

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

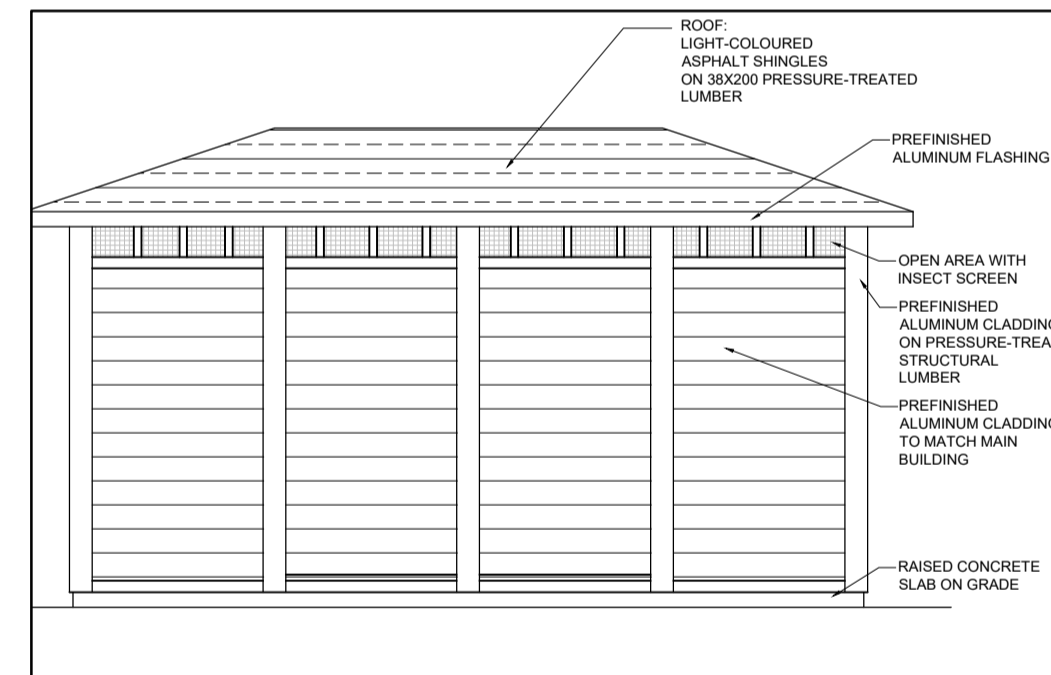
ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M <sup>2</sup> )	540 M <sup>2</sup>	796.1m <sup>2</sup>	YES
MINIMUM LOT WIDTH	18 M	20.57M	YES
MINIMUM FRONT YARD SETBACK	6 M	6 M	YES
MINIMUM PERCENTAGE OF LANDSCAPED AREA FOR LOT THAT CONTAINS PARTMENT DWELLING - MID-RISE, HIGH-RISE OR LOW-RISE, STACKED DWELLING, RETIREMENT HOME, OR PLANNED UNIT DEVELOPMENT.	30%	OVER 30%	YES (88%)
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 (9 REQUIRED)	10 OUTDOOR	YES

**GENERAL NOTES:**

- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- PROPERTY BOUNDARIES HAVE BEEN ESTABLISHED FROM SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JUNE 21, 2023.
- ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON NEW CONSTRUCTION CIVIL PLANS. NEW GRADES TO TIE INTO EXISTING GRADES. REFER TO CIVIL DRAWINGS.
- 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 ALL NEW LANDSCAPING AND ANY REQUIRED TREE PRESERVATION.
- ALL NOTES ARE AS PER CITY/ PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.
- REFER TO DEMOLITION SITE PLAN FOR ADDITIONAL INFORMATION.

