



2ND FLOOR PLATE







FRONT ELEVATION (DORCHESTER)

1:200



LEFT (SOUTH) ELEVATION

1:200



ARTIST RENDER (THE PRESENTED RENDER IS A REPRESENTATIONAL ARTIST CONCEPT IMAGE ONLY)

















<u> 3RD - 6TH FLOOR PLATE</u>

1:200









7TH - 8TH FLOOR PLATE







GENERAL NOTES 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 not a in whele in strictly forbid to without written concent part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued. NO. DATE: **REVISION:** 08.20.2021 SCHEMATIC DESIGN DIMENSIONS ADDED 10.20.2021 3 10.20.2021 SITE STATS 4 03.10.2022 **REVISED SITE DESIGN** REVISED SITE DESIGN CONCEPTUAL DESIGN 5 03.16.2022 CH 6 07.23.24 COMMISSION: DORCHESTER ROAD -BUILDING 2+3 5259 DORCHESTER ROAD, NIAGARA FALLS. ON. A · C · K architects studio inc. Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545 SHEET TITLE: FRONT AND LEFT ELEVATION Issued for Re-Zoning Issued for Site Plan Agreement: Issued for Permit: Issued for Tender: Issued for Construction: DRAWN BY: EH DWG. No. MDA CHECKED BY: A3 JULY 2024 DATE: AS SHOWN SCALE: PROJECT No .: 2018-214



REAR (SOUTH) ELEVATION

1:200



1:200



ARTIST RENDER (THE PRESENTED RENDER IS A REPRESENTATIONAL ARTIST CONCEPT IMAGE ONLY)





NUMBER OF U	<u>JNITS</u>	GENERAL NOTES
1ST FLOOR 2ND - 4TH FLOOR	20 22 (66)	
5TH FLOOR 6TH - 9TH FLOOR	22 (88)	
10TH - 12TH FLOOR		
TOTAL:	256 UNITS	
		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
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		COMMISSION:
		DORCHESTER ROAD - BUILDING 4
		5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
		A · C · K
		architects studio inc.
		Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
		SHEET TITLE:
		1ST FLOOR PLATE
		Issued for Re-Zoning
		Issued for Site Plan Agreement: Issued for Permit:
		Issued for Tender: Issued for Construction: DRAWN BY: EH DWG. No.
		DRAWN BT. En DWG. NO. CHECKED BY: MDA DATE: JULY 2024
		SCALE: AS SHOWN PROJECT No.: 2018-214
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	NUMBER OF	<u>UNITS</u>	GENERAL NOTES
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a r c h i t e c t s studio inc. Architectural Office: 200 Glendale Ave. St. Catinarines, ON, L2T 2L3 905 984 8545 SHEET TITLE: 2ND - 4TH FLOOR PLATE Issued for Re-Zoning Issued for Tender: Issued for Tender: Issued for Construction: DRAWN BY: EH DWG. No. CALE: AS SHOWN			5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
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Issued for Tender: Issued for Construction: DRAWN BY: EH DWG. No. CHECKED BY: MDA DATE: JULY 2024 SCALE: AS SHOWN			
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DATE: JULY 2024 SCALE: AS SHOWN			Issued for Construction:
SUALE: AS SHOWN			
			SCALE: AS SHOWN PROJECT No.: 2018-214



NUMBER OF L	INITS	GENERAL NOTES
1ST FLOOR	20	
2ND - 4TH FLOOR 5TH FLOOR	22 (66) 22	
6TH - 9TH FLOOR 10TH - 12TH FLOOR	22 (88) 20 (60)	
TOTAL:	256 UNITS	
		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
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		503.16.2022REVISED SITE DESIGNCH607.23.2024CONCEPTUAL DESIGNEH
		COMMISSION:
		DORCHESTER ROAD -
		BUILDING 4
		5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
		A · C · K
		architects
		STUDIO INC.
		Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
		SHEET TITLE:
		5TH FLOOR PLATE
		Issued for Re-Zoning
		Issued for Site Plan Agreement: Issued for Permit:
		Issued for Tender:
		Issued for Construction: DRAWN BY: EH DWG. No.
		CHECKED BY: MDA DATE: JULY 2024 A3
		SCALE: AS SHOWN PROJECT No.: 2018-214



