

100 0 100 200 300  
 SCALE - METERS 1:5000 SITE LOCATION

No.	Issue	Date
1	FOR DISCUSSION	MAR. 2026
2		
3		



Project Title  
**LAKEVIEW DEVELOPMENT  
 COMMERCE DRIVE HOTEL  
 SAINT JOHN, NB**

Drawing Title  
**PRELIMINARY SITE PLAN**

Project No. **DE289**  
 Dwg. No. **DE28901** Revision No. **R0**

Scale: 10 0 10 20 30  
 SCALE - METERS 1:500

Const. North

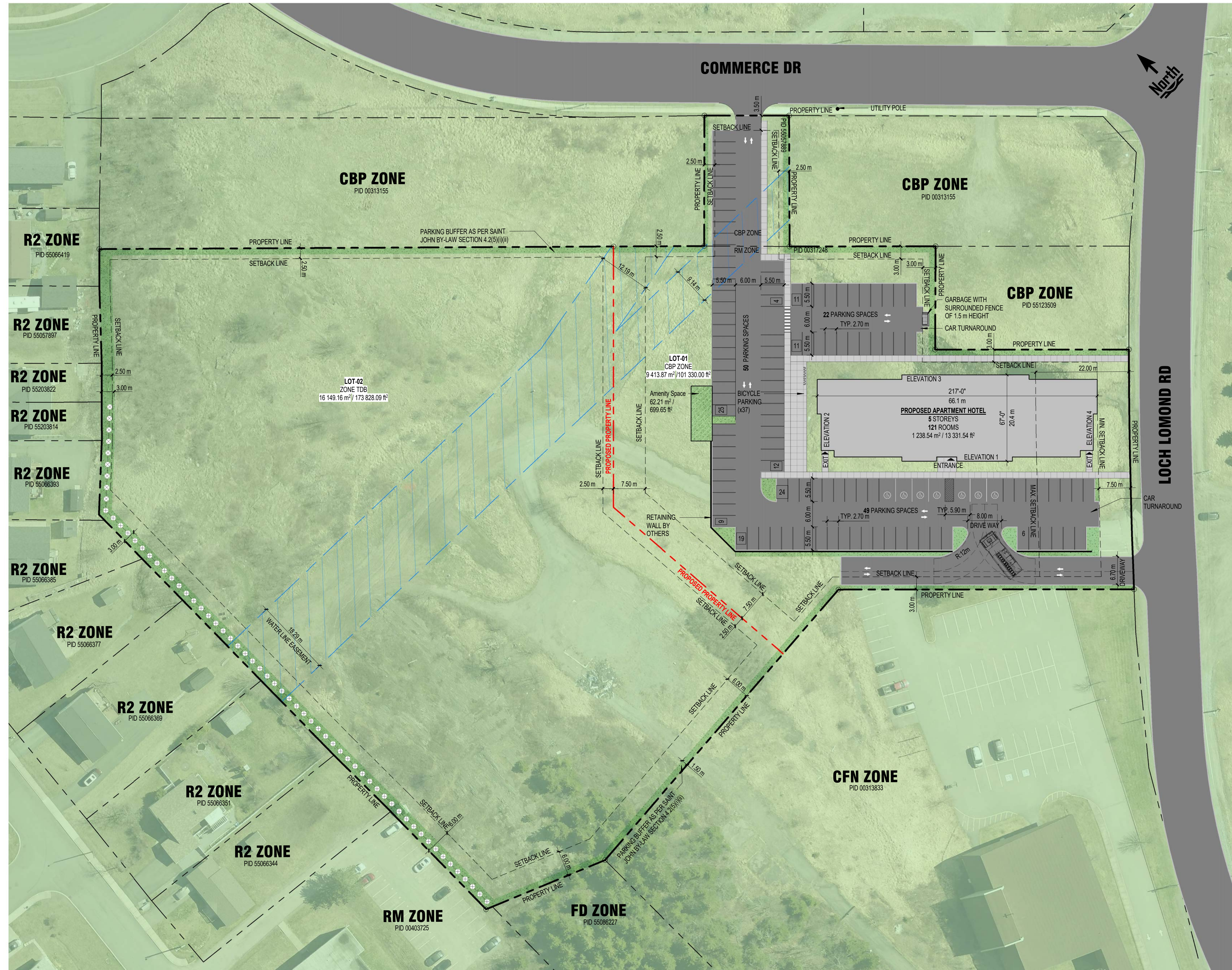
Drawn By: **AF**  
 Designed By: **MJF**  
 DWG. Design Ckd. By: **MJF**  
 Drawing Number: **C-0**

SCHEMATIC SUMMARY	
LOT INFO	
PID	00317248, 55067889
Physical Address	Loch Lomond Rd, Saint John, NB
Overall Lot Area	25 563.0 m <sup>2</sup> / 275 158.0 ft <sup>2</sup>
Lot - 01 Area	9 413.87 m <sup>2</sup> / 101 330.00 ft <sup>2</sup>
Current Zoning	RM - Mid-Rise Residential
Proposed Zoning	CBP
Min. Lot Size	4 000.00 m <sup>2</sup> / 43 005.64 ft <sup>2</sup>
Amenity Space Required	605 m <sup>2</sup> / 6 512.17 ft <sup>2</sup> (5m <sup>2</sup> /unit)
Amenity Space	618.70 m <sup>2</sup> / 6 659.65 ft <sup>2</sup>
	Indoor: 553.7 m <sup>2</sup> / 5 960.0 ft <sup>2</sup>
	Outdoor: 62.21 m <sup>2</sup> / 699.65 ft <sup>2</sup>
Max. Lot Coverage (%)	50.00%
Lot Coverage (%)	13.16%
PARKING	
Required Parking	121
Required Parking Ratio / Unit	1 space per guest room
Required Bicycle Parking	0.3 space / dwelling unit (37 spaces)
Surface Parking	121
Barrier Free Parking	7
Total Parking	121
Total Parking Ratio / Unit	1.0
Bicycle Parking	37
Interior Parking Landscape Required	1 m <sup>2</sup> of landscape per parking space (121.0 m <sup>2</sup> / 1 302.43 ft <sup>2</sup> )
Interior Parking Landscape	264.76 m <sup>2</sup> / 2 849.90 ft <sup>2</sup>
PROPOSED APARTMENT HOTEL	
Building Footprint	1 238.54 m <sup>2</sup> / 13 331.54 ft <sup>2</sup>
Storeys	5
Building Height	15.79m
Max Allowable Height	24.0 m
Construction	Wood / Concrete
Total Rooms	121
MATERIAL	
Material Requirement 1	-
Material Requirement 2	-
Material Requirement 3	-
REQUIRED VARIANCE	
Variance 1	Re-Zoning Required
Variance 2	-
Variance 3	-

