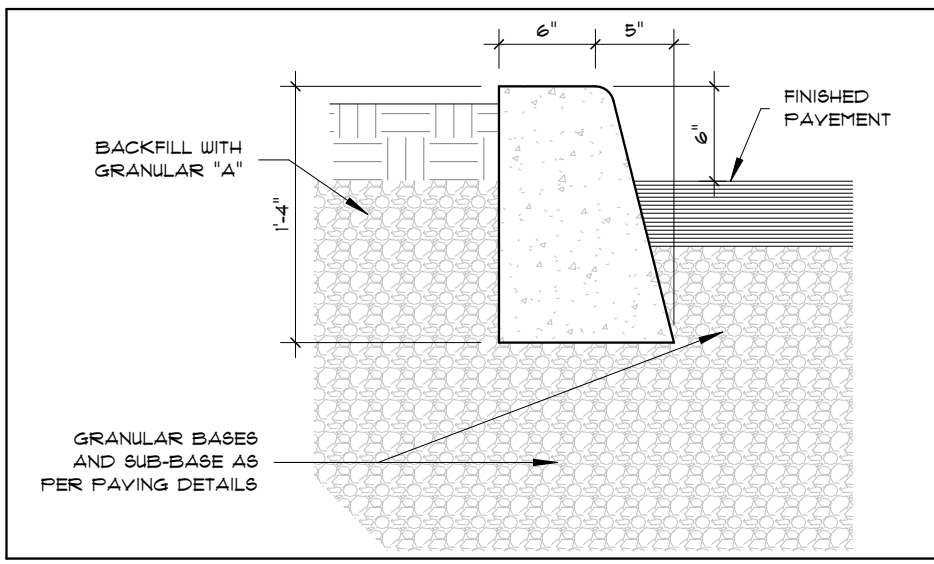
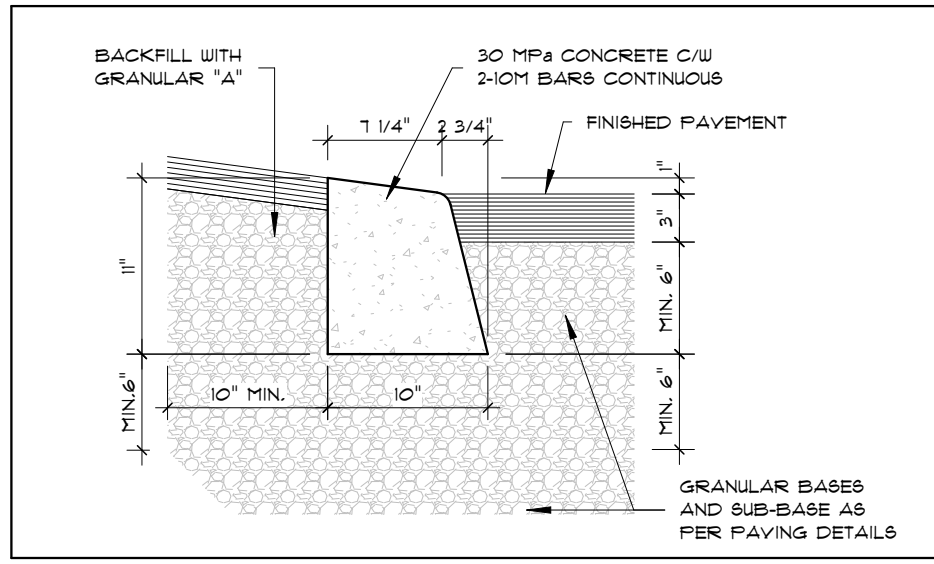


2 CURB DETAIL  
SCALE: 1" = 1'-0"



3 CURB DETAIL - BARRIER  
SCALE: 1" = 1'-0"



4 CURB DETAIL - DEPRESSED  
SCALE: 1" = 1'-0"

ZONING CHART	
ZONE:	GROUP C (3.2.2.85)
LOT AREA (MIN):	3616.86 m <sup>2</sup>
TOTAL BUILDING AREA:	885.22 m <sup>2</sup>
GROSS BUILDING:	1784.38 m <sup>2</sup>
BUILDING HEIGHT:	6.84 m
FRONT YARD SETBACK (MIN):	4.5 m
EXTERIOR SIDE YARD (MIN):	3.1 m
INTERIOR SIDE YARD (MIN):	3.1 m
REAR YARD DEPTH (MIN):	7.5 m
SOFT LANDSCAPING:	30.1 %
LANDSCAPE (INC. ASPHALT PARKING):	35.3 %
TOTAL NUMBER OF UNITS:	20
NUMBER OF STANDARD PARKING SPACES:	28
1/25 PER DWELLING UNIT - 1/25 x 20 + 25	
25 PER VISITOR - 25 x 20 + 5 (VISITOR)	
NUMBER OF BARRIER FREE PARKING SPACES:	1
PARKING STALL x BARRIER FREE DIMENSIONS:	2.75m x 6m / 3.4m x 6m
BICYCLE PARKING:	16

