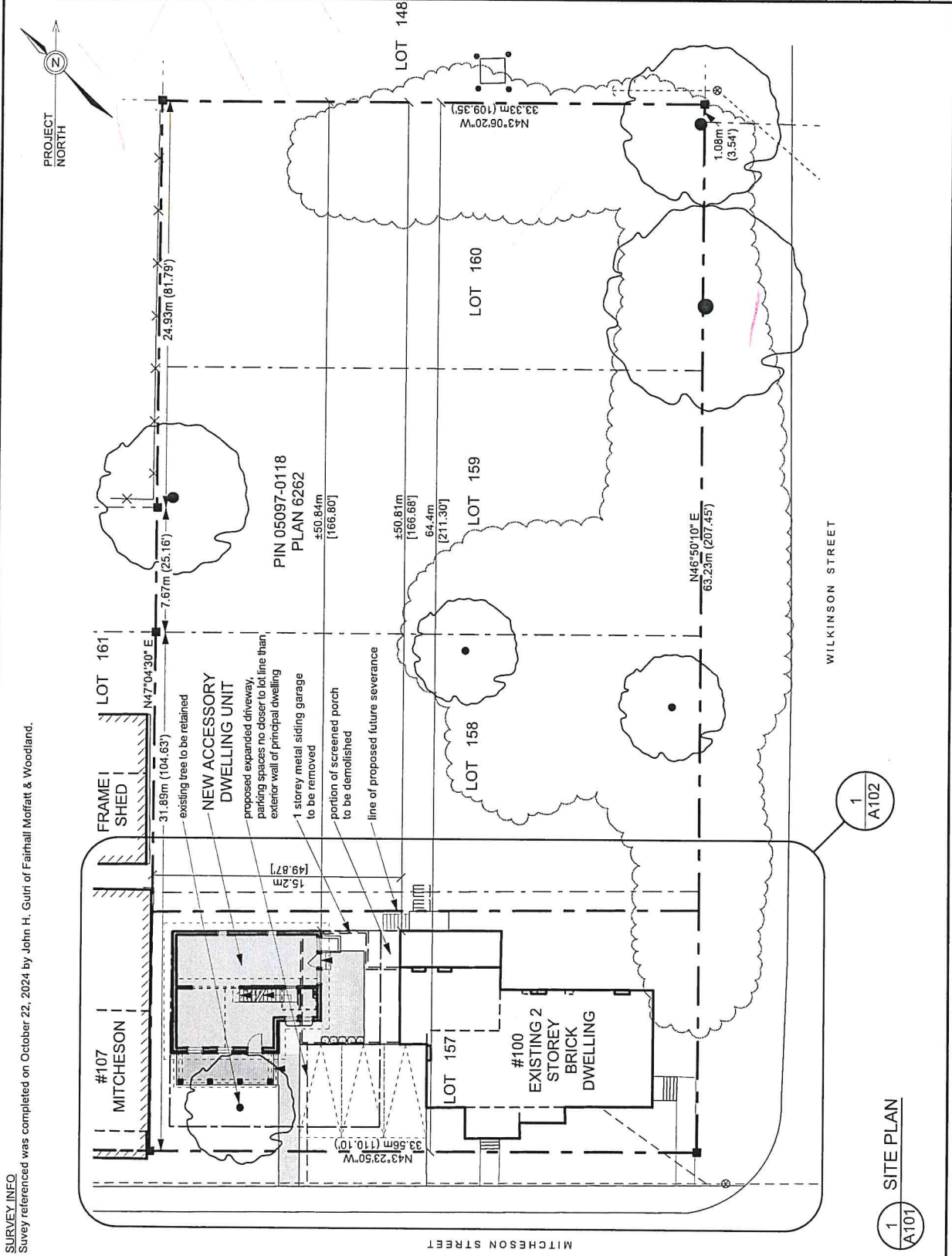


SURVEY INFO
 Survey referenced was completed on October 22, 2024 by John H. Guiri of Fairhall Moffatt & Woodland.



no.	date	revision
GENERAL NOTES 1. Contractor must verify all dimensions and conditions on site before proceeding with any portion of the work. 2. Do not scale from drawings. 3. All work comply with the Ontario Building Code and municipal regulations. 4. This drawing to be read in conjunction with all material relevant to this project.		

jane thompson architect 404 mackay street ottawa, ontario, K1M 2C4 tel: (613)747-8104 jtar@rogers.com
scale: 1:225 job no.: 2429 project: 100 Wilkinson Avenue Almonte, Ontario date: February 14, 2025 drawing: SITE PLAN designed: JT drawn: ED, IC checked: JT dwg no.: A101 <small>dwg:2024/2429 - 100 Wilkinson Avenue/alt/ design:www</small>

1 SITE PLAN
 A101

1 A102

ZONING BY-LAW 11-83-R2

REQUIRED PROVISIONS FOR PRINCIPAL BUILDING		PROVIDED FOR ENTIRE LOT	
Min Lot Frontage:	10.00m	Min Front Yard Setback:	33.96m
Min Lot Area:	320m ²	Min Exterior Side Yard Setback:	497.64m ²
Min Front Yard Setback:	6.0m (1)	Min Rear Yard Setback:	2.74m (existing)
Min Exterior Side Yard Setback:	1.5m	Min Rear Yard Setback:	±0.83m (existing)
Min Rear Yard Setback:	7.5m	Max Building Height:	±15.20m (screen porch)
Min Interior Yard Setback:	1.20m	Max Building Height:	±15.20m (screen porch)
Max Building Height:	11.0m	Max Building Height:	±7.86m (existing)
Max Lot Coverage:	45% (O-REG 462.24)	Max Cumulative Area of All Accessory Bldgs:	40%
Min Dwelling Unit Area:	65m ²	Min Distance from Other Buildings on Same Lot:	1.20m
Max Gross Density:	15 units/ha		

TABLE 9.2. MINIMUM PARKING SPACE RATES

Use	Required Parking Rate
Detached Dwelling: 1 per dwelling unit, SDU: 1 per SDU on a lot containing a single detached dwelling	140.0m ²
Principal Dwelling Unit	50.0m ²
Accessory Bldg. Area:	164.33m ²
Accessories	(592.02m ²)
Principal Dwelling Unit	120.31m ²
Accessory Bldg. Area:	(1295.01m ²)
Accessories	(5306.33m ²)

(1) 8.5 Established Bldg Line - Where the front yard setback of at least one of the residential lots on either side of another residential lot is less than the required front yard setback for the zone but was lawfully established, the front yard setback of the middle residential lot may be reduced to the greater of (a) 1.3m or (b) the average of the two front setbacks of the other two lots. Proposed accessory building GFA: 62.5m² (33.5% of rear yard area of severed lot) (44.6% of interior yard area of entire lot)

PROVIDED FOR SEVERED LOT

Min Front Yard Setback	14.88m
Min Exterior Side Yard Setback	497.64m ²
Min Rear Yard Setback	2.74m (existing)
Min Building Height	±0.83m (existing)
Max Building Height	±15.20m (screen porch)
Max Cumulative Area of All Accessory Bldgs:	40%
Min Distance from Other Buildings on Same Lot:	1.20m

