

NOTES:

- REFER TO GRADING PLAN 119234-GR REV 3 BY NOVATECH DATED JULY 29 2020 FOR SURVEY
- AVERAGE EXISTING GRADE: $(87.71+87.64+87.75+88.65)/4 = 87.915m$
- RAMP:
 - TOP OF RAMP: 89.00m
 - BOTTOM OF RAMP: 87.90m
 - CHANGE IN ELEVATION: 1.10m (43.31")
 - MIN RAMP LENGTH (1:15): 54.14'

- SITE LEGEND**
- CB CATCH BASIN (REFER TO NOVATECH DRAWING 119234-GP)
 - RD ROOF DRAIN
 - HP HYDRO POLE
 - OVERHEAD WIRES
 - EXISTING TO BE REMOVED
 - PROPOSED GROUND FLOOR
 - PROPOSED SECOND FLOOR
 - ♿ BARRIER FREE PARKING
 - - - PARKING/BIKE SPOT OUTLINE
 - ▨ INTERLOCK BRICK (LANDSCAPING)
 - ▨ RETAINING WALL (C/M RAILING AS REQ'D, REFER TO NOVATECH DRAWINGS)
 - L1-3 ○ EXTERIOR LIGHTING (REFER TO ELECTRICAL DRAWING MYPMT20408A BY MVP LIGHTING)
 - L1: POLE MOUNTED LIGHTING
 - L2: POLE MOUNTED LIGHTING
 - L3: EXTERIOR POT LIGHT
 - GARBAGE --- GARBAGE COLLECTION ROUTE
 - FIRE --- FIRE TRUCK ACCESS
 - ◀ EXTERIOR DOOR/ FIRE EXIT

CONTACTS

	Company	Address
Owner	Cedar Sands Holdings	184 Redpath Drive, Ottawa
Land Development	Holzman Consultants	311 Richmond Rd, Ottawa
Land Surveyor	J.D. Barnes	204-2430 Don Reid Dr, Ottawa
Civil Engineer	Novatech Engineers	240 Michael Cowpland Dr, Ottawa
Electrical Engineer	B.A. Designs Limited	1470 Lagan Way, Ottawa
Consulting Engineer / Scientists	Gemtec	32 Steacie Dr, Ottawa
Design Group	Grant-Henley Design	5510 South Island Park, Manotick
Mechanical Engineer	JRP Engineering	9 Holgate court, Kanata
Construction Management / Developer	KGMS Building Systems	7116 Bank St, Metcalfe

VM9 ZONING MATRIX

	REQUIRED	PROVIDED
MIN LOT AREA	1350m ²	1332.8m ²
MIN LOT WIDTH	20m	29.14m
FRONT YARD SETBACK	3m MAX	0m
CORNER SIDE YARD SETBACK	3m MIN, 4.5m MAX	4.42m
INTERIOR SIDE YARD SETBACK NOT ABUTTING A RESIDENTIAL ZONE	N/A	1.42m
REAR YARD SETBACK NON RESIDENTIAL USE, ABUTTING RESIDENTIAL ZONE	7.5m	31.22m
BUILDING HEIGHT	6.7m MIN, 11m MAX	8.24m

PARKING MATRIX

	REQUIRED	PROVIDED
PARKING SPACES	17 (SEE REQUIRED PARKING SCHEDULE)	19 SUMMER 17 WINTER
BARRIER FREE SPACES	1	1
BICYCLE SPACES	2	8
LOADING SPACES	0	0

REQUIRED PARKING SCHEDULE

UNIT	USE	AREA (m ²)	PARKING
UNIT 1	DELI	107.2	10.7
UNIT 2	STORE	52.7	1.8
UNIT 3	OFFICE	89.6	2.2
UNIT 4	OFFICE	72.4	1.7
TOTAL		321.9	16.4

AREA SCHEDULE

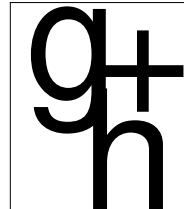
Name	Area	AREA (m ²)
BUILDING AREA	2732.2 SF	253.8
	2732.2 SF	253.8
0. BASEMENT	300.8 SF	27.9
1. FIRST FLOOR	2691.3 SF	250.0
2. SECOND FLOOR	2476.9 SF	230.1
FLOOR AREA	5469.1 SF	508.1

PROPERTY SCHEDULE

NAME	AREA (m ²)	% OF SITE (1332.8m ²)
GREEN SPACE (PARKING)	200.5	15%*
GREEN SPACE (SIDE YARD)	19.5	1%
INTERLOCK	72.1	5%
PARKING	704.1	53%

* PARKING GREEN SPACE IS 28% OF PARKING

REFER TO LANDSCAPE PLAN 119234-L REV 3 BY NOVATECH DATED JULY 30 2020 FOR PROPOSED GREEN SPACE



GRANT-HENLEY DESIGN GROUP

No.	Description	Date	project
1	SITE UPDATE	04/06/2020	5506 MAINOTICK MAIN STREET
2	SITE UPDATE	04/06/2020	
3	SITE UPDATE	04/06/2020	
4	PARKING CHANGE	24/06/2020	
5	SITE MARKUP	07/07/2020	
6	LANDSCAPING/MATRIX	04/08/2020	
7	LANDSCAPING	05/08/2020	

SITE PLAN

date	drawing no.
AUG 2020	A0.8
scale	
1:150	