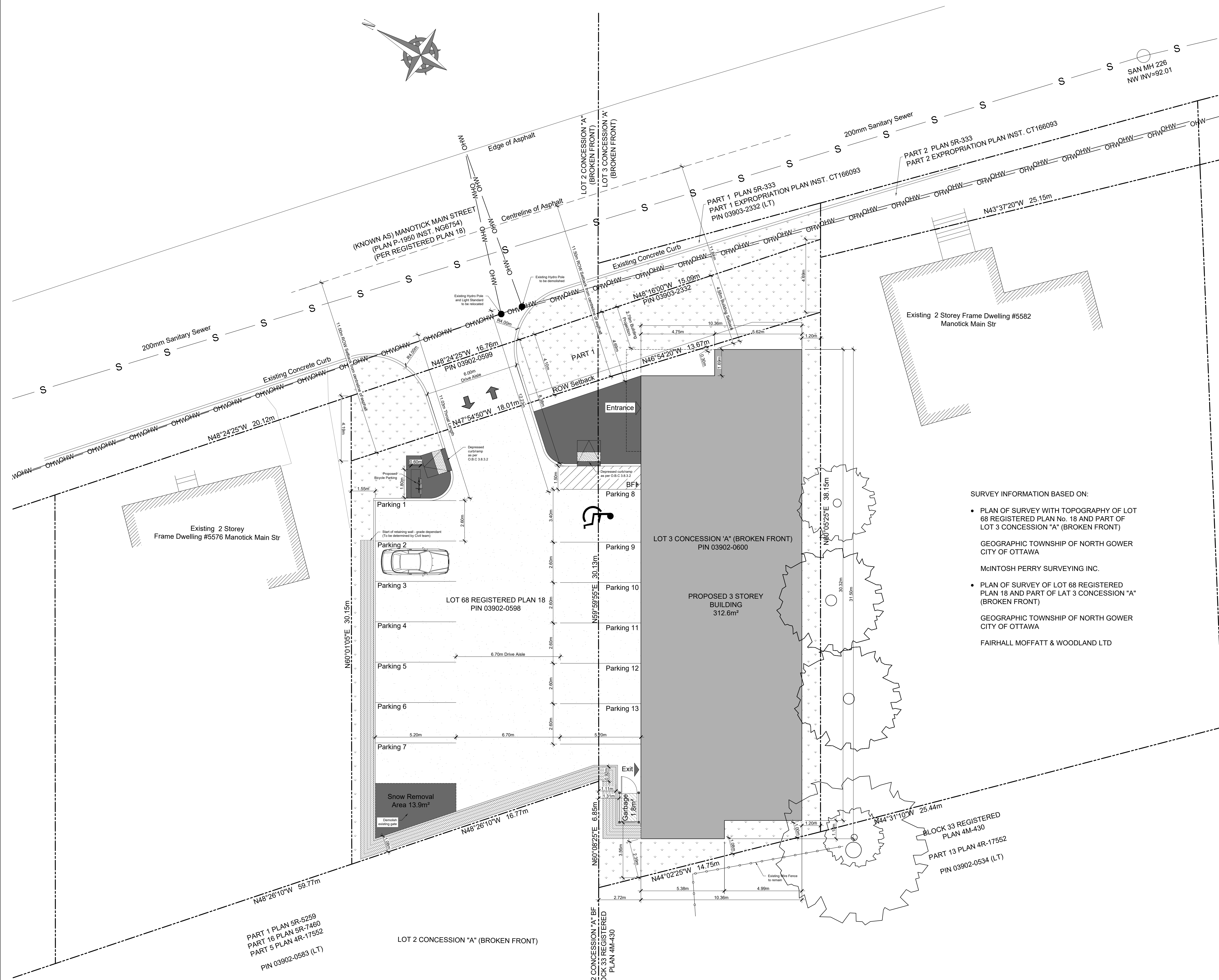


Legend:	
	Sodded Areas (Landscape Design by Others)
	Tactile Attention Indicator as per O.B.C. 3.8.3.18
	Concrete Pad
	Asphalt
	Retaining Wall
	Two way traffic
	Entrance to Building
	Barrier Free Parking Sign

