



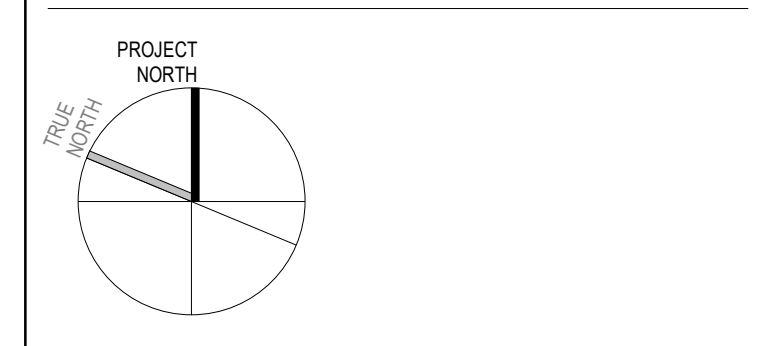
KEY PLAN

SITE DATA		
SITE DESCRIPTION	PART OF LOT 1, CONCESSION 11, GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA	
SITE ADDRESS	1045 NOELLA LECLAIR STREET, OTTAWA, ON	
PROPOSED USE	4 STOREY LONG TERM CARE (256 BEDS)	
BUILDING FOOTPRINT	3387sq.m	
PAVED SURFACE AREA	4251sq.m	
ZONING		
ZONE	REQUIRED AM[2413] H[21]/ AM2414 H(40)	PROVIDED AM - Arterial Mainstreet
LOT AREA	NO MINIMUM	16,195sq.m (1.62 ha)
FRONT YARD & CORNER SIDE...	NO MINIMUM (INSTITUTIONAL USE)	
MIN. INTERIOR SIDE YARD	NO MINIMUM	N/A
MIN. REAR YARD	NO MINIMUM (INSTITUTIONAL USE)	7.5m
BUILDING HEIGHT	21m	18.4m
MAX. FLOOR SPACE INDEX	NO MAXIMUM	
MIN. WIDTH OF LANDSCAPED AREA AROUND PARKING	3m	3.1m
MIN. LANDSCAPE AREA	15%	32% (310sq.m Interior + 1041sq.m Perimeter)
SNOW STORAGE	N/A	204sq.m (4.8%)
AMENITY AREA	10% OF ROOMING AREA: 160 PRIVATE ROOMS @ 14.5sq.m + 96 SEMI-PRIVATE ROOMS @ 15sq.m = 3760sq.m (10% = 376 sq.m REQ. AMENITY AREA)	2591sq.m (69%)

PARKING		
PARKING SPACES	REQUIRED 0.25 x 256 BEDS + 1 PER 100 sq.m (medical, health/personal services) = 79	PROVIDED 95 (EXCLUDING TYPE A & B)
BARRIER-FREE SPACES	3 TYPE A + 4 TYPE B (AS PER AODA)	3 TYPE A + 4 TYPE B
LOADING SPACES	2 (5m)	1 (20m) + 1 (5m)
BICYCLE PARKING	1 per 1500 sq.m GFA = 10	16

BUILDING DATA	
GROSS BUILDING AREA	1027sq.m
BASEMENT FLOOR LEVEL	1027sq.m
GROUND FLOOR LEVEL	3418sq.m
SECOND FLOOR LEVEL	3307sq.m
THIRD FLOOR LEVEL	3042sq.m
FOURTH FLOOR LEVEL	3042sq.m
ROOF: MECH. PENTHOUSE AND STAIR	267sq.m
TOTAL	14103sq.m

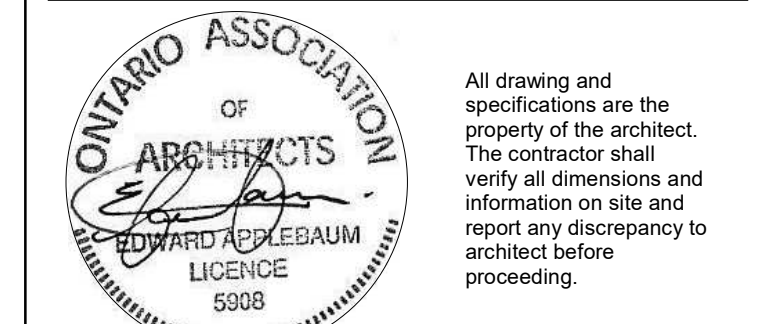
Montgomery Sisam Architects Inc.
197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723



