

NO.	ISSUED	DATE
6	CLIENT REVIEW	2022-02-28
7	CLIENT REVIEW	2022-08-09
8	PRE-CON	2022-09-02
9	PRE-CON REVISION	2022-09-07
10	CLIENT REVIEW	2023-02-28
11	CLIENT REVIEW	2023-03-08
12	CLIENT REVIEW	2023-06-20
13	CLIENT REVIEW	2023-09-03
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-08

UNIT ROOM MIX %				
Name	Area	Count	%	
1 BR	546 ft² ... 588 ft²	95	51%	
1 BR ACC	596 ft² ... 597 ft²	19	10%	
2 BR	739 ft² ... 777 ft²	56	30%	
2 BR ACC	813 ft²	18	10%	
		188	100%	

UNIT ROOM MIX % - ACCESSIBLE				
Name	Area	Count	%	
1 BR ACC	596 ft² ... 597 ft²	19	10%	
2 BR ACC	813 ft²	18	10%	
		37	20%	

NON-ACCESSIBLE				
Name	Area	Count	%	
1 BR	546 ft² ... 588 ft²	95	51%	
2 BR	739 ft² ... 777 ft²	56	30%	
		151	80%	
		188	100%	

**SITE PLAN LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- ROW/EASEMENT LINE
- U/G PARKING LINE
- BUILDING ABOVE
- LANDSCAPED AREA  
REFER TO LANDSCAPE DRAWINGS
- CONCRETE SIDEWALK WALKWAY / CURB
- ASPHALT PAVING  
REFER TO CIVIL DRAWINGS
- DECORATIVE PAVING STONE
- BUILDING FOOTPRINT
- BUILDING FOOTPRINT
- FIRE ROUTE
- 100 mm WIDE PAINTED LINES  
AT 400 mm O.C. / COLOUR TO BE WHITE
- MAIN ENTRANCE
- SECONDARY ENTRANCE

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ZELJKO HOLDINGS LTD.

CONSTRUCTION NORTH TRUE NORTH

6285 & 6289 MAIN ST.

NIAGARA FALLS, ON

SHEET NAME

GROUND FLOOR PLAN (SITE)

START DATE: OCTOBER 2019  
DRAWN BY: HK/SS/AS/SR  
CHECKED BY: JM/CMC  
SCALE: As indicated  
PROJECT NO.: 119051

DRAWING: **A.101**



**GROUND FLOOR PLAN**  
A-101 1:150

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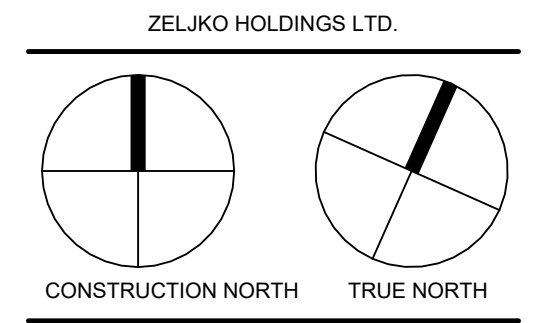
NO.	ISSUED	DATE
1	CLIENT REVIEW	2019-11-12
2	CLIENT REVIEW	2020-04-08
3	CLIENT REVIEW	2020-08-14
4	CLIENT REVIEW	2021-04-23
5	CLIENT REVIEW	2021-08-18
6	PRE-CON	2022-09-02
7	PRE-CON REVISION	2022-09-07
8	CLIENT REVIEW	2023-02-28
9	CLIENT REVIEW	2023-03-08
10	CLIENT REVIEW	2023-06-27
11	CLIENT REVIEW	2023-06-23
12	CLIENT REVIEW	2023-07-10
13	CLIENT REVIEW	2023-07-10
14	REZONING APPLICATION	2023-12-08

PARKING SCHEDULE (ALL LEVELS)		
Description	Count	
<b>T/O GROUND FLOOR</b>		
2.75m x 6.0m	2	
2.75m x 6.0m	18	18
<b>UNDERGROUND PARKING LEVEL 1</b>		
2.75m x 6.0m	19	
3.9m x 6.0m - ACC	1	20
<b>UNDERGROUND PARKING LEVEL 2</b>		
2.75m x 6.0m	34	
3.9m x 6.0m - ACC	1	35
<b>UNDERGROUND PARKING LEVEL 3</b>		
2.75m x 6.0m	34	
3.9m x 6.0m - ACC	1	35
<b>UNDERGROUND PARKING LEVEL 4</b>		
2.75m x 6.0m	34	
3.9m x 6.0m - ACC	1	35
<b>UNDERGROUND PARKING LEVEL 5</b>		
2.75m x 6.0m	34	
3.9m x 6.0m - ACC	2	36
		181

PARKING SCHEDULE (ALL LEVELS) BY TYPE		
Description	Count	
2.75m x 6.0m	175	
3.9m x 6.0m - ACC	6	181

LONG TERM BIKE PARKING SCHEDULE		
Level	COUNT	
UNDERGROUND PARKING LEVEL 1	61	
UNDERGROUND PARKING LEVEL 2	21	
UNDERGROUND PARKING LEVEL 3	21	103

