

# Proposed Hotel, Restaurant and Banquet Facility

PROJECT # :  
3620-02



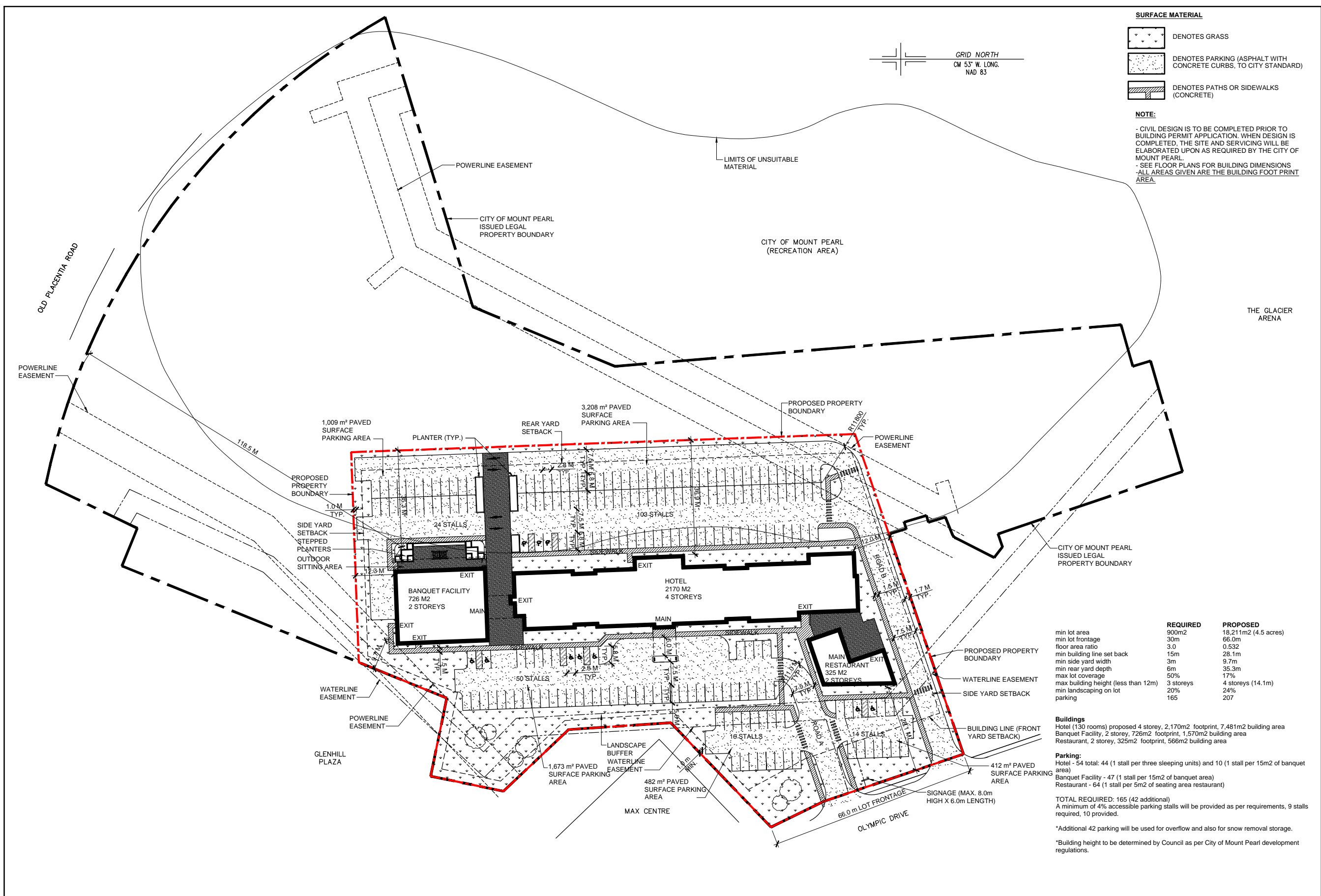
**Fougere  
Menchenton**

ARCHITECTURE

172 Logy Bay Road | P.O. Box 21039 | St. John's, NL, Canada | A1A 5B2  
T: (709) 739-8202 | F: (709) 722-8202 | E: info@fougeremenchenton.ca

Issued for Review: September 28, 2017  
Olympic Drive, Mount Pearl

ARCHITECTURAL



**SURFACE MATERIAL**

- DENOTES GRASS
- DENOTES PARKING (ASPHALT WITH CONCRETE CURBS, TO CITY STANDARD)
- DENOTES PATHS OR SIDEWALKS (CONCRETE)

**NOTE:**

- CIVIL DESIGN IS TO BE COMPLETED PRIOR TO BUILDING PERMIT APPLICATION. WHEN DESIGN IS COMPLETED, THE SITE AND SERVICING WILL BE ELABORATED UPON AS REQUIRED BY THE CITY OF MOUNT PEARL.
- SEE FLOOR PLANS FOR BUILDING DIMENSIONS
- ALL AREAS GIVEN ARE THE BUILDING FOOT PRINT AREA.

	REQUIRED	PROPOSED
min lot area	900m <sup>2</sup>	18,211m <sup>2</sup> (4.5 acres)
min lot frontage	30m	66.0m
floor area ratio	3.0	0.532
min building line setback	15m	28.1m
min side yard width	3m	9.7m
min rear yard depth	6m	35.3m
max lot coverage	50%	17%
max building height (less than 12m)	3 storeys	4 storeys (14.1m)
min landscaping on lot	20%	24%
parking	165	207

**Buildings**  
 Hotel (130 rooms) proposed 4 storey, 2,170m<sup>2</sup> footprint, 7,481m<sup>2</sup> building area  
 Banquet Facility, 2 storey, 726m<sup>2</sup> footprint, 1,570m<sup>2</sup> building area  
 Restaurant, 2 storey, 325m<sup>2</sup> footprint, 568m<sup>2</sup> building area

**Parking:**  
 Hotel - 54 total: 44 (1 stall per three sleeping units) and 10 (1 stall per 15m<sup>2</sup> of banquet area)  
 Banquet Facility - 47 (1 stall per 15m<sup>2</sup> of banquet area)  
 Restaurant - 64 (1 stall per 5m<sup>2</sup> of seating area restaurant)

**TOTAL REQUIRED: 165 (42 additional)**  
 A minimum of 4% accessible parking stalls will be provided as per requirements, 9 stalls required, 10 provided.

\*Additional 42 parking will be used for overflow and also for snow removal storage.  
 \*Building height to be determined by Council as per City of Mount Pearl development regulations.

PROPOSED ARCHITECTURAL SITE PLAN  
 SCALE 1:600 (1:1200 when printed on 11 x 17 size sheets)

1  
SD-1.0



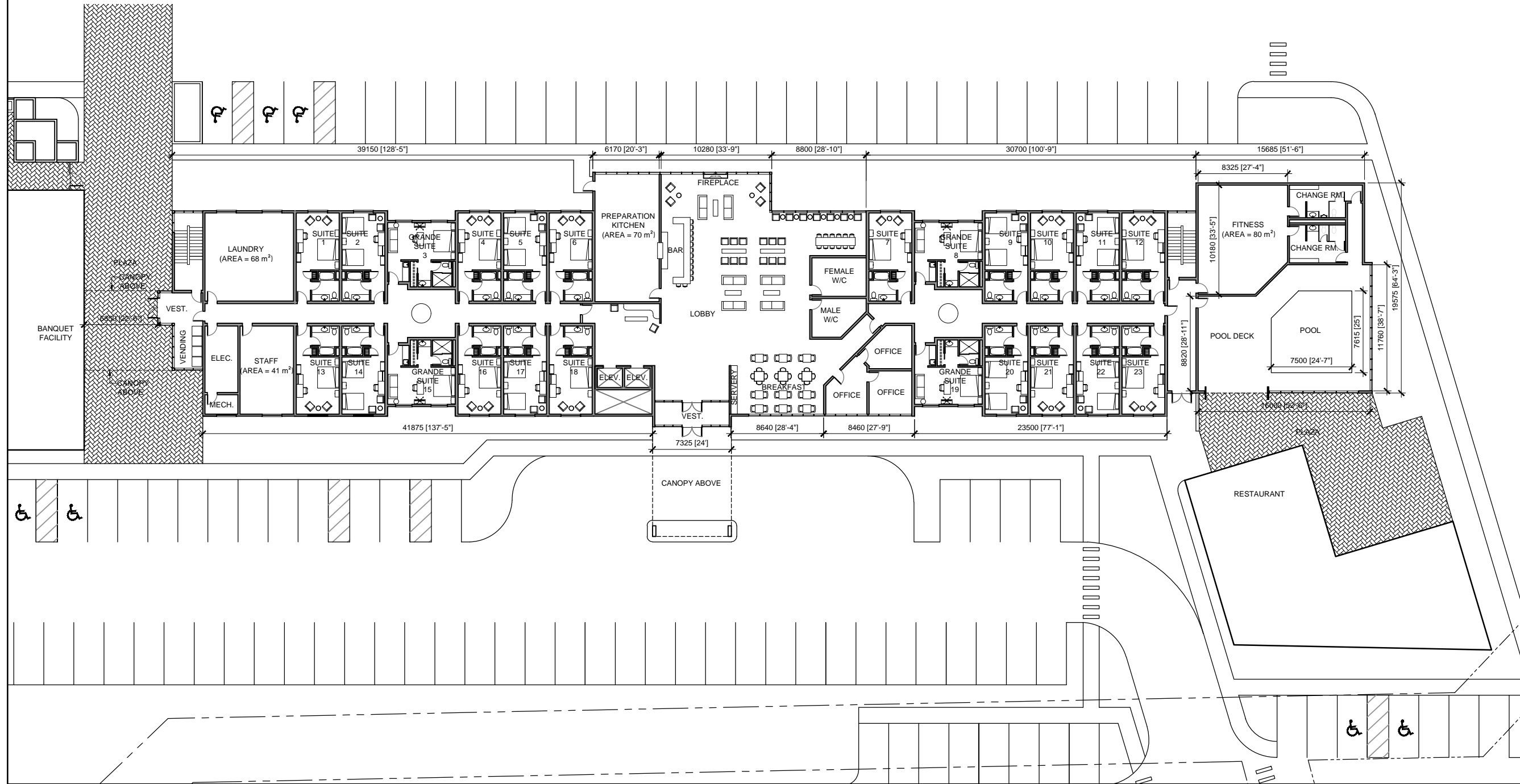
**PROPOSED HOTEL, RESTAURANT AND BANQUET FACILITY**

