

NOT FOR CONSTRUCTION /
PAS POUR CONSTRUCTION

This document and all information herein is confidential and the intellectual property of Rossmann Architecture Inc. It is disclosed in confidence on terms that it will not be disclosed to any third party, used, sold, loaned, licensed, or reproduced in whole or in any part in any manner or form for manufacturing, tending or for any other purpose without the written permission of Rossmann Architecture Inc. The copyright is retained by Rossmann Architecture Inc.

Ce document, ainsi que tous renseignements contenus a l'interieur, est la propriété de Rossmann Architecture Inc. Il est divulgué en confiance sous les termes qu'il ne sera pas divulgué a aucun tiers, utilisé, vendu, prêté, licencié ou reproduit en son entier ou en partie d'aucune maniere pour la manufacture, soumission ou pour autres fins sans la permission écrite de Rossmann Architecture Inc. Le droit d'auteur est retenu par Rossmann Architecture Inc.

PROJECT TEAM / EQUIPE DU PROJET :

CIVIL ENGINEER
McIntosh Perry Consulting Engineers Ltd.
215 Merton Pl #104, Napanee, ON K2H 9C1
https://www.mcintoshperry.com/

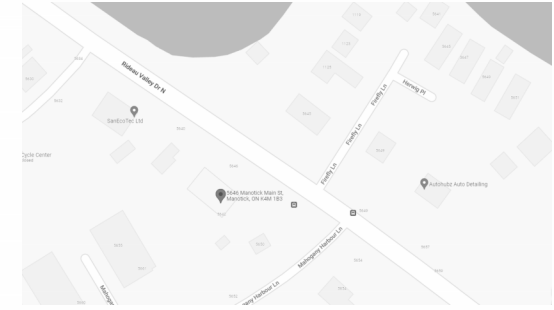
STRUCTURAL ENGINEER
Leskor Engineering Inc.
359 Kent St #501, Ottawa, ON K2P 2M8
https://www.leskor.com/

MECHANICAL ENGINEER
Milton Ltd.
2000 Thurston Dr #31, Ottawa, ON K1G 4K7
https://milton.com/

ELECTRICAL ENGINEER
Milton Ltd.
2000 Thurston Dr #31, Ottawa, ON K1G 4K7
https://milton.com/

LANDSCAPE ARCHITECT
NAK Design Strategies
1285 Wellington St. W, Ottawa, ON K1Y 3A8
https://www.nakdesignstrategies.com/

KEY PLAN / PLAN CLÉ :



CLIENT :

HAWKINS PROPERTIES

650a Eagleson Rd, Kanata, ON K2M 1H4
Tel : (613) 859-2819

1.12	ISSUED FOR SPA R5	24-13-09
1.11	ISSUED FOR SPA R4	24-02-08
revision	description	date

PROJECT NAME / NOM DU PROJET :

**5646 & 5650
Manotick Main**

**5646 & 5650 Manotick Main St, Manotick, ON
K4M 1B3**

DRAWING NAME / NOM DU DESSIN :

SITE PLAN - EXISTING

**DRAWING INFORMATION /
INFORMATION DU DESSIN :**

PROJECT NO. / NO. DE PROJET : **22199**

DATE : **02/07/24**

DRAWN BY / DESSINÉ PAR : **MS**

REVIEWED BY / VÉRIFIÉ PAR : **ES**

SCALE / ÉCHELLE : **As indicated**

PROJECT PHASE / PHASE DU PROJET : **1**

DWG NO. / NO. DESSIN :

A050.1

REVISION NO. / NO. DE RÉVISION : **1.12**

SITE CONTEXT

LEGEND

SURFACES

	GRASS
	RIVERSTONE
	CONCRETE PAVERS
	POURED CONCRETE
	ASPHALT PAVING
	PROPOSED NEW BUILDING
	EXISTING BUILDING TO REMAIN
	EXISTING BUILDING TO BE DEMOLISHED

