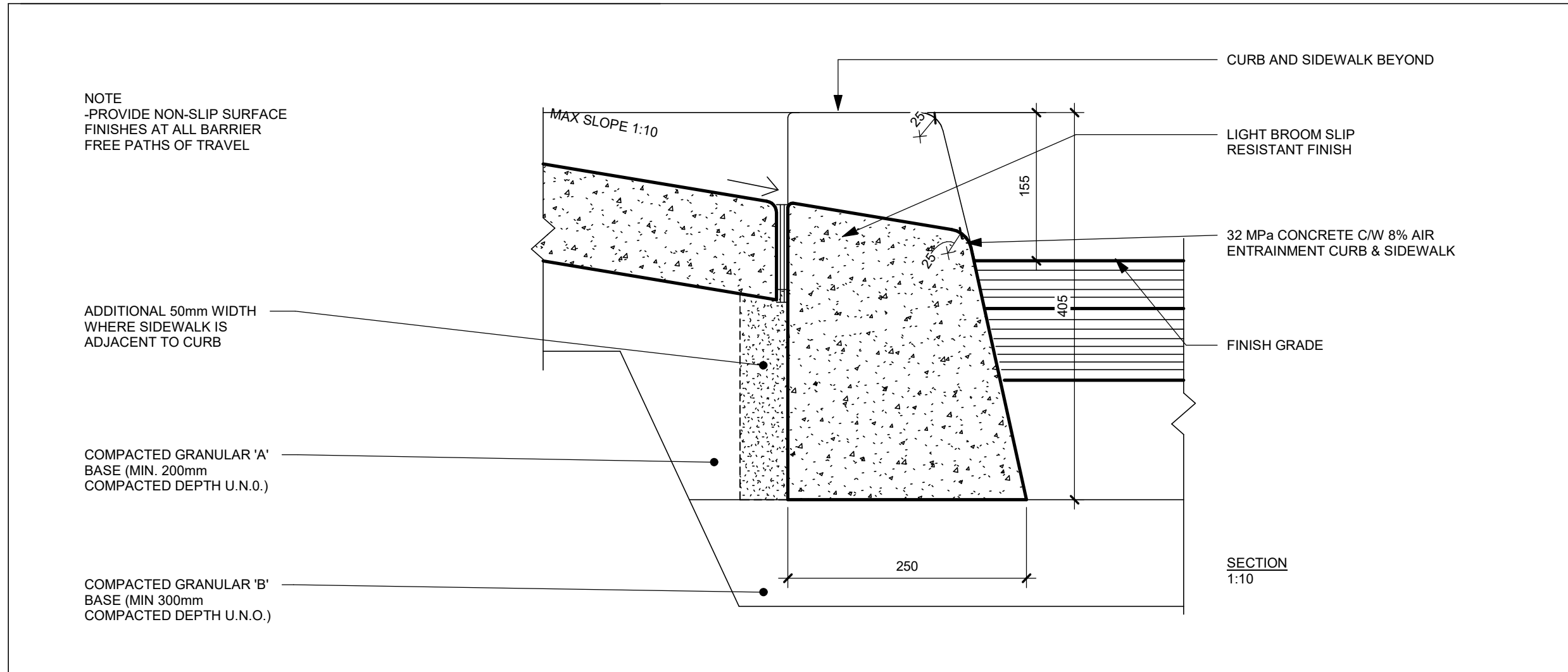




NOTE: STOP SIGN MUST FOLLOW THE ONTARIO TRAFFIC MANUAL UPON MOST RECENT YEAR. SIGN IS TO BE DOUBLE CHECKED BEFORE CONSTRUCTION. ONTARIO BOOK 5

PROJECT SITE:	40,333.56 m ²
TOTAL FSI:	8,149.30 m ² / 40,333.56 m ² = 0.20
BLDG COVERAGE:	8,149.30 m ² / 40,333.56 m ² = 20% COVERAGE

SITE STATISTICS - PHASE 1			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
COMMERCIAL SPACE	8149.30 m ²	87718 ft ²	19.7%
HARD LANDSCAPE			
ASPHALT	22441.55 m ²	241559 ft ²	54.2%
CURB	419.63 m ²	4517 ft ²	1.0%
SIDEWALK	2523.02 m ²	27158 ft ²	6.1%
SOFT LANDSCAPE			
LANDSCAPE	7857.33 m ²	84576 ft ²	19.0%
OVERALL SITE	40333.56 m ²	434147 ft ²	100.0%

PARKING SCHEDULE - PHASE 1		
TYPE	Description	COUNT
COMMERCIAL		
ACCESSIBLE PARKING	5800 x 3400	10
TYPICAL PARKING	5800 x 2800	438
Grand total		448

