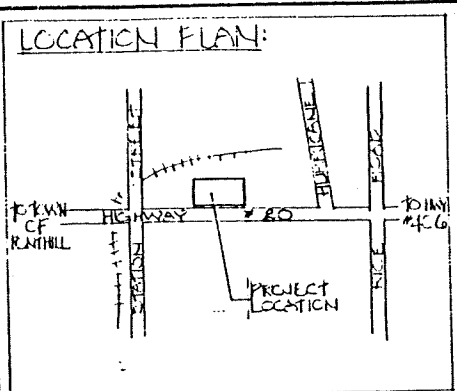




LEGAL DESCRIPTION: PART OF LOT 2 AND BLOCK 'E' (NORTH SIDE OF CANECRO ROAD) REGISTERED PLAN #717, TOWN OF PELHAM REGIONAL MUNICIPALITY OF NIAGARA (FORMERLY REGISTERED PLAN 25, VILLAGE OF RENTHILL)

DATA SCHEDULE:

|                                                                                                             |                                                                                |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| - TOTAL SITE AREA: 32198 sq. ft. (2934.4 m <sup>2</sup> )                                                   | - SETBACKS: FRONT: MIN. 50'-0" (EXIST. ELEV.) - 50'-0" (PROPOSED ELEV.) 23'-0" |
| - BUILDING AREAS: - EXISTING: GROSS F.A. - 6800 sq. ft. - NET F.A. - 7600 sq. ft. - RETAIL F.A. - 102 SEATS | - REAR YARD: MIN. 50'-0" (EXIST. ELEV.) 0'-0" (PROPOSED ELEV.) 0'-0"           |
| - PROPOSED: GROSS F.A. - 5000 sq. ft. - NET F.A. - 3500 sq. ft.                                             | - SIDE YARD: MIN. 10'-0" (EXIST. ELEV.) 12'-0" (PROPOSED ELEV.) 12'-0"         |
| - BUILDING COVERAGE: MAX. REQUIREMENT - 40.0% PROPOSED - 36.0%                                              | - PARKING: - PROPOSED 34 SPACES (INCL. 2-PAVEMENT)                             |

## PARKING DATA:

|                                           |               |
|-------------------------------------------|---------------|
| . existing retail (2 stories) floor space | 1,130 sq. ft. |
| . L.L.B.O. seating capacity (Carmen's)    | 102 seats     |
| . proposed net floor area (addition)      | 3,500 sq. ft. |

The parking requirement would be as follows:

### 1. Existing Uses:

Retail 1,130 sq. ft. @ 1 sp/37m<sup>2</sup> (398 sq. ft.)  
= 1,130 sq. ft. ÷ 398 = 2.8 spaces

Restaurant 102 sts @ 1 sp/5 sts  
= 102 ÷ 5 = 20.4 spaces  
TOTAL 23.2 spaces

### 2. Proposed Uses:

Retail 3,500 sq. ft. @ 1 sp/30m<sup>2</sup> (323 sq. ft.)  
= 3,500 ÷ 323 = 10.8 spaces

Total parking spaces required

existing uses = 23.2  
proposed uses = 10.8  
TOTAL 34.0

4150

LANDSCAPING SCHEDULE:

| KEY | SYMBOL | BOTANICAL NAME (COMMON NAME)                | SIZE           | QTY | KEY | SYMBOL | BOTANICAL NAME (COMMON NAME)                    | SIZE    | QTY |
|-----|--------|---------------------------------------------|----------------|-----|-----|--------|-------------------------------------------------|---------|-----|
| A   | ○      | GLEDETIA TRIACANTHA (SUNSHINE HONEY LOCUST) | 2" CAL (50 mm) | 3   | D   | ○      | JUNIPERUS SARKIN (TAMARISK JUNIPER)             | (30 cm) | 3   |
| B   | ○      | THILIA OCCIDENTALIS (HELMSTRUP CEDAR)       | (20 cm)        | 6   | E   | ○      | CORUS ALBA 'ELEGANTISSIMA' (SILVERLEAF DOGWOOD) | (20 cm) | 9   |
| C   | ○      | CARAGANA ARBORESCENS (WEEPING PEASHRUB)     | (100 cm) STEM  | 2   | F   | ○      | P.I.M. RHODOPHYLLON                             | (60 cm) | 8   |

