

Site Plan Agreement
Mountainview Mid Rise Inc.
120 Summersides Boulevard – Phase 1

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THIS AGREEMENT made this _____ day of _____, 2018.
BETWEEN:

MOUNTAINVIEW MID RISE INC.

Hereinafter called the "Owner"
OF THE FIRST PART

- and -

RIVER REALTY DEVELOPMENT (1976) INC.

Hereinafter called the "Mortgagee"
OF THE SECOND PART

- and -

THE CORPORATION OF THE TOWN OF PELHAM

Hereinafter called the "Town"
OF THE THIRD PART

WHEREAS the Owner represents and warrants that it is the owner of the lands in the Town of Pelham described in Schedule 'A' attached hereto (the "Lands");

AND WHEREAS the Owner has assumed and agreed to be bound by the terms and conditions of the Site Plan Agreement;

AND WHEREAS the Owner wishes to develop the property for residential use in accordance with Schedules C through G attached hereto;

AND WHEREAS the Town has agreed to permit the said construction subject to certain terms and conditions;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of One Dollar (\$1.00) now paid by the Owner to the Town (the receipt whereof is hereby acknowledged), the Parties hereto mutually covenant and agree as follows:

1. Definitions

In this Agreement:

- (a) Chief Building Official shall mean the Chief Building Official of the Corporation of the Town of Pelham.
- (b) Clerk shall mean the Clerk of the Corporation of the Town of Pelham.
- (c) Council shall mean the Council of the Corporation of the Town of Pelham.
- (d) Director of Community Planning & Development shall mean the Director of

Community Planning & Development of the Corporation of the Town of Pelham.

- (e) Director of Corporate Services shall mean the Director of Corporate Services of the Corporation of the Town of Pelham.
- (f) Director of Public Works shall mean the Director of Public Works of the Corporation of the Town of Pelham.
- (g) Facilities and Works shall mean and includes those facilities and works which are shown on or referred to in any one or more of the plans, drawings and schedules to this Agreement.
- (h) Lands shall mean the lands described in Schedule 'A' attached hereto.
- (i) Professional Engineer shall mean a Professional Engineer registered in good standing with the Association of Professional Engineers.
- (j) Surveyor shall mean an Ontario Land Surveyor registered in good standing with the Association of Ontario Land Surveyors.

2. General Provisions

- (a) The Owner shall develop and maintain the Lands only in accordance with the terms and conditions contained herein and any other applicable by-law of the Town.
- (b) Unless the context otherwise requires, where the Owner is obligated by this Agreement or the approved plans to make any payments or install, construct, or carry out any services or action, the provisions therefore contained herein shall be deemed to include the words, "at the sole expense of the Owner".
- (c) The Owner shall perform any and all construction and installation of works on the Lands and any off-site works in accordance with the terms and conditions contained herein and as shown on Schedules C through G attached hereto and forming part of this Agreement to the reasonable satisfaction of the Town.
- (d) The Owner shall not perform any construction or installation on the Lands except in accordance with the terms and conditions contained herein and shown on said Schedules C through G attached hereto and forming part of this Agreement and to the reasonable satisfaction of the Town.
- (e) The Owner shall maintain and keep in good repair driveways and access servicing the buildings located in the development.
- (f) The Owner shall keep all construction access routes free and ensure that adequate dust control, mud tracking and debris control measures are carried out during the site's development.
- (g) During construction, the Owner shall ensure all construction related vehicles that are not carrying out the works are parked on the subject lands and are not parked within the municipal road allowance.
- (h) All delivery / construction trucks taking materials from the subject lands included

within this Agreement shall be adequately covered and not unreasonably loaded so as to scatter refuse, rubbish, dust or debris on neighbouring properties or public roadways.

- (i) Should deeply buried archaeological remains / resources be found on the property during construction activities, the Heritage Operations Unit of the Ontario Ministry of Tourism, Culture & Sport in London (519-675-7742) and the Owner's archaeological consultant shall be notified immediately. In the event that human remains are encountered during construction, the Owner shall immediately notify the police or coroner, the Registrar of Cemeteries of the Ministry of Small Businesses and Consumer Services in Toronto (416-326-8392), the Ministry of Tourism, Culture & Sport and the Owner's licensed archaeological consultant.
- (j) The Owner shall include the following warning clauses in all future offers of purchase, sale and lease:
 - (i) *Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants and the sound levels exceed the sound level limits of the Town and the Ministry of Environment and Climate Change.*
 - (ii) *This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of Environment and Climate Change.*
 - (iii) *The lands in the plan of subdivision may be exposed to noise, odour and dust from nearby agricultural operations and agricultural-related traffic, industrial operations and industrial/commercial traffic that may occasionally interfere with some activities of the owners who may occupy these lands.*
- (k) The Owner grants to the Town, its servants, agents, and assigns permission to enter upon the Lands for the purpose of inspection of any Facilities and Works referred to in this Agreement and for the purpose of the completion of any Facilities and Works in accordance with this Clause and this Agreement.
- (l) The Owner will, at all times, indemnify and save harmless the Town from all loss, costs, damages and injuries which the Town may suffer or be put to for or by reason of the construction, maintenance, or existence of any Facilities and Works done by the Owner, its contractors, servants or agents on the Lands or which the Town may suffer or be put to for or by reason of the completion by the Town of any of the required Facilities and Works in accordance with this clause and this Agreement.
- (m) The Owner shall not call into question directly or indirectly in any proceeding whatsoever in law or in equity or before any administrative tribunal the right of the Town to enter into this Agreement and to enforce each and every term, covenant, and condition herein contained and this Agreement may be pleaded as an estoppel against the Owner in any such proceeding.

- (n) In the event that a Mortgagee(s) exercises any rights as to sale, possession or foreclosure or takes any other steps to enforce its security against the subject lands, then such Mortgagee(s) agrees on behalf of itself, its heirs, executors, administrators, successors and assigns not to deal with the lands as a development or part thereof unless and until a new Agreement in the same form, mutatis mutandis, as this Agreement has been entered into with the Town.
- (o) Any lands required to be conveyed by the Owner in accordance with the provisions hereof shall be in a neat and tidy condition, free of all debris and trash, and the Owner shall complete all services for the lands in accordance with the terms of this Agreement.
- (p) Notwithstanding the provisions of this Agreement, the Owner shall be subject to all of the Town's By-laws and all Provincial and Federal government statutes and / or regulations and amendments thereto affecting the site's development and installation of municipal services.

3. **Design & Supervision of Construction of Services**

- (a) The Owner shall employ, at its cost, a competent and qualified Professional Engineer consultant approved by the Director of Public Works to:
 - (i) Carry out all soil investigations required by the Director of Public Works;
 - (ii) Design all of the works required to be completed in this Agreement;
 - (iii) Provide the Director of Public Works with an estimate of the costs of design, construction and maintenance of all works to be constructed under this Agreement to be used as the basis for determining the amount of security to be posted by the Developer prior to execution of this Agreement to guarantee the construction and maintenance of all works required under this Agreement;
 - (iv) Prepare engineering drawings that include plans, profiles and specifications for the works and to submit detailed plans, profiles and specifications to the Director of Public Works for approval prior to the installation or construction of such works;
 - (v) Submit to the Director of Public Works the detailed plans for signing and also provide two (2) sets of full-sized, signed hard copies and two (2) sets of signed hard copies reduced to 11"x17" size;
 - (vi) Obtain, in conjunction with the Town, all of the necessary approvals prior to installation or construction of the works;
 - (vii) Call tenders for the installation and construction of the works;
 - (viii) Obtain the approval from the Director of Public Works of the contractor employed to install or construct the works;
 - (ix) Provide full-time resident supervision, inspection and contract administration of all works within the municipal road allowance covered by

this Agreement; or in the event that full-time inspection cannot or is not provided, the Town will provide inspection services at a per. diem rate of \$1100.00 per day;

- (x) Provide the Director of Public Works, or designate, 48 hours of notice prior to commencing construction on the works. Failure to do so will result in a Stop Work Order being placed on the lands;
- (xi) Have a pre-construction meeting with the Director of Public Works, or designate, prior to commencing construction on the works. Failure to do so will result in a Stop Work Order being placed on the lands;
- (xii) Maintain all of the records of the installation or construction of the works and submit a copy of the same to the Director of Public Works;
- (xiii) Obtain from the Director of Public Works, the details regarding the form and scale of these drawings prior to their presentation;
- (xiv) Provide the Director of Public Works with individual record sheets illustrating location & depths for all sanitary sewer, storm sewer and water services;
- (xv) Provide building levels for construction purposes as hereinafter provided;
- (xvi) Furnish the Director of Public Works with the preliminary lot grading certificate for the subject lands; and
- (xvii) Provide the Town with the final lot grading certificate.

