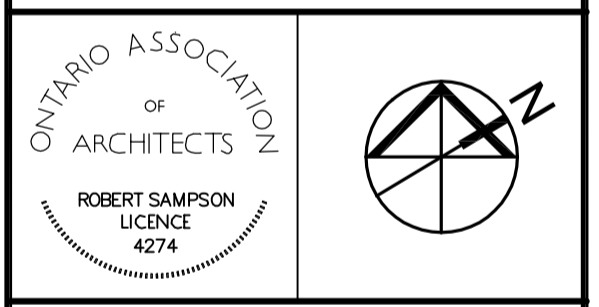


Site Plan

Issue	Description	Date

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS



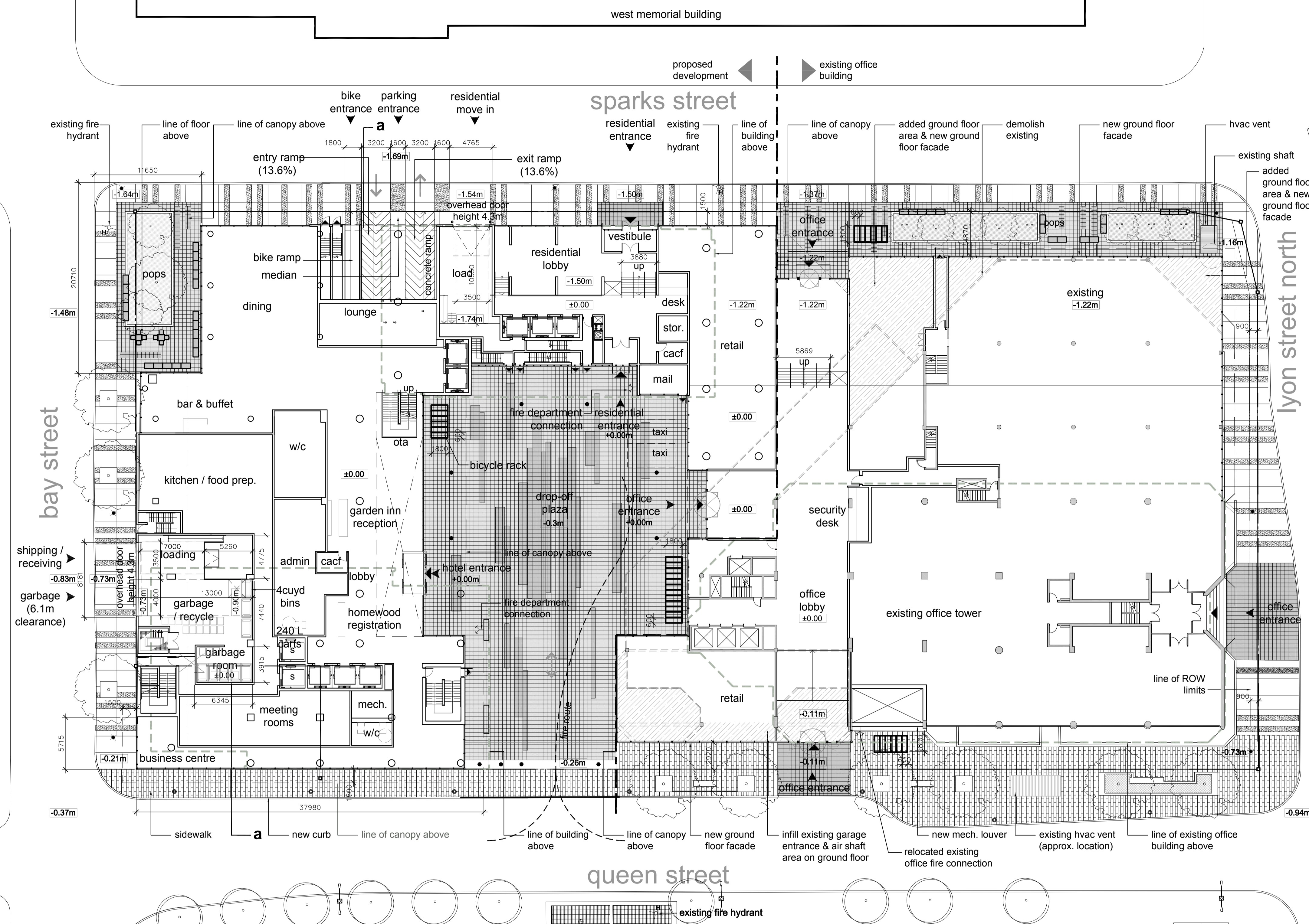
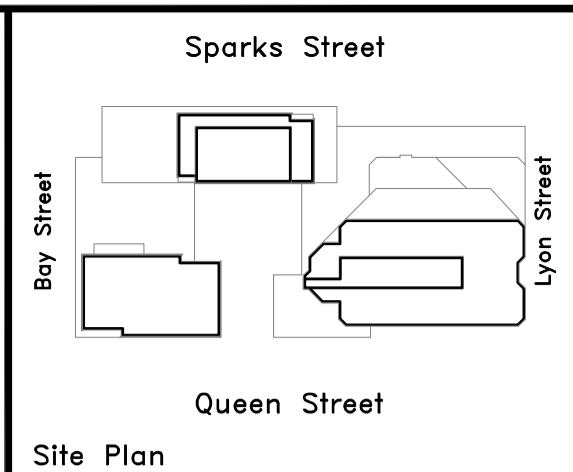
Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922, CITY OF OTTAWA prepared by Stantec Geospatial Ltd. June 04, 2015

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F 416.961.3176

**Morguard**  
350 SPARKS STREET  
350 Sparks Street, Ottawa,  
K1R 7S8

Sheet Title:  
CONTEXT PLAN

Scale: 1:2000  
Project Number: 06409.000  
Drawing Number: A-001



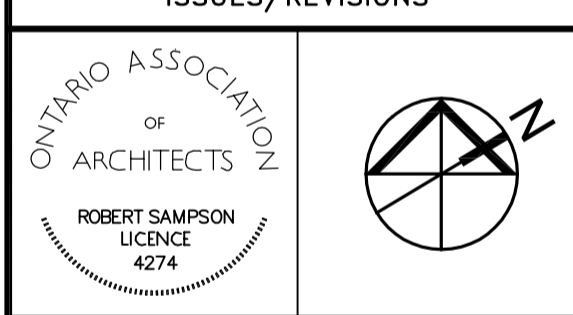
**building statistics**

site data	building data	parking		
site area	proposed building(s) height			
ground floor area*	north tower (residential)	151.61m ASL	existing office parking spaces* (0.75/100m <sup>2</sup> gfa)	142 cars
landscape open space - ground (including entry plaza)*	south tower (hotel)	158.31m ASL	proposed hotel parking spaces (0.5/100m <sup>2</sup> gfa)	93 cars
	podium	3 to 6 floors	proposed residential	0 cars
floor space index	proposed GFA		total parking spaces (includes 14 barrier free spaces / 15 visitor / 3 car share/3 car pool)	235
site coverage*	north tower (residential)	14,744m <sup>2</sup>	bicycle	
landscape open space*	south tower (hotel)	18,618m <sup>2</sup>	residential bicycle parking spaces (0.5 spaces/unit)	125
	ground level (commercial)	267m <sup>2</sup>	hotel bicycle parking spaces (1/1,000m <sup>2</sup> )	19
	ground level addition (office)	157m <sup>2</sup>	loading space	
	total building GFA	33,786m <sup>2</sup>	residential	0
easements and setbacks	total number of residential units	250 units	hotel	2
zone MD H(64) / zone MD	total residential amenity area (6.0m <sup>2</sup> /unit)	1,500m <sup>2</sup>		2
minimum front yard setback	indoor and outdoor amenity space	1,500m <sup>2</sup>	note: *floor area related and/or include existing office building is based on approximate estimate.	
minimum side yard setback (west)	minimum communal amenity space	750m <sup>2</sup>		
minimum side yard setback (east)	total number of hotel units	303 keys	0.00 = +73.76m	
minimum rear yard setback				

