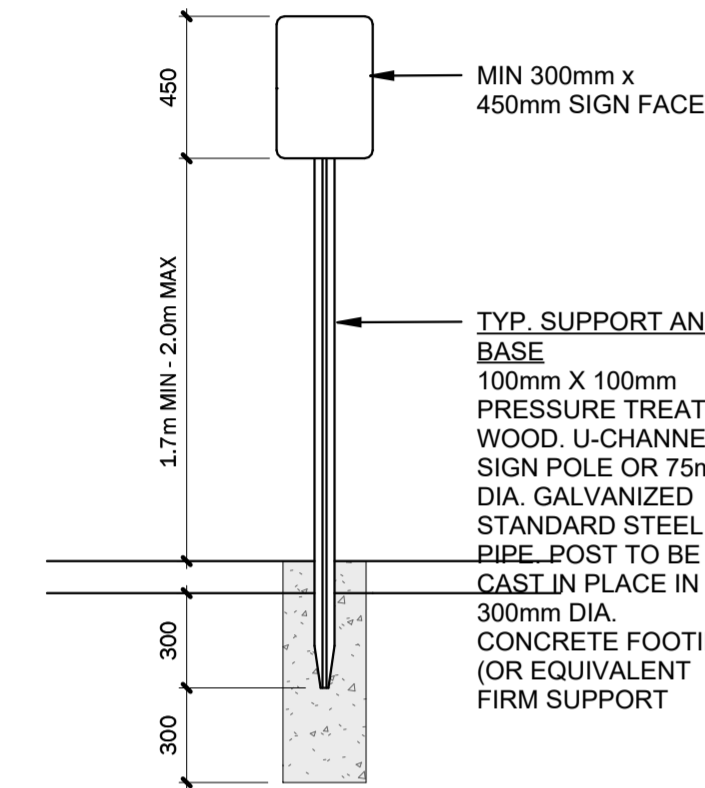


**LEGEND**

- RESIDENTIAL
- COMMERCIAL
- RESIDENTIAL ABOVE
- CANOPY ABOVE

**KEY MAP**

NOT TO SCALE

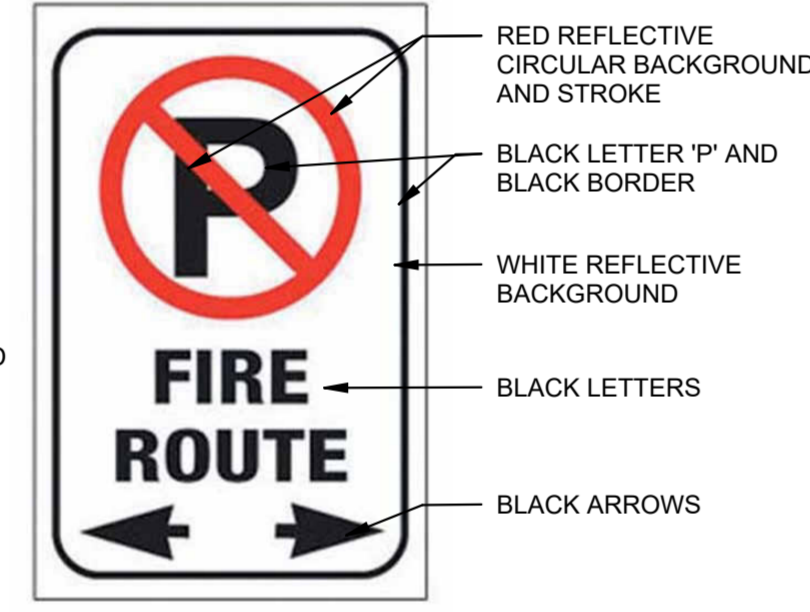
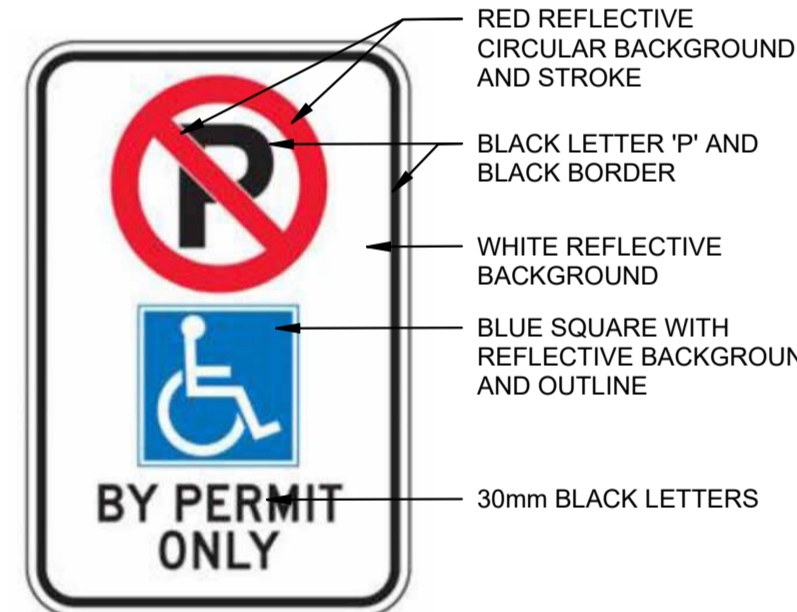


**NOTES:**

1. AUTHORIZED SIGNS WILL BE PLACED IN THE CENTRE OF THE REAR PORTION OF EACH PARKING SPACE IN THE DISABLED PARKING AREA.
2. WHERE THE DESIGNATED SPACES ABOUT THE FACE OF A BUILDING, DISABLED PARKING SIGNS MAY BE AFFIXED TO THE FACE OF THE BUILDING AT A MINIMUM HEIGHT OF SIX AND ONE HALF (6 1/2) FEET, AND A MAXIMUM HEIGHT OF NINE (9) FEET. WHERE THE DESIGNATED SPACES ABOUT A SIDEWALK OR LANDSCAPED AREA, DISABLED PARKING SIGNS WILL BE ERECTED ON PERMANENT POSTS AT A MINIMUM HEIGHT OF SIX AND ONE HALF (6 1/2) FEET AND A MAXIMUM OF NINE (9) FEET.

**SIGNAGE POST INSTALLATION**

NTS

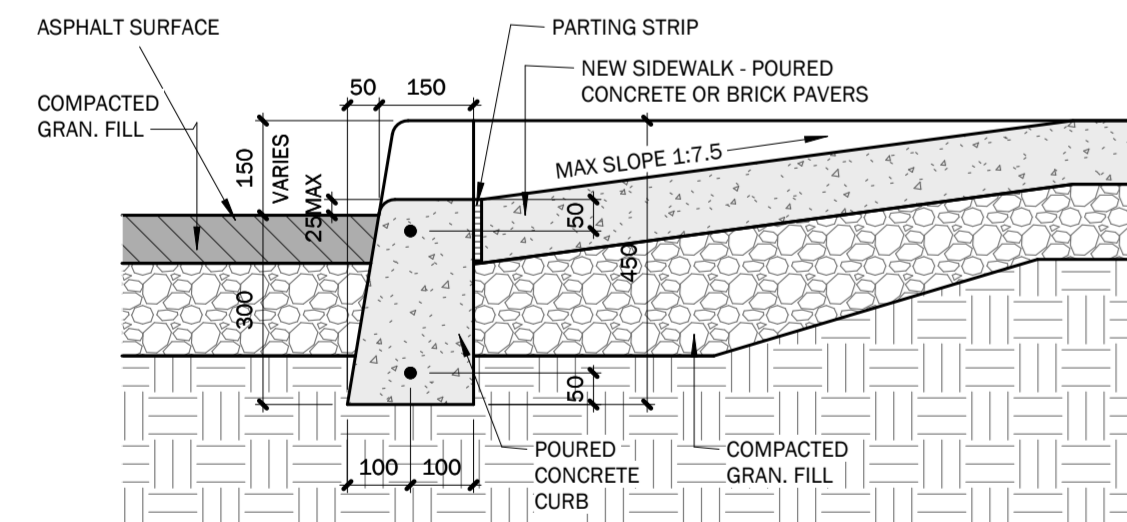


**BARRIER-FREE PARKING SIGNAGE**

NTS

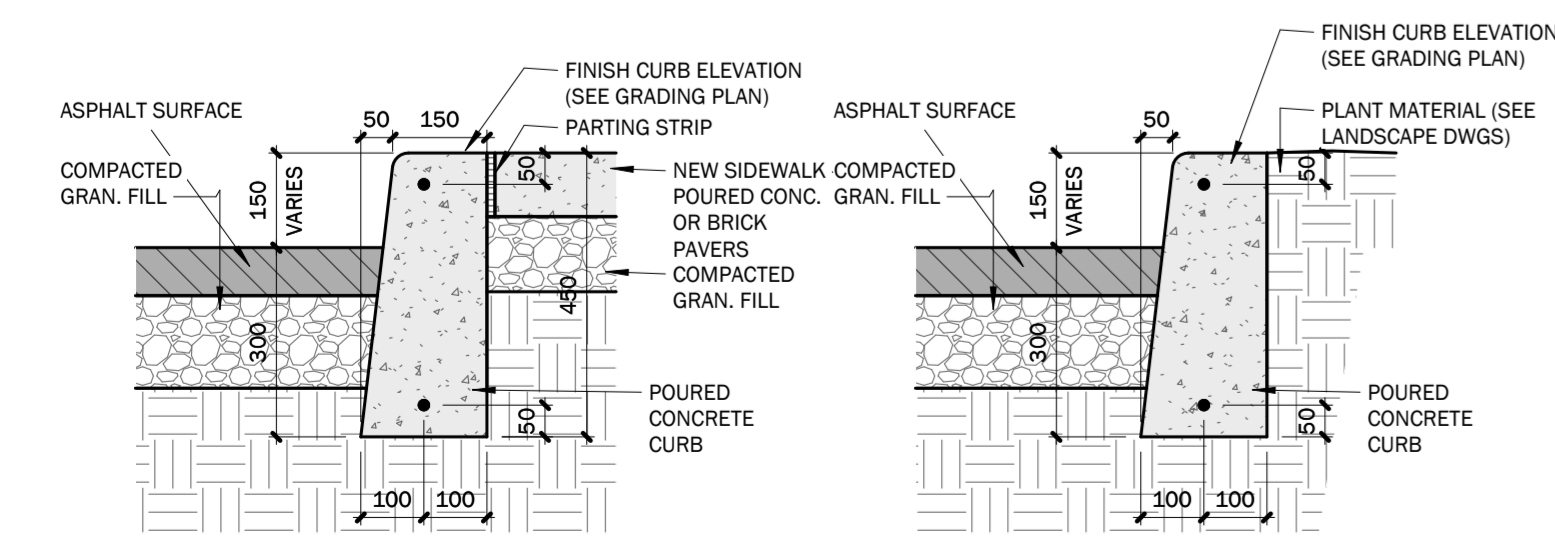
**FIRE ROUTE SIGNAGE**

NTS



**CURB RAMP DETAIL**

1:10



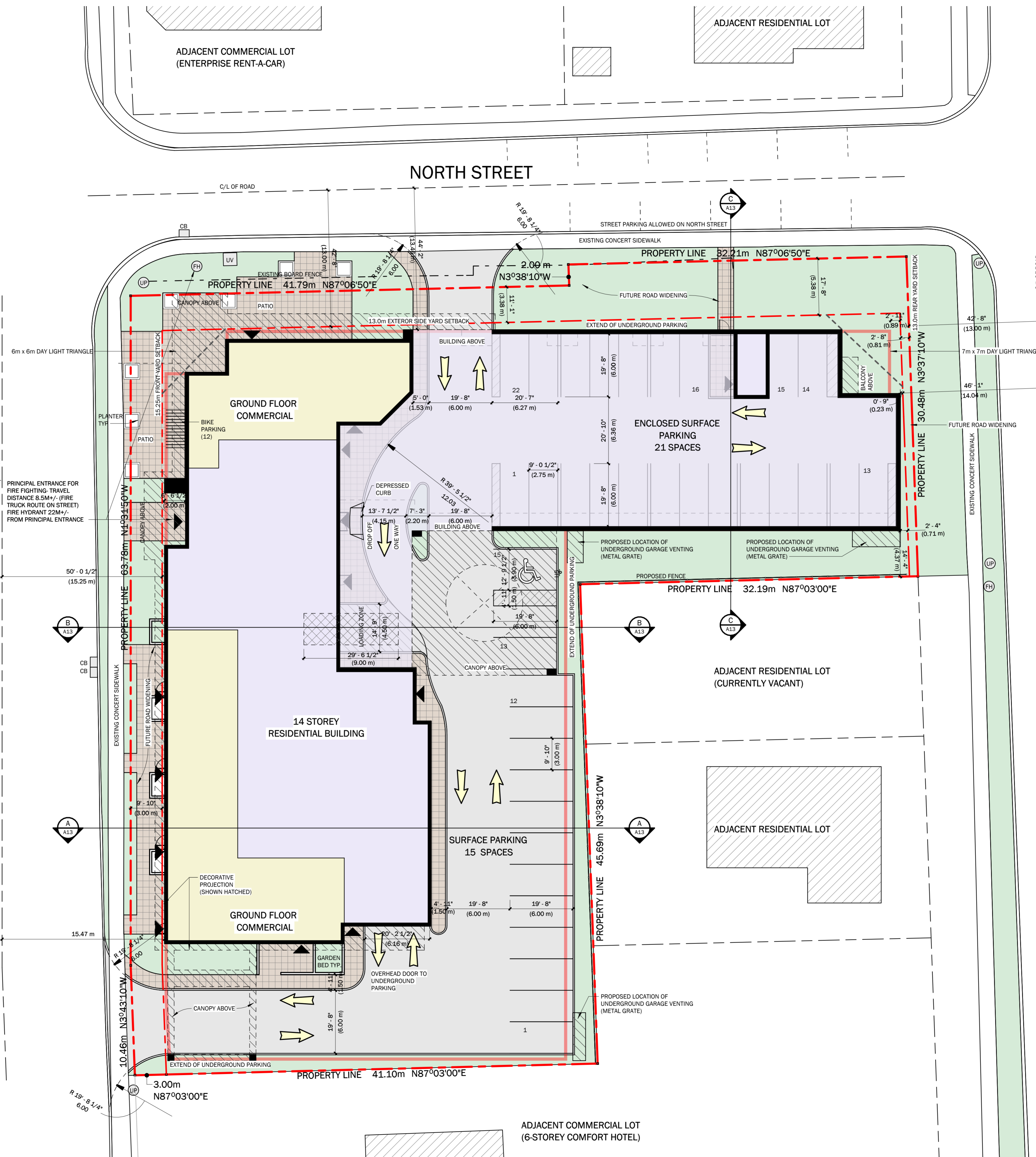
**TYP CONC. CURB & SIDEWALK**

1:10

**TYP CONC. CURB**

1:10

STANLEY AVENUE



**SITE PLAN - CONCEPTUAL**

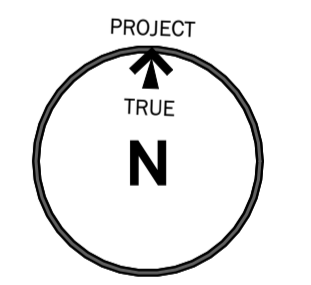
1 : 200

No.	DATE	DESCRIPTION	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:

