

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, VOLLEBECK 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.

CLIENT

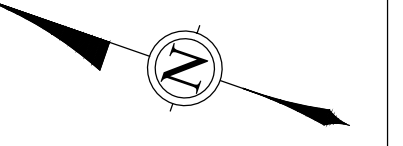
KEY PLAN



PROJECT

STAMP

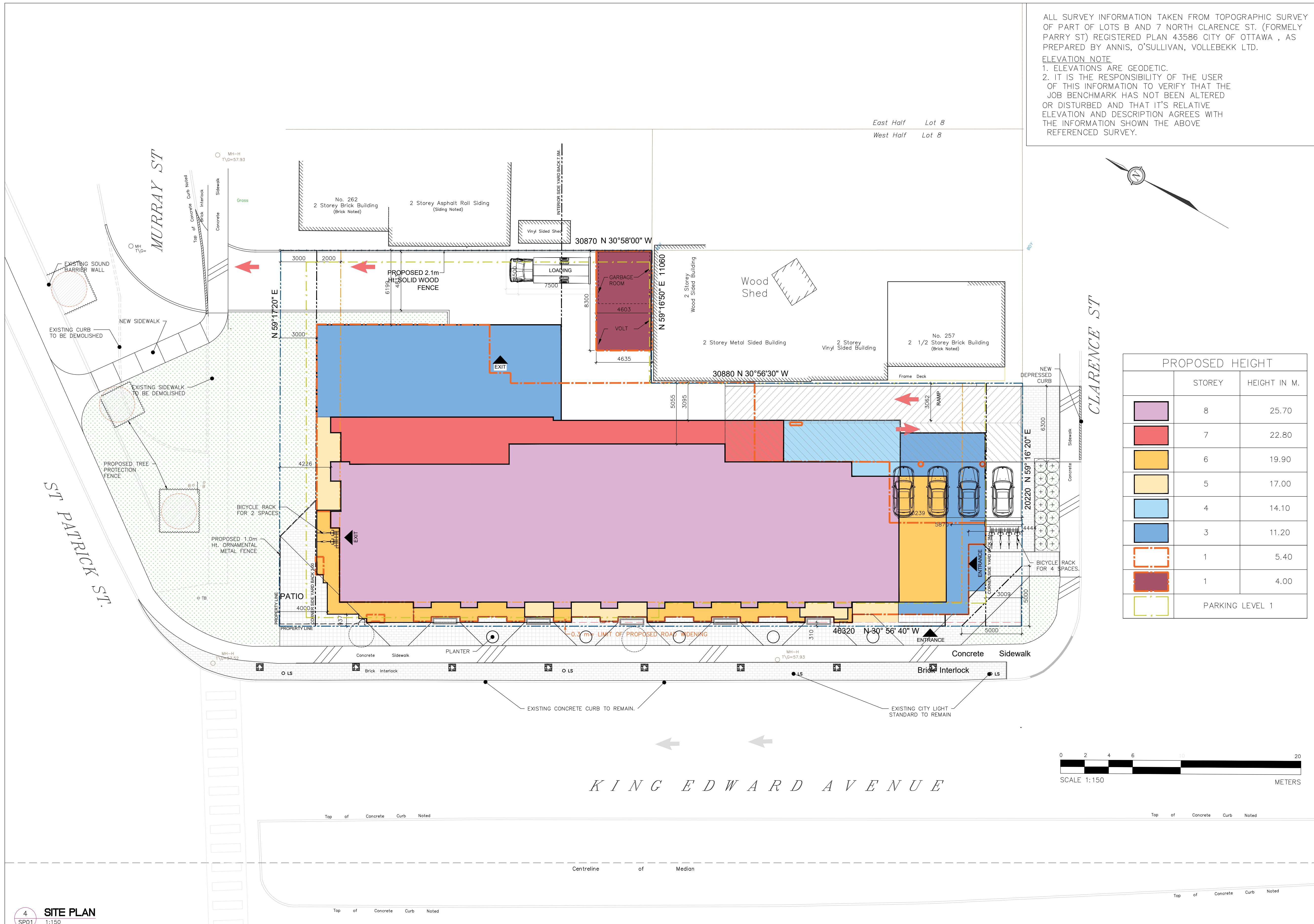
TRUE NORTH



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 UNLESS SIGNED BY THE ARCHITECT.
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PROPOSED HEIGHT