SYMBOL LEGEND	
	PROPOSED BUILDING/ADDITION
	PROPERTY LINE
	SITE SETBACKS
	BARRIER FREE PARKING SYMBOL PAINTED ON ASPHALT IN BLUE/WHITE SCHEME
	BARRIER FREE TRANSFER SPACE PAINTED ON ASPHALT IN YELLOW
	PROPOSED FENCE, REFER TO LANDSCAPE PLAN.

LEGEND	
1	ACCESSIBLE PARKING SIGNAGE ON POST, SEE LANDSCAPE PLAN
2	CONCRETE SIDEWALK
3	NEW CONCRETE CURB
4	NEW BOD
5	HYDRO POLE
6	PROPOSED NEW PARKING
7	NEW ASPHALT PARKING
8	VISITOR PARKING
9	ELECTRIC CHARGING STATION
10	POLE SITE LIGHTING (FINAL SITE LIGHTING TO BE CONFIRMED ON PHOTOGRAPHIC PLAN)
11	BICYCLE RACK 3-SIDED MAGLIN MBR300 & RING (6) CAPACITY RACK C/W GRAPHITE FINISH, SURFACE MOUNTED TO 3.3m x 2.8m CONCRETE PAD (BY OTHERS)
12	1.8m HIGH SOLID PRIVACY FENCE (COLOUR, MEDIUM GRAY)
13	UNIT FAYERS (TBS) OVER COMPACTED GRANULAR BASE
14	GARDEN (REFER TO LANDSCAPE PLAN)
15	STONE FINISH RAISED GARDEN
16	PRIVACY SCREEN (TBS)

1 SITE PLAN  
SCALE: 1" = 10'-0"

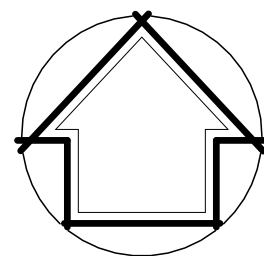
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LEGEND:	
1	EXTERIOR DOOR & WINDOW TAG (SEE SCHEDULE)
2	DOOR TAG (SEE SCHEDULE ON A.O.D.)
3	EXTERIOR WALL TYPE (SEE A.O.D.)
4	INTERIOR PARTITION WALL TYPE (SEE A.O.D.)
5	FLOOR TYPE (SEE A.O.D.)
6	ROOF TYPE (SEE A.O.D.)
7	POST TYPE (SEE A.O.D.)
8	LINTEL TYPE (SEE A.O.D.)

LEGEND:	
9	PAD FOOTING TYPE (SEE A.O.D.)
10	WALL FOOTING TYPE (SEE A.O.D.)
11	SMOKE/CARBON DETECTOR TO O.B.C. S.I.O.B.
12	CONSTRUCTION NOTE (SEE FLOOR PLANS)
13	EXHAUST FAN (VENT TO EXTERIOR)
14	NON-FREEZE HOSE BIB

PROJECT NORTH:



**mia**  
**BELL**  
+ ASSOCIATES  
ARCHITECTURE

186 Pembroke St. E.  
Pembroke, ON N3A 3J7  
519.233.0288

info@bell.ca  
bellarchitecture.ca

VERSION NO.

1

SEAL:

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REVISIONS		
NO.	ITEM	DATE
1	ISSUED FOR SITE PLAN APPLIC.	09/23/2025
2	RE-ISSUED - SITE PLAN APPLIC.	10/06/2025

PROJECT  
APARTMENT BUILDING  
295 FRANKTOWN RD.  
CARLETON PLACE

CLIENT  
CANADIAN CAPITAL  
DEVELOPMENTS - AARON DOBBY

DRAWING  
SITE PLAN

SCALE: AS INDICATED  
DRAWN BY: AIT  
DATE: JUNE 2025  
CHECKED BY: JCB  
APPROVED BY: JCB  
PROJECT NO.: 225-01  
SHEET NO.: A.1

