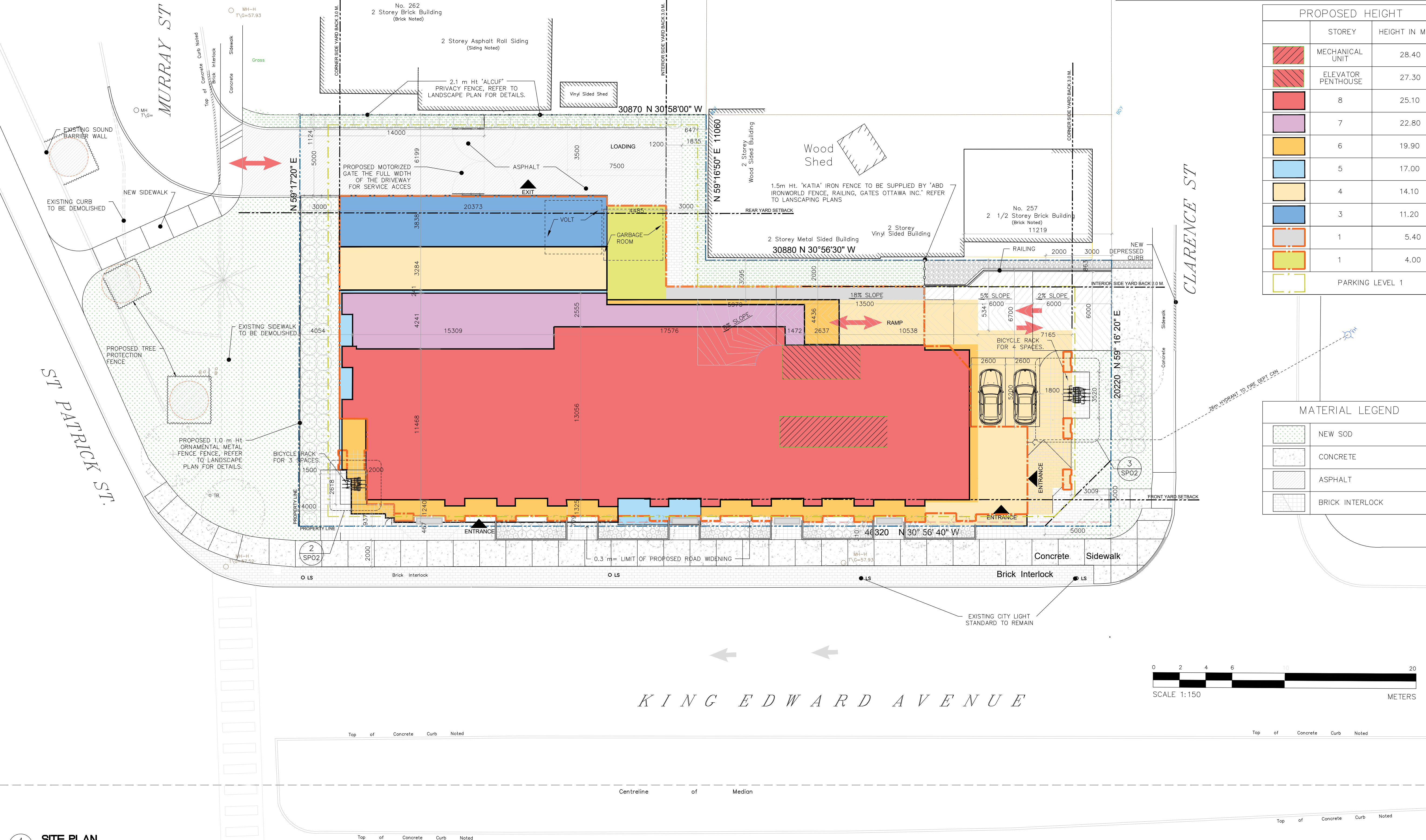


THERE WILL BE NO ONSITE SNOW STORAGE. ALL ACCUMULATED SNOW WILL BE REMOVED FROM THE SITE FOLLOWING EACH SNOWFALL EVENT

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.

