



- 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 PAVEMENT 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
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PROJECT INFORMATION	
ZONING	Zoning By-law 2008-205 TM7 (1839)
SITE AREA	
BUILDING HEIGHT	1,414.63 sq. m. (15,227 sq. ft.)
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.	33,099 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
VISITOR	- 0.1 PER UNIT AFTER 12 UNITS
COMMERCIAL RETAIL	- ALL UNITS UNDER 350 sq. m.
TOTAL	37
PROVIDED	
RESIDENCE	37
VISITOR	6
COMMERCIAL RETAIL	0
TOTAL	43
BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT (74 UNITS)
COMMERCIAL	- 1 per 250 m ² of gfa
TOTAL	31
PROVIDED	
GROUND FLOOR BIKE ROOM	60
EXTERIOR AT GRADE	4
TOTAL	64

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.
TOTAL COMMUNAL =	380.0 sq. m.
REQUIRED - 6.0m ² 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

PROJECT DEVELOPER
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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:

- (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.

REVISIONS:	DATE
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

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

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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