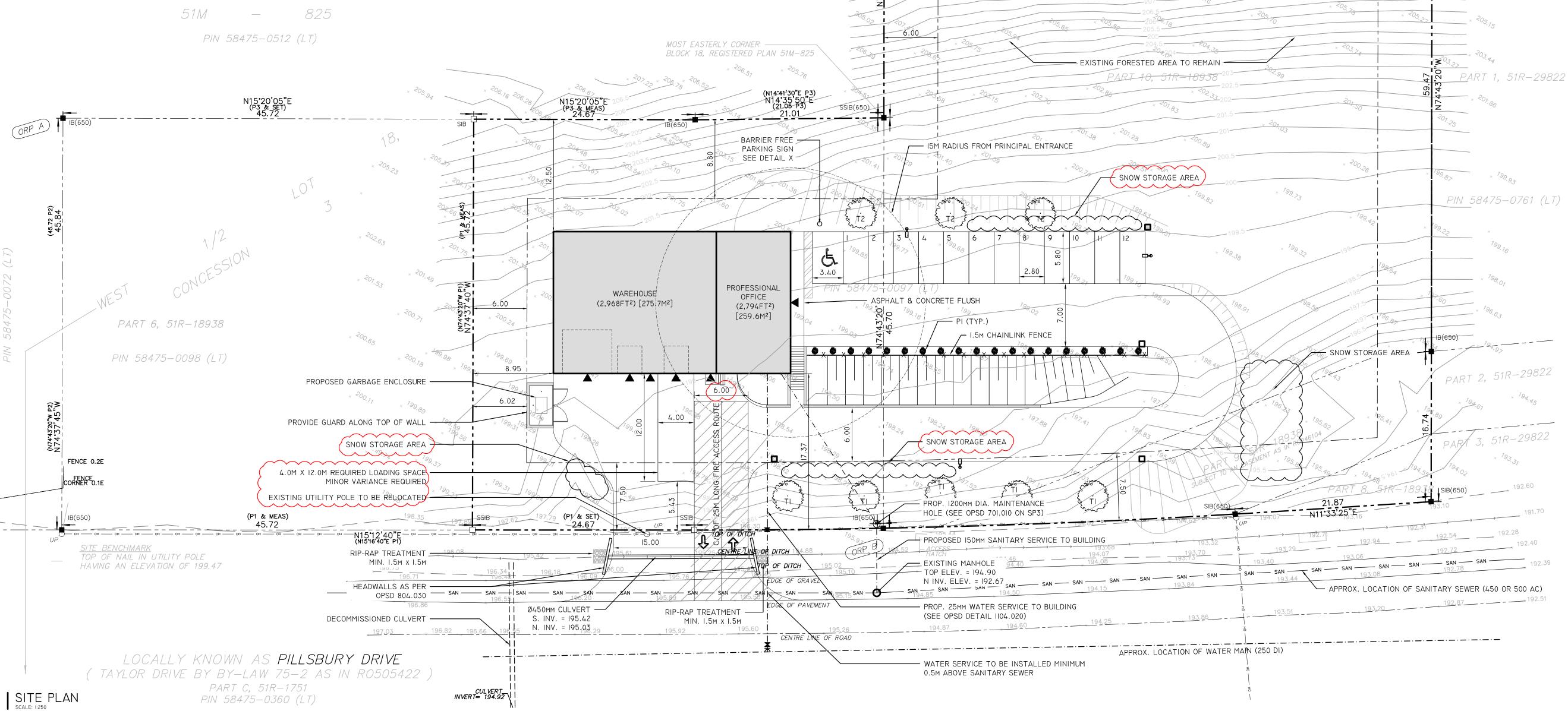
PLANTING SCHEDULE					
Label	Quantity	Common Name	Botanical Name	Size / Height	Form
P1	19	Maiden / Red Switch Grass	Panicum virgatum 'Gracillimus' / 'Rubrum'	0.6m - 1.2m	Potted
T1	5	Paper Birch	Betula papyrifera	Full Specimen	Balled & Burlapped
T2	3	White Pine	Pinus strobus	Full Specimen	Balled & Burlapped

PART OF THE WEST 1/2 LOT 18 CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF TAY) TOWN OF MIDLAND COUNTY OF SIMCOE

BLOCK



I) 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.

2) 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.

3) 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.

4) OFFICIAL COPIES MUST BEAR AN ORIGINAL SIGNATURE AND SHOW THE ENGINEERS STAMP IN RED. 5) DO NOT SCALE DRAWINGS.

BARRIER FREE PATH OF TRAVEL:

PORTION 1.67m (66") SQUARE

- I) OBC 3.8.1.3 I BARRIER FREE PATH OF TRAVEL SLOPE MAXIMUM I:20; MINIMUM WIDTH I.I2m (3'-8")
- 2) MAXIMUM BEVEL 1:2
- 3) MAXIMUM 12MM (/2") CURB AT LEVEL CHANGES 4) MINIMUM LANDING AT TOP AND BOTTOM OF SLOPED

I) ALL DISTURBED AREAS ARE TO BE RESTORED TO

ORIGINAL CONDITION AS REQUIRED. 2) GRASSED AREAS TO BE SODDED OVER A MINIMUM 150 MM

I) BUILDINGS SERVICED MUNICIPAL WATER & SEWER, AND 240V HYDRO. HYDRO SERVICE LOCATION AND INSTALLATION REQUIREMENTS TO BE CONFIRMED WITH LOCAL AUTHORITY (MIDLAND PUC).

2) COMPACTION OF BACKFILL FOR UTILITY TRENCHES

SHALL BE 95% SPDD, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITIES. 3) CONTRACTOR RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

GARBAGE STORAGE:

I) ALL GARBAGE TO BE STORED IN DUMPSTER LOCATED IN GRAVEL PAVING DESIGNATED AREA.

SNOW STORAGE:

- I) ALL SNOW TO BE STORED ON SITE WITHIN DESIGNATED GREEN AREAS.
- 2) SNOW NOT TO BE PUSHED ONTO OR STORED ON PILLSBURY DRIVE, DESIGNATED PARKING SPACES OR BARRIER FREE SPACES AND PATHS OF TRAVEL.

EXTERIOR LIGHTING:

LIGHT DOES NOT INFRINGE ON FORESTED AREA,

ADJACENT PROPERTIES & WILL BE DARK SKY FRIENDLY. 2) EXTERIOR SCONCE LIGHTING TO BE LITHONIA TWR LED 2) I PARKING SPOT TO BE PROVIDED PER 30 M2 OF GFA FOR WALL PACK LIGHTING. CATALOG NO. TWRI LED P3 40K MVOLT DDBTXD M2, OR APPROVED EQUAL

MINIMUM OF 250MM OF GRANULAR 'A' COMPACTED TO

2) DRIVEWAY CULVERT TO BE MINIMUM 400MM DIA. ALUMINIZED CORRUGATED STEEL OR DOUBLE WALLED FENCING: SMOOTH INTERIOR HDPE PIPE.

APPLICABLE ONTARIO PROVINCIAL STANDARDS.