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NIAGARA FALLS, ON

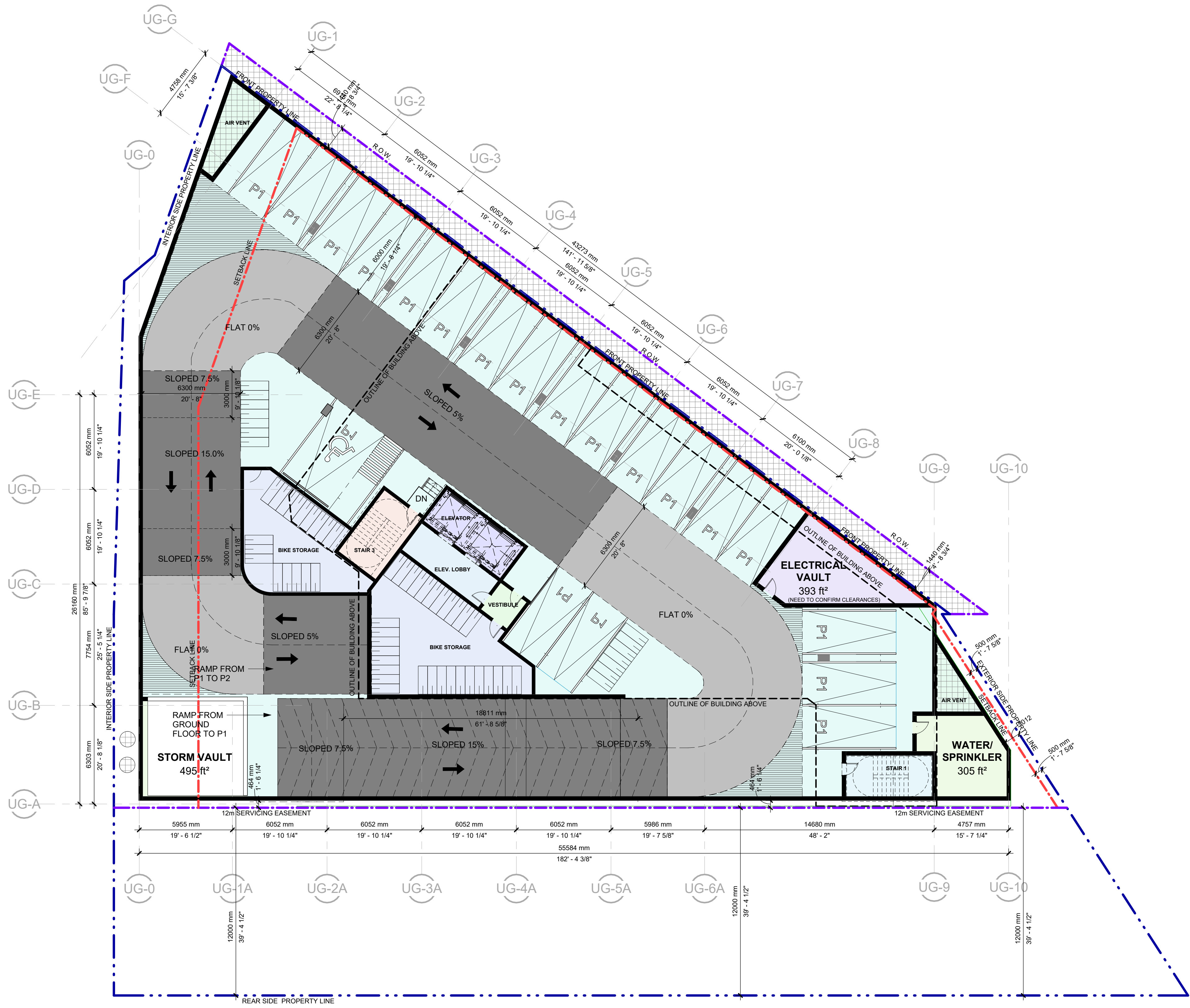
SHEET NAME

UNDERGROUND PLAN - P1

START DATE: OCTOBER 2019  
DRAWN BY: HK/SS/AS  
CHECKED BY: JM/CMC  
SCALE: 1 : 150  
PROJECT NO.: 119051

DRAWING

**A100.a**



1 UNDERGROUND PARKING LEVEL 1  
1 : 150

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NO.	ISSUED	DATE
4	CLIENT REVIEW	2021-04-23
5	CLIENT REVIEW	2021-08-18
8	PRE-CON	2022-09-02
9	PRE-CON REVISION	2022-09-07
10	CLIENT REVIEW	2023-02-08
11	CLIENT REVIEW	2023-03-08
12	CLIENT REVIEW	2023-06-20
13	CLIENT REVIEW	2023-09-23
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-08

PARKING SCHEDULE (ALL LEVELS)		
Description		Count
T/O GROUND FLOOR		
2.75m x 6.0m		2
		2
T/O LOW SITE		
2.75m x 6.0m		18
		18
UNDERGROUND PARKING LEVEL 1		
2.75m x 6.0m		19
3.9m x 6.0m - ACC		1
		20
UNDERGROUND PARKING LEVEL 2		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		1
		35
UNDERGROUND PARKING LEVEL 3		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		1
		35
UNDERGROUND PARKING LEVEL 4		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		1
		35
UNDERGROUND PARKING LEVEL 5		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		2
		36
		181

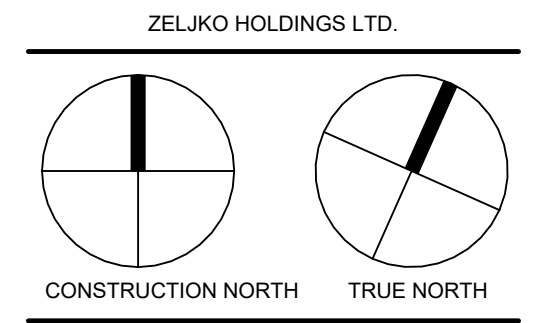
PARKING SCHEDULE (ALL LEVELS) BY TYPE		
Description		Count
2.75m x 6.0m		175
3.9m x 6.0m - ACC		6
		181

LONG TERM BIKE PARKING SCHEDULE		
Level		COUNT
UNDERGROUND PARKING LEVEL 1		61
UNDERGROUND PARKING LEVEL 2		21
UNDERGROUND PARKING LEVEL 3		21
		103

