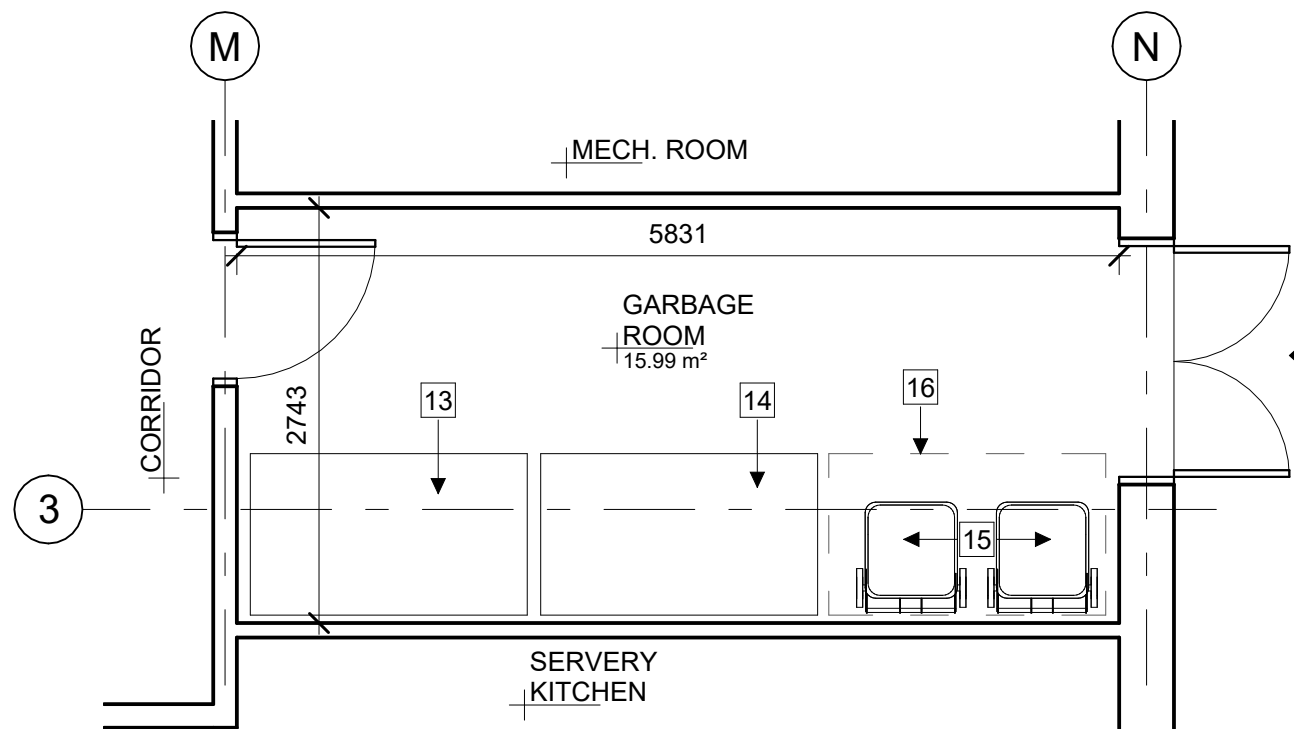
