

18 HAWTHORNE

18 HAWTHORNE AVENUE,

RLA PROJECT #: 2207

ISSUED FOR ZONING AMENDMENT

17 MARCH, 2023



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

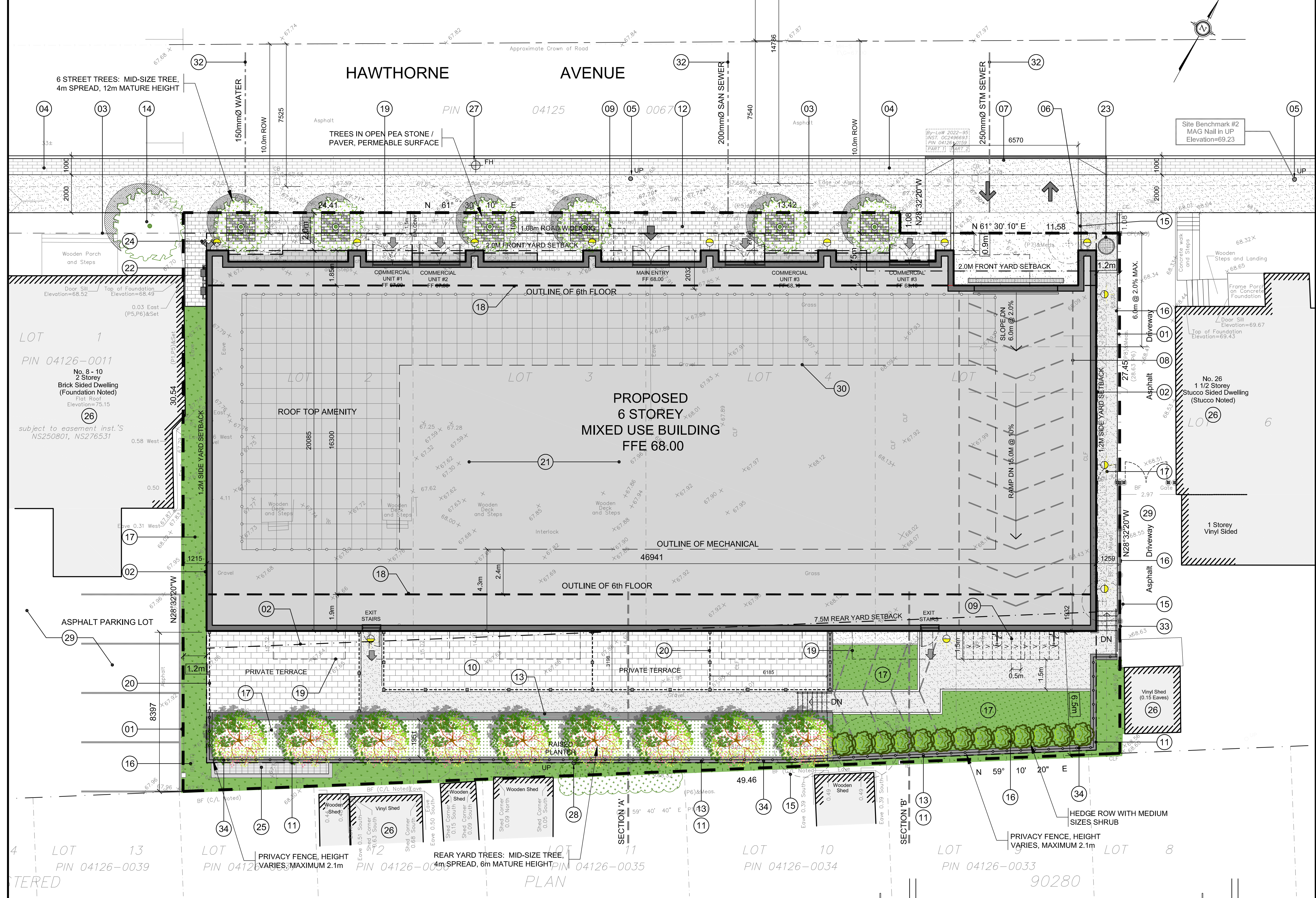
PROJECT INFORMATION

Zoning	REQUIRED	PROVIDED
Building Height	4 STOREYS / 14.5m (GEO. ELEV.) 68.10	6 STOREYS / 20.0m (GEO. ELEV.) 68.10
Grade (Geodetic Elevation - ASL)	0.0m	0.0m
Allowable Projection - Amenity Level	0.0m	0.0m
Front Yard Setback - Maximum	3.0m	2.0m
Front Yard Setback - Minimum	2.0m	0.9m
Front Yard Setback Above 15m or 4th FL.	+ 2.0m	16.5m / 5th FL. 2.0m
Interior Yard Setback	1.2m	1.2m / 1.2m
Rear Yard Setback	7.5m	6.5m
Rear Yard Angular Plane	7.5m SETBACK - 45% @ 15m ht.	6.5m SETBACK 45% @ 18.0m ht.
Amenity Area - Total per Unit - 6.0m ²	384m ²	535m ²
Amenity Area - 50% Communal per Unit - 3.0m ²	192m ²	192m ²
Vehicle Parking - Residential (After 12 Units - 0.5 per unit)	26	46
Vehicle Parking - Visitor Only (After 12 Units - 0.1 per unit)	5	5
Bicycle Parking - Residential - 0.5 per Unit	32	70
Bicycle Parking - Commercial - 1 per 250m ² 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.
 COPYRIGHT RESERVED.

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 A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 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
- 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 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 ABOVE
- PROPOSED SERVICES
- BOARD FENCE TO BE REPLACES
- SOLID PRIVACY FENCE 2.1m MAX. HEIGHT

PROJECT STATISTICS

GROSS BUILDING - AREAS
 (CITY OF OTTAWA ZONING AREA)

LEVEL	AREA (sq. ft.)
BASEMENT LEVEL	0.0 sq. ft.
GROUND FLOOR	561.0 sq. ft.
2nd FLOOR	774.1 sq. ft.
3rd & 4th FLOOR	1,548.2 sq. ft.
5th FLOOR	766.6 sq. ft.
6th FLOOR	631.2 sq. ft.
MECHANICAL PENTHOUSE	0.0 sq. ft.
TOTAL AREA	4,452.3 sq. ft.

UNIT STATISTICS

UNIT TYPE	QUANTITY
ONE BEDROOM UNIT	22
ONE BEDROOM + DEN UNIT	17
TWO BEDROOM UNIT	20
TWO BEDROOM + DEN UNIT	5
TOTAL	64
COMMERCIAL AREA	284.5 sq. ft.
	3,067.8 sq. ft.

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	COMMERCIAL	TOTAL
- 0.5 PER DWELLING UNIT (AFTER 12 UNITS)	- 1.0 PER 250m ² GFA	35
VISITOR	0	5
COMMERCIAL RETAIL	- 1.25 PER 100m ² GFA (AFTER 200m ² GFA)	0
TOTAL		40

PROVIDED

RESIDENCE	COMMERCIAL	TOTAL
- 0.66 PER DWELLING UNIT (AFTER 12 UNITS)	- 0.1 PER DWELLING UNIT	10
VISITOR	- 1.25 PER 100m ² GFA	0
COMMERCIAL RETAIL	- 1.25 PER 100m ² GFA	0
TOTAL		10

BICYCLE PARKING

REQUIRED

RESIDENCE	COMMERCIAL	TOTAL
- 0.5 PER UNIT (67 UNITS)	- 1.0 PER 250m ² GFA	34
VISITOR	0	5
COMMERCIAL RETAIL	- 1.25 PER 100m ² GFA	0
TOTAL		39

PROVIDED

RESIDENCE	COMMERCIAL	TOTAL
- 0.5 PER UNIT (67 UNITS)	- 1.0 PER 250m ² GFA	64
EXTERIOR	- 1.0 PER 250m ² GFA	10
TOTAL		74

LOT COVERAGE

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

AMENITY SPACE

PRIVATE TERRACE AT GRADE	ROOF TOP COMMUNAL TERRACE	6th FLOOR PRIVATE TERRACE	PRIVATE BALCONIES	TOTAL
100.0 sq. m.	195.0 sq. m.	110.0 sq. m.	130.0 sq. m.	535.0 sq. m.
				195.0 sq. m.
				384.0 sq. m.
				192.0 sq. m.

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

REFUGE REQUIREMENT (64 UNITS)

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

BUILDING CONSTRUCTION AREAS

P2 PARKING LEVEL	P1 PARKING LEVEL	GROUND FLOOR	2nd FLOOR	3rd & 4th FLOOR	5th FLOOR	6th FLOOR	MECHANICAL LEVEL	TOTAL AREA (ABOVE GROUND)

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR Z.A. 1st ROUND REVIEW	Mar. 17, 22
2	ISSUED FOR ZONING AMENDMENT	Sept. 15, 22
3	ISSUED FOR CONSULTANT REVIEW	Aug. 17, 22
4	ISSUED FOR DESIGN CONCEPT	Aug. 11, 22

ARCHITECT SEAL

REAL ESTATE
JBHoldings Inc

CLIENT:

