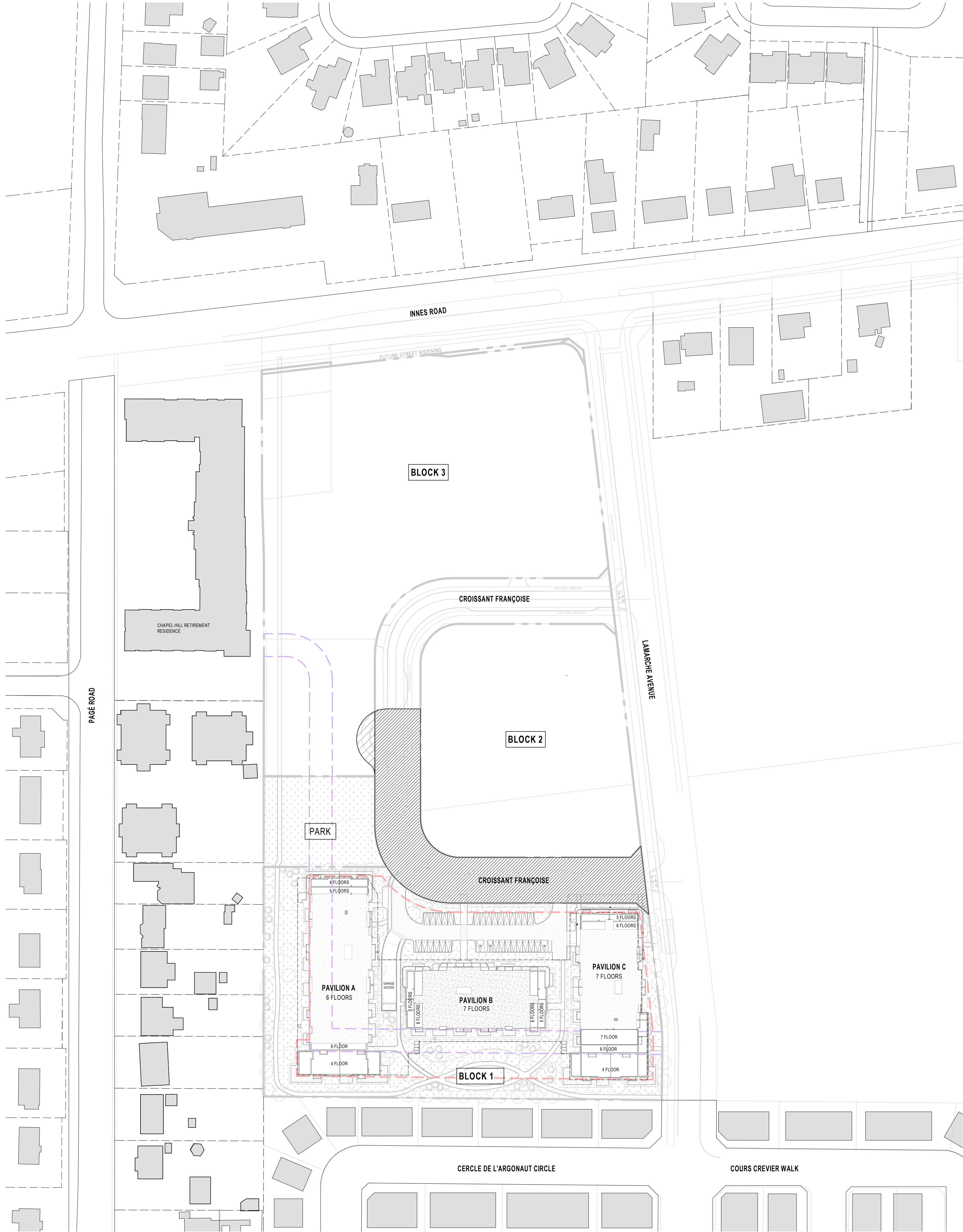




GENERAL SITE PLAN
1 : 1000

1
A0050



LOCATION MAP
N.T.S.

SURFACE LEGEND	
	EXISTING BUILDING
	TEMPORARY STREET ROUNDABOUT
	STREET AREA BLOCK 1

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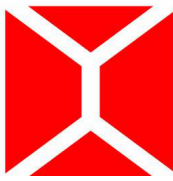
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T 514 847 1117 NEUFarchitectes.com

SCEAU / Seal



NEUF

ARCHITECT(E)S



NEUF ARCHITECTES INC.

CLIENT Client



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COMPANY NAME

La Place Française INC.



NO PROJET No.

