

# NEUF

ARCHITECT(E)S



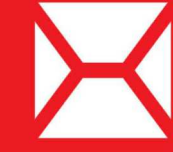
JARDINS FRANÇOISE SITE PLAN APPROVAL DRAWING LIST			
PAGE	DRAWING TITLE	REVISION	DATE
A000	TITLE PAGE	1.0	2021-12-15
A050	GENERAL SITE PLAN	1.0	2021-12-15
A060	SITE PLAN	1.0	2021-12-15
A100a	GENERAL P2 PARKING LEVEL	1.0	2021-12-15
A100b	GENERAL P1 PARKING LEVEL	1.0	2021-12-15
A101	GROUND FLOOR SITE PLAN	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 Lamarque Avenue & 3484 Innes Road,  
Orléans, ON

CLIENT : Lépine Corp

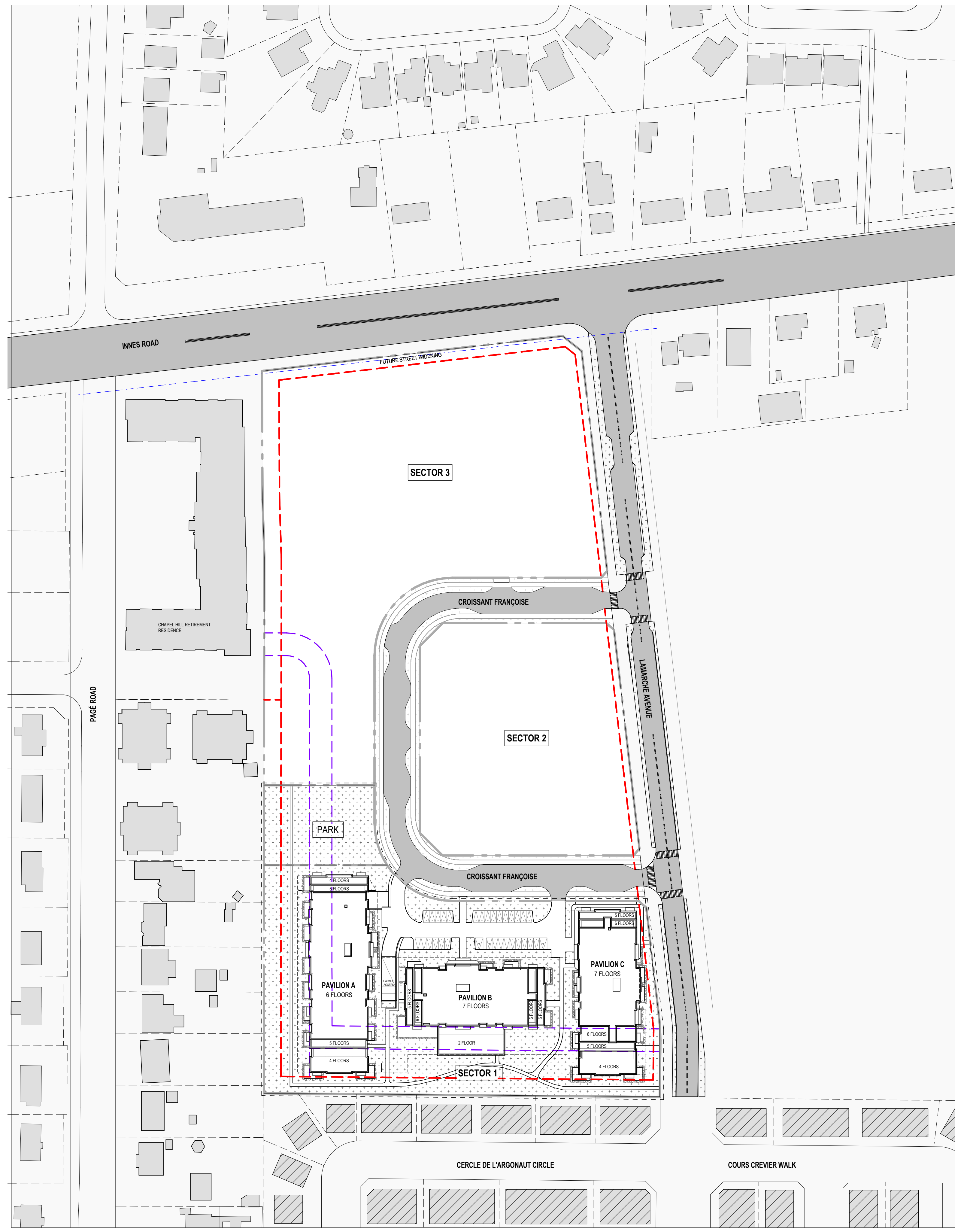


NEUF  
ARCHITECT(E)S

RELEASE 1 ISSUED FOR SITE PLAN  
2021 12 15

VERSION A  
2021 12 15

INCLUDES THE FOLLOWING  
SITE INSTRUCTIONS.