I) GRAVEL PARKING AREAS TO MEET LEVEL OF PERFORMANCE AS SPECIFIED; ORIGINAL GRADE (95% PROCTOR DENSITY), I50MM GRANULAR 'A' (100% PROCTOR DENSITY)

* GRANULAR COURSES SHALL CONFORM TO ALL APPLICABLE ONTARIO PROVINCIAL STANDARDS.

PARKING / LOADING:

I) ALL SECURITY LIGHTING TO BE SHIELDED SO THAT I) ALL PARKING SPACES MUST CONFORM WITH MOST I) MINIMUM COVER FOR WATER SERVICES TO BE 1.8M. BY-LAWS.

> PROFESSIONAL OFFICE AREA (9 SPOTS MINIMUM). 3) I PARKING SPOT TO BE PROVIDED PER 100 M2 OF GFA FOR WAREHOUSE/STORAGE AREA (3 SPOTS MINIMUM).

3) MINIMUM I BARRIER FREE PARKING SPOT TO BE PROVIDED. I) PAVED AREA TO BE A MINIMUM OF 75MM HL3A ON A 4) ALL LOADING PROVISIONS OUTLINED BY THE MOST RECENT TOWN OF MIDLAND ZONING BY-LAWS MUST BE

* ASPHALT & GRANULAR COURSES SHALL CONFORM TO ALL I) 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.

> 2) CHAIN LINK FENCING TO BE 1.5M HIGH FOR COMMERCIAL/INDUSTRIAL PROPERTIES.

WATER SERVICING/HYDRANT

CONNECTION.

RECENT EDITIONS OF TOWN OF MIDLAND ZONING 2) WATER SERVICE PIPE SHALL BE 25MM DIA. TYPE "K" COPPER TUBING AND FITTINGS INCLUDING ELECTROCHEMICAL CORROSION PROTECTION WHERE CONNECTED TO DUCTILE IRON WATERMAINS.

3) MAIN STOPS AND SADDLES SHALL BE USED ON WATER

BLOCK

GREEN AREA

³².₉₆ PIN 58475-0512 (LT)

SERVICE. MAIN STOP TO BE MUELLER AWWA C800. SADDLE TO BE ROCKWELL 371 & 372. 4) CURB STOP TO BE LOCATED AT PROPERTY LINE AND SHALL BE BALL STYLE WITH COMPRESSION

5) SERVICES BOXES TO BE MUELLER AWWA C800. ALL SERVICE BOXES ARE TO BE INSTALLED FLUSH WITH THE FINISHED GRADE.

6) 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. 8) WATER SERVICE INSTALLATION AND PRESSURE TESTING TO BE COMPLETED IN ACCORDANCE WITH TOWN OF MIDLAND DESIGN STANDARDS.

9) HYDRANT SHALL MEET REQUIREMENTS OF AWWA C502. 10) HYDRANT TO BE CANADA VALVE CENTURY/PREMIERE MODEL, OPENING COUNTERCLOCKWISE, MEETING AWWA

II) GATE VALVES TO BE MUELLER RESILIENT SEAT VALVES, MEETING AWWA C509 C/W BIBBY VALVE BOX TO BE INSTALLED FLUSH WITH THE FINISHED GRADE. II) CHECK VALVES TO BE MUELLER SWING CHECK VALVES, MEETING AWWA C508 C/W BIBBY VALVE BOX TO BE

INSTALLED FLUSH WITH THE FINISHED GRADE.

12) RESTRAINER COUPLINGS ARE REQUIRED ON ALL ZONING INFORMATION:

WATERMAIN FITTINGS. 13) #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.

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.
- 3) FILL BENEATH SANITARY SERVICES IS TO BE COMPACTED TO 98% SPD. 4) SANITARY SERVICE SHALL BE PVC SDR 28 WITH RUBBER
- GASKET TYPE JOINTS CONFORMING TO CSA B-182.2,3&4. AND A MINIMUM DIAMETER OF 150 MM. 5) SANITARY SERVICES ARE TO BE INSTALLED AND TESTED IN ACCORDANCE WITH TOWN OF MIDLAND AND ONTARIO
- PROVINCIAL STANDARDS. 6) ALL MATERIALS TO BE IN CONFORMANCE WITH ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.

6.00

CURRENT ZONING DESIGNATION: INDUSTRIAL ZONE - MI PROPOSED CHANGE TO ZONING: NO CURRENT BUILDING CLASSIFICATION: N/A PROPOSED BUILDING(S) CLASSIFICATION: F3 (LOW HAZARD INDUSTRIAL OCCUPANCY) GROSS FLOOR AREA: PROPOSED 5,762 SQ. FT (535.3 M²) PROFESSIONAL OFFICE = 259.6 M²

ZONING REQUIREMENTS:

(AS PER TOWN OF MIDLAND INDUSTRIAL ZONE - MI)

MINIMUM LOT AREA: 4000m2 (ACTUAL: 6745.8 M2 APPROX.) MINIMUM LOT FRONTAGE: 30 M MAXIMUM LOT COVERAGE: 60% (PROPOSED: 6.1%) MINIMUM YARD SETBACKS:

(A) FRONT: (B) REAR: (c) INTERIOR SIDE: 6.0m (D) EXTERIOR SIDE: MAX. BUILDING HEIGHT: II.0M

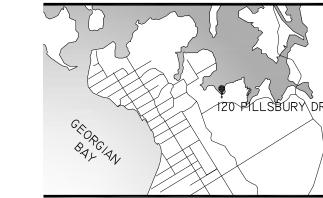
WAREHOUSE = $275.7 M^2$

SURFACE AREAS:

TOTAL SITE AREA: 6745.8 M² BUILDING FOUNDATION FOOTPRINT: 413.8 M² BUILDING ROOF SURFACE AREA: 413.8 M² TOTAL PAVED AREA: 1202.4 M2 TOTAL GRASSED AREA: 898 M2 TOTAL FORESTED AREA (EXISTING TO REMAIN): 4231.6 M²

CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.28

NOTE: DISTANCES ON THIS PLAN ARE METRIC AND CAN BE



	No.	DESCRIPTION	DATE
	1	FOR PRE-CONSULT	APRIL 28, 2022
	2	REVISION - TOWN COMMENTS	JULY 15, 2022
	3	FOR CLIENT REVIEW	SEPT 6, 2023
	4	FOR PLANNING / WATER BALANCE	NOV I, 2023
•	5	FOR PLANNING / WATER BALANCE	NOV 20, 2023
	6	FIRST SUBMISSION	DEC 22, 2023
	7	FOR PRE-CONSULT	FEB 14, 2024
	8	FOR MINOR VARIANCE	APRIL 2, 2024
	9	FOR TOWN CONSULT	MAY 28, 2024
	10	FOR TOWN CONSULT	JUNE 17, 2024

II SITE PLAN SUBMISSION SEPT 25, 2024

LEGEND:

