

LEGEND:

- PROPOSED NEW BUILDING
- NEW UNIT PAVERS
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINES
- EXISTING OVERHEAD HYDRO LINE
- NEW WOOD FENCE
- EXISTING HYDRO POLE TO REMAIN
- ENTRANCE ARROWS
- NEW BIKE RACKS
- NEW PARKING
- EXISTING CONCRETE CURB
- LIGHT STANDARD
- WALL MOUNTED LIGHTING FIXTURE
- EXTERIOR SOFFIT LIGHTING FIXTURE
- EXTERIOR WALL MOUNTED LIGHT FIXTURE

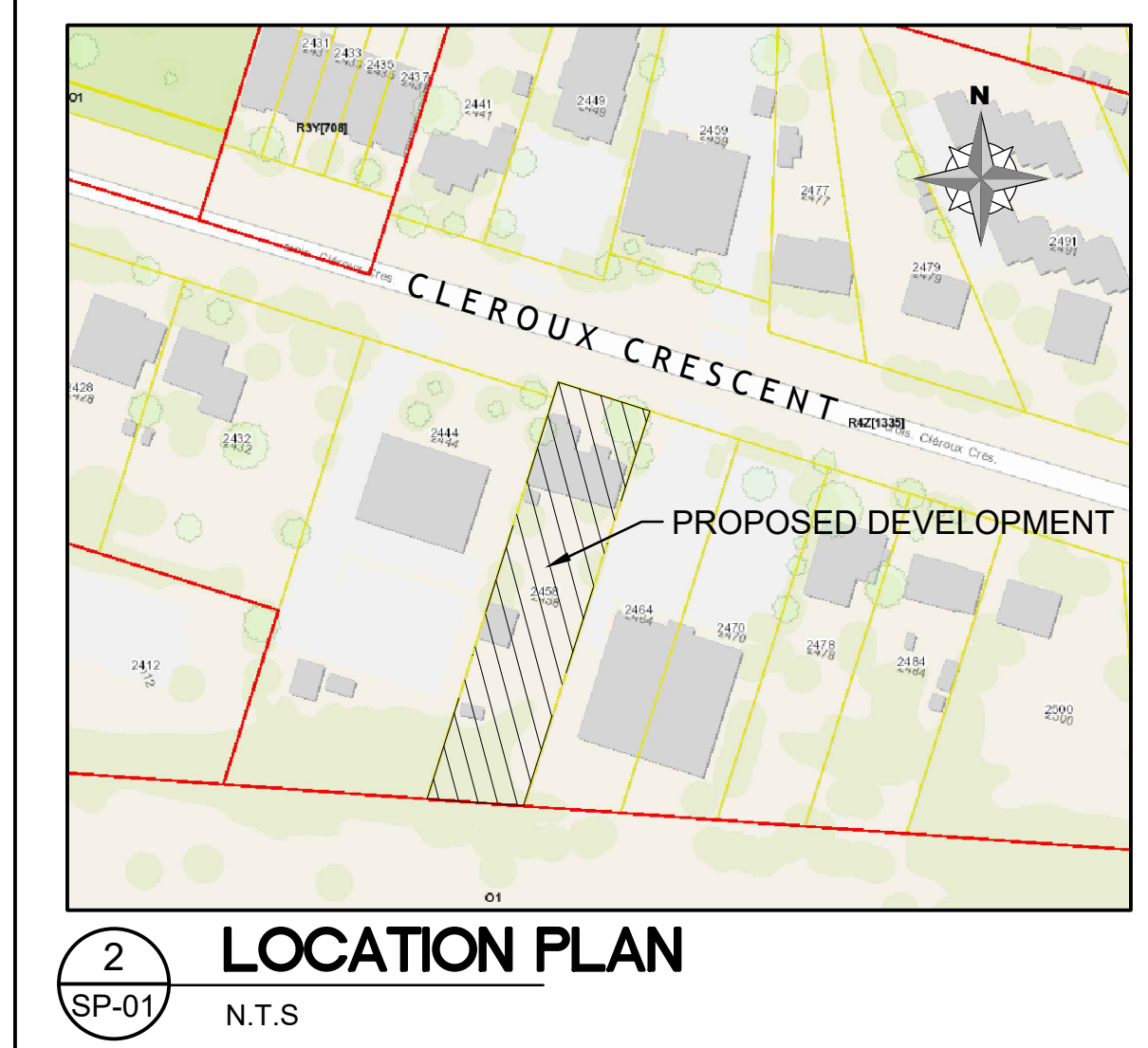
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04	FOR REVIEW	JP	SEPT. 14 2022
03	FOR REVIEW	PE	AUG. 16 2021
02	FOR REVIEW	PE	JUNE 16 2021
01	FOR REVIEW	PE	JAN. 26 2021
No.	REVISIONS	BY	DATE

1 SITE PLAN
SCALE = 1:150

SITE INFORMATION DERIVED FROM SURVEY TITLED:
Topographic Plan of Survey of
PART OF LOT 10
CONCESSION 3 (OTTAWA FRONT)
CITY OF OTTAWA
J.D Barnes Limited 2021
Elevation Note:
1. It is the responsibility of the user of this information to verify that the site benchmarks have not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.
2. Elevations are geodetic and are referred to City of Ottawa control point 2016-0105 having a published elevation of 60.14 meters (CGVD-1928).

Zoning 2458 Cleroux Cres

Zoned	R4Z[1335]	Required	Provided
Min. Lot Area.		450 sq.m	1,391 sq.m
Min. Lot Width		18 m	17.72 sq. m
Min. Front Yard Setback		5 m	8.2 m
Min. Rear Yard Setback		7 m	11.7 m
Min. Interior Yard Setback		5 m	4 m
Max. Building Height		15 m	13.75 m
Max. Floor Space Index		n/a	n/a
Min. Vehicle Parking Spaces		20 spaces	20 spaces
Min. Visitor Parking Spaces		3 spaces	4 spaces
Min. Bicycle Parking Spaces		9 spaces	17 spaces
Min. Communal Amenity Area		120 sq.m	191.7 sq.m
Min. Amenity Area		174 sq.m	527.41 sq.m
Garbage		1 x 4 cubic yard bin	1 x 4 cubic yard bin
Recycling		4 x 360L bins	4 x 360L bins
Organics		1 x 240L bin	1 x 240L bin



D2 concepts
DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: B.K.
PROJECT: 2458 CLEROUX CRESCENT OTTAWA
DRAWING TITLE: SITE PLAN
PROJECT NO. 0410
DATE: JAN. 25, 2021