PROJECT NUMBER: 3620-02  
 DATE: 10/16/2017  
 Mount Pearl  
 Newfoundland & Labrador

SCALE

Drawing Nomenclature  
 Detail/Section No. **3**  
 A-1 Dwg. No. where detailed

**PRELIMINARY NOT FOR CONSTRUCTION**



HOTEL FLOOR PLAN LEVEL 1  
 SCALE 1:200 (1:400 when printed on 11 x 17 size sheets)



**PROPOSED HOTEL,  
 RESTAURANT AND BANQUET  
 FACILITY**

PROJECT NUMBER: 3620-02  
 DATE: 09/28/2017

Mount Pearl  
 Newfoundland & Labrador

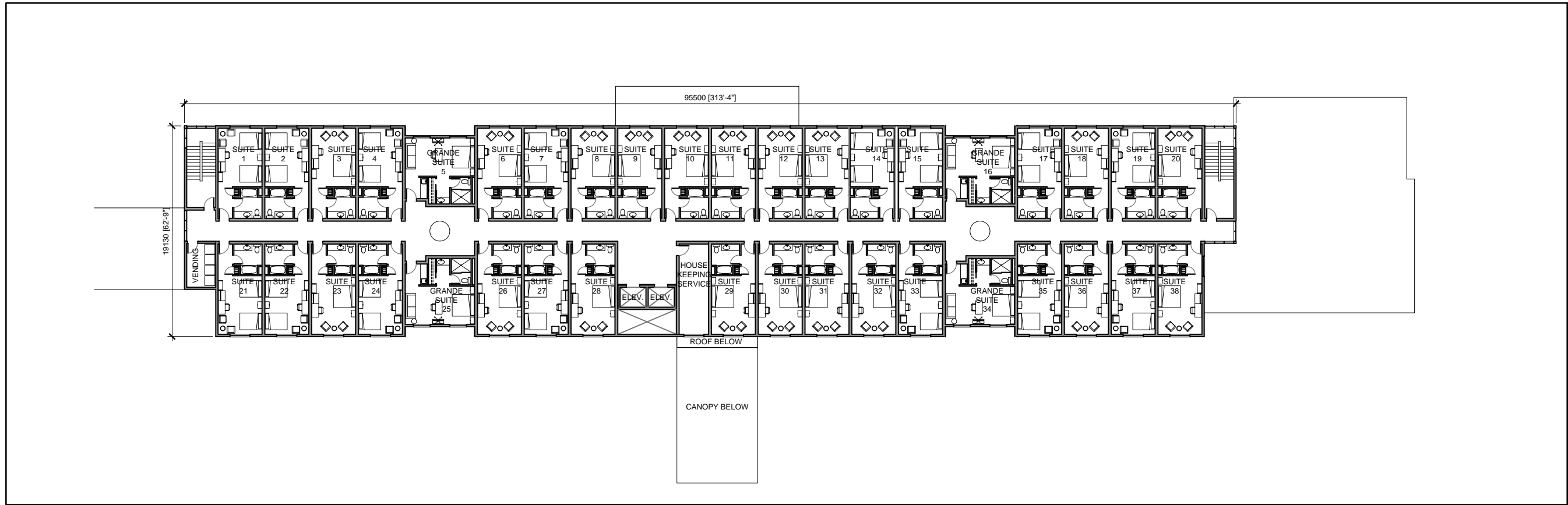
SCALE

Drawing Nomenclature

Detail/Section No. **3**  
 A-1  
 Dwg. No. where detailed

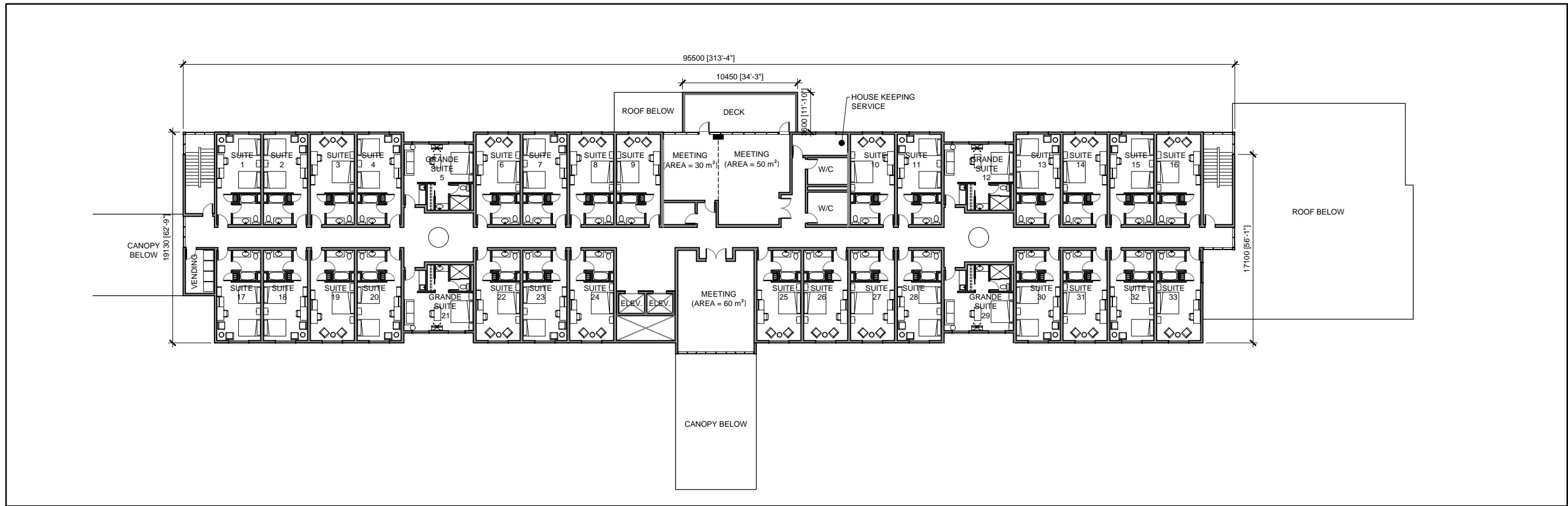
**PRELIMINARY  
 NOT FOR CONSTRUCTION**

1  
 SD-20



HOTEL FLOOR PLAN LEVEL 3  
SCALE 1:200 (1:400 when printed on 11 x 17 size sheets)

2  
SD-3.0



HOTEL FLOOR PLAN LEVEL 2  
SCALE 1:200 (1:400 when printed on 11 x 17 size sheets)

