

SITE STATISTICS		
ZONING	IP - BUSINESS PARK INDUSTRIAL	
	IP [2265]H(12)	
SETBACKS		
	MIN REQ'D (m)	PROVIDED (m)
FRONT YARD	6.0	35.14
REAR YARD	6.0	6.00
INTERIOR SIDE	3.0	3.00
INTERIOR SIDE	3.0	3.00
WIDTH OF LANDSCAPE STRIP		
ABUTTING A STREET	3.0	3.0
MAXIMUM FLOOR SPACE INDEX	2	1
HEIGHT OF BUILDING		
BUILDING HEIGHT (MEASURED FROM GRADE TO T/O ROOF DECK)	MAX	PROVIDED
	12m	12m
CONSTRUCTION AREAS GROSS FLOOR AREA (GFA)		
	SM	SF
GROUND FLOOR-BANQUET HALL (140 PERSON)	172	1,851
GROUND FLOOR-PRE FUNCTION	42	452
GROUND FLOOR-HOTEL	1,049	11,291
2ND FLOOR	1,284	13,821
3RD FLOOR	1,284	13,821
4TH FLOOR	1,284	13,821
TOTAL CONSTRUCTION AREA	5,115	55,057
PARKING REQUIREMENTS (BASED ON TABLE 101: AREA "C" ON SCHEDULE 1A)		
- SPACES @ 2.6W x 5.2L	REQ'D	PROVIDED
- 50% of stalls are compact stalls (size at 2.4W x 4.6L per zoning standards)		
HOTEL: 1 SPACE PER GUEST UNIT (88 ROOMS)	88	88
PLACE OF ASSEMBLY (10 PER 100sm OF GFA OF ASSEMBLY AREA)	20	20
BANQUET HALL + PRE FUNCTION AREA (200 SQ M)		
REDUCED PARKING SPACES (COMPACT STALLS) UP TO 50% OF THE PARKING SPACES		51
TYPICAL PARKING STALLS PROVIDED		52
ACCTYPICAL PARKING STALLS PROVIDED		5
TOTAL NO. OF SPACES	108	108
ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)		
101-133 PARKING SPACES, THEN 5 ACCESSIBLE SPACES REQ'D	5	5
TYPE A (VAN), MIN WIDTH=3400	2	2
TYPE B, MIN WIDTH=2400	3	3
BICYCLE PARKING (BASED ON TABLE 111A (g)&(l))		
HOTEL = 1 PER 1000sm OF GFA	5	5
ALL OTHER (i.e. PLACE OF ASSEMBLY) = 1 PER 1500sm OF GFA	1	1
TOTAL NO. OF SPACES	6	6
DRIVEWAYS AND AISLE REQUIREMENTS (SECTION 107)		
	REQ'D (MIN)	PROVIDED
TWO-WAY DRIVEWAY	6.7	6.7
TWO-WAY PARKING AISLE	6.7	6.7
LOADING REQUIREMENTS (SECTION 113)		
(SIZE: 3.5W x 9.0L PARALLEL; 3.5W x 7.0 OTHER; 4.2M VERT CLR)	REQ'D	PROVIDED
LOADING SPACE	2	0



