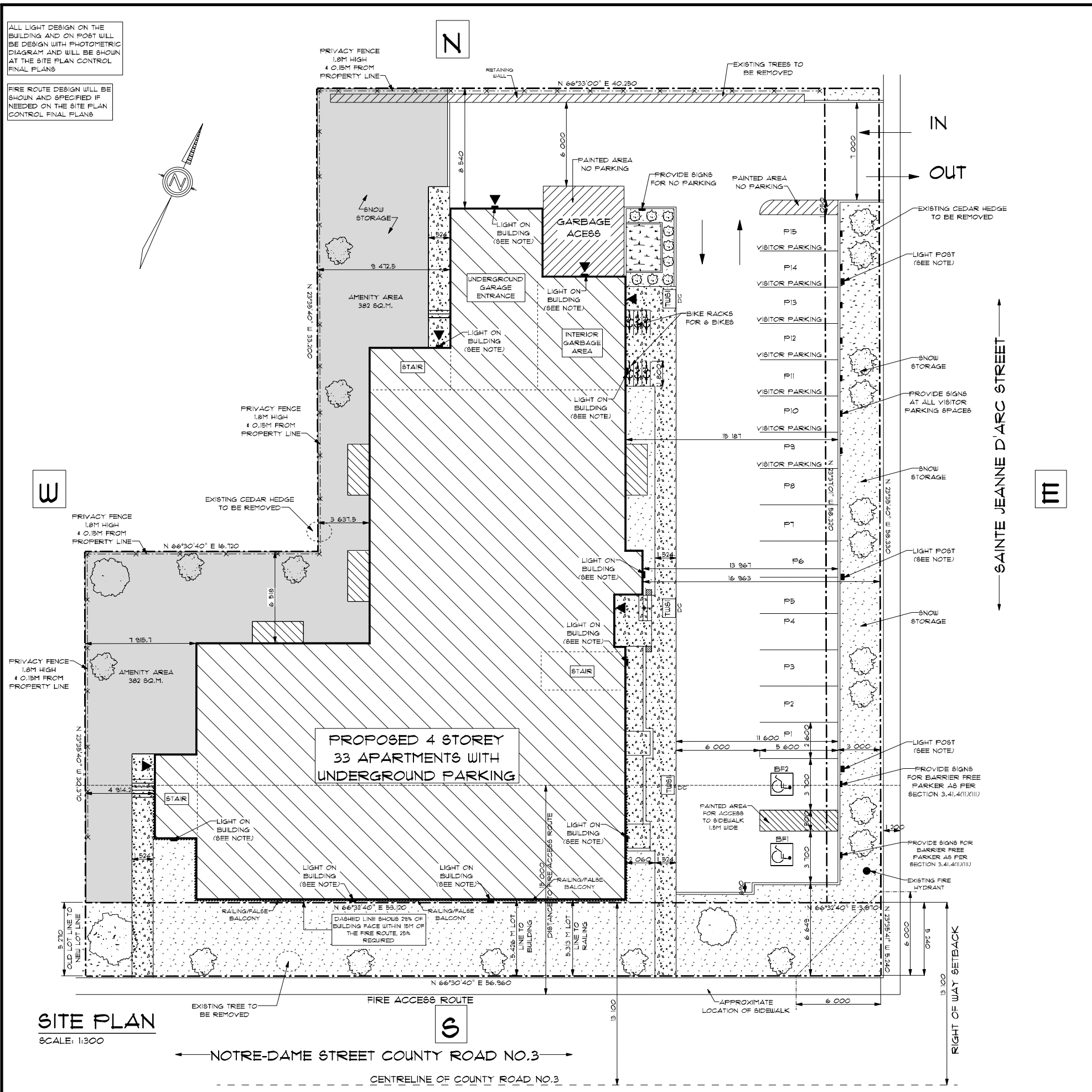


ALL LIGHT DESIGN ON THE BUILDING AND ON POST WILL BE DESIGN WITH PHOTOMETRIC DIAGRAM AND WILL BE SHOWN AT THE SITE PLAN CONTROL FINAL PLANS

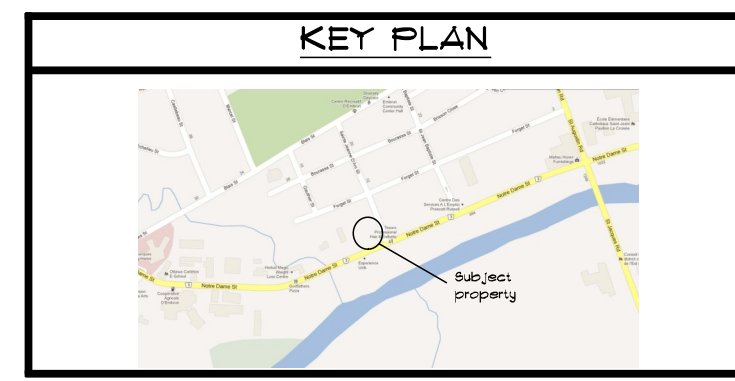
FIRE ROUTE DESIGN WILL BE SHOWN AND SPECIFIED IF NEEDED ON THE SITE PLAN CONTROL FINAL PLANS



