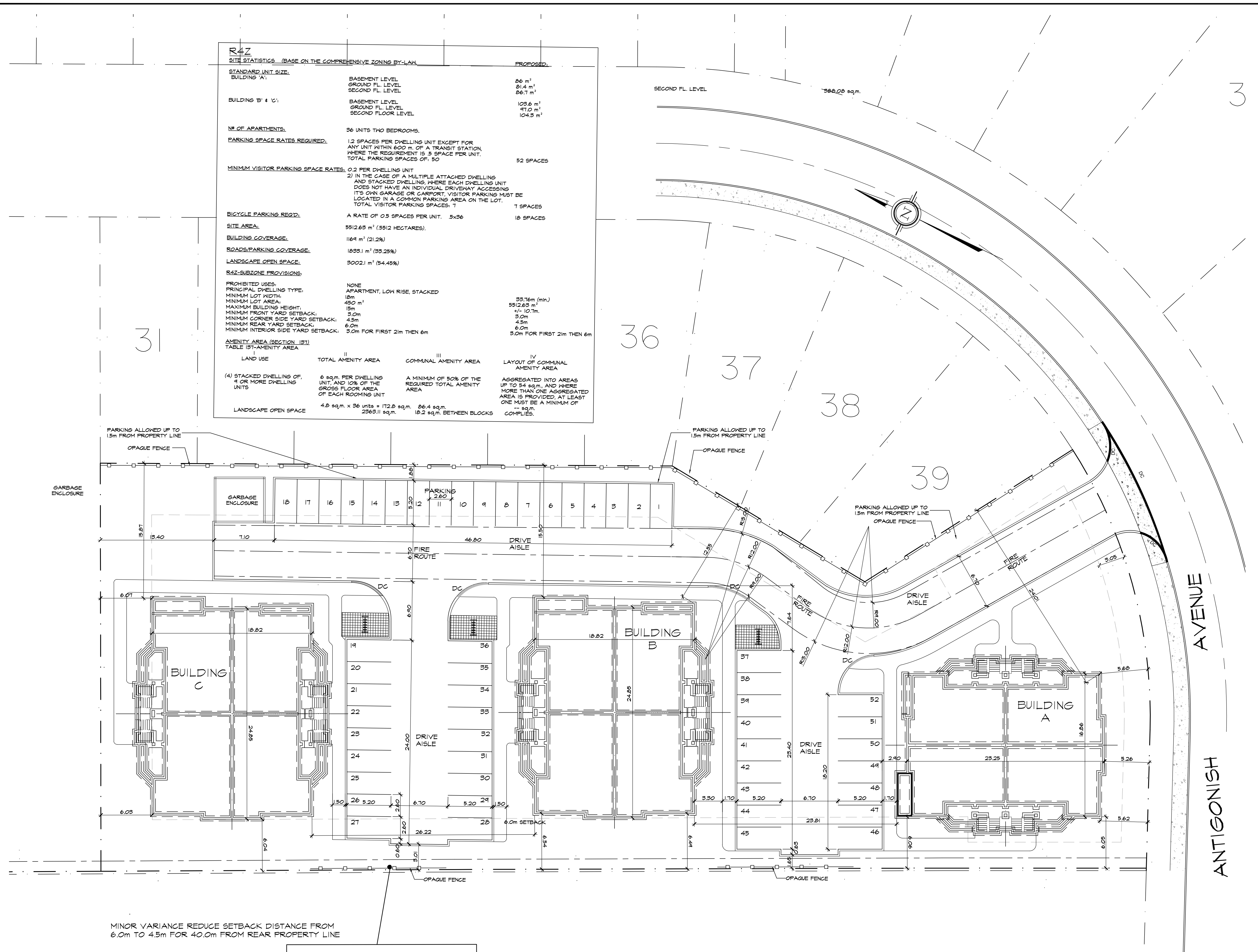


R4Z		PROPOSED
SITE STATISTICS (BASE ON THE COMPREHENSIVE ZONING BY-LAW)		
STANDARD UNIT SIZE, BUILDING 'A'	BASEMENT LEVEL GROUND FL. LEVEL SECOND FL. LEVEL	86 m ² 81.4 m ² 86.7 m ²
BUILDING 'B' & 'C'	BASEMENT LEVEL GROUND FL. LEVEL SECOND FLOOR LEVEL	103.6 m ² 91.0 m ² 104.3 m ²
NO. OF APARTMENTS:	36 UNITS TWO BEDROOMS.	
PARKING SPACE RATES REQUIRED:	12 SPACES PER DWELLING UNIT EXCEPT FOR ANY UNIT WITHIN 600 m. OF A TRANSIT STATION, WHERE THE REQUIREMENT IS 9 SPACES PER UNIT. TOTAL PARKING SPACES OF: 50	52 SPACES
MINIMUM VISITOR PARKING SPACE RATES:	0.2 PER DWELLING UNIT 2) IN THE CASE OF A MULTIPLE ATTACHED DWELLING AND STACKED DWELLING, WHERE EACH DWELLING UNIT DOES NOT HAVE AN INDIVIDUAL DRIVEWAY ACCESSING ITS OWN GARAGE OR CARPORT, VISITOR PARKING MUST BE LOCATED IN A COMMON PARKING AREA ON THE LOT. TOTAL VISITOR PARKING SPACES: 7	7 SPACES
BICYCLE PARKING REQD.:	A RATE OF 0.5 SPACES PER UNIT. 5x36	18 SPACES
SITE AREA:	5512.63 m ² (5512 HECTARES).	
BUILDING COVERAGE:	1164 m ² (21.2%)	
ROADS/PARKING COVERAGE:	1633.1 m ² (33.25%)	
LANDSCAPE OPEN SPACE:	3002.1 m ² (54.45%)	
R4Z-SUBZONE PROVISIONS:		
PROHIBITED USES:	NONE	
PRINCIPAL DWELLING TYPE:	APARTMENT, LOW RISE, STACKED	
