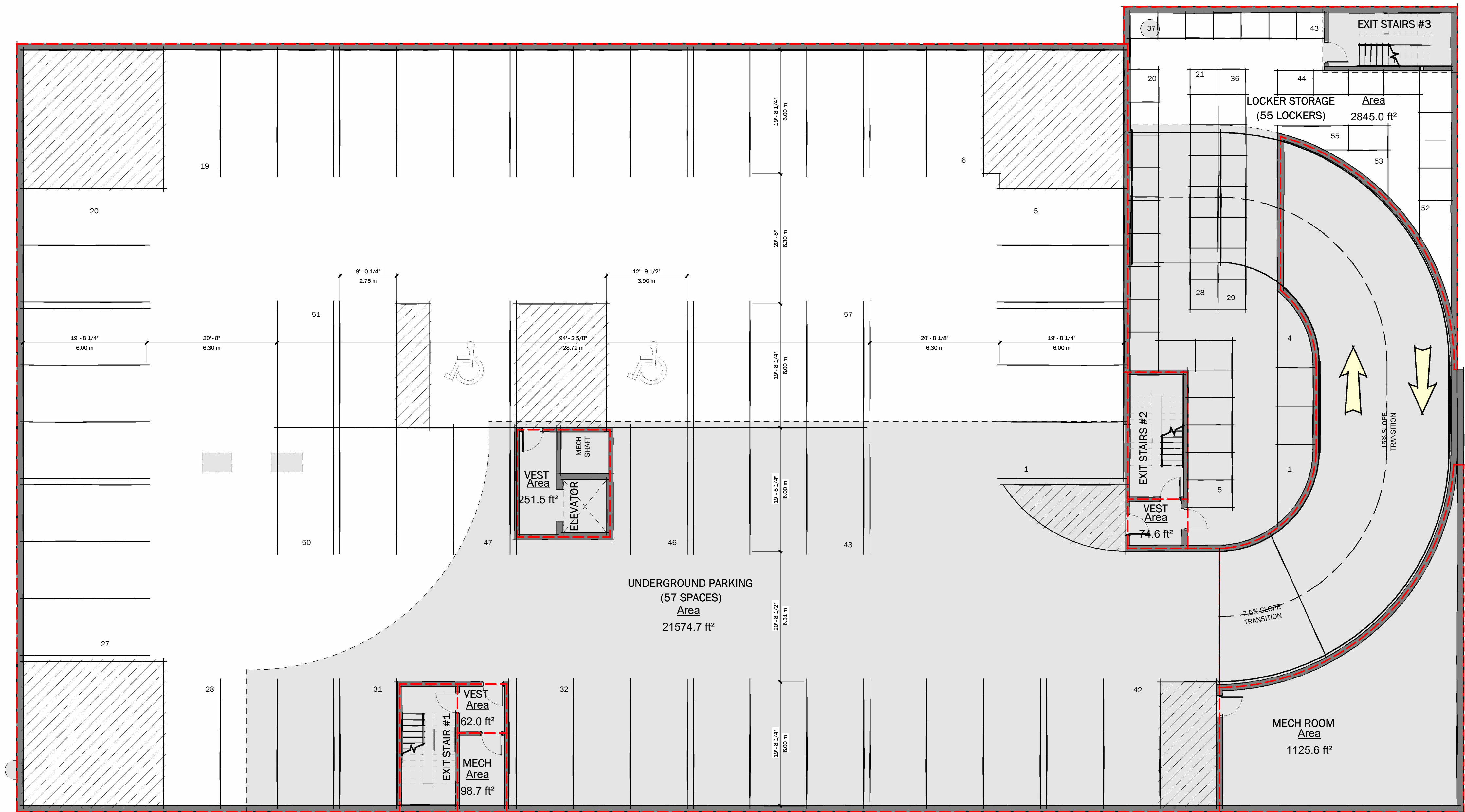




U/G PARKING
1" = 10'-0" **28,020 SQ.FT +/-**

No.	DATE:	DESCRIPTION:	BY:
0	MAR 15 2024	PRELIMINARY CONCEPT	JKC
1	SEPT 19 2024	SHADOW STUDY	JKC
2	OCT 09 2024	REVISED SITE PLAN	JKC
3	OCT 31 2024	REVISED SITE PLAN / GROUND FLR COMM.	JKC
4	JAN 17 2025	ZBA/OPA SUBMISSION #1	JKC

