

PART OF LOTS 1, 2, 3 AND 4
NORTH SIDE OF CLIFTON STREET
REGISTERED PLAN 306
PART OF LOT A
NORTH SIDE OF CLIFTON STREET
AND PART OF LANE (Closed By-Law 1218, Inst. R013584)
REGISTERED PLAN 363
TOWN OF MIDLAND
COUNTY OF SIMCOE

ZONING INFORMATION:

CURRENT ZONING DESIGNATION:
DOWNTOWN CORE COMMERCIAL (DC)
PROPOSED CHANGE TO ZONING: AMENDMENT FOR 6.1.3.6
CURRENT BUILDING CLASSIFICATION(S): C/E
PROPOSED BUILDING CLASSIFICATION(S): C/E
GROSS FLOOR AREA (GFA): PROPOSED 36,522 FT² (3393 M²)

ZONING MATRIX:

(AS PER TOWN OF MIDLAND DOWNTOWN CORE COMMERCIAL)

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	0.0M ²	1520.9 M ²
MINIMUM LOT FRONTAGE:	0.0M	18.02M
MAXIMUM LOT COVERAGE:	N/A	70.5%
MINIMUM YARD SETBACKS:		
(A) FRONT:	0.0M	7.43M
(B) REAR:	0.0M	0.0M
(C) INTERIOR SIDE:	0.0M	0.0M
(D) EXTERIOR SIDE:	0.0M	0.0M
MAX. BUILDING HEIGHT:	17.0M	16.9M
PARKING:		
PARKING SPACES	N/A	14
BARRIER FREE	N/A	1
LOADING	N/A	0

SURFACE AREAS:

TOTAL SITE AREA: 1520.9 M²
BUILDING FOUNDATION FOOTPRINT: 1072.3 M²
BUILDING ROOF SURFACE: TBD
TOTAL PAVED/CONCRETE AREA: 325.5 M²
TOTAL GRASSED AREA: 123.1 M²

NOTE: DISTANCES ON THIS PLAN ARE METRIC AND CAN BE
CONVERTED TO IMPERIAL BY **MULTIPLYING BY 3.28**

ELEVATIONS AND SERVICES ARE IN METRIC

GENERAL NOTES:

- CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ETC., ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO OUR OFFICE PRIOR TO CONSTRUCTION. CONTRACTOR TO DETERMINE & CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF QUANTUM ENGINEERING. THEY ARE TO REMAIN THE PROPERTY OF OUR OFFICE AND MUST BE RETURNED UPON REQUEST. THESE DRAWINGS ARE NOT TO BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL FROM OUR OFFICE. REPRODUCTIONS OF THESE DOCUMENTS OR DRAWINGS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION FROM OUR OFFICE.
- ALL CONSTRUCTION & INFRASTRUCTURE SHALL CONFORM TO THE MOST RECENT EDITIONS OF ALL APPLICABLE CODES IN EFFECT AT THE PROJECT LOCATION. ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AS WELL AS TOWN OF MIDLAND SPECIFICATIONS.
- OFFICIAL COPIES MUST BEAR AN ORIGINAL SIGNATURE AND SHOW THE ENGINEERS STAMP IN RED.
- DO NOT SCALE DRAWINGS.

BARRIER FREE PATH OF TRAVEL:

- IBC 3.8.1.3.1 BARRIER FREE PATH OF TRAVEL SLOPE MAXIMUM 1:20; MINIMUM WIDTH 1.2M (3'-8")
- MAXIMUM BEVEL 1:2
- MAXIMUM 12MM (1/2") CURB AT LEVEL CHANGES
- MINIMUM LANDING AT TOP AND BOTTOM OF SLOPED PORTION 1.67M (66") SQUARE

UTILITIES:

- BUILDING SERVICED WITH MUNICIPAL WATER & SEWER, AND 240V HYDRO. HYDRO SERVICE LOCATION AND INSTALLATION REQUIREMENTS TO BE CONFIRMED WITH LOCAL AUTHORITY (NEWMARKET-TAY POWER DISTRIBUTION LTD.).
- COMPACTION OF BACKFILL FOR UTILITY TRENCHES SHALL BE 95% SPDD, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITIES.
- CONTRACTOR RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

GARBAGE STORAGE:

- ALL GARBAGE TO BE STORED IN DUMPSTER LOCATED IN DESIGNATED AREA.

