



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 - 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:

LIGHT I1ING, AND MASTER SITE PLAN.

- . 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.

1. REFER TO ENGINEERING DRAWINGS FOR EXTENT OF NEW ROAD DEVELOPMENT, SITE

5. ALL NOTES ARE AS PER CITY/ PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL

	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
	540 M²	862.76 M	YES
	18 M	22 859 M	YES
	6 M	6 M	YES
APED	30% (258.5)	MORE THAN 30%	YES
CK	4.5 M	N/A	N/A
	6 M	6 M	YES
ACK	3 M	3 M	YES
	15 M	14.8 M	YES
	NONE	N/A	YES
REA	3 M (ABUTTING A STREET)	NONE	YES

(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

TOTAL EXTERIOR AMENITY AREA PROVIDED: 72m²

PROJECT INFORMATION

PROJECT: NEW LOW RISE STACKED APARTMENT

MUNICIPAL ADDRESS: 1108 MAISONNEUVE ST, ORLEANS (OTTAWA), ON K1C 1L1

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:

STANDARD PARKING: 5 SPACES OF 2.6m W x 5.2m L

13 EXTERIOR COVERED 6 EXTERIOR BICYCLE PARKING: ABOVE GROUND:

LANDSCAPING: REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 15% LANDSCAPING REQUIRED: 39.78 m²

TOTAL LANDSCAPED AREAS PROVIDED: 298.4 m²

LEGEND

INTERLOCKING PAVERS

PROJECT NORTH SEAL TRUE NORTH

ARCHITECTURAL

CLIENT



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.	
SCALE AS NOTED	24-002	
DRAWN BY	DRAWING NO.	

REVIEWED BY LCL