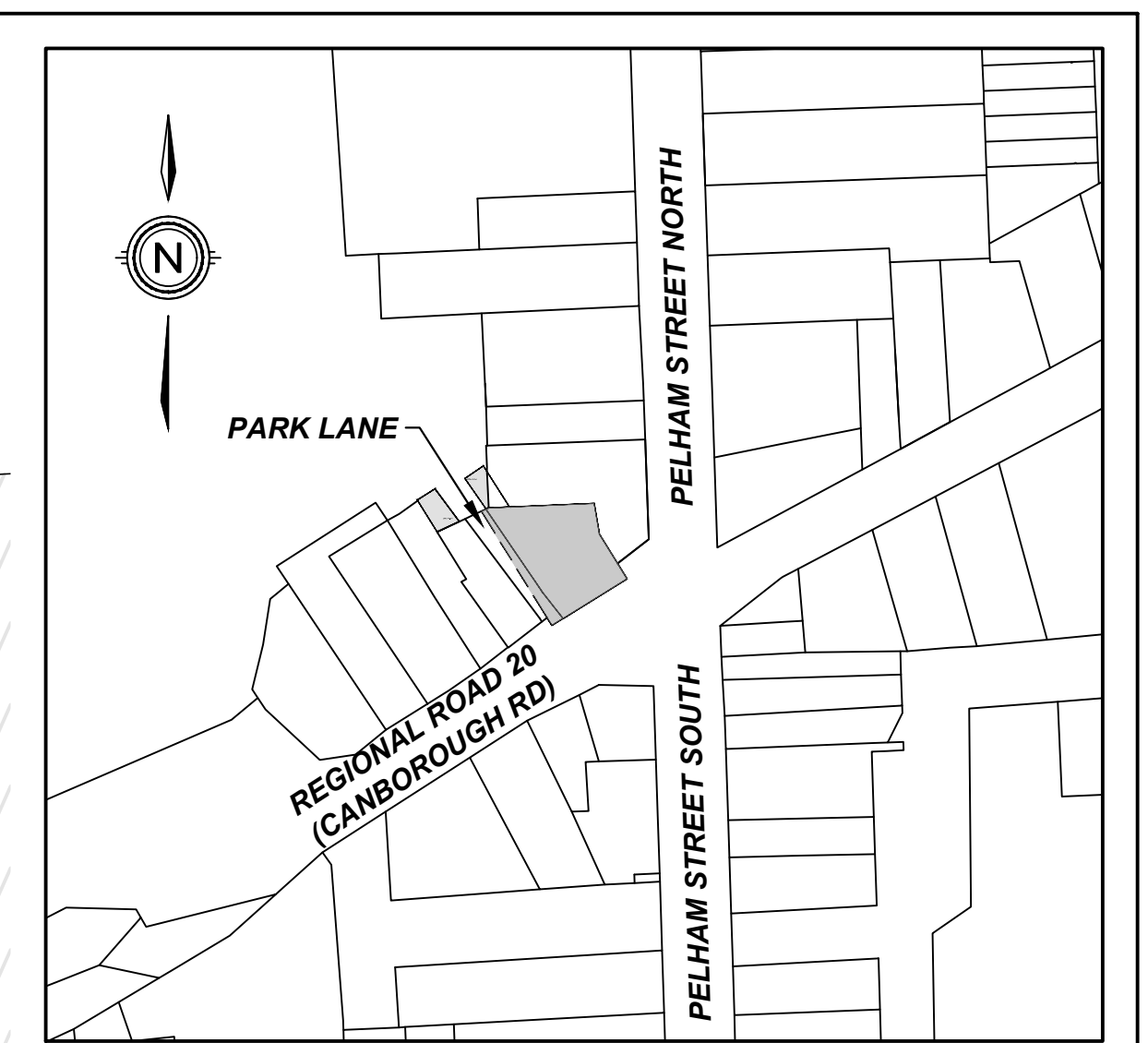
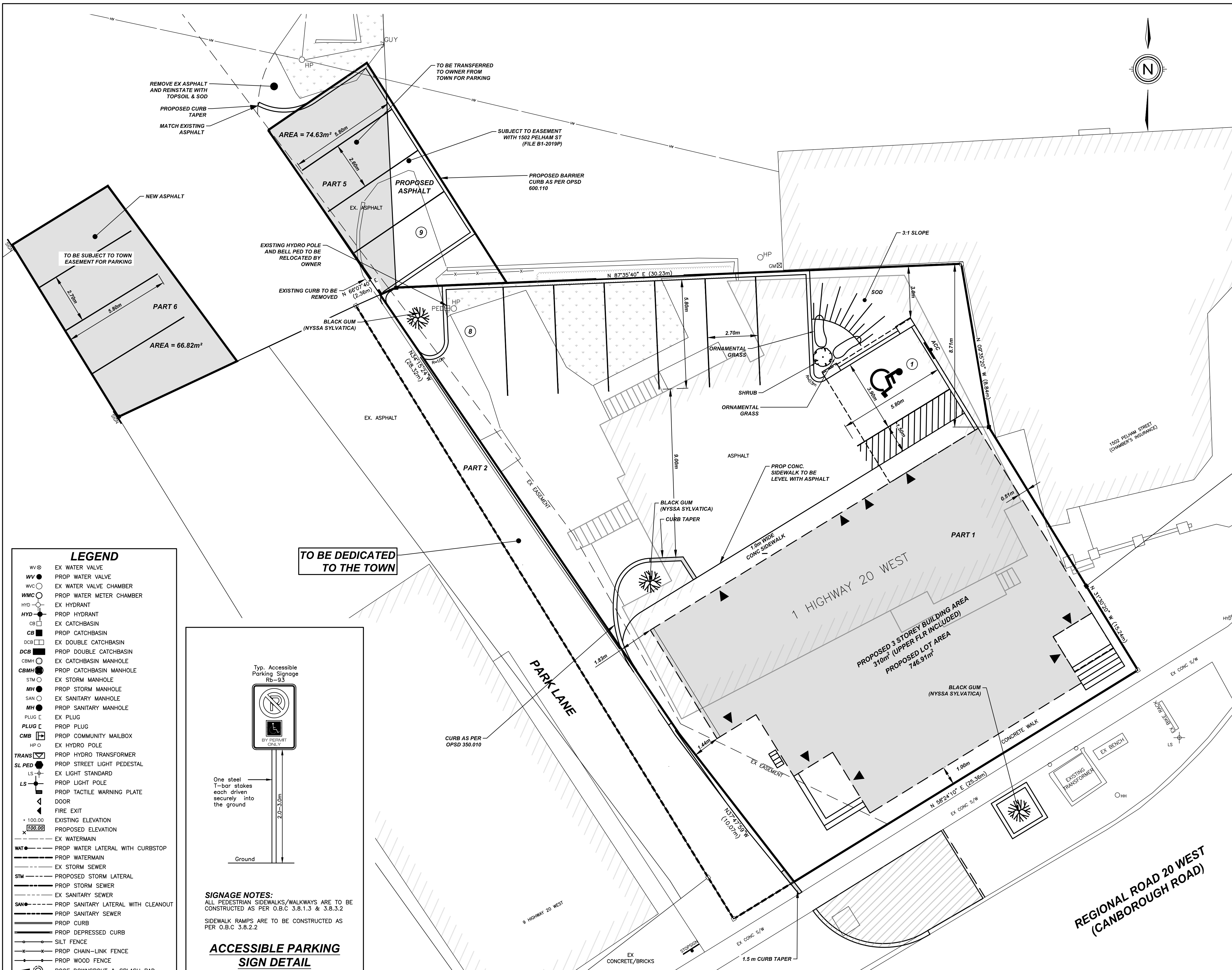




