

NEUF

ARCHITECT(E)S



JARDINS FRANÇOISE SITE PLAN APPROVAL DRAWING LIST			
PAGE	DRAWING TITLE	REVISION	DATE
A000	TITLE PAGE	1.0	2021-12-15
A050	GENERAL SITE PLAN	1.0	2021-12-15
A060	SITE PLAN	1.0	2021-12-15
A100a	GENERAL P2 PARKING LEVEL	1.0	2021-12-15
A100b	GENERAL P1 PARKING LEVEL	1.0	2021-12-15
A101	GROUND FLOOR SITE PLAN	1.0	2021-12-15
A400	GENERAL ELEVATIONS	1.0	2021-12-15
A401	GENERAL ELEVATIONS	1.0	2021-12-15



JARDINS FRANÇOISE

240-270 Lamarche Avenue & 3484 Innes Road,
Orléans, ON

CLIENT : Lépine Corp

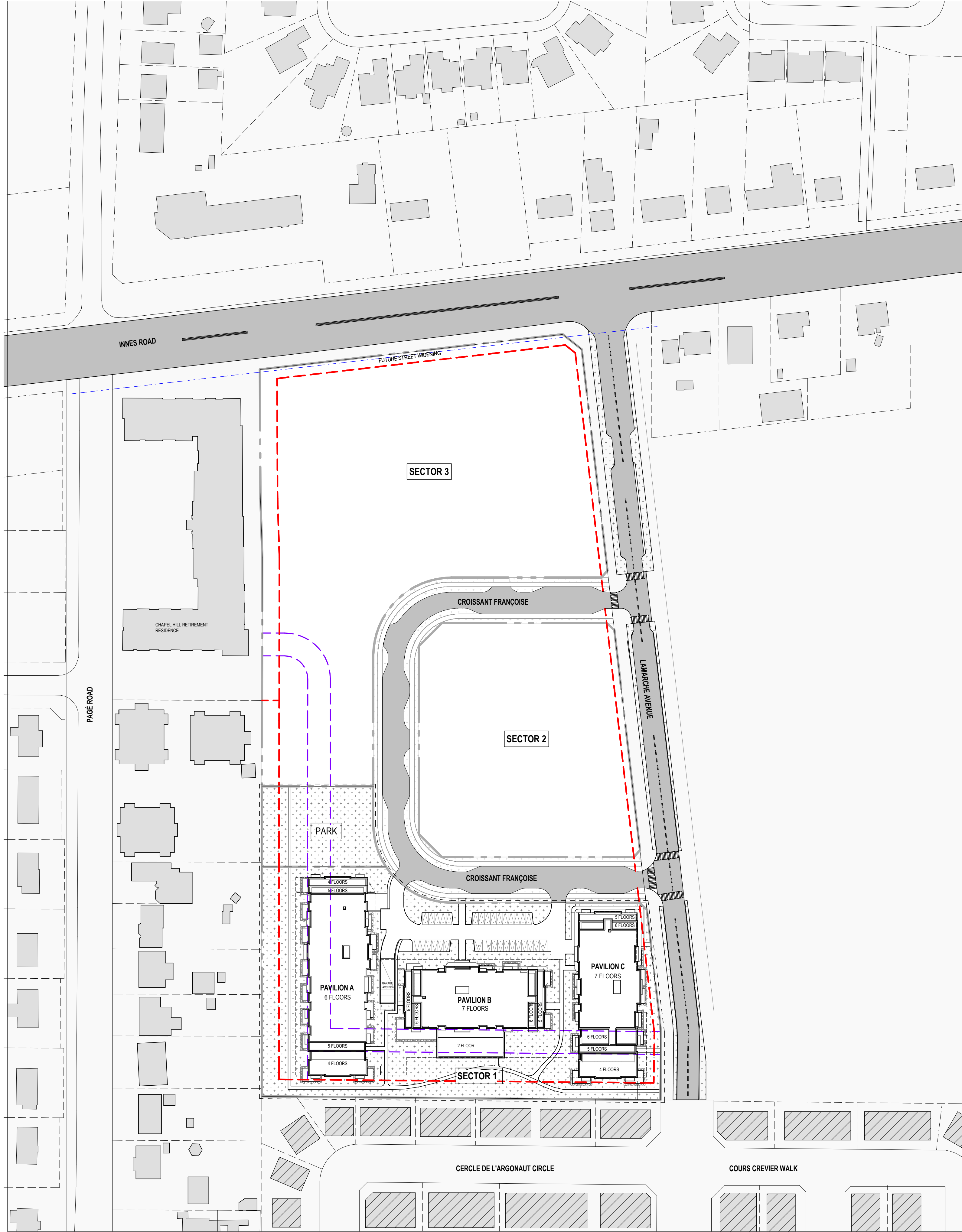


RELEASE 1 2021 12 15 ISSUED FOR SITE PLAN

VERSION A 2021 12 15

INCLUDES THE FOLLOWING
SITE INSTRUCTIONS.

