

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	6 M	10.864 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	2 SPACES (1 ACCESSIBLE) YES	
MINIMUM BICYCLE PARKING (SECTION 111)	0.5 PER DWELLING UNIT (10 REQUIRED)	6 COVERED, 6 OUTDOOR YES	

GENERAL NOTES:

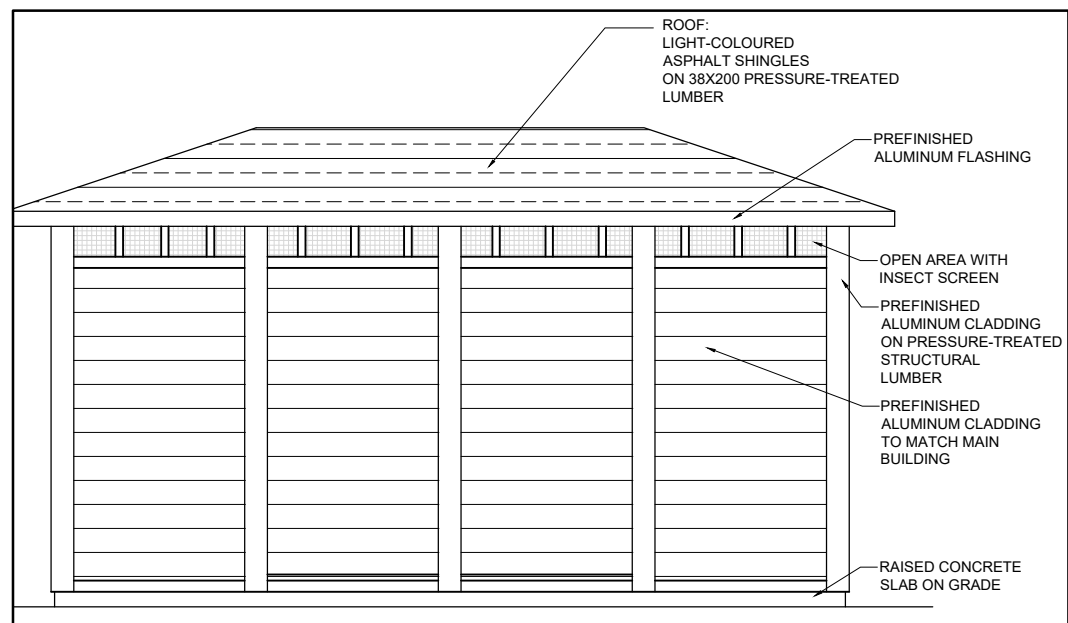
- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- PROPERTY BOUNDARIES HAVE BEEN ESTABLISHED FROM SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JULY 27, 2023.
- GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON NEW CONSTRUCTION CIVIL PLANS. NEW GRADES TO TIE INTO EXISTING GRADES. REFER 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:

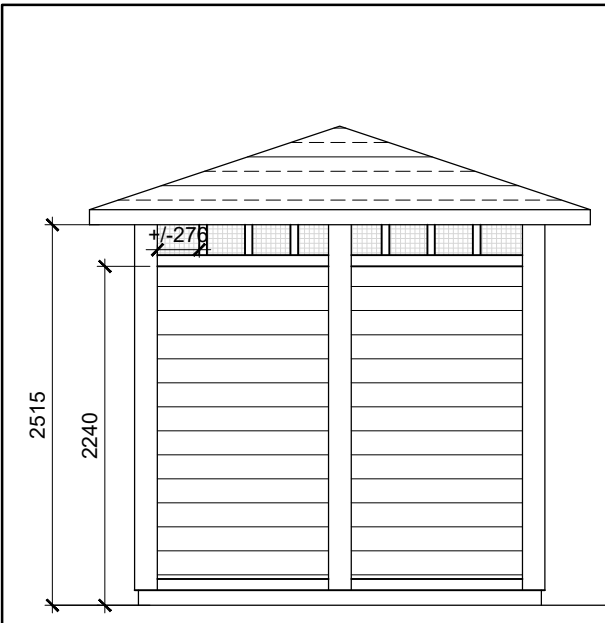
PIN: 04425-0027 LT
PARTS OF LOTS 49 AND 50; AS IN CT176790; GLOUCESTER
REGISTERED PLAN 86
CITY OF OTTAWA

