

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (ORIGINAL).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	640 635.54	4 767 538.31
ORP (B)	640 819.58	4 767 610.34
ORP (C)	640 866.59	4 767 351.24
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA
1	ALL OF 4	59M-432	ALL OF 64063-0275(LT)	2.396 Ha
2				7745.0 sq.m
3				446.8 sq.m
4				6534.2 sq.m
5				7019.5 sq.m
6				36.0 sq.m
7				754.1 sq.m
8				870.1 sq.m
9	PART OF 14		PART OF 64063-0285(LT)	51.7 sq.m

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE March 15, 2018

Allan J. Heywood
ALLAN J. HEYWOOD
ONTARIO LAND SURVEYOR

PLAN 59R-16105

RECEIVED AND DEPOSITED

DATE March 15, 2018

Karin Little
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (No 59)

PLAN OF SURVEY OF
BLOCK 4 & PART OF BLOCK 14
REGISTERED PLAN 59M-432
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 1000
20 0 20 40 60 metres

MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999827

ALL FOUND SURVEY MONUMENTS SET BY 744, OLS UNLESS NOTED OTHERWISE.

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
CP	DENOTES	CONCRETE PIN AND WASHER
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
744	DENOTES	MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD.
P1	DENOTES	REGISTERED PLAN 59M-432
P2	DENOTES	PLAN 59R-15695
P3	DENOTES	REGISTERED PLAN 59M-434

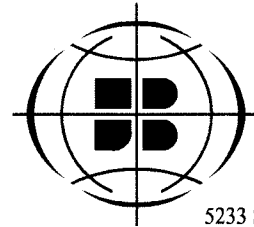
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MARCH 7, 2018

MARCH 15, 2018
DATE

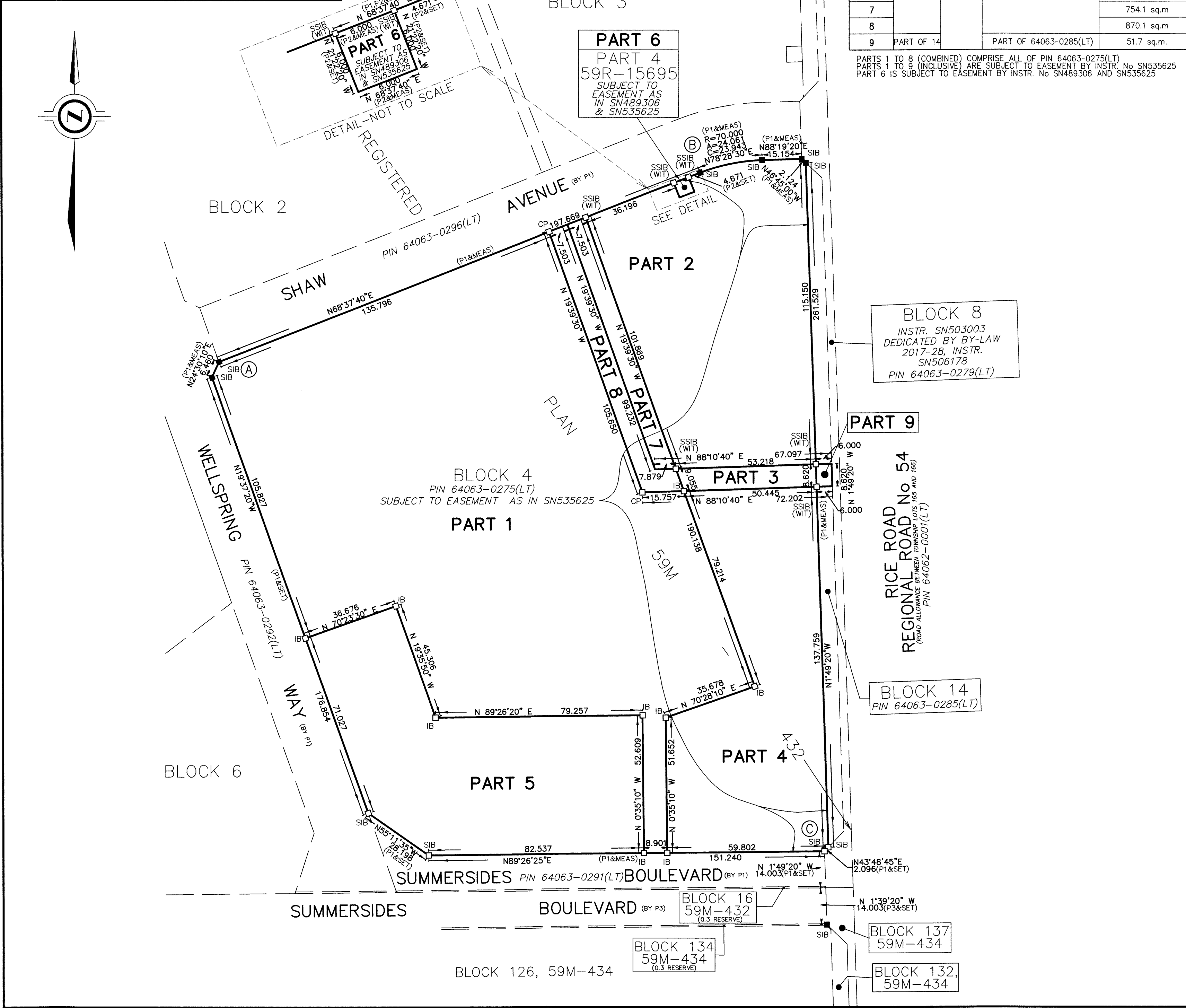
Allan J. Heywood
ALLAN J. HEYWOOD
ONTARIO LAND SURVEYOR

