



KEY MAP

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- CONCRETE SURFACE
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL DOOR / FIRE EXIT
- PROPERTY LINE
- CITY STREET LIGHTING
- SEASONAL URN STYLE PLANTERS

DRAWING NOTES

- PROPERTY LINE
- REPLACE EXISTING WALK WITH NEW CONCRETE CITY SIDEWALK
- PARKING GARAGE ENTRY DRIVEWAY
- DEPRESSED CURB & SIDEWALK TO CITY STANDARDS
- STORM WATER TANK (LOWER LEVEL) - SEE CIVIL
- BICYCLE PARKING SPACE
- SIAMESE CONNECTION
- EXISTING FIRE HYDRANT
- OUTLINE OF BUILDING ABOVE
- EXISTING CITY LIGHT POLE
- PROPOSED LOCATION OF UNDERGROUND UTILITIES
- PRIVATE BALCONY ABOVE
- REMOVE EX. 2 STOREY BUILDING / PARKING DECK
- EXISTING CONCRETE UNIT PAVES CITY SIDEWALK
- SEASONAL URN STYLE PLANTERS
- OUTLINE OF EXISTING 12 STOREY HOTEL
- OUTLINE OF EXISTING BUILDING ABOVE
- EXISTING ASPHALT DRIVEWAY
- STRUCTURAL WALL FOR BUILDING ABOVE
- LANE MARKERS
- GAS REGULATOR / METER EQUIPMENT AREA
- ENTRANCE CANOPY
- WASHED RIVER STONE
- CONCRETE WALK
- PRIVACY SCREEN

CIVIL ENGINEER

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GEOTECHNICAL ENGINEER

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URBAN PLANNER

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LEGAL DESCRIPTION

PART OF LOT 53 AND ALL OF LOT 54 (South Albert Street)
PART OF LOT 53 AND ALL OF LOT 54 (North Slater Street)
REGISTERED PLAN 3922
CITY OF OTTAWA

PROJECT DEVELOPER

88 Albert Street Holdings Inc.
88 Albert Street
Ottawa K1P 5E9
Tel: (613)
Email: mike@placedorree.com

PROJECT INFORMATION

ZONING Zoning By-Law 2017-113 MD S46
SITE AREA 1,836.6 sq. m. (19,769) sq. ft.
BUILDING HEIGHT - SCHD. S46 148.0 TO 148.5 GEO. ELEV.

NOTATION SYMBOLS:

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PROJECT STATISTICS

BUILDING HEIGHT (147.6 GEO. ELEV.) 79.5 M.

GROSS FLOOR AREAS	
(CITY OF OTTAWA'S DEFINITION)	
BASEMENT LEVEL - STORAGE	0.0 sq. m.
GROUND FLOOR	74.6 sq. m.
MEZZANINE LEVEL - STORAGE	803 sq. ft.
2nd FLOOR - AMENITY ONLY	0.0 sq. m.
3rd to 12th FLOOR	10 x 4,290.3 sq. m. 4,290.3 sq. m.
13th to 19th FLOOR	7 x 4,290.3 sq. m. 3,003.2 sq. m.
20th to 23rd FLOOR	4 x 4,334.70 sq. m. 1,738.8 sq. ft.
24th FLOOR	333.8 sq. m.
25th FLOOR	209.6 sq. m.
TOTAL AREA ABOVE GRADE	9,650.3 sq. m.
EXISTING HOTEL	11 x 567.5 sq. m. 6,132.5 sq. m.
	11 x 6,001 sq. ft. 66,011 sq. ft.

UNIT STATISTICS	
STUDIO UNIT	44
1 BEDROOM UNIT	129
(1 BEDROOM SHORT TERM SUITES 30)	
2 BEDROOM UNIT	25
2 BEDROOM LOFT UNIT (2 LEVEL)	4
TOTAL	192
EXISTING HOTEL	165
COMMERCIAL UNIT	75.5 sq. m.
	813 sq. ft.

CAR PARKING	
REQUIRED BY ZONING BY-LAW	
RESIDENCE	- NOT REQUIRED 0
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS) 18
HOTEL UNIT	- NOT REQUIRED 0
TOTAL	18

PROVIDED	
RESIDENCE	0
VISITOR	18
HOTEL UNIT	0
TOTAL	18

BICYCLE PARKING	
REQUIRED	
- 0.5 PER UNIT (192 UNITS)	96

PROVIDED	
MEZZANINE LEVEL	49
GROUND LEVEL (88 ALBERT STREET)	50
EXTERIOR	2
TOTAL	101

AMENITY SPACE	
BASEMENT COMMUNAL INTERIOR	= 171.9 sq. m.
2nd FLOOR COMMUNAL INTERIOR	= 544.7 sq. m.
2nd FLOOR COMMUNAL EXTERIOR	= 142.6 sq. m.
PRIVATE DECKS	= 241.5 sq. m.
PRIVATE BALCONIES	= 208.0 sq. m.
TOTAL	= 1,308.7 sq. m.
TOTAL COMMUNAL	= 859.2 sq. m.
REQUIRED - 6.0M ² PER UNIT (192) =	1,152.0 sq. m.
REQUIRED COMMUNAL @ 50% =	576.0 sq. m.

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PROJECT TITLE:

81 SLATER STREET

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN: RV	CHECKED: M.L.
SCALE: 1:125	SHEET No.
PROJECT No: 1828	SP-1

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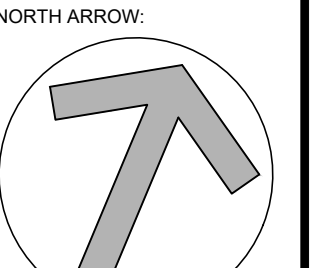
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ISSUED FOR CONSULTANTS REVIEW	Feb. 18, 19
ISSUED FOR UDRP	Dec. 21, 18
No. DESCRIPTION	DATE

REVISIONS:

ARCHITECT SEAL:  ARCHITECT: RODERICK LAHEY
LICENCE #275
SEAL DATE: STAMP DATE

NORTH ARROW: 

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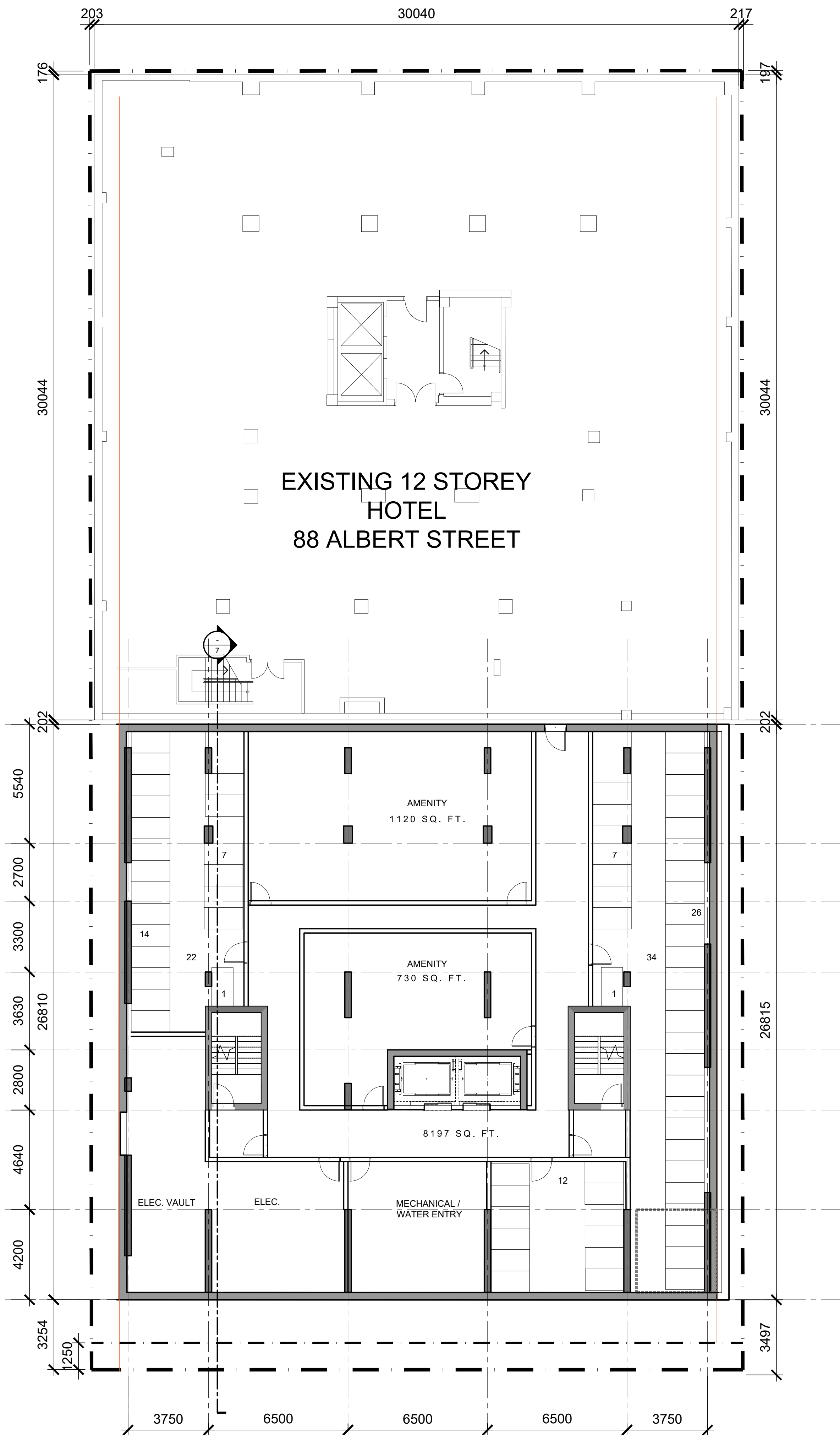
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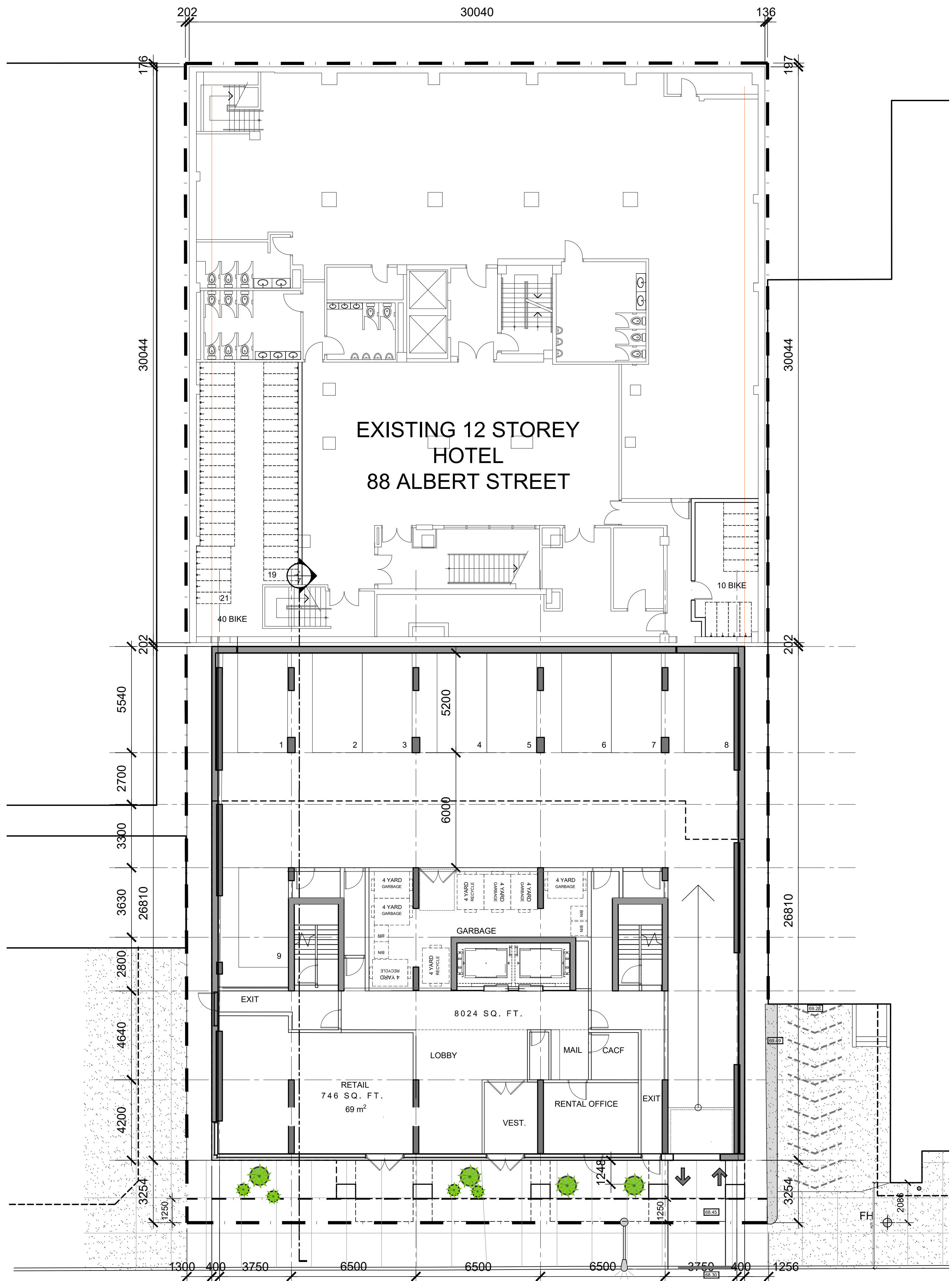
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FLOOR PLANS

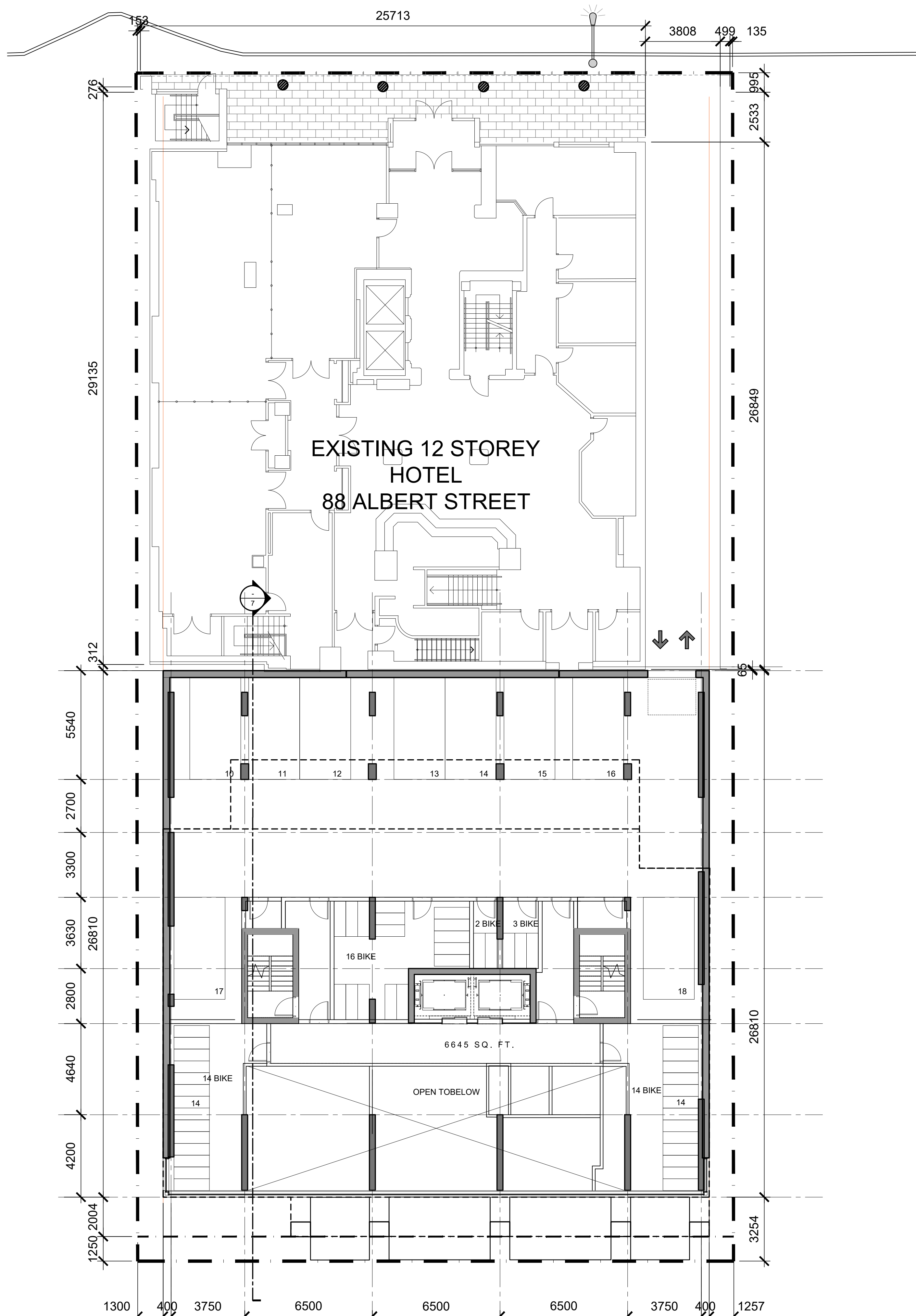
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PROJECT No. 1828	



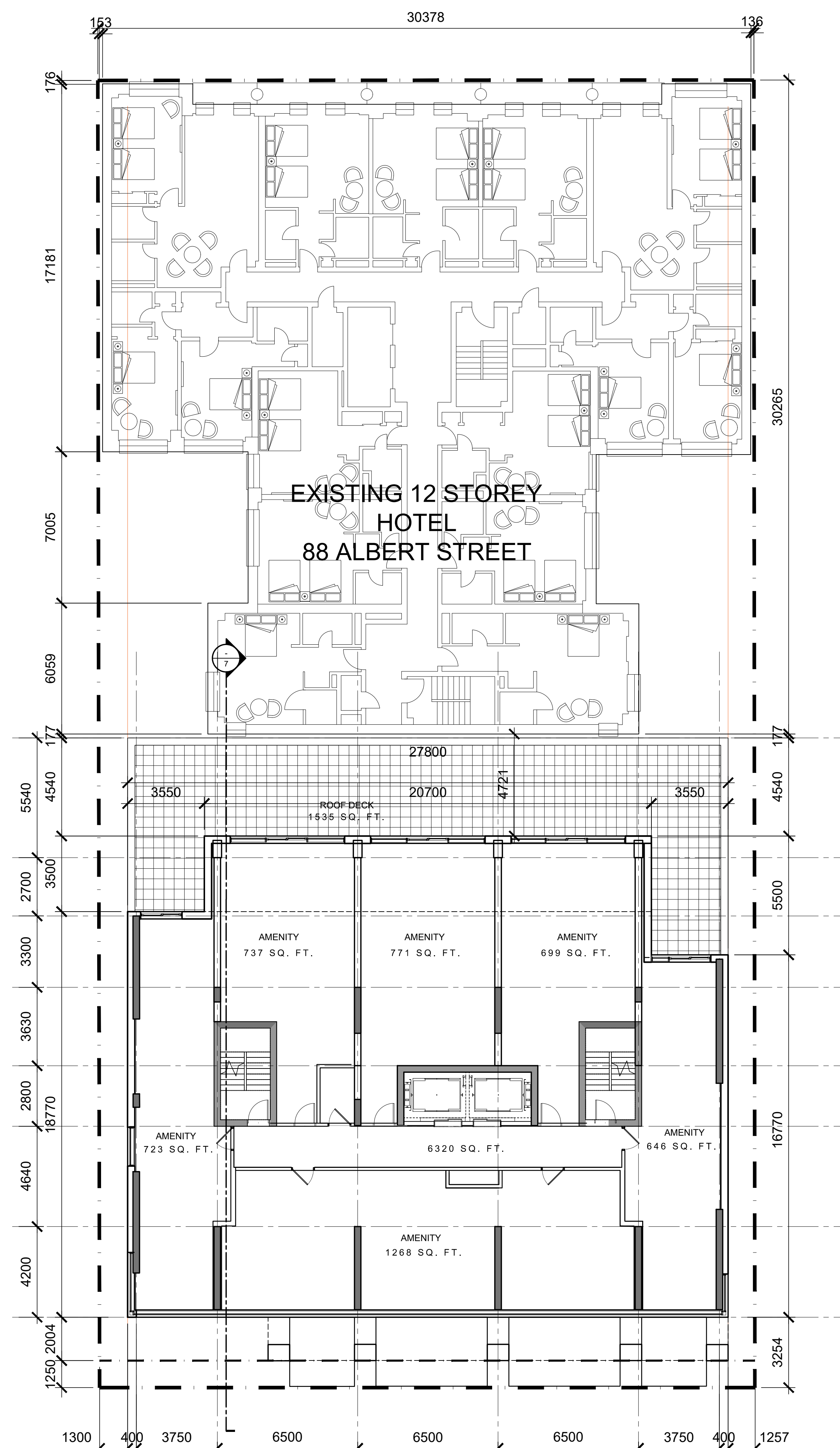
BASEMENT FLOOR



GROUND FLOOR



MEZZANINE LEVEL



2nd FLOOR

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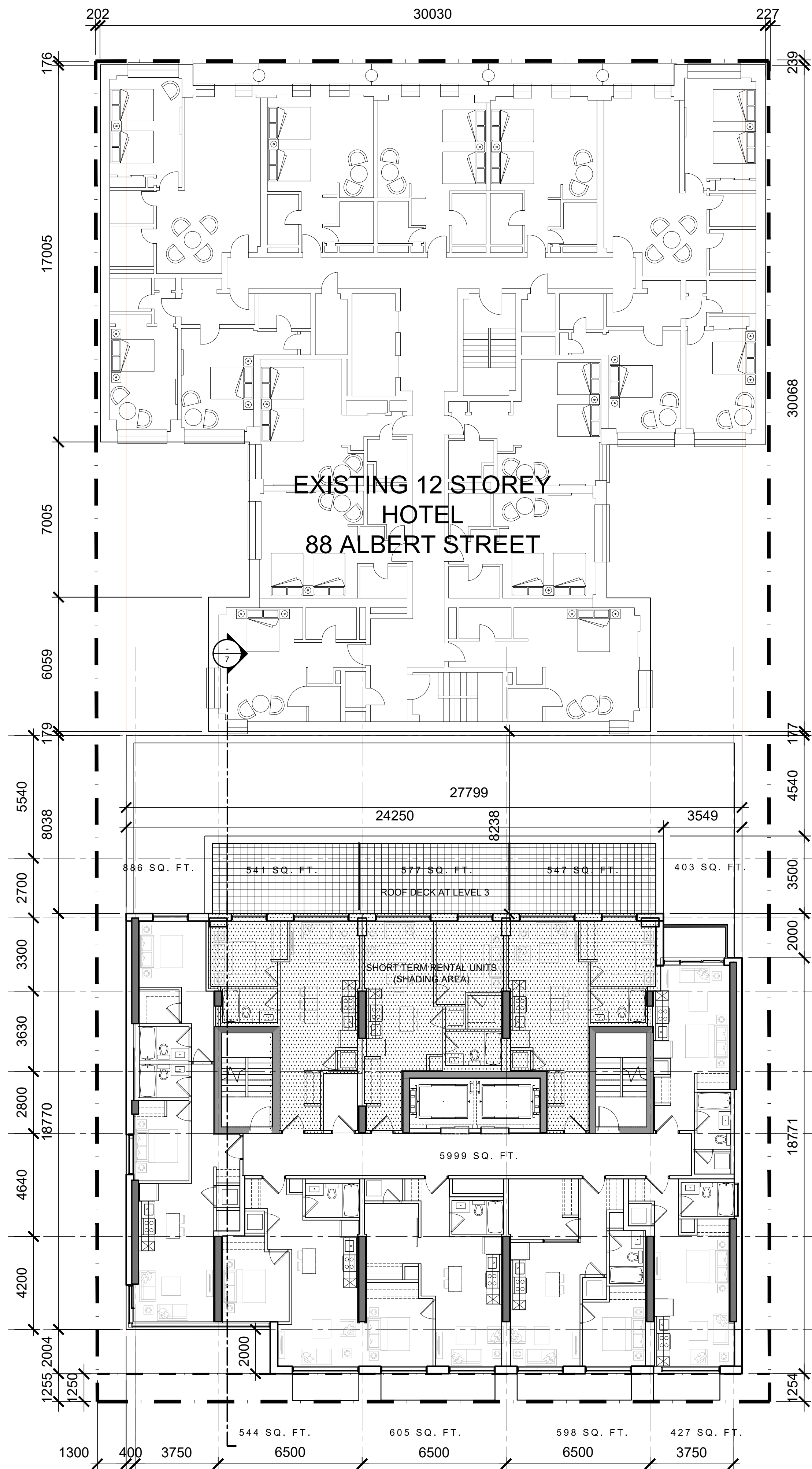
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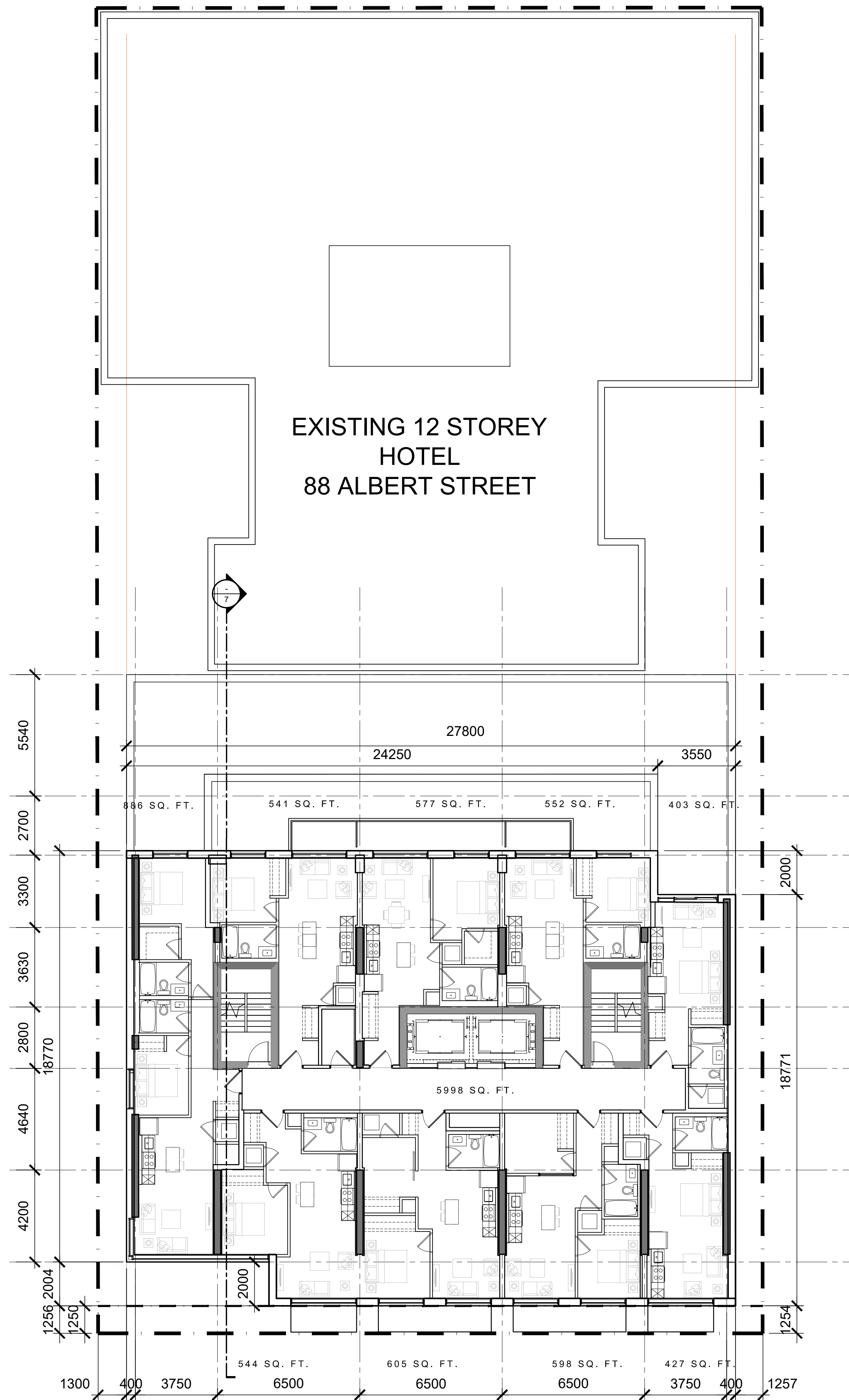
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PROJECT No. 1828	A-02



3rd-12th FLOOR



13th-19th FLOOR

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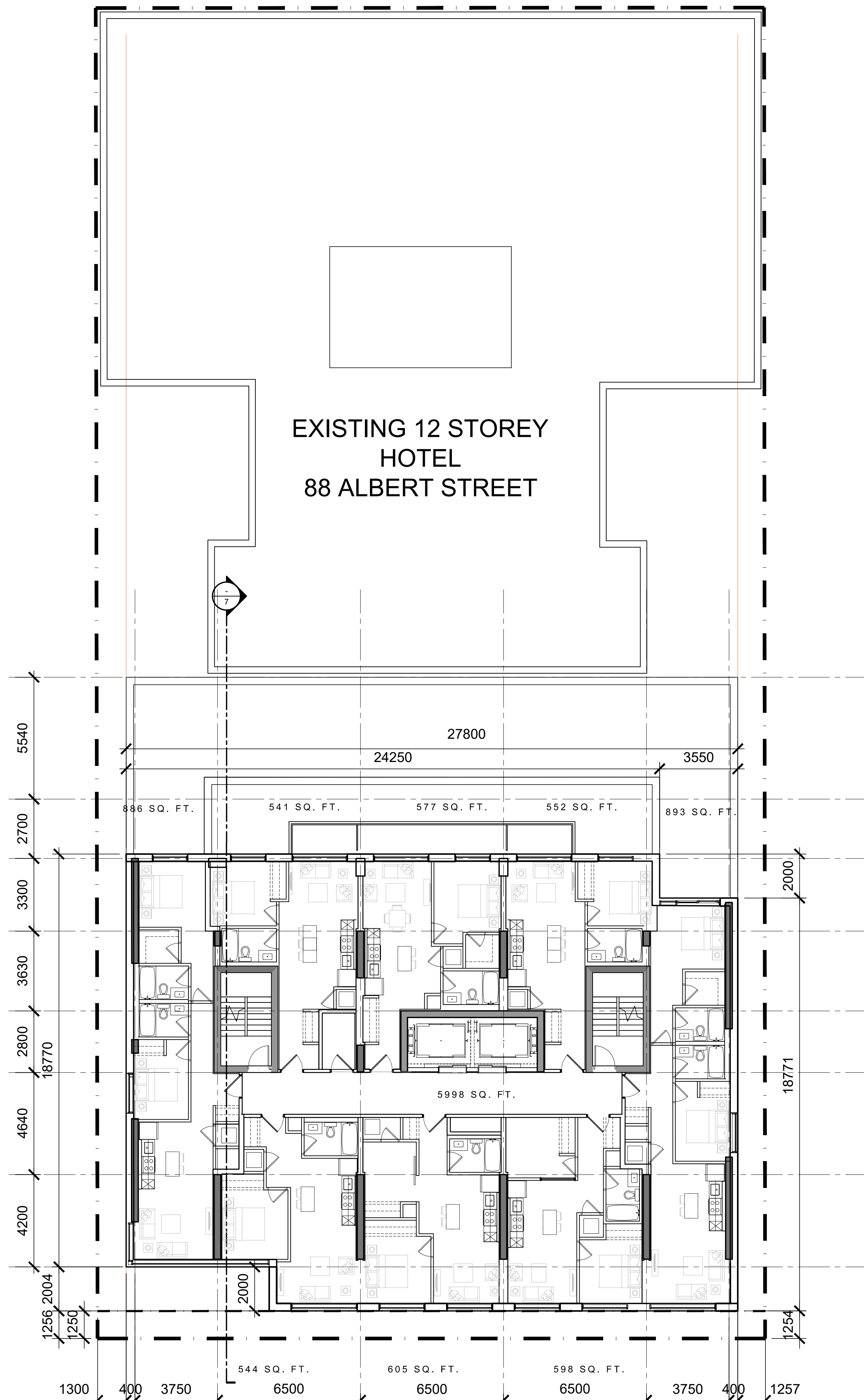
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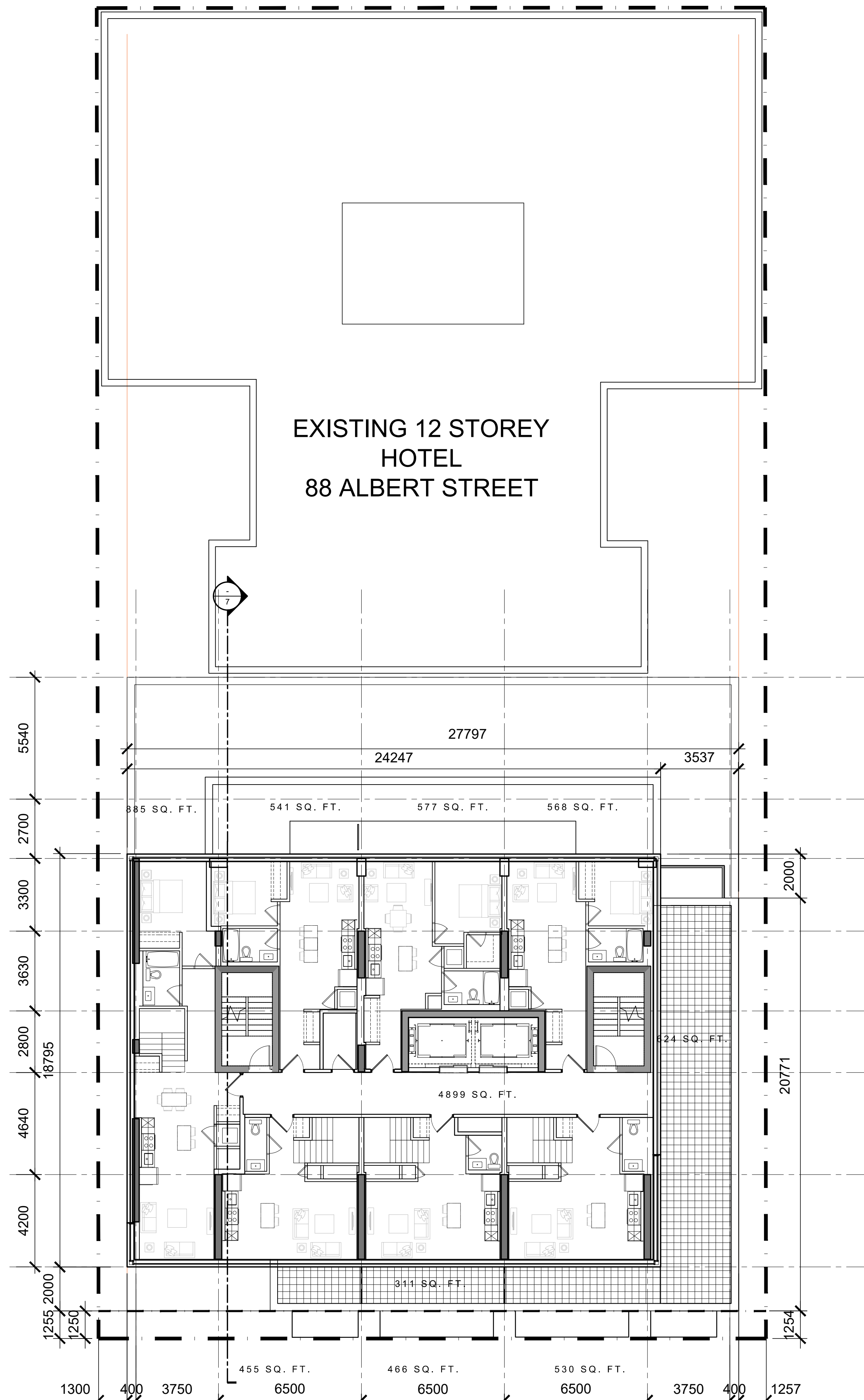
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20th-23th FLOOR



24th FLOOR

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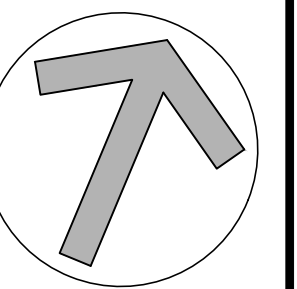
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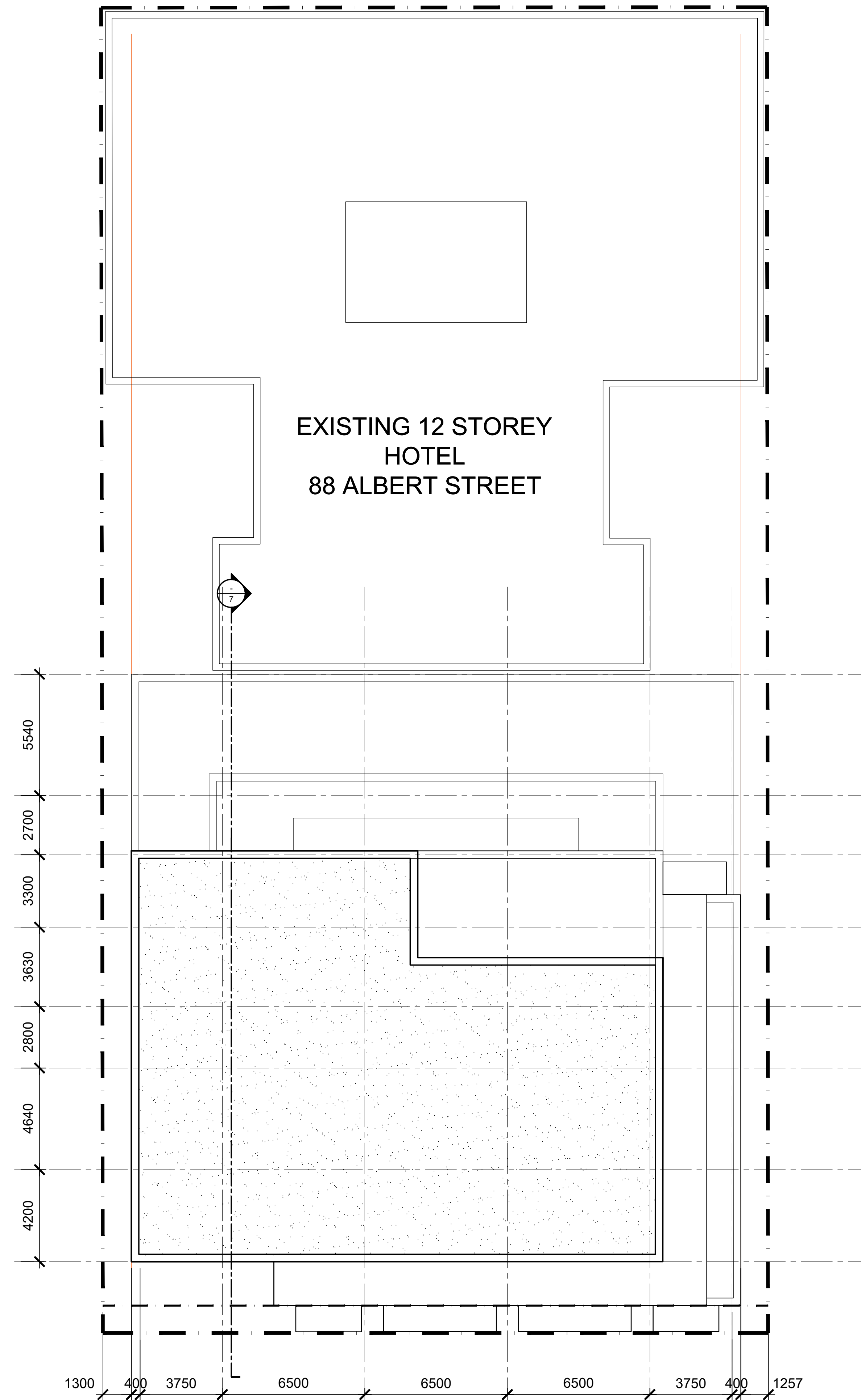
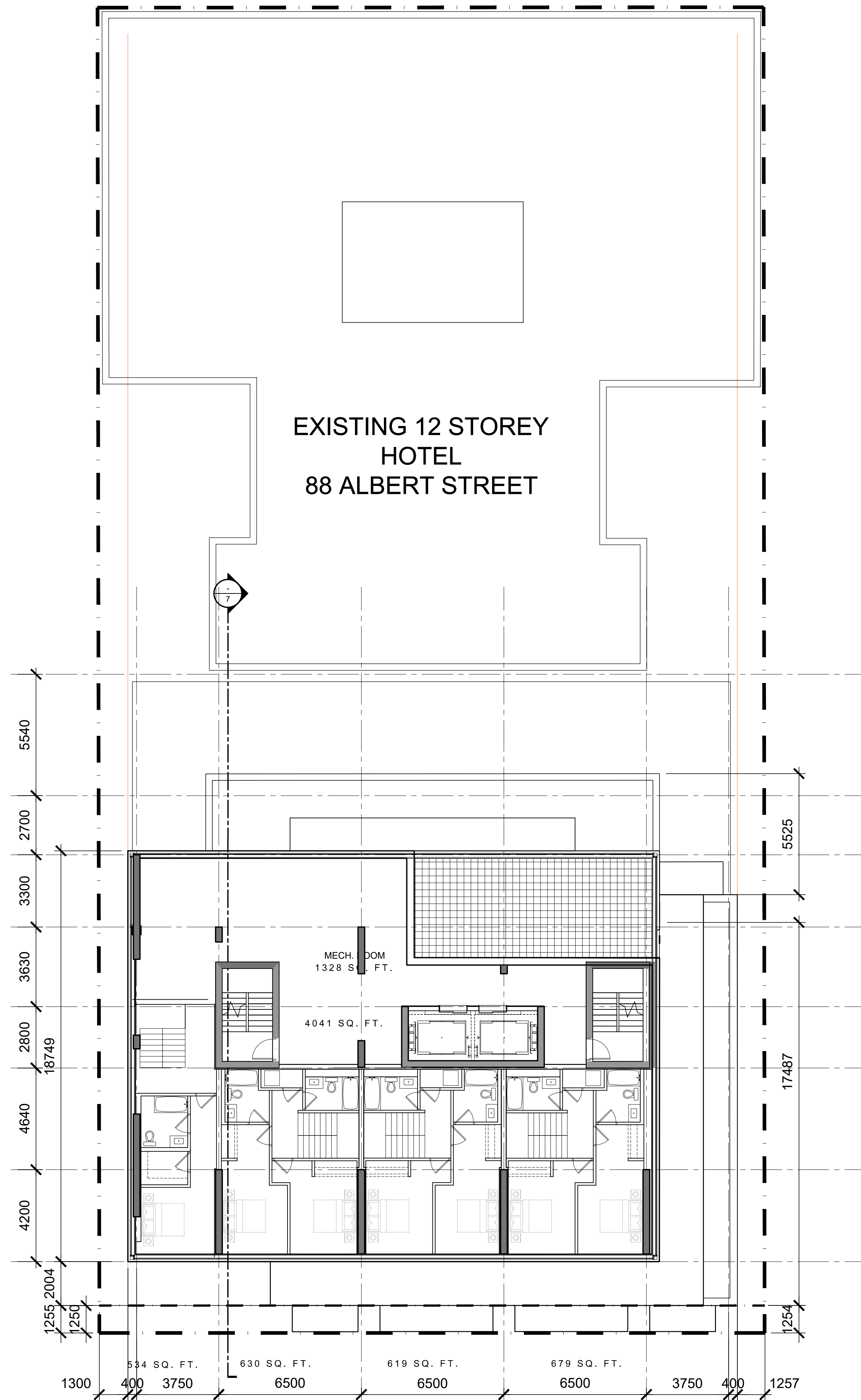
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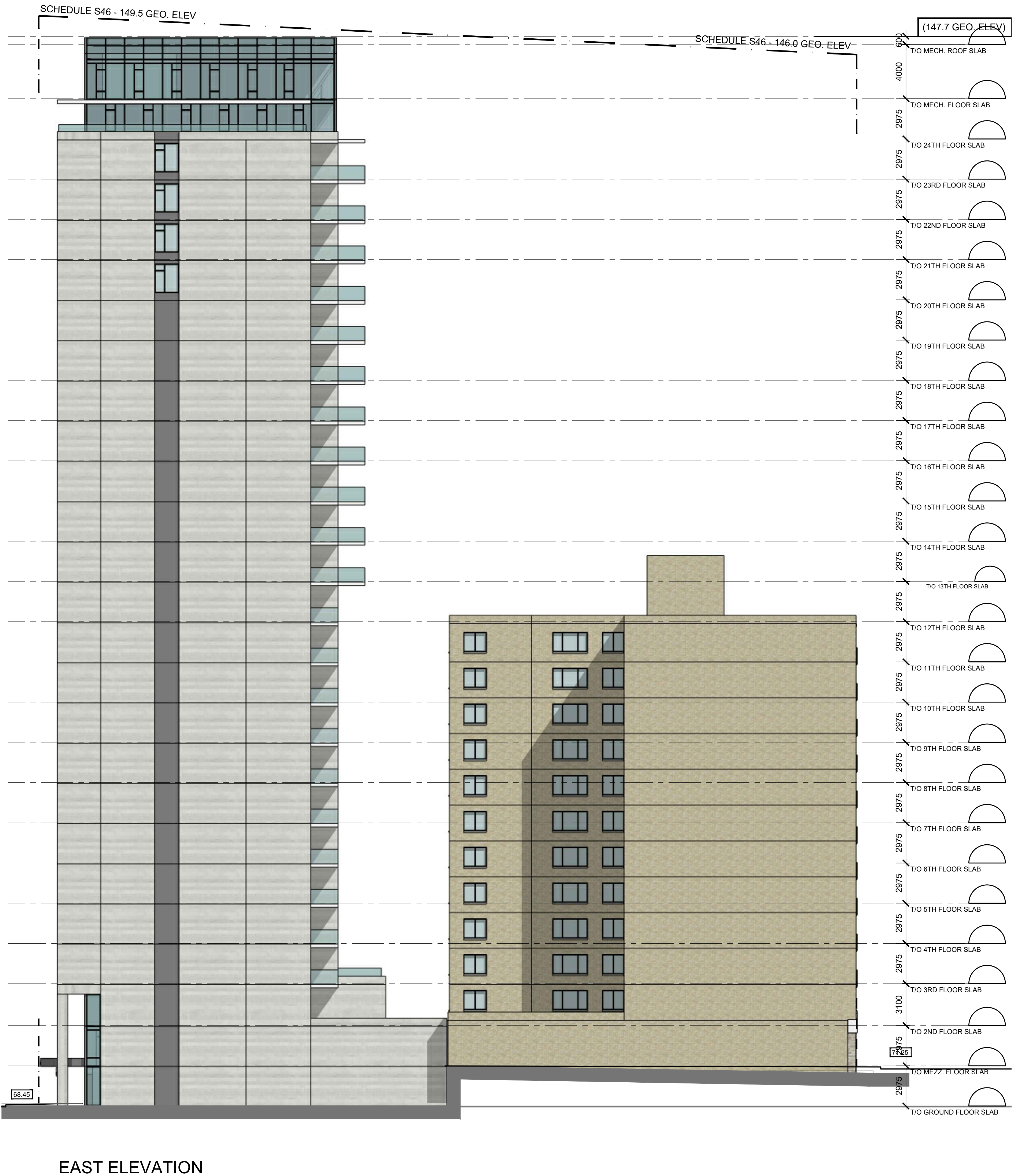
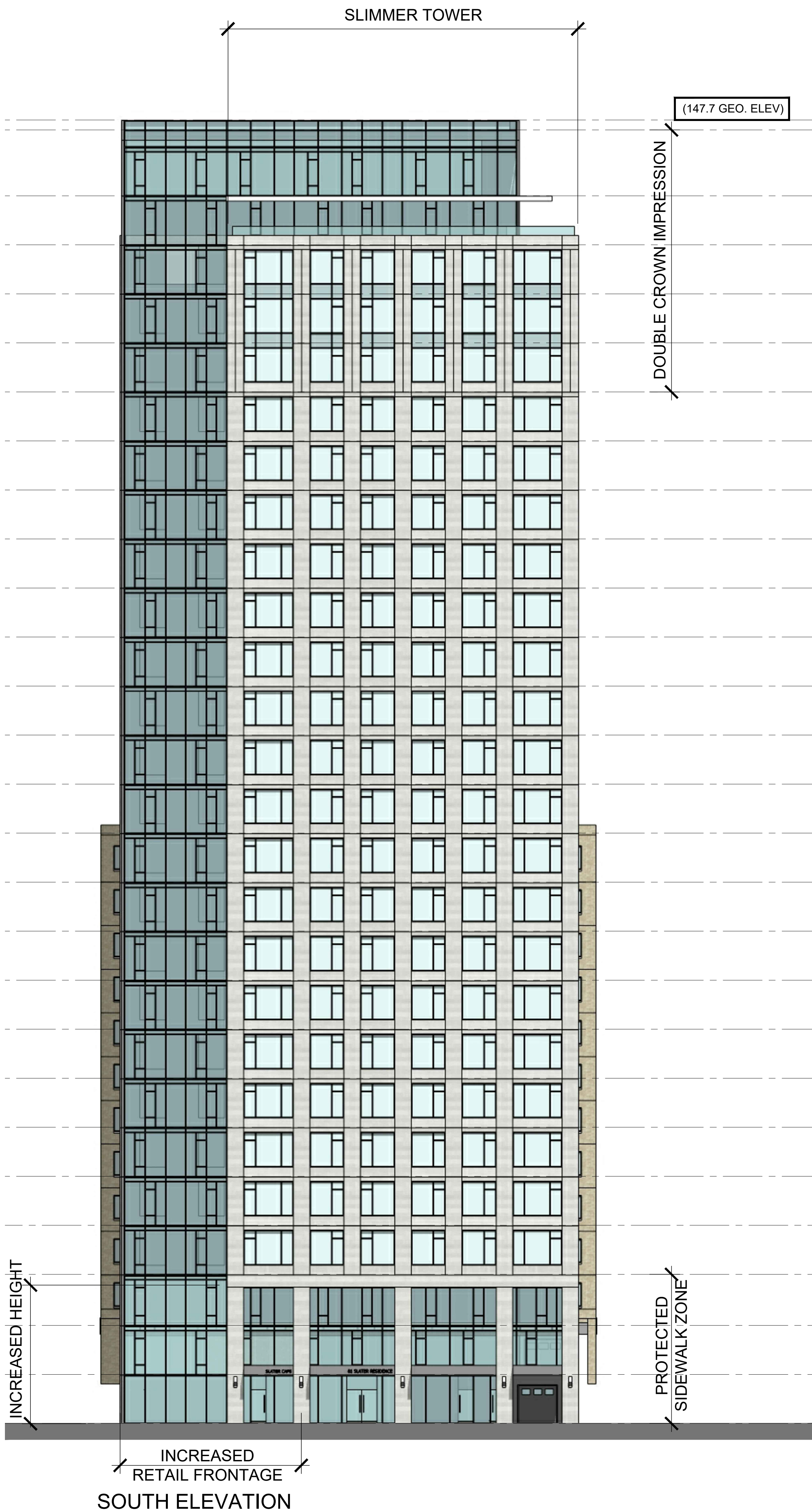
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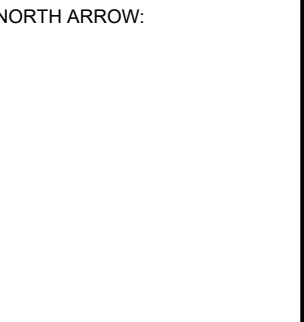
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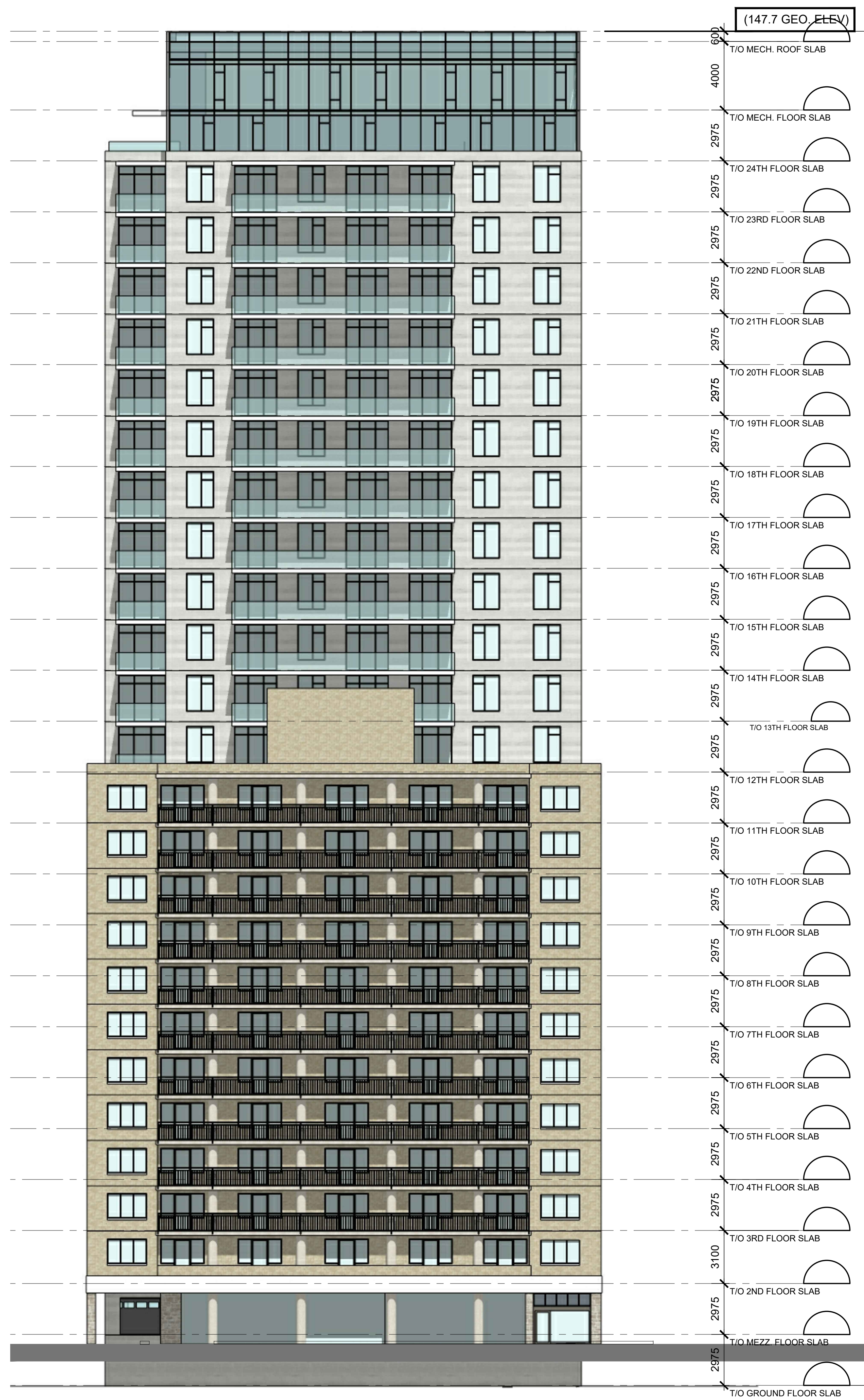
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PROJECT TITLE: **81 SLATER STREET**

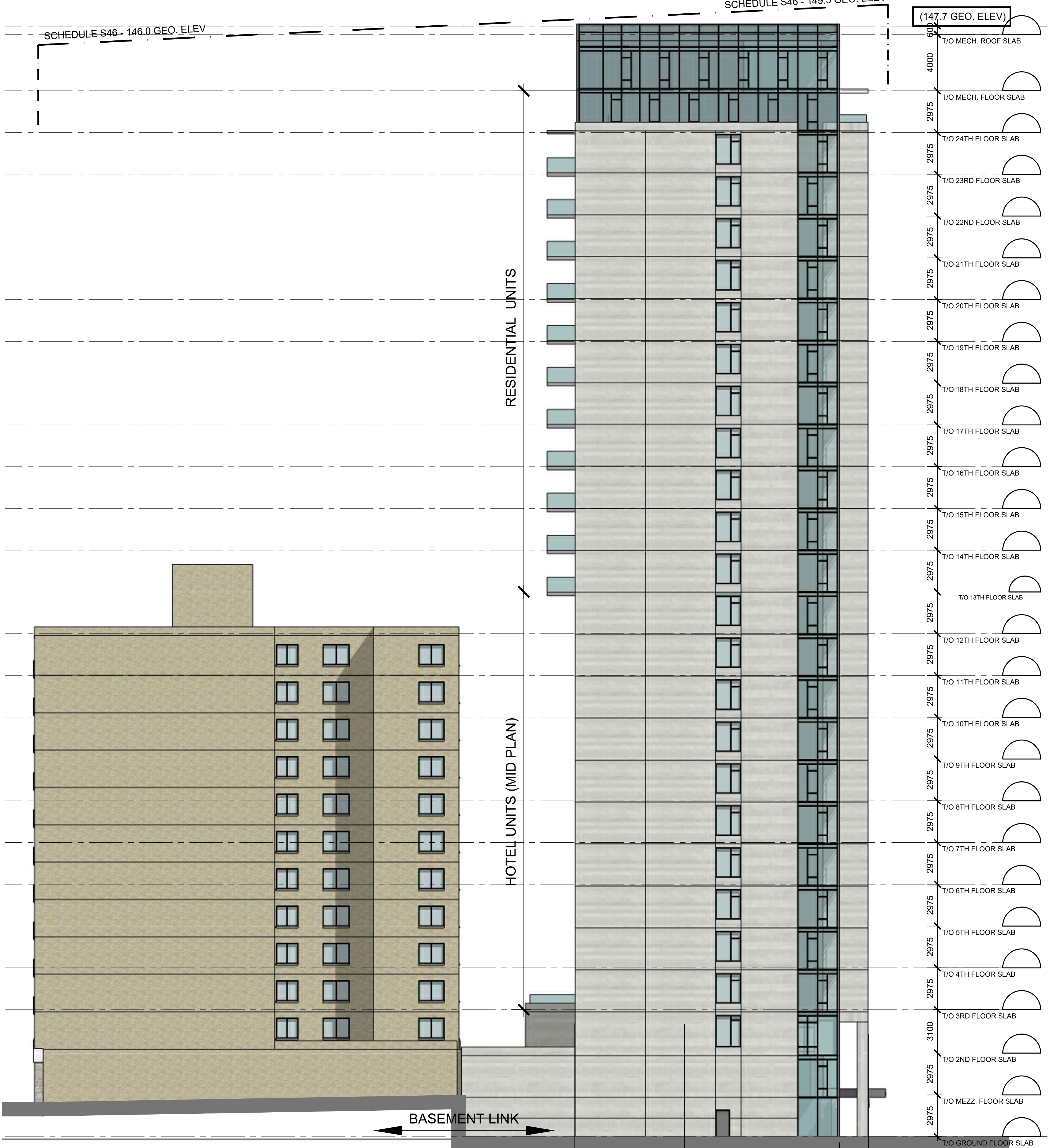
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SHEET TITLE: **ELEVATIONS**

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PROJECT No. 1828	



NORTH ELEVATION



WEST ELEVATION

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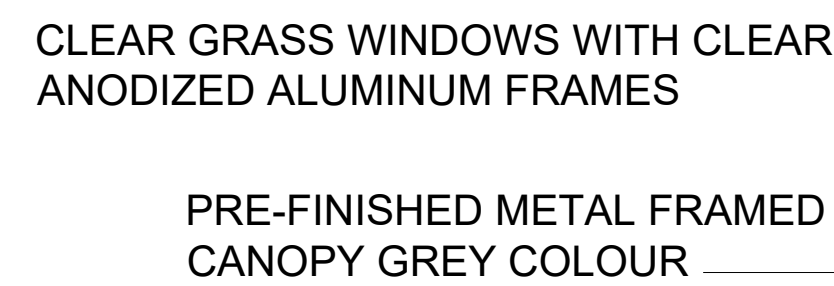
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A-07



CLEAR GRASS WINDOWS WITH CLEAR
ANODIZED ALUMINUM FRAMES

PRECAST CONCRETE
PANELS: BEIGE COLOUR

Diagram illustrating the vertical arrangement of floor slabs, showing the sequence from the ground level up to the 5th floor slab. The slabs are labeled as follows:

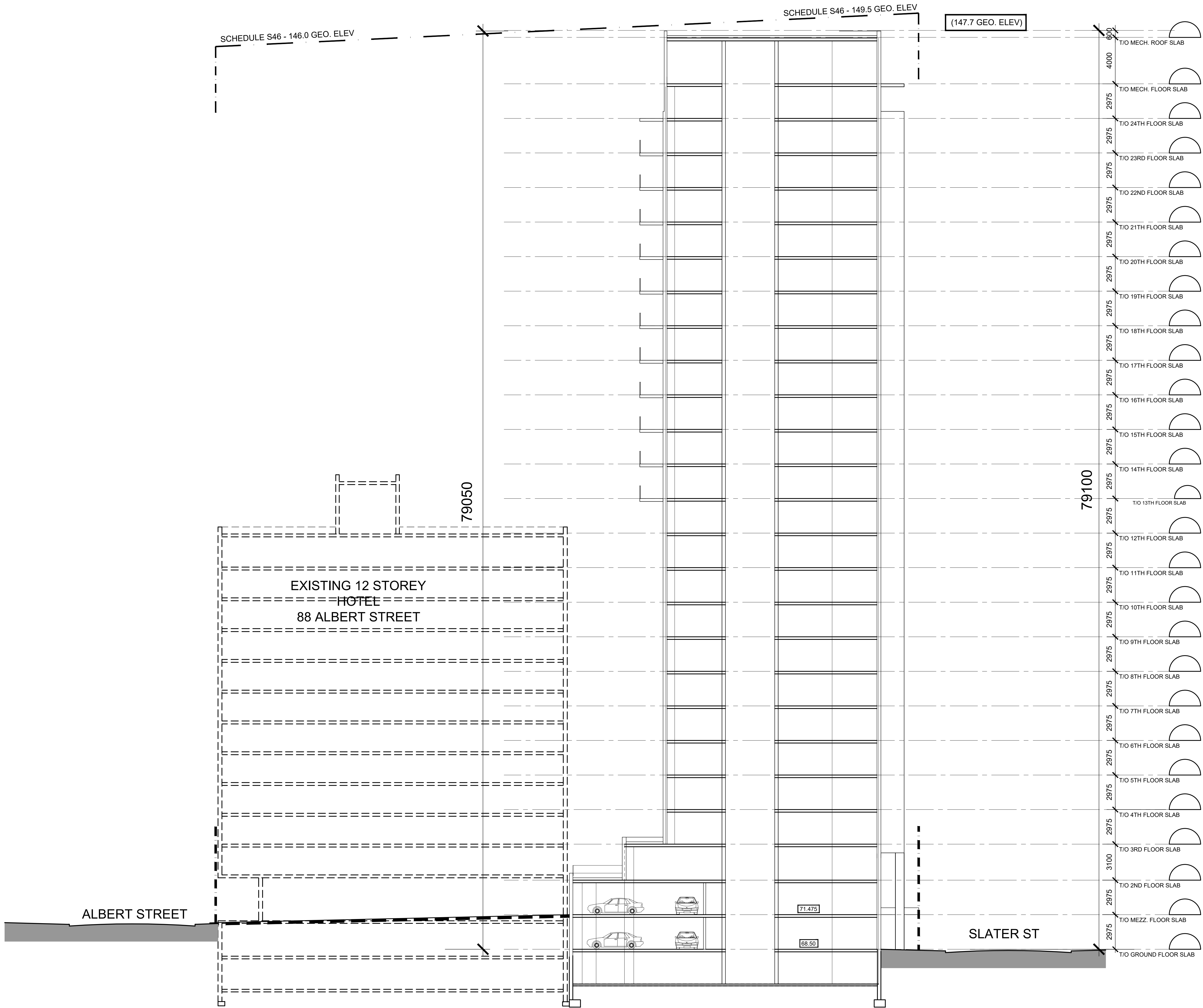
- TIO GROUND FLOOR SLAB
- TIO MEZZ. FLOOR SLAB
- TIO 2ND FLOOR SLAB
- TIO 3RD FLOOR SLAB
- TIO 4TH FLOOR SLAB
- TIO 5TH FLOOR SLAB



PRECAST CONCRETE PANELS:
DARK GLEY COLOUR

PRE-FINISHED METAL FRAMED
CANOPY GREY COLOUR

CLEAR GRASS WINDOWS WITH CLEAR
ANODIZED ALUMINUM FRAMES



SITE SECTION - LOOKING EAST

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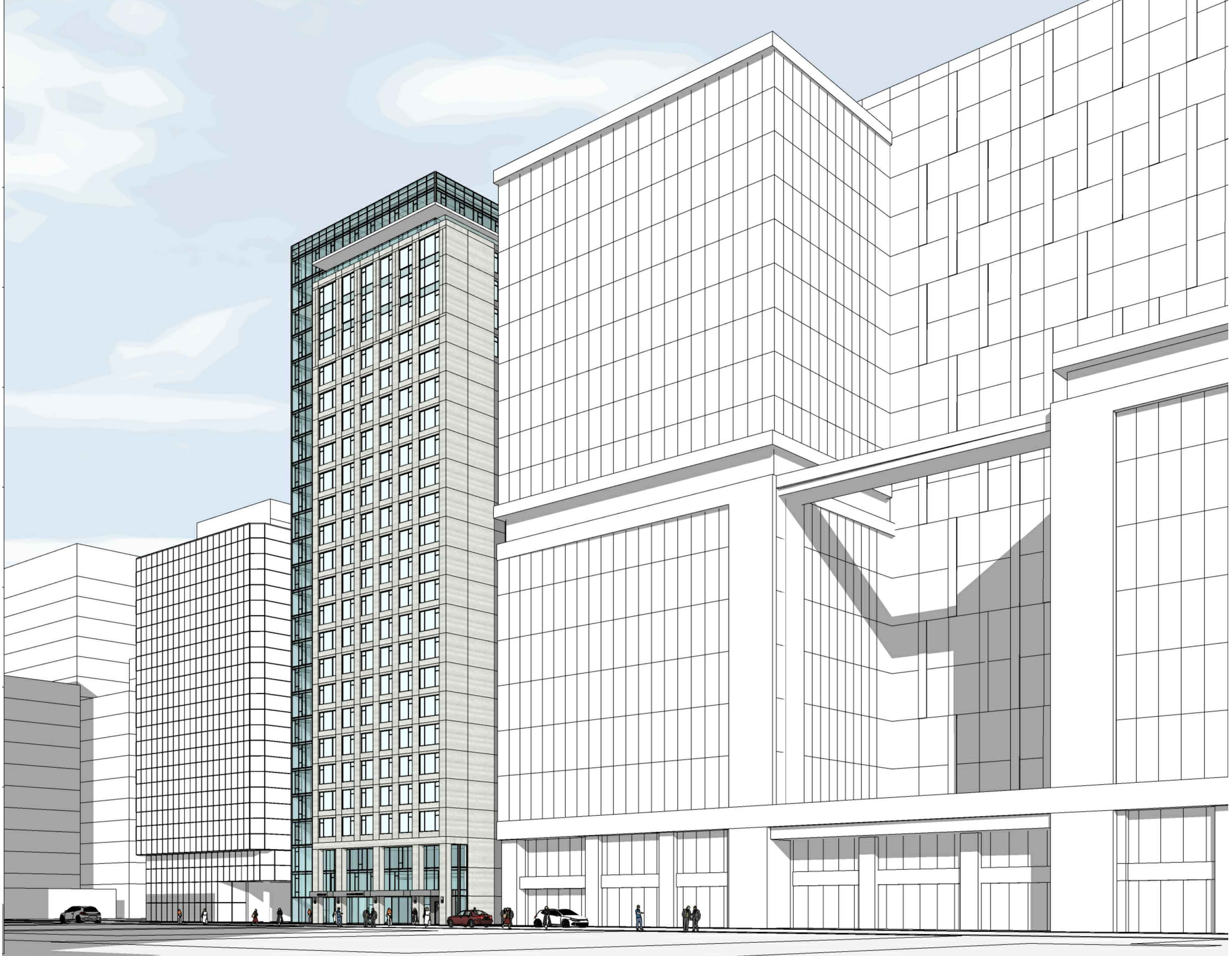
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SECTION

DRAWN: T.Z.	CHECKED: R.V.
SCALE: 1:150	SHEET No. A-09
PROJECT No. 1828	



VIEW LOOKING NORTH FROM METCALFE STREET



VIEW LOOKING NORTH WEST FROM ELGIN STREET



VIEW LOOKING WEST



VIEW LOOKING EAST

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	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
	DETAIL NUMBER
	TITLE
	DETAIL REFERENCE PAGE
	DETAIL CROSS REFERENCE PAGE

	ISSUED FOR SPC FIRST ROUND COMMENTS	Aug. 08, 19
	ISSUED FOR SITE PLAN CONTROL	Apr. 01, 19
	ISSUED FOR CONSULTANTS REVIEW	Feb. 18, 19
	ISSUED FOR UDRP	Dec. 21, 18
No.	DESCRIPTION	DATE

ARCHITECT SEAL:

SEAL DATE: STAMP DATE

NORTH ARROW:

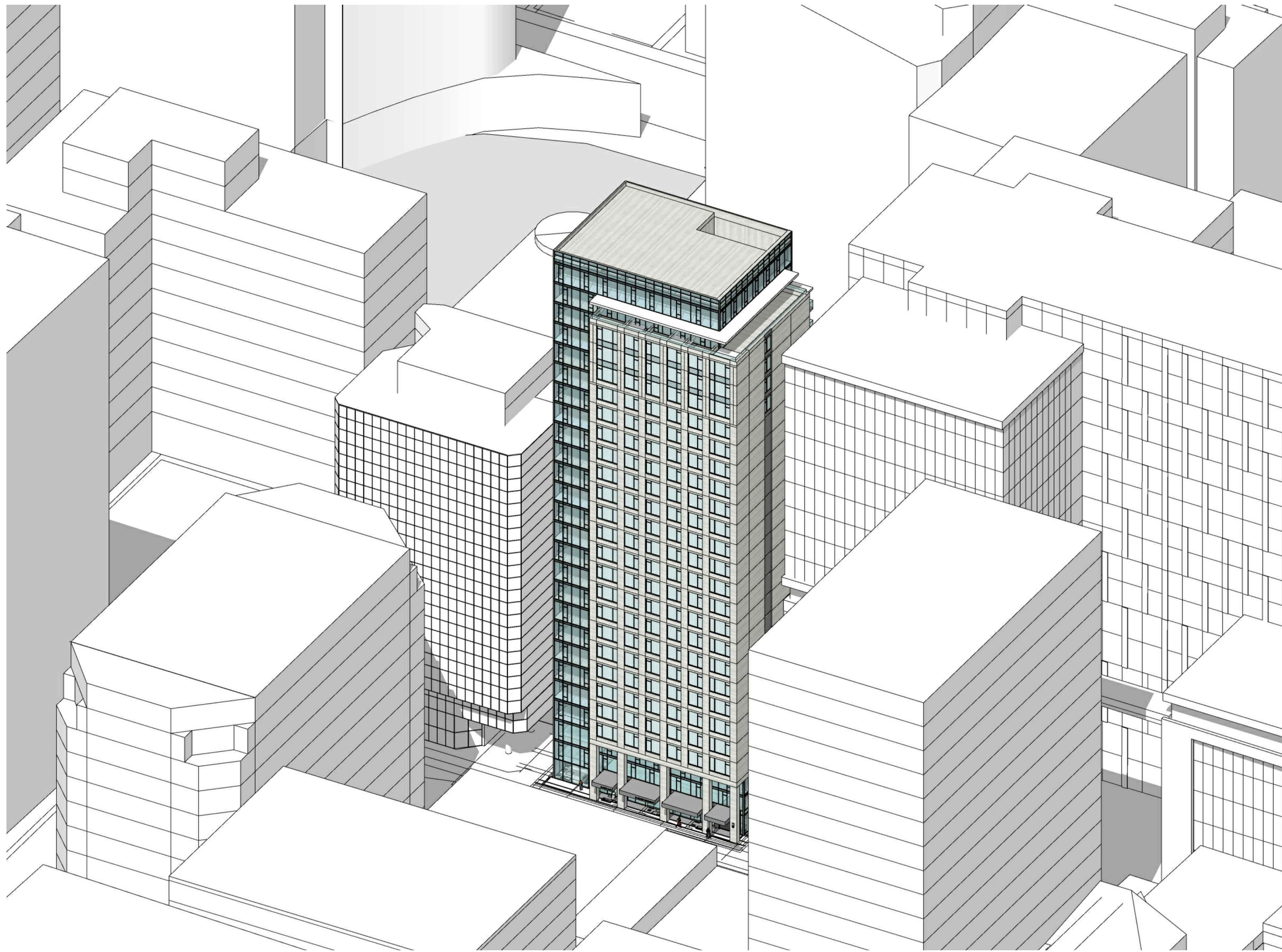
CLIENT:
88 Albert Street Holdings Inc.
88 Albert Street, Ottawa Ontario K1P 5E9

ARCHITECT:
rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
81 SLATER STREET
OTTAWA ONTARIO

SHEET TITLE:
PERSPECTIVE VIEWS

DRAWN: T.Z.	CHECKED: R.V.
SCALE: NTS	SHEET No. A-10
PROJECT No. 1828	



BIRD'S EYE VIEW LOOKING NORTHWEST



BIRD'S EYE VIEW LOOKING NORTHEAST



STREET VIEW LOOKING NORTHWEST



STREET VIEW LOOKING NORTHEAST

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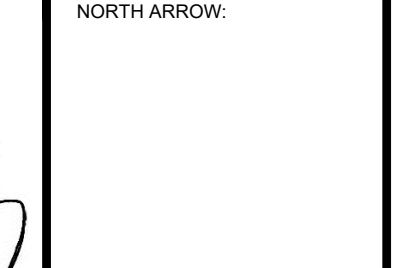
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- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- DETAIL NUMBER
- (00) TITLE
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REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

SEAL DATE: STAMP DATE

CLIENT:

88 Albert Street Holdings Inc.

88 Albert Street, Ottawa Ontario K1P 5E9

ARCHITECT:

rla/architecture

roderick lahey architect inc.

56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:

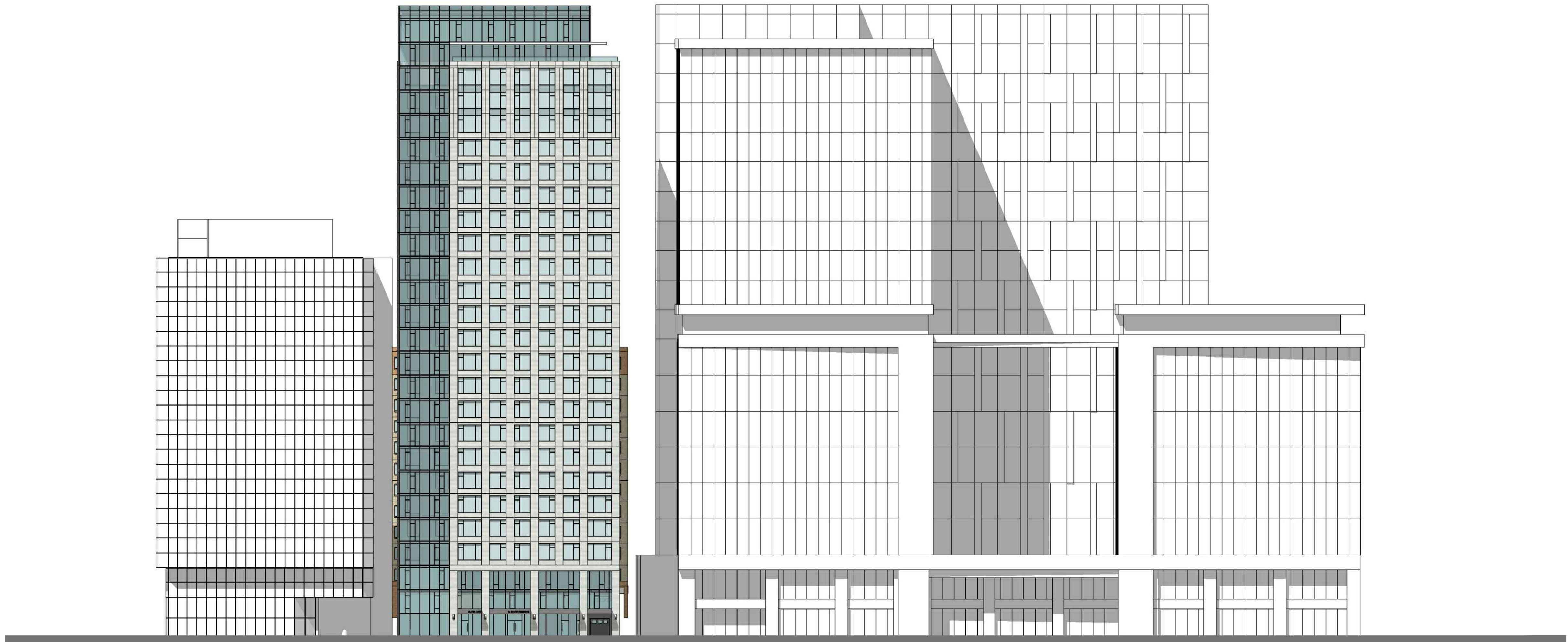
81 SLATER STREET

OTTAWA ONTARIO

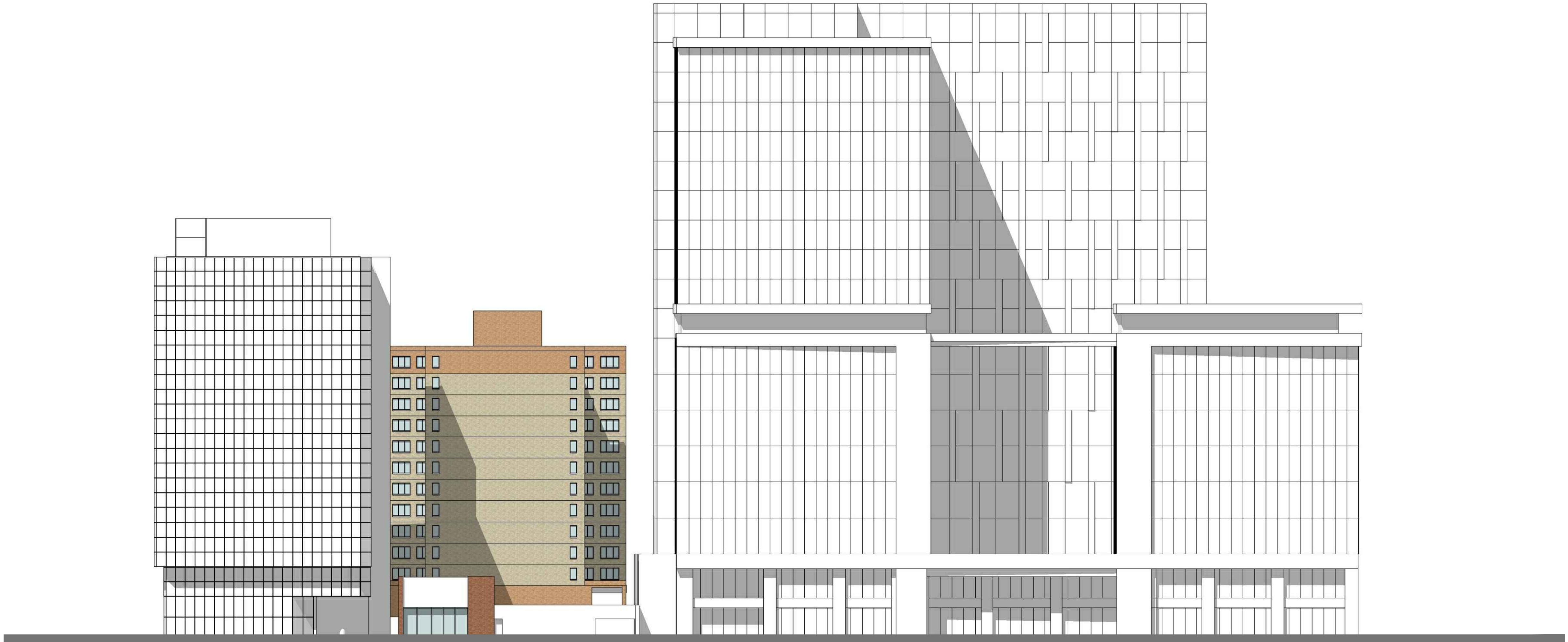
SHEET TITLE:

PERSPECTIVE VIEWS

DRAWN: T.Z.	CHECKED: R.V.
SCALE: NTS	SHEET No. A-11
PROJECT No. 1828	



PROPOSED STREET ELEVATION OF SLATER



EXISTING STREET ELEVATION OF SLATER

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(000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.

—DETAIL NUMBER

(00) TITLE SCALE

—DETAIL REFERENCE PAGE

—DETAIL CROSS REFERENCE PAGE

▲	ISSUED FOR SPC FIRST ROUND COMMENTS	Aug. 08, 19
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No.	DESCRIPTION	DATE
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REVISIONS:

ARCHITECT SEAL:



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CLIENT:

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88 Albert Street, Ottawa Ontario K1P 5E9

ARCHITECT:

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PROJECT TITLE:

81 SLATER STREET

OTTAWA ONTARIO

SHEET TITLE:

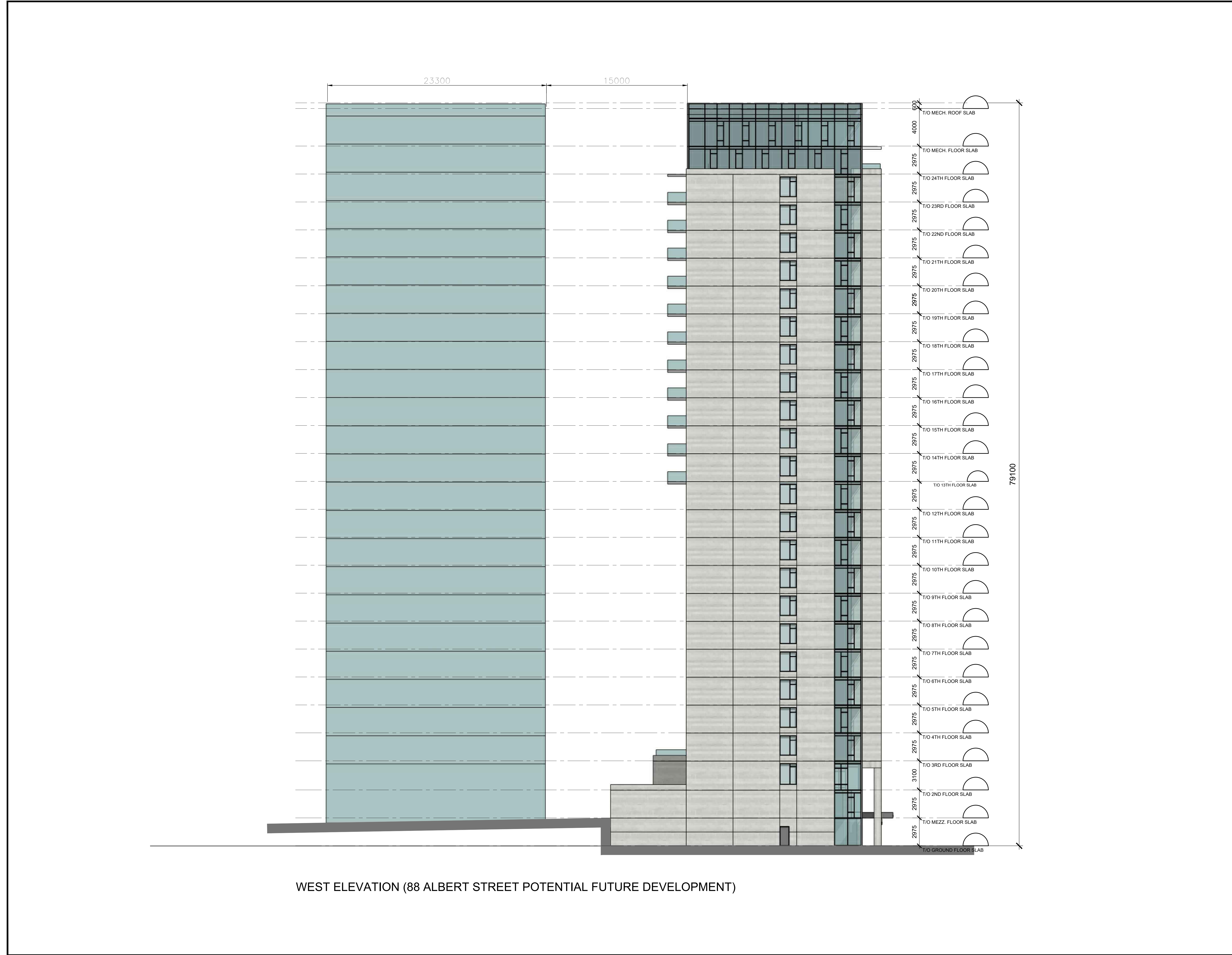
STREET ELEVATIONS

DRAWN: T.Z. CHECKED: R.V.

SCALE: 1:300 SHEET No.

PROJECT No. 1828

A-12



WEST ELEVATION (88 ALBERT STREET POTENTIAL FUTURE DEVELOPMENT)

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(000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.

—DETAIL NUMBER

(00) TITLE

—DETAIL REFERENCE PAGE

—DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC FIRST ROUND COMMENTS	Aug. 08, 19
2	ISSUED FOR SITE PLAN CONTROL	Apr. 01, 19
3	ISSUED FOR CONSULTANTS REVIEW	Feb. 18, 19
4	ISSUED FOR UDRP	Dec. 21, 18

ARCHITECT SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS

RODERICK LAHEY

LICENCE 4275

SEAL DATE: STAMP DATE

CLIENT:

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ARCHITECT:

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roderick lahey architect inc.

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PROJECT TITLE:

81 SLATER STREET

OTTAWA ONTARIO

SHEET TITLE:

ELEVATIONS

DRAWN:	CHECKED:
T.Z.	R.V.

SCALE:	SHEET No.
1:150	A-13

PROJECT No.
1828

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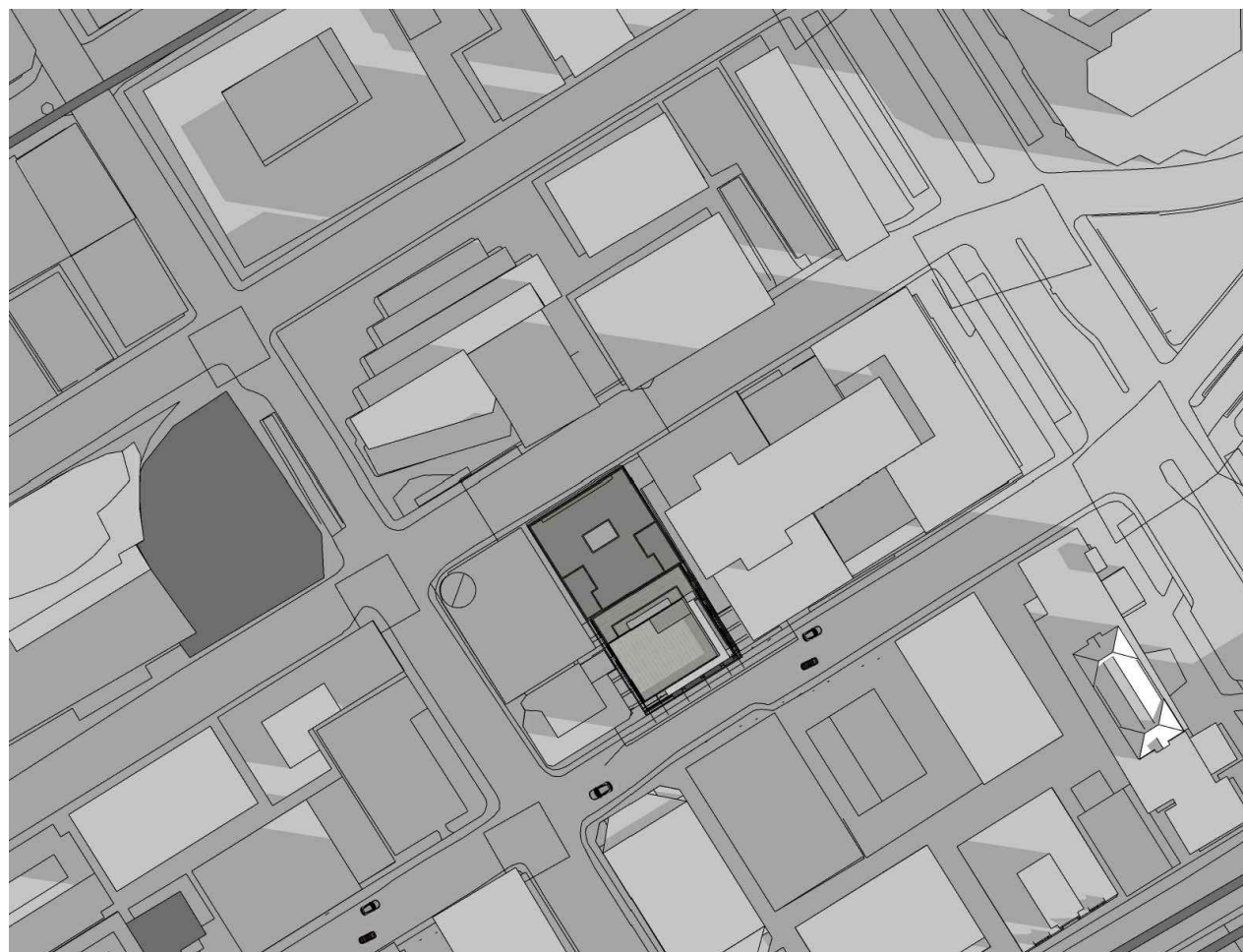
LOT DATE: Friday, August 09, 2019

