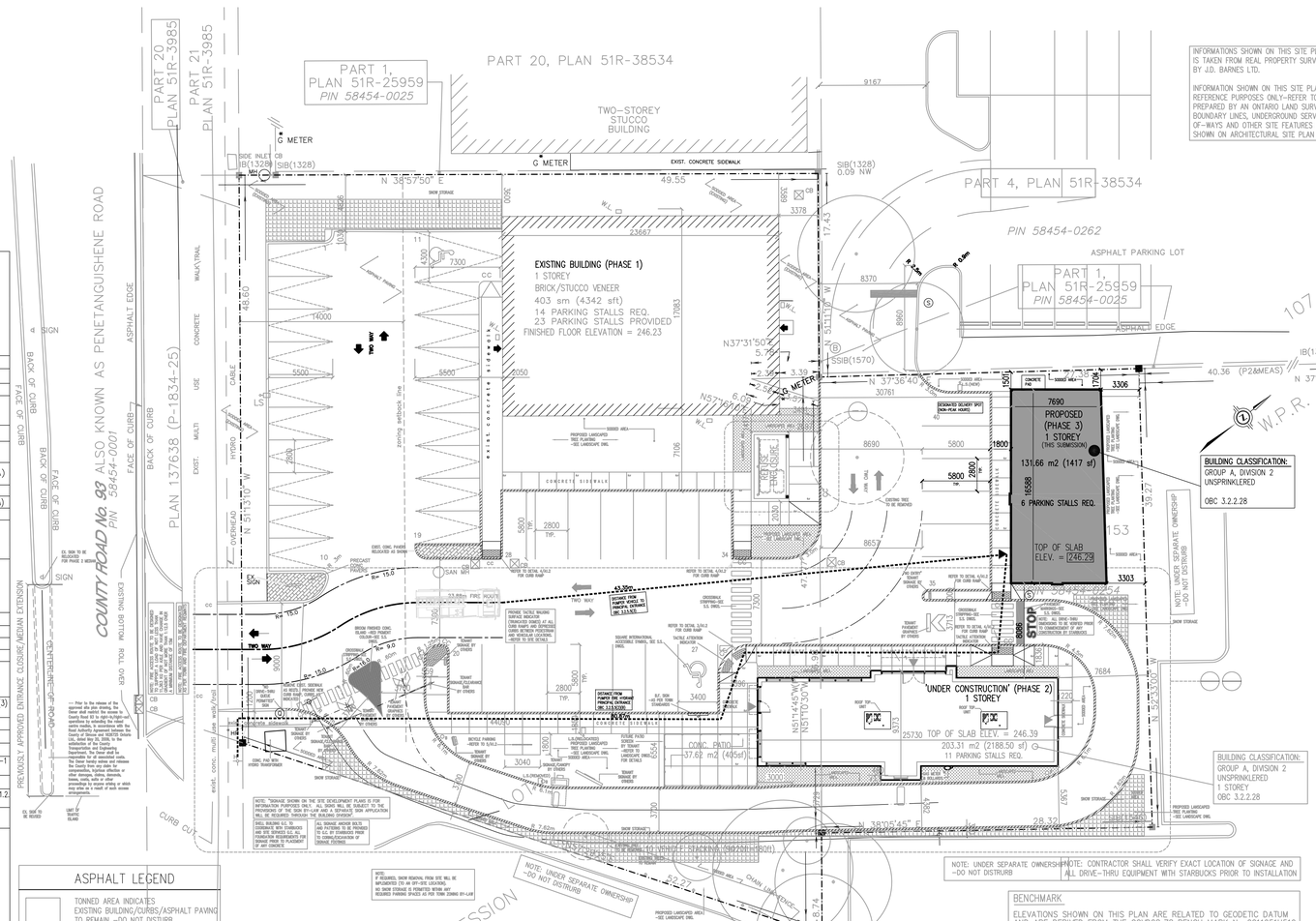


INFORMATIONS SHOWN ON THIS SITE PLAN IS TAKEN FROM REAL PROPERTY SURVEY PREPARED BY J.D. BARNES LTD.

