

ALT HOTEL OTTAWA AIRPORT
ISSUED FOR SITE PLAN APPLICATION R1

2019-07-19



LEMAYMICHAUD
ARCHITECTURE
DESIGN

75, Boul. de la Technologie
Gatineau, Qc, J8Z 3G4 T. 819.485.0383

LIST OF DRAWINGS - SITE PLAN APPLICATION				
NO.	DESCRIPTION	CURRENT REVISION	ISSUE DATE	ISSUED FOR
SITE PLAN APPLICATION				
A-000	TITLE PAGE	D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1
A-021	CONTEXT PLAN	D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1
A-100	SITE PLAN	D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1
A-101	LEVELS 0 & 1	D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1
A-102	LEVEL 2 TO 8	D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1
A-105	ROOF PLAN	D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1
A-150	PEDWAY LEVEL 1	D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1
A-300	SOUTH ELEVATION (MAIN ENTRANCE)	D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1
A-301	EAST & WEST ELEVATIONS	D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1
A-302	NORTH ELEVATION	D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1
A-310	BUILDING SECTION A	D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1
A-350	PEDWAY ELEVATIONS & SECTIONS	D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1



PROJET

ALT Ottawa Airport

38118L

1085 Airport Parkway Private
Ottawa
Ontario
K1V 9B4

2019-07-19 | ISSUED FOR SITE PLAN
APPLICATION R1

PROJECT ALT Ottawa Airport
1085 Airport Parkway Private
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SITE PLAN

SCALE: AS INDICATED

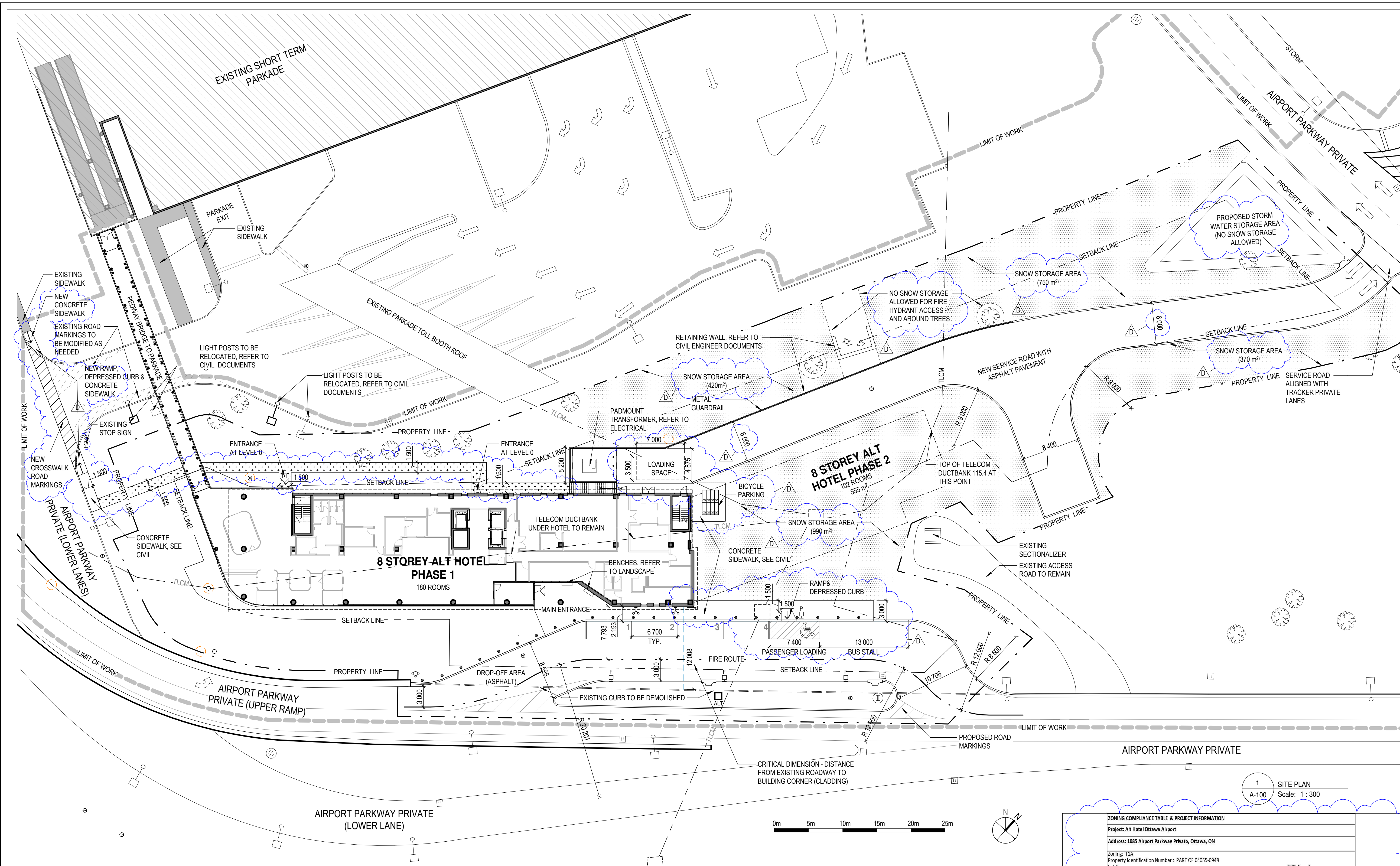
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DESIGNED BY: Concepteur CHECKED BY: Vérificateur
DRAW BY: Auteur APPROVED BY: Approbateur

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FILE # 38118L **PAGE** A-100



GENERAL NOTES

- A. SERVICES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. SEE CIVIL ENGINEER'S DRAWINGS FOR ALL SERVICES, GRADING, TREE LOCATIONS AND STORM WATER MANAGEMENT.
- B. ALL ELEMENTS WITHIN THE "LIMIT OF WORK" ZONE ARE NEW ELEMENTS UNLESS OTHERWISE IDENTIFIED.
- C. REFER TO LANDSCAPE DRAWINGS MORE INFORMATION REGARDING TREES, PLANTED AREAS, STREET FURNITURE AND LIGHTING.
- D. LOCATION OF SIGNAGE ALONG ROADWAY TO BE COORDINATED WITH THE AIRPORT AUTHORITY.

SITE PLAN LEGEND

- STOP SIGN, REFER TO CIVIL
HOTEL PYLON SIGN, REFER TO LANDSCAPE
NEW CONCRETE CURB, REFER TO CIVIL
NEW ASPHALT PEDESTRIAN WALKWAY
IN-GROUND LIGHTING, REFER TO LANDSCAPE & ELECTRICAL
LIGHT STANDARD, REFER TO CIVIL
TREE, REFER TO LANDSCAPE
BICYCLE PARKING SPACE (0.6 x 1.8 m)
- MANHOLE, REFER TO CIVIL
CATCH BASIN, REFER TO CIVIL
FIRE HYDRANT, REFER TO CIVIL
SIAMESE CONNECTION, REFER TO FIRE PROTECTION
BUILDING ENTRANCE
TRAFFIC FLOW ARROWS, REFER TO CIVIL
PAINTED AREA, REFER TO CIVIL
ACCESSIBLE PASSENGER LOADING ZONE SIGN
TEMPORARY PARKING SPACE
- FIRE ROUTE
FIRE ROUTE SIGN, REFER TO CIVIL
TELECOM DUCTBANK
TO BE DEMOLISHED
PROPERTY LINE
SITE SETBACK LINE
BARRIER-FREE PASSENGER LOADING SPACE

ZONING COMPLIANCE TABLE & PROJECT INFORMATION

Project: Alt Hotel Ottawa Airport		
Address: 1085 Airport Parkway Private, Ottawa, ON		
Zoning: Y1A		
Property Identification Number: PART OF 04055-0948		
Lot Area: 7883.9 m ²		
Minimum Lot Area	REQUIRED	PROVIDED
Minimum Lot Width	no minimum	7.884 m
Minimum Front Yard Setback	7.5 m	119 m
Minimum Interior Side Yard Setback	7.5 m	9.4 m
Minimum Rear Yard Setback	7.5 m	8.4 m
Minimum Corner Side Yard Setback	7.5 m	> 7.5 m
Maximum Floor Space Index	2	0.93
Landscape / Lot Coverage (442,259/7883.87x100%)		
Building / Lot Coverage (1042,08/7883.87x100%)		56.1%
Building Height		13.2%
		28.6 m
Gross Floor Area		
Level 0		0 m ²
Level 1		738 m ²
Levels 2-7		5386 m ²
Level 8		659.5 m ²
Total Building Gross Floor Area		7393.5 m ²
Parking Requirements		
Hotel Use (1 space per guest unit)	180	
Restaurant Use (10 per 100m ² of GFA)	23	
Conference Room Use (1.25 per 100m ² of GFA)	5	
Total Parking Spaces (including barrier-free)	208	208
Barrier-free parking spaces (between 200-299 spaces)	3	> 3
Bicycle Parking Requirements		
Hotel Use (1 per 100m ² of GFA)	6	
Restaurant & Conference Rooms Use (1 per 250m ² of GFA)	2	
Total Bicycle Spaces	8	8

