



NOTE:  
SNOW WILL NOT BE STORED ON SITE AND WILL BE REMOVED OFF SITE AS REQUIRED

NOTE:  
GRADES SHOWN ON THIS DRAWING ARE EXISTING AND HAVE BEEN TAKEN FROM A SURVEY DRAWING. COORDINATE ALL NEW GRADING WORK WITH CIVIL AND LANDSCAPING.

SITE INFORMATION DERIVED FROM SURVEY TITLED,  
**TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOTS 3 AND 4 REGISTERED PLAN 547 CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

**ELEVATION NOTE**  
1. ELEVATIONS ARE GEODETIC.  
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

**1 SITE PLAN**  
SP-01  
SCALE = 1:150

SITE STATISTICS 5497 MANOTICK MAIN		
ITEM	REQUIRED	PROVIDED
Zone	VM9 Village Mixed Use	VM9 - EXCEPTION
Lot Area	1350 SQ. M.	2169 SQ. M.
Lot Width	20 M. min.	27.2 M.
Maximum Building Height	6.7 M MIN. - 11.0M MAX	10.9 M - 3 STOREYS
Front Yard	3.0 M MAX	VARY (21.1m AT CLOSEST)
Side Yard	Corner Interior	N/A 1.2M
Rear Yard	7.5M MIN. (30.0 M FROM WATER MARK)	(30.0 M FROM WATER MARK)
Building Footprint		608 SQ. M.
Lot Coverage	NO MAX	
Number of Dwelling units		21 UNITS (10 ONE BEDROOM, 11 TWO BEDROOMS)
<b>PARKING SPACES REQUIRED RESIDENTIAL</b>	1.2 PER x 21 = 25 SPACES	(10 SURFACE) (16 UNDERGROUND) 26 SPACES
Required Bike Racks	10.5 REQUIRED (0.5 SPACES/DWELLING)	10 INTERIOR and 4 EXTERIOR
Landscaping	Hard Soft	

- LEGEND:**
- PROPOSED NEW BUILDING
  - NEW UNIT PAVERS
  - PROPERTY LINE
  - ADJACENT LOT PROPERTY LINES
  - EXISTING OVERHEAD HYDRO LINE
  - NEW WOOD FENCE
  - EXISTING HYDRO POLE TO REMAIN
  - ENTRANCE ARROWS
  - NEW BIKE RACKS
  - NEW PARKING
  - EXISTING CONCRETE CURB
  - LIGHT STANDARD
  - WALL MOUNTED LIGHTING FIXTURE
  - EXTERIOR SOFFIT LIGHTING FIXTURE
  - EXTERIOR WALL MOUNTED LIGHT FIXTURE

No.	REVISIONS	BY	DATE
13	FOR REVIEW	PE	OCT. 13 2021
12	FOR REVIEW	PE	AUG 19 2021
11	FOR REVIEW	PE	JUNE 29 2021
10	FOR REVIEW	PE	MAY 14 2021
09	FOR REVIEW	PE	APR. 27 2021
08	FOR REVIEW OVERALL REDESIGN	PE	APR. 16 2021
07	FOR REVIEW	PE	MAR. 16 2021
06	FOR REVIEW	PE	FEB. 16 2021
05	REVISIONS TO SITE ACCESS	PE	JAN. 06 2021
04	FOR REVIEW	PE	NOV. 24 2020
03	FOR REVIEW	PE	NOV. 16 2020
02	FOR REVIEW	PE	OCT. 09 2020
01	FOR REVIEW	PE	SEPT. 24 2020

DESIGNED BY: P.E.  
DRAWN BY: P.E.  
APPROVED BY: B.K.

PROJECT  
**5497 MANOTICK MAIN**

DRAWING TITLE  
**SITE PLAN**

PROJECT NO.  
**0387**  
DATE  
OCT. 23, 2020

**SP-01**