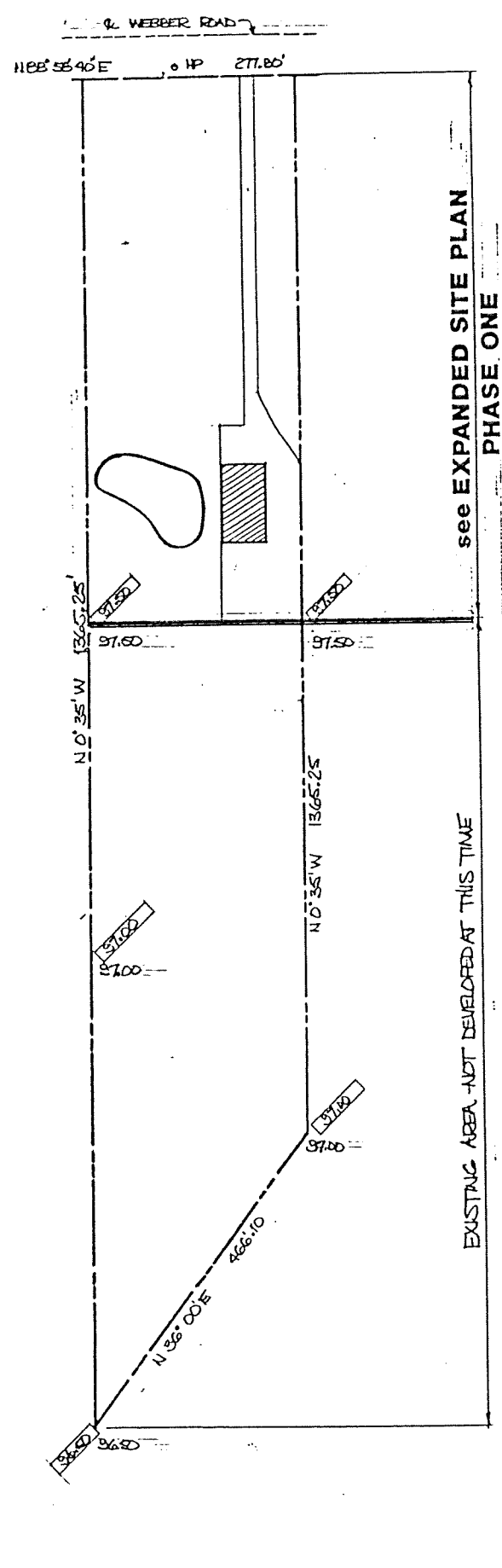
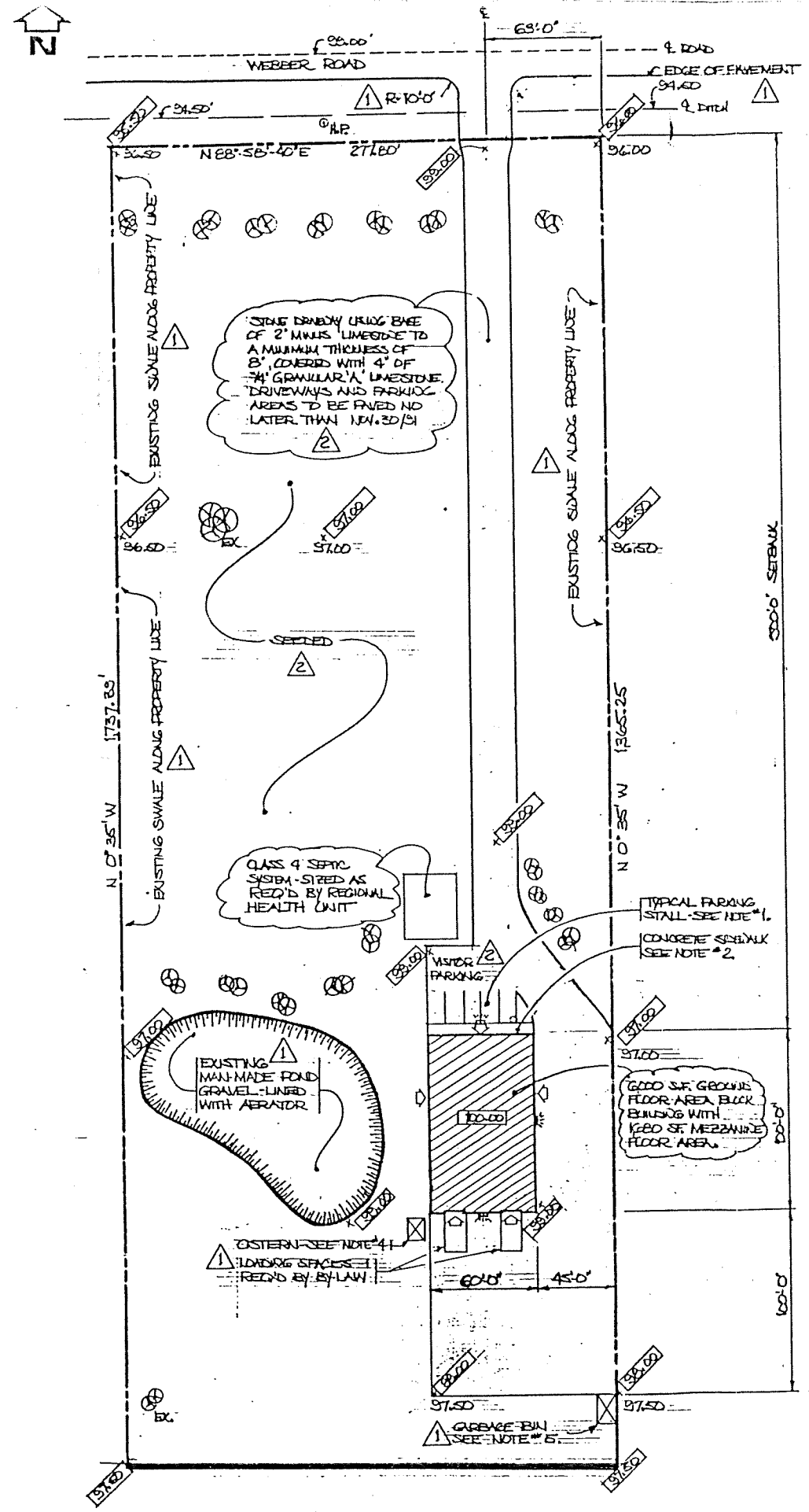




