MULTI HOUSING ORLÉANS

3479 ST-JOSEPH BOULEVARD

SUBMISSION PHASE 3 - V2 - 2024-12-20

LemayMichaud

111, rue Saint-Pierre, Québec QC G1K 4A6

PROJECT

MULTI HOUSING - ORLÉANS
3479 ST. JOSEPH BOULEVARD
OTTAWA, QC

CLIENT

ISABEL CHARBONNEAU
PAUL-ANDRÉ CHARBONNEAU

CONSULTAN

SCALE :

REVISIONS

No	DATE	DESCRIPTION
1	2020-05-10	ÉMIS POUR COORDINATION
2	2020-05-26	ÉMIS POUR INFORMATION
3	2020-06-25	ÉMIS POUR INFORMATION
4	2020-06-30	ÉMIS POUR INFORMATION
5	2020-08-16	ÉMIS POUR INFORMATION
6	2022-04-05	ÉMIS POUR INFORMATION
7	**2022-06-28**	**ÉMIS POUR INFORMATION**
8	2022-04-20	ÉMIS POUR INFORMATION
9	2022-07-05	ÉMIS POUR INFORMATION
10	2023-07-06	ÉMIS POUR COORDINATION
11	2023-07-14	ÉMIS POUR COORDINATION
12	2023-12-06	ÉMIS POUR COORDINATION
13	2024-06-28	ÉMIS POUR INFORMATION
14	2024-12-20	SUBMISSION PHASE 3 CITY - V2

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JÉRÔME HENNÉ
ARCHITECTE

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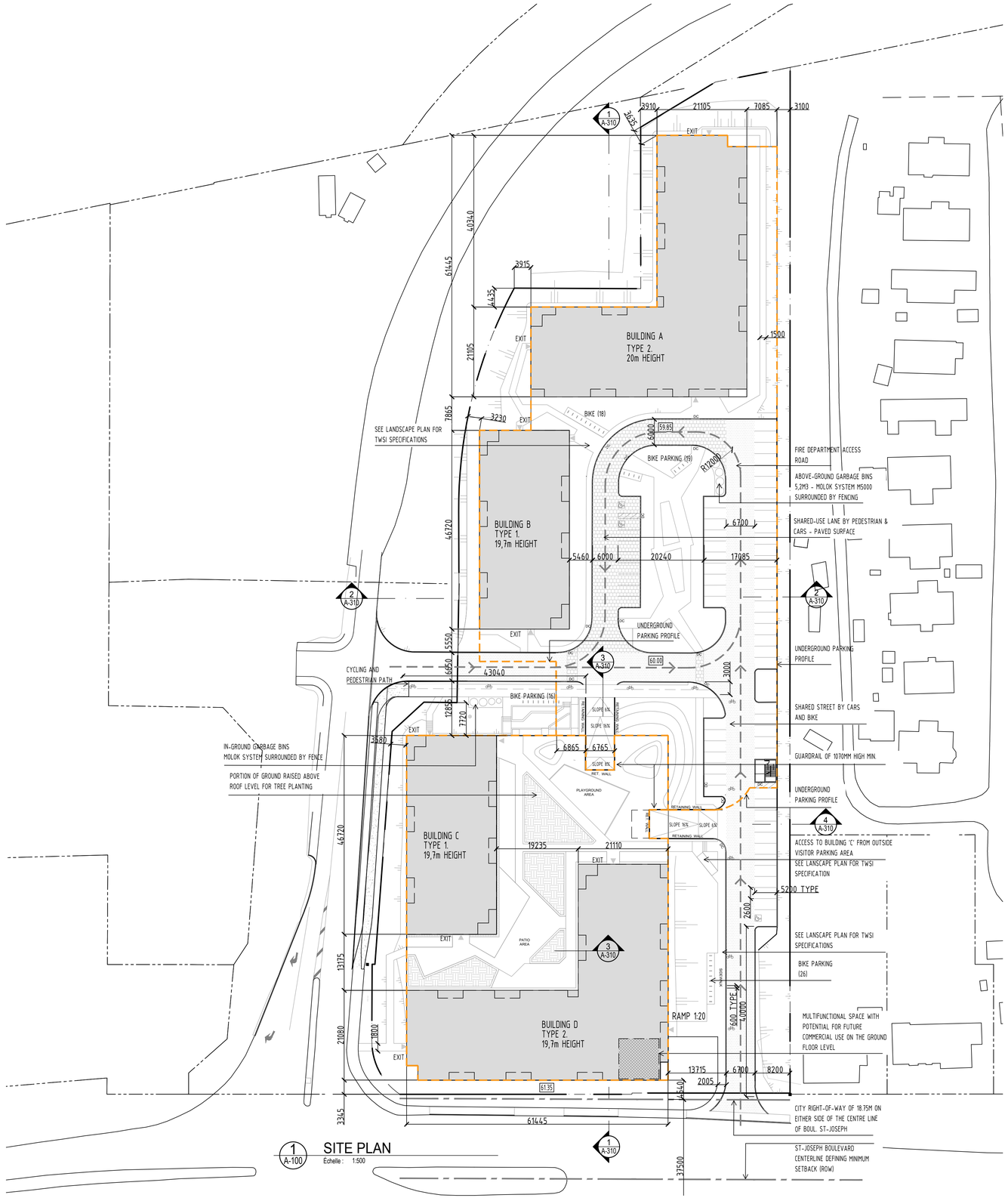

1 A-100 SITE PLAN
Échelle : 1:500

LÉGEND

- LOT BOUNDARY
- GREEN AREA
- RAISED GREEN AREA
- PARKING PROFILE
- PROPOSED BUILDING
- PAVED GROUND AREA
- MID-BOULEVARD LINE AND PROTECTION ROW
- MID-ACCESS ROAD MEDIAN FIRE SERVICE ACCESS

