

809 NOTRE-DAME STREET
EMBRUN, ONTARIO

PART OF LOT 9
CONCESSION 6
RUSSELL TOWNSHIP
COUNTY OF RUSSELL

LEGEND :

PROPOSED BUILDING	
GREEN	
SIDEWALK CONCRETE OR INTERLOCK	
ASPHALT PAVEMENT	

PROFESSIONAL ENGINEER

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL
SHALL NOT BE ORDERED
WITH THESE DRAWINGS

I, _____, DECLARE THAT I REVIEWED
AND TAKE RESPONSIBILITY FOR THE DESIGN
WORK ON BEHALF OF A FIRM REGISTERED
UNDER SUBSECTION 3.2.4 OF DIVISION C, OF
THE BUILDING CODE. I AM QUALIFIED, AND
THE FIRM IS REGISTERED, IN THE
APPROPRIATE CLASSES / CATEGORIES.

INDIVIDUAL B.C.I.N.:
FIRM B.C.I.N.: 112054

DATE

REGISTERED B.C.I.N.
ARCHITECTURAL DESIGNER

1	ISSUED FOR SP CONTROL	28/07/2025
2	ISSUED FOR CHANGES	18/08/2025
3	ISSUED FOR CHANGES	12/09/2025
4	ISSUED FOR CHANGES	28/03/2025
5	ISSUED FOR CHANGES	20/03/2025
6	ISSUED FOR CHANGES	01/11/2024
7	ISSUED FOR PRELIMINARY	31/11/2024
NO.	REVISIONS	DATE

LAVOIE
DESIGN & DRAFTING INC.