NOTE: ALL LANDSCAPED ARE TO BE SCOTED UNLESS OTHERWISE NOTED

NOTE: THIS SITE PLAN HAS BEEN PREPARED WITH REFERENCE TO A SURVEY PLAN PRODUCED BY "P.D. REITSMAN SURVEYING LTD." (FILE: #83-207)

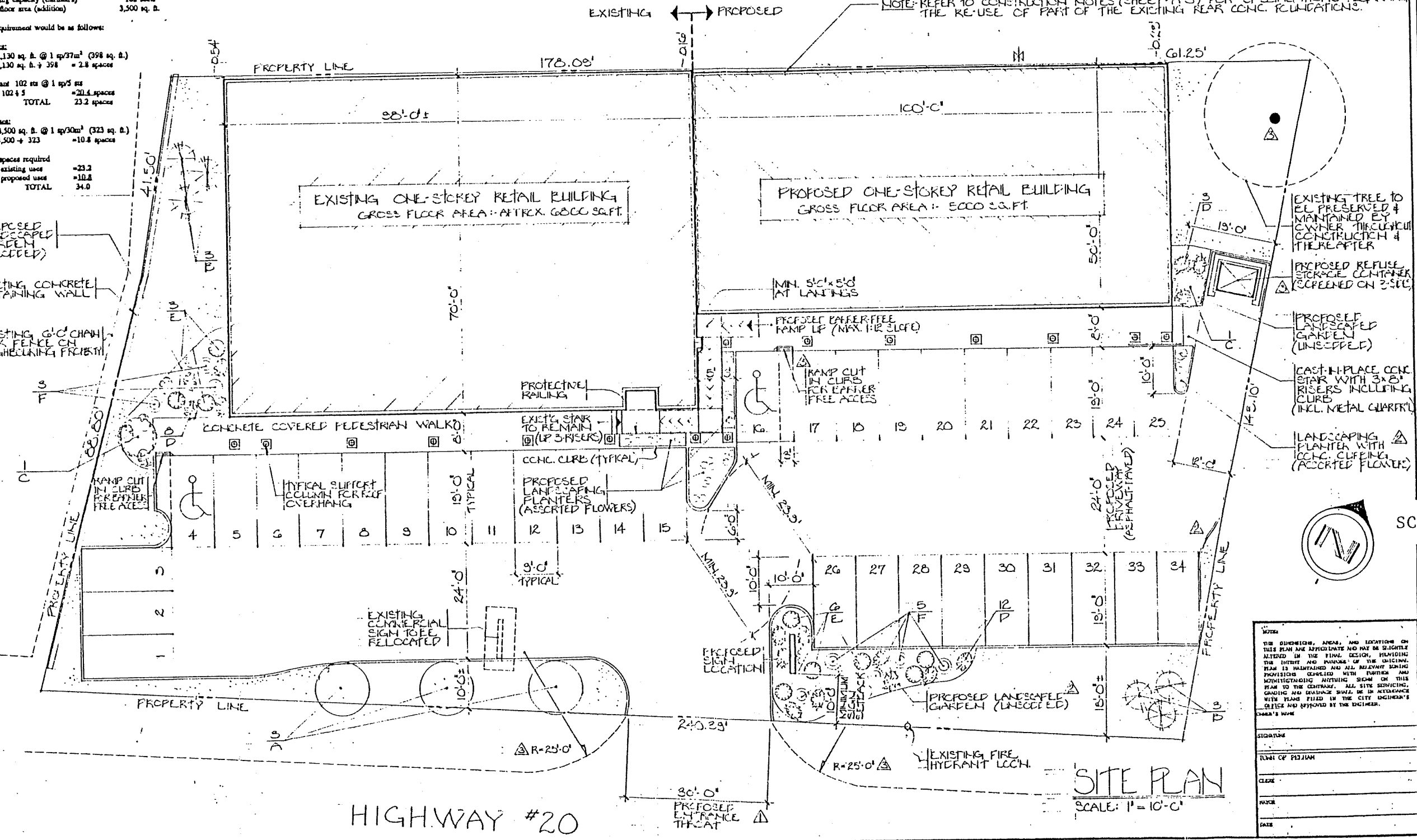
NOTE: REFER TO SHEET "A-7" FOR SPECIFICATIONS REGARDING ALL SITEWORK, SERVING & GRADING.