3 SITE LOCATION
N.T.S

1 SITE STATS
N.T.S

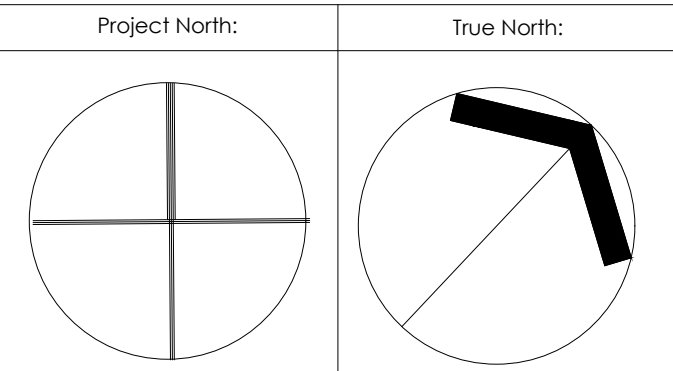
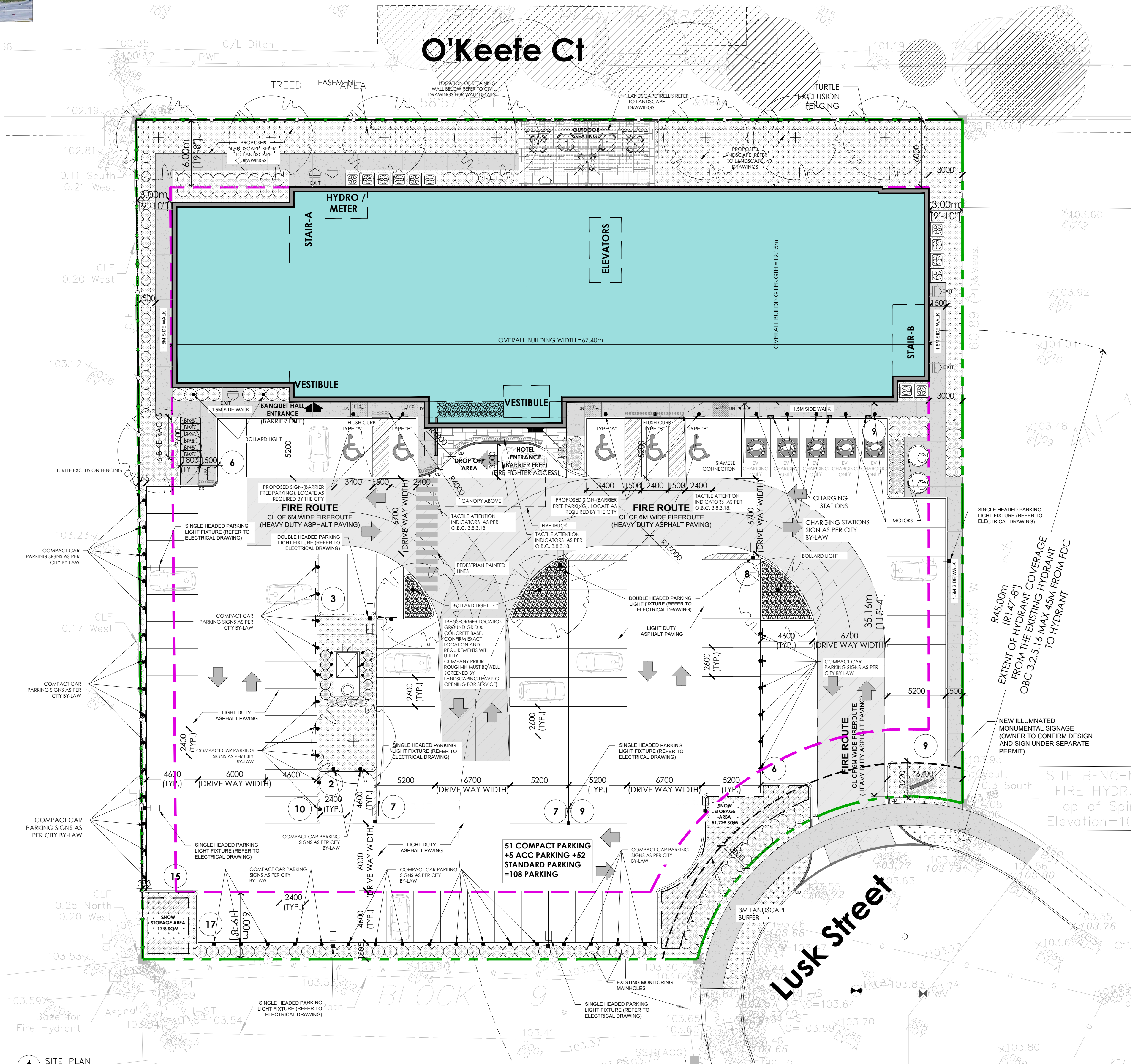
HOLIDAY INN OTTAWA- ROOM MIX							
	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	TOTAL	PERCENTAGE	MIX
KING	3	6	6	6	21	24%	32%
ACC KING	1	2	2	2	7	8%	
QQ	0	15	15	15	45	51%	53%
ACC JUNIOR SUITE	0	1	1	0	2	2%	
JUNIOR SUITE	0	4	4	5	13	15%	15%
TOTAL	4	28	28	28	88	100%	100%
TOTAL ACC. ROOMS	1	3	3	2	9	10%	100%

