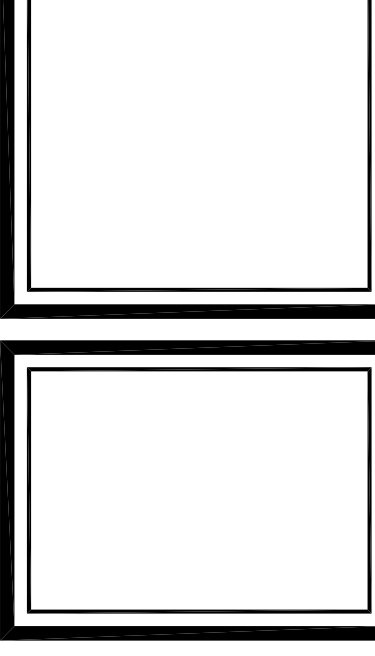
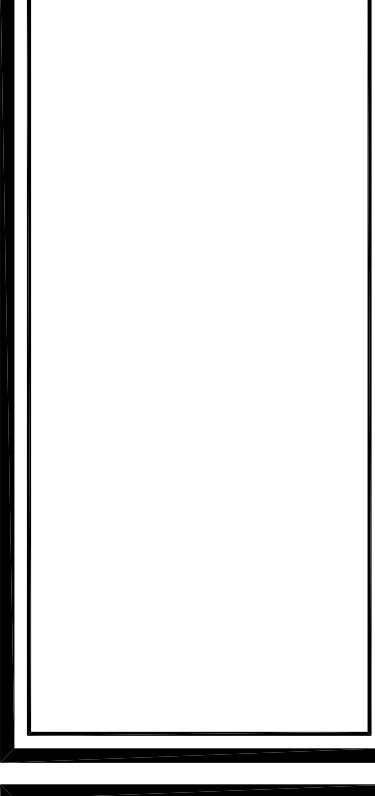


Peter J. Lesdow
architect

ON TOWN ASSOCIATION
OF ARCHITECTS
PETER J. LESDOW
LEICESTER
ON



SITE PLAN & STATISTICS

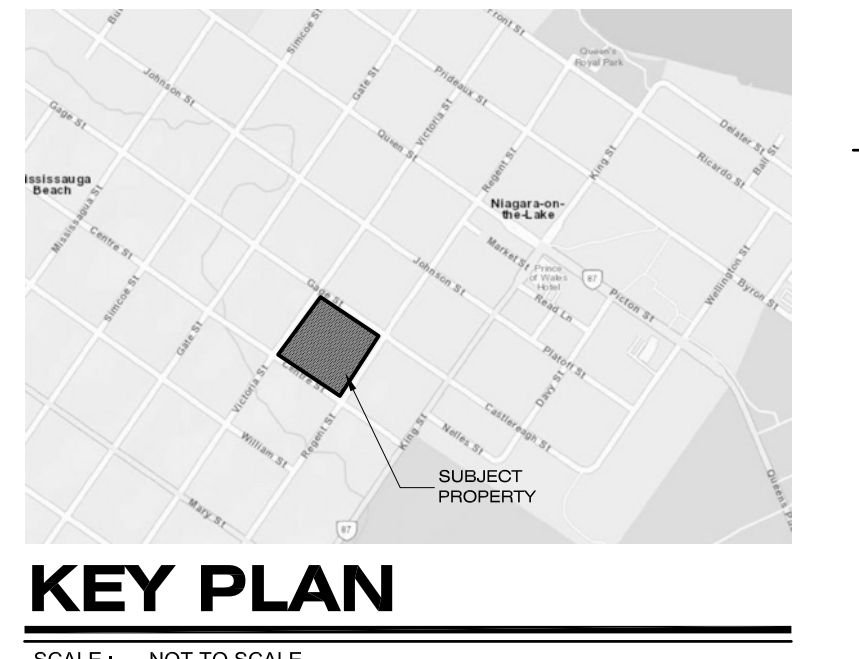
Table with columns: DATE, REVISIONS, and a grid of revision details including description, date, and initials.

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

DATE: Nov 18/22
SCALE: 1:100
DRAWN BY: MRW
CHECK BY: FJL

22 - 13

A101



NOTE
VEHICULAR MOVEMENT LIMITS FOR GARAGE AND DELIVERY TRUCKS AS PROVIDED BY:
R.V. ANDERSON ASSOCIATES LIMITED
45 GERRARD STREET, SUITE 104,
SCARBOROUGH, ON
M1S 1T1

SURVEY NOTE:
LOTS 145, 150, 191 & 192, TP PLAN 88 BEING PART 1 ON PLAN 308-1504,
325 KING STREET, TOWN OF NIAGARA-ON-THE-LAKE, REGION, MUNICIPALITY OF NIAGARA
BOUNDARIES, SHOWN TOPONOMICALLY, EXISTING SITE FEATURES:
1. BARNES LIMITED, 4118 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4

SITE STATISTICS

BUILDING AREA	16,456.58 m ²	EXISTING BUILDING GROUND COVER	2,496.51 m ²
Parliament Oak Hotel	3,445.49 m ²	EXISTING INSTITUTIONAL (TO BE DEMOLISHED)	
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 area in addition to the requirements for a restaurant or take-out restaurant	195 m ² Patio	7 Spaces
Conference Rooms or Areas	= 1 per 18.5 m ² Used in Conjunction with Other Uses	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

VEHICULAR PARKING PROVIDED

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

BICYCLE PARKING REQUIREMENTS

OFFICE SPACES	1 per 250m ² GFLA	84.4m ² = 250 x 1 =	0.3 Spaces
RESTAURANT	2 per 100m ² GFLA	899.9m ² = 100 x 2 =	18.2 Spaces
RESTAURANT (TAKE OUT)	2 per 100m ² GFLA	Not Applicable	0 Spaces
COMMERCIAL	1 per 100m ² GFLA	Not Applicable	0 Spaces
CONVENIENCE STORE	(Minimum of 5)	Not Applicable	0 Spaces
TOTAL BICYCLE PARKING PROVIDED			18.5 Spaces

BICYCLE PARKING PROVIDED
17 BICYCLE SPACES LOCATED ADJACENT TO EASTERLY ON-GRADE PARKING

BUILDING AREA

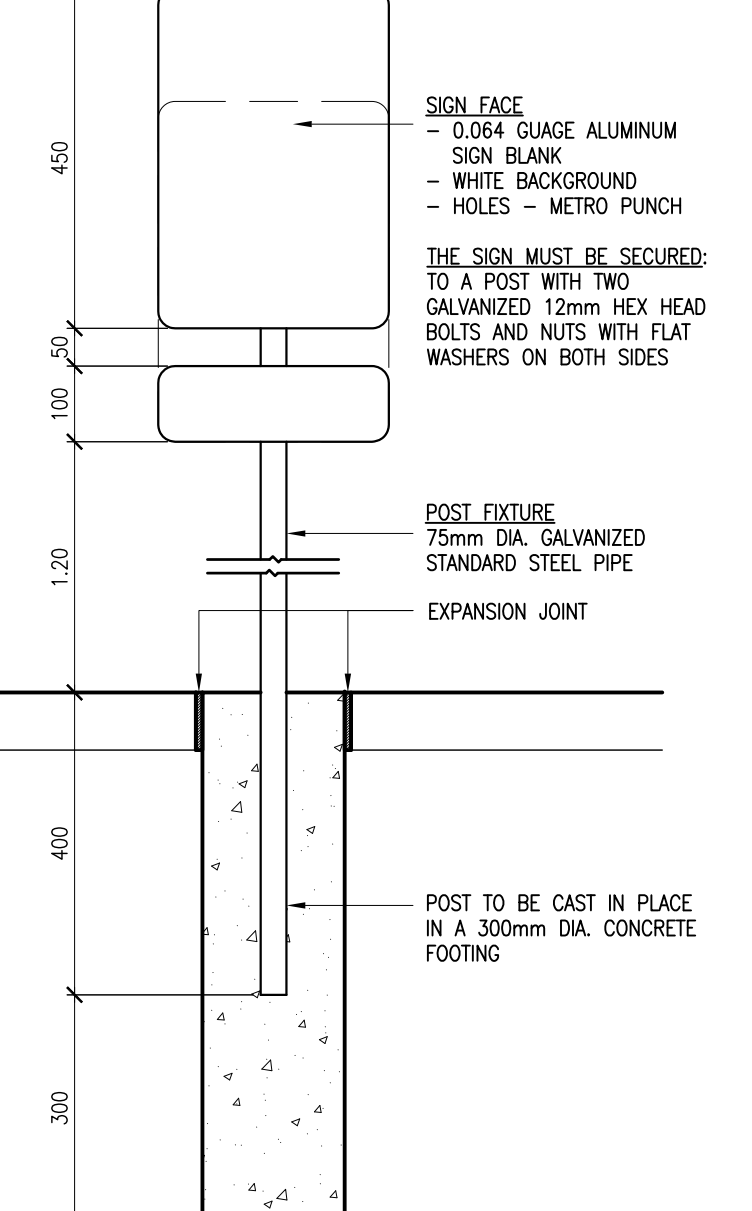
BASEMENT 2	479.4 m ²	SITE AREA	16,456.58 m ²
BASEMENT 1	1,772.7 m ²	or	1,655 ha
GROUND FLOOR	3,285.0 m ²	HOTEL SUITES	129 Units
MEZZANINE	135.4 m ²		
SECOND FLOOR	2,699.8 m ²	SUITE DENSITY	78.2 Units per Hectare
THIRD FLOOR	2,609.8 m ²		
FOURTH FLOOR	2,543.4 m ²		
PENTHOUSE	22.2 m ²		
TOTAL BUILDING AREA	13,457.7 m ²		

