

Committee of Adjustment
Received | Reçu le
2023-10-31
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLAN OF SURVEY SHOWING
TOPOGRAPHIC DETAIL OF
PART OF BLOCK 2
REGISTERED PLAN 4M-1012
CITY OF OTTAWA

SCALE 1 : 250

J.D. BARNES LIMITED
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METRIC. DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
BEARINGS ARE MTM GRID, DERIVED FROM FIELD OBSERVATIONS USING REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD83(CSRS)(2010.0)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999915.

LEGEND
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
⊕ DENOTES SHORT STANDARD IRON BAR
⊖ DENOTES IRON BAR
⊙ DENOTES PLAN 4R-30745 MEASURED
⊙ DENOTES J.D. BARNES LIMITED
⊙ DENOTES ANNS, O'SULLIVAN, VOLLEBEKK LTD.
⊙ DENOTES PAUL A. RIDDELL LTD.
⊙ DENOTES SITE BENCHMARK

ALL SET SSB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.C. 525/91.

TOPOGRAPHIC LEGEND
□ CB DENOTES CATCHBASIN
T/G DENOTES TOP OF GRATE
HMH DENOTES HYDRO MANHOLE
STM MH DENOTES MANHOLE
SAN MH DENOTES SANITARY MANHOLE
MH DENOTES MANHOLE
LS DENOTES LIGHT STANDARD
DIA DENOTES DECIDUOUS TREE
DIA DENOTES DIAMETER
WC DENOTES WATER CHAMBER
C/L DENOTES CENTERLINE
CONTOUR INTERVALS ARE SHOWN AS
1m FOR MAJOR AND 0.25m FOR MINOR
— DENOTES MAJOR CONTOUR
--- DENOTES MINOR CONTOUR

ELEVATIONS
1. ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM (COORDINATE) AND ARE DERIVED FROM PUBLISHED CONTROL MONUMENT 00119883076 HAVING A PUBLISHED ELEVATION OF 90.612 METRES.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON JANUARY 13, 2023