TABLE 9.1A. PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES

Use	Required Provision	Provided Provision
Same as required for principal building	Same as required for principal building	Same as required for principal building
Same as required for principal building	Same as required for principal building	Same as required for principal building
Same as required for principal building	Same as required for principal building	Same as required for principal building
Same as required for principal building	Same as required for principal building	Same as required for principal building
Same as required for principal building	Same as required for principal building	Same as required for principal building
Same as required for principal building	Same as required for principal building	Same as required for principal building
Same as required for principal building	Same as required for principal building	Same as required for principal building
Same as required for principal building	Same as required for principal building	Same as required for principal building

DRAWING LEGEND:

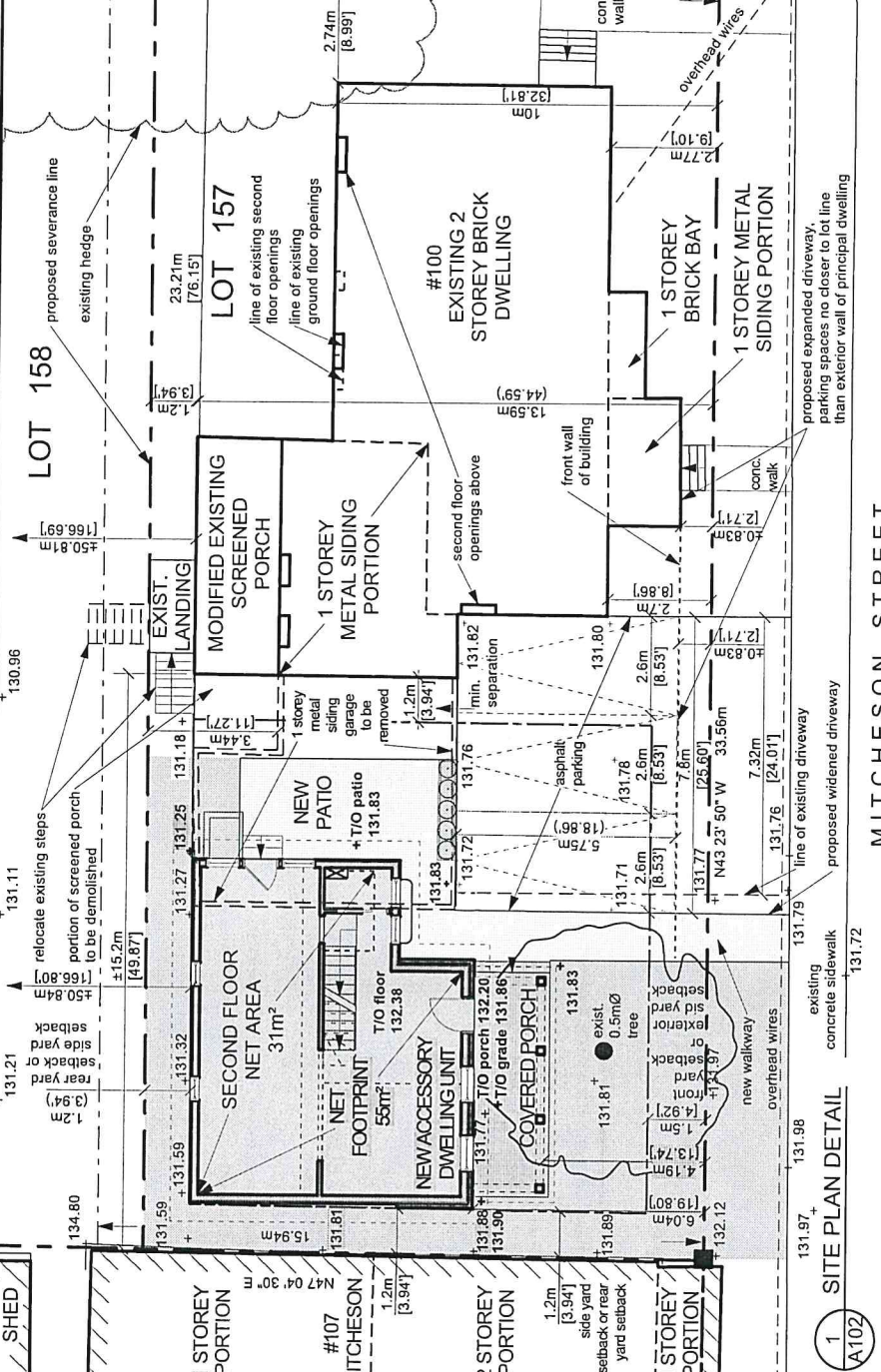
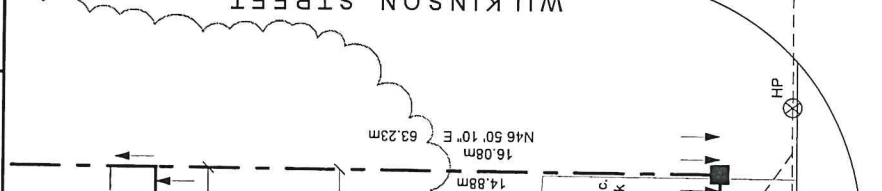
PROPERTY LINE	---
SETBACK LINE	----
ZONING BOUNDARY	- - - -
OVERHEAD WIRES	~ ~ ~ ~
HYDRO POLE	⊙ HP
EXISTING FENCE	---x---
NEW FENCE	---x---
EXISTING GRADES	+0.00, 0.00
NEW GRADES	±0.00, 0.00

GENERAL NOTES

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- Do not scale from drawings.
- All work to comply with the Ontario Building Code and Municipal regulations.
- This drawing to be used in conjunction with all material relevant to this project.