REAL ESTATE
JBHoldings Inc

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

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

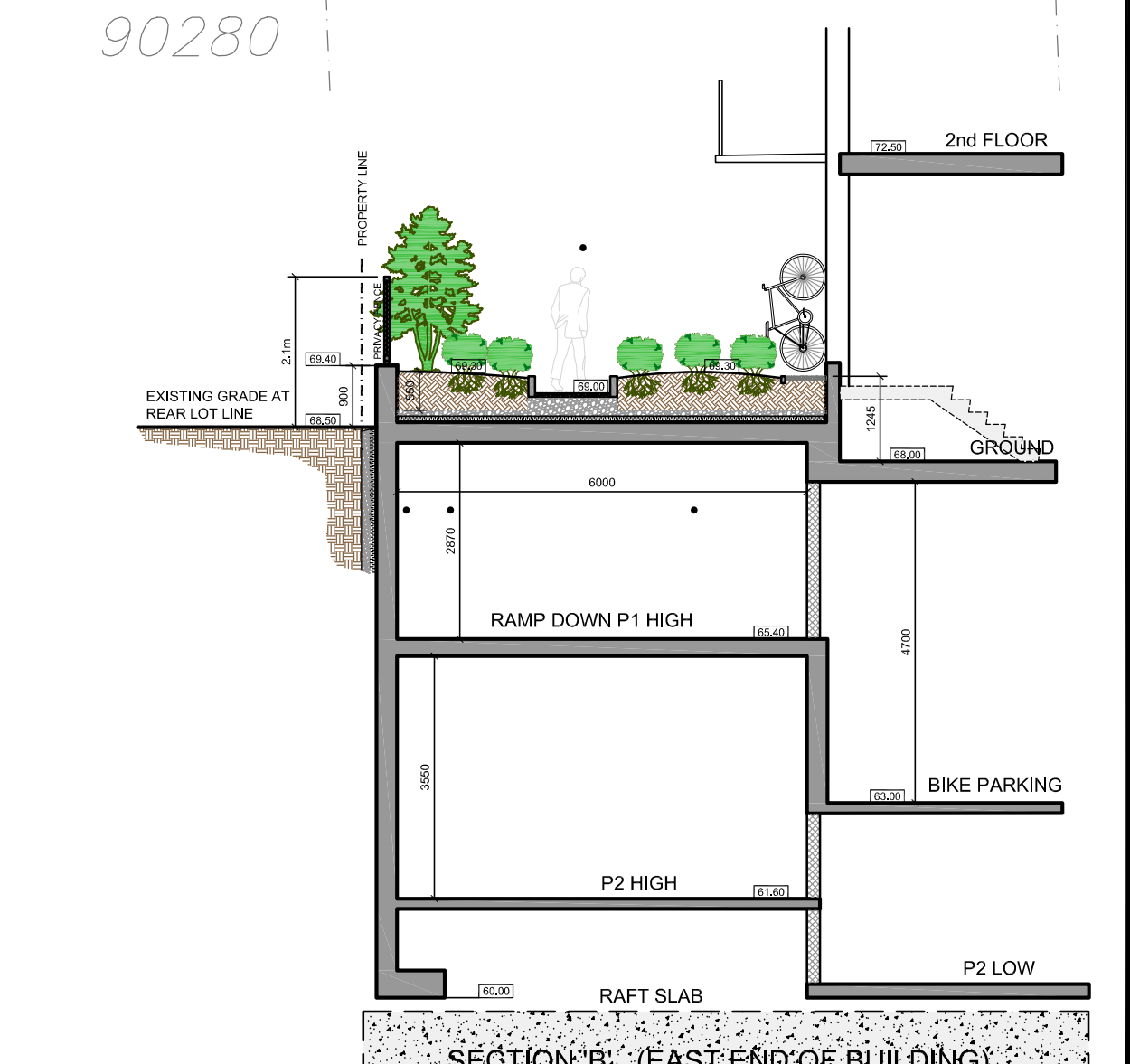
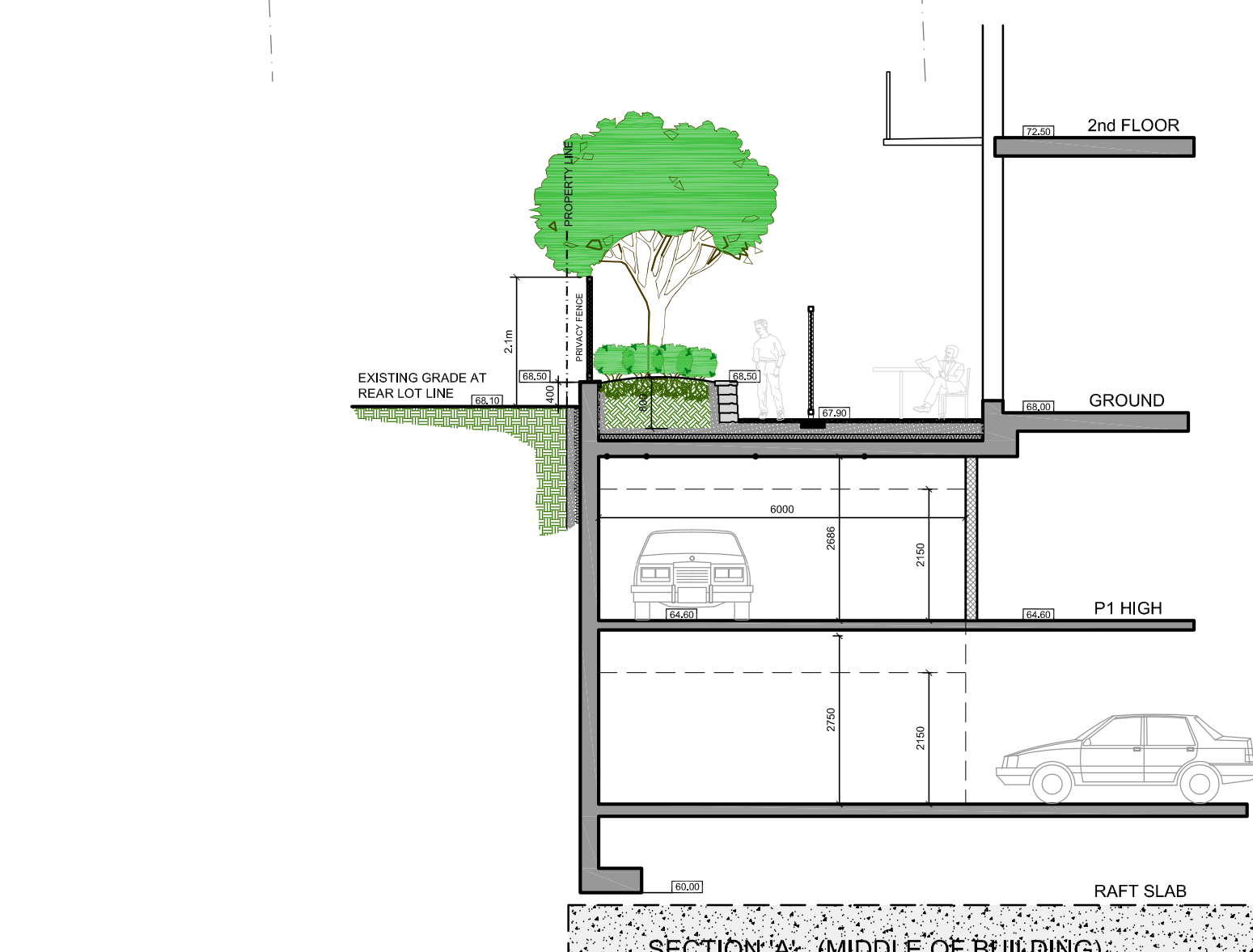
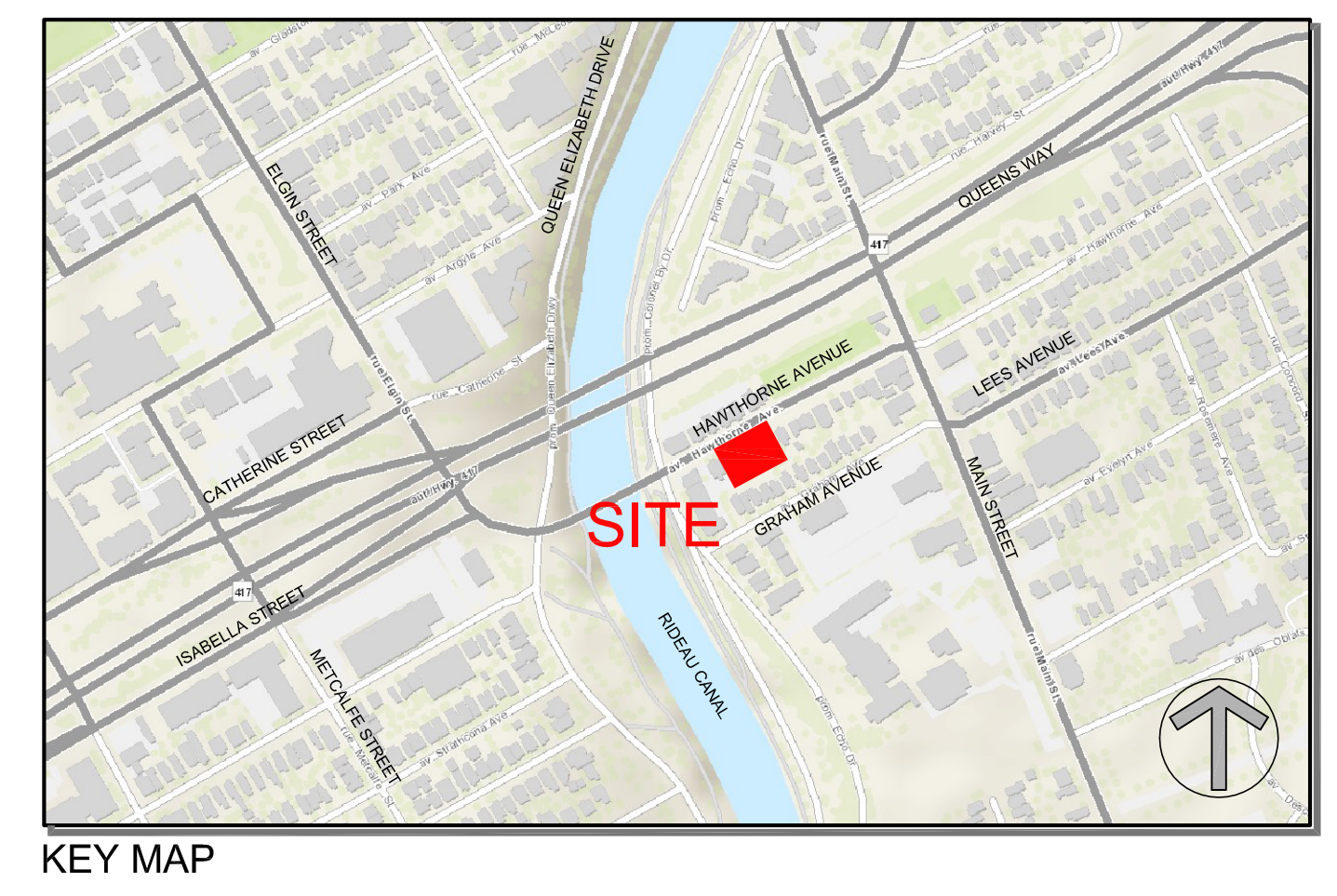
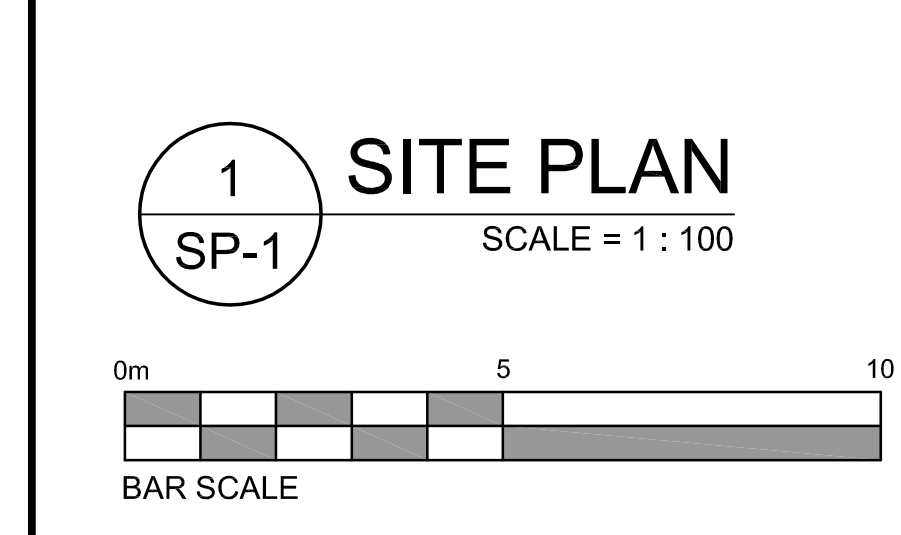
DRAWN: R.V.

CHECKED: R.V.

