



PROPOSED CONCEPTUAL EXTERIOR DESIGN

SEPTEMBER 18 2024

TOWNSHIP OF RIDEAU LAKES MUNICIPAL OFFICE - REDEVELOPMENT OPTION 1- RENOVATE AND PROVIDE AN ADDITION

ZONING BYLAW AND OFFICIAL PLAN DATA

ZONING DESIGNATION:
I - INSTITUTIONAL

USE:
COMMUNITY SERVICE

REQUIRED SETBACKS:

FRONT YARD (m)
REQUIRED 6
ACTUAL 26.91

REAR YARD (m)
REQUIRED 10
ACTUAL 27.58

EXTERIOR SIDE YARD (m)
REQUIRED 6
ACTUAL NOT APPLICABLE

INTERIOR SIDE YARD (m)
REQUIRED 10
ACTUAL ~10 (TO BE CONFIRMED WITH SURVEY)

MINIMUM LOT WIDTH (m)
REQUIRED 40
ACTUAL 95.76

MINIMUM LOT AREA (m²)
REQUIRED 4,050
ACTUAL 8,420

MAXIMUM BUILDING HEIGHT (m)
REQUIRED 12
ACTUAL 6.8

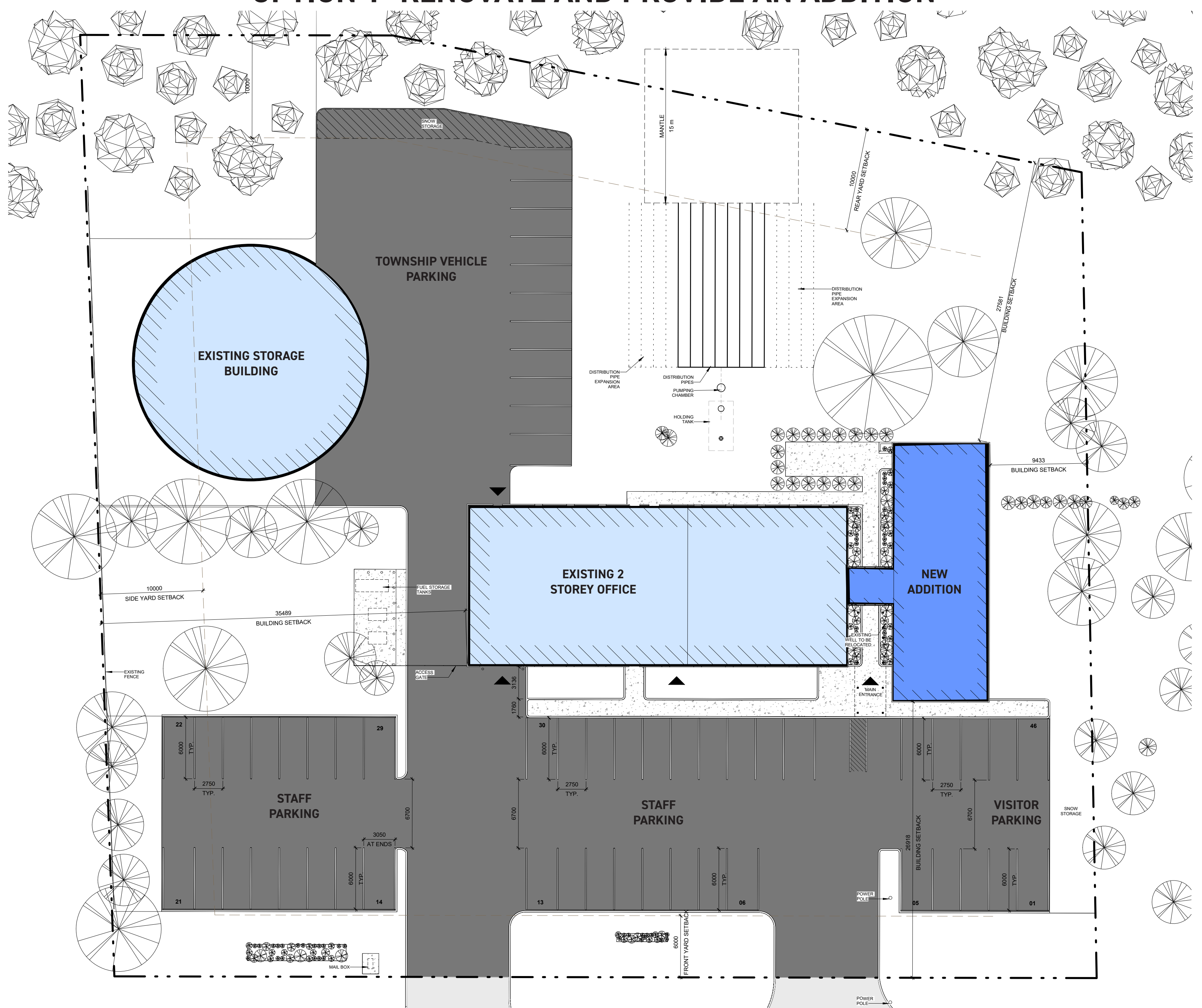
MAXIMUM LOT COVERAGE (%)
REQUIRED 20
ACTUAL 14.7

