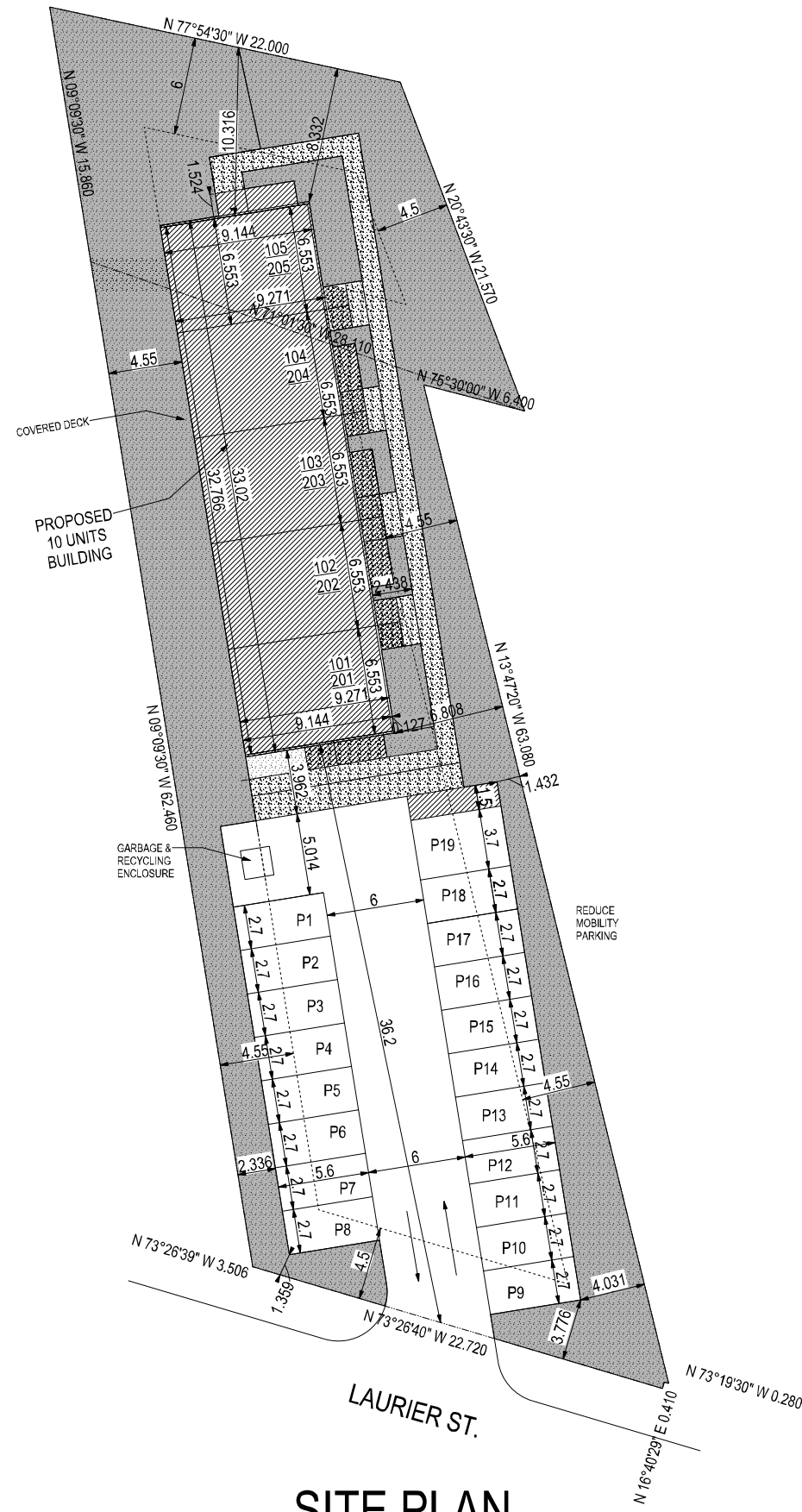
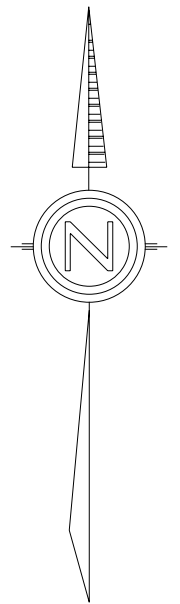




SITE PLAN
SCALE: 1:400



EXISTING TO REMAIN	
PROPOSED 9 OR 10 UNITS BUILDING	
GREEN (SOD & SEED)	
SIDEWALK CONCRETE OR INTERLOCK	
ASPHALT PAVEMENT	

PLAN 50 R - 7101
PART 5 & PART 8
TOWN OF CLARENCE-ROCKLAND

DATA FOR 424 LAURIER	
PROJECT:	APARTMENT LOW RISEPROPOSED 10 UNITS
ZONE:	R3
LOT AREA :	1728.5 M2
PROPOSED BUILDING AREA = 289.59 M2	
LOT AREA PROVIDED:	1728.5 M2
MIN. LOT AREA REQUIRED:	1400 M2
(140 M2 PER DU) = 140 M2 X 10 = 1400 M2	
LOT FRONTAGE:	22.72 M
MIN. LOT FRONTAGE REQUIRED:	20 M
FRONT YARD:	36.2 M
MIN. FRONT YARD REQUIRED:	4.5 M
SIDE YARD:	4.55 M
MIN. SIDE YARD REQUIRED:	4.5 M
SIDE YARD PROJECTIONS COVERED DECK	+/- 3.025 M
MIN. SIDE YARD REQUIRED PROJECTIONS COVERED DECK:	2.5 M
(PERMITTED PROJECTION OF 2M)	
REAR YARD:	+/- 10.32 M
MIN. REAR YARD REQUIRED:	6 M
BUILDING HEIGHT:	+/- 10.29 M
MAX. BUILDING HEIGHT:	15 M
STOREYS PROVIDED:	3 STOREYS
MAX. NUMBER OF STOREYS:	4 STOREYS
LANDSCAPE AREA CALCULATION	
1728.5 M2 X 30% = 518.55 M2 (MIN REQUIRED)	
PROVIDED	
(AREA 1) 373.48 M2+ (AREA 2) 320.01 M2 + (AREA 3) 23.83 M2 +	
(AREA 4,5,6,7) 5.35 M2 X4 = 21.4 M2	
= TOTAL = 738.72 M2	

LAKA
DESIGN & DRAFTING

14919 CONCESSION 10-11 RD, CRYSLER, ONT, K0A1R0
EMAIL: karl@lakadd.com

KARL LAVOIE
T: 613-875-5275

NO.	REVISIONS	DATE
3	ISSUED FOR PRELIMINARY 3	17-SEPT-2026
2	ISSUED FOR PRELIMINARY 2	16-SEPT-2026
1	ISSUED FOR PRELIMINARY	15-SEPT-2026

PROFESSIONAL ENGINEER

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL
SHALL NOT BE ORDERED
WITH THESE DRAWINGS

I, KARL LAVOIE, 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.: 108688
FIRM B.C.I.N.: 116141

DATE _____

Karl Lavoie
REGISTERED B.C.I.N.
ARCHITECTURAL DESIGNER

PROJECT NAME		
PROPOSED MULTI-RESIDENTIAL BUILDING FOR ABELLO INVESTMENTS - 424 LAURIER, ROCKLAND, ON -		
PROJECT NO.	2026-0636	DRAWINGS NO.
DRAWN BY	KARL LAVOIE	SP1
VERIFIED BY	KARL LAVOIE	1