2 / A-102 **PROPOSED CONDOMINIUM SITE GENERAL VIEW IN CONTEXT OF EXISTING SURROUNDINGS**
NTS

LOT AREA: 2,733.00sq.m. (0.2733ha);
NET LOT AREA: 2,673.70sq.m.
(AREA OF LAND FOR ROAD WIDENING IS EXCLUDED)

BUILDING AREA: 674.82sq.m.
COVERAGE: 25.24%

GROUND FLOOR:	647.40sq.m.	(7259.42sq.ft.)
SECOND FLOOR:	674.82sq.m.	(7,370.50sq.ft.)
THIRD FLOOR:	674.82sq.m.	(7,370.50sq.ft.)
FOURTH FLOOR:	674.82sq.m.	(7,370.50sq.ft.)
FIFTH FLOOR:	632.60sq.m.	(6,809.50sq.ft.)
SIXTH FLOOR:	282.60sq.m.	(3,042.00sq.ft.)
GFA:	3,587.06sq.m.	(38,612.05sq.ft.)
FAR:	1.34	

6 STOREY + 1 LEVEL UNDERGROUND PARKING
BUILDING HEIGHT: ±19.550m
TOTAL UNITS: 35; UNIT/ha 131
UNIT COUNT: 1BR – 19; 2BR – 15; 3BR – 1.
TOTAL: 35.

RESIDENTIAL PARKING REQUIRED (1.4/U) OR
49 PARKING SPACES

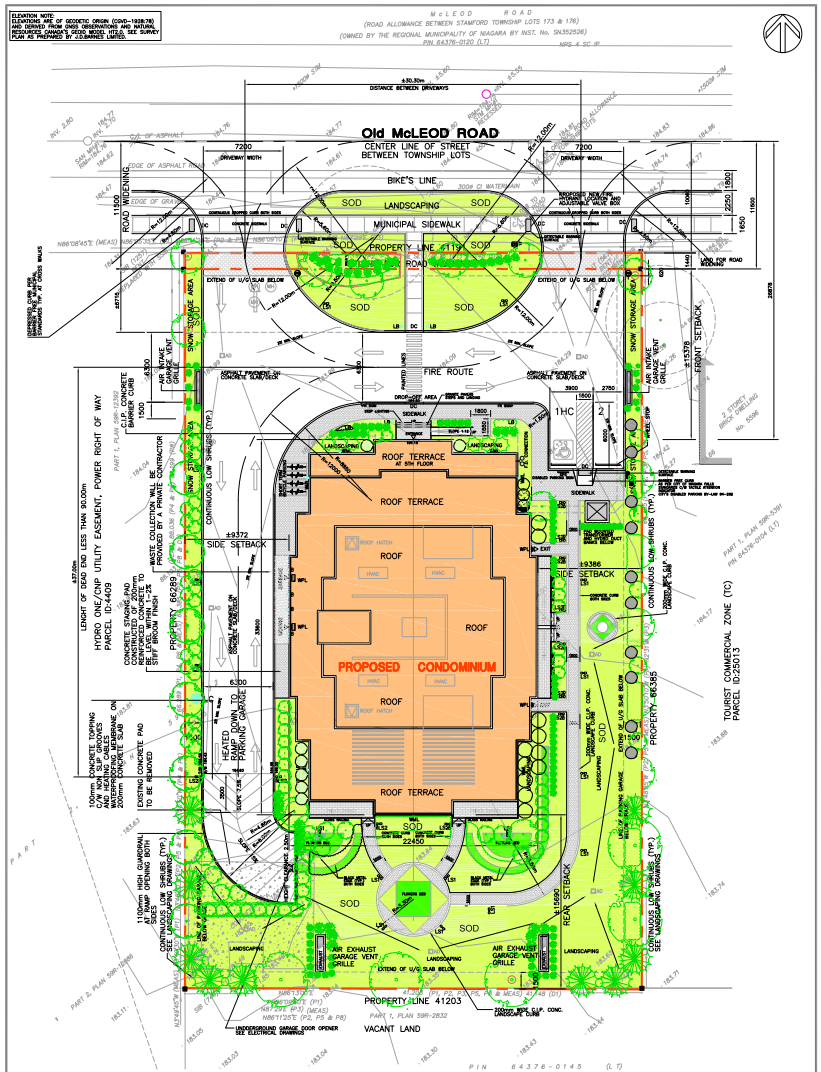
PARKING PROVIDED: 44 PARKING SPACES BELOW GRADE (incl. 1HC) AND 2 SPACES AT GRADE (incl.1HC)
TOTAL – 46 PARKING SPACES (1.314/U) RATIO

3 / A-102 **BUILDING STATISTICS**
NTS

- Asphalt Pavement–75mm Compacted Granular Fill 100mm Protection Board–25mm Hydrotec WP Membrane Vehicular Load on reinforced Concrete Slab/Deck
- Heavy Duty Asphalt Pavement See Soil Report (not on Slab/Deck)
- Poured Concrete Paving Stiff Broom Finish (on Slab/Deck)
- Permeable Unit Paving–Pedestrian Load, Pattern–Running Bond (on Slab/Deck)
- Granite Pavers, Flamed Finish Pattern–Stacked Bond (on Slab/Deck)
- AD 000.00 Proposed Area Drain See Eng. Dwgs.
- MH 000.00 Proposed Main Hole See Eng. Dwgs.
- DC Depressed Curb
- Proposed Sodded Area/Landscaping See Landscaping Drawings
- LB Proposed Light Bollard "Lumiere EON LED", by Cooper Industries or approved equal. See Electrical Drawings.
- WML Proposed Wall Mount Light "WRAP SL" SS grill by BETACALCO or approved equal. For Locations see Elevations and Electrical Drawings.
- LC Proposed Light Column w/vehicular warning signal or approved equal. See Electrical Drawings
- BR Proposed Bicycle Ring Location See Landscaping Drawings
- Proposed 1800mm Chain Link Fence See Landscaping Drawings
- Detectable Warning Surface Indicator
- B Proposed Metal Bollard Location
- sidewalk Continuous Dropped Curb and sidewalk at Entrance Driveway as per OPSD 350.010
- GDO Underground Garage Door Opener Location above OH Garage Door See Electrical Drawings
- LS1 Pole #/1 Luminaire, "Gleon Galeon LED" by Eaton Lighting or approved equal. See Electrical Drawings
- LS2 Pole #/2 Luminaires, "Gleon Galleon LED" by Eaton Lighting or approved equal. See Electrical Drawings
- WPL Black Outdoor Integrated LED Rectangular Wall Pack Light with Dusk to Dawn Control See Electrical Drawings
- WPL Integrated Outdoor Security Lighting LED Wall Pack Light above exit doors See Electrical Drawings
- Roll Curb
- Property Line and Limit of Construction
- Proposed New Fire Hydrant Location and Adjustable Valve Box
- Fire Department Connections Location
- Line Marking Paint – White Alkyd Traffic Paint to CAN/CGSB-1.74–2001 or Approved Equal
- Step Lighting "Step-TM" by BetaCalco Housing Die-Cast Aluminum or Approved Equal
- OPS Disabled Parking Sign as per City's Disabled Parking By-Law 94-262
- *FR SIGN Proposed Fire Route Sign as per By-Law No: 2019 City of Niagara Falls
- Standard Stop Sign at painted stop line.

NOTE:
The following vehicle types will be accessing the Site:
1. Passenger vehicles; 4. Service vehicles;
2. Taxis; 5. Emergency vehicles;
3. Delivery vehicles; 6. Garbage Truck.

