

**CORPORATION OF THE TOWN OF AMHERSTBURG  
BY-LAW NO. 2017-43**

**By-law to authorize the execution of a Development Agreement between  
Lumed Management Inc and the Council of  
The Corporation of the Town of Amherstburg  
433 Sandwich St S, Amherstburg**

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**WHEREAS** under Section 8 of the Municipal Act 2001, S.O., 2001, c. 25, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act.

**AND WHEREAS** under Section 9. (1) (a) and (b) of the Municipal Act 2001, S.O., 2001, c. 25, as amended, Section 8 shall be interpreted broadly so as to confer broad authority on municipalities to enable them to govern their affairs as they consider appropriate and to enhance their ability to respond to municipal issues;

**AND WHEREAS** the Council of The Corporation of the Town of Amherstburg and owners of said property have agreed to the terms and conditions of a Development Agreement in the form annexed hereto;

**NOW THEREFORE** the Council of the Corporation of the Town of Amherstburg enacts as follows:

1. THAT By-law No. 1939, passed February 19, 1983 is hereby repealed and replaced with the attached By-law and agreement.
2. THAT the Mayor and Clerk be hereby authorized to enter into a Development Agreement between Lumed Management Incorporated and the Corporation of the Town of Amherstburg for the development of 433 Sandwich St S for a commercial development, said agreement affixed hereto;
3. THAT this By-law shall come into force and take effect immediately upon the final passing thereof at which time all by-laws that are inconsistent with the provisions of this by-law and the same are hereby amended insofar as it is necessary to give effect to the provisions of this by-law.

Read a first, second and third time and finally passed this 12<sup>th</sup> day of June, 2017.

  
\_\_\_\_\_  
MAYOR – ALDO DICARLO

  
\_\_\_\_\_  
CLERK – PAULA PARKER

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 21

**Properties**

*PIN* 70567 - 0184 LT  
*Description* PT LT 3 CON 1 MALDEN (AMHERSTBURG) AS IN R1237795; AMHERSTBURG  
*Address* 433 SANDWICH STREET SOUTH  
 AMHERSTBURG

**Consideration**

*Consideration* \$ 1.00

**Applicant(s)**

The notice is based on or affects a valid and existing estate, right, interest or equity in land

*Name* THE CORPORATION OF THE TOWN OF AMHERSTBURG  
*Address for Service* 271 Sandwich Street South  
 Amherstburg, Ontario  
 N9V 2A5

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation REBECCA BELANGER, MCIP, RPP, Manager of Planning Services for the Corporation of the Town of Amherstburg..

**Party To(s)***Capacity**Share*

*Name* LUMED MANAGEMENT INCORPORATED  
*Address for Service* 883 Front Road South  
 Amherstburg, ON N9V 2M4

I, LUIGI DIPIERDOMENICO, have the authority to bind the corporation

This document is not authorized under Power of Attorney by this party.

**Statements**

This notice is pursuant to Section 71 of the Land Titles Act.

This notice is for an indeterminate period

Schedule: See Schedules

**Signed By**

Thomas Robert Porter	500-251 Goyeau Street Windsor N9A 6V2	acting for Applicant(s)	Signed	2017 07 25
Tel 519-258-0615				
Fax 519-258-6833				

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

MOUSSEAU DELUCA MCPHERSON PRINCE	500-251 Goyeau Street Windsor N9A 6V2			2017 07 25
Tel 519-258-0615				
Fax 519-258-6833				

The applicant(s) hereby applies to the Land Registrar.

<b>Fees/Taxes/Payment</b>
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<i>Statutory Registration Fee</i>	<b>\$63.35</b>
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<i>Total Paid</i>	<b>\$63.35</b>
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## DEVELOPMENT AGREEMENT

**THIS AGREEMENT** made in quadruplicate this 12<sup>th</sup> day of June, 2017.

**BETWEEN:**            **LUMED MANAGEMENT INCORPORATED**  
A corporation incorporated pursuant to and subsisting under the laws of the Province of Ontario

(Hereinafter collectively called "**Owner**")

OF THE FIRST PART;

- and -

**THE CORPORATION OF THE TOWN OF AMHERSTBURG**

(hereinafter called the "**Corporation**")

OF THE SECOND PART;

Hereinafter collectively referred to as the "**Parties**"

**WHEREAS** the lands affected by this Agreement are described in Schedule "A" attached hereto, and are hereinafter referred to as the "**Development Lands**";

**AND WHEREAS** the Lumed Management Inc. warrants it is the registered owner of the Lands outlined in Schedule "A";

**AND WHEREAS**, in this Agreement the "**Owner**" includes an individual, an association, a partnership or corporation and, wherever the singular is used therein, it shall be construed as including the plural;

**AND WHEREAS** the Official Plan in effect in Amherstburg designated parts of the area covered by the Official Plan, including the Lands, as a Site Plan Control area;

**AND WHEREAS** the Owner intends to develop or redevelop the said lands for neighbourhood commercial use in accordance with the Site Plan attached hereto as Schedule "B", and hereinafter referred to as the "Site Plan";

**AND WHEREAS** the Corporation as a condition of development or redevelopment of the said lands requires the Owner to enter into a Development Agreement;

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the premises, along with the sum of FIVE (\$5.00) DOLLARS of lawful money of Canada, now paid by each of the Parties hereto to each of the other parties hereto, the receipt and sufficiency of which are hereby acknowledged, the Owner hereby covenants and agrees with the Corporation as follows:

1. The following Schedules attached hereto, are hereby made a part of this Agreement, as fully and to all intents and purposes as though recited in full herein:

Schedule "A" -        Legal description of the Development Lands

Schedule "B" -        Site Plan (D1) the generality thereof:

- (a)    The location of all buildings and structures to be erected;
- (b)    The location and provision of parking facilities and access driveways, including driveways for emergency vehicles;

- (c) Walkways and all other means of pedestrian access; and
- (d) The location and provision for the collection and storage of garbage and other waste materials.
- (e) The location of landscaped areas.

Schedule "C"-	Site Plan Building Addition- Phase 1
Schedule "D"-	Site Plan Building Addition- Phase 2
Schedule "E"-	Site Plan Building Addition- Phase 3
Schedule "D"-	Phase 1 Floor Plan (D2)
Schedule "E"-	Phase 1 Exterior Elevations and Sections (D3)
Schedule "F" -	Landscape Plan (LA-1)
Schedule "G"-	C1- Comprehensive Site Plan for Phase 1 Addition
Schedule "H"-	C2- Removals, Notes and Details For Phase 1 Addition

2. The Owner shall be responsible for consulting with and obtaining any necessary approvals from Hydro One regarding any matters that relate to services for the Development Lands to be provided by Hydro One. In addition, the Owner shall be responsible for any costs associated with the reconstruction, relocation or changes to the hydro system resulting from this development.
3. The Owner shall be responsible for consulting with and obtaining any necessary approvals from Union Gas and Bell Canada regarding any matters that relate to services to be provided by Union Gas and Bell Canada. In addition, the Owner shall be responsible for any costs associated with the reconstruction, relocation or changes to these services resulting from this development.

Union Gas Limited does have service lines running within the area which may or may not be affected by the proposed Site Plan. Should the proposed Site Plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service re-location required would be at the cost of the property owner. If there is any work (i.e. underground infrastructure rebuild or grading changes) at an easement and on/near any or the existing facilities, the Union Gas Office will need to be contacted in advance to undertake the engineering assessment work.

4. If any proposed upgrades to the existing utilities within the municipal right-of-way are required, the Owner must provide copies of the plans on any utility work to the Corporation.
5. The Owner shall be responsible for consulting with and obtaining any necessary approval or permits from the Ministry of the Environment and Climate Change, the County of Essex and/or the Essex Region Conservation Authority (E.R.C.A.).
7. All of the exterior walls of the building shall be as per the elevation drawings as shown on Schedules "E" hereto.
8. All parking or loading areas and lanes and driveways shall be paved with concrete, asphalt or other material capable of permitting accessibility under all climatic conditions, as shown on Schedules "B" and together with crushed

stone or gravel, having a combined depth of at least 15.2 cm and with provisions for drainage facilities.

9. The Owner shall maintain a minimum number of parking spaces, as designated on the Site Plans.
10. All walkways on the said lands, where so designated on Schedule "B", "C", "D", "E", shall be constructed of concrete, asphalt or other material capable of permitting accessibility under all climatic conditions by the Owner to the satisfaction of the Corporation. To ensure that this development is accessible to persons with disabilities, the Owner acknowledges that all sidewalks, walkways and islands within this development shall be constructed in such a manner as to safely accommodate persons with special mobility needs.
11. If any curbs, sidewalks, boulevards or highway surfaces of the Corporation are damaged during the development by the Owner, such damage shall be repaired or replaced by the Owner.
12. Snow removal from the parking or loading areas and lanes, driveways and walkways shall be the responsibility of the Owner.
13. The Owner shall install, maintain and direct a system for the disposal of storm and surface water as indicated on the Schedules to the satisfaction of the Corporation, so that no such water will flow along the surface from the said lands onto any adjoining lands. The Owner shall provide a stormwater management plan as necessary to the satisfaction of the criteria of the Corporation and the E.R.C.A.
14. The Owner shall retain the services of a duly qualified engineer to finalize a stormwater quality and quantity management plan to determine the effects of increased surface run-off due to the development of the lands described on Schedule "A" attached hereto. In addition, the said plan, shall ensure that the measures shall control any increases in flows in the downstream watercourses, so as to ensure that the capacity of the watercourses can be maintained up to and including 1:100 year storm event. The stormwater management plan shall be submitted to the E.R.C.A. and the Corporation for approval in accordance with the Stormwater Management Planning Design Manual (MOECC, March 2003).
15. The Owners shall, at their own expense, prepare a site grading plan and site drainage plan for this development, which plan shall be filed with the Corporation. The final elevations of all buildings, and the final site grades relating thereto shall conform to the site grading and site drainage plan as filed. A Consulting Engineer, an Ontario Land Surveyor or a Certified Engineering Technologist shall certify or declare, upon completion of the construction of the building that the said site grading and site drainage plan has been complied with, and until such time as the said certification or declaration has been received by the Corporation, occupancy of the building on the subject lands shall not be granted.
16. Any garbage or refuse that is stored outside shall be stored in a non-combustible container and maintained so that the garbage or refuse does not blow or fall out of the container.
17. Any and all lighting shall be installed and maintained in accordance with the standards set out in the Town's Development Manual, and, so as to not, in the opinion of the Corporation, interfere with the use or enjoyment of adjacent properties or with the safe flow of traffic on abutting or adjacent streets.
18. The Owner shall landscape and maintain the ground cover acceptable to the Corporation those lands so indicated on Schedules "F". The Owner agrees

that the site will be inspected on an annual basis and any deficiencies will require immediate correction in accordance with the approved site plan.

