

- DRAWING NOTES:**
- 1 PRECAST CONCRETE UNIT PAVERS ON GRANULAR SUB-BASE OR BUILT UP ROOF DECK. SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
 - 2 DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS
 - 3 PROPERTY LINE
 - 4 BUILDING SETBACK
 - 5 APPROVED ROAD WIDENING, 0.387 TO 0.47 METRE
 - 6 PROPOSED BICYCLE SPACE 600 x 1800mm
 - 7 CONCRETE BARRIER CURB AND SIDEWALK
 - 8 CITY BOULEVARD INSTALLED IN 2017
 - 9 150mm HT. BARRIER CURB
 - 10 BALCONY ABOVE
 - 11 EXISTING STREET TREES PLANTED 2017
 - 12 EXISTING FIRE HYDRANT
 - 13 OUTLINE OF EXISTING 2 STOREY BUILDING
 - 14 SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - 15 OUTLINE OF MECHANICAL PENTHOUSE
 - 16 COMMERCIAL PATIO AT GROUND FLOOR
 - 17 OUTLINE OF COMMERCIAL UNITS ON GROUND FLOOR
 - 18 SIAMSESE CONNECTION
 - 19 1800mm HT. PRIVACY FENCE
 - 20 150mm WIDE CONCRETE EDGER, HEIGHT VARIES, SEE LANDSCAPE PLAN
 - 21 PROPOSED CISTERN WITH ACCESS COVER
 - 22 OUTLINE OF BUILDING ABOVE
 - 23 BUILDING COLUMNS FOR BUILDING ABOVE
 - 24 EXISTING CITY BOLLARD STYLE BIKE RACKS
 - 25 EXISTING CITY BOULEVARD LIGHTS
 - 26 EXISTING WOOD PRIVACY FENCE TO BE REPLACED
 - 27 AUTOMATED PARKING SYSTEM, 3 LEVELS, 1 AT GRADE, 1 UP AND 1 DOWN
 - 28 SAFETY GATES OR ROLL UP DOORS
 - 29 EXISTING TREE TO BE REMOVED
 - 30 EXISTING TREE TO REMAIN
 - 31 PRIVACY SCREEN WALL

- SITE PLAN SYMBOLS:**
- CONCRETE UNIT PAVERS SURFACE
 - SOFT LANDSCAPING
 - DRIVING AREA
 - NEW CITY UNIT PAVER 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
 - ROOF DRAIN

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LANDSCAPE ARCHITECT
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 Fax: (819) 422-1029
 E-Mail: kallaladesign@xplornet.com

PROJECT INFORMATION

ZONING: Zoning By-law 2008-250 TM7 (1839)

SITE AREA: 1,414.63 sq. m. (15,227 sq. ft.)

PROJECT STATISTICS

BUILDING HEIGHT: 6 Storeys - 20 M

AMENITY SPACE REQUIRED 68 UNITS X 6.0m: 408 sq. m.

GROSS BUILDING -AREAS
 (CITY OF OTTAWA'S DEFINITION)

BASEMENT LEVEL	0.0 sq. m.
GROUND FLOOR	311.5 sq. m.
TYPICAL FLOORS (2 - 4)	4 x 696.3 sq. m. = 2,745.1 sq. m.
6th FLOOR	4 x 7.387 sq. ft. = 29,548 sq. ft.
TOTAL AREA ABOVE GRADE	3,707.7 sq. m.
COMMERCIAL AREA	311.5 sq. m.
RESIDENCE	585.7 sq. m.
COMMERCIAL RETAIL	3,353 sq. m.

GENERAL NOTES:

- REFER TO TYPICAL ASSEMBLIES LEGEND FOR WALL, PARTITION, ROOF & FLOOR TYPES.
- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A300 SERIES.
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF THE DRYWALL.
- ALL EXTERIOR WALLS ARE TO BE TYPE "W1" UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO BE TYPE "P1" UNLESS NOTED OTHERWISE.

