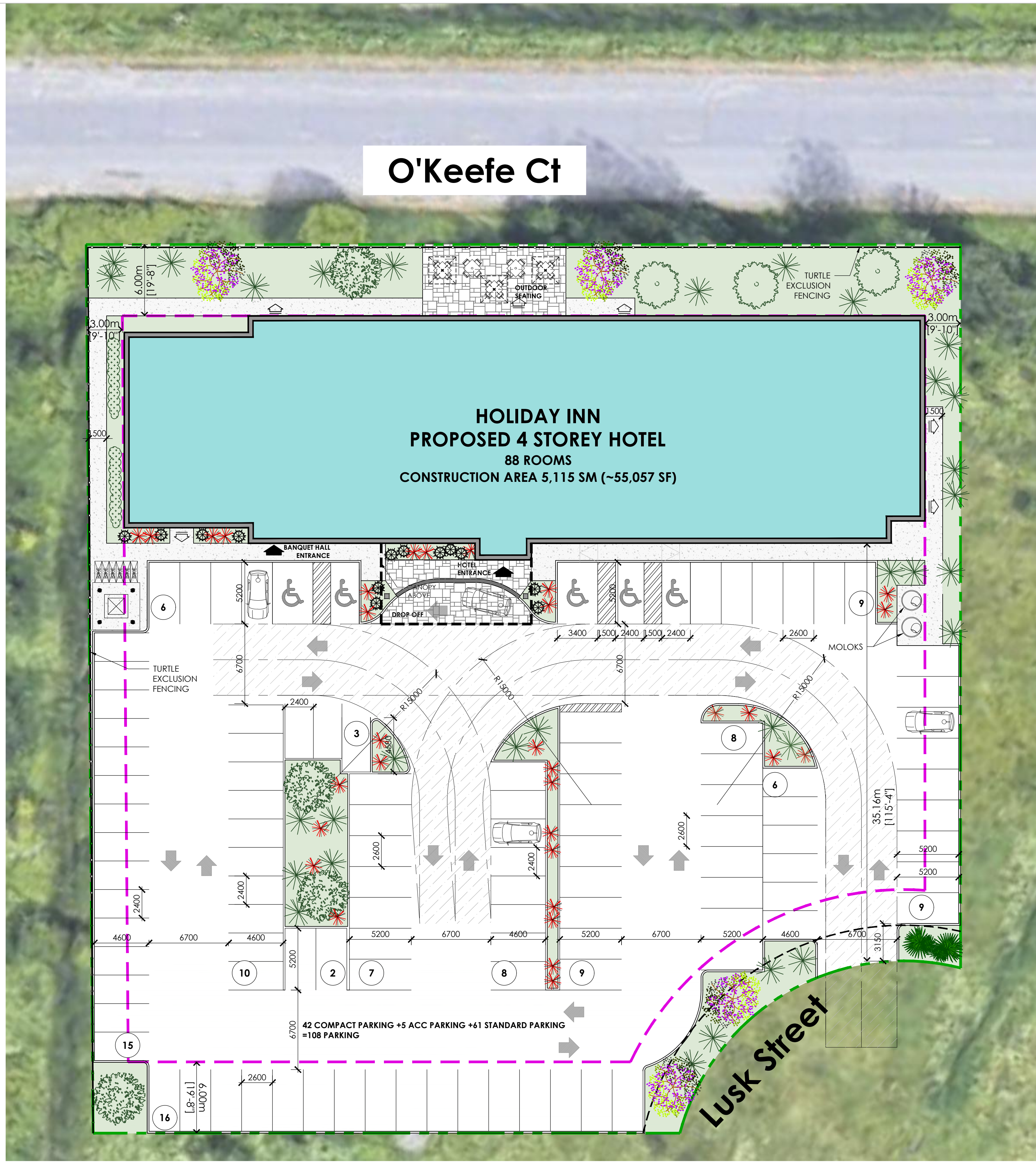


SITE STATISTICS		
ZONING	IP - BUSINESS PARK INDUSTRIAL	
	IP [2265]H(12)	
SETBACKS	MIN REQ'D (m)	PROVIDED (m)
FRONT YARD	6.0	35.16
REAR YARD	6.0	6.00
INTERIOR SIDE	3.0	3.00
INTERIOR SIDE	3.0	3.00
WIDTH OF LANDSCAPE STRIP		
ABUTTING A STREET	3.0	3.0
HEIGHT OF BUILDING		
BUILDING HEIGHT (MEASURED FROM GRADE TO T/O ROOF DECK)	MAX	PROVIDED
	12m	13.72m
CONSTRUCTION AREA		
	SM	SF
GROUND FLOOR-BANQUET HALL (140 PERSON)	172	1,851
GROUND FLOOR-PRE FUNCTION	42	452
GROUND FLOOR-HOTEL	1,049	11,291
2ND FLOOR	1,284	13,821
3RD FLOOR	1,284	13,821
4TH FLOOR	1,284	13,821
TOTAL CONSTRUCTION AREA	5,115	55,057
PARKING REQUIREMENTS (BASED ON TABLE 101; AREA "C" ON SCHEDULE 1A)		
- SPACES @ 2.6W x 5.2L - 50% of stalls are compact stalls (size at 2.4W x 4.6L per zoning standards)	REQ'D	PROVIDED
HOTEL: 1 SPACE PER GUEST UNIT (88 ROOMS)	88	88
PLACE OF ASSEMBLY (10 PER 100sm OF GFA OF ASSEMBLY AREA)	20	20
BANQUET HALL + PRE FUNCTION AREA (200 SQ M)		
TOTAL NO. OF SPACES	108	108
ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)		
	REQ'D	PROVIDED
101-133 PARKING SPACES, THEN 5 ACCESSIBLE SPACES REQ'D	5	5
TYPE A (VAN), MIN WIDTH=3400	2	2
TYPE B, MIN WIDTH=2400	3	3
BICYCLE PARKING (BASED ON TABLE 111A (g)&(i))		
