



PROJECT INFORMATION			
Zoning By-law (By-law No. 2026-50)	MS1 (1839) H300	SITE AREA	0.14 ha, 1,414.6 m ² , 15,227 ft ²
ZONING	REQUIRED	PROVIDED	
ZONE	MS1 (1839) H300	MS1 (1839) H300	
BUILDING HEIGHT	30.0m	9 STOREYS / 30.0m	
AVERAGE MEAN GRADE	64.85 m ASL	64.85 m ASL	
DENSITY - GFA	n/a	4.4	
FRONT YARD SETBACK: MINIMUM, MAX. OF 3.0m	2.0m	2.1m	
FRONT YARD SETBACK: 15.0m ABOVE GRADE	+1.5m	4.1m	
CORNER SIDE YARD SETBACK	0.0m	3.0m	
CORNER SIDE YARD SETBACK: 15.0m ABOVE GRADE	+1.5m	5.0m	
INTERIOR SIDE YARD SETBACK	0.0m	1.1m	
REAR YARD SETBACK - ABUTTING 'N' ZONE	7.5m	11.1m	
AMENITY AREA: TOTAL 6.0m ² PER UNIT	576.0m ²	815.0m ²	
AMENITY AREA: 50% COMMUNAL PER UNIT	288.0m ²	450.0m ²	
VEHICLE PARKING: RESIDENTIAL MAXIMUM: 1.25 PER UNIT	MAX. 120	41	
VEHICLE PARKING: VISITOR - 0.1 PER UNIT - AFTER 24 UNITS	7	7	
VEHICLE PARKING: COMMERCIAL - MAXIMUM: 3.6 PER 100m ² GFA	MAX. 13	18	
ELECTRICAL VEHICLE CHARGING STATION: 25% OF PROVIDED (EXCLUDES VISITOR)	18	18	
BICYCLE PARKING: LONG-TERM RESIDENTIAL - 1.0 PER UNIT	96	96	
BICYCLE PARKING: SHORT-TERM RESIDENTIAL - 2 + 1 FOR EVERY 20 UNITS OVER 21	6	6	
BICYCLE PARKING: COMMERCIAL: 2 + 1.0 PER 250m ² GFA OVER 250m ²	4	10	
aisle & driveway minimum width	6.0m	6.0m	
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 0.885 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			
PROJECT STATISTICS			
GROSS BUILDING - AREAS			
PARKING LEVEL			
GROUND FLOOR			
2nd - 5th FLOOR			
6th & 7th FLOOR			
8th FLOOR			
9th FLOOR			
MECHANICAL PENTHOUSE			
TOTAL AREA ABOVE GRADE			
UNIT STATISTICS			
STUDIO UNIT			
1 BEDROOM UNIT			
2 BEDROOM UNIT			
TOTAL			
COMMERCIAL AREA			
CAR PARKING			
SCHEDULE A3: AREA "C"			
REQUIRED: MINIMUM			
VISITOR - 0.1 PER UNIT AFTER 24 UNITS			
REQUIRED: MAXIMUM			
RESIDENCE - 1.25 PER UNIT			
COMMERCIAL RETAIL - 3.6 PER 100m ²			
TOTAL - MAXIMUM			
PROVIDED			
RESIDENCE			
VISITOR			
COMMERCIAL RETAIL			
TOTAL			
ELECTRICAL VEHICLE: 25% OF PROVIDED (visitor parking and barrier-free parking spaces are exempt)			
BICYCLE PARKING			
SCHEDULE A1: AREA "B"			
REQUIRED			
RESIDENCE LONG-TERM - 1.0 PER UNIT (96 UNITS)			
RESIDENCE SHORT-TERM - 2+1.0 PER 20 UNIT OVER 21			
COMMERCIAL: PSB - 2+1.0 PER 250m ² OF GFA (over 250m ² GFA)			
TOTAL			
PROVIDED			
GROUND FLOOR BIKE ROOM			
EXTERIOR AT GRADE			
TOTAL			
LOT COVERAGE			
PAVED SURFACE = 18.3 sq. m. 1.3%			
BUILDING FOOTPRINT = 950.0 sq. m. 67.1%			
LANDSCAPE OPEN SPACE = 446.7 sq. m. 31.6%			
TOTAL = 1,415.0 sq. m. 100.0%			
AMENITY SPACE			
AT GRADE COMMUNAL EXTERIOR = 150.0 sq. m.			
GROUND COMMUNAL INTERIOR = 90.0 sq. m.			
PRIVATE BALCONIES / TERRACES = 365.0 sq. m.			
ROOF TOP COMMUNAL EXTERIOR = 210.0 sq. m.			
TOTAL = 815.0 sq. m.			
WASTE REQUIREMENT			
(96 UNITS)			
GARBAGE - 0.11 PER UNIT			
RECYCLING GMP - 0.018 PER UNIT			
RECYCLING FIBER - 0.008 PER UNIT			
COMPOST - 240L PER 50 UNITS			
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 A801 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.			
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 A800 SERIES.			
INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.			
DETAIL NUMBER			
TITLE			
DETAIL REFERENCE PAGE			
DETAIL CROSS REFERENCE PAGE			
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			
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			
LANDSCAPE ARCHITECT			
Gino J. Aiello Landscape Architect 110 Didsbury Road Unit 9, Ottawa, Ontario K2P 0C2 Tel: (613) 852-1343 Cell: (613) 915-7633 E-Mail: gino@jalia.com			
CIVIL ENGINEER			
LRL Engineering 5430 Canotek Rd. Ottawa, ON K1J 9G2 Tel: (613) 842-3434 Cell: (613) 915-7633 E-Mail: esvora@lrl.ca			
URBAN PLANNER			
Fotenn Consulting 420 O'Conner Street Ottawa, K2P 1W4 Tel: (613) 730-5709 E-Mail: beed@fotenn.com			
PROJECT DEVELOPER			
129 MAIN STREET Ltd. 236 Metcalfe Street, Ottawa, Canada K2P 1R3 Tel: 613.237.2425 Fax: 613.237.7300 E-Mail: aglass@prprpr.com			
THE PROPERTIES GROUP			
236 Metcalfe Street, Ottawa, Ontario K2P 1R3			
ARCHITECT:			
rla/architecture roderick lahey architect inc. 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:			
RV			
CHECKED:			
KR			
SCALE:			
1:100			
SHEET No.			
SP-1			
PROJECT No.			
2315			