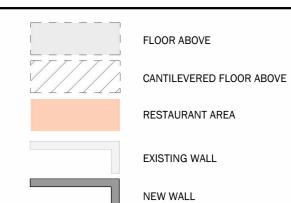


## BASEMENT CONCEPT 1/4" = 1'-0" PROPOSED: 79.5 m2

SCHEMATIC FLOOR PLAN LEGEND



ISSUED FOR

MINOR

VARIANCE

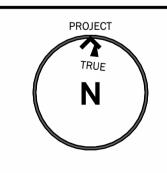
ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.				
	No.	DATE:	DESCRIPTION:	BY:
	1	04.16.2024	FOR PRE-CONSULTATION	ACK
	2	11.04.2024	RE-ISSUED TO CITY	ACK
	3	03.26.2025	REV 01 - CONCEPT	AM
	4	04.15.2025	ISSUED FOR MINOR VARIANCE	AM

COMMISSION: 2023-16

NORCINI & CO.
ADDITION AND
RENOVATION

3567 PORTAGE ROAD, NIAGARA FALLS



A • C • K

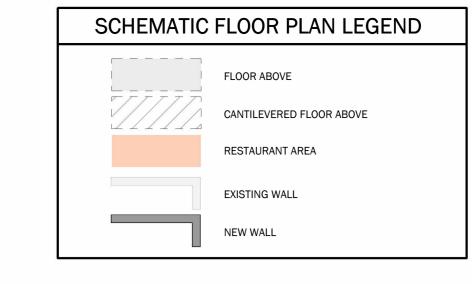
architects
studio inc.