**Disclaimer:** This preliminary schematic site plan is based on site information provided by the client, or found on a public domain. This site plan is a graphical representation which approximates the size, configuration and location of features. This plan is not intended to be used for legal descriptions or to calculate exact dimensions or areas. Several yet unknown factors may affect the functionality of this site plan, including existing topography, service easements, soil conditions, etc.

### LEGEND OF SYMBOLS

	PROPERTY LINE, DEVELOPMENT LIMITATIONS
	PROPOSED PROPERTY LINE, PROPOSED DEVELOPMENT LIMITATIONS
	SETBACK LINE AS PER SAINT JOHN BY-LAW SECTION 10.2(3)
	PAINTED BARRIER FREE PARKING SYMBOL
	BUILDING EGRESS LOCATION
	BICYCLE PARKING AS PER SAINT JOHN BY-LAW SECTION 4.5
	OPAQUE FENCE WITH A MINIMUM HEIGHT OF 1.0 m SCREENING PARKING LOT FROM RESIDENTIAL USE AS PER SAINT JOHN BY-LAW SECTION 5.3
	GARBAGE SCREENED BY OPAQUE FENCE 1.5 m IN HEIGHT AS PER SAINT JOHN BY-LAW SECTION 5.4(b)
	REQUIRED LANDSCAPE AS PER SAINT JOHN BY-LAW
	CITY WATER LINE EASEMENT
	AMENITY SPACE AS PER SAINT JOHN BY-LAW SECTION 6.3



1 SCHEMATIC SITE PLAN  
1 : 500



**Preliminary**  
**"Not for Construction"**

ISSUE	DESCRIPTION	DATE (YYYYMMDD)

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Stamp:



Architectural Designer:  
**spitfire**  
DESIGN CO.  
171 Lutz Street, Moncton, NB E1C 5E8  
Bus: (506) 855-3777

Client: **Lakeview Dev.**

Project: **Hyatt Studio**  
Loch Lomond Rd, Saint John, NB

Drawing Title:  
SCHEMATIC SITE PLAN

Date (YYYYMMDD): 2026/03/27

Checked by: B.O.

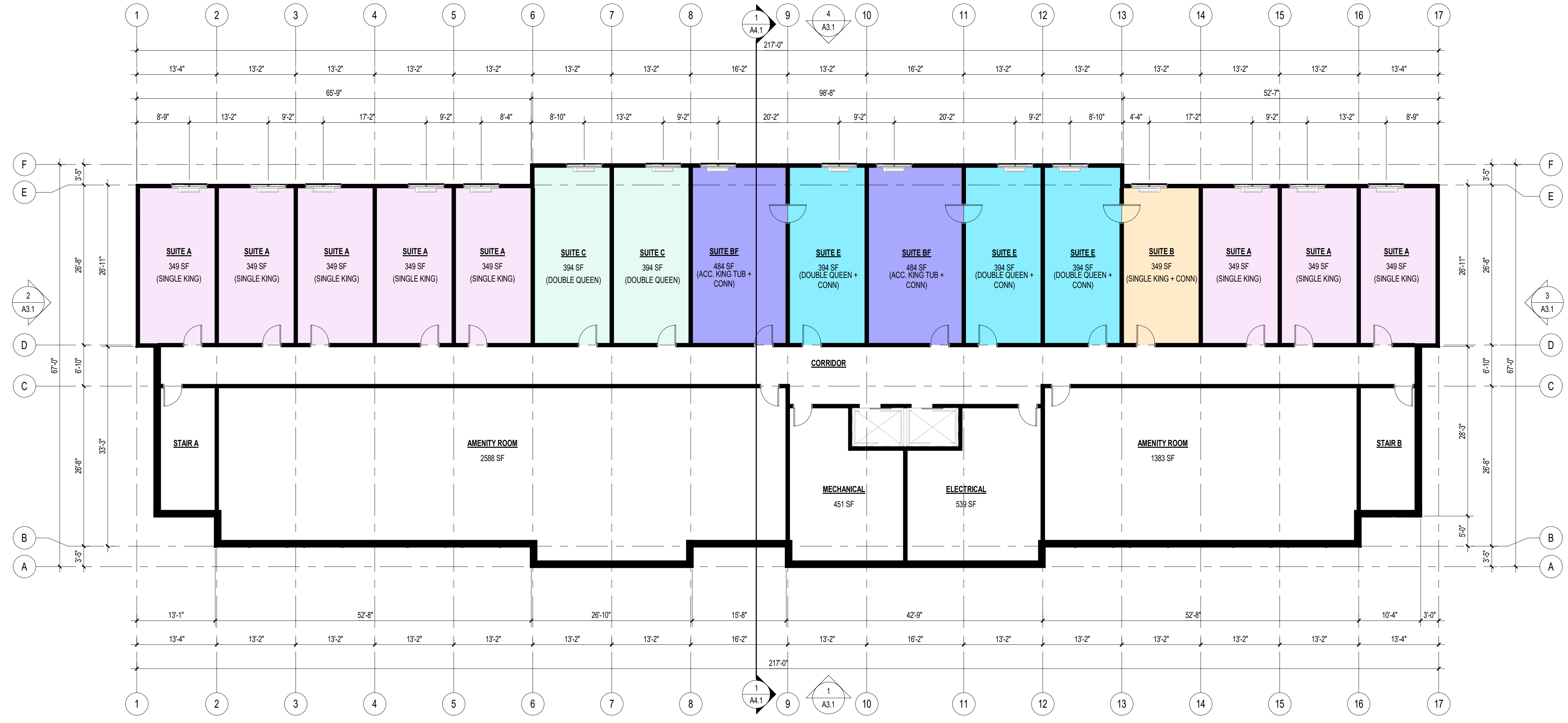
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Sheet: **A1.1** Flight no: 4560