SCALE: 1:100

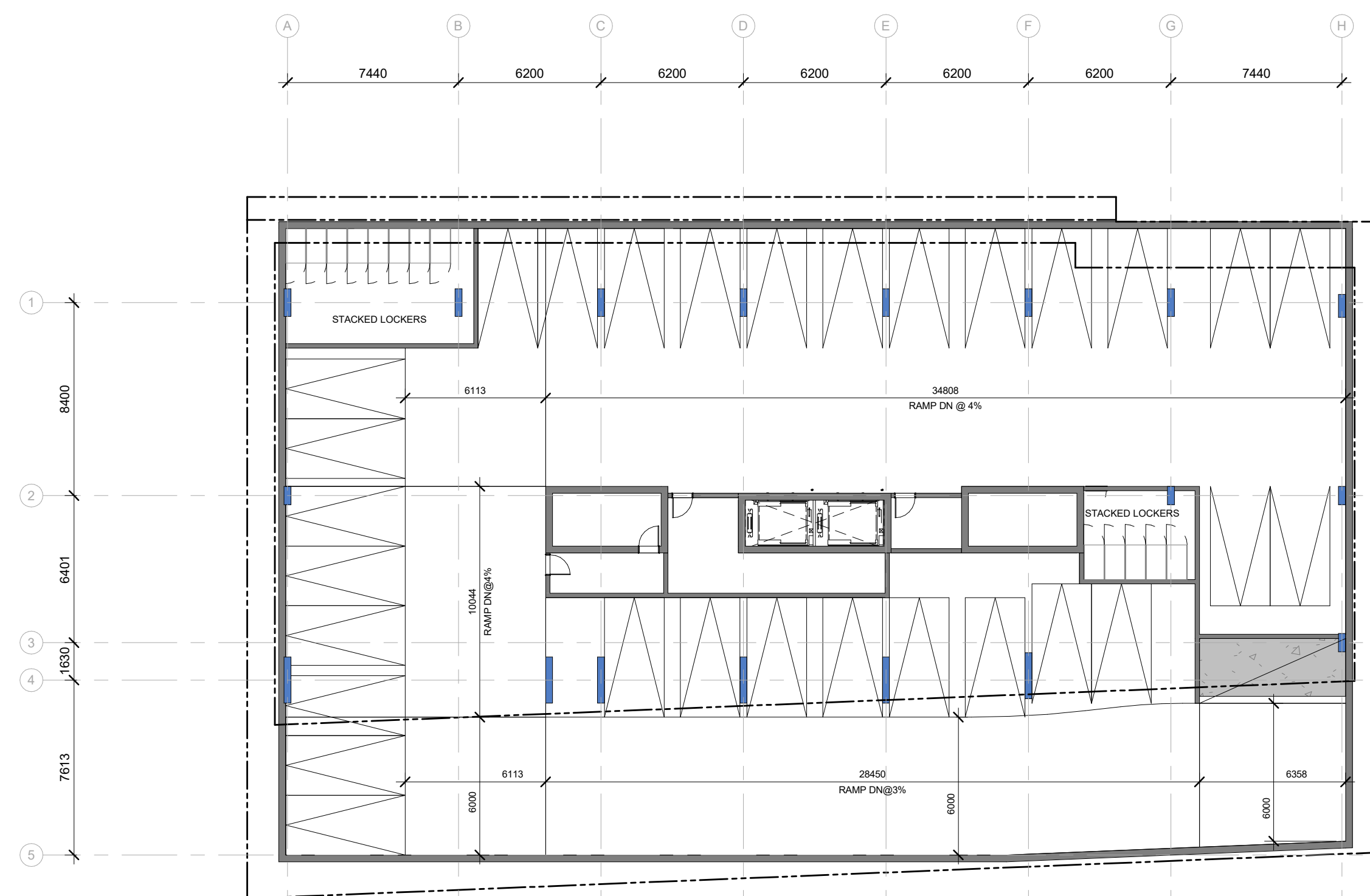
SHEET No.: SP-1

PROJECT No.: 2207

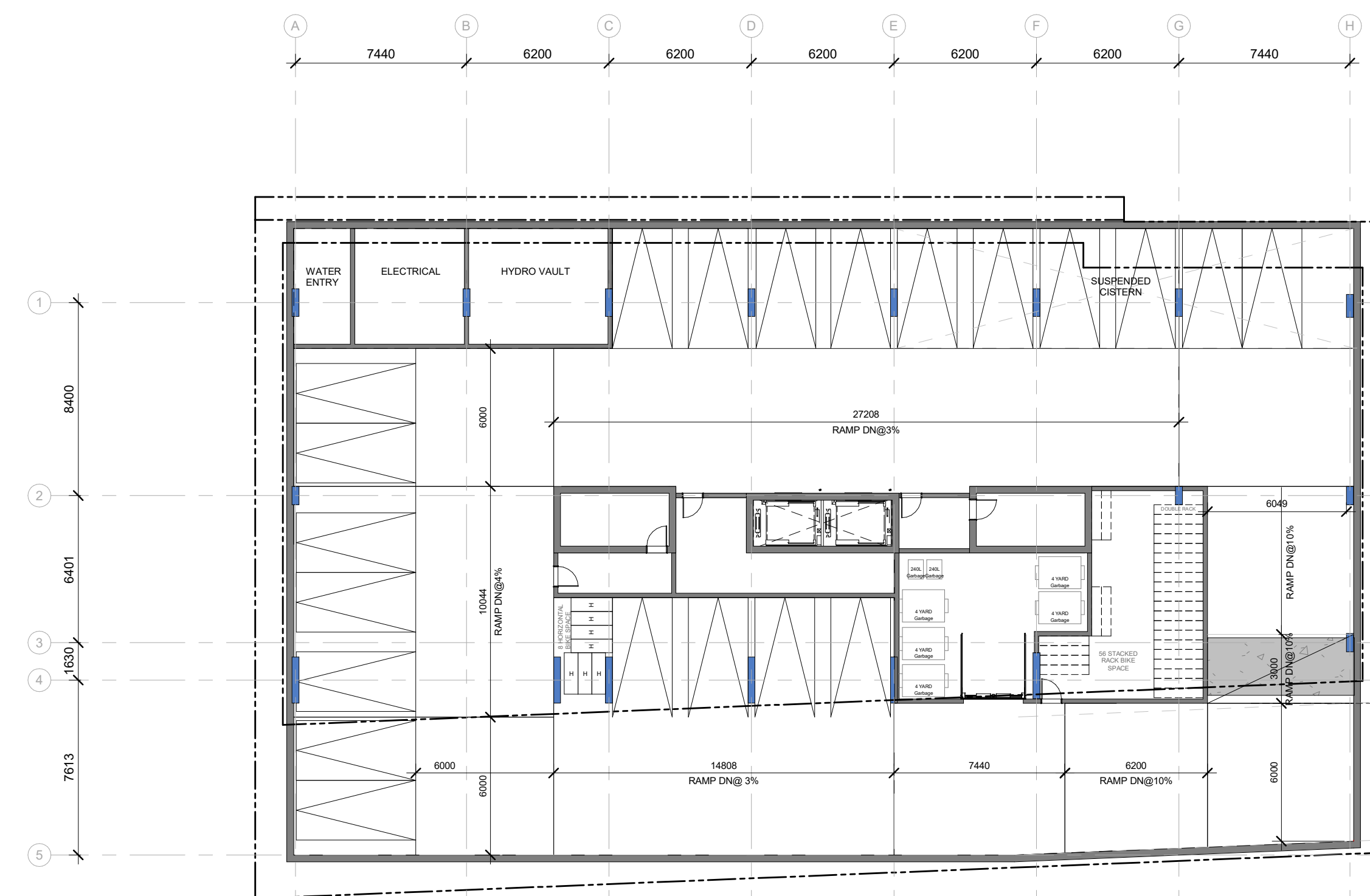


IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

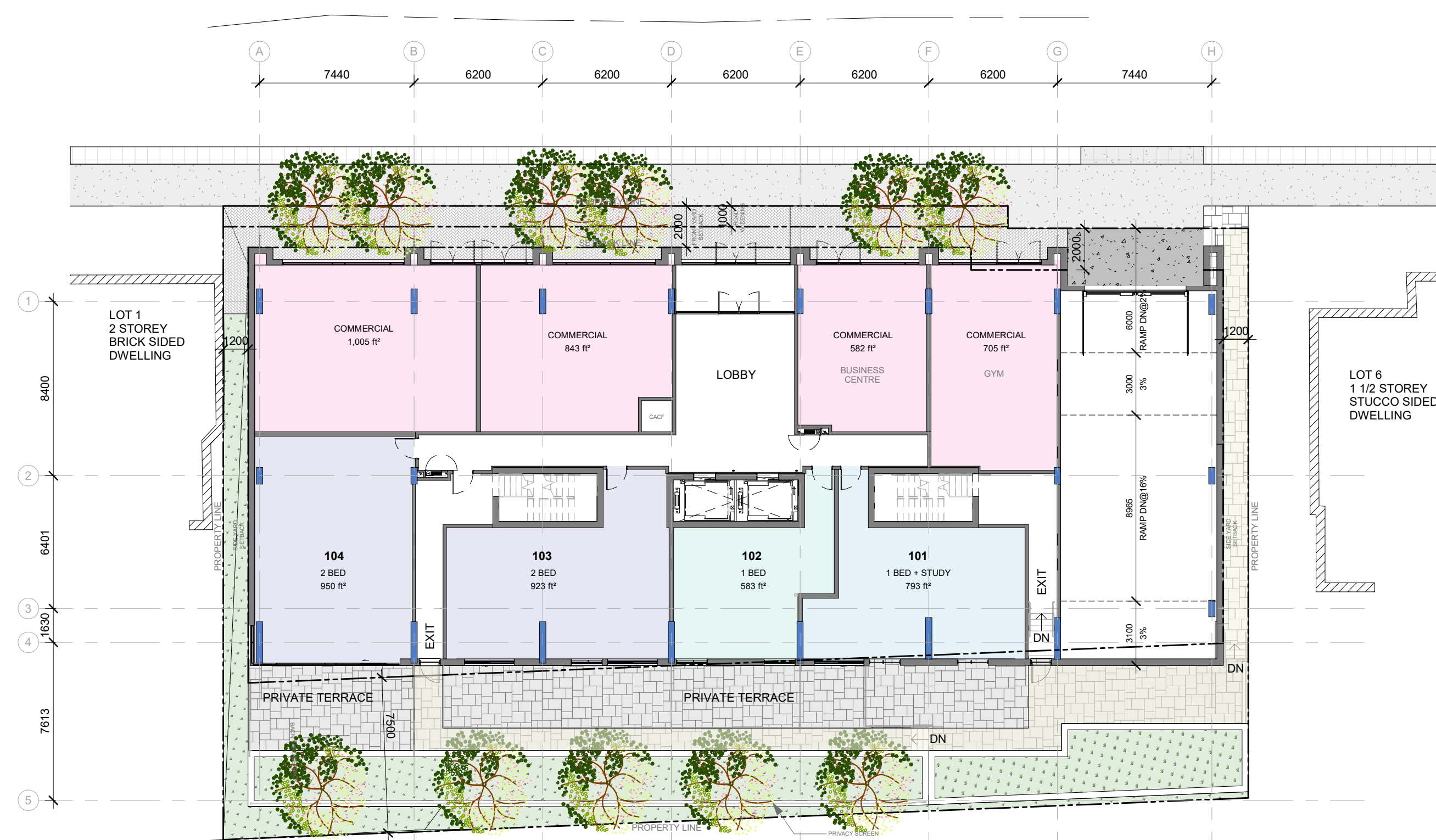
WITHOUT PREJUDICE



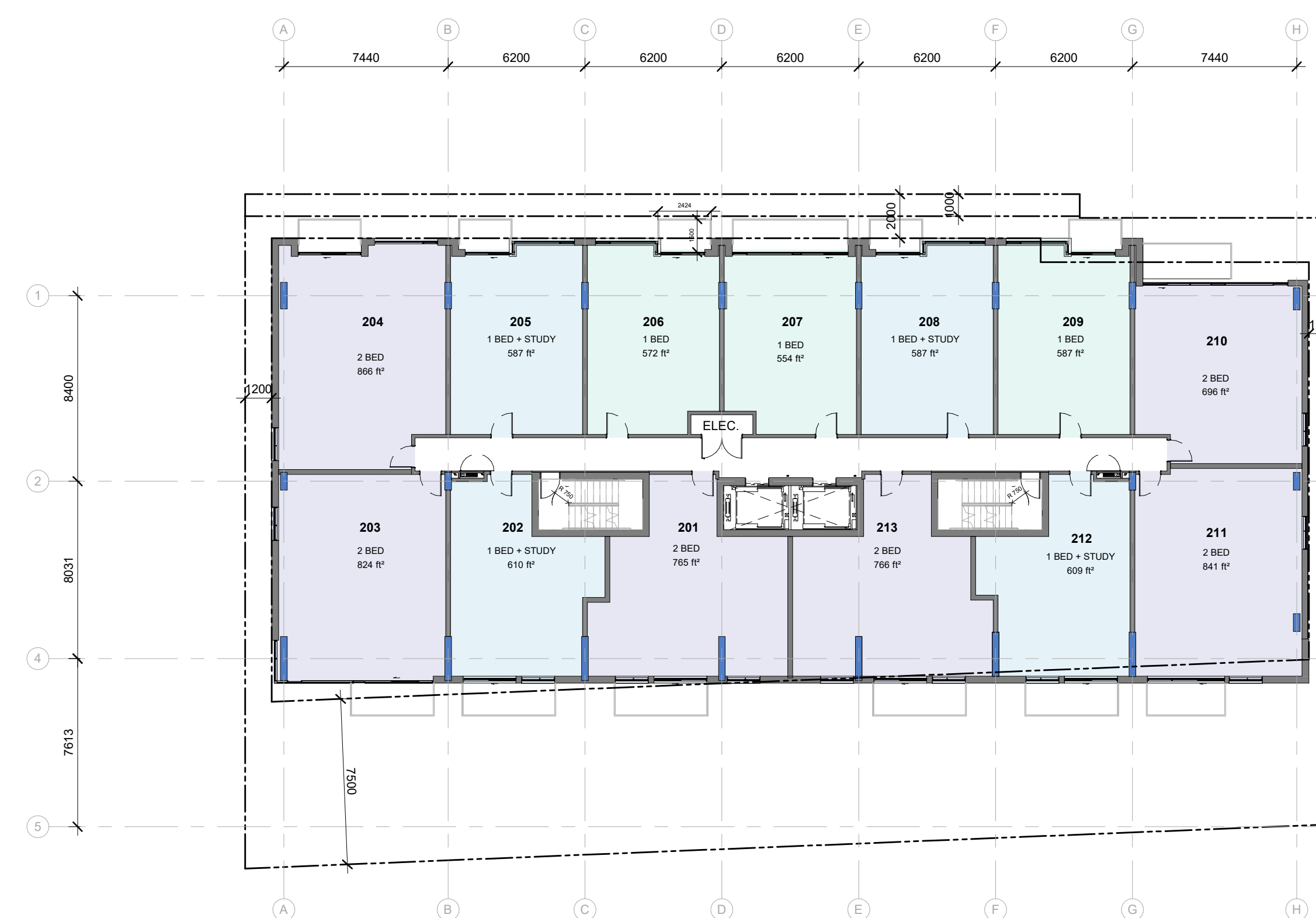
P2 FLOOR PLAN



P1 FLOOR PLAN



GROUND FLOOR PLAN



L2-4 FLOOR PLAN

No.	DESCRIPTION	DD.MM.YY
2	ISSUED FOR ZONING AMENDMENT-1st round	17-03-2023
1	ISSUED FOR ZONING AMENDMENT	15-09-2022

REVISIONS:

