



1 SITE PLAN
A-100 SCALE = 1 : 100

ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M ²)	540 M ²	862.76 M ²	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 - MID-RISE, HIGH-RISE OR LOW-RISE, STACKED DWELLING, RETIREMENT HOME, OR PLANNED UNIT DEVELOPMENT	30% (258.5)	MORE THAN 30%	YES
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	4.5 M	N/A	N/A
MINIMUM REAR YARD SETBACK	6 M	6 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	1 ACCESSIBLE SPACES	YES
MINIMUM BICYCLE PARKING (SECTION 111)	0.5 PER DWELLING UNIT (10 REQUIRED)	10 OUTDOOR	YES

- GENERAL NOTES:**
- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 - ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON SITE PLAN. NEW GRADES TO TIE INTO EXISTING GRADES.
 - 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 TIEING, AND MASTER SITE PLAN.
 - ALL NOTES ARE AS PER CITY/ PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.

PROJECT INFORMATION

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING
 MUNICIPAL ADDRESS: 1108 MAISONNEUVE ST, ORLEANS (OTTAWA), ON K1C 1L1
 PIN:
 ZONING USE: RSA - RESIDENTIAL ZONE 5, APARTMENT DWELLING, LOW RISE, STACKED
 PROPOSED CONSTRUCTION: NEW 4 - STOREY BUILDING
 PROPOSED USE: APARTMENT DWELLING, LOW RISE, STACKED
 BUILDING HEIGHT: ± XXXXm (± XX'-X")
 GROSS FLOOR AREA: XXXX SQ FT (XXXX m²)
 SITE AREA: 9,584.57 SQ FT (890.44m²)

PARKING STATISTICS:

STANDARD PARKING:
 5 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:
 13 EXTERIOR COVERED
 6 EXTERIOR

LANDSCAPING:
 REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 265.2 m²
 15% LANDSCAPING REQUIRED: 39.78 m²

TOTAL LANDSCAPED AREAS PROVIDED: 298.4 m²
 TOTAL EXTERIOR AMENITY AREA PROVIDED: 72m²

LEGEND

[Pattern]	INTERLOCKING PAVERS
[Pattern]	LAWN

CLIENT

PROJECT NORTH SEAL

TRUE NORTH

ARCHITECTURAL



MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE REV.
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 PROJECT NO.: **24-002**

SCALE: AS NOTED

DRAWN BY: BR DRAWING NO.: **A-100**

REVIEWED BY: LCL