



**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 SIAMESE 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 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
- ROOF DRAIN

**PROJECT INFORMATION**

ZONING	Zoning By-law 2008-250	TM7 (1839)
SITE AREA	1,414.63 sq. m. (15,227 sq. ft.)	
BUILDING HEIGHT	20 m.	
AMENITY SPACE REQUIRED 46 UNITS x 6.0m	276 sq. m.	

**PROJECT STATISTICS**

BUILDING HEIGHT	5 Storeys - 19.2 M	
AMENITY SPACE	PRIVATE PATIOS =	550 sq. m.
	COMMUNAL EXTERIOR AT GRADE =	116 sq. m.
	COMMUNAL EXTERIOR ROOF TOP =	134 sq. m.
	<b>TOTAL =</b>	<b>800 sq. m.</b>

**BUILDING STATISTICS**

<b>GROSS BUILDING - AREAS</b>		
CITY OF OTTAWA'S DEFINITION		
BASEMENT LEVEL	0.0 sq. m.	0 sq. ft.
GROUND FLOOR	300.0 sq. m.	3,225 sq. ft.
TYPICAL FLOORS (2 - 4)	3 x 779.4 sq. m.	2,338.0 sq. m.
	3 x 8,389 sq. ft.	26,167 sq. ft.
5th FLOOR	664.6 sq. m.	7,154 sq. ft.
<b>TOTAL AREA ABOVE GRADE</b>	<b>3,022.3 sq. m.</b>	<b>35,546 sq. ft.</b>

**CAR PARKING**

<b>REQUIRED</b>		
RESIDENCE	- 0.5 PER UNIT AFTER 12 UNITS	17
VISITOR	- 0.1 PER UNIT AFTER 12 UNITS	3
COMMERCIAL RETAIL	- ALL UNITS UNDER 350 sq. m.	0
<b>TOTAL</b>		<b>20</b>

**PROVIDED**

RESIDENCE	35
VISITOR	3
COMMERCIAL RETAIL	0
<b>TOTAL</b>	<b>38</b>

**LOT COVERAGE**

PAVED SURFACE =	553.6 sq. m.	39.1%
BUILDING FOOTPRINT =	495.5 sq. m.	35.0%
LANDSCAPE OPEN SPACE =	365.5 sq. m.	25.9%
<b>TOTAL =</b>	<b>1,414.63 sq. m.</b>	<b>100.0%</b>

**LEGAL DESCRIPTION**

TOPOGRAPHICAL SKETCH OF  
**LOT 18 AND PART OF LOT 19**  
**REGISTERED PLAN 28**  
**CITY OF OTTAWA**

**PROJECT DEVELOPER**

**129 MAIN STREET Ltd.**  
 236 Metcalfe Street,  
 Ottawa, Canada K2P 1R3  
 Tel: 613.237.2425  
 Fax: 613.237.7300

**SURVEYOR**

**Annis O'Sullivan Vollebakk Ltd.**  
 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

**CIVIL ENGINEER**

**David Schaeffer Engineering Ltd.**  
 120 Iber Road, Unit 203  
 Stittsville, ON K2S 1E9  
 Tel: (613) 836-0856  
 Fax: (613) 836-7183  
 E-Mail: afobert@dsel.ca

**LANDSCAPE ARCHITECT**

**Kallala Designs**  
 26 O'Rourke Road  
 Low, Quebec, J0X 2C0  
 Tel: (819) 422-3313  
 Fax: (819) 422-1029  
 E-Mail: kallaladesign@xplonnet.com

**NOTATION SYMBOLS:**

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES PARTITION TYPE, REFER TO WALL TYPE SCHEDULE.
- INDICATES WINDOW TYPE, REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- INDICATES DOOR TYPE, REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

**GENERAL NOTES:**

- A REFER TO TYPICAL ASSEMBLY 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.

No.	DESCRIPTION	DATE
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 - MYLARS	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

REVISIONS:

ARCHITECT SEAL	NORTH ARROW
SEAL DATE: STAMP DATE	CLIENT:

**THE PROPERTIES GROUP**  
 236 Metcalfe Street, Ottawa, Ontario K2P 1R3  
 ARCHITECT:

**RODERICK LAHEY ARCHITECT INC**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 1.613.724.9932 1.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
**129 MAIN STREET**  
 OTTAWA ONTARIO

SHEET TITLE:  
**SITE PLAN**

DRAWN: R. VERCH	CHECKED: RLA
SCALE: 1:100	SHEET No.:
PROJECT No. 0622	<b>SP-1</b>

