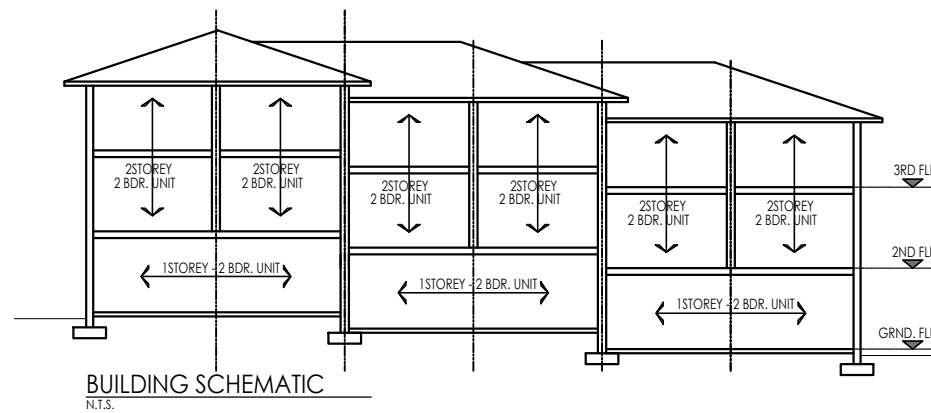


KEY PLAN  
NTS

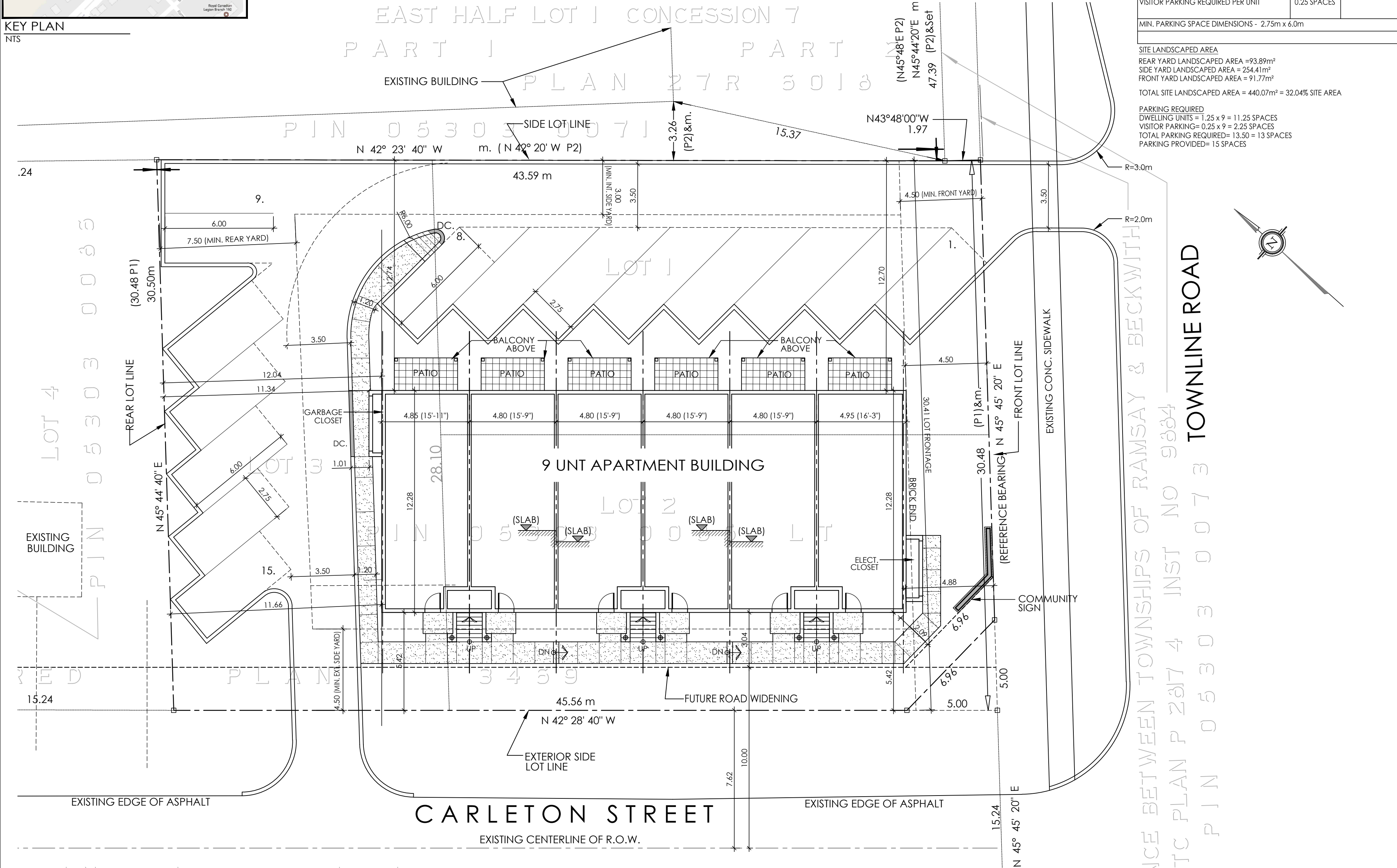


**BUILDING INFORMATION**  
 BUILDING AREA = 344.66m<sup>2</sup> (3,709.89ft.<sup>2</sup>)  
 GROUND FLOOR- 3- 2 BEDROOM UNITS @ 114.70m<sup>2</sup> (1,234.62ft.<sup>2</sup>) EACH  
 SECOND FLOOR- 6- 2 STOREY 2 BEDROOM UNITS @ 115.32m<sup>2</sup> (1,241.29ft.<sup>2</sup>) EACH  
 TOTAL FLOOR AREA ABOVE GRADE = 1,036.02m<sup>2</sup> (11,151.62ft.<sup>2</sup>)  
 TOTAL FLOOR AREA BELOW GRADE = 0m<sup>2</sup>