KEY PLAN
SCALE 1:2000

LEGAL DESCRIPTION

ALL OF LOTS 53 & 54 PART OF
LOT 55 PLAN 717
GEOGRAPHIC TOWNSHIP OF FONTHILL
PART OF LOT 1, CONCESSION 7
IN THE TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

LAND USE SCHEDULE

LAND USE	# OF UNITS	AREA(m²)	AREA(%)
BUILDING		301.27	40.34
RESIDENTIAL	6	602.54	
COMMERCIAL	3	263.85	
LANDSCAPING		90.18	12.07
ASPHALT/CONCRETE		355.46	47.59
TOTAL	9	746.91	100.00

DEVELOPABLE AREA = 0.075 ha
RESIDENTIAL DENSITY = 80.0 units / ha

EXTERNAL LANDS

LAND USE	AREA(m²)
PARKING AREA	139.95
TOTAL	139.95

PARKING STATS

REQUIRED
7 SPACES AS PER M.V. A1-2019

PROPOSED
PART 1 - 8 SPACES
PART 5 - 4 SPACES
PART 6 - 4 SPACES
TOTAL - 16 SPACES

COMMERCIAL PARKING PROVIDED = 8 SPACES
RESIDENTIAL PARKING PROVIDED = 6 SPACES
VISITOR PARKING PROVIDED = 2 SPACES
BARRIER FREE PARKING PROVIDED = 1 SPACE

