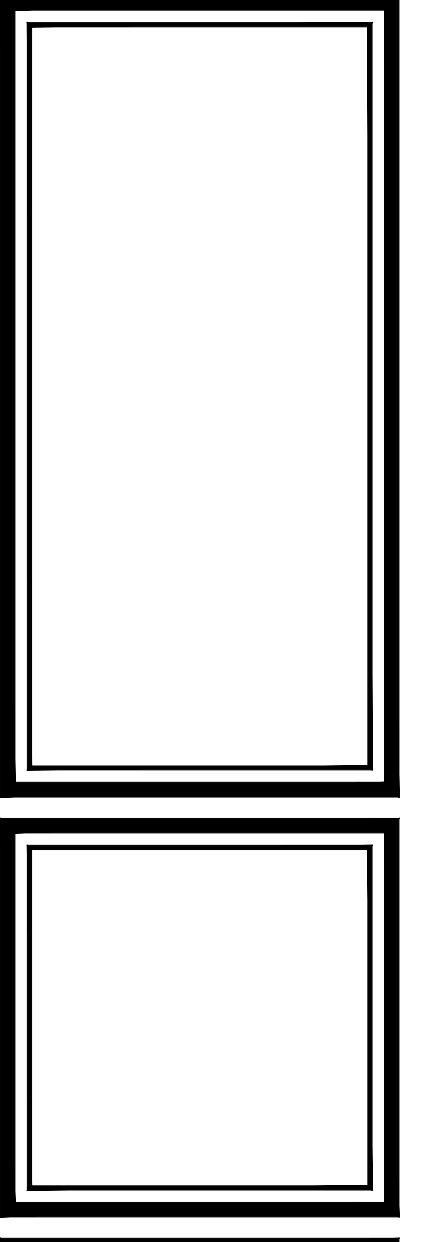


Peter J. Lesdow
architect



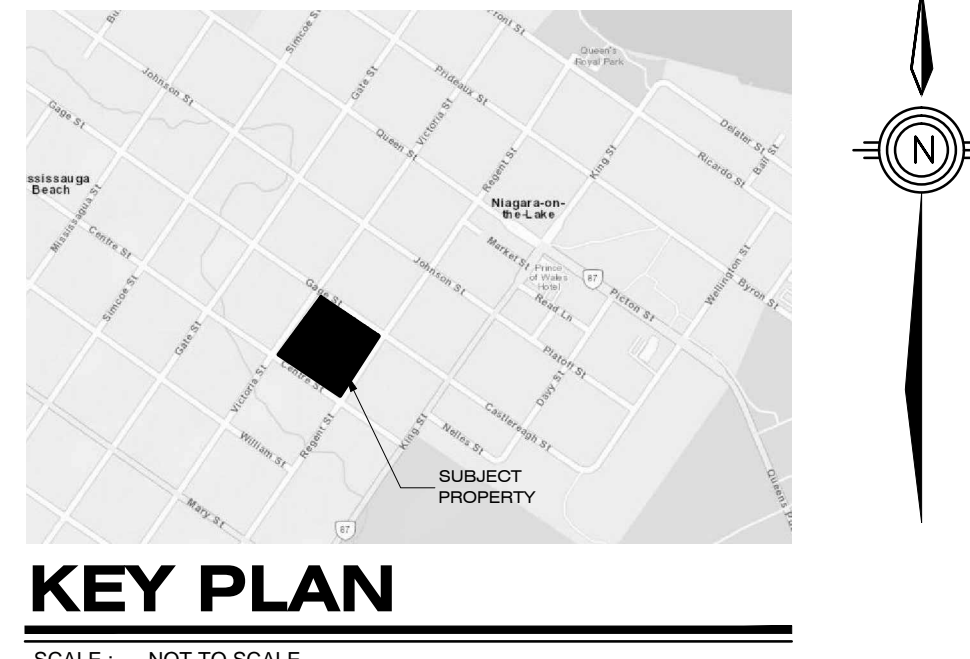
SITE PLAN & STATISTICS

DATE	REVISIONS	DATE	REVISIONS
NOV 18/22	ISSUED FOR PERMIT	NOV 18/22	ISSUED FOR PERMIT
NOV 18/22	FOR APPROVAL	NOV 18/22	FOR APPROVAL
NOV 18/22	FOR APPROVAL	NOV 18/22	FOR APPROVAL
NOV 18/22	FOR APPROVAL	NOV 18/22	FOR APPROVAL

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

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

A101



SURVEY NOTE:

LOTS 145, 150, 191 & 192, TP PLAN 86 BEING PART 1 ON PLAN 308-150/4.
325 KING STREET, TOWN OF NIAGARA-ON-THE-LAKE, REGIONAL MUNICIPALITY OF NIAGARA.
BOUNDARIES, SHOWN TOPOGRAPIH, EXISTING SITE FEATURES.
©. BARNES LIMITED, 4318 FORBES ROAD - 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	13,111 m ²	Pavilion West	13.11 m ²		
	13,111 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				
66.5% 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 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	64.4 m ²	4 spacs/06
TOTAL PARKING REQUIRED (as per By-Law 4316EY-23)			233 Spaces
REQUIRED DESIGNATED ACCESSIBLE PARKING SPACES			7 Designated Spaces

PARKING PROVIDED

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

BUILDING AREA	DENSITY	SITE AREA
BASEMENT 2	479.4 m ²	16,456.58 m ²
BASEMENT 1	1,772.7 m ²	1.65 ha
GROUND FLOOR	3,285.0 m ²	
MEZZANINE	125.4 m ²	
SECOND FLOOR	2,809.8 m ²	
THIRD FLOOR	2,609.8 m ²	
FOURTH FLOOR	2,545.4 m ²	
PENTHOUSE	22.2 m ²	
TOTAL BUILDING AREA	13,455.7 m²	78.2 Units per Hectare

LEGEND

- 4-STORY 1-STORY BUILDING
- BUILDING ENTRIES
- ASPHALT SURFACE
- PAVER SURFACE
- CONCRETE SURFACE
- POURED CONCRETE CURB
- ALUMINUM FENCE TO HEIGHT NOTED
- PRECAST CONCRETE WALLS