INFORMATION SHOWN ON THIS SITE PLAN IS FOR REFERENCE PURPOSES ONLY–REFER TO ACTUAL SURVEY PREPARED BY AN ONTARIO LAND SURVEYOR FOR ACTUAL BOUNDARY LINES, UNDERGROUND SERVICES, EASMENTS, RIGHT-OF-WAYS AND OTHER SITE FEATURES NOT NECESSARILY SHOWN ON ARCHITECTURAL SITE PLAN

SITE PLAN INDICATES PROPOSED BUILDING LOCATION ONLY – ACTUAL BUILDING LOCATION TO BE CONFIRMED AND SITE VERIFIED BY ONTARIO LAND SURVEYOR

NOTE: FOR LANDSCAPING PLAN REFER TO DRAWING NO. FP–1 AND LD–1 PREPARED BY ENVISION TATHAM, DATED MAY 26, 2022

Reserved barrier free parking spaces shall be identified by signs conforming to the requirements of the Ontario Regulation made under the Highway Traffic Act.

SURVEY INFORMATION TAKEN FROM:
BOUNDARY SURVEY
OF PART OF LOT 107,
CONCESSION 1, W.P.R.
GEOGRAPHIC TOWNSHIP OF TINY
TOWN OF MIDLAND
COUNTY OF SIMCOE
SCALE 1 : 200

5 2.5 0 5 10 15 METRES

## LEGEND

| | |
|---|---|
| EXIST STRUCTURE (PHASE 1) | STOP SIGN (as per OTM Regulations) |
| PROP. STRUCTURE (PHASE 2) | TRANSFORMER (EXIST.) |
| BUILDING ENTRIES | BRICK PAVERS (EXIST.) |
| POLE MOUNT LIGHT (EXIST.) | RIVER ROCK |
| WALL MOUNT LIGHT (EXIST.) | EXIST PYLON SIGN & SITE SIGNAGE |
| HANDICAP PKG STALL PTD. LINE & SIGN | CHAIN LINK FENCE |
| RAMP (CONCRETE) REFER TO DETAILS | PAVEMENT MARKINGS/GRAPICS DASHED DOT LINE (as per MTO standards) |
| CURB CUT REFER TO DETAILS | PAVEMENT MARKINGS/GRAPICS "STOP BAR" (as per MTO standards) |
| CURB REFER TO SPA2 | SNOW STORAGE |
| BOLLARD REFER TO SPA2 | TRAFFIC FLOW (PAINTED LINE) |
| EXISTING SINGLE CATCHBASIN | NO QUEUE PERMITTED ("NO QUEUE PERMITTED PAST SIGN") (as per OTM Regulations) |
| EXISTING GAS METER | B.F. SIGN AS PER TOWN STANDARDS |
| EXISTING MANHOLE | DENOTES HYDRO POLE |
| EXISTING SANITARY MANHOLE | DENOTES FIRE HYDRANT |
| | DENOTES TREE TO BE REMOVED |
| | DENOTES TREE TO REMAIN |

| | | |
|---|---|---|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | DENOTES | SURVEY MONUMENT SET |
| SIB | DENOTES | STANDARD IRON BAR |
| SSIB | DENOTES | SHORT STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| PB | DENOTES | PLASTIC BAR |
| WIT | DENOTES | WITNESS |
| MEAS | DENOTES | MEASURED |
| JDB | DENOTES | J.D. BARNES LIMITED |
| 650 | DENOTES | C.P. O'DALE, O.L.S. |
| 1328 | DENOTES | H.L. MELLISH, O.L.S. |
| 1546 | DENOTES | R. MAK, O.L.S. |
| 1570 | DENOTES | J.C. STANTON, O.L.S. |
| P1 | DENOTES | PLAN 51R-35153 |
| P2 | DENOTES | PLAN 51R-38534 |
| P3 | DENOTES | PLAN OF SURVEY BY H.L. MELLISH |

DRAWINGS MUST NOT BE SCALED.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES AND ERRORS OR OMISSIONS TO THE ARCHITECT IN WRITING

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS NO PROVISIONS HAVE BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK


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| No. | DATE: | REVISION |
|---|---|---|
| 1 | JAN 12/23 | ISSUED TO TOWN FOR PRECONSULAT'N MTG |
| 2 | APR. 24/23 | ISSUED TO TOWN FOR SPA |
| 3 | | |


175 Stave Ave, Richmond Hill, ON L4C 0S8
TEL: 416-284-1073
E-MAIL: 3sixty@3sixtyarchitect.ca


NAME OF PROJECT: BLDG 'C' SHELL BUILDING

LOCATION: 9281 County Road 93
Lot 107 Conc 1
Midland, Ontario
County of Simcoe

Ontarios 2012 Building Code Data Matrix Parts 3 or 9

| | | OBC Reference (References are to Division B unless noted (A) for Division A or (C) for Division C) | |
|---|---|---|---|
| 1 | PROJECT DESCRIPTION ☐NEW ☐ADDITION ☒ALTERATION ☐CHANGE OF USE 11.1 to 11.4 | ☒PART 3 1.1.2.(A) | ☐PART 9 1.1.2.(A) 9.10.1.3. |
| 2 | MAJOR OCCUPANCY(S) GROUP A, DIVISION 2 | 3.1.2.1.(1) | 9.10.2. |
| 3 | BUILDING AREA: EXISTING: – NEW: 131.66 M2 TOTAL: 131.66 M2 | 1.4.1.2.(A) | 1.4.1.2.(A) |
| 4 | GROSS AREA: EXISTING: – NEW: 131.66 M2 TOTAL: 131.66 M2 NO CHANGE | 1.4.1.2.(A) | 1.4.1.2.(A) |
| 5 | NO. OF STOREYS: ABOVE GRADE: 1 BELOW GRADE: – | 3.2.1.1 & 1.4.1.2.(A) | 9.10.4&1.4.1.2.(A) |
| 6 | Number of Streets/ Fire Fighter Access 1 | 3.2.2.10 & 3.2.5 | 9.10.20 |
| 7 | Building Classification 3.2.2.28. GROUP A, DIVISION 2 1 STOREY | 3.2.2.20–.83 | 9.10.2 |
| 8 | Sprinkler System Proposed ☐entire building ☐selected compartments ☐selected floor areas ☐basement only ☐In lieu of roof rating ☒not required | 3.2.2.20–83 3.2.1.5 3.2.2.17 INDEX | 9.10.8.2 INDEX |
| 9 | Standpipe required ☐Yes ☒No | 3.2.9 | N/A |
| 10 | Fire Alarm required ☐Yes ☒No | 3.2.4 | 9.10.18. |
| 11 | Water Service/Supply is Adequate ☒Yes ☐No | 3.2.5.7 | N/A |
| 12 | High Building ☐Yes ☒No | 3.2.6 | N/A |
| 13 | Construction Restrictions ☐Combustible permitted ☐Non–combustible required ☒Both<br>Actual Construction ☐Combustible ☐Non–combustible ☒Both | 3.2.2.20–.83 | 9.10.6. |
| 14 | Importance Category ☐Low ☒Normal ☐High ☐Post Disaster | 4.1.2.1.(3) 5.2.2.1.(2) | 9.4.1.1. 4.1.2.1.(3) 5.2.2.1(2) |
| | Site Class (A,B,C,E from Geotechnical Report) E | 4.1.8.4. | 4.1.8.4. |
| | Earthquake Importance Factor ($I_E$) 1.0 | T.4.1.8.5. | T.4.1.8.5. |
| | Acceleration based coefficient (Fa) 2.1 | T.4.1.8.4.B | T.4.1.8.4.B |
| | 5% Spectral Response Acceleration Sa (0.2) 0.15 | 4.1.8.4.(1) & SB–1 T.1.2. | 4.1.8.4.(1) & SB–1 T.1.2. |
| | Seismic Hazard Index $I_E$ Fa Sa (0.2) = 0.315 | T.4.1.8.5. | |
| | Design for Seismic Required for Categories 6 to 21. Table 4.1.1.18. Equal or Above 0.35 (Yes or No) NO | 4.1.8.18.(2) | 4.1.8.18.(2), 9.20.1.2. 9.31.6.2.(3) |
| 15 | Mezzanine(s) Area $m^2$ NA | 3.2.1.1.(3)–(8) | 9.10.4.1 |
| 16 | Occupant load based on ☐$m^2$/person ☒design of building<br>Basement N/A<br>1st Flr (Grnd) Occupancy GROUP A DIV 2 Load 44 persons<br>– Load – persons<br>– – persons<br>2nd Floor Occupancy N/A Load N/A persons | 3.1.17. | 9.9.1.3. |
| 17 | Barrier–free Design ☒Yes ☐No (Explain) | 3.8 | 9.5.2 |
| 18 | Hazardous Substances ☐Yes ☒No | 3.3.1.2 & 3.3.1.19 | 9.10.1.3(4) |
| 19 | Required Fire Resistance Rating (FRR) — Horizontal Assemblies FRR (Hours) — Listed Design No. or Description (SB–2) | 3.2.2.20–.83 & 3.2.1.4 | 9.10.8 9.10.9 |
| | 2nd FLR – Hours – | | |
| | GRND FLR – Hours – | | |
| | Roof – Hours – | | |
| | Mezzanine – Hours – | | |
| | FRR of supporting members — Listed Design No. or Description (SB–2) | | |
| | Floors – Hours | | |
| | Roof – Hours | | |
| | Mezzanine – Hours | | |
| 20 | Spatial Separation – Construction of Exterior Walls | 3.2.3 | 9.10.14 |

