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PROJECT TEAM / ÉQUIPE DU PROJET :

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

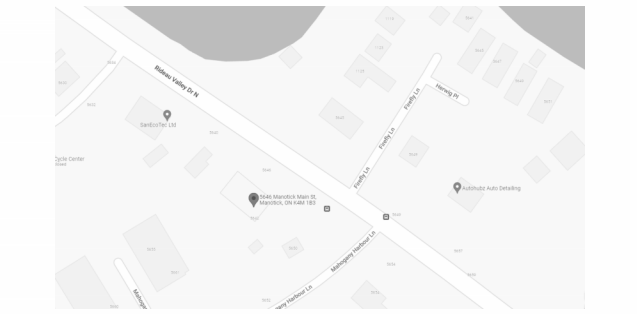
STRUCTURAL ENGINEER
Leakor Engineering Inc.
359 Kent St #501, Ottawa, ON K2P 2M8
https://www.leakor.com/

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

5646 & 5650 Manotick Main Manotick, ON K4M1B3
Tel : (613) 859-2819

NO.	DESCRIPTION	DATE
1.25	ISSUED FOR SPA R9	24-06-05
1.23	PERMIT AMENDMENT-CW	24-05-27
1.20	PERMIT RESPONSE	24-04-23
1.17	ISSUED FOR BP	24-03-21
1.16	ISSUED FOR COORD.	24-03-18
1.15	ISSUED FOR BP	24-03-14
1.13	ISSUED FOR COORD.	24-02-23
1.12	ISSUED FOR SPA R5	24-02-09
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 :

SP# D07-12-23-0080

PROJECT NO. / NO. DE PROJET : 22199

DATE : 02/07/24

DRAWN BY / DESSINÉ PAR : MS/CK

REVIEWED BY / VÉRIFIÉ PAR : ES

SCALE / ÉCHELLE : As indicated

PROJECT PHASE / PHASE DU PROJET : 3

DWG NO. / NO. DESSIN :

A050.1

REVISION NO. / NO. DE RÉVISION :

1.25

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
	STOP SIGN
	WALL MOUNTED LIGHT
	EXISTING GRADE ELEVATION
	PROPOSED GRADE ELEVATION

PARKING

	BIKE PARKING H: HORIZONTAL 0.6M x 1.8M V: VERTICAL 0.5M x 1.5M S: STACKED 0.37M x 1.8M
	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 m ²
PROPOSED USE	RC1
BUILDING AREA	340.2 m ² / 3661.8 sqft

SITE SUMMARY

ZONING SUMMARY	REQUIRED	PROPOSED
LOT AREA	1350.00 m ²	4078.48 m ²
LOT WIDTH	20.00 m	70.00 m
MIN. LOT WIDTH	n/a	n/a
MAX. BUILDING HEIGHT	11.00 m	6.00 m
MAX. PARAPET HEIGHT	0.00 m	0.50 m

SETBACKS

- 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

LAND COVERAGE

MIN LANDSCAPED AREA	223.00 m ²	771.00 m ²
LAND COVERAGE	30% Max.	8.86%

VEHICULAR PARKING

REQUIRED	PROPOSED
MIN PARKING SPACES	19
MIN VISITOR PARKING SPACES	n/a
MIN ACCESSIBLE PRKG SPACES	1

BICYCLE PARKING

REQUIRED	PROPOSED
MIN PARKING SPACES	1
MIN PARKING SPACES	3

WASTE CONTAINERS

REQUIRED	PROPOSED
GARBAGE (0.11 y ³ / unit)	TBH
RECYCLING (0.038 y ³ / unit)	TBH
ORGANICS	TBH

PARKING LOT AREA

REQUIRED	PROPOSED
SETBACK	1.50 m
	14.43 m
	14.99 m

BUILDING SUMMARY

UNITS	GFA - OBC	GFA - CITY
n/a	268.60 m ²	268.60 m ²

OUTDOOR REFUSE AREA

REQUIRED	PROPOSED
LOT CORNERS	
LOT LINE ABUTTING A PUBLIC STREET	9.00 m
	40.15 m
OTHER LOT LINES	3.00 m
	35.39 m
	9.80 m
	29.57 m