PRELIMINARY - NOT FOR CONSTRUCTION





A - SUGAR MAPLE



B - BALSAM FIR



C - SUNBURST LOCUST



D - MOCK ORANGE



E - ANTHONY WATERER SPIREA



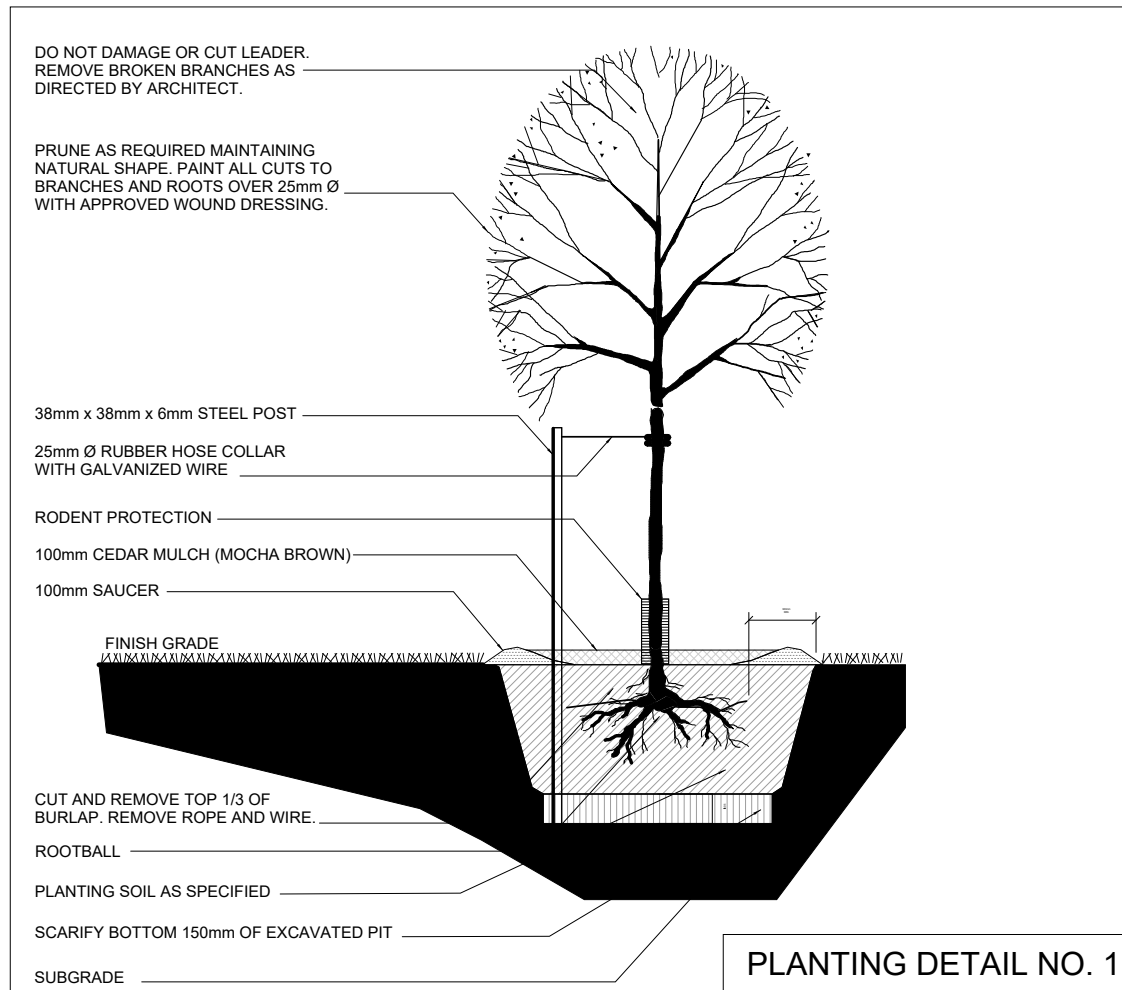
F - COMMON BOXWOOD



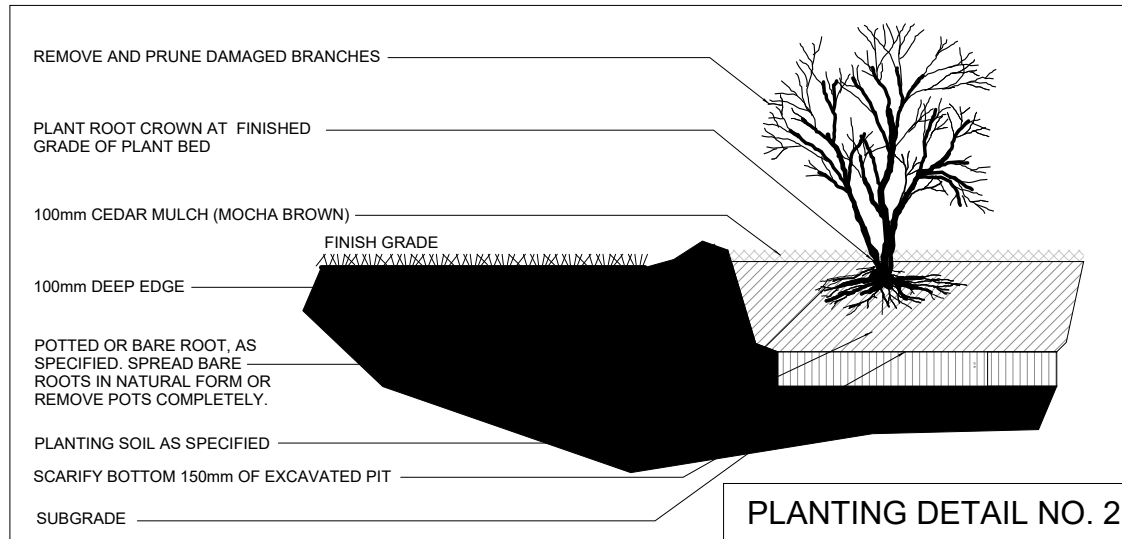