	REQ'D	PROVIDED
HOTEL = 1 PER 1000sm OF GFA	5	5
ALL OTHER (ie. PLACE OF ASSEMBLY) = 1 PER 1500sm OF GFA	1	1
DRIVEWAYS AND AISLE REQUIREMENTS (SECTION 107)		
	REQ'D (MIN)	PROVIDED
TWO-WAY DRIVEWAY	6.7	6.7
TWO-WAY PARKING AISLE	6.7	6.7
LOADING REQUIREMENTS (SECTION 113)		
(SIZE: 3.5Wx9.0L PARALLEL; 3.5Wx7.0 OTHER; 4.2M VERT CLR)	REQ'D	PROVIDED
LOADING SPACE	2	0

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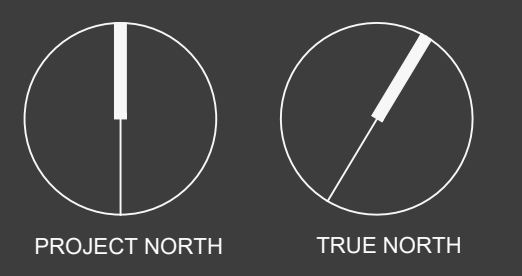
SITE PLAN LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER



PATH: S:\1. PROJECTS\2022\1. Projects\22-027_HI-140 Lusk St.Ottawa\5-Design\1-Site Design\
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 PROJECT No.: 22-027
 ISSUE DATE: SEP. 08, 2022
 02 REVISION

HOLIDAY INN OTTAWA

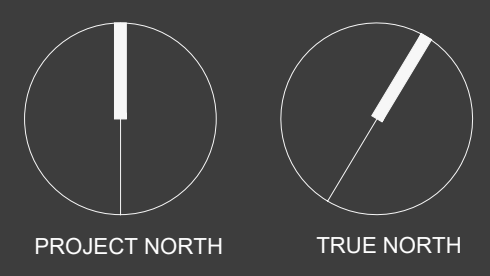
140 Lusk Street



GROUND FLOOR PLAN

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HOLIDAY INN OTTAWA
140 Lusk Street

HOLIDAY INN OTTAWA- ROOM MIX

	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	TOTAL	PERCENTAGAGE	MIX
KING	3	6	6	6	21	24%	32%
ACC KING	1	2	2	2	7	8%	
QQ	0	15	15	15	45	51%	53%
ACC QQ	0	1	1	0	2	2%	
JUNIOR SUITE	0	4	4	5	13	15%	15%
TOTAL	4	28	28	28	88	100%	100%
TOTAL ACC. ROOMS	1	3	3	2	9	10%	100%



TYPICAL FLOOR PLAN (2nd to 4th)