19. The Owner shall provide a lot grading plan for the development detailing the finished grade elevation of the Lands as well as all drainage services, works and facilities required for the proper development of the Lands.
20. The Owner agrees that any Municipal property, including without limiting the generality of the foregoing, curbs, gutters, pavements, sidewalks, or landscaped areas on the public highway and any property belonging to a third party, which are damaged during construction or otherwise, shall be restored to the satisfaction of the Town. The Owner shall keep the subject lands in a state of good repair (including the cutting of weeds) and upon written notice from the Town shall correct deficiencies in the state of repair within ten (10) days thereof.
21. All driveways for emergency vehicles shall:
  - 1) Be connected with a public thoroughfare;
  - 2) Be designed and constructed to support expected loads imposed by firefighting equipment;
  - 3) Be surfaced with concrete, asphalt or other material capable of permitting accessibility under all climatic conditions;
  - 4) Have a clear width of 3 metres at all times;
  - 5) Be located not less than 3 metres and not more than 15.2 metres measured horizontally and at right angles from the face of the building;
  - 6) Have an overhead clearance not less than 4.5 metres;
  - 7) Have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15.2 metres; and
  - 8) Have approved signs displayed to indicate the emergency route.
22. If the Ontario Building Code requires that an architect or professional engineer or both shall be responsible for the field review of any new building or extension provided for in this Agreement, the Owner shall not occupy or use or permit to be occupied or used any said new building or extension until after an architect or professional engineer has given to the Corporation a letter addressed to the Corporation and signed by him certifying that all services on or in the said lands, required for this development or redevelopment, newly installed by the Owner in connection with this development or redevelopment and not contained within a building, have been installed and completed in a manner satisfactory to the architect or professional engineer.
23. The Corporation through its servants, officers and agents including its building inspector, plumbing inspector, fire chief and Director of Engineering and Public Works may from time to time and at any time enter on the Lands to inspect:
  - 1) The progress of development;
  - 2) The state of maintenance as provided for in this Agreement.
24. In the event of any servant, officer or agent of the Corporation determining upon inspection that the development is not proceeding in strict accord with the plans and specifications filed with the Corporation, such servant, officer or agent shall forthwith place a notice requiring all work to be stopped upon the Lands, and shall forward a copy by registered mail to the Owner at his last address as shown by the revised assessment rolls, and the Owner shall forthwith correct the deficiency or deviation.
25. In the event of any servant, officer or agent of the Corporation upon inspection being of the opinion that the state of maintenance is not satisfactory, such servant, officer or agent shall forthwith forward notice of such opinion to the Owner by registered mail at his last address as shown

from the revised assessment rolls, and the Owner shall forthwith correct the deficiency or appeal to Council of the Corporation as hereinafter provided.

26. In the event that an Owner should disagree with the opinion of the servant, officer or agent of the Corporation as to the progress of the development or as to the state of maintenance, such Owner shall appear before Council of the Corporation, which after hearing the Owner, shall be permitted to express its position as to whether such progress or maintenance is satisfactory, following which Council of the Corporation shall make a decision, by resolution, as to whether to lift or sustain the prior decision of the Corporation's servant, officer or agent, which shall constitute a final determination of the matter.
27. In the event that an Owner should fail to obey a stop work order issued under Section 24, hereof, the Owner recognizes the right of the Corporation to apply to the Courts for a restraining order.
28. In the event that an Owner should fail to correct a deviation or deficiency after notice pursuant to Sections 25 or 26 or after notice of an opinion, which Council of the Corporation determines is correct under Section 26, the Council of the Corporation may by law direct or default of the matter or thing being done by the Owner, after two (2) weeks notice to it by registered mail at the last shown address of the Owner pursuant to the revised assessment rolls of passage of such by-law, that such matter or thing be done by the Corporation at the expense of the Owner, which expense may be recovered by action or like manner as municipal taxes.
29. In the event of an Owner wishing to change at any time any of the buildings, structures or facilities described in the plans annexed or referred to in Section 1 hereof, it shall make application to Council of the Corporation for approval and shall not proceed with such change until approval is given by such Council, or in default by the Ontario Municipal Board, under the procedure set out in Section 41 of the Planning Act, R.S.O. 1990 herebefore referred to.
30. This Agreement and the provisions thereof do not give to the Owner or any person acquiring any interest in the said lands any rights against the Corporation with respect to the failure of the Owner to perform or fully perform any of its obligations under this Agreement or any negligence of the Owner in its performance of the said obligations.
31. In the event that no construction on the Lands has commenced on or before the expiry of one (1) year from the date of registration of this Agreement, the Corporation may subsequently, at its option, on one month's written notice to the Owner, terminate this Agreement, whereupon the Owner acknowledges that agrees that it will not be able to undertake any development construction on the Lands (or any further development or construction) on the Lands.
32. All facilities and matters required by this Agreement shall be provided and maintained by the Owner at its sole risk and expense to the satisfaction of the Corporation and in accordance with the standards determined by the Corporation and in default thereof and without limiting other remedies available to the Corporation, the provisions of Section 446 of the Municipal Act shall apply.
33. A financial guarantee (certified cheque or irrevocable letter of credit – self renewing without burden of proof) for FIFTY PERCENT (50%) of the value of on-site improvements of this development, exclusive of buildings and structures, is required to be paid and/or posted with the Corporation, in addition to further financial security in the amount of ONE HUNDRED PERCENT (100%) for all off-site works required as part of this development. The Owner's engineer is required to provide a certified estimate of the cost of the on-site and off-site work for consideration by the Town's Director of



Engineering and Infrastructure for his/her approval, with any decision by the Town's Director of Engineering and Infrastructure in this regard to be final and binding upon the Owner. Once the Town has inspected and approved the construction of the on-site and off-site works, the Owner will be required to provide security for a ONE (1) year maintenance period in the amount of FIFTEEN PERCENT (15%) of the cost of on-site and off-site improvements.

34. This Agreement shall be registered against the land to which it applies, at the expense of the Owner, and the Corporation shall be entitled, subject to the provisions of the Registry Act and the Land Titles Act, to enforce its provisions against the Owner named herein and any and all subsequent owners of the lands.
35. This Agreement shall ensure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and permitted assigns.
36. This Agreement shall be governed by, and interpreted according to, the laws of the Province of Ontario and the laws of Canada applicable therein, and shall be treated in all respects as an Ontario Contract.
37. If any provision or part thereof of this Agreement be illegal or unenforceable, it or they shall be considered separate and severable from the Agreement, and the remaining provisions of the Agreement shall remain in force and effect and shall be binding upon the Parties hereto as though the said provision or part thereof had never been including in this Agreement.
38. The division of this Agreement into Articles, sections and subsections and the insertion of headings are for convenience of reference only and shall not effect the construction or interpretation hereof.
39. This Agreement may be executed in several counterparts, each of which when so executed shall be deemed to be an original, and such counterparts together shall constitute one and the same instrument and shall be effective as of the date set out above.
40. Words importing the singular number include the plural and vice versa; words importing the masculine gender include the feminine and neutral genders.
41. Schedules and other documents attached or referred to in this Agreement are an integral part of this Agreement, and are hereby incorporated into this Agreement by reference.
42. This Agreement constitutes the entire agreement among the Parties and except as herein stated and in the instruments and documents to be executed and delivered pursuant hereto, contains all of the representations and warranties of the respective Parties. There are no oral representations or warranties among the Parties of any kind. This Agreement may not be amended or modified in any respect except by written instrument signed by both Parties.

**IN WITNESS WHEREOF** the Owner and the Corporation (the latter under the hands and seals of its officers duly authorized in this regard), have executed this Agreement as of the date first above written.

**OWNER: LUMED MANAGEMENT INC**

Per   
\_\_\_\_\_ Luigi DiPierdominico

*I have authority to bind the Corporation*

**THE CORPORATION OF THE TOWN OF AMHERSTBURG**

Per   
\_\_\_\_\_ Aldo DiCarlo, Mayor

Per   
\_\_\_\_\_ Paula Parker, Clerk

*We have authority to bind the Corporation*

Authorized and approved by By-law No. 2017-43 enacted the 12<sup>th</sup> day of June, 2017.

**SCHEDULE "A"**

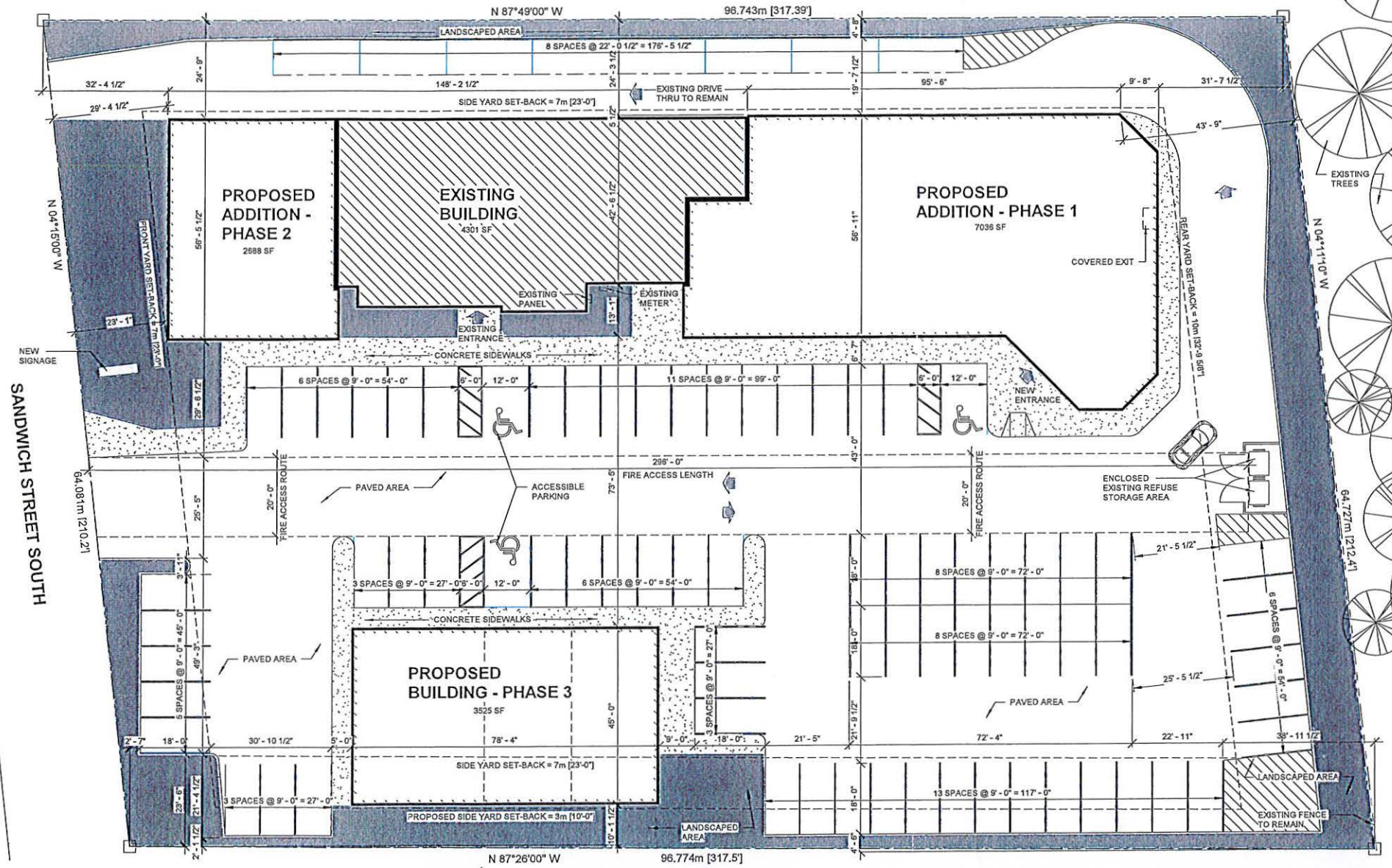
The following is a description of the land to which this instrument applies.

