



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
Prepared by Annis, O'Sullivan, Vollebakk Ltd.
Field Work Completed May 14, 2018
Revised January 23, 2025

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PROJECT INFORMATION

ZONING Zoning By-law 2008-205 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 3.0m

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.

GROUND FLOOR 360.6 sq. m.

TYPICAL FLOORS (2 - 5) 3,198.3 sq. m.

8th FLOOR 647.8 sq. m.

TOTAL AREA ABOVE GRADE 4,166.8 sq. m.

UNIT STATISTICS

STUDIO UNIT 21

1 BEDROOM UNIT 37

2 BEDROOM UNIT 16

TOTAL 74

COMMERCIAL AREA 360.6 sq. m.

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 m² of gfa 3

TOTAL 31

PROVIDED

GROUND FLOOR BIKE ROOM 66

EXTERIOR AT GRADE 10

TOTAL 76

LOT COVERAGE

PAVED SURFACE = 18.3 sq. m. 1.3%

BUILDING FOOTPRINT = 969.0 sq. m. 68.5%

LANDSCAPE OPEN SPACE = 427.7 sq. m. 30.2%

TOTAL = 1,415.0 sq. m. 100.0%

AMENITY SPACE

AT GRADE COMMUNAL EXTERIOR = 90.0 sq. m.

GROUND COMMUNAL INTERIOR = 90.0 sq. m.

PRIVATE BALCONIES / TERRACES = 390.0 sq. m.

ROOF TOP COMMUNAL EXTERIOR = 200.0 sq. m.

TOTAL = 770.0 sq. m.

REQUIRED - 6.0m² PER UNIT (74) = 444.0 sq. m.

REQUIRED COMMUNAL @ 50% = 222.0 sq. m.

WASTE REQUIREMENT (74 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 2 BINS

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 A800 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.

NOTATION SYMBOLS:

(00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

(01) INDICATES PARTITION TYPE; REFER TO WALL TYPE SCHEDULE.

(02) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.

(03) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.

(04) INDICATES DETAIL NUMBER.

(05) TITLE

(06) DETAIL REFERENCE PAGE

(07) DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR MINOR VARIANCE	JULY 11, 07

ARCHITECT SEAL:

THE PROPERTIES GROUP

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ARCHITECT:

rla/architecture

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PROJECT TITLE:

129 MAIN STREET

OTTAWA **ONTARIO**

SHEET TITLE:

SITE PLAN

DRAWN: RV

CHECKED: RLA

SCALE: 1:100

SHEET No.

PROJECT No. 0622

SP-1



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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No.	DESCRIPTION	DDMMYY
11	BICYCLE PARKING MODIFICATION	2025/09/08
10	ISSUED FOR SPC RESPONSE	2025/04/22
9	ISSUED FOR Pre-App. Phase 1 RESPONSE	2024/10/28
8	ISSUED FOR SPC - Revised Design	2024/02/24
7	ISSUED FOR SPC - Revised Design	2021/11/17

ARCHITECT SEAL:

NORTH ARROW:

TRUE NORTH

CLIENT:

ARCHITECT:

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PROJECT TITLE:

129 MAIN STREET

129 MAIN STREET

GROUND FLOOR PLAN

DRAWN:
RIB

CHECKED:
KR

SCALE:
1 : 75

SHEET No:

PROJECT No:
2315

D103