CAR PARKING

REQUIRED	RESIDENCE	-0.5 PER UNIT AFTER 12 UNITS	28
VISITOR	-0.1 PER UNIT AFTER 12 UNITS	6	
COMMERCIAL RETAIL	- ALL UNITS UNDER 350 sq. m.	0	
TOTAL		34	
PROVIDED		29	
RESIDENCE		6	
VISITOR		6	
COMMERCIAL RETAIL		0	
TOTAL		35	

BICYCLE PARKING

REQUIRED	RESIDENCE	-0.5 PER UNIT (68 UNITS)	34
COMMERCIAL	-1 per 250 m ² of gfa	2	
TOTAL		36	
PROVIDED		74	
PARKING GARAGE AT GRADE		7	
TOTAL		81	

LOT COVERAGE

PAVED SURFACE	= 513.5 sq. m.	36.3%
BUILDING FOOTPRINT	= 543.9 sq. m.	38.4%
LANDSCAPE OPEN SPACE	= 357.2 sq. m.	25.3%
TOTAL	= 1,414.63 sq. m.	100.0%

REFUGE REQUIREMENT (68 UNITS)

GARBAGE	-0.11 PER UNIT	8 YARDS
RECYCLING CMP	-0.018 PER UNIT	2 YARDS
RECYCLING FIBER	-0.038 PER UNIT	3 YARDS
COMPOST	-0.240L PER 30 UNITS	2

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

PROJECT DEVELOPER
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 Fax: 613.237.7300

SURVEYOR
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 Ontario Land Surveyors
 14 Concourse Gate, Suite 500,
 Nepean, Ontario K2E 7S6
 Tel: (613) 727-0850
 Fax: (613) 727-1079
 E-Mail: EdH@aovltd.com

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.

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- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
16	REVISED UNIT LAYOUT	Jan. 23, 20
15	ISSUED FOR UPDATED SITE PLAN CONTROL	July 10, 19
14	ISSUED FOR MINOR VARIANCE	Mar. 24, 19
13	ISSUED FOR SITE PLAN CONTROL REVISION	Sept. 24, 18
12	REVISED BUILDING DESIGN	April 03, 18
11	REVISED BUILDING DESIGN	July 13, 17
10	ISSUED FOR UPDATED SITE PLAN CONTROL	Jan. 18, 16
9	REVISED BUILDING DESIGN	Sept. 22, 15
8	ISSUED FOR SITE PLAN AGREEMENT - M/LARS	Feb. 11, 14
7	REVISED AS PER CITY PROPOSED STREET DESIGN	Feb. 04, 14
6	REVISED BUILDING DESIGN	OCT. 23, 13
5	REVISED AS PER SITE PLAN COMMENTS	OCT. 7, 11
4	REVISED AS PER SITE PLAN COMMENTS	APRIL 27, 11
3	ISSUED FOR PRELIMINARY PRICING	APRIL 04, 11
2	ISSUED FOR SITE PLAN CONTROL	JULY 27, 10
1	ISSUED FOR MINOR VARIANCE	JULY 11, 07

ARCHITECT SEAL:
 ARCHITECT: RODERICK LAHEY
 LICENSE: 4375

CLIENT:
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 236 Metcalfe Street, Ottawa, Ontario K2P 1R3

ARCHITECT:
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PROJECT TITLE:
 129 MAIN STREET

LOCATION:
 OTTAWA ONTARIO

SHEET TITLE:
 SITE PLAN

DRAWN:
 R. VERCH

CHECKED:
 RLA

SCALE:
 1:100

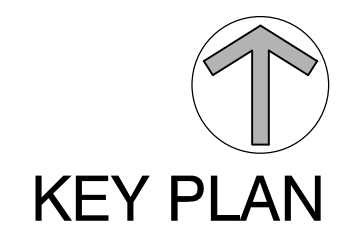
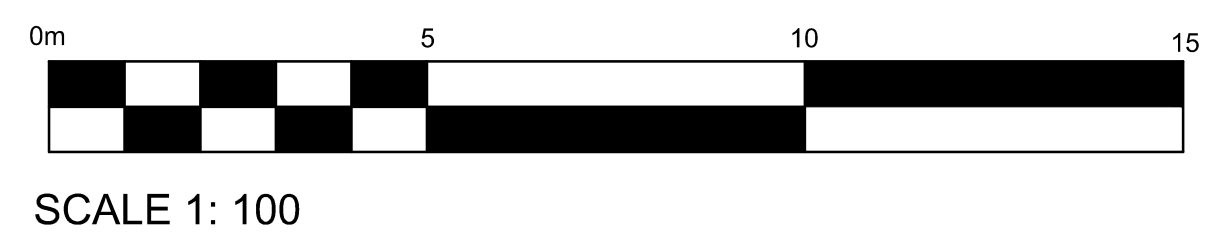
SHEET No.:
 SP-1