LEGEND

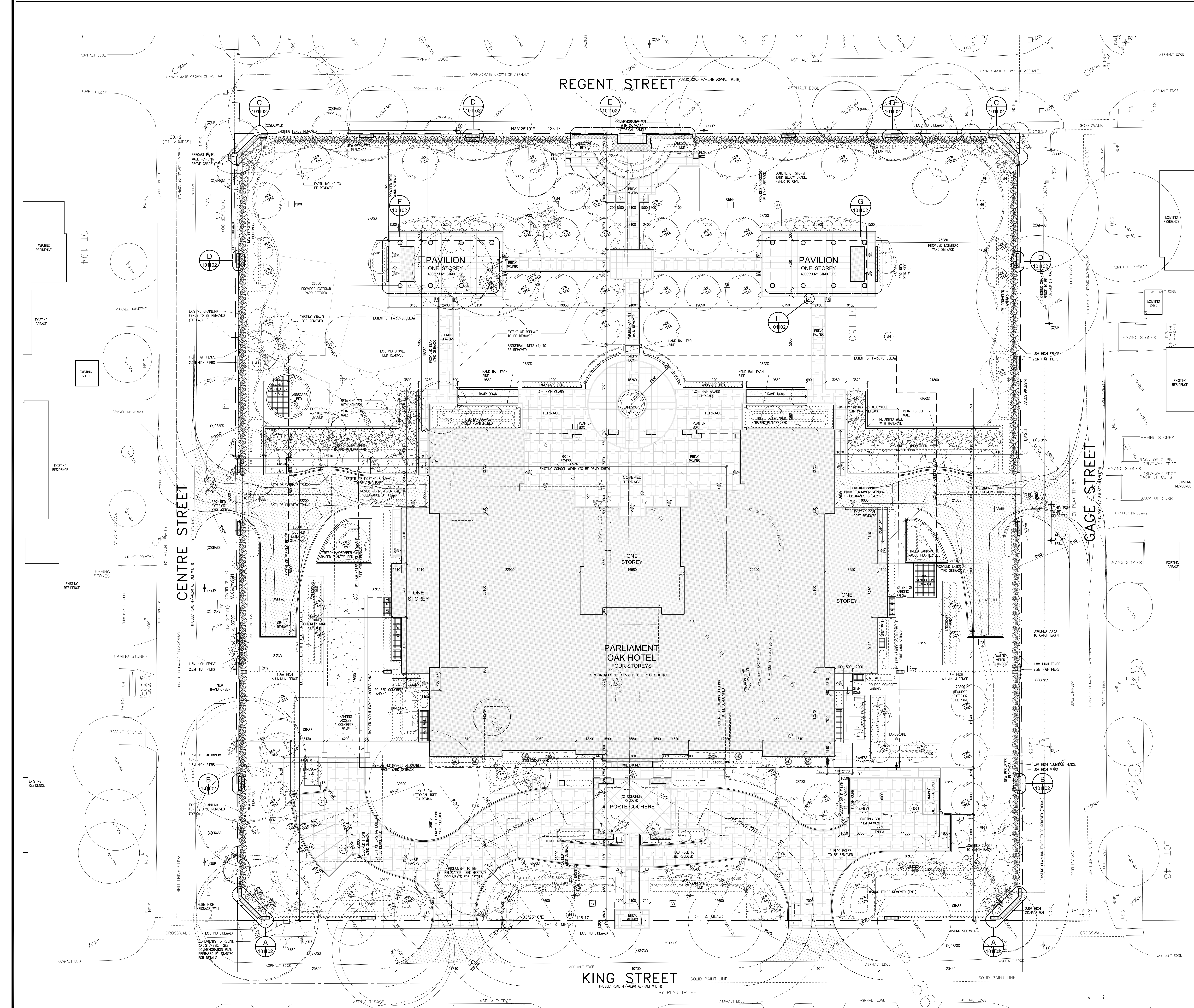
- 4-STORY BUILDING
- 1-STORY BUILDING
- BUILDING ENTRIES
- ASPHALT SURFACE
- PAVER SURFACE
- CONCRETE SURFACE
- POURED CONCRETE CURB
- ALUMINUM FENCE TO HEIGHT NOTED
- FRECAST CONCRETE WALLS
- NOTE: ALL AREAS NOT HATCHED TO BE GRASS OR LANDSCAPING
- EXTENT OF EXISTING BUILDING TO BE DEMOLISHED
- EXTENT OF EXISTING SURFACE TO BE REMOVED
- PARKING STALL NUMBER
- FIRE HYDRANT
- BELL POLE
- LAMP STANDARD
- HIGH PILE
- IN ALL CASES (X) INDICATES EXISTING
- DECIDUOUS EXISTING TREE TO REMAIN
- CONIFEROUS EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- TREE TO BE PLANTED
- LOW GROWTH GROUND COVER
- SHRUBS
- FOR LANDSCAPING REFER TO DRAWINGS PRODUCED BY STRONG BARNES INC. LANDSCAPE ARCHITECTURE 2700 HURONTARIO STREET, SUITE 104 MISSISSAUGA, ONTARIO L4R 1G5

TYPICAL SIGNAGE

TRAFFIC SIGNAGE
ALL PARKING SPACES FOR BARRELS-FREE SHALL BE INDICATED WITH TYPICAL BARRELS-FREE SIGNAGE LOCATED AT EACH PARKING SPACE. THESE SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR.
THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1.8-1.5 METERS FROM TOP OF CURB TO BOTTOM OF SIGN & CENTERED WITHIN THE PARKING SPACE.
THE GENERAL CONTRACTOR SHALL SUPPLY ALL REQUIRED FIRE ROUTE SIGNS. THESE SIGNS SHALL BE POSTED IN COMPLIANCE WITH THE SIGNAGE TRAFFIC ACT AND THE ONTARIO TRAFFIC SIGNAGE REGULATIONS.
ALL STOP BARRELS, TRAFFIC SIGNAGE, NO OVERTAKING PARKING AND ONE WAY SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR. ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC SIGNAGE TRAFFIC ACT.