SNOW STORAGE:

- ALL SNOW TO BE STORED ON SITE WITHIN DESIGNATED SNOW STORAGE AREAS.
- SNOW NOT TO BE PUSHED ONTO OR STORED ON ADJACENT ROADS, DESIGNATED PARKING SPACES OR BARRIER FREE SPACES AND PATHS OF TRAVEL.

EXTERIOR LIGHTING:

- ALL SECURITY LIGHTING TO BE SHIELDED SO THAT LIGHT DOES NOT INFRINGE ON ADJACENT PROPERTIES & WILL BE DARK SKY FRIENDLY.
- EXTERIOR SCONCE LIGHTING TO BE PROVIDED AT ALL BUILDING ACCESSES / ENTRANCES.
- EXTERIOR SCONCE LIGHTING TO BE LITHONIA TWR LED WALL PACK LIGHTING. CATALOG NO. TWR1 LED P3 40K MVOLT DDBTDX M2, OR APPROVED EQUAL

DRIVEWAY:

- PAVED AREA TO BE A MINIMUM OF 75MM HL3A ON A MINIMUM OF 250MM OF GRANULAR 'A' COMPACTED TO 98% SPDD.
 - DRIVEWAY CULVERT TO BE MINIMUM 400MM DIA. ALUMINIZED CORRUGATED STEEL OR DOUBLE WALLED SMOOTH INTERIOR HDPE PIPE.
- * ASPHALT & GRANULAR COURSES SHALL CONFORM TO ALL APPLICABLE ONTARIO PROVINCIAL STANDARDS.

GRASSED AREA:

- ALL DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL CONDITION AS REQUIRED.
- GRASSED AREAS TO BE SODDED OVER A MINIMUM 150 MM OF TOPSOIL.

WATER SERVICING/HYDRANT:

- MINIMUM COVER FOR WATER SERVICES TO BE 1.8M.
- WATER SERVICE PIPE SHALL BE 25MM DIA. TYPE "K" COPPER TUBING AND FITTINGS INCLUDING ELECTROCHEMICAL CORROSION PROTECTION WHERE CONNECTED TO DUCTILE IRON WATERMAINS.
- MAIN STOPS AND SADDLES SHALL BE USED ON WATER SERVICE. MAIN STOP TO BE MUELLER AWWA C800. SADDLE TO BE ROCKWELL 371 & 372.
- CURB STOP TO BE LOCATED AT PROPERTY LINE AND SHALL BE BALL STYLE WITH COMPRESSION CONNECTION.
- SERVICES BOXES TO BE MUELLER AWWA C800. ALL SERVICE BOXES ARE TO BE INSTALLED FLUSH WITH THE FINISHED GRADE.
- A MAXIMUM OF ONE COUPLING IS ACCEPTABLE ON A WATER SERVICE BETWEEN THE CURB STOP AND ENTERING THE BUILDING. COUPLINGS TO BE COPPER COMPRESSION COUPLINGS.
- WATER METER TO BE SUPPLIED AND INSTALLED BY THE TOWN OF MIDLAND AT CONTRACTOR'S EXPENSE.
- WATER SERVICE INSTALLATION AND PRESSURE TESTING TO BE COMPLETED IN ACCORDANCE WITH TOWN OF MIDLAND DESIGN STANDARDS.
- HYDRANT SHALL MEET REQUIREMENTS OF AWWA C502.
- HYDRANT TO BE CANADA VALVE CENTURY/PREMIERE MODEL, OPENING COUNTERCLOCKWISE, MEETING AWWA C502.
- GATE VALVES TO BE MUELLER RESILIENT SEAT VALVES, MEETING AWWA C509 C/W BIBBY VALVE BOX TO BE INSTALLED FLUSH WITH THE FINISHED GRADE.
- CHECK VALVES TO BE MUELLER SWING CHECK VALVES, MEETING AWWA C508 C/W BIBBY VALVE BOX TO BE INSTALLED FLUSH WITH THE FINISHED GRADE.
- RESTRAINER COUPLINGS ARE REQUIRED ON ALL WATERMAIN FITTINGS.
- #12 TWU STRANDED COPPER TRACER WIRE TO BE INSTALLED ALONG SPRINGLINE OF ALL NON-METALLIC WATERMAIN. TRACER WIRE TO BE WRAPPED AROUND EACH JOINT AND BROUGHT TO THE SURFACE AT EACH HYDRANT AND CONNECTED TO FLANGE BOLT. CONTINUOUS LENGTH OF WIRE MUST BE USED. INSTALLATION AND CONTINUITY TESTING TO BE COMPLETED AS PER TOWN OF MIDLAND STANDARDS.