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GENERAL SITE PLAN
1:1000

1
A050



LOCATION MAP
N.T.S.

SURFACE LEGEND	
	EXISTING BUILDING
	FUTURE DEVELOPMENT
	INTERVENTION AREA
	SETBACKS
	PROPERTY LINE
	FUTURE ROAD WIDENING
	HEIGHT LIMITS

NOTES GÉNÉRALES General Notes

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COMPANY NAME

JARDINS FRANÇOISE

EMPLACEMENT Location

240-270 Lamarche Avenue & 3484 Innes Road, Orléans, ON

NO PROJET No.

12647

NO RELEASE

1.A ISSUED FOR SITE PLAN

DATE (aa-mm-jj)

2021.12.15

DESSIN PAR Drawn by
KR & AG

DATE (aa.mm.jj)

21/12/15

TITRE DU DESSIN Drawing Title

VÉRIFIÉ PAR Checked
K.P. / B.S.J.

ÉCHELLE Scale

Comme

indiqué

GENERAL SITE PLAN

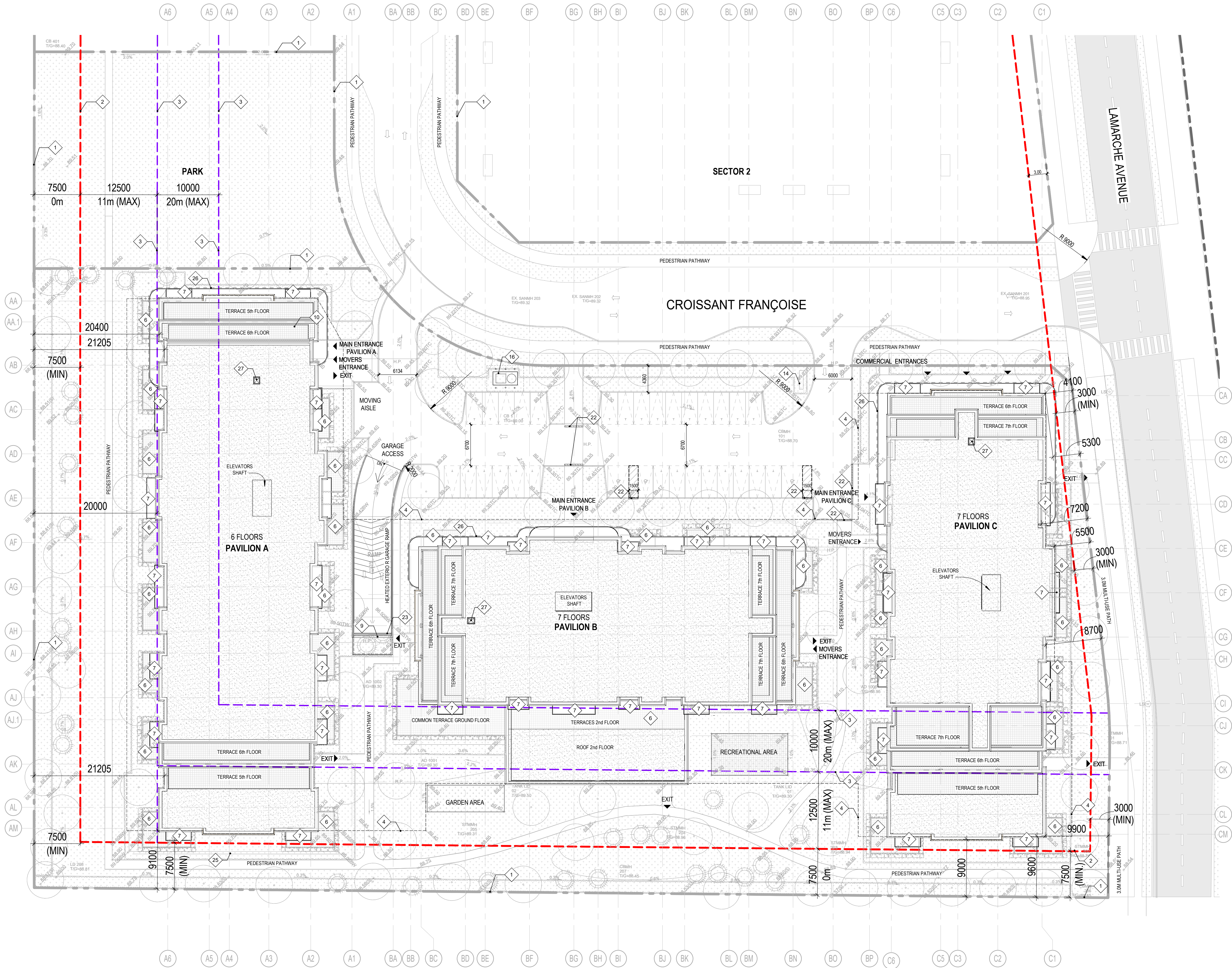
RÉVISION Revision

NO. DESSIN Dwg Number

1.0

A050

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A060 SITE PLAN ZONE 1

1:300

1
A060

GENERAL-NOTES

# NOTE	DESCRIPTION
1	PROPERTY LINE
2	SETBACK LINE
3	HEIGHT LIMITS LINE
4	P1 PARKING OUTLINE
6	PRIVATE TERRACE
7	PRIVATE BALCONY
8	PHASING LIMIT
9	5' HIGH WALL
10	MAIN ENTRANCE CANOPY
11	PAVILION C GROUND FLOOR OUTLINE
12	PAVILION B GROUND FLOOR OUTLINE
13	PAVILION A GROUND FLOOR OUTLINE
14	STORAGE
15	OUTLINE 2ND FLOOR
16	HYDRO TRANSFORMER
17	CONCRETE WALL OF 1070mm HEIGHT C/w FR-4 WALL ON TOP
18	MANHOLE 2m X 4m (REFER TO ELECT. ENG.)
19	CRANE LOCATION (T.B.D.)
20	CONCRETE CURB OF 150mm HEIGHT