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

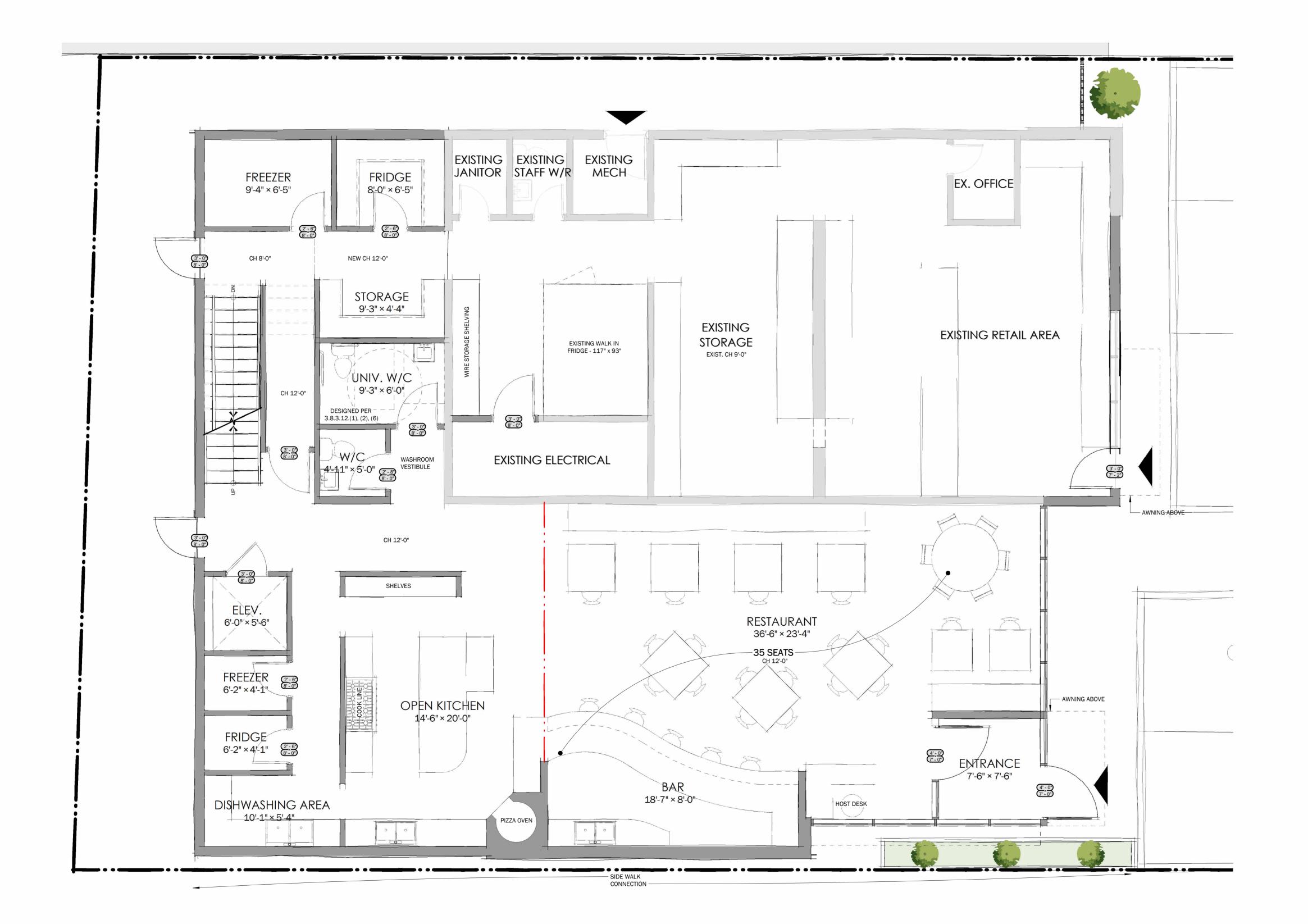
SHEET TITLE

BASEMENT FLOOR PLAN

DRAWN BY:	EH + KM	DRA
CHECKED BY:	XX	
DATE ISSUED:	04.15.2025	- /
PROJECT No.:	2023-162	



# ISSUED FOR MINOR VARIANCE



### FIRST FLOOR CONCEPT

1/4" = 1'-0"

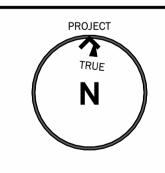
EXISTING: 128.7 m2 PROPOSED ADDITION: 197.42 m2 TOTAL: 326.12 m2

ı	ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS,
ı	NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO
ı	COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED, ALL
ı	DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF
ı	THE ARCHITECT AND MUST BE RETURNED UPON REQUEST.
ı	REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN
ı	WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT.
	DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

DRAW	DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.		
No.	DATE:	DESCRIPTION:	BY
1	04.16.2024	FOR PRE-CONSULTATION	ACI
2	11.04.2024	RE-ISSUED TO CITY	ACI
3	03.26.2025	REV 01 - CONCEPT	ΑN
4	04.15.2025	ISSUED FOR MINOR VARIANCE	ΑN