PROJECT'S STATISTICS

NUMBER OF UNITS

BUILDING A:	103 UNITS
BUILDING B:	60 UNITS
BUILDING C:	60 UNITS
BUILDING D:	103 UNITS
TOTAL:	326 UNITS

UNIT TYPES

1 BEDROOM:	172 UNITS
2 BEDROOMS:	154 UNITS

LOT AREA

% OF GREEN AREA ON SITE:	36.6% (6 533 M2 / 17 813 M2)
% OF BUILT-UP AREA:	32.45% (5 782.8 / 17 813 M2)
GROSS FLOOR AREA :	23 082.35 M2

AMENITY AREAS

OUTDOOR AREA:	920 M2
BALCONY:	1 025.5 M2
INDOOR COMMON AREA	178.5 M2
(GROUND FLOOR OF BUILDINGS A & D)	
TOTAL:	2 124 M2 (1 956 M2 REQUIRED)

WASTE MANAGEMENT

CONTAINER VOLUMES OUTSIDE

GARBAGE: 5 M3 x2 BIN
PAPER: 5 M3 x2 BIN
GLASS, METAL, PLASTIC: 3 M3 x 2BINS
ORGANIC MATTER: 1,3 M3 x1BIN + 3 M3 x 1BIN

PARKING SPACES

UNDERGROUND SPACES:	375 SPACES (391 REQUIRED - 20 SPACES)
NUMBER OF OUTDOOR SPACES:	65 SPACES (65 REQUIRED)
TOTAL:	440 SPACES

BIKE PARKING

NUMBER OF OUTDOOR SPACES:	80 SPACES
NUMBER OF BASEMENT SPACES:	86 SPACES
TOTAL:	166 SPACES (163 REQUIRED)

APPLICABLE REGULATIONS

ZONING PROVISIONS: GM13(434)H(20)

MINIMUM AREA:	NO MINIMUM
MINIMUM LOT WIDTH:	NO MINIMUM
FRONT YARD SETBACK:	MINIMUM 3 M
INTERIOR SIDE YARD SETBACK:	MINIMUM 3 M
REAR YARD SETBACK:	7.5 M / NO MINIMUM
MINIMUM NUMBER OF STOREYS:	2
MAXIMUM BUILDING HEIGHT:	20 M
MINIMUM LANDSCAPE SPACE WIDTH:	MINIMUM 3 M
RESIDENTIAL PARKING:	1.2 SPACES PER UNIT REQUIRED (AREA C) REDUCED BY 10% OR 20 SPACES, WHICHEVER IS LESS, IF ALL SPACES ARE UNDERGROUND.
VISITOR PARKING:	0.2 SPACES PER UNIT
REQUIRED (AREA C)	
MIN. DIMENSIONS OF PARKING SPACES:	2.6 M X 5.2 M 2.6 M X 6.7 M (PARALLEL SPACES)
DRIVEWAY FOR UNDERGROUND PARKING:	MAX. 6.7 M / MIN. 6 M
MIN. NUMBER OF BICYCLE PARKING:	0.5 PER DWELLING UNIT
RECREATION AREA:	6 M2 PER DWELLING UNIT

ADDITIONAL PROVISIONS FOR PLANNED UNIT DEVELOPMENT

MIN. PRIVATE ROAD WIDTH:	6 M
MIN. DISTANCE BETWEEN BUILDING AND ROAD:	1.8 M
MIN. SEPARATION BETWEEN BUILDINGS:	3 M

PARKING:
IN ADDITION TO PROVIDING PARKING IN ACCORDANCE WITH ARTICLE 100 OF THIS REGULATION, PARKING IN A PLANNED UNIT DEVELOPMENT MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT, WHETHER THE DEVELOPMENT PARCELS WITHIN THE PLANNED UNIT DEVELOPMENT ARE SEPARATED OR NOT.