21	NATURAL GRADE LEVEL
22	DEPRESSED CURB
23	LINEAR DRAIN (GARAGE RAMP DRAINAGE)
24	CIRCULATION PROFILE ABOVE
25	RETAINING WALL
26	CONTINUOUS BALCONY (2ND & 3RD FLR)
27	ROOF HATCH
28	PROPOSED GRADE LEVEL

SURFACE LEGEND

	PAVING TILES
	ASPHALT
	CONCRETE ON-GRADE
	LANDSCAPING
	BARRIER FREE UNLOADING SPACE

SITE STATISTICS

LOT AREA	52 045 m ²
MUNICIPAL ROAD	6 366 m ²
PARK AREA	5 143 m ²
NET DEVELOPABLE AREA (EXCLUDING PARK)	40 536 m ²
ZONE 1 AREA (EXCLUDING PARK)	15 536 m ²
FOOTPRINT PAVILION A	2202 m ²
FOOTPRINT PAVILION B	1966 m ²
FOOTPRINT PAVILION C	1851 m ²
GROSS BUILDING AREA ABOVE GRADE PAV. A	12 299 m ²
GROSS BUILDING AREA ABOVE GRADE PAV. B	10 921 m ²
GROSS BUILDING AREA ABOVE GRADE PAV. C	11 533 m ²
GROSS BUILDING AREA BELOW GRADE (PARKADE LEVEL P1 & P2)	18 152 m ²
GROSS FLOOR AREA PAVILION A & B & C (ABOVE + BELOW GRADE)	52905 m ²

LEVEL	NUMBER OF UNITS		
	PAVILION A	PAVILION B	PAVILION C
FIRST FLOOR UNITS AT STREET LEVEL	15 UNITS	5 UNITS	11 UNITS
2nd FLOOR UNITS ON A LEVEL	20 UNITS	12 UNITS	17 UNITS
3rd FLOOR UNITS ON A LEVEL	20 UNITS	14 UNITS	17 UNITS
4th FLOOR UNITS ON A LEVEL	20 UNITS	14 UNITS	17 UNITS
5th FLOOR UNITS ON A LEVEL	16 UNITS	14 UNITS	14 UNITS
6th FLOOR UNITS ON A LEVEL	14 UNITS	12 UNITS	11 UNITS
7th FLOOR UNITS ON A LEVEL		10 UNITS	10 UNITS
TOTAL (EACH PAVILION)	105 UNITS	81 UNITS	97 UNITS
TOTAL (PAVILION A,B&C)	283 UNITS		