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

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COMPANY NAME  
**JARDINS FRANÇOISE**

EMPLACEMENT Location NO PROJET No.  
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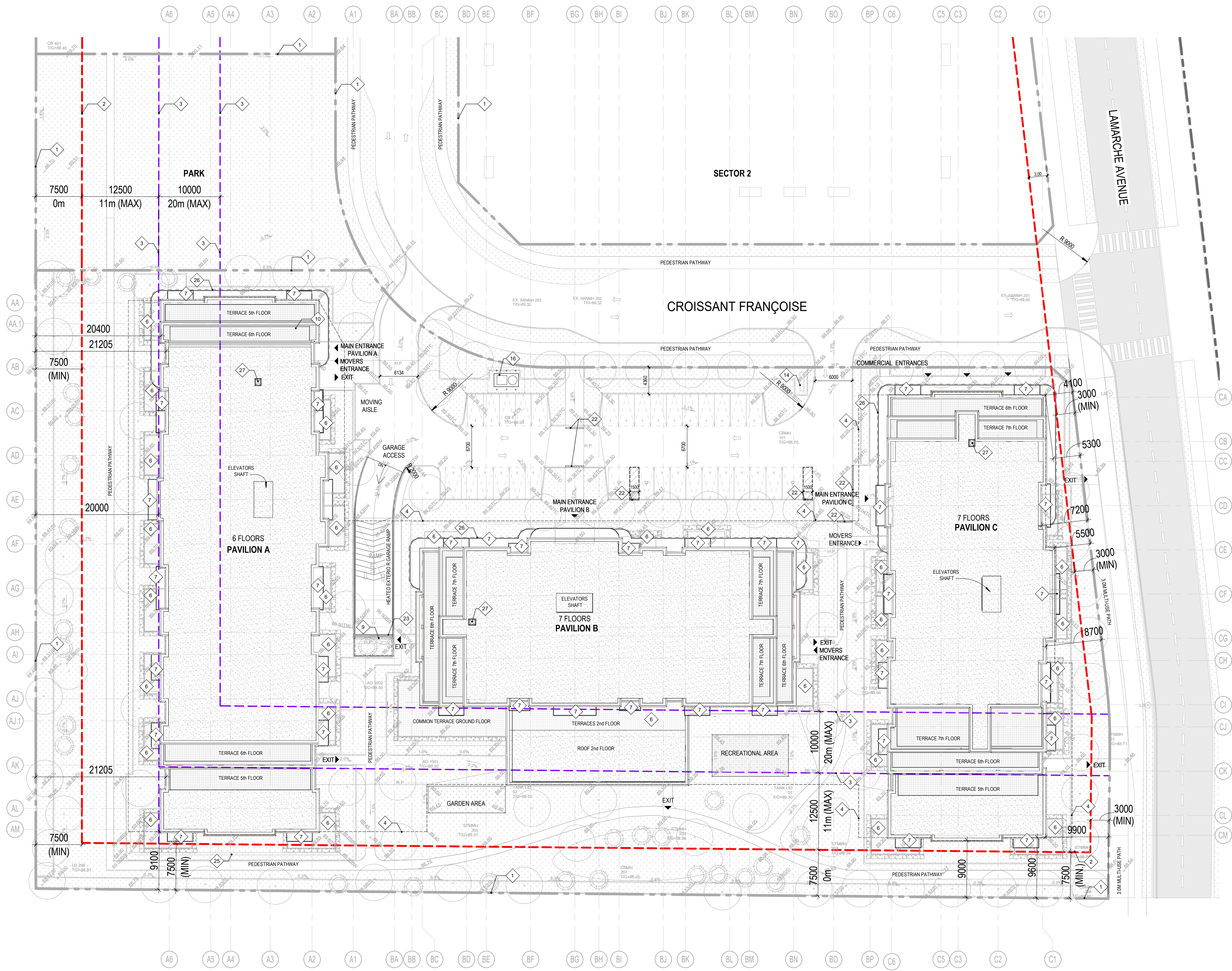
NO RELEASE DATE (aa-mm-ii)  
TA ISSUED FOR SITE PLAN 2021.12.15

DESSINÉ PAR Drawn by KR & AG VÉRIFIÉ PAR Checked K.P. / B.S.J.  
DATE (aa.mm.ii) 21/12/15 ÉCHELLE Scale Comme indiqué  
TITRE DU DESSIN Drawing Title

**GENERAL SITE PLAN**

RÉVISION Revision NO. DESSIN Dwg Number  
**1.0 A050**

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A060 SITE PLAN ZONE 1  
1:300

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 B 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 Cw 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	
[Pattern]	PAVING TILES
[Pattern]	ASPHALT
[Pattern]	CONCRETE ON-GRADE
[Pattern]	LANDSCAPING
[Pattern]	BARRIER FREE UNLOADING SPACE

