



EMD - BATIMO

LIB ORLEANS - UDRP (PLANS + STATISTICS)

OTTAWA

JUNE 12TH 2026 | 13521

NEUF 

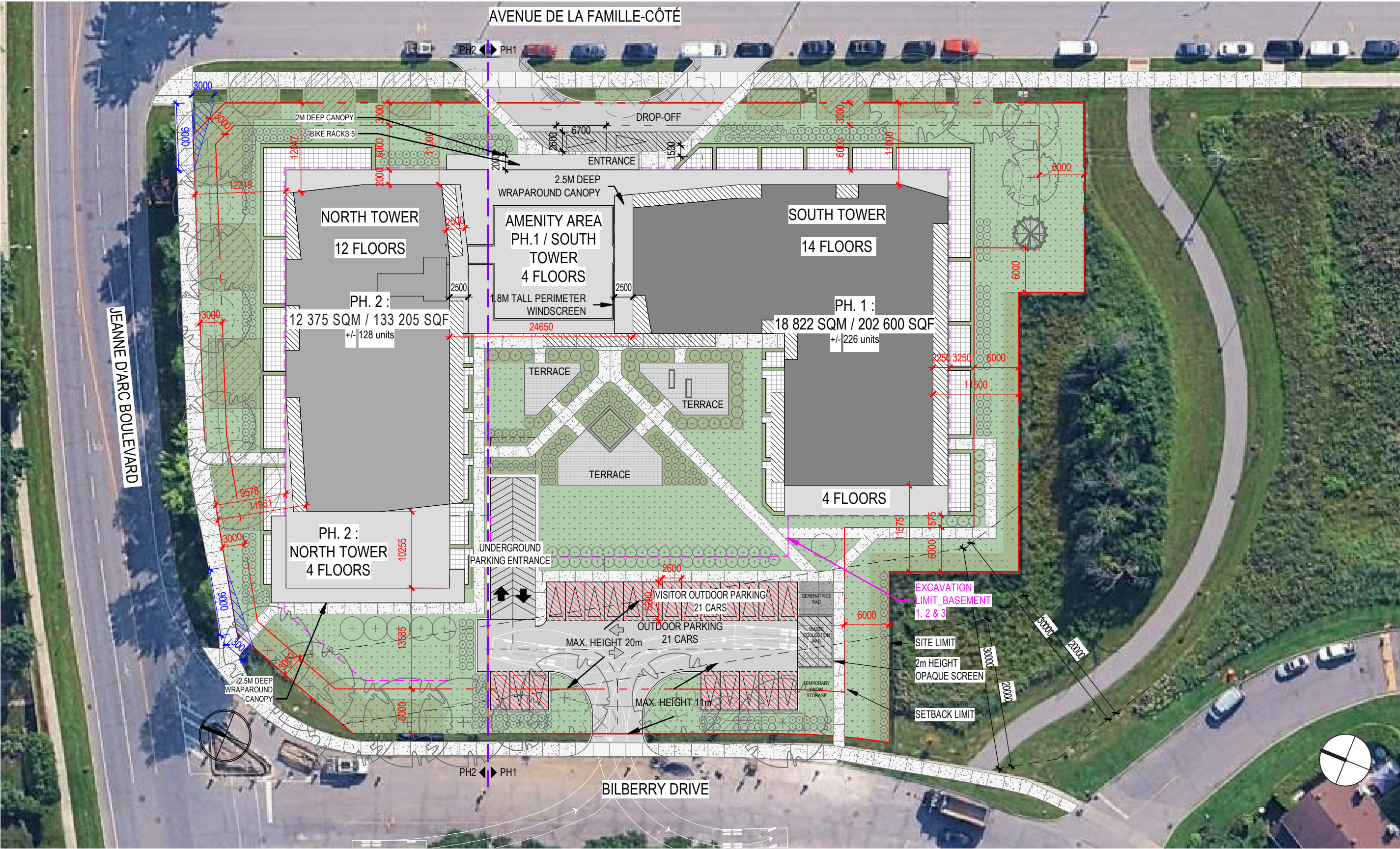
FOTENN

emo batimo

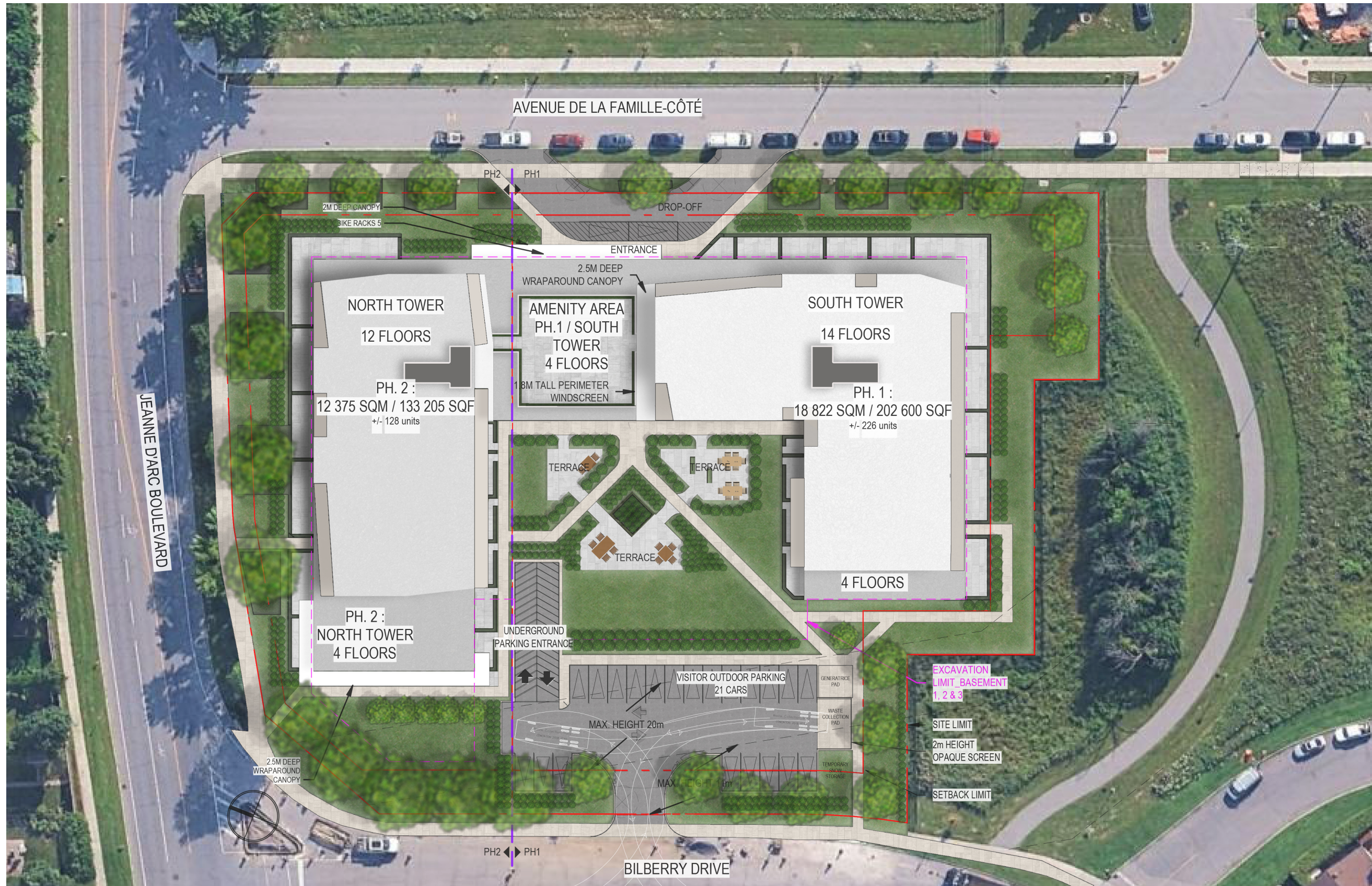