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**1 SCHEMATIC 1F FLOORPLAN**  
3/32" = 1'-0"

SUITE TYPE SCHEDULE			
Name	Area	Comments	Count
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SUITE B	349 SF	(SINGLE KING + CONN)	5
SUITE BF	484 SF	(ACC. KING TUB + CONN)	7
SUITE C	394 SF	(DOUBLE QUEEN)	20
SUITE D	484 SF	(KING TUB + CONN)	1
SUITE E	394 SF	(DOUBLE QUEEN + CONN)	13
SUITE F	428 SF	(DOUBLE QUEEN TUB)	3
			121

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1F	SUITE E	394 SF	(DOUBLE QUEEN + CONN)	3
1F: 16				16

SUITE SCHEDULE				
Level	Name	Area	Comments	Count
2F	SUITE A	349 SF	(SINGLE KING)	16
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2F	SUITE E	394 SF	(DOUBLE QUEEN + CONN)	1
2F: 21				21

SUITE SCHEDULE				
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3F: 28				28

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 Bus: (506) 855-3777

Client: **Lakeview Dev.**

Project: **Hyatt Studio**  
Loch Lomond Rd, Saint John, NB

Drawing Title: **SCHEMATIC 1F - FLOOR PLAN 1/4**

Date (YYYYMMDD): 2026/03/27

Checked by: B.O.

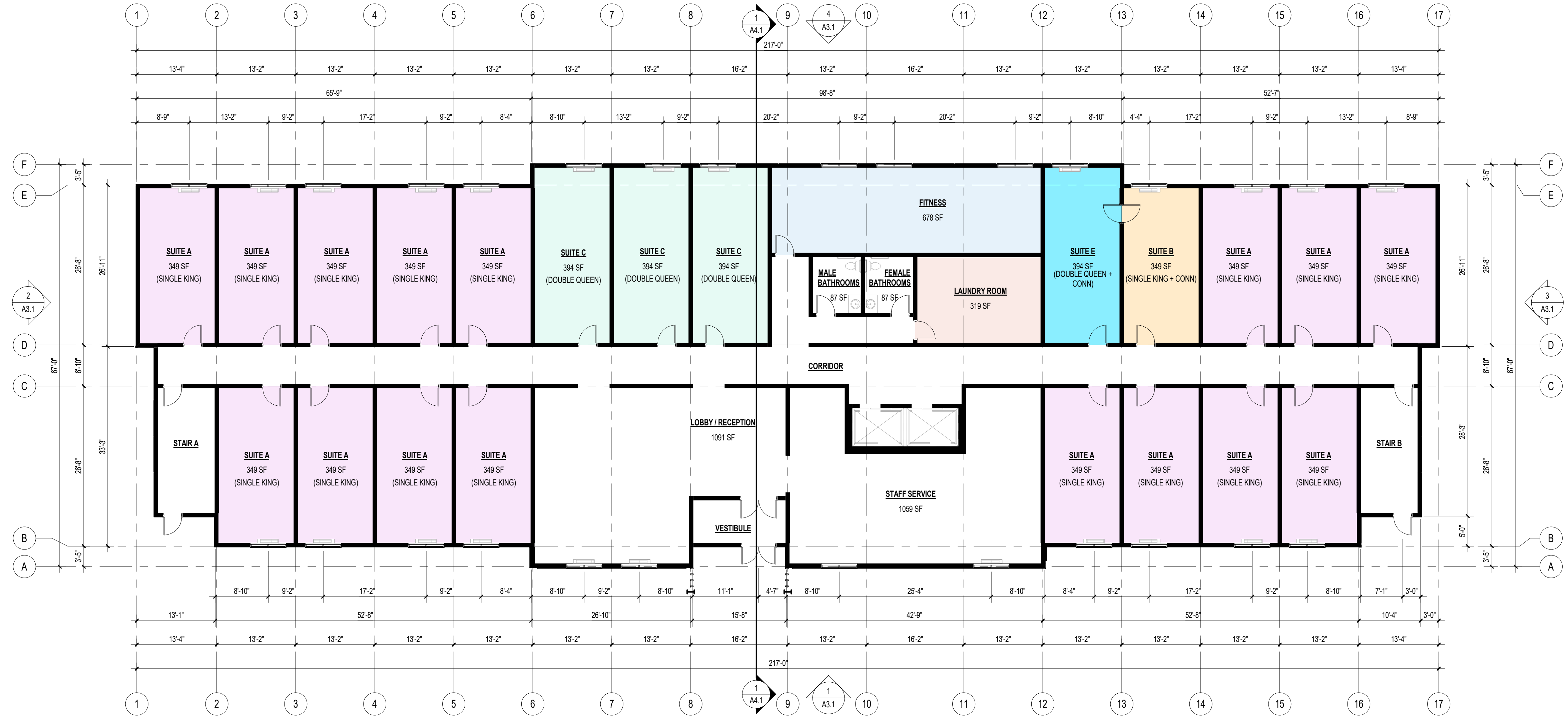
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Rev #	Description	Date (YYYYMMDD)

