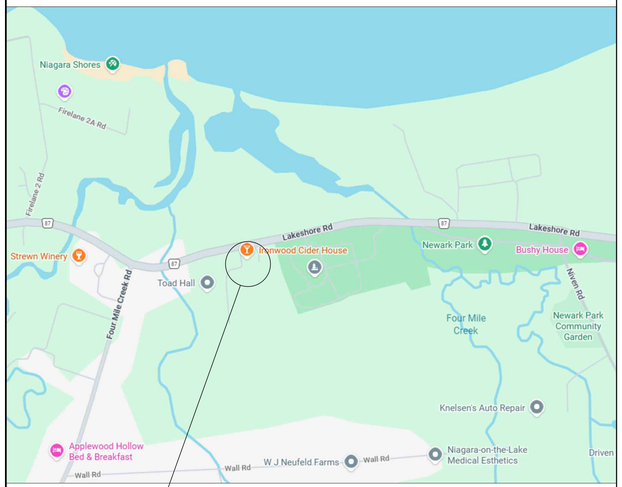
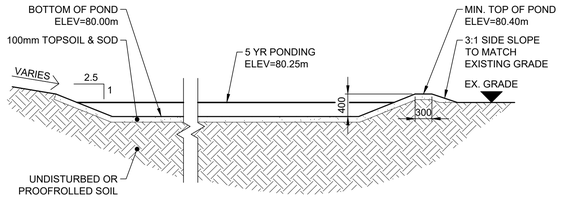
**GENERAL NOTES:**

1. READ ALL CIVIL DRAWINGS IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS, INCLUDING ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE AND VENDOR DRAWINGS AS APPLICABLE.
2. THE CONTRACTOR FOR ANY PORTION OF WORK SHALL VISIT THE SITE AND SHALL BE THOROUGHLY FAMILIAR WITH ALL THE PHYSICAL FEATURES THAT MAY AFFECT THE WORK IN ANY WAY.
3. GENERAL CONTRACTOR WILL ENGAGE LOCATE COMPANY TO IDENTIFY ALL BURIED SERVICES BEFORE ANY CONSTRUCTION BEGINS.
4. THE CONTRACTOR MUST FIELD CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO COMMENCEMENT OF ANY WORK.
5. THE CONTRACTOR SHALL KEEP WORK SITES CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS DURING THE PROCESS OF CONSTRUCTION AND LEAVE THE SITE CLEAN UPON COMPLETION OF WORK OR PORTIONS OF THE WORK.
6. THE CONTRACTOR SHALL NOT OPERATE EXISTING MUNICIPAL WATER SYSTEM VALVES.
7. CONSULTANT MUST APPROVE ALL DEVIATIONS FROM THE WORKING DRAWINGS. THE CONTRACTOR MUST KEEP AN ACCURATE RECORD OF ALL CHANGES FROM THE ORIGINAL INFORMATION SHOWN ON THE CONSTRUCTION DRAWINGS.
8. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE OF THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
9. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:
   - OCCUPATIONAL HEALTH AND SAFETY ACT
   - ONTARIO REGULATION 213/91 - CONSTRUCTION PROJECTS
   - THE ONTARIO BUILDING CODE AND THE NATIONAL BUILDING CODE
   - THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS / DRAWINGS
   - THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENTS
10. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE IN METERS, UNLESS NOTED OTHERWISE.
11. ALL BUILDING ELEVATIONS (MAIN FINISHED FLOOR, TOP OF FOUNDATION, BASEMENT FINISHED FLOOR) TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
12. ALL NEW GRADING AFFECTING EXISTING SITE FEATURES (TREES, FENCES, LANDSCAPING, FOUNDATION WALLS, RETAINING WALLS, SLABS, BELL PEDESTALS, UTILITY POLES ETC.) TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE AND VENDOR DRAWINGS AS APPLICABLE.
13. PROVIDE APPROPRIATE SHORING FOR TRENCH EXCAVATION IN ACCORDANCE WITH THE LATEST REVISION OF THE OHSA GUIDELINE FOR CONSTRUCTION PROJECTS.
14. RIGID PIPE TRENCH EXCAVATION AS PER OPSD 802.030 FOR EARTH EXCAVATION AND OPSD 802.033 FOR ROCK EXCAVATION, AS APPLICABLE.
15. FLEXIBLE PIPE TRENCH EXCAVATION AS PER OPSD 802.010 FOR EARTH EXCAVATION AND OPSD 802.013 FOR ROCK EXCAVATION, AS APPLICABLE.
16. GRADING IS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
17. EXISTING TOPOGRAPHIC SURVEY ELEVATIONS ARE SHOWN USING INFORMATION PROVIDED (BY OTHERS). ALL ELEVATIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES REGARDING THE SURVEY INFORMATION ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW.
18. THE CONTRACTOR SHALL ENSURE ALL NEW AND EXISTING MANHOLES / CATCHBASINS / VALVES AND ANY OTHER APPURTENANCE WITHIN THE CONSTRUCTION AREA, TO MATCH FINISHED GRADE, AS REQUIRED.
19. PRE-CONSTRUCTION SURVEY TO BE COMPLETED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
20. REMOVAL OF EXISTING FEATURES OF THE SITE ARE TO BE CARRIED OUT IN ACCORDANCE WITH OPSS 510 AS APPLICABLE.
21. ROAD, PAVED AREAS AND GRASSED AREAS TO BE RESTORED TO THEIR ORIGINAL CONDITION OR AS PER THE TOWN OF NIAGARA-ON-THE-LAKE STANDARDS FOR ROAD RESTORATION IF EXISTS. TRENCH BACKFILLS WITHIN MUNICIPAL ROADWAYS TO BE WITH FULL DEPTH GRANULAR 'A'.
22. SIDEWALKS AS PER OPSD 310.010. SIDEWALKS TO BE 150mm THICK AT DRIVEWAYS AND 125mm THICK AT ALL OTHER AREAS, 30MPa CONCRETE COMPLETE WITH 100mm THICK GRANULAR 'A' BASE COMPACTED TO 100% SPMDD. SIDEWALKS ARE TO MEET THE LATEST TOWN OF NIAGARA-ON-THE-LAKE STANDARDS AS WELL AS THE LATEST NPSCD FOR TACTILE SURFACES AND ACCESSIBLE SIDEWALK.
23. ASPHALT AND GRANULAR CROSS SECTION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF CHANGES TO THE ASPHALT CROSS SECTIONS ARE REQUIRED BASED ON GEOTECHNICAL CONSIDERATIONS, THE CONSULTANT SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF ANY WORK.
24. SEALED COMPACTION TEST REPORTS TO BE PROVIDED BY THE CONTRACTOR THROUGH A THIRD PARTY TESTING AGENCY.
25. PROVIDE SILT FENCE PROTECTION AROUND PERIMETER OF AREA OF WORK DURING CONSTRUCTION AND REMOVE UPON COMPLETION.
26. ALL EXISTING AND PROPOSED DOWNSPOUTS SHALL DISCHARGE ONTO SPLASH PADS AT GRADE LEVEL WITH FLOWS DIRECTED AWAY FROM THE BUILDING FOUNDATIONS WITHOUT EROSION OR INCONVENIENCE TO OTHERS.