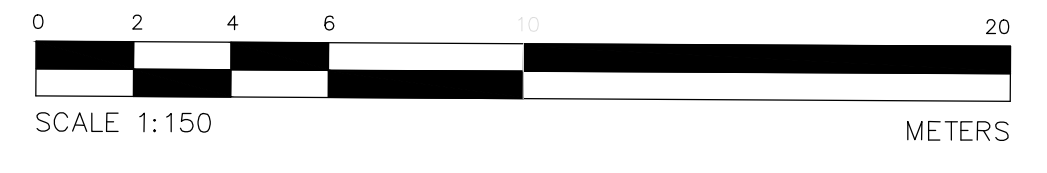


PROPOSED HEIGHT

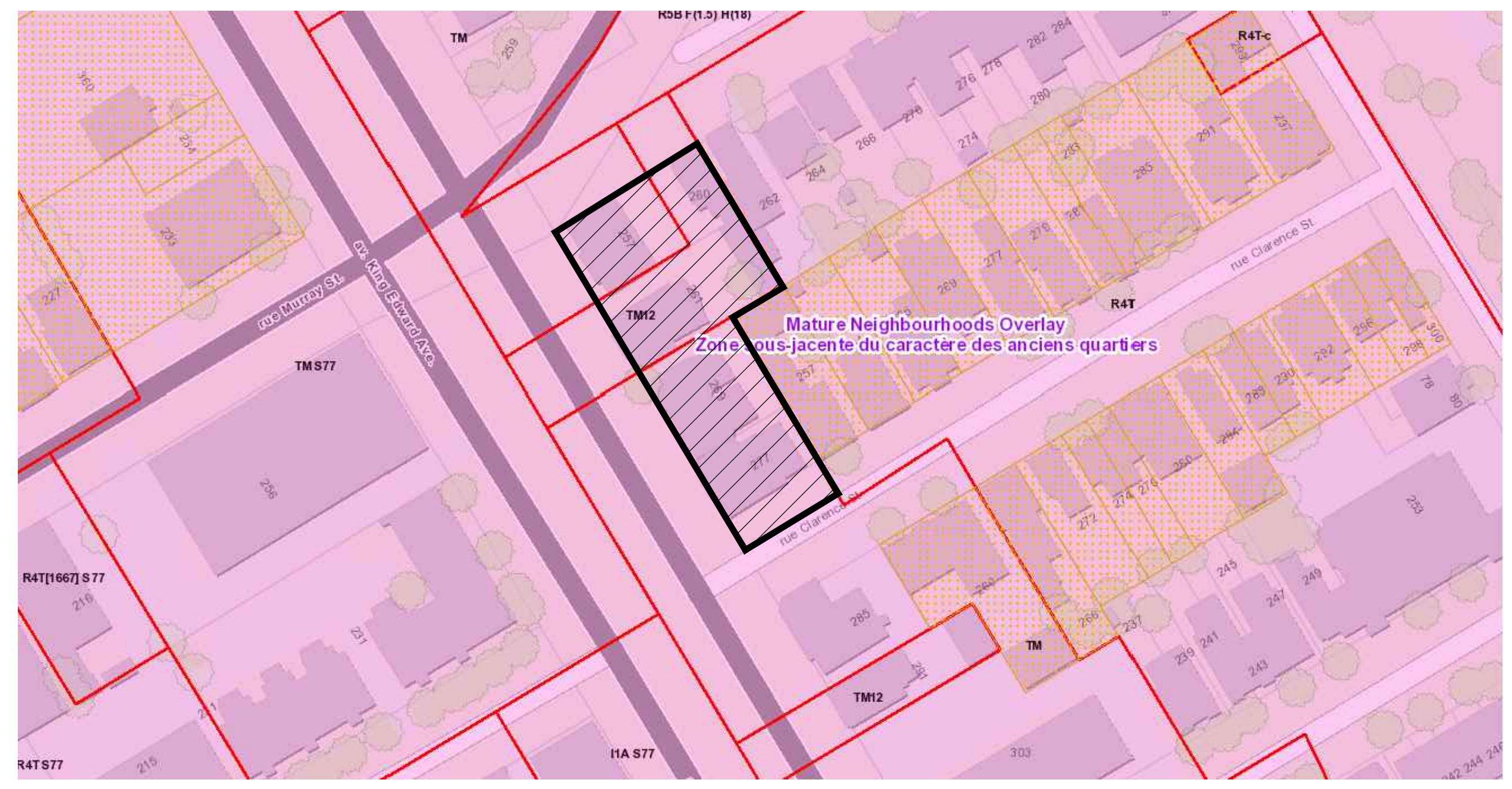
STOREY	HEIGHT IN M.
MECHANICAL UNIT	28.40
ELEVATOR PENTHOUSE	27.30
8	25.10
7	22.80
6	19.90
5	17.00
4	14.10
3	11.20
1	5.40
1	4.00
PARKING LEVEL 1	