PROJECT INFORMATION

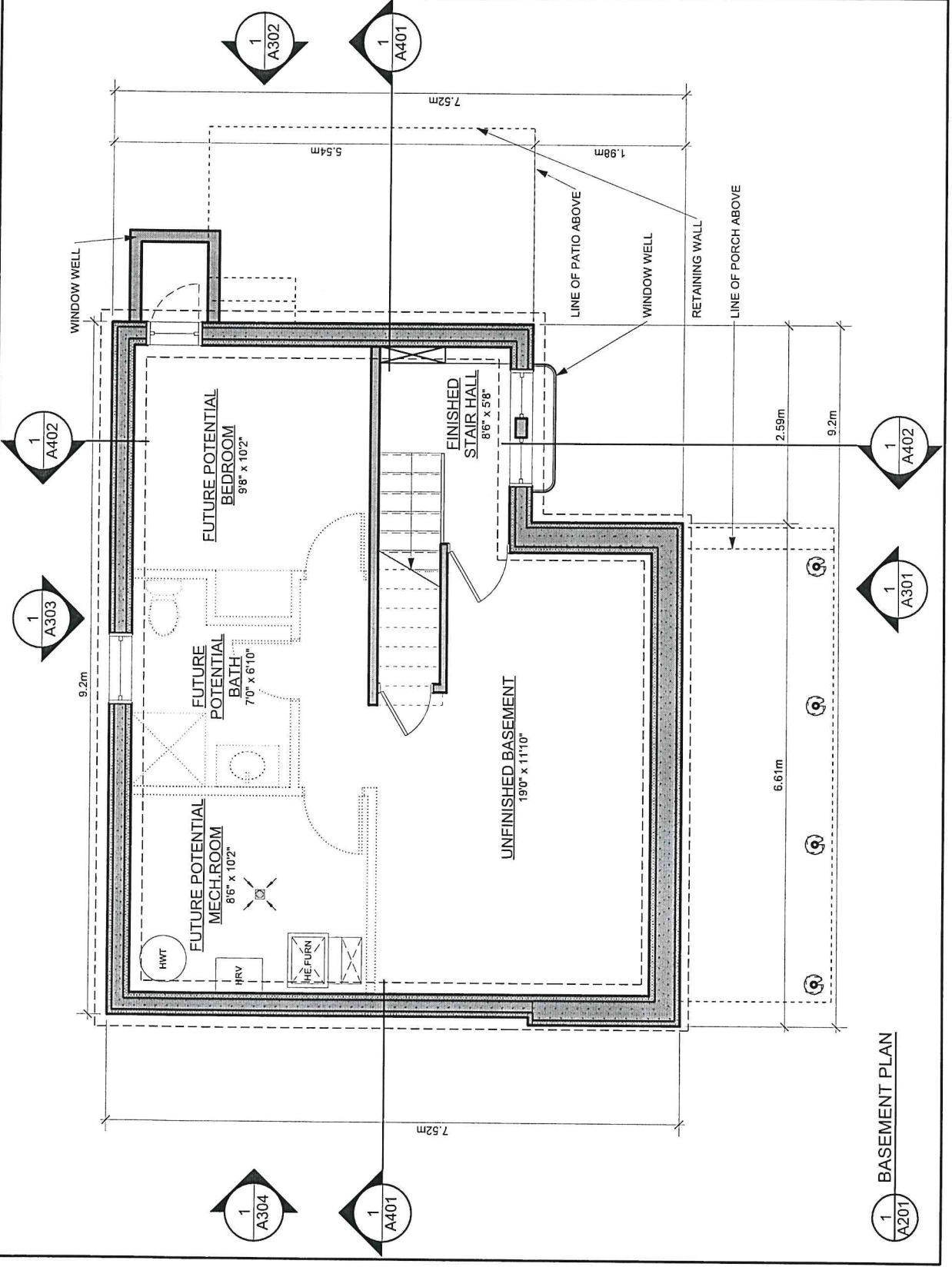
scale: 1:125
 job no.: 2429
 project: 100 Wilkinson Avenue Almonte, Ontario
 date: February 14, 2025
 drawing: SITE PLAN DETAIL
 designed: JT
 drawn: ED, IC
 checked: JT
 dwg no.: A102
 drawings: 2429 - design.wrk



A102 SITE PLAN DETAIL

jane thompson architect	
404 mackay street ottawa, ontario, k1m 2c4 tel: (613) 747-8104 jtharch@rogers.com	
scale:	1:125
job no.:	2429
project:	100 Wilkinson Avenue Almonte, Ontario
date:	February 14, 2025
drawing:	SITE PLAN DETAIL
designed:	JT
drawn:	ED, IC
checked:	JT
dwg no.:	A102

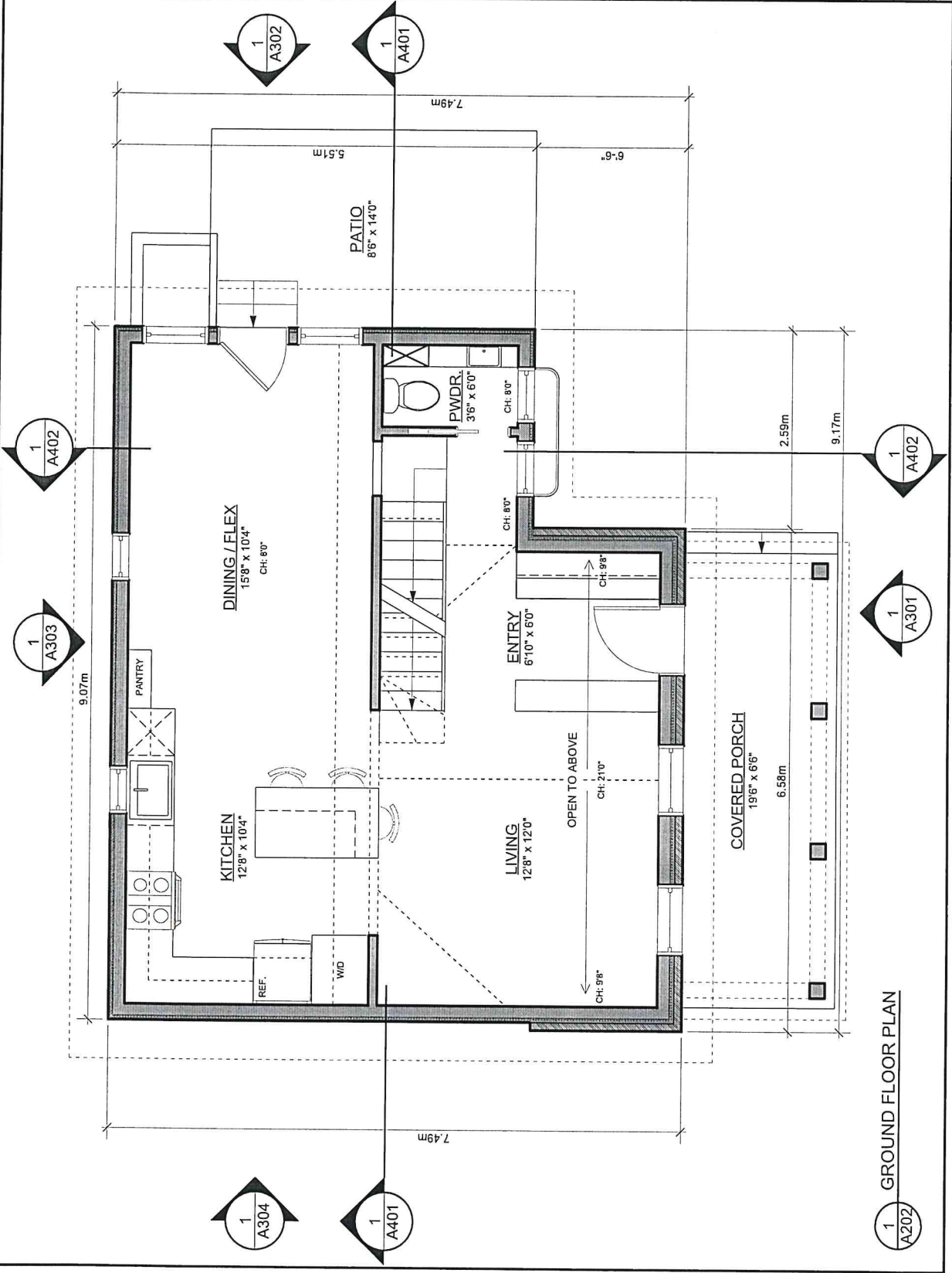
no.	date	revision
GENERAL NOTES 1. Contractor must verify dimensions and conditions on site before proceeding with any portion of this work. 2. Do not scale from drawings. 3. All work to comply with the Ontario Building Code and Municipal regulations. 4. This drawing to be read in conjunction with all material relevant to this project.		
jane thompson architect 404 mackay street ottawa, ontario, K1M 2C4 tel: (613)747-8104 jtarch@ogers.com		
scale	1/4" = 1'-0"	
job no.	2429	
project	100 Wilkinson Avenue Almonte, Ontario	
date	February 14, 2025	
drawing	BASEMENT PLAN	
designed	JT	
drawn	IC	
checked	JT	
dwg no.	A201	
dwg: 2024/2429 - 100 Wilkinson Avenue/ drawings/2429 - design.rvt		