LEGAL DESCRIPTION:
PIN: 14563 - 3365LT
DESCRIPTION:
PART OF LOT 1, CONCESSION 11 (CUMBERLAND), DESIGNATED AS PARTS 1, 2 AND 3 ON PLAN 4R-34736; SUBJECT TO AN EASEMENT OVER PART 2, PLAN 4R-34739 IN FAVOUR OF PART LOT 1, CONCESSION 11, CUMBERLAND, PART 3, PLAN 4R-28139 AS IN OC1410495; SUBJECT TO AN EASEMENT OVER PART 2, PLAN 4R-34739 IN FAVOUR OF PART LOT 1, CONCESSION 11, CUMBERLAND, PART 4, PLAN 4R-28139 AS IN OC1410495; SUBJECT TO AN EASEMENT IN GROSS OVER PART 2, PLAN 4R-34739 AS IN OC2088215, CITY OF OTTAWA.
PIN: 14563 - 3351LT
DESCRIPTION:
PART OF LOT 1, CONCESSION 11 (CUMBERLAND), DESIGNATED AS PARTS 2, 3, 4 AND 5 ON PLAN 4R-34736; SUBJECT TO AN EASEMENT OVER PART 4, PLAN 4R-34736 IN FAVOUR OF PART LOT 1 CONCESSION 11 CUMBERLAND PARTS 1 TO 10 PLAN 4R-27317 AS IN OC1410495 RELEASED BY OC2085651; SUBJECT TO AN EASEMENT IN GROSS OVER PART 3 PLAN 4R-34736 AS IN OC2047934; SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 PLAN 4R-34736 AS IN OC2088215; CITY OF OTTAWA.

SITE PLAN LEGEND	
	PARKING PAVED AREA
	LANDSCAPED AREA
	HEAVY DUTY ASPHALT
	BARRIER FREE BUILDING ENTRANCE
	BUILDING EXIT STEP GRADE DOWN 150mm FROM FINISH FLOOR.