UNIT MIX	UNIT MIX		
	1BD UNIT	2BD UNIT	3BD UNIT
1BD UNIT	58 UNITS	42 UNITS	57 UNITS
2BD UNIT	46 UNITS	39 UNITS	40 UNITS
3BD UNIT	1 UNITS	0 UNITS	0 UNITS

TOTAL (PAVILION A,B&C)	
1BD UNIT = 157	
2BD UNIT = 125	
3BD UNIT = 1	

NUMBER OF PARKING SPACES	
1.2 Residents (parking space / dwelling unit)	340
0.2 Visitors (parking space / dwelling unit)	57
Commercial parking (3 parking space / 1000 sq ft)	9
TOTAL PARKING REQUIRED	406
TOTAL PARKING PROVIDED	386
MINIMUM BARRIER FREE PARKING REQUIRED	PROVIDED 7

ZONE PROVISIONS BLOCK 2 - JARDINS FRANÇOISE		
ZONING BY-LAW 2008 250 CURRENT ZONING : MC15 [2027]		
PERMITTED USES	REQUIRED	PROPOSED
	MIXED-USE BUILDING	MIXED-USE BUILDING
FRONT YARD SETBACK INNES ROAD	MIN. 3m No maximum	NOT PART OF SCOPE
CORNER SIDE YARD SETBACK LAMARCHE AVENUE	MIN. 3m No maximum	3.0m MIN
INTERIOR SIDE YARD SETBACK	MIN. 7.5m No maximum	7.5m MIN
REAR YARD SETBACK	MIN. 7.5m No maximum	7.5m MIN
BUILDING HEIGHT	25m MAX. 7 STOREY	23.7 m MAX. 7 STOREY
LANDSCAPE AREA	-	8 000 m ²
MINIMUM BICYCLE PARKING	0.5 PER DWELLING UNIT 142 SPACES	142
TOTAL PRIVATE AMENITY SPACE	6 m ² PER DWELLING UNIT 1698 m ²	3000m ²
TOTAL COMMUNAL AMENITY AREA	50% OF PRIVATE AMENITY SPACES 848 m ²	750 m ² (INDOOR) 130 m ² (OUTDOOR) 880 m ² (TOTAL)

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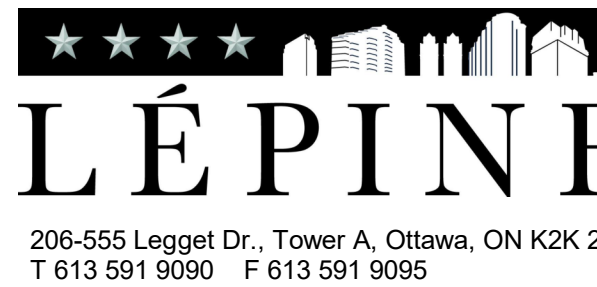
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CLIENT Client



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COMPANY NAME

JARDINS FRANÇOISE

EMPLACEMENT Location

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NO PROJET No.

12647

NO RELEASE

DATE (aa-mm-jj)

1A ISSUED FOR SITE PLAN

2021.12.15

DESSINÉ PAR Drawn by

A.W. & A.G.

DATE (aa-mm-jj)

21/12/15

TITRE DU DESSIN Drawing Title

SITE PLAN

VÉRIFIÉ PAR Checked

K.P. / B.S.J.

ÉCHELLE Scale

As indicated

REVISION Revision

NO. DESSIN Dwg Number

1.0

A060



PARKING SPACES	
STANDARD: 2600x5200	
154	
GROUND FLOOR B	
BARRIER FREE: TYPE A (3400mmx5200mm)	
2	
BARRIER FREE: TYPE B (2400mmx5200mm)	
1	
STANDARD: 2600x5200	
29	
TOTAL: 386	

