



DRAWING NOTES:

PRECAST CONCRETE UNIT PAVERS ON GRANULAR SUB-BASE OR BUILT UP ROOF DECK. SEE LANDSCAPE PLAN FOR PATTERN AND TYPE

CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS TROUGH DRAINWAY

PROPERTY LINE

BUILDING SETBACK

APPROVED ROAD WIDENING, 0.387 TO 0.47 METRE

PROPOSED BICYCLE SPACE 600 x 190mm

CITY BOULEVARD INSTALLED IN 2017

BALCONY ABOVE

EXISTING CITY BOULEVARD LIGHTS

EXISTING CITY BOLLARD STYLE BIKE RACKS

EXISTING STREET TREES WITH GUARD PLANTED 2017

EXISTING FIRE HYDRANT

OUTLINE OF EXISTING ADJACENT BUILDING

SOFT LANDSCAPING, SEE LANDSCAPE PLAN

OUTLINE OF MECHANICAL PENHOUSE

COMMERCIAL PATIO AT GRADE

OUTLINE OF COMMERCIAL UNITS ON GROUND FLOOR

SIAEMSE CONNECTION

1800mm HT. PRIVACY FENCE

150mm WIDE COMPOSITE EDGER, HEIGHT VARIES, SEE GRADING PLAN

PROPOSED CISTERN WITH ACCESS COVER

OUTLINE OF BUILDING ABOVE

INTAKE / EXHAUST AIR SHAFT FOR GARAGE

ENTRY DRIVEWAY WITH TRENCH DRAIN

EXISTING WOOD PRIVACY FENCE TO BE REPLACED

EXISTING TREE TO BE REMOVED

EXISTING CONCRETE CURB / WALL REMOVE AS REQUIRED

1.8m wide concrete sidewalk to city standards

BUILDING COLUMN

PROJECT INFORMATION

ZONING

Zoning By-law 2008-250 TM/ [18]93]

SITE AREA

1,414.63 sq. m.
(15,227 sq. ft.)

BUILDING HEIGHT

20.0m

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 58 Units X 6.0m

348 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

347.4 sq. m.
3,739 sq. ft.

TYPICAL FLOORS (2 - 5)

4 x 722.9 sq. m.
4 x 7,781 sq. ft.
2,891.5 sq. m.
31,124 sq. ft.

6th FLOOR

614.6 sq. m.
6,615 sq. ft.

TOTAL AREA ABOVE GRADE

3,853.4 sq. m.
41,478 sq. ft.

UNIT STATISTICS

STUDIO UNIT

4

1 BEDROOM UNIT

39

2 BEDROOM UNIT

15

TOTAL

58

COMMERCIAL AREA

347.4 sq. m.
3,739 sq. ft.

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 A900 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.

SITE PLAN SYMBOLS:

CONCRETE UNIT PAVERS SURFACE

SOFT LANDSCAPING

CONCRETE DRIVEWAY

CONCRETE SIDEWALK

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

X6.25

EXISTING GRADE

RD

ROOF DRAIN

CAR PARKING

REQUIRED

RESIDENCE

- 0.5 PER UNIT AFTER 12 UNITS

23

VISITOR

- 0.1 PER UNIT AFTER 12 UNITS

5

COMMERCIAL RETAIL

- ALL UNITS UNDER 350 sq. m.

0

TOTAL

28

PROVIDED

RESIDENCE

24

VISITOR

5

COMMERCIAL RETAIL

0

TOTAL

29

BICYCLE PARKING

REQUIRED

RESIDENCE

- 0.5 PER UNIT (58 UNITS)

29

COMMERCIAL

- 1 per 250 m² of gla

2

TOTAL

31

PROVIDED

GROUND FLOOR BIKE ROOM

58

EXTERIOR AT GRADE

4

TOTAL

62

OF THE 62 PROVIDED BICYCLE PARKING SPACES, 33 OR 53% ARE HORIZONTAL @ GROUND LEVEL

LOT COVERAGE

PAVED SURFACE =

24.1 sq. m.

1.7%

BUILDING FOOTPRINT =

936.0 sq. m.

66.1%

LANDSCAPE OPEN SPACE =

454.9 sq. m.

32.2%

TOTAL =

1,415.0 sq. m.

100.0%

AMENITY SPACE

AT GRADE COMMUNAL EXTERIOR =

180.0 sq. m.

1.7%

GROUND COMMUNAL INTERIOR =

100.0 sq. m.

7.1%

PRIVATE BALCONIES / TERRACES =

350.0 sq. m.

24.8%

ROOF TOP COMMUNAL EXTERIOR =

190.0 sq. m.

13.4%

TOTAL =

820.0 sq. m.

58.0%

TOTAL COMMUNAL =

470.0 sq. m.

33.2%

REQUIRED - 6.0M² PER UNIT (58) =

348.0 sq. m.

24.6%

REQUIRED COMMUNAL @ 50% =

174.0 sq. m.

12.3%

REFUSE REQUIREMENT

(58 UNITS)

GARBAGE

- 0.11 PER UNIT

7 YARDS

RECYCLING GMP

- 0.018 PER UNIT

1 YARDS

RECYCLING FIBER

- 0.038 PER UNIT

2 YARDS

COMPOST

- 24OL PER SO UNITS

2 BINS

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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LANDSCAPE ARCHITECT

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THE PROPERTIES GROUP

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129 MAIN STREET

OTTAWA

ONTARIO

SHEET TITLE:

SITE PLAN

DRAWING

RV

SCALE:

1:100

PROJECT No:

0622

CHECKED:

RLA

SHEET No:

SP-1