**SITE PLAN** scale 1"=10'-0"  
see expanded plan for details



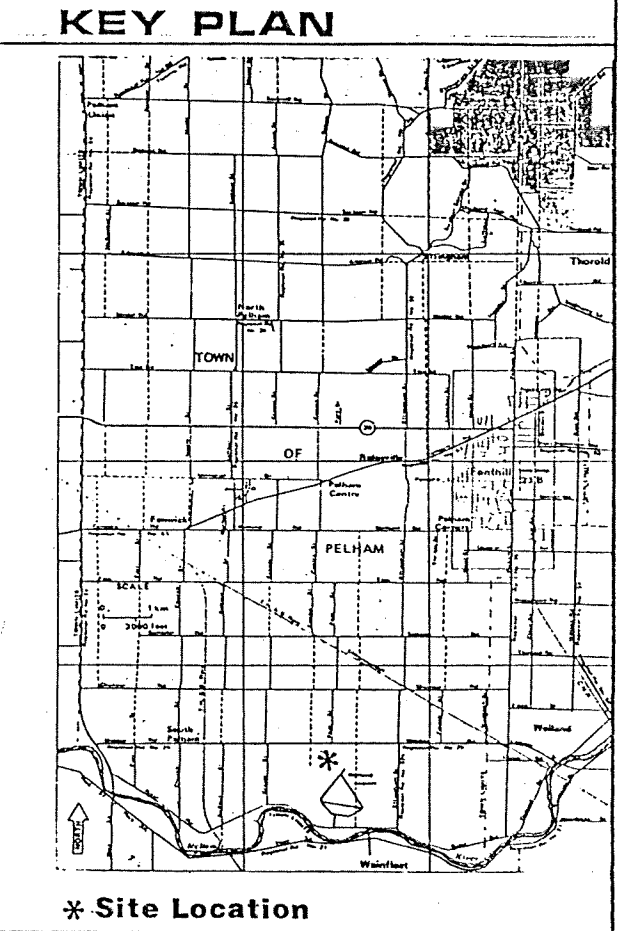
**EXPANDED SITE PLAN** scale 1"=40'-0"  
shown as PHASE ONE

