



- 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 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
 - RD
 - ROOF DRAIN
- CIVIL ENGINEER**
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- LANDSCAPE ARCHITECT**
Gino J. Aiello Landscape Architect
110 Didsbury Road Unit 9,
Ottawa, Ontario K2E 0C2
Tel: (613) 852-1343
Cell: (613)
Email: gino@giala.com
- 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
- SURVEYOR**
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- PROJECT DEVELOPER**
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Fax: 613.237.7300
E-Mail: aglass@prgrp.com
- URBAN PLANNER**
Fotenn Consulting
420 O'Connor Street
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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	0.0 sq. m.
BASEMENT LEVEL	0 sq. ft.
GROUND FLOOR	360.6 sq. m.
TYPICAL FLOORS (2 - 5)	3,198.3 sq. m.
6th 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
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 m² of gfa
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
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.
SUBMISSIONS NOT RELEVANT TO CURRENT PROJECT	
1	ISSUED FOR MINOR VARIANCE
No.	DESCRIPTION
31	RE-ISSUED FOR SITE PLAN CONTROL
30	ADDED BIKE PARKING
29	ISSUED FOR SITE PLAN RESUBMISSION
28	ISSUED FOR SITE PLAN RESUBMISSION
27	REVISED AS PER CITY LETTER JAN. 17, 2025
26	ISSUED TO OWNER - REVISED DESIGN
25	ISSUED WITH NEW SURVEYED BASE JAN. 23, 2025
24	ISSUED FOR Pre-App. Phase 1 RESPONSE
23	ISSUED FOR S.P.C. - REVISED DESIGN
22	ISSUED FOR S.P.C. - REVISED DESIGN
REVISIONS:	
ARCHITECT SEAL:	NORTH ARROW:
CLIENT:	
THE PROPERTIES GROUP	
236 Metcalfe Street, Ottawa, Ontario K2P 1R3	
ARCHITECT:	
rla/architecture	
56 beech street, ottawa, ontario K1S 3J6	
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca	
PROJECT TITLE:	
129 MAIN STREET	
OTTAWA ONTARIO	
SHEET TITLE:	
SITE PLAN	
DRAWN:	CHECKED:
RV	RLA
SCALE:	SHEET No.
1:100	
PROJECT No.	
0622	
SP-1	