**LOT DESCRIPTION:**

PIN: 04425-0095 LT  
PARTS OF LOTS 29 AND 30; AS IN N620745; GLOUCESTER  
REGISTERED PLAN 86  
CITY OF OTTAWA



**2 GARBAGE ENCLOSURE - SIDE ELEVATION**  
SCALE = 1 : 50

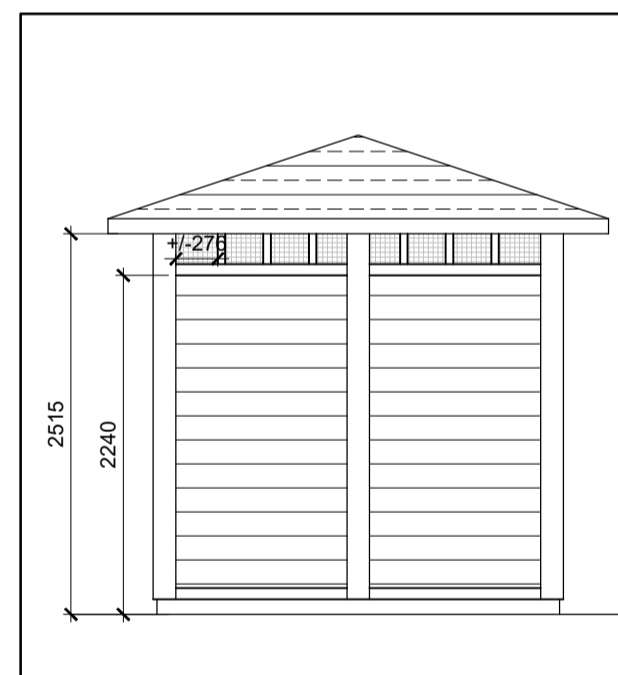
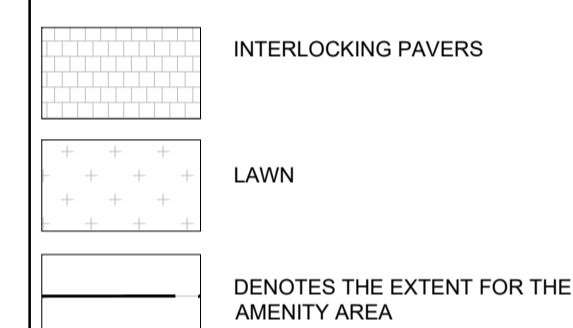
**PROJECT INFORMATION**

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING  
MUNICIPAL ADDRESS: 1132 ST-PIERRE ST, ORLEANS (OTTAWA), ON K1C 1L5  
PIN:  
ZONING USE: RSA-RSA(2179)(H40), 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: 1,136m<sup>2</sup> (12,228 SQ FT)

