

1 SITE PLAN
SCALE = 1 : 100

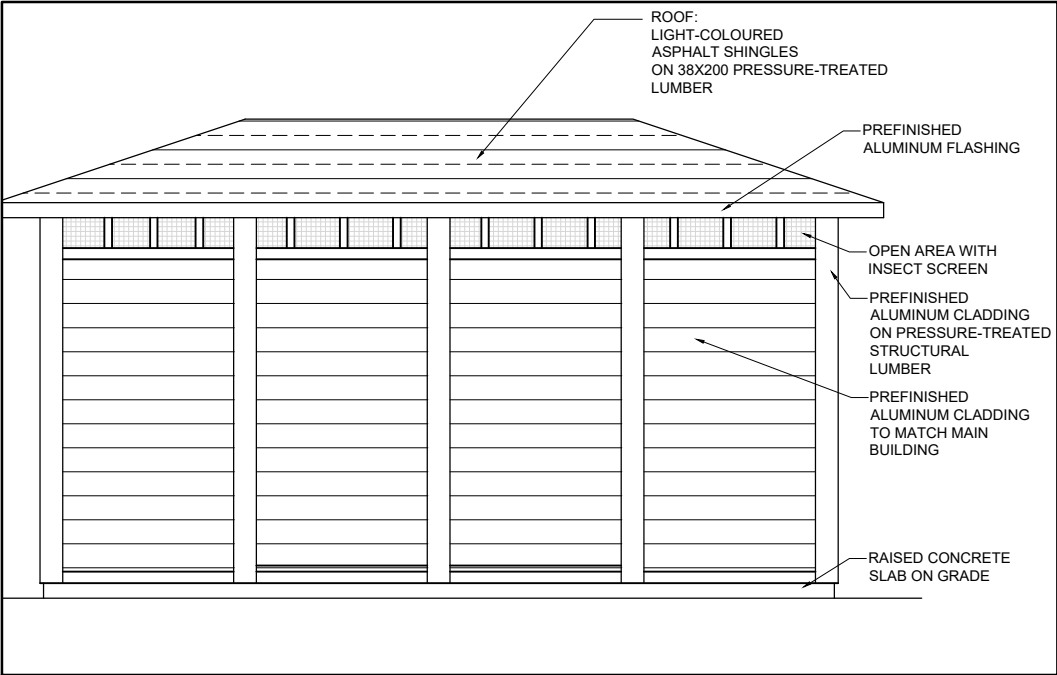
ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M²)	540 M²	862.76 M	YES
MINIMUM LOT WIDTH	18 M	22.859 M	YES
MINIMUM FRONT YARD SETBACK	6 M	6 M	YES
MINIMUM PERCENTAGE OF LANDSCAPED AREA FOR LOT THAT CONTAINS APARTMENT DWELLING - HIGH-RISE, HIGH-RISE OR LOW-RISE, STACKED DWELLING, RETIREMENT HOME, OR PLANNED UNIT DEVELOPMENT	30% (258)	OVER 30% (340)	YES
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	4.5 M	N/A	N/A
MINIMUM REAR YARD SETBACK	11 M	11.314 M	YES
MINIMUM INTERIOR SIDE YARD SETBACK	3 M	3 M	YES
MAXIMUM BUILDING HEIGHT	15 M	14.8 M	YES
MAXIMUM FLOOR SPACE INDEX	NONE	N/A	YES
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT (SECTION 110)	3 M (ABUTTING A STREET) NONE (NOT ABUTTING A STREET)	NONE	YES
MINIMUM PARKING	1 VISITOR PARKING SPACE	3 SPACES (1 ACCESSIBLE) YES	
MINIMUM BICYCLE PARKING (SECTION 111)	0.5 PER DWELLING UNIT (10 REQUIRED)	12 OUTDOOR	YES

GENERAL NOTES:

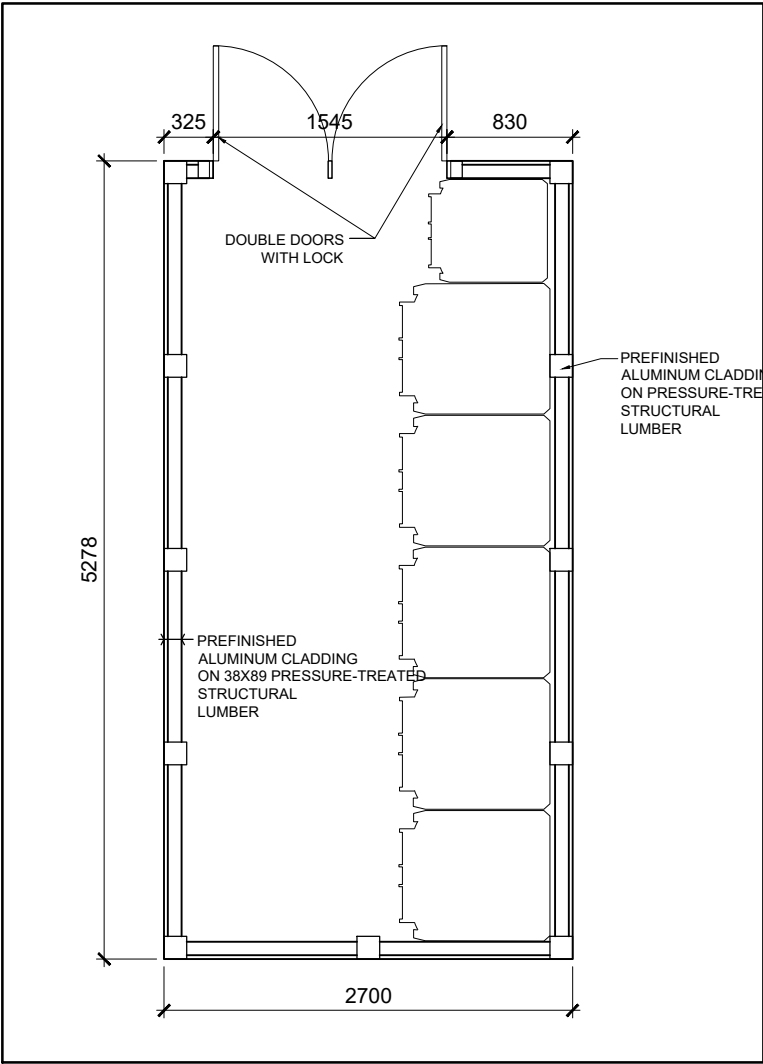
- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- PROPERTY BOUNDARIES HAVE BEEN ESTABLISHED FROM SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JUNE 21, 2023.
- GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON NEW CONSTRUCTION CIVIL PLANS. NEW GRADES TO TIE INTO EXISTING GRADES. REFER TO CIVIL DRAWINGS.
- CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING NATURAL ZONE ARE SHOWN FOR INFORMATION PURPOSES ONLY. SITE VERIFICATION OF ALL CONDITIONS REQUIRED.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR NEW LANDSCAPING AND TREE PRESERVATION.
- REFER TO ENGINEERING DRAWINGS FOR EXTENT OF NEW ROAD DEVELOPMENT, SITE LIGHT TING, AND MASTER SITE PLAN.
- ALL NOTES ARE AS PER CITY/ PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.

