



**P1 PARKING**  
 1 : 200  
**80,663 SQ.FT +/-**

TOWER A: 3 UNITS  
 TOWER B: 2 UNITS

**GENERAL NOTES**

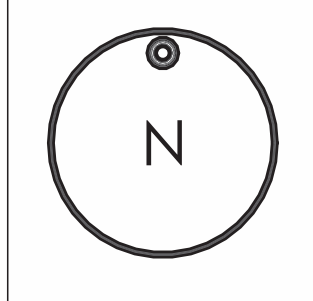
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0	02/01/2022	MASSING CONCEPT	JKC
1	03/03/2022	ALT. SITE PLAN / MASSING	JKC
2	11/08/2023	REV. CONCEPT	JKC
3	02/08/2024	SHADOW STUDY	DD
4	02/12/2024	REV. ARCH PACKAGE	JKC
5	03/14/2024	ZBA+OPA SUBMISSION 1	JKC

COMMISSION:

**ST PAUL DEVELOPMENT**

2430 ST PAUL AVE, NIAGARA FALLS, ON L2E 6S4



**A · C · K**  
 architects  
 STUDIO INC.

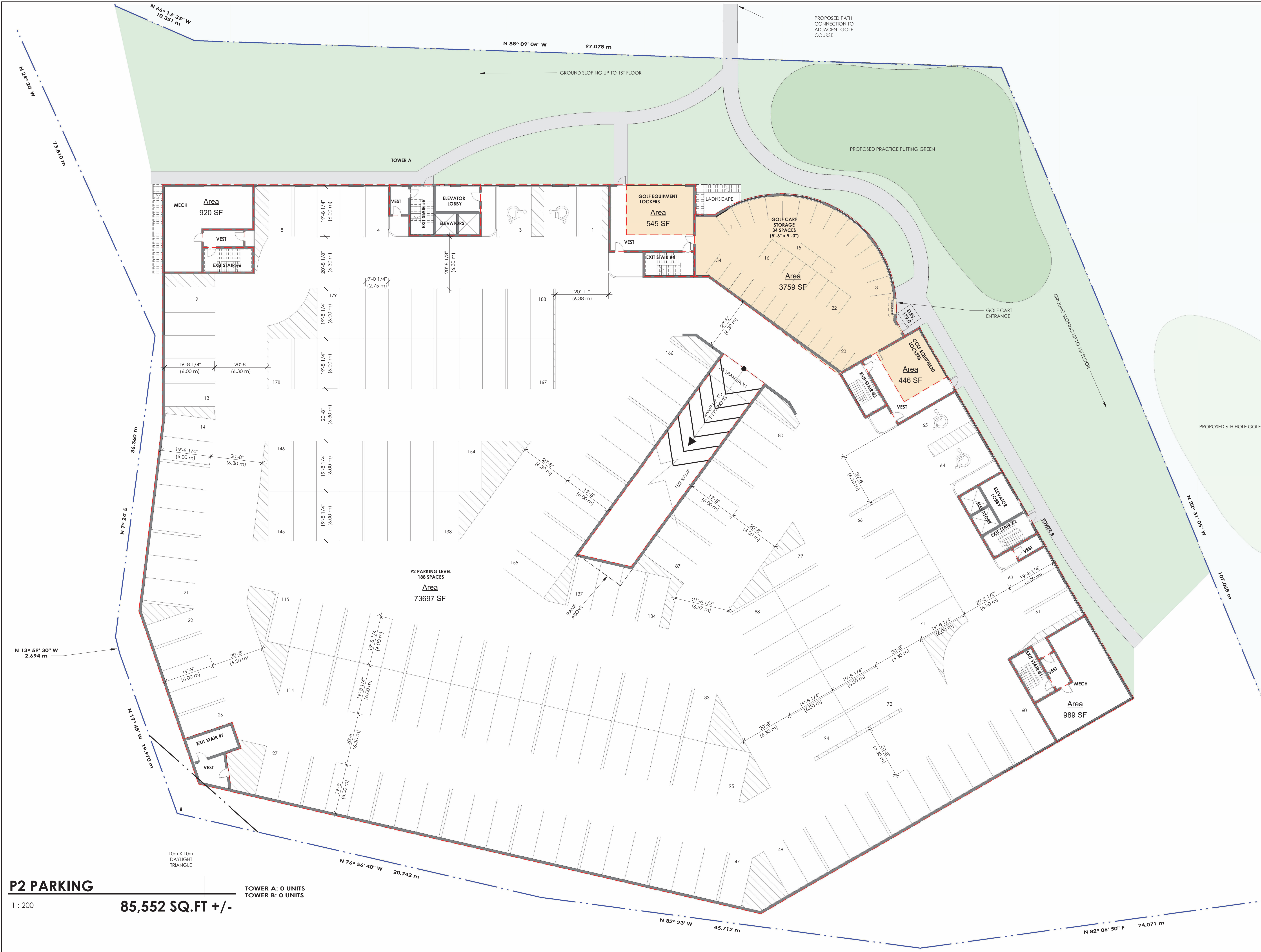
Architectural Office:  
 290 Glendale Ave. St. Catharines, ON, L2T 2L3  
 905 984 5545

