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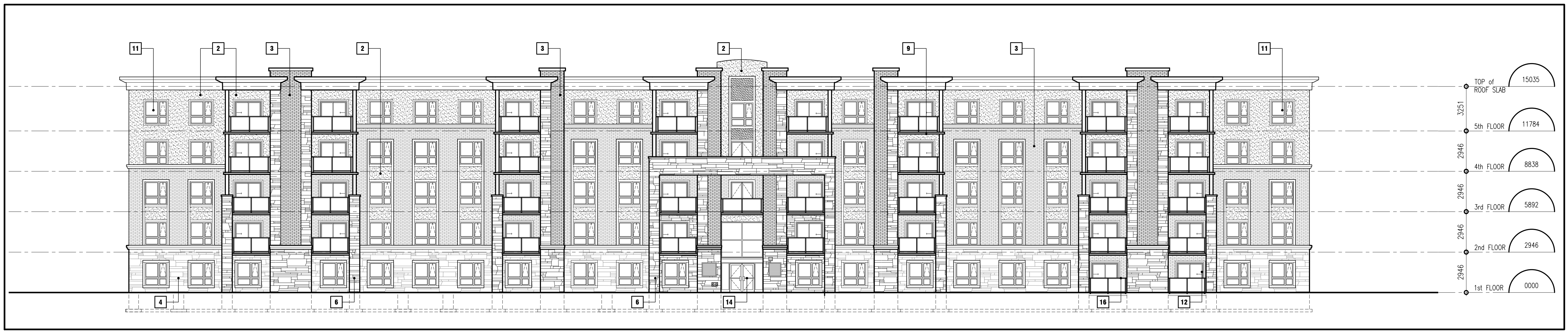
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04	RE-ISSUED FOR ZONING AMENDMENT	2023 03.28
03	RE-ISSUED FOR ZONING AMENDMENT	2021 12.13
02	ISSUED FOR REVIEW	2021 11.11
01	ISSUED FOR ZONING AMENDMENT	2021 06.10
No.	REVISIONS	date YYYY MM-DD