1 A301
1 A402
1 A401
1 A304
1 A303
1 A402
1 A302
1 A401

BASEMENT PLAN

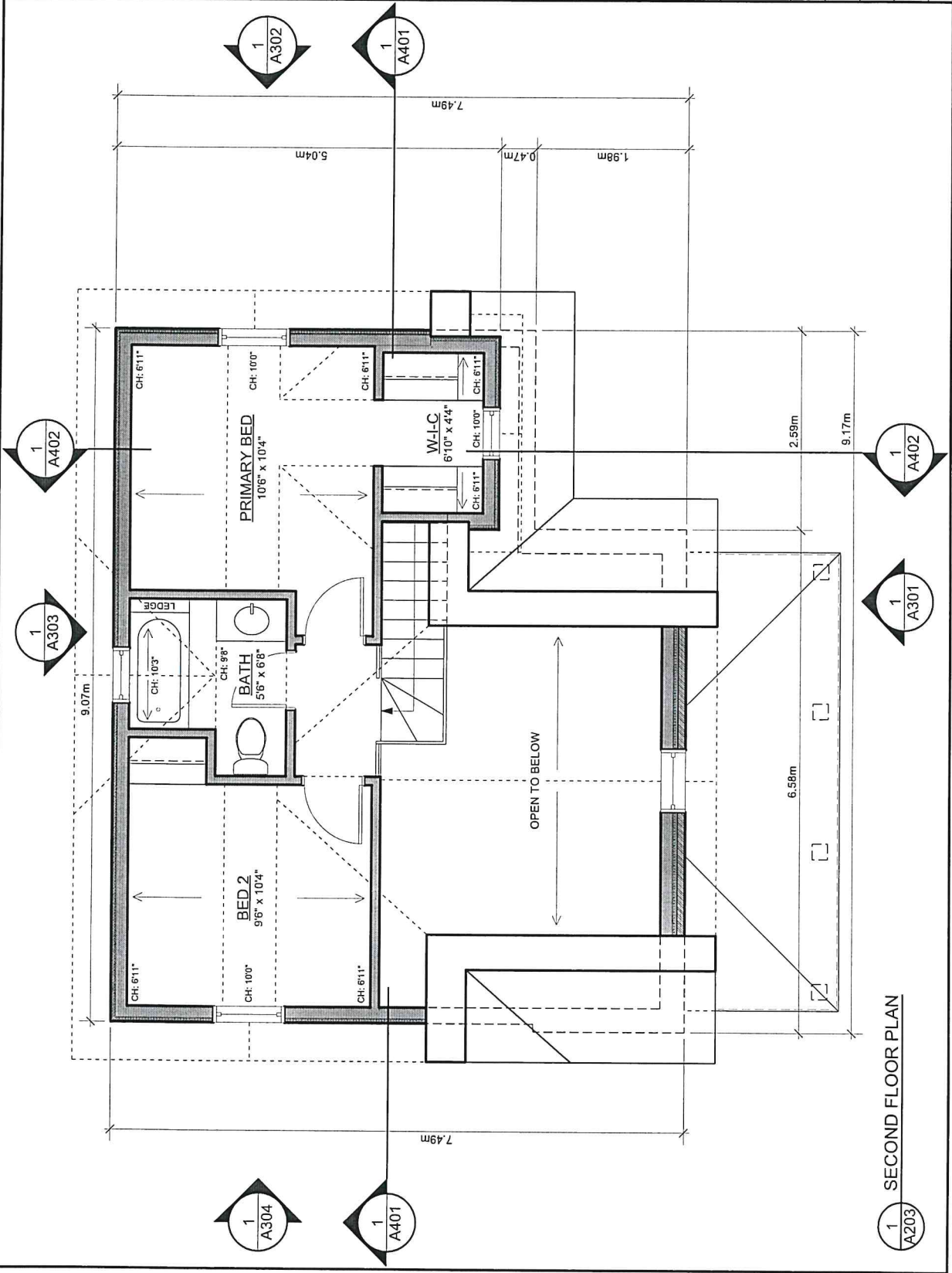
no.	date	revision
GENERAL NOTES 1. Contractor must verify dimensions and conditions on site before proceeding with any portion of this work. 2. Do not scale from drawings. 3. All work to comply with the Ontario Building Code and municipal regulations. 4. This drawing to be read in conjunction with all material relevant to this project.		
jane thompson architect 404 mackay street ottawa, ontario, K1M 2C4 tel: (613)747-8104 jarch@rogers.com		
scale	1/4" = 1'-0"	
job no.	2429	
project	100 Wilkinson Avenue Almonte, Ontario	
date	February 14, 2025	
drawing	GROUND FLOOR PLAN	
designed	JT	
drawn	IC, AH	
checked	JT	
dwg no.	A202	
dwg:202472429 - 100 Wilkinson Avenue/Almonte/ drawings/2429 - design.rvt		



