

MontgomerySisam

ARCHITECT: Montgomery Sisam  
497 Spadina Ave, Toronto, ON, M5T 2C8  
416-364-8079

STRUCTURAL  
ENGINEER: EXP

MECHANICAL /  
ELECTRICAL: EXP

CIVIL: WSP

LANDSCAPE: LEVSTEK

KITCHEN  
CONSULTANT: ANJINNOV

CODE  
CONSULTANT: VORTEX

PLANNER: FOTENN



# EXTENDICARE LONG TERM CARE ORLEANS

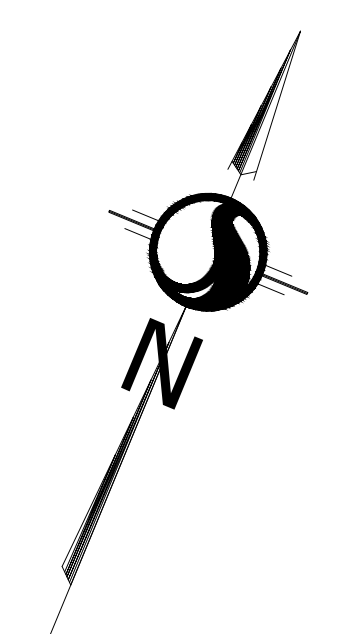
NOELLA LECLAIR, ORLEANS ON, K4A 3W9

ISSUED FOR SITE PLAN CONTROL  
FEBRUARY 17, 2023



February 16, 2023  
161614684-111.dwg

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-39270



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
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TOPOGRAPHIC PLAN OF SURVEY  
**PART OF LOT 1  
CONCESSION 11**  
(GEOGRAPHIC TOWNSHIP OF CUMBERLAND)  
**CITY OF OTTAWA**

Scale 1:300  
0 5 10 15 20 METRES

**METRIC CONVERSION**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING NOTE**  
BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC  
HORIZONTAL CONTROL MONUMENTS 1972005 AND 19680191, CENTRAL MERIDIAN, 76° 30'  
WEST LONGITUDE MTW ZONE 9, NAD83 (ORIGINAL).

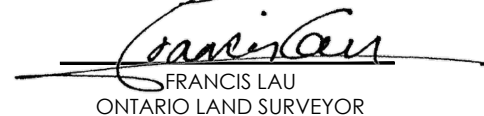
**ELEVATION NOTE**  
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM  
VERTICAL CONTROL MONUMENT No. 00119633229 HAVING AN ELEVATION OF 86.120 m.

**LEGEND (IF APPLICABLE)**

SYMBOL	DENOTES	FOUND MONUMENTS
■	IB	SET MONUMENTS
○	IBP	IRON BAR
○	IBP	ROUND IRON BAR
○	IBP	STANDARD IRON BAR
○	IBP	SHORT STANDARD IRON BAR
○	CC	CUT CROSS
○	CP	CONCRETE PIN
○	WIT	WITNESS
○	PIN	PROPERTY IDENTIFICATION NUMBER
○	MEAS	MEASURED
○	INST	INSTRUMENT
○	PROP	PROPORTIONED
○	OJ	ORIGIN UNKNOWN
○	SG	STANTEC GEOMATICS LTD.
○	P1	PLAN 4R-34739
○	P2	PLAN 4R-34736
○	ACU	AIR CONDITIONING UNIT
○	AV	ANCHOR
○	AP	AIR PUMP
○	ANT	ANTENNA
○	BH	BOREHOLE
○	BB	BOREHOLE
○	BRP	BRIKE BLOCK
○	BENCH	BENCH
○	BOL	BOLLARD
○	BOUL	BOULDER
○	CB	CATCH BASIN
○	DCB	DOUBLE CB
○	CBMH	CB MANHOLE
○	DCBMH	DOUBLE CB MANHOLE
○	SCB	SIDE INLET CB
○	CHM	CHIMNEY
○	CO	CLEAN OUT
○	CSV	CURB STOP VALVE
○	DRN	DRAIN
○	EPOST	ELECTRICAL OUTLET
○	FP	FLAG POLE
○	FL	FLOOD LIGHT
○	FTF	FUEL TANK FILLER CAP
○	GC	GARBAGE CAN
○	GFL	PIPE FLANGE (GAS)
○	GFP	GAS FUEL PUMP
○	GP	POLE GUYWIRE
○	GR	GAS SERVICE REGULATOR
○	GV	GAS VALVE
○	HIC	HICKENBOTTOM
○	HDS	HEADSTONE
○	HLS	HYDRO LIGHT STANDARD
○	HM	HYDRO METER
○	HTW	HYDRO TRANSFORMER
○	HW	HAND WELL
○	HYD	FIRE HYDRANT
○	JBX	JUNCTION BOX
○	LS	LIGHT STANDARD
○	MB	MAILBOX
○	MP	MONITORING PIN
○	MH	MAINTENANCE HOLE UNIDENTIFIED
○	MHB	MAINTENANCE HOLE BELL
○	MHO	MAINTENANCE HOLE FIBRE OPTIC
○	MHH	MAINTENANCE HOLE HYDRO
○	MHS	MAINTENANCE HOLE SANITARY
○	MHS	MAINTENANCE HOLE STORM
○	MHT	MAINTENANCE HOLE TRAFFIC
○	MW	MONITORING WELL
○	NPB	NEWS PAPER BOX
○	OLS	LIGHT STANDARD ORNAMENTAL
○	OW	OBSERVATION WELL
○	PWM	PARKING METER
○	QW	QUICK
○	FLBK	PULL BOX
○	PLD	PLAQUE
○	PLR	PILLAR
○	PZ	Piezometer
○	RCL	RED LIGHT CAMERA
○	RWSL	RAILWAY SIGNAL LIGHT
○	RWS	RAILWAY SWITCH STAND
○	SAT	SATELLITE DISH
○	SCLP	SCULPTURE
○	SCP	SUMP/CATCH PIT
○	SCV	SPRINKLER CONTROL VALVE
○	SH	SPRINKLER HEAD
○	SH	SHAMOSE CONNECTION
○	SV	SIGN
○	SPWP	SOLAR PANEL
○	SPT	SEPTIC TANK LID
○	TBL	TABLE
○	TB BELL	TERMINAL BOX - BELL
○	TB CATV	TERMINAL BOX - CABLE
○	TCP	TRAFFIC CONTROL BOX
○	TRF	TEST PIT
○	TSL	TRAFFIC SIGNAL LIGHT
○	UMB	MARKER BELL UNDERGROUND
○	UMC	MARKER CABLE UNDERGROUND
○	UMG	MARKER GAS UNDERGROUND
○	UMO	MARKER OIL UNDERGROUND
○	UP	UTILITY POLE
○	VB	VALVE BOX
○	VC	VALVE CHAMBER
○	WV	WATER VALVE
○	WV	WATER VALVE
○	WV	TREE STUMP
○	TRC_cm	TREE CONIFEROUS (D.B.H. SHOWN)
○	TRD_cm	TREE DECIDUOUS (D.B.H. SHOWN)


**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,  
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF FEBRUARY, 2023.

Feb. 16, 2023  
DATE



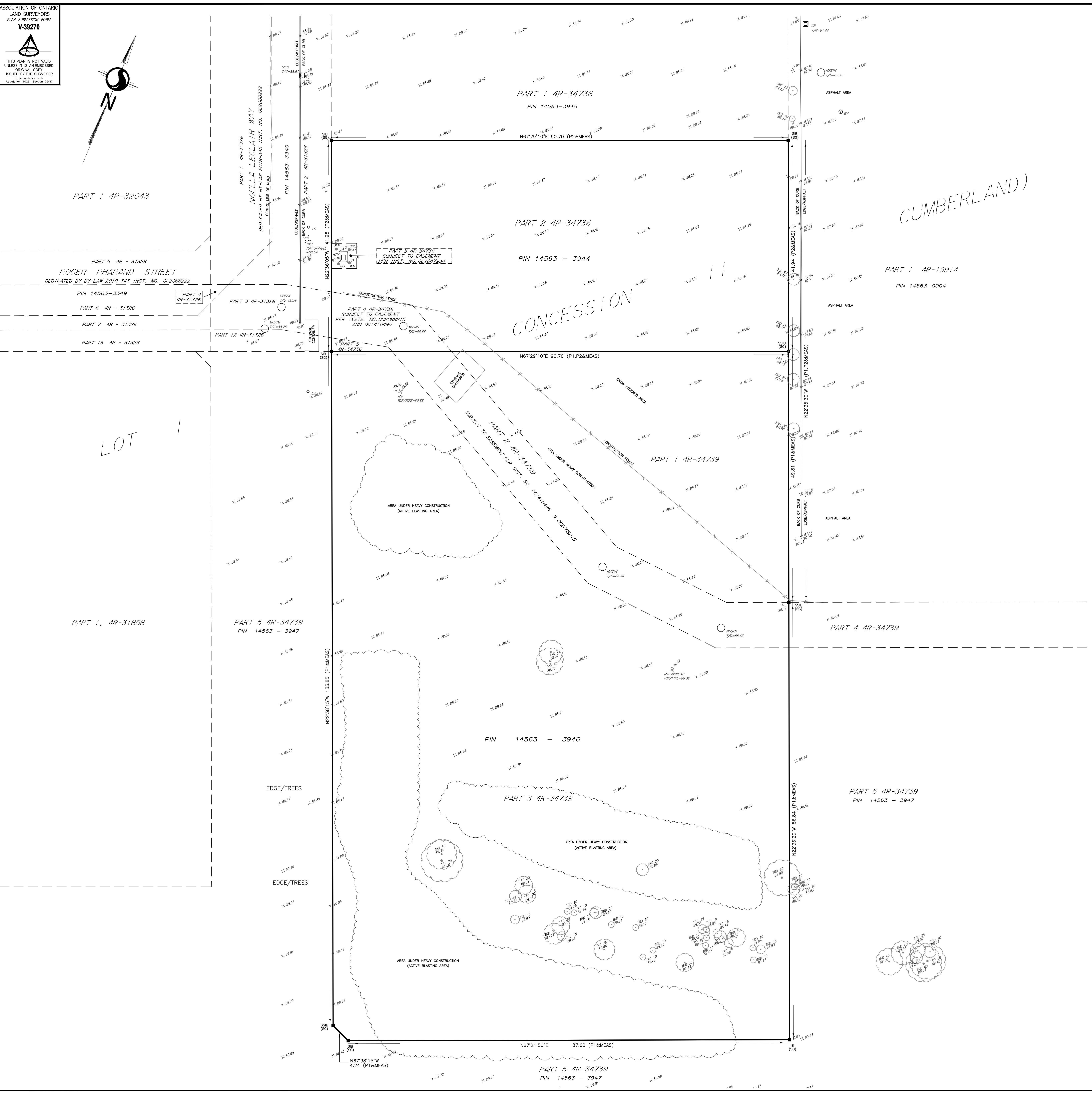
FRANCIS LAU  
ONTARIO LAND SURVEYOR

SRO MAP COORD = 383096, 503440



**Stantec**  
CANADA LANDS SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CUTHBERT AVENUE, SUITE 300  
OTTAWA, ONTARIO, K2C 3G4  
TEL: 613.722.4400  
stantec.com

DRAWN: ME CHECKED: FL DM: FL FIELD: CA PROJECT NO: 161614684-111







KEY PLAN

SITE DATA		
<b>SITE DESCRIPTION</b>	PART OF LOT 1, CONCESSION 11, GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA	
<b>SITE ADDRESS</b>	NOELLA LECLAIR, OTTAWA, ON	
<b>PROPOSED USE</b>	4 STOREY LONG TERM CARE (256 BEDS)	
<b>BUILDING FOOTPRINT</b>	3387m <sup>2</sup>	
<b>LANDSCAPED AREA</b>	1564m <sup>2</sup>	
<b>PAVED SURFACE AREA</b>	4891m <sup>2</sup>	
ZONING		
<b>ZONE</b>	REQUIRED	PROVIDED
<b>LOT AREA</b>	N/A	AM - Arterial Mainstreet
<b>FRONT YARD &amp; CORNER SIDE...</b>	NO MINIMUM	16,195m <sup>2</sup> (1.62 ha)
<b>MIN. INTERIOR SIDE YARD</b>	3m	N/A
<b>MIN. REAR YARD</b>	NO MINIMUM	7.5m
<b>BUILDING HEIGHT</b>	7.5m	18.4m
<b>MAX. FLOOR SPACE INDEX</b>	21m	NO MAXIMUM
<b>MIN. WIDTH OF LANDSCAPED AREA AROUND PARKING</b>	3m	3m

PARKING		
<b>PARKING SPACES</b>	REQUIRED	PROVIDED
<b>BARRIER-FREE SPACES</b>	0.125 x 256 BEDS + 0.5 PER 100 Sq.m	110
<b>LOADING SPACES</b>	3 TYPE A + 4 TYPE B (AS PER AODA)	3 TYPE A + 4 TYPE B
<b>BICYCLE PARKING</b>	2 (5m)	1 (20m) + 1 (5m)
	N/A	16

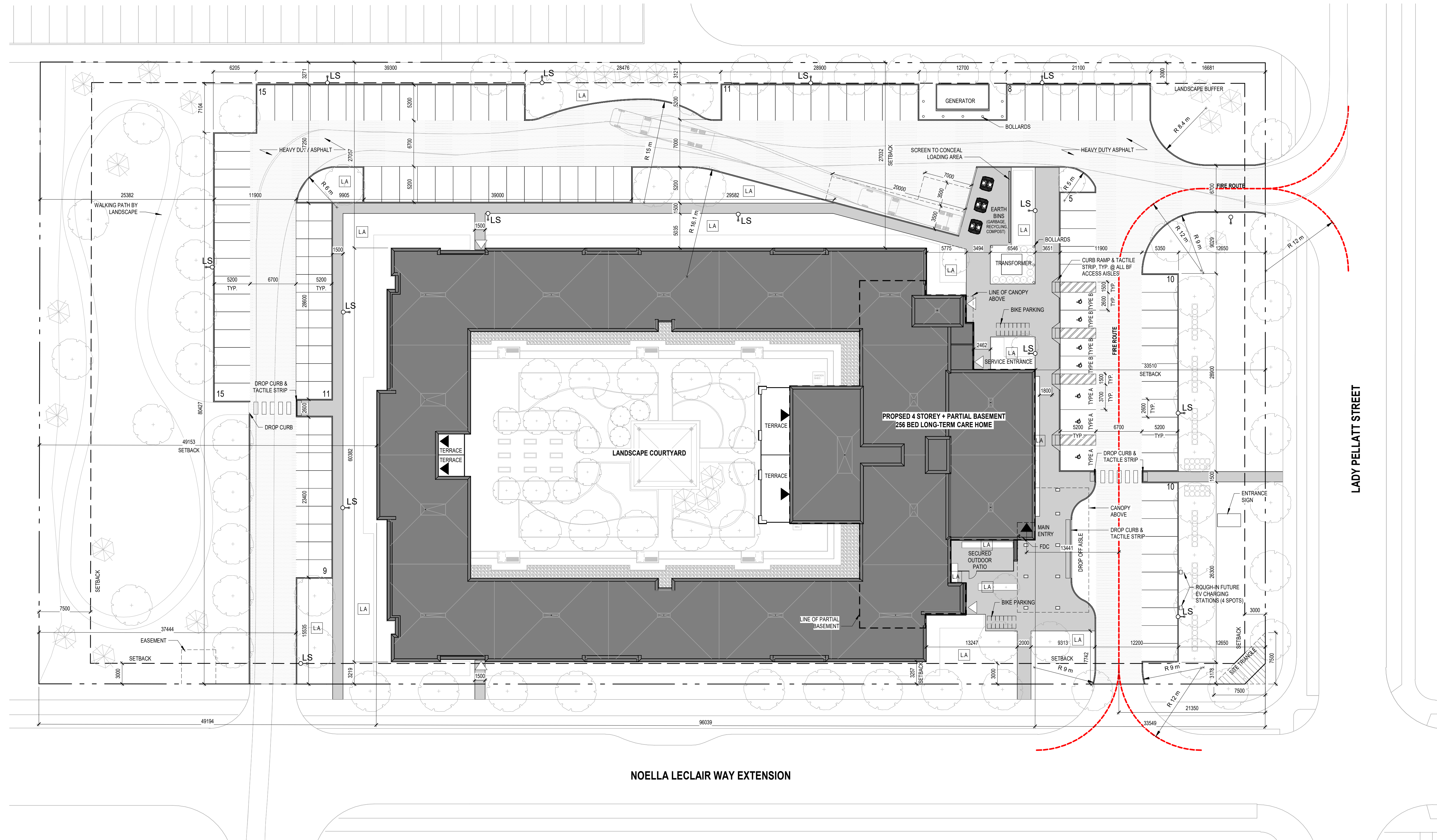
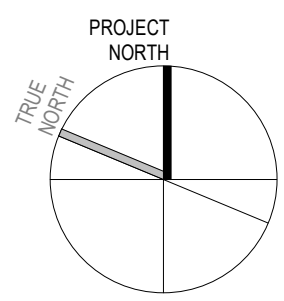
  

BUILDING DATA		
<b>GROSS BUILDING AREA</b>		
<b>BASEMENT FLOOR LEVEL</b>		1206 m <sup>2</sup>
<b>GROUND FLOOR LEVEL</b>		3387 m <sup>2</sup>
<b>SECOND FLOOR LEVEL</b>		3307 m <sup>2</sup>
<b>THIRD FLOOR LEVEL</b>		3047 m <sup>2</sup>
<b>FOURTH FLOOR LEVEL</b>		3047 m <sup>2</sup>
<b>ROOF: MECH. PENTHOUSE AND STAIR</b>		267 m <sup>2</sup>
<b>TOTAL</b>		14261 m <sup>2</sup>

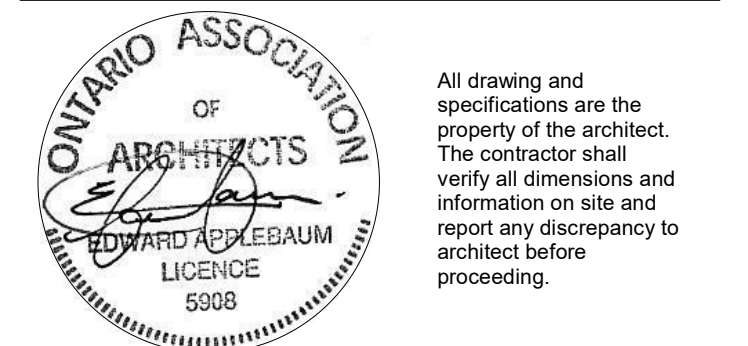
Montgomery Sisam Architects Inc.

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Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam



2 02.17.23 ISSUED FOR SITE PLAN APPROVAL MSA  
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revisions



All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

EC ORLEANS

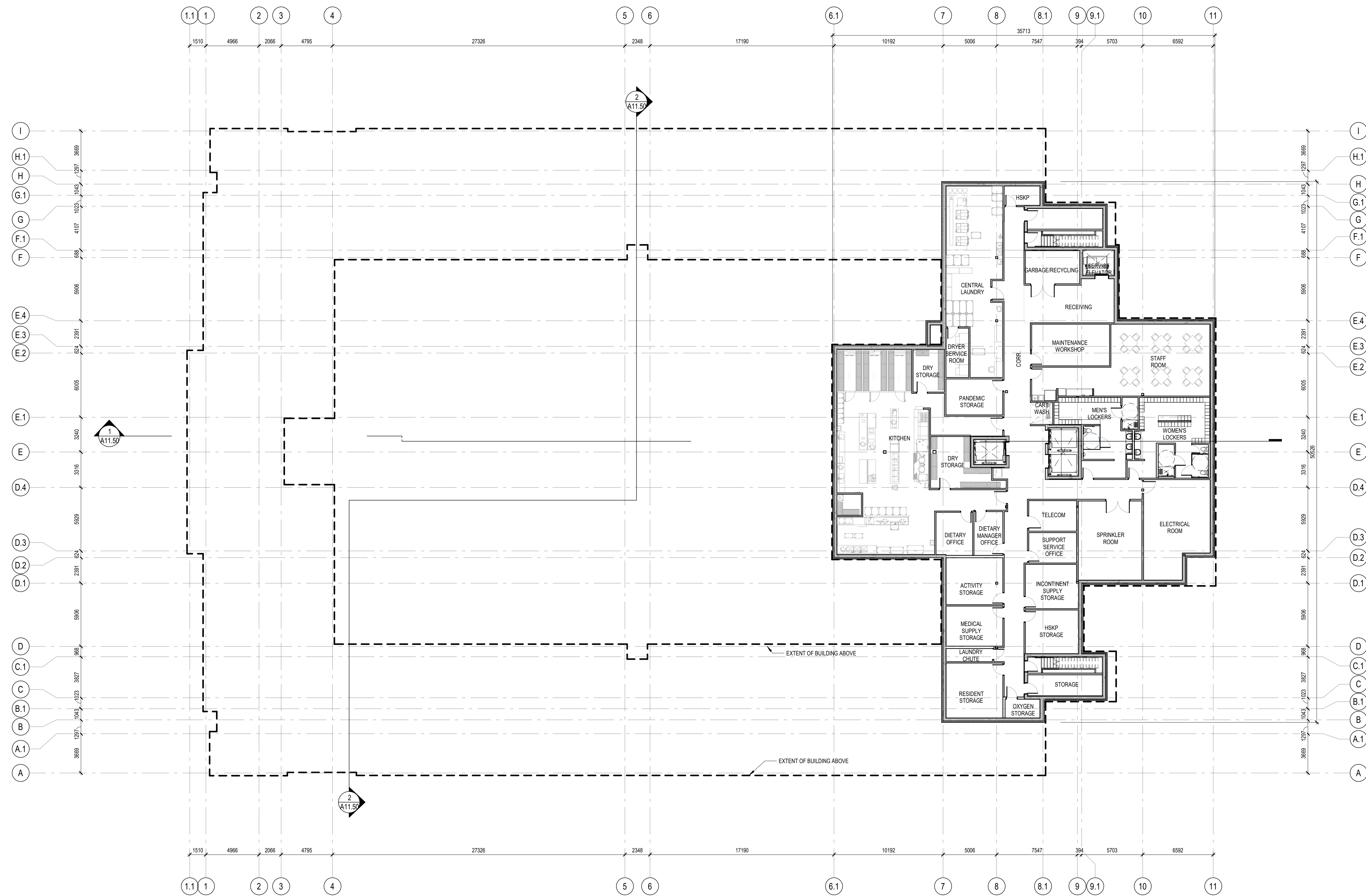
Noella Leclair Way  
Ottawa, ON

SITE CONTEXT PLAN AND  
PROJECT STATS

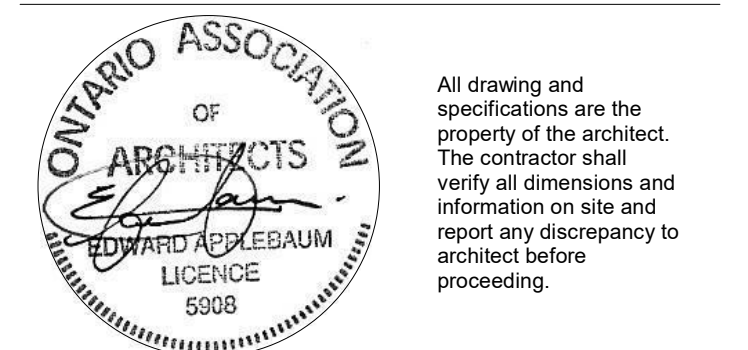
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reviewed by: BW  
job number: 22058  
plot date: 02/17/2023  
drawing number:

A11.02





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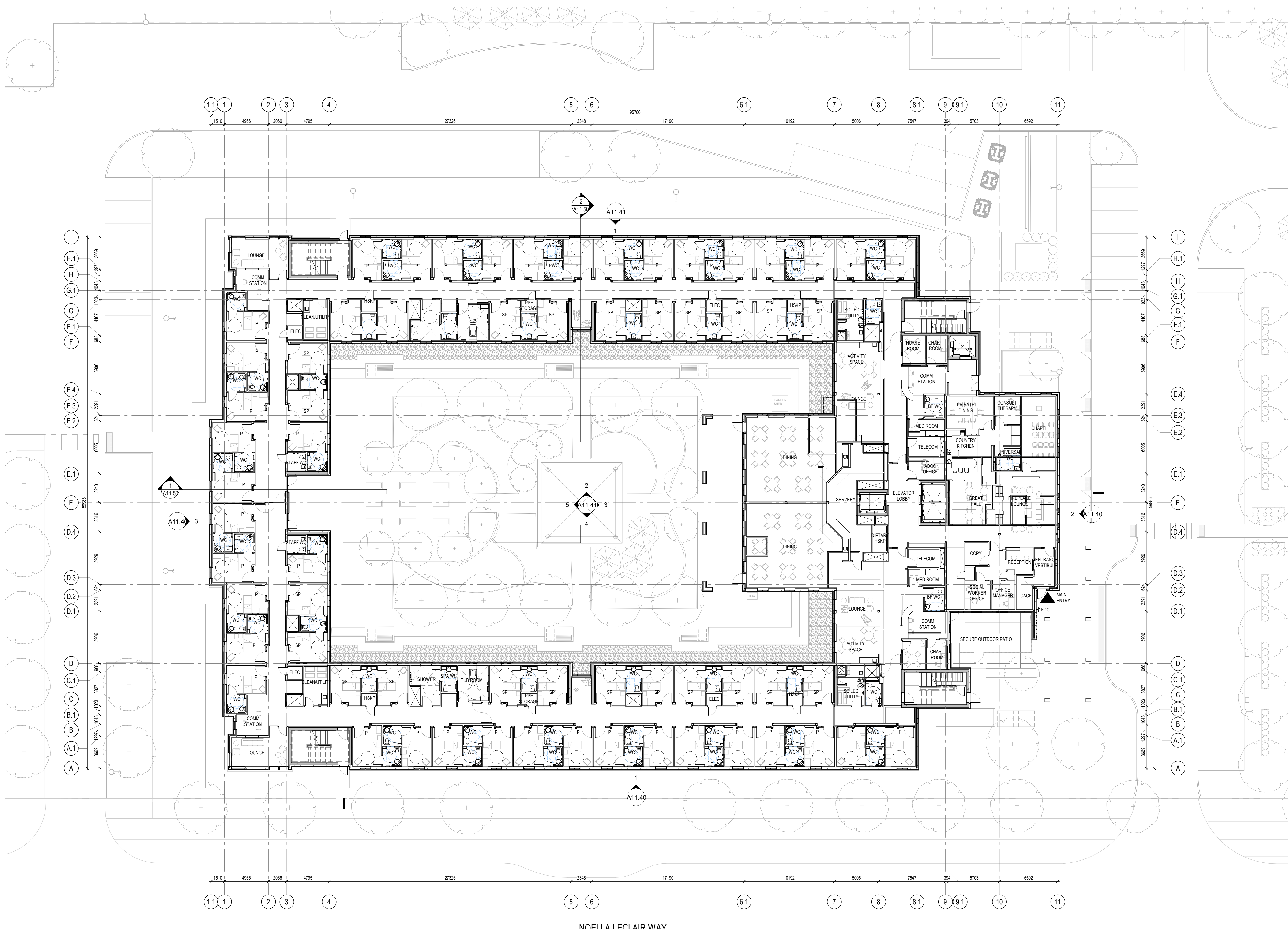
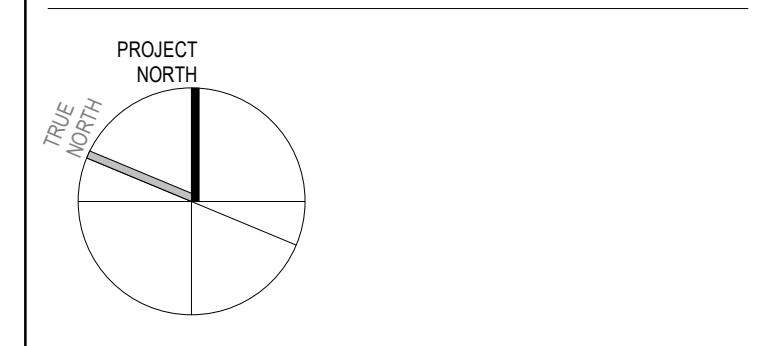
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BASEMENT FLOOR PLAN

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plot date: 02/17/2023  
drawing number:

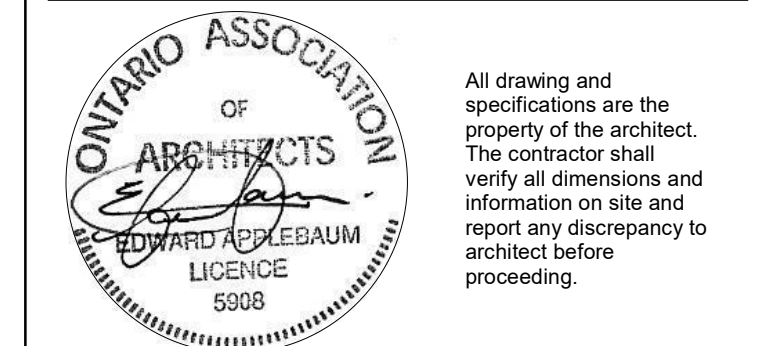
A11.20





NOELLA LECLAIR WAY

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**EC ORLEANS**

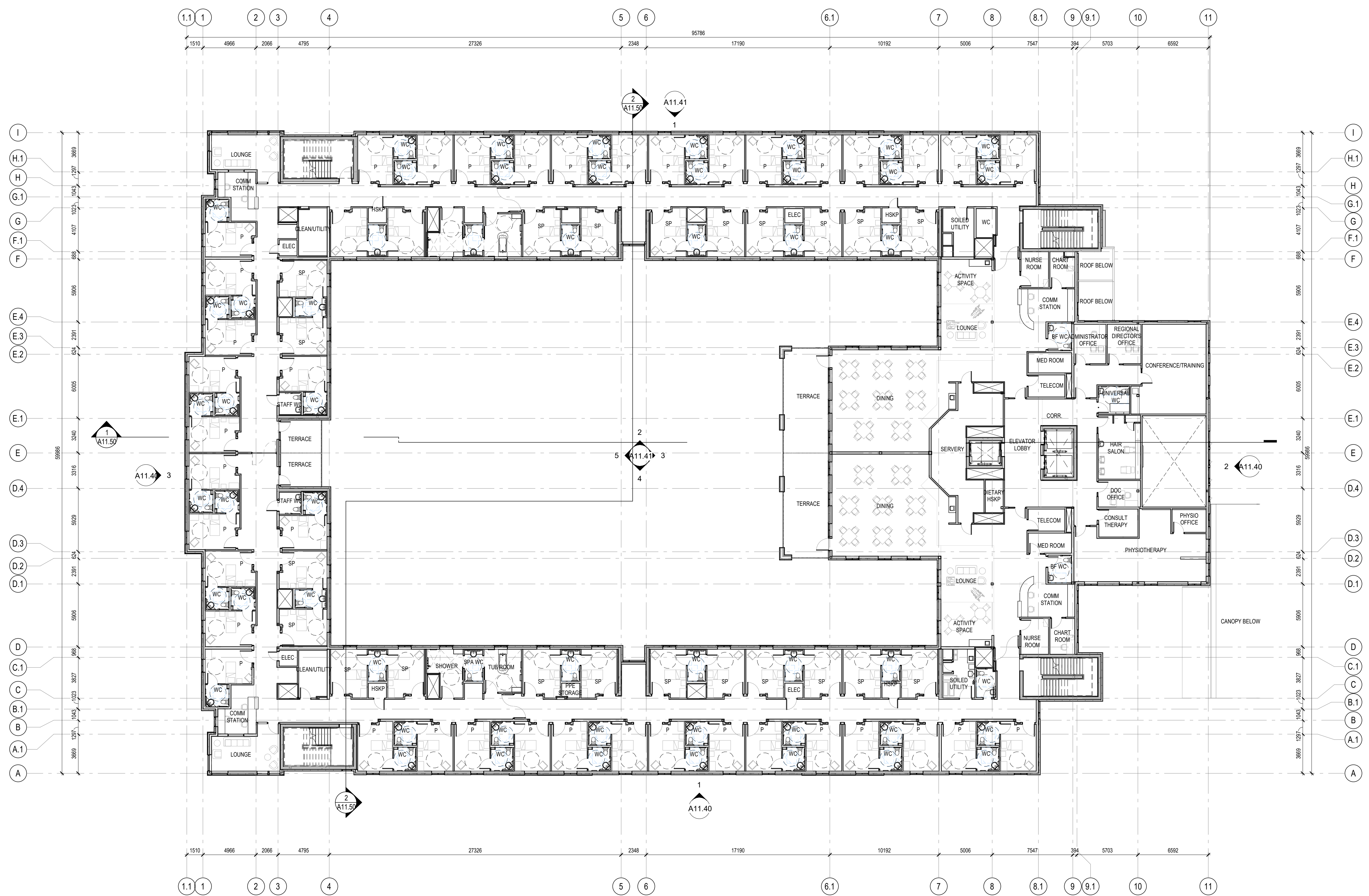
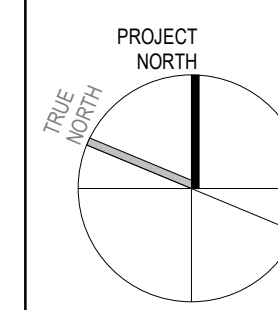
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Ottawa, ON

**LEVEL 1 FLOOR PLAN**

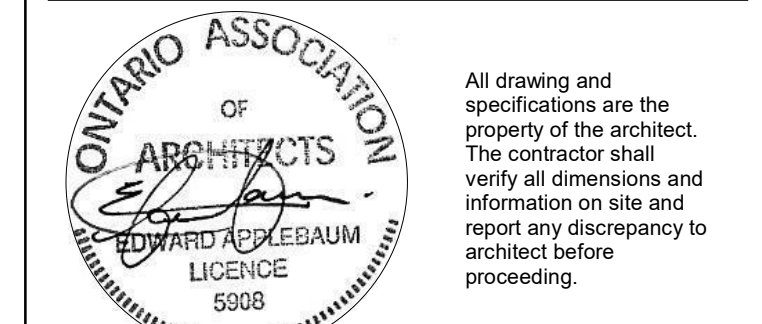
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reviewed by: BW  
job number: 22058  
plot date: 02/17/2023  
drawing number:

**A11.21**





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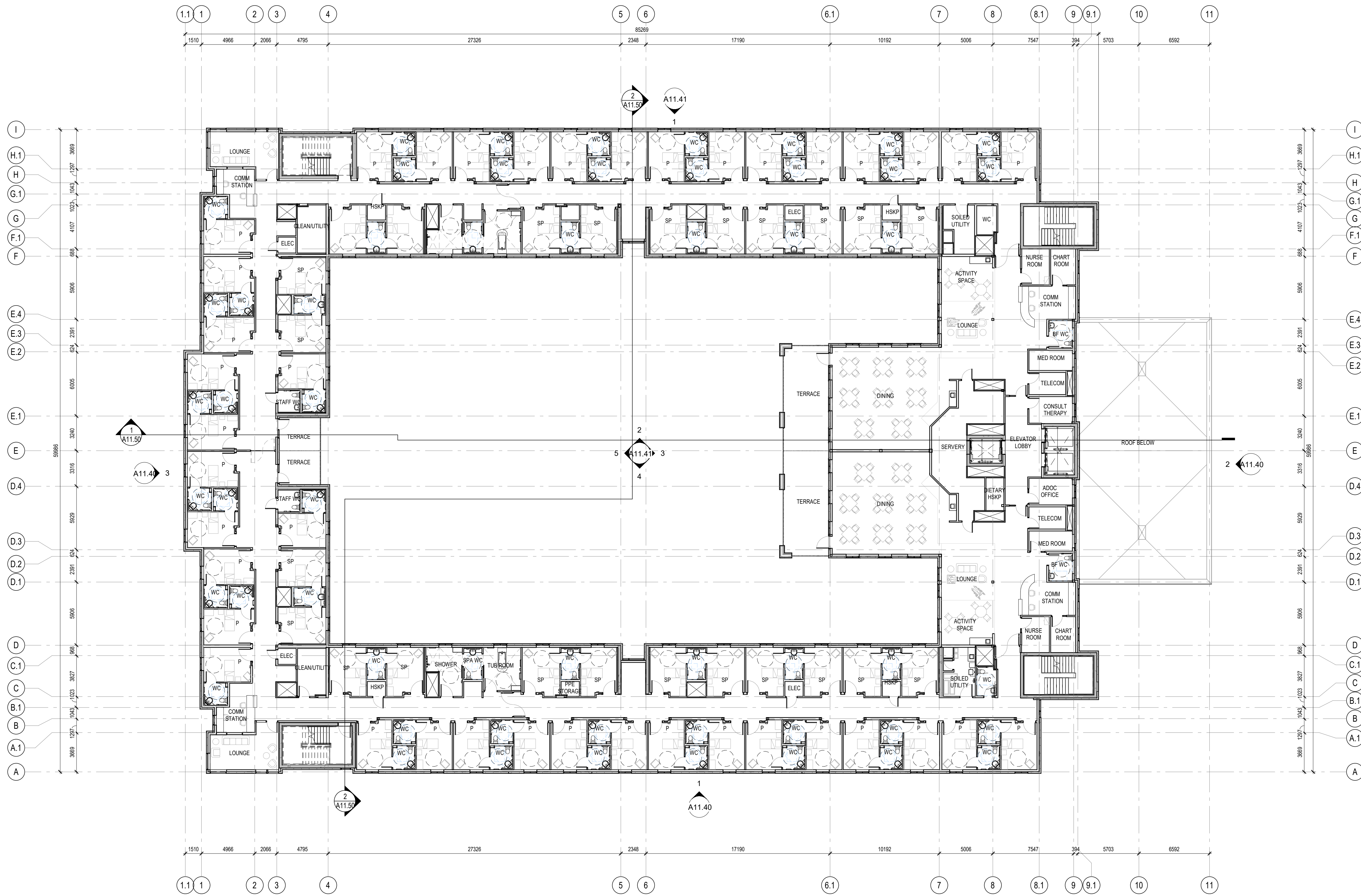
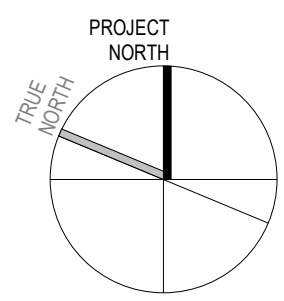
Noella Leclair Way  
 Ottawa, ON

LEVEL 2 FLOOR PLAN

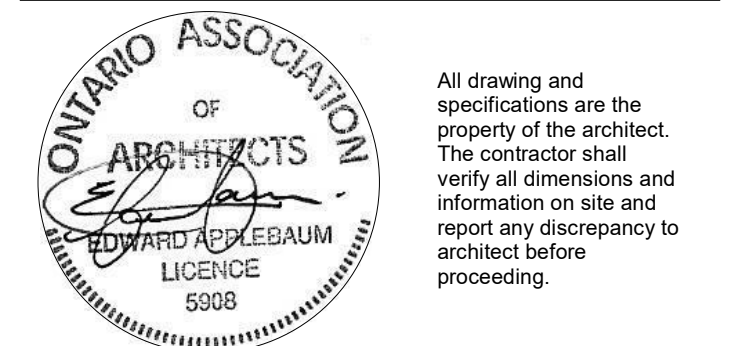
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 plot date: 02/17/2023  
 drawing number:

A11.22





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EC ORLEANS

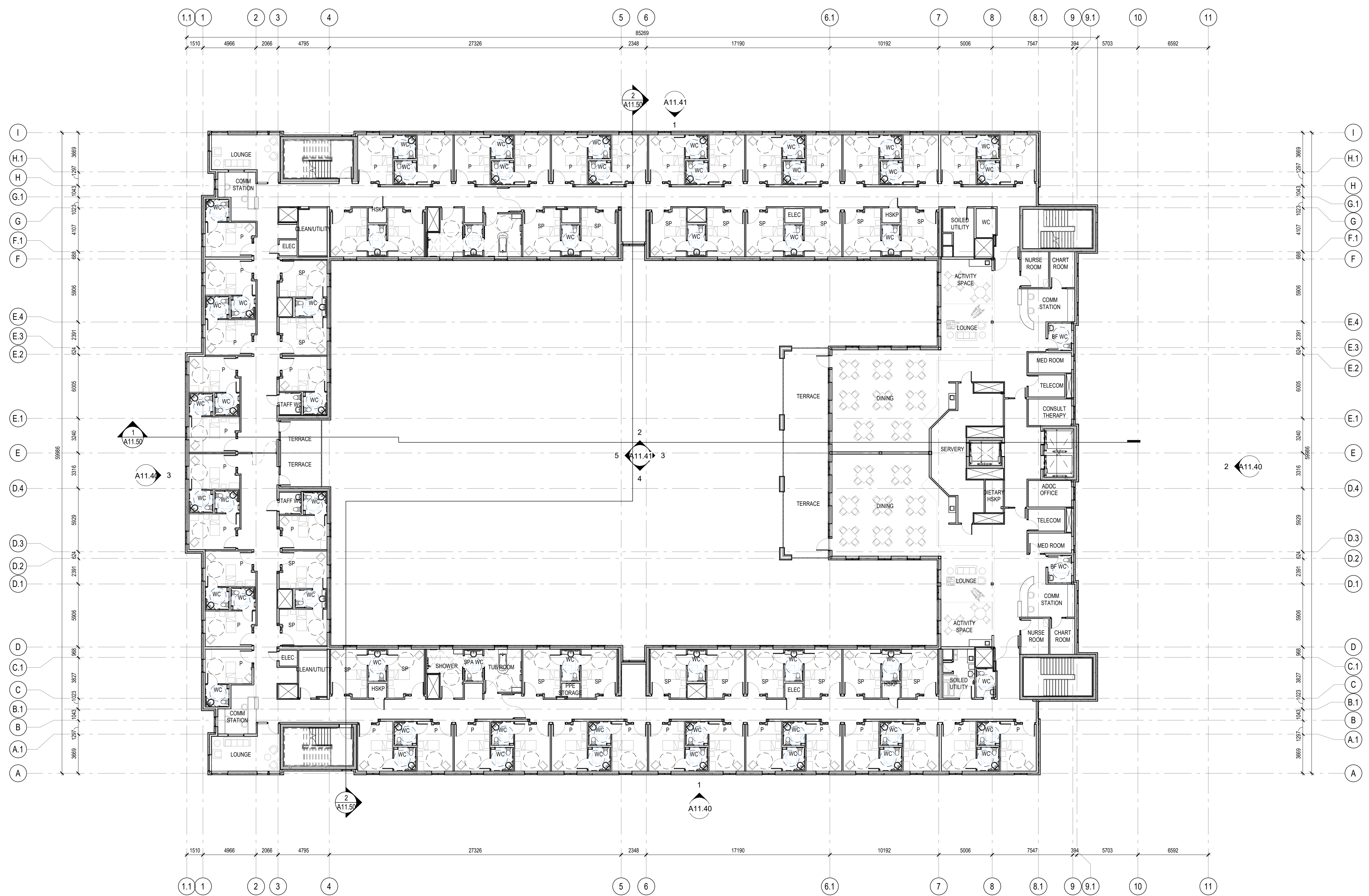
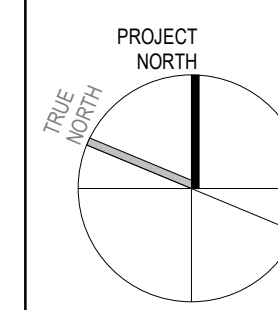
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LEVEL 3 FLOOR PLAN

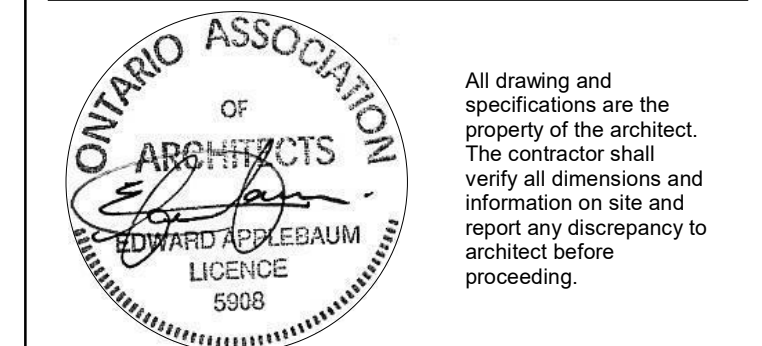
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reviewed by: BW  
job number: 22058  
plot date: 02/17/2023  
drawing number:

A11.23





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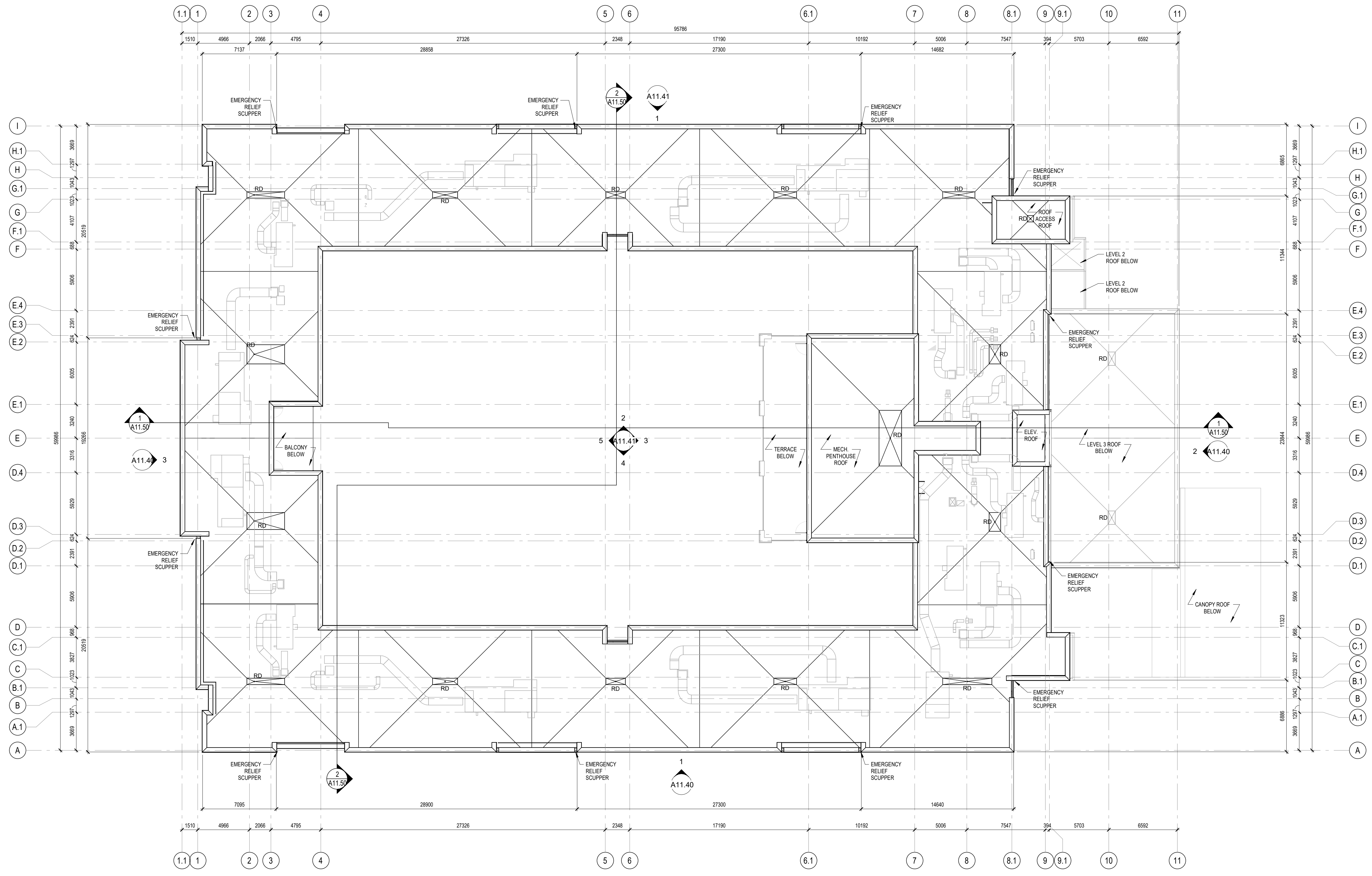
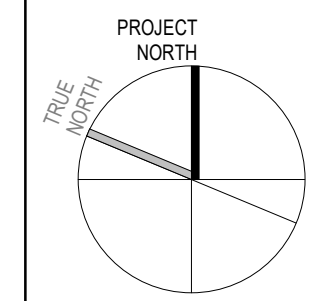
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LEVEL 4 FLOOR PLAN