LEGEND	
WV	EX WATER VALVE
WV	PROP WATER VALVE
WVC	EX WATER VALVE CHAMBER
WMC	PROP WATER METER CHAMBER
HYD	EX HYDRANT
HYD	PROP HYDRANT
CB	EX CATCHBASIN
CB	PROP CATCHBASIN
DCB	EX DOUBLE CATCHBASIN
DCB	PROP DOUBLE CATCHBASIN
CBMH	EX CATCHBASIN MANHOLE
CBMH	PROP CATCHBASIN MANHOLE
STM	EX STORM MANHOLE
STM	PROP STORM MANHOLE
SMH	EX SANITARY MANHOLE
SMH	PROP SANITARY MANHOLE
PLUG	EX PLUG
PLUG	PROP PLUG
CMB	PROP COMMUNITY MAILBOX
HP	EX HYDRO POLE
HP	PROP HYDRO TRANSFORMER
SL PED	PROP STREET LIGHT PEDESTAL
LS	EX LIGHT STANDARD
LS	PROP LIGHT POLE
LS	PROP TACTILE WARNING PLATE
LS	DOOR
LS	FIRE EXIT
LS	EXISTING ELEVATION
LS	PROPOSED ELEVATION
LS	EX WATERMAIN
LS	PROP WATER LATERAL WITH CURBSTOP
LS	PROP WATERMAIN
LS	EX STORM SEWER
LS	PROPOSED STORM LATERAL
LS	PROP STORM SEWER
LS	EX SANITARY SEWER
LS	PROP SANITARY LATERAL WITH CLEANOUT
LS	PROP SANITARY SEWER
LS	PROP CURB
LS	PROP DEPRESSED CURB
LS	SILT FENCE
LS	PROP CHAIN-LINK FENCE
LS	PROP WOOD FENCE
LS	ROOF DOWNSPOUT & SPLASH PAD

Typ. Accessible Parking Signage
Rd-93

One steel
T-bar stakes
each driven
securely into
the ground

Ground

2.00-3.00m

SIGNAGE NOTES:
ALL PEDESTRIAN SIDEWALKS/WALKWAYS ARE TO BE
CONSTRUCTED AS PER O.B.C. 3.8.1.3 & 3.8.3.2
SIDEWALK RAMP ARE TO BE CONSTRUCTED AS
PER O.B.C. 3.8.2.2

**ACCESSIBLE PARKING
SIGN DETAIL**
NTS

#	REVISION	DATE	INIT
5	REVISED PER TOWN/REGION COMMENTS	2019-07-31	KA
4	REVISED PER COMMENTS	2019-07-22	JMD
3	REVISED FOR COMMENTS	2019-07-03	JS
2	REVISED PER LEGAL PLAN	2019-06-26	JMD
0	ISSUED FOR REVIEW	2018-07-10	JS

NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

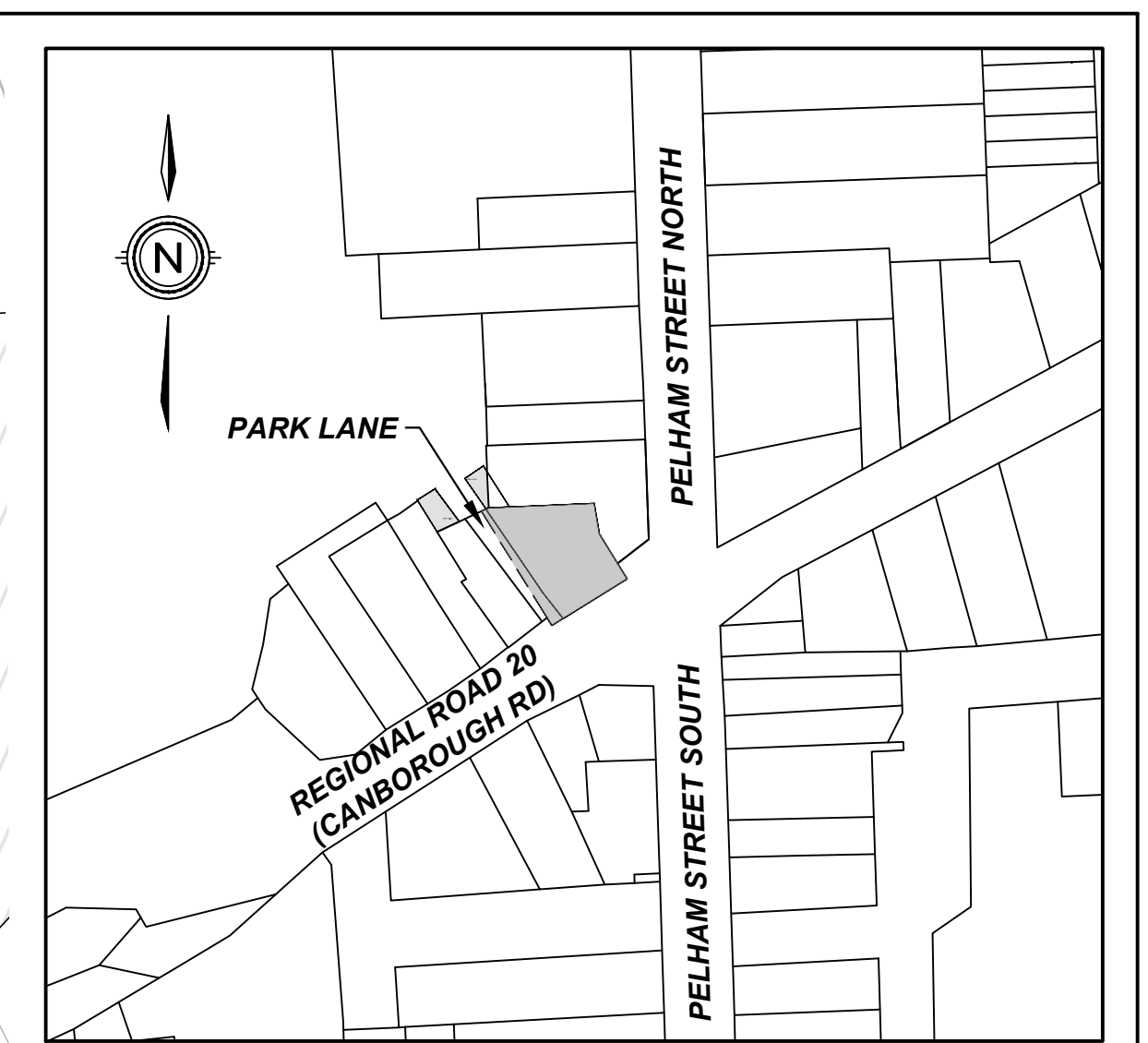
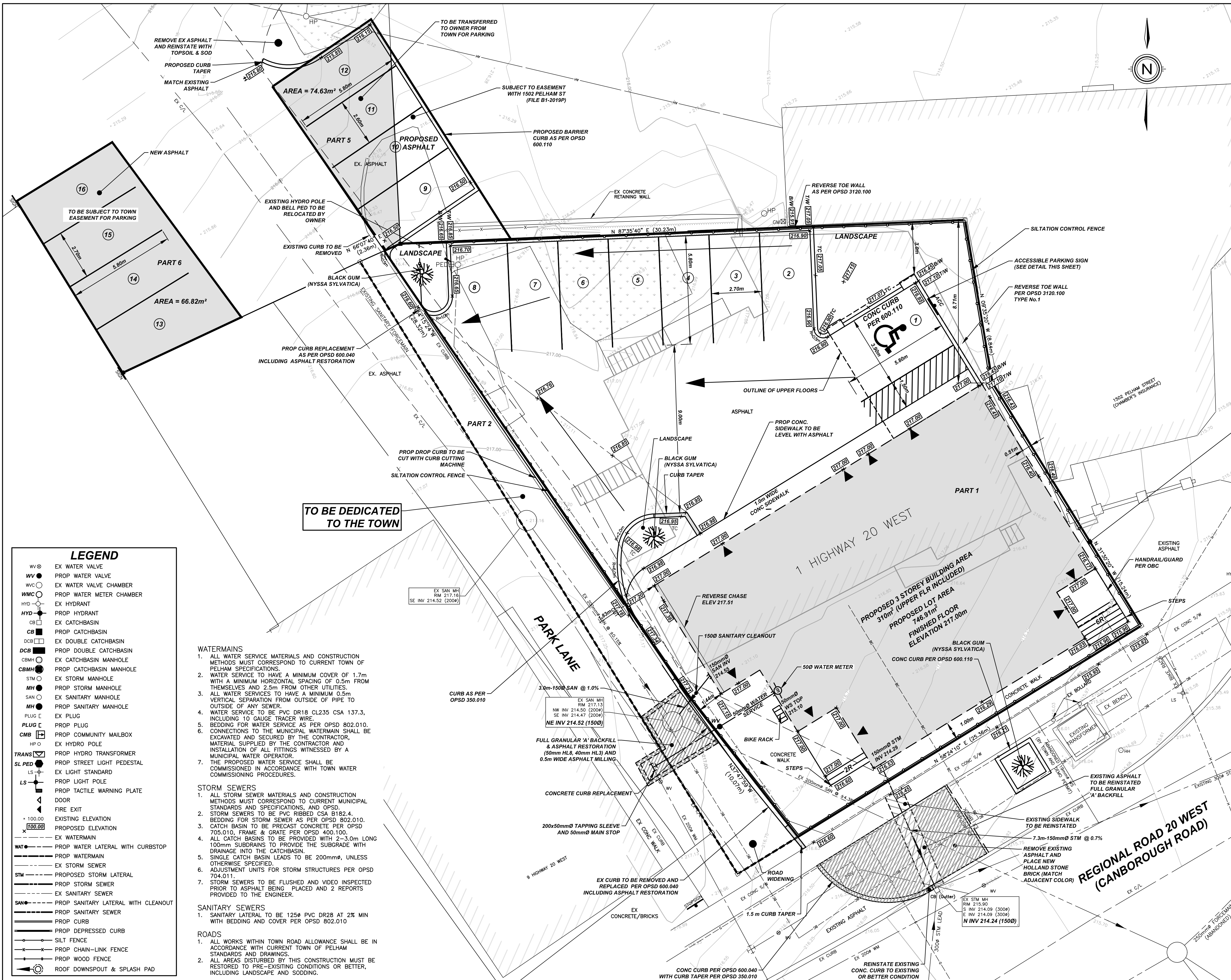
DRAFTING	JMD
DESIGN	JS
CHECKED BY	JS
APPROVED BY	JS

