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**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**  
Leakor Engineering Inc.  
359 Kent St #501, Ottawa, ON K2P 2M8  
https://www.leakor.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**

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

| NO.      | DESCRIPTION         | DATE     |
|----------|---------------------|----------|
| 1.25     | ISSUED FOR SPA R9   | 24-06-05 |
| 1.23     | PERMIT AMENDMENT-CW | 24-05-27 |
| 1.20     | PERMIT RESPONSE     | 24-04-23 |
| 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 |
| 1.12     | ISSUED FOR SPA R5   | 24-02-09 |
| 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 :**

SP# D07-12-23-0080

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

DATE : **02/07/24**

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 :

**A050.1**

REVISION NO. / NO. DE RÉVISION : **1.25**

**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               |
|  | STOP SIGN                |
|  | WALL MOUNTED LIGHT       |
|  | EXISTING GRADE ELEVATION |
|  | PROPOSED GRADE ELEVATION |

**PARKING**

|  |   |
|--|---|
|  | BIKE PARKING<br>H: HORIZONTAL 0.6M x 1.8M<br>V: VERTICAL 0.5M x 1.5M<br>S: STACKED 0.37M x 1.8M |
|  | CAR PARKING<br>R: RESIDENTIAL<br>V: VISITOR   |
|  | BF PARKING (TYPE A)<br>R: RESIDENTIAL<br>V: VISITOR   |
|  | QUEUEING SPACE<br>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 m <sup>2</sup>             |
| PROPOSED USE   | RC1                                |
| BUILDING AREA  | 340.2 m <sup>2</sup> / 3661.8 sqft |

**ZONING SUMMARY**

|                      | REQUIRED               | PROPOSED               |
|----------------------|------------------------|------------------------|
| LOT AREA             | 1350.00 m <sup>2</sup> | 4078.48 m <sup>2</sup> |
| LOT WIDTH            | 20.00 m                | 70.00 m                |
| 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                 |

| SETBACKS             | REQUIRED                       | PROPOSED                     |
|----------------------|--------------------------------|------------------------------|
| - FRONT YARD         | 7.50 m (min.)<br>n/a (max.)    | 8.50 m                       |
| - CORNER SIDE YARD   | 7.50 m (min.)<br>n/a (max.)    | 12.64 m                      |
| - INTERIOR SIDE YARD | 3.00 m (min.)<br>4.50 m (max.) | 13.90 m (min.)               |
| - REAR YARD          | 7.50 m (min.)<br>n/a (max.)    | 28.19 m (min.)<br>n/a (max.) |
| - ADDITIONAL REQ     | 0.00 m                         | 0.00 m                       |

| VEHICULAR PARKING          | REQUIRED                       | PROPOSED |
|----------------------------|--------------------------------|----------|
| LAND COVERAGE              | 30% Max.                       | 8.86%    |
| MIN PARKING SPACES         | 10 per 100m <sup>2</sup> - 20% | 19       |
| MIN VISITOR PARKING SPACES | n/a                            | n/a      |
| MIN ACCESSIBLE PRKG SPACES | 1                              | 1        |

| BICYCLE PARKING    | REQUIRED | PROPOSED |
|--------------------|----------|----------|
| MIN PARKING SPACES | 1        | 3        |

| WASTE CONTAINERS                        | REQUIRED | PROPOSED |
|---|----------|----------|
| GARBAGE (0.11 y <sup>3</sup> / unit)    | TBH      | TBH      |
| RECYCLING (0.038 y <sup>3</sup> / unit) | TBH      | TBH      |
| ORGANICS                                | TBH      | TBH      |

| PARKING LOT AREA | REQUIRED | PROPOSED           |
|------------------|----------|--------------------|
| SETBACK          | 1.50 m   | 14.43 m<br>14.99 m |

| BUILDING SUMMARY | UNITS | GFA - OBC             | GFA - CITY            |
|------------------|-------|-----------------------|-----------------------|
|                  | n/a   | 268.60 m <sup>2</sup> | 268.60 m <sup>2</sup> |

| OUTDOOR REFUSE AREA               | REQUIRED | PROPOSED                     |
|-----------------------------------|----------|------------------------------|
| LOT CORNERS                       |          |                              |
| LOT LINE ABUTTING A PUBLIC STREET | 9.00 m   | 40.15 m                      |
| OTHER LOT LINES                   | 3.00 m   | 35.39 m<br>9.80 m<br>29.57 m |

| QUEUEING SPACES  | REQUIRED | PROPOSED |
|------------------|----------|----------|
| SETBACK          |          |          |
| RESIDENTIAL ZONE | 3.00 m   | 3.00 m   |

| MIN. NUMBER OF QUEUEING SPACES      | REQUIRED | PROPOSED |
|-------------------------------------|----------|----------|
| CAR WASH                            | 10       | 10       |
| DRIVE-THRU REST. BEFORE ORDER BOARD | 7        | 7        |
| TOTAL                               | 17       | 17       |