- ### NOTES
- 1) TYPICAL PARKING STALL DIMENSIONS 9'-0" WIDE BY 18'-0" SURFACE TO BE STONE AS PER DRIVEWAY CONSTRUCTION.
  - 2) CONCRETE SIDEWALK TO BE THE "CURB-FACE" TYPE WITH REINFORCING MESH THROUGHOUT, MINIMUM THICKNESS TO BE 6".
  - 3) ALL AREAS NOT IMPROVED BY PARKING LOT, ROAD OR BUILDINGS TO BE SEEDED IN GRASS TO PREVENT SOIL EROSION AND TO BE DISPOSED OF EXISTING DITCHES/SWALES TO BE SEEDED AS WELL.
  - 4) POTABLE WATER SUPPLY BY 3000 GALLON CISTERN.
  - 5) GARBAGE BIN ENCLOSURE TO HAVE 6'-0" HIGH WOOD FENCE TO 3 SIDES.
  - 6) EXISTING ENTRANCE AND CURB TO CONFORM TO STANDARDS AS SET OUT BY REGIONAL HIGHWAY AND SHALL BE STONE SURFACED.
  - 7) EXISTING SWALES ON PROPERTY LINES TO REMAIN.
  - 8) ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  - 9) ALL AREAS OTHER THAN DRIVEWAYS, BUILDINGS AND POOLS ARE TO BE SEEDED WITH GRASS.

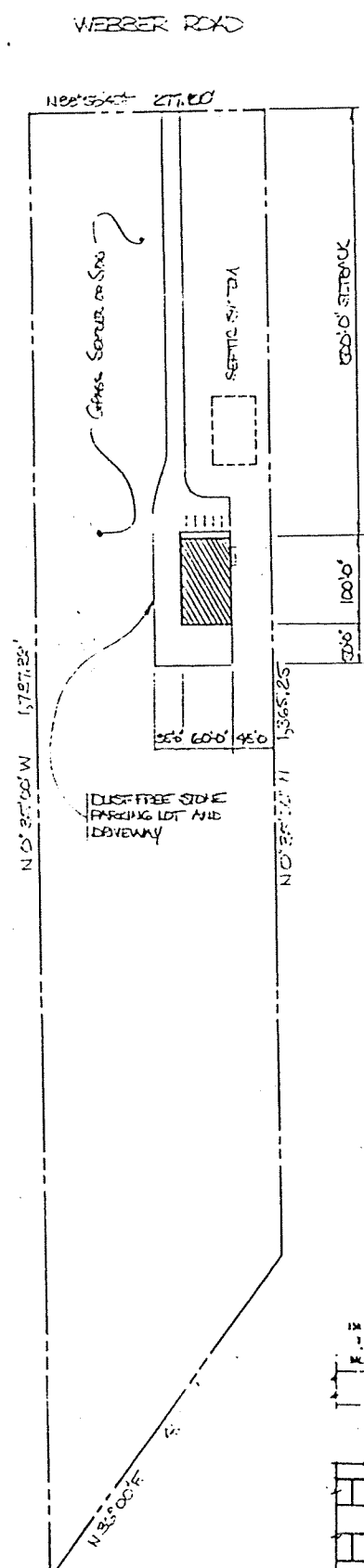
- ### LEGEND
- INDICATES POINTS OF ENTRY AND EXIT FROM BUILDING
  - ELEVATION UPON PROJECT COMPLETION, (N FEET)
  - EXISTING ELEVATIONS, (N FEET)
  - HYDRO ROLE
  - PROPERTY LINE
  - STONED SURFACE TO PARKING LOT AND DRIVEWAY
  - AREA OF SINGLE STOREY BUILDING
  - EXISTING DECIDUOUS TREES
  - NEW CONIFEROUS PLANTINGS
  - OUTLINE OF MAN-MADE POND
  - ROAD
  - DITCH
  - EXTERIOR WALL PACK LIGHTING MOUNTED ON BUILDING