PARKING / LOADING:

- ALL PARKING SPACES MUST CONFORM WITH MOST RECENT EDITIONS OF TOWN OF MIDLAND ZONING BY-LAWS.
- NO MINIMUM PARKING SPACE REQUIRED FOR ALL THE PERMITTED USES OF DOWNTOWN CORE ZONE (DC) AS PER ZONING BY-LAW, SECTION 4.1.3.
- NO LOADING SPACE REQUIRED FOR DC ZONE AS PER ZONING BY-LAW, SECTION 4.1.10.1
- PROPOSED PARKING FOR THE APARTMENT / COMMERCIAL DEVELOPMENT IS 14 INTERIOR PARKING SPACES AND 1 INTERIOR BARRIER FREE PARKING SPACE.

FENCING:

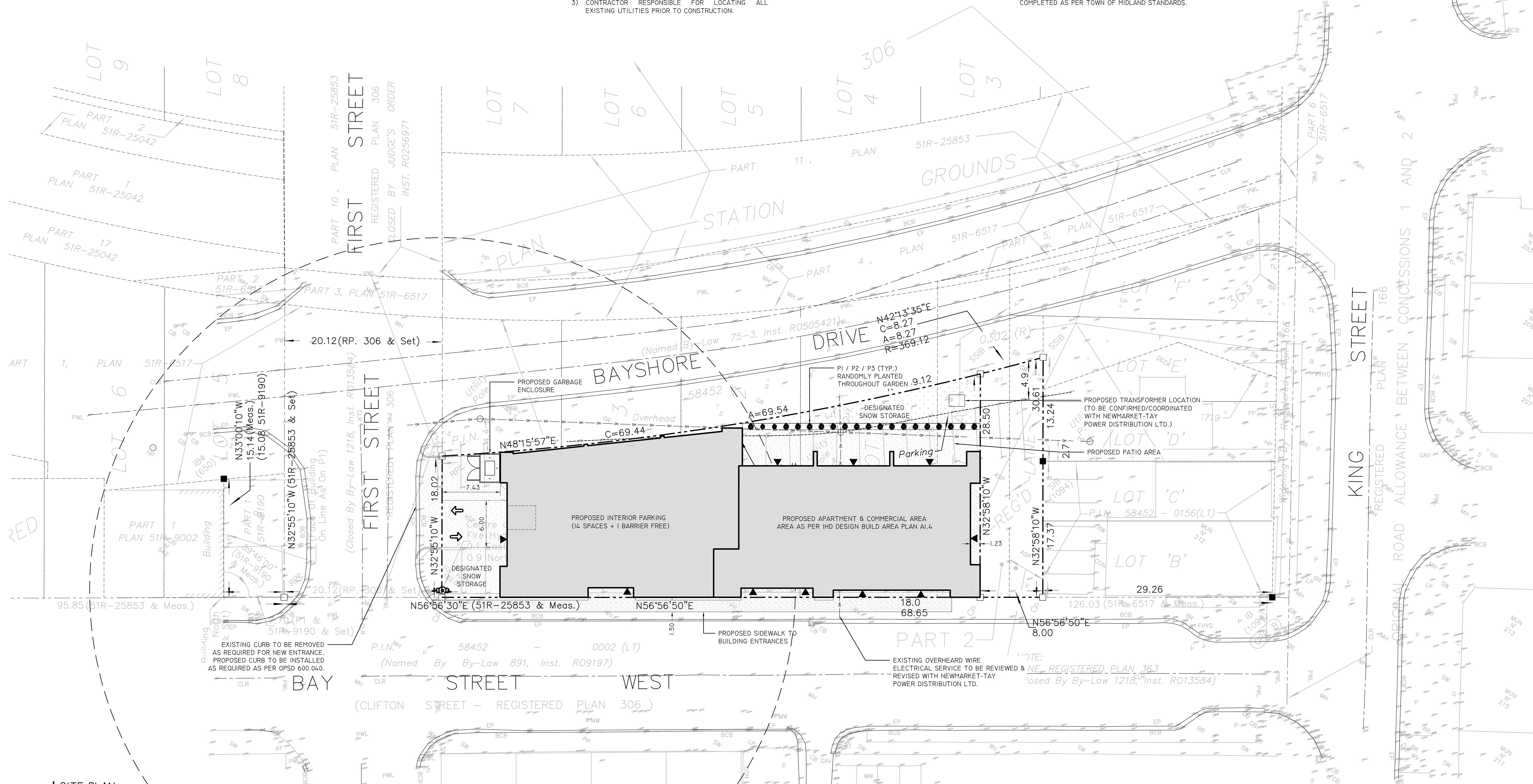
- FENCING TO BE INSTALLED AS PER ONTARIO PROVINCIAL STANDARDS WITH TOP RAIL, KNUCKLED TOP EDGE FASTENERS, KNUCKLED BOTTOM EDGE AND NO. 9 GAUGE WIRE WESH.
- CHAIN LINK FENCING TO BE 1.5M HIGH FOR COMMERCIAL/INDUSTRIAL PROPERTIES.