SITE PLAN
SCALE: 1:200



SITE PLAN
SCALE: 1:200

TYPICAL WALL & FENCE NOTES

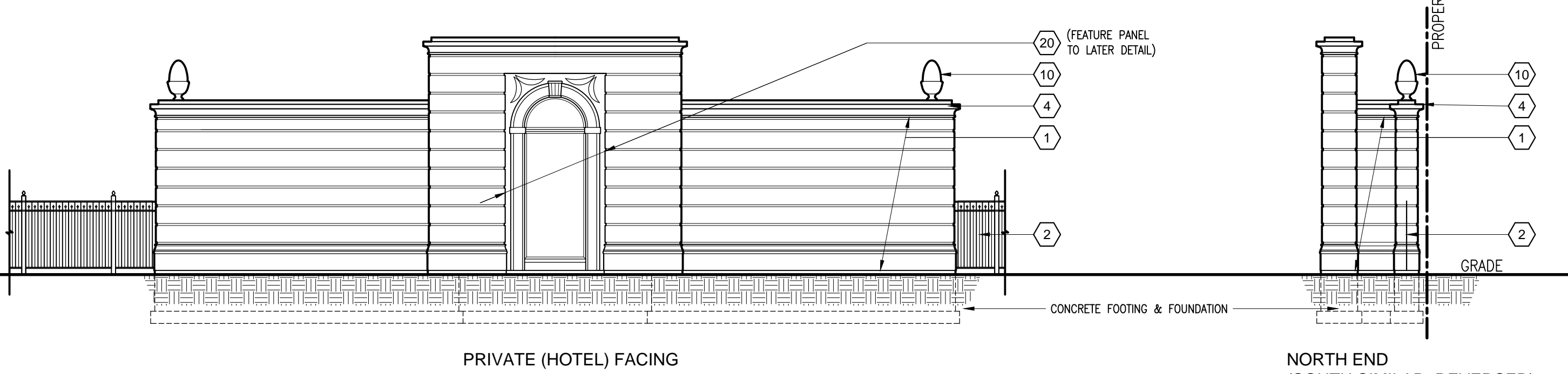
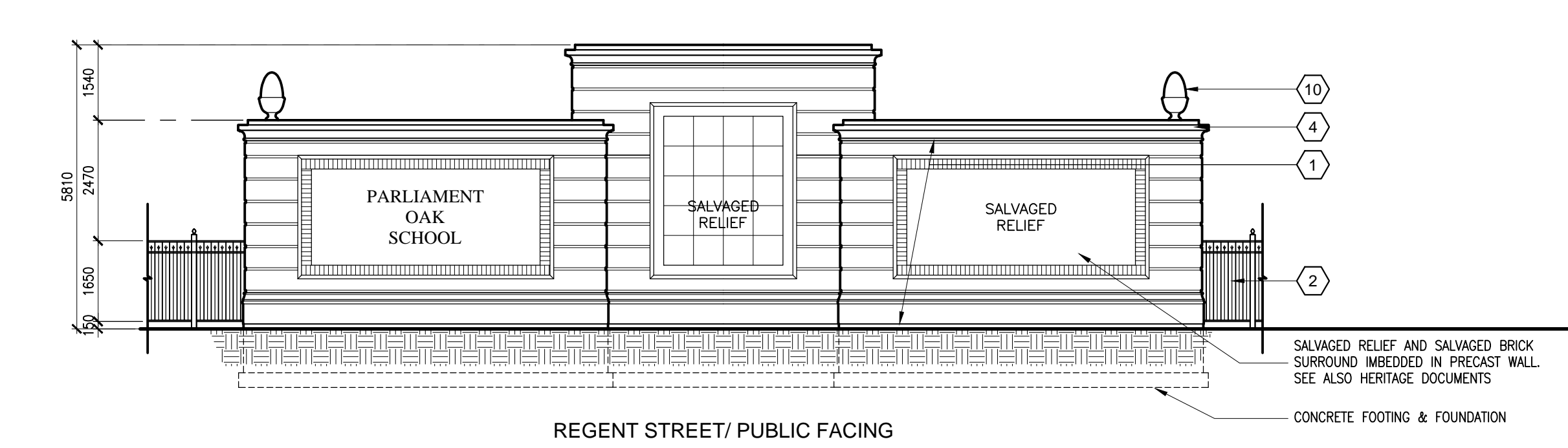
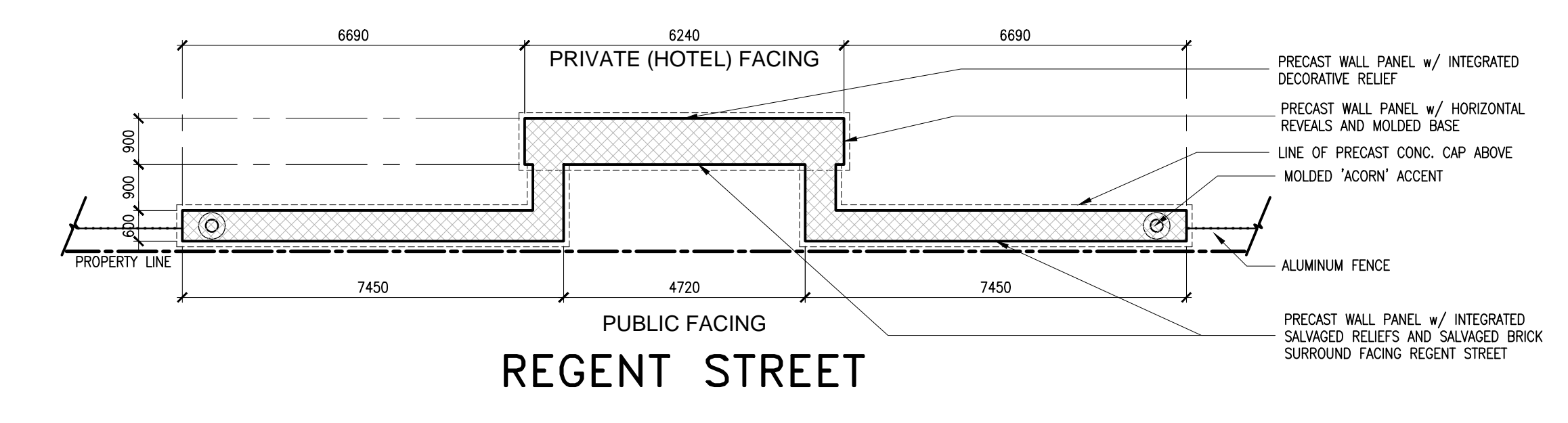
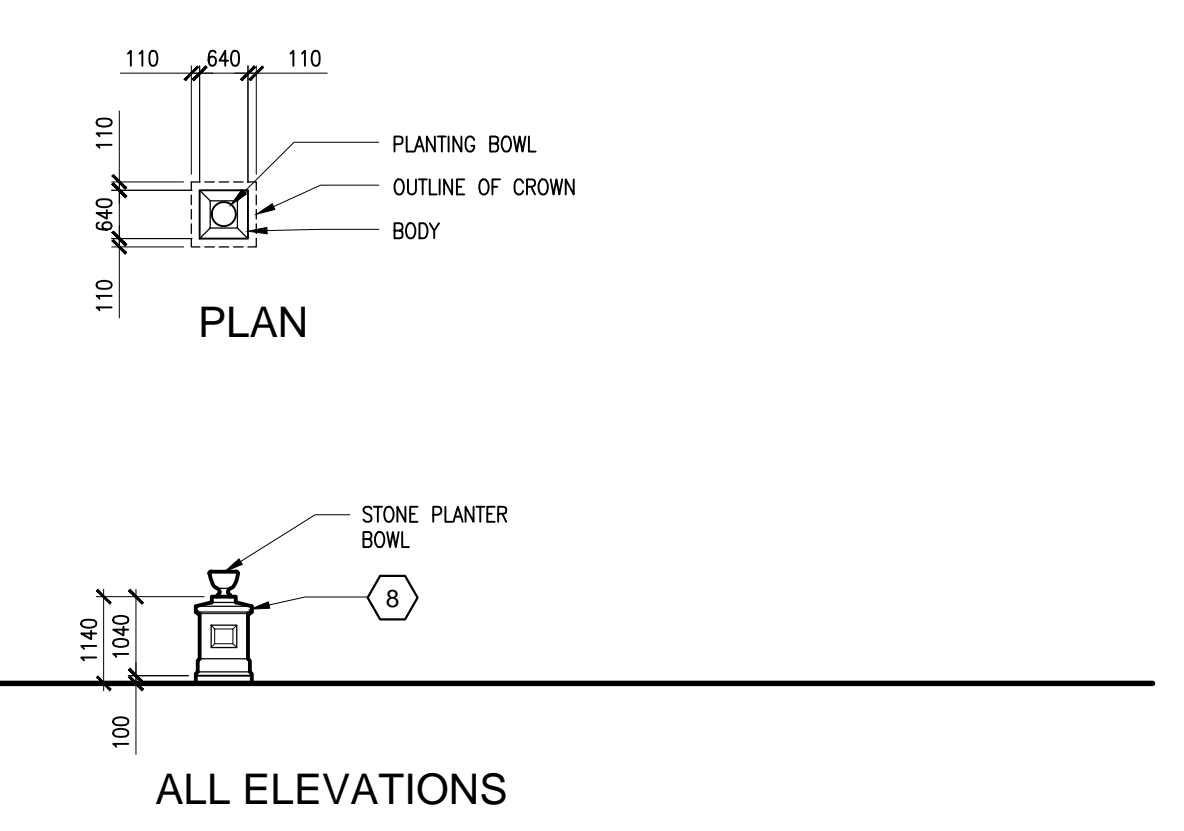
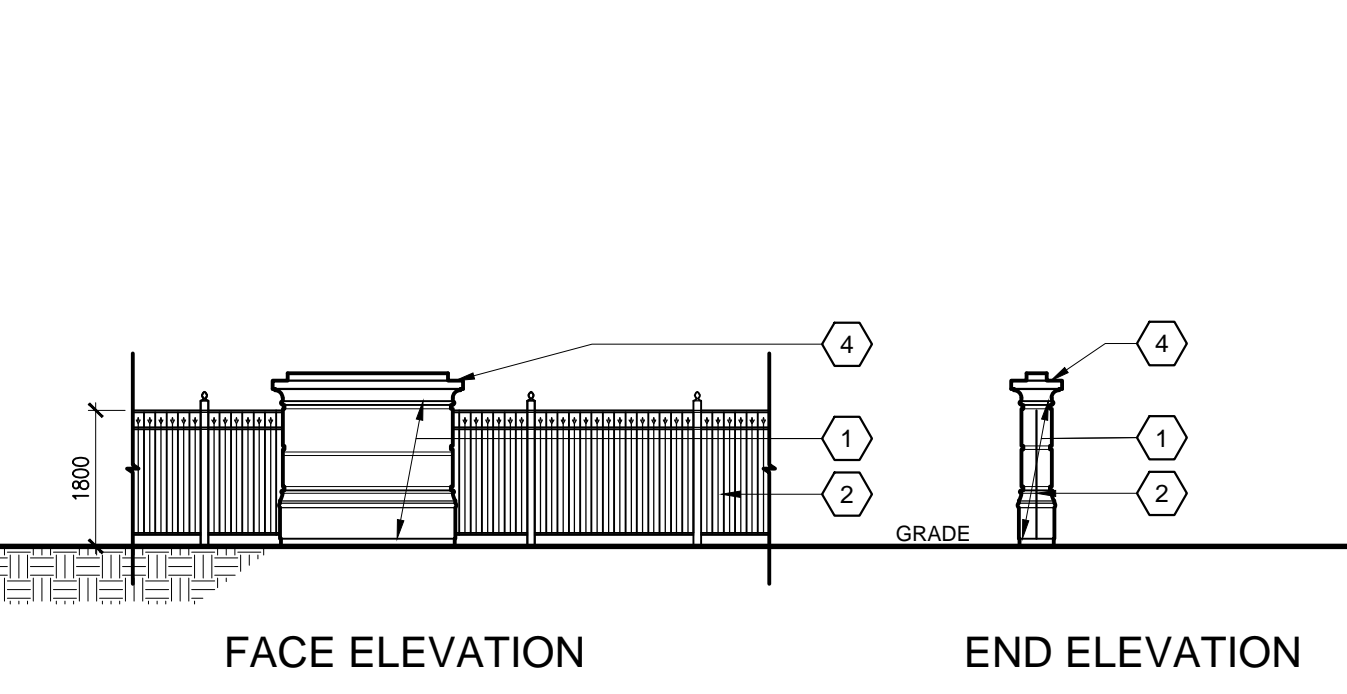
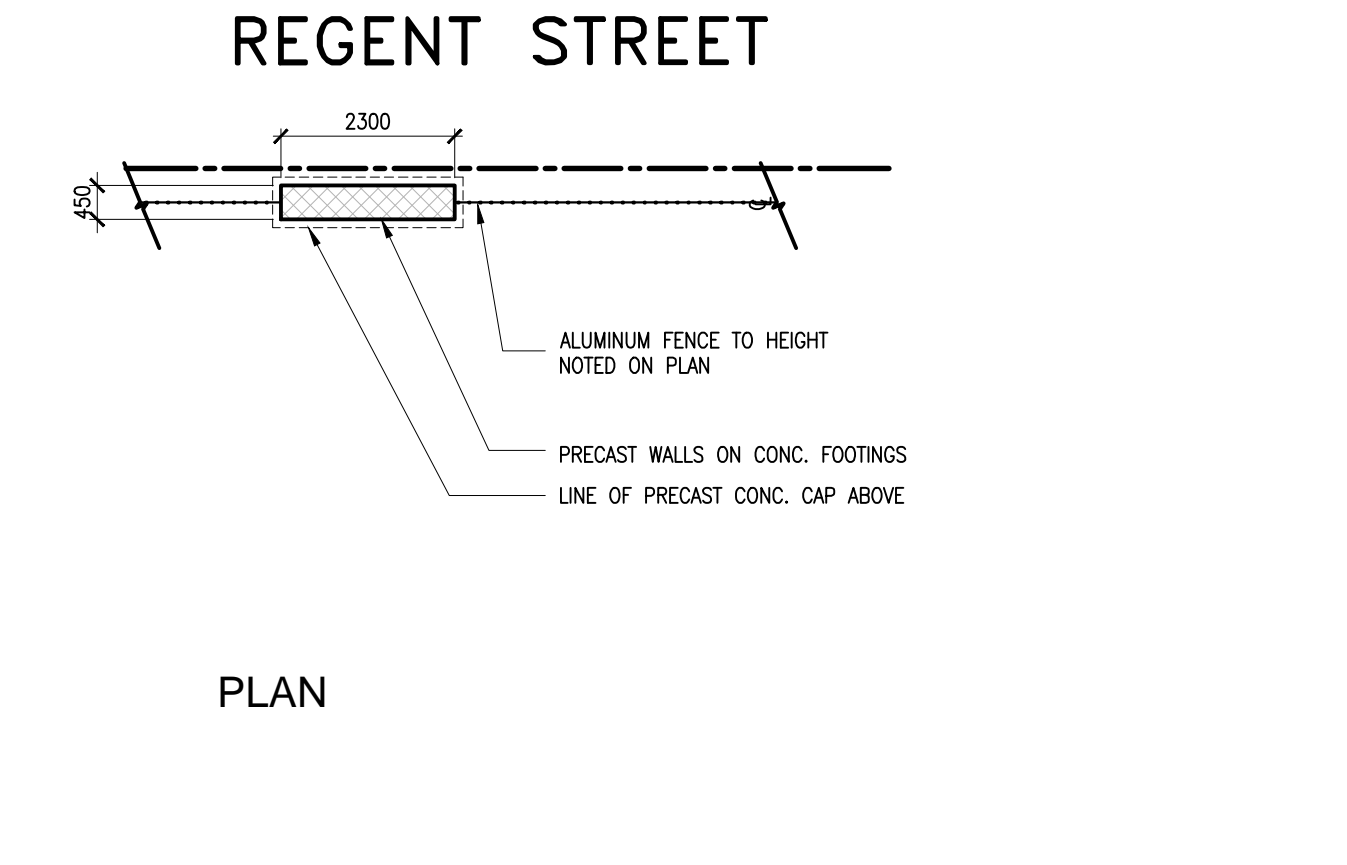
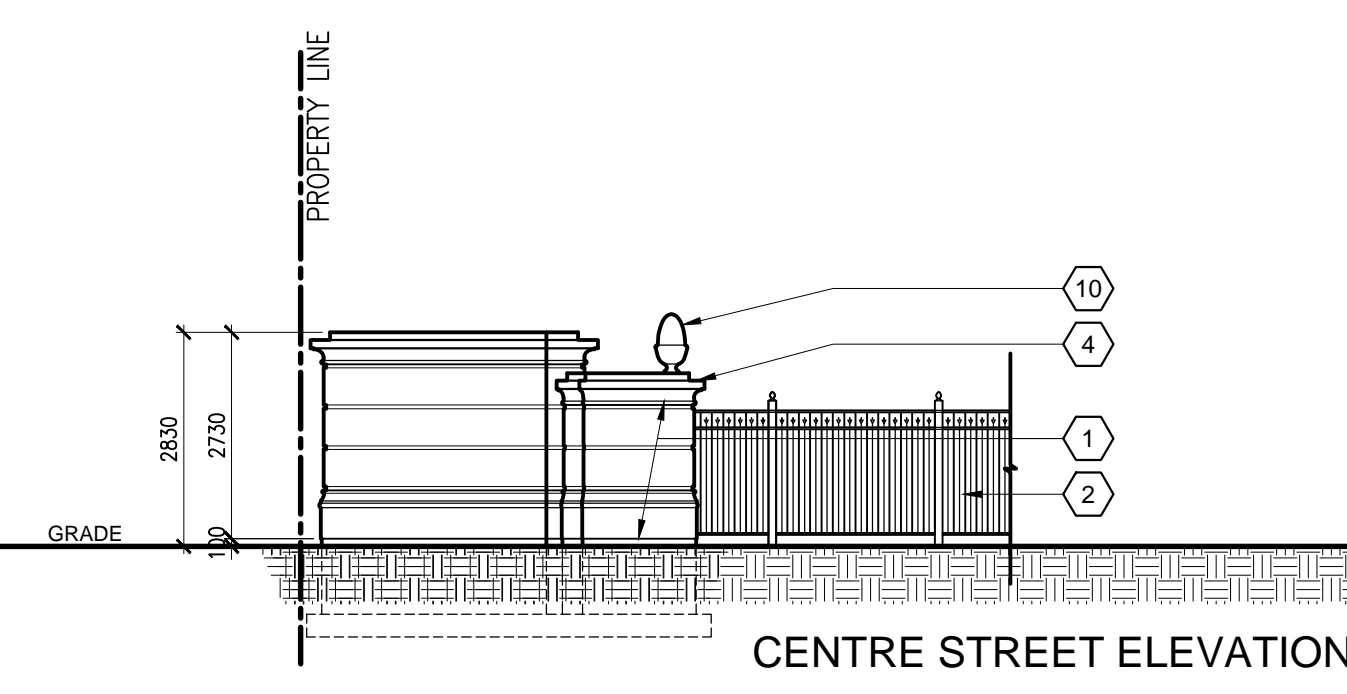