REQUIRED PARKING :
INDUSTRIAL USE(1 SPACE/40m² OF GFA)
REQUIRED 2
ACTUAL 2

PROFESSIONAL OF BUSINESS OFFICE (1 SPACES/25m² OF GFA)
REQUIRED 30
ACTUAL 44

TOTAL
REQUIRED 32
ACTUAL 46

NUMBER OF ACCESSIBLE PARKING SPACES (1 SPACE/30 REQUIRED SPACES)
REQUIRED 2
ACTUAL 2



DISCLAIMER:

NOTE ALL OF THE DATA SHOWN IN THIS SUMMARY AND PLAN ARE APPROXIMATE AND WILL NEED TO BE VALIDATED IN DETAILED DESIGN. THE LIST PROVIDED ABOVE IS AN APPROXIMATION AND WILL BE FURTHER REFINED AS THE DESIGN IS DEVELOPED. THIS INFORMATION IS PREPARED BASED ON READILY AVAILABLE INFORMATION WHICH MAY BE OUT OF DATE OR INACCURATE. AN IN FIELD SURVEY WILL BE PREPARED DURING DETAILED DESIGN TO VALIDATE THE INFORMATION LISTED ABOVE AND SHOWN HEREIN.

SCOPE OF WORK

In this option the proposed construction would involve a complete removal of the exterior envelope assembly and replacement with a new modernized assembly. All interior separating partitions would be removed to make way for an entirely new floor plan arrangement. All mechanical and electrical systems would be removed and brought back to the incoming service location in preparation for a new arrangement. A new addition would be built on the east side of the building allowing for the expansion of the building foot print to account for the deficiency of space.

PROPOSED CONSTRUCTION

The proposed construction for the building will involve a significant overhaul to the envelope assembly and interior spaces. To begin the replacement of the interior concrete floor assembly will be necessary because of the removal that will be required to accommodate new plumbing runs, relocation of some mechanical and electrical services and to accommodate new below slab insulation and vapour barrier. The full exterior walls will be replaced with a new insulated metal stud and drywall assembly, the base of the wall will be clad with a hardened material to ensure long term durability with the top of the wall clad with a cost effective and durable metal cladding assembly. Significantly increased insulation values will be provided in the exterior walls with an improvement to approximately R30. The roof assembly will be limited in its proposed improvement in overall R value. Due to the strict structural loading consideration since the building was first constructed the roof will not be permitted to be additionally loaded in excess of what it was at the time of original construction. Due to this the load limitations on the roof will not be possible to any considerable degree. However old insulation will be replaced with new and a new metal roof assembly will be provided. All new interior construction will be provided through the construction of wood and gypsum board partition construction. A main design feature will be to incorporate as much natural light into the interior spaces as possible through the use of glass screens wherever possible to ensure that the space feels open and connected. All Mechanical and Electrical systems will be fully replaced to meet current energy performance standards, including high efficiency mechanical systems and low energy light systems with lighting control and LED fixtures.