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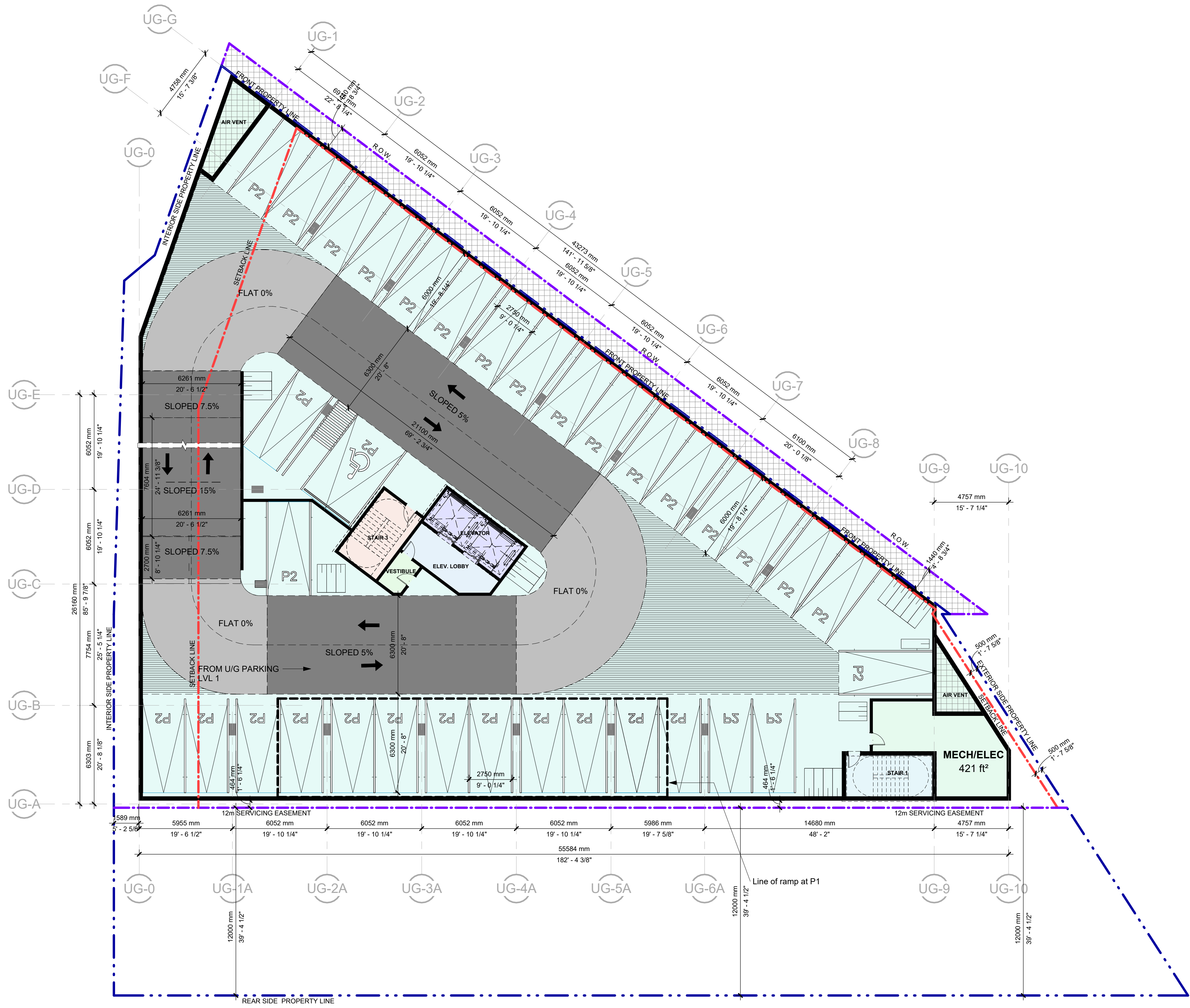
NIAGARA FALLS, ON

SHEET NAME

TYPICAL UNDERGROUND PLAN (P2-P4)

START DATE: OCTOBER 2019  
DRAWN BY: HK/SS/AS  
CHECKED BY: JM/CMC  
SCALE: 1 : 150  
PROJECT NO.: 119051

DRAWING



1 UNDERGROUND PARKING LEVEL TYP (2-4)  
1 : 150

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**A100.b**



NO.	ISSUED	DATE
13	CLIENT REVIEW	2023-06-23
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-06

PARKING SCHEDULE (ALL LEVELS)		
Description		Count
<b>T/O GROUND FLOOR</b>		
2.75m x 6.0m		2
		2
<b>T/O LOW SITE</b>		
2.75m x 6.0m		18
3.9m x 6.0m - ACC		18
<b>UNDERGROUND PARKING LEVEL 1</b>		
2.75m x 6.0m		19
3.9m x 6.0m - ACC		1
		20
<b>UNDERGROUND PARKING LEVEL 2</b>		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		1
		35
<b>UNDERGROUND PARKING LEVEL 3</b>		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		1
		35
<b>UNDERGROUND PARKING LEVEL 4</b>		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		1
		35
<b>UNDERGROUND PARKING LEVEL 5</b>		
2.75m x 6.0m		34
3.9m x 6.0m - ACC		2
		36
		181

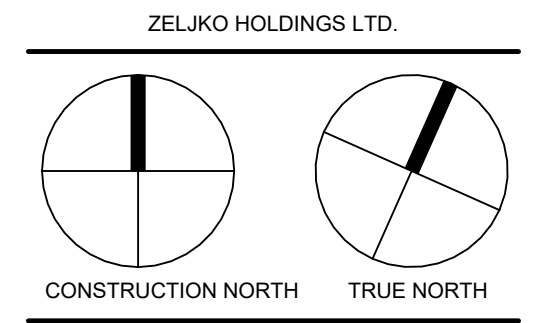
PARKING SCHEDULE (ALL LEVELS) BY TYPE		
Description		Count
2.75m x 6.0m		175
3.9m x 6.0m - ACC		6
		181

