



- DRAWING NOTES:**
- 1 PRECAST CONCRETE UNIT PAVERS ON GRANULAR SUB-BASE OR BUILT UP ROOF DECK. SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
 - 2 CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS TROUGH DRIVEWAY
 - 3 PROPERTY LINE
 - 4 BUILDING SETBACK
 - 5 ROAD WIDENING 0.685 METRE
 - 6 PROPOSED BICYCLE SPACE 600 x 1800mm
 - 7 CITY BOULEVARD INSTALLED IN 2017
 - 8 BALCONY ABOVE
 - 9 EXISTING CITY BOULEVARD LIGHTS
 - 10 EXISTING CITY BOLLARD STYLE BIKE RACKS
 - 11 EXISTING STREET TREES WITH GUARD PLANTED 2017
 - 12 EXISTING FIRE HYDRANT
 - 13 OUTLINE OF EXISTING ADJACENT BUILDING
 - 14 SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - 15 OUTLINE OF MECHANICAL PENTHOUSE
 - 16 COMMERCIAL PATIO AT GRADE
 - 17 OUTLINE OF COMMERCIAL UNITS ON GROUND FLOOR
 - 18 SIAMESE CONNECTION
 - 19 1800mm HT. PRIVACY FENCE
 - 20 LOW LANDSCAPE WALL, HEIGHT VARIES, SEE GRADING PLAN
 - 21 PROPOSED CISTERN WITH ACCESS COVER
 - 22 OUTLINE OF BUILDING ABOVE
 - 23 INTAKE / EXHAUST AIR SHAFT FOR GARAGE
 - 24 ENTRY DRIVEWAY
 - 25 EXISTING WOOD PRIVACY FENCE TO BE REPLACED
 - 26 EXISTING TREE TO BE REMOVED
 - 27 EXISTING CONCRETE CURB / WALL REMOVE AS REQUIRED
 - 28 1.8m WIDE CONCRETE SIDEWALK TO CITY STANDARDS
 - 29 BUILDING COLUMN
 - 30 EXTERIOR BIKE PARKING WITH RACK
 - 31 TEMPORARY SNOW STORAGE

- SITE PLAN SYMBOLS:**
- CONCRETE UNIT PAVERS SURFACE
 - SOFT LANDSCAPING: PLANTING
 - SOFT LANDSCAPING: SOD
 - CONCRETE DRIVEWAY
 - CONCRETE SIDEWALK
 - NEW CITY UNIT PAVES SIDEWALK (INSTALLED 2017)
 - NEW CITY BICYCLE LANE (INSTALLED 2017)
 - WALL MOUNTED LIGHT
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - COMMERCIAL ENTRANCE OR FIRE EXIT
 - NEW CITY BOLLARD STYLE BIKE RACK
 - EXISTING GRADE
 - RD
 - ROOF DRAIN

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LEGAL DESCRIPTION
TOPOGRAPHICAL SKETCH OF
LOT 18 AND PART OF LOT 19
REGISTERED PLAN 28
CITY OF OTTAWA

SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
Ontario Land Surveyors
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Nepean, Ontario K2E 7S6
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PROJECT INFORMATION

ZONING	Zoning By-law 2008-250 TM7 (1839)
SITE AREA	1,414.63 sq. m. (15,227 sq. ft.)
BUILDING HEIGHT	20.3m
AVERAGE MEAN GRADE	64.85 m. geo. elev.
FRONT YARD SETBACK	2.0m
FRONT YARD SETBACK - AFTER 5th FLOOR OR 16.5m	+ 2.0m
CORNER SIDE YARD SETBACK	3.0m
CORNER SIDE YARD SETBACK - AFTER 5th FLOOR	+ 2.0m
REAR YARD SETBACK - ABUTTING 'R' ZONE	7.5m
AMENITY SPACE REQUIRED 74 UNITS X 6.0m	444 sq. m.

