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PROJECT TEAM / ÉQUIPE DU PROJET :
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LANDSCAPE ARCHITECT
NAK Design Strategies
1285 Wellington St. W, Ottawa, ON K1Y 3A8
<https://www.nakdesignstrategies.com/>

CLIENT :
HAWKINS PROPERTIES

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

DRAWING INFORMATION / INFORMATION DU DESSIN :
SP# D07-12-23-0080

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 : 3

DWG NO. / NO. DESSIN : A050.2

REVISION NO. / NO. DE RÉVISION : 1.19

SITE CONTEXT

LEGEND

SURFACES

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

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
- 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	361.7 m² / 3408.9 sqft

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

VEHICULAR PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	10 per 100m² - 20%	19
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

PARKING LOT AREA

	REQUIRED	PROPOSED
SETBACK	1.50 m	14.48 m 14.99 m

BUILDING SUMMARY

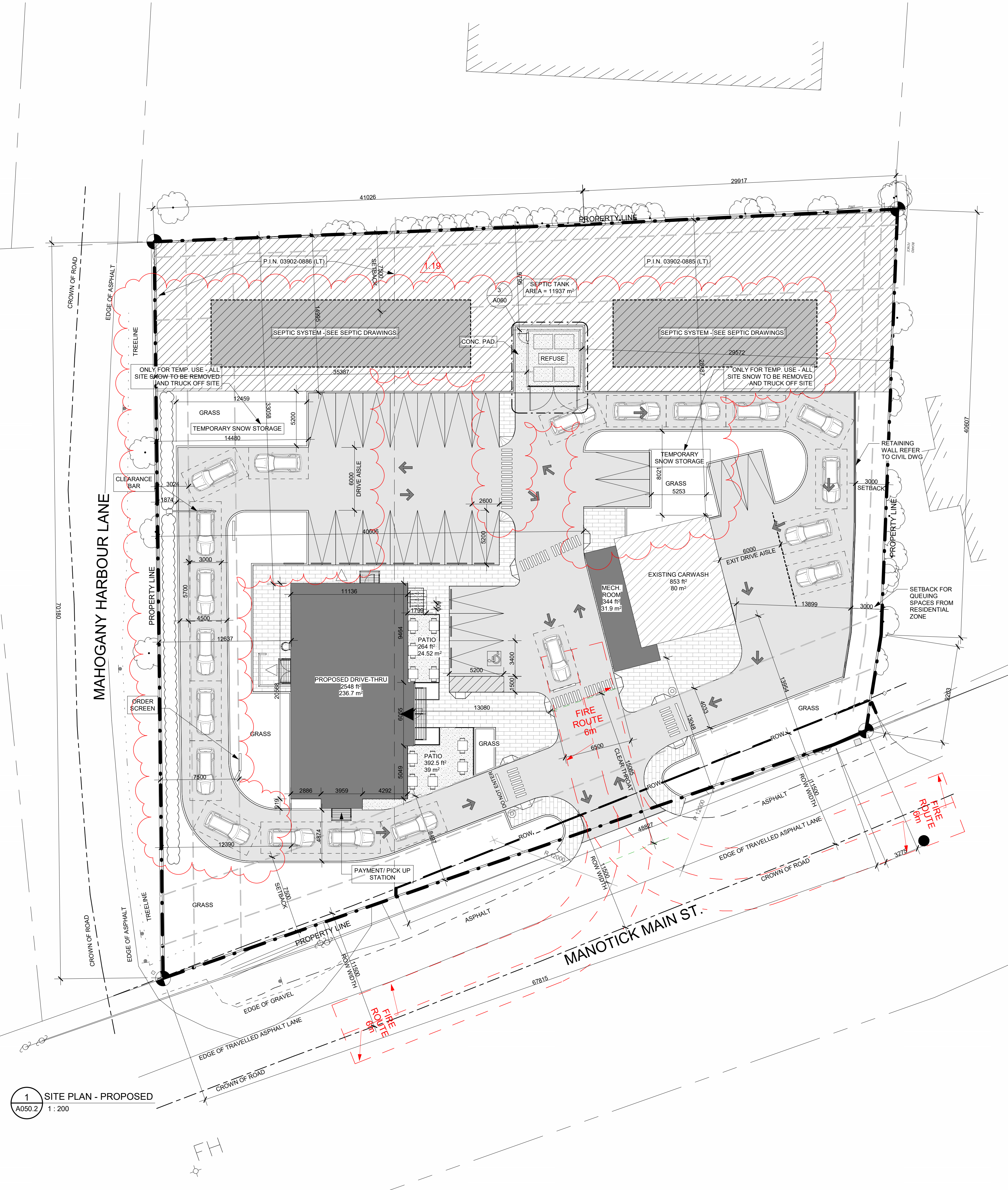
	UNITS	GFA - OBC	GFA - CITY
	n/a	268.60 m²	268.60 m²

