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**PROJECT TEAM / ÉQUIPE 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  
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**ELECTRICAL ENGINEER**  
Milton Ltd.  
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https://milton.com/

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

**CLIENT :**  
**HAWKINS PROPERTIES**

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

1.28 ISSUED FOR CONSTRUCTION 24-08-05  
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**

**DRAWING NAME / NOM DU DESSIN :**  
**SITE PLAN - EXISTING**

**DRAWING INFORMATION / INFORMATION DU DESSIN :** SPC# D07-12-23-0080 Plan# 19143

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

**DATE :** 02/07/24

**DRAWN BY / DESSINÉ PAR :** MS/CK

**REVIEWED BY / VÉRIFIÉ PAR :** ES

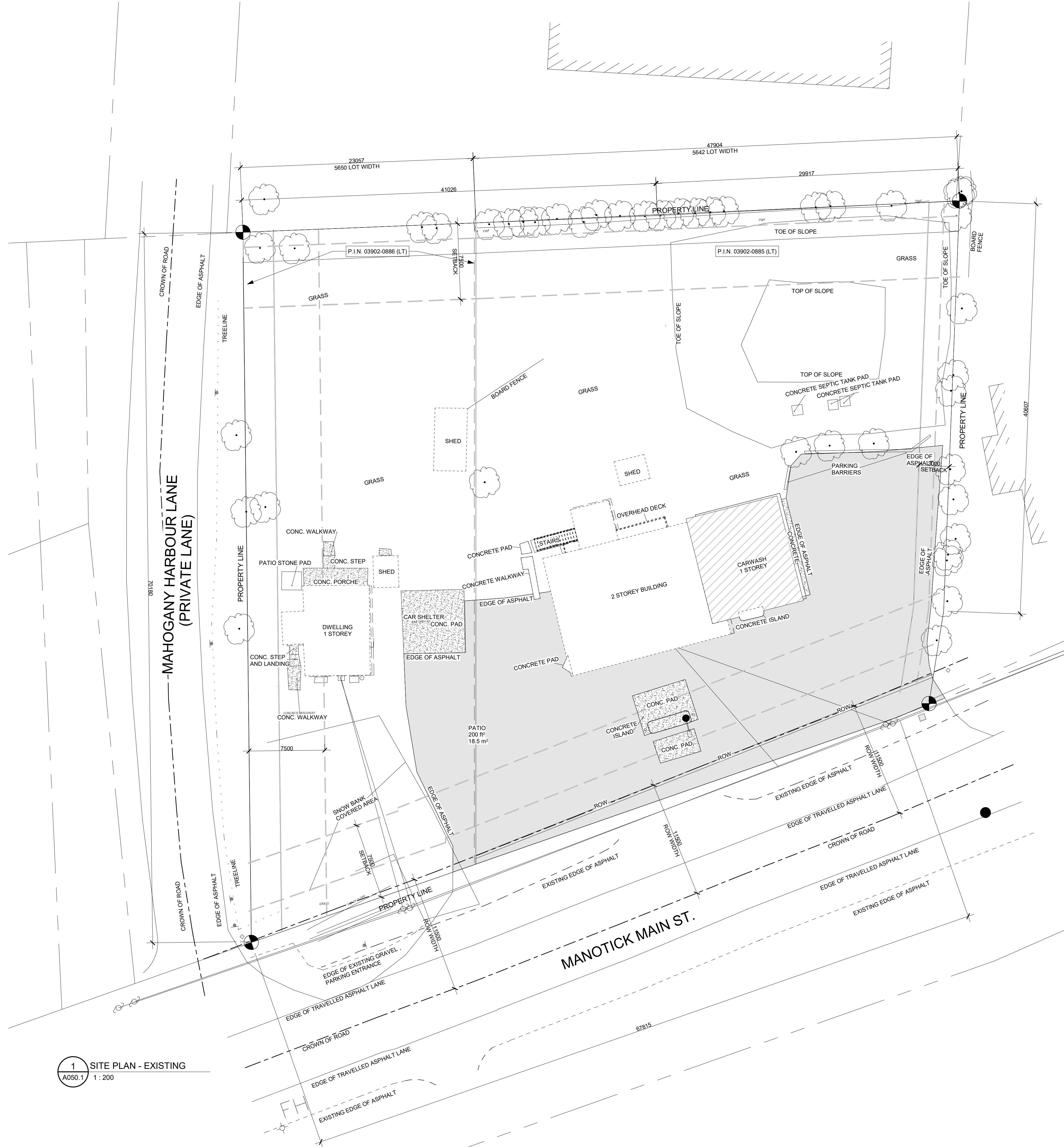
**SCALE / ÉCHELLE :** As indicated

**PROJECT PHASE / PHASE DU PROJET :** 5

**DWG NO. / NO. DESSIN :** A050.1

**REVISION NO. / NO. DE RÉVISION :** 1.28

Plan #19143



1 SITE PLAN - EXISTING  
A050.1 1 : 200

**SITE CONTEXT**

**LEGEND**

SURFACES	
[Symbol]	GRASS
[Symbol]	RIVERSTONE
[Symbol]	CONCRETE PAVERS
[Symbol]	POURED CONCRETE
[Symbol]	ASPHALT PAVING
[Symbol]	PROPOSED NEW BUILDING
[Symbol]	EXISTING BUILDING TO REMAIN
[Symbol]	EXISTING BUILDING TO BE DEMOLISHED
LINES	
[Symbol]	PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	EXISTING FENCE
[Symbol]	NEW FENCE
[Symbol]	OVERHEAD WIRES
[Symbol]	RETAINING WALL
VEGETATION	
[Symbol]	TREE: EXISTING TO REMAIN
[Symbol]	TREE: EXISTING TO BE REMOVED
[Symbol]	TREE: NEW PROPOSED
[Symbol]	SHRUB: NEW PROPOSED
SYMBOLS	
[Symbol]	DIRECTIONAL ARROWS
[Symbol]	BUILDING ACCESS
[Symbol]	BUILDING EGRESS
[Symbol]	SIAMESE CONNECTION
[Symbol]	UTILITY POLE
[Symbol]	FIRE HYDRANT
[Symbol]	CATCH BASIN / MANHOLE
[Symbol]	DEPRESSED CURB
[Symbol]	LANDSCAPE LIGHT
[Symbol]	LIGHT POLE
[Symbol]	STOP SIGN
[Symbol]	WALL MOUNTED LIGHT
[Symbol]	EXISTING GRADE ELEVATION
[Symbol]	PROPOSED GRADE ELEVATION
PARKING	
[Symbol]	BIKE PARKING
[Symbol]	CAR PARKING
[Symbol]	BF PARKING (TYPE A)
[Symbol]	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
- 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	340.2 m² / 3661.8 sqft

**SITE SUMMARY**

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**

- 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**

MIN LANDSCAPED AREA	223.00 m²	771.00 m²
LAND COVERAGE	30% Max.	8.86%

**VEHICULAR PARKING**

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

**BICYCLE PARKING**

	REQUIRED	PROPOSED
MIN PARKING SPACES	1	3

**WASTE CONTAINERS**

	REQUIRED	PROPOSED
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	14.43 m 14.99 m

**BUILDING SUMMARY**

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

**OUTDOOR REFUSE AREA**

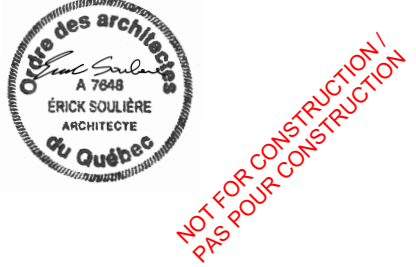
	REQUIRED	PROPOSED
SETBACK	9.00 m	40.15 m
LOT LINE ABUTTING A PUBLIC STREET		
OTHER LOT LINES	3.00 m	35.39 m 9.80 m 29.57 m

**QUEUING SPACES**

	REQUIRED	PROPOSED
SETBACK	3.00 m	3.00 m
RESIDENTIAL ZONE		

**MIN. NUMBER OF QUEUING SPACES**

	REQUIRED	PROPOSED
CAR WASH	10	10
DRIVE-THRU REST. BEFORE ORDER BOARD	7	7
TOTAL	17	17



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**CLIENT :**  
HAWKINS PROPERTIES

5646 & 5650 Manotick Main Manotick, ON K4M1B3  
Tel : (613) 859-2818

ISSUED FOR CONSTRUCTION 24-08-05

NO.	DESCRIPTION	DATE
1.27	ISSUED FOR SPA R10	24-08-05
1.26	ISSUED FOR COORDINATION	24-07-16
1.25	ISSUED FOR SPA R9	24-06-05
1.23	PERMIT AMENDMENT-CW	24-05-27
1.20	PERMIT RESPONSE 01-CW	24-04-23
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

revision description date

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

**DRAWING INFORMATION / INFORMATION DU DESSIN :**  
SPC# D07-12-23-0080  
Plan# 19143

**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 :** 5

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

**REVISION NO. / NO. DE RÉVISION :** 1

**DATE :** 2023-08-08

**DRAWN BY / DESSINÉ PAR :** MS/CK

**REVIEWED BY / VÉRIFIÉ PAR :** ES

**SCALE / ÉCHELLE :** As Indicated

**PROJECT PHASE / PHASE DU PROJET :** 5

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

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**DATE :** 2023-08-08

**DRAWN BY / DESSINÉ PAR :** MS/CK

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**PROJECT PHASE / PHASE DU PROJET :** 5

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**SCALE / ÉCHELLE :** As Indicated

**PROJECT PHASE / PHASE DU PROJET :** 5

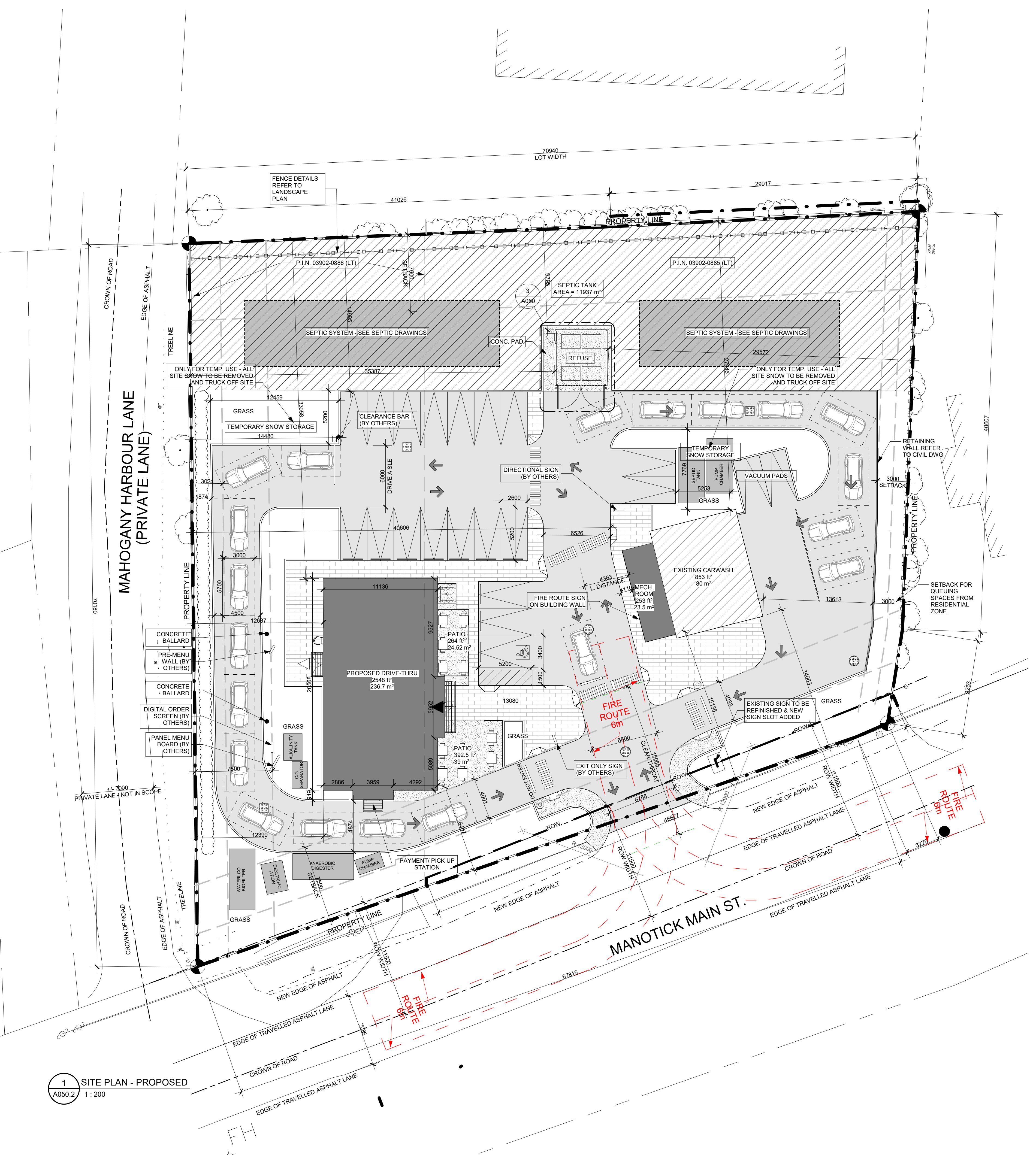
**DWG NO. / NO. DESSIN :** A050.2

**REVISION NO. / NO. DE RÉVISION :** 1

**DATE :** 2023-08-08

**DRAWN BY / DESSINÉ PAR :** MS/CK

**REVISION NO. / NO. DE RÉVISION :** 1



1 SITE PLAN - PROPOSED  
A050.2 1 : 200

**SITE CONTEXT**

LEGEND	
<b>SURFACES</b>	
[Symbol]	GRASS
[Symbol]	RIVERSTONE
[Symbol]	CONCRETE PAVERS
[Symbol]	POURED CONCRETE
[Symbol]	ASPHALT PAVING
[Symbol]	PROPOSED NEW BUILDING
[Symbol]	EXISTING BUILDING TO REMAIN
[Symbol]	EXISTING BUILDING TO BE DEMOLISHED
<b>LINES</b>	
[Symbol]	PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	EXISTING FENCE
[Symbol]	NEW FENCE
[Symbol]	OVERHEAD WIRES
[Symbol]	RETAINING WALL
<b>VEGETATION</b>	
[Symbol]	TREE: EXISTING TO REMAIN
[Symbol]	TREE: EXISTING TO BE REMOVED
[Symbol]	TREE: NEW PROPOSED
[Symbol]	SHRUB: NEW PROPOSED
<b>SYMBOLS</b>	
[Symbol]	DIRECTIONAL ARROWS
[Symbol]	BUILDING ACCESS
[Symbol]	BUILDING EGRESS
[Symbol]	SIAMESE CONNECTION
[Symbol]	UTILITY POLE
[Symbol]	FIRE HYDRANT
[Symbol]	CATCH BASIN / MANHOLE
[Symbol]	DEPRESSED CURB
[Symbol]	LANDSCAPE LIGHT
[Symbol]	LIGHT POLE
[Symbol]	STOP SIGN
[Symbol]	WALL MOUNTED LIGHT
[Symbol]	EXISTING GRADE ELEVATION
[Symbol]	PROPOSED GRADE ELEVATION
[Symbol]	LOT CORNERS
<b>PARKING</b>	
[Symbol]	BIKE PARKING
[Symbol]	CAR PARKING
[Symbol]	BF PARKING (TYPE A)
[Symbol]	QUEUING SPACE DIMENSION

