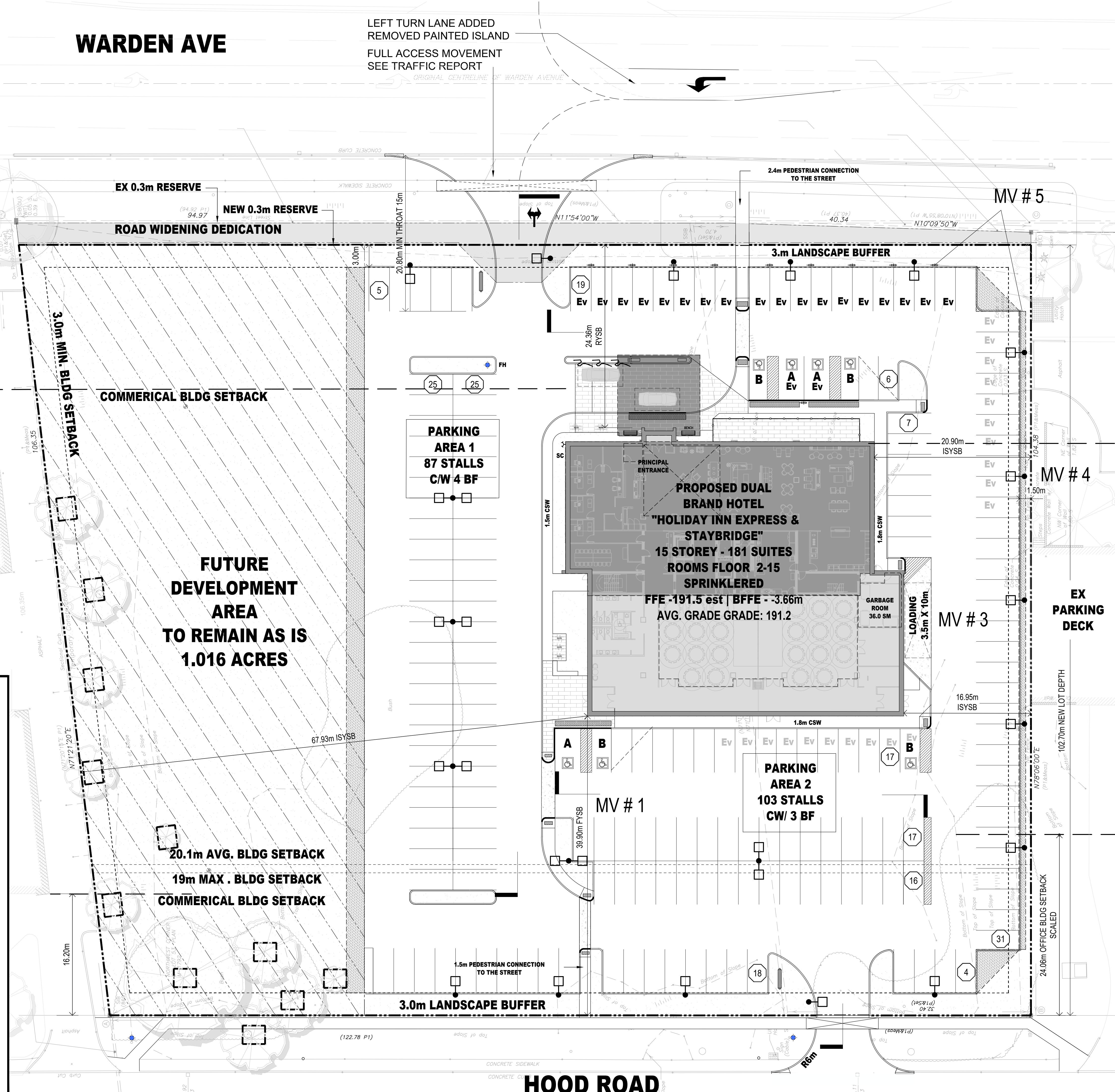


COMBO- BUILDING FLOOR STATISTICS									
FLOOR	HT (ft)	HT (m)	SLAB HT(m)	FFE	HIEX	STAY.	SM		
BASEMENT	-12	-3.66			0	0	16,830	1563.6	
AVG. GRADE	-1	-0.30		191.20					
HIEX & SUITES	1	18.00	5.49	191.50	0	0	16,510	1533.8	
	2	10.00	3.05	5.49	196.99	16	8,945	831.0	
	3	10.00	3.05	8.53	200.03	16	8,945	831.0	
	4	10.00	3.05	11.58	203.08	16	8,945	831.0	
	5	10.00	3.05	14.63	206.13	16	8,945	831.0	
	6	10.00	3.05	17.68	209.18	16	8,945	831.0	
	7	12.00	3.66	20.73	212.23	16	8,945	831.0	
STAYBRIDGE	8	10.00	3.05	24.38	215.88		12	8,945	831.0
	9	10.00	3.05	27.43	218.93		12	8,945	831.0
	10	10.00	3.05	30.48	221.98		12	8,945	831.0
	11	10.00	3.05	33.53	225.03		12	8,945	831.0
	12	10.00	3.05	36.58	228.08		12	8,945	831.0
	13	10.00	3.05	39.62	228.08		12	8,945	831.0
	14	10.83	3.30	42.67	231.12		12	8,945	831.0
	15	12.00	3.66	45.97	234.43		1	6,875	638.7
SUB-T	162.83	49.63	49.63	238.08	96	85	139,670	12,975.8	
L Parapet	2.00	0.61	50.24	238.69					
H. Parapet	4.17	1.27	51.51	239.96	181	GFA	156,500	14,539.3	
TO TAL	169.00	51.51	51.82	239.96					
ZONING HT	46	PROPOSED HEIGHT	51.82	DELTA		RATIO	864.6	80.3	
			5.82						

MV # 2 REQUEST IS FOR 52.0m

EXISTING 2-STOREY RETAIL / STORAGE BUILDING

MINOR VARIANCES						
MV #	DESCRIPTION	BYLAW	REQ (m)	PROV. (m)	DELTA (m)	NOTES
