HOLIDAY INN OTTAWA

ADDRESS: 140 Lusk St, Ottawa, ON

ISSUED FOR 1st Review Comments Reply - September 15, 2023

ARCHITECTURAL

ASP-1	SITE PLAN
ASP-2	SITE PLAN-DETAILS
A201	BASEMENT FLOOR PLAN
A202	GROUND FLOOR PLAN
A203	TYPICAL FLOOR PLAN (2ND-3RD)
A204	TOP FLOOR PLAN (4TH)
A205	ROOF PLAN & MECH. PENTHOUSE
A300	3D RENDER
A301	PROPOSED SOUTH ELEVATIONS
A302	PROPOSED EAST & WEST ELEVATIONS
A303	PROPOSED NORTH ELEVATIONS

CLIENT:

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phone: 519-743-6500 x1307

COVER SHEET

SITE STATISTICS		
ZONING	IP - BUSINESS PARK INDUSTRIAL	
	IP [2265]H(12)	
LOT CALCULATIONS	SQM	SFT
LOT AREA	5213.8	56120.9
LOT COVERAGE	24.7%	
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
MAXIMUM FLOOR SPACE INDEX	2	1
HEIGHT OF BUILDING	MAX	PROVIDED
BUILDING HEIGHT (MEASURED FROM GRADE TO T/O ROOF DECK)	12m	12m
CONSTRUCTION AREA	SM	SF
BASEMENT FLOOR	1,050	11,307
GROUND FLOOR	1,263	13,590
2ND FLOOR	1,286	13,844
3RD FLOOR	1,286	13,844
4TH FLOOR	1,286	13,844
TOTAL CONSTRUCTION AREA	6,171	66,428
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 (95 ROOMS)	**95**	**95**
PLACE OF ASSEMBLY (10 PER 100sm OF GFA OF ASSEMBLY AREA) BANQUET HALL (130 SQ M)	**13**	**13**
REDUCED PARKING SPACES (COMPACT CARS) UP TO 50% OF THE PARKING SPACES		51
TYPICAL PARCKING STALLS PROVIDED		52
ACC TYPICAL PARCKING STALLS PROVIDED		5
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
TOTAL NO. OF SPACES	6	6
DRIVEWAYS AND AISLE REQUIREMENTS (SECTION 107)	**REQ'D (MIN)**	**PROVIDED**
TWO-WAY DRIVEWAY	6.7	6.7
TWO-WAY PARKING AISLE	6.7	6.0/ 6.7
LOADING REQUIREMENTS (SECTION 113) (SIZE: 3.5W x9.0L PARALLEL; 3.5W x7.0 OTHER; 4.2M VERT CLR)	**REQ'D**	**PROVIDED**
LOADING SPACE	2	0

1 ASP-1 SITE STATS
N.T.S

2 ASP-1 SITE LOCATION
N.T.S

HOLIDAY INN OTTAWA- ROOM MIX

	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	TOTAL	PERCENTAGAGE	MIX
KING	3	6	6	6	21	22%	29%
ACC KING	1	2	2	2	7	7%	
QQ	5	15	15	15	50	53%	54%
ACC QQ	1	0	0	0	1	1%	
ACC JUNIOR SUITE	0	1	1	0	2	2%	17%
JUNIOR SUITE	1	4	4	5	14	15%	
TOTAL	11	28	28	28	**95**	100%	100%
TOTAL ACC. ROOMS	2	3	3	2	**10**	11%	100%

2 ASP-1 ROOM MIX
N.T.S

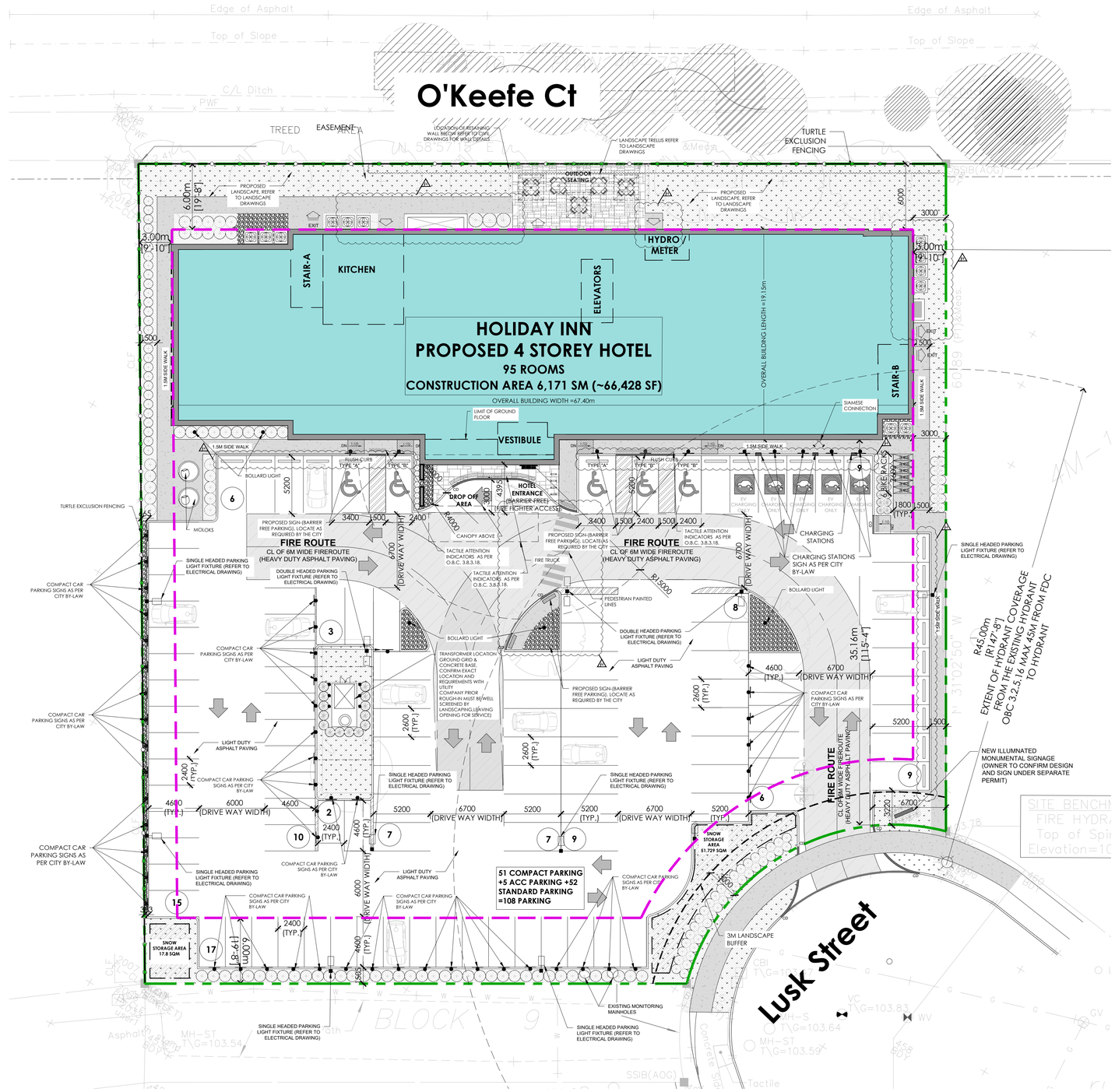
SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER
- CD — CURB DEPRESSION
- ENTRY/ EXIT ACCESS POINTS
- EXISTING TOWN HYDRANT
- PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS
- FIRE DEPARTMENT CONNECTION
- HOSE BIB (REFER TO MECHANICAL DWGS)
- PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS
- DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL
- SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS
- SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET -REFER TO ELECTRICAL DWGS
- RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PROFILE COCHERE -REFER TO ELECTRICAL DWGS
- NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)
- DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)
- LANDSCAPED AREA
- POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION
- STEEL BOLLARD (REFER TO DETAIL XX.X)
- PARKING COUNT
- FRS — FIRE ROUTE SIGN TO BE POSTED UNDER DESIGNATED MUNICIPAL BYLAW 2003-499. REFER TO DETAI 2-A-102
- 104.04 — PROPOSED GRADING (REFER TO CIVIL DWGS)
- CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)
- SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)

CREDIT NOTES:	CREDIT NOTES:
THIS SITEPLAN IS BASED UPONT AND MUST BE READ IN CONJUNCTION WITH THE SURVEY FOR THE PROPERTY PREPARED BY OTTAWA. WE HAVE NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.	**TOPO SURVEYORS INFO:** ADAMS, O'SULLIVAN, VOLLEBEKK LTD. 21 CONCORDE GATE, SUITE 500 NEPEAN, ONT. K2E 7S6 PHONE: (613) 727-0850 / FAX: (613) 727-1079 EMAIL: NEPEAN@AOV.LTD.COM
LEGAL LAND DESCRIPTION: BLOCK 3 REGISTERED PLAN 4M-1634 CITY OF OTTAWA	

SITE PLAN- GENERAL NOTES

1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AN DBOULEVARD AREAS DISTURBED BY THE CONSTRUCTION ME BE REINSTATED TO THE SATISFACTION OF THE TOWN
2. A MINIMUM SETBACK OF 1.5m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/ OWNER
3. THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE/ DISTURBANCE DURING CONSTRUCTION.
4. ALL BARRIER-FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
5. THE OWNER/ CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND BARRIER-FREE SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA
6. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE
7. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM
8. ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR
9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY
10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION



3 ASP-1 SITE PLAN
1:200

Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
4	2023.09.15	Issued for SPA - 2nd submission	SF
3	2023.04.05	ISSUED FOR 50% BRAND REVIEW	
2	2023.03.03	ISSUED FOR BRAND SUBMISSION	
1	2022.12.09	ISSUED FOR SPA	

Drawing Issues/Revisions:

Note:
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ONTARIO ASSOCIATION OF ARCHITECTS — ARTAN MATAJ LICENCE 9331

MATAJ ARCHITECTS INC

Architect's Stamp

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

Sheet Title:
SITE PLAN

Design By:	Drawn By:	Approved By:
M.A./H.A.	S.F.	A.M.
Scale: AS SHOWN	Date: 22.10.15	Project No.: 22-027

Drawing No:
ASP-1

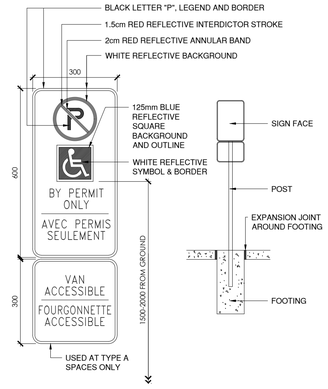
City's Application Number D07-12-22-0180
City's Plan Number: 19005

ALL ACCESSIBLE PARKING STALLS SHALL BE DESIGNATED BY ONE SIGN PER BAY MEETING ACCESSIBILITY DESIGN STANDARDS:

- MARK WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY;
- ENSURE SIZE OF 300 MM WIDE BY 600 MM HIGH (MINIMUM);
- MOUNT AT HEIGHT OF 1500 MM TO 2000 MM (CENTRE) (E.G., WALL OR POST-MOUNTED) FROM GROUND / FLOOR;
- ENSURE A HIGH TONAL CONTRAST IS PROVIDED BETWEEN SIGN AND BACKGROUND ENVIRONMENT;
- PROVIDE INFORMATION TEXT, COMPLIANT WITH CITY BY-LAW REQUIREMENTS; AND
- PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE A SPACES AS "VAN ACCESSIBLE / FOURGONNETE ACCESSIBLE".

SIGNAGE FACE:
0.064mm GAUGE ALUMINUM SIGN BLANK, WHITE BACKGROUND WITH TOP AND BOTTOM MOUNT HOLES

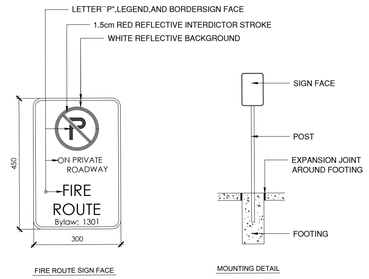
MOUNTING:
THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX, HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES



2-BARRIER FREE SIGN FACE

3-MOUNTING DETAIL

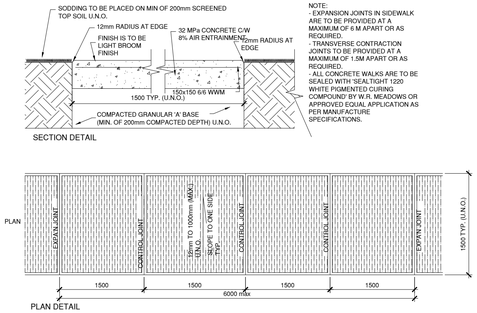
1 ASP-2 DETAIL - BF PARKING SIGN 1:10



FIRE ROUTE SIGN FACE

MOUNTING DETAIL

4 ASP-2 DETAIL - FIRE ROUTE SIGN 1:10



SECTION DETAIL

PLAN DETAIL

8 ASP-2 DETAIL - CONCRETE SIDEWALK 1:10

COMPACT CAR PARKING (RIGHT ARROW)

COMPACT CAR PARKING (BIDIRECTIONAL ARROW)

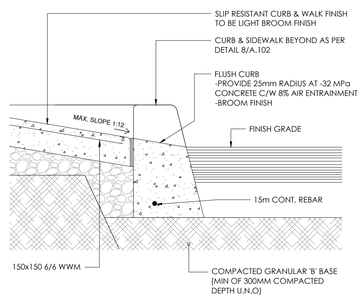
COMPACT CAR PARKING (LEFT ARROW)

COMPACT CAR PARKING SIGNS LOCATED AS PER SITE PLAN

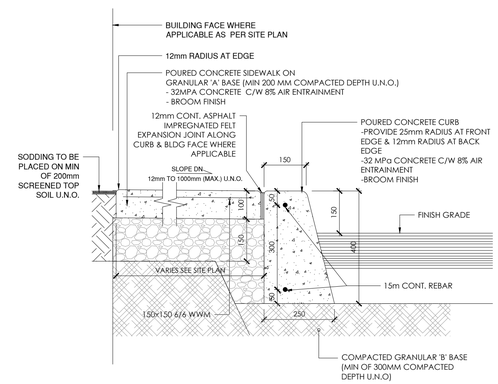
SIGNAGE FACE:
REFLECTIVE ALUMINUM, WHITE BACKGROUND WITH TOP AND BOTTOM MOUNTING HOLES

MOUNTING:
THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX, HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES

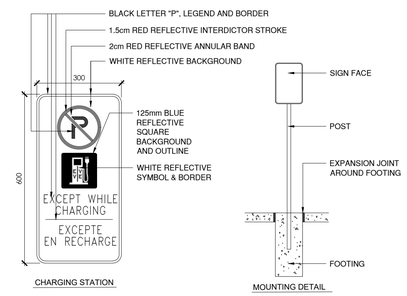
2 ASP-2 DETAIL - COMPACT CAR PARKING SIGN 1:10



5 ASP-2 SECTION DETAIL - FLUSH CURB @ SIDEWALK 1:10



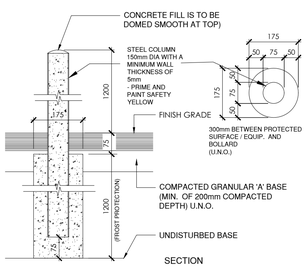
7 ASP-2 SECTION DETAIL - CONC. CURB @ SIDEWALK 1:10



CHARGING STATION

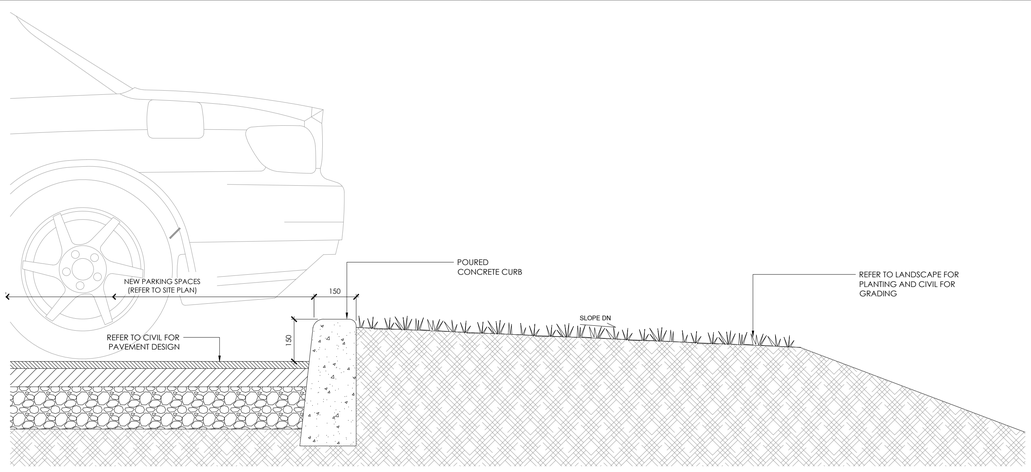
MOUNTING DETAIL

9 ASP-2 DETAIL - CHARGING STATION PARKING SIGN 1:10



SECTION

3 ASP-2 DETAIL - TYP BOLLARD 1:10



6 ASP-2 DETAIL - CURB AT PARKING 1:10

Project North:

True North:

Key Plan:

No.	Date:	Issue/Revision	By:
4	2023.09.15	Issued for SPA - 2nd submission	SF
3	2023.04.19	ISSUED FOR BUILDING PERMIT	
2	2023.04.05	ISSUED FOR 50% BRAND REVIEW	
1	2022.12.09	ISSUED FOR SPA	

Drawing Issues/Revisions:

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MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
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Oakville Ontario
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T.905.281.4444

Project:

HOLIDAY INN OTTAWA

140 Lusk St, Ottawa, ON

Sheet Title:

SITE PLAN DETAILS

Design By:	Drawn By:	Approved By:
M.A./H.A.	S.F.	A.M.
Scale:	Date:	Project No.:
AS SHOWN	22.10.15	22-027