PROJECT No.:
 0622

SAIDE SAYAH
 MANAGER, CENTRAL BRANCH
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Saide Sayah at 5:47 pm, Jan 25, 2021

1 SITE PLAN
 SCALE = 1 : 100





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#	ISSUED FOR	DD.MM.YY

REVISIONS:

ARCHITECT SEAL: NORTH ARROW:

CLIENT:

The Properties Group Management Ltd.
 236 Metcalf Street, Ottawa, Ontario K2P 1R3

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PROJECT TITLE:
129 MAIN STREET

OTTAWA, ONTARIO

SHEET TITLE:
BASEMENT PLAN

DRAWN:
S.S

CHECKED:
Checker

SCALE:
1 : 75

SHEET No:
A100

PROJECT No:
0622

Saide Sayah
SAIDE SAYAH
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 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Saide Sayah at 5:48 pm, Jan 25, 2021

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM) PLOT SCALE: 1:1 F:\2006\0622 Main Street-Prop Grg\01_Design Development\07_Revit Files\revit model\OPTION WITH STUDIO.Lvt STUDIO\129 main street-option with studio.Lvt PLOT DATE: 1/7/2020 1:57:47 PM



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PROJECT TITLE:

129 MAIN STREET

OTTAWA, ONTARIO

SHEET TITLE:

GROUND FLOOR PLAN

DRAWN: S.S.	CHECKED: RLA
SCALE: 1 : 75	SHEET No: A101
PROJECT No: 0622	

SAIDE SAYAH
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PLANNING, INFRASTRUCTURE & ECONOMIC
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APPROVED
By Saide Sayah at 5:48 pm, Jan 25, 2021



GFA: 8942 SQ. ft.

Saide Sayah

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 By Saide Sayah at 5:48 pm, Jan 25, 2021

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PROJECT TITLE:
129 MAIN STREET

OTTAWA, ONTARIO

SHEET TITLE:
LEVEL 2-5 FLOOR PLAN

DRAWN: J.K	CHECKED: RLA
SCALE: 1 : 75	SHEET No: A102
PROJECT No: 0622	



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PROJECT TITLE:
129 MAIN STREET

