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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
Farley, Smith & Denis Surveying Ltd.
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PROJECT DEVELOPER
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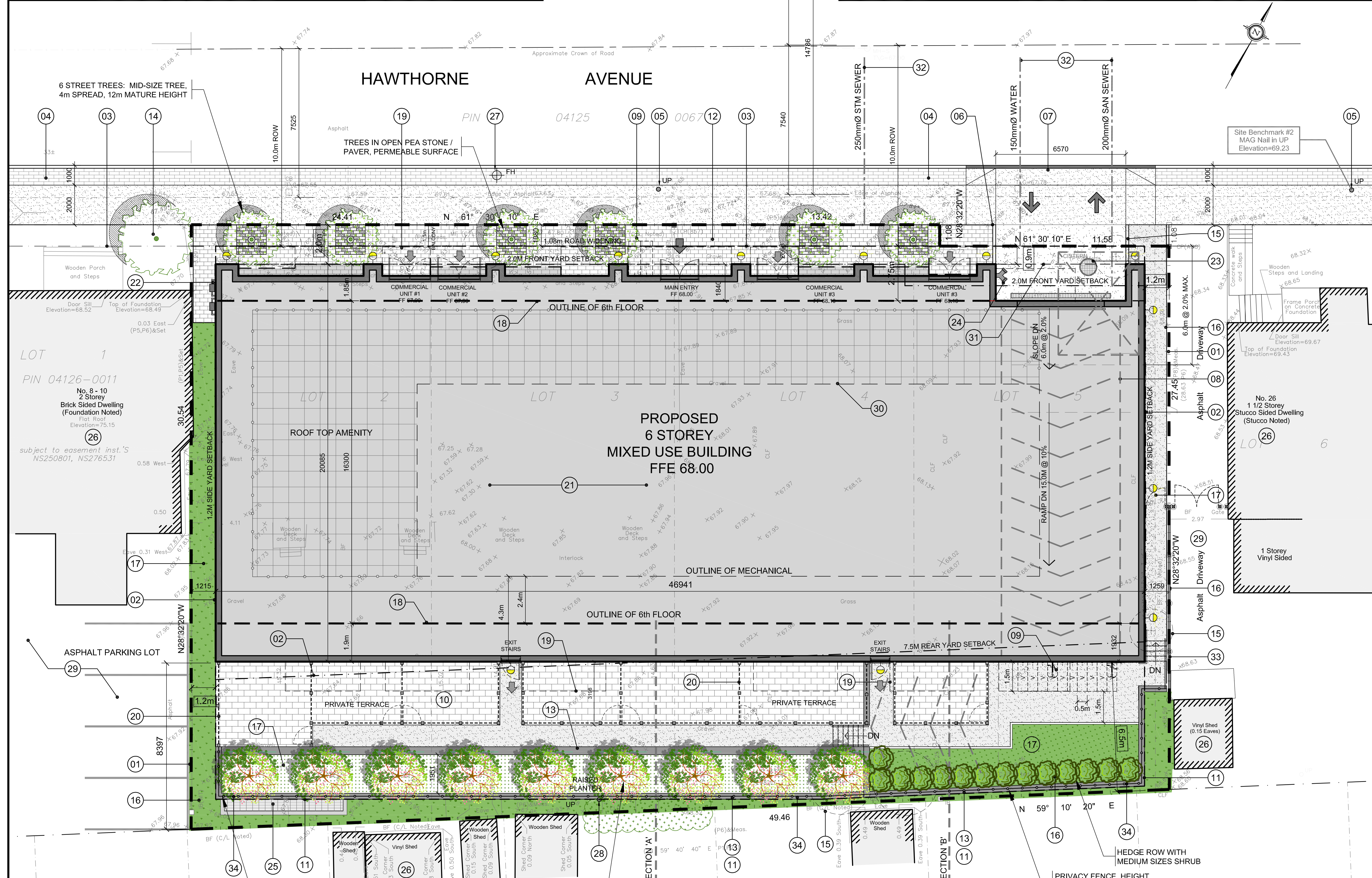
PROJECT INFORMATION