COMMISSION:

**STANLEY/MORDEN
DEVELOPEMENT**

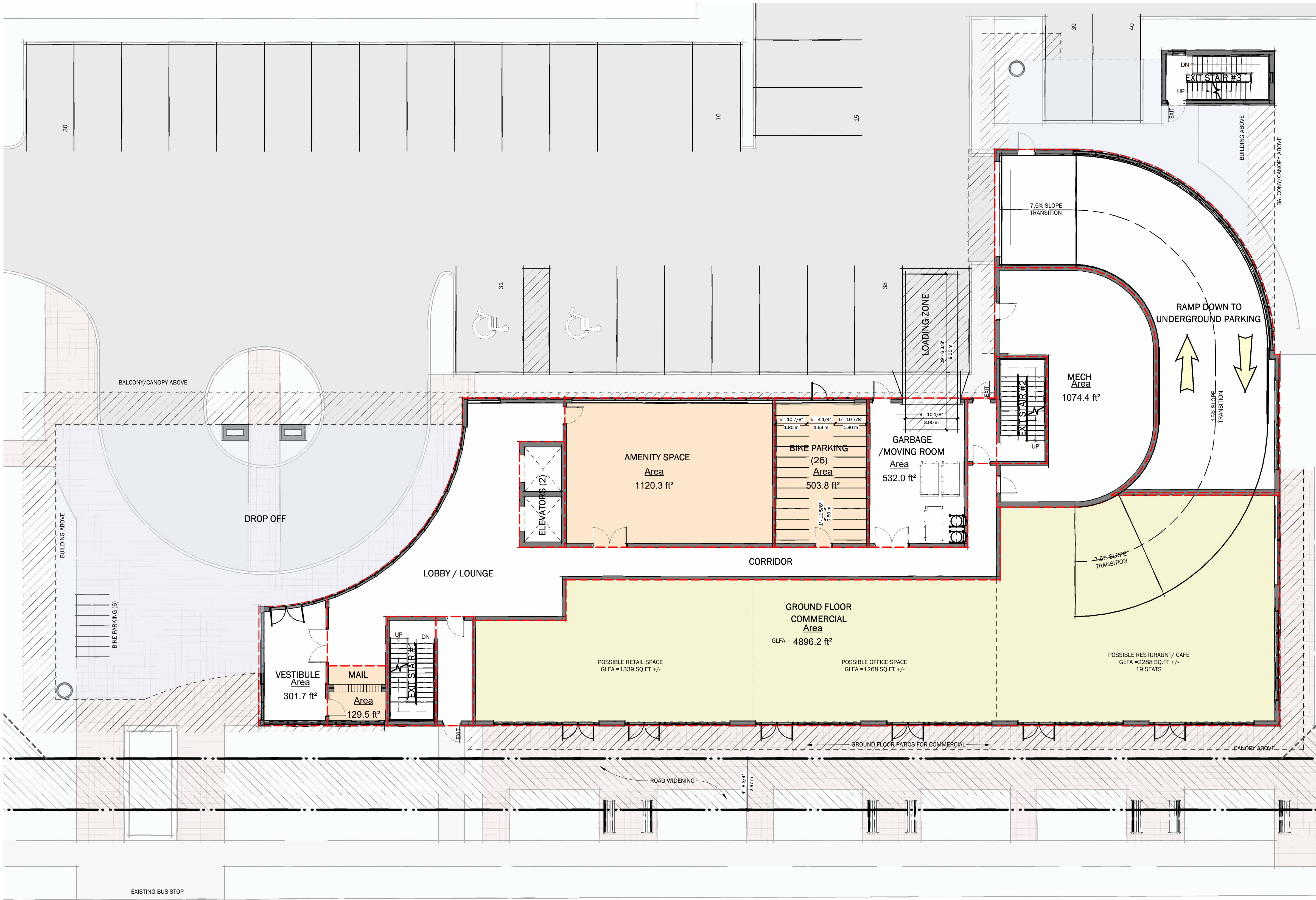
4965,4971, 4961 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS,
ONTARIO, L2E 5A2/L2E 3C4

