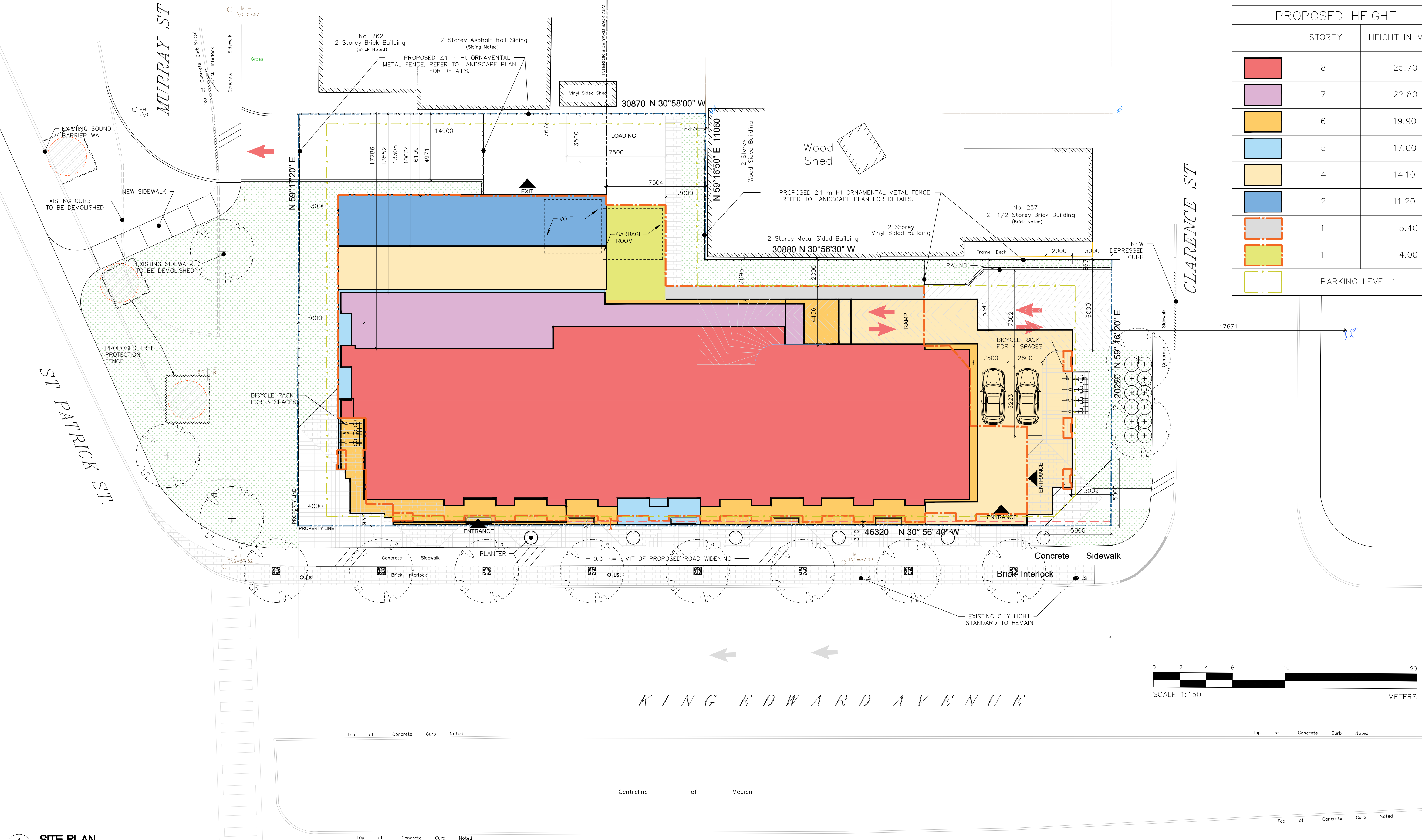


THERE WILL BE NO ONSITE SNOW STORAGE. ALL ACCUMULATED SNOW WILL BE REMOVED FROM THE SITE FOLLOWING EACH SNOWFALL EVENT

ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY OF PART OF LOTS B AND 7 NORTH CLARENCE ST. (FORMERLY PARRY ST) REGISTERED PLAN 43586 CITY OF OTTAWA, AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
 ELEVATION NOTE  
 1. ELEVATIONS ARE GEODETIC.  
 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