2 ROOM MIX
N.T.S

SITE PLAN LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	CURB DEPRESSION
	ENTRY/EXIT ACCESS POINTS
	EXISTING TOWN HYDRANT
	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS (REFER TO CIVIL DWGS)
	FIRE DEPARTMENT CONNECTION
	HOSE BIB (REFER TO MECHANICAL DWGS)
	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS
	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE REFER TO ELECTRICAL DWGS
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE REFER TO ELECTRICAL DWGS
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET REFER TO ELECTRICAL DWGS
	RECESSED EXTERIOR LIGHT FIXTURE & SOFFIT & PROTE COCHERE REFER TO ELECTRICAL DWGS
	NEW HEAVY DUTY ASPHALT PAVING (REMANINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)
	DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)
	POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION
	STEEL BOLLARD (REFER TO DETAIL XXX)
	PARKING COUNT
	FRS
	PROPOSED GRADING (REFER TO CIVIL DWGS)
	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)
	SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)

4 SITE PLAN
1:200

CREDIT NOTES:		CREDIT NOTES:	
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE SURVEY FOR THIS PROJECT BY MATAJ ARCHITECTS INC. NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER STAFFS OF CONTRACTOR. IF ANY:	TOPO SURVEYORS INFO: ANNIS, OSULLIVAN, VOLLEBECK LTD. 140 CONCORDE GATE, SUITE 500 OTTAWA, ONT. K2E 7K4 PHONE: (613) 727-0850 / FAX: (613) 727-1079 EMAIL: NPEAN@AQUADTO.COM	1 ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND DISCRETELY AREAS DETURBED BY THE CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE TOWN.	5 THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND BARRIER FREE SIGNS AS SET OUT IN THE TOWN BY-LAW AND DESIGN CRITERIA.
A MINIMUM SETBACK OF 1.0M FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIGNAGE SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR OWNER TO A SETBACK OF 1.0M. THE COST OF RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.	2 ALL DOWNSPROUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.	6 ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO HARBOR NO RISK OF GLARE OR LIGHT POLLUTION AT THE PROPERTY LINE.	7 ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
3 THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATIONS AND DAMAGE/ OBSTRUCTION DURING CONSTRUCTION.	8 ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.	7 ALL DOWNSPROUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.	8 ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
4 ALL BARRIER FREE ENTRANCES AND BARRIER FREE PAIRS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.	9 SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.	8 ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.	9 SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
	10 WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.		



Key Plan:

No.	Date:	Issue/Revision	By:
1	2022-12-09	ISSUED FOR SPA	

Drawing Issues/Revisions:

Note:

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WORK IN PROGRESS

MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED

206-418 Incauld Shore Rd
Oakville Ontario
L6H 0E7
1.905.281.4444

Project:

HOLIDAY INN OTTAWA

140 Lusk St, Ottawa, ON

Sheet Title:

HOLIDAY INN - SITE PLAN

Design By: M.A. Drawn By: S.F. Approved By: A.M.