<u>6TH - 9TH FLOOR</u>



NUMBER OF	<u>UNITS</u>	GENERAL NOTES
1ST FLOOR	20	
2ND - 4TH FLOOR 5TH FLOOR	22 (66) 22	
6th - 9th Floor 10th - 12th Floor	22 (88) 20 (60)	
TOTAL:	256 UNITS	
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		5 03.16.2022 REVISED SITE DESIGN CH 6 07.23.2024 CONCEPTUAL DESIGN EH
		COMMISSION:
		DORCHESTER ROAD -
		BUILDING 4
		5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
		A · C · K
		architects
		STUDIO INC. Architectural Office:
		290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
		SHEET TITLE:
		6TH - 9TH FLOOR
		PLATE
		Issued for Re-Zoning Issued for Site Plan Agreement:
		Issued for Permit: Issued for Tender: Issued for Construction:
		Issued for Construction: DRAWN BY: EH DWG. No.
		CHECKED BY: MDA DATE: JULY 2024
		SCALE: AS SHOWN PROJECT No.: 2018-214



<u>10TH - 12TH FLOOR</u>



NUMBER OF	JNITS	GENERAL NOTES
1ST FLOOR	20	
2ND - 4TH FLOOR 5TH FLOOR	22 (66) 22	
6th - 9th Floor 10th - 12th Floor	22 (88) 20 (60)	
TOTAL:	256 UNITS	
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		3 10.20.2021 SITE STATS CH 4 03.10.2022 REVISED SITE DESIGN CH
		5 03.16.2022 REVISED SITE DESIGN CH 6 07.23.2024 CONCEPTUAL DESIGN EH
		COMMISSION:
		DORCHESTER ROAD -
		BUILDING 4
		5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
		A · C · K
		architects
		STUDIO INC. Architectural Office:
		290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
		SHEET TITLE:
		10TH - 12TH FLOOR
		PLATE
		Issued for Re-Zoning Issued for Site Plan Agreement:
		Issued for Permit: Issued for Tender:
		Issued for Construction: DRAWN BY: EH DWG. No.
		CHECKED BY: MDA DATE: JULY 2024 A5
		SCALE: AS SHOWN PROJECT No.: 2018-214
		PRUJEUT NO.: 2018-214



FRONT ELEVATION

1:200



ARTIST RENDER NDER IS A REPRESENTATIONAL ARTIST CONCEPT IMAGE ONLY,





REAR ELEVATION

1:200



ARTIST RENDER (THE PRESENTED RENDER IS A REPRESENTATIONAL ARTIST CONCEPT IMAGE ONLY)





RIGHT ELEVATION

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	hitects	
	rchitectural Office:	
	Ave. St. Catharines, ON, L2T 2L3 905 984 5545	
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Issued for Re-Zoning		
Issued for Site Plan Agreen Issued for Permit:	nent:	
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Issued for Construction: DRAWN BY:	EH DWG. No.	
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DATE: SCALE:	JULY 2024 AS SHOWN)
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STH FLOOR	10TH -12TH FLOOR
	9TH FLOOR
6TH - 9TH FLOOR STH FLOOR 4TH FLOOR 3RD FLOOR	8TH FLOOR
	7 <u>TH FLOOR</u>
ATH FLOOR	<u>6TH - 9TH FLOOR</u>
3RD FLOOR	5TH FLOOR
2ND - 4TH FLOOR	<u>3rd floor</u>
	2ND - 4TH FLOOR



















FRONT ELEVATION

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ARTIST RENDER (THE PRESENTED RENDER IS A REPRESENTATIONAL ARTIST CONCEPT IMAGE ONLY)



			
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NO.	DATE: 08.20.2021	REVISION: SCHEMATIC DESIGN	BY: JKC
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SHEE	SISTITURE:	ILDING 5 ER ROAD, NIAGARA FALLS. ON C - K h i t e c t s D I O I N C . rchitectural Office: Ave. St. Catharines, ON, L2T 2L3 905 984 5545	
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SHEE	SISTITURE:	ILDING 5 ER ROAD, NIAGARA FALLS. ON C - K h i t e c t s D I O I N C . rchitectural Office: Ave. St. Catharines, ON, L2T 2L3 905 984 5545	
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D SHEE F	SACHE BUI 5259 DORCHESTE A a r c l s t u A 290 Glendale T TITLE: RONT	ER ROAD, NIAGARA FALLS. ON C - K h i t e c t s D I O I N C . RChitectural Office: Ave. St. Catharines, ON, L2T 2L3 905 984 5545	
SHEE SHEE F	S259 DORCHESTE 5259 DORCHESTE A r c I S T U A 290 Glendale A T TITLE: RONT or Re-Zoning or Site Plan Agreent	ER ROAD, NIAGARA FALLS. ON C - K h i t e c t s D I O I N C . RChitectural Office: Ave. St. Catharines, ON, L2T 2L3 905 984 5545	
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REAR ELEVATION