SHEET TITLE:

**P1 UNDERGROUND PARKING**

Issued for Re-Zoning	
Issued for Site Plan Agreement	
Issued for Permit	
Issued for Tender	
Issued for Construction	
DRAWN BY:	JC DWG. No.
CHECKED BY:	MAJR
DATE:	NOV 30 2022
SCALE:	AS SHOWN
PROJECT No.:	2022-187

**.UG1**



GENERAL NOTES

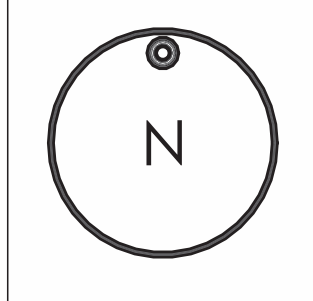
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5	03/14/2024	ZBA+OPA SUBMISSION 1	JKC

COMMISSION:

**ST PAUL DEVELOPMENT**

2430 ST PAUL AVE, NIAGARA FALLS, ON L2E 6S4



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STUDIO INC.

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905 984 5545

SHEET TITLE:

**P2 UNDERGROUND PARKING**

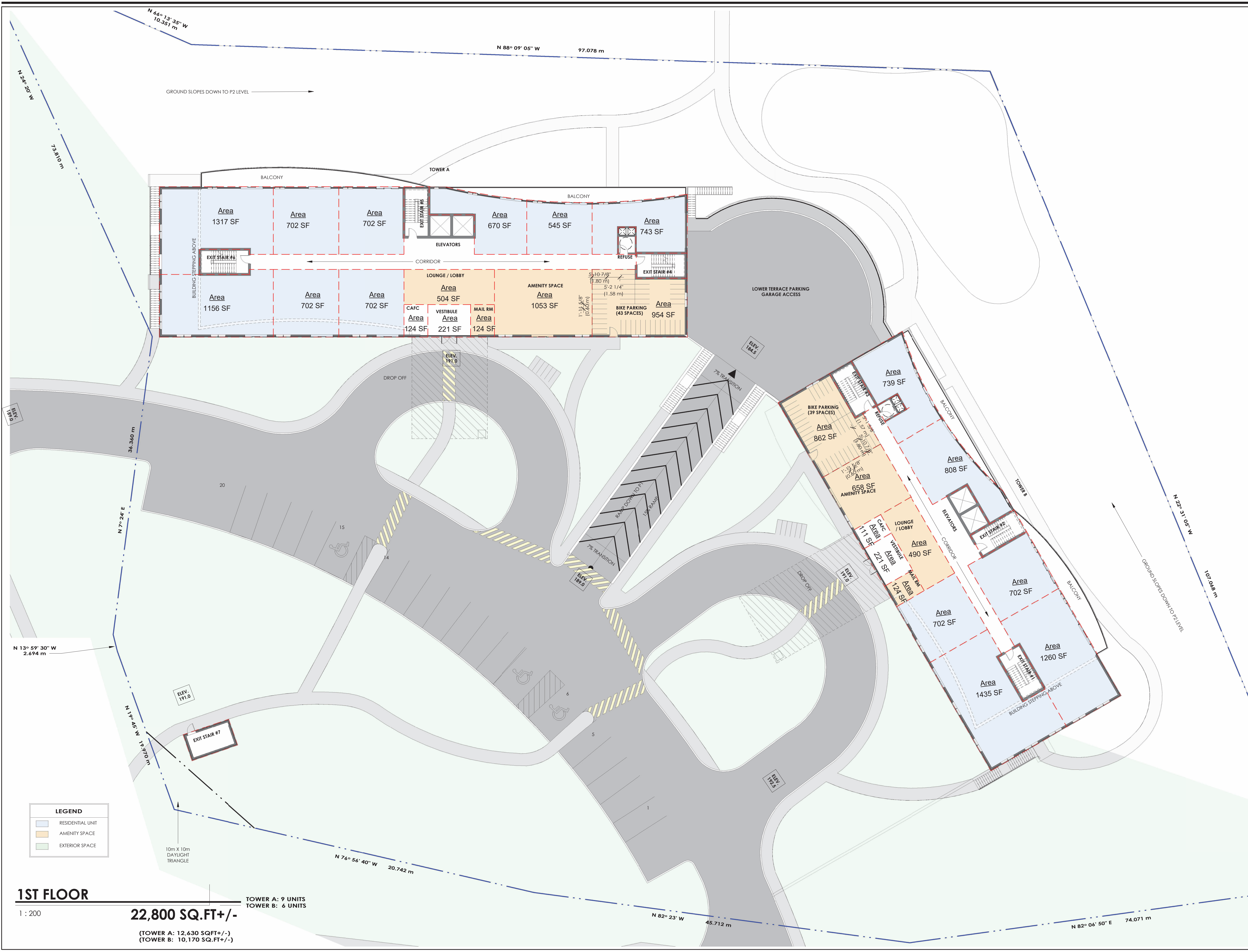
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Issued for Site Plan Agreement	
Issued for Permit	
Issued for Tender	
Issued for Construction	
DRAWN BY: JC	DWG. No.
CHECKED BY: MAJR	
DATE: NOV 30 2022	
SCALE: AS SHOWN	<b>.UG2</b>
PROJECT No.: 2022-187	

**P2 PARKING**

1 : 200

**85,552 SQ.FT +/-**

TOWER A: 0 UNITS  
TOWER B: 0 UNITS



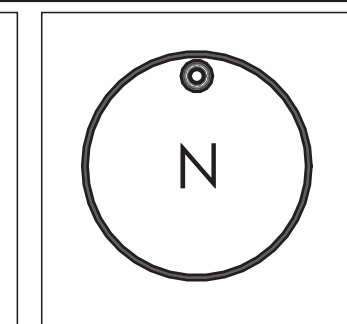
GENERAL NOTES

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4	02/12/2024	REV. ARCH PACKAGE	JKC
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COMMISSION:

**ST PAUL DEVELOPMENT**  
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 905 984 5545

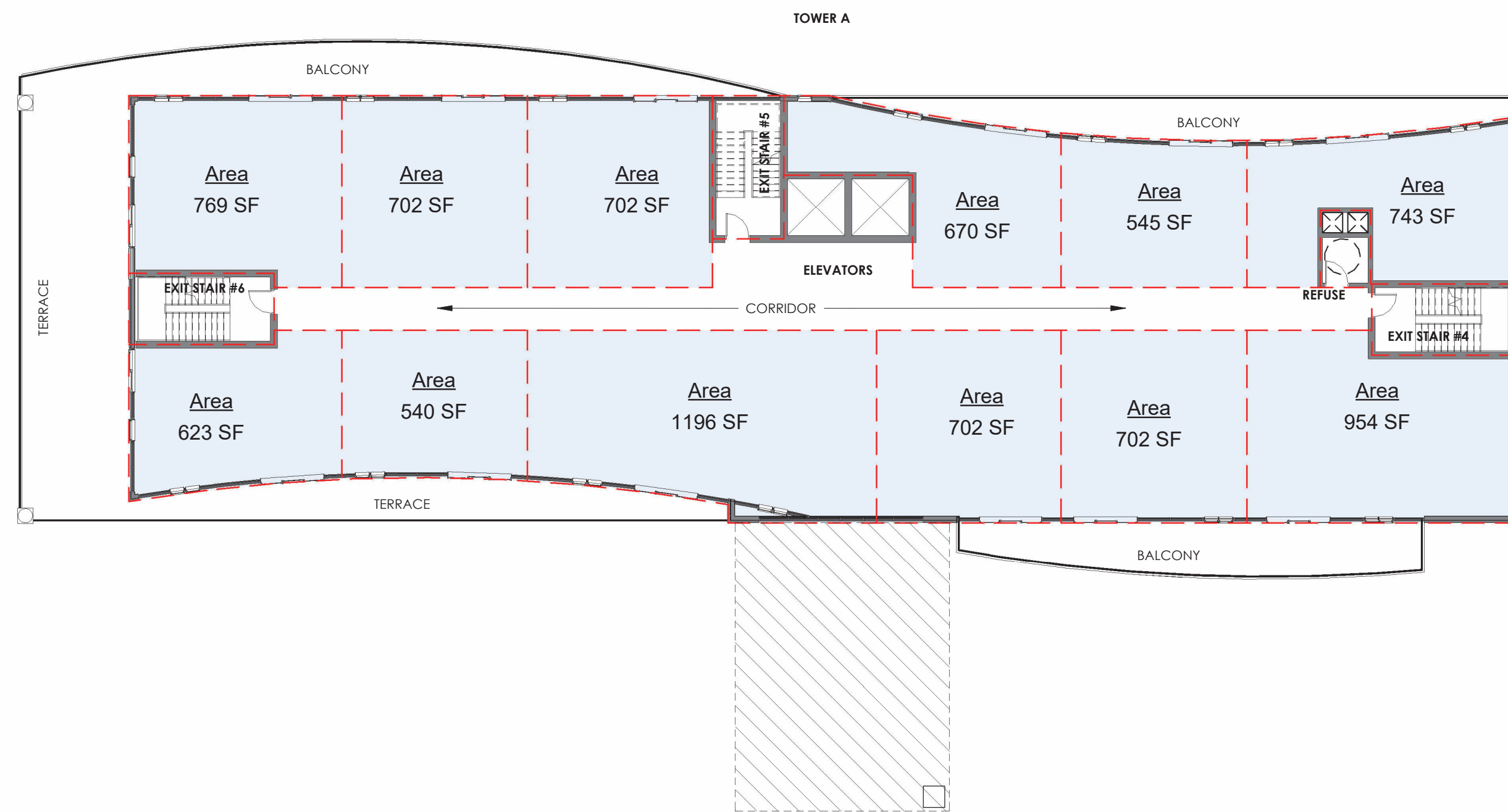
SHEET TITLE:

**GROUND FLOOR PLATE**

Issued for Re-Zoning		
Issued for Site Plan Agreement		
Issued for Permit		
Issued for Tender		
Issued for Construction		
DRAWN BY:	JC	DWG. No.
CHECKED BY:	MAJR	<b>A1</b>
DATE:	NOV 30 2022	
SCALE:	AS SHOWN	
PROJECT No.:	2022-187	

