

5646 Manotick Main Street

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Architecture

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A200	STARBUCKS ELEVATION - FRONT & REAR	1.0
A201	STARBUCKS ELEVATION - EAST & WEST	1.0
A203	SITE ELEVATION - FRONT & REAR	1.0
A901	PROJECT RENDERINGS	1.0

22199 Manotick

RELEASE 1 - ISSUED FOR SPA
2023-05-24

Version 1 A

Project version note



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POUR CONSTRUCTION



ROSSMANN
ARCHITECTURE

88 Saint-Joseph Boulevard,
Gatineau QC J8Y 3W5
819-600-1555

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PROJECT TEAM / ÉQUIPE DU PROJET :

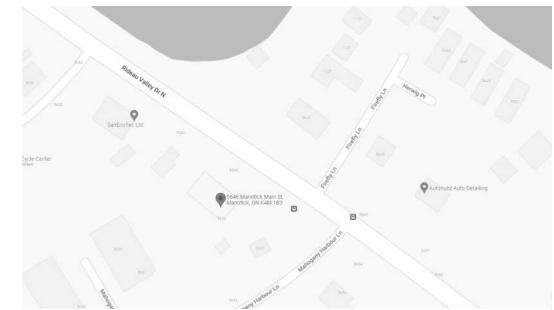
DRIVE-THRU RESTAURANT

CODE MATRIX											
Project Description	Change of Use			New			Part 11			Part 3	Part 9
	Existing	New	Alteration	232	Total				3.1.2.1. (1)	9.10.2.	2.1.1. 9.10.1.3
Major Occupancy										3.1.2.1. (1)	9.10.2.
Building Area (m²)	Existing	New	Alteration	232	Total				3.1.2.1. (1)	9.10.2.	2.1.1. 9.10.1.3
Gross Area (m²)	Existing	New	Alteration		Total				3.1.2.1. (1)	9.10.2.	2.1.1. 9.10.1.3
Number of Storeys	Above Grade	1	Below Grade	x					3.2.1.1. & 3.1.3.2.	2.1.1.3.	
Height of Building (m)										2.1.1.3.	
Number of Streets/Access Routes										3.2.2.10. & 3.2.5.5.	
Building Classification	GROUP E – 1 FLOOR									3.2.2.20 – 83	9.10.4.
Sprinkler System Proposed											9.10.8
										<input type="checkbox"/> Entire Building	
										<input type="checkbox"/> Basement Only	3.2.2.20-83
										<input type="checkbox"/> In lieu of roof rating	3.2.1.5
										<input checked="" type="checkbox"/> Not Required	3.2.2.17
Standpipe Required										<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9.
Fire Alarm Required										<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4.
Water Service/Supply is Adequate										<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	9.10.7.2.
High Building										<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6.
Permitted Construction										<input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible	3.2.2.20 - 83
Actual Construction										<input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible	3.2.1.1. 3)- 8)
Mezzanine(s) Area											9.10.4.1.
Occupant Load Based on										<input type="checkbox"/> m² <input checked="" type="checkbox"/> Design of building	9.9.1.3.
Parking level – 02	Occupancy										
Parking level – 01	Occupancy										
Ground Floor	Occupancy	30									
Level 2	Occupancy										
Level 3	Occupancy										
Level 4	Occupancy										
Level 5	Occupancy										
Barrier-free Design										<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8.
Hazardous Substances										<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	9.10.1.3.
Required Fire Resistance Rating	Horizontal Assemblies FRR(Hours)			Listed Design No. or Description (SG-2)						3.2.2.20-83 & 3.1.3.1.19. (1)	9.10.8. 9.10.9.
	Floors	NA		Based On							
	Roof	-		Based On							
	Mezzanine	-		Based On							
	FRR of Supporting Members			Listed Design No. or Description (SG-2)							
	Floors	NA		Based On							
	Roof	-		Based On							
	Mezzanine	-		Based On							
Spatial Separation – Construction Of Exterior Walls	3.2.3										
Wall	Area (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Constr.	Comb. Non-comb. cladding	Non-comb. Constr.	
North	-	-						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
South	-	-						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
East	-	-						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
West	-	-						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exigences Relatives Aux Issues	3.4.2.1, 3.4.3.2B, 3.4.6.16										
Étage	Min. Number of Exits	Min. Width of Corridors	Min. Width of Ramps	Min. Width of Stairs	Min. Width of door openings	Max. Travel Distance	Max. Distance between Exits	Panic bars			
Sous-sol								<input type="checkbox"/>			
1 st Floor	2	1100						<input type="checkbox"/>			
2 nd Floor								<input type="checkbox"/>			
3 rd Floor								<input type="checkbox"/>			
4 th Floor								<input type="checkbox"/>			
5 th Floor								<input type="checkbox"/>			
6 th Floor								<input type="checkbox"/>			