NOTE: REFER TO SHEET "A-7" (ONT. BLDG. CODE STUDY) - IF SECOND EXIT DOORS ARE REQUIRED FOR ANY UNITS WITHIN THE PROPOSED ADDITION PORTION OF THE PLAZA, THEY MUST NOT SWING INTO NEIGHBOURING PROPERTY AT REAR.

NOTE: REFER TO CONSTRUCTION NOTES (SHEET "A-3") FOR SPECIFICATIONS REGARDING THE RE-USE OF PART OF THE EXISTING REAR CONC. FOUNDATIONS.

PRINTS ISSUED:

| DATE        | NO. | ISSUED TO/FOR                         |
|-------------|-----|---------------------------------------|
| AUG 11 1991 | 5   | FOR CLIENT                            |
|             | 1   | TENDER PRICING                        |
|             | 1   | OFFICE SET                            |
|             | 1   | TO CLIENT                             |
|             | 1   | R.F. TENDER / FACING                  |
| AUG 11 1991 | 2   | TO MUNICIPALITY OF TRANSCRIPTION      |
| AUG 11 1991 | 2   | TO TOWN OF PELHAM FOR ELLIG REFORM    |
| AUG 11 1991 | 2   | TO TOWN OF PELHAM 2nd SUBMITTAL SET   |
| AUG 11 1991 | 1   | FOR ELLIG REFORM                      |
| AUG 11 1991 | 1   | FOR ELLIG REFORM                      |
| AUG 11 1991 | 1   | FOR ELLIG REFORM                      |
| AUG 11 1991 | 2   | TO DENCO ENG.                         |
| AUG 11 1991 | 1   | TO CONTRACTOR                         |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 1st SUBMITTAL SET   |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 2nd SUBMITTAL SET   |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 3rd SUBMITTAL SET   |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 4th SUBMITTAL SET   |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 5th SUBMITTAL SET   |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 6th SUBMITTAL SET   |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 7th SUBMITTAL SET   |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 8th SUBMITTAL SET   |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 9th SUBMITTAL SET   |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 10th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 11th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 12th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 13th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 14th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 15th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 16th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 17th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 18th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 19th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 20th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 21st SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 22nd SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 23rd SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 24th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 25th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 26th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 27th SUBMITTAL SET  |
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| AUG 11 1991 | 1   | TO CITY OF PELHAM 31st SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 32nd SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 33rd SUBMITTAL SET  |
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| AUG 11 1991 | 1   | TO CITY OF PELHAM 41st SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 42nd SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 43rd SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 44th SUBMITTAL SET  |
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| AUG 11 1991 | 1   | TO CITY OF PELHAM 64th SUBMITTAL SET  |
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| AUG 11 1991 | 1   | TO CITY OF PELHAM 77th SUBMITTAL SET  |
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| AUG 11 1991 | 1   | TO CITY OF PELHAM 81st SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 82nd SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 83rd SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 84th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 85th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 86th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 87th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 88th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 89th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 90th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 91st SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 92nd SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 93rd SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 94th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 95th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 96th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 97th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 98th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 99th SUBMITTAL SET  |
| AUG 11 1991 | 1   | TO CITY OF PELHAM 100th SUBMITTAL SET |



SEP 12 1991

SCHEDULE "B"

CLIENT: RENOVATION & ADDITION TO EXIST'G. PLAZA

HIGHWAY #20 PELHAM CNT.

