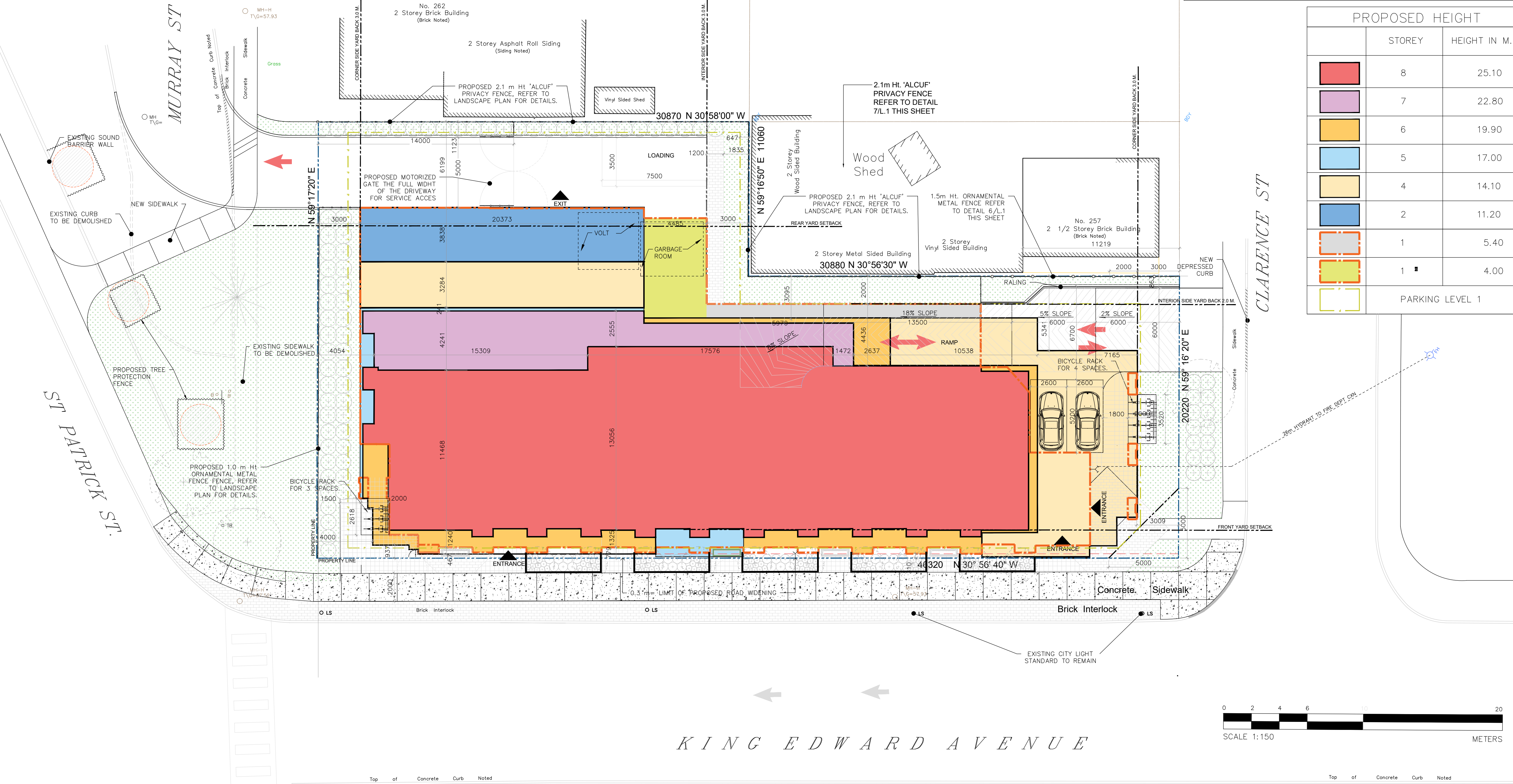


THERE WILL BE NO ONSITE SNOW STORAGE. ALL ACCUMULATED SNOW WILL BE REMOVED FROM THE SITE FOLLOWING EACH SNOWFALL EVENT

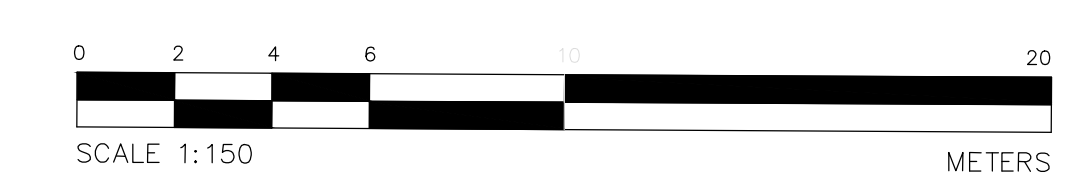
ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY OF PART OF LOTS B AND 7 NORTH CLARENCE ST. (FORMERLY PARRY ST) REGISTERED PLAN 43586 CITY OF OTTAWA, AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 ELEVATION NOTE
 1. ELEVATIONS ARE GEODETIC.
 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION 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.