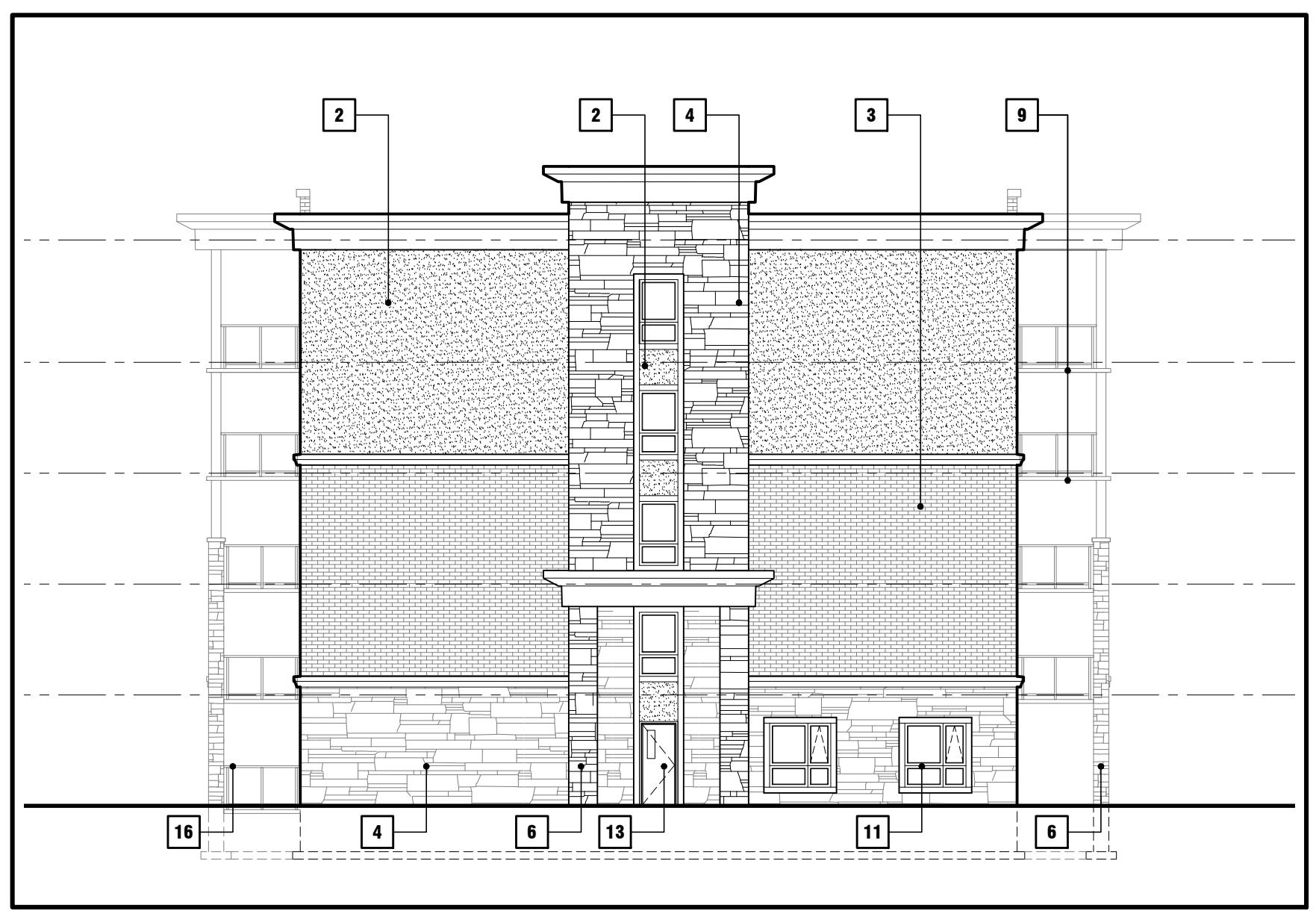
PROJECT NORTH

TRUE NORTH

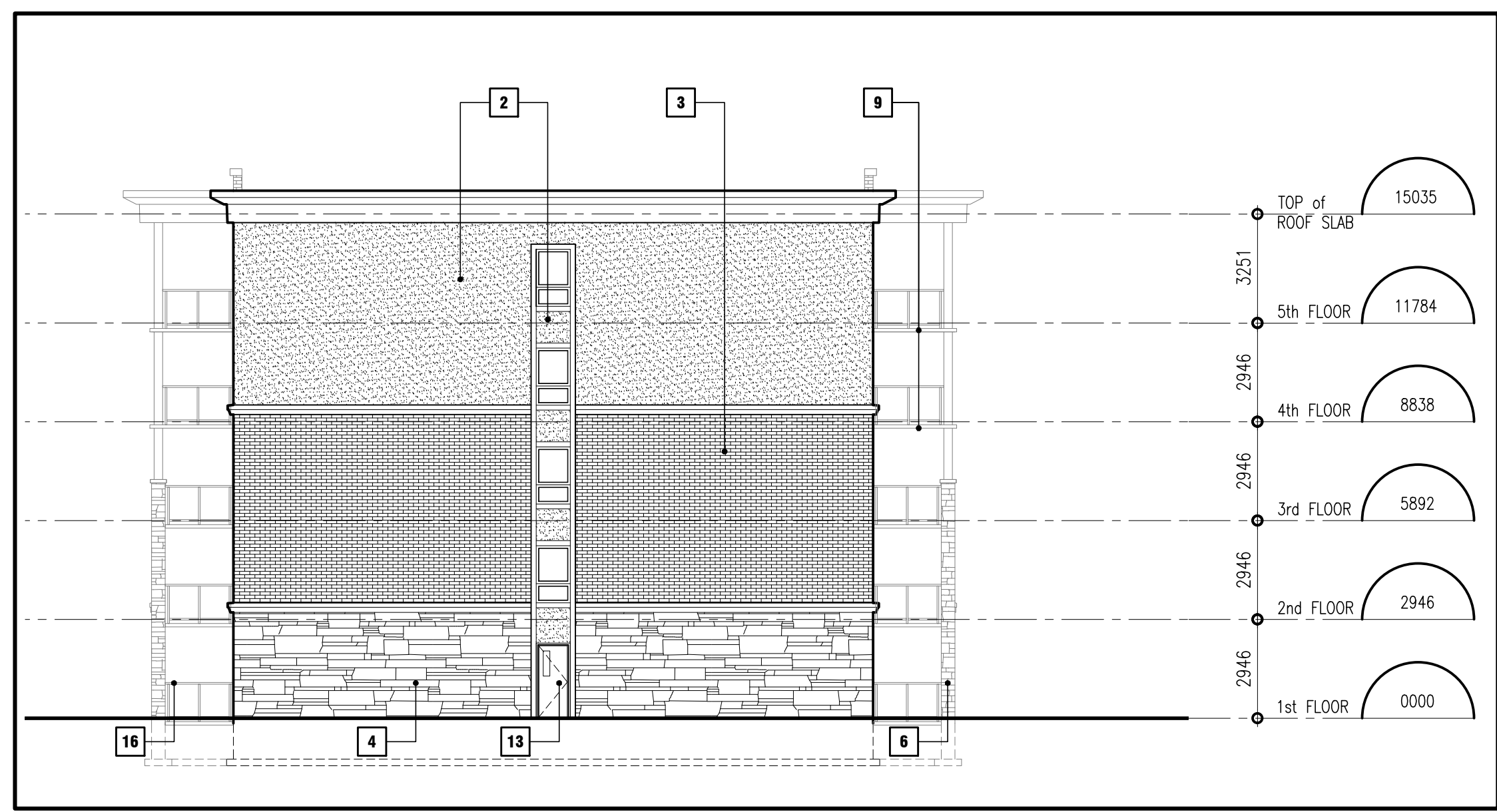
scale
AS NOTED



1 FRONT ELEVATION