MATERIAL LEGEND

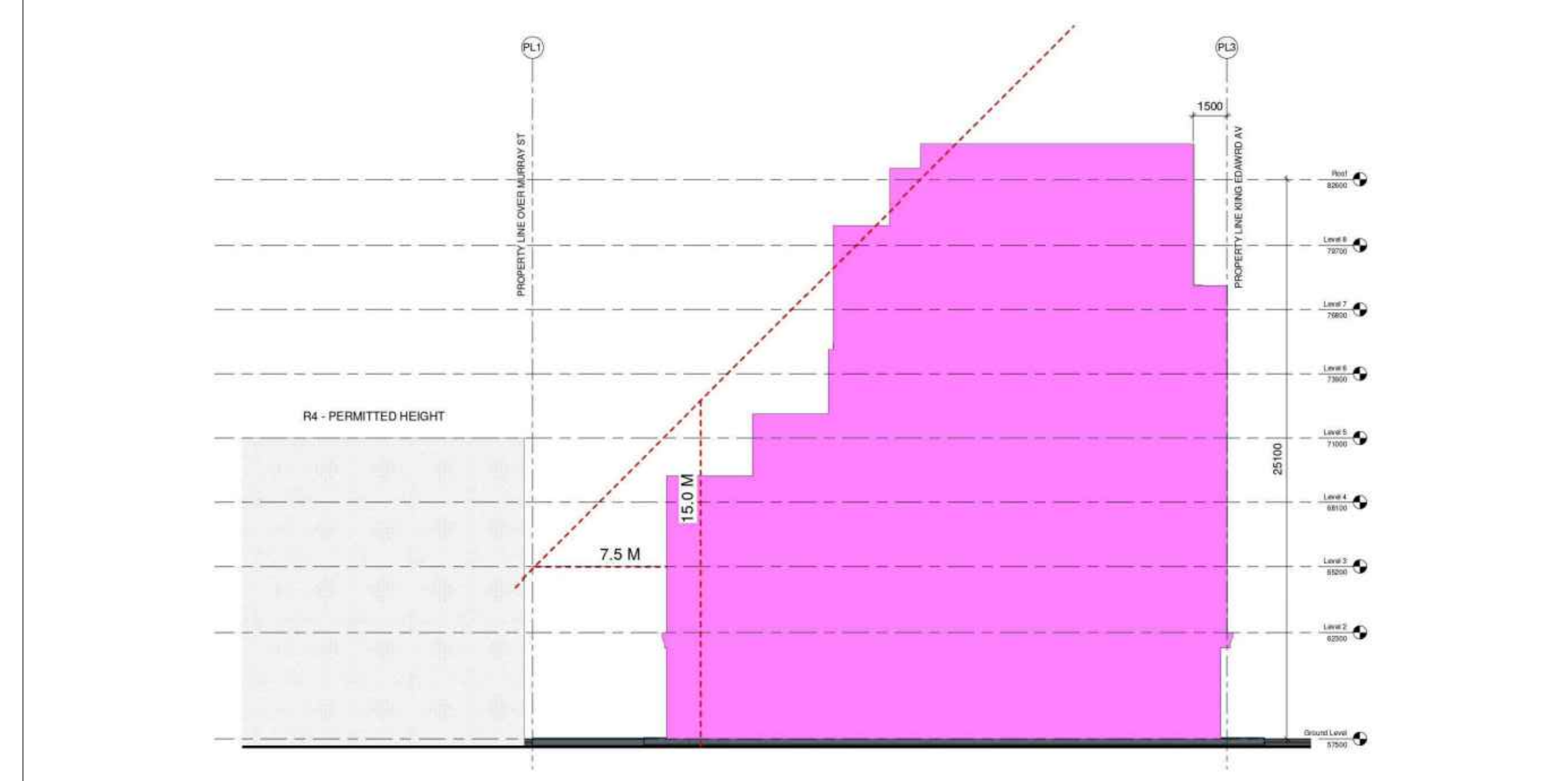
[Pattern]	NEW SOD
[Pattern]	CONCRETE
[Pattern]	ASPHALT
[Pattern]	BRICK INTERLOCK