(b) The Owner shall not install works prior to a receipt in writing from the Director of Public Works of the detailed plans and specifications therefor.

(c) All of the works to be installed or constructed under this Agreement shall be installed or constructed under the direct supervision of the Owner's consulting Professional Engineer.

(d) The Owner shall not close / restrict any public roadway prior to receipt in writing from the Director of Public Works for such activity. In the event that construction works require lane restrictions and / or full closures, a minimum of 48 hours of notice must be given to the Director of Public Works. In addition, the Owner must submit a traffic management plan and is responsible for notification of all affected emergency and non-emergency agencies.

4. Grading

(a) The Owner shall have prepared by an Ontario Land Surveyor or Professional Engineer, a detailed site drainage plan for the site, said Plan to clearly indicate the existing drainage pattern on all adjacent Lands originally flowing through, into, or over the area of the site, to the street storm sewer system or other outlet approved by the Director of Public Works. This Plan, attached hereto as Schedule 'E', shall be approved by the Director of Public Works prior to the execution of this Agreement. Minor changes to the Plan may be permitted subject to the approval of the Director of Public Works.

- (b) The Owner shall submit, upon completion of Facilities and Works, a certificate signed by an Ontario Land Surveyor or Professional Engineer which indicates that the grades as stipulated on Schedule 'E' to this Agreement have been complied with.
- (c) Unless otherwise approved or required by the Town, the Owner shall not alter the grades of the said Lands until such time as a Building Permit is issued for the construction of the buildings contemplated herein on the said Lands.
- (d) The Owner shall provide his Design Engineer's verification that all grading, drainage, and servicing provisions have been installed in conformance with the approved civil plans, prepared by Upper Canada Consultants Engineers/Planners, dated June 21, 2018, attached hereto as Schedule 'E'. The Owner shall provide a copy of the Design Engineer's verification to the Town.

5. Sanitary Sewer System

- (a) The Owner shall, at its own expense, forever maintain all necessary sanitary sewer connections required to serve the development; and, without limiting the generality of the foregoing, no storm, surface or roof water or weeping tiles shall be discharged into the sanitary sewer system.
- (b) Domestic waste water from the proposed building(s) shall be discharged into the sanitary sewer system through a drain connection via the sanitary sewer lateral shown on the Site Servicing & Grading Plan. The Owner shall be responsible for exposing the existing lateral to be inspected by Town staff to ensure pipe material and condition is satisfactory for connection. Should it be deemed unsatisfactory, all costs associated with its removal and replacement shall be the Owner's responsibility.
- (c) The sanitary sewer system must comply with the Region's Sewer Use By-law #27-2014.

6. Water Supply

- (a) The Owner shall, at its own expense, forever maintain all necessary connections and all internal water supply services necessary to serve the development.
- (b) The operation of valves which cause the internal water supply service to be charged from existing municipal water mains shall ONLY be carried out by Town Staff certified in accordance with Ontario Regulation 128/04.
- (c) The Owner shall, at its own expense, forever maintain the internal water system necessary for servicing the development and comply with the provisions of the *Ontario Water Resources Act* and *Safe Drinking Water Act* and amendments thereto and all regulations thereunder, on components of the internal water supply.
- (d) The Owner grants the Town, its servants, agents and assigns permission to enter upon the lands for the purpose of the inspection and maintenance of all water meter chambers and the Owner shall ensure that the area in and around the water meter chamber is made free and clear of all encumbrances, at all times,

which may interfere with such tasks.

- (e) All internal and external water works, as specified by the site plan agreement, must be completed and be fully commissioned in accordance with Town water commissioning procedures prior to the construction of any structures within the development.

7. Storm Sewer System

- (a) The Owner shall undertake the installation, repair, and perpetual maintenance of the private storm water system as identified in the Site Servicing Plan, prepared by Upper Canada Consultants, dated June 21, 2018, attached hereto as Schedule 'E', and approved by the Director of Public Works.
- (b) All downspouts fronting the building shall not be directed towards the sidewalk and splash pads are required.
- (c) The storm sewer system must comply with the Region's Sewer Use By-law #27-2014.

8. Roads & Access

- (a) The Owner shall, at its own expense, prior to construction taking place within a Town road allowance, obtain a Town Temporary Works Permit from the Public Works Department.
- (b) That prior to any construction taking place within the Rice Road (Regional Road 54) road allowance, the owner shall obtain a Regional Construction Encroachment, Entrance and Sign Permit from the Permits Section of the Niagara Region Transportation Services Division.
- (c) The Owner shall, at its own expense, restore any curb cuts and trench excavations within the roadway as per Town standards. All road restorations shall take place no later than two (2) weeks after completion of the installation. No temporary measures will be permitted.
- (d) The Owner shall locate all private signs within the Owner's Lands in accordance with the Site Plan attached as Schedule 'C'.

9. Landscaping & Trees

- (a) The Owner shall, at its own expense, adequately landscape, plant and maintain all of the Lands not required for buildings, parking or roads in accordance with the approved Landscape Plans prepared by Adesso Design Inc., dated 2018.03.14, attached hereto as Schedule 'F'. Minor changes to the Plan may be permitted subject to the approval of the Director of Community Planning & Development.
- (b) The Owner agrees to install appropriate sediment and erosion control fencing prior to the commencement of construction and maintain it in good condition until all construction is complete and all areas are revegetated.

10. Waste Collection

8

- (a) The Owner shall at all times provide adequate collection and disposal of garbage, recyclables and sanitary refuse.
- (b) That the owner shall provide a written undertaking to Niagara Region Planning and Development Services acknowledging that because the site design does not meet the Region's Corporate Policy for Waste Collection and therefore, garbage/recycling pick-up for the development will be provided through a private contractor and not the Region.
- (c) That the following warning clause be inserted in all Agreements of Purchase and Sale or Lease for each dwelling unit to survive closing:

"Purchasers/Tenants are advised that due to the site layout, garbage/recycling pick-up for the development will be provided by the condominium corporation through a private contractor and not the Region."

11. Easements / Rights-of-Way

In the event any easements are required by Enbridge Gas to service the development, the Owner shall provide these to Enbridge Gas Distribution at no cost.

12. Photometry

- (a) The Owner shall ensure that any lighting facility used to illuminate any building or parking area shall be designed and installed as to deflect from adjacent buildings and streets.

- (b) The Owner shall, at its own expense, provide exterior lighting in accordance with the Photometric Plans prepared by SEI Electrical Engineering, dated August 2017, attached hereto as Schedule 'G'.

13. Parking, Curbing, Driveways & Sidewalks

- (a) The Owner shall, at its own expense, provide and at all times maintain on the said Lands, paved parking and driveway areas acceptable to the Town.

- (b) The Owner shall perpetually maintain all internal pavement markings which include crosswalks and parking stall / accessible stall markings.

14. Building & Services

- (a) The Owner shall construct and the Town shall permit the construction of the buildings and other structures on the Lands in accordance with the Schedules attached hereto to permit the development provided that all such uses shall comply with all building and zoning requirements of the Town.

- (b) The Owner shall implement the ventilation and structural recommendations of the Noise Feasibility Study prepared by HGC Engineering dated April 5, 2017.

15. Mail Delivery

Canada Post's multi-unit policy, which requires that the Owner provide the Centralized Mail Facility (front-loading lockbox assembly or rear-loading mailroom), at their own expense, will be in effect for buildings with a common lobby, common indoor or sheltered space.

16. Administrative & Consulting Costs

The Owner shall pay the Town's reasonable costs (\$2,700 or Two-thousand, seven hundred dollars) in connection with this Agreement for preparation, processing, administration and supervision including, but not limited to, all administrative, legal, inspection and consulting expenses.

17. Deposit for Facilities and Works

(a) At the time of execution of this Agreement, the Owner shall pay to the Town a deposit to guarantee its compliance with this Agreement in an amount equal to:

- (i) 20 % of the estimated cost of completing the on-site Facilities and Works; and
- (ii) 100% of the estimated cost of completing the off-site works.

The parties have calculated that the estimated cost for completion to be **\$495 268.20** (Four hundred, ninety-five thousand two hundred and sixty-eight dollars and twenty cents) excluding taxes. Therefore, security in the amount of **\$99 053.64** (Ninety-nine thousand, fifty-three dollars and sixty-four cents) shall be provided to the Town.

(e) The deposit shall be paid to the Town in cash or in the form of an irrevocable letter of credit from a chartered bank or from a recognized lending institution, subject to the approval of the Director of Corporate Services and shall be held as security to ensure the completion of the Facilities and Works until such time as the Town permits its release as ordered herein. The deposit may be used to pay for the cost of any work performed by the Town in accordance with the following clause in the event of the failure of the Owners to comply with the terms of this Agreement.