ARCHITECT SEAL: ARCHITECTS RODERICK + LAHEY LICENCE 4375

NORTH ARROW: TRUE NORTH

CLIENT:

REAL ESTATE
JBHoldingsInc
 JB HOLDINGS INC.

ARCHITECT:

rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
18 HAWTHORNE
 18 HAWTHORNE AVENUE

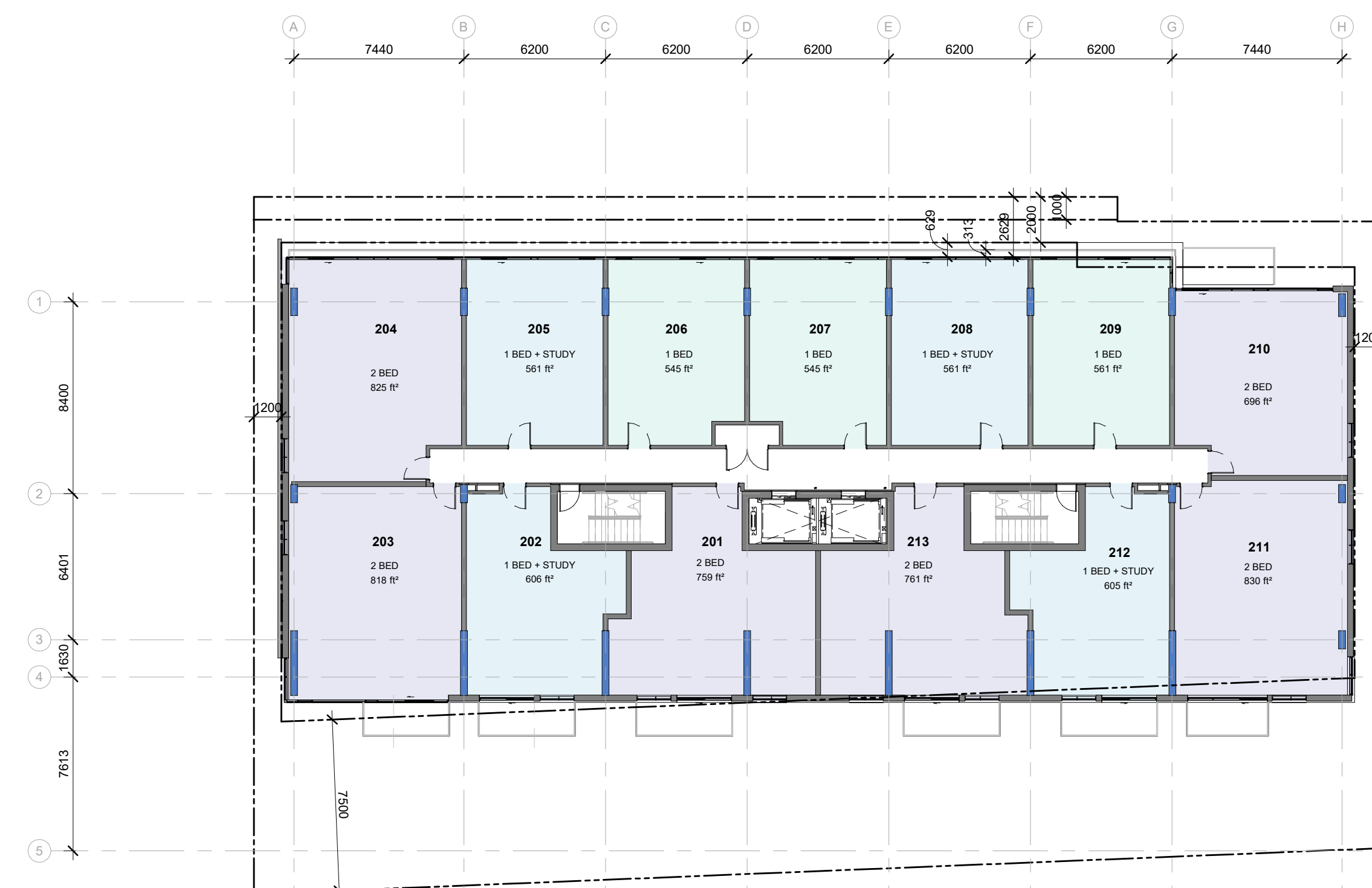
SHEET TITLE:
FLOOR PLANS

DRAWN: RLA	CHECKED: RLA
SCALE: 1 : 200	SHEET No: A100
PROJECT No: 2207	

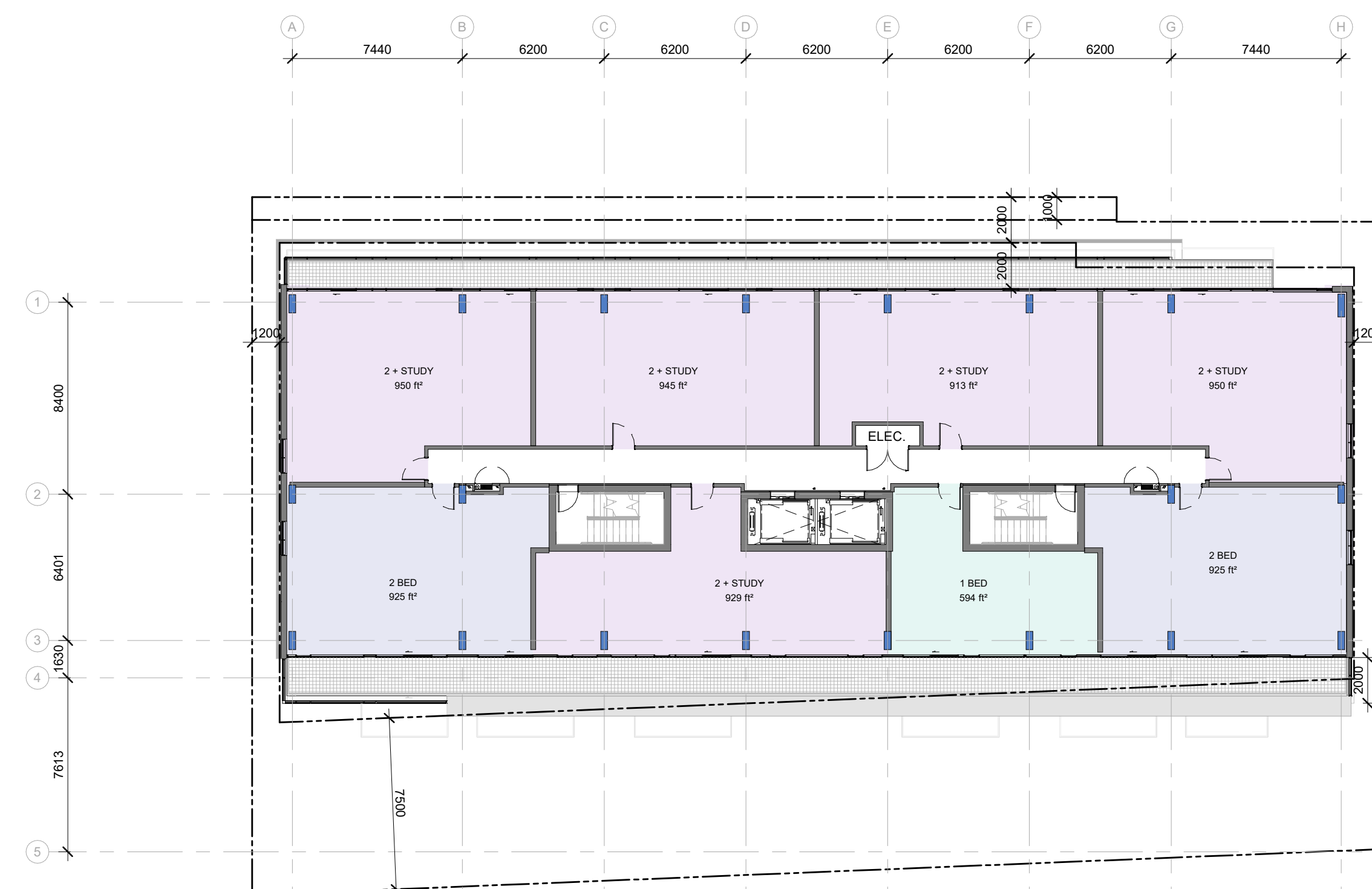
PAPER SIZE: ISO Full Base B1 (707.0x 1000.0mm)
 PLOT DATE: 2023/02/23 3:26:07 PM