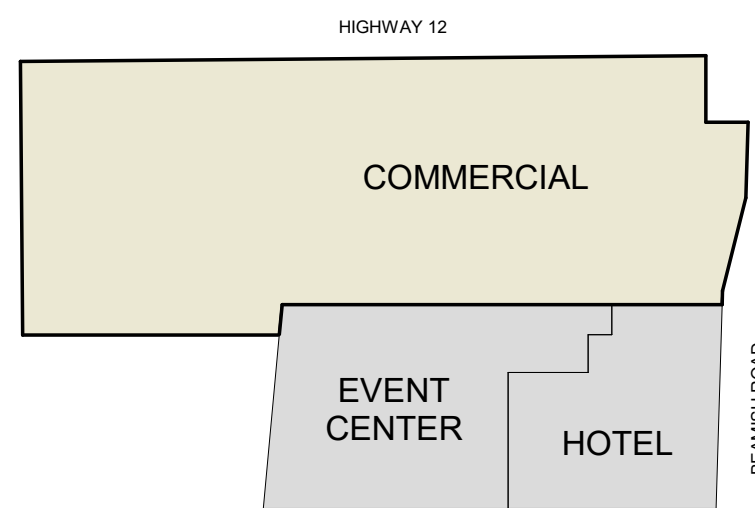
ZONING BY-LAW - M1-3			
TOTAL LOT AREA	40,334 m ²		
SETBACKS AND HEIGHTS	REQUIRED	PROVIDED	
LOT WIDTH		351.48 m	
LOT LENGTH		127.70 m	
MIN FRONT YARD SETBACK	7.5 m	18.80 m	NORTH
MIN REAR YARD SETBACK	8.8 m	8.80 m	SOUTH
MIN INT. SIDE YARD SETBACK	6.0 m	52.30 m	WEST
MIN EXT. SIDE YARD SETBACK	7.5 m	8.50 m	EAST
MAX BUILDING HEIGHT	11.0 m	5.80 m (1 STOREY)	
PARKING REQUIREMENTS			
• ONE LOADING PROVIDED FOR 2300MSQ. LOADING SHALL BE LOCATED TO THE REAR OF THE BUILDING LINE			
• 1 ACCESSIBLE SPACE FOR EVERY 50 REQUIRED PARKING SPACES			
OCCUPANCY	REQUIRED	PROVIDED	
PARKING	= BUILDING AREA SQM / 90 SQM x5 = 7903 SQM / 90 SQM x5 = 87.81 x5 = 439.05 (440)	440 SPACES	448 SPACES

LOADING SCHEDULE - PHASE 1		
TYPE	Description	COUNT
COMMERCIAL		
LOADING PARKING	21.0 x 4.0 m	6
Grand total		6

KEY PLAN



SITE KEY PLAN



LEGAL DESCRIPTION

PART OF THE NORTH HALF LOT 100 CONCESSION 1
GEOGRAPHIC TOWNSHIP OF TAY
TOWN OF MIDLAND
COUNTY OF SIMCOE, ONTARIO

SURVEYOR'S INFORMATION

PRESTON NICHOLSON HARVEY INC.
WWW.ES-OLS.COM
529 ELIZABETH STREET, MIDLAND, ONTARIO, L4R 2A2
TEL: (705) 526-7552

GENERAL NOTES

- ALL CONC. BASES TO BE ARCHITECTURAL BASE I. FLAG POLE, LIGHT POST ETC.
- ALL MECHANICAL UNITS ON THE GROUND TO BE SCREENED WITH A 3'-6" CEDAR FENCE. UNLESS OTHERWISE NOTED, REFER TO LANDSCAPE DRAWINGS.

