

**1 SITE PLAN**  
A100 | 1:200

LEGAL DESCRIPTION:	DEVELOPMENT INFORMATION:	UNIT MIX:
PART LOT 31, CONCESSION 1, CUMBERLAND OLD SURVEY, PARTS 1, 2, 6, 7, 8, 9, 10, 11, AND 12, PLAN 4R-32177	SITE AREA 2,502 m <sup>2</sup>	COMMERCIAL 1 81
	BUILDING FOOTPRINT 1,072 m <sup>2</sup>	COMMERCIAL 2 82
	GROSS FLOOR AREA 3,791 m <sup>2</sup>	COMMERCIAL 3 93
	BUILDING HEIGHT 23.6 m (SIX STOREYS)	COMMERCIAL 4 186
	ZONE PROVISIONS (IL H(21))	COMMERCIAL 5 84
	SCHEDULE 1: AREA C SUBURBAN	COMMERCIAL 6 251
	SCHEDULE 1A: AREA C	RESTAURANT 102
	SCHEDULE 2B: RAPID TRANSIT STATIONS (EAST) DISTANCE EXCEEDS 600m.	<b>TOTAL COMMERCIAL GFA 879 m<sup>2</sup></b>
		INSTRUCTIONAL 171 m <sup>2</sup>
		<b>HOTEL SUITES</b>
		BACHELOR HOTEL ROOM 42
		ONE BEDROOM HOTEL ROOM 11
		TWO BEDROOM HOTEL ROOM 8
		<b>TOTAL 61</b>

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	No Minimum	40.14 m
MIN. LOT AREA	No Minimum	2,502 m <sup>2</sup>
MAX. LOT COVERAGE	65%	43%
MIN. FRONT YARD SETBACK	7.5 m	7.5 m
MIN. REAR YARD SETBACK	7.5 m	8.5 m
MIN. INTERIOR YARD SETBACK		
East Lot Line	7.5 m	3.9 m
West Lot Line	7.5 m	9.68 m
MAX. BUILDING HEIGHT	21 m	23.6 m
FLOOR SPACE INDEX	2.0	1.52
MIN. WIDTH OF LANDSCAPED AREA		
Abutting a street	3.0 m	7.5 m
All other cases	No Minimum	N/A

ZONING PROVISION	REQUIRED	PROVIDED
CUMULATIVE GFA OF ADDITIONAL PERMITTED USES	2,999 m <sup>2</sup> max	403 m <sup>2</sup>
EACH ADDITIONAL PERMITTED USE NOT EXCEEDING 300m <sup>2</sup>		
Day Program (Instructional)	300 m <sup>2</sup>	171 m <sup>2</sup>
Restaurant (1 - Cafe)	300 m <sup>2</sup>	83 m <sup>2</sup>
Restaurant (2 - Full Service)	300 m <sup>2</sup>	102 m <sup>2</sup>

VEHICLE PARKING + LOADING	REQUIRED	PROVIDED
HOTEL	61	58
Commercial 6 (Co-Working Space)		
Atrium / Multi-Purpose Space		
Commercial 4 (Gym Space)		
COMMERCIAL 1 (Retail)	3	2
COMMERCIAL 2 (Cafe)	4	3
COMMERCIAL 3 (Retail)	3	-
COMMERCIAL 5 (Retail)	3	-
RESTAURANT (Full-Service)	10	8
DAY PROGRAM (Instructional)	6	6
<b>TOTAL (Part 4, Section 104)</b>	<b>90 spaces</b>	<b>77 spaces</b>
(Shared Parking Provisions)		
<b>TOTAL</b>	<b>86 spaces</b>	<b>77 spaces</b>
<b>BICYCLE PARKING</b>		
HOTEL	1.7	3
COMMERCIAL 1	0.3	2
COMMERCIAL 2 (Cafe)	0.3	4
COMMERCIAL 3 (Retail)	0.4	2
COMMERCIAL 5 (Retail)	0.4	2
RESTAURANT (Full-Service)	0.5	6
DAY PROGRAM (Instructional)	1	1
<b>TOTAL</b>	<b>5</b>	<b>20</b>

ACCESSIBLE PARKING PROVISION RATES			
TOTAL No. PARKING SPACES	No. ACCESSIBLE SPACES REQUIRED	No. TYPE A	No. TYPE B
76 - 100	4	2	2
Five (5) accessible parking spots provided. Two (2) Type A, three (3) Type B.			