PROJECT ALT Ottawa Airport
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DRAWING LEVELS 0 & 1

SCALE: AS INDICATED

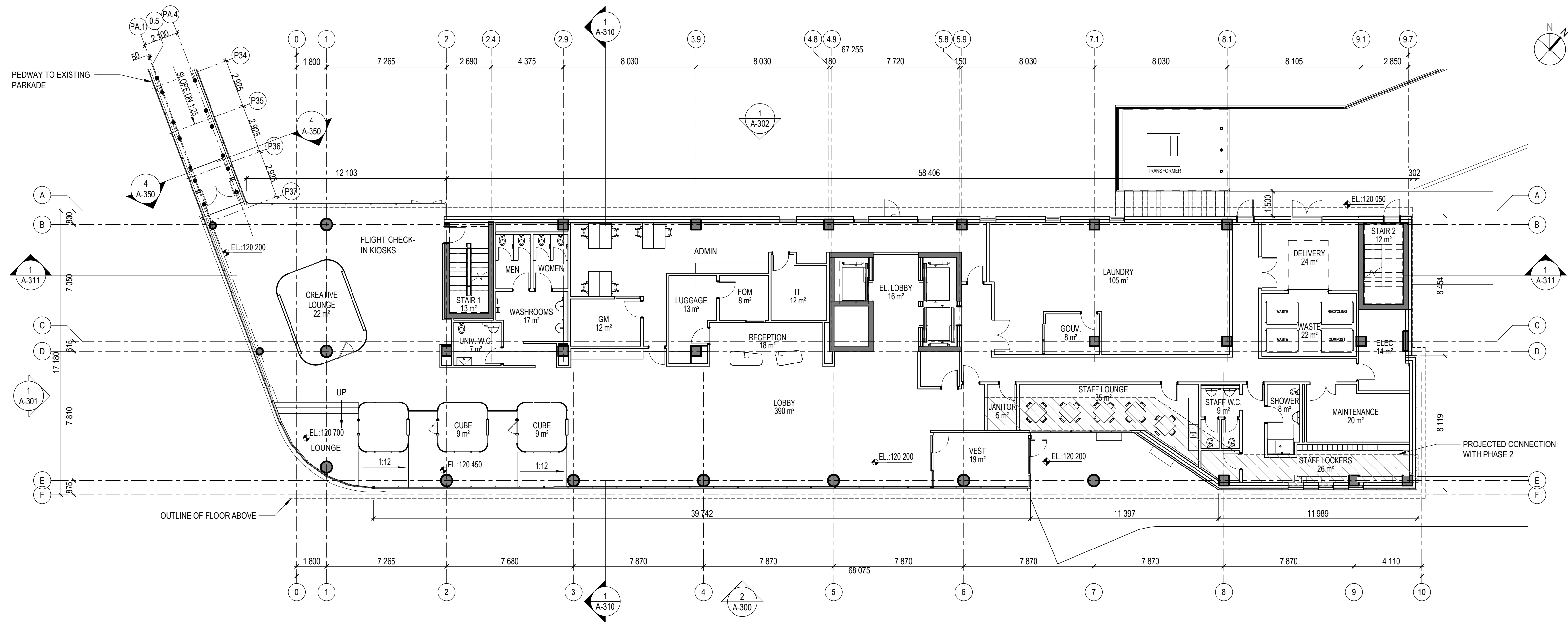
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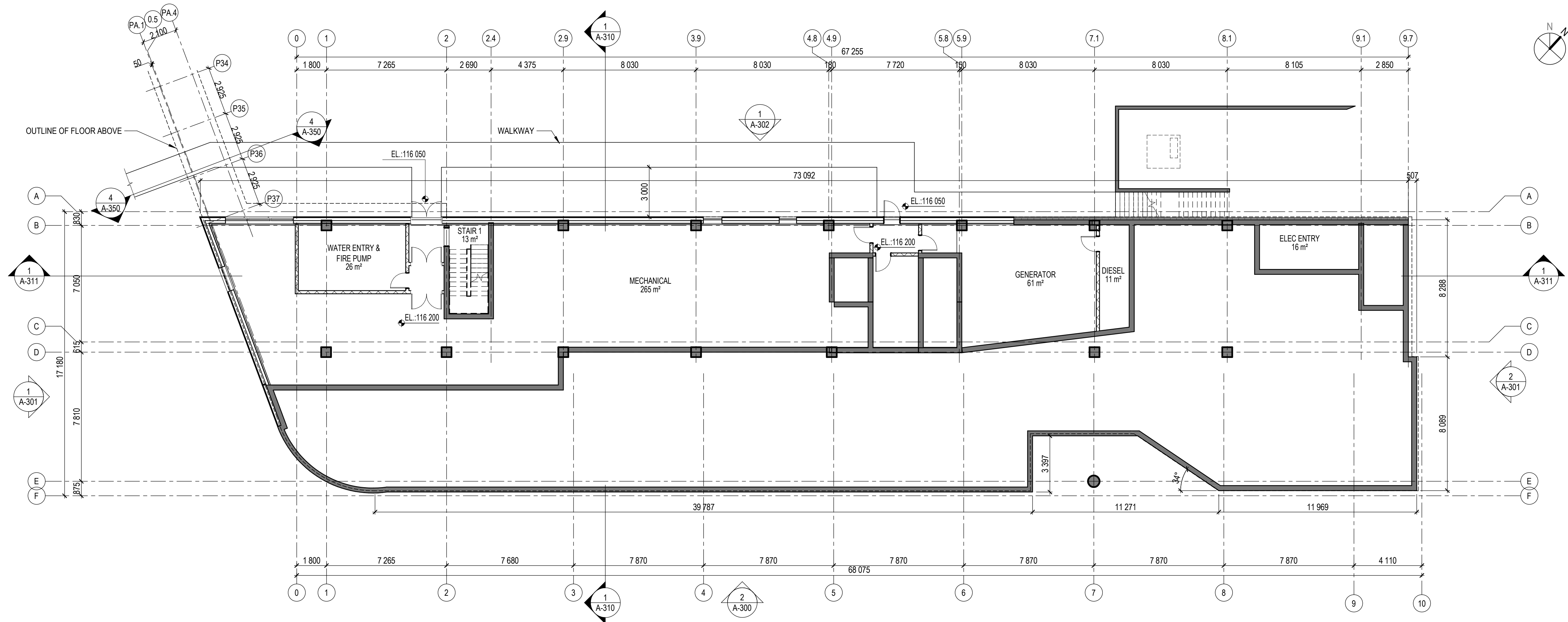
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2 LEVEL 1 SITE PLAN APP
A-101 Scale: 1:150