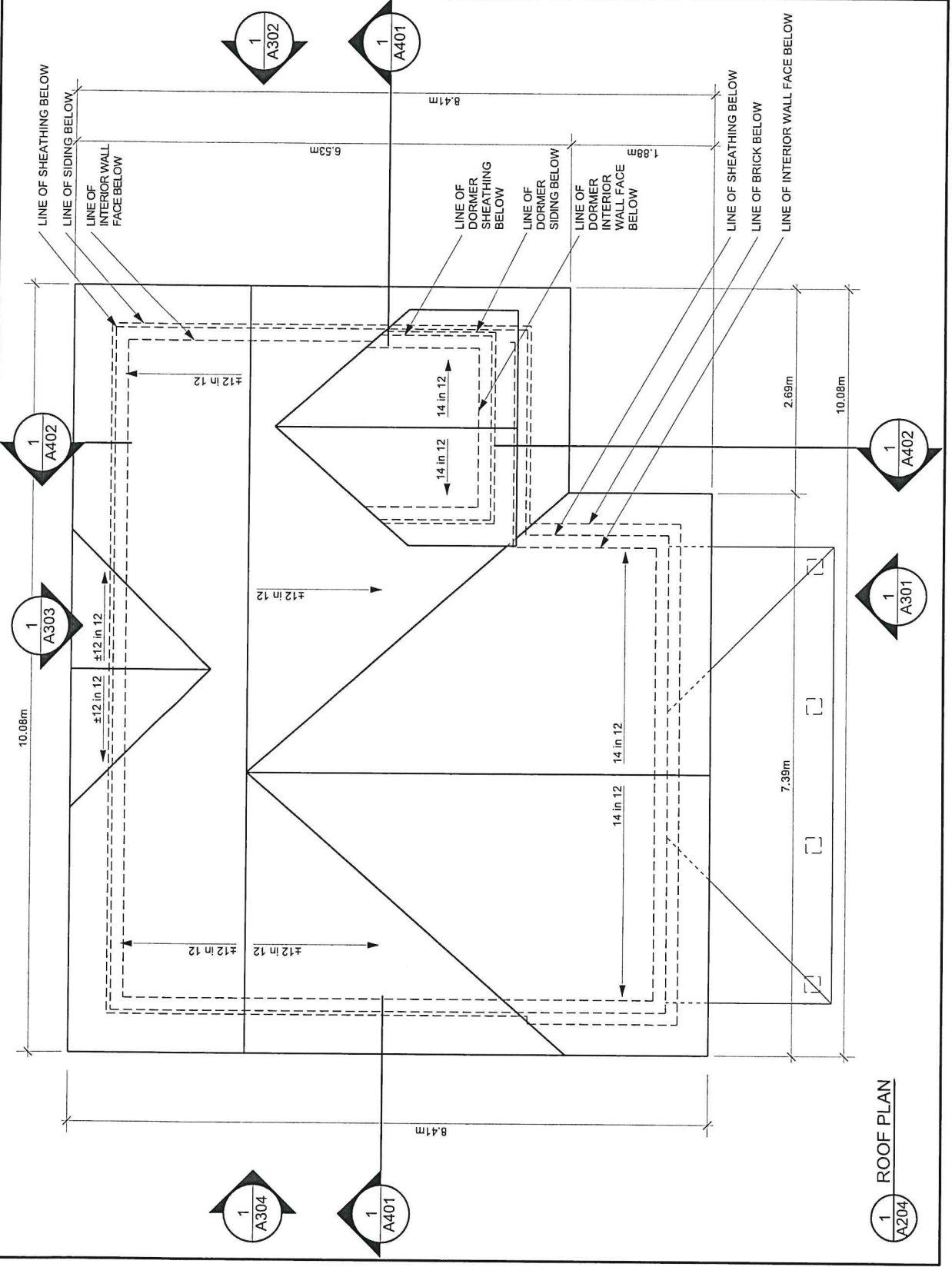
1
A202

GROUND FLOOR PLAN

no.	date	revision
GENERAL NOTES 1. Contractor must verify dimensions and conditions on site before proceeding with any portion of this work. 2. Do not scale from drawings. 3. All work to comply with the Ontario Building Code and municipal regulations. 4. This drawing to be read in conjunction with all material relevant to this project.		
jane thompson architect 404 mackay street ottawa, ontario, k1m 2c4 tel: (613)747-8104 jatrch@rogers.com		
scale	1/4" = 1'-0"	
job no.	2429	
project	100 Wilkinson Avenue Almonte, Ontario	
date	February 14, 2025	
drawing	SECOND FLOOR PLAN	
designed	JT	
drawn	IC	
checked	JT	
dwg no.	A203	
<small>dwg:2025/2429 - 100 Wilkinson Avenue/1st/ design.wvx</small>		

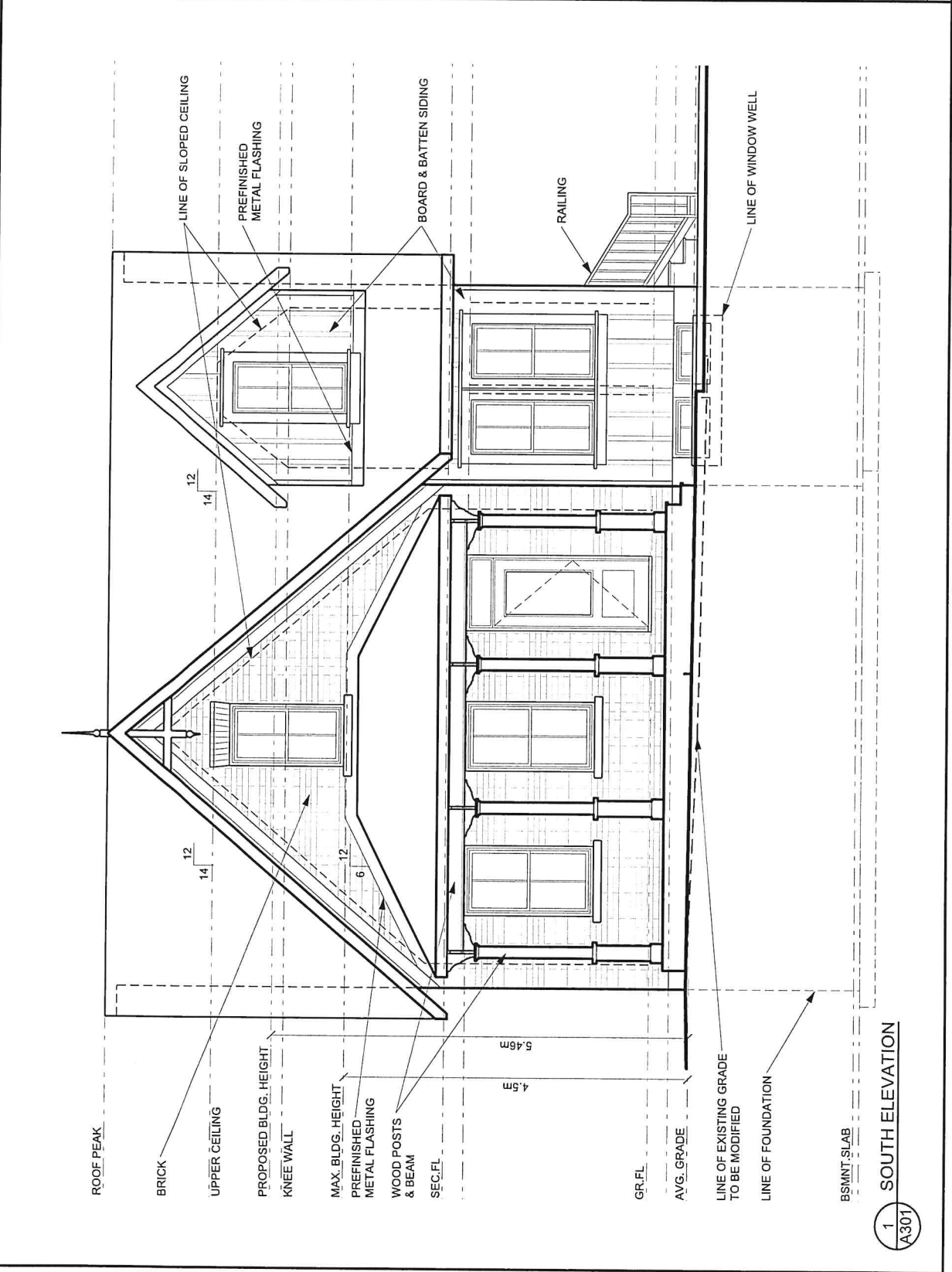


no.	date	revision
GENERAL NOTES 1. Contractor must verify dimensions and conditions on site before proceeding with any portion of this work. 2. Do not scale from drawings. 3. All work to comply with the Ontario Building Code and Municipal regulations. 4. This drawing to be read in conjunction with all material relevant to this project.		
jane thompson architect 404 mackay street ottawa, ontario, K1M 2C4 tel: (613)747-8104 jtarch@ogers.com		
scale	1/4" = 1'-0"	
job no.	2429	
project	100 Wilkinson Avenue Almonte, Ontario	
date	February 14, 2025	
drawing	ROOF PLAN	
designed	JT	
drawn	IC	
checked	JT	
dwg no.	A204	
Eng: 2024/2429 - 100 Wilkinson Avenue/Almonte/ design: jtw		