3

PLANS AND SECTIONS

SITE PLAN



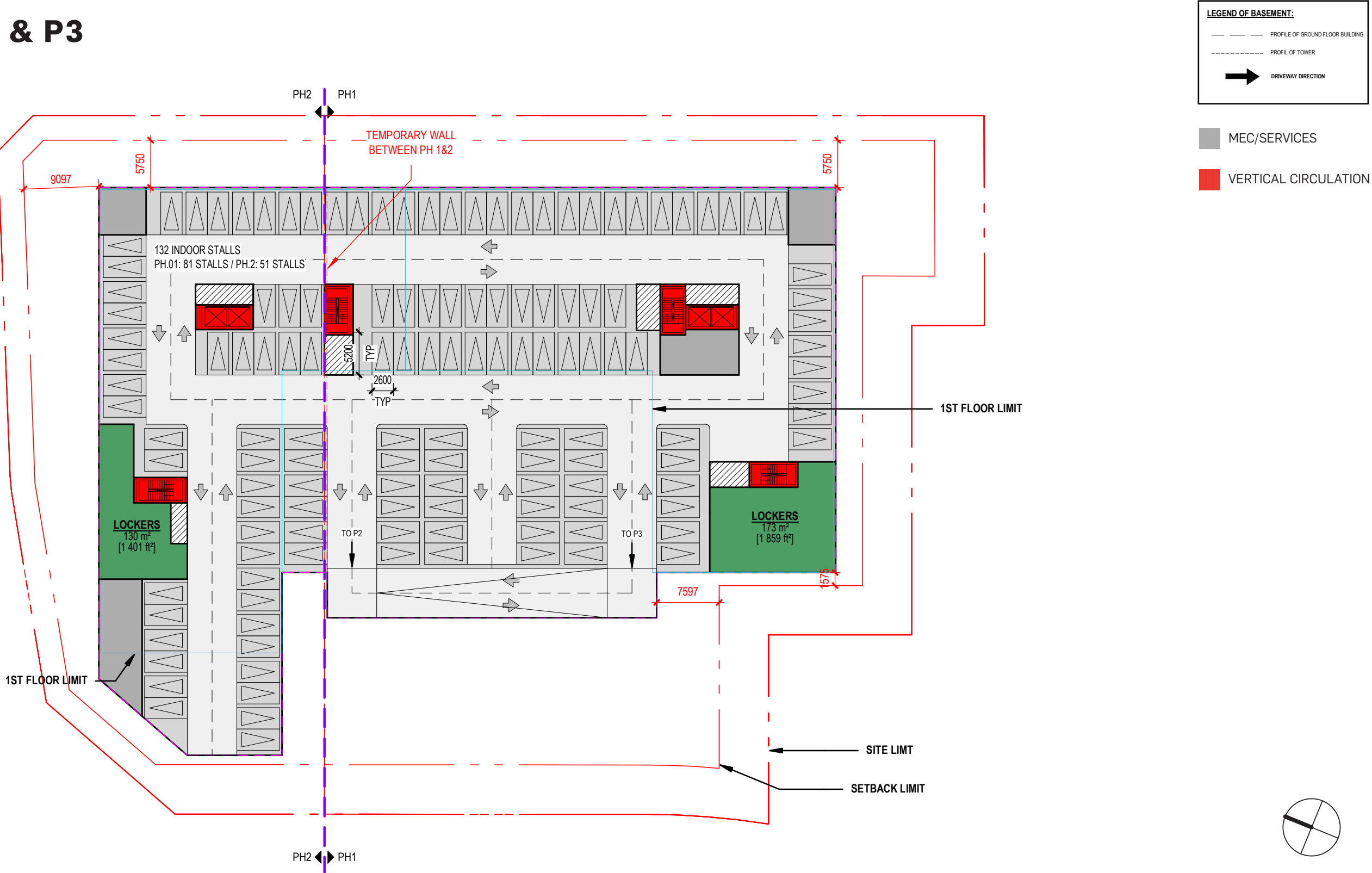
SITE PLAN



FLOOR PLANS

1:500

PARKING P2 & P3

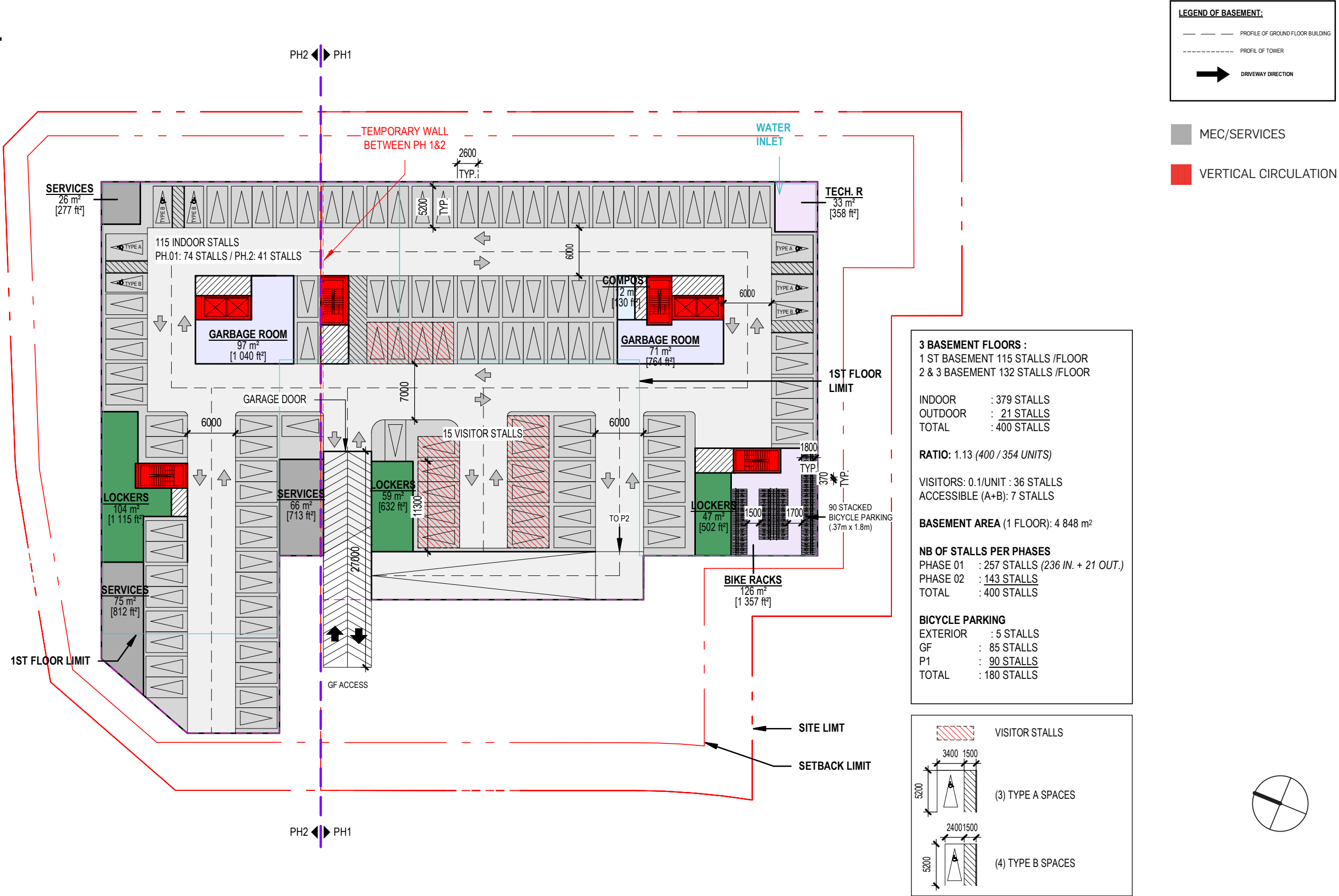