1	THE GREATER OF 19m OR THE AVG SETBACK OF THE OF THE NEIGHBORING LOTS 415 Hood Rd = 16.20m 74300 Warden Ave = 24m Max Req. = 16.2 + 24 = 40.2m 40.2m / 2 = 21.1m	9.4.3.2 (c)	20.1	39.9	19.8	THROUGH CONSULTATION WITH PLANNING STAFF/ LUD THE BUILDING WAS SHIFTED TO BE CLOSER TO WARDEN AVE. THE BULK OF THE PARKING WAS SHIFTED TO HOOD ROAD WHICH IS DETERMINED BY ZONING AS OUR FRONT YARD
2	BUILDING HEIGHT - AVG GRADE TO TALLEST PARAFET	9.4.3.2 H)	46.0	52.0	6.0	THE GUEST ROOM UNITS DO NOT ALLOW FOR TRADITIONAL PARAFET DESIGN SO AN AMENITY FLOOR WAS ADDED TO INTEGRATE THE BUILDING SIGN AS WELL AS PROVIDE A ROOF TOP TERRACE
3	NUMBER OF LOADING SPACES	5.8.1 (D)	2	1	-1	WE DO NOT REQUIRE 2 LOADING SPACES FOR THE OPERATIONS OF THE HOTEL.
4	INTERIOR SIDE YARD PLANTING STRIP	9.3.4 (a) ii	3	1.5	-1.5	TO PERMIT A MINIMUM 1.5M WIDE LANDSCAPE STRIP ABUTTING THE SOUTH INTERIOR SIDE YARD LOT LINE. WHEREAS A MINIMUM OF 3M IS REQUIRED. THIS WILL ALLOW IS TO PERSERVE SPACE FOR PHASE 2
5	LANDSCAPING STRIP REQUIREMENTS	9.3.4				TO PERMIT ELECTRIC VEHICLE STATIONS WITHING A LANDSCAPE STRIP. WHERE AS THE BYLAW DOES NOT PERMIT ELECTRIC VEHICLE ASTATIONS WITHIN A LANDSCAPE STRIP. THIS IS SIMILAR
			NO EV CHARGERS	EV CHARGERS		TO PERMIT



NO.	DATE	DESCRIPTION	DATE
3	08	ZPR # RESPONSE / REVISED MV	25-02-07
2	08	ZPR RESPONSE / MV	25-10-15
1	08	ZPR	24-10-09
0	08	PRE-CONSULTATION	24-07-31

