

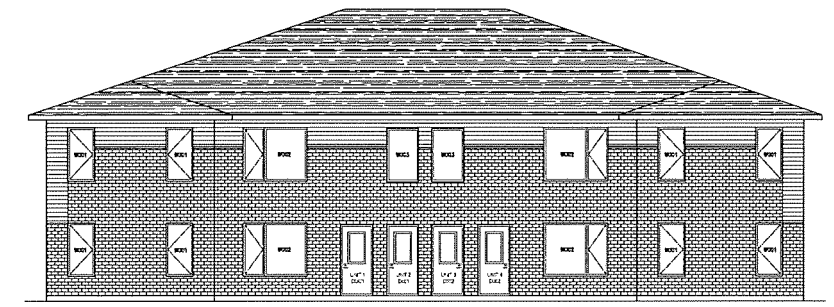
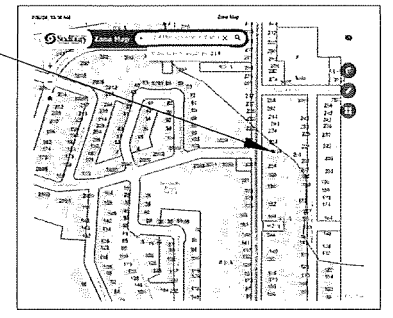
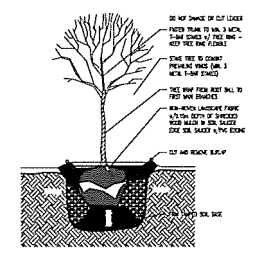
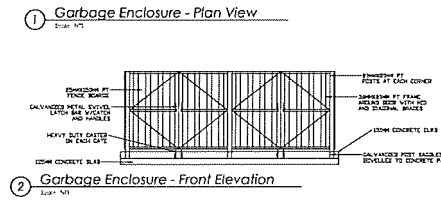
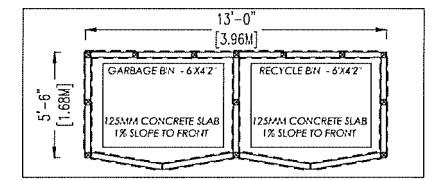
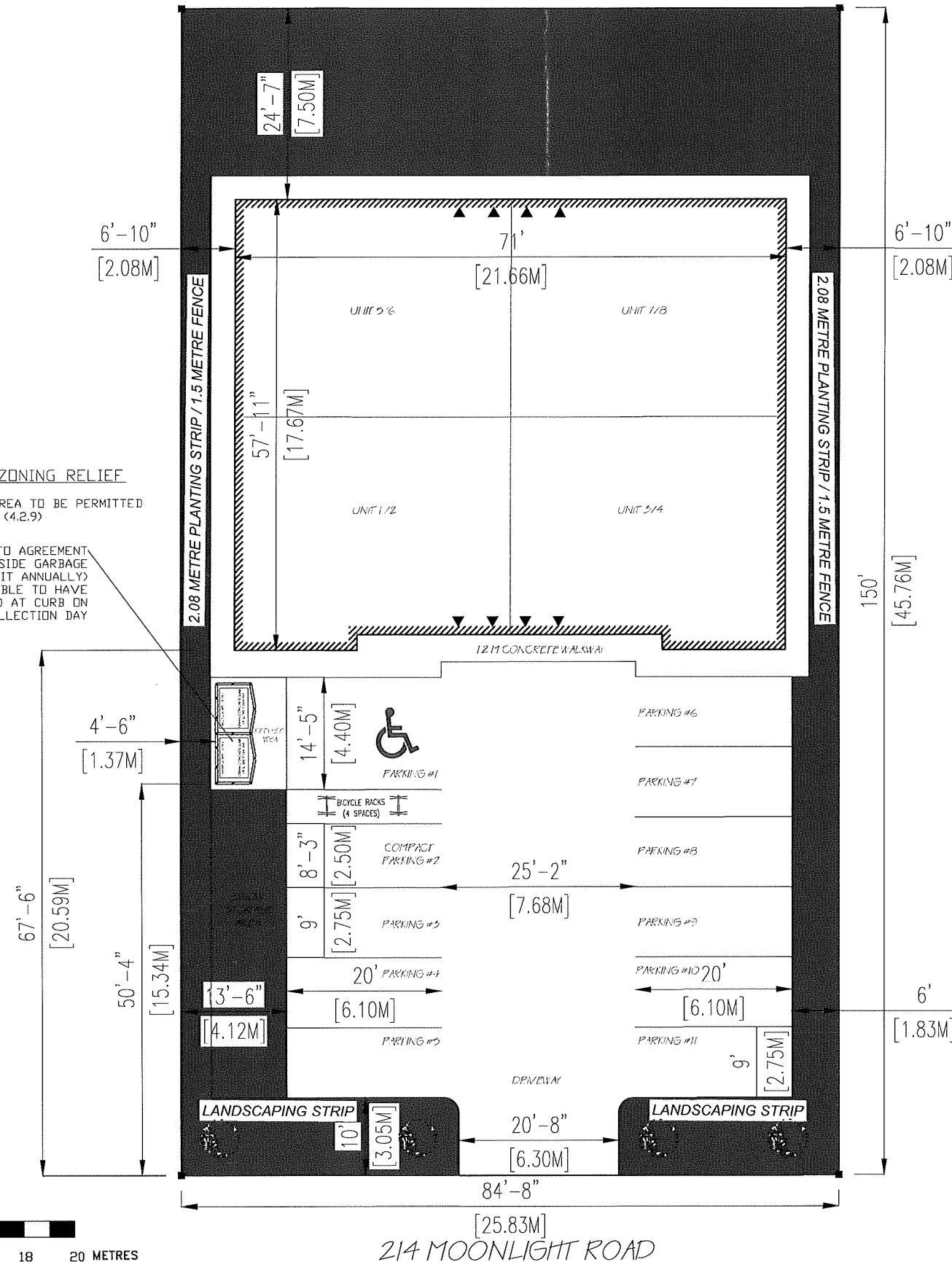
214 MOONLIGHT AVENUE
PCL 14752 LOT 7 M226 NEELON
CITY OF GREATER SUDBURY
2024