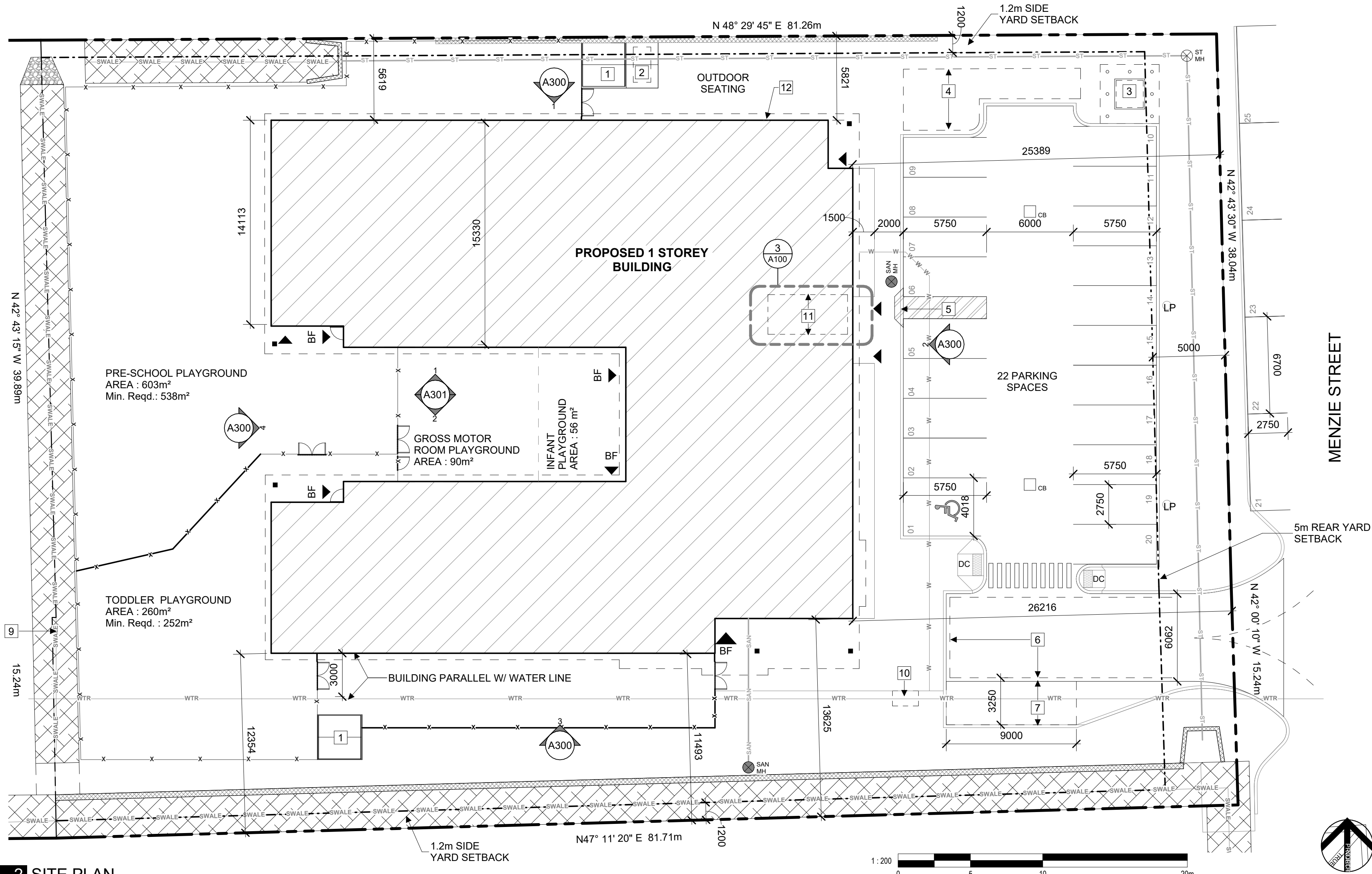