1  
SD-3.0



**PROPOSED HOTEL,  
RESTAURANT AND BANQUET  
FACILITY**

PROJECT NUMBER: 3620-02  
DATE: 09/28/2017

Mount Pearl  
Newfoundland & Labrador

SCALE

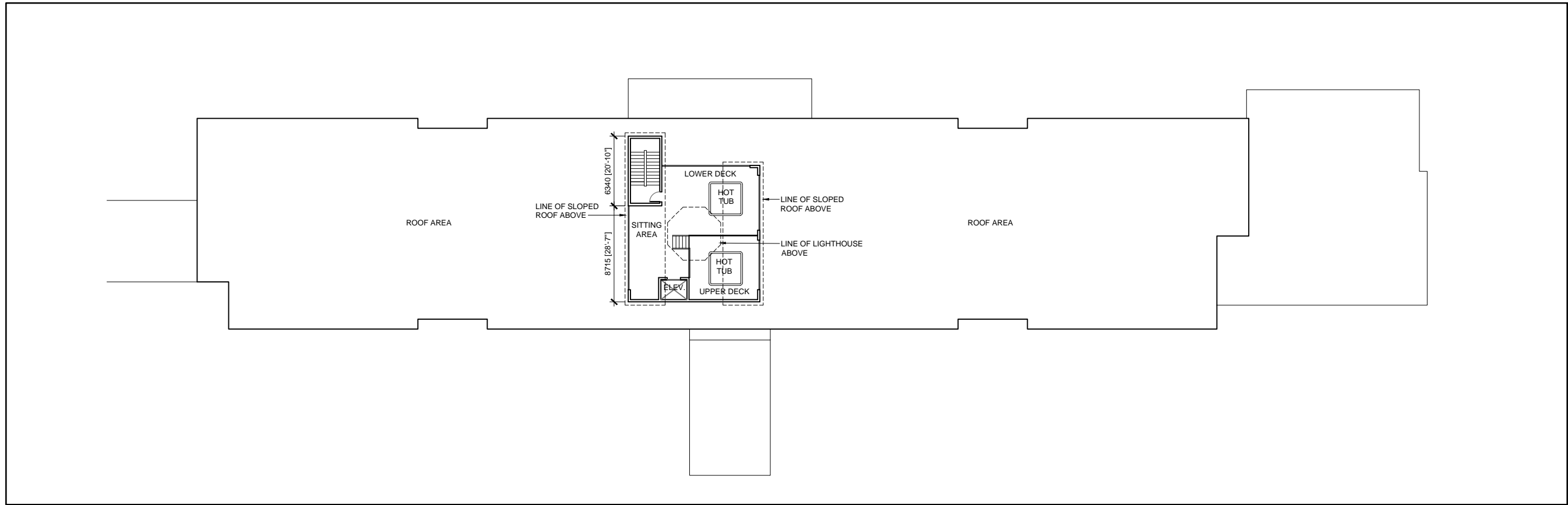
Drawing Nomenclature

Detail/Section No.

3  
A-1

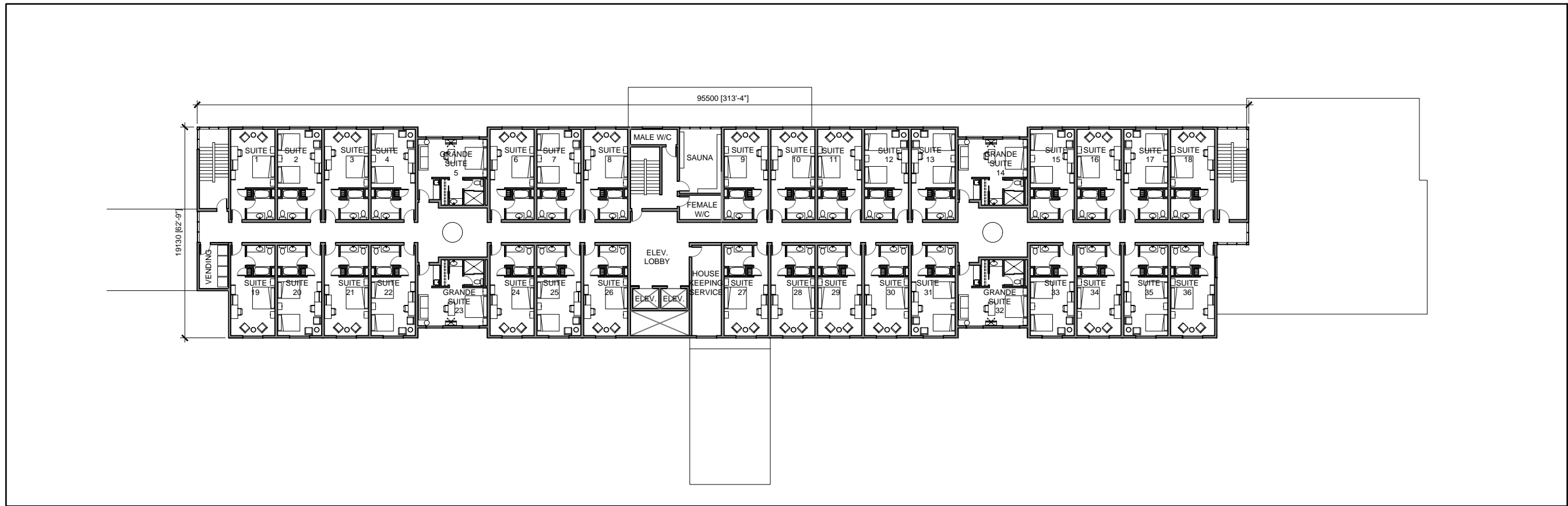
Dwg. No.  
where detailed

**PRELIMINARY  
NOT FOR CONSTRUCTION**



HOTEL ROOF PLAN  
SCALE 1:200 (1:400 when printed on 11 x 17 size sheets)

2  
SD-4.0



HOTEL FLOOR PLAN LEVEL 4  
SCALE 1:200 (1:400 when printed on 11 x 17 size sheets)

1  
SD-4.0



**PROPOSED HOTEL,  
RESTAURANT AND BANQUET  
FACILITY**

PROJECT NUMBER: 3620-02  
DATE: 09/28/2017

Mount Pearl  
Newfoundland & Labrador

SCALE

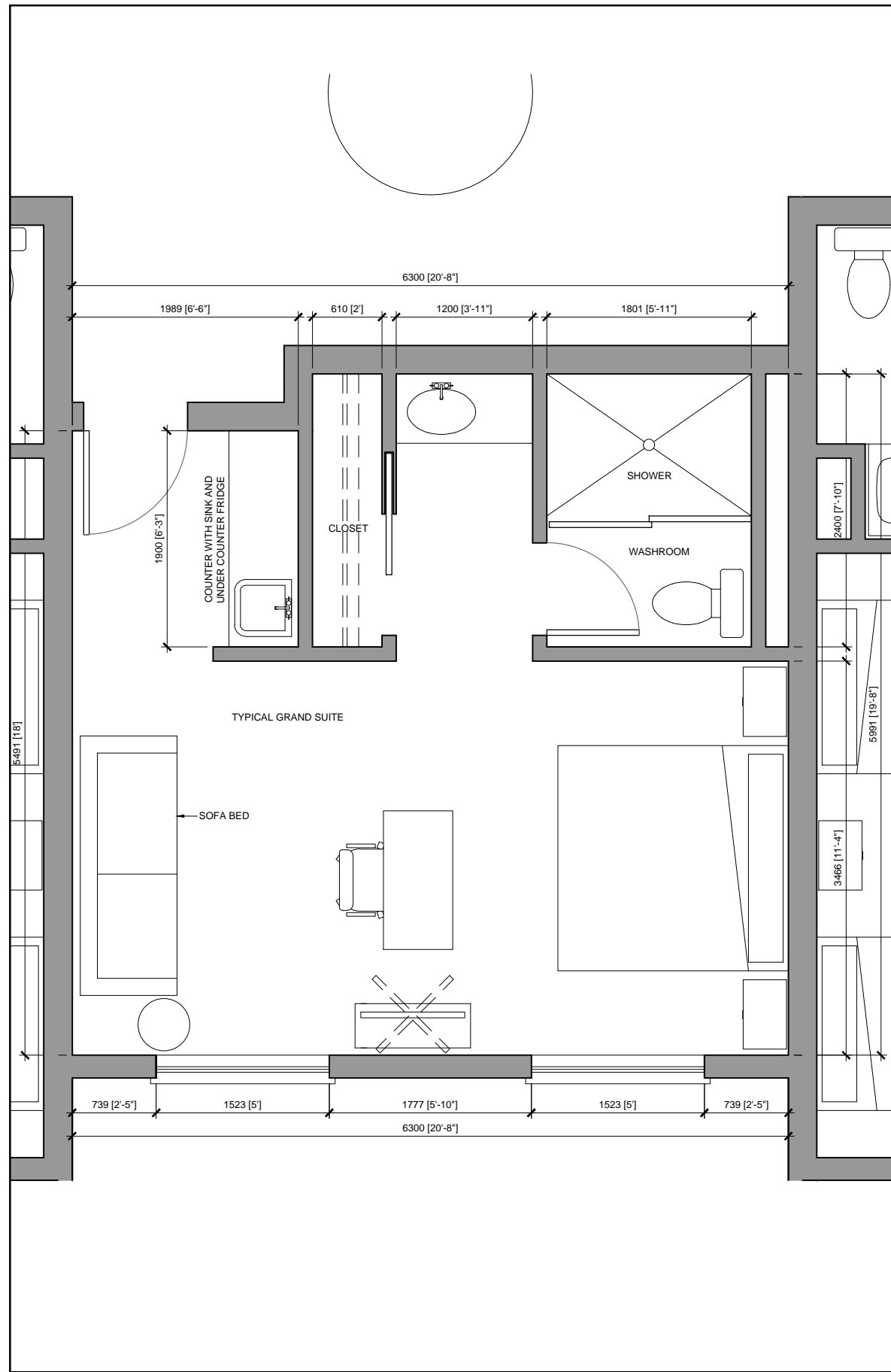
Drawing Nomenclature

Detail/Section No.

