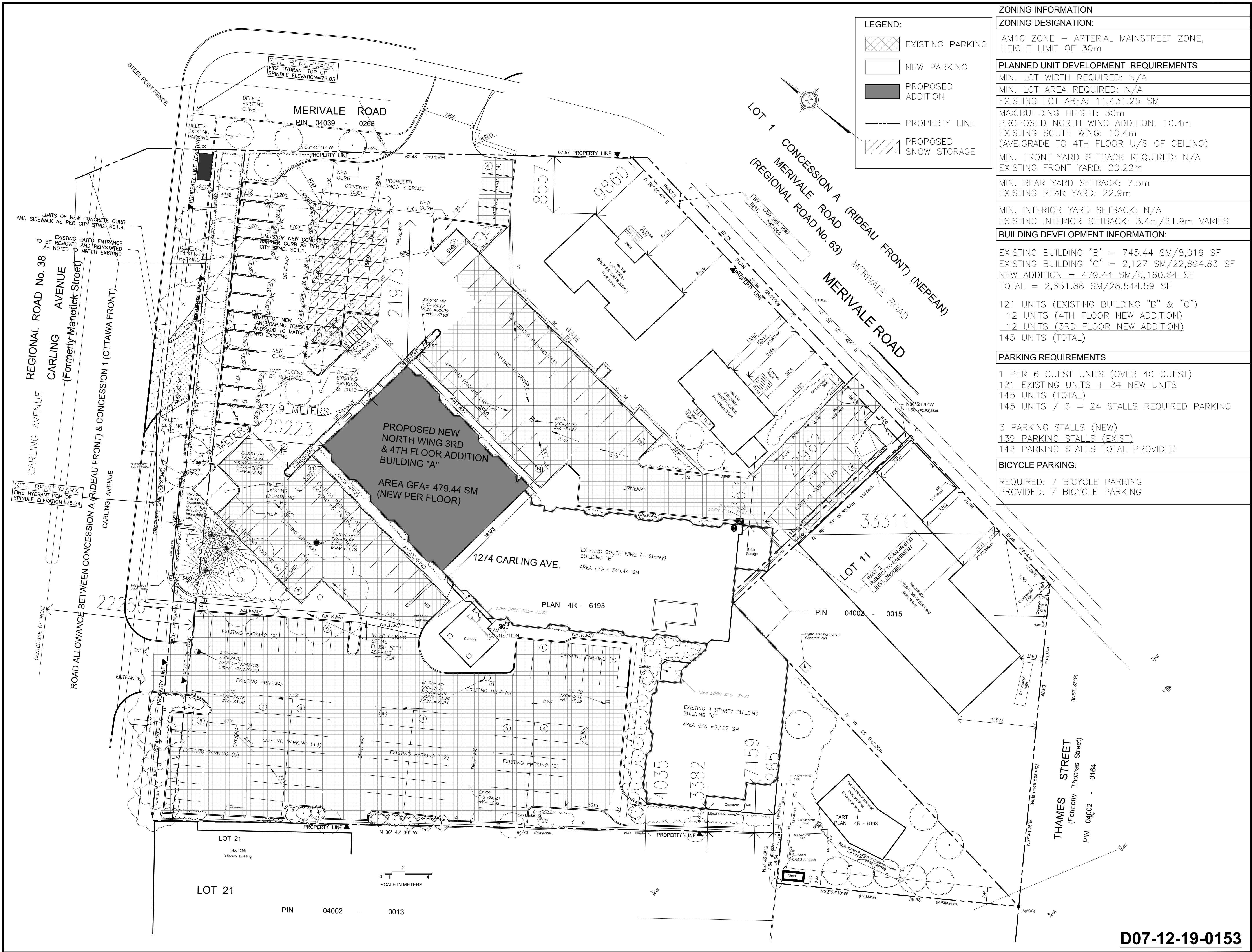
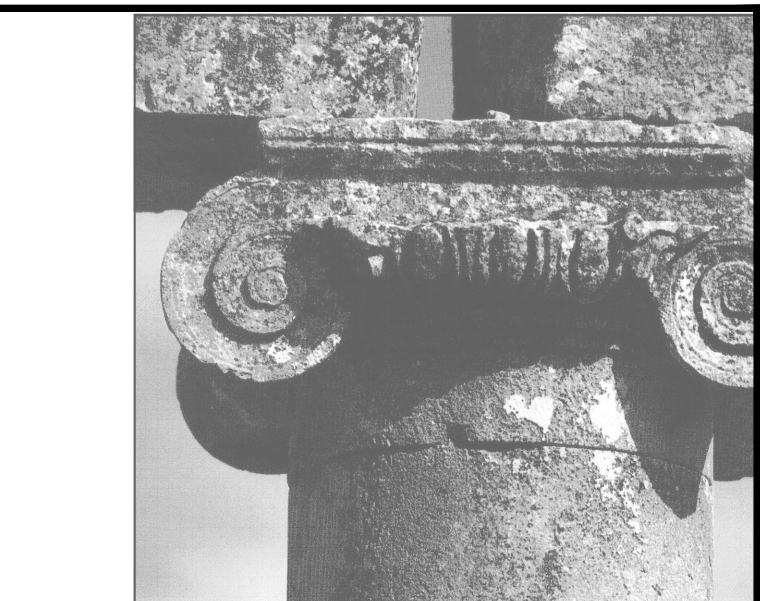