(f) Upon completion of the Facilities and Works, the Owner shall provide to the Town, at the Owner's expense, confirmation in writing by the Owner's Qualified Designer or Professional Engineer, or both, that the approved plans appended hereto have been complied with. When such confirmation has been received, the Chief Building Official shall confirm such compliance and the deposit, less any amounts expended to enforce compliance with the Agreement and any amounts refunded or reduced as the work required by this Agreement progresses, shall be returned to the Owner, without interest.

(g) The Town may, from time to time, demand an increase in the sum of the deposit in accordance with increases in the cost of performing the Facilities and Works required herein to be completed and the Owner covenants and agrees to make such increase. At the sole discretion of the Chief Building Official the amount of the deposit may be reduced at any time after the Owner has reached the stage where the costs to complete the Facilities and Works is less than the amount of the deposit.

- (h) The release of the deposit by the Town does not release the Owner from their obligation to maintain all of the Facilities and Works pursuant to this Agreement.
- (i) The Owner agrees that all of the Facilities and Works required to be provided by the Owner shall be provided, installed or constructed by the Owner within one hundred and eighty (180) days after the date of substantial completion of the proposed development as determined by the Chief Building Official and shall be maintained at all times in good condition. An extension of the completion of Works may be considered by the Director of Community Planning & Development.

18. Default

Upon breach by the Owner of any covenant, term, condition or requirement of this Agreement, or upon the Owner becoming insolvent or making any assignment for the benefit of creditors, the Town, at its option, may declare the Owner to be in default. Notice of such default shall be given by the Town, and if the Owner shall not remedy such default within such time as provided in the notice, the Town may declare the Owner to be in final default under this Agreement. Upon notice of default having been given, the Town may require all work by the Owner, its servants, agents, independent contractors and sub-contractors to cease (other than any work necessary to remedy such default) until such default shall have been remedied, and in the event of final default, may require all work as aforesaid, to cease. Upon final default of the Owner, the Town may, at its option, adopt or pursue any or all of the following remedies, but shall not be bound to do so:

- (i) Enter upon the subject Lands by its servants, agents and contractors and complete any work, service, repair or maintenance wholly or in part required herein to be done by the Owner, and collect the cost thereof from the Owner and/or enforce any security available to it;
- (ii) Make any payment which ought to have been made by the Owner to the Town, for any purpose, and apply the same in payment or part payment for any work which the Town may undertake;
- (iii) Retain any sum of money heretofore paid by the Owner to the Town, for any purpose, and apply the same in payment or part payment for any work which the Town may undertake;
- (iv) Bring action to compel specific performance of all or any part of this Agreement for damages; and
- (v) Exercise any other remedy granted to the Town under the terms of this Agreement or available to the Town in law.

19. Covenants

The Owner covenants for itself, its successors and assigns and the Owners from time to time of the said Lands and the burden of the covenants contained in this Agreement shall be deemed to be negative and shall run with and be binding upon the Lands to and for the Town, its successors and assigns.

20. Registration

The Owner agrees and consents to the registration of notice of this Agreement against the said Lands.

21. Obligation

This Agreement and the provisions hereof do not give to the Owner or any person acquiring any interest in the said Lands (each hereinafter in this paragraph called "such person") or any other person any rights against the Town with respect to the failure of any such person to perform or fully perform any obligation under this Agreement, or the failure of the Town to force any such person to perform or fully perform any obligation under this Agreement or any negligence of any such person in the performance of the said obligation.

22. Building Permit

Notwithstanding any of the provisions of this Agreement, the Owner, its successors and assigns, shall be subject to all of the by-laws, as amended, of the Town at the time of the issuance of a Building Permit required pursuant to the terms of the Agreement or at the time of the execution of this Agreement, whichever is applicable.

23. Plans

The Owner agrees that all plans shall be drawn by a Qualified Designer or by a Professional Engineer and all surveys by an Ontario Land Surveyor, subject to the reasonable satisfaction of the Town.

24. Notices

Any notice, demand, acceptance or request provided for in this Agreement shall be in writing and shall be deemed to be sufficiently given if personally delivered or sent by registered mail (postage prepaid) as follows:

To the Town at:	Clerk Town of Pelham P.O. Box 400 20 Pelham Town Square Fonthill, ON L0S 1E0
To the Owner at:	Mountainview Mid Rise Inc. 3350 Merritville Highway, Unit 9 Thorold, ON L2V 4Y6
To the Mortgagee at:	River Realty Development (1976) Inc. 6265 Morrison Street P.O. Box 576 Niagara Falls, ON L2E 6V2

or as such other address as the party to whom such notice is to be given shall have last notified the party giving the notice in the manner provided in this Section 23. Any notice delivered to the party to whom it is addressed in this

Section 23 shall be deemed to have been given and received on the day it is so delivered at such address. Any notice mailed as aforesaid shall be deemed to have been given and received on the fifth day next following the date of its mailing.

25. Schedules

The originals of the plans set out in Schedule 'C', 'D', 'E', 'F' and 'G' are available at the offices of the Town at the address set out in Section 24.

26. Binding Effect

This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date and year first above written.

WITNESS

MOUNTAINVIEW MID RISE INC.

KEN GORRUC
(printed name)

MARK BASCIANO
(printed name)

(signature) [Signature]

(signature) [Signature]

(date) AUGUST 15, 2018

(date) AUGUST 15, 2018

☒ 'I have the authority to bind the Corporation'

WITNESS

RIVER REALTY DEVELOPMENT (1976) INC.

Kelly Graybiel
(printed name)

John John Nestek
(printed name)

(signature) [Signature]

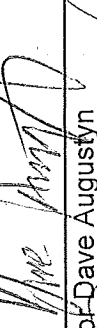
(signature) [Signature]

(date) August 16, 2018

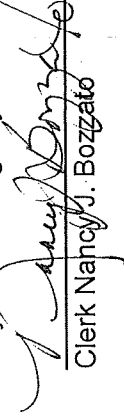
(date) August 16, 2018

☐ 'I have the authority to bind the Corporation'

THE CORPORATION OF THE TOWN OF
PELHAM



Mayor Dave Augustyn



Clerk Nancy J. Bozzato

SCHEDULE 'A'

LEGAL DESCRIPTION

PIN: 64063-0422 (LT)

Part 1: Plan 59R-16256; Block 126, Plan 59M-434; Town of Pelham.

SCHEDULE 'B'

Cost Estimates, Security Deposits & Cash Payments

On-Site Work for Phase 1 (excludes HST)	
Sanitary System	\$52 579.00
Storm System	\$81 974.00
Water Distribution	\$85 700.00
Site Works, Roads/Parking Area	\$171 785.00
Subtotal	\$392 038.00
Contingency (15%)	\$58 805.70
Total	\$450 843.70
Landscaping (excludes HST)	
Plant Material	\$24 730.00
Turf	\$8 100.00
Hardscape	\$4 200.00
Furnishings	\$1 600.00
Subtotal	\$38 630.00
Contingency (15%)	\$5 794.50
Total	\$44 424.50

Securities

On-Site 20% (\$495 268.20) = \$99 053.64
Off-Site 100% (\$0) = \$0

Total = \$99 053.64

In accordance with Section 14 (a) of this Agreement, that the estimated cost for completion shall be in the amount of **\$495 268.20** (Four hundred, ninety-five thousand two hundred and sixty-eight dollars and twenty cents) excluding taxes. Therefore, security in the amount of **\$99 053.64** (Ninety-nine thousand, fifty-three dollars and sixty-four cents) shall be provided to the Town.