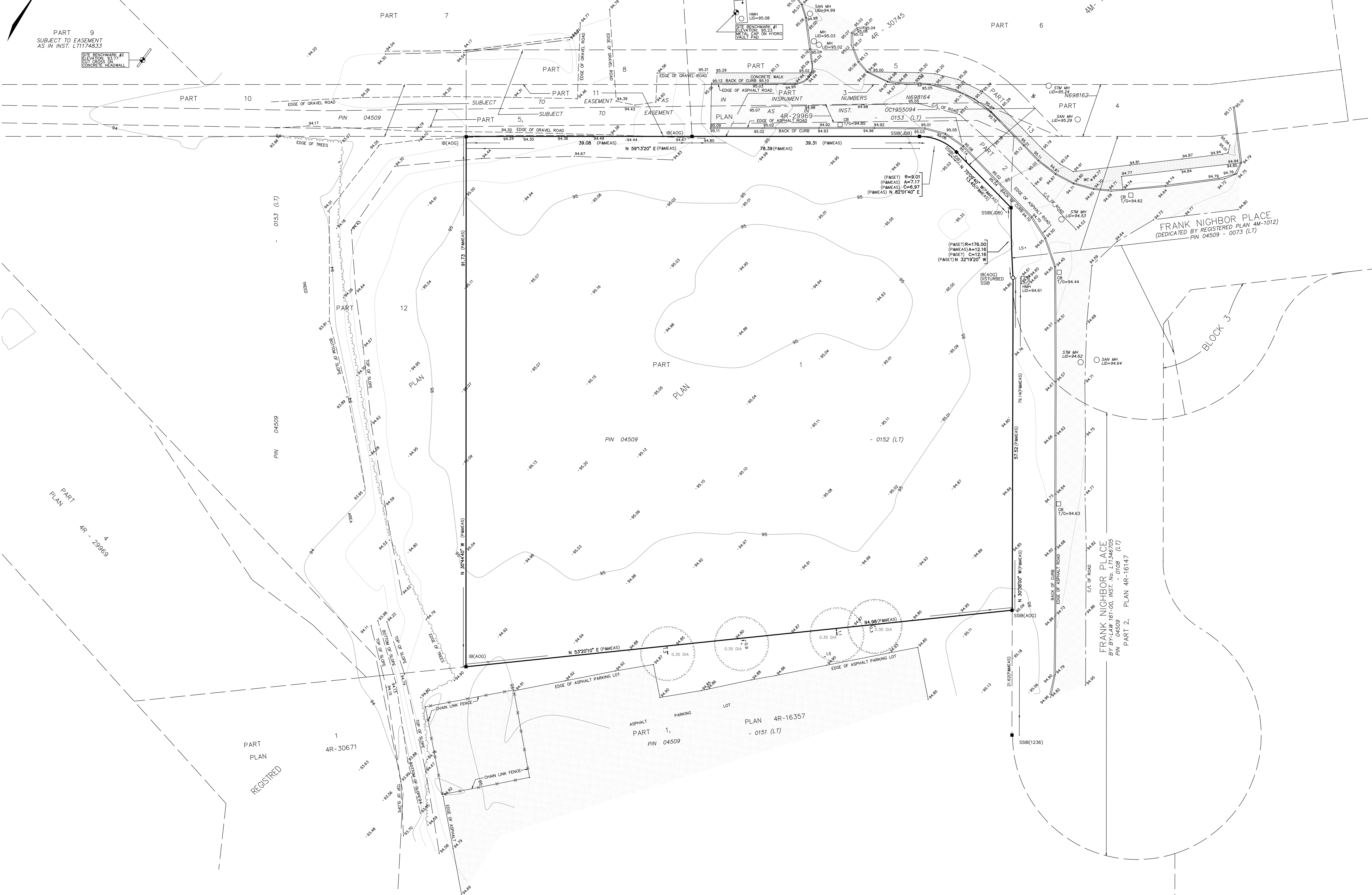
JANUARY 13, 2023
DATE

C.M. FOX
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AGLS PLAN SUBMISSION FORM NUMBER V-41886

J.D. BARNES LIMITED SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
43 STACEE DRIVE, SUITE 101, KANATA, ON K2K 2J9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: CE CHECKED BY: CF REFERENCE NO.: 22-10-132-00
PLOTTED: 1/16/23 DATED: 01/13/2023



DEVELOPMENT STATISTICS			
	SM	BF	ACRES
GROSS SITE AREA	1,177.7	17,471	2,041
COFT LANDSCAPE	412.3	10,412	1,219
LANDSCAPE DECORATIVE PAVING	764.3	8,119	932
TOTAL LANDSCAPE AREA	1,177.6	18,531	2,151
ASPHALT	4,279.1	47,039	5,376
MISC (CURBING & WALKWAYS)	343.8	3,761	0.085
TOT COVERAGE (GROUND FLOOR)	8,418.1	11,301	0.810
G.F.A. PAVING	8,214.4	10,923.1	0.793
BASEMENT	1,961.5	18,260	2,086
TOT COVERAGE	1,241.5	13,363	1.537
1ST FLOOR	1,084.2	11,670	0.268
2ND FLOOR	1,084.2	11,670	0.268
3RD FLOOR	1,084.2	11,670	0.268
4TH FLOOR	1,084.2	11,670	0.268
5TH FLOOR	1,084.2	11,670	0.268
6TH FLOOR	1,084.2	11,670	0.268
HOTEL GROSS FLOOR AREA (GFA)	72,785	7,952	907

PARKING REQUIRED			
BLDG	PARKING BREAKDOWN	REQUIRE	PROVIDED
HOTEL	ROOMS	115.0	1.0
RESTAURANT	AREA	750.8	10 per 100 sq m
TOTAL PARKING REQUIRED		865.8	11.0

LOADING (By-Law No. 2008-259 Part 4 Section 112)			
REQUIRE	PROVIDED	COMPLY	YES
REQUIRED (1900-1999 sqm)	1691.5	1	Yes
PROVIDED	1	1	Yes

ACCESSIBLE PARKING (By-Law No. 2017-301 Part C Section 111)			
REQUIRE	PROVIDED	COMPLY	YES
REQUIRED (199-199 prev.)	160.0	6	Yes
PROVIDED	6	6	Yes

BICYCLE PARKING (By-Law No. 2008-259 Part 4 Section 113)			
REQUIRE	PROVIDED	COMPLY	YES
Hotel 1 per 100sqm of GFA	7	7	Yes
Rest 1 per 250sqm of GFA	3	3	Yes