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.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

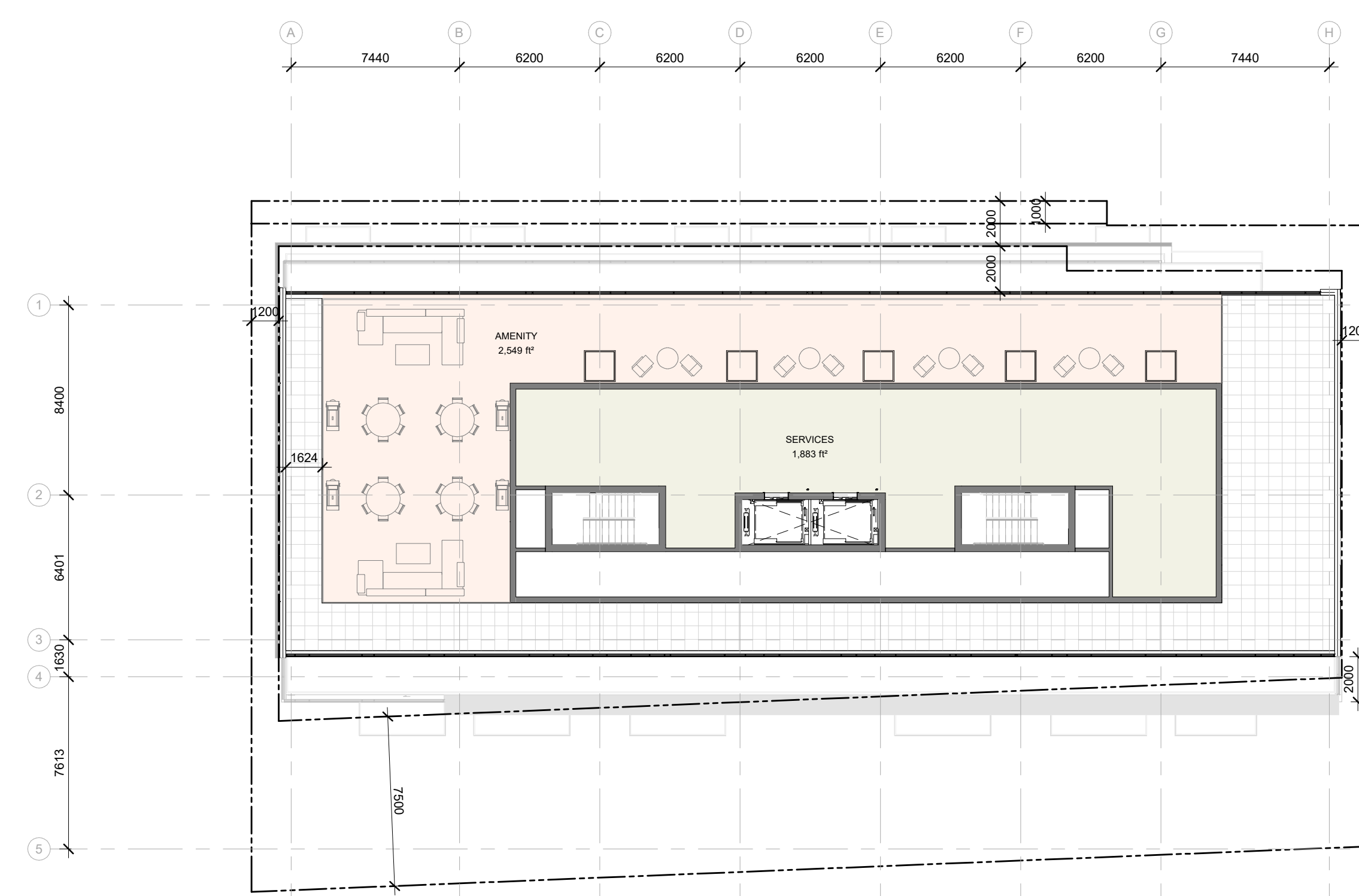
WITHOUT PREJUDICE



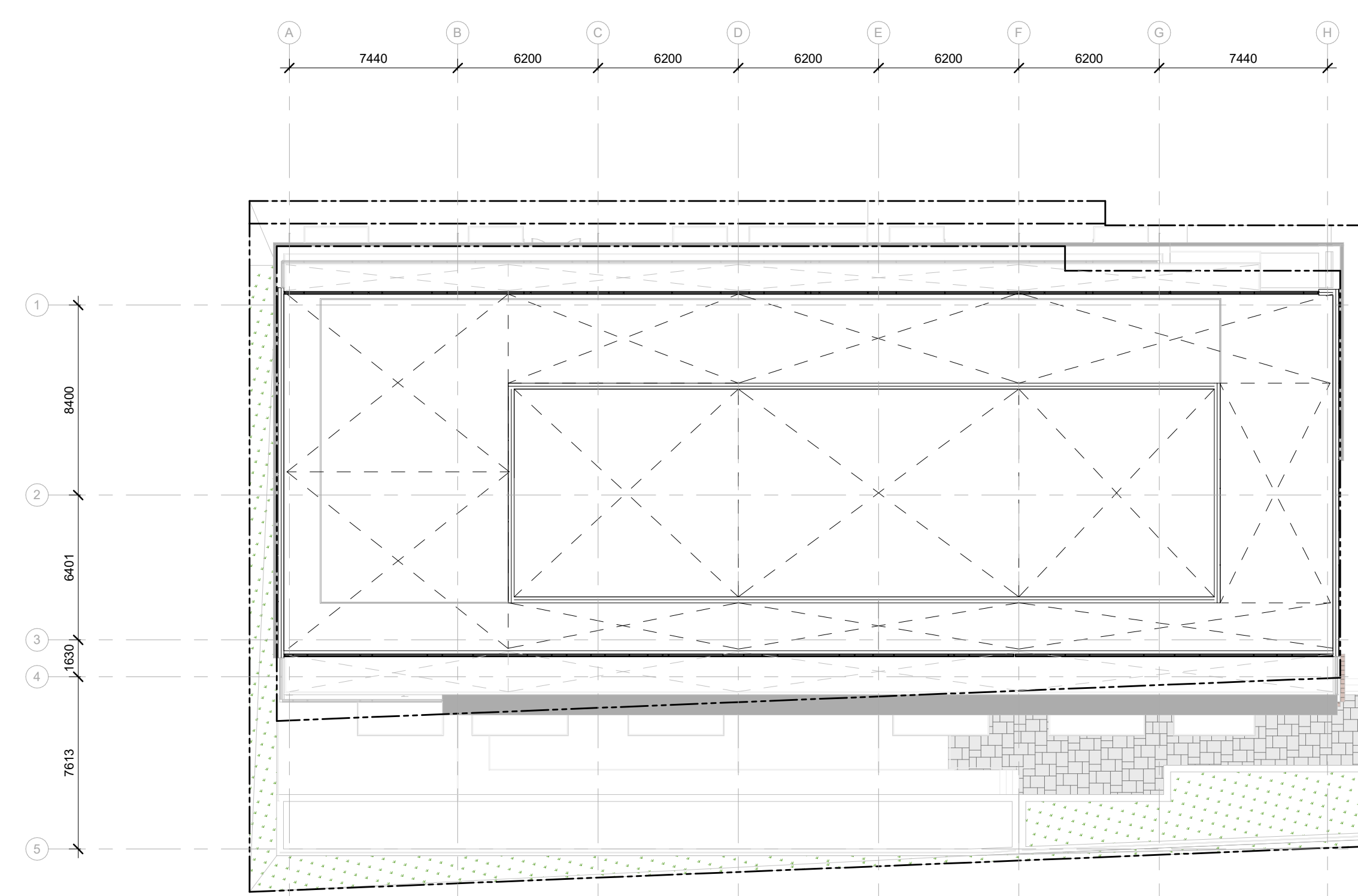
L5 FLOOR PLAN



L6 FLOOR PLAN



MECHANICAL FLOOR PLAN



ROOF FLOOR PLAN

No.	DESCRIPTION	DD.MM.YY
2	ISSUED FOR ZONING AMENDMENT-1st round	17-03-2023
1	ISSUED FOR ZONING AMENDMENT	15-09-2022

REVISIONS:

ARCHITECT SEAL:

NORTH ARROW:

CLIENT:

REAL ESTATE
JBHoldingsInc
 JB HOLDINGS INC.

ARCHITECT:

rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
18 HAWTHORNE
 18 HAWTHORNE AVENUE

SHEET TITLE:
FLOOR PLANS

DRAWN: RLA	CHECKED: RLA
SCALE: 1 : 200	SHEET No: A101
PROJECT No: 2207	

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
 PLOT DATE: 2023/03/30 11: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.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE



NORTH ELEVATION



SOUTH ELEVATION




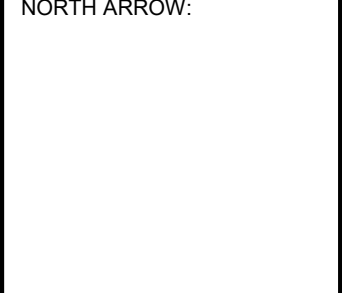
EAST ELEVATION



WEST ELEVATION

No.	DESCRIPTION	DD.MM.YY
2	ISSUED FOR ZONING AMENDMENT-1st round	17-03-2023
1	ISSUED FOR ZONING AMENDMENT	15-09-2022

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:

REAL ESTATE
JBHoldingsInc
 JB HOLDINGS INC.