3  
A-1

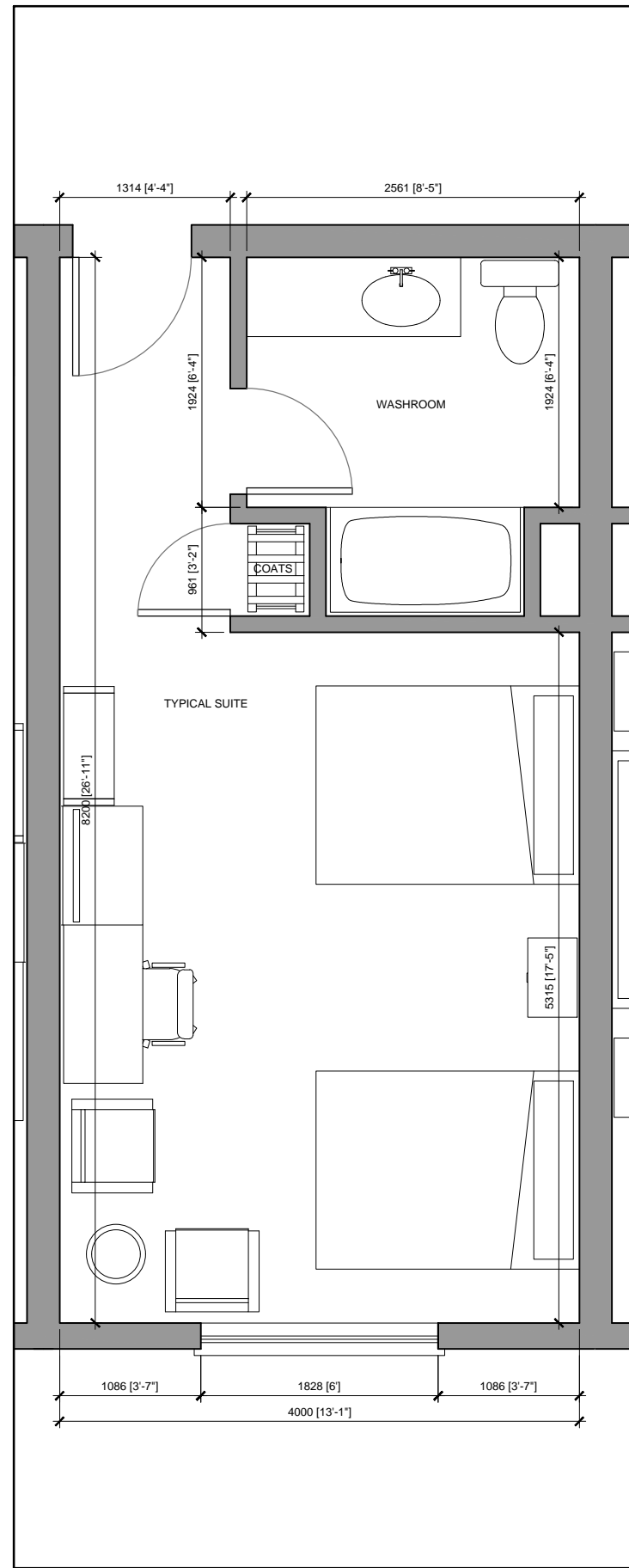
Dwg. No.  
where detailed

**PRELIMINARY  
NOT FOR CONSTRUCTION**



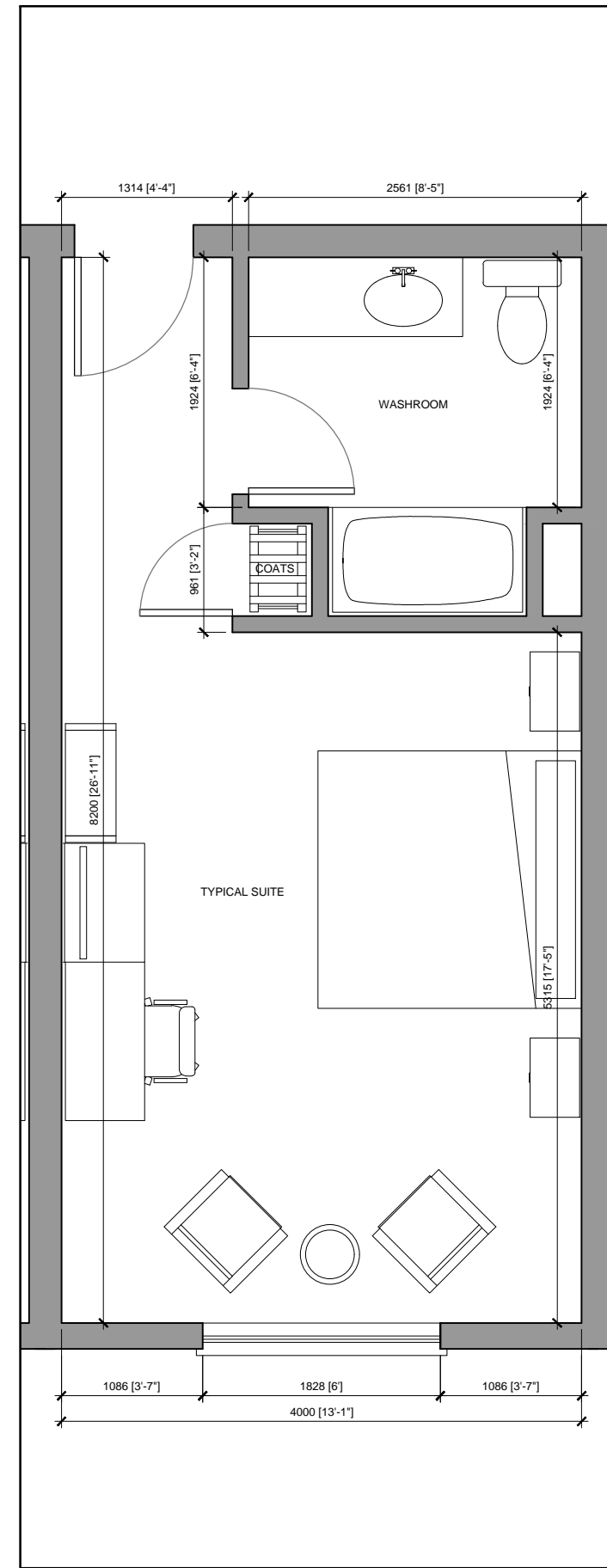
TYPICAL GRAND SUITE BLOW-UP  
SCALE 1:25 (1:50 when printed on 11 x 17 size sheets)

3  
SD-5.0



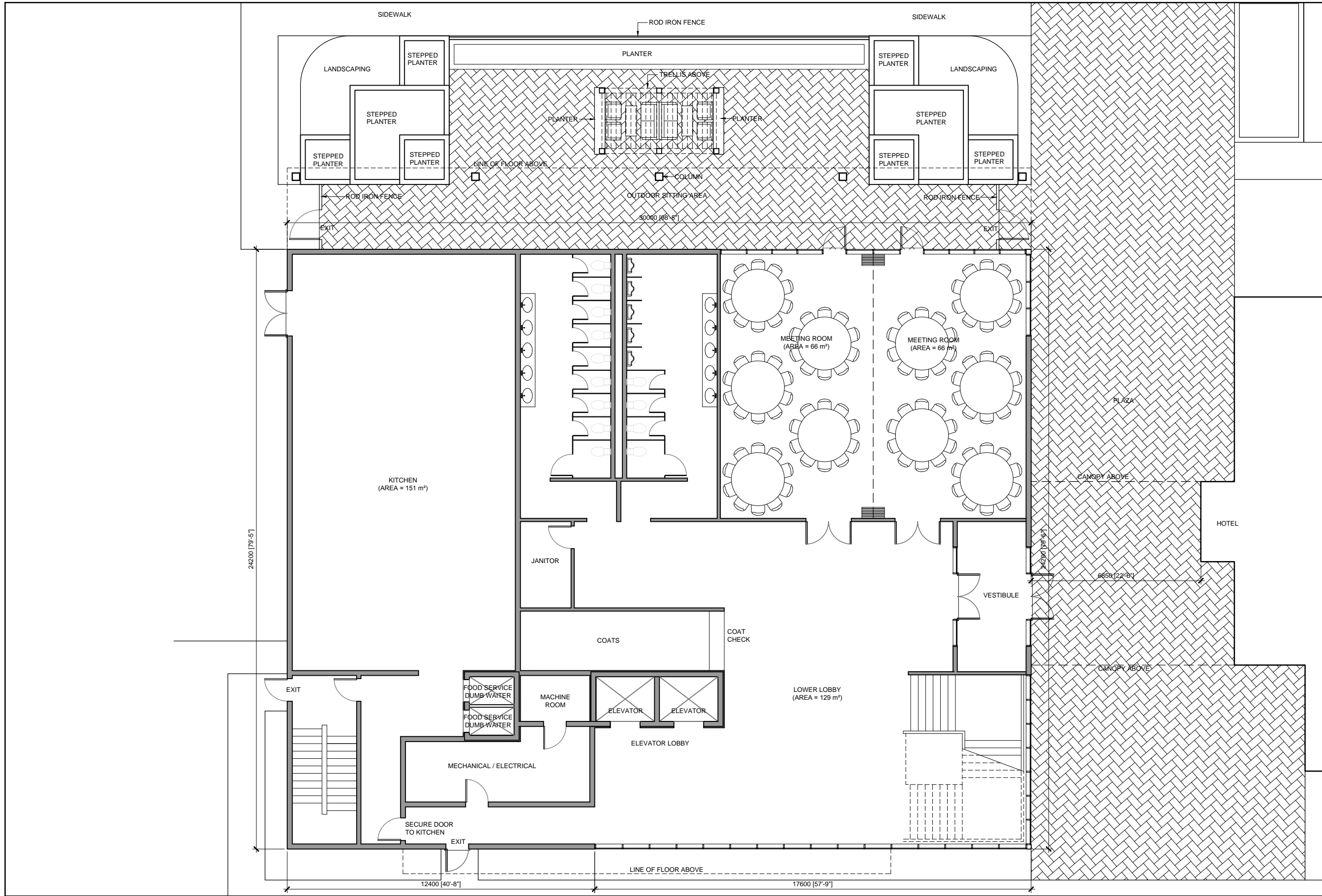
TYPICAL SUITE BLOW-UP - DOUBLE QUEENS  
SCALE 1:25 (1:50 when printed on 11 x 17 size sheets)