EMPLACEMENT Location

270 Lamarche Ave., Orléans, ON 12647
Phase 1

DATE d'ouverture du projet / project start day 2018.07.17
(aa.mm.jj)

NO RELEASE DATE (aa-mm-jj)

1.A ISSUED FOR SITE PLAN 2021.12.15
1.B ISSUED FOR SITE PLAN APPROVAL REVISION 02 2022.10.22
1.C ISSUED FOR PRELIMINARY PRICING 2024.05.10

DESSINÉ PAR Drawn by
A.W / Z.S

DATE (aa.mm.jj)
24/12/01

TITRE DU DESSIN Drawing Title

GENERAL SITE PLAN

VÉRIFIÉ PAR Checked by
K.P.

ECHELLE Scale
As indicated

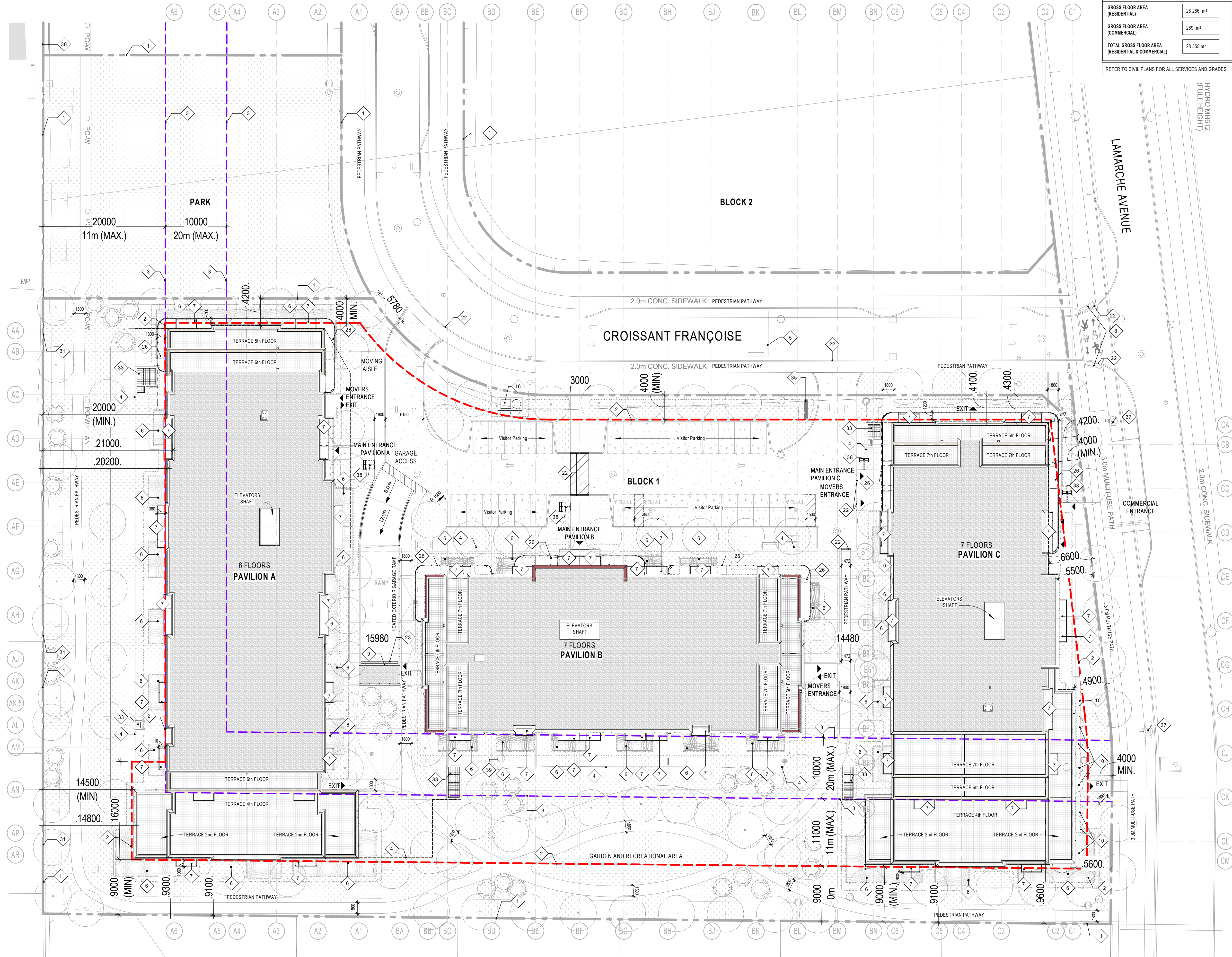
RÉVISION Revision

1.24

NO. DESSIN Dwg Number

A0050

City Plan Number 18690
City File No. D07-12-21-0232



A060 SITE PLAN BLOCK 1

1 : 300

1
A060

GROSS FLOOR AREA (GFA) AS PER CITY OF OTTAWA DEFINITION	
GROSS FLOOR AREA (RESIDENTIAL)	28 286 m ²
GROSS FLOOR AREA (COMMERCIAL)	269 m ²
TOTAL GROSS FLOOR AREA (RESIDENTIAL & COMMERCIAL)	28 555 m ²
REFER TO CIVIL PLANS FOR ALL SERVICES AND GRADES.	

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8	TWS
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10	CANOPY
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16	HYDRO TRANSFORMER
17	CONCRETE WALL OF 1070mm HEIGHT Cw FR-4 WALL ON TOP
18	MANHOLE 2m X 4m (REFER TO ELECT. ENG.)
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32	ROOF ACCESS HATCH
33	VENTILATION SHAFT REFER TO MECHANICAL
34	EXPANSION JOINT (SEE ING. STRUCT.)
35	SIGNAGE
36	FIRE DEPARTMENT CONNECTION
37	STREET LIGHT
38	BIKE RACK (FRONT LOADING) SET BACK 1800(MM) FROM PATHWAY
39	ACCESS STORM WATER TANK
40	SCUPPER
41	MECHANICAL ACCESS HATCH 735mm X 1425mm