3 BIKE RACK PLAN
SCALE: 1:50

4 BIKE RACK ELEVATION
SCALE: 1:50

5 GARBAGE ELEVATION
SCALE: 1:50

6 GARBAGE PLAN
SCALE: 1:50

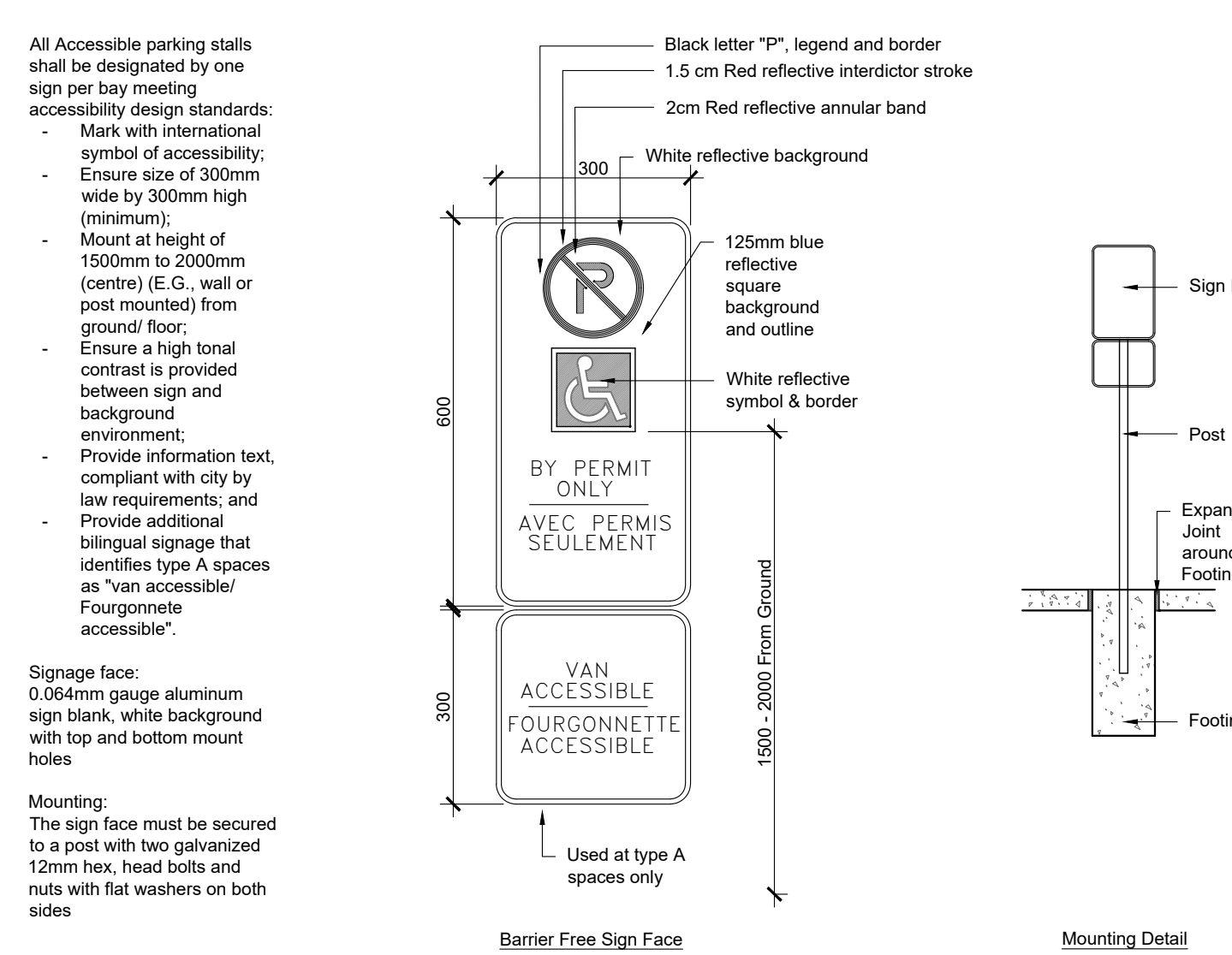
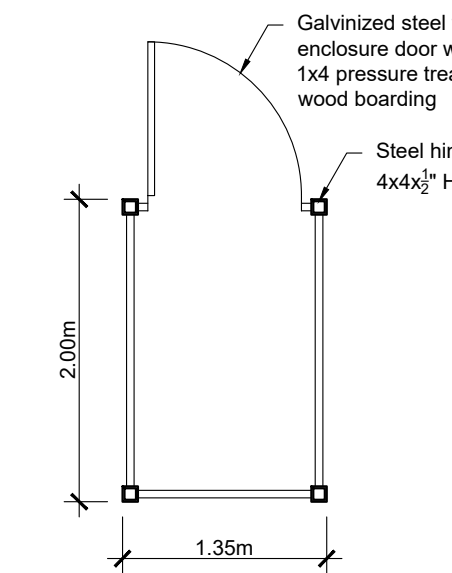
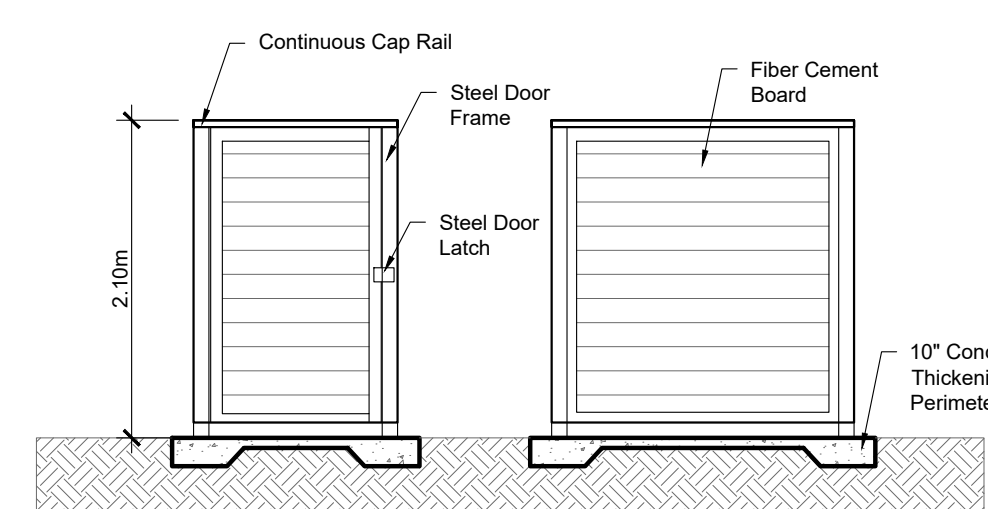
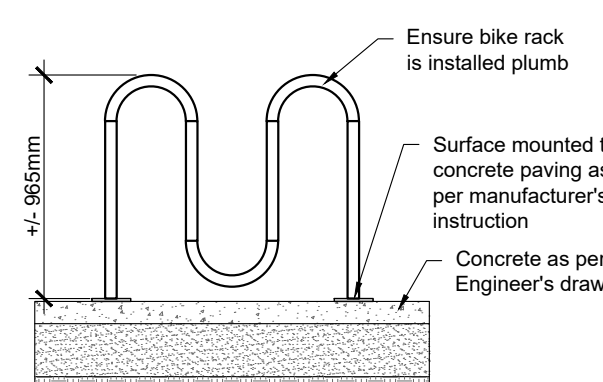
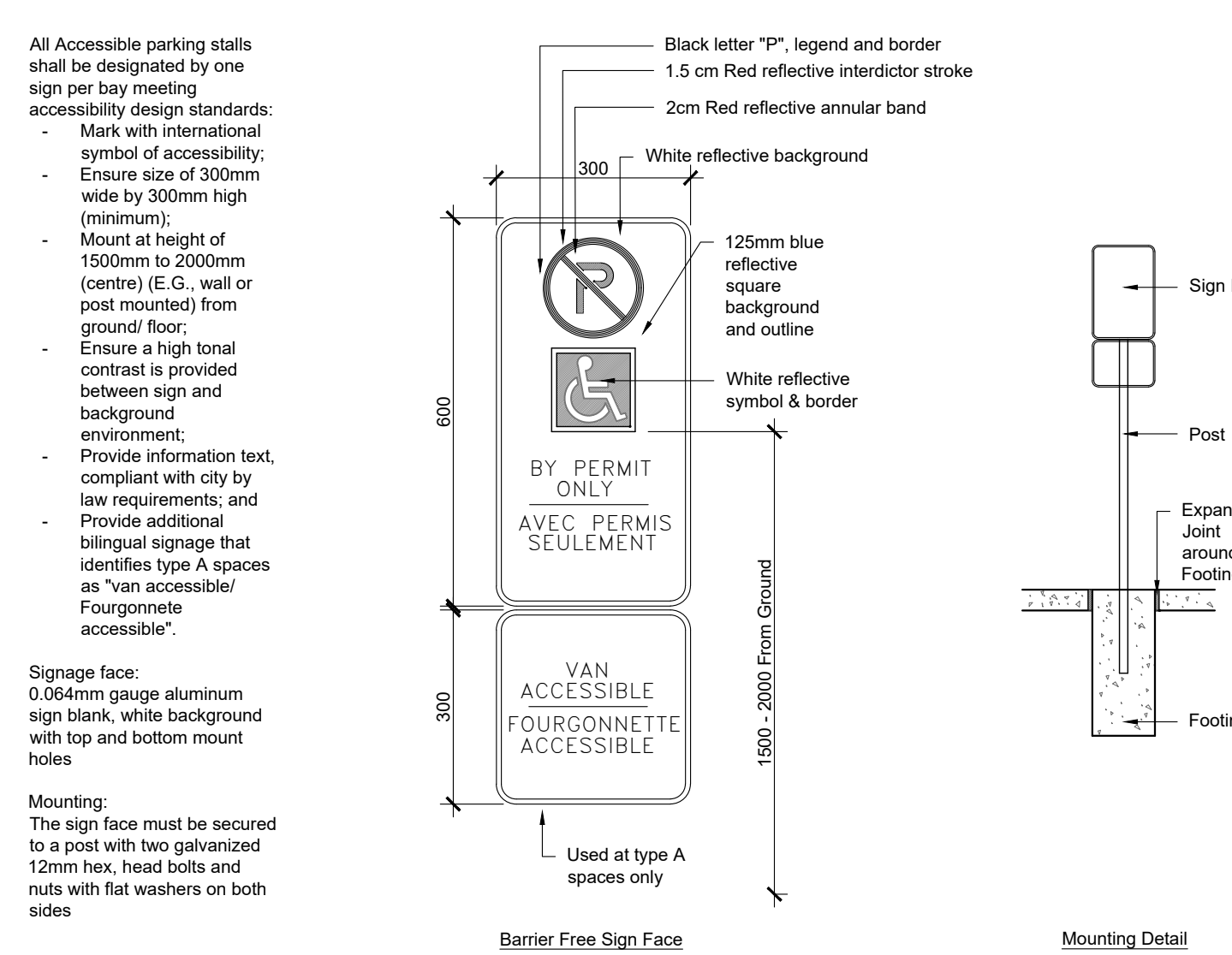
Building Analysis	
Building Area:	312.6m²
Basement Floor Area:	312.6m²
Ground Floor Area:	312.6m²
Second Floor Area:	312.6m²
Third Floor Area:	131.8m²
Gross Floor Area:	1069.6m²

O.B.C. Requirements	
Classification:	3.2.2.62
No. of Storeys:	Group D, up to 3 Storeys
No. of Facing Streets:	3
Sprinkler System:	No
Maximum Area:	1600m²
Construction:	Combustible or Noncombustible Construction

