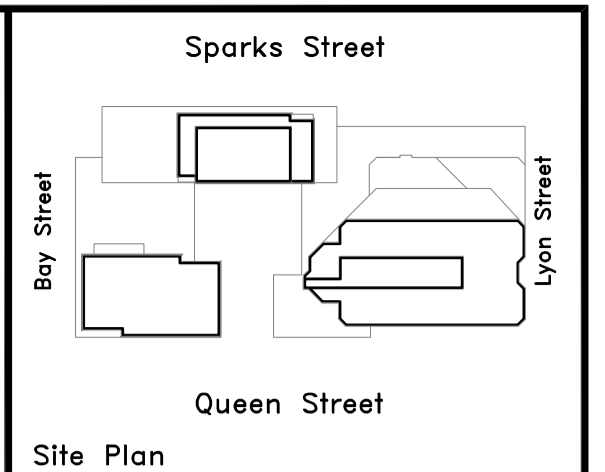


building statistics

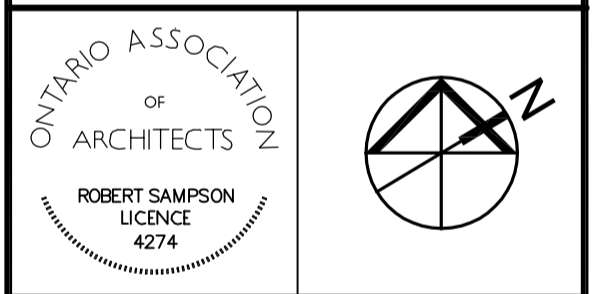
site data	
site area	7,463.70m²
ground floor area*	5,449.26m ²
landscape open space - ground (including entry plaza)*	2,014.44m ²
site coverage* $\frac{\text{ground floor area}}{\text{site area}}$	0.73
landscape open space*	27%
easements and setbacks	
zone MD H(64) / zone MD	153.93m to 159.80m ASL
minimum front yard setback	City of Ottawa Zoning By-law 2008-250
minimum side yard setback (west)	City of Ottawa Zoning By-law 2008-250
minimum side yard setback (east)	City of Ottawa Zoning By-law 2008-250
minimum rear yard setback	City of Ottawa Zoning By-law 2008-250 no setback
building data	
proposed building(s) height	
north tower (residential)	151.61m ASL
south tower (hotel)	158.31m ASL
podium	3 to 6 floors
north tower (residential)	14,744m ²
south tower (hotel)	18,618m ²
ground level (commercial)	267m ²
ground level addition (office)	157m ²
total building GFA	33,786m²
total number of residential units	250 units
total residential amenity area (6.0m ² /unit)	1,500m²
indoor and outdoor amenity space	1,500m ²
minimum communal amenity space	750m ²
total number of hotel units	303 keys
existing office parking spaces* (0.75/100m ² net)	142 cars
proposed hotel parking spaces (0.5/100m ² net)	93 cars
proposed residential (not required)	95 cars
total parking spaces proposed	348
(includes 14 barrier free spaces / 15 visitor spaces / 3 car share)	
residential bicycle parking spaces (0.5 spaces/unit)	125
hotel bicycle parking spaces (1/1,000m ²)	20
loading spaces	1 loading space 1 move-in space 1 garbage truck space

note: *floor area related and/or include existing office building is based on approximate estimate.



Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS		



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 350 Sparks Street, Ottawa,
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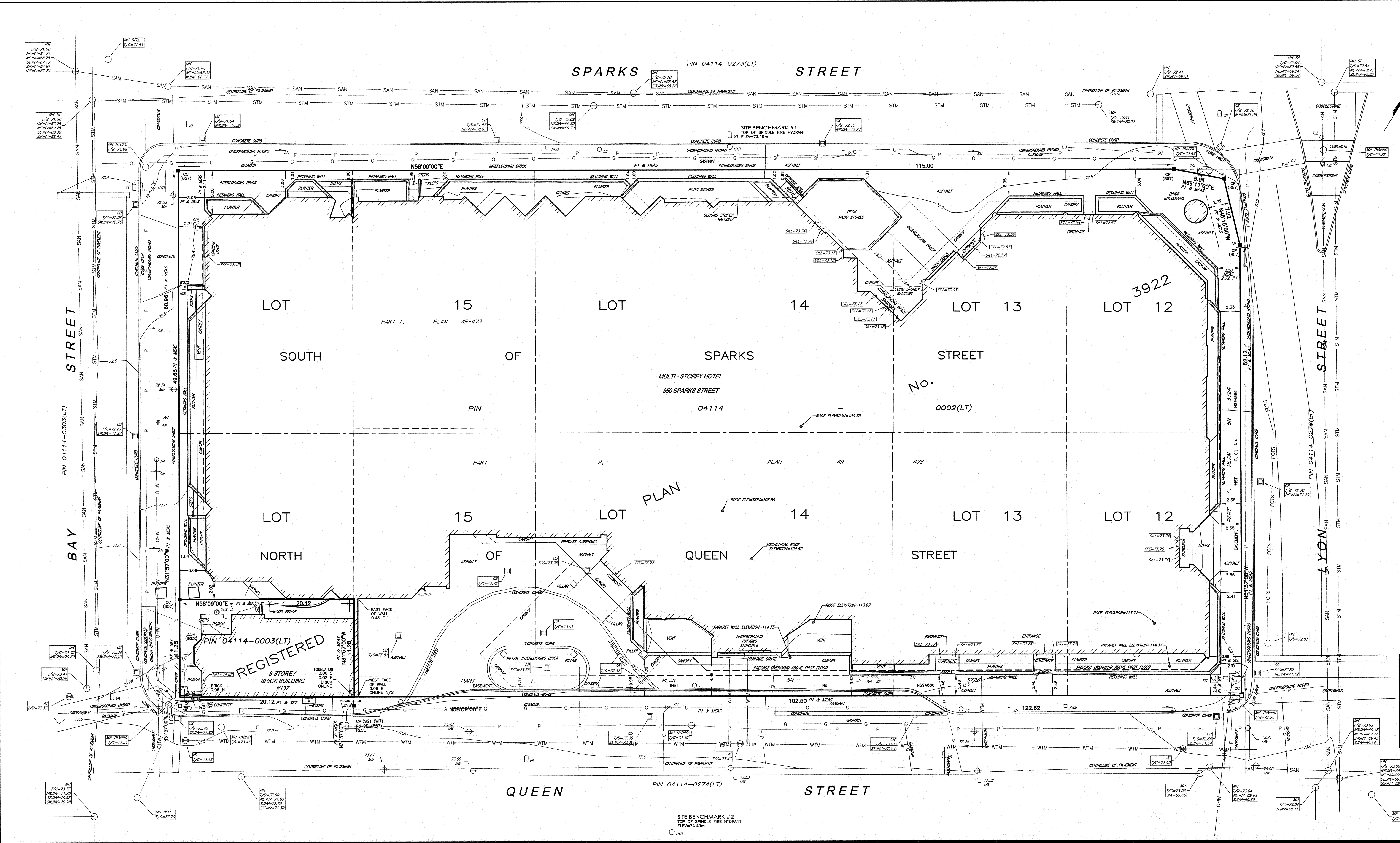
Sheet Title:
CONTEXT PLAN

Scale: 1:2000

Project Number: 06409.000

Drawing Number: A-001

17 June 2015 3:33 PM



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1937111
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1008, Section 29(2)

LEGEND	
■	DENOTES
□	FOUND MONUMENTS
○	SET MONUMENTS
○	IRON BAR
○	ROUND IRON BAR
○	STANDARD IRON BAR
○	SHORT STANDARD IRON BAR
○	CUT CROSS
○	CONCRETE PIN
○	BENCHMARK
○	NAIL AND WASHER
○	PK NAIL
○	WITNESS
○	PROPERTY IDENTIFICATION NUMBER
○	MEASURED
○	FAIRHALL MOFFATT & WOODLAND LTD.
○	ORIGIN UNKNOWN
○	STANTEC GEOMATICS LTD.
○	PREVIOUS SURVEY BY 857
○	DATED DECEMBER 8, 2003

LEGEND	
○	ACU
○	ANCHOR
○	AIR PUMP
○	ANTENNA
○	BOREROLE
○	BIKE RACK
○	BENCH
○	BOLLARD
○	BOULDER
○	CATCH BASIN
○	DOUBLE CB
○	CB MANHOLE
○	DOUBLE CB MANHOLE
○	MEASURED
○	CHIMNEY
○	CURB STOP VALVE
○	CLEAN OUT
○	DRAIN
○	ELECTRICAL OUTLET
○	FLAG POLE

LEGEND	
○	FL
○	FTT
○	GC
○	GPL
○	GR
○	GSR
○	GV
○	HIC
○	HDS
○	HLS
○	HTN
○	HW
○	HYD
○	JBX
○	LS
○	MAIBOX
○	MH
○	MHB
○	MHF

LEGEND	
○	MHW
○	MKCH
○	MNST
○	MNT
○	MW
○	NRP
○	OLS
○	OW
○	PKM
○	PLBX
○	PLD
○	PLR
○	PZ
○	RIC
○	RWSL
○	RWS
○	SAT
○	SCPL
○	SCP
○	SCV
○	SH

LEGEND	
○	SIAMESE CONNECTION
○	SIGN
○	SOLAR PANEL
○	SERVIC TANK LID
○	TABLE
○	TERMINAL BOX - BELL
○	TERMINAL BOX - CABLE
○	TRAFFIC CONTROL BOX
○	TEST PIT
○	TRAFFIC SIGNAL LIGHT
○	UTILITY POLE
○	VALVE BOX
○	VALVE CHAMBER
○	WATER VALVE

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING
BY 0.3048

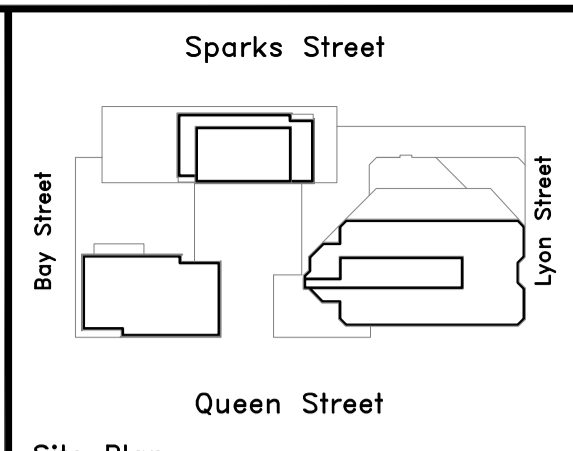
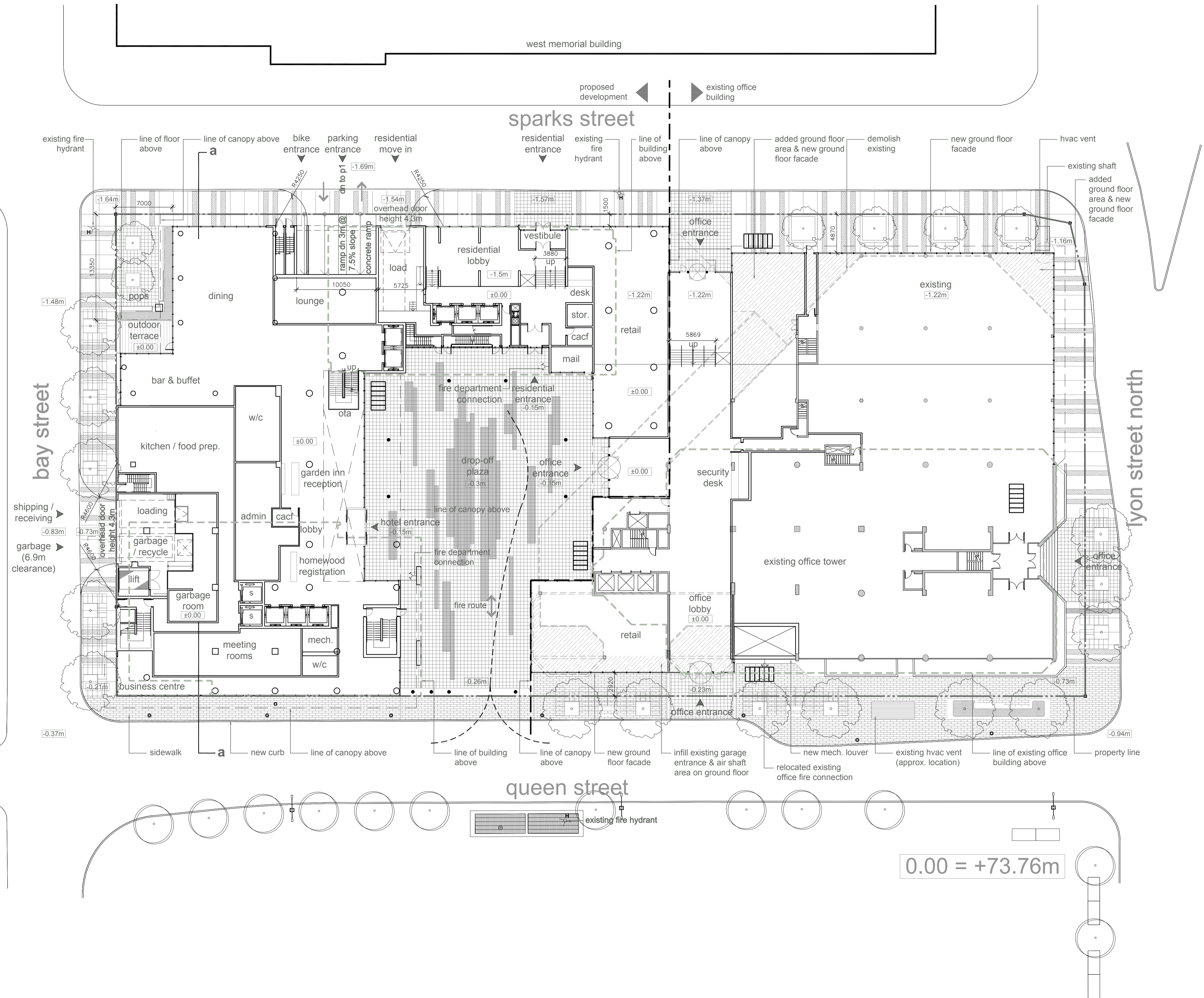


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Ottawa ON
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SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 9th DAY OF JUNE, 2015.
June 17/15
DATE
JAMIE LESLIE
ONTARIO LAND SURVEYOR

TOPOGRAPHIC PLAN OF SURVEY
LOTS 13, 14 & 15 & PART OF LOT 12
(SOUTH OF SPARKS STREET)
LOTS 12, 13 & 14 & LOT 15
(NORTH OF QUEEN STREET)
REGISTERED PLAN No. 3922
CITY OF OTTAWA
Scale 1:200
Stantec Geomatics Ltd.
ONTARIO LAND SURVEYORS
DRAWN: BL DATE: June 4, 2015 PROJECT NO.: 141613323

Plot Time: Jun 25, 2015 - 1:50pm
 Drawing Name: R:\6409\CAD\SPA\A-002.dwg



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
B	Site Plan Control	26JUN2015

ONTARIO ASSOCIATION OF ARCHITECTS
 ROBERT SAMPSON
 LICENCE 4274

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Sheet Title:
SITE PLAN

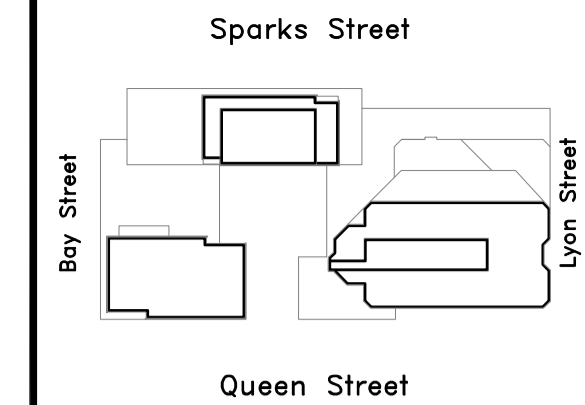
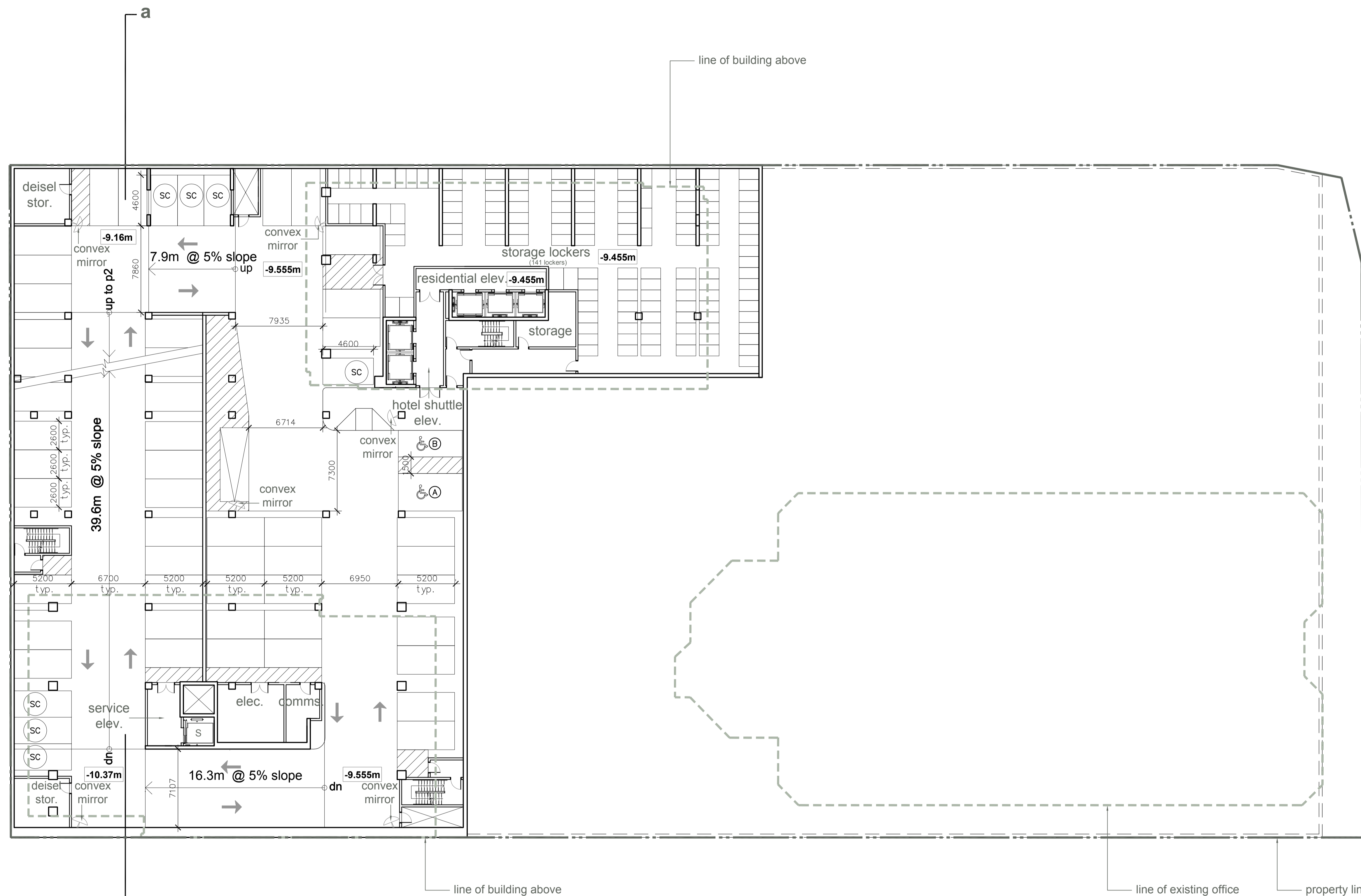
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Drawing Number: A-002