PROFESSIONAL ENGINEER	U. P. SCHUBERT
PROVINCE OF ONTARIO	1842-SP

UPPER CANADA CONSULTANTS	ENGINEERS / PLANNERS
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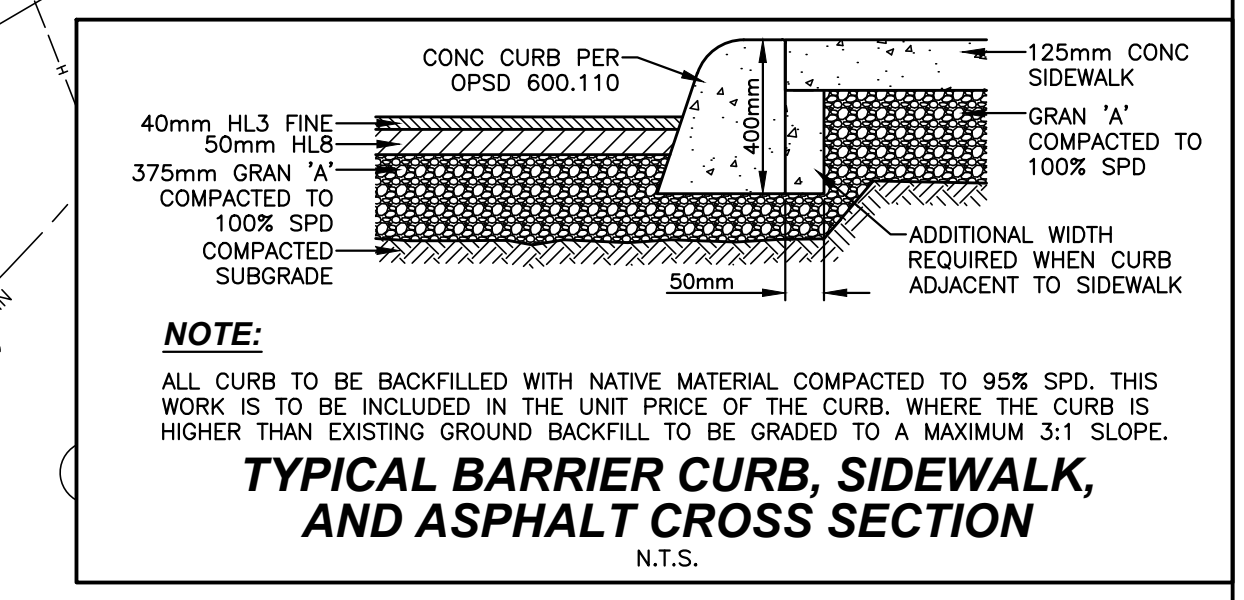