4 / A-102 **SITE PLAN LEGEND**
NTS



1 / A-102 **PROPOSED SITE PLAN**
Scale 1:200

ZONING STATISTICS CHART (R5E ZONE Approved)

PRESENT ZONING "TOURIST COMMERCIAL" (TC ZONE) IS REZONED TO R5E ZONING AM–2021–015 ZONING BY–LAW AMENDMENT APPLICATION, CITY OF NIAGARA FALLS

METRIC	REQUIRED	PROVIDED
1. Min. Lot Area	67.00sq.m./Dwelling	76.39sq.m./Dwelling
2. Min. Front Yard	11.50m+7.50m (19.00m) min.	26,878.00m
3. Min. Rear Yard	10.00m	15.30m
4. Min. Interior Side Yard	1/3 Building Height–6.50m	9.372 West/9.386m East
5. Max. Building Height	25.00m	19.550m
6. Max. Number of Apartment Buildings on Lot	1	1
7. Min. Landscaped Open Space	50% of Lot Area (1,366.50sq.m.)	76.97% (2,058.18sq.m.)

LEGAL DESCRIPTION

PART OF LOT 2, REGISTERED PLAN No:4
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

THIS SITE PLAN IS BASED ON SURVEY AND TOPOGRAPHICAL INFORMATION PREPARED BY:
J.D.BARNES LIMITED
DATED: JULY/2022

REFER TO SITE SERVICING AND GRADING DRAWINGS PREPARED BY MGM CONSULTING INC.

REFER TO LANDSCAPE DRAWINGS PREPARED BY DONALD MARTIN LANDSCAPE ARCHITECT

GENERAL NOTES

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONCERNING THE SITE WHEN FURNISHED BY OTHERS.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DIMENSIONS AT THE SITE AT THE START OF CONSTRUCTION. FAILURE TO REPORT ANY DISCREPANCY SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.
3. DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE PREPARED BY THE ARCHITECT AND ARE HIS COPYRIGHT PROPERTY. THEY SHALL BE RETURNED ON REQUEST. ANY REPRODUCTION OF DRAWINGS AND SPECIFICATIONS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
4. REFER TO DOCUMENTS PREPARED BY OTHER CONSULTANTS FOR THE ENGINEERING OR OTHER RELATED TO:
– HEATING
– VENTING AND VENTILATION;
– PLUMBING AND DRAINAGE;
– FIRE PROTECTION;
– ELECTRICAL;
– LANDSCAPING;
– SITE SERVICES;
– SITE GRADING.
5. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND SPECIFICATIONS FOR ALL EXTERIOR LIGHTING FIXTURES. ALL LIGHTING DIRECTION ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES.
6. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.
7. ALL WORKS REGARDING GRADING, SODDING, DRIVEWAY PAVING, CURBS, CURBCUTS BETWEEN LOT LINE AND STREET SHALL BE PART OF THIS CONTRACT.
8. ALL LOCATIONS OF EXISTING BUILDINGS SHOWN ON A PHOTO BASED ON SURVEY.
9. FENCING SHALL CONFORM TO BY-LAW No 2017-71, AS AMENDED BY BY-LAW No 2021-204 – CITY OF NIAGARA FALLS.
10. FOR WINDOWS TRANSFER AS PER OBC 9.10.9.7 (1) WINDOWS, DOORS AND SKYLIGHTS IN WHICH THE SILL HEIGHT OF THE LOWEST OPENING PART IS LESS THAN 1000mm ABOVE THE FLOOR SHALL NOT OPEN INTO A SPACE UNLESS THE CORRESPONDING PERPENDICULAR CEILING/LINE ELEVATION OF THE ADJACENT STREET.

DO NOT SCALE THE DRAWINGS

KEY PLAN (NTS)

PROJECT TITLE:

PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT AT McLEOD ROAD IN NIAGARA FALLS, ONTARIO

OWNER:

SPECTRUM NIAGARA
8778788 ONTARIO LTD.
6252 KESTREL COURT
MISSISSAUGA, ON. L4Z 4B4

PROFESSIONAL STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
CONSTANTINE X RADEFF
LICENCE 4541

CONSULTANT:

RADEFF Architect Ltd.
244 Glenforest Road, TORONTO ONTARIO,M4n 2A4,CANADA
TEL:416–481–4257
E–Mail: info@radeff.ca
www.radeff.com

DRAWING CONTENT:

PROPOSED SITE PLAN AND STATISTICS

DATE:	July/2022
DRAWN BY:	CRD
CHECKED BY:	CR
SCALE:	AS SHOWN
PROJECT No.	2020–798
DRAWING No.	A-102

© RADEFF Architect Ltd./2022

1
A-101

PROPOSED SITE PLAN IN CONTEXT OF EXISTING CITY'S PARCELS
Scale 1:1000

NORTH:

No:	ISSUED FOR	DATE	BY
1.	Preliminary Project Review	2022/02	MA
2.	Application for Rezoning	2022/02	MA
3.	Application for SPA	2022/02	MA

ISSUE	DESCRIPTION	DATE	BY

GENERAL NOTES

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONCERNING THE SITE WHEN FURNISHED BY OTHERS.

2. THE CONTRACTOR SHALL VERIFY THE SURVEY INFORMATION AT THE SITE AT THE START OF CONSTRUCTION. FAILURE TO REPORT ANY DISCREPANCY SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.

3. DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE PREPARED BY THE ARCHITECT AND ARE HIS COPYRIGHT PROPERTY. THEY SHALL BE RETURNED TO HIM ON REQUEST. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

4. REFER TO DOCUMENTS PREPARED BY OTHER CONSULTANTS FOR THE ENGINEERING OR OTHER RELATED TO:

- STRUCTURE;
- HEATING AND VENTILATION;
- PLUMBING AND DRAINAGE;
- FIRE PROTECTION;
- ELECTRICAL;
- LANDSCAPING;
- SITE SERVICES;
- SITE GRADING.

5. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND SPECIFICATIONS FOR ALL EXTERIOR LIGHT FIXTURES.

6. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.

DO NOT SCALE THE DRAWINGS

KEY PLAN (NTS)

PROJECT TITLE:

PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT AT McLEOD ROAD IN NIAGARA FALLS, ONTARIO

OWNER:

SPECTRUM NIAGARA

2779765 ONTARIO LTD.
622 KOZEL COURT
MISSISSAUGA, ON L4Z 4E4

PROFESSIONAL STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
CONSTANTINE K RADEFF
LICENCE
4541

CONSULTANT:

RADEFF Architect Ltd.
244 Genforest Road, TORONTO
ONTARIO,M4n 2A4,CANADA
TEL:416-481-4087
E-Mail: info@radeff.ca
www.radeff.ca

