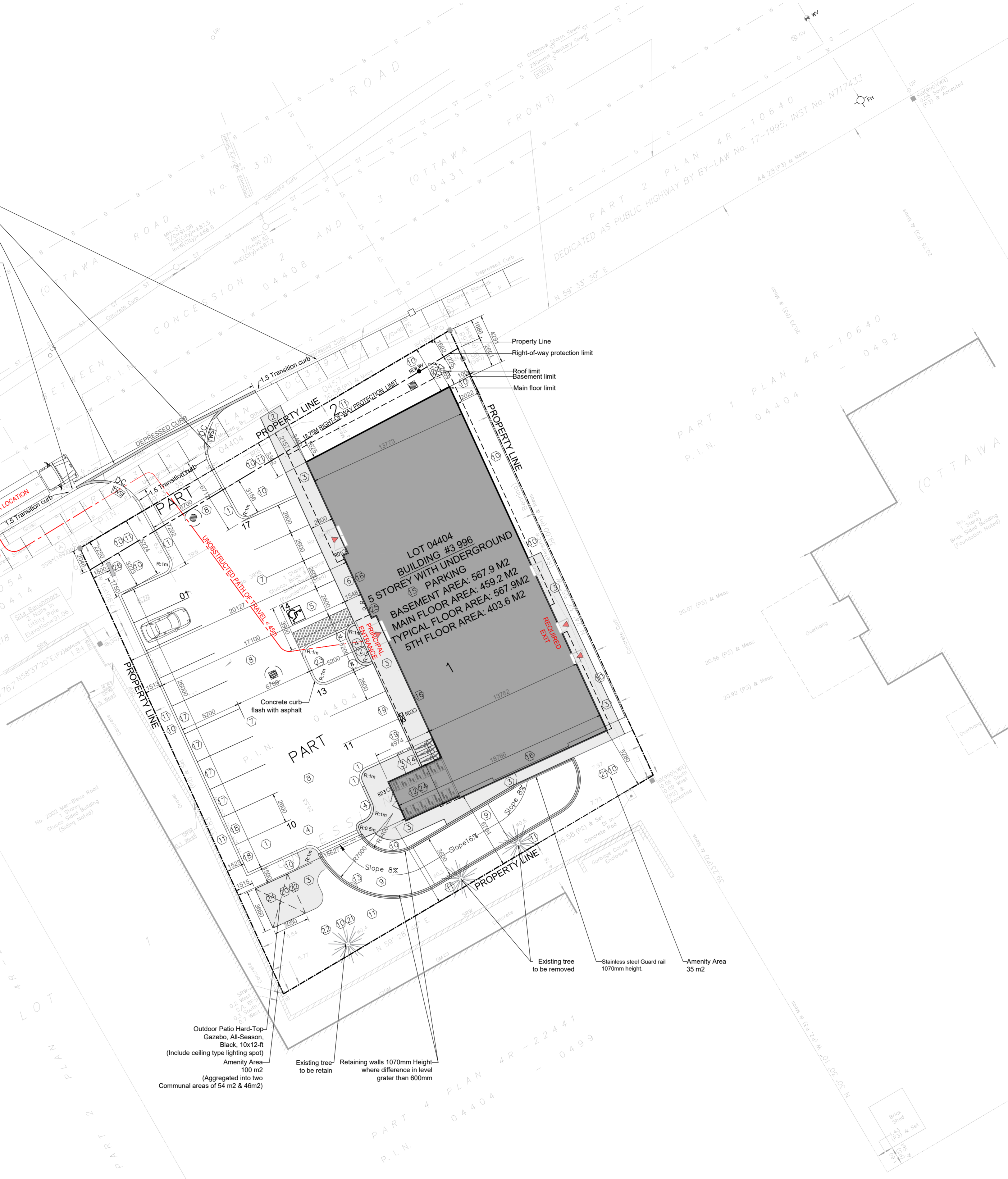
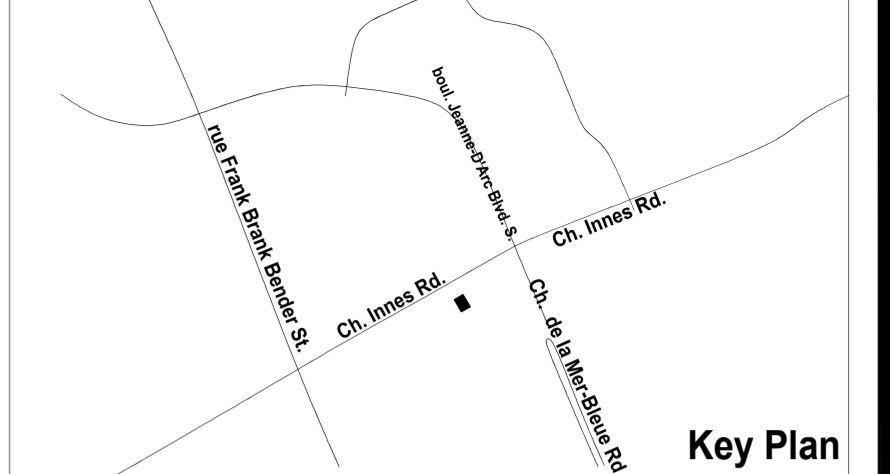


- LEGEND**
- 1 CONCRETE CURB.
 - 2 CONCRETE WALKWAY.
 - 3 PAVEMENT / WALKWAY.
 - 4 DEPRESSED SIDEWALK.
 - 5 RESIDENT PARKING SPACE.
 - 6 WALL MOUNTED MUNICIPAL SIGN FOR DISABLED PARKING.
 - 7 PAINT MARKS.
 - 8 ASPHALT.
 - 9 CONCRETE SLAB / OR RAMP.
 - 10 GRASS.
 - 11 LANDSCAPED AREA.
 - 12 TRASH ENCLOSURE FOR CARTS.
 - 14 3 OUTDOOR BICYCLE STALLS.
 - 15 9 INDOOR BICYCLE STALLS (610mmx1070mm).
 - 16 WALL MOUNTED LIGHTING ON BUILDING.
 - 17 VISITOR PARKING SIGN.
 - 18 RESIDENT PARKING SPACE.
 - 19 ELECTRICAL CHARGING STATION.
 - 20 OUTDOOR PATIO GAZEBO.
 - 21 AMENITY AREA.
 - 22 COMMUNAL AMENITY AREA AREA.
 - 23 CONCRETE PAVED AREA DELIVERY TRUCK LOADING/UNLOADING AND 3 POINTS TURNING SPACE FOR GARBARGE TRUCK.
 - 24 CEILING MOUNTED LIGHTING.
 - 25 FIRE DEPARTMENT CONNECTION.
 - 26 FREE STANDING SIGNAGE.