Site Plan

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS



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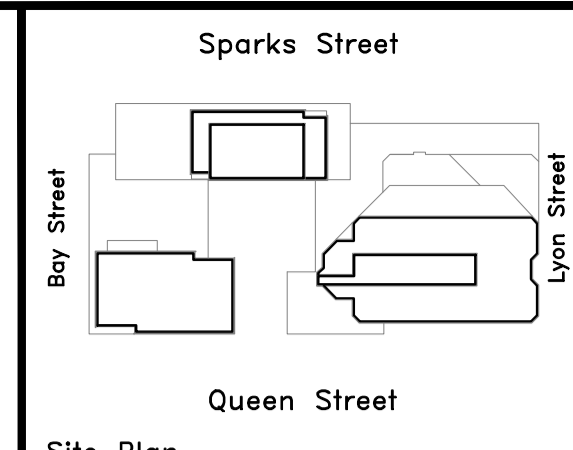
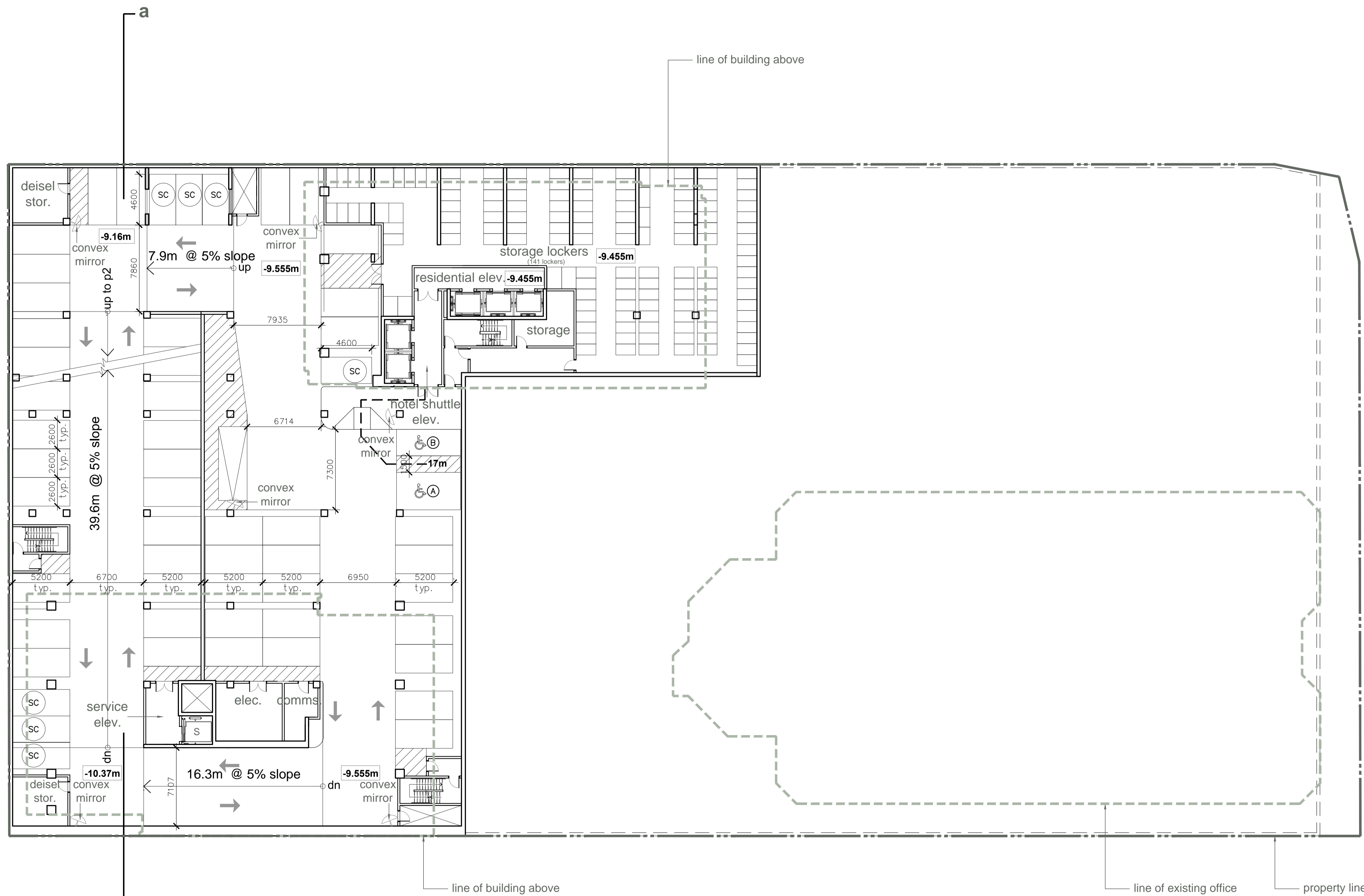


350 SPARKS STREET  
350 Sparks Street, Ottawa,  
K1R 7S8

Sheet Title:  
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Scale: 1:250  
Project Number: 06409.000  
Drawing Number: A-002

Plot Time: Oct 15, 2015 - 4:09pm  
 Drawing Name: R:\6409\CAD\SPA\A-101.dwg



Site Plan

Issue	Description	Date
A	RIO SUBMISSION	2015APR24
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS  
 ROBERT SAMPSON  
 LICENCE 4274

Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geomatics Ltd. June 04, 2015

**WZMH ARCHITECTS**

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 Suite 1500  
 Toronto, Ontario  
 Canada M4V 1N6  
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 F 416.961.3176



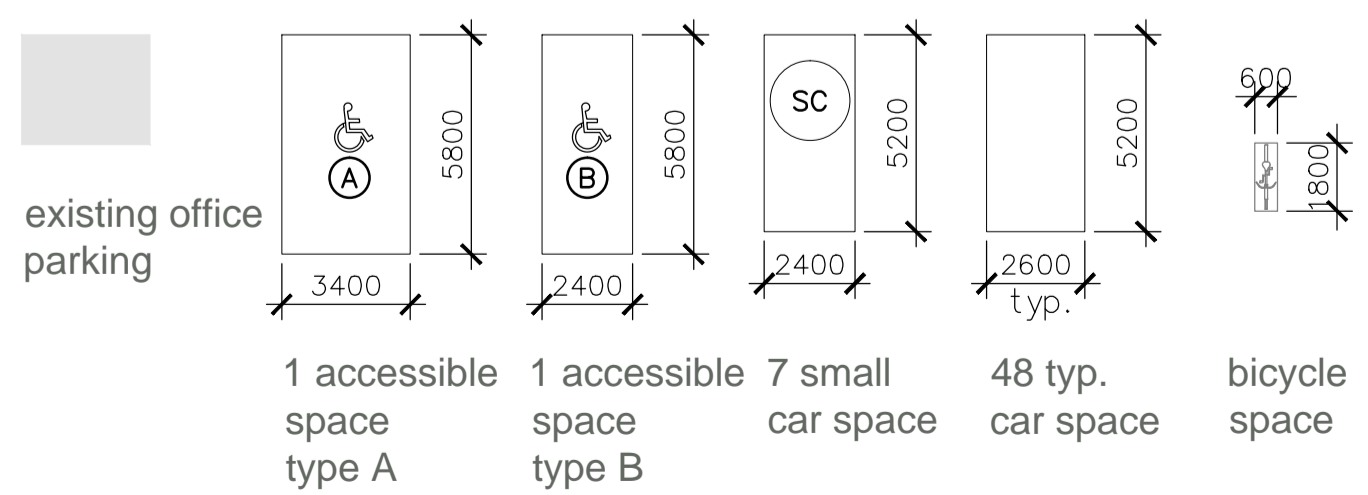
350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**PLAN-P3 LEVEL**

Scale: 1:200

Project Number: 06409.000

Drawing Number: A-101

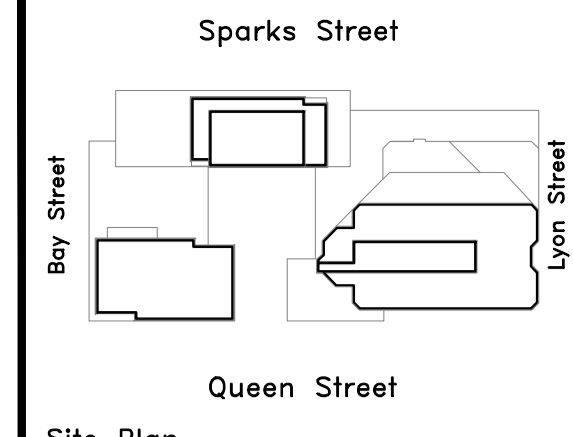


no. of parking spaces

proposed:	size		barrier free		proposed:	existing:
	2.6mX5.2m	2.4mX4.6m	type A	type B		
p1	18	11	3	3	35	77
p2	43	10	3	3	59	94
p3	38	9	1	1	49	0
total	99	30	7	7	143	171

total: 143 + 171 = 314 (including 15 visitor & 3 car share)  
 tandem spaces = 31 (not included in no. of spaces)

0.00 = +73.76m

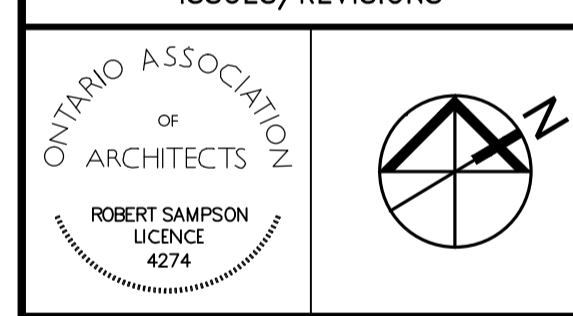


Site Plan

A RIO SUBMISSION 2015APR24

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS



Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geomatics Ltd. June 04, 2015