Scale: AS SHOWN Date: 22-10-15 Project No.: 22-027

Drawing No:

ASP-1

Drawing Series: ARCHITECTURAL - SPA



#3

EL +47'-10"	1/0 HIGH PARAPET
6'-0"	(1.83m)
EL +41'-10"	1/0 LOW PARAPET
7'-6"	(2.29m)
EL +39'-4"	1/0 ROOF SLAB
9'-4"	(2.90m)
EL +39'-4"	1/0 FOURTH FLOOR
EL +20'-8"	1/0 THIRD FLOOR
EL +12'-0"	1/0 SECOND FLOOR
EL +0'-0"	1/0 FINISH FLOOR

Key Plan:

No.	Date:	Issue/Revision	By:
3	2023-02-08	ISSUED FOR MINOR VARIANCE SUB.	
1	2022-10-25	ISSUED FOR MINOR VARIANCE SUB.	

Drawing Issues/Revisions:

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 Oakville, Ontario
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Project:
HOLIDAY INN OTTAWA
 140 Lusk St, Ottawa, ON

Sheet Title:
PROPOSED SOUTH ELEVATION

Design By: M.A.	Drawn By: S.F.	Approved By: A.M.
Scale: 1/8"=1'-0"	Date: 22-10-15	Project No.: 22-027

Drawing No:
A.301

Drawing Series:
 ARCHITECTURAL - SPA

EXTERIOR FINISH SCHEDULE			
	MATERIAL/FINISH	COLOR	NOTES
EIFS			
1	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH FINISH	BLACK	
2	EIFS BY CORNERPOINT OR EQUIVALENT, SANDSTONE FINISH	BM, KENDALL CHARCOAL HC-166	
3	WOOD VENEER & EPOXY OVER EIFS SYSTEM, BY CORNER POINT	TIMBER TEAK EQUIVALENT	
4	EIFS BY CORNERPOINT OR EQUIVALENT, GEMSTONE FINISH	BLACK MAINE	
5	EIFS BY CORNERPOINT OR EQUIVALENT, METALLIC FINISH	WHITE DOVE, BM OC 151	
6	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH FINISH	WHITE DOVE, BM OC 151	
7	EIFS PANEL BY DURABOND OR EQUIVALENT, SANDSTONE FINISH	BM, MOZART BLUE 1665	
8	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH METALLIC FINISH	BM, FIELD STONE 1558	
9	EIFS 3/4" REVEAL		
10	EXTERIOR GRADE PAINT ON 3" DIAMETER GALVANIZED STEEL COLUMNS, MATTE FINISH	WHITE	
11	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH FINISH	BM, Classic Burgundy HC-182	
12	STAC-BOND ALUMINUM COMPOSITE PANEL, NATURAL MIRROR FINISH	STB-M01	
LIGHTING			
20	2 LINEAR WHITE STRIPS WITH LENS ON A DIMMER	3000 K	
21	4" X 4" LED LIGHT	3000 K, WHITE LENS	
22	DECORATIVE WALL SCONCE	3000 K	
23	ILLUMINATED SIGNAGE		
24	3x12 SS LED SURFACE MOUNTED DOWNLIGHT	3000 K	

SPECIAL INSTRUCTIONS	
A	TYPICAL WALL PLANE, 0.00 (6" EIFS)
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C	-1" RECESSED FROM 'A' PLANE
D	-2" RECESSED FROM 'A' PLANE
E	-3" RECESSED FROM 'A' PLANE
F	-4" RECESSED FROM 'A' PLANE

GENERAL NOTES:

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Key Plan:

3	2023-02-08	ISSUED FOR MINOR VARIANCE SUB.
2	2022-12-09	ISSUED FOR SPA
1	2022-10-25	ISSUED FOR MINOR VARIANCE SUB.

No. Date: Issue/Revision By:

Drawing Issues/Revisions:

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WORK IN PROGRESS



Architect's Stamp

MATAJ ARCHITECTS
INCORPORATED
206-418 Iroquois Shore Rd.
Oakville, Ontario
L6H 0G7
1.905.281.4444

Project:
HOLIDAY INN OTTAWA

140 Lusk St, Ottawa, ON

Sheet Title:

**PROPOSED
SOUTH ELEVATION**

Design By: M.A. Drawn By: S.F. Approved By: A.M.