CAR WASH

CODE MATRIX											
Project Description	Change of Use			New			Part 11			Part 3	Part 9
	Existing	New	Alteration	288.7	Total				3.1.2.1. (1)	9.10.2.	2.1.1. 9.10.1.3
Major Occupancy										3.1.2.1. (1)	9.10.2.
Building Area (m²)	Existing	New	Alteration	288.7	Total				3.1.2.1. (1)	9.10.2.	2.1.1. 9.10.1.3
Gross Area (m²)	Existing	New	Alteration		Total				3.1.2.1. (1)	9.10.2.	2.1.1. 9.10.1.3
Number of Storeys	Above Grade	1	Below Grade	x					3.2.1.1. & 3.1.3.2.	2.1.1.3.	
Height of Building (m)										2.1.1.3.	
Number of Streets/Access Routes										3.2.2.10. & 3.2.5.5.	
Building Classification	GROUP F2 – 1 FLOOR									3.2.2.20 – 83	9.10.4.
Sprinkler System Proposed											9.10.8
										<input type="checkbox"/> Entire Building	
										<input type="checkbox"/> Basement Only	3.2.2.20-83
										<input type="checkbox"/> In lieu of roof rating	3.2.1.5
										<input checked="" type="checkbox"/> Not Required	3.2.2.17
Standpipe Required										<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9.
Fire Alarm Required										<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4.
Water Service/Supply is Adequate										<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	9.10.7.2.
High Building										<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6.
Permitted Construction										<input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible	3.2.2.20 - 83
Actual Construction										<input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible	3.2.1.1. 3)- 8)
Mezzanine(s) Area											9.10.4.1.
Occupant Load Based on										<input type="checkbox"/> m² <input checked="" type="checkbox"/> Design of building	9.9.1.3.
Parking level – 02	Occupancy										
Parking level – 01	Occupancy										
Ground Floor	Occupancy	5									
Level 2	Occupancy										
Level 3	Occupancy										
Level 4	Occupancy										
Level 5	Occupancy										
Barrier-free Design										<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8.
Hazardous Substances										<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	9.10.1.3.
Required Fire Resistance Rating	Horizontal Assemblies FRR(Hours)			Listed Design No. or Description (SG-2)						3.3.1.2. (1) & 3.3.1.19. (1)	9.10.8. 9.10.9.
	Floors	NA		Based On							
	Roof	-		Based On							
	Mezzanine	-		Based On							
	FRR of Supporting Members			Listed Design No. or Description (SG-2)							
	Floors	NA		Based On							
	Roof	-		Based On							
	Mezzanine	-		Based On							
Spatial Separation – Construction Of Exterior Walls	3.2.3										
Wall	Area (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Constr.	Comb. Non-comb. cladding	Non-comb. Constr.	
North	-	-						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
South	-	-						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
East	-	-						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
West	-	-						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exigences Relatives Aux Issues	3.4.2.1, 3.4.3.2B, 3.4.6.16										
Étage	Min. Number of Exits	Min. Width of Corridors	Min. Width of Ramps	Min. Width of Stairs	Min. Width of door openings	Max. Travel Distance	Max. Distance between Exits	Panic bars			
Sous-sol								<input type="checkbox"/>			
1 st Floor	1	1100						<input type="checkbox"/>			
2 nd Floor								<input type="checkbox"/>			
3 rd Floor								<input type="checkbox"/>			
4 th Floor								<input type="checkbox"/>			
5 th Floor								<input type="checkbox"/>			
6 th Floor								<input type="checkbox"/>			

KEY PLAN / PLAN CLÉ :



CLIENT :

HAWKINS PROPERTIES

5646 Manotick Main Street | www.WEBSITE.com
Tel : XXX-XXX-XXXX

1.0	ISSUED FOR SPA	23-05-24
revision	description	date

PROJECT NAME / NOM DU PROJET :

Manotick

DRAWING NAME / NOM DU DESSIN :

PROJECT DATA

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET : **22199**
DATE : **2018-07-12**
DRAWN BY / DESSINÉ PAR : **Author**
REVIEWED BY / VÉRIFIÉ PAR : **Checker**
SCALE / ÉCHELLE :
PROJECT PHASE / PHASE DU PROJET : **1**
DWG NO. / NO. DESSIN :

A001

REVISION NO. / NO. DE RÉVISION : **1.0**

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PROJECT TEAM / ÉQUIPE DU PROJET :

TOPOGRAPHIC BOUNDARY INFORMATION OF LOT 4, CONCESSION A (BROKEN FRONT), GEOGRAPHIC TOWNSHIP OF NORTH GOWER PREPARED BY MCINTOSH PERRY SURVEYING INC.

BOUNDARY INFO

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 EXISTING PLANS AND SURVEYS.

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.