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PAUL-ANDRÉ CHARBONNEAU

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SITE PLAN

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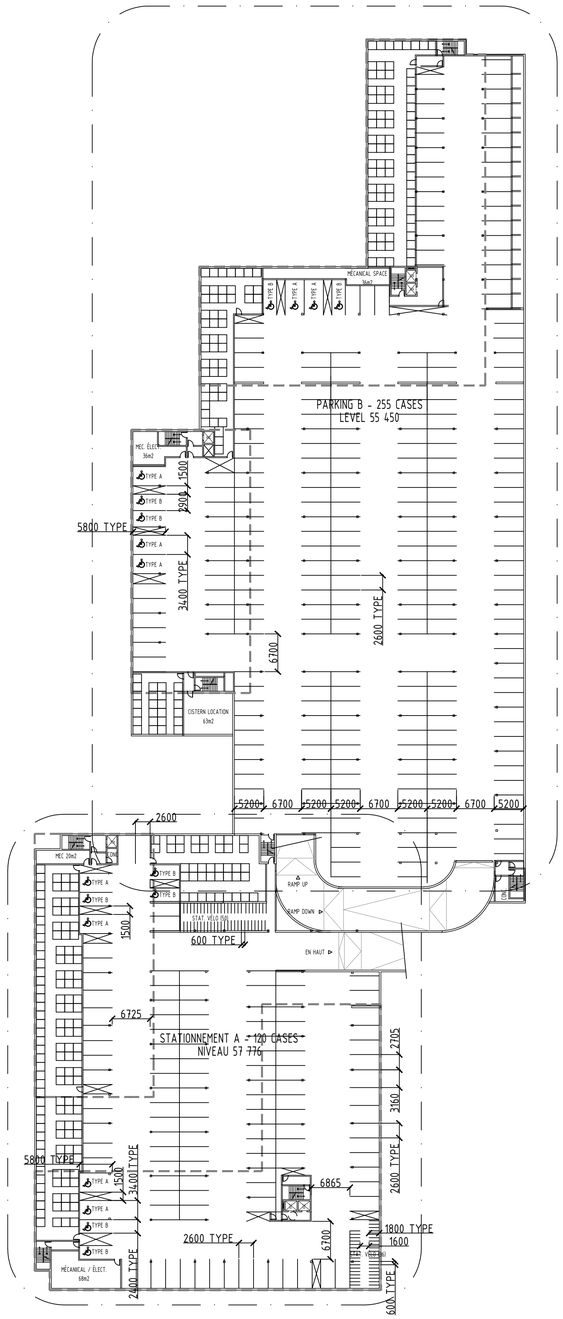
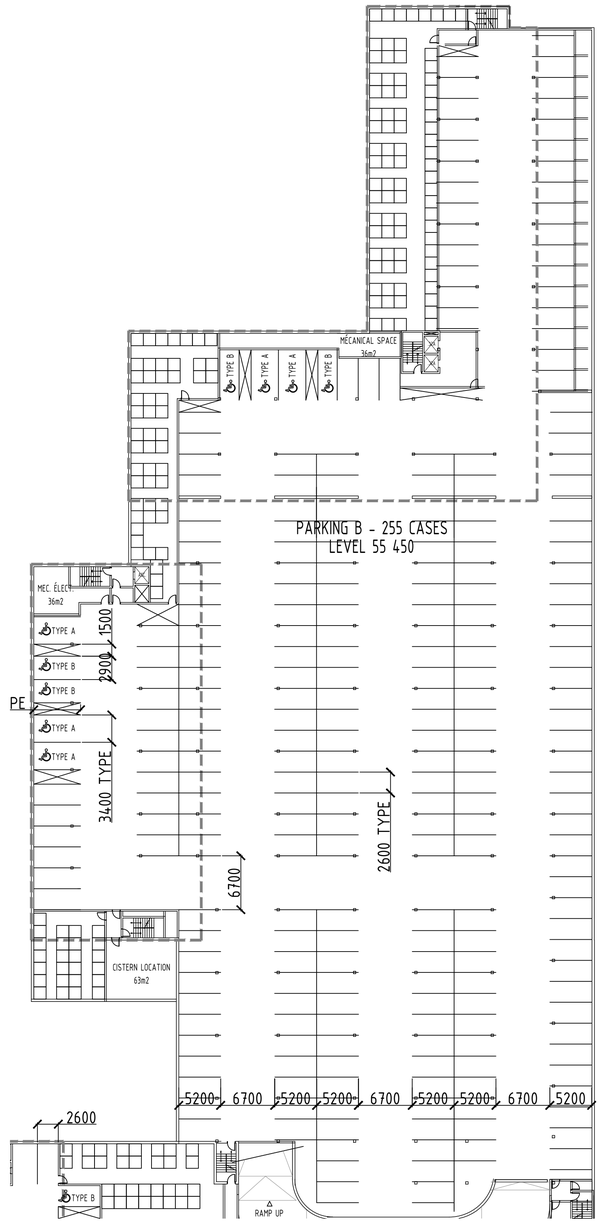
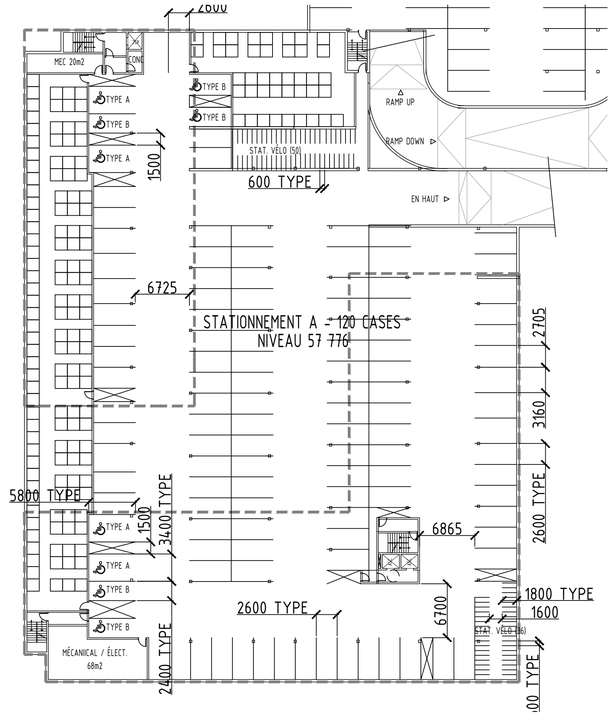


