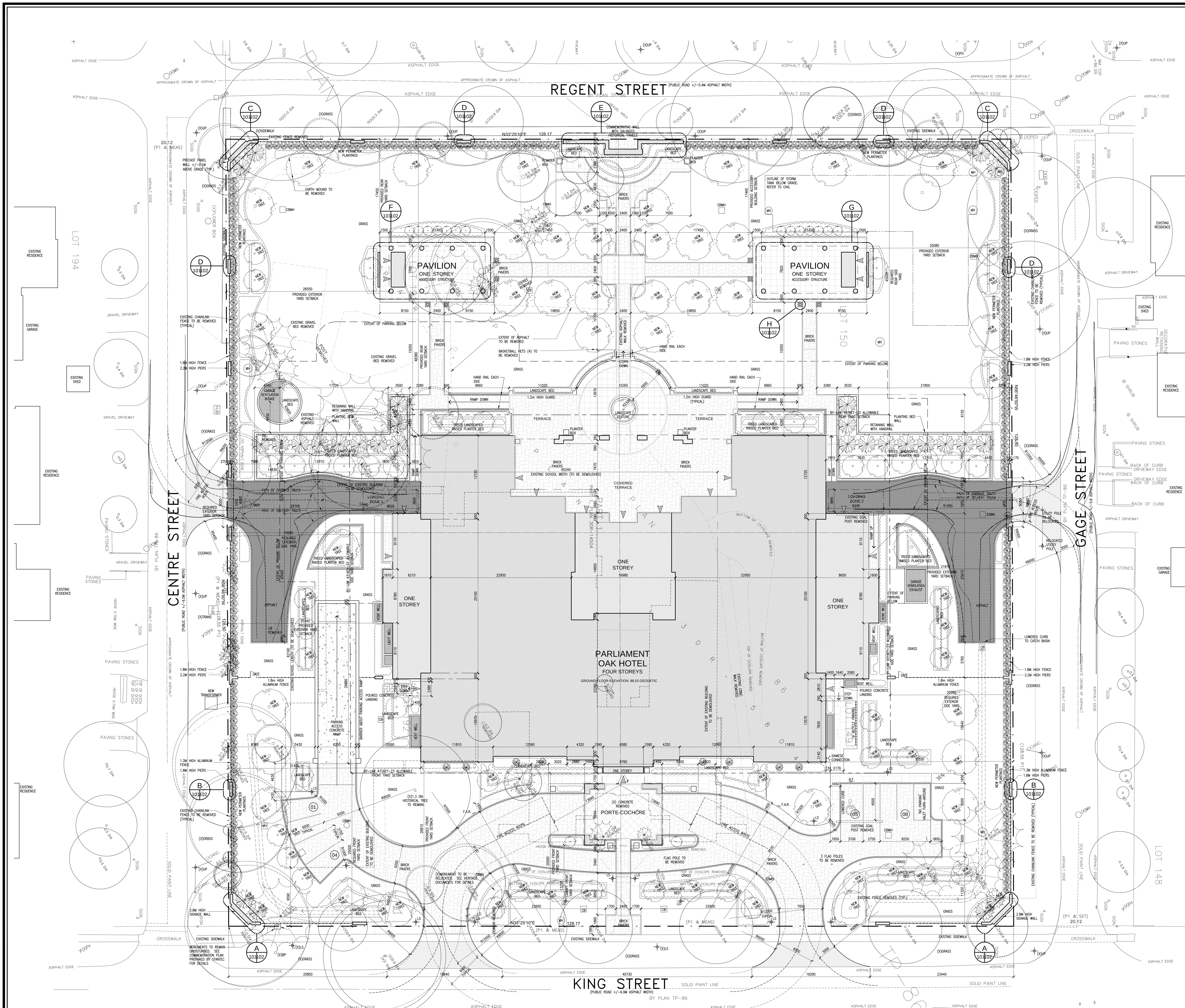


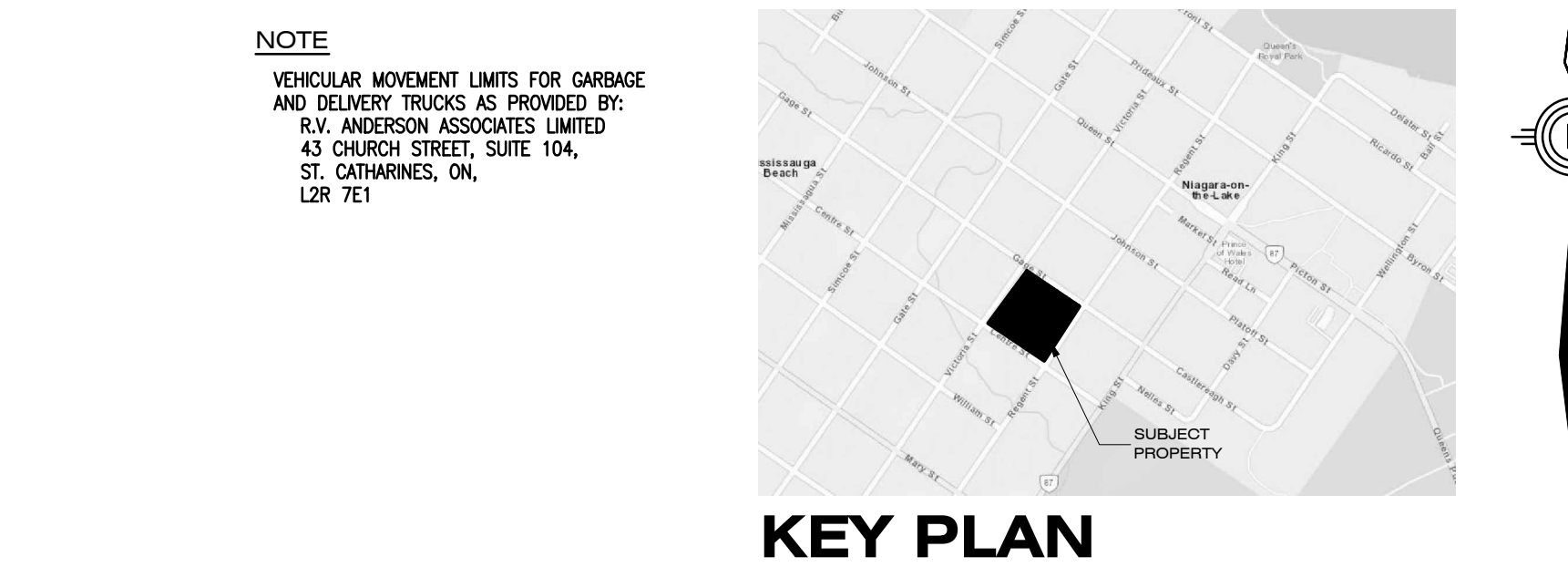
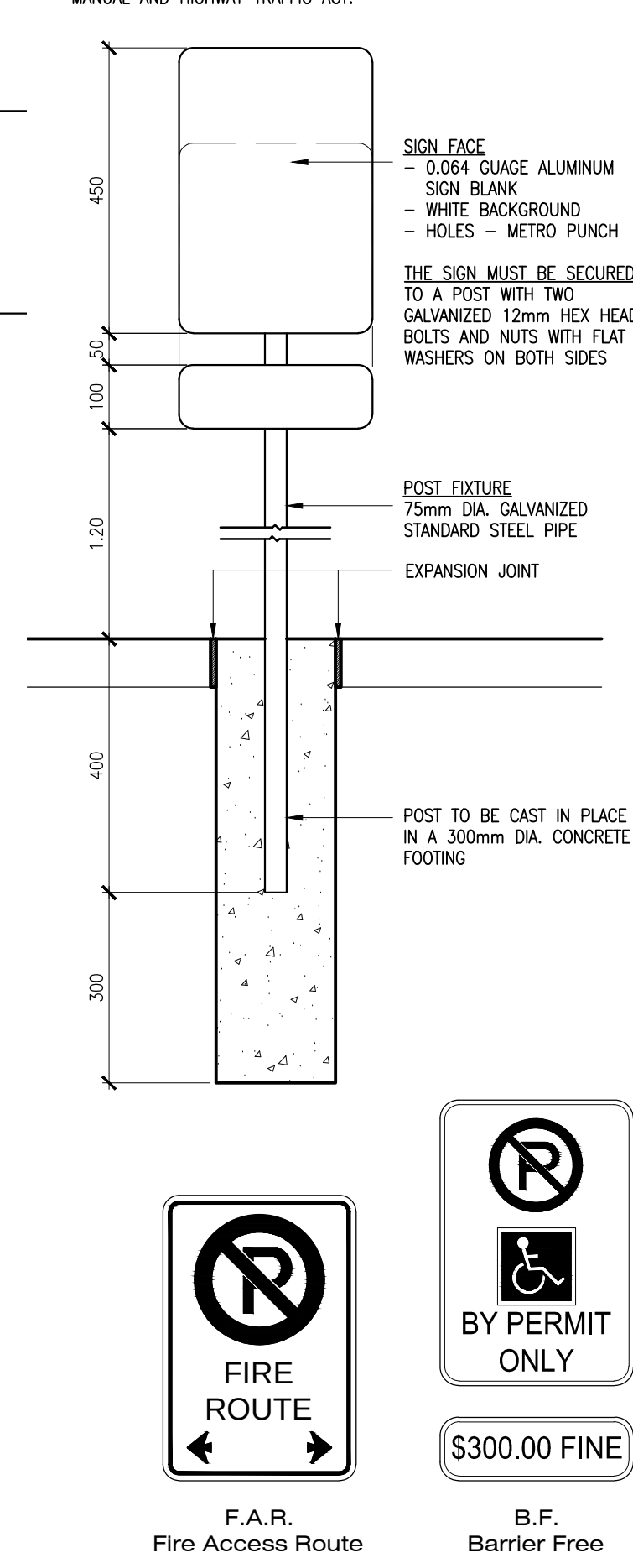


LEGEND

- 4-STORY 1-STORY
- BUILDING
- BUILDING ENTRIES
- ASPHALT SURFACE
- PAVED SURFACE
- CONCRETE SURFACE
- POURED CONCRETE CURB
- ALUMINUM FENCE TO HEIGHT NOTED
- PRECAST CONCRETE WALLS
- NOTE: ALL AREAS NOT HATCHED TO BE GRASS OR LANDSCAPING
- EXTENT OF EXISTING BUILDING TO BE DEMOLISHED
- EXTENT OF EXISTING SURFACE TO BE REMOVED
- PARKING STALL NUMBER
- FP FIRE HYDRANT
- BP BOLL PILE
- LS LAMP STANDARD
- HP HYDRO POLE
- N IN ALL CASES (X) INDICATES EXISTING
- DECIDUOUS
- CONIFEROUS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE TO BE PLANTED
- SPRINGS
- FOR LANDSCAPING REFER TO DRAWINGS PRODUCED BY: STORMWATER KING LANDSCAPE ARCHITECTURE 2770 HURONTARIO STREET, SUITE 302, MISSISSAUGA, ONTARIO L4W 3G5

TYPICAL SIGNAGE

SIGNAGE NOTES:
ALL PARKING SPACES FOR BARREER-FREE SHALL BE INDICATED WITH TYPICAL BARREER-FREE SPACE (2.75m x 5.00m) TYPICAL. THESE SPACES SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR.
THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1.0-1.5 METERS FROM TOP OF CURB TO BOTTOM OF SIGN & CENTERED WITH THE PARKING SPACE.
THE GENERAL CONTRACTOR SHALL SUPPLY ALL REQUIRED FIRE ROUTE SIGNS. THESE SIGNS SHALL BE POSTED IN COMPLIANCE WITH THE HIGHWAY TRAFFIC ACT AND OF THE CHURCH TRAFFIC ACT, WITH A MAX. SPACING OF 20M.
ALL STOP BARREER-FREE, STAFF PARKING, NO OVERNIGHT PARKING AND ONE WAY SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR. - ALL SIGNS SHALL CONFORM TO THE CHURCH TRAFFIC ACT, MANUAL AND HIGHWAY TRAFFIC ACT.



