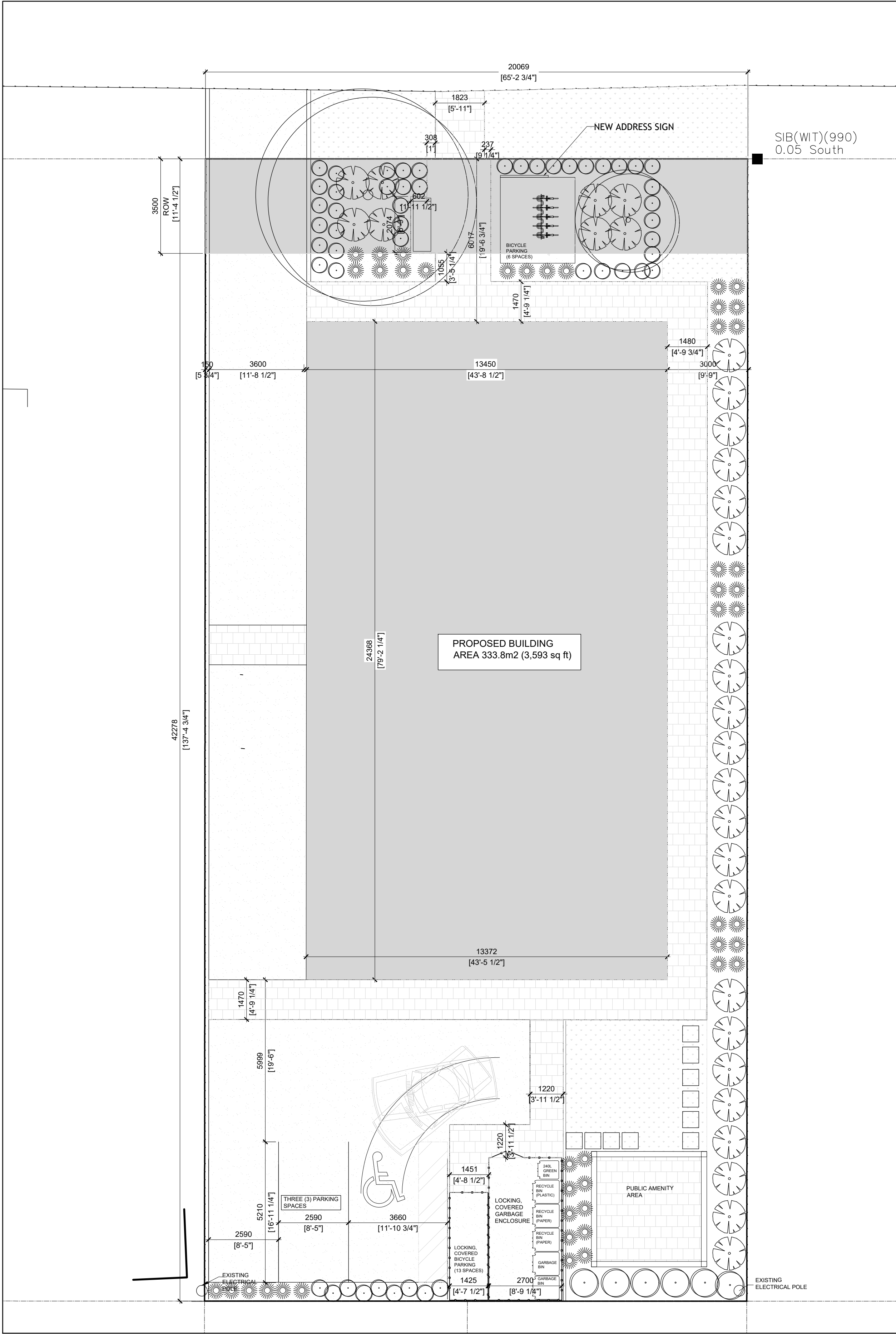




1 SITE PLAN
A-100 SCALE = 1 : 100

ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M ²)	540 M ²	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%	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 NO
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.

PROJECT INFORMATION

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING

MUNICIPAL ADDRESS: 1136 GABRIEL STREET, ORLEANS (OTTAWA), ON K1C 1K8

PIN:

ZONING USE: R5A - 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: 1,335.2m² (14,372 SQ FT)

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

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

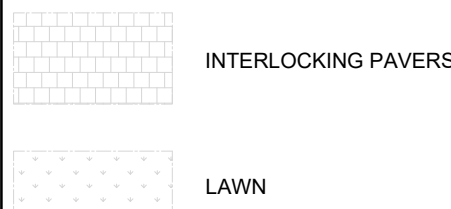
BICYCLE PARKING: 13 EXTERIOR COVERED
ABOVE GROUND: 6 EXTERIOR

LANDSCAPING:
REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 248 m²
15% LANDSCAPING REQUIRED: 37.2 m²

TOTAL LANDSCAPED AREAS PROVIDED: 302.7 m²

LEGEND



CLIENT

PROJECT NORTH SEAL

TRUE NORTH

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.
2024/08/15	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

PROJECT NO.

24-002B

SCALE
AS NOTED

DRAWN BY
BR

DRAWING NO.

A-100

REVIEWED BY
PD