1 A-101 UNDERGROUND PARKING LAYOUT
Échelle : 1:500



2 A-101 PLAN STATIONNEMENT NORD
Échelle : 1:350



3 A-101 PLAN STATIONNEMENT SUD
Échelle : 1:350

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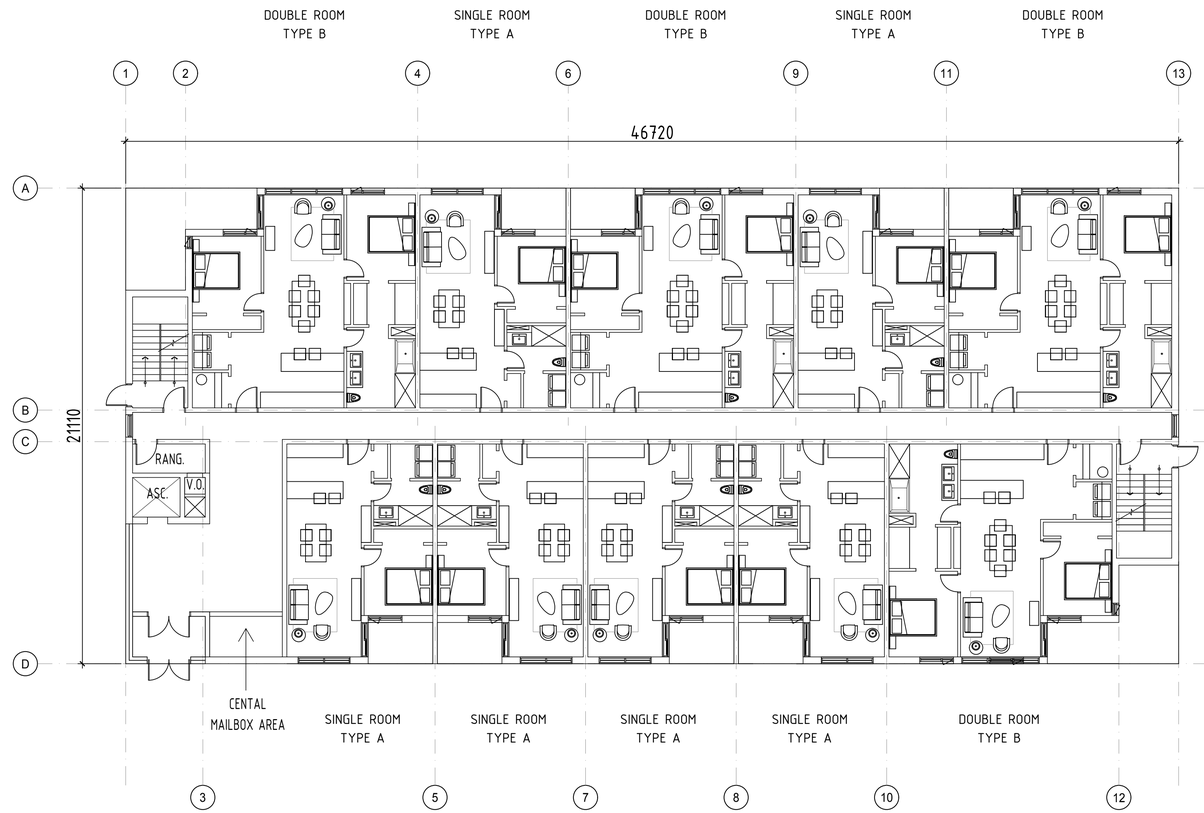

1 A-102 FIRRST FLOOR

Échelle : 1:125

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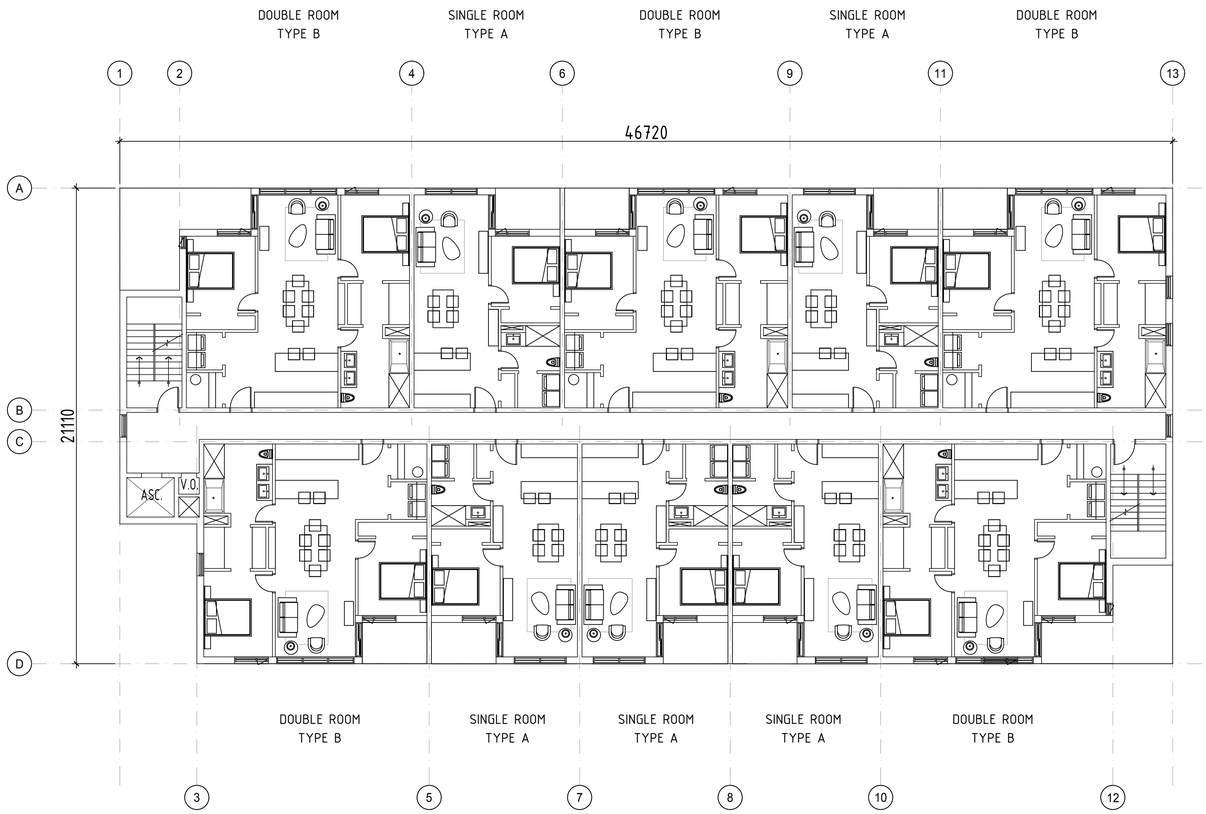