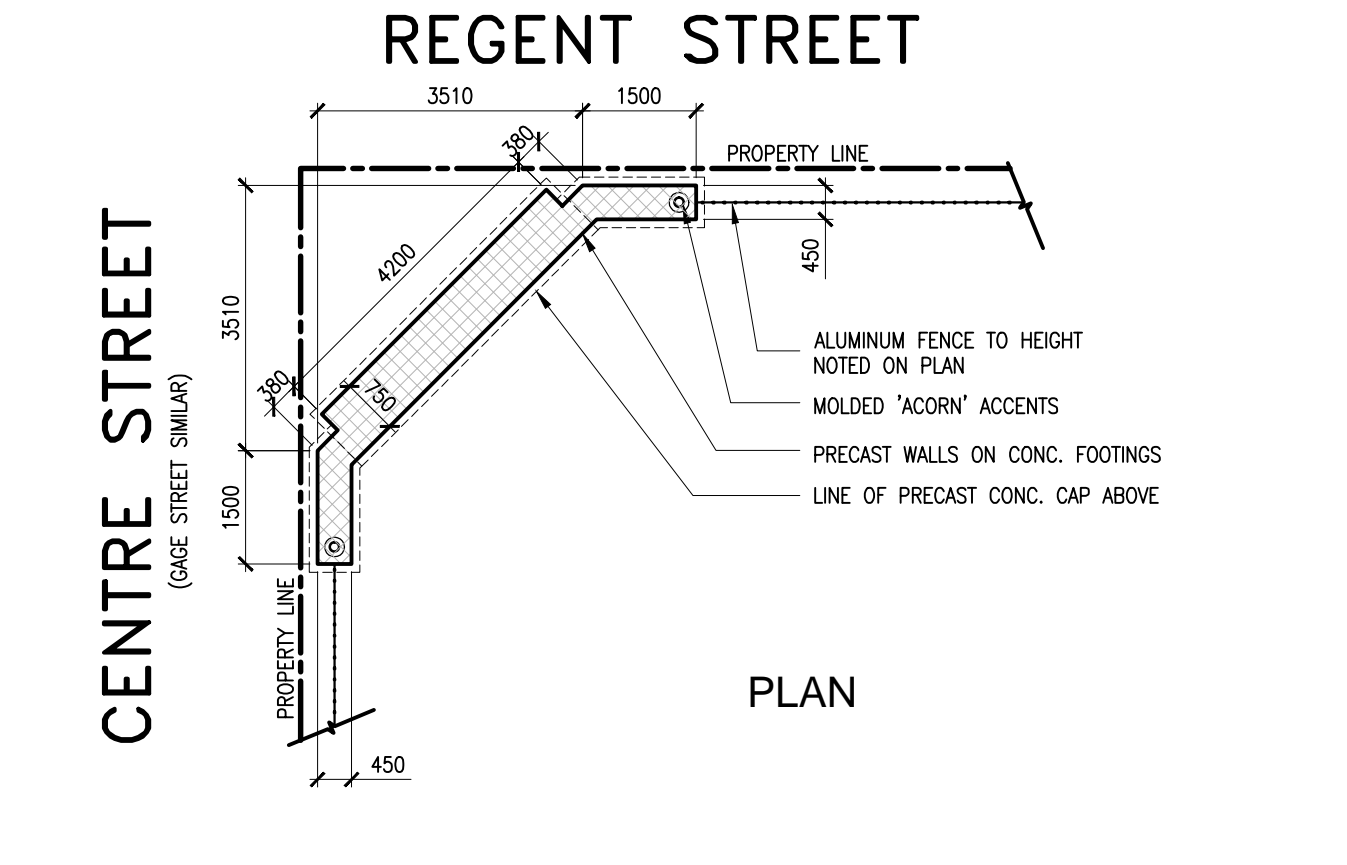
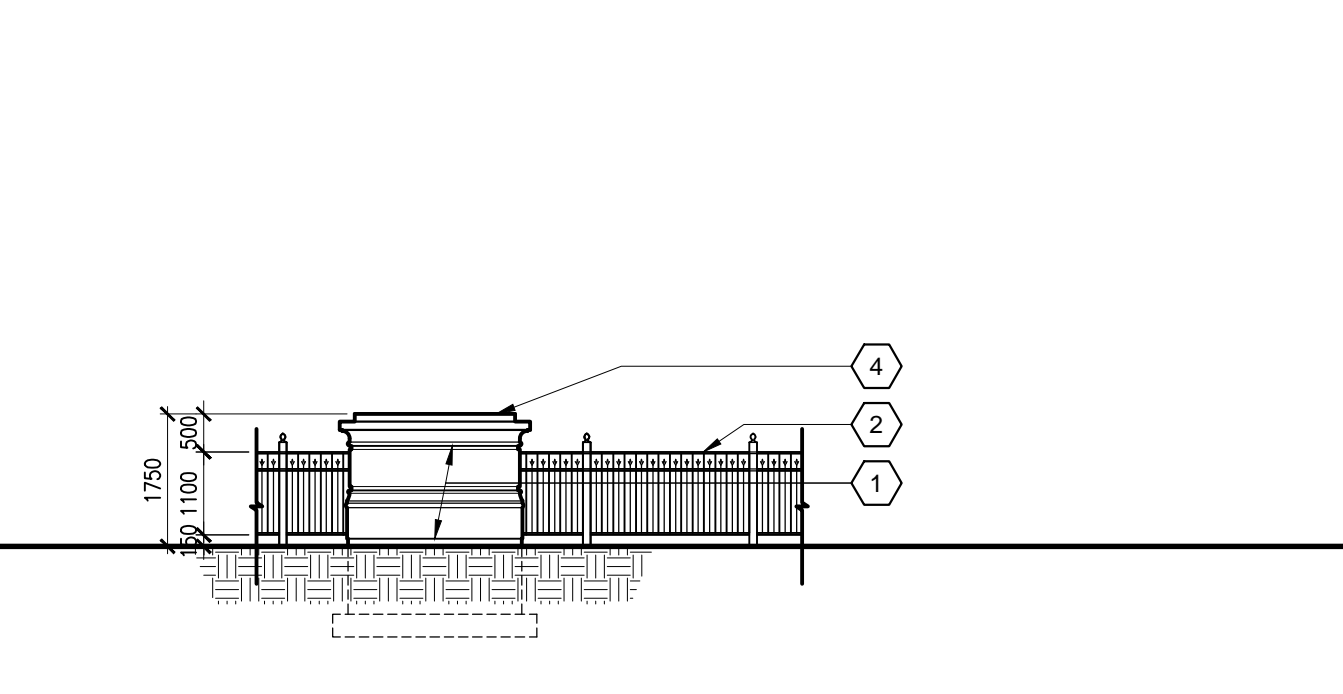
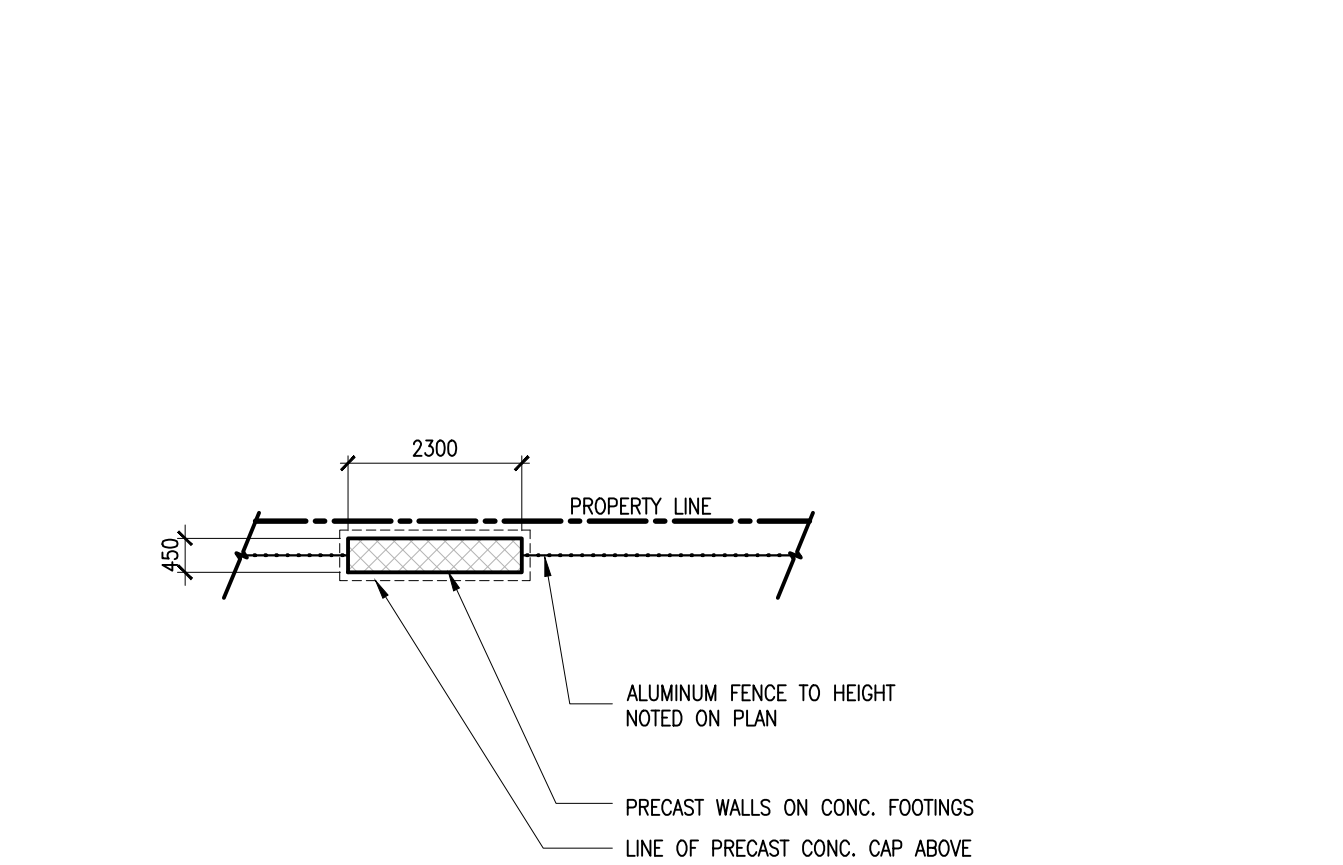
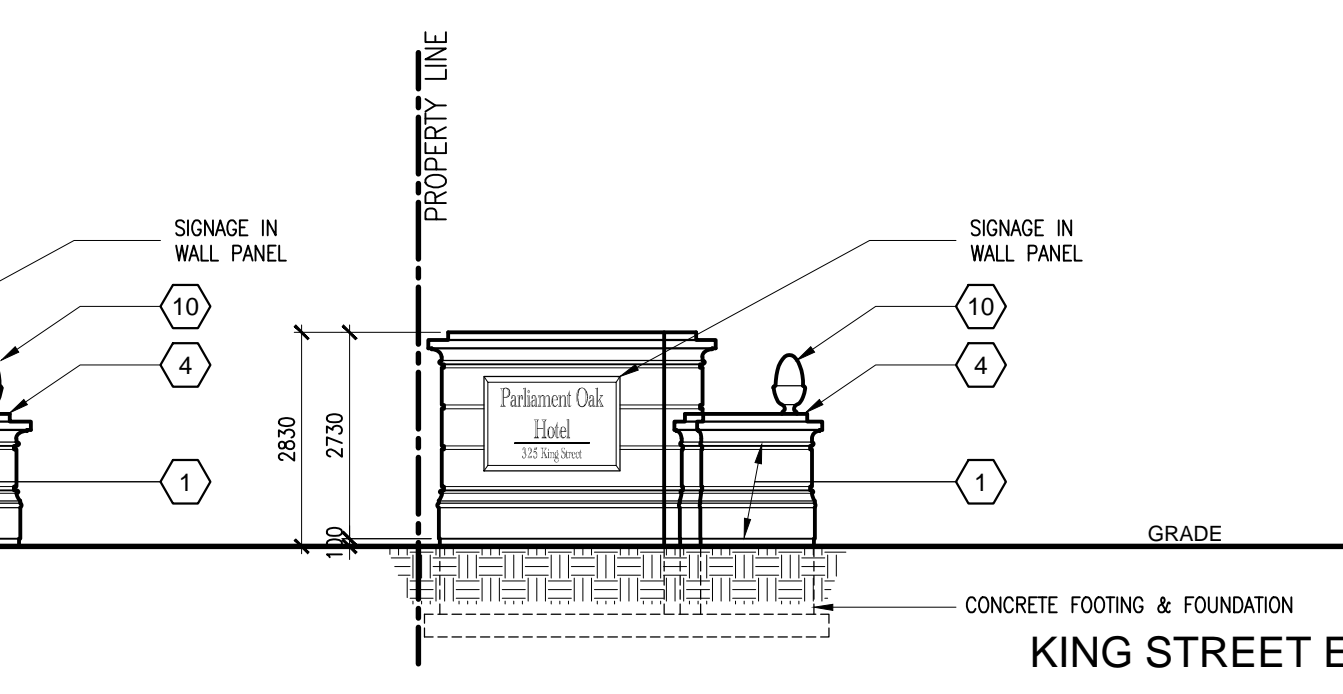
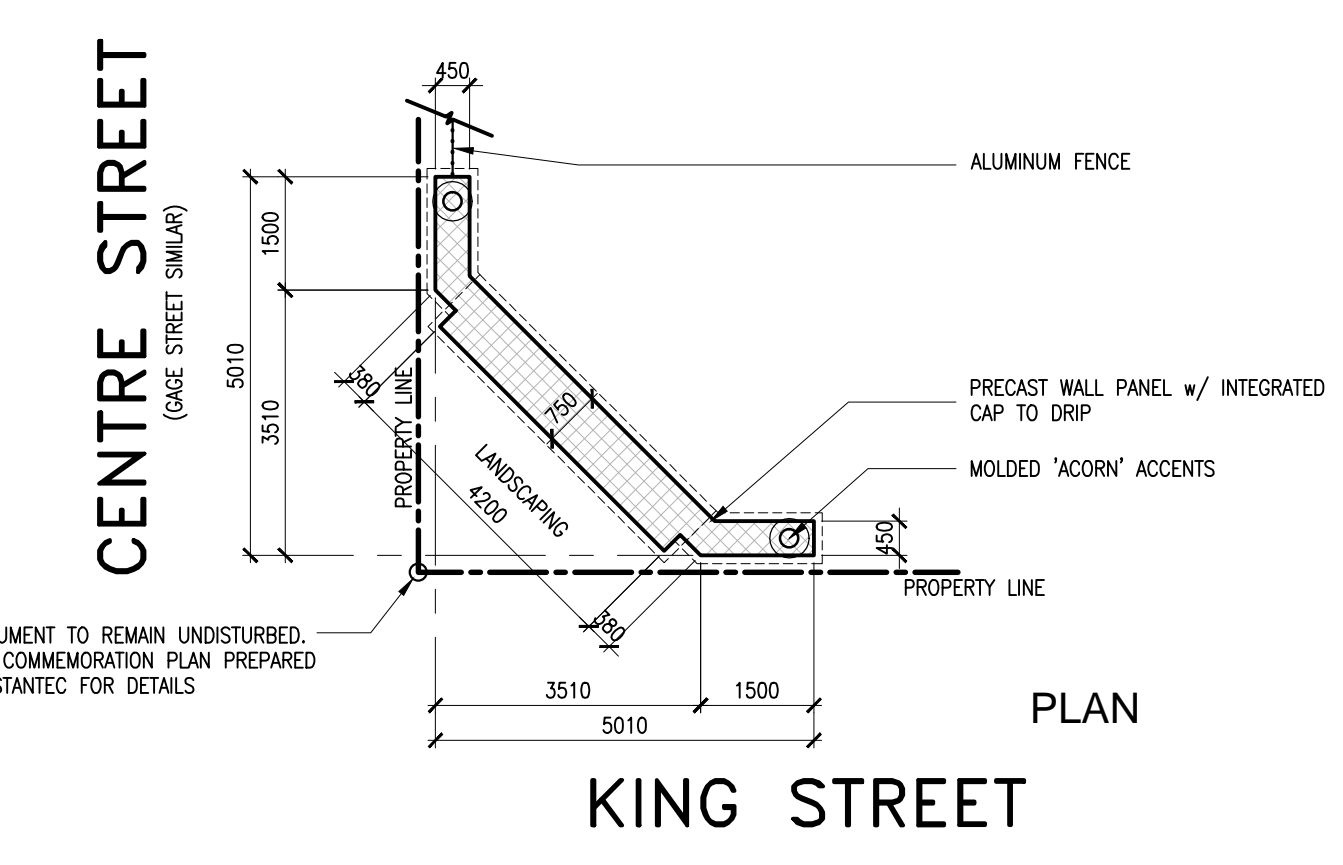
- ALUMINUM FENCE AND INTERMEDIATE WALLS TO BE PARALLEL TO THEIR ADJACENT PROPERTY LINES.
- INTERMEDIATE WALLS EXACTLY SPACED ACROSS STREET.