2  
SD-5.0



TYPICAL SUITE BLOW-UP - KING SIZE BED  
SCALE 1:25 (1:50 when printed on 11 x 17 size sheets)

1  
SD-5.0



BANQUET FLOOR PLAN LEVEL 1  
 SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

1  
 SD-6.0



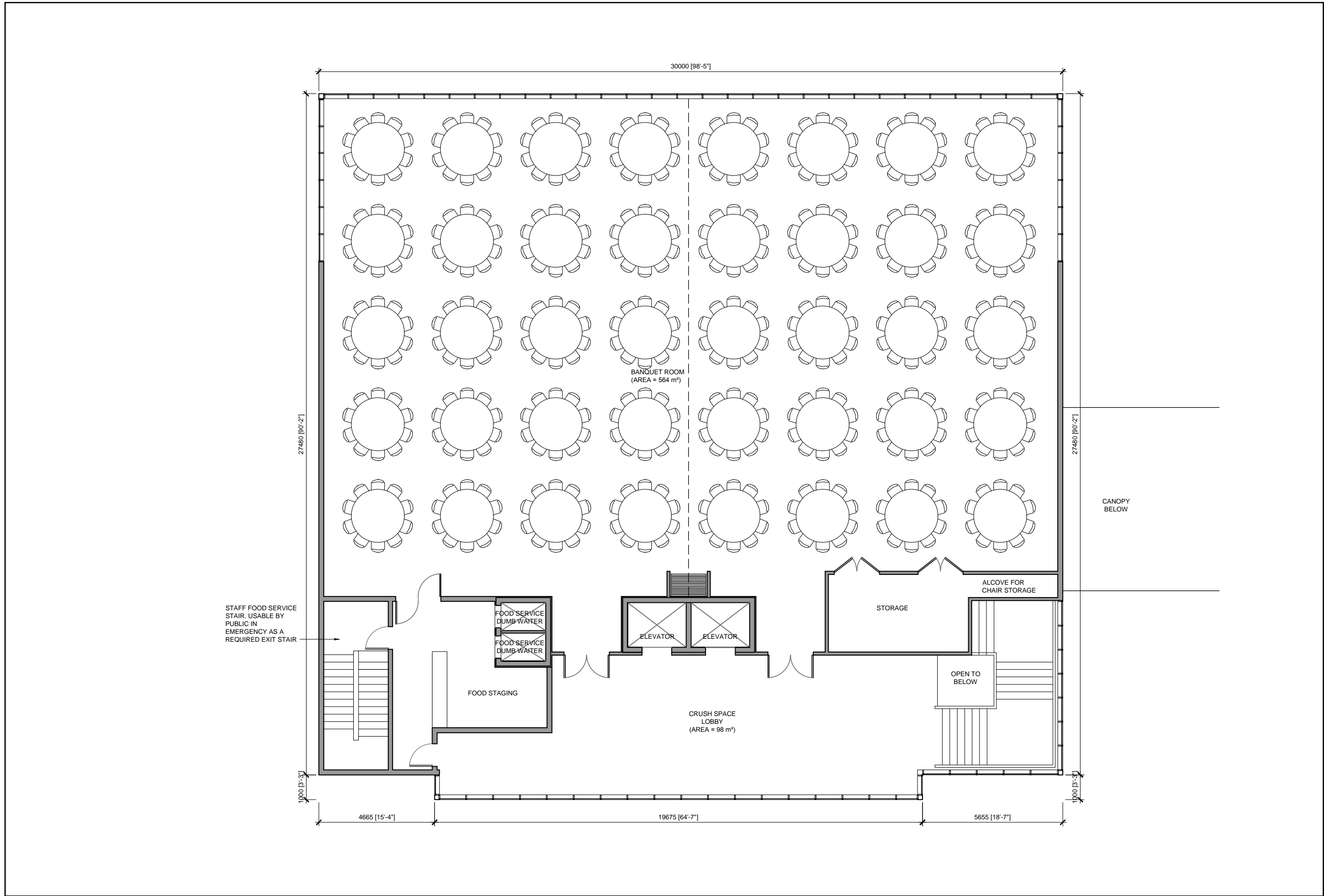
**PROPOSED HOTEL,  
 RESTAURANT AND BANQUET  
 FACILITY**  
 PROJECT NUMBER: 3620-02  
 DATE: 09/28/2017  
 Mount Pearl  
 Newfoundland & Labrador

SCALE

Drawing Nomenclature

Detail/Section No. **3**  
 A-1 Dwg. No. where detailed

**PRELIMINARY  
 NOT FOR CONSTRUCTION**



BANQUET FLOOR PLAN LEVEL 2  
 SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

1  
 SD-7.0



**PROPOSED HOTEL,  
 RESTAURANT AND BANQUET  
 FACILITY**

PROJECT NUMBER: 3620-02  
 DATE: 09/28/2017  
 Mount Pearl  
 Newfoundland & Labrador