---- WATERMAIN / WATER SERVICE — SANITARY SEWER

---- SEWER SERVICE

MAINTENANCE HOLE -x-x-x- CHAIN LINK FENCE

> EXTERIOR WALL SCONCE LIGHTING

DIRECTION OF TRAFFIC

UTILITY POLE VALVE & BOX

CHECK VALVE IN CHAMBER TAPPING SLEEVE & VALVE BOX

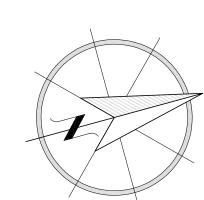
FIRE HYDRANT C/W VALVE & BOX (AS PER OPSD 1105.010)

GRASSED AREA

PAVED AREA

FIRE ROUTE

SLOPED LANDSCAPE







97 COPELAND CREEK DR TINY ONTARIO L9M 0M2 PHONE: (705) 549-1791 Fax: (866) 516-9827 WWW.QENG.CA

NEW COMMERCIAL

FACILITY

120 PILLSBURY DR. MIDLAND, ONTARIO

SCHULTZ - VANT SPYKER

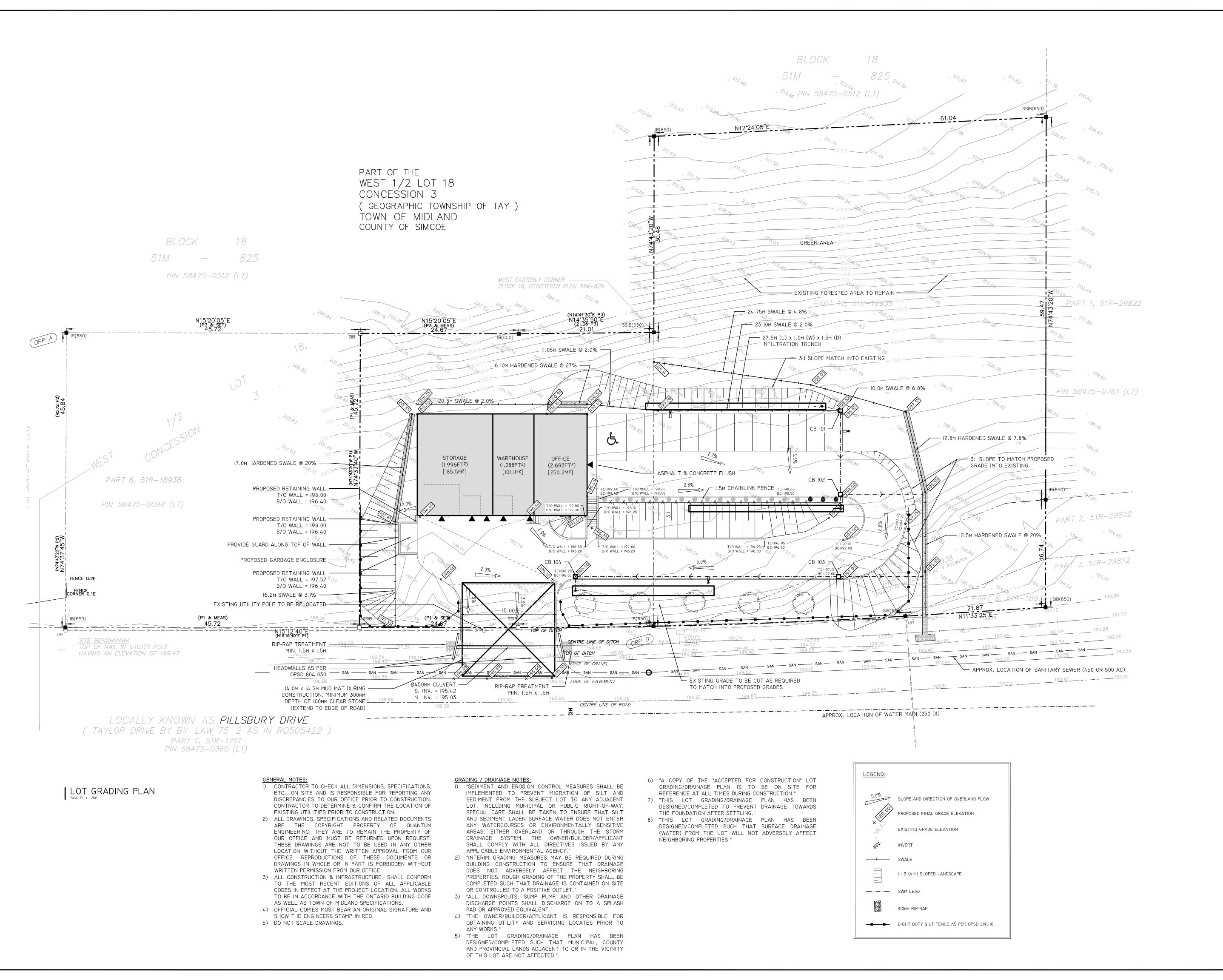
SITE PLAN

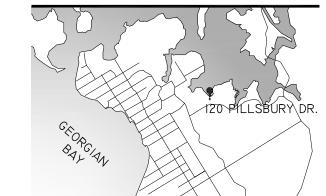
AUG. 2023 PROJECT NO

6506



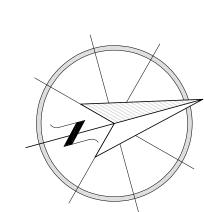




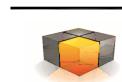


No.	DESCRIPTION	DATE
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	FIRST SLIBMISSION	DEC 22 2023