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ARTIST RENDER

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COMMISSION:
DORCHESTER ROAD -
BUILDING 5
5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
$A \cdot C \cdot K$
architects
Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545
SHEET TITLE:
REAR ELEVATION
Issued for Re-Zoning
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RIGHT ELEVATION

1:200



LEFT ELEVATION



GENE			
	RAL NOTES		
and re	port any discrepanci	es shall verify all dimensions, not les prior to commencement of the	e work.
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NO.	DATE:	cose for which they are issued.	BY:
1 2	08.20.2021 10.20.2021	SCHEMATIC DESIGN DIMENSIONS ADDED	JKC JKC
3	10.20.2021 03.10.2022	SITE STATS REVISED SITE DESIGN	CH CH
5 6	03.16.2022	REVISED SITE DESIGN CONCEPTUAL DESIGN	CH EH
D		STER ROAI) - C
	5259 DORCHESTE	R ROAD, NIAGARA FALLS. ON	
	Λ		
	A •	C · K	
	arch	nitects	
	STU	DIO INC.	
		chitectural Office:	
1		ve. St. Catharines, ON, L2T 2L3 905 984 5545	
	ET TITLE:		
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		ND RIGHT VATION	Г
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Issued for Issued for Issued for	ELE' or Re-Zoning or Site Plan Agreem or Permit: or Tender:	VATION	
Issued for Issued for Issued for	ELE' or Re-Zoning or Site Plan Agreem or Permit: or Tender: or Construction:	VATION	
Issued for Issued for Issued for Issued for	ELE or Re-Zoning or Site Plan Agreem or Permit: or Tender: or Construction: BY:	EH DWG. No.	
Issued for Issued for Issued for Issued for DRAWN CHECKE DATE:	ELE' or Re-Zoning or Site Plan Agreem or Permit: or Tender: or Construction: BY: ED BY:	CATION ent: EH DWG. No. MDA JULY 2024	
Issued for Issued for Issued for Issued for DRAWN CHECKE	ELE or Re-Zoning or Site Plan Agreem or Permit: or Tender: or Construction: BY: ED BY:	EH DWG. No.	



NUMBER OF	<u>UNITS</u>	GENERAL NOTES
1ST FLOOR 2ND - 4TH FLOOR	20	
5TH FLOOR 6TH - 10TH FLOOR	22 (66) 22 22 (110)	
11TH - 18TH FLOOR	· · /	
TOTAL:	378 UNITS	
		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: REVISION: BY:
		1 08.20.2021 SCHEMATIC DESIGN JKC 2 10.20.2021 DIMENSIONS ADDED JKC 3 10.20.2021 SITE STATS CH
		3 10.202.2021 STE STATS CH 4 03.10.2022 REVISED SITE DESIGN CH 5 03.16.2022 REVISED SITE DESIGN CH 6 07.23.2024 CONCEPTUAL DESIGN EH
		COMMISSION:
		DORCHESTER ROAD -
		BUILDING 4
		5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
		A · C · K
		architects
		STUDIO INC. Architectural Office:
		290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
		SHEET TITLE:
		1ST FLOOR PLATE
		Issued for Re-Zoning
		Issued for Re-Zoning Issued for Site Plan Agreement: Issued for Permit:
		Issued for Permit: Issued for Tender: Issued for Construction:
		DRAWN BY: EH DWG. No. CHECKED BY: MDA
		DATE: JULY 2024 AS SHOWN
		PROJECT No.: 2018-214



NUMBER	OF UNITS	GENERAL NOTES
1ST FLOOR	20	
2ND - 4TH FLOOF 5TH FLOOR	R 22 (66) 22	
6th - 10th Floo 11th - 18th Floo	X 1	
TOTAL:	378 UNITS	
		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
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		1 08.20.2021 SCHEMATIC DESIGN JKC 2 10.20.2021 DIMENSIONS ADDED JKC 3 10.20.2021 SITE STATS CH
		403.10.2022REVISED SITE DESIGNCH503.16.2022REVISED SITE DESIGNCH607.23.2024CONCEPTUAL DESIGNEH
		COMMISSION:
		DORCHESTER ROAD -
		BUILDING 4
		5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
		A · C · K
		architects
		STUDIO INC. Architectural Office:
		290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
		2ND - 4TH FLOOR PLATE
		Issued for Re-Zoning Issued for Site Plan Agreement:
		Issued for Permit: Issued for Tender:
		Issued for Construction: DRAWN BY: EH DWG. No.
		CHECKED BY: MDA DATE: JULY 2024 SCALE: AS SHOWN
		SCALE: AS SHOWN PROJECT No.: 2018-214