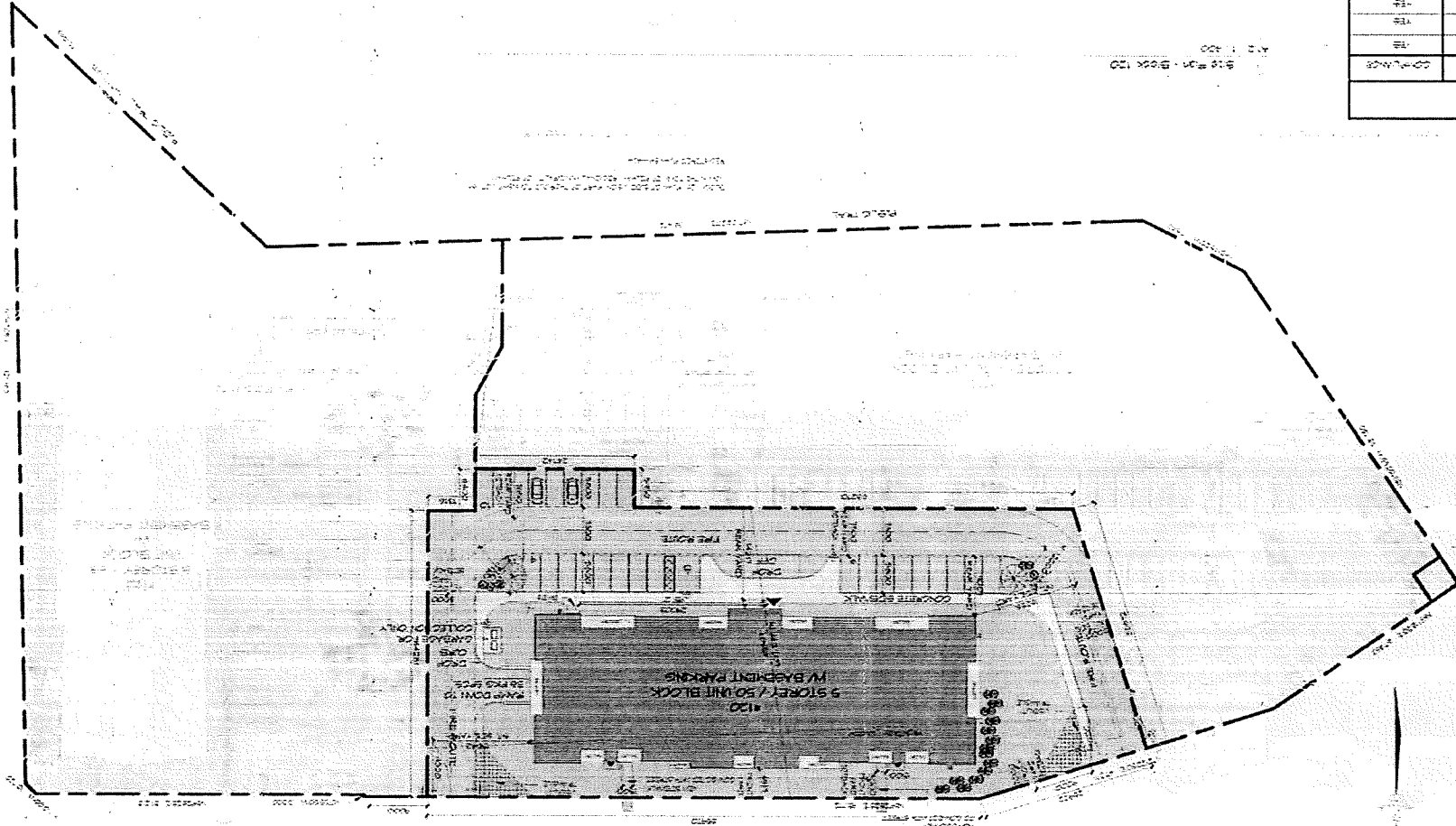
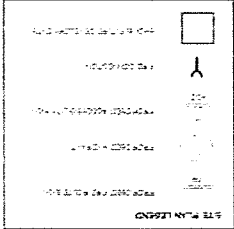
Cash Payments

Administration \$2 700.00

SCHEDULE C

DATE: 10/04/2010

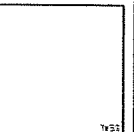
ZONING REVIEW (M42-235)		USE: APARTMENT DWELLINGS	
REGULATION	REQUIRED	COMPLIANCE	YES
MINIMUM LOT FRONTAGE	30.0 m	50.0 m	YES
MINIMUM LOT DEPTH	30.0 m	50.0 m	YES
MINIMUM GROUND FLOOR AREA	1000 sq. m	1000 sq. m	YES
MINIMUM LOT COVERAGE	100%	100%	YES
MINIMUM FRONT YARD	3 m	4.5 m	YES
MINIMUM REAR YARD	3 m	12.5 m	YES
MINIMUM INTERIOR SIDE YARD	3 m	12.5 m	YES
MINIMUM EXTERIOR SIDE YARD	3 m	N/A	N/A
MINIMUM LANDSCAPED AREA	200 sq. m	200 sq. m	YES
MINIMUM BUILDING HEIGHT	LESSER OF 10 STOREYS OR 30.0 m	5 STOREYS/15.0 m	YES
MINIMUM BUILDING HEIGHT	GREATER OF 3 STOREYS OR 10.0 m	5 STOREYS/15.0 m	YES
MINIMUM FLOOR FLOOR	4.0 m	5.0 m	YES
PARKING			
15 SPACES/UNIT	61 MAX ON SITE	61 MAX ON SITE	6
30 UNITS x 15 SPACES	457.5 MAXIMUM	457.5 MAXIMUM	6
PARKING SPACE DIMENSIONS	LENGTH 5.5 m WIDTH 2.7 m ASBL 1.2 m	LENGTH 5.5 m WIDTH 2.7 m ASBL 1.2 m	YES



5.75 PLAN - BLOCK 120
A-2 1:100

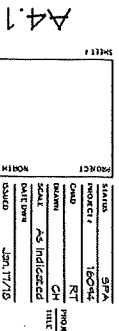
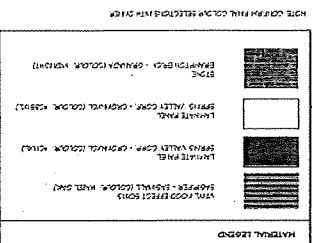
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River Estates, Block 126
Fonthill, Ontario
Site Plan - Block 120

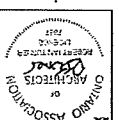


115 Adelaide Street
East, Ontario N6B 1S1
www.jamesfrayet.com

JAMES FRYET
ARCHITECT INC.
115 Adelaide Street
East, Ontario N6B 1S1
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One Twenty Apartments
Forthill, Ontario
Building Elevations - Block
120 (5 Storey)



THE COMMISSION SHALL REVIEW ALL DISPOSITIONS IN THE COURSE OF THE REVIEW. ANY DISPOSITIONS SHALL BE REOPENED IF THE COMMISSION FINDS THAT THE DISPOSITION DOES NOT COMPLY WITH THE POLICY OR THE COMMISSION SHALL THE COMMISSION REQUEST A RECONSIDERATION.

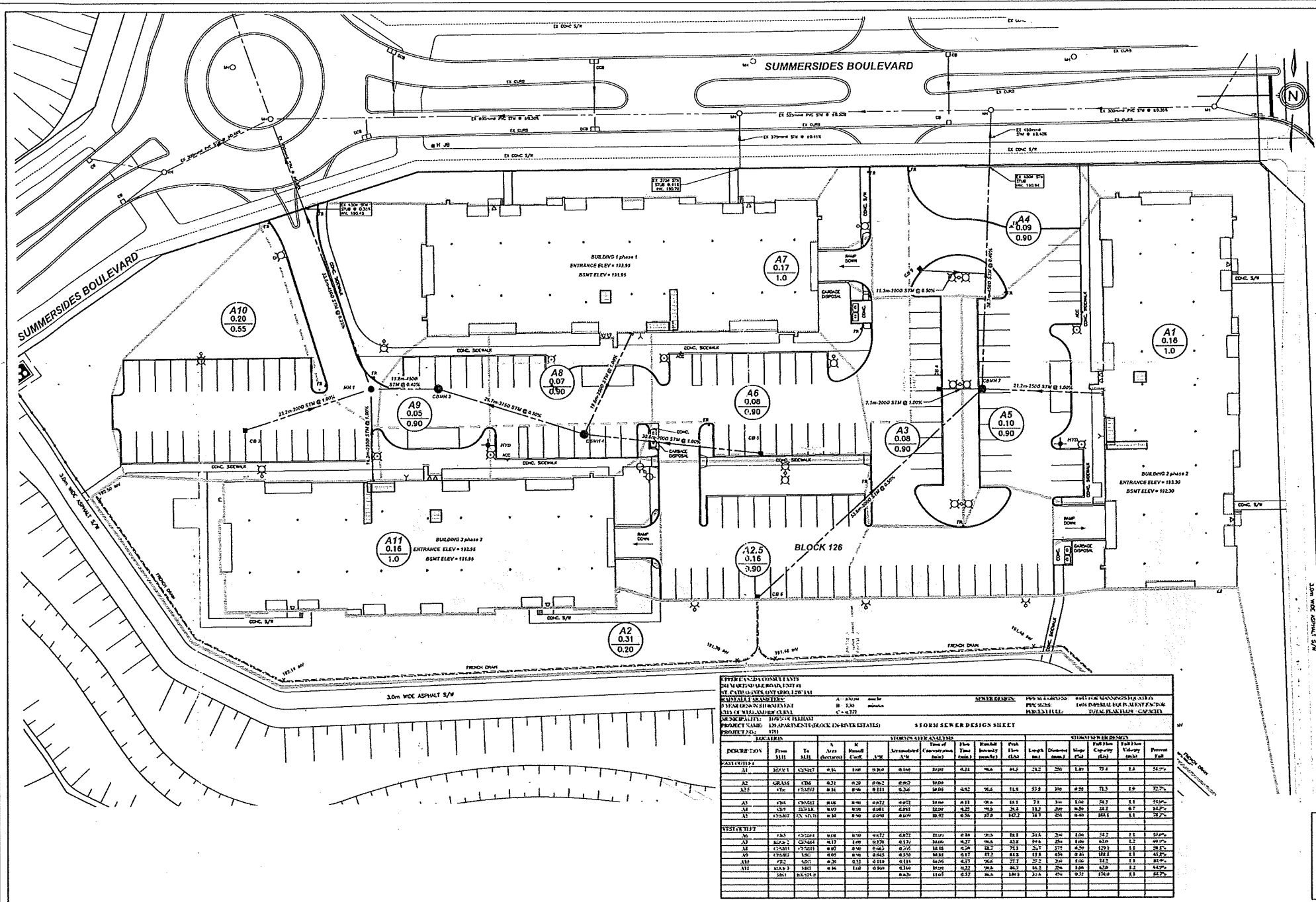
ALL CHARGES AND PROSECUTIONS PREPARED BY THE AGENTS SHALL BE REVIEWED BY THE COMMISSION. THE COMMISSION SHALL BE INFORMED OF ANY CHARGES AND PROSECUTIONS AND SHALL BE REQUESTED TO REVIEW ANY CHARGES AND PROSECUTIONS.