**14-STOREY RESIDENTIAL DEVELOPMENT**

5640 STANLEY AVENUE, NIAGARA FALLS, ON.



**A · C · K**  
architects  
STUDIO INC.

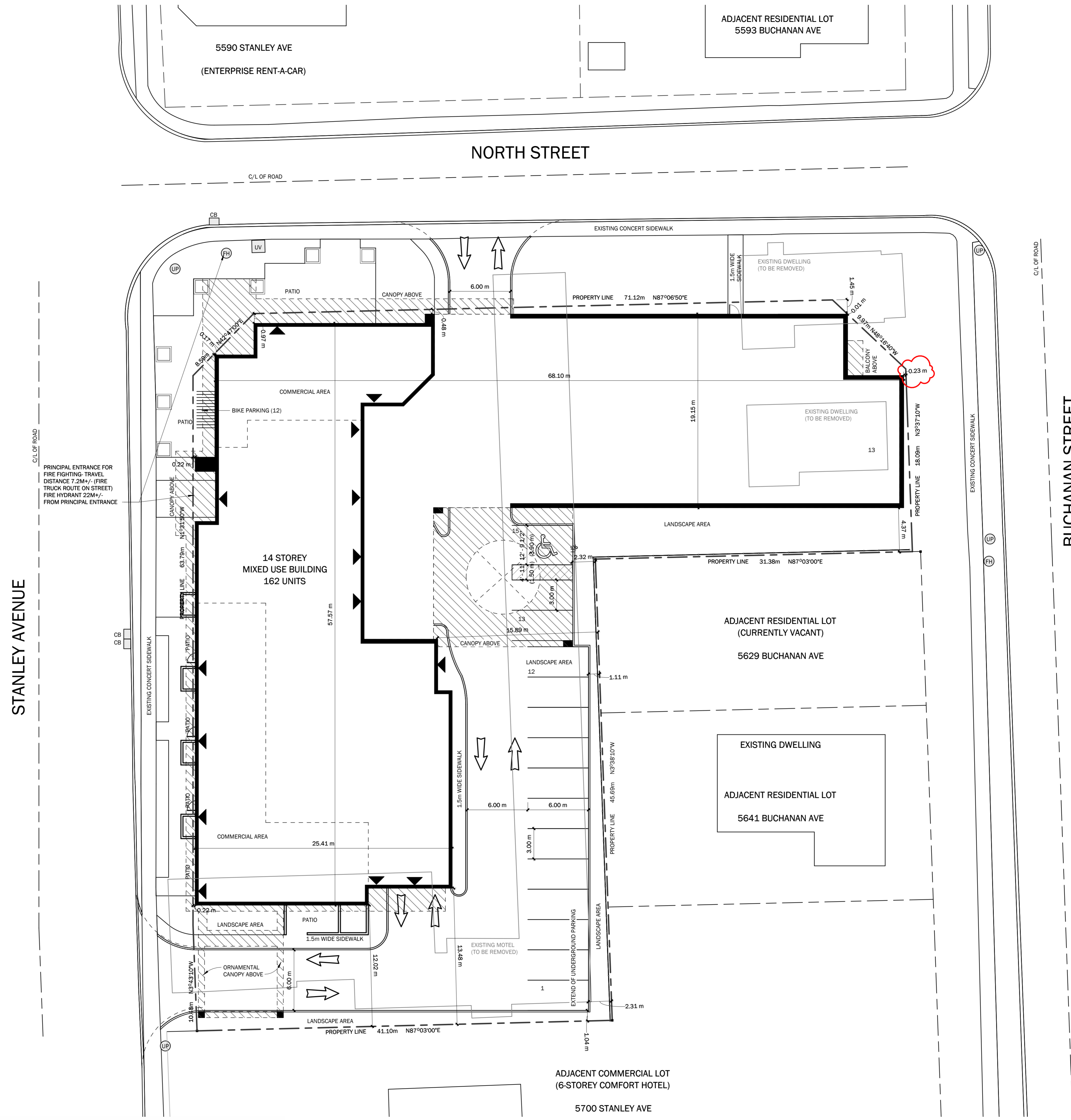
Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:

**CONCEPTUAL SITE PLAN**

DRAWN BY:	JC	DRAWING No.:	<b>.SP1</b>
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		

PRELIMINARY SITE STATS				
	HECTARES	ft²	m²	%
<b>LOT AREA</b>				
Total Lot Area	0.4180	44990.70	4,179.8	
Road Widening + Day light Triangle	0.0590	6351.70	590.1	
<b>Developable Lot Area</b>	<b>0.3590</b>	<b>38639.00</b>	<b>3,589.7</b>	<b>100%</b>
<b>LOT FRONTAGE</b>				
Minimum Required		6.0 m	19.7 ft	
Proposed (Stanley Ave)		74.3m	799.1 ft	
<b>LOT COVERAGE</b>				
Proposed				
Max Allowed	27045.8	2512.7		70%
<b>Proposed</b>				
Building	23555.1	2,188.3		60.96%
Balconies/Projections	3173.8	294.9		8.21%
<b>Total</b>	<b>26729.0</b>	<b>2483.2</b>		<b>69.18%</b>
<b>LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIOS)</b>				
Proposed	4735.0	439.9		12.25%
<b>PAVED/PARKING AREA (NOT COVERED BY BUILDING)</b>				
Proposed	7175.1	666.6		18.57%
<b>BUILDING HEIGHT</b>				
Permitted		12.0 m	40.0 ft	
Proposed		14 Storey	43.28 m	142.0 ft
<b>DENSITY</b>				
Proposed Density				
Total Lot Density		387.6	Units/Hectare	
Developable Lot Density		451.3	Units/Hectare	
<b>DWELLING UNIT AREA</b>				
Permitted Maximum			50% Of Total Floor Area	
<b>Proposed</b>				
Total Floor Area		188,868.0	sq.ft	
Total Dwelling Area		129,998.0	sq.ft	
		68.8%	of Floor area	
<b>SETBACKS</b>				
	Required	Proposed		
Front Yard* (Stanley Ave)	0.0 m*	0.22 m		
Canopy & Patio encroaches into road widening				
Rear Yard Where Part of the Building is Used for Residential (Buchanan Ave)	10.0 m	0.23		
Interior Side Yard Abuts Residential, Institutional or Open Space				
Southerly (Enclosed Parking)	3.0 m	4.37 m		
Easterly	3.0 m	15.36 m		
Interior Side Yard Does Not Abut Residential, Institutional or Open Space				
Southerly	0.0 m	12.02 m		
Exterior Yard (North Street)				
	0.0 m*	0.48 m		
Canopy and Patio encroaches into road widening				
*From new property boundary which excludes road widening				
<b>PARKING STATS</b>				
<b>PARKING REQUIRED</b>				
	Commercial	1 per 40.00	12.0	
	Residential	1.4 per unit	226.8	
	<b>Total</b>		<b>238.8</b>	
	<b>BF Required</b>	2+2% of total	<b>6.8</b>	
	<b>Loading Require</b>	1 for 2300m2	<b>1</b>	
<b>PARKING PROVIDED</b>				
	Enclosed Surface		22	
	Surface		17	
	P1 Underground		87	
	P2 Underground		90	
	<b>Total</b>		<b>214</b>	
	<b>BF Provided</b>		<b>7</b>	
	<b>Loading Provided</b>		<b>1</b>	
*12 Spaces for commercial and 201 for residential units - 1.25 Parking ratio				
<b>BUILDING STATS</b>				
<b>UNITS STATS</b>				
	14 Storey Building	Commercial Area		
	Residential Units	ft²	m²	
	1st FLOOR	0	2042.0	189.7 Ground Floor
	2nd FLOOR	14	3120.0	289.9 Ground Floor
	3rd FLOOR	17		
	4th FLOOR	17		
	5th FLOOR	16		
	6th FLOOR	16		
	7th FLOOR	16		
	8th FLOOR	12		
	9th FLOOR	12		
	10th FLOOR	12		
	11th FLOOR	7		
	12th FLOOR	7		
	13th FLOOR	7	1 BEDROOM	63
	14th FLOOR	7	2 BEDROOM	99
	Mechanical Penthouse	0		
	<b>Total Units</b>	<b>162</b>		



**SITE PLAN - ZONING**

1 : 200

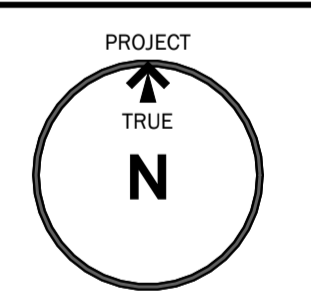
ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS 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	BY:
1	07/04/2022	PRELIMINARY SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:

**14-STOREY RESIDENTIAL DEVELOPMENT**

5640 STANLEY AVENUE, NIAGARA FALLS, ON.



**A · C · K**  
architects  
STUDIO INC.

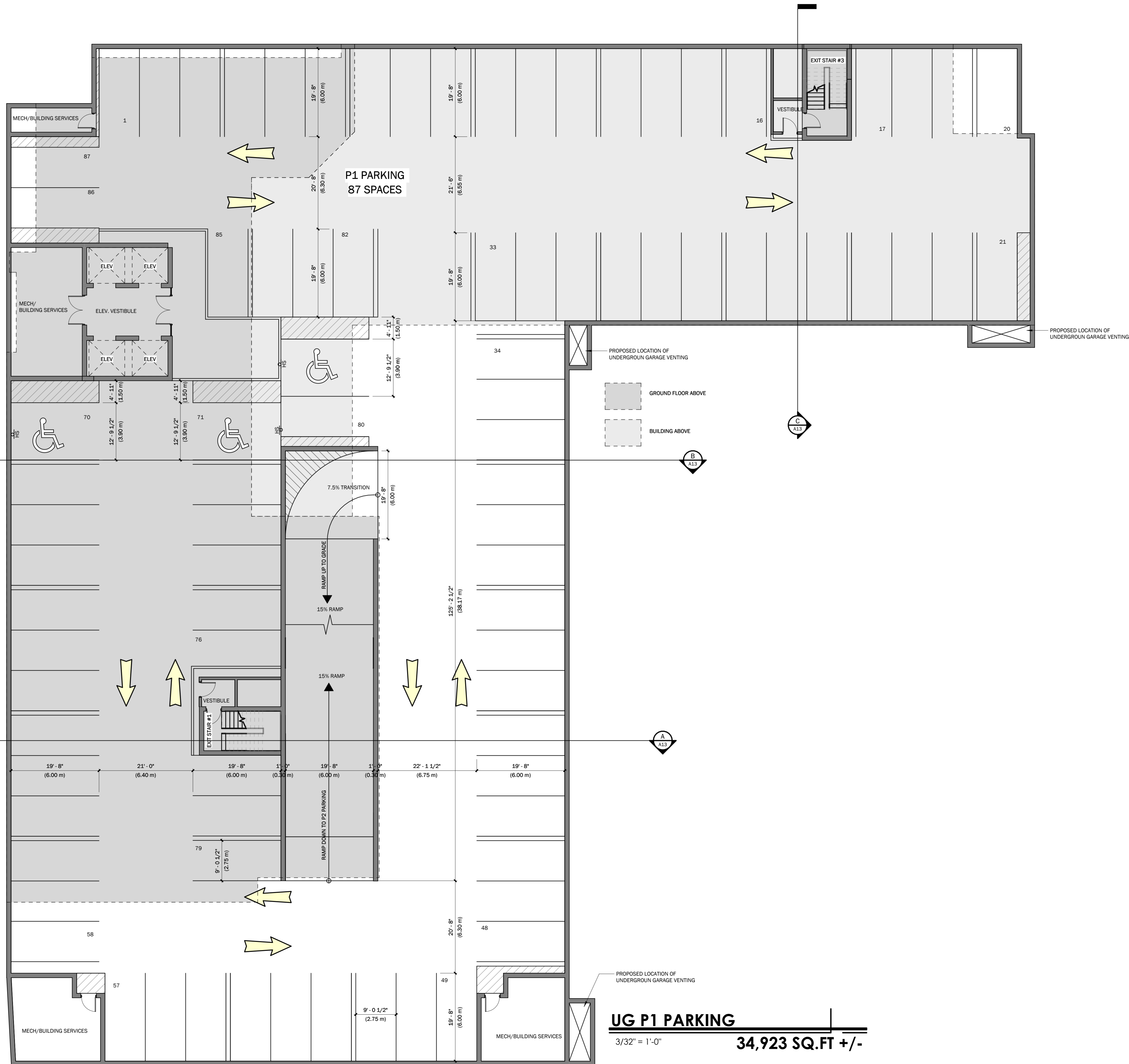
Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:

**ZONING SITE PLAN**

DRAWN BY:	JC	DRAWING No.:	
CHECKED BY:	MA/JR		
DATE ISSUED:	Date 1		
PROJECT No.:	2022-143		

**.SP2**

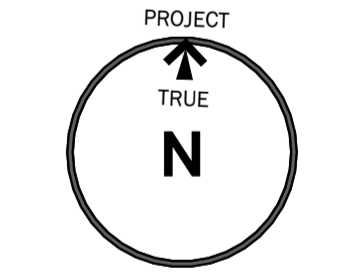


No.	DATE	DESCRIPTION	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:

**14-STORY  
RESIDENTIAL  
DEVELOPMENT**

5640 STANLEY AVENUE, NIAGARA FALLS, ON.



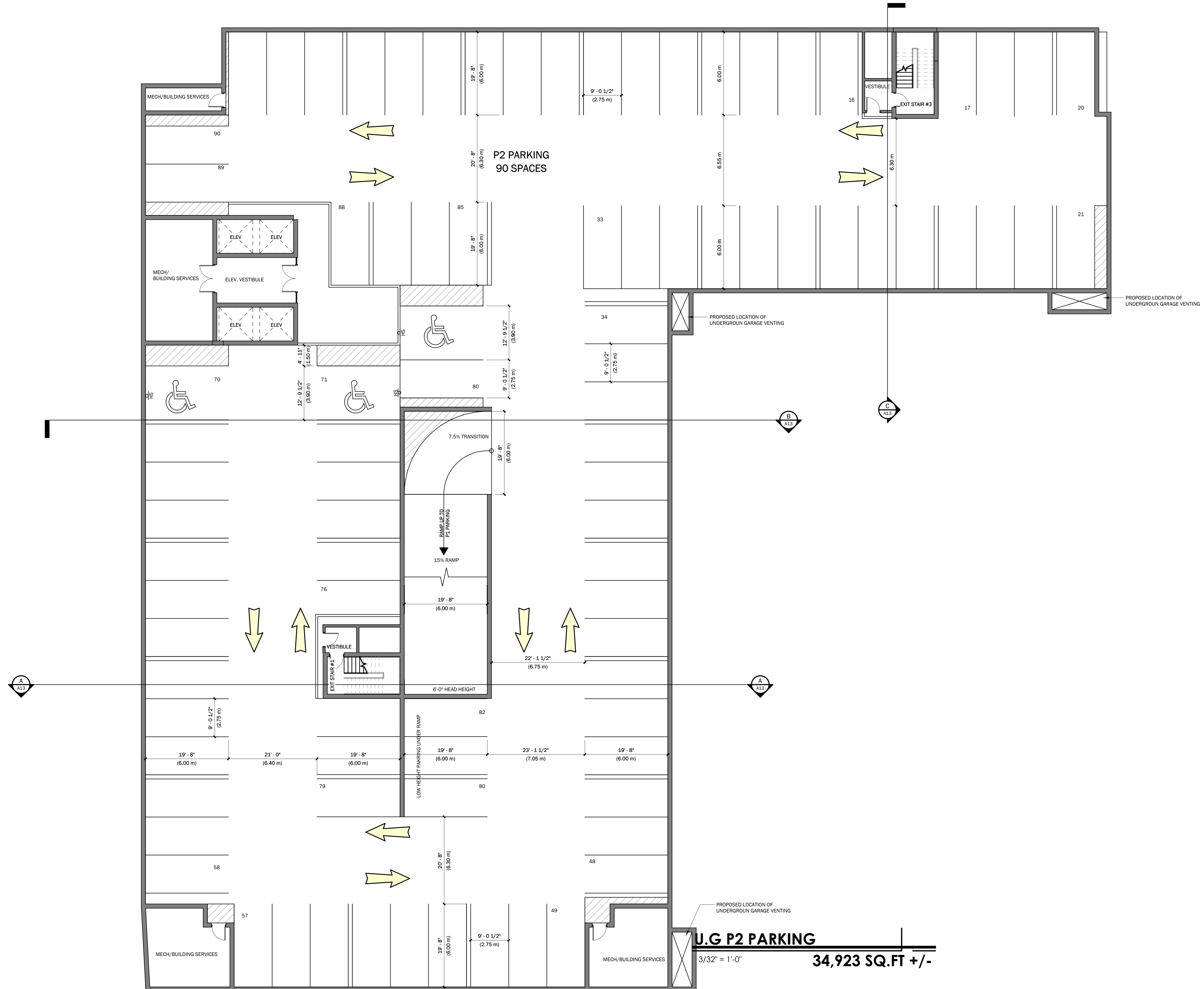
**A · C · K**  
architects  
STUDIO INC.

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

SHEET TITLE:

**UNDERGROUND  
P1 PARKING**

DRAWN BY:	JC	DRAWING No.:	<b>.UG1</b>
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		



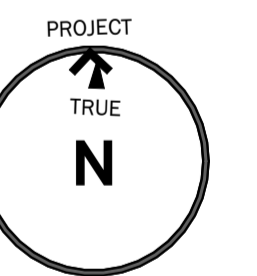
ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS 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	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:

**14-STORY  
RESIDENTIAL  
DEVELOPMENT**

5640 STANLEY AVENUE, NIAGARA FALLS, ON.



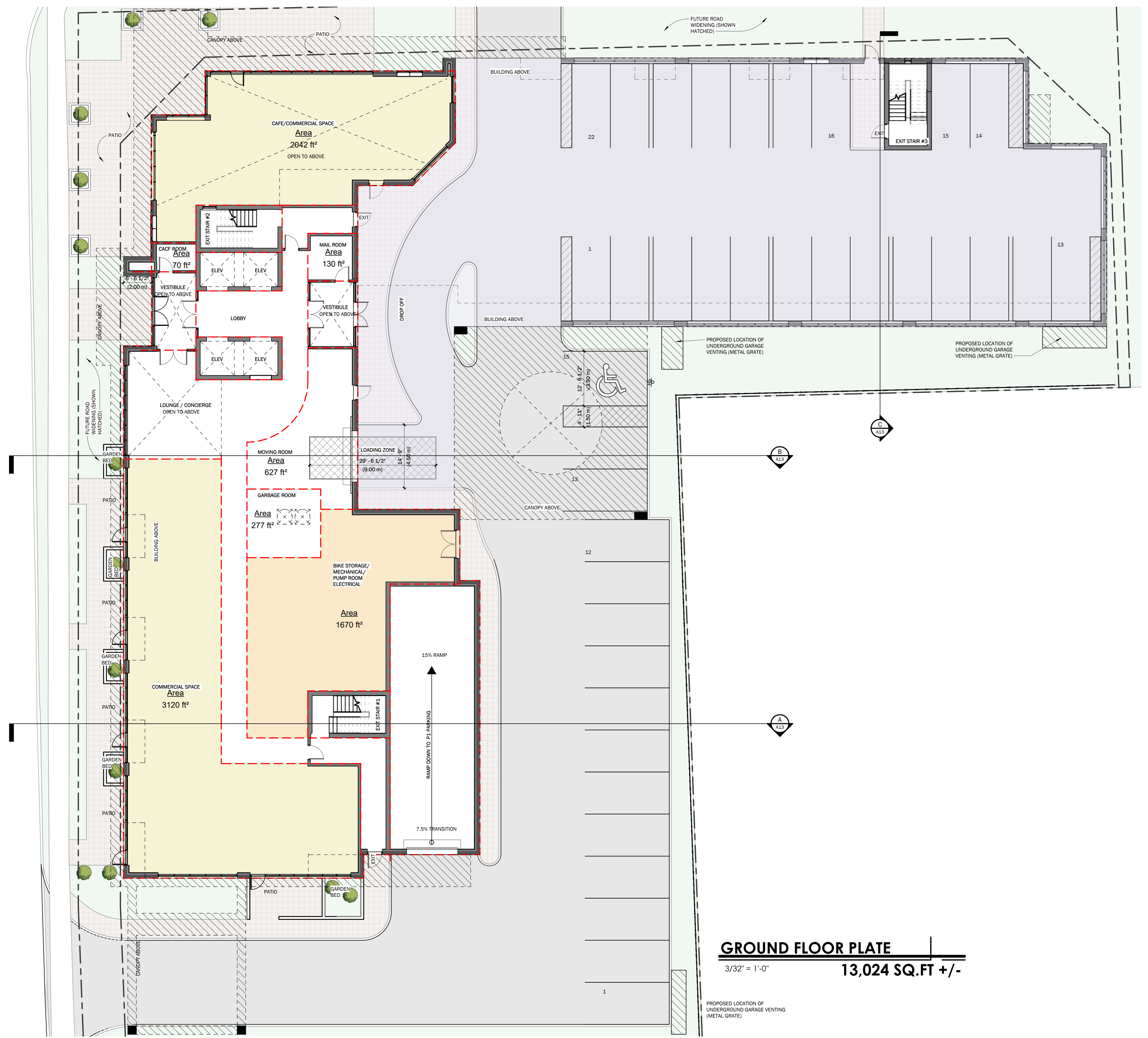
**A · C · K**  
architects  
STUDIO INC.

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

SHEET TITLE:

**UNDERGROUND  
P2 PARKING**

DRAWN BY:	JC	DRAWING No.:	<b>.UG2</b>
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		



**LEGEND**

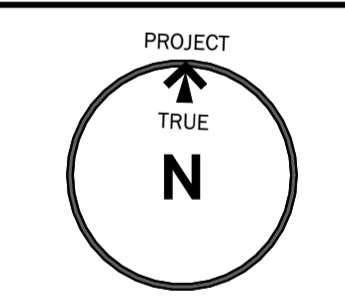
- RESIDENTIAL UNITS
- COMMERCIAL
- AMENITY SPACE
- EXTERIOR SPACE

No.	DATE:	DESCRIPTION:	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:

**14-STOREY  
RESIDENTIAL  
DEVELOPMENT**

5640 STANLEY AVENUE, NIAGARA FALLS, ON.



**A · C · K**  
architects  
STUDIO INC.

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

SHEET TITLE:

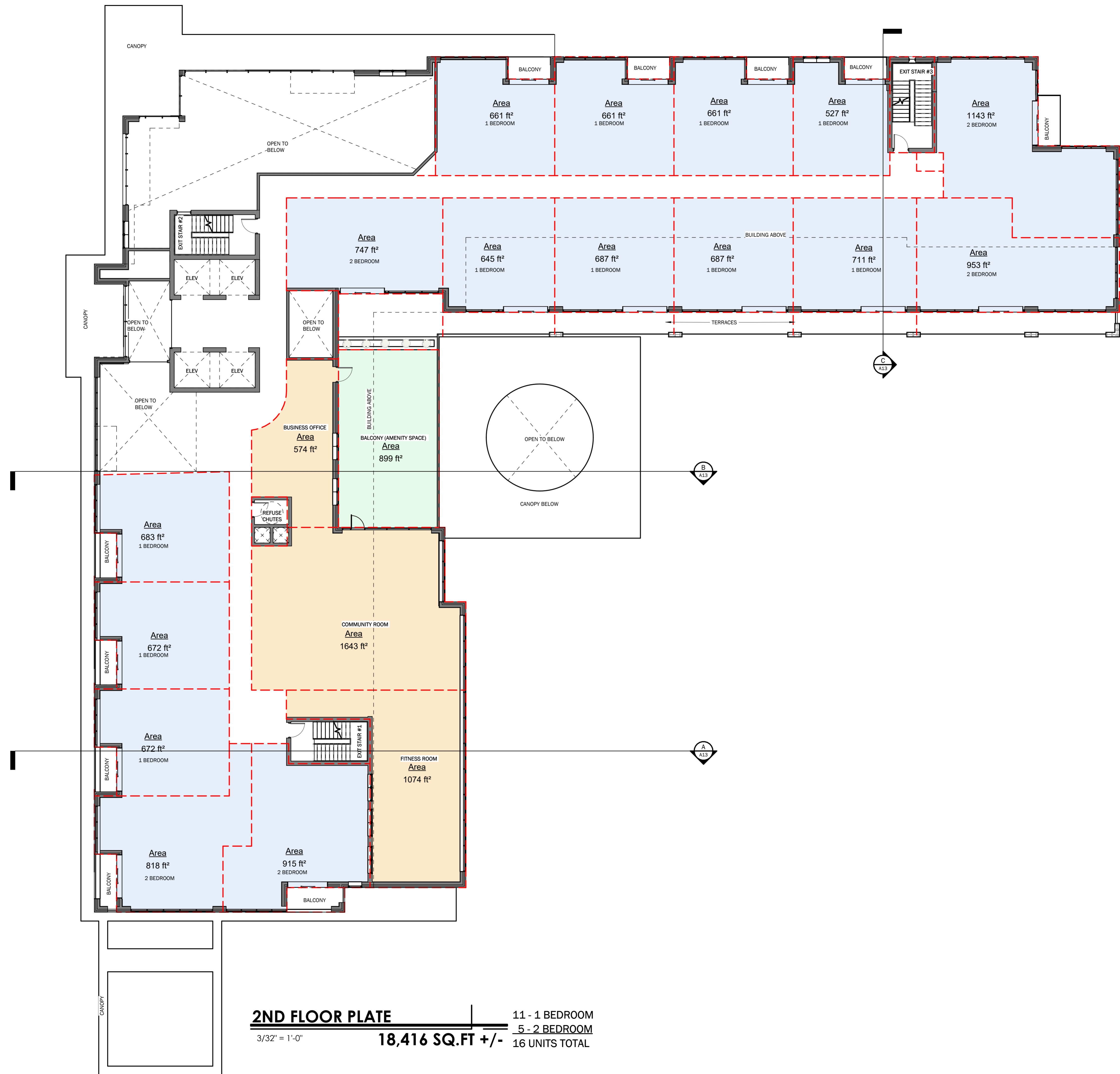
**GROUND FLOOR PLAN**

DRAWN BY:	JC	DRAWING No.:	<b>A1</b>
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		

**GROUND FLOOR PLATE**

3/32" = 1'-0"      **13,024 SQ.FT +/-**

PROPOSED LOCATION OF UNDERGROUND GARAGE VENTING (METAL GRATE)



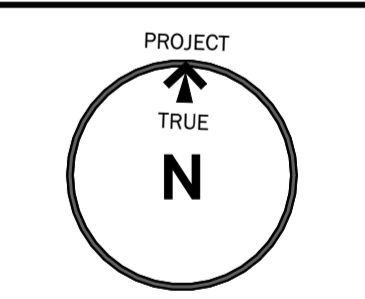
LEGEND	
<span style="color: blue;">■</span>	RESIDENTIAL UNITS
<span style="color: yellow;">■</span>	COMMERCIAL
<span style="color: orange;">■</span>	AMENITY SPACE
<span style="color: lightgreen;">■</span>	EXTERIOR SPACE

No.	DATE	DESCRIPTION	BY
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:

**14-STORY  
RESIDENTIAL  
DEVELOPMENT**

5640 STANLEY AVENUE, 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 FLOOR PLATE**

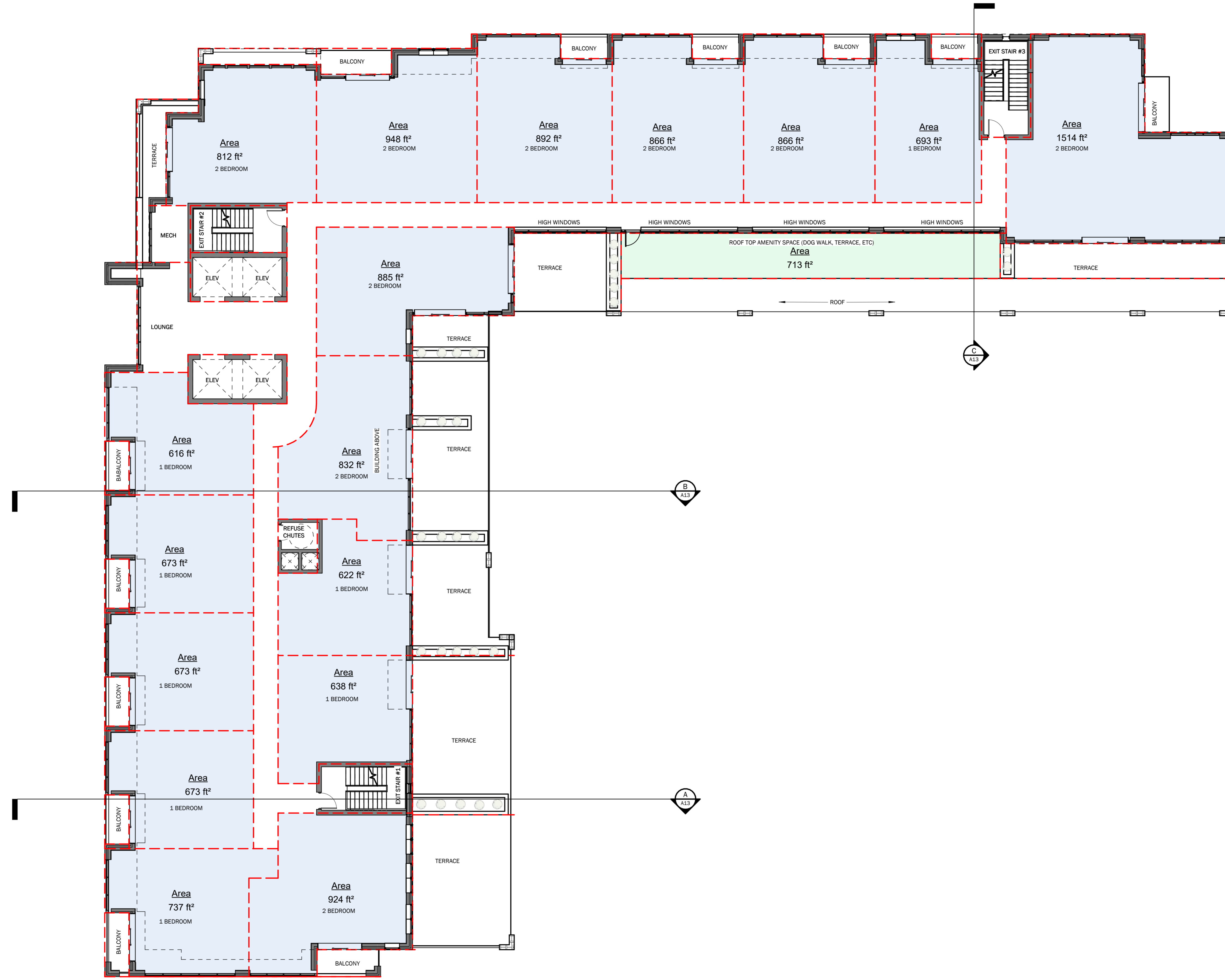
DRAWN BY:	JC	DRAWING No.:	<b>A2</b>
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		

**2ND FLOOR PLATE**

3/32" = 1'-0"

**18,416 SQ.FT +/-**

11 - 1 BEDROOM  
5 - 2 BEDROOM  
16 UNITS TOTAL



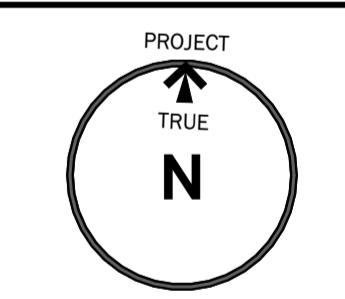
LEGEND	
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	RESIDENTIAL UNITS
<span style="display:inline-block; width:15px; height:10px; background-color:lightyellow; border:1px solid black;"></span>	COMMERCIAL
<span style="display:inline-block; width:15px; height:10px; background-color:lightorange; border:1px solid black;"></span>	AMENITY SPACE
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	EXTERIOR SPACE

No.	DATE	DESCRIPTION	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:

**14-STORY  
RESIDENTIAL  
DEVELOPMENT**

5640 STANLEY AVENUE, NIAGARA FALLS, ON.



**A · C · K**  
architects  
STUDIO INC.

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

SHEET TITLE:

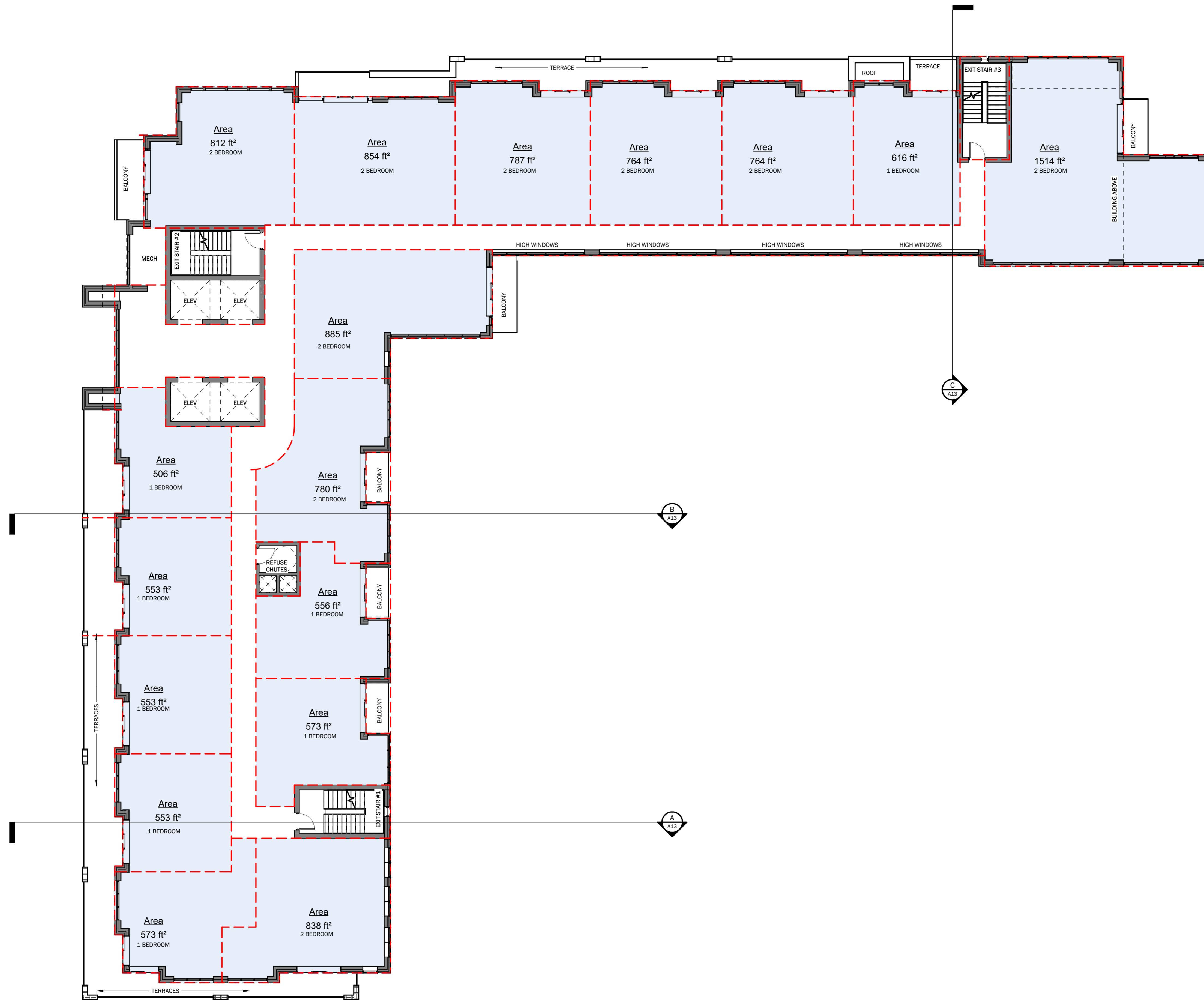
**3RD FLOOR PLATE**

DRAWN BY:	JC	DRAWING No.:	<b>A3</b>
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		

**3RD FLOOR PLATE**  
3/32" = 1'-0"

**17,619 SQ.FT +/-**

8 - 1 BEDROOM  
9 - 2 BEDROOM  
17 UNITS TOTAL



**4TH FLOOR PLATE**

3/32" = 1'-0"

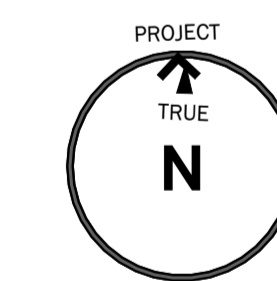
**17,471 SQ.FT +/-**

8 - 1 BEDROOM  
9 - 2 BEDROOM  
17 UNITS TOTAL

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	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:  
**14-STORY  
RESIDENTIAL  
DEVELOPMENT**  
5640 STANLEY AVENUE, NIAGARA FALLS, ON.



**A · C · K**  
architects  
STUDIO INC.

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

SHEET TITLE:  
**4TH FLOOR PLATE**

DRAWN BY:	JC	DRAWING No.:	<b>A4</b>
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		





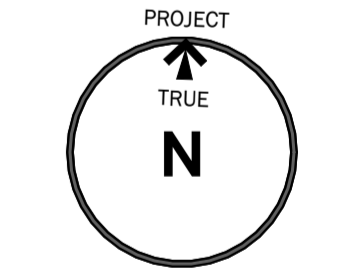
LEGEND	
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	RESIDENTIAL UNITS
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	COMMERCIAL
<span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span>	AMENITY SPACE
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	EXTERIOR SPACE

No.	DATE:	DESCRIPTION:	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:

**14-STORY  
RESIDENTIAL  
DEVELOPMENT**

5640 STANLEY AVENUE, 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 - 7TH FLOOR PLATE**

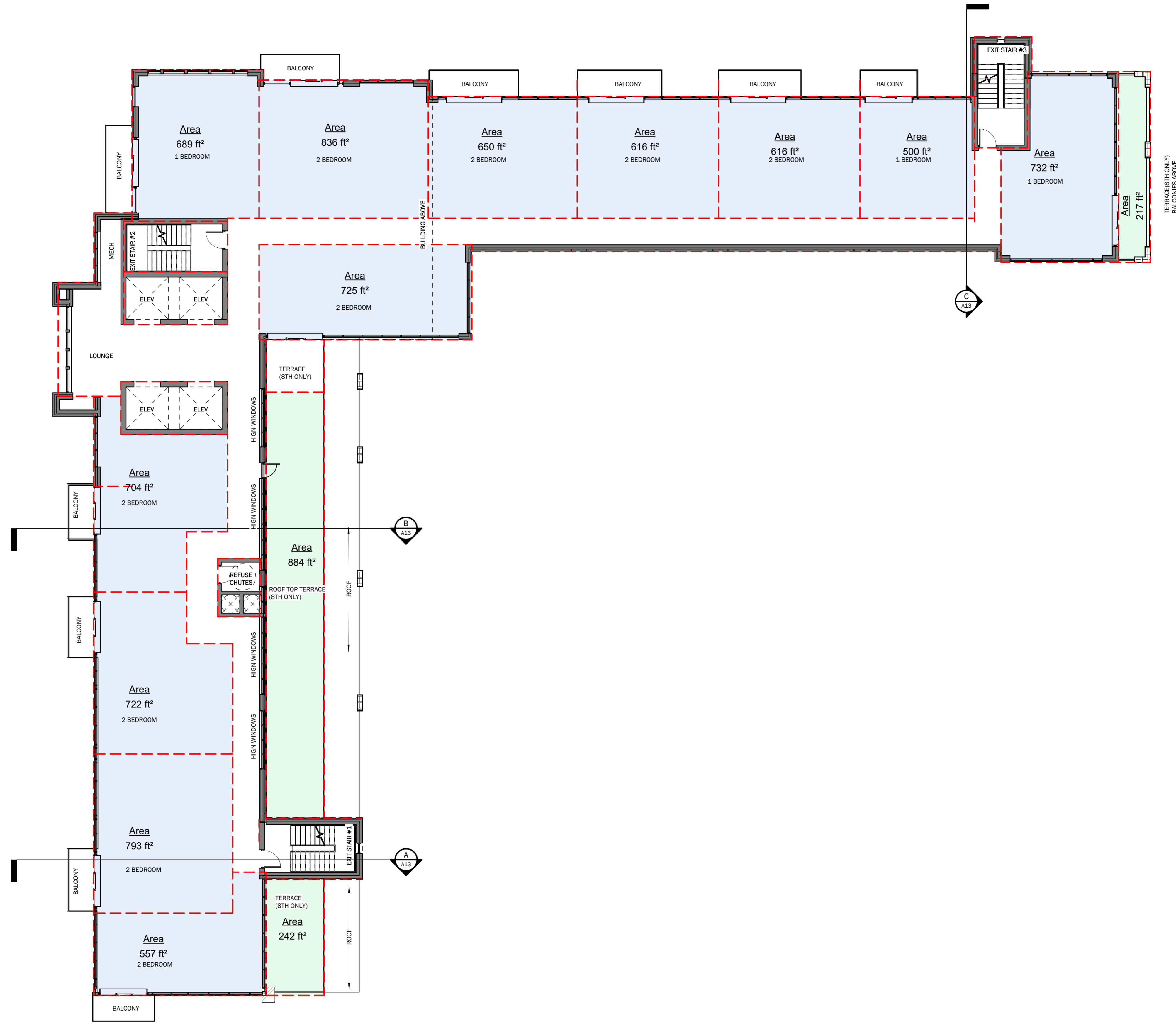
DRAWN BY:	JC	DRAWING No.:	<b>A5</b>
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		

**5TH - 7TH FLOOR PLATE**

3/32" = 1'-0"

**15,732 SQ.FT +/-**

6 - 1 BEDROOM  
10 - 2 BEDROOM  
16 UNITS TOTAL



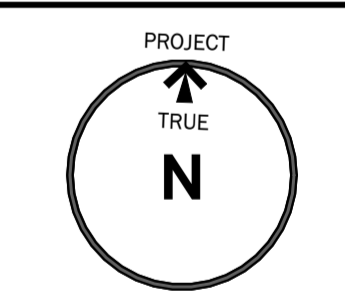
LEGEND	
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	RESIDENTIAL UNITS
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	COMMERCIAL
<span style="display:inline-block; width:15px; height:10px; background-color:lightorange; border:1px solid black;"></span>	AMENITY SPACE
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	EXTERIOR SPACE

No.	DATE	DESCRIPTION	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:

**14-STORY  
RESIDENTIAL  
DEVELOPMENT**

5640 STANLEY AVENUE, NIAGARA FALLS, ON.



**A · C · K**  
architects  
STUDIO INC.

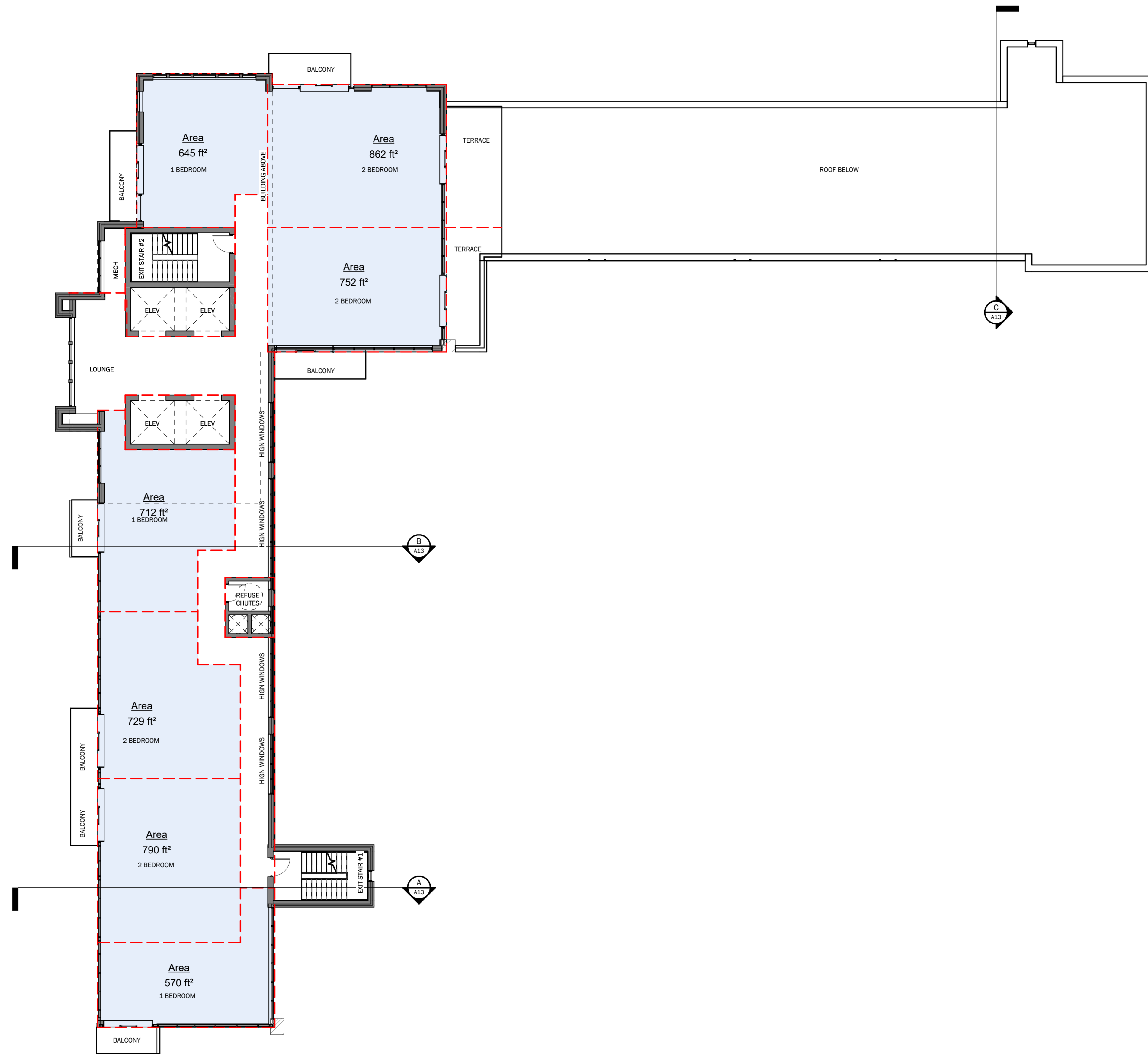
Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:

**8TH - 10TH FLOOR  
PLATE**

DRAWN BY:	JC	DRAWING No.:	<b>A6</b>
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		

**8TH-10TH FLOOR PLATE**  
3/32" = 1'-0"      **13,546 SQ.FT +/-**      2 - 1 BEDROOM  
10 - 2 BEDROOM  
12 UNITS TOTAL



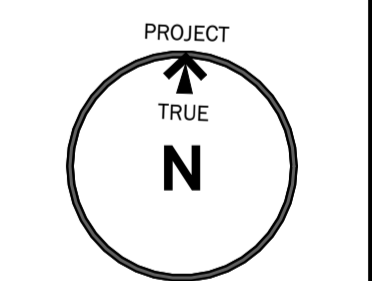
**11TH - 14TH FLOOR PLATE**  
 3/32" = 1'-0"  
**8,626 SQ.FT +/-**  
 3 - 1 BEDROOM  
 4 - 2 BEDROOM  
 7 UNITS TOTAL

**LEGEND**

- RESIDENTIAL UNITS
- COMMERCIAL
- AMENITY SPACE
- EXTERIOR SPACE

No.	DATE:	DESCRIPTION:	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:  
**14-STORY  
 RESIDENTIAL  
 DEVELOPMENT**  
 5640 STANLEY AVENUE, NIAGARA FALLS, ON.

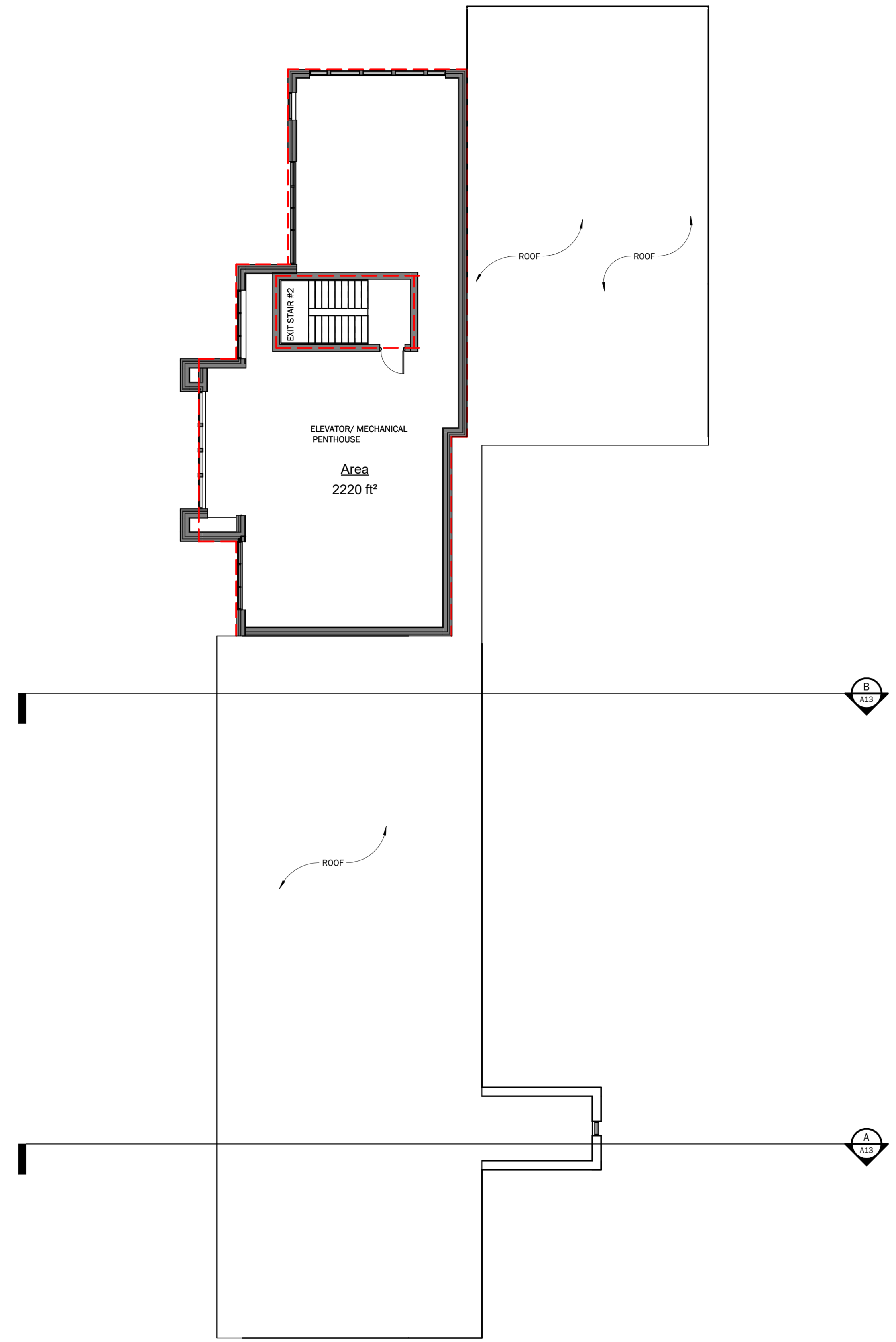


**A · C · K**  
 architects  
 STUDIO INC.

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

SHEET TITLE:  
**11TH - 14TH FLOOR  
 PLATE**

DRAWN BY:	JC	DRAWING No.:	<b>A7</b>
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		

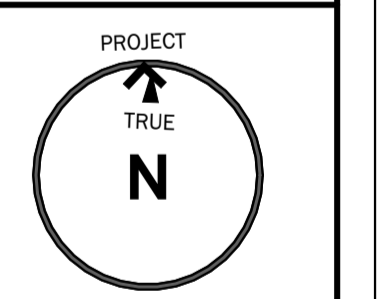


**PENTHOUSE**  
 3/32" = 1'-0"  
**2,438 SQ.FT +/-**

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:	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:  
**14-STOREY  
 RESIDENTIAL  
 DEVELOPMENT**  
 5640 STANLEY AVENUE, NIAGARA FALLS, ON.

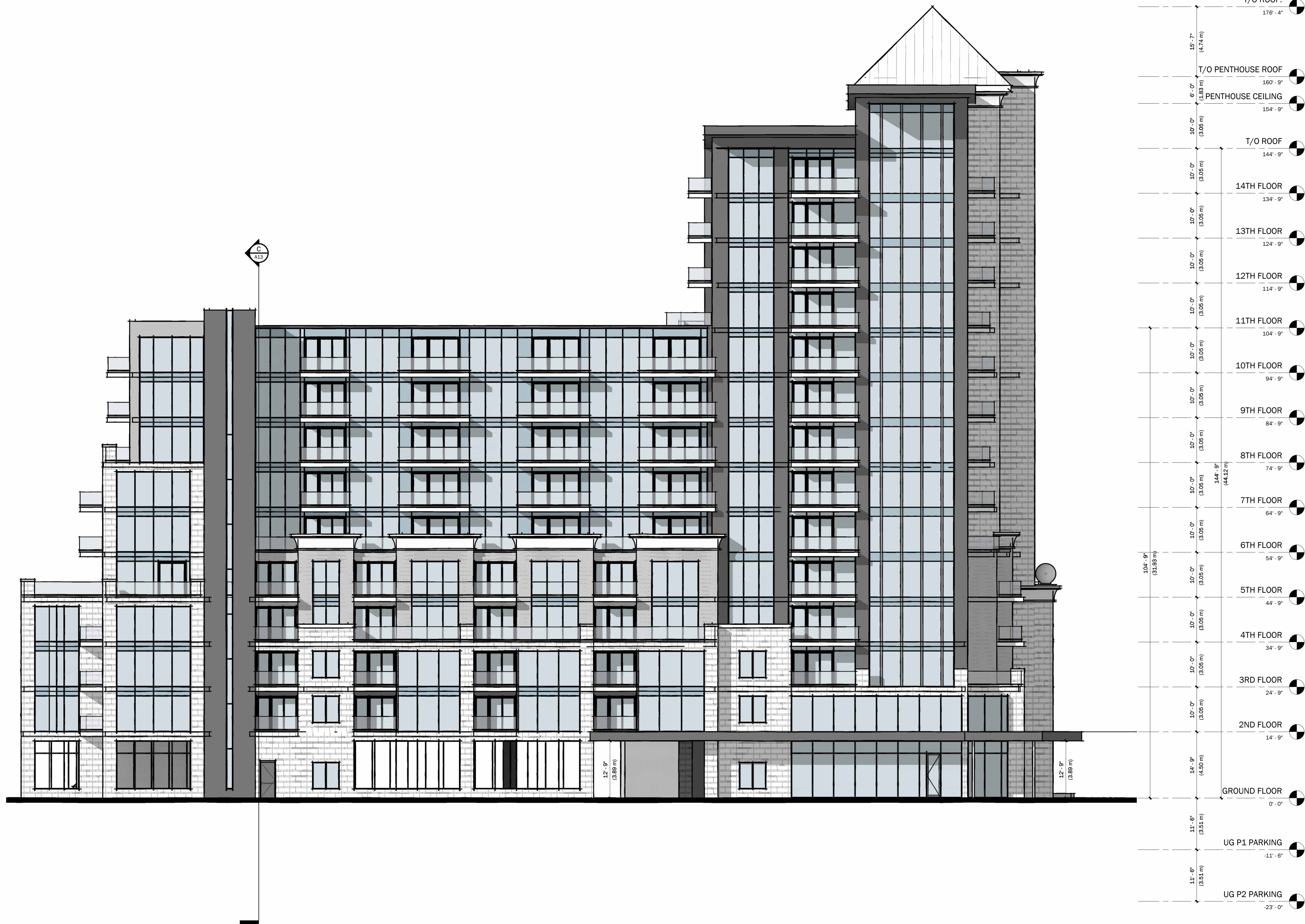


**A · C · K**  
 architects  
 STUDIO INC.

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

SHEET TITLE:  
**MECH PENTHOUSE  
 FLOOR PLATE**

DRAWN BY:	JC	DRAWING No.:	<b>A8</b>
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		

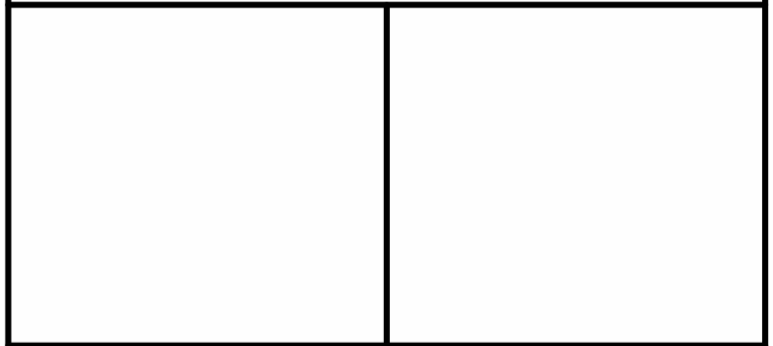


**NORTH ST (NORTH) ELEVATION**

3/32" = 1'-0"

No.	DATE	DESCRIPTION	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:  
**14-STORY  
 RESIDENTIAL  
 DEVELOPMENT**  
 5640 STANLEY AVENUE, NIAGARA FALLS, ON.

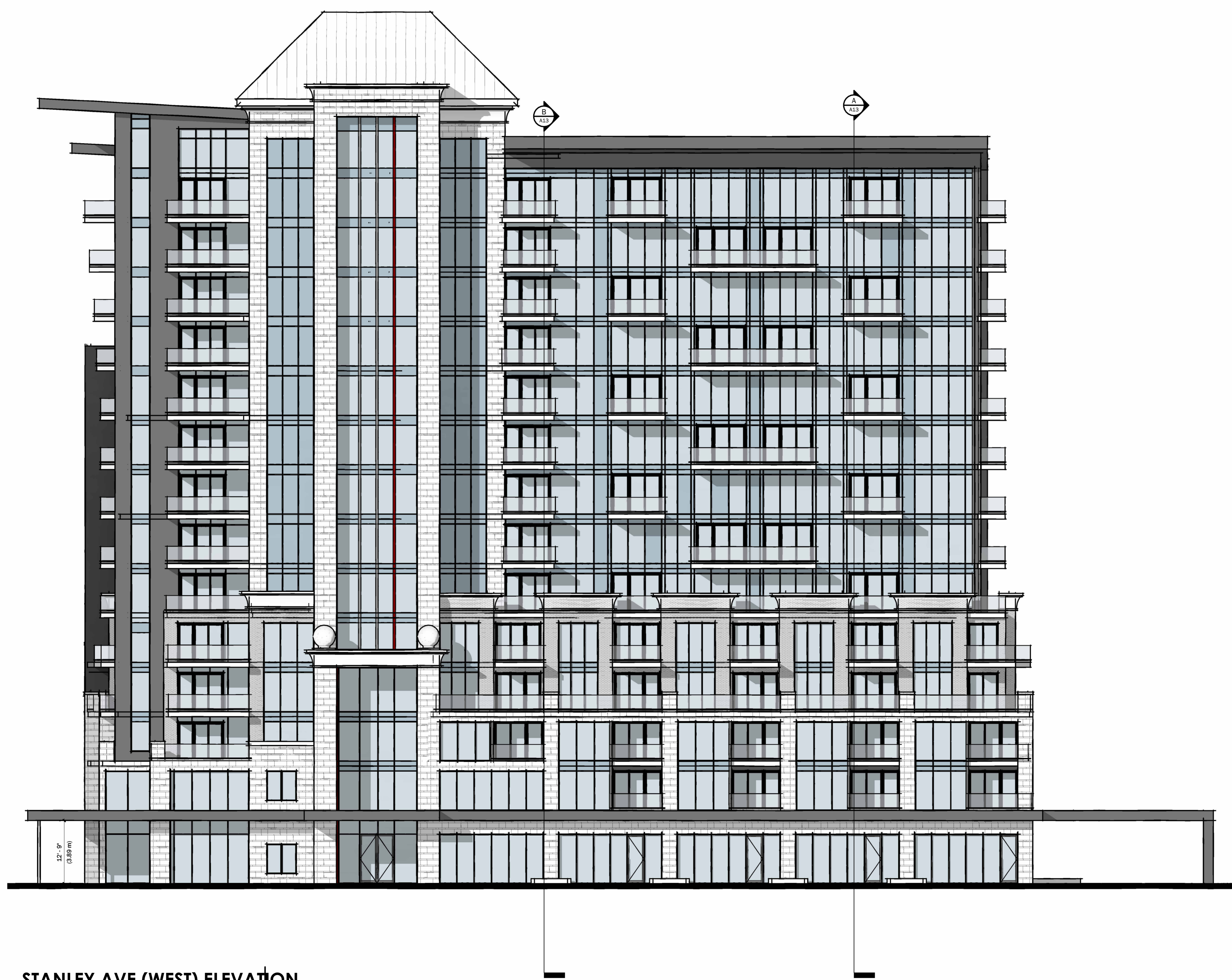


Architectural Office:  
 290 Glendale Ave. St. Catharines, ON, L2T 2L3  
 905 984 5545

SHEET TITLE:  
**NORTH STREET  
 ELEVATION**

DRAWN BY:	JC	DRAWING No.:	<b>A9</b>
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		

T/O ROOF.	176'-4"	21'-7"	(6.57 m)
PENTHOUSE CEILING	154'-9"	10'-0"	(3.05 m)
T/O ROOF	144'-9"	10'-0"	(3.05 m)
14TH FLOOR	134'-9"	10'-0"	(3.05 m)
13TH FLOOR	124'-9"	10'-0"	(3.05 m)
12TH FLOOR	114'-9"	10'-0"	(3.05 m)
11TH FLOOR	104'-9"	10'-0"	(3.05 m)
10TH FLOOR	94'-9"	10'-0"	(3.05 m)
9TH FLOOR	84'-9"	176'-4"	(53.75 m)
8TH FLOOR	74'-9"	144'-9"	(44.12 m)
7TH FLOOR	64'-9"	10'-0"	(3.05 m)
6TH FLOOR	54'-9"	10'-0"	(3.05 m)
5TH FLOOR	44'-9"	10'-0"	(3.05 m)
4TH FLOOR	34'-9"	10'-0"	(3.05 m)
3RD FLOOR	24'-9"	10'-0"	(3.05 m)
2ND FLOOR	14'-9"	10'-0"	(3.05 m)
GROUND FLOOR	0'-0"	14'-9"	(4.50 m)
UG P1 PARKING	-11'-6"	11'-6"	(3.51 m)
UG P2 PARKING	-23'-0"	11'-6"	(3.51 m)



**STANLEY AVE (WEST) ELEVATION**

3/32" = 1'-0"

No.	DATE	DESCRIPTION	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:

**14-STORY  
RESIDENTIAL  
DEVELOPMENT**

5640 STANLEY AVENUE, NIAGARA FALLS, ON.

**A · C · K**  
architects  
STUDIO INC.

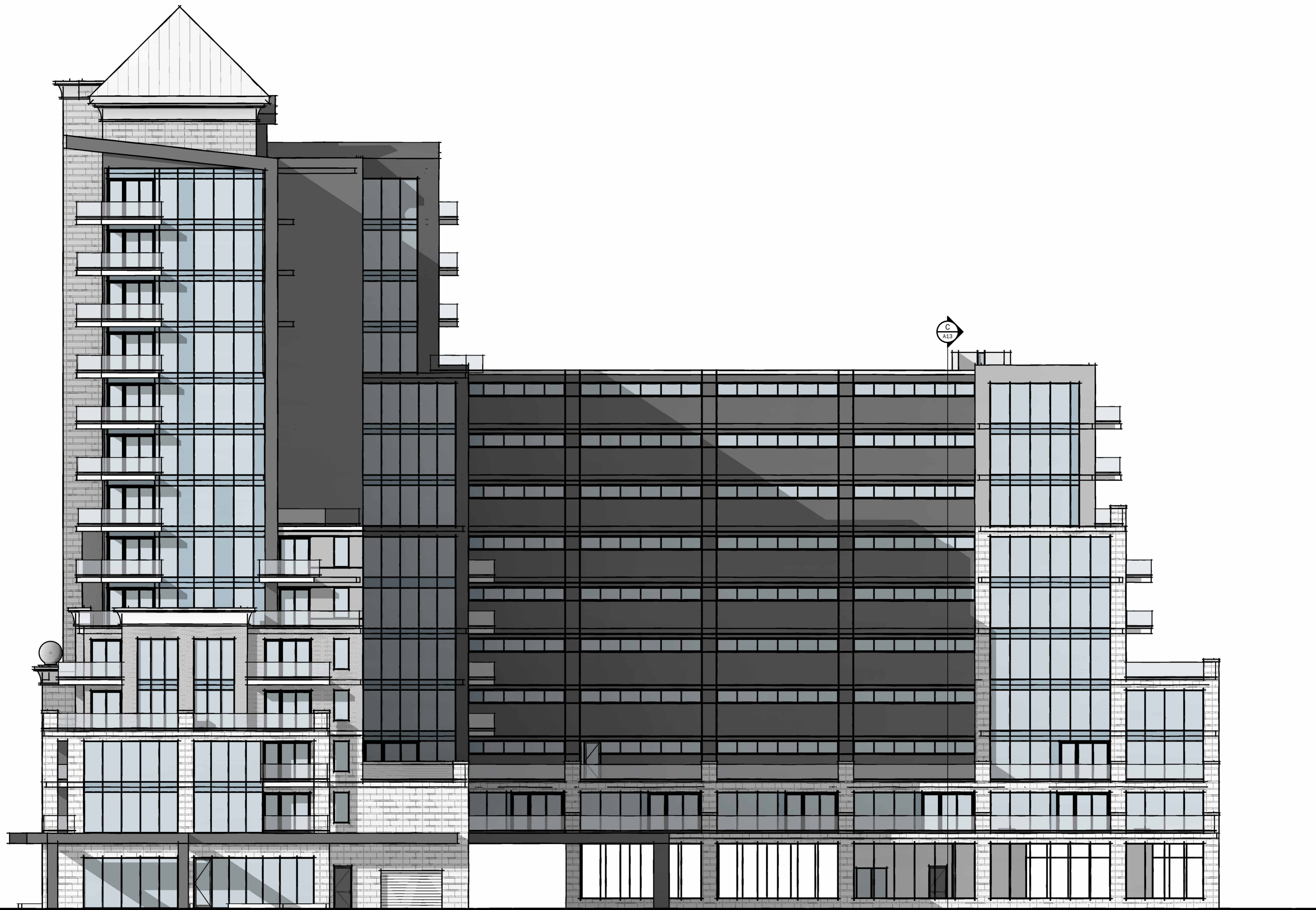
Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:

**STANLEY AVENUE  
ELEVATION**

DRAWN BY:	JC	DRAWING No.:	A10
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		

- T/O ROOF.  
176'-4"
- PENTHOUSE CEILING  
154'-9"
- T/O ROOF  
144'-9"
- 14TH FLOOR  
134'-9"
- 13TH FLOOR  
124'-9"
- 12TH FLOOR  
114'-9"
- 11TH FLOOR  
104'-9"
- 10TH FLOOR  
94'-9"
- 9TH FLOOR  
84'-9"
- 8TH FLOOR  
74'-9"
- 7TH FLOOR  
64'-9"
- 6TH FLOOR  
54'-9"
- 5TH FLOOR  
44'-9"
- 4TH FLOOR  
34'-9"
- 3RD FLOOR  
24'-9"
- 2ND FLOOR  
14'-9"
- GROUND FLOOR  
0'-0"
- UG P1 PARKING  
-11'-6"
- UG P2 PARKING  
-23'-0"



**SOUTH ELEVATION**

3/32" = 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	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:

**14-STORY  
RESIDENTIAL  
DEVELOPMENT**

5640 STANLEY AVENUE, NIAGARA FALLS, ON.

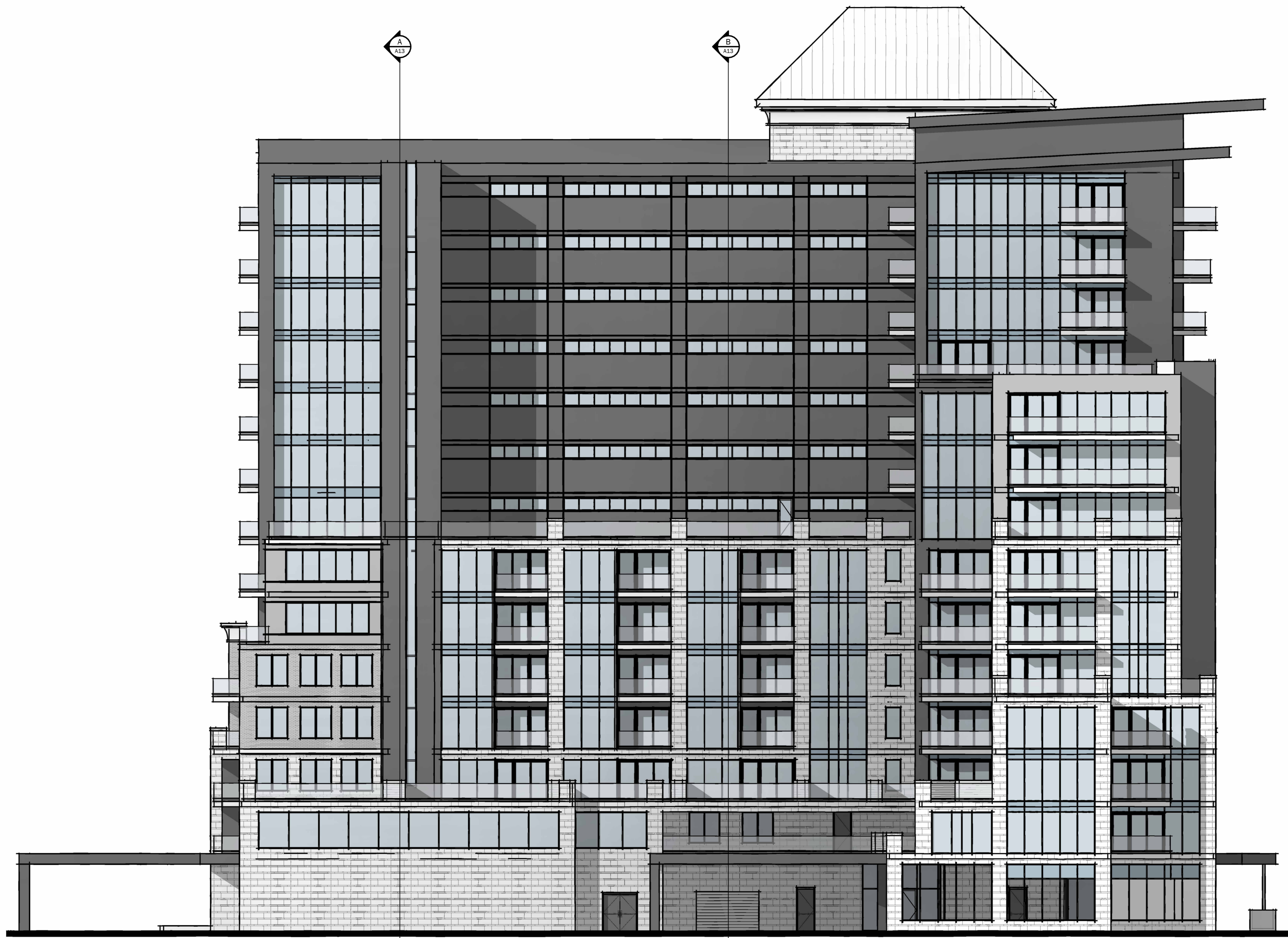


Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:

**SOUTH ELEVATION**

DRAWN BY:	JC	DRAWING No.:	A11
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		



T/O ROOF	176'-4"	(5.38 m)
PENTHOUSE CEILING	154'-9"	(4.72 m)
T/O ROOF	144'-9"	(4.42 m)
14TH FLOOR	134'-9"	(4.12 m)
13TH FLOOR	124'-9"	(3.82 m)
12TH FLOOR	114'-9"	(3.52 m)
11TH FLOOR	104'-9"	(3.22 m)
10TH FLOOR	94'-9"	(2.92 m)
9TH FLOOR	84'-9"	(2.62 m)
8TH FLOOR	74'-9"	(2.32 m)
7TH FLOOR	64'-9"	(2.02 m)
6TH FLOOR	54'-9"	(1.72 m)
5TH FLOOR	44'-9"	(1.42 m)
4TH FLOOR	34'-9"	(1.12 m)
3RD FLOOR	24'-9"	(0.82 m)
2ND FLOOR	14'-9"	(0.52 m)
GROUND FLOOR	0'-0"	(0 m)
UG P1 PARKING	-11'-6"	(-3.51 m)
UG P2 PARKING	-23'-0"	(-7.01 m)

**EAST ELEVATION**

3/32" = 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	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:

**14-STORY  
RESIDENTIAL  
DEVELOPMENT**

5640 STANLEY AVENUE, NIAGARA FALLS, ON.



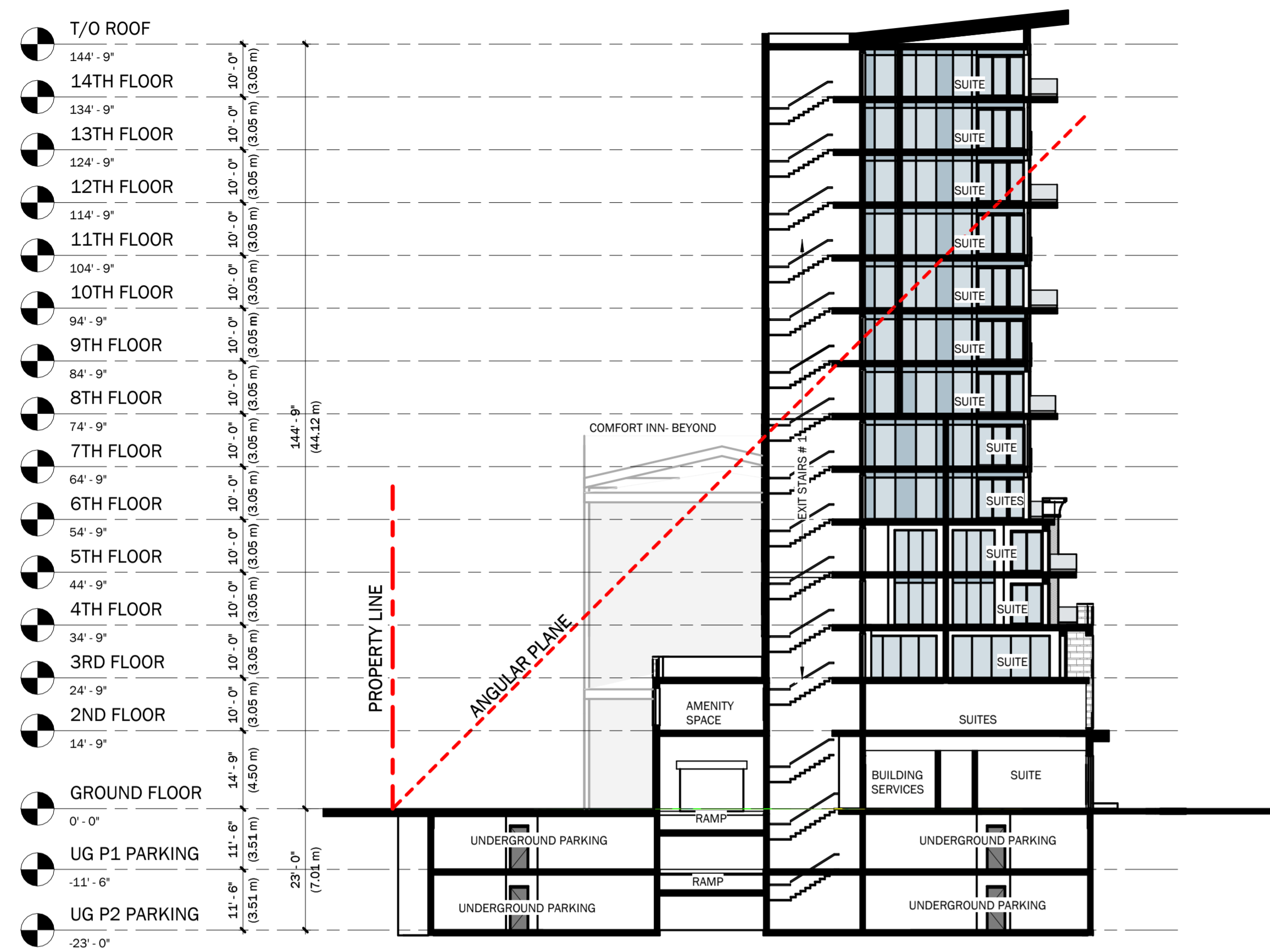
Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:

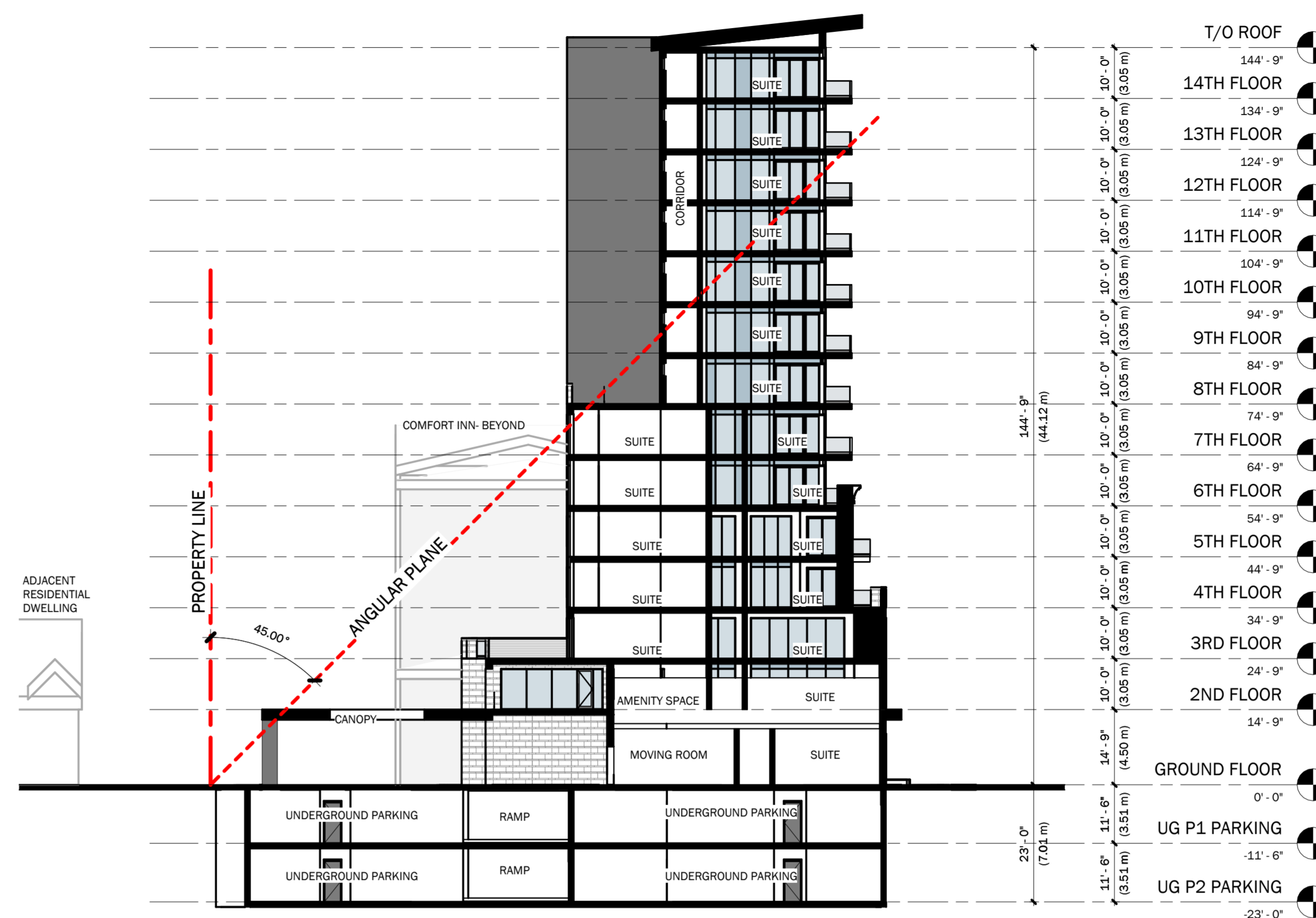
**EAST ELEVATION**

DRAWN BY:	JC	DRAWING No.:	A12
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		

