

SCHEDULE 'A'

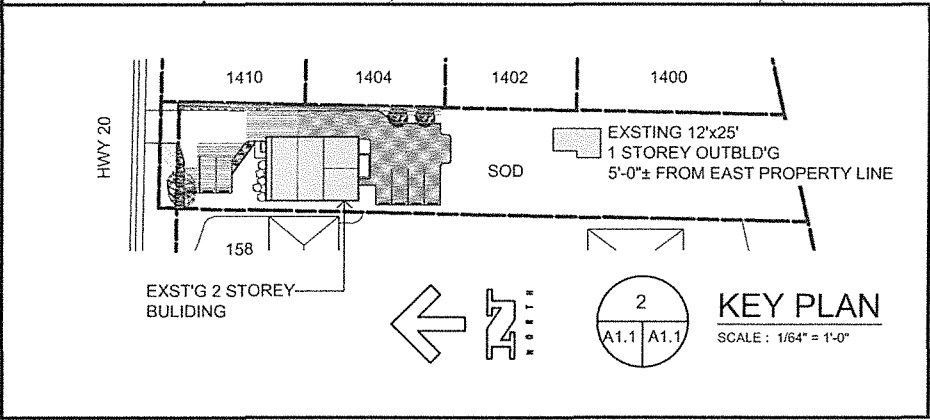
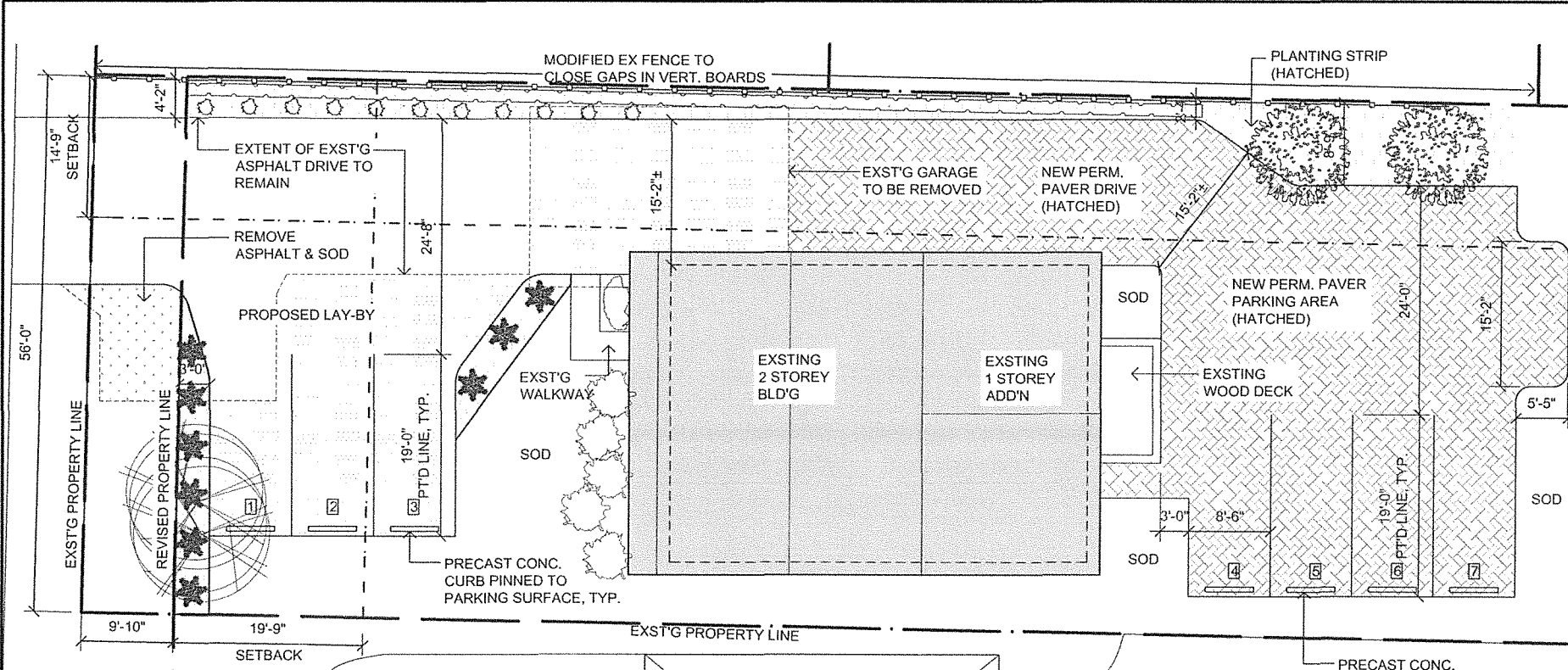
LEGAL DESCRIPTION

Municipally known as 156 Highway 20 West and legally described as being PLAN 25 PT LOT 116; RP 59R3555 PART 1.

