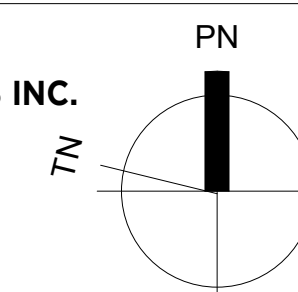




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CONSULTANTS:

PLANNING
RGR

ELECTRICAL ENGINEER
Hammerslag & Joffe

SURVEY
Fairhall Moffat & Woodland

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CIVIL ENGINEER
IBI

GEOTECHNICAL ENGINEER
Paterson Group

STRUCTURAL ENGINEER
Leonard Kalishenko & Associates

TRAFFIC ENGINEER
IBI

MECHANICAL ENGINEER
Hammerslag & Joffe

Noise & Vibration
Gradient Wind Engineering Inc.

PROPOSED:

ORLEANS GARDENS

1615 Orléans Blvd. Orléans, ON K1C 7E2

ISSUED FOR:
ISSUED FOR SPA

DRAWING SET DATE: 02/10/2023

SPA DRAWING LIST		
#	Sheet Name	Sheet Number
1	TITLE SHEET	A0-0
2	MASTER SITE PLAN	A0-1
3	SPA SITE PLAN	A0-2
4	PROJECT INFO & STATS	A0-3
5	BLOCK A & C - FLOOR PLANS	A1-0
6	BLOCK A & C - FLOOR PLANS	A1-1
7	BLOCK B - FLOOR PLANS	A1-2
8	BLOCK D - FLOOR PLANS	A1-3
9	BLOCK D - FLOOR PLANS	A1-4
10	SPA ELEVATIONS - BLOCK A	A2-0
11	SPA ELEVATIONS - BLOCK B	A2-1
12	SPA ELEVATIONS - BLOCK C	A2-2
13	SPA ELEVATIONS - BLOCK D	A2-3
14	STREET ELEVATION & 3D VIEWS	A2-4
15	EXTERIOR COLOUR PACKAGE	A2-5

No	Description	Date
Revision Schedule		

Project Title

Project Description

ORLEANS GARDENS

1615 Orléans Blvd. Orléans, ON K1C 7E2

NORTH AMERICAN DEVELOPMENT GROUP

Project No. 17047

Scale

Drawn By Author

Checked By Checker

TITLE SHEET

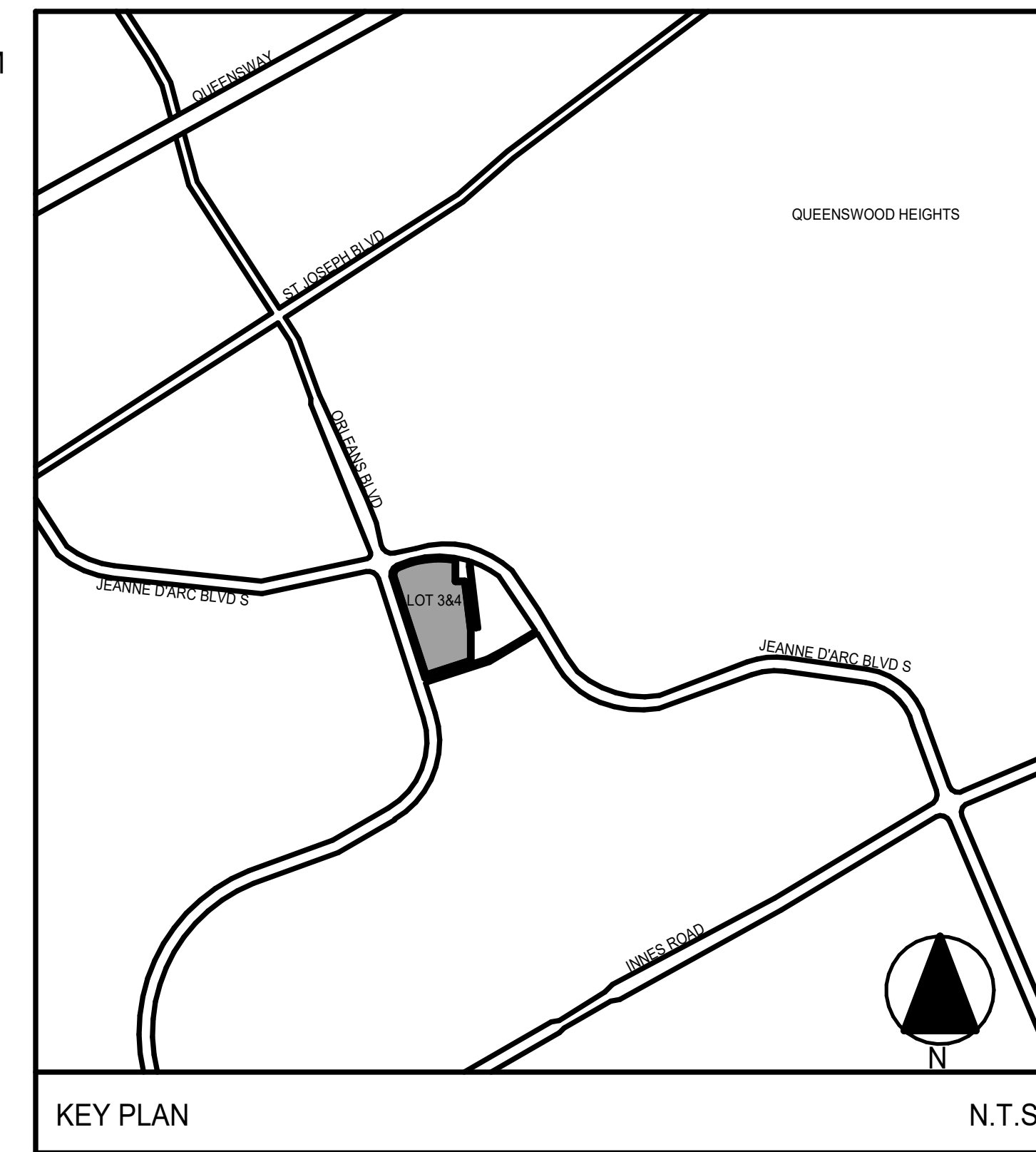
BLOCKS A, B, C & D

A0-0 1

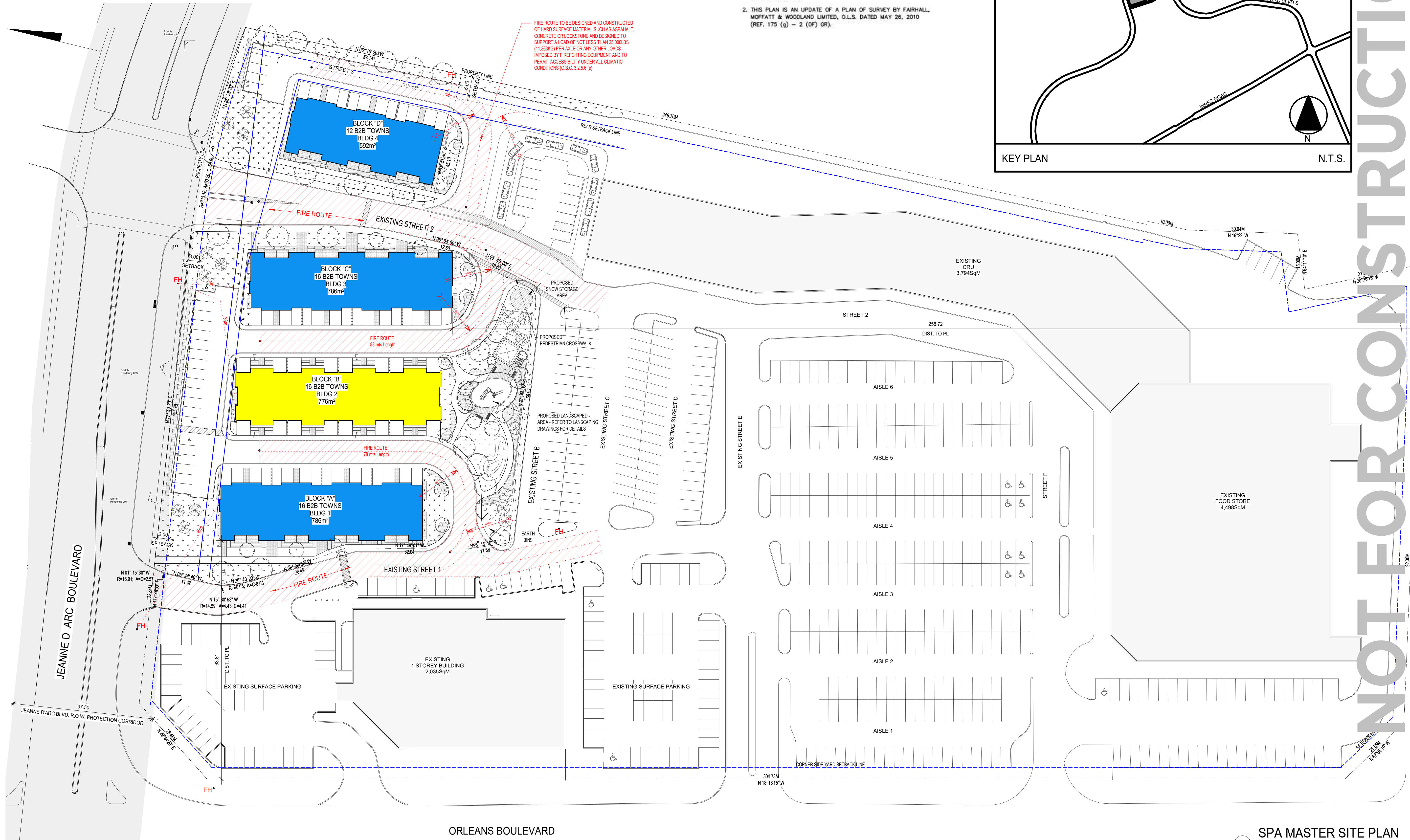
PROPERTY BOUNDARY INFORMATION TAKEN FROM
 SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
 PART OF LOTS 3 AND 4
 CONCESSION 2 (OTTAWA FRONT)
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER
 Now CITY OF OTTAWA

SCALE 1 : 750
 0 10 20 50 75 metres
 FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

- NOTES**
- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF PART 1 AS SHOWN ON PLAN 4R-6094, HAVING A BEARING OF N 18°16'15" W.
 - THIS PLAN IS AN UPDATE OF A PLAN OF SURVEY BY FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. DATED MAY 26, 2010 (REF. 175 (g) - 2 (OF) OR).



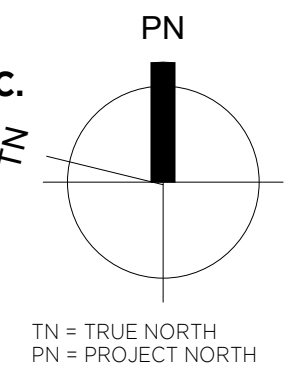
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FIRE ROUTE TO BE DESIGNED AND CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE OR LOSTONE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 25,000 LBS (11,363KG) PER AXLE OR ANY OTHER LOADS IMPOSED BY FIREFIGHTING EQUIPMENT AND TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS (O.B.C. 3.2.5.6 (a))

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No	Description	Date
	Revision Schedule	

Project Title

Project Description

ORLEANS GARDENS

1615 Orléans Blvd. Orléans, ON K1C 7E2

NORTH AMERICAN DEVELOPMENT GROUP

Project No. 17047

Scale As indicated

Drawn By Author

Checked By Checker

MASTER SITE PLAN

BLOCKS A, B, C & D

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 55424.29 m² (596581.52 #) (5.54 ha)

PROJECT STATISTICS	
TOTAL OVERALL SITE AREA	55,424.29 m ² (596,581.52 #) (5.54 ha)
TOTAL OVERALL SITE DEPTH	+1336m
TOTAL PROJECT SITE AREA	11,158.0m ²
TOTAL PROJECT SITE DEPTH	91.6m
TOTAL BUILDING AREA	2,928m ²
TOTAL AMENITY AREA	5,110.5m ²

BUILDING STATISTICS	
BUILDING GFA	9,764.64m ²
TOTAL BUILDING AREA	2,928m ²
FLOOR AREA INDEX (GFA / SITE AREA)	0.36
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	
FRONT YARD AND CORNER SIDE YARD	REQUIRED: 3m, PROVIDED: 3m
INTERIOR SIDE YARD	REQUIRED: 5m, PROVIDED: 5m
REAR YARD	REQUIRED: 3m, PROVIDED: 3m

PARKING STATISTICS	
RESIDENTIAL PARKING RATE: 1 SPACE PER DWELLING	REQUIRED: 80 Spaces, PROVIDED: 80 Spaces (Garage)
ACCESSIBLE PARKING - TYPE 'A'	1 Space
ACCESSIBLE PARKING - TYPE 'B'	1 Space
VISITOR PARKING RATE: 0.2 SPACE PER DWELLING	12 Spaces
TOTAL # OF PARKING SPACES	72 Spaces
BIKE PARKING STATISTICS	REQUIRED: 85 Spaces, PROVIDED: 85 Spaces
RATE: TOWHOM	None

GARBAGE COLLECTION
 Blocks A, C & D - Curb side city pick up (off existing main streets of development only)
 Block B - Earth bins provided on site

PROJECT STATISTICS

B2B TOWNHOMES	GFA SqM
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 TOWNHOMES RESIDENT PARK REQUIRED @ 1/UNIT = 16 VISITOR PARKING REQUIRED @ 0.20 = 3 PARK. PROVIDED = 23	BLOCK B - 16 B2B TOWNHOMES RESIDENT PARK REQUIRED @ 1/UNIT = 16 VISITOR PARKING REQUIRED @ 0.20 = 3 PARK. PROVIDED = 23
BLOCK C - 16 B2B TOWNHOMES RESIDENT PARK REQUIRED @ 1/UNIT = 16 VISITOR PARKING REQUIRED @ 0.20 = 3 PARK. PROVIDED = 23	BLOCK D - 12 B2B TOWNHOMES RESIDENT PARK REQUIRED @ 1/UNIT = 12 VISITOR PARKING REQUIRED @ 0.20 = 2 PARK. PROVIDED = 17

