

GENERAL NOTES:

- . REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- PROPERTY BOUNDARIES HAVE BEEN ESTABLISHED FROM SURVEY PREPARED BY ANNIS,
- CIVIL PLANS. NEW GRADES TO TIE INTO EXISTING GRADES. REFER TO CIVIL DRAWINGS. CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR NEW LANDSCAPING AND TREE
- 8. REFER TO ENGINEERING DRAWINGS FOR EXTENT OF NEW ROAD DEVELOPMENT, SITE LIGHT I1ING, AND MASTER SITE PLAN.

LOT DESCRIPTION:

PIN: 04425-0027 LT

PARTS OF LOTS 49 AND 50; AS IN CT176790; GLOUCESTER **REGISTERED PLAN 86**

AMENITIES

IN COMPLIANCE

O'SULLIVAN, VOLLEBEKK LTD. JULY 27, 2023.

3. GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON NEW CONSTRUCTION

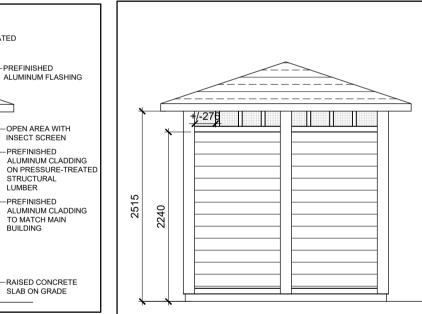
- ALL CONDITIONS REQUIRED.
- 7. ALL NOTES ARE AS PER CITY/ PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL

LIGHT-COLOURED
ASPHALT SHINGLES ON 38X200 PRESSURE-TREATED

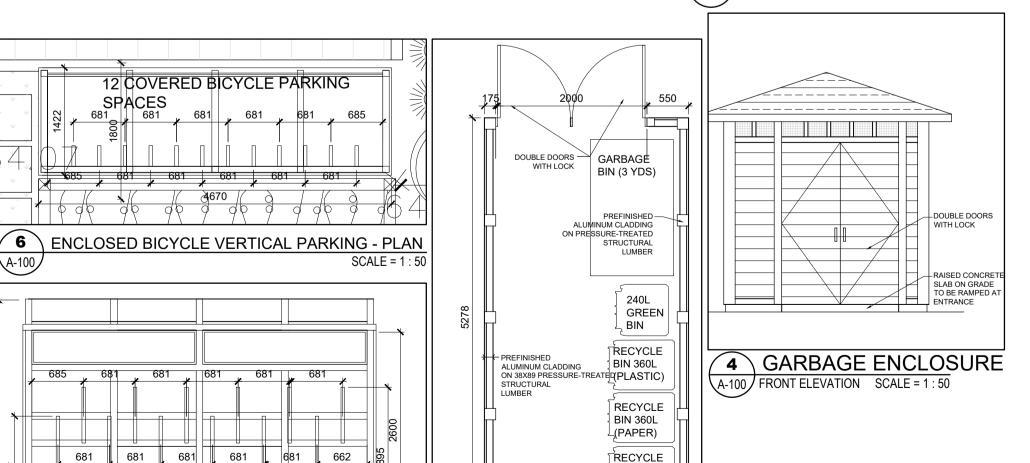
-PREFINISHED

CITY OF OTTAWA

AREA AMENITIES 6.0				
AMENITIES 6.0	QUANTITIES	AREAS (m ²)	REQUIRED (m ²)	PROPOSED (m ²)
	24	144.0	144.0	145.69
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	109.3
·	'			



2 GARBAGE ENCLOSURE - SIDE ELEVATION



BIN 360L

(PAPER)

PROJECT INFORMATION

PROJECT: NEW LOW RISE STACKED APARTMENT

CLIENT

PROJECT NORTH

TRUE NORTH

ARCHITECTURAL

STRUCTURAL

CIVIL

2025/08/20

2025/08/07

2025/07/17

2025/07/09

DESCRIPTION

REISSUED FOR PERMIT

REISSUED FOR PERMIT

ISSUED FOR CONSTRUCTION

REISSUED FOR SPA

REISSUED FOR SPA

REISSUED FOR SPA

ISSUED FOR PERMIT

ISSUED FOR REVIEW

REISSUED FOR SPA

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8

8

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6

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3 2

1

MECHANICAL + ELECTRICAL

SEAL

LICENCE

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

ZONING USE: R5A - R5A[2179]H(40). RESIDENTIAL ZONE 5, APARTMENT DWELLING, LOW RISE, STACKED

PROPOSED CONSTRUCTION: NEW 4 - STOREY

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:

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: 2

BICYCLE PARKING: 12 COVERED, HORIZONTAL 13 EXTERIOR, HORIZONTAL

<u>LANDSCAPING:</u> REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 15% LANDSCAPING REQUIRED: 19.95 m²

TOTAL LANDSCAPED AREAS PROVIDED: 382.5 m² TOTAL AMENITY AREA PROVIDED: 145.69m²

LEGEND

INTERLOCKING PAVERS DENOTES THE EXTENT FOR THE

AMENITY AREA

GARBAGE ENCLOSURE

A-100 REAR ELEVATION SCALE = 1:50

2025/07/04 2025/03/25 2025/03/12 2025/02/27 2024/10/25 PROJECT NAME PULSE SOCIETIES LTD. ORLEANS DEVELOPMENT - MSN 1108 Maisonneuve St, Ottawa, ON K1C 1L1 DRAWING TITLE

SITE PLAN - CONSTRUCTION

DATE PROJECT NO. 09.07.2024 24-002 SCALE AS NOTED

DRAWING NO. DRAWN BY A-100 REVIEWED BY LCL

FILE NUMBER D07-12-24-0079 AND PLAN NUMBER # 19276