

NOT FOR CONSTRUCTION /  
PAS POUR CONSTRUCTION

This document and all information herein is confidential and the intellectual property of Rossmann Architecture Inc. It is disclosed in confidence on terms that it will not be disclosed to any third party, used, sold, loaned, licensed, or reproduced in whole or in any part in any manner or form for manufacturing, rendering or for any other purpose without the written permission of Rossmann Architecture Inc. The copyright is retained by Rossmann Architecture Inc.

Ce document, ainsi que tous renseignements contenus a l'intérieur, est la propriété de Rossmann Architecture Inc. Il est divulgué en confiance sous les termes qu'il ne sera pas divulgué a aucun tiers, utilisé, vendu, prêté, licencié ou reproduit en son entier ou en partie d'aucune manière pour la manufacture, soumission ou pour autres fins sans la permission écrite de Rossmann Architecture Inc. Le droit d'auteur est retenu par Rossmann Architecture Inc.

**PROJECT TEAM / EQUIPE DU PROJET :**

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

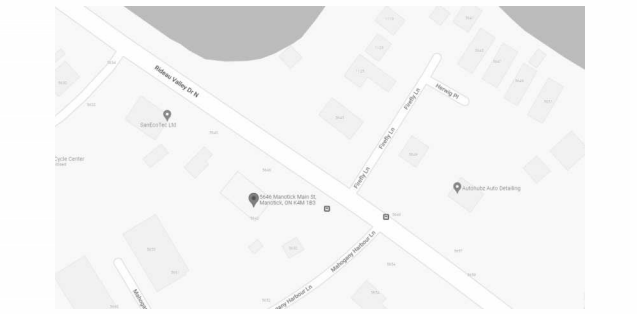
**STRUCTURAL ENGINEER**  
Leskor Engineering Inc.  
359 Kent St #501, Ottawa, ON K2P 2M8  
https://www.leskor.com/

**MECHANICAL ENGINEER**  
Milton Ltd.  
2000 Thurston Dr #31, Ottawa, ON K1G 4K7  
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 :**