LEGEND

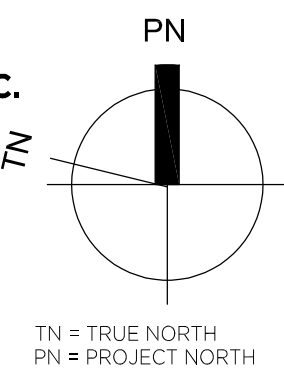
- SOFT LANDSCAPE (SOD)
- FIRE ROUTE ROAD
- HARD SURFACE PATH (PAVERS)

1 SPA SITE PLAN
 1 : 250



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Issued For: ISSUED FOR SPA 02/10/2023

No	Description	Date
	Revision Schedule	

Project Title

Project Description

ORLEANS GARDENS

Location:
 1615 Orleans 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

BY-LAW REF.	ZONING PROVISIONS	REQUIRED	PROVIDED
131.1	Minimum width of private way	6 metres	6 metres
131.2	Minimum setback for any wall of a residential use building to a private way	Notwithstanding any front yard setback requirement associated with any zone or subzone, the minimum setback for any wall of a residential use building to a private way is 1.8 metres.	Refer to Site Plan drawing
131.3	Minimum setback for any garage or carport entrance from a private way (By-law 2012-33)	5.2 metres	Refer to Site Plan drawing
131.4	Minimum separation area between buildings within a planned unit development	(a) where the height of abutting buildings within the PUD is less than or equal to 14.5 metres (b) all other cases	Refer to Site Plan drawing N/A
131.5	(5) Parking	(a) In addition to providing parking pursuant to Section 100 of this by-law, parking within a planned unit development may be located anywhere within the development, whether or not the development parcels within the planned unit development are severed. (By-law 2013-224) (b) Required visitor parking may be provided as parallel parking on a private way, provided the private way has a minimum width of 8.5 metres. (By-law 2013-224)	Refer to Site Plan drawing
131.6	Landscaping and Parking	(a) In the case of a planned unit development consisting of detached, linked-detached, semi-detached, three-unit or townhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversize dwelling unit, the extension of the main wall of the dwelling unit or oversize dwelling unit, and the private way are to be landscaped with soft landscaping, other than the area used for a driveway leading to the dwelling unit's associated parking space, garage or carport. (By-law 2018-206) Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping, and a walkway extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted. (By-law 2020-289) (b) In no case may any dwelling unit or oversize dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage, or carport. (c) Despite (a) and (b), where a development parcel containing a dwelling unit or oversize dwelling unit, located within a Planned Unit Development in an R1, R2, R3 or R4 Zone within Schedule 342 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversize dwelling unit and the street lot line is subject to the requirements of Sections 139 and 140. (By-law 2020-289)	N/A

ZONING (BY-LAW No 2008-50) - Project Summary
This is a summary of articles from the zoning By-law which apply specifically to this project. The project still abides by all other sections required by the zoning by-law even if not included in this summary.

PART 4 - PARKING, QUEUING AND LOADING PROVISIONS (SECTIONS 100 TO 114)

Table 101 - Minimum parking spaces rates

Land Use	IV Area C on Schedule 1A
Dwelling, Townhouse	1 per dwelling unit

Section 102 - Minimum Visitor Parking Space Rates

(4) In the case of a townhouse dwelling, where each dwelling unit has a driveway accessing a garage or carport located in the same lot as that dwelling unit, and in the case of a planned unit development, where a dwelling unit has a driveway accessing its own garage or carport, no visitor parking is required for that dwelling unit. (By-law 2012-334) (OMB Order, #EPL00059 issued June 1, 2010) (OMB Order #PL090765, issued November 5, 2009) (By-law 2016-246)

PART 5 - RESIDENTIAL PROVISIONS (SECTIONS 120 TO 146)

SECTION 131 - Planned Unit Development

(1) Planned unit development is permitted only if:

- (a) it is a zone or sub-zone in which a planned unit development is a permitted use;
- (b) it consists only of uses that are permitted in the zone or sub-zone; and
- (c) the entire planned unit development complies with all applicable Sections of the By-law, the provisions set out in this Section and Table 131; however, development parcels within the planned unit development, whether severed or not, that have vehicular access off of the private way only, need not comply with the dwelling type specific provisions indicated in Part 6 other than maximum permitted building height. (By-law 2020-289)

(2) In the case of more than one detached dwelling located on the same lot in an AG-Agricultural Zone, this Section does not apply. (By-law 2021-218)

(3) A residential use building in a planned unit development is considered to have frontage if the land on which it is to be located either severance abuts a private way that serves as a driveway leading to a public street or as an aisle leading to such driveway.

(4) The following ancillary uses are permitted on the same lot as a planned unit development, but only to serve the residents of the planned unit development:

- (a) bank machine
- (b) community centre
- (c) community health and resource centre
- (d) convenience store
- (e) medical facility
- (f) office
- (g) personal service business limited to a laundromat
- (h) post office

(5) The uses permitted by subsection (4) must:

- (a) all be in one building;
- (b) not exceed a cumulative total floor area of 150 square metres;
- (c) be located on a lot containing the planned unit development; and
- (d) be located in the interior of the lot mentioned in paragraph (c) in such a way that there is no indication, visible from a public street, that there is an ancillary use on the lot.

(6) Where an ancillary use is in a building that is used only for ancillary uses, that building must:

- (a) not exceed the maximum permitted height for the dwellings located in the planned unit development or 11 metres, whichever is less; and
- (b) in no case may any dwelling unit or oversize dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping and a walkway extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted. (By-law 2020-289)

(c) Despite (a) and (b), where a development parcel containing a dwelling unit or oversize dwelling unit, located within a Planned Unit Development in an R1, R2, R3 or R4 Zone within Schedule 342 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversize dwelling unit and the street lot line is subject to the requirements of Sections 139 and 140. (By-law 2020-289)

(7) Despite section 52, where a communal accessory building is for garbage or bicycles the maximum permitted height is 4.5m and the maximum size is 200 m². (By-law 2019-41)

Section 136 - Maximum Number of Attached Dwelling Units in a Townhouse Dwelling

(1) No more than eight townhouse dwelling units may be in a single row and the maximum number of attached townhouse dwelling units is 16. (By-law 2019-41)

Section 137 - Amenity Area

(1) Amenity area must be provided for a residential use that is a permitted use in the zone in which it is located, in accordance with Table 137.

(2) Amenity area must be located on the same lot as the use for which it is provided.

(3) Amenity area provided outdoors must not be located in a required front or corner side yard.

(4) Where amenity area is located outside at grade, it may be included in the calculation of landscaped area requirements.

(5) Minimum required communal amenity area may only be included as part of a required landscaped buffer where it is segregated into areas of 5m² or more.

Table 137 - Amenity Area (By-law 2014-189) (OMB Order File #PL150797 issued July 25, 2016 - By-law 2015-228)

(10) Planned Unit Development

(II) Total Amenity Area: As per dwelling type.

(III) Communal Amenity Area: As per dwelling type.

(IV) Layout of Communal Amenity Area: As per dwelling type.

Section 138 - Regulations Affecting Vertically Attached Dwelling Units

(1) Minimum interior side yard and minimum rear yard setbacks are deemed to be 0 m between individual dwelling units that are permitted to be vertically attached. (By-law 2014-289)

(2) A linked-detached dwelling must be connected by a common foundation wall that is no greater than 1 metre above grade, and a minimum of 5 metres or more in depth.

(3) A duplex dwelling may additionally have vertical separated gross floor area of up to 15% of the upper unit.

(4) A semi-detached dwelling must have a vertical common wall that is 5 metres or more in depth and 2.5 metres or more in height. (By-law 2010-307)

PART 10 - MIXED USE / COMMERCIAL ZONES (SECTIONS 185 TO 198)

GM - GENERAL MIXED USE ZONE - Section 187

In the GM Zone,

(2) Permitted Residential Uses

The following residential uses are permitted subject to the provisions of subsections 187(3), (4) and (5), and a maximum of ten guest bedrooms in a bed and breakfast:

apartment dwelling, low rise

apartment dwelling, mid rise (By-law 2014-292)

bed and breakfast, see Part 5, Section 121

dwelling unit

group home, see Part 5, Section 125

planned unit development, see Part 5, Section 131

retirement home

retirement home, converted, see Part 5, Section 122

rooming house

stacked dwelling, see Part 5, Section 138 (By-law 2010-307)

townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2018-206) Zone Provisions

(3) See chart below

BY-LAW REF.	ZONING PROVISIONS	REQUIRED	PROVIDED
187.2(a)	Minimum lot area	No minimum	N/A
187.2(b)	Minimum lot width	No minimum	N/A
187.3(c)	Minimum front yard setback	5 m	2998m
	Corner side yard setback	5m	5m
	(i) for a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone	5 m	N/A
187.3(d)	Minimum interior side yard setbacks	(i) for a building equal or lower than 11 metres in height (ii) for a residential use building (iii) for a building higher than 11 metres in height	1.2 m 5m 15m
	(iv) all other cases	No minimum	N/A
187.3(e)	Minimum rear yard setback	(i) abutting a street (ii) from any portion of a rear lot line abutting a residential zone (iii) for a residential use building (iv) all other cases	5 m 7.5 m 5 m N/A
187.3(f)	Maximum building height	No minimum	N/A
187.3(g)	Maximum floor space index	5, unless otherwise shown	0.36
187.3(h)	Minimum width of landscaped area	(i) abutting a street (ii) abutting a residential or institutional lot (iii) other cases	5 m 5 m No minimum - see Section 10 - Landscaping Provisions for Parking Lots
187.3(i)	Minimum width of landscaped area around a parking lot	No minimum	N/A

(4) Storage must be completely enclosed within a building.

(5) For other applicable provisions, see Part 2 - General Provisions, Part 3 - Special Use provisions, and Part 4 - Parking and Loading Provisions.

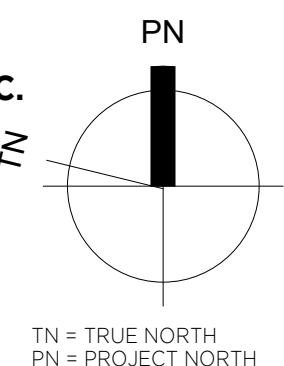
(6) (a) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30 metres or to fewer than ten storeys on the entire lot, the use Apartment dwelling, High rise is a prohibited use on that lot.

(b) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15 metres or to fewer than five storeys on the entire lot, the use Apartment dwelling, Mid rise is a prohibited use on that lot. (By-law 2015-192)

(c) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that permits a building height of 10 or more storeys or greater than 30 m, the use 'Apartment dwelling, high rise' is a permitted use on that lot. (By-law 2019-355)

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Revision Schedule

Project Title

Project Description

ORLEANS GARDENS

1615 Orléans Blvd. Orléans, ON K1C 7E2

NORTH AMERICAN DEVELOPMENT GROUP

Project No. 17047

Scale 1:100

Drawn By Author

Checked By Checker

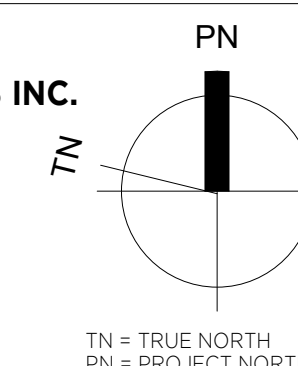
PROJECT INFO & STATS

BLOCKS A, B, C & D

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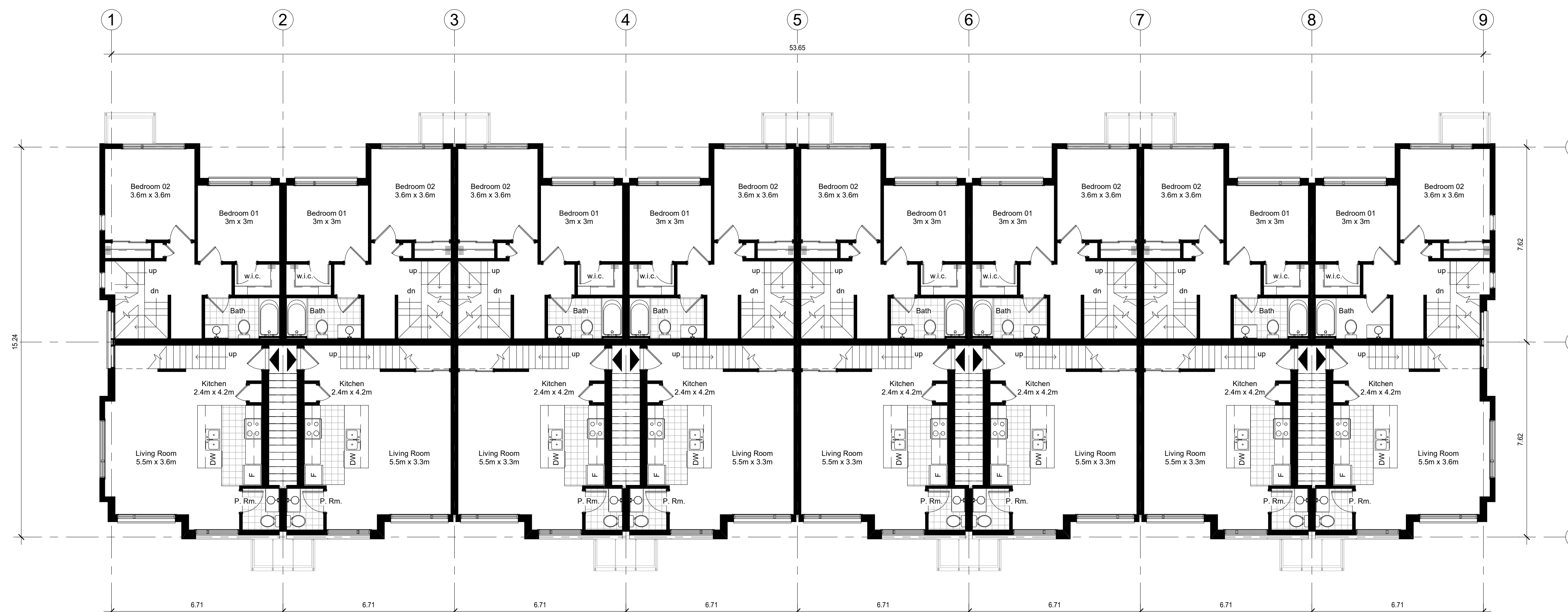