OTTAWA, ONTARIO

SHEET TITLE:
SIXTH FLOOR PLAN

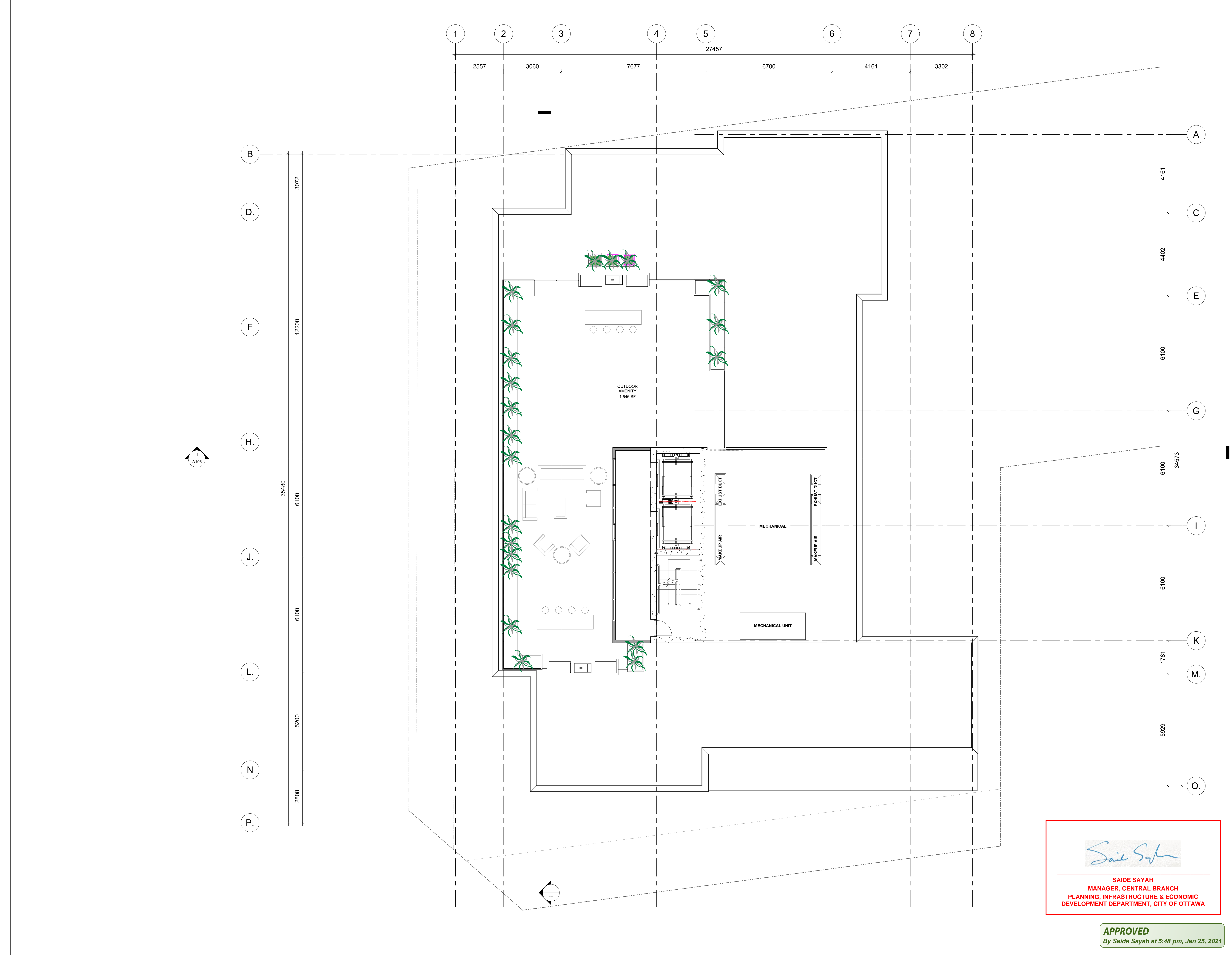
DRAWN: Author
 CHECKED: Checker

SCALE: 1:75
 SHEET No: **A104**

PROJECT No: 0622

SAIDE SAYAH
 MANAGER, CENTRAL BRANCH
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 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Saide Sayah at 5:48 pm, Jan 25, 2021



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ARCHITECT SEAL:

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PROJECT TITLE:
129 MAIN STREET

