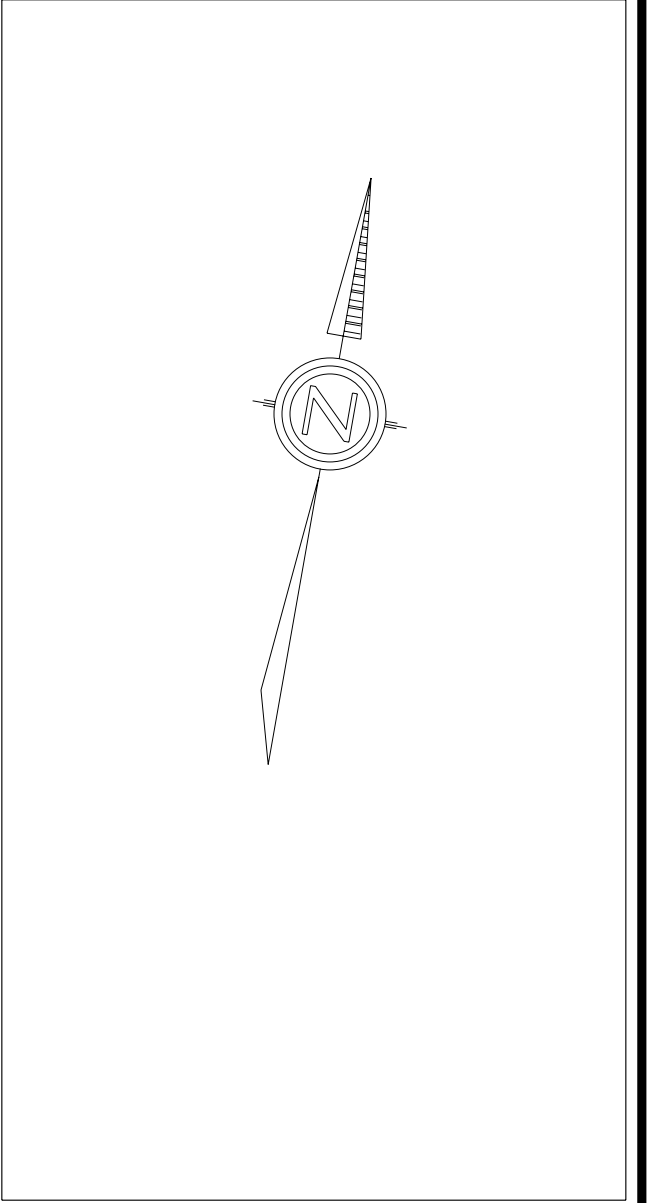


PARTS OF LOTS 28 AND 30 AND THE LANE BETWEEN LOTS 28 AND 30 NORTH OF ROY STREET (NOTRE-DAME STREET) PLAN BY H.O. WOOD P.L.S. DATED DECEMBER 1ST, 1863 REGISTERED PLAN 50R-8531 VILLAGE OF EMBRUN COUNTY RUSSELL

LEGEND :

EXISTING TO REMAIN	
PROPOSED RESIDENCE	
GREEN (SOD & SEED)	
SIDEWALK CONCRETE OR INTERLOCK	
ASPHALT PAVEMENT	
--- MINOR VARIANCE REQUIRED ---	



FIRE ROUTE IS NOT NEEDED AND IS UNDER PART 9 AND NOT SECTION 3.2.5.4

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1	ISSUED FOR PRELIMINARY	30/01/2020
NO.	REVISIONS	DATE

LANDSCAPE LIST

LEGEND SYMBOL	QTY.	DESCRIPTION
SF	+/- 6	SWEET FERN SHRUB (0.5 M HIGH)
J	+/- 12	JUNIPER SHRUB (COMMON) (0.5 M SPREAD)
CC	+/- 10	CEDAR CONE SHRUB (1.0 M HIGH)
MP	3	MAPLE TREE (2.0 M HIGH)
MG	2	MUGO PINE (2.0 M HIGH)

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 STACKED TOWNHOUSE A, B AND C FOR JM PEARTREE HOLDING INC.

