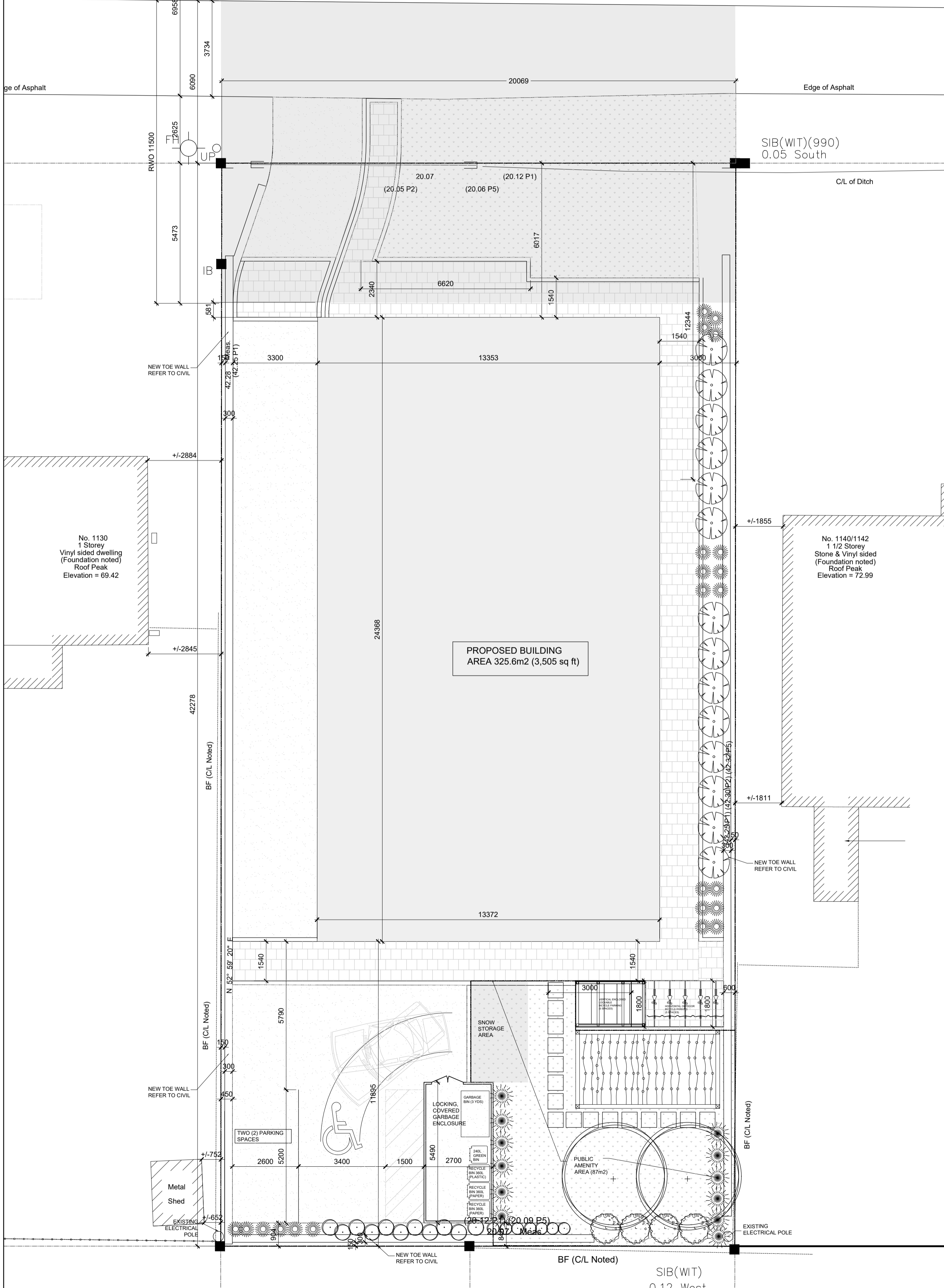


MH-ST
T.C.=63.99
East Inv.=61.28
North Inv.=61.15

GABRIEL STREET

Centerline of Road as Constructed



1 SITE PLAN
SCALE = 1:100

ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M ²)	540 M ²	848.5m2	YES
MINIMUM LOT WIDTH	18 M	20.70M	YES
MINIMUM FRONT YARD SETBACK	6 M	6.017 M	YES
MINIMUM PERCENTAGE OF LANDSCAPED AREA FOR LOT THAT CONTAINS APARTMENT DWELLING - MID-RISE, HIGH-RISE OR LOW-RISE STACKED DWELLINGS, RETIREMENT HOME, OR PLANNED UNIT DEVELOPMENT	30% (254)	OVER 30% (287.4)	YES
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	4.5 M	N/A	N/A
MINIMUM REAR YARD SETBACK	6M	11.866 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	2 SPACES (1 ACCESSIBLE)	YES
MINIMUM BICYCLE PARKING (SECTION 111)	0.5 PER DWELLING UNIT (9 REQUIRED)	5 COVERED, 5 OUTDOOR	YES