(FACING PARKING) scale: 1 : 150



2 SIDE ELEVATION
(FACING STREET) scale: 1 : 150

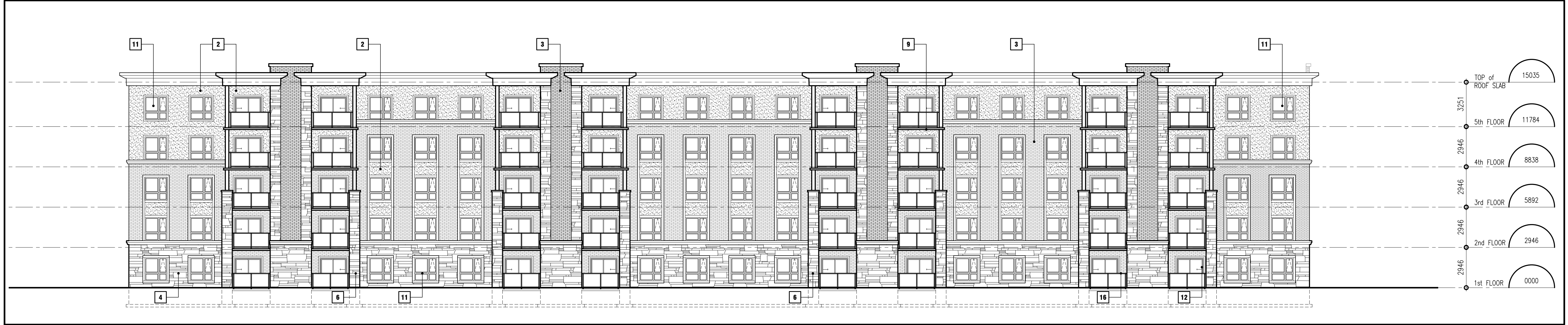
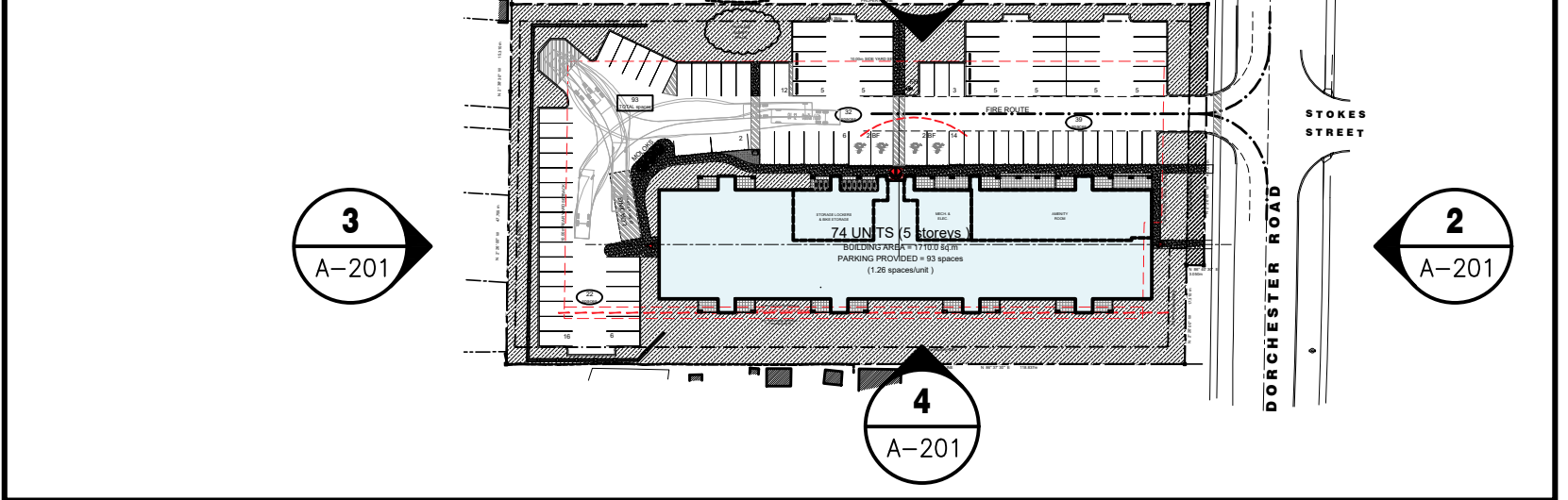