1041 NOTRE DAME STREET, P.O. BOX 928,
EMBRUN, ON. K0A 1W0

WEBSITE: WWW.LAVOIEDSIGN.CA
EMAIL: INFO@LAVOIEDSIGN.CA
613-443-3461

PROJECT NAME

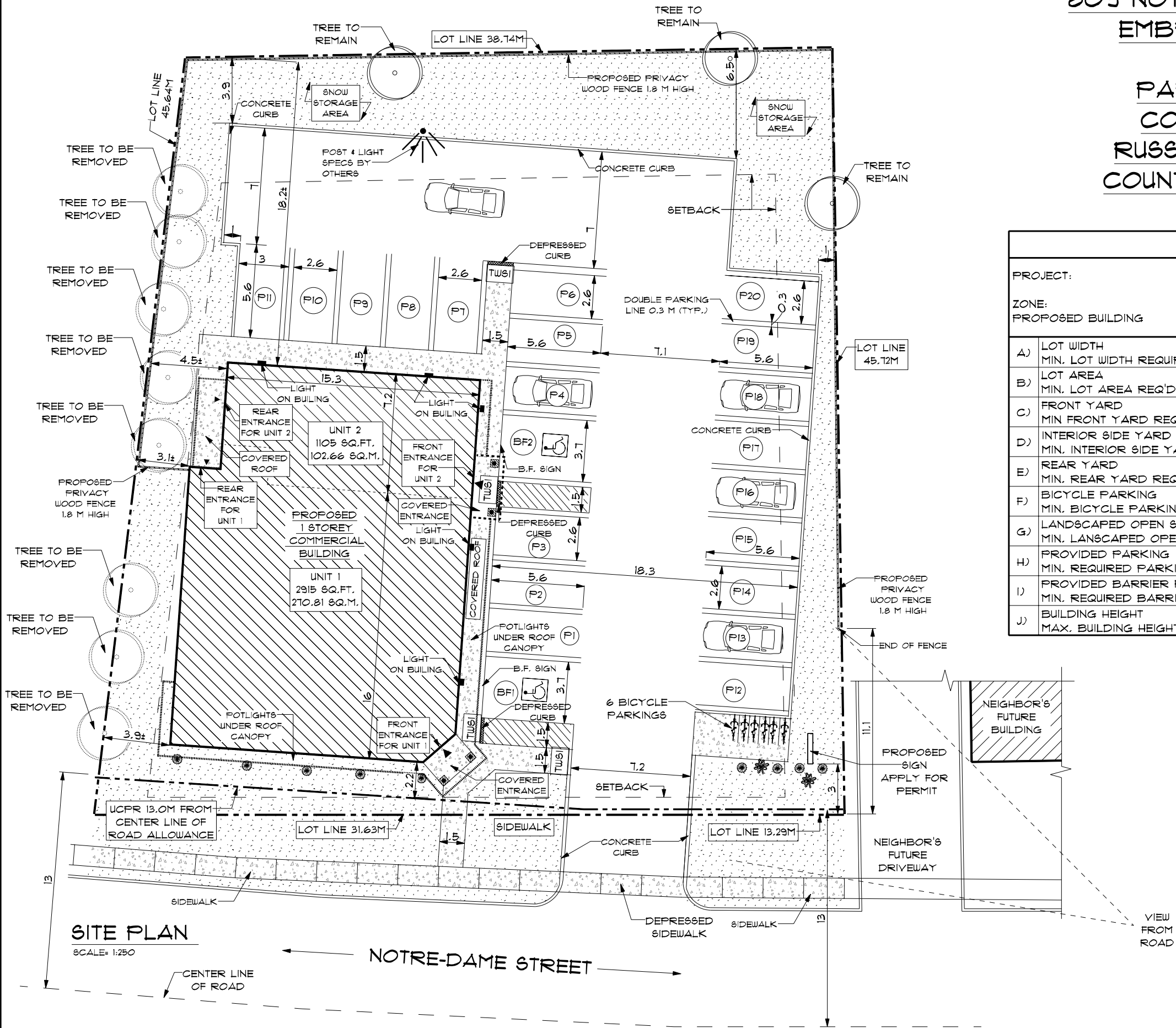
PROPOSED BUILDING
FOR
LE LUNETTIER / EYEWEAR
EMBRUN
and
Dr. Brigitte Fillion/Optométriste
809 NOTRE DAME STREET, EMBRUN

PROJECT NO. 2024-0044 DRAWINGS NO.

DRAWN BY L.LAVOIE SPI

VERIFIED BY SPI

DATA		
PROJECT:	PROPOSED GROUND FLOOR 2 COMMERCIAL SPACE	
ZONE:	VC-H	
PROPOSED BUILDING	= UNIT 1 - 2915 sq.ft. (270.81 sq.m.) + UNIT 2 - 1105 sq. ft (102.66 sq.m.)	
A)	LOT WIDTH	44.92 m
	MIN. LOT WIDTH REQUIRED	No minimum
B)	LOT AREA	1 906 sq.m.
	MIN. LOT AREA REQ'D:	No minimum
C)	FRONT YARD	+/- 2.2 m
	MIN FRONT YARD REQ'D:	1.0 m
D)	INTERIOR SIDE YARD	+/- 3.1 m
	MIN. INTERIOR SIDE YARD REQ'D:	3.0 m
E)	REAR YARD	+/- 18.2 m
	MIN. REAR YARD REQ'D:	7.5 m
F)	BICYCLE PARKING	6 Parkings
	MIN. BICYCLE PARKING REQ'D:	1 Parkings
G)	LANDSCAPED OPEN SPACE	28.75%
	MIN. LANDSCAPED OPEN SPACE:	10%
H)	PROVIDED PARKING	20 Parkings
	MIN. REQUIRED PARKING REQ'D:	15 Parkings
I)	PROVIDED BARRIER FREE PARKING	2 B.F. Parkings
	MIN. REQUIRED BARRIER FREE PARKING REQ'D:	2 B.F. Parkings
J)	BUILDING HEIGHT	+/- 6.299 m
	MAX. BUILDING HEIGHT REQ'D:	20 m



SITE PLAN

SCALE: 1:250

NOTRE-DAME STREET