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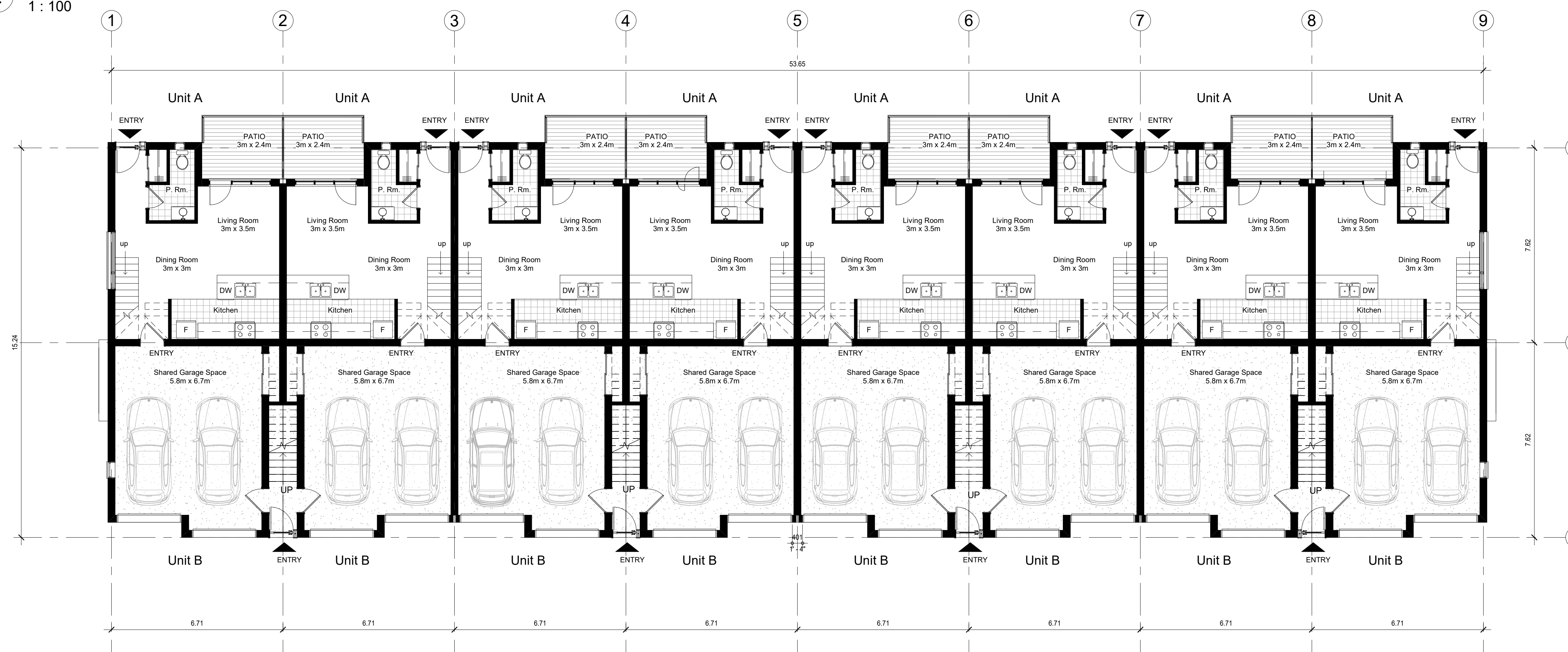
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2 BLOCK A & C - SECOND FLOOR
1 : 100



1 BLOCK A & C - GROUND FLOOR
1 : 100

Area Schedule (Type A Unit)		
Name	Level	Area
A-Ground Floor	Level 1	48 m ²
A-Garage	Level 1	21 m ²
A-Second Floor	Level 2	48 m ²
A-Third Floor	Level 3	43 m ²
A-Mech. Room	Level 4	15 m ²
		175 m ²

Area Schedule (Type B Unit)		
Name	Level	Area
B-Garage	Level 1	28 m ²
B-Second Floor	Level 2	50 m ²
B-Third Floor	Level 3	50 m ²
B-Mech. Room	Level 4	12 m ²
		140 m ²

No	Description	Date
	Revision Schedule	

Project Title

Project Description

ORLEANS GARDENS

1615 Orléans Blvd. Orléans, ON K1C 7E2

NORTH AMERICAN DEVELOPMENT GROUP

Project No. 17047

Scale 1 : 100

Drawn By CG

Checked By MG

BLOCK A & C FLOOR PLANS

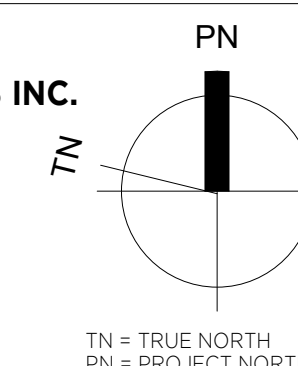
BLOCKS A, B, C & D

A1-0

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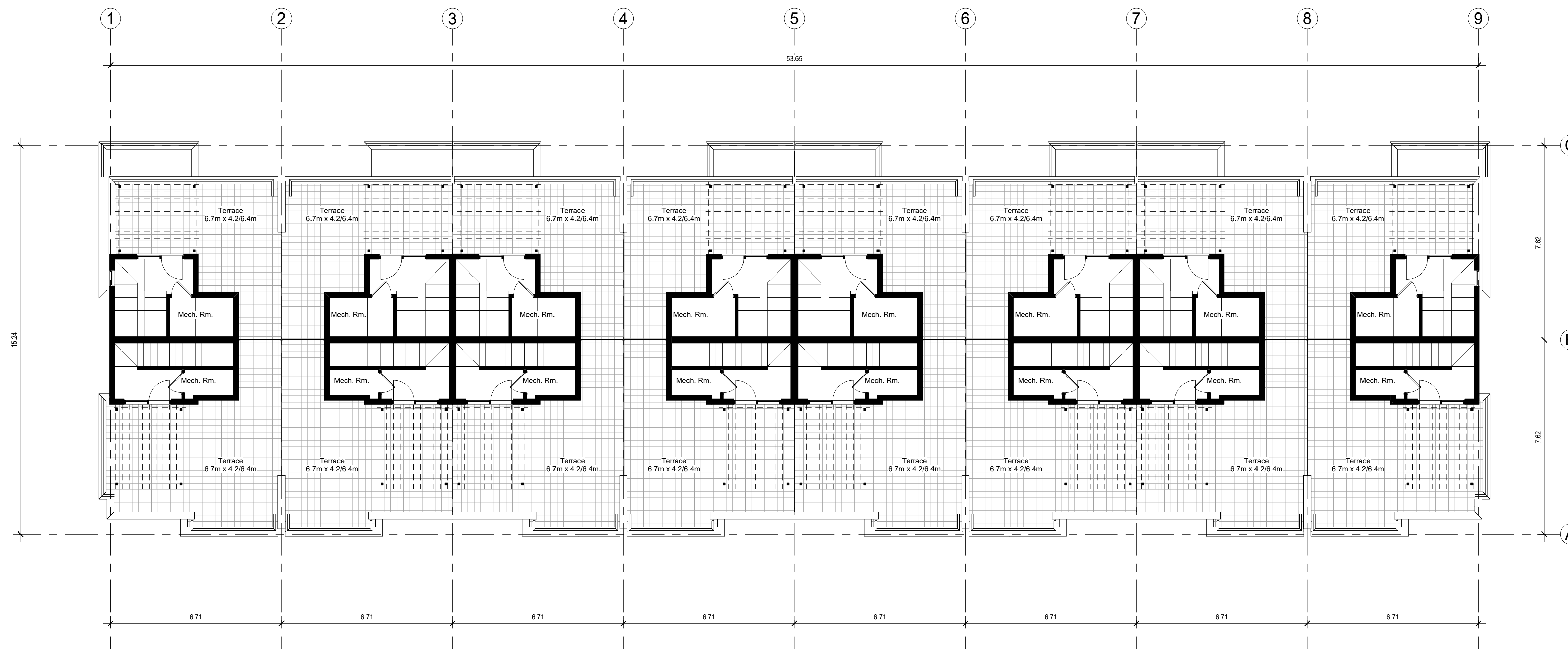


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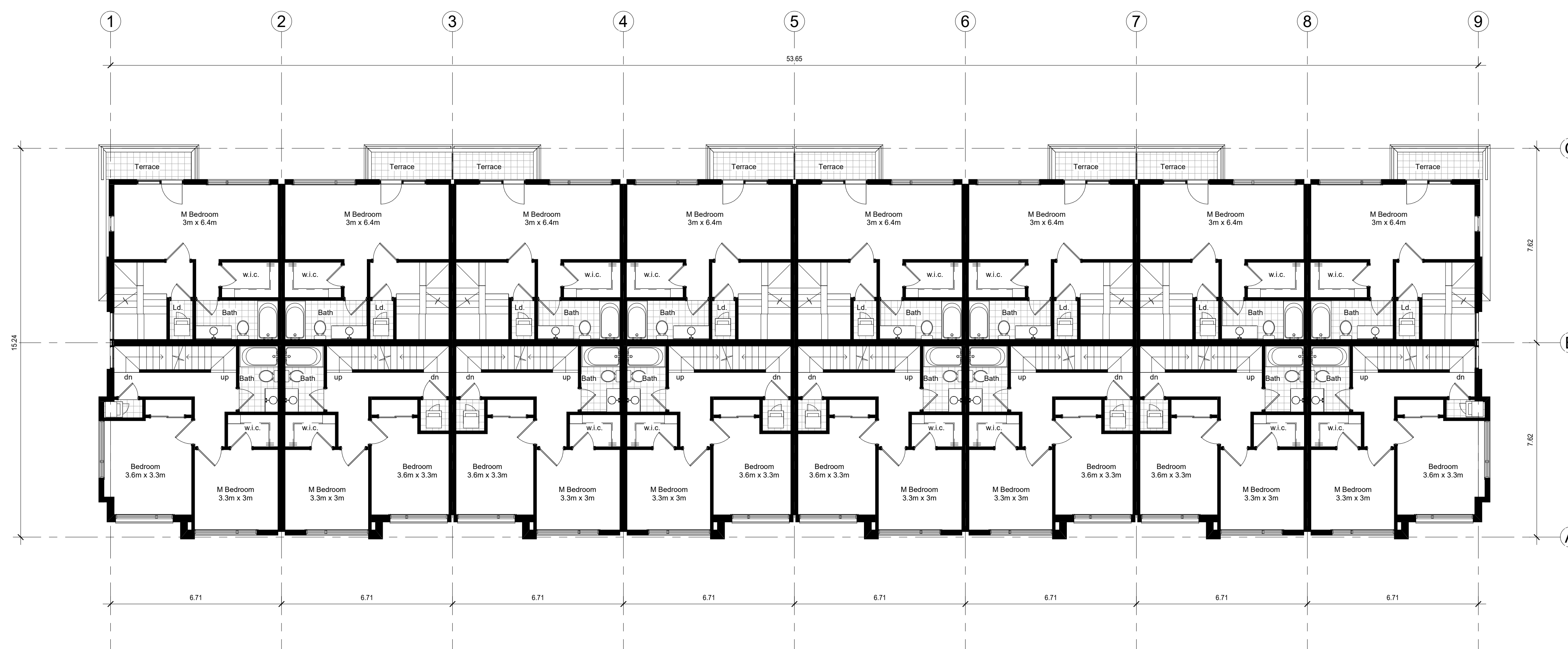
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2 BLOCK A&C - FOURTH FLOOR
1:100