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

SHEET TITLE:

**UNDERGROUND
PARKING**

DRAWN BY:	JKC	DRAWING No.:
CHECKED BY:	MDA/JRM	.UG1
DATE ISSUED:	14/02/2024	
PROJECT No.:	2024-101	



1ST FLOOR

1" = 10'-0"

13,210 SQ.FT +/-

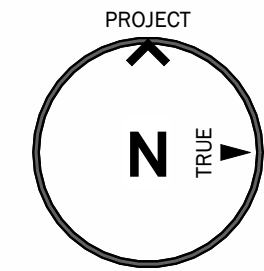
0 UNITS

No.	DATE:	DESCRIPTION:	BY:
0	MAR 15 2024	PRELIMINARY CONCEPT	JKC
1	SEPT 19 2024	SHADOW STUDY	JKC
2	OCT 09 2024	REVISED SITE PLAN	JKC
3	OCT 31 2024	REVISED SITE PLAN / GROUND FLR COMM.	JKC
4	JAN 17 2025	ZBA/OPA SUBMISSION #1	JKC

COMMISSION:

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4965,4971, 4961 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS,
ONTARIO, L2E 5A2/L2E 3C4



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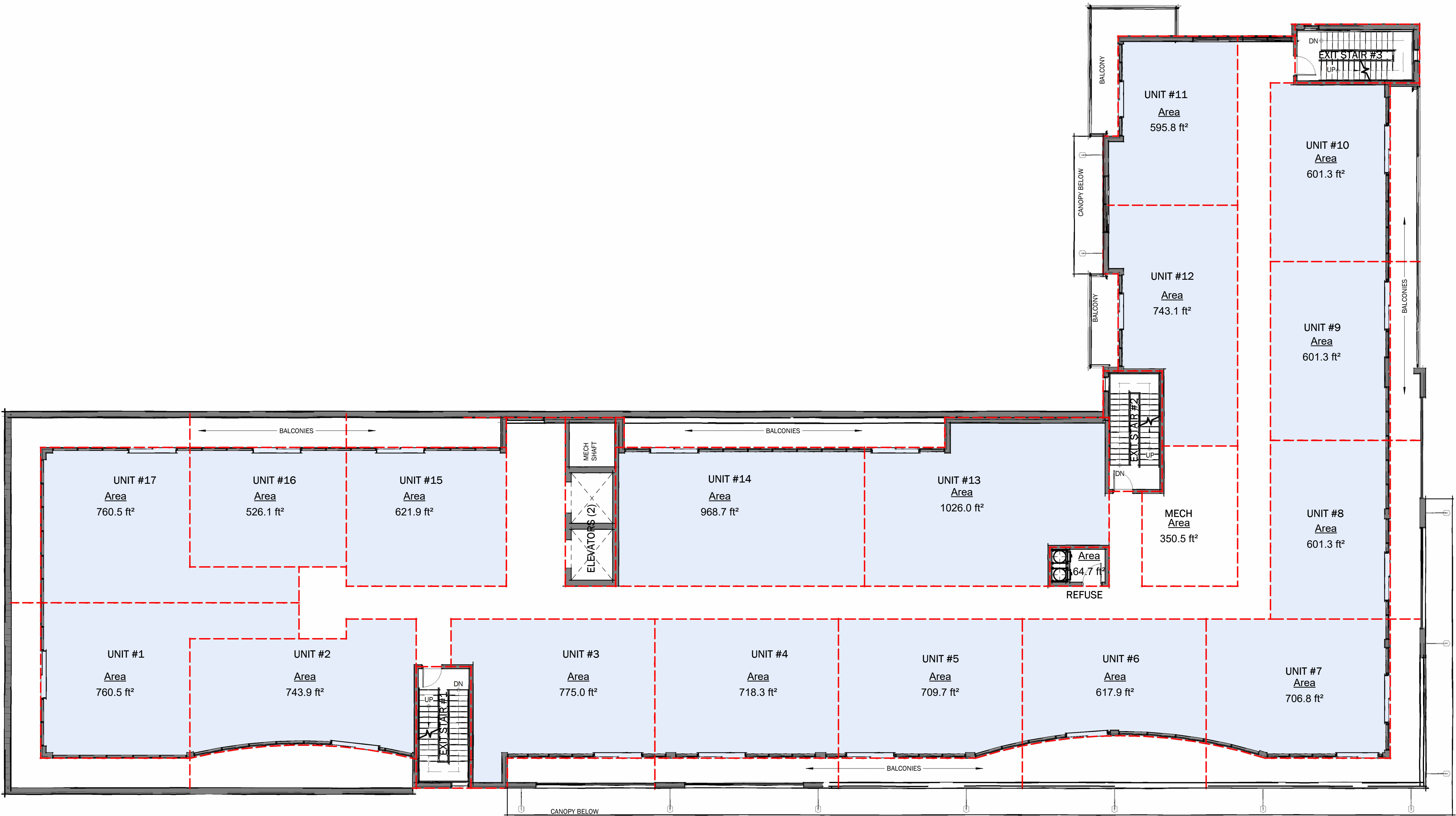
Architectural Office:
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905.984.5545