6 FIRST SUBMISSION DEC 22, 2023
7 FOR PRE-CONSULT FEB 14, 2024 II SITE PLAN SUBMISSION SEPT 25, 2024







OUANTUM

97 Copeland Creek Dr Tiny Ontario L9M 0M2 PHONE: (705) 549-1791 Fax: (866) 516-9827 WWW.QENG.CA

NEW COMMERCIAL FACILITY

120 PILLSBURY DR.

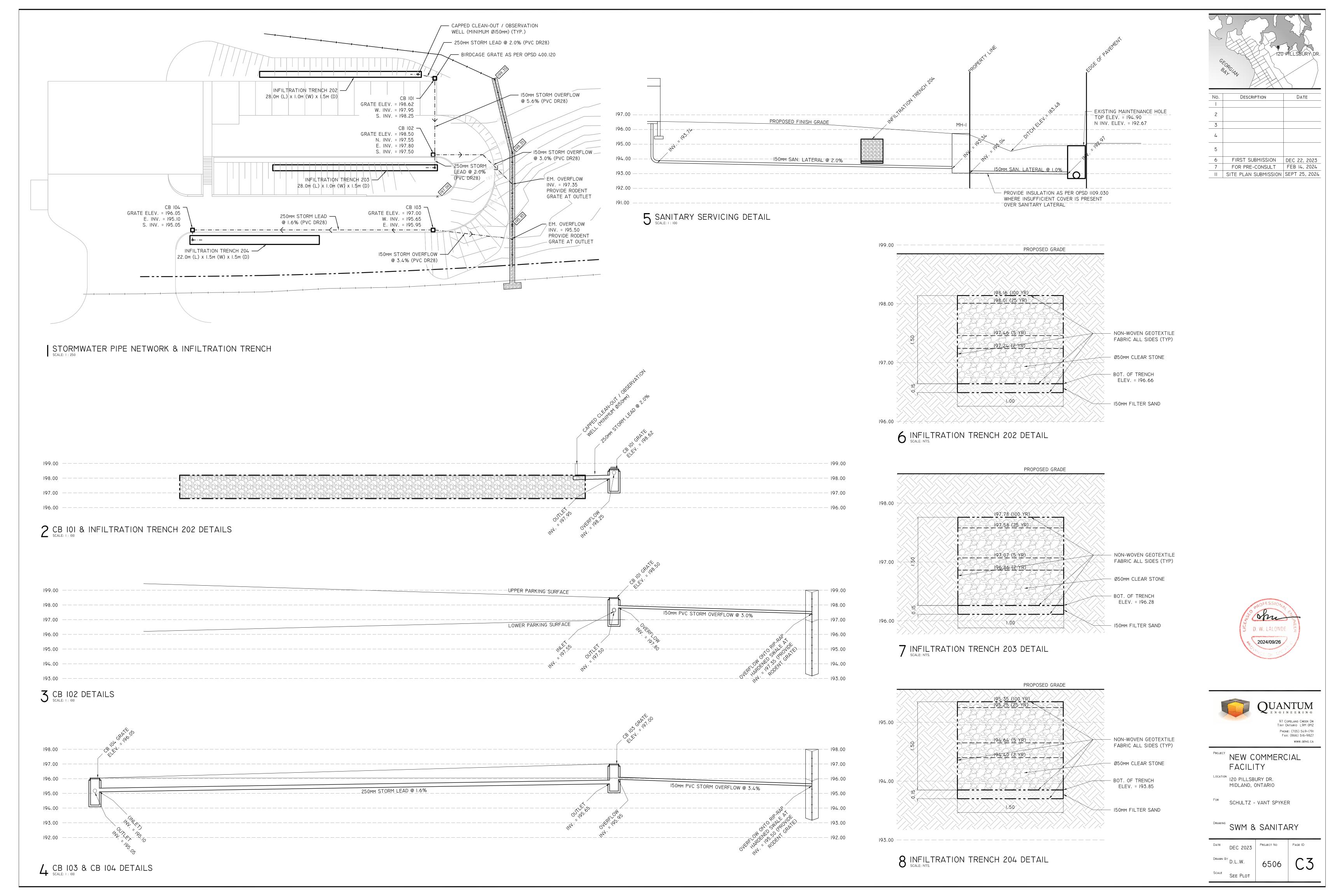
MIDLAND, ONTARIO

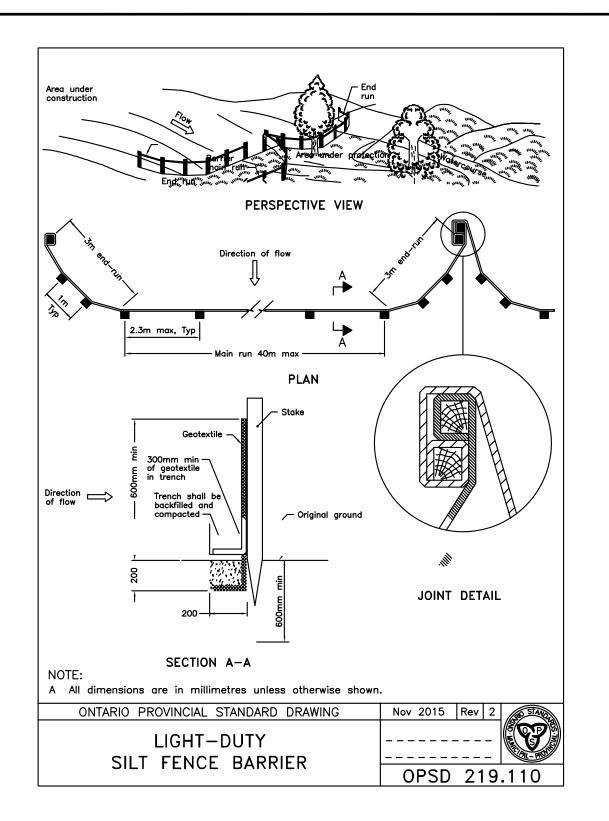
SCHULTZ - VANT SPYKER

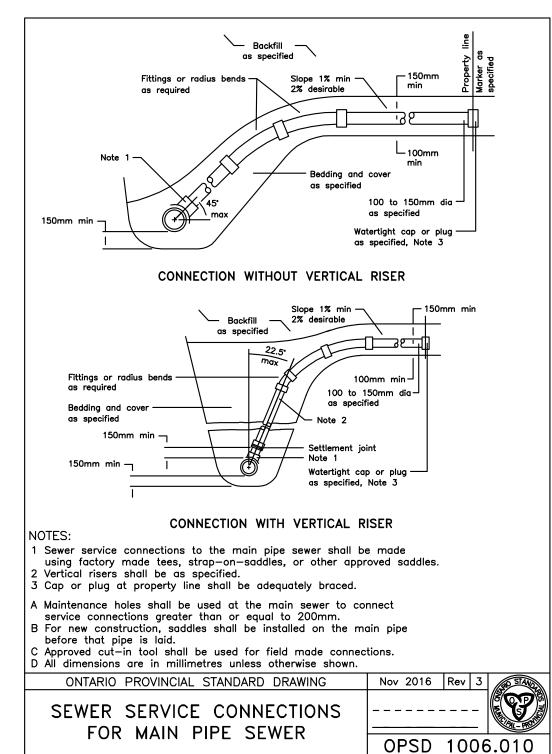
LOT GRADING PLAN

DEC. 2023 PROJECT NO

6506







---- ø1200 -

Riser sections as required

Bench or sump

maintenance hole.

and outlet openings to suit See alternatives A and B

300mm, Typ — Granular bedding

1 The sump is measured from the lowest invert.

A Granular backfill shall be placed to a minimum thickness of 300mm all around the

B Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.

C Structure exceeding 5.0m in depth shall include safety platform according to OPSD 404.020.

ONTARIO PROVINCIAL STANDARD DRAWING

PRECAST CONCRETE

MAINTENANCE HOLE

1200mm DIAMETER

D Pipe support according to OPSD 708.020.