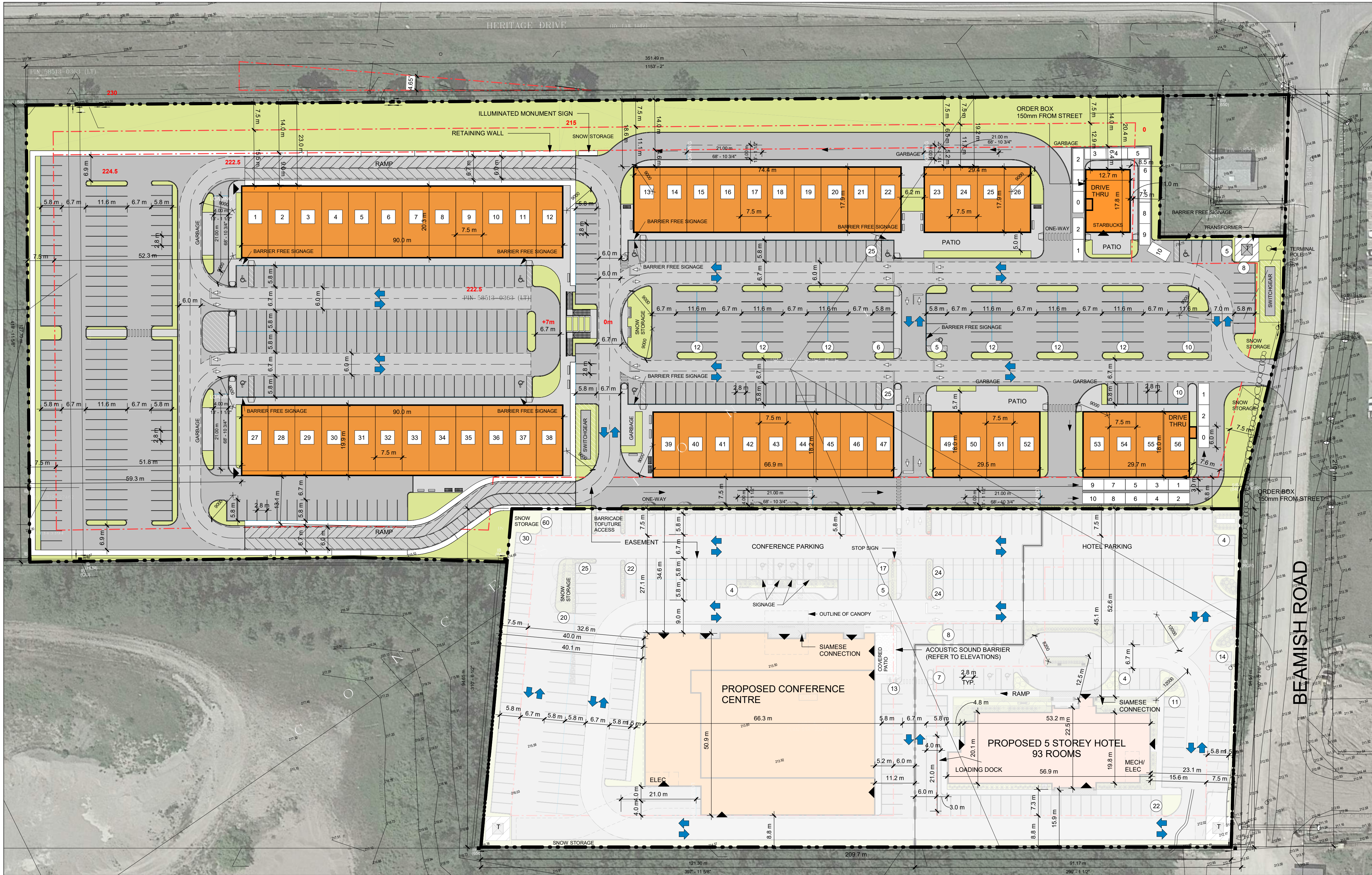
ABBREVIATIONS

CU	CONDENSING UNIT	PRO.	PROVIDED
FF	FINISHED FLOOR ELEVATION	REQ.	REQUIRED
FH	FIRE HYDRANT	SF	SQUARE FEET
G.F.A.	GROSS FLOOR AREA	SM	SQUARE METERS
HDP	HEAVY DUTY PAVING	TYP.	TYPICAL
HP	HANDICAP PARKING	LS	LANDSCAPE
LDP	LIGHT DUTY PAVING	PV	UNIT PANERS, SEE LS
ELS	EXTERIOR LIGHT STANDARD	CW	CONCRETE WALKWAY

SITE PLAN LEGEND

ENTRANCE / EXIT	DESIGNATED BARRIER-FREE PARKING SPACE
BUILDING SETBACK LINE	TRAFFIC DIRECTION
PROPERTY LINE	6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT
SIAMESE CONNECTION	LANDSCAPE / SOD AREA
STOP SIGN	CONCRETE SIDEWALK
PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)	
DEPRESSED CURB	
STOP BAR	PEDESTRIAN CROSSING NOTE: PEDESTRIAN CROSSING TO CONFORM TO ONTARIO TRAFFIC MANUAL, BBOK 11
CURB	

GENERAL NOTES:
1. ALL CONC. BASES TO BE ARCHITECTURAL BASE I. FLAG POLE, LIGHT POST, ETC.
2. ALL MECHANICAL UNITS ON THE GROUND TO BE SCREENED WITH A 3'-6" CEDAR FENCE. UNLESS OTHERWISE NOTED, REFER TO LANDSCAPE DRAWINGS



Overall Site Plan - Commercial

A001c 1 : 600

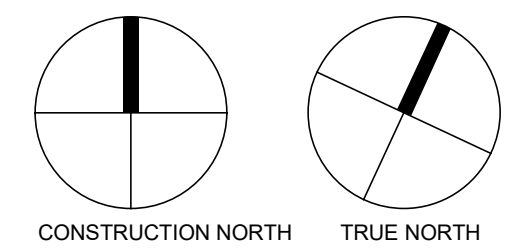


Chamberlain Architect Services
4671 Palladium Way, Suite 1
Burlington, Ontario L7M 0W9
CANADA
Tel: 905.631.7777
Fax: 905.631.7717
www.chamberlainipd.com

NO.	ISSUED	DATE
-----	--------	------

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED 'ISSUED FOR CONSTRUCTION'. VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.
CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.
CLIENT