SANITARY SERVICING:

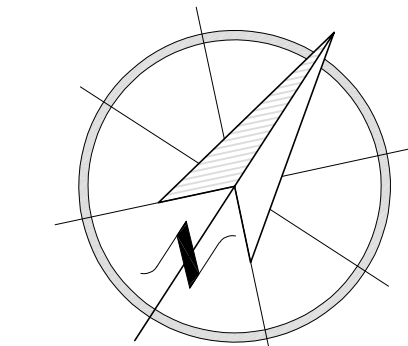
- MINIMUM SLOPE OF SANITARY SERVICE TO BE 2.0%.
- SANITARY SERVICE SHALL BE LOCATED AT A MINIMUM DEPTH OF 2.0 M AT THE PROPERTY LINE, AND SUFFICIENT DEPTH FOR BASEMENT FLOOR DRAINS AND FROST COVER.
- FILL BENEATH SANITARY SERVICES IS TO BE COMPACTED TO 98% SPDD.
- SANITARY SERVICE SHALL BE PVC SDR 28 WITH RUBBER GASKET TYPE JOINTS CONFORMING TO CSA B-182.2.38.4. AND A MINIMUM DIAMETER OF 150 MM.
- SANITARY SERVICES ARE TO BE INSTALLED AND TESTED IN ACCORDANCE WITH TOWN OF MIDLAND AND ONTARIO PROVINCIAL STANDARDS.
- ALL MATERIALS TO BE IN CONFORMANCE WITH ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.

LEGEND:

- x—x—x— CHAIN LINK FENCE
- ▲ BUILDING ACCESS C/W EXTERIOR WALL SCONCE LIGHTING
- ↑ DIRECTION OF TRAFFIC
- _{UP} UTILITY POLE
- ⊕ FIRE HYDRANT C/W VALVE & BOX (AS PER OFSD 1105.010)
- ▨ GRASSED AREA
- ▩ PAVED AREA
- ▤ SIDEWALK / CONCRETE ACCESS
- ▦ SLOPED LANDSCAPE



SITE PLAN
SCALE: 1 : 250



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PROJECT: COMMERCIAL / APARTMENT BLDG

LOCATION: 526 BAY STREET MIDLAND, ON

FOR: LOUIE DESANTIS

DRAWING: SITE PLAN

DATE	DEC. 2023	PROJECT NO.	PAGE ID
DRAWN BY	K.J.L.	6998	CI
SCALE	SEE PLOT		