ARCHITECT:

rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

18 HAWTHORNE
 18 HAWTHORNE AVENUE

SHEET TITLE:

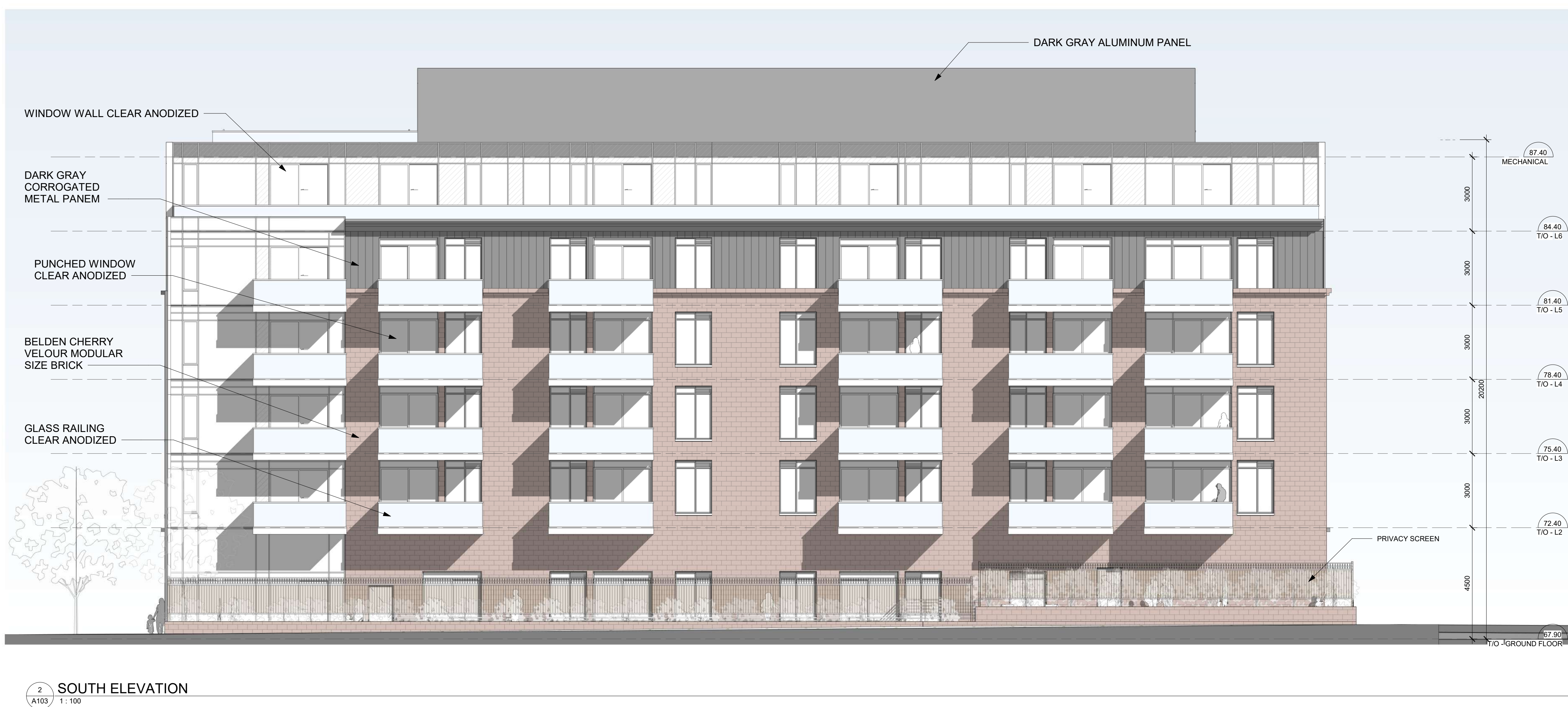
BUILDING ELEVATIONS

DRAWN: RLA	CHECKED: RLA
SCALE: 1 : 150	SHEET No: A102
PROJECT No: 2207	

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
 PLOT DATE: 2023/03/23 3:26:47 PM


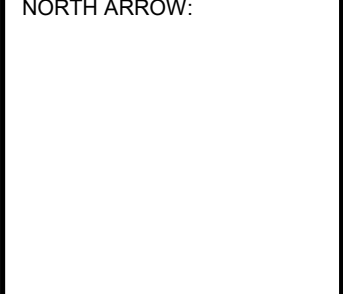
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE



No.	DESCRIPTION	DD.MM.YY
2	ISSUED FOR ZONING AMENDMENT-1st round	17-03-2023
1	ISSUED FOR ZONING AMENDMENT	15-09-2022

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:

REAL ESTATE
JBHoldingsInc
 JB HOLDINGS INC.

ARCHITECT:

rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

18 HAWTHORNE
 18 HAWTHORNE AVENUE

SHEET TITLE:

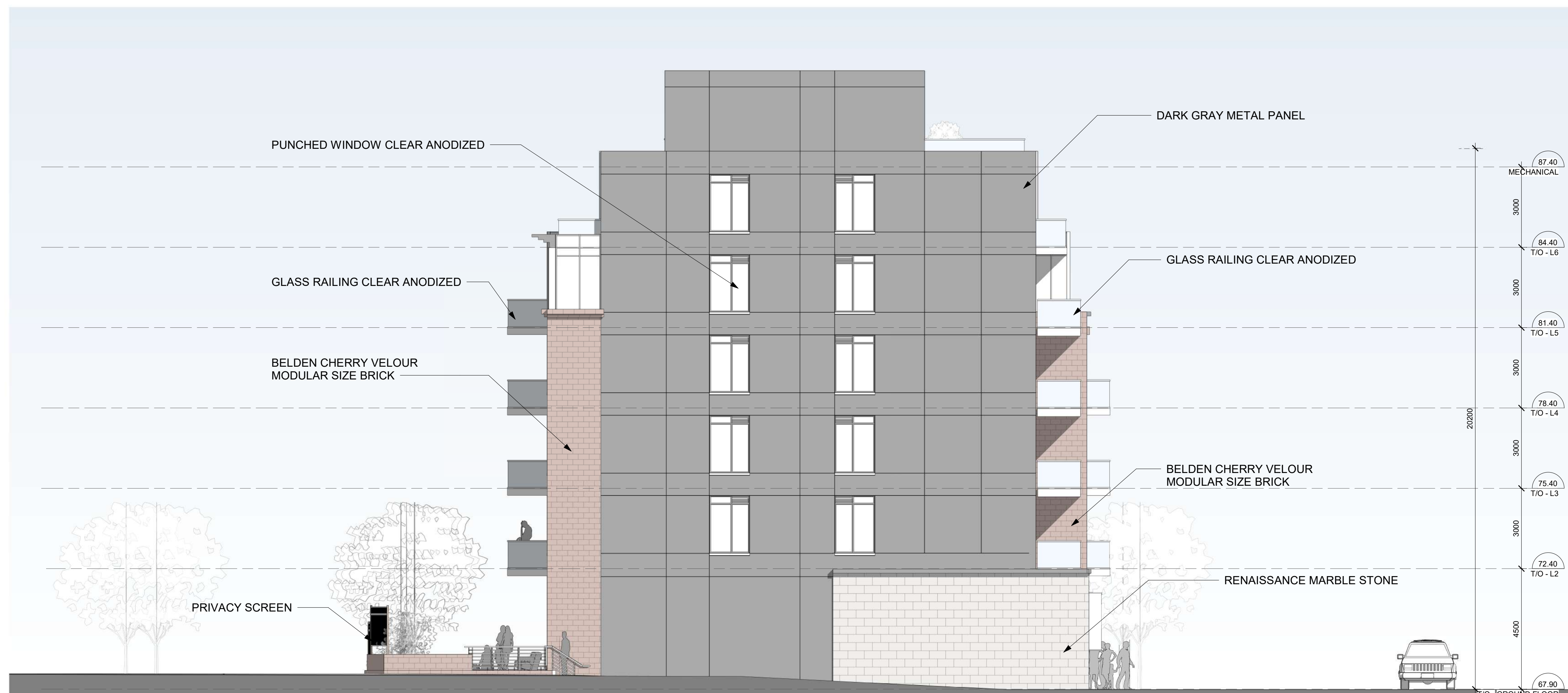
ENLARGED BUILDING ELEVATIONS

DRAWN: RLA	CHECKED: RLA
SCALE: 1:100	SHEET No: A103
PROJECT No: 2207	

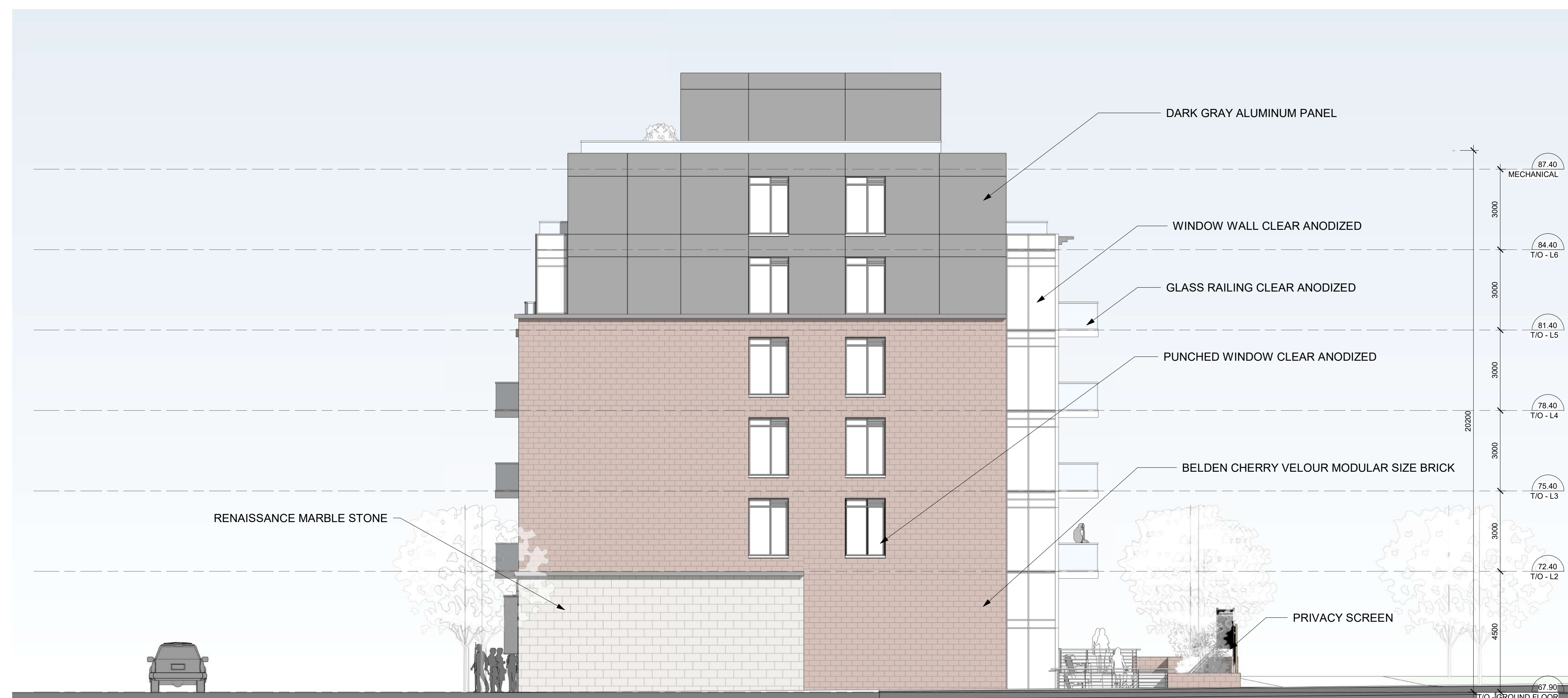
PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
 PLOT DATE: 2023/03/23 3:26:05PM

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.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE




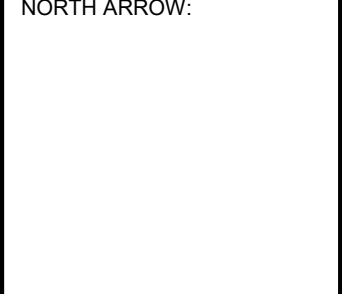
1 EAST ELEVATION
 A104 / 1:100



2 WEST ELEVATION
 A104 / 1:100

No.	DESCRIPTION	DD.MM.YY
2	ISSUED FOR ZONING AMENDMENT-1st round	17-03-2023
1	ISSUED FOR ZONING AMENDMENT	15-09-2022

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:

REAL ESTATE
JBHoldingsInc
 JB HOLDINGS INC.

ARCHITECT:

rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

18 HAWTHORNE
 18 HAWTHORNE AVENUE

SHEET TITLE:

ENLARGED BUILDING ELEVATIONS

DRAWN: RLA	CHECKED: RLA
SCALE: 1:100	SHEET No: A104
PROJECT No: 2207	

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
 PLOT DATE: 2023/03/23 3:28:26PM

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.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE



3D VIEW LOOKING WEST FROM HAWTHORNE AVE.