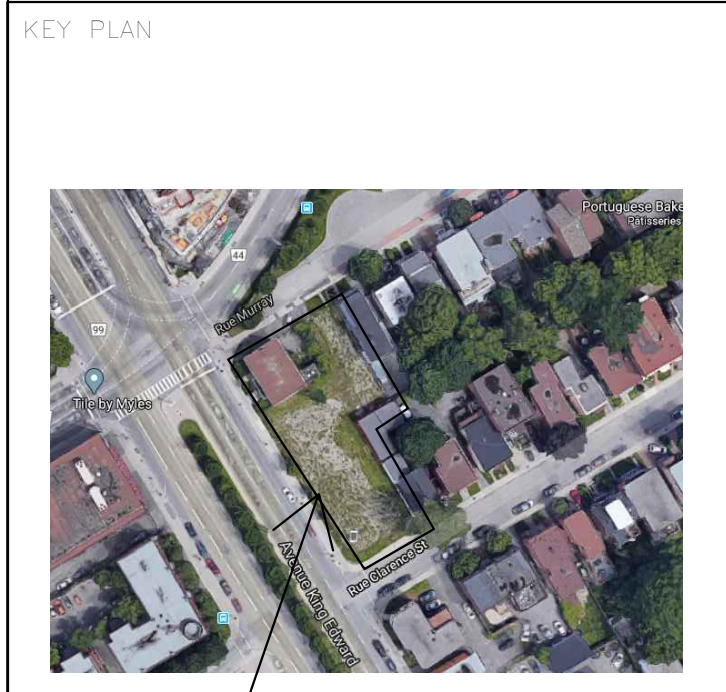
ALL SITE SERVICE, GRADING AND DRAINAGE RELATED ALTERATION, REFER TO CIVIL ENGINEERS DRAWINGS.



**PROPOSED HEIGHT**

STOREY	HEIGHT IN M.
8	25.70
7	22.80
6	19.90
5	17.00
4	14.10
2	11.20
1	5.40
1	4.00
PARKING LEVEL 1	

By-law Standard	TM and TM12 Zone		Compliance
	Requirement	Provided	
Minimum lot area	No minimum	1590 m <sup>2</sup>	Yes
Minimum lot width	No minimum	61.76 m	Yes
Max. front yard setback	2 metres	0-2 m	Yes
Interior side yard setback	Maximum - N/A		
Corner side yard setback	Minimum - 3 metres for a non-residential use building or a mixed-use building abutting a residential zone 3 metres, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided	2-3 m	No - purpose of rezoning
Minimum rear yard setback	Rear lot line abutting a residential use - 7.5 metres	6.199 m	No - purpose of rezoning
Building height	Maximum - 1) 20 metres but not more than 6 storeys, except where otherwise shown on the zoning maps (2) where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 2 metres more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the corner side lot line (3) no part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 metres from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot line	25.1 m	No - purpose of rezoning to create new height and setback schedule - design does comply with angular plane.
Maximum FSI	No maximum	53.46%	Yes
Minimum width of landscaped area	Abutting a residential zone - 3 m; may be reduced to one metre where a minimum 1.4 metre high opaque fence is provided	2-3 m with fence	Yes
Parking			
Vehicle - minimums	Hotel 1 space/2 guest suites for first 40 suites = 20 spaces Restaurant 3 space/12 guest suites for balance (81) = 7 spaces Total required for 121 suites = 27 spaces 5 spaces/100 m <sup>2</sup> for 134 m <sup>2</sup> = 8 spaces Overall requirement: 27 + 8 = 35	76 sp.	Yes
Bicycle - minimums	1 space/1000 m <sup>2</sup> of GFA = 4888 m <sup>2</sup> / 1000 m <sup>2</sup> = 5	27 sp. Located on 1 <sup>st</sup> level of garage with 7 spaces located at grade near entrances.	Yes



