

1 SITE PLAN
SCALE = 1 : 100

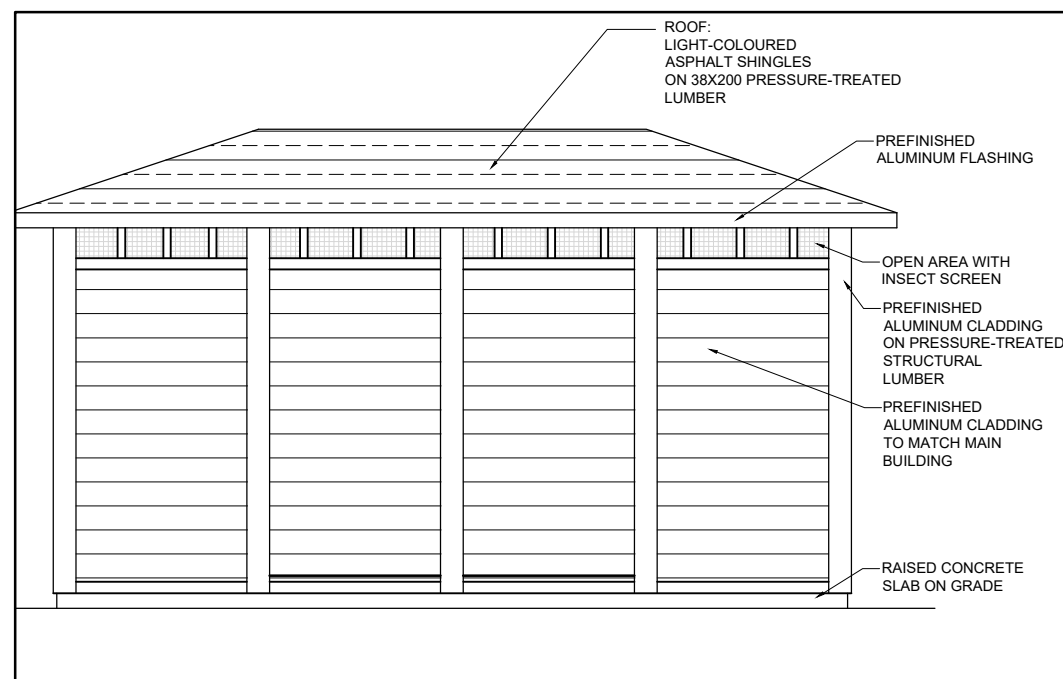
ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M²)	540 M²	848.5m2	YES
MINIMUM LOT WIDTH	18 M	20.70M	YES
MINIMUM FRONT YARD SETBACK	6 M	6 M	YES
MINIMUM PERCENTAGE OF LANDSCAPED AREA FOR LOT THAT CONTAINS APARTMENT DWELLING - MID-RISE, HIGH-RISE OR LOW-RISE, STACKED DWELLING, RETIREMENT HOME, OR PLANNED UNIT DEVELOPMENT	30% (254)	OVER 30% (297.4)	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	3 SPACES (1 ACCESSIBLE)	YES
MINIMUM BICYCLE PARKING (SECTION 111)	0.5 PER DWELLING UNIT (6 REQUIRED)	10 OUTDOOR	YES

GENERAL NOTES:

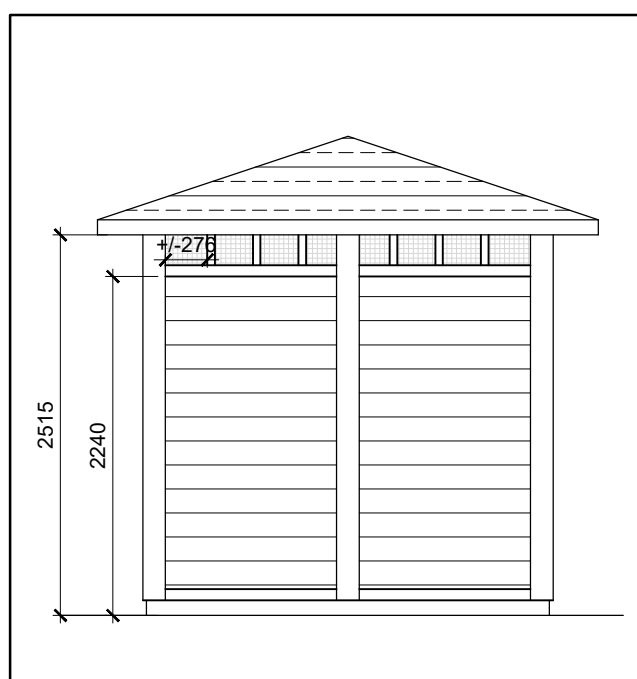
- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON SITE PLAN. NEW GRADES TO TIE INTO EXISTING GRADES.
- CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING NATURAL ZONE ARE SHOWN FOR INFORMATION PURPOSES ONLY. SITE VERIFICATION OF ALL CONDITIONS REQUIRED.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR NEW LANDSCAPING AND TREE PRESERVATION.
- ALL NOTES ARE AS PER CITY/ PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.

LOT DESCRIPTION:

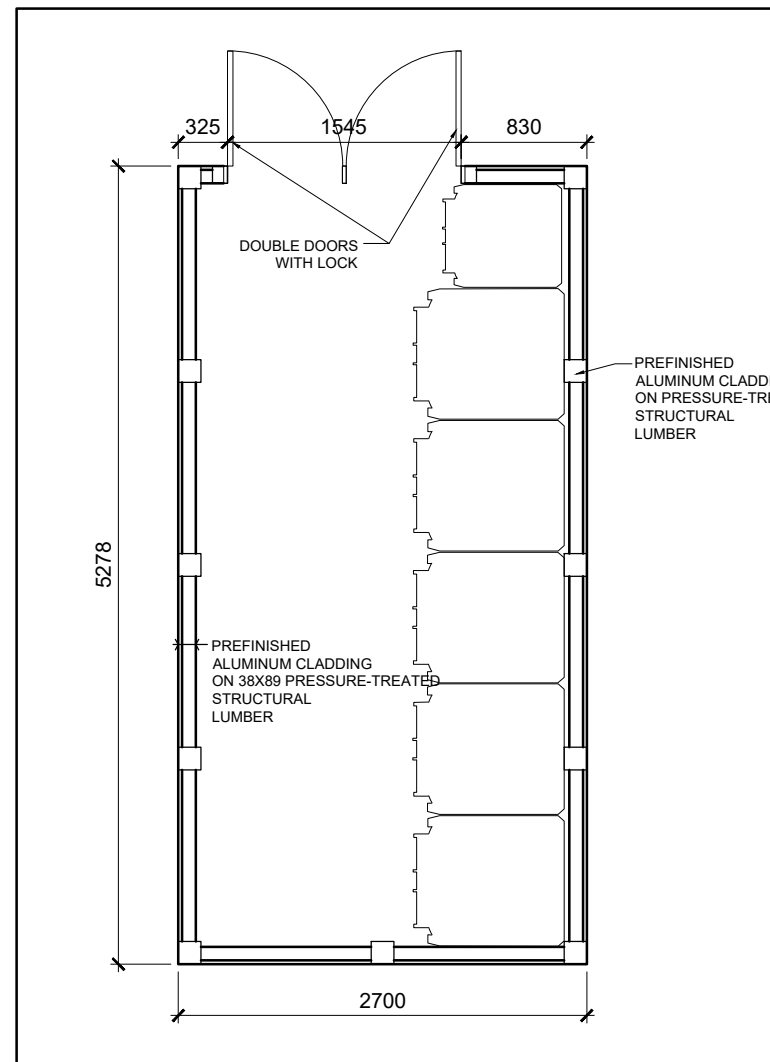
PIN: 04425-0144 LT
LOT 63; PART OF LOT 66; GLOUCESTER
REGISTERED PLAN 86
CITY OF OTTAWA