SITE STATISTICS	
LOT AREA	52 045 m <sup>2</sup>
MUNICIPAL ROAD	6 366 m <sup>2</sup>
PARK AREA	5 143 m <sup>2</sup>
NET DEVELOPABLE AREA (EXCLUDING PARK)	40 536 m <sup>2</sup>
ZONE 1 AREA (EXCLUDING PARK)	15 536 m <sup>2</sup>
FOOTPRINT PAVILION A	2202 m <sup>2</sup>
FOOTPRINT PAVILION B	1966 m <sup>2</sup>
FOOTPRINT PAVILION C	1851 m <sup>2</sup>
GROSS BUILDING AREA ABOVE GRADE PAV. A	12 289 m <sup>2</sup>
GROSS BUILDING AREA ABOVE GRADE PAV. B	10 921 m <sup>2</sup>
GROSS BUILDING AREA ABOVE GRADE PAV. C	11 533 m <sup>2</sup>
GROSS BUILDING AREA BELOW GRADE (PARKADE LEVEL P1 & P2)	18 152 m <sup>2</sup>
GROSS FLOOR AREA PAVILION A & B & C (ABOVE + BELOW GRADE)	52905 m <sup>2</sup>

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
TOTAL EACH PAVILION	105 UNITS	81 UNITS	97 UNITS
TOTAL (PAVILION A,B,C)	283 UNITS		

UNIT MIX	UNIT MIX		
	1B0 UNIT	2B0 UNIT	3B0 UNIT
1B0 UNIT	58 UNITS	42 UNITS	57 UNITS
2B0 UNIT	46 UNITS	39 UNITS	40 UNITS
3B0 UNIT	1 UNITS	0 UNITS	0 UNITS
TOTAL (PAVILION A,B,C)	105 UNITS	81 UNITS	97 UNITS

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 (INCLUDED BARRIER FREE PARKING)	386
MINIMUM BARRIER FREE PARKING REQUIRED	7
PROVIDED	7

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

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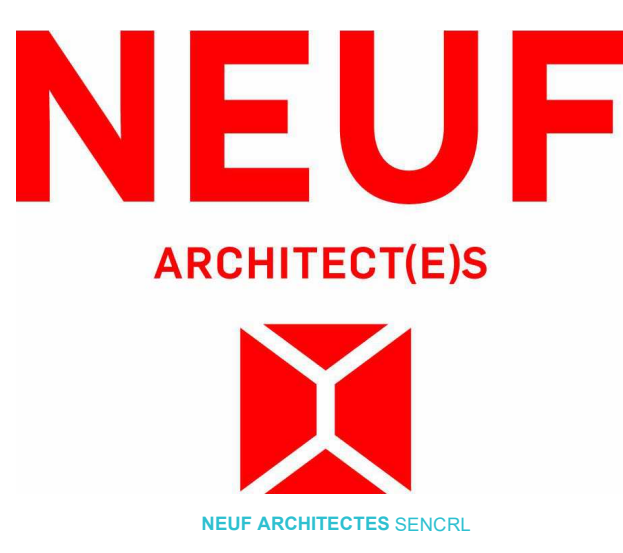
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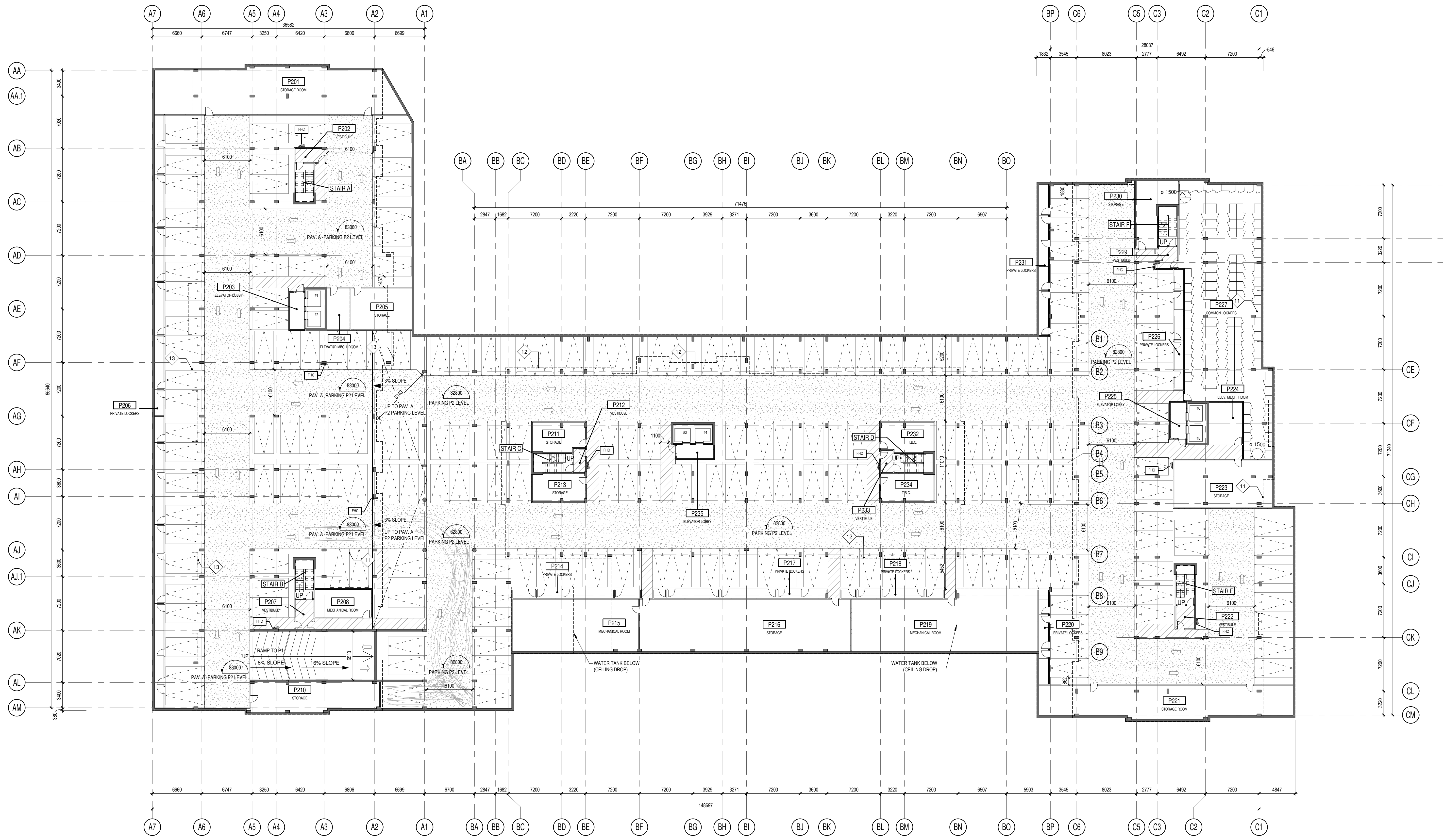
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DESSIN PAR Drawn by VERIFIÉ PAR Checked  
A.W. & A.G. K.P. / B.S.J.  
DATE (aa-mm-jj) 21/12/15 ECHELLE Scale  
MINIMUM BICYCLE PARKING As indicated