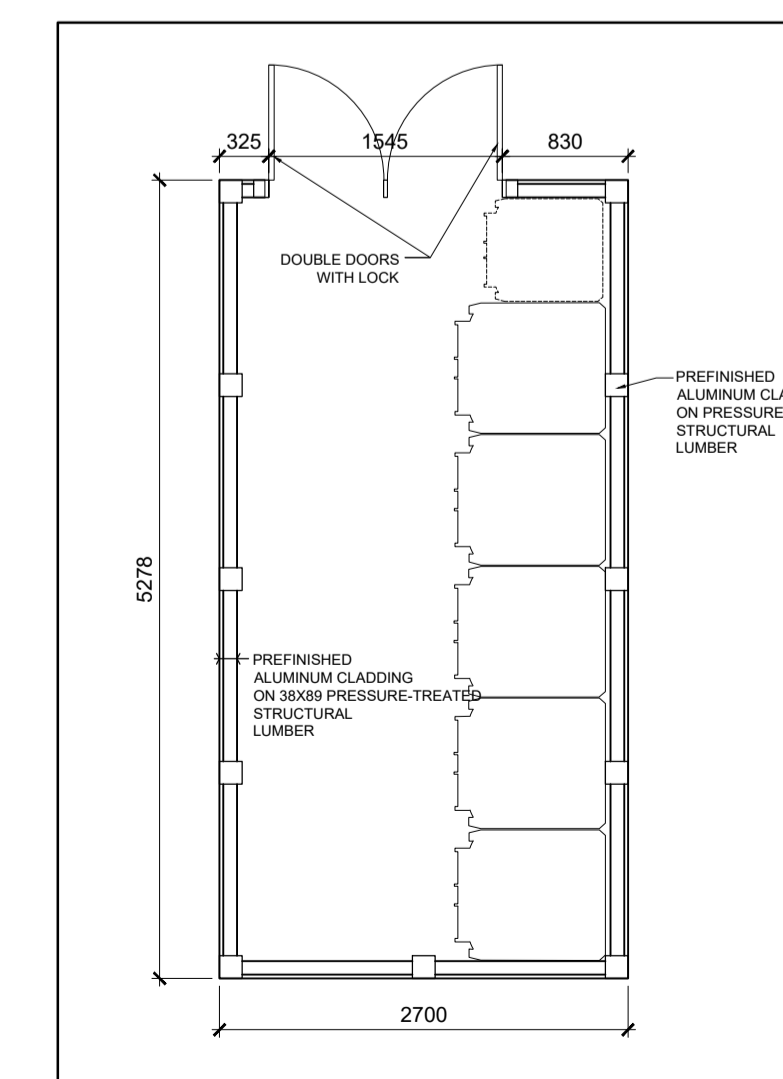
**PARKING STATISTICS:**

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/SECURE  
LANDSCAPING:  
REQUIRED 15% OF PARKING AREA  
TOTAL PARKING AREA: 123.2 m<sup>2</sup>  
15% LANDSCAPING REQUIRED: 18.48 m<sup>2</sup>  
AMENITY AREA PROVIDED: min. 70m<sup>2</sup>  
TOTAL LANDSCAPED AREAS PROVIDED: 300.2 m<sup>2</sup>

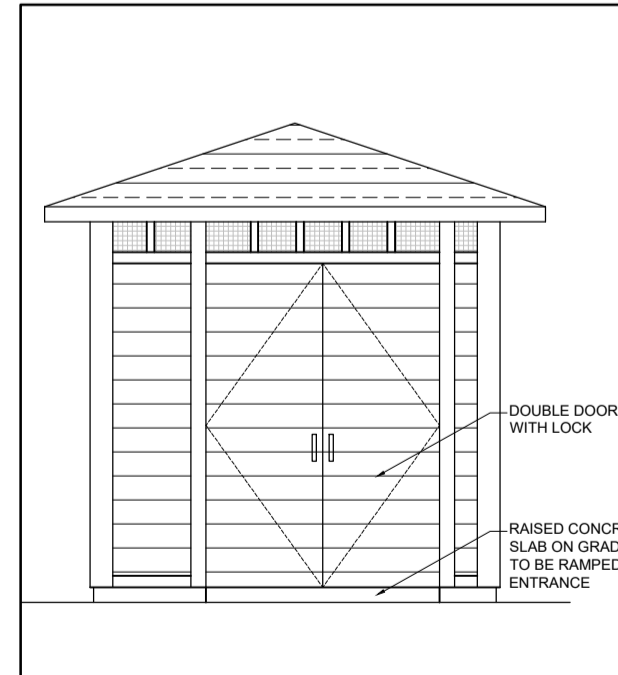
**LEGEND**



**3 GARBAGE ENCLOSURE REAR ELEVATION**  
SCALE = 1 : 50



**4 GARBAGE ENCLOSURE - PLAN**  
SCALE = 1 : 50

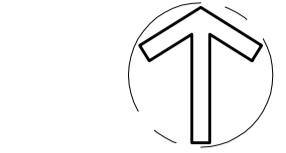


**4 GARBAGE ENCLOSURE FRONT ELEVATION**  
SCALE = 1 : 50

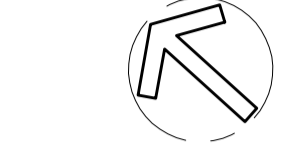
**CLIENT**

SITE AREA: 8,398.50 SQ FT (780.25m<sup>2</sup>)

**PROJECT NORTH SEAL**



**TRUE NORTH**



**ARCHITECTURAL**



**MECHANICAL + ELECTRICAL**

**STRUCTURAL**

**CIVIL**

DATE	DESCRIPTION	ISSUE REV.
2024/09/27	REISSUED FOR SPA	09
2024/09/24	REISSUED FOR SPA	08
2024/09/11	REISSUED FOR SPA	07
2024/09/09	REISSUED FOR PERMIT	06
2024/08/22	ISSUED FOR PERMIT	05
2024/08/15	REISSUED FOR SPA	05
2024/08/10	ISSUED FOR REVIEW	04
2024/07/31	REISSUED FOR SPA	04
2024/07/09	ISSUED FOR COORDINATION	03
2024/06/26	REISSUED FOR SPA	03
2024/05/21	ISSUED FOR SPA	02
2024/04/26	ISSUED FOR SPA	01

**PROJECT NAME**

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

1132 St. Pierre St, Ottawa, ON K1C 1L5

**DRAWING TITLE**

**SITE PLAN**

DATE  
09.07.2024

PROJECT NO.

**24-002A**

SCALE  
AS NOTED

DRAWN BY  
BR

DRAWING NO.

**A-100**

REVIEWED BY  
LCL