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2021.11.23		SITE PLAN CONTROL APPLICATION	P.T.	2022.04.11		CITY COMMENTS 11 MARCH 2022	P.T.
			P.T.	2022.07.08		CITY COMMENTS 29 APRIL 2022	P.T.
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"Boundary information derived from plan of survey prepared by FARLEY, SMITH & DENIS SURVEYING LTD. OLS, dated 21st day of December, 2020"



BUILDING CODE ANALYSIS

- 5 STOREYS MIXED USE BUILDING WITH BASEMENT FACING 1 STREET
- PARTS 3 OF OBC 2017, USE: GROUP 'E', 'D', 'C' & F3
- CLASSIFICATION:
 - 3.2.2.43. Group C, up to 6 Storeys, Sprinklered
 - 3.2.2.51. Group D, up to 6 Storeys, Sprinklered
 - 3.2.2.57. Group E, up to 6 Storeys, Sprinklered
 - 3.2.2.74. Group F, Division 3, up to 6 Storeys
- NONCOMBUSTIBLE CONSTRUCTION.
- REQUIRED SPRINKLER AND STANDPIPE SYSTEM.
- OCCUPANCY:
 - BASEMENT - CAR PARK.
 - 1ST FLOOR - PHARMACY AND MEDICAL FACILITY.
 - UPPER FLOORS - RESIDENTIAL.
- BUILDING AREA: 459.2 m².
- GROSS FLOOR AREA:
 - BASEMENT 467.9 m²
 - 1ST FLOOR 459.2 m²
 - TYPICAL FLOORS 1703.7 m²
 - 5TH FLOOR 403.6 m²
- TOTAL GROSS FLOOR AREA: 3034.4 m² / 327 792 sq.ft.
- FIRST FLOOR FIRE SEPARATION: 2HR FIRE RESISTANCE REQUIRED CW VERTICAL STRUCTURAL COMPONENTS.
- SECOND FLOOR FIRE SEPARATION: 2HR FIRE RESISTANCE RATING REQUIRED BETWEEN GROUP 'E' AND GROUP 'D' CW VERTICAL STRUCTURAL COMPONENTS.
- FIRE SEPARATION RATING FOR TYPICAL FLOORS: 1HR FRR REQUIRED CW VERTICAL STRUCTURAL COMPONENTS.
- 3HR FRR REQUIRED BETWEEN PUBLIC CORRIDOR AND THE RESIDENTIAL UNITS.
- 1HR FIRE RESISTANCE AND 55 STC REQUIRED BETWEEN ELEVATOR AND THE RESIDENTIAL UNITS.
- FIRE RESISTANCE FOR ROOF: NOT REQUIRED FOR NONCOMBUSTIBLE CONST.
- PLUMBING EQUIPMENTS:
 - 1 WASHROOM PER RESIDENTIAL UNIT REQUIRED AND ONE PUBLIC HANDICAP
 - 2 WASHROOM PROPOSED FOR FIRST FLOOR RETAIL AND MEDICAL FACILITY THAT INCLUDE 1 FOR HANDICAPS
 - 2 STANDARD WASHROOM ARE PROPOSED FOR EMPLOYEES ONLY.
 - BARRIER FREE PATH OF TRAVEL PROVIDED FOR ALL FLOORS ACCORDING TO SECTION 3.8.

BASEMENT GROSS FLOOR AREA : 467.9 M2
 COMMERCIAL GROSS FLOOR AREA : 456.5M2
 (CLINIC NET AREA : 200 M2) (PHARMACY NET AREA : 169.2 M2)
 RESIDENTIAL GROSS FLOOR AREA : 2 066.4 M2

GROSS FLOOR AREA OF RESIDENTIAL SUITES

SUITE 201, 301, 401	SUITE 203, 303, 403	SUITE 205, 305, 405	SUITE 501
76.3M2	77.6M2	69.0M2	187.1M2
SUITE 202, 302, 402	SUITE 204, 304, 404	SUITE 206, 306, 406	SUITE 502
76.3M2	84.15M2	80.7M2	173.5M2

AREA (C) OF SCHEDULE A1 ZONING BY-LAW NO. 2009-250

PARKING TYPE	RATE	UNIT	PARKING REQUIRED
DWELLING UNITS IN MIXED-USE BUILDING (TABLE 101-R16)	1 Stall/dwelling unit	20 units	20 Stalls
VISITOR PARKING (TABLE 102)	0.2 Stalls/dwelling unit	20 units	4 Stalls
MEDICAL FACILITY (table 101-N51)	4 Stalls / 100m ² of GFA	185 m ²	7.4 Stalls
RETAIL USE (PHARMACY)	3.4 Stalls/ 100m ²	160 m ²	5.4 Stalls
10% REDUCTION AS PER SEC. 101.6 (C)	-10%	20 units	-2 Stalls
SHARED PARKING REDUCTION	25% of visitor parking	0.6	-1.36 Stalls
REDUCTION AFTERNOON (TABLE 106)	15% of total stalls	0.16	-0.34 Stalls
TOTAL OF REQUIRED PARKING STALLS			33.44 Stalls

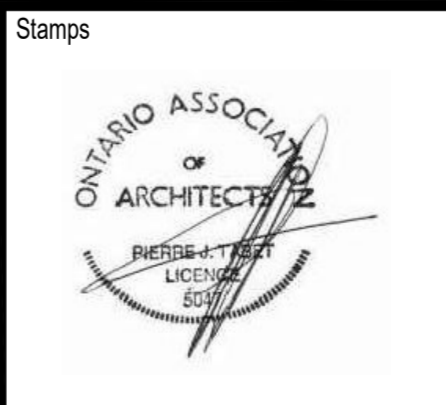
35 PARKING STALLS PROVIDED IN THE BASE BUILDING INCLUDE 2 ACCESSIBLE

ZONING MECHANISMS - AM ZONE

DESCRIPTION	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	NO MINIMUM	1 524.64m ²
MINIMUM LOT WIDTH	NO MINIMUM	
FRONT YARD AND CORNER SIDE YARD	NO MINIMUM	1st FLOOR: 3m Others Floors : 1.3m
MINIMUM INTERIOR SIDE YARD	NO MINIMUM	1.97m
MINIMUM REAR YARD	NO MINIMUM	5.6m
MAXIMUM BUILDING HEIGHT	25M	18.6m
MAXIMUM FLOOR SPACE INDEX	2 or 3.5	
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT ABUTTING A STREET	3m	3m
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT NOT ABUTTING A STREET	1.5m	1.5m
AMENITY SPACE REQUIREMENTS FOR MIXED USE BUILDING, SEC. 137 (S. 1) - IN 95% COMMUNAL AMENITY AREA	6m ² per dwelling unit = 120 m ²	135m ² Include Communal 100m ²
MINIMUM LANDSCAPED AREA REQUIREMENT	15% of	76.74 m ² = 28.3%