1 LEVEL 0 SITE PLAN APP
A-101 Scale: 1:150

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DRAWING LEVEL 2 TO 8

SCALE: AS INDICATED

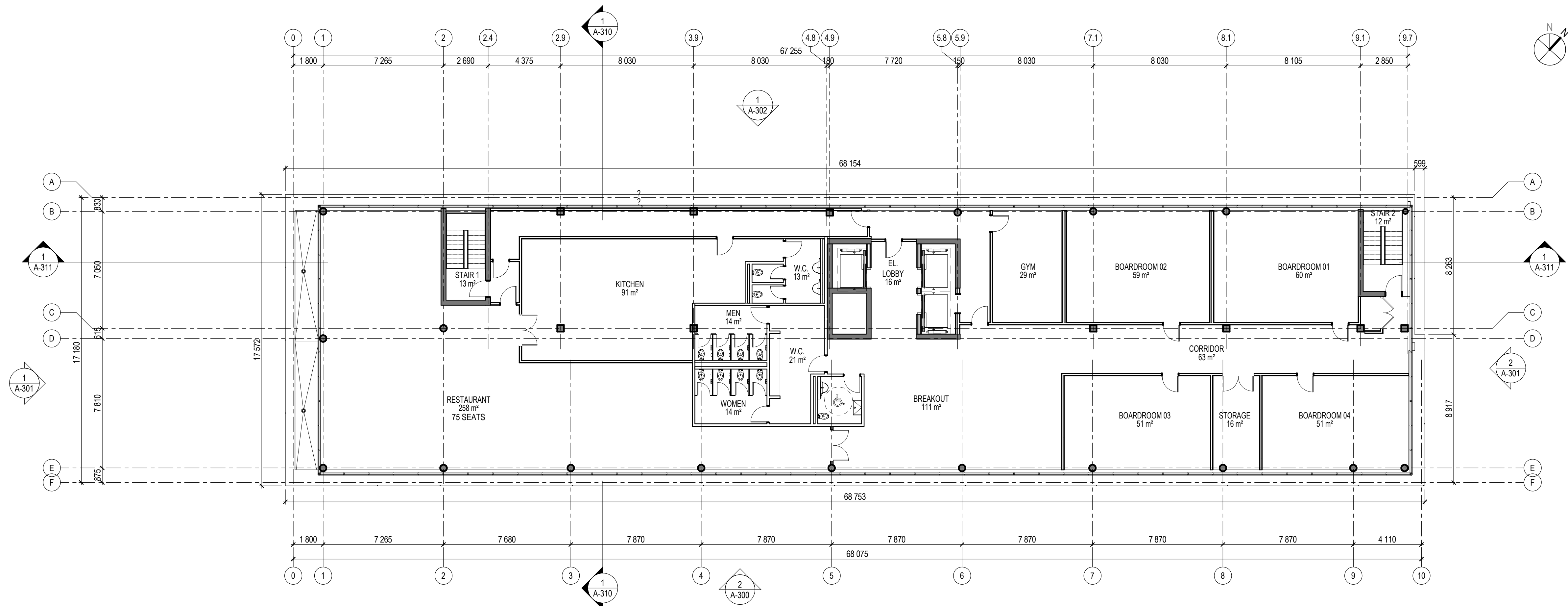
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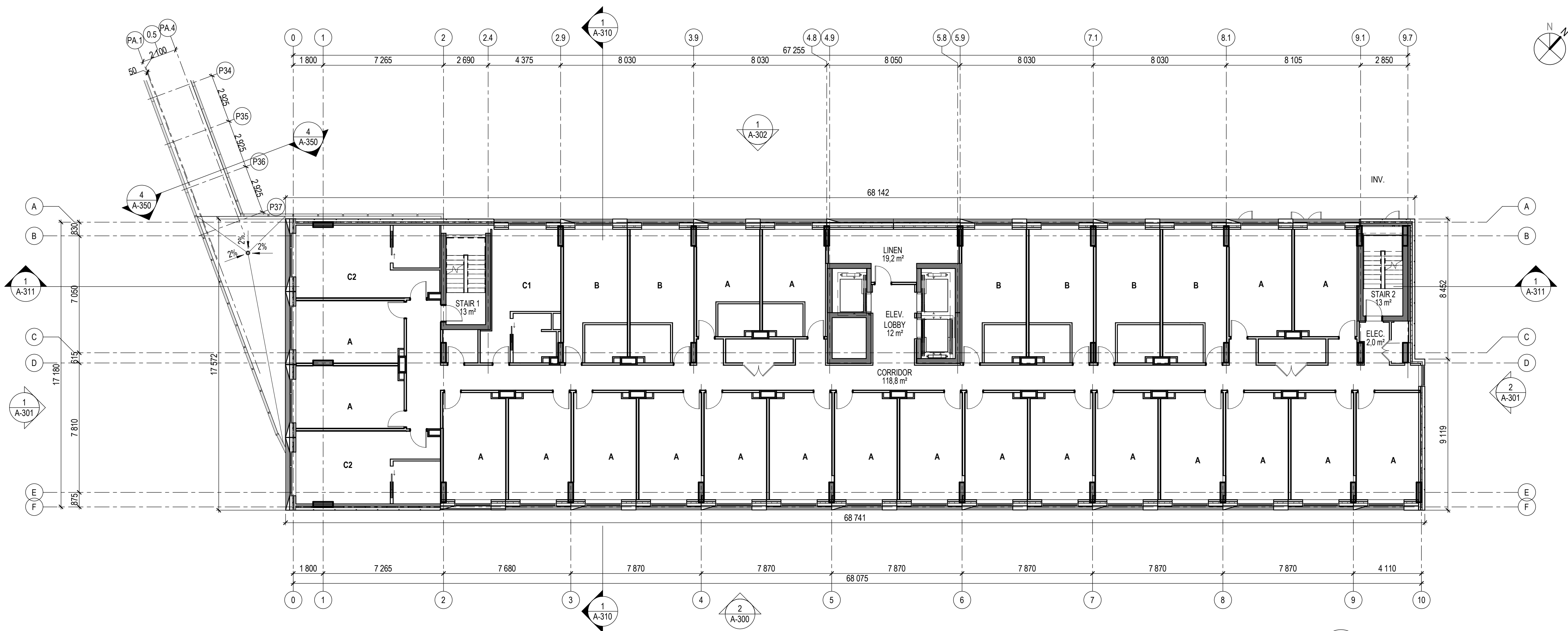
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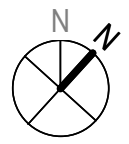
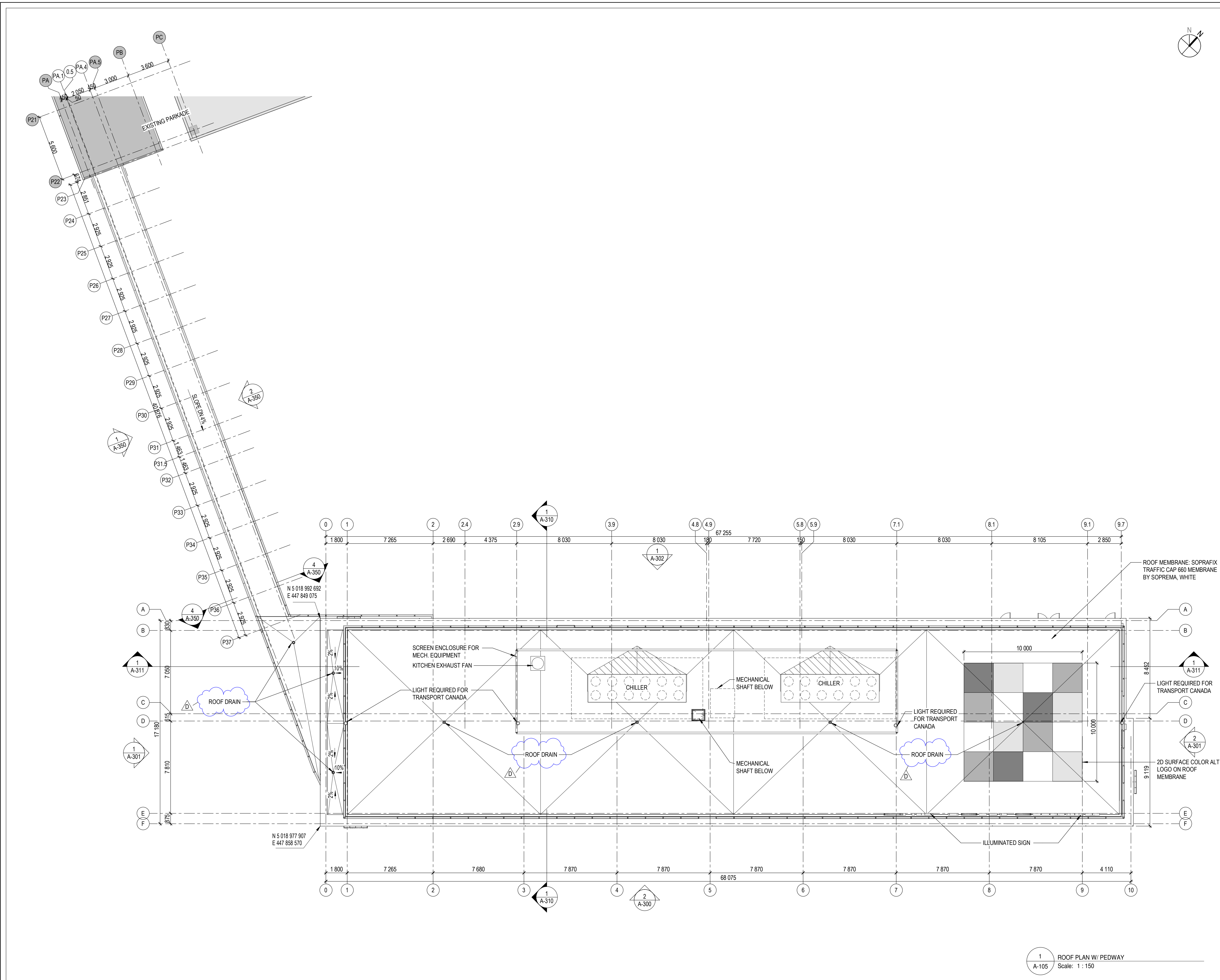
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2 LEVEL 8, SITE PLAN APP
A-102 Scale: 1 : 150