MINIMUM LOT WIDTH:	18m	33.76m (min)
MINIMUM LOT AREA:	450 m ²	5512.63 m ²
MAXIMUM BUILDING HEIGHT:	15m	5.0m
MINIMUM FRONT YARD SETBACK:	3.0m	+/- 10.7m
MINIMUM CORNER SIDE YARD SETBACK:	4.5m	4.5m
MINIMUM REAR YARD SETBACK:	6.0m	6.0m
MINIMUM INTERIOR SIDE YARD SETBACK:	9.0m FOR FIRST 21m THEN 6m	9.0m FOR FIRST 21m THEN 6m
AMENITY AREA (SECTION 187)		
LAND USE	II TOTAL AMENITY AREA	III COMMUNAL AMENITY AREA
(4) STACKED DWELLING OF 4 OR MORE DWELLING UNITS	6 sq.m. PER DWELLING UNIT, AND 10% OF THE GROSS FLOOR AREA OF EACH ROOMING UNIT	A MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA
LANDSCAPE OPEN SPACE	4.8 sq.m. x 36 units = 172.8 sq.m. 2363.11 sq.m.	86.4 sq.m. 18.2 sq.m. BETWEEN BLOCKS
		IV LAYOUT OF COMMUNAL AMENITY AREA
		AGGREGATED INTO AREAS UP TO 54 sq.m., AND WHERE MORE THAN ONE AGGREGATED AREA IS PROVIDED, AT LEAST ONE MUST BE A MINIMUM OF -- sq.m. COMPLIES.



1. FOR CLIENT APPROVAL		16/02/2012
No. Revision	Date	Dr. B.J.

DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY

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CLIENT
CLARIDGE HOMES

PROJECT
ROYAL RIDGE ZEN TOWNHOMES OTTAWA

TITLE
SITE PLAN

DRAWN BY: J.A. START DATE: 02/2012

SCALE: 1:200 DRAWING NO. A-100

JOB NO. #1005 PLOTTED Thu, 16 Feb 2012