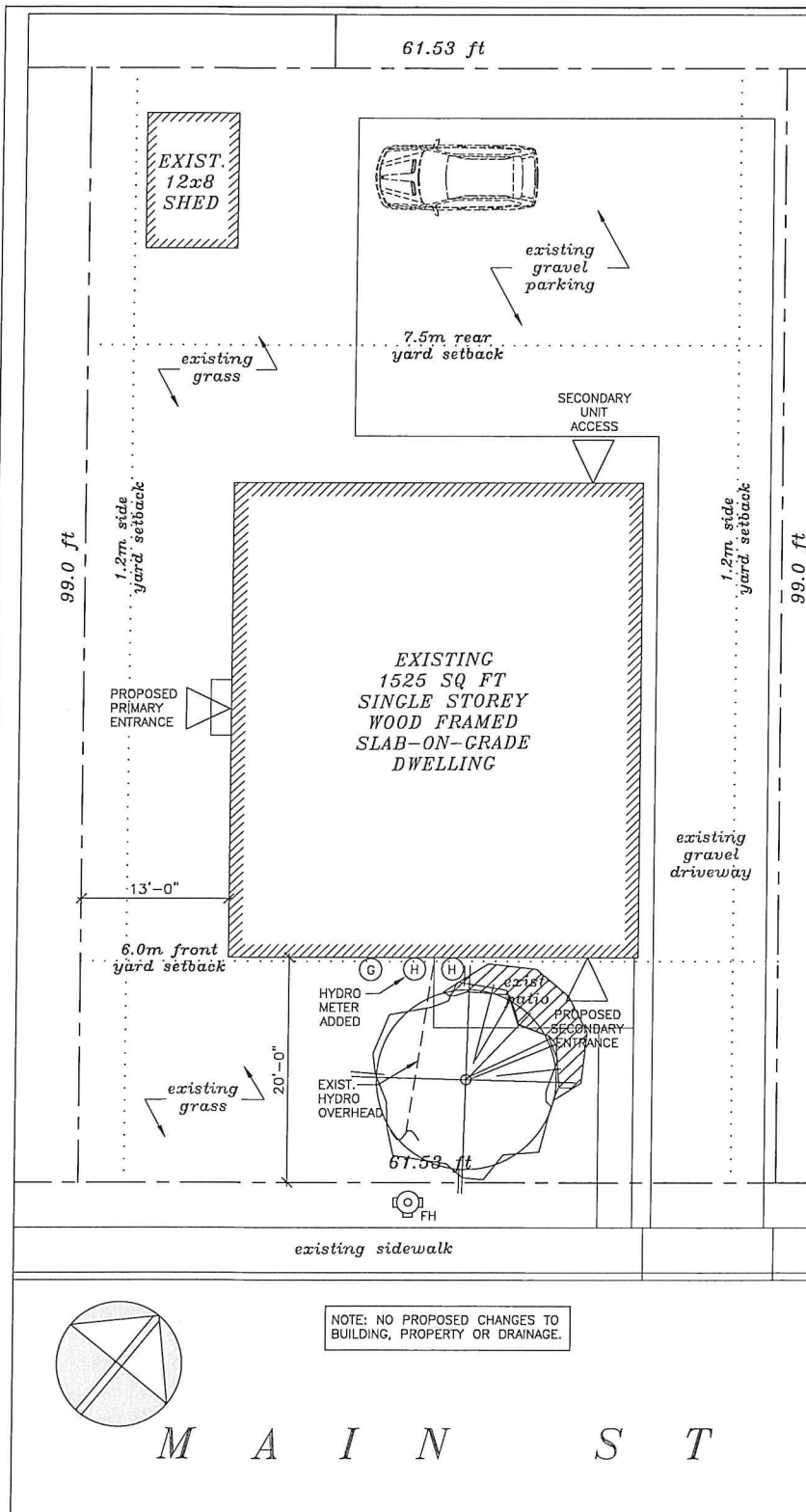




1 SITE PLAN
A1

PROPERTY INFO

Address:
120 MAIN STREET
ALMONTE, ON KOA 1A0

COUNTY: LANARK
Lot: PART OF LOT 30
MITCHESON SECTION

Plan: 6262
Pin: 05097-0039

NOTES

1. THIS DRAWING IS NOT A LEGAL SURVEY OR A UTILITY PLAN.
2. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL APPROVED BY THE RELEVANT AUTHORITIES.
3. THERE IS TO BE NO ALTERATION OF EXISTING GRADE AND DRAINAGE PATTERNS ON THE PROPERTY.