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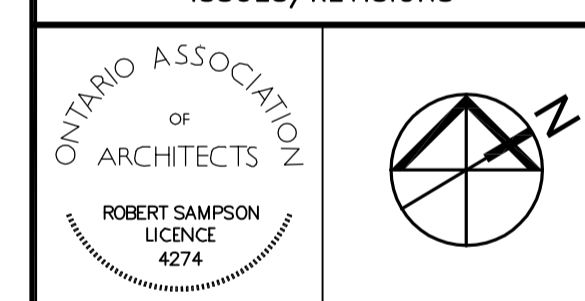
Site Plan

A	RIO SUBMISSION	2015APR24
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B	Site Plan Control	26JUN2015
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Issue	Description	Date
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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 12 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geospatial Ltd. June 04, 2015

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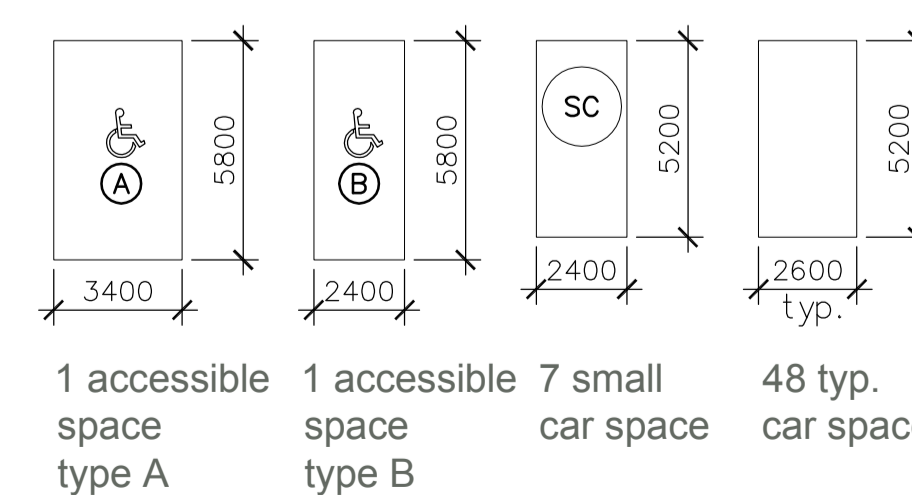
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Project Number: 06409.000

Drawing Number: A-101



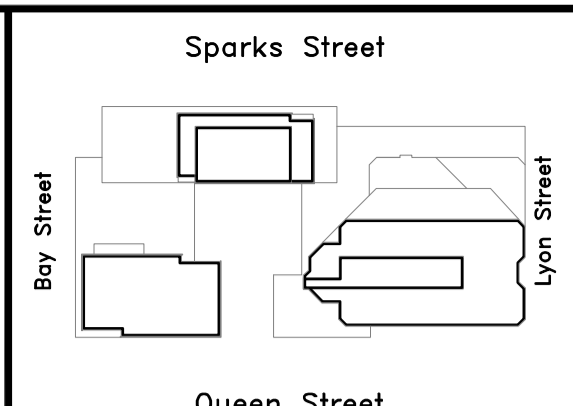
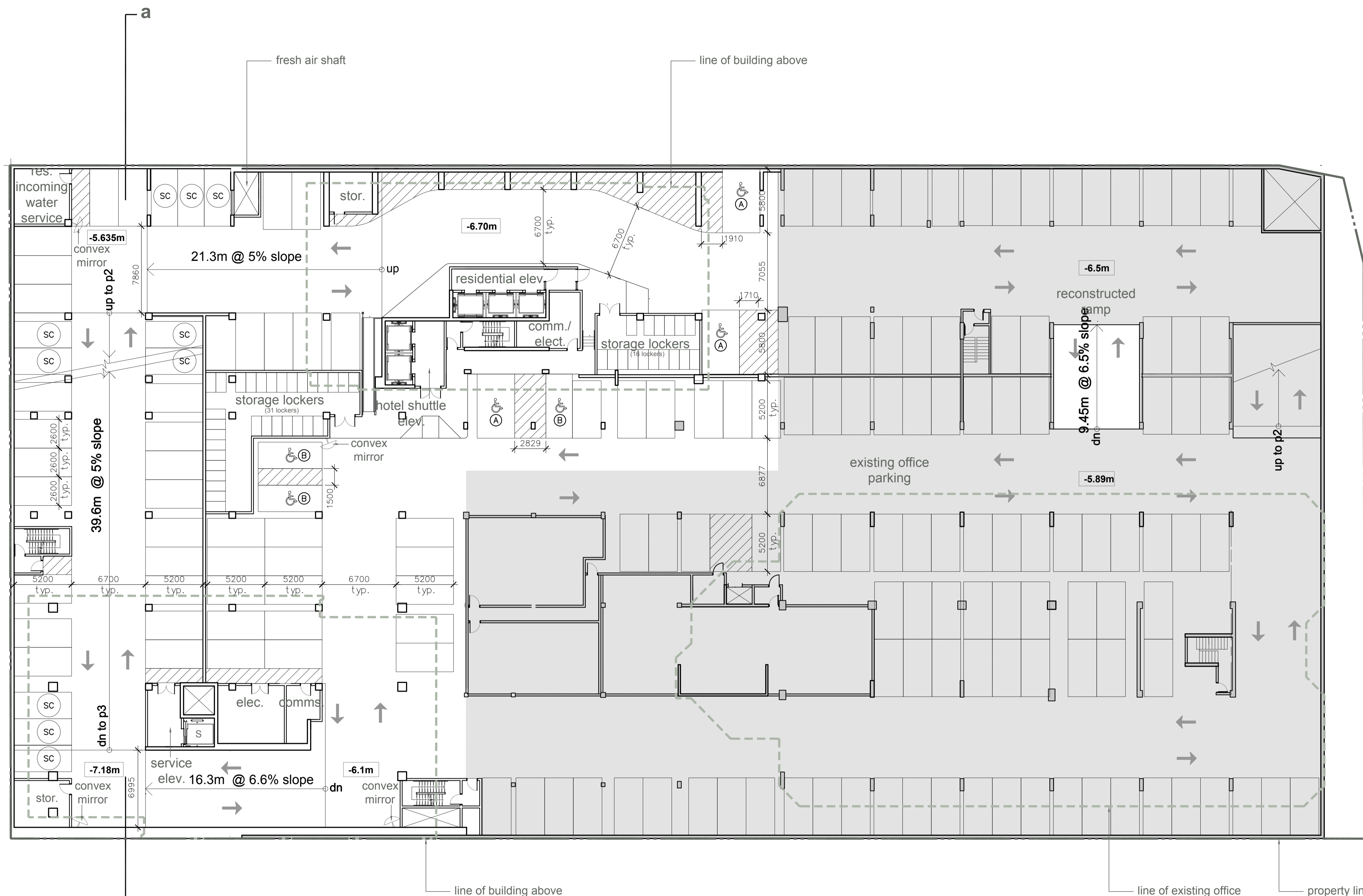
no. of parking spaces

	proposed:			existing:	
	bf	tandem	total	tandem	total
p1	29	6	9	44	77
p2	53	6	5	64	94
p3	50	2	5	57	0
total				165	183

total: 165 + 183 = 348 (including 15 visitor & 3 car share)

0.00 = +73.76m

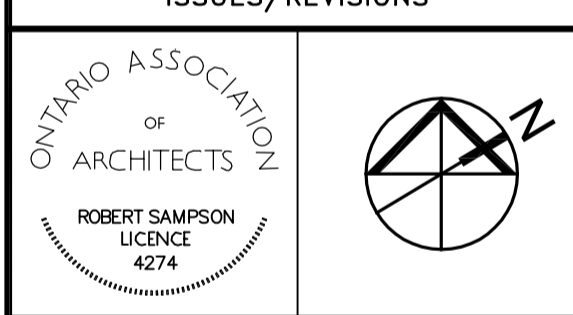
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Site Plan

Issue	Description	Date
A	RIO SUBMISSION	2015APR24
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS



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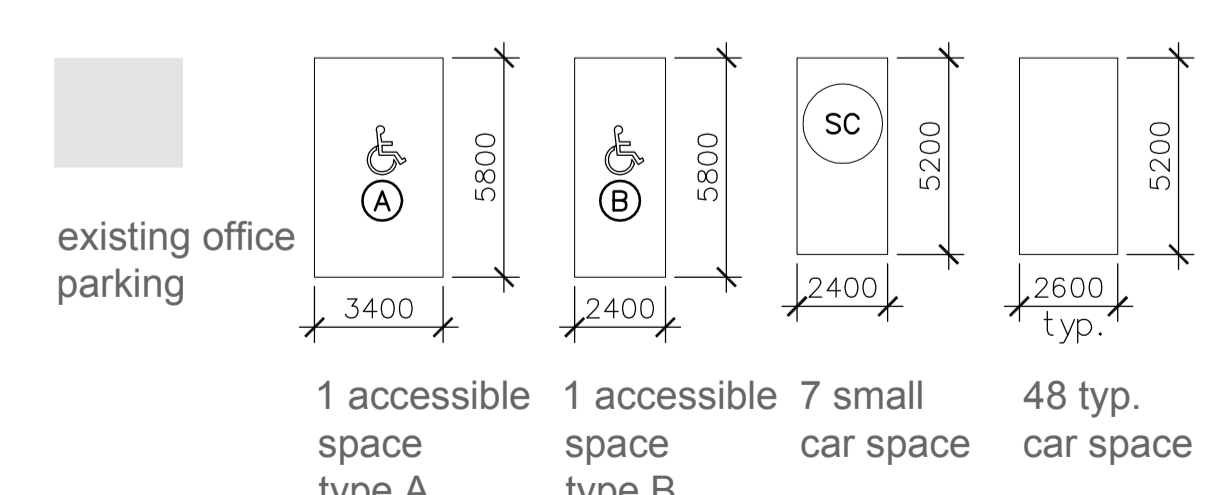
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 K1R 7S8

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Scale: 1:200

Project Number: 06409.000

Drawing Number: A-102



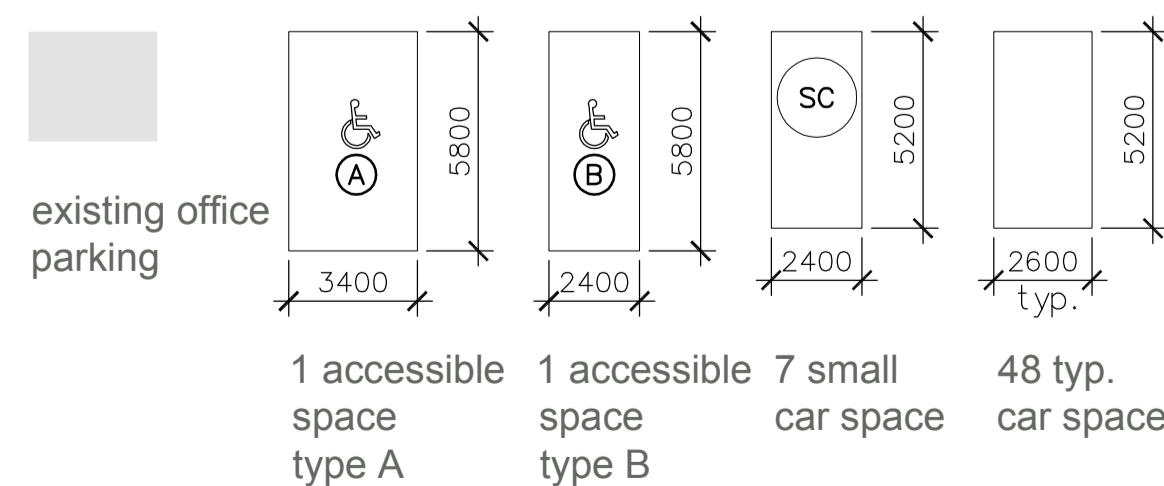
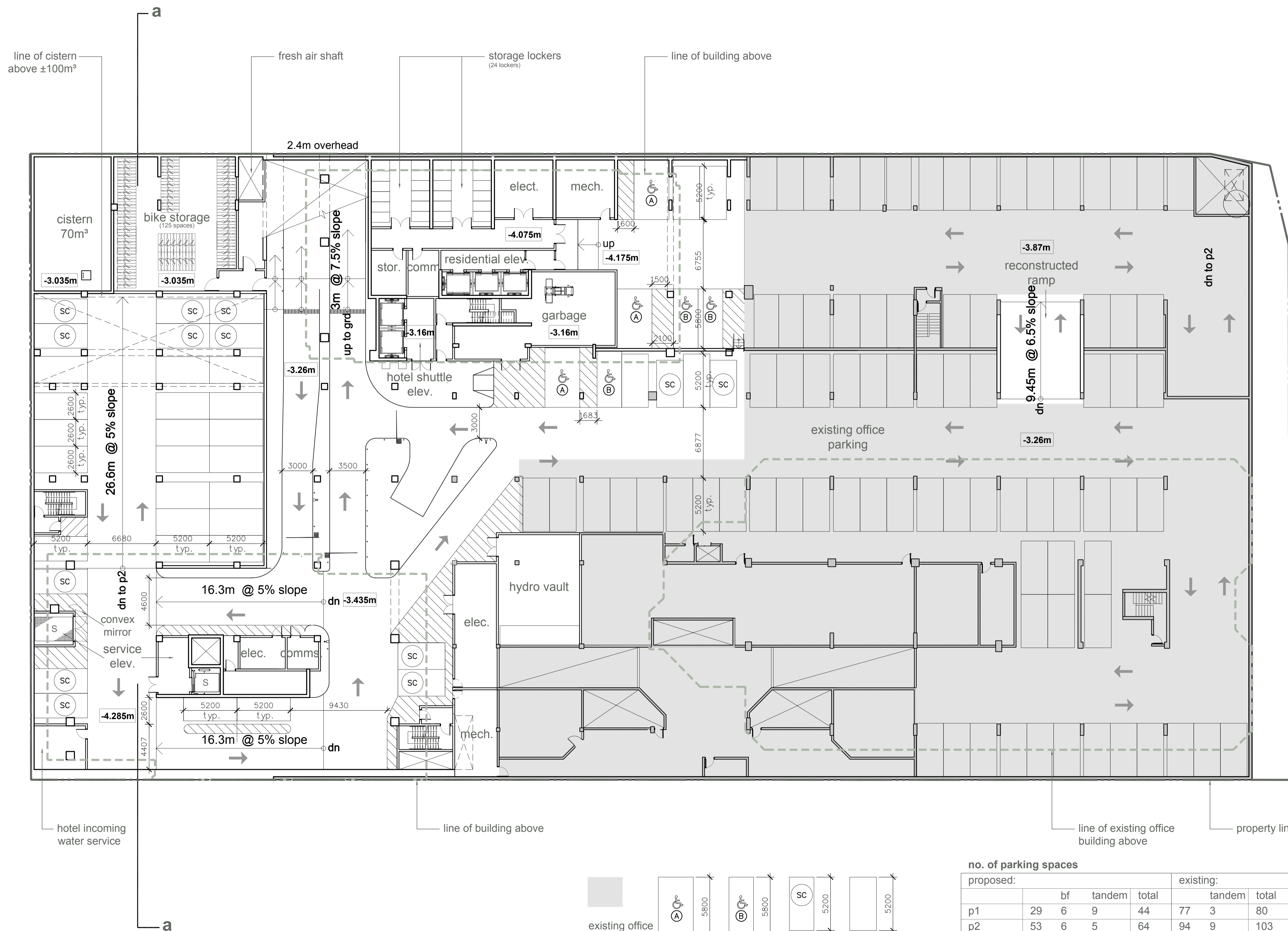
no. of parking spaces

	proposed:			existing:	
	bf	tandem	total	tandem	total
p1	29	6	44	77	3
p2	53	6	64	94	9
p3	50	2	57	0	0
total			165		183

total: 165 + 183 = 348 (including 15 visitor & 3 car share)