SHEET TITLE:

1ST FLOOR PLATE

DRAWN BY:	JKC	DRAWING No.:
CHECKED BY:	MDA/JRM	
DATE ISSUED:	14/02/2024	
PROJECT No.:	2024-101	

A1



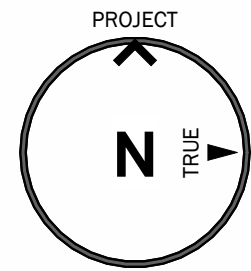
2ND - 3RD FLOOR
1" = 10'-0"
15,235 SQ.FT +/-
17 UNITS / FLOOR

No.	DATE:	DESCRIPTION:	BY:
0	MAR 15 2024	PRELIMINARY CONCEPT	JKC
1	SEPT 19 2024	SHADOW STUDY	JKC
2	OCT 09 2024	REVISED SITE PLAN	JKC
3	OCT 31 2024	REVISED SITE PLAN / GROUND FLR COMM.	JKC
4	JAN 17 2025	ZBA/OPA SUBMISSION #1	JKC

COMMISSION:

**STANLEY/MORDEN
DEVELOPEMENT**

4965, 4971, 4981 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS,
ONTARIO, L2E 5A2/L2E 3C4



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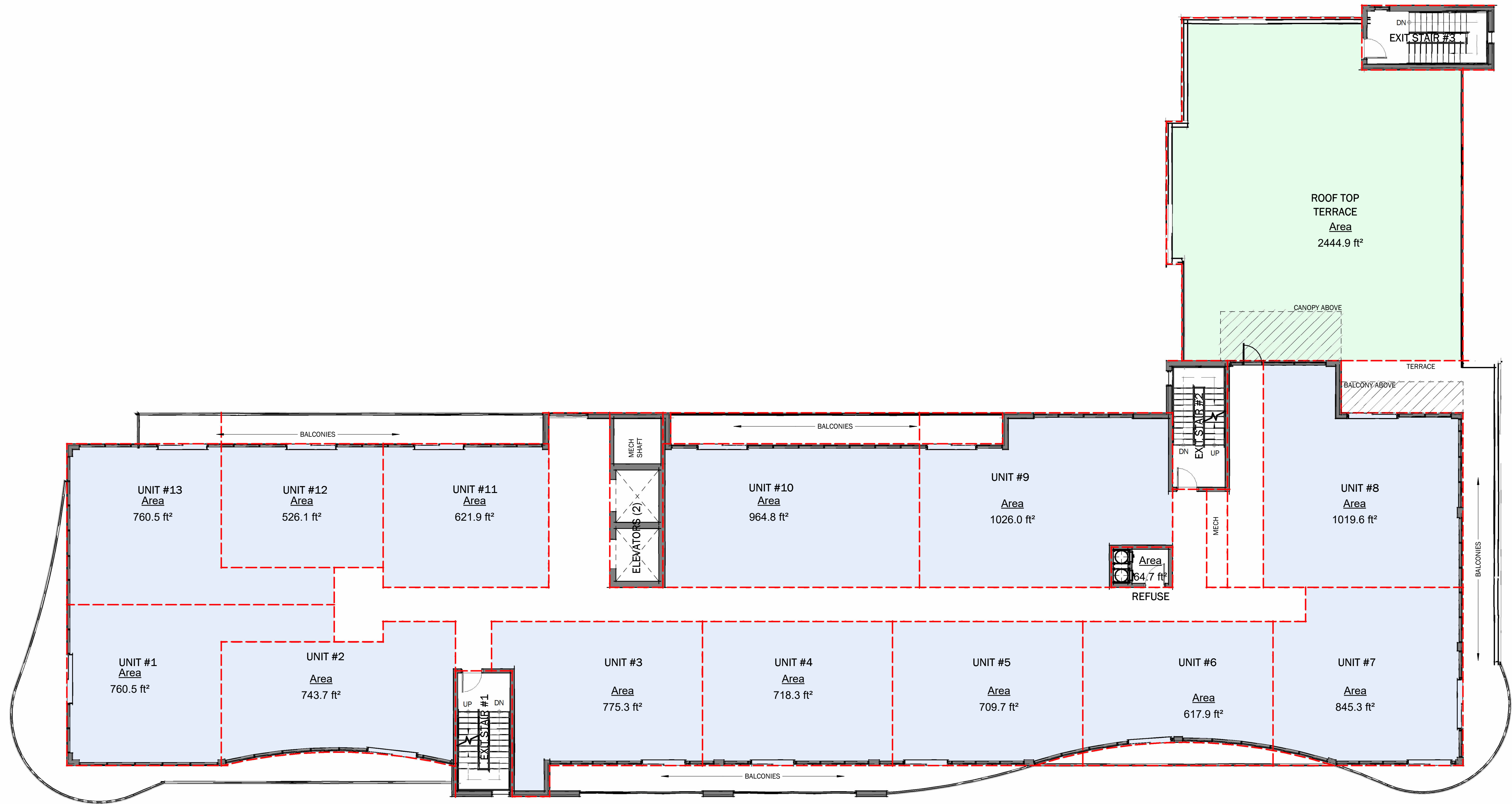