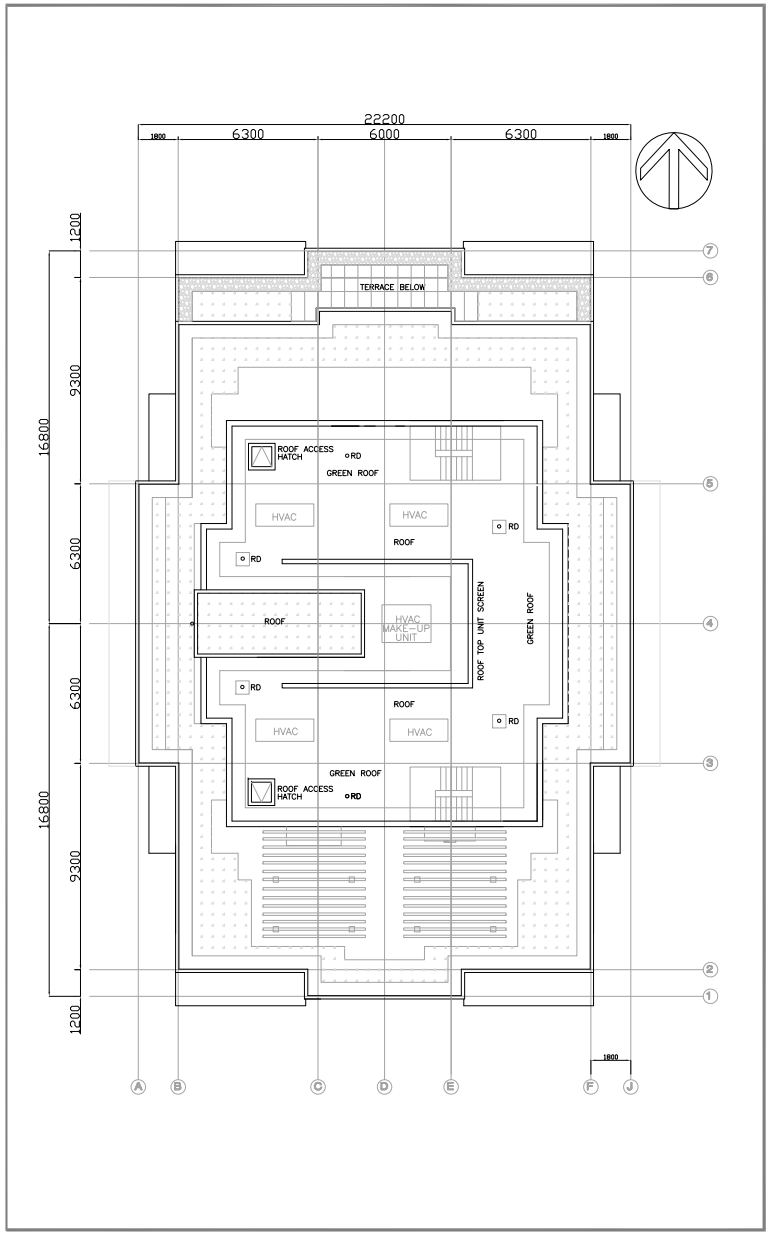
THIS DRAWING IS PROPERTY OF RADEFF Architect Ltd. AND MAY NOT BE COPIED IN WHOLE OR IN PART, NOR MAY ANY INFORMATION CONTAINED THEREON BE USED WITHOUT WRITTEN PERMISSION OF RADEFF Architect Ltd.

DRAWING CONTENT:

PROPOSED SITE PLAN IN CONTEXT OF EXISTING CITY'S PARCELS

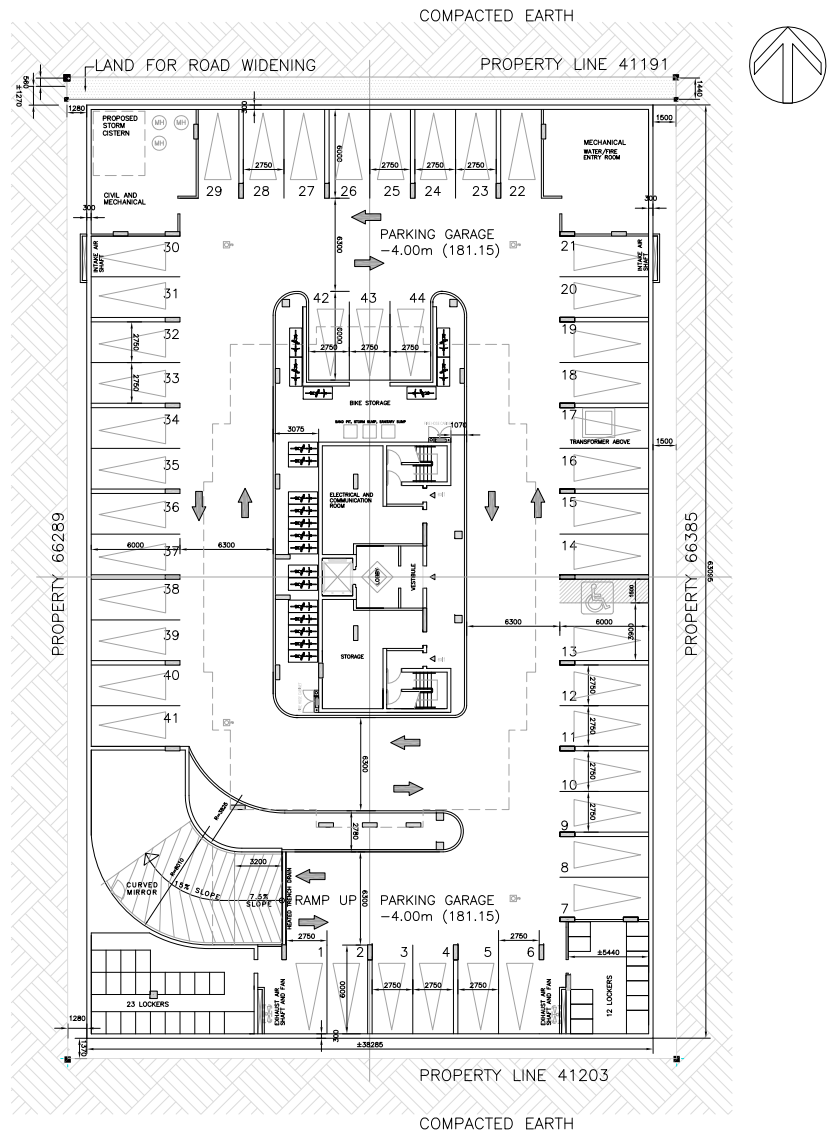
DATE:	July/2022
DRAWN BY:	CAD
CHECKED BY:	CR
SCALE:	AS SHOWN
PROJECT No.	2020-7196
DRAWING No.	A-101

© RADEFF Architect Ltd./2022



2 A-200

PROPOSED ROOF PLAN
Scale 1:100



1 A-200

PROPOSED UNDERGROUND PARKING GARAGE
Scale 1:150

NORTH:

No.	ISSUED FOR		
1.	Preliminary Project Review		
2.	Application for Rezoning		
3.	Application for SPA		

1.	Revision as per SPA's comments	
	DESCRIPTION	

GENERAL NOTES

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONCERNING THE SITE WHEN FURNISHED BY OTHERS.

2. THE CONTRACTOR SHALL VERIFY THE SURVEY INFORMATION AT THE SITE AT THE START OF CONSTRUCTION. FAILURE TO REPORT ANY DISCREPANCY SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.

3. DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE PREPARED BY THE ARCHITECT AND ARE HIS COPYRIGHT PROPERTY. THEY SHALL BE RETURNED TO HIM ON REQUEST. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

4. REFER TO DOCUMENTS PREPARED BY OTHER CONSULTANTS FOR THE ENGINEERING OR OTHER RELATED TO:
- STRUCTURE;
- HEATING AND VENTILATION;
- PLUMBING AND DRAINAGE;
- FIRE PROTECTION;
- ELECTRICAL;
- LANDSCAPING;
- SITE SERVICES;
- SITE GRADING.

5. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND SPECIFICATIONS FOR ALL EXTERIOR LIGHT FIXTURES.

6. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.

7. ALL WORKS REGARDING GRADING, SODDING, DRIVEWAY PAVING, CURBS, CURBCUTS BETWEEN LOT LINE AND STREET CURB IS WITHIN THIS CONTRACT.

DO NOT SCALE THE DRAWINGS

KEY PLAN (NTS)

PROJECT TITLE:

PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT AT McLEOD ROAD IN NIAGARA FALLS, ONTARIO

OWNER:

SPECTRUM NIAGARA

2779765 ONTARIO LTD.
622 KOZEL COURT
MISSISSAUGA, ON L4Z 4E4

PROFESSIONAL STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
CONSTANTINE I. RADEFF
LICENCE
4541

CONSULTANT:

RADEFF Architect Ltd.
244 Glenforest Road, TORONTO
ONTARIO,M4n 2A4,CANADA
TEL:416-481-4087
E-Mail: info@radeff.ca
www.radeff.ca

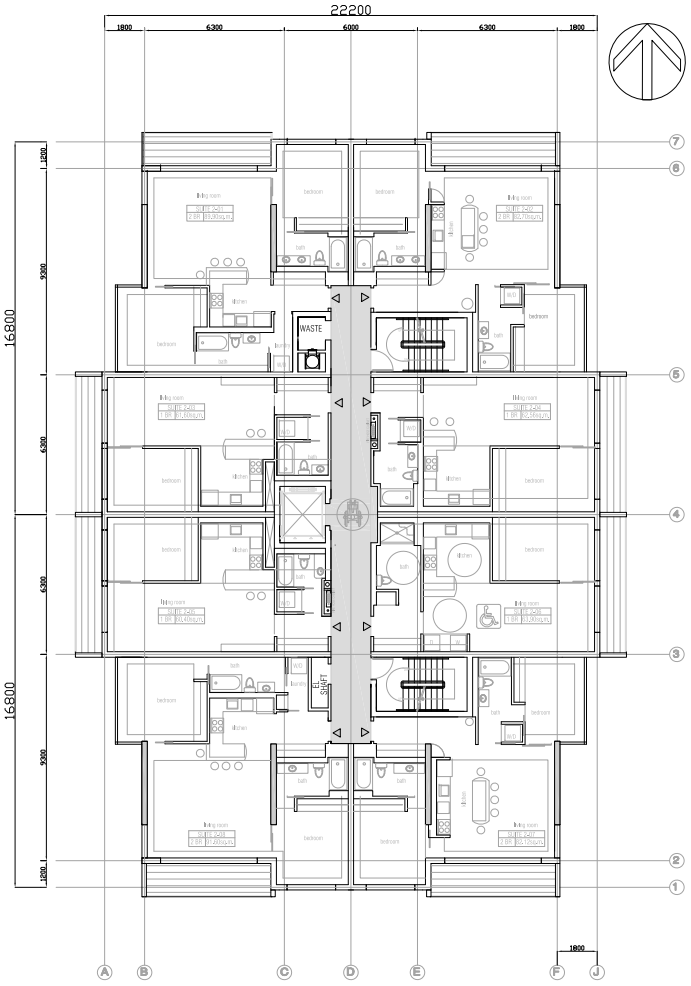
THIS DRAWING IS PROPERTY OF RADEFF Architect Ltd. AND MAY NOT BE COPIED IN WHOLE OR IN PART, NOR MAY ANY INFORMATION CONTAINED THEREON BE USED WITHOUT WRITTEN PERMISSION OF RADEFF Architect Ltd.

DRAWING CONTENT:

PROPOSED UNDERGROUND PARKING GARAGE AND ROOF PLAN

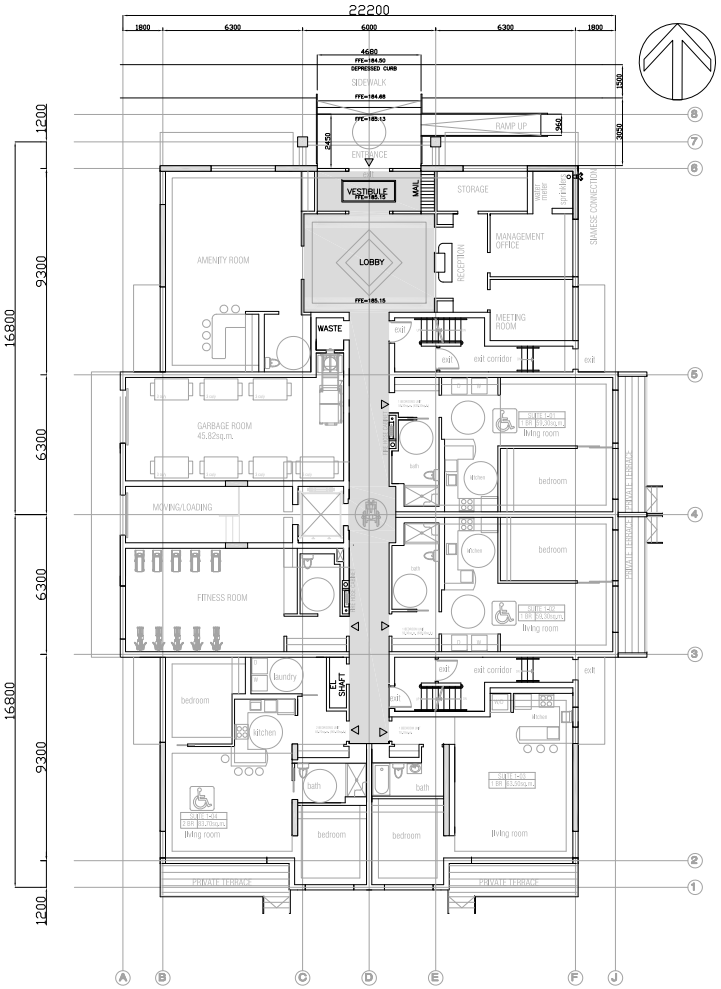
DATE:	July/2022
DRAWN BY:	CAD
CHECKED BY:	CR
SCALE:	AS SHOWN
PROJECT No.	2020-798
DRAWING No.	A-200

© RADEFF Architect Ltd./2022



2 / A-300

PROPOSED SECOND PLAN
Scale 1:100



1 / A-300

PROPOSED GROUND FLOOR PLAN
Scale 1:100

NORTH:

No.	ISSUED FOR	DATE	BY
1.	Preliminary Project Review	9/22/22	MA
2.	Application for Rezoning	2022/09	MA
3.	Application for SPA	10/1/22	MA
4.	Application for SPA – 2nd	10/1/22	MA
	Revision as per City's comments	2022/12/1	MA

DESCRIPTION

GENERAL NOTES

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE SITE WHEN FURNISHED BY OTHERS.

2. THE CONTRACTOR SHALL VERIFY THE SURVEY INFORMATION AT THE SITE AT THE START OF CONSTRUCTION. FAILURE TO REPORT ANY DISCREPANCY SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.

3. DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE PREPARED BY THE ARCHITECT AND ARE HIS PROPERTY. THEY SHALL NOT BE USED OR RETURNED TO HIM ON REQUEST. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

4. REFER TO DOCUMENTS PREPARED BY OTHER CONSULTANTS FOR THE ENGINEERING OR OTHER RELATED TO:
- STRUCTURE;
- HEATING AND VENTILATION;
- PLUMBING AND DRAINAGE;
- FIRE PROTECTION;
- ELECTRICAL;
- TELECOMMUNICATIONS;
- SITE SERVICES;
- SITE GRADING.

5. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS FOR ALL EXTERIOR LIGHT FIXTURES.

6. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.

7. ALL WORKS REGARDING GRADING, SODDING, DRIVEWAY PAVING, CURBS, CURBCUTS BETWEEN LOT LINE AND STREET CURB IS WITHIN THIS CONTRACT.

DO NOT SCALE THE DRAWINGS

KEY PLAN (NTS)

PROJECT TITLE:

PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT AT MAJOR STREET ROAD IN NIAGARA FALLS, ONTARIO

OWNER:

SPECTRUM NIAGARA

8779788 ONTARIO LTD.
668 KOZEL COURT
MISSISSAUGA, ON. L4Z 4B4

PROFESSIONAL STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
CONSTANTINE X RADEFF
LICENCE
4541

CONSULTANT:

RADEFF Architect Ltd.
244 Sanforest Road, TORONTO
ONTARIO,M4n 2A4,CANADA
TEL:416-481-4057
E-Mail: info@radeff.ca
www.radeff.ca

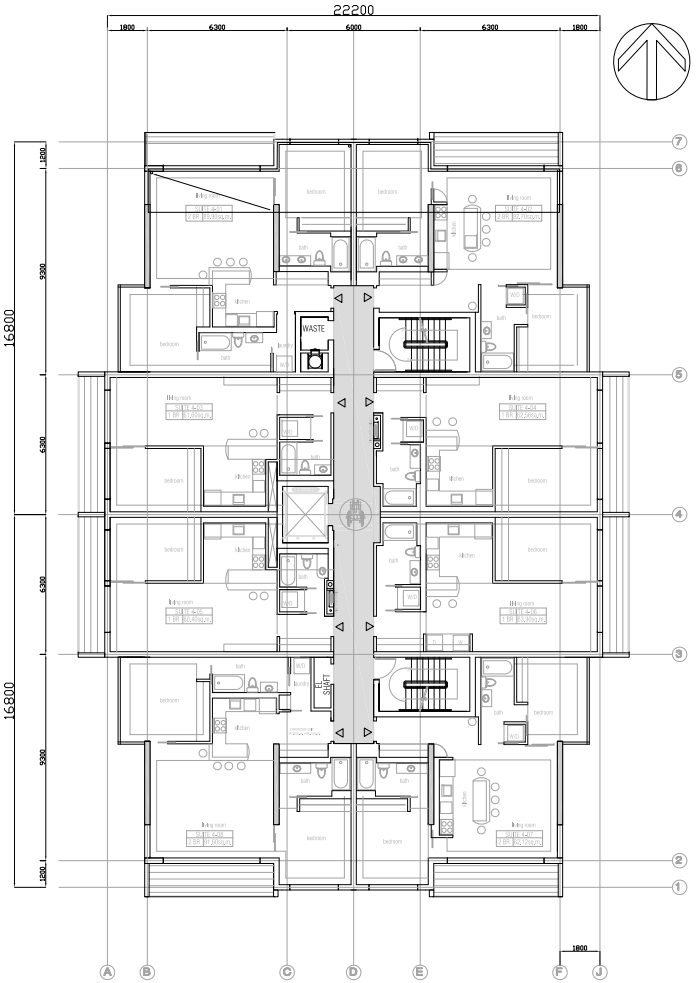
THIS DRAWING IS PROPERTY OF RADEFF Architect Ltd. AND MAY NOT BE COPIED IN WHOLE OR IN PART, NOR MAY ANY INFORMATION CONTAINED THEREIN BE USED WITHOUT WRITTEN PERMISSION OF RADEFF Architect Ltd.

DRAWING CONTENT:

PROPOSED GROUND AND SECOND FLOOR PLANS

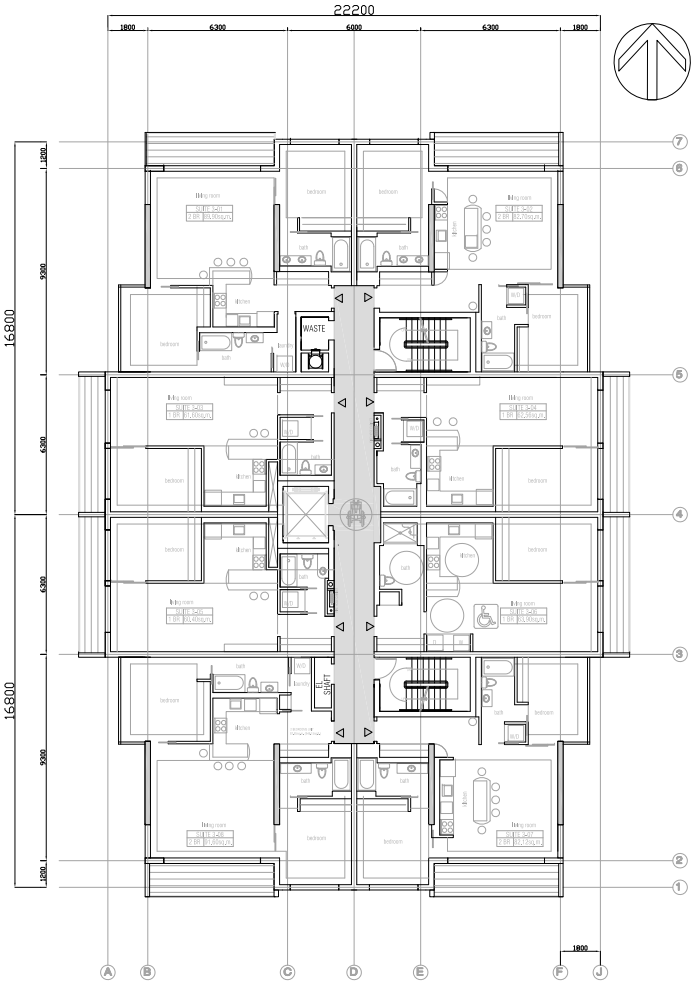
DATE:	July/2022
DRAWN BY:	CAD
CHECKED BY:	CR
SCALE:	AS SHOWN
PROJECT No.	2020-706
DRAWING No.	A-300

THE SUBJECT MATTER OF COPYRIGHT IN DRAWINGS AS WELL AS THOSE OF ARCHITECTURAL WORKS EXECUTED THEREFROM, IS THE PROPERTY OF THE ARCHITECT WHO PREPARED THEM. THE ARCHITECT RETAINS THE COPYRIGHT IN THE DRAWINGS AND IN THE ARCHITECTURAL WORKS EXECUTED THEREFROM. THE DRAWINGS AND THE ARCHITECTURAL WORKS EXECUTED THEREFROM MAY NOT BE USED BY THE OWNER OR BY ANY SUBSEQUENT OWNER FOR ANY PURPOSE TO WHICH THEY WERE NOT INTENDED OR IN RESPECT OF ANY OTHER PROJECT. THE DRAWINGS AND THE ARCHITECTURAL WORKS EXECUTED THEREFROM MAY NOT BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT WHO PREPARED THEM. ALL OF THE ABOVE RIGHTS MAY BE ENFORCED BY THE ARCHITECT IN THE COURTS OF THE JURISDICTION IN WHICH THE PROJECT IS LOCATED. ALL OF THE ABOVE RIGHTS ARE RESERVED BY THE ARCHITECT WHETHER OR NOT THE DRAWINGS CONTAIN A COPYRIGHT NOTICE.