0.00 = +73.76m

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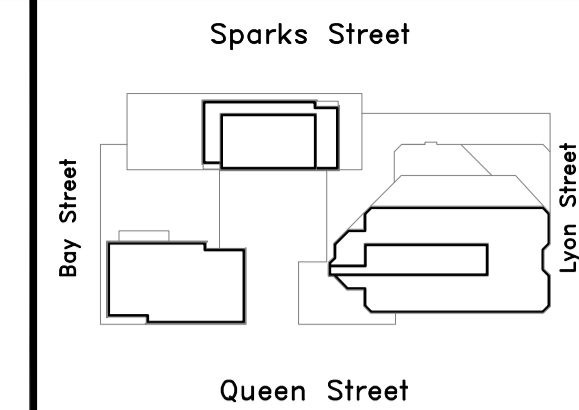


no. of parking spaces

	proposed:			existing:		
	bf	tandem	total	tandem	total	
p1	29	6	44	77	3	80
p2	53	6	5	64	9	103
p3	50	2	5	57	0	0
total			165			183

total: 165 + 183 = 348 (including 15 visitor & 3 car share)

0.00 = +73.76m



Site Plan

A	RIO SUBMISSION	2015APR24
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B	Site Plan Control	26JUN2015
---	-------------------	-----------

Issue	Description	Date
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ISSUES/REVISIONS



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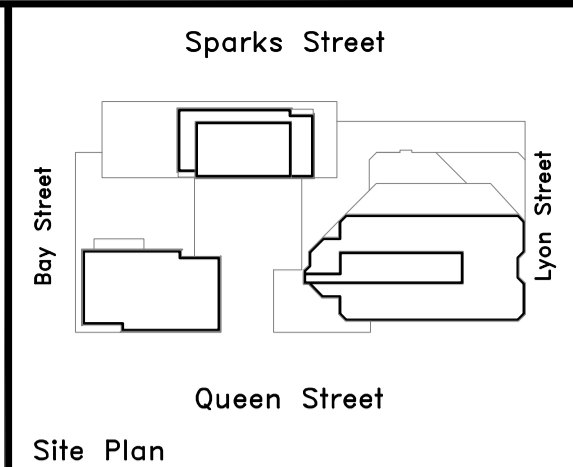
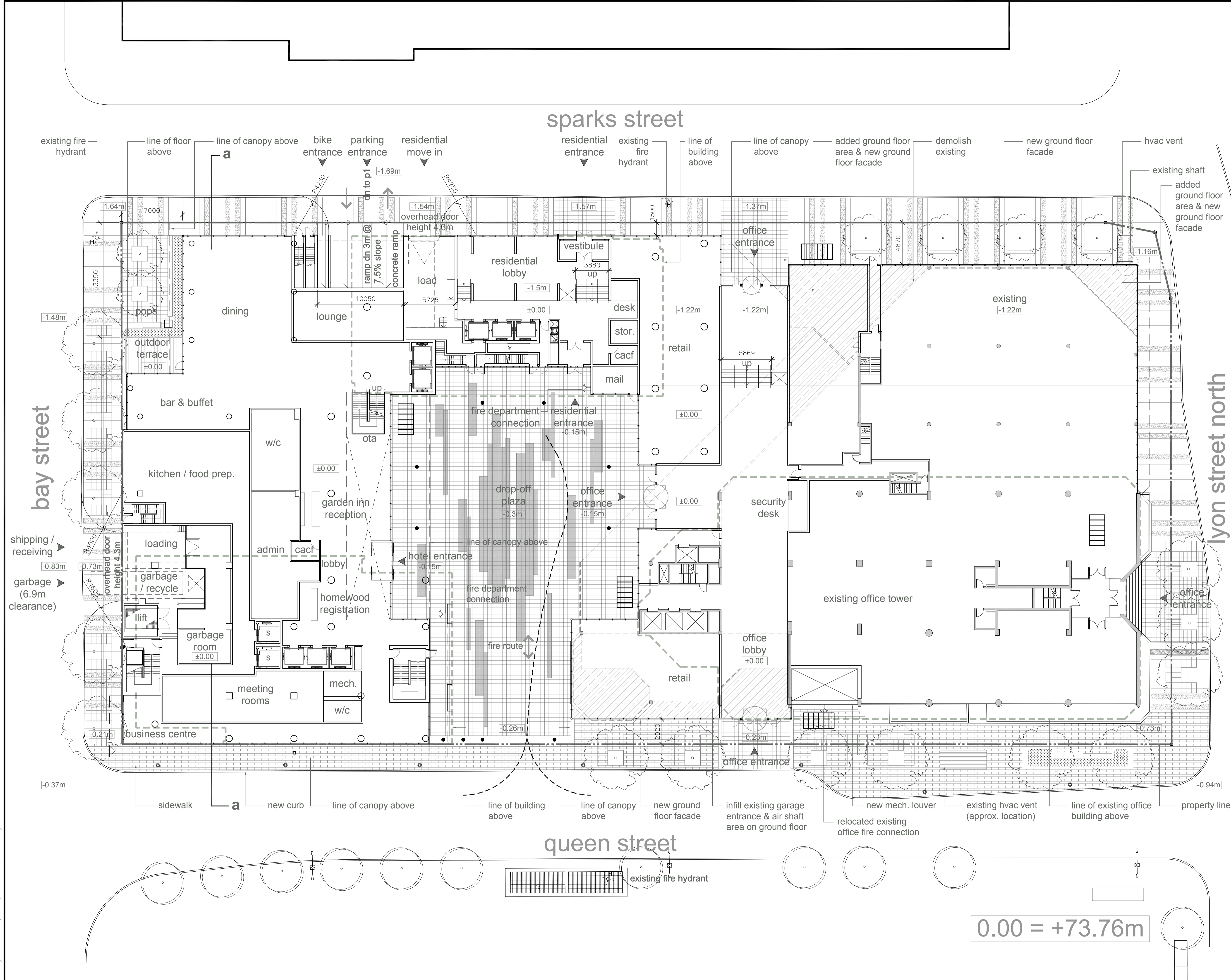
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Sheet Title:
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Scale: 1:200

Project Number: 06409.000

Drawing Number: A-103



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
B	Site Plan Control	26JUN2015

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Sheet Title:
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 Drawing Number: A-104

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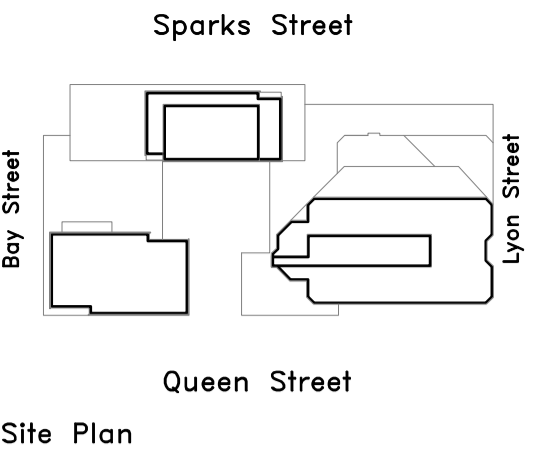
0.00 = +73.76m

sparks street

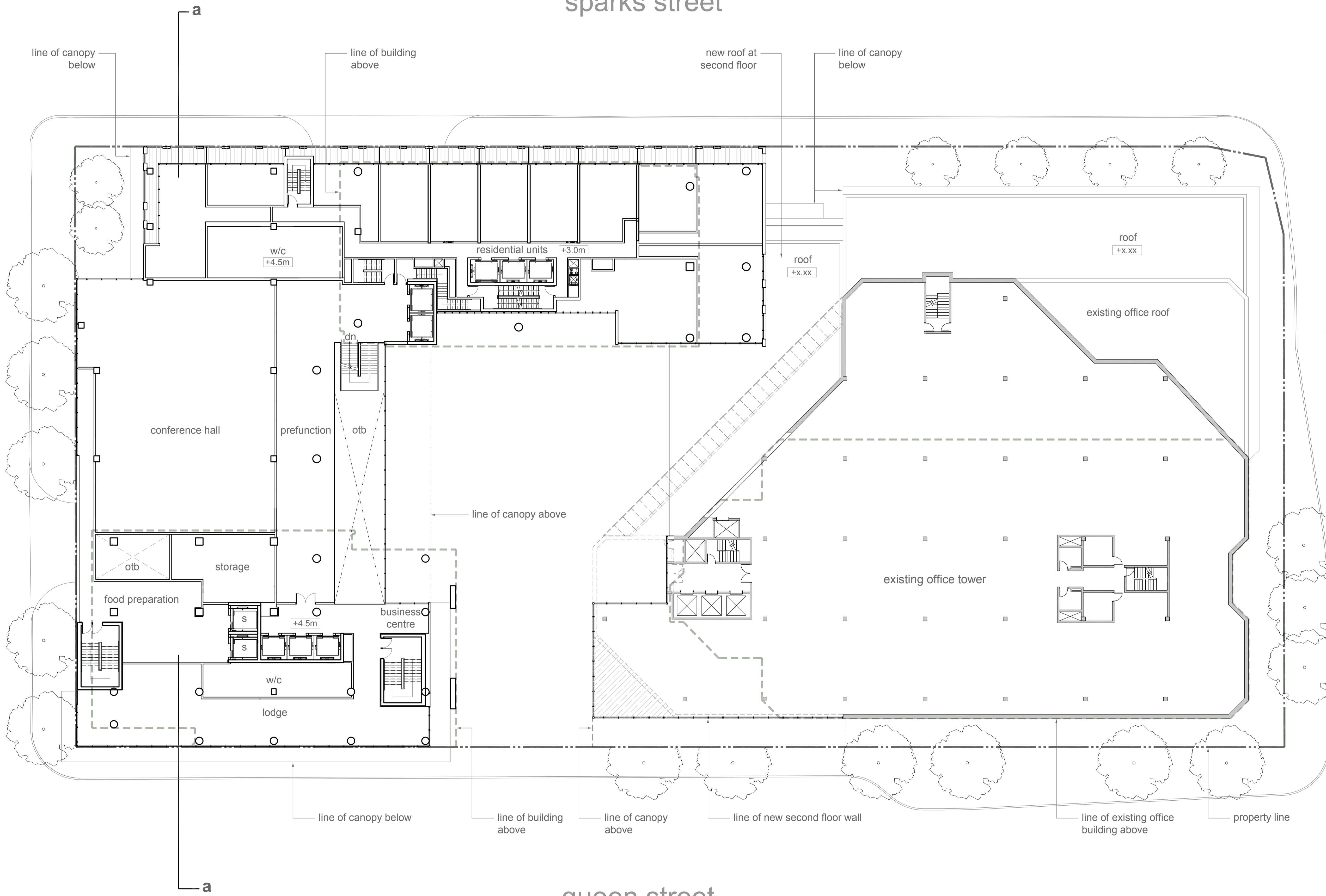
bay street

lyon street north

queen street



Site Plan



Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS
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Sheet Title:
PLAN-2nd FLOOR

Scale: 1:200

Project Number: **06409.000**

Drawing Number: **A-105**

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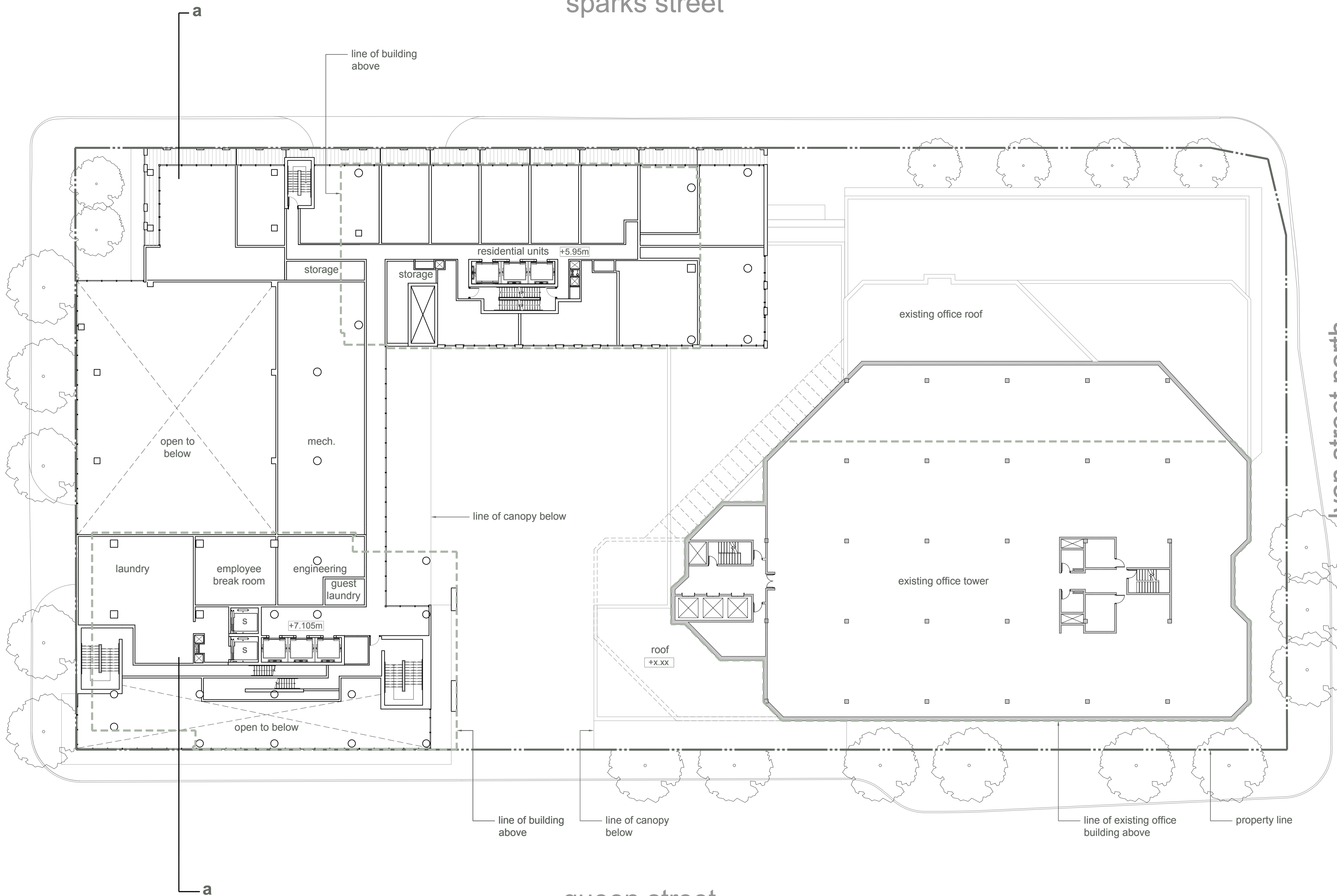
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sparks street

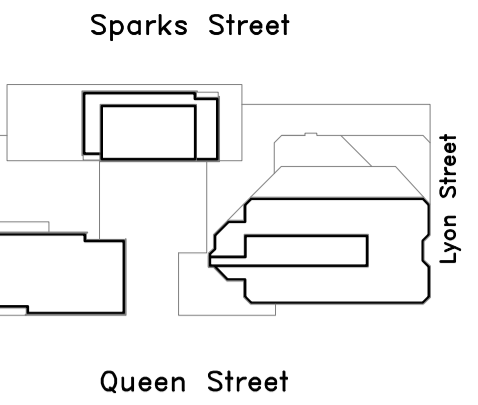
bay street

lyon street north

queen street

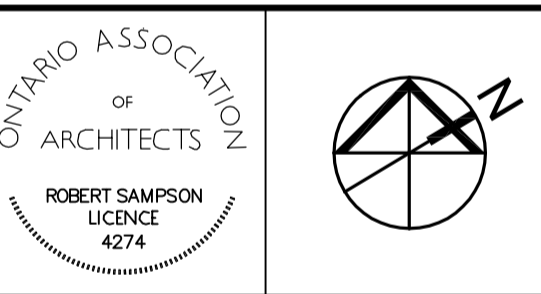


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Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015
ISSUES/REVISIONS		



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Sheet Title:
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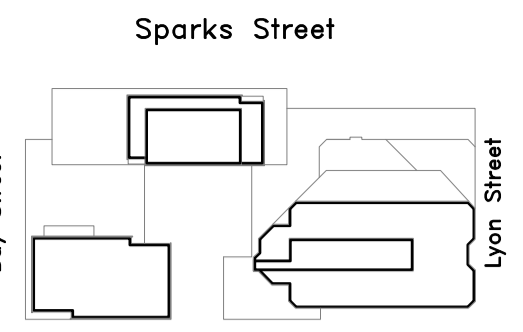
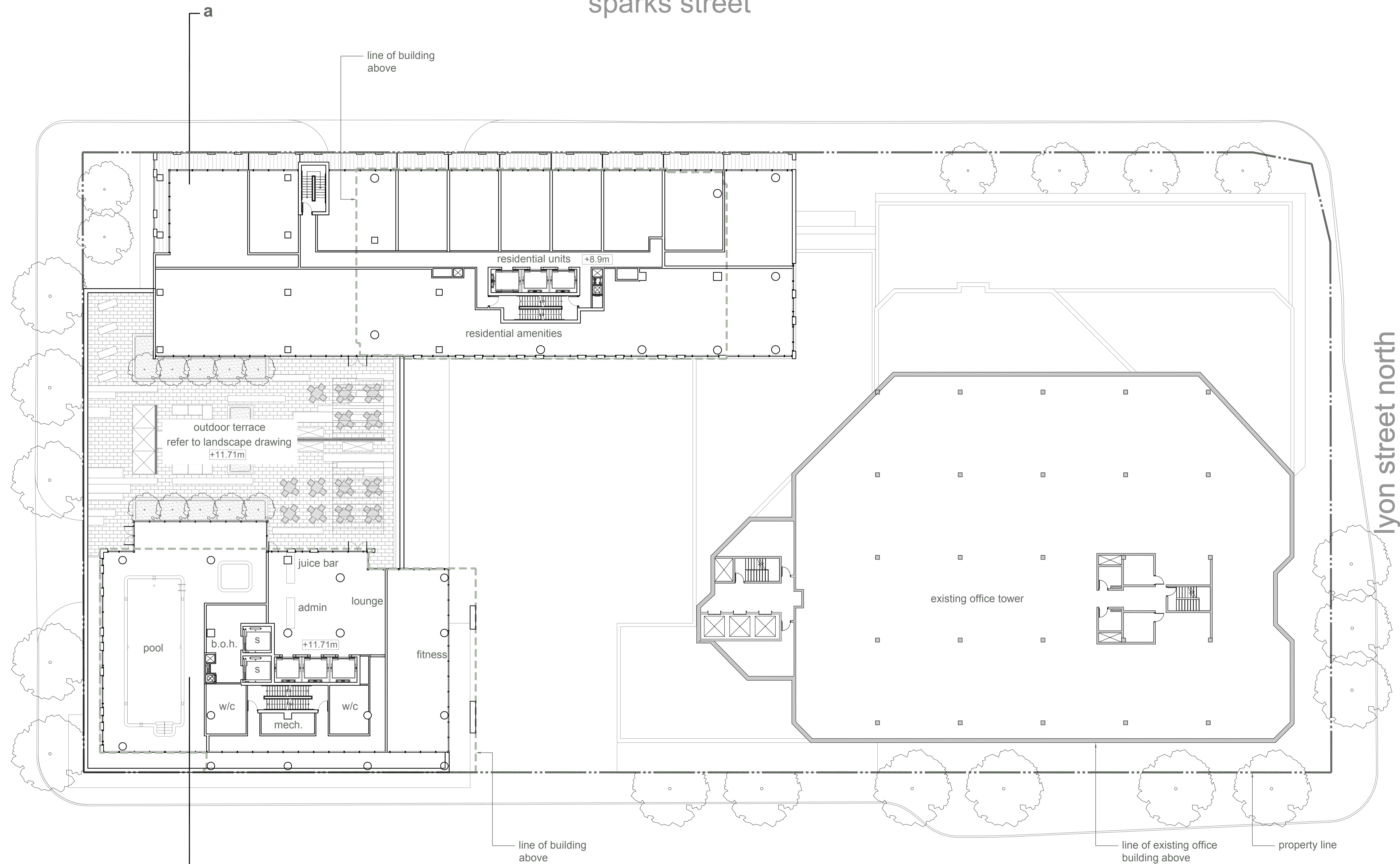
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 Drawing Name: R:\6409\CAD\SPA\A-107.dwg

bay street

sparks street

lyon street north

queen street



Queen Street

Site Plan

B	Site Plan Control	26JUN2015
Issue	Description	Date
ISSUES/REVISIONS		

ONTARIO ASSOCIATION
 OF
 ARCHITECTS

ROBERT SAMPSON
 LICENSE
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Sheet Title:
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0.00 = +73.76m