DRAWING: SITE PLAN (SERVICING/GRADING)

DATE: MAY 27 1991

DRAWN: K. KRUCK

CHECKED: K. KRUCK

SCALE: AS NOTED

ISSUED: JUL 14 1991

REVISION: A

PROJECT NO: 31006W

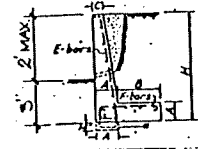
SHEET NO: A-1

OF 10 SHEETS

# \* NOTES \*

1. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH O.P.S.S. REQUIREMENTS AND TO THOSE OF THE MUNICIPALITY.
2. BEDDING TO THE STORM AND SANITARY SEWER SHALL BE CLASS 'B' COMPACTED TO 100% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH O.P.S.D. 1005.02
3. BACKFILL TO THE STORM AND SANITARY SEWER SHALL BE NATIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR.
4. NO DETAILED SOILS INVESTIGATION HAS BEEN CARRIED OUT. THE DESIGN OF THE DEVELOPMENT ASSUMES THAT NO ADVERSE CONDITIONS WILL BE ENCOUNTERED. CONTRACTOR SHOULD CHECK EXISTING CONDITIONS.
5. THE PROPOSED PARKING AREA SHALL BE CONSTRUCTED OF 1 1/2" OF H.B.3 SURFACE ASPHALT, 2" OF H.B.3 BASE ASPHALT, AND 15" OF GRANULAR A' COMPACTED TO 100% STANDARD PROCTOR DENSITY.
6. PROPOSED CURBS SHALL BE TYPE 'M.O.P.S.D. 8000' AS LOCATED.

7. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED OF 4" OF CONCRETE AND 4" OF GRANULAR A' COMPACTED TO 100% STANDARD PROCTOR DENSITY.
8. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 25 MPa. WITH 6% AIR ENTRAINMENT.
9. PROPOSED ELEVATIONS TO MATCH EXISTING ALONG PROPERTY LINES.
10. ALL BOULEVARD AREAS ADJACENT TO THE SITE SHALL BE GRADED, TOPSOILED, AND SOODED.
11. SEE ARCHITECT'S DRAWINGS FOR DETAILS OF LANDSCAPING, BUILDING ELEVATIONS, AND PARKING REQUIREMENTS.
12. BENCHMARK - NORTH BOLT, TOP FLANGE OF HYDRANT AT HOUSE NO. 40, HURFCAINE ROAD, FORT HILL. ELEVATION - 632.833 m.
13. SITE BENCHMARK - TOP OF EAST ARM OF HYDRANT APPROX. 40 m. EAST OF EXISTING DEVELOPMENT. ELEVATION - 630.022 m. - 640.879 m.



RETAINING WALL DETAIL

## LEGEND

EXISTING GROUND ELEVATIONS - x (640.0)

PROPOSED GROUND ELEVATIONS - + (640.0)

STORM SEWER INFORMATION

SANITARY SEWER INFORMATION

WATER SERVICE INFORMATION

### LIGHTING PLAN

IF DEEMED NECESSARY BY THE CITY ENGINEER THE LIGHT FIXTURES SHALL BE MODIFIED TO PREVENT ANY ADVERSE LIGHTING OR GLARE ON THESE OR ADJACENT LOTS.