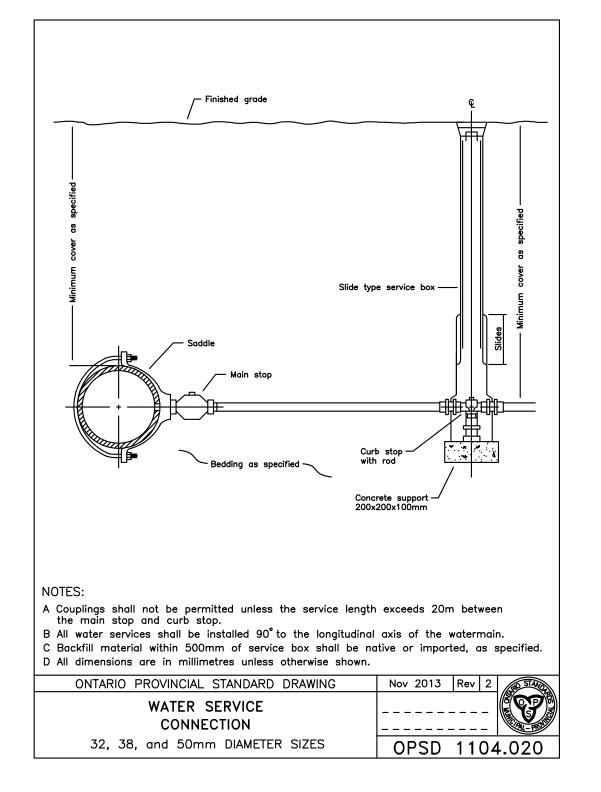
F For adjustment unit and frame installation, see OPSD 704.010.

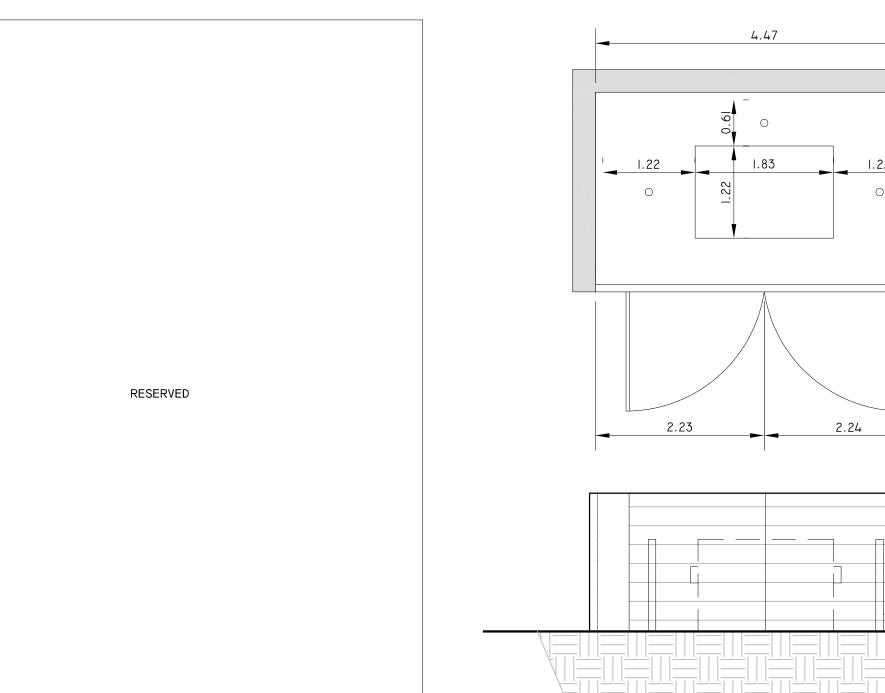
E For benching and pipe opening details, see OPSD 701.021.

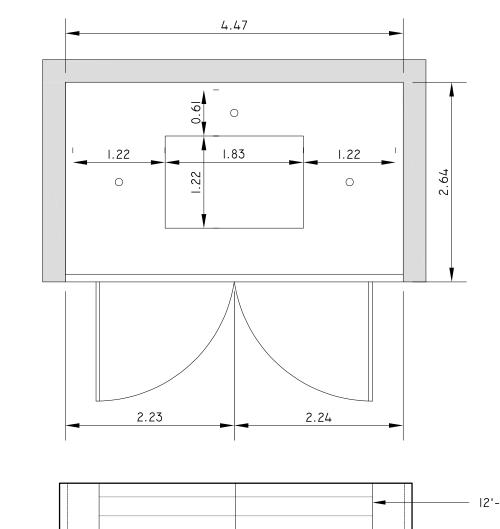
All dimensions are nominal.

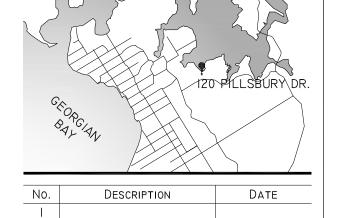
unless otherwise shown.

