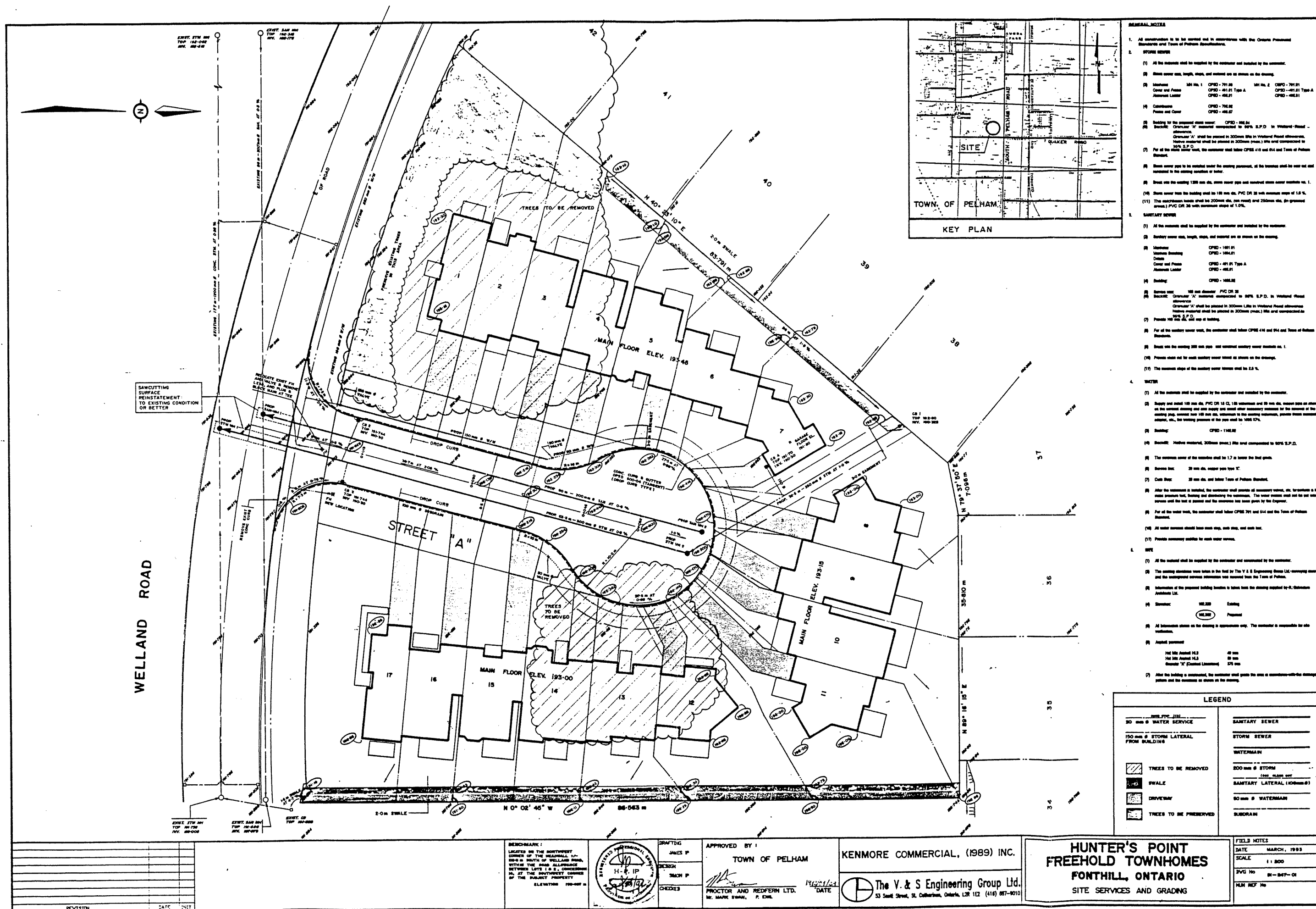
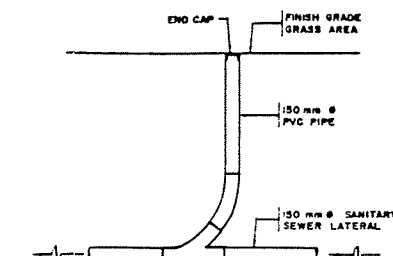