**1ST FLOOR**  
 1 : 200  
**22,800 SQ.FT+/-**  
 (TOWER A: 12,630 SQFT+/-)  
 (TOWER B: 10,170 SQ.FT+/-)

TOWER A: 9 UNITS  
 TOWER B: 6 UNITS



**LEGEND**

<span style="color: blue;">■</span>	RESIDENTIAL UNIT
<span style="color: orange;">■</span>	AMENITY SPACE
<span style="color: green;">■</span>	EXTERIOR SPACE

**2ND FLOOR PLATE**

1 : 200

**19,083 SQ.FT +/-**

(TOWER A: 10,797 SQFT+/-)  
(TOWER B: 8,286 SQ.FT+/-)

TOWER A: 12 UNITS  
TOWER B: 9 UNITS

GENERAL NOTES

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2430 ST PAUL AVE, NIAGARA FALLS, ON L2E 6S4

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905 984 5545

SHEET TITLE:

**2ND FLOOR PLATE**

Issued for Re-Zoning

Issued for Site Plan Agreement:

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Issued for Tender:

Issued for Construction:

DRAWN BY:	JC	DWG. No.
CHECKED BY:	MAJR	<b>A2</b>
DATE:	NOV 30 2022	
SCALE:	AS SHOWN	
PROJECT No.:	2022-187	



**LEGEND**

RESIDENTIAL UNIT
AMENITY SPACE
EXTERIOR SPACE

**3RD - 9TH FLOOR PLATE**

TOWER A: 13 UNITS  
TOWER B: 9 UNITS

**19,083 SQ.FT +/-**

(TOWER A: 10,797 SQFT+/-)  
(TOWER B: 8,286 SQ.FT+/-)

1 : 200

GENERAL NOTES

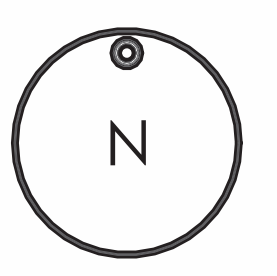
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**3RD - 9TH FLOOR PLATE**

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Issued for Site Plan Agreement:

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Issued for Construction:

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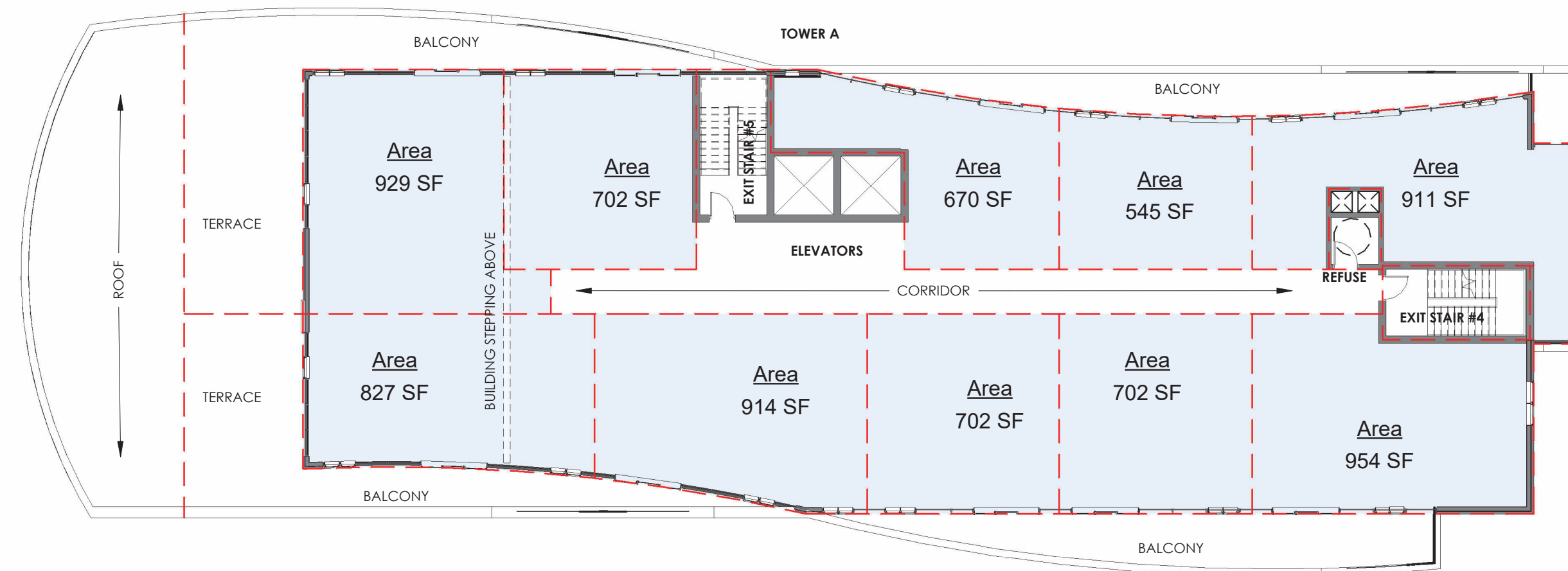
CHECKED BY: MAJR