SURVEY NOTE:

LOTS 145, 150, 191 & 192, TP. PLAN 86 BEING PART 1 ON PLAN 308-15804, 325 KING STREET, TOWN OF NIAGARA-ON-THE-LAKE, REGIONAL MUNICIPALITY OF NIAGARA. BOUNDARIES, SURVEY, TOPOGRAPHY, EXISTING SITE FEATURES. J.D. BARNES LIMITED, 4318 PORTAGE RD. - UNIT 2, NIAGARA FALLS, ON L2E 6A4

SITE STATISTICS

LOT AREA	16,456.58 m ²	EXISTING BUILDING GROUND COVER	3,445.49 m ²	EXISTING INSTITUTIONAL (TO BE DEMOLISHED)	2,496.51 m ²
BUILDING GROUND COVER	3,445.49 m ²	Parliament Oak Hotel	13.11 m ²		
Pavilion West	13.11 m ²				
Pavilion East	13.11 m ²				
Total Building Coverage	3,471.71 m ²				
21.1% of Lot Area (25% Permitted)					
DRIVEWAY/ASPHALT AREA	1,970.52 m ²				
12.0% of Lot Area					
LANDSCAPED AREA	11,014.35 m ²				
66.9% of Lot Area					

PARKING REQUIREMENTS

Hotel, Motel	= 1 per guest room in addition to other uses	129 Rooms	129 Spaces
Restaurant	= 1 per 18.5 m ² GFLA	775 m ² Restaurant, Bar/ Lounge, Private Bar/ Lounge & Breakfast Room	42 Spaces
Restaurant Outdoor Patio	= 1 per 30 m ² GFLA of outdoor patio areas in addition to the requirements for a restaurant or take-out restaurant	195 m ² Patio	7 Spaces
Conference Rooms or Areas Used in Conjunction with Other Uses	= 1 per 18.5 m ²	551.9 m ² Upper Canada Banquet Room, Lower Canada Banquet Room, Simcoe Meeting Room	30 Spaces
Spa	= 1 per 15.0 m ²	313.3 m ²	21 Spaces
Office	= 1 per 28.0 m ²	84.4 m ²	4 Spaces
TOTAL PARKING REQUIRED (as per By-Law 4316EY-23)			233 Spaces
REQUIRED DESIGNATED ACCESSIBLE PARKING SPACES			7 Designated Spaces

PARKING PROVIDED

PARKING PROVIDED		
STANDARD PARKING SPACE (2.75m x 6.00m TYPICAL)		
AT GRADE		7 Spaces
BELOW GRADE		234 Spaces
DESIGNATED ACCESSIBLE PARKING		
AT GRADE		1 Spaces
BELOW GRADE		6 Spaces
TOTAL PARKING PROVIDED		248 Spaces

BUILDING AREA

	DENSITY	
BASEMENT 2	479.4 m ²	SITE AREA or 16,456.58 m ² 1.65 ha
BASEMENT 1	1,772.7 m ²	
GROUND FLOOR	3,285.0 m ²	HOTEL SUITES 129 Units
MEZZANINE	1,354.4 m ²	
SECOND FLOOR	2,609.8 m ²	
THIRD FLOOR	2,609.8 m ²	
FOURTH FLOOR	2,543.4 m ²	SUITE DENSITY 78.2 Units per Hectare
PENTHOUSE	22.2 m ²	
TOTAL BUILDING AREA	13,457.7 m ²	

SITE PLAN
SCALE: 1:200

Peter J. Lesdow
architect

ONTARIO ASSOCIATION OF ARCHITECTS
Peter J. Lesdow
LICENSED
MEMBER SINCE 1972

SITE PLAN & STATISTICS

DATE	REVISIONS	DATE	REVISIONS
Nov 16/22	REVISED FOR PRELIMINARY	Nov 16/22	REVISED FOR PRELIMINARY
Nov 16/22	REVISED FOR PRELIMINARY	Nov 16/22	REVISED FOR PRELIMINARY
Nov 16/22	REVISED FOR PRELIMINARY	Nov 16/22	REVISED FOR PRELIMINARY
Nov 16/22	REVISED FOR PRELIMINARY	Nov 16/22	REVISED FOR PRELIMINARY
Nov 16/22	REVISED FOR PRELIMINARY	Nov 16/22	REVISED FOR PRELIMINARY
Nov 16/22	REVISED FOR PRELIMINARY	Nov 16/22	REVISED FOR PRELIMINARY
Nov 16/22	REVISED FOR PRELIMINARY	Nov 16/22	REVISED FOR PRELIMINARY
Nov 16/22	REVISED FOR PRELIMINARY	Nov 16/22	REVISED FOR PRELIMINARY
Nov 16/22	REVISED FOR PRELIMINARY	Nov 16/22	REVISED FOR PRELIMINARY

PARLIAMENT OAK HOTEL
325 King Street
Niagara-on-the-Lake

DATE: Nov 16/22
SCALE: 1:100
DRAWN BY: MRW
CHECK BY: P.J.L.

22 - 13

A101

TYPICAL WALL & FENCE NOTES

1. ALUMINUM FENCE AND INTERMEDIATE WALLS TO BE PARALLEL TO THEIR ADJACENT PROPERTY LINES.
2. INTERMEDIATE WALLS EQUALLY SPACED ALONG STREET.

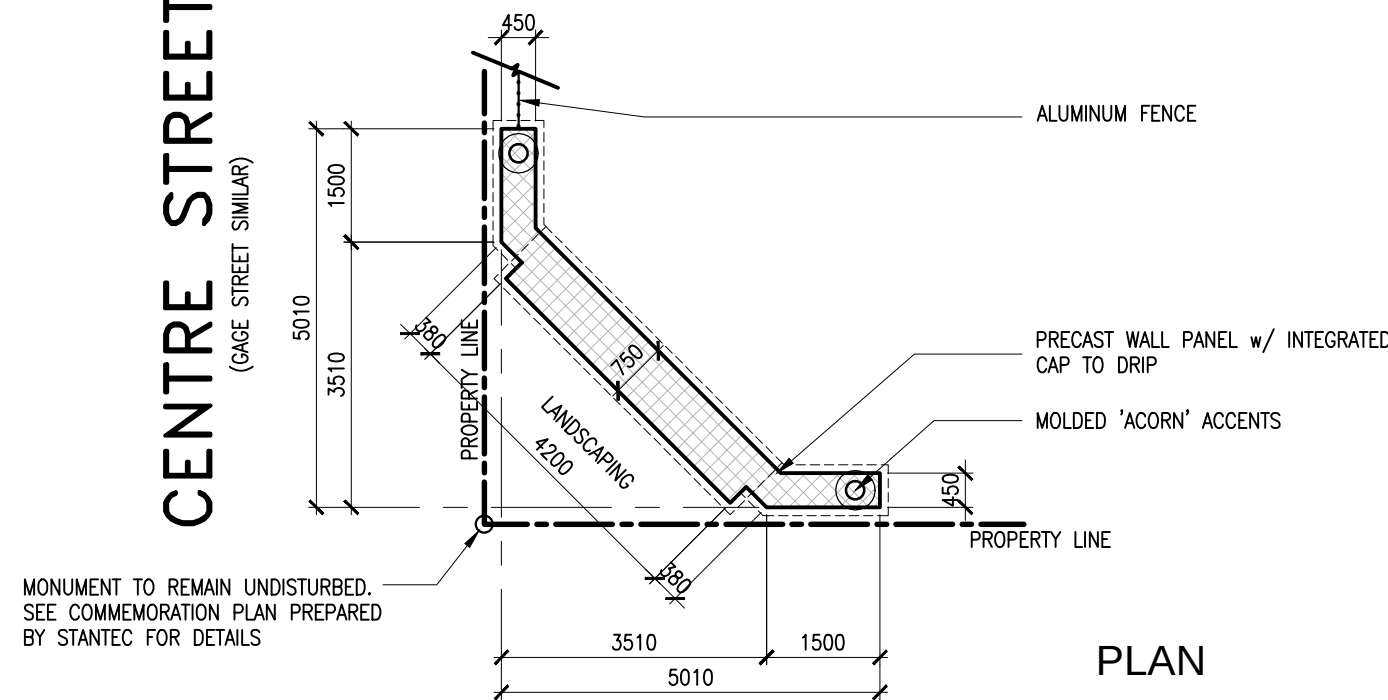
TYPICAL ELEVATION NOTES

1. MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ INTEGRATED BANDING, REVEALS, ETC. STONE FINISH
2. MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ WINDOW OR METAL LOUVER FRAME, LEAF, KEY AND JAMB SURROUND DETAILING, STONE FINISH
3. DOUBLE PANEL LOW-E WINDOW SYSTEM WITH FINED GLAZING AND INTEGRATED MULLIONS, OPERABLE OR NONOPERABLE TO LATER DESIGN
4. MOLDED PRE-CAST CONCRETE CORNICE w/ DETAIL BANDING, REVEALS, ETC. STONE FINISH
5. PRE-FINISHED ALUMINUM CAP FLASHING TO DRIP
6. OUTLINE OF FORWARD OR SECTIONED BUILDING ELEMENTS AND TRANSOM
7. AUTOMATIC OPERATING SLIDING DOOR SYSTEM WITH SIDELIGHTS AND TRANSOM
8. MOLDED PRE-CAST CONCRETE PANEL PRESS w/ INTEGRATED BANDING, REVEALS, CAP, ETC. STONE FINISH
9. MOLDED PRE-CAST CONCRETE BALUSTRADE, RAIL AND RAIL, STONE FINISH
10. MOLDED ACCORN ACCENT, STONE FINISH
11. FRENCH BALCONETTE RAILING w/ TAMPERED GLASS BACK PANEL
12. BETWEEN WINDOW MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
13. MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ CORNICES, CORNICE AND ACCENTS IN STONE FINISH, AND INTEGRATED BRICK DETAILING
14. MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ LOW WALL AND RAIL, BALUSTRADE, REVEALS, ETC. IN STONE FINISH
15. MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM CORNERS w/ SPECIAL CORNICE, ETC. & ROUND OR POWERED ROOF IN STONE FINISH
16. WINDOW & CORNERS w/ PRE-FINISHED STANDING SEAM METAL ROOF SYSTEM
17. MANUALLY OPERATED SWING DOOR SYSTEM WITH SIDELIGHTS AND TRANSOM IN MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
18. EMERGENCY EXIT DOOR IN MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
19. METAL LOUVER IN MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
20. SMOOTH FACE MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
21. MOLDED PRE-CAST CONCRETE COLUMN IN STONE FINISH
22. PRE-FINISHED ALUMINUM FENCE, COLOUR BLACK. REFER TO LANDSCAPE DRAWINGS FOR DETAILS