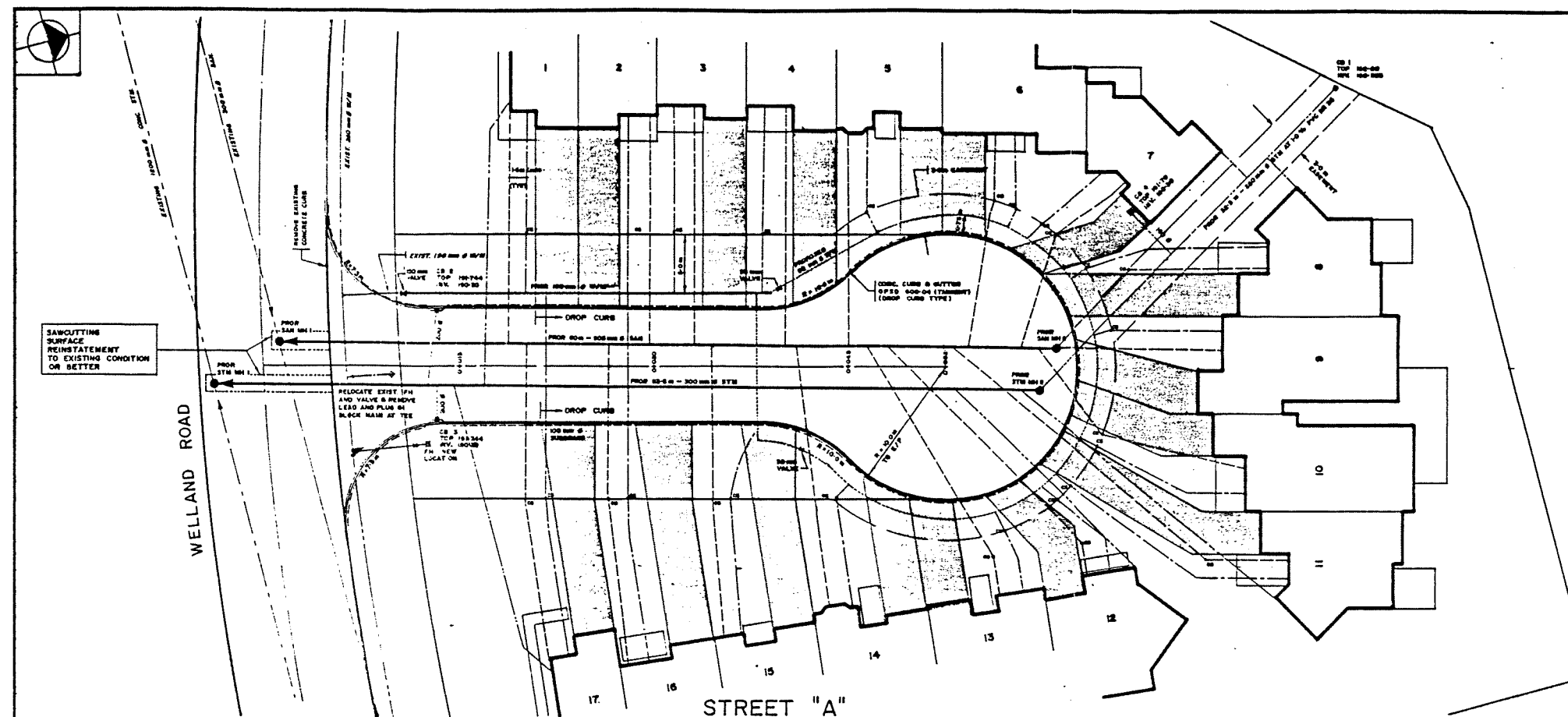
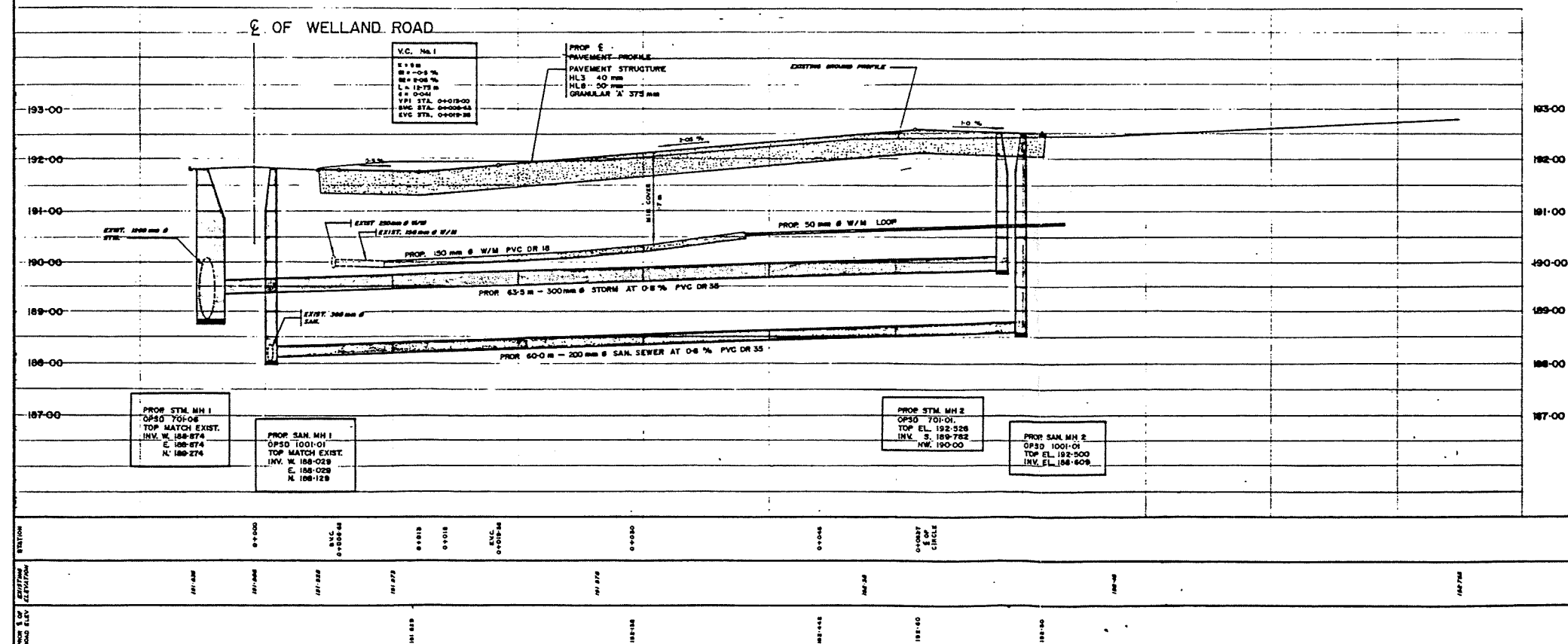