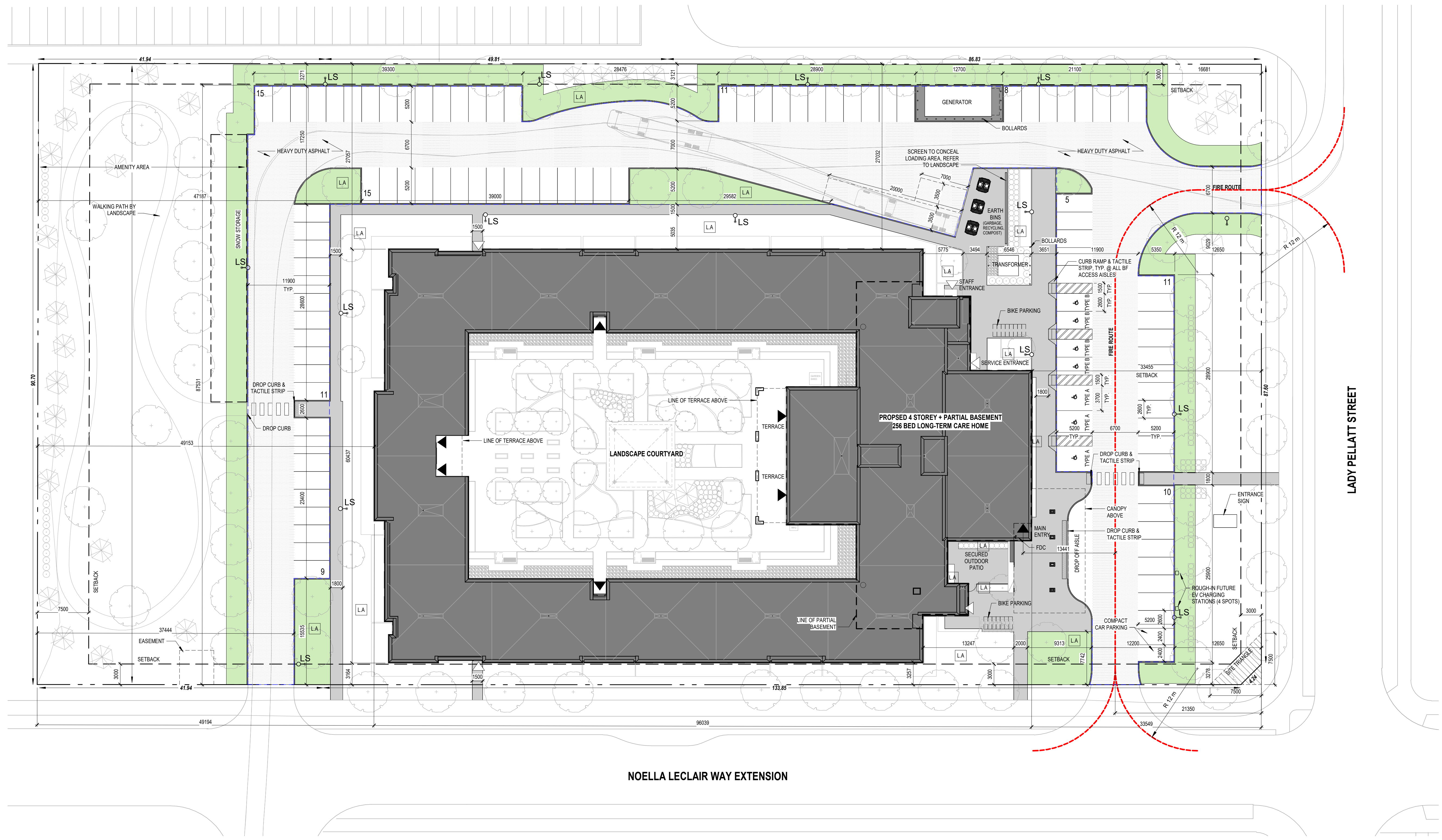
5	06.02.23	ISSUED FOR SPA RESUBMISSION	MSA
3	02.27.23	ISSUED FOR CM RFP	MSA
2	02.17.23	ISSUED FOR SITE PLAN APPROVAL	MSA