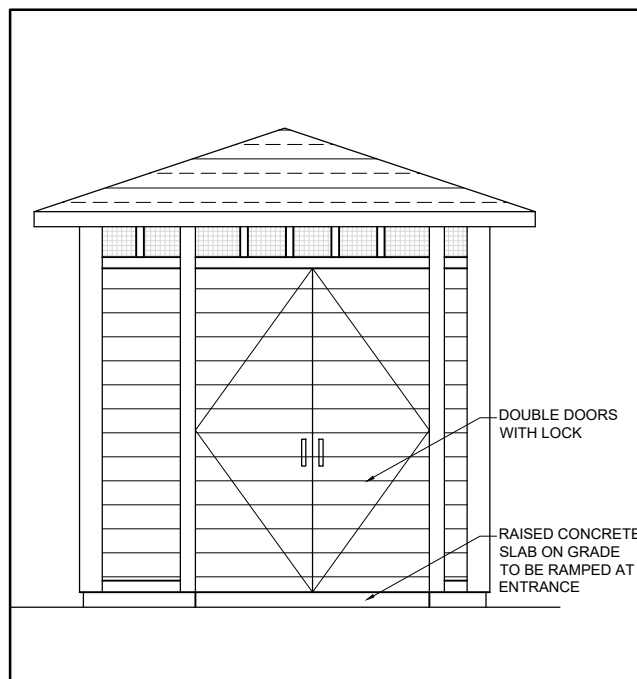
2 GARBAGE ENCLOSURE - SIDE ELEVATION
SCALE = 1 : 50



3 GARBAGE ENCLOSURE
A-100 REAR ELEVATION SCALE = 1 : 50



4 GARBAGE ENCLOSURE - PLAN
SCALE = 1 : 50



4 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: 1,302.4m² (14,019 SQ FT)

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

PARKING STATISTICS:

STANDARD PARKING:
2 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: 10 EXTERIOR COVERED

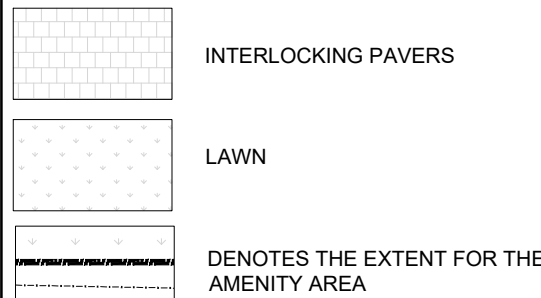
LANDSCAPING:
REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 130 m²
15% LANDSCAPING REQUIRED: 19.5 m²

TOTAL LANDSCAPED AREAS PROVIDED: 297.4 m²

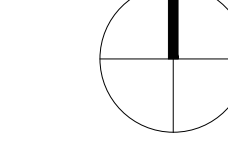
TOTAL AMENITY AREA PROVIDED: min. 60m²

LEGEND

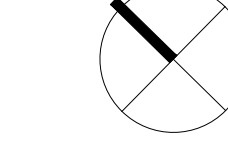


CLIENT

PROJECT NORTH



TRUE NORTH



SEAL

ARCHITECTURAL

(L+D)

LALANDE + DOYLE ARCHITECTS INC.
www.l+d.ca
Tel: 613.233.2900
Fax: 613.233.1008
159 Holland Ave.
Ottawa, Ontario K1Y 0Y2

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE	REV.
2024/09/27	REISSUED FOR SPA	9	
2024/09/25	REISSUED FOR SPA	8	
2024/09/20	REISSUED FOR PERMIT	7	
2024/09/17	REISSUED FOR SPA	6	
2024/08/28	ISSUED FOR REVIEW	5	
2024/08/15	REISSUED FOR SPA	5	
2024/07/31	REISSUED FOR SPA	4	
2024/06/26	REISSUED FOR SPA	3	
2024/05/17	ISSUED FOR SPA	2	
2024/05/06	ISSUED FOR REVIEW	1	

PROJECT NAME

PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - GBR

1136 Gabriel St, Ottawa, ON K1C 1K8

DRAWING TITLE

SITE PLAN

DATE
03-05-2024

SCALE
AS NOTED

DRAWN BY
BR

REVIEWED BY
PD

PROJECT NO.

24-002B

DRAWING NO.

A-100