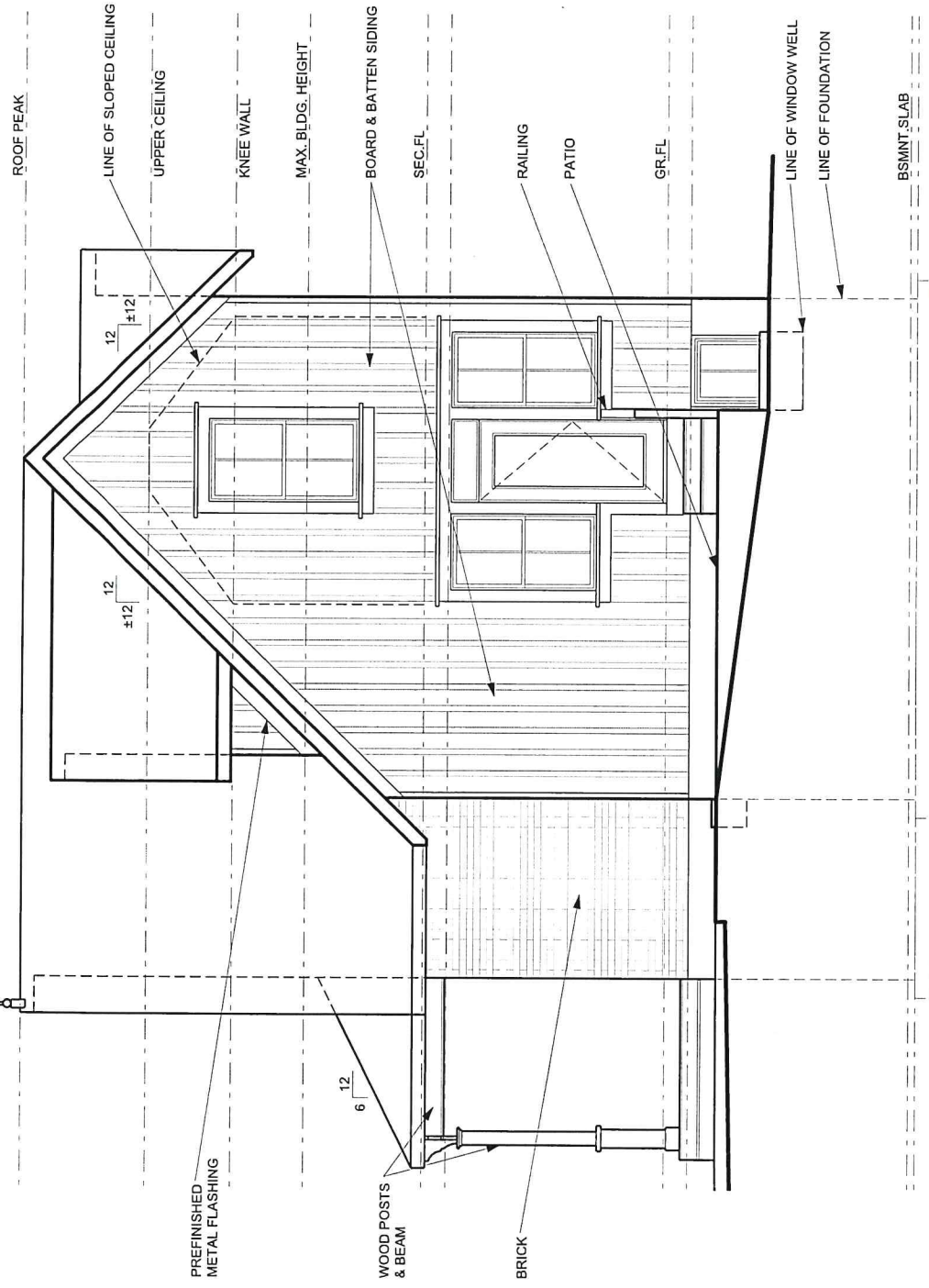
1 A204 ROOF PLAN

no.	date	revision
GENERAL NOTES 1. Contractor must verify dimensions and conditions on site before proceeding with any portion of this work. 2. Do not scale from drawings. 3. All work to comply with the Ontario Building Code and all applicable regulations. 4. This drawing shall read in conjunction with all material relevant to this project.		
jane thompson architect 404 mackay street ottawa, ontario, k1m 2c4 tel: (613)747-8104 jtharch@rogers.com		
scale	1/4" = 1'-0"	
job no.	2429	
project	100 Wilkinson Avenue Almonte, Ontario	
date	February 14, 2025	
drawing	SOUTH ELEVATION	
designed	JT	
drawn	IC	
checked	JT	
dwg no.	A301	
<small>dwg:2024/2429 - 100 Wilkinson Avenue/alt/ drawings/2429 - design.wrk</small>		



UPO CALCULATION

LD: 3.5m
EBF: 40.0m²
UPO PERMITTED: 10.40m² (26%)
UPO PROPOSED: 6.14m² (15.2%)



no.	date	revision

GENERAL NOTES

- Contractor must verify dimensions and conditions on site before proceeding with any portion of this work.
- Do not scale from drawings.
- All work to comply with the applicable building code and municipal regulations.
- This drawing to be read in conjunction with all material relevant to this project.

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scale 1/4" = 1'-0"