TYPICAL ELEVATION NOTES
SEE BELOW FOR COLOUR DESCRIPTIONS

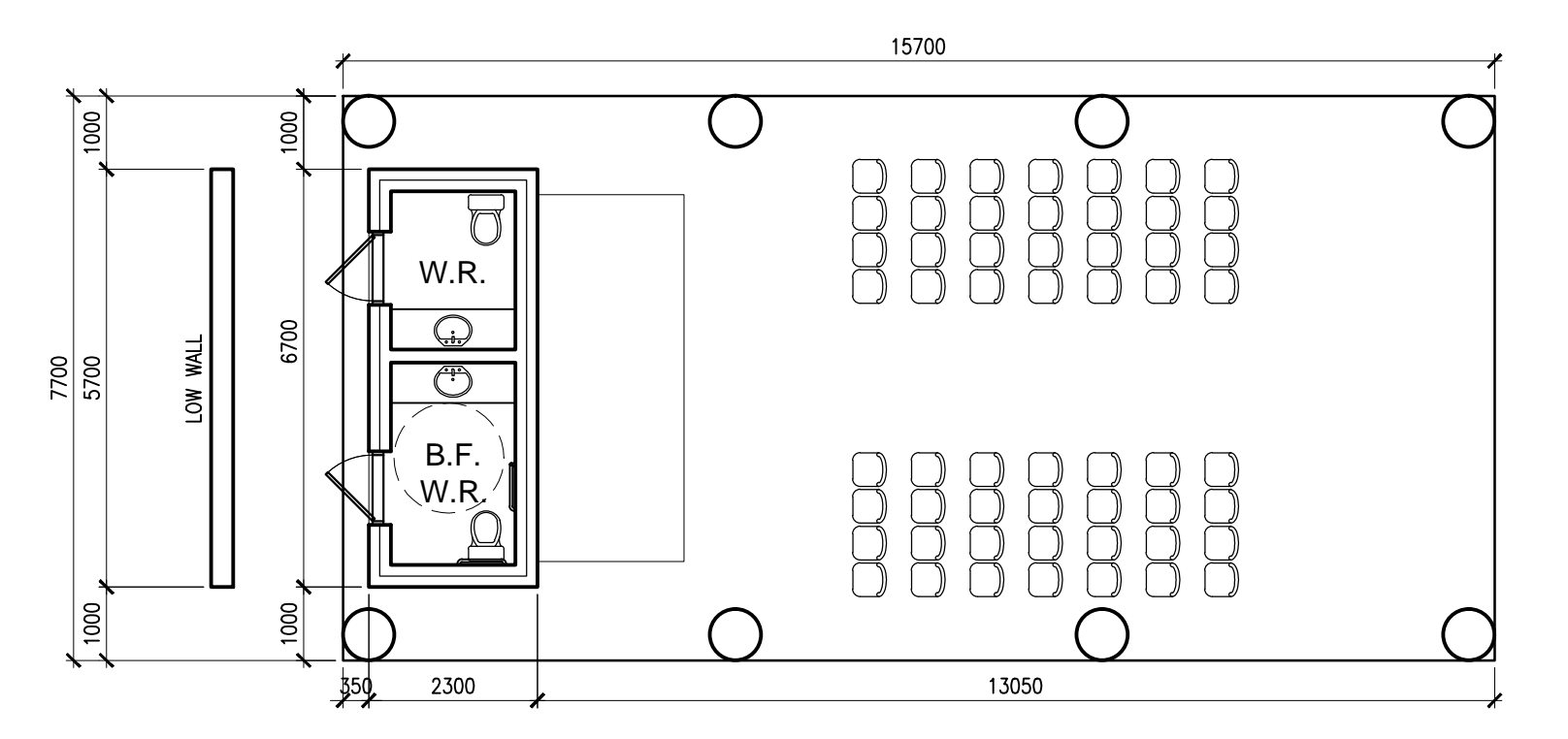
- MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ INTEGRATED BRACKING, REVEALS, ETC. STONE FINISH
- MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ WINDOW OR METAL LOUVER FRAME, LEAF, KEST AND JAMB SURROUNDING DETAILING. STONE FINISH
- DOUBLE FRAME LOW-WINDOW SYSTEM WITH FINED GLAZING AND INTEGRATED MULLIONS. OPERABLE OR NONOPERABLE TO LATER DESIGN
- MOLDED PRE-CAST CONCRETE CORNICE w/ DETAIL BRACKING, REVEALS, ETC. STONE FINISH
- PRE-FINISHED ALUMINUM CAP FLASHING TO DRIP
- OUTLINE OF FORWARD OR SECTIONED BUILDING ELEMENTS
- AUTOMATIC OPERATING SLIDING DOOR SYSTEM WITH SILLGLAZES AND TRANSOM
- MOLDED PRE-CAST CONCRETE PANEL FINES w/ INTEGRATED BRACKING, REVEALS, CAP, ETC. STONE FINISH
- MOLDED PRE-CAST CONCRETE BALUSTRADE, SILL AND RAIL, STONE FINISH
- MOLDED ACCORN ACCENT, STONE FINISH
- FRENCH BRACKETTE PAILING w/ TAMPED GLASS BACK PANEL
- BETWEEN WINDOW MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
- MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ CORNICE, CORNICE AND ACCENTS IN STONE FINISH, AND INTEGRATED BRACK DETAILING
- MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ LOW RAIL AND RAIL, BALUSTRADE, REVEALS, ETC. IN STONE FINISH
- MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM CORNICE w/ FRENCH CORNICE AND ACCENTS IN STONE FINISH
- WINDSOR & SOMERS w/ PRE-FINISHED STANDING SEAM METAL ROOF SYSTEM
- MANUALLY OPERATED SWING DOOR SYSTEM WITH SILLGLAZES AND TRANSOM IN MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
- EMERGENCY EXIT DOOR IN MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
- METAL LOUVER IN MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
- SMOOTH FACE MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
- MOLDED PRE-CAST CONCRETE COLUMN IN STONE FINISH
- PRE-FINISHED ALUMINUM FENCE, COLOUR BLACK. REFER TO LANDSCAPE DRAWINGS FOR DETAILS