NOTRE-DAME STREET, EMBRUN, ONTARIO

PROJECT NO.	2020-0008	DRAWINGS NO.
DRAWN BY	J. LEURY L. LAVOIE	SP1
VERIFIED BY	L. LAVOIE	

SP3

SITE PLAN & LANDSCAPE
SCALE: 1:300

SITE LINE AS PER SURVEY FROM ANNIS, O'SULLIVAN, VOLLEBEKK LTD

DATA / BLOCK A & B

PROJECT: PROPOSED 2 BUILDINGS (2 STOREY) 12 AND 14 STACKED TOWNHOUSE DWELLING (26 UNITS TOTAL)		
BUILDING SIZE: 13.53M x 40.61M AND 13.53M x 41.06M (IRREGULAR)		
BUILDING AREA: 450.56 SQ.M. AND 524.69 SQ.M. ZONE: C CHANGE TO R3		
		BLOCK A BLOCK B
A)	LOT AREA: MIN. LOT AREA REQUIRED:	2880.69 SQ.M. 115 SQ.M. x 26 UNITS = 2990 SQ.M.
B)	LOT FRONTAGE: MIN. LOT FRONTAGE REQUIRED:	48.34 M 22.0 M
C)	FRONT YARD: MIN. FRONT YARD REQUIRED:	7.49 M 6.295 M 6.0 M 6.0 M
D)	EXTERIOR SIDE YARD: MIN. EXT. SIDE YARD REQUIRED:	N/A N/A
E)	INTERIOR SIDE YARD: MIN. INT. SIDE YARD REQUIRED:	3.05 M 1.995 M 3.0 M 2.0 M
F)	REAR YARD: MIN. REAR YARD REQUIRED:	12.91 M 7.55 M 7.5 M 7.5 M
G)	DEVELOPMENT FORM	12 DWELLING 14 DWELLING
H)	LANDSCAPED OPEN SPACE PROVIDED: MIN. LANDSCAPED OPEN SPACE REQUIRED:	966.79 SQ.M. (33.56 %) 869.99 SQ.M. (30 %)
J)	BUILDING HEIGHT: MAX. BUILDING HEIGHT:	+/- 8.63 M (2 STOREYS) 12.0 M (3 STOREYS)
K)	MAIN BUILDING SPACING FOR BUILDINGS ON THE SAME LOT (MAXIMUM)	16.4 M 3 M
I)	AMENITY AREA PROVIDED: MIN. AMENITY AREA REQUIRED:	98.11 SQ.M. (BALCONY) + 10.96 SQ.M. (BICYCLE SPACE) + 144.87 SQ.M. (CHILDREN PLAY) + 60.0 SQ.M. (AMENITY) = 313.94 SQ.M. 310 SQ.M. TOTAL (15 SQ.M. x 8 UNITS = 120 SQ.M.) + (10 SQ.M. x 19 UNITS = 190 SQ.M.) =
4.5.2 iv	CHILDREN PLAY AREA PROVIDED: MIN. CHILDREN PLAY AREA REQUIRED:	144.87 SQ.M. 123.20 SQ.M. (4%)
3.6 TABLE 2	BICYCLE PARKING SPACE PROVIDED: BICYCLE PARKING SPACE REQUIRED:	8 7 (1 SPACE / 4 DWELLING UNITS)
3-4 (TABLE 1)	NUMBER OF PARKING PER UNITS:	28 PARKING
	NUMBER OF PARKING REQUIRED PER UNITS:	1 PARKING x 21 (DWELLING UNIT) = 21 PARKINGS
	NUMBER OF VISITOR PARKING:	6 PARKING
	NUMBER OF VISITOR PARKING REQUIRED:	0.2 PARKING x 21 UNITS = 6 PARKING
	TOTAL NUMBER OF PROVIDED PARKING:	34 PARKINGS
	TOTAL NUMBER OF REQUIRED PARKING:	27 + 6 = 33 PARKINGS
	BARRIER FREE PARKING PROVIDED:	2 PARKING
	BARRIER FREE PARKING REQUIRED:	2 PARKING (FOR 20-99 PARKING LOT)