#	date:	revision:	by:
revisions			



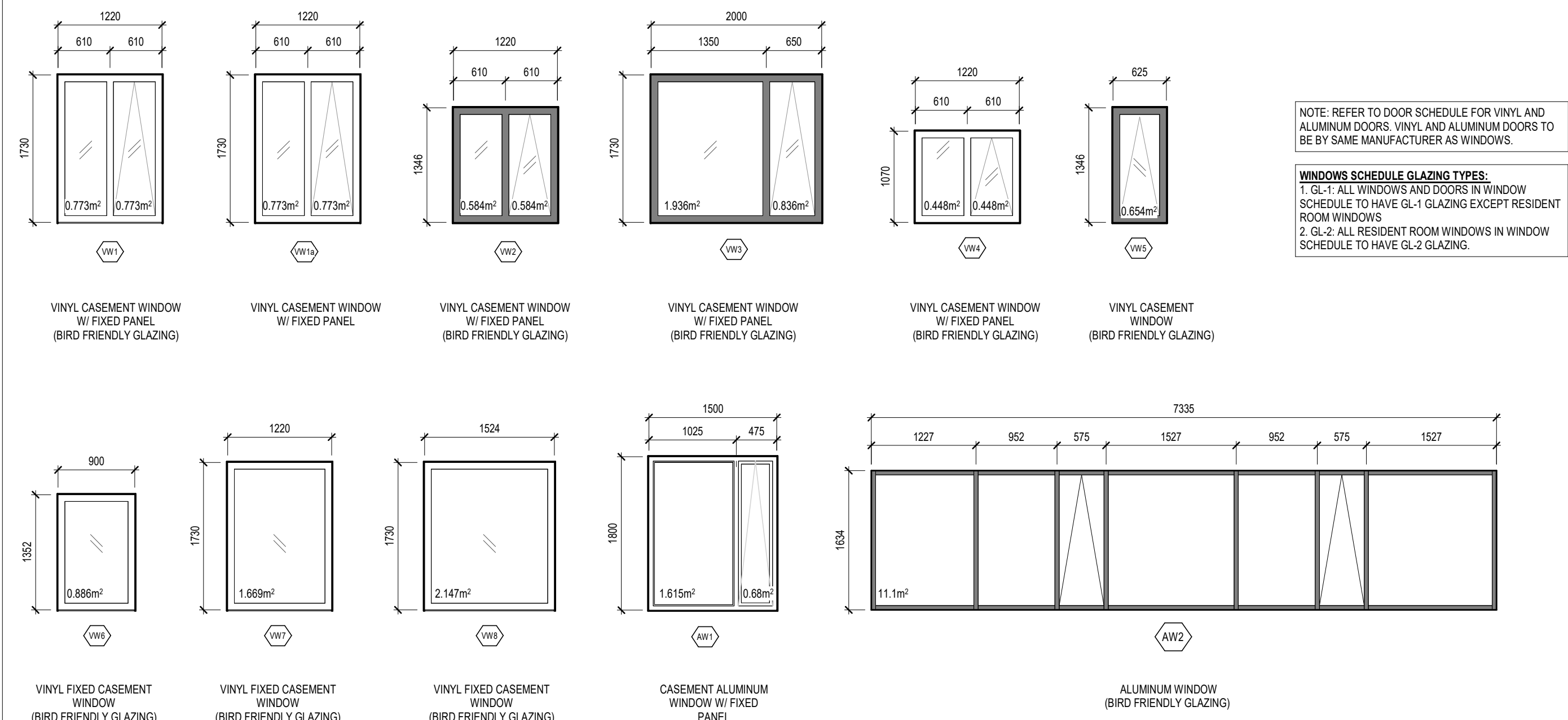
EC ORLEANS
1045 Noella Leclair Street
Ottawa, ON
PARCEL CONSISTS OF PIN's
145633946 & 145633944