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 F 416.961.3176



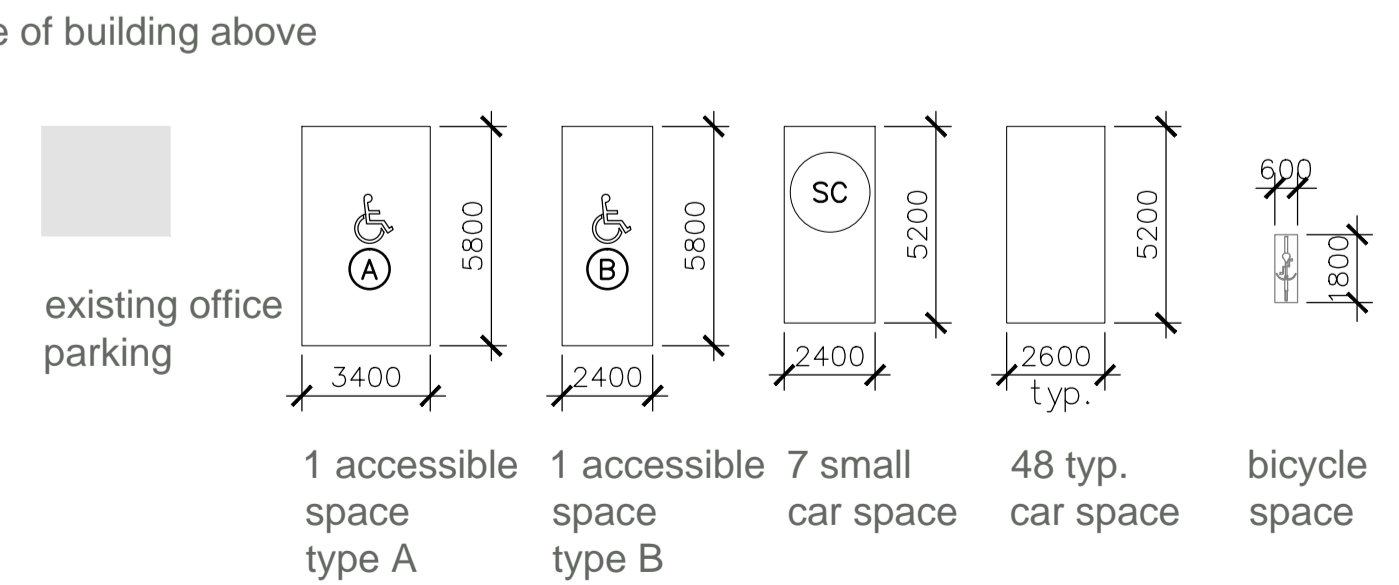
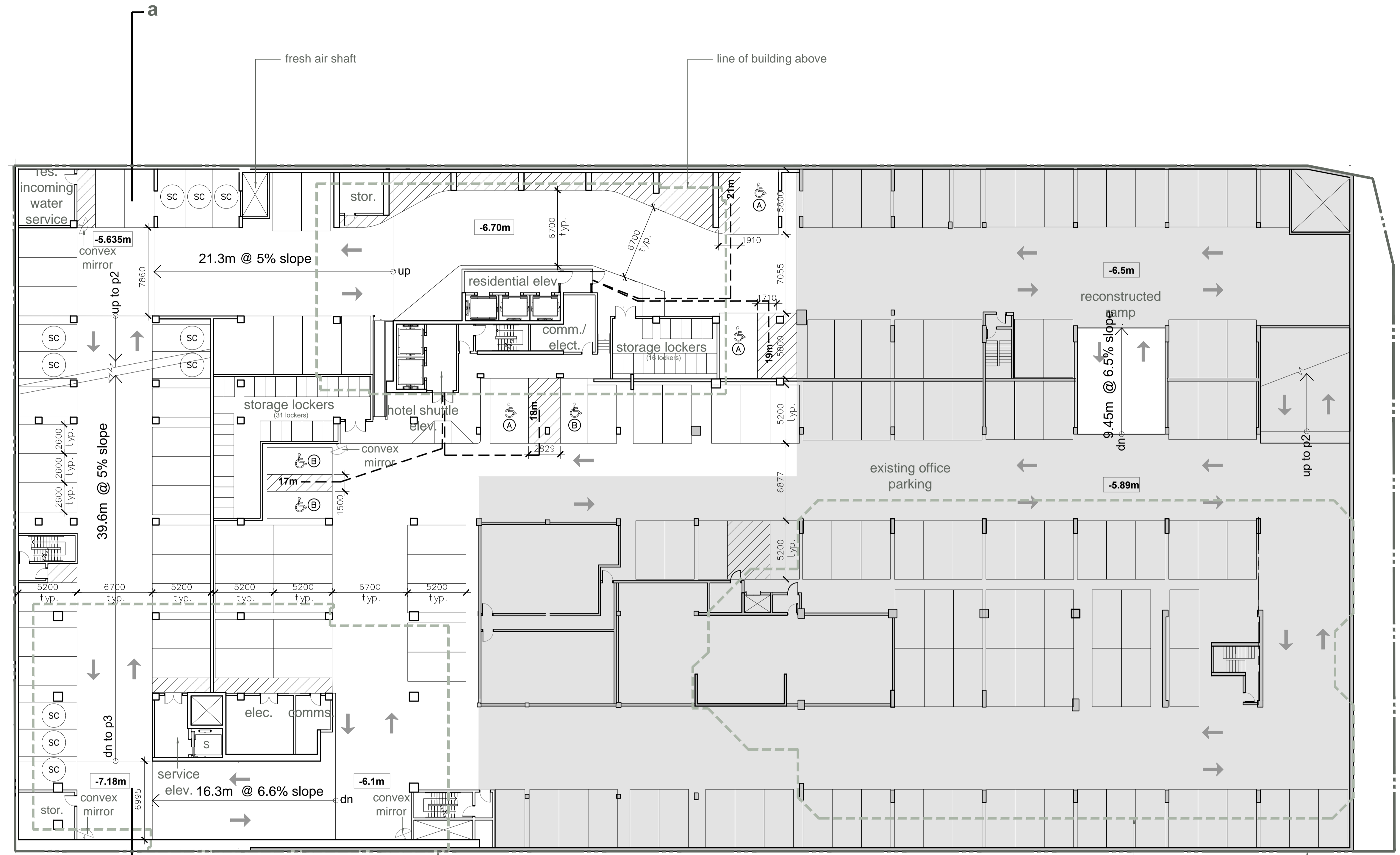
350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**PLAN-P2 LEVEL**

Scale: 1:200

Project Number: 06409.000

Drawing Number: A-102

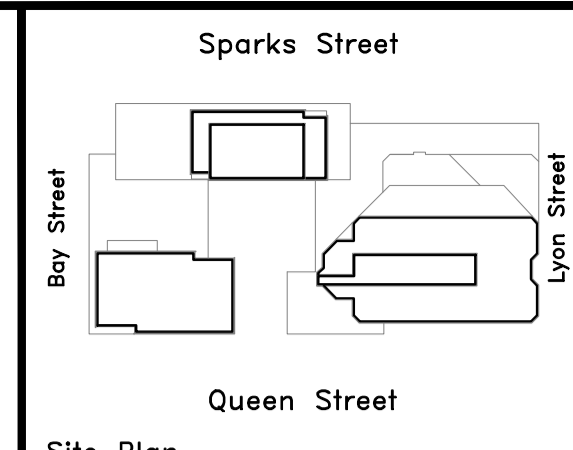
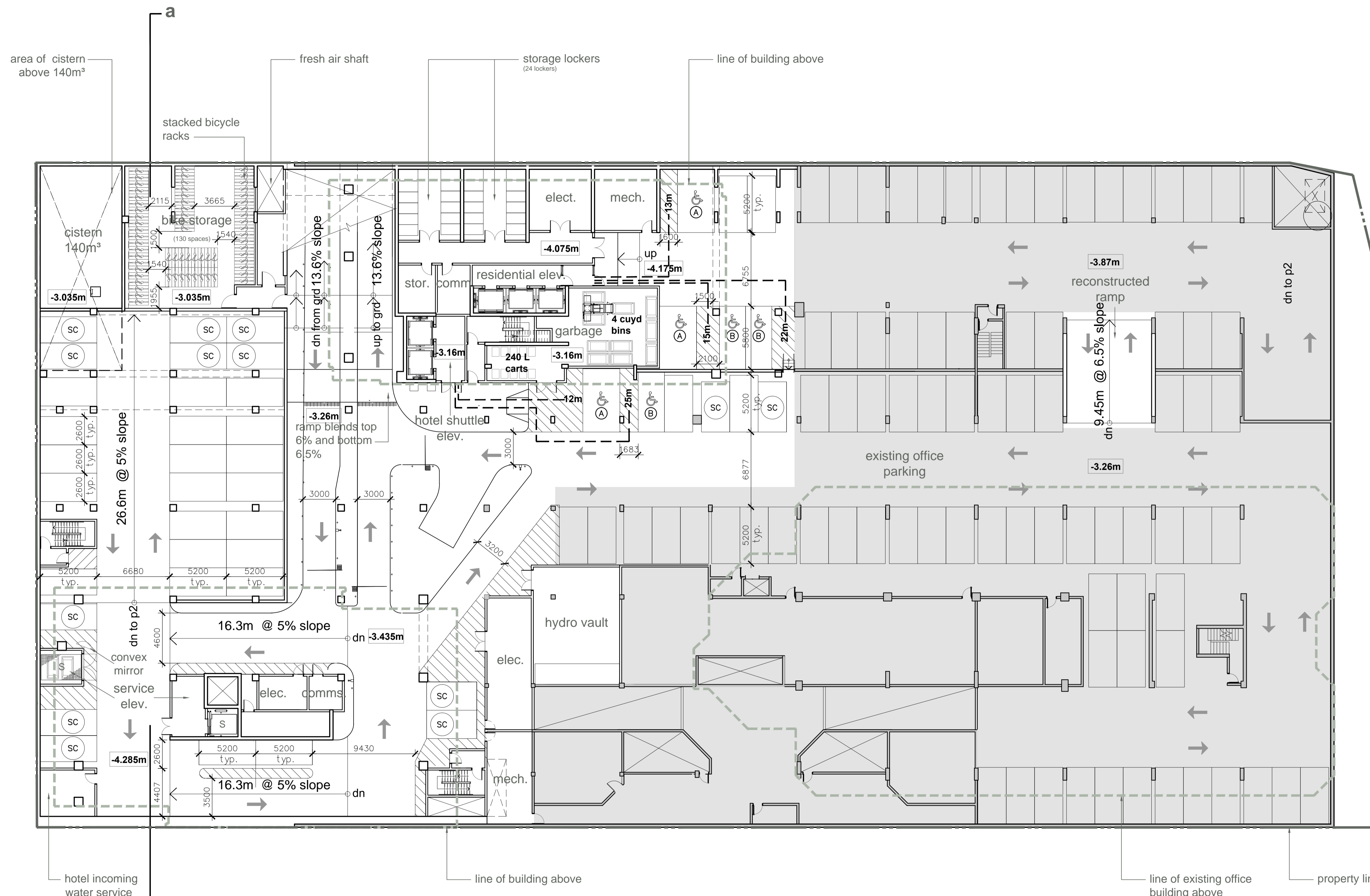


proposed:	size		barrier free		proposed: total	existing: total
	2.6mX5.2m	2.4mX4.6m	type A	type B		
p1	18	11	3	3	35	77
p2	43	10	3	3	59	94
p3	38	9	1	1	49	0
<b>total</b>	<b>99</b>	<b>30</b>	<b>7</b>	<b>7</b>	<b>143</b>	<b>171</b>

total: 143 + 171 = 314 (including 15 visitor & 3 car share)  
 tandem spaces = 31 (not included in no. of spaces)

0.00 = +73.76m

Plot Time: Oct 15, 2015 - 4:10pm  
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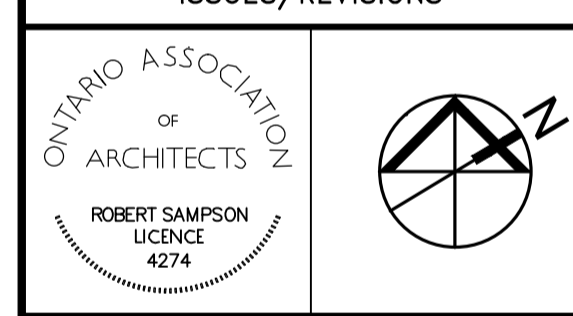


Site Plan

A	RIO SUBMISSION	2015APR24
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B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015
Issue	Description	Date