1 BLOCK A&C - THIRD FLOOR
1:100

NOT FOR CONSTRUCTION

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Revision Schedule		

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Drawn By Author

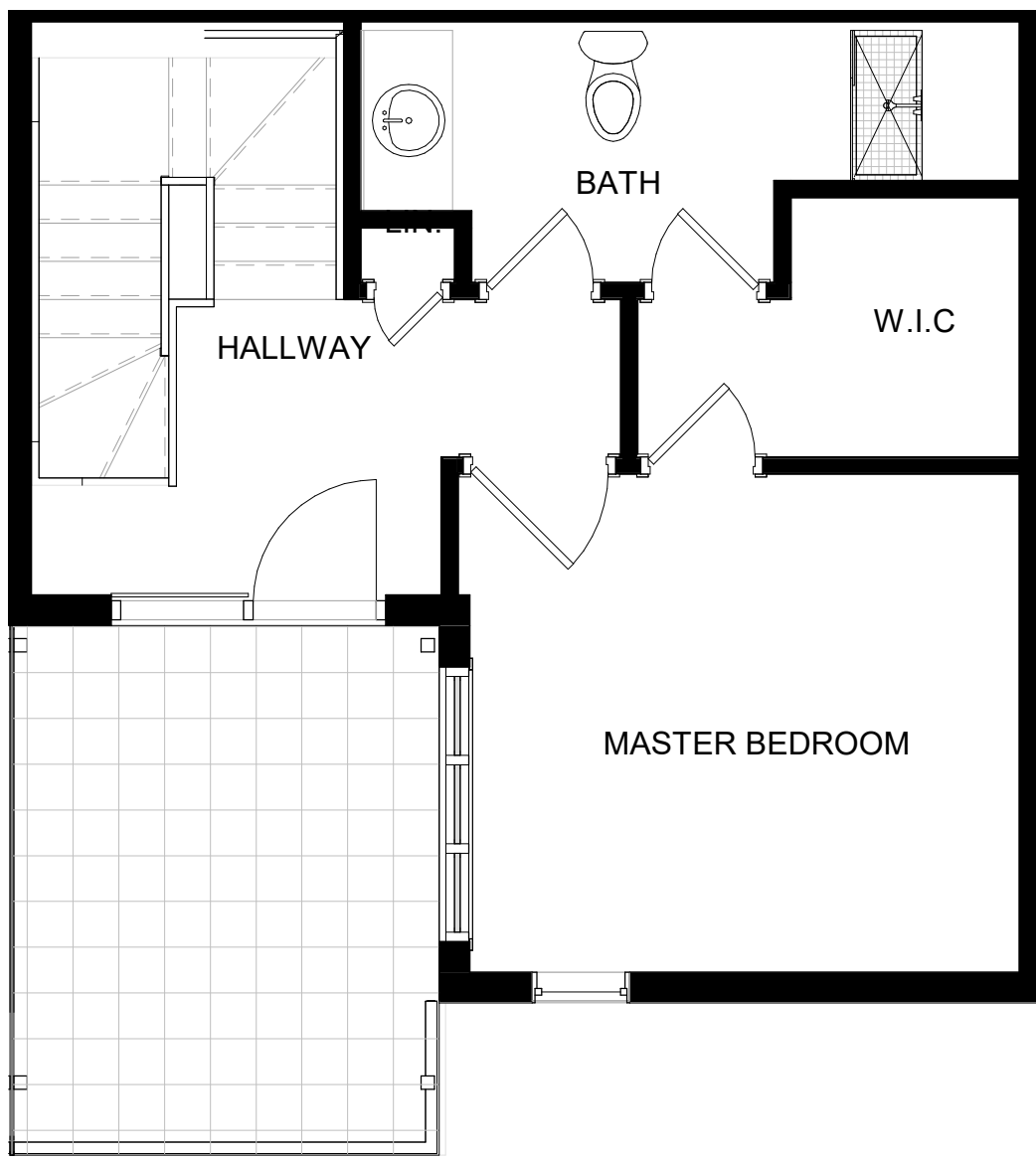
Checked By Checker

BLOCK A & C - FLOOR PLANS

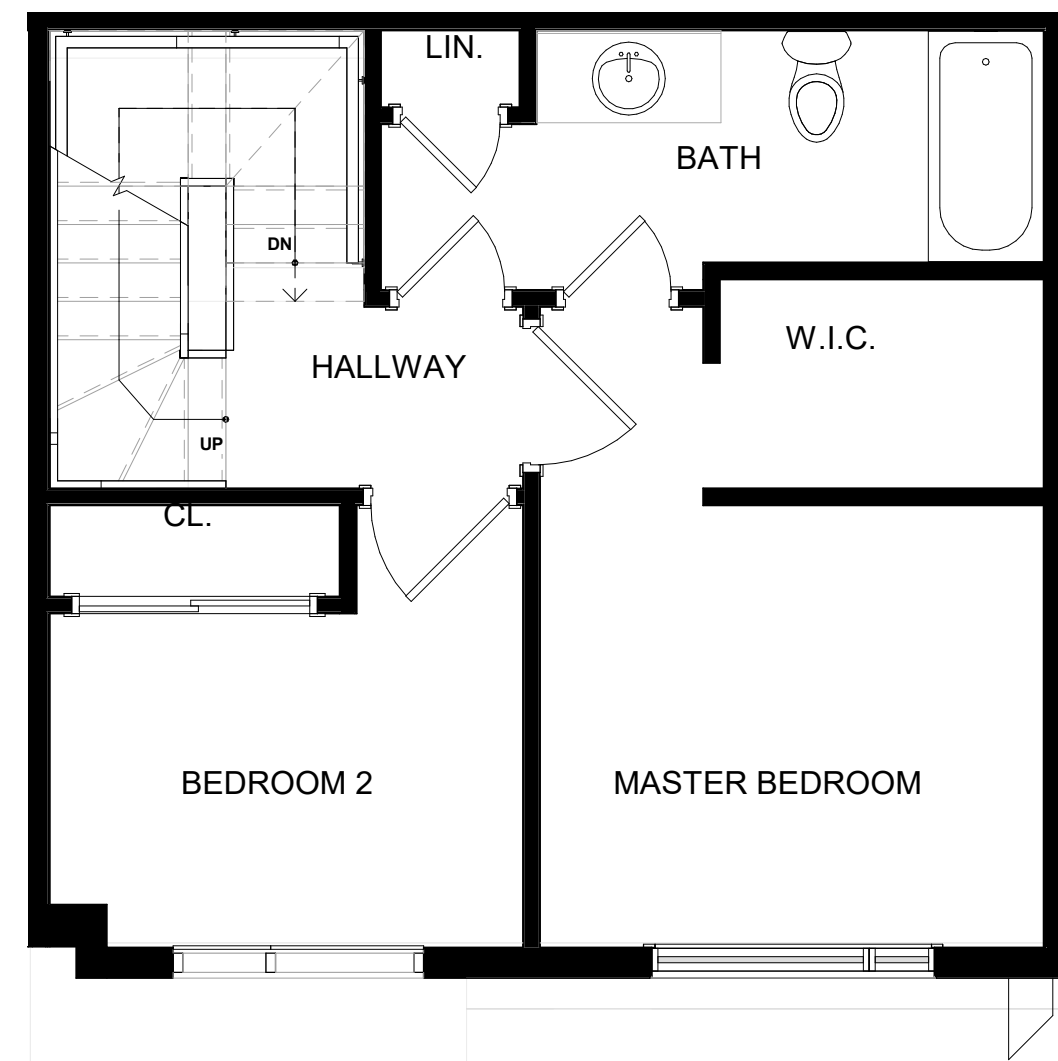
BLOCKS A, B, C & D

A1-1

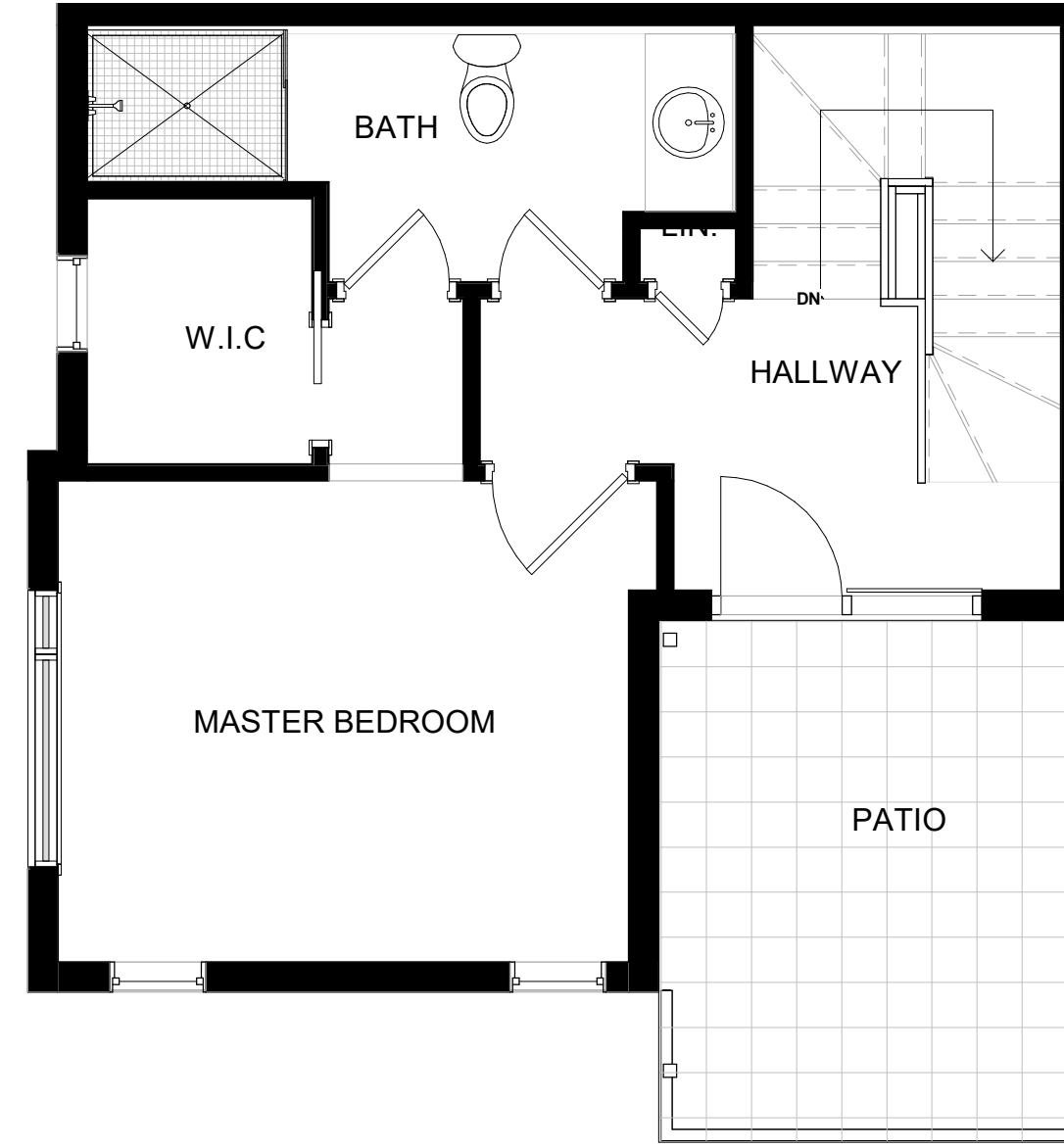
AREA SCHEDULE - 3 STOREY B2B - MIDDLE	
NAME	AREA
GROUND FLOOR	21.7 m ²
SECOND FLOOR	45.4 m ²
THIRD FLOOR	43.7 m ²
FOURTH FLOOR	38.1 m ²
Grand total	148.9 m ²