BYCICLE PARKING SPACE TABLE

PARKING TYPE	RATE	UNIT	PARKING REQUIRED
MEDICAL FACILITY	1 per 1000m ² of GFA	185 m ²	1 Space
RETAIL STORES (PHARMACY)	1 per 250m ² of GFA	160 m ²	1 Space
DWELLING UNITS IN A MIXED-USE BUILDING (TABLE 101-R16)	0.5 / dwelling unit	20 units	10 Space
TOTAL			12 Spaces



PTabet
architecte

2232 rue Saint-Louis,
Ottawa QC J8T 5L6
t: 819 568 3999
f: 813 797 5375
piertabetarchitecte.com

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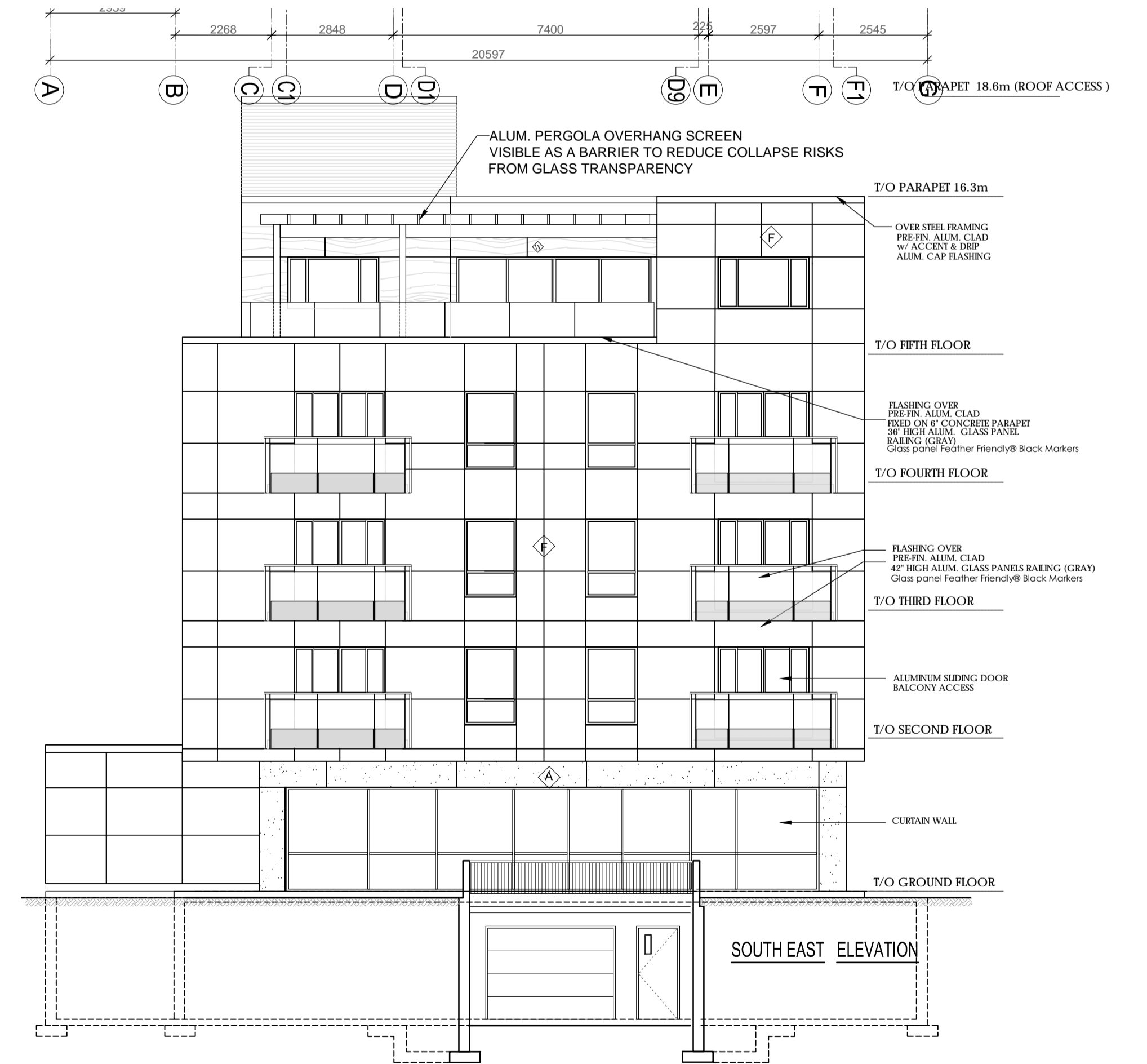
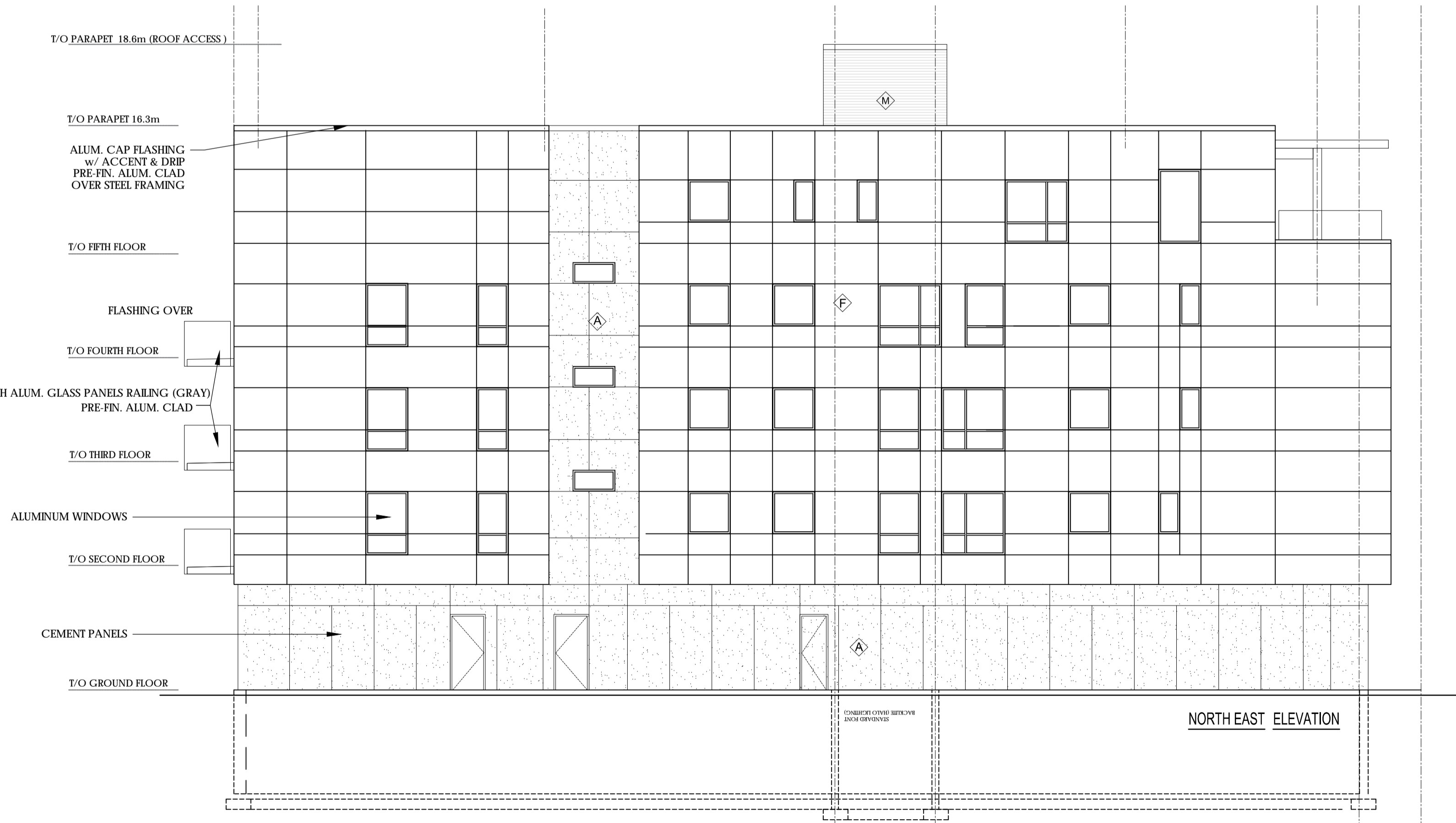
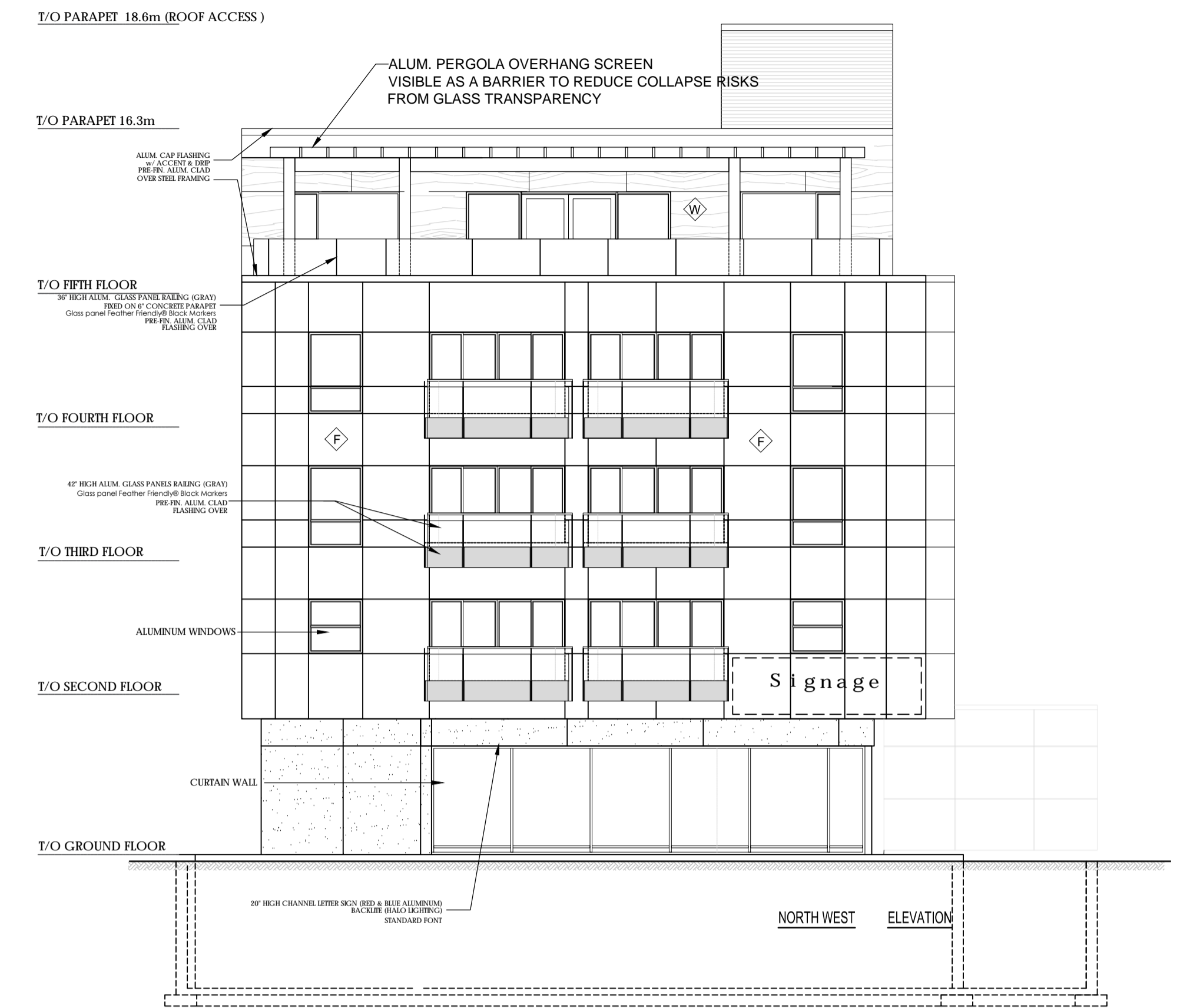
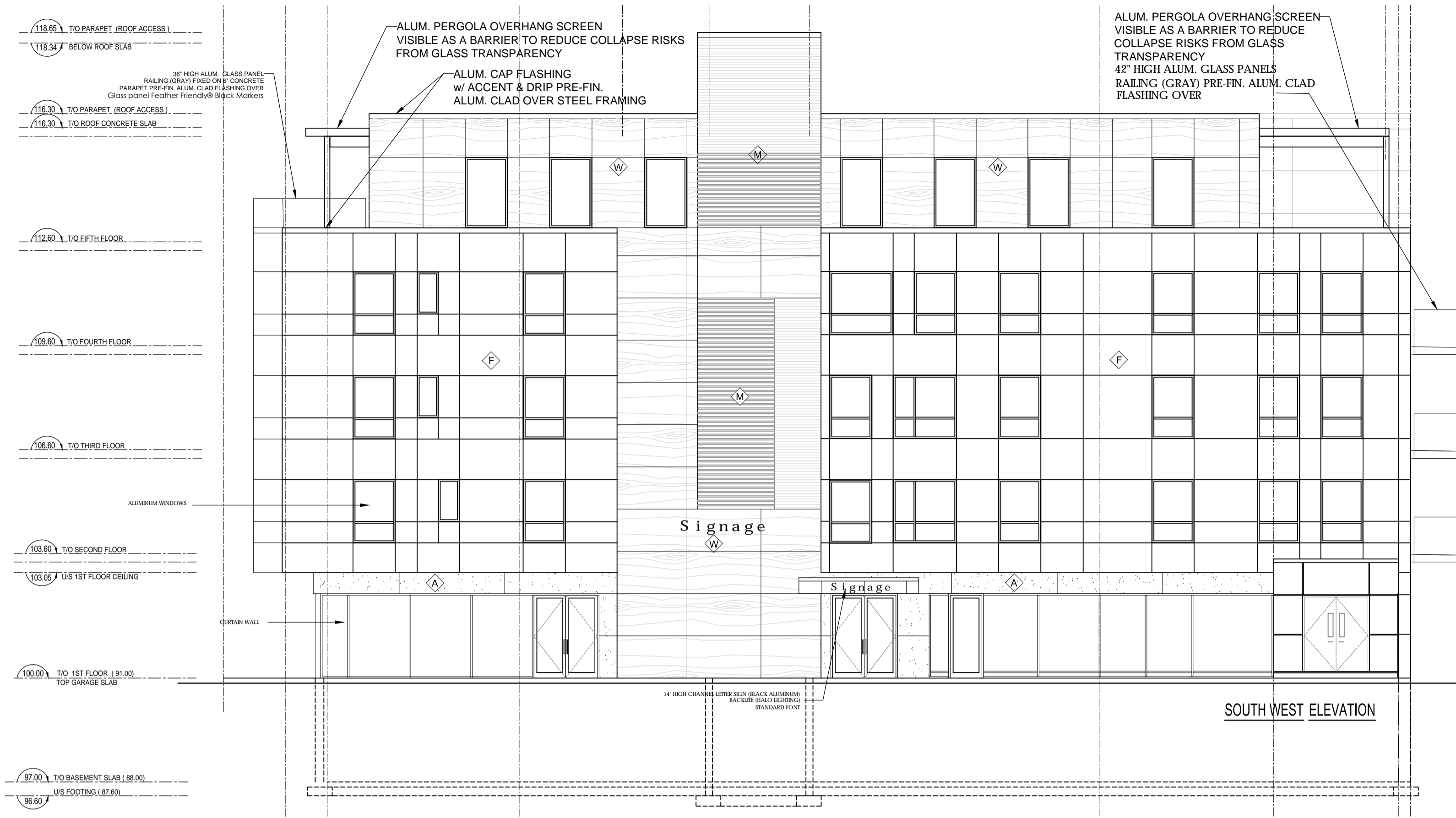
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Sheet: Scale: 1:200