ISSUES/REVISIONS



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**WZMH ARCHITECTS**

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Canada M4V 1N6  
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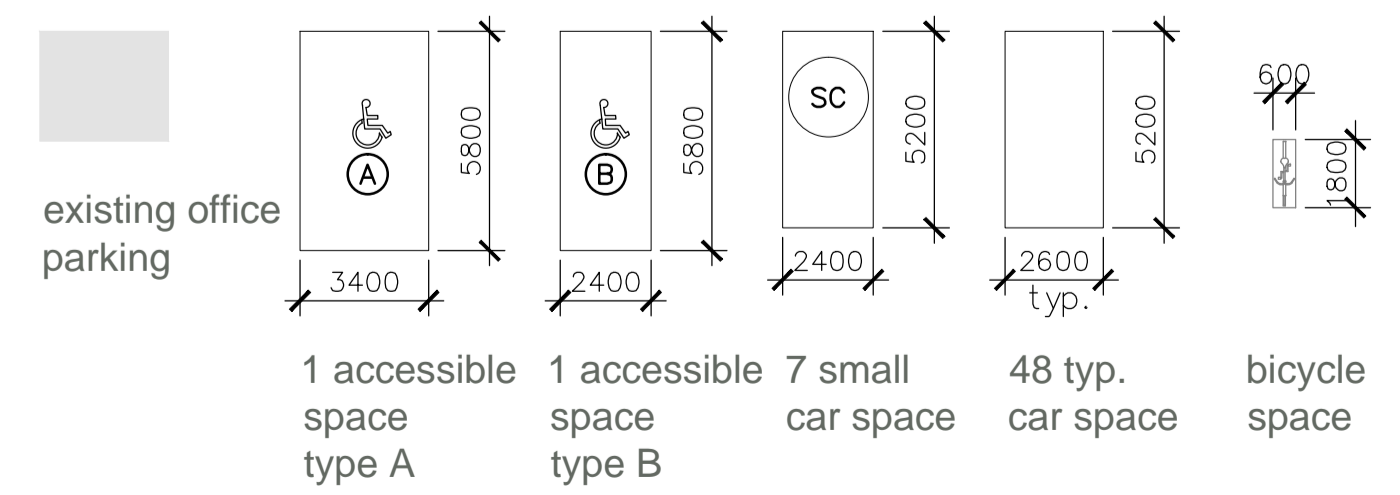
350 SPARKS STREET  
350 Sparks Street, Ottawa,  
K1R 7S8

Sheet Title:  
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Scale: 1:200

Project Number: 06409.000

Drawing Number: A-103

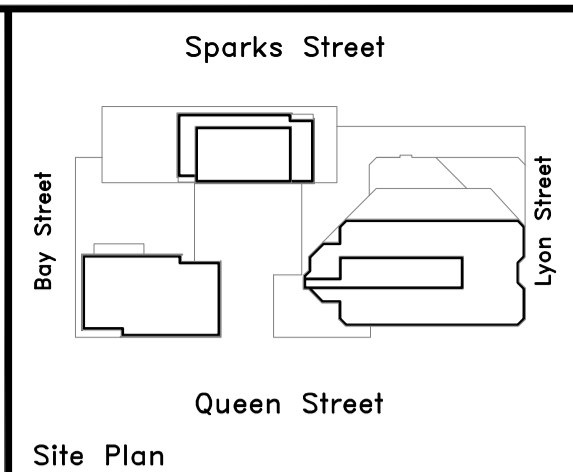
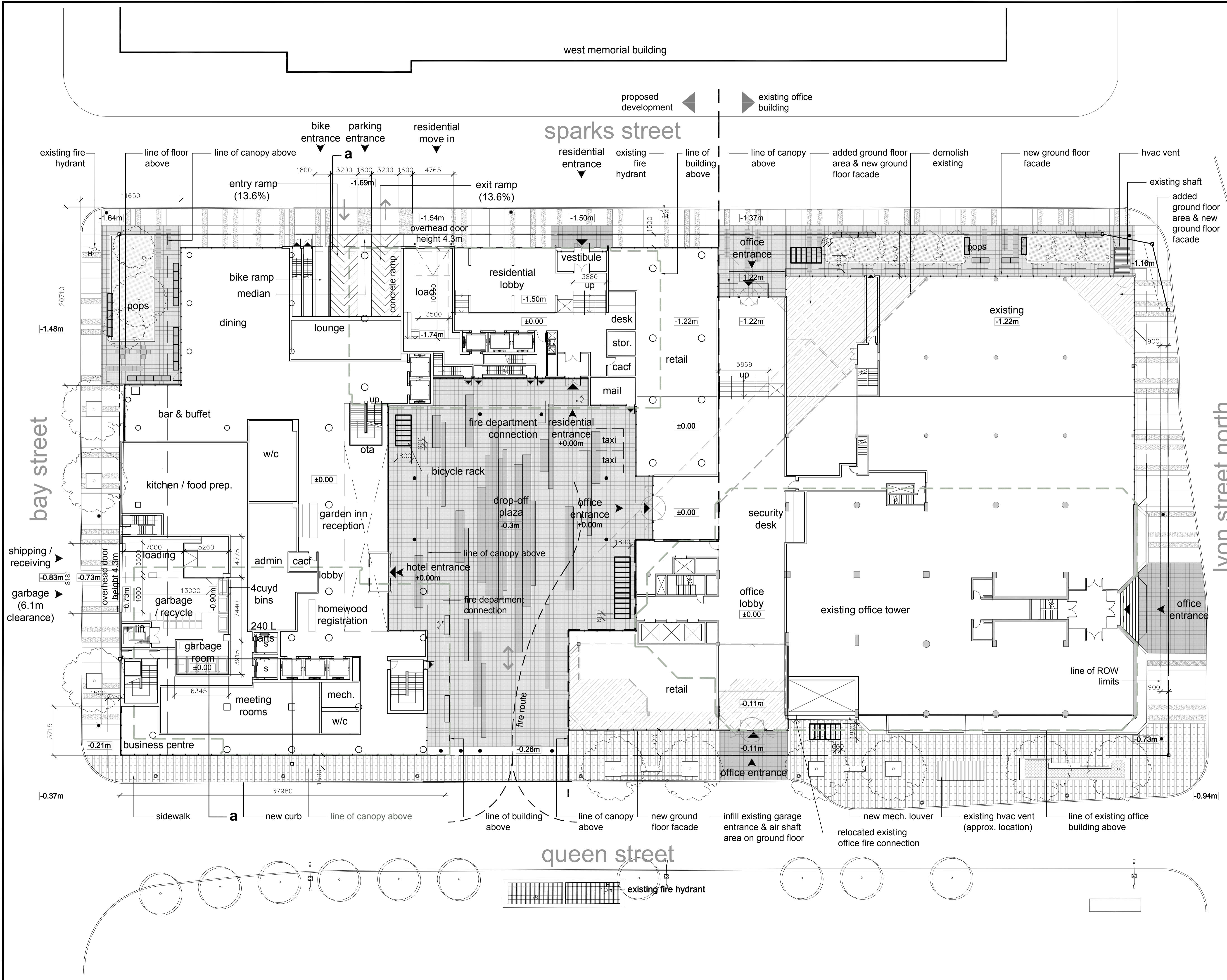


**no. of parking spaces**

proposed:	size		barrier free		proposed:	existing:
	2.6mX5.2m	2.4mX4.6m	type A	type B		
p1	18	11	3	3	35	77
p2	43	10	3	3	59	94
p3	38	9	1	1	49	0
total	99	30	7	7	143	171

total: 143 + 171 = 314 (including 15 visitor & 3 car share)  
tandem spaces = 31 (not included in no. of spaces)

0.00 = +73.76m



Site Plan

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ONTARIO ASSOCIATION OF ARCHITECTS  
 ROBERT SAMPSON  
 LICENSE 4274

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**Morguard**  
 350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**PLAN-GROUND FLOOR**