Scale: 1/8"=1'-0" Date: 22-10-15 Project No.: 22-027

Drawing No:

A.301a

Drawing Series:
ARCHITECTURAL - SPA



Key Plan:

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HOLIDAY INN OTTAWA

140 Lusk St, Ottawa, ON

Sheet Title:

PROPOSED EAST & WEST ELEVATIONS

Design By: M.A.	Drawn By: S.F.	Approved By: A.M.
Scale: 1/8"=1'-0"	Date: 22-10-15	Project No.: 22-027

Drawing No:

A.302

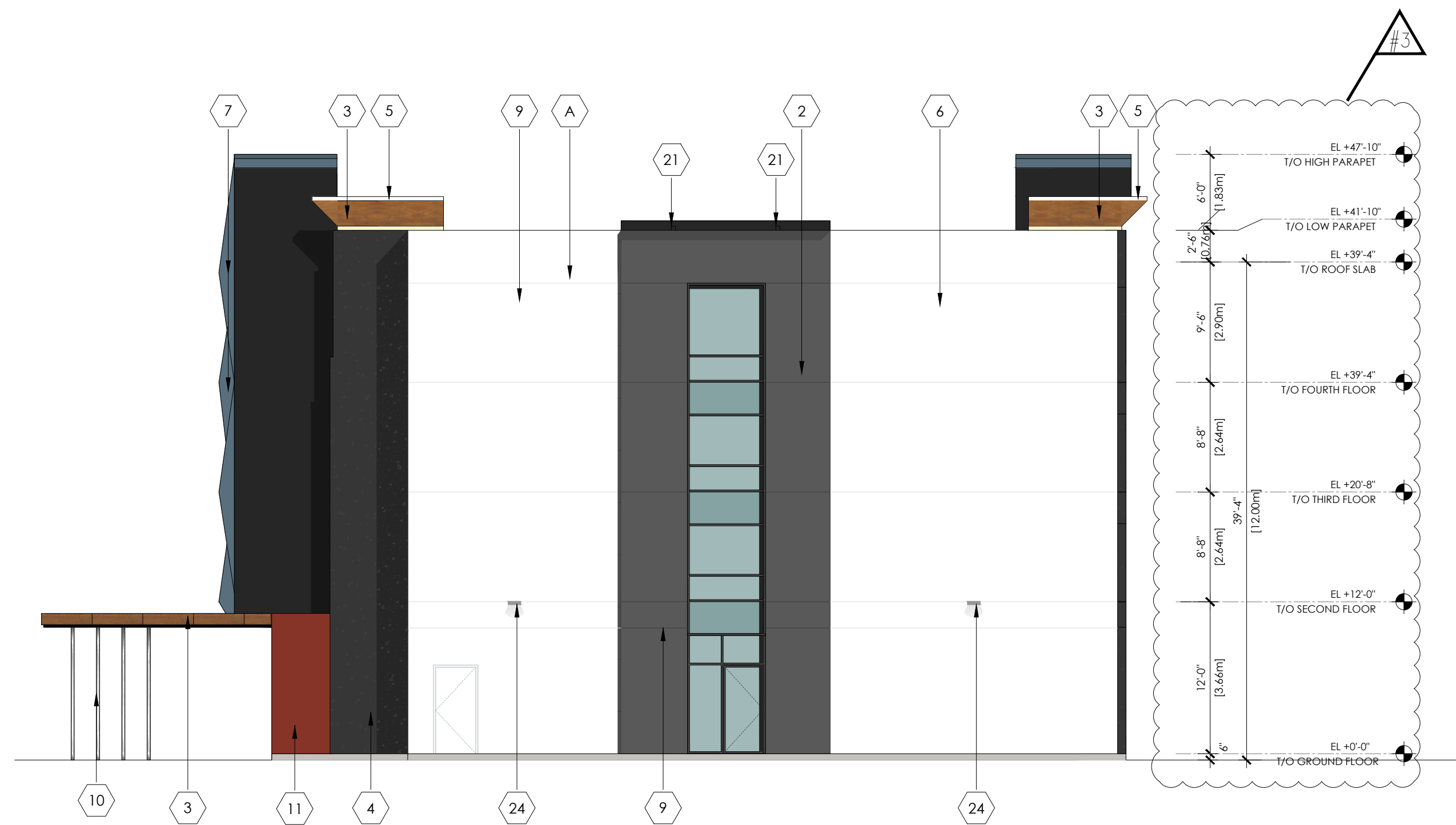
Drawing Series:
ARCHITECTURAL - SPA

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	MATERIAL/FINISH	COLOR	NOTES
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9	EIFS 3/4" REVEAL		
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23	ILLUMINATED SIGNAGE		
24	3x12 SS LED SURFACE MOUNTED DOWNLIGHT	3000 K	

SPECIAL INSTRUCTIONS	
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C	-1" RECESSED FROM 'A' PLANE