**SITE PLAN**

REVISION Revision NO. DESSIN Dwg Number  
**1.0 A060**



A100a P2 PARKING LEVEL  
1 : 250

# 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
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18	MANHOLE 2m X 4m (REFER TO ELECT. ENG.)
19	CRANE LOCATION (T.B.D.)

# 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

Level	Type	Count
P1 PARKING LEVEL	F.M.D.	71
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 - 600 x 1500

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

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 A800 FOR DETAILS
	WALL TYPE • SEE PAGE A800 FOR DETAILS
	ROOF TYPE • SEE PAGE A800 FOR DETAILS
	DOOR NUMBER • SEE PAGE A800 & A901 FOR DETAILS
	ROOM NUMBER • SEE PLANS FOR DETAILS
	EXTERIOR MATERIAL TYPE • SEE PAGE A400 & A401 FOR LEGEND

PRIVATE LOCKERS SCHEDULE		
LEVEL	TYPE OF LOCKER	QUANTITY
P2 PARKING LEVEL	PRIVATE LOCKERS	52
P1 PARKING LEVEL	PRIVATE LOCKERS	45
TOTAL		97

STL LOCKERS SCHEDULE		
LEVEL	TYPE OF LOCKER	QUANTITY
P2 PARKING LEVEL	SINGLE TIER LOCKER	117
P1 PARKING LEVEL	SINGLE TIER LOCKER	166
TOTAL		283