G - DAYLILY



H - COMMON JUNIPER



PLANTING DETAIL NO. 1



PLANTING DETAIL NO. 2

2 PLANTING DETAILS  
SCALE: N.T.S.

ACCESSIBLE PARKING SIGN (APB)

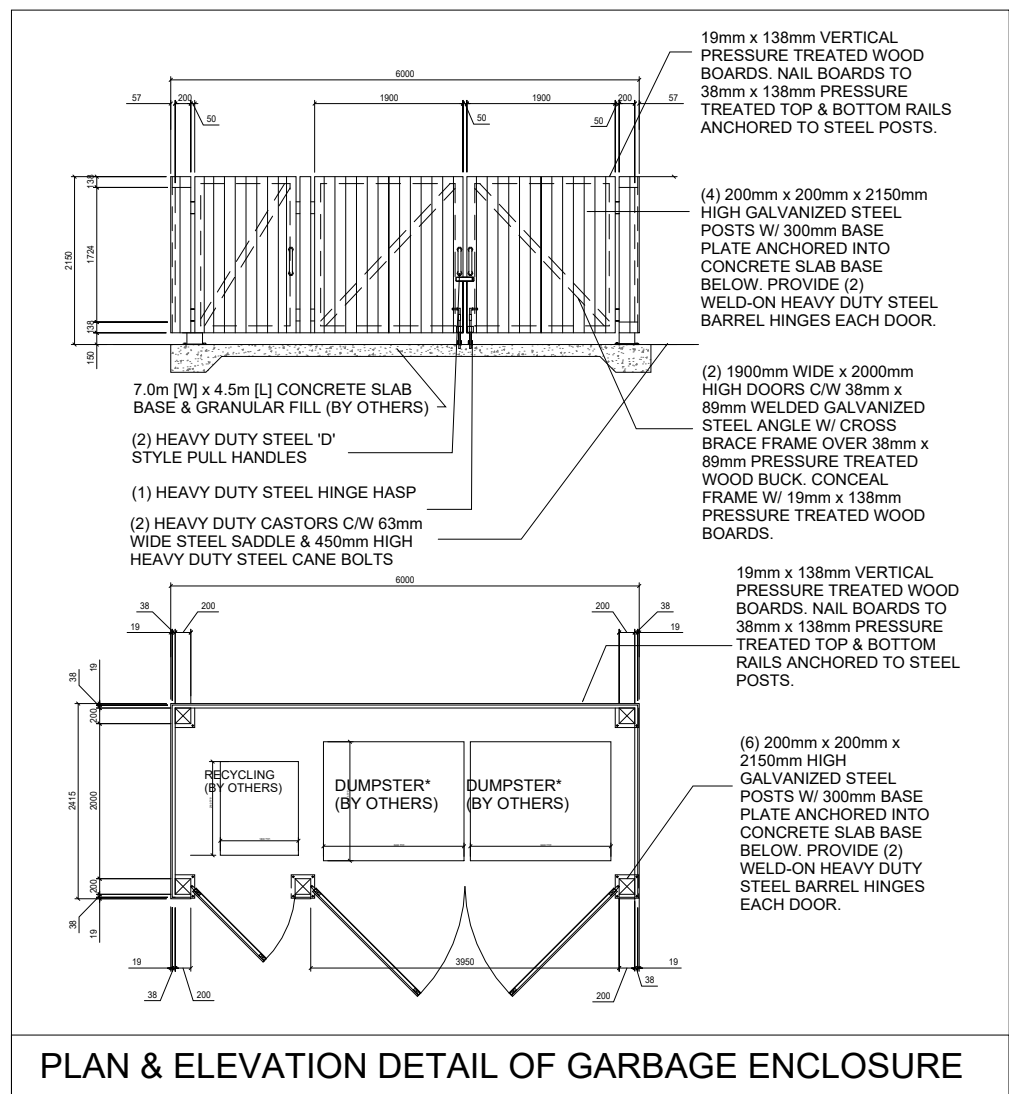
DIRECTIONAL FIRE ACCESS ROUTE SIGN (FARS)

