

ALT HOTEL OTTAWA AIRPORT
 ISSUED FOR SITE PLAN APPLICATION R2

2019-09-20



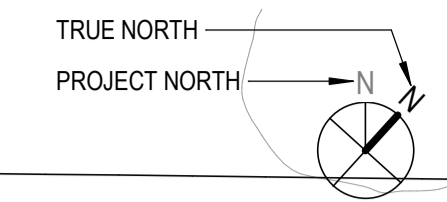
LEMAYMICHAUD
ARCHITECTURE
DESIGN
 76, Boulevard Le Technoparc
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LIST OF DRAWINGS - SITE PLAN APPLICATION				
NO.	DESCRIPTION	CURRENT REVISION	ISSUE DATE	ISSUED FOR
SITE PLAN APPLICATION				
A-000	TITLE PAGE	F	2019-09-20	ISSUED FOR SITE PLAN APPLICATION R2
A-021	CONTEXT PLAN	F	2019-09-20	ISSUED FOR SITE PLAN APPLICATION R2
A-100	SITE PLAN	F	2019-09-20	ISSUED FOR SITE PLAN APPLICATION R2
A-101	LEVELS 0 & 1	F	2019-09-20	ISSUED FOR SITE PLAN APPLICATION R2
A-102	LEVEL 2 TO 8	F	2019-09-20	ISSUED FOR SITE PLAN APPLICATION R2
A-105	ROOF PLAN	F	2019-09-20	ISSUED FOR SITE PLAN APPLICATION R2
A-150	PEDWAY LEVEL 1	F	2019-09-20	ISSUED FOR SITE PLAN APPLICATION R2
A-300	SOUTH ELEVATION (MAIN ENTRANCE)	F	2019-09-20	ISSUED FOR SITE PLAN APPLICATION R2
A-301	EAST & WEST ELEVATIONS	F	2019-09-20	ISSUED FOR SITE PLAN APPLICATION R2
A-302	NORTH ELEVATION	F	2019-09-20	ISSUED FOR SITE PLAN APPLICATION R2
A-310	BUILDING SECTION A	F	2019-09-20	ISSUED FOR SITE PLAN APPLICATION R2
A-350	PEDWAY ELEVATIONS & SECTIONS	F	2019-09-20	ISSUED FOR SITE PLAN APPLICATION R2



PROJET
 Alt Ottawa Airport
 38118L
 1085 AIRPORT PARKWAY PRIVATE
 OTTAWA, ONTARIO
 K1V 9B4

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 APPLICATION R2



0.46° (MECH AREA)
0.95° (ROOF)
1.02° (L8)

VIEW ANGLE

1 CONTEXT PLAN
A-021 Scale: 1 : 2000



VIEWING CROSS SECTION

**LEMAYMICHAUD
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PROJECT Alt Ottawa Airport
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DRAWING CONTEXT PLAN

SCALE: AS INDICATED

NO.	DATE	DESCRIPTION
A	2019-02-26	ISSUED FOR OMCAA APPROVAL
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DESIGNED BY: MND CHECKED BY: PC, SG
DRAWN BY: SG, PA, SG, PP APPROVED BY: JUDI FARKAS



NOTES The contractor must verify all dimensions and communicate any discrepancies with the architect before carrying out the work.
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FILE # 38118L **PAGE** A-021

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SITE PLAN

SCALE: AS INDICATED

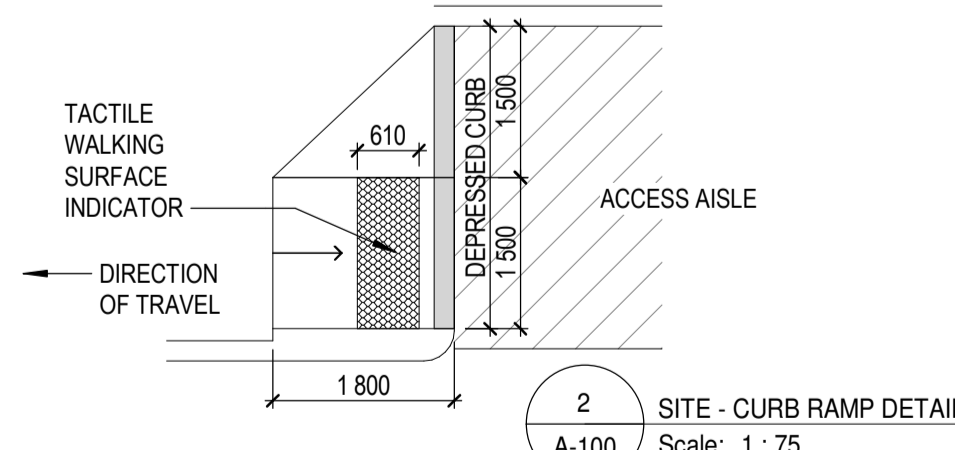
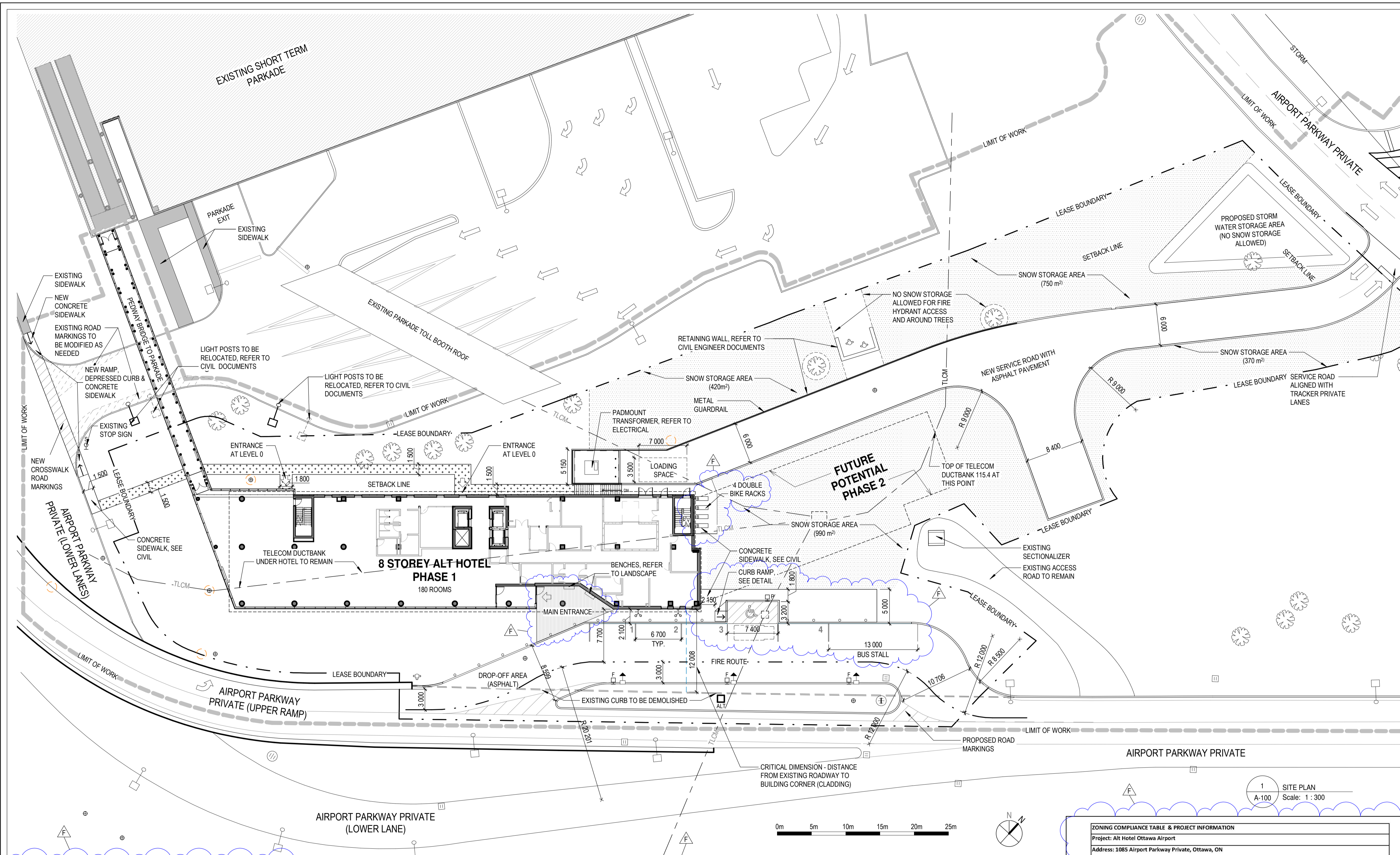
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FILE # 38118L **PAGE** A-100



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
- CONCRETE PAVER FINISH
- LIGHT STANDARD, REFER TO CIVIL
- TREE, REFER TO LANDSCAPE
- BICYCLE PARKING SPACE (0.6 x 1.8 m)
- 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
- FIRE ROUTE
- FIRE ROUTE SIGN, REFER TO CIVIL
- TELECOM DUCTBANK
- TO BE DEMOLISHED
- LEASE BOUNDARY LINE
- BARRIER-FREE PASSENGER LOADING SPACE
- TEMPORARY PARKING SPACE
- IN-GROUND LIGHTING, REFER TO LANDSCAPE & ELECTRICAL
- NEW LED LIGHT POST, REFER TO ELECTRICAL PLAN

ZONING COMPLIANCE TABLE & PROJECT INFORMATION

Project: Alt Hotel Ottawa Airport
Address: 1085 Airport Parkway Private, Ottawa, ON

Zoning: T1A
Property Identification Number: PART OF 04055-0948
Lot Area: 7883.9 m²

	REQUIRED	PROVIDED
Minimum Lot Area	no minimum	7 884 m ²
Minimum Lot Width	no minimum	119 m
Minimum Front Yard Setback	N/A	9.4 m
Minimum Interior Side Yard Setback	N/A	8.4 m
Minimum Rear Yard Setback	N/A	8.4 m
Minimum Corner Side Yard Setback	N/A	> 7.5 m
Maximum Floor Space Index	2	0.93
Landscaping / Lot Coverage (4498.19 / 7883.87x100%)		57.0%
Building / Lot Coverage (1141.6 / 7883.87x100%)		14.4%
Building Height		28.6 m
Gross Floor Area		
Level 0		0 m ²
Level 1		758 m ²
Levels 2-7		5886 m ²
Level 8		659.5 m ²
Total Building Gross Floor Area		7303.5 m²
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)	7	> 7
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

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DRAWING
LEVELS 0 & 1

SCALE: AS INDICATED

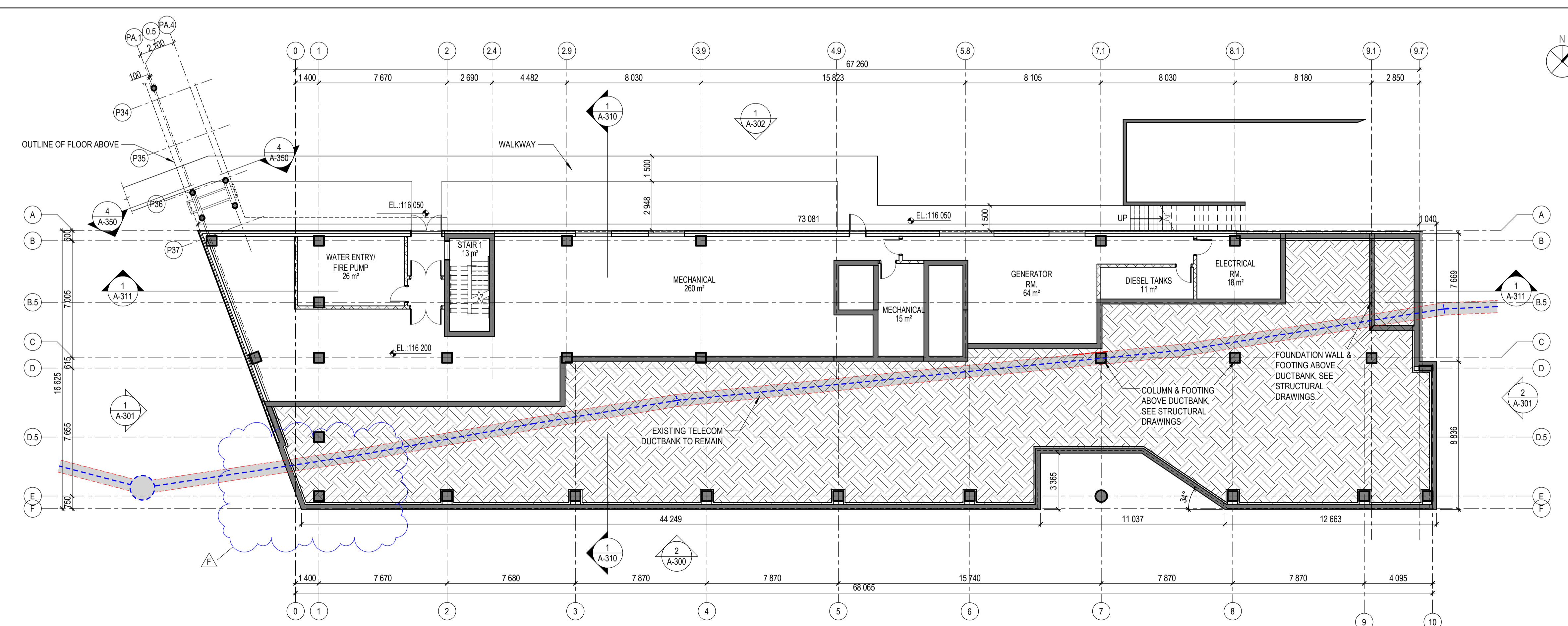
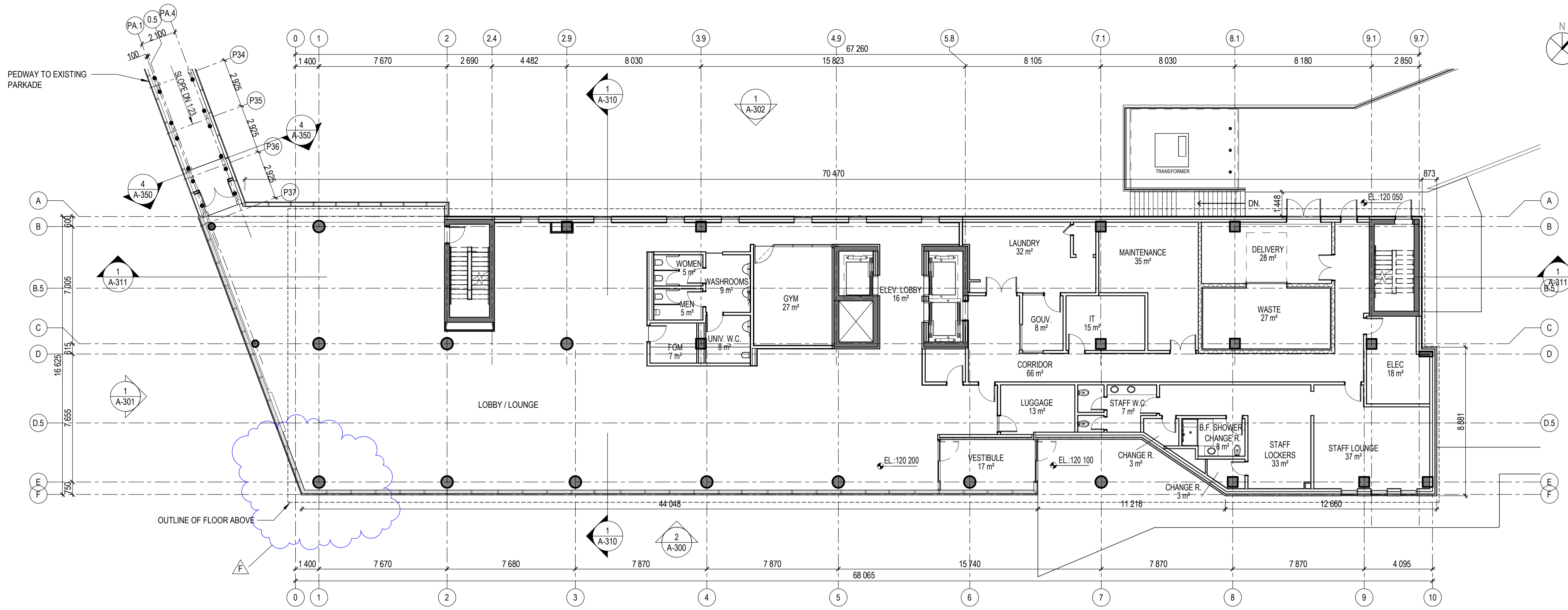
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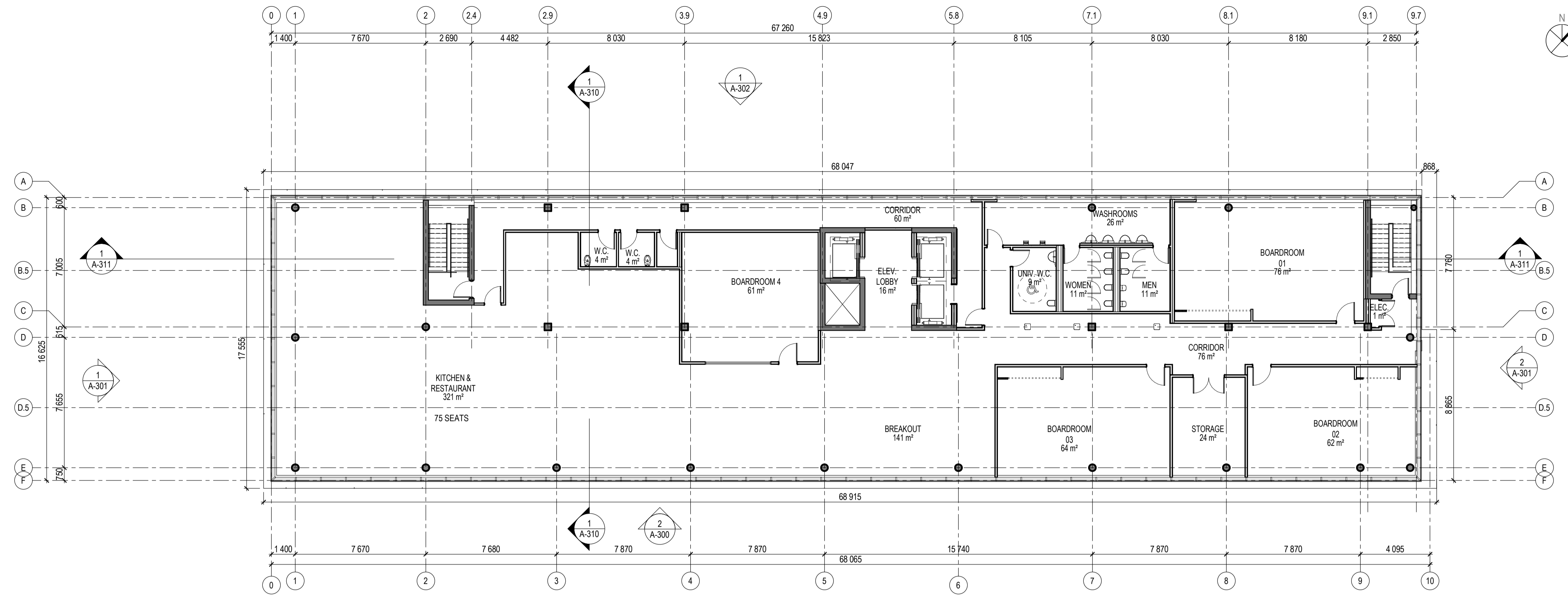
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2 LEVEL 8, SITE PLAN APP
A-102 Scale: 1 : 150

DRAWING
LEVEL 2 TO 8

SCALE: AS INDICATED

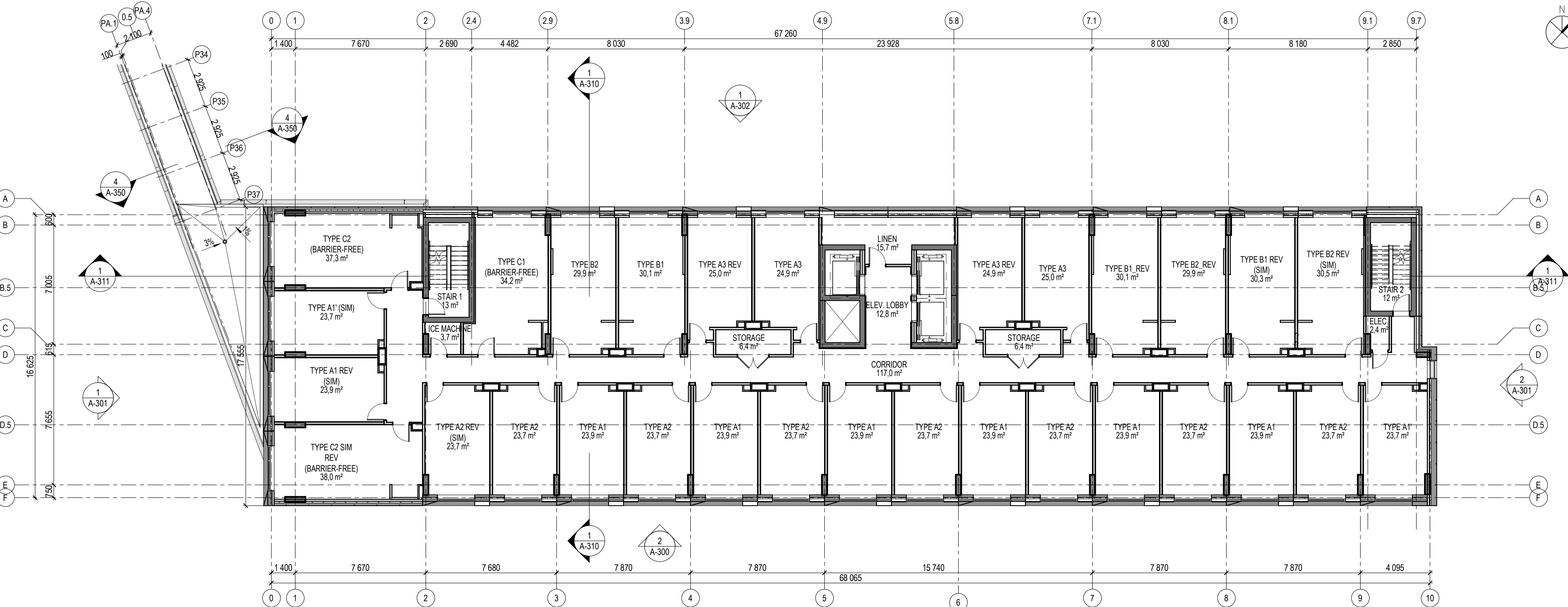
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1 LEVEL 2, (TYPICAL 2 TO 7), SITE PLAN APP
A-102 Scale: 1 : 150

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ROOF PLAN

SCALE: AS INDICATED

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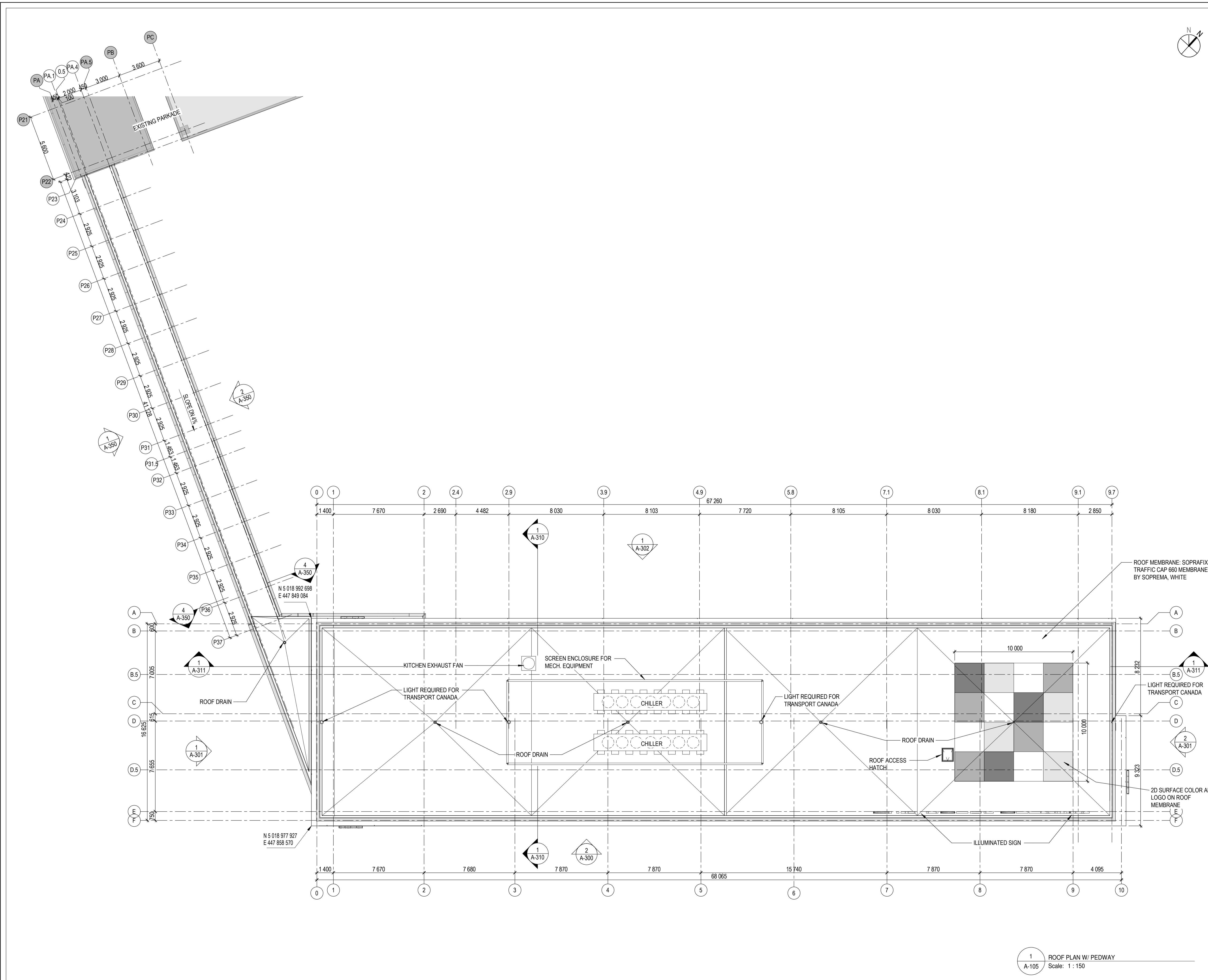
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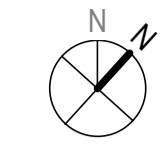


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PAGE **A-105**



1 ROOF PLAN W/ PEDWAY
A-105 Scale: 1:150



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DRAWING PEDWAY LEVEL 1

SCALE: AS INDICATED

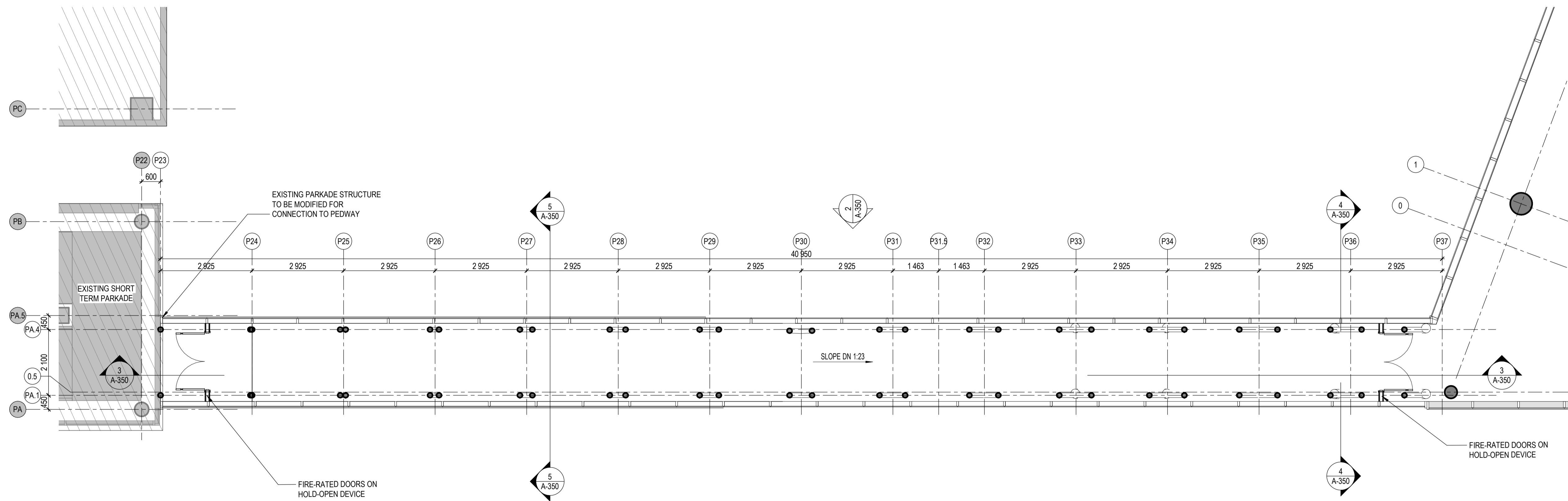
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1 LEVEL 1 - PEDWAY FOR SITE PLAN APP
A-150 Scale: 1:75

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DRAWING
SOUTH ELEVATION (MAIN ENTRANCE)

SCALE: AS INDICATED

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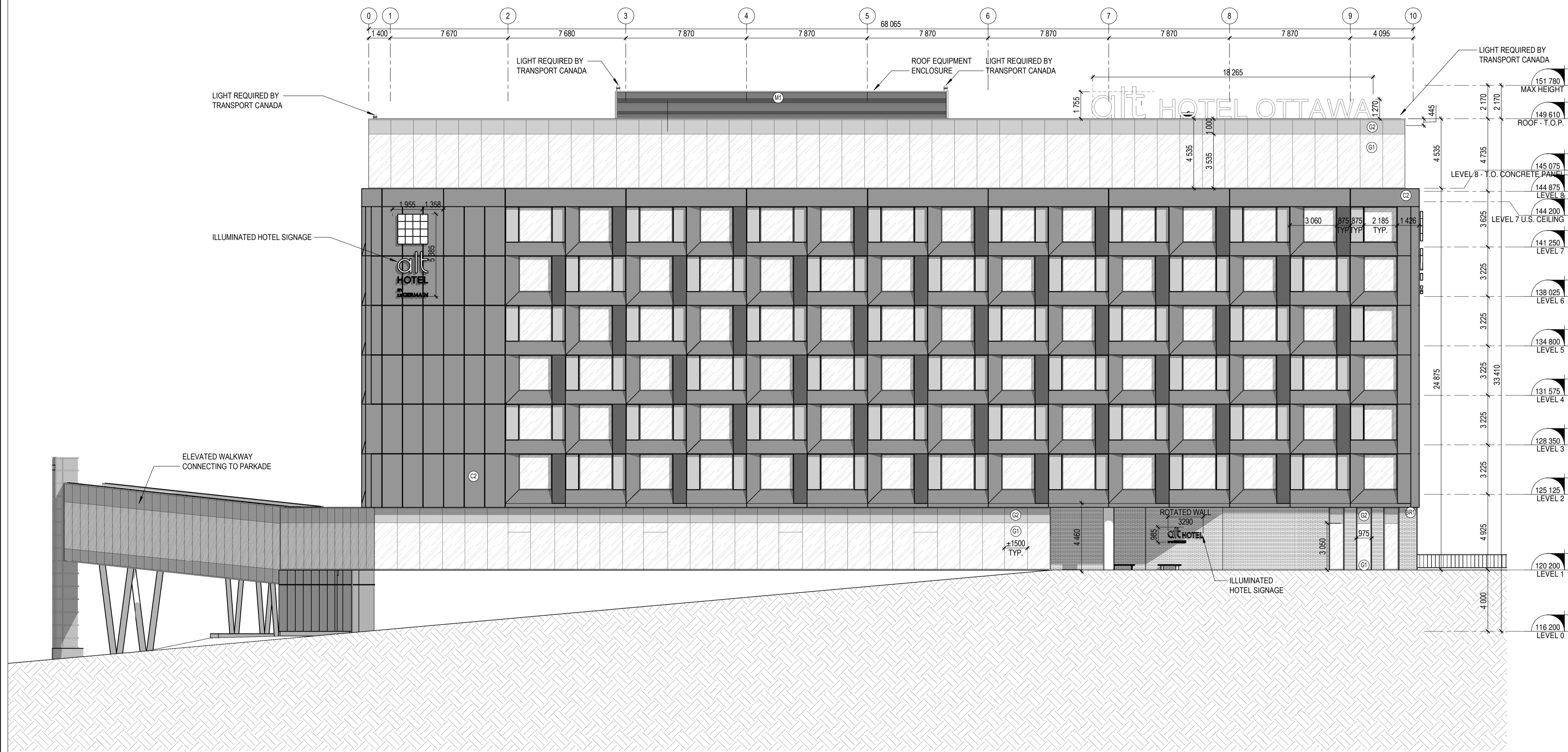


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FILE # 38118L **PAGE** A-300

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:** SPANDREL GLASS PANEL - 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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DRAWING
EAST & WEST ELEVATIONS

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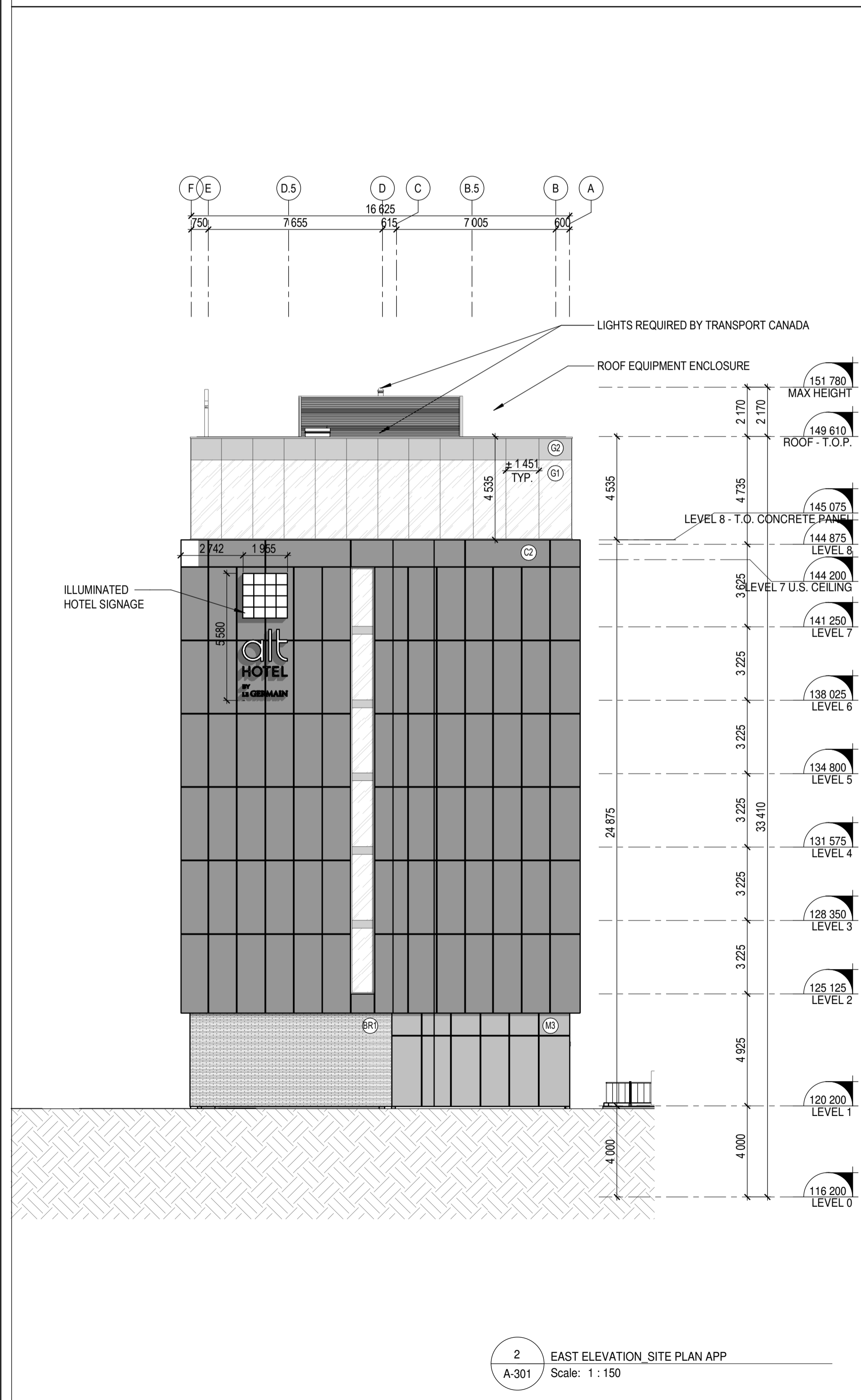
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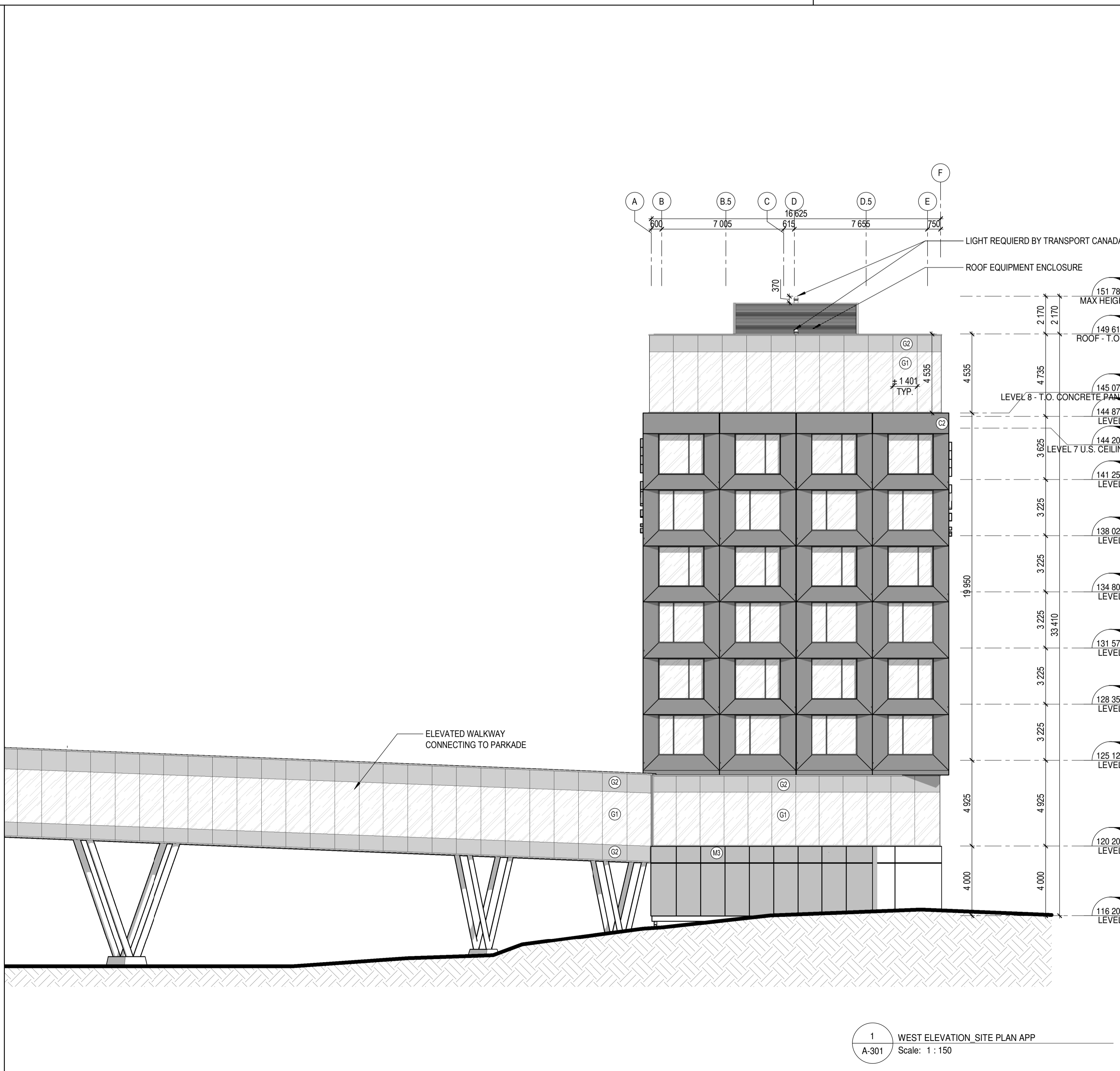
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- EXTERIOR FINISH LEGEND:**
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 - M1:** STEEL CLADDING - VICKWEST AD300 - LIGHT GREY
 - M2:** ALUMINIUM PANEL - DARK GREY
 - M3:** ALUMINIUM PANEL - LIGHT GREY



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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DRAWING
NORTH ELEVATION

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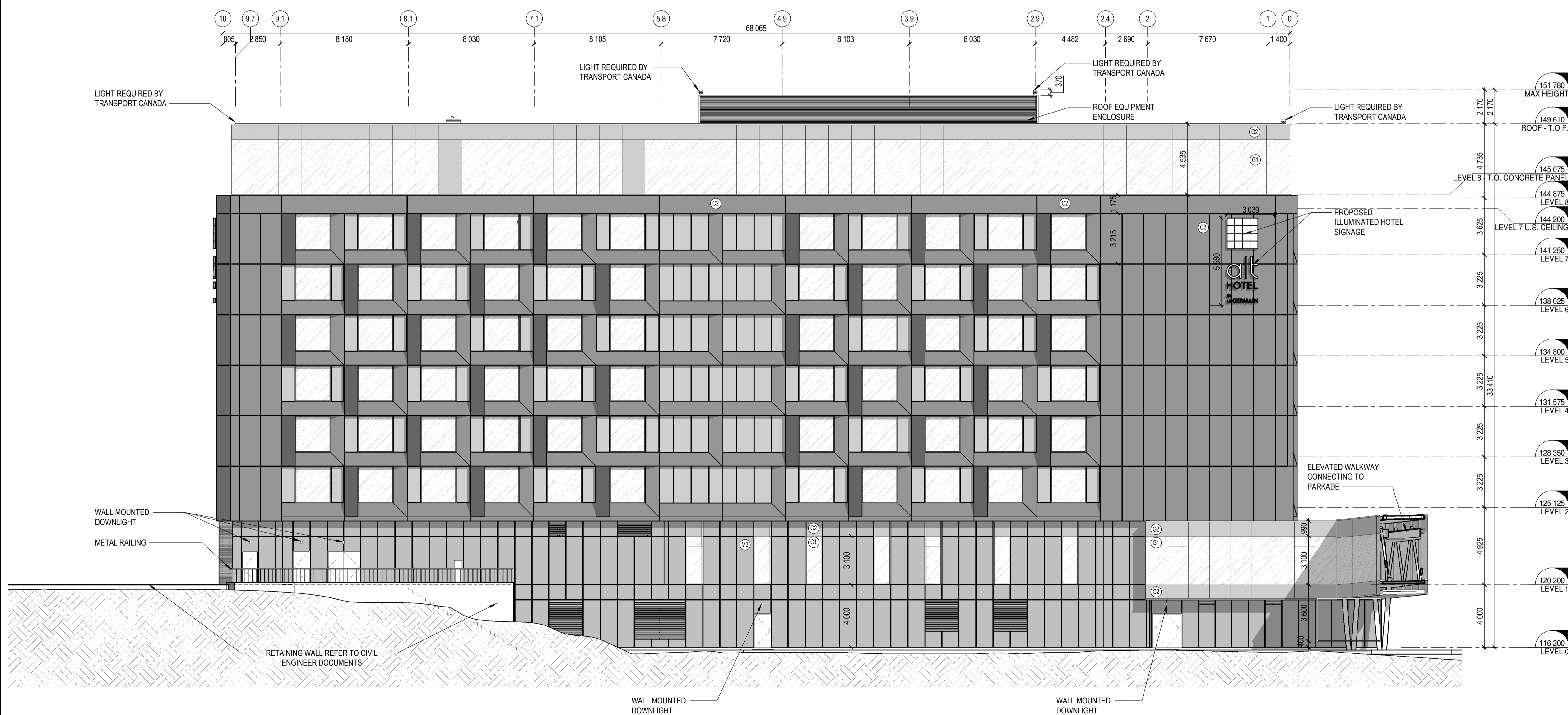
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- EXTERIOR FINISH LEGEND:**
- BR1:** BRICK - SHOULDICE TAPESTRY - EXECUTIVE GREY
 - C1:** POURED SANDBLASTED CONCRETE - STANDARD GREY
 - C2:** PRECAST CONCRETE PANEL - DARK GREY WITH PAINTED WHITE SIDE
 - CW1:** CURTAIN WALL - BLACK ANODIZED MULLIONS 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:** SPANDREL GLASS PANEL - 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



1 NORTH ELEVATION SITE PLAN APP
A-302 Scale: 1 : 150

PROJECT Alt Ottawa Airport
1085 AIRPORT PARKWAY PRIVATE
OTTAWA, ONTARIO
K1V 9B4

CLIENT GROUPE GERMAIN HOTELS
1200, DES-SOEURS-DU-BON-PASTEUR
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CIM+ 240 Catherine St., Suite 110
OTTAWA (ON), K2P 2G8
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DRAWING BUILDING SECTION A

SCALE: AS INDICATED

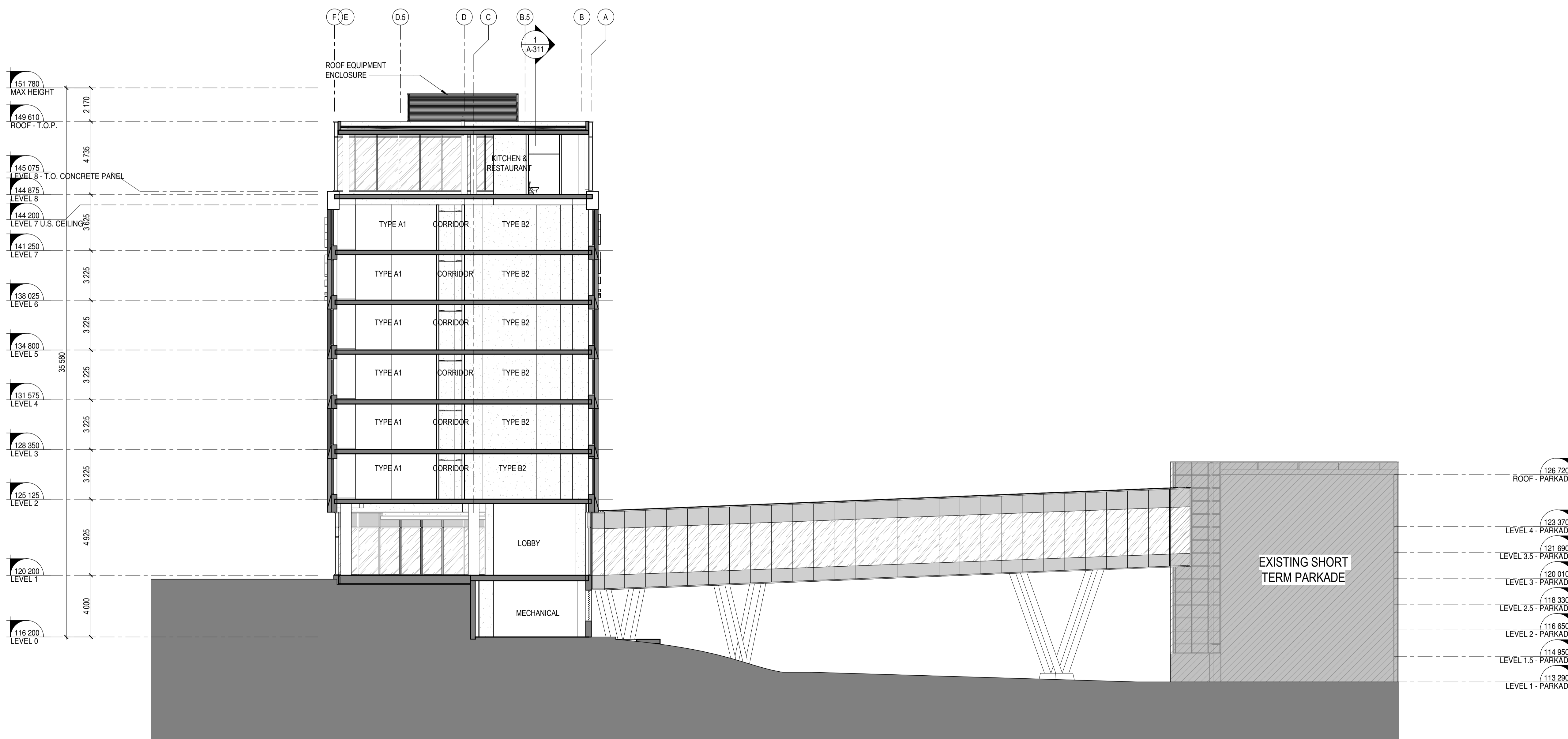
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B	2019-02-27	ISSUED FOR LAND-USE PROPOSAL
C	2019-03-25	ISSUED FOR SITE PLAN APPLICATION
D	2019-07-19	ISSUED FOR SITE PLAN APPLICATION R1
F	2019-09-20	ISSUED FOR SITE PLAN APPLICATION R2

DESIGNED BY: MND CHECKED BY: PC, SG
DRAWN BY: SG, PA, SG, PP APPROVED BY: JUDI FARKAS



NOTES The contractor must verify all dimensions and communicate any discrepancies with the architect before carrying out the work.
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1 BUILDING SECTION A, SITE PLAN APP
A-310 Scale: 1 : 150

PROJECT
Alt Ottawa Airport
1085 AIRPORT PARKWAY PRIVATE
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DRAWING
PEDWAY ELEVATIONS & SECTIONS

SCALE:

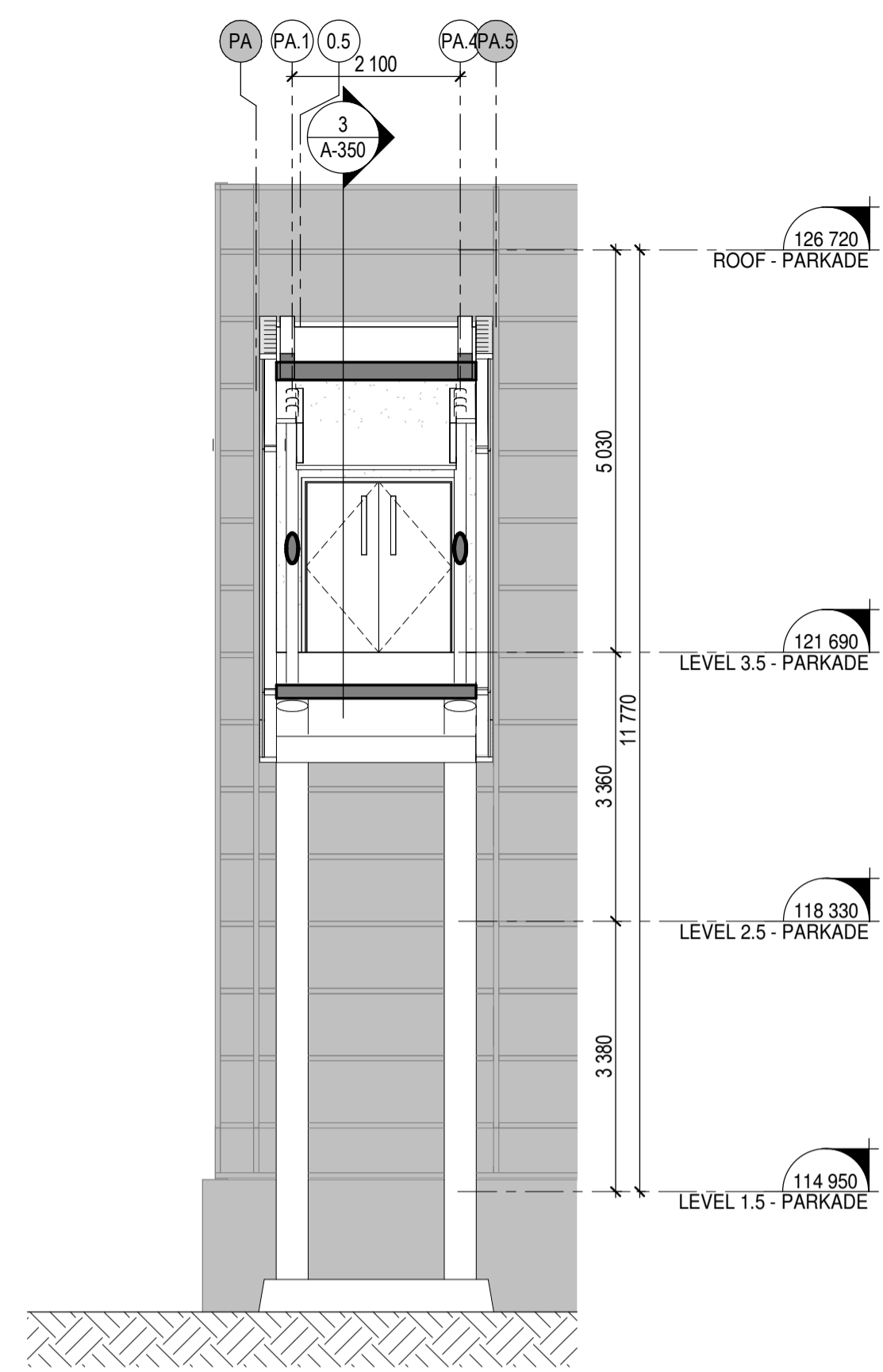
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B	2019-02-27	ISSUED FOR LAND-USE PROPOSAL
C	2019-03-25	ISSUED FOR SITE PLAN APPLICATION
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DESIGNED BY: MND CHECKED BY: PC, SG
DRAWN BY: SG, PA, SG, PP APPROVED BY: JUDI FARKAS

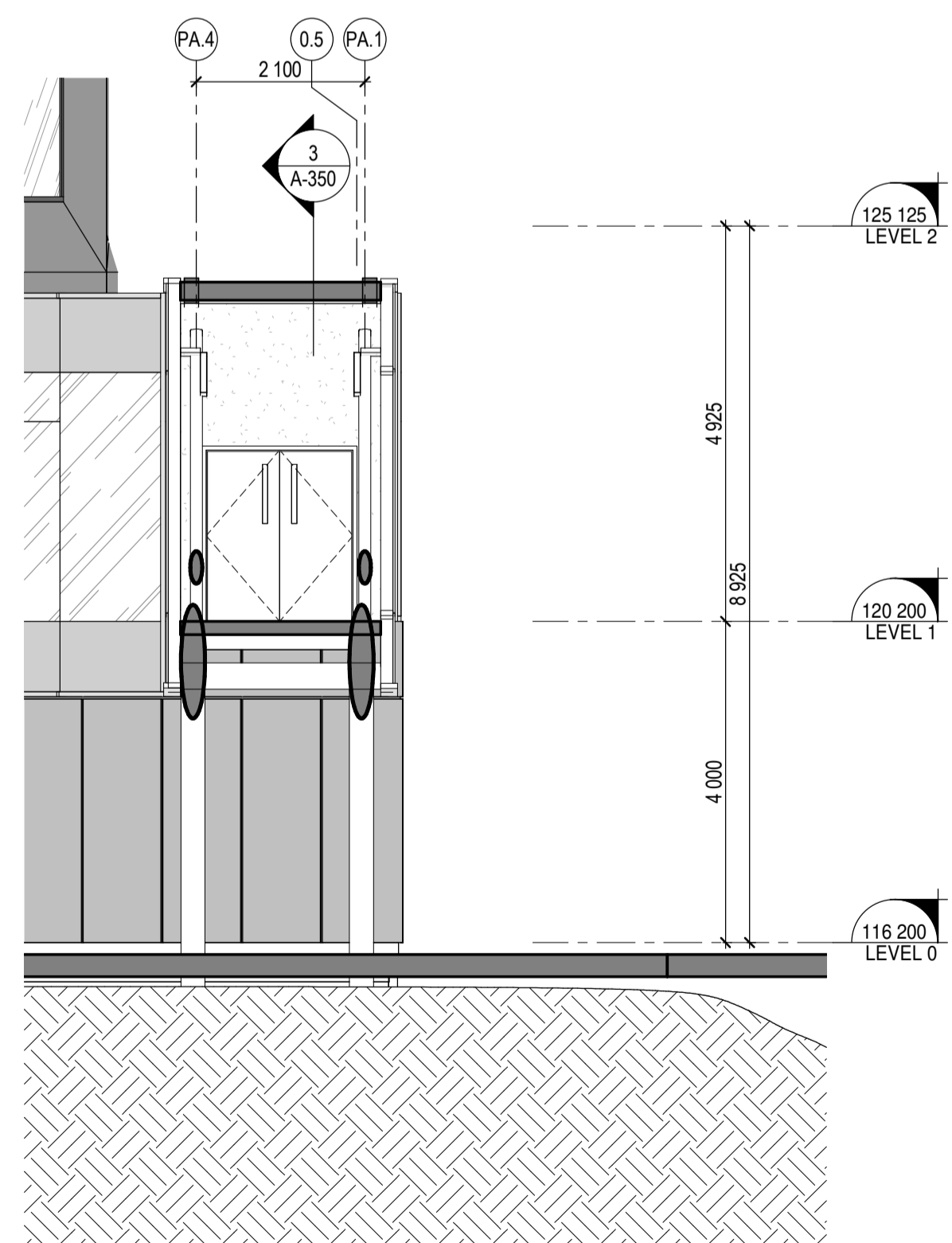


NOTES
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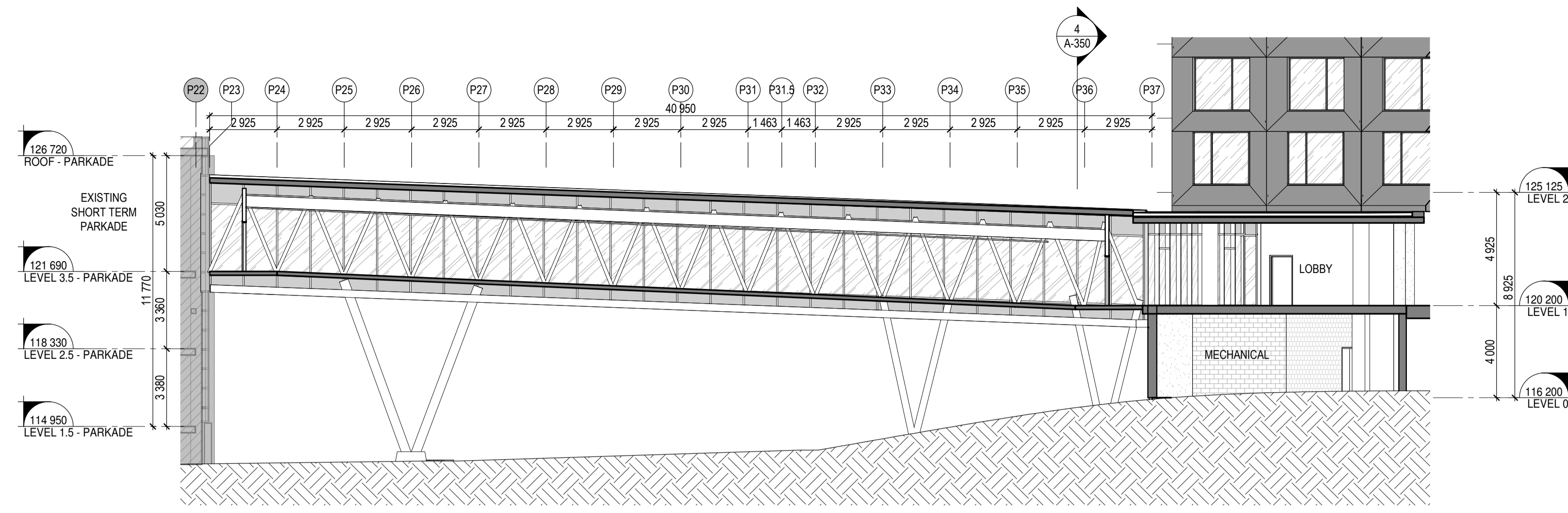
FILE # 38118L **PAGE** A-350



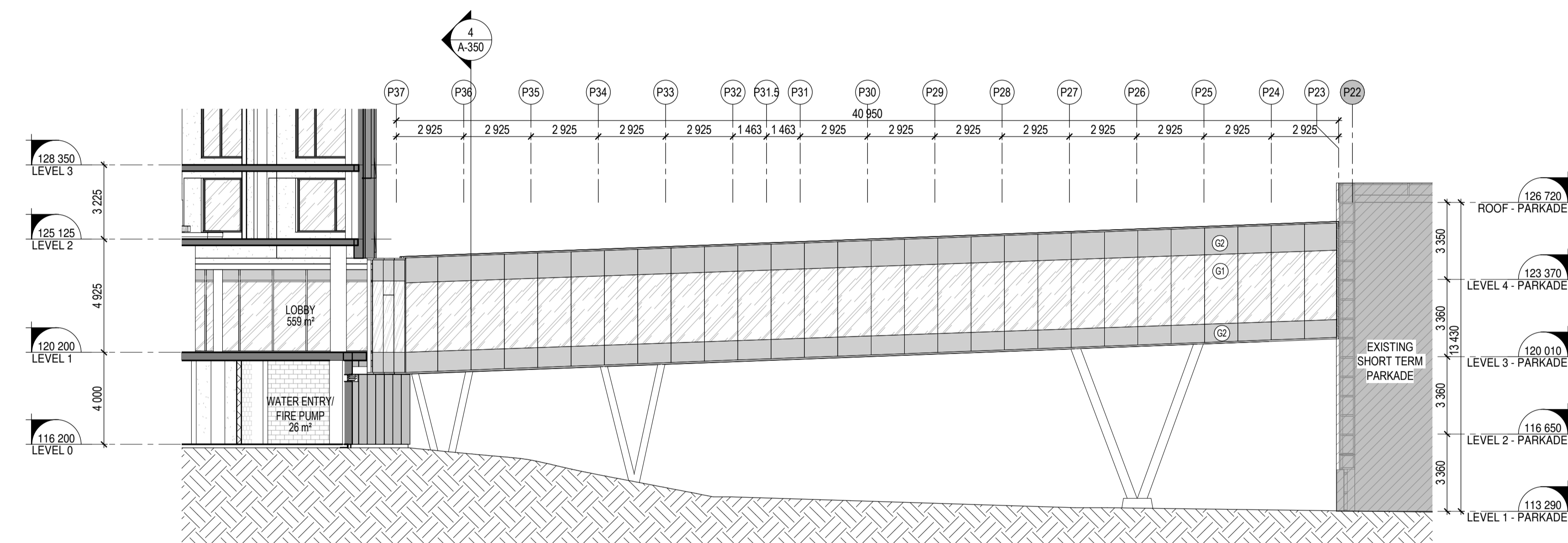
5 PEDWAY SECTION B SITE PLAN APP
A-350 Scale: 1:75



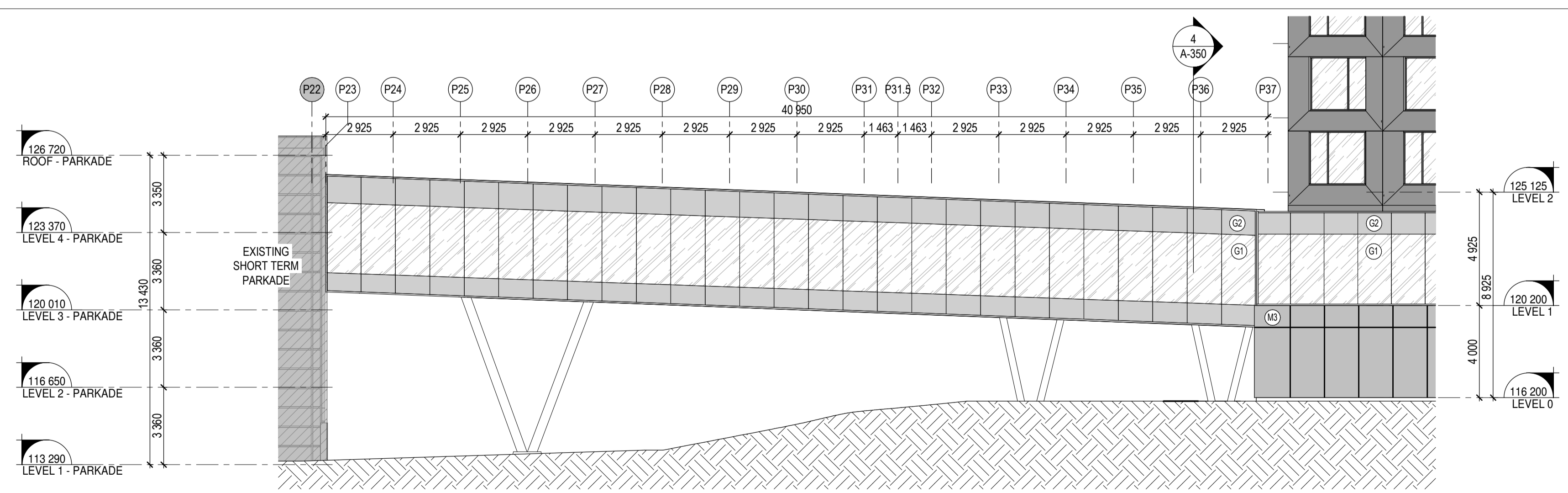
4 PEDWAY SECTION C SITE PLAN APP
A-350 Scale: 1:75



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



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



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