Part 1, Plan 12R 3753, Part of Lot 3, Concession 1,  
In the Geographic Township of Malden, now in the Town of Amherstburg,  
P.I.N. 70567-0184

# HOME HEALTH ADDITION

## 433 SANDWICH STREET SOUTH AMHERSTBURG, ONTARIO

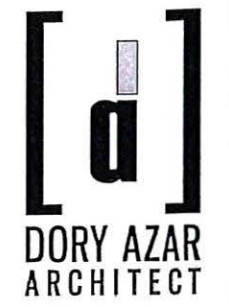
### PLAN: 12R-3753 LOT:3



DRAWING INDEX	
SITE PLAN	D1
PHASE 1 EXTERIOR ELEVATIONS & SECTION	D3

SITE DATA	
PLAN	12R-3753
LOT/PART NUMBER(S)	LOT 3
ZONING	CG
BUILDING CLASSIFICATION	GROUP D - BUSINESS
LOT AREA	65,624.4 S.F. (6189.6m <sup>2</sup> )
ALLOWABLE LOT COVERAGE	N/A
ACTUAL LOT COVERAGE	N/A
AREAS:	
EXISTING BUILDING	4301 SF
LANDSCAPED AREA	9997 SF
PAVED AREA	30069 SF
PHASE 1	7038 SF
PHASE 2	2888 SF
PHASE 3	3525 SF

PARKING SCHEDULE	
Mark	PARKING TOTAL
ACCESSIBLE PARKING SPACE	3
STANDARD PARKING SPACE	80
TOTAL PARKING SPACES	83



1126 LESPERANCE ROAD  
TECUMSEH ONTARIO N8N 1X2  
519.819.7874 dory@doryazar.com  
www.doryazar.com

CONSULTANT

**NOT FOR CONSTRUCTION**



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ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. GENERAL CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUES	
DESIGN REVIEW	JUNE 24, 2016
DESIGN REVIEW	JULY 6, 2016
SITE PLAN APPLICATION	JULY 28, 2016
REVISED SITE PLAN	MARCH 09, 2017
REVISED SITE PLAN APPLICATION	APRIL 05, 2017

CLIENT

PROJECT INFORMATION

HOME HEALTH ADDITION  
433 SANDWICH STREET  
AMHERSTBURG, ON

PROJECT NUMBER

**2015-025**

DRAWING TITLE

**SITE PLAN**

DRAWING NUMBER

**D1**



SCHEDULE "B" TO BY-LAW 2017-43  
LUMED MANAGEMENT INC.

Luigi DiPierdomenico

TOWN OF AMHERSTBURG

Mayor- Aldo DiCarlo

Clerk- Paula Parker

LUMED MANAGEMENT INC.

Luigi DiPierdomenico

TOWN OF AMHERSTBURG

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Clerk- Paula Parker

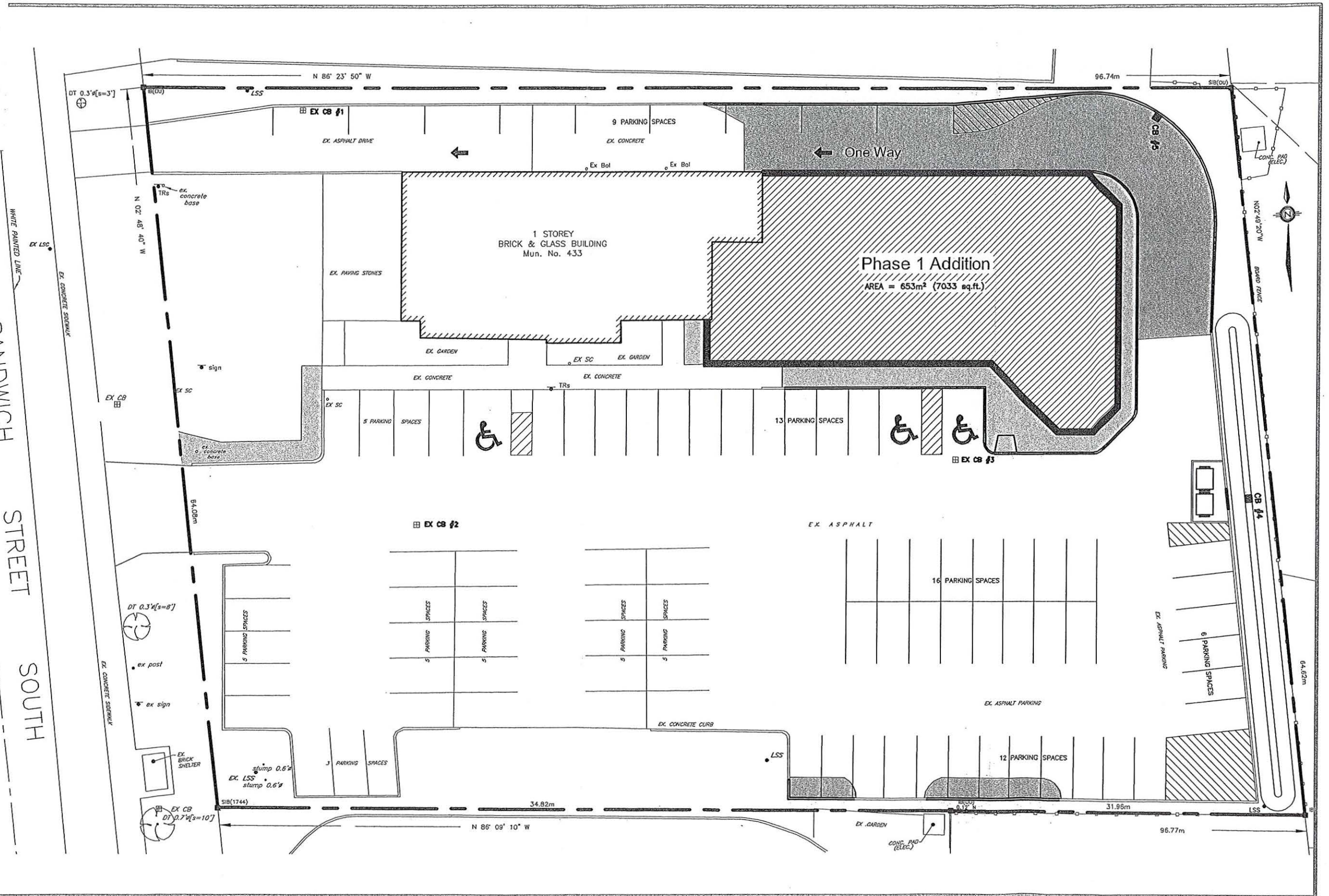
dwg. (Site Plan) May 11, 2017 - 11:24am

AUTOCAD REF.: 4717 - Site Plan - Ph1  
DATE: MAY 11, 2017

SCALE: 1:400

**MEO & ASSOCIATES INC.**  
Architectural & Engineering Consultants

SANDWICH STREET SOUTH  
WHITE PAINTED LINE  
CENTRELINE OF ROAD  
(THE KING'S HIGHWAY No. 18)  
**Building Addition - Phase 1**  
Total Parking Spaces = 89  
(Accessible Parking Spaces = 3)  
Total Parking Spaces Required = 54



LUMED MANAGEMENT INC.

Luigi DiPierdomenico

TOWN OF AMHERSTBURG

Mayor- Aldo DiCarlo

Clerk- Paula Parker

AUTOCAD REF.:  
4717 - Site Plan - Ph2  
DATE: MAY 11, 2017

May 11, 2017 - 11:23am

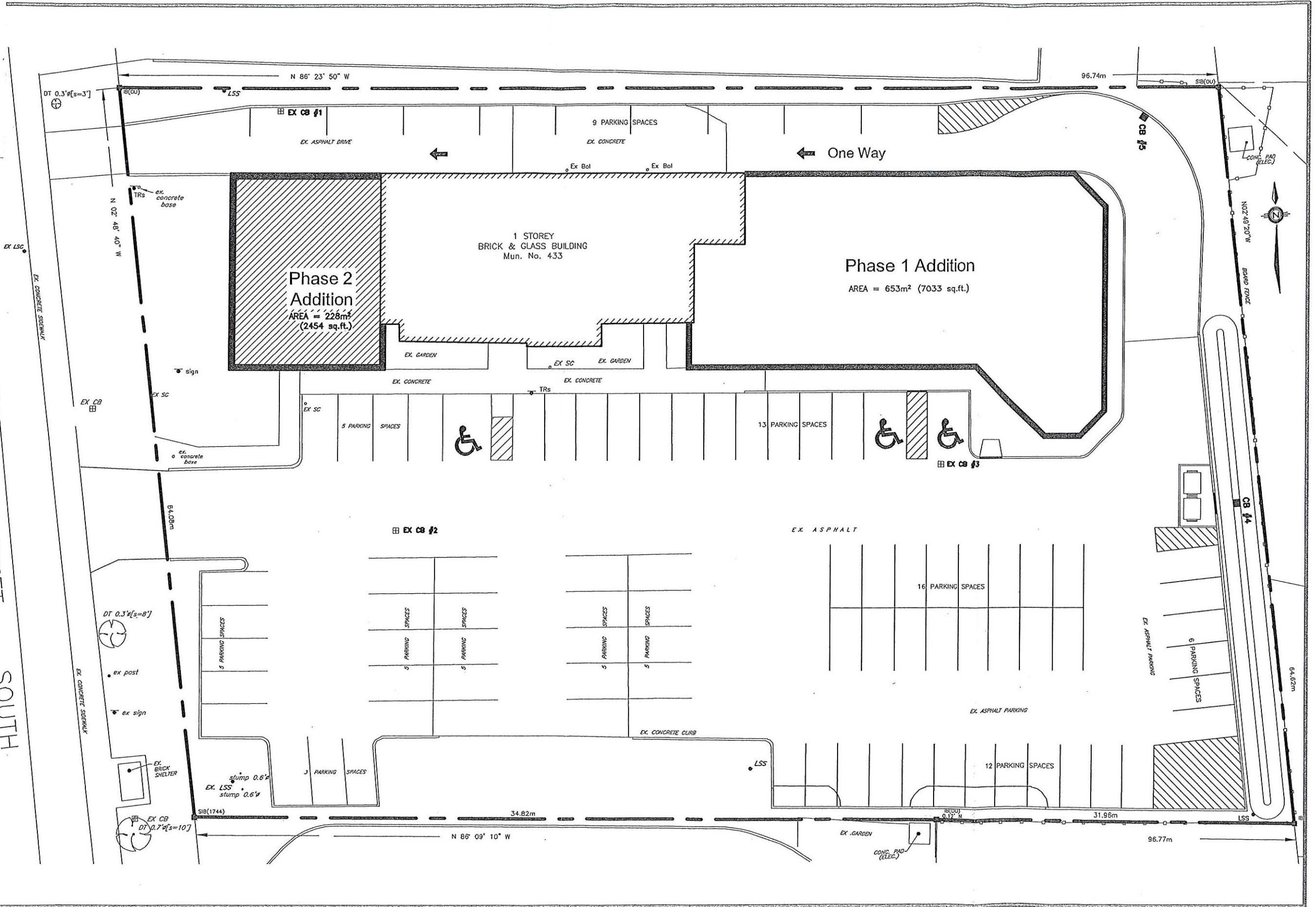
SCALE:  
1:400

**MEO & ASSOCIATES INC.**  
Architectural & Engineering Consultants

SANDWICH STREET SOUTH  
(THE KING'S HIGHWAY NO. 18)

Building Addition - Phase 2

Total Parking Spaces = 89  
(Accessible Parking Spaces = 3)  
(Total Parking Spaces Required = 66)



LUMED MANAGEMENT INC.