AMENITIES

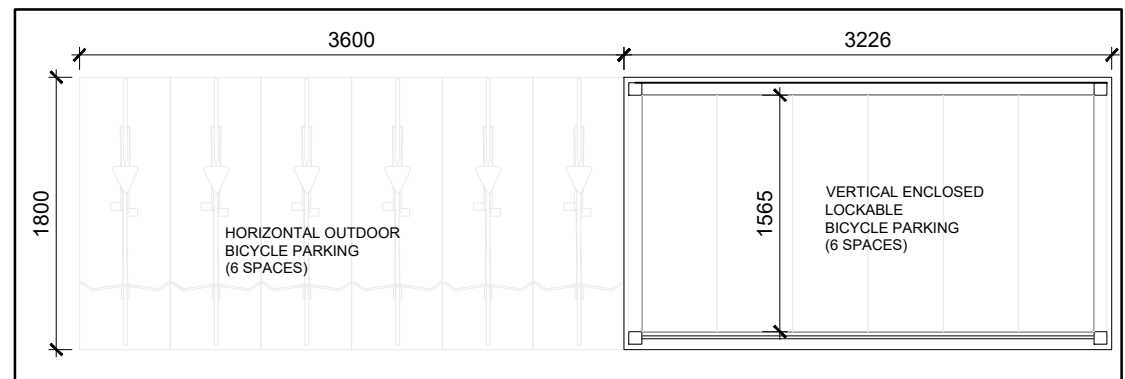
AMENITIES	AREA	QUANTITIES	AREAS (m²)	REQUIRED (m²)	PROPOSED (m²)
AMENITIES	6.0	24	144.0	144.0	162.79
BALCONY 1	5.91	3	17.73		17.73
BALCONY 2	6.22	3	18.66		18.66
OUTDOOR	96.38	1	96.38	72.0	126.4



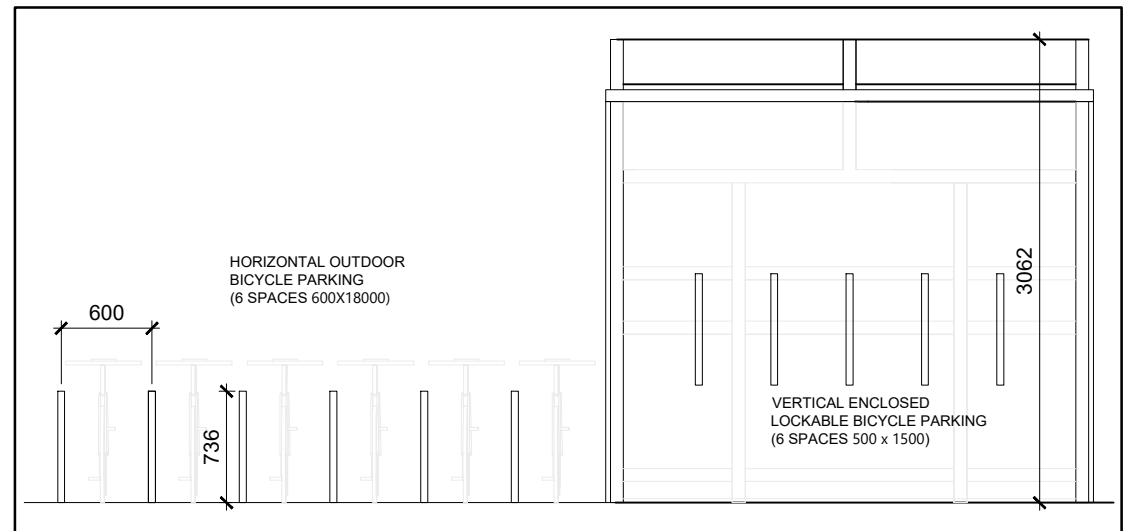
2 GARBAGE ENCLOSURE - SIDE ELEVATION
SCALE = 1 : 50



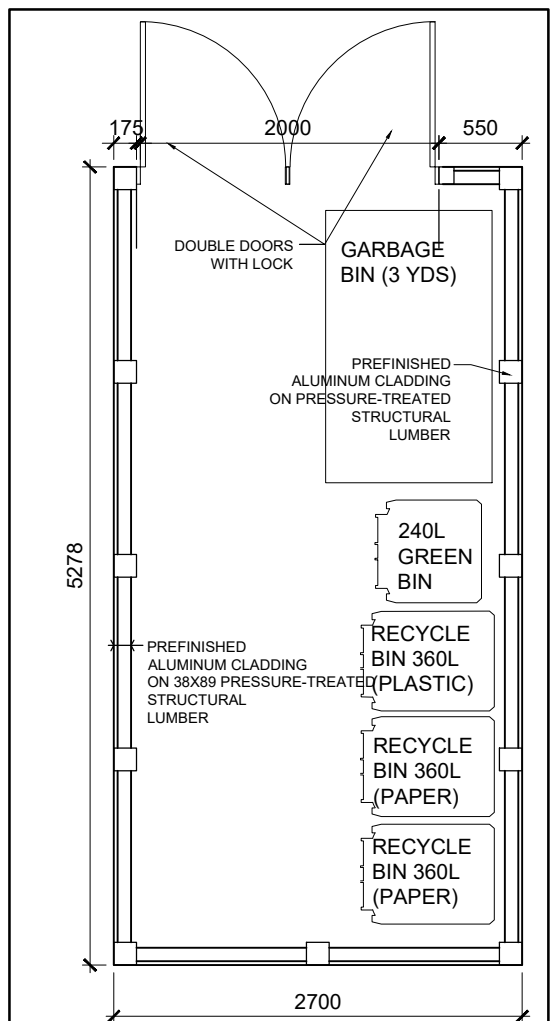
3 GARBAGE ENCLOSURE
REAR ELEVATION SCALE = 1 : 50