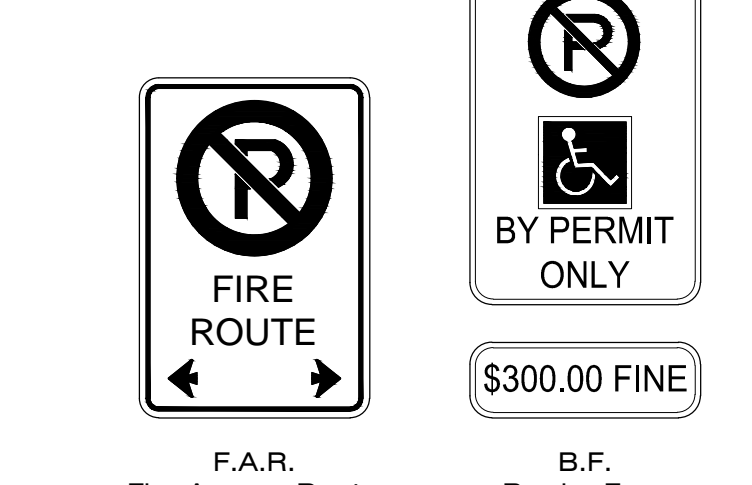
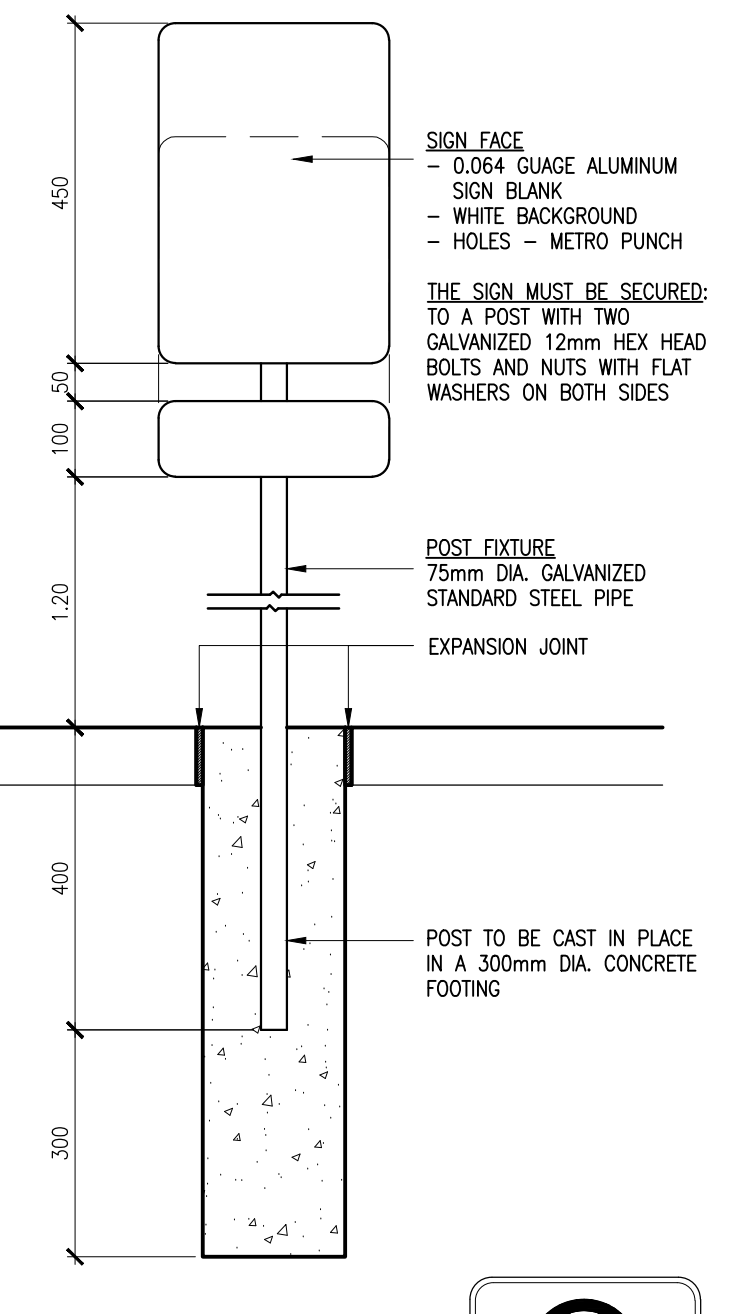
- NOTE: ALL AREAS NOT HATCHED TO BE GRASS OR LANDSCAPING
- EXTENT OF EXISTING BUILDING TO BE DEMOLISHED
- EXTENT OF EXISTING SURFACE TO BE REMOVED
- PARKING STALL NUMBER
- FIRE HYDRANT
- BELL POLE
- LAMP STANDARD
- HYDRO POLE
- IN ALL CASES (X) INDICATES EXISTING

- DECIDUOUS EXISTING TREE TO REMAIN
- CONIFEROUS EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PLANTED
- TREE TO BE PLANTED
- LOW GROWTH GRASS COVER
- SHRUBS

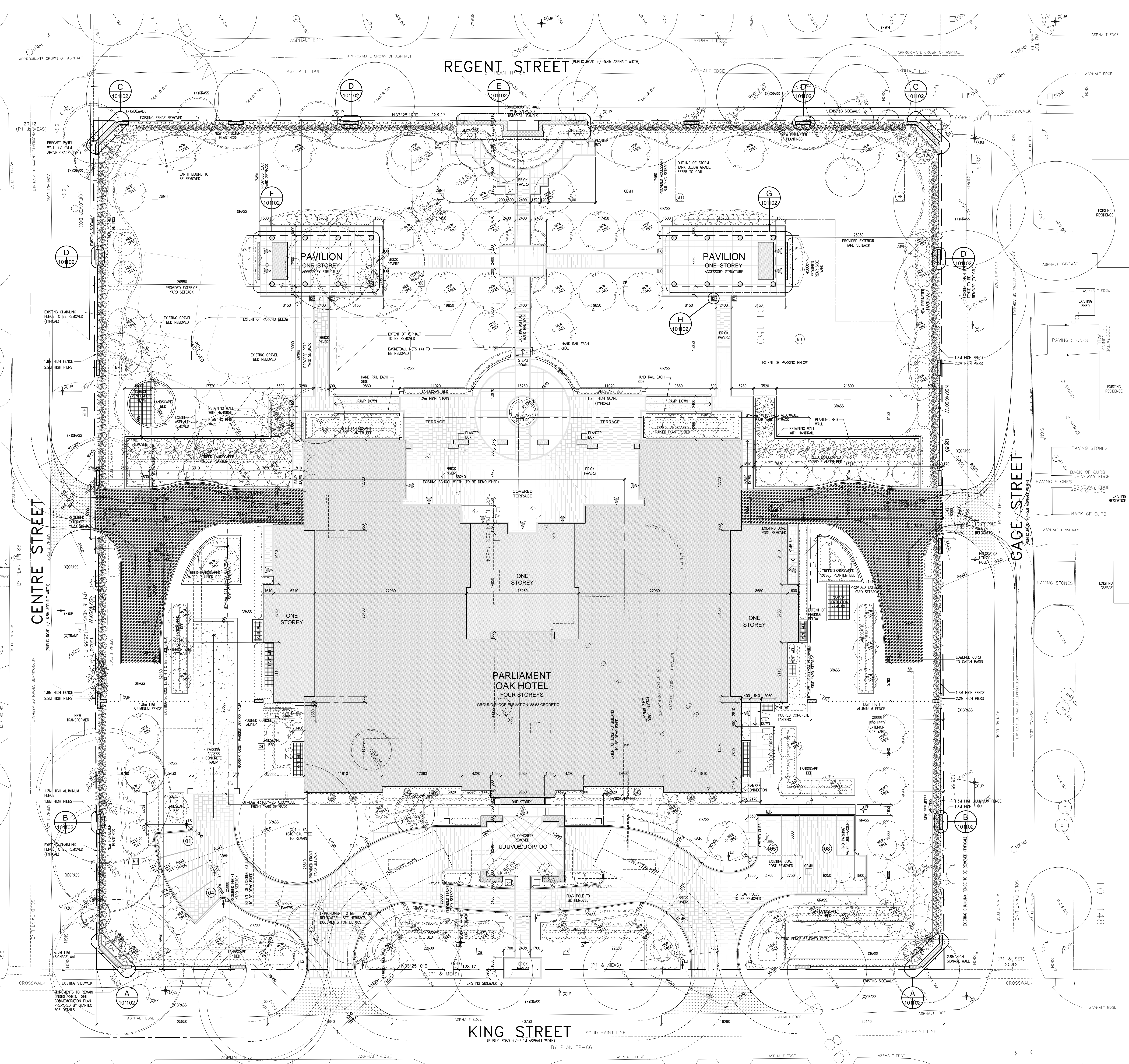
FOR LANDSCAPING REFER TO DRAWINGS PRODUCED BY STRONG BARNES KING LANDSCAPE ARCHITECTURE 2770 HUNTERWOOD STREET, SUITE 100, MISSISSAUGA, ONTARIO L4R 5G5.