CLEAN OUT DETAIL  
N.T.S.



|     |          |      |      |                                                                                       |  |                                                                                                                                                |  |                                                                                                                              |  |                                                                                                                                                                                                                                  |  |                                                                                                     |  |                                                                                         |  |
|-----|----------|------|------|---------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------|--|
|     |          |      |      |  |  | DRAFTING<br>JAMES P.<br>DESIGN<br>SIMON P.<br>CHECKED<br> |  | APPROVED BY :<br><br>TOWN OF PELHAM<br> |  | KENMORE COMMERCIAL,(1989) INC.<br><br> The V & S Engineering Group Ltd.<br>53 Scott Street, St. Catharines, Ontario, L2R 1E2 (416) 687-9010 |  | <b>HUNTER'S POINT<br/>FREEHOLD TOWNHOMES<br/>FONTHILL, ONTARIO</b><br><br>SITE SERVICES AND GRADING |  | FIELD NOTES<br>DATE MARCH, 1993<br>SCALE HORSE 1:500<br>VOIE 1:500<br>DVG No. 51-247-02 |  |
| No. | REVISION | DATE | INT. |                                                                                       |  |                                                                                                                                                |  |                                                                                                                              |  |                                                                                                                                                                                                                                  |  |                                                                                                     |  |                                                                                         |  |

