

NO.	ISSUED	DATE
1	SITE PLAN APPROVAL	2022.01.19

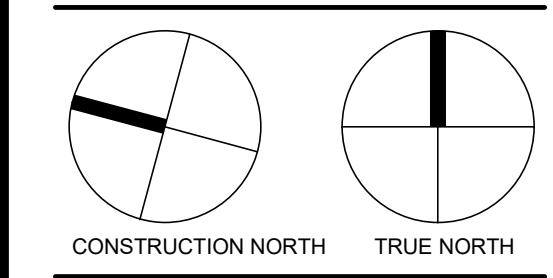


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**KANATA HAMPTON INN & SUITES**

**Hampton**  
by HILTON

1305 MARITIME WAY,  
KANATA, ON

SHEET NAME

**SITE PLAN**

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

**LEGAL DESCRIPTION**

KANATA AVENUE  
PIN 04507-0828  
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	96%
MIN. SETBACKS		
- FRONT YARD	NONE	3m
- REAR YARD	NONE	3m
- INTERIOR SIDE YARD	3.5m	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**

- 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
<b>BUILDING FOOTPRINT</b>			
BUILDING FOOTPRINT	1074.13 m <sup>2</sup>	11562 ft <sup>2</sup>	17.7%
TOTAL	1074.13 m <sup>2</sup>	11562 ft <sup>2</sup>	17.7%
<b>HARD LANDSCAPE</b>			
ASHPALT	2890.53 m <sup>2</sup>	31113 ft <sup>2</sup>	47.6%
CURB	70.46 m <sup>2</sup>	758 ft <sup>2</sup>	1.2%
PAVER	124.39 m <sup>2</sup>	1339 ft <sup>2</sup>	2.0%
SIDEWALK	382.02 m <sup>2</sup>	4112 ft <sup>2</sup>	6.3%
TOTAL	3467.41 m <sup>2</sup>	37323 ft <sup>2</sup>	57.1%
<b>SOFT LANDSCAPE</b>			
LANDSCAPE	1531.53 m <sup>2</sup>	16485 ft <sup>2</sup>	25.2%
TOTAL	1531.53 m <sup>2</sup>	16485 ft <sup>2</sup>	25.2%
<b>Grand total: 8</b>	<b>6073.06 m<sup>2</sup></b>	<b>65370 ft<sup>2</sup></b>	<b>100.0%</b>

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

**PARKING SCHEDULE**

TYPE	DESCRIPTION	COUNT
ACCESSIBLE STALL	5.2m x 3.6m	5
TYPICAL STALL	5.2m x 2.6m	97
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-656, 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		SIAMESE CONNECTION		MANHOLE
	LANDSCAPE		LIGHT STANDARD		CATCHBASIN
	ASPHALT DRIVEWAY		PROPOSED FIRE HYDRANT		PROPOSED MECHANICAL CONDENSING UNIT ON CONCRETE HOUSEKEEPING PAD - SEE MECH DWGS
	CONCRETE CURB		DEPRESSED CURB		PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
	CONCRETE SIDEWALK		NO PARKING SIGN FOR FIRE ROUTE, IN ACCORDANCE WITH THE CITY OF WELLAND SIGN BY-LAW AND CBC		MAIN ENTRANCE
	PAVERS		SETBACKS		SECONDARY ENTRANCE
	MULCH/WOODCHIPS		PROPERTY LINE		SERVICE ENTRANCE
	PAINTED ROAD LINES		HANDICAP PARKING		MOLLUK
	WOOD DECKING				
	6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT				