

**PROPOSED 5 STOREY,  
50 UNIT RENTAL APARTMENT BUILDING  
- 7081 McLEOD ROAD, NIAGARA FALLS**



286 DUFFERIN AVE, BRANTFORD, ON N3T 4B2  
226.208-1643: pdt@pdarch.ca, www.pdarch.ca

**GENERAL NOTES**

1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.) AND MUNICIPAL BY-LAWS.
2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ASSEMBLES, AND TAGS PINCH TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, DRAWINGS, GEOTECHNICAL REPORT(S) & ENVIRONMENTAL REPORT(S).
4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THIS ARCHITECT.

**ASSOCIATION WITH**



BIM Studio Inc.  
636 KING ST W, 3RD FLR, TORONTO, ON, M5V 1M7  
T: 647.309.7543 E: btm@bimstudio.ca

**PROJECT**

**PROPOSED 5 STOREY, 50 UNIT  
RENTAL APARTMENT BUILDING.**

**ADDRESS**

**7081 McLEOD RD, NIAGARA FALLS, ON**

**CLIENT**

**SUBMITTED FOR**

**OPA/ZBA SUBMISSION**

**DRAWING NAME**

**COVER PAGE**

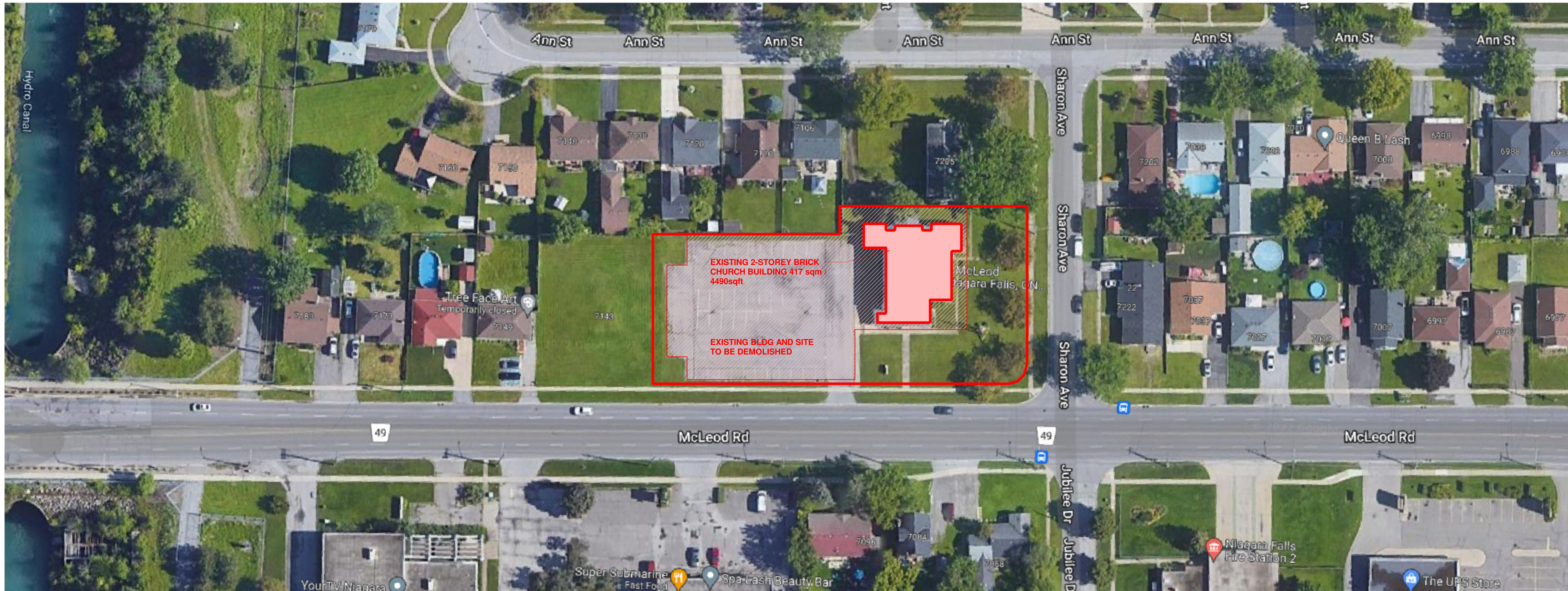
**REVISION CHART**

NO.	DESCRIPTION	DATE	BY
01	SPA PRECONSULTATION	2023-01-23	TZ
02	OPA/ZBA SUBMISSION	2023-02-02	TZ

**DRAWING**

SHEET SIZE 24"x36"  
SCALE  
ISSUE DATE Feb 02, 2023  
PROJECT # 0001  
DRAWN BY TZ  
CHECKED BY PF

**A1.00**



CURRENT SITE



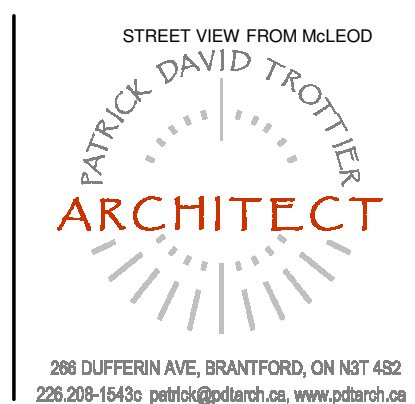
STREET VIEW FROM MCLEOD RD



STREET VIEW FROM MCLEOD-SHARON



STREET VIEW FROM SHARON AV



286 DUFFERIN AVE, BRANTFORD, ON N6T 4B2  
226.208-1543c patrick@pdarch.ca, www.pdarch.ca

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636 KING ST W, 3RD FLS, TORONTO, ON, M5V 1M7  
T: 647.309.7543 E: bim@bimstudio.ca

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**CLIENT**

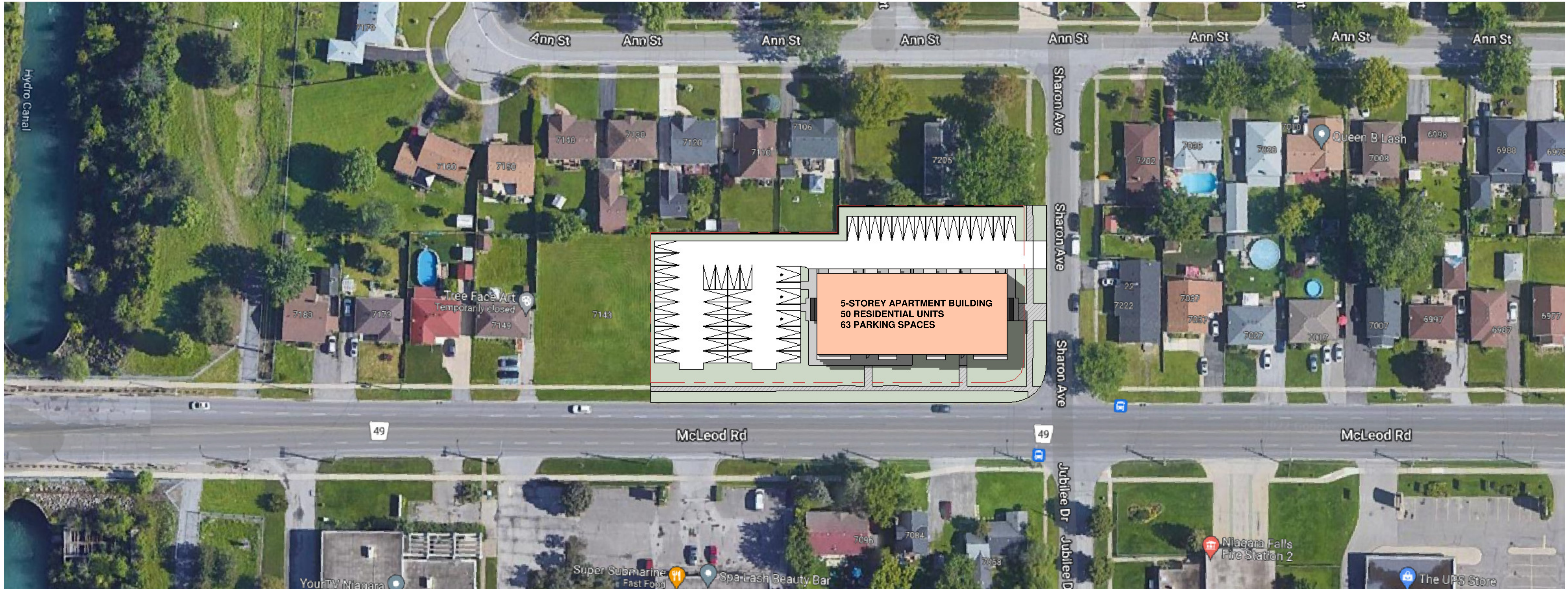
**SUBMITTED FOR**  
**OPA/ZBA SUBMISSION**  
**DRAWING NAME**

**EXISTING SITE**

REVISION CHART			
01	SPA PRECONSULTATION	2023-01-23	TZ
02	OPA/ZBA SUBMISSION	2023-02-02	TZ

**DRAWING**  
 SHEET SIZE 24"x36"  
 SCALE 1:150  
 ISSUE DATE Feb 02, 2023  
 PROJECT # 0001  
 DRAWN BY TZ  
 CHECKED BY PF

**A1.01**



PROPOSED SITE



STREET VIEW FROM MCLEOD RD



STREET VIEW FROM MCLEOD-SHARON



STREET VIEW FROM SHARON RD



286 DUFFERIN AVE, BRANTFORD, ON N3T 4B2  
226.208-1643; pdtrotter@pdarch.ca; www.pdarch.ca

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BIM Studio Inc.  
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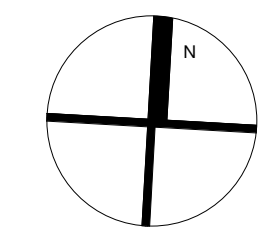
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**SUBMITTED FOR**  
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**DRAWING NAME**

**PROPOSED SITE**

REVISION CHART			
01	SPA PRECONSULTATION	2023-01-23	TZ
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**DRAWING**  
 SHEET SIZE 24"x36"  
 SCALE 1:450  
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 DRAWN BY TZ  
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**A1.02**

ZONING DATA



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**ASSOCIATION WITH**  
**BIM STUDIO**  
 DESIGN + VIRTUAL BUILD

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**CLIENT**

**SUBMITTED FOR**  
**OPA/ZBA SUBMISSION**

**DRAWING NAME**

# SITE PLAN

**REVISION CHART**

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 PROJECT #: 0001  
 DRAWN BY: TZ  
 CHECKED BY: PF

**ASP1.03**

286 DUFFERIN AVE, BRANTFORD, ON N3T 4B2  
 226.208-1543: patrick@pdarch.ca, www.pdarch.ca

8184studio Inc.  
 636 KING ST W, 3RD FLR, TORONTO, ON, M5V 1M7  
 T: 647.309.7543 E: btm@bimstudio.ca



GROUND FLOOR  
1:150



TYPICAL FLOOR (LEVEL 2-5)  
1:150

**UNIT CALCULATIONS**

<b>1 BEDROOM UNIT</b>		24
1 BEDROOM UNIT		24
1 BEDROOM UNIT	B.F.	8
		<b>32</b>
<b>2 BEDROOM UNIT</b>		18
2 BEDROOM UNIT		18
2 BEDROOM UNIT	B.F.	5
		<b>23</b>
<b>TOTAL UNITS</b>		<b>50</b>

**UNIT CALCULATIONS (BY LEVEL)**

<b>GROUND FLR</b>			
2 BEDROOM UNIT	847 ft²	1	
2 BEDROOM UNIT	954 ft²	B.F.	1
		<b>2</b>	
<b>T/O SECOND</b>			
1 BEDROOM UNIT	600 ft²	2	
1 BEDROOM UNIT	600 ft²	2	
1 BEDROOM UNIT	743 ft²	2	
1 BEDROOM UNIT	600 ft²	B.F.	2
		<b>8</b>	
2 BEDROOM UNIT	907 ft²	2	
2 BEDROOM UNIT	947 ft²	1	
2 BEDROOM UNIT	954 ft²	B.F.	1
		<b>4</b>	
		<b>12</b>	
<b>T/O THIRD</b>			
1 BEDROOM UNIT	600 ft²	2	
1 BEDROOM UNIT	600 ft²	2	
1 BEDROOM UNIT	743 ft²	2	
1 BEDROOM UNIT	600 ft²	B.F.	2
		<b>8</b>	
2 BEDROOM UNIT	907 ft²	2	
2 BEDROOM UNIT	947 ft²	1	
2 BEDROOM UNIT	954 ft²	B.F.	1
		<b>4</b>	
		<b>12</b>	

**UNIT CALCULATIONS (BY LEVEL)**

<b>T/O FOURTH</b>			
1 BEDROOM UNIT	600 ft²	2	
1 BEDROOM UNIT	600 ft²	2	
1 BEDROOM UNIT	743 ft²	2	
1 BEDROOM UNIT	600 ft²	B.F.	2
		<b>8</b>	
2 BEDROOM UNIT	907 ft²	2	
2 BEDROOM UNIT	947 ft²	1	
2 BEDROOM UNIT	954 ft²	B.F.	1
		<b>4</b>	
		<b>12</b>	
<b>T/O FIFTH</b>			
1 BEDROOM UNIT	600 ft²	2	
1 BEDROOM UNIT	600 ft²	2	
1 BEDROOM UNIT	743 ft²	2	
1 BEDROOM UNIT	600 ft²	B.F.	2
		<b>8</b>	
2 BEDROOM UNIT	907 ft²	2	
2 BEDROOM UNIT	947 ft²	1	
2 BEDROOM UNIT	954 ft²	B.F.	1
		<b>4</b>	
		<b>12</b>	
<b>TOTAL UNITS</b>			<b>50</b>

**AREA CALCULATION (GROSS BUILDING)**

Level 1	6,324 ft²	588 m²
Level 2	9,934 ft²	923 m²
Level 3	9,934 ft²	923 m²
Level 4	9,934 ft²	923 m²
Level 5	9,934 ft²	923 m²
<b>GBA (GROSS BUILDING AREA)</b>	<b>46,061 ft²</b>	<b>4,279 m²</b>

**AREA CALCULATION (OCCUPANCY)**

<b>RESIDENTIAL SPACE</b>		
GROUND FLR	1,861 ft²	173 m²
T/O SECOND	8,800 ft²	818 m²
T/O THIRD	8,800 ft²	818 m²
T/O FOURTH	8,800 ft²	818 m²
T/O FIFTH	8,800 ft²	818 m²
<b>TOTAL RESIDENTIAL SPACE</b>	<b>37,063 ft²</b>	<b>3,443 m²</b>

- 10' EXTERIOR STRUCTURAL WALL
- 10' INTERIOR STRUCTURAL WALL
- 6" CLADDING WALL
- 10' SHAFT WALL



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**OPA/ZBA SUBMISSION**  
**DRAWING NAME**

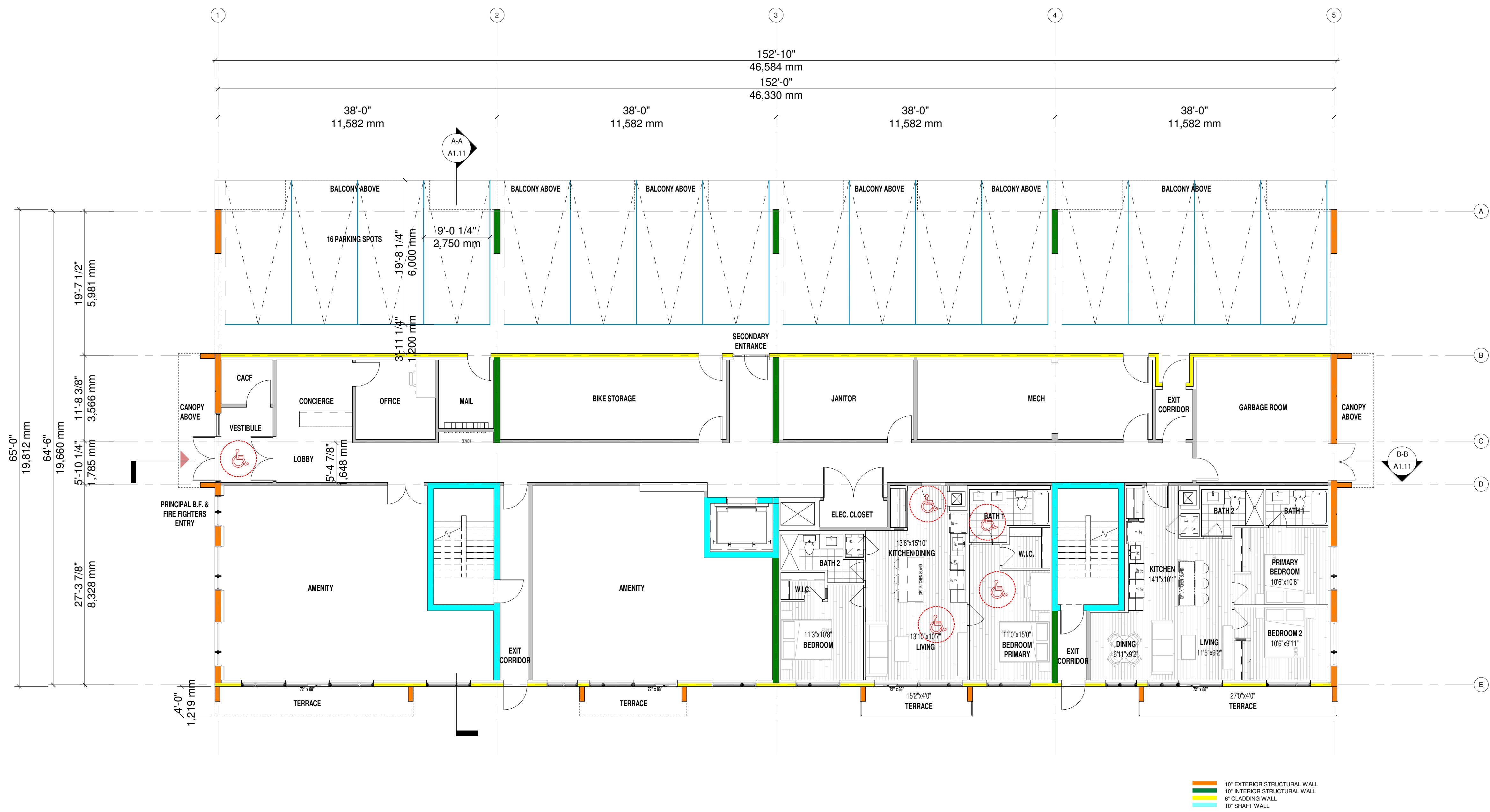
**PROJECT STATS**

**REVISION CHART**

01	SPA PRECONSULTATION	2023-01-23	TZ
02	OPA/ZBA SUBMISSION	2023-02-02	TZ

**DRAWING**  
 SHEET SIZE 24"x36"  
 SCALE 1:150  
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 PROJECT # 0001  
 DRAWN BY TZ  
 CHECKED BY PF

**A1.04**



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# GROUND FLOOR PLAN

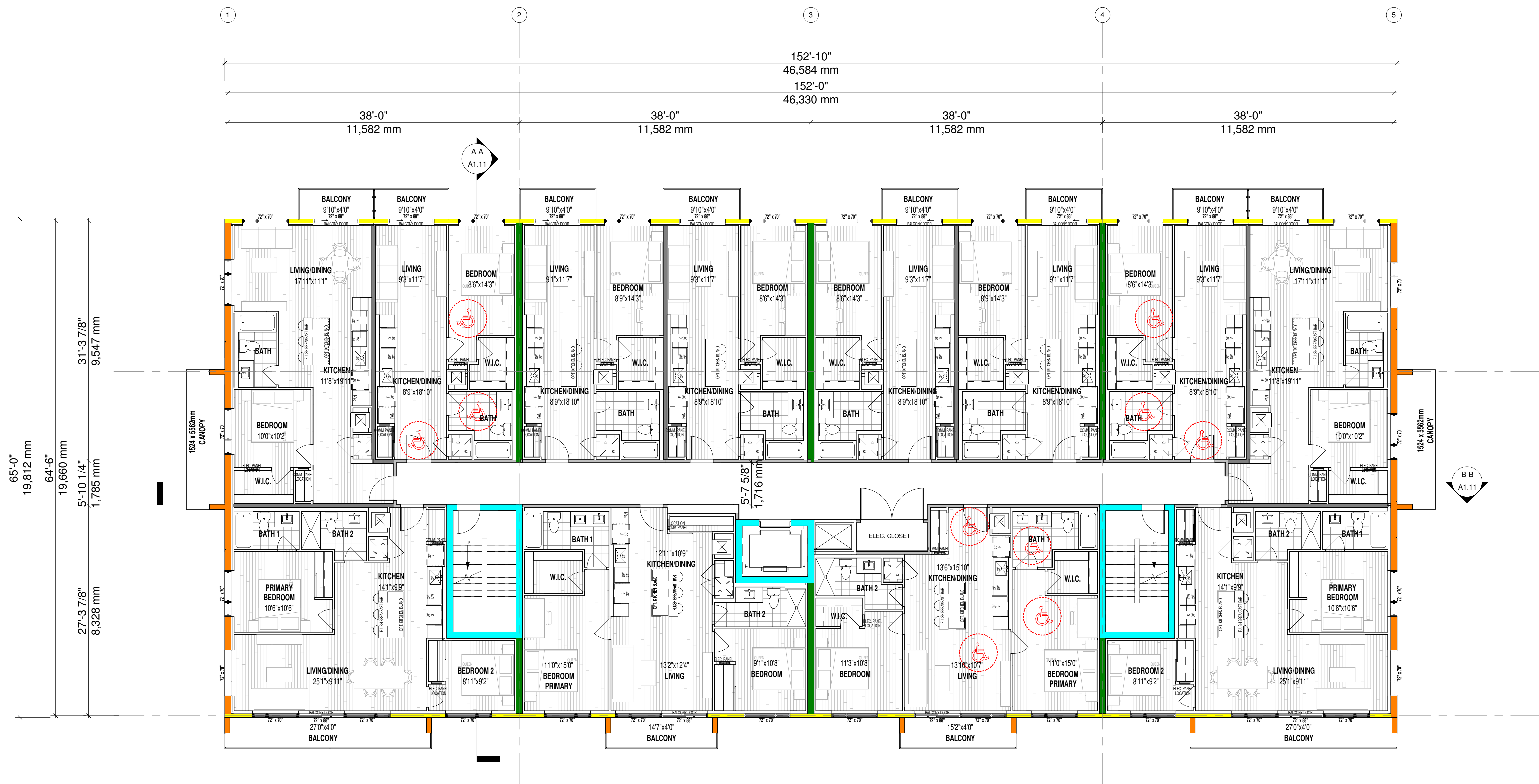
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**DRAWING**

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 ISSUE DATE: Feb 02, 2023  
 PROJECT #: 0001  
 DRAWN BY: TZ  
 CHECKED BY: PT

**A1.05**



— 10" EXTERIOR STRUCTURAL WALL  
— 10" INTERIOR STRUCTURAL WALL  
— 6" CLADDING WALL  
— 10" SHAFT WALL



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**DRAWING NAME**

# TYPICAL FLOOR PLAN

**REVISION CHART**

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 CHECKED BY: PT

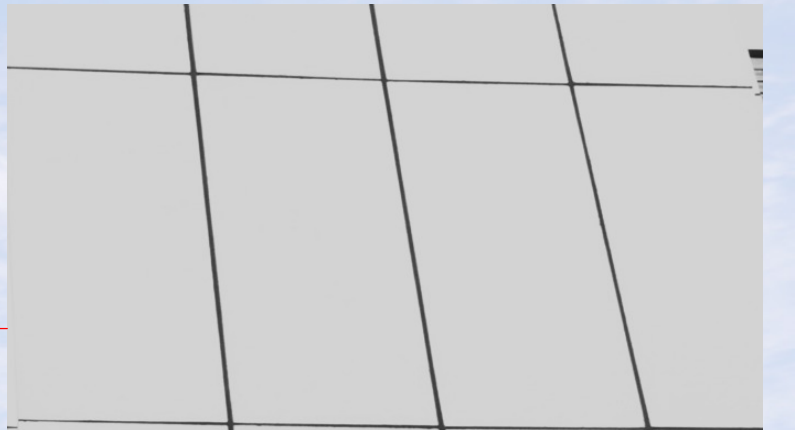
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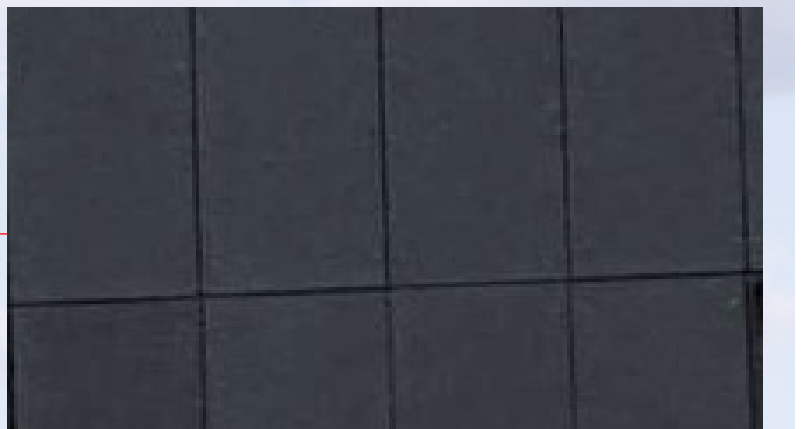
1 "OLD CHICAGO" STYLE COLOURED BRICK



2 RED BRICK



3 LIGHT GREY CONCRETE PANELS



4 DARK GREY CONCRETE PANEL



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**SUBMITTED FOR**  
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**DRAWING NAME**

# EXTERIOR MATERIALS

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**A1.07**

286 DUFFERIN AVE, BRANTFORD, ON N3T 4B2  
 226.208-1543c patrick@pdarch.ca, www.pdarch.ca

636 KING ST W, 3RD FLR, TORONTO, ON, M5V 1M7  
 T: 647.309.7543 E: btm@bimstudio.ca





South Elevation - McLeod Road



West Elevation

ELEVATION MATERIAL TYPES

- 1 "OLD CHICAGO" STYLE DARK RED COLOURED BRICK.
- 2 RED COLOURED BRICK.
- 3 LIGHT GREY PRECAST CONCRETE PANEL.
- 4 DARK GREY PRECAST CONCRETE PANEL.
- 5 25 MM WIDE VERTICAL/HORIZONTAL REVEAL ON PRECAST CONCRETE PANEL.
- 6 PREFIN DARK GREY ALUMINUM CLADDING FOR PENTHOUSE, LOCATION AND SIZE TO BE DETERMINED.

- W1 72" x 70" PREFIN GREY ALUMINUM CLEAR 4 PANE GLAZED WINDOWS, W/ 1 PANE OPERABLE, 18" SILL HEIGHT.
- W2 50" x 70" PREFIN GREY ALUMINUM CLEAR 4 PANE GLAZED WINDOWS, W/ 1 PANE OPERABLE, 18" SILL HEIGHT.
- R1 PREFIN GREY ALUMINUM BALCONY W/ CLEAR TEMPERED GLASS.
- R2 PREFIN FROSTED TEMPERED GLASS PRIVACY SCREEN.
- D1 72" X 88" DARK GREY METAL FRAME BALCONY SLIDING DOOR.
- D2 38" X 88" DARK GREY METAL FRAME FIRE ESCAPE DOORS W/ VISION.

- D3 72" X 84" DARK GREY METAL FRAME FULL GLASS DOOR, MAIN ENTRANCE DOOR EMBEDDED IN CURTAIN WALL SYSTEM.
- D4 38" X 84" DARK GREY METAL FRAME DOOR W/ SIDELIGHT, SECONDARY ENTRANCE DOOR.
- D5 60" X 84" DARK GREY METAL FRAME DOUBLE FULL GLASS GARBAGE DOOR.
- D6 38" X 84" OR 42" X 84" DARK GREY METAL FRAME AMENITY DOORS.
- 9 BUILDING NUMBERING AND STREET IDENTIFICATION
- 10 DARK ALUMINUM PARAPET CAPPING FLASHING



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**S-W BUILDING ELEVATIONS & MATERIALS**

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**A1.08**



**ELEVATION MATERIAL TYPES**

- 1 "OLD CHICAGO" STYLE DARK RED COLOURED BRICK.
- 2 RED COLOURED BRICK.
- 3 LIGHT GREY PRECAST CONCRETE PANEL.
- 4 DARK GREY PRECAST CONCRETE PANEL.
- 5 25 MM WIDE VERTICAL/HORIZONTAL REVEAL ON PRECAST CONCRETE PANEL.
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- 9 BUILDING NUMBERING AND STREET IDENTIFICATION
- 10 DARK ALUMINUM PARAPET CAPPING FLASHING



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**N-E BUILDING ELEVATIONS & MATERIALS**

**REVISION CHART**

NO.	DESCRIPTION	DATE	BY
01	SPA PRECONSULTATION	2023-01-23	TZ
02	OPA/ZBA SUBMISSION	2023-02-02	TZ

**DRAWING**  
 SHEET SIZE 24"x36"  
 SCALE As Indicated  
 ISSUE DATE Feb 02, 2023  
 PROJECT # 0001  
 DRAWN BY TZ  
 CHECKED BY PF



**A1.09**

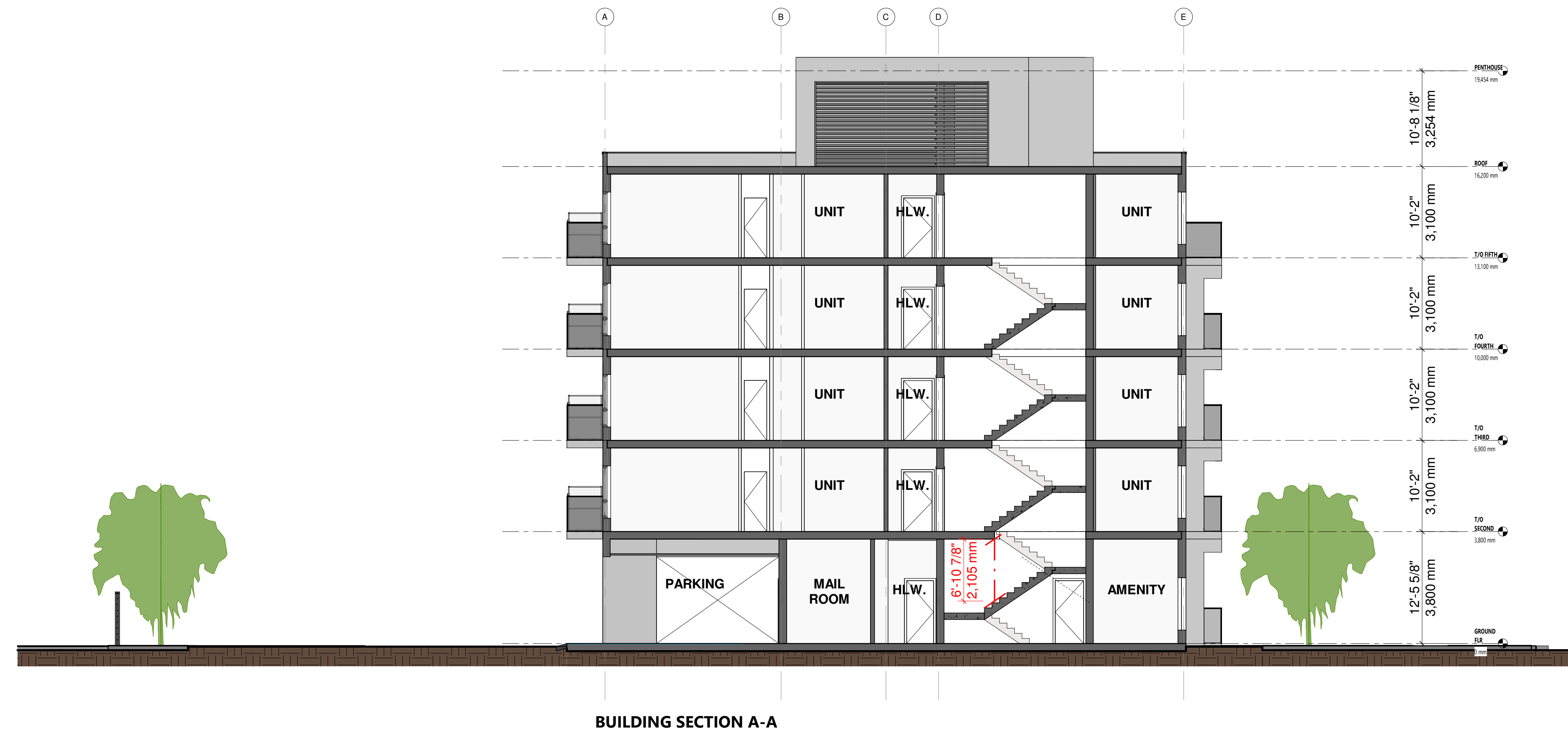


South Elevation - McLeod Road

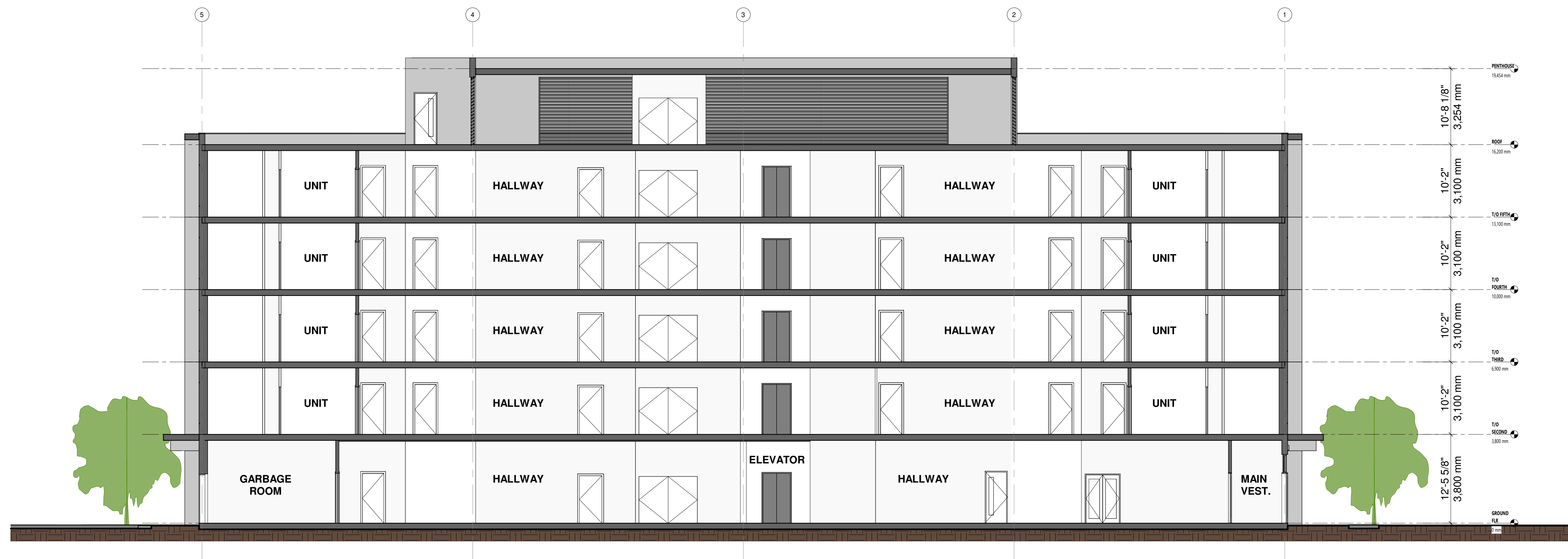


East Elevation - Sharon Ave.