**1 SCHEMATIC 2F FLOORPLAN**  
3/32" = 1'-0"

SUITE TYPE SCHEDULE			
Name	Area	Comments	Count
SUITE A	349 SF	(SINGLE KING)	72
SUITE B	349 SF	(SINGLE KING + CONN)	5
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SUITE D	484 SF	(KING TUB + CONN)	1
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SUITE F	428 SF	(DOUBLE QUEEN TUB)	3
			121

SUITE SCHEDULE					
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	SUITE E	394 SF	(DOUBLE QUEEN + CONN)	1	
2F: 21					21

SUITE SCHEDULE					
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4F: 28					28

SUITE SCHEDULE					
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	SUITE D	484 SF	(KING TUB + CONN)	1	
5F: 28					28



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Client: **Lakeview Dev.**

Project: **Hyatt Studio**  
Loch Lomond Rd, Saint John, NB

Drawing Title:  
**SCHEMATIC 2F - FLOOR PLAN 2/4**

Date (YYYYMMDD): 2026/03/27

Checked by: B.O.

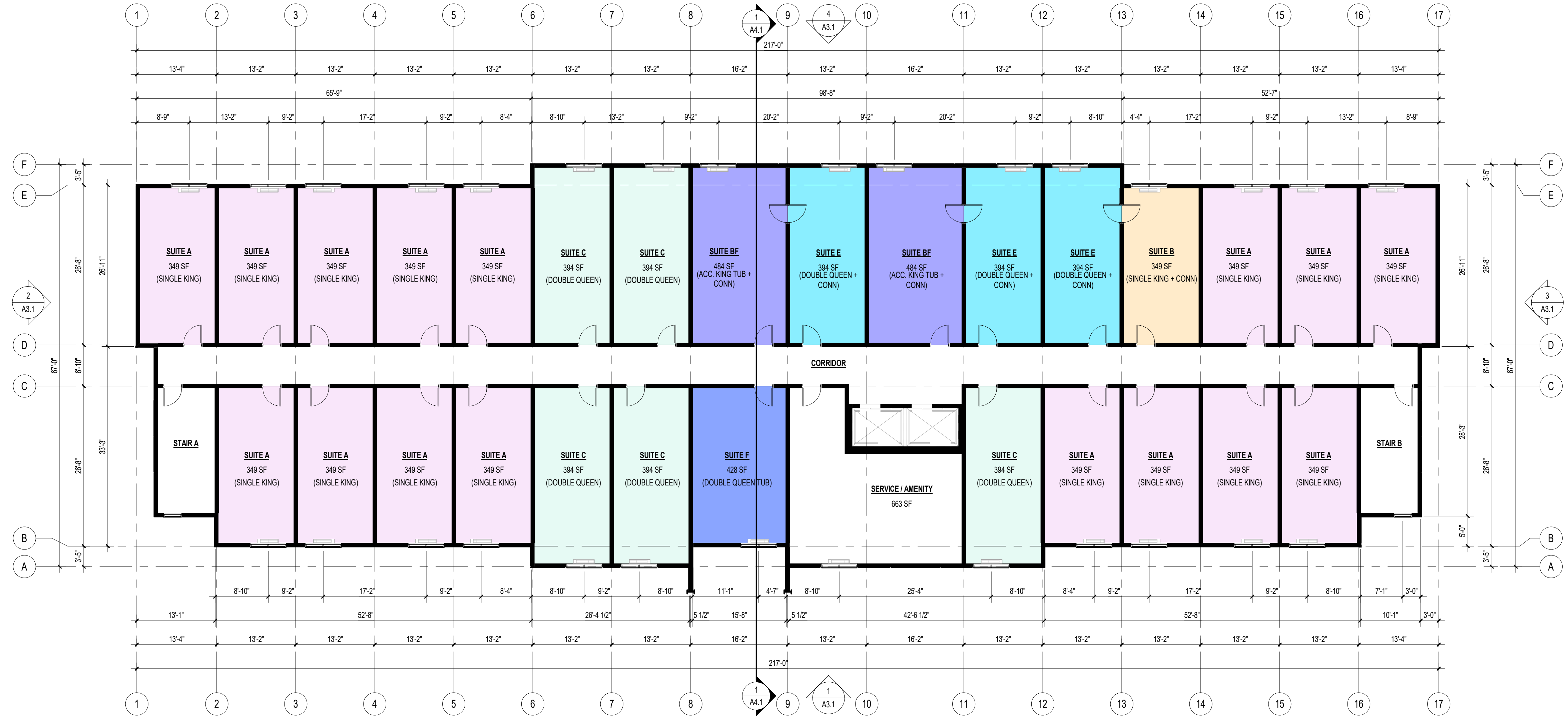
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**1 SCHEMATIC 3F TO 4F FLOOR PLAN**  
3/32" = 1'-0"

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			121

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2F: 21				21

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Architectural Designer:  
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 171 Lutz Street, Moncton, NB E1C 5E8  
 Bus: (506) 855-3777

Client:  
**Lakeview Dev.**

Project:  
**Hyatt Studio**  
 Loch Lomond Rd, Saint John, NB

Drawing Title:  
 SCHEMATIC 3F TO 4F - FLOOR PLAN 3/4

Date (YYYYMMDD): 2026/03/27

Checked by: B.O.