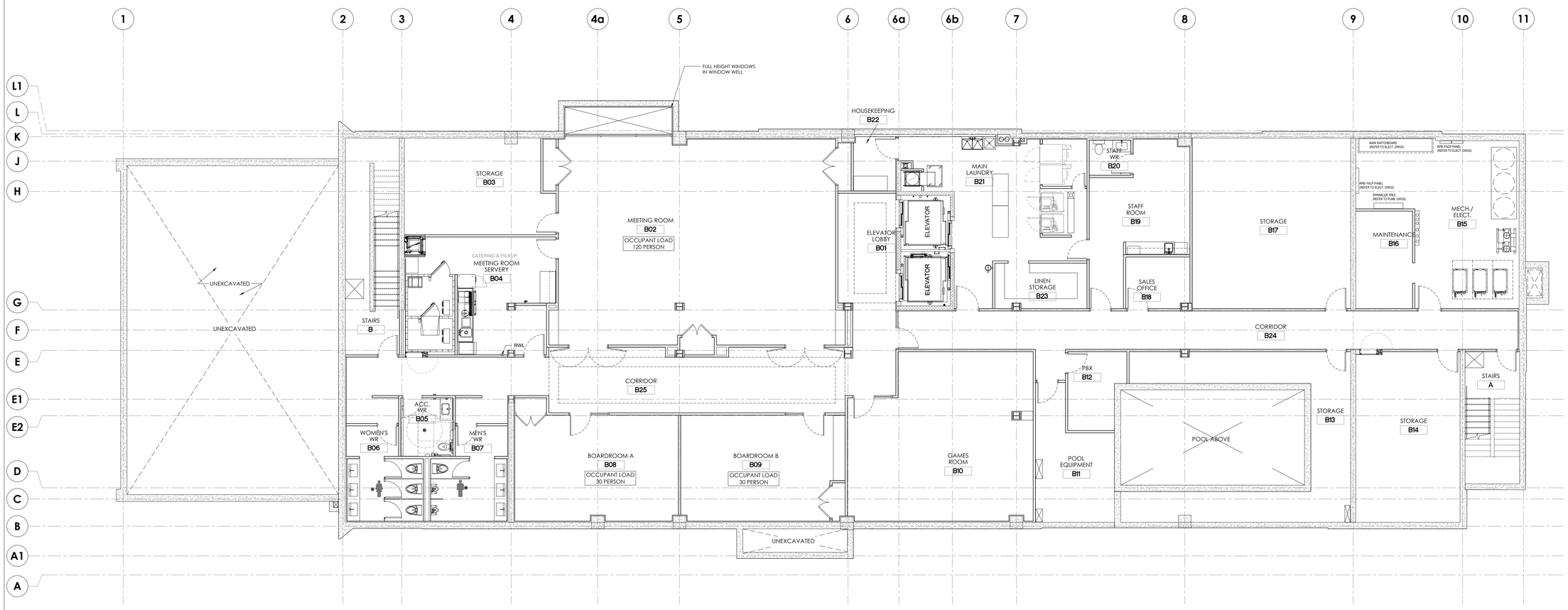
Drawing No:

ASP-2

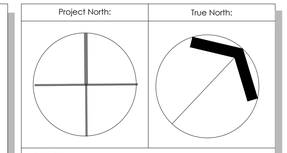
City's Application Number D07-12-22-0180
City's Plan Number: 19005

SYMBOL LEGEND

- PROPOSED DOOR & FRAME
- PARTITION WALL
- LINE OF CEILING DROP ABOVE
- LOBBY 000 — ROOM NAME & NUMBER
- ACCESSIBLE ROOM
- IMPAIRED HEARING COMMUNICATION FEATURES ROOM
- XXX — DOOR TAG
- XX — WINDOW TAG
- XX — SCREEN TAG
- XX — WALL TYPE
- 001 — REVISION
- EXTERIOR WALL SCONCE



Project North:



Key Plan:

No.	Date:	Issue/Revision	By:
4	23.09.15	Issued for SPA - 2nd submission	S.F.
3	23.04.05	ISSUED FOR BRAND REVIEW	H.A.
2	23.03.03	ISSUED FOR BRAND SUBMISSION	M.A.
1	22.12.09	ISSUED FOR SPA	M.A.

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Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:

HOLIDAY INN OTTAWA

140 Lusk St, Ottawa, ON

Sheet Title:

OVERALL BASEMENT FLOOR PLAN

Design By:	Drawn By:	Approved By:
M.A./H.A.	R.N.	A.M.
Scale: 1/8"=1'-0"	Date: 22.10.15	Project No.: 22-027

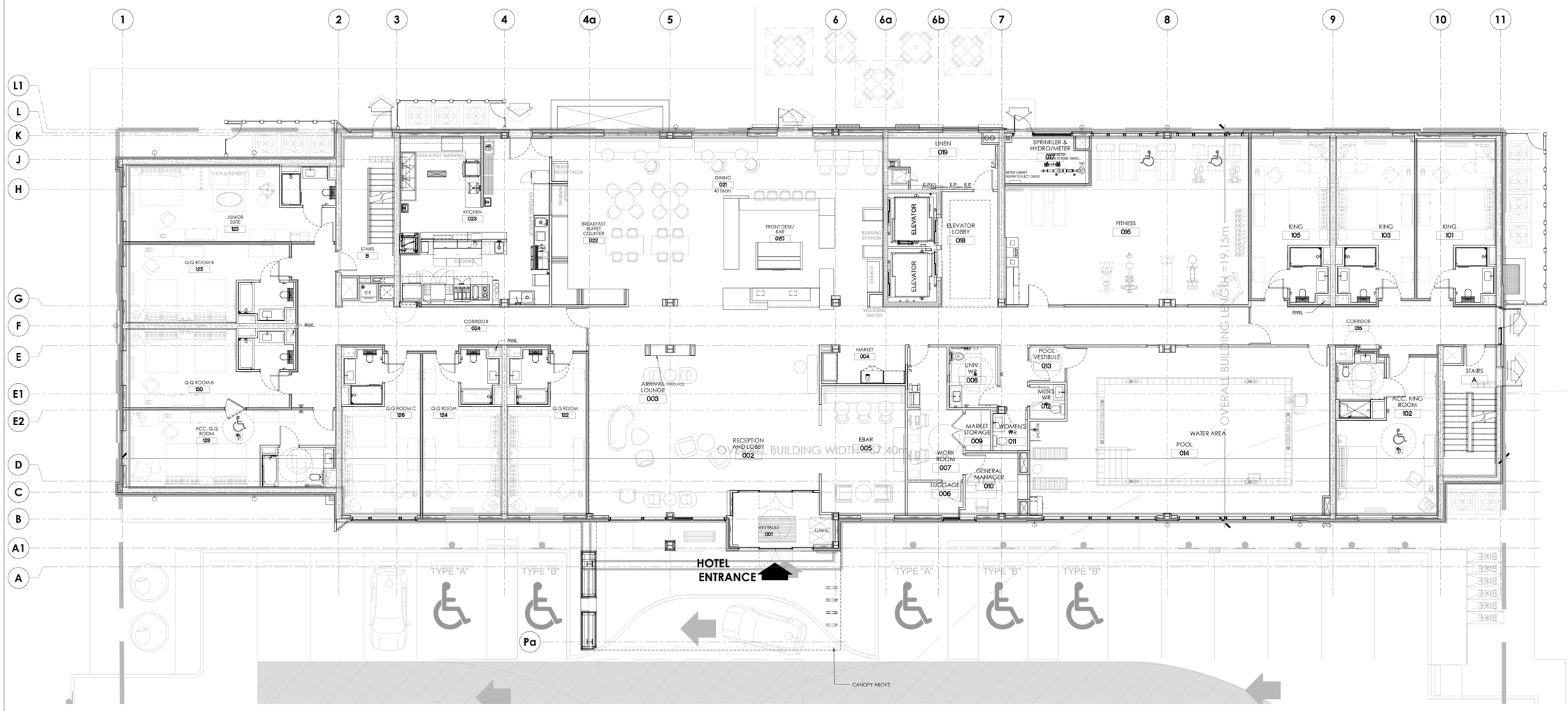
Drawing No:

A.201

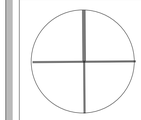
City's Application Number D07-12-22-0180
City's Plan Number: 19005

SYMBOL LEGEND

- PROPOSED DOOR & FRAME
- PARTITION WALL
- LINE OF CEILING DROP ABOVE
- LOBBY 000 — ROOM NAME & NUMBER
- ACCESSIBLE ROOM
- IMPAIRED HEARING COMMUNICATION FEATURES ROOM
- XXX — DOOR TAG
- XX — WINDOW TAG
- XX — SCREEN TAG
- XX — WALL TYPE
- XX — REVISION
- EXTERIOR WALL SCONCE



Project North:



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ONTARIO ASSOCIATION OF ARCHITECTS — ARTAN MATAJ LICENCE 9331

MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:

HOLIDAY INN OTTAWA

140 Lusk St, Ottawa, ON

Sheet Title:

OVERALL GROUND FLOOR PLAN

Design By:	Drawn By:	Approved By:
M.A./H.A.	R.N.	A.M.
Scale: 1/8"=1'-0"	Date: 22.10.15	Project No.: 22-027