Parking Requirements				
Space:	Area Classification:	Area:	Parking Requirement:	Total Parking required:
Ground Floor Pharmacy	Retail Store	93 m²	3.4 per 100sqm	3.162
Ground Floor Office	Office Space	46.5 m²	2.4 per 100sqm	1.116
Ground Floor Office	Office Space	46 m²	2.4 per 100sqm	1.104
Second Floor Office	Office Space	46.5 m²	2.4 per 100sqm	1.116
Second Floor Medical Suite	Medical Facility	171.3 m²	4 per 100sqm	6.852
Third Floor Office (Owners)	Office Space	76.6 m²	2.4 per 100sqm	1.838
Total:				15.188

Weekday				Saturday			
Morning	Noon	Afternoon	Evening	Morning	Noon	Afternoon	Evening
13.6	13	14.2	6.2	5.6	7.6	7.4	3.7

Zoning M40		
Mechanism	Provision	Provided
Minimum lot area	1350m²	1016.6m²
Minimum lot width	20m	31.85m
Minimum front yard setback	(i) minimum - no minimum (ii) maximum - 3m	4.58m
Right of way setback	Minimum 11.5m from centreline of road	11.84m from centreline of road
Minimum corner side yard setback	(i) minimum - 3m (ii) maximum - 4.5m	n/a
Minimum interior side yard setback	Where abutting Residential Zone: 3m Where abutting any other zone: no minimum	1.2m
Minimum rear yard setback	(i) residential use building: 25% of lot depth, minimum of 7.5m (ii) non-residential use and mixed use buildings abutting a residential zone: 7.5m (iii) all other cases: no minimum	n/a
Maximum building height	(i) minimum - 6.7m (ii) maximum - 11m	12.5m (Minor Variance Required)
Minimum required parking	Minimum Required: 14.2 Parkings	13 Parkings (Minor Variance Required)
Barrier free parking required	1 for the first 25 parking spaces required (Traffic and Parking By-law No. 2017-301)	1 Barrier Free Parking Provided
Barrier free parking space size	3.4 m wide (Traffic and Parking By-law No. 2017-301)	3.4 m width Provided
Minimum required bicycle parking space	1 space for every 1000m² of GFA	1 Bicycle Parking Provided
Minimum width of landscaped area	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped	Whole yard is landscaped
Landscape area surrounding parking lot	For a parking lot containing more than 10 but fewer than 100 spaces: 3 m abutting a street and 1.5 m not abutting a street (Table 110)	Abutting the street: 8.38 m Not abutting a street: 0.92 m (Minor Variance Required)
Landscaping provisions for parking lot	15% Required	15.9% Provided
Outdoor garbage	Must be located 9m from a lot line abutting a public street and 3 m from any other lot line and screened from view with an opaque screen with a minimum height of 2 m	Not abutting a street: 1.31 m (Minor Variance Required)



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ONTARIO ASSOCIATION OF ARCHITECTS

NICOLE CHILTON-JONES

LICENCE 9766

DRAWING REVISIONS

No.	Issued for:	Date:
1	Issued for Site Plan Application	19 Feb 2025

SITE ADDRESS:

5580 Manotick Main Str
Manotick
ON K4M 1E2

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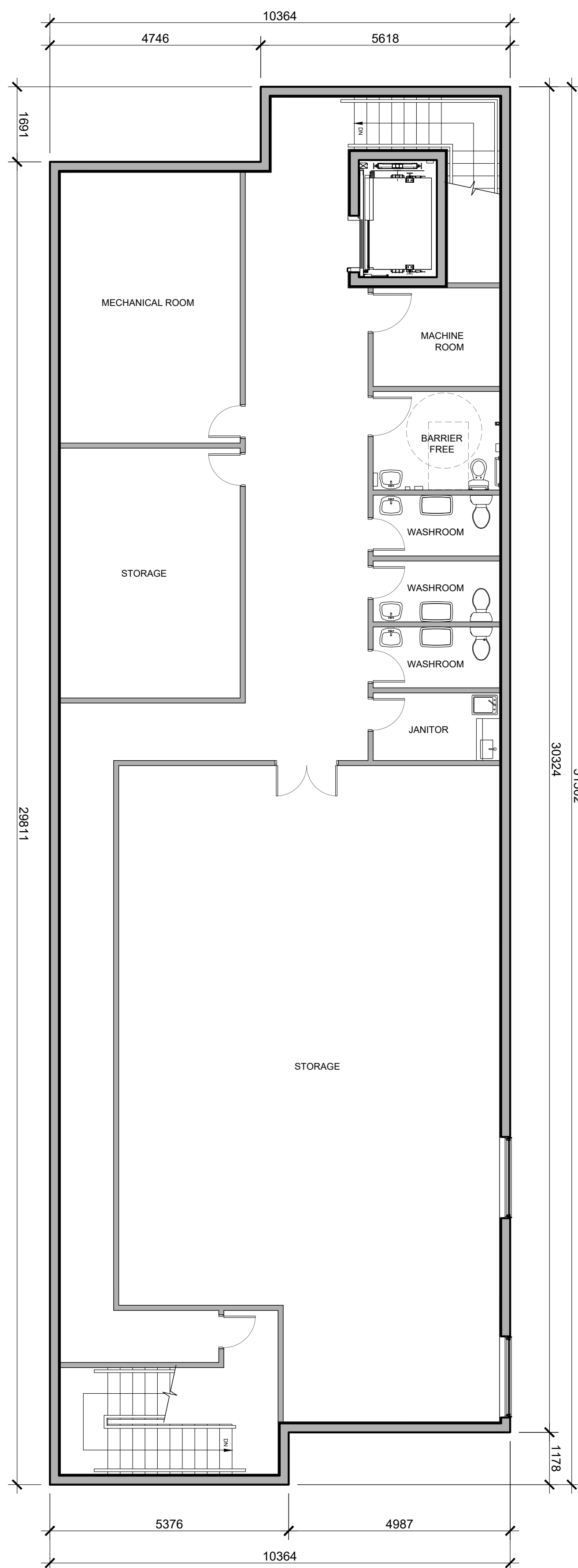
PROPOSED SITE PLAN AND ELEVATIONS