STOREY	HEIGHT IN M.
8	25.70
7	22.80
6	19.90
5	17.00
4	14.10
3	11.20
1	5.40
1	4.00
PARKING LEVEL 1	

NUMBER OF SUITES

LEVEL	BACHELOR	BACHELOR B.F.	ONE BEDROOM	ONE BEDROOM B.F.	TWO BEDROOMS	TOTAL
2	17	2	3	0	1	23
3	16	3	2	1	1	23
4	19	0	2	0	1	22
5	5	0	0	0	1	6
6	4	0	10	0	0	14
7	4	0	7	0	2	13
8	0	0	7	0	0	7
TOTAL	70	5	39	1	6	131

LEVEL	RENTABLE AREA	BUILDING AREA	RENTABLE AREA	BUILDING AREA	PARKING SPACES
1	128	946	1 378	10 183	
2	796	924	7 922	9 946	
3	881	1008	8 482	10 861	
4	809	1009	8 708	10 861	
5	668	845	7 190	9 095	
6	647	770	6 964	8 288	
7	523	867	5 992	7 189	
8	474	574	5 102	6 178	
TOTAL	4896	6744	52 700	72 592	

LEVEL	RENTABLE AREA	BUILDING AREA	RENTABLE AREA	BUILDING AREA	PARKING SPACES
PARKING LEVEL 1			1967	0	34
PARKING LEVEL 2			1867	0	50
TOTAL	0	2 734	0	29 429	87

ZONING INFORMATION:
 TM 12 + TM (MATURE NEIGHBOURHOOD OVERLAY)

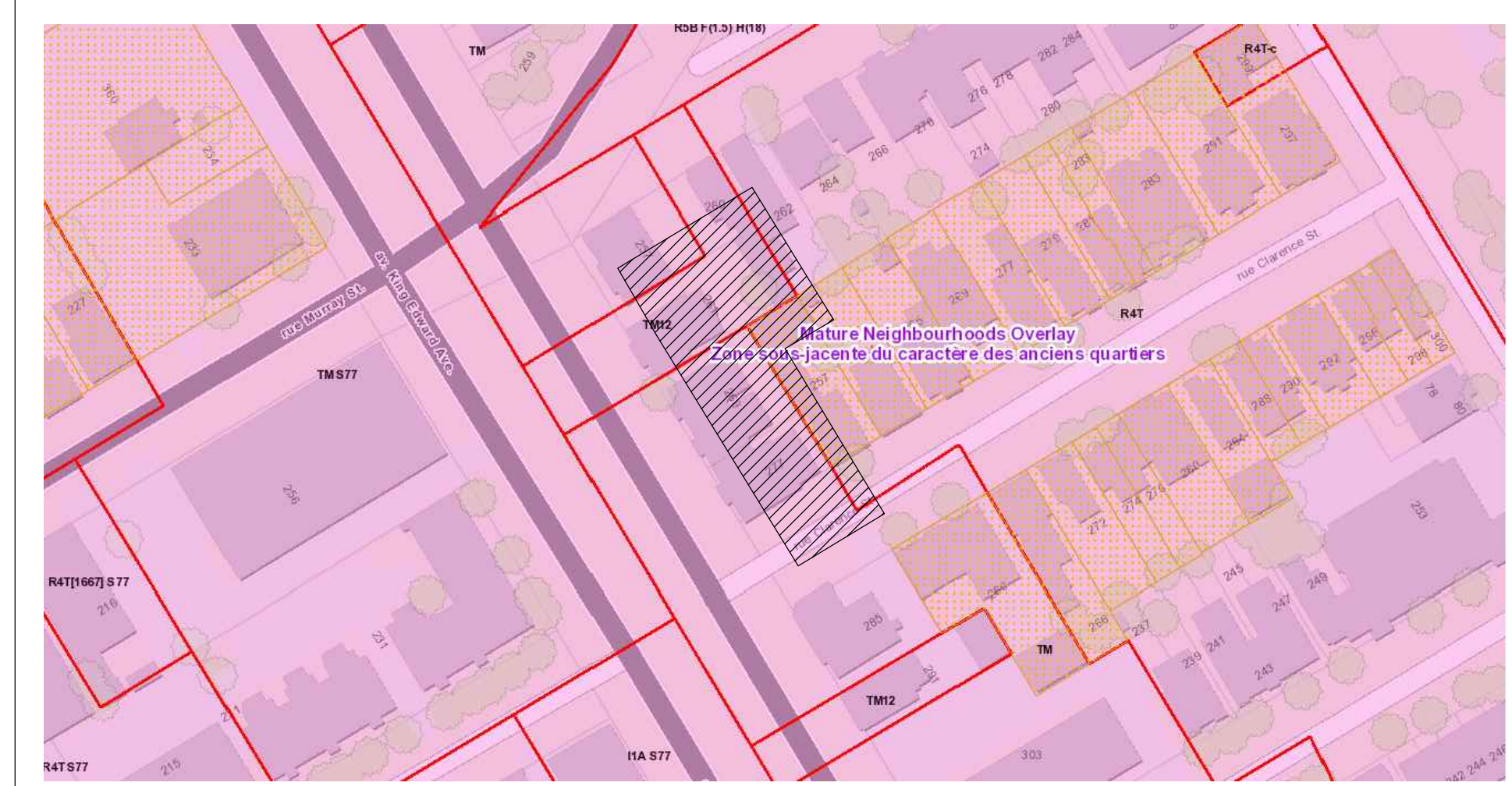
12 UNITS - 8 LEVELS
 LOT COVERAGE: 946 sq m / 1590 sq m = 59.50%