NUMBER OF UNIT	<u>S</u>	GENERAL NOTES
1ST FLOOR 2ND - 4TH FLOOR	20 22 (66)	
5TH FLOOR	22 (00) 22 22 (110)	
	20 (160)	
TOTAL: 37	8 UNITS	
L		
		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: REVISION: BY: 1 00.00.0004 00.0004 00.0004 00.0004
		1 08.20.2021 SCHEMATIC DESIGN JKC 2 10.20.2021 DIMENSIONS ADDED JKC 3 10.20.2021 SITE STATS CH
		403.10.2022REVISED SITE DESIGNCH503.16.2022REVISED SITE DESIGNCH607.23.2024CONCEPTUAL DESIGNEH
		COMMISSION:
		DORCHESTER ROAD - BUILDING 4
		5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
		A · C · K
		architects studio inc.
		Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
		SHEET TITLE:
		5TH FLOOR PLATE
		Issued for Re-Zoning
		Issued for Site Plan Agreement: Issued for Permit:
		Issued for Tender: Issued for Construction:
		DRAWN BY: EH DWG. No. CHECKED BY: MDA
		DATE: JULY 2024 AS SHOWN
		SCALE: AS SHOWN PROJECT No.: 2018-214



6TH - 10TH FLOOR PLATE



1ST FLOOR	<u>JNITS</u>	GENERAL NOTES		
2ND - 4TH FLOOR	20 22 (66)			
5th floor 6th - 10th floor	22 22 (110)			
11TH - 18TH FLOOR	20 (160)			
TOTAL:	378 UNITS			
		All contractors and/or trad	es shall verify all dimensions, no	tes, site
		and report any discrepanc This drawing not to be sca documents are the proper	ies prior to commencement of th led, all drawings, prints and relativy by of the architect and must be re	e work. ted turned
		part or in whole is strictly f	on of drawings and related docun orbidden without written consent pose for which they are issued. REVISION:	BY:
		NO. DATE: 1 08.20.2021 2 10.20.2021 3 10.20.2021	SCHEMATIC DESIGN DIMENSIONS ADDED SITE STATS	JKC JKC CH
		4 03.10.2022 5 03.16.2022 6 07.23.2024	REVISED SITE DESIGN REVISED SITE DESIGN CONCEPTUAL DESIGN	CH CH EH
		COMMISSION:		
		DORCHE	STER ROAI	ן - כ
		BUI	LDING 4	
		5259 DORCHESTE	R ROAD, NIAGARA FALLS. ON	
			(N	
			C · K	
		arcl	C K nitects	
		arck stu	nitects	
		arck stu	DIOINC . chitectural Office: ve. St. Catharines, ON, L2T 2L3	
		Ar C A S T U 290 Glendale A SHEET TITLE:	DIOINC . chitectural Office: ve. St. Catharines, ON, L2T 2L3	PR
		arch stu 290 Glendale A SHEET TITLE: 6TH - 1	DIO INC. chitectural Office: we. St. Catharines, ON, L2T 2L3 905 984 5545	R
		arch stu 290 Glendale A SHEET TITLE: 6TH - 1 F	n i t e c t s DIO INC. chitectural Office: we. St. Catharines, ON, L2T 2L3 905 984 5545	R
		arch stu 290 Glendale A SHEET TITLE: 6TH - 1	n i t e c t s DIO INC. chitectural Office: we. St. Catharines, ON, L2T 2L3 905 984 5545 OTH FLOO PLATE	PR
		arch stu stu ar 290 Glendale A SHEET TITLE: 6TH – 1 F Issued for Re-Zoning Issued for Site Plan Agreem	n i t e c t s DIO INC. chitectural Office: we. St. Catharines, ON, L2T 2L3 905 984 5545 OTH FLOO PLATE	PR
		arch stu Stu 290 Glendale A SHEET TITLE: 6TH - 1 F Issued for Re-Zoning Issued for Re-Zoning Issued for Site Plan Agreem Issued for Permit: Issued for Tender:	n i t e c t s DIO INC. chitectural Office: we. St. Catharines, ON, L2T 2L3 905 984 5545 OTH FLOO PLATE	
		arck stu	n i t e c t s DIO INC. chitectural Office:	