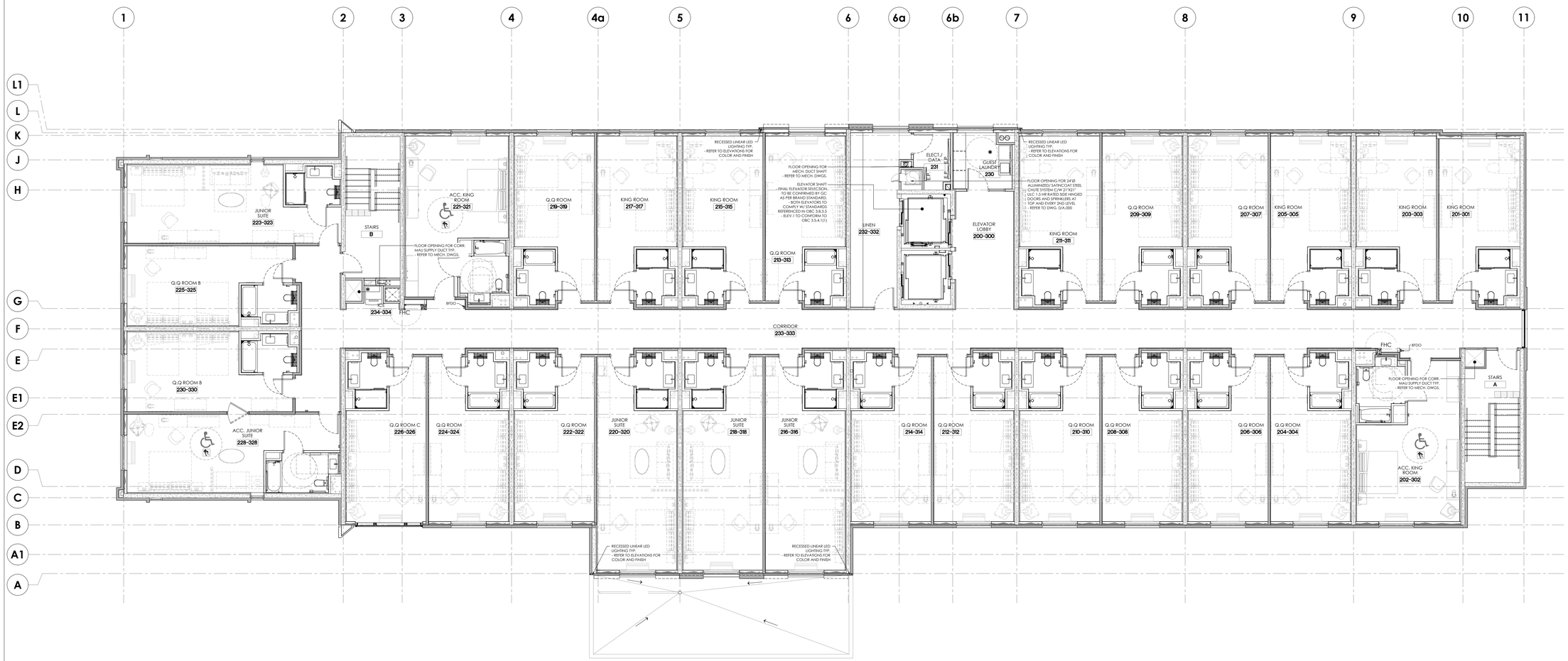
Drawing No:

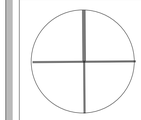
A.202

City's Application Number D07-12-22-0180
City's Plan Number: 19005

SYMBOL LEGEND

- PROPOSED DOOR & FRAME
- PARTITION WALL
- LINE OF CEILING DROP ABOVE
- LOBBY 000 — ROOM NAME & NUMBER
- ACCESSIBLE ROOM
- IMPAIRED HEARING COMMUNICATION FEATURES ROOM
- XXX — DOOR TAG
- XX — WINDOW TAG
- XX — SCREEN TAG
- XX — WALL TYPE
- 1 — REVISION
- EXTERIOR WALL SCONCE



Project North:	True North:
	

Key Plan:

No.	Date:	Issue/Revision	By:
4	23.09.15	Issued for SPA - 2nd submission	S.F.
3	23.04.05	ISSUED FOR BRAND REVIEW	H.A.
2	23.03.03	ISSUED FOR BRAND SUBMISSION	M.A.
1	22.12.09	ISSUED FOR SPA	M.A.

Drawing Issues/Revisions:

Note:

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Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:

HOLIDAY INN OTTAWA

140 Lusk St, Ottawa, ON

Sheet Title:

PROPOSED TYPICAL 2ND & 3RD FLOOR PLANS

Design By:	Drawn By:	Approved By:
M.A./H.A.	R.N.	A.M.
Scale: 1/8"=1'-0"	Date: 22.10.15	Project No.: 22-027

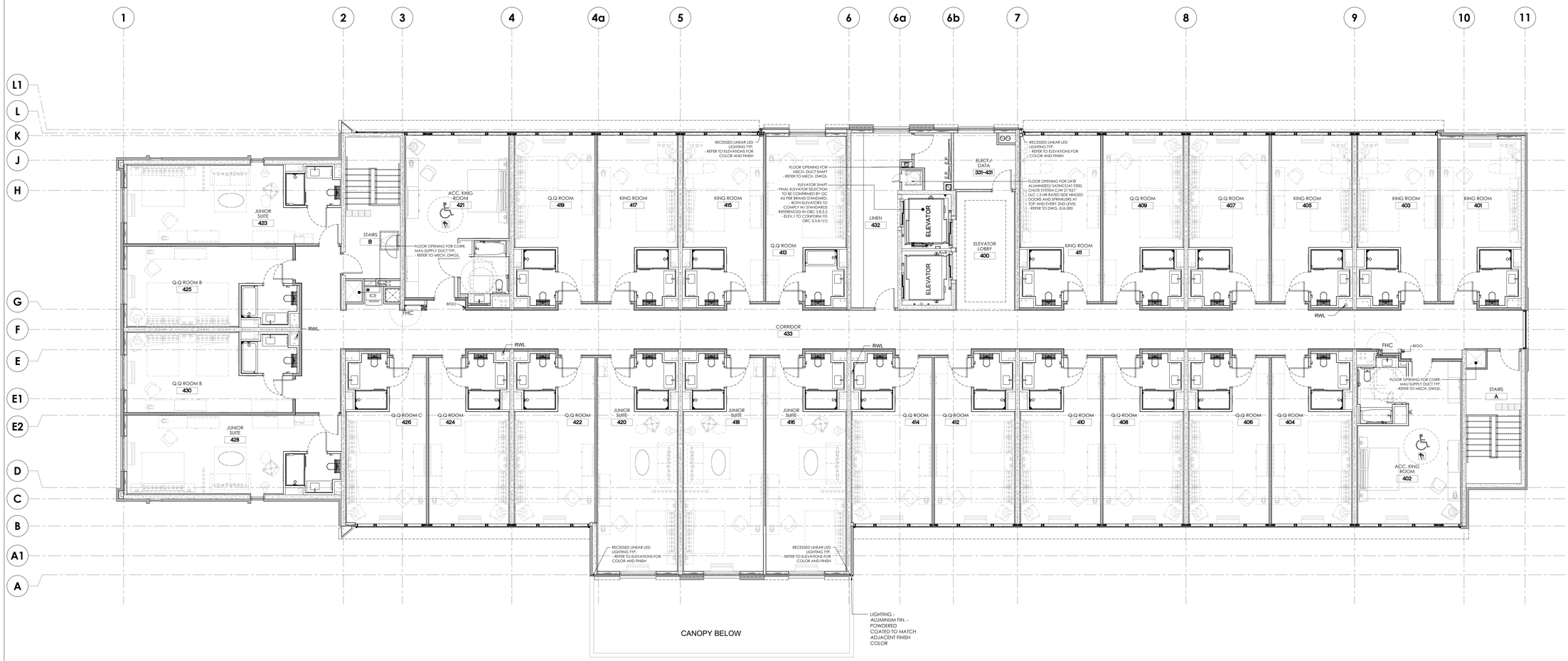
Drawing No:

A.203

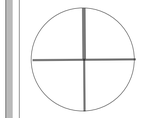
City's Application Number D07-12-22-0180
City's Plan Number: 19005

SYMBOL LEGEND

- PROPOSED DOOR & FRAME
- PARTITION WALL
- LINE OF CEILING DROP ABOVE
- LOBBY 000 — ROOM NAME & NUMBER
- ACCESSIBLE ROOM
- IMPAIRED HEARING COMMUNICATION FEATURES ROOM
- XXX — DOOR TAG
- XX — WINDOW TAG
- XX — SCREEN TAG
- XX — WALL TYPE
- 1 — REVISION
- EXTERIOR WALL SCONCE



Project North:



True North:

Key Plan:

No.	Date:	Issue/Revision	By:
4	23.09.15	Issued for SPA - 2nd submission	S.F.
3	23.04.05	ISSUED FOR BRAND REVIEW	H.A.
2	23.03.03	ISSUED FOR BRAND SUBMISSION	M.A.
1	22.12.09	ISSUED FOR SPA	M.A.

Drawing Issues/Revisions:

Note:

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MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:

HOLIDAY INN OTTAWA

140 Lusk St, Ottawa, ON

Sheet Title:

PROPOSED 4TH FLOOR PLAN

Design By:	Drawn By:	Approved By:
M.A./H.A.	R.N.	A.M.
Scale: 1/8"=1'-0"	Date: 22.10.15	Project No.: 22-027