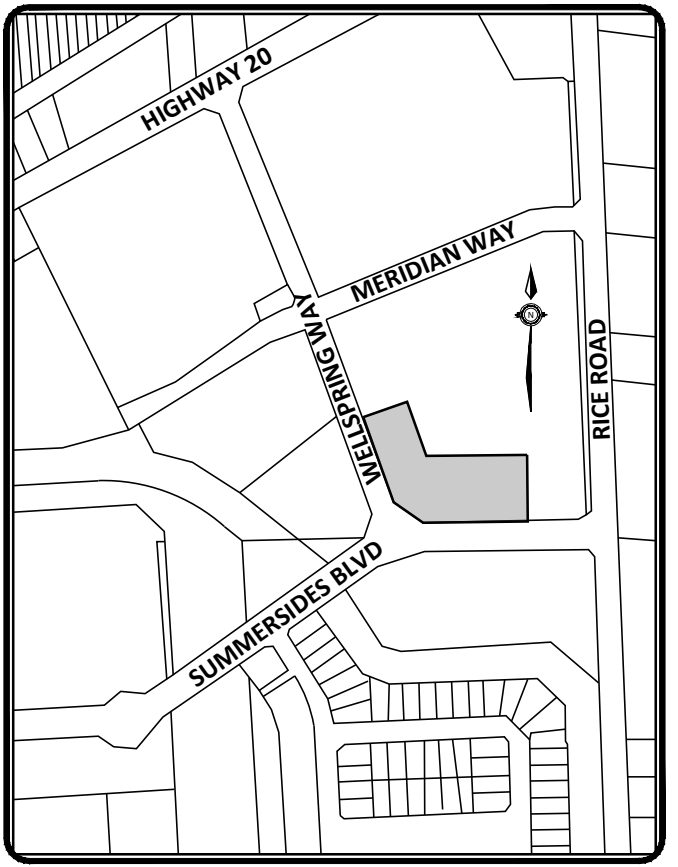


MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE
SURVEYING LIMITED
A wholly owned subsidiary of J.D. Barnes Limited
5233 STANLEY AVENUE, UNIT 1, NIAGARA FALLS, ON L2E 7C2
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

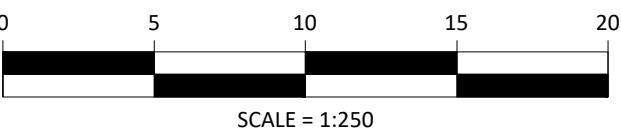
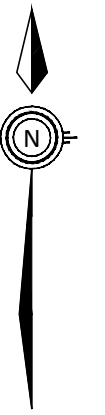
SURVEYING
MAPPING
GIS

DRAWN BY: AA CHECKED BY: AJH REFERENCE NO.: 18-16-053-00
FILE: G:\18-16-053\00\Drawing\18-16-053-00REF.dgn DATED: 03/07/2018