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



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**PROJECT TEAM / EQUIPE DU PROJET :**

**CIVIL ENGINEER**  
McIntosh Perry Consulting Engineers Ltd.  
215 Merton Rd. Unit 10, Napier, 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/

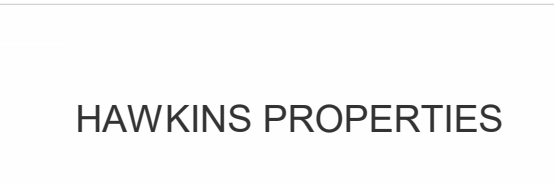
**ELECTRICAL ENGINEER**  
Milton Ltd.  
2000 Thurston Dr #31, Ottawa, ON K1G 4K7  
https://milton.com/

**LANDSCAPE ARCHITECT**  
NAK Design Strategies  
1285 Wellington St. W, Ottawa, ON K1Y 3A8  
https://www.nakdesignstrategies.com/

**KEY PLAN / PLAN CLÉ :**



**CLIENT :**



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

| NO.   | DESCRIPTION         | DATE     |
|-------|---------------------|----------|
| 1.25  | ISSUED FOR SPA R9   | 24-06-05 |
| 1.23  | PERMIT AMENDMENT-CW | 24-05-27 |
| 1.20  | PERMIT RESPONSE     | 24-04-23 |
| 01-CW |                     |          |
| 1.19  | ISSUED FOR SPA R8   | 24-04-18 |
| 1.18  | ISSUED FOR SPA R7   | 24-03-21 |
| 1.17  | ISSUED FOR BP       | 24-03-21 |
| 1.16  | ISSUED FOR COORD.   | 24-03-18 |
| 1.15  | ISSUED FOR BP       | 24-03-14 |
| 1.14  | ISSUED FOR SPA R6   | 24-03-13 |
| 1.13  | ISSUED FOR COORD.   | 24-02-23 |
| 1.12  | ISSUED FOR SPA R5   | 24-02-09 |
| 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 |

**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 :**

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 : 1.25

**SITE CONTEXT**

**LEGEND**

**SURFACES**

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

**LINE**

- 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
- 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  | 340.2 m² / 3661.8 sqft    |

**ZONING SUMMARY**

|                      | REQUIRED   | PROPOSED   |
|----------------------|------------|------------|
| LOT AREA             | 1350.00 m² | 4078.48 m² |
| LOT WIDTH            | 20.00 m    | 70.00 m    |
| 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     |

**SETBACKS**

|                      | REQUIRED                       | PROPOSED                     |
|----------------------|--------------------------------|------------------------------|
| - FRONT YARD         | 7.50 m (min.)<br>n/a (max.)    | 8.50 m                       |
| - CORNER SIDE YARD   | 7.50 m (min.)<br>n/a (max.)    | 12.64 m                      |
| - INTERIOR SIDE YARD | 3.00 m (min.)<br>4.50 m (max.) | 13.90 m (min.)<br>n/a (max.) |
| - REAR YARD          | 7.50 m (min.)<br>n/a (max.)    | 28.19 m (min.)<br>n/a (max.) |
| - ADDITIONAL REQ     | 0.00 m                         | 0.00 m                       |

**VEHICULAR PARKING**

|                            | REQUIRED     | PROPOSED  |
|----------------------------|--------------|-----------|
| MIN LANDSCAPED AREA        | 223.00 m²    | 771.00 m² |
| LAND COVERAGE              | 30% Max.     | 8.86%     |
| 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 | 1        | 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**