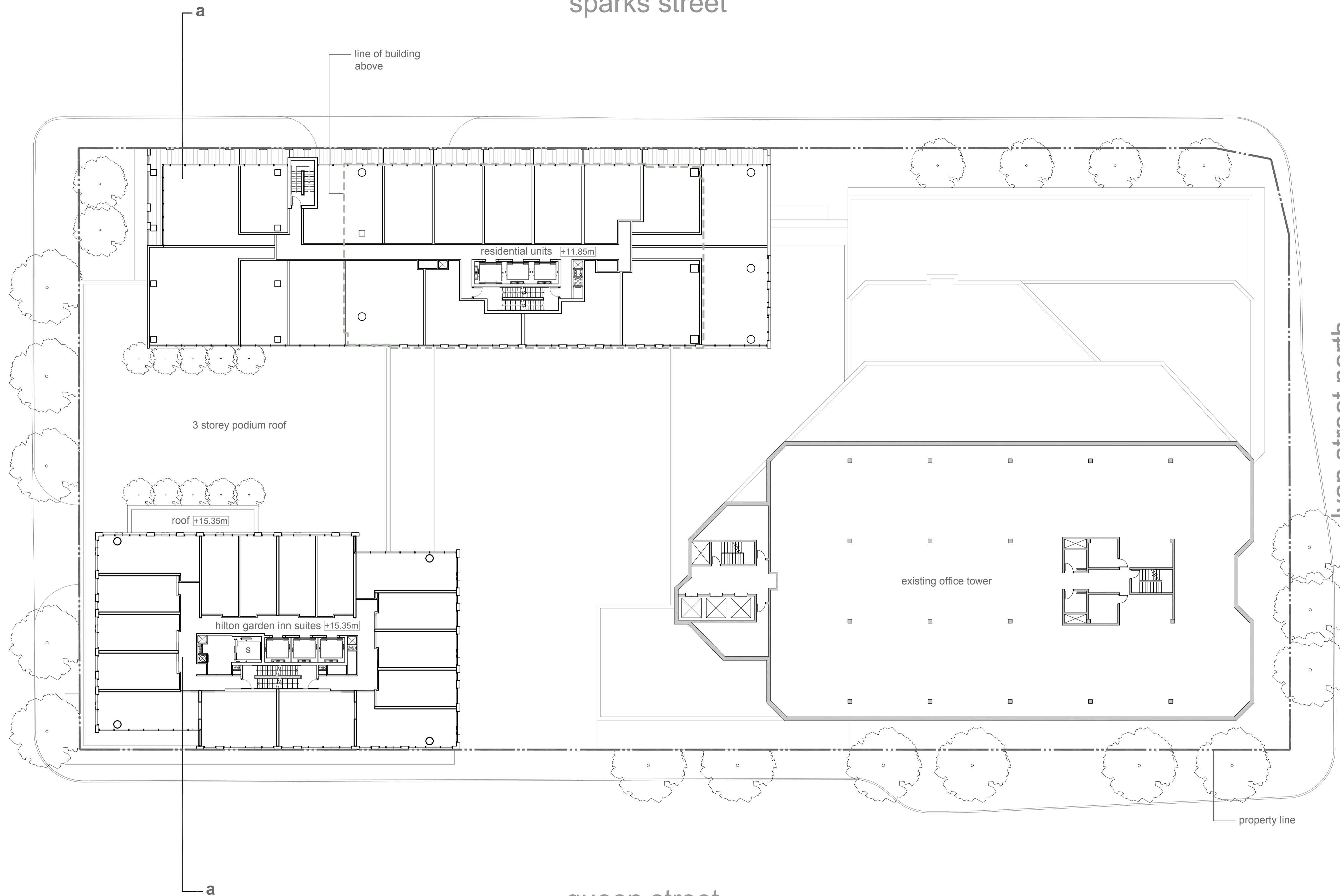
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bay street

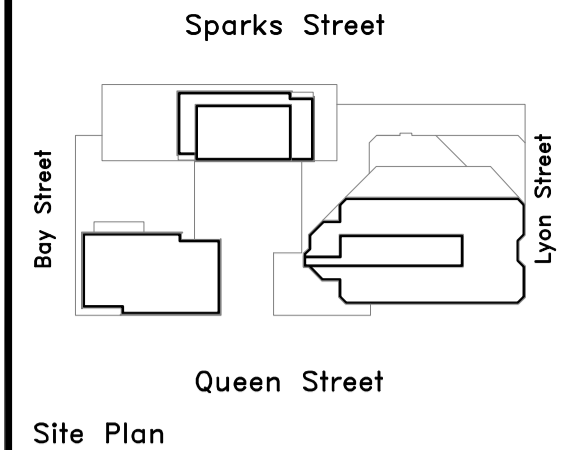
sparks street

lyon street north

queen street



0.00 = +73.76m



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
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ONTARIO ASSOCIATION
 OF
 ARCHITECTS
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Sheet Title:
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Scale: 1:200

Project Number: 06409.000

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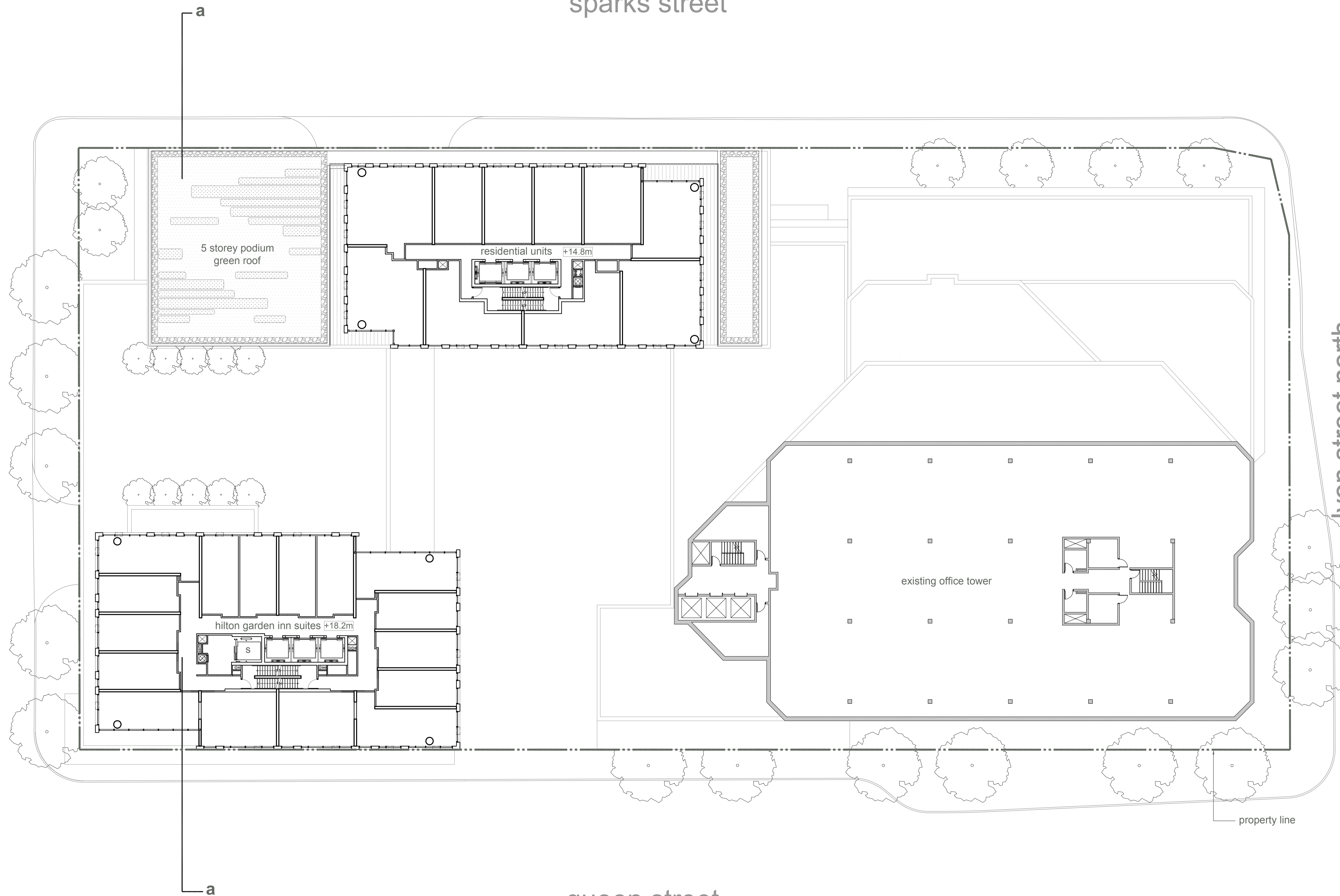
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bay street

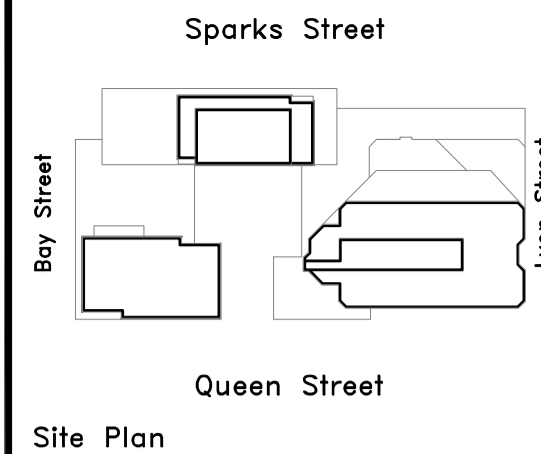
sparks street

lyon street north

queen street



0.00 = +73.76m



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015
ISSUES/REVISIONS		

ONTARIO ASSOCIATION OF ARCHITECTS
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 LICENCE 4274

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Sheet Title:
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Scale: 1:200

Project Number: 06409.000

Drawing Number: A-109

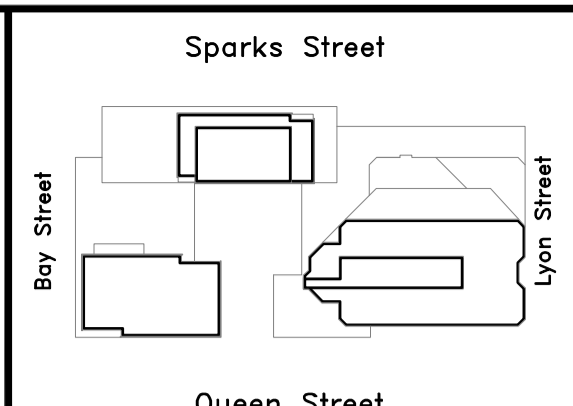
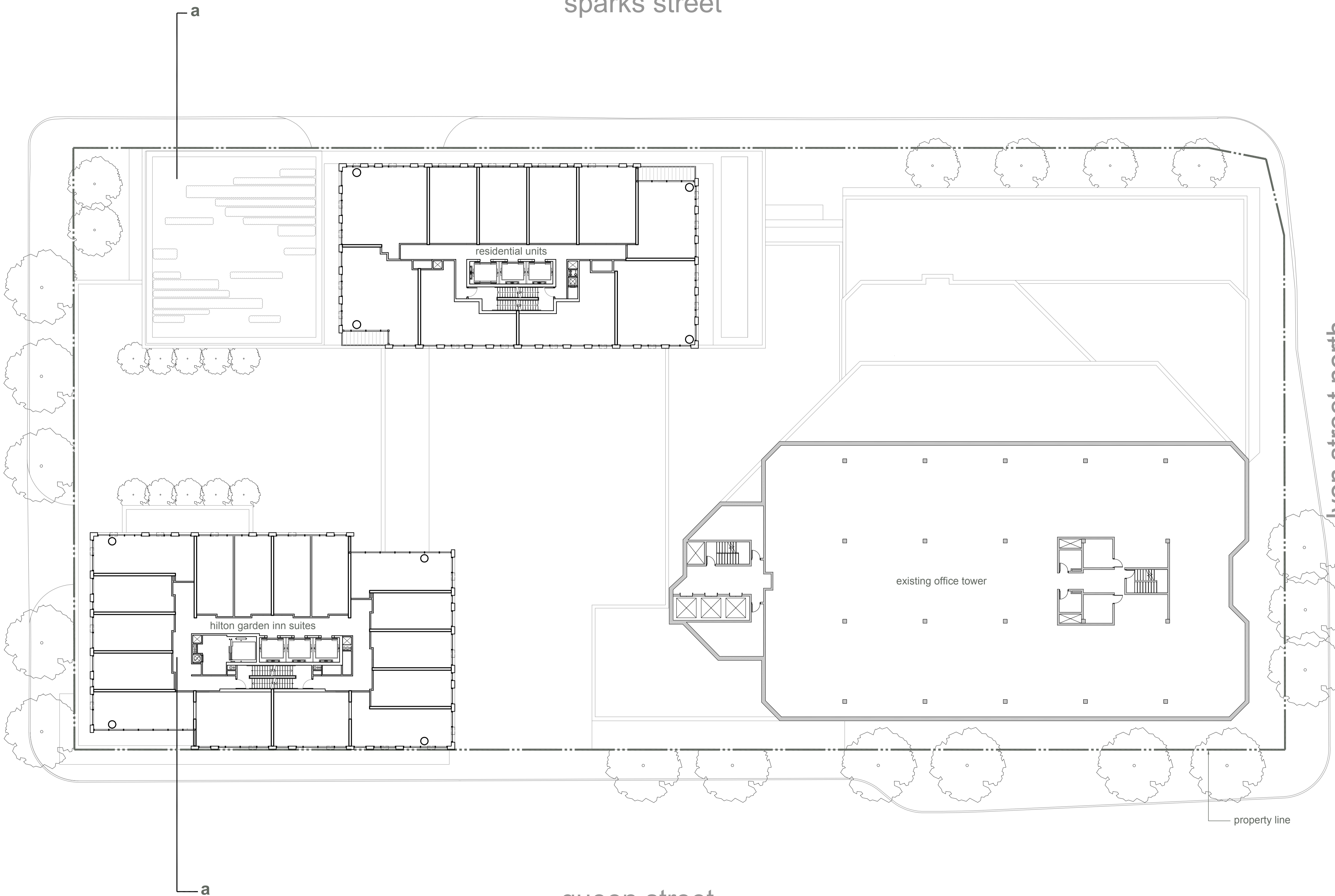
Plot Time: Jun 25, 2015 - 1:51pm
 Drawing Name: R:\6409\CAD\SPA\A-110.dwg

bay street

sparks street

lyon street north

queen street



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015
ISSUES/REVISIONS		

Issue	Description	Date
B	Site Plan Control	26JUN2015

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 13, 14 & PART OF LOT 12 (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:
PLAN-7th-17th FLOOR