4 SITE PLAN
SP01
1:150



3 ZONING INFORMATION
SP01
N.T.S.



1 NORTH ELEVATION
SP01
N.T.S.

TM and TM12 Zone

By-law Standard	Requirement	Provided	Compliance
Minimum lot area	No minimum	1590 m ²	Yes
Minimum lot width	No minimum	61.76 m	Yes
Max. front yard setbacks	2 metres at grade; additional 2 metres for any portion of building above 15 metres	0 m	No
Interior side yard setbacks	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	2 m	No
Minimum rear yard setback	3 metres, except for any part of a building above 15 metres for which an additional 2 metres setback must be provided	3 m at grade - 0 m stepback @ 15 m	No
Building height	Rear lot line abutting residential use - 7.5 metres	6.199 m	No
Maximum FSI	Maximum - 1) 20 metres but not more than 6 storeys, except where otherwise shown on the zoning maps	25.1 m	No
	(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 a corner side lot line.	0 m	
	(3) no part of a building on a lot with 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	Non-compliant at level 7 & 8	
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	0.86 m	No

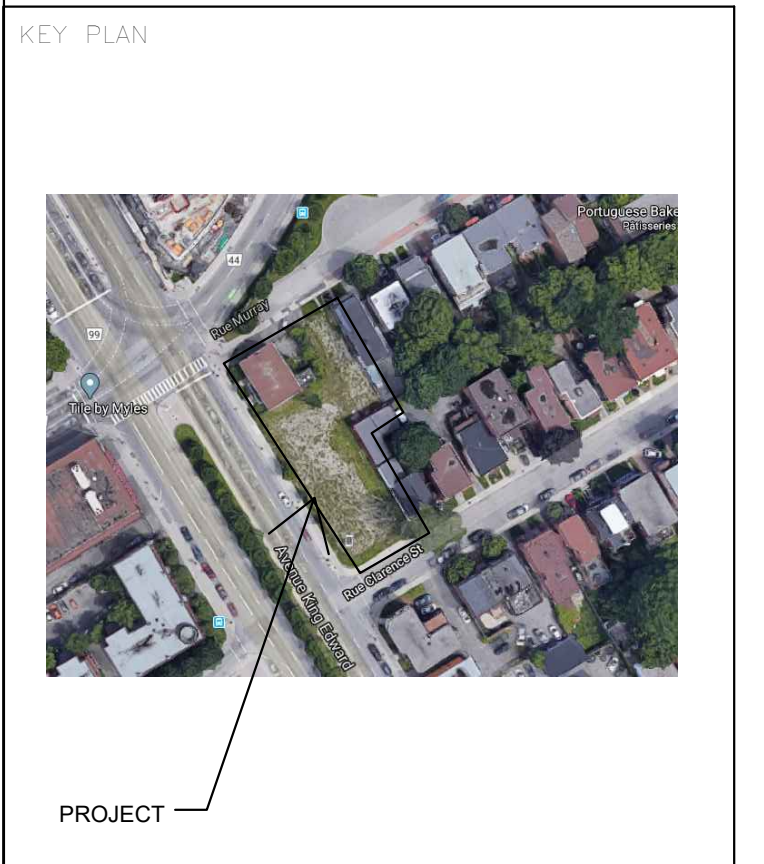
Parking

Hotel	1 space/2 guest suites for first 40 suites=20 spaces 1 space/12 guest suites for balance (81)= 7 spaces Total required for 121 suites = 27 spaces	51 sp.	Yes
Restaurant	5 spaces/100 m ² for 134 m ² = 8 spaces Overall requirement: 27 + 8 = 35		
Bicycle - minimums	1 space/1000 m ² of GFA=4888 m ² /1000 m ² = 5	39 sp.	Yes
Loading space required	2 Spaces for GFA between 2,000 - 4,999 m ²	Building GFA = 4,888 m ² = 1 space	No
Drive Aisle	6 m	5.00 m	No
Width of space	3.5 m	3.5 m	Yes
Length of space	7.0 m	7.5 m	Yes
Location	Location in rear yard abutting residential zone not permitted	Located in rear yard	No