SITE STATISTIC TABLE		
CURRENT ZONING R1-5		
PROPOSED ZONING	R3 SPECIAL	
	REQUIRED	PROVIDED FOR PROPERTY
LOT AREA		1180 M2
LOT AREA PER UNIT	110 M2	147 M2
MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM OF 30	8
TOTAL LOT COVERAGE	40%	373 M2 32%
LOT FRONTAGE	18M	25.8M (84'8")
LOT DEPTH	30M	45.8M (150')
FRONT YARD	6M	20.6M (67'6")
REAR YARD	7.5M	7.5M (24'7")
SIDE YARD - 1	1.8M	2.08M (6'10")
SIDE YARD - 2	1.8M	2.08M (6'10")
BUILDING AREA		373 M2 (4033 SQ.FT)
GROSS FLOOR AREA		746 M2 (8066 SQ.FT)
STOREYS ABOVE GRADE		2
STOREYS BELOW GRADE		0
BUILDING HEIGHT	15M MAX.	8.33M
PARKING CALCULATION RATIO	1.5 PARKING PER UNIT - 12	11 (10% REDUCTION AS PER 5.5.1.1.)
BARRIER FREE SPACES	1 SPACE PER 10-50 PARKING SPACES PROVIDED	1
BICYCLE SPACES	0.5 SPACES PER DWELLING UNIT	4
LOADING SPACES	N/A	N/A
WIDTH OF DRIVEWAY	6.3M	6.3M
WIDTH OF PARKING AISLES	6M	7.7M
PARKING SETBACK FROM STREET LINE	3M	3.05M
SITE TRIANGLE DIMENSION	N/A	N/A
LANDSCAPE OPEN SPACE %	30%	36% 429 M2
PLANTING STRIPS - WIDTH AND SCREENING DEVICE	3 METRE WIDE ABUTTING R1 PROPERTY	1.8M WITH OPAQUE FENCE
LANDSCAPE AREA AT PUBLIC ROADS	3 METRE WIDE LANDSCAPE AREA ALONG ROAD	3.05 METRE WIDE LANDSCAPE AREA ALONG ROAD
PRIVACY YARDS	N/A	N/A
LOCATION OF REFUSE AREA	INTERIOR YARD (AS PER 4.2.9)	LOCATED WITHIN FRONT YARD
FIRE HYDRANTS	N/A	N/A
FIRE ACCESS ROUTE	N/A	N/A
FIRE FLOWS	N/A	N/A

R3 SPECIAL REZONING RELIEF

*REFUSE STORAGE AREA TO BE PERMITTED IN THE FRONT YARD (4.2.9)

OWNER TO ENTER INTO AGREEMENT WITH CGS FOR CURBSIDE GARBAGE PICKUP (\$80/UNIT ANNUALLY) OWNER RESPONSIBLE TO HAVE GARBAGE PLACED AT CURB ON GARBAGE COLLECTION DAY



FRONT ELEVATION



GENERAL NOTES:

- All dimensions given are in imperial units and are measured from either the element finished face or center line. (Unless otherwise noted)
- All construction to comply with the Ontario Building Code 2012 Edition.
- All building site work shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties.
- Every excavation shall be undertaken in such a manner as to prevent movement which would cause damage to adjacent property, existing structures, utilities, roads and sidewalks at all stages of construction. Ensure that the bottom of excavation for foundations are free of all organic material, if termite are known to exist, all stumps, roots and wood debris shall be removed to a min. depth of 11-24\"/>

GENERAL SCOPE OF WORK

- CLIENT APPLICATION TO CREATE ONE 8 UNIT MULTIPLE DWELLING BUILDING IN COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS AND THE ONTARIO BUILDING CODE.

LIMITATIONS OF DESIGN:

- It shall be the contractor's responsibility to ensure all material, appliances, assemblies, and labour conform to all applicable Codes, Bylaws, and Good Construction Practices.
- Notations on the drawings are to assist the contractor and do not necessarily address all aspects of construction.
- The contractor shall check and verify all dimensions and existing site conditions and advise the owner of any discrepancy prior to commencing work.
- The contractor shall verify window and door rough stud openings with manufacturer & owner prior to framing.
- Technical design data for all pre-engineered framing components are required for the building permit application.
- Any expenses for engaging a Professional Engineer shall be the sole responsibility of the Owner.

I, ROHIT WALIA, DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4, DIV. 'C' OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES FOR SUCH DESIGN WORK.

INDIVIDUAL BCIN#: 35171 FIRM BCIN#: 123463

ROHIT WALIA; PRINCIPAL DESIGNER
CR DESIGN BUILD INC.

PROJECT	8 UNIT MULTIPLE DWELLING BUILDING	DRAWN	RW	SHEET	
CHECKED	RW	PROJECT #			
ADDRESS	214 MOONLIGHT AVENUE, SUDBURY	DRAWING			
TITLE	Plot Plan	DATE	2024-08-22	SCALE	1/8"=1'-0"
					PP