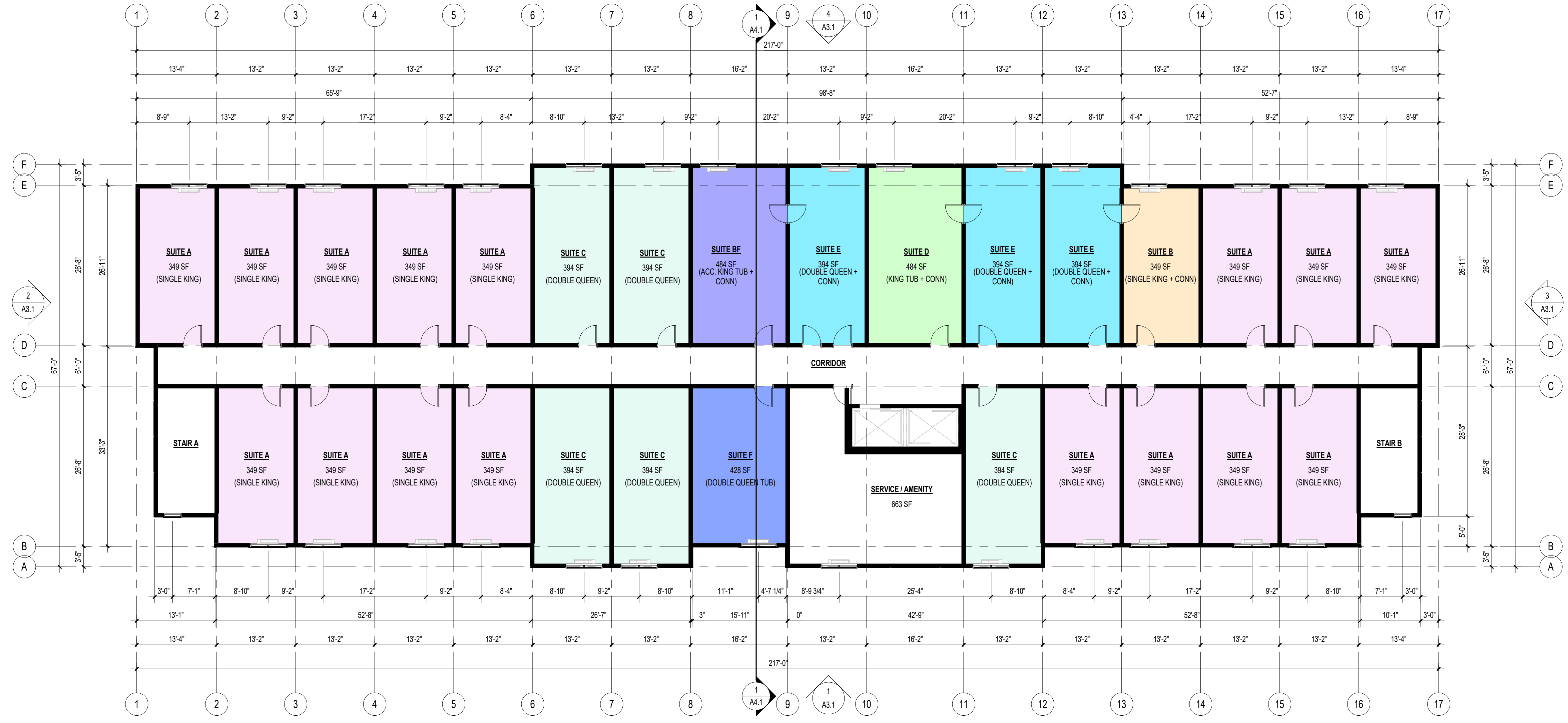
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Project:  
**Hyatt Studio**  
 Loch Lomond Rd, Saint John, NB

Drawing Title:  
 SCHEMATIC 5F- FLOOR PLAN/4/4

Date (YYYYMMDD): 2026/03/27

Checked by: B.O.

Drawn by: A.R.R. / H.D. Revision: 00

Scale: AS NOTED

Sheet: **A2.4** Flight no: 4560



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Stamp:

Architectural Consultant:



Architectural Designer:

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Drawing Title:  
**PRELIMINARY CONCEPT**

Date (YYYYMMDD): 2026/03/27

Checked by: B.O.

