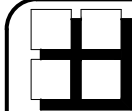
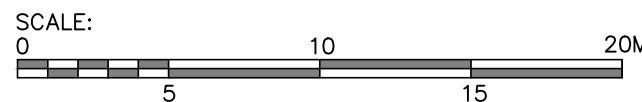


BLOCK 4a & BLOCK 4b

ZONING PROVISIONS		REQ'D	PROVIDED
TOWNHOUSE			
MIN. LOT AREA-		NIL	1,223.33m²
BUILDING AREA-	BLOCK 4a	NIL	290.00m²
	BLOCK 4b		114.00m²
	TOTAL		404.00m²
LOT COVERAGE-		60%	33.00%
MIN. LOT FRONTAGE -		5.5m	15.61m
MIN. FRONT YARD -		4.5m	8.03m
MAX. FRONT YARD -		7.5m	8.03m
MIN. INTERIOR SIDE YARD -		1.5m	1.53m
MIN. EXTERIOR SIDE YARD -		4.5m	N/A
MAX. EXTERIOR SIDE YARD -		7.5m	N/A
MIN. REAR YARD -		6.5m	6.01m & 1.57m
MIN. USABLE LANDSCAPED AREA			
IN THE REAR YARD -		30.0 m²	27.47 m²
MAX. BUILDING HEIGHT -		11.0m	10.36m
MIN. UNIT AREA -		83.1m²	143.81m²
NO ENCROACHMENT AREA FROM			
FRONT OR EXTERIOR SIDE LOT LINE -		2.5m	N/A
PARKING REQUIRED PER UNIT			
(INCLUDING 1 WITHIN GARAGE) -		2 SPACES	2 SPACES
MAX. WIDTH OF GARAGE (% OF FRONTAGE)-		70%	N/A
MIN. PARKING SPACE DIMENSIONS - 2.75m x 6.0m			
MIN. 6.0m FROM FRONT LOT LINE TO GARAGE			

SITE BOUNDARIES DERIVED FROM PLAN 27M-97
PLAN OF SUBDIVISION OF LOT 19 REGISTERED PLAN 721
TOWN OF CARLETON PLACE. - DATED FEB. 24, 2021
PREPARED BY CALLON DEITZ INC. ONTARIO LAND SURVEYORS

SURVEYOR TO VERIFY SETBACKS, ZONING
REQUIREMENTS & EASEMENTS BEFORE
SETTING-OUT FOR CONSTRUCTION.



**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 MEANING 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.

#	DATE	DESCRIPTION	INT.
12.			
11.			
10.			
9.			
8.			
7.	26/05/21	REVISED PER COMMENTS	JB
6.	20/05/21	REVISED PER COMMENTS	JB
5.	07/05/21	GARAGE DOOR NOTE ADDED	JB
4.	01/04/21	PRIVACY FENCE ADDED	JB
3.	29/03/21	PER TOWN COMMENTS	JB
2.	16/12/20	FOR PERMIT	SM
1.	14/12/20	FOR REVIEW	SM
REVISIONS			