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	3.00 m	3.00 m
MIN. NUMBER OF QUEUING SPACES		
CAR WASH	10	10
DRIVE-THRU REST BEFORE ORDER BOARD	7	7
TOTAL	11	11



1 SITE PLAN - PROPOSED
A050.2 1:200



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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 :

HAWKINS PROPERTIES

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

revision	description	date
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 :

SPA#
D07-12-23-0080

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 : **3**

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

REVISION NO. / NO. DE RÉVISION : **1.17**

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

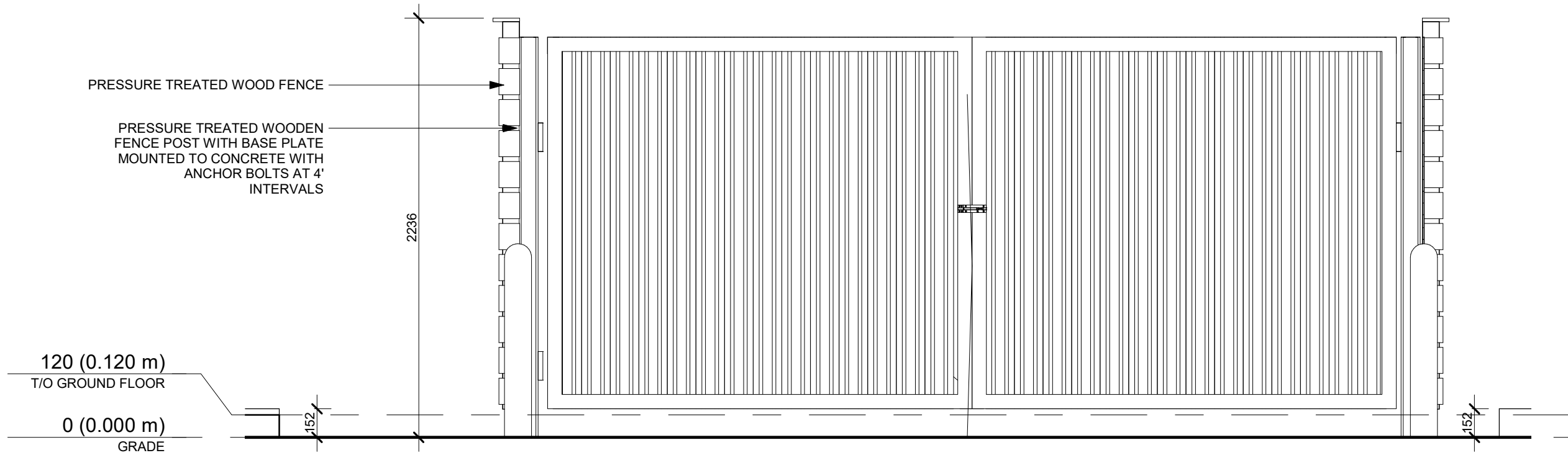
TYPICAL SUITE AND CORRIDOR DEMISING WALL ACOUSTIC REQUIREMENTS:

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

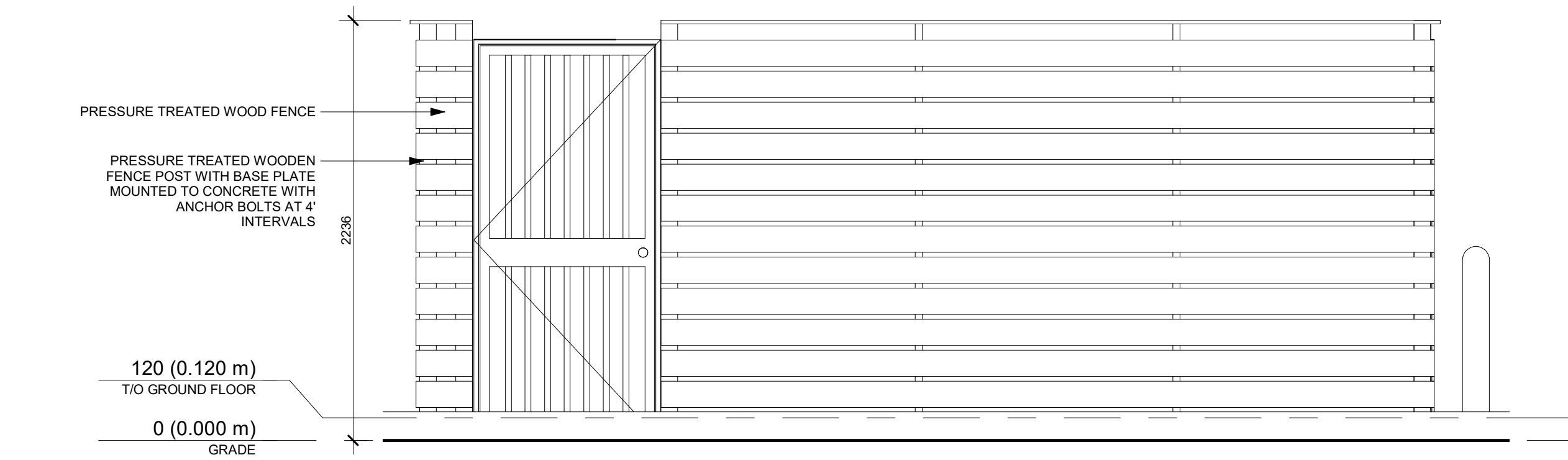
ACCESS LADDERS MUST CONFORM TO THE REQUIREMENTS OF ENGINEERING DATA SHEET 2-04, ISSUED BY THE MINISTRY OF LABOUR.

EXTERIOR FINISH NOTES:

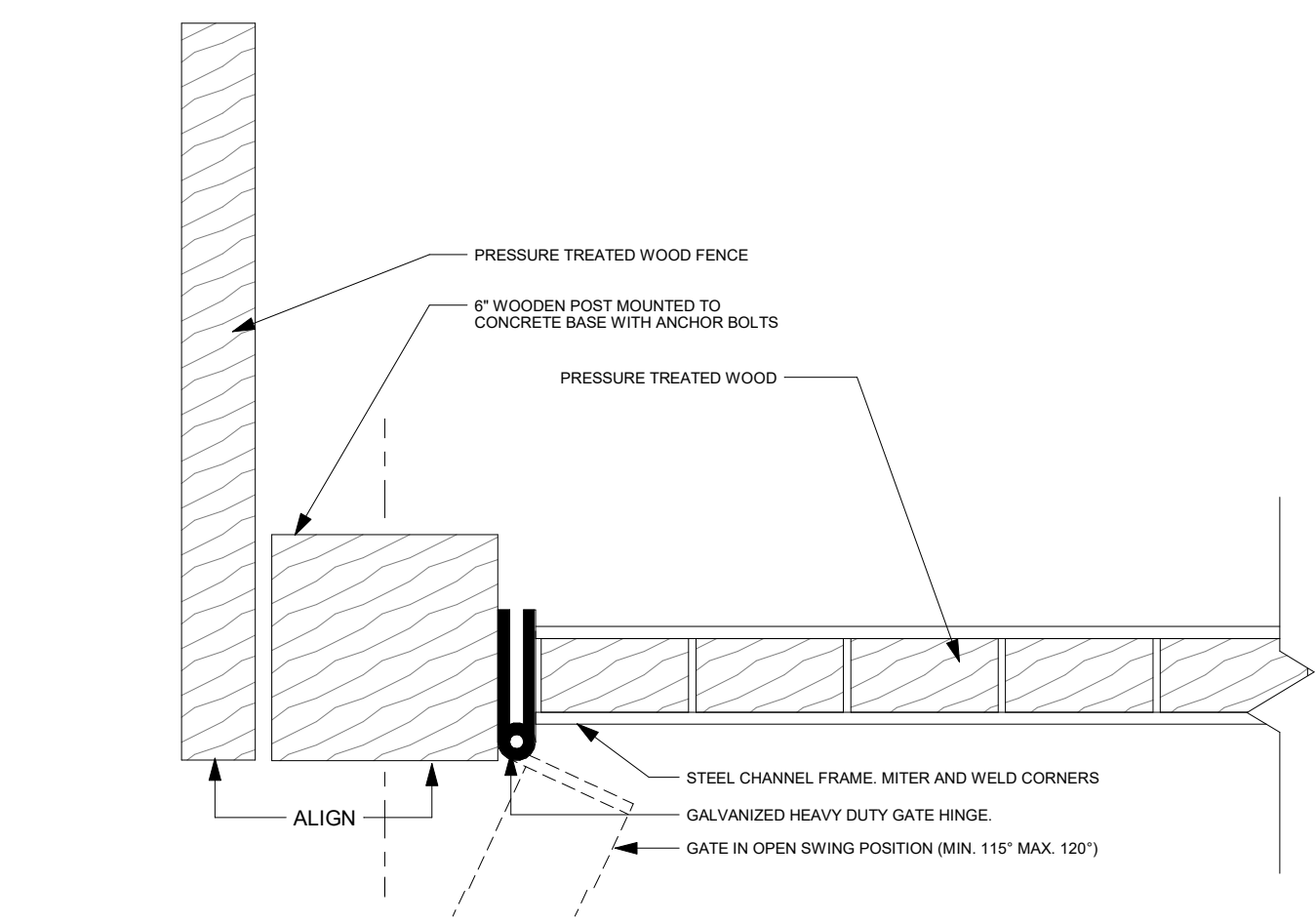
1. THE INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER AND ONE COAT GLOSS POLYURETHANE.
2. RUNNING BOND INTEGRAL CMU COLOR OR CMU PAINTED TO MATCH BUILDING. SEE MASONRY SPECIFICATIONS.