PROJECT STATISTICS

BUILDING HEIGHT	6 Storeys - 20 M
GROSS BUILDING - AREAS	
(CITY OF OTTAWA'S DEFINITION)	
BASEMENT LEVEL	0.0 sq. m.
0 sq. ft.	
GROUND FLOOR	360.6 sq. m.
3,862 sq. ft.	
TYPICAL FLOORS (2 - 5)	3,198.3 sq. m.
4 x 788.6 sq. m.	
4 x 8,499 sq. ft.	
6th FLOOR	647.8 sq. m.
6,973 sq. ft.	
TOTAL AREA ABOVE GRADE	4,166.8 sq. m.
44,851 sq. ft.	

UNIT STATISTICS

STUDIO UNIT	21
1 BEDROOM UNIT	37
2 BEDROOM UNIT	16
TOTAL	74
COMMERCIAL AREA	360.6 sq. m.
3,862 sq. ft.	

CAR PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT AFTER 12 UNITS
31	
VISITOR	- 0.1 PER UNIT AFTER 12 UNITS
6	
COMMERCIAL RETAIL	- ALL UNITS UNDER 350 sq. m.
0	
TOTAL	37

PROVIDED

RESIDENCE	37
VISITOR	6
COMMERCIAL RETAIL	0
TOTAL	43

BICYCLE PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT (74 UNITS)
37	
COMMERCIAL	- 1 per 250 m ² of gfa
3	
TOTAL	31

PROVIDED

GROUND FLOOR BIKE ROOM	66
EXTERIOR AT GRADE	10
TOTAL	76

NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (00) INDICATES PARTITION TYPE; REFER TO WALL TYPE SCHEDULE.
- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- (00) DETAIL NUMBER
- (00) TITLE
- (00) DETAIL REFERENCE PAGE
- (00) DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- (A) REFER TO TYPICAL ASSEMBLIES LEGEND FOR WALL, PARTITION, ROOF & FLOOR TYPES.
- (B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A500 SERIES.
- (C) ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF THE DRYWALL.
- (D) ALL EXTERIOR WALLS ARE TO BE TYPE "W1" UNLESS NOTED OTHERWISE.
- (E) ALL INTERIOR PARTITIONS ARE TO BE TYPE "P1" UNLESS NOTED OTHERWISE.

31	RE-ISSUED FOR SITE PLAN CONTROL	Oct. 09, 25
30	ADDED BIKE PARKING	Sept. 08, 25
29	ISSUED FOR SITE PLAN RESUBMISSION	Jun. 27, 25
28	ISSUED FOR SITE PLAN RESUBMISSION	Jun. 03, 25
27	REVISED AS PER CITY LETTER JAN. 17, 2025	Apr. 22, 25
26	ISSUED TO OWNER - REVISED DESIGN	Feb. 26, 25
25	ISSUED WITH NEW SURVEYED BASE JAN. 23, 2025	Jan. 31, 25
24	ISSUED FOR Pre-App. Phase 1 RESPONSE	Oct. 28, 24
23	ISSUED FOR S.P.C. - REVISED DESIGN	Feb. 21, 24
22	ISSUED FOR S.P.C. - REVISED DESIGN	Nov. 17, 21

SUBMISSIONS NOT RELEVANT TO CURRENT PROJECT

1	ISSUED FOR MINOR VARIANCE	JULY 11, 07
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REVISIONS:

No.	DESCRIPTION	DATE
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ARCHITECT SEAL:
THE ASSOCIATION OF ARCHITECTS
RODERICK LAHEY ARCHITECT INC.
4375
SEAL DATE: STAMP DATE

CLIENT:
THE PROPERTIES GROUP
236 Metcalfe Street, Ottawa, Ontario K2P 1R3

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PROJECT TITLE:
129 MAIN STREET

OTTAWA **ONTARIO**

SHEET TITLE:
SITE PLAN

DRAWN:
RV

CHECKED:
RLA

SCALE:
1:100

SHEET No.
SP-1

PROJECT No.
0622