OTTAWA, ONTARIO

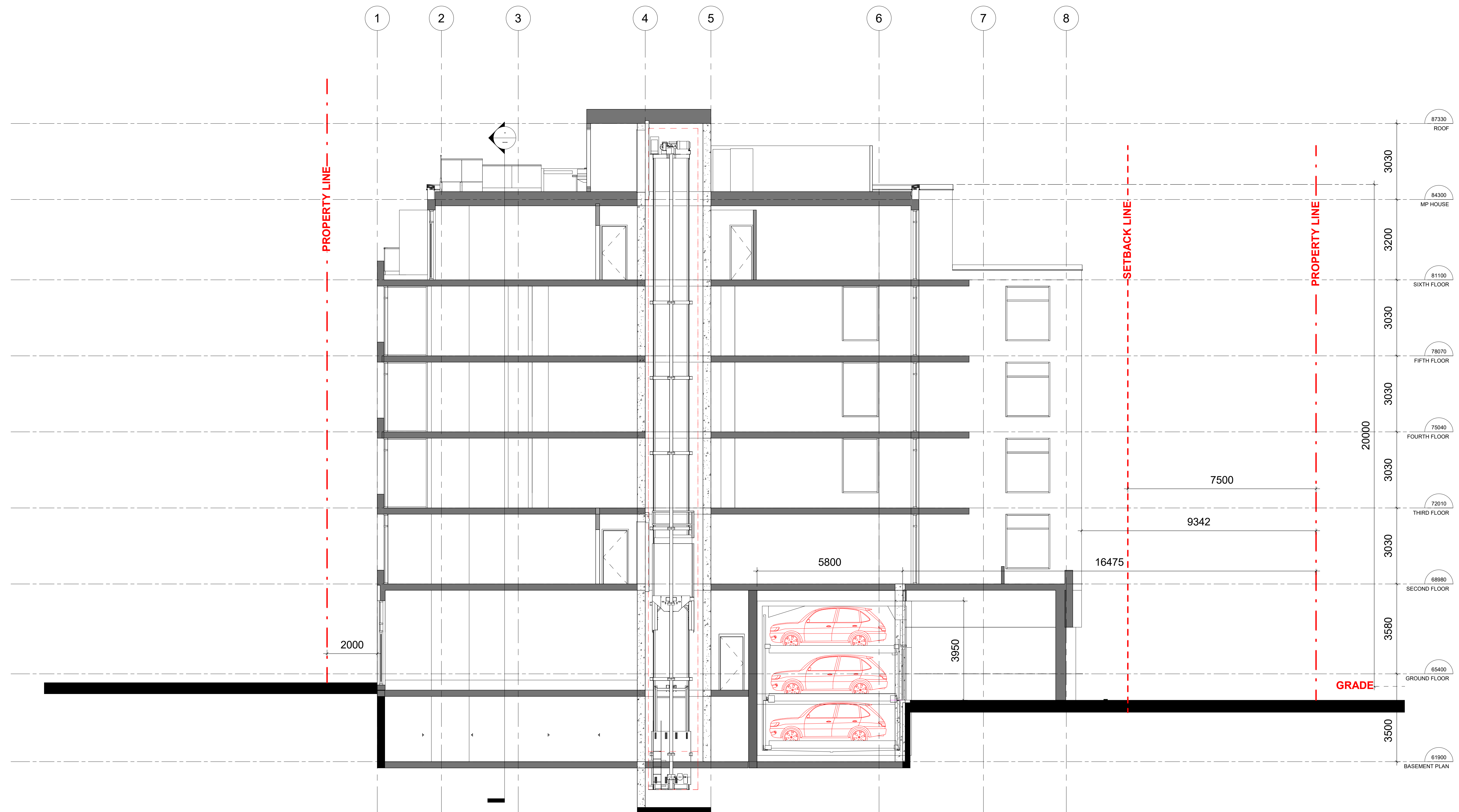
SHEET TITLE:
ROOF PLAN

DRAWN: J.K	CHECKED: RLA
SCALE: 1:75	SHEET No: A105
PROJECT No: 0622	

SAIDE SAYAH
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DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Saide Sayah at 5:48 pm, Jan 25, 2021

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1 OVERALL SECTION
 A106 1 : 75

Saïd Sayah
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 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Saïd Sayah at 5:49 pm, Jan 25, 2021

NO.	REVISIONS	ISSUED FOR	DATE
1	ISSUED FOR MINOR VARIANCE	JULY 11, 07	
2	ISSUED FOR SITE PLAN CONTROL	JULY 27, 10	
3	ISSUED FOR PRELIMINARY PRICING	APRIL 04, 11	
4	REVISED AS PER SITE PLAN COMMENTS	APRIL 27, 11	
5	REVISED BUILDING LAYOUT	OCT 23, 13	
6	REVISION	SEP 24, 18	
7	ISSUED FOR SITE PLAN CONTROL	SEP 24, 18	
8	ISSUED FOR MINOR VARIANCE	MARCH 24, 18	

ARCHITECT SEAL: _____ NORTH ARROW: _____

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PROJECT TITLE:
129 MAIN STREET
 OTTAWA, ONTARIO

SHEET TITLE:
OVERALL SECTION

DRAWN: S.S	CHECKED: RLA
SCALE: 1 : 75	SHEET No: A106
PROJECT No: 0622	



2 WEST ELEVATION
1 : 100



1 EAST ELEVATION
1 : 100


SAIDE SAYAH
 MANAGER, CENTRAL BRANCH
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Saide Sayah at 5:49 pm, Jan 25, 2021

