

No.	Issued For:	Date:
1	For Review	Sept 14-2023
2	For Review	Oct 04-2023
3	For Review	Oct 05-2023
4	For Review	Nov 08-2023
5	For Review	Nov 09-2023
6	For Review	Nov 13-2023
7	For SPA Application	Nov 14-2023
8	For SPA Application	Nov 23-2023

It is the responsibility of the appropriate Contractor to verify all dimensions on site and report all errors and/or omissions to the Architect.

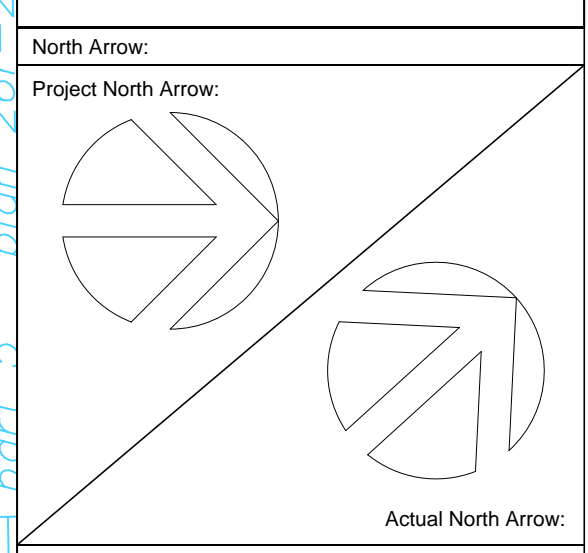
All Contractors must comply with pertinent codes & by-laws.

Do not scale drawings. This drawing may not be used for construction until signed. Architects copyright reserved.

Metric Scale Drawing: All measurements are in millimeters (mm) unless otherwise noted.

Symbol Legend:

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Project Title:	
Proposed Townhouse Development 256 High Street, Carleton Place, ON	
Drawing List:	Site Plan
Job No.:	1526
Scale:	As Noted
Date:	Sept 12-2023
Drawn By:	Reviewed By:
PM	PM
Drawing No.:	A1

Site Information:

Municipal Address: 256 High, Carleton Place, ON

Legal Description: Part of Lot 13, Concession 12, Geographic Township of Beckwith/Town of Carleton Place, County of Lanark

Total Site Area: 0.4989 hectares (1.23 acres); 4,989m² (53,701ft²)

Survey Information: This site plan has been compiled using the Aug 04, 2023 - Topographic Survey prepared & issued by Annis, O'Sullivan, Vollebakk Ltd., Ontario Land Surveyors

Site Statistics:

Combined Areas for Proposed & Existing Residential Two-Storey Building

Total Footprint Area: = 1,308m² (14,079ft²)

Total Gross Floor Area: = 3,335m² (35,897ft²)

Building & Landscape Coverage

Proposed Residential Apartment Bldg: = ±1,308m² / 4,989m² = 26.2%

Soft Landscaping (Vegetated) Coverage: = 1,643m² / 4,989m² = 33%

Existing Trees: = 28

Existing Trees Retained: = 25 (Trees Proposed Removed = 3)

New Trees Planted: = 20

Hard Landscaping Coverage: = 546m² / 4,989m² = 10.9%

Asphalt Parking Coverage: = 1,592m² / 4,989m² = 31.9%

Floor Space Index: = ±3.335m² / 4,989m² = 0.66

(1) 2-SIDED 'MAGLIN MBR300' 6-RING (8) CAPACITY BICYCLE RACK C/W GRAPHITE FINISH & SURFACE MOUNTED TO 3.3m [L] x 2.8m [W] CONCRETE PAD BELOW (BY OTHERS)

Parking:

Parking Required: = 1.25 Spaces x 34 Units Tenant + 0.25 Spaces x 34 Units Visitor = 50 Spaces

Parking Provided: = 51 Spaces

Handicapped Accessible Parking Spaces Required: = 1 Space

Handicapped Accessible Parking Spaces Provided: = 5 Spaces

* as per 3.29.2 Town of Carleton Place Development By-Law 2021

Bicycle Parking Provided: = 8

1 Site Plan Scale: 1:150

A1