Date: 2022/09/14 Drawn / A. Aldu Drawing No. _____

Revision: 3 Verify / P. Tabet Drawing No. **A-100**

City File No. D07-12-21-0209



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				2022.09.14	2022.09.14	COORDINATION WITH NEW CIVIL DRAWINGS	P.T.

MATERIALS LEGENDE

- F** FIBER CEMENT PANELS OFF-WHITE COLOR.
- W** PRODEX WOOD CLADDING PANELS RUSTIK FINISH.
- A** ALUMINUM PANELS CHARCOAL COLOR.
- M** CORRUGATED METAL SHEETS CHARCOAL COLOR.



PTabet
architecte

2232 rue Saint-Louis,
Gatineau QC J8T 5L6
T.: 819 568 3994
F.: 819 797 5375
pierre@ptarchitecte.com

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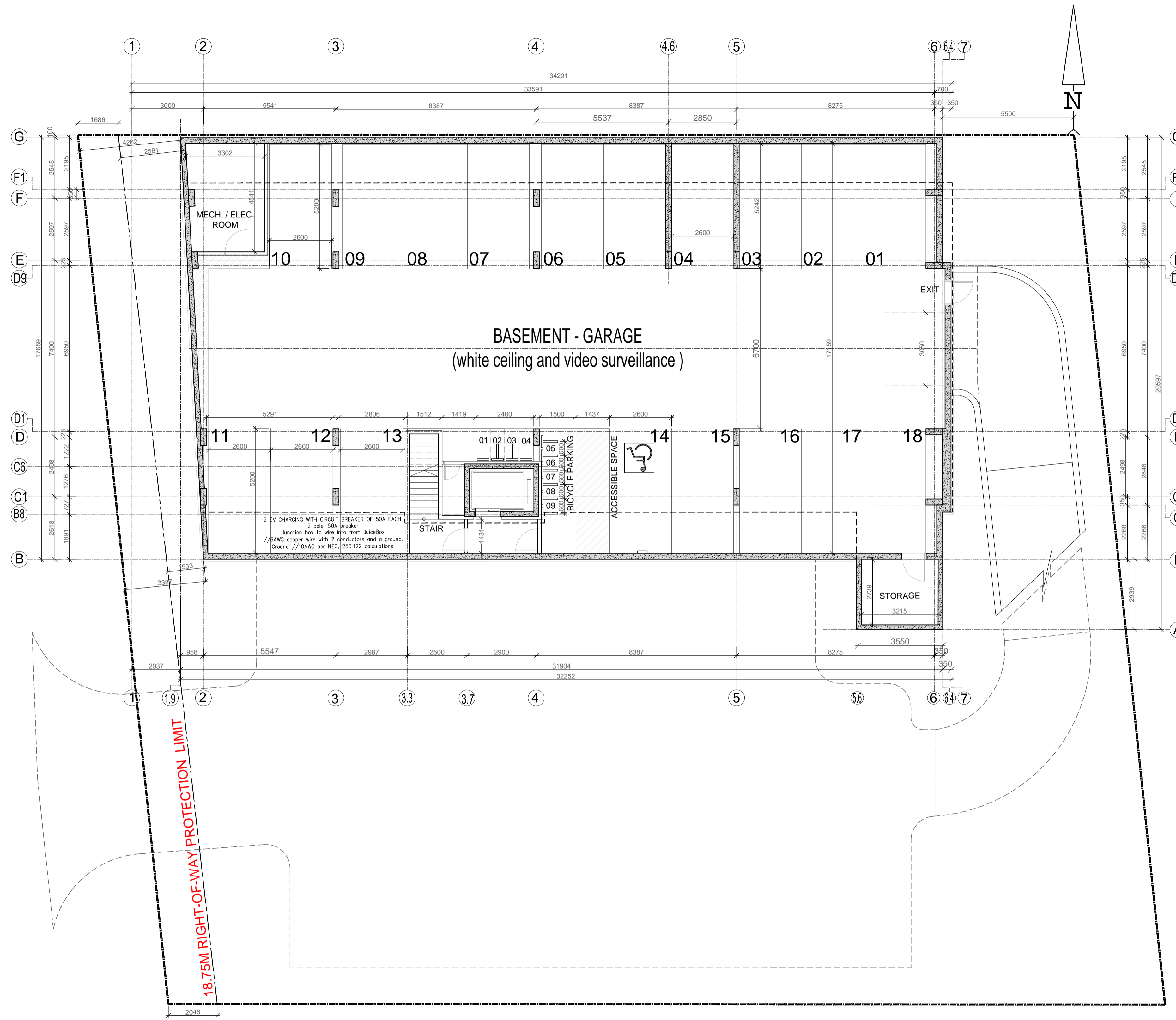
Project **ORLEANS RESIDENTIAL & MEDICAL FACILITY**
3996 INNES RD, OTTAWA ON.

Title **ELEVATIONS**

Date: 2022/09/14
Revision: 3

Drawn / : A. Aldu.
Verify / : P.Tabet

Scale: 1:100
Drawing No. **A-200**



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				2022.09.14	2022.09.14	COORDINATION WITH NEW CIVIL DRAWINGS	P.T.