SITE PLAN
SCALE: 1:300

← NOTRE-DAME STREET COUNTY ROAD NO.3 →
CENTRELINE OF COUNTY ROAD NO.3

DATA	
PROJECT : BUILDING OF 33 RESIDENTIAL APARTMENT UNITS 4 STOREY + ELEVATOR WITH UNDERGROUND GARAGE BASEMENT (26 PARKINGS)	
ZONING - VC to VC Exceptions	
BUILDING SIZE - 30.861 m x 49.63 m (Irregular)	
BUILDING AREA - 11 621 SQ/FT (1079.62 m ²)	
LOT AREA -	3070.76 sq.m
MIN. LOT AREA REQ'D -	33 X 115 sq.m = 3795 sq.m
LOT FRONTAGE -	57 m
MIN. LOT FRONTAGE REQ'D -	20.0 m
FRONT YARD -	5.4 m Building
FRONT YARD REQUIRED-	6.0 m
EXTERIOR SIDE YARD -	+/- 18.186 m
MIN. EXTERIOR SIDE YARD REQ'D -	4.5 m
SIDE YARD -	3.637 m and 4.914 m
MIN. SIDE YARD REQ'D -	6.0 m
REAR YARD -	8.54 m and 6.518 m
MIN. REAR YARD REQ'D -	1.5 m
LANDSCAPE OPEN SPACE PROVIDED -	34.1% = 1047.12 sq.m
LANDSCAPE OPEN SPACE REQ. -	30%
BUILDING HEIGHT -	+/- 15.5 m
MAX. BUILDING HEIGHT -	12.0 m
AMENITY AREA REQUIRED	15 sq/m per unit x 8 units = 120 sq.m + 10 sq.m per unit x 25 units = 250 sq.m -Total= 370 sq.m
AMENITY AREA PROVIDED	= 382 sq.m (see shaded area)
CHILDREN'S PLAY AREA	NOT PROVIDED-See Note
Children Play area not provided because a large Park with splash pad are provided on Blais Street located at the end of Sainte Jeanne D'Arc street at +/- 250 m from the proposed Building	
NUMBER OF VISITOR PARKING REQ'D -	0.2 Parking x 33= 6.6 - 7 Parkings
NUMBER OF VISITOR PARKING	7 exterior parking
NUMBER OF PARKING REQ'D FOR UNITS-	1 Parking x 33 = 33 Parkings
NUMBER OF PARKING FOR UNITS	7 Parking -Exterior + 26 Underground parking = 33 parkings
TOTAL NUMBER OF REQUIRED PARKINGS	33 + 7 = 40 Parkings
TOTAL NUMBER OF PROVIDED PARKINGS	26 + 15 = 41 Parkings
Barrier Free Parking required	2 Parkings
Barrier Free Parking Provided	Provided 2 parking



ALL LIGHT DESIGN ON THE BUILDING AND ON POST WILL BE DESIGN WITH PHOTOMETRIC DIAGRAM AND WILL BE SHOWN AT THE SITE PLAN CONTROL FINAL PLANS

LEGEND :

PROPOSED CONSTRUCTION	
BALCONY	
GREEN (SOD & SEED)	
CONCRETE SIDEWALK	
ASPHALT PAVEMENT	
AMENITY AREA	
VARIANCE REQUIRED IN ZONING VC Exceptions	

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

NO.	REVISIONS	DATE
9	ISSUED FOR SITE PLAN CONTROL	12/12/2025
8	ISSUED FOR APPROVAL	26/11/2025
7	ISSUED FOR APPROVAL	24/09/2025
6	ISSUED FOR CHANGES	29/4/2025
5	ISSUED FOR CHANGES OF VC EXCEPTIONS	28/4/2025
4	ISSUED FOR ZONING VC EXCEPTIONS	05/4/2025
3	ISSUED FOR DISCUSSION	03/4/2025
2	ISSUED FOR TEAM REVIEW	19/02/2025
1	ISSUED FOR PRELIMINARY	10/01/2025

LAVOIE
DESIGN & DRAFTING INC.

1047 NOTRE DAME STREET, P.O. BOX 928,
EMBRUN, ON. K0A 1W0

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

PROJECT NAME

PROPOSED 33 RESIDENTIAL APARTMENT BUILDING UNITS for MELANIE CONSTRUCTION INC.

369 & 913 Notre Dame Street and Corner of Sainte Jeanne D'Arc Street

PROJECT NO.	M2025-0001	DRAWINGS NO.	SP1
DRAWN BY	L.LAVOIE		
VERIFIED BY			