H All dimensions are in millimetres



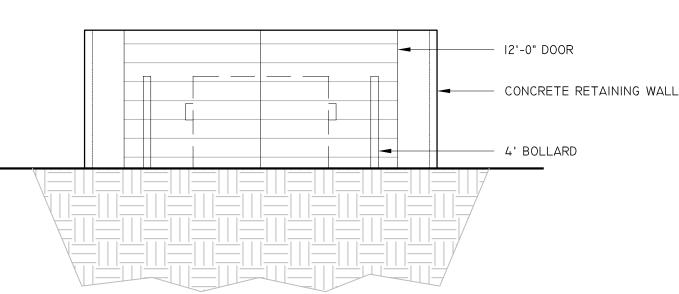




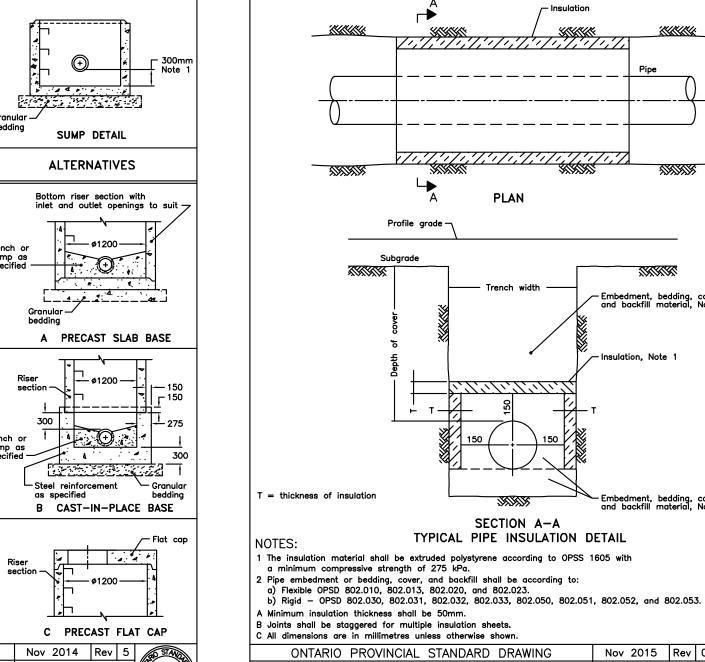


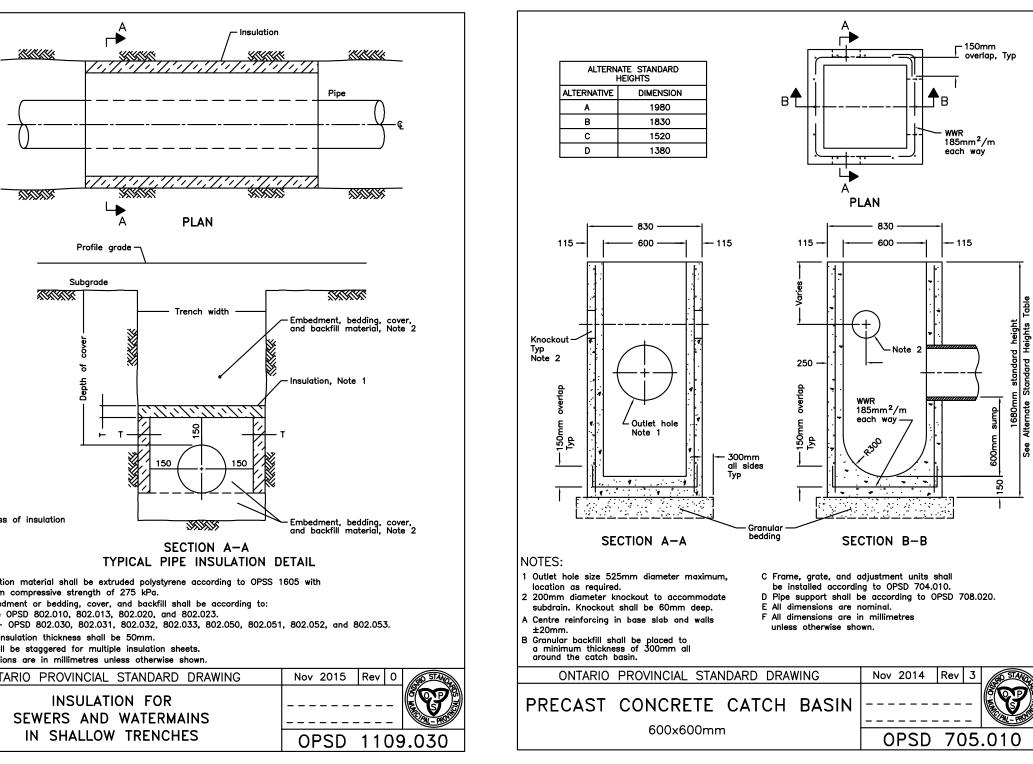
No.	DESCRIPTION	DATE
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6	FIRST SUBMISSION	DEC 22, 2023
7	FOR PRE-CONSULT	FEB 14, 2024

II | SITE PLAN SUBMISSION | SEPT 25, 2024



7 GARBAGE ENCLOSURE DETAIL







ACCESS ROUTE SIGNAGE:

SIGNS TO BE 30 CM BY 45 CM

FORMAT TO BE APPROVED BY FIRE CHIEF

SINGLE-HEADED ARROW SIGN PLACED AT EACH LIMIT OF ACCESS ROUTE

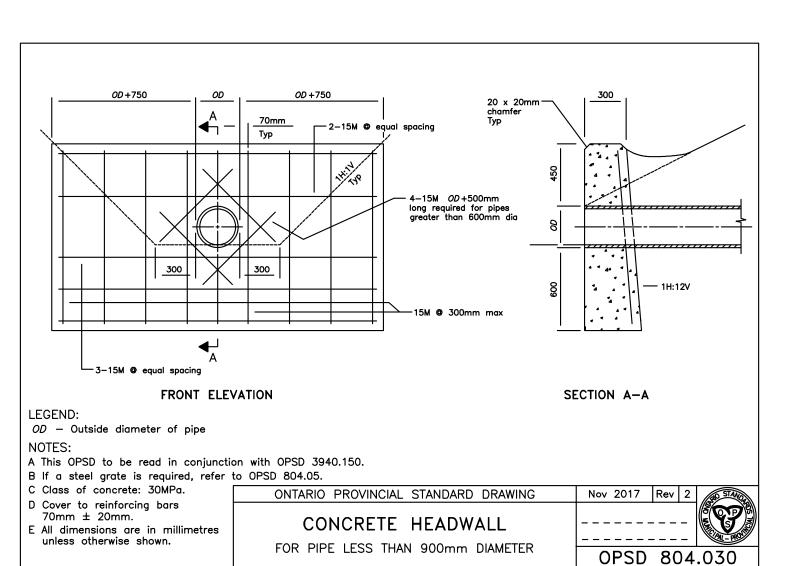
INSTALLED AT INTERMEDIATE POINTS NO FURTHER THAN 45 M APART

SIGNS DISPLAYING DOUBLE-HEADED ARROW TO BE

SIGNS TO BE INSTALLED ON A SIGN POST AT A HEIGHT B/W 2 - 3 M

SHALL BE SET ON AN ANGLE OF NOT LESS THAN 30 DEG. AND NOT MORE THAN 45 DEG. TO A LINE PARALLEL TO THE FLOW OF APPROACHING