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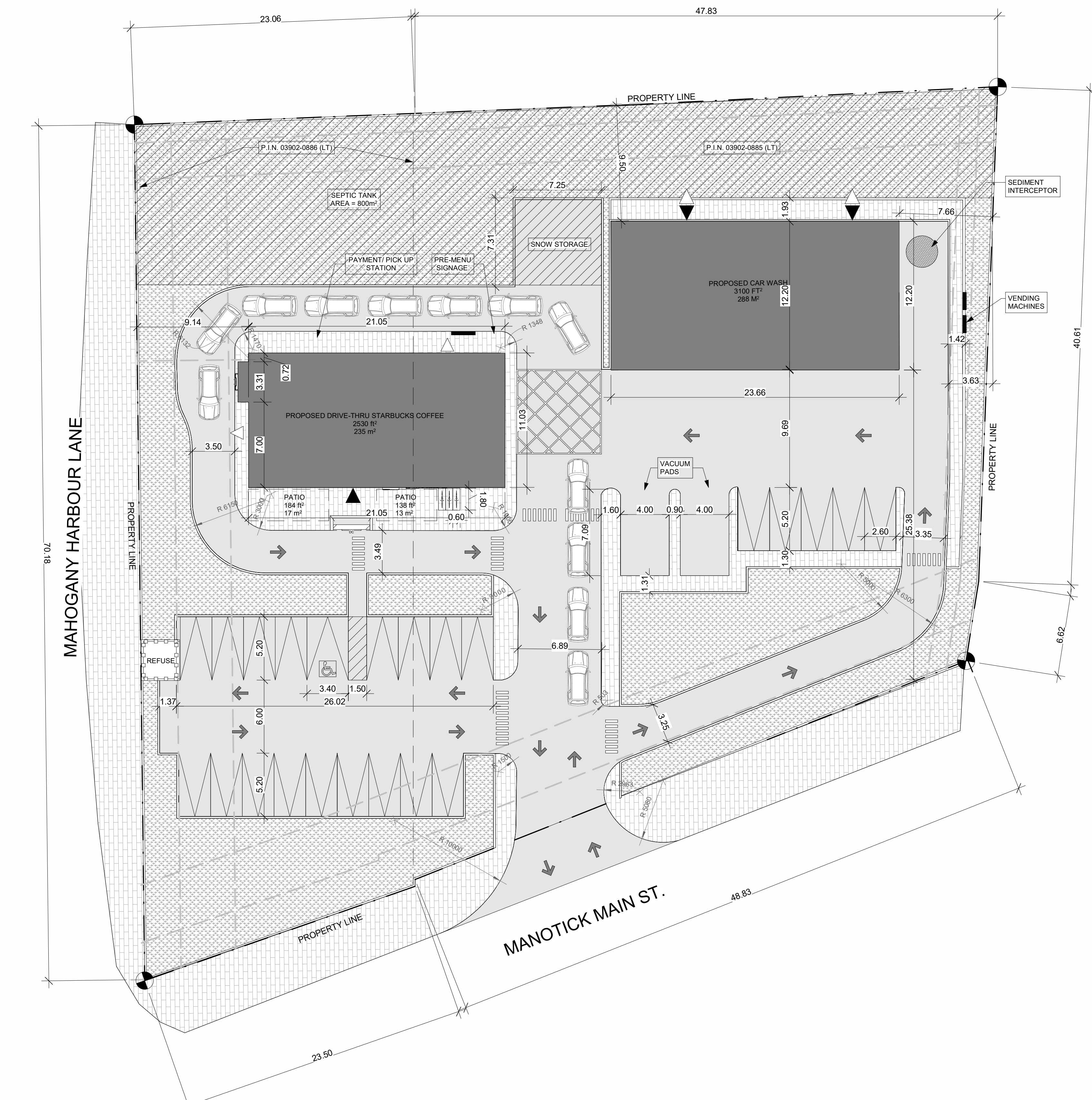
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BOUNDARY INFO



1 SITE PLAN
A050 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

LINES

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES

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
- CAR PARKING
- BF PARKING
- BF PARKING (TYPE A)
- BF PARKING (TYPE B)

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.
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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: 482 m² / 5188.2 sqft

ZONING SUMMARY	REQUIRED	PROPOSED
LOT AREA	4078.48 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	REQUIRED	PROPOSED
- FRONT YARD	7.50 m (min.) n/a (max.)	7.50 m (min.) n/a (max.)
- CORNER SIDE YARD	7.50 m (min.) n/a (max.)	7.50 m (min.) n/a (max.)
- INTERIOR SIDE YARD	3.00 m (min.) 4.50 m (max.)	3.00 m (min.) 4.50 m (max.)
- REAR YARD	7.50 m (min.) n/a (max.)	7.50 m (min.) n/a (max.)
- ADDITIONAL REQ	0.00 m	0.00 m

VEHICULAR PARKING	REQUIRED	PROPOSED
MIN PARKING SPACES	10 per 100m² - 20%	23
MIN VISITOR PARKING SPACES	n/a	n/a
MIN ACCESSIBLE PRKG SPACES	1	1