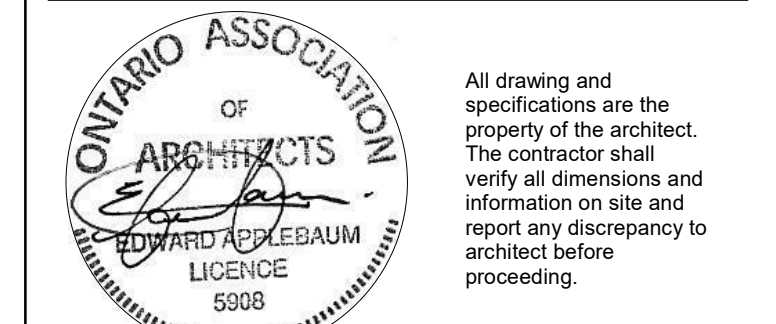
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A11.24





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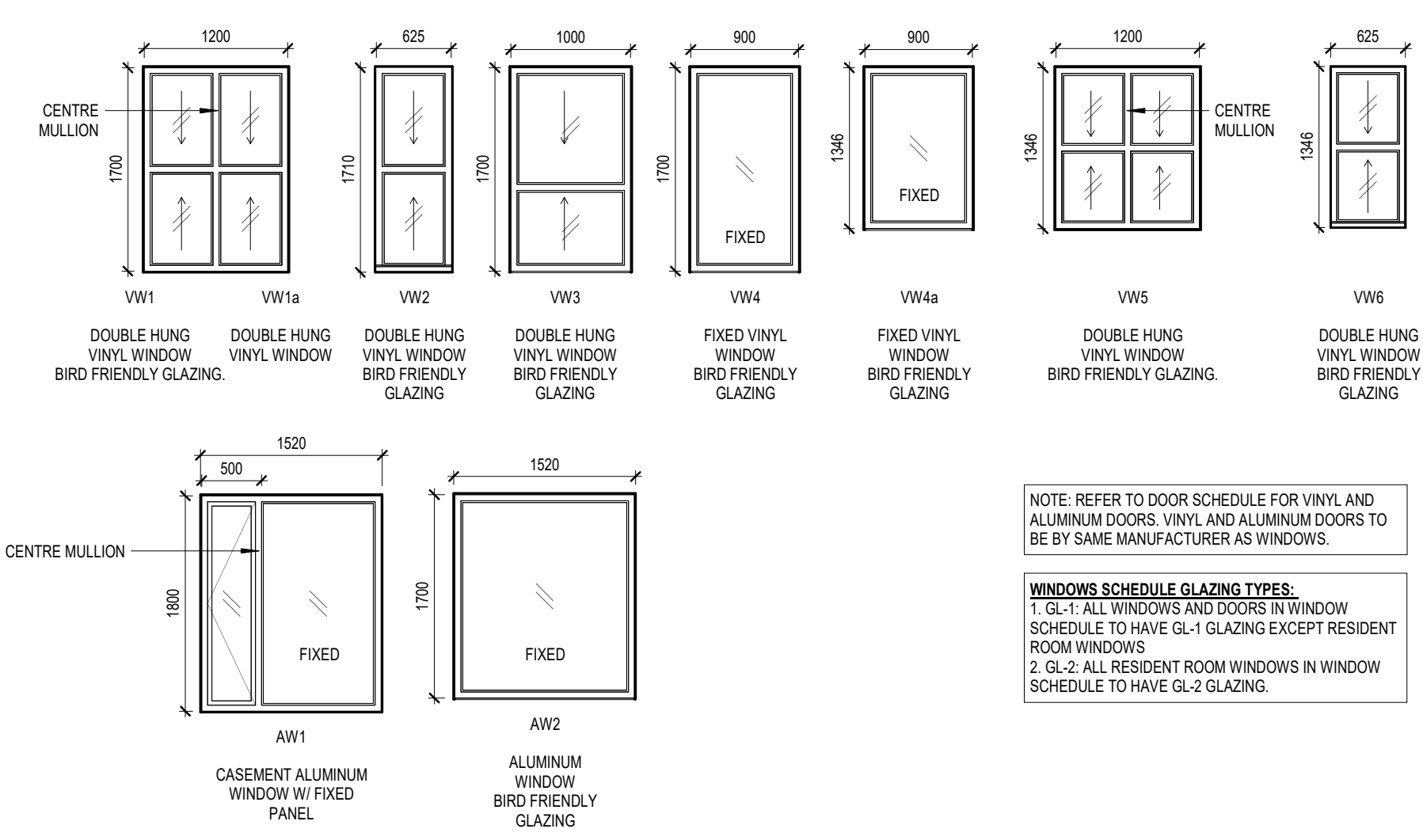
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ROOF PLAN

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reviewed by: BW  
job number: 22058  
plot date: 02/17/2023  
drawing number:

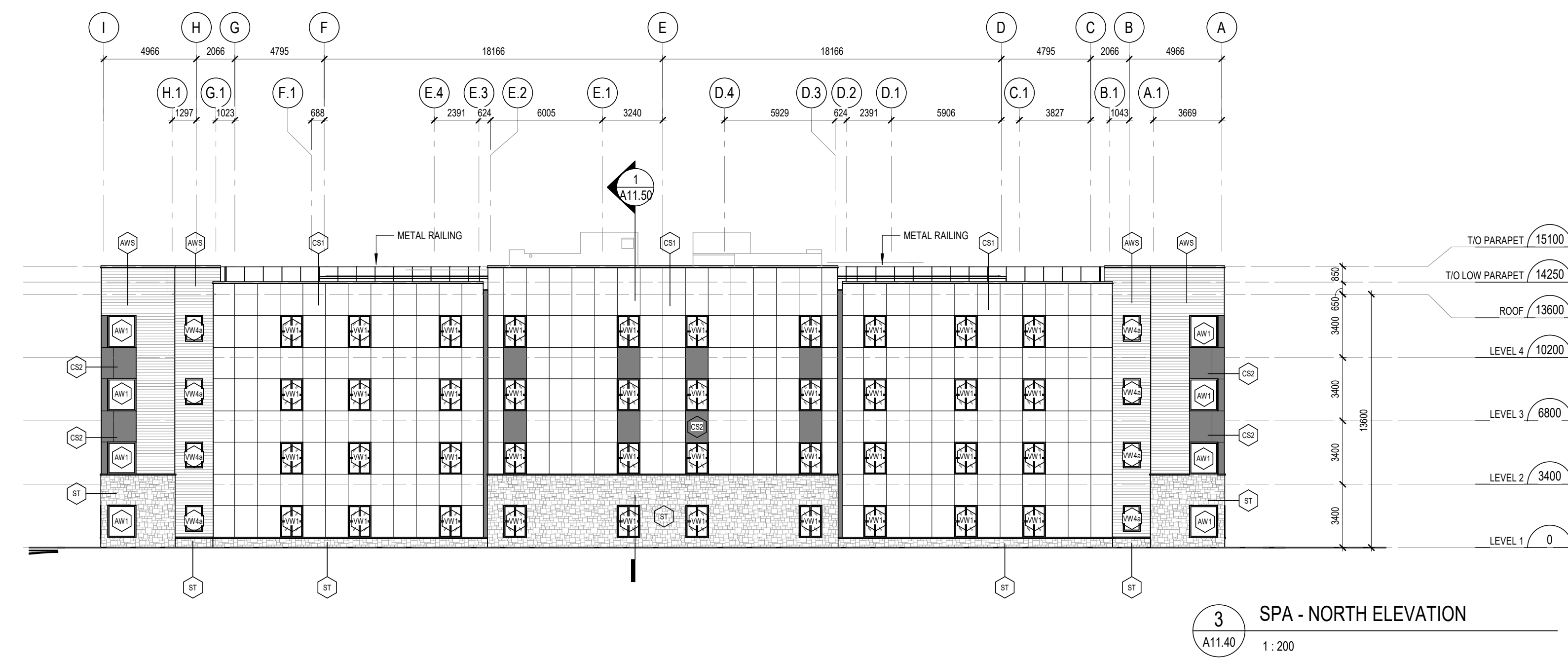
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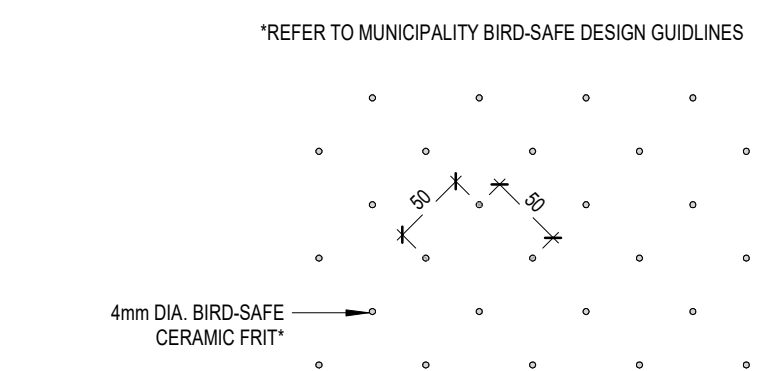
NOTE: REFER TO DOOR SCHEDULE FOR VINYL AND ALUMINUM DOORS. VINYL AND ALUMINUM DOORS TO BE BY SAME MANUFACTURER AS WINDOWS.

**WINDOWS SCHEDULE GLAZING TYPES:**  
 1. GL-1: ALL WINDOWS AND DOORS IN WINDOW SCHEDULE TO HAVE GL-1 GLAZING EXCEPT RESIDENT ROOM WINDOWS  
 2. GL-2: ALL RESIDENT ROOM WINDOWS IN WINDOW SCHEDULE TO HAVE GL-2 GLAZING.

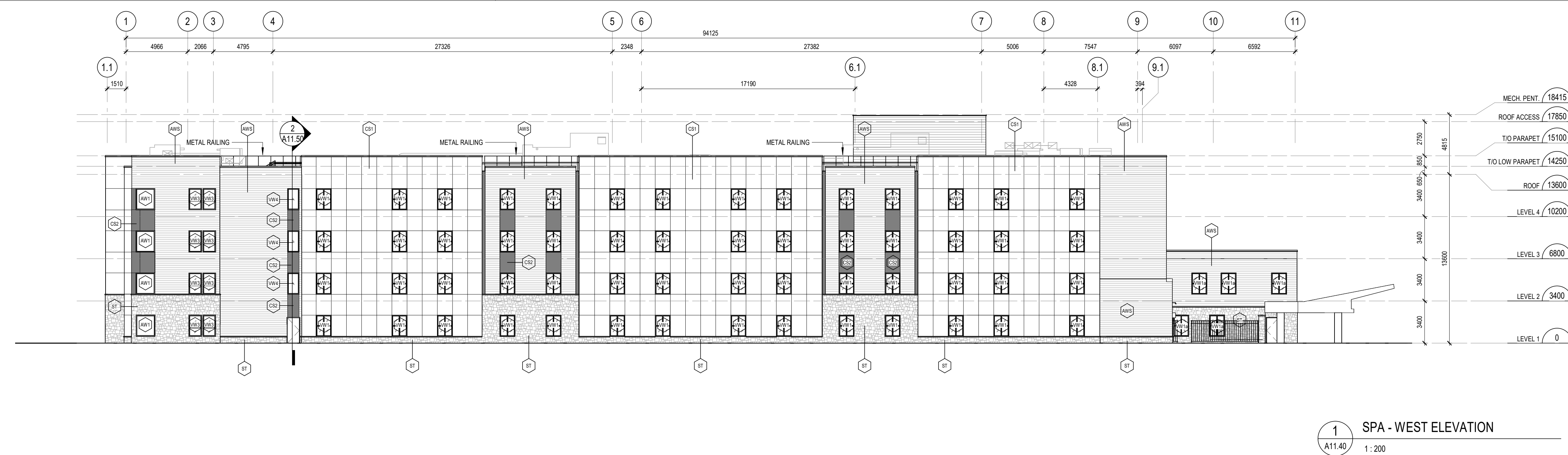
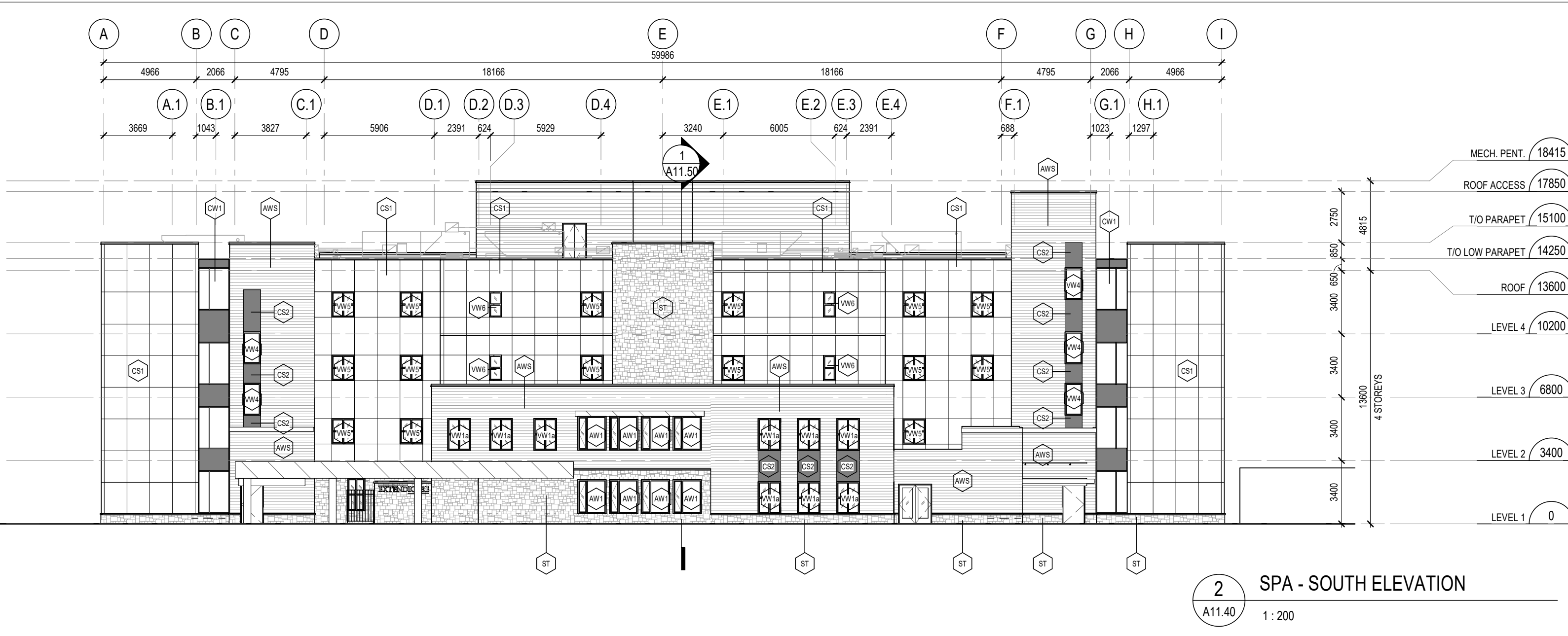


LEGEND - EXTERIOR MATERIALS

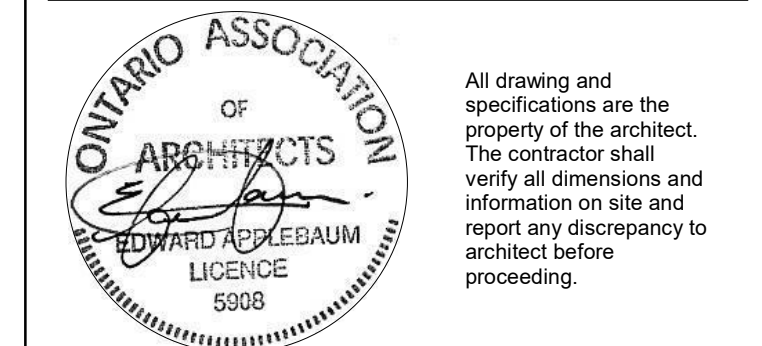
- CS1 CEMENTITIOUS SIDING - PANEL (COLOUR 1)
- CS2 CEMENTITIOUS SIDING - PANEL (COLOUR 2)
- AWS# ALUMINUM WOOD LOOK HORIZONTAL SIDING
- MS1 METAL SIDING - HORIZONTAL PLANK STYLE
- ST SIMULATED STONE UNITS
- VW# PREFINISHED VINYL WINDOW
- SF# PREFINISHED ALUMINUM STOREFRONT SYSTEM
- CW# PREFINISHED ALUMINUM CURTAIN WALL
- GL# GLAZING TYPE



**5 BIRD-SAFE GLAZING CERAMIC FRIT**  
 A11.40 1:5



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**EC ORLEANS**  
 Noella Leclair Way  
 Ottawa, ON

**ELEVATIONS**

scale: As indicated  
 drawn by: APIXH  
 reviewed by: BW  
 job number: 22058  
 plot date: 02/17/2023  
 drawing number:





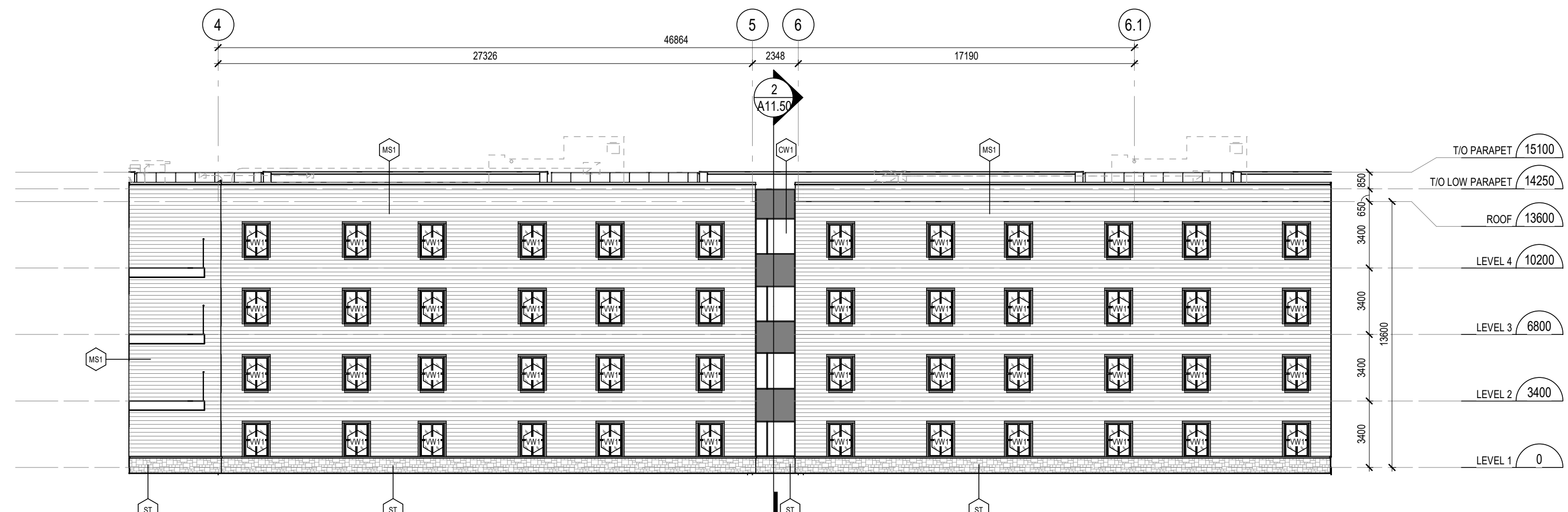
5 SPA - COURTYARD ELEVATION NORTH  
A11.41 1:200



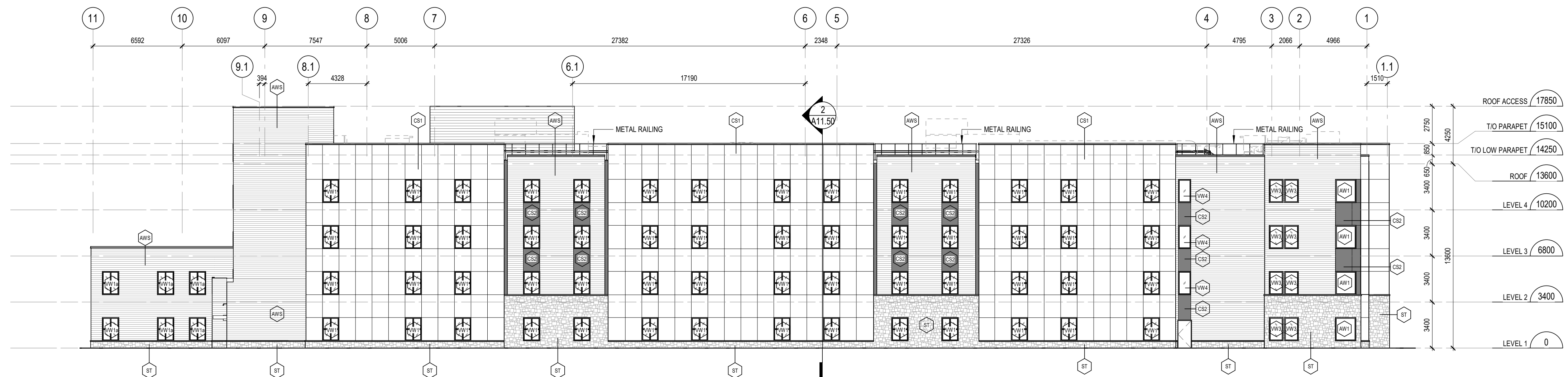
4 SPA - COURTYARD ELEVATION WEST  
A11.41 1:200



3 SPA - COURTYARD ELEVATION SOUTH  
A11.41 1:200



2 SPA - COURTYARD ELEVATION EAST  
A11.41 1:200

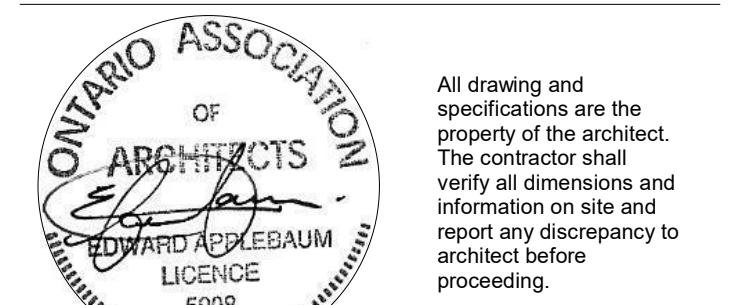


1 SPA - EAST ELEVATION  
A11.41 1:200

LEGEND - EXTERIOR MATERIALS

CS1	CEMENTITIOUS SIDING - PANEL (COLOUR 1)
CS2	CEMENTITIOUS SIDING - PANEL (COLOUR 2)
AWS	ALUMINUM WOOD LOOK HORIZONTAL SIDING
MS1	METAL SIDING - HORIZONTAL PLANK STYLE
ST	SIMULATED STONE UNITS
VW#	PREFINISHED VINYL WINDOW
SF#	PREFINISHED ALUMINUM STOREFRONT SYSTEM
CW#	PREFINISHED ALUMINUM CURTAIN WALL
GL#	GLAZING TYPE