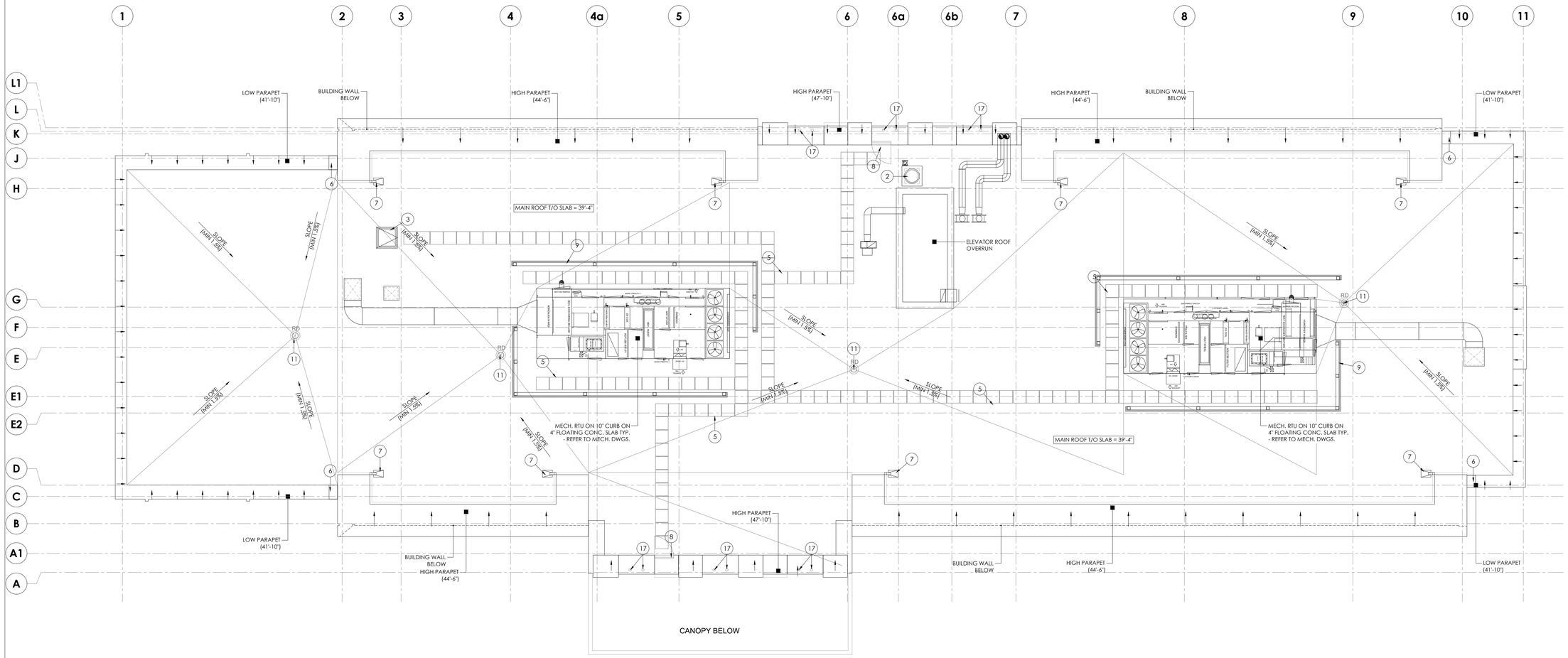
Drawing No:

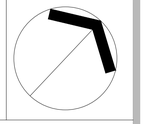
A.204

City's Application Number D07-12-22-0180
City's Plan Number: 19005

CONSTRUCTION NOTES:

1. MECHANICAL ROOF TOP UNIT. (REFER TO MECHANICAL AND ELECTRICAL DRAWINGS)
2. LINEN CHUTE TO EXTEND (1M) ABOVE MAIN ROOF W/ VENT AS PER OBC 3.6.3.3.(3)
3. PRE-MANUFACTURED ROOF HATCH C/W CURB, AS MANUFACTURED BY BILCO MODEL #S-20 (2'-6" x 3'-0"). -REFER TO DETAIL 7/A.205a
4. ROOF CRICKET MADE OF TAPERED INSULATION. (TYP. AS SHOWN)
5. 2'x2' ROOF PAVERS C/W 1" POLYSTYRENE INSULATION BELOW TYP. -REFER TO DETAIL 4/A.205a
6. OVERFLOW SCUPPER. -REFER TO DETAIL 2/A.205a
7. GUTTER AND DOWNSPOUT, COMPLETE W/ RAIN WATER LEADER AND SPLASH CONCRETE PAD.
8. 3'-0" WIDE AND 4'-0" TALL PRE FINISH METAL SIGNAGE ACCESS HATCH DOOR. COLOR TO MATCH ADJACENT SURFACES.
9. SCREEN AT MECH UNIT (TYP) 1-1/2" PREFINISHED METAL SIDING HORIZONTALLY MOUNTED ON VERTICAL Z-GIRTS ON HSS FRAMING -REFER TO STRUCTURAL -REFER TO DETAIL 6/A.205a
10. MECHANICAL DUCT ENCLOSURE TO EXTEND ABOVE ROOF. PROVIDE RTU'S DUCT CONNECTION OPENING AT SIDE WALL (NOT ON TOP)
11. FLOW CONTROLLED ROOF DRAIN. ROOF DRAIN TO CONNECT ADJACENT RWL BELOW TO CONNECT TO THE STORM LINE. PROVIDE HEAT TRACER AS REQUIRED. - REFER TO MECH. DWG. - REFER TO CIVIL DWG. - REFER TO DETAIL 5/A.205a
12. ILLUMINATED SIGNAGE AS PER BRAND STANDARD. - REFER TO ELEVATIONS. - PROVIDE ELECTRICAL CONNECTION. COORDINATE W/ ELECTRICAL DRAWING
13. GAS PIPE IN VENTED SHAFT TO ROOF. - REFER TO MECH. DWG.
14. INTAKE LOUVER. - REFER TO MECH. DWG.
15. EXHAUST GRILLE. - REFER TO MECH. DWG.
16. EXHAUST FAN. - REFER TO MECH. DWG.
17. PIN LIGHT AT PARAPET -REFER TO ELEVATION & ELECT DWG.



Project North:	True North:
	

Key Plan:

No.	Date:	Issue/Revision	By:
4	23.09.15	Issued for SPA - 2nd submission	S.F.
3	23.04.05	ISSUED FOR BRAND REVIEW	H.A.
2	23.03.03	ISSUED FOR BRAND SUBMISSION	M.A.
1	22.12.09	ISSUED FOR SPA	M.A.

Drawing Issues/Revisions:

Note:

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Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T 905.281.4444

Project:

HOLIDAY INN OTTAWA

140 Lusk St, Ottawa, ON

Sheet Title:

PROPOSED ROOF PLAN

Design By:	Drawn By:	Approved By:
M.A./H.A.	R.N.	A.M.
Scale: 1/8"=1'-0"	Date: 22.10.15	Project No.: 22-027

Drawing No:

A.205

City's Application Number D07-12-22-0180
City's Plan Number: 19005

Key Plan:

No.	Date:	Issue/Revision	By:
3	23.04.19	ISSUED FOR BUILDING PERMIT	H.A.
2	23.04.05	ISSUED FOR BRAND REVIEW	H.A.
1	22.12.09	ISSUED FOR SPA	M.A.

Drawing Issues/Revisions:

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206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.2814444

Project:

HOLIDAY INN OTTAWA
140 Lusk St, Ottawa, ON

Sheet Title:

PROPOSED 3D RENDERS

Design By:	Drawn By:	Approved By:
M.A./H.A.	H.A.	A.M.
Scale:	Date:	Project No.:
N.T.S.	22.10.15	22-027

Drawing No:

A.300

City's Application Number D07-12-22-0180
City's Plan Number: 19005

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	ACM PANEL BY SM CLADDING	TIMBER TEAK	
4	EIFS DONE BY CORNERPOINT OR EQUIVALENT SUPPLIED BY STO, StoCreativ Lux	LUMOS SILVER BLUE	
5	ACM PANEL BY SM CLADDING	BONE WHITE	
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 METALLIC FINISH	BM, FIELD STONE 1558	
9	EIFS 3/4" REVEAL		
10	EXTERIOR GRADE PAINT ON 3" DIAMETER GALVANIZED STEEL COLUMNS, MATTE FINISH	WHITE	
11	STAC-BOND ALUMINUM COMPOSITE PANEL, NATURAL MIRROR FINISH	STB-M01	
12	EIFS BAND 6"X4"	WHITE DOVE, BM OC 151	
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		
24	3x12 SS LED SURFACE MOUNTED DOWNLIGHT	3000 K	
25	PIN LIGHT - VERTICAL DOWN LIGHT	3000 K	
26	ILLUMINATED LIGHT BAR - WHITE DURING THE DAY, ILLUMINATE GREEN DURING THE NIGHT	3000 K	
27	ILLUMINATED LIGHT BAR - WHITE DURING THE DAY, ILLUMINATE WHITE DURING THE NIGHT	3000 K	
OTHERS			
30	H-MONOGRAM		

SPECIAL INSTRUCTIONS	
A	TYPICAL WALL PLANE, 0.00 (5" 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:

1. ALL GRILLS IN EXTERIOR ELEVATION PAINTED TO MATCH ADJACENT COLOR.
2. SAMPLES OF ALL EXTERIOR FINISHES AND COLORS SHOULD BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION
3. 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.
4. FOR FIELD APPLIED EIFS, CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS IT PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR
5. SEPARATE SIGN PERMIT REQUIRE FOR EXTERIOR SIGNAGE

SPANDREL

HATCH DENOTES BIRD FRIENDLY GLAZING
PRODUCT:Guardian Bird1st™ UV
BIRD FRIENDLY GLASS BY GUARDIAN GLASS OR APPROVED EQUAL
https://www.guardianglass.com/us/en/our-glass/guardian-bird1st-uv

SPECIFICATIONS FOR EFFECTIVE VISUAL MARKERS:

- HIGH COLOUR CONTRAST TO THE GLASS SURFACE.
- MUST BE APPLIED TO THE EXTERIOR (FIRST) SURFACE OF THE GLASS.ENSURE THAT PATTERNS REFLECT 20-40% OVER THE 300-400 NANOMETER WAVELENGTH.
- INDIVIDUAL MARKER ELEMENTS SHOULD BE A MINIMUM OF 4mm DIAMETER, OR 2mm WIDE BY 8mm LONG FOR LINEAR ELEMENTS.