Plans & Sections

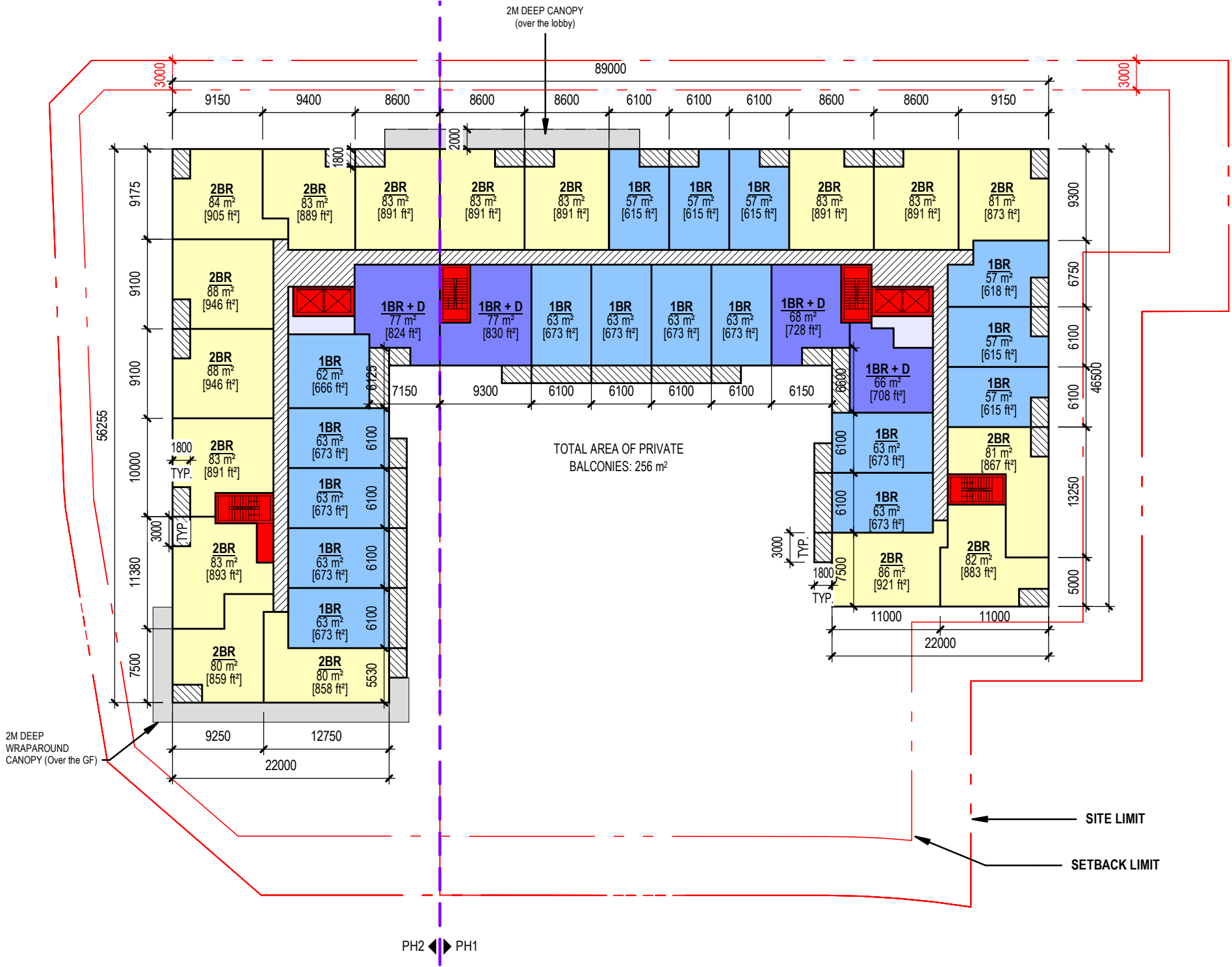
FLOOR PLANS

1:500

PARKING P1



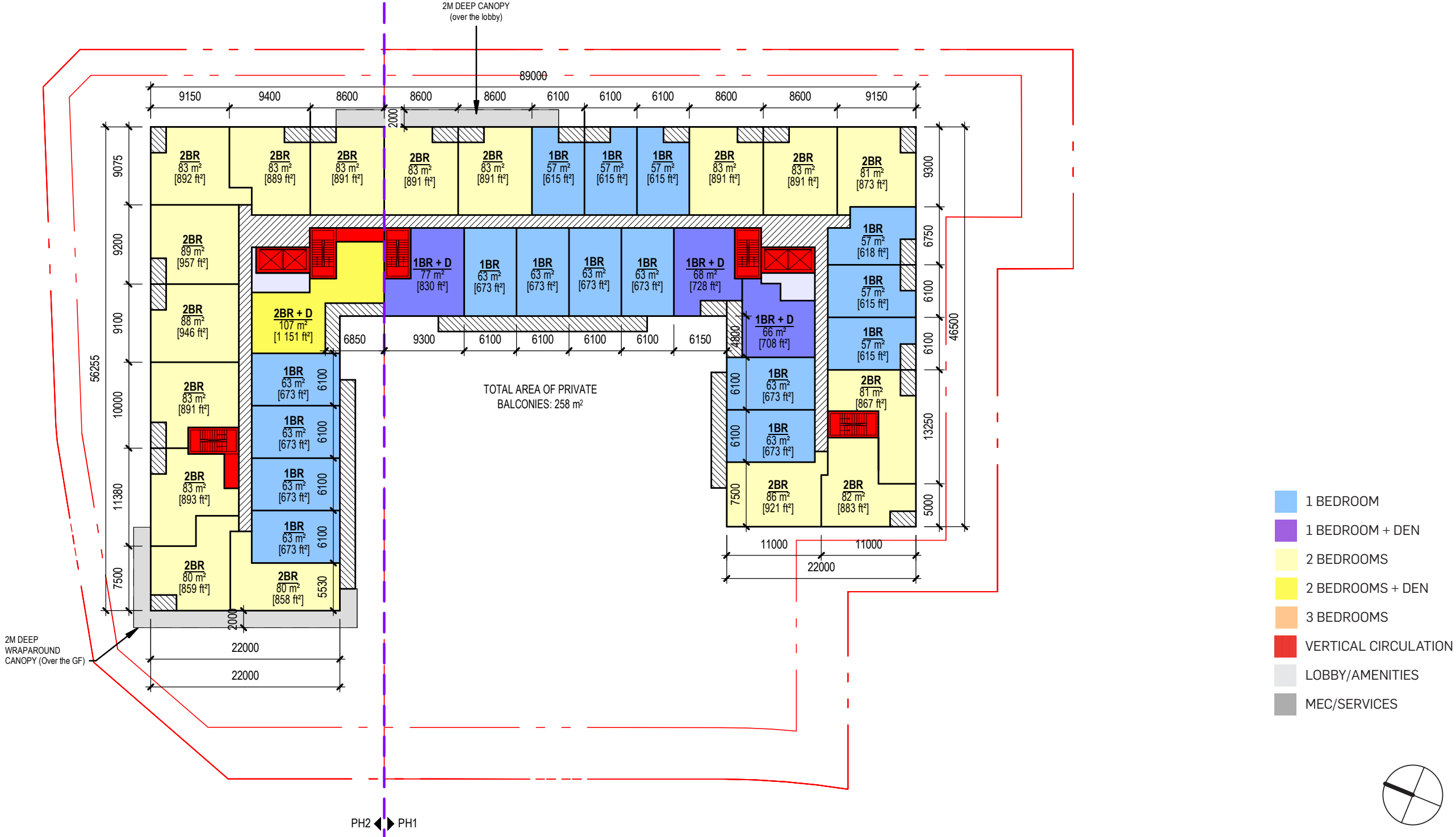
TYPICAL FLOOR PLAN - 2ND TO 3RD FLOOR



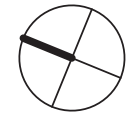
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOMS
- 2 BEDROOMS + DEN
- 3 BEDROOMS
- VERTICAL CIRCULATION
- LOBBY/AMENITIES
- MEC/SERVICES