3D VIEW LOOKING EAST FROM HAWTHORNE AVE.



3D VIEW LOOKING WEST FROM BACK



3D VIEW LOOKING EAST FROM BACK

No.	DESCRIPTION	DD.MM.YY
2	ISSUED FOR ZONING AMENDMENT-1st round	17-03-2023
1	ISSUED FOR ZONING AMENDMENT	15-09-2022

REVISIONS:

ARCHITECT SEAL:



NORTH ARROW:

CLIENT:
REAL ESTATE
JBHoldingsInc
 JB HOLDINGS INC.

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

PROJECT TITLE:
 18 HAWTHORNE

18 HAWTHORNE AVENUE

SHEET TITLE:
 3D PERSPECTIVES

DRAWN: RLA	CHECKED: RLA
SCALE:	SHEET No: A106
PROJECT No: 2207	

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
 PLOT DATE: 2023/03/13 3:27:26 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.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE


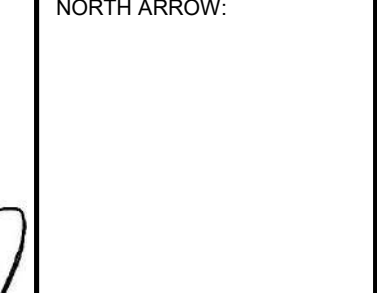


3D VIEW LOOKING WEST FROM HAWTHORNE AVE.

1
A107

No.	DESCRIPTION	DD.MM.YY
2	ISSUED FOR ZONING AMENDMENT-1st round	17-03-2023
1	ISSUED FOR ZONING AMENDMENT	15-09-2022

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:
REAL ESTATE
JBHoldingsInc
 JB HOLDINGS INC.

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

PROJECT TITLE:
 18 HAWTHORNE
 18 HAWTHORNE AVENUE

SHEET TITLE:
 3D PERSPECTIVES

DRAWN: RLA	CHECKED: RLA
SCALE:	SHEET No: A107
PROJECT No: 2207	

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
 PLOT DATE: 2023/02/23 3:29:42PM

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.
 COPYRIGHT RESERVED.


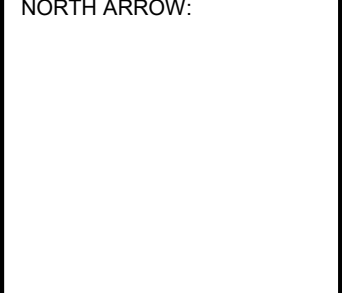
WITHOUT PREJUDICE



No.	DESCRIPTION	DD.MM.YY
2	ISSUED FOR ZONING AMENDMENT-1st round	17-03-2023
1	ISSUED FOR ZONING AMENDMENT	15-09-2022

No.	DESCRIPTION	DD.MM.YY

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:

REAL ESTATE
JBHoldingsInc
 JB HOLDINGS INC.

ARCHITECT:

rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
18 HAWTHORNE
 18 HAWTHORNE AVENUE

SHEET TITLE:
3D PERSPECTIVES

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No:
PROJECT No: 2207	A108


PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
 PLOT DATE: 2023/03/23 3:28:04 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.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

No.	DESCRIPTION	DD.MM.YY
2	ISSUED FOR ZONING AMENDMENT-1st round	17-03-2023

REVISIONS:

	NORTH ARROW:
---	--------------

CLIENT:

REAL ESTATE
JBHoldingsInc

JB HOLDINGS INC.

ARCHITECT:

rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

18 HAWTHORNE

18 HAWTHORNE AVENUE

SHEET TITLE:

3D VIEW LOOKING FROM BACK

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No:
PROJECT No: 2207	A109

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm)

PLOT SCALE: 1:1

C:\Users\amw\Documents\2017-12 Hawthorne\2023-03-10_rla\A109.rvt



PLOT DATE: 2023/03/30 4:17 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.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	DD.MM.YY
2	ISSUED FOR ZONING AMENDMENT-1st round	17-03-2023
1	ISSUED FOR ZONING AMENDMENT	15-09-2022

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

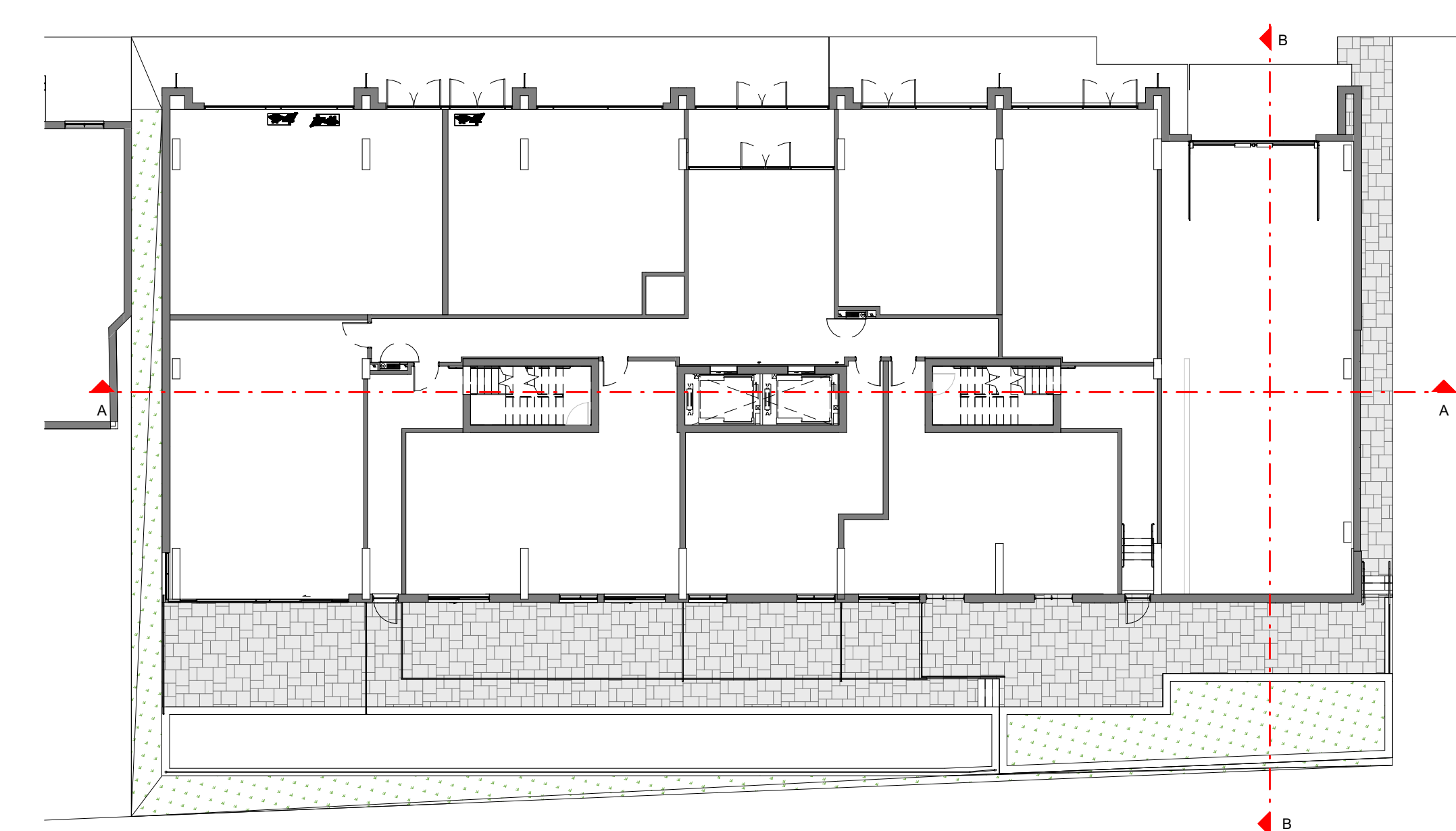
CLIENT:
REAL ESTATE
JBHoldingsInc
 JB HOLDINGS INC.

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

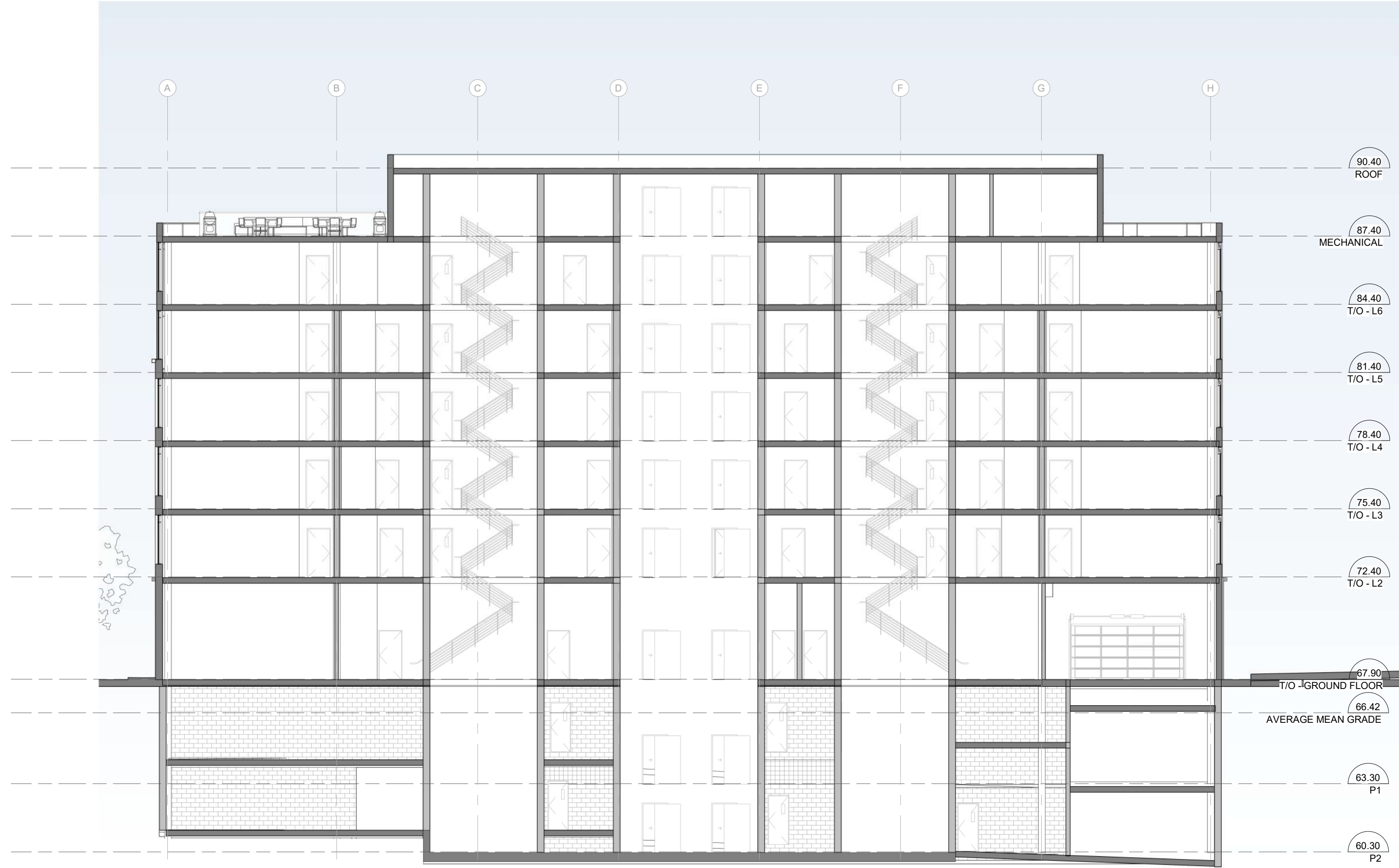
PROJECT TITLE:
18 HAWTHORNE
 18 HAWTHORNE AVENUE