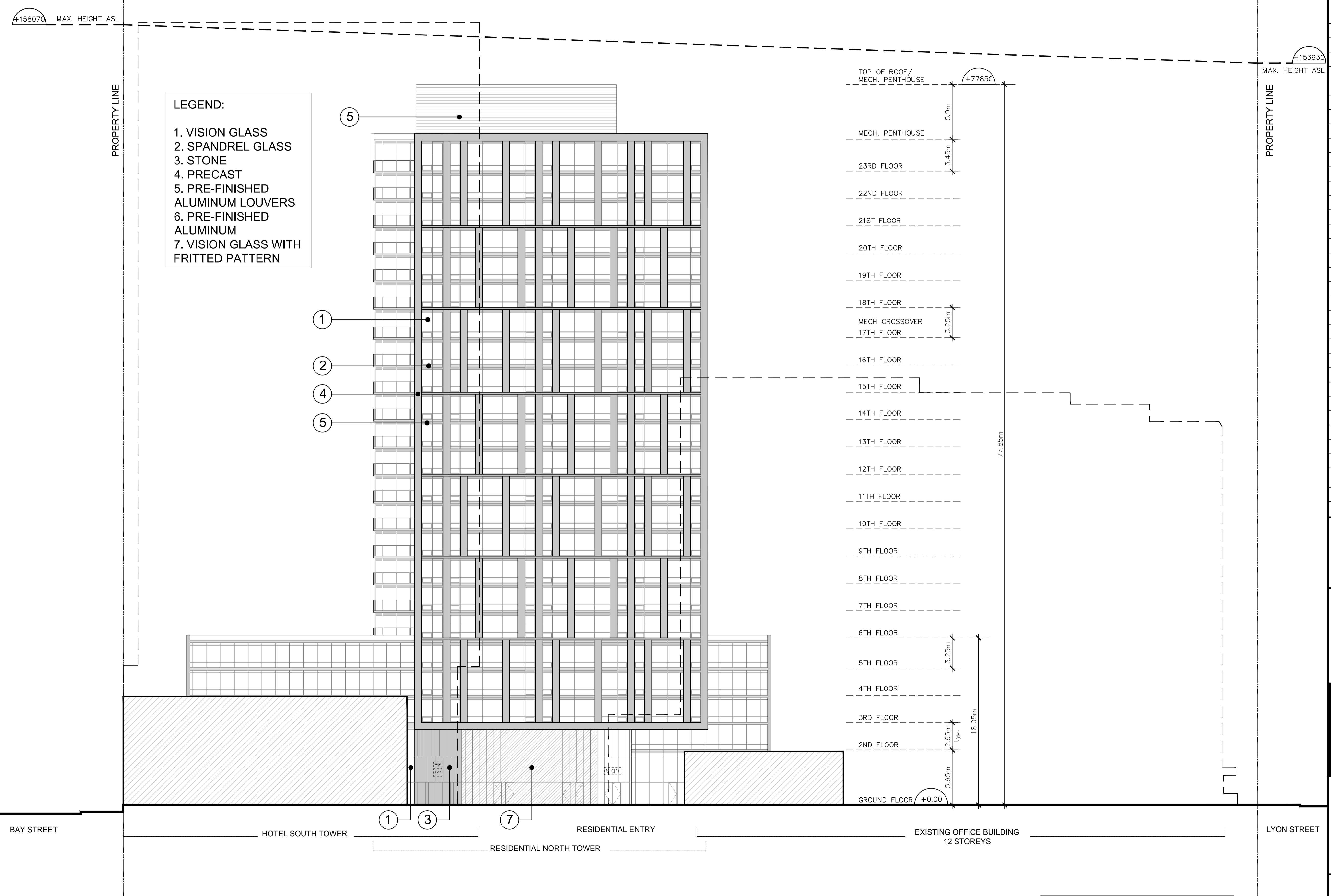
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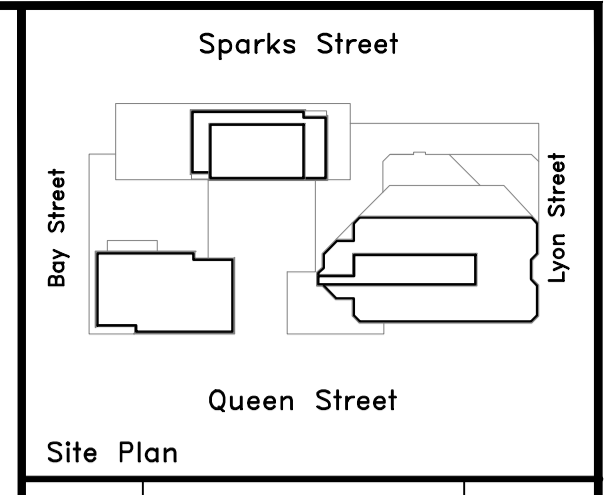
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Plot Time: Oct 15, 2015 - 3:59pm  
 Drawing Name: R:\6409\CAD\SPA\A-401-ADD.NO.1.dwg



- LEGEND:**
- 1. VISION GLASS
  - 2. SPANDREL GLASS
  - 3. STONE
  - 4. PRECAST
  - 5. PRE-FINISHED ALUMINUM LOUVERS
  - 6. PRE-FINISHED ALUMINUM
  - 7. VISION GLASS WITH FRITTED PATTERN



Site Plan

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015



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**Morguard**  
 350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**ELEVATION—  
 NORTH TOWER—  
 SOUTH ELEVATION**

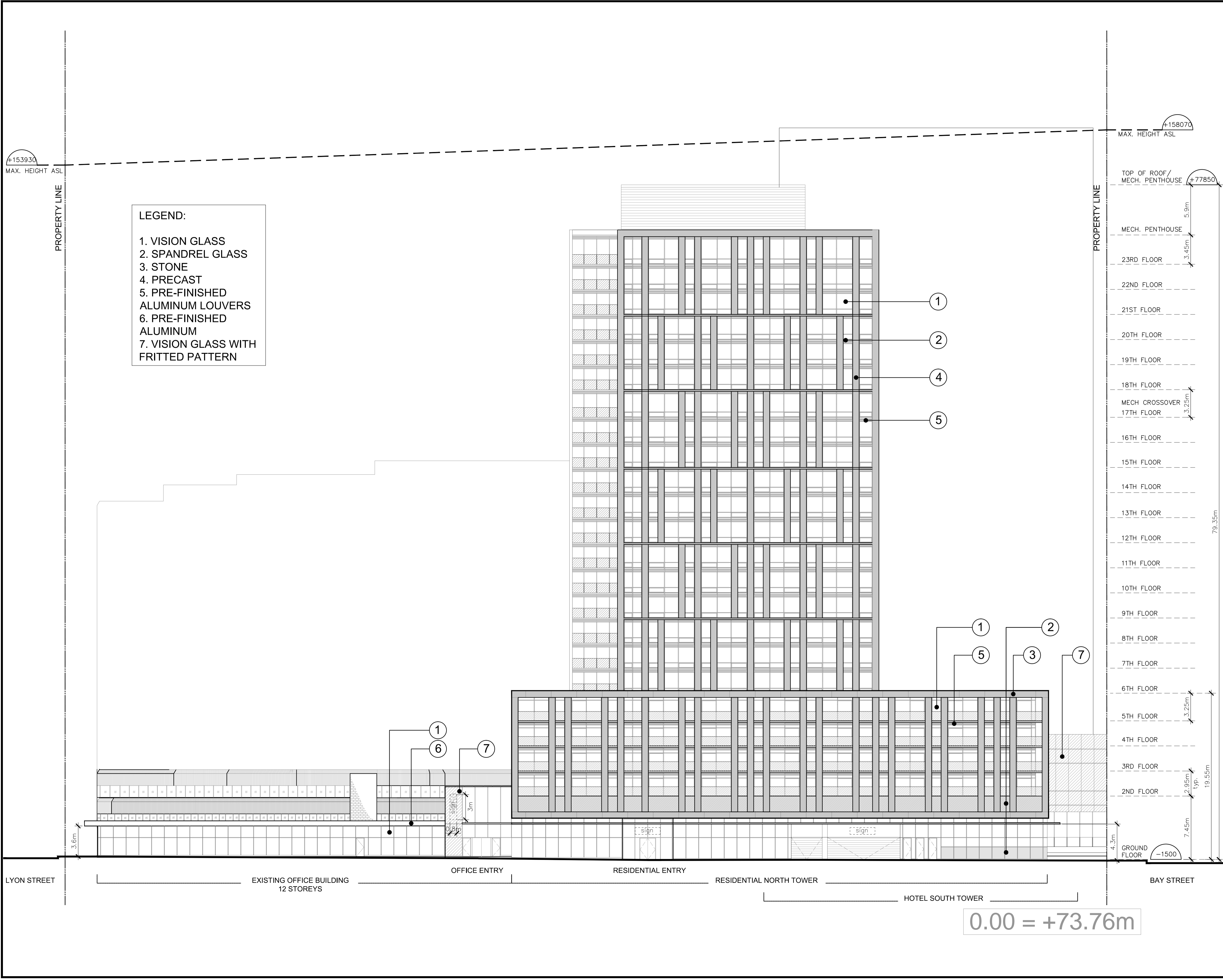
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Project Number: 06409.000

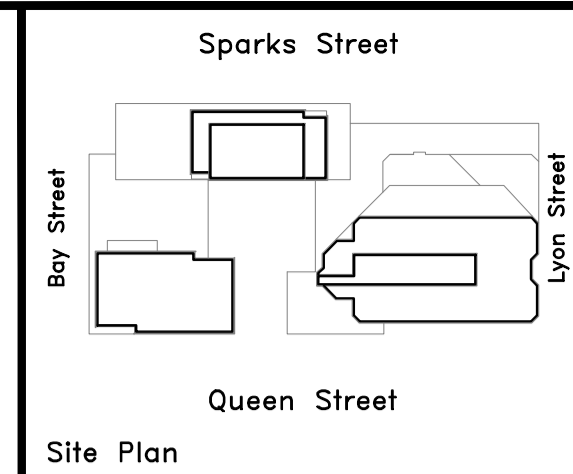
Drawing Number: A-401

0.00 = +73.76m

Plot Time: Oct 15, 2015 - 4:01pm  
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- LEGEND:**
- 1. VISION GLASS
  - 2. SPANDREL GLASS
  - 3. STONE
  - 4. PRECAST
  - 5. PRE-FINISHED ALUMINUM LOUVERS
  - 6. PRE-FINISHED ALUMINUM
  - 7. VISION GLASS WITH FRITTED PATTERN



**Site Plan**

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

**ISSUES/REVISIONS**

ONTARIO ASSOCIATION OF ARCHITECTS  
 ROBERT SAMPSON  
 LICENCE 4274

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**Morguard**

350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**ELEVATION - NORTH TOWER NORTH ELEVATION**