**SITE PLAN GENERAL NOTES:**

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

**SITE PLAN KEYNOTES:**

- CONCRETE PAD, GAS METER (NEIGHBOUR)
- AIR CONDITIONER (NEIGHBOUR)
- ROOF LADDER (NEIGHBOUR)
- FIRE HYDRANT TO BE RELOCATED
- NEW FIRE HYDRANT LOCATION
- BICYCLE PARKING 500x1500mm (20 SPACES TOTAL)
- ELECTRICAL TRANSFORMER ON CONCRETE PAD 3880mm W x 3880mm L (TBC)
- TWSI
- SPEED BUMP
- BUILDING OVERHEAD
- EXTENT OF UNDERGROUND STRUCTURE
- CONCRETE CURB

**SITE PLAN LEGEND:**

- NOT IN CONTRACT
- EXISTING BUILDING
- ASPHALT PAVING
- NEW GRASS
- CONCRETE SIDEWALK
- CONCRETE PAD
- PAVER TYPE 1
- PAVER TYPE 2
- PAVER TYPE 3
- EMERGENCY EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- SET BACKS
- FENCE AND VINE PER LANDSCAPE
- NEW DOMESTIC WATER
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- GAS
- SWALE
- CATCH BASIN
- CATCH BASIN
- FIRE HYDRANT
- FIRE HYDRANT EXISTING
- MANHOLE
- MANHOLE EXISTING
- UTILITY POLE
- UTILITY POLE EXISTING
- CUSTOM SYMBOL
- CUSTOM SYMBOL EXISTING
- SIAMESE CONNECTION
- DROPPED CURB
- NEW TREE
- NEW SHRUB



**STAMP**

REV DATE	ISSUE
6 2024/04/11	Re-issued for SPC Approval
5 2024/03/27	Re-issued for SPC Approval
4 2024/03/07	Re-issued for SPC Approval
3 2023/12/19	Re-issued for SPC Approval
2 2023/10/06	Re-issued for SPC Approval
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**NOTES**

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**CLIENT**  
**13890767 Canada Inc.**

3735 Saint Joseph Boulevard  
Unit #1, Ottawa  
ON, K1C 1T1, CANADA

**PROJECT**  
**3745 ST JOSEPH**

3745 St. Joseph Ave, Orleans, ON

**TITLE**  
**SITE PLAN**

PROJECT NO: 220980  
DRAWN: CLY/C  
APPROVED: DH/CL  
SCALE: 1:200  
DATE PRINTED: 2024-04-11 1:30:10 PM

REV 6 DRAWING NO. **A100**  
**18974**

**D07-12-23-0059**



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PROJECT

3745 ST JOSEPH

3745 St. Joseph Ave, Orleans, ON

TITLE

PARKING LEVELS  
FLOOR PLANS

PROJECT NO: 220980  
DRAWN: CL/YC  
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3 P1 PARKING LEVEL  
A200 | 1:200



2 P2 PARKING LEVEL  
A200 | 1:200

**SUITE BREAKDOWN**

SUITE TYPE	FLOOR LEVEL				TOTAL
	THIRD	FOURTH	FIFTH	SIXTH	
BACHELOR	11	11	11	9	42
1 BEDROOM	3	3	3	2	11
2 BEDROOM	2	2	2	2	8
<b>TOTAL</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>13</b>	<b>61</b>