SEAL



CONSTRUCTION NORTH TRUE NORTH

PROJECT

MIDLAND COMPLEX

SHEET NAME

SITE PLAN COMMERCIAL

START DATE MARCH 2019

DRAWN BY Author

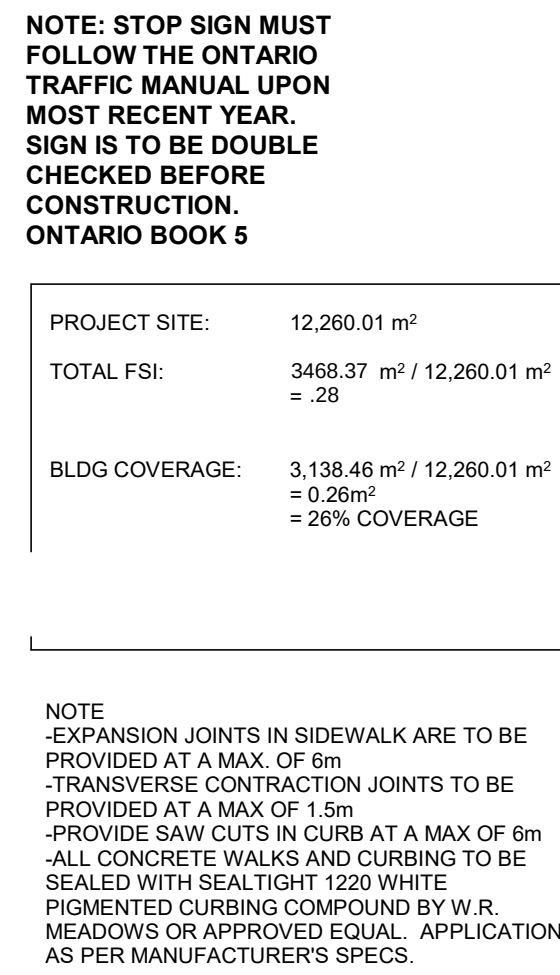
CHECKED BY Checker

SCALE As indicated

PROJECT NO. 118067

DRAWING

A001c



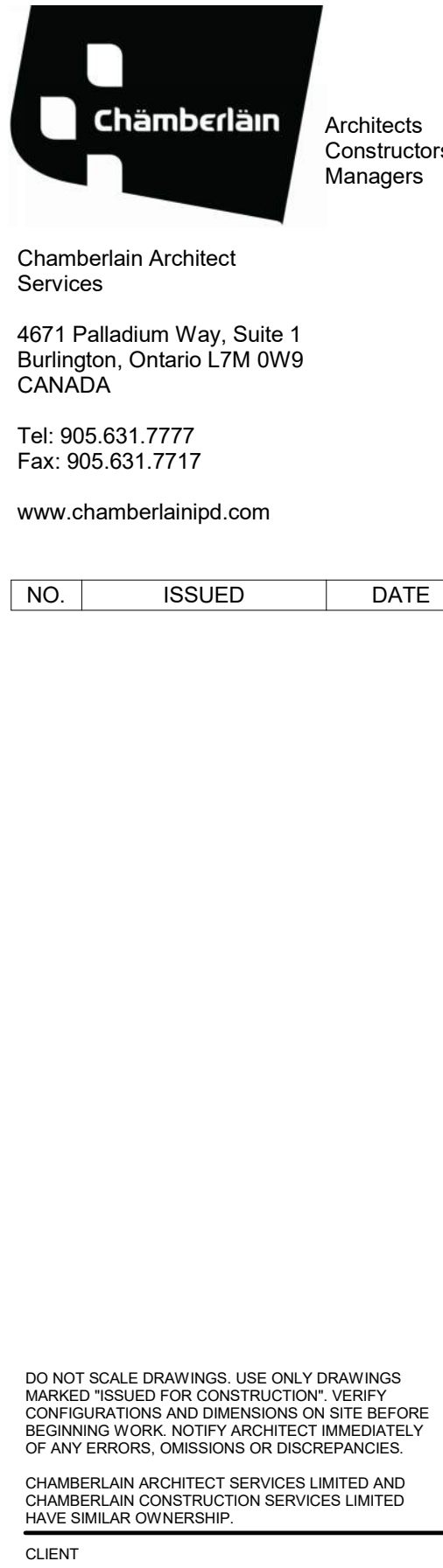
ZONING BY-LAW - M1-3				
TOTAL LOT AREA		12,260 m ²		
SETBACKS AND HEIGHTS		REQUIRED	PROVIDED	
LOT WIDTH LOT LENGTH			121.30 m 94.65 m	
MIN FRONT YARD SETBACK	7.5 m	NORTH	34.60 m	NORTH
MIN REAR YARD SETBACK	8.8 m	SOUTH	8.80 m	SOUTH
MIN INT. SIDE YARD SETBACK	6.0 m	WEST	52.91 m	WEST
MIN EXT. SIDE YARD SETBACK	7.5 m	EAST	40.00 m	EAST
MAX BUILDING HEIGHT		11.0 m	7.00 m (1 STOREY)	
PARKING REQUIREMENTS				
• ONE LOADING PROVIDED FOR 2300MSQ. LOADING SHALL BE LOCATED TO THE REAR OF THE BUILDING LINE. • 1 ACCESSIBLE SPACE FOR EVERY 50 REQUIRED PARKING SPACES				
OCCUPANCY		REQUIRED	PROVIDED	
		209 SPACES	209 SPACES	

PART OF THE NORTH HALF LOT 100 CONCESSION 1
GEOGRAPHIC TOWNSHIP OF TAY
TOWN OF MIDLAND
COUNTY OF SIMCOE, ONTARIO

PRESTON NICHOLSON HARVEY INC.
WWW.ES-OLS.COM
529 ELIZABETH STREET, MIDLAND, ONTARIO, L4R 2A2
TEL: (705) 526 - 7552

1. ALL CONC. BASES TO BE ARCHITECTURAL BASE I. FLAG POLE, LIGHT POST ETC.
2. ALL MECHANICAL UNITS ON THE GROUND TO BE SCREENED WITH A 3'-6" CEDAR FENCE. UNLESS OTHERWISE NOTED. REFER TO LANDSCAPE DRAWINGS.

CU	CONDENSING UNIT	PRO.	PROVIDED
FF	FINISHED FLOOR ELEVATION	REQ.	REQUIRED
FH	FIRE HYDRANT	SF	SQUARE FEET
G.F.A.	GROSS FLOOR AREA	SM	SQUARE METERS
HDP	HEAVY DUTY PAVING	TYP.	TYPICAL
HP	HANDICAP PARKING	LS	LANDSCAPE
LDP	LIGHT DUTY PAVING	PV	UNIT PANERS, SEE LS
ELS	EXTERIOR LIGHT STANDARD	CW	CONCRETE WALKWAY

