

No.	Description	Date
1	FOR COORDINATION W. ELECTRICAL	APR 14, 2021
2	1 ST SPA SUBMISSION	APR 28, 2021
3	2 ND SPA SUBMISSION	JUN. 21, 2021
4	3 RD SPA SUBMISSION	JUL. 13, 2021
5		

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 TOWNSHIP OF TINY SPECIFICATIONS.
- OFFICIAL COPIES MUST BEAR AN ORIGINAL SIGNATURE AND SHOW THE ENGINEERS STAMP IN RED.
- DO NOT SCALE DRAWINGS.

BARRIER FREE PATH OF TRAVEL:

- OBC 3.8.1.3.1 BARRIER FREE PATH OF TRAVEL SLOPE MAXIMUM 1:20; MINIMUM WIDTH 1.12M (3'-8")
- MAXIMUM BEVEL 1:2
- MAXIMUM 12MM (1/2") CURB AT LEVEL CHANGES

CONCRETE WALKWAYS:

- USE 4" CONCRETE SLAB WITH COMPRESSIVE STRENGTH 32 MPA MINIMUM.
- USE 4" COMPACTED GRANULAR FILL W/ COMPACTED SUB GRADE OR UNDISTURBED EARTH.
- EXPANSION JOINTS LOCATED 20' O/C MAXIMUM, TOOLED JOINTS 5' O/C MAXIMUM.
- 2% CROSS SLOPE MINIMUM, AWAY FROM BUILDINGS OR STRUCTURES.
- LIGHT BROOM FINISH IN DIRECTION OF WIDTH.

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.

UTILITIES:

- BUILDINGS SERVICED BY MUNICIPAL WATER & SEWER, AND 240V HYDRO. HYDRO SERVICE LOCATION AND INSTALLATION REQUIREMENTS TO BE CONFIRMED WITH LOCAL AUTHORITY (MIDLAND PUC).
- 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 GREEN AREAS.
- SNOW NOT TO BE PUSHED ONTO OR STORED ON ROADWAYS, DESIGNATED PARKING SPACES OR BARRIER FREE SPACES AND PATHS OF TRAVEL.

PARKING / LOADING:

- ALL PARKING SPACES MUST CONFORM WITH MOST RECENT EDITIONS OF TOWN OF MIDLAND ZONING BY-LAWS.
- 28 SPACES REQUIRED AS PER ZONING REQUIREMENTS.
- MINIMUM 1 BARRIER FREE PARKING SPACE TO BE PROVIDED.

PAVING:

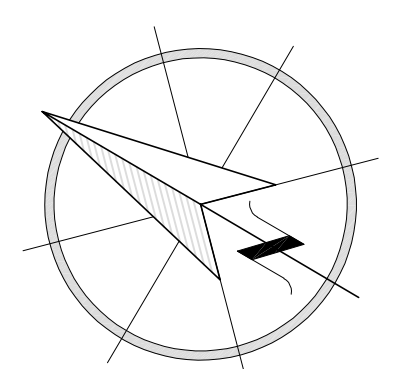
- PRIOR TO PLACEMENT OF ANY EARTH FILL, IT IS RECOMMENDED THAT ALL EXISTING GRANULAR MATERIAL AND ORGANIC-RICH FILLS BE SUBEXCAVATED AND EXPOSED SUBGRADE INSPECTED BY A GEOTECHNICAL ENGINEER AND PROOF ROLLED.
- PAVING TO BE AS FOLLOWS:

- ACCESS ROUTES:**
- HL3 ASPHALT = 40 MM
 - HL8 ASPHALT = 60 MM
 - GRANULAR A = 150 MM
 - GRANULAR B = 500 MM
- PARKING AREA:**
- HL3 ASPHALT = 50 MM
 - GRANULAR A = 150 MM
 - GRANULAR B = 300 MM