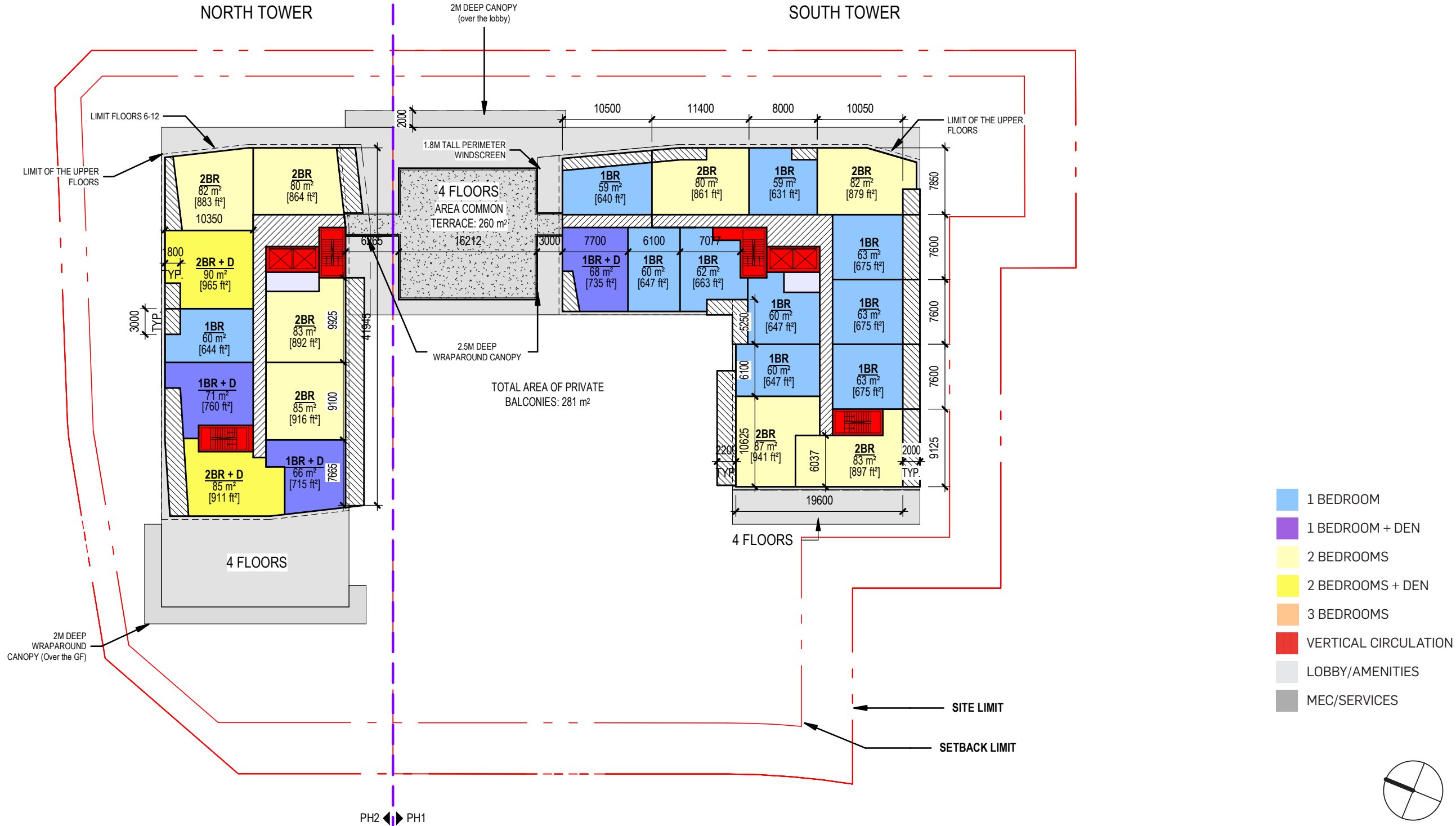
TYPICAL FLOOR PLAN - 4TH FLOOR



Plans & Sections

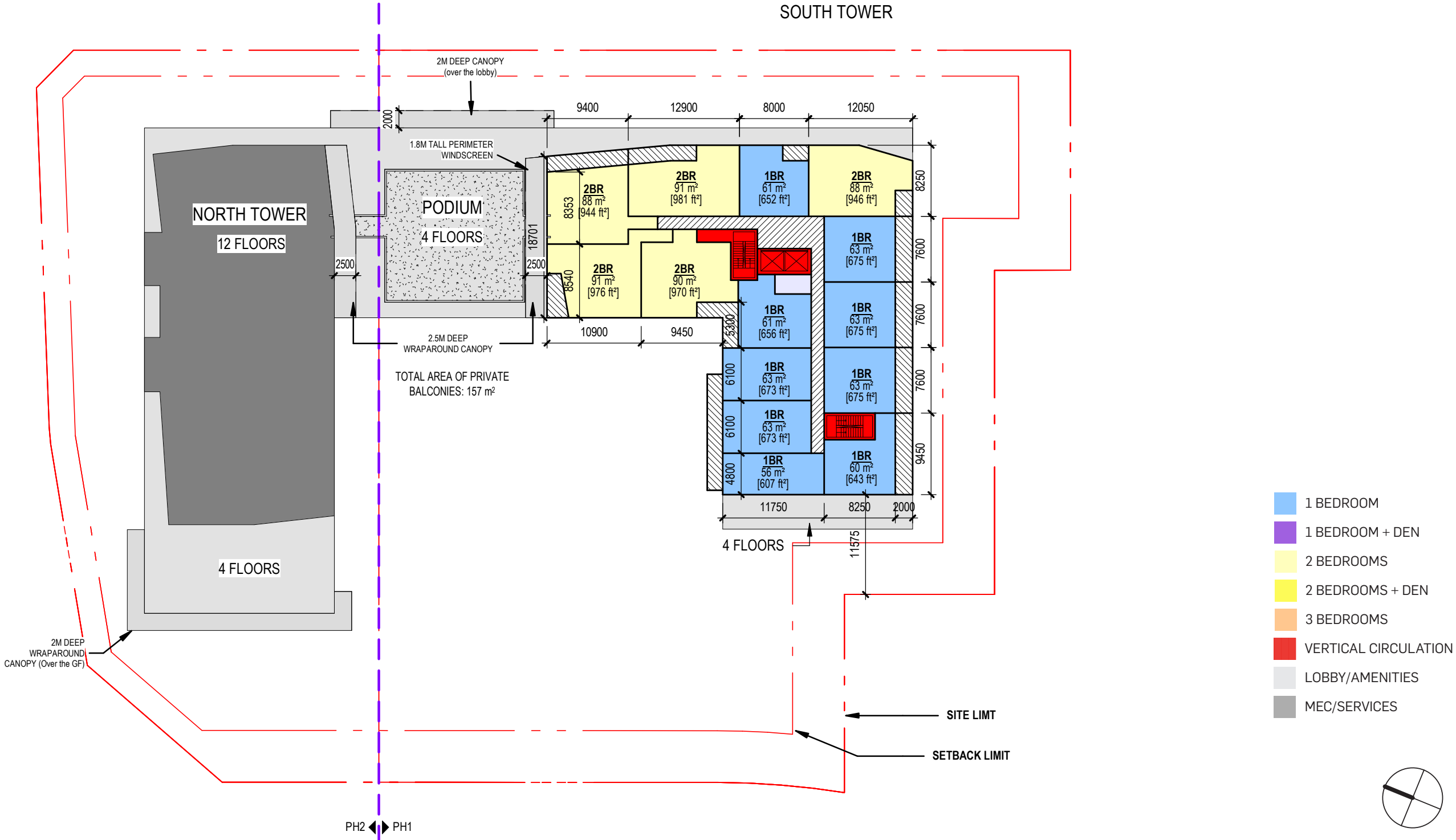


TYPICAL FLOOR PLAN - 5TH FLOOR



Plans & Sections

TYPICAL FLOOR PLAN - 13TH TO 14TH FLOOR



Plans & Sections

4

STATISTICS

PHASE 1 - STATISTICS

PROJECT 13 521

ORLÉANS_PHASE 1 (SOUTH TOWER)

Leaseable	LEASEABLE AREA								COMMON AREAS AND SERVICES						TOTAL			
	1 Bedroom	1 Bedroom + D	2 Bedrooms	2 Bedrooms + D	TOTAL Units	GROSS Leaseable floor (BOMA)		Estimated NET		Circulation vert. + horiz.		Technical area / utility		Amenities		Gross floor		
	1-1	1-1	2-1	2-1		Total area m ²	Total area ft ²	Total area m ²	Total area ft ²	Total area m ²	Total area ft ²	Total area m ²	Total area ft ²	Total area m ²	Total area ft ²	Total area m ²	Total area ft ²	
Level 14	9	0	5	0	14	998,0	10 742,5	863,6	9 296	143,0	1 539,3	9,0	96,9	-	-	1 153,0	12 411	
Level 13	9	0	5	0	14	998,0	10 742,5	863,6	9 296	143,0	1 539,3	9,0	96,9	-	-	1 153,0	12 411	
Level 12	9	0	5	0	14	1 000,0	10 764,0	863,6	9 296	143,0	1 539,3	10,0	107,6	-	-	1 153,0	12 411	
Level 11	9	0	5	0	14	1 000,0	10 764,0	863,6	9 296	143,0	1 539,3	10,0	107,6	-	-	1 153,0	12 411	
Level 10	9	0	5	0	14	1 000,0	10 764,0	863,6	9 296	143,0	1 539,3	10,0	107,6	-	-	1 153,0	12 411	
Level 9	9	0	5	0	14	1 000,0	10 764,0	863,6	9 296	143,0	1 539,3	10,0	107,6	-	-	1 153,0	12 411	
Level 8	9	0	5	0	14	1 000,0	10 764,0	863,6	9 296	143,0	1 539,3	10,0	107,6	-	-	1 153,0	12 411	
Level 7	9	0	5	0	14	1 000,0	10 764,0	863,6	9 296	143,0	1 539,3	10,0	107,6	-	-	1 153,0	12 411	
Level 6	9	0	5	0	14	1 000,0	10 764,0	863,6	9 296	143,0	1 539,3	10,0	107,6	-	-	1 153,0	12 411	
Level 5	9	1	4	0	14	949,0	10 215,0	863,6	9 296	142,0	1 528,5	10,0	107,6	-	-	1 101,0	11 851	
Level 4	12	3	8	0	23	1 589,0	17 104,0	1 446,0	15 565	209,0	2 249,7	16,0	172,2	-	-	1 814,0	19 526	
Level 3	12	3	8	0	23	1 589,0	17 104,0	1 446,0	15 565	209,0	2 249,7	16,0	172,2	-	-	1 814,0	19 526	
Level 2	12	3	8	0	23	1 589,0	17 104,0	1 446,0	15 565	208,0	2 238,9	16,0	172,2	-	-	1 813,0	19 515	
Level 1 Ground Floor	11	2	4	0	17	1 206,0	12 981,4	1 097,5	11 813	283,0	3 046,2	74,0	796,5	332,0	3 573,6	1 895,0	20 398	
Average unit type area	m ²	p.c.	m ²	p.c.	m ²	p.c.	m ²	p.c.	m ²	p.c.	m ²	p.c.	m ²	p.c.	m ²	p.c.	m ²	p.c.
Total units by type	137	149	12	77	0	15 918,0	171 341,4	14 071	151 463,8	2 338,0	25 166,2	220,0	2 368,1	332,0	3 573,6	18 814,0	202 513,9	
RESIDENTIAL TOTAL	137	149	12	77	0													
UNIT MIX (%)	61%	66%	5%	34%	0%													
TOTAL AREA RATIO						84,6%				12,4%		1,2%		1,8%		100,0%		
COMMERCIAL TOTAL																		
TOTAL																18 814,0	202 514	

ORLÉANS
PHASE 1

Statistics

PHASE 2 - STATISTICS

ORLÉANS _PHASE 2 (NORTH TOWER)																					
LEASEABLE AREA										COMMON AREAS AND SERVICES						TOTAL					
Leaseable	1 Bedroom		1 Bedroom + D		2 Bedrooms		2 Bedrooms + D		TOTAL Units	GROSS Leaseable floor (BOMA)		Estimated NET		Circulation vert. + horiz.		Technical area / utility		Amenities		Gross floor	
Level / Unit type	1-1		1-1		2-1		2-1			Total area m ²	Total area ft ²	Total area m ²	Total area ft ²	Total area m ²	Total area ft ²	Total area m ²	Total area ft ²	Total area m ²	Total area ft ²	Total area m ²	Total area ft ²
Level 12	1		2		3		3		9	760,0	8 180,6	637,9	6 866	118,0	1 270,2	14,0	150,7	-	-	892,0	9 601
Level 11	1		2		3		3		9	760,0	8 180,6	637,9	6 866	118,0	1 270,2	14,0	150,7	-	-	892,0	9 601
Level 10	1		2		3		3		9	760,0	8 180,6	637,9	6 866	118,0	1 270,2	14,0	150,7	-	-	892,0	9 601
Level 9	1		2		3		3		9	760,0	8 180,6	637,9	6 866	118,0	1 270,2	14,0	150,7	-	-	892,0	9 601
Level 8	1		2		3		3		9	760,0	8 180,6	637,9	6 866	118,0	1 270,2	14,0	150,7	-	-	892,0	9 601
Level 7	1		2		3		3		9	760,0	8 180,6	637,9	6 866	118,0	1 270,2	14,0	150,7	-	-	892,0	9 601
Level 6	1		2		3		3		9	760,0	8 180,6	637,9	6 866	118,0	1 270,2	14,0	150,7	-	-	892,0	9 601
Level 5	1		2		4		2		9	701,0	7 545,6	637,9	6 866	128,0	1 377,8	14,0	150,7	-	-	843,0	9 074
Level 4	4		0		9		1		14	1 107,0	11 915,7	1 007,4	10 843	166,0	1 786,8	17,0	183,0	-	-	1 290,0	13 886
Level 3	5		1		9		0		15	1 139,0	12 260,2	1 036,5	11 157	139,0	1 496,2	14,0	150,7	-	-	1 292,0	13 907
Level 2	5		1		9		0		15	1 139,0	12 260,2	1 036,5	11 157	139,0	1 496,2	14,0	150,7	-	-	1 292,0	13 907
Level 1 Ground Floor	5		2		4		1		12	937,0	10 085,9	852,7	9 178	152,0	1 636,1	104,0	1 119,5	158,0	1 700,7	1 351,0	14 542
Average unit type area	m ²	p.c.		p.c.	m ²	p.c.	m ²	p.c.		m ²	p.c.	m ²	p.c.							m ²	p.c.
Total units by type	62,4	672	73,1	786	85,8	924	95,8	1031		10 343,0	111 332,1	9 036,3	97 266,7	1 550,0	16 684,2	261,0	2 809,4	158,0	1 700,7	12 312,0	132 526,4
RESIDENTIAL TOTAL	27		20		56		25		128												
UNIT MIX (%)	47		81		100%																
TOTAL AREA	37%		63%							10 343,0	111 332,1	9 036,3	97 266,7	1 550,0	15 048,1	261,0	1 689,9	158,0	1 700,7	12 312,0	132 526,4
RATIO										84,0%				12,6%		2,1%		1,3%		100,0%	
COMMERCIAL TOTAL																					
TOTAL																				12 312,0	132 526