**GENERAL NOTES**

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- 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**

SITE SUMMARY		
ADDRESS	5646 Manotick Main Street	
CURRENT ZONING	RC1	
SITE AREA	4078.48 m <sup>2</sup>	
PROPOSED USE	RC1	
BUILDING AREA	340.2 m <sup>2</sup> / 3661.8 sqft	
ZONING SUMMARY		
REQUIRED	REQUIRED	PROPOSED
LOT AREA	1350.00 m <sup>2</sup>	4078.48 m <sup>2</sup>
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
Abax. max. building		
SET BACKS		
- FRONT YARD	7.50 m (min.)	8.50 m
- CORNER SIDE YARD	7.50 m (min.)	12.64 m
- INTERIOR SIDE YARD	3.00 m (min.)	13.90 m (min.)
- REAR YARD	7.50 m (min.)	28.19 m (min.)
- ADDITIONAL REQ	0.00 m	0.00 m
MIN LANDSCAPED AREA	223.00 m <sup>2</sup>	771.00 m <sup>2</sup>
LAND COVERAGE	30% Max.	8.86%
VEHICULAR PARKING		
REQUIRED	REQUIRED	PROPOSED
MIN PARKING SPACES	10 per 100m <sup>2</sup> - 20% = 18 SPACE	19
MIN VISITOR PARKING SPACES	n/a	n/a
MIN ACCESSIBLE PRKG SPACES	1	1
BICYCLE PARKING		
REQUIRED	REQUIRED	PROPOSED
MIN PARKING SPACES	1	3
WASTE CONTAINERS		
GARBAGE (0.11 y <sup>3</sup> / unit)	TBH	TBH
RECYCLING (0.038 y <sup>3</sup> / unit)	TBH	TBH
ORGANICS	TBH	TBH
PARKING LOT AREA		
REQUIRED	REQUIRED	PROPOSED
SETBACK	1.50 m	14.48 m
		14.99 m
BUILDING SUMMARY		
UNITS	GFA - OBC	GFA - CITY
n/a	268.60 m <sup>2</sup>	268.60 m <sup>2</sup>

**VEGETATION**

SCHEDULE		
REQUIRED	REQUIRED	PROPOSED
MIN LANDSCAPED AREA	223.00 m <sup>2</sup>	771.00 m <sup>2</sup>
LAND COVERAGE	30% Max.	8.86%
MIN PARKING SPACES	10 per 100m <sup>2</sup> - 20% = 18 SPACE	19
MIN VISITOR PARKING SPACES	n/a	n/a
MIN ACCESSIBLE PRKG SPACES	1	1
MIN PARKING SPACES	1	3
MIN VISITOR PARKING SPACES	n/a	n/a
MIN ACCESSIBLE PRKG SPACES	1	1
MIN LANDSCAPED AREA	223.00 m <sup>2</sup>	771.00 m <sup>2</sup>
LAND COVERAGE	30% Max.	8.86%
MIN PARKING SPACES	10 per 100m <sup>2</sup> - 20% = 18 SPACE	19
MIN VISITOR PARKING SPACES	n/a	n/a
MIN ACCESSIBLE PRKG SPACES	1	1
MIN PARKING SPACES	1	3
MIN VISITOR PARKING SPACES	n/a	n/a
MIN ACCESSIBLE PRKG SPACES	1	1

**VEHICULAR PARKING**

SCHEDULE		
REQUIRED	REQUIRED	PROPOSED
MIN LANDSCAPED AREA	223.00 m <sup>2</sup>	771.00 m <sup>2</sup>
LAND COVERAGE	30% Max.	8.86%
MIN PARKING SPACES	10 per 100m <sup>2</sup> - 20% = 18 SPACE	19
MIN VISITOR PARKING SPACES	n/a	n/a
MIN ACCESSIBLE PRKG SPACES	1	1
MIN PARKING SPACES	1	3
MIN VISITOR PARKING SPACES	n/a	n/a
MIN ACCESSIBLE PRKG SPACES	1	1

**BICYCLE PARKING**

SCHEDULE		
REQUIRED	REQUIRED	PROPOSED
MIN PARKING SPACES	1	3

**WASTE CONTAINERS**

SCHEDULE		
GARBAGE (0.11 y <sup>3</sup> / unit)	TBH	TBH
RECYCLING (0.038 y <sup>3</sup> / unit)	TBH	TBH
ORGANICS	TBH	TBH

**PARKING LOT AREA**

SCHEDULE		
REQUIRED	REQUIRED	PROPOSED
SETBACK	1.50 m	14.48 m
		14.99 m

**BUILDING SUMMARY**

SCHEDULE		
UNITS	GFA - OBC	GFA - CITY
n/a	268.60 m <sup>2</sup>	268.60 m <sup>2</sup>

**OUTDOOR REFUSE AREA**

SCHEDULE		
SETBACK	REQUIRED	PROPOSED
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

**QUEUING SPACES**

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



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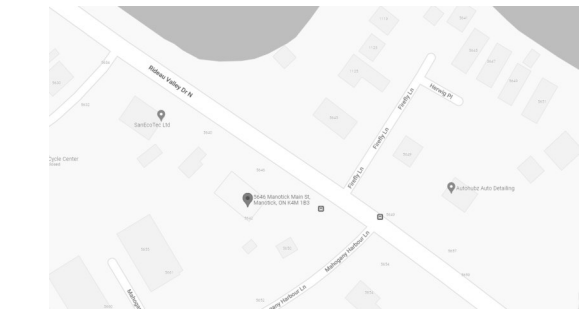
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**LANDSCAPE ARCHITECT**  
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https://www.nakdesignstrategies.com/

**KEY PLAN / PLAN CLÉ :**



**CLIENT :**

**HAWKINS PROPERTIES**

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

revision	description	date
1.28	ISSUED FOR CONSTRUCTION	24-08-05
1.23	PERMIT AMENDMENT-CW	24-05-27
1.20	PERMIT RESPONSE 01-CW	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
1.10	ISSUED FOR PERMIT	24-01-26
1.8	CO-ORDINATION	23-11-07
1.6	ISSUED FOR SPA R2	23-10-17
1.5	CO-ORDINATION	23-10-10

**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 - DETAILS**

**DRAWING INFORMATION / INFORMATION DU DESSIN :** SPC# D07-12-23-0080 Plan# 19143

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

**DATE :** 2023-10-10

**DRAWN BY / DESSINÉ PAR :** MS/CK

**REVIEWED BY / VÉRIFIÉ PAR :** ES

**SCALE / ÉCHELLE :** As indicated

**PROJECT PHASE / PHASE DU PROJET :** 5

**DWG NO. / NO. DESSIN :** A060

**REVISION NO. / NO. DE RÉVISION :** 1.28

Plan #19143

**TYPICAL DRAWINGS NOTES:**

- EXTEND ALL PARTITIONS TO U/S DECK OR SLAB U.N.
- STAGGER ALL JOINTS OF MULTIPLE GYPSUM BOARD LAYERS.
- INNER LAYERS MUST BE TAPED BUT NOT SANDED.
- INSTALL GYPSUM BOARD WITH NO JOINTS GREATER THAN 6mm.
- TAPE ALL GYPSUM BOARD JOINTS WITH DRYWALL COMPOUND.
- FIRE-STOP CAULK OUTSIDE LAYER OF GYPSUM BOARD OF ALL RATED STEEL STUD PARTITIONS AT TOP AND BOTTOM AND ALL PENETRATIONS.
- ACOUSTIC CAULK OUTSIDE LAYER OF GYPSUM BOARD OF ALL NON-RATED STEEL STUD PARTITIONS AT ALL PENETRATIONS.
- CAULKING OF ANY GAP OVER 6 mm MUST BE OVER ROD BACKUP.
- LOCATE ELECTRICAL BOXES ON OPPOSING FACES OF THE WALL IN SEPARATE STUD CAVITY.
- TRIM AND EXTEND THERMAL AND ACOUSTIC BATT INSULATION CONTINUOUSLY BEHIND AND AROUND ALL ELECTRICAL BOXES.
- PROVIDE SLOTTED TOP TRACK DEFLECTION HEAD AT T/O ALL STEEL STUD WALL AND PARTITION ASSEMBLIES.
- PROVIDE 20mm DEFLECTION ALLOWANCE AT T/O ALL CONCRETE BLOCK PARTITIONS
- PACK VOID AT T/O OF ALL FIRE RATED CONCRETE BLOCK PARTITIONS WITH MINERAL WOOL AND SEAL IN PLACE WITH FIRE-STOP CAULK.
- SEAL VOID AT T/O OF ALL NON-RATED CONCRETE BLOCK PARTITIONS WITH ACOUSTIC CAULK OVER BACKER ROD.

- PROVIDE MAX. 0.50mm METAL STUDS FOR ALL INTERIOR PARTITIONS. NOTIFY ARCHITECT WHERE HEAVIER GAUGE IS NEEDED TO MEET DEFLECTIONS REQUIREMENT.
- STUD WALL REINFORCEMENT:**
  - SECURE 19mm VENEER CORE PLYWOOD BLOCKING TO STUDS WITHIN THE WALL CAVITY AS REQUIRED TO ANCHOR THE FUTURE INSTALLATION OF GRAB BARS LOCATED IN ALL SUITE WASHROOMS AND INSTALL BLOCKING TO ACCOMMODATE THE FOLLOWING GRAB BAR CONFIGURATIONS:
    - 700mm TO 1500mm AFF ON ALL WALLS ADJACENT TO A WATER CLOSET EXTENDING 400mm TO 1200mm FROM WALL BEHIND THE WATER CLOSET
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GRIND HIGH-POINTS AND SKIM-COAT ALL EXPOSED CONCRETE SURFACES WITH DRYWALL COMPOUND.

- MISCELLANEOUS METAL:**
  - CONTINUOUSLY WELD ALL STEEL COMPONENTS
  - FILL AND GRIND ALL STEEL CONNECTIONS SMOOTH
  - FINISH ALL EXPOSED STEEL SURFACES WITH PAINT

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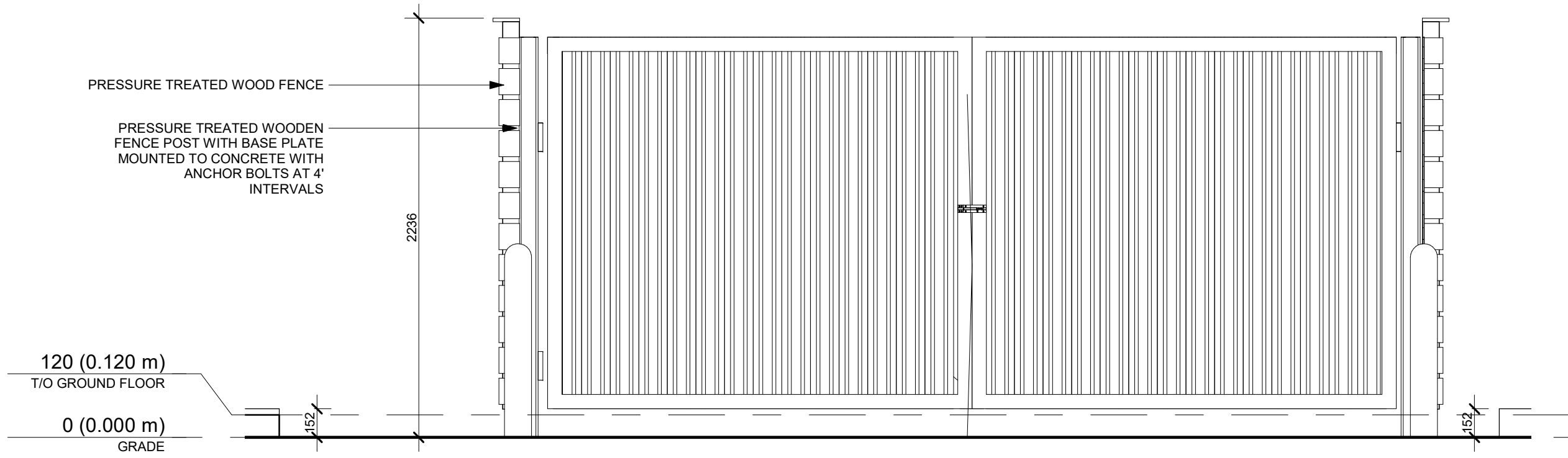
WHERE BATHTUBS ABUT A FIRE SEPARATION APPLY AN ADDITIONAL LAYER OF WATER RESISTANT GYPSUM BOARD TO PROVIDE SUBSTRATE FOR FINISHES ABOVE BATHTUB.

