



PROJECT INFORMATION	
LEGAL DESCRIPTION: LOT OF LOT 1 CONCESSION "A" (BROKEN FRONT) AND PART OF COMMON ELEMENT OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN 790	
LOT AREA: 1241.90 m ² LOT WIDTH: IRREGULAR 17.38m AT NARROWEST POINT	
TOTAL CITY GROSS FLOOR AREA (GFA) 688 m ² GROUND FLOOR RETAIL USE GFA: 220m ² 2ND FLOOR OFFICE USE GFA: 233m ² 3RD FLOOR OFFICE USE GFA: 233m ²	
OFFICE UNITS: 2 RETAIL UNITS: 2	
PROPOSED BUILDING SETBACKS FRONT YARD: VARIES - 0.5m AT NEAREST POINT REAR YARD: VARIES - 24.1m AT NEAREST POINT INTERIOR SIDEYARD: 1.4m CORNER SIDEYARD: VARIES - 3.7m AT NEAREST POINT	
BUILDING HEIGHT: 12.5m AREA OF PARKING LOT: 592m ² LANDSCAPED AREA AT PERIMETER/INTERIOR OF PARKING LOT: 136m ² PERCENTAGE OF LANDSCAPED AREA AT PARKING LOT: 23%	
TYPICAL PARKING STALL DIMENSIONS: 5.2m x 2.6m DISABLED PARKING STALL DIMENSION: 5.2m x 3.35m LOADING SPACE DIMENSIONS: 7.0m x 3.5m	
PARKING	
BYLAW REQUIREMENT PER USE	REQUIRED PROVIDED
- OFFICE (2.4 PER 100m ² OF GFA) (2.4 x 4.66)	11 11
- RETAIL (0.4 PER 100m ² OF GFA) (0.4 x 2.20)	8 8
- LOADING FOR OFFICE (1 SPACE FOR GFA BETWEEN 350-699m ²)	1 1
- LOADING FOR RETAIL (0 FOR GFA LESS THAN 699m ²)	0 0
- BICYCLE (1 PER 1500m ² OF GFA)	0 4
PROJECT TEAM	
PROJECT NAME	5514 MANOTICK MAIN STREET
OWNER	STEPHEN PHILIP 1846253 ONTARIO INC. 5572 CARRISON DRIVE, MANOTICK, ONTARIO, K4M 1K7
ARCHITECT	CHMIEL ARCHITECTS INC. 109 BANK STREET, SUITE 200, OTTAWA, ONTARIO, K1S 1W1
STRUCTURAL	CLELAND JARDINE ENGINEERING LTD. 580 TERRY FOX DRIVE KANATA, ONTARIO, K2L 4B9
CIVIL MECHANICAL & ELECTRICAL	WSP MMA GROUP 2811 QUEENSWAY DRIVE, SUITE 300 OTTAWA, ONTARIO, K2B 8K2
LANDSCAPE	JAMES B. LENNOX & ASSOCIATES INC. 3332 CARLING AVE. OTTAWA, ONTARIO, K2H 5A8
SURVEYOR	H.A. KEN SHIPMAN SURVEYING LTD. 6563 FOURTH LINE RD NORTH GOWER, ONTARIO, K0A 2T0
LEGEND	
	PROPERTY LINE
	ZONING SETBACKS
	ENTRANCE
	EXIT
	(MH) MANHOLE, REFER TO CIVIL DRAWINGS
	(CB) CATCH BASIN, REFER TO CIVIL DRAWINGS
	(LS) LIGHT STANDARD
	ELEVATION MARKER
	DEPRESSED CURB
	STREET LIGHT

1 SITE PLAN - 5514
SP-01 SCALE 1 : 100

NOTE: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR COORDINATION	17.02.14
2	ISSUED FOR CLIENT REVIEW	17.02.24
3	ISSUED FOR COORDINATION	17.03.01
4	ISSUED FOR SPC & ZBA	17.03.08
5	ISSUED FOR COORDINATION	17.03.10
6	REISSUED FOR SPC	21.03.02

APPROVED REFUSED

DATE: _____

ADAM BROWN, MANAGER, DEVELOPMENT REVIEW,
RURAL SERVICES

OWNER
**1846253 ONTARIO INC.
STEPHEN PHILIP**

5572 CARRISON DRIVE MANOTICK, ON K4M 1K7

PROJECT NORTH

MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT

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5514 MANOTICK MAIN ST.

PROJECT NO.	16-1380	DRAWN	CG
SCALE	1 : 100	CHECKED	RC
DRAWING TITLE	SITE PLAN		

DRAWING NO.
SP-01