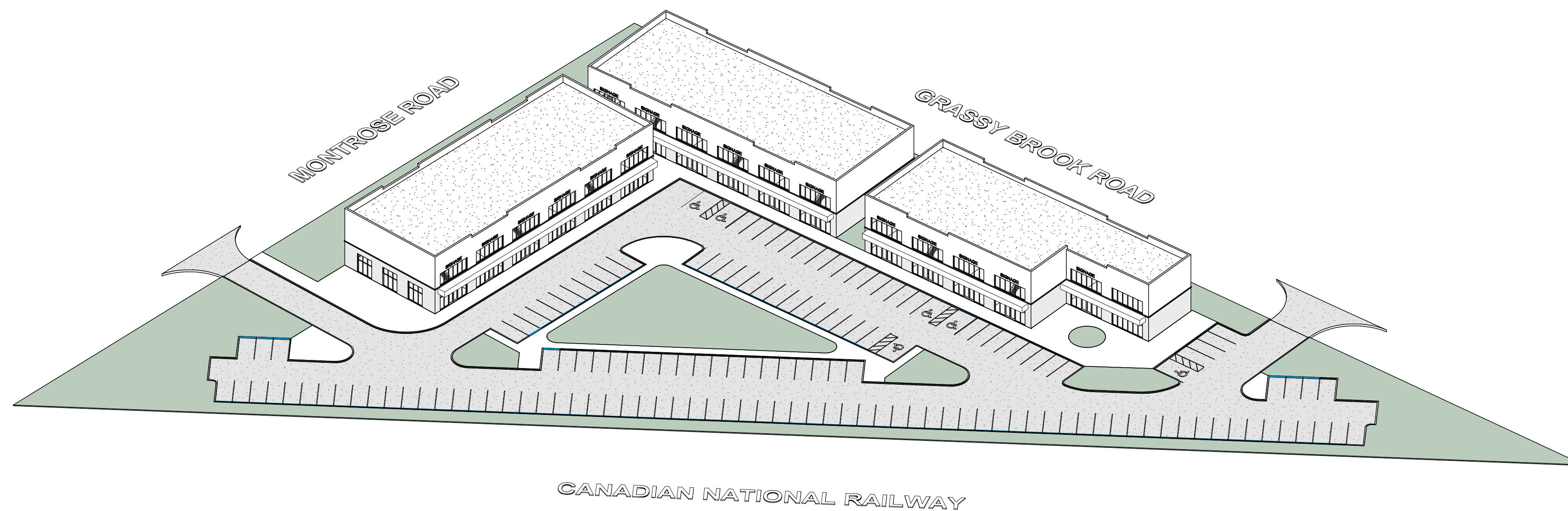


# ES Fox Parcel B

9127 Montrose Road, Niagara Falls Ontario



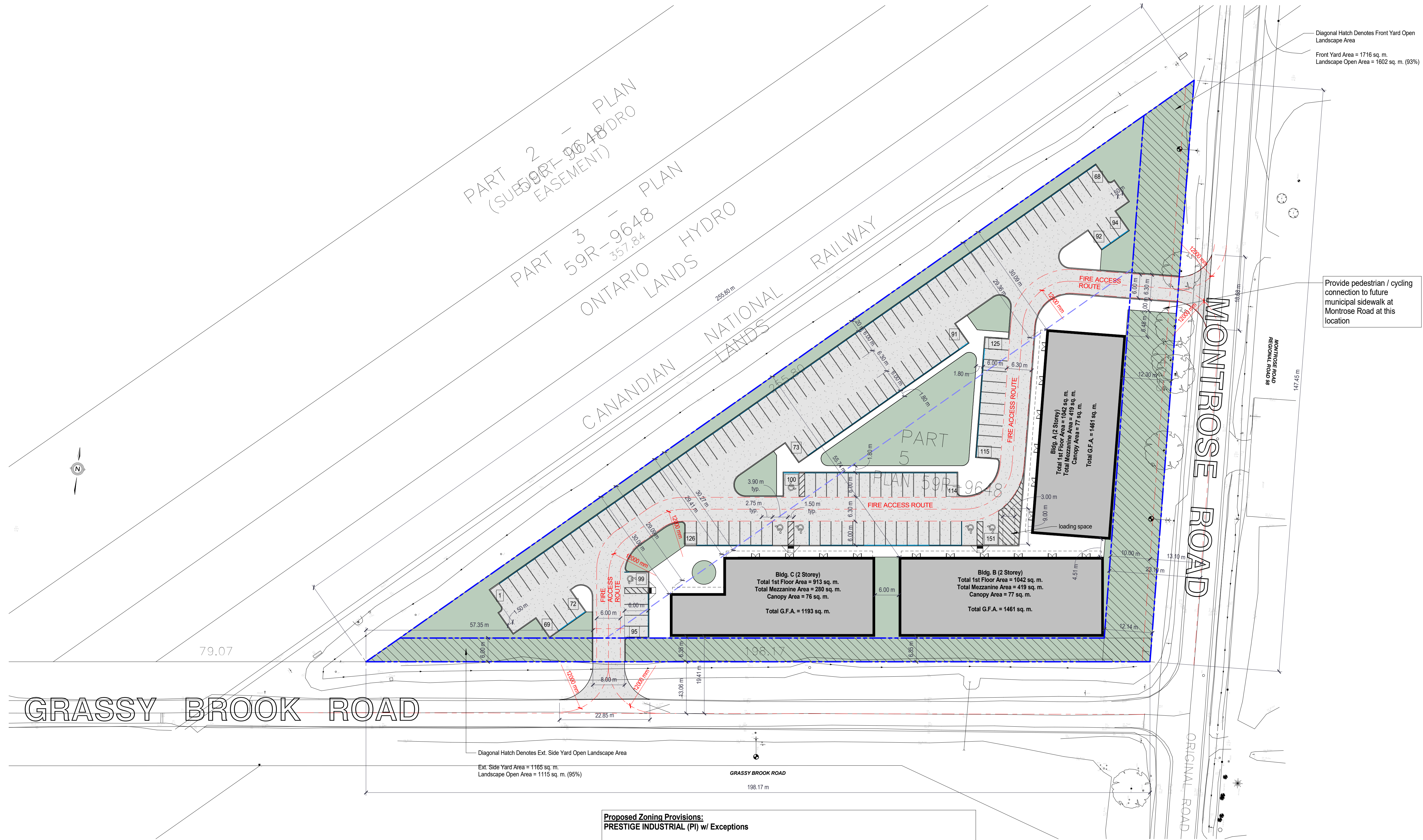
**RAIMONDO** + **ASSOCIATES**

4687 Queen Street, Studio 2  
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L2E 2L9

Tel: 905-357-4441  
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**ARCHITECTS** INC.





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A	4-26-2023
B	2-28-2024
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4897 Queen Street Suite 2, Niagara Falls, Ontario, L2E 2L9  
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**RAIMONDO + ASSOCIATES ARCHITECTS INC.**

