

2023/04/25	NEW SITE DESIGN
2022/09/30	SITE PLAN APPROVAL
2022/08/19	SITE DATA REVISIONS
2022/08/09	CONSULTATION WITH CITY
2022/08/03	REVISIONS

date (yyyy/mm/dd): issued for:

- general notes:
- THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
  - DRAWINGS SHALL NOT BE SCALED.
  - CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
  - ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.
  - IN THE EVENT THE ARCHITECT IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
  - CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
  - THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

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project:  
**PROPOSED COMMERCIAL DEVELOPMENT**  
2135 LONG LAKE ROAD  
SUDBURY, ONTARIO

client:  
**BLUEROCK**  
2135 LONGLAKE INC.

title:  
**SITE PLAN**

scale:  
AS SHOWN

drawn by:  
TC

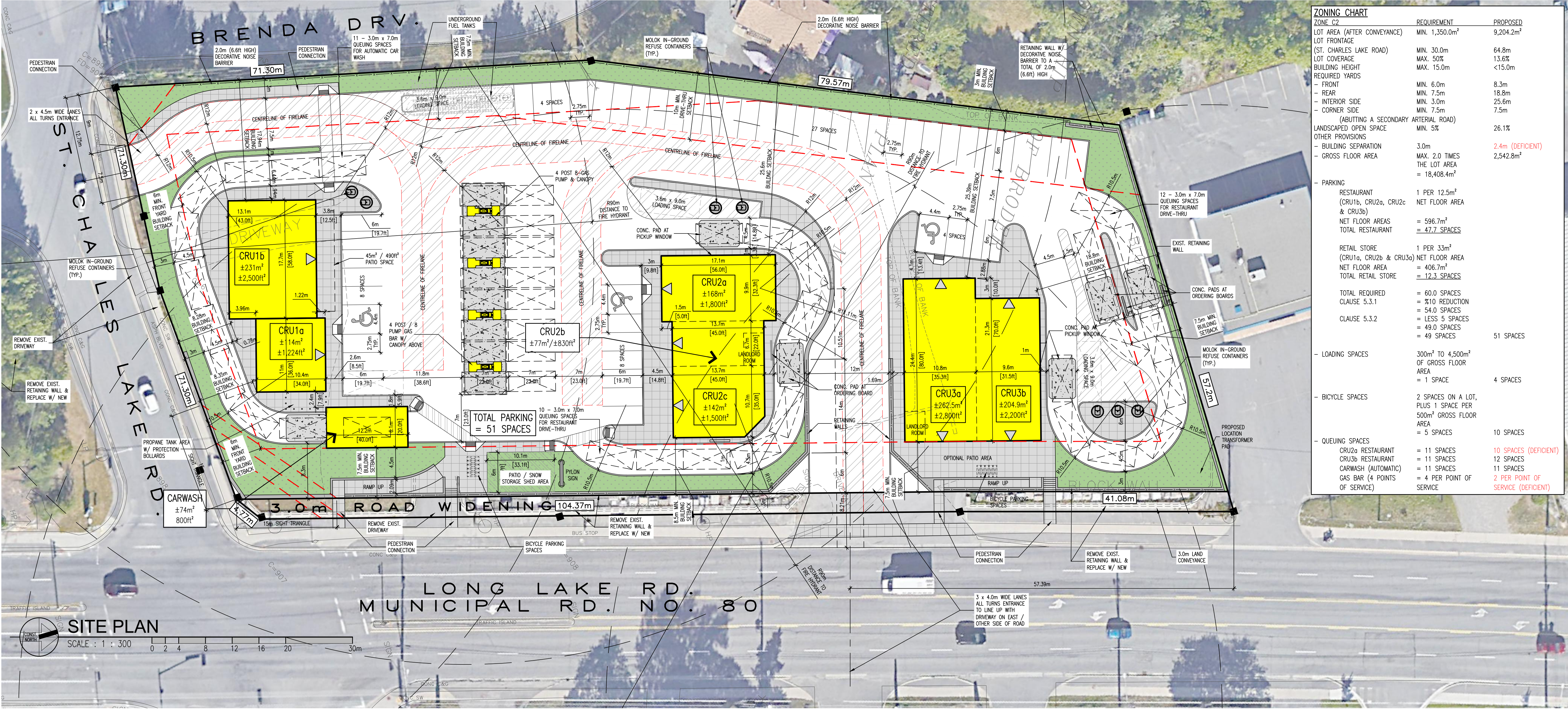
checked by:  
SMB / TC

date:  
OCT. 2020

comm. no.:  
2020-101

sheet no.:

**A1.0**



ZONING CHART	REQUIREMENT	PROPOSED
LOT AREA (AFTER CONVEYANCE)	MIN. 1,350.0m <sup>2</sup>	9,204.2m <sup>2</sup>
LOT FRONTAGE (ST. CHARLES LAKE ROAD)	MIN. 30.0m	64.8m
LOT COVERAGE	MAX. 50%	13.6%
BUILDING HEIGHT	MAX. 15.0m	<15.0m
REQUIRED YARDS		
- FRONT	MIN. 6.0m	8.3m
- REAR	MIN. 7.5m	18.8m
- INTERIOR SIDE	MIN. 3.0m	25.6m
- CORNER SIDE (ABUTTING A SECONDARY ARTERIAL ROAD)	MIN. 7.5m	7.5m
LANDSCAPED OPEN SPACE	MIN. 5%	26.1%
OTHER PROVISIONS		
- BUILDING SEPARATION	3.0m	2.4m (DEFICIENT)
- GROSS FLOOR AREA	MAX. 2.0 TIMES THE LOT AREA	2,542.8m <sup>2</sup>
- PARKING		
RESTAURANT (CRU1b, CRU2a, CRU2c & CRU3b)	1 PER 12.5m <sup>2</sup> NET FLOOR AREA	
NET FLOOR AREA		
NET FLOOR AREA	= 596.7m <sup>2</sup>	
TOTAL RESTAURANT	= 47.7 SPACES	
RETAIL STORE (CRU1a, CRU2b & CRU3a)	1 PER 33m <sup>2</sup> NET FLOOR AREA	
NET FLOOR AREA	= 406.7m <sup>2</sup>	
TOTAL RETAIL STORE	= 12.3 SPACES	
TOTAL REQUIRED CLAUSE 5.3.1	= 60.0 SPACES	
= 310 REDUCTION		
= 54.0 SPACES		
CLAUSE 5.3.2	= LESS 5 SPACES	
= 49.0 SPACES		
= 49 SPACES		51 SPACES
- LOADING SPACES	300m <sup>2</sup> TO 4,500m <sup>2</sup> OF GROSS FLOOR AREA	
= 1 SPACE		4 SPACES
- BICYCLE SPACES	2 SPACES ON A LOT, PLUS 1 SPACE PER 500m <sup>2</sup> GROSS FLOOR AREA	
= 5 SPACES		10 SPACES
- QUEUING SPACES		
CRU2a RESTAURANT	= 11 SPACES	10 SPACES (DEFICIENT)
CRU3b RESTAURANT	= 11 SPACES	12 SPACES
CARWASH (AUTOMATIC)	= 11 SPACES	11 SPACES
GAS BAR (4 POINTS OF SERVICE)	= 4 PER POINT OF SERVICE	2 PER POINT OF SERVICE (DEFICIENT)