Key Plan:

No.	Date:	Issue/Revision	By:
6	23.09.15	ISSUED FOR SPA - 2ND SUBMISSION	S.F.
5	23.04.05	ISSUED FOR BRAND REVIEW	H.A.
4	23.03.03	ISSUED FOR BRAND SUBMISSION	M.A.
3	23.02.08	ISSUED FOR MINOR VARIANCE SUB.	M.A.
2	22.12.09	ISSUED FOR SPA	M.A.
1	22.10.25	ISSUED FOR MINOR VARIANCE SUB.	M.A.

Drawing Issues/Revisions:

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MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:

HOLIDAY INN OTTAWA
140 Lusk St, Ottawa, ON

Sheet Title:

PROPOSED
SOUTH ELEVATION

Design By:	Drawn By:	Approved By:
M.A./H.A.	S.F.	A.M.
Scale: 1/8"=1'-0"	Date: 22.10.15	Project No.: 22-027

Drawing No:

A.301

City's Application Number D07-12-22-0180
City's Plan Number: 19005

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	ACM PANEL BY SM CLADDING	TIMBER TEAK	
4	EIFS DONE BY CORNERPOINT OR EQUIVALENT SUPPLIED BY STO, StoCreativ Lux	LUMOS SILVER BLUE	
5	ACM PANEL BY SM CLADDING	BONE WHITE	
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8	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH METALLIC FINISH	BM, FIELD STONE 1558	
9	EIFS 3/4" REVEAL		
10	EXTERIOR GRADE PAINT ON 3" DIAMETER GALVANIZED STEEL COLUMNS, MATTE FINISH	WHITE	
11	STAC-BOND ALUMINUM COMPOSITE PANEL, NATURAL MIRROR FINISH	STB-M01	
12	EIFS BAND 6"X4"	WHITE DOVE, BM OC 151	
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		
24	3x12 SS LED SURFACE MOUNTED DOWNLIGHT	3000 K	
25	PIN LIGHT - VERTICAL DOWN LIGHT	3000 K	
26	ILLUMINATED LIGHT BAR - WHITE DURING THE DAY, ILLUMINATE GREEN DURING THE NIGHT	3000 K	
27	ILLUMINATED LIGHT BAR - WHITE DURING THE DAY, ILLUMINATE WHITE DURING THE NIGHT	3000 K	
OTHERS			
30	H-MONOGRAM		

SPECIAL INSTRUCTIONS	
A	TYPICAL WALL PLANE, 0.00 (5" 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:

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2. SAMPLES OF ALL EXTERIOR FINISHES AND COLORS SHOULD BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION
3. 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.
4. FOR FIELD APPLIED EIFS, CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS IT PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR
5. SEPARATE SIGN PERMIT REQUIRE FOR EXTERIOR SIGNAGE

SPANDREL

HATCH DENOTES BIRD FRIENDLY GLAZING
PRODUCT:Guardian Bird1st™ UV
BIRD FRIENDLY GLASS BY GUARDIAN GLASS OR APPROVED EQUAL
https://www.guardianglass.com/us/en/our-glass/guardian-bird1st-uv

SPECIFICATIONS FOR EFFECTIVE VISUAL MARKERS:

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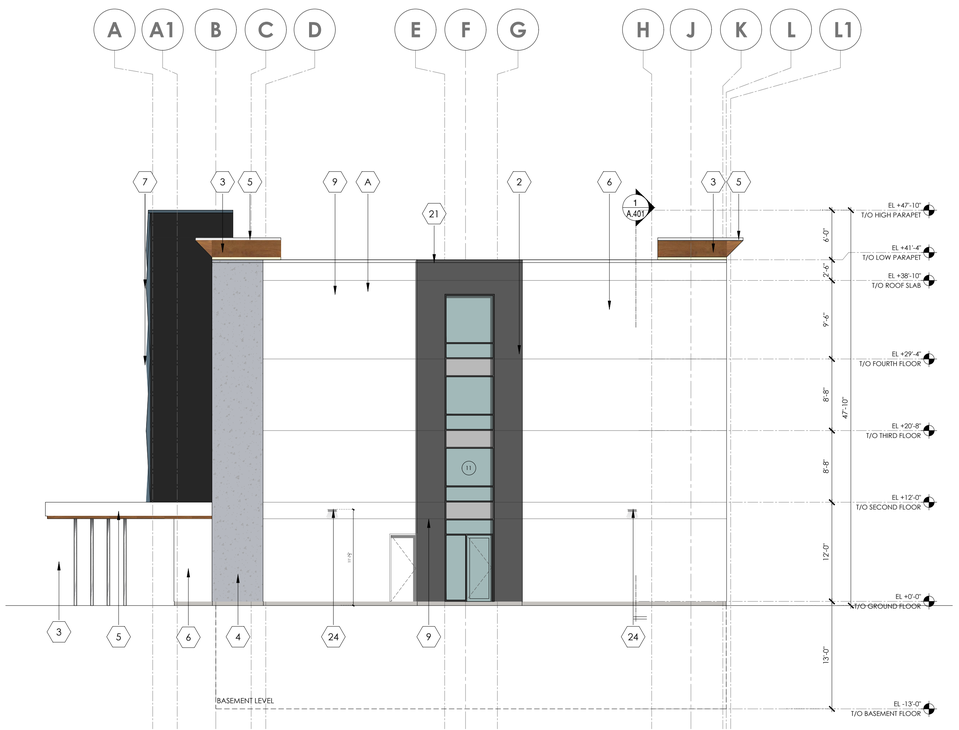
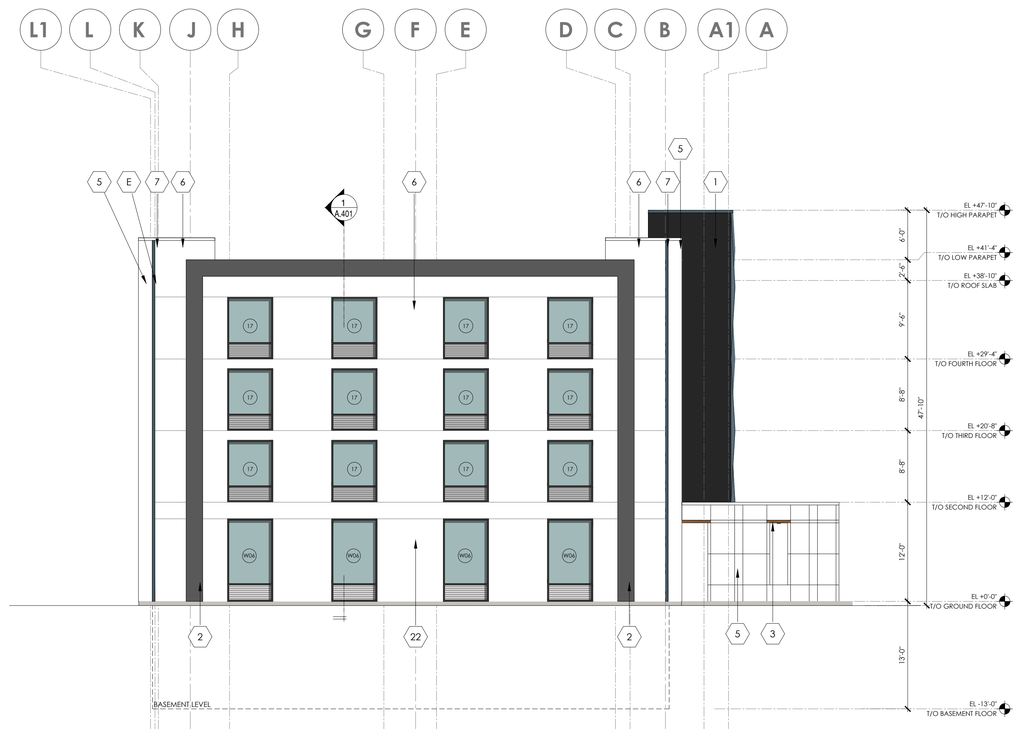
- MUST BE APPLIED TO THE EXTERIOR (FIRST) SURFACE OF THE GLASS.ENSURE THAT PATTERNS REFLECT 20-40% OVER THE 300-400 NANOMETER WAVELENGTH.
- INDIVIDUAL MARKER ELEMENTS SHOULD BE A MINIMUM OF 4mm DIAMETER, OR 2mm WIDE BY 8mm LONG FOR LINEAR ELEMENTS.



1 A.302 PROPOSED EAST ELEVATION
1/8" = 1'-0"



2 A.302 PROPOSED WEST ELEVATION
1/8" = 1'-0"

Key Plan:

No.	Date:	Issue/Revision	By:
6	23.09.15	ISSUED FOR SPA - 2ND SUBMISSION	S.F.
5	23.04.05	ISSUED FOR BRAND REVIEW	H.A.
4	23.03.03	ISSUED FOR BRAND SUBMISSION	M.A.
3	23.02.08	ISSUED FOR MINOR VARIANCE SUB.	M.A.
2	22.12.09	ISSUED FOR SPA	M.A.
1	22.10.25	ISSUED FOR MINOR VARIANCE SUB.	M.A.