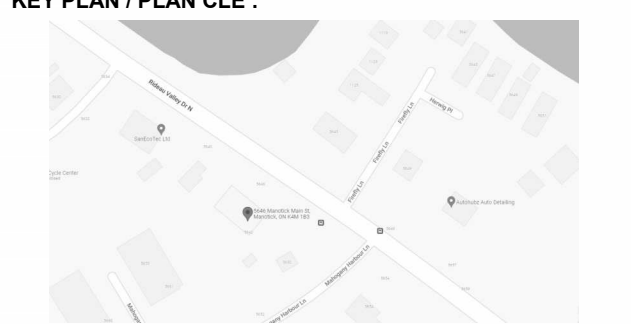
LAND COVERAGE	REQUIRED	PROPOSED
	30% Max.	11.81%

WASTE CONTAINERS	REQUIRED	PROPOSED
GARBAGE (0.11 y³ / unit)	TBH	TBH
RECYCLING (0.038 y³ / unit)	TBH	TBH
ORGANICS	TBH	TBH

AMENITY AREA	REQUIRED	PROPOSED
PRIVATE COMMUNAL	TBH	TBH

BUILDING SUMMARY	UNITS	GFA - OBC	GFA - CITY
	n/a	482.00 m²	482.00 m²

KEY PLAN / PLAN CLÉ :



CLIENT :

HAWKINS PROPERTIES

5646 Manotick Main Street
Tel : XXX-XXX-XXXX | www.WEBSITE.com

revision	description	date
1.0	ISSUED FOR SPA	23-05-24

PROJECT NAME / NOM DU PROJET :

Manotick

DRAWING NAME / NOM DU DESSIN :

SITE PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET : **22199**
DATE : **10/08/19**
DRAWN BY / DESSINÉ PAR : **Author**
REVIEWED BY / VÉRIFIÉ PAR : **Checker**
SCALE / ÉCHELLE : **As indicated**
PROJECT PHASE / PHASE DU PROJET : **1**
DWG NO. / NO. DESSIN : **A050**

REVISION NO. / NO. DE RÉVISION :