KEY MAP - NOT TO SCALE



SITE STATISTICS

SITE AREA	7017 m ²
BUILDING COVERAGE	46%
PAVEMENT COVERAGE	24%
LANDSCAPE COVERAGE	30%

PROPOSED DEVELOPMENT

2 STOREY TOWN HOUSES	30
3 STOREY APARTMENT	1
ACCESSORY DWELLINGS	6

PARKING

GARAGE STALLS	33
SURFACE STALLS	28
TOTAL PARKING STALLS	41
PARKING PADS	20

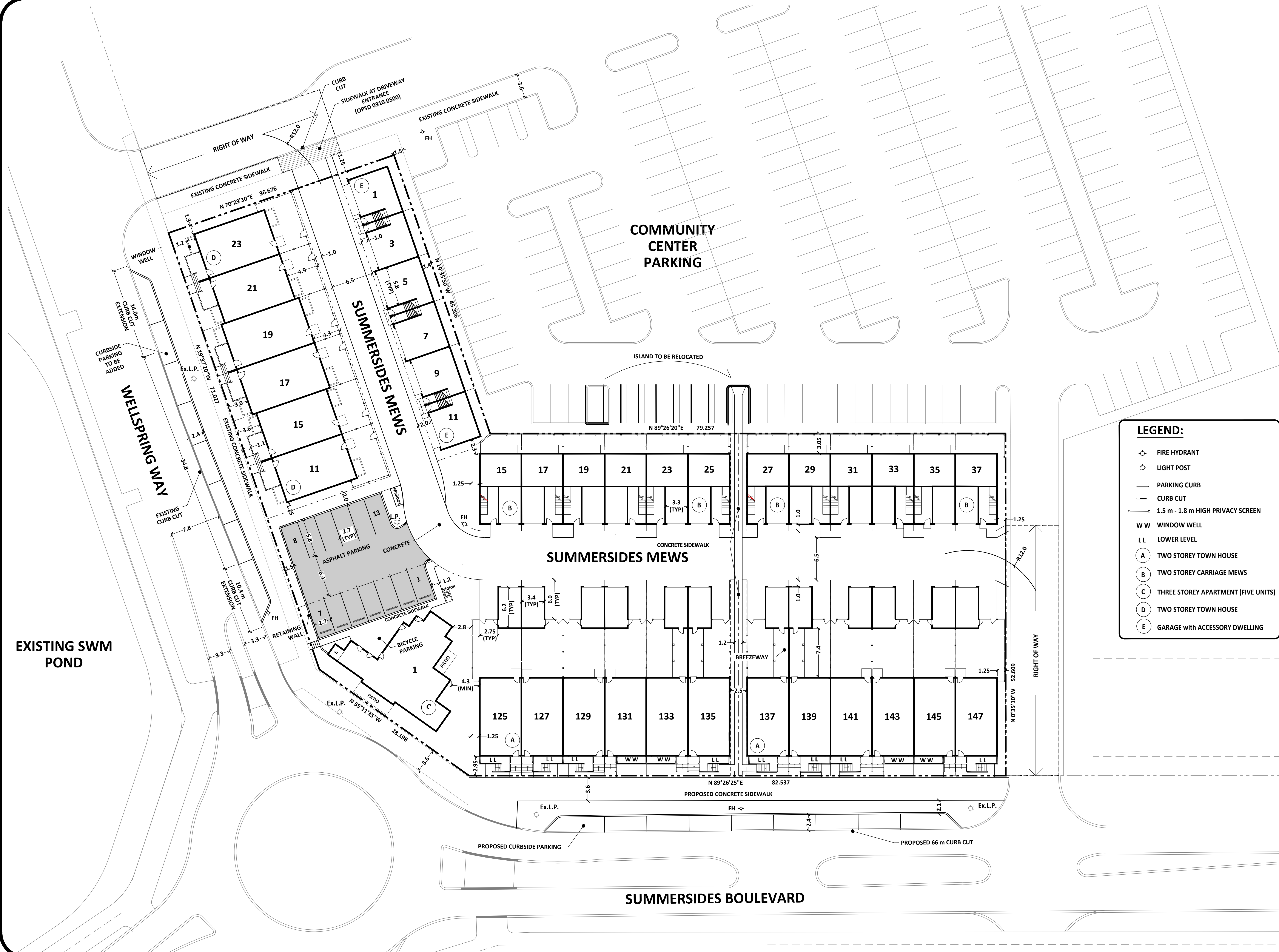
b better
neighbourhoods
DEVELOPMENT CONSULTANTS
190A Ontario Street, Ontario L2R 5K3
Office: 905.684.8585 betterneighbourhoods.ca

PROJECT TITLE:
SUMMERSIDES MEWS
Pelham, Ontario

DRAWING TITLE:
SITE PLAN

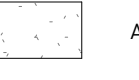
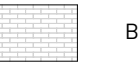
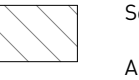
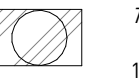
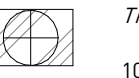
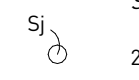
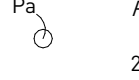
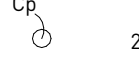
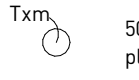
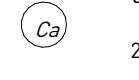
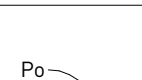
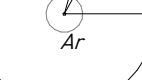
DATE OF ISSUE:
2020 01 20