ZONING INFORMATION	
ZONING DESIGNATION:	
AM10 ZONE – ARTERIAL MAINSTREET ZONE, HEIGHT LIMIT OF 30m	
PLANNED UNIT DEVELOPMENT REQUIREMENTS	
MIN. LOT WIDTH REQUIRED: N/A	
MIN. LOT AREA REQUIRED: N/A	
EXISTING LOT AREA: 11,431.25 SM	
MAX.BUILDING HEIGHT: 30m	
PROPOSED NORTH WING ADDITION: 10.4m	
EXISTING SOUTH WING: 10.4m	
(AVE.GRADE TO 4TH FLOOR U/S OF CEILING)	
MIN. FRONT YARD SETBACK REQUIRED: N/A	
EXISTING FRONT YARD: 20.22m	
MIN. REAR YARD SETBACK: 7.5m	
EXISTING REAR YARD: 22.9m	
MIN. INTERIOR YARD SETBACK: N/A	
EXISTING INTERIOR SETBACK: 3.4m/21.9m VARIES	
BUILDING DEVELOPMENT INFORMATION:	
EXISTING BUILDING "B" = 745.44 SM/8,019 SF	
EXISTING BUILDING "C" = 2,127 SM/22,894.83 SF	
NEW ADDITION = 479.44 SM/5,160.64 SF	
TOTAL = 2,651.88 SM/28,544.59 SF	
121 UNITS (EXISTING BUILDING "B" & "C")	
12 UNITS (4TH FLOOR NEW ADDITION)	
12 UNITS (3RD FLOOR NEW ADDITION)	
145 UNITS (TOTAL)	
PARKING REQUIREMENTS	
1 PER 6 GUEST UNITS (OVER 40 GUEST)	
121 EXISTING UNITS + 24 NEW UNITS	
145 UNITS (TOTAL)	
145 UNITS / 6 = 24 STALLS REQUIRED PARKING	
3 PARKING STALLS (NEW)	
139 PARKING STALLS (EXIST)	
142 PARKING STALLS TOTAL PROVIDED	
BICYCLE PARKING:	
REQUIRED: 7 BICYCLE PARKING	
PROVIDED: 7 BICYCLE PARKING	



ANGELO MATTIA SPADOLA
ARCHITECT

200-1645 RUSSELL ROAD, OTTAWA, ONTARIO K1G 4G5
TEL 613 228 7190

NO.	REVISIONS	DATE
1	ISSUED FOR COORDINATION	01-27-19
2	ISSUED FOR SITE PLAN APPLICATION	08-26-19
3	ISSUED FOR BUILDING PERMIT	12-10-19
4	RESPONSE TO SITE PLAN CITY COMMENTS	02-22-20
5		
6		
7		
8		
9		
10		
11		
12		

NOTE:

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT FOR HIS WRITTEN PERMISSION BEFORE PROCEEDING WITH WORK.

NOT FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

CONSULTANTS:

exp.

STRUCTURAL
MECHANICAL
ELECTRICAL
CIVIL

EXP.
2650 QUEENSWAY DR., SUITE 100
OTTAWA, ONTARIO K2G 3G4 CANADA
PHONE (613) 688-1899

Stantec

LANDSCAPE

STANTEC
1331 CLYDE AVE., SUITE 400
OTTAWA, ONTARIO K2G 3G4 CANADA
PHONE (613) 722-4420

PROJECT:

BEST WESTERN PLUS
ADDITION - 214227.jpg

LOCATION:

1272 CARLING AVE.
OTTAWA, ONTARIO

DWG TITLE:

SITE PLAN

DATE: 2018-08-22

SCALE: 1:20

FILE NAME: PROJECT #: 000

DESIGNED BY: AMS

DRAWN BY: JV

APPROVED BY: AMS

DRAWING NO: SP-1

OF:

ONTARIO ASSOCIATION
OF
ARCHITECTS
ANGELO M. SPADOLA
LICENCE
4339

D07-12-19-0153