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

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



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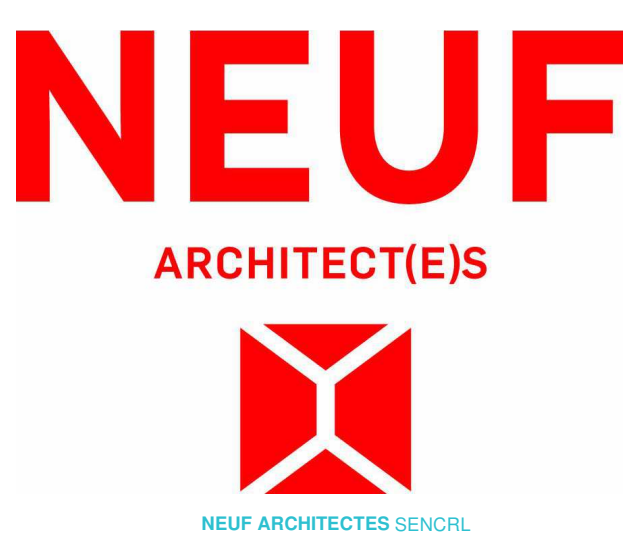
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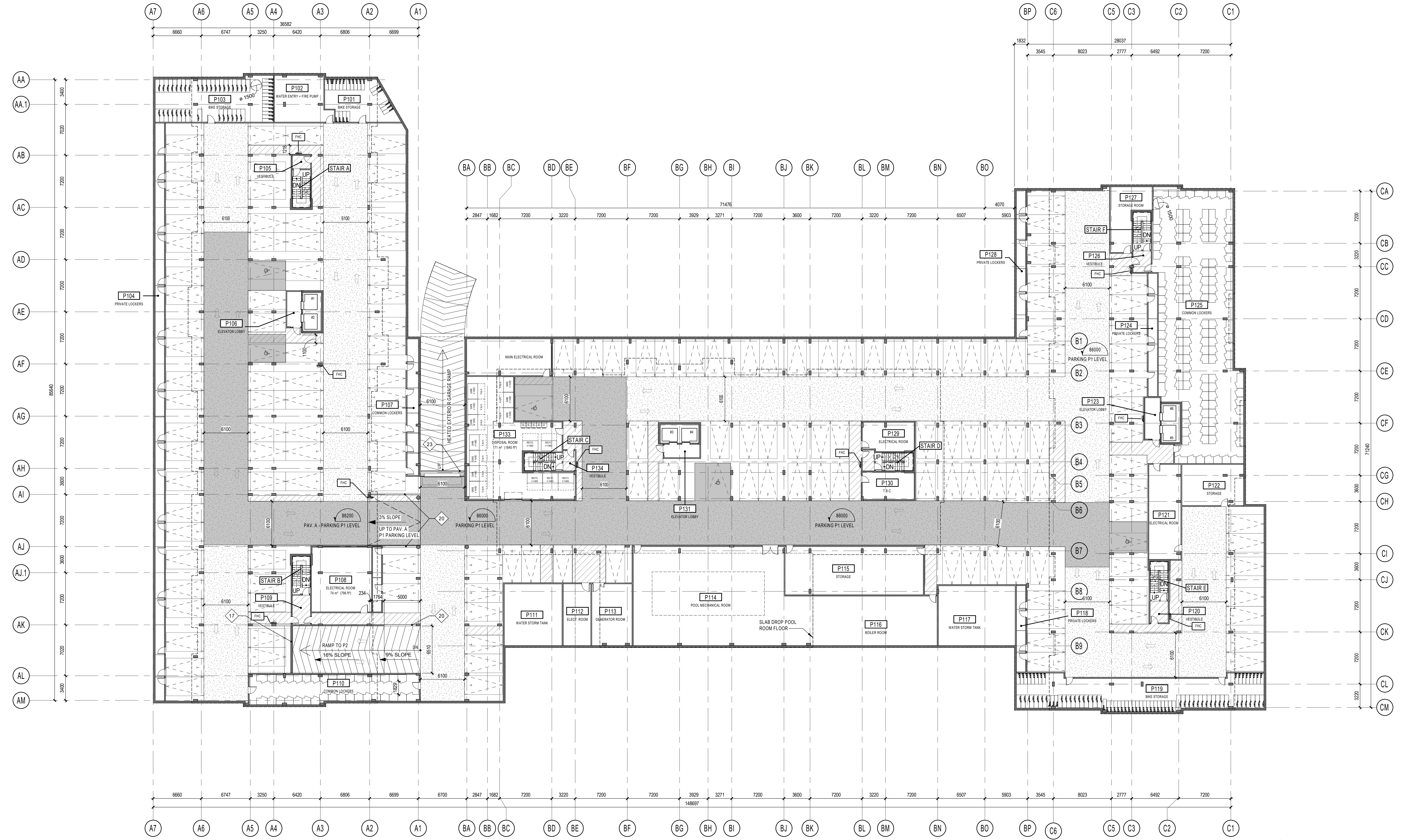
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DESIGNÉ PAR Drawn by  
CI & AG / O.A.  
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TITRE DU DESSIN Drawing Title  
**GENERAL P2 PARKING LEVEL**

VÉRIFIÉ PAR Checked  
K.P. / B.S.J.  
ÉCHELLE Scale  
Comme indiqué

REVISION Revision NO. DESSIN Dwg Number  
**1.0 A100a**

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**A100b P1 PARKING LEVEL**  
1: 250

# NOTE	DESCRIPTION
1	PROPERTY LINE
2	SETBACK LINE
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7	PRIVATE BALCONY
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Level	Type	Count
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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

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

PLAN SYMBOL LEGEND	
[Symbol]	RAILING OR GUARDRAIL TYPE • SEE PAGE A330 FOR DETAILS
[Symbol]	GENERAL NOTES • SEE LEGEND FOR DESCRIPTION • SEE PAGE A803 FOR DETAILS
[Symbol]	WINDOW OR CURTAIN WALL TYPE • SEE PAGE A803 FOR DETAILS
[Symbol]	WALL TYPE • SEE PAGE A800 FOR DETAILS
[Symbol]	ROOF TYPE • SEE PAGE A800 FOR DETAILS
[Symbol]	DOOR NUMBER • SEE PAGE A808 & A801 FOR DETAILS
[Symbol]	ROOM NUMBER • SEE PLANS FOR DETAILS
[Symbol]	EXTERIOR MATERIAL TYPE • SEE PAGE A403 & A401 FOR LEGEND