LONG TERM BIKE PARKING SCHEDULE		
Level		COUNT
UNDERGROUND PARKING LEVEL 1		61
UNDERGROUND PARKING LEVEL 2		21
UNDERGROUND PARKING LEVEL 3		21
		103

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NIAGARA FALLS, ON

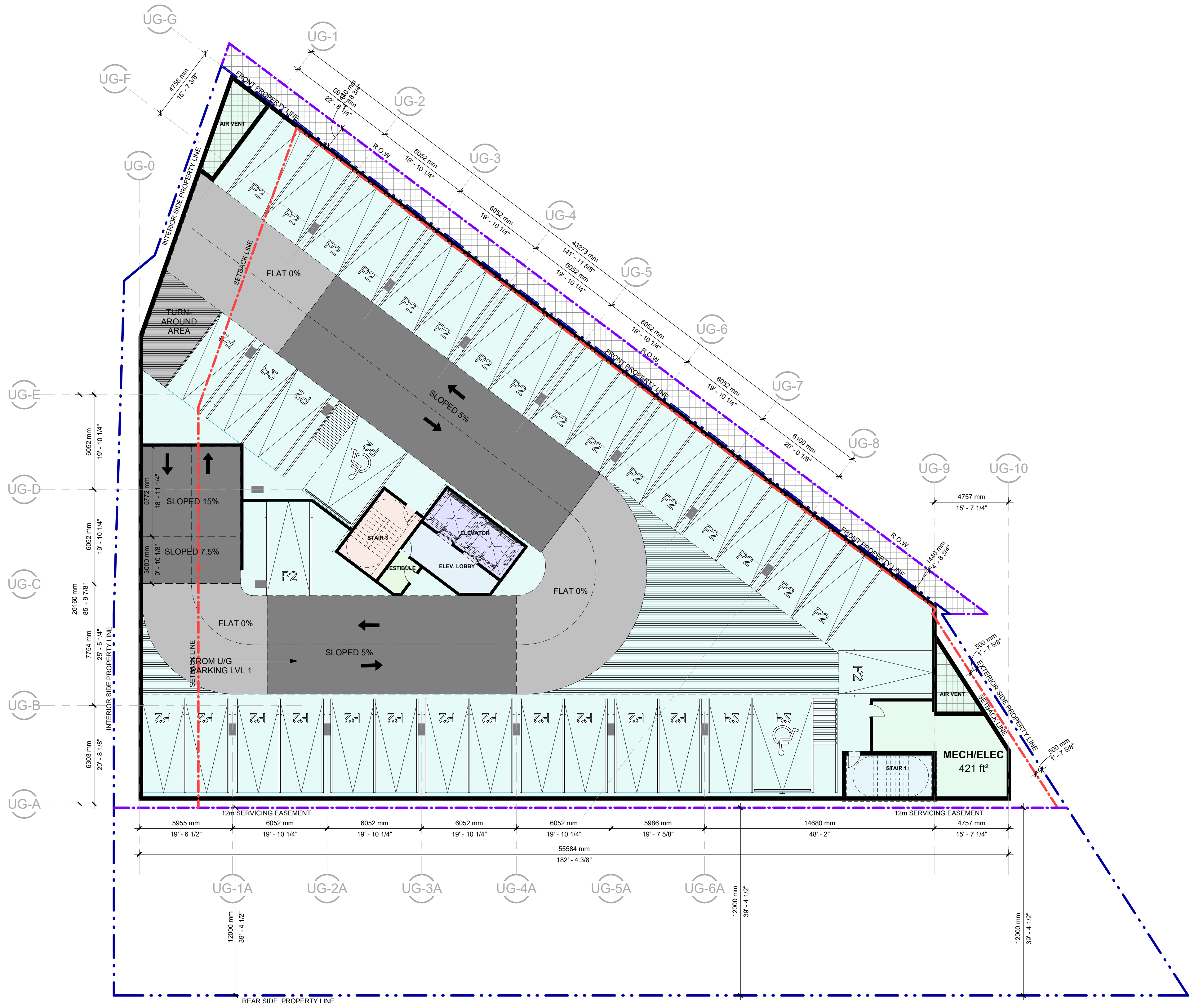
SHEET NAME

UNDERGROUND PLAN - P5

START DATE	OCTOBER 2019
DRAWN BY	HK/AS/SR
CHECKED BY	CMC
SCALE	1 : 150
PROJECT NO.	119051

DRAWING

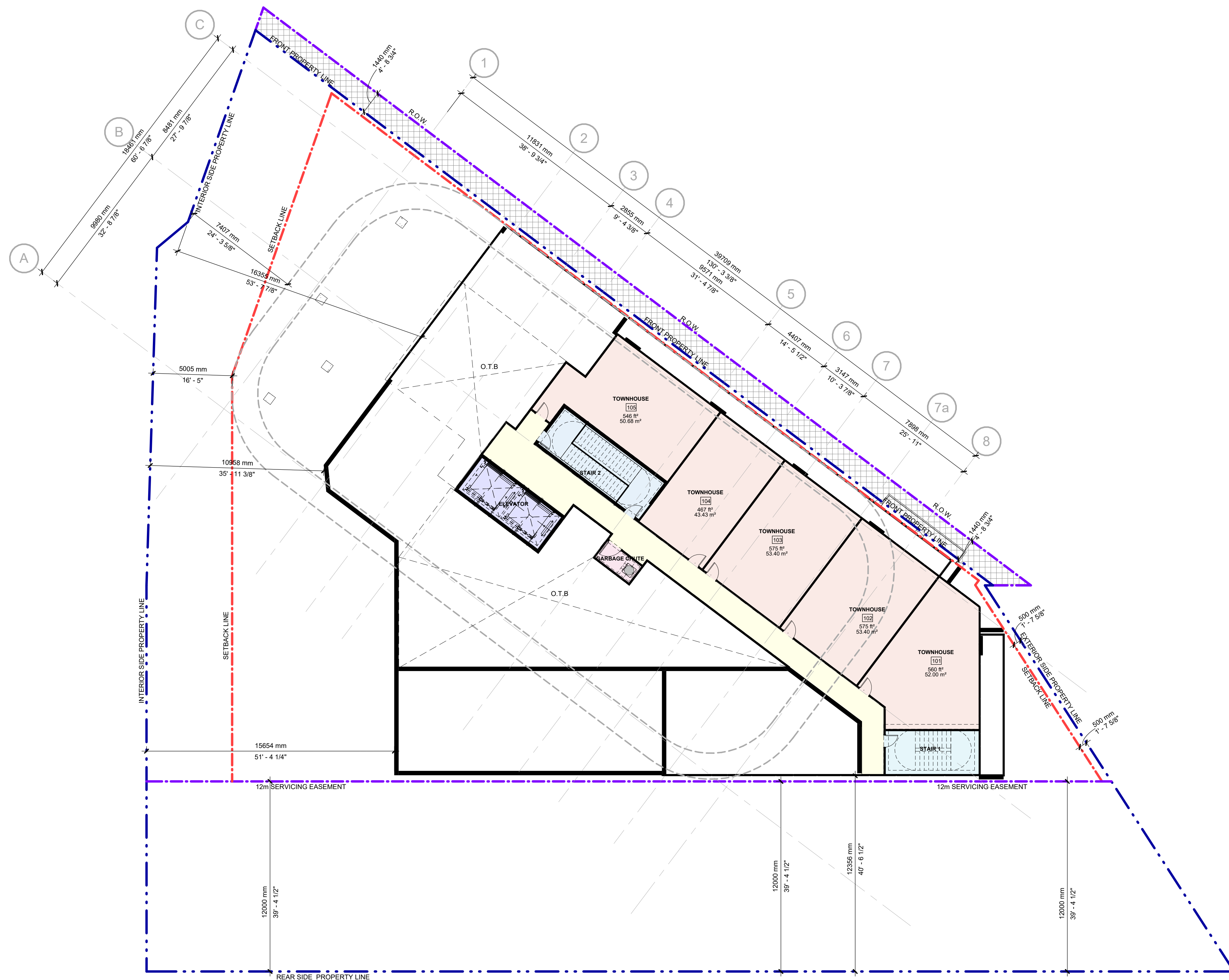
**A100.c**



**1 UNDERGROUND PARKING LEVEL 5**  
A100.c 1 : 150

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UNIT ROOM MIX %			
Name	Area	Count	%
1 BR	546 ft² ... 588 ft²	95	51%
1 BR ACC	596 ft² ... 597 ft²	19	10%
2 BR	739 ft² ... 777 ft²	56	30%
2 BR ACC	813 ft²	18	10%
		188	100%

UNIT ROOM MIX % - ACCESSIBLE			
Name	Area	Count	%
1 BR ACC	596 ft² ... 597 ft²	19	10%
2 BR ACC	813 ft²	18	10%