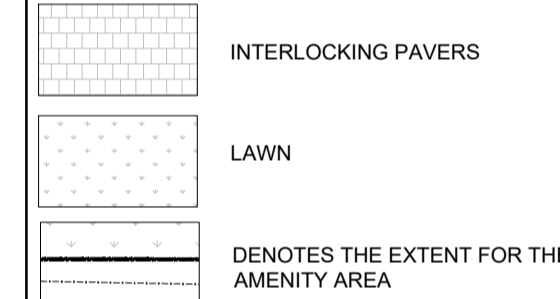
PROJECT INFORMATION

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING
MUNICIPAL ADDRESS: 1136 GABRIEL STREET, ORLEANS (OTTAWA), ON K1C 1K8
ZONING USE: RSA - RSA(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:
1 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: 5 COVERED, VERTICAL
5 EXTERIOR, HORIZONTAL
LANDSCAPING:
REQUIRED 15% OF PARKING AREA
TOTAL PARKING AREA: 91.4 m²
15% LANDSCAPING REQUIRED: 19.5 m²
TOTAL LANDSCAPED AREAS PROVIDED: 318 m²
TOTAL AMENITY AREA PROVIDED: min. 87m²

LEGEND



GENERAL NOTES:

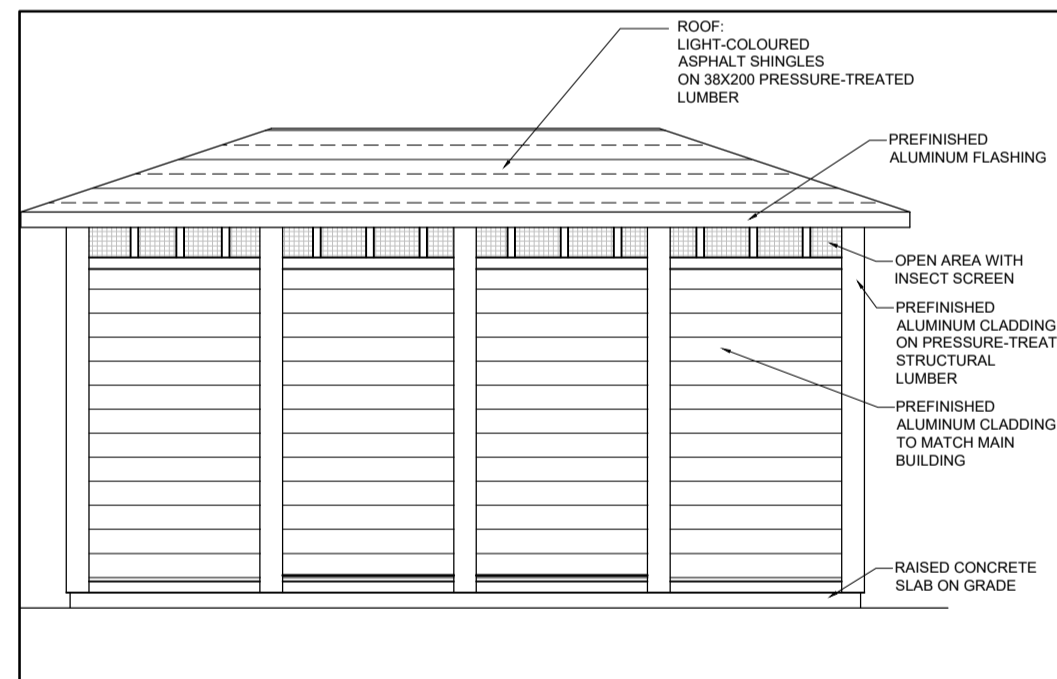
- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.
- ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON SITE PLAN. NEW GRADES TO TIE INTO EXISTING GRADES.
- CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING NATURAL ZONE ARE SHOWN FOR INFORMATION PURPOSES ONLY. SITE VERIFICATION 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:

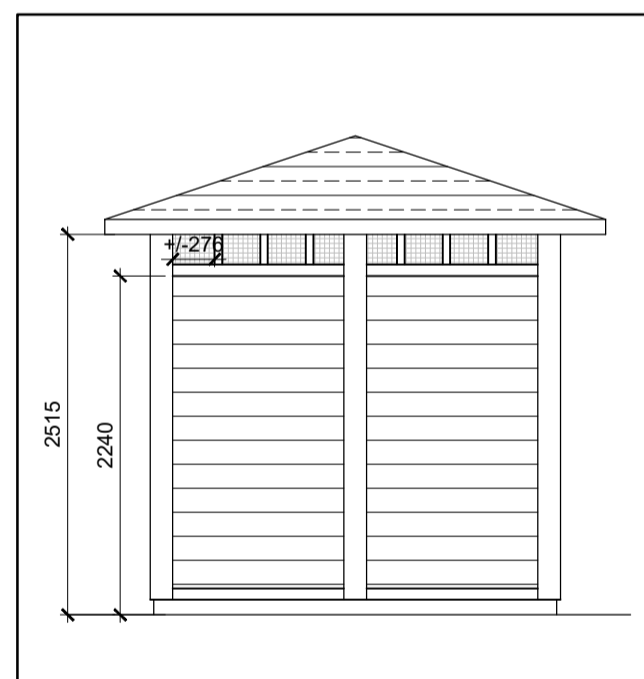
PIN: 04425-0144 LT
LOT 63; PART OF LOT 66; GLOUCESTER
REGISTERED PLAN 86
CITY OF OTTAWA

AMENITIES

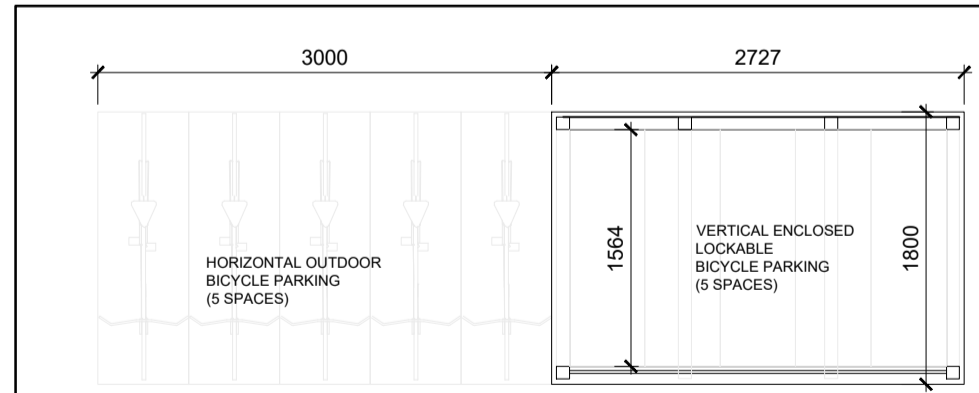
AMENITIES	AREA	QUANTITIES	AREAS (m ²)	REQUIRED (m ²)	PROPOSED (m ²)
BALCONY 1	6.53	3	19.59		19.59
BALCONY 2	5.59	3	16.78		16.78
OUTDOOR	71.54	1	87	60.0	87



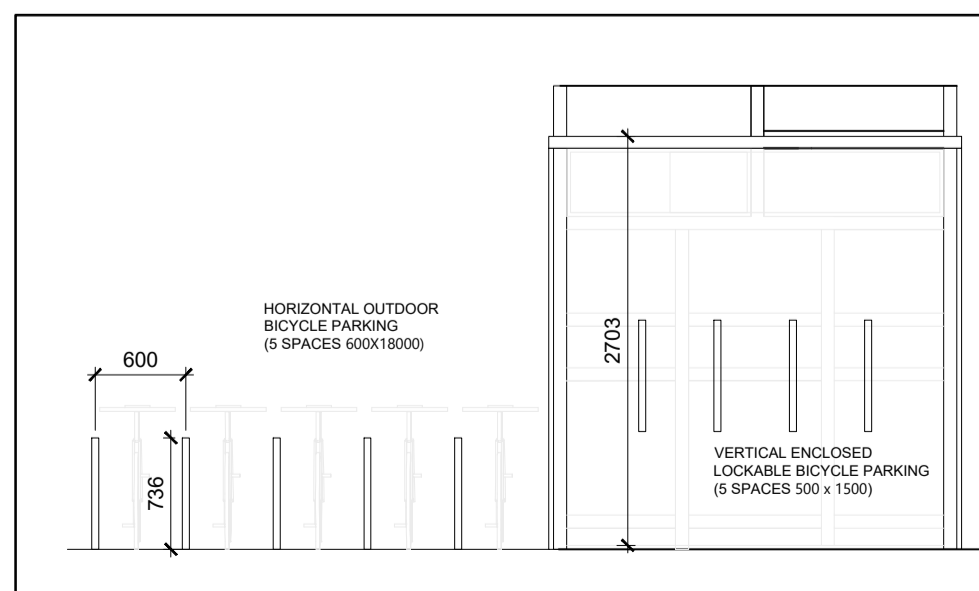
2 GARBAGE ENCLOSURE - SIDE ELEVATION
SCALE = 1:50