DATA / BLOCK C

PROJECT: PROPOSED 1 BUILDINGS (2 STOREY) 12 STACKED TOWNHOUSE DWELLING		
BUILDING SIZE: 13.53M x 40.61M (IRREGULAR)		
BUILDING AREA: 450.56 SQ.M. ZONE: R1 AND C CHANGE TO R3		
		BLOCK C
A)	LOT AREA: MIN. LOT AREA REQUIRED:	1608.43 SQ.M. 115 SQ.M. x 12 UNITS = 1380 SQ.M.
B)	LOT FRONTAGE: MIN. LOT FRONTAGE REQUIRED:	28.93 M 22.0 M
C)	FRONT YARD: MIN. FRONT YARD REQUIRED:	6.96 M 6.0 M
D)	EXTERIOR SIDE YARD: MIN. EXT. SIDE YARD REQUIRED:	N/A
E)	INTERIOR SIDE YARD: MIN. INT. SIDE YARD REQUIRED:	3.05 M 3.0 M
F)	REAR YARD: MIN. REAR YARD REQUIRED:	13.38 M 7.5 M
G)	DEVELOPMENT FORM	12 DWELLING
H)	LANDSCAPED OPEN SPACE PROVIDED: MIN. LANDSCAPED OPEN SPACE REQUIRED:	518.81 SQ.M. (32.25 %) 482.48 SQ.M. (30 %)
J)	BUILDING HEIGHT: MAX. BUILDING HEIGHT:	+/- 8.63 M (2 STOREYS) 12.0 M (3 STOREYS)
K)	MAIN BUILDING SPACING FOR BUILDINGS ON THE SAME LOT (MAXIMUM)	N/A 3 M
I)	AMENITY AREA PROVIDED: MIN. AMENITY AREA REQUIRED:	46.30 SQ.M. (BALCONY) + 5.48 SQ.M. (BICYCLE SPACE) 110.0 SQ.M. (CHILDREN PLAY) = 161.78 SQ.M. 160 SQ.M. TOTAL (15 SQ.M. x 8 UNITS = 120 SQ.M.) + (10 SQ.M. x 4 UNITS = 40 SQ.M.) =
4.5.2 iv	CHILDREN PLAY AREA PROVIDED: MIN. CHILDREN PLAY AREA REQUIRED:	110.0 SQ.M. 69.32 SQ.M. (4%)
3.6 TABLE 2	BICYCLE PARKING SPACE PROVIDED: BICYCLE PARKING SPACE REQUIRED:	4 3 (1 SPACE / 4 DWELLING UNITS)
3-4 (TABLE 1)	NUMBER OF PARKING PER UNITS:	14 PARKING
	NUMBER OF PARKING REQUIRED PER UNITS:	1 PARKING x 12 (DWELLING UNIT) = 12 PARKINGS
	NUMBER OF VISITOR PARKING:	3 PARKING
	NUMBER OF VISITOR PARKING REQUIRED:	0.2 PARKING x 12 UNITS = 3 PARKING
	TOTAL NUMBER OF PROVIDED PARKING:	17 PARKINGS
	TOTAL NUMBER OF REQUIRED PARKING:	12 + 3 = 15 PARKINGS
	BARRIER FREE PARKING PROVIDED:	1 PARKING
	BARRIER FREE PARKING REQUIRED:	1 PARKING (FOR 1-19 PARKING LOT)

VARIANCE NEEDED

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PROPOSED STACKED TOWNHOUSE A, B AND C FOR JM PEARTREE HOLDING INC.		
NOTRE-DAME STREET, EMBRUN, ONTARIO		
PROJECT NO.	2020-0008	DRAWINGS NO.
DRAWN BY	J.FLEURY L.LAVOIE	SP2
VERIFIED BY	L.LAVOIE	SP3

Big Backyard Springfield II Wooden Play Centre



Following fixtures From HUBBELL or equivalent will be used:

Wall sconce to be LED with full cutoff performance: -HUBBELL #LNC-5LU-3K-2.

-HUBBELL #LNC-5LU-3K-4.



AND

Light standard to be LED luminaire pole mounted with full cutoff performance:

VIPERS STRIKE#VP-S-24L-55-3K7-4-BC



We wish to confirm that: exterior lighting will be of two types, one type will be wall mounted and another type will be post mounted. Both types:

- Have been designed using only fixtures that meet the criteria for Full Cut-off (Sharp cut-off) Classification, as recognized by the illuminating Engineering Society of North America (IESNA or IES), and;
- have been design so that light spillage onto adjacent properties will be kept below 0.5 foot-candle.

Item # 356736 Model # FS130125-10

Portfolio 14-in H Sand Black Medium Base (E-26)
Outdoor Wall Light



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PROJECT NAME

PROPOSED
STACKED TOWNHOUSE
A, B AND C
FOR JM PEARTREE
HOLDING INC.
NOTRE-DAME STREET, EMBRUN, ONTARIO

PROJECT NO.	2020-0008	DRAWINGS NO.
DRAWN BY	J.FLEURY L.LAVOIE	SP3
VERIFIED BY	L.LAVOIE	SP3