GENERAL NOTES

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CLIENT: 100073686 ONT. INC
ATTENTION: Herbert Chan
83 Westwood Lane, Richmond Hill ON, L4C 6X7

ARCHITECT: SAPLYS ARCHITECTS INC.
60 ST. CLAIR AVE E, SUITE 806
TORONTO, ON, M4T 1N5

CONSULTANT: API DEVELOPMENT CONSULTANTS INC.
1464 UNIT #7 CORNWALL ROAD
OKVILLE, ON L5J 7W5

PROJECT NORTH

INDUSTRIAL COMMERCIAL OFFICE BUS

HOOD RD - DUAL BRAND TOWER
365 Hood Road
Markham, Ontario, Canada
Closest Major Intersection: Hwy 407 & Warden

PROJECT ADDRESS: 365 Hood Road, Markham, Ontario, Canada
PROJECT NO: S24-020

DRAWING TITLE: SITE PLAN (SIMPLIFIED FOR MV)
FILE: 24_194663.000.00_ZPR

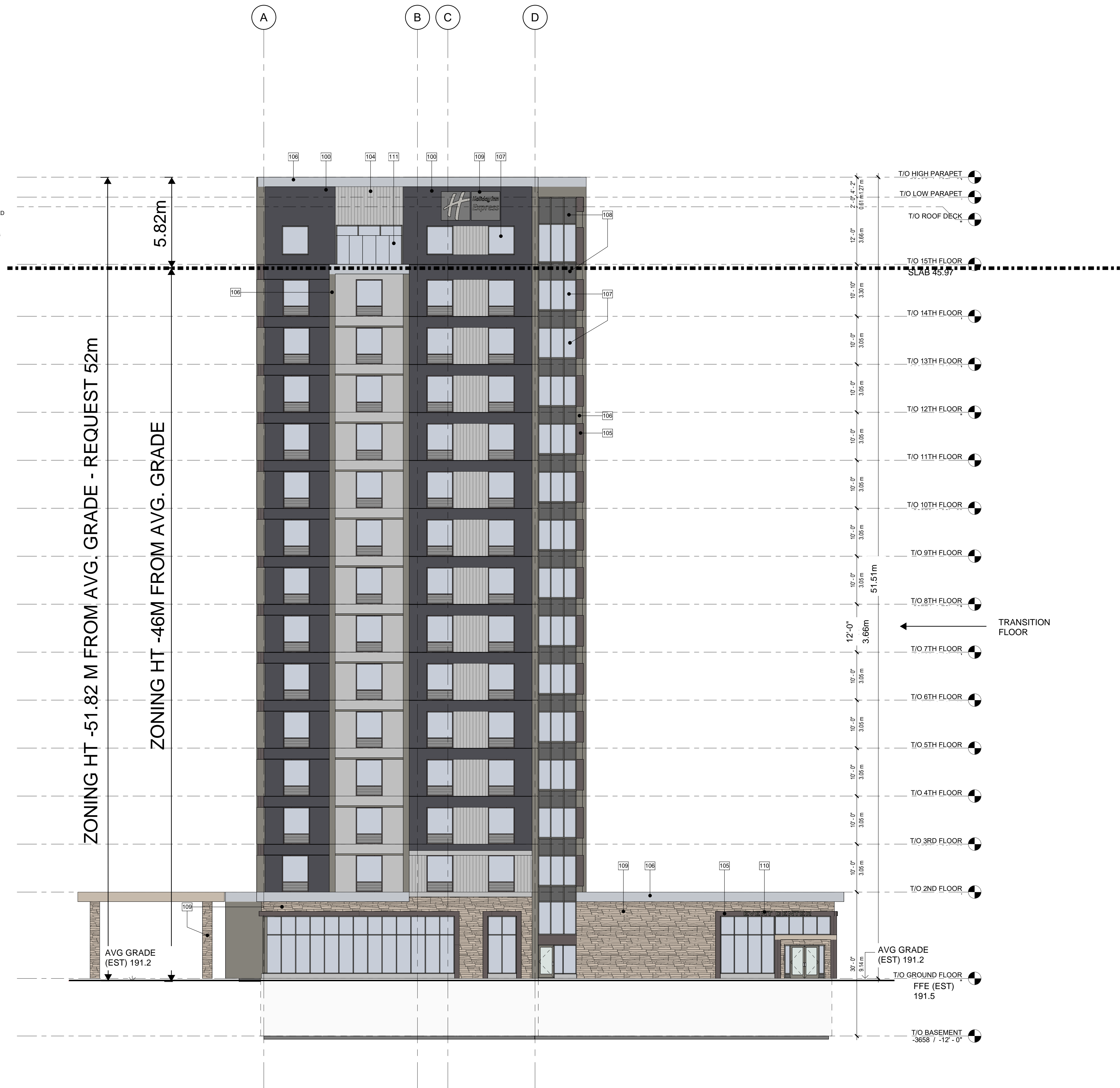
BY: DB LS
SCALE: UNITS: MM
1:350

CHECKED: SHEET NO. 3
SHEET REVISION

MV-100

EXTERIOR ELEVATION LEGEND

- 100 EIFS - DURABOND GRANITE FINISH - CHARCOAL
- 102 EIFS - DURABOND GRANITE FINISH - WHITE
- 103 EIFS - DURABOND SANDSTONE FINISH - LIGHT GREY
- 104 EIFS - DURABOND SANDSTONE FINISH - DARK GREY
- 105 EIFS - DURABOND ACR - LIGHT BRASS
- 106 EIFS - DURABOND ACR - DARK BRONZE
- 107 GLAZING
- 108 BLACK SPANDREL
- 109 MANUFACTURED STONE MASONRY - COLOUR & MANUFACTURER (I.E. MANUFACTURED STONE MASONRY - CASTAWAY - ELDORADO STACKED STONE)
- 110 BUILDING METAL CUTOUT SIGNAGE- GENERAL CONTRACTOR TO PROVIDE BLOCKING BACKING TO SIGNAGE, ANCHOR BACK TO STRUCTURE
- 111 ALUMINUM GUARD RAIL WITH CLEAR GLAZING & SLAB-EDGE COVER
- 119 ILLUMINATED WALL MOUNTED SIGNAGE PER BRAND STANDARD



1	MT	ZRC	24-10-15
No.	By	Elevations upper floors	2024-11-11
ISSUANCE SCHEDULE			

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DEVELOPMENT CONSULTANT:
 API CONSULTANTS INC.
 1464 CORNWALL ROAD, UNIT 7
 OAKVILLE, ONTARIO L6J 7W5
 P: 905.337.7249