SHEET TITLE:
OVERALL SECTIONS

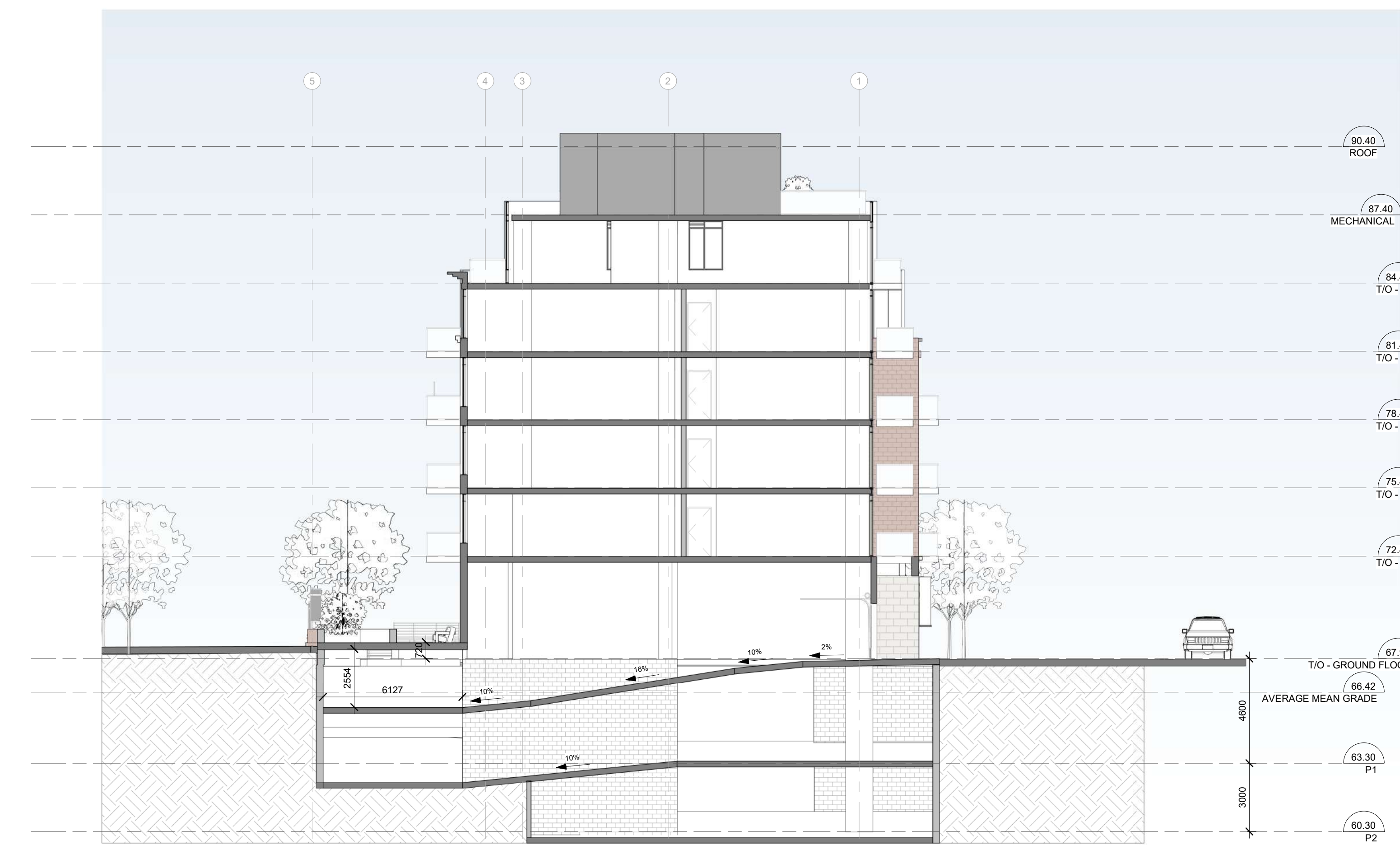
DRAWN: G.E.	CHECKED: Checker
SCALE: As indicated	SHEET No: A110
PROJECT No: 2207	



KEY PLAN



1 SECTION AA
 A110 1:150

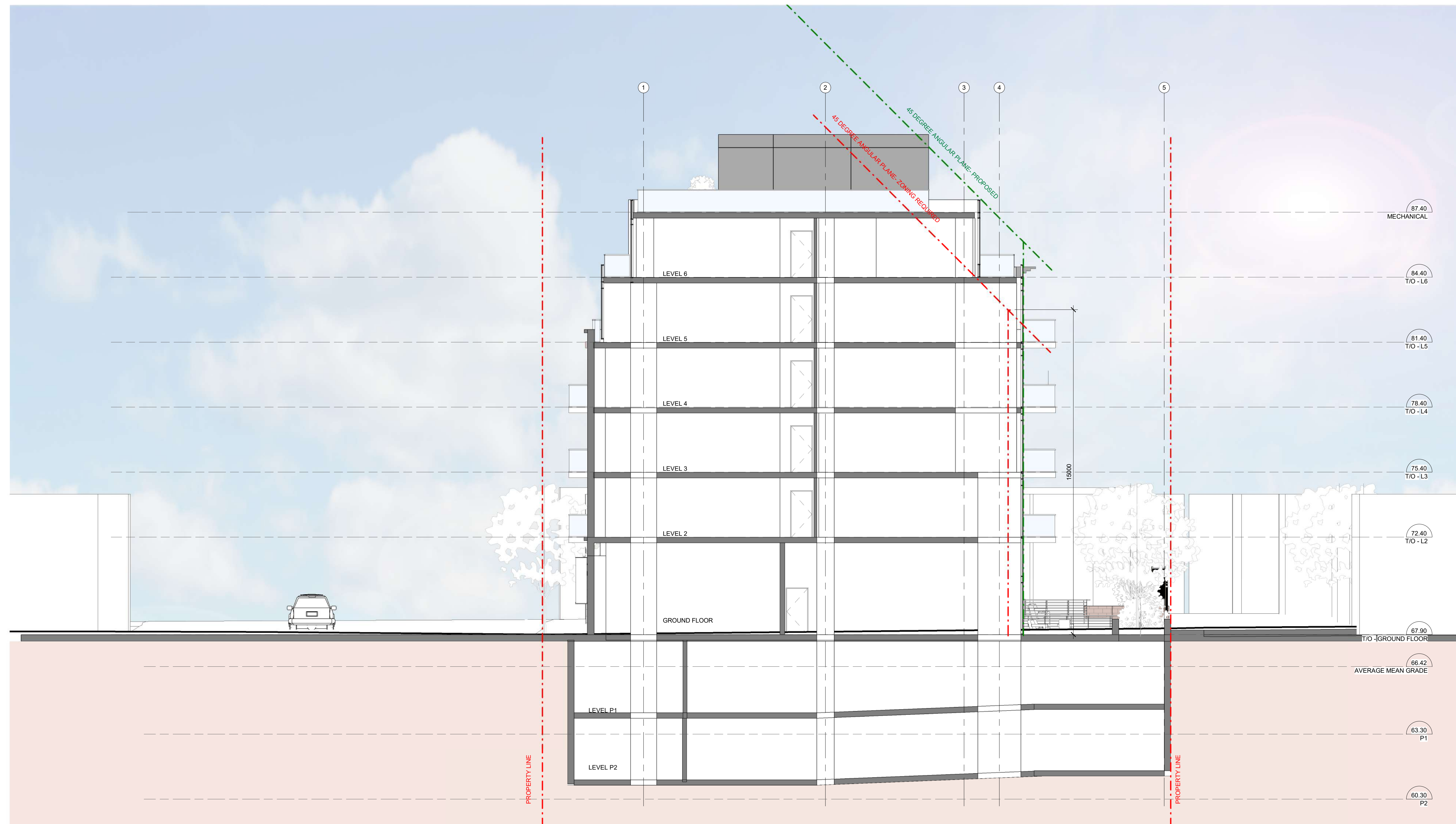


2 SECTION BB
 A110 1:150

PAPER SIZE: ISO Full (Beech) (707.00 x 1000.00mm)
 PLOT DATE: 2023/03/13 3:28:56PM

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.
 COPYRIGHT RESERVED.



WITHOUT PREJUDICE



1 STREET SECTION
 A111
 1:100

No.	DESCRIPTION	DD.MM.YY
2	ISSUED FOR ZONING AMENDMENT-1st round	17-03-2023
1	ISSUED FOR ZONING AMENDMENT	15-09-2022

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:
REAL ESTATE
JBHoldingsInc
 JB HOLDINGS INC.

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

PROJECT TITLE:
18 HAWTHORNE
 18 HAWTHORNE AVENUE

SHEET TITLE:
STREET SECTION

DRAWN: RLA	CHECKED: RLA
SCALE: 1:100	SHEET No: A111
PROJECT No: 2207	

PAPER SIZE: ISO Full Base B1 (707.0x 1000.0mm)
 PLOT DATE: 2023/03/30 17:51

SEPTEMBER 2023



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

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.
COPYRIGHT RESERVED.

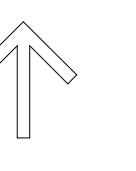
No.	DESCRIPTION	DD.MM.YY
2	ISSUED FOR ZONING AMENDMENT-1st round	17-03-2023
1	ISSUED FOR ZONING AMENDMENT	15-09-2022

REVISIONS:

ARCHITECT SEAL:



NORTH ARROW:



CLIENT:



JB HOLDINGS INC.

ARCHITECT:

rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

18 HAWTHORNE

18 HAWTHORNE AVENUE

SHEET TITLE:

SUNSHADE ANALYSIS

DRAWN:

RLA

CHECKED:

RLA

SCALE:

1 : 2000

SHEET No.:

A-113

PROJECT No.:

2207

PAPER SIZE: ISO Full (B1) (707.00 x 1000.00mm)

PLOT SCALE: 1:1

C:\Users\amw\Documents\2023\12 Hawthorne\2023-09-10_sunshade\A113.dwg

PLOT DATE: 2023/09/03 3:41:22 PM

DECEMBER 2023



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.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

No.	DESCRIPTION	DD.MM.YY
2	ISSUED FOR ZONING AMENDMENT-1st round	17-03-2023
1	ISSUED FOR ZONING AMENDMENT	15-09-2022

REVISIONS:

ARCHITECT SEAL: 	NORTH ARROW:
---------------------	------------------

CLIENT:

REAL ESTATE
JBHoldingsInc
 JB HOLDINGS INC.

ARCHITECT:

rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
18 HAWTHORNE
 18 HAWTHORNE AVENUE

SHEET TITLE:
SUNSHADE ANALYSIS

DRAWN: RLA	CHECKED: RLA
SCALE: 1 : 2000	SHEET No: A-114
PROJECT No: 2207	

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm)

PLOT SCALE: 1:1

C:\Users\amw\Documents\2023\12 Hawthorne\2023-03-10_sunshade\A114.dwg

PLOT DATE: 2023/02/23 3:41:53 PM