COLOURS

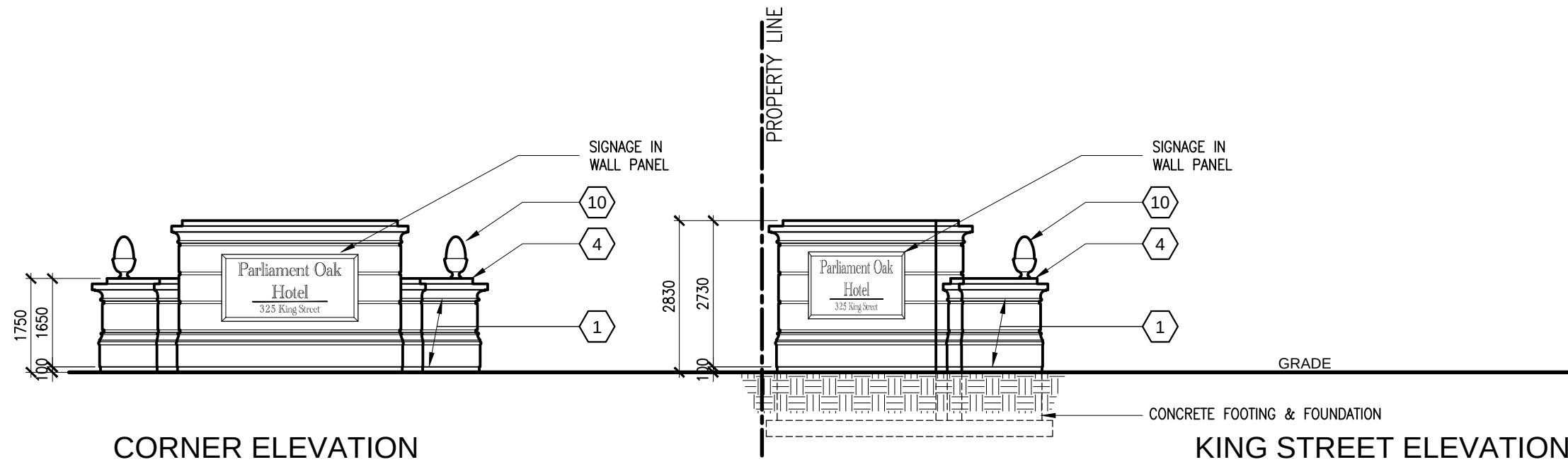
1. REFER ALSO TO ARTIST PERSPECTIVE RENDERINGS FOR COLOURATION.
2. COLOURS NOTED BELOW ARE CONCEPTUAL - ARCHITECT RESERVES TO MODIFY COLOURS BASED ON SUPPLIER AVAILABILITY
3. PRECAST CONCRETE DRAWING TO BE:
 - 3.1. "STONE" TO BE BROWN SANDSTONE COLOUR
 - 3.2. "BRICK" TO BE BROWN-RED WITH VARIATIONS
 - 3.3. "MORTAR" TO BE SAME COLOUR AS "STONE"
4. WINDOW FRAMES TO BE WHITE, COT-OF-WHITE
5. GLASS TO BE WITH LIGHT GREY TINT
6. FRENCH BALCONETTE RAILING TO BE BLACK WITH BRASS HIGHLIGHTS TO BE LATER DETERMINED
7. METAL FLASHING & ASSOCIATED FLASHING TO BE SOFT GREY
8. METAL FLASHING TO MATCH ADJACENT MATERIAL
9. METAL LOUVER TO BE DARK GREY

CENTRE STREET
(SAME STREET SIMILAR)



KING STREET

PLAN



CORNER WALLS AT KING ST.

SCALE: 1:100

LOW INTERMEDIATE WALLS

SCALE: 1:100

(AT CENTRE AND GAGE STREETS TOWARDS KING)

CORNER WALLS AT REGENT ST.

SCALE: 1:100

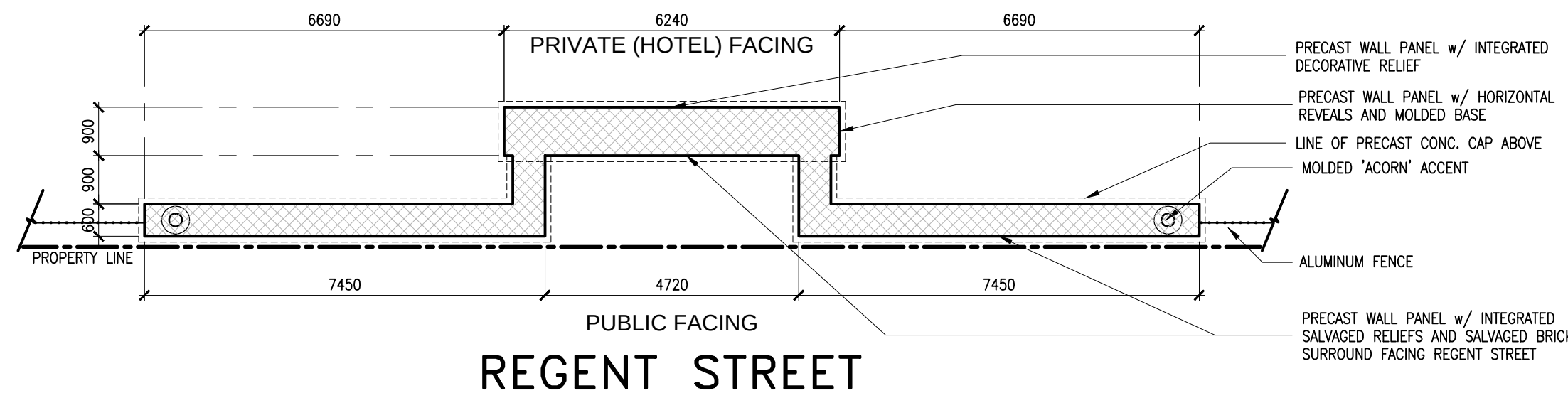
INTERMEDIATE WALLS

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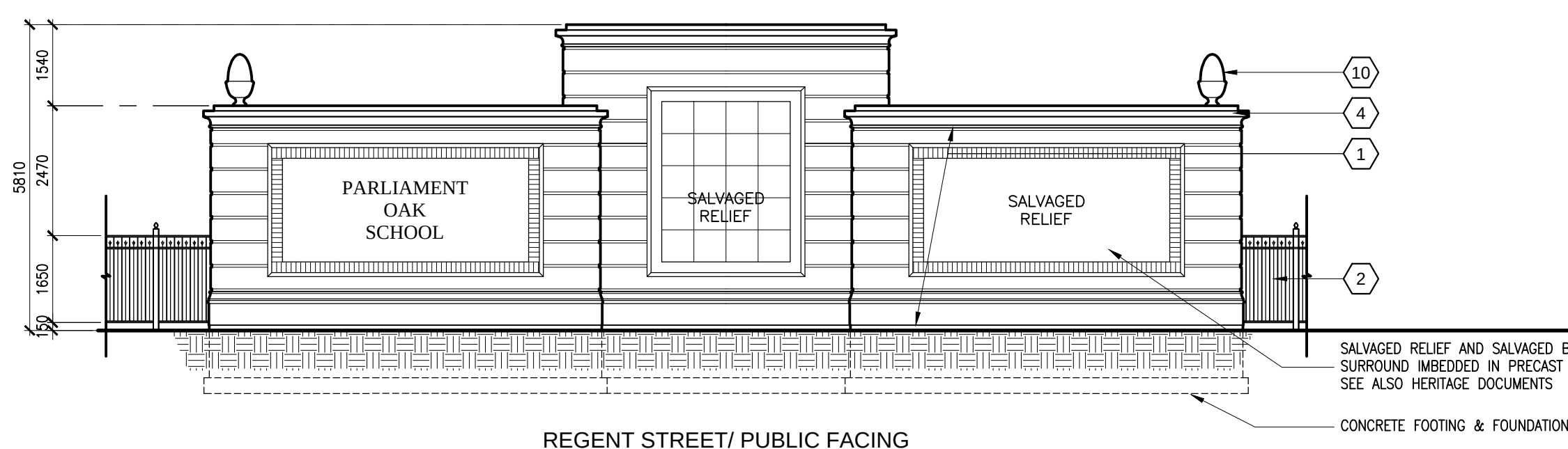
(ABOUT REAR YARD AT REGENT, CENTRE AND GAGE STREETS)

PLANTER PEDESTAL

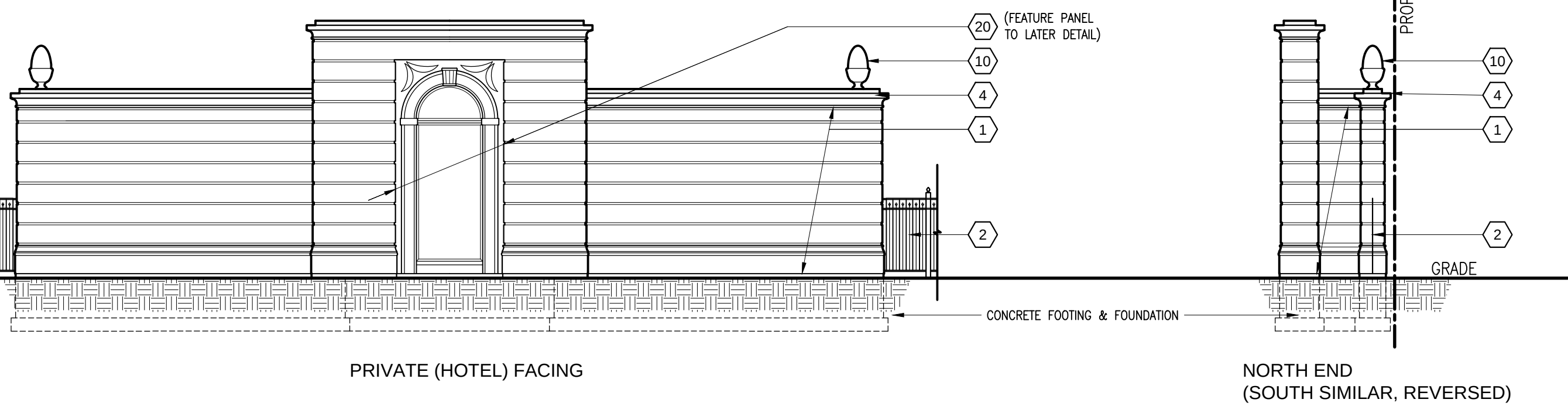
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REGENT STREET