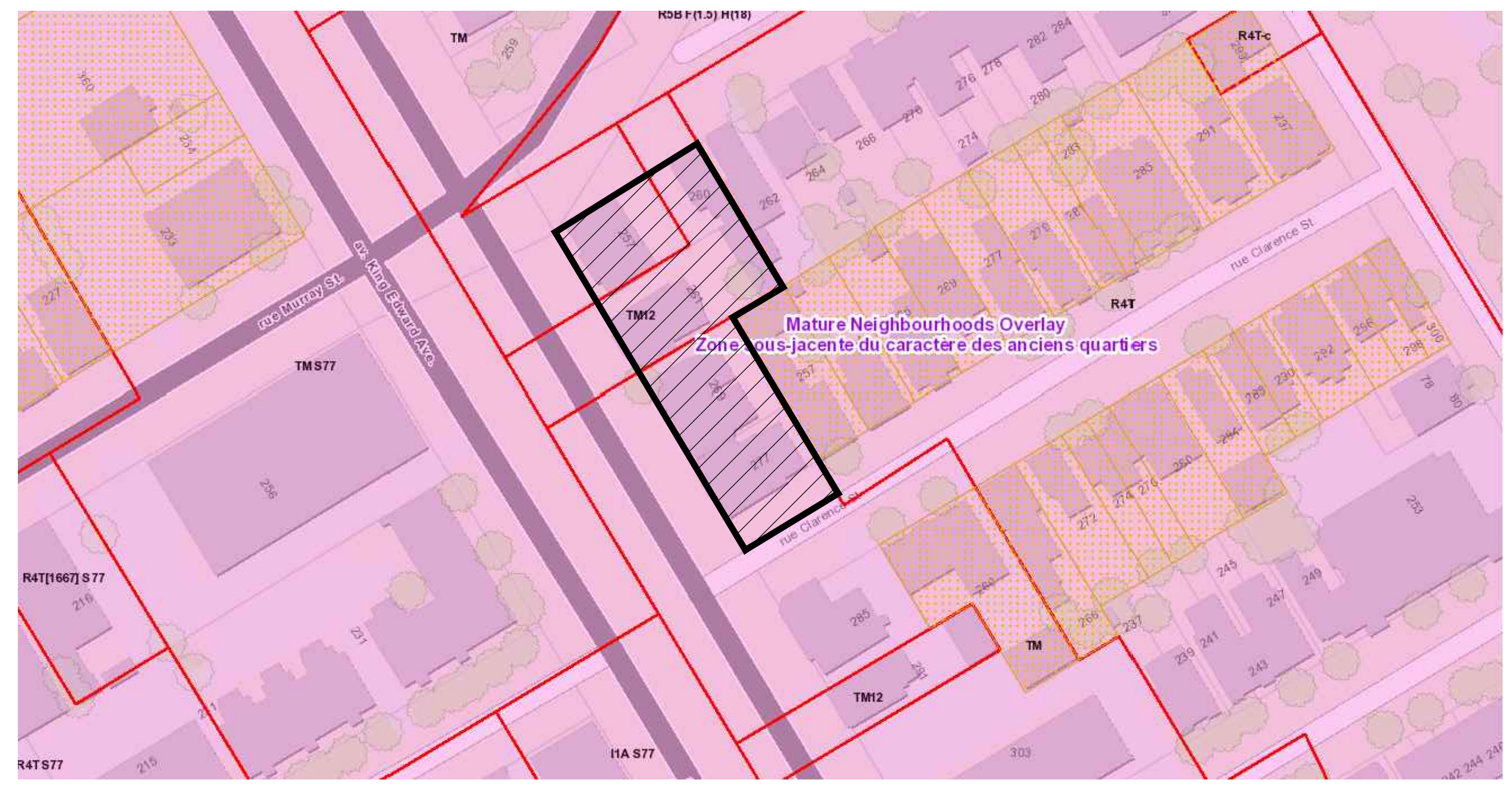


PROPOSED HEIGHT

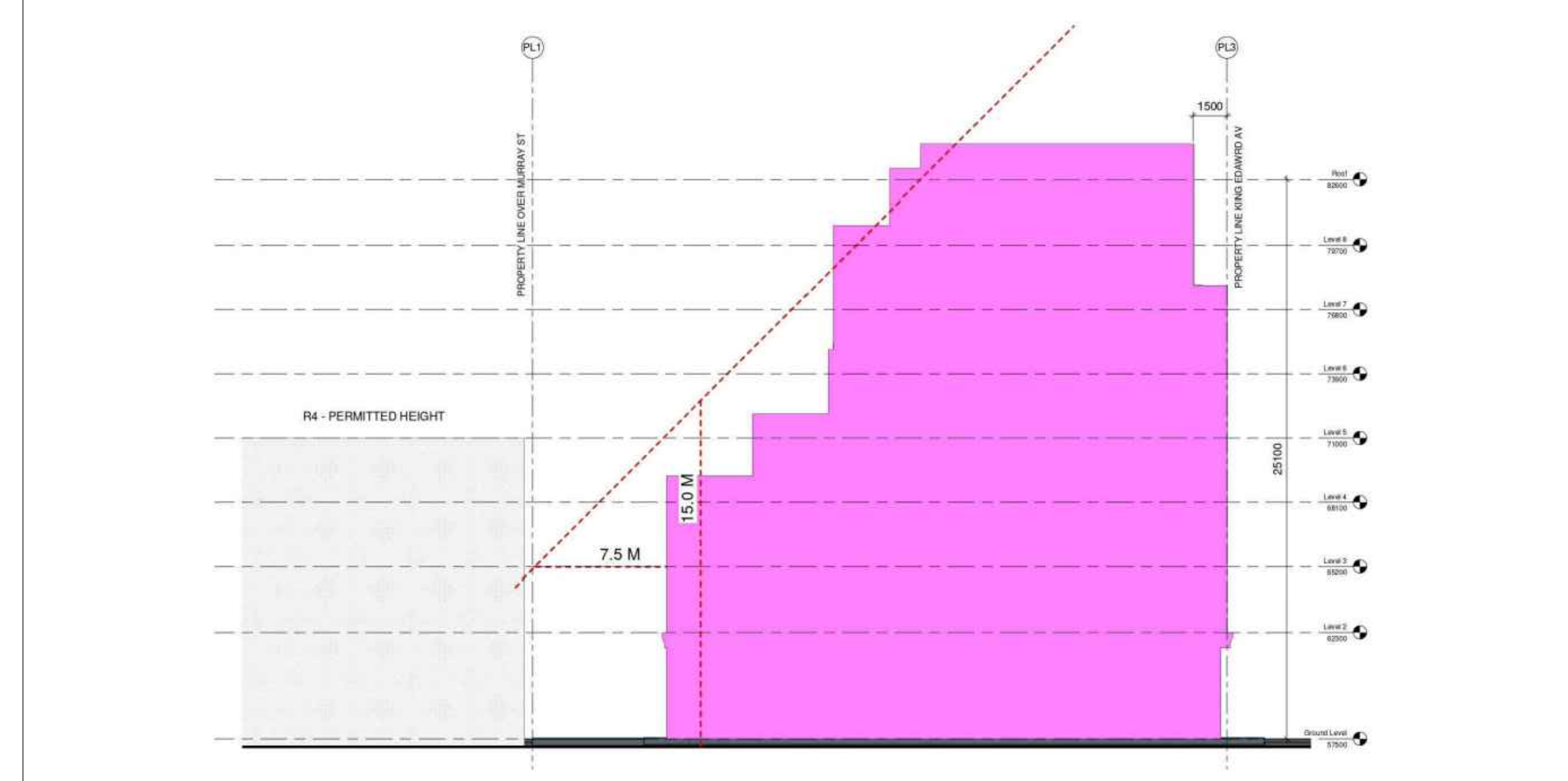
STOREY	HEIGHT IN M.
8	25.10
7	22.80
6	19.90
5	17.00
4	14.10
2	11.20
1	5.40
1	4.00
PARKING LEVEL 1	