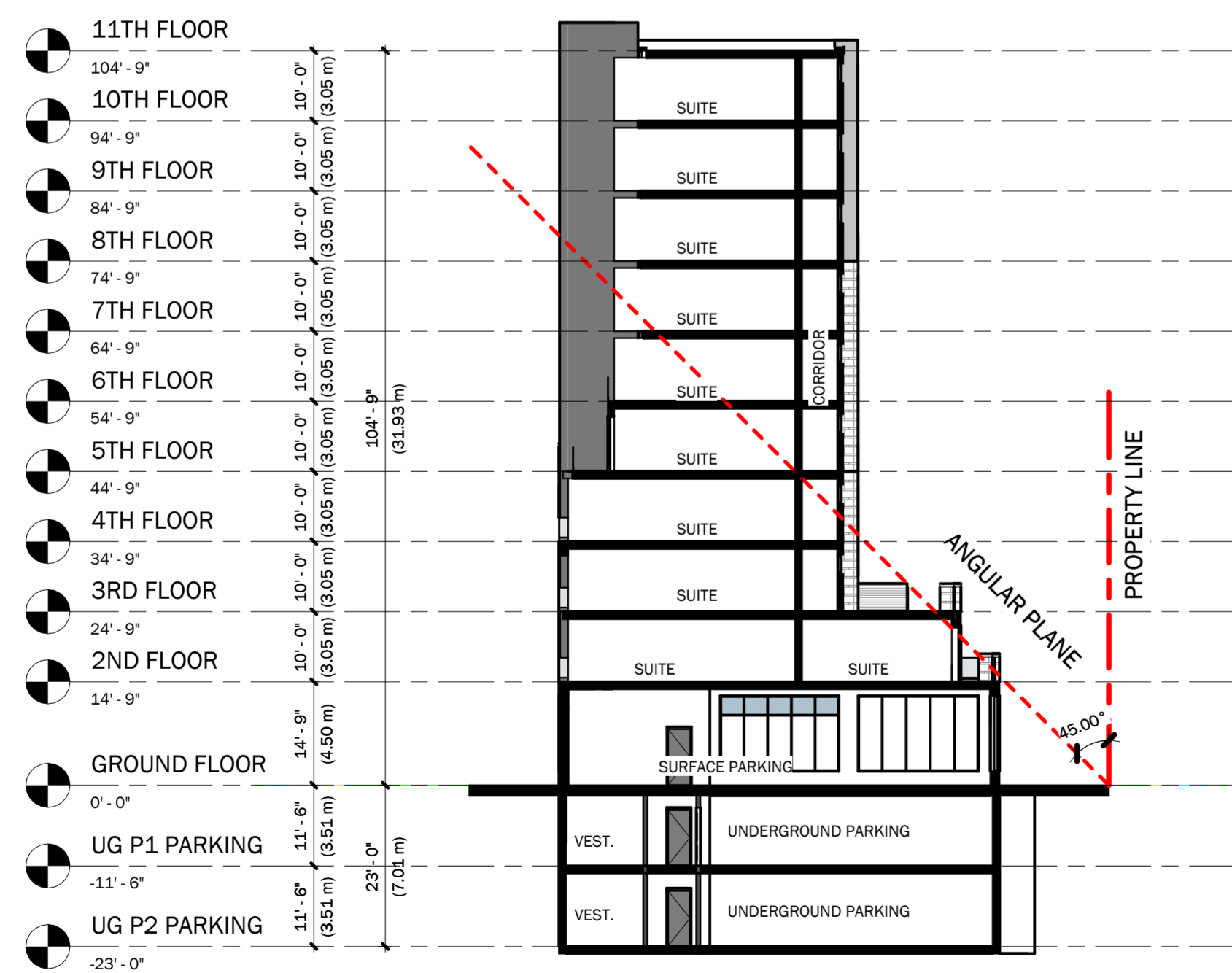




**A ANGULAR PLANE SECTION A**  
 SP1 A13 1" = 20'-0"



**B ANGULAR PLANE SECTION B**  
 SP1 A13 1" = 20'-0"



**C ANGULAR PLANE SECTION C**  
 SP1 A13 1" = 20'-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	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

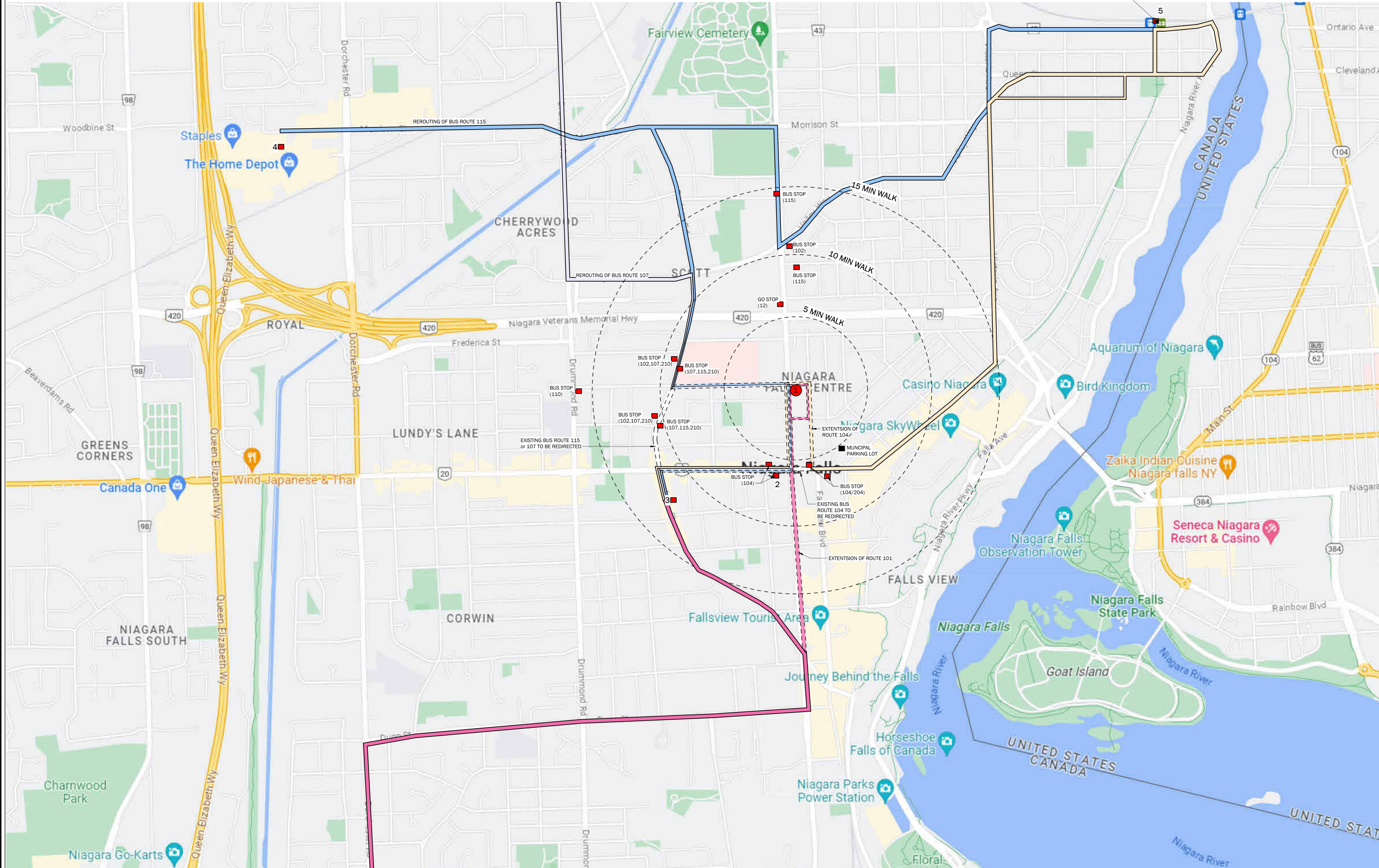
COMMISSION:  
**14-STORY  
 RESIDENTIAL  
 DEVELOPMENT**  
 5640 STANLEY AVENUE, NIAGARA FALLS, ON.

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

SHEET TITLE:  
**ANGULAR PLAN  
 SECTIONS**

DRAWN BY:	JC	DRAWING No.:	A13
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		

NIAGARA FALLS BUS TERMINAL AND TRAIN STATION CAN BE ACCESS USING ROUTE 102,104, 115 AND GO 12  
 ALL ROUTES LISTED HAVE STOPS WITHIN WALKING DISTANCE OF THE PROPSD SITE.



1. 5640 STANLEY AVE
2. STANLEY DISTRICT (1.25 PARKING RATE)
3. MAIN STREET TRANIST HUB  
ACCESS TO ROUTES 101, 102, 103, 1 3b, 104, 106, 106b, 107, 110 & 115)
4. MORRISON/DORCHESTER TRANIST HUB  
ACCESS TO ROUTES 102, 108, 109, 110, 111, 114 & 115 AND REGAIONAL ROUTES RED, ORANGE AND GREEN)
5. NIAGARA FALLS BUS TERMINAL AND TRAIN STATION

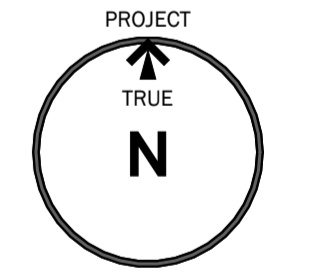
- BUS ROUTE 101
- BUS ROUTE 104
- BUS ROUTE 107
- BUS ROUTE 115
- EXISTING BUS STOPS
- MUNICIPAL PARKING LOT

THERE ARE 3 TRANIST STOPS WITHIN A 6 MIN WALK OF THE SITE

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	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:  
**14-STOREY RESIDENTIAL DEVELOPMENT**  
 5640 STANLEY AVENUE, NIAGARA FALLS, ON.



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

SHEET TITLE:  
**PUBLIC TRANIST STUDY**

DRAWN BY:	JC	DRAWING No.:	A14
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		

**PUBLIC TRANSIT STUDY**  
 NOT TO SCALE



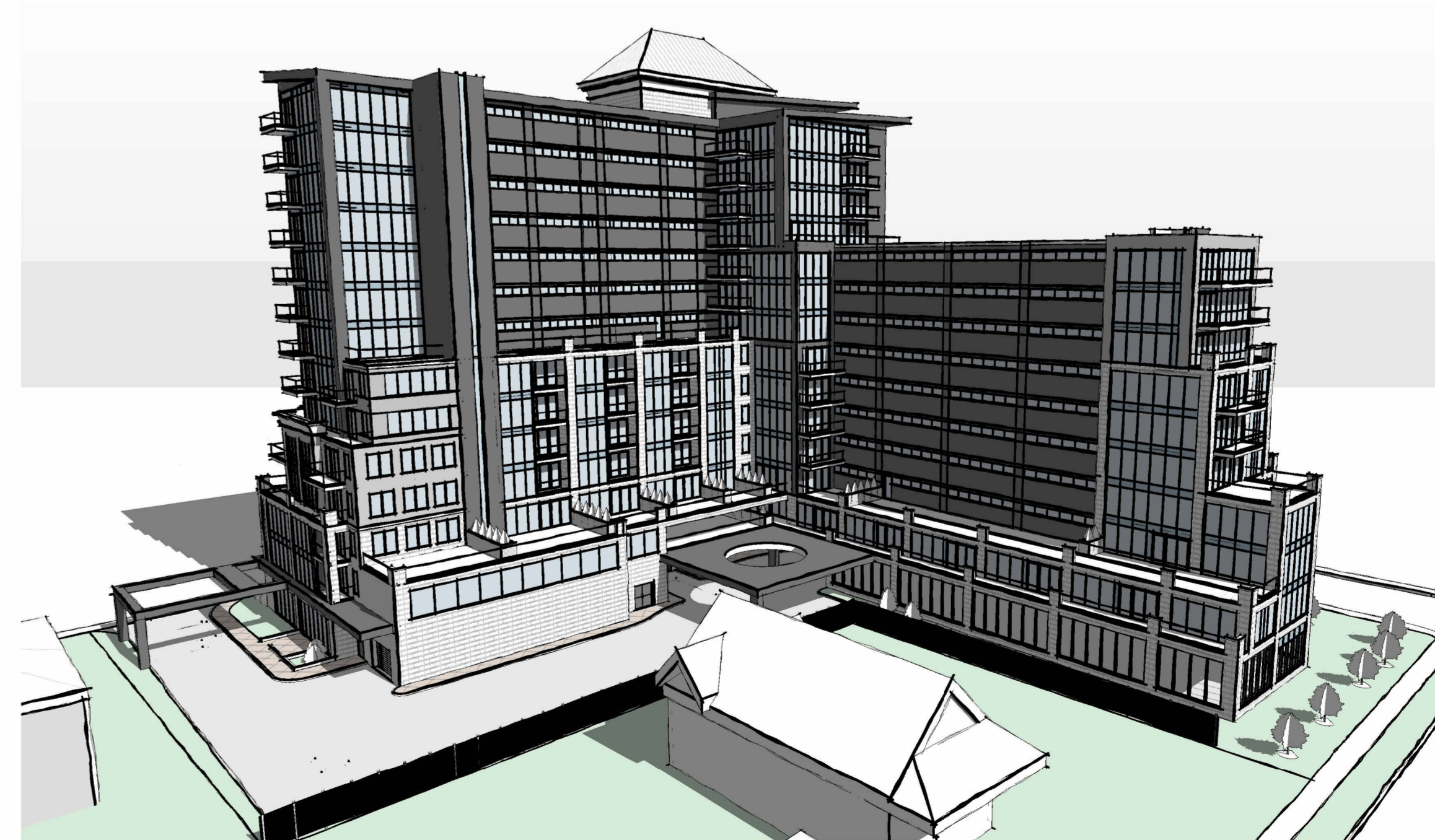
**NORTH WEST PERSPECTIVE**



**SOUTH WEST PERSPECTIVE**



**SOUTH EAST PERSPECTIVE**



**NORTH EAST PERSPECTIVE**

No.	DATE	DESCRIPTION	BY:
1	07/11/2022	PRE-CON SUBMISSION	JC
2	06/21/2023	REVISED CONCEPT/ELEVATIONS	JC
3	07/17/2023	ISSUED FOR ZBA	JC
4	08/14/2023	BEDROOM BREAKDOWN	JC
5	09/12/2023	REVISED SHADOW STUDY + ELEVATIONS	JC

COMMISSION:  
**14-STORY  
 RESIDENTIAL  
 DEVELOPMENT**  
 5640 STANLEY AVENUE, NIAGARA FALLS, ON.

**A · C · K**  
 architects  
 STUDIO INC.

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

SHEET TITLE:  
**PERSPECTIVES**

DRAWN BY:	JC	DRAWING No.:	<b>P1</b>
CHECKED BY:	MA/JR		
DATE ISSUED:			
PROJECT No.:	2022-143		