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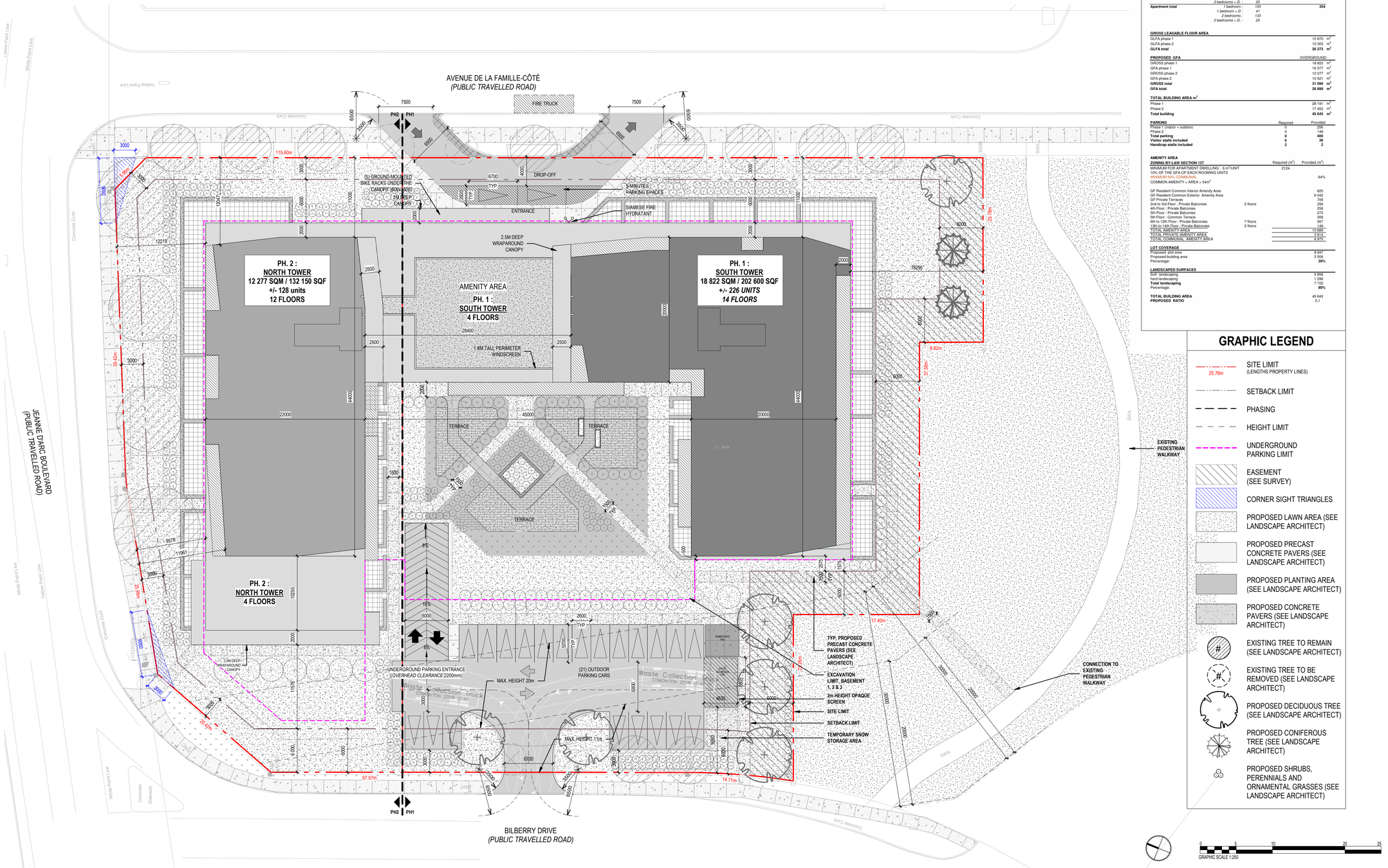

SITE PLAN
1 : 250

1
A101

SITE INFORMATION

SITE INFORMATION

SITE AREA	8947 m²
PHASE 1 - SOUTH TOWER	5 905 m²
PHASE 2 - NORTH TOWER	3 042 m²

HEIGHT	Roof	Mechanical
PHASE 1 - SOUTH TOWER	40,947 m	43,792 m
PHASE 2 - NORTH TOWER	35.106 m	37,951 m