MIN. ZONING STANDARD	REQUIRED	PROVIDED
LOT AREA	No minimum	1590 sq m
LOT WIDTH	No minimum	61.76 m
MAX BUILDING HEIGHT	21.00	25.77 m
FRONT YARD SETBACK	0.00	0.00 m
CORNER SIDE YARD SETBACK	3.00	3.00 m
INTERIOR SIDE YARD SETBACK	3.00	7.5 m / 0 m
REAR YARD SETBACK	7.50	6.26 m

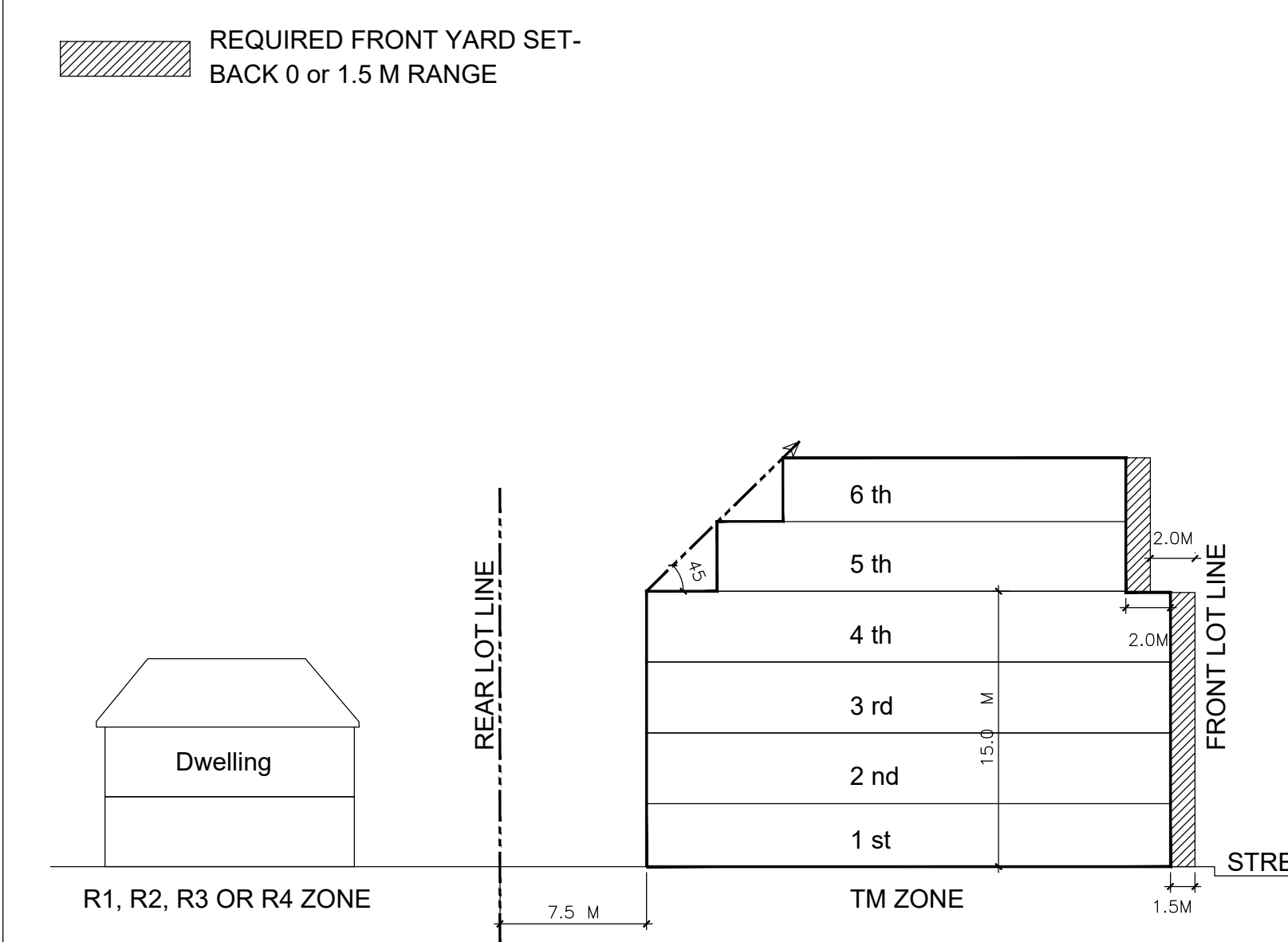
MIN. ZONING STANDARD	REQUIRED	PROVIDED
1 PER EVERY 2 GUEST UNITS FOR UP TO 40 GUEST UNITS	20	73 sp
1 PER 12 GUEST UNITS OVER 40 GUEST UNITS (12-40)/12	7	8 sp
RESTAURANT: 5/100 SQ M (120SQ M/5)	0	6 sp
TOTAL REQUIRED	27	87 sp
TOTAL PROVIDED		87 sp

- 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
 - PROPOSED BUILDING FOOTPRINT
 - PROPERTY LINE
 - CORNER SIDE YARD BACK
 - 2.00 M. SIDE YARD BACK FROM 5th LEVEL
 - EXISTING CITY LIGHT STANDARD
 - NEW LIGHT STANDARD
 - FIRE ROUTE SIGN
 - STOP SIGN
 - CENTERLINE
 - EXISTING TREES TO BE REMOVED
 - NEW TREE
 - PROPOSED PLANTER