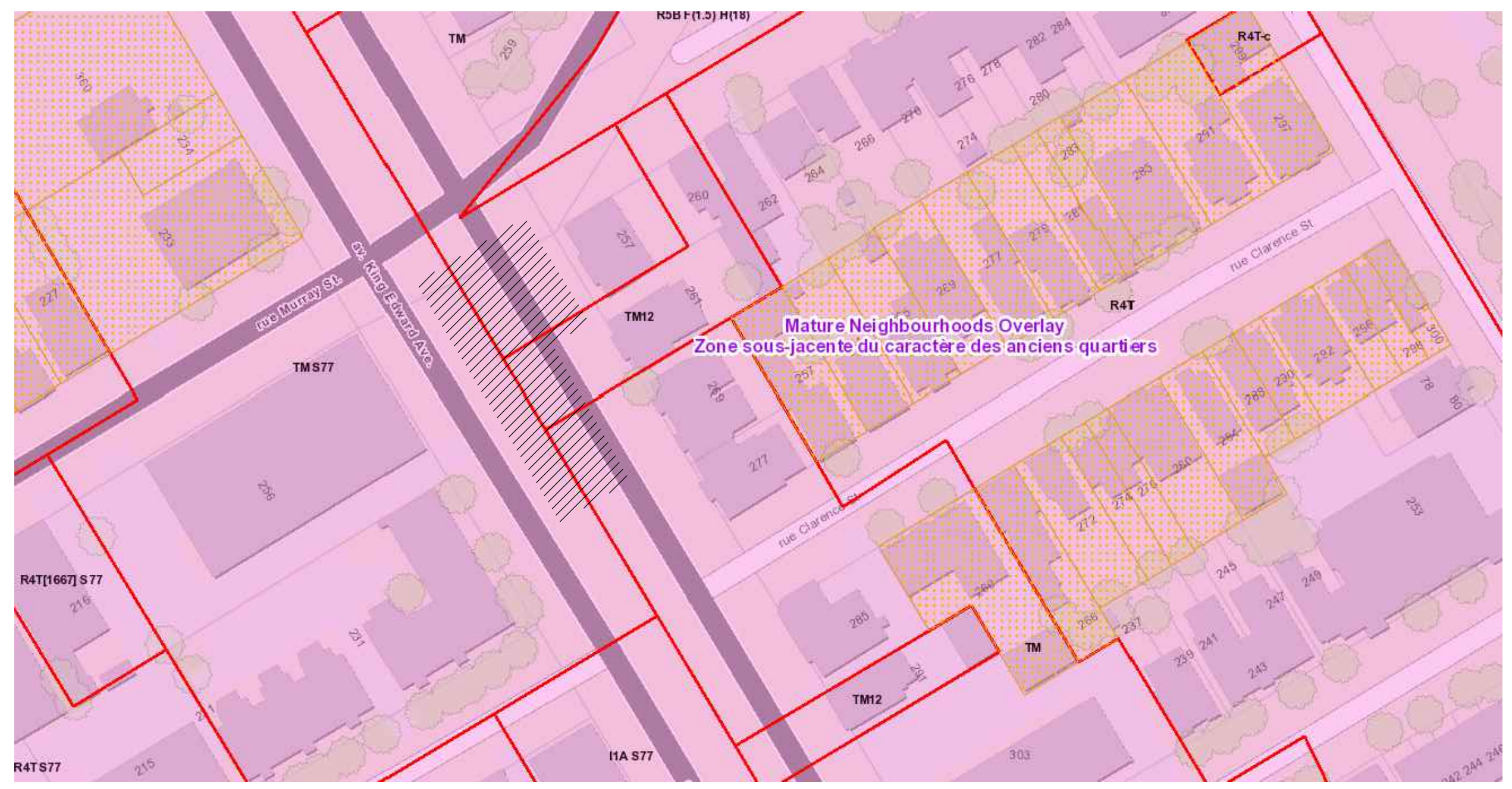
ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.  
 ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.  
 DO NOT SCALE DRAWINGS.  
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.  
 COPYRIGHT RESERVED.

LEVEL	BACHELOR	BACHELOR B.F.	ONE BEDROOM	ONE BEDROOM B.F.	TWO BEDROOMS	TWO BEDR. B.F.	TOTAL	
2	16	2	4	0	1	0	23	HOTEL
3	16	2	4	0	1	0	23	
4	16	2	4	0	1	0	23	
5	6	2	4	1	1	0	14	TRAVEL SHARE SUITES
6	6	2	5	1	0	0	14	
7	6	0	7	0	0	1	14	
8	5	0	7	0	0	0	12	
TOTAL	69	10	35	2	4	1	124	