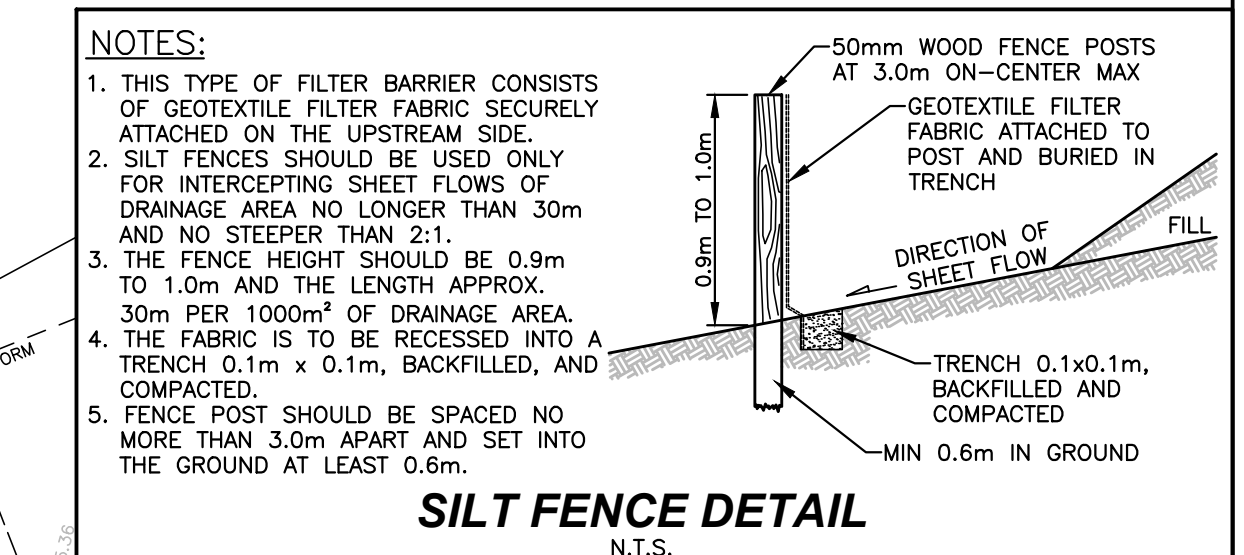
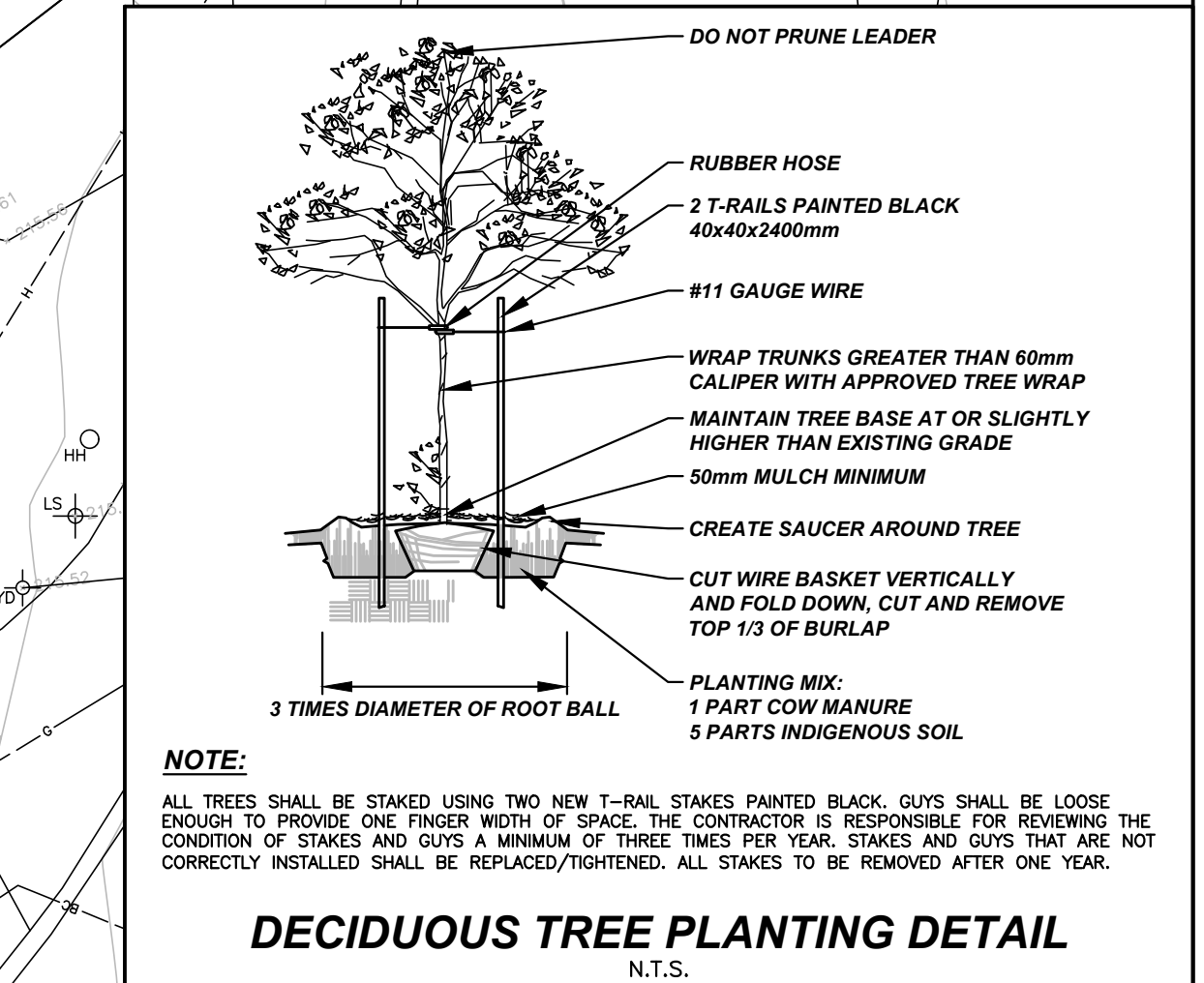
30 Hanover Drive Unit 3
St. Catharines, Ontario
L2W 1A3
Phone: (905) 688-8400
Fax: (905) 688-5274