MAINTAIN THE VISIBILITY AND LEGIBILITY OF SIGNS AT ALL TIMES



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COVER PLAN

287 216 114 114 64

SECTION C-C

SECTION D-D

R19

Nov 2013 | Rev | 3 |

OPSD 401.030

BAR HANDLE

DETAIL

∠See Hole Detail

HOLE DETAIL

FRAME PLAN

— ø667 —

SECTION A-A

SECTION B-B

A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

CAST IRON, SQUARE FRAME WITH

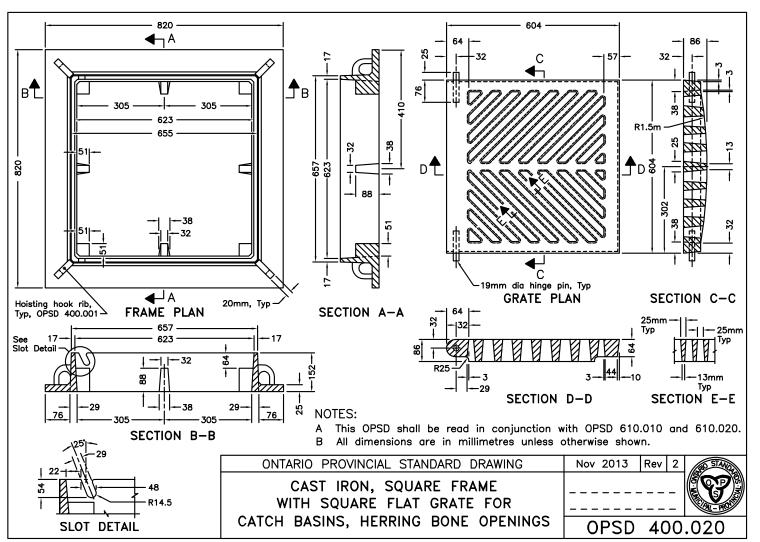
CIRCULAR WATERTIGHT COVER

FOR MAINTENANCE HOLES

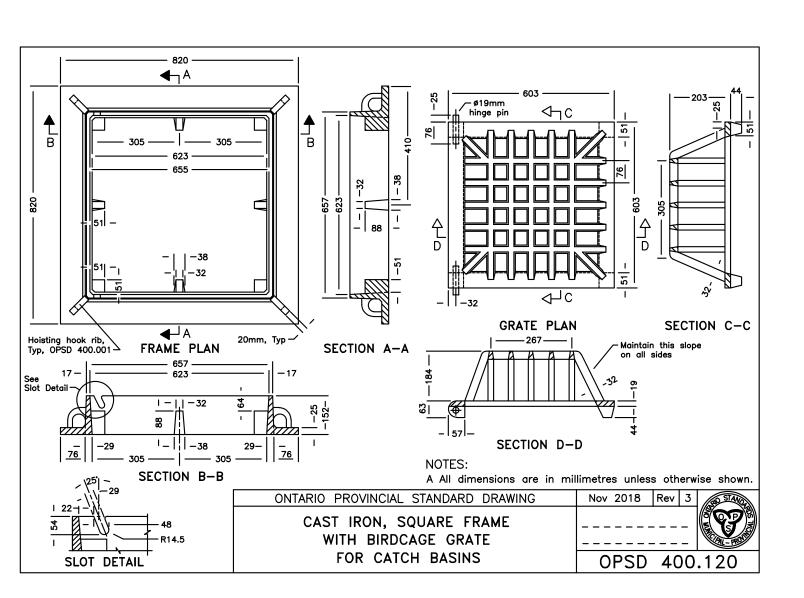
3mm rubber washer —

NOTE:

armmn.