ZONE PROVISIONS

(PER BY-LAW #11-83)

ZONING: R2-12 (Residential Second Density)

MINIMUM SETBACKS: (m/ft)

- FRONT YARD: 6/19.7
- REAR YARD: 7.5/24.6
- SIDE YARD: 1.2/4.0

LEGEND

	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	PROPERTY SETBACKS
	DWELLING ACCESS EXISTING
	HYDRO METER EXISTING
	GAS METER EXISTING
	FIRE HYDRANT

GENERAL NOTES

1. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE CURRENT REGULATIONS OF 2024 ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
2. CONSTRUCT IN ACCORDANCE WITH THE APPROVED PERMIT DRAWINGS.
3. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE VERIFIED ON SITE BY CONTRACTOR WHO SHALL BE FULLY RESPONSIBLE FOR THEIR ACCURACY.
4. HAVE ALL REQUIRED INSPECTIONS (AS NOTED ON BUILDING PERMIT) PERFORMED PRIOR TO CONCEALMENT.

FIRE SEPARATION:

1. GYPSUM BOARD TO BE SEALED AROUND ALL NEW AND EXISTING PENETRATIONS, PIPES, EQUIPMENT AND DUCTWORK TO MAINTAIN REQUIRED FIRE RESISTANCE RATING.

ELECTRICAL:

1. ALL ELECTRICAL WORK TO CONFORM TO THE ONTARIO ELECTRICAL SAFETY CODE.
2. ELECTRICAL WORK REQUIRES A NOTIFICATION BE FILED WITH THE ELECTRICAL SAFETY AUTHORITY (ESA). ONCE INSPECTED AND PASSED, AN ELECTRICAL PERMIT WILL BE ISSUED AND REQUIRED FOR FINAL OCCUPANCY.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1. OF THE ONTARIO BUILDING CODE