- TYPICAL SUITE AND CORRIDOR DEMISING WALL ACOUSTIC REQUIREMENTS:**
  - CONTINUE DEMISING WALL BETWEEN SUITES THROUGH EXTERIOR WALL STUD CAVITY TO INSIDE FACE OF EXTERIOR SHEATHING AND FIRECAULK
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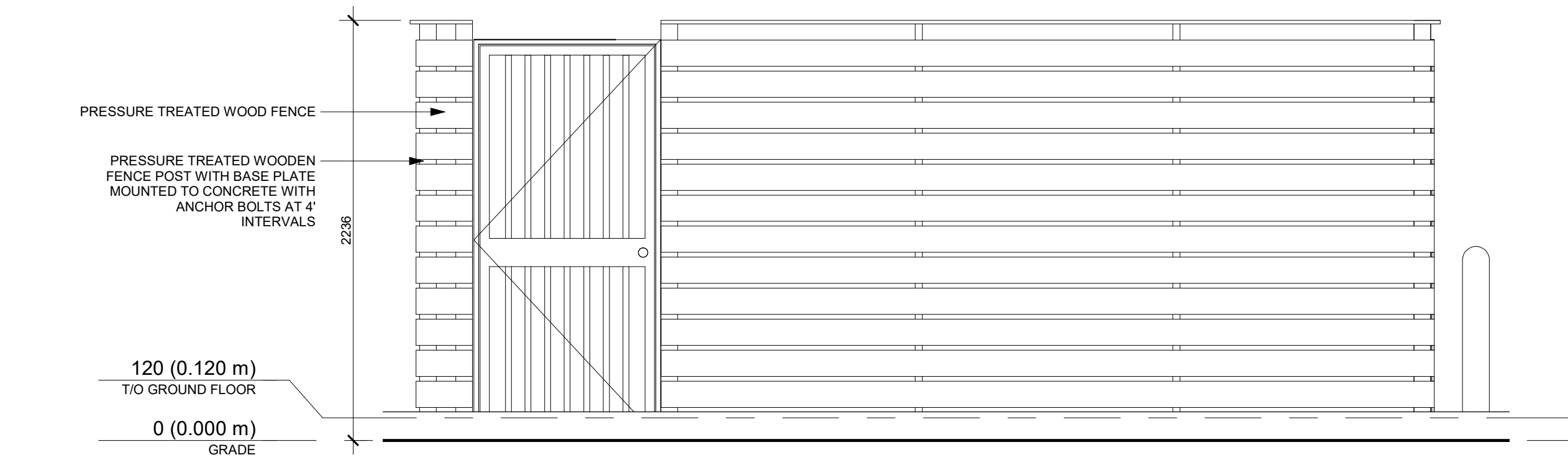
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**EXTERIOR FINISH NOTES:**

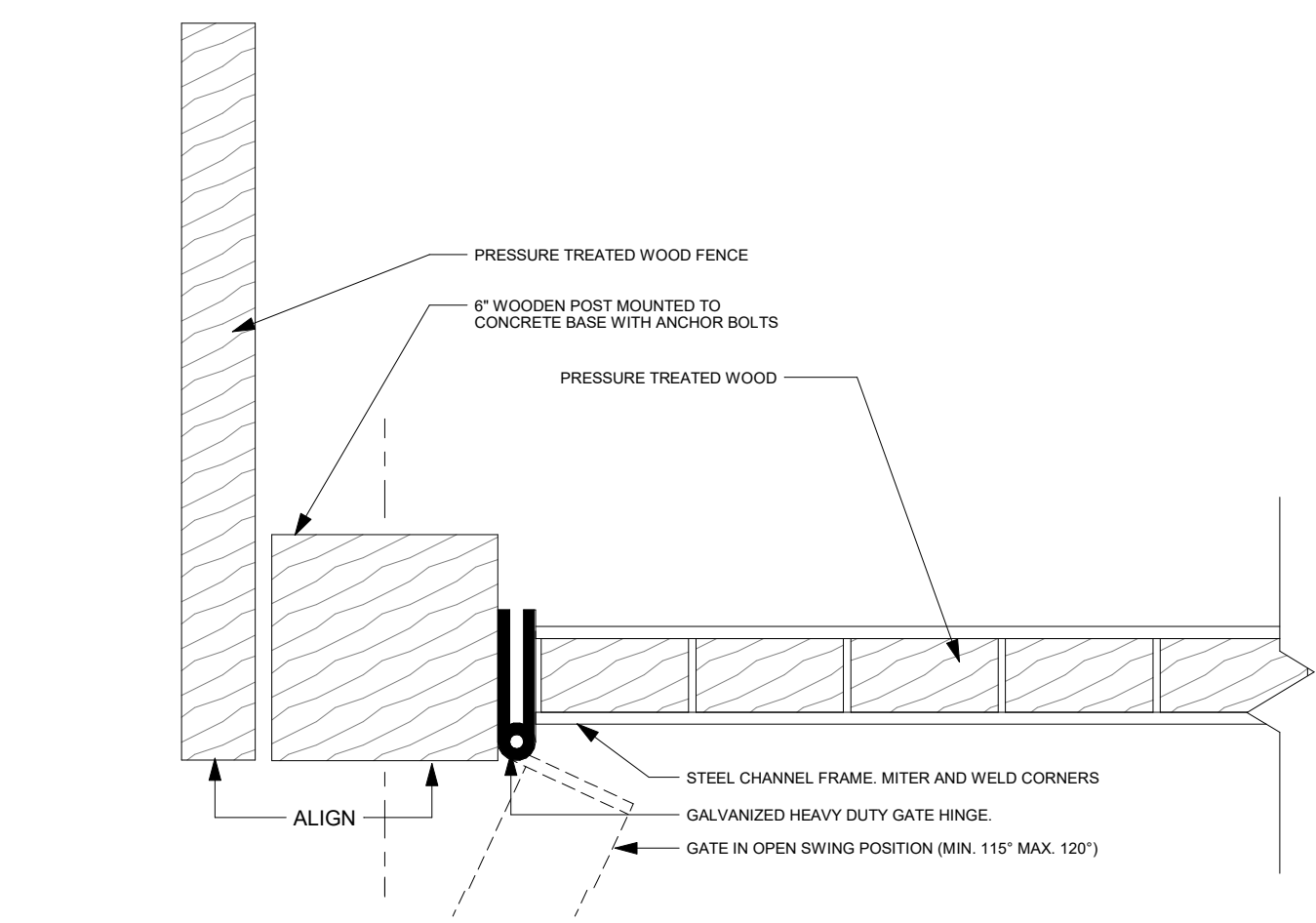
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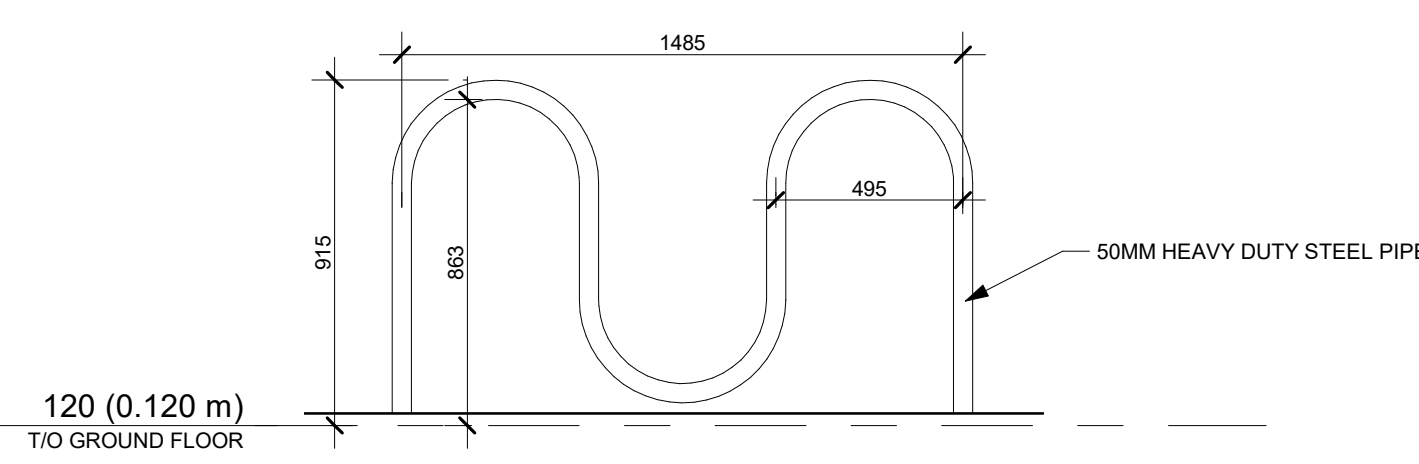
**1 TRASH ENCLOSURE FRONT ELEVATION**  
A060 1 : 25



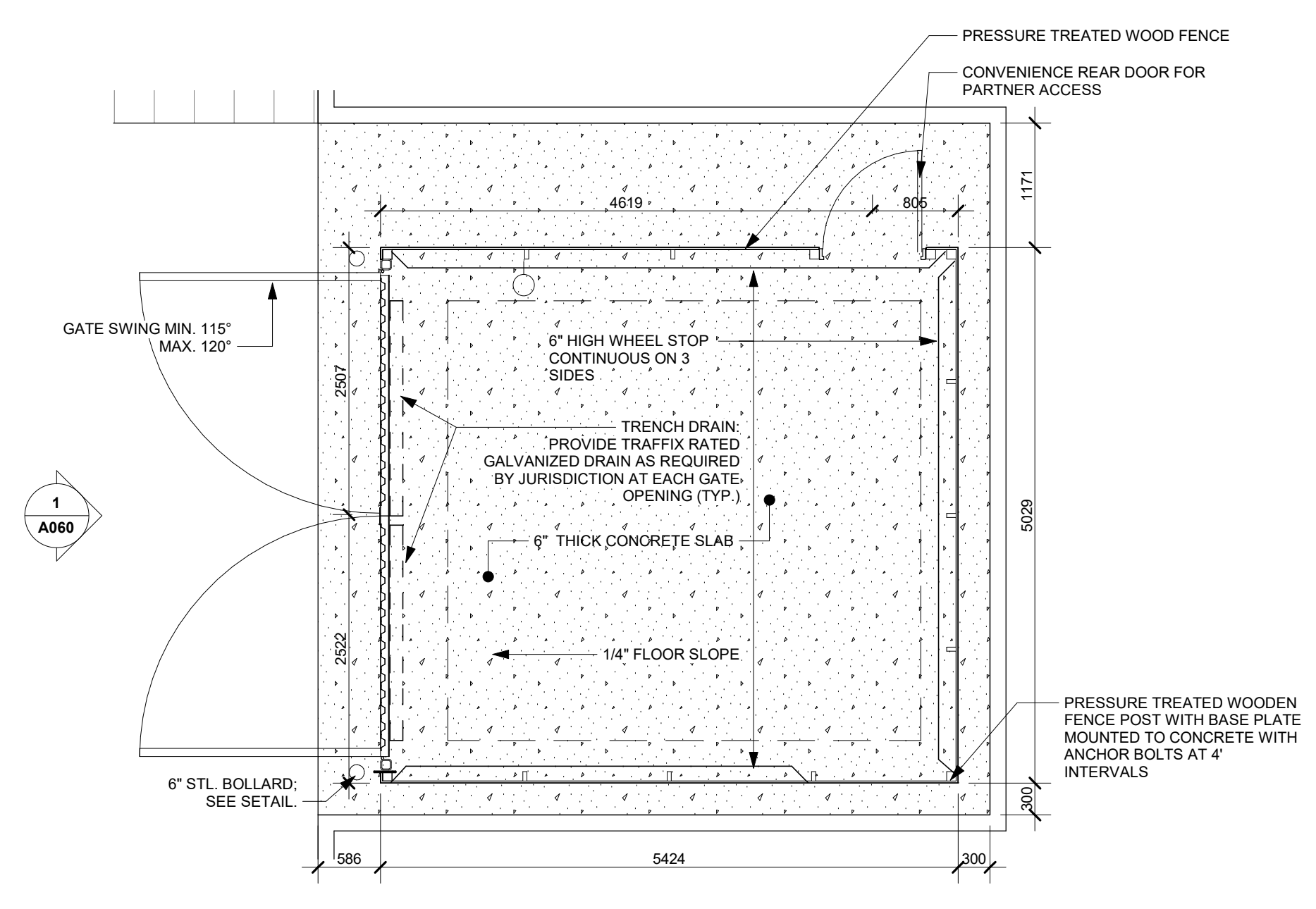
**2 TRASH ENCLOSURE SIDE ELEVATION**  
A060 1 : 25