DO NOT SOLID CHARGES

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**JAMES FRYETT
ARCHITECT INC.**

Tel: 519-846-2201
Fax: 519-846-0343



STORM SEWER DESIGN SHEET									
STORM SEWER DESIGN									
LINE	FROM	TO	LENGTH	DIAMETER	VELOCITY	PERCENT FULL	TIME	TIME	TIME
1	100	101	10.0	12.0	1.5	100	1.0	1.0	1.0
2	101	102	10.0	12.0	1.5	100	1.0	1.0	1.0
3	102	103	10.0	12.0	1.5	100	1.0	1.0	1.0
4	103	104	10.0	12.0	1.5	100	1.0	1.0	1.0
5	104	105	10.0	12.0	1.5	100	1.0	1.0	1.0
6	105	106	10.0	12.0	1.5	100	1.0	1.0	1.0
7	106	107	10.0	12.0	1.5	100	1.0	1.0	1.0
8	107	108	10.0	12.0	1.5	100	1.0	1.0	1.0
9	108	109	10.0	12.0	1.5	100	1.0	1.0	1.0
10	109	110	10.0	12.0	1.5	100	1.0	1.0	1.0
11	110	111	10.0	12.0	1.5	100	1.0	1.0	1.0
12	111	112	10.0	12.0	1.5	100	1.0	1.0	1.0
13	112	113	10.0	12.0	1.5	100	1.0	1.0	1.0
14	113	114	10.0	12.0	1.5	100	1.0	1.0	1.0
15	114	115	10.0	12.0	1.5	100	1.0	1.0	1.0
16	115	116	10.0	12.0	1.5	100	1.0	1.0	1.0
17	116	117	10.0	12.0	1.5	100	1.0	1.0	1.0
18	117	118	10.0	12.0	1.5	100	1.0	1.0	1.0
19	118	119	10.0	12.0	1.5	100	1.0	1.0	1.0
20	119	120	10.0	12.0	1.5	100	1.0	1.0	1.0
21	120	121	10.0	12.0	1.5	100	1.0	1.0	1.0
22	121	122	10.0	12.0	1.5	100	1.0	1.0	1.0
23	122	123	10.0	12.0	1.5	100	1.0	1.0	1.0
24	123	124	10.0	12.0	1.5	100	1.0	1.0	1.0
25	124	125	10.0	12.0	1.5	100	1.0	1.0	1.0
26	125	126	10.0	12.0	1.5	100	1.0	1.0	1.0
27	126	127	10.0	12.0	1.5	100	1.0	1.0	1.0
28	127	128	10.0	12.0	1.5	100	1.0	1.0	1.0
29	128	129	10.0	12.0	1.5	100	1.0	1.0	1.0
30	129	130	10.0	12.0	1.5	100	1.0	1.0	1.0
31	130	131	10.0	12.0	1.5	100	1.0	1.0	1.0
32	131	132	10.0	12.0	1.5	100	1.0	1.0	1.0
33	132	133	10.0	12.0	1.5	100	1.0	1.0	1.0
34	133	134	10.0	12.0	1.5	100	1.0	1.0	1.0
35	134	135	10.0	12.0	1.5	100	1.0	1.0	1.0
36	135	136	10.0	12.0	1.5	100	1.0	1.0	1.0
37	136	137	10.0	12.0	1.5	100	1.0	1.0	1.0
38	137	138	10.0	12.0	1.5	100	1.0	1.0	1.0
39	138	139	10.0	12.0	1.5	100	1.0	1.0	1.0
40	139	140	10.0	12.0	1.5	100	1.0	1.0	1.0
41	140	141	10.0	12.0	1.5	100	1.0	1.0	1.0
42	141	142	10.0	12.0	1.5	100	1.0	1.0	1.0
43	142	143	10.0	12.0	1.5	100	1.0	1.0	1.0
44	143	144	10.0	12.0	1.5	100	1.0	1.0	1.0
45	144	145	10.0	12.0	1.5	100	1.0	1.0	1.0
46	145	146	10.0	12.0	1.5	100	1.0	1.0	1.0
47	146	147	10.0	12.0	1.5	100	1.0	1.0	1.0
48	147	148	10.0	12.0	1.5	100	1.0	1.0	1.0
49	148	149	10.0	12.0	1.5	100	1.0	1.0	1.0
50	149	150	10.0	12.0	1.5	100	1.0	1.0	1.0
51	150	151	10.0	12.0	1.5	100	1.0	1.0	1.0
52	151	152	10.0	12.0	1.5	100	1.0	1.0	1.0
53	152	153	10.0	12.0	1.5	100	1.0	1.0	1.0
54	153	154	10.0	12.0	1.5	100	1.0	1.0	1.0
55	154	155	10.0	12.0	1.5	100	1.0	1.0	1.0
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57	156	157	10.0	12.0	1.5	100	1.0	1.0	1.0
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59	158	159	10.0	12.0	1.5	100	1.0	1.0	1.0
60	159	160	10.0	12.0	1.5	100	1.0	1.0	1.0
61	160	161	10.0	12.0	1.5	100	1.0	1.0	1.0
62	161	162	10.0	12.0	1.5	100	1.0	1.0	1.0
63	162	163	10.0	12.0	1.5	100	1.0	1.0	1.0
64	163	164	10.0	12.0	1.5	100	1.0	1.0	1.0
65	164	165	10.0	12.0	1.5	100	1.0	1.0	1.0
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67	166	167	10.0	12.0	1.5	100	1.0	1.0	1.0
68	167	168	10.0	12.0	1.5	100	1.0	1.0	1.0
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80	179	180	10.0	12.0	1.5	100	1.0	1.0	1.0
81	180	181	10.0	12.0	1.5	100	1.0	1.0	1.0
82	181	182	10.0	12.0	1.5	100	1.0	1.0	1.0
83	182	183	10.0	12.0	1.5	100	1.0	1.0	1.0
84	183	184	10.0	12.0	1.5	100	1.0	1.0	1.0
85	184	185	10.0	12.0	1.5	100	1.0	1.0	1.0
86	185	186	10.0	12.0	1.5	100	1.0	1.0	1.0
87	186	187	10.0	12.0	1.5	100	1.0	1.0	1.0
88	187	188	10.0	12.0	1.5	100	1.0	1.0	1.0
89	188	189	10.0	12.0	1.5	100	1.0	1.0	1.0
90	189	190	10.0	12.0	1.5	100	1.0	1.0	1.0
91	190	191	10.0	12.0	1.5	100	1.0	1.0	1.0
92	191	192	10.0	12.0	1.5	100	1.0	1.0	1.0
93	192	193	10.0	12.0	1.5	100	1.0	1.0	1.0
94	193	194	10.0	12.0	1.5	100	1.0	1.0	1.0
95	194	195	10.0	12.0	1.5	100	1.0	1.0	1.0
96	195	196	10.0	12.0	1.5	100	1.0	1.0	1.0
97	196	197	10.0	12.0	1.5	100	1.0	1.0	1.0
98	197	198	10.0	12.0	1.5	100	1.0	1.0	1.0
99	198	199	10.0	12.0	1.5	100	1.0	1.0	1.0
100	199	200	10.0	12.0	1.5	100	1.0	1.0	1.0

LEGEND

A0
0.00
0.00

DRAINAGE AREA NUMBER
DRAINAGE AREA IN HECTARES
RUN-OFF COEFFICIENT
DRAINAGE AREA BOUNDARY

NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UNDERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHEN SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED, BEFORE STARTING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- PROPERTY LINES ARE PLOTTED USING REGISTERED PLANS AND DATA LOCATED IN THE FIELD TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH THE NADIANA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAWING: M.C.