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

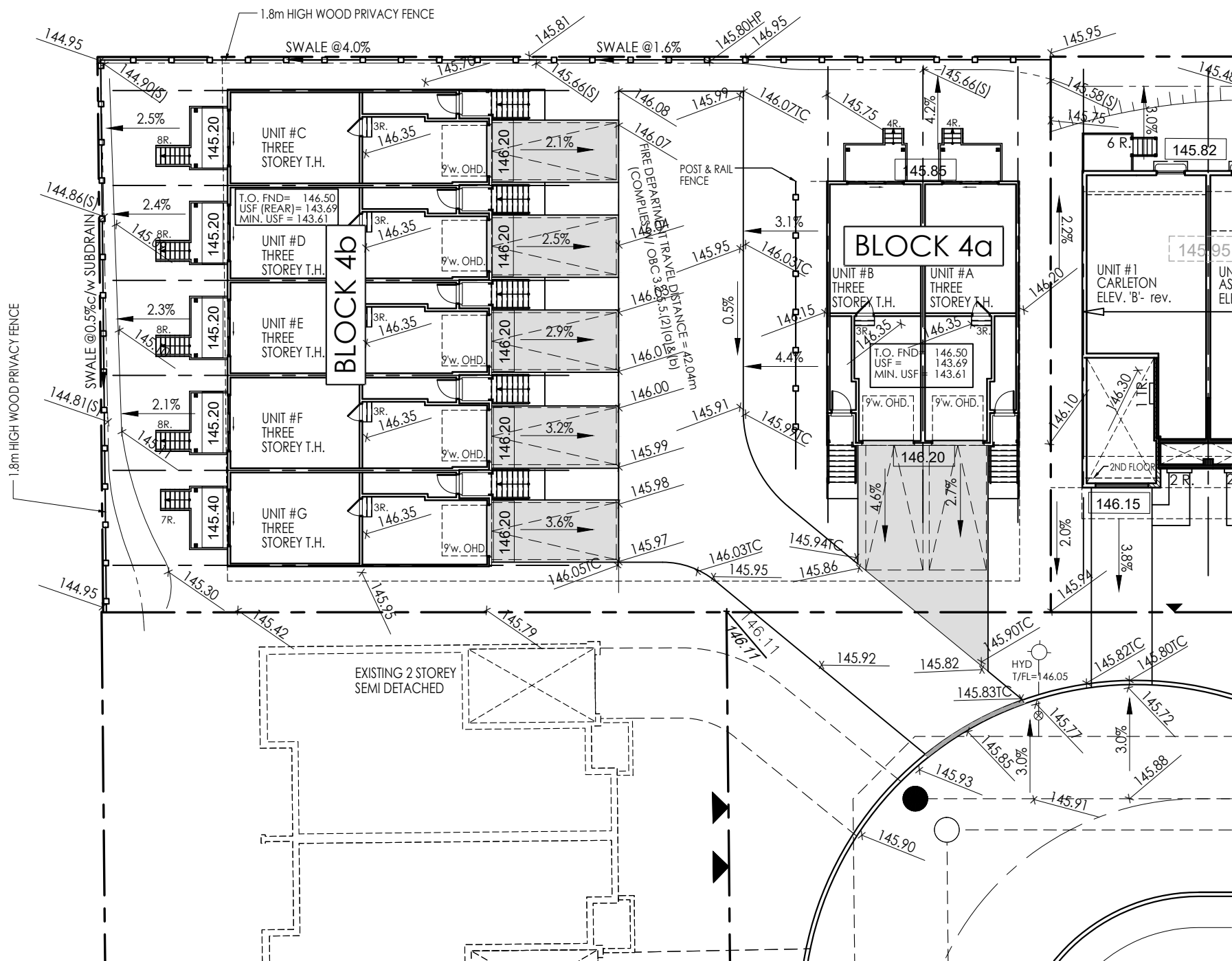


PROJECT: BLOCK - 4a & 4b
TABER STREET
CARLETON PLACE, ONTARIO

CLIENT: PATTEN HOMES

DRAWING TITLE: SITE PLAN

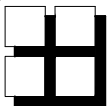
DATE: DEC. 2020	SCALE: 1:250	SHEET #: SP-4
DRAWN BY: SBM	CHECKED: MDB	



BLOCK 4a & 4b
TOP OF FINISHED LOWER FLOOR - 146.79
TOP OF FINISHED FLOOR @ FOYER- 147.92
U/S OF FOOTING FRONT - 144.35
U/S OF FOOTING REAR - 143.69
TOP OF FND. WALL - 146.48
GARAGE TOP OF FND. WALL - 146.48

GRADES AND SLOPES DERIVED FROM
GRADING PLAN PREPARED BY NOVATECH
114151-GS REV #1 NOV.19/2020

NOVATECH GRADING PLAN TO HAVE PRECEDENCE

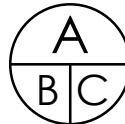


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PROJECT: BLOCK - 4a & 4b
TABER STREET
CARLETON PLACE, ONTARIO

CLIENT: PATTEN HOMES

DRAWING TITLE: GRADING PLAN

DATE: DEC. 2020	SCALE: 1:250	SHEET #: GP-4
DRAWN BY: SBM	CHECKED: MDB	