<u> 11TH - 18TH FLOOR</u>



NUMBER OF UNITS	GENERAL NOTES
1ST FLOOR 20 2ND - 4TH FLOOR 22 (66) 5TH FLOOR 22	
6TH - 10TH FLOOR 22 (110) 11TH - 18TH FLOOR 20 (160)	
TOTAL: 378 UNITS	
	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
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	1 08.20.2021 SCHEMATIC DESIGN JKC 2 10.20.2021 DIMENSIONS ADDED JKC 3 10.20.2021 SITE STATS CH
	403.10.2022REVISED SITE DESIGNCH503.16.2022REVISED SITE DESIGNCH607.23.2024CONCEPTUAL DESIGNEH
	COMMISSION:
	DORCHESTER ROAD - BUILDING 4
	5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
	A · C · K
	architects STUDIO INC. Architectural Office:
	290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
	SHEET TITLE:
	PLATE
	Issued for Re-Zoning Issued for Site Plan Agreement:
	Issued for Permit: Issued for Tender: Issued for Construction:
	DRAWN BY: EH DWG. No. CHECKED BY: MDA
	DATE: JULY 2024 SCALE: AS SHOWN PROJECT No.: 2018-214



FRONT	ELEVATION	

1:200

	18TH FLOOR
	E 99 22 12TH FLOOR
	<u>91H_FLOOR</u>
	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	2 2 2 6TH - 10TH FLOOR PLATE
	$\underline{\qquad}$
	<u>4IH FLOOR</u>
	$\underline{\qquad} 2ND - 4IH FLOOR$
	1ST FLOOR