Scale: 1:200
 Project Number: 06409.000
 Drawing Number: A-110

0.00 = +73.76m

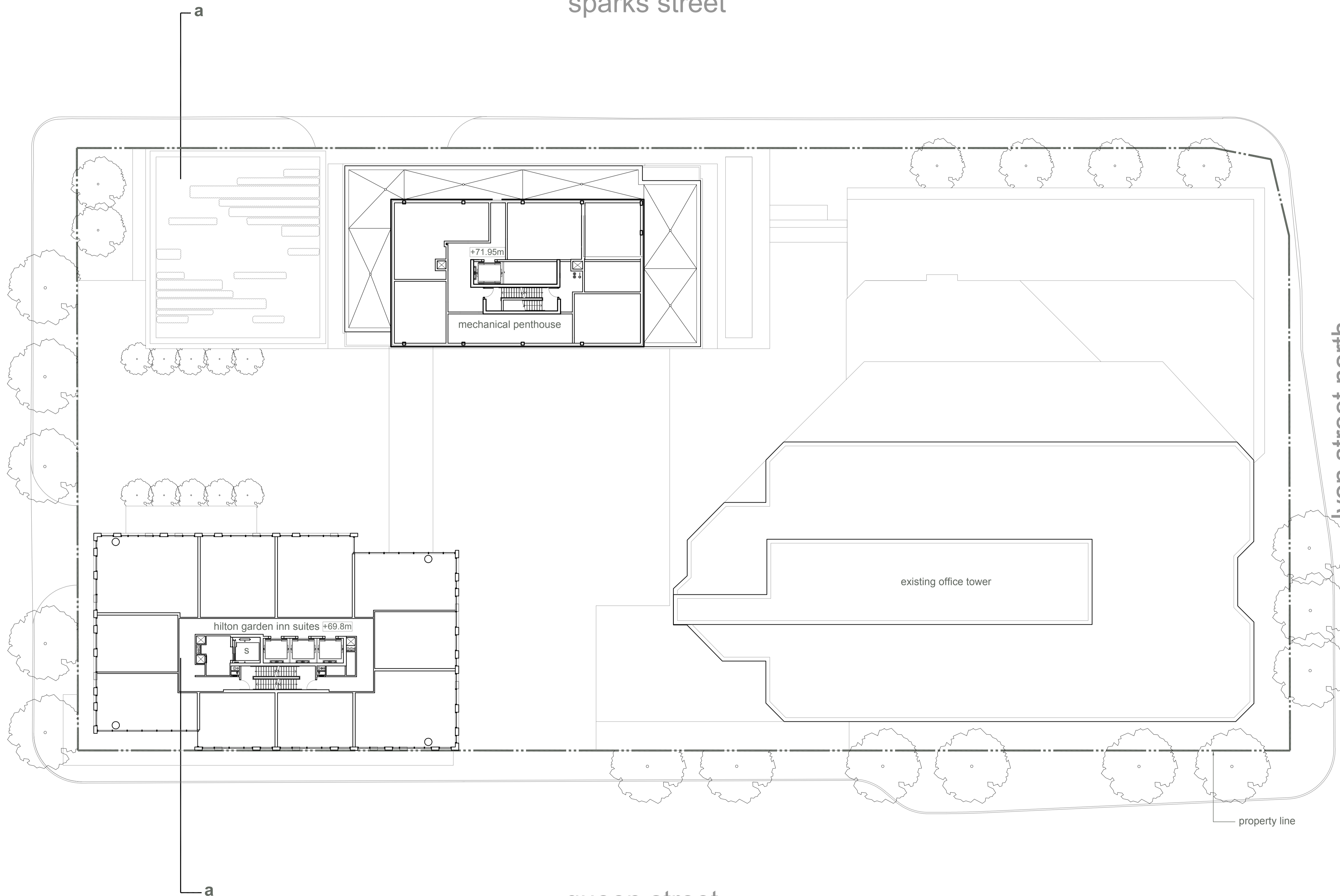
Plot Time: Jun 25, 2015 - 1:51pm
 Drawing Name: R:\6409\CAD\SPA\A-112.dwg

bay street

sparks street

lyon street north

queen street

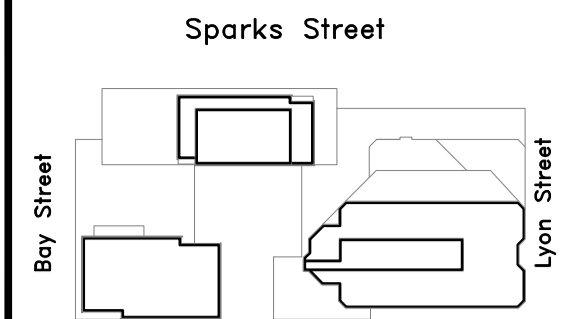


a

a

property line

0.00 = +73.76m



Queen Street

Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015
ISSUES/REVISIONS		

ONTARIO ASSOCIATION
 OF ARCHITECTS
 ROBERT SAMPSON
 LICENCE 4274

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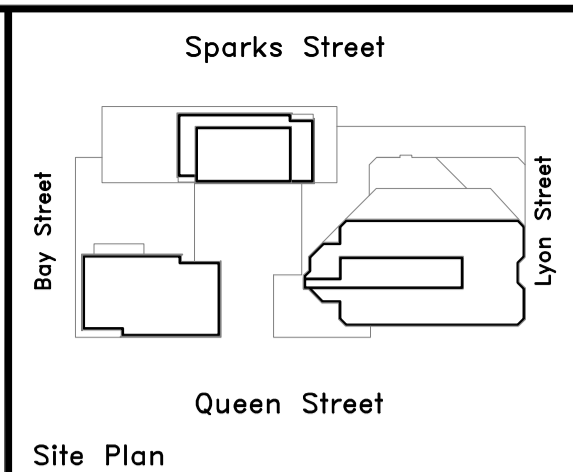
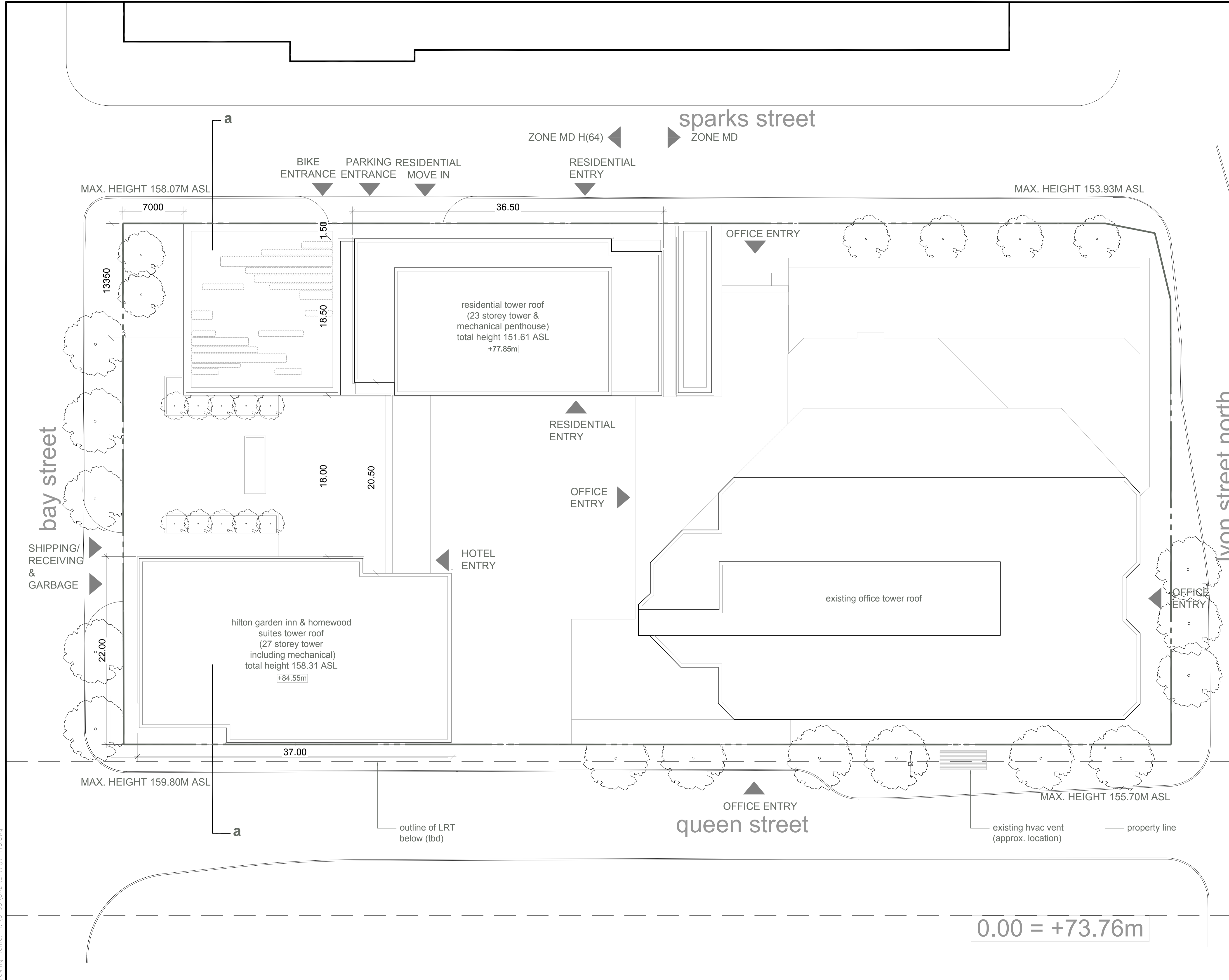
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 Suite 1500
 Toronto, Ontario
 Canada M4V 1N6
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 F 416.961.3176

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

Sheet Title:
**PLAN-24th FLOOR
 RESIDENTIAL MECH.
 PENTHOUSE**

Scale: 1:200
 Project Number: 06409.000
 Drawing Number: A-112

Plot Time: Jun 25, 2015 - 1:51pm
 Drawing Name: R:\6409\CAD\SPA\A-115.dwg



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
B	Site Plan Control	26JUN2015

ONTARIO ASSOCIATION OF ARCHITECTS
 ROBERT SAMPSON
 LICENCE 4274

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 K1R 7S8

Sheet Title:
PLAN-ROOF

Scale: 1:200
 Project Number: 06409.000
 Drawing Number: A-115

Plot Time: Jun 25, 2015 - 2:47pm
 Drawing Name: R:\6409\CAD\SPA\A-401.dwg

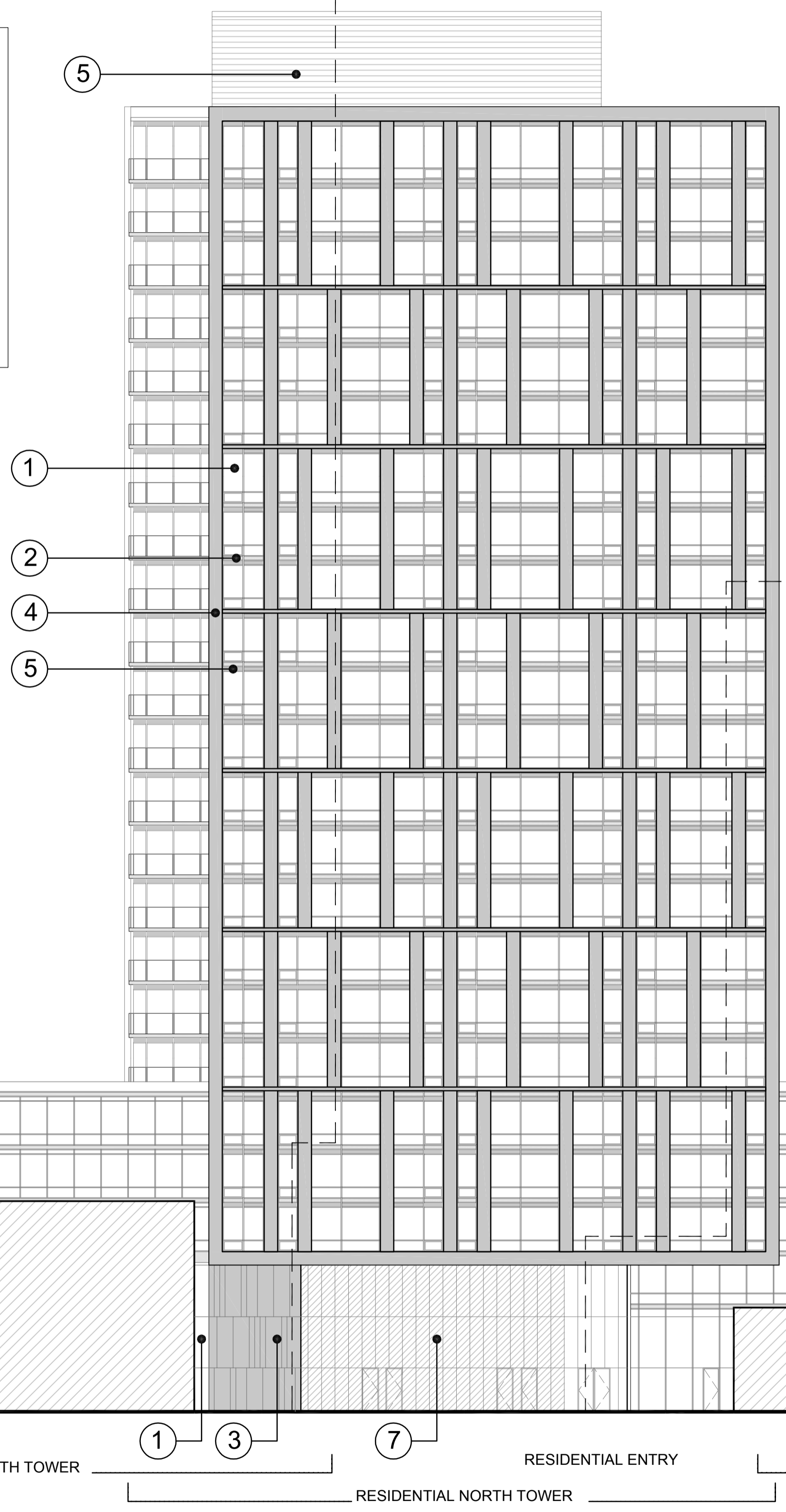
+158070 MAX. HEIGHT ASL

+153930 MAX. HEIGHT ASL

PROPERTY LINE

PROPERTY LINE

- 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



TOP OF ROOF/ MECH. PENTHOUSE +77850

MECH. PENTHOUSE 5.9m

23RD FLOOR 3.45m

22ND FLOOR

21ST FLOOR

20TH FLOOR

19TH FLOOR

18TH FLOOR

MECH CROSSOVER 3.25m

17TH FLOOR

16TH FLOOR

15TH FLOOR

14TH FLOOR

13TH FLOOR

12TH FLOOR

11TH FLOOR

10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR 3.25m

5TH FLOOR 3.25m

4TH FLOOR

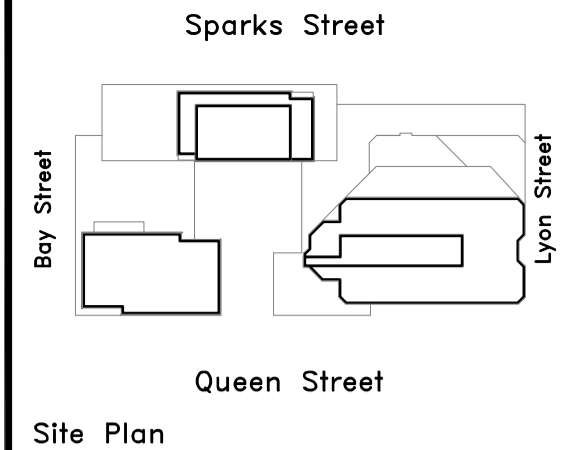
3RD FLOOR 2.95m typ.

2ND FLOOR 5.95m

GROUND FLOOR +0.00

77.85m

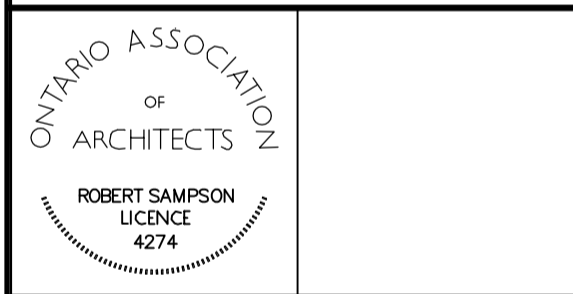
18.05m



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS



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Morguard
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 350 Sparks Street, Ottawa,
 K1R 7S8

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

Scale: 1: 200

Project Number: 06409.000

Drawing Number: A-401

0.00 = +73.76m

Plot Time: Jun 25, 2015 - 2:48pm
 Drawing Name: R:\6409\CAD\SPA\A-402.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

+155070 MAX. HEIGHT ASL

PROPERTY LINE

PROPERTY LINE

MAX. HEIGHT ASL +153930
 TOP OF ROOF / MECH. PENTHOUSE +77850

5

MECH. PENTHOUSE

23RD FLOOR

22ND FLOOR

21ST FLOOR

4

20TH FLOOR

19TH FLOOR

1

18TH FLOOR

MECH CROSSOVER

2

17TH FLOOR

5

16TH FLOOR

15TH FLOOR

14TH FLOOR

13TH FLOOR

12TH FLOOR

11TH FLOOR

10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

1

5TH FLOOR

3

4TH FLOOR

2

3RD FLOOR

2

2ND FLOOR

1

GROUND FLOOR

7.45m

4.03m

19.55m

2.95m typ.