650a Eagleson Rd, Kanata, ON K2M 1H4  
Tel : (613) 859-2819

1.12	ISSUED FOR SPA R5	24-13-09
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 :**

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

DATE : **02/07/24**

DRAWN BY / DESSINÉ PAR : **MS**

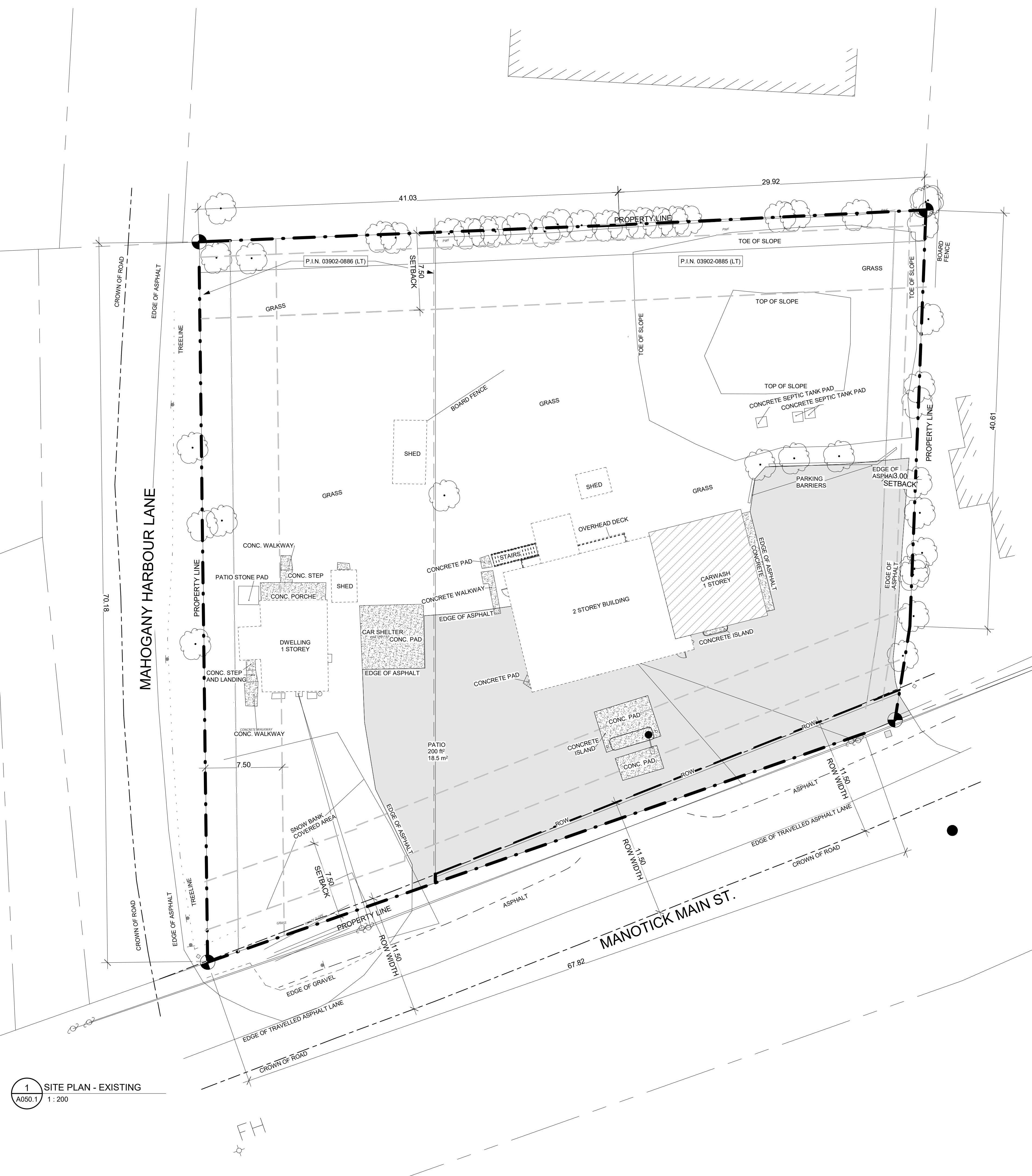
REVIEWED BY / VÉRIFIÉ PAR : **ES**

SCALE / ÉCHELLE : **As indicated**

PROJECT PHASE / PHASE DU PROJET : **1**

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

REVISION NO. / NO. DE RÉVISION : **1.12**



**1 SITE PLAN - EXISTING**  
A050.1 1 : 200

**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
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS

**PARKING**

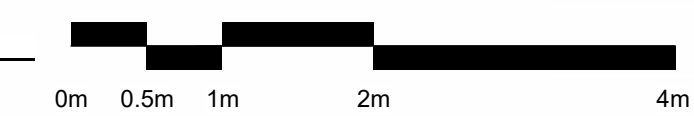
- BIKE PARKING  
H: HORIZONTAL 0.6M x 1.8M  
V: VERTICAL 0.3M x 1.5M  
S: STACKED 0.37M x 1.5M
- CAR PARKING  
R: RESIDENTIAL  
V: VISITOR
- BF PARKING (TYPE A)  
R: RESIDENTIAL  
V: VISITOR
- QUEUEING SPACE DIMENSION

**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 m²
PROPOSED USE	RC1
BUILDING AREA	361.7 m² / 3408.9 sqft

**SITE SUMMARY**

ZONING SUMMARY	REQUIRED	PROPOSED
LOT AREA	1350.00 m²	4078.48 m²
LOT WIDTH	20.00 m	n/a
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

**SET BACKS**

- 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	n/a	n/a
---------------------	-----	-----

**LAND COVERAGE**

LAND COVERAGE	30% Max.	8.86%
---------------	----------	-------

**VEHICULAR PARKING**

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

**BICYCLE PARKING**

	REQUIRED	PROPOSED
MIN PARKING SPACES	n/a	3

**WASTE CONTAINERS**

	REQUIRED	PROPOSED
GARBAGE (0.11 y³ / unit)	TBH	TBH
RECYCLING (0.038 y³ / unit)	TBH	TBH
ORGANICS	TBH	TBH
PRIVATE COMMUNAL	TBH	TBH