PHASES 1 + 2 - STATISTICS

ORLEANS

ORLÉANS_TOTAL_PHASES 1 + 2

Leaseable	LEASEABLE AREA								COMMON AREAS AND SERVICES						TOTAL					
	1 Bedroom	1 Bedroom + D	2 Bedrooms	2 Bedrooms + D	TOTAL Units	GROSS Leaseable floor (BOMA)		Estimated NET		Circulation vert. + horiz.		Technical area / utility		Amenities		Gross floor				
	1-1	1-1	2-1	2-1		Total area m²	Total area ft²	Total area m²	Total area ft²	Total area m²	Total area ft²	Total area m²	Total area ft²	Total area m²	Total area ft²	Total area m²	Total area ft²			
Level 14	9	0	5	0	14	998.0	10 742.5	863.6	9 296	143.0	1 539.3	9.0	96.9	-	-	1 153.0	12 411			
Level 13	9	0	5	0	14	998.0	10 742.5	863.6	9 296	143.0	1 539.3	9.0	96.9	-	-	1 153.0	12 411			
Level 12	10	2	8	3	23	1 760.0	18 944.6	1 501.5	16 162	261.0	2 809.4	24.0	258.3	-	-	2 045.0	22 012			
Level 11	10	2	8	3	23	1 760.0	18 944.6	1 501.5	16 162	261.0	2 809.4	24.0	258.3	-	-	2 045.0	22 012			
Level 10	10	2	8	3	23	1 760.0	18 944.6	1 501.5	16 162	261.0	2 809.4	24.0	258.3	-	-	2 045.0	22 012			
Level 9	10	2	8	3	23	1 760.0	18 944.6	1 501.5	16 162	261.0	2 809.4	24.0	258.3	-	-	2 045.0	22 012			
Level 8	10	2	8	3	23	1 760.0	18 944.6	1 501.5	16 162	261.0	2 809.4	24.0	258.3	-	-	2 045.0	22 012			
Level 7	10	2	8	3	23	1 760.0	18 944.6	1 501.5	16 162	261.0	2 809.4	24.0	258.3	-	-	2 045.0	22 012			
Level 6	10	2	8	3	23	1 760.0	18 944.6	1 501.5	16 162	261.0	2 809.4	24.0	258.3	-	-	2 045.0	22 012			
Level 5	10	3	8	2	23	1 650.0	17 760.6	1 501.5	16 162	270.0	2 906.3	24.0	258.3	-	-	1 944.0	20 925			
Level 4	16	3	17	1	37	2 696.0	29 019.7	2 453.4	26 408	375.0	4 036.5	33.0	355.2	-	-	3 104.0	33 411			
Level 3	17	4	17	0	38	2 728.0	29 364.2	2 482.5	26 721	348.0	3 745.9	30.0	322.9	-	-	3 106.0	33 433			
Level 2	17	4	17	0	38	2 728.0	29 364.2	2 482.5	26 721	347.0	3 735.1	30.0	322.9	-	-	3 105.0	33 422			
Level 1 RDC	16	4	8	1	29	2 143.0	23 067.3	1 950.1	20 991	435.0	4 682.3	178.0	1 916.0	490.0	5 274.4	3 246.0	34 940			
Average unit type area	m²	p.c.	m²	p.c.	m²	p.c.	m²	p.c.	m²	p.c.	m²	p.c.	m²	p.c.	m²	p.c.	m²	p.c.		
Total units by type	61,7	664	72,3	778	86,4	930	47,9	516	26 261,0	282 673,4	23 108	248 730,5	3 888,0	41 850,4	481,0	5 177,5	490,0	5 274,4	31 126,0	335 040,3
RESIDENTIAL TOTAL	164	32	133	25	354															
TOTAL	196	158																		
UNIT MIX (%)	46%	9%	38%	7%	100%															
TOTAL AREA	55%	45%				26 261,0	282 673,4	23 107,6	248 730,5	3 888,0	37 168,1	481,0	3 261,5	490,0	5 274,4	31 126,0	335 040,3			
RATIO						84,4%				12,5%		1,5%		1,6%		100,0%				
COMMERCIAL TOTAL													16%							
TOTAL																31 126,0	335 040			

PARKING	AREA		NB OF STALLS				OUTDOOR	TOTAL STALLS	RATIO
	M2	PC	STALLS INT./P1	STALLS INT./P2	STALLS INT./P3	TOTAL STALLS INT.			
PHASE 01	3 123	33 616	74	81	81	236			
PHASE 02	1 725	18 568	41	51	51	143	21	400	
TOTAL STALLS			115	132	132	379			
TOTAL AREA (TYPICAL FLOOR PHASE 1+2)	4 848	52 184							
TOTAL AREA (P1 + P2 + P3)	14 544	156 552							

Statistics

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