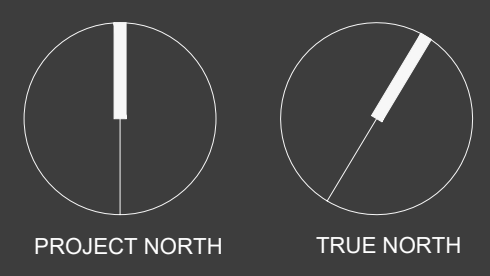
Project Contact:
Artan Mataj

Client:
Dr. Sandra Iroakazi

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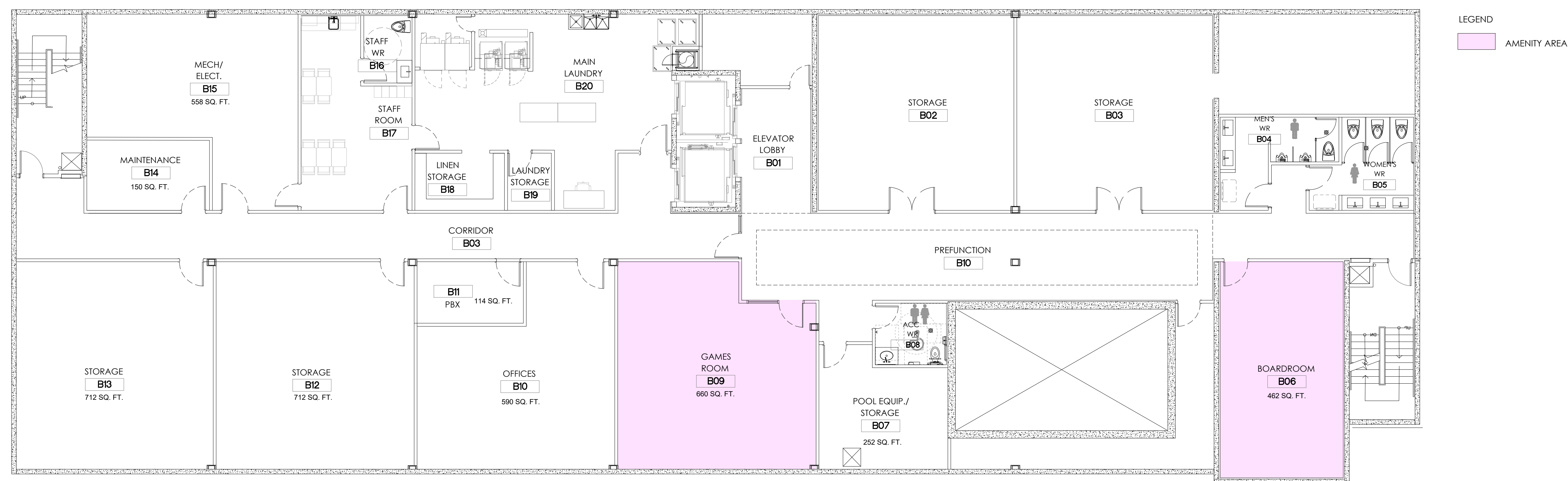
HOLIDAY INN OTTAWA

140 Lusk Street

A.202

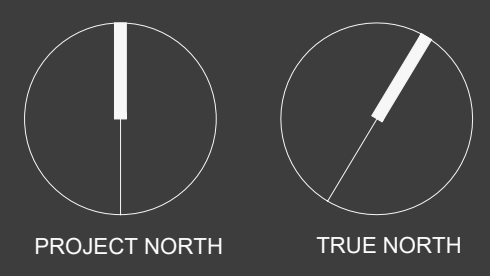
1/8"=1'-0"

BASEMENT FLOOR PLAN



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PROJECT No.: 22-027
ISSUE DATE: SEP. 08, 2022

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HOLIDAY INN OTTAWA

140 Lusk Street

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ISSUED FOR: ISSUED FOR CLIENT & BRAND REVIEW
PROJECT No.: 20-09
ISSUE DATE: JULY 07, 2022

01

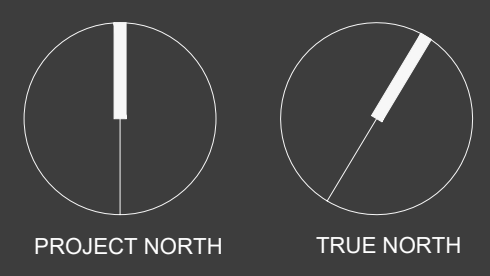
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EXTERIOR RENDER FOR REFERENCE ONLY