SCHEDULE 'B'

SITE PLAN

Site Plan, A.1.1, prepared by MacDonald Zuberec Ensslen, dated June 18, 2014.



PROPERTY ANALYSIS

LOT AREA: 19208 SF±	REQUIRED DRIVE WIDTH: 24'-7"
ALLOWABLE COVERAGE: 7683 SF (40%)	PROPOSED DRIVE WIDTH: 15'-2" + 9'-5" LAY-BY
PROPOSED COVERAGE: 1985 SF± (10%)	GROSS FLOOR AREA: 1883 SF±
PARKING COVERAGE: 4005 SF (21%)	REQUIRED PARKING: 7 STALLS
(PERMEABLE PAVERS)	PROPOSED PARKING: 7 STALLS
LANDSCAPING COVERAGE: 13218 SF± (69%)	



SITE PLAN

SCALE: 1/32" = 1'-0"

ONTARIO ASSOCIATION
OF ARCHITECTS
Licence No. 11113

MACDONALD
ZUBEREC
ENSSLEN Architects Inc.

St. Catharines
59 Queens St.
P.O. Box 847
R1S 6S2

1. LANDSCAPE ARCHITECTS
2. PLANS REVIEW COMMENTS
3. PLANS REVIEW COMMENTS
4. PLANS REVIEW COMMENTS

Renovations at 156 HWY 20 FONTHILL
for Bromac Construction

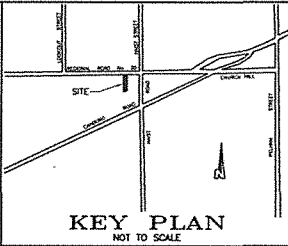
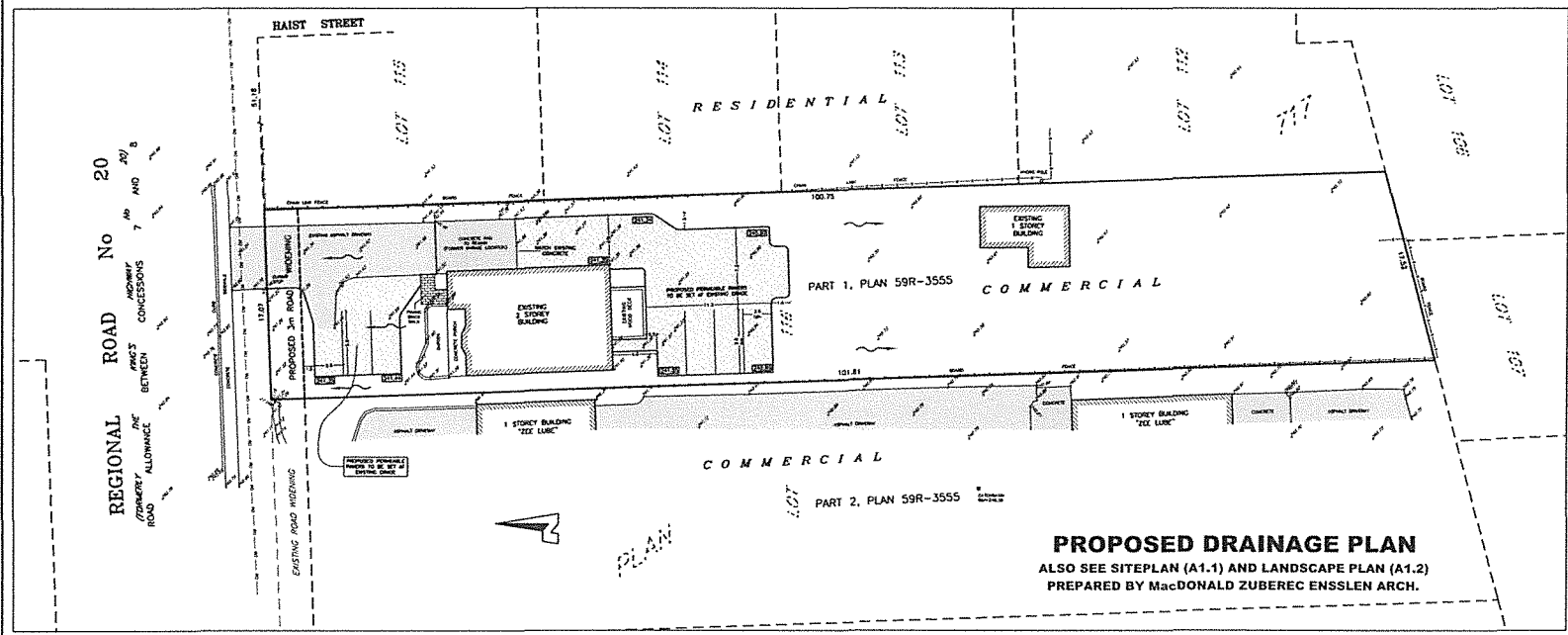
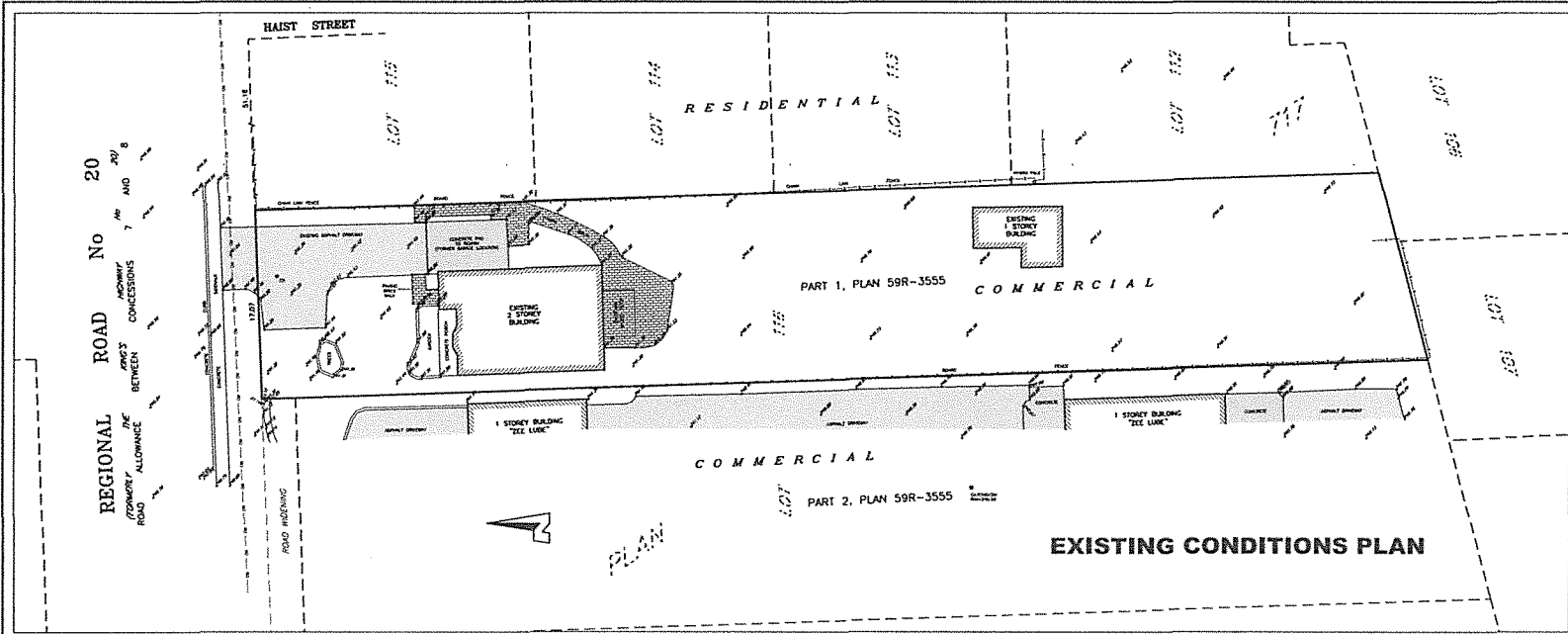
PROPOSED SITE PLAN

A1.1

SCHEDULE 'C'

SITE ELEVATION AND DRAINAGE PLAN

Site Elevation and Drainage Plan (Drawing 0814-7_SP1) prepared by Chambers and Associates Surveying Ltd., dated August 8, 2014 and revised on August 13, 2014.



