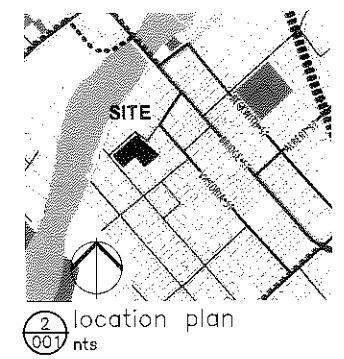
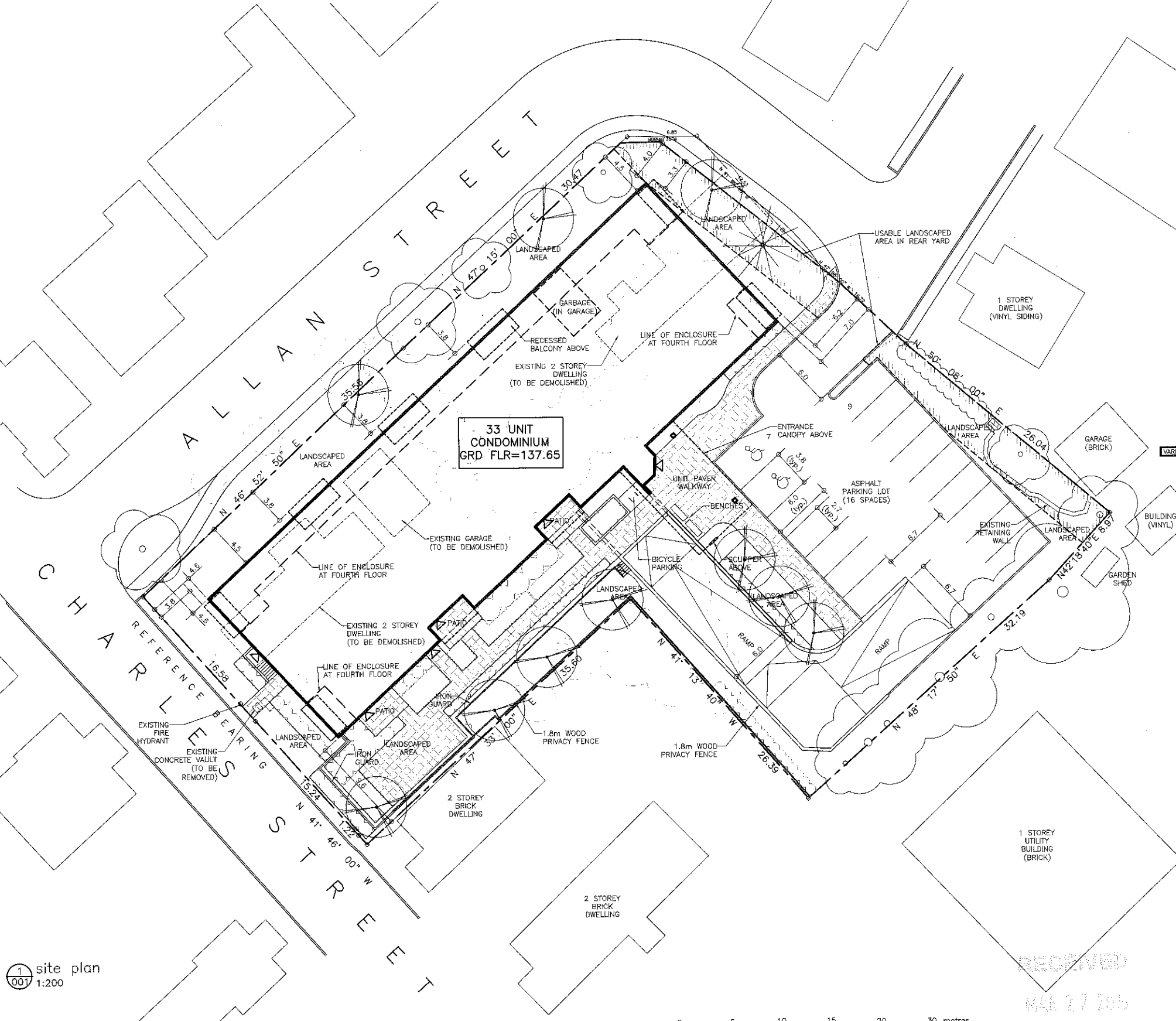


c:\projects\1606CARL\w27 file:20180309\_wd date:20180309



2 location plan  
001 nts

**ZONING REQUIREMENTS - 33 UNITS**

PARKING CLASS	REQUIRED	PROVIDED
1. Apartment Dwelling - units	1.25/unit = 41.25	
2. Apartment Dwelling - visitors	0.25/unit = 8.25	
	49.50 (50) total	34 interior 16 exterior 50 total
3. Loading	not required	
4. Barrier free	1 spaces	4 (2 in garage)
5. Bicycle	not required	

Standard parking space	6.0 metres x 2.75 metres
Barrier free space	6.0 metres x 3.70 metres
2 way traffic access	6.0 metres (min.)
aisle width	6.0 metres (min.)