3.25m

3.25m

5.9m

3.45m

79.35m

-1500

QUEEN STREET

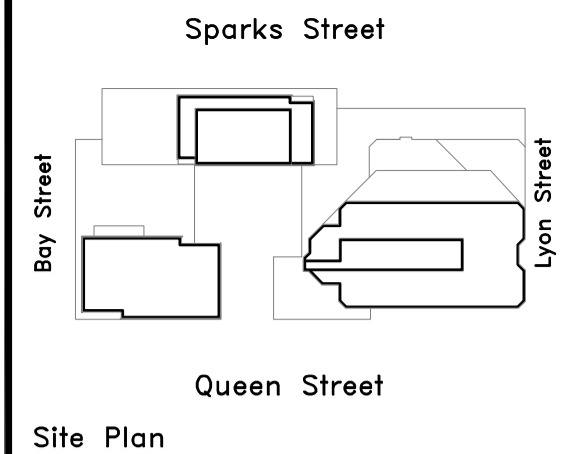
EXISTING OFFICE BUILDING
12 STOREYS

SPARKS STREET

HOTEL SOUTH TOWER

RESIDENTIAL NORTH TOWER

0.00 = +73.76m



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

Issue	Description	Date
ISSUES/REVISIONS		



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

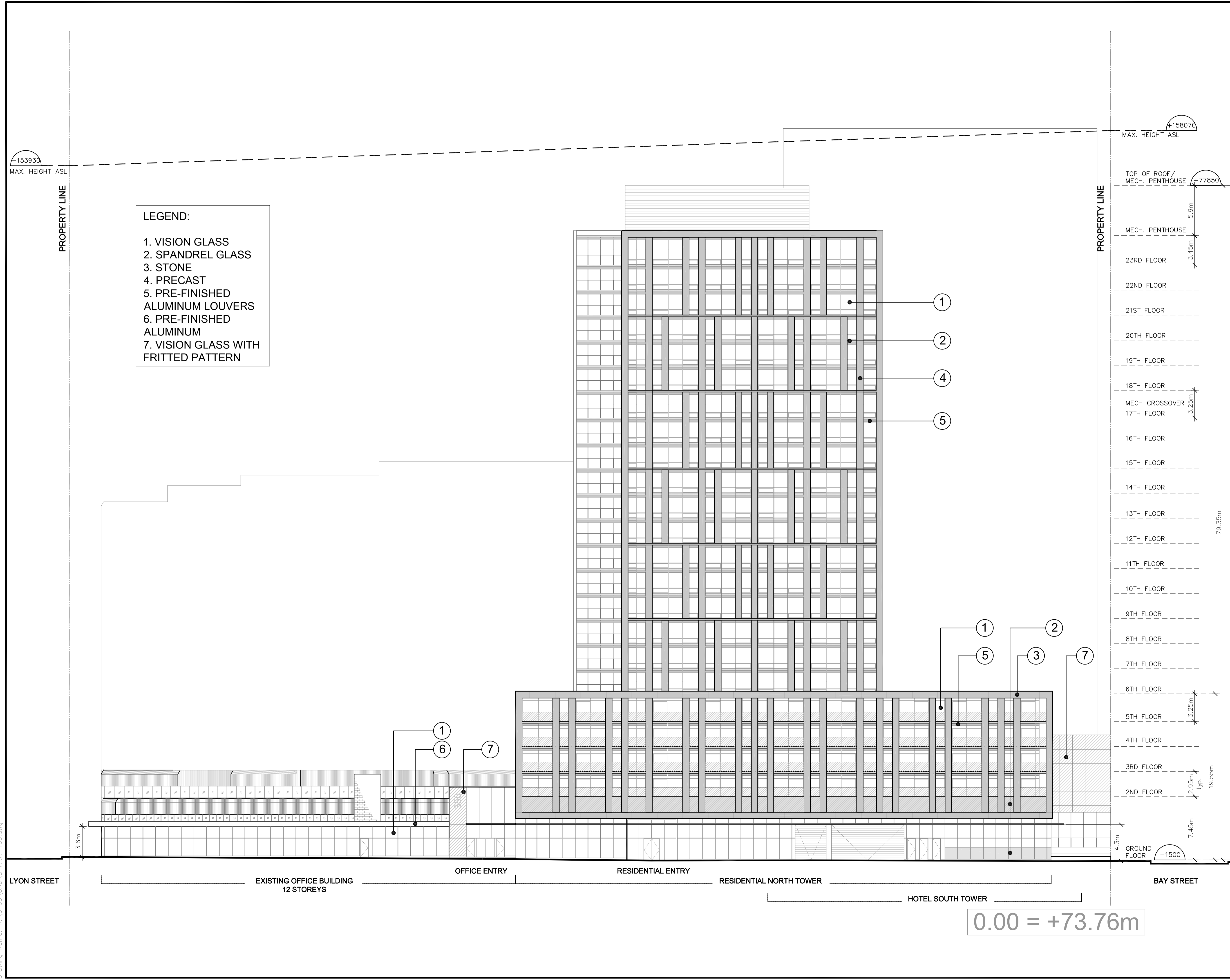
Sheet Title:
**ELEVATION-
 NORTH TOWER-
 EAST ELEVATION**

Scale: 1:200

Project Number: 06409.000

Drawing Number: A-402

Plot Time: Jun 25, 2015 - 2:48pm
 Drawing Name: R:\6409\CAD\SPA\A-403.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

MAX. HEIGHT ASL +158070

MAX. HEIGHT ASL +153930

TOP OF ROOF/ MECH. PENTHOUSE +77850

MECH. PENTHOUSE 5.9m

23RD FLOOR 3.45m

22ND FLOOR

21ST FLOOR

20TH FLOOR

19TH FLOOR

18TH FLOOR

MECH CROSSOVER 3.25m

17TH FLOOR

16TH FLOOR

15TH FLOOR

14TH FLOOR

13TH FLOOR

12TH FLOOR

11TH FLOOR

10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR 3.25m

5TH FLOOR

4TH FLOOR

3RD FLOOR 2.95m typ.

2ND FLOOR

GROUND FLOOR -1500

79.35m

19.55m

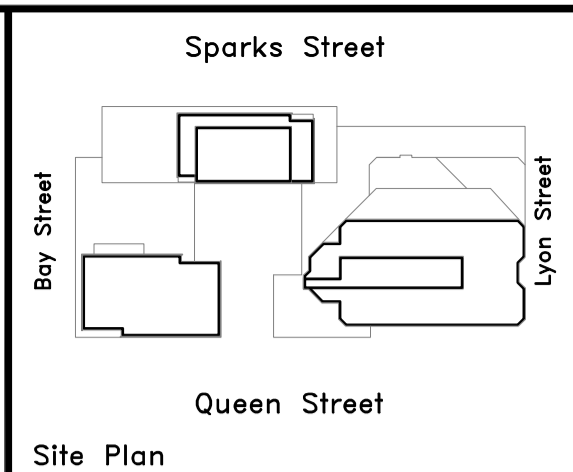
7.45m

4.3m

3.6m

3.80m

3.25m



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS

ROBERT SAMPSON
 LICENCE 4274

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Morguard

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 K1R 7S8

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

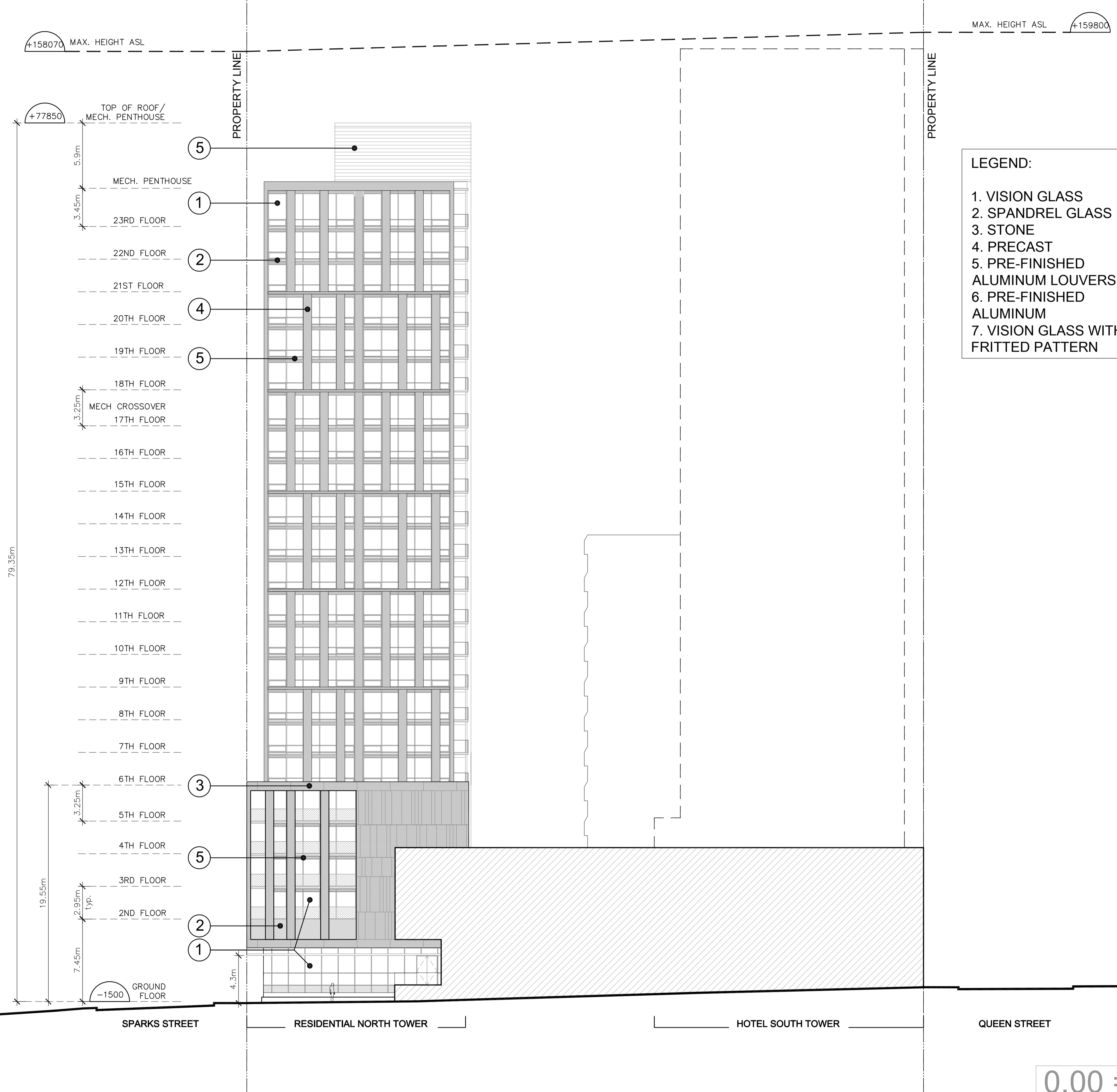
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Project Number: 06409.000

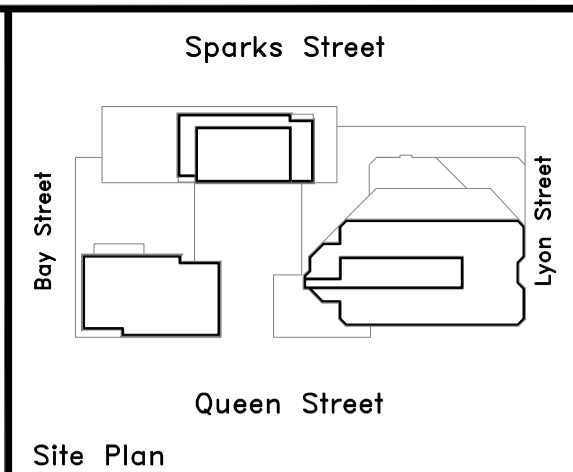
Drawing Number: A-403

0.00 = +73.76m

Plot Time: Jun 25, 2015 - 2:48pm
 Drawing Name: R:\6409\CAD\SPA\A-404.dwg

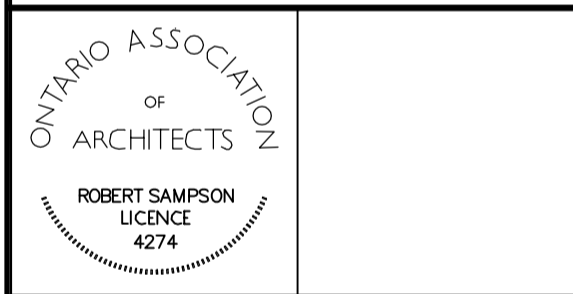


0.00 = +73.76m



Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS		



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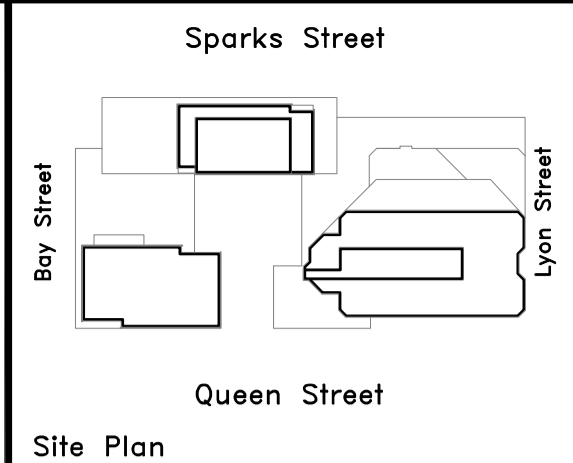
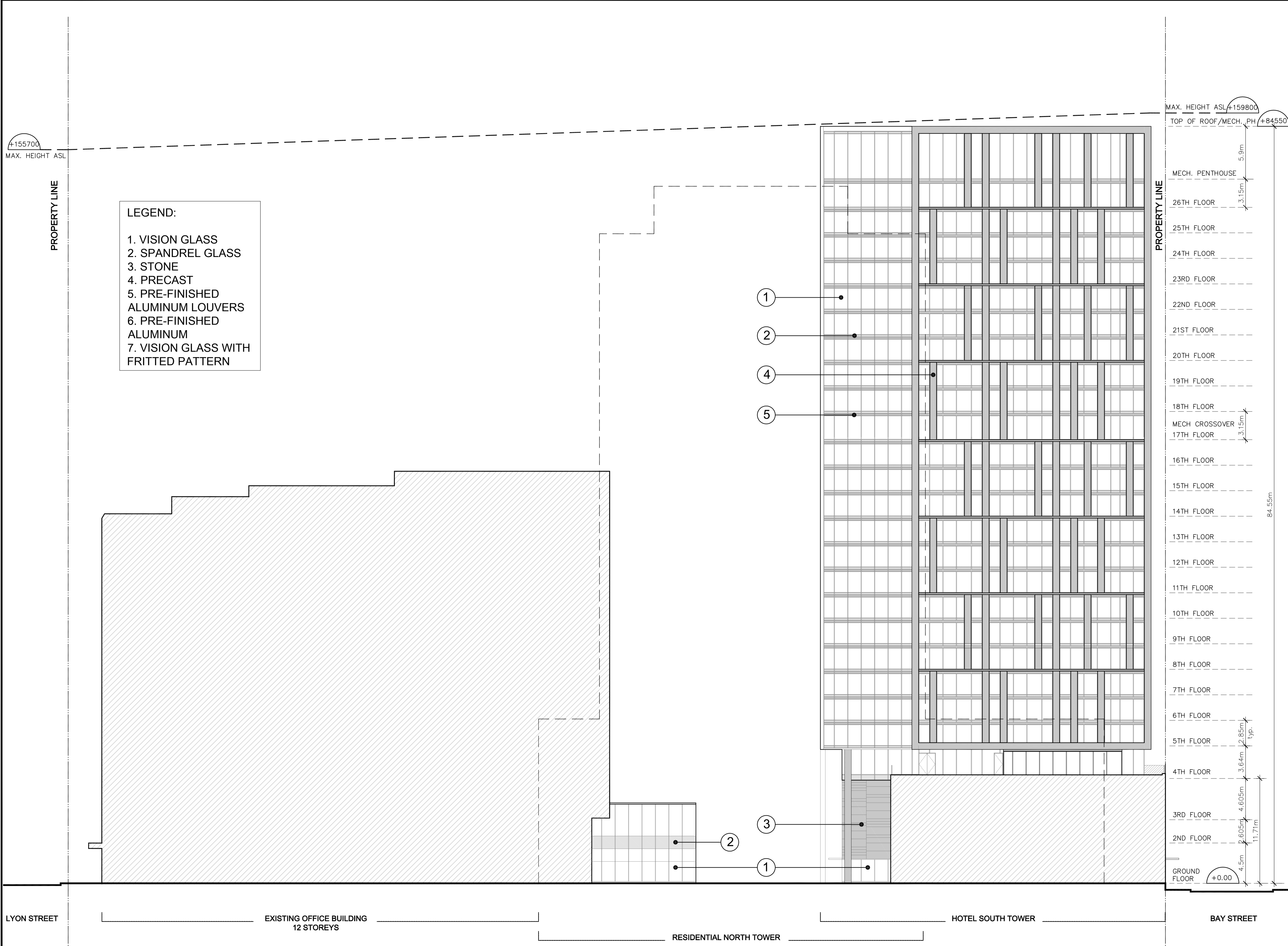
WZMH ARCHITECTS

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 F 416.961.3176

Morguard

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

Sheet Title:	ELEVATION-NORTH TOWER-WEST ELEVATION
Scale:	1: 200
Project Number:	06409.000
Drawing Number:	A-404



Issue	Description	Date
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-SOUTH TOWER-NORTH ELEVATION

Scale: 1:200

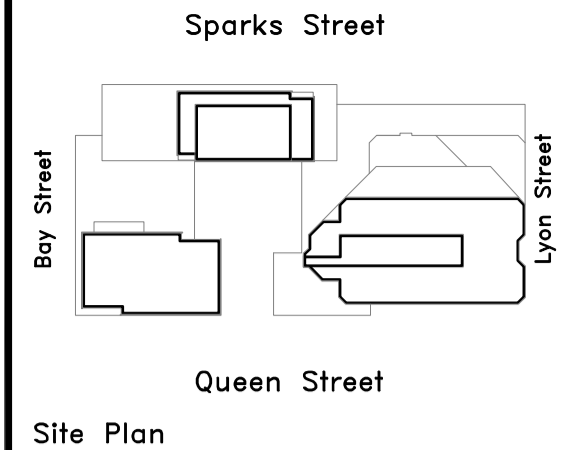
Project Number: 06409.000

Drawing Number: A-405

- 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



0.00 = +73.76m



Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS
 ROBERT SAMPSON
 LICENSE 4274

