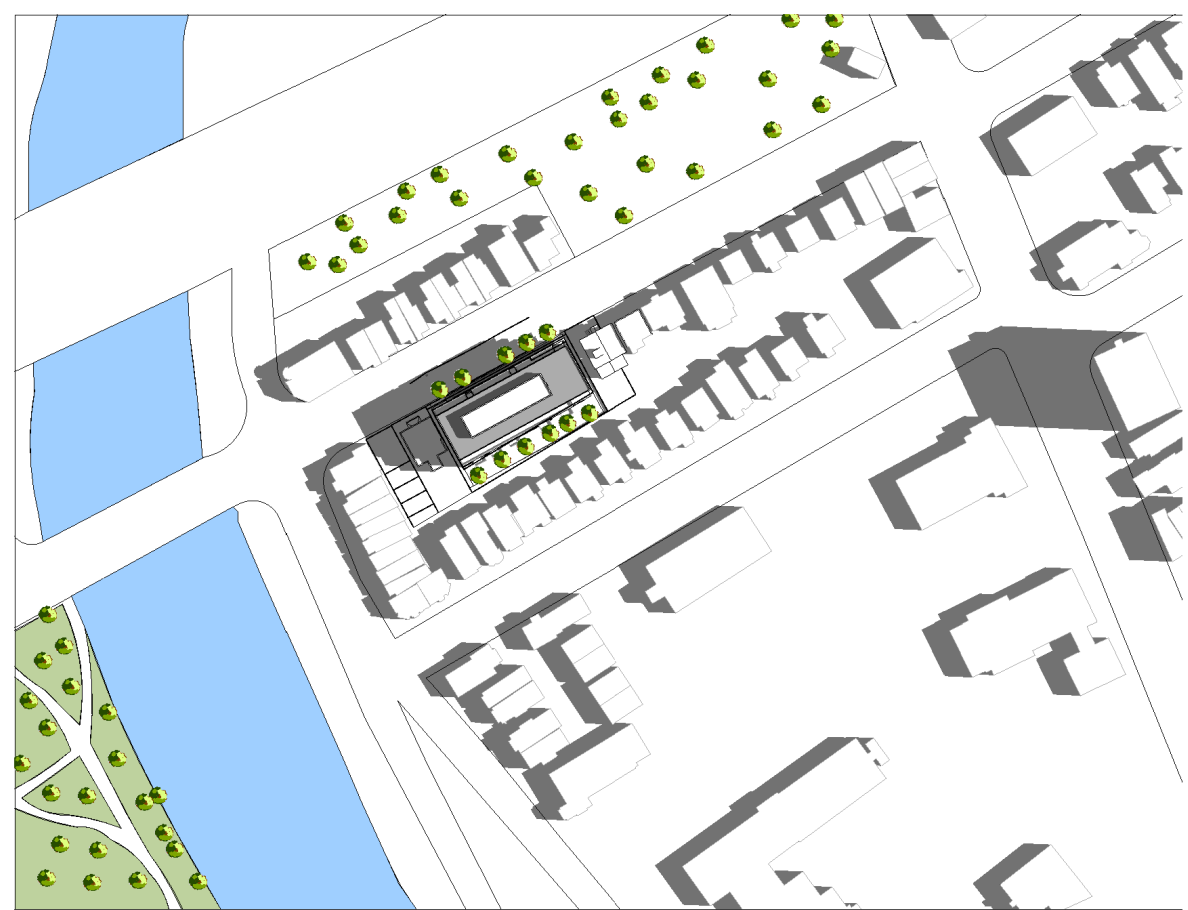
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8:00 AM



9:00 AM



10:00 AM



11:00 AM



12:00 PM



1:00 PM



2:00 PM



3:00 PM



4:00 PM



5:00 PM



6:00 PM



7:00 PM



8:00 PM

JUNE 21

No.	DESCRIPTION	DATE
1	ISSUED FOR ZONING AMENDMENT	15/09/22

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JBHoldingsInc
 Owner

ARCHITECT:
rla/architecture
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PROJECT TITLE:
18 HAWTHORNE AVE
 OTTAWA ONTARIO