SETBACKS PROVIDED	NORTH	SOUTH	EAST	WEST
	3m	3m	3m	6m

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS			
Apartment phase 1	*1 bedroom :*	*128*	**226**
	1 bedroom + D :	*21*	
	2 bedrooms :	*77*	
	2 bedrooms + D :	*0*	
Apartment phase 2	*1 bedroom :*	*27*	**128**
	1 bedroom + D :	*20*	
	2 bedrooms :	*56*	
	2 bedrooms + D :	*25*	
Apartment total	*1 bedroom :*	*155*	**354**
	1 bedroom + D :	*41*	
	2 bedrooms :	*133*	
	2 bedrooms + D :	*25*	

GROSS LEASABLE FLOOR AREA	
GLFA phase 1	15 970 m²
GLFA phase 2	10 303 m²
GLFA total	**26 273 m²**

PROPOSED GFA	OVERGROUND
GROSS phase 1	18 822 m²
GFA phase 1	15 377 m²
GROSS phase 2	12 277 m²
GFA phase 2	10 521 m²
GROSS total	**31 099 m²**
GFA total	**26 898 m²**

TOTAL BUILDING AREA m²	
Phase 1	28 191 m²
Phase 2	17 452 m²
Total building	**45 643 m²**

PARKING	Required	Provided
Phase 1 (indoor + outdoor)	0	256
Phase 2	0	144
Total parking	**0**	**400**
Visitor stalls included	**0**	**30**
Handicap stalls included	**2**	**7**

AMENITY AREA		
ZONING BY-LAW SECTION 137	Required (m²)	Provided (m²)
MINIMUM FOR APARTMENT DWELLING : 6 m²/UNIT	2124	
10% OF THE GFA OF EACH ROOMING UNITS		
MINIMUM 50% COMMUNAL		64%
COMMON AMENITY = AREA x 54m²		
GF Resident Common Interior Amenity Area		625
GF Resident Common Exterior Amenity Area		6 042
GF Private Terraces		706
2nd to 3rd Floor : Private Balconies	2 floors	256
4th Floor : Private Balconies		256
5th Floor : Private Balconies		273
5th Floor : Common Terrace		309
6th to 12th Floor : Private Balconies	7 floors	267
13th to 14th Floor : Private Balconies	2 floors	143
TOTAL AMENITY AREA		10 881
TOTAL PRIVATE AMENITY AREA		2 974
TOTAL COMMUNAL AMENITY AREA		6 975

LOT COVERAGE	
Proposed plot area	8 947
Proposed building area	3 508
Percentage	**39%**

LANDSCAPED SURFACES	
Soft landscaping	5 856
hard landscaping	1 296
Total landscaping	7 152
Percentage	**80%**

TOTAL BUILDING AREA	45 643
PROPOSED RATIO	5,1

GRAPHIC LEGEND

- SITE LIMIT (LENGTHS PROPERTY LINES) — 25.78m
- SETBACK LIMIT
- PHASING
- HEIGHT LIMIT
- UNDERGROUND PARKING LIMIT
- EASEMENT (SEE SURVEY)
- CORNER SIGHT TRIANGLES
- PROPOSED LAWN AREA (SEE LANDSCAPE ARCHITECT)
- PROPOSED PRECAST CONCRETE PAVERS (SEE LANDSCAPE ARCHITECT)
- PROPOSED PLANTING AREA (SEE LANDSCAPE ARCHITECT)
- PROPOSED CONCRETE PAVERS (SEE LANDSCAPE ARCHITECT)
- EXISTING TREE TO REMAIN (SEE LANDSCAPE ARCHITECT)
- EXISTING TREE TO BE REMOVED (SEE LANDSCAPE ARCHITECT)
- PROPOSED DECIDUOUS TREE (SEE LANDSCAPE ARCHITECT)
- PROPOSED CONIFEROUS TREE (SEE LANDSCAPE ARCHITECT)
- PROPOSED SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES (SEE LANDSCAPE ARCHITECT)

General Notes

1. These architectural documents are the exclusive property of NEUF ARCHITECTS INC. and cannot be used, copied or reproduced without written pre-authorisation.
2. All dimensions which appear on the documents must be verified by the contractor prior to commencement of work.
3. The architect must be notified of all errors, omissions and discrepancies between these documents and those of the other professionals.
4. The dimensions on these documents must be read and not measured.
5. The property boundary information is derived from the **TOPOGRAPHIC PLAN OF SURVEY OF BLOCK 8, REGISTERED PLAN 4M-1682, CITY OF OTTAWA** Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

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Project
LIB ORLEANS

Location
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Orléans, ON

Project No.
13521

NO	REVISION	DATE (aa-mm-jj)

Preliminary
DO NOT USE FOR CONSTRUCTION

Drawn by
S.P.

Checked by
Ant. C

Date (aa.mm.jj)
2026-03-02

Scale
Comme indiqué

Drawing Title
SITE PLAN

Revision

Dwg Number
A101

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