Zoning By-law 2006-250 Consolidation	TM12(183)H(4.5)	SITE AREA	0.109 ha.	1,093.0 sq. m.	(11,749 sq. ft.)
ZONING	REQUIRED	PROVIDED			
BUILDING HEIGHT	4 STOREYS / 14.5m (GEO. ELEV.)	6 STOREYS / 20.0m (GEO. ELEV.)			
GRADE (GEODETTIC ELEVATION - ASL)	0.0m	0.0m			
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m	0.0m			
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 / 1.2m			
REAR YARD SETBACK	7.5m	6.5m			
FRONT YARD PERMISSIBLE PROJECTIONS	1.0m	0.0m			
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	402m ²	535m ²			
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	201m ²	210m ²			
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit)	26	42			
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS - 0.1 per unit)	5	5			
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	14	70			
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	3	2			
ABLE & 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 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
- 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
- SOLID PRIVACY FENCE 2.1m MAX. HEIGHT

PROJECT STATISTICS

GROSS BUILDING AREAS
(CITY OF OTTAWA ZONING AREA)

BASEMENT LEVEL	0.0 sq. m.	0.0 sq. ft.
GROUND FLOOR	561.0 sq. m.	6,009 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. ft.
5th FLOOR	786.6 sq. m.	8,292 sq. ft.
6th FLOOR	631.2 sq. m.	6,794 sq. ft.
MECHANICAL PENTHOUSE	0.0 sq. m.	0.0 sq. ft.
TOTAL AREA	4,135.3 sq. m.	44,512 sq. ft.

UNIT STATISTICS

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

RESIDENCE	- 0.5 PER DWELLING UNIT (AFTER 12 UNITS)	28
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	0
COMMERCIAL RETAIL	- 1.25 PER 100m ² GFA (AFTER 200m ² GFA)	6
TOTAL		31

PROVIDED

RESIDENCE	- 0.81 PER DWELLING UNIT	41
VISITOR	- 0.1 PER DWELLING UNIT	6
COMMERCIAL RETAIL	- NON REQUIRED	0
TOTAL		47

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (67 UNITS)	34
COMMERCIAL	- 1.0 PER 250m ² GFA	1
TOTAL		35

PROVIDED

INTERIOR - P1 LEVEL	- 1.0 PER UNIT (67 UNITS)	67
EXTERIOR		12
TOTAL		79

REVISIONS:

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

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 =	200.0 sq. m.
TOTAL =	620.0 sq. m.
TOTAL COMMUNAL =	210.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (67) =	402.0 sq. m.
REQUIRED COMMUNAL @ 50% =	201.0 sq. m.

ARCHITECT SEAL: **ONTARIO ASSOCIATION OF ARCHITECTS**

ARCHITECT: **rla/architecture**
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56 beech street, ottawa, ontario K1S 3J6
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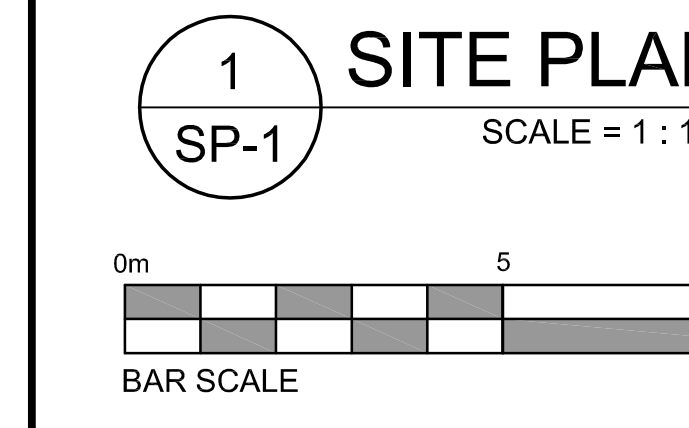
PROJECT TITLE: **18 HAWTHORNE AVENUE**
(12 to 24 HAWTHORNE AVENUE)
OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

CLIENT: **REAL ESTATE JBHoldingsInc**

ARCHITECT: **rla/architecture**

1 SITE PLAN
SP-1
SCALE = 1 : 100



KEY MAP

SECTION A' - (MIDDLE OF BUILDING)

SECTION B' - (EAST END OF BUILDING)

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 (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

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)	

DRAWN: **R.V.**

CHECKED: **R.V.**

SCALE: **1:100**

PROJECT No: **2207**

SHEET No: **SP-1**