THE PRESENTED RENDER IS A REPRESENTATIONAL ARTIST CONCEPT IMAGE ONLY

GENE	RAL NOTES			
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and rep	tractors and/or trade port any discrepanc	ies prior to co	mmencement of th	ne work.
docum	awing not to be sca ents are the proper	ty of the archit	ect and must be re	eturned
part or	equest. Reproduction in whole is strictly f	orbidden with	out written consen	
Drawin NO.	gs to be for the pur	-	they are issued.	BY:
1	08.20.2021	SCHEM	ATIC DESIGN	JKC
2	10.20.2021		IONS ADDED E STATS	JKC CH
4	03.10.2022	REVISED	SITE DESIGN	CH
5 6	03.16.2022 07.23.2024		SITE DESIGN TUAL DESIGN	CH EH
6				
6	07.23.2024			
6 COMI	07.23.2024 MISSION:	CONCEP	TUAL DESIGN	EH
6 COMI	07.23.2024 MISSION: DRCHE	CONCEP	R ROA	EH
6 COMI	07.23.2024 MISSION: DRCHE	CONCEP	R ROA	EH
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6 COMI	07.23.2024 MISSION: DRCHE BUI	CONCEP STEF LDIN R ROAD, NIA	R ROA G 4 Gara falls. ON	ен D -
6 COMI	07.23.2024 MISSION: DRCHE BUI	STE	R ROA G 4 Gara falls. ON	ен D -
6 COMI	07.23.2024 MISSION: DRCHE BUI	CONCEP	R ROA G 4 Gara falls. ON	ен D -
6 COMI	07.23.2024 MISSION: DRCHE BUI	CONCEP	R ROA G 4 GARA FALLS. ON	ен D -
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE	CONCEP STEF LDIN R ROAD, NIA	R ROA G 4 GARA FALLS. ON	ен D -
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 5259 DORCHESTE a r c h s t u	CONCEP CONCEP STEF LDIN R ROAD, NIA R ROAD, NIA	TUAL DESIGN	ен D -
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 5259 DORCHESTE a r c h s t u	CONCEP STEF LDIN R ROAD, NIA	TUAL DESIGN	ен D -
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 5259 DORCHESTE a r c h s t u	CONCEP CONCEP STEF LDIN R ROAD, NIA R ROAD, NIA	TUAL DESIGN	ен D -
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 5259 DORCHESTE a r c h s t u Ar 290 Glendale A	CONCEP CONCEP STEF LDIN R ROAD, NIA R ROAD, NIA	TUAL DESIGN	ен D -
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 6259 DORCHESTE a r c ł s t u Ar 290 Glendale A	CONCEP CONCEP STEF LDIN R ROAD, NIA R ROAD, NIA C C D I C C C C C C C C C C C C C C C C C C C	TUAL DESIGN R ROA G 4 GARA FALLS. ON GARA FALLS. ON GARA FALLS. ON CON E C T S I N C . COPE ES, ON, L2T 2L3	EH
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 5259 DORCHESTE a r c h s t u Ar 290 Glendale A	CONCEP CONCEP STEF LDIN R ROAD, NIA R ROAD, NIA C C D I C C C C C C C C C C C C C C C C C C C	TUAL DESIGN R ROA G 4 GARA FALLS. ON GARA FALLS. ON GARA FALLS. ON CON E C T S I N C . COPE ES, ON, L2T 2L3	EH
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 6259 DORCHESTE a r c ł s t u Ar 290 Glendale A	CONCEP CONCEP STEF LDIN R ROAD, NIA R ROAD, NIA C C D I C C C C C C C C C C C C C C C C C C C	TUAL DESIGN R ROA G 4 GARA FALLS. ON GARA FALLS. ON GARA FALLS. ON CON E C T S I N C . COPE ES, ON, L2T 2L3	EH
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 6259 DORCHESTE a r c ł s t u Ar 290 Glendale A	CONCEP CONCEP STEF LDIN R ROAD, NIA R ROAD, NIA C C D I C C C C C C C C C C C C C C C C C C C	TUAL DESIGN R ROA G 4 GARA FALLS. ON GARA FALLS. ON GARA FALLS. ON CON E C T S I N C . COPE ES, ON, L2T 2L3	EH
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 6259 DORCHESTE a r c ł s t u Ar 290 Glendale A	CONCEP CONCEP STEF LDIN R ROAD, NIA R ROAD, NIA C C D I C C C C C C C C C C C C C C C C C C C	TUAL DESIGN R ROA G 4 GARA FALLS. ON GARA FALLS. ON GARA FALLS. ON CON E C T S I N C . COPE ES, ON, L2T 2L3	EH
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 5259 DORCHESTE A r c h s t u Ar 290 Giendale A	CONCEP CONCEP STEF LDIN R ROAD, NIA R ROAD, NIA C C C C C C C C C C C C C C C C C C C	TUAL DESIGN R ROA G 4 GARA FALLS. ON GARA FALLS. ON GARA FALLS. ON CON E C T S I N C . COPE ES, ON, L2T 2L3	EH
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 5259 DORCHESTE CAR a r c h s t u Ar 290 Glendale A T TITLE: RONT	CONCEP CONCEP STEF LDIN R ROAD, NIA R ROAD, NIA C C C C C C C C C C C C C C C C C C C	TUAL DESIGN R ROA G 4 GARA FALLS. ON GARA FALLS. ON GARA FALLS. ON CON E C T S I N C . COPE ES, ON, L2T 2L3	EH
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 5259 DORCHESTE CAR a r c h s t u ar 290 Glendale A cr TITLE: CONT	CONCEP CONCEP STEF LDIN R ROAD, NIA R ROAD, NIA C C C C C C C C C C C C C C C C C C C	TUAL DESIGN R ROA G 4 GARA FALLS. ON GARA FALLS. ON GARA FALLS. ON CON E C T S I N C . COPE ES, ON, L2T 2L3	EH
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 5259 DORCHESTE 5259 DORCHESTE CONCHESTE C	CONCEP CONCEP STEF LDIN R ROAD, NIA R ROAD, NIA C C C C C C C C C C C C C C C C C C C	TUAL DESIGN R ROA GARA FALLS. ON GARA FALLS. ON Care es, ON, L2T 2L3 VATIC	EH
6 COMI	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 5259 DORCHESTE 5259 DORCHESTE CA a r c h s t u a r c h s t u ar 290 Glendale A T TITLE: CONT	CONCEP CONCEP STEP LDIN R ROAD, NIA R ROAD, NIA C C C C C C C C C C C C C C C C C C C	TUAL DESIGN R ROA G 4 GARA FALLS. ON GARA FALLS. ON GARA FALLS. ON CON E C T S I N C . COPE ES, ON, L2T 2L3	EH
6 COM DC	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 5259 DORCHESTE 5259 DORCHESTE CA a r c h s t u a r c h s t u ar 290 Glendale A T TITLE: CONT	CONCEP CONCEP STEF LDIN R ROAD, NIA R ROAD, NIA C C C C C C C C C C C C C C C C C C C	TUAL DESIGN TUAL DESIGN R ROA GARA FALLS. ON GARA FALLS. ON COMPANY E C T S I N C . COMPANY C	
6 COMI DC DC SHEE FI Issued fo Issued fo Issued fo Issued fo CHECKE	07.23.2024 MISSION: DRCHE BUI 5259 DORCHESTE 5259 DORCHESTE CAR a r c h s t u ar 290 Glendale A r 290 Glendale A r 290 Glendale A r 290 Glendale A	CONCEP CONCEP STEP LDIN R ROAD, NIA R ROAD, NIA C C C C C C C C C C C C C C C C C C C	TUAL DESIGN R ROA GARA FALLS. ON GARA FALLS. ON Care es, ON, L2T 2L3 VATIC	