Luigi DiPierdomenico

TOWN OF AMHERSTBURG

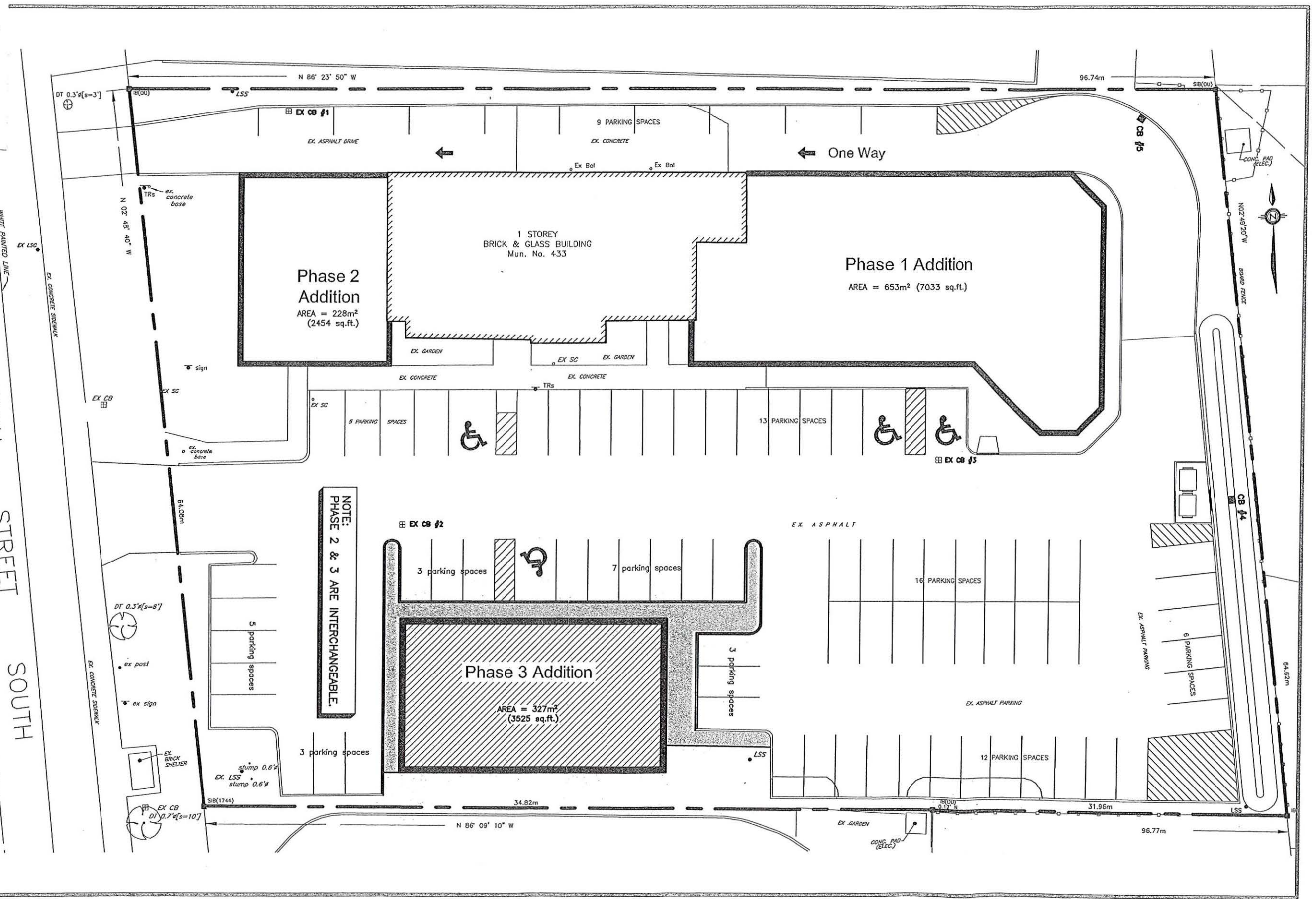
Mayor- Aldo DiCarlo

Clerk- Paula Parker

DATE: MAY 11, 2017  
 AUTOCAD REF.: 4.717 - Site Plan - Ph3  
 SCALE: 1:400

SANDWICH STREET  
 (THE KING'S HIGHWAY No. 18)

**MEO & ASSOCIATES INC.**  
 Architectural & Engineering Consultants  
 Building Addition - Phase 3  
 Total Parking Spaces = 82  
 (Accessible Parking Spaces = 4)  
 (Total Parking Spaces Required = 82)



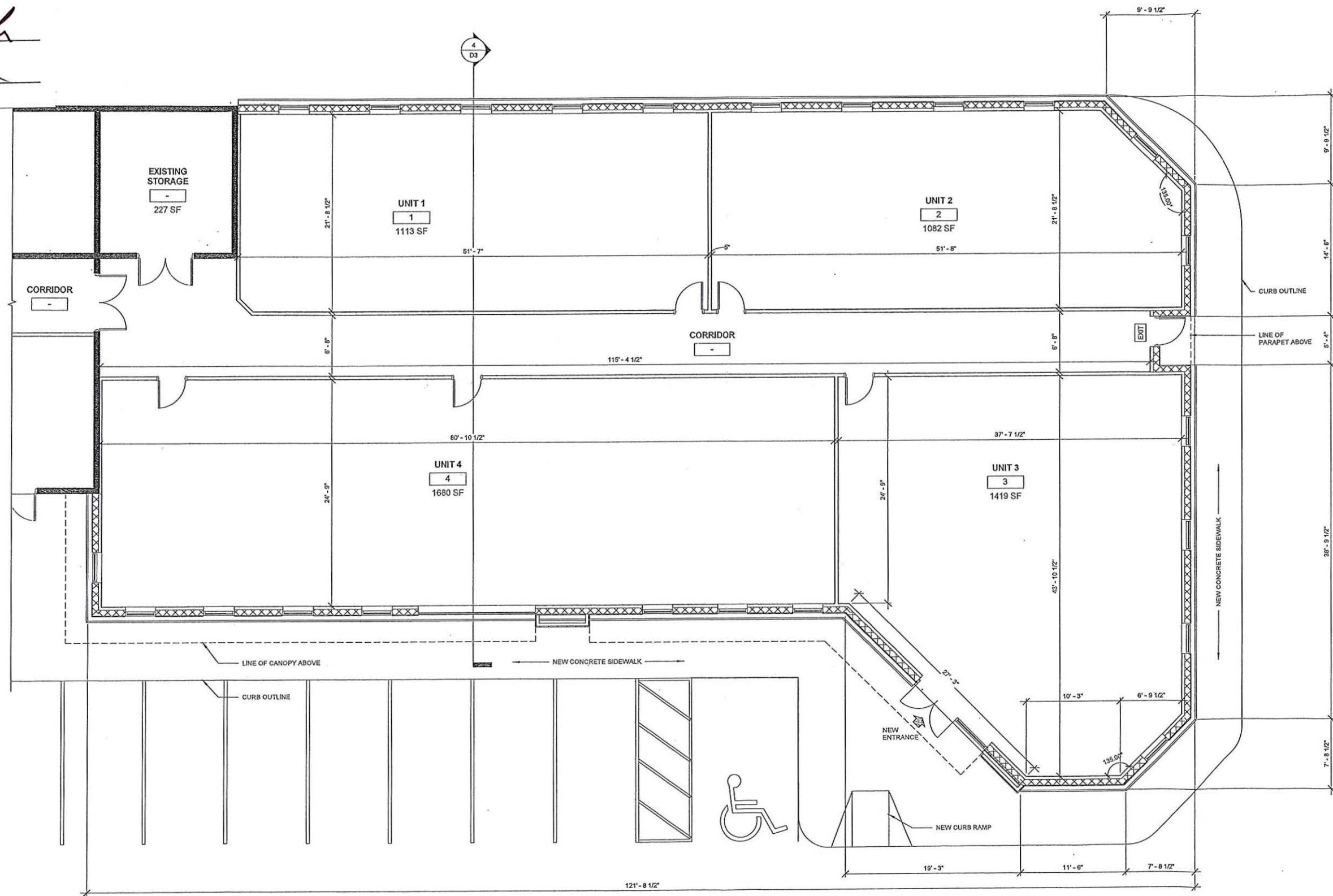
LUMED MANAGEMENT INC.

Luigi DiPierdomenico

TOWN OF AMHERSTBURG

Mayor- Aldo DiCaro

Clerk- Rama Parker



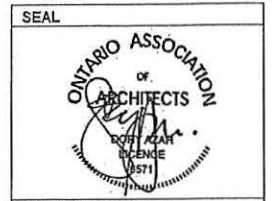
1 PHASE 1 - FLOOR PLAN  
D2 3/16" = 1'-0"



**DORY AZAR**  
ARCHITECT

1126 LESPERANCE ROAD  
TECUMSEH ONTARIO N8N 1X2  
519.819.7874 dory@doryazar.com  
www.doryazar.com

CONSULTANT  
**NOT FOR CONSTRUCTION**



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ISSUES
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SITE PLAN APPLICATION - JULY 28, 2016
REVISED SITE PLAN - MARCH 09, 2017
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CLIENT

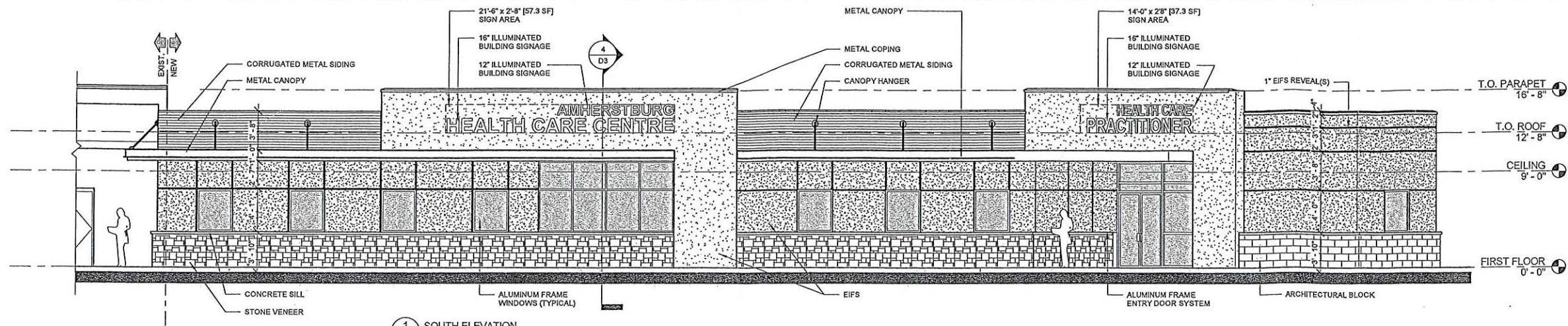
PROJECT INFORMATION  
HOME HEALTH ADDITION  
433 SANDWICH STREET  
Author