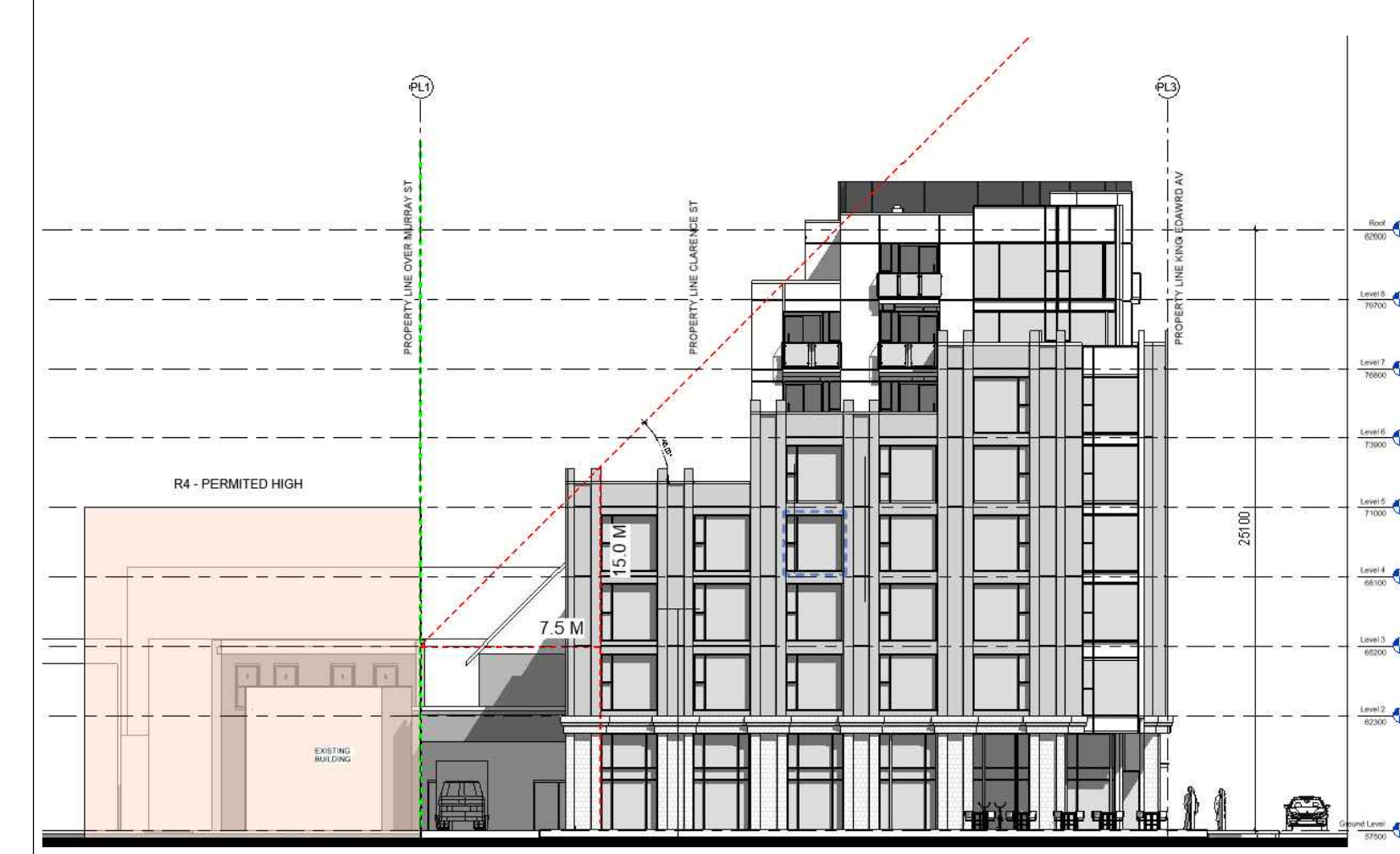
4 SITE PLAN
 SP01 1:150



3 ZONING INFORMATION
 SP01 N.T.S.



2 ILLUSTRATION OF TM ZONE BUILDING ENVELOPE
 SP01 N.T.S.



1 NORTH ELEVATION
 SP01 N.T.S.

NO.	ISSUED FOR REVIEW	13/07/01
NO.	ISSUED FOR REVIEW	20/02/01
NO.	ISSUED FOR REVIEW	28/09/20
NO.	REVISION	DD/MM/YY DATE

ISSUED FOR START-UP 07/29/14

CONSULTANTS:
 STRUCTURAL -
 MECHANICAL -
 ELECTRICAL -
 LANDSCAPING -

PROJECT
BOUTIQUE HOTEL KING EDWARD

DRAWING
SITE PLAN

DATE	24/09/2020	JOB No.	
SCALE	1 : 75	REVISION	
DRAWN BY	J.G	DRAWING	
REVIEWED BY	R.W.		SP01