PROJECT:	DWG NO:
2208	A0

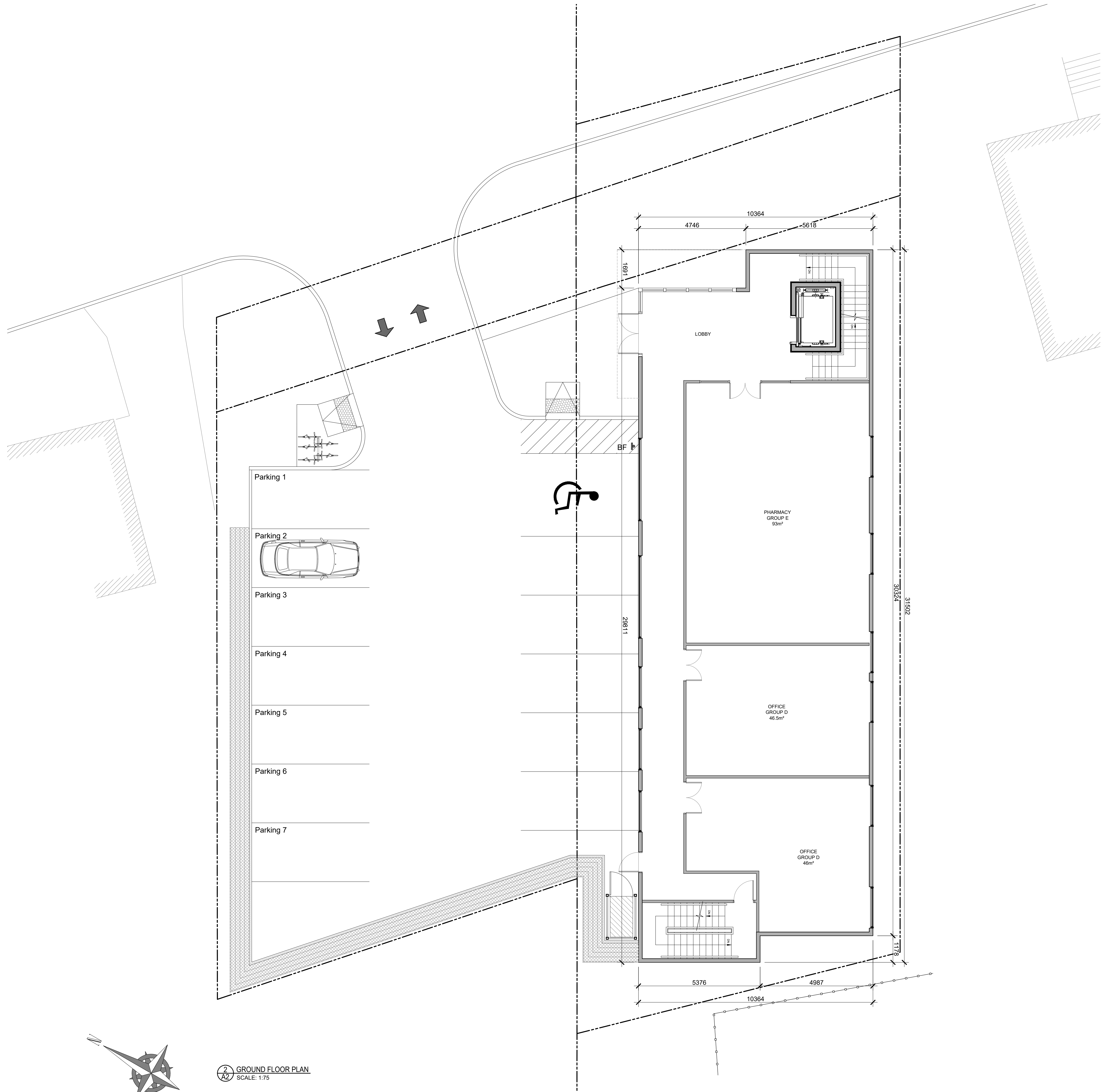


DWG NO

A1



1 BASEMENT PLAN
A2 SCALE: 1:75



2 GROUND FLOOR PLAN
A2 SCALE: 1:75

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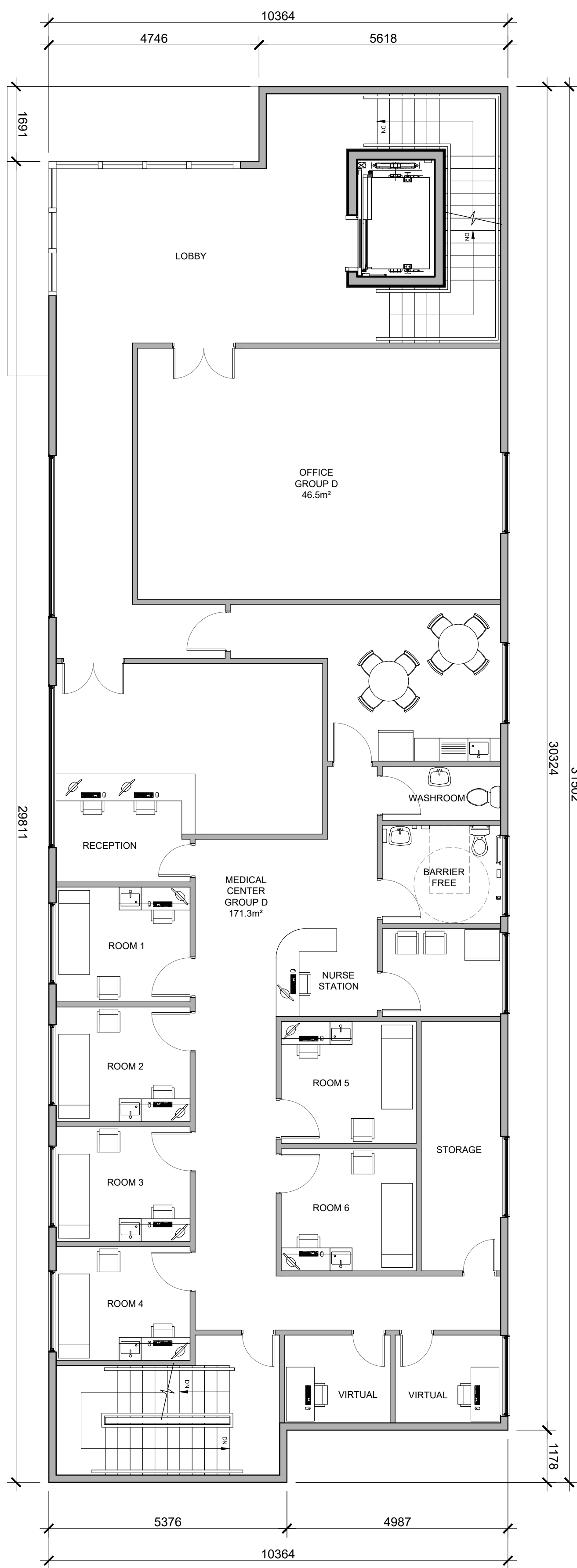
PROPOSED
FLOOR PLANS

PROJECT:

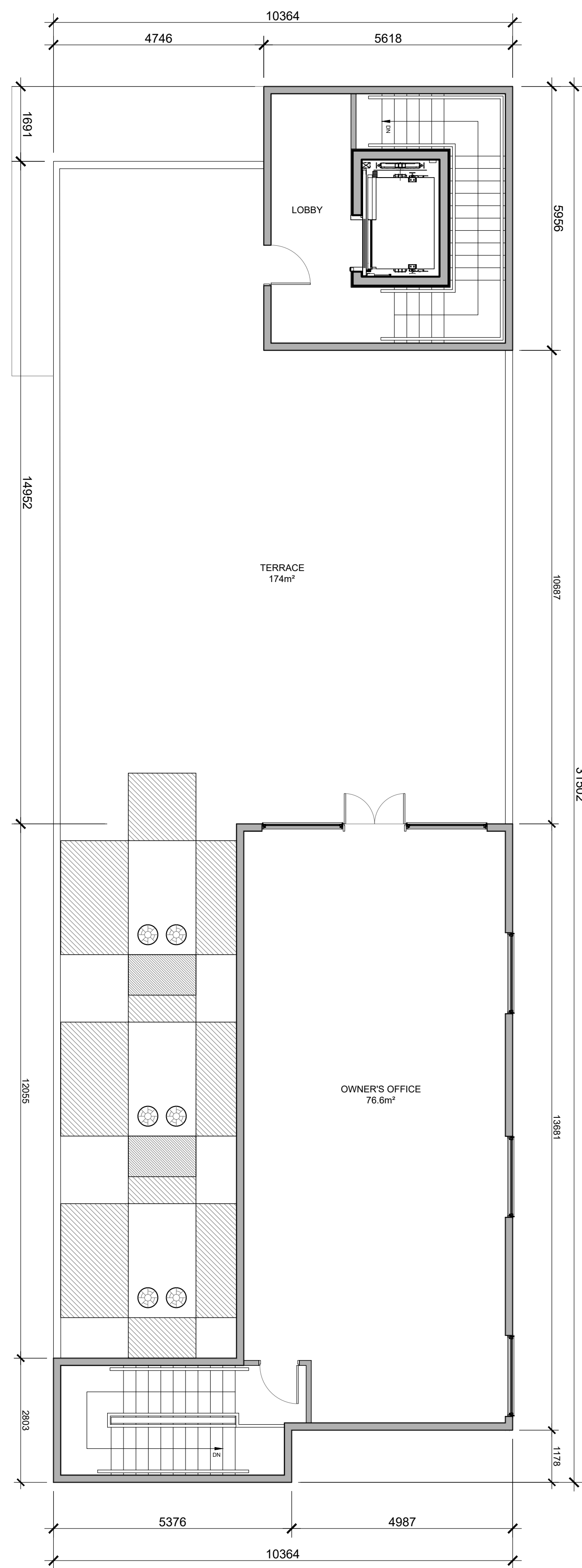
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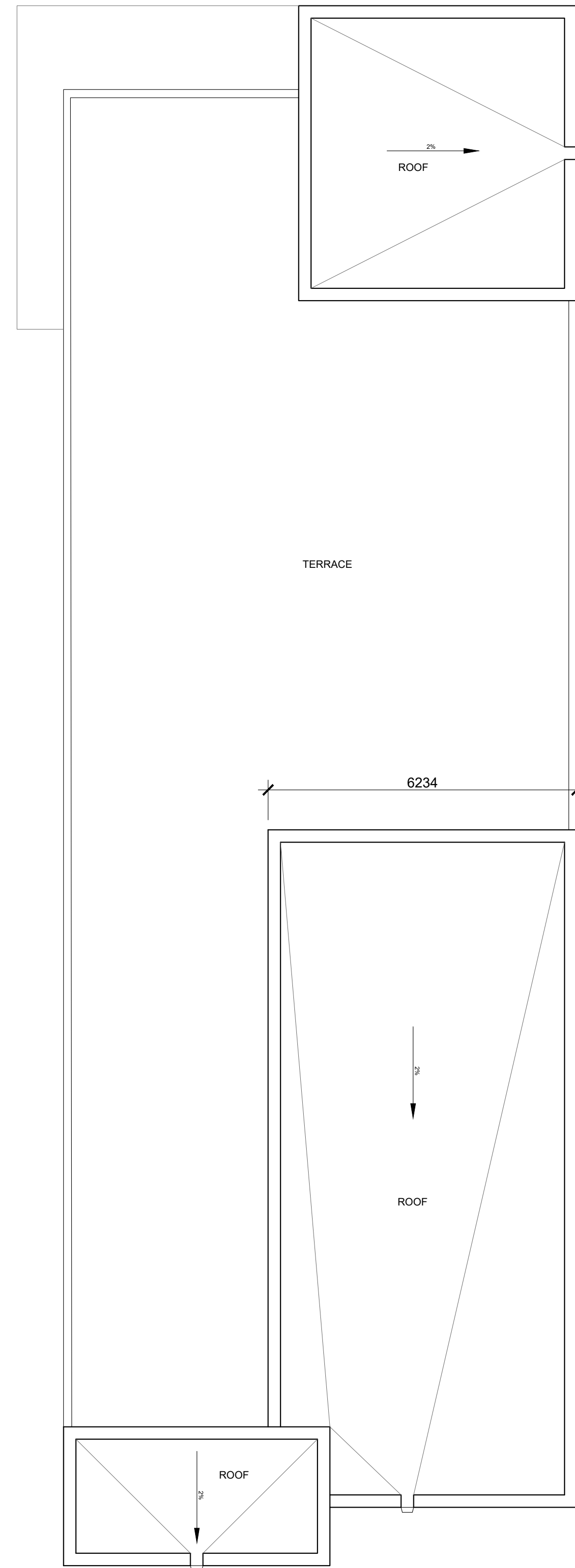
A2



1 SECOND FLOOR PLAN
SCALE: 1/75



2 THIRD FLOOR PLAN
SCALE: 1/75



3 ROOF PLAN
SCALE: 1/75

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K4M 1A7

ARCHITECT:



ENGINEERS:



SURVEYORS:



DRAWING TITLE:

PROPOSED
FLOOR PLANS

PROJECT: DWG NO:

2208 A3



1 VIEW OF PROPOSED BUILDING FROM MANOTICK MAIN STREET



2 VIEW OF PROPOSED BUILDING FROM MANOTICK MAIN STREET



3 PROPOSED MANOTICK MAIN STREET VIEW



4 PROPOSED NORTH ELEVATION



5 VIEW OF PROPOSED PARKING



6 PROPOSED WEST ELEVATION



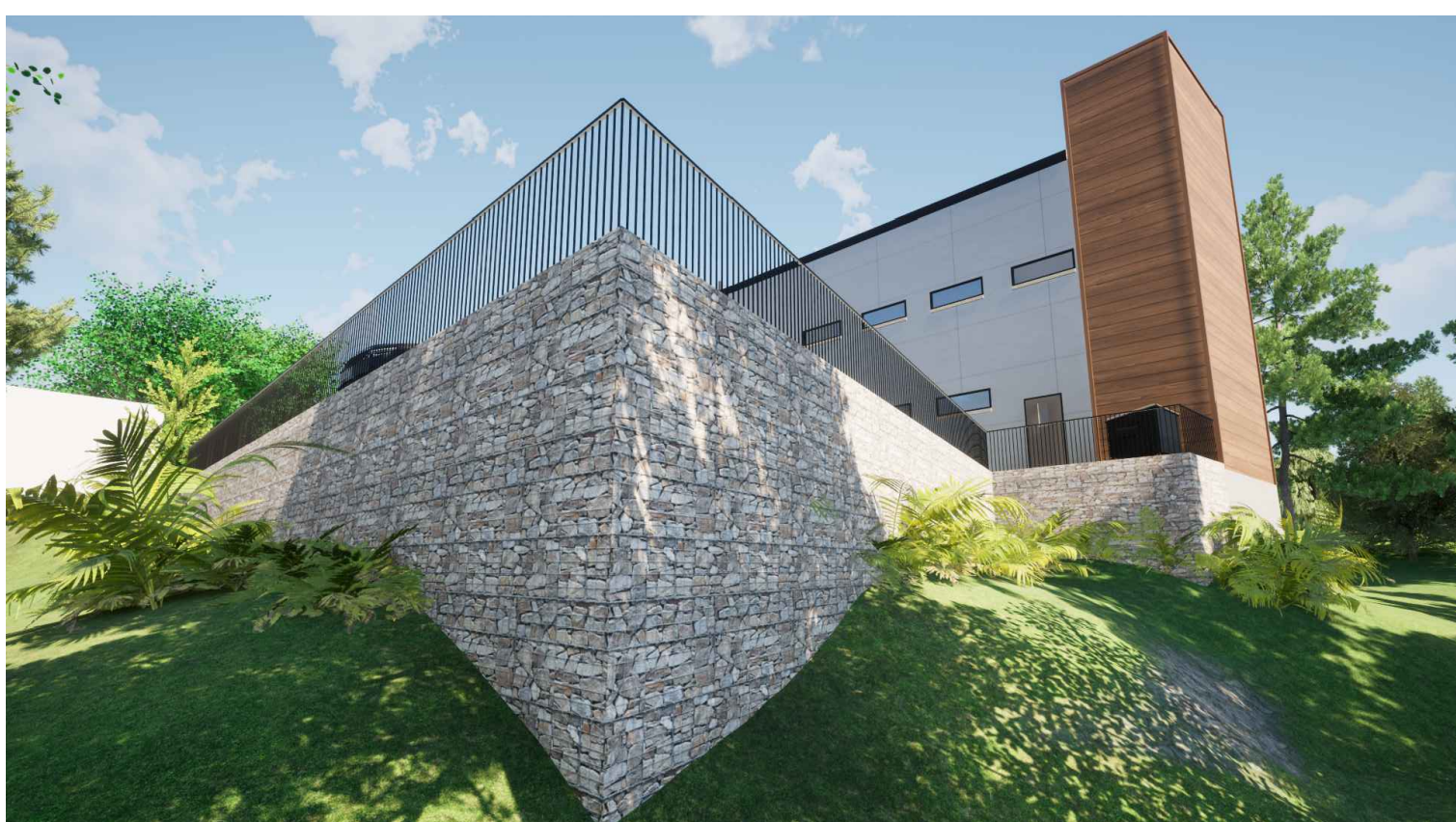
7 VIEW OF SOUTH ELEVATION



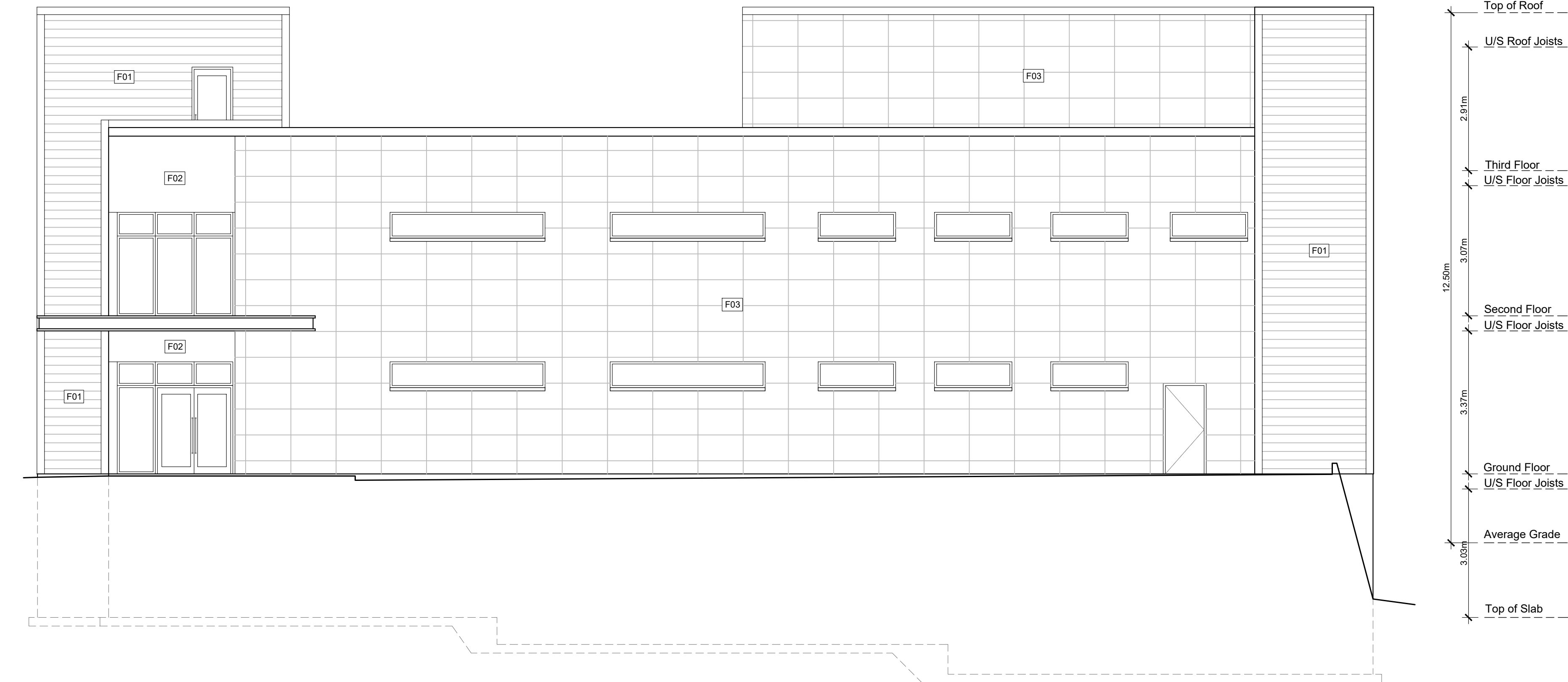
8 PROPOSED ROOFTOP



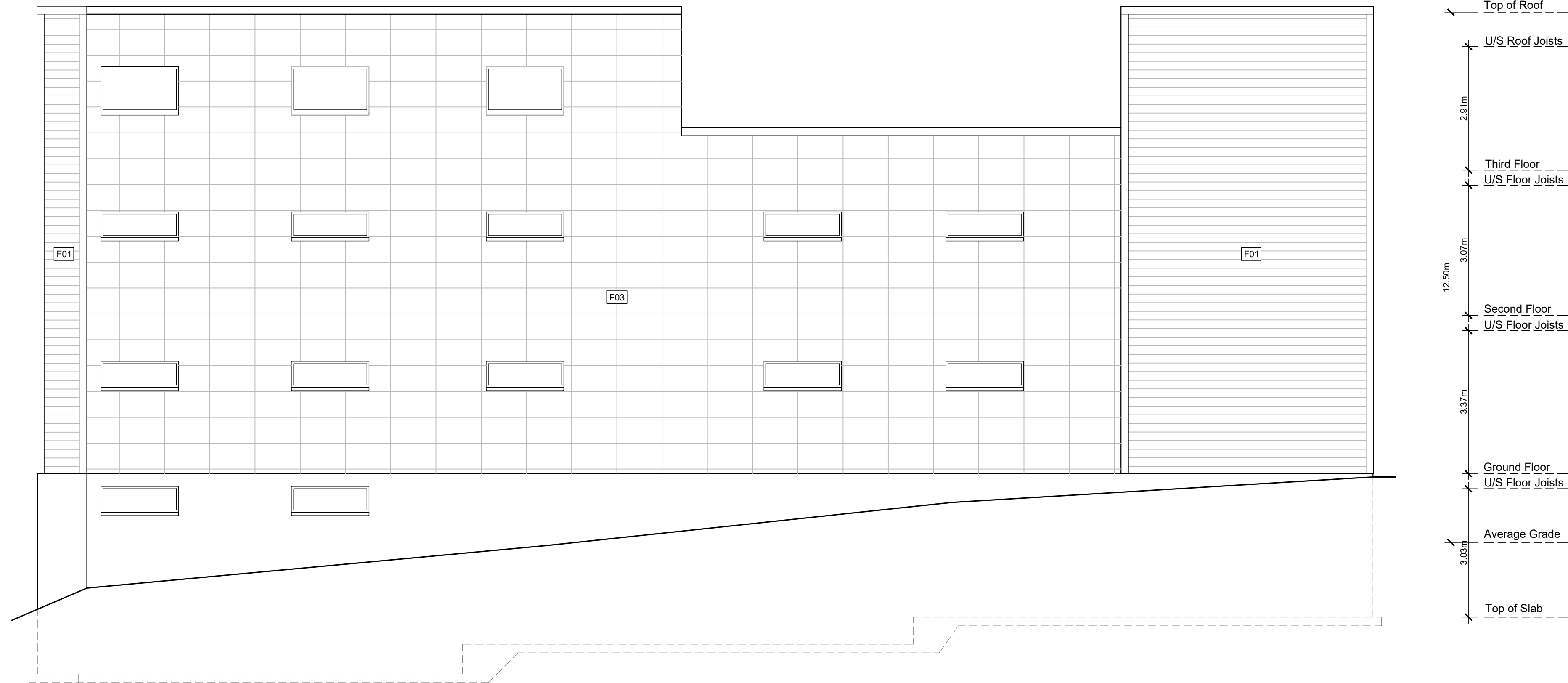
9 VIEW OF PARKING LOT GABION WALL