DRAWING No: 0310 SP 1	REV. NO: 0
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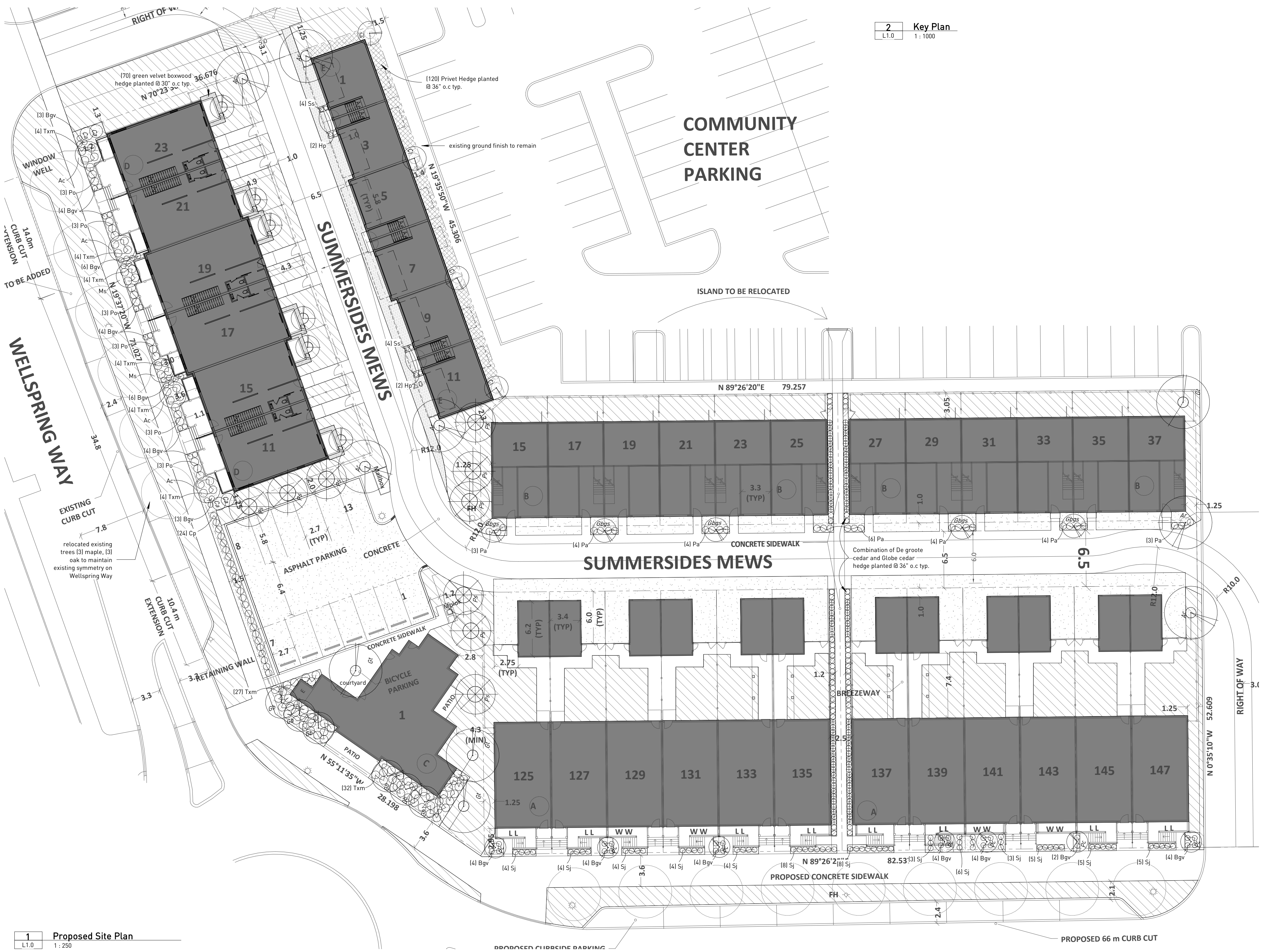
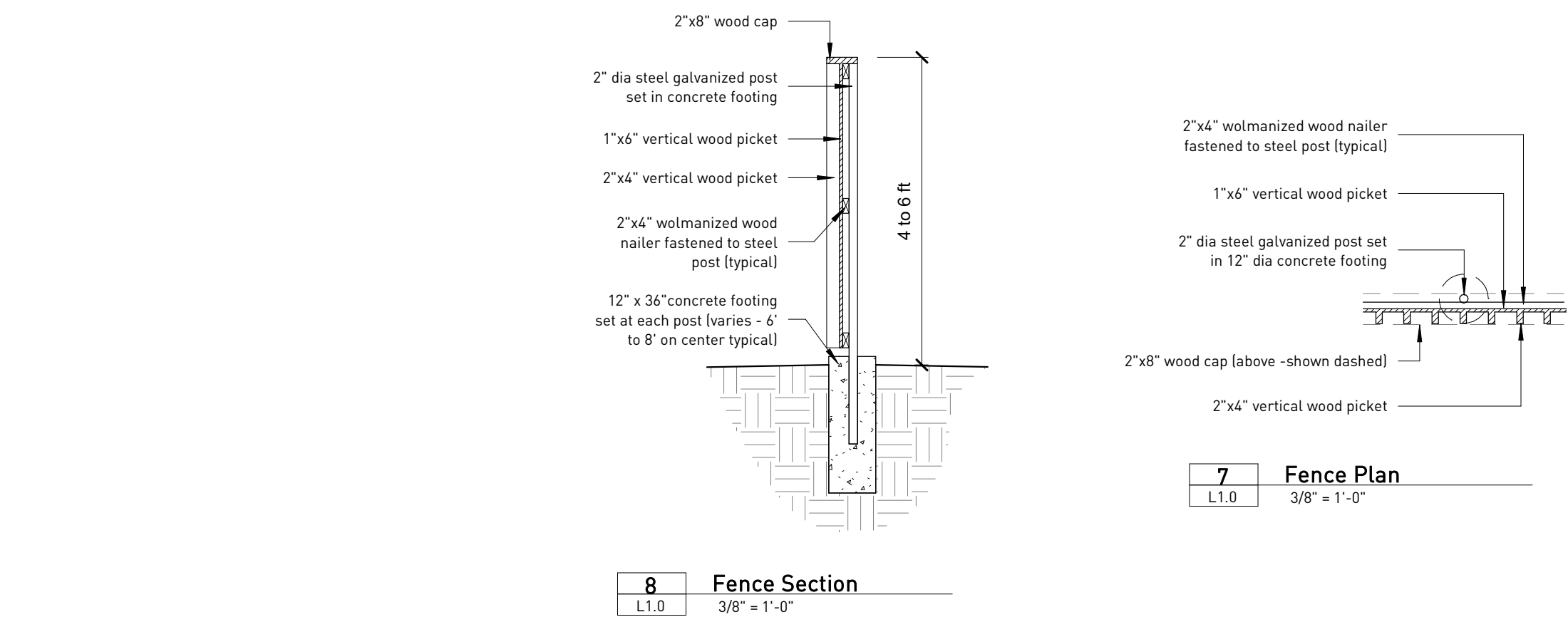


LEGEND:

- FIRE HYDRANT
- LIGHT POST
- PARKING CURB
- CURBS CUT
- 1.5 m - 1.8 m HIGH PRIVACY SCREEN
- W W WINDOW WELL
- L L LOWER LEVEL
- (A) TWO STOREY TOWN HOUSE
- (B) TWO STOREY CARRIAGE MEWS
- (C) THREE STOREY APARTMENT (FIVE UNITS)
- (D) TWO STOREY TOWN HOUSE
- (E) GARAGE with ACCESSORY DWELLING