**LOT AREA CALCULATIONS**

	REQ'D/ALLOWED	PROVIDED
1. Lot area (original)	all	3413 m <sup>2</sup>
2. Lot coverage (max)	60% (2048 m <sup>2</sup> )	1147 m <sup>2</sup>
3. At grade parking (max)	40% (1365 m <sup>2</sup> )	33% (794 m <sup>2</sup> )
4. Total landscaped area		1472 m <sup>2</sup>
VARIANCE 1 5. Usable landscaped area in rear yard (min)	20% (683 m <sup>2</sup> )	62 (207 m <sup>2</sup> )

**BUILDING HEIGHT**

	ALLOWED	PROPOSED
1. Mean Grade		136.86
2. Top of Building		150.85
3. Building height	14m/4 storeys	13.90m/4 storeys

**YARDS**

	REQUIRED (min/max)	PROPOSED
1. Front Yard	4.5m/7.5m	4.6m
VARIANCE 2 2. Rear Yard	7.5m	4m min/7m max
3. Int. Side Yard	3m	3m
4. Ext. Side Yard	4.5m/7.5m	4.5m

3 zoning data  
001 nts

**BUILDING DATA**

BUILDING FOOTPRINT	12,071sf	11,212m <sup>2</sup>
GROSS AREA (OUTSIDE OF WALLS)	44,520sf	4,136m <sup>2</sup>
AREA OF BASEMENT (OUTSIDE OF WALLS)	12,152sf	1,128m <sup>2</sup>

4 building data  
001 nts

**UNIT DISTRIBUTION - 33 TOTAL**

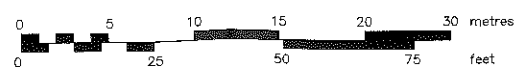
UNIT TYPE	BOMA AREA	UNITS	TOTAL AREA
TYPE A - 2 BEDROOM	1,060sf 98.5m <sup>2</sup>	8	8,480sf 788.0m <sup>2</sup>
TYPE A2 - 2 BEDROOM	1,289sf 119.8m <sup>2</sup>	2	2,578sf 239.6m <sup>2</sup>
TYPE A3 - 2 BEDROOM	1,154sf 107.2m <sup>2</sup>	2	2,308sf 214.4m <sup>2</sup>
TYPE B - 2 BEDROOM	1,043sf 96.6m <sup>2</sup>	9	9,387sf 872.1m <sup>2</sup>
TYPE C - 2 BEDROOM	1,282sf 119.2m <sup>2</sup>	5	6,410sf 596.0m <sup>2</sup>
TYPE C2 - 2 BEDROOM	1,327sf 123.3m <sup>2</sup>	2	2,654sf 246.6m <sup>2</sup>
TYPE D - 2 BEDROOM	831sf 77.2m <sup>2</sup>	1	831sf 77.2m <sup>2</sup>
TYPE E - 3 BEDROOM	1,889sf 175.5m <sup>2</sup>	1	1,889sf 175.5m <sup>2</sup>
TYPE E2 - 3 BEDROOM	2,005sf 186.3m <sup>2</sup>	1	2,005sf 186.3m <sup>2</sup>
TYPE F - 2 BEDROOM	1,190sf 110.6m <sup>2</sup>	2	2,380sf 221.2m <sup>2</sup>
		33	38,782sf 3,603.1m <sup>2</sup>

BOMA Area - Exterior of exterior wall / centreline of interior walls  
UNIT TYPE C & C2 (7 UNITS = 21%) IS ACCESSIBLE PER OBC 3.8.2.1(5)

5 unit distribution  
001 nts

- PLANTING KEY:**
- new - deciduous
  - new - conifer
  - existing trees to be removed
  - existing trees to be retained
  - existing hedge to be retained
  - see also landscape plan by novatech

1 site plan  
001 1:200



RECEIVED  
MAY 27 2015  
Town of Carleton Place  
Planning Dept

SURVEY DATA FROM:  
SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
TOPOGRAPHIC PLAN OF SURVEY OF  
LOTS 2 & 3 and PART OF LOTS 1, 4,  
5, 6, 7 & 8  
SECTION '27C'  
REGISTERED PLAN 133  
TOWN OF CARLETON PLACE  
COUNTY OF LANARK  
BY FAIRHALL, MOFFATT & WOODLAND  
LIMITED  
FOR SITE GRADING SERVICING, ROAD AND  
PARKING LAYOUT SEE:  
GRADING PLAN  
117047-GR  
2017/12/15  
BY NOVATECH ENGINEERS, PLANNERS, &  
LANDSCAPE ARCHITECTS  
FOR LANDSCAPING SEE:  
LANDSCAPE PLAN  
117047-L1  
2018/02/15  
BY NOVATECH ENGINEERS, PLANNERS, &  
LANDSCAPE ARCHITECTS

2 20180220 development permit application

1	20170828	zoning review
no.	date	revision

-It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.  
-All contractors must comply with all pertinent codes and by-laws.  
-Do not scale drawings.  
-This drawing may not be used for construction until signed.  
-Copy right reserved.

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138 Hopewell Ave., Ottawa, ON, K1S 2Z3

project:  
**FIFTY ALLAN**  
Allan Street  
Carleton Place ON

drawing:  
**SITE PLAN**

drawn: jd	date: 20180213	scale: as noted
	project no: 1606carl	drawing no. <b>001</b>
		revision no.