1 OVERALL SITE PLAN
A100 1:500



3 WASTE MANAGEMENT PLAN
A100 1:50



2 SITE PLAN
A100 1:200

LEGAL DESCRIPTION:
LOTS 31 to 36 (Inclusive) AND PART OF VICTORIA STREET JAMES
SECTION, PLAN 6262, FORMERLY TOWN OF ALMONTE MUNICIPALITY
OF MISSISSIPPI MILLS, COUNTY OF LANARK

REFERENCE SURVEY:
PLAN OF SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.,
DATED OCTOBER 9, 2024

MUNICIPAL ADDRESS:
34 VICTORIA STREET, ALMONTE, ONTARIO

SITE AREA 4411m²
BUILDING AREA 1211m²
GROSS FLOOR AREA 961m²
BUILDING HEIGHT 5.67m 1 STOREY
ZONE R4A-1

ZONING PROVISION	REQUIRED	PROVIDED	PARKING QUEUING + LOADING	REQUIRED	PROVIDED
MIN. LOT WIDTH	35m	55.31	PARKING SPACES	25	20
MIN. LOT AREA	600m²	4411m²	ACCESSIBLE PARKING	1	1
MIN. FRONT YARD SETBACK	5.0m	55.4m	BICYCLE PARKING	5	5
MIN. REAR YARD SETBACK	5.0m	25.3m	GARBAGE COLLECTION	N/A	INDOOR
MIN. INTERIOR YARD SETBACK	1.2m	5.6m/11.4m	LOADING SPACE	1	1
MAX. HEIGHT	11m	5.7m			
LANDSCAPED AREA	30%	37.6%			

SITE PLAN LEGEND:	
	PROPOSED BUILDING
	SWALE
	RETAINING WALL
	ENTRANCE/ BARRIER-FREE ENTRANCE
	MAIN ENTRANCE
	VEHICLE ACCESS
	PROPERTY LINE
	LOT AND PARCEL BOUNDARY LINES
	EASEMENT BOUNDARY LINES
	SET BACK LINE
	FENCE PER LANDSCAPE
	PROPOSED SWALE PER CIVIL
	EXISTING WATERMAIN
	PROPOSED WATERMAIN PER CIVIL
	PROPOSED SANITARY SEWER PER CIVIL
	PROPOSED STORM SEWER PER CIVIL
	PROPOSED CATCH BASIN PER CIVIL
	LIGHT STANDARD
	DROPPED CURB
	PROPOSED STORM MANHOLE PER CIVIL
	PROPOSED SANITARY MANHOLE PER CIVIL

SITE PLAN GENERAL NOTES:

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- SHED
- FUTURE GENERATOR
- TRANSFORMER
- SNOW STORAGE AREA
- DROP CURB AND SIDEWALK RAMP
- FIRE ROUTE
- LOADING / UNLOADING ZONE
- NOT USED
- SWALE ON CENTER OF PROPERTY LINE
- BICYCLE PARKING
- GARBAGE ROOM
- PROPOSED TRANSFER SWITCH AND GAS METER
- 3 YARD BIN 1067 X 1829mm (3' 6" x 6') - LANDFILL
- 3 YARD BIN 1067 X 1829mm (3' 6" x 6') - CARDBOARD
- TWO 762 X 610mm (2' 6" X 2') 96 GALLON BINS - RECYCLE PLASTIC/METAL
- OPTIONAL THIRD 3 YARD BIN

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613-518-8344

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LANDSCAPE ARCHITECT

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URBANTYPOLOGY INC.
499 Preston Street
Ottawa, ON K1S 4N7
437-700-5446



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1	2025/06/27	ISSUED FOR SPC APPLICATION
REV DATE		ISSUE