1
A-103

LEVEL 2-4

Échelle : 1:125

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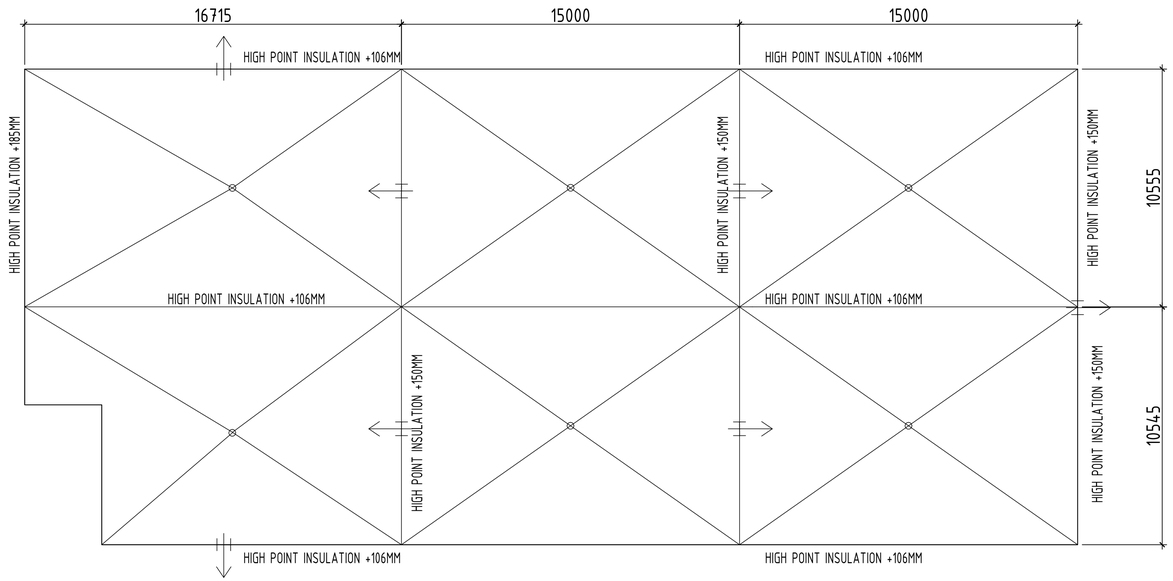

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A-104

ROOF PLAN

Échelle : 1:125

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1 A-105 FIRST FLOOR

Échelle : 1:125

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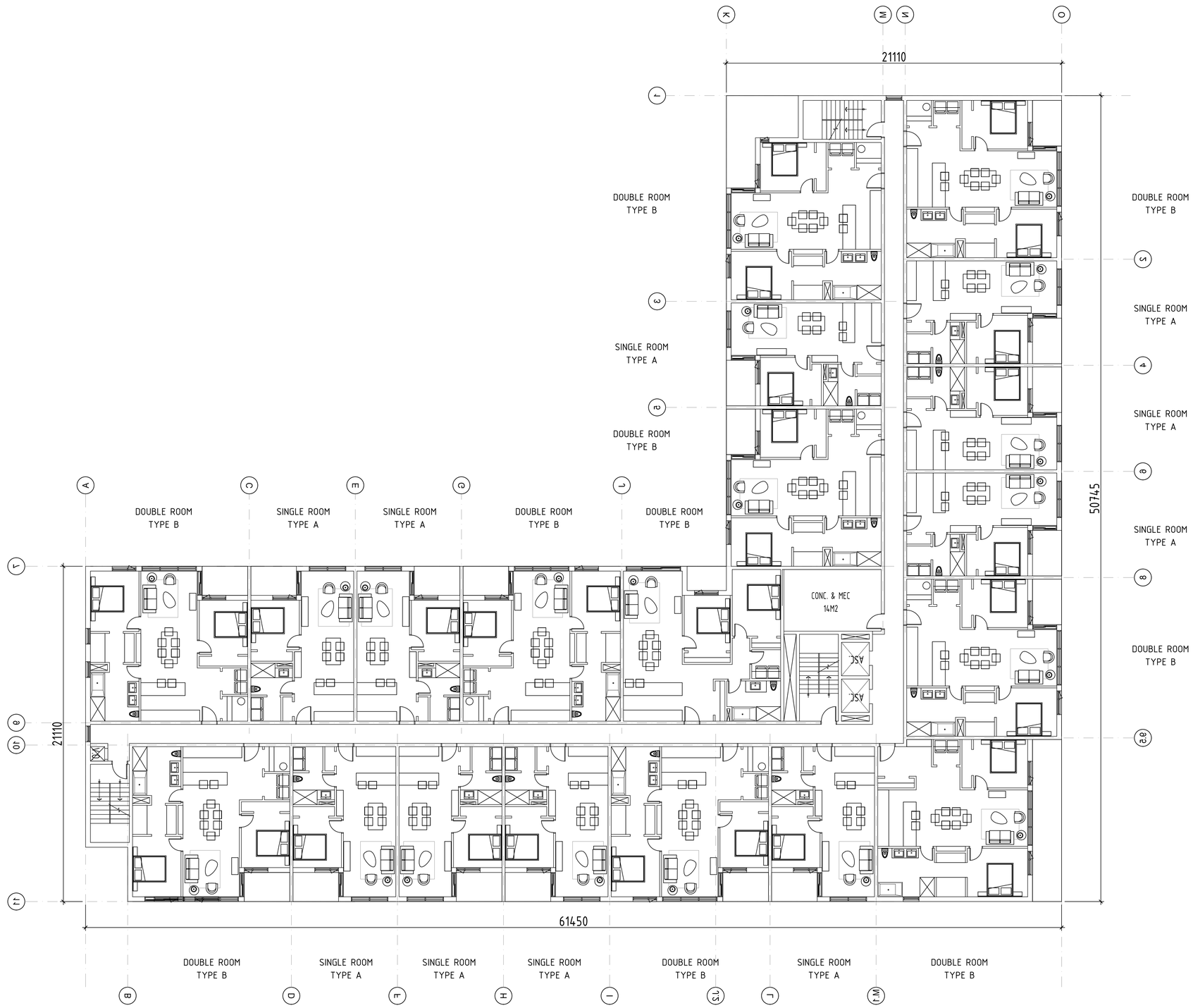