SURFACE LEGEND	
PAVING TILES	PEDESTRIAN CROSSING PAINTED LINES
ASPHALT	
CONCRETE FINISH	
LANDSCAPING	
BARRIER FREE UNLOADING SPACE	

SITE STATISTICS	
BLOCK 1 AREA	15 736 m ²
FOOTPRINT PAVILION A	2 331 m ²
FOOTPRINT PAVILION B	1 595 m ²
FOOTPRINT PAVILION C	2 044 m ²
GROSS BUILDING AREA ABOVE GRADE PAV. A	12 213 m ²
GROSS BUILDING AREA ABOVE GRADE PAV. B	10 650 m ²
GROSS BUILDING AREA ABOVE GRADE PAV. C	11 505 m ²
GROSS BUILDING AREA BELOW GRADE (PARKADE LEVEL P1 & P2)	17 133 m ²
GROSS FLOOR AREA PAVILION A & B & C (ABOVE + BELOW GRADE)	51 501 m ²

PROPERTY BOUNDARY	
PROPERTY BOUNDARY IS DERIVED FROM REGISTERED PLAN 4M-1629 ANNIS, O'SULLIVAN, VOLLEBEKK LTD.	

LEVEL	NUMBER OF UNITS		
	PAVILION A	PAVILION B	PAVILION C
1st FLOOR UNITS AT STREET LEVEL	17 UNITS	11 UNITS	8 UNITS
2nd FLOOR UNITS ON A LEVEL	20 UNITS	14 UNITS	17 UNITS
3rd FLOOR UNITS ON A LEVEL	20 UNITS	14 UNITS	17 UNITS
4th FLOOR UNITS ON A LEVEL	18 UNITS	14 UNITS	14 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	N/A	10 UNITS	10 UNITS
TOTAL(EACH PAVILION)	105 UNITS	89 UNITS	91 UNITS
TOTAL (PAVILION A,B,C)	285 UNITS		

UNIT MIX	
1BD UNIT	57 UNITS
2BD UNIT	48 UNITS
3BD UNIT	0 UNITS
TOTAL (PAVILION A,B,C)	105 UNITS
1BD UNIT = 156	
2BD UNIT = 129	
3BD UNIT = 0	

NUMBER OF PARKING SPACES	
1.2 Residents (parking space / dwelling unit)	342
0.1 Visitors (parking space / dwelling unit)	29
Visitor parking (3 parking space / 1000 sq ft)	9
TOTAL PARKING REQUIRED	380
TOTAL PARKING PROVIDED	401
INCLUDED BARRIER FREE PARKING	
MINIMUM BARRIER FREE PARKING REQUIRED	7
PROVIDED	7