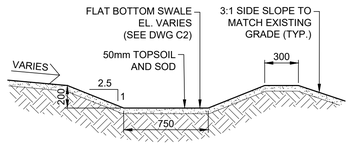



SUNNYBROOK FARM WINERY
1425 LAKESHORE ROAD,
NIAGARA-ON-THE-LAKE, ON

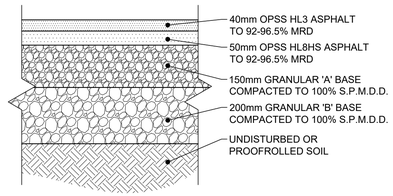
**KEY PLAN**
SCALE: NTS



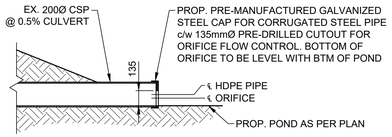

**TYP. DETENTION POND DETAIL**
SCALE 1:50




**ENHANCED SWALE DETAIL**
SCALE: 1:25




**ASPHALT & GRANULAR DETAIL**
SCALE: 1:10




**POND ORIFICE PIPE DETAIL**
SCALE: 1:25

LICENSED PROFESSIONAL ENGINEER
J. J. HALUCHA
May 04, 2026
PROVINCE OF ONTARIO

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This drawing must be signed and sealed by the Engineer prior to use in construction or submission for site plan approval or building permit.

All construction shall be in accordance with latest edition of the Ontario Building Code and all applicable Ontario regulations.