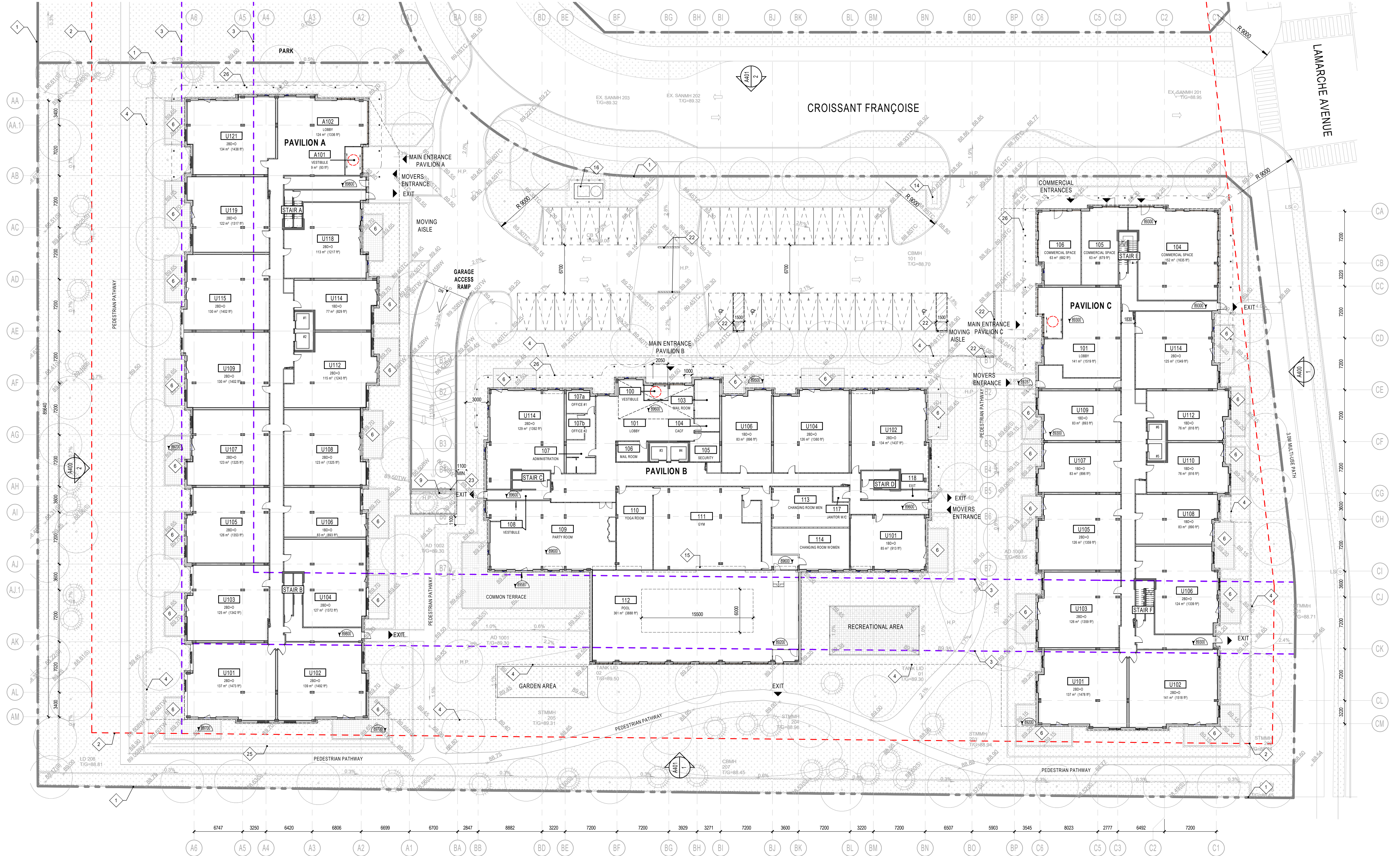
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GRAPHIC SCALE 1:250

NO. DESSIN Dwg Number

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A101 GROUND FLOOR
1:250

GENERAL NOTES	
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1	PROPERTY LINE
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PLAN SYMBOL LEGEND	
	RAILING OR GUARDRAIL TYPE * SEE PAGE A300 FOR DETAILS
	GENERAL NOTES * SEE LEGEND FOR DESCRIPTION
	WINDOW OR CURTAIN WALL TYPE * SEE PAGE A800 FOR DETAILS
	WALL TYPE * SEE PAGE A800 FOR DETAILS
	ROOF TYPE * SEE PAGE A800 FOR DETAILS
	DOOR NUMBER * SEE PAGE A900 & A901 FOR DETAILS
	ROOM NUMBER * SEE PLANS FOR DETAILS
	EXTERIOR MATERIAL TYPE * SEE PAGE A400 & A401 FOR LEGEND

PARKING SPACE TYPES	
	TYPICAL PARKING SPACE 5.2m X 2.6m (min.)
	SMALL CAR PARKING SPACE 4.6m X 2.4m (min.)
	BARRIER FREE PARKING SPACE 5.2m X 3.4m (min.)
	BARRIER FREE PARKING SPACE 5.2m X 2.4m (min.)