**AMENITY AREA**

	REQUIRED	PROPOSED
PRIVATE COMMUNAL	TBH	TBH

**BUILDING SUMMARY**

UNITS	GFA - OBC	GFA - CITY
n/a	316.70 m²	316.70 m²

**OUTDOOR REFUSE AREA**

SETBACK	REQUIRED	PROPOSED
LOT LINE ABUTTING A PUBLIC STREET	9.00 m	26.92 m
OTHER LOT LINES	3.00 m	22.70 m 41.19 m 22.97 m

**QUEUEING SPACES**

SETBACK	REQUIRED	PROPOSED
RESIDENTIAL ZONE	3.00 m	3.00 m

**MIN. NUMBER OF QUEUEING SPACES**

	REQUIRED	PROPOSED
CAR WASH	5	5
DRIVE-THRU REST. BEFORE ORDER BOARD	7	7
TOTAL	11	10

NOT FOR CONSTRUCTION /  
PAS POUR CONSTRUCTION

This document and all information herein is confidential and the intellectual property of Rossmann Architecture Inc. It is disclosed in confidence on terms that it will not be disclosed to any third party, used, sold, loaned, licensed, or reproduced in whole or in any part in any manner or form for manufacturing, rendering or for any other purpose without the written permission of Rossmann Architecture Inc. The copyright is retained by Rossmann Architecture Inc.

Ce document, ainsi que tous renseignements contenus a l'intérieur, est la propriété de Rossmann Architecture Inc. Il est divulgué en confiance sous les termes qu'il ne sera pas divulgué a aucun tiers, utilisé, vendu, prêté, licencié ou reproduit en son entier ou en partie d'aucune manière pour la manufacture, soumission ou pour autres fins sans la permission écrite de Rossmann Architecture Inc. Le droit d'auteur est retenu par Rossmann Architecture Inc.

**PROJECT TEAM / EQUIPE DU PROJET :**

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

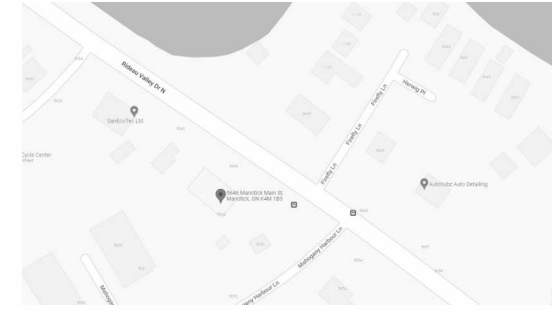
**STRUCTURAL ENGINEER**  
Leskor Engineering Inc.  
359 Kent St #501, Ottawa, ON K2P 2M8  
<https://www.leskor.com/>

**MECHANICAL ENGINEER**  
Milton Ltd.  
2000 Thurston Dr #31, Ottawa, ON K1G 4K7  
<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**

650a Eagleson Rd, Kanata, ON K2M 1H4  
Tel : (613) 859-2819

NO.	DESCRIPTION	DATE
1.12	ISSUED FOR SPA R5	24-13-09
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
1.5	CO-ORDINATION	23-10-10
1.4	CO-ORDINATION	23-09-11
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
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 :**

PROJECT NO. / NO. DE PROJET :	<b>22199</b>
DATE :	<b>2023-08-08</b>
DRAWN BY / DESSINÉ PAR :	<b>M.S.</b>
REVIEWED BY / VÉRIFIÉ PAR :	<b>LaG</b>
SCALE / ÉCHELLE :	<b>As Indicated</b>
PROJECT PHASE / PHASE DU PROJET :	<b>1</b>
DWG NO. / NO. DESSIN :	<b>A050.2</b>

