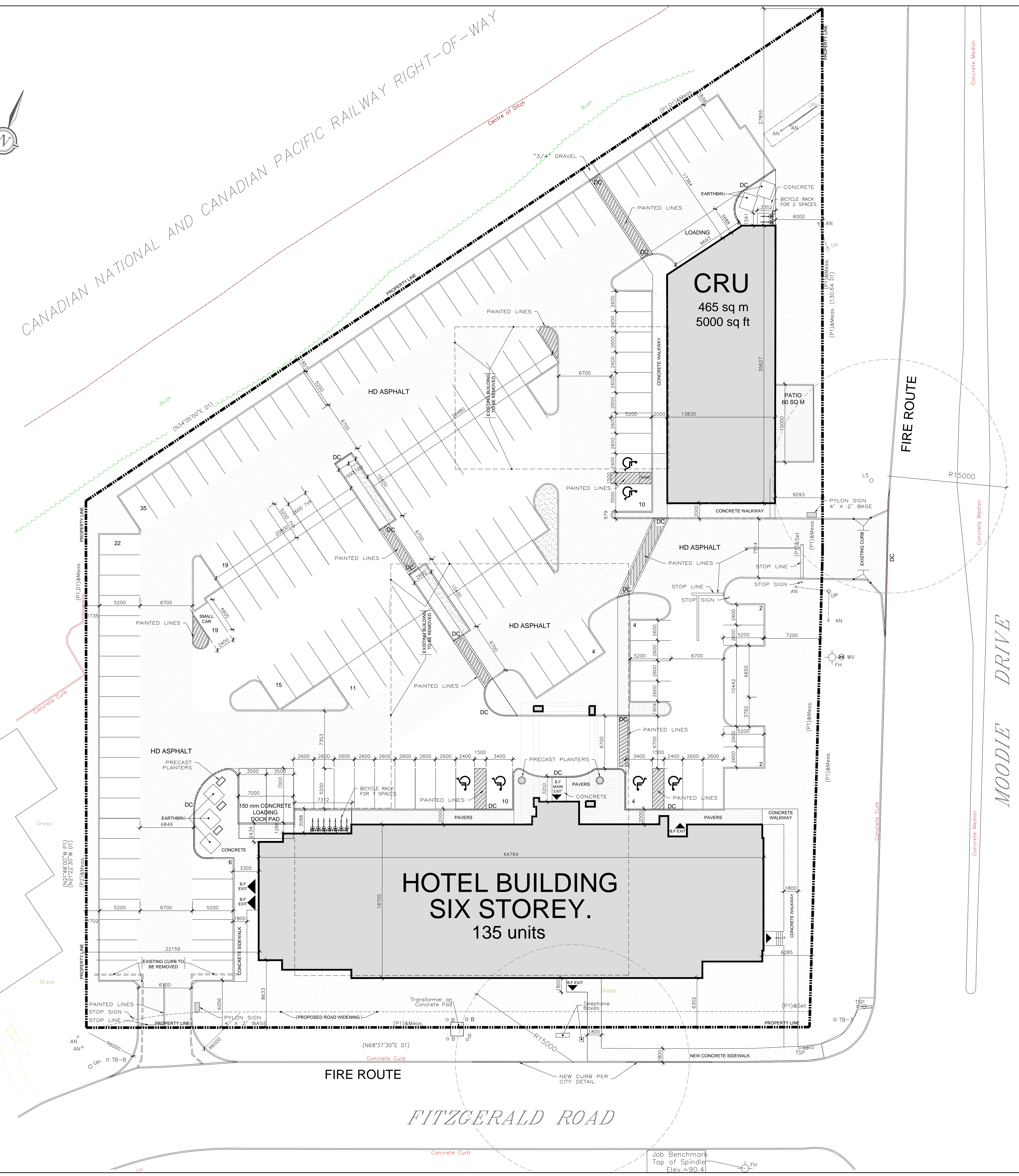


CANADIAN NATIONAL AND CANADIAN PACIFIC RAILWAY RIGHT-OF-WAY



SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF LOT 10
CONCESSION 2 (Ottawa Front)
Geographic Township of Nepean
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

OTTAWA ONTARIO
300 MOODIE DRIVE
 ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
 DO NOT SCALE DRAWINGS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 COPYRIGHT RESERVED.



ZONE PROVISIONS

ZONING MECHANISM	PROVISIONS	PROVIDED
ZONING CODE	IP (BUSINESS PARK INDUSTRIAL ZONE)	HOTEL RESTAURANT
MINIMUM LOT AREA	750 m ²	9316 m ²
MINIMUM LOT WIDTH	NO MINIMUM	
MINIMUM FRONT YARD CORNER & REAR YARD	6 m	6 m
MINIMUM INT. SIDE YARD	3 m	>3 m
MAX. FLOOR SPACE INDEX	2	0.84
MAX. BUILDING HEIGHT	22 m	19 m
LOADING SPACE	HOTEL CRU	2 1
GROSS FLOOR AREA	HOTEL CRU	7392 m ² = 79567 sq ft 465 m ² = 5000 sq ft

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
HOTEL (1 per guest)	135	135
CRU	47	28
TOTAL	182	163

BIKES REQUIREMENTS

	BIKE SPACE RATE	GFA/sq m	REQUIRED	PROVIDED
HOTEL	1 per 1000 sq m of GFA	7392	7	7
REST.	1 per 250 sq m of GFA	465	2	2
TOTAL			9	9

NOTES & LEGEND

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

- DC DEPRESSED CURB
- TB-T TRAFFIC TERMINAL BOX
- TSP TRAFFIC SIGNAL POST
- UP UTILITY POOL
- FH FIRE HYDRANT
- GRASS
- HD ASPHALT
- LINE PAINTING
- CONCRETE
- PAVERS
- PAVERS

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04	ISSUED FOR SITE PLAN	04/16/18
03	ISSUED FOR COORDINATION	03/26/18
02	ISSUED FOR COORDINATION	03/09/18
01	ISSUED FOR START-UP	03/07/18
NO.	REVISION	MM/DD/YY DATE

HILTON WORLDWIDE

Hampton Inn

OWNER

Colonnade
DEVELOPMENT MANAGER

COLONNADE BRIDGEPORT
Property Investment & Management

SiteCast
Construction Corp.

WOODMAN ARCHITECT ASSOCIATES LTD.
4 BEECHWOOD, SUITE 201 OTTAWA, ONTARIO, CANADA K1L 1L9
TEL: 613 228 9850 • FAX: 613 228 9848 • email: info@woodmanarchitect.com

PROJECT

HAMPTON INN
300 MOODIE DR.

DRAWING:

SITE PLAN

DATE	MARCH, 2018	DRAWING NO.	SP-01
SCALE	1:200		
DRAWN BY	J.G.		
REVIEWED BY	R.W.		
JOB NO.	1802		

W:\1802 - 300 MOODIE DRIVE HOTEL3 DESIGN IN PROGRESS\2. SITE PLAN\2018-04-16 MOODIE DRIVE SITE PLAN.DWG