PROJECT NUMBER  
**2015-025**

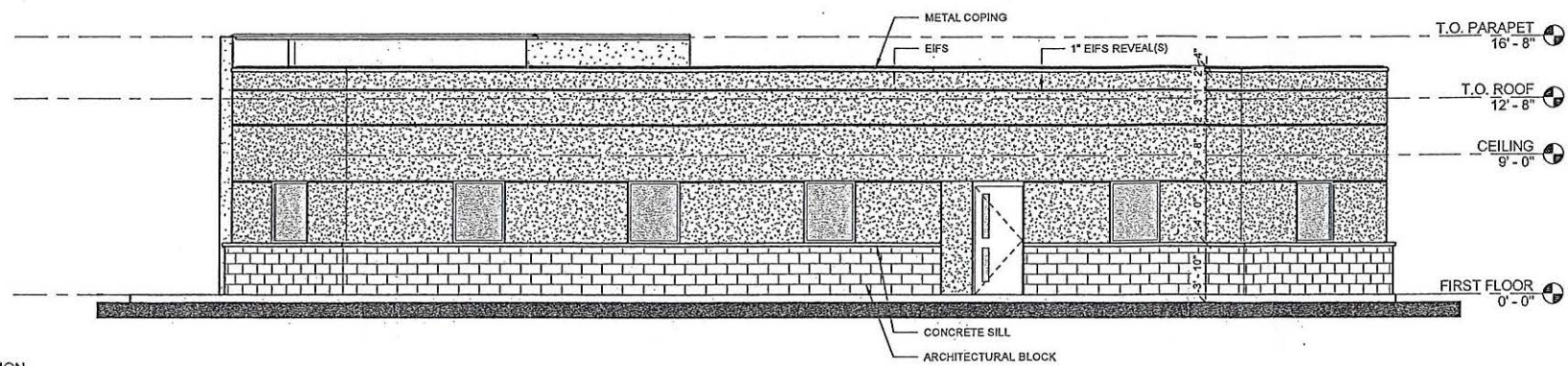
DRAWING TITLE  
**PHASE 1**

DRAWING NUMBER  
**D2**

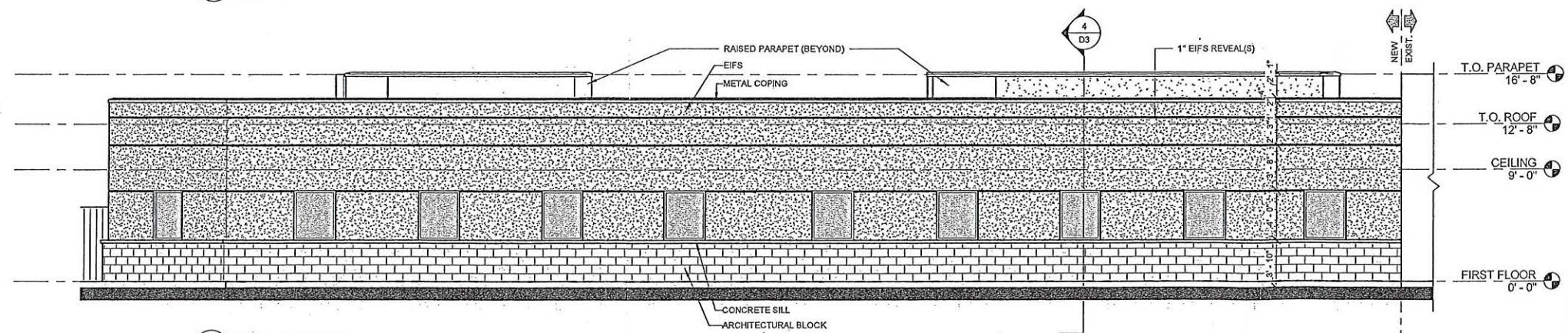




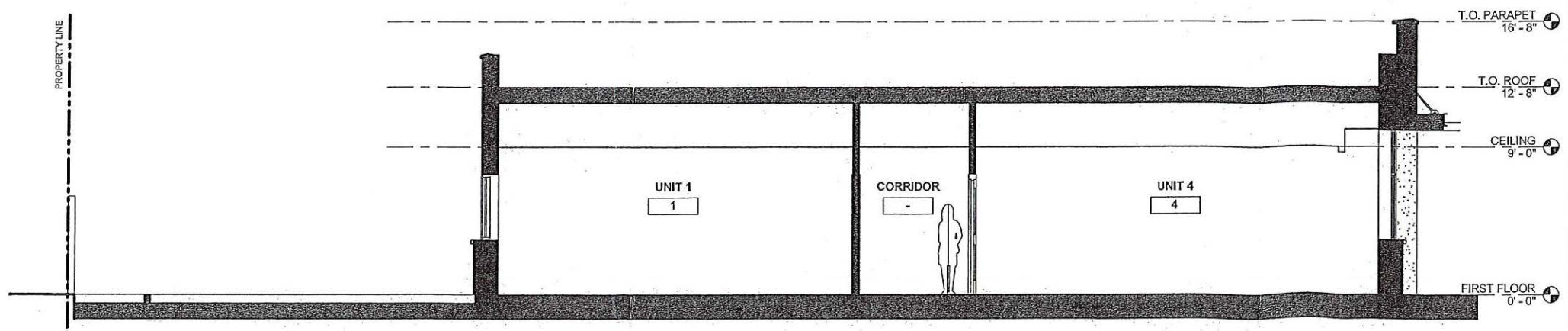
1 SOUTH ELEVATION  
D3 3/16" = 1'-0"



2 EAST ELEVATION  
D3 3/16" = 1'-0"



3 NORTH ELEVATION  
D3 3/16" = 1'-0"

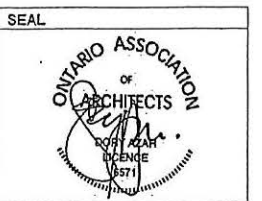


4 CROSS SECTION  
D3 1/4" = 1'-0"

SCHEDULE "G" TO BY-LAW 2017-43  
LUMED MANAGEMENT INC.  
Luigi DiPierdomenico  
TOWN OF AMHERSTBURG  
Mayor- Aldo DiCarlo  
Clerk- Paula Parker

**[d]**  
**DORY AZAR**  
**ARCHITECT**  
1126 LESPERANCE ROAD  
TECUMSEH ONTARIO N8N 1X2  
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CONSULTANT  
**NOT FOR CONSTRUCTION**



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ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. GENERAL CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

**ISSUES**

DESIGN REVIEW - JUNE 24, 2016
DESIGN REVIEW - JULY 6, 2016
SITE PLAN APPLICATION - JULY 28, 2016
REVISED SITE PLAN - MARCH 09, 2017
REVISED SITE PLAN APPLICATION - APRIL 05, 2017

**CLIENT**

**PROJECT INFORMATION**  
HOME HEALTH ADDITION  
433 SANDWICH STREET  
AMHERSTBURG, ON

**PROJECT NUMBER**  
2015-025

**DRAWING TITLE**  
**PHASE 1**  
**EXTERIOR**  
**ELEVATIONS &**  
**SECTION**

**DRAWING NUMBER**  
**D3**

### General Landscape Notes

FINE GRADE ALL AREAS DESIGNATED FOR SEED OR SOD, REMOVING ALL EXISTING VEGETATION, DEBRIS, AND STONES WHETHER IMPORTED OR NATIVE TO THE SITE. SEED OR SOD ALL SITE AREAS AS INDICATED ON THE LANDSCAPE PLAN EXCEPT THOSE WHERE PLANTING BEDS, PAVEMENT, OR BUILDINGS ARE INDICATED. EXTEND SOD TO PROPERTY LINES FOR INTERIOR LOT LINES AND TO THE CURB FOR STREET FRONTAGE. APPLY A ROOTING FERTILIZER PRIOR TO INSTALLING SOD OR SEED. RESTORE ANY AREAS OF THIS SITE OR ADJACENT PROPERTIES RESULTING FROM CONSTRUCTION OF THIS PROJECT.

#### SOD/SEED ESTABLISHMENT AND PLANTING BED MAINTENANCE:

PROVIDE CARE AND PROTECTION TO ENSURE PROPER AND FULL ESTABLISHMENT OF ALL TURF AREAS. REPAIR ALL BARE AREAS. CARE OF SOD AREAS WILL EXTEND FROM THE TIME OF INSTALLATION TO THE FIRST CUT BY THE CONTRACTOR. AT TIME OF FIRST CUT, REMOVE WEEDS THAT HAVE COME THROUGH THE SOD FROM THE SOIL AND REMOVE ANY WEEDS IN THE PLANTING BEDS (WEED BEDS 30 DAYS AFTER INSTALLATION IF NO SOD HAS BEEN INSTALLED).

SPREAD EXISTING TOPSOIL OVER SMOOTH SUBGRADE IN ORDER TO ACHIEVE A 4" MINIMUM DEPTH FOR ALL TURF AREAS. PROVIDE ADDITIONAL TOPSOIL AS REQUIRED.

ADVISE THE LANDSCAPE ARCHITECT OR PROJECT MANAGER OF THE LOCATION OF THE STOCKPILE AND ALLOW ADEQUATE TIME FOR TESTING PRIOR TO IMPORTING SOIL.

REMOVE ALL DEBRIS FROM AND ENSURE THERE IS FRIABLE TOPSOIL TO A DEPTH OF 18" IN ALL PLANTING BEDS. SUPPLY ADDITIONAL TOPSOIL AS REQUIRED.

INSTALL 3" DEPTH SMALL BEACH PEBBLE IN ALL PLANTING BEDS AND CANADA RED MULCH IN THE ROOT SAUCERS OF TREES. MULCH SHOULD BE 1/2" BELOW THE ADJACENT SURFACE WITHIN 24" OF THE EDGE OF THE BED. INSTALL A WEED CONTROL BARRIER CONSISTING OF LANDSCAPE FABRIC BENEATH THE BEACH PEBBLE.

SUPPLY AND INSTALL COMMERCIAL GRADE POLYEDGER WHERE PLANTING BEDS ARE ADJACENT TO TURF. SECURE EACH 20' LENGTH OF POLYEDGER WITH 6 STEEL PEGS AND JOIN WITH A PLASTIC CONNECTOR.

WHERE LEAVES TROUGH DISCHARGE INTO PLANTING BEDS, SUPPLY AND INSTALL CONCRETE SPLASH BLOCKS. ADJUST PLANTING AS REQUIRED TO ENSURE THAT THE PLANTS WILL NOT BE IN LINE WITH THE WATER DISCHARGED FROM THE DOWN SPOUTS.

GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE. REPLACE ALL DEAD OR WEAK PLANT MATERIAL PROMPTLY WHEN DIRECTED BY THE OWNER OR PROJECT MANAGER. GUARANTEE REPLACEMENT PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM PLANTING. PLANTS DAMAGED DUE TO VANDALISM ARE NOT GUARANTEED.