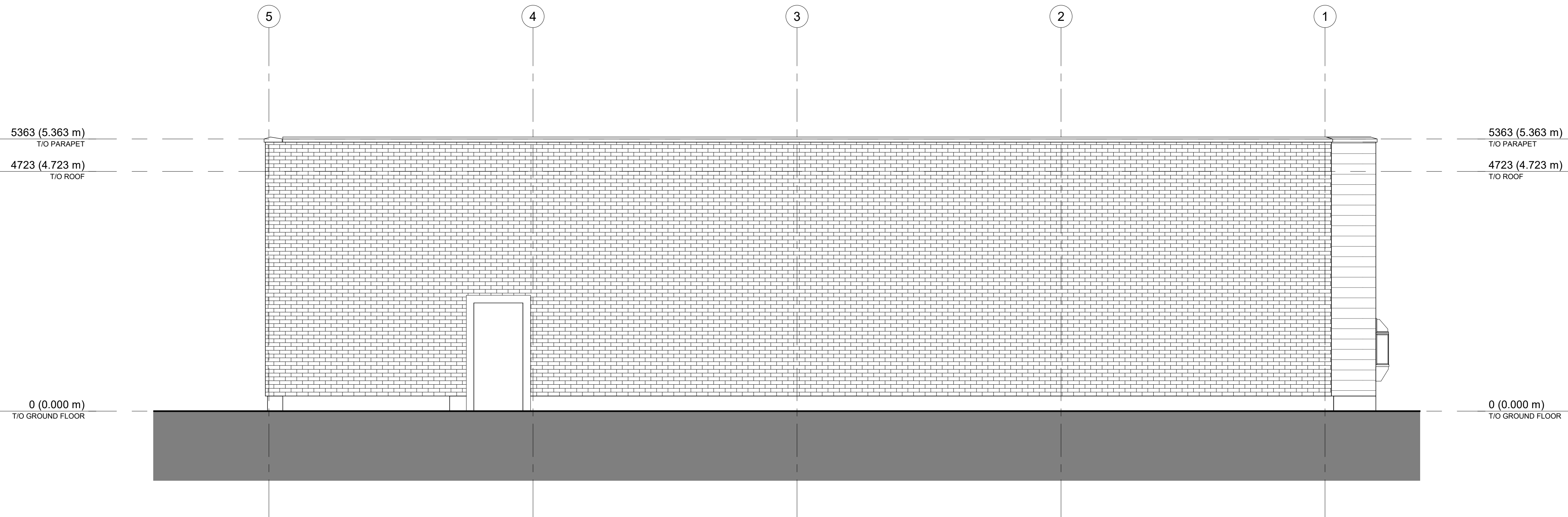
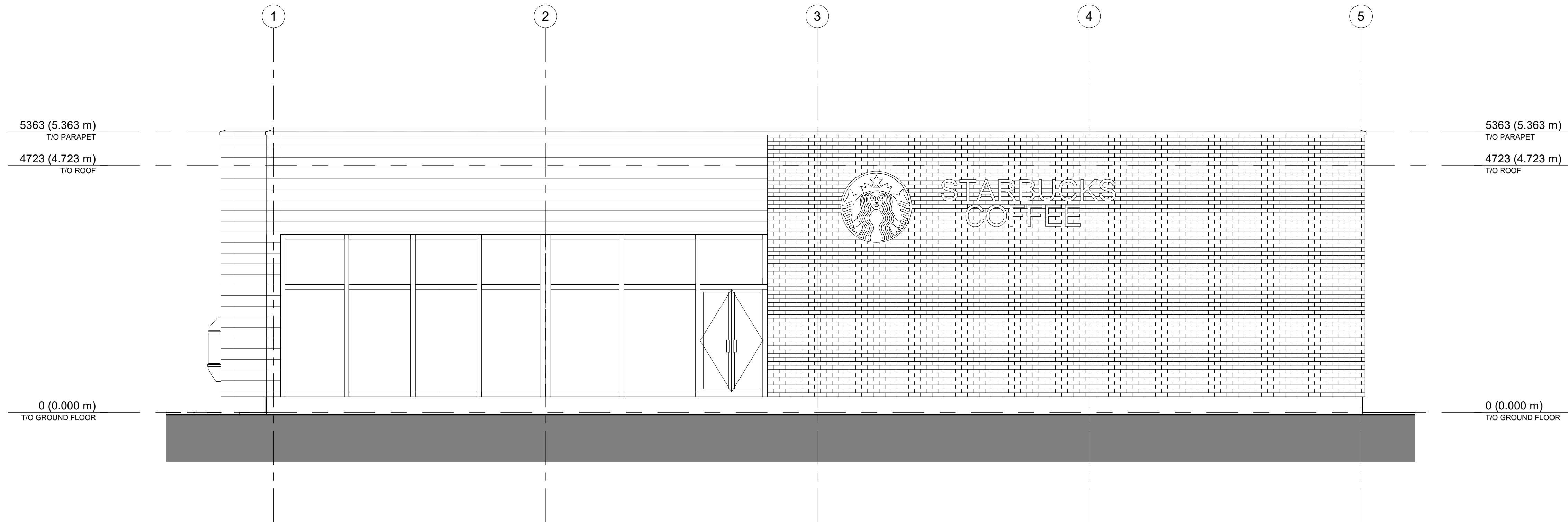
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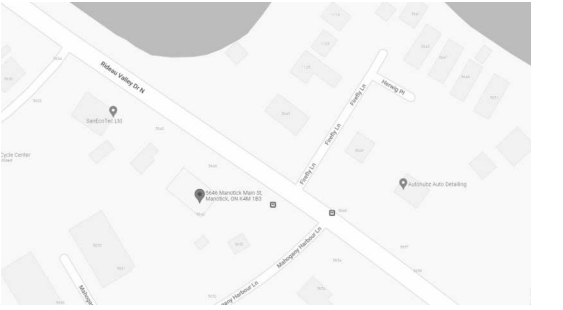
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PROJECT TEAM / ÉQUIPE DU PROJET :



2 STARBUCKS-REAR ELEVATION
A200 1:50

KEY PLAN / PLAN CLÉ :



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1.0	ISSUED FOR SPA	23-05-24
revision	description	date

PROJECT NAME / NOM DU PROJET :

Manotick

DRAWING NAME / NOM DU DESSIN :

**STARBUCKS ELEVATION
-FRONT & REAR**

DRAWING INFORMATION /
INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET : **22199**
DATE : **10/23/19**
DRAWN BY / DESSINÉ PAR : **Author**
REVIEWED BY / VÉRIFIÉ PAR : **Checker**
SCALE / ÉCHELLE : **As indicated**
PROJECT PHASE / PHASE DU PROJET : **1**
DWG NO. / NO. DESSIN :

EXTERIOR FINISHES

MASONRY

Architectural Block 1 - Brick
Colour: Dark Red

HOLLOW MORTAR JOINT

METAL CLADDING

Horizontal Metall Siding
Color: Black

NOTES

A200

REVISION NO. / NO. DE RÉVISION :