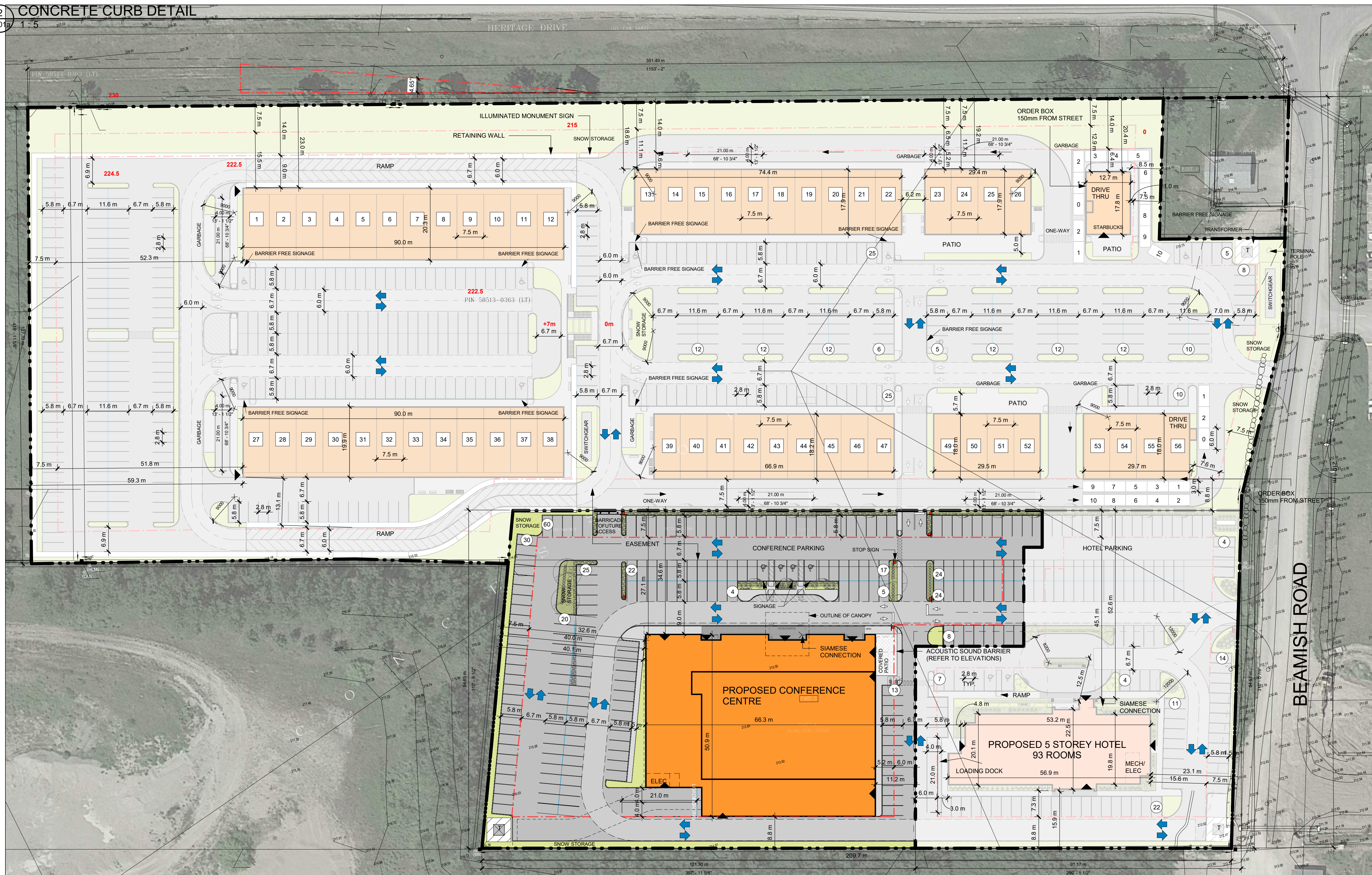


	ENTRANCE / EXIT		DESIGNATED BARRIER-FREE PARKING SPACE
	BUILDING SETBACK LINE		TRAFFIC DIRECTION
	PROPERTY LINE		SIAMESE CONNECTION
	STOP SIGN		6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT
	PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)		LANDSCAPE / SOD AREA
	DEPRESSED CURB		CONCRETE SIDEWALK
	STOP BAR		PEDESTRIAN CROSSING NOTE: PEDESTRIAN CROSSING TO CONFORM TO ONTARIO TRAFFIC MANUAL, BBOK 11
			NOTE: STOP BAR TO CONFORM TO ONTARIO TRAFFIC MANUAL, BBOK 11