REGENT STREET / PUBLIC FACING

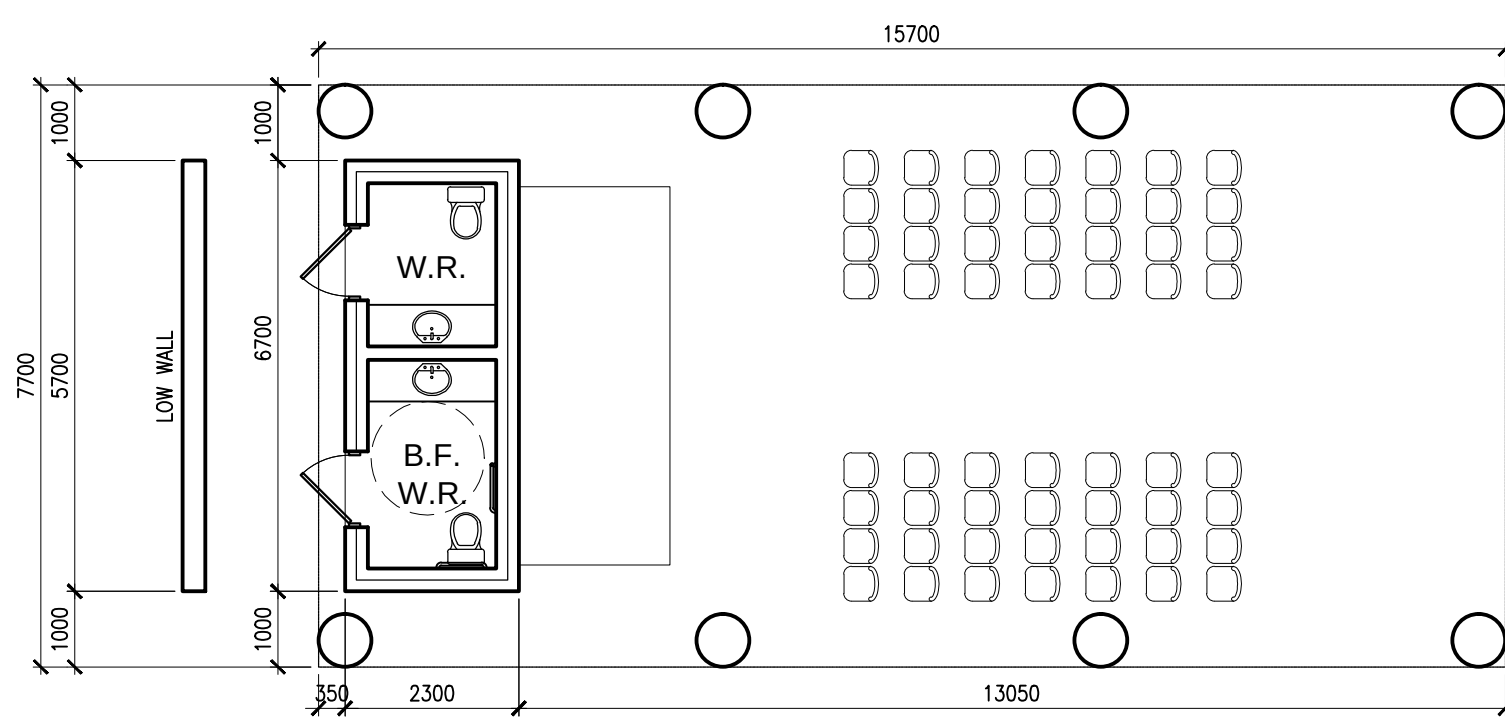


PRIVATE (HOTEL) FACING

NORTH END
(SOUTH SIMILAR, REVERSED)

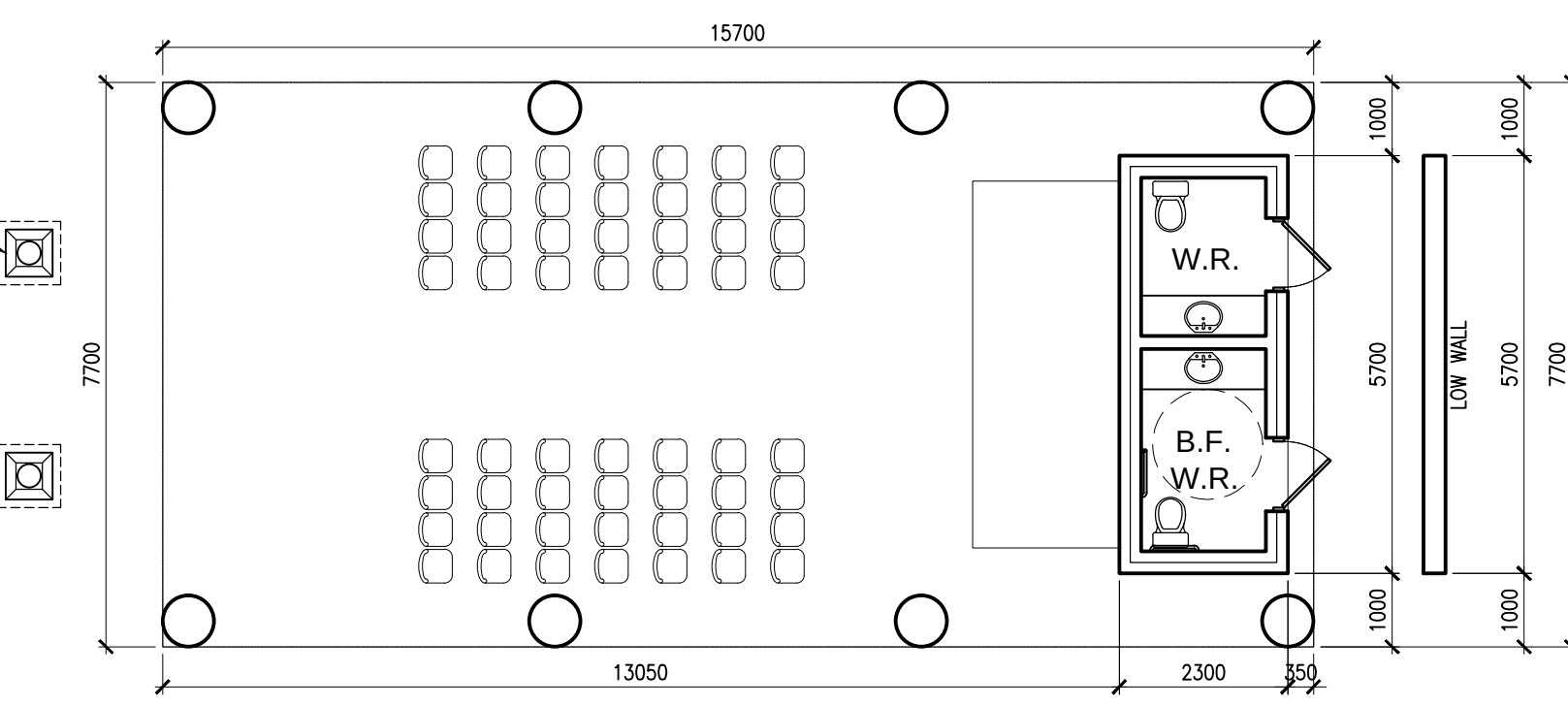
COMMEMORATIVE WALL AT REGENT STREET

SCALE: 1:100



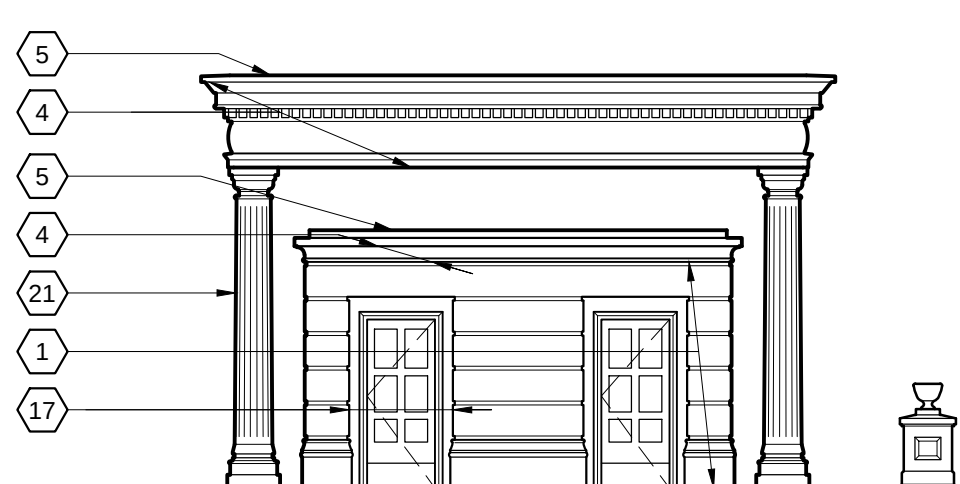
WEST PAVILION

SCALE: 1:100



EAST PAVILION

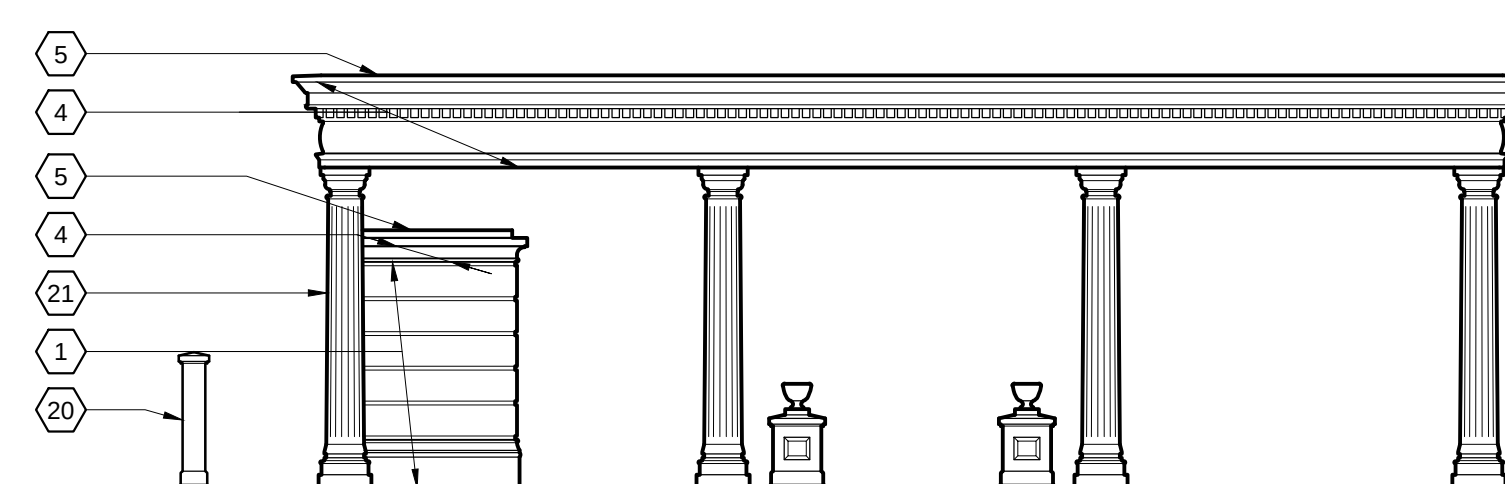
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WEST PAVILION - WEST ELEVATION