I HEREBY CERTIFY THAT THIS LIGHTING PROPOSAL WILL PROVIDE THE LEVELS OF ILLUMINATION AS NOTED AND HORIZONTAL ILLUMINATION AT ROAD LEVEL WILL NOT BE LESS THAN 1.1 CANDLES ALONG ROUTES DESIGNATED AS AVERAGE ILLUMINATION.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ FIRM: \_\_\_\_\_

STARTED BY ENGINEER \_\_\_\_\_ DATE: \_\_\_\_\_

### GRADING CERTIFICATE

I HEREBY CERTIFY THAT THE PROPOSED GRADING WILL BE COMPARATIVE WITH ADJACENT LOTS AND THAT ALL SURFACE DRAINAGE ORIGINALLY FLOWING THROUGH THIS LOT OR OVER THE AREA OF THIS SITE IS BEING ACCOMMODATED AND THIS LOT WILL DRAIN SATISFACTORILY TO THE PRESENT EXISTING GRADES OF ADJACENT PROPERTIES.

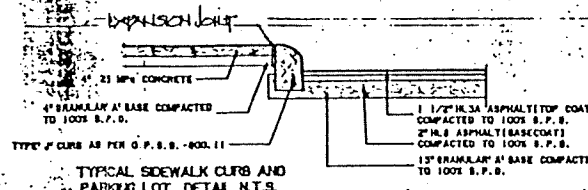
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ FIRM: \_\_\_\_\_

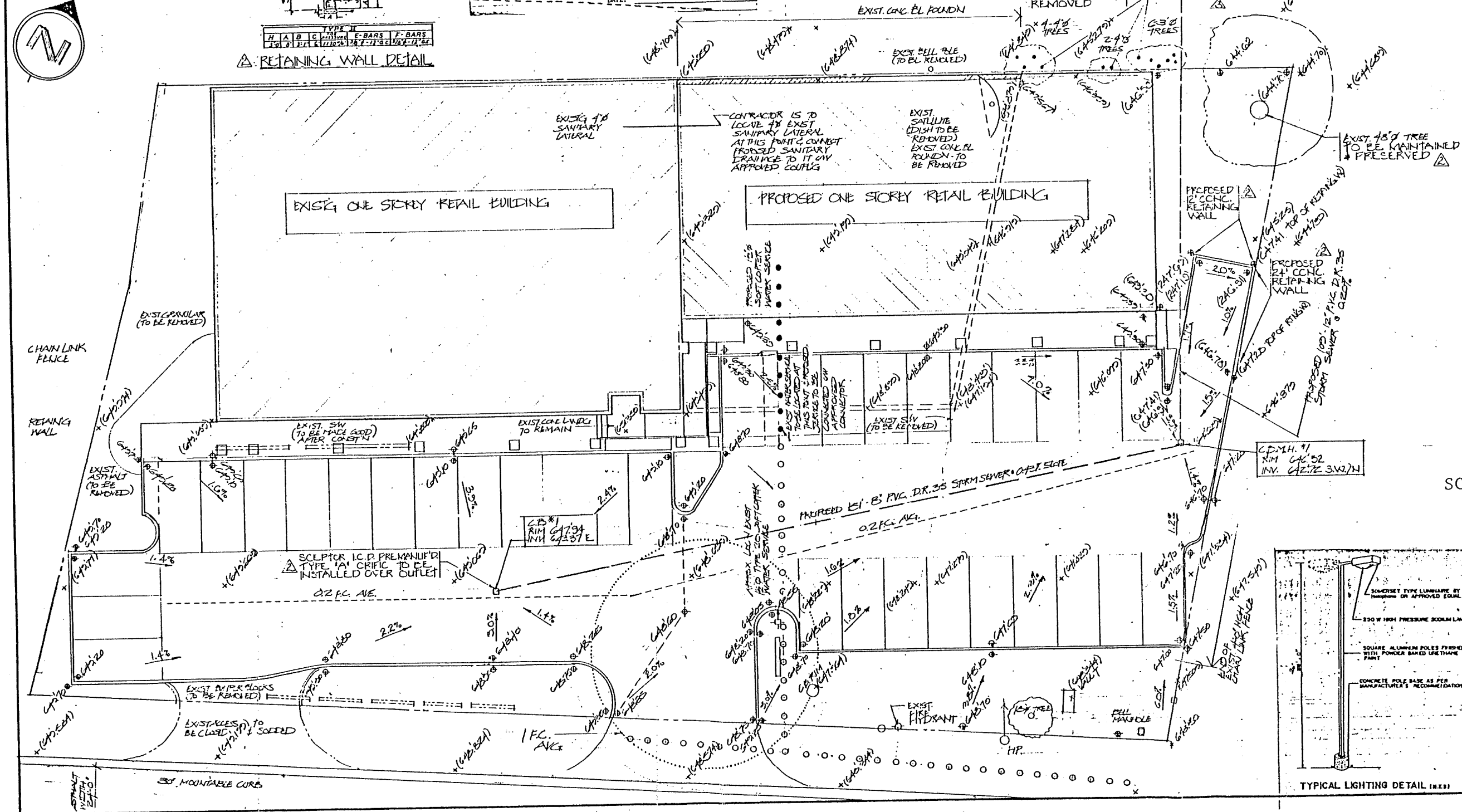
STARTED BY ENGINEER ON CHITARD LAND SURVEYOR \_\_\_\_\_ DATE: \_\_\_\_\_