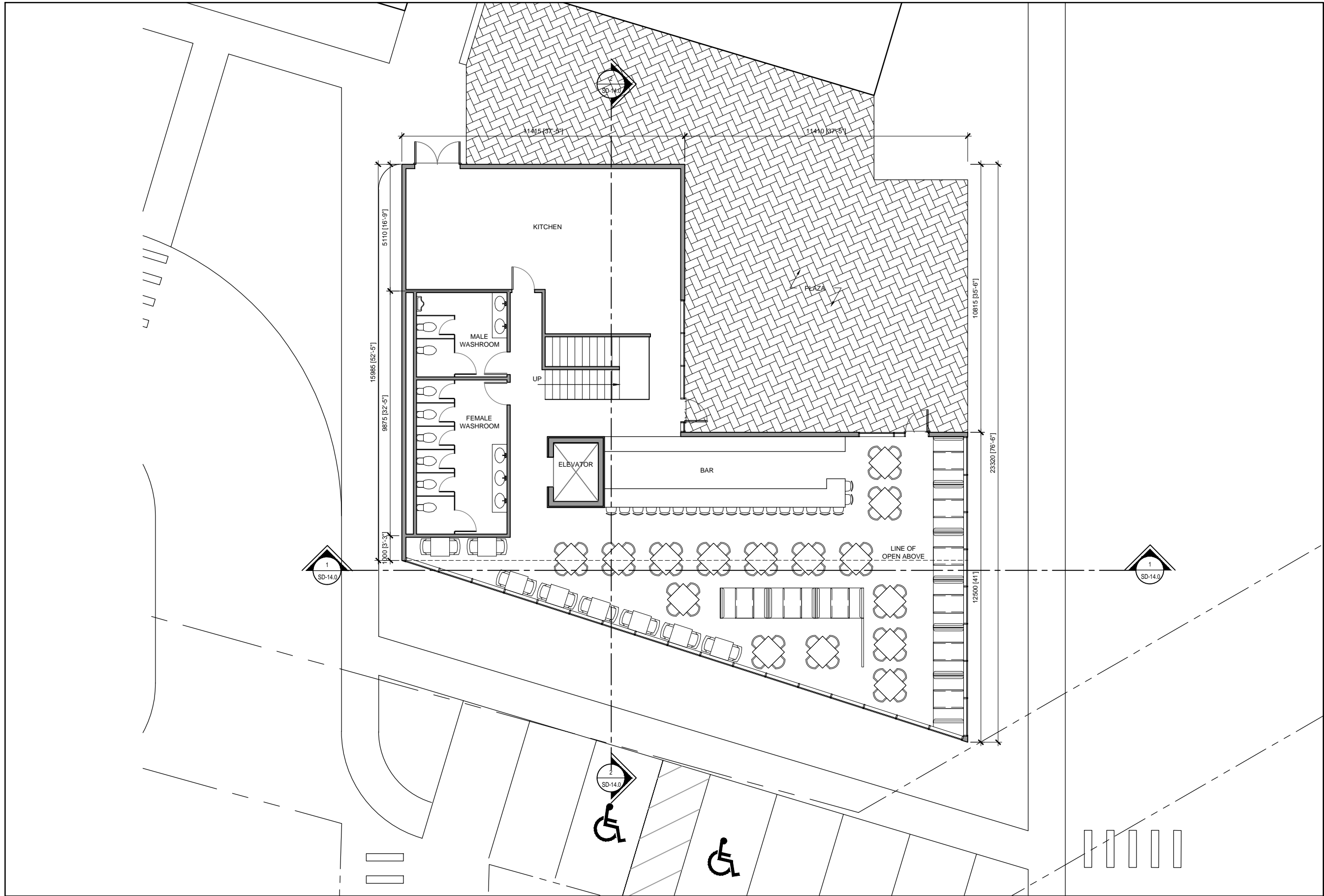
SCALE

Drawing Nomenclature

Detail/Section No. **3**  
 A-1 Dwg. No. where detailed

**PRELIMINARY  
 NOT FOR CONSTRUCTION**





RESTAURANT FLOOR PLAN LEVEL 1  
 SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

1  
 SD-8.0



**PROPOSED HOTEL,  
 RESTAURANT AND BANQUET  
 FACILITY**

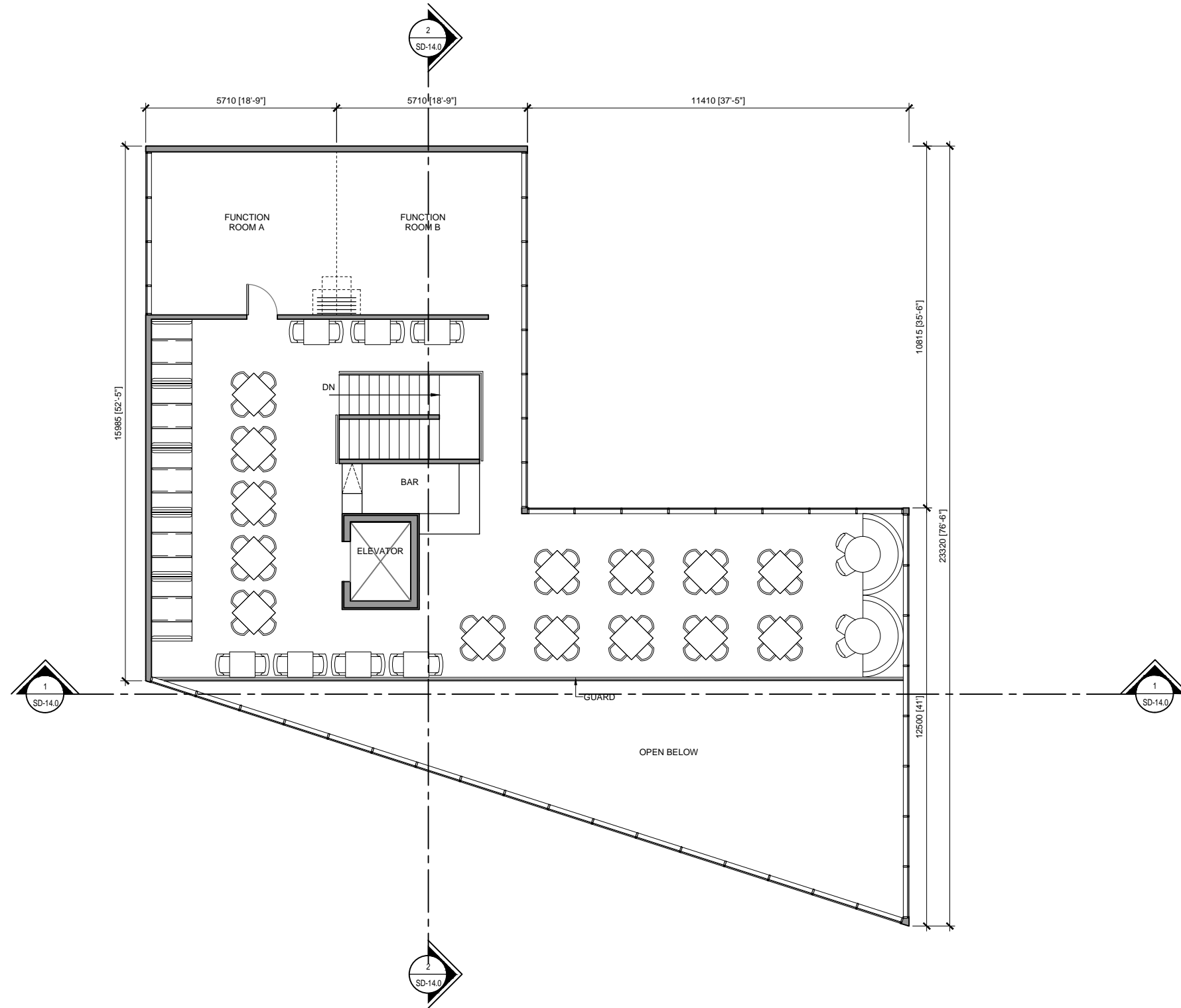
PROJECT NUMBER: 3620-02  
 DATE: 09/28/2017  
 Mount Pearl  
 Newfoundland & Labrador

SCALE

Drawing Nomenclature

Detail/Section No.	3	Dwg. No.
	A-1	where detailed

**PRELIMINARY  
 NOT FOR CONSTRUCTION**



RESTAURANT FLOOR PLAN LEVEL 2  
 SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