NUMBER OF BIKE PARKING SPACES	
0.5 PER DWELLING UNIT	142
142 SPACES	

ZONE PROVISIONS BLOCK 1 - JARDINS FRANÇOISE	
ZONING BY-LAW 2008 250	
CURRENT ZONING : RS2(XXX1)H(25)-c	
PERMITTED USES	REQUIRED
FRONT YARD SETBACK (LAMARCHE AVE.)	4.0m (MIN)
CORNER SIDE YARD (CROISSANT FRANÇOISE)	4.0m (MIN)
INTERIOR SIDE YARD SETBACK	ABUTTING PARK: 4.0M (MIN) ABUTTING R3: 9.0M (MIN)
REAR YARD SETBACK	PORTION OF BLDG WITHIN 11M HEIGHT RESTRICTION: 14.5 (MIN) 14.8 M (MIN) 20.2 M (MIN)
MIN LOT AREA / WIDTH	MIN LOT AREA: 1400m ² MIN LOT WIDTH: 18M
BUILDING HEIGHT	WITHIN 20M PROPERTY LINE ABUTTING R1,R2,R3,R4 ZONE: 11M 20M TO 30M FROM PROPERTY LINE ABUTTING R1,R2,R3,R3 ZONE: 20M MORE THAN 30M FROM R1,R2,R3,R4 ZONE: 35M
LANDSCAPE AREA	3M BUFFER ABUTTING STREET & 15% LANDSCAPED AREA
PRIVATE AMENITY SPACE	6 m ² PER DWELLING UNIT
TOTAL COMMUNAL AMENITY AREA	50% OF PRIVATE AMENITY SPACES

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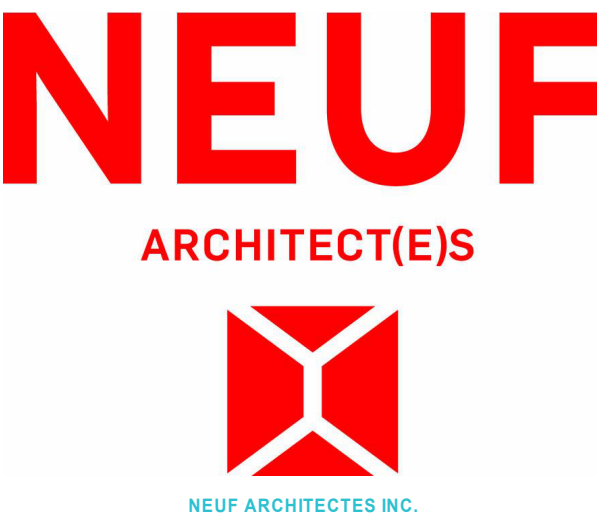
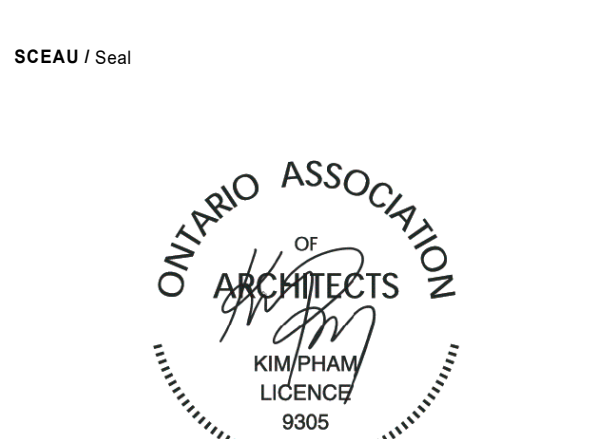
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COMPANY NAME
La Place Française INC.
LES JARDINS LÉPINE
LÉPINE LUXURY APARTMENTS *****
EMPLACEMENT Location
270 Lamarque Ave., Orléans, ON 12647
Phase 1