ARCHITECT:
 SAPLYS ARCHITECTS INC.
 1464 CORNWALL ROAD, UNIT 8
 OAKVILLE, ONTARIO L6J 7W5
 P: 905.510.0595

CLIENT:
 10007388.ONT.INC
 CHEN HERBERT

PROFESSIONAL CERTIFICATION

PROJECT
IHG Dual Brand Hotel

356 HOOD RD., MARKHAM, ONTARIO

DRAWING TITLE
NORTH ELEVATION

BY: [] CHECK: [] ISSUED FOR: []
 PROJECT NO.: [] SHEET NO.: []
 S24-020
 SCALE:
 3/32" = 1'-0"
 ISSUE DATE:
 24-10-15

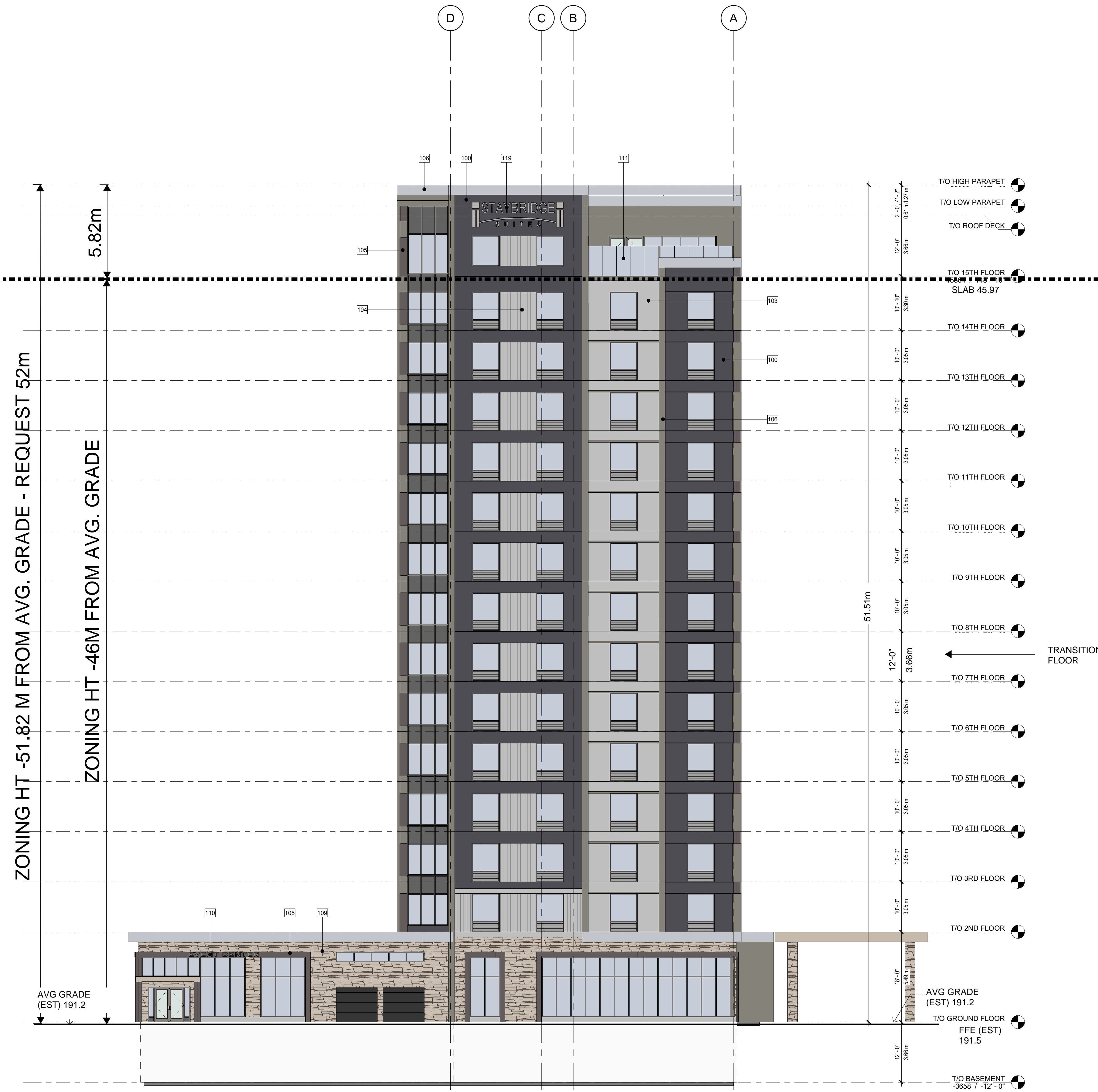
A301

1 SHEET ISSUE No.

1 NORTH ELEVATION
 A302 3/32" = 1'-0"

EXTERIOR ELEVATION LEGEND

- 100 EIFS - DURABOND GRANITE FINISH - CHARCOAL
- 102 EIFS - DURABOND GRANITE FINISH - WHITE
- 103 EIFS - DURABOND SANDSTONE FINISH - LIGHT GREY
- 104 EIFS - DURABOND SANDSTONE FINISH - DARK GREY
- 105 EIFS - DURABOND ACR - LIGHT BRASS
- 106 EIFS - DURABOND ACR - DARK BRONZE
- 107 GLAZING
- 108 BLACK SPANDREL
- 109 MANUFACTURED STONE MASONRY - COLOUR & MANUFACTURER (I.E. MANUFACTURED STONE MASONRY - CASTAWAY - ELDORADO STACKED STONE)
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1	MT	ZRC	24-10-15
No.	By	Elevations upper floors	2024-11-11
ISSUANCE SCHEDULE			