	Asphalt		Brick Pavers
	Green Velvet Boxwood as hedge Quantity: 70		Sod Area: 18,197 sf
	Degroot's Spire Cedar <i>Thuja occidentalis</i> 100 cm, 3 gal hedge planted @ 36" o.c Quantity: 52		Globe Cedar/ <i>Arborvitae</i> <i>Thuja occidentalis</i> 'Woodwardii' 100 cm, 3 gal hedge planted @ 36" o.c Quantity: 88
	Shirobana Spirea <i>Spiraea japonica</i> 'shirobana' 2 gal Quantity: 63		Privet Hedge <i>Ligustrum</i> 2 gal planted @ 36" o.c Quantity: 120
	Little Bunny Fountain Grass <i>Pennisetum alopecuroides</i> 'little bunny' 2 gal Quantity: 28		Autumn Blush Sedum <i>Sedum spectabile</i> 'autumn blush' 2 gal Quantity: 8
	Dwarf Barberry <i>Crimson pygmy</i> 2 gal Quantity: 24		Ward's Yew <i>Taxus x media</i> 'wardii' 50 cm, 2 gal planted @ 36" o.c Quantity: 83
	Silverleaf Dogwood <i>Cornus alba</i> 'elegantissima' 2 gal Quantity: 4		Green Velvet Boxwood <i>Buxus</i> 'green velvet' 2 gal Quantity: 56
	Star Magnolia <i>Magnolia stellata</i> 150cm Wire basket Quantity: 2		Climbing Hydrangea <i>Hydrangea petiolaris</i> 2 gal Quantity: 4
	Service Berry <i>Amelanchier canadensis</i> 150 cm Wire basket Quantity: 4		
	Darts Gold Ninebark <i>Physocarpus opulifolius</i> 'darts gold' 2 gal Quantity: 18		
	Katsura Tree <i>Caraciphyllum japonicum</i> 60 mm cal Wire basket Quantity: 10		
	Bradford Pear <i>Pyrus calleryana</i> 60 mm cal Wire basket Quantity: 7		
	Ginkgo Goldspire <i>Ginkgo biloba</i> 'goldspire' 150 cm Wire basket Quantity: 9		
	Ginkgo <i>Ginkgo biloba</i> 60 mm cal Wire basket Quantity: 6		
	White Pine <i>Pinus strobus</i> 150 cm Wire basket Quantity: 9		
	Red Maple <i>Acer rubrum</i> 60 mm cal Wire basket Quantity: 6		
	Skyline Locust <i>Gleditsia tricanthos</i> 'skyline' 60 mm cal Wire basket Quantity: 4		

Planting Legend
1 : 250



FORESTGREEN

FORESTGREEN CREATIONS INC.
DESIGN + BUILD

1422 Pelham Street
Fonthill, Ontario
L0S 1E0

T: 905 892 9727
F: 905 892 4940
E: todd@forestgreencreations.com

PROJECT

Wellspring Way - Block D + E

Wellspring Way Dr

GENERAL NOTES

Contractor is to check and verify all dimensions and conditions on the project and report any discrepancies to the designer before proceeding with the work. Drawings are not to be scaled.

Contract documents are the copyright of the consultants and shall not be used or reproduced without authorization. Documents are to be returned upon completion of the project.

REVISION SCHEDULE

#	Revision Description	Date
	Issued for SPA	09.24.2019
	Reissued for SPA	12.20.2019

DATE	12/23/2019 11:46:26 AM
SCALE	As indicated
DRAWN	MAB
CHECKED	TJB
PROJECT NO.	18-026

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a

QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.5.1 of the building code

Todd Barber 22666
FULL NAME BCIN SIGNATURE

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.5.1 of the building code

Forestgreen Creations Inc. 30817
FULL NAME BCIN SIGNATURE

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DRAWING DRAWING NO.