VERIFY QUANTITIES OF PLANTS INDICATED IN THE PLANT KEYS AND PLANT LIST WITH THOSE SHOWN ON THE PLAN.

NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO TENDERING.

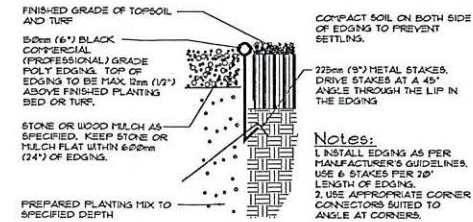
ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE HEALTH AND SAFETY ACT 1980, ONTARIO REG. 213/81, 114/82 AND LATEST REVISIONS.

DETERMINE AND VERIFY THE LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

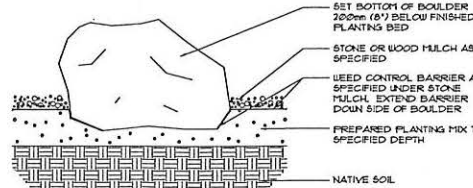
ADVISE THE LANDSCAPE ARCHITECT OF ANY CONFLICT BETWEEN THE PROPOSED WORK AND EXISTING UTILITIES.

REPAIR ANY AND ALL DAMAGE DONE TO THIS SITE OR ADJACENT SITES RESULTING FROM CONSTRUCTION OF THIS PROJECT.

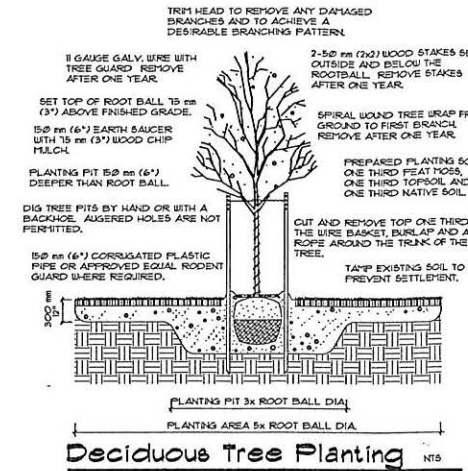
VERIFY THAT ALL EXISTING SITE CONDITIONS ARE AS SHOWN ON THIS PLAN.



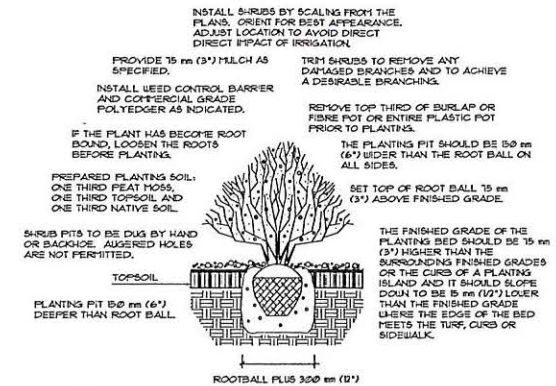
**Poly Edging Installation** NTS



**Boulder Installation** NTS



**Deciduous Tree Planting** NTS



**Shrub Planting** NTS

### Legend

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- QUANTITY OF PLANTS KEY TO BOTANICAL NAME
- QUANTITY OF BOULDERS TYPE OF BOULDER
- FINE GRADE A#

**Bezaire & Associates**  
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FAX (519) 886-4088

SEAL:

SCHEDULE "H" TO BY-LAW 2017-43

LUMED MANAGEMENT INC.

Luigi DiPierdomenico

TOWN OF AMHERSTBURG

Mayor- Aldo DiCarlo

Clerk- Paula Parker

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PROJECT:  
**HOME HEALTH ADDITION**  
433 SANDWICH ST. S.  
AMHERSTBURG, ON

DRAWING TITLE:  
**LANDSCAPE PLAN**

SCALE:  
As Noted

DRAWN BY:  
GDB

CHECKED BY:  
FLB

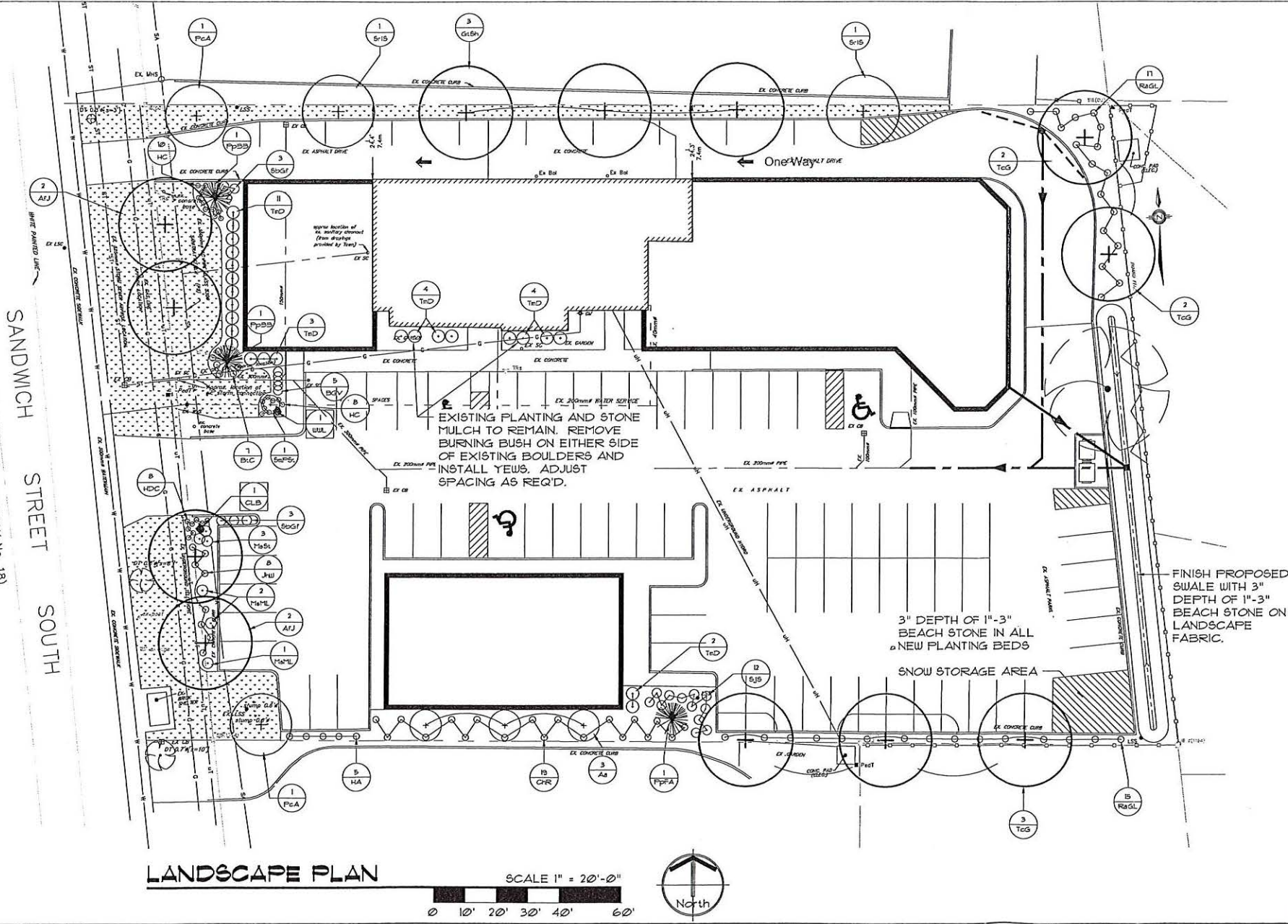
APPROVED BY:

DATE: FEB. 2011

DRAWING NO.:

**LA-1**

CAD file: 1232 lnds r4



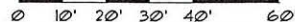
### Plant List

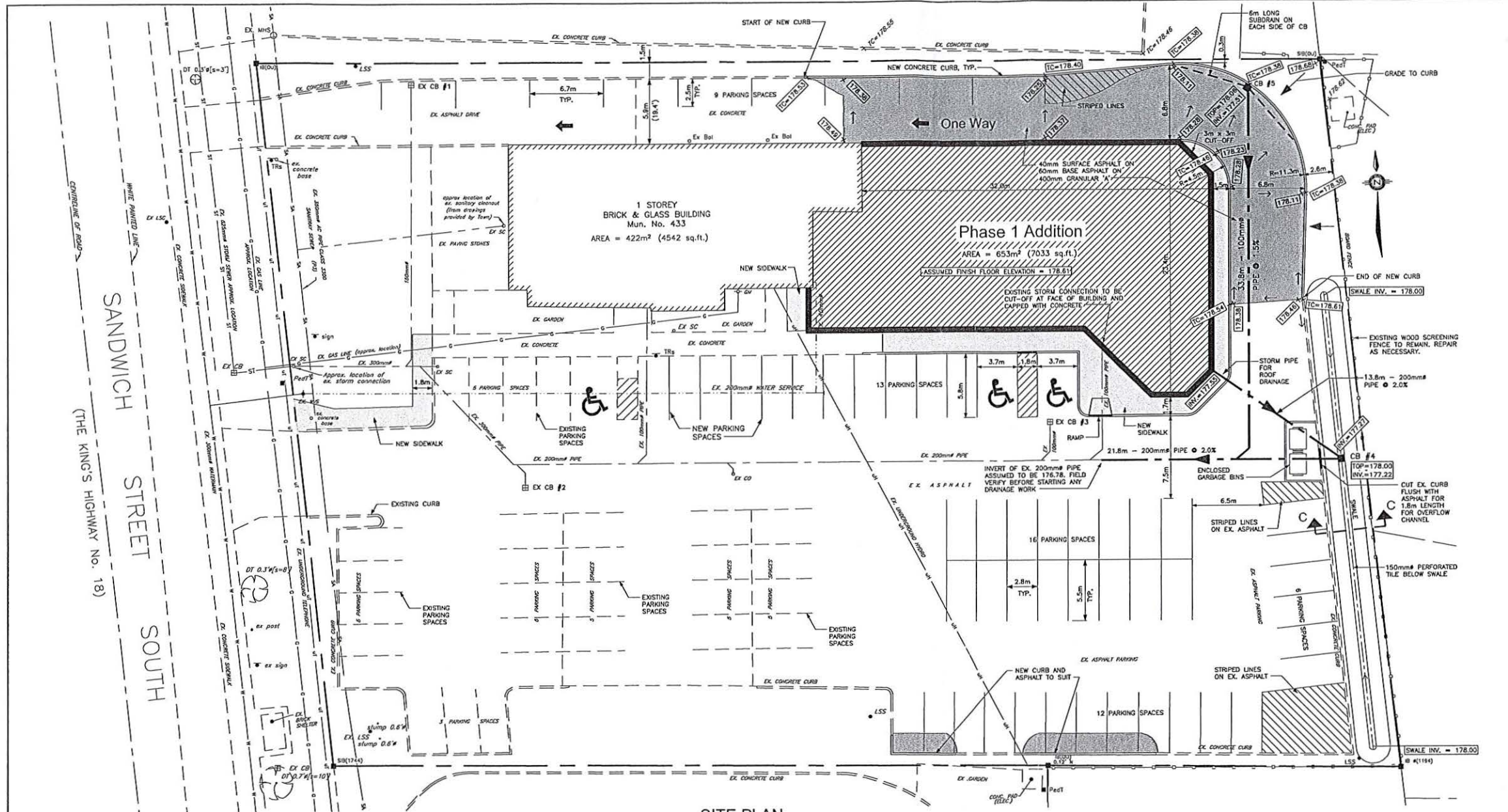
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUAN
<b>DECIDUOUS TREES</b>					
AJ	ACER FREEMANNII 'JEFFERSON'	AUTUMN BLAZE MAPLE	60 cm	UB	4
GSh	GLEDITSIA TRICANTHOS 'SHADEMASTER'	SHADEMASTER HONEY-LOCUST	70 cm	UB	3
PcA	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	60 cm	UB	2
S15	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	60 cm	UB	2
TeG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	60 cm	UB	1
<b>TREE STANDARDS &amp; SPECIMEN SHRUBS</b>					
Aa	A'ELANCHER ALNFOLIA	SASKATOON SERVICEBERRY	150 cm	UB	3
SrPSa	SYRINGA MEYERI 'PALIBIN' STANDARD	PALIBIN DWARF LILAC STANDARD	125 cm	POT	1
<b>CONIFEROUS TREES</b>					
PpBB	PICEA PUGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	175 cm	UB	2
PpFA	PICEA PUGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	175 cm	UB	1
<b>DECIDUOUS SHRUBS</b>					
B1C	BERBERIS THUNBERGI 'CONCORDE'	CONCORDE BARBERRY	30 cm	POT	1
CRR	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	30 cm	POT	15
RaGL	RHUS AROMATICA 'GROW-LOW'	GROW-LOW SHRUB	40 cm	POT	32
SrGf	SPIRAEA BUNALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	40 cm	POT	6
SJS	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIRAEA	40 cm	POT	12
<b>EVERGREENS</b>					
BGV	BUXUS GREEN VELVET	GREEN VELVET BOXWOOD	40 cm	POT	5
JW	JUNIPERUS HORIZONTALIS 'WILTON'	BLUE RIG JUNIPER	40 cm	POT	8
TeD	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	50 cm	POT	24
<b>PERENNIALS &amp; ORNAMENTAL GRASS</b>					
HA	HEPHEROCALLIS 'ANZAC'	ANZAC DAYLILY	1 gal	POT	5
HC	HEUCHERA 'CRIMSON'	CRIMSON CORAL BELLS	2 gal	POT	10
HDC	HEPHEROCALLIS 'DOUBLE CUTIE'	DOUBLE CUTIE DAYLILY	1 gal	POT	8
MML	MISCANTHUS SENENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	2 gal	POT	3
MSt	MISCANTHUS SENENSIS 'STRICTUS'	FORQUINE GRASS	2 gal	POT	3
<b>BOULDERS</b>					
CLB	CUBICAL LIMESTONE BOULDERS		500-2000 lbs		1
WL	WATERLOO LIMESTONE BOULDER		2500 lbs		1