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 P: 905.337.7249

ARCHITECT:
 SAPLYS ARCHITECTS INC.
 1464 CORNWALL ROAD, UNIT 8
 OAKVILLE, ONTARIO L6J 7W5
 P: 905.510.0595

CLIENT:
 100007388 ONT.INC
 CHEN HERBERT

PROFESSIONAL CERTIFICATION

PROJECT
IHG Dual Brand Hotel

356 HOOD RD., MARKHAM, ONTARIO

DRAWING TITLE
SOUTH ELEVATION

BY: [] CHECK: [] ISSUED FOR: []
 PROJECT NO.: [] SHEET NO.: []
 SCALE: 3/32" = 1'-0"
 ISSUE DATE: 24-10-15

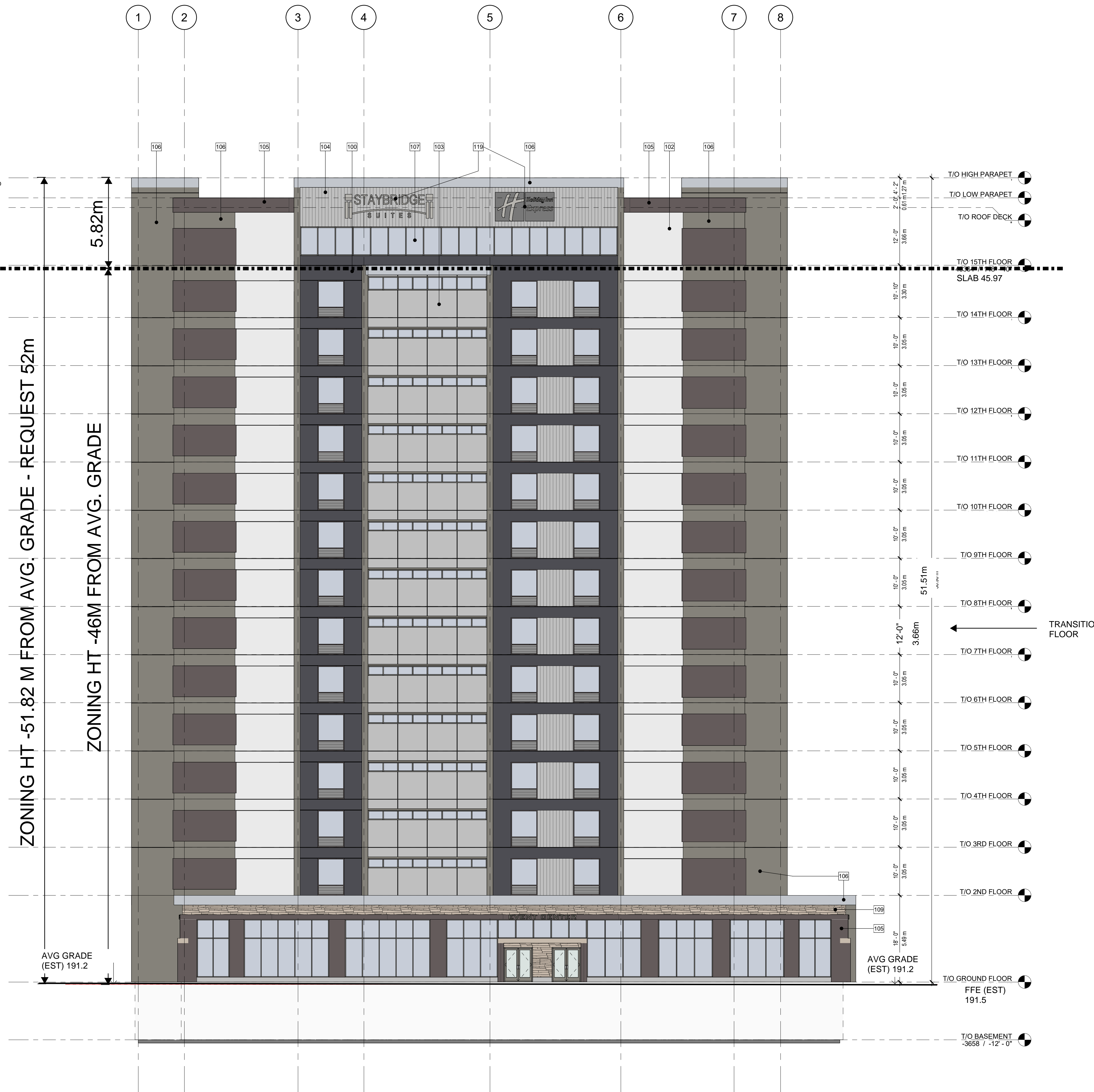
A302