### LOT STATISTICS

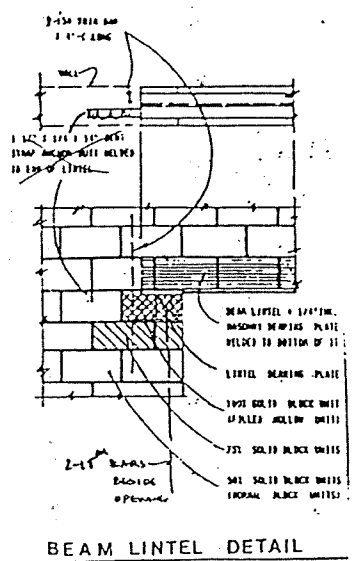
|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| LEGAL DESCRIPTION | PART OF LOT 9, CONCESSION #4, FORMERLY IN THE TOWNSHIP OF PELHAM, COUNTY OF WELLAND, NOW IN THE TOWN OF PELHAM, REGIONAL MUNICIPALITY OF NIAGARA. |
| LOT AREA          | 9.883 ACRES ±, AS PER 1974 PLAN OF SURVEY.                                                                                                        |
| LOT COVERAGE      | BUILDING AREA - 6000 SF - 1.4%<br>PARKING LOT/DRIVEWAY - 26,225 SF - 6.3%<br>LANDSCAPED AREA - 38,214 SF - 92.3%<br>TOTAL - 60,439 SF - 100.0%    |



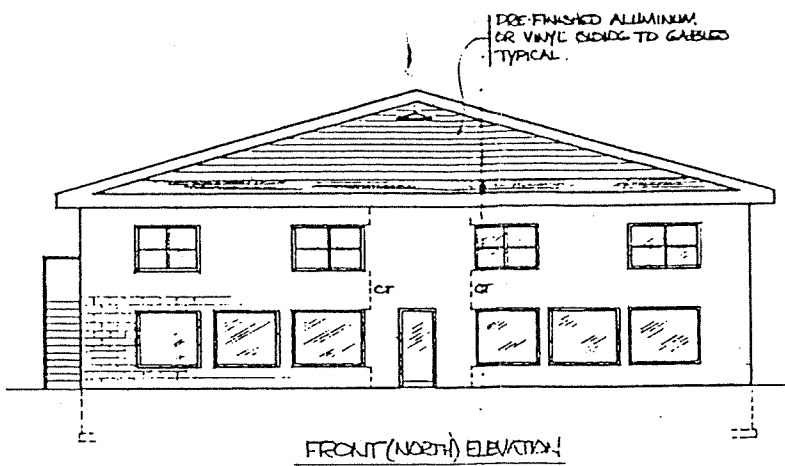
| REVISION | DATE        | REMARKS                                                                                                                                                                                                 |
|----------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1        | SEPT. 26/00 | ADD NOTE RE: SEEDED AREAS; ADD VISITOR PARKING NOTE; ADD TO NOTE RE: DRIVEWAY SURFACE TO BE PAVED BY NOV. 30/01; ADD EXTERIOR WALL PACK TO FRONT OF BLDG.                                               |
| 2        | SEPT. 11/00 | ADDITION OF PLANTINGS NEAR ROAD; SHOW EXISTING SWALES; REVISE ENTRANCE OF HIGHWAY; SHOW LOADING SPACES; ADD EXISTING ELEVATIONS; ADD GARBAGE BIN; ADD WALLPACK LIGHTS; ADD NOTES 5 THROUGH 9 INCLUSIVE. |
| 3        | SEPT. 1/00  | AS PREPARED BY BENCHMARK MANAGEMENT INC. 124, TOWNHILL, ONT. L0S 1K0. A16-P22-0231                                                                                                                      |