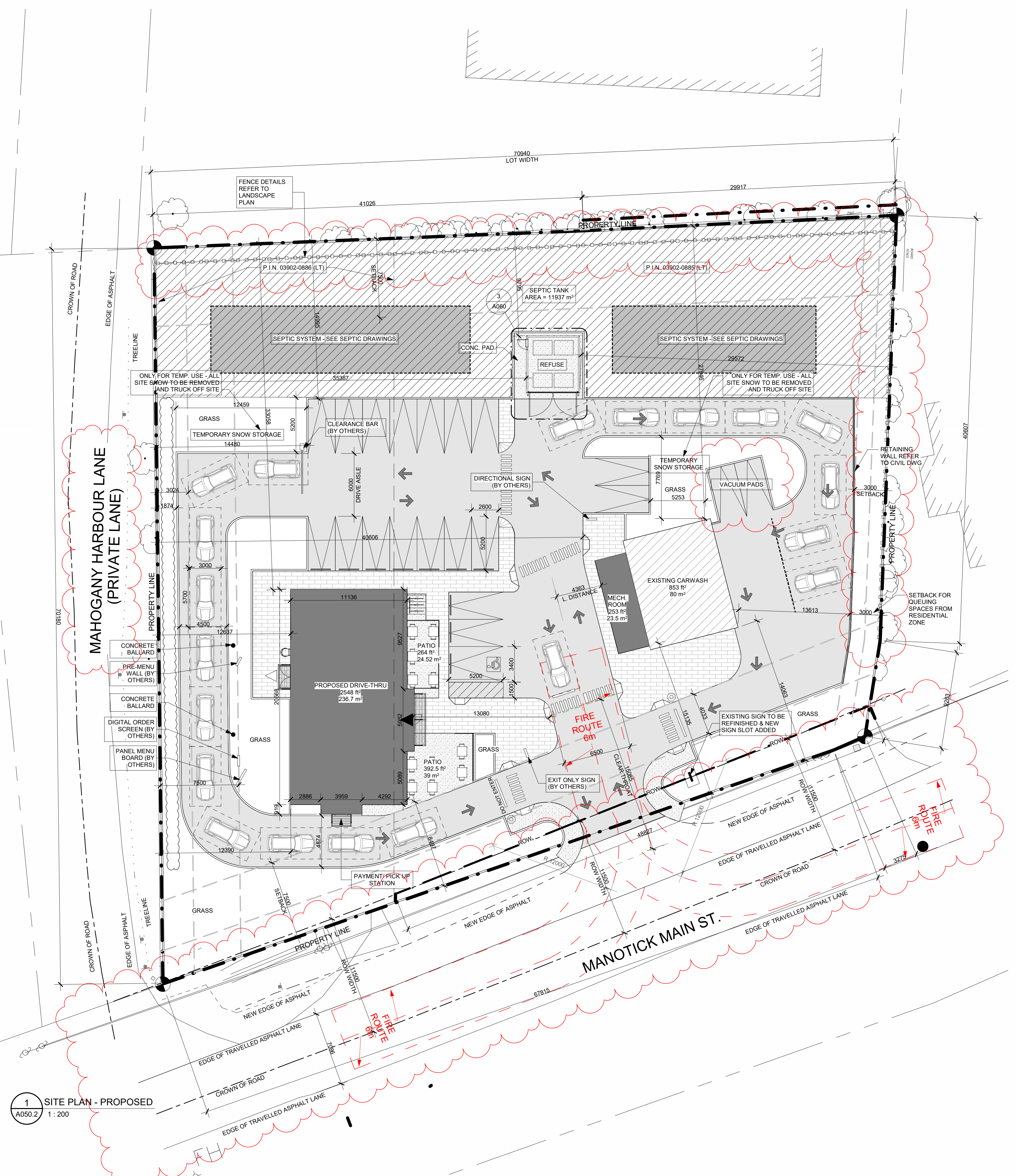
|         | REQUIRED | PROPOSED           |
|---------|----------|--------------------|
| SETBACK | 1.50 m   | 14.48 m<br>14.99 m |

**BUILDING SUMMARY**

|                                   | REQUIRED | PROPOSED                     |
|-----------------------------------|----------|------------------------------|
| SETBACK                           | 9.00 m   | 40.15 m                      |
| LOT LINE ABUTTING A PUBLIC STREET |          |                              |
| OTHER LOT LINES                   | 3.00 m   | 35.39 m<br>9.80 m<br>29.57 m |

**QUEUING SPACES**

|                                     | REQUIRED | PROPOSED |
|-------------------------------------|----------|----------|
| SETBACK                             |          |          |
| 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