		37	20%

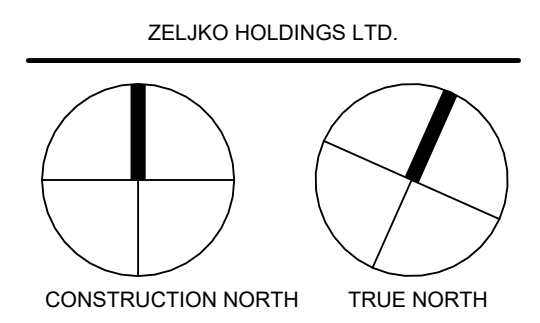
NON-ACCESSIBLE			
Name	Area	Count	%
1 BR	546 ft² ... 588 ft²	95	51%
2 BR	739 ft² ... 777 ft²	56	30%
		151	80%
		188	100%



**Chamberlain Architect Services Limited**  
 4671 Palladium Way (Unit 1)  
 Burlington, Ontario, L7M 0W9  
 CANADA  
 Phone: 905.631.7777  
 www.chamberlainIPD.com

NO.	ISSUED	DATE
12	CLIENT REVIEW	2023-06-20
13	CLIENT REVIEW	2023-06-23
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-06

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6285 & 6289 MAIN ST.

NIAGARA FALLS, ON

SHEET NAME

TOWNHOUSE SECOND FLOOR PLAN

START DATE: OCTOBER 2019  
 DRAWN BY: HK/SR  
 CHECKED BY: CMC/JM  
 SCALE: 1 : 150  
 PROJECT NO.: 119051

DRAWING

A.102

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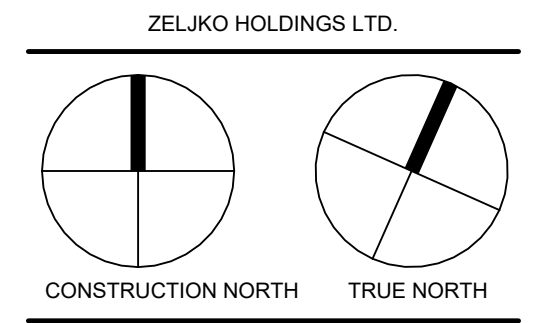