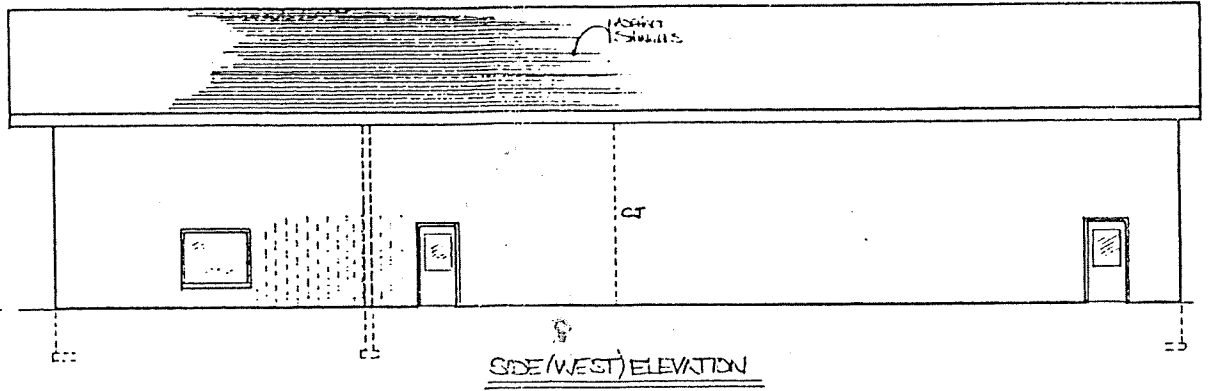
PLOT PLAN  
1" = 10'-0" SCALE



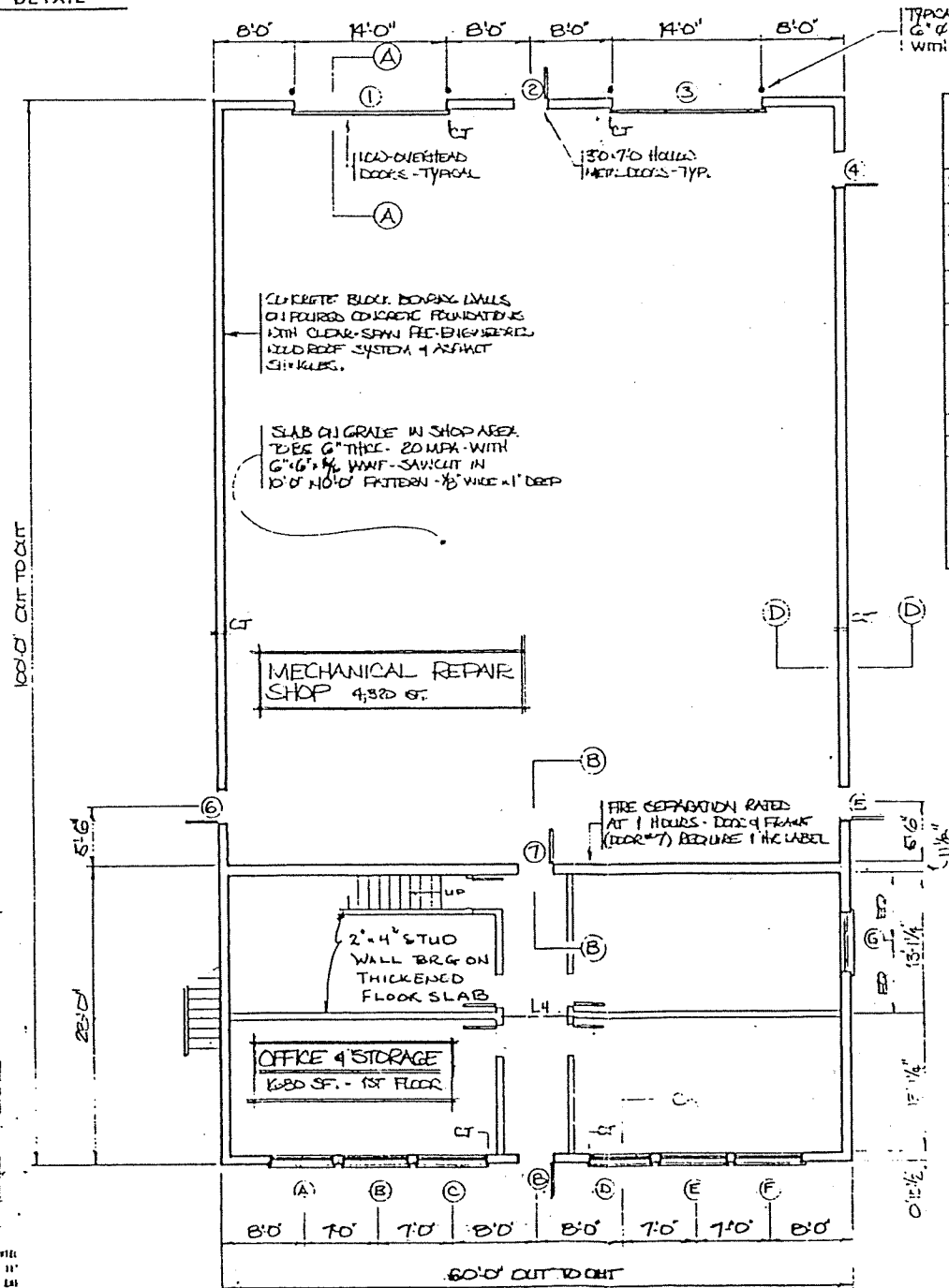
BEAM LINTEL DETAIL



FRONT (NORTH) ELEVATION

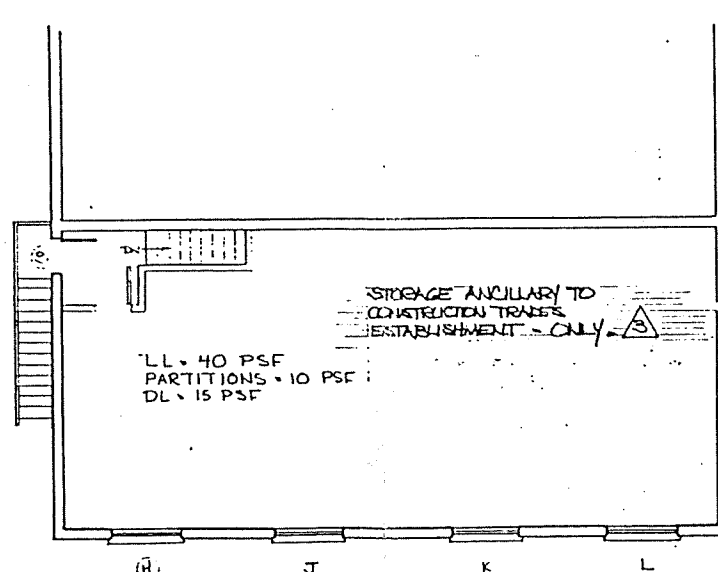


SIDE (WEST) ELEVATION



GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

| PROPOSED DEVELOPMENT FOR<br>MR. ROBERT ZWIERSCHKE |                                                                                                                                                            |                           |        |             |                 |                                                       |              |              |        |                                                |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------|-------------|-----------------|-------------------------------------------------------|--------------|--------------|--------|------------------------------------------------|
| LOCATION                                          | ON THE SOUTH SIDE OF WEBSTER ROAD WEST OF<br>EDINBURGH STREET                                                                                              |                           |        |             | DOOR SCHEDULE   |                                                       |              |              |        |                                                |
| LEGAL<br>DESCRIPTION                              | PART OF LOT 9, CONCESSION # 1, TOWNSHIP 4, THE<br>TOWNSHIP OF PELHAM, COUNTY OF VERNON, 1100 IN<br>THE TOWN OF PELHAM, REGIONAL MUNICIPALITY OF<br>NIAGARA |                           |        |             | DOOR            | SIZE                                                  | TYPE         | FRAME        | LINTEL | REMARKS                                        |
| ZONING                                            | CURRENTLY ZONED M1 - HOLDINGS TO BE REZONED<br>TO HEAVY INDUSTRIAL BY THE TOWN OF PELHAM                                                                   |                           |        |             | 1               | 14'-0" x 5'-6"                                        | OVERHEAD     | N/A          | L2     | LOW OVERHEAD HALL                              |
| LOT AREA                                          | 2.885 ACRES ±                                                                                                                                              |                           |        |             | 2               | 3'-0" x 7'-0"                                         | HOLLOW METAL | HOLLOW METAL | L1     | INSULATED DOOR                                 |
|                                                   |                                                                                                                                                            |                           |        |             | 4               | 3'-0" x 7'-0"                                         | HOLLOW METAL | HOLLOW METAL | L1     | INSULATED DOOR                                 |
|                                                   |                                                                                                                                                            |                           |        |             | 5               | "                                                     | "            | "            | "      | "                                              |
