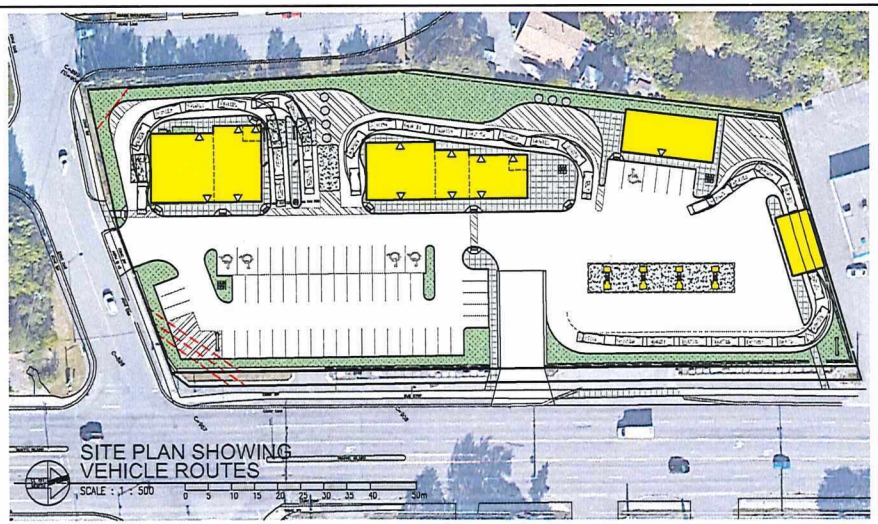
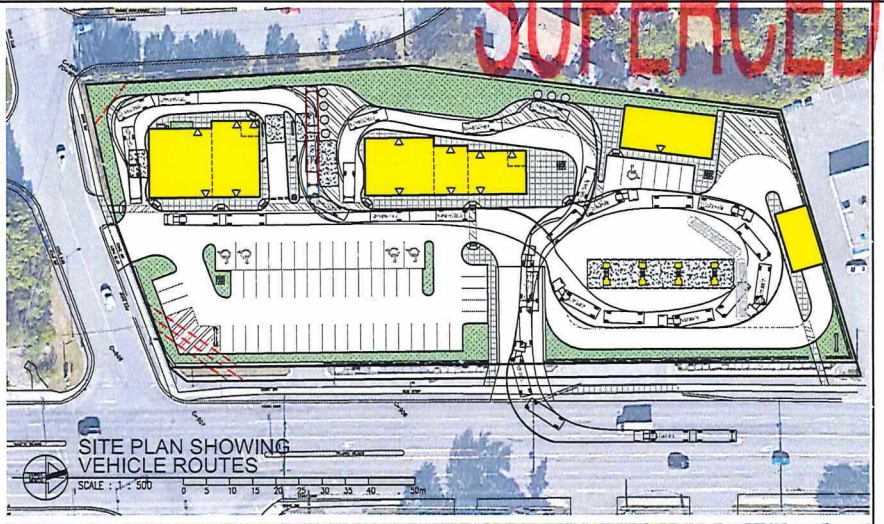
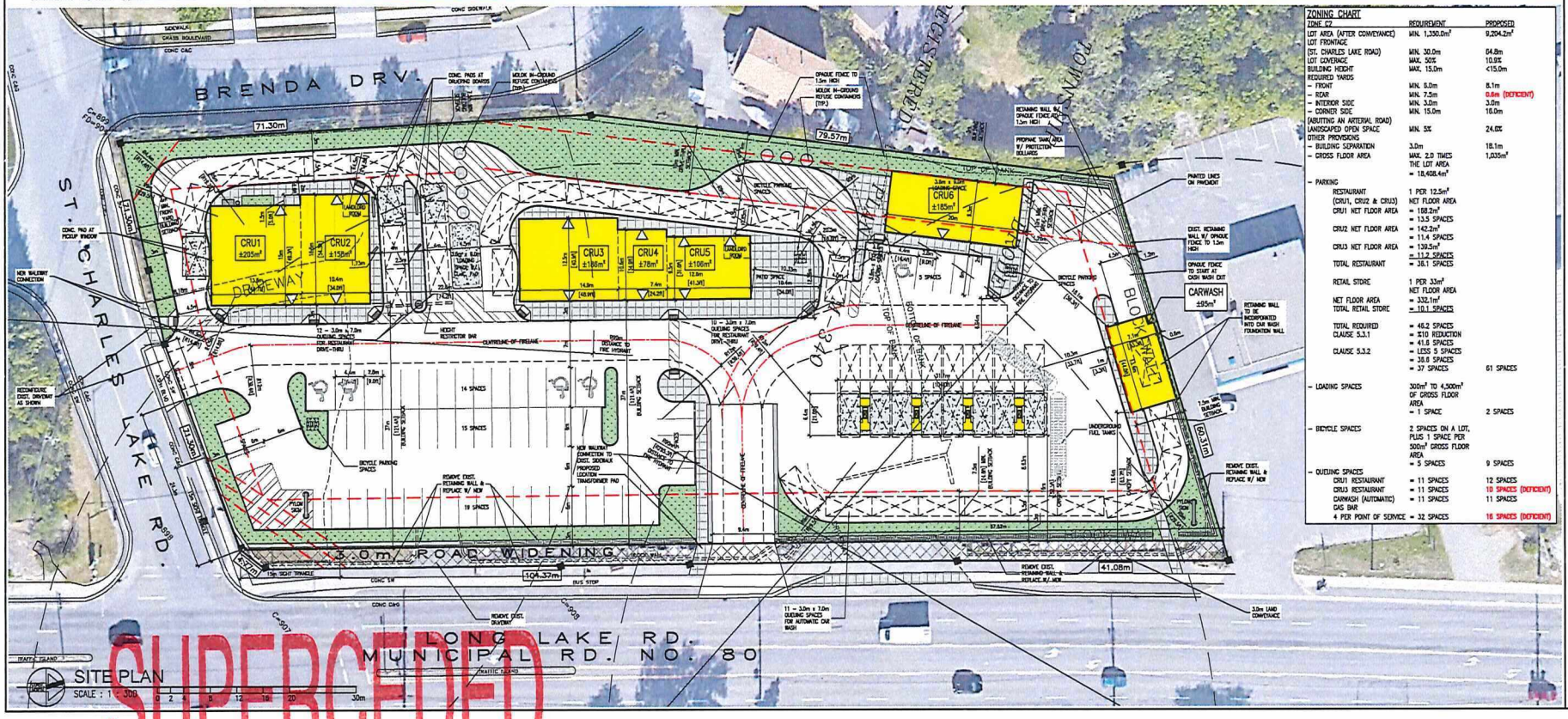
SUPERCEDED