LOT DESCRIPTION:

PIN: 04425-0027 LT
PARTS OF LOTS 49 AND 50; AS IN CT176790; GLOUCESTER
REGISTERED PLAN 86
CITY OF OTTAWA



2 GARBAGE ENCLOSURE - SIDE ELEVATION
SCALE = 1 : 50



4 GARBAGE ENCLOSURE - PLAN
SCALE = 1 : 50

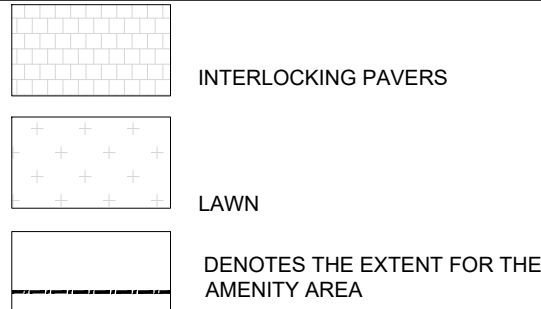
PROJECT INFORMATION

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING
MUNICIPAL ADDRESS: 1108 MAISONNEUVE ST, ORLEANS (OTTAWA), ON K1C 1L1
PIN:
ZONING USE: RSA - R5A(2179)H(40). RESIDENTIAL ZONE S, APARTMENT DWELLING, LOW RISE, STACKED
PROPOSED CONSTRUCTION: NEW 4 - STOREY BUILDING
PROPOSED USE: APARTMENT DWELLING, LOW RISE, STACKED
BUILDING HEIGHT: 14 901m (48.89 FT)
GROSS FLOOR AREA: 329.01 m² (3 541 SQ FT)

PARKING STATISTICS:

STANDARD PARKING:
2 SPACES OF 2.6m W x 5.2m L (8' - 7" W x 17' - 0" L)
ACCESSIBLE PARKING:
1 SPACE OF 3.66m W x 5.2m L (12' - 0" W x 17' - 0" L)
TOTAL PARKING SPACES: 3
BICYCLE PARKING: 12 EXTERIOR COVERED
LANDSCAPING:
REQUIRED 15% OF PARKING AREA
TOTAL PARKING AREA: 133 m²
15% LANDSCAPING REQUIRED: 19.95 m²
TOTAL LANDSCAPED AREAS PROVIDED: 340 m²
TOTAL AMENITY AREA PROVIDED: min. 72m²

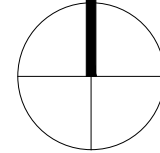
LEGEND



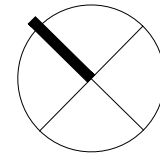
CLIENT

SITE AREA: 890.44m² (9,584.57 SQ FT)

PROJECT NORTH



TRUE NORTH



ARCHITECTURAL

(L+D)

LALANDE + DOYLE ARCHITECTS INC.
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Tel: 613.233.2900
Fax: 613.233.1008
159 Neiland Ave.
Ottawa, Ontario K1Y 0Y2

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE, REV.
2024/09/27	REISSUED FOR SPA	7
2024/09/25	REISSUED FOR SPA	6
2024/09/19	ISSUED FOR PERMIT	5
2024/08/28	ISSUED FOR REVIEW	5
2024/07/31	REISSUED FOR SPA	5
2024/07/31	REISSUED FOR SPA	4
2024/07/09	ISSUED FOR COORDINATION	3
2024/06/04	REISSUED FOR SPA	3
2024/05/21	REISSUED FOR SPA	2
2024/05/17	ISSUED FOR SPA	1
2024/05/06	ISSUED FOR REVIEW	1

PROJECT NAME

PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - MSN

1108 Maisonneuve St, Ottawa, ON K1C 1L1

DRAWING TITLE

SITE PLAN

DATE
09.07.2024
SCALE
AS NOTED

DRAWN BY
BR
REVIEWED BY
LCL

PROJECT NO.
24-002
DRAWING NO.
A-100