1  
SD-9.0



**PROPOSED HOTEL,  
 RESTAURANT AND BANQUET  
 FACILITY**

PROJECT NUMBER: 3620-02  
 DATE: 09/28/2017

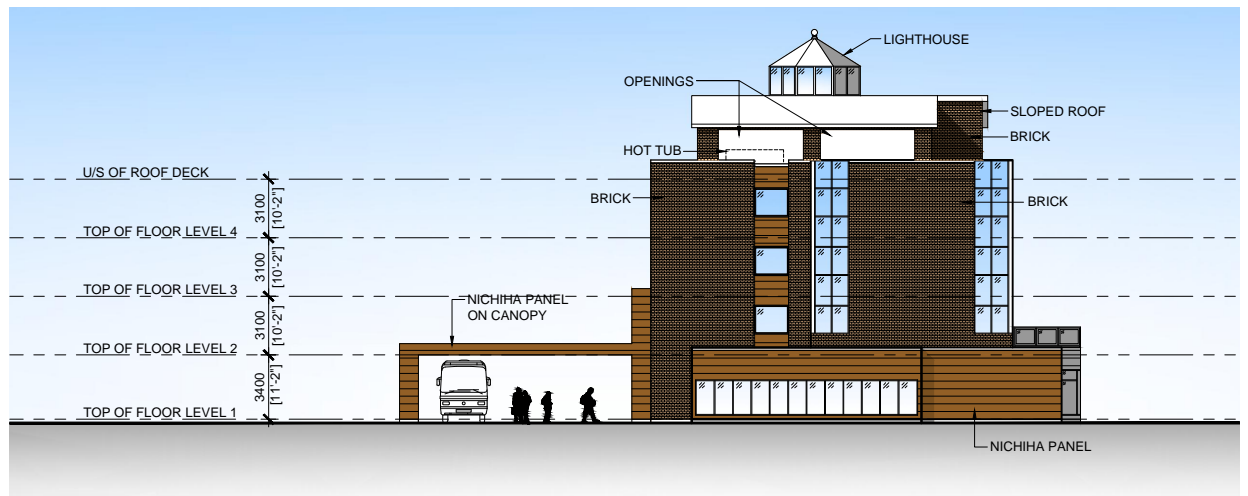
Mount Pearl  
 Newfoundland & Labrador

SCALE

Drawing Nomenclature

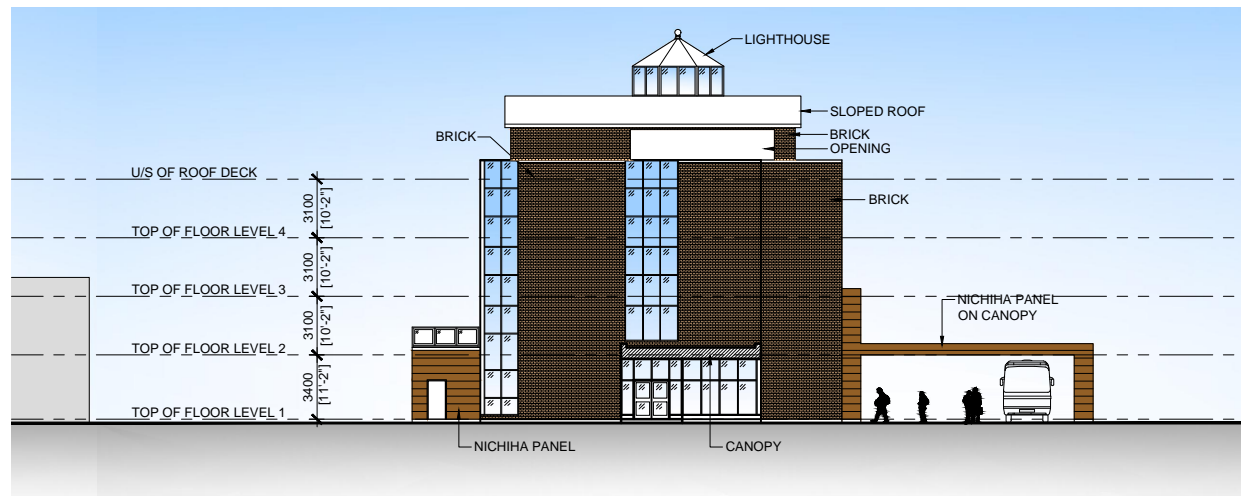
Detail/Section No. **3** Dwg. No. where detailed  
 A-1

**PRELIMINARY  
 NOT FOR CONSTRUCTION**



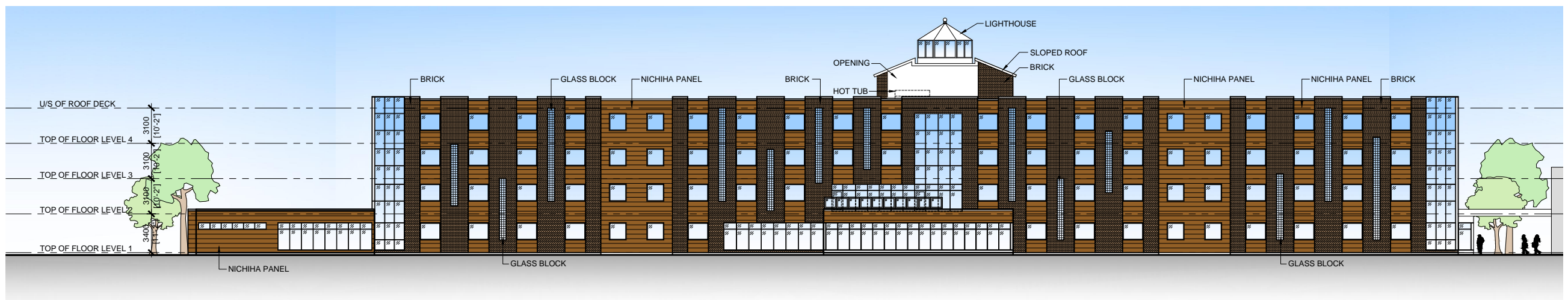
HOTEL - SIDE ELEVATION  
SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

4  
SD-100



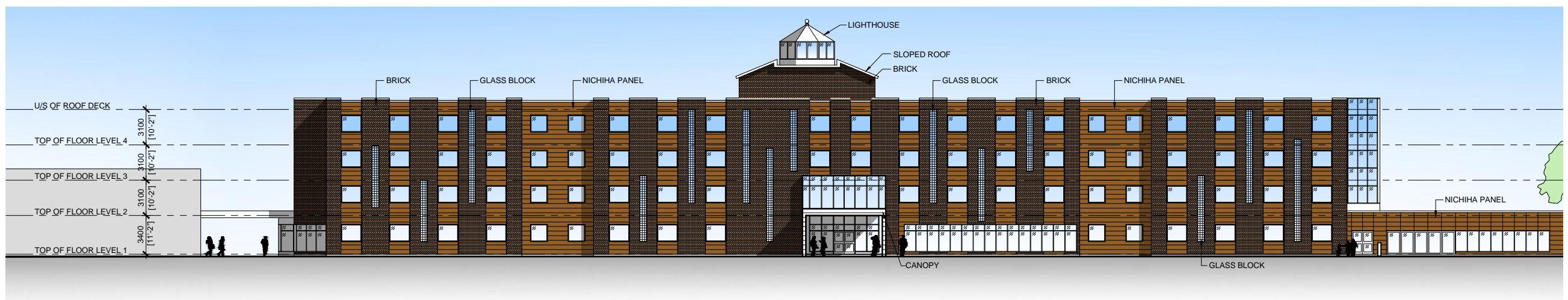
HOTEL - SIDE ELEVATION  
SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

3  
SD-100



HOTEL - BACK ELEVATION  
SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

2  
SD-100



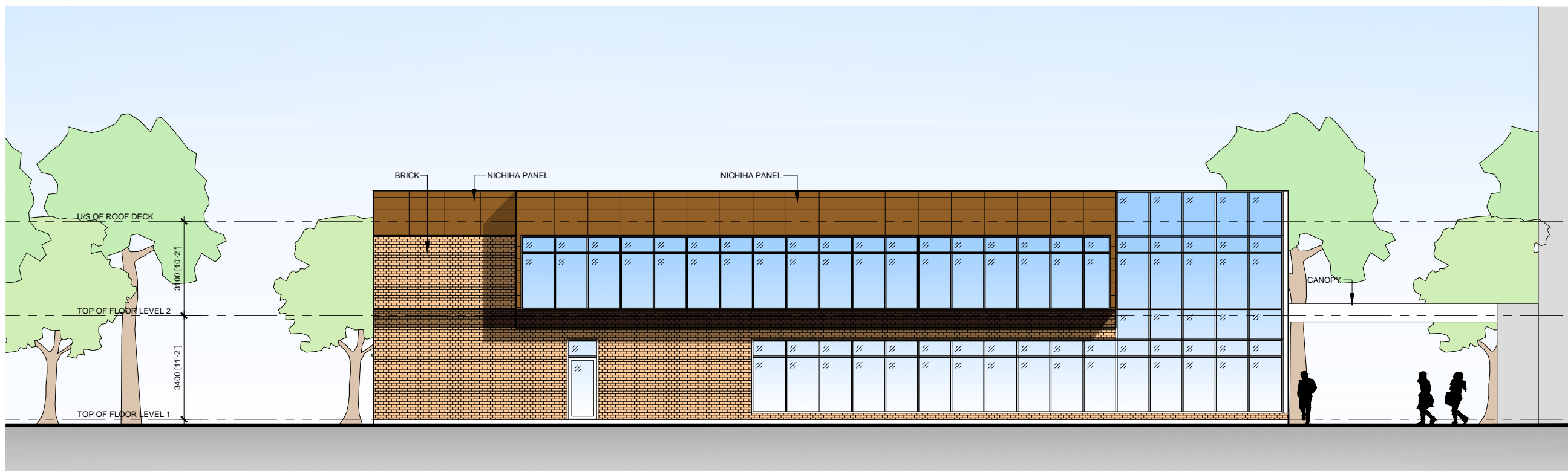
HOTEL - FRONT ELEVATION  
SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

1  
SD-100



BANQUET FACILITY - BACK ELEVATION  
SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

2  
SD-1107



BANQUET FACILITY - FRONT ELEVATION  
SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

