## PROJECT INFO

| | |
|---|---|
| LEGAL ADDRESS: | LOTS 3 AND 5 CONCESSION 2 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER now CITY OF OTTAWA |
| PIN: | 04419-0428 |
| MUNICIPAL ADDRESS : | 1615 Orleans Boulevard |
| ZONING: | GM12 F(0.6) H(22) |
| CALCULATED PARCEL AREA | 55,727 m² (599,840.44 ft²) (5.57 ha) |

| PROJECT STATISTICS | |
|---|---|
| TOTAL OVERALL SITE AREA | 55,727 m² (599,840.44 ft²) (5.57 ha) |
| TOTAL OVERALL SITE DEPTH | +\-336m |
| TOTAL PROJECT SITE AREA | 11,345.2m² |
| TOTAL PROJECT SITE DEPTH | 91.6m |
| TOTAL PROJECT BUILDING AREA | 2,940m² |
| TOTAL AMENITY AREA | 5,110.5m² |
| TOTAL PROJECT LANDSCAPING | 4,485.3m² |
| TOTAL PROJECT SOFT LANDSCAPE | 3,306.7m² |
| PROPOSED SNOW STORAGE AREA | 52.5m² |

| BUILDING STATISTICS | |
|---|---|
| BUILDING GFA | 9,764.64m² |
| TOTAL BUILDING AREA | 2,940m² |
| MAXIMUM BUILDING HEIGHT (PROPOSED) | 4 Storey (12.5m) |

| SITE ZONING | |
|---|---|
| ZONING BY-LAW | GM12 F(0.6) H(22) |
| PERMITTED USE | Plan Unit Development |

| SITE SETBACKS | REQUIRED | PROVIDED |
|---|---|---|
| FRONT YARD AND CORNER SIDE YARD | 3m | 3m |
| INTERIOR SIDE YARD | 5m | 5m |
| REAR YARD | 3m | 3m |

| PARKING STATISTICS | REQUIRED | PROVIDED |
|---|---|---|
| RESIDENTIAL PARKING RATE: 1 SPACE PER DWELLING | 60 Spaces | 60 Spaces (Garage) |
| ACCESSIBLE PARKING - TYPE 'A' | 1 Space | 1 Space |
| ACCESSIBLE PARKING - TYPE 'B' | 1 Space | 1 Space |
| VISITOR PARKING RATE: 0.2 SPACE PER DWELLING | 12 Spaces | 12 Spaces |
| TOTAL # OF PARKING SPACES | 72 Spaces | 72 Spaces |

| BICYCLE PARKING STATISTICS | REQUIRED | PROVIDED |
|---|---|---|
| RATE: TOWNHOME | None | 2 Spaces |

WASTE AND RECYCLING COLLECTION
Blocks A, B, C & D - Curb side city pick up

## PROJECT STATISTICS

| B2B TOWNHOMES | GFA Sq/M |
|---|---|
| BLOCK A 16 B2B UNITS - 3 STOREYS | 2,531.6 |
| BLOCK B 16 B2B UNITS - 4 STOREYS | 2,796.0 |
| BLOCK C 16 B2B UNITS - 3 STOREYS | 2,531.6 |
| BLOCK D 12 B2B UNITS - 3 STOREYS | 1,905.4 |

| | |
|---|---|
| BLOCK A - 16 B2B TOWN HOMES<br>RESIDENT PARK REQUIRED @ 1/UNIT= 16<br>VISITOR PARKING REQUIRED @ 0.20 = 3<br>PARK. REQUIRED @1.2 = 19<br>PARK. PROVIDED= 19 | BLOCK B - 16 B2B TOWN HOMES<br>RESIDENT PARK REQUIRED @ 1/UNIT= 16<br>VISITOR PARKING REQUIRED @ 0.20 = 3<br>PARK. REQUIRED @1.2 = 19<br>PARK. PROVIDED= 19 |
| BLOCK C - 16 B2B TOWN HOMES<br>RESIDENT PARK REQUIRED @ 1/UNIT= 16<br>VISITOR PARKING REQUIRED @ 0.20 = 3<br>PARK. REQUIRED @1.2 = 19<br>PARK. PROVIDED= 19 | BLOCK D - 12 B2B TOWN HOMES<br>RESIDENT PARK REQUIRED @ 1/UNIT= 12<br>VISITOR PARKING REQUIRED @ 0.20 = 2<br>PARK. REQUIRED @1.2 = 14<br>PARK. PROVIDED= 14 |

LEGEND

- SOFT LANDSCAPE (SOD)
- FIRE ROUTE ROAD
- HARD SURFACE PATH (PAVERS)

1 SPA SITE PLAN
1 : 250


Q4A ARCHITECTS

**Q4 ARCHITECTS INC.**
4110 Yonge Street
Suite 602,Toronto,ON.
M2P 2B7
T. 416.322.6334
F. 416.322.7294
E. info@q4architects.com


PN
TN

TN = TRUE NORTH
PN = PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
MARCELO JORGE GRACA
LICENCE
4265

The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work.

Drawings are NOT to be scaled. All drawings and specifications are instruments of service and the copyright property of the designer and must be returned upon request.


Q4 Architects Inc. retains the copyright in all drawings, plans, sketches, and all digital information. They may not be copied or used for any other projects or purposes or distributed without the written consent of Q4 Architects Inc.


Issued For:

| | | |
|---|---|---|
| 01 | ISSUED FOR SPA #1 | 02/10/2023 |
| 02 | RE-ISSUED FOR SPA #1 - City Comments | 08/31/2023 |
| 03 | RE-ISSUED FOR SPA #2 - City Comments | 05/24/2024 |

| No | Description | Date |
|---|---|---|

Revision Schedule

Project Title

**Project Description**

# ORLEANS GARDENS

Location

1615 Orléans Blvd. Orléans, ON K1C 7E2

Client

**NORTH AMERICAN DEVELOPMENT GROUP**

| | |
|---|---|
| Project No. | 17047 |
| Scale | As indicated |
| Drawn By | CG |
| Checked By | Checker |

**SPA SITE PLAN**

Sheet Title

**BLOCKS A, B, C & D**

**A0-2** 3
Page Number


2022-12-02 11:58:19 AM \\Users\cgonzalez1\Documents\17047_Orleans Gardens_SPA_cgonzalezA3TWL.rvt