Parcel B  
**ES FOX**  
 9127 Montrose Road, Niagara Falls Ontario

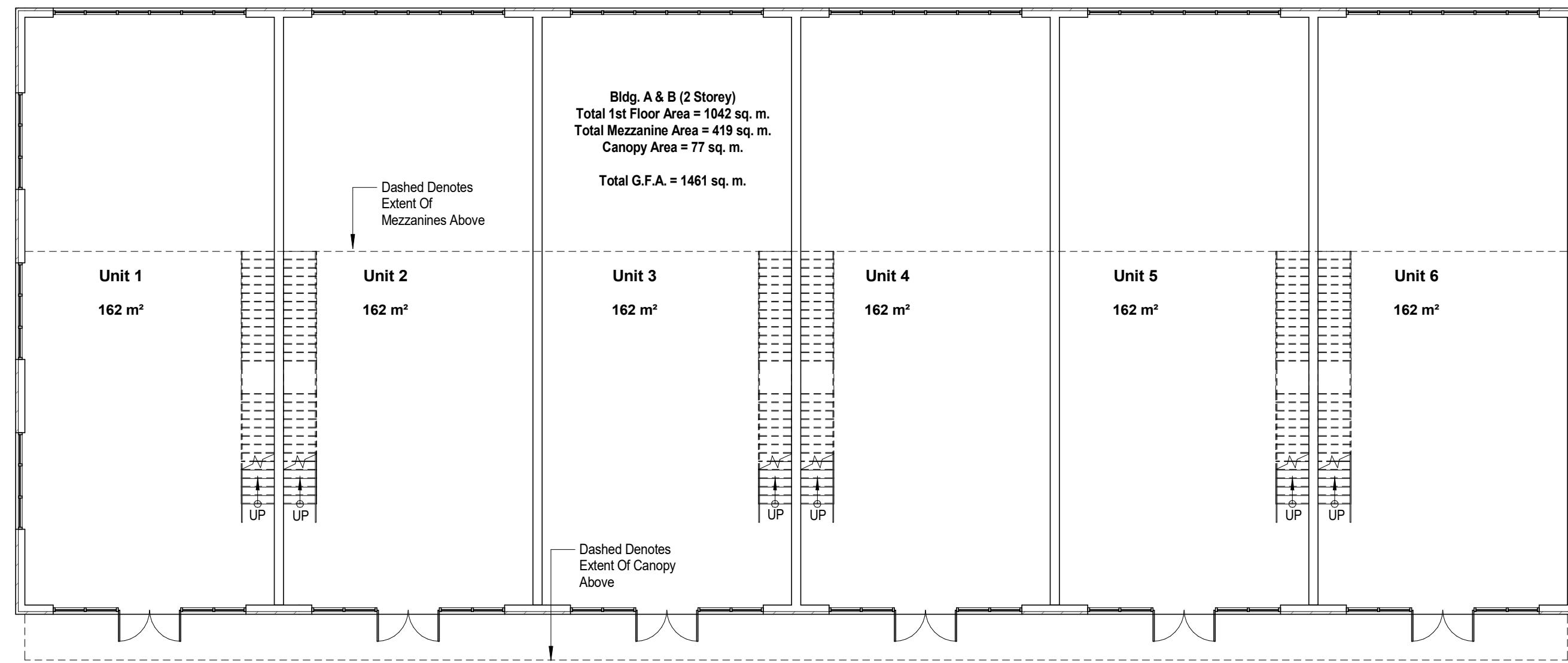
**Overall Site Plan + Zoning Info**

Drawn By: JJV  
 Date: 10/22/2025 10:51:34 AM  
 Scale: 1:500  
 Project No: 21-007  
 Checked: ER