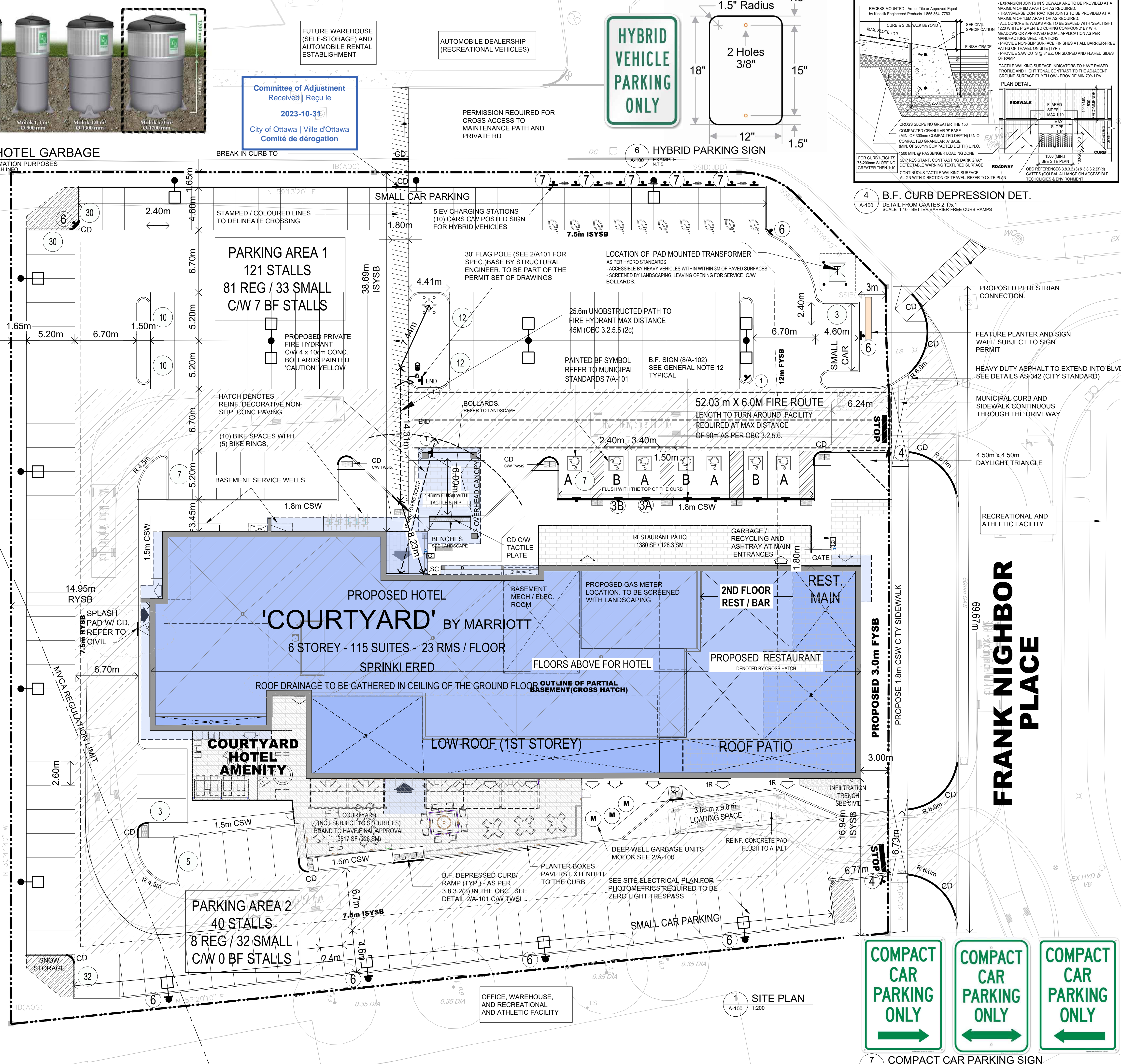
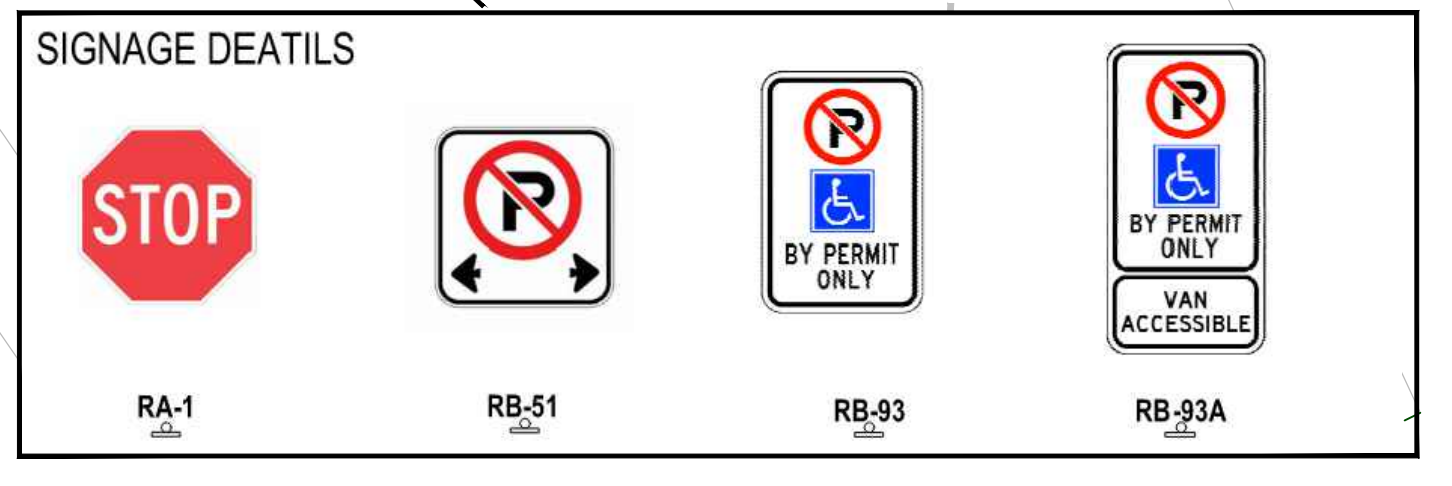