Architectural Office:
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905 984 5545

SHEET TITLE:

**2ND - 3RD
FLOOR PLATE**

DRAWN BY:	JKC	DRAWING No.:
CHECKED BY:	MDA/JRM	
DATE ISSUED:	14/02/2024	
PROJECT No.:	2024-101	

A2



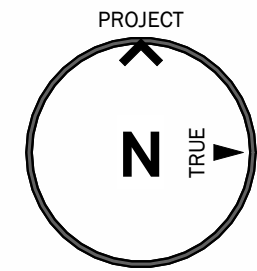
4TH-6TH FLOOR PLATES
1" = 10'-0"
12,395 SQ.FT+/-
13 UNITS / FLOOR

No.	DATE:	DESCRIPTION:	BY:
0	MAR 15 2024	PRELIMINARY CONCEPT	JKC
1	SEPT 19 2024	SHADOW STUDY	JKC
2	OCT 09 2024	REVISED SITE PLAN	JKC
3	OCT 31 2024	REVISED SITE PLAN / GROUND FLR COMM.	JKC
4	JAN 17 2025	ZBA/OPA SUBMISSION #1	JKC

COMMISSION:

**STANLEY/MORDEN
DEVELOPEMENT**

4965, 4971, 4981 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS,
ONTARIO, L2E 5A2/L2E 3C4