3 SIDE ELEVATION
(FACING PARKING) scale: 1 : 150

MATERIALS LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 PREFORMED CORNICE 2 COLOURED SMOOTH TEXTURED PRECAST CONCRETE WALL. COLOUR: TBD 3 COLOURED BRICK PATTERNED PRECAST CONCRETE WALL. COLOUR: TBD 4 COLOURED STONE PATTERNED PRECAST CONCRETE WALL. COLOUR: TBD 5 COLOURED BRICK PATTERNED PRECAST CONCRETE COLUMN. COLOUR: TBD 6 COLOURED STONE PATTERNED PRECAST CONCRETE COLUMN. COLOUR: TBD 7 SPANDREL PANEL 8 EXPOSED CONCRETE FOUNDATION 9 SOLID CORE, PRE-CAST CONCRETE BALCONY SLAB w/ SLOPE (TYPICAL) | <ul style="list-style-type: none"> 10 PTAC UNIT EXHAUST LOUVER 11 INSULATED DOUBLE GLAZED WINDOW. COLOUR: TBD 12 SLIDING PATIO DOOR. COLOUR: TBD 13 INSULATED HOLLOW METAL DOOR AND FRAME - PTD 14 BLACK ANODIZED ALUMINUM DOOR AND FRAME SERIES 350 BY KAMNEER OR APPROVED ALTERNATE. RIGHT-HAND LEAF TO HAVE B.F. DOOR OPERATOR c/w PUSH BUTTON CONTROL 15 ALUMINUM BALCONY PRIVACY SCREEN. COLOUR: TBD 16 ALUMINUM BALCONY RAILING. COLOUR: TBD 17 PRE-CAST MOULDING |
|--|---|

KEY PLAN



4 REAR ELEVATION
(FACING SOUTH) scale: 1 : 150

Ontario Association of Architects
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BJC
architects inc.

client
PANORAMIC PROPERTIES INC.

9582 BEAVERDAMS ROAD
NIAGARA FALLS ONTARIO

project
5 STOREY APARTMENT BUILDING
(NIAGARA FALLS)

2659 DORCHESTER ROAD
NIAGARA FALLS ONTARIO

drawing title
EXTERIOR ELEVATIONS

reference

project no. 21-023 client reference number

sheet no. **A - 201 04**