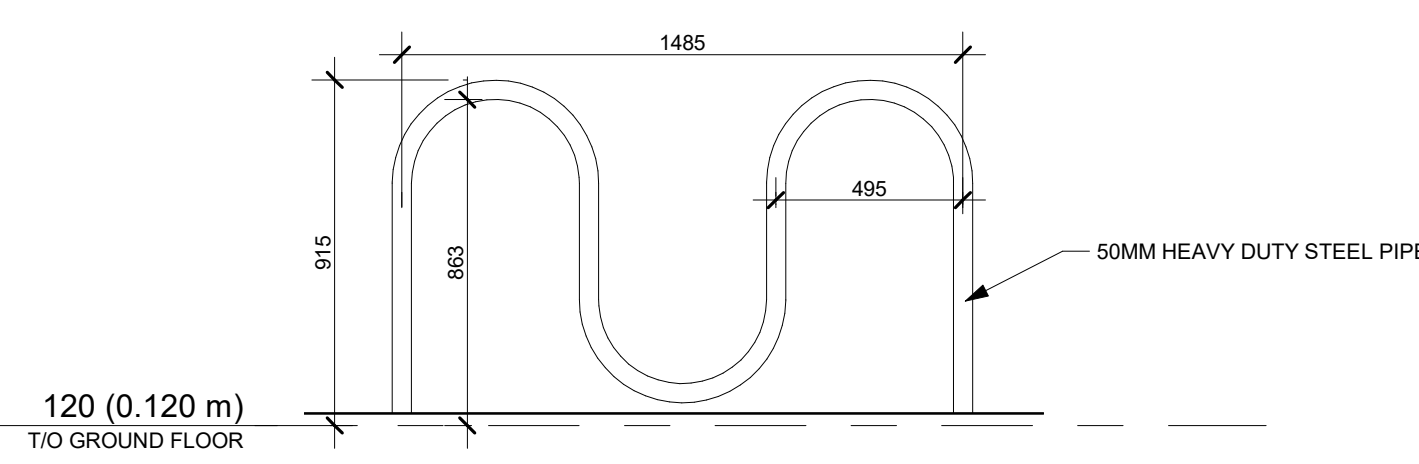
1 TRASH ENCLOSURE FRONT ELEVATION
A060 1 : 25