PRIVATE LOCKERS SCHEDULE		
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[Symbol A]	BARRIER FREE PARKING SPACE 5.2m X 3.4m (min.)
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PARKING SPACES	
P2 PARKING LEVEL	
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STANDARD: 2600x5200	
188	
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BARRIER FREE: TYPE A (3400mmx5200mm)	
2	
BARRIER FREE: TYPE B (2400mmx5200mm)	
3	
STANDARD SMALL: 2400x4600	
2	

PARKING SPACES	
STANDARD: 2600x5200	
154	
GROUND FLOOR B	
BARRIER FREE: TYPE A (3400mmx5200mm)	
2	
BARRIER FREE: TYPE B (2400mmx5200mm)	
1	
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COMPANY NAME  
**JARDINS FRANÇOISE**

EMPLACEMENT Location NO PROJET No.  
240-270 Lamarche Avenue & 3484 Innes Road, Orléans, ON 12647

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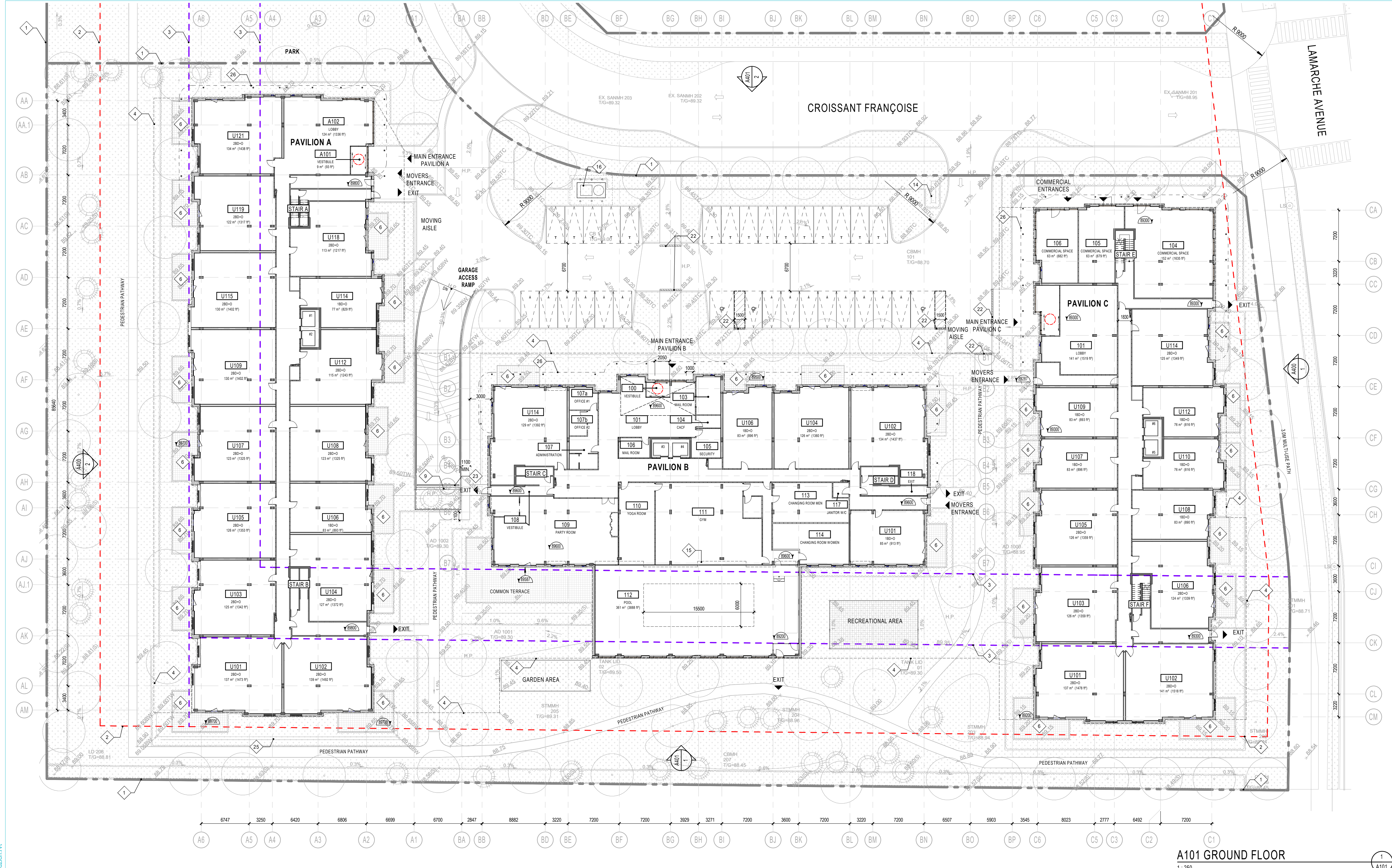
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DATE (aa-mm-jj) ÉCHELLE Scale  
21/12/15 As indicated

TITRE DU DESSIN Drawing Title  
**GENERAL P1 PARKING LEVEL**

REVISION Revision NO. DESSIN Dwg Number  
**1.0 A100b**

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**A101 GROUND FLOOR**  
1:250

# 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	PAVILION A GROUND FLOOR OUTLINE
14	SIGNAGE
15	OUTLINE 2ND FLOOR
16	HYDRO TRANSFORMER
17	CONCRETE WALL OF 100mm HEIGHT C/W FR-4 WALL ON TOP
18	MANHOLE 2m x 4m (REFER TO ELECT. ENG.)
19	CRANE LOCATION (T.B.D.)