- ALL GRANULAR MATERIALS SHOULD BE COMPACTED TO A MINIMUM 100% SPHDD, PLACED IN LIFTS OF 150 MM OR LESS. ASPHALT SHOULD BE ROLLED UNIFORMLY TO A MINIMUM OF 97% MBD.
- CONTINUOUS PERFORATED SUBDRAINS ALONG CURBS AND/OR SUBDRAINS AT CATCHBASINS ARE RECOMMENDED.
 - SUBDRAINS AT CATCHBASINS SHOULD EXTEND TYPICALLY 6M OUT FROM THE CATCHBASINS IN ALL DIRECTIONS IN WHICH SUBGRADE DRAINAGE COULD BE COLLECTED.
 - INSPECTION AND TESTING DURING ALL PHASES OF PAVING TO BE COMPLETED BY A GEOTECHNICAL ENGINEER.

LEGEND:

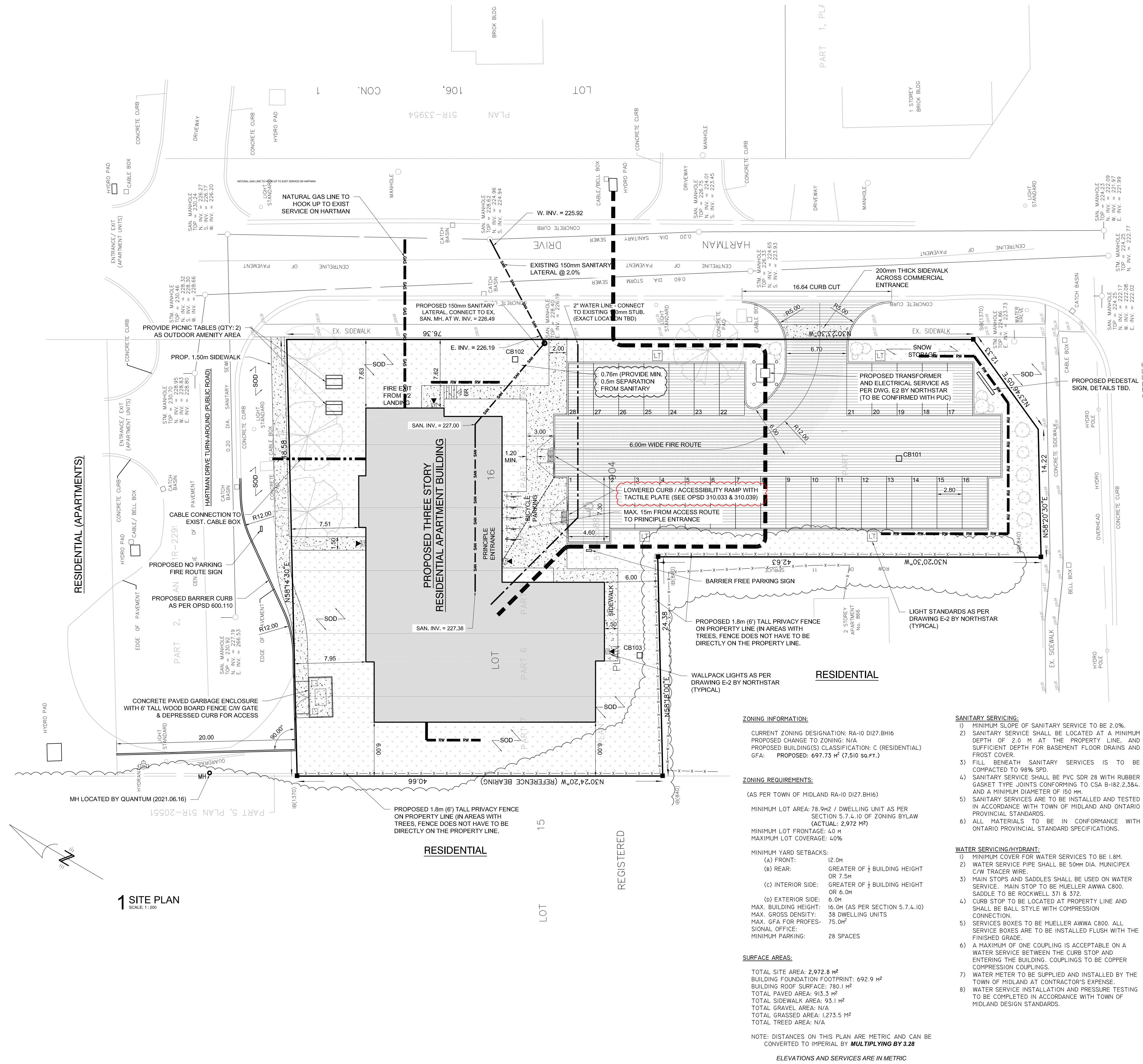
---	EXISTING WATER SERVICE
---S---S---	EXISTING SANITARY SEWER
---	EXISTING SEWER SERVICE
---	EXISTING STORM SEWER
-x-x-x-	FENCE
---	PROPOSED HYDRO
---S---S---	PROPOSED SANITARY SERVICE
---	PROPOSED WATER SERVICE
---	PROPOSED GAS SERVICE
---	PROPOSED CABLE SERVICE
○	MAINTENANCE HOLE
⊕	EXISTING FIRE HYDRANT
↑	DIRECTION OF TRAFFIC
---	BARRIER FREE PATH OF TRAVEL
▨	GRASSED/LANDSCAPED AREA
▨	PAVED AREA
▨	FIRE ROUTE
▨	CONCRETE
▨	NO PARKING ZONE