| | Wall | Area of EBF ($m^2$) | L.D. (m) | L/H or H/L | Permitted Max. % of Openings | Proposed % of Openings | FRR (Hours) | Listed Design or Description | Comb Const | Comb.Constr. Nonc. Cladding | Non–comb. Constr. |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | North | 70.78 | 3.303 | L/H | 14 | 0% | 1 | SB–2 TABLE 2.3.4.A. | NO | NON COMB CLADDING REQ'D | |
| | South | – | – | – | – | – | – | | | | |
| | East | – | – | – | – | – | – | | | | |
| | West | 32.81 | 1.501 | L/H | 8 | 7.07% | 1 | SB–2 TABLE 2.3.4.A. | NO | NON COMB CLADDING REQ'D | |

21 Other – Describe:

2012 Building Code Data Matrix, Part 3 or 9

## ASPHALT LEGEND

TONNED AREA INDICATES EXISTING BUILDING/CURBS/ASPHALT PAVING TO REMAIN –DO NOT DISTURB

INDICATES NEW AND EXISTING ASPHALT PAVING TO BE RE–SURFACED

NOTE: AREAS INDICATING EXISTING ISLANDS, CURBS, ETC. TO BE REMOVED ARE TO BE REPLACED WITH NEW ASPALT PAVING U/N OTHERWISE –REFER TO SPECIFICATIONS

▲ INDICATES MAN DOOR

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

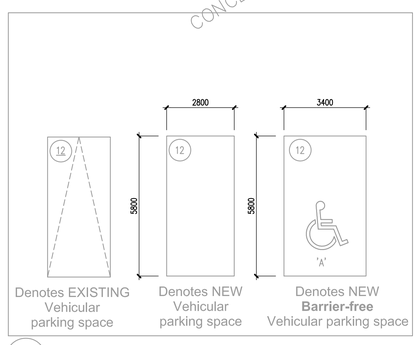
ALL CURB ELEVATIONS ARE FROM THE TOP OF CURB.

HATCHED AREA INDICATES NEW POURED CONC. CURB (REFER TO DET. 4/SPA1.1)

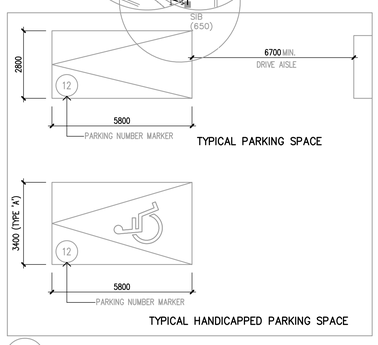
"NOTE; IF THE FINAL COURSE OF ASPHALT PAVING IS DELAYED, INSTALL A TEMPORARY LIFT OF ASPHALT AT RAMPS OR CURB CUTS TO PROVIDE BARRIER–FREE ACCESS."