COLOURS

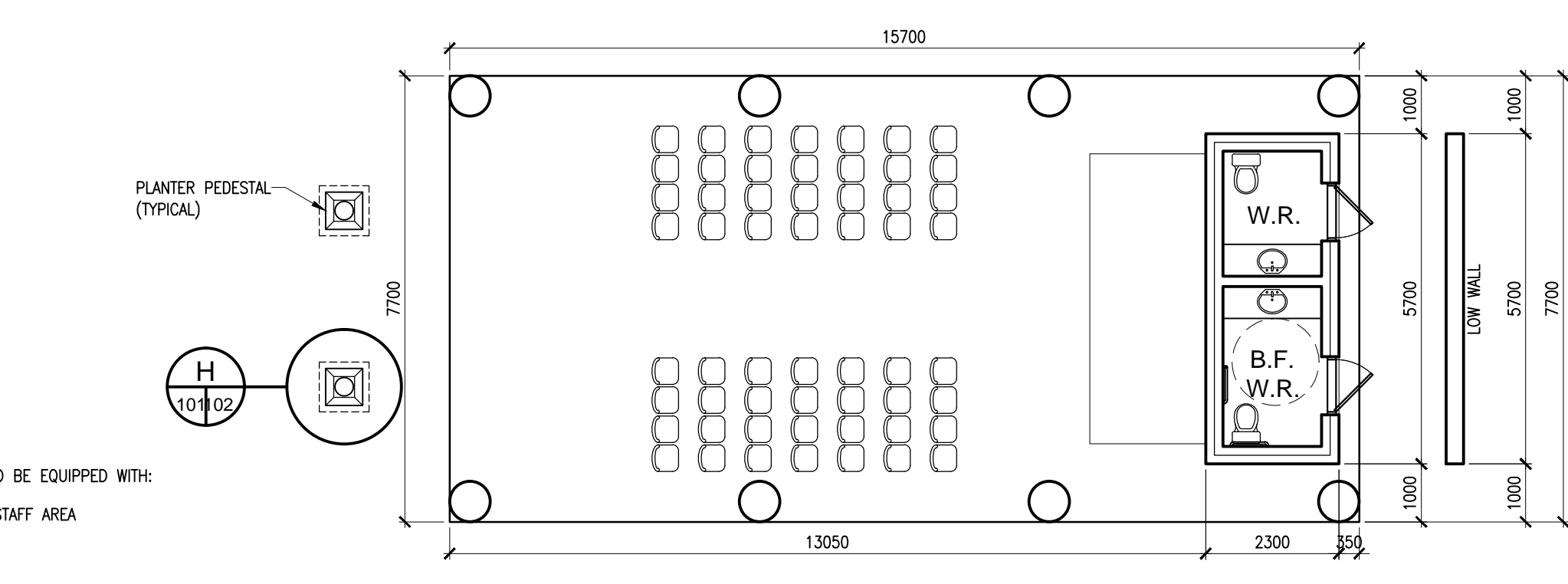
- REFER ALSO TO ARTIST PERSPECTIVE RENDERINGS FOR COLOURATION.
- COLOURS NOTES BELOW ARE CONSERVATIVE - ARCHITECT RESERVES THE RIGHT TO MODIFY COLOURS BASED ON SUPPLIER AVAILABILITY
- PRECAST CONCRETE FINISHES TO BE:
 - "STONE" TO BE MIMIC SANDSTONE COLOUR
 - "TRUSS" TO BE BROWN-RED WITH VARIATIONS
 - "MORTAR" TO BE SAME COLOUR AS "STONE"
- WINDOW FRAMES TO BE WHITELY OFF-WHITE
- GLASS TO BE WITH LIGHT GREY TINT
- FRENCH BRACKETTE PAILING TO BE BLACK WITH BRASS HIGHLIGHTS TO BE LATER DETERMINED
- METAL FINISHING & ASSOCIATED FLASHING TO BE SOFT GREY
- METAL FINISHING TO MATCH ADJACENT MATERIAL
- METAL COLOURS TO BE: DARK GREY



COMMEMORATIVE WALL AT REGENT STREET
SCALE: 1:100

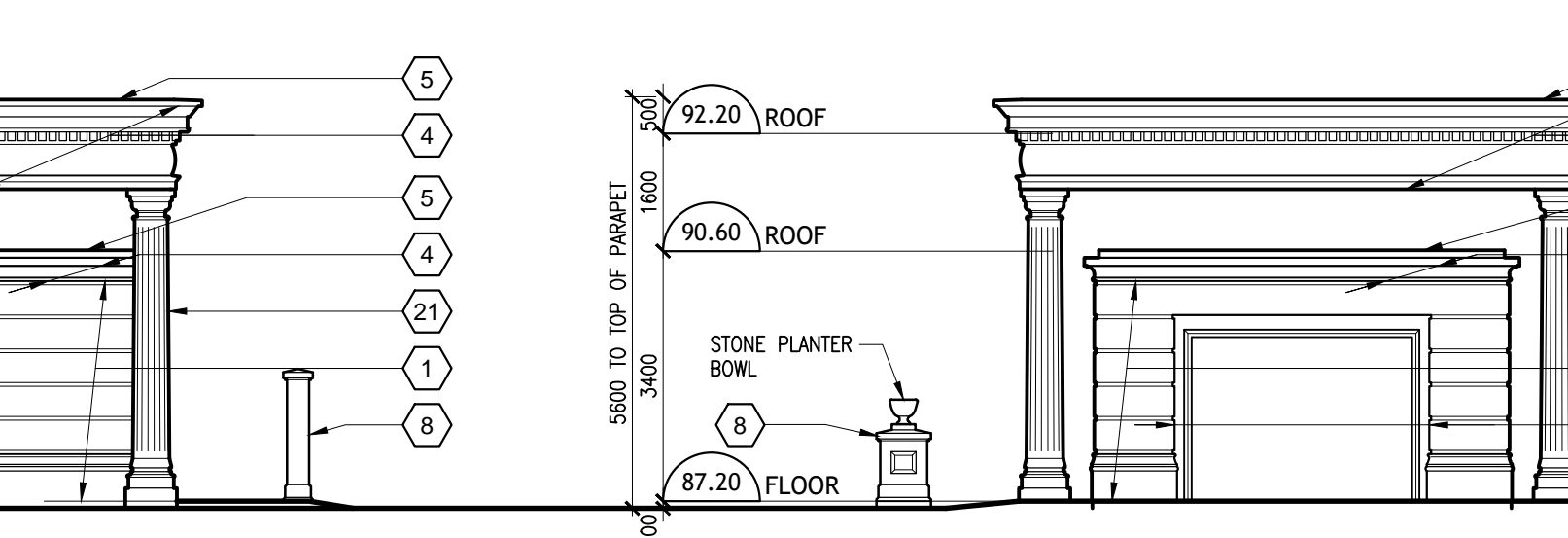
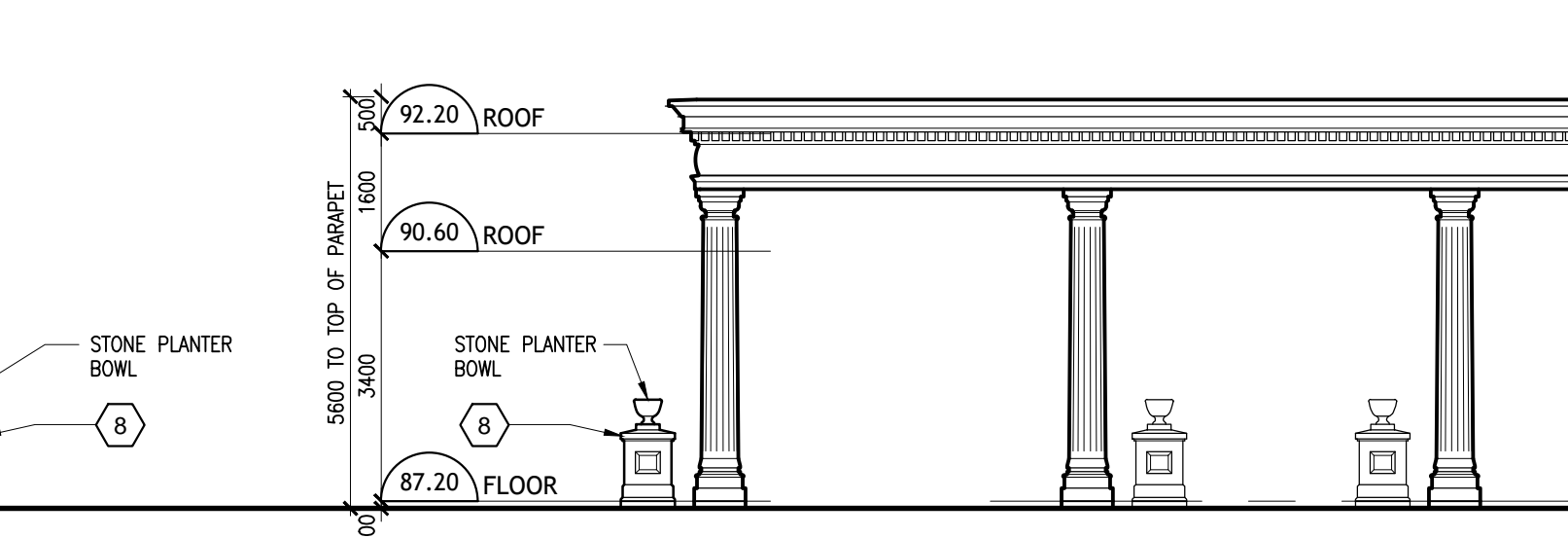
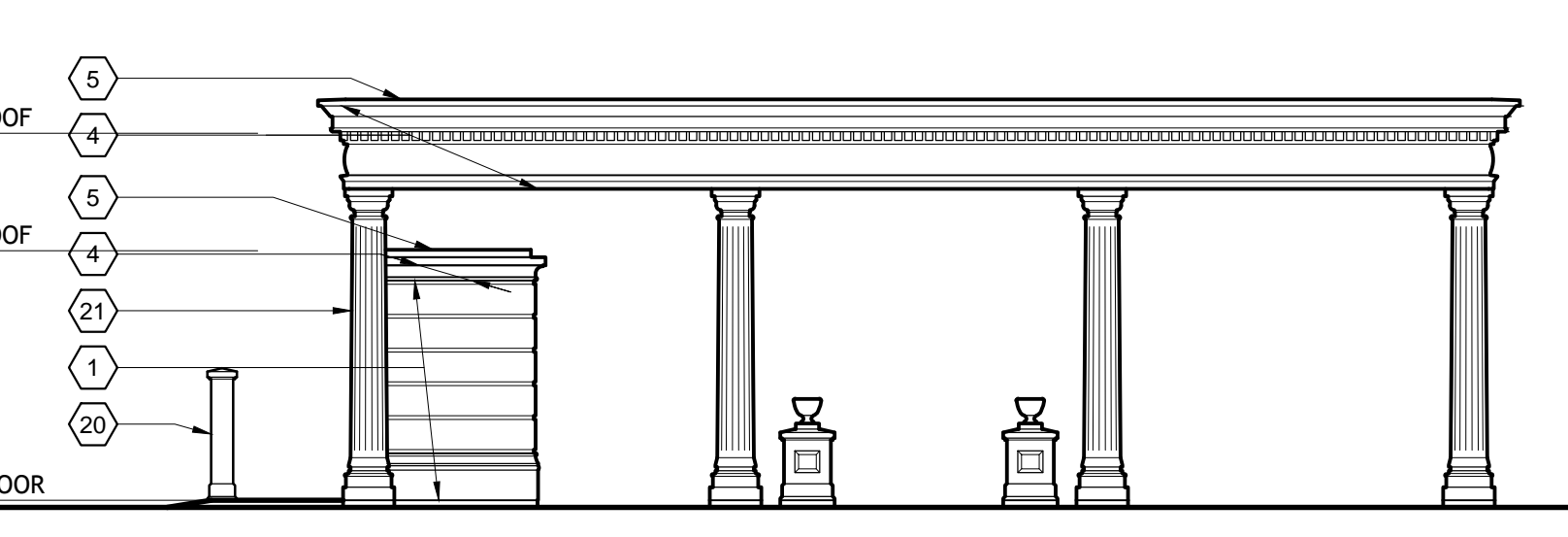