NO.	ISSUED	DATE
6	CLIENT REVIEW	2022-02-28
7	CLIENT REVIEW	2022-08-09
8	PRE-CON	2022-09-02
9	PRE-CON REVISION	2022-09-07
10	CLIENT REVIEW	2023-02-28
11	CLIENT REVIEW	2023-03-08
12	CLIENT REVIEW	2023-06-20
13	CLIENT REVIEW	2023-09-23
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-08

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NIAGARA FALLS, ON

SHEET NAME

SECOND FLOOR PLAN

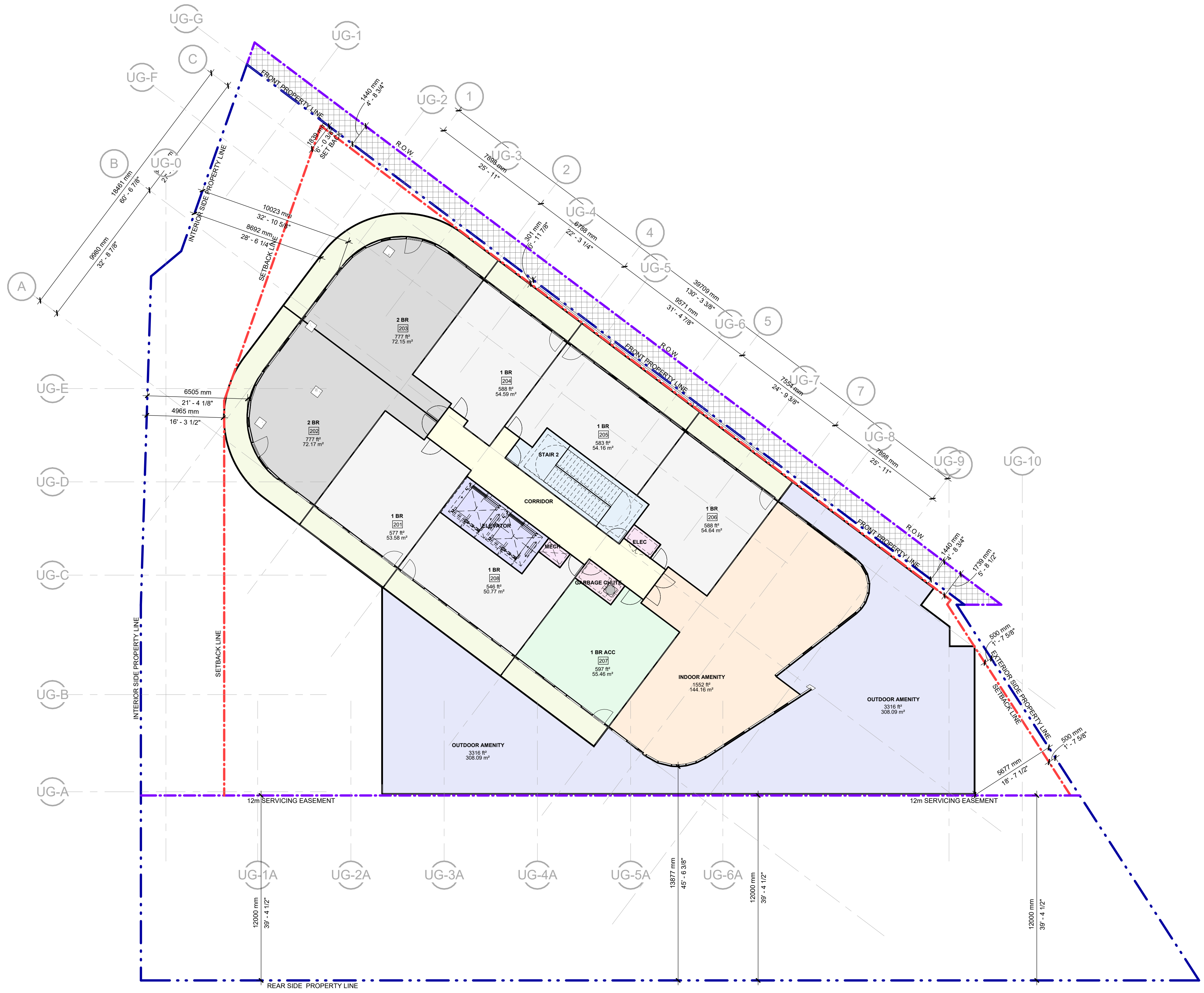
START DATE: OCTOBER 2019  
DRAWN BY: SS/HK/SR  
CHECKED BY: JM/CMC  
SCALE: 1 : 150  
PROJECT NO.: 119051

DRAWING  
**A.103**

UNIT ROOM MIX %			
Name	Area	Count	%
1 BR	546 ft <sup>2</sup> ... 588 ft <sup>2</sup>	95	51%
1 BR ACC	596 ft <sup>2</sup> ... 597 ft <sup>2</sup>	19	10%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	56	30%
2 BR ACC	813 ft <sup>2</sup>	18	10%
		188	100%

UNIT ROOM MIX % - ACCESSIBLE			
Name	Area	Count	%
1 BR ACC	596 ft <sup>2</sup> ... 597 ft <sup>2</sup>	19	10%
2 BR ACC	813 ft <sup>2</sup>	18	10%
		37	20%