Drawn by: A.R.R. / H.D.      Revision: 00

Scale: AS NOTED

Sheet: **A3.0**      Flight no: 4560



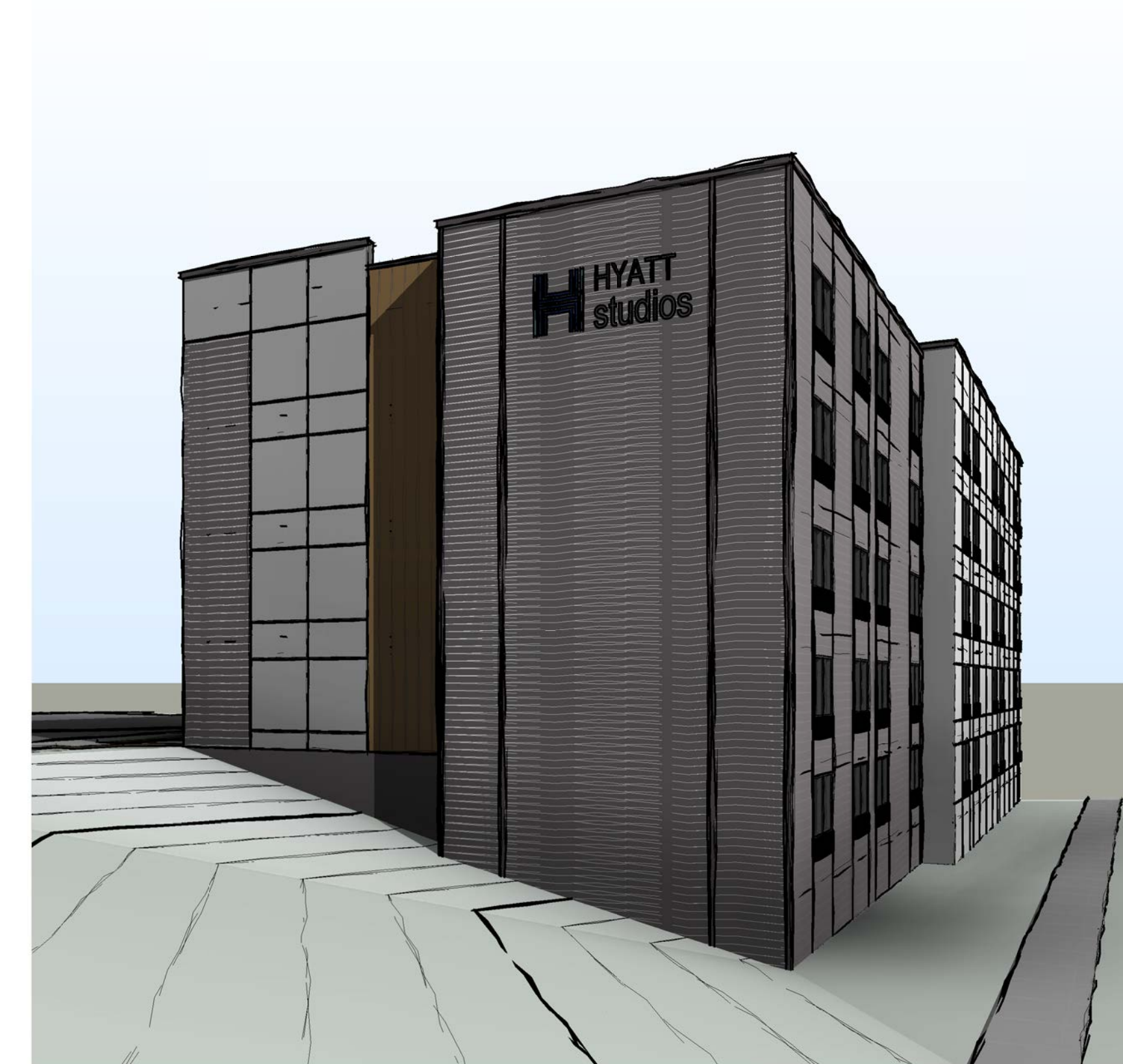
1 Sketch 01



2 Sketch 02



3 Sketch 03



4 Sketch 04



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ISSUE	DESCRIPTION	DATE (YYYYMMDD)

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 ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION.

Rev #	Description	Date (YYYYMMDD)

Stamp:  
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Client: **Lakeview Dev.**

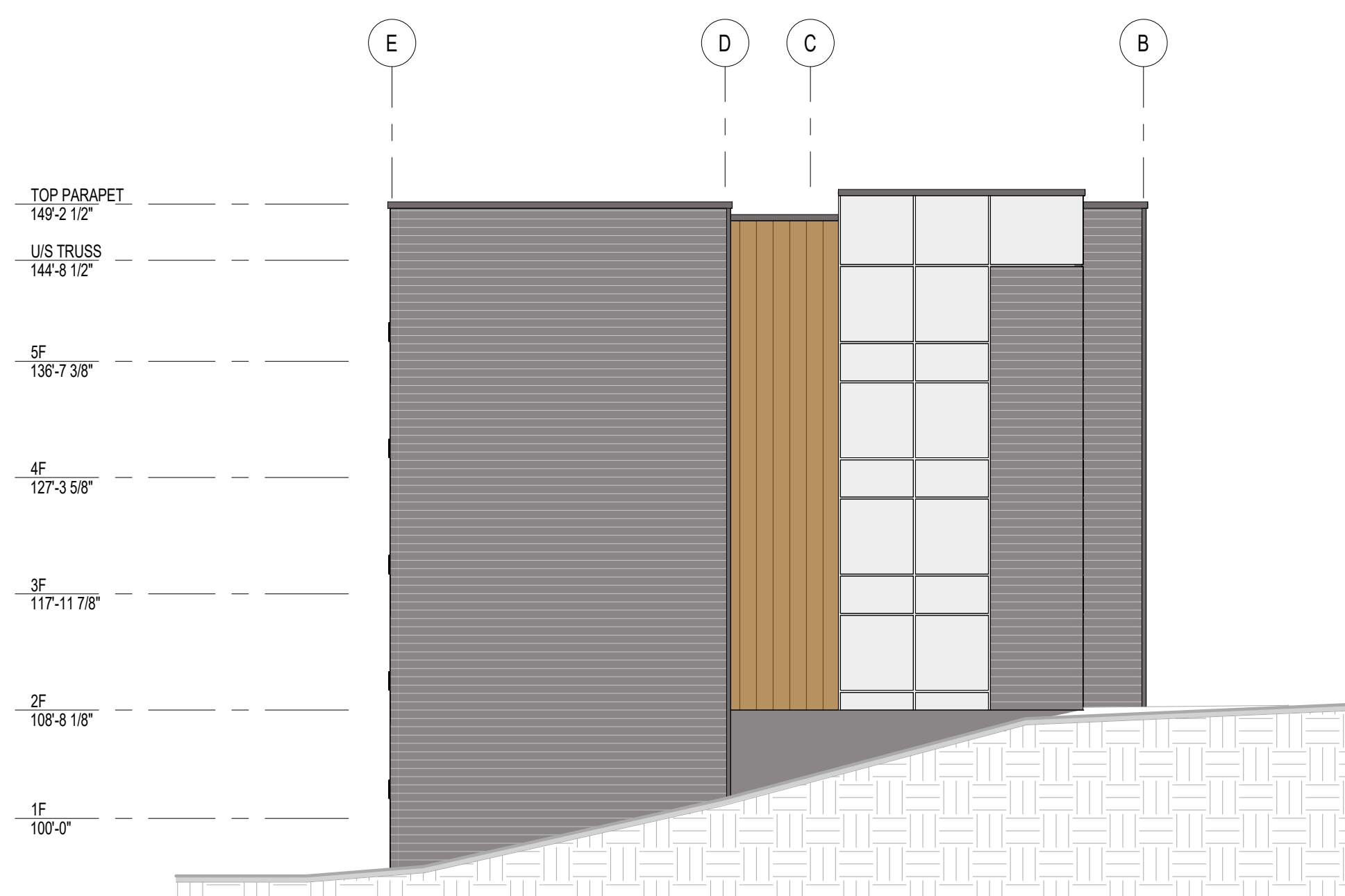
Project: **Hyatt Studio**  
Loch Lomond Rd, Saint John, NB