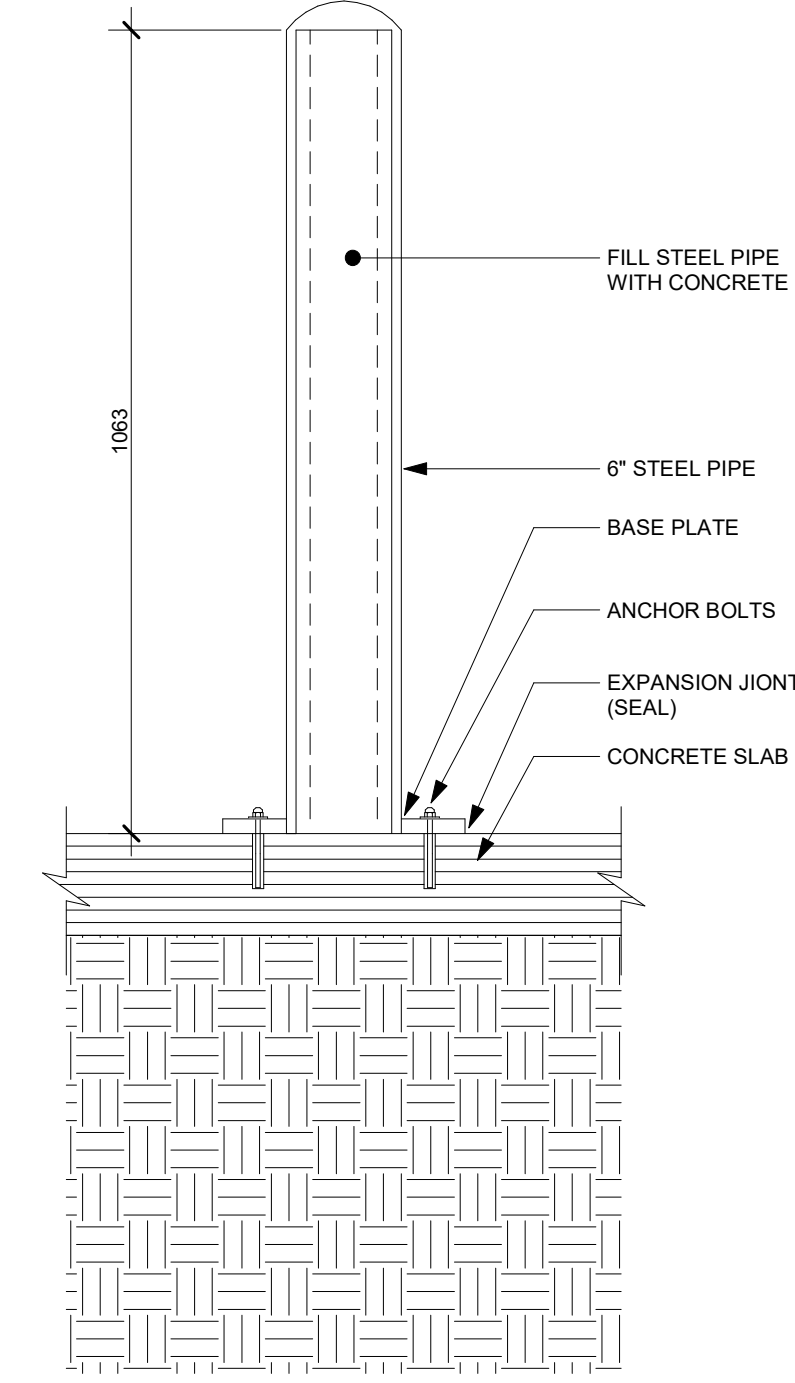
**4 GATE HINGE DETAIL**  
A060 1 : 5



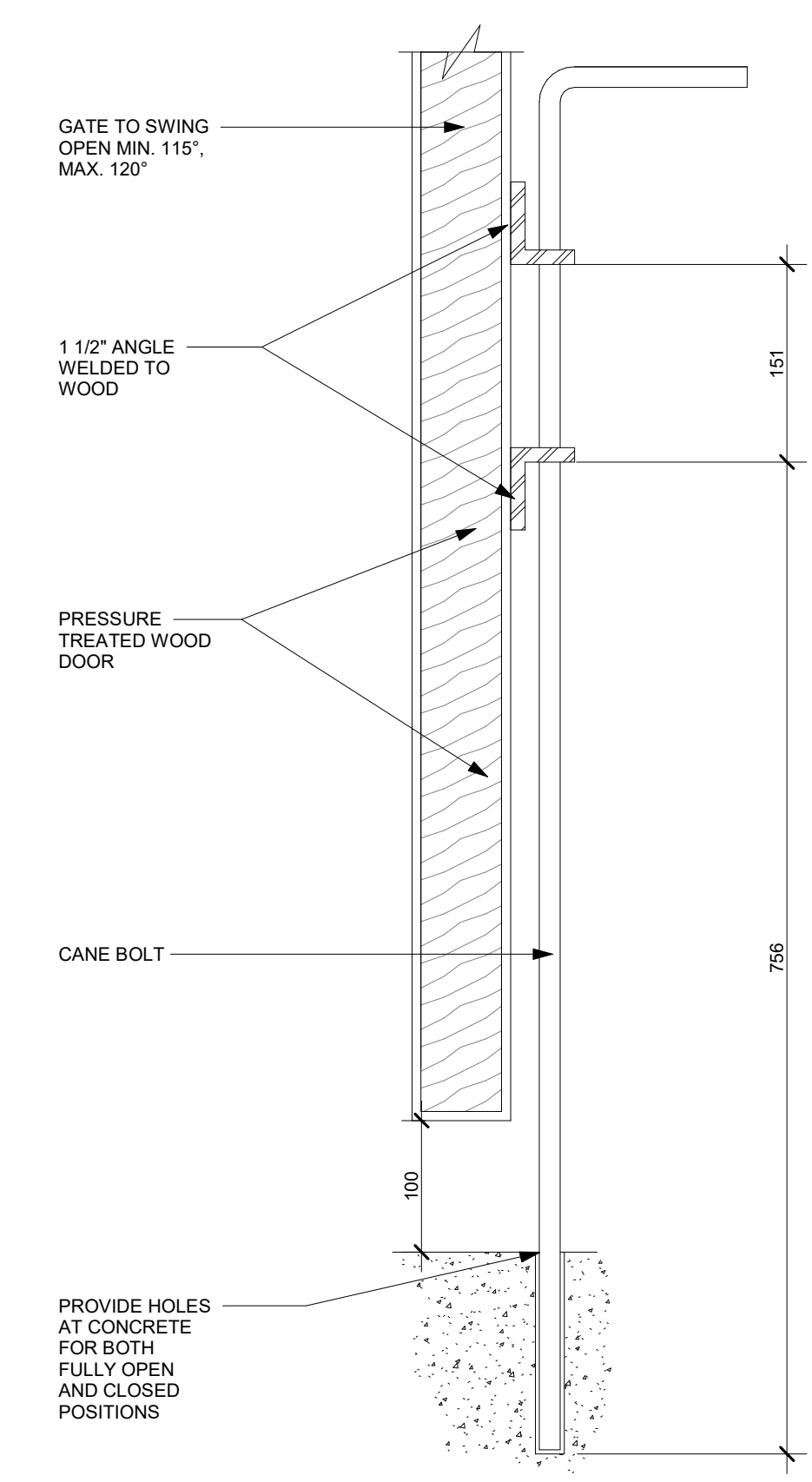
**5 BIKE RACK ELEVATION**  
A060 1 : 20



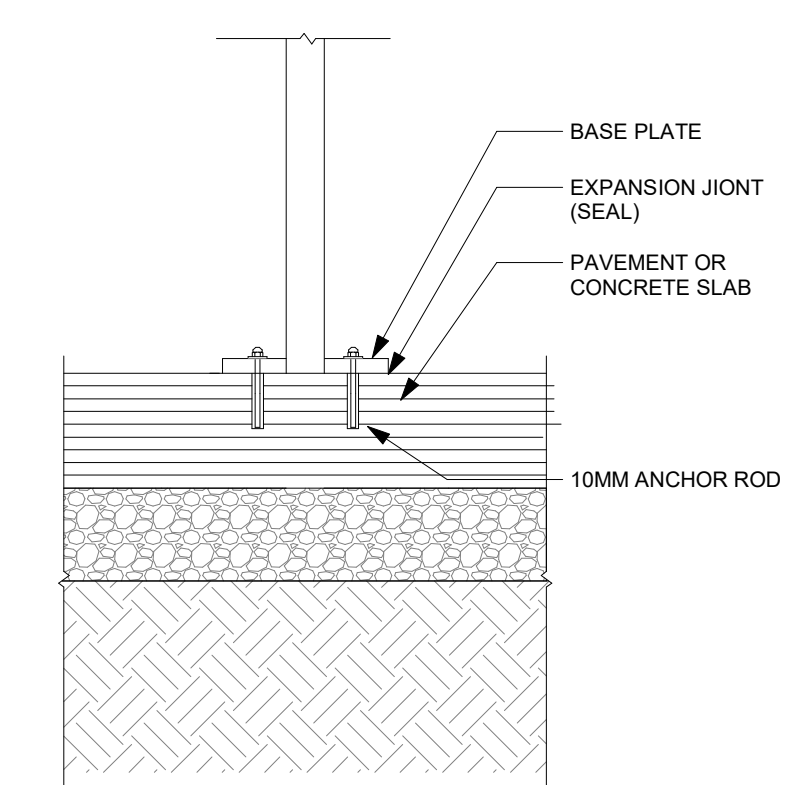
**3 GROUND FLOOR- TRASH ENCLOSURE**  
A060 1 : 50



**6 TRASH ENCLOSURE BOLLARD**  
A060 1 : 10



**7 SECTION AT CANE BOLT**  
A060 1 : 5



**8 TRASH ENCLOSURE POST**  
A060 1 : 10



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<https://www.mcintoshperry.com/>

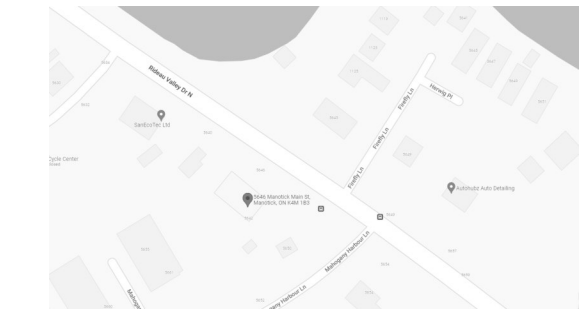
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Leakor Engineering Inc.  
359 Kent St #501, Ottawa, ON K2P 2M8  
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**LANDSCAPE ARCHITECT**  
NAK Design Strategies  
1285 Wellington St. W, Ottawa, ON K1Y 3A8  
<https://www.nakdesignstrategies.com/>

**KEY PLAN / PLAN CLÉ :**



**CLIENT :**



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

revision	description	date
1.28	ISSUED FOR CONSTRUCTION	24-08-05

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 - DETAILS**

DRAWING INFORMATION / INFORMATION DU DESSIN : SPC# D07-12-23-0080 Plan# 19143

PROJECT NO. / NO. DE PROJET : 22199

DATE : 06/25/24

DRAWN BY / DESSINÉ PAR : MS/CK

REVIEWED BY / VÉRIFIÉ PAR : ES

SCALE / ÉCHELLE : As indicated

PROJECT PHASE / PHASE DU PROJET : 5

DWG NO. / NO. DESSIN :