SCHEME B MODIFIED

# HUNTERS POINT

## PROPOSED

**FREHOLD TOWNHOUSE DEVELOPMENT**  
**QUAKER ROAD PELHAM**

SCALE: 1:200

### DEVELOPMENT STATISTICS

| UNIT NO. | LOT AREA | BUILDING AREA<br>GARAGE UNIT | 2nd FLOOR | GROSS MET | GROSS IMP | BR. CT. |
|----------|----------|------------------------------|-----------|-----------|-----------|---------|
| 1        | 511.33   | 20.2 57                      | 81        | 138       | 1 485     | 3       |
| 2        | 234.61   | 20.7 68                      | 84        | 152       | 1 636     | 3       |
| 3        | 241.75   | 20.8 68                      | 86        | 152       | 1 636     | 3       |
| 4        | 239.92   | 20.3 67                      | 89        | 155       | 1 679     | 3       |
| 5        | 238.80   | 22.5 62                      | 88        | 150       | 1 614     | 3       |
| 6        | 243.10   | 20.8 64                      | 87        | 151       | 1 625     | 3       |
| 7        | 262.92   | 23.3 61                      | 80        | 121       | 1 302     | 3       |
| 8        | 341.23   | 20.8 69                      | 91        | 160       | 1 722     | 3       |
| 9        | 242.38   | 20 84                        | 79        | 153       | 1 755     | 3       |
| 10       | 278.95   | 20 84                        | 79        | 153       | 1 755     | 3       |
| 11       | 422.55   | 20.8 69                      | 91        | 160       | 1 722     | 3       |
| 12       | 322.97   | 25.8 66                      | 85        | 151       | 1 625     | 3       |
| 13       | 230.84   | 20.3 68                      | 90        | 158       | 1 700     | 3       |
| 14       | 234.16   | 18.8 74                      | 92        | 166       | 1 787     | 3       |
| 15       | 230.54   | 18.9 75                      | 75        | 150       | 1 614     | 3       |
| 16       | 235.24   | 18.8 76                      | 76        | 152       | 1 636     | 3       |
| 17       | 445.21   | 20.2 57                      | 81        | 138       | 1 485     | 3       |

### SITE STATISTICS

| ITEM                     | METRIC | IMPERIAL | OTHER       |
|--------------------------|--------|----------|-------------|
| LOT AREA                 | 5 945  | 63 980   | 1.468 ACRES |
| AREA OF ROAD ALLOWANCE   | 1 017  | 10 948   | .2513 ACRES |
| NET USABLE LOT AREA      | 4 927  | 53 044   | 1.218 ACRES |
| BUILDING AREA COVERAGE   | 1279   |          | 25 %        |
| DRIVEWAY PAVED AREAS     | 540    |          | 11 %        |
| WALKWAYS                 |        |          |             |
| AREA OF OPEN LANDSCAPING |        |          | 64 %        |

|                  |            |
|------------------|------------|
| TOTAL # OF UNITS | 17         |
| DENSITY          | 13.9 NET   |
| PARKING PROVIDED | 2 PER UNIT |

### BY-LAW REQUIREMENTS

|                         |                                          |
|-------------------------|------------------------------------------|
| MIN LOT FRONTAGE        | 6 M (9 M FOR BD UNITS)                   |
| MIN CORNER LOT FRONTAGE | 14 METRES                                |
| MIN FRONT YARD          | 7.5 M                                    |
| MIN EXTERIOR SIDE YARD  | 7.5 M                                    |
| MIN INTERIOR SIDE YARD  | 3 M                                      |
| MIN REAR YARD           | 7.5 M                                    |
| MAX BUILDING HEIGHT     | 10.5 M                                   |
| MIN GROUND FLOOR AREA   | ONE STOREY 88 M SQ<br>TWO STOREY 60 M SQ |