LEVEL	BACHELOR	ONE BEDROOM	TWO BEDROOM	TWO BEOR	TOTAL	
2	16	2	4	0	22	HOTEL 67
3	14	2	4	0	20	
4	14	2	4	0	20	LONG TERM STAY 54
5	6	2	4	1	13	
6	6	2	5	1	14	
7	4	2	7	0	13	
8	5	0	7	0	12	
TOTAL	69	10	35	2	116	
TOTAL BARRIER FREE UNITS				13		

LEVEL	G.F.A.	SO FT BUILDING AREA	G.F.A.	SO M BUILDING AREA
1	1,431	10,940	134	1,007
2	8,496	11,609	882	1,079
3	8,496	11,609	882	1,079
4	8,529	10,818	791	1,056
5	6,797	8,268	630	768
6	6,506	8,268	604	768
7	5,693	7,235	529	673
8	4,683	6,062	434	563
TOTAL	52,640	74,699	4,888	6,943

- LEGEND:**
- MANHOLE, REFER TO CIVIL
 - 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



PROJECT

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.

4	ISSUED FOR REVIEW	2020/01/04
10	ISSUED FOR SITE PLAN APPROVAL	21/04/20
9	ISSUED FOR SITE PLAN APPROVAL	07/11/20
8	ISSUED FOR SITE PLAN APPROVAL	09/09/20
7	ISSUED FOR SITE PLAN APPROVAL	19/05/20
6	ISSUED FOR SITE PLAN APPROVAL	26/04/20
5	ISSUED FOR SITE PLAN APPROVAL	02/04/20
4	ISSUED FOR SITE PLAN APPROVAL	03/12/21
3	ISSUED FOR REVIEW	13/07/21
2	ISSUED FOR REVIEW	20/02/21
1	ISSUED FOR REVIEW	28/09/20

MOMENTUM - PLANNING & COMMUNICATIONS
 1165 GREENLAWN CRESCENT, OTTAWA, ON K2C 1Z4

WOODMAN ARCHITECT ASSOCIATES LTD.

4 BEECHWOOD, SUITE 203 OTTAWA, ONTARIO, CANADA K1J 8J9
 TEL: 613 228 9850 • FAX: 613 228 9846 • MAILBOX@WOODMANARCHITECT.COM

CONSULTANTS:
 STRUCTURAL - D+M STRUCTURAL LTD.
 MECHANICAL - JAIN SUSTAINABILITY CONSULTANTS INC
 CIVIL - WSP
 ELECTRICAL - JAIN SUSTAINABILITY CONSULTANTS INC
 LANDSCAPING - JAMES R. LENOX & ASSOCIATES INC

CLIENT:
165177 CANADA INC
 22 RUE TASCHEREAU - GATINEAU, QC J8P 2V4

PROJECT
BOULIQUE HOTEL KING EDWARD
 275 KING EDWARD - GATINEAU, ON K1N 7M2

DRAWING:
SITE PLAN

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

SP01

007-12-21-0126, 102-07-21-00850