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architects
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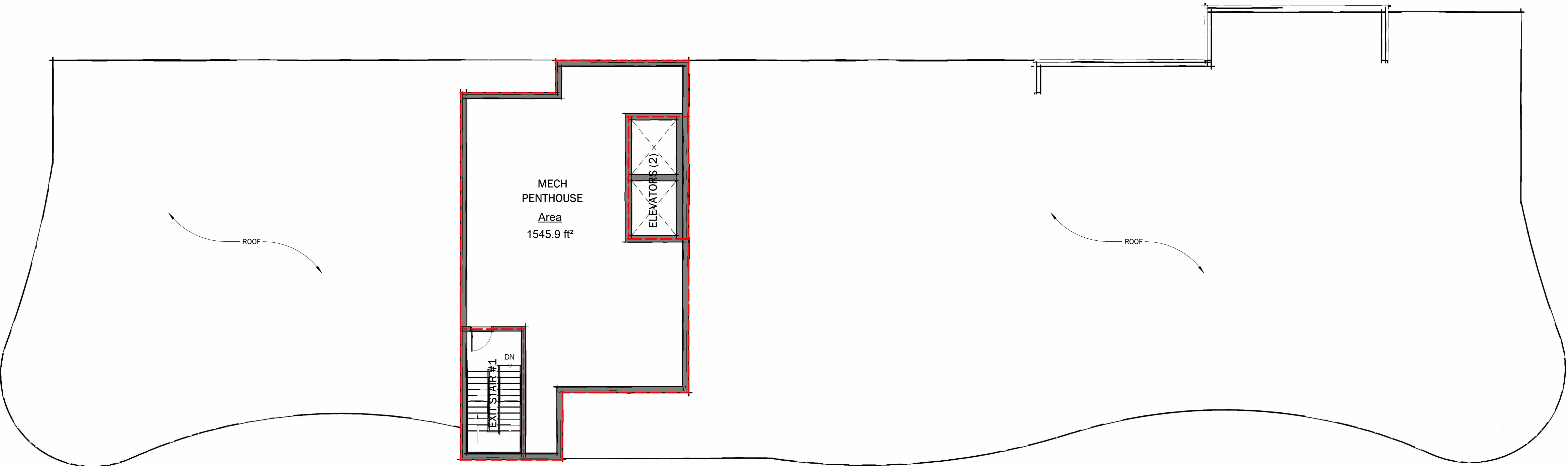
Architectural Office:
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SHEET TITLE:

**4TH - 6TH
FLOOR PLATE**

DRAWN BY:	JKC	DRAWING No.:
CHECKED BY:	MDA/JRM	
DATE ISSUED:	14/02/2024	
PROJECT No.:	2024-101	

A3



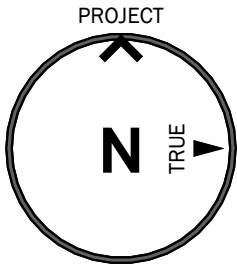
MECH PENTHOUSE FLOOR PLATE
1" = 10'-0" **1545 SQ.FT**

No.	DATE:	DESCRIPTION:	BY:
0	MAR 15 2024	PRELIMINARY CONCEPT	JKC
1	SEPT 19 2024	SHADOW STUDY	JKC
2	OCT 09 2024	REVISED SITE PLAN	JKC
3	OCT 31 2024	REVISED SITE PLAN / GROUND FLR COMM.	JKC
4	JAN 17 2025	ZBA/OPA SUBMISSION #1	JKC

COMMISSION:

STANLEY/MORDEN DEVELOPEMENT

4965,4971, 4961 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS, ONTARIO, L2E 5A2/L2E 3C4



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STUDIO INC.

Architectural Office:
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905 984 5545

SHEET TITLE:

MECH PENTHOUSE FLOOR PLATE

DRAWN BY:	JKC	DRAWING No.:	A4
CHECKED BY:	MDA/JRM		
DATE ISSUED:	14/02/2024		
PROJECT No.:	2024-101		