Project Contact:
Artan Mataj

Client:
Dr. Sandra Iroakazi



HOLIDAY INN OTTAWA

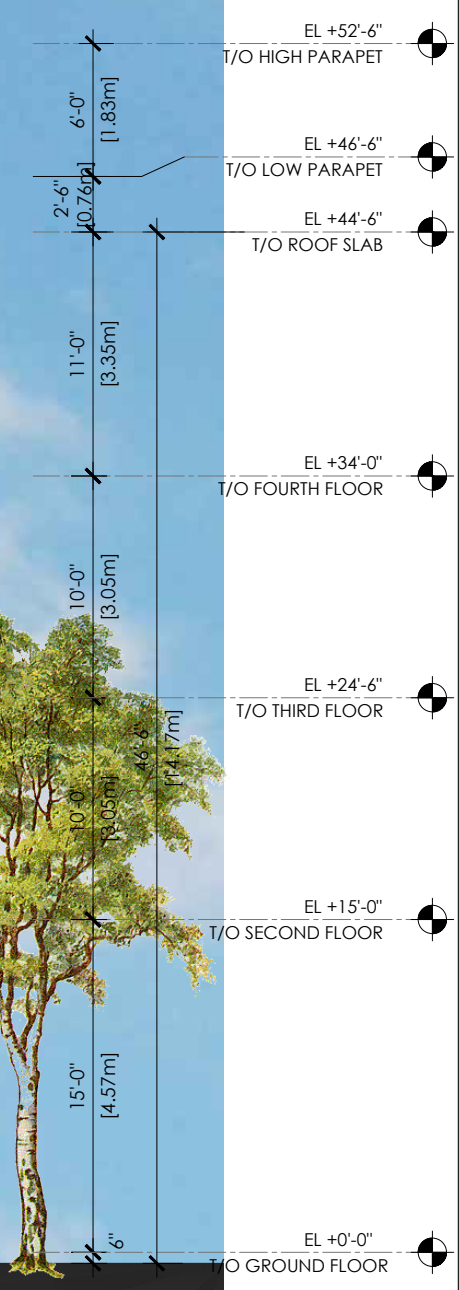
140 Lusk Street

A.300
1/8"=1'-0"

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2022-11-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation



Key Plan:

No.	Date:	Issue/Revision	By:
1	22.10.25	ISSUED FOR MINOR VARIANCE SUB.	

Drawing Issues/Revisions:

Note:
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Architect's Stamp
MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd.
Oakville, Ontario L6H 0J7
T.905.281.4444

Project:
HOLIDAY INN OTTAWA
140 Lusk St, Ottawa, ON

Sheet Title:
PROPOSED SOUTH ELEVATION

Design By: M.A.	Drawn By: S.F.	Approved By: A.M.
Scale: 1/8"=1'-0"	Date: 22-10-15	Project No.: 22-027