**A061**

REVISION NO. / NO. DE RÉVISION : 1.28

D07-12-23-0080 Plan #19143

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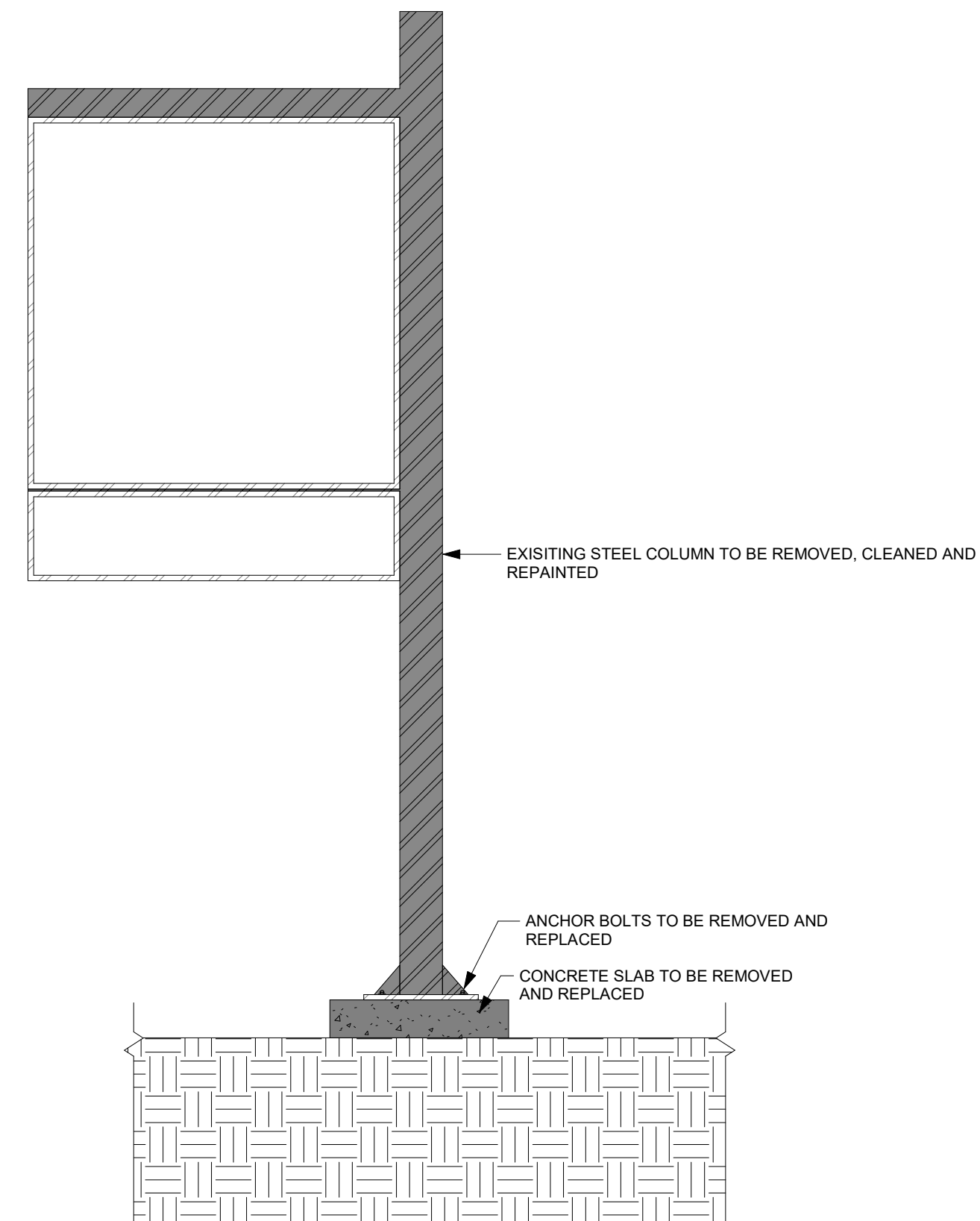
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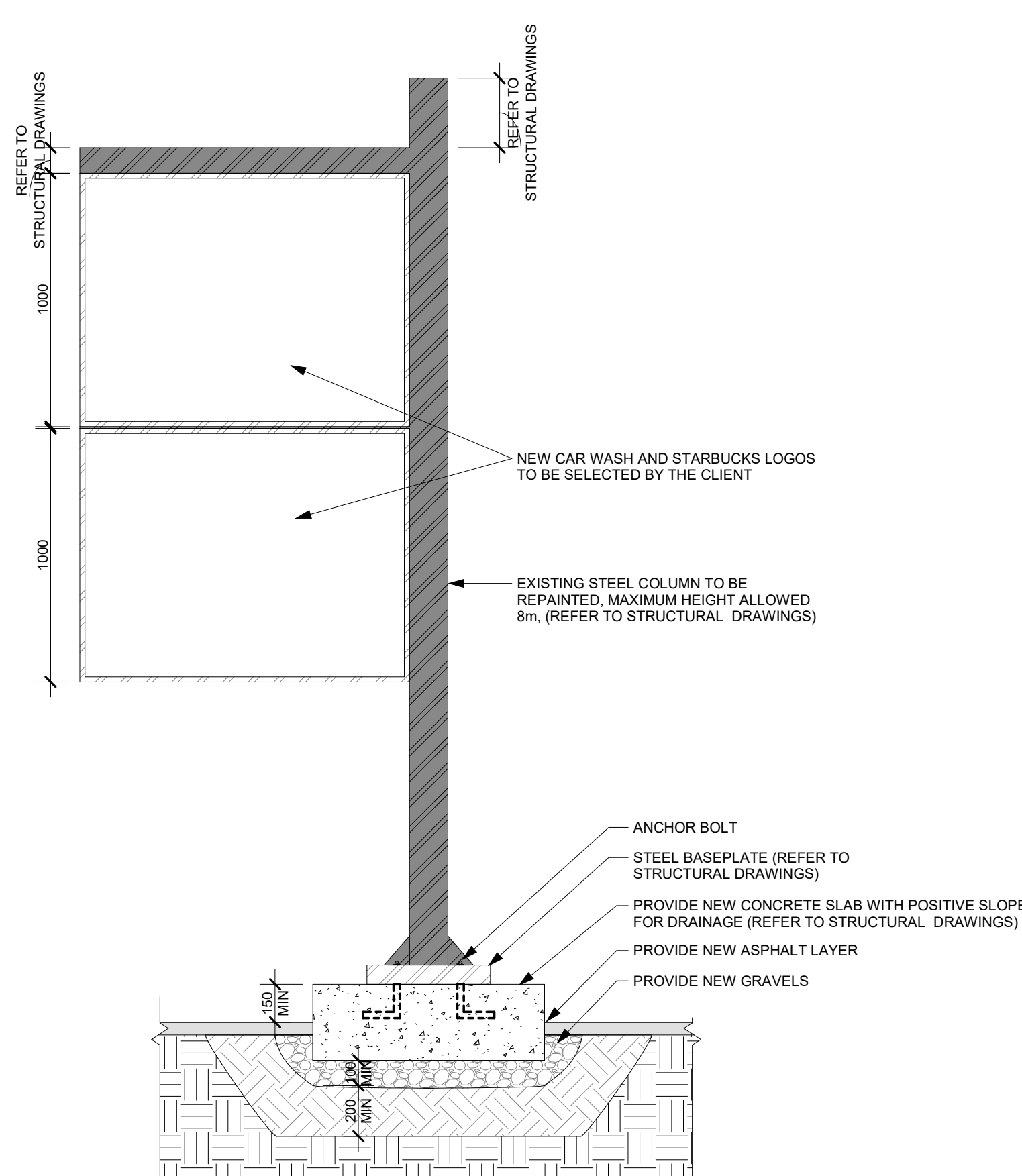
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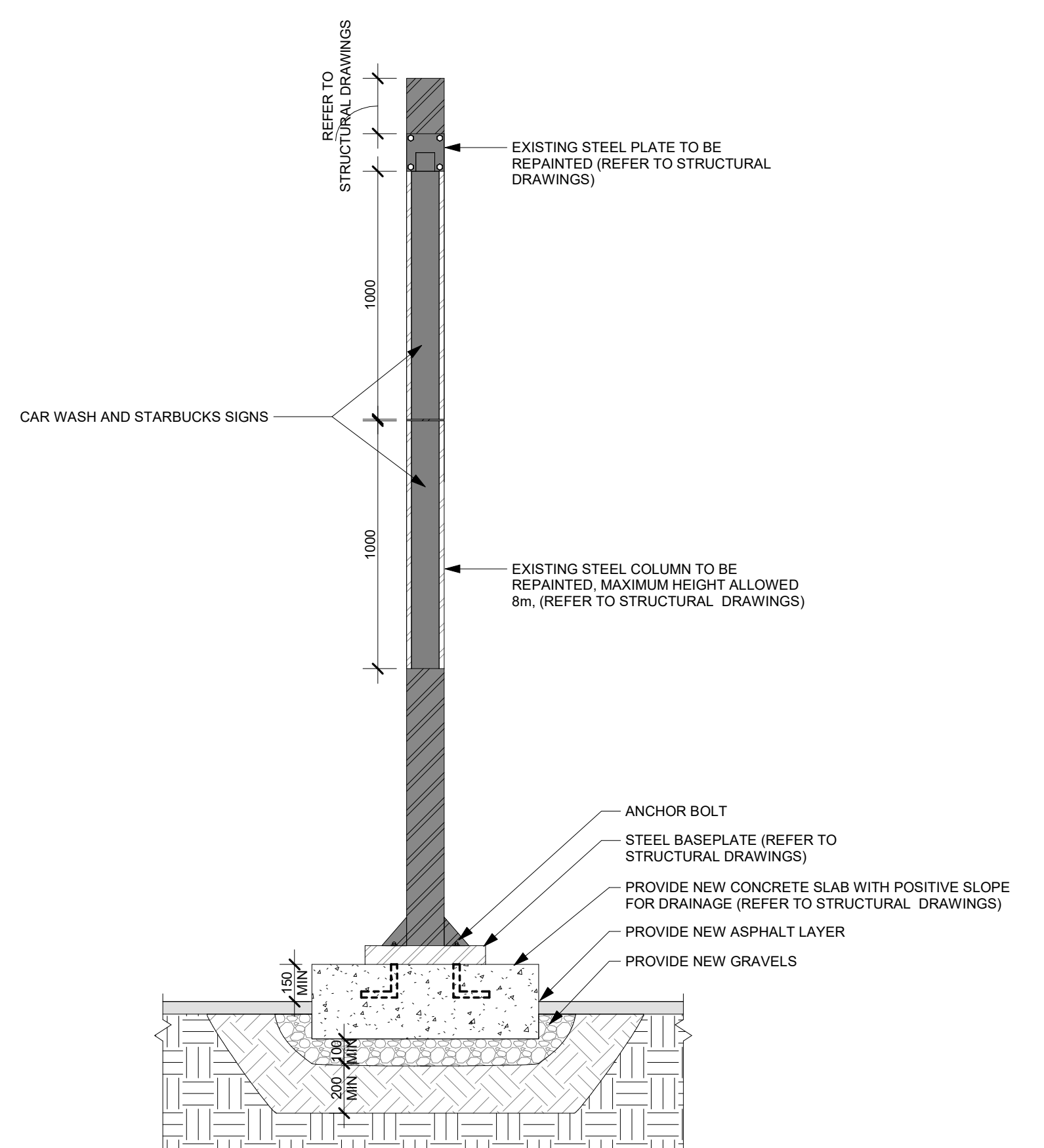
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**1 STEEL GROUND SIGN - DEMOLITION**  
A061 1 : 20



**2 STEEL GROUND SIGN - CONSTRUCTION**  
A061 1 : 20



**3 STEEL GROUND SIGN - PROFILE - CONSTRUCTION**  
A061 1 : 20



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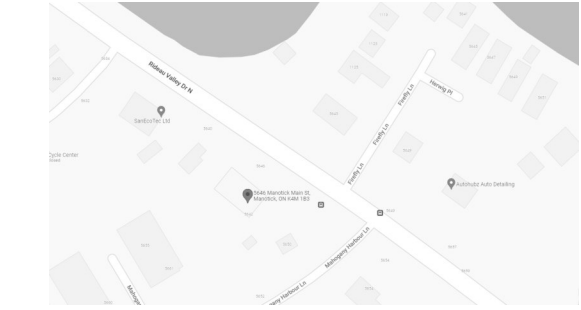
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**KEY PLAN / PLAN CLÉ :**



**CLIENT :**

**HAWKINS PROPERTIES**

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

revision	description	date
1.28	ISSUED FOR CONSTRUCTION	24-08-05
1.26	ISSUED FOR COORDINATION	24-07-16
1.22	PERMIT RESPONSE 02-DT	24-05-21
1.17	ISSUED FOR BP	24-03-21
1.16	ISSUED FOR COORD.	24-03-18
1.13	ISSUED FOR COORD.	24-02-23
1.10	ISSUED FOR PERMIT	24-01-26
1.8	CO-ORDINATION	23-11-07
1.7	CO-ORDINATION	23-10-30
1.5	CO-ORDINATION	23-10-10
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

**PROJECT NAME / NOM DU PROJET :**

**5646 & 5650  
Manotick Main**

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

**DRAWING NAME / NOM DU DESSIN :**

**FLOOR PLAN - DRIVE THRU**

**DRAWING INFORMATION / INFORMATION DU DESSIN :** SPC# D07-12-23-0080  
Plan# 19143

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

DATE : **2022-11-29**

DRAWN BY / DESSINÉ PAR : **MS/CK**

REVIEWED BY / VÉRIFIÉ PAR : **ES**

SCALE / ÉCHELLE : **As indicated**

PROJECT PHASE / PHASE DU PROJET : **5**

DWG NO. / NO. DESSIN : **A100**

REVISION NO. / NO. DE RÉVISION : **1.28**

Plan #19143

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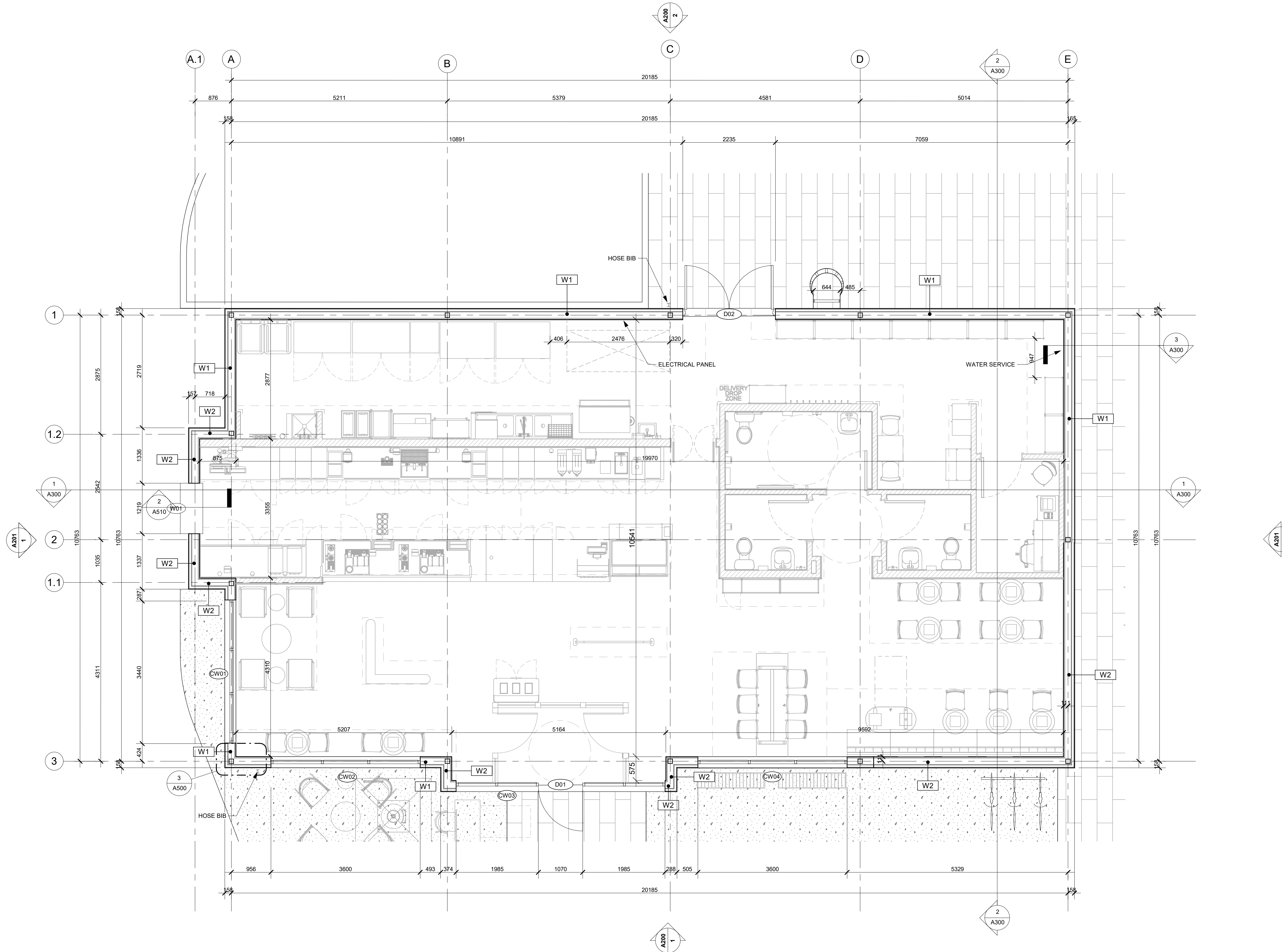
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**General Legend**

	TO DEMOLISH: WALLS, PARTITIONS AND OTHER ELEMENTS
	EXISTING TO REMAIN: WALLS, PARTITIONS AND OTHER ELEMENTS
	NEW CONSTRUCTION: WALLS, PARTITIONS AND OTHER ELEMENTS



**1 GROUND FLOOR- DRIVE-THRU**

A100 1: 50



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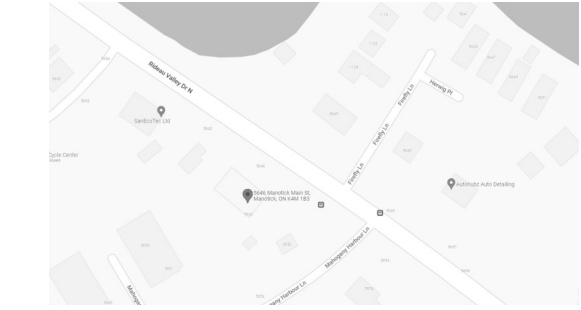
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2000 Thurston Dr #31, Ottawa, ON K1G 4K7  
<https://milton.com/>

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**LANDSCAPE ARCHITECT**  
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**KEY PLAN / PLAN CLÉ :**



**CLIENT :**

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Tel : (613) 859-2819

revision	description	date
1.28	ISSUED FOR CONSTRUCTION	24-08-05
1.24	REVISED RTU LOCATIONS	24-05-31
1.17	ISSUED FOR BP	24-03-21
1.16	ISSUED FOR COORD.	24-03-18
1.13	ISSUED FOR COORD.	24-02-23
1.10	ISSUED FOR PERMIT	24-01-28
1.8	CO-ORDINATION	23-11-07
1.5	CO-ORDINATION	23-10-10
1.3	CO-ORDINATION	23-08-28
1.2	CO-ORDINATION	23-08-17

**PROJECT NAME / NOM DU PROJET :**

**5646 & 5650  
Manotick Main**

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

**DRAWING NAME / NOM DU DESSIN :**

**ROOF PLAN - DRIVE THRU**

**DRAWING INFORMATION / INFORMATION DU DESSIN :** SPC# D07-12-23-0080  
Plan# 19143

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

DATE : **2023-08-17**

DRAWN BY / DESSINÉ PAR : **MS/CK**

REVIEWED BY / VÉRIFIÉ PAR : **ES**

SCALE / ÉCHELLE : **As indicated**

PROJECT PHASE / PHASE DU PROJET : **5**

DWG NO. / NO. DESSIN : **A110**

**A110**

REVISION NO. / NO. DE RÉVISION : **1.28**

1.28

**TYPICAL DRAWINGS NOTES:**

EXTEND ALL PARTITIONS TO U/S DECK OR SLAB U.N.