REAR ELEVATION

1:200



ARTIST RENDER

	GENERAL NOTES
<u>17th Floor</u>	
<u>16TH FLOOR</u>	
<u>15TH FLOOR</u>	
<u>14TH FLOOR</u>	
<u>13TH FLOOR</u>	
<u>12TH FLOOR</u>	
<u>11TH - 18TH FLOOR</u>	
<u>11TH - 18TH FLOOR PLATE</u>	
9TH FLOOR	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: REVISION: BY: 1 08.20.2021 SCHEMATIC DESIGN JKC 2 10.20.2021 DIMENSIONS ADDED JKC 3 10.20.2021 SITE STATS CH
<u>6TH - 10TH FLOOR PLATE</u>	403.10.2022REVISED SITE DESIGNCH503.16.2022REVISED SITE DESIGNCH607.23.2024CONCEPTUAL DESIGNEH
	COMMISSION:
<u>4TH</u> F <u>LOOR</u>	DORCHESTER ROAD -
	BUILDING 4
2 <u>ND - 4TH</u> F <u>LOOR</u>	5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
<u>IST FLOOR</u>	
	A · C · K
	architects studio inc.
	Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
	SHEET TITLE:
	REAR ELEVATION
	Issued for Re-Zoning
	Issued for Site Plan Agreement: Issued for Permit:
	Issued for Tender: Issued for Construction:
	DRAWN BY:EHDWG. No.CHECKED BY:MDADATE:JULY 2024 A 7
	DATE: JULY 2024 SCALE: AS SHOWN PROJECT No.: 2018-214



GENERAL NOTES
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.
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COMMISSION:
DORCHESTER ROAD - BUILDING 4
5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
A - C - K
architects studio INC.
Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
LEFT ELEVATION
Issued for Re-Zoning Issued for Site Plan Agreement: Issued for Permit: Issued for Tender:
Issued for Construction: DRAWN BY: EH DWG. No. CHECKED BY: MDA DATE: JULY 2024 SCALE: AS SHOWN PROJECT No.: 2018-214



1ST FLOOR PLATE	
1:200	31,980 SQ.

2.FT

NUMBER OF UNITS	GENERAL NOTES
	24
2ND - 4TH FLOOR 26 (7) 5TH - 14TH FLOOR 17 (17) 15TH - 20TH FLOOR 15 (9)	70)
15TH - 20TH FLOOR 15 (9 TOTAL: 362 UN	
101AL. 302 014	
	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
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	403.10.2022REVISED SITE DESIGNCH503.16.2022REVISED SITE DESIGNCH607.23.2024CONCEPTUAL DESIGNEH
	COMMISSION:
	DORCHESTER ROAD
	BUILDING 7 & 8
	5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
	A · C · K
	architects
	STUDIO INC.
	Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
	SHEET TITLE:
	1ST FLOOR PLATE
	Issued for Re-Zoning Issued for Site Plan Agreement:
	Issued for Permit: Issued for Tender:
	Issued for Construction: DRAWN BY: EH DWG. No.
	CHECKED BY: MDA DATE: JULY 2024
	SCALE: AS SHOWN



2ND - 4TH FLOOR PLATE

NUMBER OF UNITS	GENERAL NOTES
1ST FLOOR242ND - 4TH FLOOR26 (78)5TH - 14TH FLOOR17 (170)15TH - 20TH FLOOR15 (90)	
TOTAL: 362 UNITS	
	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
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	NO. DATE: REVISION: BY: 1 08.20.2021 SCHEMATIC DESIGN JKC 2 10.20.2021 DIMENSIONS ADDED JKC 3 10.20.2021 SITE STATS CH 4 03.10.2022 REVISED SITE DESIGN CH
	5 03.16.2022 REVISED SITE DESIGN CH 6 07.23.2024 CONCEPTUAL DESIGN EH
	COMMISSION:
	DORCHESTER ROAD BUILDING 7 & 8
	5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
	A · C · K architects
	STUDIO INC. Architectural Office:
	290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545 SHEET TITLE:
	2ND - 4TH FLOOR
	PLATE
	Issued for Re-Zoning Issued for Site Plan Agreement: Issued for Permit
	Issued for Permit: Issued for Tender: Issued for Construction:
	DRAWN BY: EH CHECKED BY: MDA DATE: JULY 2024 COALE
	SCALE: AS SHOWN PROJECT No.: 2018-214