SITE CONTEXT PLAN AND PROJECT STATS

scale:	As indicated
drawn by:	MCS
reviewed by:	BW
job number:	22058
plot date:	06/02/2023
drawing number:	A11.02



NOELLA LECLAIR WAY EXTENSION

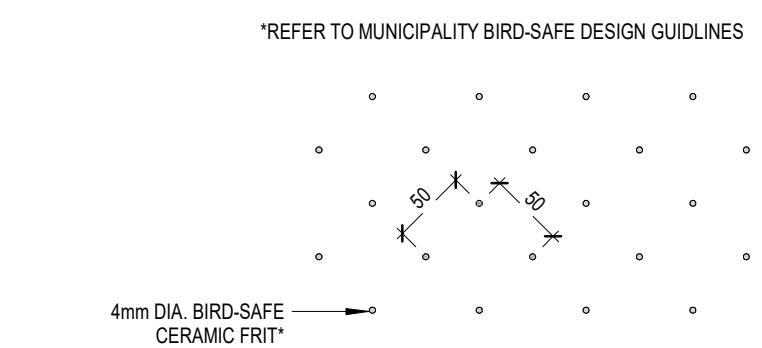


GLAZING TO ROOM AREA PERCENTAGE

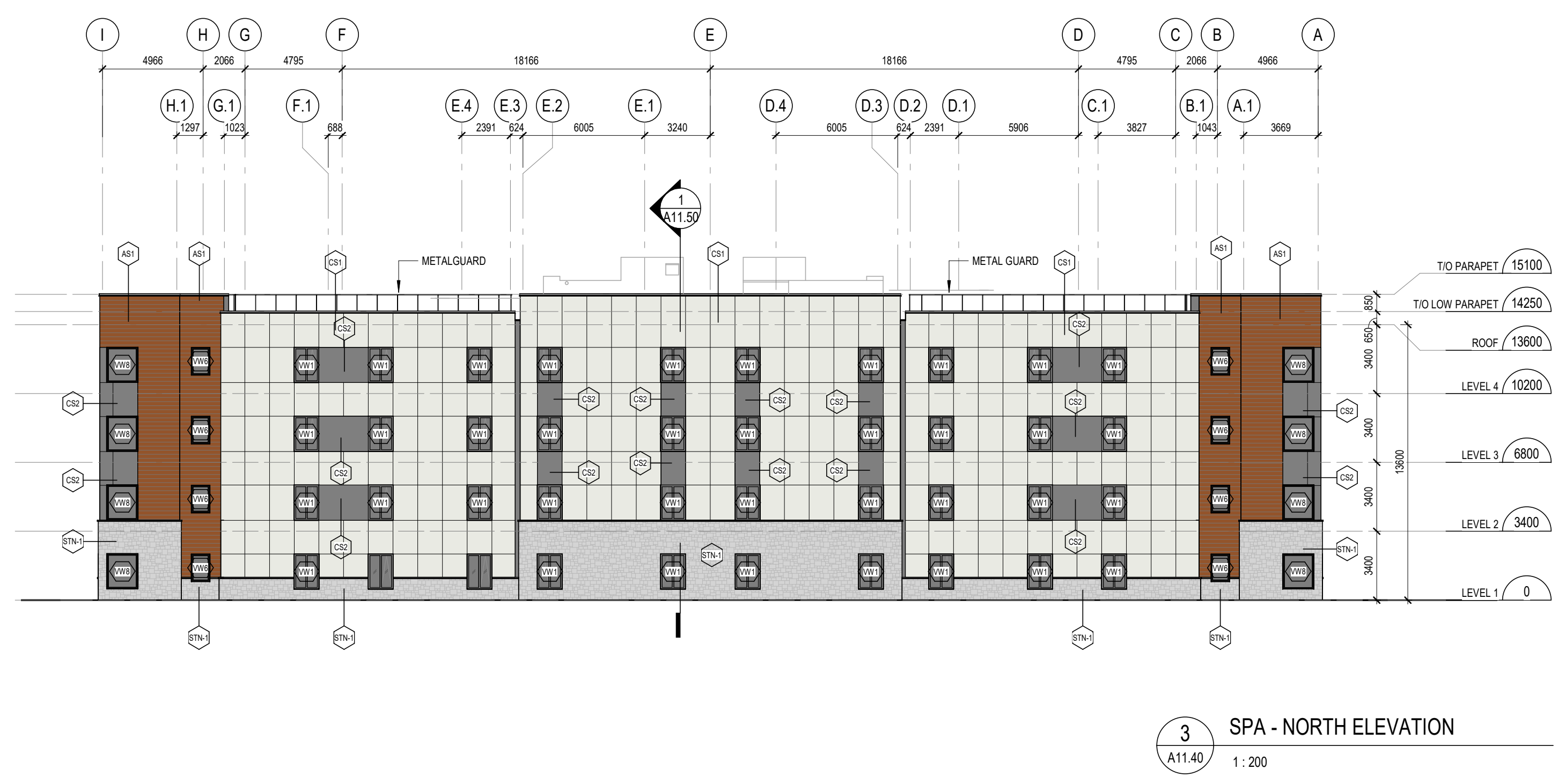
ROOM	ROOM AREA	OPERABLE GLAZING AREA	PERCENT	TOTAL GLAZING AREA	PERCENT
PRIVATE RM	14.938m²	0.775m²	5.2%	1.55m²	10.4%
SEMI-PRIVATE RM	15.399m²	0.775m²	5%	1.55m²	10%
ACTIVITY SPACE	19.131m²	N/A		3.1m²	16.2%
CENTRAL LOUNGE	28.405m²	N/A		3.1m²	11.7%
CORNER LOUNGE	23.536m²	N/A		7.065m²	30%

NOTE: GLAZING AREA IS UNOBSTRUCTED GLASS AREA (EXCLUDES MULLIONS) BASED ON SPECIFIED WINDOW MANUFACTURER

4 WINDOW SCHEDULE - SPA
A11.40 1:50



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



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
- STN EXTERIOR STONE UNITS
- VW# PREFINISHED VINYL WINDOW
- SF# PREFINISHED ALUMINUM STOREFRONT SYSTEM
- CW# PREFINISHED ALUMINUM CURTAIN WALL
- GL# GLAZING TYPE



5 06.02.23 ISSUED FOR SPA RESUBMISSION MSA
 3 02.27.23 ISSUED FOR CM RFP MSA
 2 02.17.23 ISSUED FOR SITE PLAN APPROVAL MSA
 # date: revision: by:

ONTARIO ASSOCIATION OF ARCHITECTS
 EDWARD DELEBAUM
 LICENCE 5908

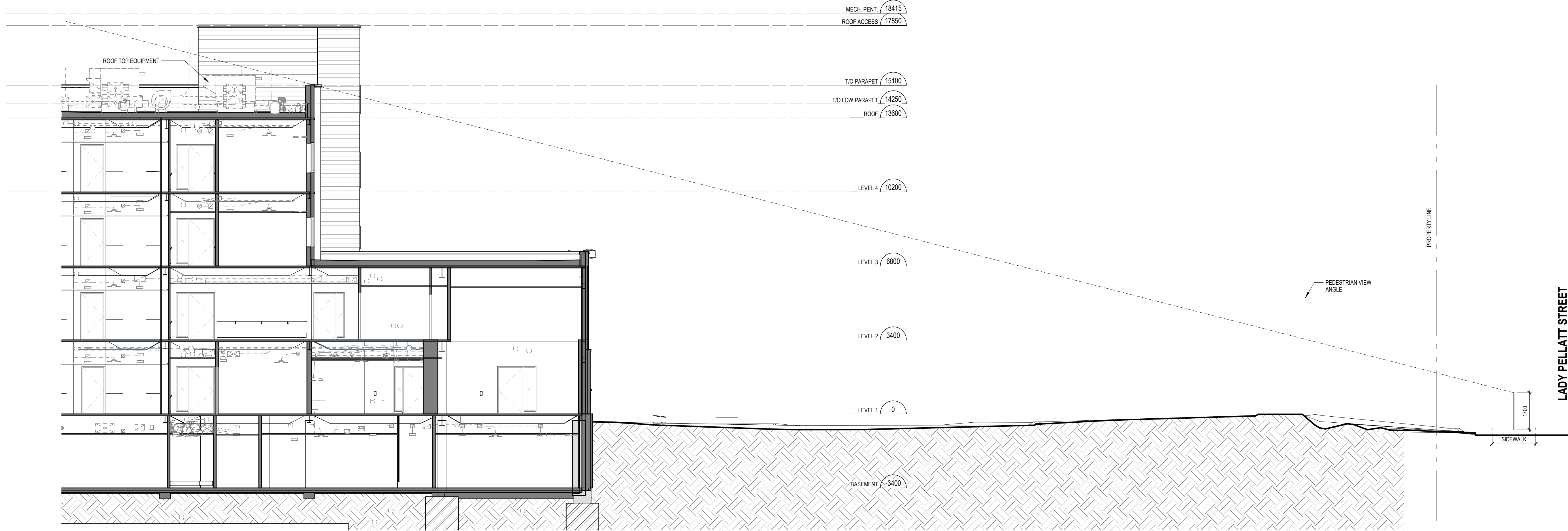
All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

EC ORLEANS
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 Ottawa, ON
 PARCEL CONSISTS OF PIN# 145633946 & 145633944