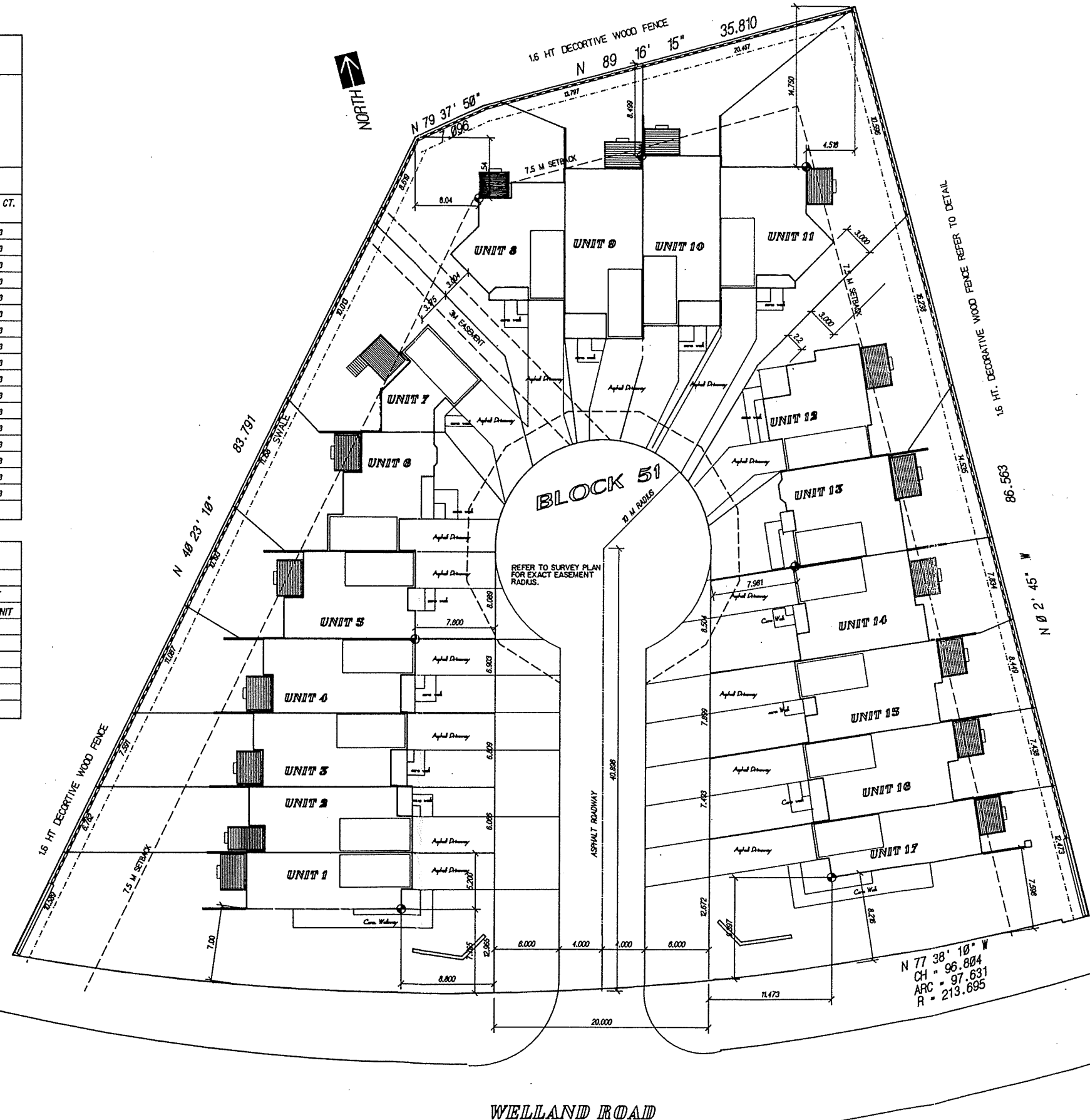
### LEGAL DESCRIPTION

BLOCK 51 OF REGISTERED PLAN 151

### MINOR VARIANCES

GRANTED BY COMMITTEE OF ADJUSTMENT  
# A-2/93 THRU #A-8/93

|               |        |                                  |                            |
|---------------|--------|----------------------------------|----------------------------|
| LOT (UNIT) 1  | A-2/93 | LOT FRONTAGE OF 12.965m          | EXTERIOR SIDE YARD 7m      |
| LOT (UNIT) 7  | A-3/93 | LOT FRONTAGE 8.2M                |                            |
| LOT (UNIT) 8  | A-4/93 | LOT FRONTAGE OF 5.4M             |                            |
| LOT (UNIT) 10 | A-5/93 | LOT FRONTAGE 9.0m                |                            |
| LOT (UNIT) 11 | A-6/93 | LOT FRONTAGE OF 4.6m             |                            |
| LOT (UNIT) 12 | A-7/93 | LOT FRONTAGE OF 7.5m             | INTERIOR SIDE YARD OF 2.2m |
| LOT (UNIT) 17 | A-8/93 | LOT FRONTAGE (CORNER) OF 12.672m |                            |



**NOTE**  
CONTRACTORS MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.  
PRINTS ARE NOT TO BE SCALED.  
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

| NO. | REVISION | DATE | INT. |
|-----|----------|------|------|
| 1   |          |      |      |
| 2   |          |      |      |
| 3   |          |      |      |
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| 5   |          |      |      |
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| 13  |          |      |      |
| 14  |          |      |      |
| 15  |          |      |      |
| 16  |          |      |      |

| DETAIL SYMBOL LEGEND                    |
|-----------------------------------------|
| PLAN, SECTION, ELEVATION, IN DETAIL, IN |