<u> 5TH - 14TH FLOOR</u>

NUMBER OF UNITS	GENERAL NOTES
1ST FLOOR 24 2ND - 4TH FLOOR 26 (78)	
5TH - 14TH FLOOR17 (170)15TH - 20TH FLOOR15 (90)	
TOTAL: 362 UNITS	
	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: REVISION: BY: 1 08.20.2021 SCHEMATIC DESIGN JKC 2 10.20.2021 DIMENSIONS ADDED JKC 3 10.20.2021 SITE STATS CH
	4 03.10.2022 REVISED SITE DESIGN CH 5 03.16.2022 REVISED SITE DESIGN CH 6 07.23.2024 CONCEPTUAL DESIGN EH
	COMMISSION:
	DORCHESTER ROAD BUILDING 7 & 8
	5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
	A · C · K
	architects studio inc.
	Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
	SHEET TITLE:
	5TH - 14TH FLOOR
	PLATE
	Issued for Re-Zoning Issued for Site Plan Agreement:
	Issued for Permit: Issued for Tender: Issued for Construction:
	DRAWN BY: EH DWG. No. CHECKED BY: MDA DATE: JULY 2024
	DATE: JULY 2024 SCALE: AS SHOWN PROJECT No.: 2018-214



15TH - 20TH FLOOR PLATE



NUMBER OF U	<u>NITS</u>	GENERAL NOTES
1ST FLOOR 2ND - 4TH FLOOR 5TH - 14TH FLOOR 15TH - 20TH FLOOR	24 26 (78) 17 (170) 15 (90)	
TOTAL:	362 UNITS	
		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:REVISION:BY:
		1 08.20.2021 SCHEMATIC DESIGN JKC 2 10.20.2021 DIMENSIONS ADDED JKC 3 10.20.2021 SITE STATS CH 4 03.10.2022 REVISED SITE DESIGN CH
		5 03.16.2022 REVISED SITE DESIGN CH 6 07.23.2024 CONCEPTUAL DESIGN EH
		COMMISSION:
		DORCHESTER ROAD BUILDING 7 & 8
		5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
		A · C · K
		architects
		Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
		SHEET TITLE:
		15TH - 20TH FLOOR
		Issued for Re-Zoning
		Issued for Site Plan Agreement: Issued for Permit: Issued for Tender:
		Issued for Construction: DRAWN BY: EH DWG. No. CHECKED BY:
		DATE: JULY 2024 SCALE: AS SHOWN PROJECT No.: 2018-214



FRONT ELEVATION

1:200



ITHE PRESENTED RENDER IS A REPRESENTATIONAL ARTIST CONCEPT IMAGE ONLY







(THE PRESENTED RENDER IS A REPRESENTATIONAL ARTIST CONCEPT IMAGE ONLY)



LEFT ELEVATION

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GENERAL NOTES	
All contractors and/or trade	les shall verify all dimensions, notes, site
and report any discrepanc This drawing not to be sca	cies prior to commencement of the work. aled, all drawings, prints and related
upon request. Reproduction part or in whole is strictly for	rty of the architect and must be returned on of drawings and related documents in forbidden without written consent.
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6 07.23.2024	CONCEPTUAL DESIGN EH
COMMISSION:	
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5259 DORCHESTE	ER ROAD, NIAGARA FALLS. ON.
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A •	C · K
	hitects
	rchitectural Office:
	Ave. St. Catharines, ON, L2T 2L3 905 984 5545
SHEET TITLE:	
LEFT E	ELEVATION
Issued for Re-Zoning Issued for Site Plan Agreem	nent:
Issued for Permit:	
Issued for Tender: Issued for Construction:	
DRAWN BY: CHECKED BY:	EH DWG. No.
DATE:	JULY 2024 A7
SCALE: PROJECT No.:	AS SHOWN 2018-214
	2010 211





RIGHT ELEVATION

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GENERAL NOTES
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work.
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NO.DATE:REVISION:BY:108.20.2021SCHEMATIC DESIGNJKC
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4 03.10.2022 REVISED SITE DESIGN CH 5 03.16.2022 REVISED SITE DESIGN CH
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COMMISSION:
DORCHESTER ROAD
BUILDING 7 & 8
5259 DORCHESTER ROAD, NIAGARA FALLS. ON.
A · C · K
architects STUDIO INC.
Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
SHEET TITLE:
RIGHT ELEVATION
Issued for Re-Zoning
Issued for Re-Zoning Issued for Site Plan Agreement: Issued for Permit:
Issued for Site Plan Agreement: Issued for Permit: Issued for Tender:
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Issued for Site Plan Agreement: Issued for Permit: Issued for Tender: Issued for Construction: DRAWN BY: EH DWG. No.