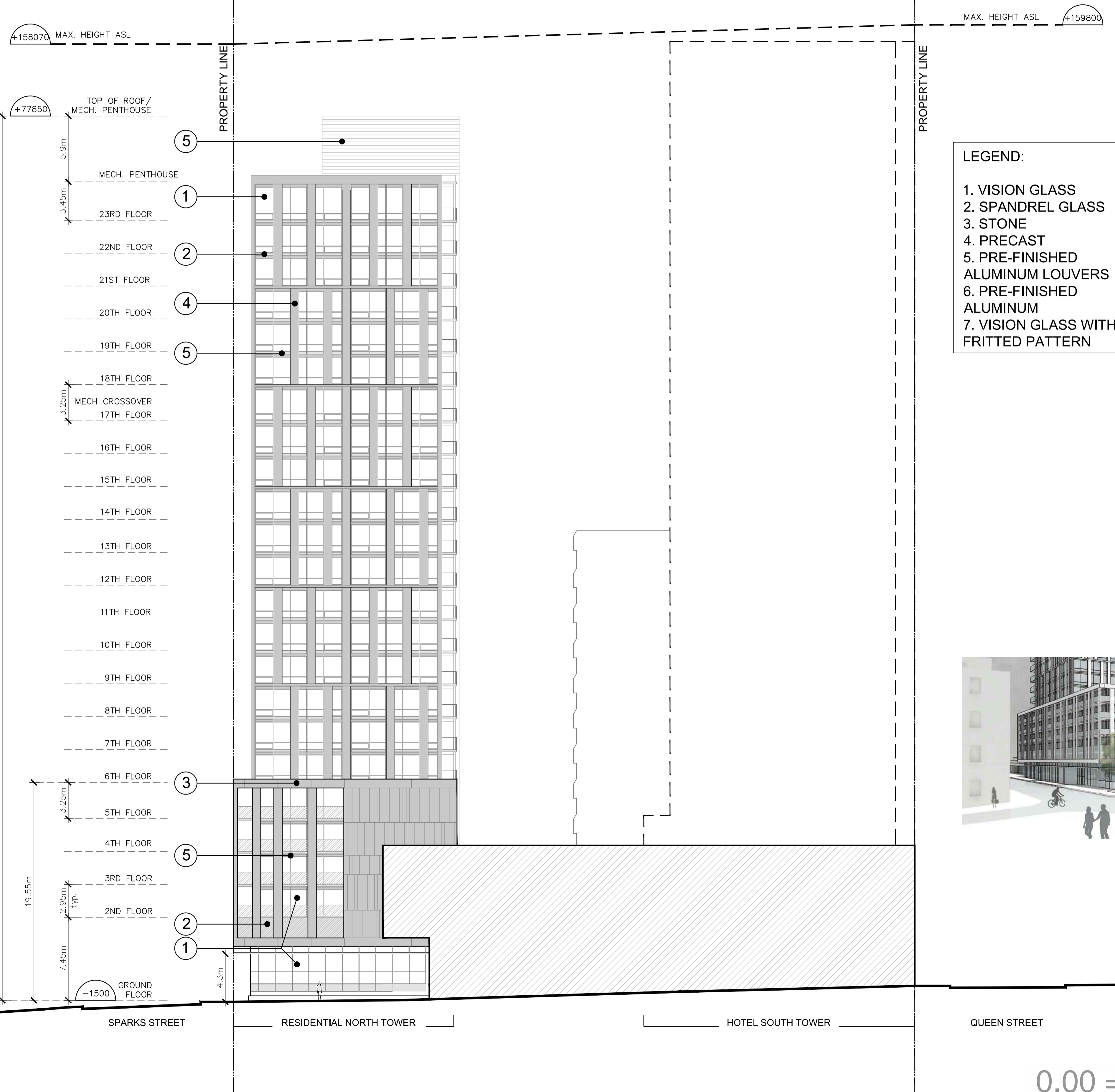
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Drawing Number: A-403



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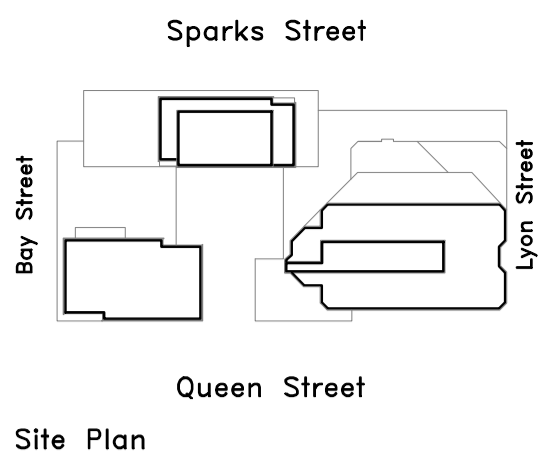


- LEGEND:**
- 1. VISION GLASS
  - 2. SPANDREL GLASS
  - 3. STONE
  - 4. PRECAST ALUMINUM LOUVERS
  - 5. PRE-FINISHED ALUMINUM
  - 6. PRE-FINISHED ALUMINUM WITH FRITTED PATTERN
  - 7. VISION GLASS WITH FRITTED PATTERN



PROPOSED POPS 3D VIEW

0.00 = +73.76m



Site Plan

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

Issue	Description	Date

ISSUES/REVISIONS



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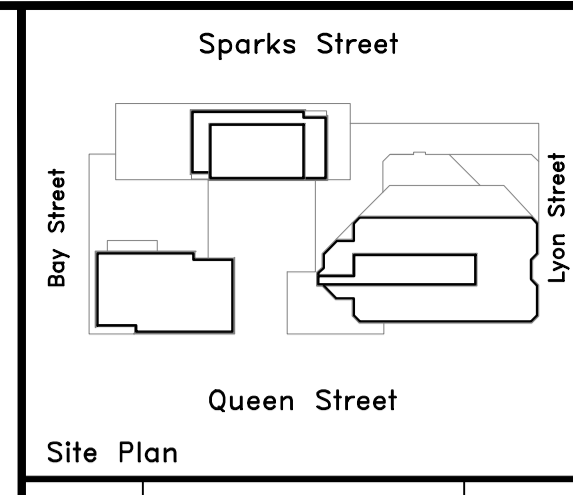
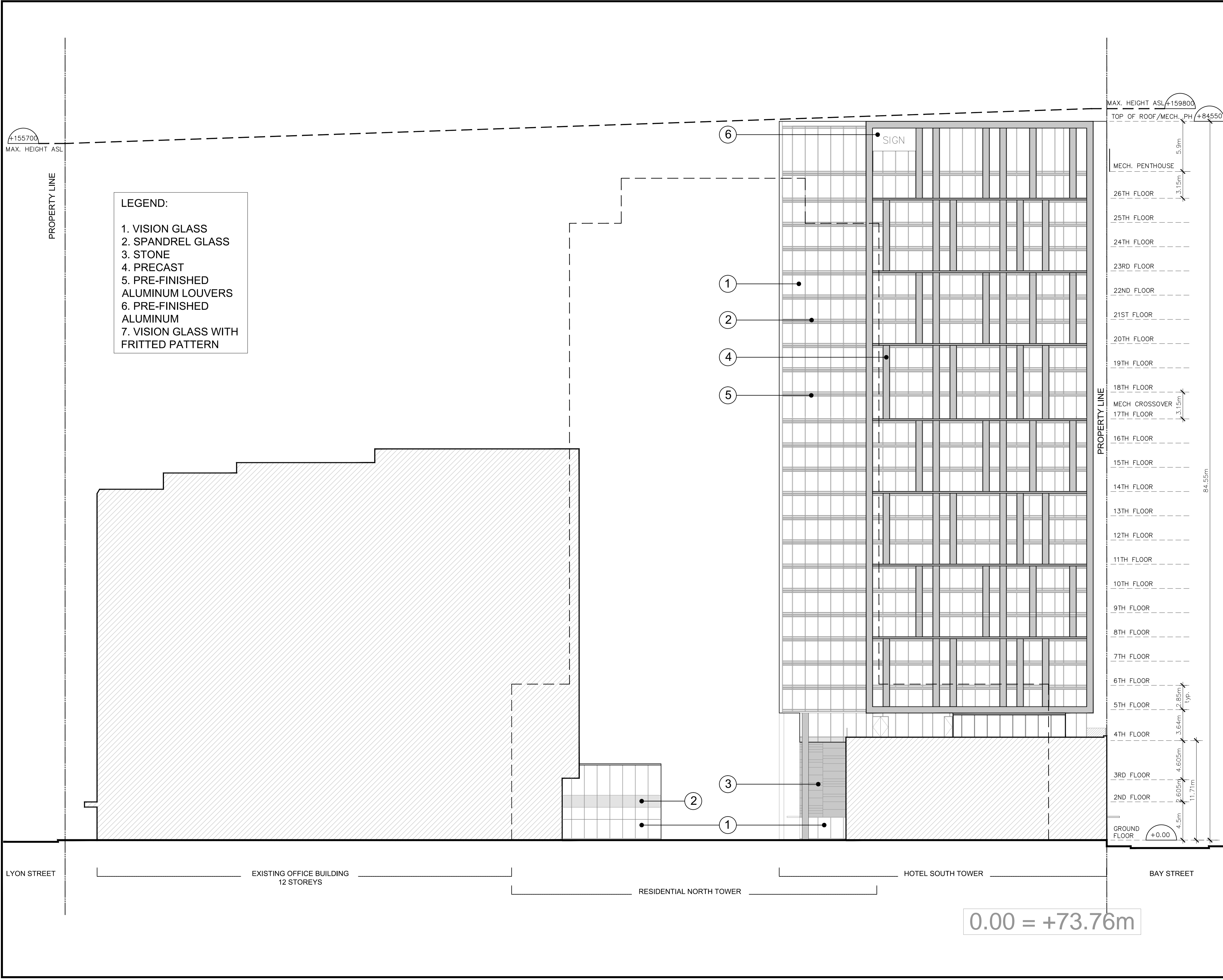


350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

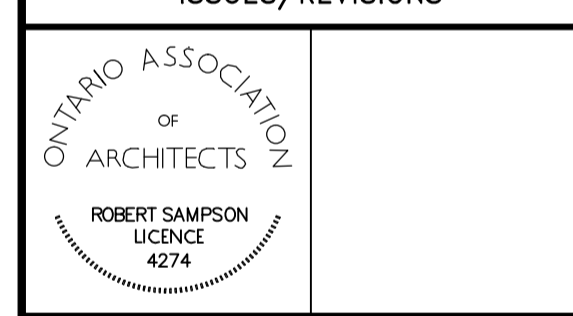
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 NORTH TOWER—  
 WEST ELEVATION**

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 Project Number: 06409.000  
 Drawing Number: A-404

Plot Time: Oct 16, 2015 - 5:06pm  
 Drawing Name: R:\6409\CAD\SPA\A-405-ADD.N0.2.dwg



Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015



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 Canada M4V 1N6  
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 F 416.961.3176



350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**ELEVATION—  
 SOUTH TOWER—  
 NORTH ELEVATION**