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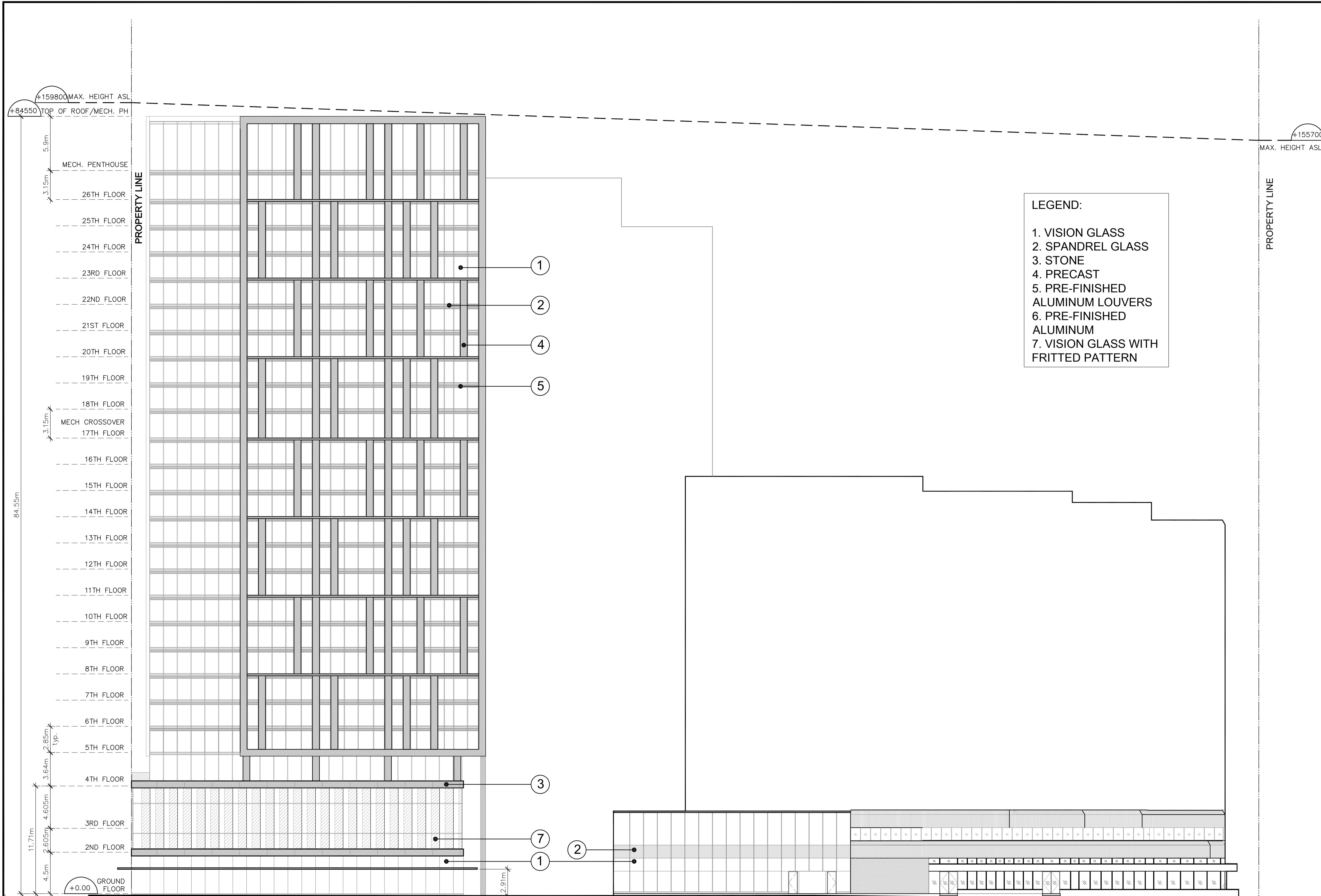
Morguard
 350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title: ELEVATION-SOUTH TOWER-WEST ELEVATION

Scale: 1: 200

Project Number: 06409.000

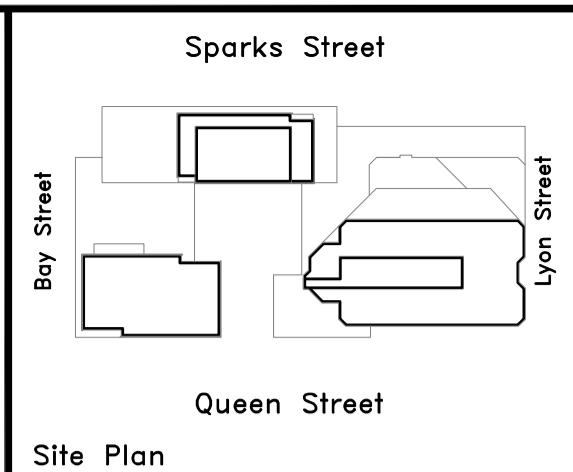
Drawing Number: A-406



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

BAY STREET HOTEL SOUTH TOWER RESIDENTIAL NORTH TOWER OFFICE ENTRY EXISTING OFFICE BUILDING 12 STOREYS LYON STREET

0.00 = +73.76m

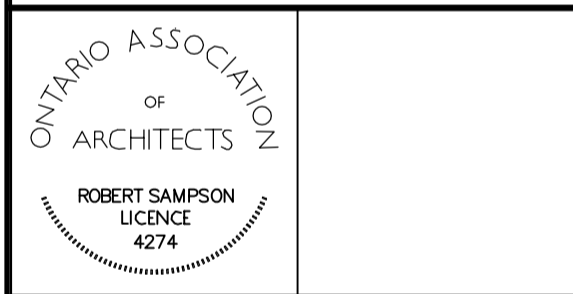


Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
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Morguard
 350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

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

Scale: 1:200

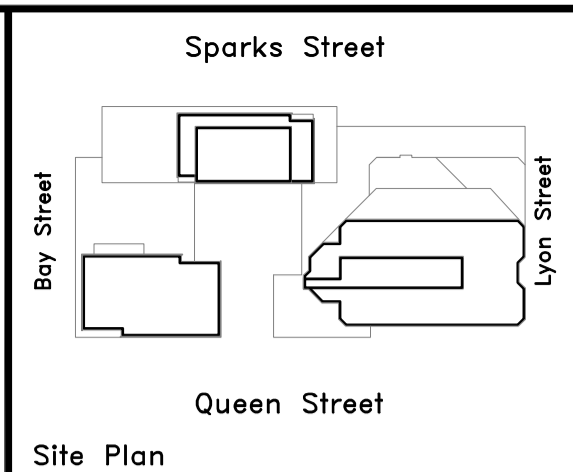
Project Number: 06409.000

Drawing Number: A-407

Plot Time: Jun 25, 2015 - 6:14pm
 Drawing Name: R:\6409\CAD\SPA\A-408.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	Site Plan Control	26JUN2015

ISSUES/REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS
 ROBERT SAMPSON
 LICENCE 4274

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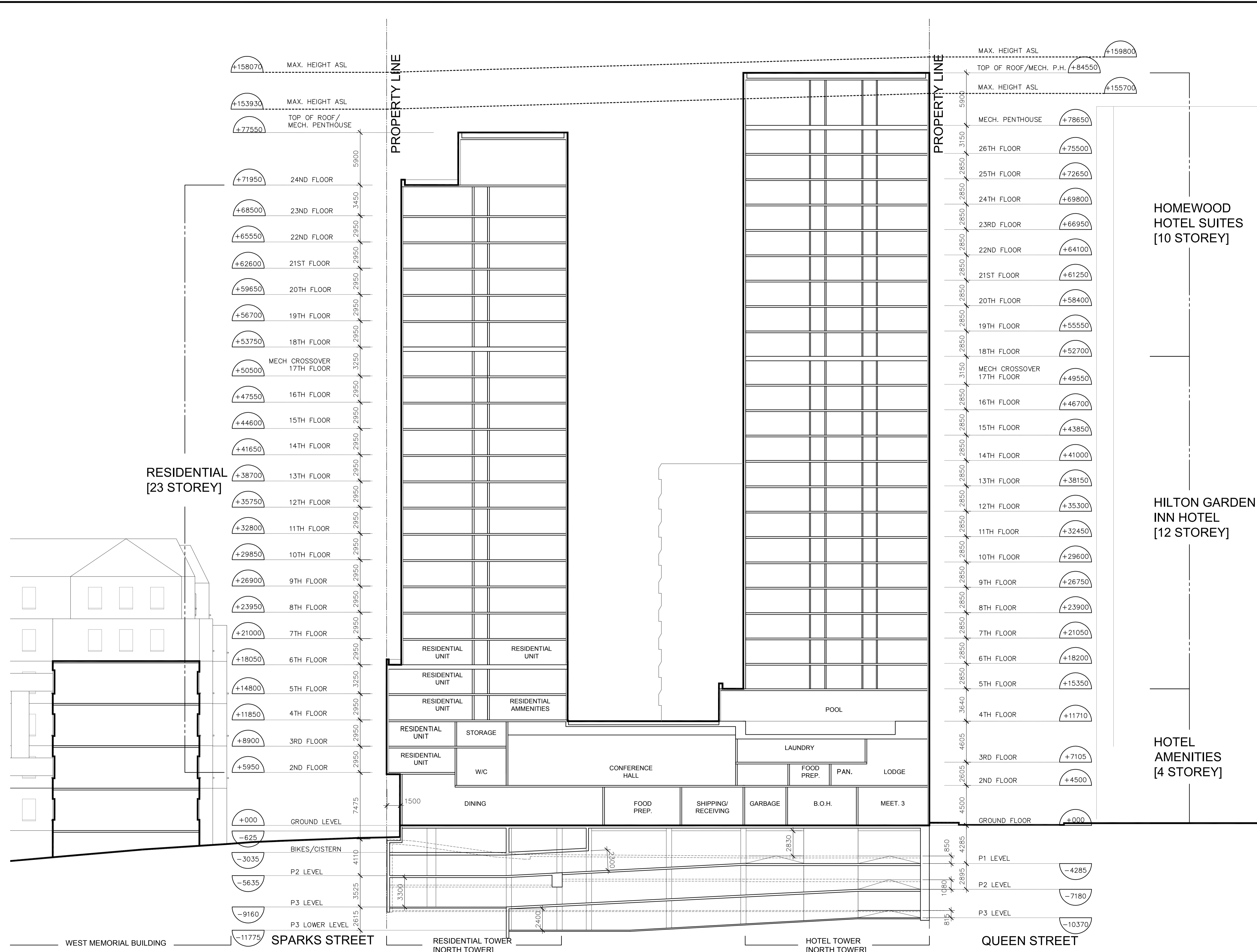
Morguard
 350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

0.00 = +73.76m

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

Scale:	1: 200
Project Number:	06409.000
Drawing Number:	A-408

Plot Time: Jun 25, 2015 - 2:52pm
 Drawing Name: R:\6409\CAD\SPA\A-411.dwg



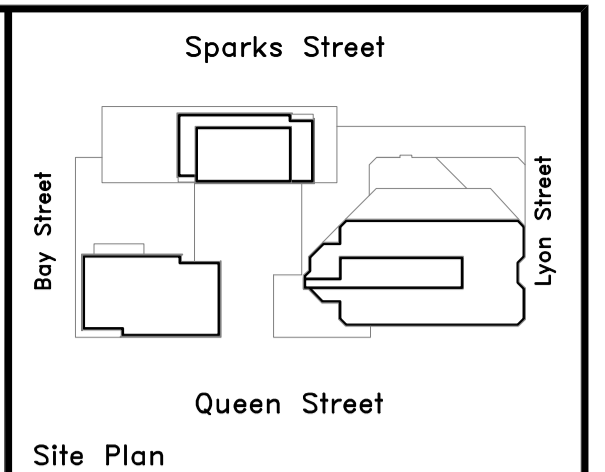
**RESIDENTIAL
[23 STOREY]**

**HOMEWOOD
HOTEL SUITES
[10 STOREY]**

**HILTON GARDEN
INN HOTEL
[12 STOREY]**

**HOTEL
AMENITIES
[4 STOREY]**

Level	Elevation (ASL)	Notes
MAX. HEIGHT ASL	+158070	
MAX. HEIGHT ASL	+153930	
TOP OF ROOF/MECH. PENTHOUSE	+77550	
24TH FLOOR	+71950	
23ND FLOOR	+68500	
22ND FLOOR	+65550	
21ST FLOOR	+62600	
20TH FLOOR	+59650	
19TH FLOOR	+56700	
18TH FLOOR	+53750	
MECH CROSSOVER 17TH FLOOR	+50500	
16TH FLOOR	+47550	
15TH FLOOR	+44600	
14TH FLOOR	+41650	
13TH FLOOR	+38700	
12TH FLOOR	+35750	
11TH FLOOR	+32800	
10TH FLOOR	+29850	
9TH FLOOR	+26900	
8TH FLOOR	+23950	
7TH FLOOR	+21000	
6TH FLOOR	+18050	
5TH FLOOR	+14800	
4TH FLOOR	+11850	
3RD FLOOR	+8900	
2ND FLOOR	+5950	
GROUND LEVEL	+000	
BIKES/CISTERN	-625	
P2 LEVEL	-3035	
P3 LEVEL	-5635	
P3 LOWER LEVEL	-9160	
GROUND FLOOR	+000	
4TH FLOOR	+11710	
5TH FLOOR	+15350	
6TH FLOOR	+18200	
7TH FLOOR	+21050	
8TH FLOOR	+23900	
9TH FLOOR	+26750	
10TH FLOOR	+29600	
11TH FLOOR	+32450	
12TH FLOOR	+35300	
13TH FLOOR	+38150	
14TH FLOOR	+41000	
15TH FLOOR	+43850	
16TH FLOOR	+46700	
MECH CROSSOVER 17TH FLOOR	+49550	
18TH FLOOR	+52700	
19TH FLOOR	+55550	
20TH FLOOR	+58400	
21ST FLOOR	+61250	
22ND FLOOR	+64100	
23RD FLOOR	+66950	
24TH FLOOR	+69800	
25TH FLOOR	+72650	
26TH FLOOR	+75500	
MECH. PENTHOUSE	+78650	
TOP OF ROOF/MECH. P.H.	+84550	
MAX. HEIGHT ASL	+155700	
MAX. HEIGHT ASL	+159800	



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

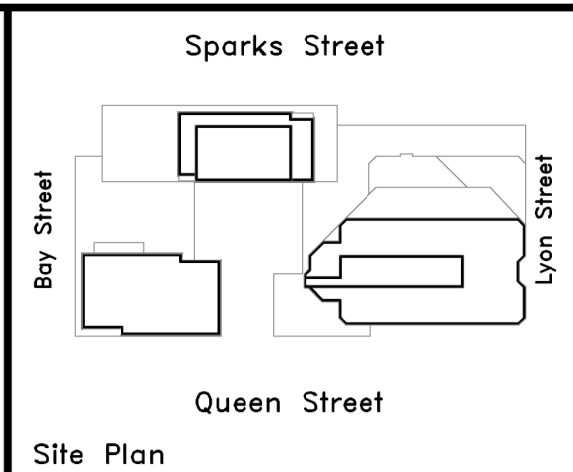
ONTARIO ASSOCIATION OF ARCHITECTS
 ROBERT SAMPSON
 LICENCE 4274

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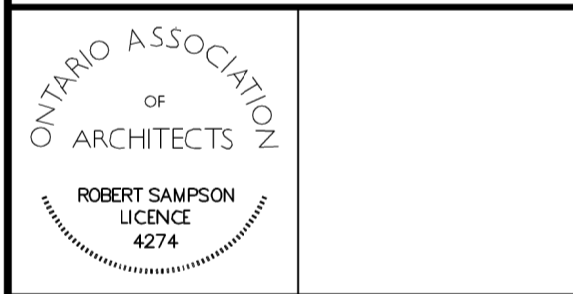
Morguard
 350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title: SECTION
 Scale: 1:200
 Project Number: 06409.000
 Drawing Number: A-411



Site Plan		
Issue	Description	Date
B	Site Plan Control	26JUN2015
ISSUES/REVISIONS		

Issue	Description	Date
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 13, 14 & PART OF LOT 12 (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
 Suite 1500
 Toronto, Ontario
 Canada M4V 1N6
 T 416.961.4111
 F 416.961.3176

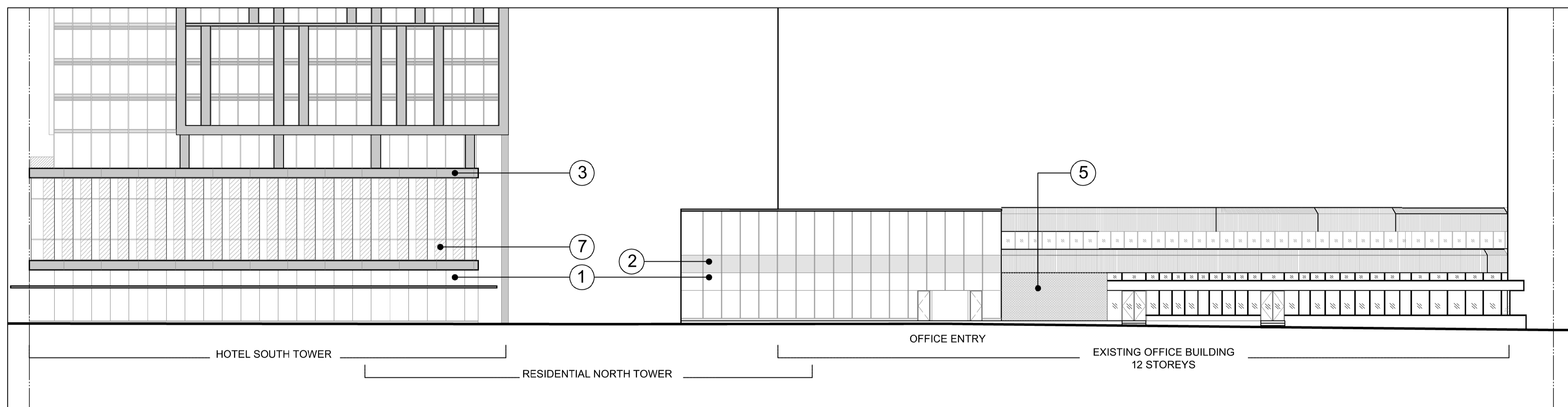
Morguard
 350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title:
**ELEVATIONS—
 OFFICE RENOVATION**

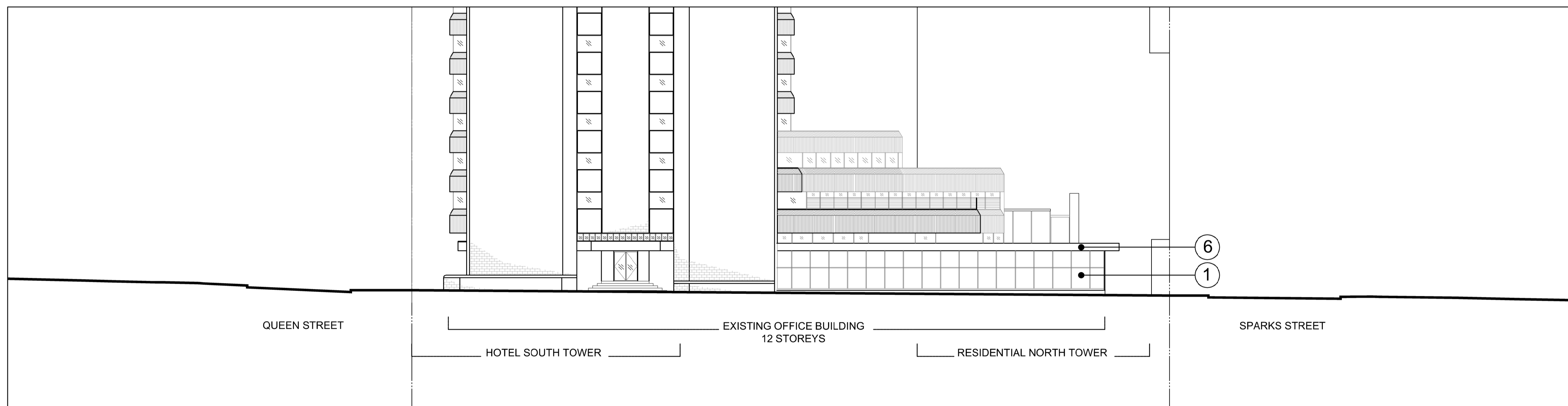
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Project Number: 06409.000