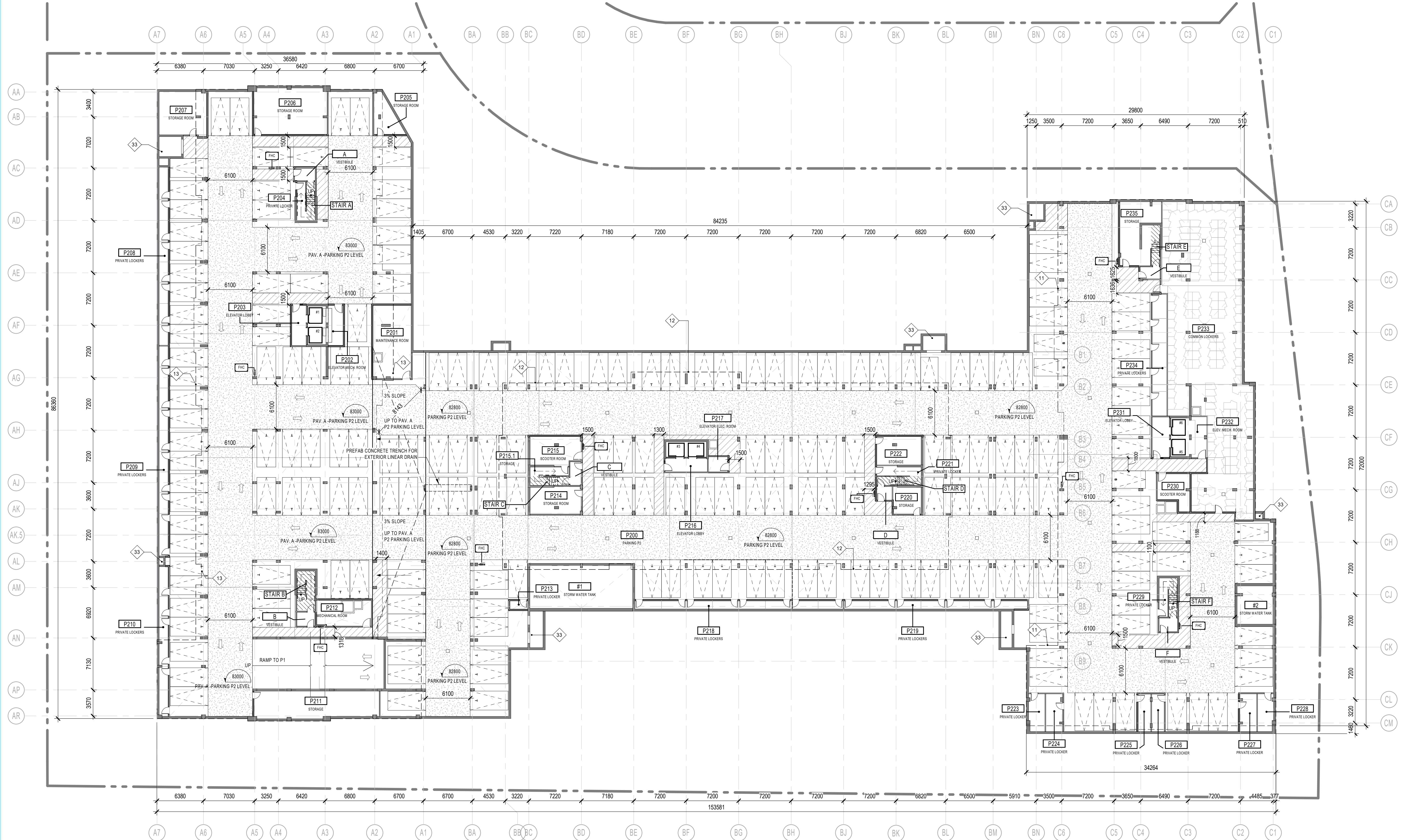
DATE d'ouverture du projet / project start day (aa-mm-jj) 2018.07.17
NO RELEASE DATE (aa-mm-jj)
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1.C. ISSUED FOR PRELIMINARY PRICING 2024.05.10

DESIGNÉ PAR Drawn by A.W / Z.S. VÉRIFIÉ PAR Checked by K.P.
DATE (aa-mm-jj) 24/12/01 ECHELLE Scale As indicated

TITRE DU DESSIN Drawing Title
SITE PLAN

RÉVISION Revision NO. DESSIN Dwg Number
1.24 A0060

Autodesk Docs://1247 13185_13345_0RLEAN_BLOC 1-2-3_R24/FG_12647_ARC_PAR-EXT_R24.rvt



P2 LEVEL PARKING

1:250

1
A1000

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37	ACCESS STORM WATER TANK

BIKE SCHEDULE		
Level	Type	Count
P1 PARKING LEVEL	F.M.D.	34
P1 PARKING LEVEL	F.M.D. (NO POST)	34
P1 PARKING LEVEL	F.M.S.	3
P1 PARKING LEVEL	W.M.S.	71
TOTAL		142

BICYCLE RACK LEGEND	
• F.M.S. - FLOOR MOUNTED SINGLE - 600 x 1800	
• F.M.D. - FLOOR MOUNTED DOUBLE - 600 x 1800	
• W.M.S. - WALL MOUNTED SINGLE - 500 x 1500	

PRIVATE LOCKERS SCHEDULE		
LEVEL	TYPE OF LOCKER	QUANTITY
P2 PARKING LEVEL	PRIVATE LOCKERS	54
P1 PARKING LEVEL	PRIVATE LOCKERS	51
6TH FLOOR C	PRIVATE LOCKERS	1
TOTAL		106

