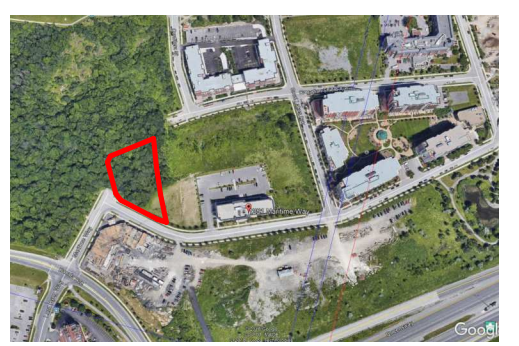


Chamberlain Architects
Constructors
Managers

Chamberlain Architect
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4871 Palladium Way (Unit 1)
Burlington, Ontario, L7M 0W9
CANADA
Phone: 905.631.7777
www.chamberlainIPD.com

NO.	ISSUED	DATE
1	SITE PLAN APPROVAL #3	2024.10.17

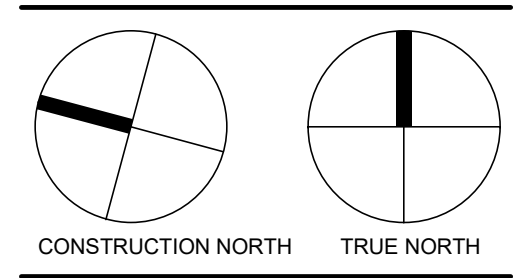


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KANATA HAMPTON INN & SUITES

Hampton
by HILTON

1305 MARITIME WAY,
KANATA, ON

SHEET NAME

SITE PLAN

D07-12-22-0091
Plan Number
#18768

START DATE: SEPT 19, 2019

DRAWN BY: LGJ, DM, MOR, NAL

CHECKED BY: SM

SCALE: As indicated

PROJECT NO: 117079

DRAWING: A001

GENERAL PROVISIONS

ZONE MCS H[35] - 200 - 250 CONSOLIDATION - PART 10 MIXED USE

OTTAWA ZONING BY-LAW NO. 2017-295

The topographic information has been derived per the Survey by Farley, Smith & Denis Surveying - File No. 342-20, dated July 30th, 2020. The property boundary was provided on the R-Plan by JD Barnes - Ref No. 18-10-15-00, dated October 16, 2018.

LEGAL DESCRIPTION

KANATA AVENUE
PIN 04507-0826
PART 2, PLAN 4R-9182 *NOTE: BETWEEN CONCESSIONS 2 & 3

ZONING DATA

	REQUIRED	PROVIDED
LOT WIDTH	NONE	NONE
LOT AREA	NONE	6073.9 SQM
FSI	NONE	0.96
MIN. SETBACKS		
• FRONT YARD	NONE	3m
• REAR YARD	NONE	3m
• INTERIOR SIDE YARD	3.5m	3.5m
• CORNER SIDE YARD	NONE	NONE
LANDSCAPE BUFFER		
• NOT ABUTTING A STREET	1.5m	3.0m
• ABUTTING A STREET	3.0m	3.0m
BUILDING HEIGHT	35m	20.93m

PARKING REQUIREMENTS

COUNT

- HOTEL
- = 1 BEDROOM = 1.0 PARKING SPOT
- = 102 BEDROOM
- = 102 PARKING SPOTS

TOTAL PARKING REQUIRED = 102 PARKING SPOTS

SIZES:

- TYPICAL PARKING = 2.6 X 5.2
- ACCESSIBLE PARKING = TYPE A : 3.6 X 5.2

*NOTE: 10m MIN FRONT YARD & CORNER SIDE YARD SETBACK FOR SURFACE PARKING

BICYCLE SPOTS:

- = 1 PER 1000 SQM OF GROSS FLOOR AREA
- = 6.092/ 1000
- = 6.092 (7)

TOTAL REQUIRED BICYCLE SPOTS = 7

SITE STATISTICS (ACRES)

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT	1078.01 m ²	11604 ft ²	17.8%
HARD LANDSCAPE			
ASHPALT	2743.99 m ²	29536 ft ²	45.2%
CURB	70.41 m ²	758 ft ²	1.2%
PAVER	154.64 m ²	1665 ft ²	2.5%
SIDEWALK	383.28 m ²	4126 ft ²	6.3%
	3352.32 m ²	36084 ft ²	55.2%
SOFT LANDSCAPE			
LANDSCAPE	1638.18 m ²	17633 ft ²	27.0%
	1638.18 m ²	17633 ft ²	27.0%
Grand total: 10	6068.52 m ²	65321 ft ²	100.0%

FSI = TOT BLDG GFA/ TOT SITE = 5791/ 6080.13 = .95

PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
ACCESSIBLE STALL	5.2m x 3.6m	5
COMPACT PARKING	5.2m x 2.6m	51
TYPICAL STALL	5.2m x 2.6m	46
TOTAL		102
LOADING	3.5m x 7.0m	2
BIKE - HORIZONTAL	1.8 x 0.6m	7

NOTES:

- BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE EXTERIOR DESIGN OF THE BUILDING AND THE EXTERIOR BUILDING MATERIALS.
- PROPOSED FIRE ROUTE SHALL PROVIDE LOAD SUPPORT SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE CODE, CAN/CSA-686, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.

NOTES:

- IT IS RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM THE CITY OF OTTAWA WATER SERVICES DEPARTMENT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGE OF GROUNDWATER INTO THE MUNICIPAL SEWER SYSTEMS AND WATERCOURSES;
- THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT & CLIMATE CHANGE WITH REGARD TO ANY PROPOSED DEWATERING;
- ALL TREE PRESERVATION WITHIN THE RIGHT OF WAY LANDS SHALL BE IN ACCORDANCE WITH LANDSCAPE DRAWINGS AND TREE PRESERVATION DRAWINGS AND REPORTS, APPROVED BY CITY OF OTTAWA'S URBAN FORESTS;
- PRIOR TO COMMENCING ANY WORK WITHIN THE RIGHT OF WAY, THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT OF WAY MANAGEMENT UNIT;
- REFER TO THE APPROVED ENGINEERING DRAWINGS FOR THIS SUBJECT SITE, PREPARED BY ARCHITECTURE INC. FOR ALL SITE SERVICING AND ABOVE GROUND CONNECTIONS INFORMATION.
- ALL CONC. BASES TO BE ARCHITECTURAL BASE 1 FLAG POLE, LIGHT POST, ETC.

PROPOSED BUILDING	LANDSCAPE	FIRE DEPARTMENT CONNECTION	MANHOLE
ASPHALT DRIVEWAY	CONCRETE CURB	LIGHT STANDARD	CATCHBASIN
CONCRETE SIDEWALK	PAVERS	PROPOSED FIRE HYDRANT	PROPOSED MECHANICAL CONDENSING UNIT ON CONCRETE HOUSEKEEPING PAD - SEE MECH DWGS
MULCH/ WOODCHIPS	PAINTED ROAD LINES	DEPRESSED CURB	NO PARKING SIGN FOR FIRE ROUTE. IN ACCORDANCE WITH THE CITY OF WELLAND SIGN BY-LAW AND CBC
WOOD DECKING	PROPERTY LINE	SETBACKS	PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT	HANDICAP PARKING	MAIN ENTRANCE	SECONDARY ENTRANCE
	MOLLUK	SERVICE ENTRANCE	