NORCINI & CO.
ADDITION AND
RENOVATION

3567 PORTAGE ROAD, NIAGARA FALLS



A - C - K

architects

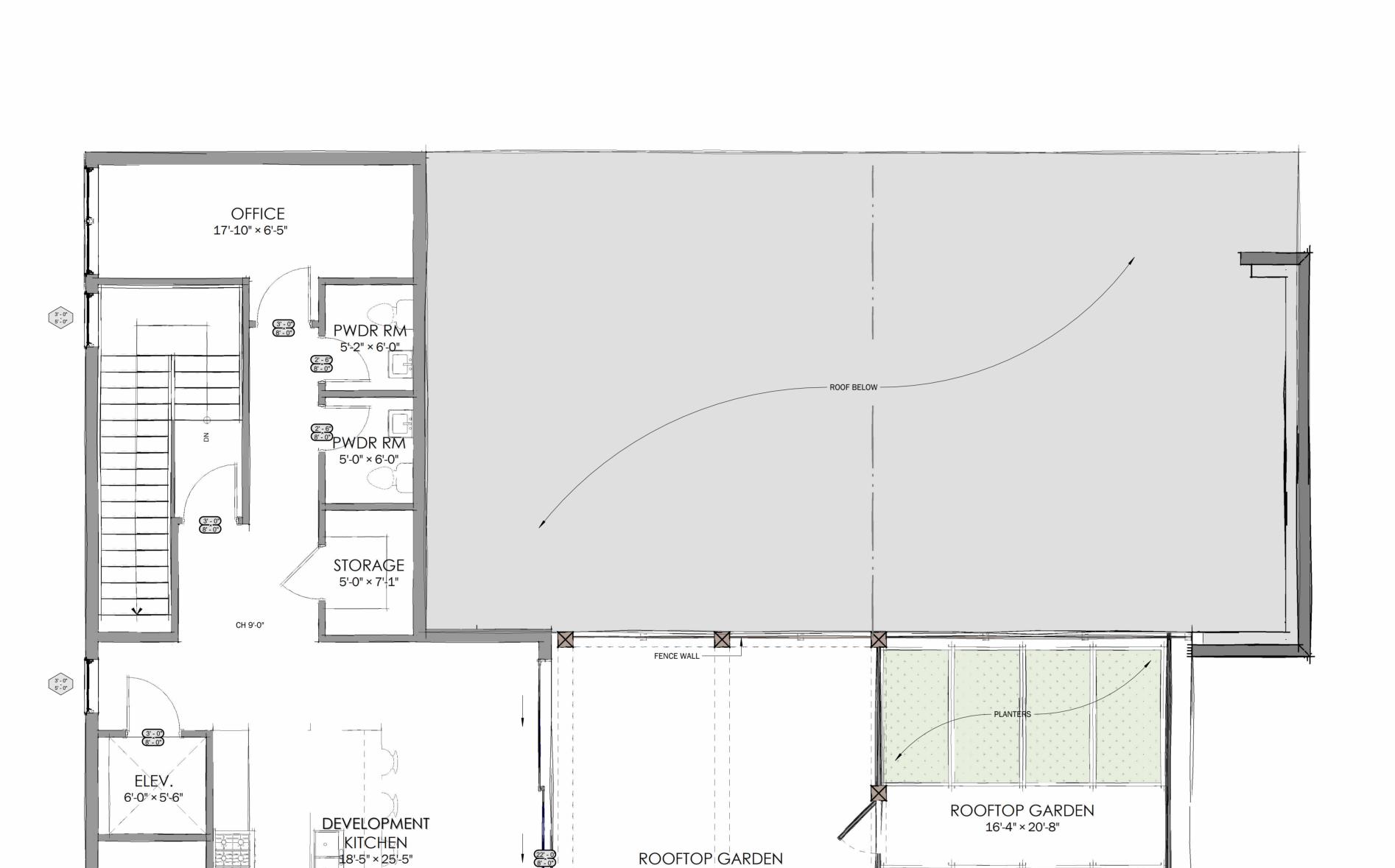
Architectural Office: 290 Glendale Ave. St.Catharines, ON, L2T 2L3 905 984 5545

SHEET TITLE:

COMMISSION:

FIRST FLOOR PLAN

DRAWN BY:	EH + KM	DRAWING No.:
CHECKED BY:	XX	<b>1 1 1</b>
DATE ISSUED:	04.15.2025	<b>.</b> A-1
PROJECT No.:	2023-162	



18'-1" × 24'-9"

GLASS RAILING —

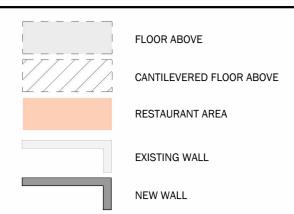
GLASS RAILING ----

-5 SEATS



2' - 6" 5' - 0" PANTRY 6'-2" × 14'-2"





ISSUED FOR

MINOR

VARIANCE

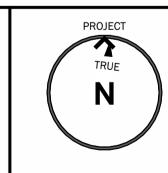
ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.				
	No.	DATE:	DESCRIPTION:	BY:
	1	04.16.2024	FOR PRE-CONSULTATION	ACK
	2	11.04.2024	RE-ISSUED TO CITY	ACK
	3	03.26.2025	REV 01 - CONCEPT	AM
	4	04.15.2025	ISSUED FOR MINOR VARIANCE	AM