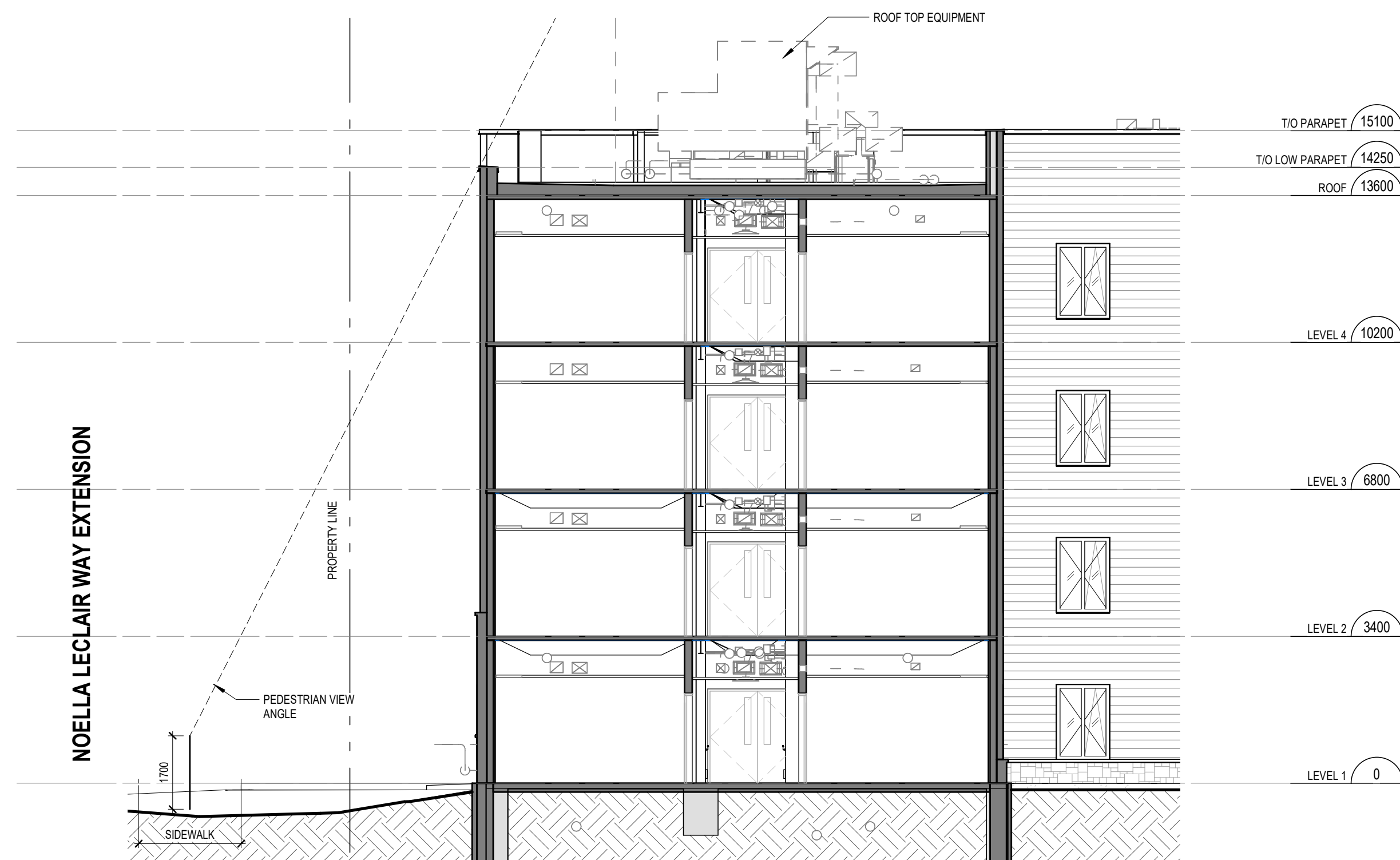
ELEVATIONS

scale: As indicated
 drawn by: APIXH
 reviewed by: BW
 job number: 22058
 plot date: 06/02/2023
 drawing number:



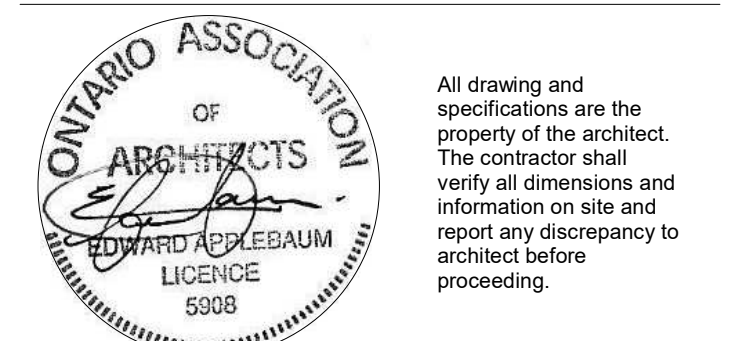


2 SECTION THROUGH LADY PELLATT STREET
A11.42 1:100



1 SECTION THROUGH NOELLA LECLAIR WAY EXTENSION
A11.42 1:100

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#	date:	revision:	by:



EC ORLEANS

1045 Noella Leclair Street
Ottawa, ON
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SECTION DIAGRAM

scale: 1:100
drawn by: APIXH
reviewed by: BW
job number: 22058
plot date: 06/02/2023
drawing number:

A11.42