

**ZONE MECHANISM** PROPOSED IN COMPLIANCE ZONE PROVISION DEVELOPMENT (YES/NO) MINIMUM LOT AREA (M²) 540 M<sup>2</sup> 848.5m2 20.70M YES MINIMUM LOT WIDTH MINIMUM FRONT YARD SETBACK 6.017 M YES MINIMUM PERCENTAGE OF LANDSCAPED AREA FOR LOT THAT CONTAINS OVER 30% (297.4) YES APARTMENT DWELLING - MID-RISE, HIGH-RISE OR LOW-RISE, STACKED DWELLING, RETIREMENT HOME, OR PLANNED UNIT DEVELOPMENT MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE) MINIMUM REAR YARD SETBACK 11.895 M YES MINIMUM INTERIOR SIDE YARD SETBACK 3 M MAXIMUM BUILDING HEIGHT 14.8 M YES MAXIMUM FLOOR SPACE INDEX N/A MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT (SECTION 110) NONE (NOT ABUTTING A STREET) NONE MINIMUM PARKING ONE VISITOR PARKING SPACE 3 SPACES (1 ACCESSIBLE) YES 0.5 PER DWELLING UNIT

#### **GENERAL NOTES:**

1. REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

(9 REQUIRED)

- 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

10 OUTDOOR

- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR NEW LANDSCAPING AND TREE
- 4. ALL NOTES ARE AS PER CITY/ PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL

#### **PARKING STATISTICS:**

2 SPACES OF 2.6m W x 5.2m L (8' - 7" W x 17' - 0" L)

1 SPACE OF 3.66m W X 5.2m L (12' - 0" W x 17' - 0" L)

TOTAL PARKING SPACES: 3

BICYCLE PARKING: 10 EXTERIOR COVERED

REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 15% LANDSCAPING REQUIRED: 19.5 m<sup>2</sup>

TOTAL LANDSCAPED AREAS PROVIDED: 297.4 m<sup>2</sup> TOTAL AMENITY AREA PROVIDED: min. 60m<sup>2</sup>

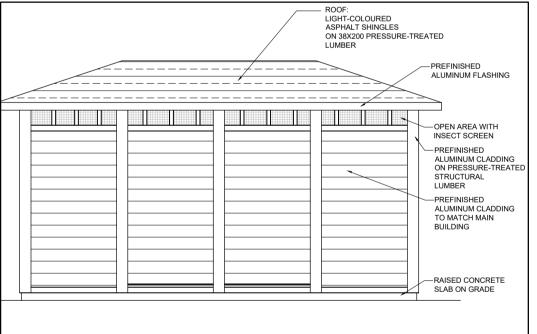
# LEGEND

INTERLOCKING PAVERS

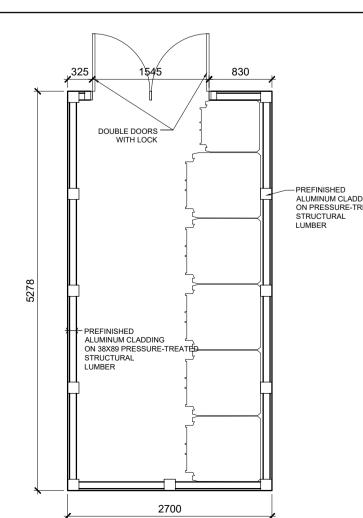
DENOTES THE EXTENT FOR THE AMENITY AREA

GARBAGE ENCLOSURE

A-100 REAR ELEVATION SCALE = 1:50



GARBAGE ENCLOSURE - SIDE ELEVATION
SCALE = 1:50



GARBAGE ENCLOSURE - PLAN
SCALE = 1:5

GARBAGE ENCLOSURE

A-100 FRONT ELEVATION SCALE = 1:50

## PROJECT INFORMATION

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING

MUNICIPAL ADDRESS: 1136 GABRIEL STREET,

ORLEANS (OTTAWA), ON K1C 1K8

ZONING USE: R5A - R5A[2179]H(40). 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: 1,302.4m<sup>2</sup> (14,019 SQ FT)

SITE AREA: 848.5m2 (9,113 SQ FT) ARCHITECTURAL

CLIENT

PROJECT NOR

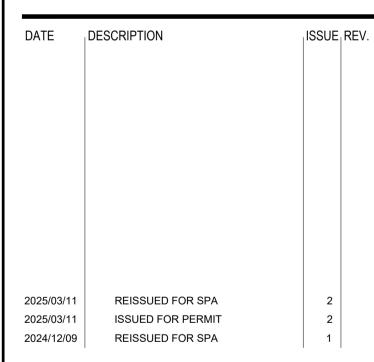
TRUE NORTH



MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL



PROJECT NAME

DRAWING TITLE

### PULSE SOCIETIES LTD. ORLEANS DEVELOPMENT - GBR

1136 Gabriel St, Ottawa, ON K1C 1K8

SITE PLAN - CONSTRUTION

DATE 03-05-2024	PROJECT NO.
SCALE AS NOTED	24-002B

DRAWING NO. DRAWN BY A-100 **REVIEWED BY** PD