1 LEVEL 2: (TYPICAL 2 TO 7), SITE PLAN APP
A-102 Scale: 1 : 150



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ROOF PLAN

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WING PEDWAY LEVEL 1

SCALE: AS INDICATED

[illegible]

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CHECKED BY: Vérificateur

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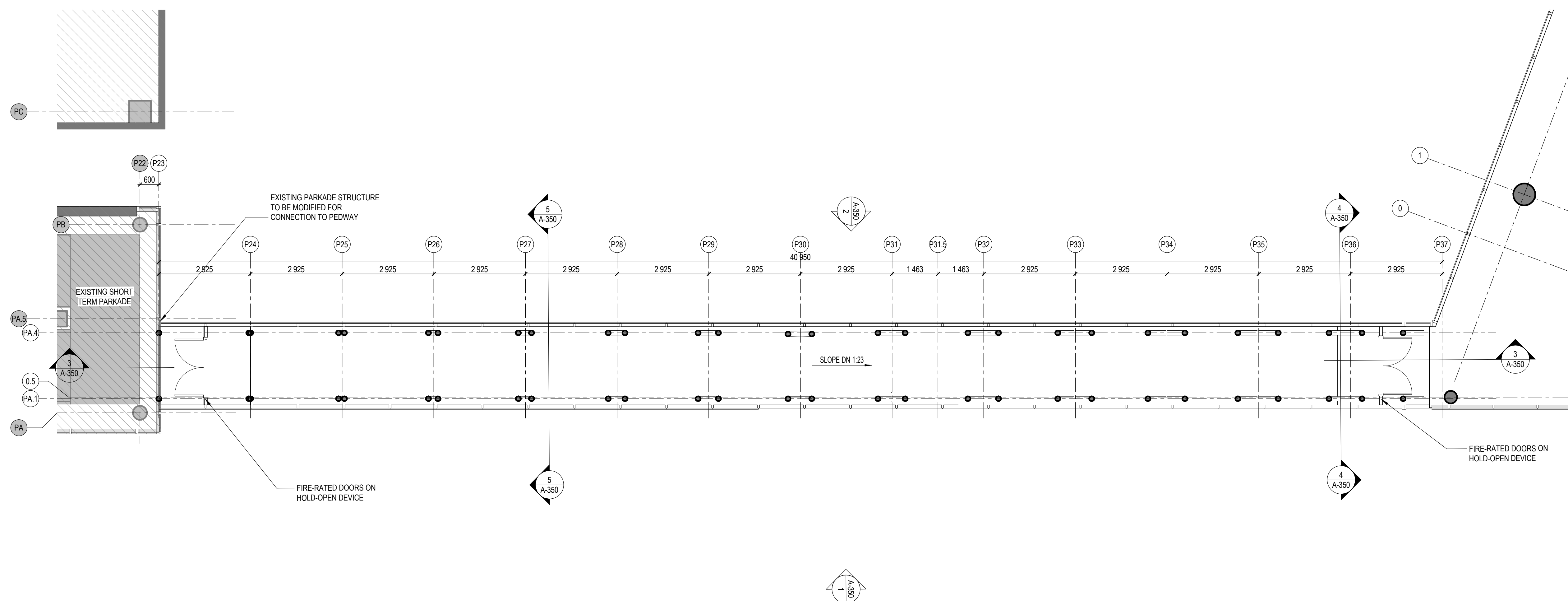
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A-150



1
A-14

LEVEL 1 - PEDWAY FOR SITE PLAN APPROVAL
Scale: 1 : 75

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DRAWING
SOUTH ELEVATION (MAIN ENTRANCE)

SCALE: AS INDICATED

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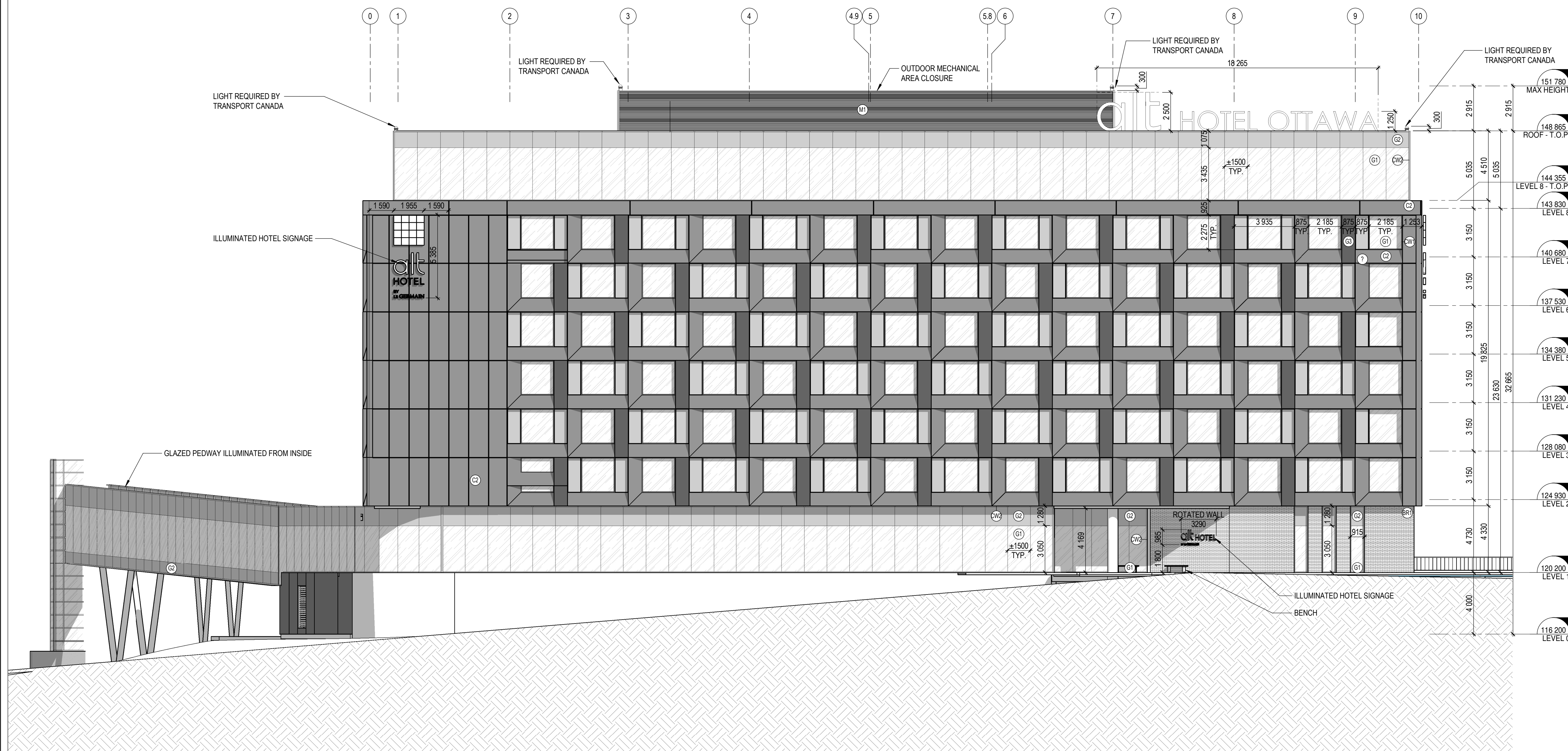
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FILE #
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A-300

EXTERIOR FINISH LEGEND:

- BR1:** BRICK - SHOULDICE TAPESTRY - EXECUTIVE GREY
C1: POURED SANDBLASTED CONCRETE - STANDARD GREY
C2: PRECAST CONCRETE PANEL - DARK GREY WITH PAINTED WHITE SIDE
CW1: CURTAIN WALL - BLACK ANODIZED MULLIONS WITH CAPS
CW2: CURTAIN WALL - BLACK ANODIZED MULLIONS - STRUCTURAL SILICONE HORIZONTAL AND VERTICAL JOINTS WITH PERIMETER CAPS
G1: THERMAL CLEAR GLASS UNIT WITH LOW-E COATING
G2: GLASS SPANDREL - DARK GREY
G3: GLASS PANEL SYSTEM FIXED TO CONCRETE PANEL - BLACK MIRROR
G4: GLASS PANEL SYSTEM FIXED TO CONCRETE PANEL - DARK GREY
M1: STEEL CLADDING - VICKWEST AD300 - LIGHT GREY
M2: ALUMINIUM PANEL - DARK GREY
M3: ALUMINIUM PANEL - LIGHT GREY



2 SOUTH ELEVATION (MAIN ENTRANCE)_SITE PLAN APP
A-300 Scale: 1 : 150

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EAST & WEST ELEVATIONS

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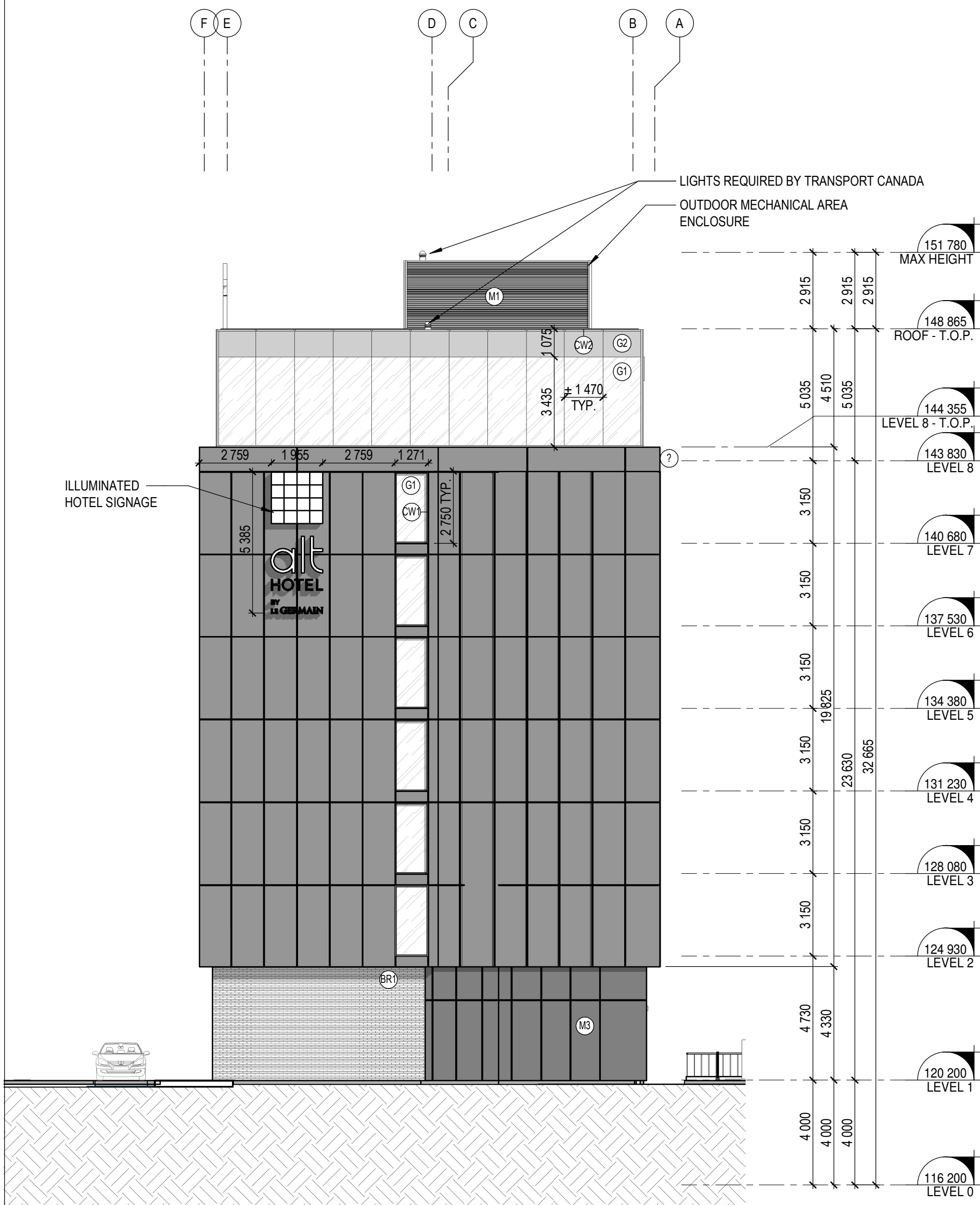
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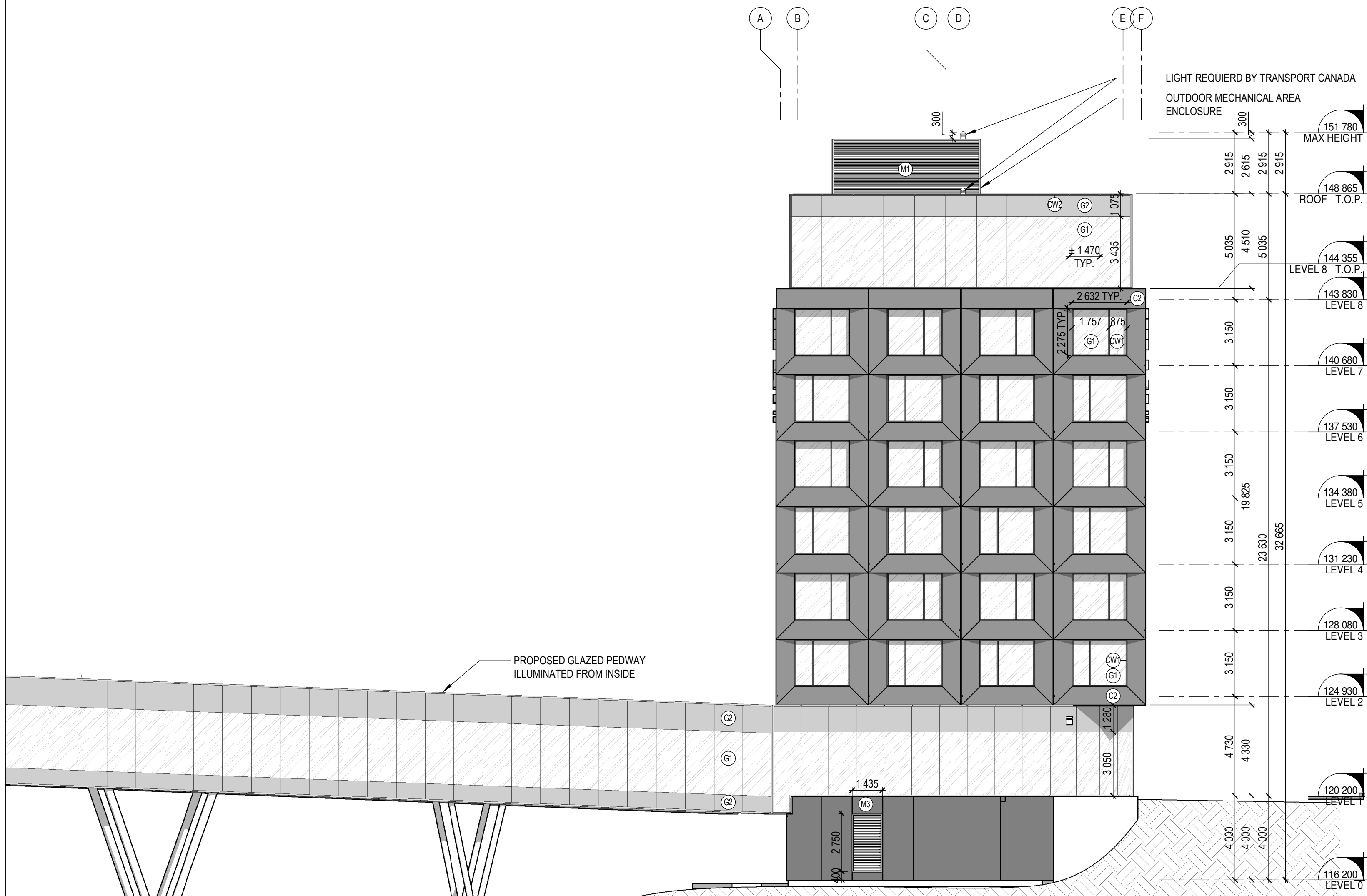
FILE #
38118L
PAGE
A-301