COMMISSION:

NORCINI & CO.
ADDITION AND
RENOVATION

3567 PORTAGE ROAD, NIAGARA FALLS



A - C - K

architects

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

SHEET TITLE:

SECOND FLOOR PLAN

DRAWING No.:	EH + KM	DRAWN BY:	
110	XX	CHECKED BY:	
.A-1.2	04.15.2025	DATE ISSUED:	
	2023-162	PROJECT No.:	





# ISSUED FOR **MINOR VARIANCE**

RIGHT PERSPECTIVE

LEFT PERSPECTIVE



FRONT ELEVATION SCHEMATIC

1/4" = 1'-0"

ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT.

DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

No. DATE:		DESCRIPTION:	
1	04.16.2024	FOR PRE-CONSULTATION	ACK
2	11.04.2024	RE-ISSUED TO CITY	ACK
3 03.26.2025 REV 01 - CONCEPT		AM	
4	04.15.2025	ISSUED FOR MINOR VARIANCE	AM

COMMISSION: NORCINI & CO. **ADDITION AND** 

3567 PORTAGE ROAD, NIAGARA FALLS

RENOVATION

A - C - K

architects

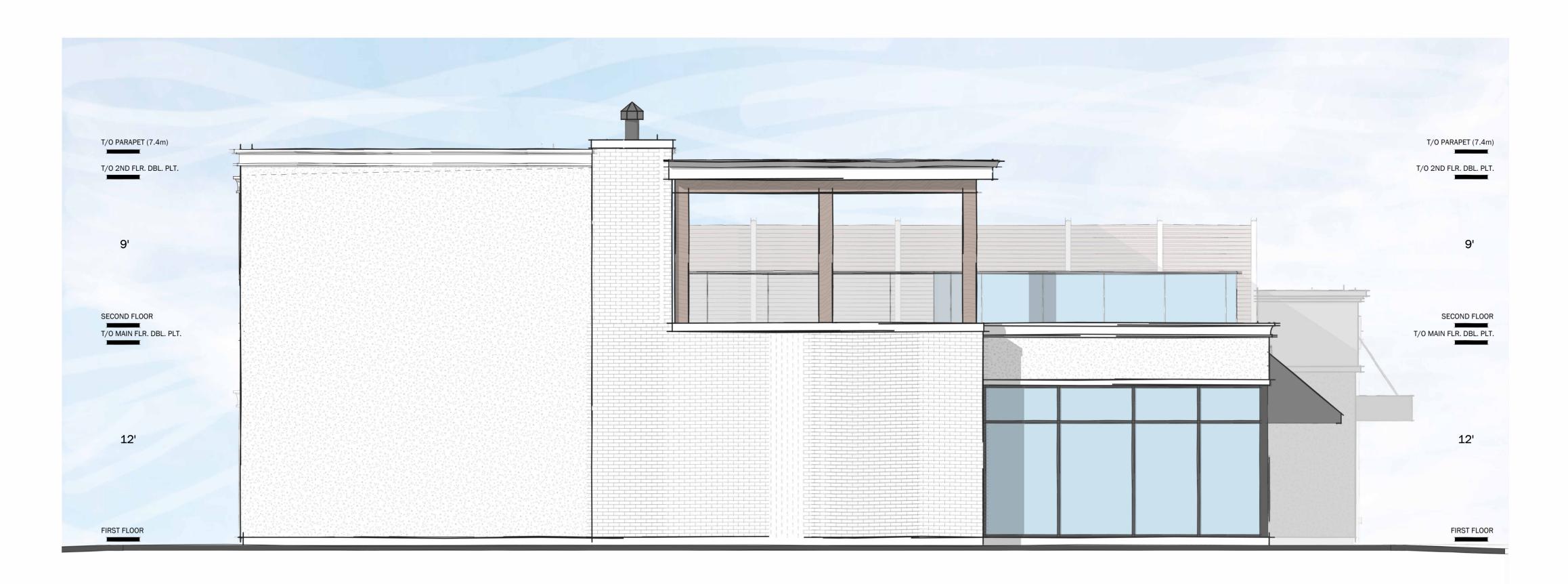
Architectural Office: 290 Glendale Ave. St.Catharines, ON, L2T 2L3 905 984 5545