SUPERCEDED

BLUEROCK DEVELOPMENTS

date (yyyy/mm/dd)	issued for:
2022/09/30	SITE PLAN APPROVAL
2022/08/19	SITE DATA REVISIONS
2022/08/09	CONSULTATION WITH CITY
2022/08/03	REVISIONS

general notes:

1. THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
2. DRAWINGS SHALL NOT BE SCALED.
3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THIS JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.
5. 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.
6. CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR REGULATIONS.
7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

stamp:

ONTARIO ASSOCIATION OF ARCHITECTS
2020-101
STEPHEN M. BEARFILL
LICENCE
6540

architectural design associates inc. architect
1670 mercer street
windsor ontario canada n8x 3p7
ph 519.254.3430 fax 519.254.3642
email - info@ada-architect.ca www.ada-architect.ca

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

ZONE C2	REQUIREMENT	PROPOSED
LOT AREA (AFTER CONVEYANCE)	MIN. 1,350.0m²	9,204.2m²
LOT FRONTAGE (ST. CHARLES LAKE ROAD)	MIN. 30.0m	64.8m
LOT COVERAGE	MAX. 50%	10.9%
BUILDING HEIGHT	MAX. 15.0m	<15.0m
REQUIRED YARDS		
– FRONT	MIN. 6.0m	8.1m
– REAR	MIN. 7.5m	0.6m (DEFICIENT)
– INTERIOR SIDE	MIN. 3.0m	3.0m
– CORNER SIDE (ABUTTING AN ARTERIAL ROAD)	MIN. 15.0m	16.0m
LANDSCAPED OPEN SPACE	MIN. 5%	24.6%
OTHER PROVISIONS		
– BUILDING SEPARATION	3.0m	18.1m
– GROSS FLOOR AREA	MAX. 2.0 TIMES THE LOT AREA = 18,408.4m²	1,035m²
– PARKING		
RESTAURANT (CRU1, CRU2 & CRU3)	1 PER 12.5m² NET FLOOR AREA	
CRU1 NET FLOOR AREA	= 168.2m² = 13.5 SPACES	
CRU2 NET FLOOR AREA	= 142.2m² = 11.4 SPACES	
CRU3 NET FLOOR AREA	= 139.5m² = 11.2 SPACES	
TOTAL RESTAURANT	= 38.1 SPACES	
RETAIL STORE	1 PER 33m² NET FLOOR AREA	
NET FLOOR AREA	= 332.1m²	
TOTAL RETAIL STORE	= 10.1 SPACES	
TOTAL REQUIRED	= 46.2 SPACES	
CLAUSE 5.3.1	= %10 REDUCTION = 41.6 SPACES	
CLAUSE 5.3.2	= LESS 5 SPACES = 36.6 SPACES	
	= 37 SPACES	61 SPACES
– LOADING SPACES	300m² TO 4,500m² OF GROSS FLOOR AREA = 1 SPACE	2 SPACES
– BICYCLE SPACES	2 SPACES ON A LOT, PLUS 1 SPACE PER 500m² GROSS FLOOR AREA = 5 SPACES	9 SPACES
– QUEUING SPACES		
CRU1 RESTAURANT	= 11 SPACES	12 SPACES
CRU3 RESTAURANT	= 11 SPACES	10 SPACES (DEFICIENT)
CARWASH (AUTOMATIC)	= 11 SPACES	11 SPACES
GAS BAR 4 PER POINT OF SERVICE	= 32 SPACES	16 SPACES (DEFICIENT)