SHEET TITLE:
SUNSHADE ANALYSIS

DRAWN: RLA
 CHECKED: RLA
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 SHEET No:
A-110

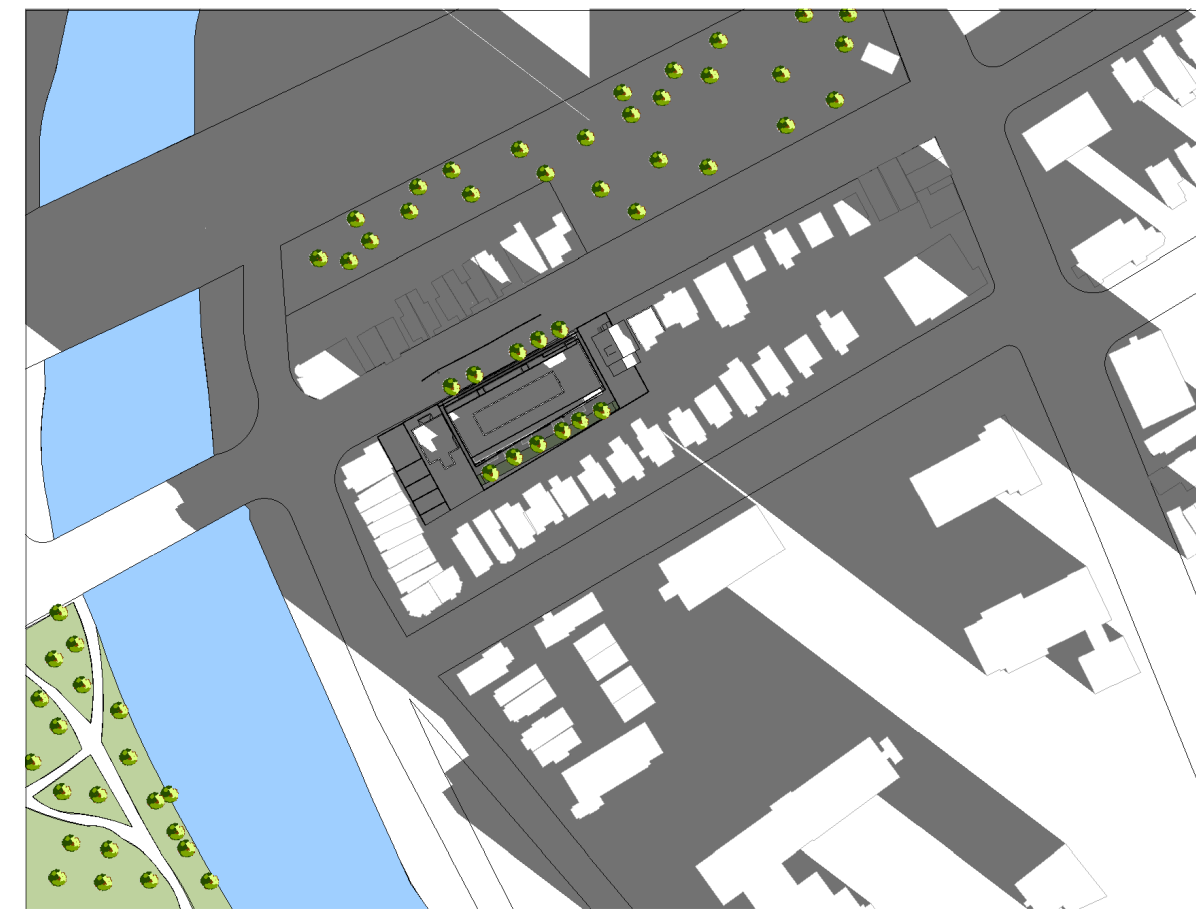
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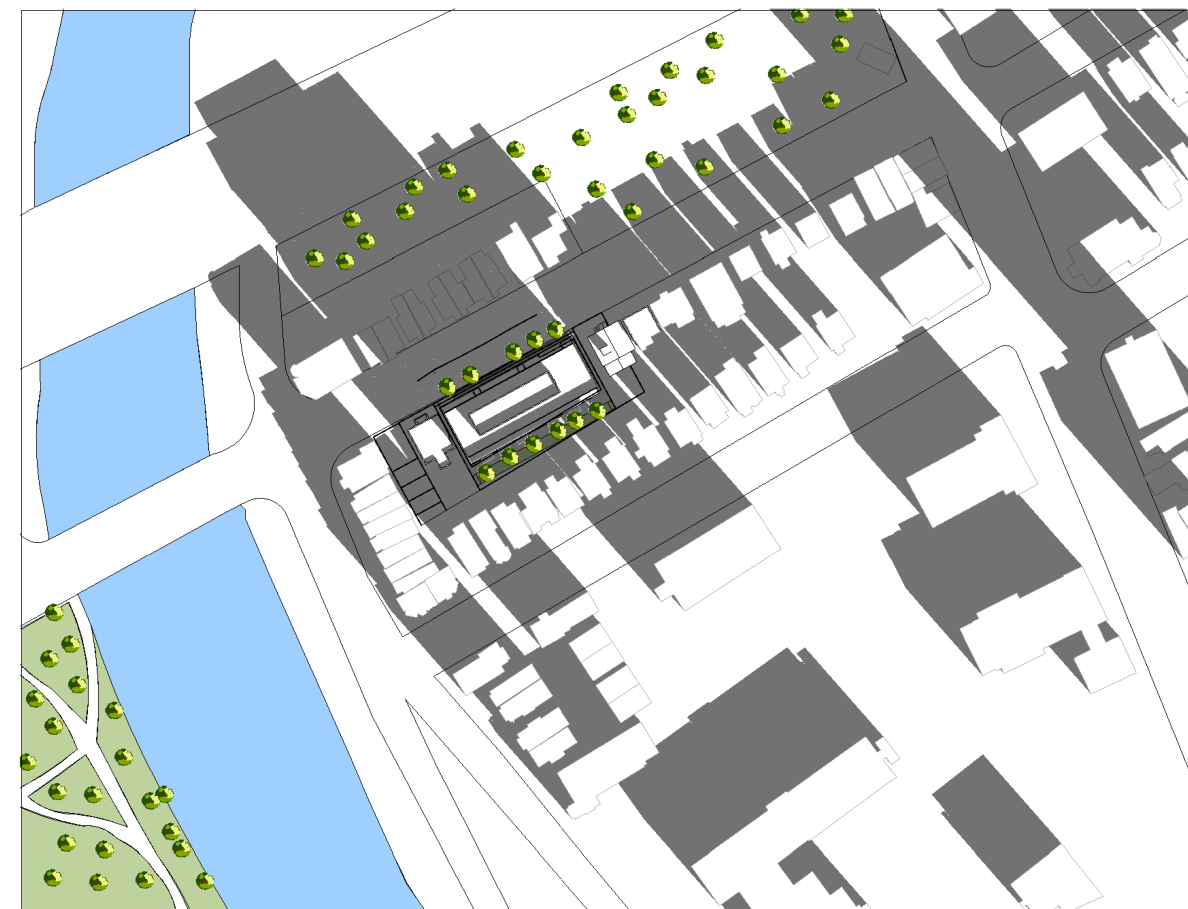