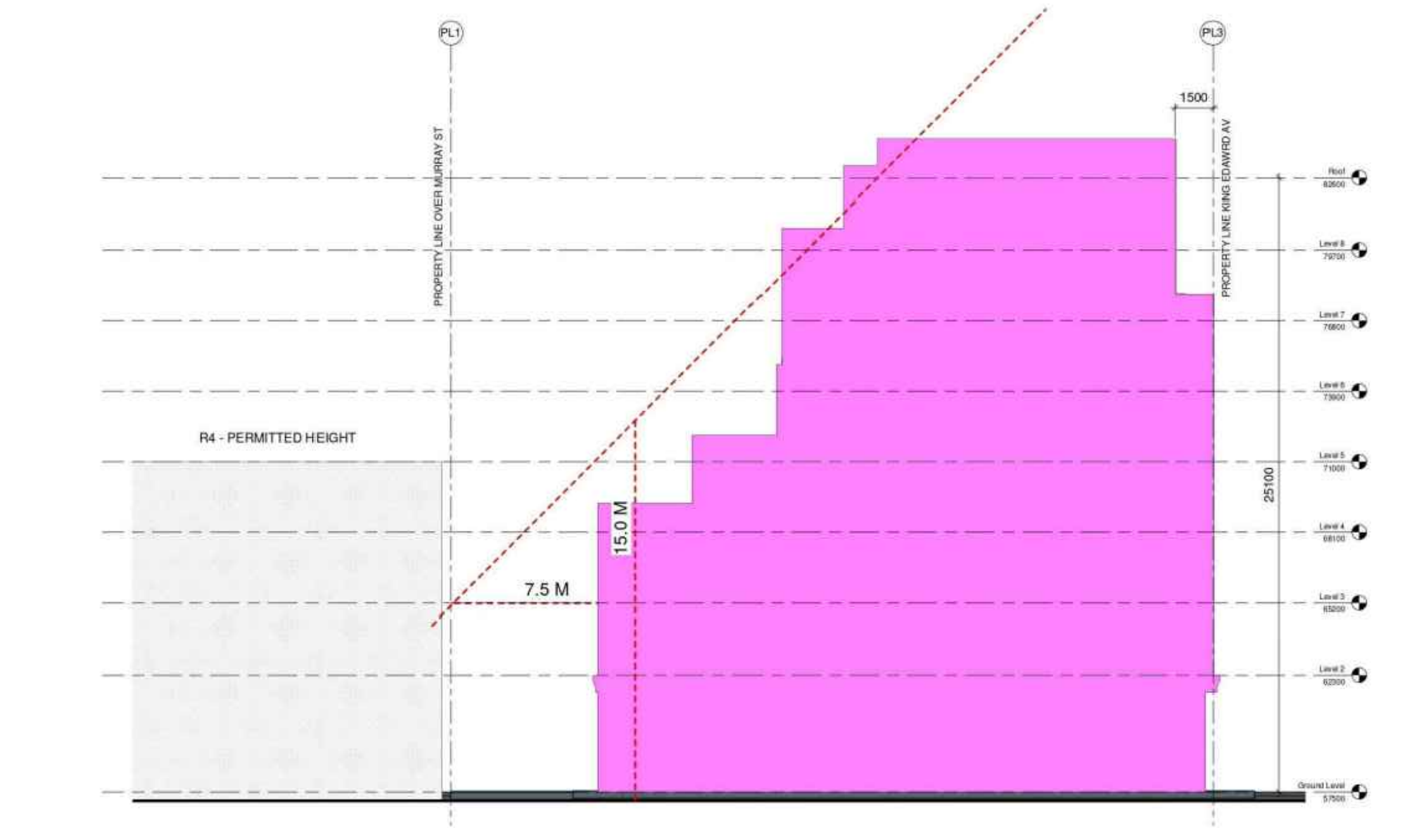
TOTAL BARRIER FREE UNITS: 13

LEVEL	G.F.A.	BUILDING AREA	G.F.A.	BUILDING AREA
1	1,439	10,840	134	1,007
2	9,496	11,609	882	1,079
3	9,496	11,609	882	1,079
4	5,259	10,818	792	1,065
5	6,787	8,268	630	768
6	6,506	8,268	604	768
7	5,692	7,225	529	671
8	4,085	6,062	455	563
TOTAL	53,640	76,695	4,868	6,940

4 SITE PLAN  
SP01 1:150



3 ZONING INFORMATION  
SP01 N.T.S.



1 NORTH ELEVATION  
SP01 N.T.S.

- LEGEND:**
- MANHOLE, REFER TO CIVIL
  - NEW INTERLOCK/PAVERS
  - NEW PAINTED LINES
  - NEW SOD
  - FIRE DEPARTMENT CONNECTION
  - FIRE HYDRANT, REFER TO CIVIL
  - CATCH BASIN, REFER TO CIVIL
  - BUILDING ENTRANCE
  - BICYCLE RACK
  - DIRECTIONAL ARROW
  - PROPERTY LINE
  - EXISTING CITY LIGHT STANDARD
  - NEW LIGHT STANDARD
  - FIRE ROUTE SIGN
  - STOP SIGN
  - CENTERLINE
  - EXISTING TREES TO BE REMOVED
  - NEW TREE
  - PROPOSED PLANTER

CONSULTANTS:  
 STRUCTURAL -  
 MECHANICAL -  
 CIVIL -  
 ELECTRICAL -  
 LANDSCAPING -

CLIENT:  
**165177 CANADA INC**  
 22 RUE TASCHEAU - GATINEAU, QC J8Y 2V4

PROJECT  
**BOUTIQUE HOTEL KING EDWARD**  
 275 KING EDWARD - OTTAWA, ON K1N 7M2

DRAWING:  
**SITE PLAN**

DATE: 24/09/2020  
 SCALE: 1:150  
 DRAWN BY: JG  
 REVISION BY: RW

PR. NO.: 1969  
 DRAWING NO.:  
**SP01**

007-12-21-0126, 002-02-21-0050