Landscape Plan

L1.0



***SUMMERSIDES BOULEVARD
SOUTH ELEVATION
2019 12 19***



125

***SUMMERSIDES BOULEVARD
NORTH ELEVATION
2019 12 19***

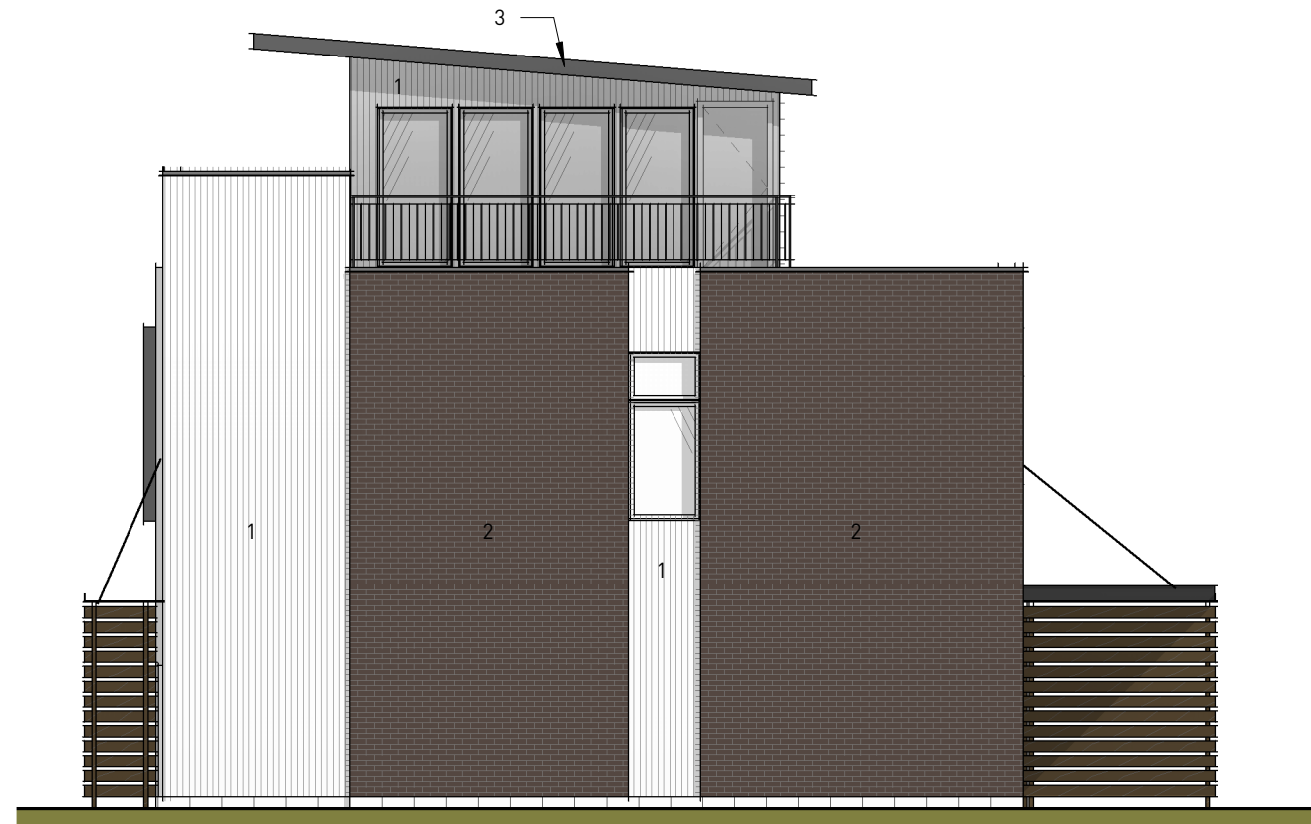


SUMMERSIDES BOULEVARD
NORTH ELEVATION
2019 12 19



147

***SUMMERSIDES BOULEVARD
EAST ELEVATION
2019 12 19***



**MEWS TOWNHOUSE
EAST ELEVATION
DEC.20.2019**

LEGEND

- 1 - 7/8" CORRUGATED METAL SIDING
2 - BRICK
3 - 2 PLY MODIFIED BITUMEN ROOFING



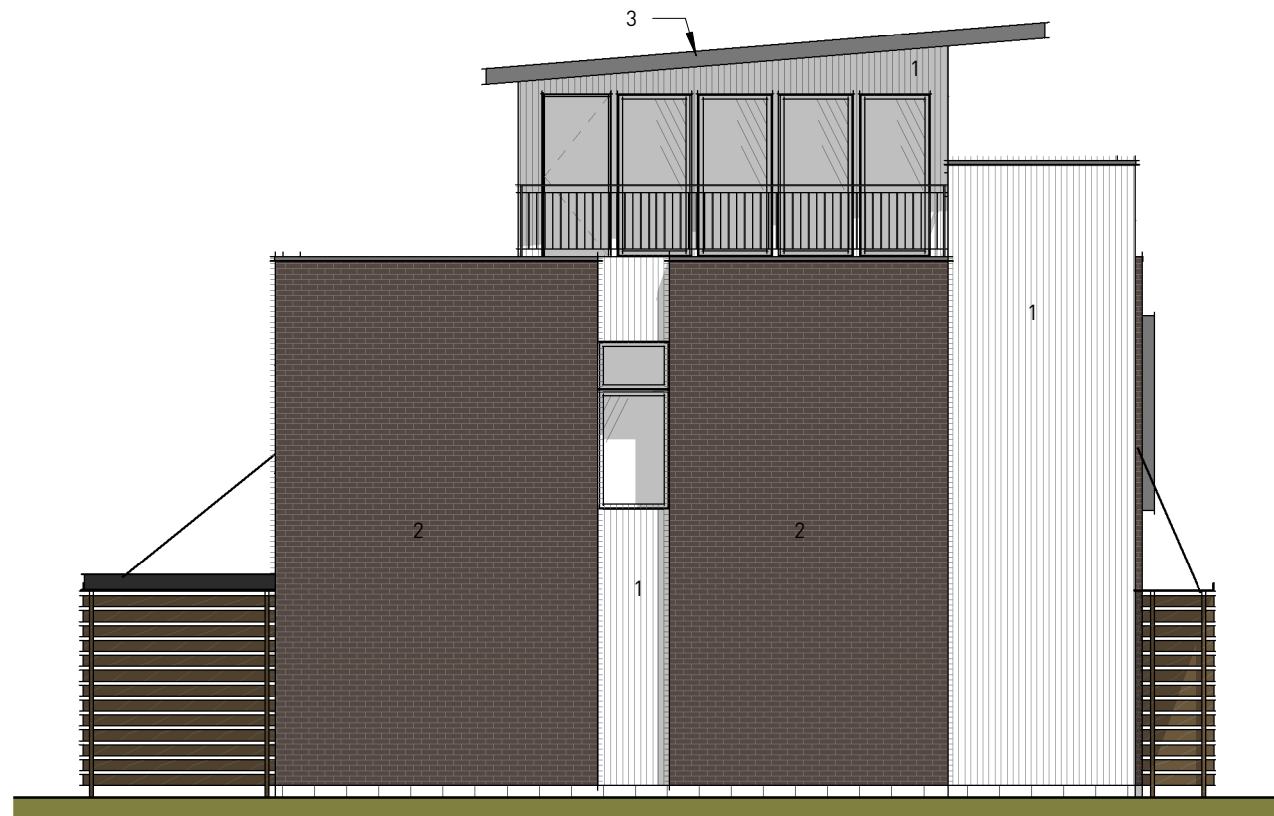
MEWS TOWNHOUSE
SOUTH ELEVATION
DEC.20.2019