2 / A-301

PROPOSED FOURTH PLAN
Scale 1:100



1 / A-301

PROPOSED THIRD FLOOR PLAN
Scale 1:100

NORTH:

No.	ISSUED FOR	DATE	BY
1.	Preliminary Project Review	9/2/22	VA
2.	Application for Rezoning	2022/05	VA
3.	Application for SPA	10/6/22	VA
4.	Application for SPA – 2nd	10/6/22	VA
1.	Revision as per City's comments	2022/08	VA

No.	DESCRIPTION	DATE	BY

GENERAL NOTES

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SUPPLIED BY OTHERS.

2. THE CONTRACTOR SHALL VERIFY THE SURVEY INFORMATION AT THE SITE AT THE START OF CONSTRUCTION. FAILURE TO REPORT ANY DISCREPANCY SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.

3. DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE PREPARED BY THE ARCHITECT AND ARE HIS PROPERTY. THEY SHALL NOT BE LOANED OR RETURNED TO HIM ON REQUEST. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

4. REFER TO DOCUMENTS PREPARED BY OTHER CONSULTANTS FOR THE DESIGN OF OTHER RELATED TO:
- STRUCTURE;
- HEATING AND VENTILATION;
- PLUMBING AND DRAINAGE;
- FIRE PROTECTION;
- ELECTRICAL;
- LANDSCAPING;
- SITE SERVICES;
- SITE GRADING.

5. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS FOR ALL EXTERIOR LIGHT FIXTURES.

6. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.

7. ALL WORKS REGARDING GRADING, SODDING, DRIVEWAY PAVING, CURB, CURBCUTS BETWEEN LOT LINE AND STREET CURB IS WITHIN THIS CONTRACT.

DO NOT SCALE THE DRAWINGS

KEY PLAN (NTS)

PROJECT TITLE:

PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT AT MAJOR ROAD IN NIAGARA FALLS, ONTARIO

OWNER:

SPECTRUM NIAGARA

2779788 ONTARIO LTD.
6325 KESTEL COURT
MISSISSAUGA, ON. L4Z 4B4

PROFESSIONAL STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
CONSTANTINE V. RADEFF
LICENCE
4541

CONSULTANT:

RADEFF Architect Ltd.
244 Sanforest Road, TORONTO
ONTARIO,M4n 2A4,CANADA
TEL:416-481-4057
E-Mail: info@radeff.ca
www.radeff.ca

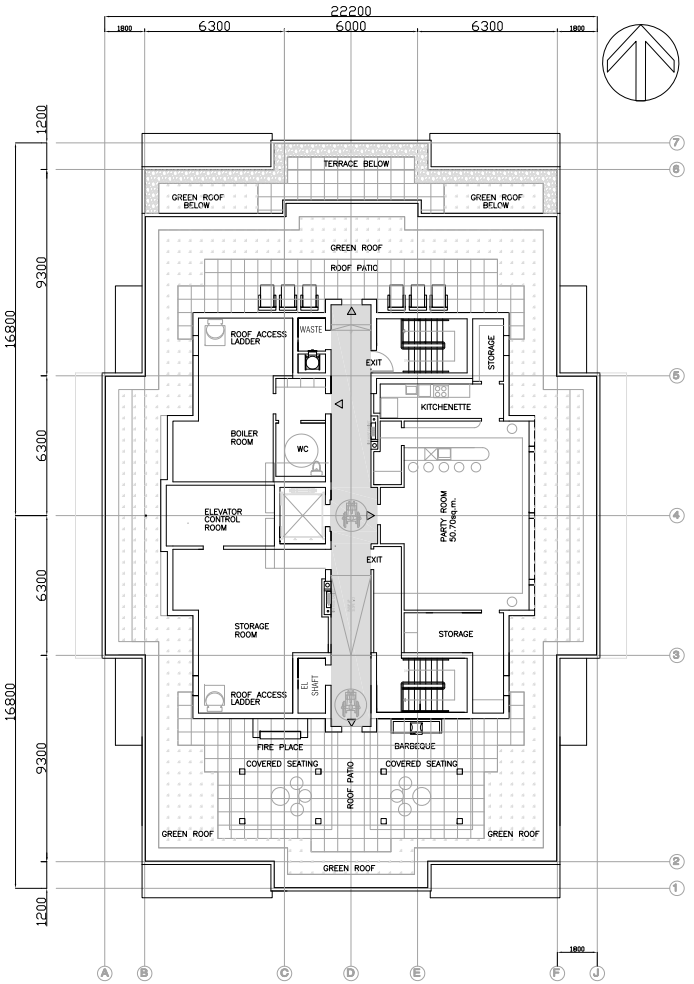
THIS DRAWING IS PROPERTY OF RADEFF Architect Ltd. AND MAY NOT BE COPIED IN WHOLE OR IN PART, NOR MAY ANY INFORMATION CONTAINED THEREIN BE USED WITHOUT WRITTEN PERMISSION OF RADEFF Architect Ltd.

DRAWING CONTENT:

PROPOSED THIRD AND FOURTH FLOOR PLANS

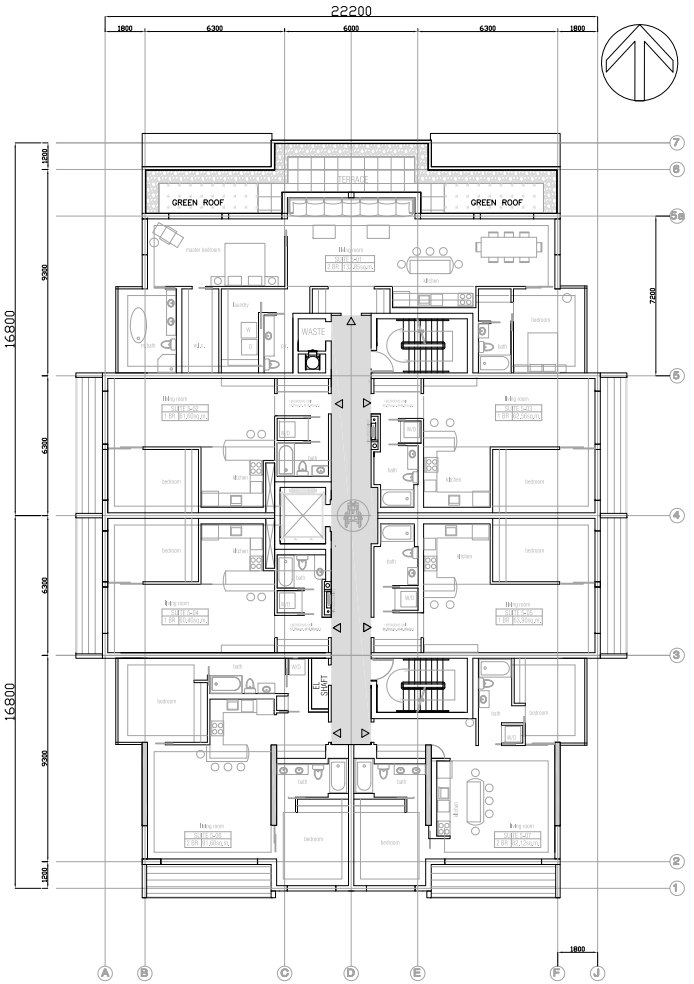
DATE:	July/2022
DRAWN BY:	CAD
CHECKED BY:	CR
SCALE:	AS SHOWN
PROJECT No.	2020-798
DRAWING No.	A-301

THE CONTENT OF DRAWING IS PROPERTY OF RADEFF Architect Ltd. AND IS NOT TO BE USED IN WHOLE OR IN PART, NOR ANY INFORMATION CONTAINED THEREIN BE USED WITHOUT WRITTEN PERMISSION OF RADEFF Architect Ltd. THE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BY CONTRACTOR BEFORE ANY WORK IS COMMENCED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ONTARIO BUILDING CODE 2012 AND ALL OTHER APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF ALL PERSONS ON THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.