SCALE: 1:100

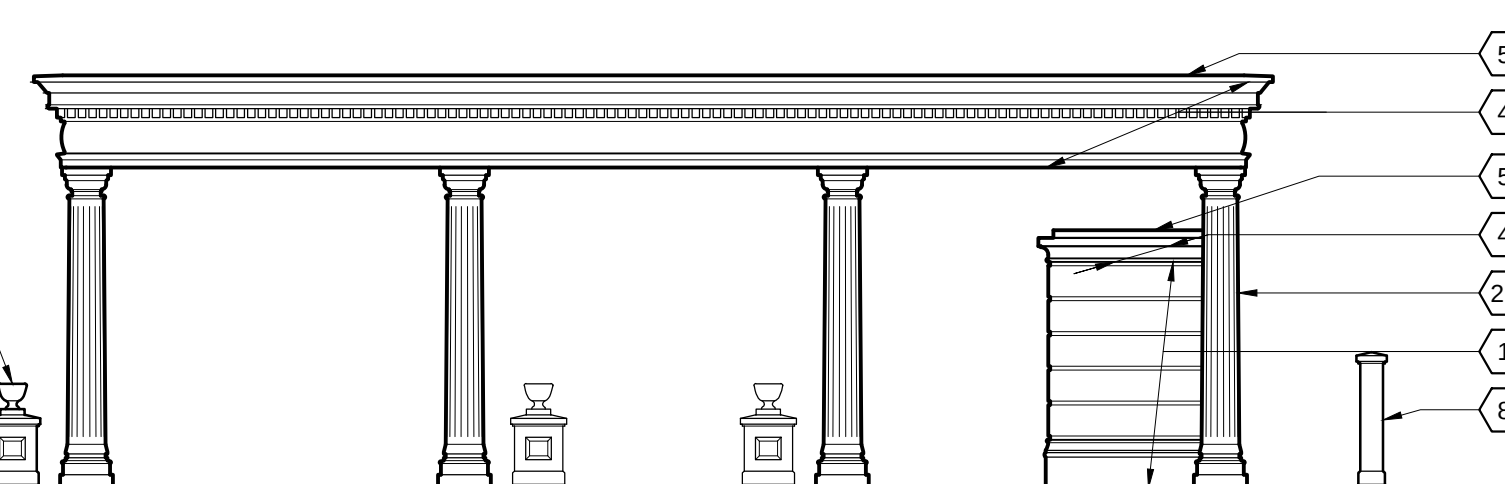
(EAST PAVILION - EAST ELEVATION)



WEST PAVILION - SOUTH ELEVATION

SCALE: 1:100

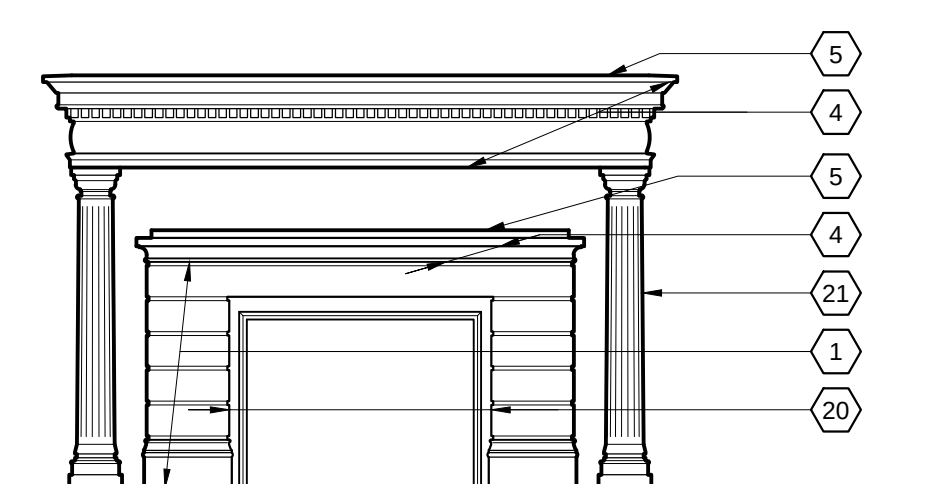
(EAST PAVILION - NORTH ELEVATION)



WEST PAVILION - NORTH ELEVATION

SCALE: 1:100

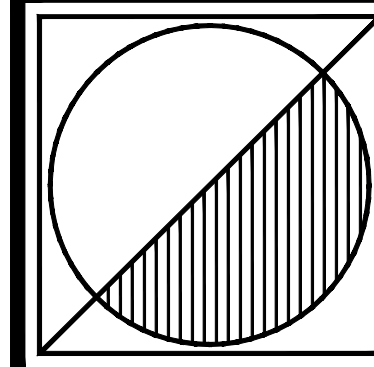
(EAST PAVILION - SOUTH ELEVATION)



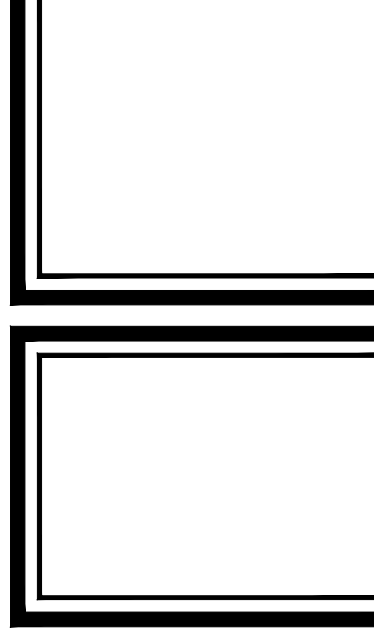
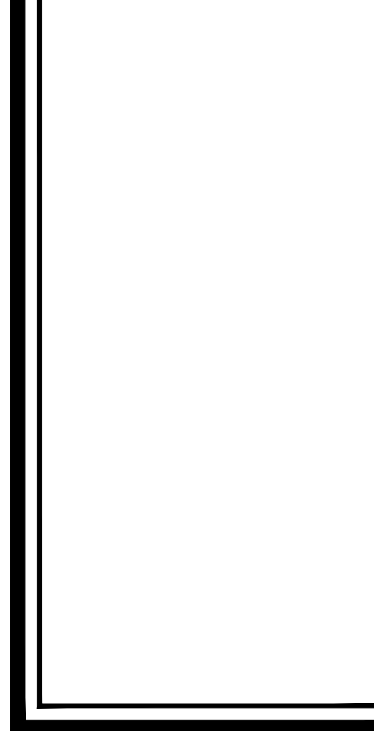
WEST PAVILION - EAST ELEVATION

SCALE: 1:100

(EAST PAVILION - WEST ELEVATION)



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architect



WALLS, FENCES AND
PAVILIONS

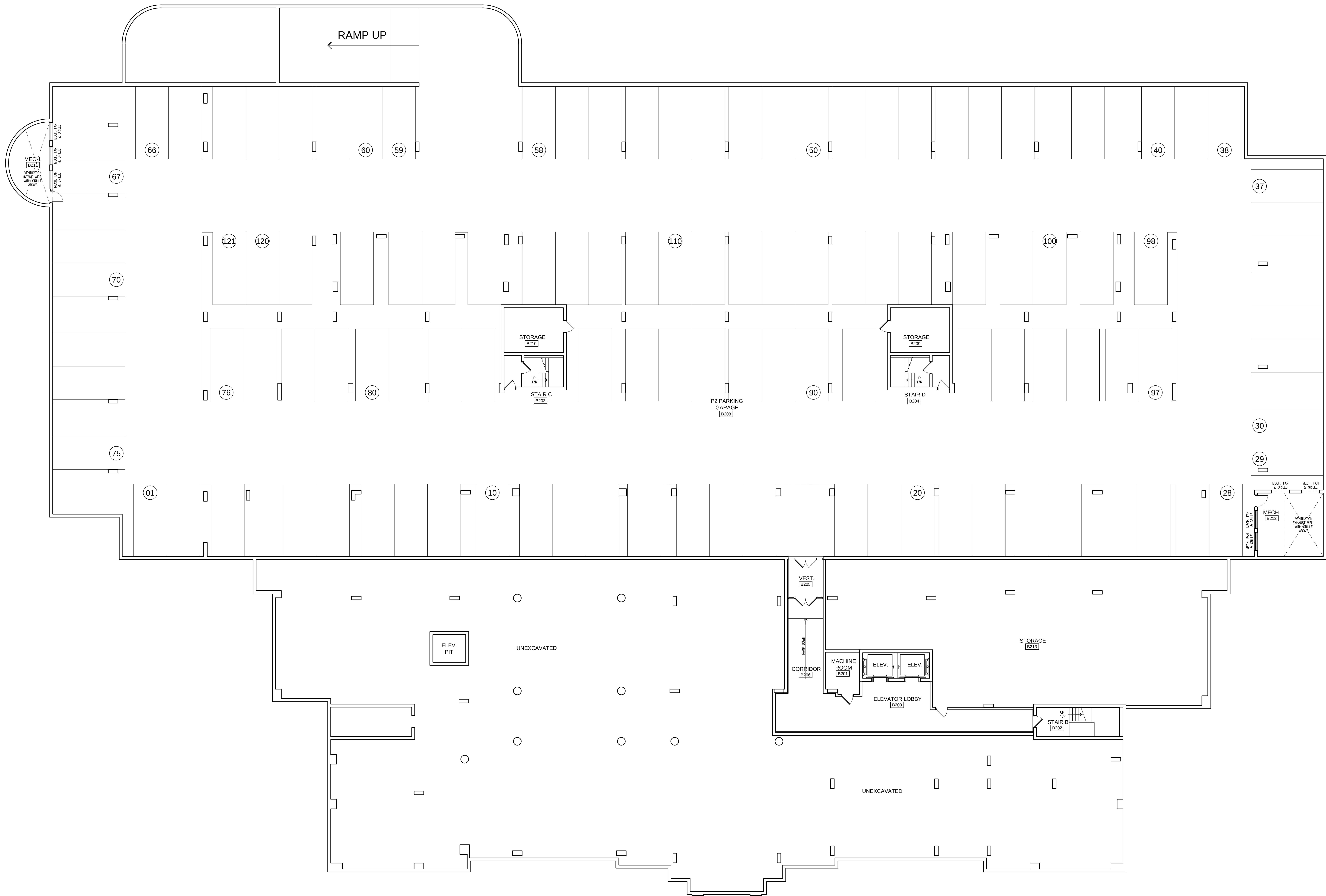
DATE	REVISIONS	DATE	REVISIONS
Nov 16/22	1. DESIGN FOR PRE-CONSTRUCTION	Nov 16/22	1. DESIGN FOR PRE-CONSTRUCTION
Nov 16/22	2. FOR UPDATING SUBMISSIONS	Nov 16/22	2. FOR UPDATING SUBMISSIONS
Nov 16/22	3. FOR CONSULTANT COORDINATION	Nov 16/22	3. FOR CONSULTANT COORDINATION
Nov 16/22	4. FOR PERMITTING	Nov 16/22	4. FOR PERMITTING
Nov 16/22	5. FOR CONSTRUCTION	Nov 16/22	5. FOR CONSTRUCTION

PARLIAMENT OAK HOTEL
325 King Street
Niagara-on-the-Lake

DATE: Nov 16/22
SCALE: 1:100
DRAWN BY: MRW
CHECK BY: P.J.L.