TYPICAL SIGNAGE

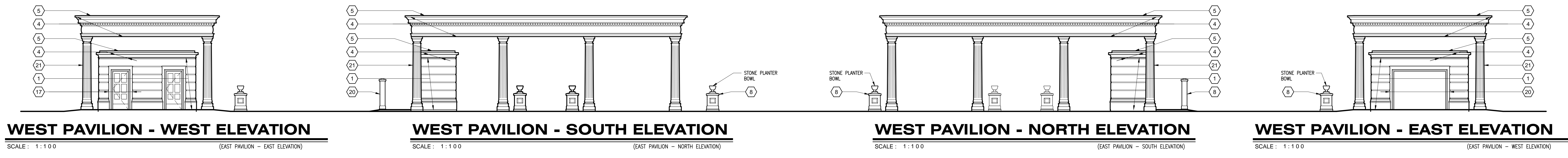
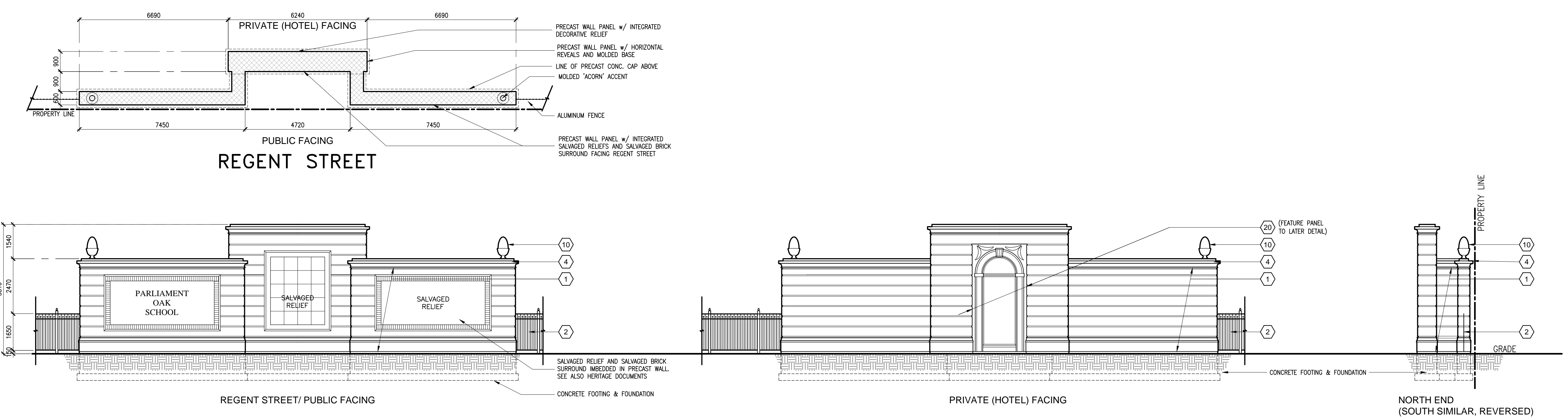
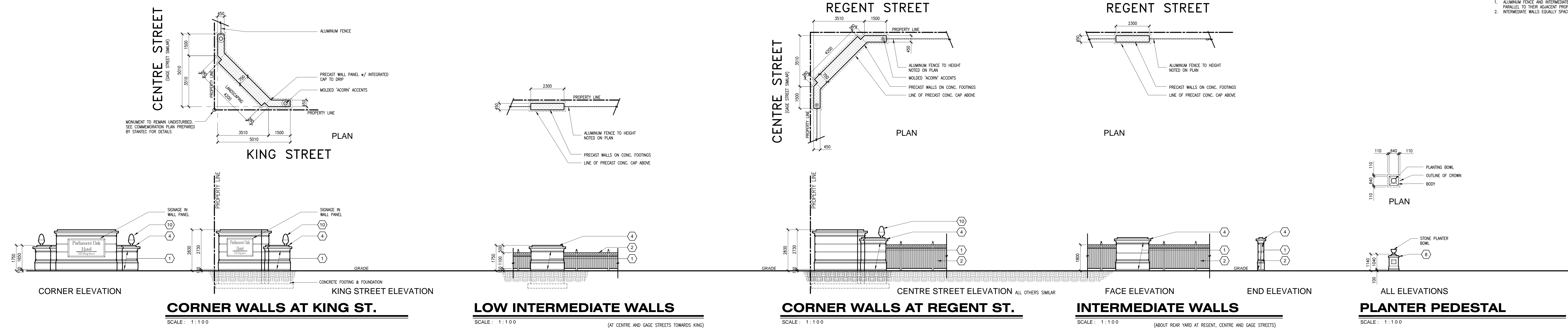
SIGNAGE NOTES:
ALL PARKING SPACES FOR BARRELS-FREE SHALL BE INDICATED WITH TYPICAL BARRELS-FREE SIGNAGE CONTROLLED BY THE GENERAL CONTRACTOR. THESE SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR.
THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1.8-1.5 METERS FROM TOP OF CURB TO BOTTOM OF SIGN & CENTERED WITHIN THE PARKING SPACE.
THE GENERAL CONTRACTOR SHALL SUPPLY ALL REQUIRED FIRE ROUTE SIGNS. THESE SIGNS SHALL BE MOUNTED IN COMPLIANCE WITH THE HIGHWAY TRAFFIC ACT AND THE ONTARIO TRAFFIC MANUAL, WITH A MAX. SPACING OF 50M.
ALL STOP BARRELS-FREE, STAY PARKING, NO OVERNIGHT PARKING AND ONE WAY SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR. - ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.



F.A.R. Fire Access Route
B.F. Barrier Free



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 BALCONETTE RAILING w/ TAMPURED 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 CORNICES w/ FRENCH CORNICE AND ACCENTS IN STONE FINISH, AND INTEGRATED BRACK DETAILING
 - WINDOW & CORNICES 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
 - UNDERBENTY 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 REFER TO CONCEPTUAL ARCHITECT RENDERINGS TO MODIFY COLOURS BASED ON SUPPLIER AVAILABILITY
 - PRECAST CONCRETE FINISHES TO BE:
 - "STONE" TO BE MAIN SANDSTONE COLOUR
 - "TRUSS" TO BE BROWN-RED WITH HIGHLIGHTS
 - "MORTAR" TO BE SAME COLOUR AS "STONE"
 - WINDOW FINISHES TO BE WHITELY OBTAINABLE
 - GLASS TO BE WITH LIGHT GREY TINT
 - FRENCH BALCONETTE FINISHES TO BE BLACK WITH BRASS HIGHLIGHTS TO BE LATER DETERMINED
 - METAL FINISHES & ASSOCIATED FLASHING TO BE SOFT GREY
 - METAL FINISHING TO MATCH ADJACENT MATERIAL
 - METAL COLOURS TO BE, DARK GREY