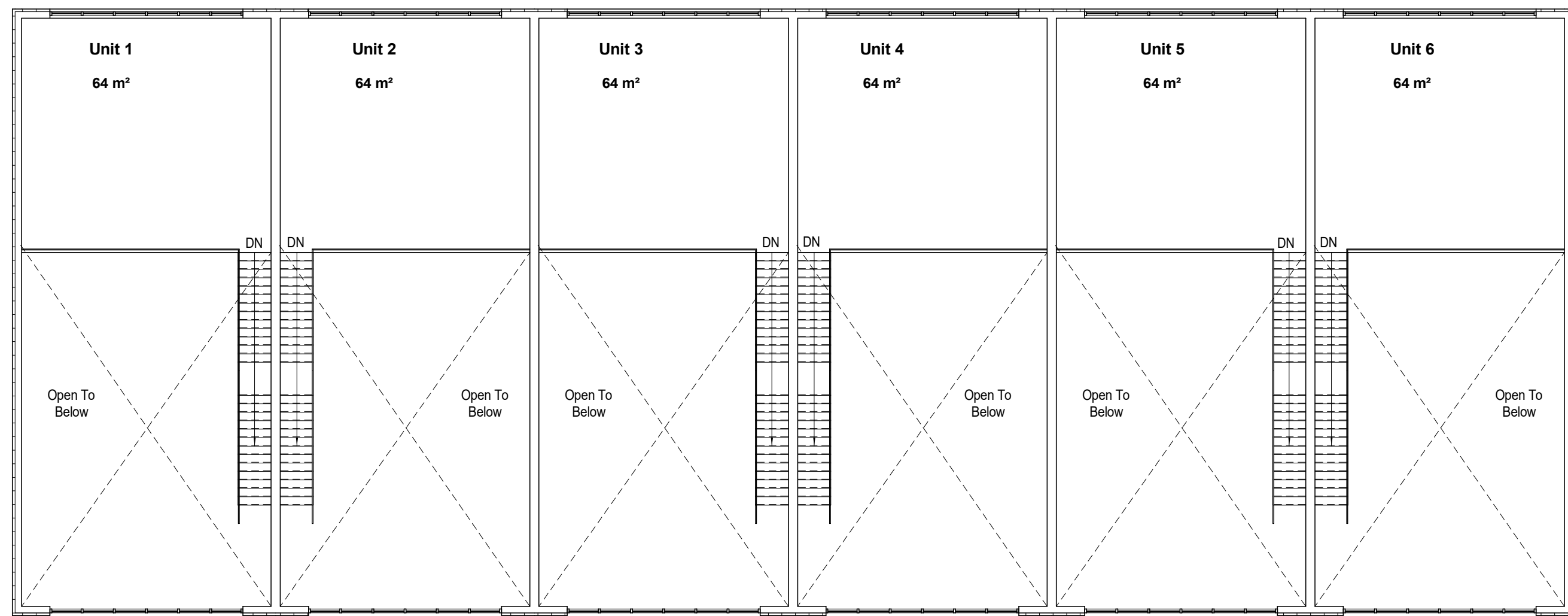
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**A1-000**