DESIGN: J.S.

CHECKED BY: J.S.

APPROVED BY: J.S.

DATE: 2018-06-21

DATE: 2018-06-21

DATE: 2018-06-21

DATE: 2018-06-21

1751-STMDA

1751-STMDA

1751-STMDA

1751-STMDA

ONE TWENTY APARTMENTS
BLOCK 126 - RIVER ESTATES
TOWN OF PELHAM
STORM DRAINAGE AREA PLAN

CONSULTANT FILE NO. 1751
DATE: 2018-06-21
PRINTED: 2018-06-25
SCALE: 1:3000
REF. NO.
DWG. NO. 1751-STMDA

9-3350 MERRITVILLE HIGHWAY
THOROLD, ON L2V 4Y6

MOUNTAINVIEW
CONSULTANTS
2-100 Highway 404
Unit 103
Thornhill, Ontario L3T 9V7
Phone: (905) 881-1100
Fax: (905) 881-1171

UPPER CANADA
CONSULTANTS
ENGINEERS / PLANNERS
2-100 Highway 404
Unit 103
Thornhill, Ontario L3T 9V7
Phone: (905) 881-1100
Fax: (905) 881-1171

DATE	2017-05-20
REVISION	1
NO.	1
DATE	2017-05-20
REVISION	2
NO.	2
DATE	2017-05-20
REVISION	3
NO.	3
DATE	2017-05-20
REVISION	4
NO.	4
DATE	2017-05-20
REVISION	5
NO.	5

1. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHIC SURVEYS OF THE PROJECT AREA AND HAS FOUND THAT THE PROPOSED CONSTRUCTION WILL NOT BE IN CONFLICT WITH ANY EXISTING OR PROPOSED ZONING, SETBACK, OR OTHER REGULATORY REQUIREMENTS.

2. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHIC SURVEYS OF THE PROJECT AREA AND HAS FOUND THAT THE PROPOSED CONSTRUCTION WILL NOT BE IN CONFLICT WITH ANY EXISTING OR PROPOSED ZONING, SETBACK, OR OTHER REGULATORY REQUIREMENTS.

3. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHIC SURVEYS OF THE PROJECT AREA AND HAS FOUND THAT THE PROPOSED CONSTRUCTION WILL NOT BE IN CONFLICT WITH ANY EXISTING OR PROPOSED ZONING, SETBACK, OR OTHER REGULATORY REQUIREMENTS.

DESIGNED BY
J.S.

CHECKED BY
J.S.

DATE
J.S.

APPROVED BY
J.S.

UPPER CANADA
CONSULTANTS
CONSULTANTS
CONSULTANTS

3-350 MERRILLVILLE HIGHWAY
THOROLD, ON L2V 4Y6

ONE TWENTY APARTMENTS
BLOCK 126 - RIVER ESTATES
TOWN OF PELHAM

1751-SSP

DATE
2018-06-21

SCALE
1:1000

REF. NO.
1751-SSP

GENERAL

1. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHIC SURVEYS OF THE PROJECT AREA AND HAS FOUND THAT THE PROPOSED CONSTRUCTION WILL NOT BE IN CONFLICT WITH ANY EXISTING OR PROPOSED ZONING, SETBACK, OR OTHER REGULATORY REQUIREMENTS.

2. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHIC SURVEYS OF THE PROJECT AREA AND HAS FOUND THAT THE PROPOSED CONSTRUCTION WILL NOT BE IN CONFLICT WITH ANY EXISTING OR PROPOSED ZONING, SETBACK, OR OTHER REGULATORY REQUIREMENTS.

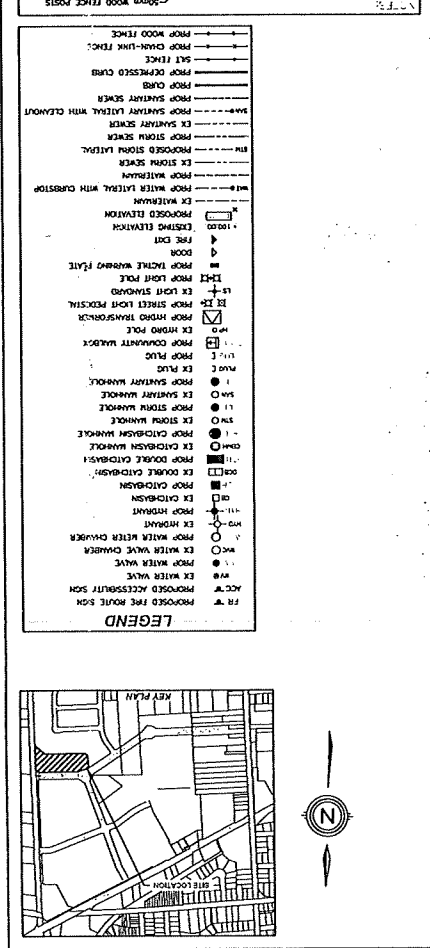
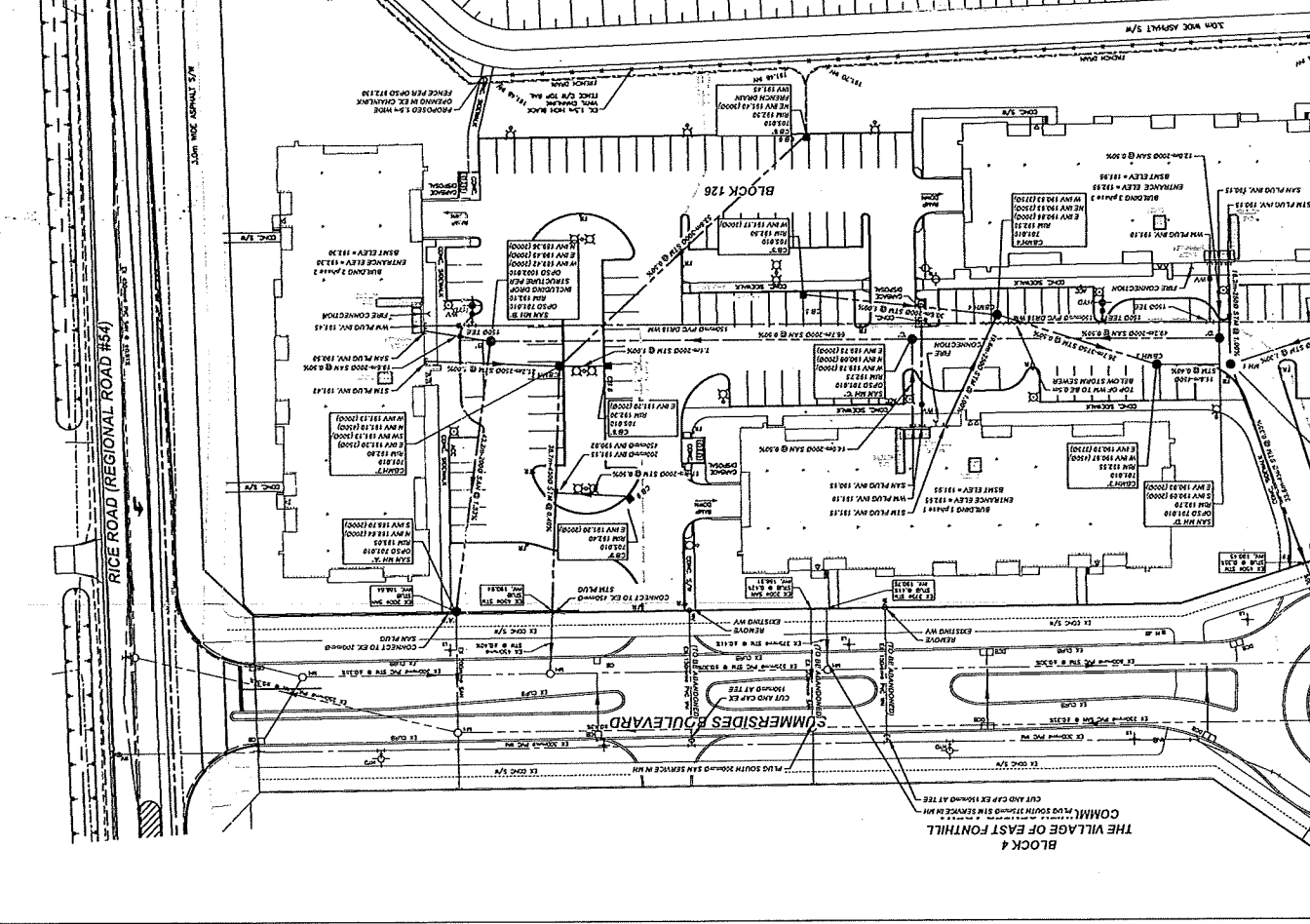
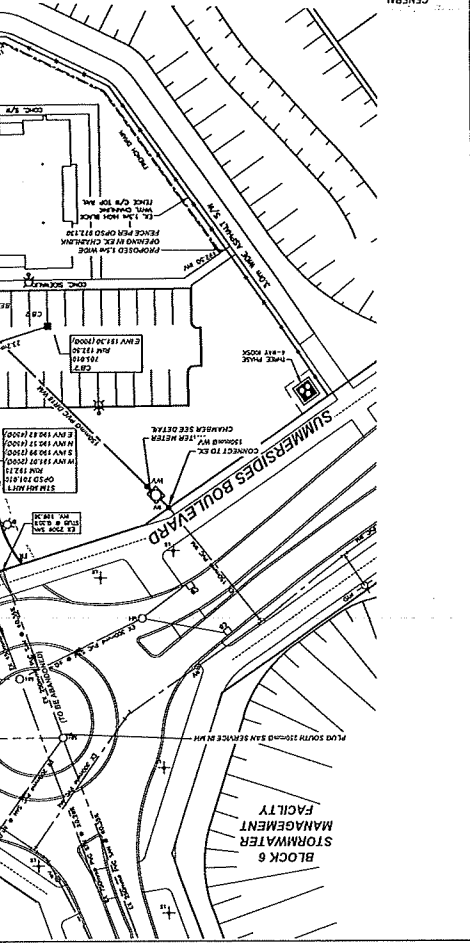
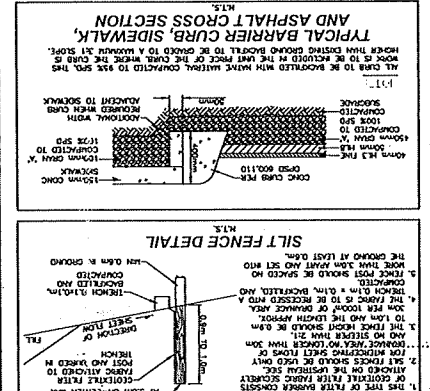
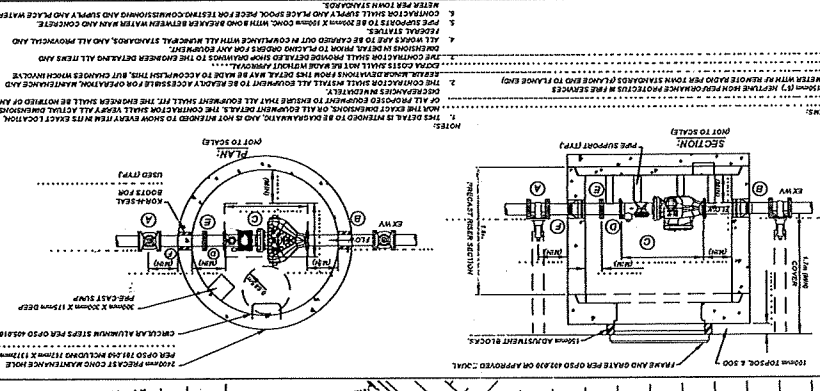
3. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHIC SURVEYS OF THE PROJECT AREA AND HAS FOUND THAT THE PROPOSED CONSTRUCTION WILL NOT BE IN CONFLICT WITH ANY EXISTING OR PROPOSED ZONING, SETBACK, OR OTHER REGULATORY REQUIREMENTS.