2 / A-302

PROPOSED SIXTH FLOOR PLAN
Scale 1:100



1 / A-302

PROPOSED FIFTH FLOOR PLAN
Scale 1:100

NORTH:

No.	ISSUED FOR	mm/dd/yy	by
1.	Preliminary Project Review	05/08	VA
2.	Application for Rezoning	09/08	VA
3.	Application for SPA	01/09	VA
4.	Application for SPA – 2nd	04/09	VA
1.	Revision as per City's comments	09/09	VA

No.	DESCRIPTION	mm	by

GENERAL NOTES

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE SITE WHEN FURNISHED BY OTHERS.

2. THE CONTRACTOR SHALL VERIFY THE SURVEY INFORMATION AT THE SITE AT THE START OF CONSTRUCTION. FAILURE TO REPORT ANY DISCREPANCY SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.

3. DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE PREPARED BY THE ARCHITECT AND ARE HIS PROPERTY. THEY SHALL NOT BE LOANED OR RETURNED TO HIM ON REQUEST. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

4. REFER TO DOCUMENTS PREPARED BY OTHER CONSULTANTS FOR THE ENGINEERING OR OTHER RELATED TO:
- STRUCTURE;
- HEATING AND VENTILATION;
- PLUMBING AND DRAINAGE;
- FIRE PROTECTION;
- ELECTRICAL;
- TELEPHONE;
- SITE SERVICES;
- SITE GRADING.

5. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND SPECIFICATIONS FOR ALL EXTERIOR LIGHT FIXTURES.

6. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.

7. ALL WORKS REGARDING GRADING, SODDING, DRIVEWAY PAVING, CURBS, CURBCUTS BETWEEN LOT LINE AND STREET CURB IS WITHIN THIS CONTRACT.

DO NOT SCALE THE DRAWINGS

KEY PLAN (NTS)

PROJECT TITLE:

PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT AT MAJOR ROAD IN NIAGARA FALLS, ONTARIO

OWNER:

SPECTRUM NIAGARA

2776788 ONTARIO LTD.
668 KOSEL COURT
MISSISSAUGA, ON. L4Z 4B4

PROFESSIONAL STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
CONSTANTINE X RADEFF
LICENCE
4541

CONSULTANT:

RADEFF Architect Ltd.
244 Sanforest Road, TORONTO
ONTARIO,M4n 2A4,CANADA
TEL:416-481-4057
E-Mail: info@radeff.ca
www.radeff.ca

THIS DRAWING IS PROPERTY OF RADEFF Architect Ltd. AND MAY NOT BE COPIED IN WHOLE OR IN PART, NOR MAY ANY INFORMATION CONTAINED THEREIN BE USED WITHOUT WRITTEN PERMISSION OF RADEFF Architect Ltd.

DRAWING CONTENT:

PROPOSED FIFTH AND SIXTH FLOOR PLANS

DATE:	July/2022
DRAWN BY:	CAD
CHECKED BY:	CR
SCALE:	AS SHOWN
PROJECT No.	2020-796
DRAWING No.	A-302

THE CONTENT OF DRAWINGS IS OWNERSHIP OF THE ARCHITECT AND IS PROTECTED BY COPYRIGHT LAW. THE ARCHITECT SHALL BE ENTITLED TO THE FULL PROTECTION AVAILABLE UNDER THE LAW. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT. ALL REUSE OR REPRODUCTIONS, INCLUDING THOSE FOR PARTIAL USE, ARE PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN CONSENT AND APPROPRIATE COMPENSATION TO THE ARCHITECT. ALL REUSE OR REPRODUCTIONS AUTHORIZED BY THE ARCHITECT SHALL CONTAIN THIS COPYRIGHT NOTICE.