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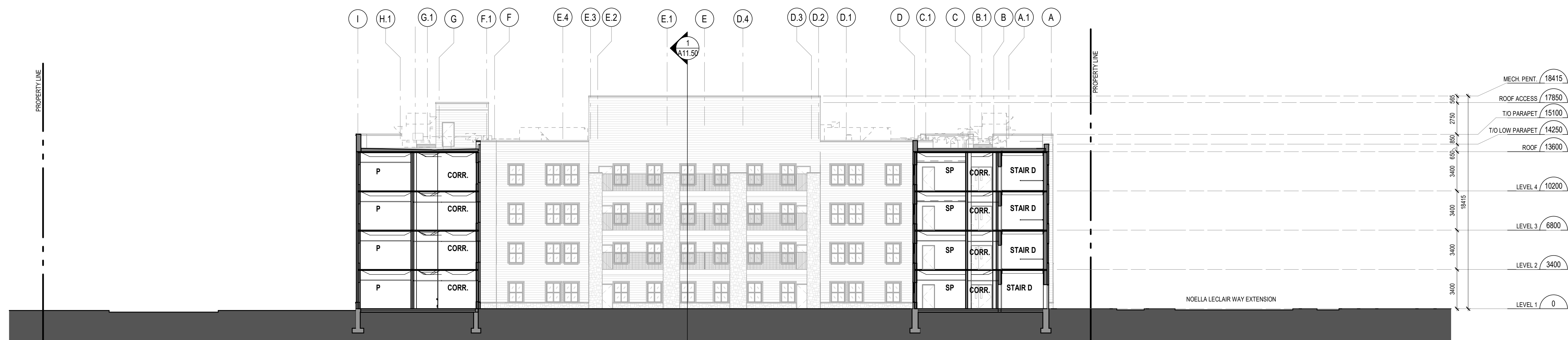
Noella Leclair Way  
Ottawa, ON

ELEVATIONS

scale: As indicated  
drawn by: APIXH  
reviewed by: BW  
job number: 22058  
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A11.41



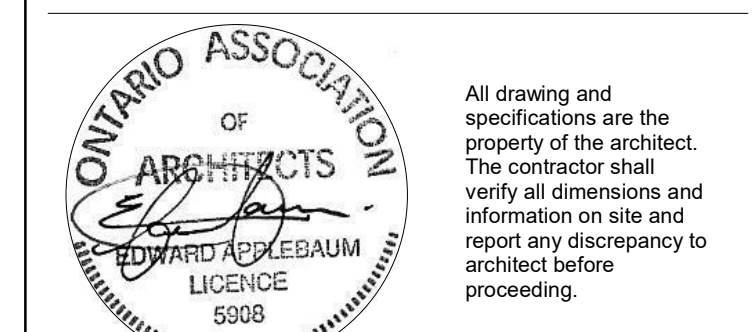


2 BUILDING SECTION NORTH/SOUTH COURTYARD (SPA)  
 A11.50 1:200



1 BUILDING SECTION EAST/WEST (SPA)  
 A11.50 1:200

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 revisions



EC ORLEANS

Noella Leclair Way  
 Ottawa, ON

BUILDING SECTIONS

scale: 1:200  
 drawn by: XH  
 reviewed by: BW  
 job number: 22058  
 plot date: 02/17/2023  
 drawing number:

A11.50





4 VIEW 4  
A11.51



3 VIEW 3  
A11.51



2 VIEW 2  
A11.51

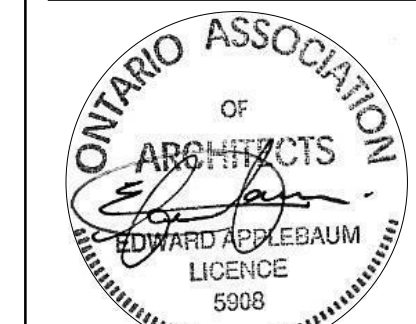


1 VIEW 1  
A11.51

Montgomery Sisam Architects Inc.  
197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com  
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam

2 02.17.23 ISSUED FOR SITE PLAN APPROVAL MSA  
# date: revision: by:  
revisions



All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

EC ORLEANS

Noella Leclair Way  
Ottawa, ON

3D VIEWS

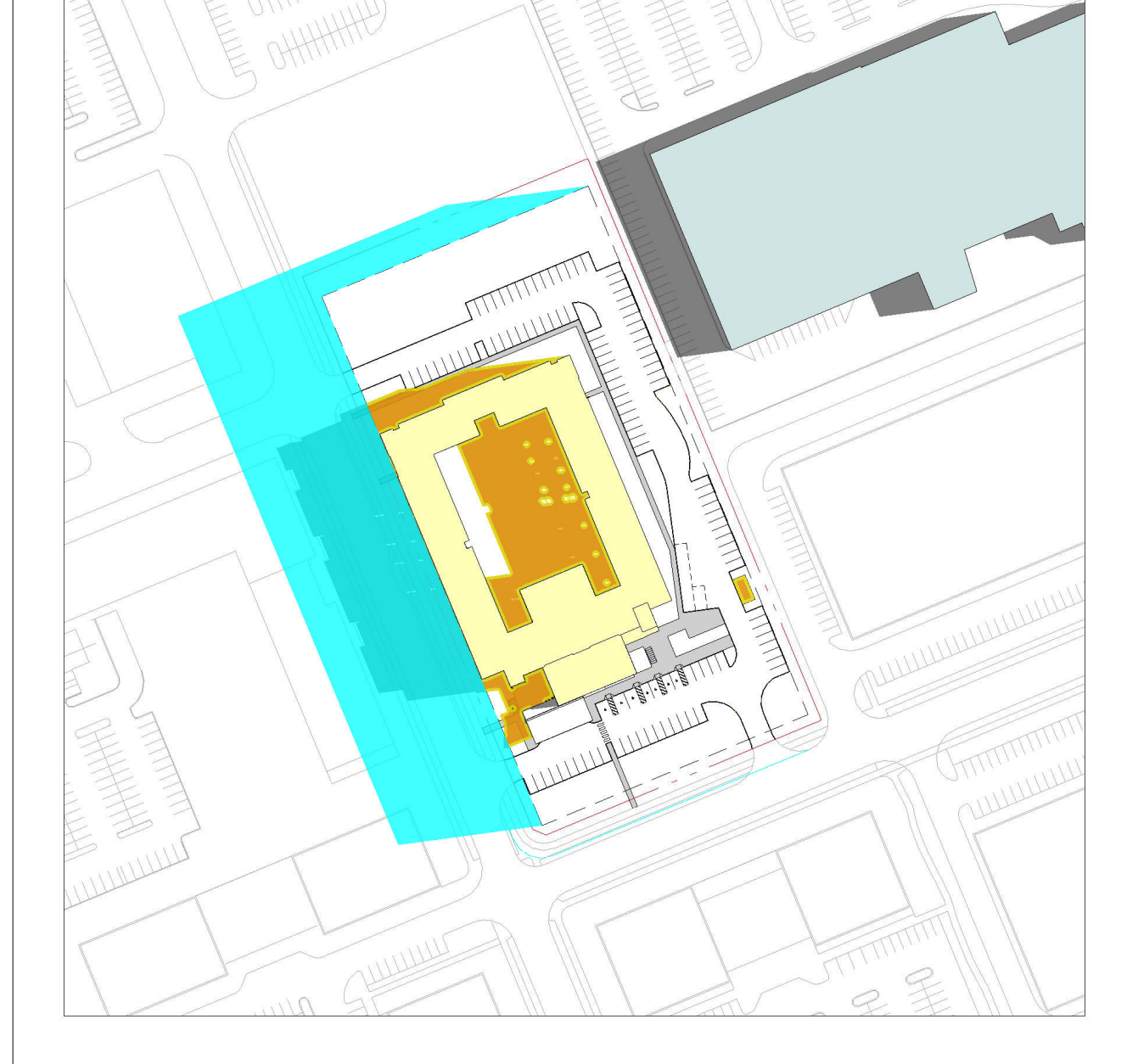
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reviewed by: BW  
job number: 22058  
plot date: 02/17/2023  
drawing number:

A11.51

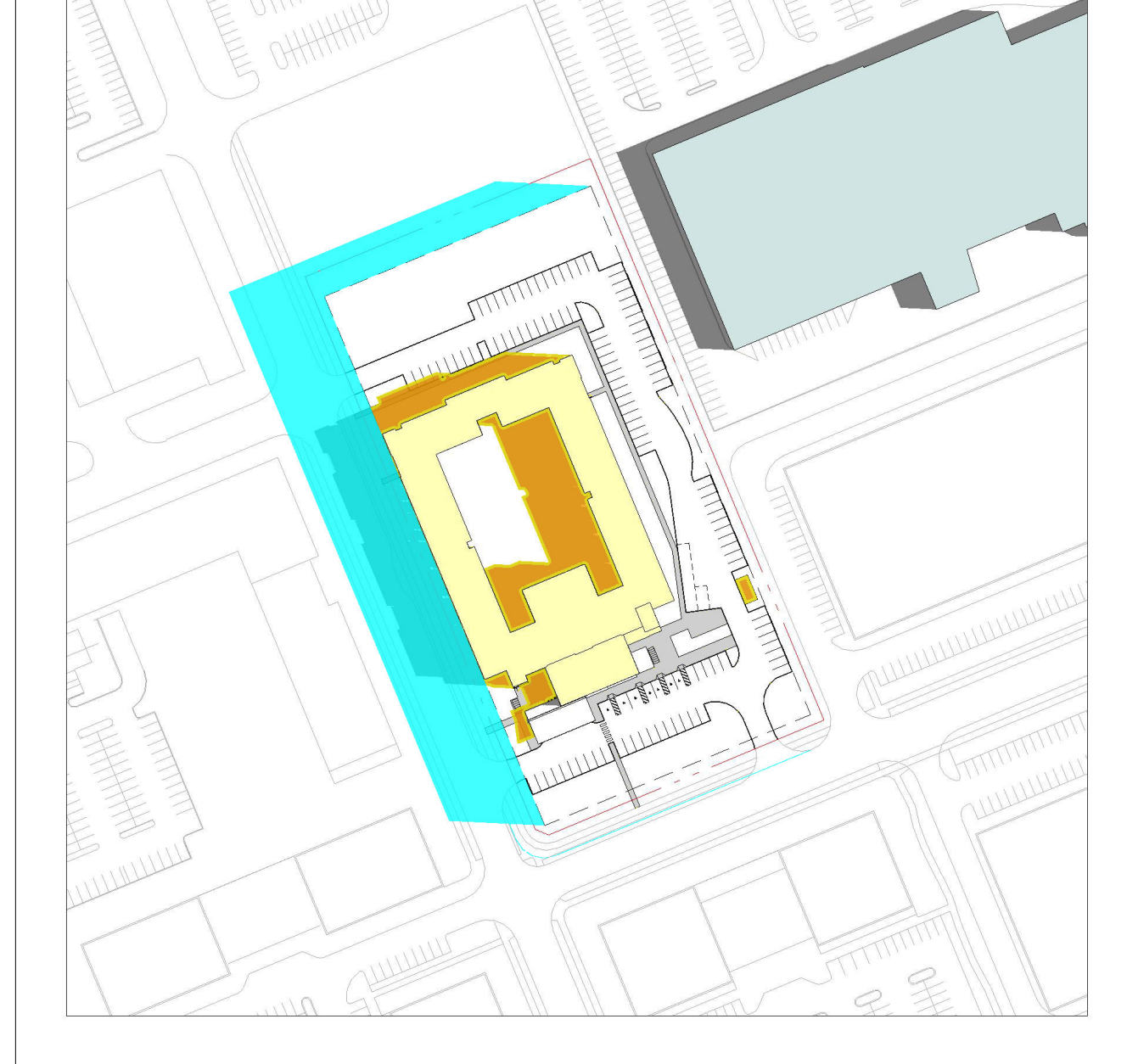
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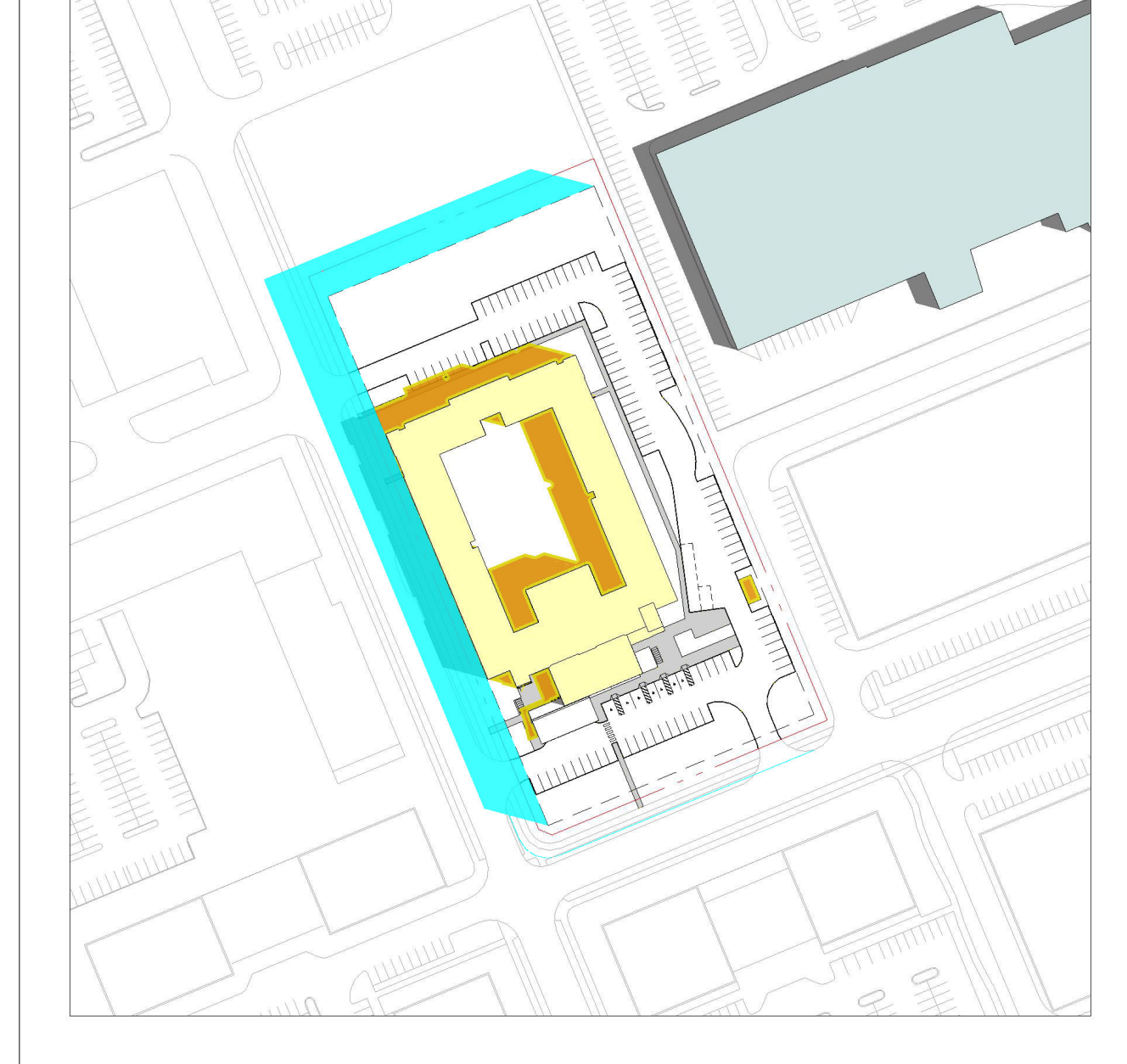
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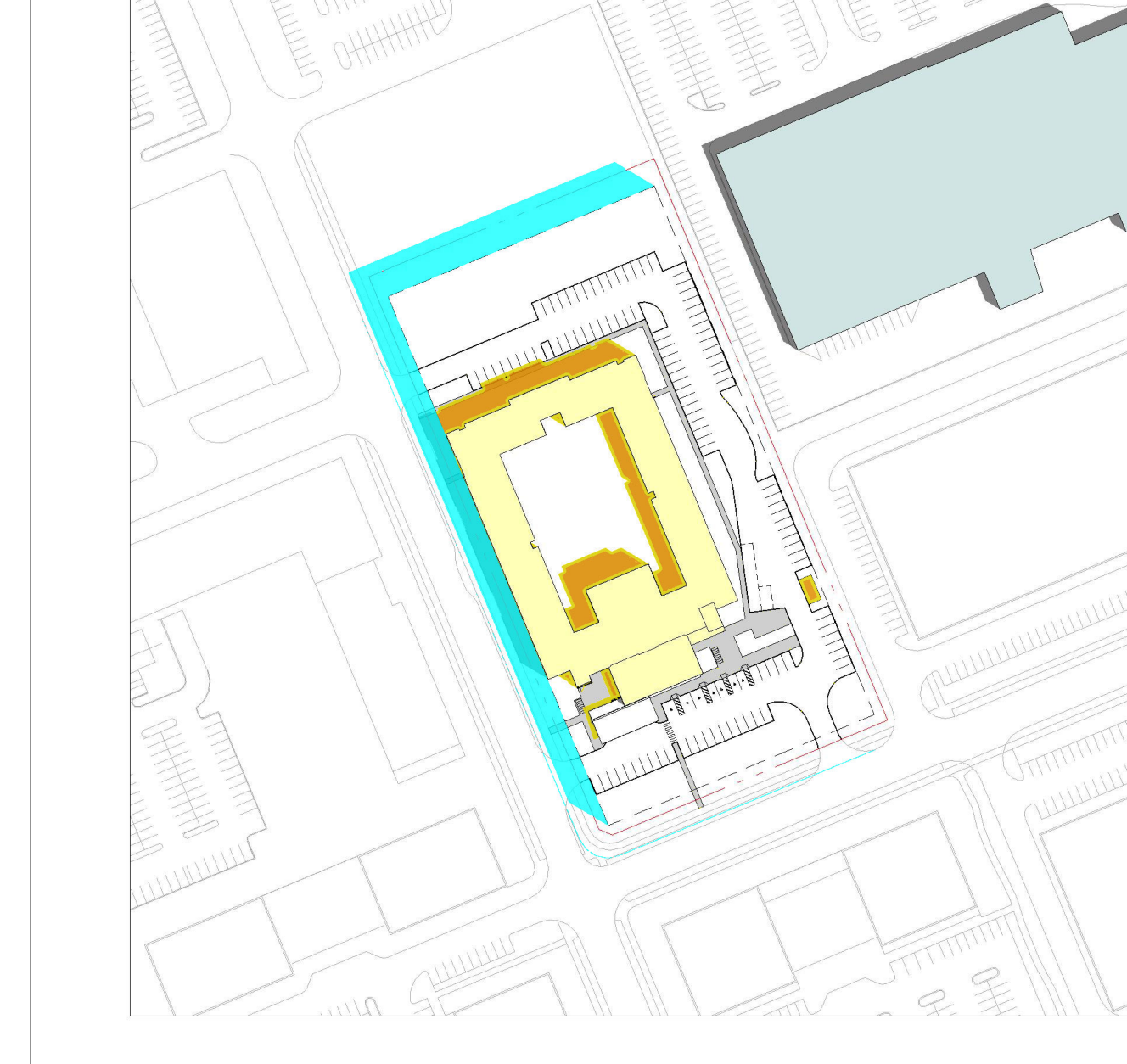
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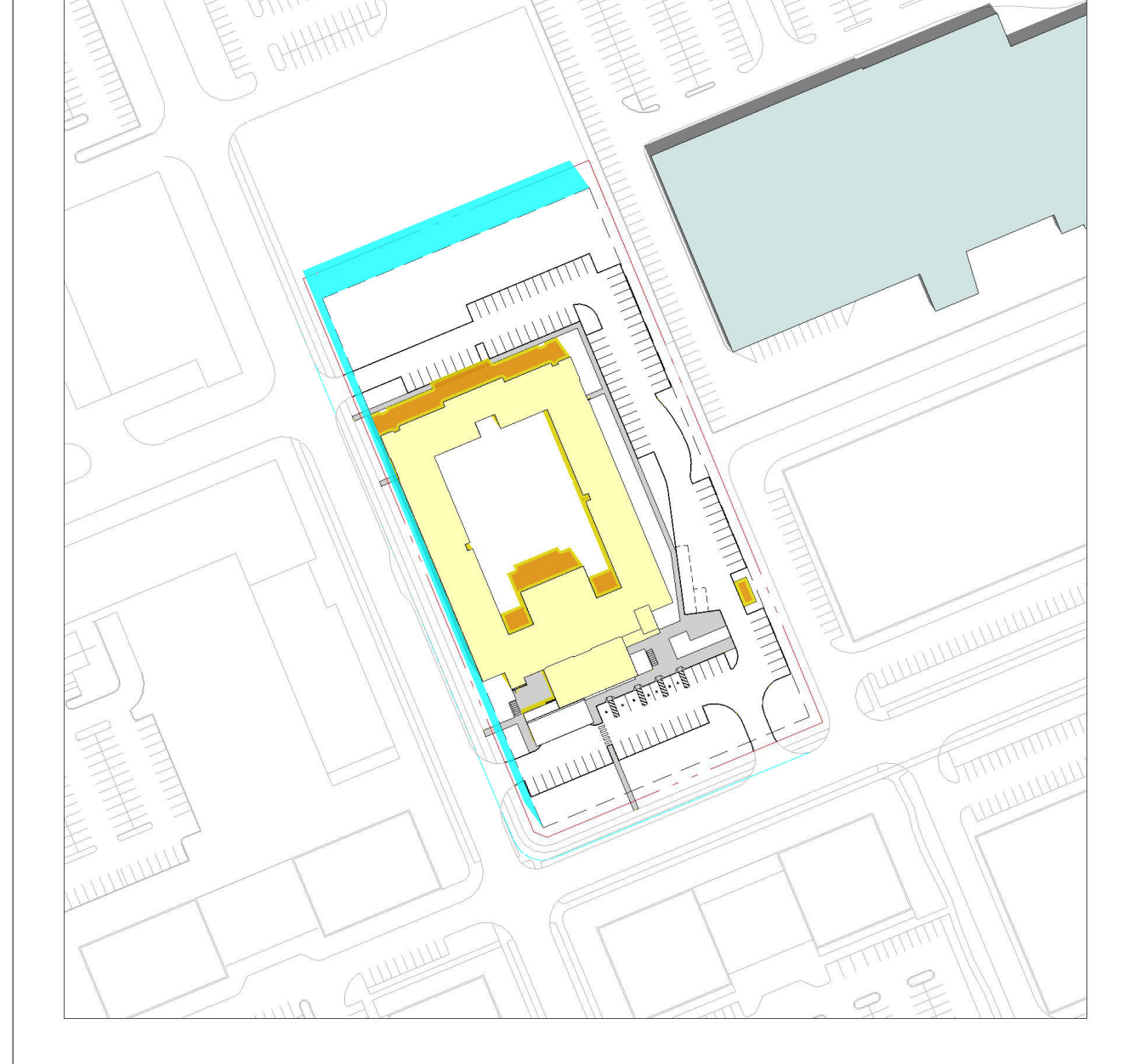
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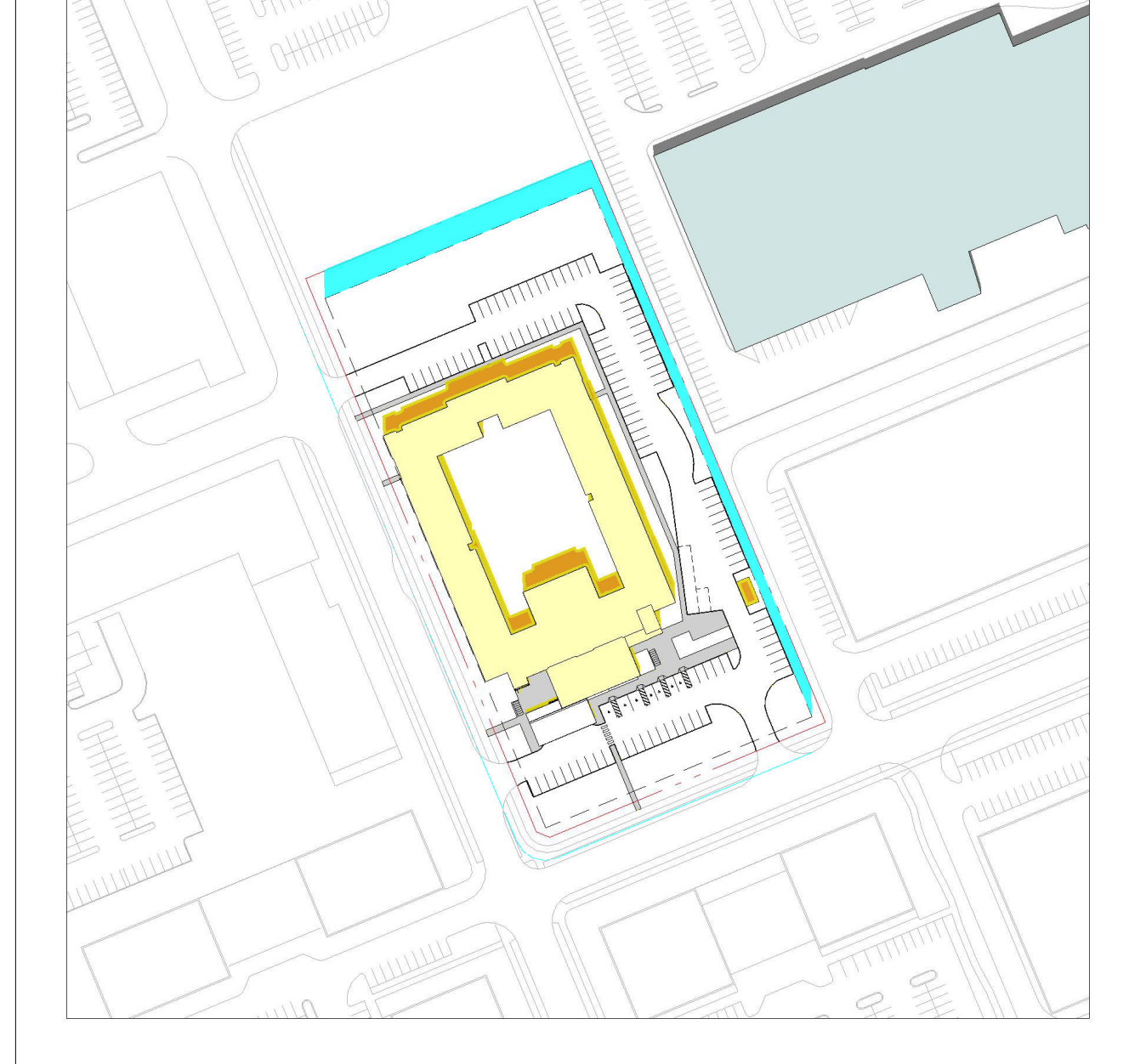
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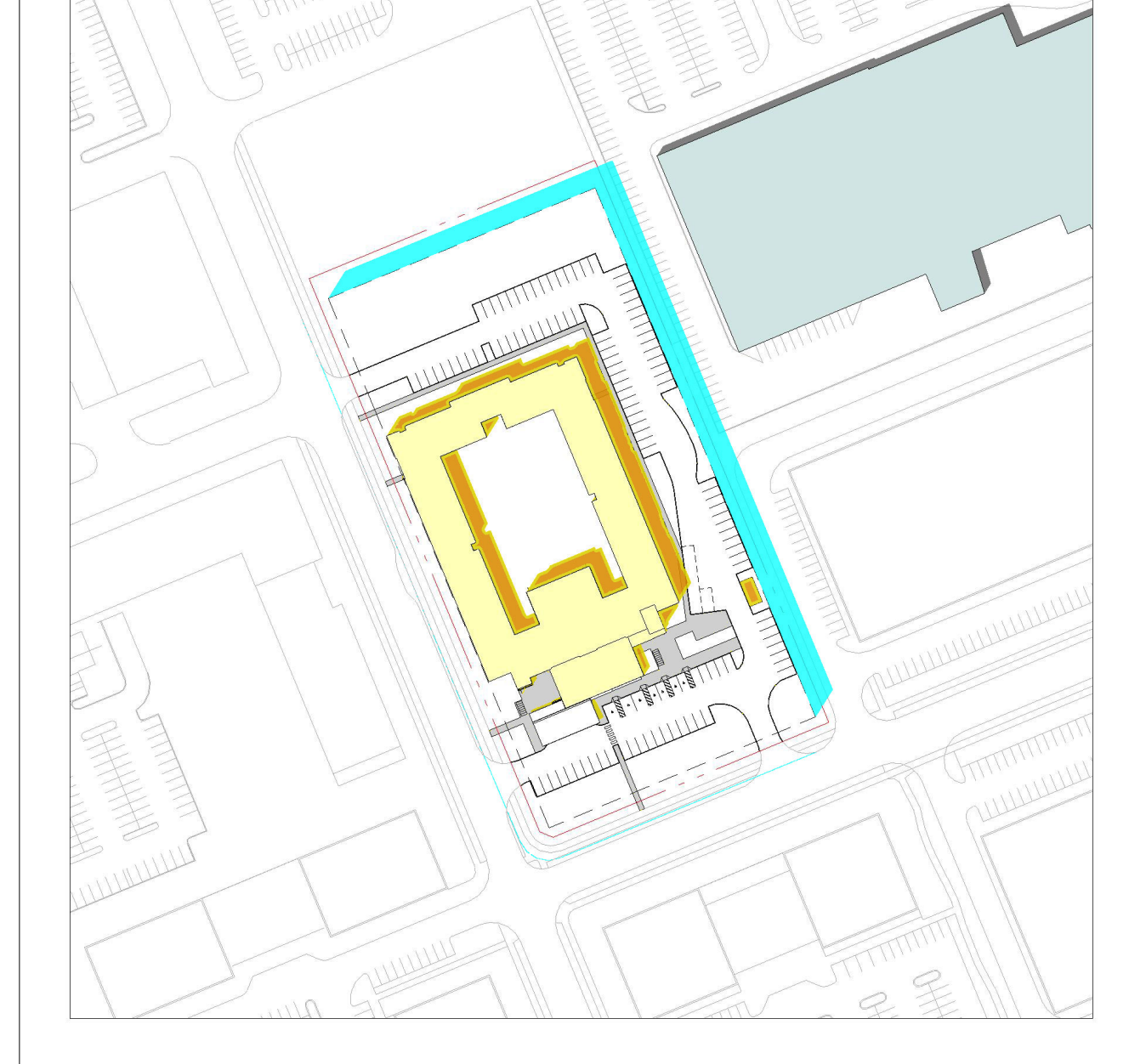
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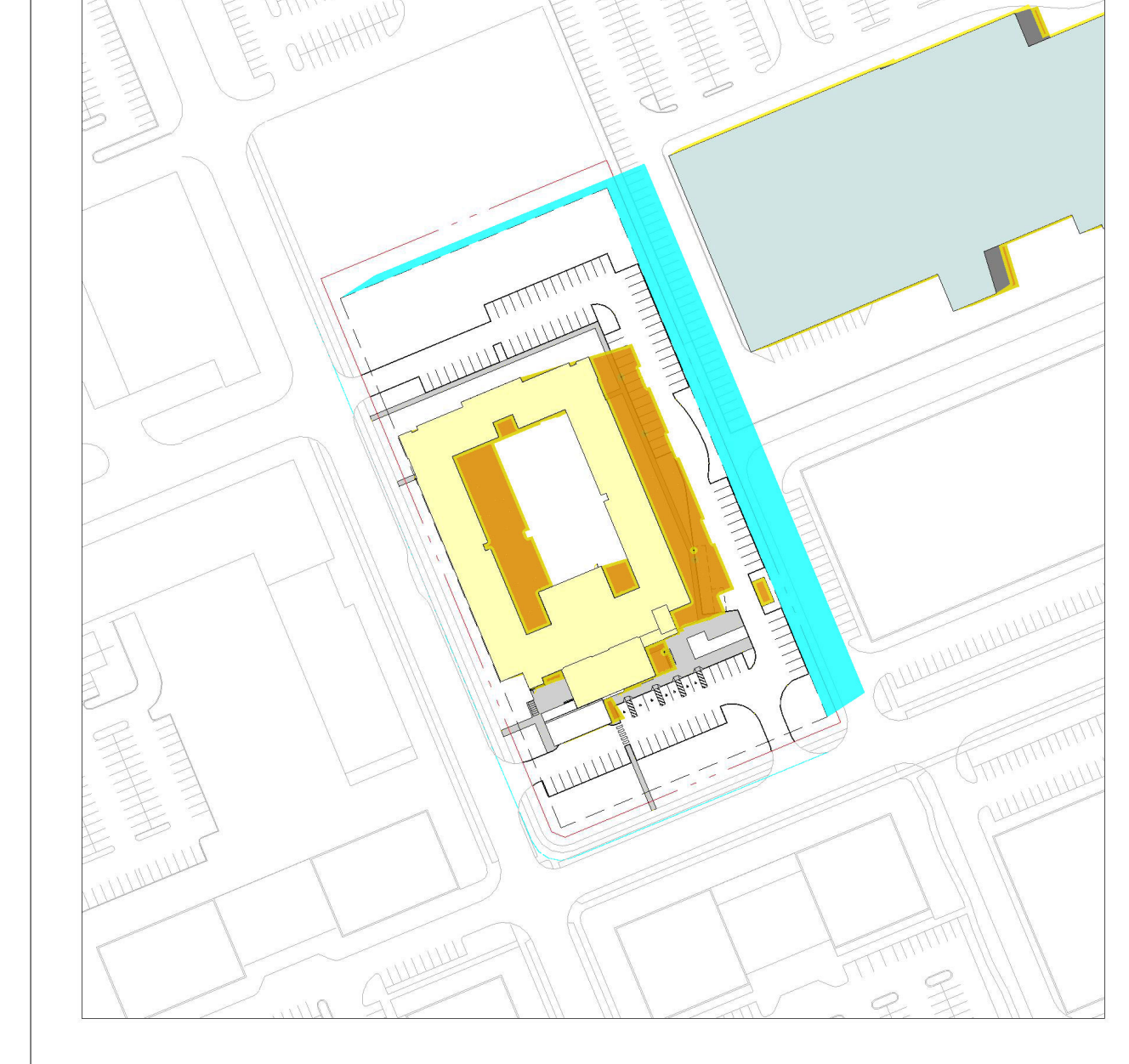
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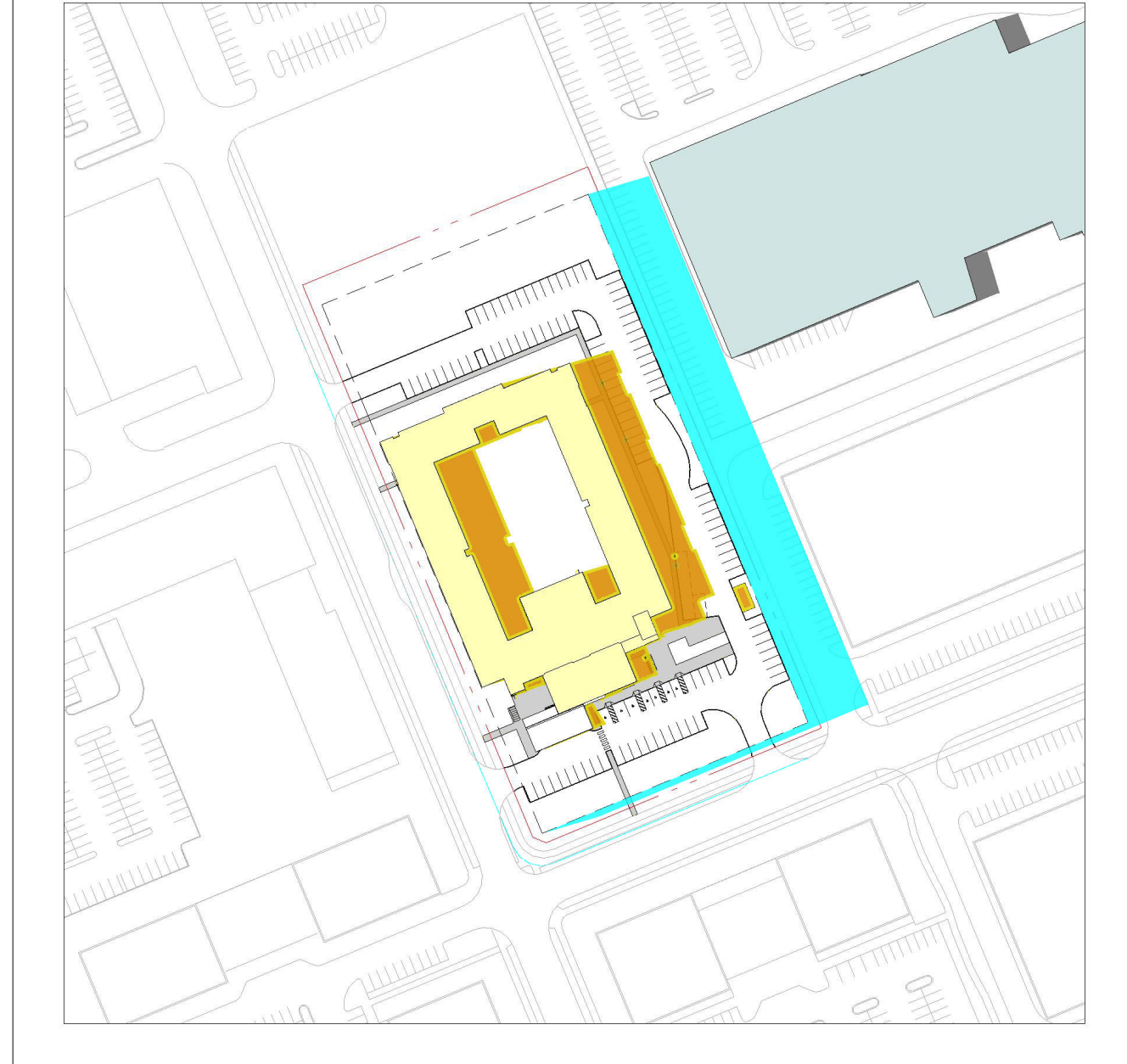
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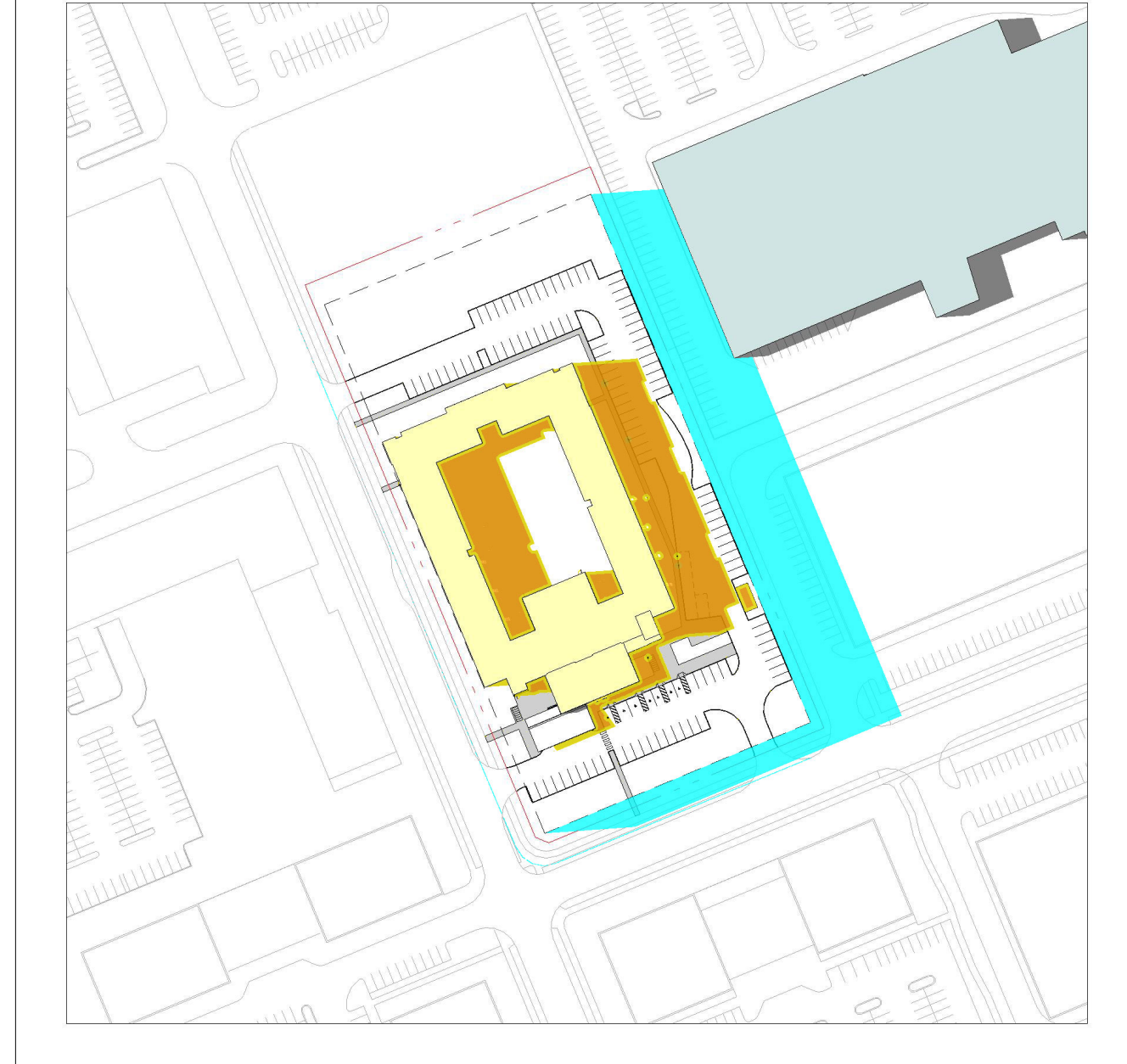
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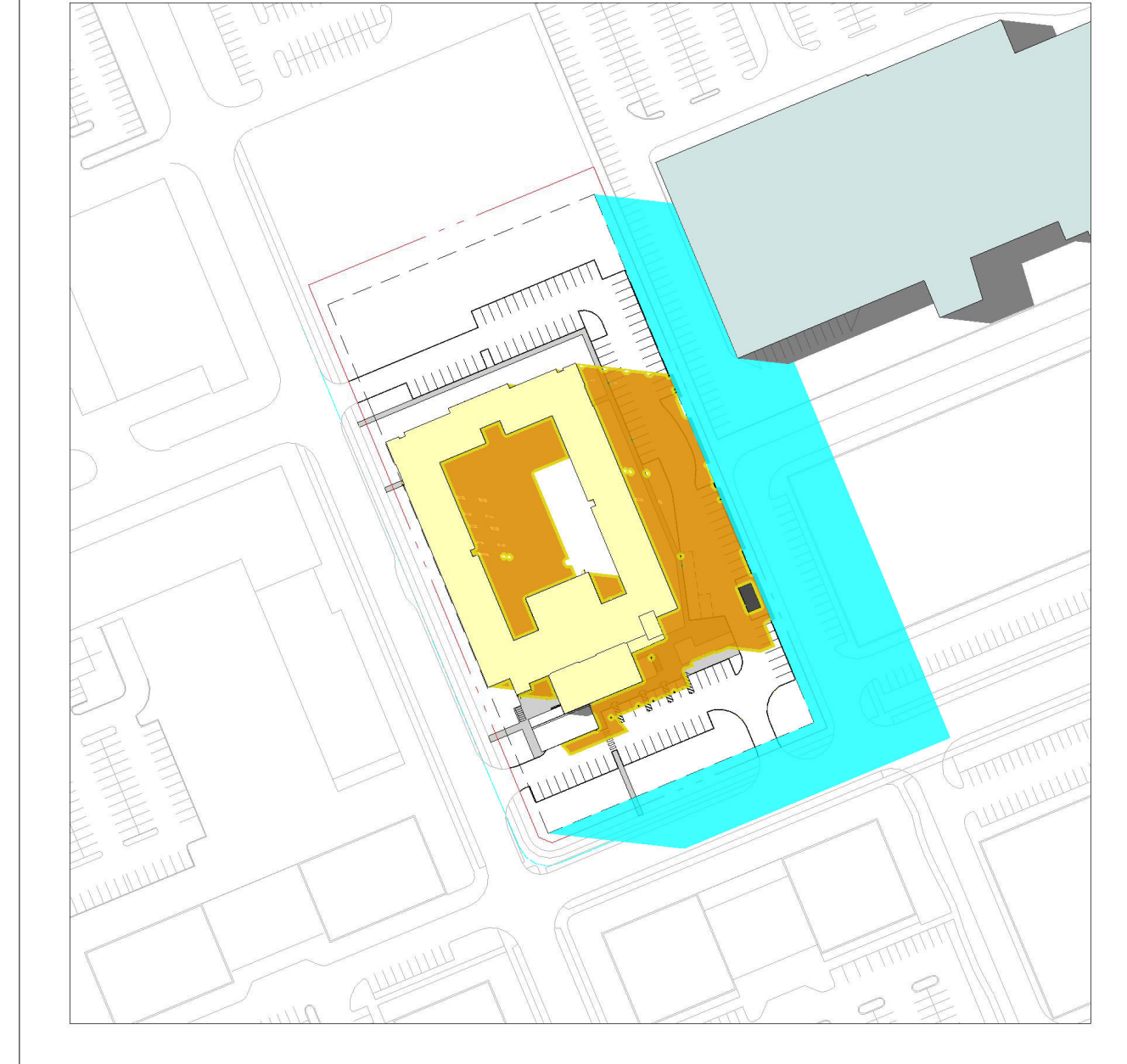
SUMMER SOLSTICE: 4:00pm