1 SHEET ISSUE No.

1 SOUTH ELEVATION
 3/32" = 1'-0"

EXTERIOR ELEVATION LEGEND

- 100 EIFS - DURABOND GRANITE FINISH - CHARCOAL
- 102 EIFS - DURABOND GRANITE FINISH - WHITE
- 103 EIFS - DURABOND SANDSTONE FINISH - LIGHT GREY
- 104 EIFS - DURABOND SANDSTONE FINISH - DARK GREY
- 105 EIFS - DURABOND ACR - LIGHT BRASS
- 106 EIFS - DURABOND ACR - DARK BRONZE
- 107 GLAZING
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1	MT	ZRC	24-10-15
No.	By	Elevations upper floors	2024-11-11
ISSUANCE SCHEDULE			

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ARCHITECT:
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 P: 905.510.0595

CLIENT:
 10007388 ONT. INC
 CHEN HERBERT

PROFESSIONAL CERTIFICATION

PROJECT
IHG Dual Brand Hotel

356 HOOD RD., MARKHAM, ONTARIO

DRAWING TITLE
WEST ELEVATION

BY: [] CHECK: [] ISSUED FOR: []
 ZRC

PROJECT NO.: S24-020
 SHEET NO.: []

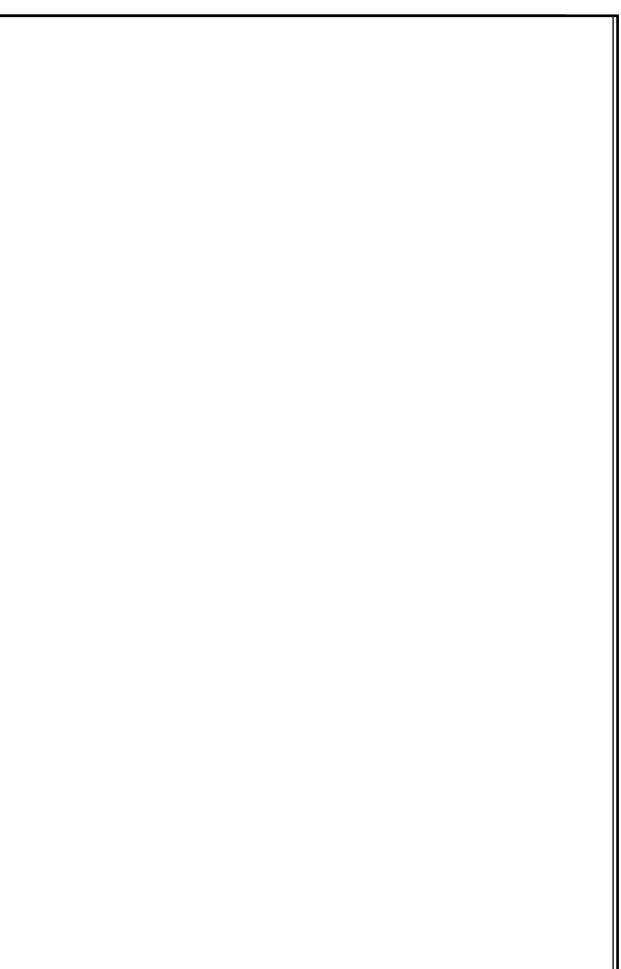
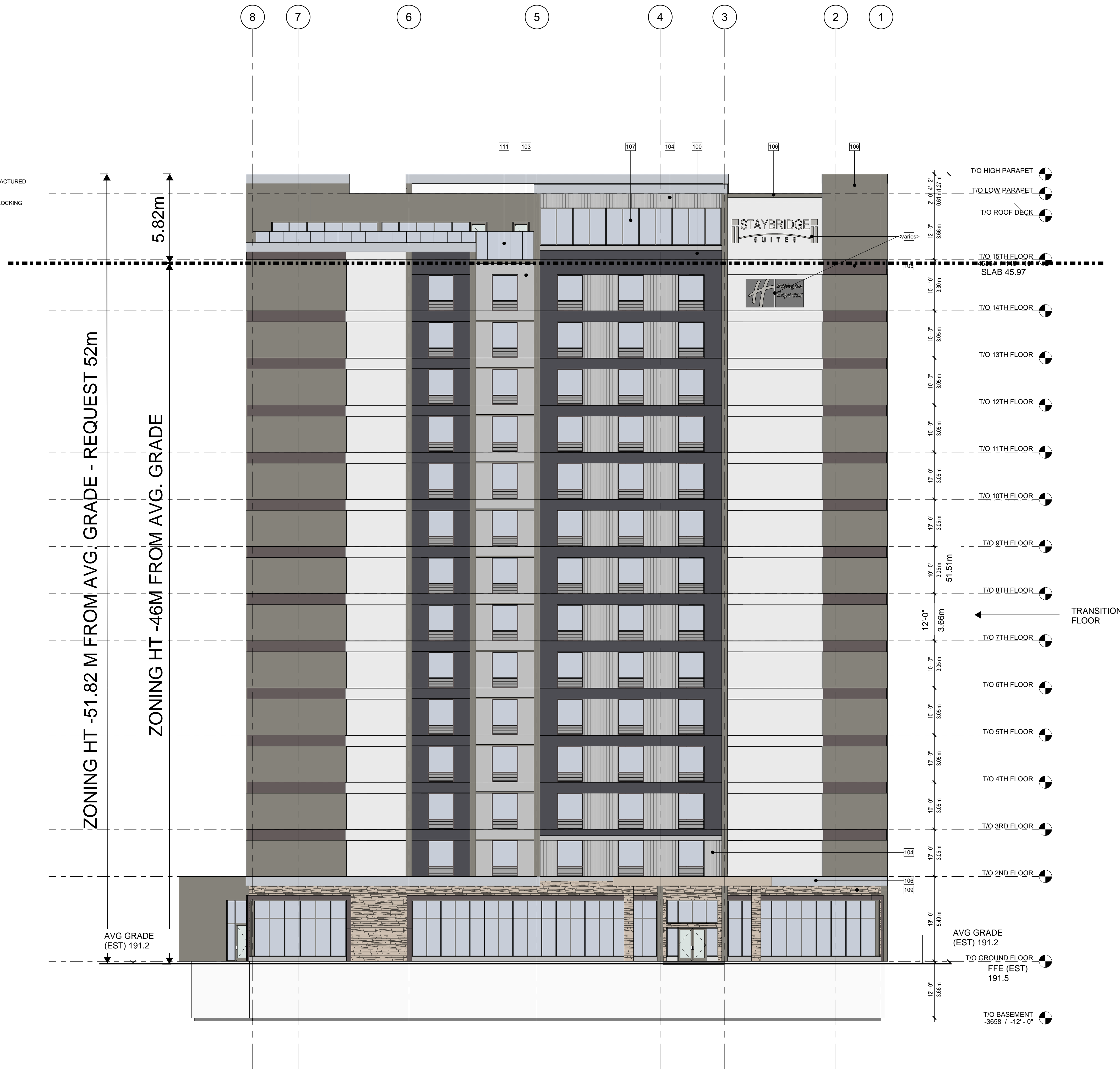
SCALE:
 3/32" = 1'-0"
 ISSUE DATE:
 24-10-15