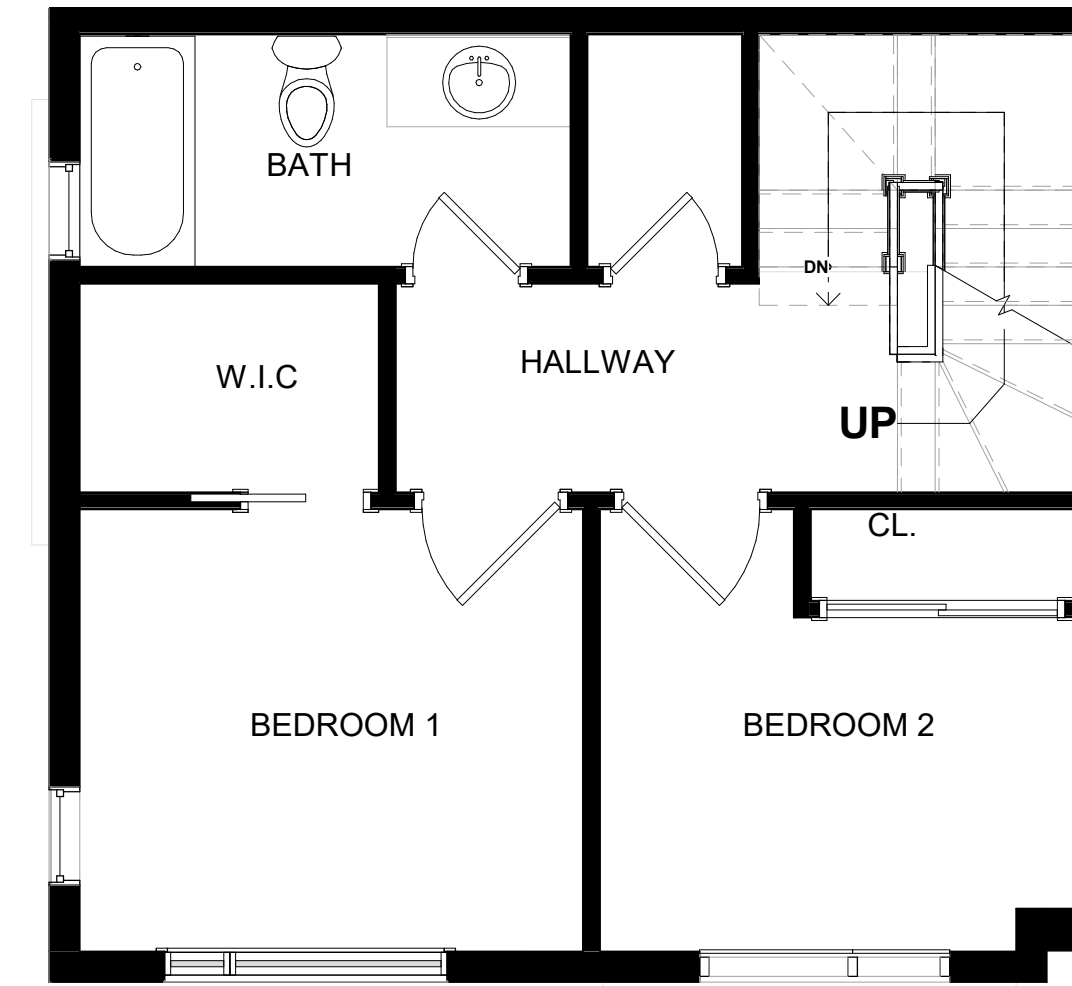
8 ROOF PLAN - INT. UNIT
1 : 50



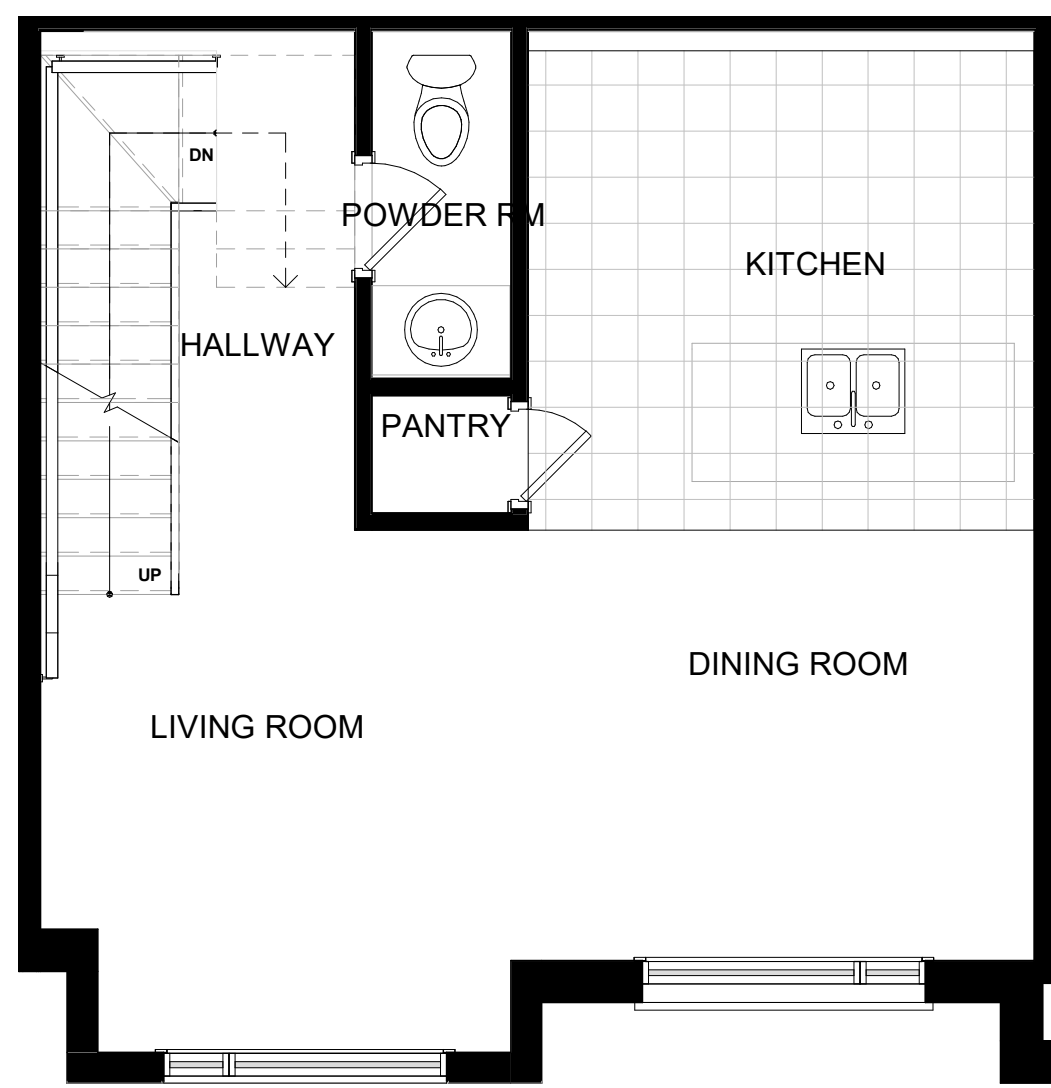
7 THIRD FLOOR PLAN - INT. UNIT
1 : 50



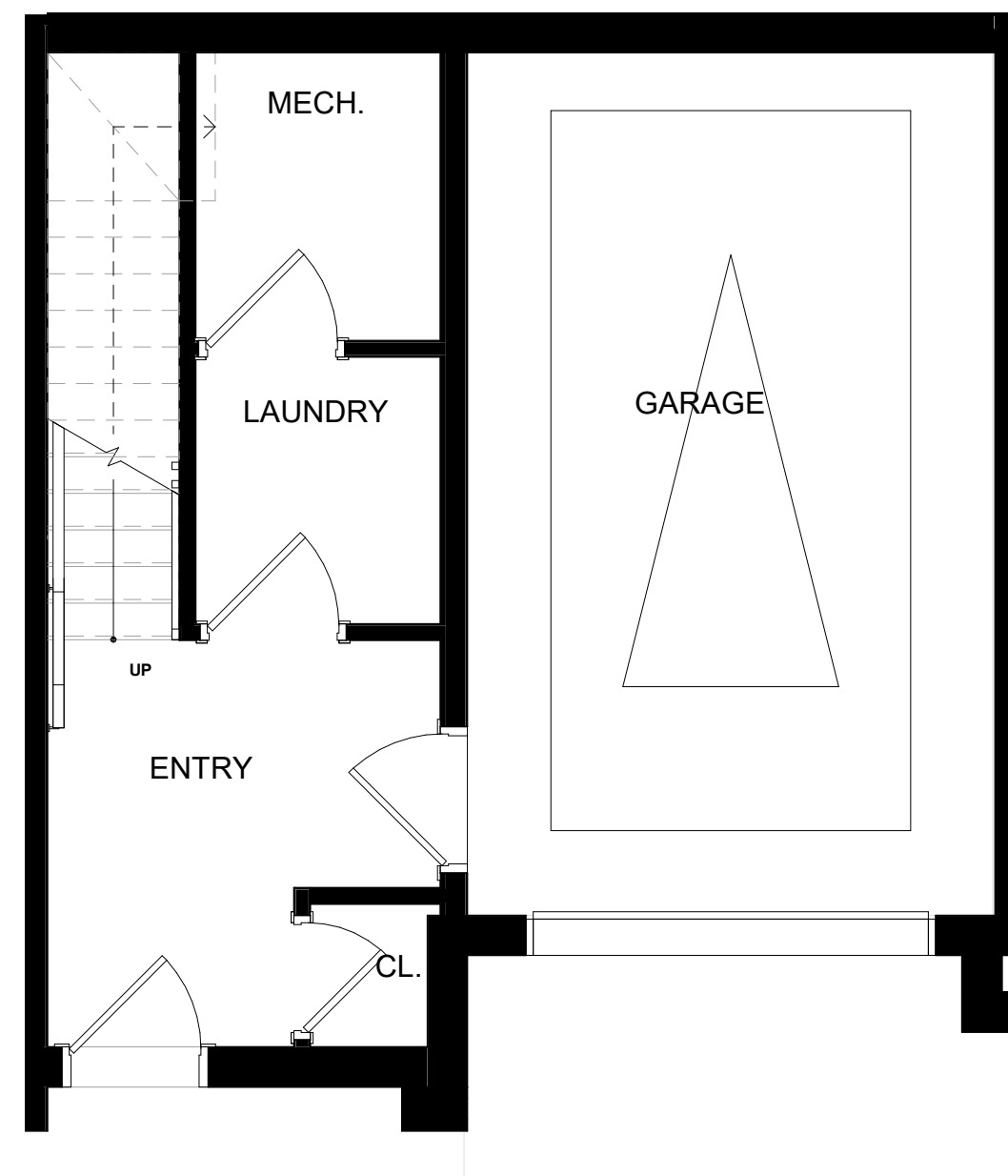
4 ROOF PLAN - END UNIT
1 : 50



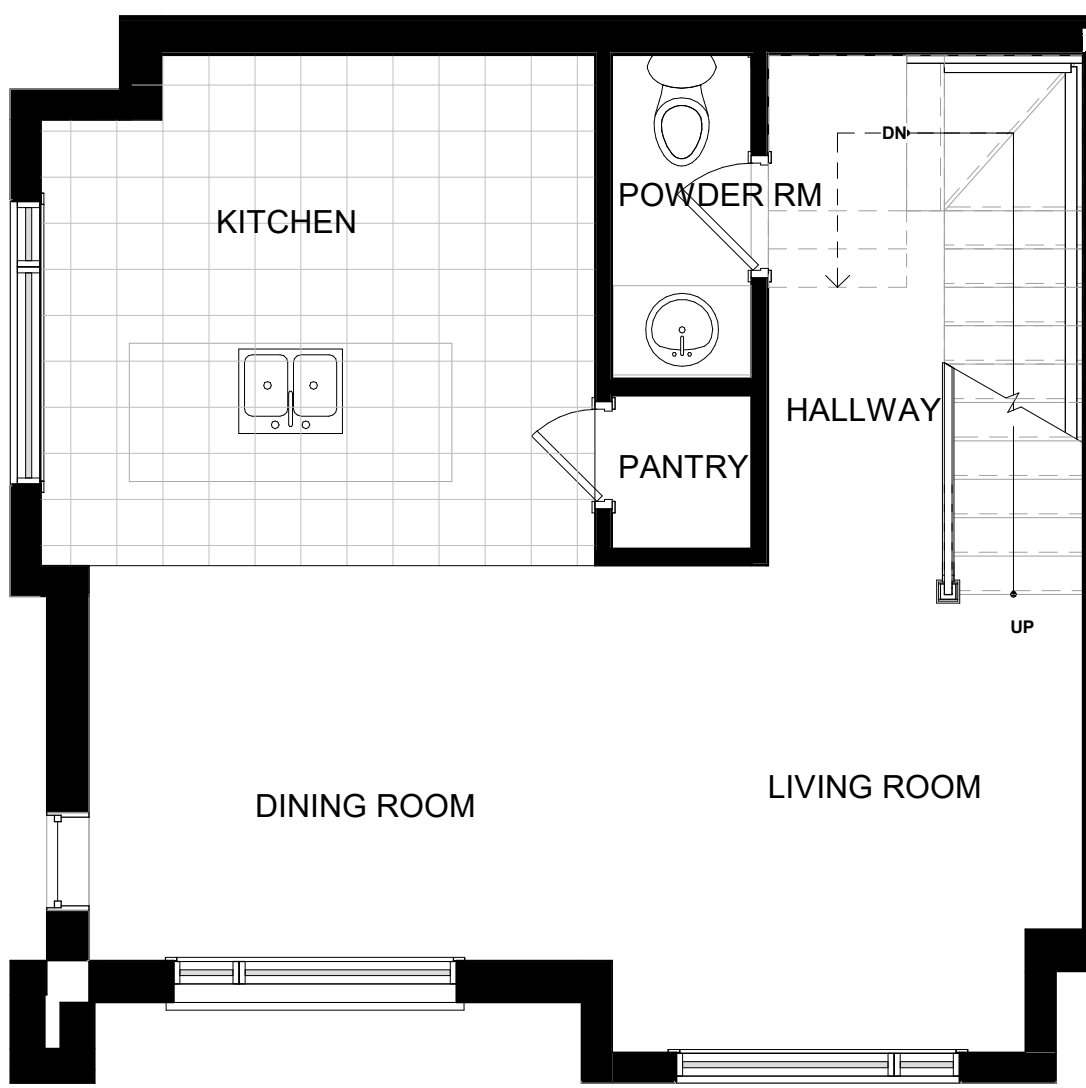
3 THIRD FLOOR PLAN - END UNIT
1 : 50



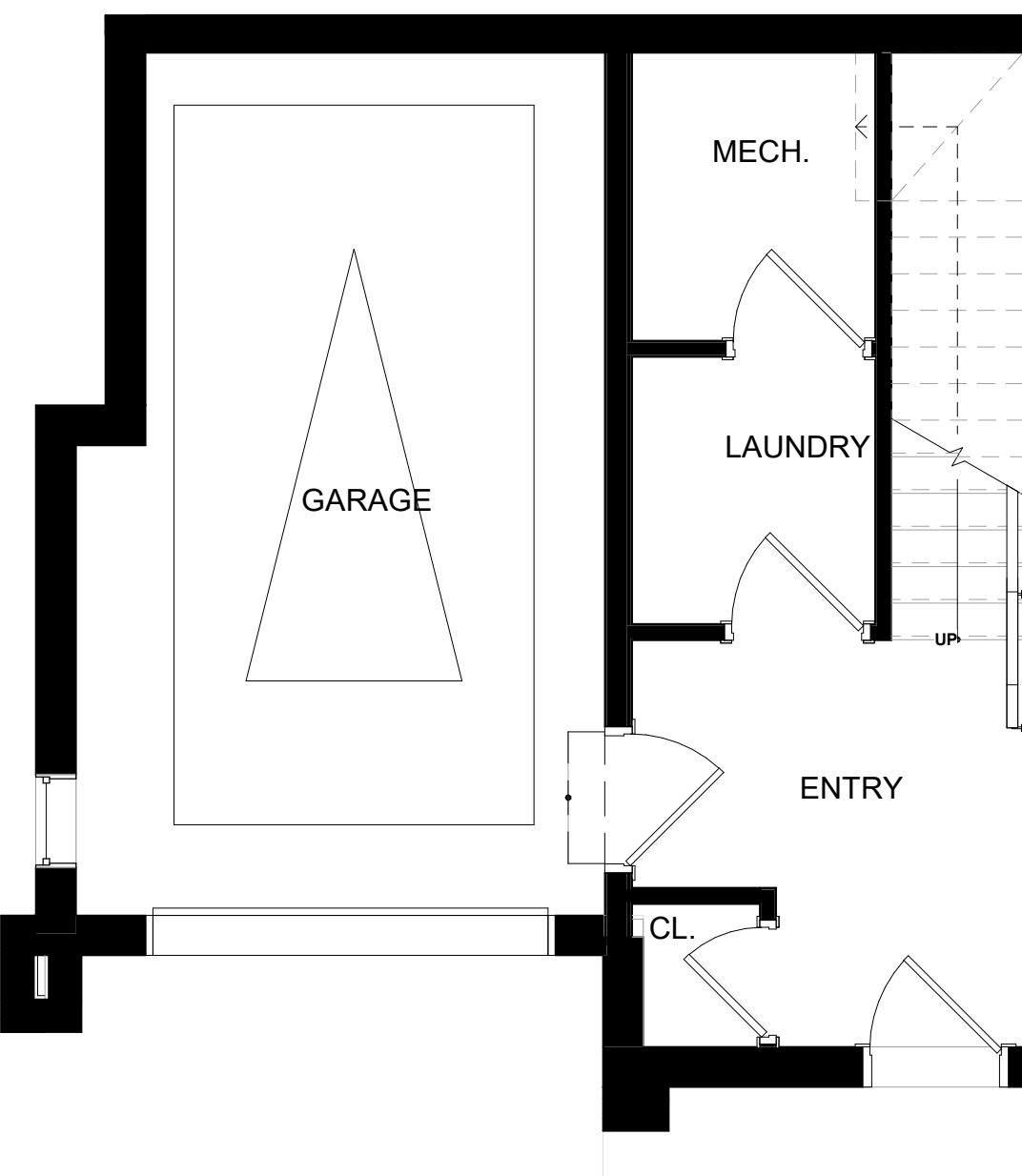
6 SECOND FLOOR PLAN - INT. UNIT
1 : 50



5 GROUND FLOOR PLAN - INT. UNIT
1 : 50



2 SECOND FLOOR PLAN - END UNIT
1 : 50



1 GROUND FLOOR PLAN - END UNIT
1 : 50

AREA SCHEDULE - 3 STOREY B2B - CORNER	
NAME	AREA
GROUND FLOOR	21.6 m ²
SECOND FLOOR	47.6 m ²
THIRD FLOOR	44.2 m ²
FOURTH FLOOR	39.3 m ²
Grand total	152.0 m ²

No	Description	Date
	Revision Schedule	

Project Title

ORLEANS GARDENS

OTTAWA, ON.