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PROJECT

MISSISSIPPI MILLS CHILDCARE CENTRE

34 VICTORIA STREET, ALMONTE
ONTARIO

TITLE

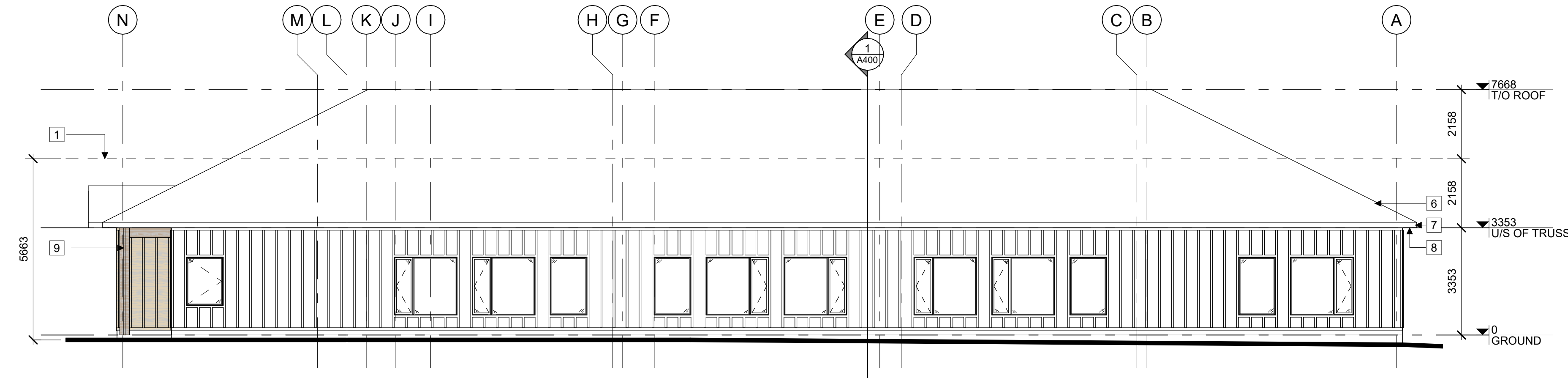
SITE PLAN

PROJECT NO: 2025-0100
DRAWN: IK / SS
APPROVED: DH
SCALE: As indicated
DATE REVISED: 2025/06/27
DATE ISSUED: 2025/06/27

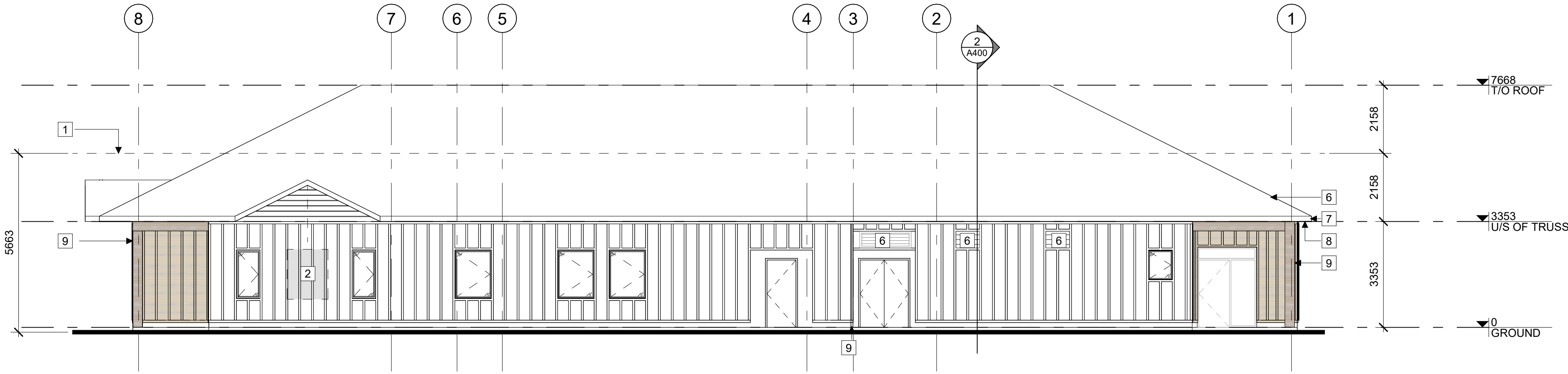
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1 A100