LEGEND
1 - 7/8" CORRUGATED METAL SIDING
2 - BRICK
3 - 2 PLY MODIFIED BITUMEN ROOFING



MEWS TOWNHOUSE
NORTH ELEVATION
DEC.20.2019

LEGEND
1 - 7/8" CORRUGATED METAL SIDING
2 - BRICK
3 - 2 PLY MODIFIED BITUMEN ROOFING



**MEWS TOWNHOUSE
WEST ELEVATION
DEC.20.2019**

LEGEND
1 - 7/8" CORRUGATED METAL SIDING
2 - BRICK
3 - 2 PLY MODIFIED BITUMEN ROOFING



**APARTMENT
SOUTH ELEVATION
DEC.20.2019**

LEGEND

1. MASONRY

2. ASPHALT SHINGLES



**APARTMENT
WEST ELEVATION
DEC.20.2019**

- LEGEND
1. MASONRY
2. ASPHALT SHINGLES
3. DOWNLIGHTING



**APARTMENT
NORTH ELEVATION
DEC.20.2019**

- LEGEND
1. MASONRY
2. ASPHALT SHINGLES
3. DOWNLIGHTING



**APARTMENT
EAST ELEVATION
DEC.20.2019**

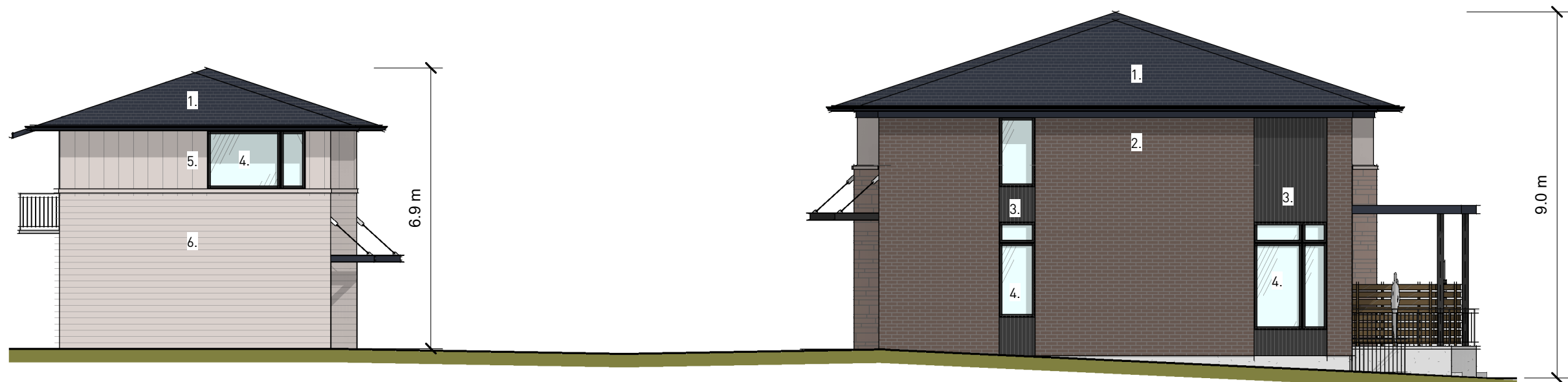
- LEGEND
1. MASONRY
2. ASPHALT SHINGLES
3. DOWNLIGHTING



BLOCK D
WEST ELEVATION
DEC.20.2019

LEGEND

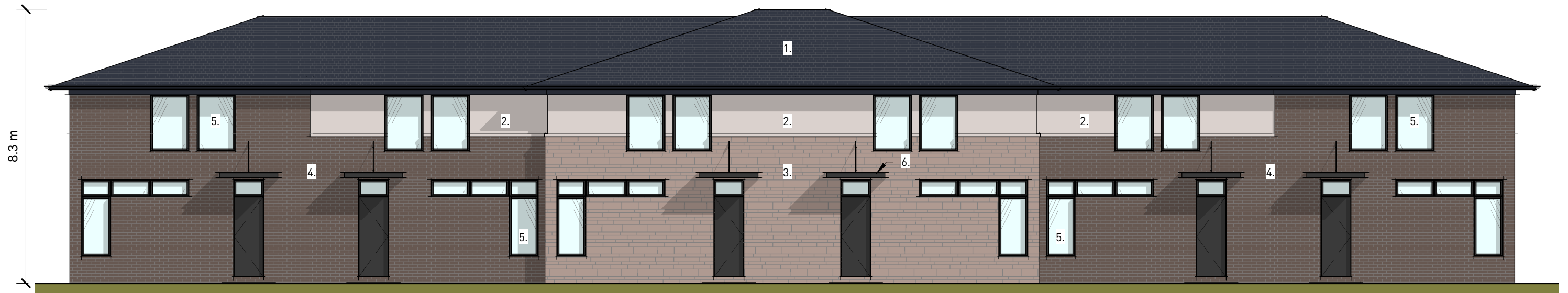
- 1. ASPHALT SHINGLES
- 2. STUCCO
- 3. MASONRY
- 4. BRICK
- 5. ALUMINUM SIDING
- 6. BLACK WINDOWS
- 7. BLACK STEEL I BEAM