SUMMER SOLSTICE: 5:00pm



SUMMER SOLSTICE: 6:00pm



SUMMER SOLSTICE: 7:00pm



SOLAR STUDY LEGEND

- PROPOSED SHADOW OUTLINE
- PROPOSED SHADOW
- AS OF RIGHT SHADOW
- EXISTING DEVELOPMENT

#	date:	revision:	by:
2	02.17.23	ISSUED FOR SITE PLAN APPROVAL	MSA

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EC ORLEANS

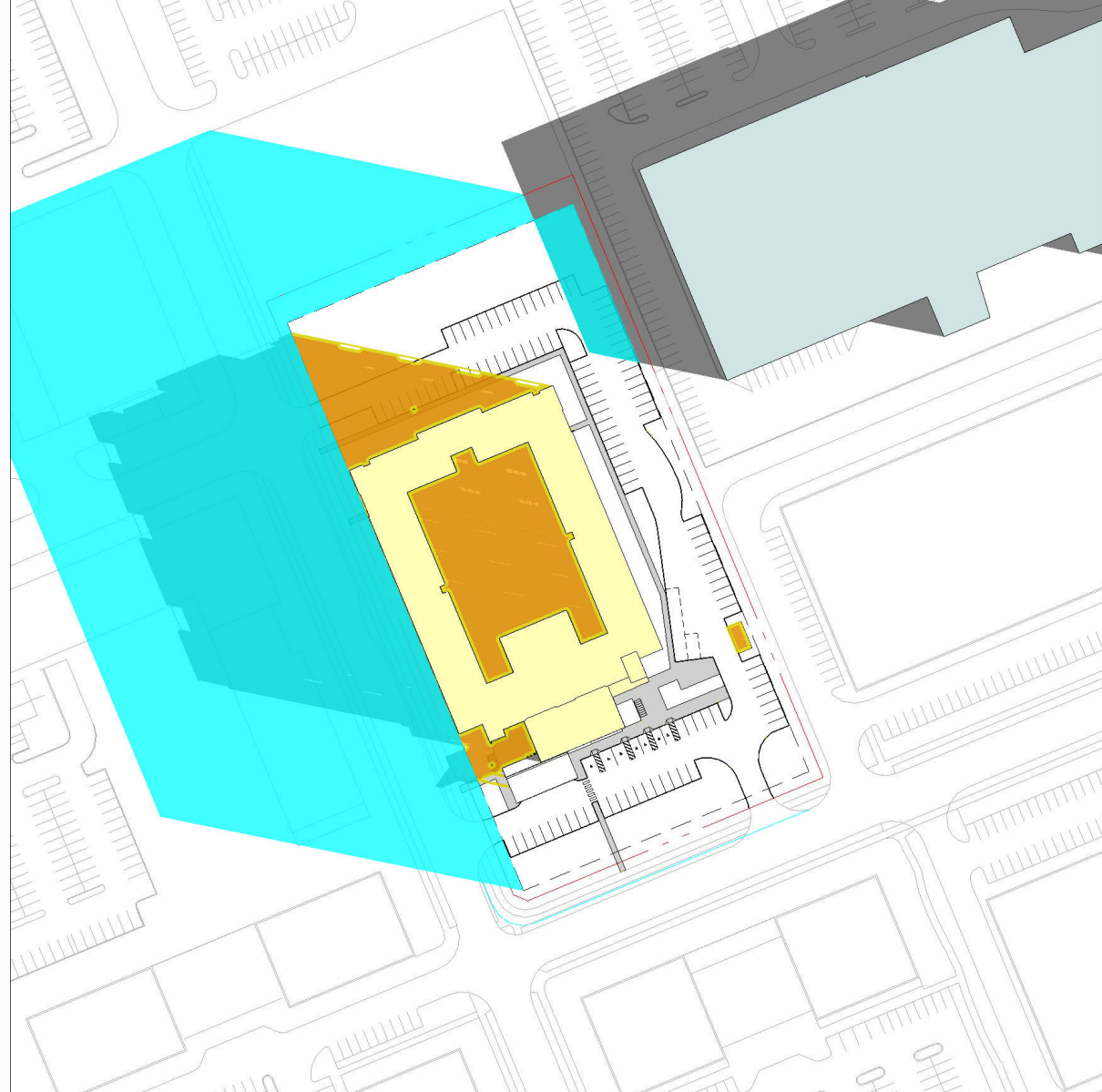
Noella Leclair Way  
Ottawa, ON

SOLAR STUDY - SUMMER SOLSTICE

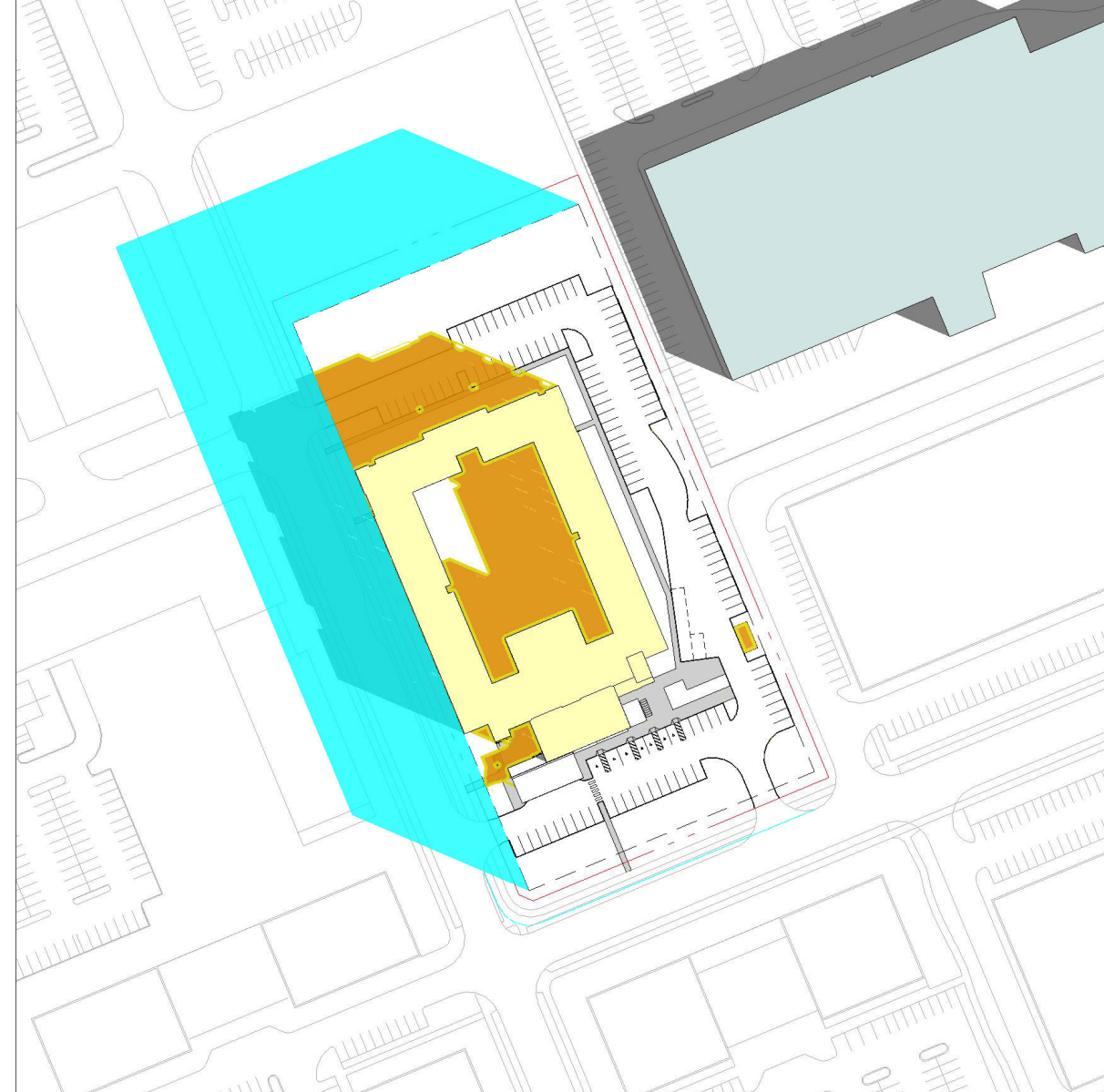
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 reviewed by: BW  
 job number: 22058  
 plot date: 02/17/2023  
 drawing number:



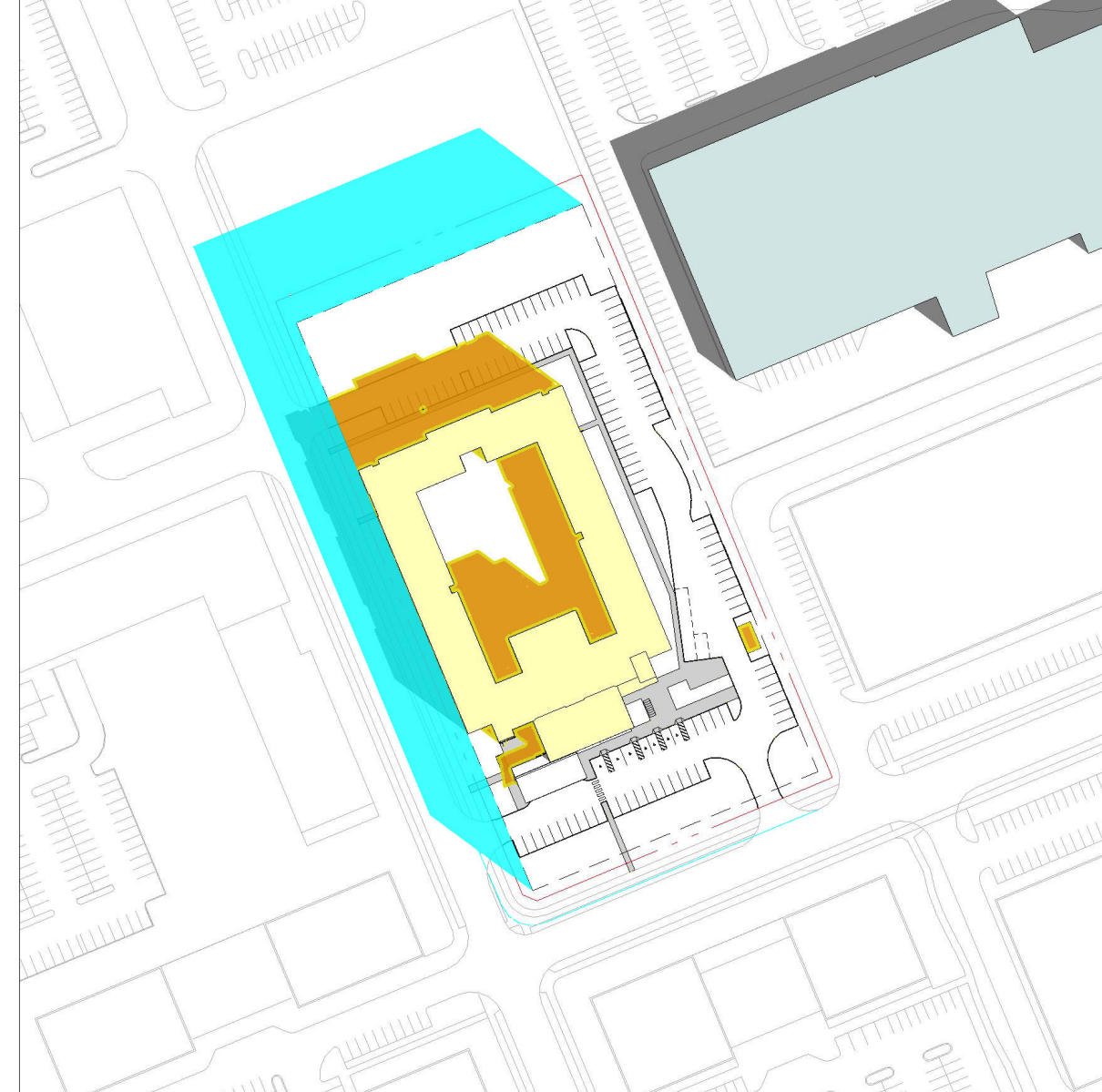
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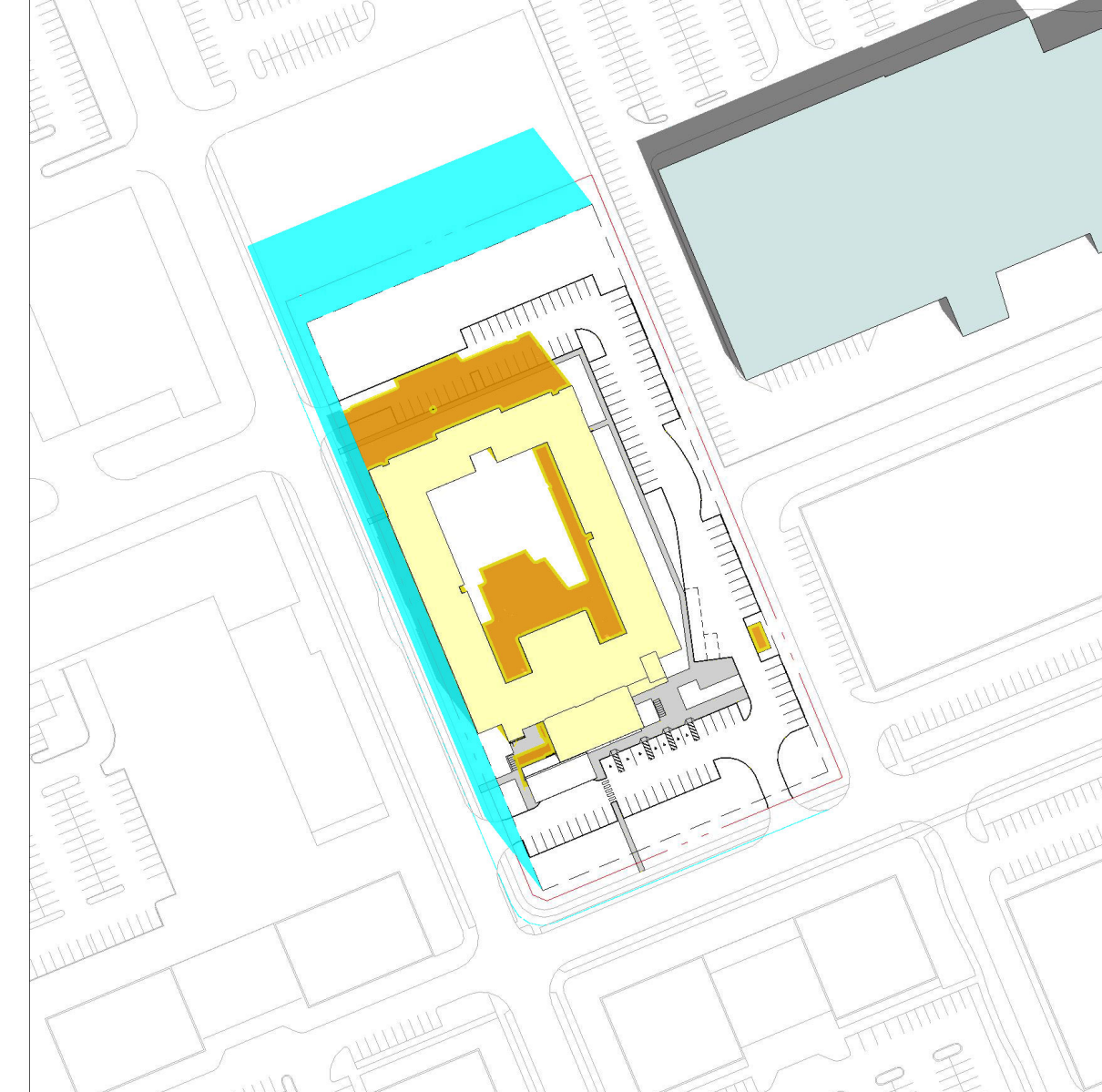
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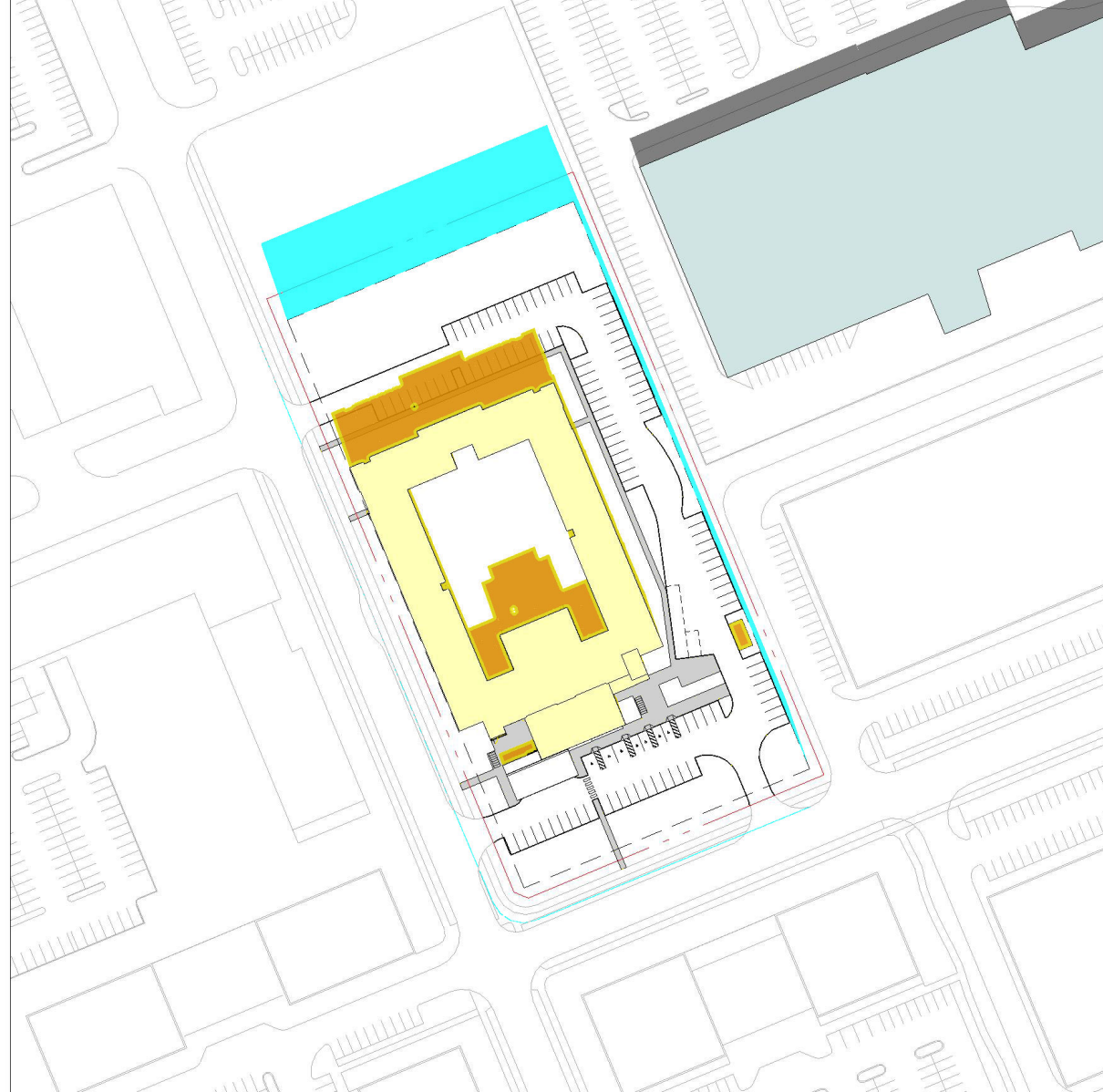
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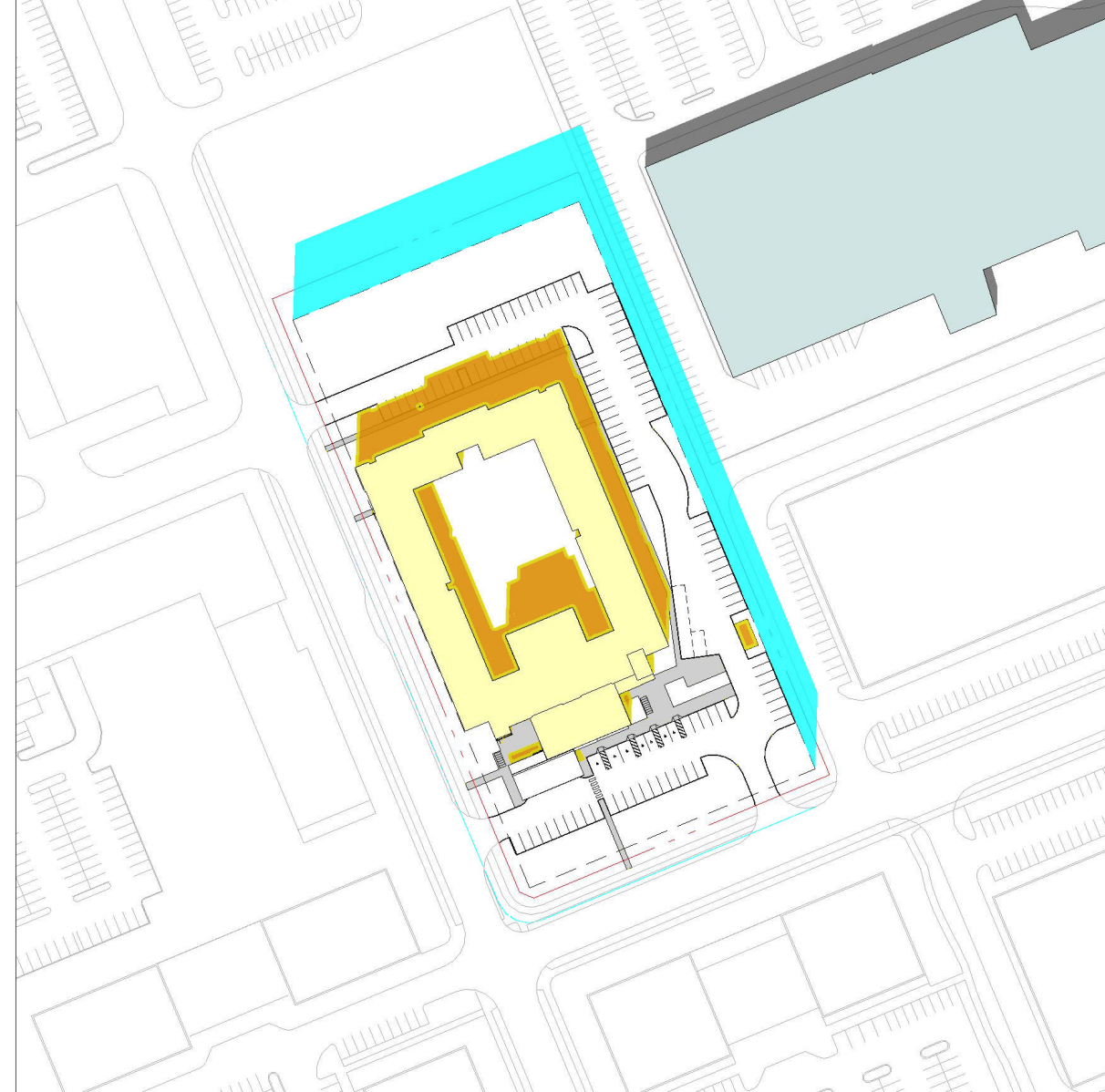
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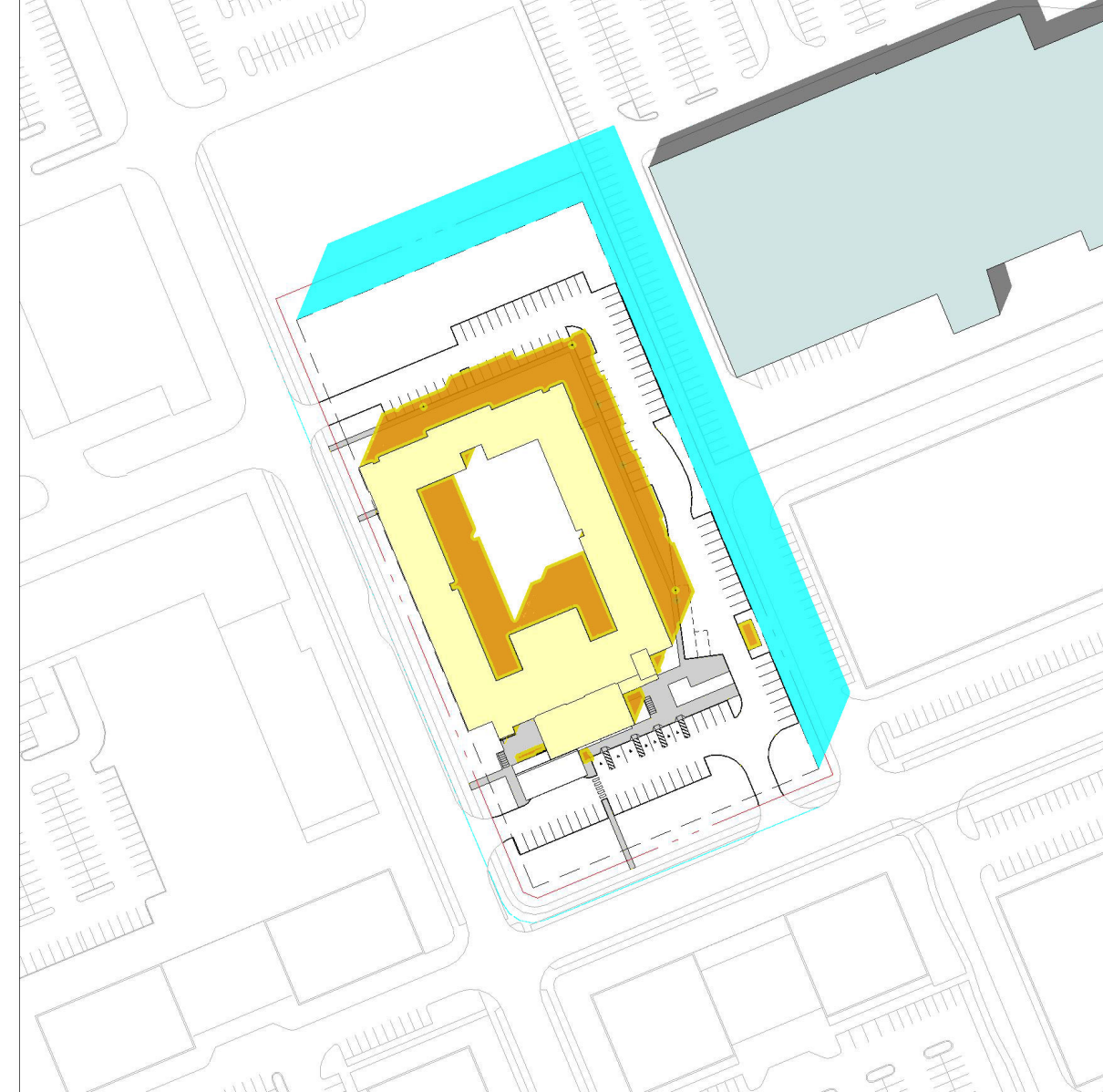
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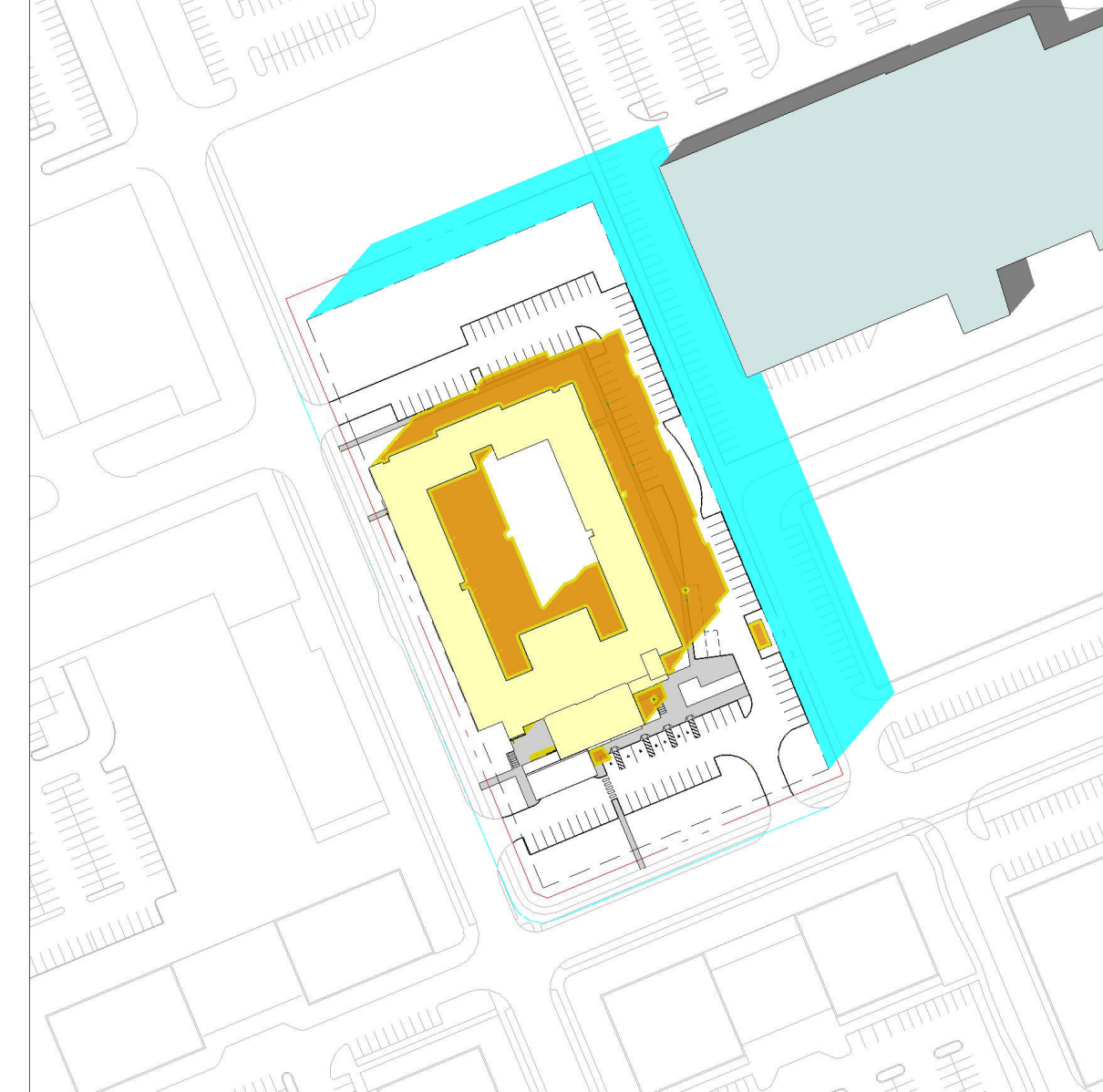
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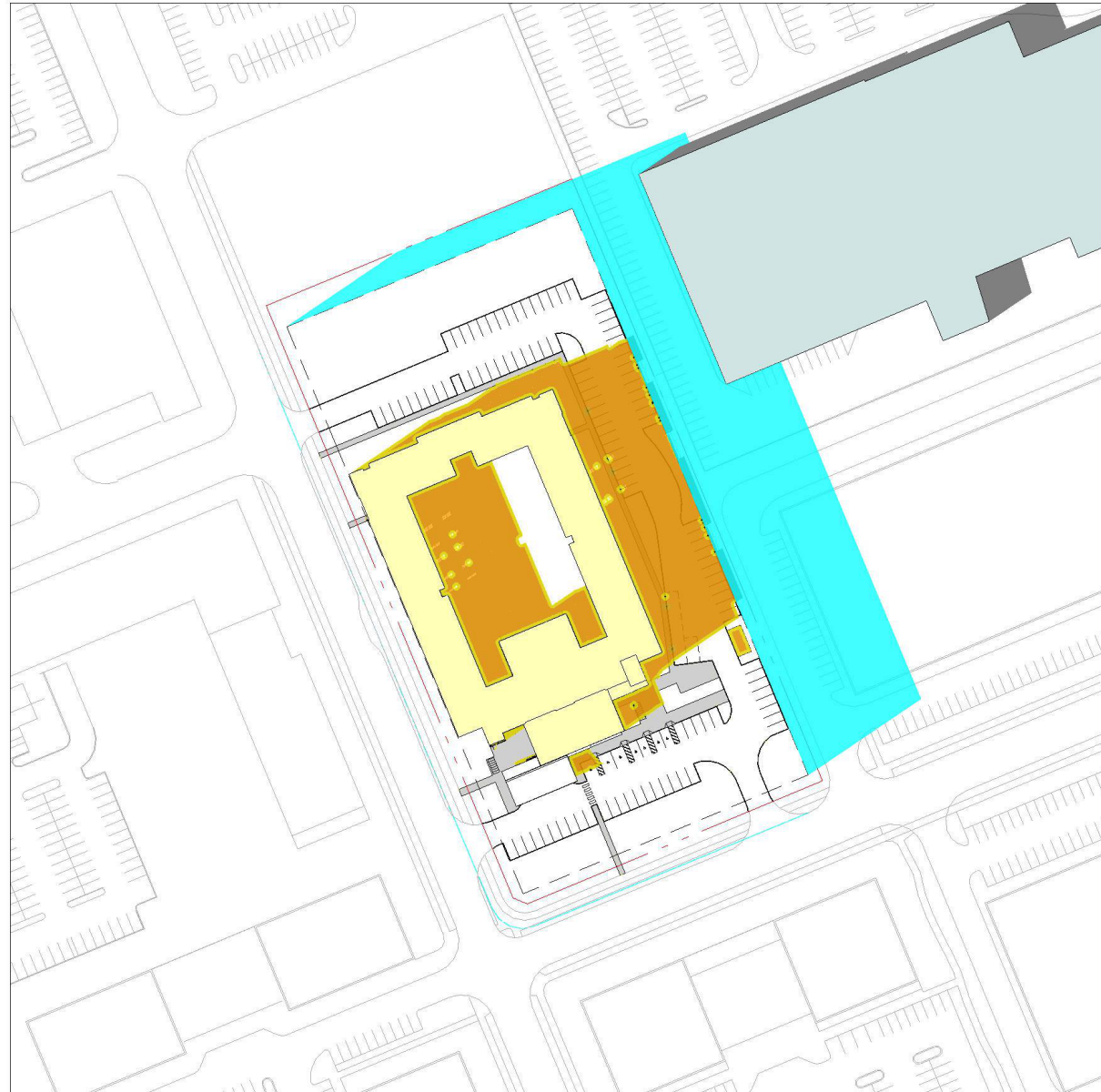
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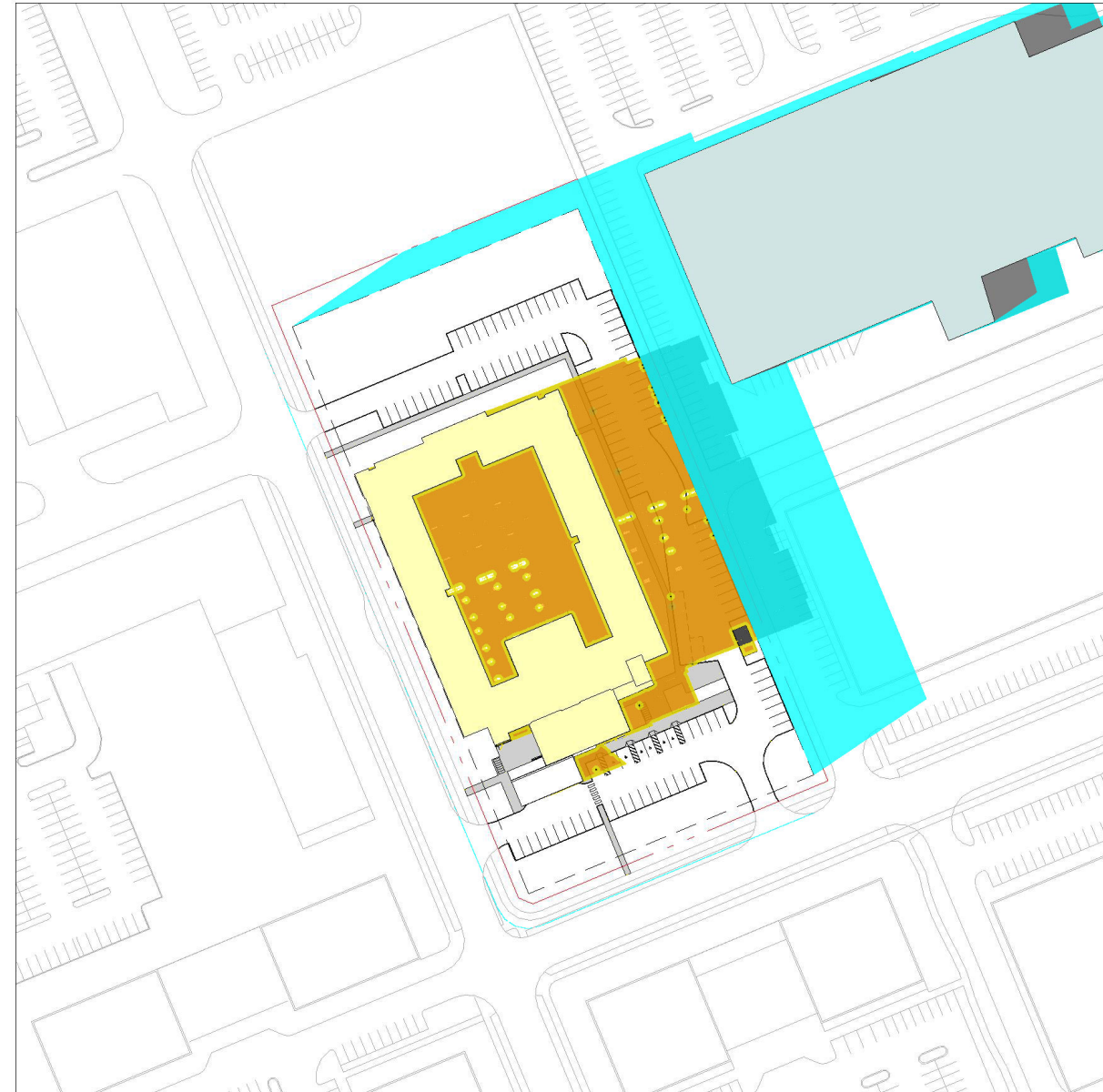
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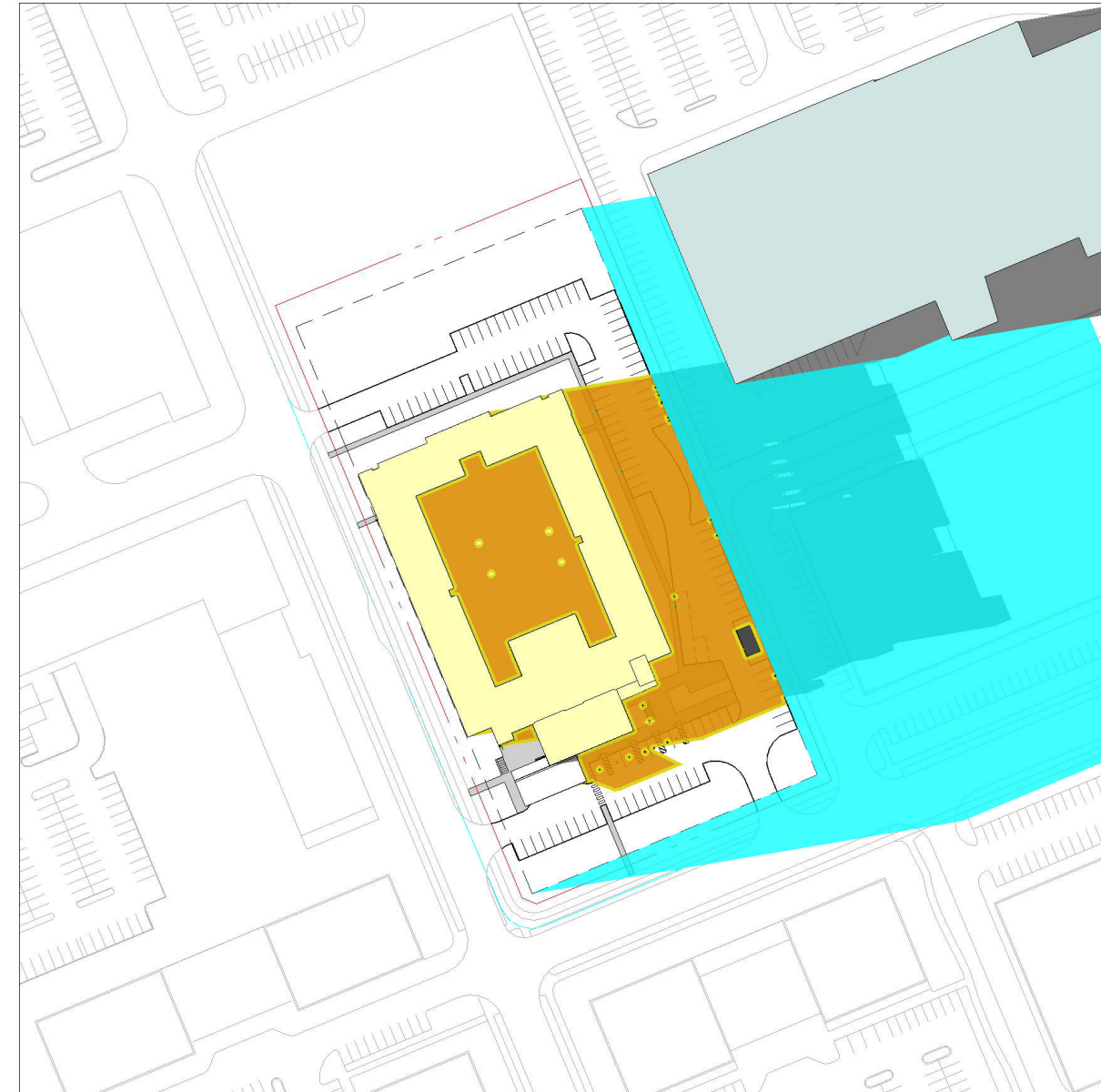
FALL EQUINOX: 4:00pm