SHEET TITLE:

FRONT ELEVATION

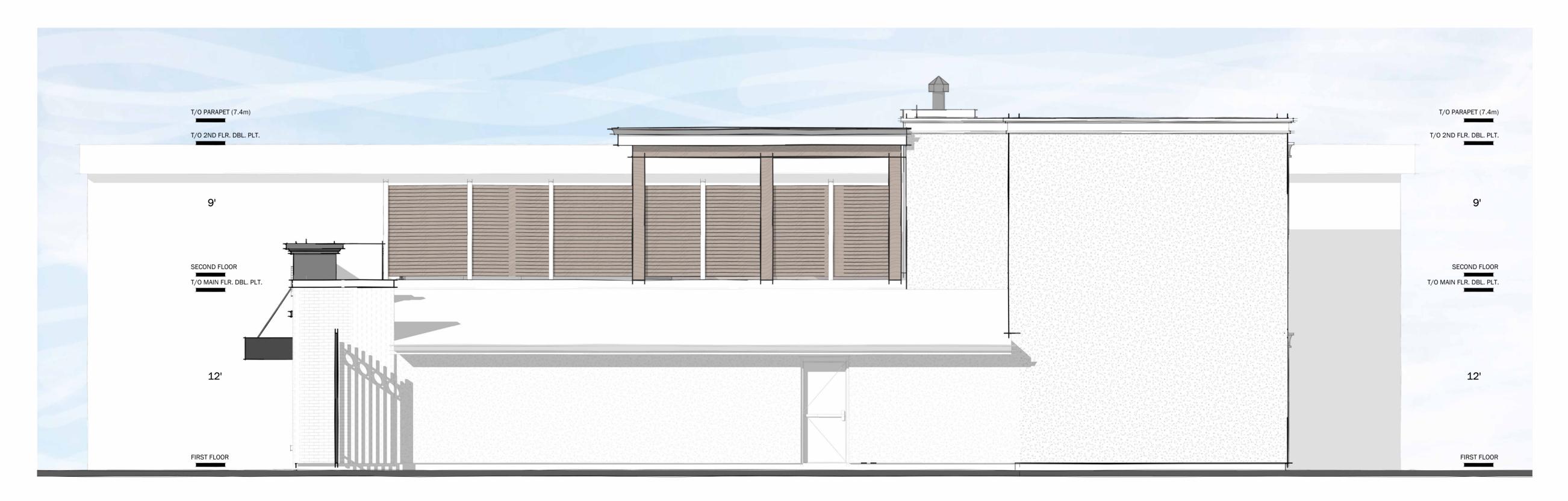
.A-2

DRAWN BY:	EH + KM	DRAWING No.:
CHECKED BY:	XX	Λ
DATE ISSUED:	04.15.2025	.A-
PROJECT No.:	2023-162	



#### LEFT ELEVATION SCHEMATIC

1/4" = 1'-0"



## RIGHT ELEVATION SCHEMATIC

## ISSUED FOR **MINOR VARIANCE**

ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT.

DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

No.	DATE:	DESCRIPTION:	В
2	11.04.2024	RE-ISSUED TO CITY	AC
3	03.26.2025	REV 01 - CONCEPT	Al
4	04.15.2025	ISSUED FOR MINOR VARIANCE	Al
·			
		2023-162	

NORCINI & CO. **ADDITION AND** RENOVATION

3567 PORTAGE ROAD, NIAGARA FALLS

A - C - K

architects
studio inc.

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

SHEET TITLE:

**ELEVATIONS** (SIDES)

DRAWN BY:	EH + KM	DRAWING No.:
CHECKED BY:	XX	Λ
DATE ISSUED:	04.15.2025	.A-
PROJECT No.:	2023-162	

.A-3