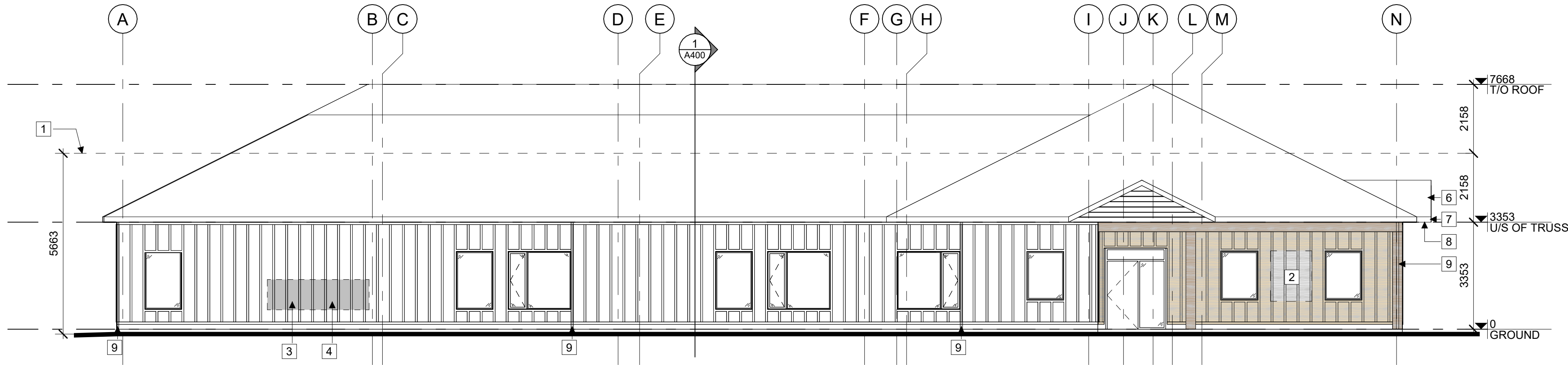
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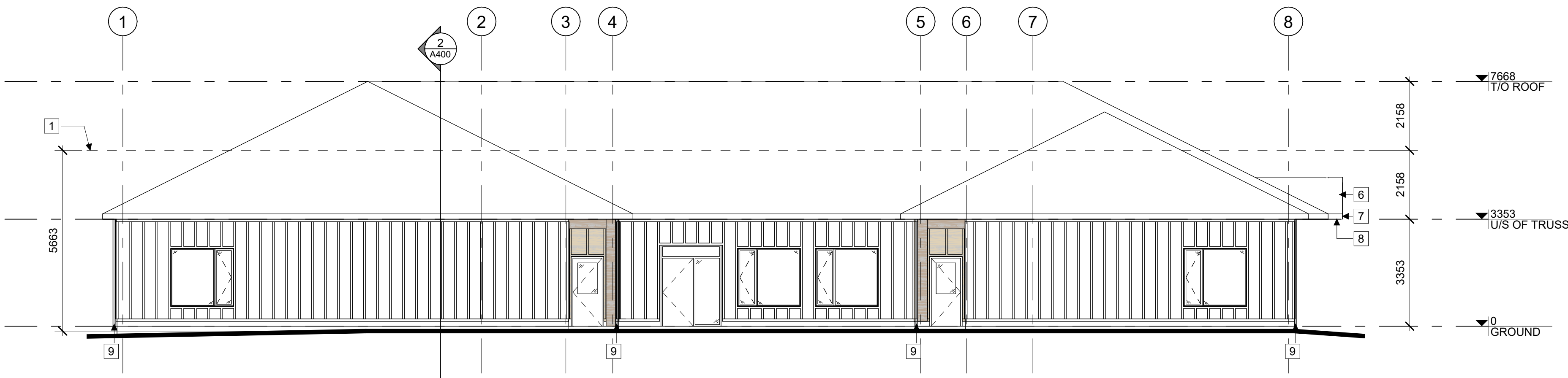
1 NORTH ELEVATION
A300 1:100



2 EAST ELEVATION
A300 1:100



3 SOUTH ELEVATION
A300 1:100



4 WEST ELEVATION
A300 1:100

ELEVATION NOTES:

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECT'S REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

ELEVATION KEYNOTES:

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- PROPOSED BUILDING SIGNAGE
- PROPOSED GAS METER
- PROPOSED TRANSFER SWITCH
- EXHAUST LOUVER PER MECHANICAL
- ASPHALT SHINGLES
- ALUMINUM FASCIA
- VENTED ALUMINUM SOFFIT
- DOWNSPOUT

ELEVATION LEGEND:

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.