Peter J. Lesdow architect

OFFICE ASSOCIATION OF ARCHITECTS

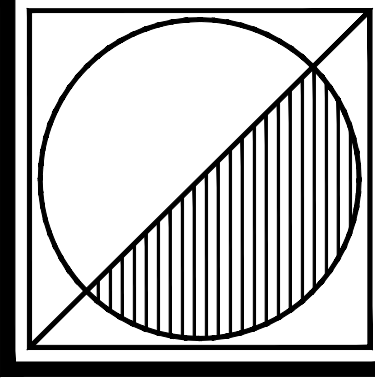
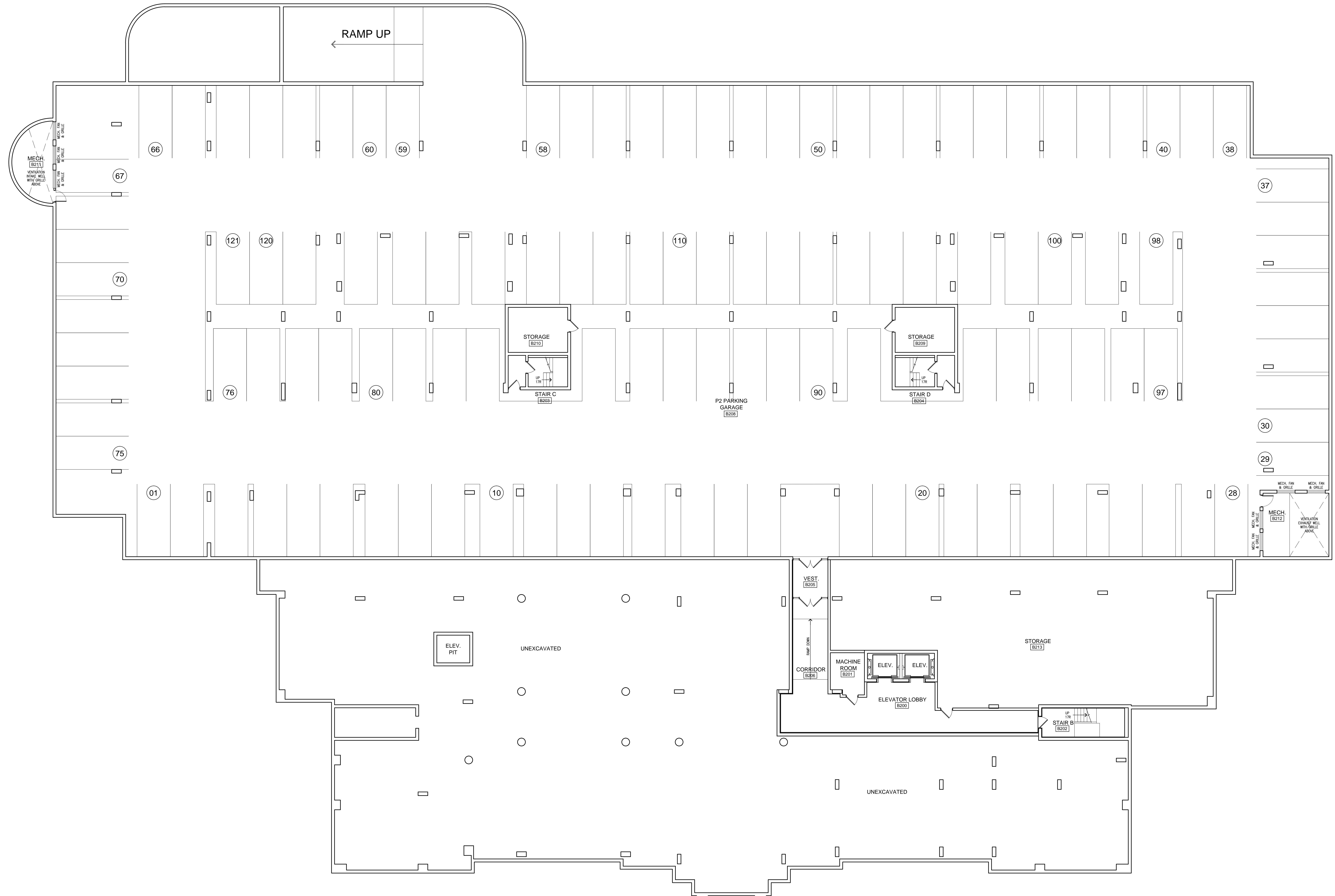
PARLIAMENT OAK HOTEL

325 King Street
Niagara-on-the-Lake

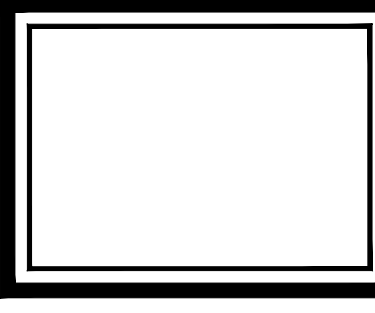
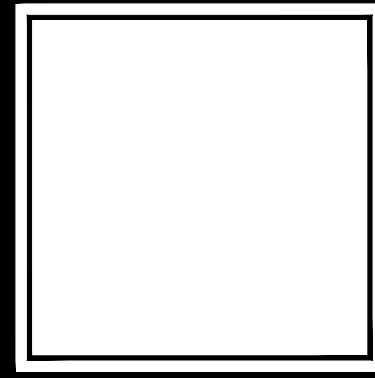
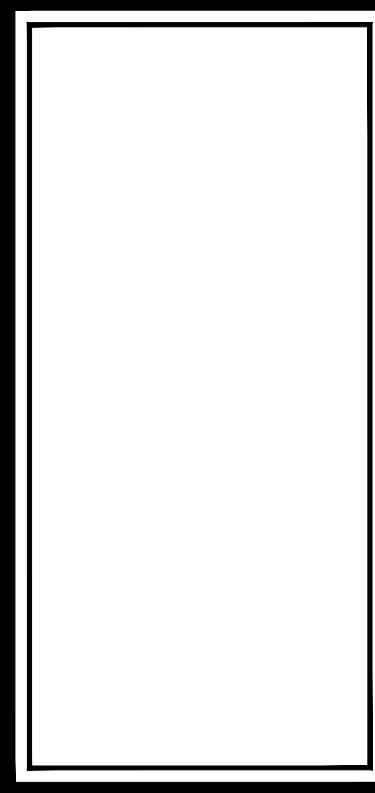
DATE: Nov 18/22
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CHECK BY: FJL

