1 Site Plan
A001 1 : 250

DEVELOPMENT DATA

LOT COVERAGE

LOT AREA	9914 sm	100%
COMFORT INN AREA	939 sm	9.5%
FUTURE RESTAURANT AREA	460 sm	4.5%
ASPHALT AREA	4677 sm	47%
LANDSCAPED AREA	1161 sm	12%
EXISTING EASEMENT AREA	1684 sm	17%
WALKWAYS	993 sm	10%

COMFORT INN GROSS FLOOR AREA

GROUND FLOOR	962.27 sm
2ND FLOOR	939.71 sm
3RD FLOOR	939.71 sm
4TH FLOOR	939.71 sm
TOTAL GFA	3781.4 sm

COMFORT INN OBC CLASSIFICATION

GROUP C RESIDENTIAL OCCUPANCY
3.2.2.45 GROUP C, UP TO 4 STOREYS, SPRINKLERED
COMBUSTIBLE CONSTRUCTION

BUILDING HEIGHT: 13.25 m

ZONING REQUIREMENT AND COMPLIANCE

PARKING CALCULATION

		REQUIRED ZONING BYLAW	PROVIDED
REGULAR PARKING	HOTEL	1 PARKING /SUITE = 72 SPACES	72 SPACES
	FUTURE RESTAURANT	46 SPACES	46 SPACES
	TOTAL	118 SPACES	119 SPACES
ACC PARKING	HOTEL	1 SPACE	1 SPACE
	FUTURE RESTAURANT	1 SPACE	1 SPACE
	TOTAL	2 SPACES	2 SPACES
BICYCLE PARKING	HOTEL	8 SPACES	8 SPACES
	FUTURE RESTAURANT	8 SPACES	8 SPACES
	TOTAL	16 SPACES	16 SPACES
LOADING SPACE		2 SPACES	2 SPACE

PARKING STALL SIZE	2.75 m x 6 m
BICYCLE PARKING SIZE	0.6 m x 1.8 m
BARRIER-FREE PARKING	3.7 m x 6 m
DRIVE AISLE	6 m
LOADING SPACE	3.5mX9m

CREDIT NOTES

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE SURVEY PLAN PREPARED BY G. A. SMITH SURVEYING LTD., ONTARIO LAND SURVEYOR, DATED APRIL 26, 2018. CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

LEGAL LAND DESCRIPTION

PART LOT 16
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF BECKWITH
TOWN OF CARLETON PLACE
COUNTY OF LANARK

COMFORT INN ROOM MIX

FLOOR	KING	KING SUITE	DOUBLE QUEEN	ACC KING	TOTAL
GROUND	1	0	4	1	6
2ND	7	4	9	2	22
3RD	7	4	9	2	22
4TH	7	4	9	2	22
TOTAL	22	12	31	7	72
%	30.5%	16.6%	43.0%	9.7%	100%

QUANTITY OF ACCESSIBLE UNITS IS BASED ON WHOLE NUMBERS, NOT FRACTIONS AS PER OBC APPENDIX A 3.8.2.4 (1)

LEGEND

- PROPOSED MAIN ENTRANCE
- PROPOSED DOOR
- PROPERTY LINE
- SET BACK
- SIAMESE CONNECTION
- FIRE HYDRANT
- LIGHT STANDARD - REFER TO ELECTRICAL SITE PLAN
- PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DWGS)
- DEPRESSED CURB
- DESIGNATED BARRIER-FREE PARKING SPACE
- 3 m LANDSCAPED AREA
- EXISTING STORM SEWER EASEMENT
- FIRE ROUTE (HEAVY DUTY ASPHALT)
- HEAVY DUTY ASPHALT
- 100mm WIDE PAINTED LINES AT 400 mm O.C. COLOR TO BE WHITE
- CONCRETE SIDEWALK
- BUILDING FOOTPRINT
- FUTURE RESTAURANT

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE
1	DP	OCT 03 2018

SCALE BAR
1:250
0 1m 2m 3m 4m 5m 10m

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE REGISTERED PLAN. CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION IF ANY.

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIVERGENCIES ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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SEAL

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STEPHEN A. MILLO
LICENCE
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05/11/18

CONSTRUCTION NORTH | TRUE NORTH

OWNER

355 McNeely Avenue Carleton Place

COMFORT INN & SUITES

355 McNeely Avenue
Carleton Place

SHEET NAME

SITE PLAN

START DATE	APR. 2018
DRAWN BY	HF
CHECKED BY	AM
SCALE	As indicated
PROJECT NO.	118031
DRAWING	SP1

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