STORM SEWERS

1. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHIC SURVEYS OF THE PROJECT AREA AND HAS FOUND THAT THE PROPOSED CONSTRUCTION WILL NOT BE IN CONFLICT WITH ANY EXISTING OR PROPOSED ZONING, SETBACK, OR OTHER REGULATORY REQUIREMENTS.

2. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHIC SURVEYS OF THE PROJECT AREA AND HAS FOUND THAT THE PROPOSED CONSTRUCTION WILL NOT BE IN CONFLICT WITH ANY EXISTING OR PROPOSED ZONING, SETBACK, OR OTHER REGULATORY REQUIREMENTS.

3. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHIC SURVEYS OF THE PROJECT AREA AND HAS FOUND THAT THE PROPOSED CONSTRUCTION WILL NOT BE IN CONFLICT WITH ANY EXISTING OR PROPOSED ZONING, SETBACK, OR OTHER REGULATORY REQUIREMENTS.

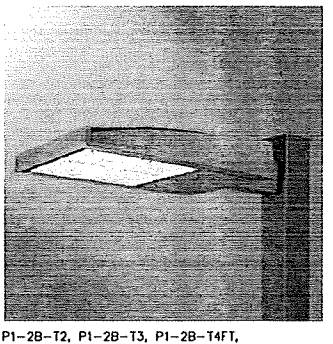


SITE STATISTICS					
AVERAGE	MINIMUM	MAXIMUM	MAX/AVG	AVG/MIN	MAX/MIN
0.5616	0.0076	6.9416	12.39	N/A	N/A

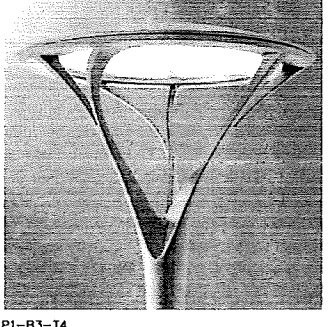
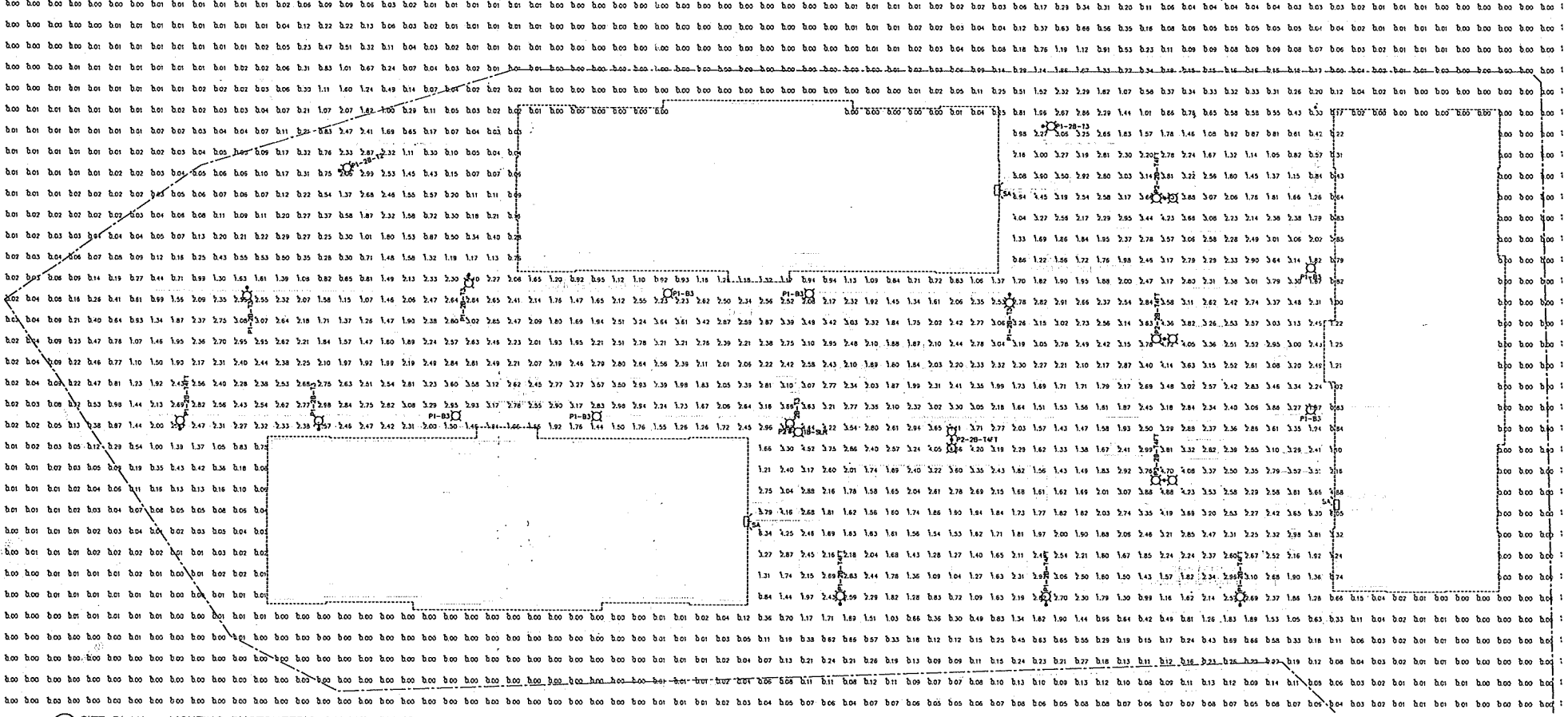
PARKING AREA STATISTICS					
AVERAGE	MINIMUM	MAXIMUM	MAX/AVG	AVG/MIN	MAX/MIN
2.5316	0.8416	6.5016	2.49	3.01	7.50

THE PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED FUTURE RAINFALL. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.