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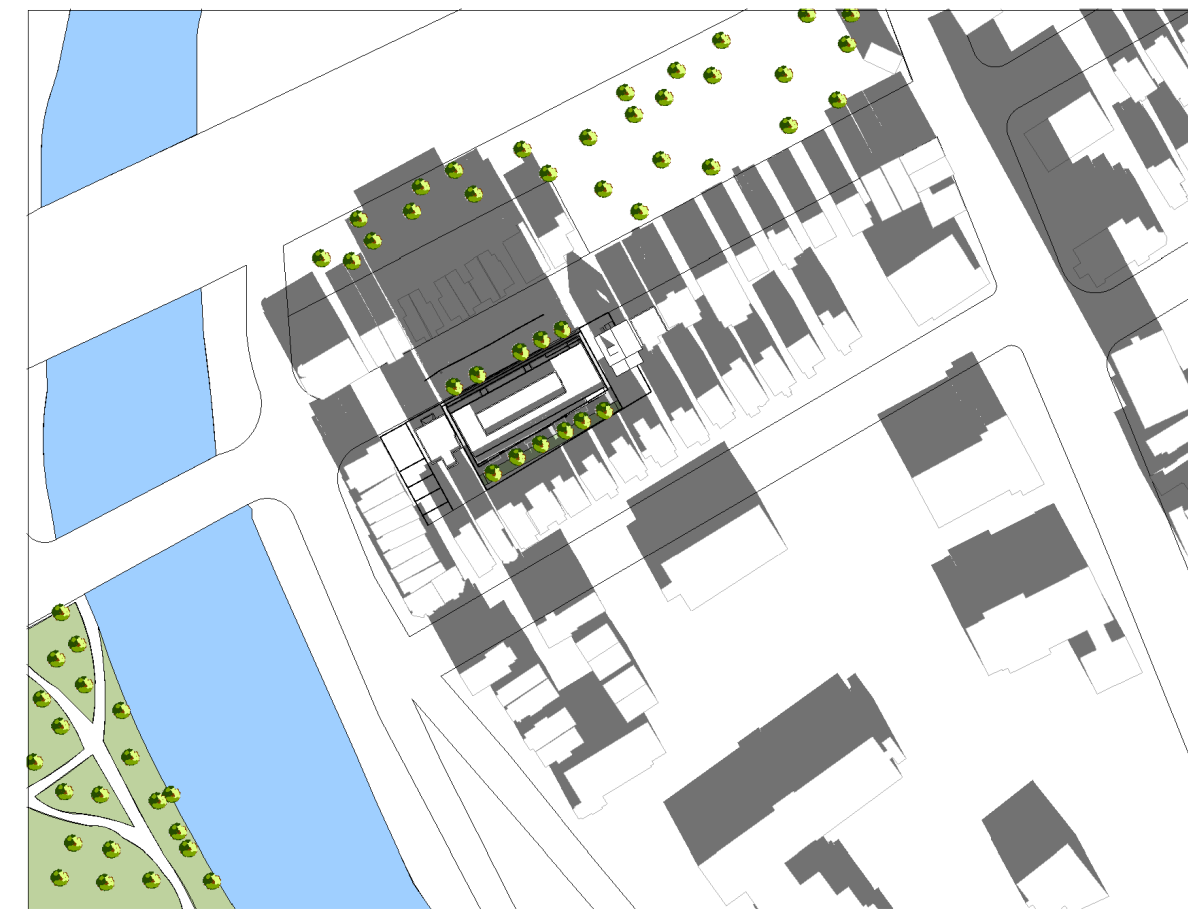
DECEMBER 21