1 HWY 20 WEST, FONTHILL TOWN OF PELHAM	
SITE & LANDSCAPE PLAN	
CONSULTANT FILE No. 1842	REV 5
DATE 2019-07-31	
PRINTED 2019-07-31	
SCALE 1:100 m	
REF No.	
DWG No. 1842-SP	



LEGEND	
WV	EX WATER VALVE
WVC	PROP WATER VALVE
WMC	PROP WATER VALVE CHAMBER
WMC	PROP WATER METER CHAMBER
HYD	EX HYDRANT
HYD	PROP HYDRANT
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LS	PROP SANITARY SEWER
LS	PROP CURB
LS	PROP DEPRESSED CURB
LS	SILT FENCE
LS	PROP CHAIN-LINK FENCE
LS	PROP WOOD FENCE
LS	PROP DOWNSPOUT & SPLASH PAD

- WATERMAINS**
1. ALL WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT TOWN OF PELHAM SPECIFICATIONS.
 2. WATER SERVICE TO HAVE A MINIMUM COVER OF 1.7m WITH A MINIMUM HORIZONTAL SPACING OF 0.5m FROM THEMSELVES AND 2.5m FROM OTHER UTILITIES.
 3. ALL WATER SERVICES TO HAVE A MINIMUM 0.5m VERTICAL SEPARATION FROM OUTSIDE OF PIPE TO OUTSIDE OF ANY SEWER.
 4. WATER SERVICE TO BE PVC DR18 CL235 CSA 137.3, INCLUDING 10 GAUGE TRACER WIRE.
 5. BEDDING FOR WATER SERVICE AS PER OPSD 802.010.
 6. CONNECTIONS TO THE MUNICIPAL WATERMAIN SHALL BE EXCAVATED AND SECURED BY THE CONTRACTOR, MATERIAL SUPPLIED BY THE CONTRACTOR AND INSTALLATION OF ALL FITTINGS WITNESSED BY A MUNICIPAL WATER OPERATOR.
 7. THE PROPOSED WATER SERVICE SHALL BE COMMISSIONED IN ACCORDANCE WITH TOWN WATER COMMISSIONING PROCEDURES.
- STORM SEWERS**
1. ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT MUNICIPAL STANDARDS AND SPECIFICATIONS, AND OPSD.
 2. STORM SEWERS TO BE PVC RIBBED CSA B182.4, BEDDING FOR STORM SEWER AS PER OPSD 802.010.
 3. CATCH BASIN TO BE PRECAST CONCRETE PER OPSD 705.010, FRAME & GRATE PER OPSD 400.100.
 4. ALL CATCH BASINS TO BE PROVIDED WITH 2-3.0m LONG 100mm SUBGRANS TO PROVIDE THE SUBGRADE WITH DRAINAGE INTO THE CATCHBASIN.
 5. SINGLE CATCH BASIN LEADS TO BE 200mm, UNLESS OTHERWISE SPECIFIED.
 6. ADJUSTMENT UNITS FOR STORM STRUCTURES PER OPSD 704.011.
 7. STORM SEWERS TO BE FLUSHED AND VIDEO INSPECTED PRIOR TO ASPHALT BEING PLACED AND 2 REPORTS PROVIDED TO THE ENGINEER.
- SANITARY SEWERS**
1. SANITARY LATERAL TO BE 125" PVC DR28 AT 2% MIN WITH BEDDING AND COVER PER OPSD 802.010
- ROADS**
1. ALL WORKS WITHIN TOWN ROAD ALLOWANCE SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF PELHAM STANDARDS AND DRAWINGS.
 2. ALL AREAS DISTURBED BY THIS CONSTRUCTION MUST BE RESTORED TO PRE-EXISTING CONDITIONS OR BETTER, INCLUDING LANDSCAPE AND SODDING.



6	REVISED WITH ADDED TREE DETAIL	2019-08-20	KA
5	REVISED WITH REMOVED FIRE PROTECTION	2019-08-14	KA
4	REVISED FOR COMMENTS	2019-07-22	JS
3	REVISED FOR COMMENTS	2019-07-03	JS
2	REVISED PER LEGAL PLAN	2019-04-04	JMD
1	REVISED PER LEGAL PLAN	2018-10-09	JS
#	ISSUED FOR REVIEW	2018-07-10	JS
#	REVISION	DATE	INIT

NOTES:

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3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING JMD

DESIGN JS

CHECKED BY JS

APPROVED BY JS

1842-SSGP

UPPER CANADA CONSULTANTS ENGINEERS / PLANNERS

30 Hanover Drive, Unit 3
St. Catharines, Ontario
L2W 1A3
Phone: (905) 688-9400
Fax: (905) 688-5274

1 HWY 20 WEST, FONTHILL TOWN OF PELHAM

SITE SERVICING & GRADING PLAN

CONSULTANT FILE No. 1842

DATE 2019-08-20

PRINTED 2019-08-20

SCALE 1:100 m

REF No.

DWG No. 1842-SSGP

REV 6

WALL	WALL AREA (m2)	GLASS AREA (m2)	GLASS %
SOUTHEAST	206.3	66.5	32.2
NORTHWEST	206.3	56.4	27.3
SOUTHWEST	186.9	50.3	26.9
NORTHEAST	186.9	15.4	8.2
TOTAL	786.4	188.6	24

[MAIN FLOOR FRONT WALL GLAZING = 50%]