|                                                   |                                                                                                                                                            |                           |        |             | 6               | "                                                     | "            | "            | "      | "                                              |
|                                                   |                                                                                                                                                            |                           |        |             | 7               | 3'-0" x 7'-0"                                         | "            | "            | LS     | 1 HOUR RATED<br>DOOR & FRAME 40<br>DOOR CLOSER |
|                                                   |                                                                                                                                                            |                           |        |             | 8               | 3'-0" x 7'-0"                                         | "            | "            | LS     | HALF-LIGHT<br>INSULATED DOOR                   |
| WINDOW SCHEDULE                                   |                                                                                                                                                            |                           |        |             | LINTEL SCHEDULE |                                                       |              |              |        |                                                |
| WINDOW                                            | SIZE                                                                                                                                                       | TYPE                      | LINTEL | REMARKS     | L1              | 3'-0" x 3'-0" x 5/8"                                  |              |              |        |                                                |
| A, B, C, D,<br>E, F                               | 6'-0" x 8'-0"                                                                                                                                              | WOOD FRAME<br>FIXED GLASS | L4     | INSUL GLASS | L2              | WB-18" + PLATE 5/8" x 3"                              |              |              |        |                                                |
| G                                                 | 6'-0" x 8'-0"                                                                                                                                              | "                         | L6     | INSUL GLASS | L3              | 3'-2" x 8'-0" SPRUCE #2 - PLUS L 5'-8 1/2" x 5/8" LLV |              |              |        |                                                |
| H, J, K, L                                        | 6'-0" x 8'-0"                                                                                                                                              | WOOD FRAME<br>DOUBLE HUNG | L3     | INSUL GLASS | L4              | 3'-2" x 12" DOUGLAS FIR PLUS L 5'-8 1/2" x 5/8" LLV   |              |              |        |                                                |