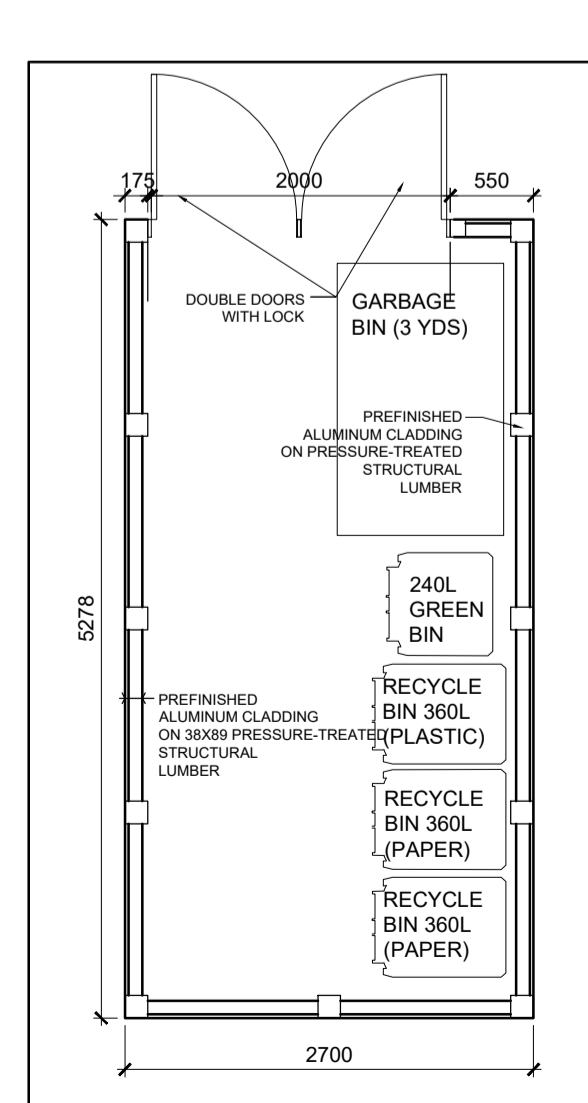
3 GARBAGE ENCLOSURE
A-100 REAR ELEVATION SCALE = 1:50



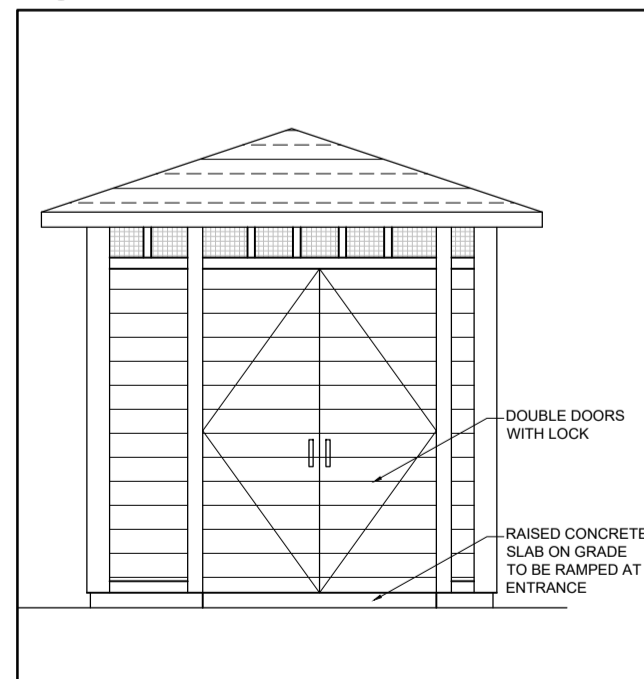
6 BICYCLE PARKING PLAN
SCALE = 1:50



7 BICYCLE PARKING INTERIOR ELEVATION
SCALE = 1:50



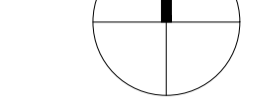
5 GARBAGE ENCLOSURE - PLAN
SCALE = 1:50



4 GARBAGE ENCLOSURE
A-100 FRONT ELEVATION SCALE = 1:50

CLIENT

PROJECT NORTH SEAL



TRUE NORTH



ARCHITECTURAL



(L+D)

LALONDE + DOYLE ARCHITECTS INC.
www.l+d.ca
Tel: 613.233.2000
Fax: 613.233.1008
159 Holland Ave.
Ottawa, Ontario K1Y 0Y2

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE REV.
2025/05/08	REISSUED FOR SPA	3
2025/03/25	REISSUED FOR SPA	2
2025/03/11	ISSUED FOR PERMIT	2
2024/12/09	REISSUED FOR SPA	1

PROJECT NAME

**PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - GBR**

1136 Gabriel St, Ottawa, ON K1C 1K8

DRAWING TITLE

SITE PLAN - CONSTRUCTION

DATE

PROJECT NO.

03-05-2024

24-002B

SCALE

AS NOTED

AS NOTED

DRAWN BY

DRAWING NO.

BR

A-100

REVIEWED BY

PD