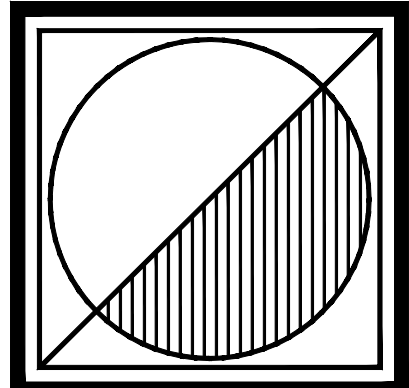
22 - 13

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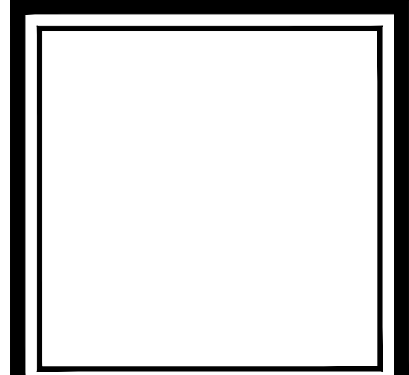
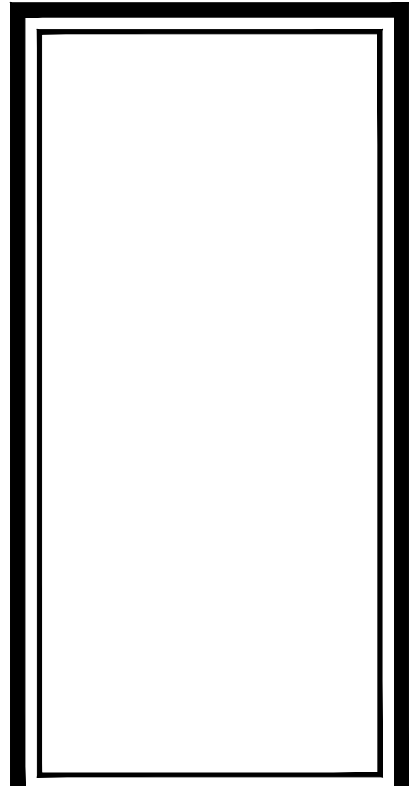


BASEMENT 2 FLOOR PLAN

SCALE: 1:100



Peter J. Lesdow
architect



BASEMENT 2
FLOOR PLAN

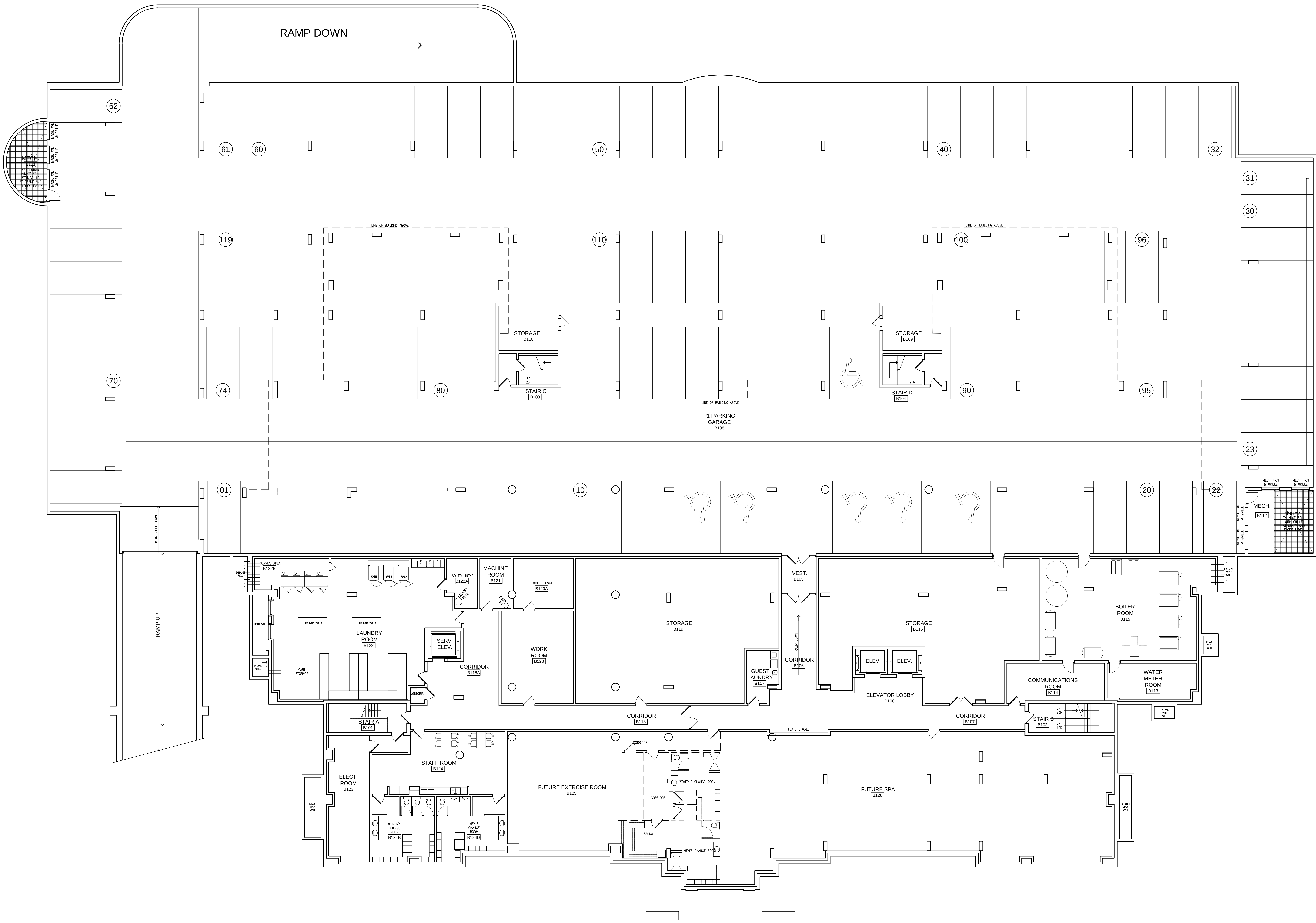
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NOV 16/22	REVISED FOR CONSTRUCTION	NOV 16/22	REVISED FOR CONSTRUCTION
NOV 17/23	FOR UP/AS/LLA SUBMISSION	NOV 17/23	FOR UP/AS/LLA SUBMISSION
MAY 07/24	FOR CONSULTANT COORDINATION	MAY 07/24	FOR CONSULTANT COORDINATION
MAY 07/24	FOR CONSULTANT COORDINATION	MAY 07/24	FOR CONSULTANT COORDINATION
MAY 07/24	FOR CONSULTANT COORDINATION	MAY 07/24	FOR CONSULTANT COORDINATION
MAY 07/24	FOR CONSULTANT COORDINATION	MAY 07/24	FOR CONSULTANT COORDINATION
MAY 07/24	FOR CONSULTANT COORDINATION	MAY 07/24	FOR CONSULTANT COORDINATION
MAY 07/24	FOR CONSULTANT COORDINATION	MAY 07/24	FOR CONSULTANT COORDINATION
MAY 07/24	FOR CONSULTANT COORDINATION	MAY 07/24	FOR CONSULTANT COORDINATION

PARLIAMENT OAK HOTEL
325 King Street
Niagara-on-the-Lake

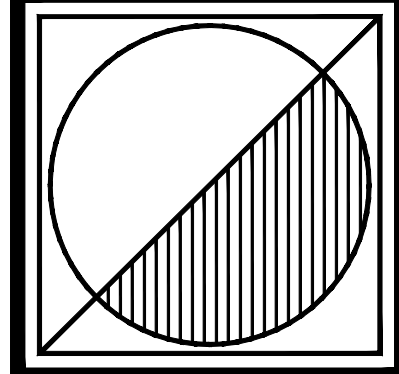
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CHECK BY: P.J.L.

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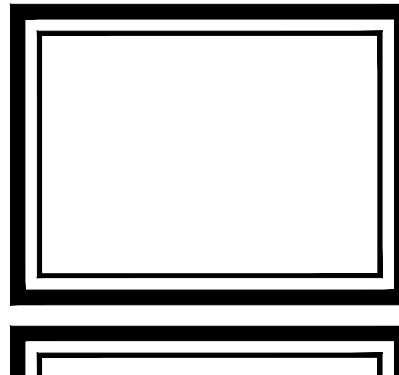
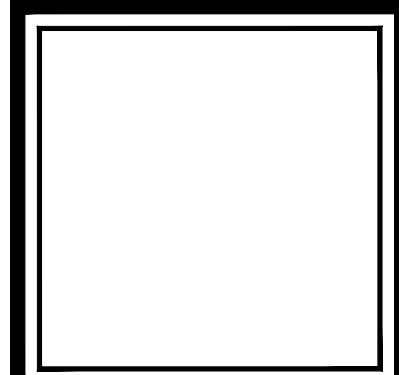
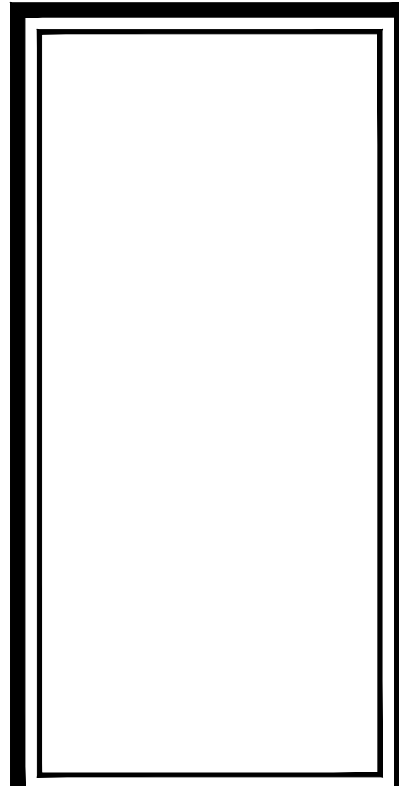
A103



BASEMENT 1 FLOOR PLAN
SCALE: 1:100



Peter J. Lesdow
architect



**BASEMENT 1
FLOOR PLAN**

DATE	REVISIONS	DATE	REVISIONS
NOV 16/22	ISSUED FOR PERMIT	NOV 16/22	ISSUED FOR PERMIT
NOV 16/22	FOR UP/AS/LLA SUBMISSION	NOV 16/22	FOR UP/AS/LLA SUBMISSION
NOV 16/22	FOR CONSULTANT COORDINATION	NOV 16/22	FOR CONSULTANT COORDINATION
NOV 16/22	FOR PERMIT	NOV 16/22	FOR PERMIT

PARLIAMENT OAK HOTEL
325 King Street
Niagara-on-the-Lake

DATE: Nov. 16/22
SCALE: 1:100
DRAWN BY: MRW
CHECK BY: P.J.L.