|                                                   |                                                                                                                                                            |                           |        |             | L5              | 3'-2" x 10" #2 SPRUCE PLUS L 4'-5 1/2" x 5/8" LLV     |              |              |        |                                                |
|                                                   |                                                                                                                                                            |                           |        |             | L6              | WG-18" PLUS PLATE 5/8" x 3"                           |              |              |        |                                                |
|                                                   |                                                                                                                                                            |                           |        |             | L7              | 3'-0" x 3 1/2" x 3'-0" x 5/8" LLV                     |              |              |        |                                                |



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

| REV | DATE     | REMARKS                                                                                                                                                                                                                                                                                   |
|-----|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3   | 06/26/00 | ADDED NOTE RE: USE OF MECHANICAL AREA                                                                                                                                                                                                                                                     |
| 2   | 06/26/00 | ADDED ENGINEER'S NOTES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SITE PLAN DIMENSIONS, BLDG. CONTROLS, LINTEL DOOR AND WINDOW SCHEDULE BLDG. DIMENSIONS, INTERIOR PARTITIONS TO OFFICE AREA ON GROUND FLOOR, INTERIOR STAIRS TO SECOND FLOOR, ANGLE LINTEL DETAIL, BEAM LINTEL DETAIL. |
| 1   | 06/26/00 | ADD WINDOW & DOOR LABELS, ADD SECTION LOCATIONS, AND CH. #2.                                                                                                                                                                                                                              |

PROPOSED SITE LAYOUT AND BUILDING DESIGNED FOR MR. ROBERT ZWIERSCHKE, PELHAM, ONTARIO

|                                               |              |                 |
|-----------------------------------------------|--------------|-----------------|
| SCALE: AS NOTED                               | APPROVED BY: | DESIGNED BY: TR |
| DATE: APR. 11/00                              |              | REVIEWED        |
| AS PREPARED BY: BENCHMARK MANAGEMENT          |              |                 |
| BOX 124, PELHAM, ONTARIO L0S 1E0 4B6 P22-2231 |              |                 |
| DRAWING NUMBER: 12E-C04                       |              |                 |