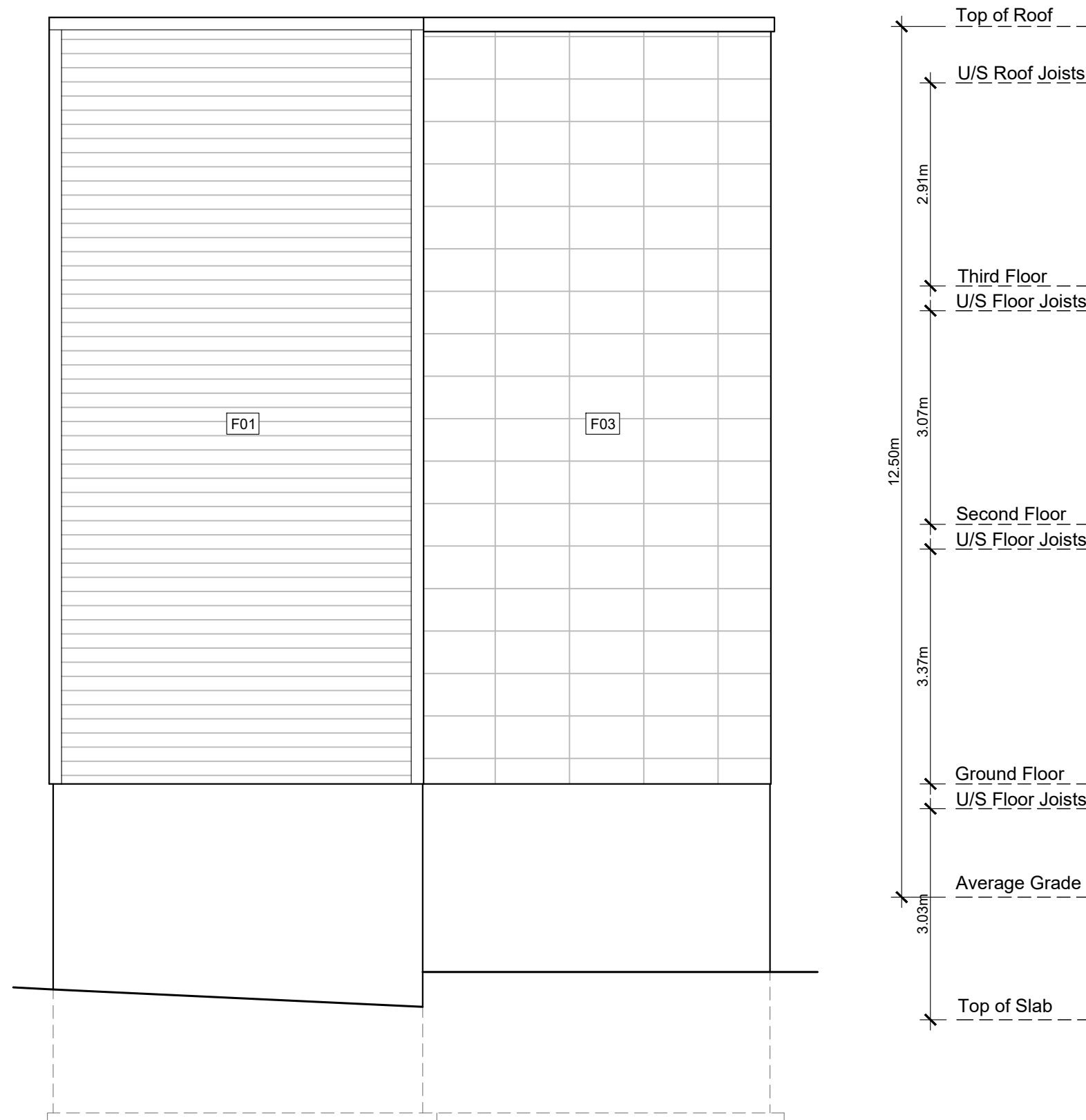
10 VIEW OF PARKING LOT GABION WALL



11 NORTH ELEVATION
SCALE: 1:100



12 SOUTH ELEVATION
SCALE: 1:100



13 WEST ELEVATION
SCALE: 1:100



14 EAST ELEVATION
SCALE: 1:100

FINISH NOTES
F01 PVC "Wood-Like" Siding F02 Aluminum Siding F03 Fibre Cement Panels - Hardie Panel

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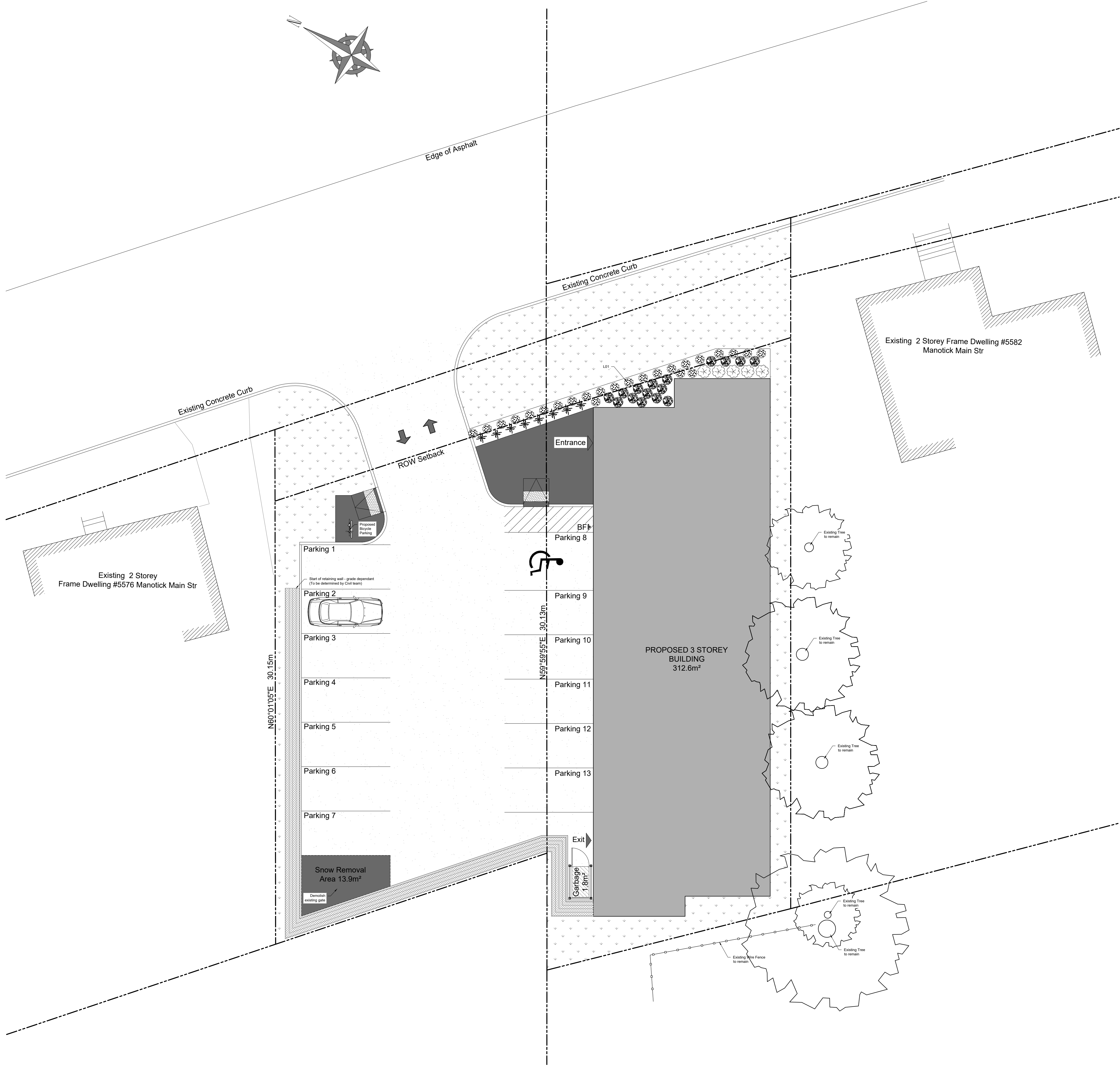
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DRAWING TITLE:
PROPOSED ELEVATIONS

