



ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M ²)	540 M ²	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 - 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	I 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.
- 2. 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.
- 4. REFER TO ENGINEERING DRAWINGS FOR EXTENT OF NEW ROAD DEVELOPMENT, SITE LIGHT I1ING, AND MASTER SITE PLAN.
- 5. 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: R5A - 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:

13 EXTERIOR COVERED 6 EXTERIOR

<u>STANDARD PARKING:</u> 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: ABOVE GROUND:

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

INTERLOCKING PAVERS

LAWN

PROJECT NORTH TRUE NORTH

CLIENT

SEAL

ARCHITECTURAL



LALANDE + DOYLE ARCHITECTS INC. www.lplusd.com Tel 613.233.2900 Fax 613.233.1008 159 Holland Ave

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE REV.
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.

REVIEWED BY LCL

A-100