Drawing Issues/Revisions:

Note:
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ONTARIO ASSOCIATION OF ARCHITECTS
ARTAN MATAJ
LICENCE
9331

MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.2814444

Project:

HOLIDAY INN OTTAWA
140 Lusk St, Ottawa, ON

Sheet Title:

PROPOSED EAST & WEST ELEVATIONS

Design By:	Drawn By:	Approved By:
M.A./H.A.	S.F.	A.M.
Scale: 1/8"=1'-0"	Date: 22.10.15	Project No.: 22-027

Drawing No:
A.302

City's Application Number D07-12-22-0180
City's Plan Number: 19005

EXTERIOR FINISH SCHEDULE		
MATERIAL/FINISH	COLOR	NOTES
EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH FINISH	BLACK	
EIFS BY CORNERPOINT OR EQUIVALENT, SANDSTONE FINISH	BM, KENDALL CHARCOAL HC-166	
ACM PANEL BY SM CLADDING	TIMBER TEAK	
EIFS DONE BY CORNERPOINT OR EQUIVALENT SUPPLIED BY STO, StoCreativ Lux	LUMOS SILVER BLUE	
ACM PANEL BY SM CLADDING	BONE WHITE	
EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH FINISH	WHITE DOVE, BM OC 151	
EIFS PANEL BY DURABOND OR EQUIVALENT, SANDSTONE FINISH	BM, MOZART BLUE 1665	
EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH METALLIC FINISH	BM, FIELD STONE 1558	
EIFS ¾" REVEAL		
EXTERIOR GRADE PAINT ON 3" DIAMETER GALVANIZED STEEL COLUMNS, MATTE FINISH	WHITE	
STAC-BOND ALUMINUM COMPOSITE PANEL, NATURAL MIRROR FINISH	STB-M01	
EIFS BAND 6"X4"	WHITE DOVE, BM OC 151	
TING		
2 LINEAR WHITE STRIPS WITH LENS ON A DIMMER	3000 K	
4" X 4" LED LIGHT	3000 K, WHITE LENS	
DECORATIVE WALL SCONCE	3000 K	
ILLUMINATED SIGNAGE		
3x12 SS LED SURFACE MOUNTED DOWNLIGHT	3000 K	
PIN LIGHT - VERTICAL DOWN LIGHT	3000 K	
ILLUMINATED LIGHT BAR - WHITE DURING THE DAY, ILLUMINATE GREEN DURING THE NIGHT	3000 K	
ILLUMINATED LIGHT BAR - WHITE DURING THE DAY, ILLUMINATE WHITE DURING THE NIGHT	3000 K	
ERS		
H-MONOGRAM		

SPECIAL INSTRUCTIONS	
A	TYPICAL WALL PLANE, 0.00 (5" 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:

1. ALL GRILLS IN EXTERIOR ELEVATION PAINTED TO MATCH ADJACENT COLOR.
2. SAMPLES OF ALL EXTERIOR FINISHES AND COLORS SHOULD BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION
3. 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.
4. FOR FIELD APPLIED EIFS, CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS IT PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR
5. SEPARATE SIGN PERMIT REQUIRE FOR EXTERIOR SIGNAGE

SPANDREL

HATCH DENOTES BIRD FRIENDLY GLAZING
PRODUCT:Guardian Bird1st™ UV
BIRD FRIENDLY GLASS BY GUARDIAN GLASS OR APPROVED EQUAL
https://www.guardianglass.com/us/en/our-glass/guardian-bird1st-uv

SPECIFICATIONS FOR EFFECTIVE VISUAL MARKERS:

- HIGH COLOUR CONTRAST TO THE GLASS SURFACE.
- MUST BE APPLIED TO THE EXTERIOR (FIRST) SURFACE OF THE GLASS.ENSURE THAT PATTERNS REFLECT 20-40% OVER THE 300-400 NANOMETER WAVELENGTH.
- INDIVIDUAL MARKER ELEMENTS SHOULD BE A MINIMUM OF 4mm DIAMETER, OR 2mm WIDE BY 8mm LONG FOR LINEAR ELEMENTS.

Key Plan:

No.	Date:	Issue/Revision	By:
6	23.09.15	ISSUED FOR SPA - 2ND SUBMISSION	S.F.
5	23.04.05	ISSUED FOR BRAND REVIEW	H.A.
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Drawing Issues/Revisions:

Note:
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Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.2814444

Project:

HOLIDAY INN OTTAWA

140 Lusk St, Ottawa, ON

Sheet Title:

PROPOSED NORTH ELEVATION

Design By:	Drawn By:	Approved By:
M.A./H.A.	S.F.	A.M.
Scale: 1/8"=1'-0"	Date: 22.10.15	Project No.: 22-027

Drawing No:

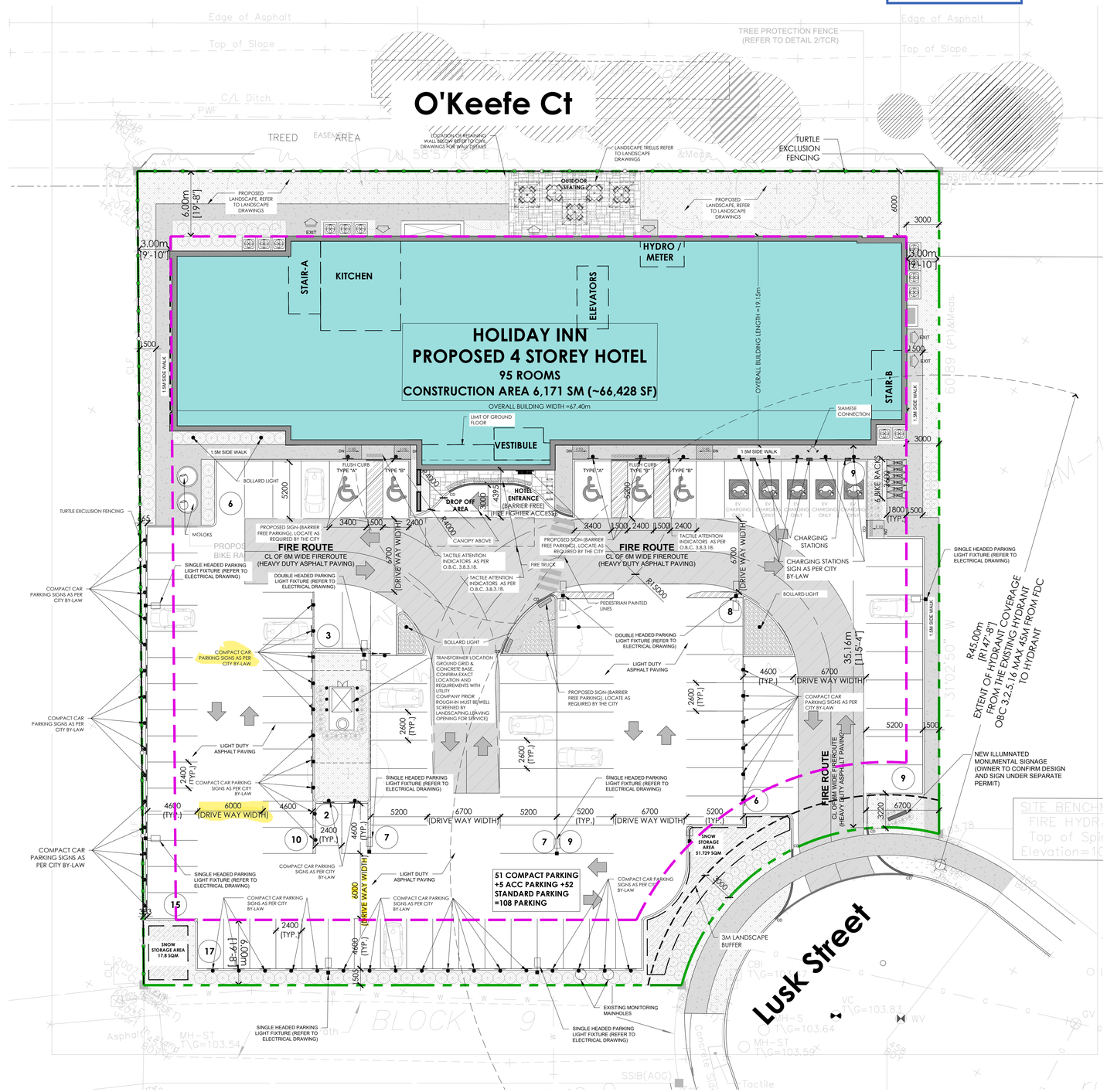
A.303

City's Application Number D07-12-22-0180
City's Plan Number: 19005

SITE STATISTICS		
ZONING	IP - BUSINESS PARK INDUSTRIAL	
	IP [2265]H(12)	
LOT CALCULATIONS	SQM	SFT
LOT AREA	5213.8	56120.9
LOT COVERAGE	24.7%	
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
MAXIMUM FLOOR SPACE INDEX	2	1
HEIGHT OF BUILDING	MAX	PROVIDED
BUILDING HEIGHT (MEASURED FROM GRADE TO T/O ROOF DECK)	12m	12m
CONSTRUCTION AREA	SM	SF
BASEMENT FLOOR	1,050	11,307
GROUND FLOOR	1,263	13,590
2ND FLOOR	1,286	13,844
3RD FLOOR	1,286	13,844
4TH FLOOR	1,286	13,844
TOTAL CONSTRUCTION AREA	6,171	66,428
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 (95 ROOMS)	**95**	**95**
PLACE OF ASSEMBLY (10 PER 100sm OF GFA OF ASSEMBLY AREA) BANQUET HALL (130 SQ M)	**13**	**13**
REDUCED PARKING SPACES (COMPACT CARS) UP TO 50% OF THE PARKING SPACES		51
TYPICAL PARCKING STALLS PROVIDED		52
ACC TYPICAL PARCKING STALLS PROVIDED		5
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
TOTAL NO. OF SPACES	6	6
DRIVEWAYS AND AISLE REQUIREMENTS (SECTION 107)	**REQ'D (MIN)**	**PROVIDED**
TWO-WAY DRIVEWAY	6.7	6.7
TWO-WAY PARKING AISLE	6.7	6.0/ 6.7
LOADING REQUIREMENTS (SECTION 113) (SIZE: 3.5W x9.0L PARALLEL; 3.5W x7.0 OTHER; 4.2M VERT CLR)	**REQ'D**	**PROVIDED**
LOADING SPACE	2	0

