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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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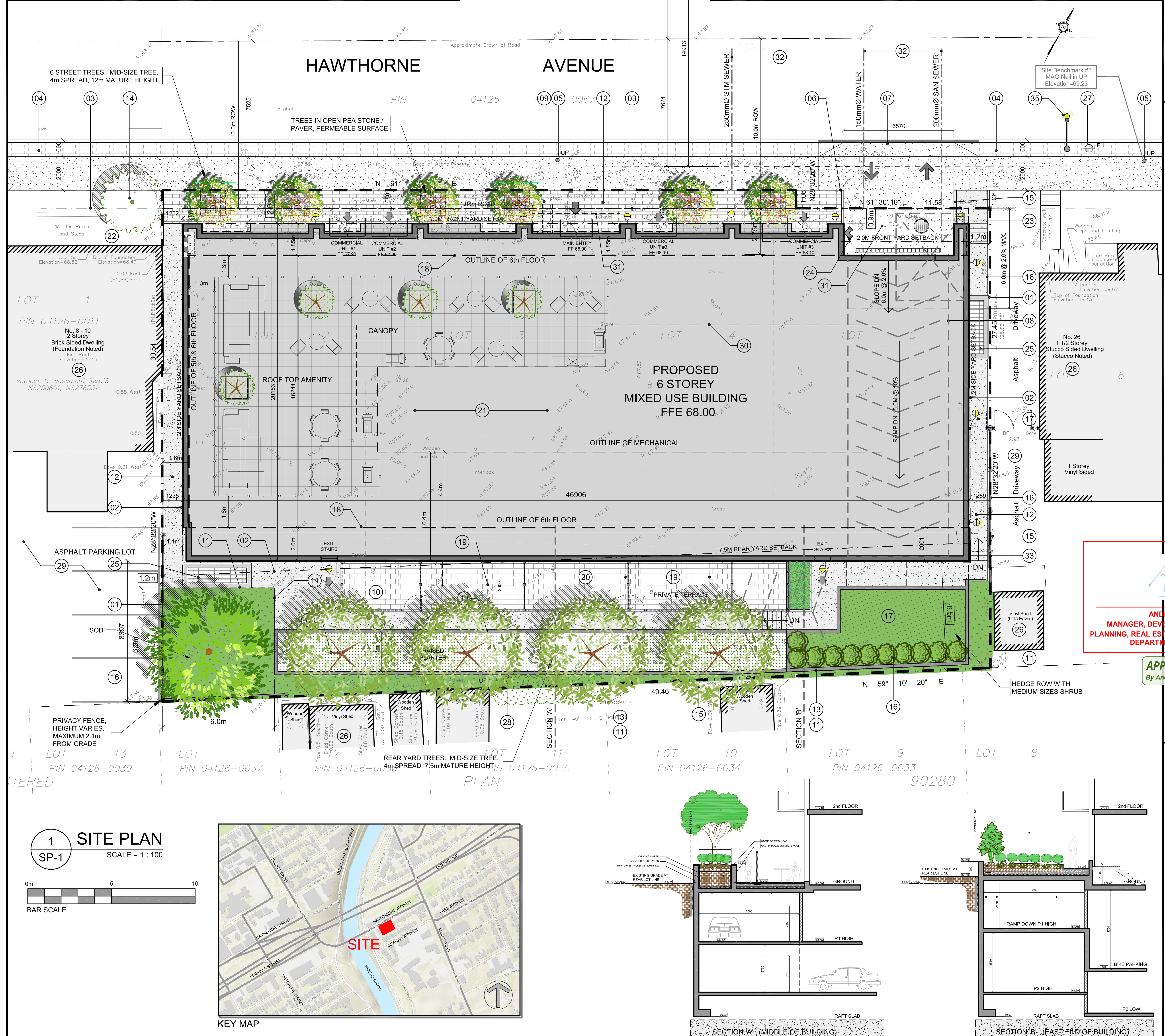
PROJECT INFORMATION

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.)
ZONING		REQUIRED		PROVIDED	
BUILDING HEIGHT	4 STOREYS / 14.5m	(GEO. ELEV.)	68.10	6 STOREYS / 20.0m	(GEO. ELEV.) 68.10
GRADE (GEODETTIC ELEVATION - ASL)	3.0m			0.9m	
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			1.0m	
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)	28			39m	
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 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.
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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
- 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.	8,292 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 ² GFA (AFTER 200m ² 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 ² GFA	1
TOTAL		68

PROVIDED

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

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	10,556 sq. ft.	986.0 sq. m.
6th FLOOR	9,866 sq. ft.	912.7 sq. m.
MECHANICAL LEVEL	194.0 sq. m.	2,088 sq. ft.
TOTAL AREA (ABOVE GROUND)	5,537.0 sq. m.	59,600 sq. ft.

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

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

ARCHITECT SEAL
ARCHITECT ASSOCIATION OF ONTARIO
ANDREW MCCREIGHT
LICENCE # 4232

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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