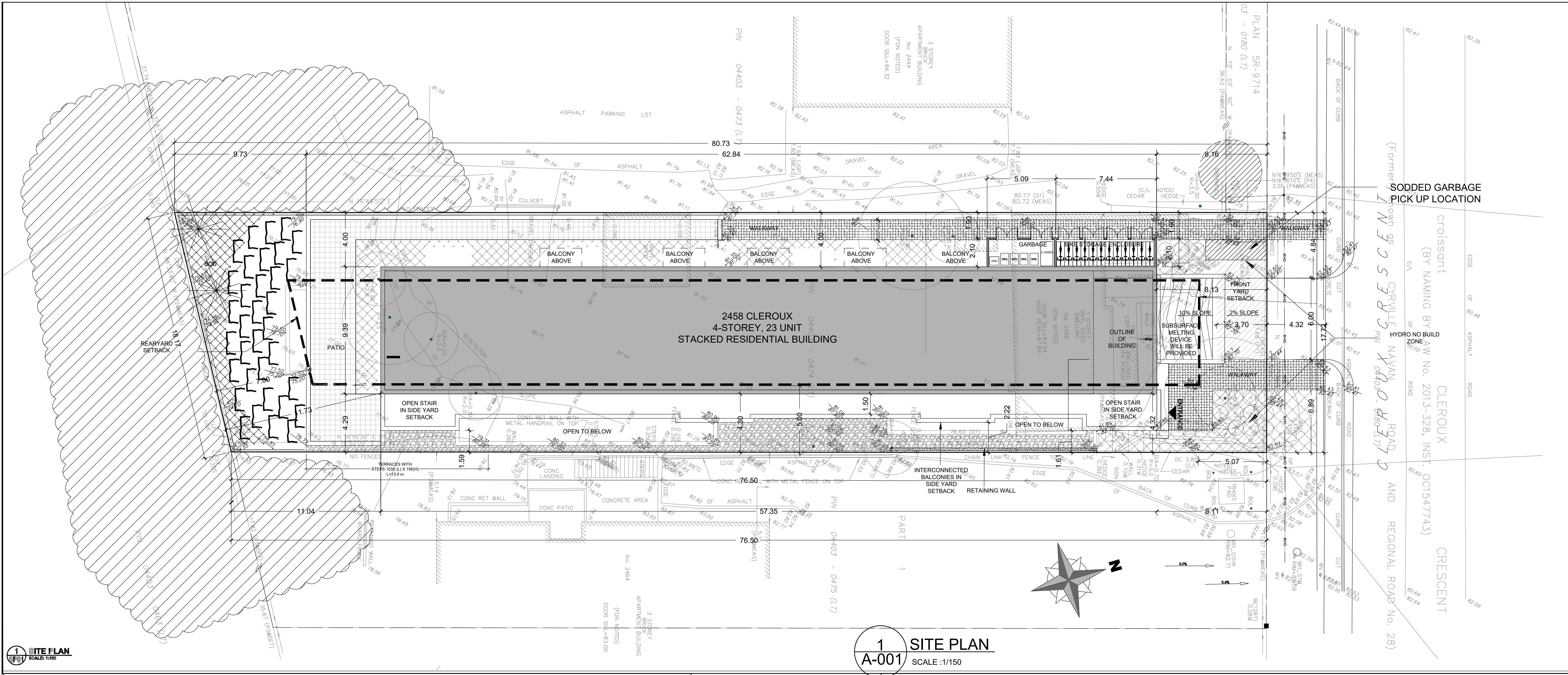




**NEW RESIDENTIAL
APARMENT BUILDING**
2458 CLEROUX CRESCENT
OTTAWA, ON K1W 1A3

Client:

North:

08		
07		
06		
05		
04		
03		
02		
01	ISSUED FOR REVIEW	22 JULY 2026
#	REVISION	DATE

NOTE:
1. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. DISCREPANCIES OR AMBIGUITIES SHOULD BE REPORTED PRIOR TO WORK ON SITE OR ORDERING OF MATERIALS.
2. ALL WORK TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, LATEST EDITION.
3. ALL INTERIOR DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD

Architect:
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Drawing Title:
SITE PLAN

Reviewed By:	Project Start Date: OCT, 2025
	Scale: AS INDICATED
	Drawn By: V.N.
	Job No.: 2549
	Sheet No.: A-001

R4Z [1335]		
2458 CLEROUX CRES. FOUR-STOREY 23 UNIT BUILDING	REQUIREMENT	PROPOSED
LOT WIDTH	18 M	17.72 M
LOT AREA	450 M ²	1,391 M ²
FRONT YARD SETBACK	5 M	8.2 M
REAR YARD SETBACK	7M	11.7 M
INTERIOR SIDE YARD SETBACK	5M	4M & 4.3 M
CORNER SIDE YARD SETBACK	N/A	N/A
MAXIMUM HEIGHT	15 M	10.11 M
TENANT VEHICLE PARKING SPACE	25	25
VISITOR VEHICLE PARKING SPACE	4.6	5
BIKE PARKING SPACE	12	12
MINIMUM COMMUNAL AREA	51 M ²	93.8 M ²
AMENITY AREA	138 m ²	156.7 m ²
GARBAGE CONTAINER	2 YR ³	2 YR ³
RECYCLE BIN	4 x 360L	4 x 360L
ORGANIC BIN	240L	240L