22 - 13

A102



Peter J. Lesdow
architect

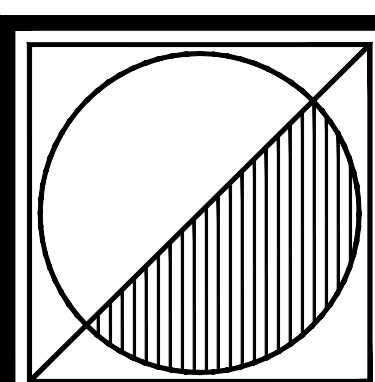
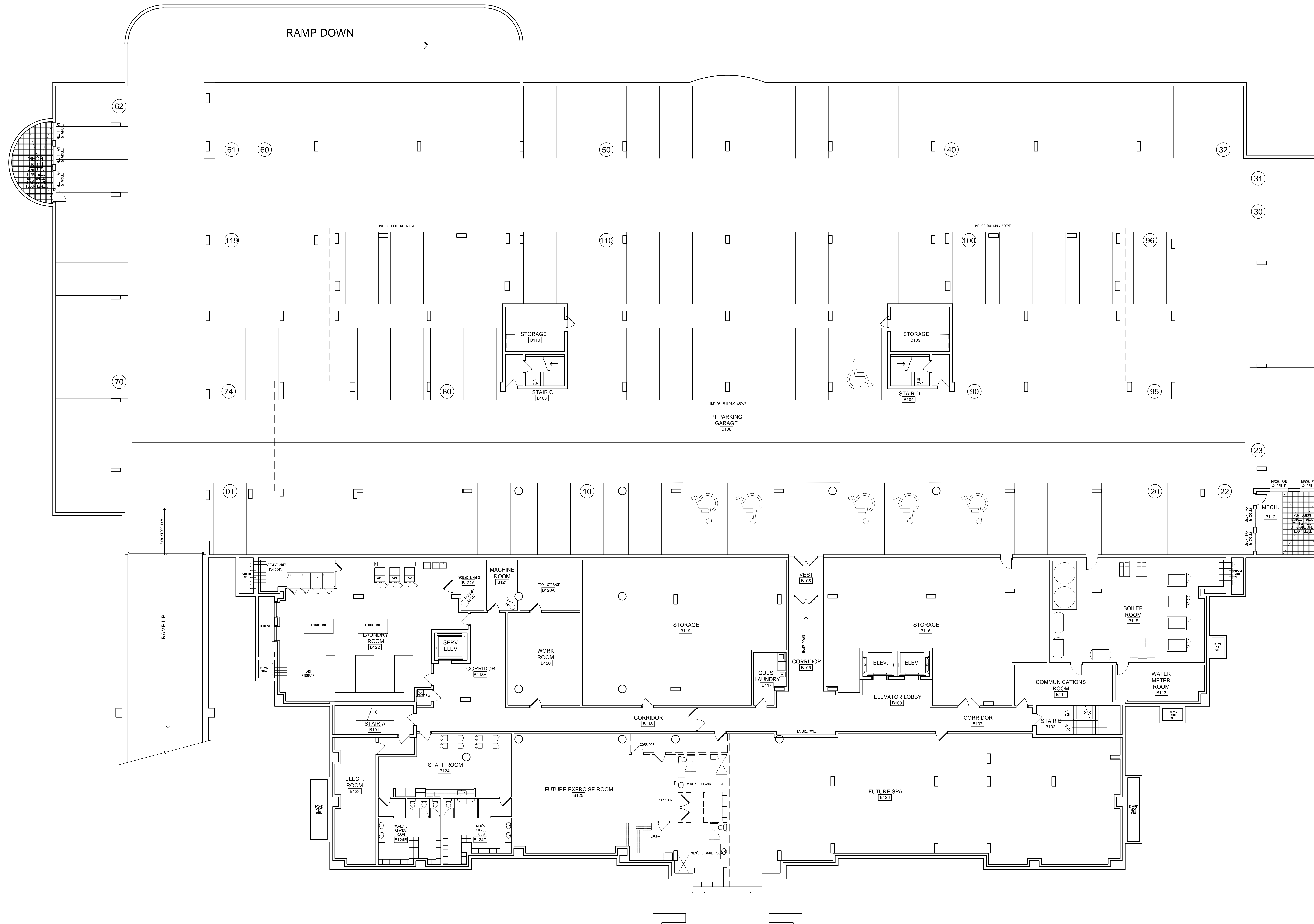


**BASEMENT 2
FLOOR PLAN**

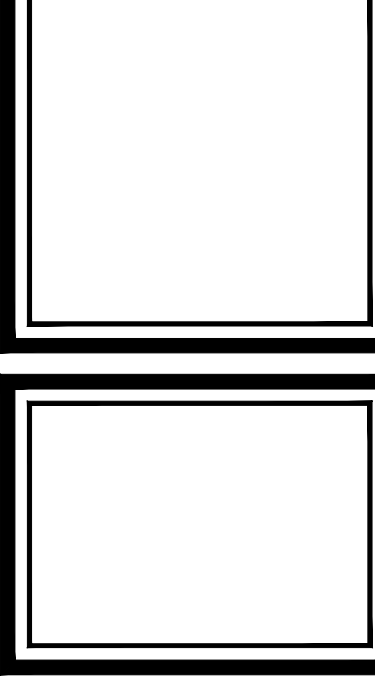
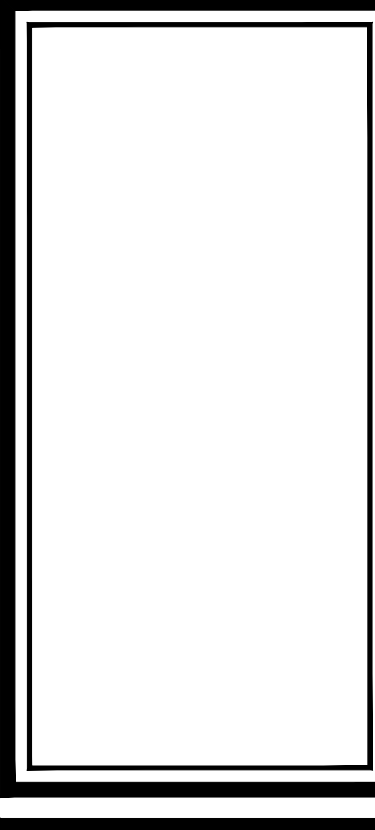
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PARLIAMENT OAK HOTEL
325 King Street
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DATE: Nov 18/22
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CHECK BY: F.J.L.



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architect



**BASEMENT 1
FLOOR PLAN**

DATE	REVISIONS	DATE	REVISIONS
NOV 21 23	FOR PERMITS	NOV 21 23	FOR PERMITS
NOV 21 23	FOR PERMITS	NOV 21 23	FOR PERMITS
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PARLIAMENT OAK HOTEL
325 King Street
Nashgah-on-the-Lake

DATE: Nov 18/22
SCALE: 1:100
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A104

BASEMENT 1 FLOOR PLAN
SCALE: 1:100



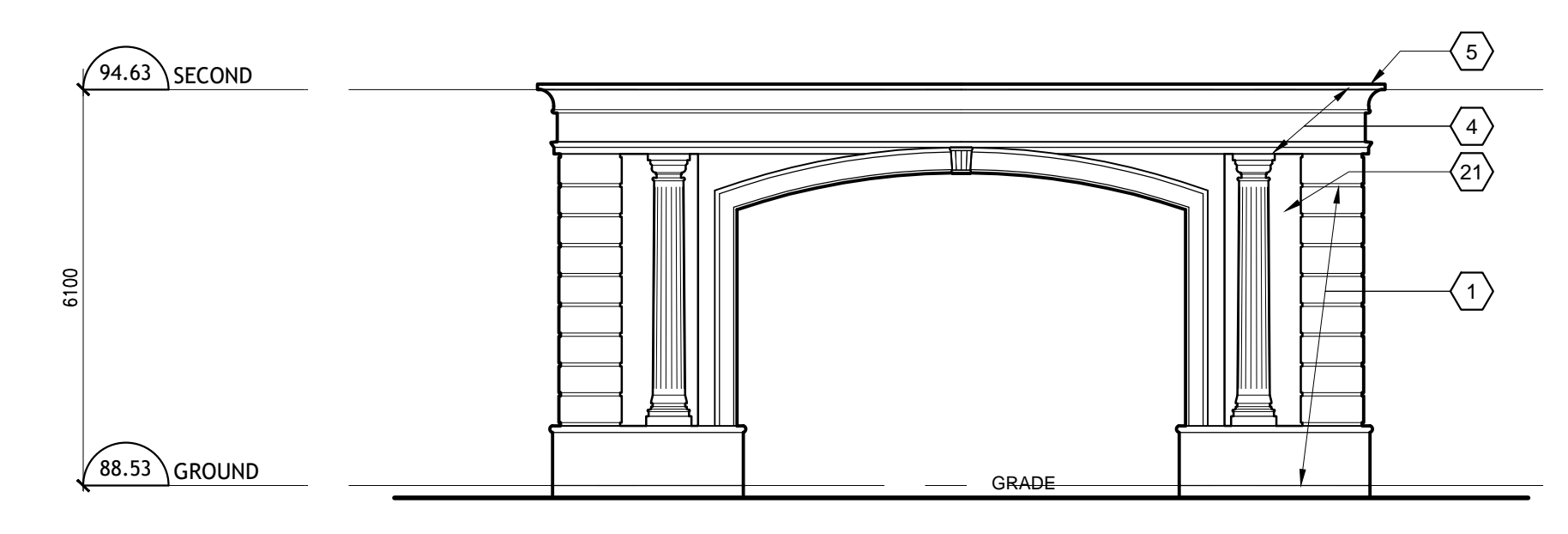
SOUTH ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