FALL EQUINOX: 5:00pm



FALL EQUINOX: 6:00pm



SOLAR STUDY LEGEND

- PROPOSED SHADOW OUTLINE
- PROPOSED SHADOW
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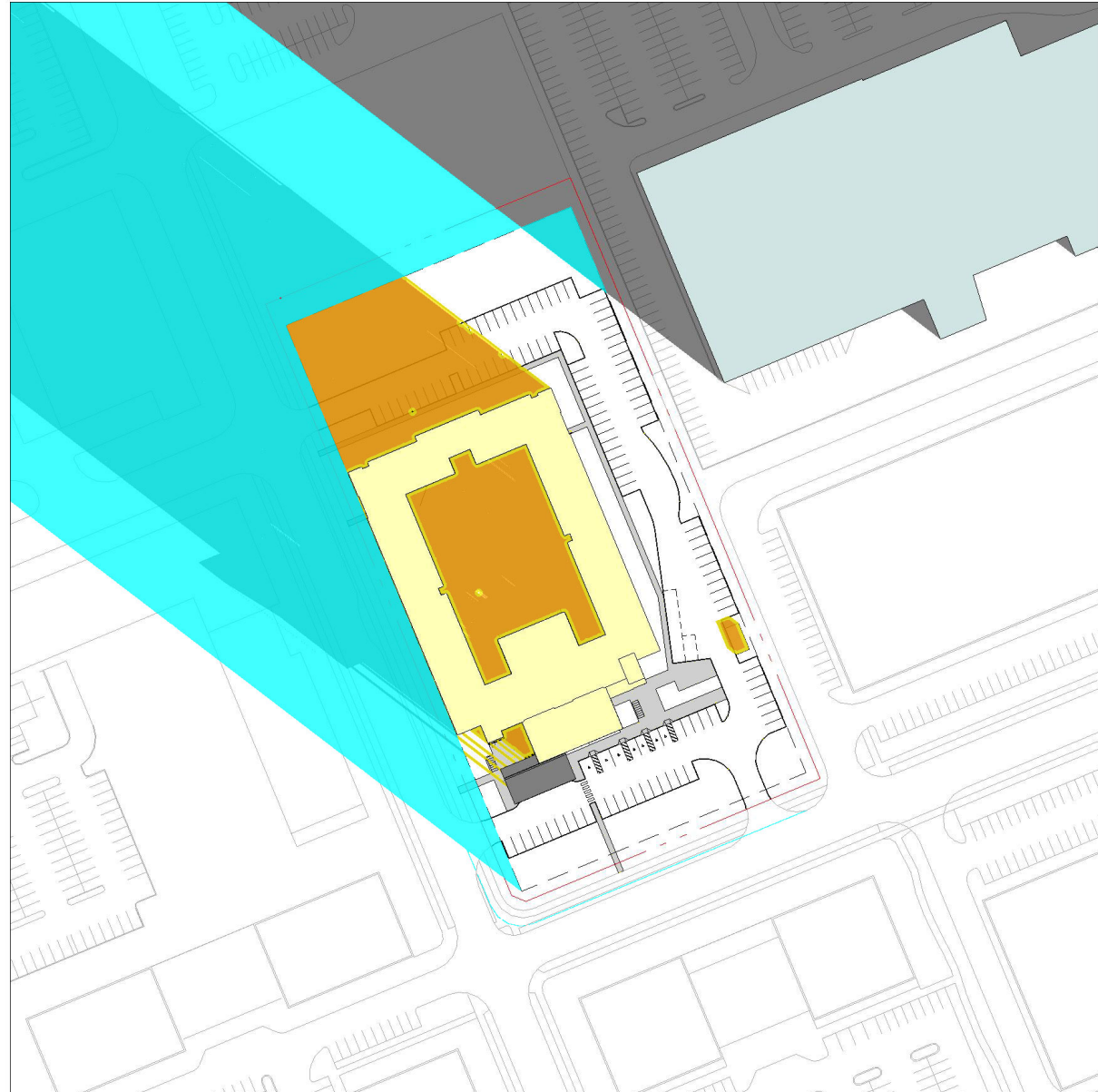
SOLAR STUDY - FALL EQUINOX

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drawn by:	MCS/AP
reviewed by:	BW
job number:	22058
plot date:	02/17/2023
drawing number:	