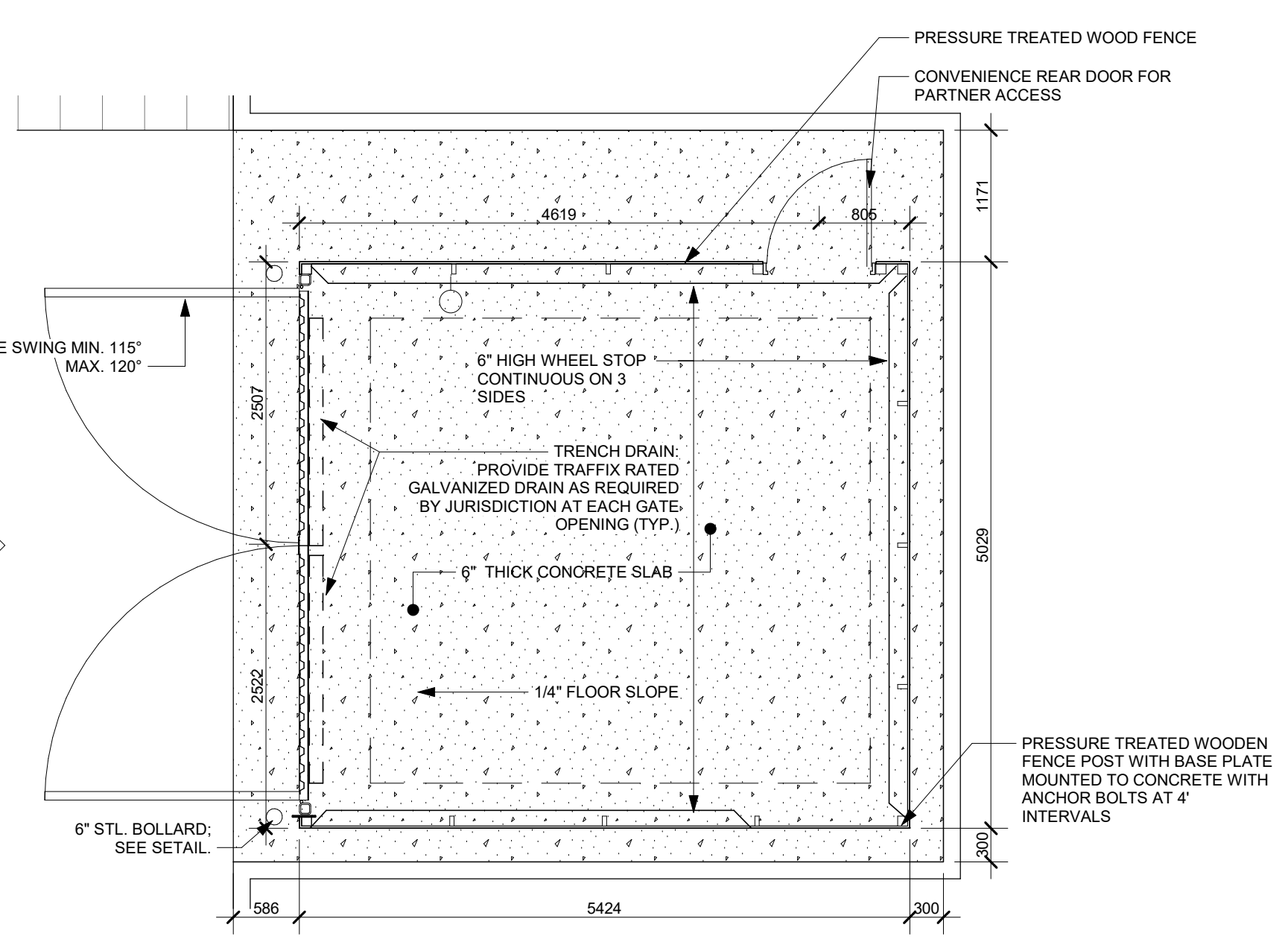
2 TRASH ENCLOSURE SIDE ELEVATION
A060 1 : 25