SITEPLAN
SHOWING TOPOGRAPHICAL INFORMATION
PART OF LOT 116
PLAN 717
IN THE
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1:200

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

NOTE
THIS SKETCH IS PREPARED FROM AN ACTUAL SURVEY
DO NOT SCALE FROM THIS DRAWING.

"THIS IS NOT AN ORIGINAL COPY
UNLESS EMBOSSED WITH SEAL."

BENCHMARK
ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RKT NETWORK, NAD83 CSRS, VERSION 3, EPOCH 1997.

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

LEGEND
--- EXISTING GROUND ELEVATION
--- PROPOSED ELEVATION
--- OVERHEAD UTILITY LINE
--- PROPOSED DRAINAGE DIRECTION
--- EXISTING DRAINAGE DIRECTION

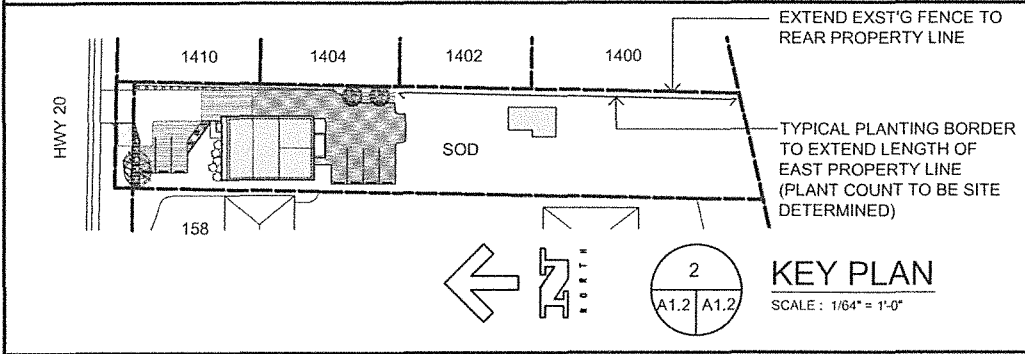
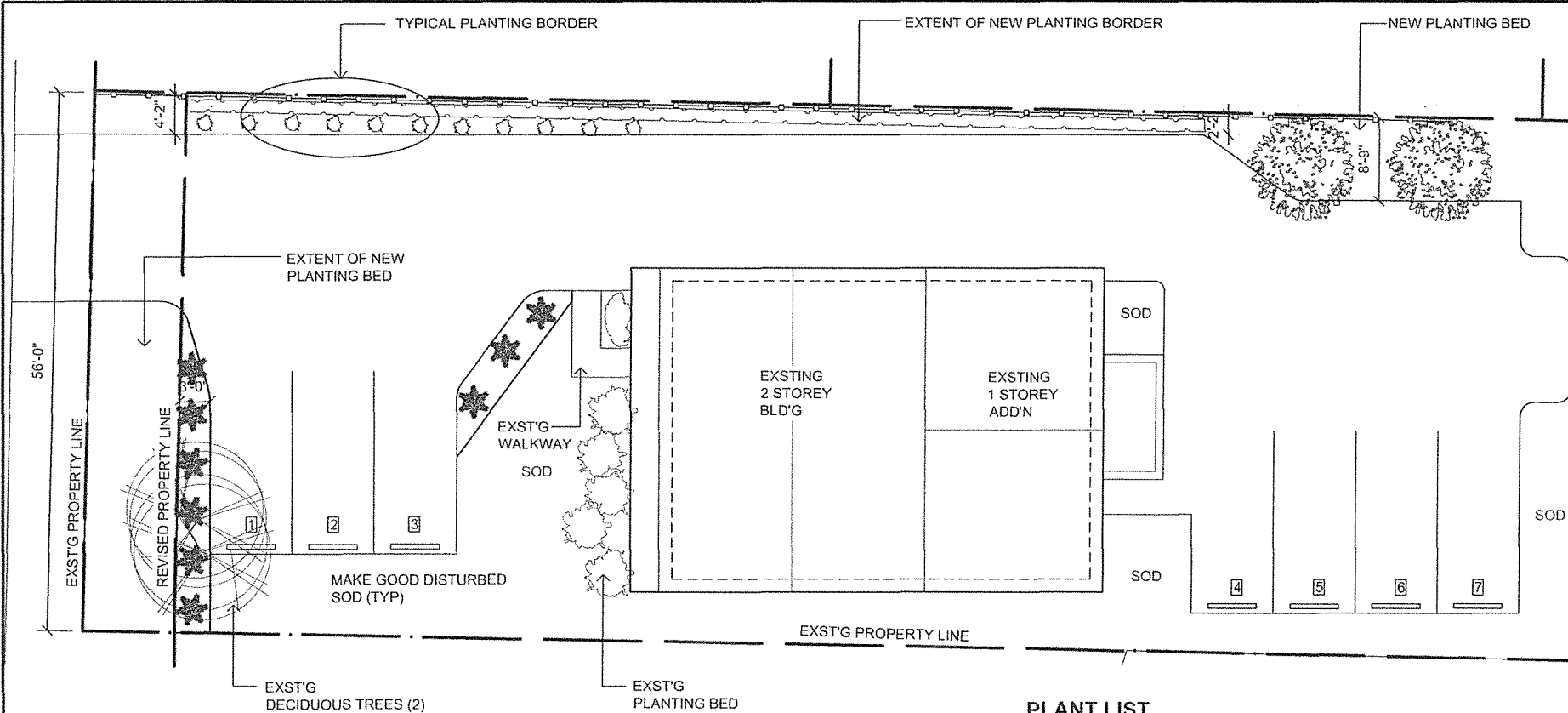
REVISIONS		
Rev #	REVISION	Date
0	Submitted to client for review	8 Aug/14
1	Revised per Town comments	13 Aug/14