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Project:
HOLIDAY INN OTTAWA

140 Lusk St, Ottawa, ON

Sheet Title:

**PROPOSED
EAST & WEST
ELEVATIONS**

Design By: M.A. Drawn By: S.F. Approved By: A.M.

Scale: 1/8"=1'-0" Date: 22-10-15 Project No.: 22-027

Drawing No:

A.302a

Drawing Series:
ARCHITECTURAL - SPA



Key Plan:



No.	Date:	Issue/Revision	By:
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1	2022-10-25	ISSUED FOR MINOR VARIANCE SUB.	

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Project:
HOLIDAY INN OTTAWA
 140 Lusk St, Ottawa, ON

Sheet Title:
PROPOSED NORTH ELEVATION

Design By: M.A.	Drawn By: S.F.	Approved By: A.M.
Scale: 1/8"=1'-0"	Date: 22-10-15	Project No.: 22-027

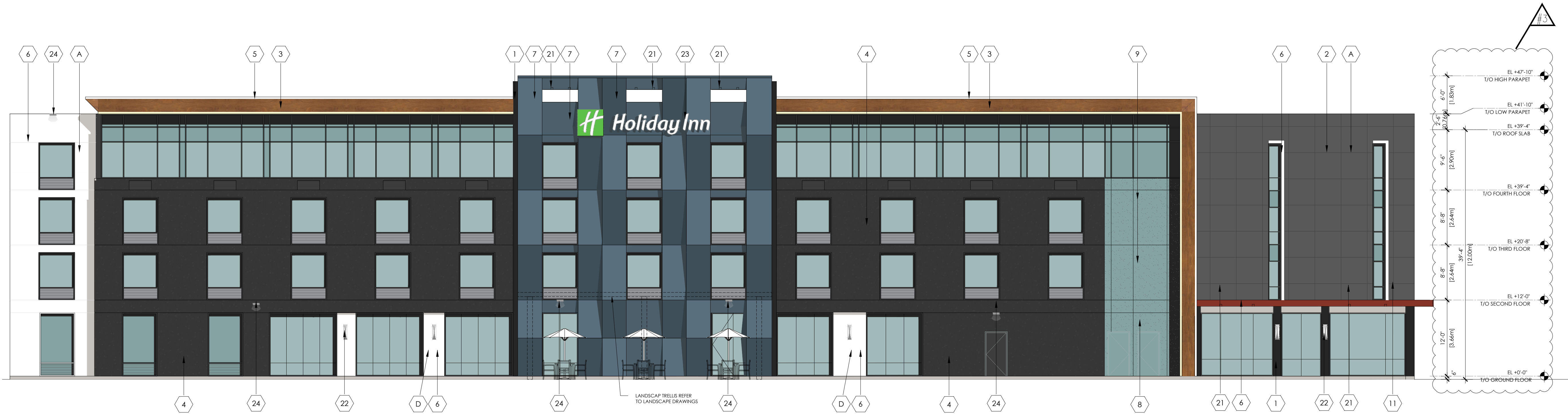
Drawing No:
A.303
 Drawing Series:
 ARCHITECTURAL - SPA