SITE PLAN INDICATES PROPOSED BUILDING LOCATION ONLY – ACTUAL BUILDING LOCATION TO BE CONFIRMED AND SITE VERIFIED BY ONTARIO LAND SURVEYOR

NOTE: FOR SITE SERVICING AND GRADING PLAN REFER TO DRAWING NO. 19–047–01, 02, 03, 04, 05 BY CONDELAND CONSULTING ENGINEERS, DATED MAY 22, 2020.




2 1.0 TYPICAL PARKING SPACE LEGEND
1:100




1 1.0 TYPICAL PARKING SPACE LAYOUTS
1:100

BENCHMARK

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CGVD28:78 BENCH MARK No 00119510519 HAVING A PUBLISHED ELEVATION OF 245.61 METRES.

## BY–LAW REQUIREMENTS FOR PARKING, DRIVING AILES

1. ALL 90 DEGREE PARKING SPACES SHALL BE 2.80m x 5.80m.

2. MINIMUM AILSE OR DRIVES FOR PARKING AREAS SHALL BE 6.7m WITH TWO WAY TRAFFIC.

3. SPACE FOR BARRIER FREE PARKING SHALL BE 3.4m x 5.8m. WHICH EXCLUDES A 1.5m WIDE HATCHED DISEMBARKING AILSE.

## SITE PLAN DETAILS & STANDARDS

FOR SITE PLAN DETAILS SEE DRAWINGS A1.1, & A1.2

SITE DETAIL STANDARDS INCLUDE, CAST–IN–PLACE CONCRETE CURB, SIDEWALKS, HANDICAPPED PARKING SPACES, BOLLARDS, CURB RAMPS, & PARKING LINES & STRIPES.

## SITE STATISTICS

ZONING HC HIGHWAY COMMERCIAL

| MINIMUM LOT INFORMATION | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM LOT AREA | 3000 sm | 3994 sm |
| MAXIMUM COVERAGE<br>PHASE 1<br>PHASE 2<br>PHASE 3– PROPOSED | 50% (1997 m2) | 737.97 m2<br>403 m2<br>203.31 m2<br>131.66 m2 |
| FRONT YARD SETBACK | 14 m | 23.1 m |
| REAR YARD SETBACK | 3.3 m | 3.3 m |
| INT. SIDE YARD SETBACKS | 0 m<br>0 m | 3 m<br>3 m |
| FRONTAGE | 30 m | 48.6 m |
| MAX. BUILDING HEIGHT | 11 m | 5.8 m |
| MIN. LANDSCAPE AREA (strip at street edge) | 3m at front | 3m @ front |
| PARKING (OVERALL SITE) | 31 spaces | 40 spaces |
| PHASE 1 (EXIST'G BLDG.)–(1 spaces/30m2) | 14 spaces | 23 spaces |
| PHASE 2 –(1 space/4 seats) (44 seats assumed) | 11 spaces | 11 spaces |
| PHASE 3 –(1 space/4 seats) (24 seats assumed) | 6 spaces | 6 spaces |
| Barrier Free (3.4 x 5.8 m ) | 1 spaces | 2 spaces |


3 Sixty architect inc.
175 Stave Cres
Richmond Hill, Ontario L4C 0S8
Tel: 416-284-1073
Fax: 416-284-1908
E-Mail: 3sixty@3sixtyarchitect.ca
Web: www.3sixtyarchitect.ca


OWNER/APPLICANT
1626725 ONTARIO LIMITED
5110 DUNDAS ST. WEST
TORONTO, ONTARIO, M9A 1C2
T: 416 605 1149 EMAIL: jim@sturino.ca

# Proposed Shell Building
## Phase 3 Development
9281 COUNTY RD. 93

Town of Midland — County of Simcoe

SITE PLAN (PHASE 2)
STATS AND NOTES

| | | | |
|---|---|---|---|
| SCALE AS NOTED | DATE NOV. 4, 2021 | CONM. NO. 0272 | |
| DRAWN FM | CHECKED FM | DRAWING NO. SPA 1.0 | |