Drawing Title:  
**SCHEMATIC ELEVATIONS**

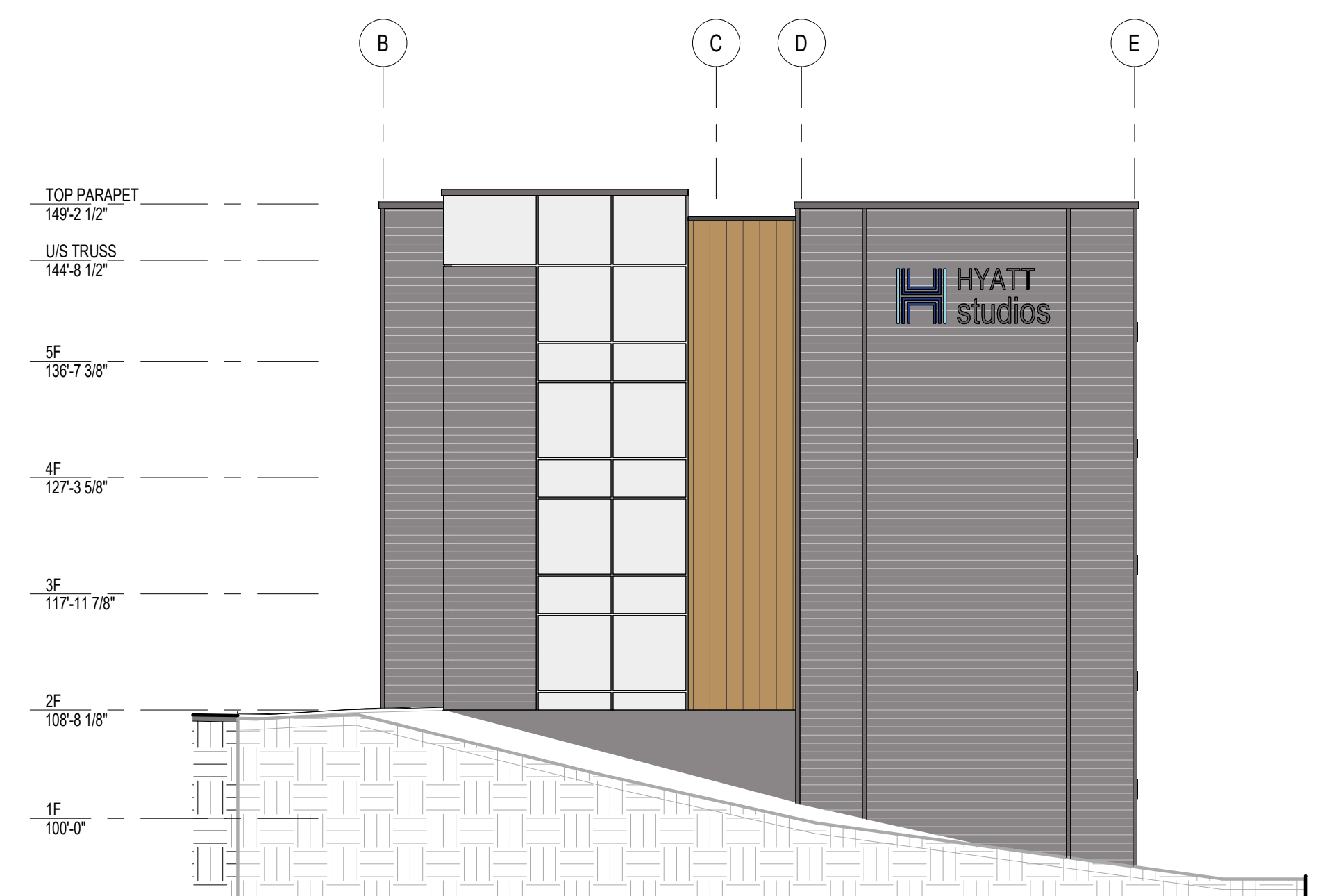
Date (YYYYMMDD):	2026/03/27
Checked by:	B.O.
Drawn by:	A.R.R. / H.D.      Revision: 00
Scale:	AS NOTED
Sheet:	<b>A3.1</b> Flight no: 4560



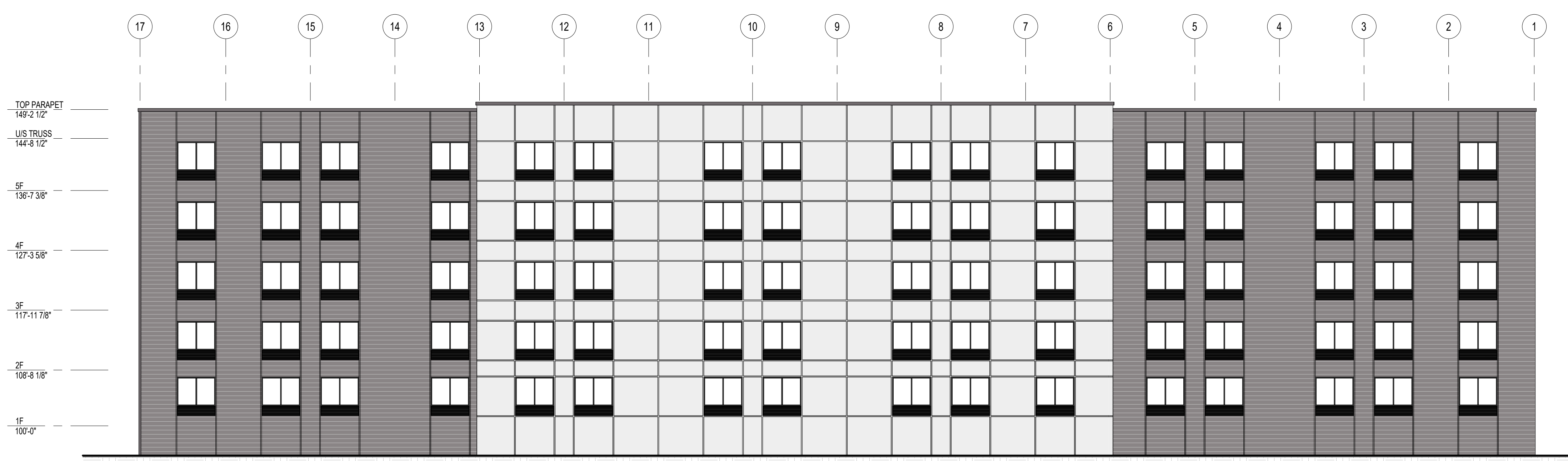
**1 ELEVATION 1**  
3/32" = 1'-0"