BLOCK D + E
NORTH ELEVATION
DEC.20.2019

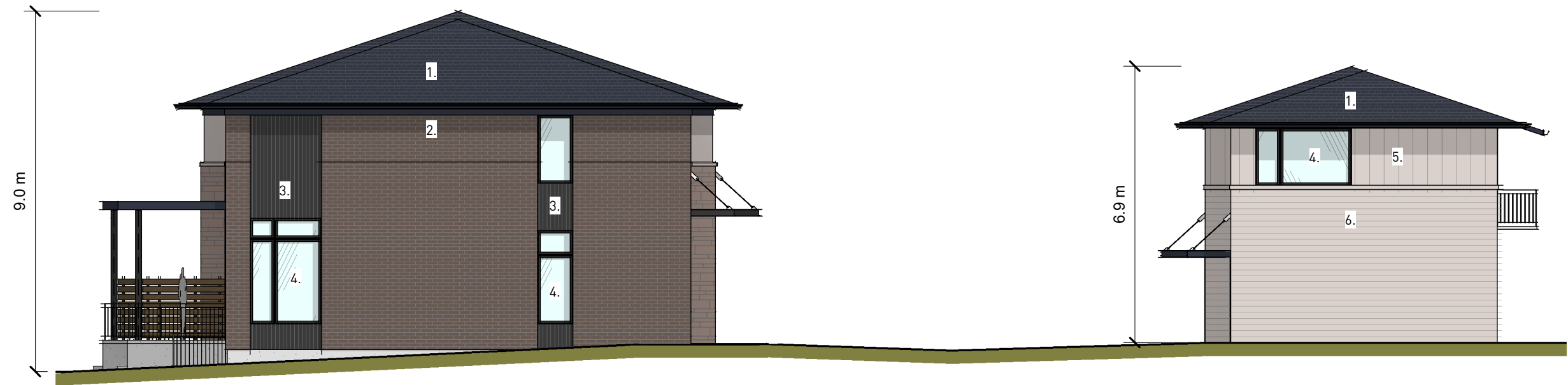
LEGEND

- 1. ASPHALT SHINGLES
- 2. BRICK
- 3. ALUMINUM SIDING
- 4. BLACK WINDOWS
- 5. HARDIE SIDING 1
- 6. HARDIE SIDING 2



**BLOCK D
EAST ELEVATION
DEC.20.2019**

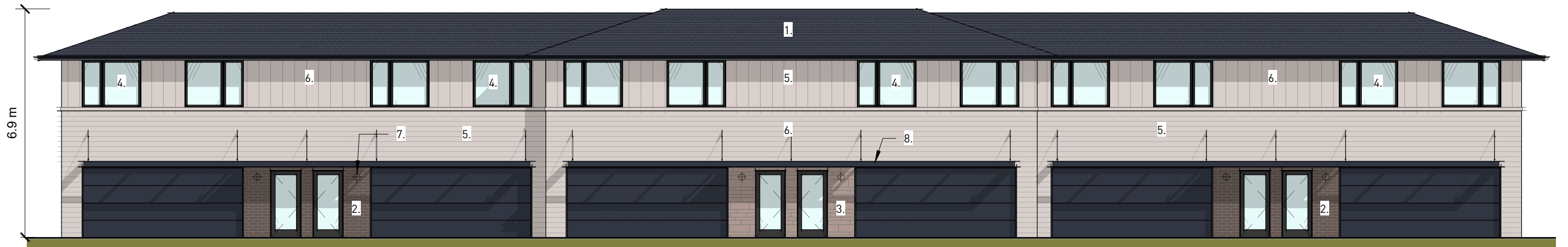
- LEGEND
1. ASPHALT SHINGLES
2. STUCCO
3. MASONRY
4. BRICK
5. BLACK WINDOWS
6. CANOPY



BLOCK D + E
SOUTH ELEVATION
DEC.20.2019

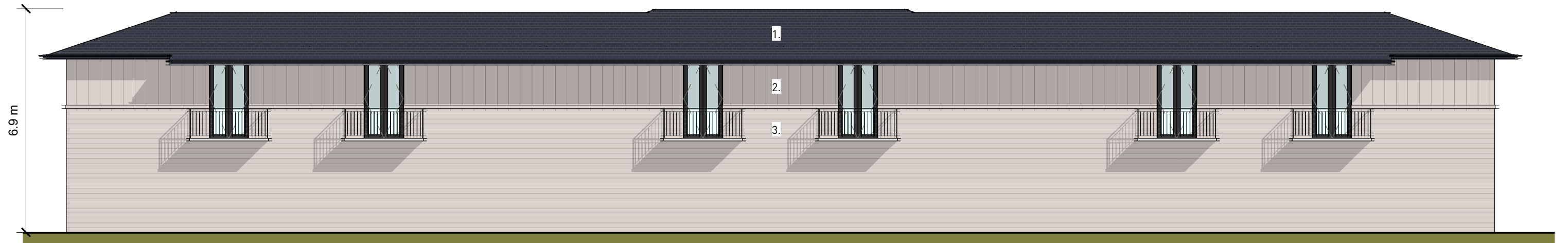
LEGEND

- 1. ASPHALT SHINGLES
- 2. BRICK
- 3. ALUMINUM SIDING
- 4. BLACK WINDOWS
- 5. HARDIE SIDING 1
- 6. HARDIE SIDING 2



**BLOCK E
WEST ELEVATION
DEC.20.2019**

- LEGEND**
- 1. ASPHALT SHINGLES
 - 2. BRICK
 - 3. MASONRY
 - 4. BLACK WINDOWS
 - 5. HARDIE SIDING 1
 - 6. HARDIE SIDING 2
 - 7. COACH STYLE LIGHT FOR ENTRANCE AND LANEWAY
 - 8. CANOPY



**BLOCK E
EAST ELEVATION
DEC.20.2019**

- LEGEND
1. ASPHALT SHINGLES
2. HARDIE SIDING 1
3. HARDIE SIDING 2