THE CONTRACTOR IS RESPONSIBLE FOR THE COUNT OF THE PLANTS. REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT. IN THE CASE OF A DISCREPANCY, THE QUANTITY OF PLANTS ON THE LANDSCAPE PLAN SUPERSEDES THE QUANTITY SHOWN IN THE PLANT LIST.

### LANDSCAPE PLAN

SCALE 1" = 20'-0"





**SITE STATISTICS - Phase 1**

LOT AREA =	6179 m <sup>2</sup>
BUILDING AREA =	NEW BUILDING = 653 m <sup>2</sup> EXISTING BUILDING = 422 m <sup>2</sup>
LANDSCAPED AREA =	1548 m <sup>2</sup>
LINEAR NEW CURB LENGTH =	144m
PAVED PARKING AREA:	NEW ASPHALT = 339m <sup>2</sup> EXISTING ASPHALT / CONCRETE = 3217m <sup>2</sup> TOTAL ASPHALT AREA = 3556m <sup>2</sup>
NUMBER OF PARKING SPACES =	89

NOTE: SEE GENERAL NOTES ON SHEET C2.

NOTE: TOPOGRAPHIC FEATURES AND EXISTING UTILITIES LOCATIONS ARE APPROXIMATE ONLY. EXISTING CONDITIONS ARE SHOWN FROM V.S.M.B.B. SURVEY DATED JANUARY 29, 2017. CURRENT CONDITIONS MAY VARY. CONTRACTOR TO VERIFY CURRENT CONDITIONS ON SITE.

**STORMWATER MANAGEMENT PLAN**

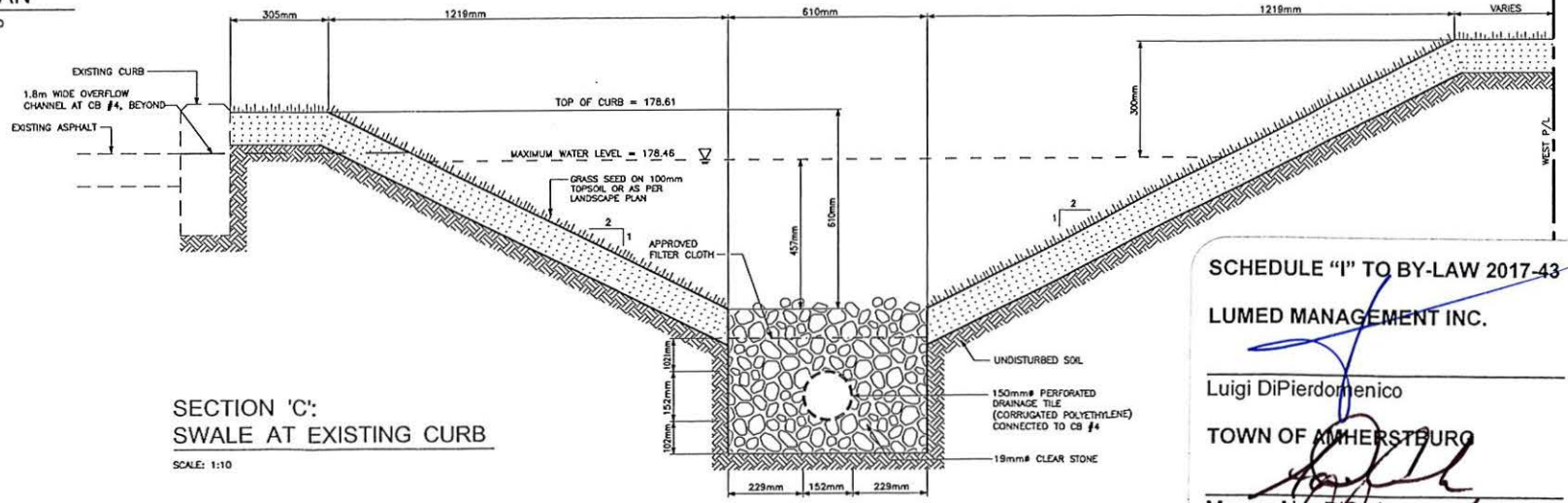
STORMWATER DETENTION STORAGE VOLUME REQUIRED FOR ALL 3 BUILDING ADDITION PHASES FOR THE 1:100 YEAR STORM EVENT = 90 m<sup>3</sup>

STORAGE VOLUME PROVIDED FOR ALL 3 PHASES FOR THE 1:100 YEAR STORM EVENT:

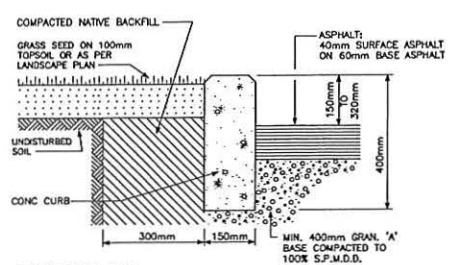
- IN NEW PAVED LANE AT CB #5 = 33.0 m<sup>3</sup>
- IN NEW SWALE AT EAST END OF SITE = 28.6 m<sup>3</sup>
- ON THE ROOF OF THE PHASE 1 BUILDING ONLY, TO A DEPTH OF 50mm (OPTIONAL) = 32.6 m<sup>3</sup>
- ON PARKING LOT AT CB#2 AND CB#3 = 72.0 m<sup>3</sup>

TOTAL STORAGE VOLUME PROVIDED = 166.2 m<sup>3</sup>

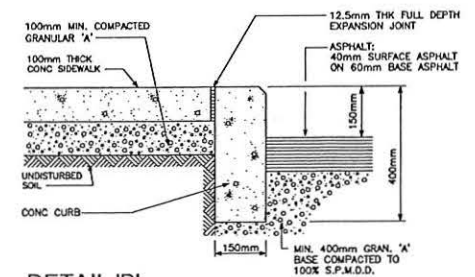
**SITE PLAN**  
SCALE: 1:200



**SECTION 'C': SWALE AT EXISTING CURB**  
SCALE: 1:10



**DETAIL 'A': TYPICAL CONCRETE CURB AT LANDSCAPING**  
SCALE: 1:10



**DETAIL 'B': TYPICAL CONCRETE CURB AT SIDEWALK**  
SCALE: 1:10

**SCHEDULE "I" TO BY-LAW 2017-43**  
**LUMED MANAGEMENT INC.**

Luigi DiPierdomenico  
Mayor- Aldo DiCarlo  
Clerk- Paula Parker

DESIGNED BY:	A.A., R.M.		
CHECKED BY:	R.M.		
DRAWN BY:	I.A.Z.		
1 CLIENT REVIEW & TOWN REVIEW	23 MAR 2017		
No.	ISSUED FOR	DATE	APPROVED