STAGGER ALL JOINTS OF MULTIPLE GYPSUM BOARD LAYERS.

INNER LAYERS MUST BE TAPED BUT NOT SANDED.

INSTALL GYPSUM BOARD WITH NO JOINTS GREATER THAN 6mm.

TAPE ALL GYPSUM BOARD JOINTS WITH DRYWALL COMPOUND.

FIRE-STOP CAULK OUTSIDE LAYER OF GYPSUM BOARD OF ALL RATED STEEL STUD PARTITIONS AT TOP AND BOTTOM AND ALL PENETRATIONS.

ACOUSTIC CAULK OUTSIDE LAYER OF GYPSUM BOARD OF ALL NON-RATED STEEL STUD PARTITIONS AT ALL PENETRATIONS.

CAULKING OF ANY GAP OVER 6 mm MUST BE OVER ROD BACKUP.

LOCATE ELECTRICAL BOXES ON OPPOSING FACES OF THE WALL IN SEPARATE STUD CAVITY.

TRIM AND EXTEND THERMAL AND ACOUSTIC BATT INSULATION CONTINUOUSLY BEHIND AND AROUND ALL ELECTRICAL BOXES.

PROVIDE SLOTTED TOP TRACK DEFLECTION HEAD AT T/O ALL STEEL STUD WALL AND PARTITION ASSEMBLIES.

PROVIDE 20mm DEFLECTION ALLOWANCE AT T/O ALL CONCRETE BLOCK PARTITIONS

PACK VOID AT T/O OF ALL FIRE RATED CONCRETE BLOCK PARTITIONS WITH MINERAL WOOL AND SEAL IN PLACE WITH FIRE-STOP CAULK.

SEAL VOID AT T/O OF ALL NON-RATED CONCRETE BLOCK PARTITIONS WITH ACOUSTIC CAULK OVER BACKER ROD.

PROVIDE MAX. 0.50mm METAL STUDS FOR ALL INTERIOR PARTITIONS. NOTIFY ARCHITECT WHERE HEAVIER GAUGE IS NEEDED TO MEET DEFLECTIONS REQUIREMENT.

**STUD WALL REINFORCEMENT:**  
SECURE 19mm VENEER CORE PLYWOOD BLOCKING TO STUDS WITHIN THE WALL CAVITY AS REQUIRED TO ANCHOR THE FUTURE INSTALLATION OF GRAB BARS LOCATED IN ALL SUITE WASHROOMS AND INSTALL BLOCKING TO ACCOMMODATE THE FOLLOWING GRAB BAR CONFIGURATIONS:

- 700mm TO 1500mm AFF ON ALL WALLS ADJACENT TO A WATER CLOSET EXTENDING 400mm TO 1200mm FROM WALL BEHIND THE WATER CLOSET
- 800mm LONG x 200mm HIGH CENTERED ON THE WALL BEHIND THE WATER CLOSET AND 150mm ABOVE THE TANK
- 850mm AFF x 200mm HIGH FULL LENGTH OF WALL OPPOSITE THE ENTRANCE TO THE SHOWER

GRIND HIGH-POINTS AND SKIM-COAT ALL EXPOSED CONCRETE SURFACES WITH DRYWALL COMPOUND.

**MISCELLANEOUS METAL:**

- CONTINUOUSLY WELD ALL STEEL COMPONENTS
- FILL AND GRIND ALL STEEL CONNECTIONS SMOOTH
- FINISH ALL EXPOSED STEEL SURFACES WITH PAINT

USE MOISTURE RESISTANT GYPSUM BOARD ON ALL WASHROOM AND HIGH HUMIDITY AREA CEILINGS AND WALLS.

USE GYPSUM TILE BACKER BOARD ON ALL SHOWER WALLS.

FIRE-CAULK PERIMETER OF ALL ACOUSTIC GYPSUM BOARD PARTITIONS.

WHERE OUTLET BOXES ARE INSTALLED BACK TO BACK, PACK CAVITY AROUND BOTH OUTLET BOXES AND SECURE ONE LAYER OF DRYWALL IN THE AIR-SPACE TO THE BACK SIDE OF ONE ROW OF STUDS. EXTEND THESE MEASURES FOR A MINIMUM RADIUS OF 600mm FROM CENTER OF EACH OUTLET BOX. IN ADDITION, PROVIDE PUTTY PADS TO ALL ELECTRICAL BOXES WHERE MORE THAN ONE ELECTRICAL BOX IS INSTALLED IN A SINGLE STUD CAVITY.

SHIM AS REQUIRED TO PLUMB WALLS FOR ALL FURRING CHANNELS. ADJUST OTHER DIMENSION ACCORDINGLY.

WHERE BATH/TUBS ABUT A FIRE SEPARATION APPLY AN ADDITIONAL LAYER OF WATER RESISTANT GYPSUM BOARD TO PROVIDE SUBSTRATE FOR FINISHES ABOVE BATH/TUB.

**TYPICAL SUITE AND CORRIDOR DEMISING WALL ACOUSTIC REQUIREMENTS:**

- CONTINUE DEMISING WALL BETWEEN SUITES THROUGH EXTERIOR WALL STUD CAVITY TO INSIDE FACE OF EXTERIOR SHEATHING AND FIRECAULK
- SUITE SIDE OF CORRIDOR DEMISING WALL GYPSUM TO BE DISCONTINUOUS AT JUNCTION WITH SUITE DEMISING WALL
- STAGGER GYPSUM LAYERS AT JOINTS

ACCESS LADDERS MUST CONFORM TO THE REQUIREMENTS OF ENGINEERING DATA SHEET 2-04, ISSUED BY THE MINISTRY OF LABOUR.

**ROOF**

**NUMBERING**

**BOWL**  
Identification number

**DRAIN**  
No. d'identification

**SLOPE**

**SLOPE ARROW** Type and Direction

**ROOF POOL** Slope per structure

**ROOF POOL** 2% slope insulation

**PITCHED ROOF** Pitch per structure

**DRAIN**

**Drain**  
New

**VENT**

**Vent**

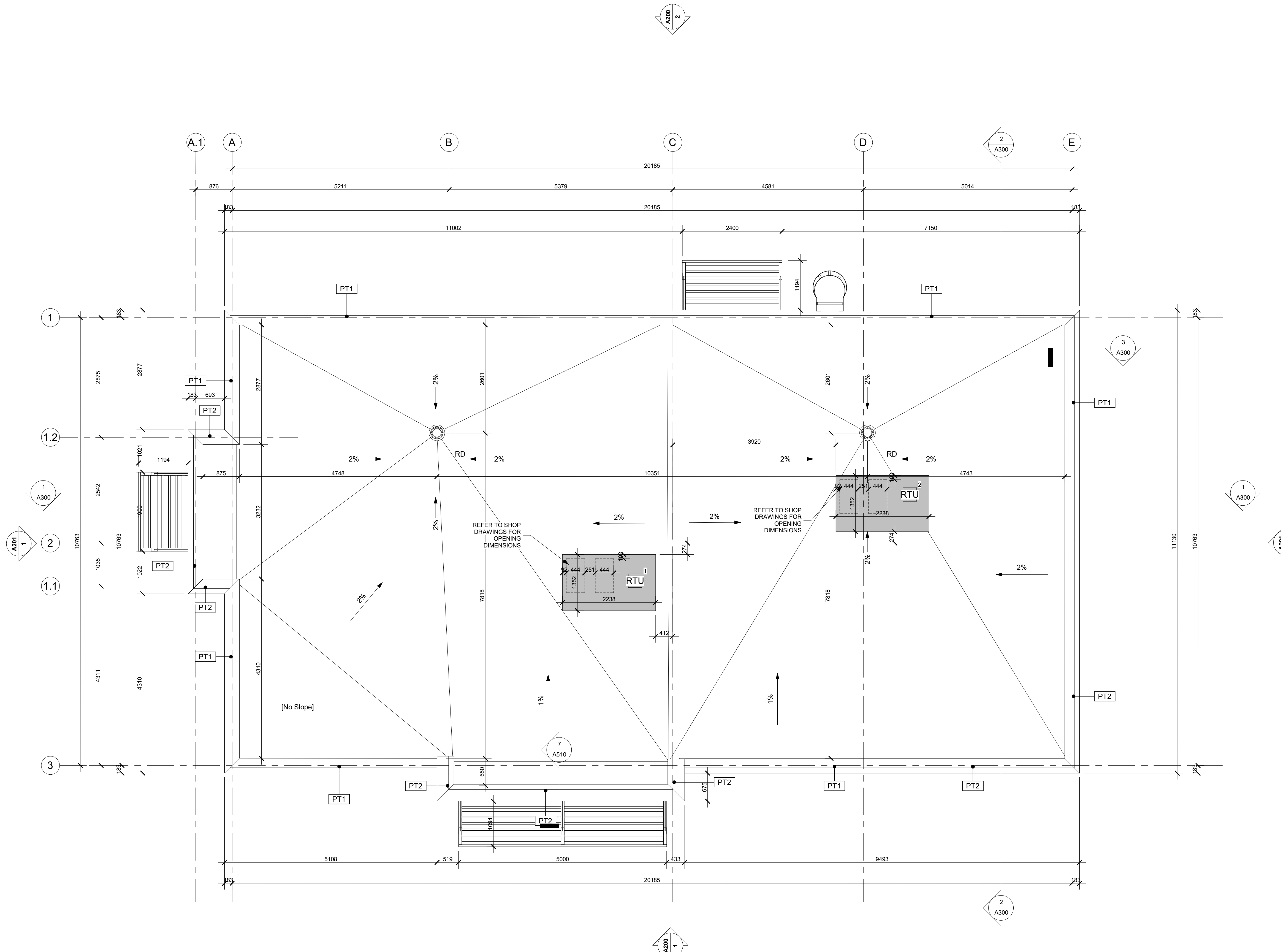
**MECHANICAL EQUIPMENT**

**RTU**  
New

**GOOSENECK**  
New

**EVACUATOR**  
New

**CABANON SHUTTER**  
New



**1 ROOF PLAN - DRIVE-THRU**  
A110 1:50



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215 Merton Pl #104, Napanee, ON K2H 9C1  
<https://www.mcintoshperry.com/>

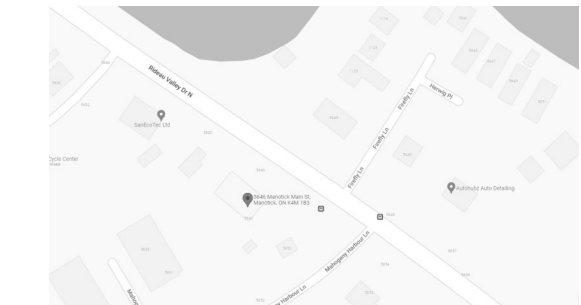
**STRUCTURAL ENGINEER**  
Leekor Engineering Inc.  
359 Kent St #501, Ottawa, ON K2P 2M8  
<https://www.leekor.com/>

**MECHANICAL ENGINEER**  
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<https://www.nakdesignstrategies.com/>

**KEY PLAN / PLAN CLÉ :**



**CLIENT :**

**HAWKINS PROPERTIES**

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

revision	description	date
1.28	ISSUED FOR CONSTRUCTION	24-08-05
1.17	ISSUED FOR BP	24-03-21
1.16	ISSUED FOR COORD.	24-03-18
1.13	ISSUED FOR COORD.	24-02-23
1.10	ISSUED FOR PERMIT	24-01-26
1.8	CO-ORDINATION	23-11-07
1.6	ISSUED FOR SPA R2	23-10-17
1.5	CO-ORDINATION	23-10-10
1.3	CO-ORDINATION	23-08-28
1.1	CO-ORDINATION	23-08-08
1.0	ISSUED FOR SPA	23-05-24