HATCH	SYMBOL	DESCRIPTION
		SIDING 1 - FIELD MANUFACTURER: JAMES HARDIE COLLECTION: VERTICAL SIDING PRODUCTS COLOUR: TBD
		SIDING 2 MANUFACTURER: JAMES HARDIE COLLECTION: TBD COLOUR: TBD
		SIDING 3 - ACCENT MANUFACTURER: TBD COLLECTION: TBD COLOUR: TBD
		COLUMNS AND BEAMS WOOD/ WOOD WRAPPED

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34 VICTORIA STREET, ALMONTE
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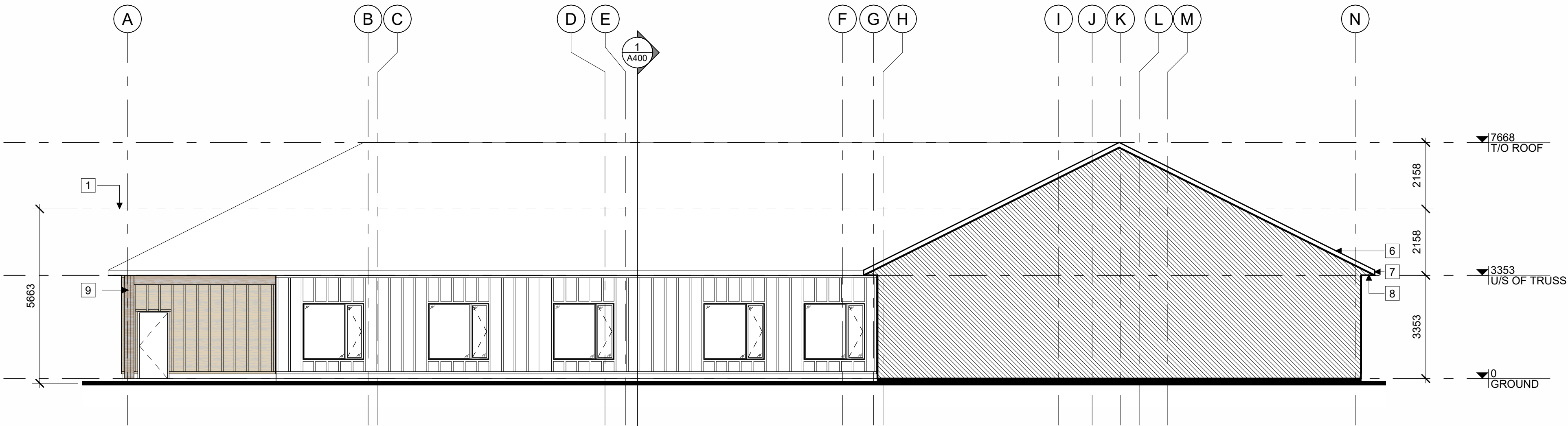
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EXTERIOR ELEVATIONS

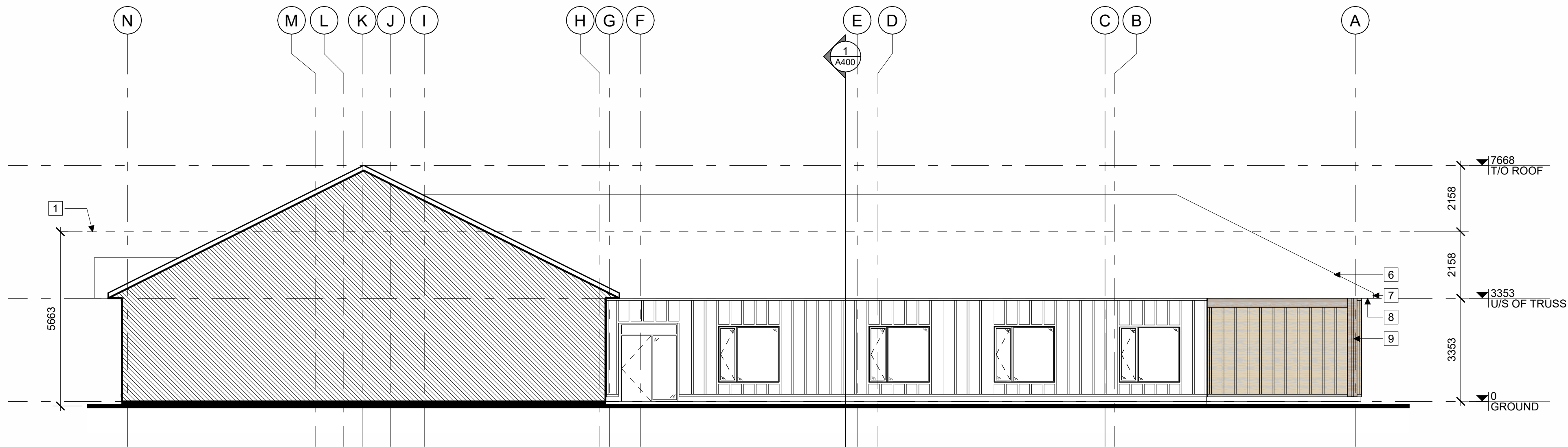
PROJECT NO: 2025-0100
DRAWN: SS, KN
APPROVED: DH
SCALE: As indicated
DATE REVISED: 2025/06/27
DATE ISSUED: 2025/06/27