PLOT SCALE: 1:1

PEN STYLE: 0-RLA-MASTER-100%.ctb

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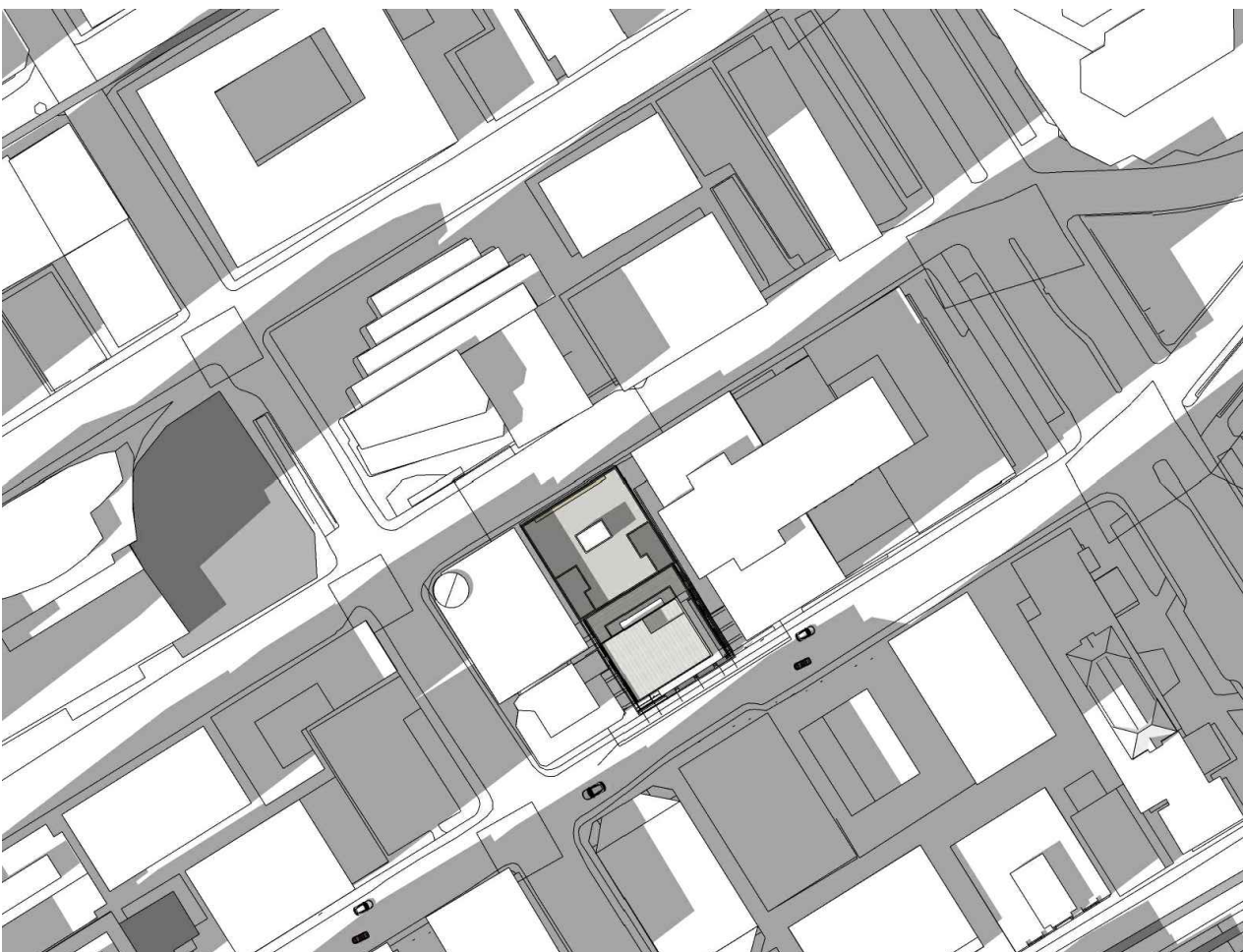
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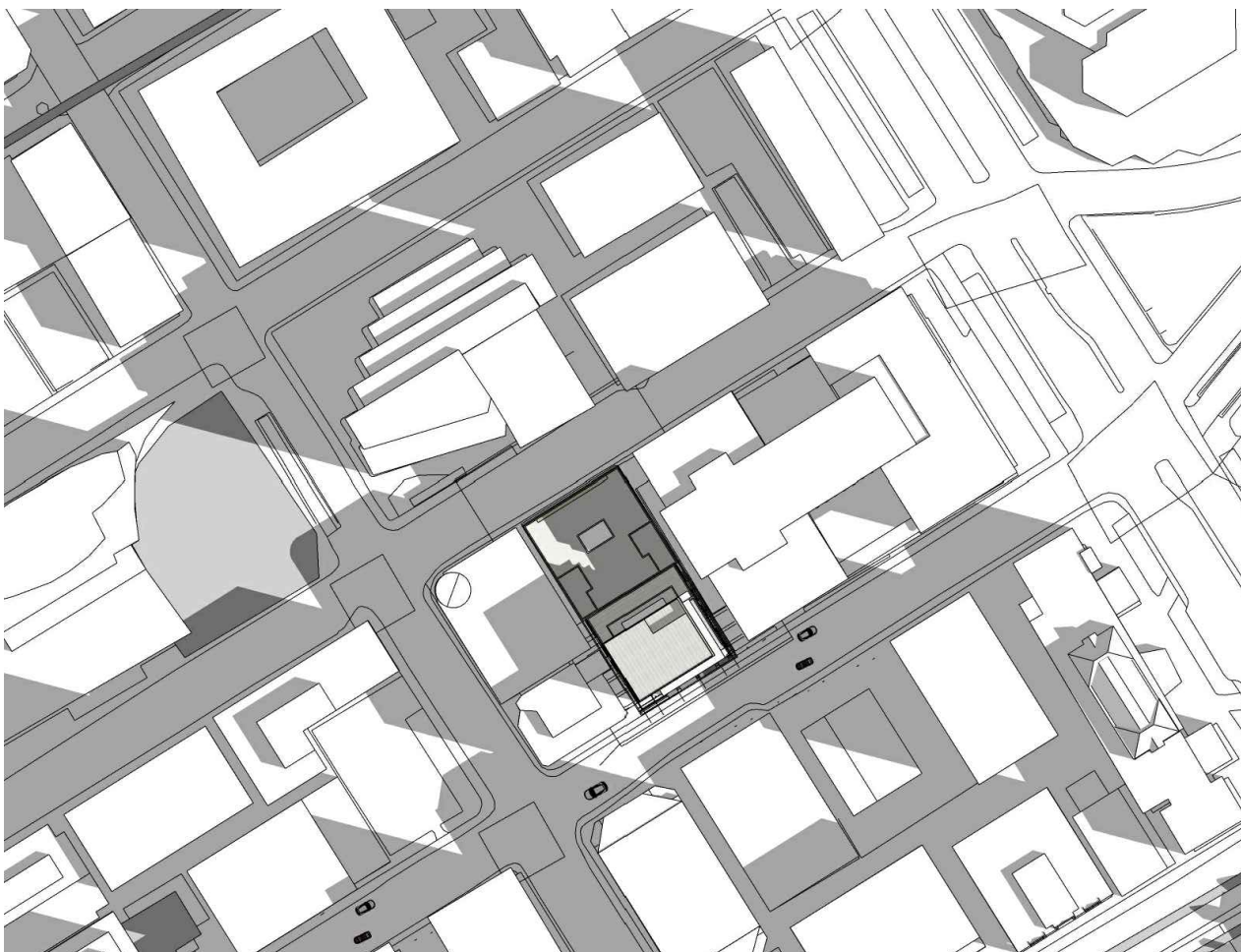


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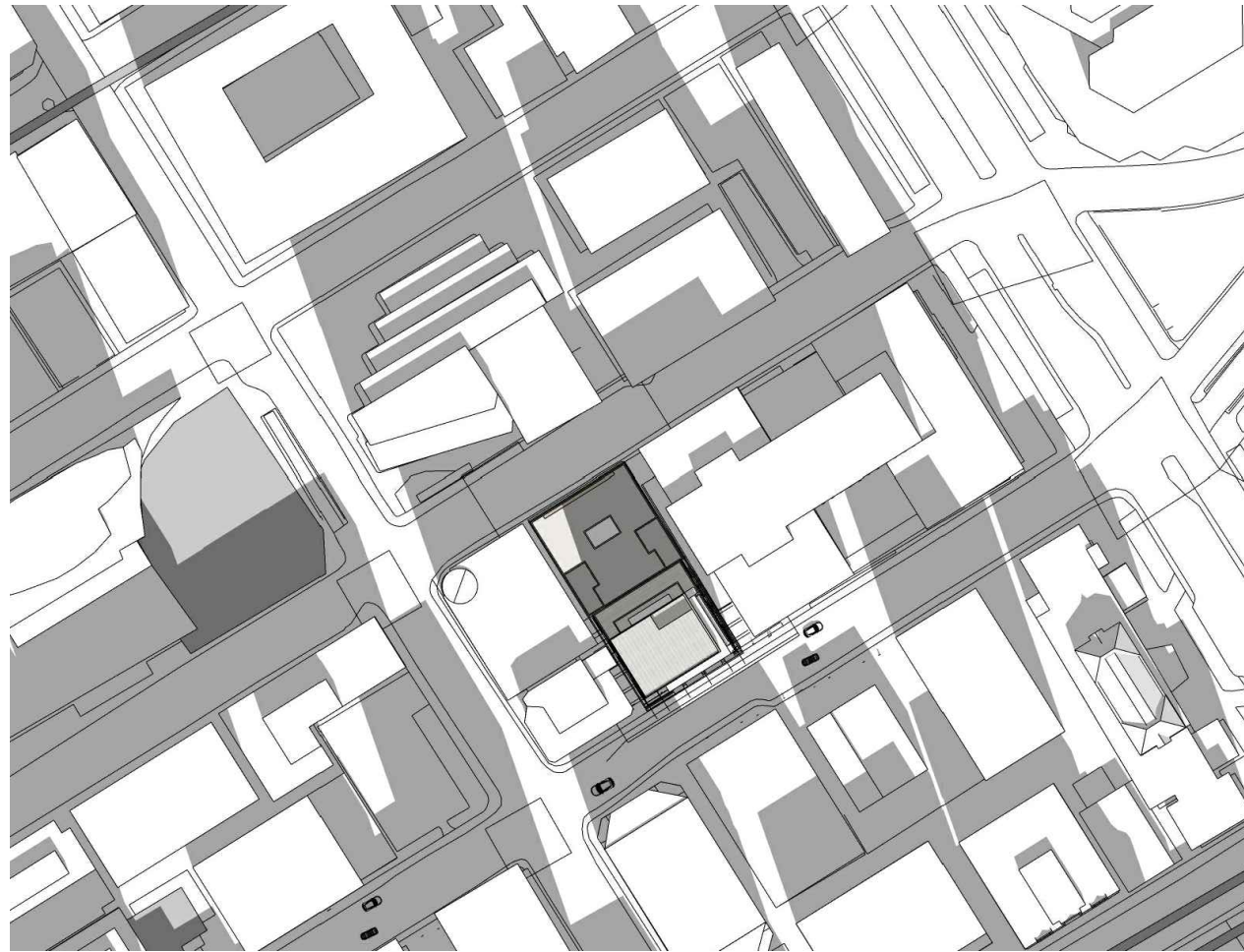
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DECEMBER.21



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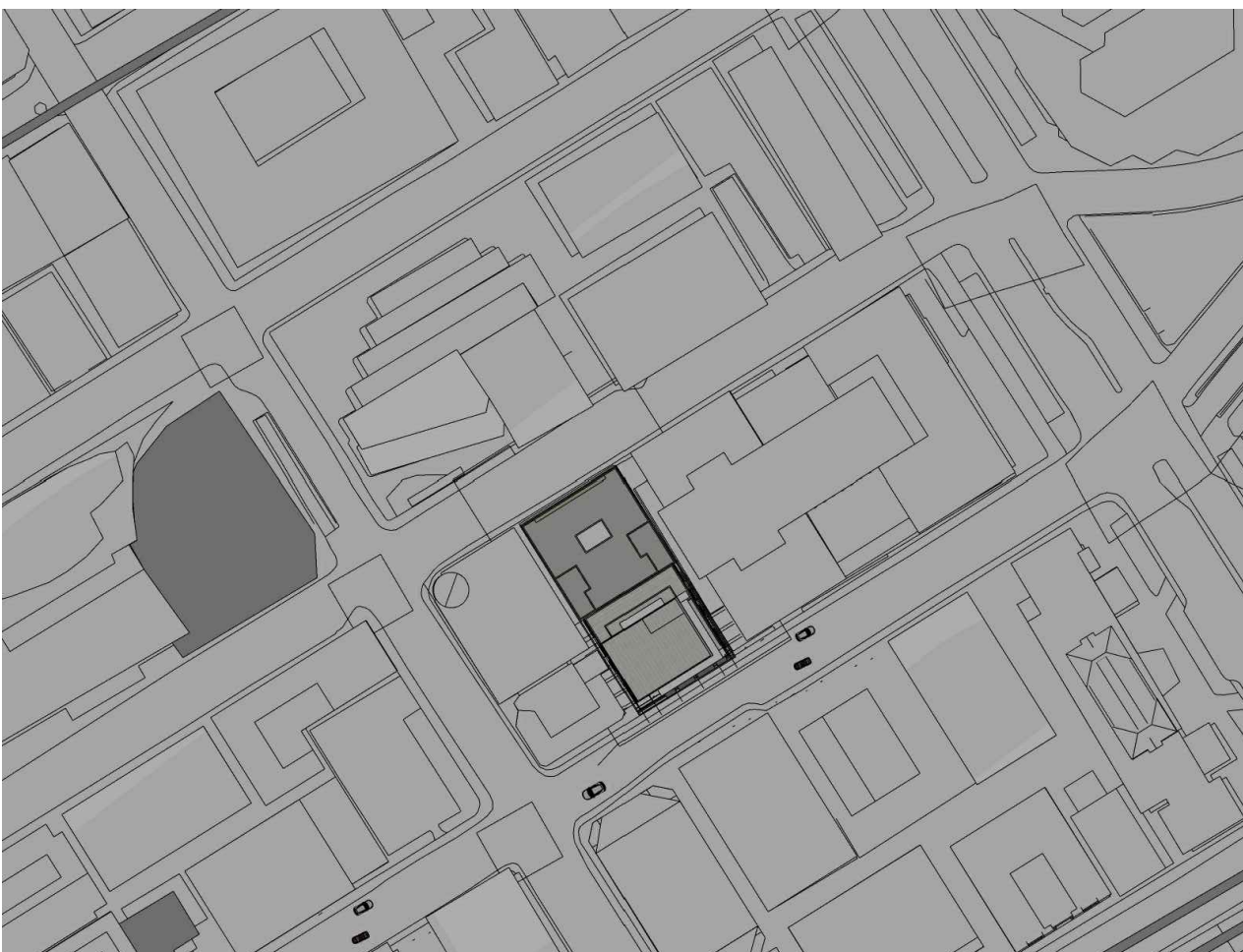
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REVISIONS:

ARCHITECT SEAL:

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RODERICK LAHEY

LICENCE #1275

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NORTH ARROW:

↑

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PROJECT TITLE:

81 SLATER STREET

OTTAWA ONTARIO

SHEET TITLE:

SUNSHADE STUDY

DRAWN:	CHECKED:
T.Z.	R.V.
SCALE:	SHEET No.
NTS	A-14
PROJECT No.	
1828	