**PROJECT NAME / NOM DU PROJET :**

**5646 & 5650  
Manotick Main**

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

**DRAWING NAME / NOM DU DESSIN :**

**NORTH & SOUTH  
ELEVATIONS - DRIVE THRU**

**DRAWING INFORMATION / INFORMATION DU DESSIN :** SPC# D07-12-23-0080  
Plan# 19143

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

**DATE :** 20/11/2023

**DRAWN BY / DESSINÉ PAR :** MS/CK

**REVIEWED BY / VÉRIFIÉ PAR :** ES

**SCALE / ÉCHELLE :** As indicated

**PROJECT PHASE / PHASE DU PROJET :** 5

**DWG NO. / NO. DESSIN :**

**A200**

**REVISION NO. / NO. DE RÉVISION :** 1.28

D07-12-23-0080  
Plan #19143

**EXTERIOR FINISHES**

**MASONRY**

**Architectural Block 1 - CMU BLOCK**  
Colour: Grey

**Architectural Block 2 - CMU BLOCK**  
Colour: Dark Grey

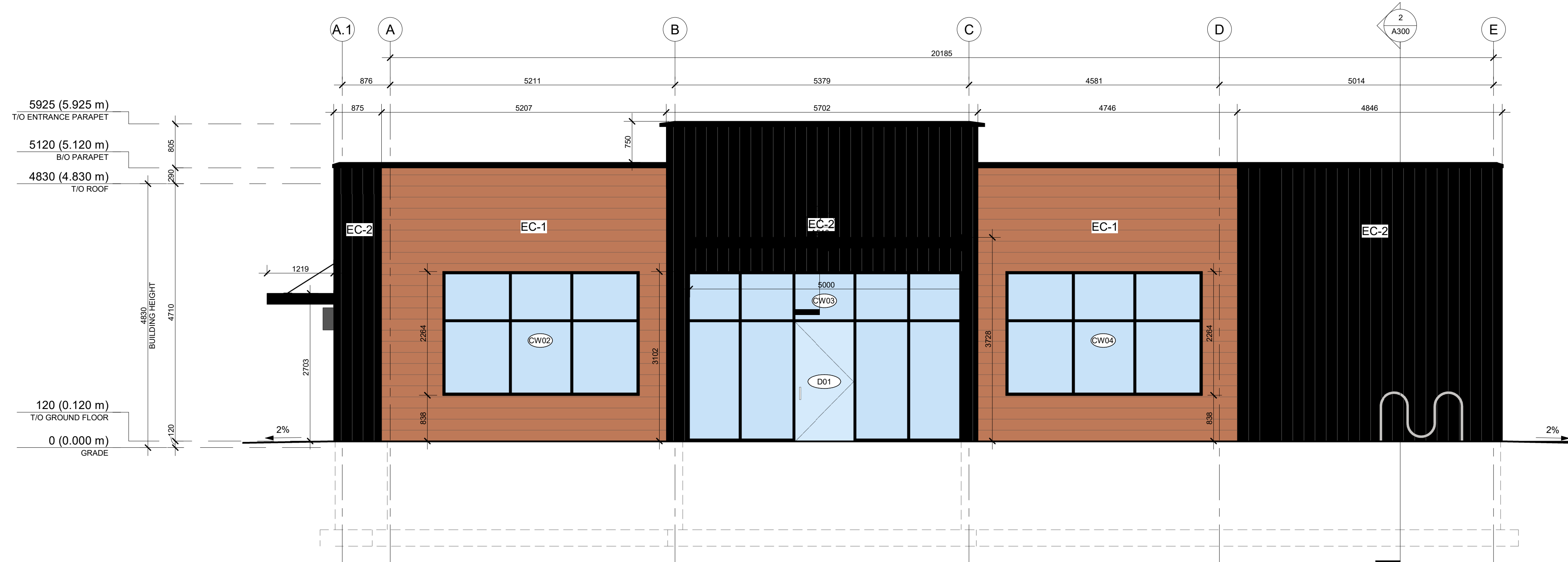
**HOLLOW MORTAR JOINT**

**CLADDING**

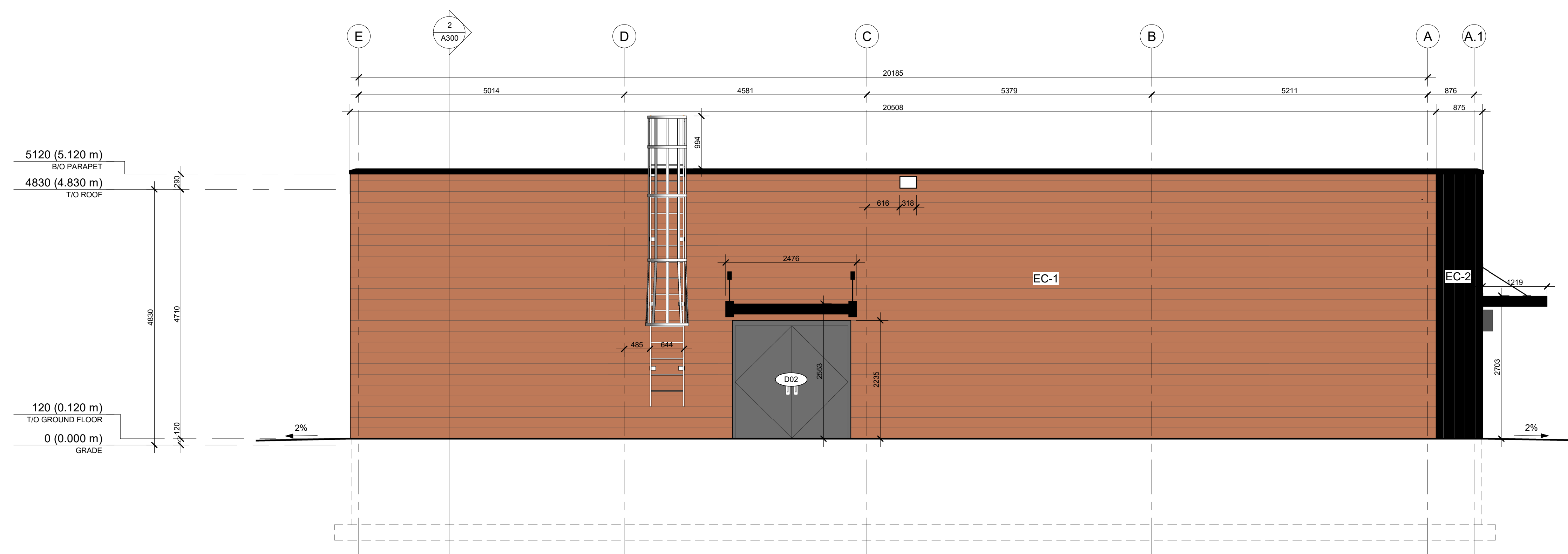
**Horizontal Metal Siding**  
Color: Brown

**Vertical Metal Siding**  
Color: Black

**NOTES**



**1 NORTH ELEVATION - DRIVE THRU**  
A200 1: 50



**2 SOUTH ELEVATION - DRIVE THRU**  
A200 1: 50



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<https://www.mcintoshperry.com/>

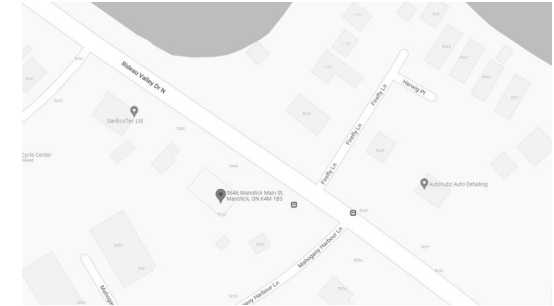
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359 Kent St #501, Ottawa, ON K2P 2M8  
<https://www.leekor.com/>

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**KEY PLAN / PLAN CLÉ :**



**CLIENT :**

**HAWKINS PROPERTIES**

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

revision	description	date
1.28	ISSUED FOR CONSTRUCTION	24-08-05
1.17	ISSUED FOR BP	24-03-21
1.16	ISSUED FOR COORD.	24-03-18
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1.10	ISSUED FOR PERMIT	24-01-26
1.8	CO-ORDINATION	23-11-07
1.6	ISSUED FOR SPA R2	23-10-17
1.5	CO-ORDINATION	23-10-10
1.3	CO-ORDINATION	23-08-28
1.1	CO-ORDINATION	23-08-08
1.0	ISSUED FOR SPA	23-05-24

**PROJECT NAME / NOM DU PROJET :**

**5646 & 5650  
Manotick Main**

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

**DRAWING NAME / NOM DU DESSIN :**

**EAST & WEST ELEVATIONS  
- DRIVE THRU**

**DRAWING INFORMATION / INFORMATION DU DESSIN :** SPC# D07-12-23-0080  
Plan# 19143

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

DATE : **20/11/2023**

DRAWN BY / DESSINÉ PAR : **MS/CK**

REVIEWED BY / VÉRIFIÉ PAR : **ES**

SCALE / ÉCHELLE : **As indicated**

PROJECT PHASE / PHASE DU PROJET : **5**

DWG NO. / NO. DESSIN :

**A201**

REVISION NO. / NO. DE RÉVISION : **1.28**

D07-12-23-0080  
Plan #19143

**EXTERIOR FINISHES**

**MASONRY**

**Architectural Block 1 - CMU BLOCK**  
Colour: Grey

**Architectural Block 2 - CMU BLOCK**  
Colour: Dark Grey

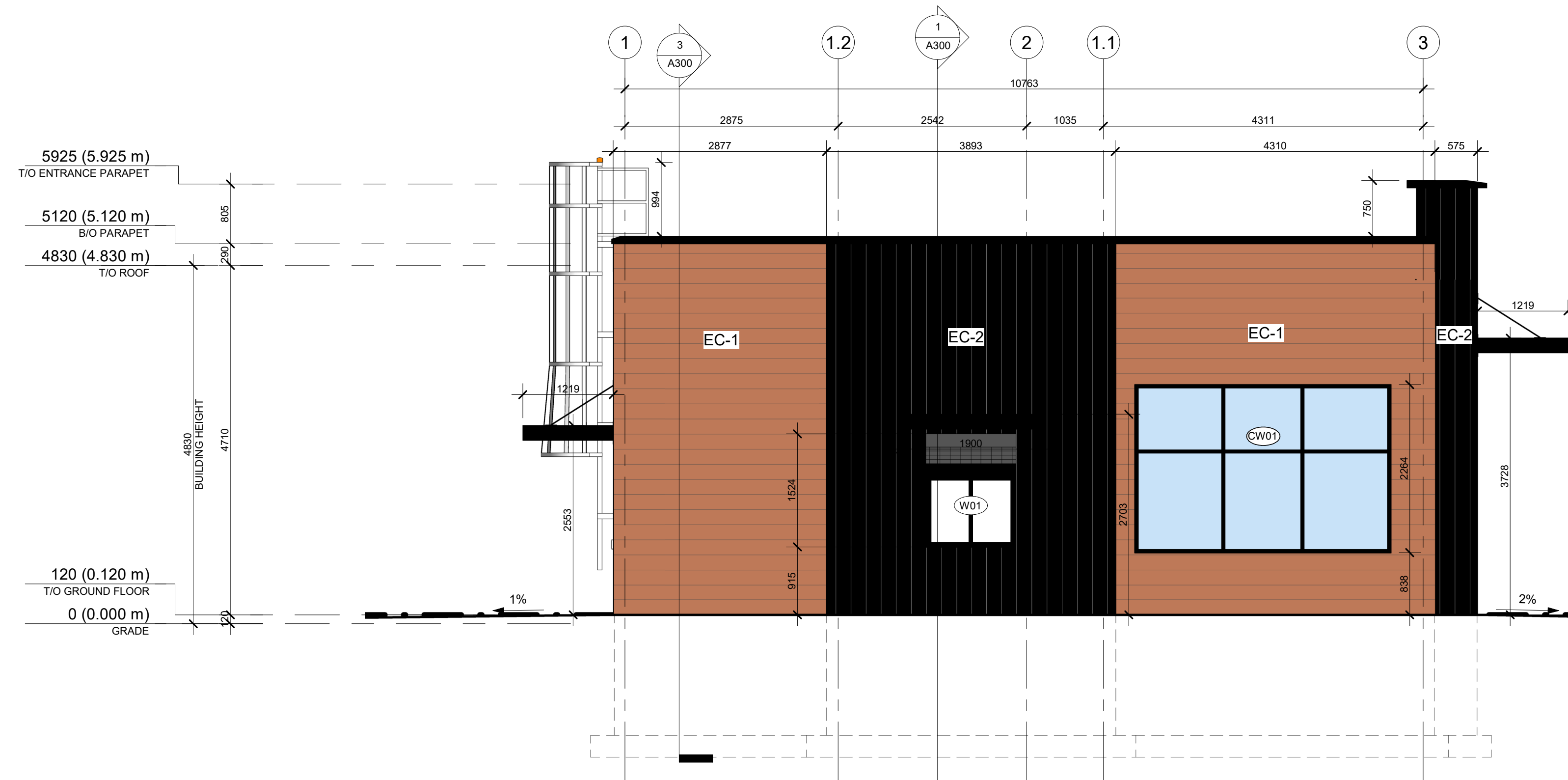
**HOLLOW MORTAR JOINT**

**CLADDING**

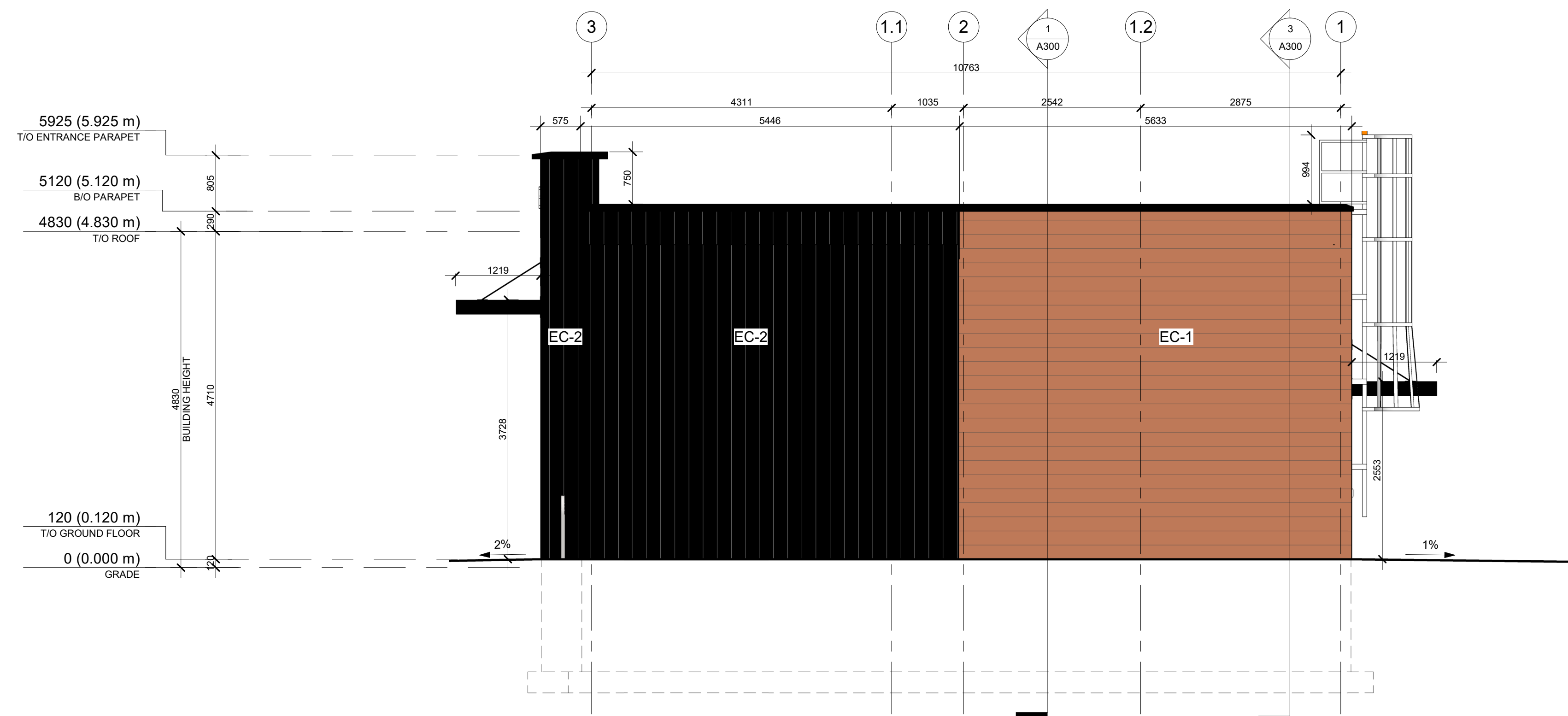
**Horizontal Metal Siding**  
Color: Brown

