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1285 Wellington St. W., Ottawa, ON K1Y 3A8
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CLIENT :
HAWKINS PROPERTIES

5646 & 5650 Manotick Main Manotick, ON K4M1B3
Tel : (613) 859-2818
ISSUED FOR CONSTRUCTION 24-08-05

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 24-04-23
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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
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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

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

DRAWING NAME / NOM DU DESSIN :
SITE PLAN - PROPOSED

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 : 1.28

Plan #19143

SITE CONTEXT

LEGEND

SURFACES

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

LINE

- 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 (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

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 |
| Abx: max. building | | |

| 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.) n/a (max.) |
| - 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 | REQUIRED | PROPOSED |
|---------------------|----------|----------|
| LAND COVERAGE | 30% Max. | 8.86% |

| VEHICULAR PARKING | REQUIRED | PROPOSED |
|----------------------------|----------------------------------|----------|
| MIN PARKING SPACES | 10 per 100m² - 20% = 18 SPACE | 19 |
| 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 | 14.48 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 | REQUIRED | PROPOSED |
|------------------------------------|----------|----------|
| CAR WASH | 10 | 10 |
| DRIVE-THRU REST BEFORE ORDER BOARD | 7 | 7 |
| TOTAL | 11 | 11 |

1 SITE PLAN - PROPOSED
A050.2 1 : 200