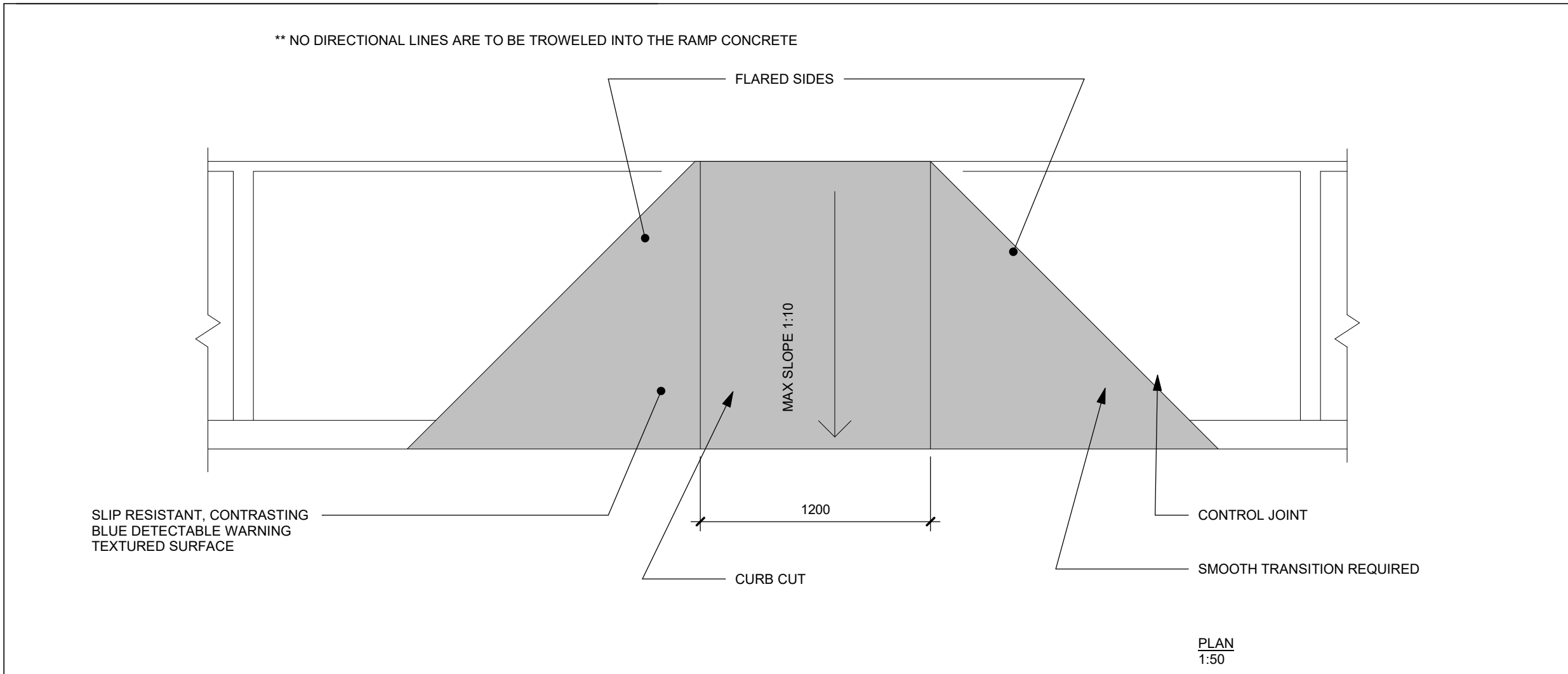
GENERAL NOTES:
1. ALL CONC. BASES TO BE ARCHITECTURAL BASE I. FLAG POLE, LIGHT POST, ETC.
2. ALL MECHANICAL UNITS ON THE GROUND TO BE SCREENED WITH A 3'-6" CEDAR FENCE, UNLESS OTHERWISE NOTED. REFER TO LANDSCAPE DRAWINGS

MIDLAND COMPLEX	
SHEET NAME	
SITE PLAN - EVENT CENTRE	
START DATE	MARCH 2019
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
PROJECT NO.	118067
DRAWING	

A001a



1 Overall Site Plan - Event Centre
A001a 1 : 600



NOTE: STOP SIGN MUST FOLLOW THE ONTARIO TRAFFIC MANUAL UPON MOST RECENT YEAR. SIGN IS TO BE DOUBLE CHECKED BEFORE CONSTRUCTION. ONTARIO BOOK 5

PROJECT SITE:	7,281.40 m ²
TOTAL FSI:	5,430.00 m ² / 7,281.40 m ² = 0.75
BLDG COVERAGE:	1,119.63 m ² / 7,281.40 m ² = 0.15m ² = 15% COVERAGE

SITE STATISTICS - PHASE 3			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
HOTEL	1119.63 m ²	12052 ft ²	15.4%
	1119.63 m ²	12052 ft ²	15.4%
HARD LANDSCAPE			
ASPHALT	4637.23 m ²	49915 ft ²	63.7%
CURB	91.09 m ²	980 ft ²	1.3%
SIWALK	436.67 m ²	4700 ft ²	6.0%
	5164.98 m ²	55595 ft ²	70.9%
SOFT LANDSCAPE			
LANDSCAPE	996.51 m ²	10726 ft ²	13.7%
	996.51 m ²	10726 ft ²	13.7%
OVERALL SITE	7281.40 m ²	78376 ft ²	100.0%

PARKING SCHEDULE - PHASE 3		
TYPE	Description	COUNT
HOTEL		
ACCESSIBLE PARKING	5800 x 3400	2
TYPICAL PARKING	5800 x 2800	116
Grand total		118

ZONING BY-LAW - M1-3			
TOTAL LOT AREA	8,281 m ²		
SETBACKS AND HEIGHTS	REQUIRED	PROVIDED	
LOT WIDTH		91.17 m	
LOT LENGTH		94.51 m	
MIN FRONT YARD SETBACK	7.5 m	NORTH	52.60 m
MIN REAR YARD SETBACK	6.8 m	SOUTH	15.90 m
MIN INT. SIDE YARD SETBACK	6.0 m	WEST	6.00 m
MIN EXT. SIDE YARD SETBACK	7.5 m	EAST	23.10 m
MAX BUILDING HEIGHT	11.0 m	16.46 m (5 STOREYS)	

PARKING REQUIREMENTS	
• ONE LOADING PROVIDED FOR 2300MSQ. LOADING SHALL BE LOCATED TO THE REAR OF THE BUILDING LINE	
• 1 ACCESSIBLE SPACE FOR EVERY 50 REQUIRED PARKING SPACES	