19 AUGUST 2014
DATE
CHAMBERS AND ASSOCIATES
SURVEYING LTD.
12 HONOLULU ROAD EAST
WILLOW GROVE
L3C 3T3
D. H. I. 08014-7_M5 08014-7_SPT 08-14-7

SCHEDULE 'D'

LANDSCAPING PLAN

Landscape Plan, A1.2, MacDonald Zuberec Ensslen, dated June 18, 2014.



PLANT LIST	
	PAGODA DOGWOOD [<i>CORNUS ALTERNIFOLIA</i>] (2)
	CONCORD JAPANESE BARBERRY [<i>BERBERIS THUNBERGII CONCORDE</i>] (11)
	CANADIAN YEW [<i>TAXUS CANADENSIS</i>] (9)
	PLUME GRASS [<i>SACCHARUM RAVENNAE</i>] (25)

1
A1.2 A1.2
LANDSCAPE PLAN
SCALE : 1/32" = 1'-0"



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Project No.	1400
Scale	As Shown
Drawn by	J.C.
Checked by	J.C.
Project Date	June 2014
Revision	
1	LANDSCAPE DESIGN CONSULTING
2	LANDSCAPE DESIGN CONSULTING
3	LANDSCAPE DESIGN CONSULTING
4	LANDSCAPE DESIGN CONSULTING
5	LANDSCAPE DESIGN CONSULTING
6	LANDSCAPE DESIGN CONSULTING
7	LANDSCAPE DESIGN CONSULTING

Renovations at 156 HWY 20 FORT HILL
for Bromac Construction

A1.2

S C H E D U L E 'E'

COST ESTIMATES FOR FACILITIES AND WORKS

The on-site work cost estimates are as follows:

<u>Item</u>	<u>Cost Estimate</u>
1. Permeable Pavers	\$12,000.00
2. Landscaping	\$3,000.00
3. Privacy Fence	\$1,00.00
4. Parking Spaces (Paint, Curbs)	\$5,100.00
Sub-Total	\$21,100.00
Contingency and Engineering (15%)	\$3,165.00
Sub-Total	\$24,265.00
HST (13%)	\$3,154.45
TOTAL	\$27,419.45

In accordance with Section 14 (a) of this Agreement, the amount of the deposit shall be in the amount of Twenty Four Thousand Two Hundred and Sixty Five Dollars **(\$24,265.00)** excluding taxes.