**SITE CONTEXT**

**LEGEND**

SURFACES	GENERAL NOTES
	<b>NOTE A :</b> 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.
	<b>NOTE B :</b> ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM DWG. CSI 22-3310 - 5646 MANOTICK MAIN STREET OTTAWA TOPO (RF) PRELIMINARY.
	<b>NOTE C :</b> CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
	<b>NOTE D :</b> REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
	<b>NOTE E :</b> DO NOT SCALE DRAWINGS.
	<b>NOTE F :</b> ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

**LINES**

	PROPERTY LINE
	SETBACK LINE
	EXISTING FENCE
	NEW FENCE
	OVERHEAD WIRES
	RETAINING WALL

**VEGETATION**

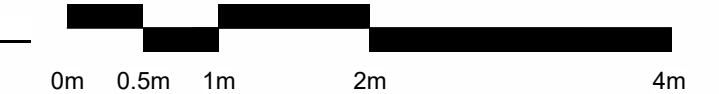
	TREE: EXISTING TO REMAIN
	TREE: EXISTING TO BE REMOVED
	TREE: NEW PROPOSED
	SHRUB: NEW PROPOSED

**SYMBOLS**

	DIRECTIONAL ARROWS
	BUILDING ACCESS
	BUILDING EGRESS
	SIAMESE CONNECTION
	UTILITY POLE
	FIRE HYDRANT
	CATCH BASIN / MANHOLE
	DEPRESSED CURB
	LANDSCAPE LIGHT
	LIGHT POLE
	WALL MOUNTED LIGHT
	EXISTING GRADE ELEVATION
	PROPOSED GRADE ELEVATION
	LOT CORNERS
	BIKE PARKING H: HORIZONTAL 0.6M x 1.8M V: VERTICAL 0.5M x 1.5M S: STACKED 0.37M x 1.5M
	CAR PARKING R: RESIDENTIAL V: VISITOR
	BF PARKING (TYPE A) R: RESIDENTIAL V: VISITOR
	QUEUEING SPACE DIMENSION

**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 <sup>2</sup>
PROPOSED USE	RC1
BUILDING AREA	361.7 m <sup>2</sup> / 3408.9 sqft

**SITE SUMMARY**

LOT AREA	1350.00 m <sup>2</sup>	4078.48 m <sup>2</sup>
LOT WIDTH	20.00 m	n/a
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
Above max. building		

**ZONING SUMMARY**

	REQUIRED	PROPOSED
SET BACKS		
- 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.) 4.50 m (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

**LAND COVERAGE**

MIN LANDSCAPED AREA	n/a	n/a
LAND COVERAGE	30% Max.	8.86%

**VEHICULAR PARKING**

MIN PARKING SPACES	10 per 100m <sup>2</sup> - 20%	20
MIN VISITOR PARKING SPACES	n/a	n/a
MIN ACCESSIBLE PRKG SPACES	1	1

**BICYCLE PARKING**

MIN PARKING SPACES	n/a	3
WASTE CONTAINERS	REQUIRED	PROPOSED

**GARBAGE (0.11 y<sup>3</sup> / unit)**

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

**AMENITY AREA**

PRIVATE	TBH	TBH
COMMUNAL	TBH	TBH

**BUILDING SUMMARY**

UNITS	GFA - OBC	GFA - CITY
n/a	316.70 m <sup>2</sup>	316.70 m <sup>2</sup>

**OUTDOOR REFUSE AREA**

SETBACK	REQUIRED	PROPOSED
LOT LINE ABUTTING A PUBLIC STREET	9.00 m	26.92 m
OTHER LOT LINES	3.00 m	22.70 m
		41.19 m
		22.97 m

**QUEUEING SPACES**

SETBACK	REQUIRED	PROPOSED
RESIDENTIAL ZONE	3.00 m	3.00 m

**MIN. NUMBER OF QUEUEING SPACES**

REQUIRED	PROPOSED	
CAR WASH	5	5
DRIVE-THRU REST. BEFORE ORDER BOARD	7	7
TOTAL	11	10

**1 SITE PLAN - PROPOSED**  
A050.2 1:200