VISITOR PARKING ONLY SIGN (VPO)

SIGNAGE NOTES:

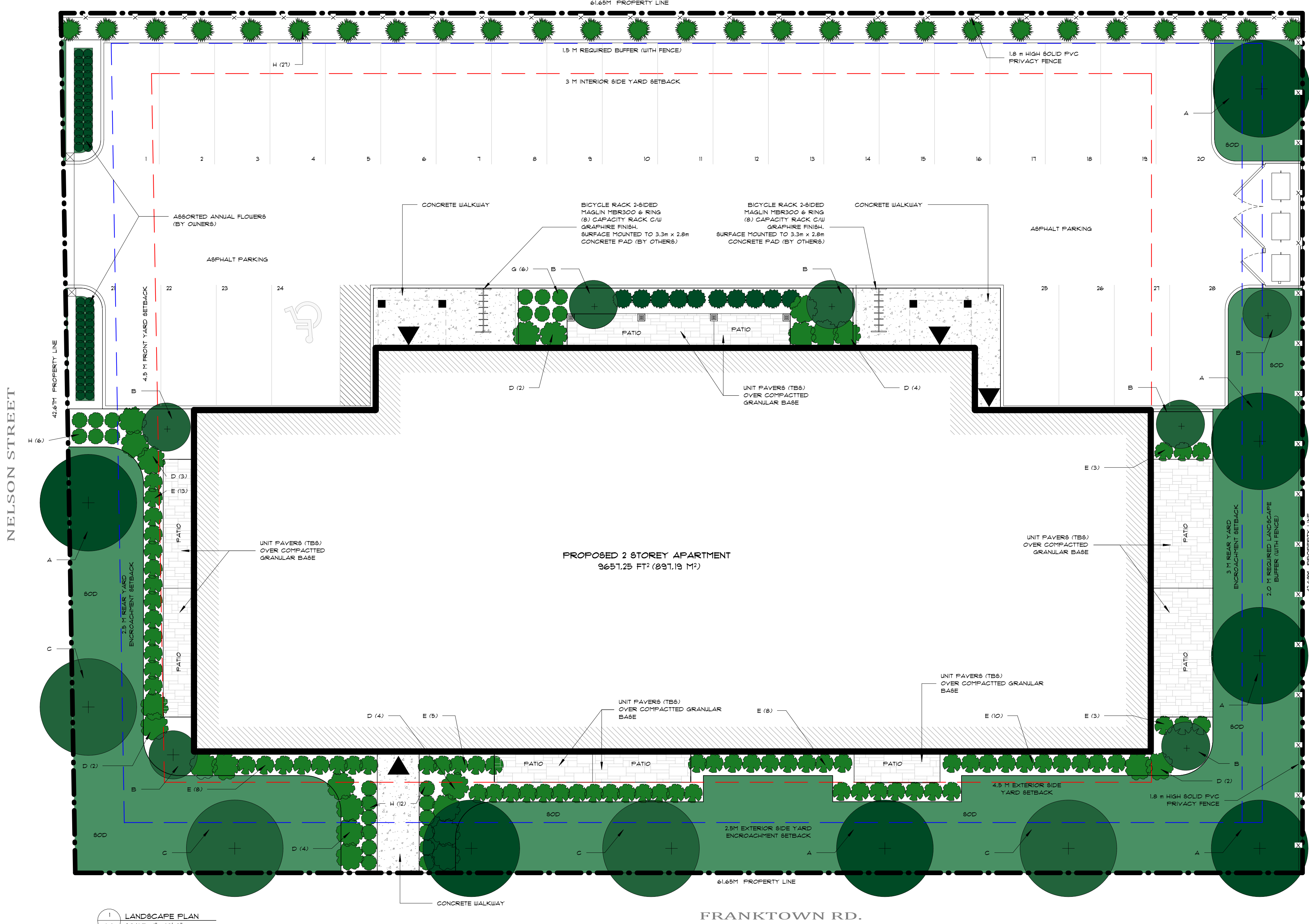
- ALL SIGNS TO BE 300mm W x 450mm HIGH ALUMINUM AND SET ON A PERMANENT GALVANIZED STEEL POST.
- LOCATE THE SIGNS AS PER THE ARCHITECTURAL SITE PLAN WHERE NOTED BY THE SYMBOL.
- ALL SIGNS TO BE VISIBLE DAY AND NIGHT WITH SCOTCH LIGHT REFLECTIVE VINYL BACKGROUND & LETTERING.
- MOUNT THE BOTTOM EDGE OF THE ACCESSIBLE PARKING & VISITOR PARKING SIGNS AT 1000mm ABOVE THE ASPHALT SURFACE.
- MOUNT THE BOTTOM EDGE OF THE FIRE ACCESS ROUTE SIGN AT 2000mm ABOVE THE ASPHALT SURFACE & SPACED MAX. 25m APART.
- PROVIDE MULTI-DIRECTIONAL ARROWS IDENTIFYING THE FIRE ACCESS ROUTE OR A SINGLE DIRECTIONAL ARROW INDICATING THE LIMIT OF THE FIRE ACCESS ROUTE.