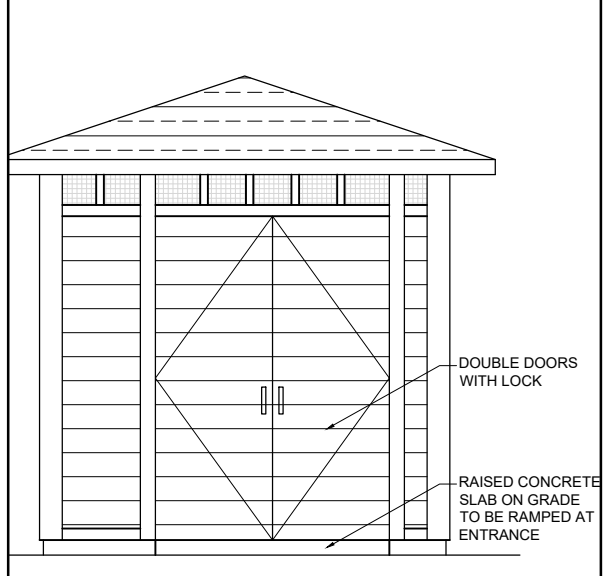
6 BICYCLE PARKING PLAN
SCALE = 1 : 50



7 BICYCLE PARKING ELEVATION
SCALE = 1 : 50



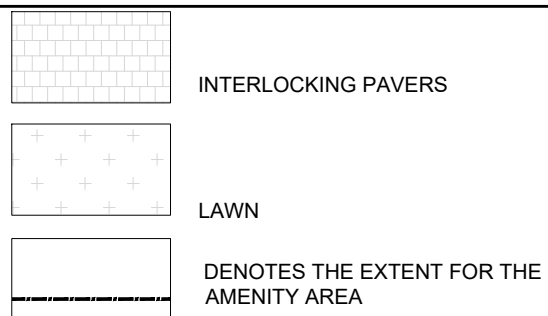
5 GARBAGE ENCLOSURE - PLAN
SCALE = 1 : 50



4 GARBAGE ENCLOSURE
FRONT ELEVATION SCALE = 1 : 50

4 GARBAGE ENCLOSURE
FRONT ELEVATION SCALE = 1 : 50

LEGEND



PROJECT INFORMATION

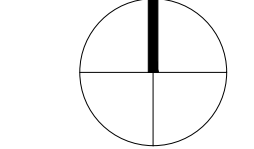
PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING
MUNICIPAL ADDRESS: 1108 MAISONNEUVE ST, ORLEANS (OTTAWA), ON K1C 1L1
PIN:
ZONING USE: RSA - R5A(2179)H(40), RESIDENTIAL ZONE S, APARTMENT DWELLING, LOW RISE, STACKED
PROPOSED CONSTRUCTION: NEW 4 - STOREY BUILDING
PROPOSED USE: APARTMENT DWELLING, LOW RISE, STACKED
BUILDING HEIGHT: 14 901m (48.89 FT)
GROSS FLOOR AREA: 329.01 m² (3 541 SQ FT)
SITE AREA: 890.44m² (9,584.57 SQ FT)

PARKING STATISTICS:

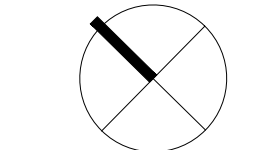
STANDARD PARKING:
1 SPACE OF 2.6m W x 5.2m L
(8' - 7" W x 17' - 0" L)
ACCESSIBLE PARKING:
1 SPACE OF 3.66m W X 5.2m L
(12' - 0" W x 17' - 0" L)
TOTAL PARKING SPACES: 1
BICYCLE PARKING: 6 COVERED, VERTICAL, 6 EXTERIOR, HORIZONTAL
LANDSCAPING:
REQUIRED 15% OF PARKING AREA
TOTAL PARKING AREA: 90 m²
15% LANDSCAPING REQUIRED: 19.95 m²
TOTAL LANDSCAPED AREAS PROVIDED: 382.5 m²
TOTAL AMENITY AREA PROVIDED: 162.79m²

CLIENT

PROJECT NORTH



TRUE NORTH



ARCHITECTURAL



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MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE, REV.
2025/05/08	REISSUED FOR SPA	4
2025/03/25	REISSUED FOR SPA	3
2025/03/12	ISSUED FOR PERMIT	3
2025/02/27	ISSUED FOR REVIEW	2
2024/10/25	REISSUED FOR SPA	1

PROJECT NAME

PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - MSN

1108 Maisonneuve St, Ottawa, ON K1C 1L1

DRAWING TITLE

SITE PLAN - CONSTRUCTION

DATE
09.07.2024
SCALE
AS NOTED

PROJECT NO.
24-002

DRAWN BY
BR
REVIEWED BY
LCL

DRAWING NO.

A-100