WEST PAVILION
SCALE: 1:100



EAST PAVILION
SCALE: 1:100

NOTE
BARRIER FREE WASHROOMS (B.F. W.R.) ARE TO BE EQUIPPED WITH AN AUTOMATIC DOOR OPENER
EMERGENCY CALL SYSTEM WIRE TO A SHUT AREA



Peter J. Lesdow architect

ASSOCIATION OF ARCHITECTS

WALLS, FENCES AND PAVILIONS

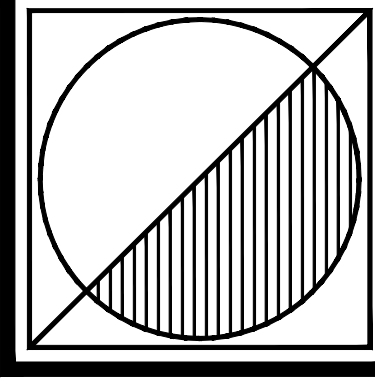
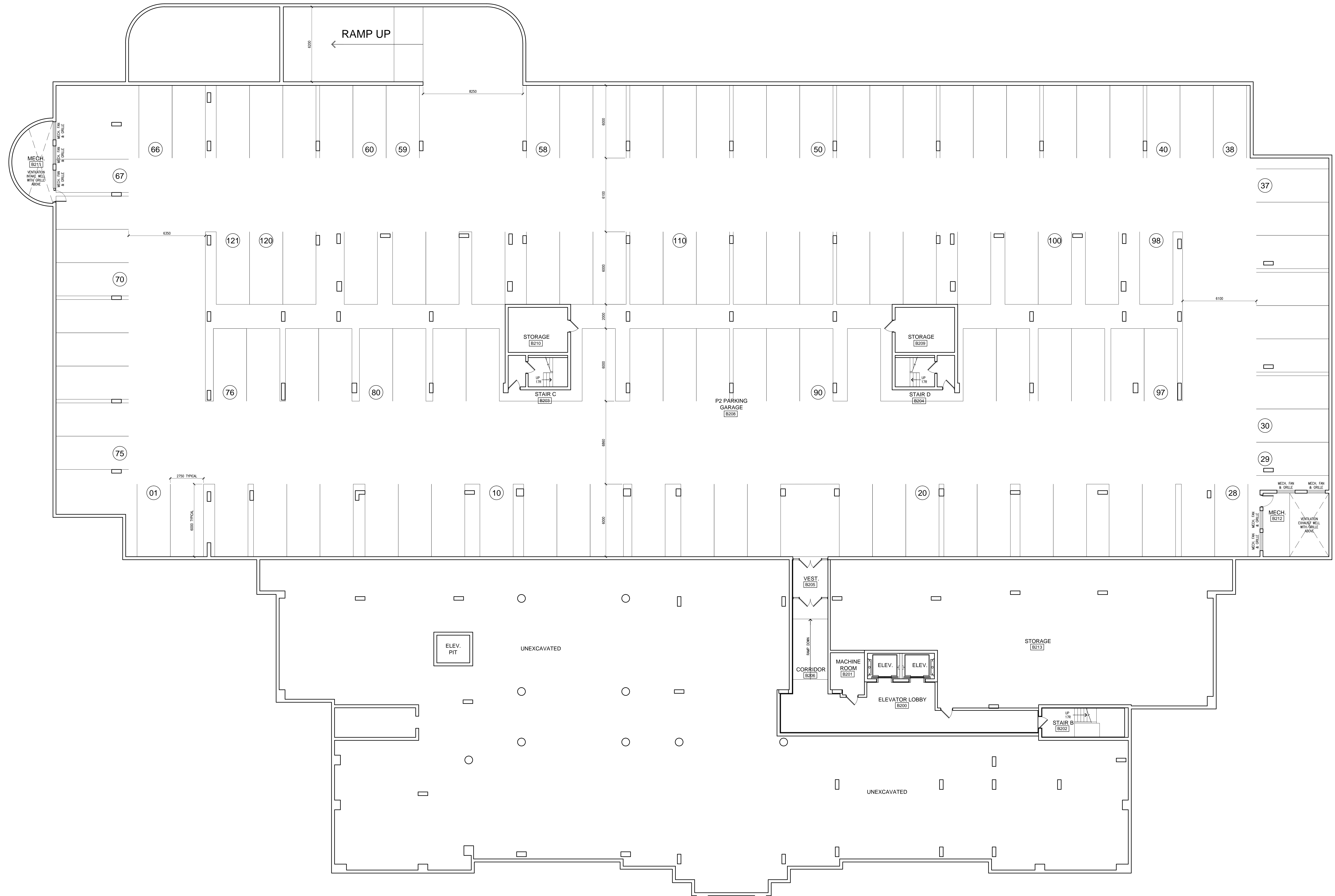
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PARLIAMENT OAK HOTEL
325 King Street
Niagara-on-the-Lake

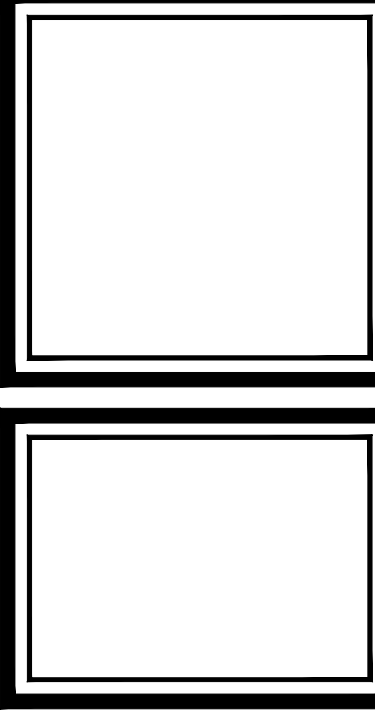
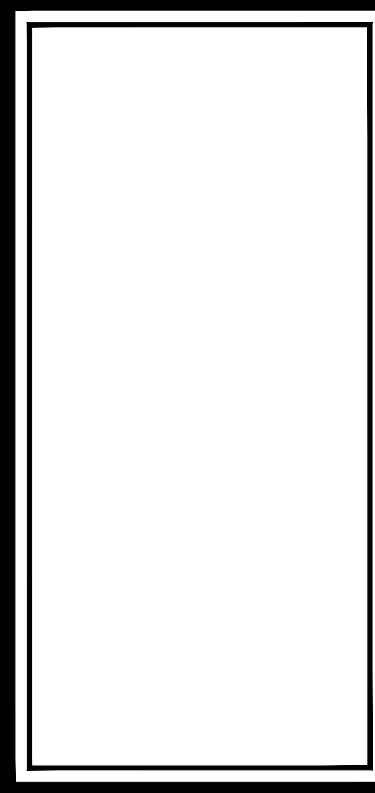
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CHECK BY: P.J.L.

22 - 13

A102



Peter J. Lesdow
architect



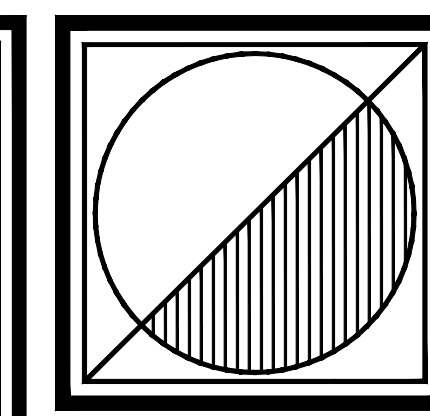
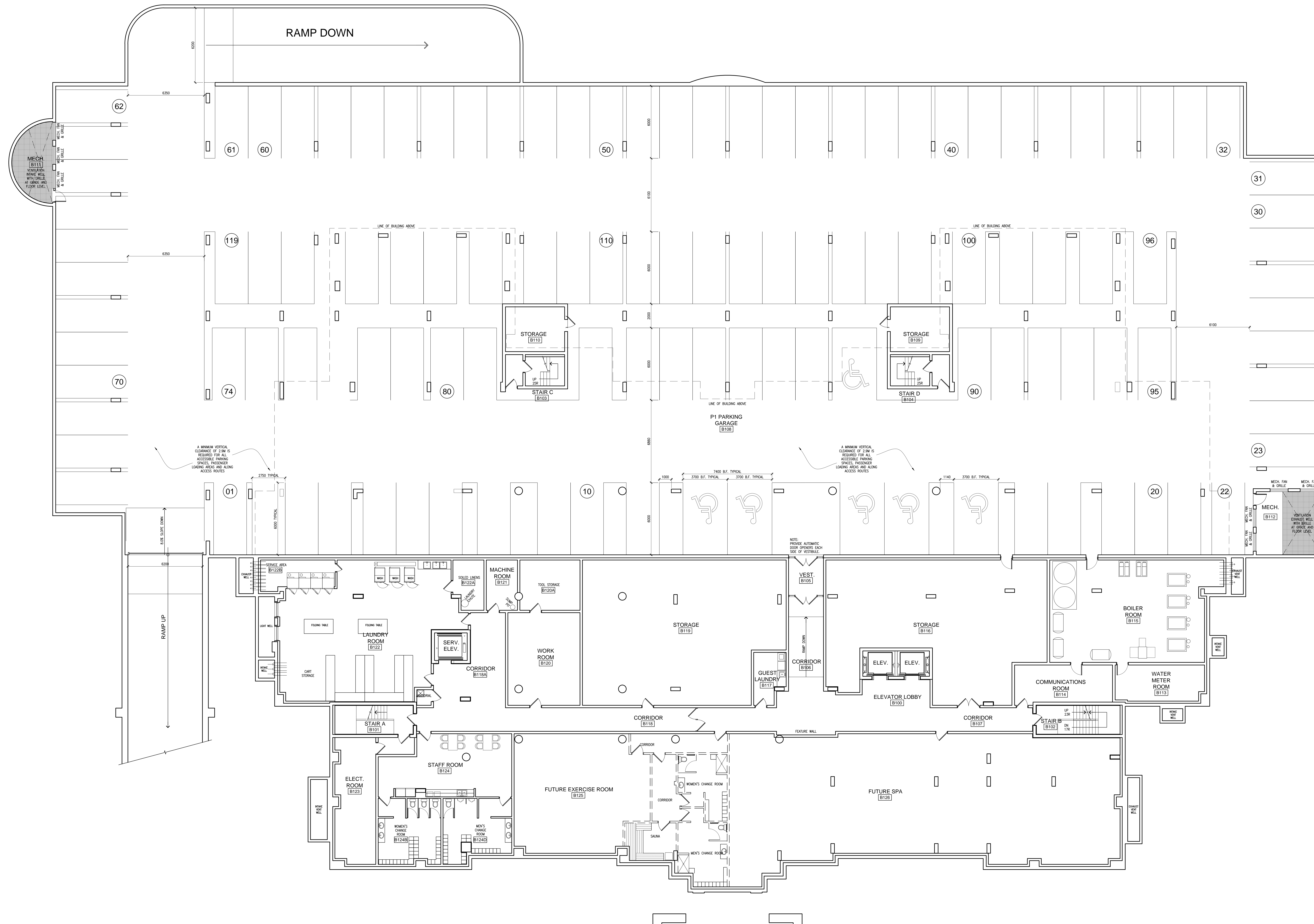
**BASEMENT 2
FLOOR PLAN**