ZONING PROVISIONS	REQUIRED	PROVIDED
APARTMENT BUILDING		
MIN. LOT AREA-	NIL	1,373.60m <sup>2</sup>
BUILDING AREA	NIL	347.28m <sup>2</sup>
LOT COVERAGE-	60%	25.28%
MIN. LOT FRONTAGE -	35m	30.48m*
MIN. FRONT YARD -	4.5m	4.50m
MAX. FRONT YARD -	7.5m	4.88m
MIN. INTERIOR SIDE YARD -	3.0m	12.70m
MIN. EXTERIOR SIDE YARD -	4.5m	5.42m
MAX. EXTERIOR SIDE YARD -	7.5m	5.42m
MIN. REAR YARD -	7.5m	11.66m
MIN. USABLE LANDSCAPED AREA IN THE REAR YARD -	20% LOT AREA	6.8% (93.89m <sup>2</sup> )*
SIDE YARD -	N/A	18.52% (254.41m <sup>2</sup> )
MAX. BUILDING HEIGHT -	14.0m	9.80m
MIN. UNIT AREA -	83.1m <sup>2</sup>	113.71m <sup>2</sup>
NO ENCROACHMENT AREA FROM FRONT OR EXTERIOR SIDE LOT LINE -	2.5m	N/A
PARKING REQUIRED PER UNIT	1.25 SPACES	
VISITOR PARKING REQUIRED PER UNIT	0.25 SPACES	
MIN. PARKING SPACE DIMENSIONS -	2.75m x 6.0m	

**M. David Blakely Architect Inc.**  
 2200 Prince of Wales Dr., Suite 101  
 Ottawa, Ontario K2E 6Z9  
 Phone (613) 226-8811 Fax (613) 226-7942

- GENERAL NOTES:**
- 1- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
  - 2- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
  - 3- ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANINGS AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
  - 4- DO NOT SCALE DRAWINGS.
  - 5- THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT
  - 6- THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE
  - 7- THIS REPRODUCTION SHALL NOT BE ALTERED.

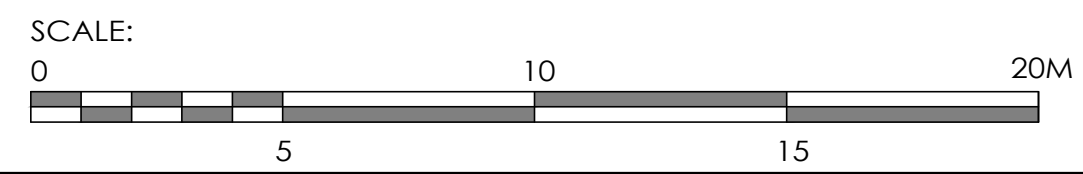


**SITE LANDSCAPED AREA**  
 REAR YARD LANDSCAPED AREA = 93.89m<sup>2</sup>  
 SIDE YARD LANDSCAPED AREA = 254.41m<sup>2</sup>  
 FRONT YARD LANDSCAPED AREA = 91.77m<sup>2</sup>  
 TOTAL SITE LANDSCAPED AREA = 440.07m<sup>2</sup> = 32.04% SITE AREA

**PARKING REQUIRED**  
 DWELLING UNITS = 1.25 x 9 = 11.25 SPACES  
 VISITOR PARKING = 0.25 x 9 = 2.25 SPACES  
 TOTAL PARKING REQUIRED = 13.50 = 13 SPACES  
 PARKING PROVIDED = 15 SPACES

SITE INFORMATION DERIVED FROM REGISTERED PLAN No. 3469  
 PREPARED JUNE 20TH 1888 & SURVEYOR'S REAL PROPERTY REPORT  
 PART 1 OF 2 PLAN OF LOTS 1, 2 AND 3 REGISTERED PLAN 3469  
 TOWN OF CARLETON PLACE, COUNTY OF LANARK  
 PREPARED BY G.A. SMITH SURVEYING LTD. 2017

SITE PLAN TO BE READ IN CONJUNCTION WITH:  
 - SITE SERVICING & GRADING PLAN PREPARED BY KOLLARD & ASSOC.  
 - LANDSCAPE PLAN PREPARED BY \_\_\_\_\_



#	DATE	DESCRIPTION	INT
4.	06/07/17	REVISED SITE BOUNDARIES	JB
3.	27/06/17	REVISED FRONT YARD SETBACK	JB
2.	12/06/17	FOUNDATION STEPS ADDED	JB
1.	05/04/17	FOR REVIEW	JB

**REVISIONS**

A	DETAIL NUMBER
B	SHEET NUMBER (DETAIL REQUIRED)
C	SHEET NUMBER (DETAIL LOCATION)

PROJECT: **SUNNY HILL**  
 LOTS 1, 2 & 3 CARLETON STREET  
 TOWN OF CARLETON PLACE, ONTARIO

CUSTOMER: **2575536 ONTARIO INC.**

DRAWING TITLE: **SITE PLAN**

DATE: JULY 2015 SCALE: 1:150

DRAWN BY: JB CHECKED: MDB

**SP-1**