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M2: ALUMINIUM PANEL - DARK GREY
M3: ALUMINIUM PANEL - LIGHT GREY



2 EAST ELEVATION SITE PLAN APP
A-301 Scale: 1 : 150



1 WEST ELEVATION SITE PLAN APP
A-301 Scale: 1 : 150

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NORTH ELEVATION

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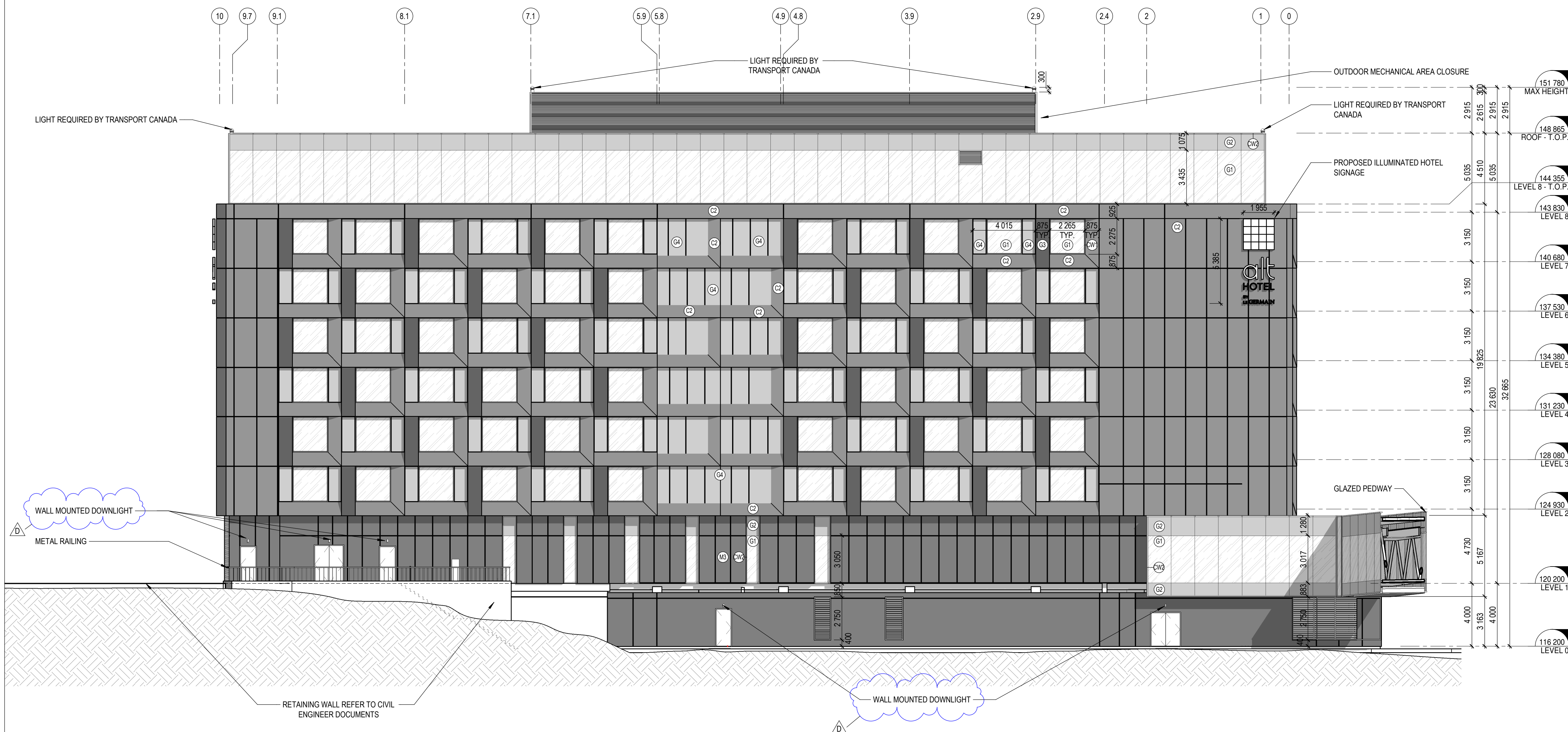
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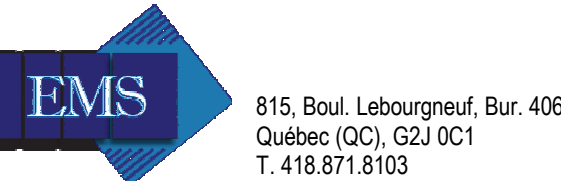
FILE # 38118L PAGE A-302