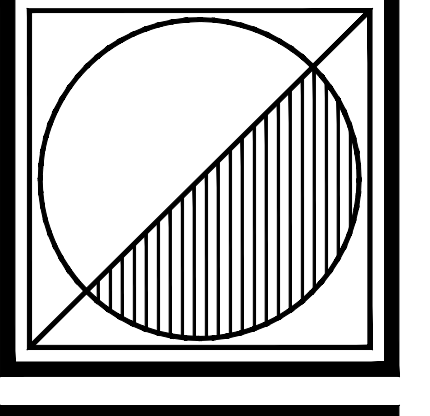


WEST ELEVATION THROUGH TERRACE
SCALE: 1:100




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 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 PRESS w/ INTEGRATED BRONZING, METALLIC CAP, 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 PRESS w/ QUONDS, 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/ FINISH, CORNICE, ETC. & ROUND OR PEAKED ROOF IN STONE FINISH
 16. WARGARD & BORNERS w/ PRE-FINISHED STANDING SEAM METAL ROOF SYSTEM
 17. MANUALLY OPERATED WOOD SHING 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 ARTIST PROSPECTIVE RENDERING 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 WHITE SANDSTONE COLOUR
 - 3.2. "BROCK" TO BE BROWN-RED WITH VARIATIONS
 - 3.3. "WARGARD" 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 SPECIMENS
 7. METAL ROOFING & ASSOCIATED FLASHING TO BE SOFT GREY
 8. METAL FLOORING TO MATCH WARGARD MATERIAL
 9. METAL LOUVERES TO BE DARK GREY



Peter J. Lesdow
architect



ONTARIO ASSOCIATION
OF ARCHITECTS
Peter J. Lesdow
Licence
1186

SOUTH & WEST ELEVATIONS

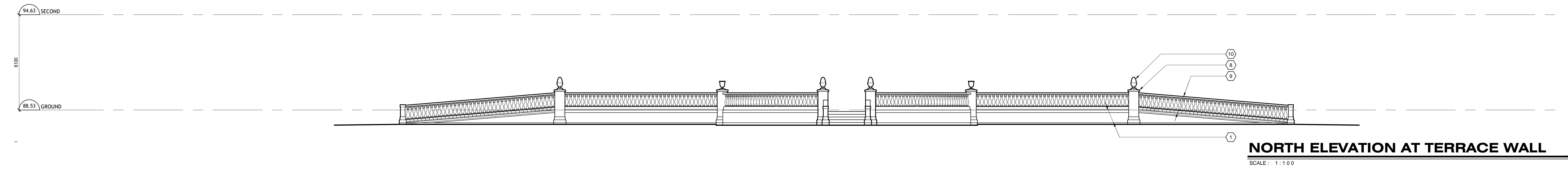
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Nov 18, 22	5. FOR SELECTION	Nov 23, 22	5. FOR SELECTION

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

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

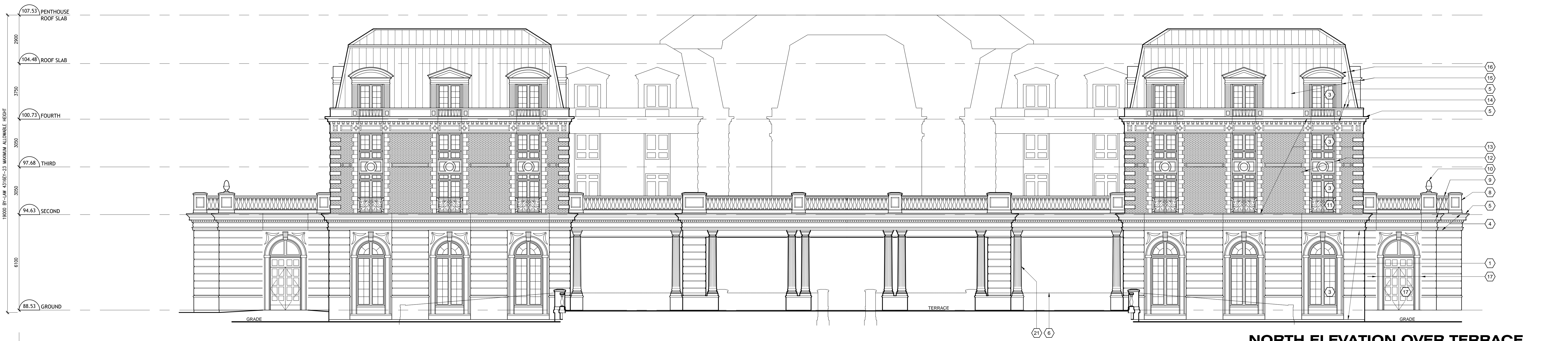
22 - 13

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

SCALE: 1:100

- TYPICAL ELEVATION NOTES**
 EXTERIOR FINISHES
 SEE BELOW FOR COLOUR DESCRIPTIONS
- 1 MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ INTEGRATED BRASSING, REGRASS, ETC. STONE FINISH
 - 2 MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ WINDOW OR METAL LOUVER FRAME, LEAF, KEY AND JAMB SURROUND WITH STONE FINISH
 - 3 DOUBLE FRAME LOW-E WINDOW SYSTEM WITH TINTED GLAZING AND INTEGRATED MULLIONS. OPERABLE OR NON-OPERABLE TO LATER DESIGN
 - 4 MOLDED PRE-CAST CONCRETE CORNICE w/ DETAIL BRASSING, REGRASS, 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 MOLDED PRE-CAST CONCRETE PANEL PRESS w/ INTEGRATED BRASSING, REGRASS, CAP, ETC. STONE FINISH
 - 9 MOLDED PRE-CAST CONCRETE BALUSTRADE, SILL AND RAIL, STONE FINISH
 - 10 MOLDED ACCENT ACCENT, STONE FINISH
 - 11 FRENCH BALCONETTE RAILING w/ TEMPERED 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/ DOWNES, CORNICE AND ACCENTS IN STONE FINISH AND PRECAST BRICK SETTING
 - 14 MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ LOW WALL AND RAIL, BRASSING, REGRASS, ETC. IN STONE FINISH
 - 15 MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM CORNERS w/ REGRASS, CORNICE, ETC. & ROUND OR FLARED ROOF IN STONE FINISH
 - 16 WARDROBE & BARNERS w/ PRE-FINISHED STANDING SEAM METAL ROOF SYSTEM
 - 17 MANUALLY OPERATED WOOD SHING 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 BRONZE DOORS, MULLIONS AND FRAMES WITH GLAZING IN MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
 - 23
 - 24
 - 25
 - 26
 - 27
- COLOURS**
- 1 REFER ALSO TO ARCHITECT'S RENDERINGS FOR COLOURATION.
 - 2 COLOURS NOTED BELOW ARE CONCEPTUAL - ARCHITECT'S RENDERINGS TO BE USED FOR MATERIAL SELECTION.
 - 3 PRECAST CONCRETE PANELS TO BE:
 - 3.1 STONE TO BE WHITE 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/ OFF-WHITE
 - 5 GLASS TO BE WITH LIGHT GREY TINT
 - 6 FRENCH BALCONETTE RAILING TO BE BLACK WITH BRASS HIGHLIGHTS TO BE LACK STOPBARNS
 - 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