# 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

SYMBOL	DESCRIPTION
⊠	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

SYMBOL	DESCRIPTION
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.)

LEVEL	STANDARD	STANDARD SMALL
P2 PARKING LEVEL	2600x5200	2400x4600
P1 PARKING LEVEL	2600x5200	2400x4600

LEVEL	STANDARD	STANDARD SMALL	TOTAL
GROUND FLOOR B	154	29	183
BARRIER FREE: TYPE A (3400mmx5200mm)	2	27	29
BARRIER FREE: TYPE B (2400mmx5200mm)	1	0	1
BARRIER FREE: TYPE B (2400mmx5200mm)	2	0	2
BARRIER FREE: TYPE B (2400mmx5200mm)	29	0	29
STANDARD SMALL: 2400x4600	0	29	29
<b>TOTAL: 386</b>			

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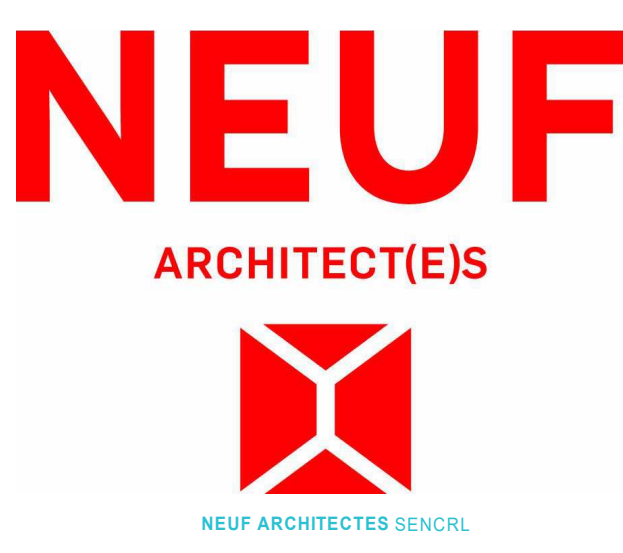
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**COMPANY NAME**  
**JARDINS FRANÇOISE**

**EMPLACEMENT / Location**  
240-270 Lamarche Avenue & 3484 Innes Road, Orléans, ON

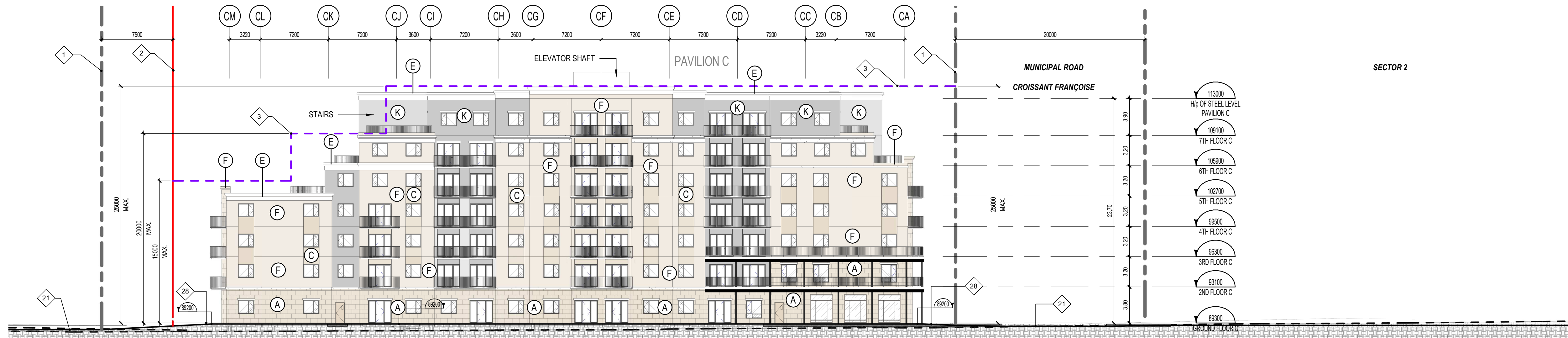
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**GROUND FLOOR SITE PLAN**

REVISION Révision NO. DESSIN Dwg Number  
**1.0 A101**

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GENERAL EAST ELEVATION  
1 : 250



GENERAL WEST ELEVATION  
1 : 250

# NOTE	DESCRIPTION
1	PROPERTY LINE
2	SETBACK LINE
3	HEIGHT LIMITS LINE
4	PT 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	SIGNAGE
15	OUTLINE 2ND FLOOR
16	HYDRO TRANSFORMER
17	CONCRETE WALL OF 100mm HEIGHT C/w FR-4 WALL ON TOP
18	MANHOLE 2m x 4m (REFER TO ELEC. ENG.)
19	CRANE LOCATION (T.B.D.)