DATE: NOV 30 2022

SCALE: AS SHOWN

PROJECT No.: 2022-187

**A3**



**LEGEND**

RESIDENTIAL UNIT
AMENITY SPACE
EXTERIOR SPACE

**10TH - 11TH FLOOR PLATE**

1 : 200

**17,764 SQ.FT**

(TOWER A: 9,359 SQ.FT+/-)  
(TOWER B: 8,405 SQ.FT+/-)

TOWER A: 10 UNITS  
TOWER B: 9 UNITS

GENERAL NOTES

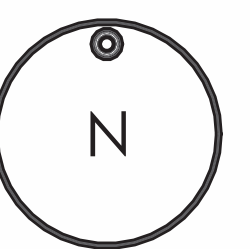
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SHEET TITLE:

**10TH - 11TH FLOOR PLATE**

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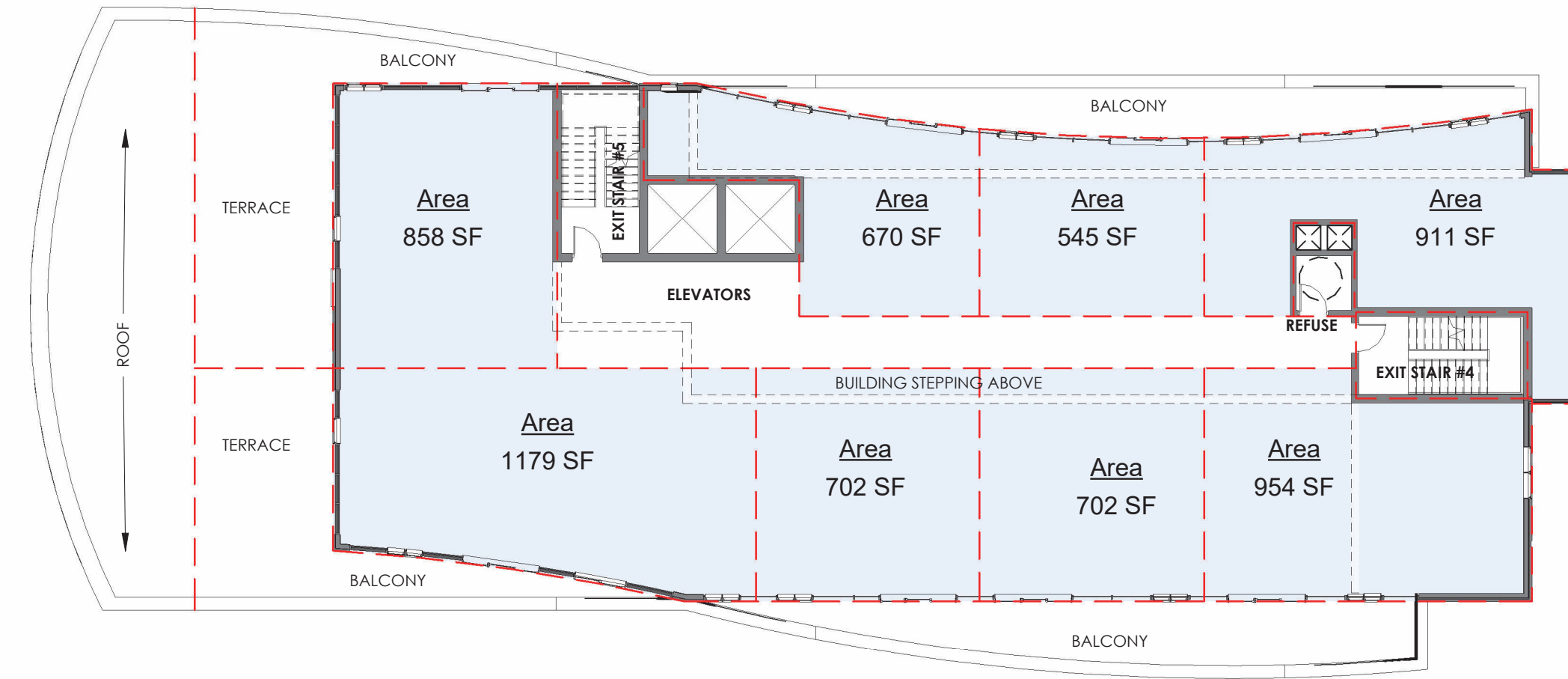
Issued for Site Plan Agreement:

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Issued for Tender:

Issued for Construction:

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SCALE:	AS SHOWN		
PROJECT No.:	2022-187		



**LEGEND**

<span style="color: blue;">■</span>	RESIDENTIAL UNIT
<span style="color: orange;">■</span>	AMENITY SPACE
<span style="color: green;">■</span>	EXTERIOR SPACE

**12TH - 14TH FLOOR PLATES**

1 : 200

**14,730 SQ.FT**

(TOWER A: 7,907 SQ.FT+/-)  
(TOWER B: 6,823 SQ.FT+/-)

TOWER A: 8 UNITS  
TOWER B: 7 UNITS

GENERAL NOTES

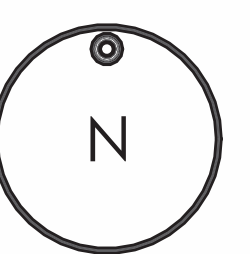
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SHEET TITLE:

**12TH - 14TH FLOOR PLATE**

Issued for Re-Zoning

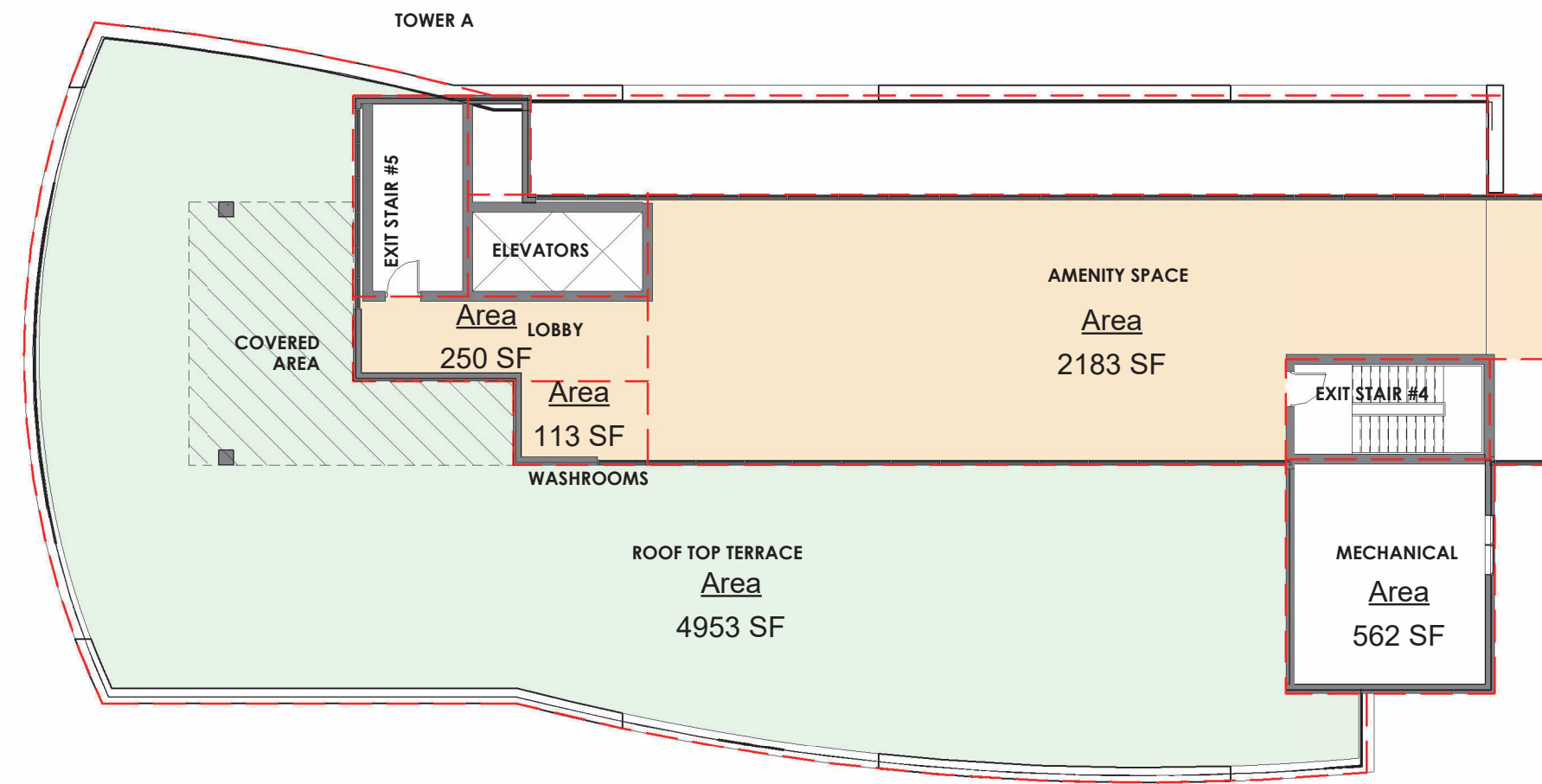
Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY:	JC	DWG. No.
CHECKED BY:	MAJR	<b>A5</b>
DATE:	NOV 30 2022	
SCALE:	AS SHOWN	
PROJECT No.:	2022-187	



**LEGEND**

<span style="color: blue;">■</span>	RESIDENTIAL UNIT
<span style="color: orange;">■</span>	AMENITY SPACE
<span style="color: green;">■</span>	EXTERIOR SPACE

**15TH - 19TH FLOOR PLATE**

1 : 200

**7,850 SQ.FT +/-**

(TOWER A: 2,513 SQFT+/-)  
(TOWER B: 5,337 SQ.FT+/-)

TOWER A: 0 UNITS  
TOWER B: 5 UNITS

GENERAL NOTES

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SHEET TITLE:

**15TH - 19TH FLOOR PLATE**

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Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY:	JC	DWG. No.
CHECKED BY:	MAJR	<b>A6</b>
DATE:	NOV 30 2022	
SCALE:	AS SHOWN	
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GENERAL NOTES

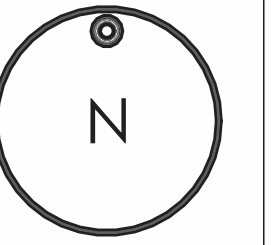
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SHEET TITLE:

ROOF TOP TERRACE

Issued for Re-Zoning

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PROJECT No.:	2022-187	



**LEGEND**

<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span>	RESIDENTIAL UNIT
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span>	AMENITY SPACE
<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	EXTERIOR SPACE

**ROOF TOP TERRACE**

1 : 200

**2,097 SQ.FT +/-**