QUEUEING SPACES

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

1 SITE PLAN - EXISTING
A050.1 1 : 200



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

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

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HAWKINS PROPERTIES

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Tel : (613) 859-2819

1.25	ISSUED FOR SPA R9	24-06-05
1.23	PERMIT AMENDMENT-CW	24-05-27
1.20	PERMIT RESPONSE	24-04-23
01-CW		
1.19	ISSUED FOR SPA R8	24-04-18
1.18	ISSUED FOR SPA R7	24-03-21
1.17	ISSUED FOR BP	24-03-21
1.16	ISSUED FOR COORD.	24-03-18
1.15	ISSUED FOR BP	24-03-14
1.14	ISSUED FOR SPA R6	24-03-13
1.13	ISSUED FOR COORD.	24-02-23
1.12	ISSUED FOR SPA R5	24-02-09
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

PROJECT NAME / NOM DU PROJET :
5646 & 5650 Manotick Main

DRAWING NAME / NOM DU DESSIN :
SITE PLAN - PROPOSED

DRAWING INFORMATION / INFORMATION DU DESSIN :
SP#
D07-12-23-0080

PROJECT NO. / NO. DE PROJET :
22199

DATE :
2023-08-08

DRAWN BY / DESSINÉ PAR :
MS/CK

REVIEWED BY / VÉRIFIÉ PAR :
ES

SCALE / ÉCHELLE :
As Indicated

PROJECT PHASE / PHASE DU PROJET :
3

DWG NO. / NO. DESSIN :
A050.2

REVISION NO. / NO. DE RÉVISION :
1.25

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
- STOP SIGN
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS
- BIKE PARKING
- CAR PARKING
- BF PARKING
- 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.
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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

SITE SUMMARY
ADDRESS: 5646 Manotick Main Street
CURRENT ZONING: RC1
SITE AREA: 4078.48 m²
PROPOSED USE: RC1
BUILDING AREA: 340.2 m² / 3661.8 sqft

ZONING SUMMARY	REQUIRED	PROPOSED
LOT AREA	1350.00 m²	4078.48 m²
LOT WIDTH	20.00 m	70.00 m
MIN. LOT WIDTH	n/a	n/a
MAX. BUILDING HEIGHT	11.00 m	6.00 m
MAX. PARAPET HEIGHT	0.00 m	0.50 m

SETBACKS	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

VEHICULAR PARKING	REQUIRED	PROPOSED
MIN. LANDSCAPED AREA	223.00 m²	771.00 m²
LAND COVERAGE	30% Max.	8.86%
MIN. PARKING SPACES	10 per 100m² = 18 SPACE	20% = 19
MIN VISITOR PARKING SPACES	n/a	n/a
MIN ACCESSIBLE PRKG SPACES	1	1

WASTE CONTAINERS	REQUIRED	PROPOSED
MIN PARKING SPACES	1	3
GARBAGE (0.11 y³ / unit)	TBH	TBH
RECYCLING (0.038 y³ / unit)	TBH	TBH
ORGANICS	TBH	TBH