NORTH AMERICAN DEVELOPMENT GROUP

Project No. 17047

Scale 1 : 50

Drawn By CG

Checked By Checker

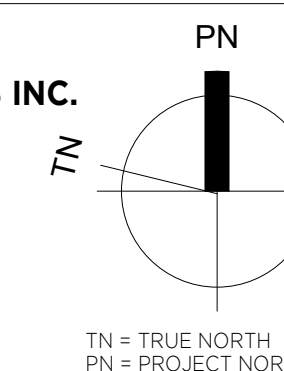
BLOCK B - FLOOR PLANS

BLOCKS A, B, C & D

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M5P 2B7
T: 416.322.6334
F: 416.322.7294
E: info@q4architects.com



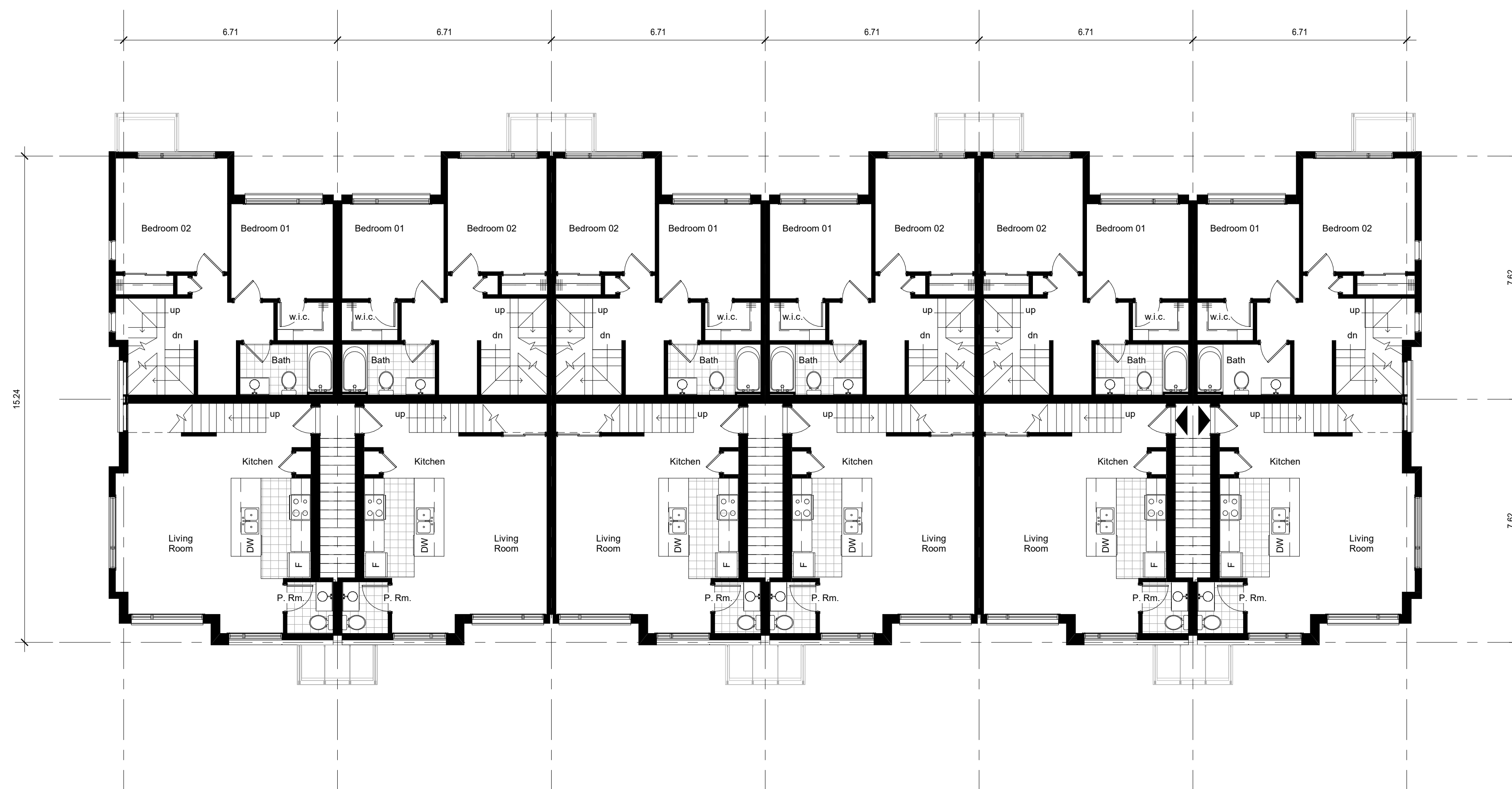
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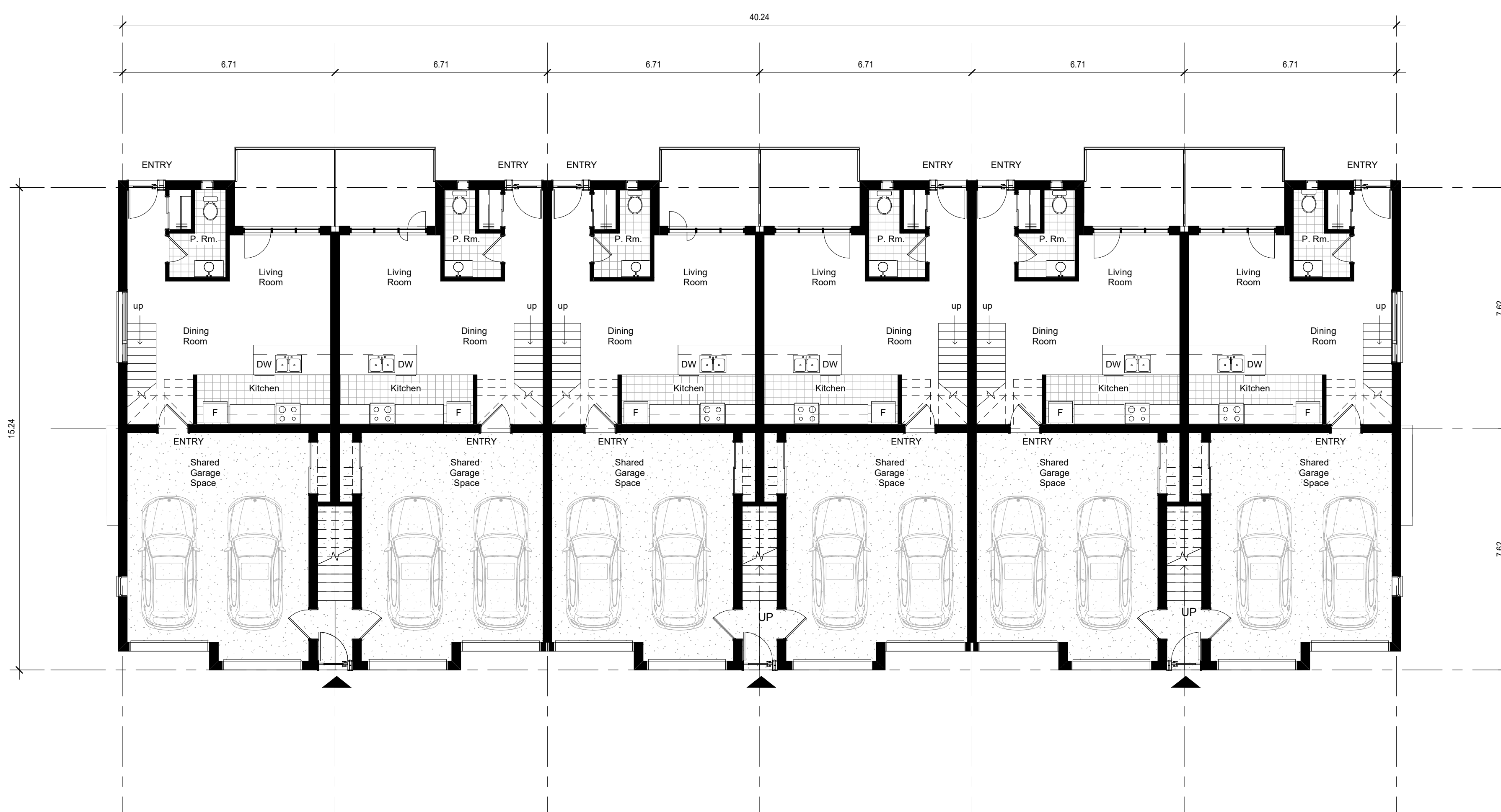
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2 SPA BLOCK D - SECOND FLOOR
1: 100



1 SPA BLOCK D - GROUND FLOOR
1: 100

No	Description	Date
Revision Schedule		

Project Title

PROJECT DESCRIPTION

ORLEANS GARDENS

OTTAWA, ON.

NORTH AMERICAN DEVELOPMENT GROUP

Project No. 17047

Scale 1: 100

Drawn By CG

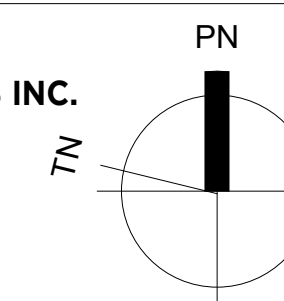
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BLOCK D - FLOOR PLANS

BLOCKS A, B, C & D

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No	Description	Date
Revision Schedule		

Project Title

PROJECT DESCRIPTION

ORLEANS GARDENS

OTTAWA, ON.

NORTH AMERICAN DEVELOPMENT GROUP

Project No. 17047

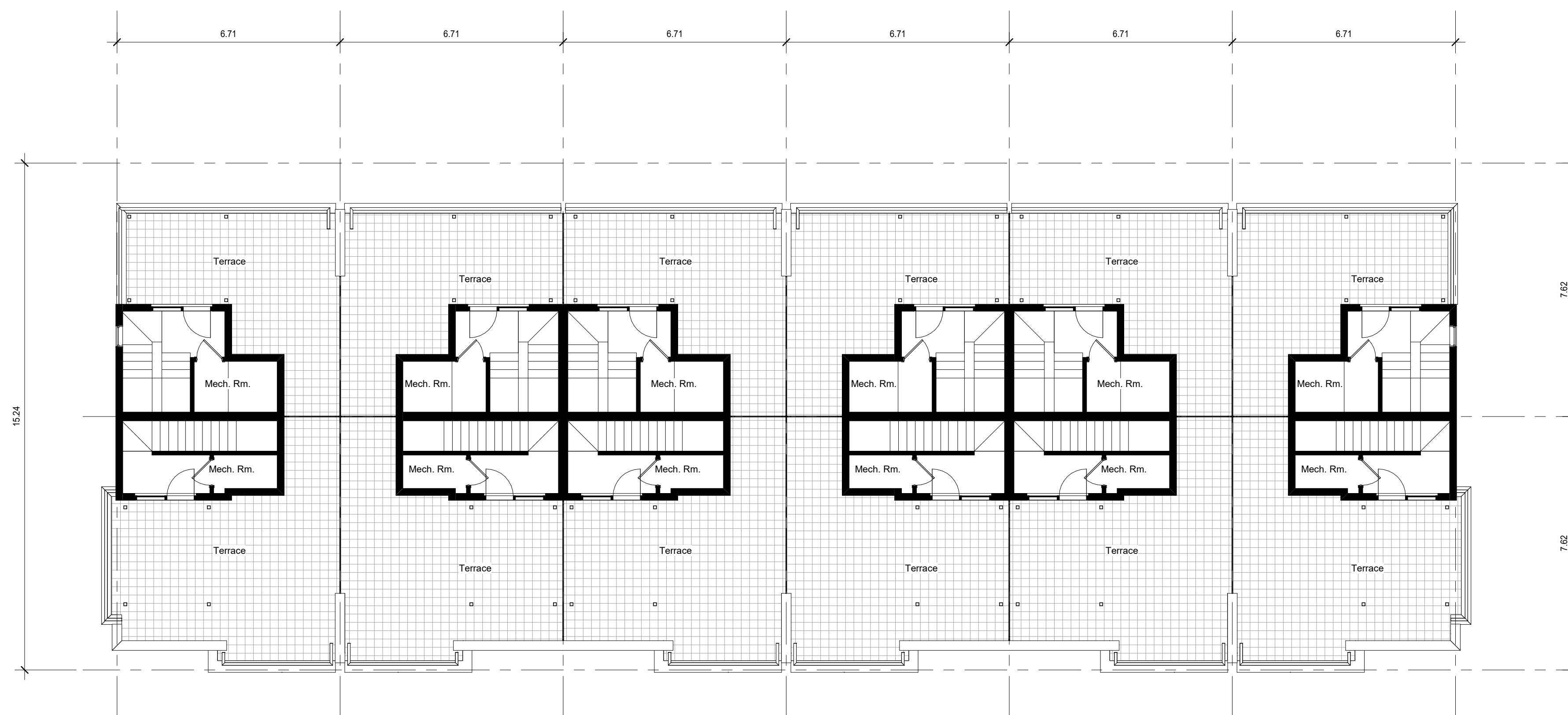
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Drawn By Author