DATE	REVISIONS	DATE	REVISIONS
Nov 17/23	FOR DATA SUBMISSION	Nov 24/23	REVISED SOURCE TRIMMER
Nov 29/23	FOR CONSULTING COORDINATION	Nov 27/24	COORDINATION CALCULATION
Jan 17/24	REVISED INFORMATION	Nov 29/24	FOR SET-TAG INFORMATION
Jan 26/24	REVISED INFORMATION	Nov 29/24	FOR SET-TAG INFORMATION
Jan 26/24	REVISED INFORMATION	Nov 29/24	FOR SET-TAG INFORMATION

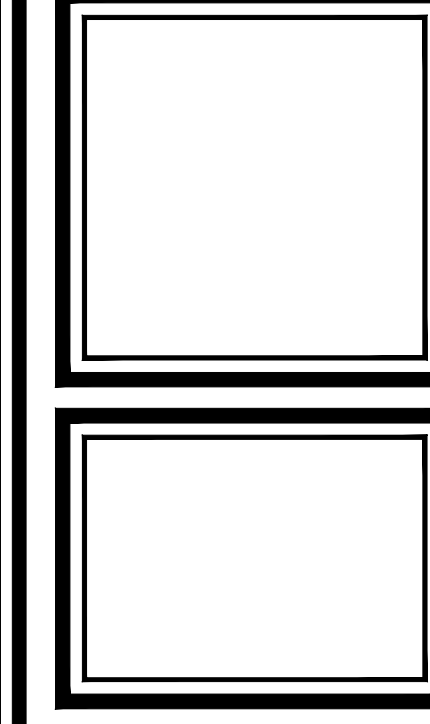
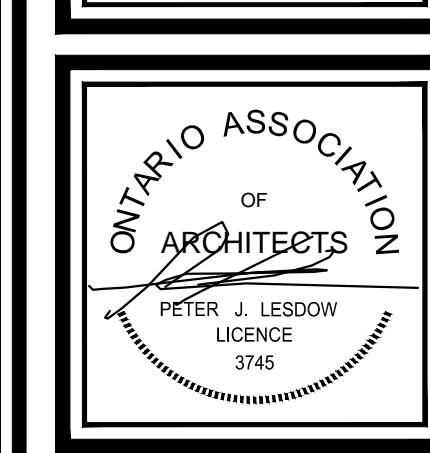
PARLIAMENT OAK HOTEL
325 King Street
Niagara-on-the-Lake

DATE: Nov 18/22
SCALE: 1:100
DRAWN BY: MRW
CHECK BY: FJL

BASEMENT 2 FLOOR PLAN
SCALE: 1:100



Peter J. Lesdow
architect



**BASEMENT 1
FLOOR PLAN**

DATE	REVISIONS	DATE	REVISIONS
Nov 18/22	FOR PERMIT	Nov 18/22	FOR PERMIT
Nov 18/22	FOR PERMIT	Nov 18/22	FOR PERMIT
Nov 18/22	FOR PERMIT	Nov 18/22	FOR PERMIT
Nov 18/22	FOR PERMIT	Nov 18/22	FOR PERMIT
Nov 18/22	FOR PERMIT	Nov 18/22	FOR PERMIT

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

DATE: Nov 18/22
SCALE: 1:100
DRAWN BY: MRW
CHECK BY: R.J.L.

A104



SOUTH ELEVATION

SCALE: 1:100



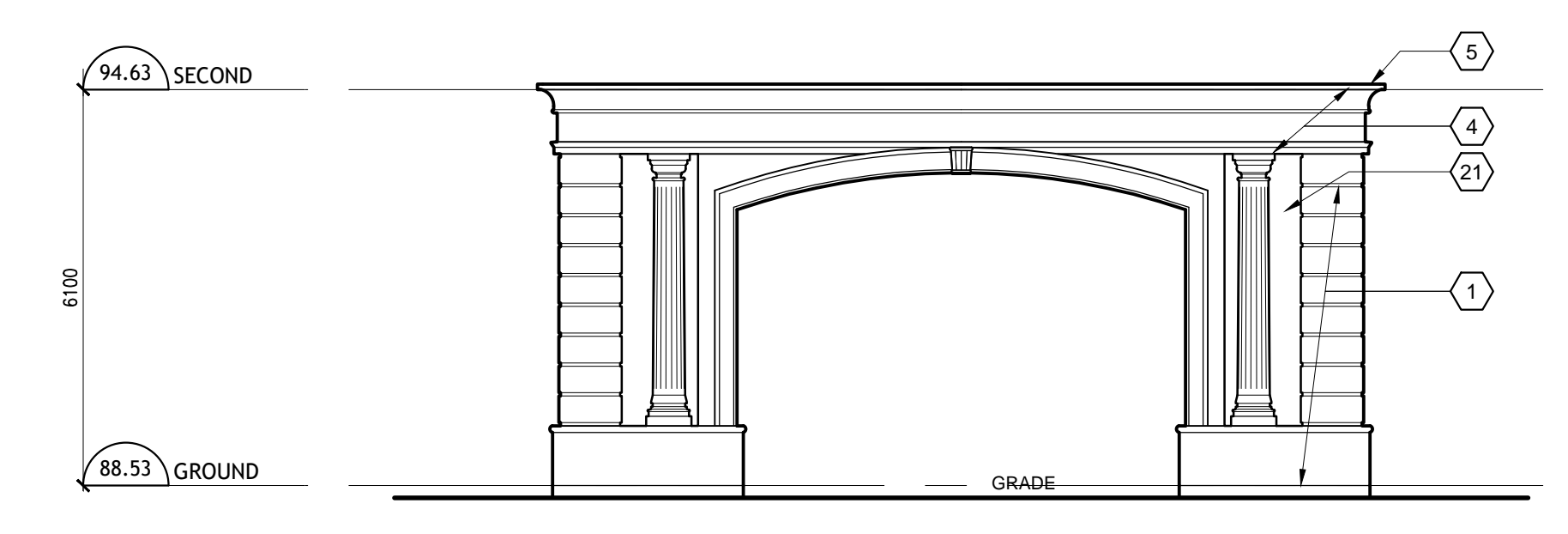
WEST ELEVATION

SCALE: 1:100



WEST ELEVATION THROUGH TERRACE

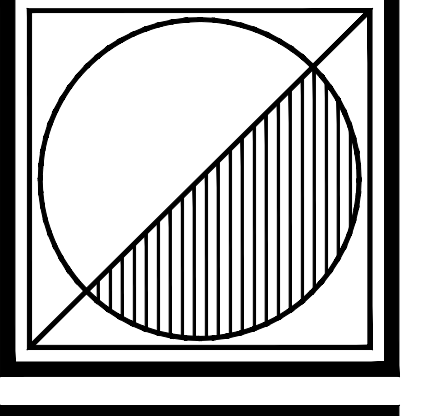
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SOUTH PORTE-COCHERE ELEVATION

SCALE: 1:100

- TYPICAL ELEVATION NOTES**
EXTERIOR FINISHES
SEE BELOW FOR COLOUR DESCRIPTIONS
1. MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ INTEGRATED BRONZE METALLIC ETC. STONE FINISH
 2. MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ WINDOW OR METAL LOUVER FRAME, LEAF, KEY AND JAMB SURROUNDING INTEGRATING STONE FINISH
 3. DOUBLE FRAME LOW-E WINDOW SYSTEM WITH TINTED GLAZING AND INTEGRATED MULLIONS: OPERABLE OR IMPERMEABLE TO LATER DESIGN
 4. MOULDED PRE-CAST CONCRETE CORNICE w/ DETAIL BRONZING, METALLIC ETC. STONE FINISH
 5. PRE-FINISHED ALUMINUM CAP FLASHING TO DRIP
 6. OUTLINE OF FORWARD OR SECTIONED BUILDING ELEMENTS
 7. AUTOMATIC OPERATING GLAZING DOOR SYSTEM WITH SIDELIGHTS AND TRANSOM
 8. MOULDED PRE-CAST CONCRETE PANEL PERIS w/ INTEGRATED BRONZING, METALLIC ETC. STONE FINISH
 9. MOULDED PRE-CAST CONCRETE BALUSTRADE, SILL AND RAIL, STONE FINISH
 10. MOULDED ACCENT ACCEDES, 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 SYSTEM w/ DOWNED, CORNICE AND ACCENTS IN STONE FINISH, AND PRE-FINISHED BRONZING
 14. MOULDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ LOW WALL AND RAIL, BRONZING, METALLIC ETC. IN STONE FINISH
 15. MOULDED PRE-CAST CONCRETE PANEL SYSTEM CORNERS w/ STONE FINISH
 16. WARDROBE & BORNERS 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/ 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 BACK TO ARCHITECT'S RENDERING FOR COLOURATION.
 2. COLOURS NOTED BELOW ARE CONCEPTUAL - ARCHITECT'S RENDERING TO SHOW FOLLOWUP BRUSH OR SURFACE FINISHES.
 3. PRECAST CONCRETE PANELS TO BE:
 - 3.1. "STONE" TO BE BROWN SANDSTONE COLOUR
 - 3.2. "BRICK" TO BE BROWN-RED WITH VARIATIONS
 - 3.3. "MARBLE" 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 LACK STITCHES
 7. METAL ROOFING & ASSOCIATED FLASHING TO BE SOFT GREY
 8. METAL FLASHING TO MATCH WINDOW MATERIAL
 9. METAL LOUVERES TO BE DARK GREY



Peter J. Lesdow
architect



ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENSED ARCHITECT

SOUTH & WEST ELEVATIONS

DATE	REVISIONS	DATE	REVISIONS
Nov 18/22	FOR PERMIT SUBMISSION	Nov 18/22	FOR PERMIT SUBMISSION
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PARLIAMENT OAK HOTEL
325 King Street
Niagara-on-the-Lake

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

22 - 13

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