9:00 AM



10:00 AM



11:00 AM



12:00 PM



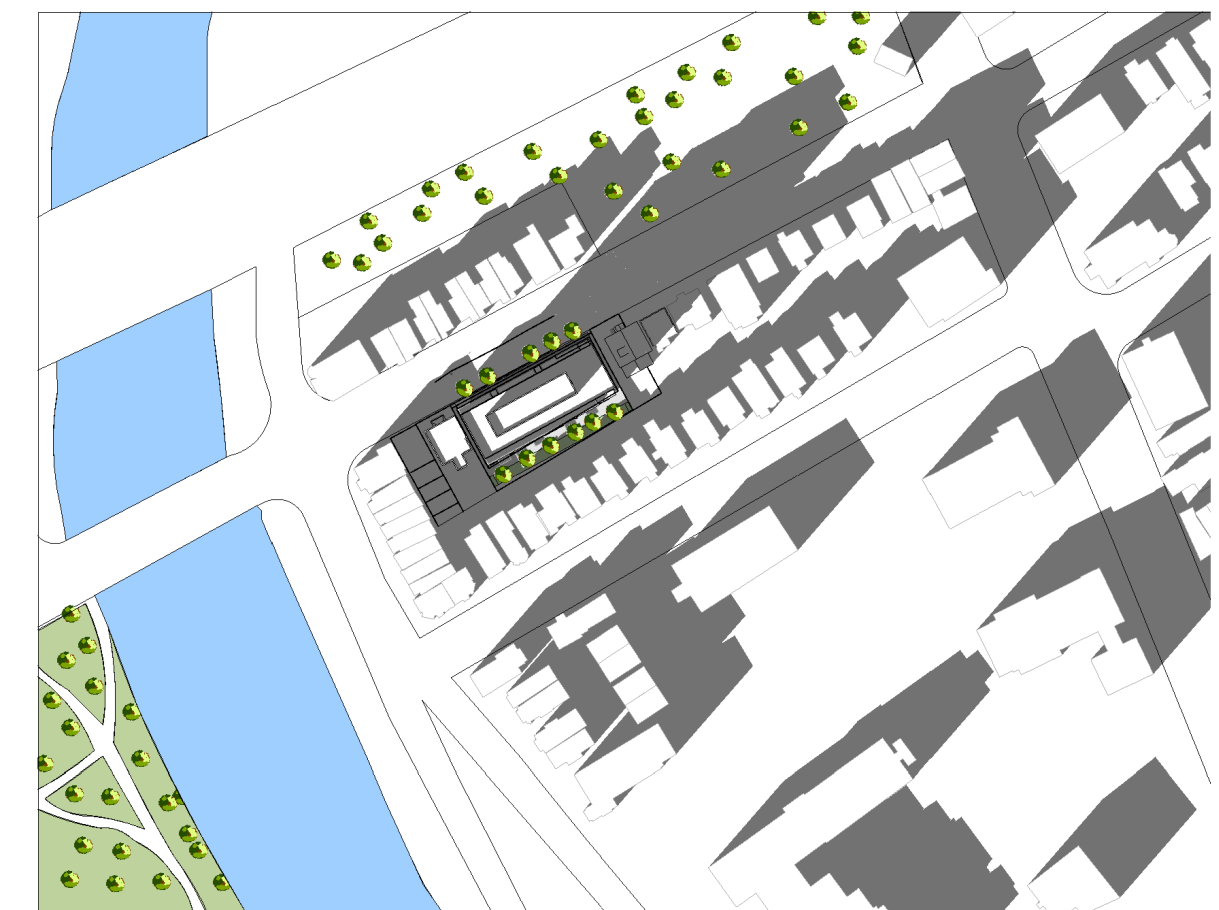
1:00 PM



2:00 PM



3:00 PM


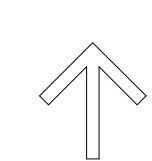


4:00 PM

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.
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No.	DESCRIPTION	DATE
1	ISSUED FOR ZONING AMENDMENT	15/09/22

No.	DESCRIPTION	DD.MM.YY
1	ISSUED FOR ZONING AMENDMENT	15/09/22

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT: 
Owner

ARCHITECT: 
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
18 HAWTHORNE AVE
OTTAWA ONTARIO

SHEET TITLE:
SUNSHADE ANALYSIS

DRAWN: RLA	CHECKED: RLA
SCALE:	SHEET No:
PROJECT No: 2207	A-112

PAPER SIZE: ISO full sheet B1 (707.00 x 1000.00mm)

PLOT SCALE: 1:1

FILE: \\A:\P01\local\PR\assemblies\Documents\2207 - 18 Hawthorne\update_23\James.rvt PLOT DATE: 2022-09-21 9:48:07 AM