SOUTH ELEVATION

SCALE: 1:100



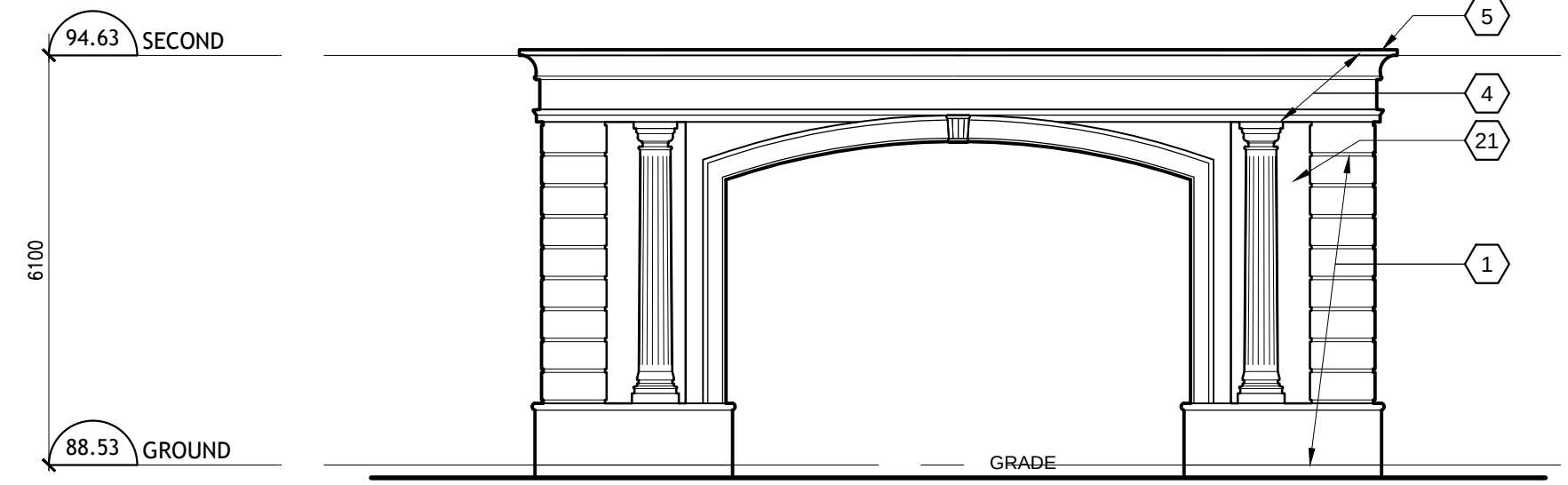
WEST ELEVATION

SCALE: 1:100



WEST ELEVATION THROUGH TERRACE

SCALE: 1:100

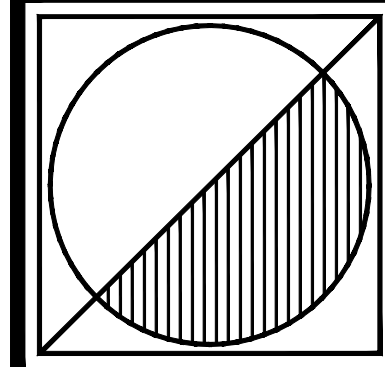


SOUTH PORTE-COCHERE ELEVATION

SCALE: 1:100

TYPICAL ELEVATION NOTES

- EXTERIOR FINISHES
SEE BELOW FOR COLOUR DESCRIPTIONS
1. MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ INTEGRATED SHADING, RECESSED, ETC. STONE FINISH
 2. MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ WINDOW OR METAL LOUVER FRAME, LEAF, KEY AND JAMB SURROUND SETTING STONE FINISH
 3. DOUBLE FRAME LOW-E WINDOW SYSTEM WITH TINTED GLAZING AND INTEGRATED MULLIONS, OPERABLE OR INOPERABLE TO LATER DESIGN
 4. MOULDED PRE-CAST CONCRETE CORNICE w/ DETAIL SHADING, RECESSED, ETC. STONE FINISH
 5. PRE-FINISHED ALUMINUM CAP FLASHING TO DRIP
 6. OUTLINE OF FORWARD OR SECTIONED BUILDING ELEMENTS
 7. AUTOMATIC OPERATING SLIDING DOOR SYSTEM WITH SIDELIGHTS AND TRANSOM
 8. MOULDED PRE-CAST CONCRETE PANEL PIERS w/ INTEGRATED SHADING, RECESSED, CAP, ETC. STONE FINISH
 9. MOULDED PRE-CAST CONCRETE BALUSTRADE, SILL AND RAIL, STONE FINISH
 10. MOULDED ACORN ACCESS, STONE FINISH
 11. FRENCH BALCONETTE RAILING w/ TEMPERED GLASS BACK PANEL
 12. BETWEEN WINDOW MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCESS IN STONE FINISH
 13. MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ DOWN, CORNICE AND ACCENTS IN STONE FINISH, AND INTEGRATED BRASS DETAILING
 14. MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ LOW WALL AND RAIL, BALUSTRADE, RECESSED, ETC. IN STONE FINISH
 15. MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM CORNERS w/ RECESSED, CORNICE, ETC. & ROUND OR PLANNED ROOF IN STONE FINISH
 16. WARDROBE & DORMERS w/ PRE-FINISHED STANDING SEAM METAL ROOF SYSTEM
 17. MANUALLY OPERATED WOOD SWING DOOR SYSTEM (WITH SIDELIGHTS AND TRANSOM) IN MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCESS IN STONE FINISH
 18. EMERGENCY EXIT DOOR IN MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCESS IN STONE FINISH
 19. METAL LOUVER IN MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCESS IN STONE FINISH
 20. SMOOTH FACE MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCESS IN STONE FINISH
 21. MOULDED PRE-CAST CONCRETE COLUMN IN STONE FINISH
 22. BRONZE DOORS, MULLIONS AND FRAMES WITH GLAZING IN MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCESS IN STONE FINISH
- COLOURS
1. REFER ALSO TO ARTIST PERSPECTIVE RENDERINGS FOR COLOURATION
 2. COLOUR NOTED BELOW ARE CONCEPTUAL - ARCHITECT RESERVES THE RIGHT TO MODIFY COLOURS BASED ON SUPPLIER AVAILABILITY
 3. PRECAST CONCRETE PANELS TO BE:
 - 3.1. STONE TO BE MARR MARBLESTONE COLOUR
 - 3.2. BRICK TO BE BROWN-RED WITH VARIATIONS
 - 3.3. WARDROBE TO BE SAME COLOUR AS STONE
 4. WINDOW FRAMES TO BE WHITE/ OFF-WHITE
 5. GLASS TO BE WITH LIGHT GREY TINT
 6. FRENCH BALCONETTE RAILING TO BE BLACK WITH BRASS HIGHLIGHTS TO BE LATER DETERMINED
 7. METAL ROOFING & ASSOCIATED FLASHING TO BE SOFT GREY
 8. METAL FLASHING TO MATCH WARDROBE MATERIAL
 9. METAL LOUVERES TO BE DARK GREY



Peter J. Lesdow
architect



SOUTH & WEST ELEVATIONS

PARLIAMENT OAK HOTEL

325 King Street
Niagara-on-the-Lake

DATE	REVISIONS	DATE	REVISIONS
Nov. 18, 22	ISSUED FOR PERMIT	Nov. 18, 22	ISSUED FOR PERMIT
Nov. 18, 22	FOR UPDATING DRAWINGS	Nov. 18, 22	FOR UPDATING DRAWINGS
Nov. 18, 22	FOR CONSULTANT COORDINATION	Nov. 18, 22	FOR CONSULTANT COORDINATION
Nov. 18, 22	FOR PERMIT	Nov. 18, 22	FOR PERMIT

PARLIAMENT OAK HOTEL

DATE: Nov. 18, 22
SCALE: 1:100
DRAWN BY: MRW
CHECK BY: P.J.L.

22 - 13

A201



NORTH ELEVATION AT TERRACE WALL

SCALE: 1:100



NORTH ELEVATION OVER TERRACE

SCALE: 1:100



NORTH ELEVATION THROUGH TERRACE

SCALE: 1:100

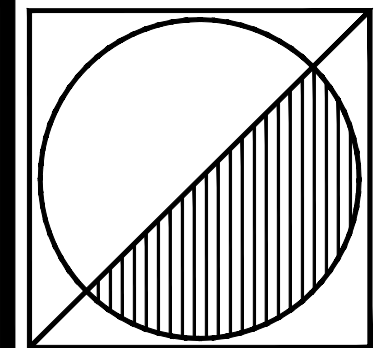


NORTH ELEVATION AT UPPER TERRACE

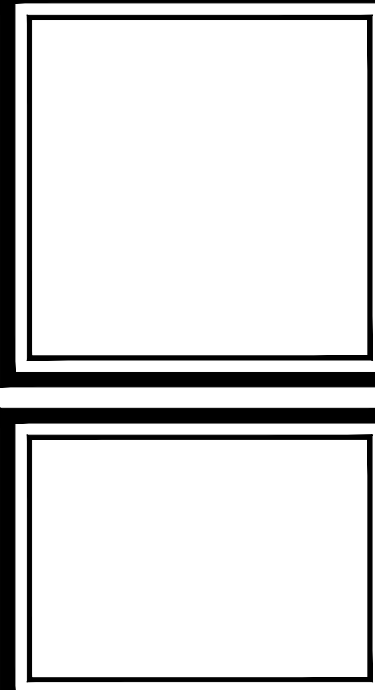
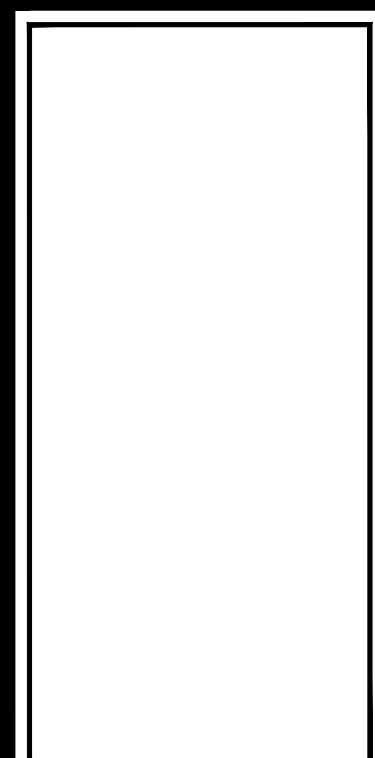
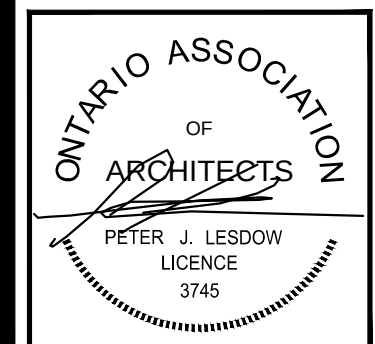
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TYPICAL ELEVATION NOTES

- EXTERIOR FINISHES
SEE BELOW FOR COLOUR DESCRIPTIONS
1. MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ INTEGRATED BRANING, REINFORCING, ETC. STONE FINISH
 2. MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ WINDOW OR METAL LOUVER FRAME, LEAF, KEY AND JAMB SURROUND INTEGRATING STONE FINISH
 3. DOUBLE FRAME LOW-E WINDOW SYSTEM WITH TINTED GLAZING AND INTEGRATED MULLIONS, OPERABLE OR INOPERABLE TO LATER DESIGN
 4. MOULDED PRE-CAST CONCRETE CORNICE w/ DETAIL BRANING, REINFORCING, ETC. STONE FINISH
 5. PRE-FINISHED ALUMINUM CAP FLASHING TO DRIP
 6. OUTLINE OF FORWARD OR SECTIONED BUILDING ELEMENTS
 7. AUTOMATIC OPERATING SLIDING DOOR SYSTEM WITH SKELETONS AND TRANSOM
 8. MOULDED PRE-CAST CONCRETE PANEL PIERS w/ INTEGRATED BRANING, REINFORCING, CAP, ETC. STONE FINISH
 9. MOULDED PRE-CAST CONCRETE BALUSTRADE, SILL AND RAIL, STONE FINISH
 10. MOULDED ACCENT ACCENT, STONE FINISH
 11. FRENCH BALCONETTE RAILING w/ TEMPERED GLASS BACK PANEL
 12. BETWEEN WINDOW MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
 13. MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ QUONES, CORNICE AND ACCENTS IN STONE FINISH, AND INTEGRATED BRANING DETAILING
 14. MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ LOW WALL AND RAIL, BALUSTRADE, REINFORCING, ETC. IN STONE FINISH
 15. MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM CORNERS w/ REINFORCING, CORNICE, ETC. & ROUND OR FLARED ROOF IN STONE FINISH
 16. WARDROBE & BARNERS w/ PRE-FINISHED STANDING SEAM METAL ROOF SYSTEM
 17. MANUALLY OPERATED WOOD SWING DOOR SYSTEM (WITH SKELETONS AND TRANSOM) IN MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
 18. EMERGENCY EXIT DOOR IN MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
 19. METAL LOUVER IN MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
 20. SMOOTH FACE MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
 21. MOULDED PRE-CAST CONCRETE COLUMN IN STONE FINISH
 22. BRONZE DOORS, MULLIONS AND FRAMES WITH GLAZING IN MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
- COLOURS
1. REFER ALSO TO ARTIST PERSPECTIVE RENDERINGS FOR COLOURATION
 2. COLOURS NOTED BELOW ARE CONCEPTUAL - ARCHITECT RESERVES THE RIGHT TO MODIFY COLOURS BASED ON SUPPLIER AVAILABILITY
 3. PRECAST CONCRETE PANELS TO BE:
 - 3.1. STONE TO BE MAIN SANDSTONE COLOUR
 - 3.2. BRICK TO BE BROWN-RED WITH VARIATIONS
 - 3.3. WORKTOP TO BE SAME COLOUR AS STONE
 4. WINDOW FRAMES TO BE WHITE/ OFF-WHITE
 5. GLASS TO BE WITH LIGHT GREY TINT
 6. FRENCH BALCONETTE RAILING TO BE BLACK WITH BRASS HIGHLIGHTS TO BE LATER DETERMINED
 7. METAL ROOFING & ASSOCIATED FLASHING TO BE SOFT GREY
 8. METAL FLASHING TO MATCH HIDDEN MATERIAL
 9. METAL LOUVERES TO BE DARK GREY