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| REV. | ISSUED FOR: | YYYY/MM/DD |
|---|---|---|
| 0 | ZBA / SPA | 2026/05/04 |

CLIENT:
SUNNYBROOK FARM
ESTATE WINERY INC.
1425 LAKESHORE ROAD,
NIAGARA-ON-THE-LAKE, ON

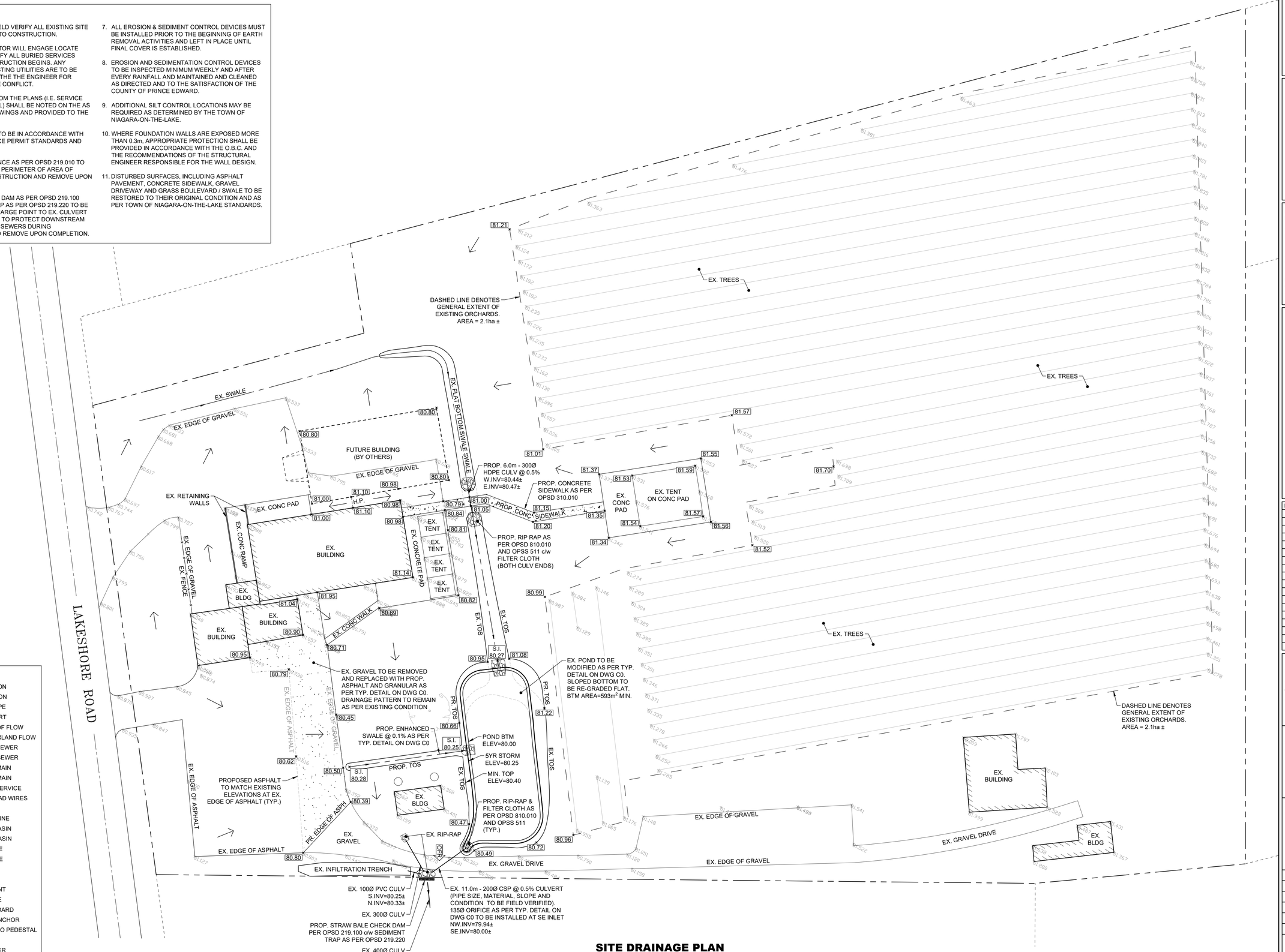
PROJECT:
SUNNYBROOK FARM WINERY
1425 LAKESHORE ROAD,
NIAGARA-ON-THE-LAKE, ON

SHEET TITLE:
GENERAL NOTES,
TYPICAL DETAILS & KEY PLAN

| | |
|---|---|
| JOB NUMBER: | 260201 |
| DATE: | MARCH 2026 |
| DRAWN BY: | MA |
| DESIGNED BY: | MA |
| CHECKED BY: | AI / JH |
| SCALE: | AS SHOWN |
| DWG. | C0 |
| REV. | 0 |

NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. GENERAL CONTRACTOR WILL ENGAGE LOCATE COMPANY TO IDENTIFY ALL BURIED SERVICES BEFORE ANY CONSTRUCTION BEGINS. ANY CONFLICT WITH EXISTING UTILITIES ARE TO BE COMMUNICATED TO THE THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
3. ANY DEVIATIONS FROM THE PLANS (I.E. SERVICE DIAMETER, MATERIAL) SHALL BE NOTED ON THE AS CONSTRUCTED DRAWINGS AND PROVIDED TO THE ENGINEER.
4. ENTRANCE TO SITE TO BE IN ACCORDANCE WITH MUNICIPAL ENTRANCE PERMIT STANDARDS AND CONDITIONS.
5. LIGHT DUTY SILT FENCE AS PER OPSD 219.010 TO BE PLACED AROUND PERIMETER OF AREA OF WORK DURING CONSTRUCTION AND REMOVE UPON COMPLETION.
6. STRAW BALE CHECK DAM AS PER OPSD 219.100 WITH SEDIMENT TRAP AS PER OPSD 219.220 TO BE INSTALLED AT DISCHARGE POINT TO EX. CULVERT AT WEST PROPERTY TO PROTECT DOWNSTREAM WATER BODIES AND SEWERS DURING CONSTRUCTION AND REMOVE UPON COMPLETION.
7. ALL EROSION & SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO THE BEGINNING OF EARTH REMOVAL ACTIVITIES AND LEFT IN PLACE UNTIL FINAL COVER IS ESTABLISHED.
8. EROSION AND SEDIMENTATION CONTROL DEVICES TO BE INSPECTED MINIMUM WEEKLY AND AFTER EVERY RAINFALL AND MAINTAINED AND CLEANED AS DIRECTED AND TO THE SATISFACTION OF THE COUNTY OF PRINCE EDWARD.
9. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE TOWN OF NIAGARA-ON-THE-LAKE.
10. WHERE FOUNDATION WALLS ARE EXPOSED MORE THAN 0.3m, APPROPRIATE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE O.B.C. AND THE RECOMMENDATIONS OF THE STRUCTURAL ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
11. DISTURBED SURFACES, INCLUDING ASPHALT PAVEMENT, CONCRETE SIDEWALK, GRAVEL DRIVEWAY AND GRASS BOULEVARD / SWALE TO BE RESTORED TO THEIR ORIGINAL CONDITION AND AS PER TOWN OF NIAGARA-ON-THE-LAKE STANDARDS.




**LEGEND**

- EX. ELEVATION
- PR. ELEVATION
- TOS — TOP OF SLOPE
- S.I. — SWALE INVERT
- DIRECTION OF FLOW
- OFR — MAJOR OVERLAND FLOW
- ST — EX. STORM SEWER
- PR. STORM SEWER
- W — EX. WATER MAIN
- PR. WATER MAIN
- H — EX. HYDRO SERVICE
- OW — EX. OVERHEAD WIRES
- X — FENCE
- PROPERTY LINE
- EX. CATCHBASIN
- PR. CATCHBASIN
- EX. MANHOLE
- PR. MANHOLE
- EX. VALVE
- PR. VALVE
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- GUY WIRE ANCHOR
- BELL/COGECO PEDESTAL
- GAS METER
- HYDRO METER
- BUILDING ENTRANCE

## SITE DRAINAGE PLAN

SCALE: 1:400

LICENSED PROFESSIONAL ENGINEER
J. M. HALUCHA
May 04, 2026
PROVINCE OF ONTARIO

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1425 LAKESHORE ROAD,
NIAGARA-ON-THE-LAKE, ON

PROJECT:
SUNNYBROOK FARM WINERY
1425 LAKESHORE ROAD,
NIAGARA-ON-THE-LAKE, ON

SHEET TITLE:
SITE DRAINAGE PLAN

| | |
|---|---|
| JOB NUMBER: | 260201 |
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| DRAWN BY: | MA |
| DESIGNED BY: | MA |
| CHECKED BY: | AI / JH |
| SCALE: | 1:400 |

| DWG. | REV. |
|---|---|
| C1 | 0 |