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#	ISSUED FOR:	DATE
8	ISSUED FOR MINOR VARIANCE	MARCH 24, 18
7	ISSUED FOR SITE PLAN CONTROL REVISION	SEP 24, 18
6	REVISED BUILDING LAYOUT	OCT 23, 13
5	REVISED AS PER SITE PLAN COMMENTS	OCT 07, 11
4	REVISED AS PER SITE PLAN COMMENTS	APRIL 27, 11
3	ISSUED FOR PRELIMINARY PRICING	APRIL 04, 11
2	ISSUED FOR SITE PLAN CONTROL	JULY 27, 10
1	ISSUED FOR MINOR VARIANCE	JULY 11, 07
#	ISSUED FOR:	DD MM YY

REVISIONS:

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

CLIENT:
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ARCHITECT:
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PROJECT TITLE:
129 MAIN STREET

OTTAWA, ONTARIO

SHEET TITLE:
WEST & EAST ELEVATIONS

DRAWN: S.S	CHECKED: RLA
SCALE: 1 : 100	SHEET No: A108
PROJECT No: 0622	

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM) PLOT SCALE: 1:1 F:\2006\0622 Main Street-Prop Grg\01_Design Development\07_Revit Files\revit model\OPTION WITH STUDIO\129 main street-option with studio.rvt PLOT DATE: 17/2020 1:41:35 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.
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- NOTATION SYMBOLS:**
- ⓪ INDICATES DRAWING NOTES, LISTED ON EACH SHEET
 - Ⓛ INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE
 - Ⓜ INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATION AND DETAILS ON A900 SERIES
 - Ⓝ INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES

- GENERAL NOTES:**
- (A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF, CEILING & FLOOR TYPES
 - (B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES
 - (C) ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD
 - (D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF STUD
 - (E) ALL EXTERIOR WALLS ARE TO BE W4 UNLESS OTHERWISE NOTED
 - (F) ALL INTERIOR PARTITIONS ARE TO BE P8 UNLESS OTHERWISE NOTED
 - (G) ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 1.5 HRS (AS DETERMINED BY OBC-SB2) UNLESS OTHERWISE STATED

#	ISSUED FOR:	DATE
8	ISSUED FOR MINOR VARIANCE	MARCH 24, 18
7	ISSUED FOR SITE PLAN CONTROL REVISION	SEP 24, 18
6	REVISED BUILDING LAYOUT	OCT 23, 13
5	REVISED AS PER SITE PLAN COMMENTS	OCT 07, 11
4	REVISED AS PER SITE PLAN COMMENTS	APRIL 27, 11
3	ISSUED FOR PRELIMINARY PRICING	APRIL 04, 11
2	ISSUED FOR SITE PLAN CONTROL	JULY 27, 10
1	ISSUED FOR MINOR VARIANCE	JULY 11, 07
#	ISSUED FOR:	DD MM YY

ARCHITECT SEAL: _____ NORTH ARROW: _____

CLIENT:
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 The Properties Group Management Ltd.
 236 Metcalf Street, Ottawa, Ontario K2P 1R3