**Vertical Metal Siding**  
Color: Black

**NOTES**



**1 EAST ELEVATION - DRIVE THRU**  
A201 1 : 50



**2 WEST ELEVATION - DRIVE THRU**  
A201 1 : 50





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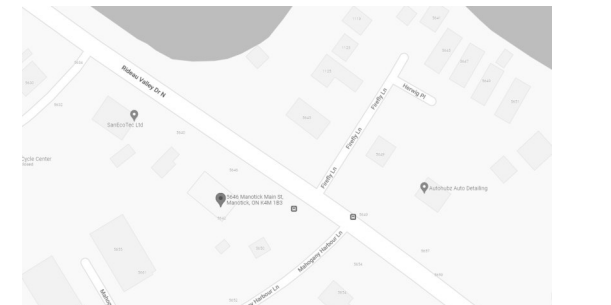
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<https://mirton.com/>

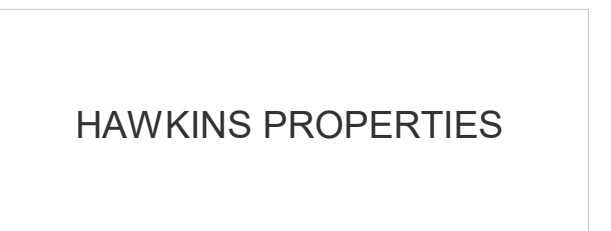
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**KEY PLAN / PLAN CLÉ :**



**CLIENT :**



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1.5	CO-ORDINATION	23-10-10
1.3	CO-ORDINATION	23-08-28
1.1	CO-ORDINATION	23-08-08

**PROJECT NAME / NOM DU PROJET :**

**5646 & 5650  
Manotick Main**

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

**DRAWING NAME / NOM DU DESSIN :**

**GENERAL & WALL  
SECTIONS - DRIVE THRU**

**DRAWING INFORMATION / INFORMATION DU DESSIN :** SPC# D07-12-23-0080  
Plan# 19143

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

DATE : **2023-08-07**

DRAWN BY / DESSINÉ PAR : **MS/CK**

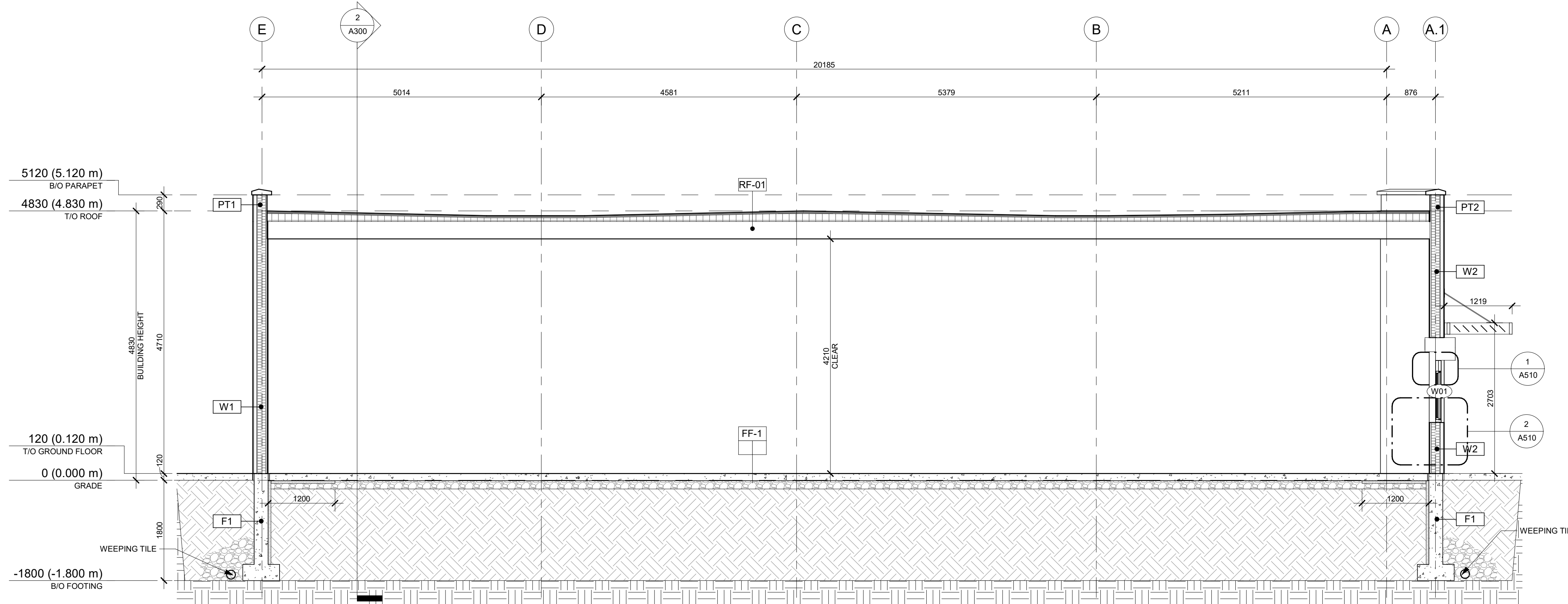
REVIEWED BY / VÉRIFIÉ PAR : **ES**

SCALE / ÉCHELLE : **As indicated**

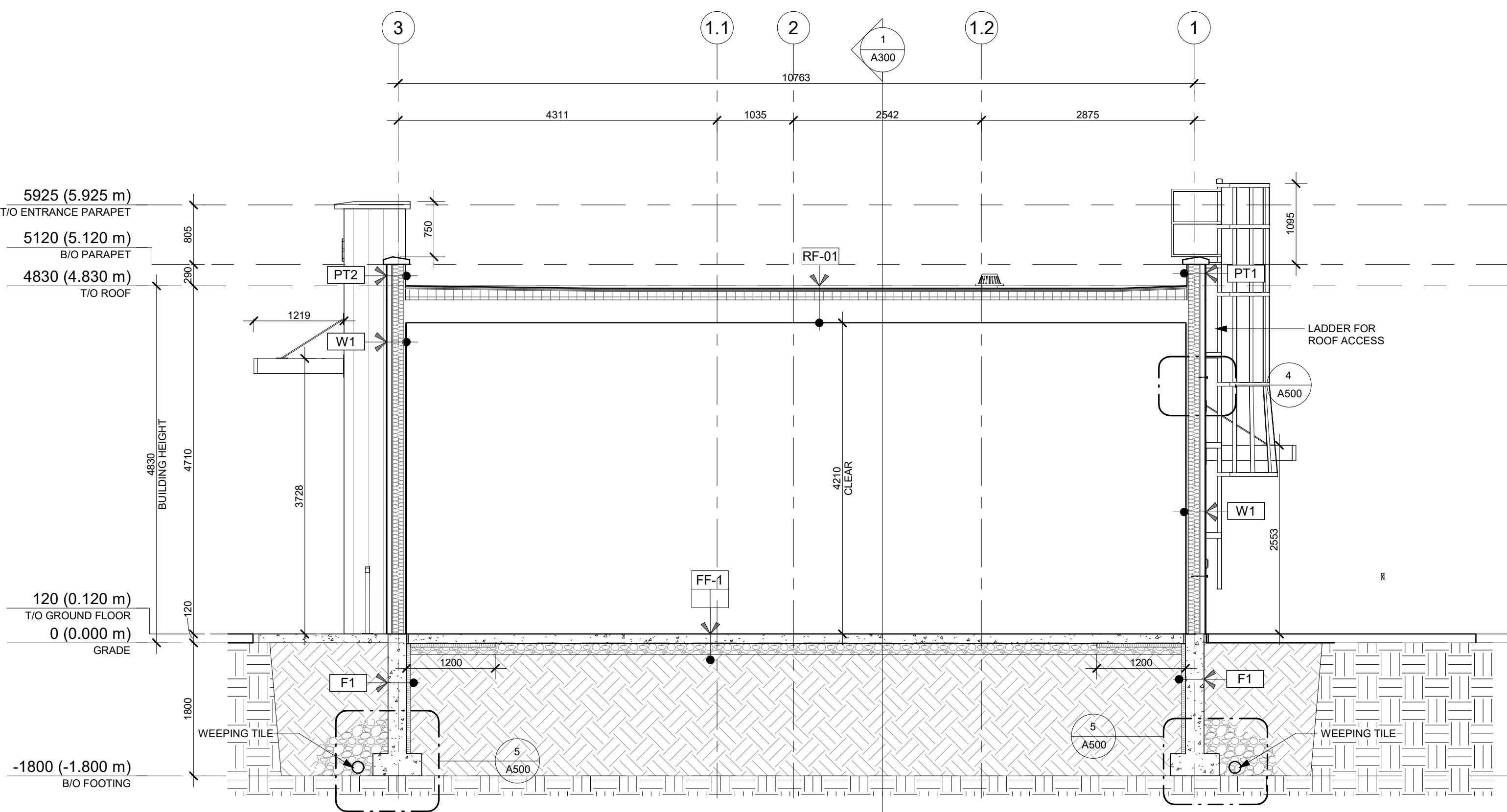
PROJECT PHASE / PHASE DU PROJET : **5**

DWG NO. / NO. DESSIN : **A300**

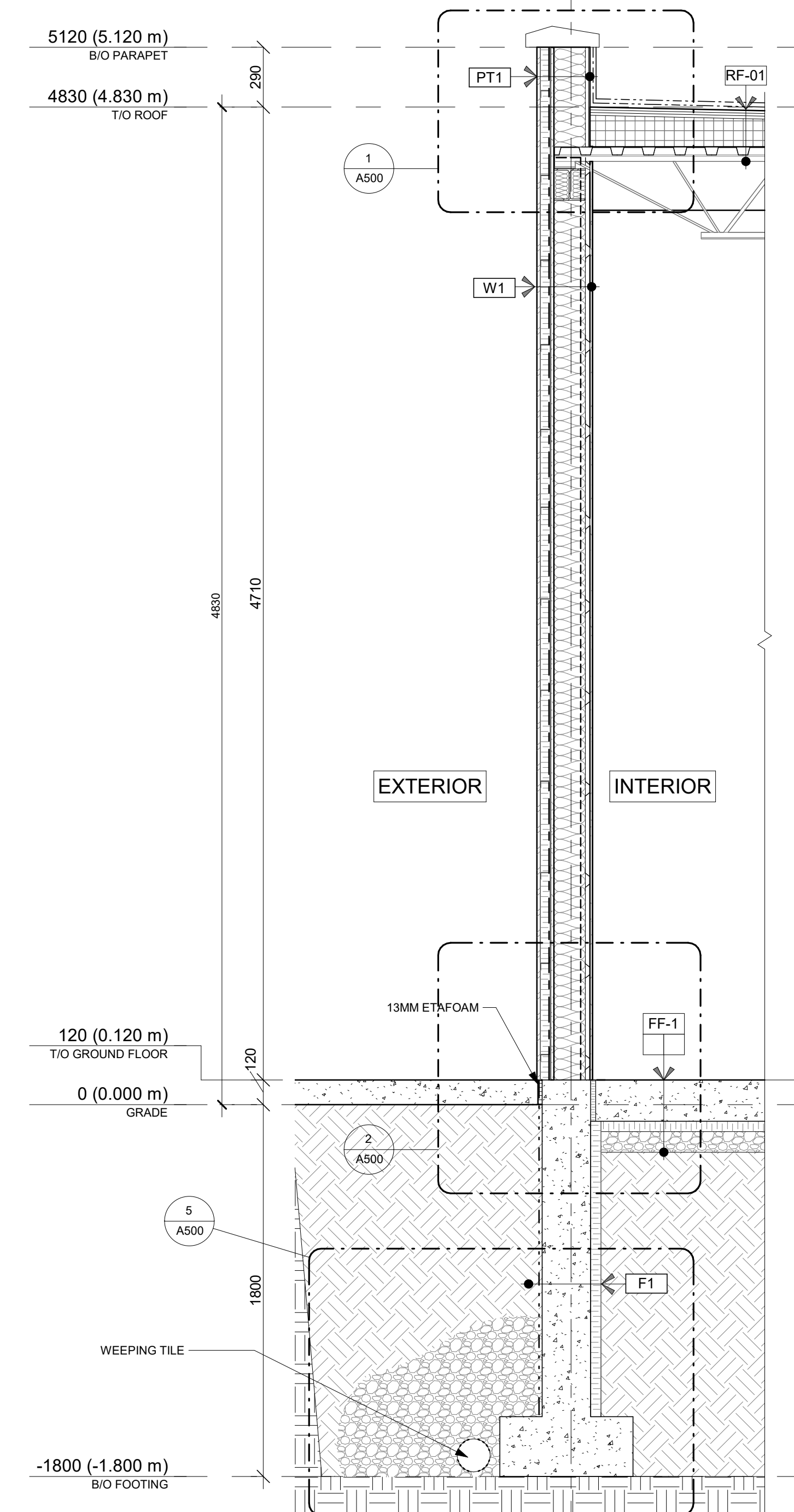
REVISION NO. / NO. DE RÉVISION : **1.28**



**1 DRIVE-THRU - BUILDING SECTION 1**  
A300 1:50



**2 DRIVE-THRU - BUILDING SECTION 2**  
A300 1:50



**3 TYPICAL WALL SECTION**  
A300 1:20