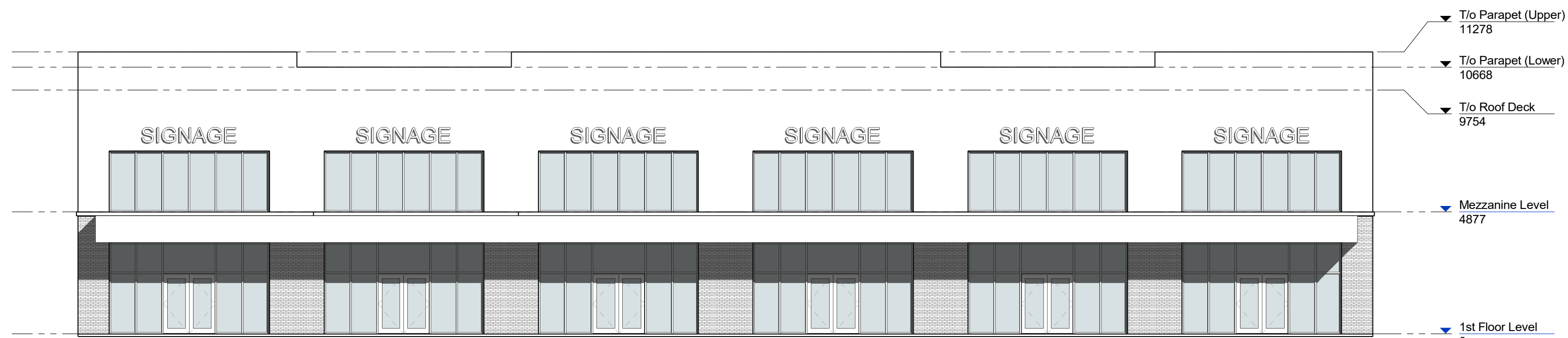




**1 Bldg. Type A & B - First Floor Plan**  
A2-100 scale:1:150



**2 Bldg. Type A & B - Mezzanine Level**  
A2-100 scale:1:150

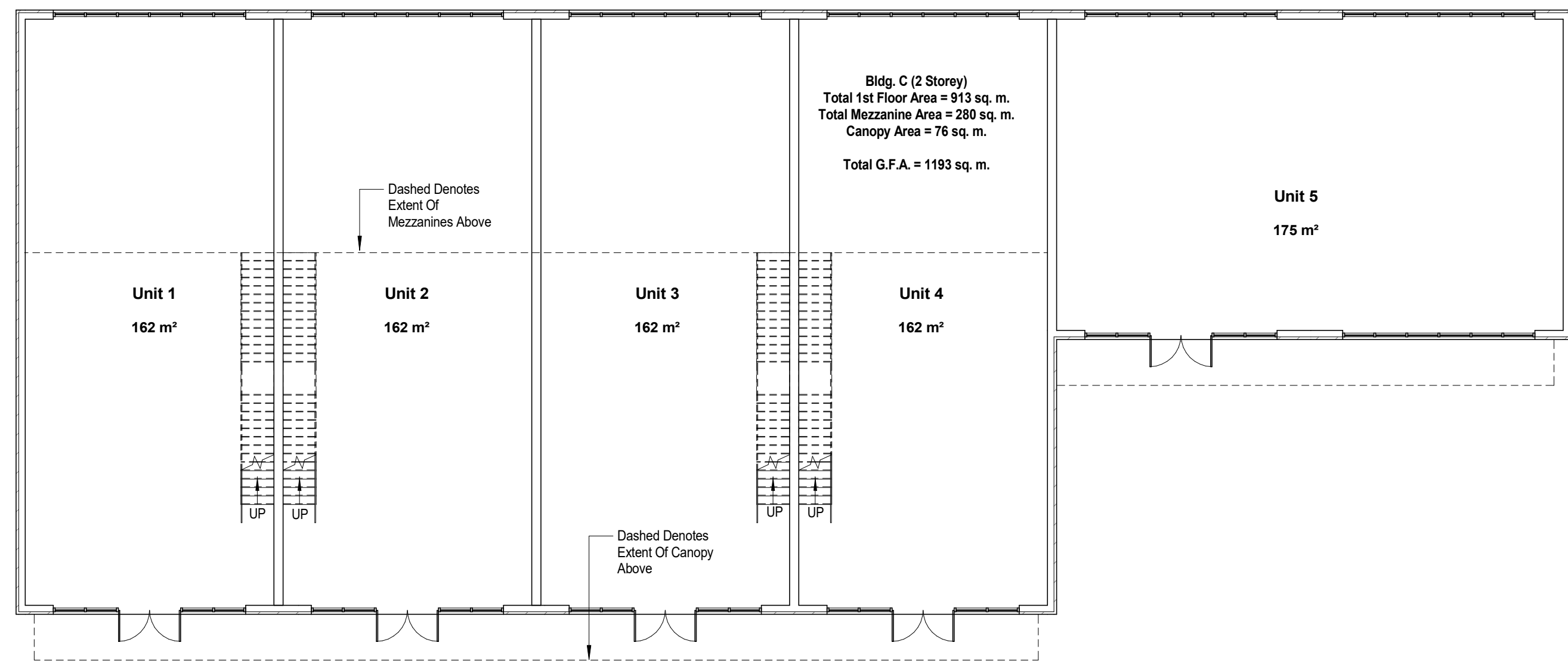


**3 Bldg. Type A & B - Front Elevation**  
A2-100 scale:1:150

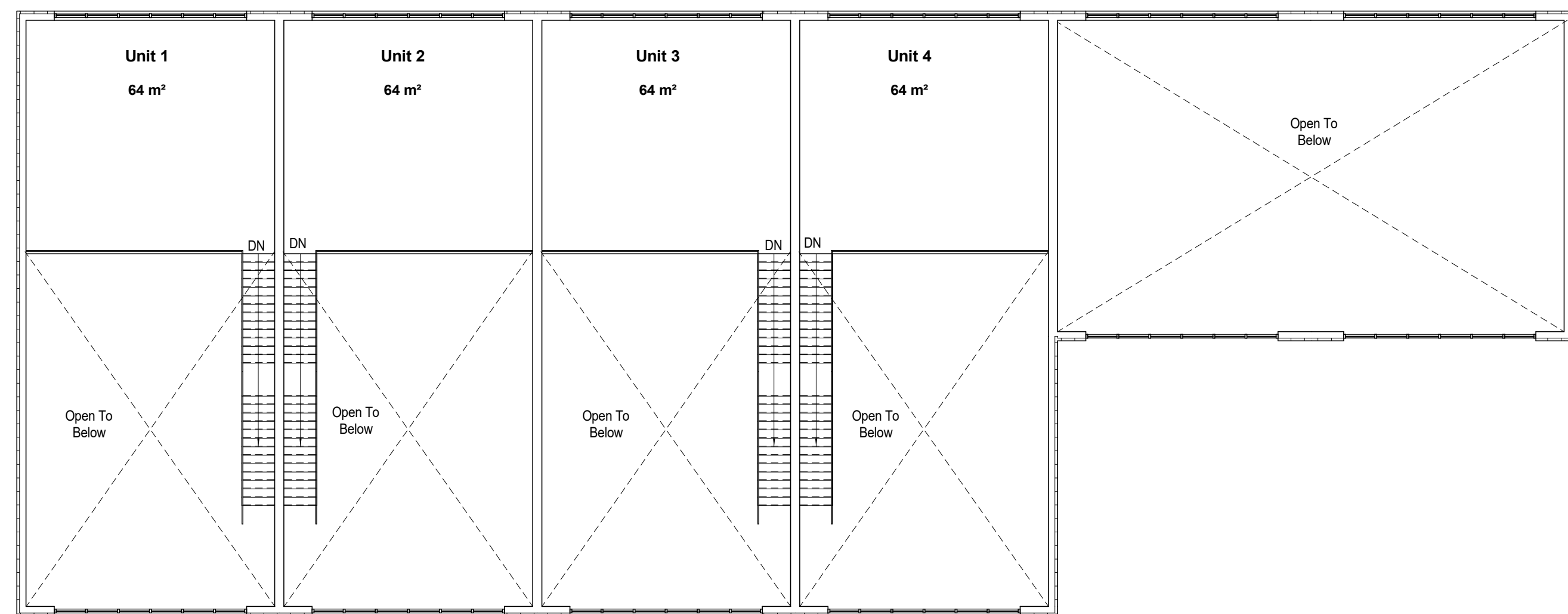
**FINAL BUILDING DESIGN T.B.D.**

THE FRONT EXTERIOR WALLS OF ANY SUCH BUILDING SHALL CONSIST OF STONE, BRICK, ARCHITECTURAL REINFORCED CONCRETE, PROFILE TYPE CONCRETE MASONRY UNITS, GLASS AND METAL COMBINATIONS, OR ANY COMBINATION THEREOF. THE FRONT 6 METRES OF EACH EXTERIOR WALL OF ANY SUCH BUILDING SHALL CONSIST OF ANY OF THE FOREGOING OR OF MASONRY, ARCHITECTURAL METAL, ASBESTOS CEMENT OR MATERIAL OF SIMILAR STANDARDS PROVIDED THAT WHERE A SIDE EXTERIOR WALL FACES AN ABUTTING STREET IT SHALL CONSIST OF THE SAME MATERIALS PRESCRIBED FOR THE FRONT EXTERIOR WALL OF SUCH BUILDING.