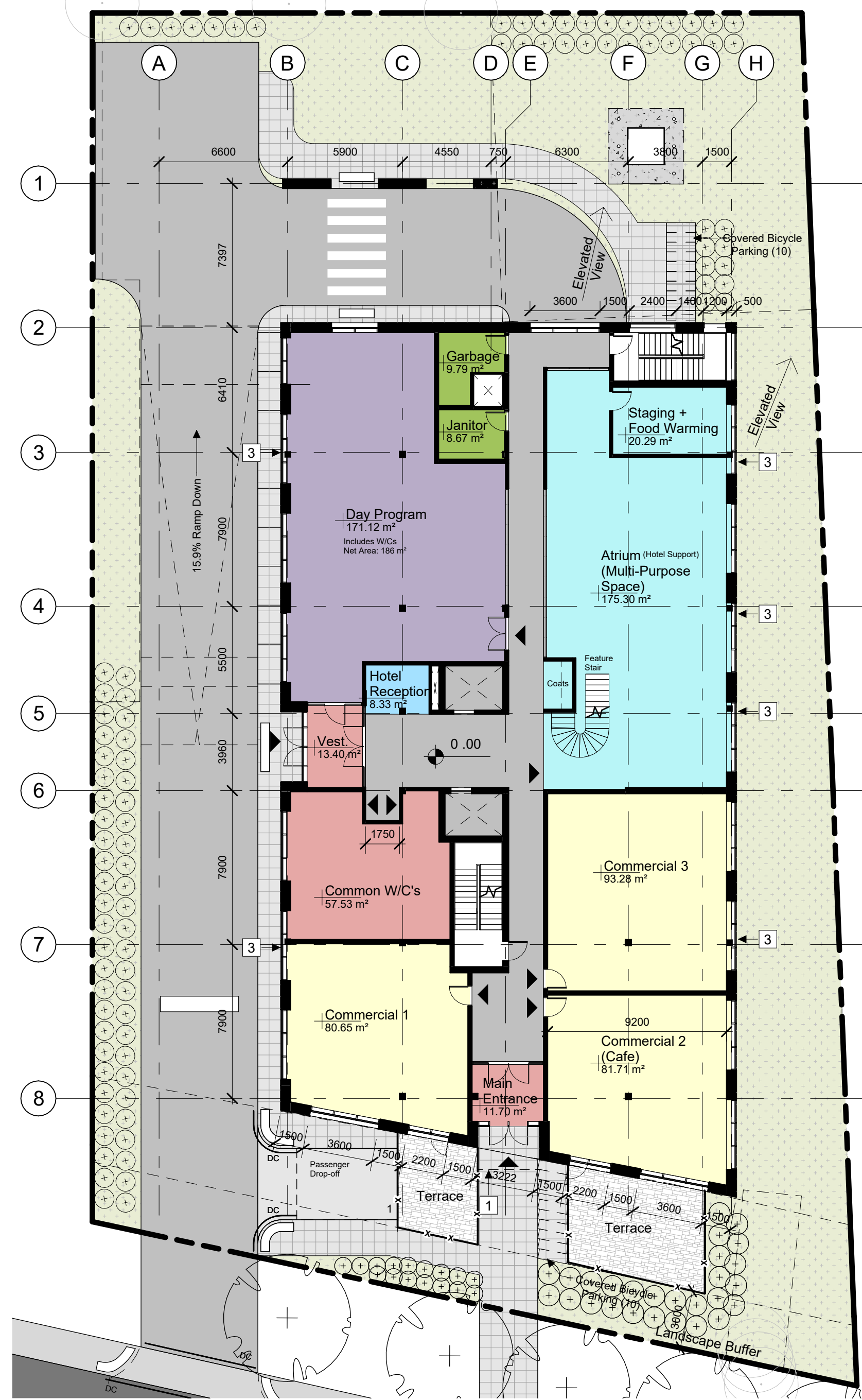
- FLOOR PLAN KEYNOTES:**
- 1 CANOPY ABOVE
  - 2 PERGOLA ABOVE
  - 3 SPANDREL GLASS PANEL

- PROGRAMMING LEGEND:**
- COMMON SPACE
  - ATRIUM / EVENT SPACE
  - COMMERCIAL SPACE
  - COMMUNITY SPACE
  - HOTEL
  - UTILITY + SERVICES