1  
SD-1107

**Fougere  
Menchenton**  
ARCHITECTURE

**PROPOSED HOTEL,  
RESTAURANT AND BANQUET  
FACILITY**

PROJECT NUMBER: 3620-02  
DATE: 09/28/2017

Mount Pearl  
Newfoundland & Labrador

SCALE

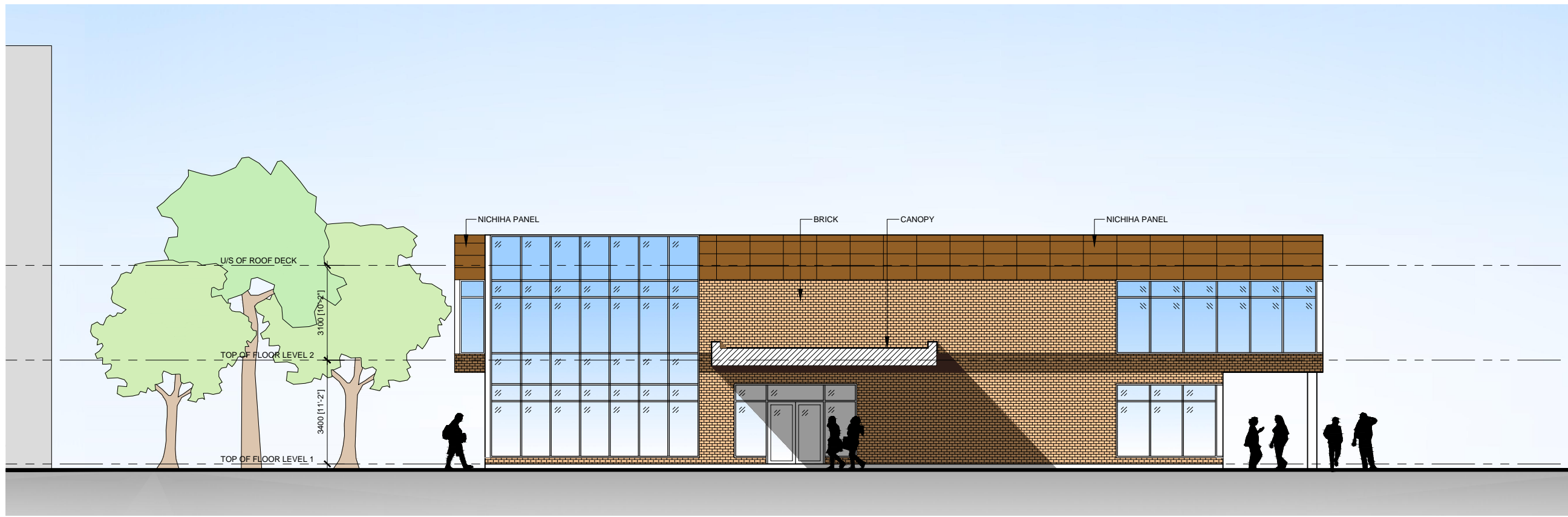
Drawing Nomenclature

Detail/Section No. **3**

**A-1**

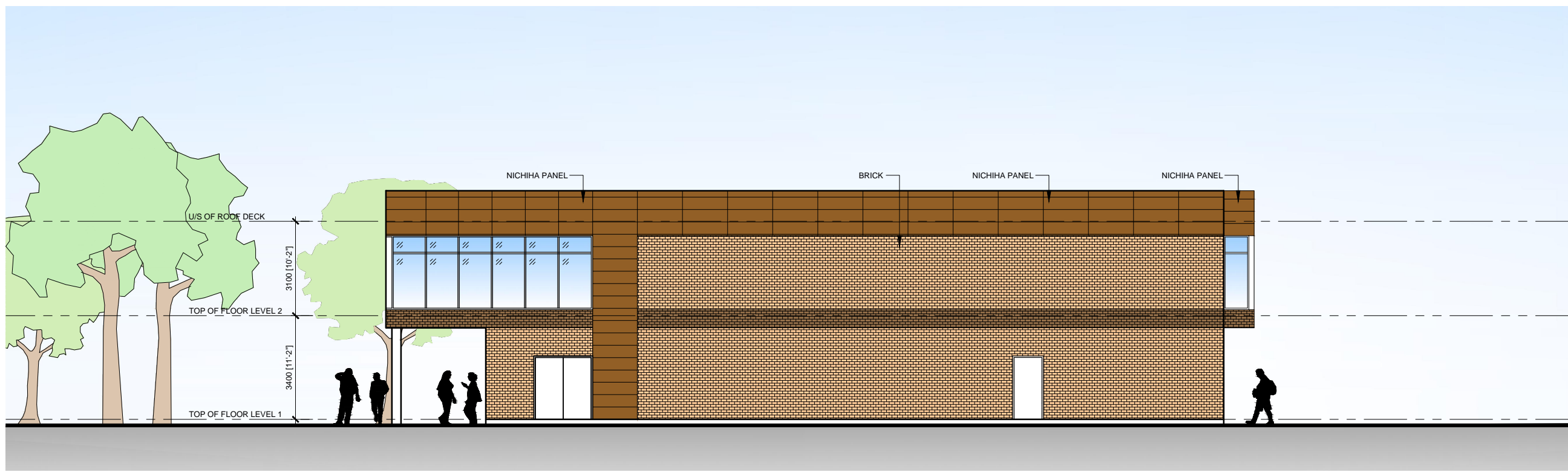
Dwg. No. where detailed

**PRELIMINARY  
NOT FOR CONSTRUCTION**



BANQUET FACILITY - SIDE ELEVATION  
SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

2  
SD-120



BANQUET FACILITY - SIDE ELEVATION  
SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

1  
SD-120



**PROPOSED HOTEL,  
RESTAURANT AND BANQUET  
FACILITY**

PROJECT NUMBER: 3620-02  
DATE: 09/28/2017

Mount Pearl  
Newfoundland & Labrador

SCALE

Drawing Nomenclature

Detail/Section No. **3**  
A-1 Dwg. No. where detailed

**PRELIMINARY  
NOT FOR CONSTRUCTION**



ARTIST RENDERING - RESTAURANT ELEVATION  
N.T.S

1  
SD-130

**Fougere  
Menchenton**  
ARCHITECTURE

**PROPOSED HOTEL,  
RESTAURANT AND BANQUET  
FACILITY**

PROJECT NUMBER: 3620-02  
DATE: 09/28/2017

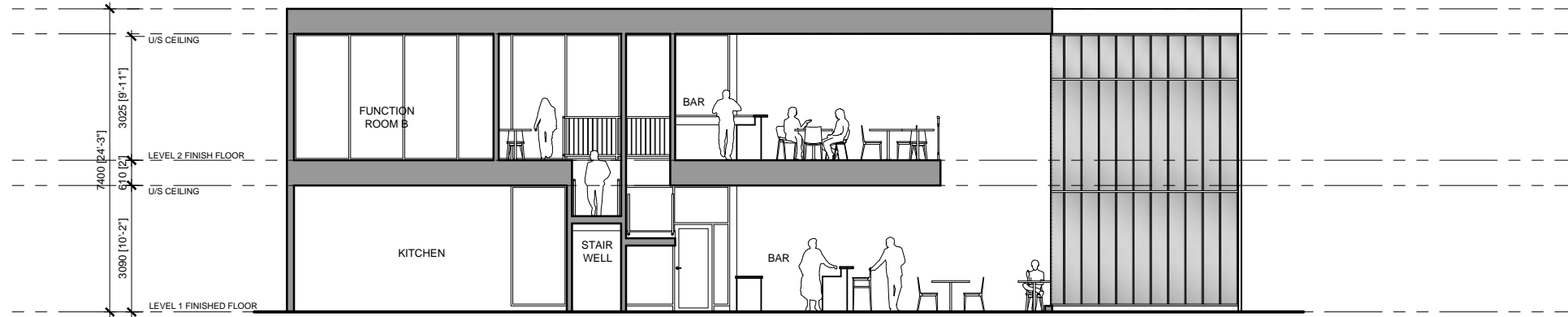
Mount Pearl  
Newfoundland & Labrador

SCALE

Drawing Nomenclature

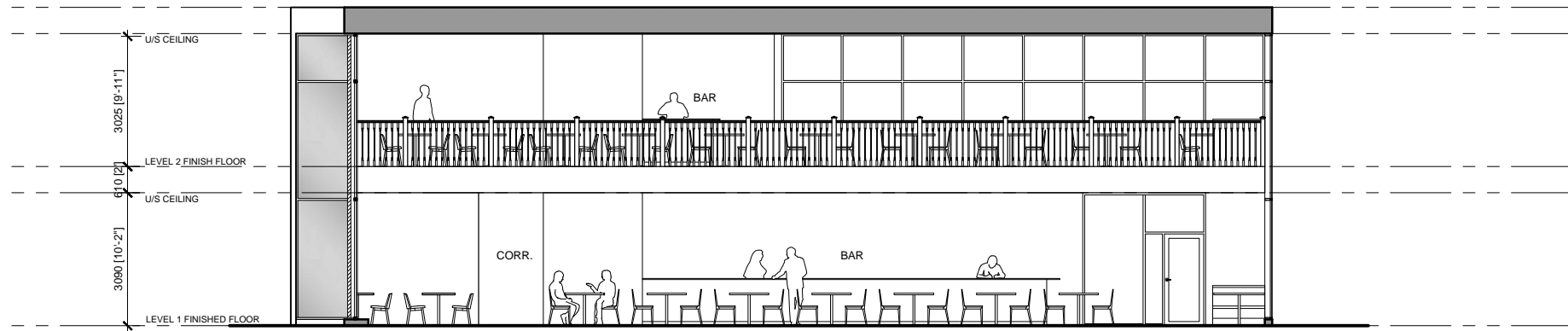
Detail/Section No. **3** Dwg. No. where detailed  
A-1

**PRELIMINARY  
NOT FOR CONSTRUCTION**



RESTAURANT SECTION  
SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

2  
SD-147



RESTAURANT SECTION  
SCALE 1:75 (1:150 when printed on 11 x 17 size sheets)

1  
SD-147



**PROPOSED HOTEL,  
RESTAURANT AND BANQUET  
FACILITY**

PROJECT NUMBER: 3620-02  
DATE: 09/28/2017

Mount Pearl  
Newfoundland & Labrador

SCALE

Drawing Nomenclature

Detail/Section No. **3** Dwg. No. where detailed  
A-1

**PRELIMINARY  
NOT FOR CONSTRUCTION**