MOLOK - HOTEL GARBAGE

ISSUED FOR INFORMATION PURPOSES
SEE WEBSITE FOR FINISH INFO

DRAWING LEGEND	
LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND BU USE	SERVICE EXITS/ ENTRANCE POINTS
FREE STANDING SIGNS	OVER-HEAD DOOR
PAINTED ISLAND NO PARKING	(S,C) SIAMESE CONNECTION
TWIS AS PER AODA REQUIREMENTS	NUMBER OF PARKING STALLS IN A ROW SEE DET. 2/A-100
PROPOSED CONCRETE SIDEWALK	PROPOSED LOCATION OF PAD MOUNTED TRANSFORMER (CONFIRM WITH LOCAL UTILITIES SEE SITE ELECTRICAL PLAN)
SNOW STORAGE AREAS	LOCATION OF L.S. OWNERS OPTION FOR HYBRID PARKING STALLS. EV CHARGING STATION C/W SIGN AND - SEE ELECTRICAL AT A MINIMUM A CONDUIT IS TO BE RUN FOR FUTURE WORK
AREA OF PROPOSED NEW BLDG	PROPERTY LINE
HARDSCAPE AREAS PAVERS / STAMPED CONCRETE REFER TO LANDSCAPE DRAWINGS	PROP. SANITARY SERVICE
PATH OF FIRE ROUTE	PROP. STORM SERVICE
SOFT LANDSCAPE AREAS REFER TO LANDSCAPE DRAWING	PROP. WATER SERVICE
	PROPOSED DECORATIVE FENCING SEE LANDSCAPE DIVS
	TREE PROTECTION REFER TO LANDSCAPE

GENERAL NOTES	ABBREVIATIONS
1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE RESTORED TO THE SATISFACTION OF THE TOWN.	C.D. - CURB DEPRESSION
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 THE RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.	CSW - CONCRETE SIDE WALK
3. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.	FH - FIRE HYDRANT
4. ALL BARRIERS FREE ENTRANCES AND BARRIERS FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.	G.F.A. - GROSS FLOOR AREA
5. THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.	H.D. - HEAVY DUTY PAVING
6. ALL EXTERNAL ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.	L.D. - LIGHT DUTY PAVING
7. ALL DOWNPOINETS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.	LB - LIGHT BOLLARD
8. ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.	LS - LIGHT STANDARD
9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.	BF - BARRIER FREE
10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.	BFFE - BASEMENT FFE
11. EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.	FFE - FINISHED FLOOR ELEVATION
12. REBOUNDING SIGN POST MOUNTED ON CURB MANUFACTURE: IMPACT RECOVERY (http://www.impactrecovery.com) STYLE: Sta-Rite Sign Post. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS.	T.B.D. - TO BE DETERMINED



CREDIT NOTES:

BASE INFORMATION PROVIDED BY J.D. BARNES LIMITED. FILE DATED JANUARY 23, 2023 REFERENCE 22-10-132-00 - PART OF BLOCK 2 REGISTERED PLAN 4M-1012 CITY OF OTTAWA.