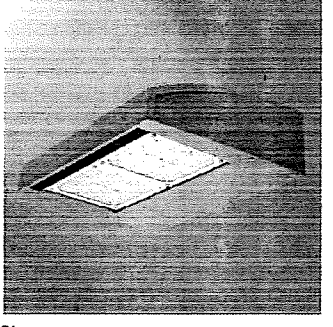
SITE LIGHTING SCHEDULE		ITEM	DESCRIPTION	ITEM	DESCRIPTION	ITEM	DESCRIPTION
1. THE LIGHTING FIXTURES, BALLASTS AND LAMPS FOR THIS PROJECT HAVE BEEN SPECIFIED TO ENSURE THAT SPECIFIC AESTHETIC AND PERFORMANCE REQUIREMENTS WILL BE MET.	P1-2B -T2	SINGLE POLE MOUNTED, FULL CUT-OFF, LED AREA LIGHT, TYPE II DISTRIBUTION, 8000A ELECTRONIC DRIVER WIRE FOR 120V, DUAL CIRCUIT, 60W INPUT WATTS, 81-100-C2 (B.U.G. RATING), 2,600 NOMINAL LUMEN OUTPUT, FUTURE TO BE MOUNTED ON A 18"-0" (4.44) SQUARE STEEL POLE C/W 3"-0" (24") BASE (TOTAL HEIGHT OF 21'-0" (6.40) A.F.C.). MINIMUM POLE EPA SHALL BE 7.0. FINISH OF FIXTURE AND POLE BY ARCHITECT.	P2-2B -T4FT	DUAL POLE MOUNTED (BACK TO BACK), FULL CUT-OFF, LED AREA LIGHT, TYPE IV FORWARD THROW DISTRIBUTION, 8000A ELECTRONIC DRIVER WIRE FOR 120V, DUAL CIRCUIT, 60W INPUT WATTS, 81-100-C2 (B.U.G. RATING), 4,000 NOMINAL LUMEN OUTPUT, FUTURE TO BE MOUNTED ON A 18"-0" (4.44) SQUARE STEEL POLE C/W 3"-0" (24") BASE (TOTAL HEIGHT OF 21'-0" (6.40) A.F.C.). MINIMUM POLE EPA SHALL BE 7.0. FINISH OF FIXTURE AND POLE BY ARCHITECT.	P2	15'-0", 4" SQUARE STEEL POLE C/W 3"-0" (24") BASE (TOTAL HEIGHT OF 21'-0" (6.40) A.F.C.) WITH FIXTURES MOUNTED AS INDICATED ON PLAN. FINISH OF POLE TO BE SELECTED BY ARCHITECT.	
							COOPER MCDRAW-EDSON CALLEON CAT NO: GLEON-AT-02-LED-E1-12-33-600-2L OR APPROVED EQUIV.
2. ALL ALTERNATE FIXTURES TO THE PROPOSED FIXTURES SHALL HAVE A FIVE YEAR WARRANTY FROM A REPUTABLE LAB WITH A LAB CERTIFICATION.	P1-2B -T3	SINGLE POLE MOUNTED, FULL CUT-OFF, LED AREA LIGHT, TYPE II DISTRIBUTION, 8000A ELECTRONIC DRIVER WIRE FOR 120V, DUAL CIRCUIT, 60W INPUT WATTS, 81-100-C2 (B.U.G. RATING), 2,600 NOMINAL LUMEN OUTPUT, FUTURE TO BE MOUNTED ON A 18"-0" (4.44) SQUARE STEEL POLE C/W 3"-0" (24") BASE (TOTAL HEIGHT OF 21'-0" (6.40) A.F.C.). MINIMUM POLE EPA SHALL BE 7.0. FINISH OF FIXTURE AND POLE BY ARCHITECT.	P1-B -T4	SINGLE POLE MOUNTED, DEGRADABLE LED AREA LIGHT, TYPE IV DISTRIBUTION, ELECTRONIC DRIVER WIRE FOR 120V, 60W INPUT WATTS, 81-100-C2 (B.U.G. RATING), 2,600 NOMINAL LUMEN OUTPUT, FUTURE TO BE COMPLETE WITH A 4" POLE ADAPTOR AND TO BE MOUNTED ON A 18"-0" (4.44) SQUARE STEEL POLE C/W 3"-0" (24") BASE (TOTAL HEIGHT OF 18'-0" (5.49) A.F.C.). MINIMUM POLE EPA SHALL BE 7.0. FINISH OF FIXTURE AND POLE TO BE SELECTED BY ARCHITECT.	1B-SLR	COOPER MCDRAW-EDSON CALLEON CAT NO: GLEON-AT-02-LED-E1-14T-1-33-600-2L OR APPROVED EQUIV.	
3. SHOULD A PROPOSED FIXTURE PERFORMANCE FAIL TO MEET THE MINIMUM REQUIREMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EQUIPMENT TO BRING THE LIGHTING LEVELS UP TO THE REQUIRED VALUES.							
4. INSTALLATION OF LIGHT FIXTURES SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATION AND ACCORDING TO CODE REQUIREMENTS.							
5. POLES LISTED BELOW ARE BASED ON DYNAPOL FOR EXAMPLE PURPOSES. POLES SHALL BE SUBMITTED FOR ENGINEER REVIEW C/W ENGINEERS STAMP. ALL POLES SHALL BE MOUNTED ON CONCRETE BASES AS NOTED IN SCHEDULE BELOW.	P1-2B -T4FT	SINGLE POLE MOUNTED, FULL CUT-OFF, LED AREA LIGHT, TYPE IV FORWARD THROW DISTRIBUTION, 8000A ELECTRONIC DRIVER WIRE FOR 120V, DUAL CIRCUIT, 60W INPUT WATTS, 81-100-C2 (B.U.G. RATING), 4,000 NOMINAL LUMEN OUTPUT, FUTURE TO BE MOUNTED ON A 18"-0" (4.44) SQUARE STEEL POLE C/W 3"-0" (24") BASE (TOTAL HEIGHT OF 21'-0" (6.40) A.F.C.). MINIMUM POLE EPA SHALL BE 7.0. FINISH OF FIXTURE AND POLE BY ARCHITECT.	SA	EXTERIOR WALL MOUNTED LED FIXTURE, DE CAST ALUMINUM HOUSING, TYPE IV FORWARD THROW DISTRIBUTION, 8000A ELECTRONIC DRIVER WIRE FOR 120V, 60W INPUT WATTS, 81-100-C2 (B.U.G. RATING), 2,600 NOMINAL LUMEN OUTPUT, FUTURE TO BE MOUNTED ON A 18"-0" (4.44) SQUARE STEEL POLE C/W 3"-0" (24") BASE (TOTAL HEIGHT OF 21'-0" (6.40) A.F.C.). MINIMUM POLE EPA SHALL BE 7.0. FINISH OF FIXTURE AND POLE BY ARCHITECT.	2B-T3	SINGLE POLE MOUNTED, FULL CUT-OFF, LED AREA LIGHT, TYPE II DISTRIBUTION, 8000A ELECTRONIC DRIVER WIRE FOR 120V, DUAL CIRCUIT, 60W INPUT WATTS, 81-100-C2 (B.U.G. RATING), 2,600 NOMINAL LUMEN OUTPUT, FUTURE TO BE MOUNTED ON A 18"-0" (4.44) SQUARE STEEL POLE C/W 3"-0" (24") BASE (TOTAL HEIGHT OF 21'-0" (6.40) A.F.C.). MINIMUM POLE EPA SHALL BE 7.0. FINISH OF FIXTURE AND POLE TO BE SELECTED BY ARCHITECT.	
6. ALL BASES LISTED SHALL BE ARCHITECTURAL CONCRETE ARTISAN KALLWAY FURN. 34" HIGH C/W BLUE REFLECTIVE STRIPE. EXPOSED POLE BASE COVER IS LEVEL AND FLUSH WITH TOP OF CONCRETE BASE, WITH NO VISIBLE GAPS UPON COMPLETION.							



P1-2B-T2, P1-2B-T3, P1-2B-T4FT, P2-2B-T4FT, AND P1-B3-SLR



P1-B3-T4



SA

1 SITE PLAN - LIGHTING PHOTOMETRIC CALCULATIONS
E100 SCALE: 1/8"=1'-0"

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