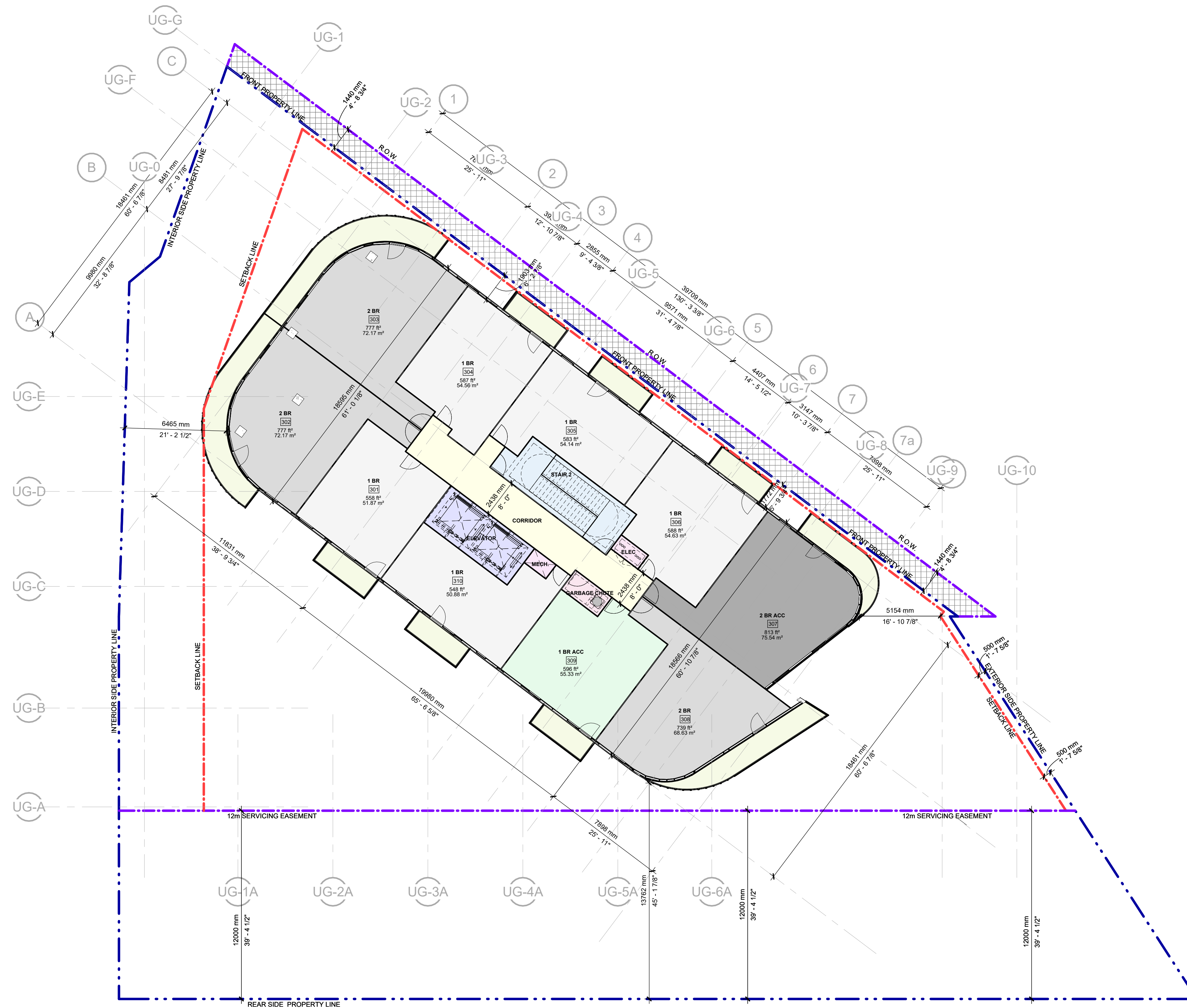
NON-ACCESSIBLE			
Name	Area	Count	%
1 BR	546 ft <sup>2</sup> ... 588 ft <sup>2</sup>	95	51%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	56	30%
		151	80%
		188	100%



1 T/O 2nd FLOOR  
A.103 1:150

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1  
A.104 TYP 3RD-20TH FLOOR PLAN  
1 : 150

UNIT ROOM MIX %			
Name	Area	Count	%
1 BR	546 ft <sup>2</sup> ... 588 ft <sup>2</sup>	95	51%
1 BR ACC	596 ft <sup>2</sup> ... 597 ft <sup>2</sup>	19	10%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	56	30%
2 BR ACC	813 ft <sup>2</sup>	18	10%
		188	100%

UNIT ROOM MIX % - ACCESSIBLE			
Name	Area	Count	%
1 BR ACC	596 ft <sup>2</sup> ... 597 ft <sup>2</sup>	19	10%
2 BR ACC	813 ft <sup>2</sup>	18	10%
		37	20%

ACCESSIBLE			
1 BR ACC	596 ft <sup>2</sup> ... 597 ft <sup>2</sup>	19	10%
2 BR ACC	813 ft <sup>2</sup>	18	10%
		37	20%

NON-ACCESSIBLE			
1 BR	546 ft <sup>2</sup> ... 588 ft <sup>2</sup>	95	51%
2 BR	739 ft <sup>2</sup> ... 777 ft <sup>2</sup>	56	30%
		151	80%
		188	100%



Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)  
Burlington, Ontario, L7M 0W9  
CANADA

Phone: 905.631.7777

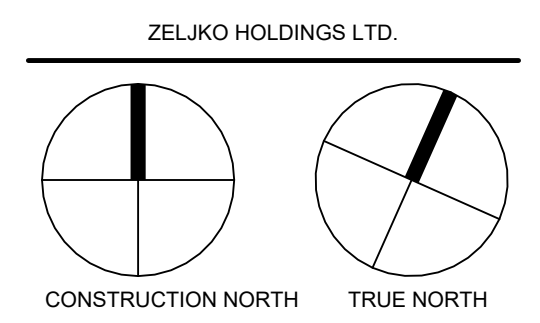
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NO.	ISSUED	DATE
6	CLIENT REVIEW	2022-02-28
8	PRE-CON	2022-09-03
9	PRE-CON REVISION	2022-09-07
10	CLIENT REVIEW	2023-02-28
11	CLIENT REVIEW	2023-03-08
12	CLIENT REVIEW	2023-06-20
13	CLIENT REVIEW	2023-06-23
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-06