job no. 2429

project 100 Wilkinson Avenue
Almonte, Ontario

date February 14, 2025

drawing EAST ELEVATION

designed JT

drawn IC

checked JT

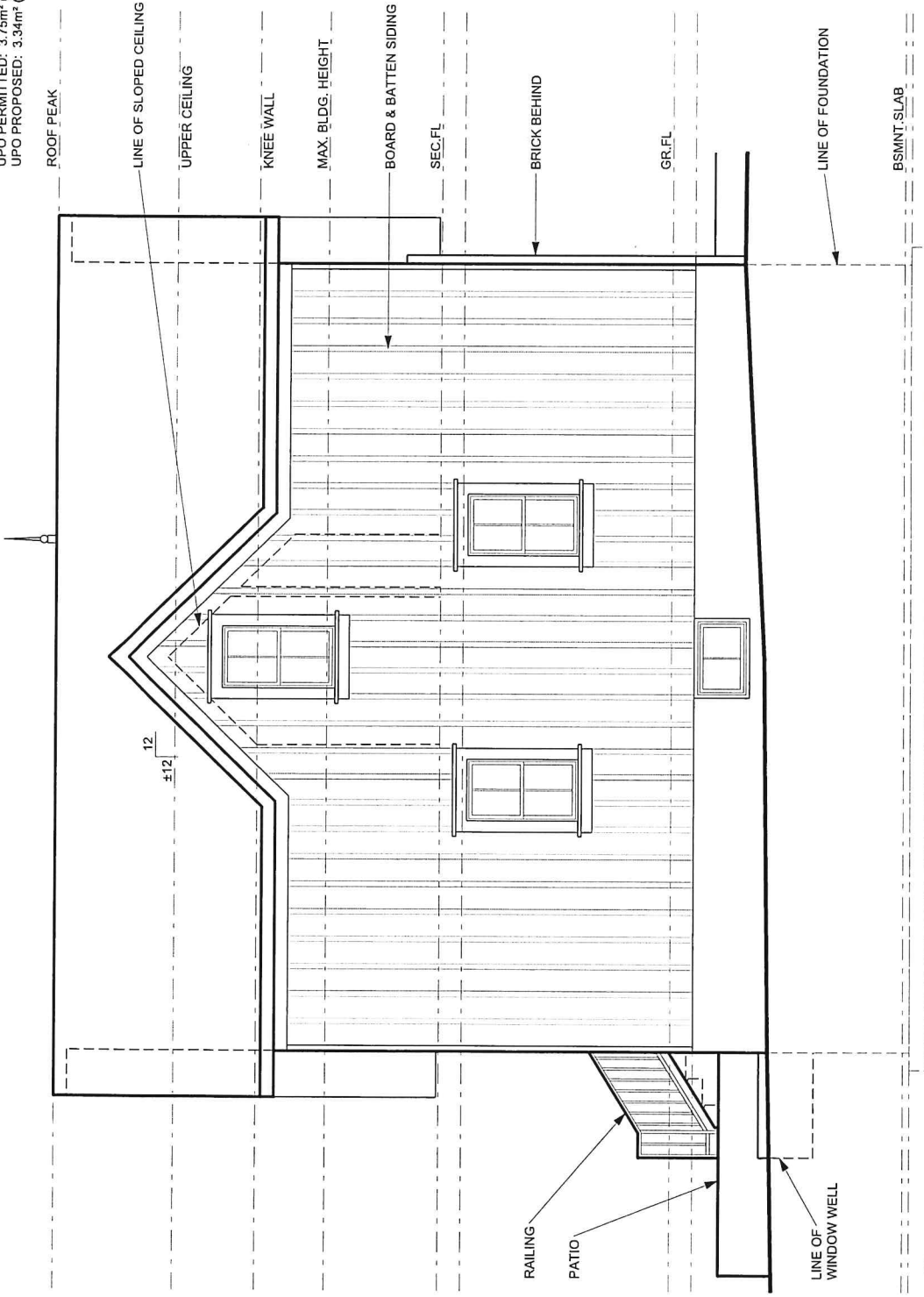
dwg no. A302

dwg:2024/2429 - 100 Wilkinson Avenue/Almonte/ drawings/2429 - design.wrk

1 EAST ELEVATION
A302

UPO CALCULATION

LD: 1.20m
EBF: 53.61m²
UPO PERMITTED: 3.75m² (7%)
UPO PROPOSED: 3.34m² (6.2%)



GENERAL NOTES

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4. This drawing to be read in conjunction with all material relevant to this project.

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ottawa, ontario, K1M 2C4
tel: (613)747-8104
jtharch@rogers.com

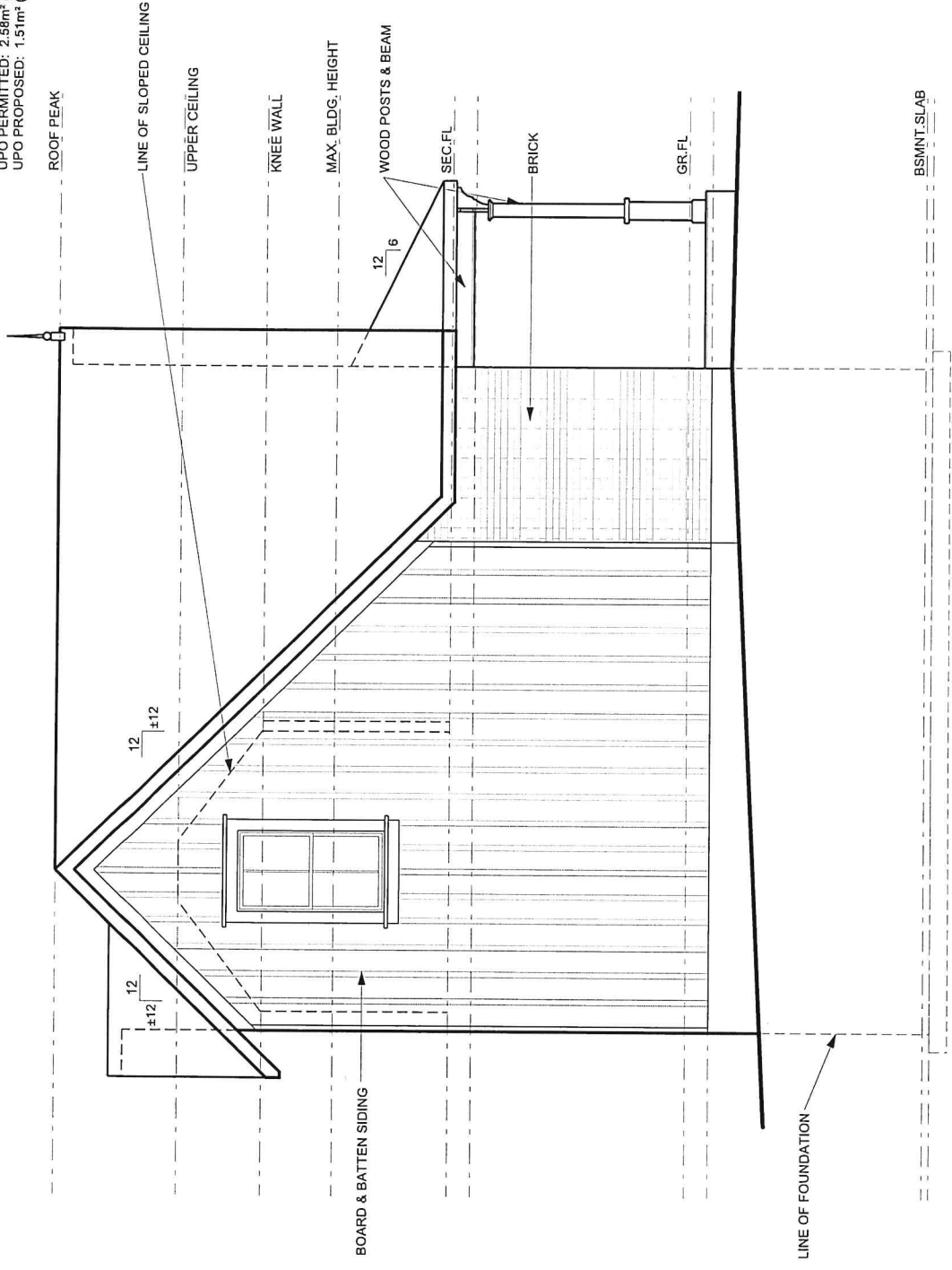
scale	1/4" = 1'-0"
job no.	2429
project	100 Wilkinson Avenue Almonte, Ontario
date	February 14, 2025
drawing	NORTH ELEVATION
designed	JT
drawn	IC
checked	JT
dwg no.	A303

dwg:2102/2429 - 100 Wilkinson Avenue/Almonte
drawings2429 - dsign.vwk

1 NORTH ELEVATION
A303

UPO CALCULATION
 LD: 1.20m
 EBF: 36.91m²

UPO PERMITTED: 2.58m² (7%)
 UPO PROPOSED: 1.51m² (4.1%)



- GENERAL NOTES**
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 3. All work to comply with the Ontario Building Code and applicable regulations.
 4. This drawing to be read in conjunction with all material relevant to this project.