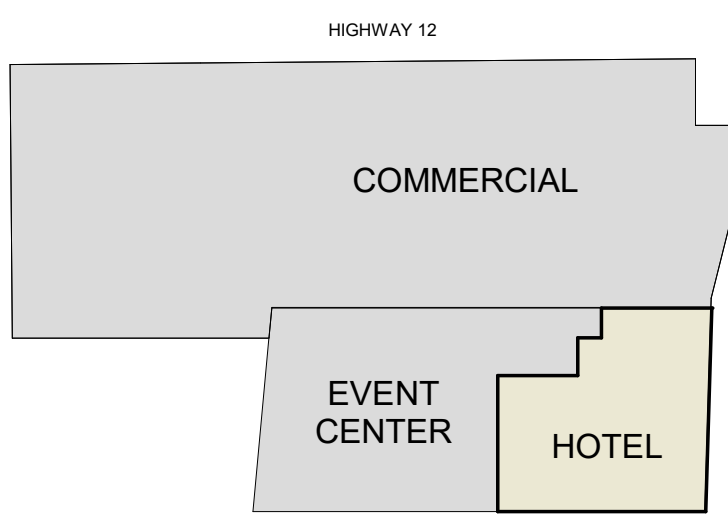
OCCUPANCY	REQUIRED	PROVIDED
	118 SPACES	118 SPACES

LOADING SCHEDULE - PHASE 3		
TYPE	Description	COUNT
HOTEL		
LOADING PARKING	21.0 x 4.0 m	1
Grand total		1

KEY PLAN



SITE KEY PLAN



LEGAL DESCRIPTION

PART OF THE NORTH HALF LOT 100 CONCESSION 1
GEOGRAPHIC TOWNSHIP OF TAY
COUNTY OF MIDLAND, ONTARIO

SURVEYOR'S INFORMATION

PRESTON NICHOLSON HARVEY INC.
WWW.ES-OLS.COM
529 ELIZABETH STREET, MIDLAND, ONTARIO, L4R 2A2
TEL: (705) 526-7552

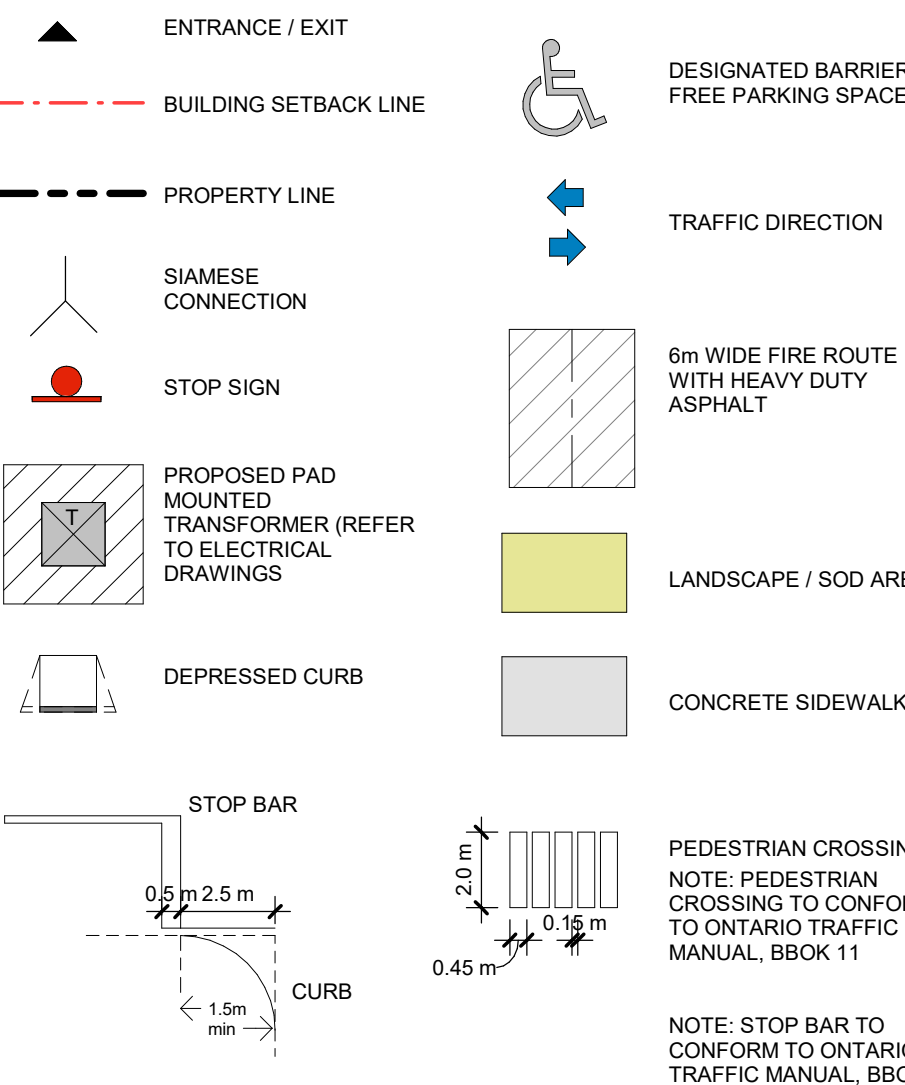
GENERAL NOTES

- ALL CONC. BASES TO BE ARCHITECTURAL BASE I. FLAG POLE, LIGHT POST ETC.
- ALL MECHANICAL UNITS ON THE GROUND TO BE SCREENED WITH A 3'-6" CEDAR FENCE. UNLESS OTHERWISE NOTED. REFER TO LANDSCAPE DRAWINGS.