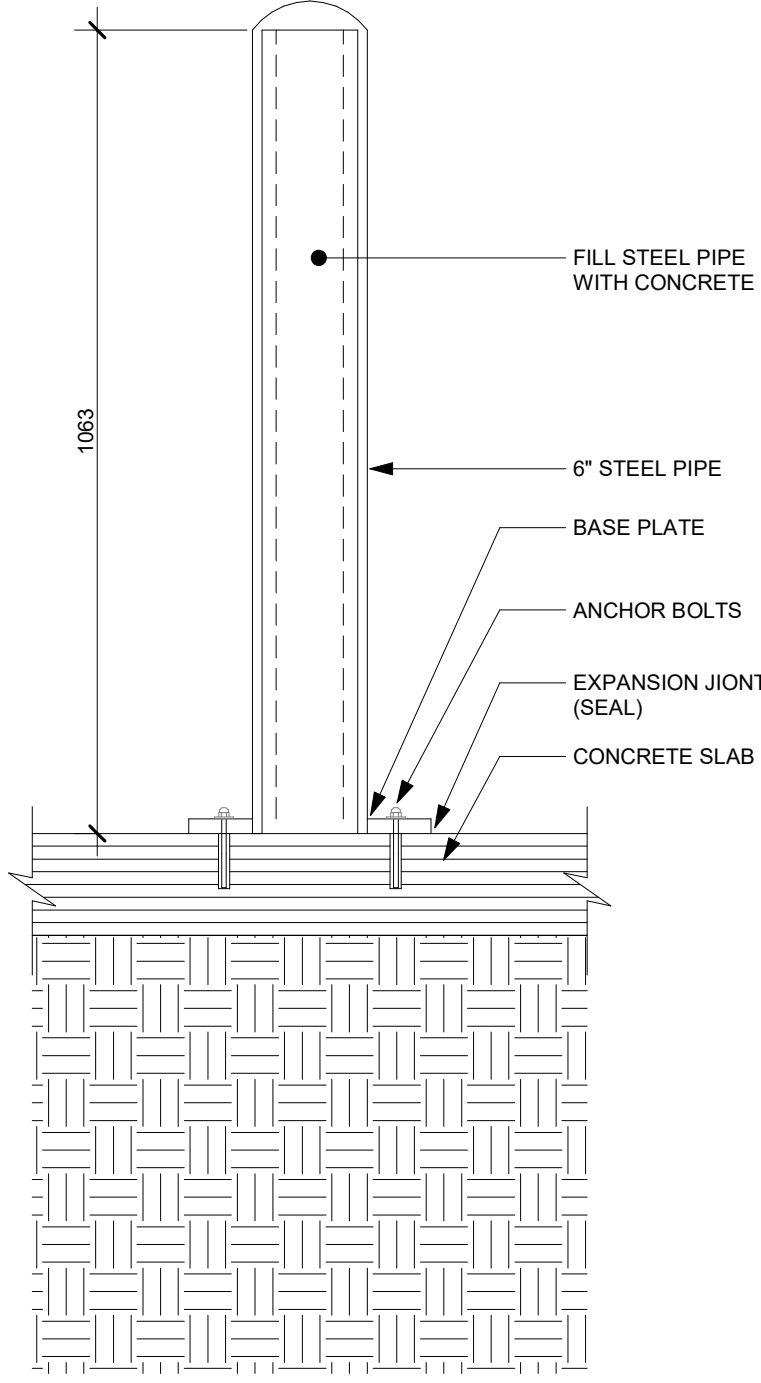
4 GATE HINGE DETAIL
A060 1 : 5



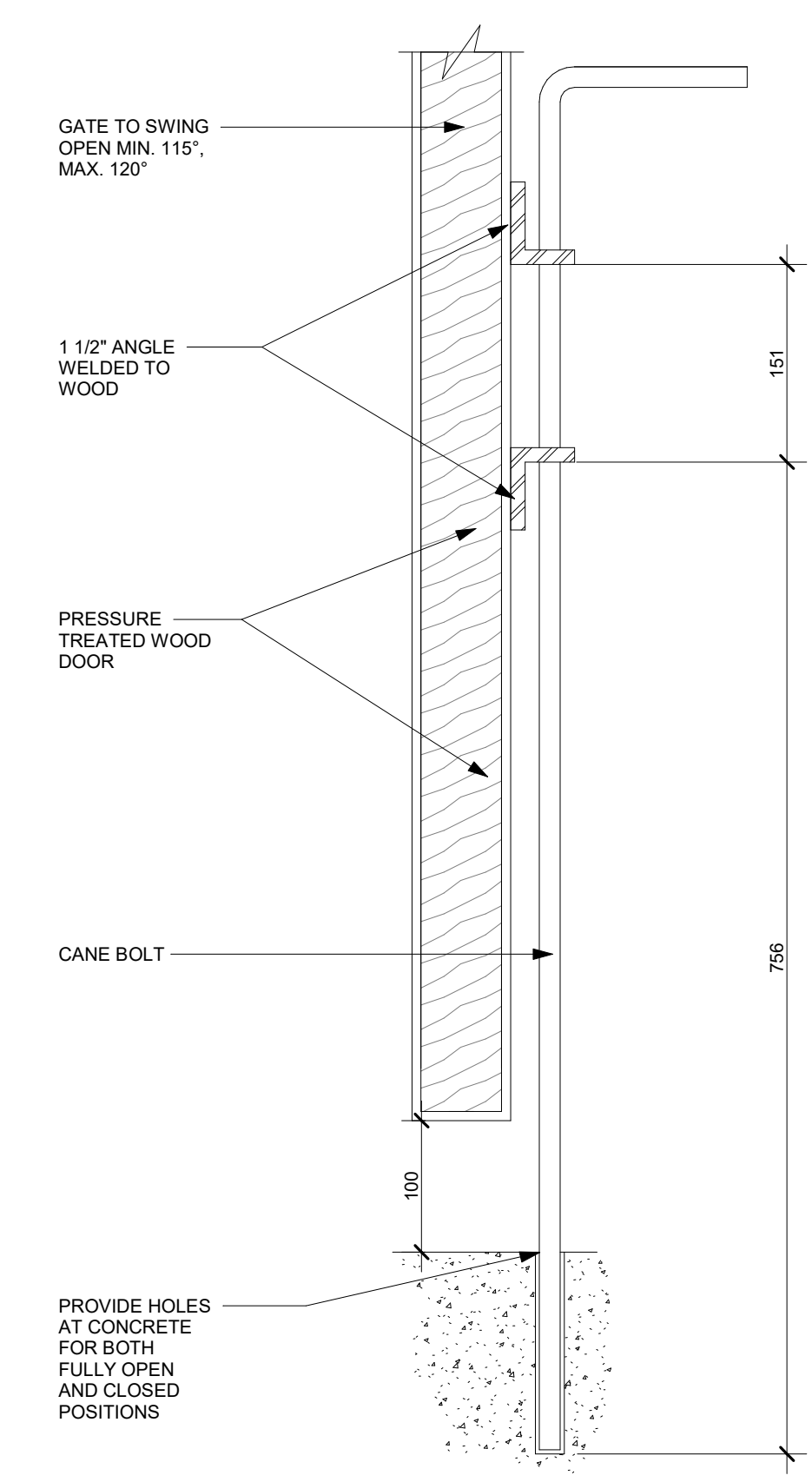
5 BIKE RACK ELEVATION
A060 1 : 20



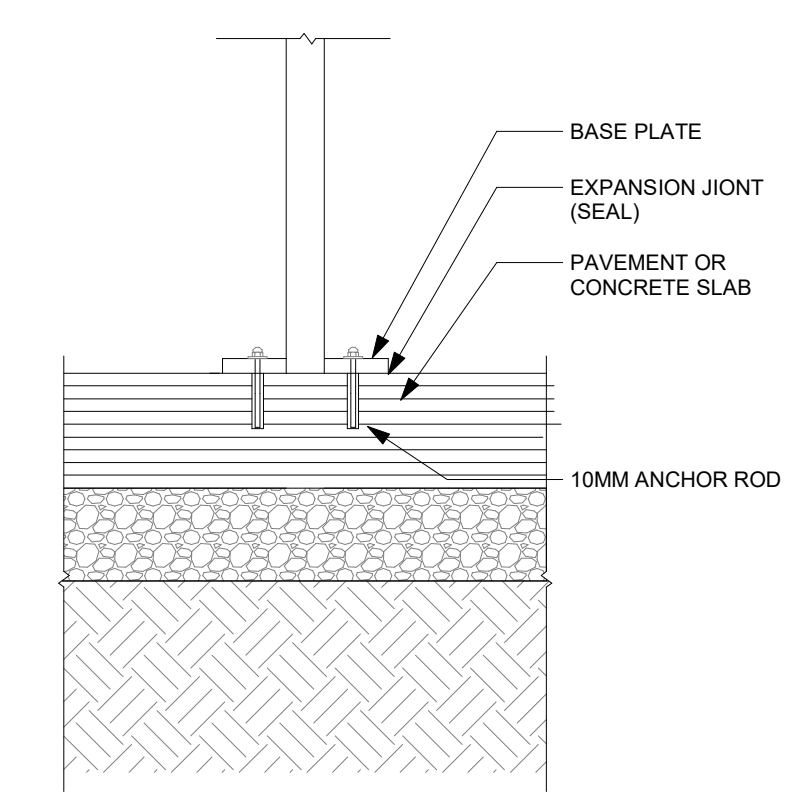
3 GROUND FLOOR- TRASH ENCLOSURE
A060 1 : 50



6 TRASH ENCLOSURE BOLLARD
A060 1 : 10



7 SECTION AT CANE BOLT
A060 1 : 5



8 TRASH ENCLOSURE BOLLARD
A060 1 : 10