BOUNDARY INFO

	PROPERTY LINE
	SETBACK LINE
	EXISTING FENCE
	NEW FENCE
	OVERHEAD WIRES
	RETAINING WALL

VEGETATION

	TREE: EXISTING TO REMAIN
	TREE: EXISTING TO BE REMOVED
	TREE: NEW PROPOSED
	SHRUB: NEW PROPOSED

SYMBOLS

	DIRECTIONAL ARROWS
	BUILDING ACCESS
	BUILDING EGRESS
	SIAMESE CONNECTION
	UTILITY POLE
	FIRE HYDRANT
	CATCH BASIN / MANHOLE
	DEPRESSED CURB
	LANDSCAPE LIGHT
	LIGHT POLE
	WALL MOUNTED LIGHT
	EXISTING GRADE ELEVATION
	PROPOSED GRADE ELEVATION
	LOT CORNERS

PARKING

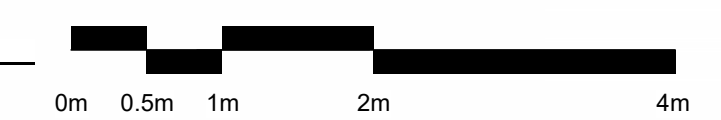
	BIKE PARKING H: HORIZONTAL 0.6M x 1.8M V: VERTICAL 0.3M x 1.5M S: STACKED 0.37M x 1.5M
	CAR PARKING R: RESIDENTIAL V: VISITOR
	BF PARKING (TYPE A) R: RESIDENTIAL V: VISITOR
	QUEUEING SPACE DIMENSION

GENERAL NOTES

- NOTE A :**
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE B :**
ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM DWG. CSI 22-3310 - 5646 MANOTICK MAIN STREET OTTAWA TOPO (RF), PRELIMINARY.
- NOTE C :**
CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE D :**
REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE E :**
DO NOT SCALE DRAWINGS.
- NOTE F :**
ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

BOUNDARY INFO

TOPOGRAPHIC BOUNDARY INFORMATION OF LOT 4, CONCESSION 'A' (BROKEN FRONT), GEOGRAPHIC TOWNSHIP OF NORTH GOWER PREPARED BY MCINTOSH PERRY SURVEYING INC.



PROJECT INFORMATION

ADDRESS	5646 Manotick Main Street
CURRENT ZONING	RC1
SITE AREA	4078.48 m²
PROPOSED USE	RC1
BUILDING AREA	361.7 m² / 3408.9 sqft

SITE SUMMARY

ZONING SUMMARY	REQUIRED	PROPOSED
LOT AREA	1350.00 m²	4078.48 m²
LOT WIDTH	20.00 m	n/a
MIN. LOT WIDTH	n/a	n/a
MAX. BUILDING HEIGHT	11.00 m	6.00 m
MAX. PARAPET HEIGHT	Above max. building	0.50 m

SET BACKS	REQUIRED	PROPOSED
- FRONT YARD	7.50 m (min.) n/a (max.)	8.50 m
- CORNER SIDE YARD	7.50 m (min.) n/a (max.)	12.64 m
- INTERIOR SIDE YARD	3.00 m (min.) 4.50 m (max.)	13.90 m (min.)
- REAR YARD	7.50 m (min.) n/a (max.)	28.19 m (min.) n/a (max.)
- ADDITIONAL REQ	0.00 m	0.00 m
MIN LANDSCAPED AREA	n/a	n/a
LAND COVERAGE	30% Max.	8.86%

VEHICULAR PARKING	REQUIRED	PROPOSED
MIN PARKING SPACES	10 per 100m² - 20%	20
MIN VISITOR PARKING SPACES	n/a	n/a
MIN ACCESSIBLE PRKG SPACES	1	1

BIKE PARKING	REQUIRED	PROPOSED
MIN PARKING SPACES	n/a	3

WASTE CONTAINERS	REQUIRED	PROPOSED
GARBAGE (0.11 y³ / unit)	TBH	TBH
RECYCLING (0.038 y³ / unit)	TBH	TBH
ORGANICS	TBH	TBH

AMENITY AREA	REQUIRED	PROPOSED
PRIVATE	TBH	TBH
COMMUNAL	TBH	TBH

BUILDING SUMMARY	UNITS	GFA - OBC	GFA - CITY
	n/a	316.70 m²	316.70 m²

OUTDOOR REFUSE AREA	REQUIRED	PROPOSED
SETBACK LOT LINE ABUTTING A PUBLIC STREET	9.00 m	26.92 m
OTHER LOT LINES	3.00 m	22.70 m 41.19 m 22.97 m