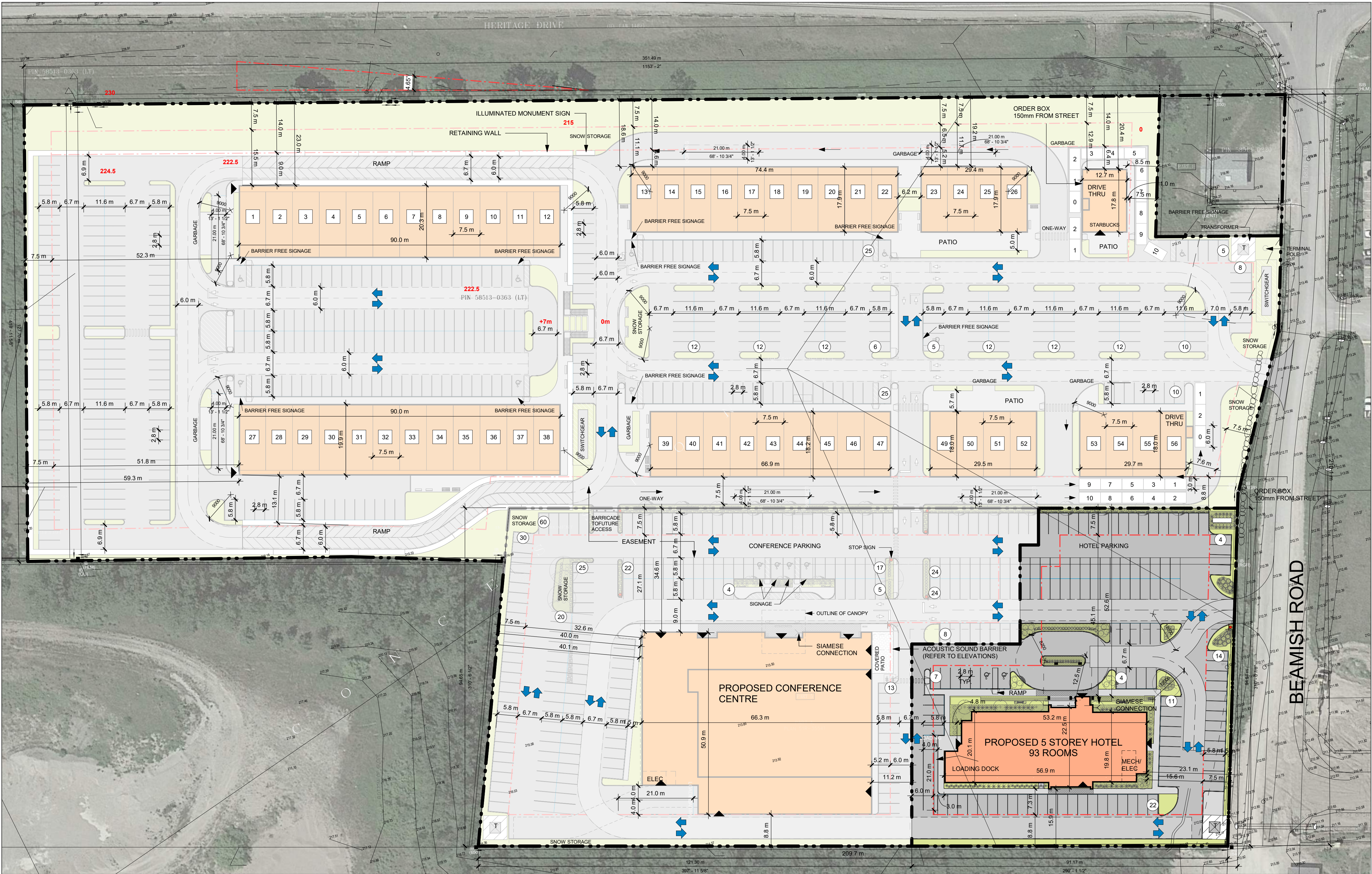
ABBREVIATIONS

CU	CONDENSING UNIT	PRO.	PROVIDED
FF	FINISHED FLOOR ELEVATION	REQ.	REQUIRED
FH	FIRE HYDRANT	SF	SQUARE FEET
G.F.A.	GROSS FLOOR AREA	SM	SQUARE METERS
HDP	HEAVY DUTY PAVING	TYP.	TYPICAL
HP	HANDICAP PARKING	LS	LANDSCAPE
LDP	LIGHT DUTY PAVING	PV	UNIT PANERS, SEE LS
ELS	EXTERIOR LIGHT STANDARD	CW	CONCRETE WALKWAY

SITE PLAN LEGEND



GENERAL NOTES:
1. ALL CONC. BASES TO BE ARCHITECTURAL BASE I. FLAG POLE, LIGHT POST, ETC.
2. ALL MECHANICAL UNITS ON THE GROUND TO BE SCREENED WITH A 3'-6" CEDAR FENCE. UNLESS OTHERWISE NOTED. REFER TO LANDSCAPE DRAWINGS



1 Overall Site Plan - Hotel
A001b 1:600



Chamberlain Architect
Services
4671 Palladium Way, Suite 1
Burlington, Ontario L7M 0W9
CANADA

Tel: 905.631.7777
Fax: 905.631.7717

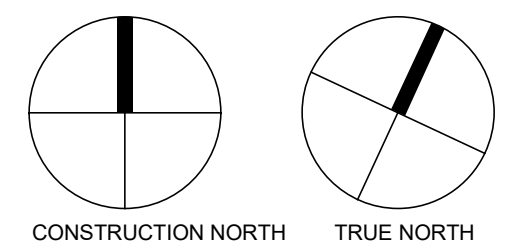
www.chamberlainipd.com

NO.	ISSUED	DATE
-----	--------	------

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED 'ISSUED FOR CONSTRUCTION'. VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.
CLIENT

SEAL



CONSTRUCTION NORTH TRUE NORTH

PROJECT

MIDLAND COMPLEX

SHEET NAME

SITE PLAN - HOTEL

START DATE MARCH 2019

DRAWN BY Author

CHECKED BY Checker

SCALE As indicated

PROJECT NO. 118067

DRAWING

A001b