Scale: 1:200

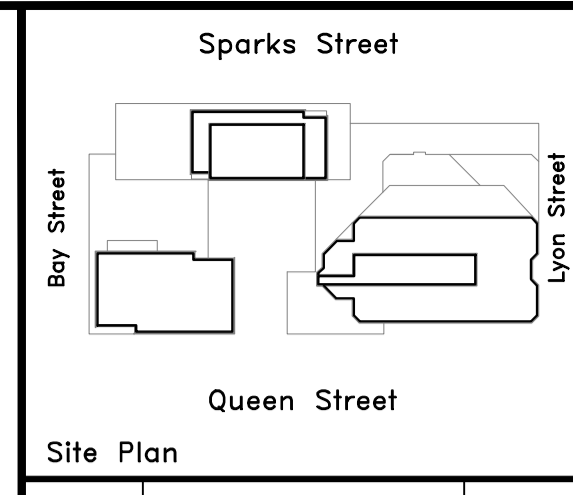
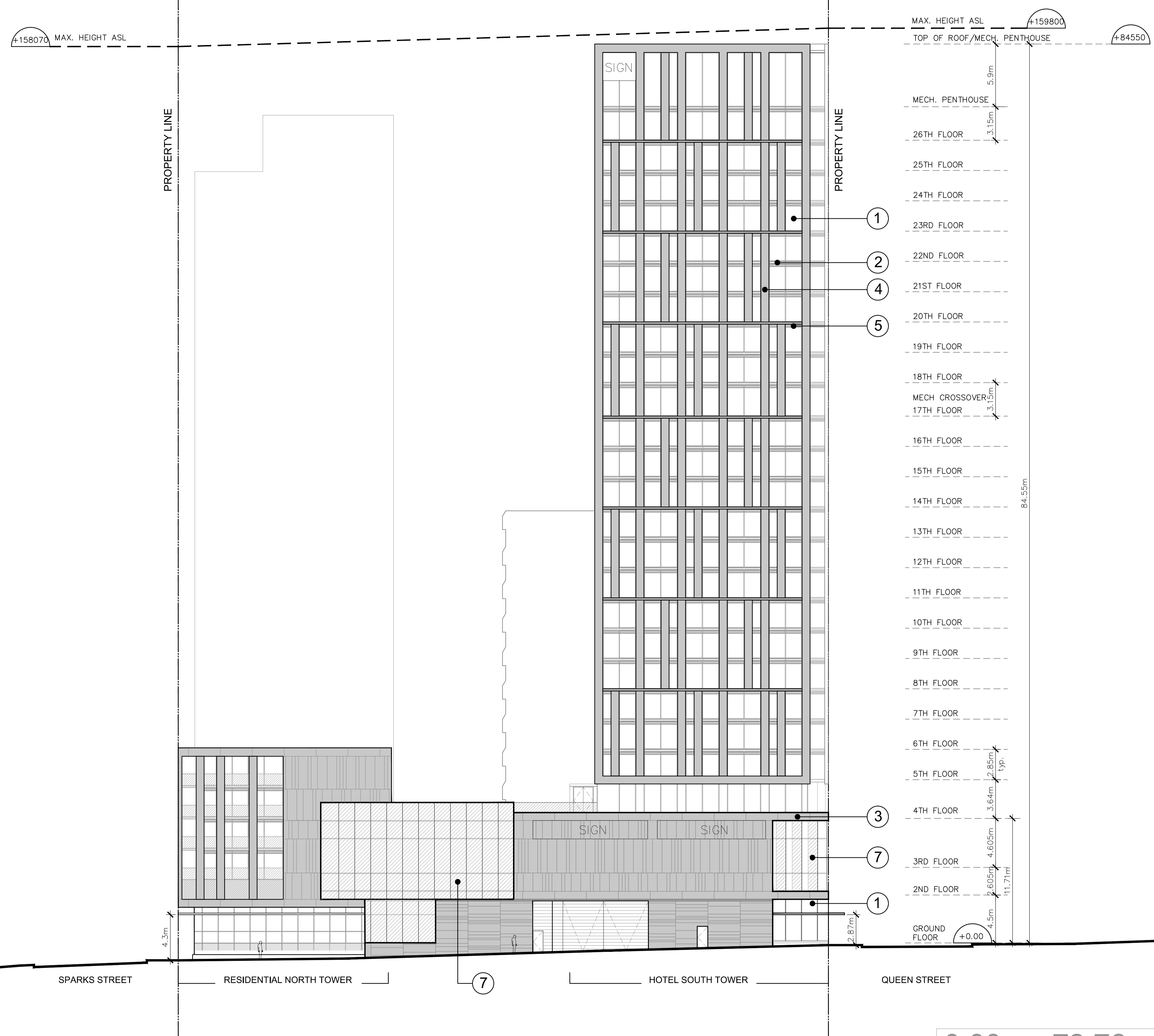
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Drawing Number: A-405

0.00 = +73.76m

Plot Time: Oct 16, 2015 - 5:05pm  
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- LEGEND:**
- 1. VISION GLASS
  - 2. SPANDREL GLASS
  - 3. STONE
  - 4. PRECAST
  - 5. PRE-FINISHED ALUMINUM LOUVERS
  - 6. PRE-FINISHED ALUMINUM
  - 7. VISION GLASS WITH FRITTED PATTERN



B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015
Issue	Description	Date

**ISSUES/REVISIONS**



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Toronto, Ontario  
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F 416.961.3176

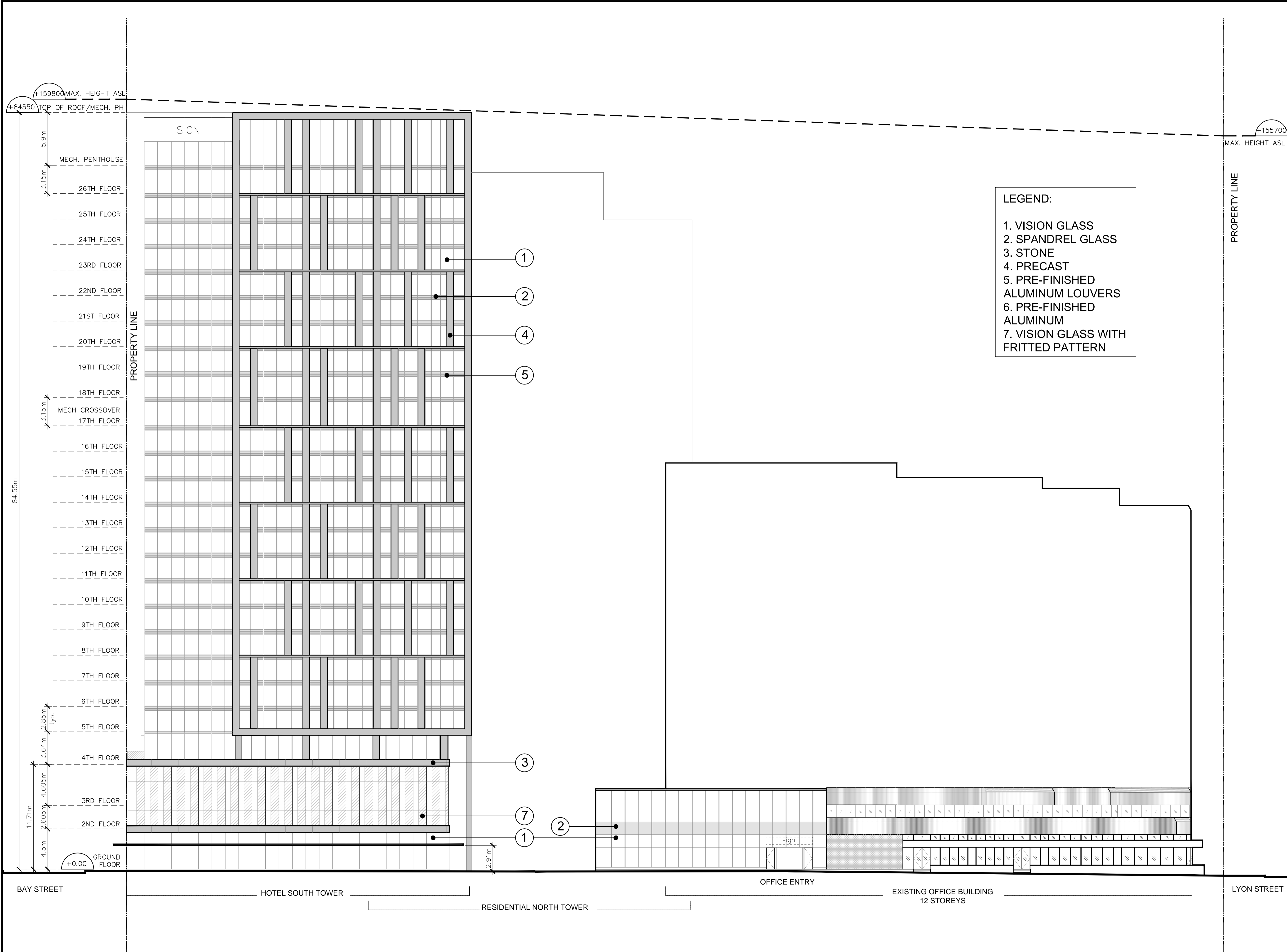


350 SPARKS STREET  
350 Sparks Street, Ottawa,  
K1R 7S8

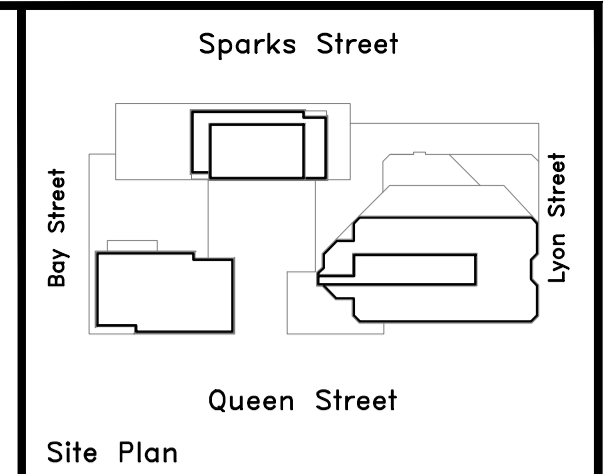
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**ELEVATION—  
SOUTH TOWER—  
WEST ELEVATION**

Scale: 1:200  
Project Number: 06409.000  
Drawing Number: A-406

0.00 = +73.76m



- LEGEND:**
1. VISION GLASS
  2. SPANDREL GLASS
  3. STONE
  4. PRECAST
  5. PRE-FINISHED ALUMINUM LOUVERS
  6. PRE-FINISHED ALUMINUM
  7. VISION GLASS WITH FRITTED PATTERN



Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015



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 Canada M4V 1N6  
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350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**ELEVATION—  
 SOUTH TOWER  
 SOUTH ELEVATION**