COMMON LOCKER SCHEDULE		
LEVEL	TYPE OF LOCKER	QUANTITY
P2 PARKING LEVEL	SINGLE TIER LOCKER	153
P1 PARKING LEVEL	SINGLE TIER LOCKER	132
TOTAL		285

PARKING SPACES	
P2 PARKING LEVEL	
STANDARD SMALL: 2400x4600	
5	
STANDARD: 2600x5200	
106	
P1 PARKING LEVEL	
BARRIER FREE: TYPE A (3400mmx5200mm)	
2	
BARRIER FREE: TYPE B (2400mmx5200mm)	
29	
TOTAL: 401	

PARKING SPACES	
P2 PARKING LEVEL	
STANDARD SMALL: 2400x4600	
5	
STANDARD: 2600x5200	
160	

PARKING SPACES	
1ST FLOOR B	
BARRIER FREE: TYPE A (3400mmx5200mm)	
2	
BARRIER FREE: TYPE B (2400mmx5200mm)	
29	
TOTAL: 401	

PARKING ZONE LEGEND	
	PEDESTRIAN TRAFFIC
	ZONE WITH A CLEAR HEIGHT OF 2300mm MIN.
	ZONES WHICH ARE CONSIDERED PART OF THE EXIT AND THUS CANNOT BE PENETRATED BY ANY ELECTRICAL AND MECHANICAL SERVICES NOT PERTAINING TO THE EXIT

PARKING SPACE TYPES	
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0 5 10 20 25

GRAPHIC SCALE 1:250

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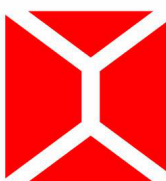
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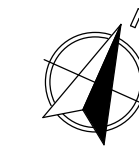
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NO PROJET No.

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DESSINÉ PAR Drawn by

A.W. / Z.S

VÉRIFIÉ PAR Checked by

K.P.

DATE (aa-mm-jj)

24/12/01

ECHELLE Scale

As indicated

TITRE DU DESSIN Drawing Title

GENERAL P2 PARKING LEVEL

REVISION Revision

NO. DESSIN Dwg Number

1.24

A0100.1

City Plan Number 19690
City File No. D07-12-21-0232



BIKE SCHEDULE		
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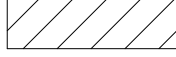
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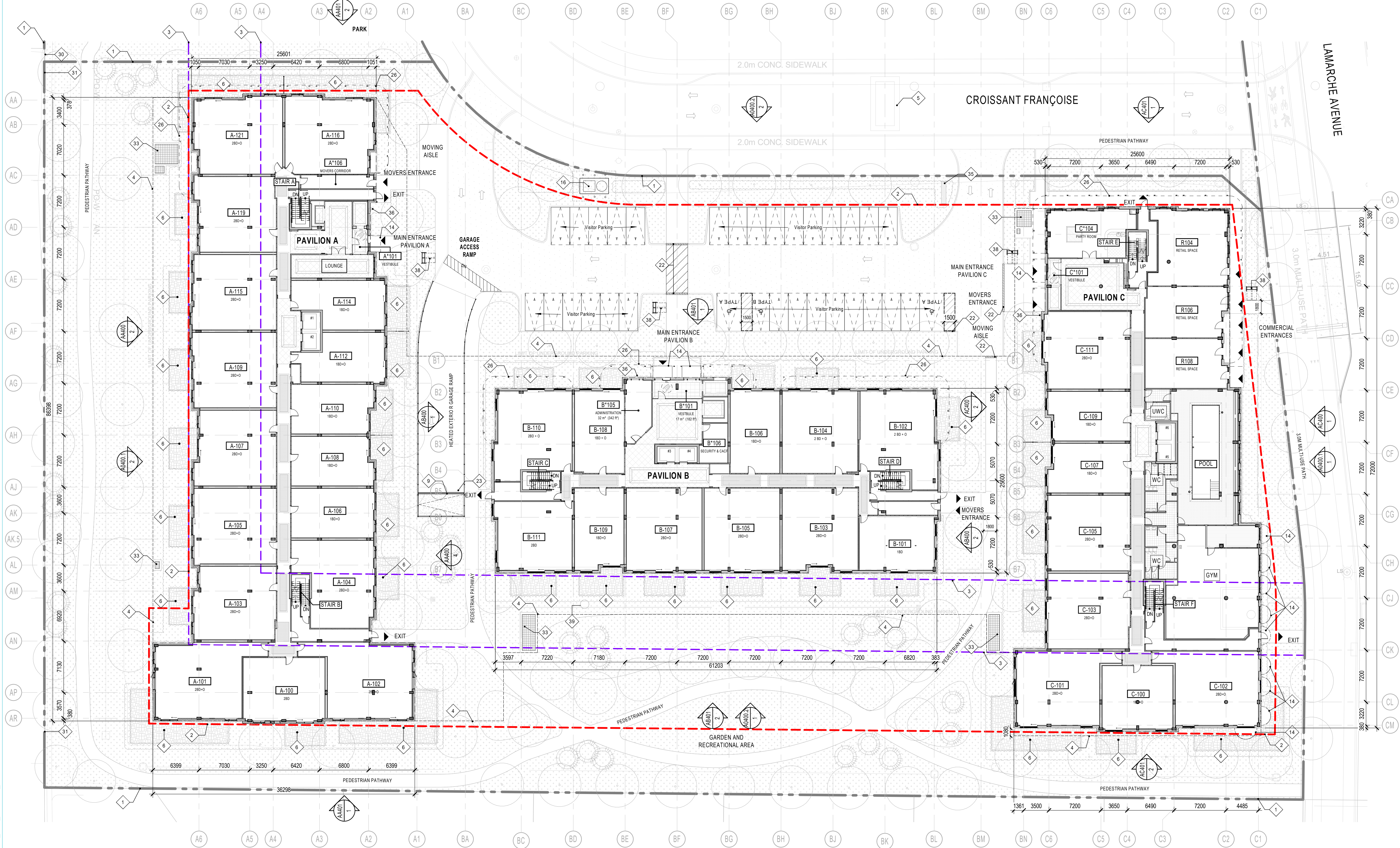
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GRAPHIC SCALE 1:250