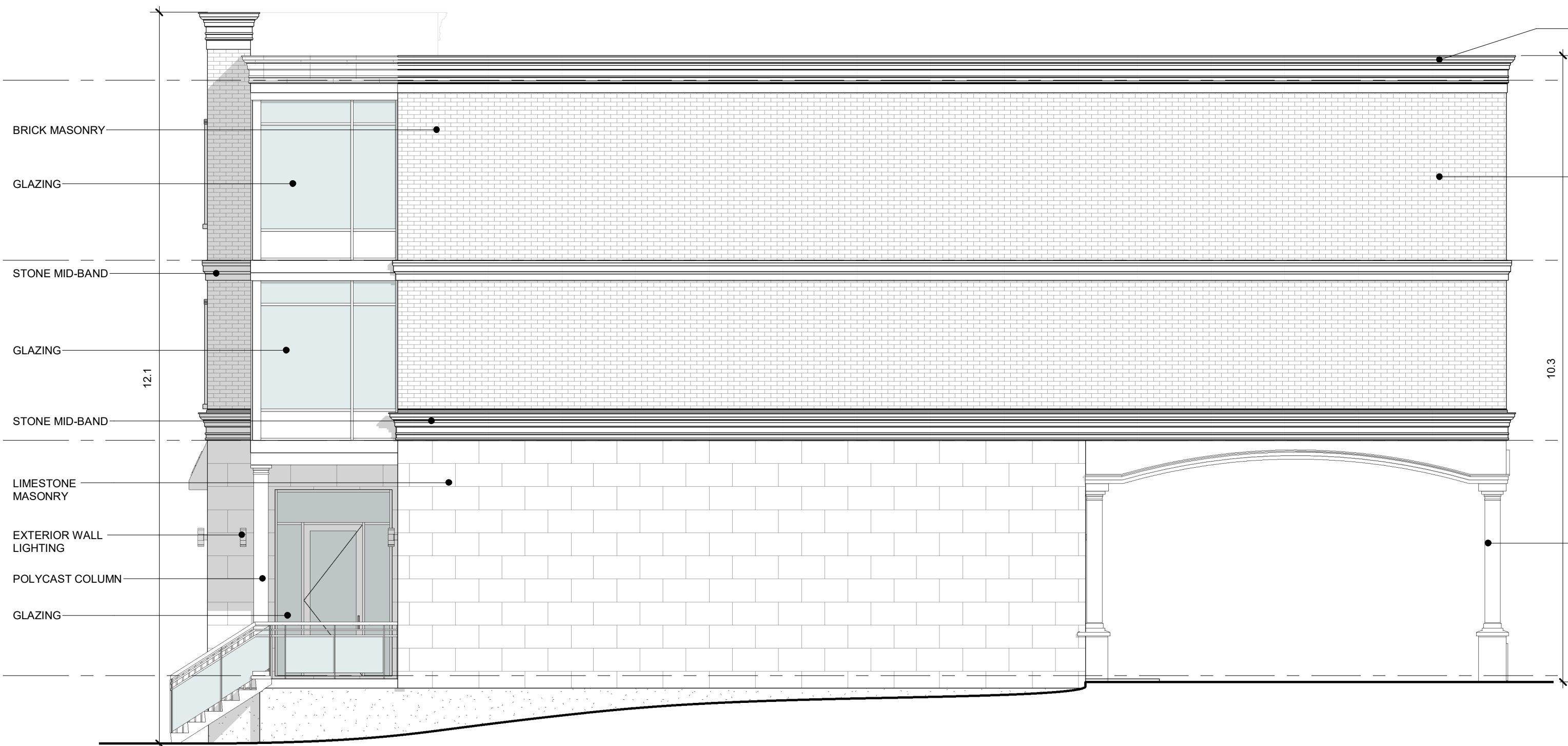
⑦ 3D View 3



⑤ 3D View 2



④ 3D View 1



⑥ NORTHEAST ELEVATION
3/16" = 1'-0"



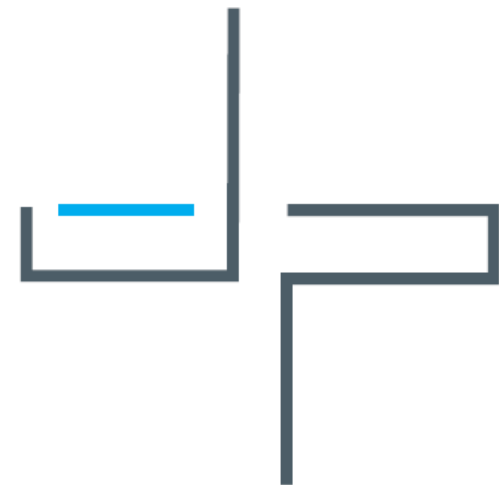
③ NORTHWEST ELEVATION
3/16" = 1'-0"



② SOUTHWEST ELEVATION
3/16" = 1'-0"



① SOUTHEAST ELEVATION
3/16" = 1'-0"



JASON PIZZICARELLA DESIGN - ARCHITECTS INC.
296 RIDGE ROAD N
RIDGEWAY, ONTARIO, L0S 1N0
T. 905-894-8300
F. 905-894-8400
e-mail: jpizzicarella@jpdesign.ca
CERTIFICATE OF PRACTICE : # 4053

PROPOSED 3 STOREY BUILDING

CANBORO ROAD/HIGHWAY 20

No.	Description	Date

CONCEPT

7/15/19 2:33:07 PM

SHEET TITLE:

ELEVATIONS

JOB #: 17166

SCALE: 3/16" = 1'-0"

SHEET NO: A4