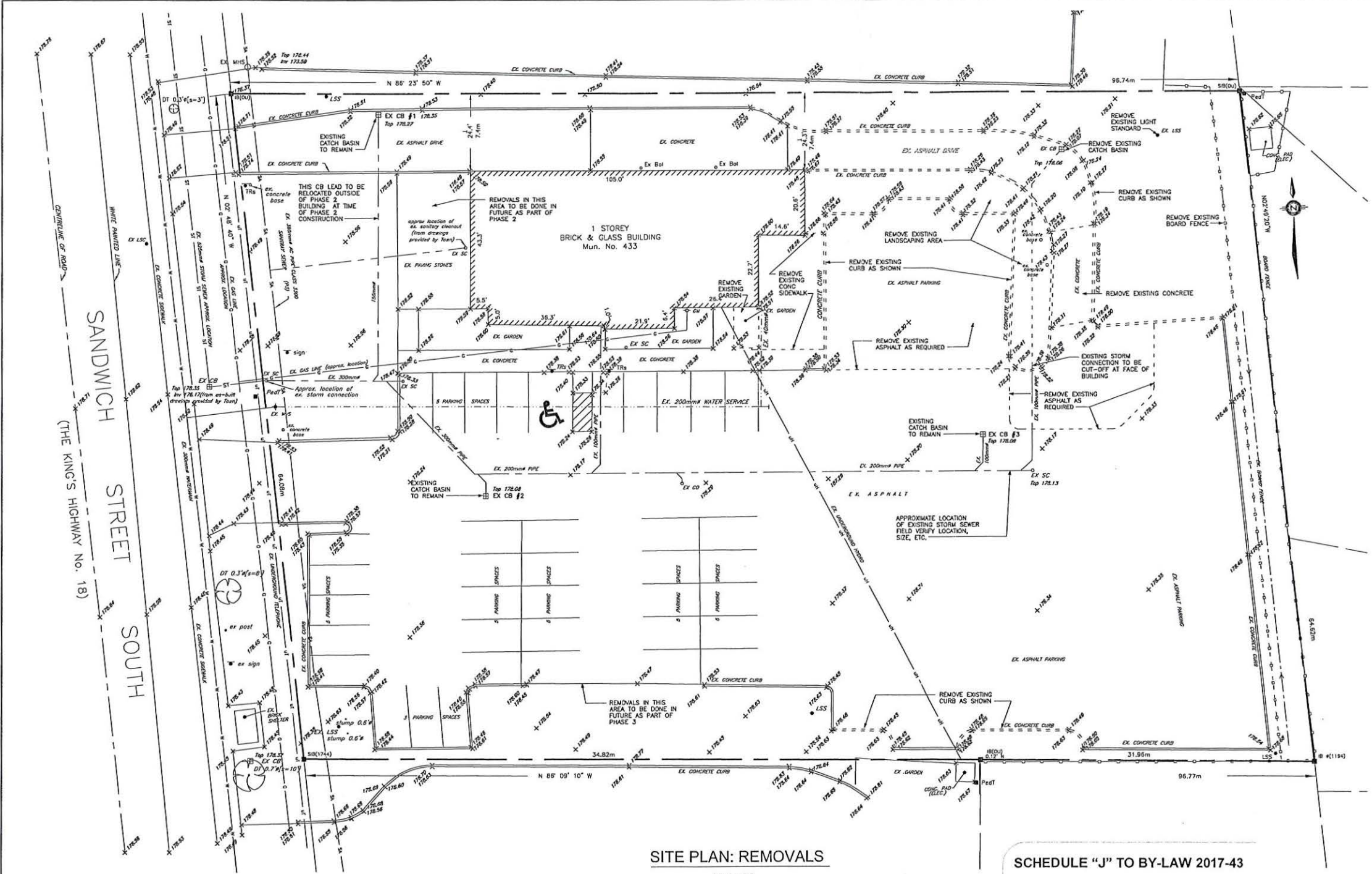
**MEO & ASSOCIATES INC.**  
Architectural & Engineering Consultants

3600 Seven Lakes Drive, Suite 200, LaSalle, Ontario, N9H 0E5, Canada  
TEL: (519) 250-8088 FAX: (519) 250-8070  
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**HOME HEALTH ADDITION**  
433 SANDWICH STREET SOUTH, AMHERSTBURG, ONTARIO

**SITE PLAN FOR PHASE 1 ADDITION**

PROJECT: AS NOTED  
AUTOCAD REF: 4717-C1- Site Plan Rev1  
DATE: MARCH 23, 2017  
PROJECT No.: 4717  
SHEET No.: C1 of 2



**SITE PLAN: REMOVALS**

SCALE: 1:200

**SCHEDULE "J" TO BY-LAW 2017-43**

**LUMED MANAGEMENT INC.**

Luigi DiPierdomenico

**TOWN OF AMHERSTBURG**

Mayor- Aldo DiCarlo

Clerk- Paula Parker

**GENERAL NOTES:**

1. TOPOGRAPHICAL FEATURES AND EXISTING UTILITIES LOCATIONS ARE APPROXIMATE ONLY. EXISTING CONDITIONS ARE SHOWN FROM VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER BEZARE INC. ONTARIO LAND SURVEYOR'S SURVEY DATED JANUARY 30, 2017; CURRENT CONDITIONS MAY VARY. CONTRACTOR TO VERIFY CURRENT CONDITIONS ON SITE.
2. EXAMINE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AFFECTING WORK.
3. PROVIDE ADEQUATE PROTECTION FOR ADJACENT PROPERTY, STREET, UTILITIES, ETC. AND MAKE GOOD WITHOUT EXPENSE TO THE OWNER AND TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION, ANY DAMAGE RESULTING FROM EXECUTION OF THE WORK.
4. KEEP SITE FREE OF DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITY.
5. CHECK LOCATIONS OF ALL EXISTING UNDERGROUND SERVICES PRIOR TO EXCAVATING AND DO NOT DAMAGE.
6. CONTRACTOR TO CARRY OUT ALL REMOVALS NECESSARY TO COMPLETE THE WORK. REMOVE ALL DELETERIOUS AND EXCESS MATERIALS FROM THE SITE. WHERE REQUIRED, ARRANGE AND PAY FOR MUNICIPALITY OR UTILITY TO DO WORK.
7. CARRY OUT ALL WORK IN ACCORDANCE WITH TOWN OF AMHERSTBURG STANDARDS, AND SPECIFICATIONS, ONTARIO PLUMBING CODE, ONTARIO BUILDING CODE AND ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS.
8. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT, LATEST REVISION AND OWNER'S GUIDELINES AND POLICIES.
9. ALL PERMITS BY CONTRACTOR.
10. ALL BOULEVARD AND LANDSCAPED AREAS, SHALL HAVE SPECIFIED GRADES AND/OR POSITIVE DRAINAGE. REGRADE DISTURBED AREAS AND PLACE 100mm (100mm) TOPSOIL AND SEED AS A MINIMUM.
11. COORDINATE ALL WORK WITH OWNER.
12. REFER TO LANDSCAPING PLANS AND MECHANICAL/ELECTRICAL DRAWINGS FOR FULL COORDINATION.
13. LANDSCAPED AREAS DESIGN TO BE DONE AS SEPARATE DRAWING AND BE TO THE SATISFACTION OF THE MUNICIPALITY.
14. PARKING LOT TO BE SURFACED WITH ASPHALT AND DRAINED WITH CATCH BASIN CONNECTED TO STORM SEWER. - N.I.C.
15. CONFIRM AND COORDINATE WITH OWNER FOR PARKING CONTROL SYSTEM.
16. LEGAL DESCRIPTION: PART OF LOT 3, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF MALDEN NOW IN THE TOWN OF AMHERSTBURG, COUNTY OF ESSEX, ONTARIO
17. PROVIDE LIGHTING UNDER THIS CONTRACT AS PER ELECTRICAL DESIGN, INCLUDING POLE BASES IF SHOWN ON THE ELECTRICAL DRAWINGS.
18. EXISTING ELEVATION (APPROXIMATE)  
 PROPOSED ELEVATION ON FINAL ASPHALT SURFACE
19. ALL EXISTING TREES TO REMAIN MUST BE PROTECTED DURING CONSTRUCTION. FENCE OFF AT DRIP LINE AND DO NOT PLACE ANY MATERIAL INSIDE FENCE.
20. FIELD VERIFY ALL EXISTING ELEVATIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO START OF CONSTRUCTION.

**SEWER NOTES:**

21. ALL CATCH BASIN LEADS TO BE PVC PIPE SDR 28. PROVIDE CLEANOUTS AS PER BUILDING DEPARTMENT REQUIREMENTS. INSTALL AT MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED. (TYPICAL FOR STORM SERVICE CONNECTIONS).
22. INSTALL 6.0m LONG 100mm# PERFORATED SUBDRAINS AT EACH CATCH BASIN. LOCATED BELOW SUBGRADE LEVEL. BACKFILL WITH CLEAR STONE.
23. ALL MANHOLES AND CATCH BASINS SHALL CONFORM TO ONTARIO STANDARD SPECIFICATIONS 437 & 516. SINGLE CATCH BASINS TO BE AS PER O.P.S.D. 705.010
24. INSTALLATION OF ALL SEWERS SHALL BE IN ACCORDANCE WITH O.P.S.S. 410 & 514. WHERE SEWER STUBS ARE INSTALLED, THE CONTRACTOR MUST CONFORM TO THE DESIGN ALIGNMENT AND GRADE.
25. USE CLASS 'B' BEDDING ON ALL PIPES; BACKFILL ALL TRENCHES BENEATH PRESENT OR FUTURE PAVEMENT, SIDEWALK OR BUILDINGS WITH FULL DEPTH WITH GRANULAR 'A', COMPACTED TO 100% S.P.M.D.D.
26. STORM SEWER PIPE UP TO AND INCLUDING 450mm# DIA. SHALL CONFORM TO C.S.A. A257.1, ES. STORM PIPE 530mm# DIA. AND OVER SHALL CONFORM FOR C.S.A. A257.2, CLASS III. PVC PIPE SDR35 MAY ALSO BE USED. ALL STORM SEWER MANHOLES TO HAVE AN 450mm DEEP SUMP, NO BENCHING. - N.I.C.

**PARKING LOT NOTES:**

27. ALL ELEVATIONS ON PARKING LOT ARE FINAL SURFACE ASPHALT ELEVATIONS.
28. PAVEMENT STRUCTURE TO CONSIST OF 100mm OF ASPHALT ON MIN. 400mm OF GRANULAR 'A'.
29. ALL SLEEVES TO BE 100mm# PVC SDR18 PLACED BELOW SUBGRADE LEVEL, UNLESS OTHERWISE NOTED. - N.I.C.
30. CONTRACTOR TO MAKE FINAL FIELD ADJUSTMENTS TO PARKING LOT ELEVATIONS TO ENSURE POSITIVE DRAINAGE EVERYWHERE.
31. CONTRACTOR TO RETAIN GEO-TECHNICAL ENGINEER TO INSPECT AND APPROVE IN WRITING ALL SUB-GRADE AREAS BELOW GRANULAR 'A' BASE AND ASPHALT FOR PARKING LOT. ALSO VERIFY ALL COMPACTIONS.
32. ADJUST ALL EXISTING AND NEW MANHOLES, VALVES, CATCH BASINS, CLEANOUTS, ETC. TO MATCH FINISHED ELEVATIONS.
33. CONCRETE CURB SHALL CONFORM TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DETAILS 'A' & 'B' ON SHEET C1.
34. CONFIRM NUMBER AND LOCATIONS OF WHEELCHAIR RAMPS BEFORE PLACING CURBS.
35. CONCRETE SIDEWALK SHALL BE 30 MPa WITH AIR ENTRAINMENT.
36. STRIPE PARKING LOT AS SHOWN PLUS PAINT DIRECTIONAL ARROWS ON PAVEMENT AS DIRECTED.

**MEO & ASSOCIATES INC.**  
Architectural & Engineering Consultants  
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TEL: (519) 250-8008 FAX: (519) 250-8070  
WEB SITE: www.meoagroup.net  
EMAIL: meo@meoassociates.com

**HOME HEALTH ADDITION**  
433 SANDWICH STREET SOUTH, AMHERSTBURG, ONTARIO  
**REMOVALS, NOTES AND DETAILS FOR PHASE 1 ADDITION**

PROJECT:	SCALE:	AUTOCAD REF:	DATE:	PROJECT No.:
4717 -C2- Site Details Rev1	1:200	4717 -C2- Site Details Rev1	MARCH 23, 2017	4717
SHEET TITLE:				SHEET No.:
				C2
				of 2

DESIGNED BY:	A.A., R.M.				
CHECKED BY:	R.M.				
DRAWN BY:	I.A.Z.				
1	CLIENT REVIEW	23 MAR 2017		1	TOWN COMMENTS & REVISIONS
No.	ISSUED FOR	DATE	APPROVED	No.	REVISIONS