A0100.2

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1ST FLOOR

1:250

1
A0101

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20	CONCRETE CURB OF 150mm HEIGHT
21	NATURAL GRADE LEVEL
22	DEPRESSED CURB
23	LINEAR DRAIN (GARAGE RAMP DRAINAGE)
24	CIRCULATION PROFILE ABOVE
26	CONTINUOUS BALCONY (2ND & 3RD FLR)
28	PROPOSED GRADE LEVEL
29	TRANSFER BEAM
30	CHAIN LINK FENCE
31	CHAIN LINK FENCE WITH PRIVACY SLATS
32	ROOF ACCESS HATCH
33	VENTILATION SHAFT REFER TO MECHANICAL
34	EXPANSION JOINT (SEE ENG. STRUCT.)
35	SIGNAGE
36	FIRE DEPARTMENT CONNECTION
37	STREET LIGHT
38	BIKE RACK (FRONT LOADING) SET BACK 1800(MIN) FROM PATHWAY
39	ACCESS STORM WATER TANK

PARKING SPACE TYPES

	T TYPICAL PARKING SPACE 5.2m X 2.6m (min.)
	S SMALL CAR PARKING SPACE 4.6m X 2.4m (min.)
	A BARRIER FREE PARKING SPACE 5.2m X 3.4m (min.)
	B BARRIER FREE PARKING SPACE 5.2m X 2.4m (min.)

PARKING SPACES

P2 PARKING LEVEL
STANDARD SMALL: 2400x4600
5
STANDARD: 2600x5200
196
P1 PARKING LEVEL
BARRIER FREE: TYPE A (3400mmx5200mm)
2
BARRIER FREE: TYPE B (2400mmx5200mm)
3
STANDARD SMALL: 2400x4600
STANDARD: 2600x5200
160

PARKING SPACES

1ST FLOOR B
BARRIER FREE: TYPE A (3400mmx5200mm)
2
BARRIER FREE: TYPE B (2400mmx5200mm)
29
STANDARD: 2600x5200
29
TOTAL: 401

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NEUF architect(e)s INC.

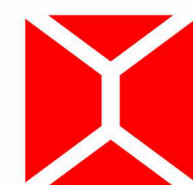
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SCEAU / Seal



NEUF

ARCHITECT(E)S



CLIENT Client

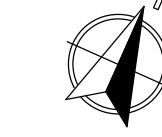


LÉPINE

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T 613 591 9090 F 613 591 9095

COMPANY NAME

La Place Française INC.



NO PROJET No.

EMPLACEMENT Location

270 Lamarche Ave., Orléans, ON 12647
Phase 1

DATE d'ouverture du projet / project start day (aa-mm-jj)

2018.07.17

NO RELEASE

DATE (aa-mm-jj)

1.A ISSUED FOR SITE PLAN

2021.12.15

1.B ISSUED FOR SITE PLAN APPROVAL REVISION 02

2022.10.22

1.C ISSUED FOR PRELIMINARY PRICING

2024.05.10

DESSINÉ PAR Drawn by

A.W / Z.S

VÉRIFIÉ PAR Checked by

K.P.