1 A-106 LEVEL 2-4

Échelle : 1:125

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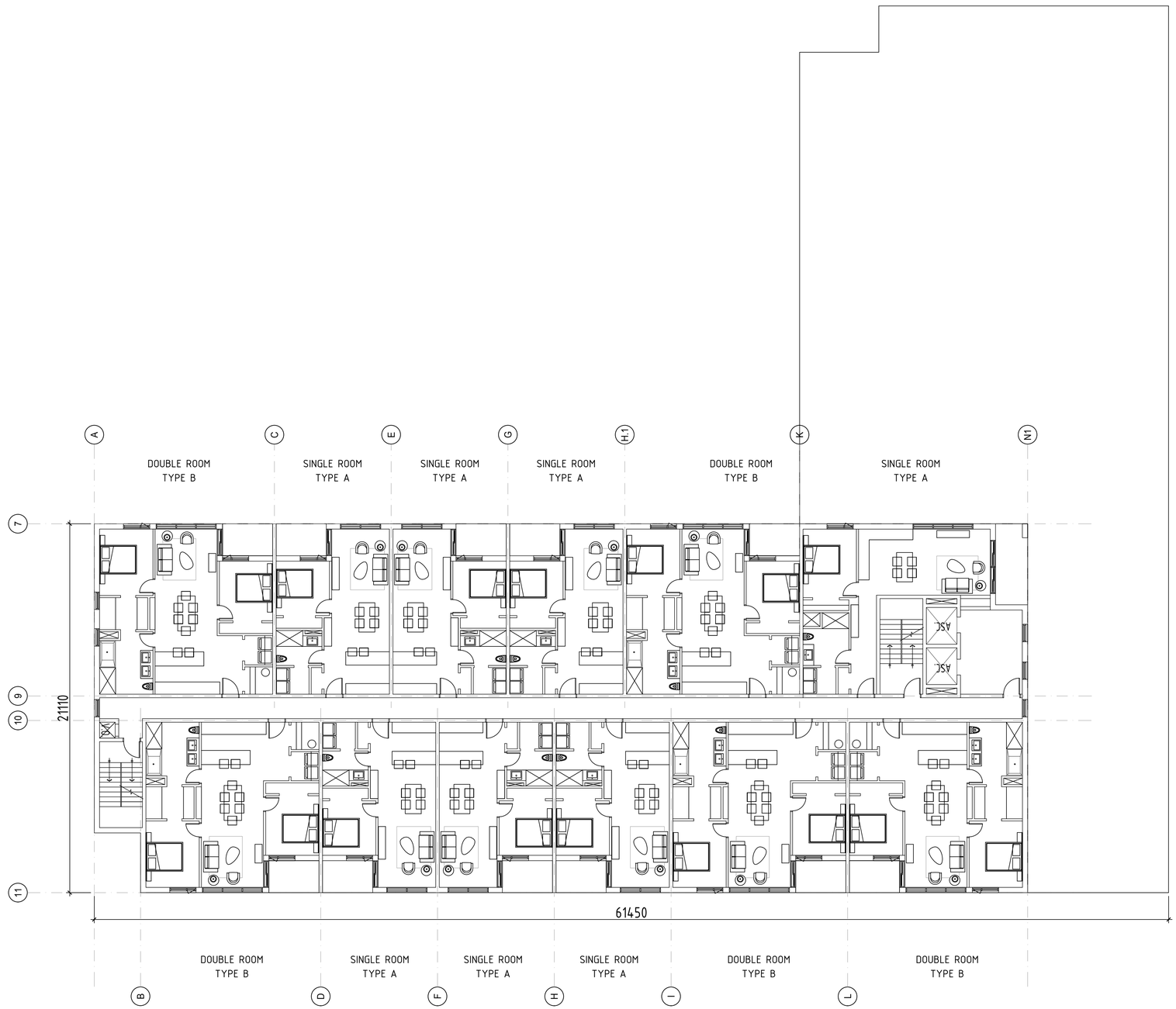