| NO. OF SHEETS WHERE ABOVE IS SHOWN      |

**GENERAL NOTES**

**belvedere**  
ARCHITECT WELLAND, ONT.

**PROJECT TITLE**  
PROPOSED  
17 UNIT FREHOLD  
TOWNHOME COMPLEX  
**HUNTER'S POINT**

**DRAWING TITLE**  
**SITE PLAN**

|       |       |       |     |          |    |      |             |             |      |             |    |
|-------|-------|-------|-----|----------|----|------|-------------|-------------|------|-------------|----|
| SCALE | 1:200 | DRAWN | ALT | REVIEWED | MB | DATE | MARCH 12/93 | PROJECT NO. | 9211 | DRAWING NO. | S1 |
|-------|-------|-------|-----|----------|----|------|-------------|-------------|------|-------------|----|

SCHEDULE "D"



**NOTE**  
CONTRACTORS MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.  
PRINTS ARE NOT TO BE SCALED.  
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S PERMISSION.

| 18  |          |      |      |
|-----|----------|------|------|
| 17  |          |      |      |
| 16  |          |      |      |
| 15  |          |      |      |
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| 13  |          |      |      |
| 12  |          |      |      |
| 11  |          |      |      |
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| 6   |          |      |      |
| 5   |          |      |      |
| 4   |          |      |      |
| 3   |          |      |      |
| 2   |          |      |      |
| 1   |          |      |      |
| NO. | REVISION | DATE | INT. |

| DETAIL SYMBOL LEGEND |                                         |
|----------------------|-----------------------------------------|
|                      | PLAN, SECTION, ELEVATION, OR DETAIL NO. |
|                      | NO. OF DRAWING WHEN ABOVE 9999          |