DATE (aa-mm-jj)

24/12/01

ECHELLE Scale

As indicated

TITRE DU DESSIN Drawing Title

GENERAL 1ST FLOOR PLAN

RÉVISION Revision

NO. DESSIN Dwg Number

1.24

A0101

City Plan Number 19690

City File No. D07-12-21-0232

Autodesk Docs://12647_13185_13345_ORLEAN_BLOC 1-2-3_R24FG_12647_ARC_PAR-EXT_R24.m



GENERAL NOTES	
# NOTE	DESCRIPTION
1	PROPERTY LINE
2	SETBACK LINE
3	HEIGHT LIMITS LINE
4	P1 PARKING OUTLINE
5	SPEED BUMPS
6	PRIVATE TERRACE
7	PRIVATE BALCONY
8	TWISI
9	5' HIGH WALL
10	CANOPY
11	PAVILION C GROUND FLOOR OUTLINE
12	PAVILION B GROUND FLOOR OUTLINE
13	PAVILION A GROUND FLOOR OUTLINE
14	CANOPY FOOTPRINT
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

GENERAL NOTES	
# NOTE	DESCRIPTION
21	NATURAL GRADE LEVEL
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38	ACCESS STORM WATER TANK

FOR MATERIAL N.M & L : PRICE OPTION FOR METAL PANEL FINISH & STUCCO FINISH	
EXTERIOR MATERIAL LEGEND	
FINISH ID	DESCRIPTION
A	PRECAST - PATTERN BRICK, FINISH LIGHT SANDBLAST, COLOUR BEIGE
A1	PRECAST - FINISH LIGHT SANDBLAST, COLOUR BEIGE
B	PRECAST - SMOOTH FINISH, COLOUR BEIGE
C	PRECAST - GROOVED COLOUR LIGHT BEIGE, LIGHT SANDBLAST
D	PRECAST - PATTERN BRICK, FINISH LIGHT SANDBLAST, COLOUR DARK RED
D1	PRECAST - SMOOTH FINISH LIGHT SANDBLAST, COLOUR DARK RED
D2	PRECAST - CORNICE, COLOUR DARK RED
D3	PRECAST - COLOUR DARK RED
D4	PRECAST - CORNICE, COLOUR DARK RED
E	PRECAST - CORNICE, COLOUR WHITE
E1	PRECAST - COLOUR WHITE
F	PRECAST - PATTERN BRICK, FINISH LIGHT SANDBLAST, COLOUR LIGHT BEIGE
F1	PRECAST - SMOOTH FINISH, COLOUR LIGHT BEIGE
H	PRECAST - GROOVED COLOUR DARK RED
J	PRECAST - PATTERN BRICK, FINISH LIGHT SANDBLAST, COLOUR LIGHT GREY
K	PRECAST - PATTERN BRICK, FINISH LIGHT SANDBLAST, COLOUR MEDIUM GREY
L	METAL PANEL - METALIC FINISH, COLOUR BEIGE



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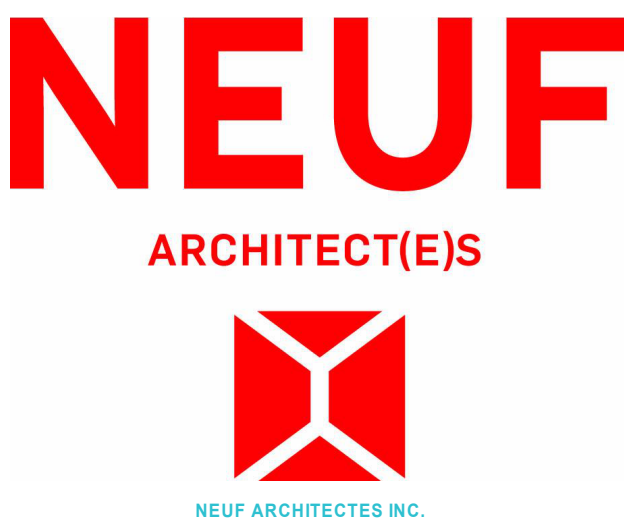
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DESSINÉ PAR Drawn by VÉRIFIÉ PAR Checked by

A.W / Z.S

K.P.

DATE (aa-mm-jj)

ECHELLE: Scale

24/12/01

1: 250

TITRE DU DESSIN Drawing Title

GENERAL ELEVATIONS

REVISION Revision

1.24

NO. DESSIN Dwg Number

A0400.2

City Plan Number 19690

City File No. D07-12-21-0232