1 A-107 LEVEL 5-6

Échelle : 1:125

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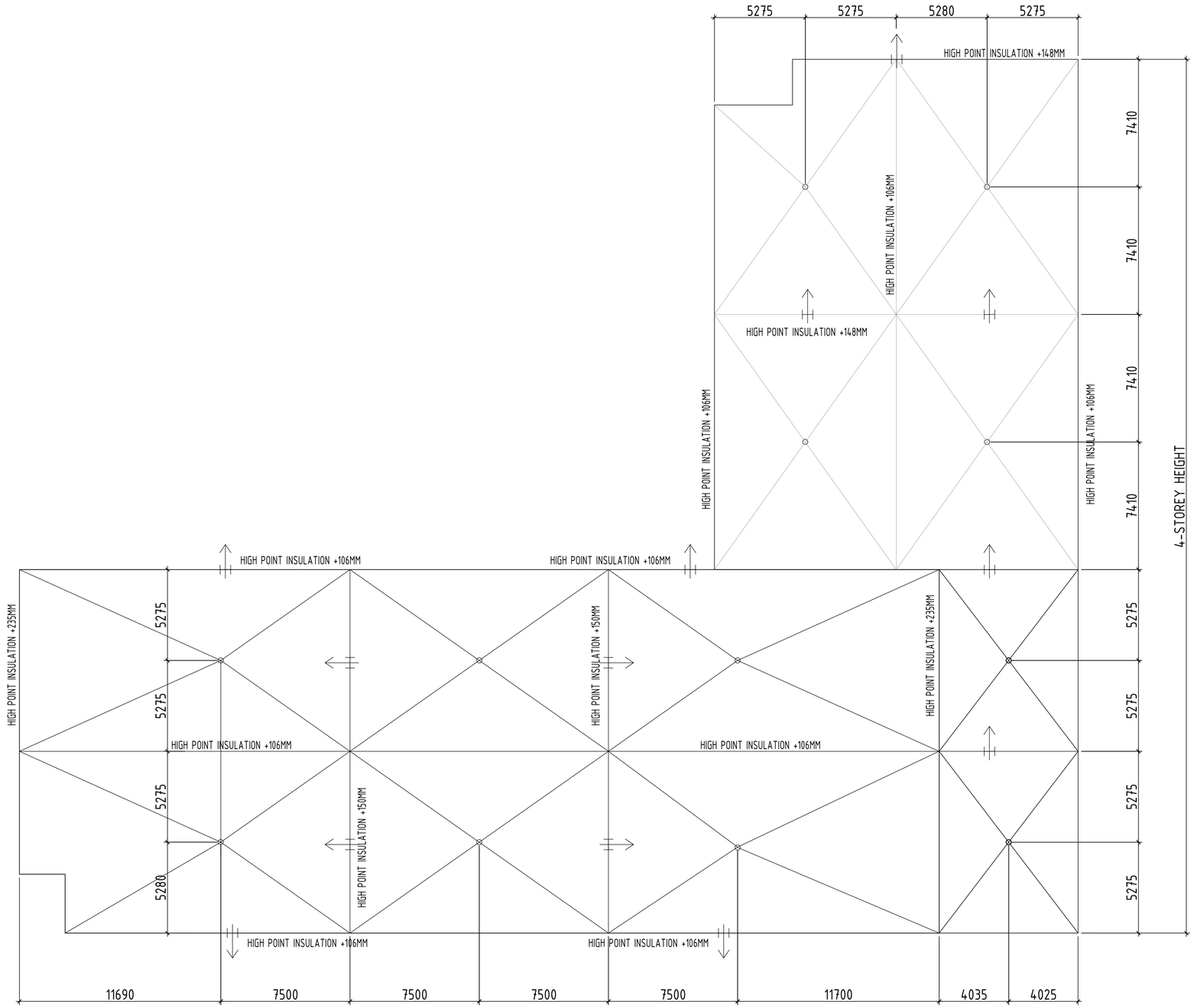

1 A-107 ROOF PLAN

Échelle : 1:125

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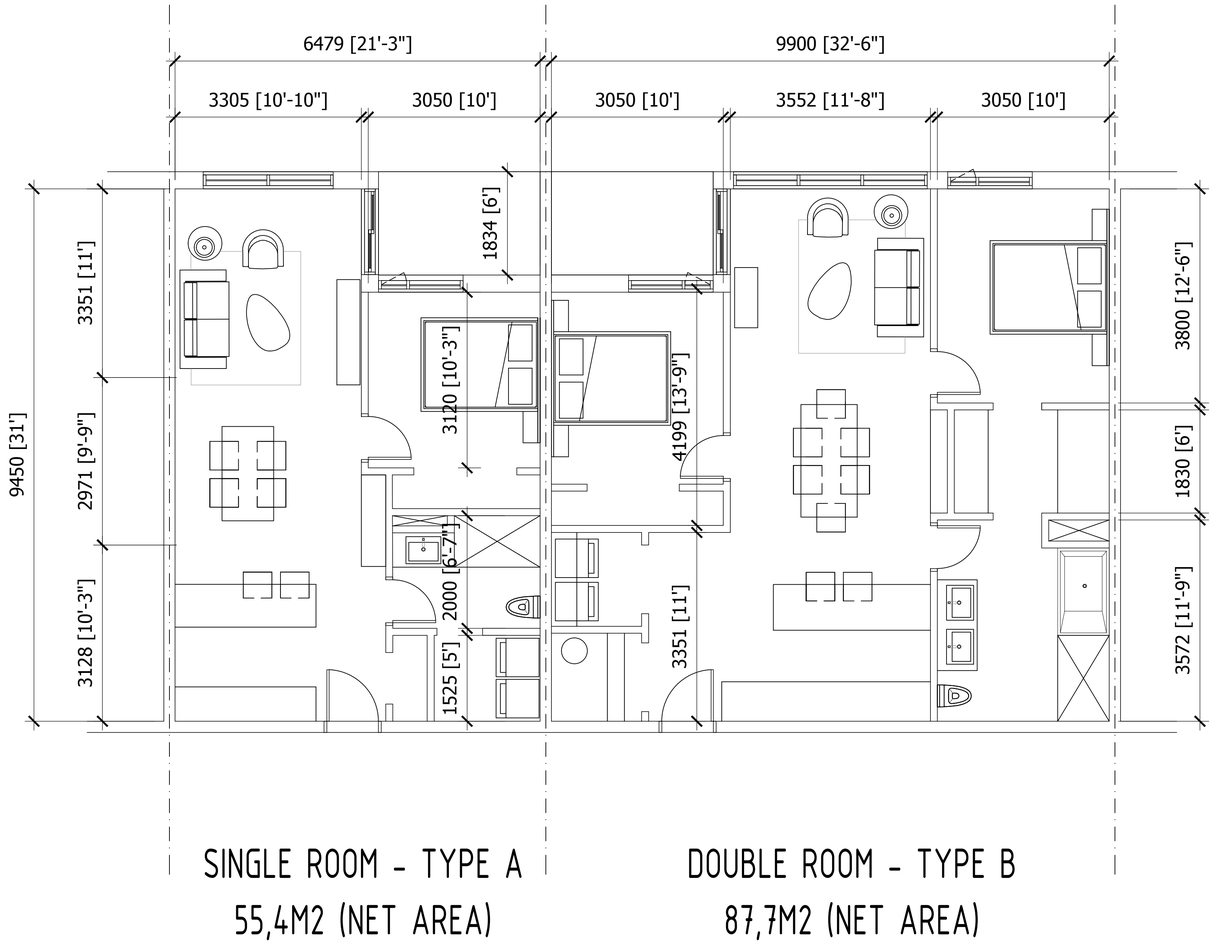