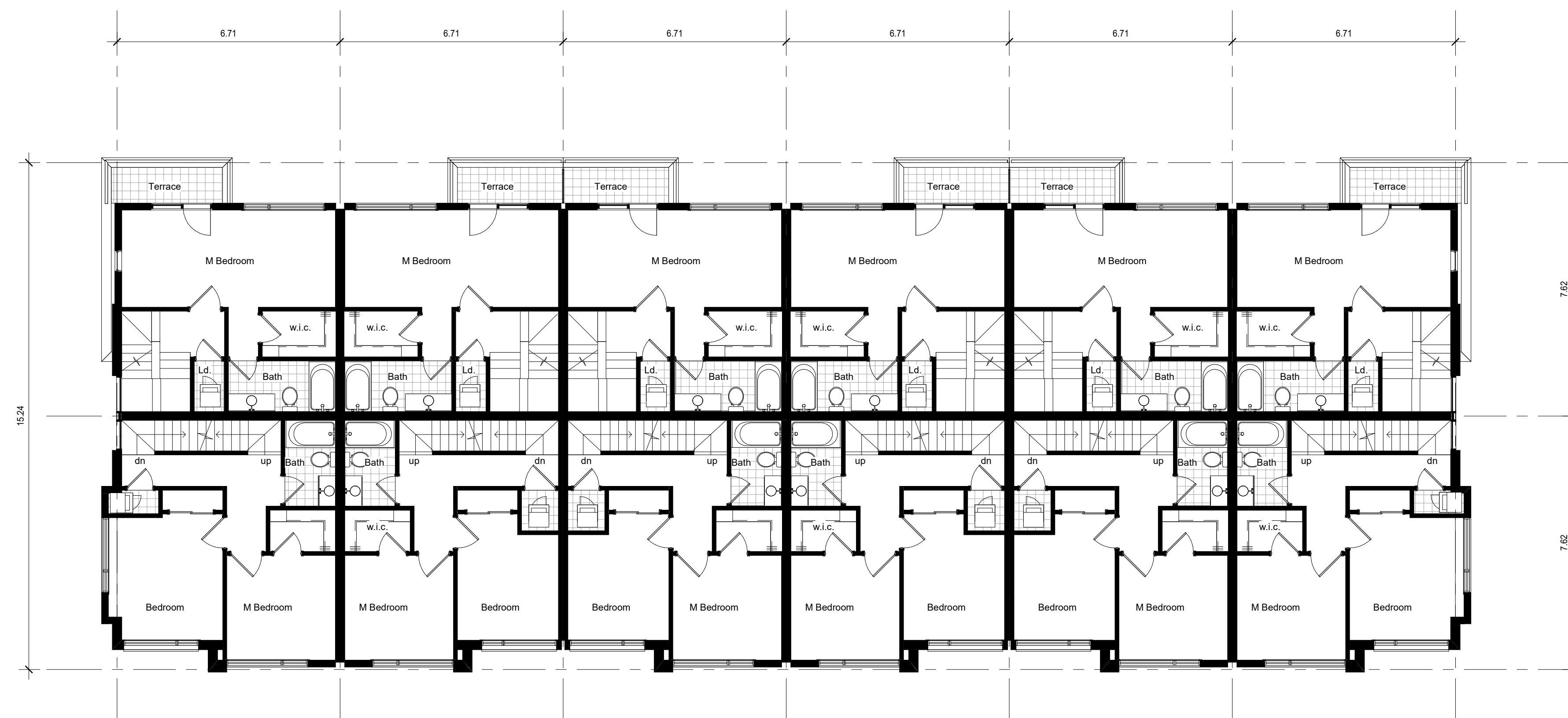
Checked By Checker

BLOCK D - FLOOR PLANS

BLOCKS A, B, C & D



2 SPA BLOCK D - ROOF TERRACE
1:100

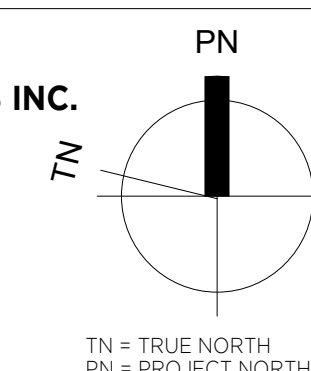


1 SPA BLOCK D - THIRD FLOOR
1:100

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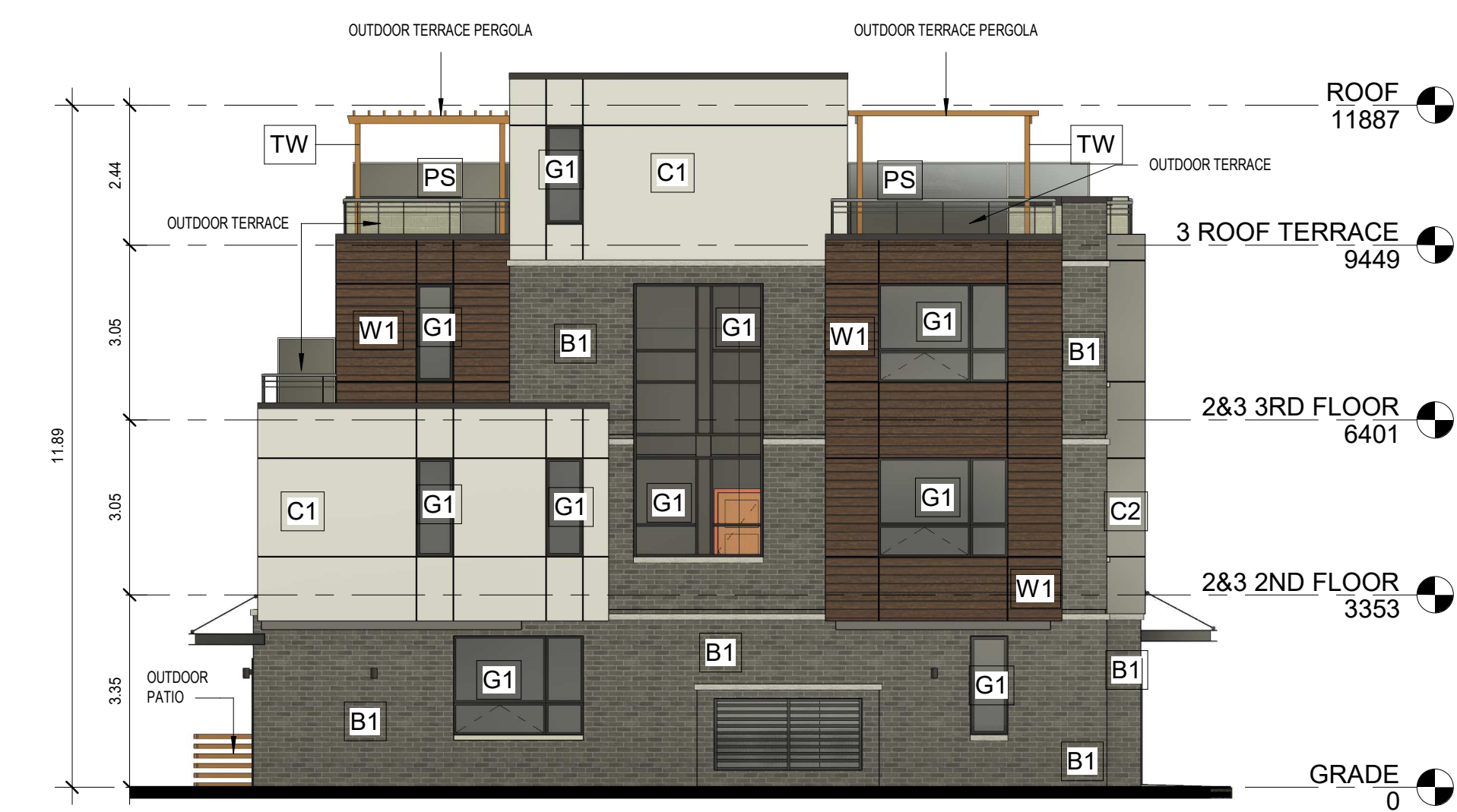
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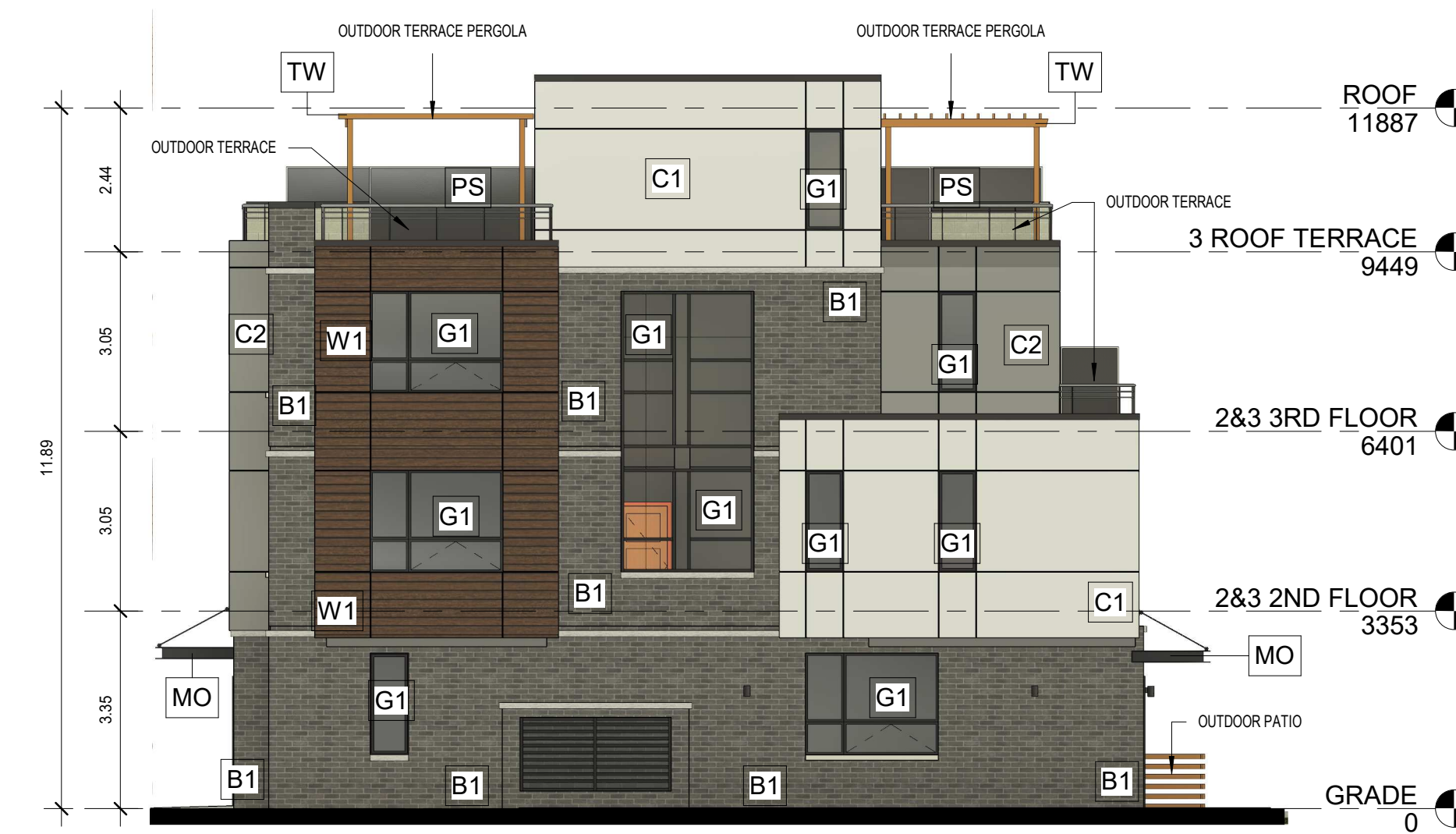
4 SPA - BLOCK A - NORTH ELEVATION
1 : 100



2 SPA - BLOCK A - EAST ELEVATION
1 : 100

Material Legend

- B1- Brick Veneer 1
- B2- Brick Veneer 2
- C1- Cementitious Panel - Accent colour
- W1- Prefinished Wood siding
- G1- Vinyl Window
- PS- Prefinished Privacy Screen
- MO- Prefinished Metal Canopy
- TW- Pressure Treated Wood



3 SPA - BLOCK A - WEST ELEVATION
1 : 100



1 SPA - BLOCK A - SOUTH ELEVATION
1 : 100

No	Description	Date
Revision Schedule		

Project Title

Project Description

ORLEANS GARDENS

1615 Orléans Blvd. Orléans, ON K1C 7E2

NORTH AMERICAN DEVELOPMENT GROUP

Project No. 17047

Scale 1 : 100

Drawn By CG

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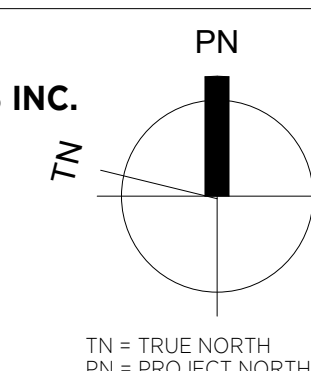
SPA ELEVATIONS - BLOCK A

BLOCKS A, B, C & D

A2-0

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4 SPA - BLOCK B - NORTH ELEVATION
1 : 100



2 SPA - BLOCK B - EAST ELEVATION
1 : 100

Material Legend	
B1-	Brick Veneer 1
B2-	Brick Veneer 2
C1-	Cementitious Panel
C2-	Cementitious Panel - Accent colour
W1-	Prefinished Wood siding
G1-	Vinyl Window
PS-	Prefinished Privacy Screen
MO-	Prefinished Metal Canopy
TW-	Pressure Treated Wood



3 SPA - BLOCK B - WEST ELEVATION
1 : 100



1 SPA - BLOCK B - SOUTH ELEVATION
1 : 100

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No	Description	Date
Revision Schedule		

Project Title _____

Project Description _____

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NORTH AMERICAN DEVELOPMENT GROUP

Project No. 17047

Scale 1 : 100

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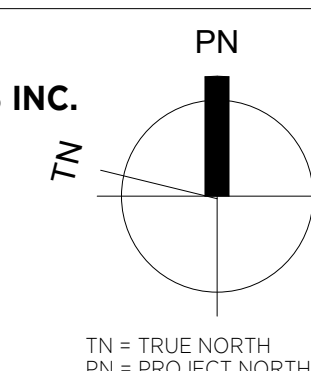
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SPA ELEVATIONS - BLOCK B