EXTERIOR FINISH SCHEDULE			
	MATERIAL/FINISH	COLOR	NOTES
EIFS			
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3	WOOD VENEER & EPOXY OVER EIFS SYSTEM, BY CORNER POINT	TIMBER TEAK EQUIVALENT	
4	EIFS BY CORNERPOINT OR EQUIVALENT, GEMSTONE FINISH	BLACK MAINE	
5	EIFS BY CORNERPOINT OR EQUIVALENT, METALLIC FINISH	WHITE DOVE, BM OC 151	
6	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH FINISH	WHITE DOVE, BM OC 151	
7	EIFS PANEL BY DURABOND OR EQUIVALENT, SANDSTONE FINISH	BM, MOZART BLUE 1665	
8	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH METALLIC FINISH	BM, FIELD STONE 1558	
9	EIFS 3/4" REVEAL		
10	EXTERIOR GRADE PAINT ON 3" DIAMETER GALVANIZED STEEL COLUMNS, MATTE FINISH	WHITE	
11	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH FINISH	BM, Classic Burgundy HC-182	
12	STAC-BOND ALUMINUM COMPOSITE PANEL, NATURAL MIRROR FINISH	STB-M01	
LIGHTING			
20	2 LINEAR WHITE STRIPS WITH LENS ON A DIMMER	3000 K	
21	4" X 4" LED LIGHT	3000 K, WHITE LENS	
22	DECORATIVE WALL SCONCE	3000 K	
23	ILLUMINATED SIGNAGE		
24	3x12 SS LED SURFACE MOUNTED DOWNLIGHT	3000 K	

SPECIAL INSTRUCTIONS	
A	TYPICAL WALL PLANE, 0.00 (6" EIFS)
B	+6" PROJECTING FROM 'A' PLANE
C	-1" RECESSED FROM 'A' PLANE
D	-2" RECESSED FROM 'A' PLANE
E	-3" RECESSED FROM 'A' PLANE
F	-4" RECESSED FROM 'A' PLANE

GENERAL NOTES:

- ALL GRILLS IN EXTERIOR ELEVATION PAINTED TO MATCH ADJACENT COLOR.
- SAMPLES OF ALL EXTERIOR FINISHES AND COLORS SHOULD BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION
- CM/BUILDER SHALL PROVIDE ACTUAL SAMPLE FINISHES ON EXTERIOR WALLS FOR OWNERSHIP APPROVAL BEFORE WORK COMMENCES ON FINAL EXTERIOR FINISHES REGARDLESS OF ARCHITECT'S OR OWNERSHIP'S EARLIER SAMPLE APPROVAL IN REGARDS, ESPECIALLY AS IT PERTAINS TO STUCCO COLORS.
- FOR FIELD APPLIED EIFS, CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS IT PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR



Key Plan:

3	2023-02-08	ISSUED FOR MINOR VARIANCE SUB.
2	2022-12-09	ISSUED FOR SPA
1	2022-10-25	ISSUED FOR MINOR VARIANCE SUB.

No. Date: Issue/Revision By:

Drawing Issues/Revisions:

Note:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

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WORK IN PROGRESS



Architect's Stamp

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Sheet Title:

**PROPOSED
NORTH ELEVATION**

Design By: M.A. Drawn By: S.F. Approved By: A.M.

Scale: 1/8"=1'-0" Date: 22-10-15 Project No.: 22-027

Drawing No:

A.303a

Drawing Series:
ARCHITECTURAL - SPA