**2 ELEVATION 2**  
3/32" = 1'-0"



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



**4 ELEVATION 4**  
3/32" = 1'-0"



**Preliminary  
"Not for Construction"**

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Rev #	Description	Date (YYYYMMDD)

Stamp:

Architectural Consultant:



Architectural Designer:



Client:

**Lakeview Dev.**

Project:

**Hyatt Studio**

Loch Lomond Rd, Saint John, NB

Drawing Title:

PRELIMINARY SECTION

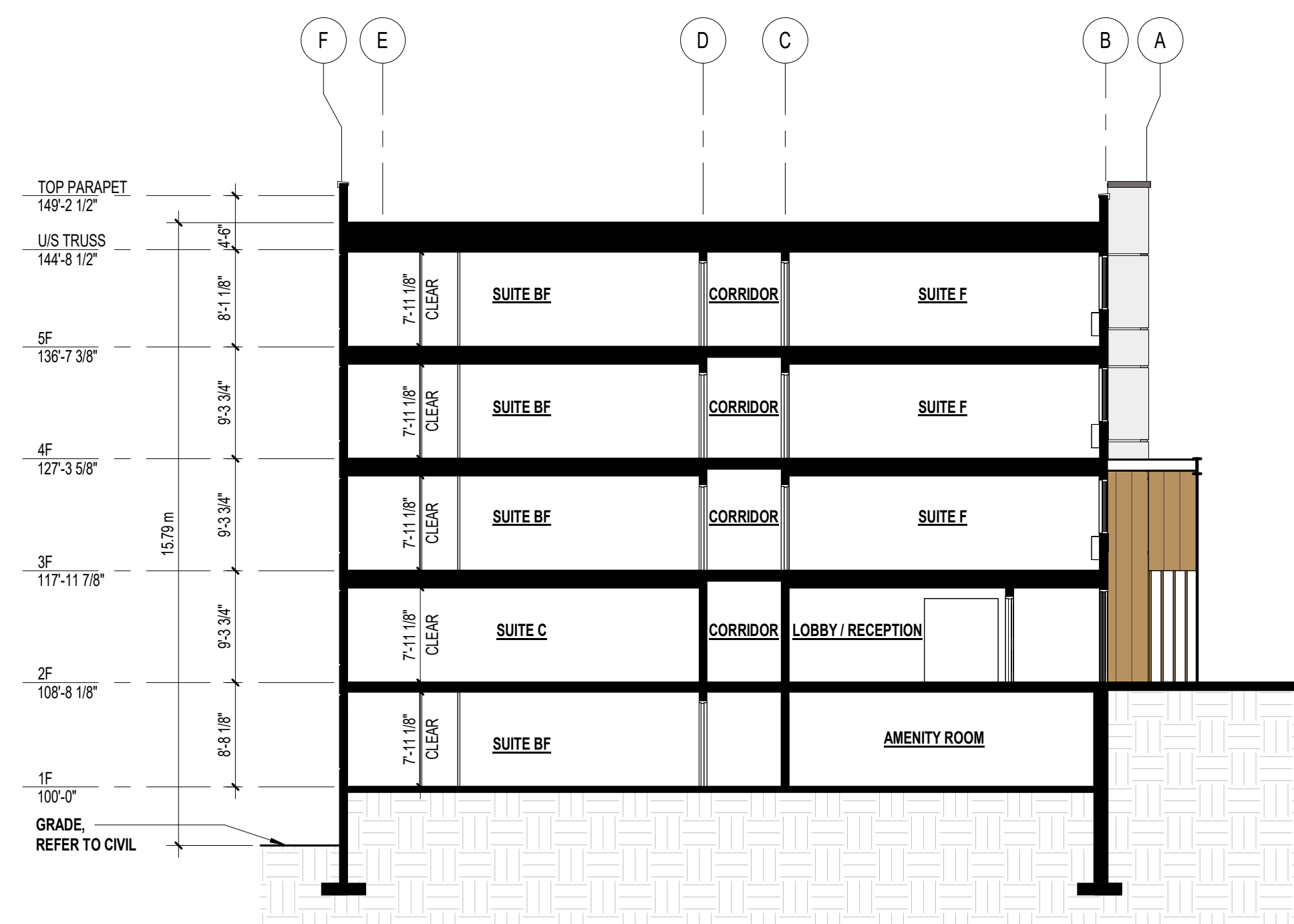
Date (YYYYMMDD): 2026/03/27

Checked by: B.O.

Drawn by: A.R.R. / H.D. Revision: 00

Scale: AS NOTED

Sheet: **A4.1** Flight no: 4560



**1 PRELIMINARY BUILDING SECTION**  
3/32" = 1'-0"