



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	796.1m ²	YES
MINIMUM LOT WIDTH	18 M	20.57M	YES
MINIMUM FRONT YARD SETBACK	6 M	6 M	YES
MINIMUM PERCENTAGE OF LANDSCAPED AREA FOR LOT THAT CONTAINS PARTMENT DWELLING - MID-RISE, HIGH-RISE OR LOW-RISE, STACKED DWELLING, RETIREMENT HOME, OR PLANNED UNIT DEVELOPMENT.	30%	OVER 30%	YES
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	4.5 M	N/A	N/A
MINIMUM REAR YARD SETBACK	6M	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	N/A
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT (SECTION 110)	NONE (NOT ABUTTING A STREET)	NONE	YES
MINIMUM PARKING	ONE VISITOR PARKING SPACE	1 SPACE (ACCESSIBLE)	YES
MINIMUM BICYCLE PARKING (SECTION 111)	0.5 PER DWELLING UNIT (6 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 ALL NEW LANDSCAPING AND ANY REQUIRED TREE PRESERVATION.
 - 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: 1132 ST-PIERRE ST, ORLEANS (OTTAWA), ON K1C 1L5
 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: ± 14980m (± 491.5')
 GROSS FLOOR AREA: 1201.6m² (12932 SQ FT)
 SITE AREA: 8,398.50 SQ FT (780.25m²)

PARKING STATISTICS:

STANDARD PARKING:
 4 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 ABOVE GROUND:
 6 EXTERIOR

LANDSCAPING:
 REQUIRED 15% OF PARKING AREA
 TOTAL PARKING AREA: 230.7 m²
 15% LANDSCAPING REQUIRED: 78 m²
 TOTAL LANDSCAPED AREAS PROVIDED: 301.6 m²

LEGEND

	INTERLOCKING PAVERS
	LAWN

CLIENT

PROJECT NORTH SEAL

TRUE NORTH

ARCHITECTURAL



MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE REV.
2024/08/15	REISSUED FOR SPA	05
2024/08/10	ISSUED FOR REVIEW	04
2024/07/31	REISSUED FOR SPA	04
2024/07/09	ISSUED FOR COORDINATION	03
2024/06/26	REISSUED FOR SPA	03
2024/05/21	ISSUED FOR SPA	02
2024/04/26	ISSUED FOR SPA	01

PROJECT NAME
**PULSE SOCIETIES LTD.
 ORLEANS DEVELOPMENT - PRR**

1132 St. Pierre St, Ottawa, ON K1C 1L5

DRAWING TITLE
SITE PLAN

DATE 09.07.2024	PROJECT NO. 24-002A
SCALE AS NOTED	
DRAWN BY BR	DRAWING NO. A-100
REVIEWED BY LCL	