Drawing Number: A-409

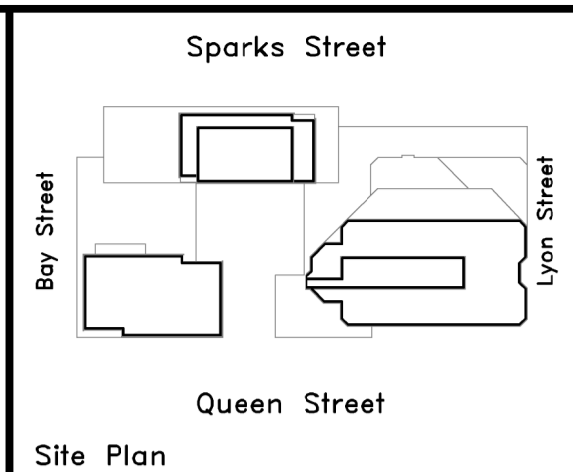


SOUTH PODIUM ELEVATION [QUEEN STREET]



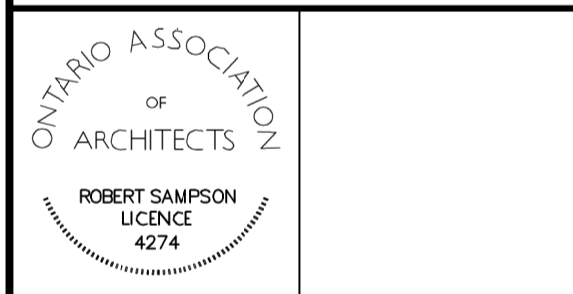
EAST PODIUM ELEVATION [LYON STREET]

- 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



ISSUES/REVISIONS		
Issue	Description	Date
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS		
Issue	Description	Date
B	Site Plan Control	26JUN2015



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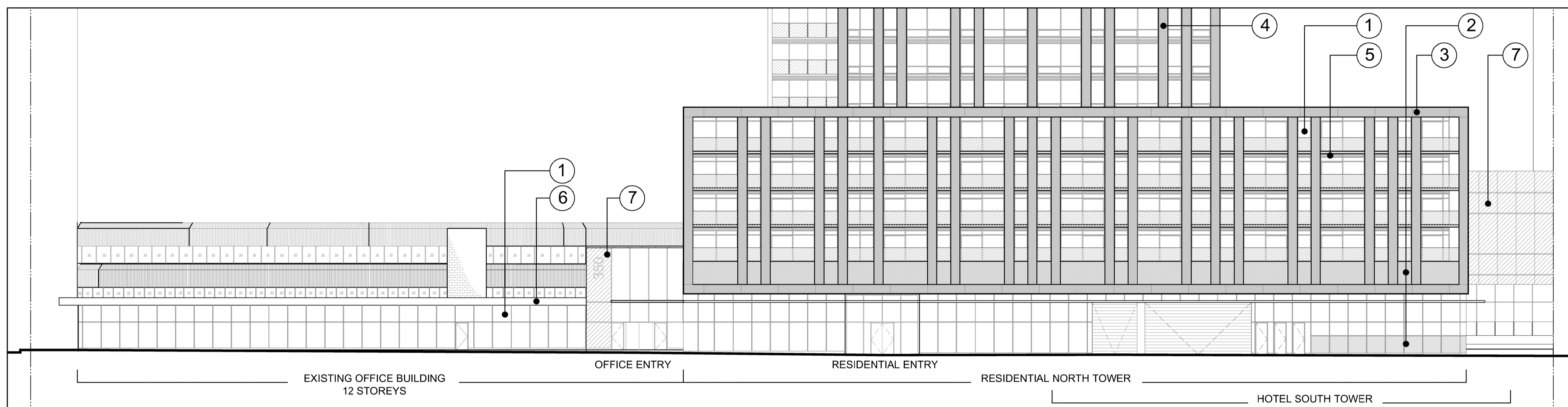
Morguard
 350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title:
**ELEVATIONS—
 OFFICE RENOVATION**

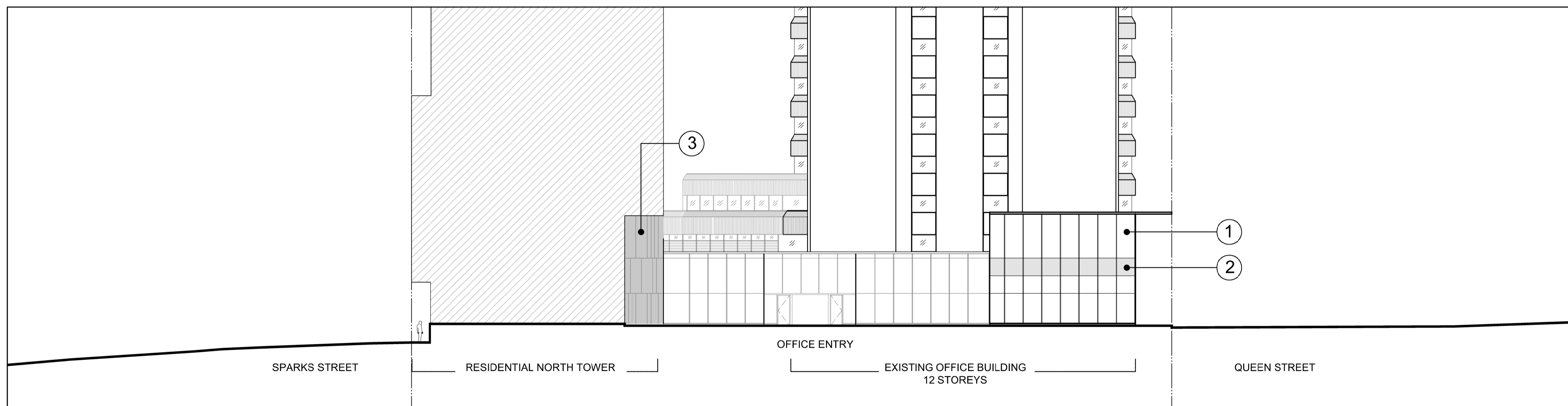
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Drawing Number: A-410

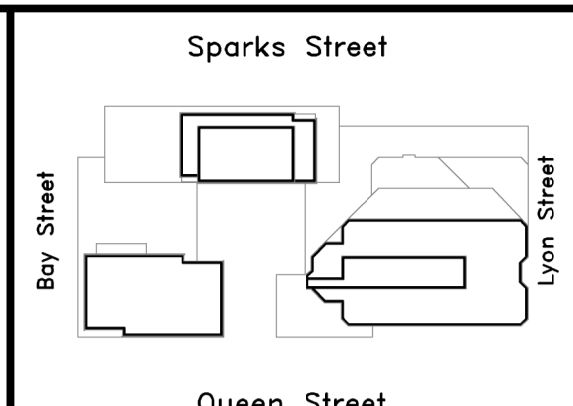


NORTH PODIUM ELEVATION [SPARKS STREET]



WEST PODIUM ELEVATION OF EXISTING OFFICE BUILDING

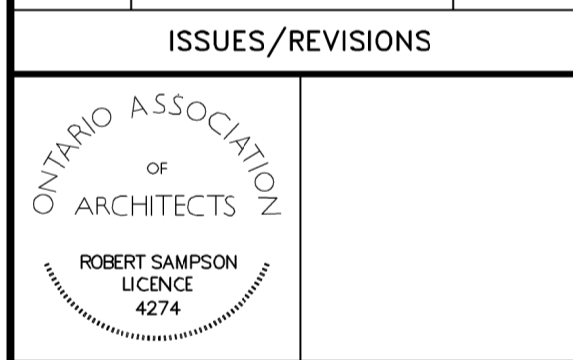
- LEGEND:**
- 1. VISION GLASS
 - 2. SPANDREL GLASS
 - 3. STONE
 - 4. PRECAST
 - 5. PRE-FINISHED ALUMINUM LOUVERS
 - 6. PRE-FINISHED ALUMINUM
 - 7. VISION GLASS WITH FRITTED PATTERN



Site Plan

Issue	Description	Date
B	Site Plan Control	26JUN2015

Issue	Description	Date
ISSUES/REVISIONS		



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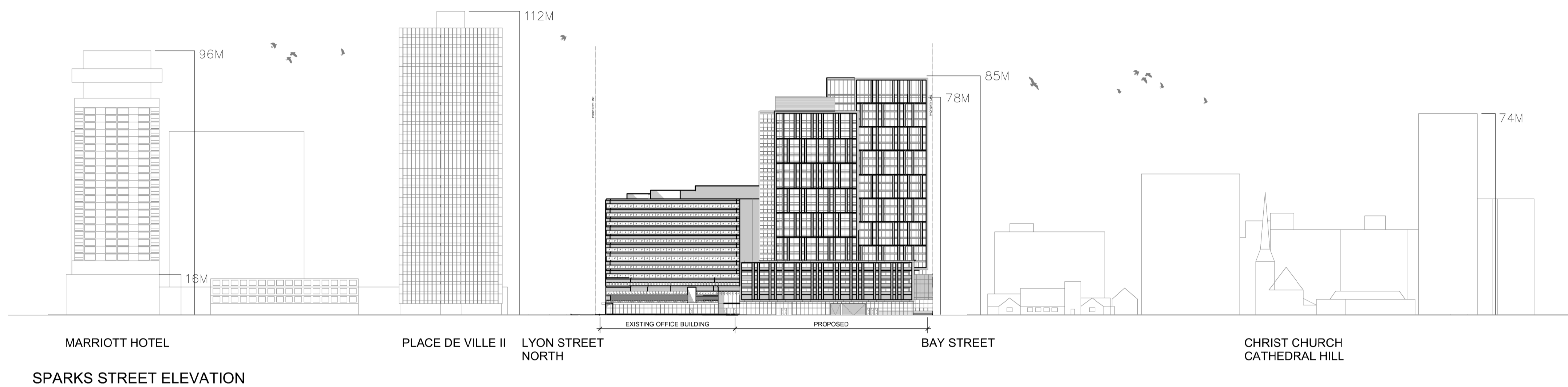
Morguard
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 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title:
**ELEVATIONS-
 CONTEXT**

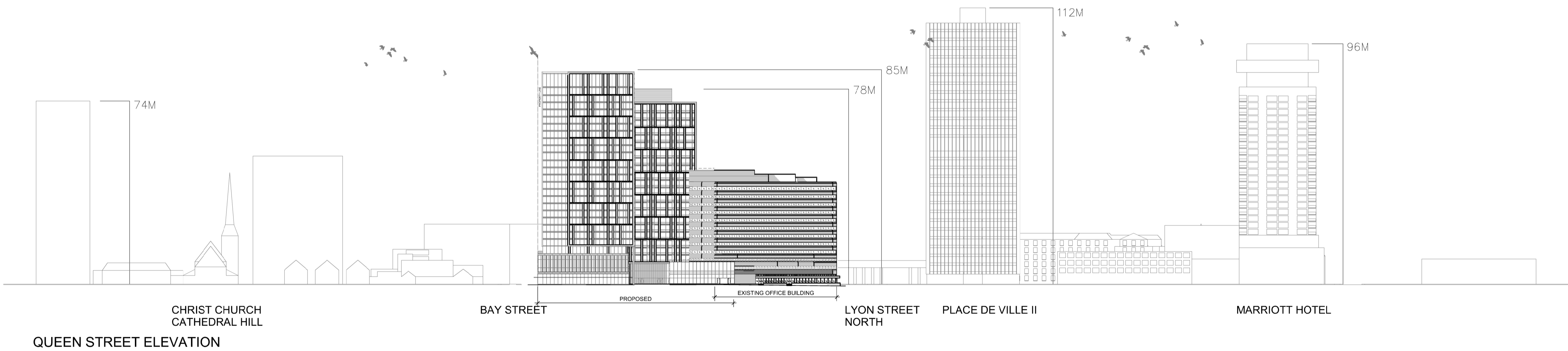
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Project Number: 06409.000

Drawing Number: A-412

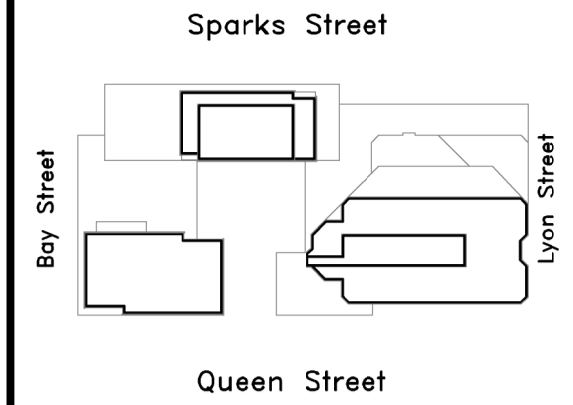


MARRIOTT HOTEL
 SPARKS STREET ELEVATION

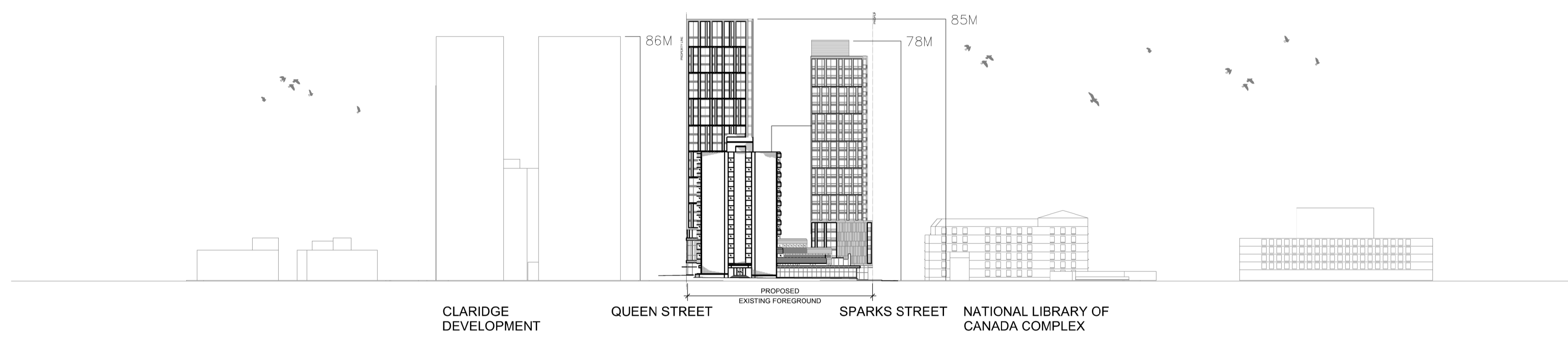


CHRIST CHURCH
 CATHEDRAL HILL
 QUEEN STREET ELEVATION

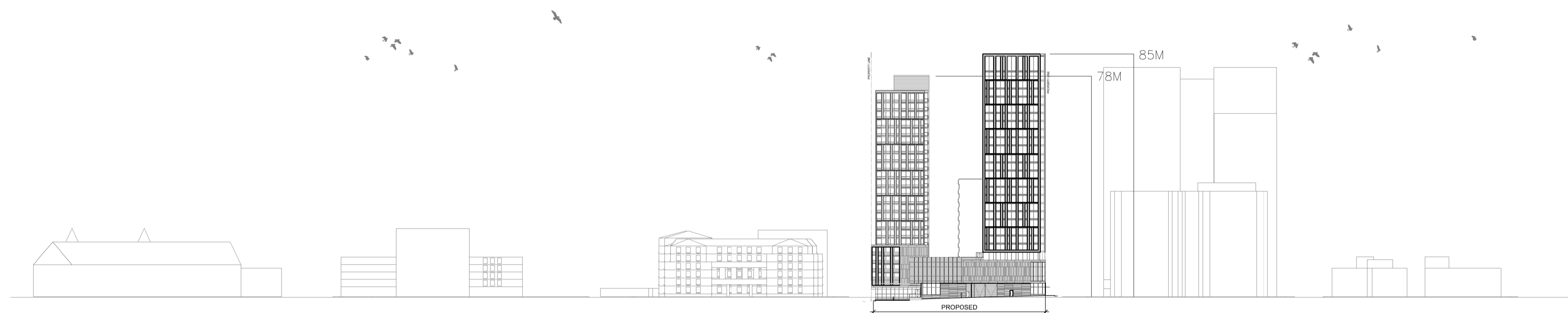
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Site Plan



LYON STREET ELEVATION

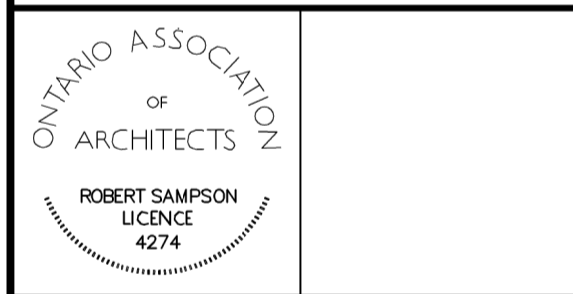


BAY STREET ELEVATION

B	Site Plan Control	26JUN2015
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Issue	Description	Date
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ISSUES/REVISIONS



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Sheet Title:
**ELEVATIONS-
 CONTEXT**

Scale: 1:1000

Project Number: 06409.000

Drawing Number: A-413

0.00 = +73.76m