Roger Vanderbraak
NAME

Roger Vanderbraak
SIGNATURE

35383
B.C.I.N.

PROJECT TITLE

NEW SECONDARY DWELLING UNIT

PROJECT ADDRESS

120 MAIN STREET, ALMONTE

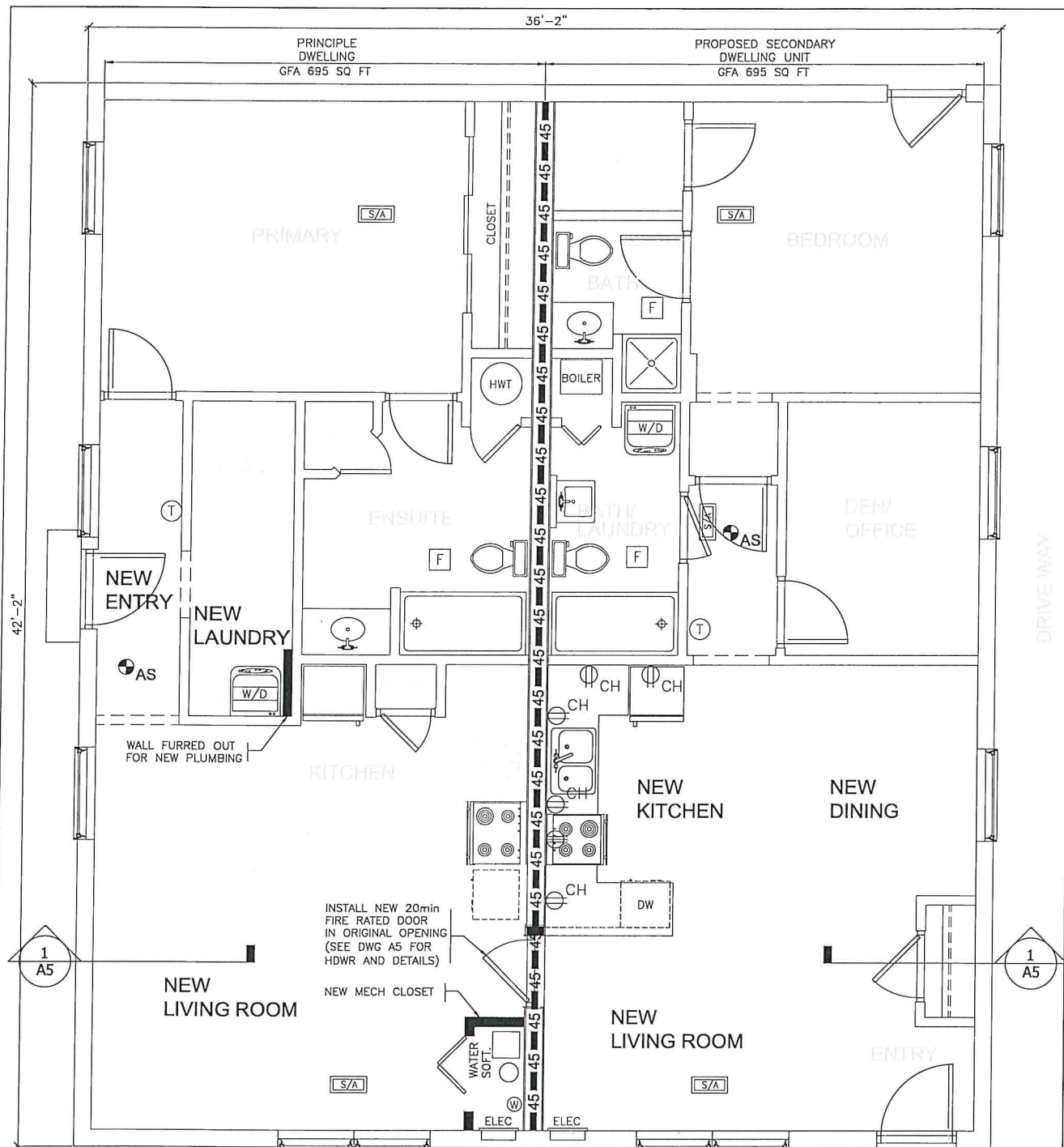
DRAWING

SITE PLAN

SCALE: 3/32" = 1'-0"

NO.	REVISION	DATE
3	ISSUED FOR PERMIT	MAY 13, 2026
4	ISSUED FOR MINOR VARIANCE	JULY 17, 2026

A1



■ 45 ■ 45 ■ 45 ■ REQUIRED FIRE SEPARATION
 ————— NEW WALL CONSTRUCTION
 (2x WOOD STUDS w/1/2" GYP BD)

- LEGEND**
- AS** ALARM - SMOKE
W/ VISUAL SIGNAL

T EXISTING THERMOSTAT
(RADIANT FLOOR)
 - S/A** EXISTING VENTILATION SUPPLY
CEILING MOUNTED

OUTLET - DUPLEX
 - F** EXISTING EXHAUST FAN

OUTLET - COUNTER HT

1 FLOOR PLAN - PROPOSED
A4

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1. OF THE ONTARIO BUILDING CODE

Roger Vanderbraak *Roger Vanderbraak* 35383
 NAME SIGNATURE B.C.I.N.

PROJECT TITLE

NEW SECONDARY DWELLING UNIT

PROJECT ADDRESS

120 MAIN STREET, ALMONTE

DRAWING		A4
FLOOR PLAN		
SCALE: 1/4" : 1'-0"		
NO.	REVISION	DATE
3	ISSUED FOR PERMIT	MAY 13, 2026
4	ISSUED FOR MINOR VARIANCE	JULY 17, 2026

A4