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BUILDING SECTION A

SCALE: AS INDICATED

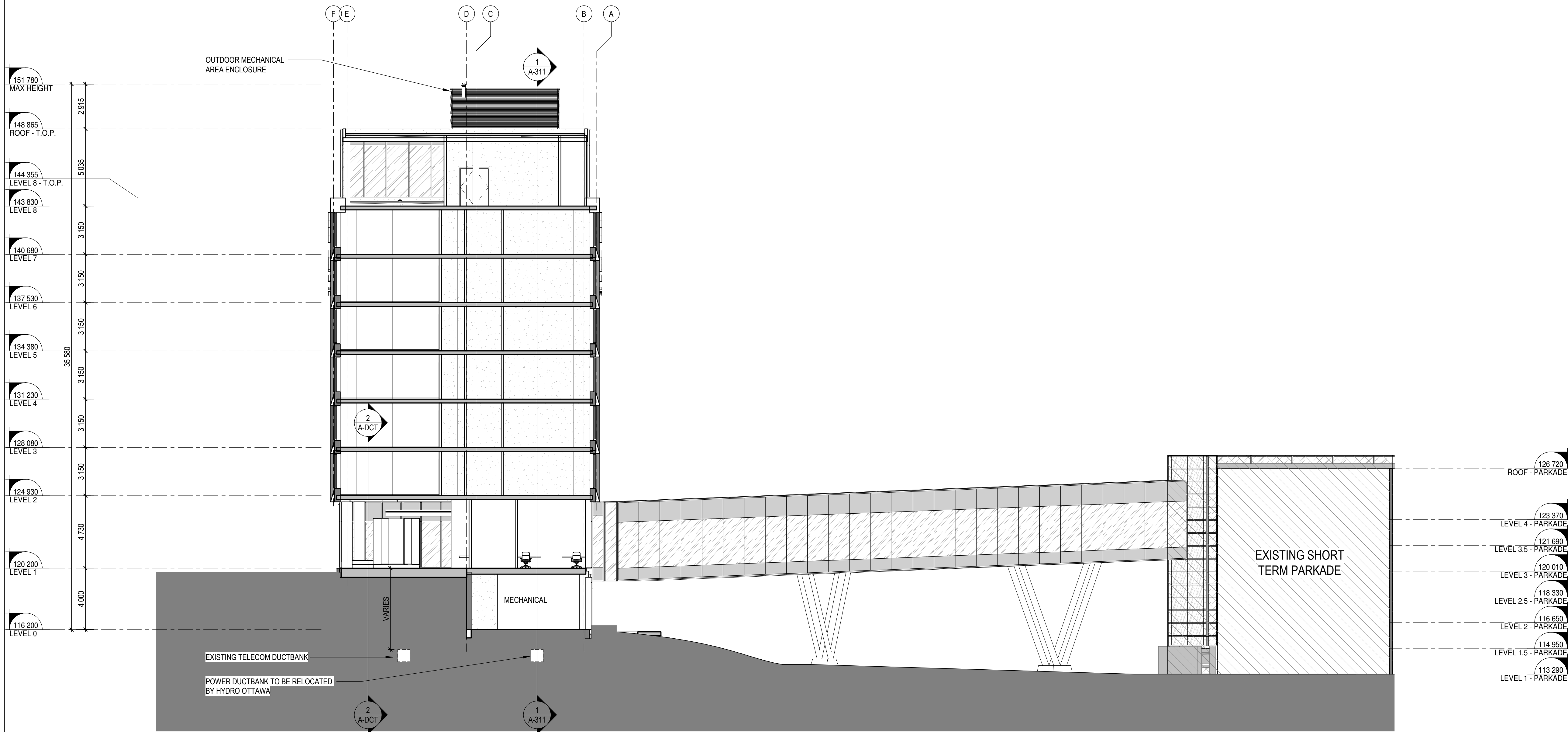
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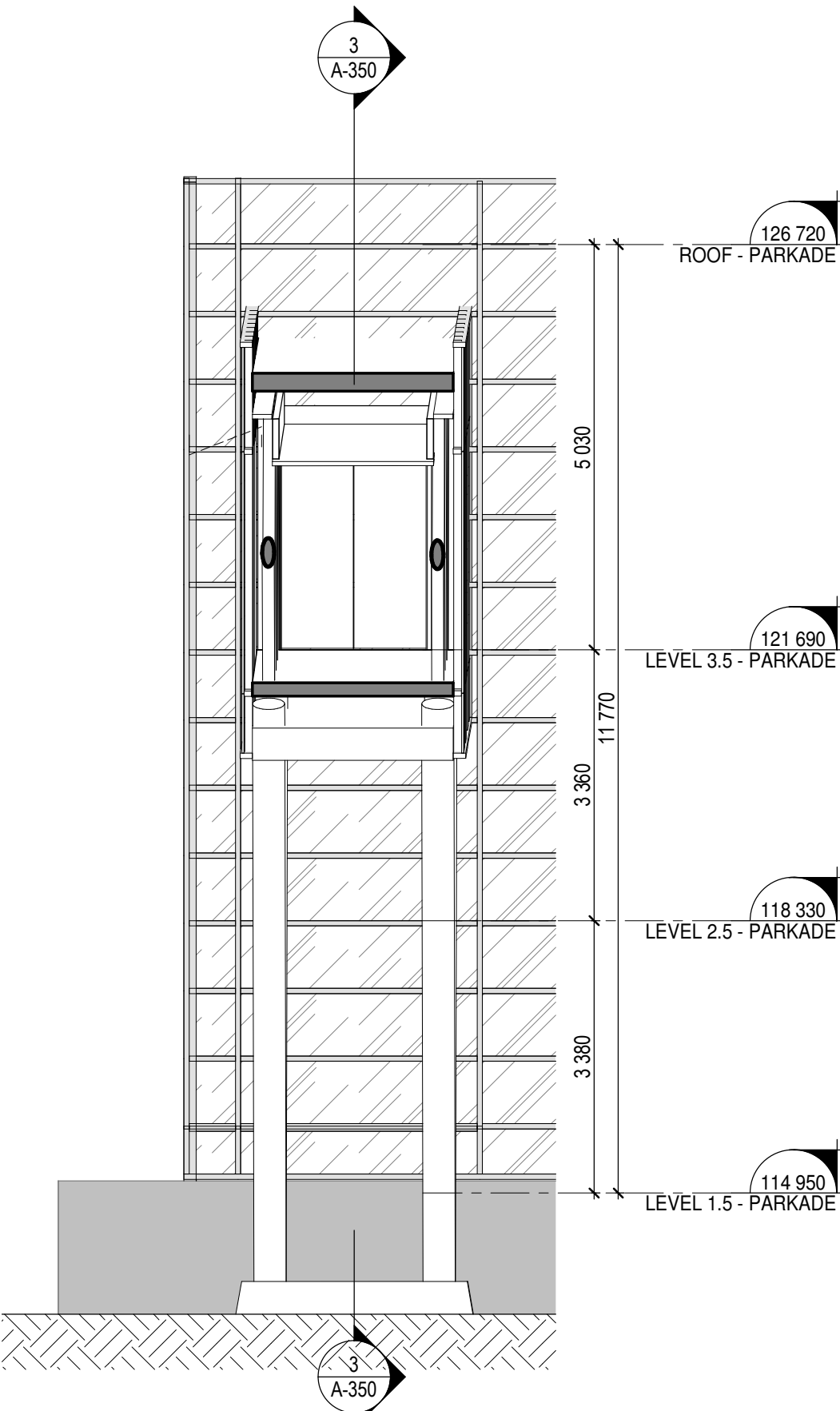
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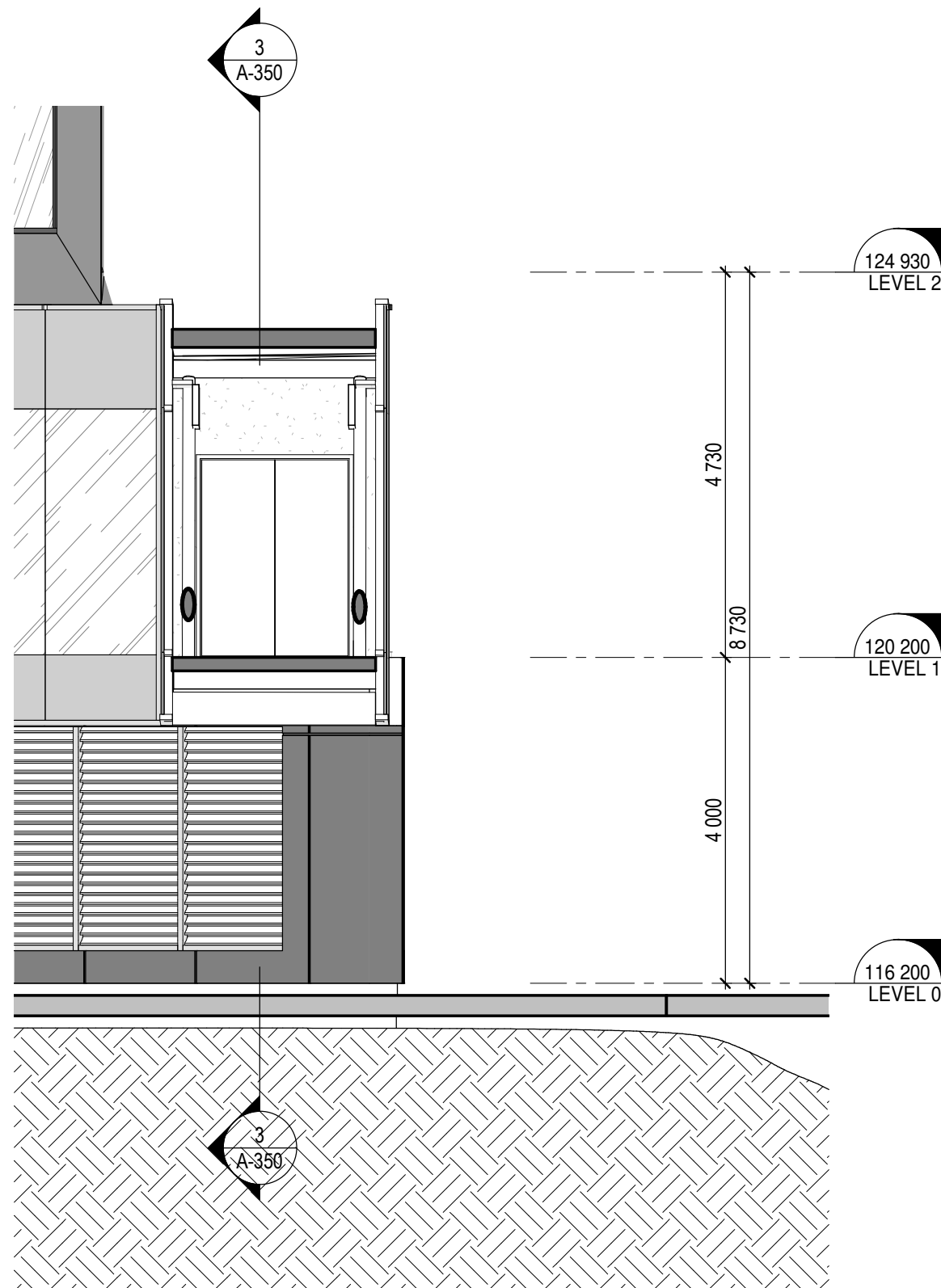
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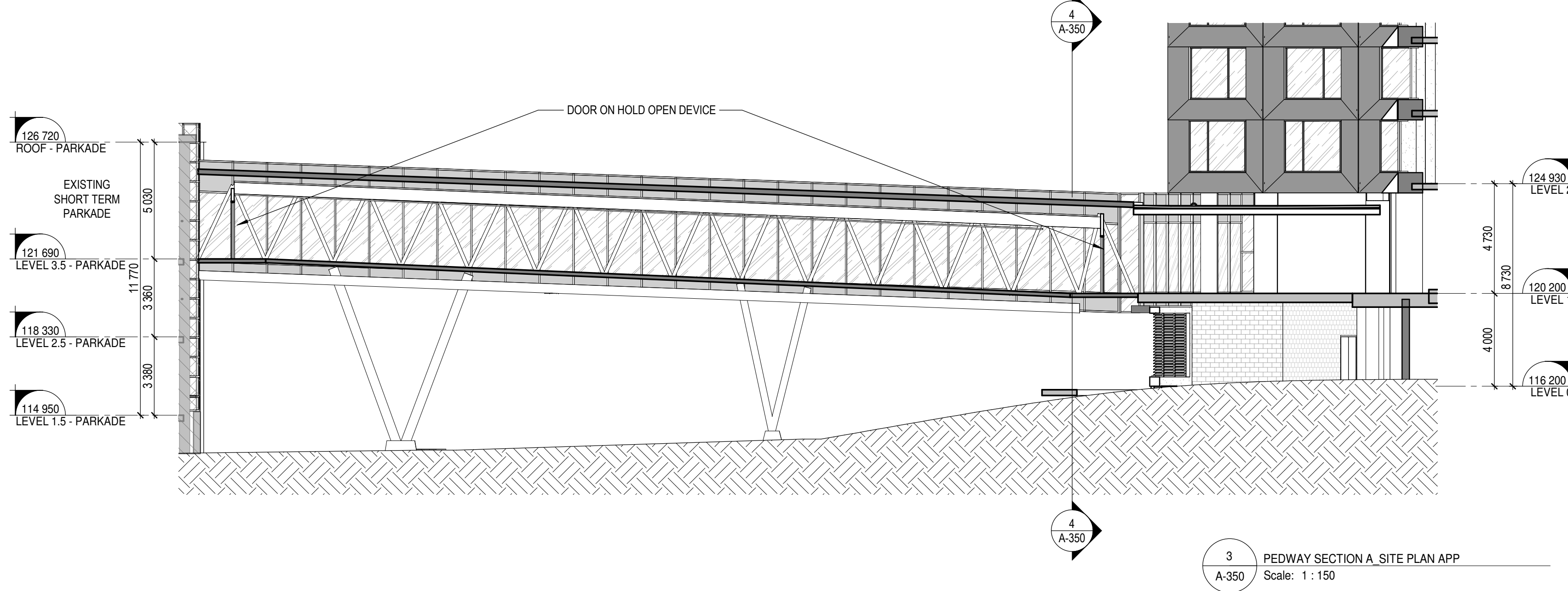