PARKING SPACES	
P2 PARKING LEVEL	
STANDARD SMALL: 2400x4600	
5	
STANDARD: 2600x5200	
188	
P1 PARKING LEVEL	
BARRIER FREE: TYPE A (3400mmx5200mm)	
2	
BARRIER FREE: TYPE B (2400mmx5200mm)	
29	
STANDARD SMALL: 2400x4600	
2	

PARKING SPACES	
STANDARD: 2600x5200	
154	
GROUND FLOOR B	
BARRIER FREE: TYPE A (3400mmx5200mm)	
2	
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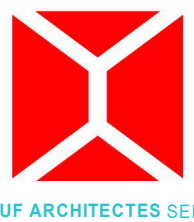
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COMPANY NAME

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EMPLACEMENT Location

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NO PROJET No.

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NO RELEASE

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VÉRIFIÉ PAR Checked

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ÉCHELLE Scale

As indicated

TITRE DU DESSIN Drawing Title

GROUND FLOOR SITE PLAN

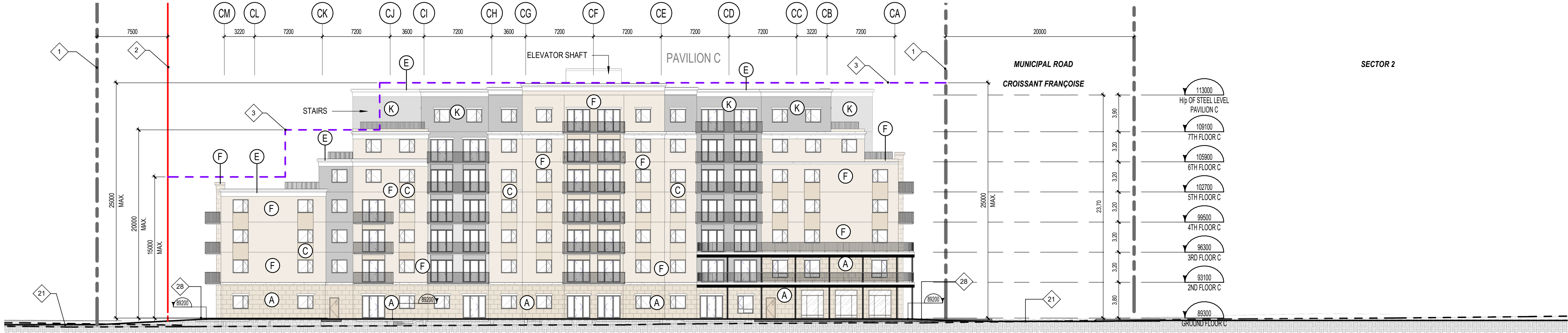
REVISION Revision

NO. DESSIN Dwg Number

1.0

A101

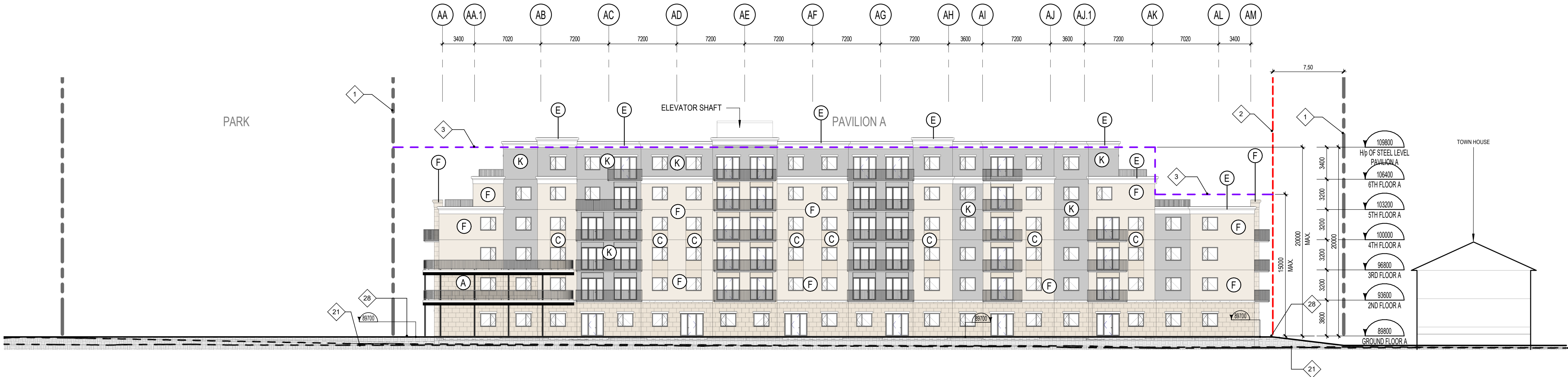
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GENERAL EAST ELEVATION