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NIAGARA FALLS, ON

SHEET NAME

TYPICAL 3RD-20TH FLOOR PLAN

START DATE	OCTOBER 2019
DRAWN BY	SS/HK/IW/SR
CHECKED BY	JM/CMC
SCALE	1 : 150
PROJECT NO.	119051

DRAWING

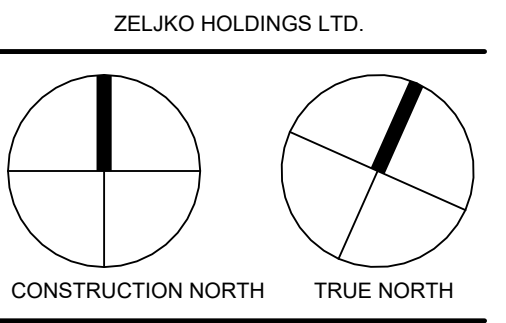
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NO.	ISSUED	DATE
6	CLIENT REVIEW	2022-02-28
12	CLIENT REVIEW	2023-06-29
13	CLIENT REVIEW	2023-06-23
14	CLIENT REVIEW	2023-07-10
16	REZONING APPLICATION	2023-12-08

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**6285 & 6289 MAIN ST.**

NIAGARA FALLS, ON

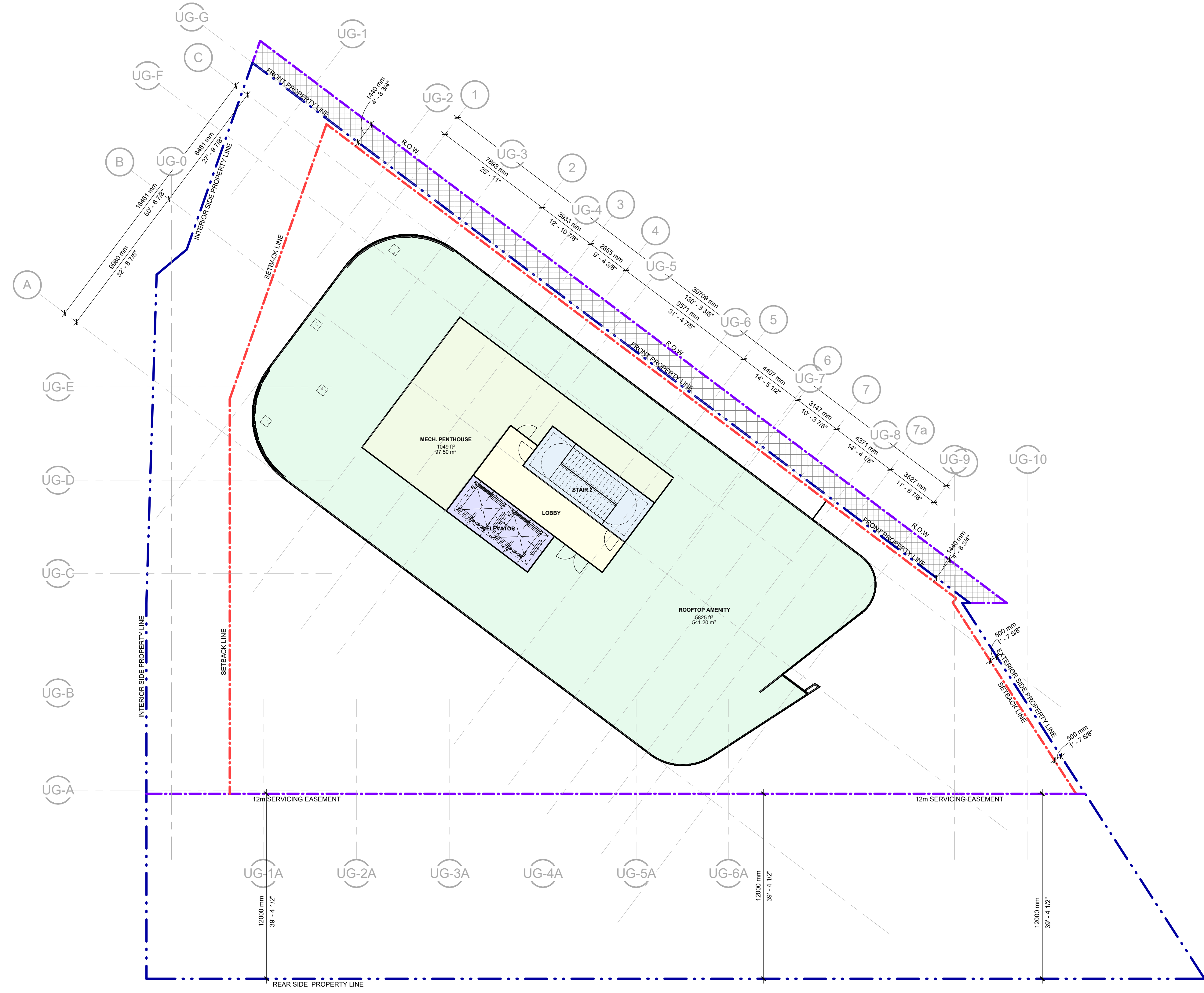
SHEET NAME

**ROOF PLAN**

START DATE	OCTOBER 2019
DRAWN BY	HK
CHECKED BY	JM/CMC
SCALE	1 : 150
PROJECT NO.	119051

DRAWING

**A.105**



**1 T/O ROOF DECK**  
A.105 1 : 150

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