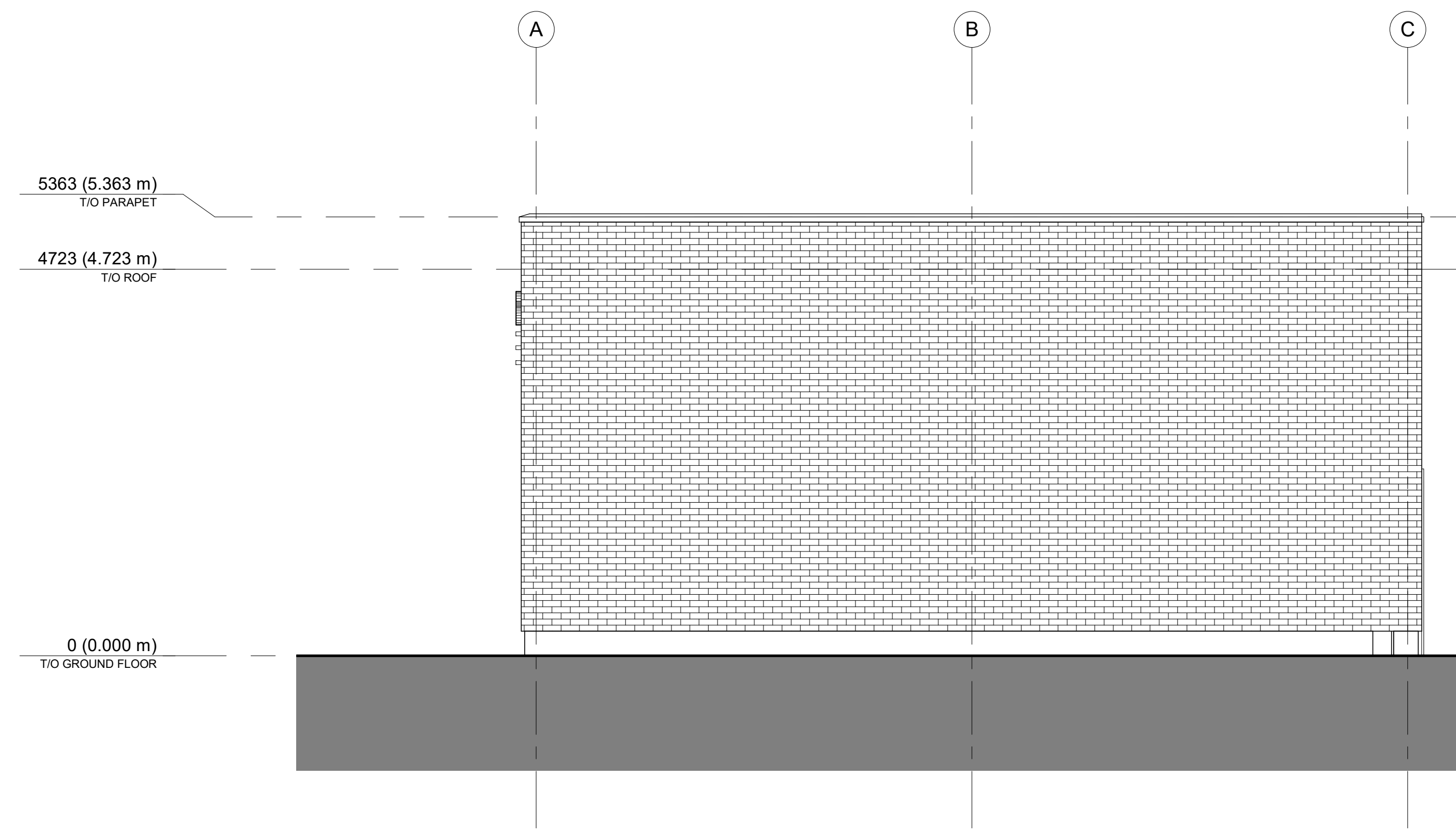
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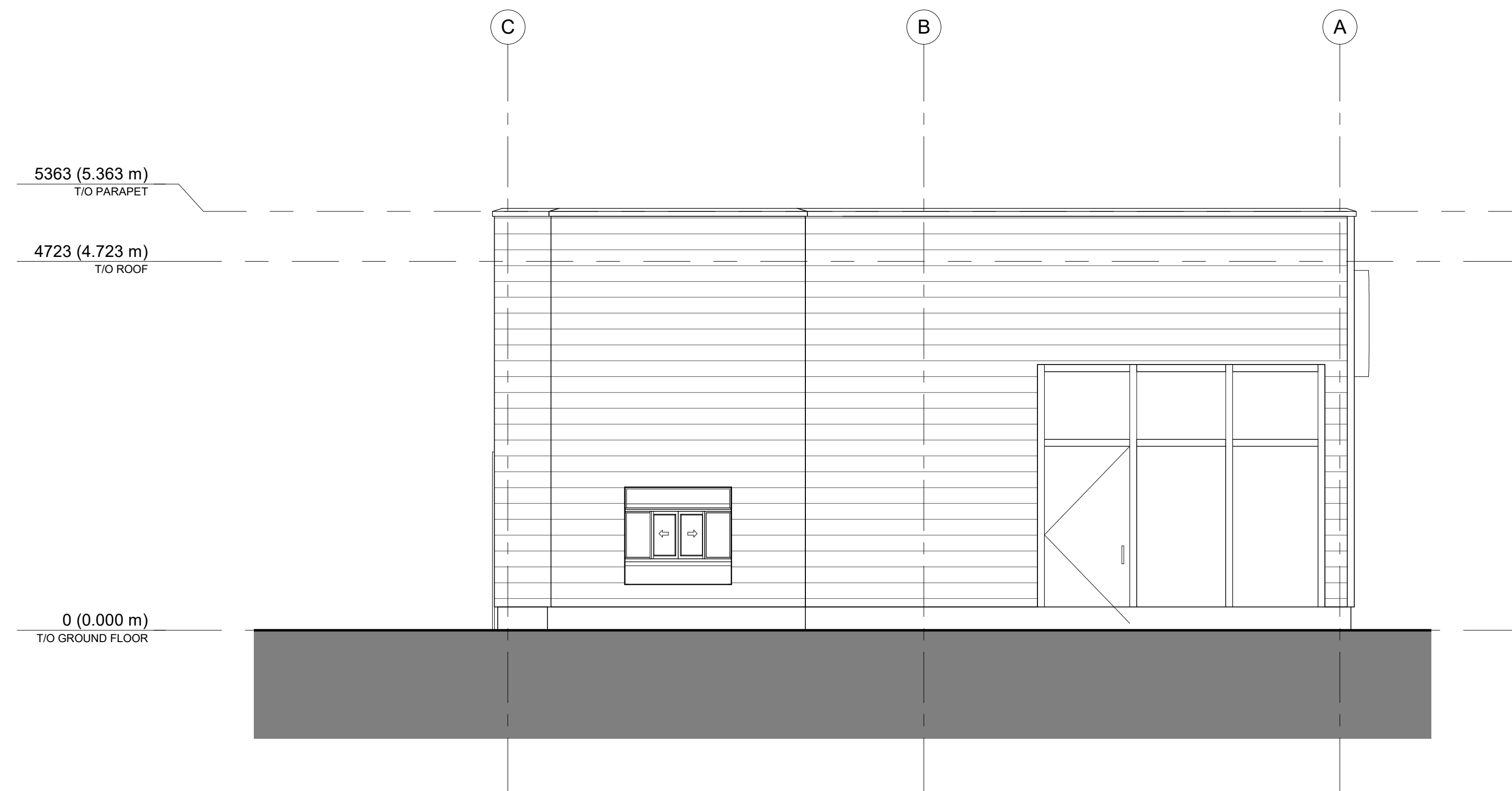
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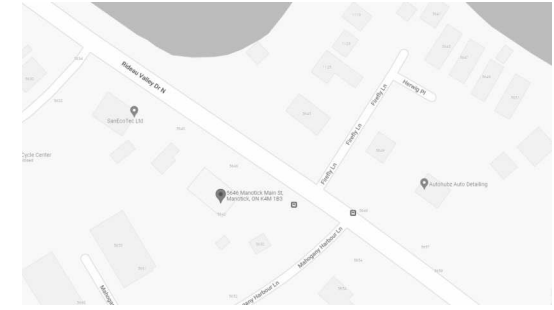