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A-109

ENLARGED UNITS PLAN

Échelle : 1:50

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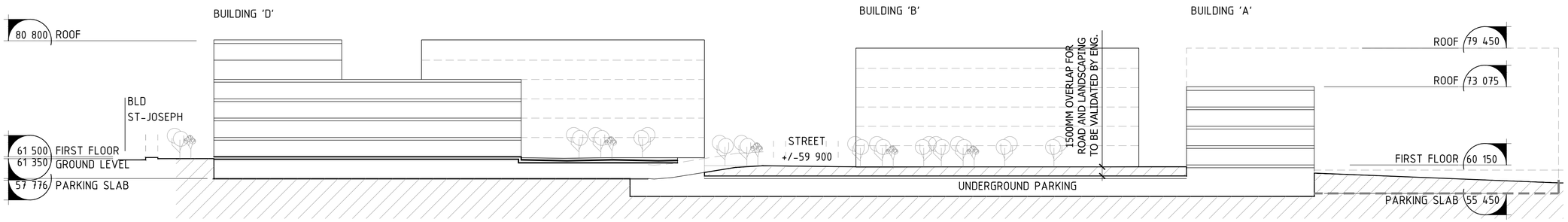
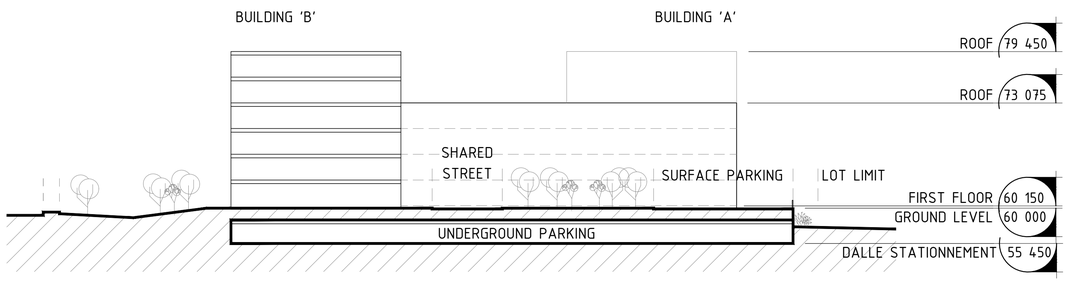
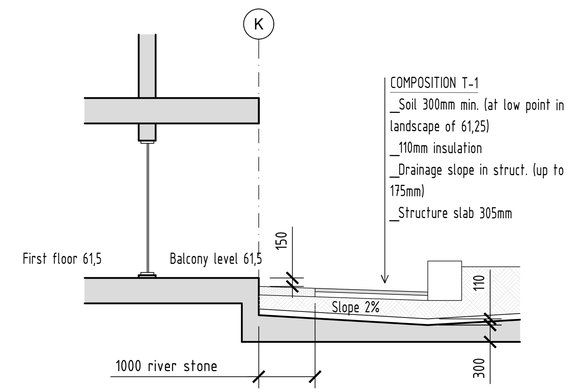


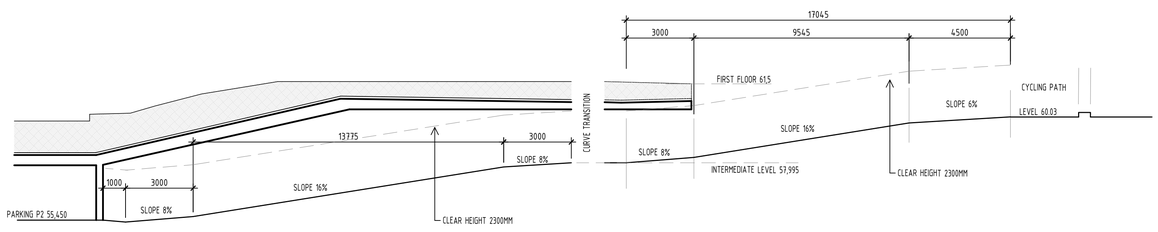
1 SECTION EAST-WEST
Échelle : 1: 350



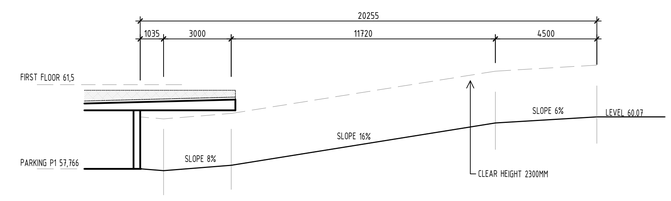
2 SECTION EAST-WEST
Échelle : 1: 350



3 SCHEMATIC SECTION GREEN ROOF
Échelle : 1: 50



4 RAMP - NORTH ACCESS
Échelle : 1:125



4 RAMP ACCES - EAST
Échelle : 1:125

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CONSULTAN

GENERAL SECTION

SCALE :

REVISIONS

No	DATE	DESCRIPTION
6	2022-04-05	ÉMIS POUR INFORMATION
7	2024-06-26	ÉMIS POUR INFORMATION
8	2024-12-20	SUBMISSION PHASE 3 CITY - V2

SEAL

Ordre des architectes du Québec
A 5256
JÉRÔME FENNE
ARCHITECTE

NOTES

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL MEASUREMENTS AND DIMENSIONS ON SITE PRIOR TO PROCEEDING WITH THIS WORK.

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