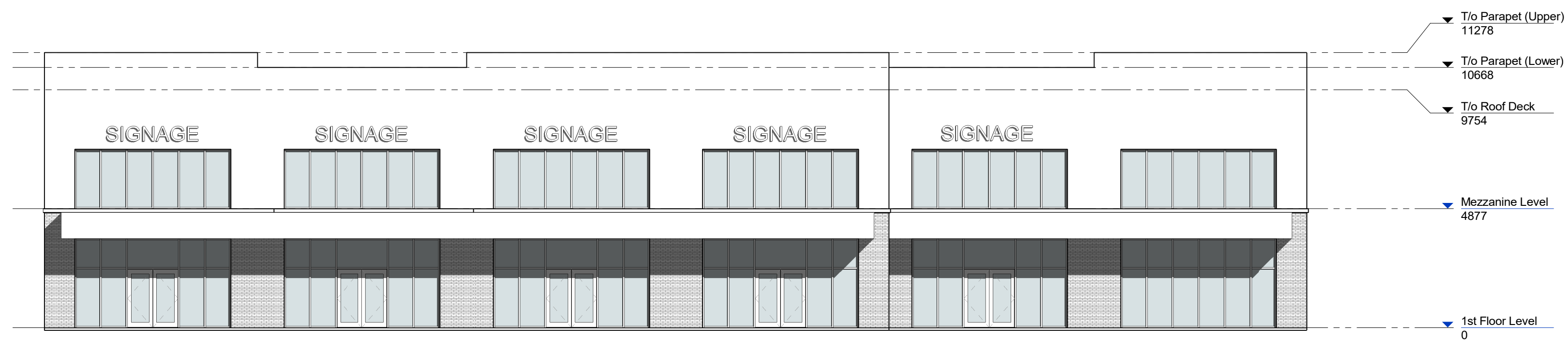
<p>Issued For ZBA ZBA Rev. 1 ZBA Rev. 2</p>	<p>A 4-26-2023 B 2-28-2024 C 12-17-2024</p>
<p>Parcel B <b>ES FOX</b> 9127 Montrose Road, Niagara Falls Ontario</p>	
<p><b>RAIMONDO + ASSOCIATES ARCHITECTS INC.</b> 4897 Queen Street Suite 2, Niagara Falls, Ontario, L2E 3L9 Tel: 905.381.2623 Web: www.raimondarchitects.com Email: mail@raimondarchitects.com</p>	
<p><b>Bldg. A &amp; B - Floor Plans &amp; Front Elevation</b></p>	
<p>DRAWN BY: MBK DATE: 10/22/2025 10:57:36 AM SCALE: 1:150 PROJECT NO: 21-007 CHECKED: ---</p>	<p>DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO REMAIN THE PROPERTY OF THE ARCHITECT. ALL DRAWINGS AND DESIGNS ARE TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THESE DRAWINGS OR ANY AND ALL INFORMATION CONTAINED HEREIN BY ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS BEEN CONSULTED OR BY ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.</p>
<p><b>A2-100</b></p>	



1 Bldg. Type C - First Floor Plan  
scale: 1 : 150



2 Bldg. Type C - Mezzanine Level  
scale: 1 : 150



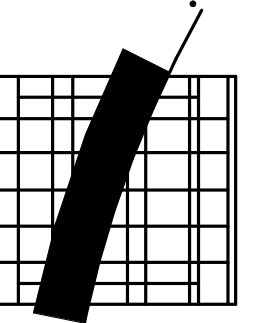
3 Bldg. C - Front Elevation  
scale: 1 : 150

**FINAL BUILDING DESIGN T.B.D.**

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ZBA Rev. 2

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**RAIMONDO + ASSOCIATES ARCHITECTS INC.**  
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Parcel B  
**ES FOX**

9127 Montrose Road, Niagara Falls Ontario

**Bldg. C - Floor Plans & Front Elevation**

MBK  
DATE: 10/22/2025 10:57:38 AM  
SCALE: 1 : 150  
PROJECT NO: 21-007  
CHECKED: ---

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**A2-200**