1 : 250

1
A400



GENERAL WEST ELEVATION

1 : 250

2
A400

GENERAL NOTES	
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27	ROOF HATCH
28	PROPOSED GRADE LEVEL

PLAN SYMBOL LEGEND	
	RAILING OR GUARDRAIL TYPE • SEE PAGE A330 FOR DETAILS
	GENERAL NOTES • SEE LEGEND FOR DESCRIPTION
	WINDOW OR CURTAIN WALL TYPE • SEE PAGE A803 FOR DETAILS
	WALL TYPE • SEE PAGE A800 FOR DETAILS
	ROOF TYPE • SEE PAGE A800 & A801 FOR DETAILS
	DOOR NUMBER • SEE PAGE A800 & A801 FOR DETAILS
	ROOM NUMBER • SEE PLANS FOR DETAILS
	EXTERIOR MATERIAL TYPE • SEE PAGE A400 & A401 FOR LEGEND

EXTERIOR MATERIAL LEGEND	
FINISH ID	DESCRIPTION
A	PRECAST - PATTERN LARGE STONE, COLOUR BEIGE
B	PRECAST - SMOOTH FINISH, COLOUR WHITE
C	GROOVED PRECAST - COLOUR LIGHT BEIGE, LIGHT SANDBLAST
D	PRECAST - PATTERN STONE, COLOUR DARK RED
E	PRECAST - CORNICE, COLOUR WHITE
F	PRECAST - SMOOTH FINISH, COLOUR LIGHT BEIGE
H	GROOVED PRECAST - COLOUR DARK RED
J	PRECAST - SMOOTH FINISH, COLOUR LIGHT GREY, LIGHT SANDBLAST
K	PRECAST - SMOOTH FINISH, COLOUR MEDIUM GREY, LIGHT SANDBLAST

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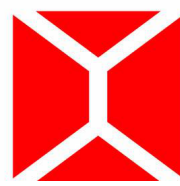
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AG

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ÉCHELLE Scale

Comme

TITRE DU DESSIN Drawing Title

indiqué

GENERAL ELEVATIONS

REVISION Revision

NO. DESSIN Dwg Number

1.0

A400

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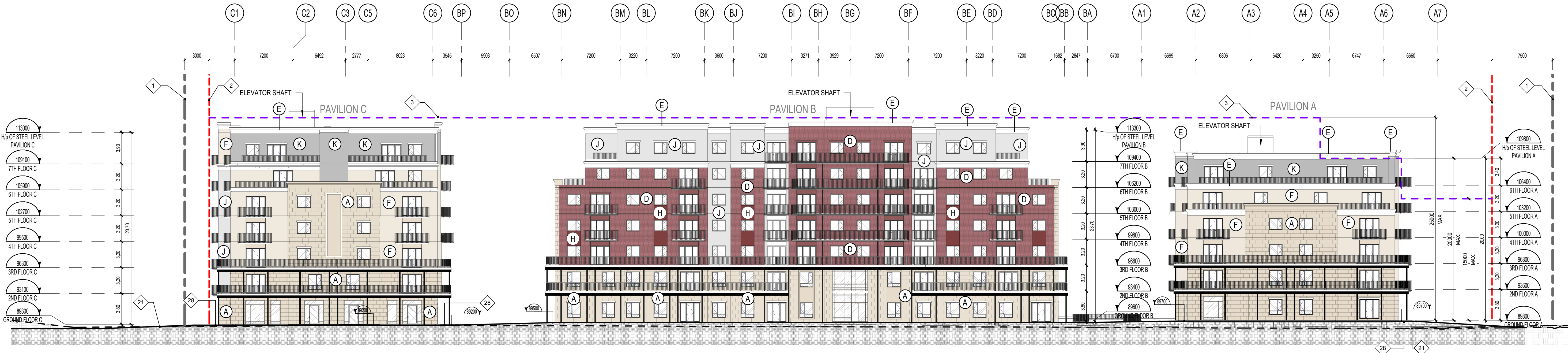