**GENERAL NOTES**

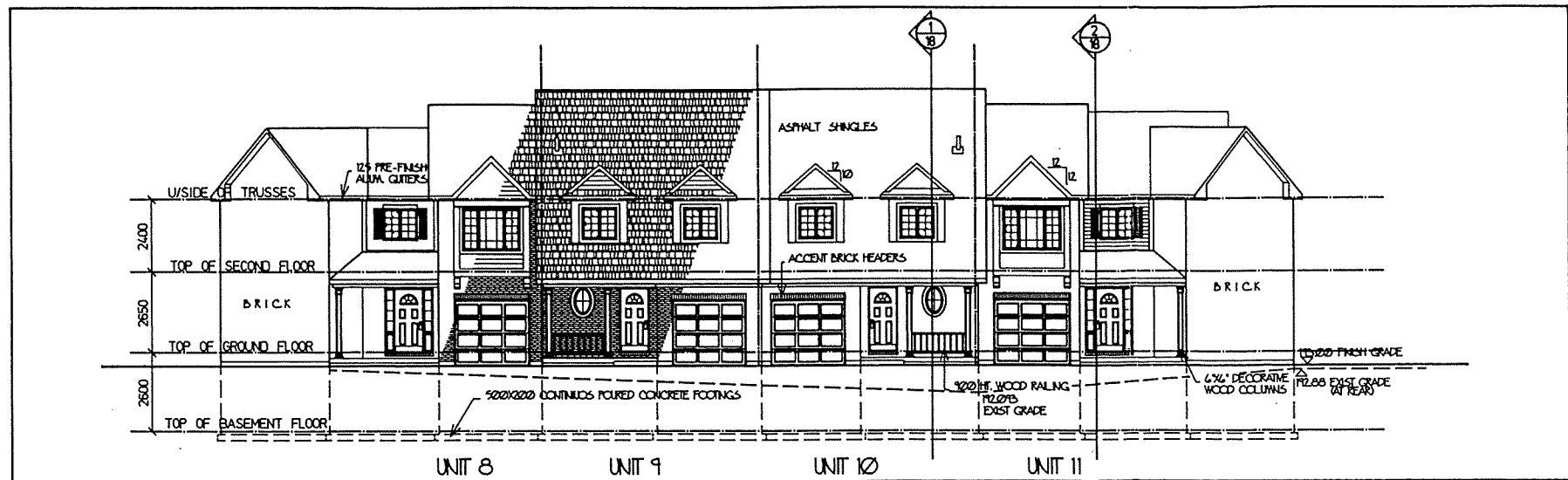
**belvedere**  
ARCHITECT WELLAND, ONT

**PROJECT TITLE**  
PROPOSED 17 UNIT FREEHOLD TOWNHOME COMPLEX  
**HUNTER'S POINT**

**DRAWING TITLE**  
**GROUP C ELEVATIONS**

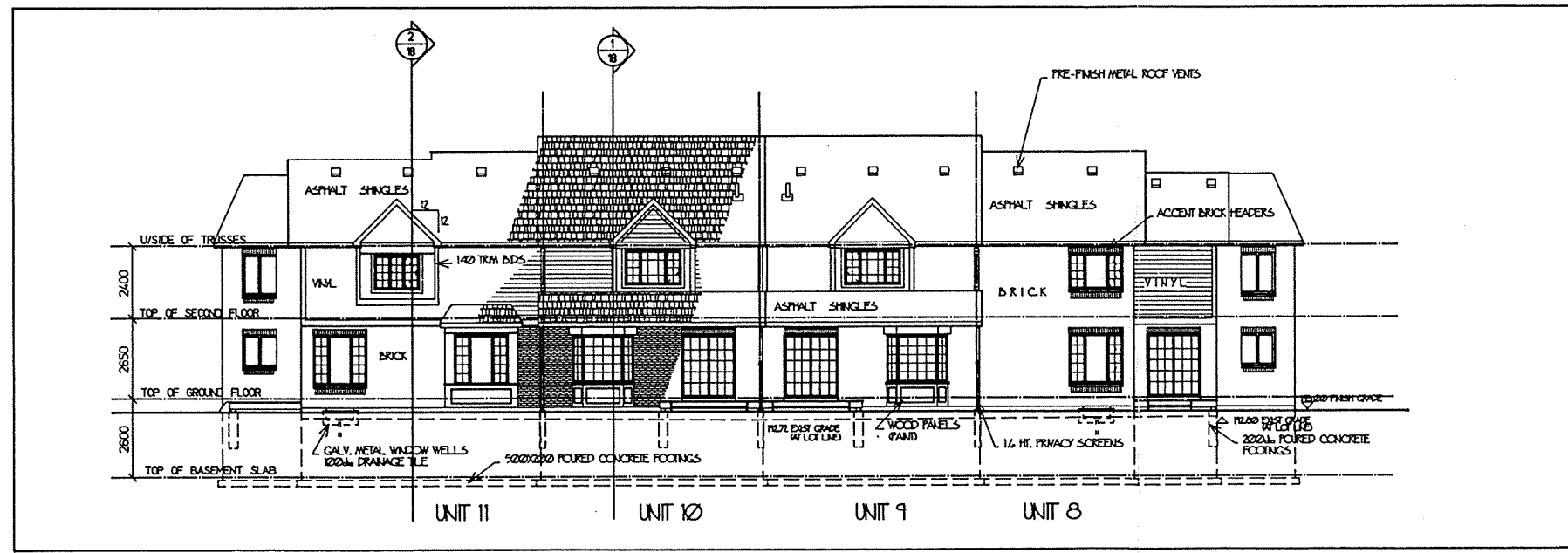
**SCALE** 1/8" = 1'-0"  
**DRAWN** KS  
**REVIEWED** RAB  
**DATE** MARCH 21/13  
**PROJECT NO.** 1211