LANDSCAPING PLANTING SCHEDULE						
TAG	TYPE	NAME	SPECIES	QTY	SIZE	REMARKS
A	DECIDUOUS TREE	SUGAR MAPLE	ACER SACCHARUM	1	60cm CALIFER	B&B SINGLE STEM
B	CONIFEROUS TREE	BALSAM FIR	ABIES BALSAMEA	1	180cm	B&B
C	DECIDUOUS TREE	SUNBURST LOCUST	GLIEDOTSOA TROGANTHOS	4	60cm CALIFER	B&B SINGLE STEM
D	DECIDUOUS TREE	MOCK ORANGE	PHILADELPHUS X VIRGINALIS (DWARF)	12	50cm HEIGHT	POTTED, 180cm O/C
E	DECIDUOUS SHRUB	ANTHONY WATERER SPIREA	SPIREA BUMALDA ANTHONY WATERER	11	50cm HEIGHT	POTTED, 60cm O/C
F	CONIFEROUS SHRUB/HEDGE	COMMON BOXWOOD	BUXUS SEMPERVIRENS	10	150cm HEIGHT	POTTED, 60cm O/C
G	PERENNIAL	DAYLILY	HEMEROCALLIS	26	10cm POT	POTTED, 50cm O/C
H	CONIFEROUS SHRUB/HEDGE	COMMON JUNIPER	JUNIPERUS COMMUNIS	21	20cm POT	POTTED, 50cm O/C



PLAN & ELEVATION DETAIL OF GARBAGE ENCLOSURE

3 GARBAGE ENCLOSURE DETAILS  
SCALE: N.T.S.



1 LANDSCAPE PLAN  
SCALE: 1" = 10'-0"

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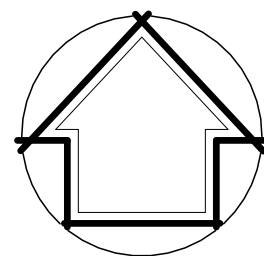
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- ⑥ ROOF TYPE (SEE A.O.A.)
- ⑦ POST TYPE (SEE A.O.A.)
- ⑧ LINTEL TYPE (SEE A.O.A.)

LEGEND:

- ① PAD FOOTING TYPE (SEE A.O.A.)
- ② WALL FOOTING TYPE (SEE A.O.A.)
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- ④ CONSTRUCTION NOTE (SEE FLOOR PLANS)
- ⑤ EXHAUST FAN (VENT TO EXTERIOR)
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PROJECT NORTH:



186 Pembroke St. E.  
Pembroke, ON N3A 3J7  
519.623.0555  
info@bell.ca  
bellarchitecture.ca

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