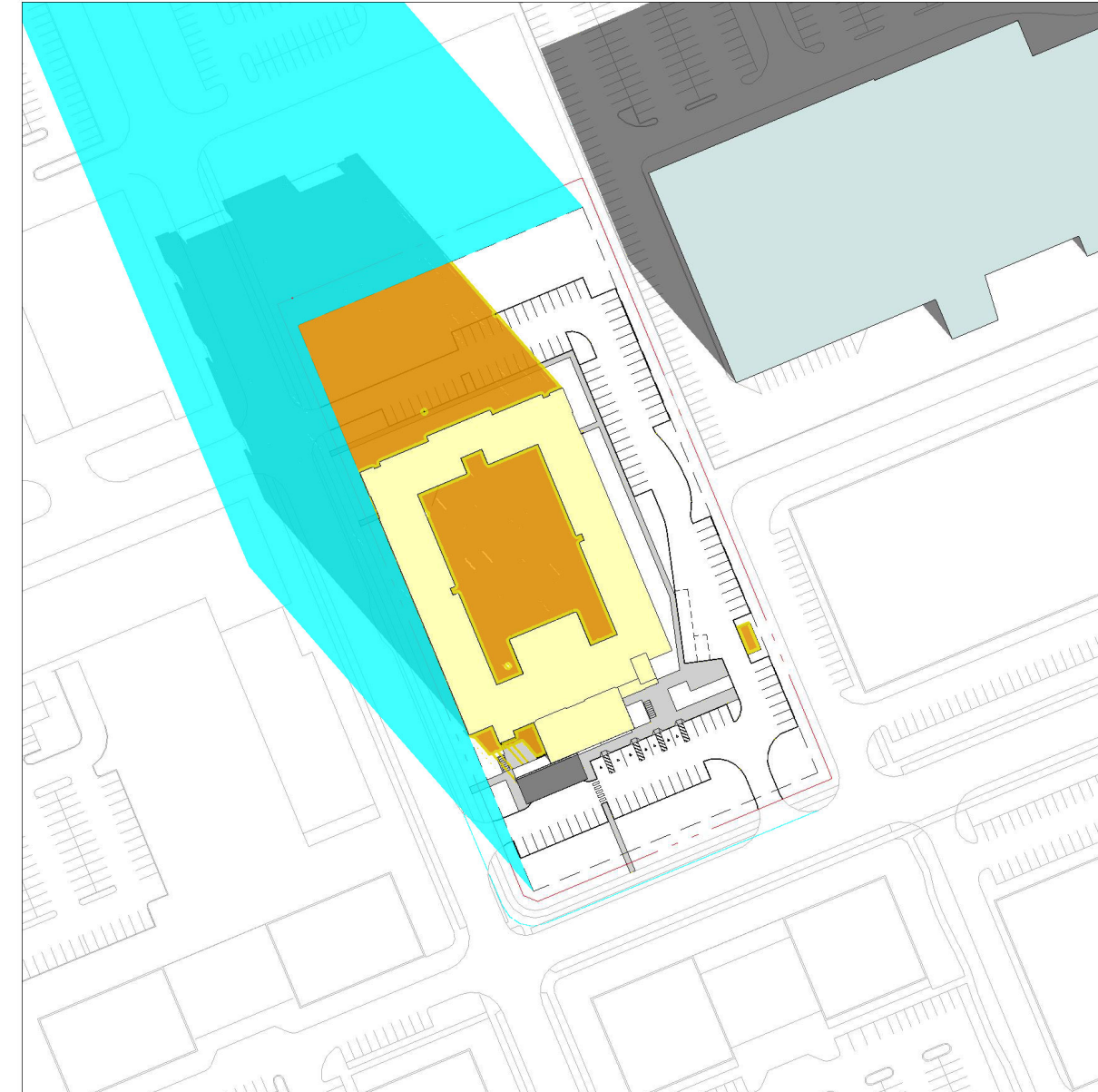
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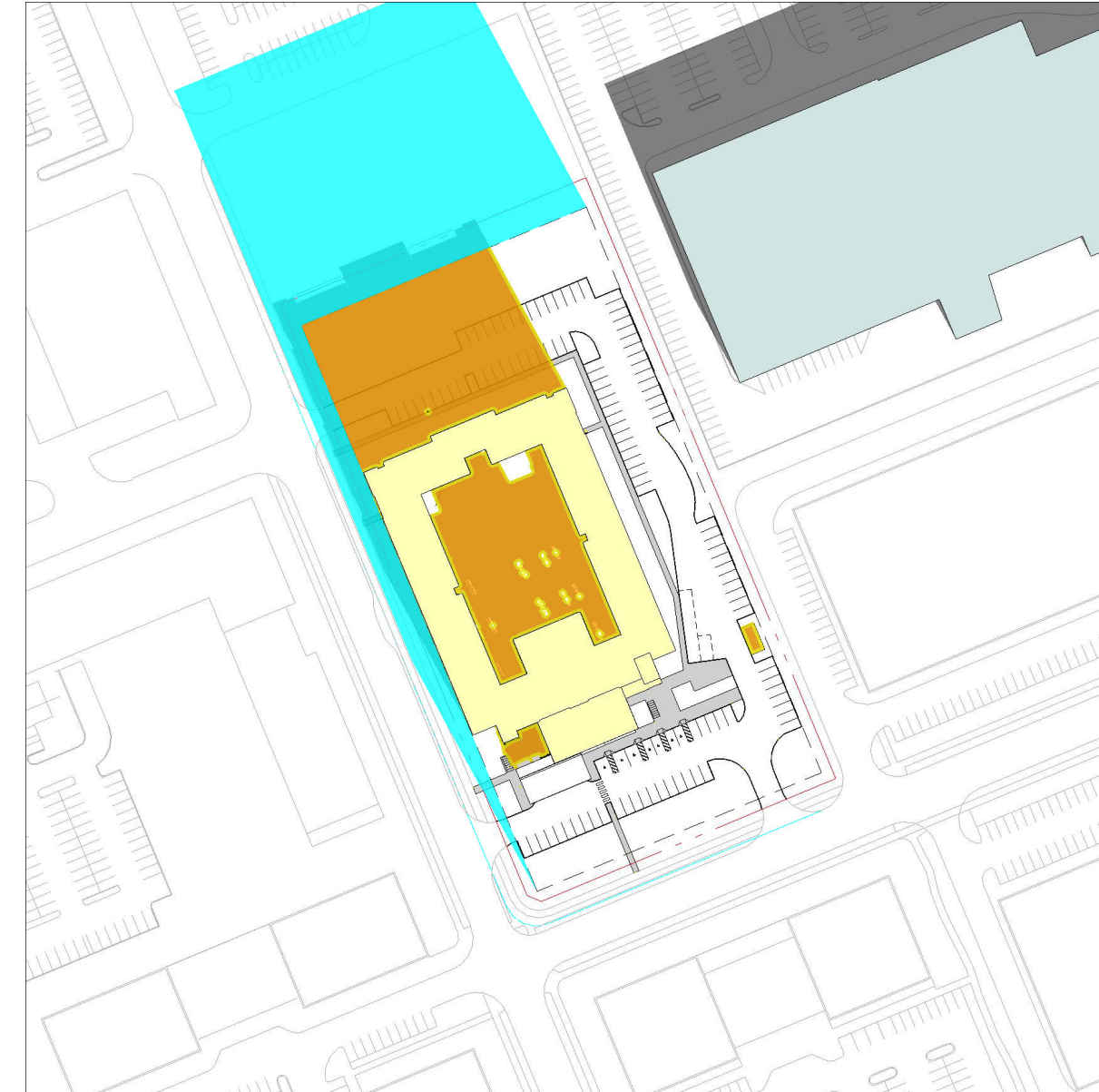
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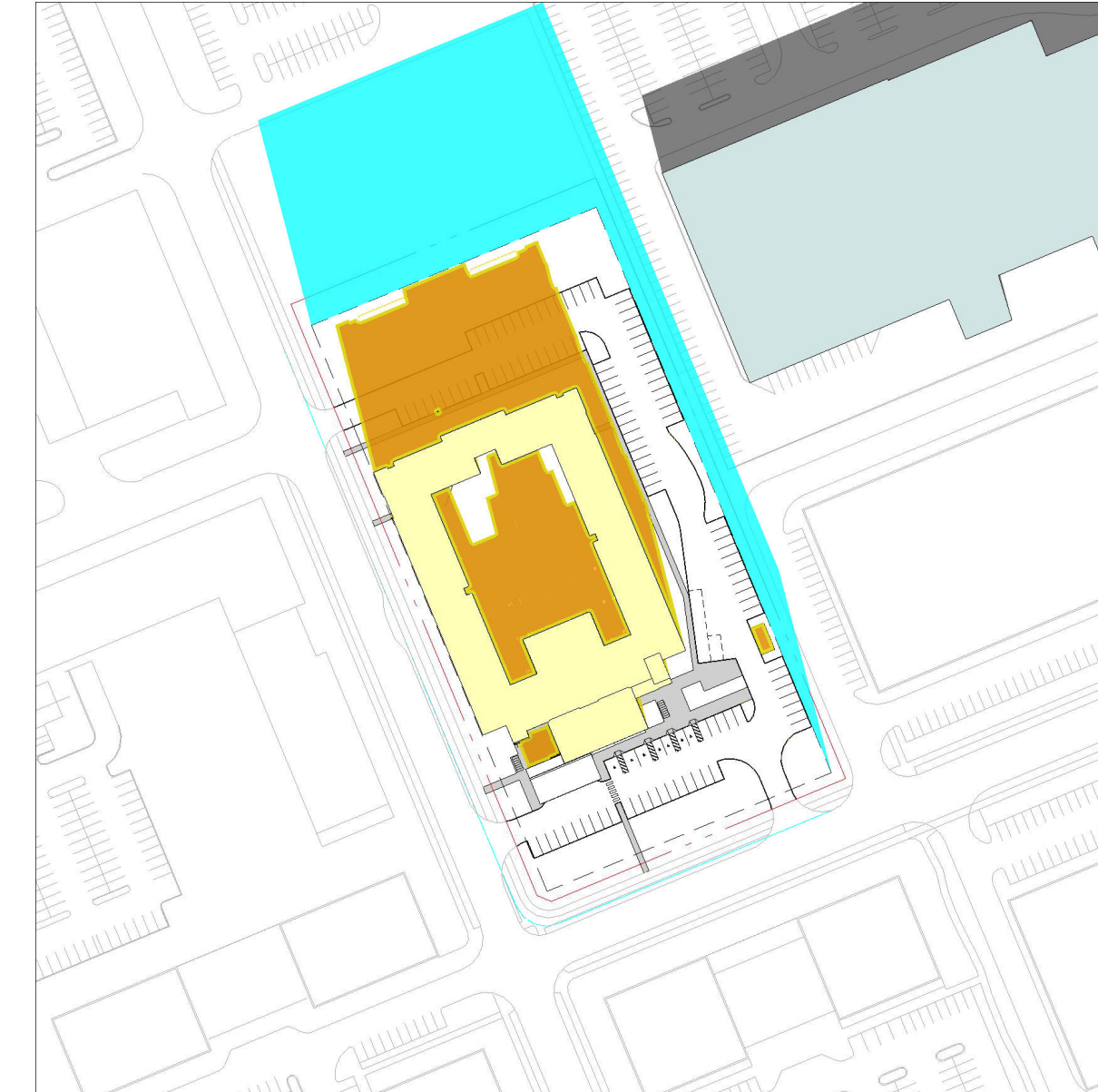
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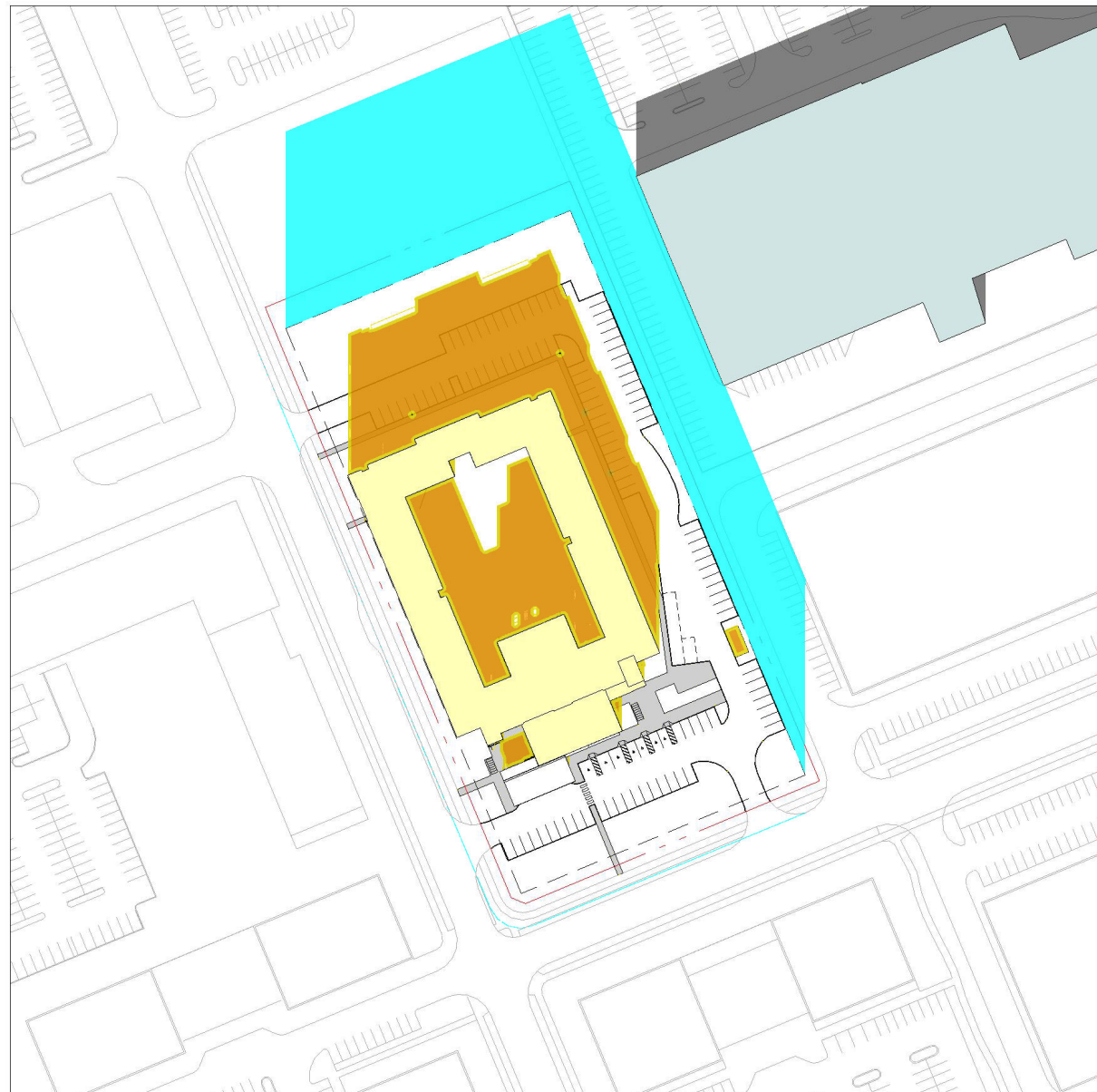
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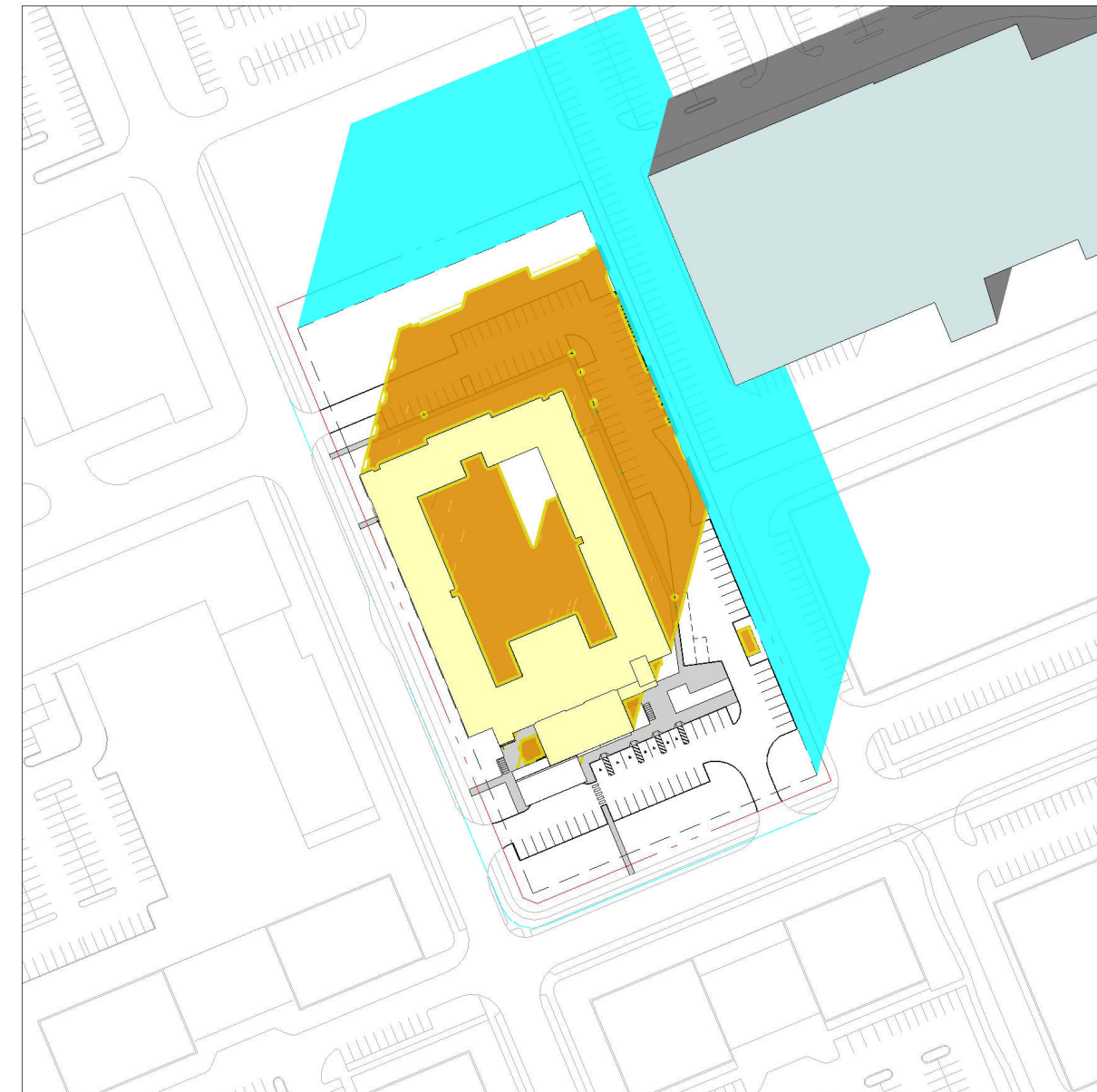
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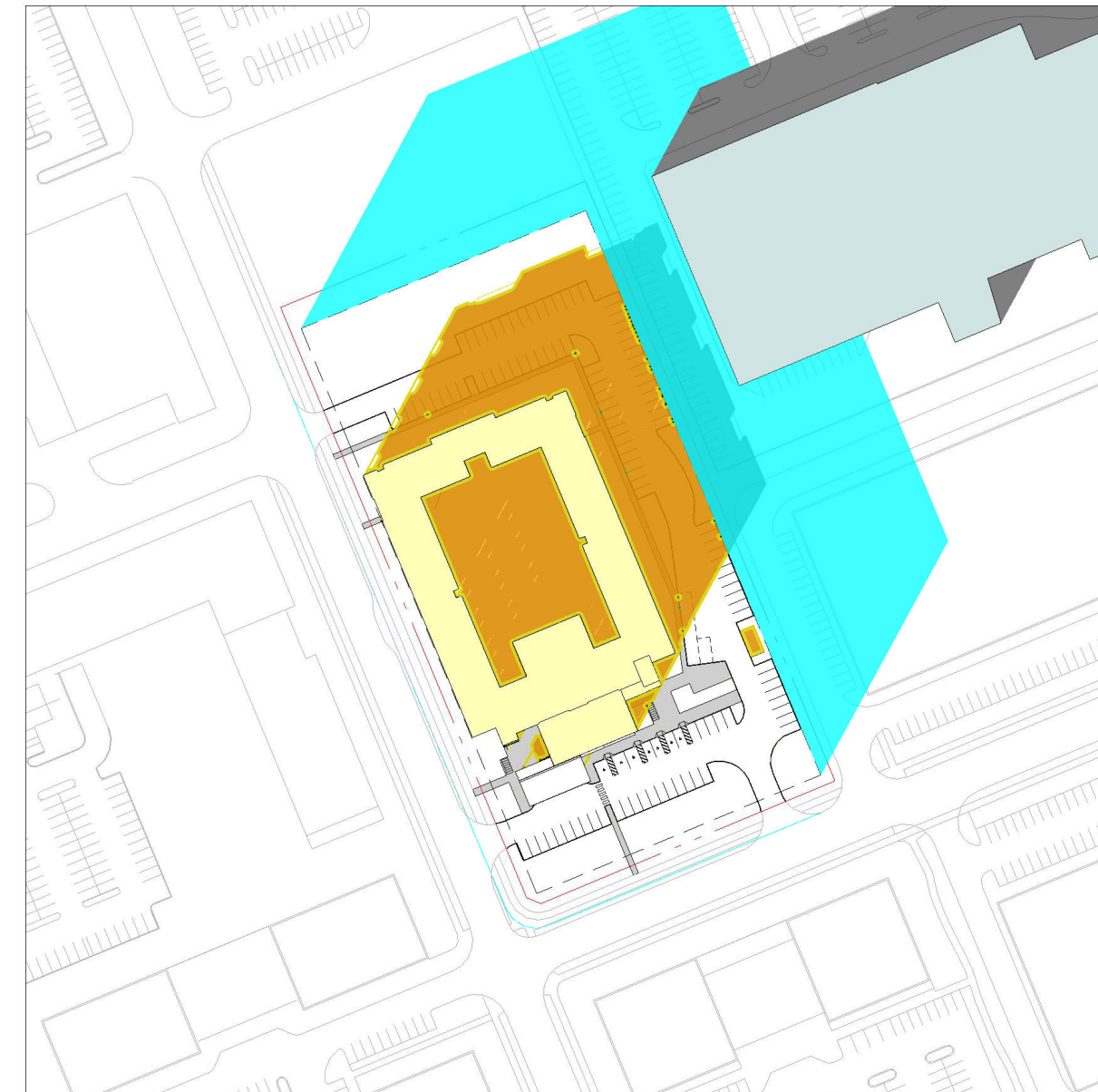
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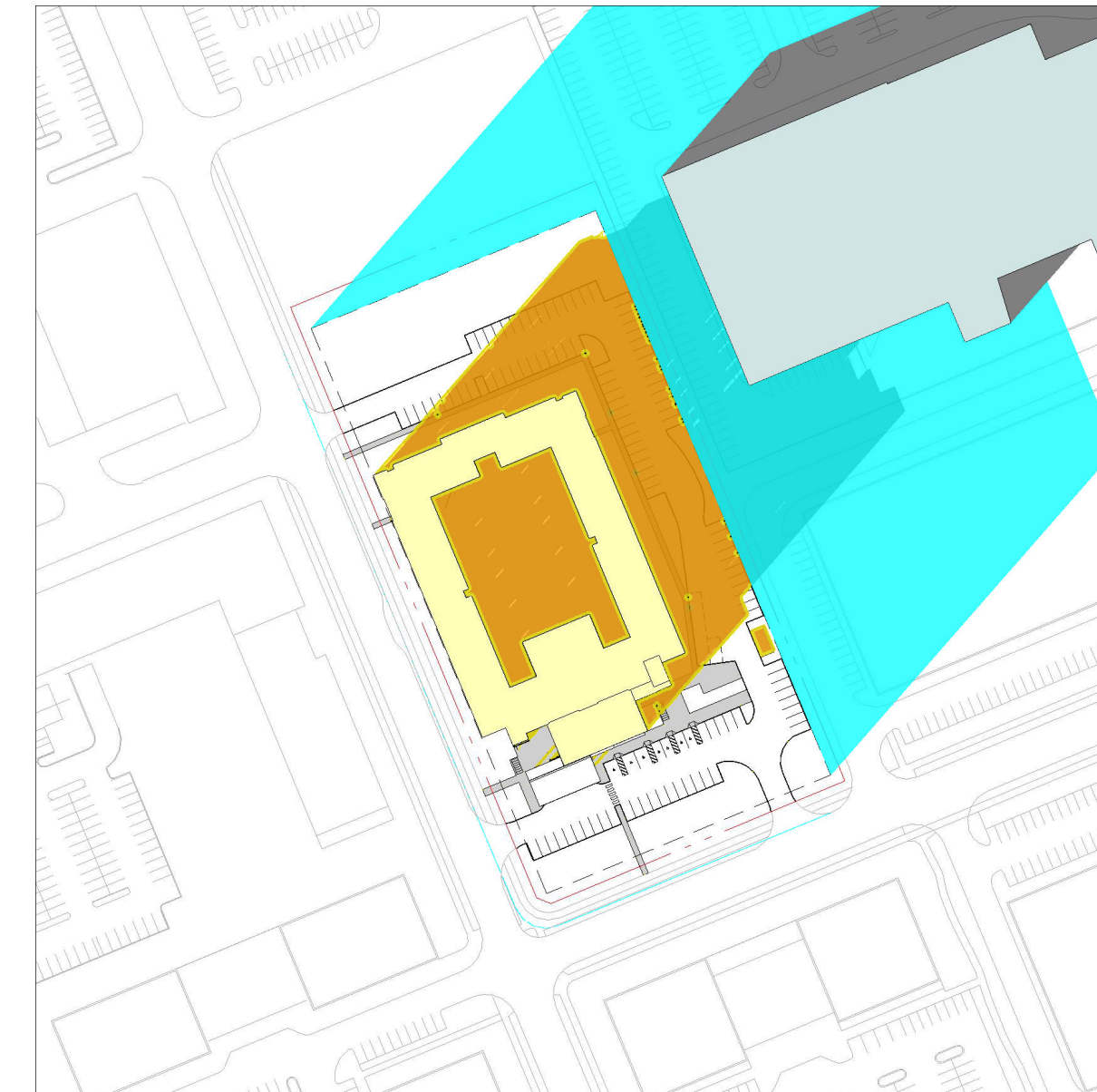
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WINTER SOLSTICE: 3:00pm



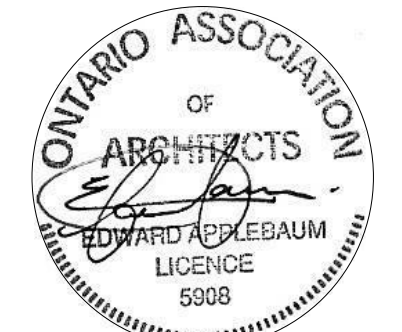
WINTER SOLSTICE: 4:00pm



SOLAR STUDY LEGEND

- PROPOSED SHADOW OUTLINE
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SOLAR STUDY - WINTER SOLSTICE

scale: 1:2000  
 drawn by: MCS/AP  
 reviewed by: BW  
 job number: 22058  
 plot date: 02/17/2023  
 drawing number:

A11.63