1 STARBUCKS-EAST ELEVATION
A201 1 : 50



2 STARBUCKS-WEST ELEVATION
A201 1 : 50

KEY PLAN / PLAN CLÉ :



CLIENT :

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revision	description	date
1.0	ISSUED FOR SPA	23-05-24

PROJECT NAME / NOM DU PROJET :

Manotick

DRAWING NAME / NOM DU DESSIN :

STARBUCKS ELEVATION - EAST & WEST

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	22199
DATE :	10/23/19
DRAWN BY / DESSINÉ PAR :	Author
REVIEWED BY / VÉRIFIÉ PAR :	Checker
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	A201

REVISION NO. / NO. DE RÉVISION :

1.0

EXTERIOR FINISHES

MASONRY

Architectural Block 1 - Brick
Colour: Dark Red

HOLLOW MORTAR JOINT

METAL CLADDING

Horizontal Metall Siding
Color: Black

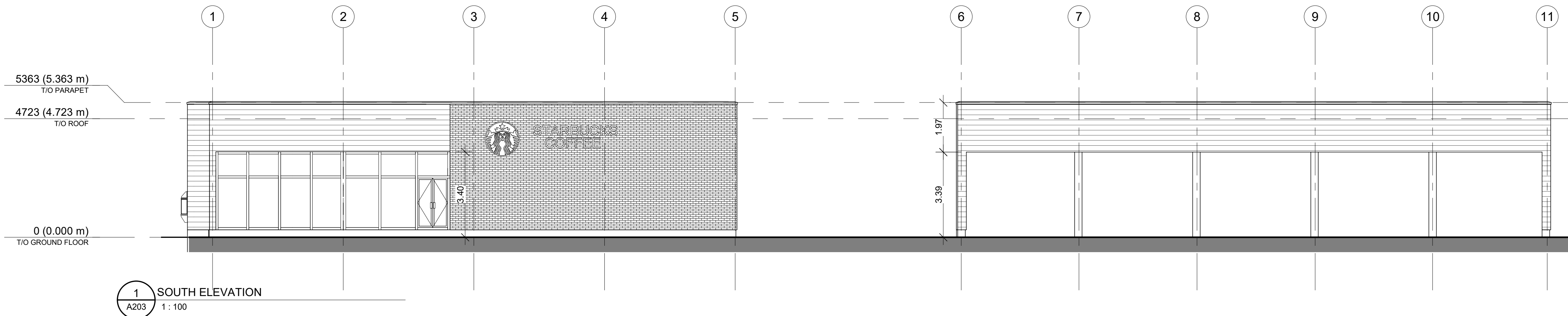
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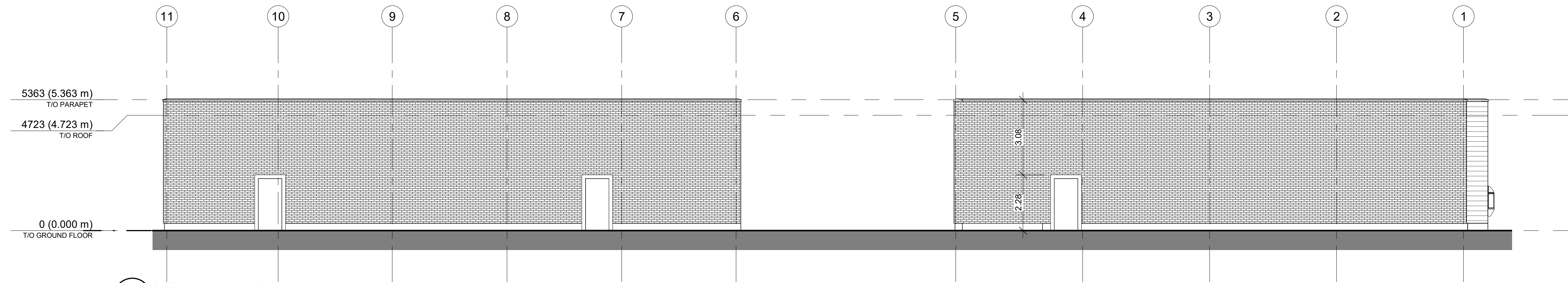
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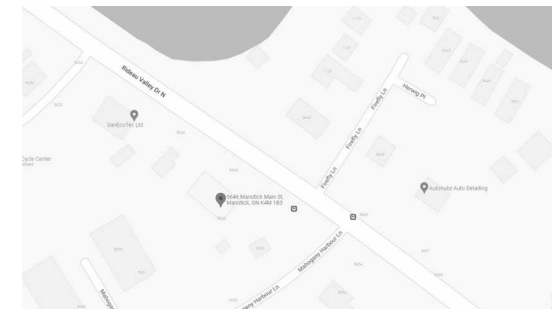


1 SOUTH ELEVATION
A203 1 : 100



2 ÉLÉVATION NORD BÂTIMENT A
A203 1 : 100

KEY PLAN / PLAN CLÉ :



CLIENT :

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PROJECT NAME / NOM DU PROJET :

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DRAWING NAME / NOM DU DESSIN :

SITE ELEVATION - FRONT & REAR

INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	22199
DATE :	10/23/19
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SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	A203

EXTERIOR FINISHES

MASONRY

Architectural Block 1 - Brick
Colour: Dark Red

HOLLOW MORTAR JOINT

METAL CLADDING

Horizontal Metall Siding
Color: Black

NOTES

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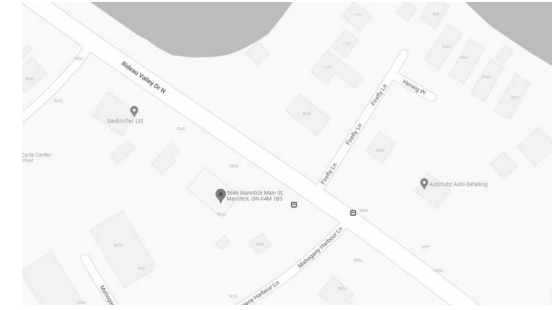
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PROJECT TEAM / ÉQUIPE DU PROJET :



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revision	description	date
1.0	ISSUED FOR SPA	23-05-24

PROJECT NAME / NOM DU PROJET :

Manotick

DRAWING NAME / NOM DU DESSIN :

PROJECT RENDERINGS

DRAWING INFORMATION /
INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	22199
DATE :	11/01/21
DRAWN BY / DESSINÉ PAR :	Author
REVIEWED BY / VÉRIFIÉ PAR :	Checker
SCALE / ÉCHELLE :	
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	

A901

REVISION NO. / NO. DE RÉVISION : 1.0