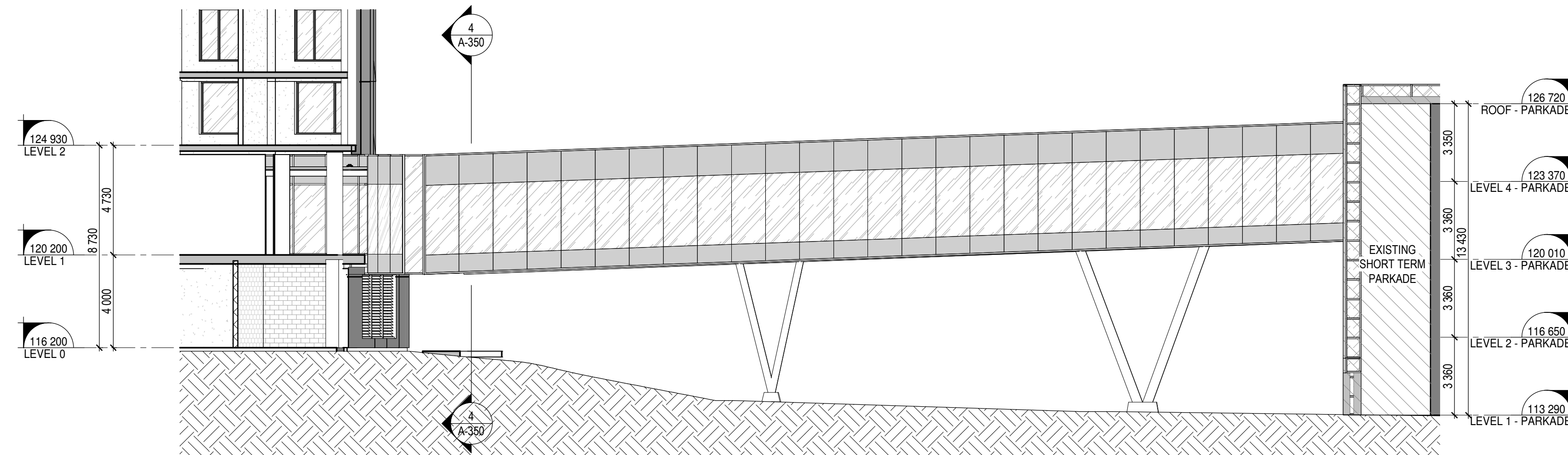
5 PEDWAY SECTION B, SITE PLAN APP
A-350 Scale: 1 : 75



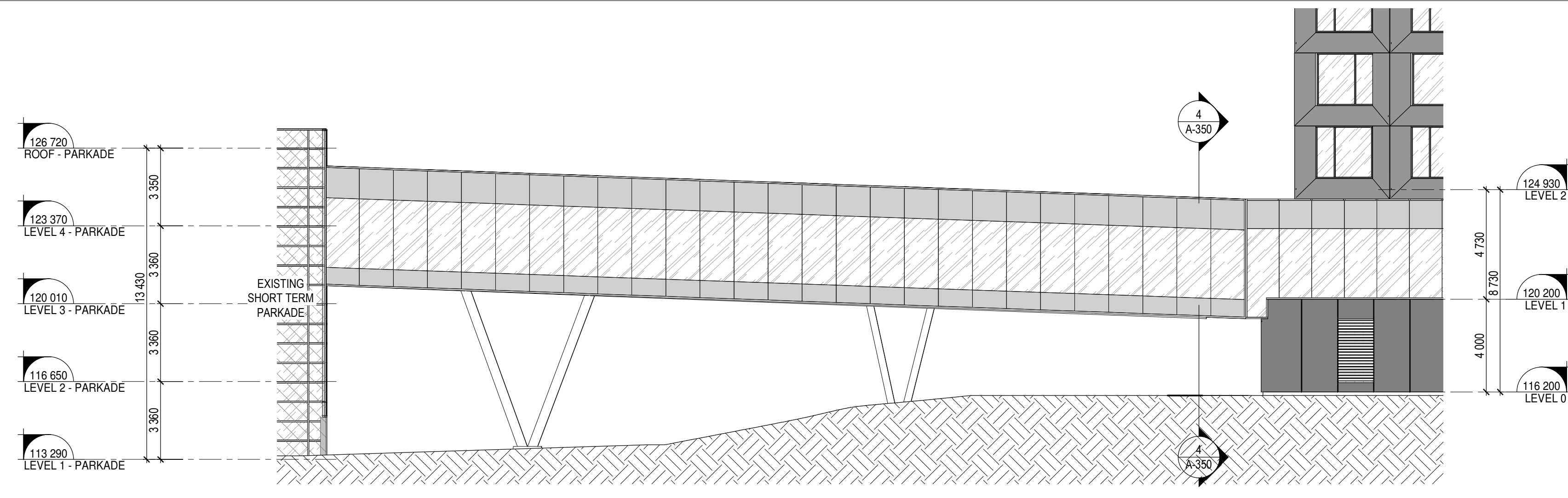
4 PEDWAY SECTION C, SITE PLAN APP
A-350 Scale: 1 : 75



3 PEDWAY EAST ELEVATION (TRACKER PVT), SITE PLAN APP
A-350 Scale: 1 : 150



2 PEDWAY WEST ELEVATION (TERMINAL), SITE PLAN APP
A-350 Scale: 1 : 150



1 PEDWAY SECTION A, SITE PLAN APP
A-350 Scale: 1 : 150

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PEDWAY ELEVATIONS & SECTIONS

NO.	DATE	DESCRIPTION
A	2019-02-26	ISSUED FOR OMCAA APPROVAL
B	2019-02-27	ISSUED FOR LAND-USE PROPOSAL
C	2019-03-25	ISSUED FOR SITE PLAN APPLICATION
D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1

DESIGNED BY: Concepteur CHECKED BY: Vérificateur
DRAW BY: Auteur APPROVED BY: Approbateur

NOT FOR CONSTRUCTION
DESIGN INTENT ONLY

NOTES The contractor must verify all dimensions and communicate any discrepancies with the architect before carrying out the work.
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