**DRAWING NO.**  
**17**  
**OUT** \_\_\_\_\_



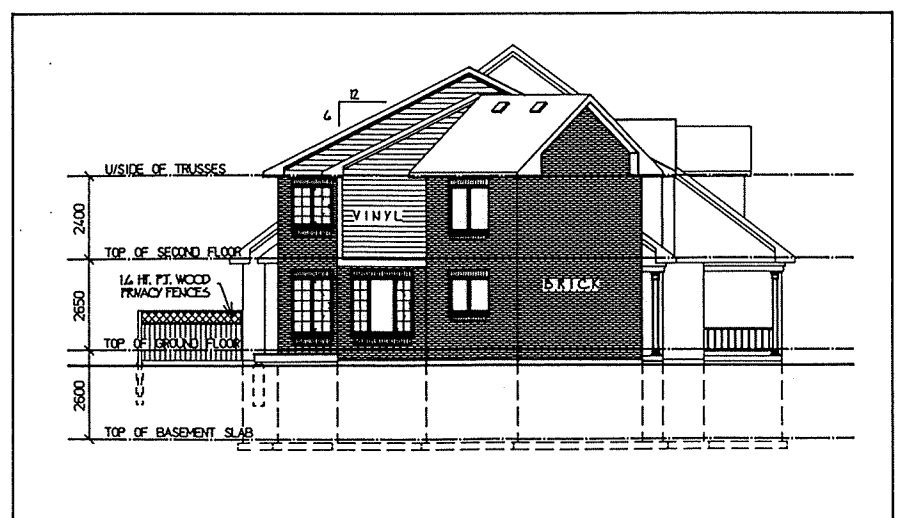
FRONT ELEVATION

1



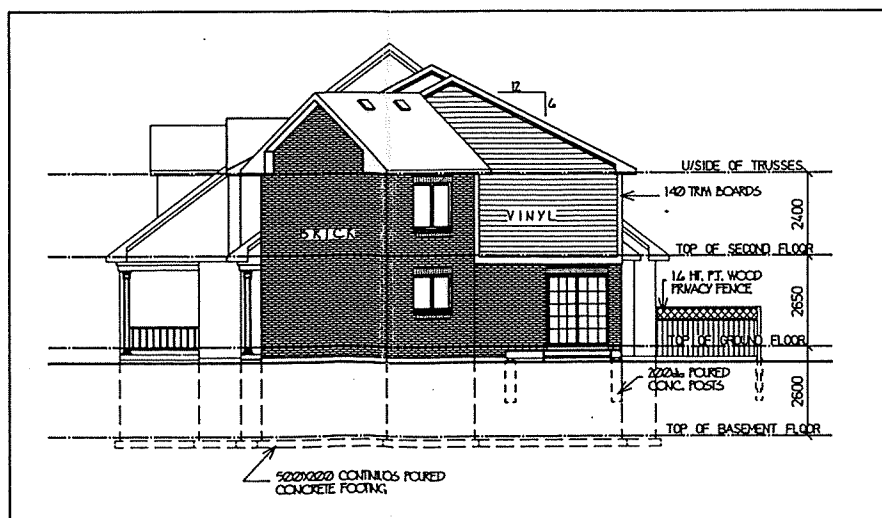
REAR ELEVATION

2



LEFT ELEVATION

3



RIGHT ELEVATION

4

SCHEDULE "E"