BLOCKS A, B, C & D

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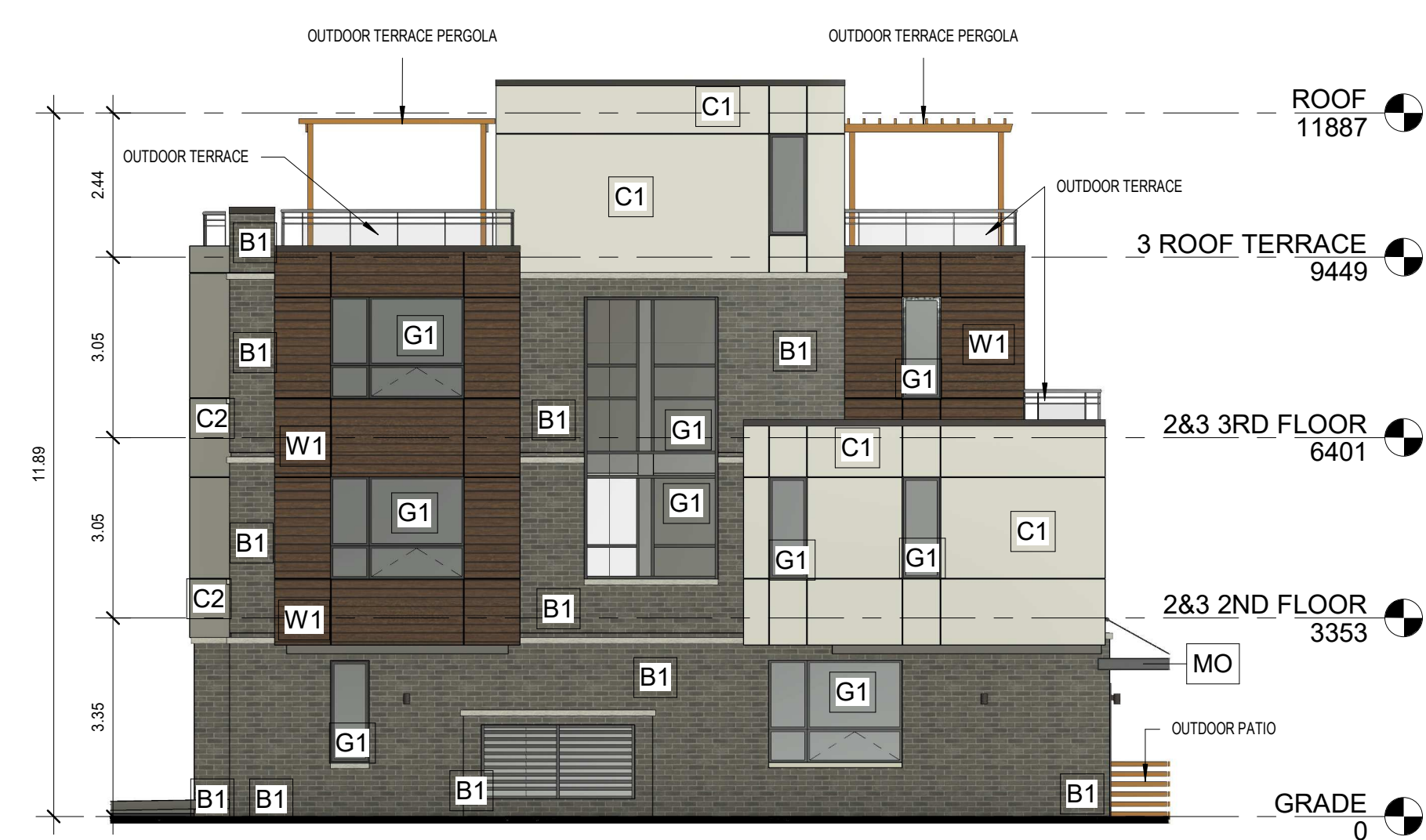
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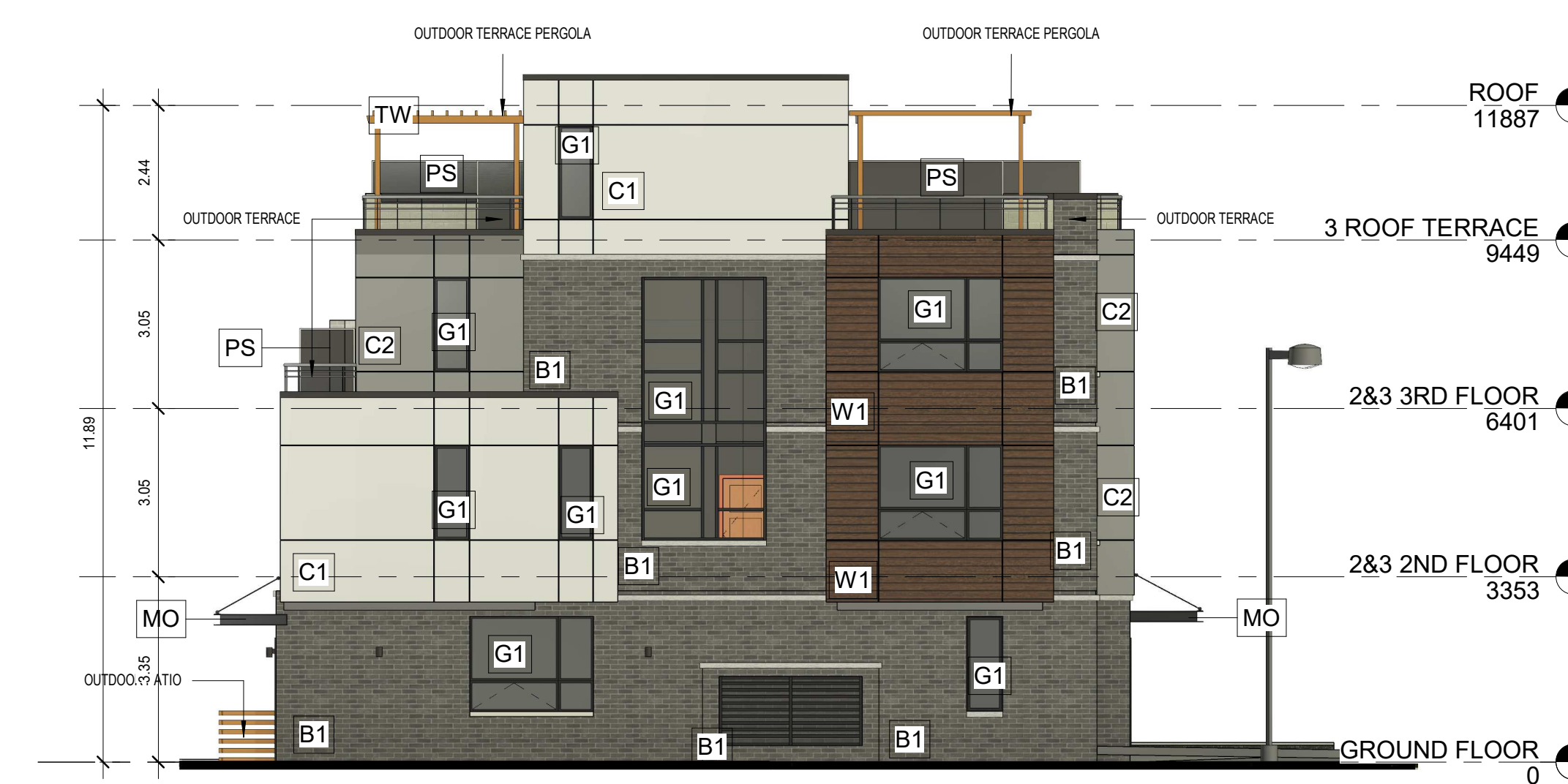
④ SPA - BLOCK C - EAST ELEVATION
1:100



② SPA - BLOCK C - NORTH ELEVATION
1:100

Material Legend

- B1- Brick Veneer 1
- B2- Brick Veneer 2
- C1- Cementitious Panel
- C2- Cementitious Panel - Accent colour
- W1-Prefinished Wood siding
- G1- Vinyl Window
- PS- Prefinished Privacy Screen
- MO-Prefinished Metal Canopy
- TW-Pressure Treated Wood



③ SPA - BLOCK C - WEST ELEVATION
1:100



① SPA - BLOCK C - WEST-ELEVATION
1:100

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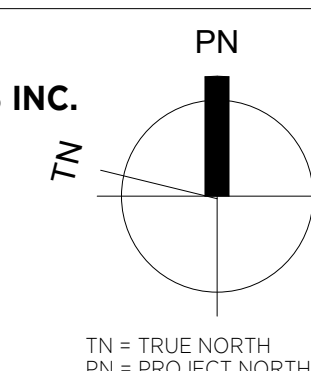
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SPA ELEVATIONS - BLOCK C

BLOCKS A, B, C & D

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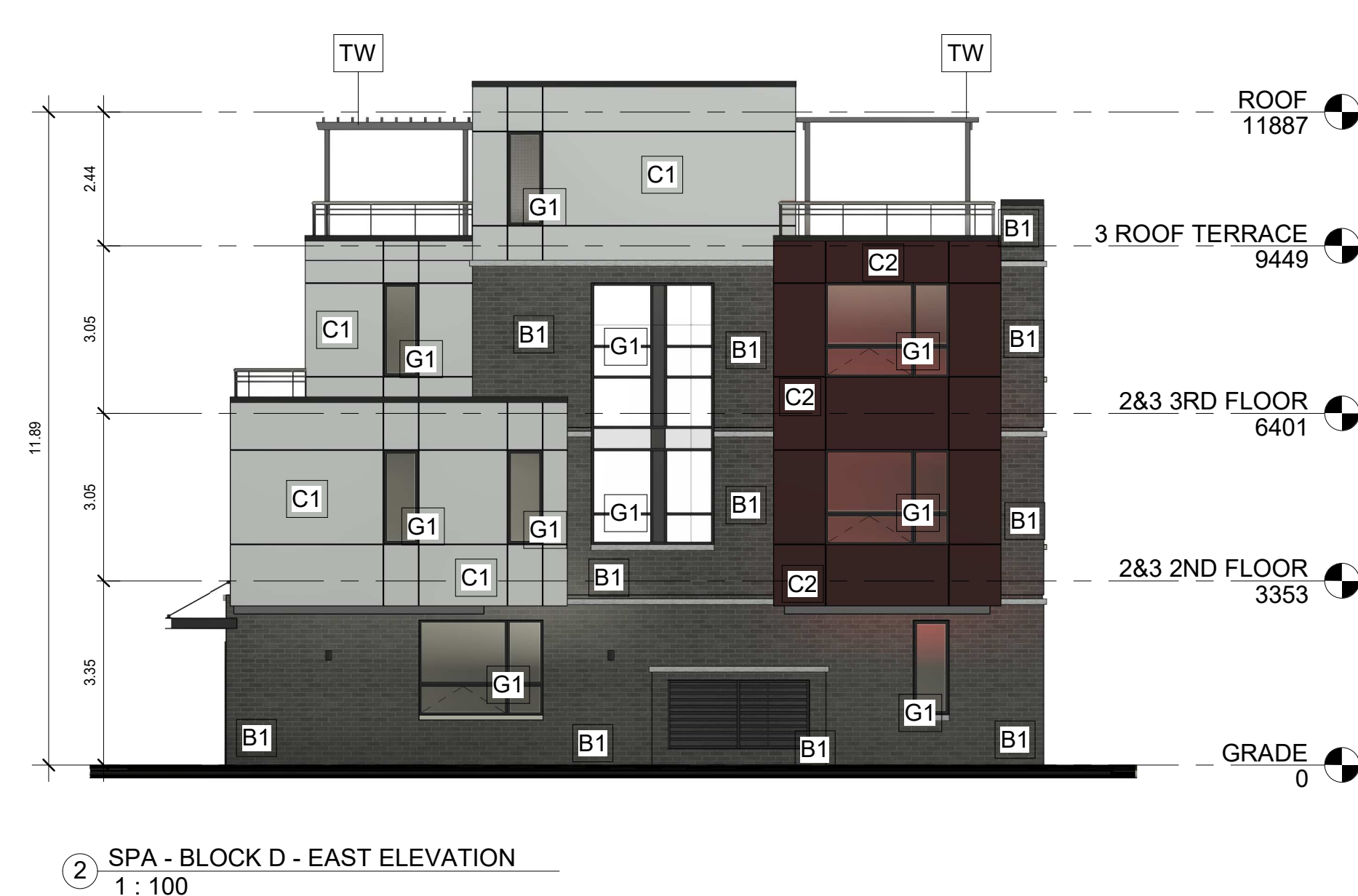
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Material Legend

- B1- Brick Veneer 1
- B2- Brick Veneer 2
- C1- Cementitious Panel
- C2- Cementitious Panel - Accent colour
- W1-Prefinished Wood siding
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SPA ELEVATIONS - BLOCK D

BLOCKS A, B, C & D

A2-3

13



SKETCH RENDERING VIEW 001



SKETCH RENDERING VIEW 002



SKETCH RENDERING VIEW 003



SKETCH RENDERING VIEW 004



1 STREET VIEW - NORTH ELEVATIONS
1 : 300

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STREET ELEVATION & 3D VIEWS

BLOCKS A, B, C & D

2023-02-17 15:48 PKE \\User\A\coponalez\Documents\17047_Orleans Gardens_SPA_coponalez\AST\VL.vlx

ORLEANS GARDENS

ORLEANS, BLOCKS A, B, C & D



WINDOW FRAME



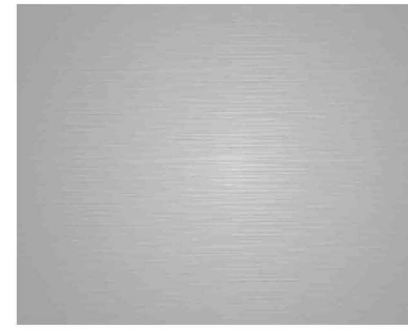
MAIN UNIT ENTRANCES
BLOCKS A, C & D/ B



GARAGE DOORS
BLOCKS A, C & D/ B



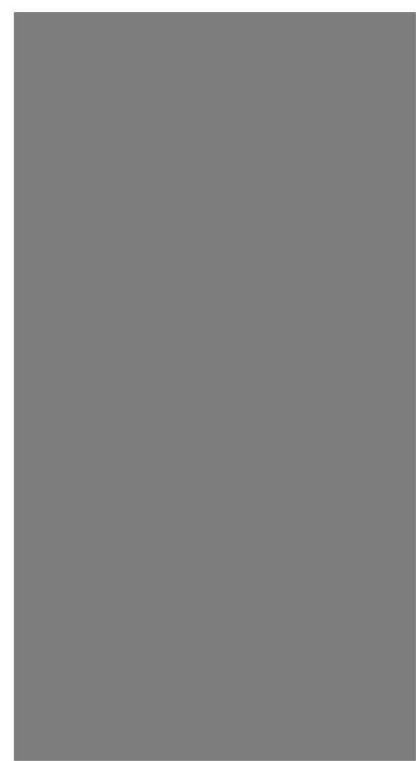
METAL CANOPY



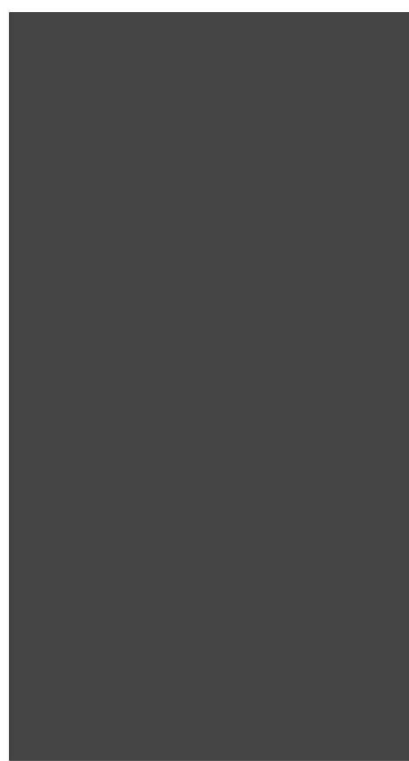
RAILING



PANEL C1



PANEL C2
BLOCKS A & C



PANEL C2
BLOCK B



PANEL C2
BLOCK D



PREFINISHED
WOOD PLANK



BRICK B1



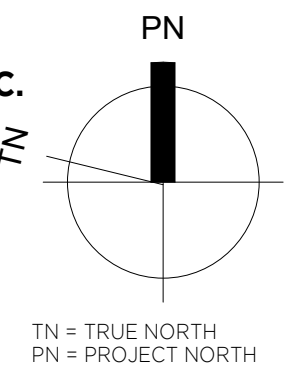
BRICK B2

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**NORTH AMERICAN
DEVELOPMENT GROUP**

Project No. 17047

Scale

Drawn By CG

Checked By MG

EXTERIOR COLOUR PACKAGE

BLOCKS A, B, C & D