### CAUTION

THE DESIGNER SHOWN ON THIS PLAN WERE BASED UPON THE INFORMATION PROVIDED TO DOKO ENGINEERING LTD. AS OF THE DATE NOTED ON THIS DRAWING (LATEST REVISION). SITE PLANS ARE OCCASIONALLY CHANGED FROM TO BEING FINALIZED AND THE DESIGNER IS NOT ALWAYS AWARE OF THESE CHANGES. BE OTHER, THE DESIGNER OF THE FACILITIES SHOWN ON THIS PLAN (AS THEY RELATE TO THE SITE PLAN) WITH DOKO ENGINEERING LTD.'S DESIGN ENGINEER FROM TO CONSTRUCTION OF ANY OF THE WORKS. DOKO ENGINEERING LTD. ACCEPTS NO LIABILITY BEYOND THIS COOPERATION (NOT BE OBTAINED ON WRITING) FROM TO COMMENCED CONSTRUCTION.



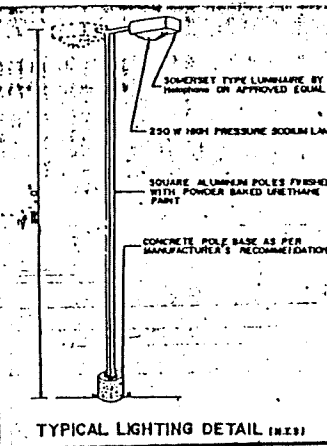
TYPICAL SIDEWALK CURB AND PARKING LOT DETAIL N.T.S.



| DATE     | NO. | ISSUED TO/FOR             |
|----------|-----|---------------------------|
| 12/21/91 | 1   | REDUCTION FOR S.P.A. PLAN |
| 12/21/91 | 2   | TO DENCO EN               |
| 12/21/91 | 3   | TO DENCO EN               |
| 12/21/91 | 4   | TO DENCO EN               |
| 12/21/91 | 5   | TO DENCO EN               |
| 12/21/91 | 6   | TO DENCO EN               |
| 12/21/91 | 7   | TO DENCO EN               |
| 12/21/91 | 8   | TO DENCO EN               |
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| 12/21/91 | 98  | TO DENCO EN               |
| 12/21/91 | 99  | TO DENCO EN               |
| 12/21/91 | 100 | TO DENCO EN               |

## SCHEDULE "C"

| CLIENT      | RENOVATION ADDITION TO EXISTING PLANT |
|-------------|---------------------------------------|
| PROJECT NO. | #111 HWY #20-PL                       |
| DRAWING     | SITE SERVING PLAN                     |
| DATE        | JUNE 1991                             |
| DRAWN BY    | R.J. HARTER                           |
| CHECKED     |                                       |
| SCALE       | 1"=100'                               |
| ISSUED      | JULY 1991                             |
| REVISION    | OF 10 SH                              |



TYPICAL LIGHTING DETAIL (N.T.S.)