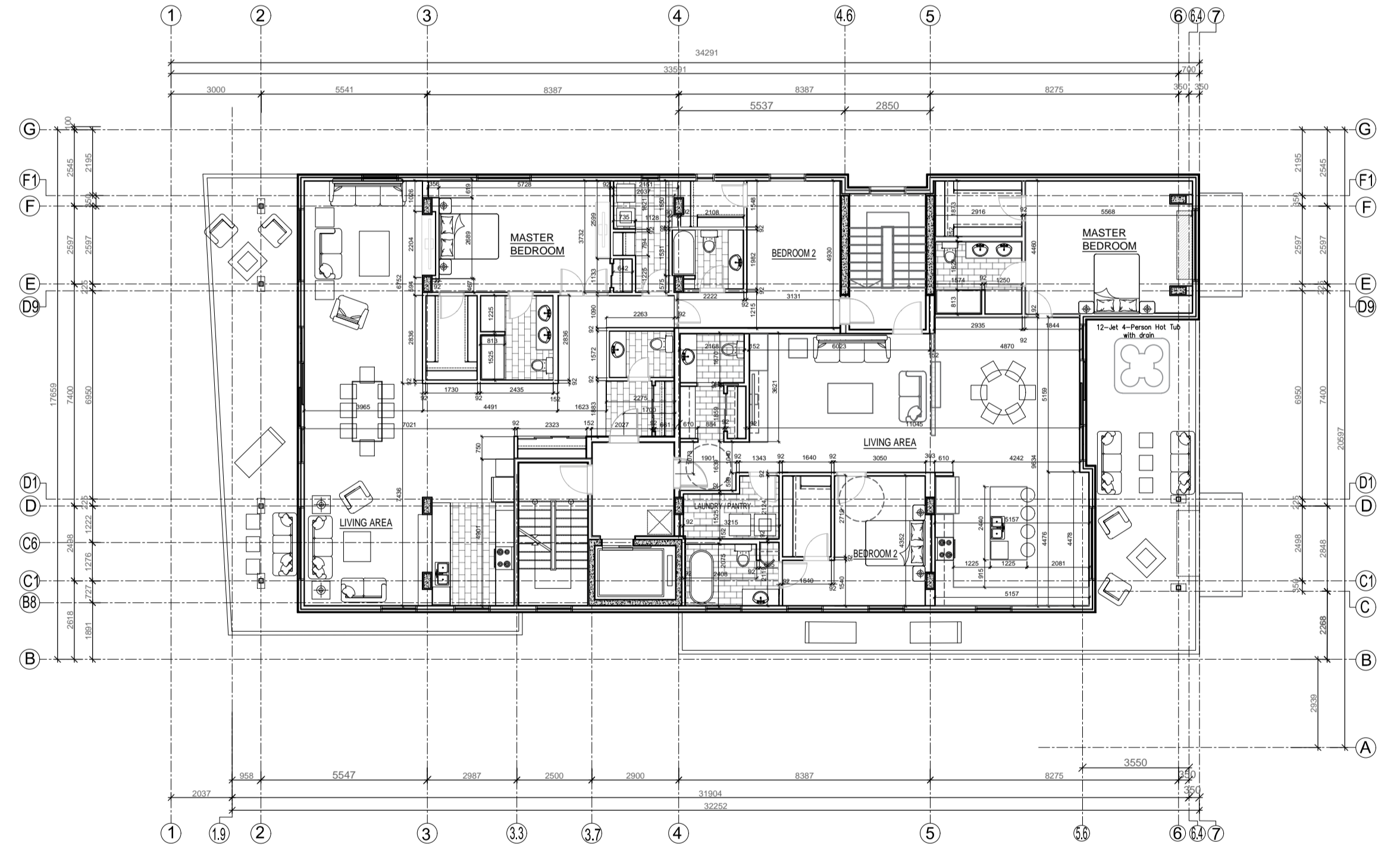
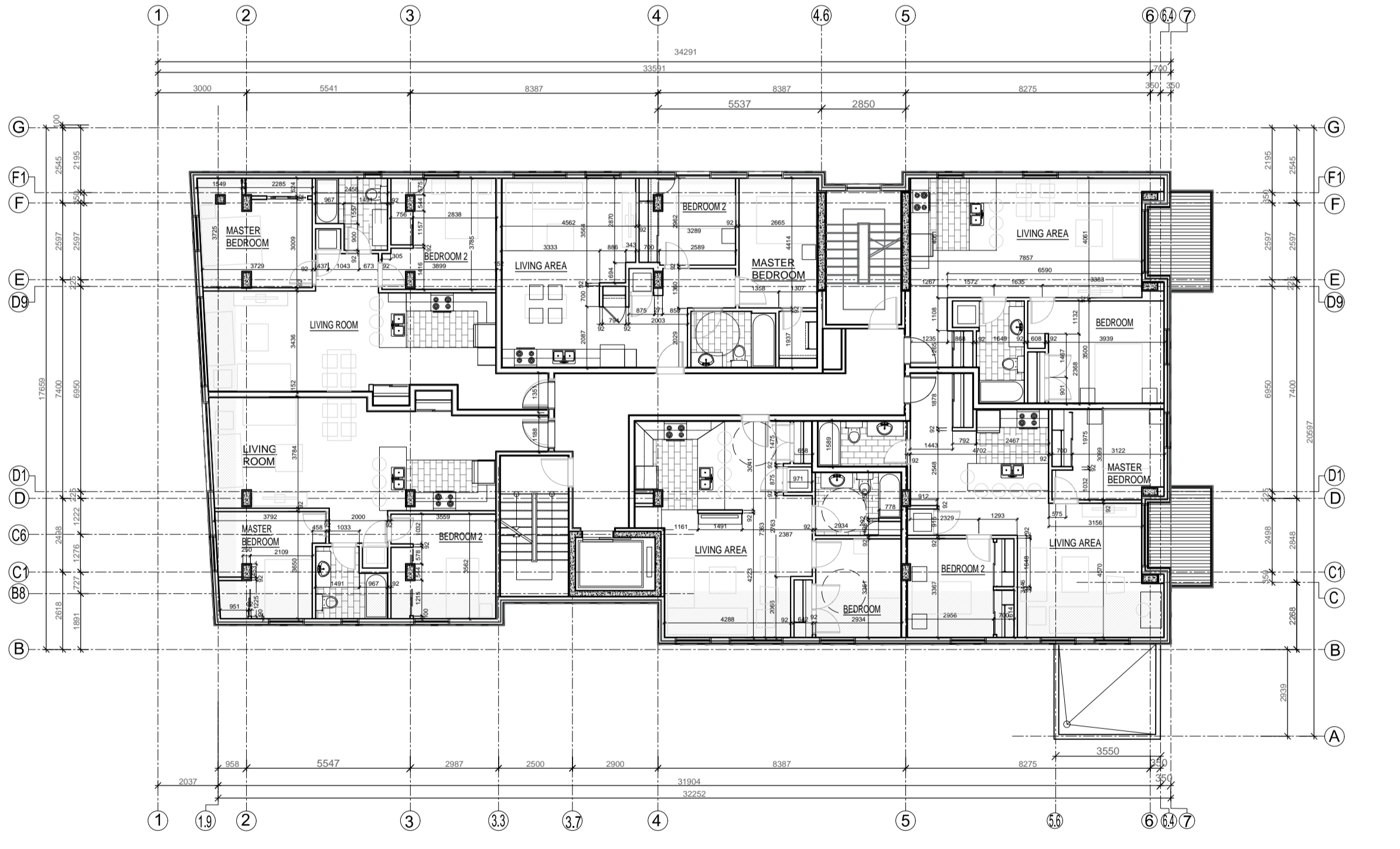
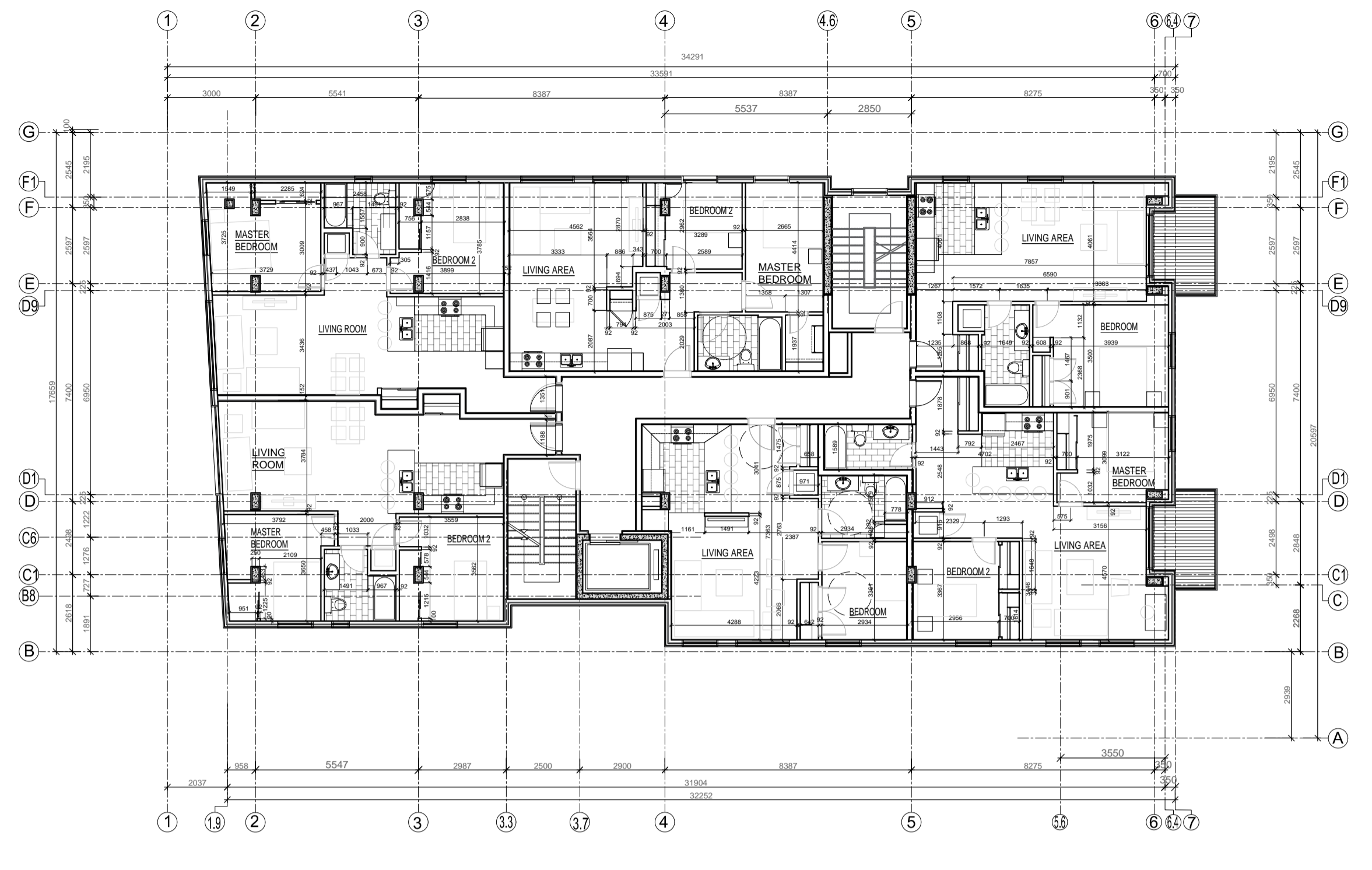
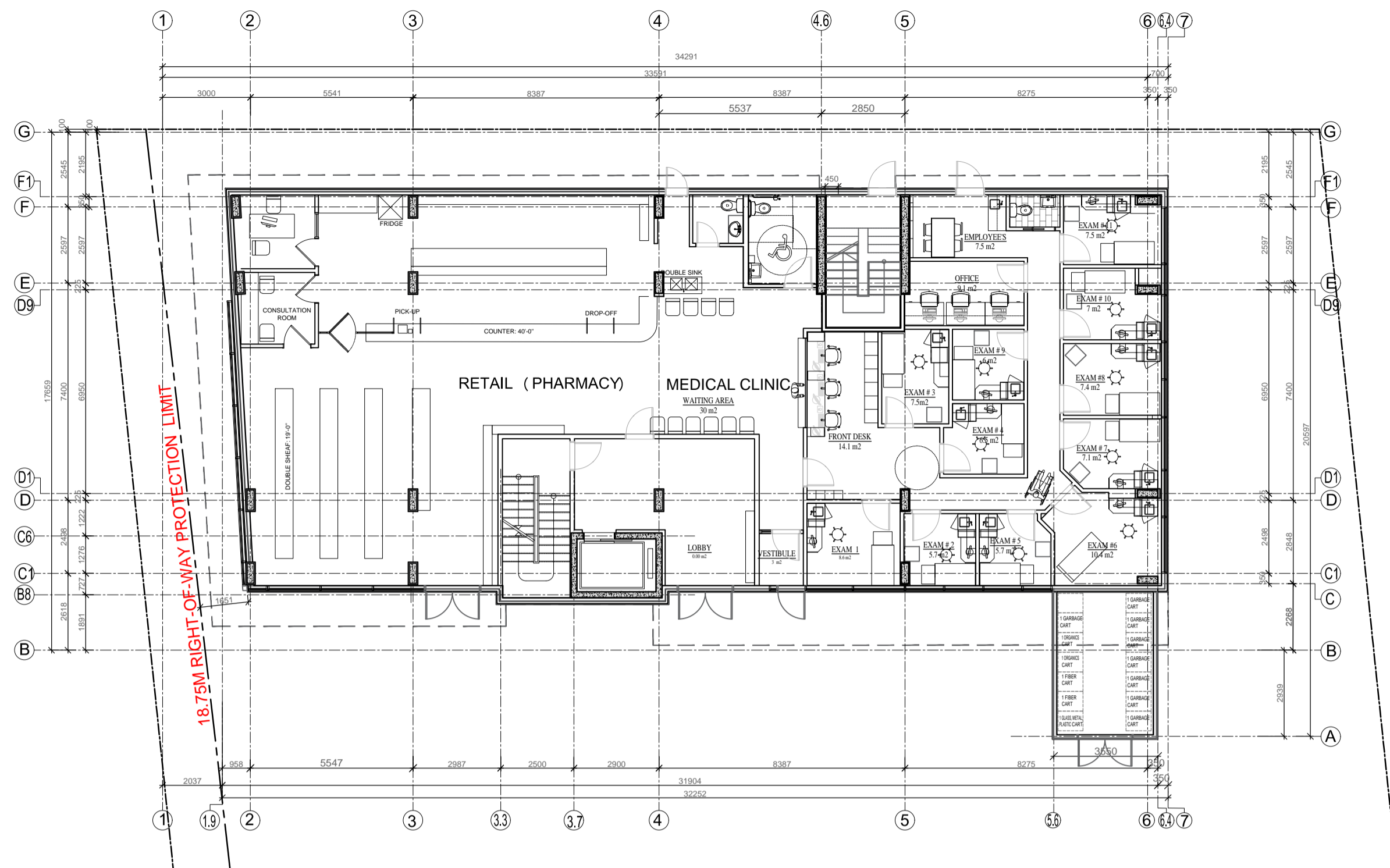
STAMPS	

PTabet
architecte

2232 rue Saint-Louis
Cottineau QC J8T 5L6
t.: 819 568 3996
f.: 813 797 5379
pierr@ptabetchitecte.com

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Project		ORLEANS RESIDENTIAL & MEDICAL FACILITY	
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Title	UNDERGROUND PARKING BASEMENT PLAN	Scale:	1:100
Date:	2022/09/14	Drawn /:	A. Aldu.
Revision:	3	Verify /:	P.Tabet
		Sheet:	A-300
		Drawing No.	A-300



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			P.T.	2022.07.08	2022.07.08	CITY COMMENTS 29 APRIL 2022	P.T.
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Stamps	

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architecte

2232 rue Saint-Louis,
Cottineau QC J8T 5L6
t.: 819 568 3994
f.: 613 797 3755
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Title	UNDERGROUND PARKING BASEMENT PLAN	Scale:	1:150
Date:	2022/09/14	Drawn /:	A. Aldu.
Revision:	3	Verify /:	P.Tabet
		Sheet:	A-310-
		Drawing No.:	