A303 1
 SHEET
 ISSUE No.

1 WEST ELEVATION
 A303 3/32" = 1'-0"

EXTERIOR ELEVATION LEGEND

- 100 EIFS - DURABOND GRANITE FINISH - CHARCOAL
- 102 EIFS - DURABOND GRANITE FINISH - WHITE
- 103 EIFS - DURABOND SANDSTONE FINISH - LIGHT GREY
- 104 EIFS - DURABOND SANDSTONE FINISH - DARK GREY
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1	MT	ZRC	24-10-15
No.	By	Elevations upper floors	2024-11-11
ISSUANCE SCHEDULE			

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 OAKVILLE, ONTARIO L6J 7W5
 P: 905.510.0595



CLIENT:
 10007388 ONT.INC
 CHEN HERBERT

PROFESSIONAL CERTIFICATION

PROJECT
IHG Dual Brand Hotel

356 HOOD RD., MARKHAM, ONTARIO

DRAWING TITLE
EAST ELEVATION

BY	CHECK	ISSUED FOR
-	-	ZRC
PROJECT NO.:	SHEET NO.:	
S24-020	1	
SCALE:	3/32" = 1'-0"	
ISSUE DATE:	24-10-15	

A304 1
 SHEET ISSUE No.

1 EAST ELEVATION
 A301 3/32" = 1'-0"