QUEUEING SPACES	REQUIRED	PROPOSED
SETBACK RESIDENTIAL ZONE	3.00 m	3.00 m

MIN. NUMBER OF QUEUEING SPACES	REQUIRED	PROPOSED
CAR WASH	5	5
DRIVE-THRU REST. BEFORE ORDER BOARD	7	7
TOTAL	11	10

1 SITE PLAN - EXISTING
A050.1 1 : 200

NOT FOR CONSTRUCTION /
PAS POUR CONSTRUCTION

This document and all information herein is confidential and the intellectual property of Rossmann Architecture Inc. It is disclosed in confidence on terms that it will not be disclosed to any third party, used, sold, loaned, licensed, or reproduced in whole or in any part in any manner or form for manufacturing, tending or for any other purpose without the written permission of Rossmann Architecture Inc. The copyright is retained by Rossmann Architecture Inc.

Ce document, ainsi que tous les renseignements contenus a l'intérieur, est la propriété de Rossmann Architecture Inc. Il est divulgué en confiance sous les termes qu'il ne sera pas divulgué a aucun tiers, utilisé, vendu, prêté, licencié ou reproduit en son entier ou en partie d'aucune manière pour la manufacture, soumission ou pour autres fins sans la permission écrite de Rossmann Architecture Inc. Le droit d'auteur est retenu par Rossmann Architecture Inc.

PROJECT TEAM / EQUIPE DU PROJET :

CIVIL ENGINEER
McIntosh Perry Consulting Engineers Ltd.
215 Merton Rd #104, Napanee, ON K2H 9C1
<https://www.mcintoshperry.com/>

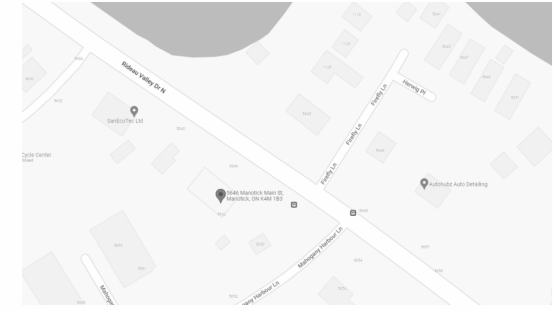
STRUCTURAL ENGINEER
Leskor Engineering Inc.
359 Kent St #501, Ottawa, ON K2P 2M8
<https://www.leskor.com/>

MECHANICAL ENGINEER
Milton Ltd.
2000 Thurston Dr #31, Ottawa, ON K1G 4K7
<https://milton.com/>

ELECTRICAL ENGINEER
Milton Ltd.
2000 Thurston Dr #31, Ottawa, ON K1G 4K7
<https://milton.com/>

LANDSCAPE ARCHITECT
NAK Design Strategies
1285 Wellington St. W, Ottawa, ON K1Y 3A8
<https://www.nakdesignstrategies.com/>

KEY PLAN / PLAN CLÉ :



CLIENT :

HAWKINS PROPERTIES

650a Eagleson Rd, Kanata, ON K2M 1H4
Tel : (613) 859-2819

NO.	DESCRIPTION	DATE
1.12	ISSUED FOR SPA R5	24-13-09
1.11	ISSUED FOR SPA R4	24-02-08
1.10	ISSUED FOR PERMIT	24-01-26
1.9	ISSUED FOR SPA R3	23-12-12
1.8	CO-ORDINATION	23-11-07
1.7	CO-ORDINATION	23-10-30
1.6	ISSUED FOR SPA R2	23-10-17
1.5	CO-ORDINATION	23-10-10
1.4	CO-ORDINATION	23-09-11
1.3	CO-ORDINATION	23-08-28
1.2	CO-ORDINATION	23-08-17
1.1	CO-ORDINATION	23-08-08
1.0	ISSUED FOR SPA	23-05-24
revision	description	date

PROJECT NAME / NOM DU PROJET :

**5646 & 5650
Manotick Main**

5646 & 5650 Manotick Main St, Manotick, ON
K4M 1B3

DRAWING NAME / NOM DU DESSIN :

SITE PLAN - PROPOSED

**DRAWING INFORMATION /
INFORMATION DU DESSIN :**

PROJECT NO. / NO. DE PROJET : **22199**

DATE : **2023-08-08**

DRAWN BY / DESSINÉ PAR : **M.S.**

REVIEWED BY / VÉRIFIÉ PAR : **LaG**

SCALE / ÉCHELLE : **As Indicated**

PROJECT PHASE / PHASE DU PROJET : **1**

DWG NO. / NO. DESSIN : **A050.2**

REVISION NO. / NO. DE RÉVISION : **1.12**

SITE CONTEXT

LEGEND

SURFACES

- GRASS
- RIVERSTONE
- CONCRETE PAVERS
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED

LINES

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES
- RETAINING WALL

VEGETATION

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

SYMBOLS

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS
- BIKE PARKING
- CAR PARKING
- BF PARKING (TYPE A)
- QUEUING SPACE DIMENSION

PARKING

- BIKE PARKING
- CAR PARKING
- BF PARKING (TYPE A)
- QUEUING SPACE DIMENSION

GENERAL NOTES

- NOTE A :** ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE B :** ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM DWG. CSI 22-3310 - 5646 MANOTICK MAIN STREET OTTAWA TOPO (RF) PRELIMINARY.
- NOTE C :** CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE D :** REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE E :** DO NOT SCALE DRAWINGS.
- NOTE F :** ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

BOUNDARY INFO

TOPOGRAPHIC BOUNDARY INFORMATION OF LOT 4, CONCESSION A (BROKEN FRONT), GEOGRAPHIC TOWNSHIP OF NORTH GOWER PREPARED BY MCINTOSH PERRY SURVEYING INC.



PROJECT INFORMATION

ADDRESS	5646 Manotick Main Street
CURRENT ZONING	RC1
SITE AREA	4078.48 m²
PROPOSED USE	RC1
BUILDING AREA	361.7 m² / 3408.9 sqft

SITE SUMMARY

ADDRESS	5646 Manotick Main Street
CURRENT ZONING	RC1
SITE AREA	4078.48 m²
PROPOSED USE	RC1
BUILDING AREA	361.7 m² / 3408.9 sqft

ZONING SUMMARY

REQUIRED	PROPOSED
LOT AREA	1350.00 m²
LOT WIDTH	20.00 m
MIN. LOT WIDTH	n/a
MAX. BUILDING HEIGHT	11.00 m
MAX. PARAPET HEIGHT	0.00 m
Above max. building	0.50 m

SET BACKS

REQUIRED	PROPOSED
- FRONT YARD	7.50 m (min.) / n/a (max.)
- CORNER SIDE YARD	7.50 m (min.) / 12.64 m (max.)
- INTERIOR SIDE YARD	3.00 m (min.) / 13.90 m (min.) / 4.50 m (max.)
- REAR YARD	7.50 m (min.) / 28.19 m (min.) / n/a (max.)
- ADDITIONAL REQ	0.00 m / 0.00 m

LAND COVERAGE

REQUIRED	PROPOSED
MIN LANDSCAPED AREA	n/a / n/a
LAND COVERAGE	30% Max. / 8.86%

VEHICULAR PARKING

REQUIRED	PROPOSED
MIN PARKING SPACES	10 per 100m² - 20%
MIN VISITOR PARKING SPACES	n/a
MIN ACCESSIBLE PRKG SPACES	1

BICYCLE PARKING

REQUIRED	PROPOSED
MIN PARKING SPACES	n/a / 3

WASTE CONTAINERS

REQUIRED	PROPOSED
GARBAGE (0.11 y³ / unit)	TBH / TBH
RECYCLING (0.038 y³ / unit)	TBH / TBH
ORGANICS	TBH / TBH
PRIVATE COMMUNAL	TBH / TBH

AMENITY AREA

REQUIRED	PROPOSED
PRIVATE COMMUNAL	TBH / TBH

BUILDING SUMMARY

UNITS	GFA - OBC	GFA - CITY
n/a	316.70 m²	316.70 m²

OUTDOOR REFUSE AREA

REQUIRED	PROPOSED
SETBACK	
LOT LINE ABUTTING A PUBLIC STREET	9.00 m / 26.92 m
OTHER LOT LINES	3.00 m / 22.70 m / 41.19 m / 22.97 m

QUEUING SPACES

REQUIRED	PROPOSED
RESIDENTIAL ZONE	3.00 m / 3.00 m
MIN. NUMBER OF QUEUING SPACES	
CAR WASH	5 / 5
DRIVE-THRU REST. BEFORE ORDER BOARD	7 / 7
TOTAL	11 / 10

1 SITE PLAN - PROPOSED
A050.2 1:200