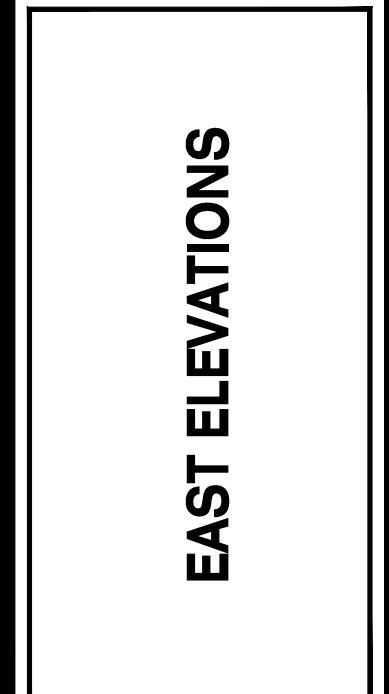
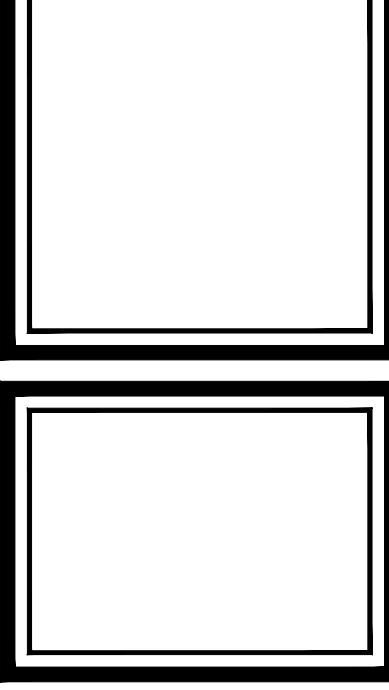
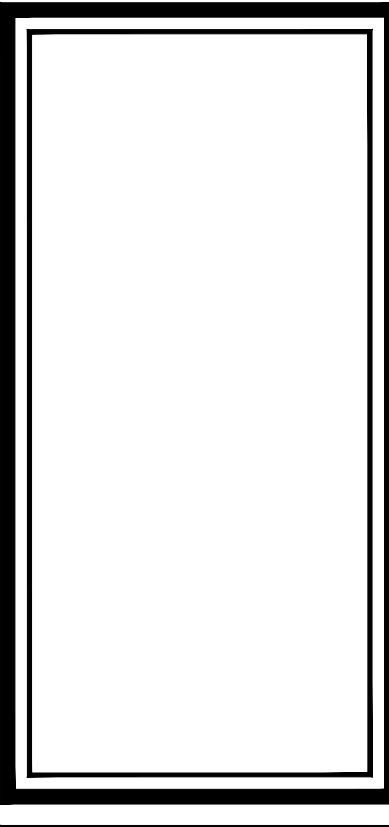
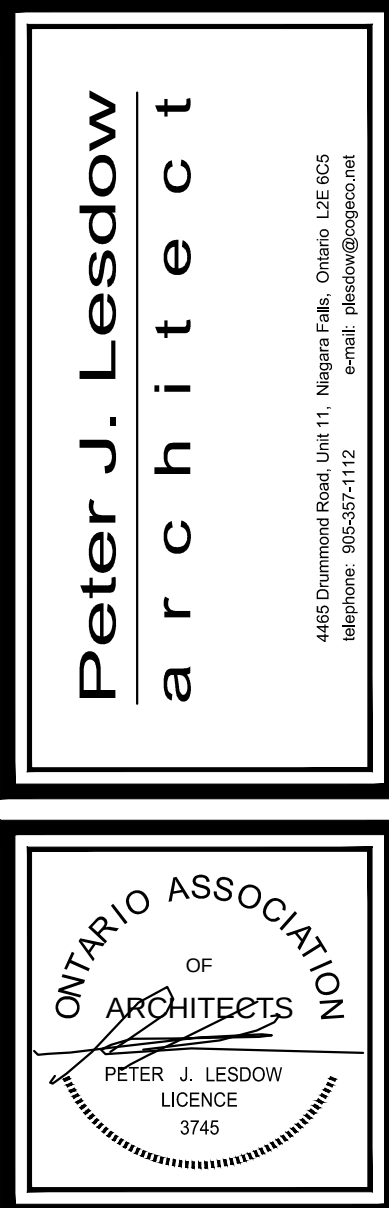
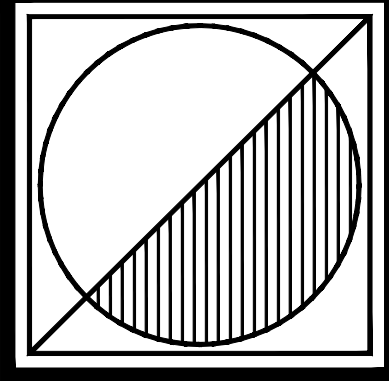
Peter J. Lesdow
architect



DATE	REVISIONS	DATE	REVISIONS
Nov 16/22	1. DESIGN FOR PRE-CONSTRUCTION	Nov 16/22	1. DESIGN FOR PRE-CONSTRUCTION
Nov 16/22	2. DESIGN FOR PRE-CONSTRUCTION	Nov 16/22	2. DESIGN FOR PRE-CONSTRUCTION
Nov 16/22	3. DESIGN FOR PRE-CONSTRUCTION	Nov 16/22	3. DESIGN FOR PRE-CONSTRUCTION
Nov 16/22	4. DESIGN FOR PRE-CONSTRUCTION	Nov 16/22	4. DESIGN FOR PRE-CONSTRUCTION
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Nov 16/22	15. DESIGN FOR PRE-CONSTRUCTION	Nov 16/22	15. DESIGN FOR PRE-CONSTRUCTION
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Nov 16/22	28. DESIGN FOR PRE-CONSTRUCTION	Nov 16/22	28. DESIGN FOR PRE-CONSTRUCTION
Nov 16/22	29. DESIGN FOR PRE-CONSTRUCTION	Nov 16/22	29. DESIGN FOR PRE-CONSTRUCTION
Nov 16/22	30. DESIGN FOR PRE-CONSTRUCTION	Nov 16/22	30. DESIGN FOR PRE-CONSTRUCTION

PARLIAMENT OAK HOTEL
325 King Street
Niagara-on-the-Lake

DATE: Nov 16/22
SCALE: 1:100
DRAWN BY: MRW
CHECK BY: P.J.L.



DATE	REVISIONS	DATE	REVISIONS
18. 10. 23	REVISION FOR PRE-CONSTRUCTION	18. 10. 23	REVISION FOR PRE-CONSTRUCTION
18. 10. 23	FOR UPDATING SUBMISSIONS	18. 10. 23	FOR UPDATING SUBMISSIONS
18. 10. 23	FOR CONSULTANT COORDINATION	18. 10. 23	FOR CONSULTANT COORDINATION
18. 10. 23	FOR PRELIMINARY DESIGN	18. 10. 23	FOR PRELIMINARY DESIGN
18. 10. 23	FOR PRELIMINARY DESIGN	18. 10. 23	FOR PRELIMINARY DESIGN

PARLIAMENT OAK HOTEL
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- TYPICAL ELEVATION NOTES**
EXTERIOR FINISHES
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1. WOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ INTEGRATED BRANING, REINFORCING, ETC. STONE FINISH
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 3. DOUBLE FRAME LOW-E WINDOW SYSTEM WITH TINTED GLAZING AND INTEGRATED MULLIONS, OPERABLE OR INOPERABLE TO LATER DESIGN
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EAST ELEVATION
SCALE: 1:100



EAST ELEVATION THROUGH TERRACE
SCALE: 1:100



NORTH ELEVATION

SCALE: 1:100



EAST ELEVATION

SCALE: 1:100



WEST PAVILION - WEST ELEVATION

SCALE: 1:100

(EAST PAVILION - EAST ELEVATION)

WEST PAVILION - SOUTH ELEVATION

SCALE: 1:100

(EAST PAVILION - NORTH ELEVATION)

WEST PAVILION - NORTH ELEVATION

SCALE: 1:100

(EAST PAVILION - SOUTH ELEVATION)

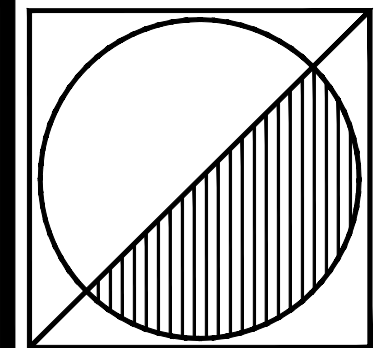
WEST PAVILION - EAST ELEVATION

SCALE: 1:100

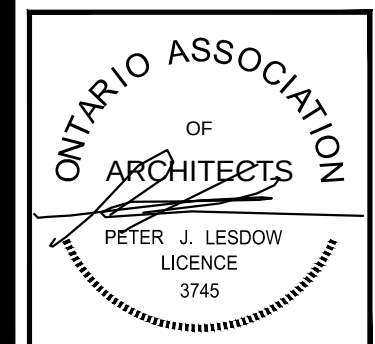
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Peter J. Lesdow
architect



ONTARIO ASSOCIATION
OF
ARCHITECTS

NORTH, EAST,
& PAVILION ELEVATIONS
RENDERED

DATE: Nov. 16, 22
SCALE: 1:100
DRAWN BY: MRW
CHECK BY: P.J.L.

DATE	REVISIONS	DATE	REVISIONS
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Nov. 16, 22	FOR UPDATING DRAWINGS	Nov. 16, 22	FOR UPDATING DRAWINGS
Nov. 16, 22	FOR CONSULTANT COORDINATION	Nov. 16, 22	FOR CONSULTANT COORDINATION
Nov. 16, 22	FOR FINAL REVIEW	Nov. 16, 22	FOR FINAL REVIEW

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