ARCHITECT:
RODERICK LAHEY ARCHITECT INC
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
129 MAIN STREET

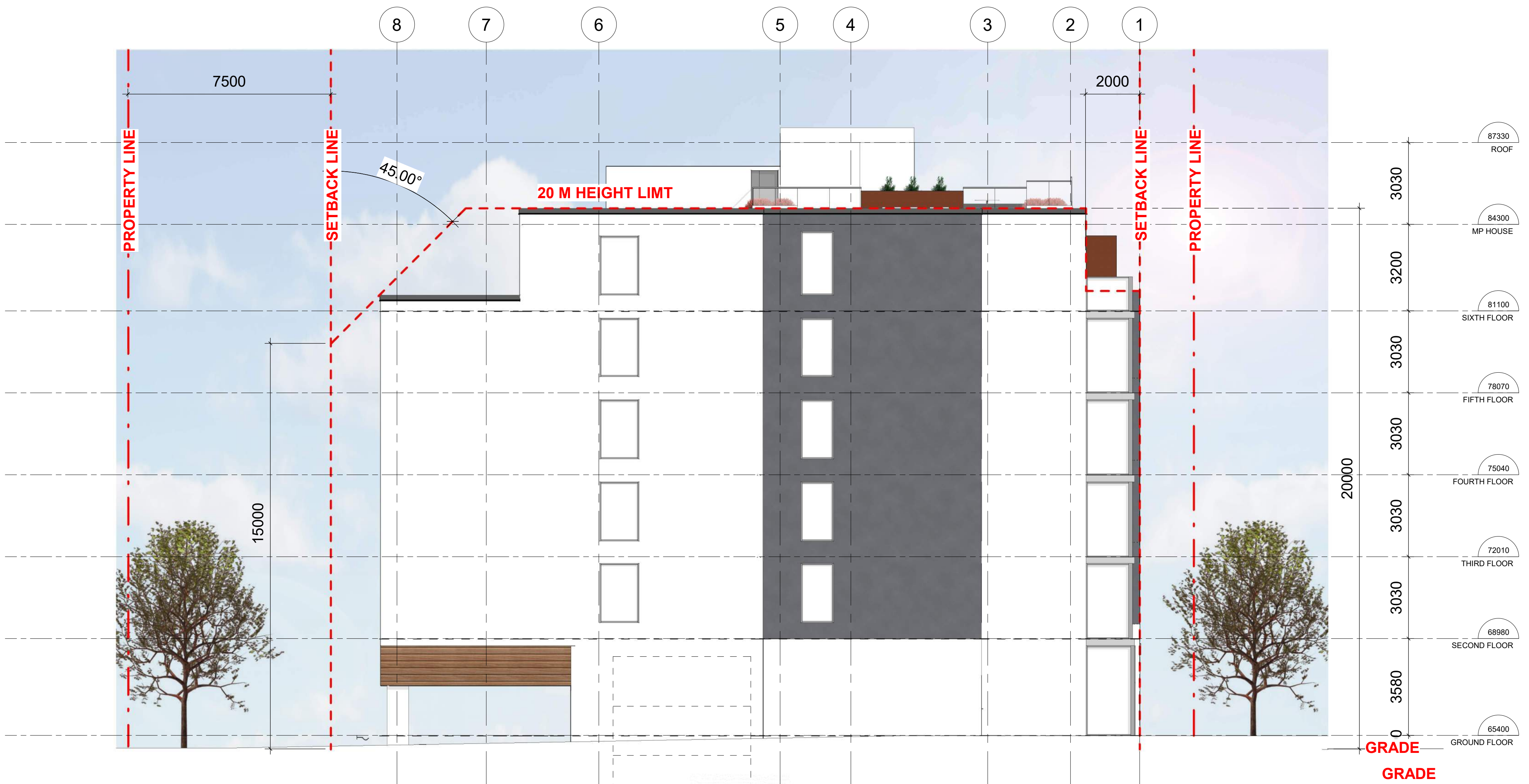
OTTAWA, ONTARIO

SHEET TITLE:
NORTH & SOUTH ELEVATIONS

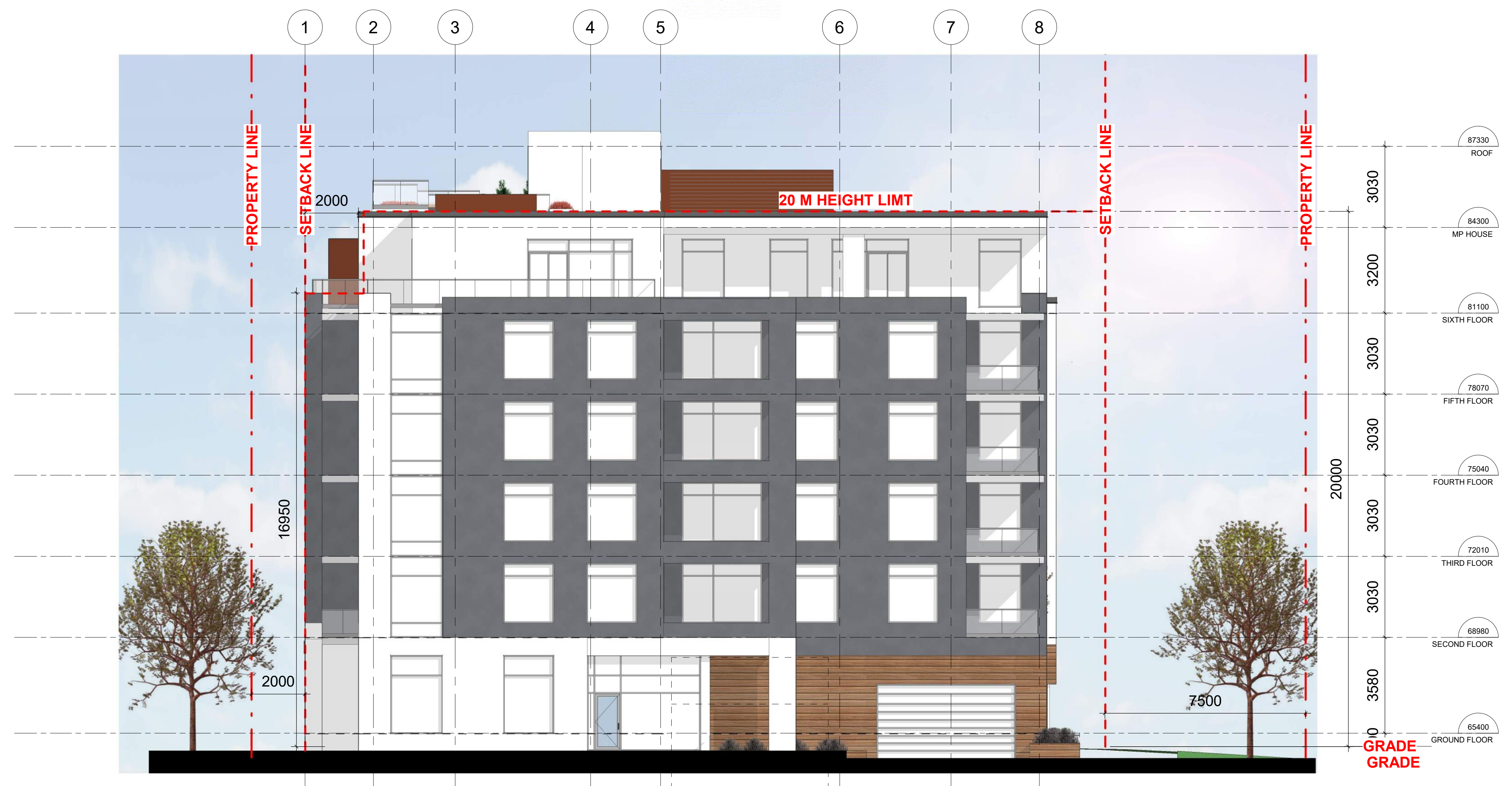
DRAWN: J.K. CHECKED: RLA

SCALE: 1:100 SHEET No: **A109**

PROJECT No: 0622



1 NORTH ELEVATION
 1 : 100



2 SOUTH ELEVATION
 1 : 100

Saide Sayah
SAIDE SAYAH
 MANAGER, CENTRAL BRANCH
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Saide Sayah at 5:49 pm, Jan 25, 2021



1 3D View 1



3 3D View 4



2 3D View 2



4 3D View 5

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.
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- G ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 1.5 HRS (AS DETERMINED BY CBC-SB2) UNLESS OTHERWISE STATED

ISSUED FOR: DD.MM.YY

REVISIONS:

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PROJECT TITLE:
129 MAIN STREET

OTTAWA, ONTARIO

SHEET TITLE:
perspectives

DRAWN: S.S. CHECKED: RLA

SCALE: SHEET No: **B100**

PROJECT No: 0622

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 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Saide Sayah at 5:49 pm, Jan 25, 2021

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM)

PLOT SCALE: 1:1

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PLOT DATE: 1/27/2020 1:51:22 PM