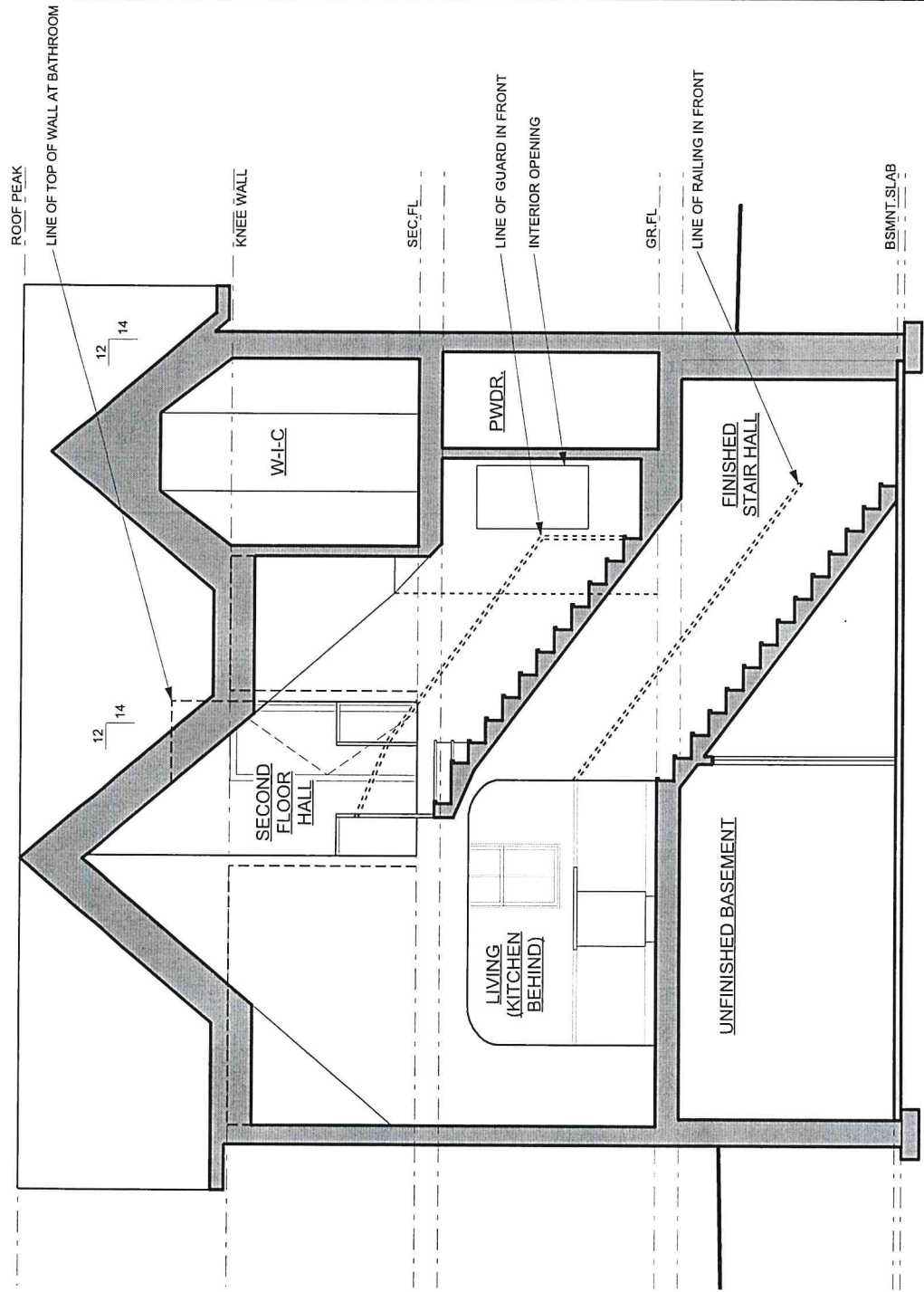
jane thompson architect
 404 mackay street
 ottawa, ontario, K1M 2C4
 tel: (613)747-8104
 jth@rogers.com

scale	1/4" = 1'-0"
job no.	2429
project	100 Wilkinson Avenue Almonte, Ontario
date	February 14, 2025
drawing	WEST ELEVATION
designed	JT
drawn	IC
checked	JT
dwg no.	A304

dwg:2024/2429 - 100 Wilkinson Avenue/Almonte/ drawings/2429 - design.rvt

1 WEST ELEVATION
 A304

no.	date	revision
GENERAL NOTES 1. Contractor must verify dimensions and conditions on site before proceeding with any portion of this work. 2. Do not scale from drawings. 3. All work to comply with the Ontario Building Code and municipal regulations. 4. This drawing to be read in conjunction with all material relevant to this project.		
jane thompson architect 404 mackay street ottawa, ontario, K1M 2C4 tel: (613)747-8104 jtarci@rogers.com		
scale	1/4" = 1'-0"	
job no.	2429	
project	100 Wilkinson Avenue Almonte, Ontario	
date	February 14, 2025	
drawing	SECTION THRU STAIRS	
designed	JT	
drawn	IC	
checked	JT	
dwg no.	A401	
<small>dwg:2024/2429 - 100 Wilkinson Avenue/Almonte/ drawings/2429 - design.vwk</small>		



1 SECTION THRU STAIRS
A401

no.	date	revision
GENERAL NOTES 1. Contractor must verify dimensions and conditions on site before proceeding with any portion of this work. 2. Do not scale from drawings. 3. All work to comply with the Ontario Building Code and all applicable standards. 4. This drawing to be read in conjunction with all material relevant to this project.		
jane thompson architect 404 mackay street ottawa, ontario, K1M 2C4 tel: (613)747-8104 jtarth@rogers.com		
scale	1/4" = 1'-0"	
job no.	2429	
project	100 Wilkison Avenue Almonte, Ontario	
date	February 14, 2025	
drawing	SECTION THRU DORMER	
designed	JT	
drawn	IC	
checked	JT	
dwg no.	A402	
<small>dwg:2024/2429 - 100 Wilkison Avenue/alt/ drawing:2429 - design.wrk</small>		