OPSD 701.010







O BARRIER FREE PARKING SIGN DETAIL





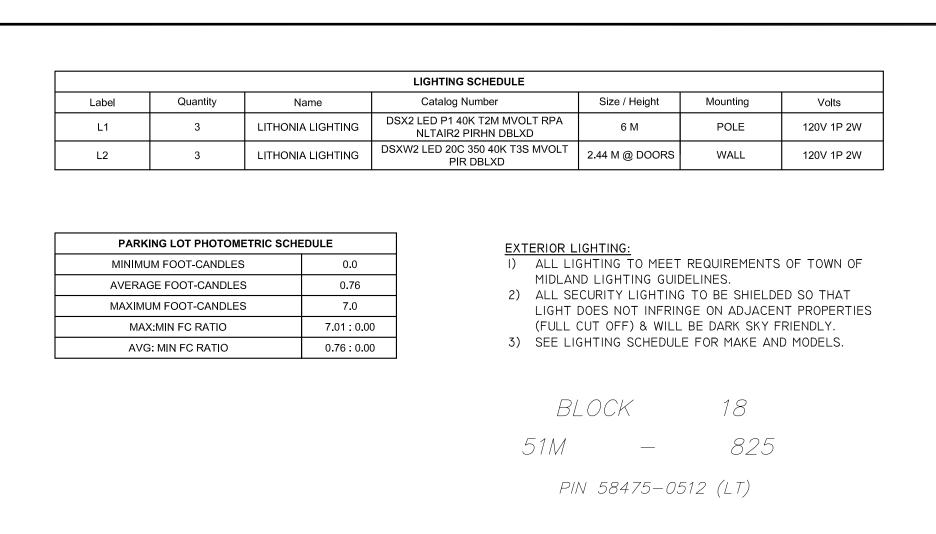
NEW COMMERCIAL FACILITY

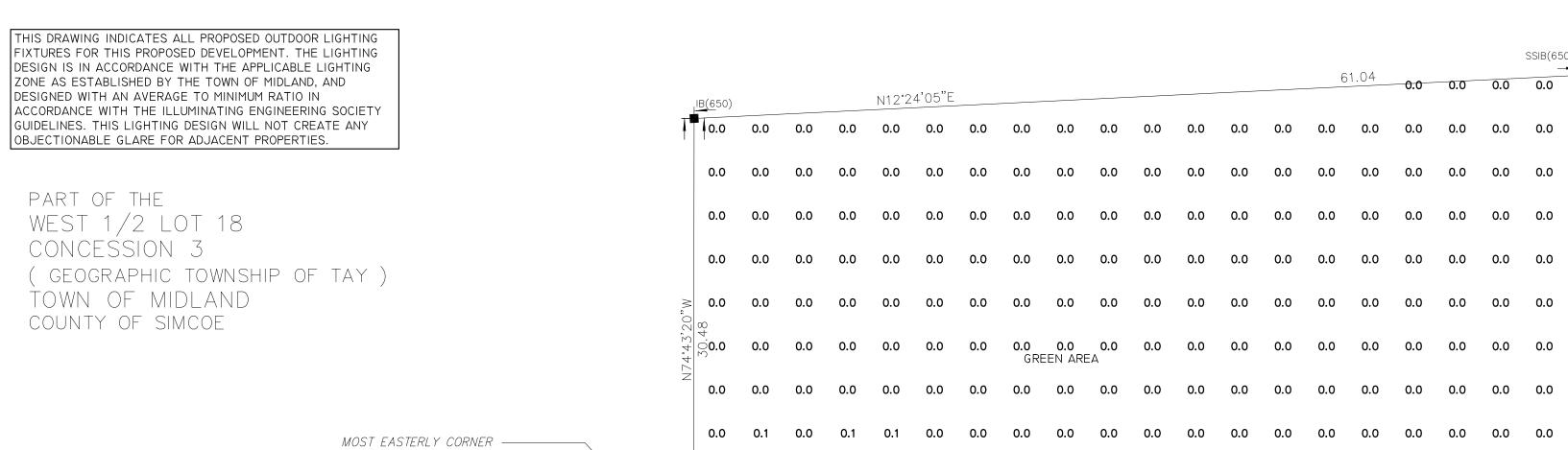
I20 PILLSBURY DR. MIDLAND, ONTARIO

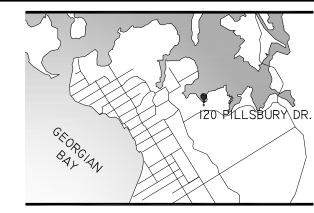
SCHULTZ - VANT SPYKER

DETAILS

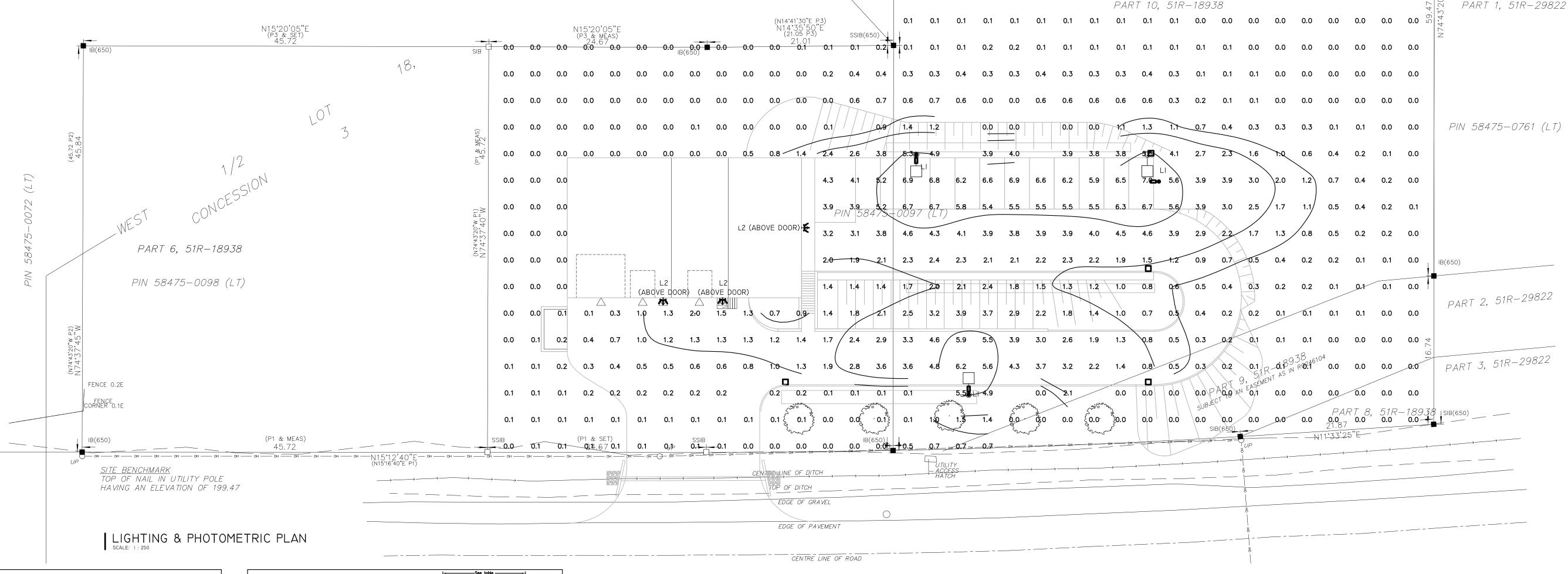
DATE	DEC 2023	PROJECT NO	PAGE ID
DRAWN B	D.L.W.	6506	C4
SCALE	SEE PLOT		



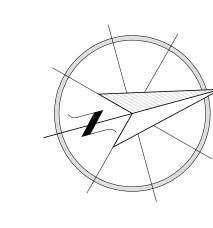




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	6	FIRST SUBMISSION	DEC 22, 2023
	Ξ	SITE PLAN SUBMISSION	SEPT 25, 2024



BLOCK 18, REGISTERED PLAN 51M-825









NEW COMMERCIAL

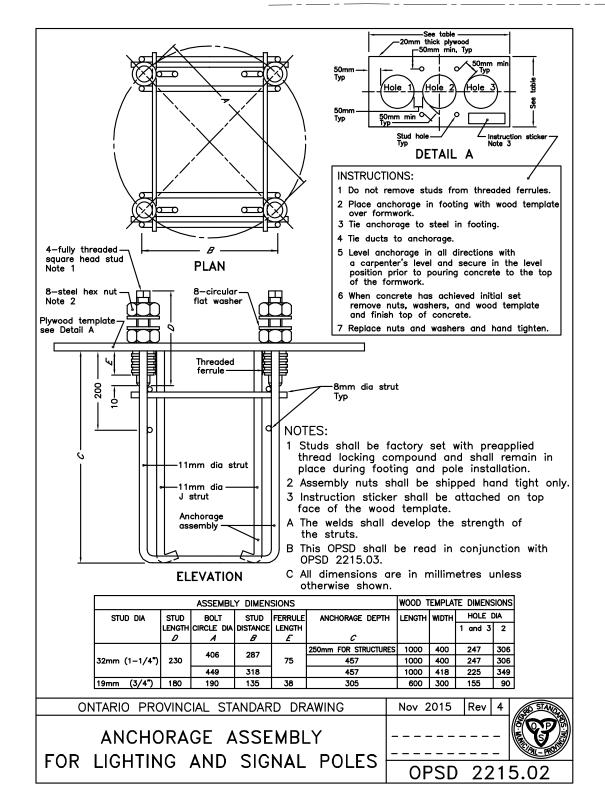
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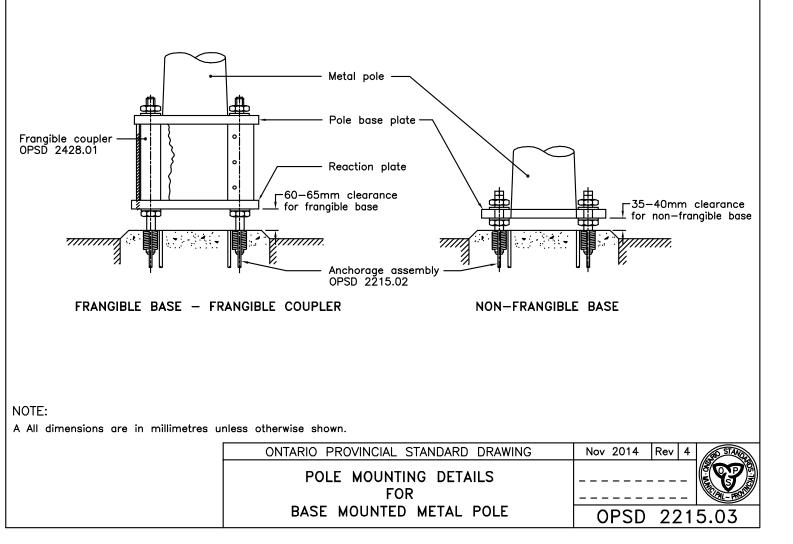
120 PILLSBURY DR. MIDLAND, ONTARIO

SCHULTZ - VANT SPYKER

LIGHTING PLAN

DATE	DEC. 2023	PROJECT NO	Page ID
DRAWN BY	D.L.W.	6506	C5
SCALE	SEE PLOT		



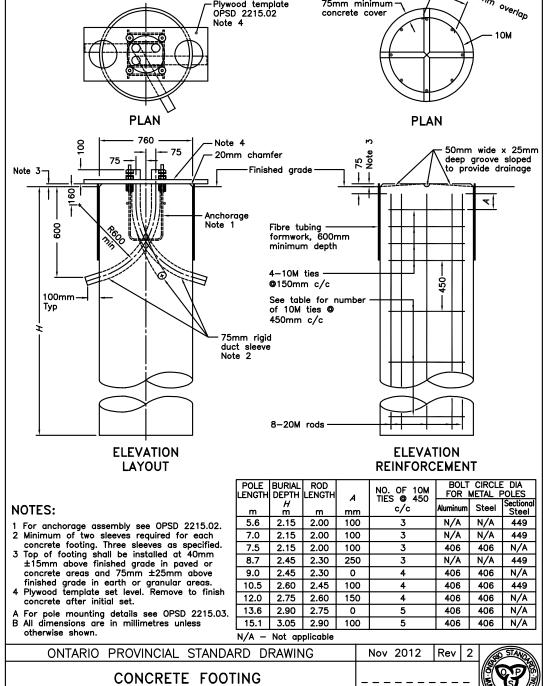




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DLE LIGHT	L2 - WALL MOUNT LIGHT



OPSD 2200.01

FOR BASE MOUNTED

LIGHTING AND SIGNAL POLES