 <p>286 DUFFERIN AVE, BRANTFORD, ON N6T 4B2 226.208-1543; pdt@pdarch.ca, www.pdarch.ca</p>	<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.) AND MUNICIPAL BY-LAWS.</li> <li>CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ASSEMBLES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.</li> <li>THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) &amp; ENVIRONMENTAL REPORT(S).</li> <li>ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THIS ARCHITECT.</li> </ol>	<p><b>ASSOCIATION WITH</b></p>  <p>DESIGN + VIRTUAL BUILD</p> <p>636 KING ST W, 3RD FL, TORONTO, ON, M5V 1M7 T: 647.309.7543 E: btm@bimstudio.ca</p>	<p><b>PROJECT</b></p> <p><b>PROPOSED 5 STOREY, 50 UNIT RENTAL APARTMENT BUILDING.</b></p> <p><b>ADDRESS</b></p> <p>7081 MCLEOD RD, NIAGARA FALLS, ON</p> <p><b>CLIENT</b></p>	<p><b>SUBMITTED FOR</b></p> <p><b>OPA/ZBA SUBMISSION</b></p> <p><b>DRAWING NAME</b></p>	<p><b>ELEVATIONS FROM STREETS</b></p>	<p><b>REVISION CHART</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>SPA PRECONSULTATION</td> <td>2023-01-23</td> <td>TZ</td> </tr> <tr> <td>02</td> <td>OPA/ZBA SUBMISSION</td> <td>2023-02-02</td> <td>TZ</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	01	SPA PRECONSULTATION	2023-01-23	TZ	02	OPA/ZBA SUBMISSION	2023-02-02	TZ	<p><b>DRAWING</b></p> <p>SHEET SIZE: 24"x36" SCALE: 1:100 ISSUE DATE: Feb 02, 2023 PROJECT #: 0001 DRAWN BY: TZ CHECKED BY: PF</p>
	NO.	DESCRIPTION	DATE	BY															
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02	OPA/ZBA SUBMISSION	2023-02-02	TZ																
<p><b>A1.10</b></p>																			



BUILDING SECTION A-A



BUILDING SECTION B-B



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**PROJECT**  
 PROPOSED 5 STOREY, 50 UNIT RENTAL APARTMENT BUILDING.  
**ADDRESS**  
 7081 MCLEOD RD, NIAGARA FALLS, ON  
**CLIENT**

**SUBMITTED FOR**  
 OPA/ZBA SUBMISSION  
**DRAWING NAME**

# BUILDING SECTIONS

REVISION CHART			
01	SPA PRECONSULTATION	2023-01-23	TZ
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 SHEET SIZE: 24"x36"  
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# A1.11



3D View - Front Left



3D View - Rear Right



286 DUFFERIN AVE. BRANTFORD, ON N3T 4B2  
226.208-1543c patrick@pdarch.ca www.pdarch.ca

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636 KING ST. W. 3RD FL. TORONTO, ON, M5V 1M7  
T: 647.309.7543 E: btm@bimstudio.ca

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**ADDRESS**  
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**CLIENT**

**SUBMITTED FOR**  
**OPA/ZBA SUBMISSION**  
**DRAWING NAME**

# ISOMETRIC VIEWS

REVISION CHART			
01	SPA PRECONSULTATION	2023-01-23	TZ
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# A1.12



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**CLIENT**

**SUBMITTED FOR**  
**OPA/ZBA SUBMISSION**

**DRAWING NAME**

# SITE CONTEXT

REVISION CHART			
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**DRAWING**

SHEET SIZE 24"x36"

SCALE

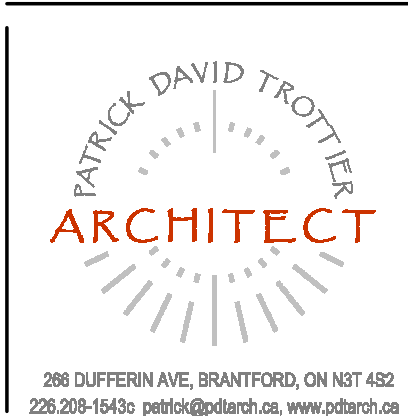
ISSUE DATE Feb 02, 2023

PROJECT # 0001

DRAWN BY TZ

CHECKED BY PF

# A1.13



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226.208-1643: pdt@pdarch.ca, www.pdarch.ca

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**ASSOCIATION WITH**



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**PROJECT**

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**ADDRESS**

**7081 MCLEOD RD, NIAGARA FALLS, ON**

**CLIENT**

**SUBMITTED FOR**

**OPA/ZBA SUBMISSION**

**DRAWING NAME**

**3D VIEW**

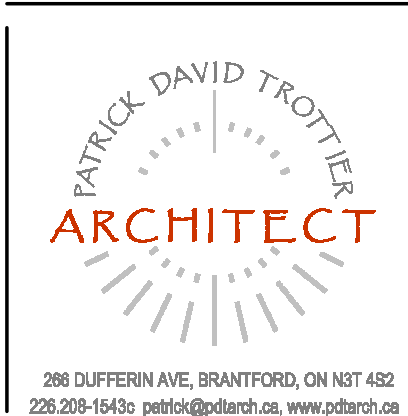
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**A1.14**



286 DUFFERIN AVE, BRANTFORD, ON N3T 4B2  
226.208-1643; pdtrotter@pdarch.ca, www.pdarch.ca

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**DRAWING NAME**

**3D VIEW**

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**A1.15**