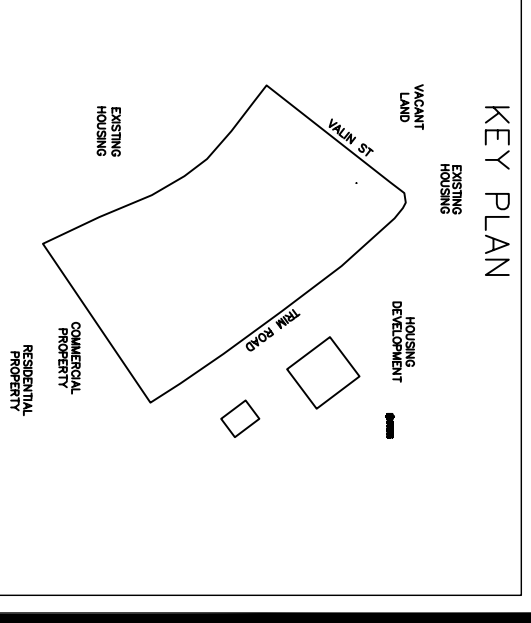
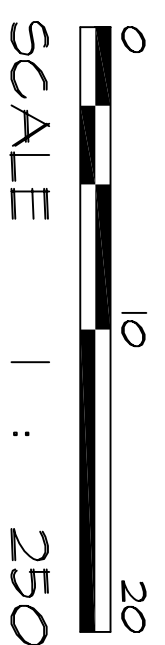


ZONING PROVISIONS:

- ZONING: LC5 [1654] - H (105)**
 1. EXCEPTION 1654 (OMB FILE PLO80155, PLO80444 ISSUED: AUG. 24, 2008)
- THE MINIMUM LOT AREA IS 10000 SQUARE METRES
 - THE MINIMUM LOT WIDTH IS 65 METRES
 - THE MINIMUM REAR YARD SETBACK IS 6.0 METRES
 - THE MINIMUM SIDE YARD SETBACK IS 5.0 METRES
 - THE MINIMUM EXTERNAL SIDE YARD SETBACK IS 4.5 METRES
 - THE MINIMUM PARKING RATE IS 1.28 SPACES PER UNIT, 15% OF WHICH MUST BE RESERVED FOR VISITORS
 - DESPITE SECTION 104 (2/10), PARKING IS PERMITTED IN A REQUIRED CORNER SIDE YARD
 - REQUIRED BICYCLE PARKING WILL BE ENTIRELY PROVIDED AS EXTERIOR PARKING
 - DESPITE SECTION 184 (4), GARBAGE STORAGE MAY BE PERMITTED EXTERNAL TO A BUILDING
 - DESPITE TABLE 131 PROVISIONS FOR PLANNED UNIT DEVELOPMENT, THE MINIMUM SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY IS 1.17 METRES

SITE STATISTICS:

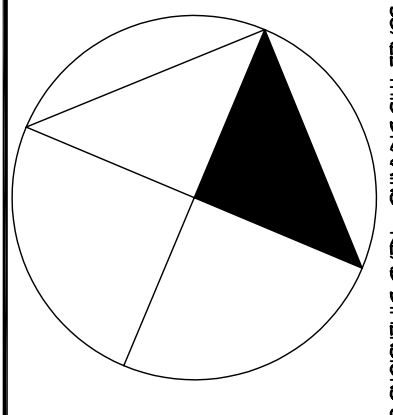
- UNIT TOTAL = 46
- LOT AREA = 11822.93 SQUARE METRES
- BUILDING AREA = 3708.48 SQUARE METRES
- GROSS FLOOR AREA (TYP) = APPROX. 18712 SQUARE METRES
- TOTAL GROSS FLOOR AREA (46 UNITS) APPROX. 86075 SQUARE METRES
- LOT COVERAGE = 31.34%
- ASPHALT AREA = 1975.35 SQUARE METRES
- LANDSCAPED AREA = 6149.10 SQUARE METRES
- LANDSCAPED OPEN SPACE = 52%



DESCRIPTION:
 BLOCK 55
 PLAN 4M-1049
 FORMERLY TOWNSHIP OF CUMBERLAND
 NOW CITY OF OTTAWA

No.	Revision	Date	Dr. By
1	PROPOSED	10/02/09	J.A.
2	ADDED ONE UNIT	04/03/09	J.A.
3	SCHEMATIC DEVELOPMENT	08/03/09	J.A.
4	CHANGES TO SITE PLAN	10/03/09	J.A.
5	CHANGES AT STREET	10/03/09	J.A.
6	ADDED AND SITE STAT.	10/03/09	J.A.

DO NOT SCALE THE PLAN - READ DIMENSIONS ONLY



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 www.hardiearchitects.co

CLARIDGE H.O.M.E.S

PROJECT: TRIM AND VALIN TOWNHOMES

TITLE: SITE PLAN

SCALE: 1 : 250
 DRAWN BY: J.A.
 START DATE: 02/09
 PROJECT NO: A-101
 JOB NO: 0910