GENERAL SOUTH ELEVATION

1:250

1

A401



GENERAL NORTH ELEVATION

1:250

2

A401

GENERAL NOTES	
# NOTE	DESCRIPTION
1	PROPERTY LINE
2	SETBACK LINE
3	HEIGHT LIMITS LINE
4	P1 PARKING OUTLINE
5	PRIVATE TERRACE
6	PRIVATE BALCONY
7	PHASING LIMIT
8	5' HIGH WALL
9	MAIN ENTRANCE CANOPY
10	PAVILION C GROUND FLOOR OUTLINE
11	PAVILION B GROUND FLOOR OUTLINE
12	PAVILION A GROUND FLOOR OUTLINE
13	SIGNAGE
14	OUTLINE 2ND FLOOR
15	HYDRO TRANSFORMER
16	CONCRETE WALL OF 100mm HEIGHT C/w FR-4 WALL ON TOP
17	MANHOLE 2m X 4m (REFER TO ELEC. ENG.)
18	CRANE LOCATION (T.B.D.)

GENERAL NOTES	
# NOTE	DESCRIPTION
20	CONCRETE CURB OF 150mm HEIGHT
21	NATURAL GRADE LEVEL
22	DEPRESSED CURB
23	LINEAR DRAIN (GARAGE RAMP DRAINAGE)
24	CIRCULATION PROFILE ABOVE
25	RETAINING WALL
26	CONTINUOUS BALCONY (2ND & 3RD FLR)
27	ROOF HATCH
28	PROPOSED GRADE LEVEL

PLAN SYMBOL LEGEND



RAILING OR GUARDRAIL TYPE

• SEE PAGE A300 FOR DETAILS



GENERAL NOTES

• SEE LEGEND FOR DESCRIPTION



WINDOW OR CURTAIN WALL TYPE

• SEE PAGE A303 FOR DETAILS



WALL TYPE

• SEE PAGE A800 FOR DETAILS



ROOF TYPE

• SEE PAGE A800 FOR DETAILS



DOOR NUMBER

• SEE PAGE A800 & A801 FOR DETAILS



ROOM NUMBER

• SEE PLANS FOR DETAILS



EXTERIOR MATERIAL TYPE

• SEE PAGE A400 & A401 FOR LEGEND

EXTERIOR MATERIAL LEGEND	
FINISH ID	DESCRIPTION
A	PRECAST - PATTERN LARGE STONE, COLOUR BEIGE
B	PRECAST - SMOOTH FINISH, COLOUR WHITE
C	GROOVED PRECAST - COLOUR LIGHT BEIGE, LIGHT SANDBLAST
D	PRECAST - PATTERN STONE, COLOUR DARK RED
E	PRECAST - CORNICE, COLOUR WHITE
F	PRECAST - SMOOTH FINISH, COLOUR LIGHT BEIGE
H	GROOVED PRECAST - COLOUR DARK RED
J	PRECAST - SMOOTH FINISH, COLOUR LIGHT GREY, LIGHT SANDBLAST
K	PRECAST - SMOOTH FINISH, COLOUR MEDIUM GREY, LIGHT SANDBLAST

NOTES GÉNÉRALES General Notes

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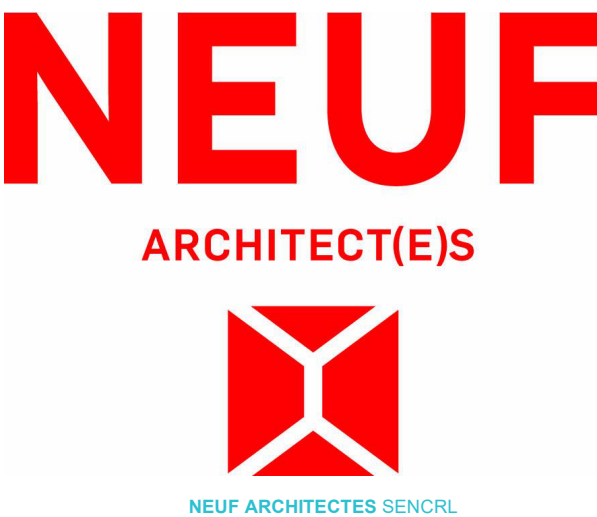
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NO PROJET No

12647

NO RELEASE

1.A ISSUED FOR SITE PLAN

DATE (aa-mm-jj)

2021.12.15

DESSINÉ PAR Drawn by

AG

VÉRIFIÉ PAR Checked

K.P. / B.S.J.

DATE (aa-mm-jj)

21/12/15

ÉCHELLE Scale

Comme

TITRE DU DESSIN Drawing Title

indiqué

GENERAL ELEVATIONS

REVISION Revision

NO. DESSIN Dwg Number

1.0

A401