Drawing No:
A.301

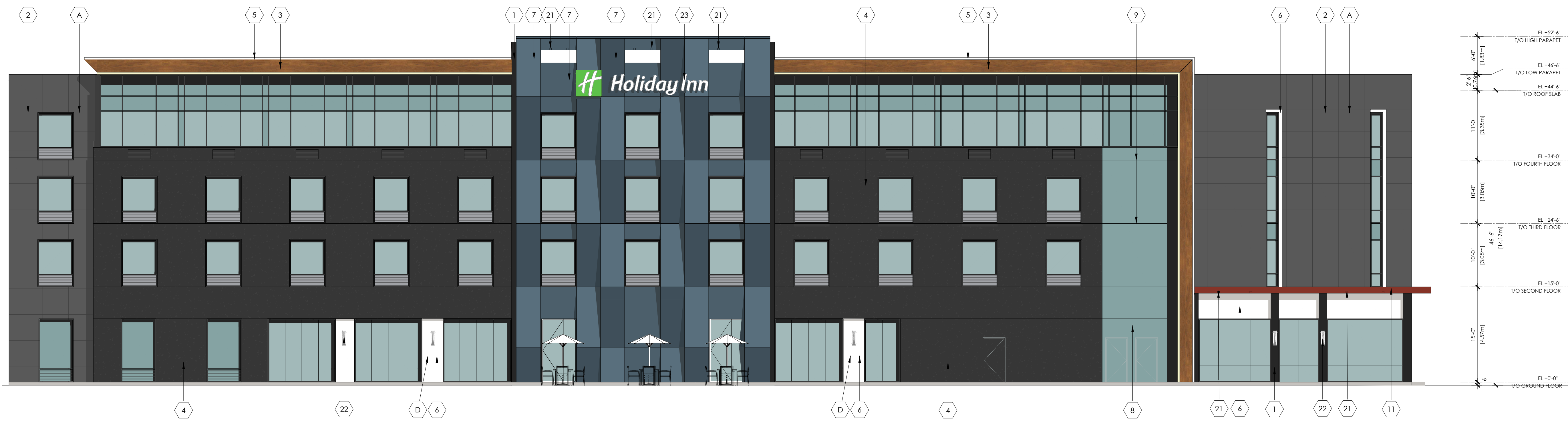
Drawing Series:
ARCHITECTURAL - SPA

EXTERIOR FINISH SCHEDULE			
	MATERIAL/FINISH	COLOR	NOTES
EIFS			
1	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH FINISH	BLACK	
2	EIFS BY CORNERPOINT OR EQUIVALENT, SANDSTONE FINISH	BM, KENDALL CHARCOAL HC-166	
3	WOOD VENEER & EPOXY OVER EIFS SYSTEM, BY CORNER POINT	TIMBER TEAK EQUIVALENT	
4	EIFS BY CORNERPOINT OR EQUIVALENT, GEMSTONE FINISH	BLACK MAINE	
5	EIFS BY CORNERPOINT OR EQUIVALENT, METALLIC FINISH	WHITE DOVE, BM OC 151	
6	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH FINISH	WHITE DOVE, BM OC 151	
7	EIFS PANEL BY DURABOND OR EQUIVALENT, SANDSTONE FINISH	BM, MOZART BLUE 1665	
8	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH FINISH	BM, FIELD STONE 1558	
9	EIFS 3/4" REVEAL	TO MATCH ADJACENT COLOR	
10	EXTERIOR GRADE PAINT ON 3" DIAMETER GALVANIZED STEEL COLUMNS, MATTE FINISH	WHITE	
11	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH FINISH	BM, Classic Burgundy HC-182	
12	STAC-BOND ALUMINUM COMPOSITE PANEL, NATURAL MIRROR FINISH	STB-M01	
LIGHTING			
20	2 LINEAR WHITE STRIPS WITH LENS ON A DIMMER	3000 K	
21	4" X 4" LED LIGHT	3000 K, WHITE LENS	
22	DECORATIVE WALL SCONCE	3000 K	
23	ILLUMINATED SIGNAGE		

SPECIAL INSTRUCTIONS	
A	TYPICAL WALL PLANE, 0.00 (4" EIFS)
B	+6" PROJECTING FROM 'A' PLANE
C	-1" RECESSED FROM 'A' PLANE
D	-2" RECESSED FROM 'A' PLANE
E	-3" RECESSED FROM 'A' PLANE
F	-4" RECESSED FROM 'A' PLANE

- GENERAL NOTES:
- ALL GRILLS IN EXTERIOR ELEVATION PAINTED TO MATCH ADJACENT COLOR.
 - SAMPLES OF ALL EXTERIOR FINISHES AND COLORS SHOULD BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION
 - CM/BUILDER SHALL PROVIDE ACTUAL SAMPLE FINISHES ON EXTERIOR WALLS FOR OWNERSHIP APPROVAL BEFORE WORK COMMENCES ON FINAL EXTERIOR FINISHES REGARDLESS OF ARCHITECT'S OR OWNERSHIP'S EARLIER SAMPLE APPROVAL IN REGARDS, ESPECIALLY AS IT PERTAINS TO STUCCO COLORS.
 - FOR FIELD APPLIED EIFS, CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS IT PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2022-11-04
 City of Ottawa | Ville d'Ottawa
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MATAJ ARCHITECTS
 INCORPORATED
 206-418 Iroquois Shore Rd.
 Oakville, Ontario
 L6H 0G7
 1.905.281.4444

Project:
HOLIDAY INN OTTAWA
 140 Lusk St, Ottawa, ON

Sheet Title:
PROPOSED NORTH ELEVATION

Design By: M.A.	Drawn By: S.F.	Approved By: A.M.
Scale: 1/8"=1'-0"	Date: 22-10-15	Project No.: 22-027

Drawing No:
A.303a

Drawing Series:
 ARCHITECTURAL - SPA