OFFICIAL ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENSE
1984

NORTH ELEVATIONS

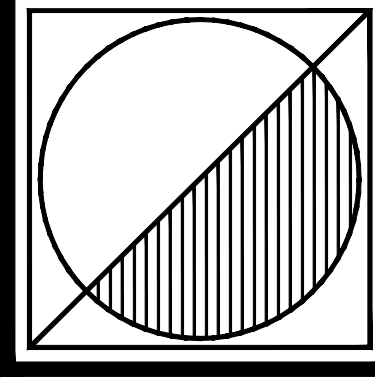
DATE	REVISIONS	DATE	REVISIONS
NOV 18/22	FOR PER-CORRECTIONS	NOV 23/22	FOR PER-CORRECTIONS
NOV 23/22	FOR PER-CORRECTIONS	NOV 23/22	FOR PER-CORRECTIONS
NOV 23/22	FOR PER-CORRECTIONS	NOV 23/22	FOR PER-CORRECTIONS
NOV 23/22	FOR PER-CORRECTIONS	NOV 23/22	FOR PER-CORRECTIONS
NOV 23/22	FOR PER-CORRECTIONS	NOV 23/22	FOR PER-CORRECTIONS
NOV 23/22	FOR PER-CORRECTIONS	NOV 23/22	FOR PER-CORRECTIONS
NOV 23/22	FOR PER-CORRECTIONS	NOV 23/22	FOR PER-CORRECTIONS
NOV 23/22	FOR PER-CORRECTIONS	NOV 23/22	FOR PER-CORRECTIONS
NOV 23/22	FOR PER-CORRECTIONS	NOV 23/22	FOR PER-CORRECTIONS

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

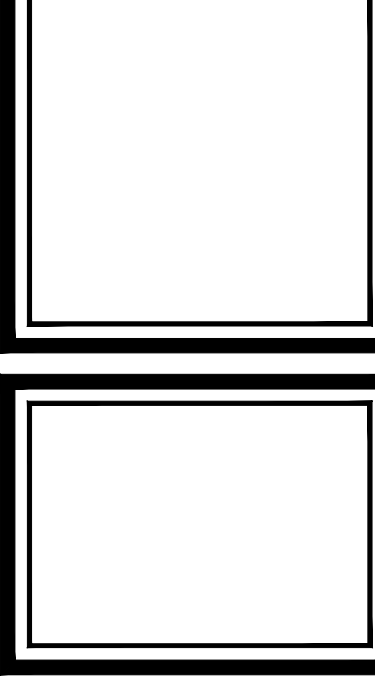
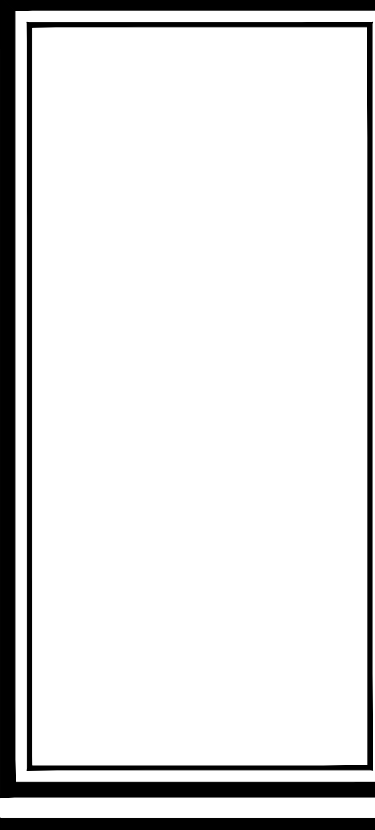
DATE: Nov 18/22
SCALE: 1:100
DRAWN BY: MRW
CHECK BY: R.JL

22 - 13

A202



Peter J. Lesdow
architect



EAST ELEVATIONS

DATE	REVISIONS	DATE	REVISIONS
Nov 18/22	FOR PERMIT SUBMISSION	Nov 18/22	FOR PERMIT SUBMISSION
Nov 18/22	FOR CONSULTANT COORDINATION	Nov 18/22	FOR CONSULTANT COORDINATION
Nov 18/22	FOR PERMIT SUBMISSION	Nov 18/22	FOR PERMIT SUBMISSION

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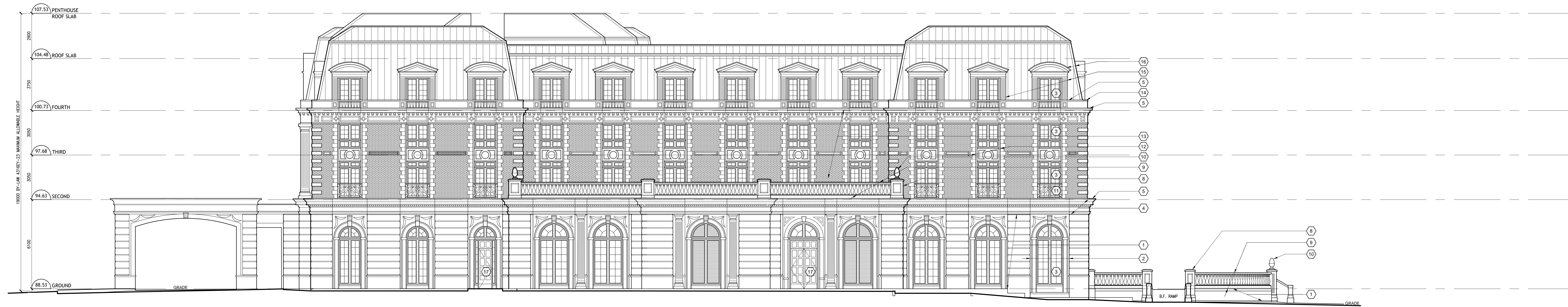
DATE: Nov 18/22
SCALE: 1:100
DRAWN BY: MRW
CHECK BY: R.J.L.

22 - 13

A203

- TYPICAL ELEVATION NOTES**
EXTERIOR FINISHES
SEE BELOW FOR COLOUR DESCRIPTIONS
- MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ INTEGRATED BRANING, REVEALS, ETC. STONE FINISH
 - MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ WINDOW OR METAL LOUVER FRAME, LEAF, KEY AND JAMB SURROUND SETTING STONE FINISH
 - DOUBLE FRAME LOW-E WINDOW SYSTEM WITH TINTED GLAZING AND INTEGRATED MULLIONS, OPERABLE OR IMPERMEABLE TO LATER DESIGN
 - MOLDED PRE-CAST CONCRETE CORNICE w/ DETAIL BRANING, REVEALS, ETC. STONE FINISH
 - PRE-FINISHED ALUMINUM CAP FLASHING TO DRIP
 - OUTLINE OF FORWARD OR SECTIONED BUILDING ELEMENTS
 - AUTOMATIC OPERATING SLIDING DOOR SYSTEM WITH SIDELIGHTS AND TRANSOM
 - MOLDED PRE-CAST CONCRETE PANEL PERIS w/ INTEGRATED BRANING, REVEALS, CAP, ETC. STONE FINISH
 - MOLDED PRE-CAST CONCRETE BALUSTRADE, SILL AND RAIL, STONE FINISH
 - MOLDED ACCENT, STONE FINISH
 - FRENCH BALCONETTE RAILING w/ TEMPERED 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 BRICK SETTING
 - MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ LOW WALL AND RAIL, BRUSTRING, REVEALS, ETC. IN STONE FINISH
 - MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM DORMERS w/ REVEALS, CORNICE, ETC. & ROUND OR PEAKED ROOF IN STONE FINISH
 - MANSARD & DORMERS w/ PRE-FINISHED STANDING SEAM METAL ROOF SYSTEM
 - MANUALLY OPERATED WOOD SWING DOOR SYSTEM (WITH SIDELIGHTS 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
 - BRONZE DOORS, MULLIONS AND FRAMES WITH GLAZING IN MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH

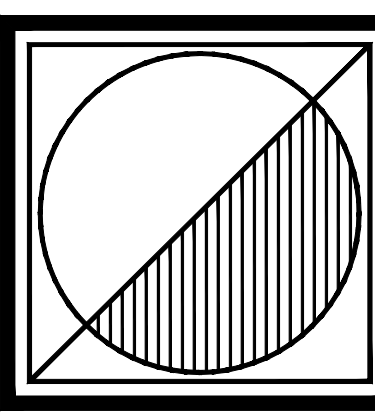
- COLOURS**
- REFER BACK TO ARTIST PREPARED RENDERING FOR COLOURATION.
 - COLOURS NOTED BELOW ARE CONCEPTUAL - ARCHITECT RESERVES THE RIGHT TO MODIFY COLOURS BASED ON SUPPLIER AVAILABILITY.
 - PRECAST CONCRETE PANELS TO BE:
 - STONE TO BE BROWN SANDSTONE COLOUR
 - BRICK TO BE BROWN-RED WITH VARIATIONS
 - MANSARD TO BE SAME COLOUR AS STONE
 - WINDOW FRAMES TO BE WHITE/ OFF-WHITE
 - GLASS TO BE WITH LIGHT GREY TINT
 - FRENCH BALCONETTE RAILING TO BE BLACK WITH BRASS HIGHLIGHTS TO BE LATEX STOPCOAT
 - METAL ROOFING & ASSOCIATED FLASHING TO BE SOFT GREY
 - METAL FLASHING TO MATCH WINDOW MATERIAL
 - METAL LOUVERES TO BE DARK GREY



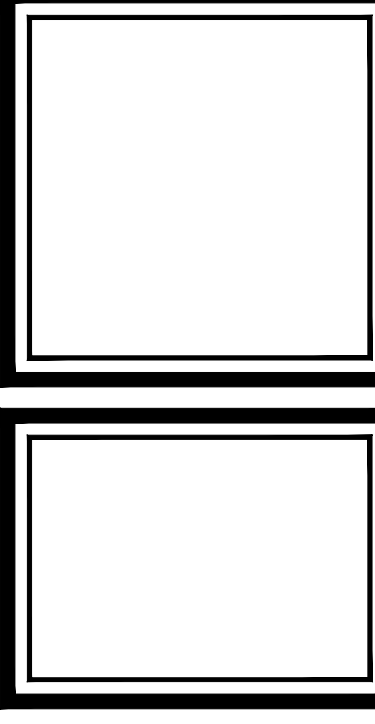
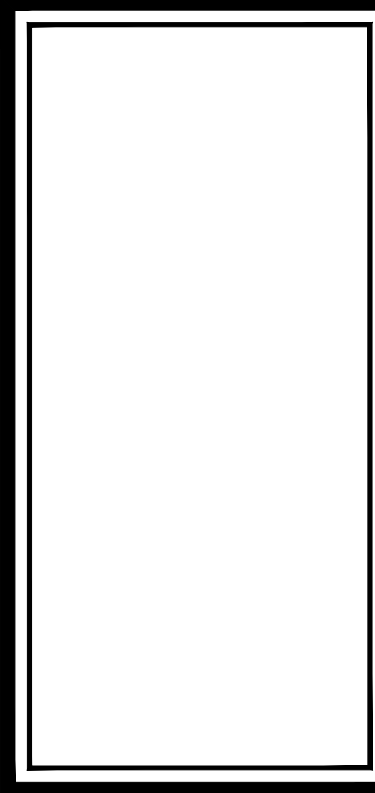
EAST ELEVATION
SCALE: 1:100



EAST ELEVATION THROUGH TERRACE
SCALE: 1:100



Peter J. Lesdow
architect



SOUTH & EAST ELEVATIONS
RENDERED

DATE	REVISIONS	DATE	REVISIONS
Nov 18/22	ISSUE FOR PERMIT	Nov 18/22	ISSUE FOR PERMIT
Nov 18/22	FOR CONSULTANT COORDINATION	Nov 18/22	FOR CONSULTANT COORDINATION
Nov 18/22	FOR CONSULTANT COORDINATION	Nov 18/22	FOR CONSULTANT COORDINATION
Nov 18/22	FOR CONSULTANT COORDINATION	Nov 18/22	FOR CONSULTANT COORDINATION
Nov 18/22	FOR CONSULTANT COORDINATION	Nov 18/22	FOR CONSULTANT COORDINATION

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

DATE: Nov 18/22
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CHECK BY: R.J.L.

A301

TYPICAL ELEVATION NOTES
EXTERIOR FINISHES

- SEE BELOW FOR COLOUR DESCRIPTIONS
- MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ INTEGRATED BRONZE METALS, ETC. STONE FINISH
 - MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ WINDOW OR METAL LOUVER FRAME, LEAF, KEY AND JAMB SURROUNDING SETTING STONE FINISH
 - DOUBLE FRAME LOW-E WINDOW SYSTEM WITH TINTED GLAZING AND INTEGRATED MULLIONS, OPERABLE OR INOPERABLE TO LATER DESIGN
 - MOLDED PRE-CAST CONCRETE CORNICE w/ DETAIL BRONZE METALS, ETC. STONE FINISH
 - PRE-FINISHED ALUMINUM CAP FLASHING TO DRIP
 - OUTLINE OF FORWARD OR SECTIONED BUILDING ELEMENTS
 - AUTOMATIC OPERATING GLAZING DOOR SYSTEM WITH SIDELIGHTS AND TRANSOM
 - MOLDED PRE-CAST CONCRETE PANEL PERIS w/ INTEGRATED BRONZE METALS, ETC. STONE FINISH
 - MOLDED PRE-CAST CONCRETE BALUSTRADE, SILL AND RAIL STONE FINISH
 - MOLDED ACCENT ACCENTS, STONE FINISH
 - FRENCH BALCONETTE RAILING w/ TEMPERED 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/ QUINCE, CORNICE AND ACCENTS IN STONE FINISH AND PRESTRESSED BRICK SETTING
 - MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ LOW WALL AND RAIL, BRONZING, METALS, ETC. IN STONE FINISH
 - MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM DORMERS w/ METALS, CORNICE, ETC. & ROUND OR PEAKED ROOF IN STONE FINISH
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 - SMOOTH FACE MOLDED PRE-CAST CONCRETE PANEL WALL SYSTEM w/ ACCENTS IN STONE FINISH
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 - METAL ROOFING & ASSOCIATED FLASHING TO BE SOFT GREY
 - METAL FLASHING TO MATCH WINDOW MATERIAL
 - METAL LOUVERES TO BE DARK GREY



SOUTH ELEVATION

SCALE: 1:100



WEST ELEVATION

SCALE: 1:100

