

**1 SITE PLAN**  
A-100 SCALE = 1 : 100

ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M <sup>2</sup> )	540 M <sup>2</sup>	848.5m <sup>2</sup>	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 (9 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.

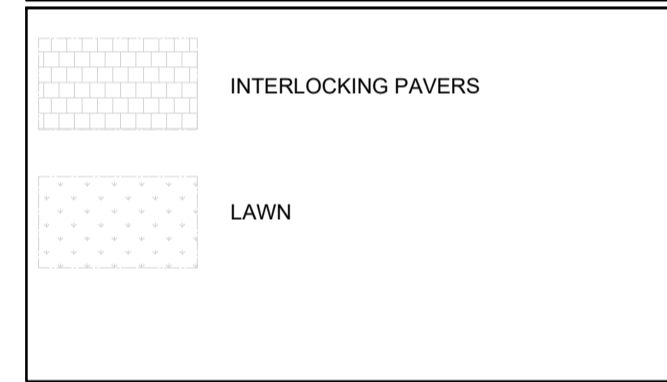
**PROJECT INFORMATION**

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: 1,335.2m<sup>2</sup> (14,372 SQ FT)  
 SITE AREA: 848.5m<sup>2</sup> (9,113 SQ FT)

**PARKING STATISTICS:**

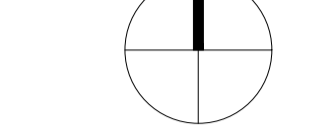
STANDARD PARKING:  
 4 SPACES OF 2.6m W x 5.2m L (8' - 7" W x 17' - 0" L)  
 ACCESSIBLE PARKING:  
 1 SPACE OF 3.66m W X 5.2m L (12' - 0" W x 17' - 0" L)  
 TOTAL PARKING SPACES: 3  
 BICYCLE PARKING: 13 EXTERIOR COVERED ABOVE GROUND, 6 EXTERIOR  
 LANDSCAPING:  
 REQUIRED 15% OF PARKING AREA  
 TOTAL PARKING AREA: 248 m<sup>2</sup>  
 15% LANDSCAPING REQUIRED: 37.2 m<sup>2</sup>  
 TOTAL LANDSCAPED AREAS PROVIDED: 302.7 m<sup>2</sup>

**LEGEND**



CLIENT

PROJECT NORTH SEAL



TRUE NORTH



ARCHITECTURAL



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	PROJECT NO.
03-05-2024	24-002B
SCALE AS NOTED	
DRAWN BY BR	DRAWING NO. A-100
REVIEWED BY PD	