Scale: 1:200

Project Number: 06409.000

Drawing Number: A-407

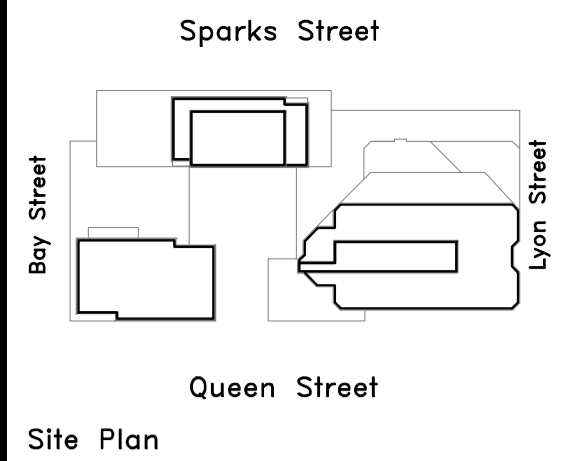
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Plot Time: Oct 15, 2015 - 4:02pm  
 Drawing Name: R:\6409\CAD\SPA\A-408-ADD.NO.1.dwg

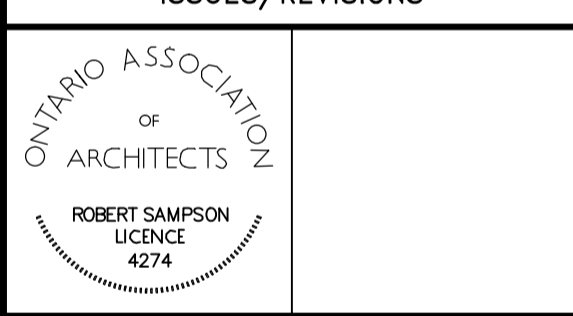


- LEGEND:**
- 1. VISION GLASS
  - 2. SPANDREL GLASS
  - 3. STONE
  - 4. PRECAST
  - 5. PRE-FINISHED ALUMINUM LOUVERS
  - 6. PRE-FINISHED ALUMINUM
  - 7. VISION GLASS WITH FRITTED PATTERN



Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015



Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geomatics Ltd. June 04, 2015

**WZMH ARCHITECTS**  
 95 St. Clair Av W  
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 T 416.961.4111  
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**Morguard**  
 350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

0.00 = +73.76m

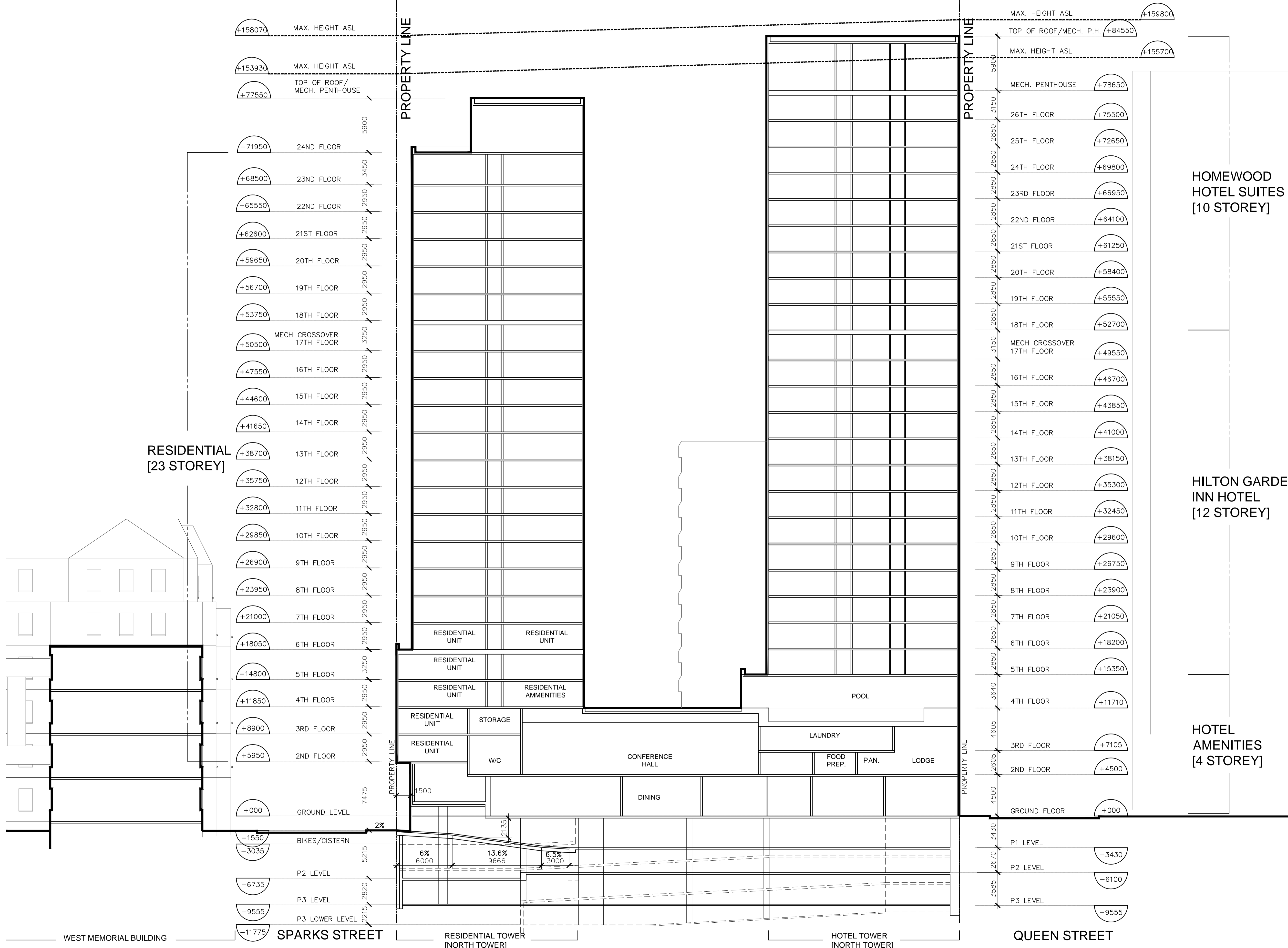
Sheet Title:  
**ELEVATION - SOUTH TOWER EAST ELEVATION**

Scale: 1:200

Project Number: 06409.000

Drawing Number: A-408

Plot Time: Oct 15, 2015 - 4:07pm  
 Drawing Name: R:\6409\CAD\SPA\A-411.dwg



RESIDENTIAL  
[23 STOREY]

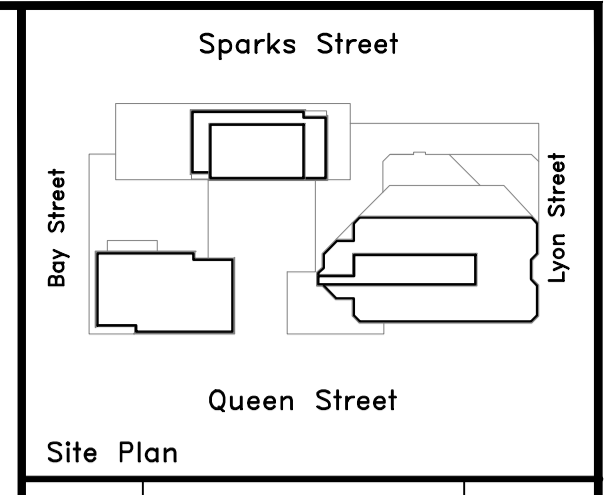
HOMWOOD  
HOTEL SUITES  
[10 STOREY]

HILTON GARDEN  
INN HOTEL  
[12 STOREY]

HOTEL  
AMENITIES  
[4 STOREY]

- +158070 MAX. HEIGHT ASL
- +153930 MAX. HEIGHT ASL
- +77550 TOP OF ROOF/MECH. PENTHOUSE
- +71950 24ND FLOOR
- +68500 23ND FLOOR
- +65550 22ND FLOOR
- +62600 21ST FLOOR
- +59650 20TH FLOOR
- +56700 19TH FLOOR
- +53750 18TH FLOOR
- +50500 MECH CROSSOVER 17TH FLOOR
- +47550 16TH FLOOR
- +44600 15TH FLOOR
- +41650 14TH FLOOR
- +38700 13TH FLOOR
- +35750 12TH FLOOR
- +32800 11TH FLOOR
- +29850 10TH FLOOR
- +26900 9TH FLOOR
- +23950 8TH FLOOR
- +21000 7TH FLOOR
- +18050 6TH FLOOR
- +14800 5TH FLOOR
- +11850 4TH FLOOR
- +8900 3RD FLOOR
- +5950 2ND FLOOR
- +000 GROUND LEVEL
- 1550 BIKES/CISTERN
- 3035
- 6735 P2 LEVEL
- 9555 P3 LEVEL
- 11775 P3 LOWER LEVEL

- MAX. HEIGHT ASL +159800
- TOP OF ROOF/MECH. P.H. (+84550)
- MAX. HEIGHT ASL +155700
- MECH. PENTHOUSE +78650
- 26TH FLOOR +75500
- 25TH FLOOR +72650
- 24TH FLOOR +69800
- 23RD FLOOR +66950
- 22ND FLOOR +64100
- 21ST FLOOR +61250
- 20TH FLOOR +58400
- 19TH FLOOR +55550
- 18TH FLOOR +52700
- MECH CROSSOVER 17TH FLOOR +49550
- 16TH FLOOR +46700
- 15TH FLOOR +43850
- 14TH FLOOR +41000
- 13TH FLOOR +38150
- 12TH FLOOR +35300
- 11TH FLOOR +32450
- 10TH FLOOR +29600
- 9TH FLOOR +26750
- 8TH FLOOR +23900
- 7TH FLOOR +21050
- 6TH FLOOR +18200
- 5TH FLOOR +15350
- 4TH FLOOR +11710
- 3RD FLOOR +7105
- 2ND FLOOR +4500
- GROUND FLOOR +000
- P1 LEVEL -3430
- P2 LEVEL -6100
- P3 LEVEL -9555



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 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
SECTION

Scale: 1:200

Project Number: 06409.000

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