1 P3 PARKING LEVEL  
A200 | 1:200

- FLOOR PLAN NOTES:**
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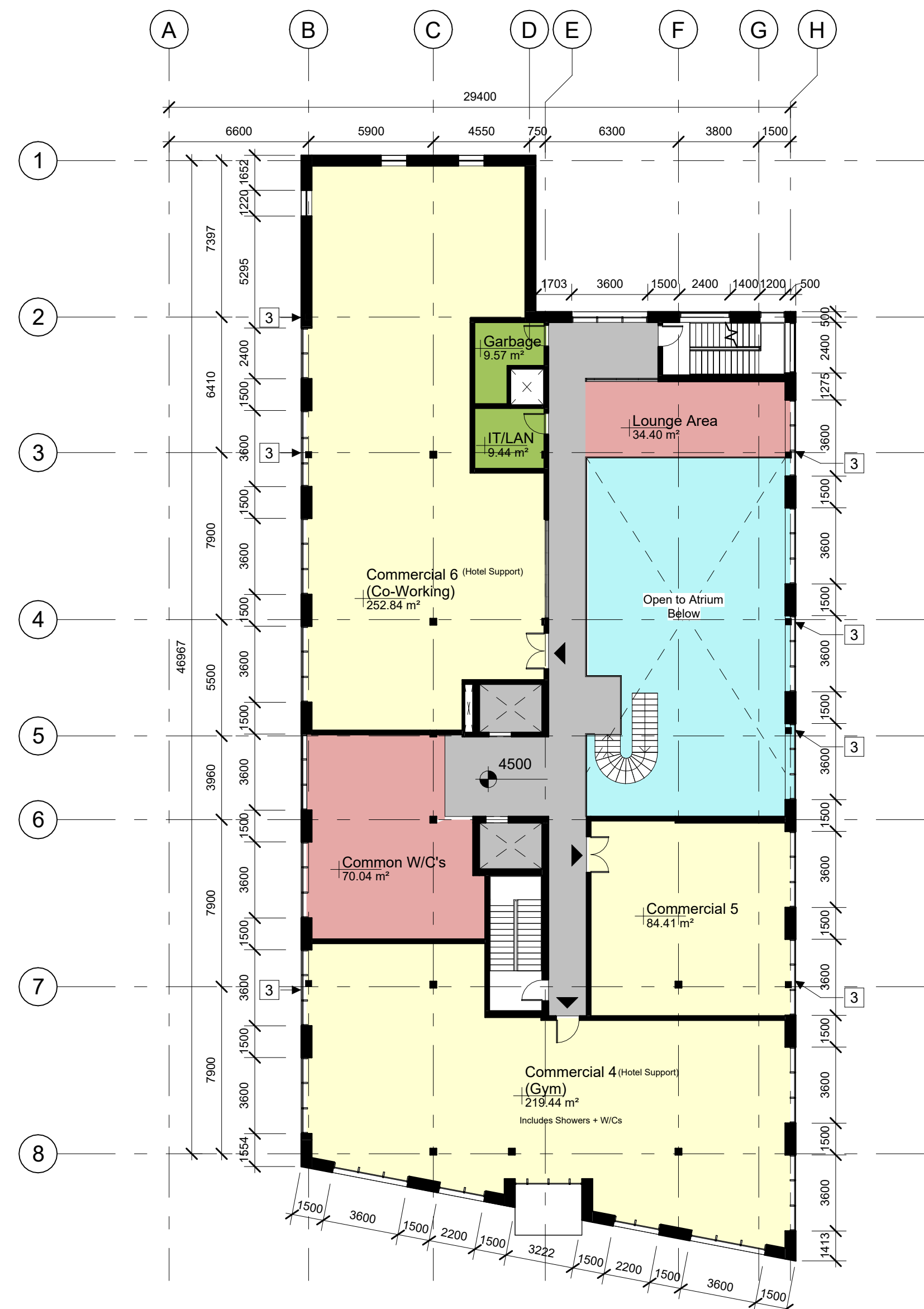
**1 GROUND FLOOR**  
A201 | 1:200

**FLOOR PLAN NOTES:**

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**PROGRAMMING LEGEND:**

- COMMON SPACE
- ATRIUM / EVENT SPACE
- COMMERCIAL SPACE
- COMMUNITY SPACE
- HOTEL
- UTILITY + SERVICES



**2 SECOND FLOOR**  
A201 | 1:200

**FLOOR PLAN KEYNOTES:**

- 1 CANOPY ABOVE
- 2 PERGOLA ABOVE
- 3 SPANDREL GLASS PANEL

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**3 TYPICAL HOTEL FLOORS**  
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TITLE

**PODIUM LEVEL  
FLOOR PLANS**

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