1 ASP-1 SITE STATS
N.T.S

2 ASP-1 SITE LOCATION
N.T.S



3 ASP-1 SITE PLAN
1:200

SITE PLAN LEGEND

PROPERTY LINE	RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PROFILE COCHERE -REFER TO ELECTRICAL DWGS
BUILDING SETBACK LINE	NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)
LANDSCAPE BUFFER	DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)
CD CURB DEPRESSION	LANDSCAPED AREA
ENTRY/ EXIT ACCESS POINTS	POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION
EXISTING TOWN HYDRANT	STEEL BOLLARD (REFER TO DETAIL XX.X)
PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS	PARKING COUNT
FIRE DEPARTMENT CONNECTION	FIRE ROUTE SIGN TO BE POSTED UNDER DESIGNATED MUNICIPAL BYLAW 2003-499. REFER TO DETAI 2/A102
HOSE BIB (REFER TO MECHANICAL DWGS)	PROPOSED GRADING (REFER TO CIVIL DWGS)
PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)
DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL	SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)
SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS	
SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET -REFER TO ELECTRICAL DWGS	

CREDIT NOTES:

THIS SITEPLAN IS BASED UPONT AND MUST BE READ IN CONJUNCTION WITH THE SURVEY FOR THIS PROPERTY. MATAJ ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

LEGAL LAND DESCRIPTION:

BLOCK 3
REGISTERED PLAN 4M-1634
CITY OF OTTAWA

CREDIT NOTES:

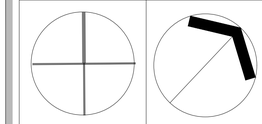
TOPO SURVEYORS INFO:

AINES, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ONT. K2E 7S6
PHONE: (613) 727-0850 / FAX: (613) 727-1079
EMAIL: NEPEAN@AOVLTD.COM

SITE PLAN- GENERAL NOTES

1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AN OBSOLEVEARD AREAS DISTURBED BY THE CONSTRUCTION ME BE REINSTATED TO THE SATISFACTION OF THE TOWN
2. A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/ OWNER
3. THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE/ DISTURBANCE DURING CONSTRUCTION.
4. ALL BARRIER-FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
5. THE OWNER/ CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND BARRIER-FREE SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA
6. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE
7. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM
8. ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR
9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERY
10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION

Project North: | True North:



Key Plan:

No.	Date:	Issue/Revision	By:
4	2023.08.21	RE-ISSUED FOR SPA	
3	2023.04.05	ISSUED FOR 50% BRAND REVIEW	
2	2023.03.03	ISSUED FOR BRAND SUBMISSION	
1	2022.12.09	ISSUED FOR SPA	

Drawing Issues/Revisions:

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WORK IN PROGRESS

MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:

HOLIDAY INN OTTAWA
140 Lusk St, Ottawa, ON

Sheet Title:

SITE PLAN

Design By:	Drawn By:	Approved By:
M.A./H.A.	S.F.	A.M.
Scale:	Date:	Project No.:
AS SHOWN	22.10.15	22-027

Drawing No:

ASP-1

City's Application Number D07-12-22-0180
City's Plan Number: 19005

PLAN OF SUBDIVISION OF

PART OF LOT 20
CONCESSION 4 (Rideau Front)
Geographic Township of Nepean
CITY OF OTTAWA

Surveyed by Annis , O'Sullivan , Vollebekk Ltd.

Scale 1 : 750

50 22.5 15 7.5 0 15 30 Metres

Metric

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate

I CERTIFY THAT:

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 25th day of February, 2019.

May 7/2019
Date

Andre Roy
Ontario Land Surveyor

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT :

1. Blocks 1 to 14, both inclusive, the Streets, namely, rue Forager Street and rue Lusk Street, the Street Widening, namely, Block 19 and the Reserves, namely, Blocks 15, 16, 17 and 18 have been laid out in accordance with our instructions.
2. The Streets and Street Widening are dedicated to City of Ottawa as public highways.

Dated the 6 day of May 2019

Georgie Gaby
Authorized Signing Officer
2118885 ONTARIO INC.
I have the authority to bind the corporation.

Dated the 7th day of May 2019

Cuckoo Kochar
President
DCR / PHOENIX DEVELOPMENT CORPORATION LIMITED
I have the authority to bind the corporation

NOTES AND LEGEND

–○–	denotes	Survey Monument Planted.
–●–	"	Survey Monument Found
SIB	"	Standard Iron Bar.
SSIB	"	Short Standard Iron Bar.
CC	"	Cut Cross.
IB	"	Iron Bar.
"	"	0.3 long Survey Monument
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	"	Plan 4R-7852
(P2)	"	Plan 4R-20404
(P3)	"	Plan 4R-8856
(P4)	"	Plan 5R-10251

All planted survey monuments are IB's unless otherwise noted.

Distances shown on curved limits are Arc distances unless otherwise noted.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999921.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of Xxx°xx'xx"W and are referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919791338	Northing	5006055.96	Easting	346140.91
. 01919871649	Northing	5007189.87	Easting	372435.05
. Point A	Northing	5015105.53	Easting	360398.72
. Point B	Northing	5015323.48	Easting	360760.79

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA.
THIS 26th DAY OF June, 20 19

STEPHEN WILLIS, MCIP, RPP.
GENERAL MANAGER
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT
CITY OF OTTAWA

All of PIN 04467-0108; All of Block 17 and Part of Blocks 7, 10 and 11 .
Part of PIN 04467-0112: All of Blocks 1 to 6, 8, 9, 12 to 16, 18, 19, rue Forager Street, rue Lusk Street and Part of Blocks 7, 10 and 11

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-10-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation

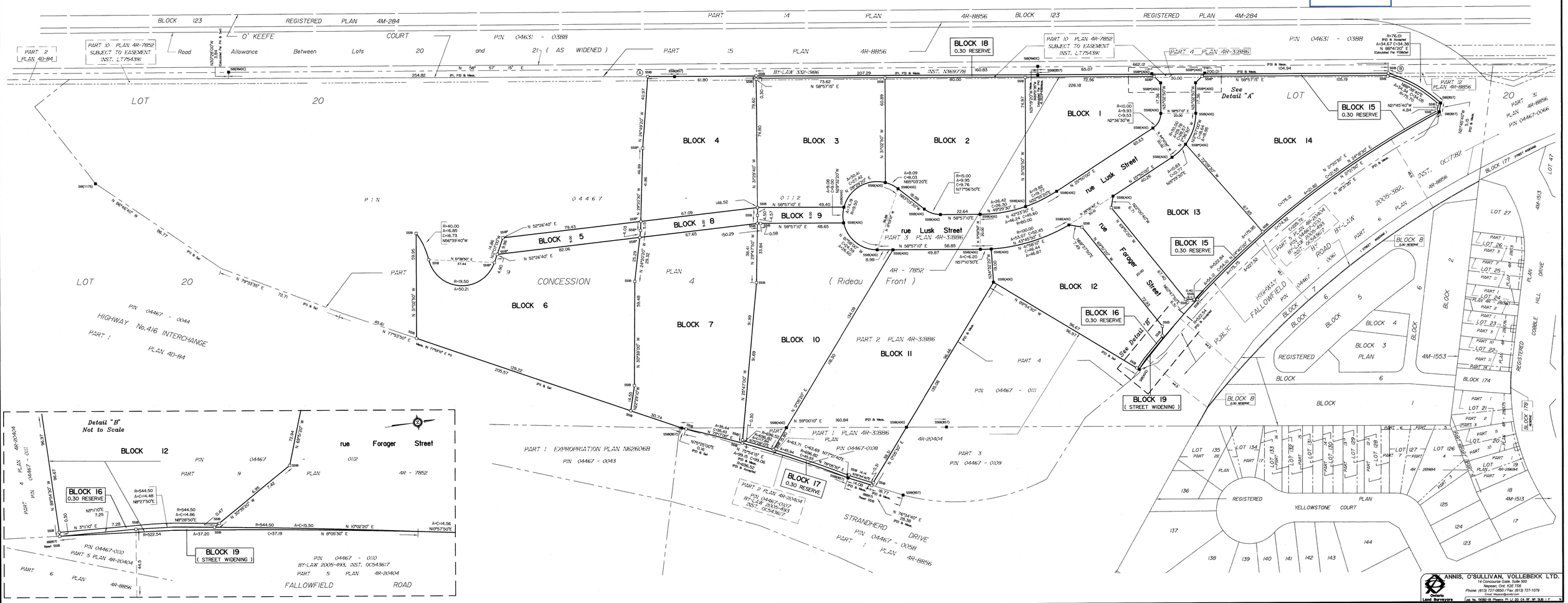
PLAN 4M- 1634

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4 AT 10:01 O'CLOCK ON THE 2 DAY OF July 2019 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS 04467-0108 AND 04467-0112 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. OC2111886

A. McMullen
REPRESENTATIVE FOR LAND REGISTRAR

This plan comprises all of PIN 04467-0108 and part of PIN 04467-0112.

ALL OF BLOCK 18.
PART OF BLOCKS 1, 2, 3, 4, 14 AND 15 AND
PART OF RUE LUSK STREET: SUBJECT TO EASEMENT INST. LT754391.



ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
Ontario Land Surveyors
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

88 No. R082-18 (Phase) PLLD 20-04 RF NP SUB I F