REV DRAWING NO.

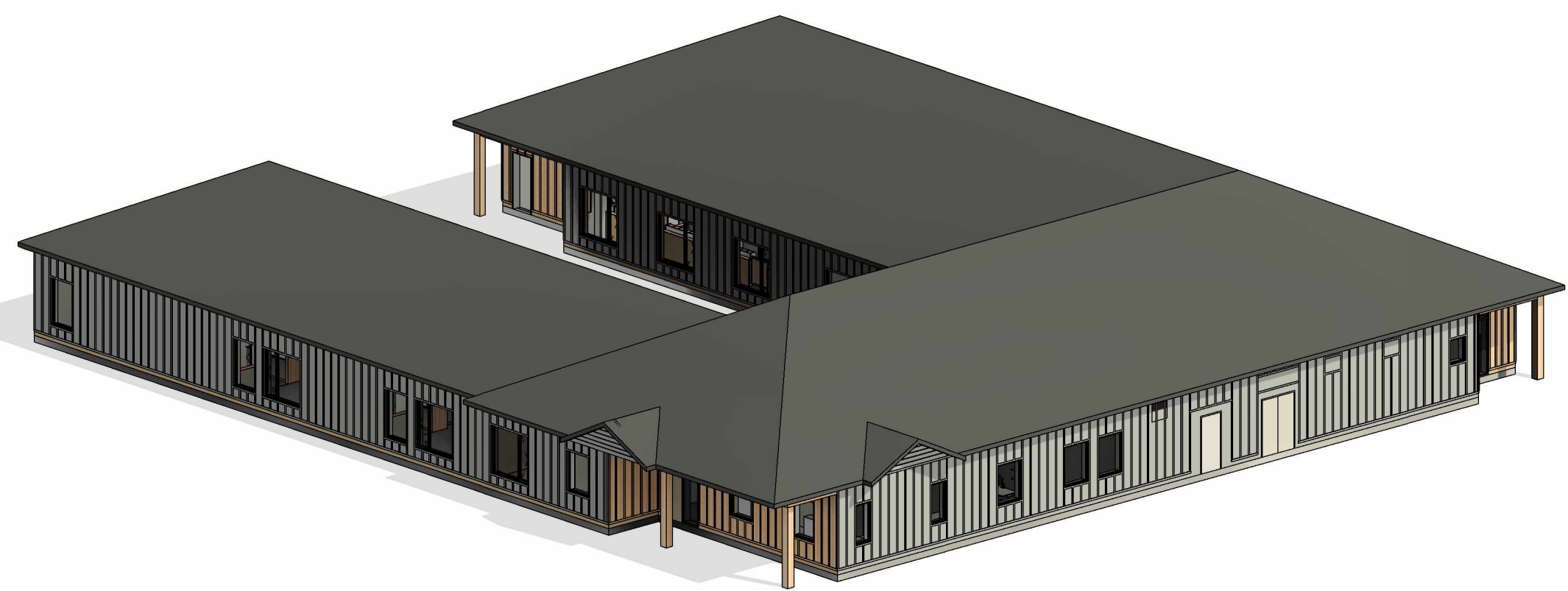
1 A300



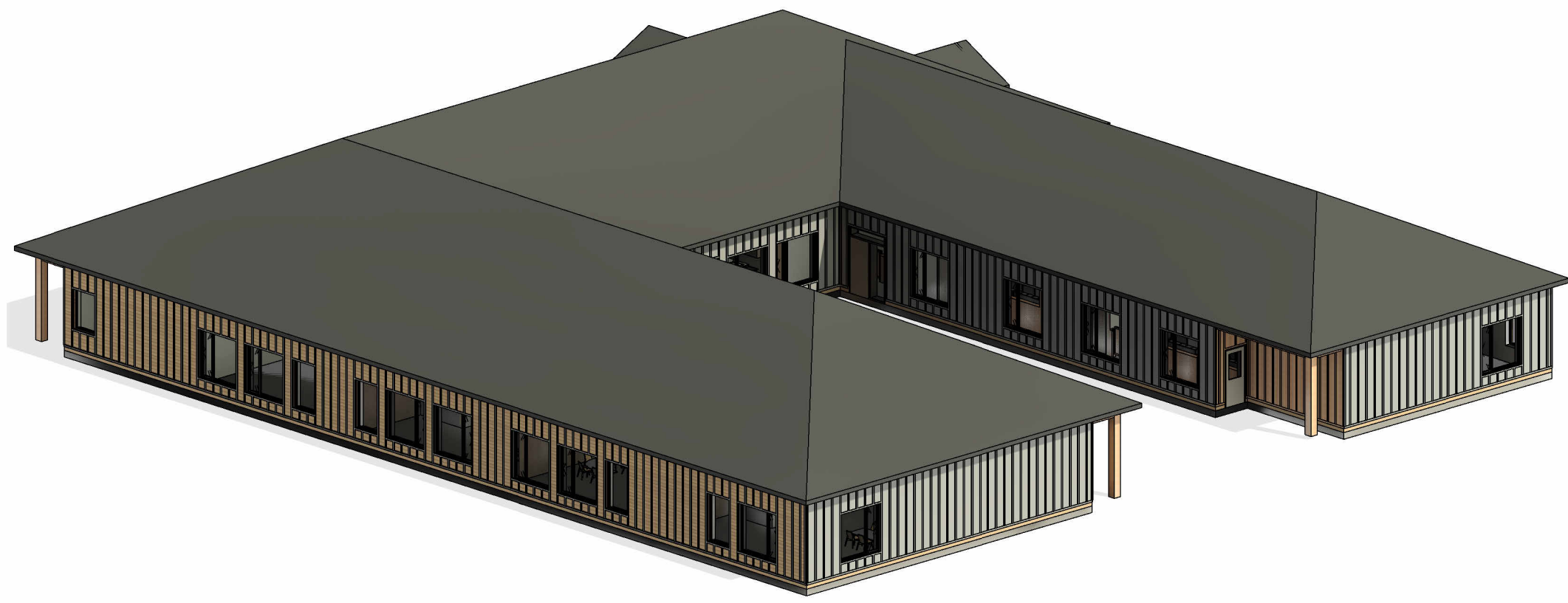
1 NORTH ELEVATION - COURTYARD
A301 | 1 : 100



2 SOUTH ELEVATION - COURTYARD
A301 | 1 : 100



3 EXTERIOR ELEVATIONS - SOUTH-EAST 3D
A301 |



4 EXTERIOR ELEVATIONS - NORTH-WEST 3D
A301 |

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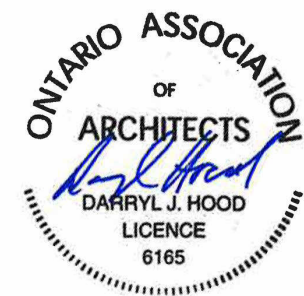
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CHILDCARE CENTRE

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ONTARIO

TITLE

NORTH & SOUTH
EXTERIOR
ELEVATIONS

PROJECT NO: 2025-0100
DRAWN: KN
APPROVED: DH
SCALE: As indicated
DATE REVISED: 2025/06/27
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REV

DRAWING NO.

1

A301