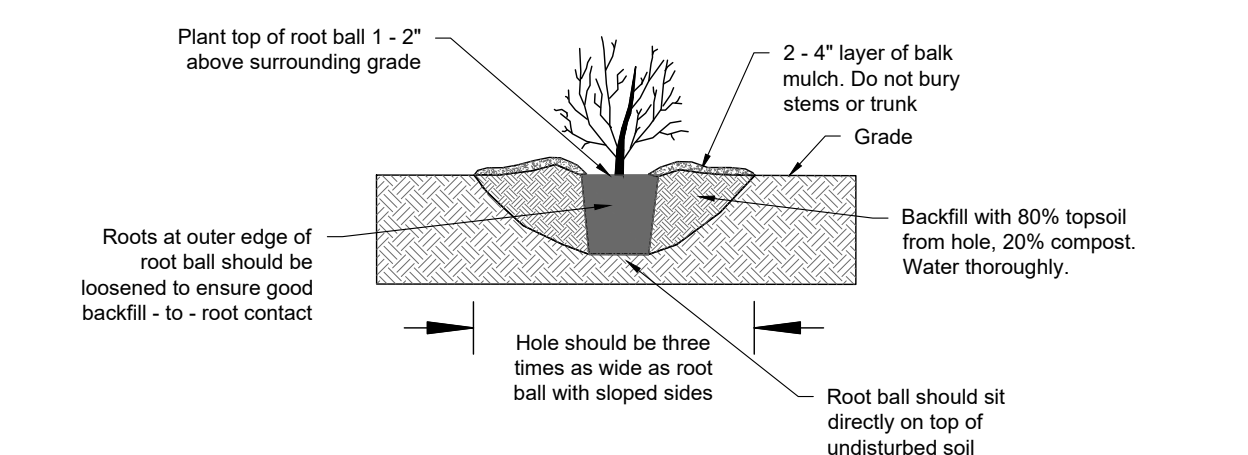
PROJECT:	DWG NO:
2208	A4



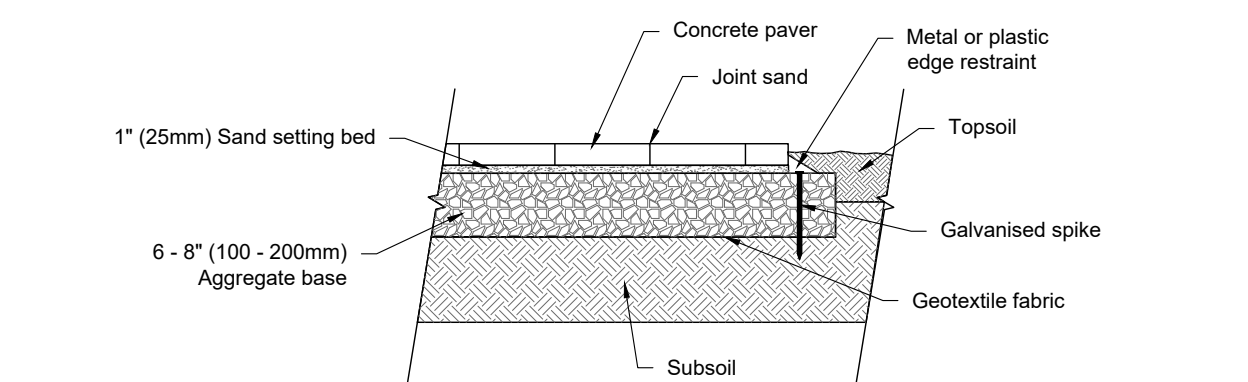
Legend:			
	Sodded Areas (Landscape Design by Others)		Retaining Wall
	Tactile Attention Indicator as per O.B.C. 3.8.3.18		Two way traffic
	Concrete Pad		Entrance to Building
	Asphalt		Barrier Free Parking Sign

LANDSCAPING NOTES

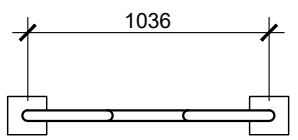
- Notes:
- All disturbed soft landscape areas to be seeded unless otherwise indicated
 - For sidewalks, curbs and parking refer to Engineer's Drawings
- LO1: The planter bed will comprise of a mixture of deciduous shrubs listed below:
- Canada Yew (Evergreen) – Taxus Canadensis
 - Chokeberry – Aronia Melanocarpa (also known as Prunella Melanocarpa)
 - High Bush Cranberry, Maple-Leaved Viburnum or Highberry – Viburnum Opulus var. Americanum (also known as V. Tridatum), V. Aestivalum, or V. Lentago
 - Purple-flowered Raspberry (large, showy flowers and leaves) – Rubus Odoratus



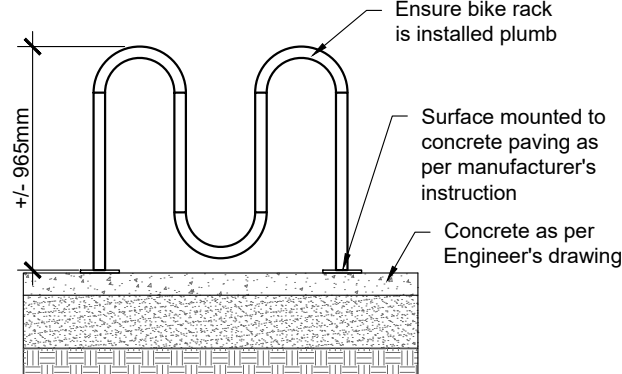
2 Typical Shrub and Perennial Planting Diagram



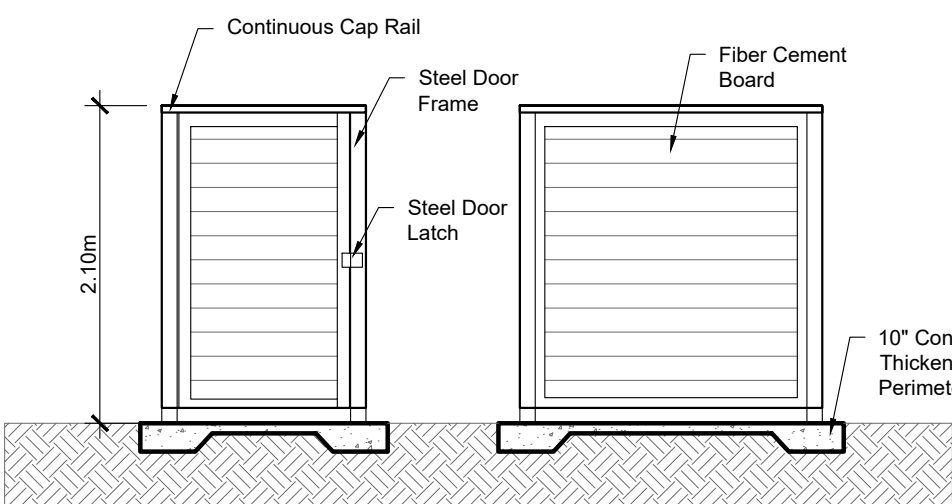
3 Typical Walkway and Patio Paver Cross Section



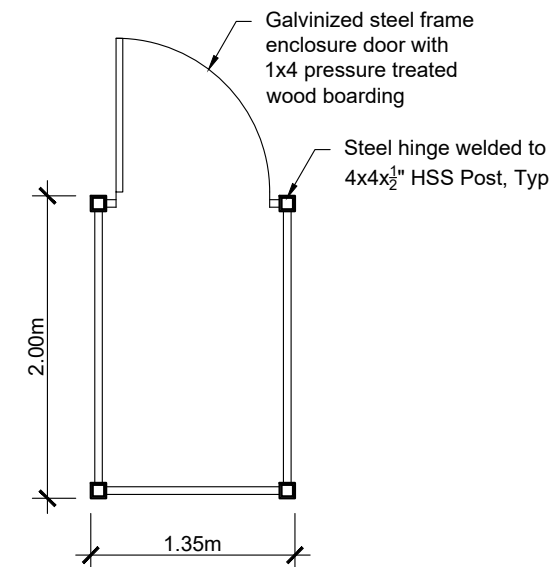
4 BIKE RACK PLAN SCALE: 1:50



5 BIKE RACK ELEVATION SCALE: 1:50



6 GARBAGE ELEVATION SCALE: 1:50



7 GARBAGE PLAN SCALE: 1:50

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DRAWING TITLE:

LANDSCAPE PLAN

PROJECT: DWG NO:

2208 A5