4 SITE PLAN
SP01
1:150



3 ZONING INFORMATION
SP01
N.T.S.



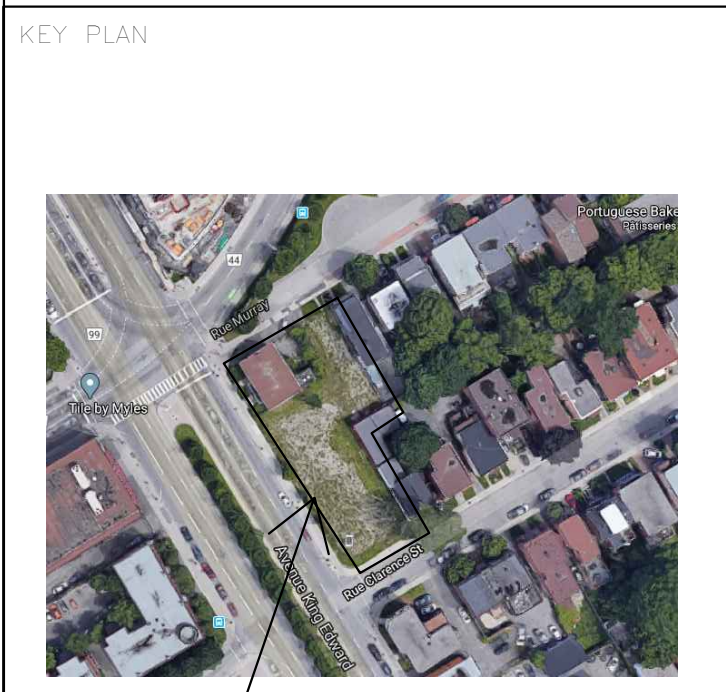
1 NORTH ELEVATION
SP01
N.T.S.

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	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 a corner side lot line. (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	25.1 m	No
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	0 m	No
Parking			
Vehicle - minimums	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 Overall requirement: 27 + 8 = 35	51 sp.	Yes
Restaurant	1 space/1000 m ² of GFA=4888 m ² /1000 m ² = 5	39 sp.	Yes
Bicycle - minimums	1 space/1000 m ² of GFA=4888 m ² /1000 m ² = 5	32 bike located on 1st level of garage with 7 spaces located at grade near entrances	Yes
Loading space required	2 spaces for GFA between 2,000 - 4,999 m ²	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
Loading space continued	Location in rear yard abutting residential zone not permitted	Located in rear yard	No

LEVEL	BACHELOR B.F.	ONE BEDROOM B.F.	TWO BEDROOM B.F.	TWO BEBR B.F.	TOTAL		
2	16	2	4	0	22		
3	16	2	4	0	22		
4	14	2	4	0	20		
5	6	2	4	1	13		
6	6	2	5	1	14		
7	6	0	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	1,430	10,940	134	1,007
2	8,496	11,609	882	1,079
3	8,496	11,609	882	1,079
4	8,528	10,818	792	1,055
5	6,757	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
 - NEW INTERLOCK/PAVERS
 - 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



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.

NO.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN APPROVAL	05/08/20
2	ISSUED FOR SITE PLAN APPROVAL	09/10/20
3	ISSUED FOR REVIEW	10/07/20
4	ISSUED FOR REVIEW	10/02/21
1	ISSUED FOR REVIEW	20/09/20

NO.	DESCRIPTION	DATE
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1	ISSUED FOR REVIEW	20/09/20

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

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 4 BEECHWOOD, SUITE 203 OTTAWA, ONTARIO, CANADA K1J 8J9
 TEL: 613 228 9550 • FAX: 613 228 9586 • mail@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 J8T 2V4

PROJECT
BOUQUETTE HOTEL KING EDWARD
 275 KING EDWARD - GATINEAU, QC J8T 2V4

DRAWING:
SITE PLAN

DATE	24/09/2020	DWG. NO.	1969
SCALE	1:150	DESIGNED BY	
DRAWN BY	JG	CHECKED BY	
REVIEWED BY	RW		

SP01

007-12-21-0126, 102-02-21-00850