SAPLYS ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION.

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WWW.JDBARNES.COM

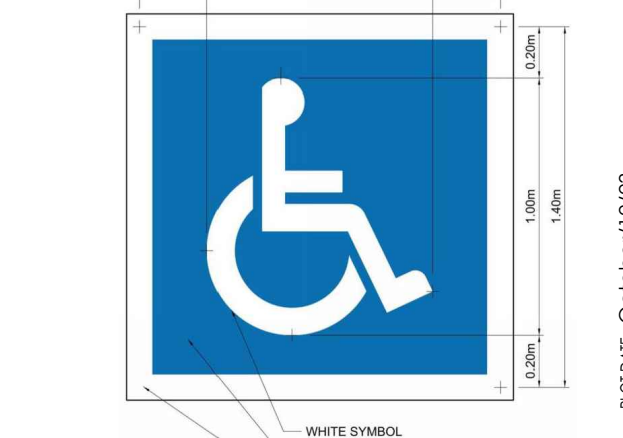
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Engineers & Architects
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Tel: 453-2465
Fax: 453-2465
Website: www.novatech-eng.com

FLAGPOLE TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. FLAGPOLE BASE AND MOUNTING HARDWARE TO BE AS PER MANUFACTURERS SPECIFICATIONS. FLAGPOLE FOOTING AND DIMENSIONS TO BE ENGINEERED AS PER EXISTING SOIL CONDITIONS AND MANUFACTURERS SPEC. FLAGPOLE TO BE USED ONLY FOR FLAGS WHICH ARE PATRIOTIC AND EDUCATIONAL, OR FOR A RESIDENTIAL ORGANIZATION/ CORPORATION AS ALLOWED UNDER THE PATRIOTIC FLAG ACT.

1.0m Ø 75mm HIGH FLAGPOLE
CLEAR ANODIZED FINISH
MODEL SCA 40
BASE NO. B3

BY ENGINEER ARCH. FLAGPOLES
1012 8th St. N.
OR APPROVED EQUAL

* Recommended line width for markings is 10 cm
* All pavement markings to be slip resistant paint



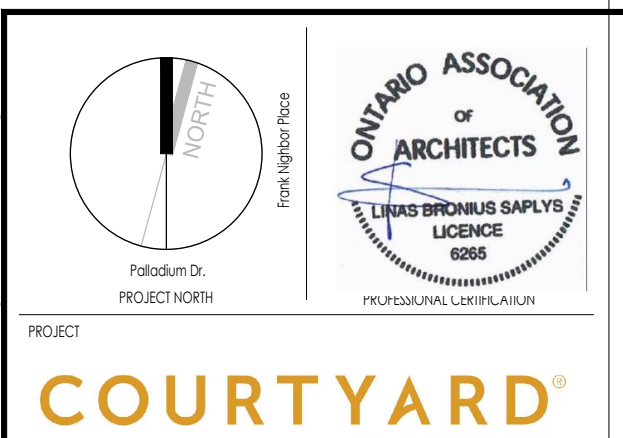
5 PAINTED MARKING

NO.	DESCRIPTION	DATE
2	DB 2ND SUBMISSION - SPA	23-10-12
1	DB 1ST SUBMISSION - SPA	22-03-23

GENERAL NOTES:
DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED 'ISSUED FOR CONSTRUCTION'. VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERROR, OMISSIONS OR DISCREPANCIES.



ARCHITECT:
40 ST. CLAIR AVE. SUITE 804
TORONTO, ONTARIO M4V 1M1



COURTYARD BY MARRIOTT

40 FRANK NIGHBOR PLACE
Kanata, Ontario, Canada
Closest Major Intersection: Silver Seven & Palladium Dr

Site Plan
City File No. D07-12-23-006
City Plan No. 19002

BY	CHECKED	DRAWN	DATE
RB	LS	SEE ABOVE TABLE	

PROJECT NO: S22-029
SCALE: 1:200
A-100