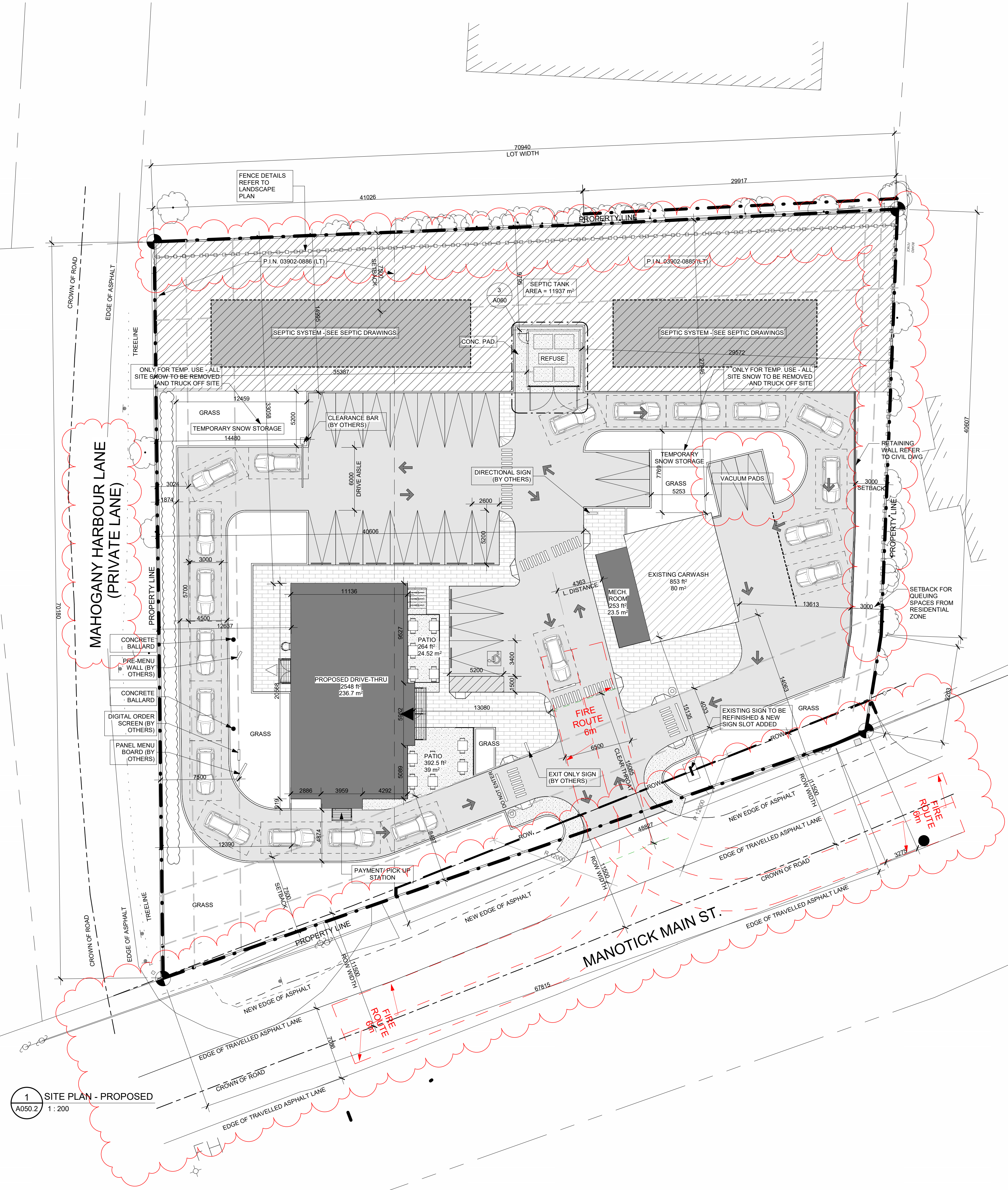
PARKING LOT AREA	REQUIRED	PROPOSED
SETBACK	1.50 m	14.48 m 14.99 m

BUILDING SUMMARY	UNITS	GFA - OBC	GFA - CITY
	n/a	268.60 m²	268.60 m²

OUTDOOR REFUSE AREA	REQUIRED	PROPOSED
SETBACK	9.00 m	40.15 m
LOT LINE ABUTTING A PUBLIC STREET		
OTHER LOT LINES	3.00 m	35.39 m 9.80 m 29.57 m

QUEUING SPACES	REQUIRED	PROPOSED
SETBACK	3.00 m	3.00 m
RESIDENTIAL ZONE		
MIN. NUMBER OF QUEUING SPACES		

CAR WASH	REQUIRED	PROPOSED
DRIVE-THRU REST BEFORE ORDER BOARD	7	7
TOTAL	11	11



1 SITE PLAN - PROPOSED
A050.2 1 : 200