Project: SHELTER NOW 2 (WEBER HOUSE) RESIDENTIAL APARTMENTS
Location: 860 YONGE STREET MIDLAND, ON
For: North Simcoe Emergency/Transitional Residential Projects Inc.

Drawing: SITE PLAN

Date	Project No	Page ID
APR. 2021		
Drawn By	6154	SP1
Scale	See Plot	



ZONING INFORMATION:
 CURRENT ZONING DESIGNATION: RA-10 D12.7.BH16
 PROPOSED CHANGE TO ZONING: N/A
 PROPOSED BUILDING(S) CLASSIFICATION: C (RESIDENTIAL)
 GFA: PROPOSED: 697.73 m² (7,510 sq.ft.)

ZONING REQUIREMENTS:
 (AS PER TOWN OF MIDLAND RA-10 D12.7.BH16)

MINIMUM LOT AREA: 78.9m² / DWELLING UNIT AS PER SECTION 5.7.4.10 OF ZONING BYLAW (ACTUAL: 2,972 M²)
 MINIMUM LOT FRONTAGE: 4.0 M
 MAXIMUM LOT COVERAGE: 40%

MINIMUM YARD SETBACKS:
 (a) FRONT: 12.0M
 (b) REAR: GREATER OF 1/2 BUILDING HEIGHT OR 7.5M
 (c) INTERIOR SIDE: GREATER OF 1/2 BUILDING HEIGHT OR 6.0M
 (d) EXTERIOR SIDE: 6.0M
 MAX. BUILDING HEIGHT: 16.0M (AS PER SECTION 5.7.4.10)
 MAX. GROSS DENSITY: 38 DWELLING UNITS
 MAX. GFA FOR PROFESSIONAL OFFICE: 75.0M²
 MINIMUM PARKING: 28 SPACES

SURFACE AREAS:
 TOTAL SITE AREA: 2,972.8 M²
 BUILDING FOUNDATION FOOTPRINT: 692.9 M²
 BUILDING ROOF SURFACE: 780.1 M²
 TOTAL PAVED AREA: 913.3 M²
 TOTAL SIDEWALK AREA: 93.1 M²
 TOTAL GRAVEL AREA: N/A
 TOTAL GRASSED AREA: 1,273.5 M²
 TOTAL TREED AREA: N/A

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

ELEVATIONS AND SERVICES ARE IN METRIC

1 SITE PLAN
 SCALE: 1:200