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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

SYMBOL	DESCRIPTION
◇	RAILING OR GUARDRAIL TYPE • SEE PAGE A330 FOR DETAILS
#	GENERAL NOTES • SEE LEGEND FOR DESCRIPTION
W	WINDOW OR CURTAIN WALL TYPE • SEE PAGE A813 FOR DETAILS
XX	WALL TYPE • SEE PAGE A800 FOR DETAILS
RT-XX	ROOF TYPE • SEE PAGE A800 FOR DETAILS
XX	DOOR NUMBER • SEE PAGE A800 & A801 FOR DETAILS
XX	ROOM NUMBER • SEE PLANS FOR DETAILS
XX	EXTERIOR MATERIAL TYPE • SEE PAGE A403 & A404 FOR 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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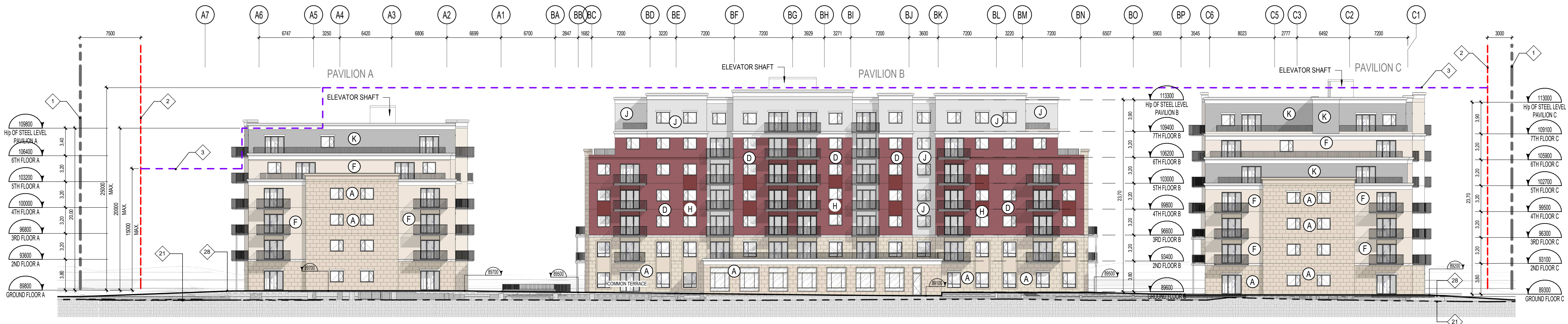
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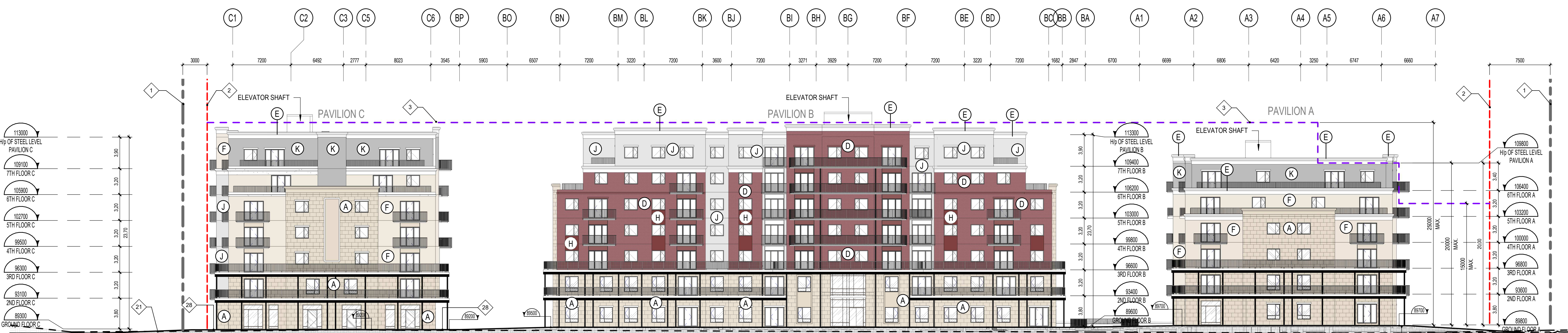
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**GENERAL ELEVATIONS**

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GENERAL SOUTH ELEVATION  
1:250



GENERAL NORTH ELEVATION  
1:250

# NOTE	DESCRIPTION
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20	CONCRETE CURB OF 150mm HEIGHT
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6	PRIVATE TERRACE
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SYMBOL	DESCRIPTION
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⬢	GENERAL NOTES • SEE LEGEND FOR DESCRIPTION
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⬢	WALL TYPE • SEE PAGE A800 FOR DETAILS
⬢	ROOF TYPE • SEE PAGE A800 FOR DETAILS
⬢	DOOR NUMBER • SEE PAGE A900 & A901 FOR DETAILS
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⬢	EXTERIOR MATERIAL TYPE • SEE PAGE A400 & A401 FOR LEGEND

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**GENERAL ELEVATIONS**

REVISION Revision NO. DESSIN Dwg Number  
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