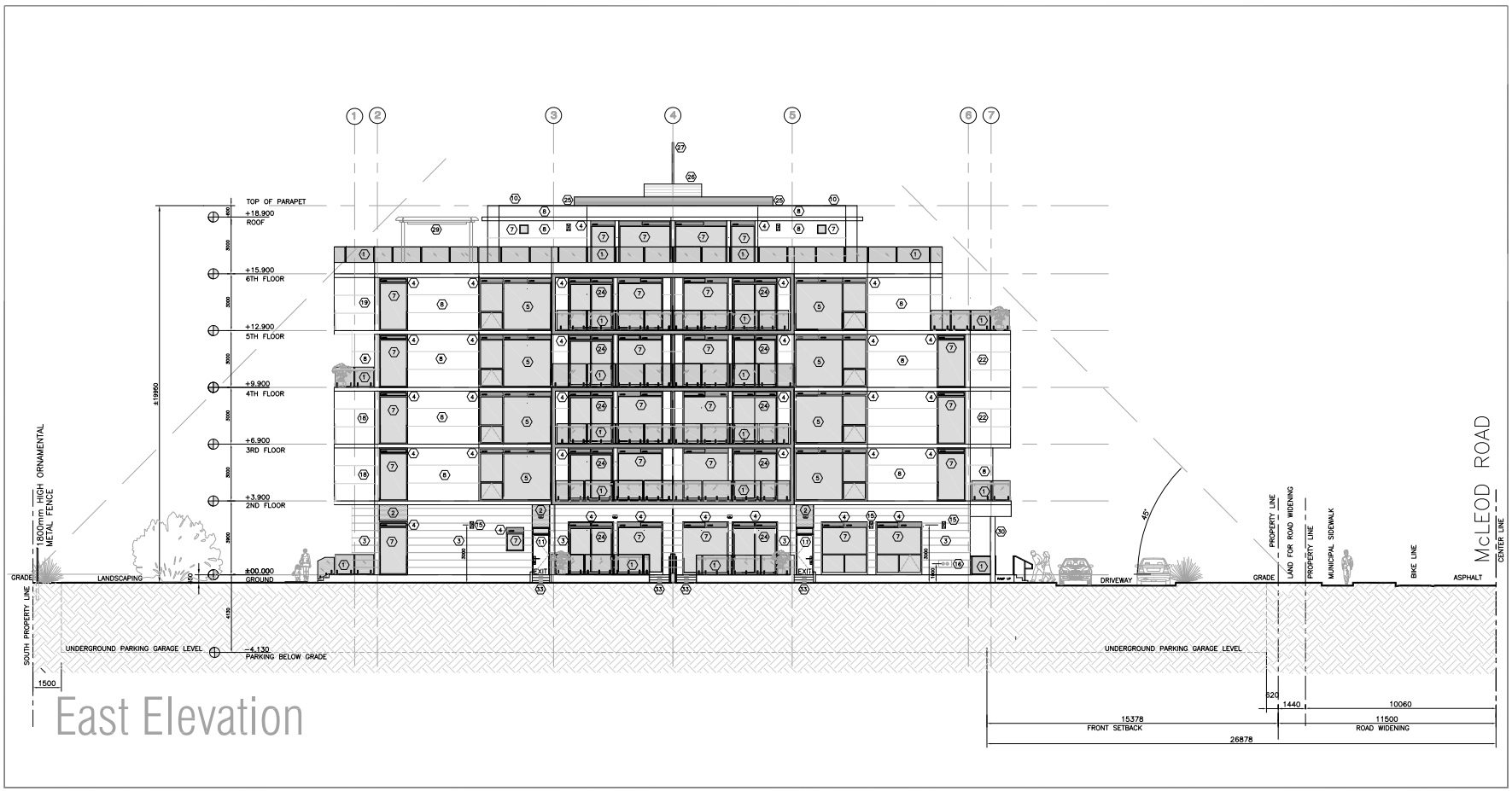
(1) GREY TINTED TEMPERED GLASS (19mm THICK) AND ALUMINUM GUARDRAIL SYSTEM
(2) DARK GRAY METAL PANEL
(3) STONE CLADDING BY SCHOULDICE STONE, COLOUR "DESERT BUFF-SS"
(4) ARCHITECTURAL PRE-FINISHED ALUMINUM FRAMED LOUVRE, COLOUR TO MATCH WINDOW FRAMES
(5) DARK GREY ANODIZED ALUMINUM WINDOW WALL SYSTEM BY KAWNEER OR APPROVED EQUAL
(6) WHITE METAL PANEL SLAB COVER
(7) GREY TINTED THERMAL FIXED DOUBLE GLAZED WINDOWS IN THERMALLY BROKEN PRE-FINISHED ALUMINUM FRAMES (TYP.) C/W OPERABLE AWNING WINDOW WHERE INDICATED
(8) ACRYLIC STUCCO, COLOUR "BRITE WHITE" BY DRYVIT SYSTEMS CANADA
(9) PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM BY KAWNEER
(10) PRE-FINISHED METAL PARAPET CAP FLASHING
(11) EXTERIOR HOLLOW METAL DOOR AND FRAME
(12) INSULATED, PRE-FINISHED ROLLING O/H DOOR
(13) MECHANICAL HVAC UNITS SCREENING
(14) PRE-FINISHED METAL FLASHING
(15) EXTERIOR LIGHT FIXTURE, TYPE 1, (REFER TO ELECTRICAL)
(16) SIAMESE CONNECTIONS BY NATIONAL FIRE EQUIPMENT LTD.
(17) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "MAHOGANY" BY DRYVIT SYSTEMS CANADA
(18) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "DANDELION" BY DRYVIT SYSTEMS CANADA
(19) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "MANDARIN ORANGE" BY DRYVIT SYSTEMS CANADA
(20) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "SEA WORLD" BY DRYVIT SYSTEMS CANADA
(21) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "CRIMSON RED" BY DRYVIT SYSTEMS CANADA
(22) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "HOLIDAY GREEN" BY DRYVIT SYSTEMS CANADA
(23) TINTED, TEMPERED GLASS BALANCED ENTRANCE DOOR IN ALUMINUM THERMALLY BROKEN FRAME BY C.J RUSH INDUSTRIES
(24) TINTED GLASS BALCONY SLIDING DOOR IN ALUMINUM THERMALLY BROKEN FRAME (TYP.)
(25) METAL LOUVRE MECH. SCREENING-HEIGHT TO MATCH HEIGHT OF UNIT TO BE PROVIDED
(26) INSULATED, PRE-FINISHED METAL WALL CLADDING PROFILE BY VICWEST OR APPROVED EQUAL COLOUR "STONE GREY"
(27) VERTICAL WALL MOUNTED FLAG POLE, COLOUR CHARCOAL
(28) PAINTED METAL BOLLARD ø150mm, C/W PADDED PROTECTION COLOUR YELLOW
(29) "SINGLE TRAC" RETRACTABLE CANOPY SYSTEM BY ShadeFX
(30) ALUMINUM COLUMN COVER AND ENTRANCE CANOPY, COLOUR "CHARCOAL"
(31) EXTERIOR LIGHT FIXTURE, TYPE 2, (REFER TO ELECTRICAL)
(32) CAST IN-PLACE BARRIER FREE ACCESS CONCRETE RAMP
(33) STEP LIGHTING (REFER TO ELECTRICAL)

2 / A-401 **EXTERIOR ELEVATION FINISHES AND MATERIALS LEGEND**
NTS

1. THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF RADEFF ARCHITECT LTD.
2. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY RADEFF ARCHITECT LTD. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
3. RADEFF ARCHITECT LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK.
4. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF HAVING JURISDICTION.
5. THIS DRAWING IS NOT TO BE SCALED.
6. ALL ARCHITECTURAL SYMBOLS INDICATED ARE GRAPHIC REPRESENTATION ONLY.
7. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.
8. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT:

C. RADEFF, Dipl. Arch., Ph.D., OAA — DATE

3 / A-401 **GENERAL NOTES**
NTS



East Elevation

1 / A-401 **PROPOSED EAST ELEVATION**
Scale 1:100

© RADEFF Architect Ltd./2022

NORTH:

No.	ISSUED FOR	MM	YY
1.	Preliminary Project Review	MM/DD	YR.
2.	Application for Rezoning	MM/DD	YR.
3.	Application for SPA	MM/DD	YR.
4.	Application for SPA – 2nd	MM/DD	YR.

NO.	DESCRIPTION	MM	YY

GENERAL NOTES

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONCERNING THE SITE WHEN FURNISHED BY OTHERS.
2. THE CONTRACTOR SHALL VERIFY THE SURVEY INFORMATION AT THE SITE AT THE START OF CONSTRUCTION. FAILURE TO DISCOVER ANY DISCREPANCY SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.
3. DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE PREPARED BY AND ARE THE PROPERTY AND COPYRIGHT PROPERTY. THEY SHALL BE RETURNED TO HIM ON REQUEST. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS, IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
4. REFER TO DOCUMENTS PREPARED BY OTHER CONSULTANTS FOR THE ENGINEERING OR OTHER RELATED TO:
- STRUCTURE;
- HEATING AND VENTILATION;
- PLUMBING AND DRAINAGE;
- FIRE PROTECTION;
- ELECTRICAL;
- LANDSCAPING;
- SITE SERVICES;
- SITE GRADING.
5. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND SPECIFICATIONS FOR ALL EXTERIOR LIGHT FIXTURES.
6. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.

DO NOT SCALE THE DRAWINGS

KEY PLAN (NTS)

PROJECT TITLE:

PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT AT McLEOD ROAD IN NIAGARA FALLS, ONTARIO

OWNER:

SPECTRUM NIAGARA
2770788 ONTARIO LTD.
622 KOZEL COURT
MISSISSAUGA, ON. L4Z 4B4

PROFESSIONAL STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
CHRISTINE K. RADEFF
LICENCE
4541

CONSULTANT:

RADEFF Architect Ltd.
244 Glenforest Road, TORONTO
ONTARIO,M4N 2A4,CANADA
TEL:416-481-4057
E-Mail: info@radeff.ca
www.radeff.ca

THIS DRAWING IS PROPERTY OF RADEFF Architect Ltd. AND MAY NOT BE COPIED IN WHOLE OR IN PART, NOR MAY ANY INFORMATION CONTAINED THEREIN BE USED WITHOUT WRITTEN PERMISSION OF RADEFF Architect Ltd.

DRAWING CONTENT:

PROPOSED EAST ELEVATION

DATE:	April/2022
DRAWN BY:	CAD
CHECKED BY:	CR
SCALE:	AS SHOWN
PROJECT No.	2020-706
DRAWING No.	A-401

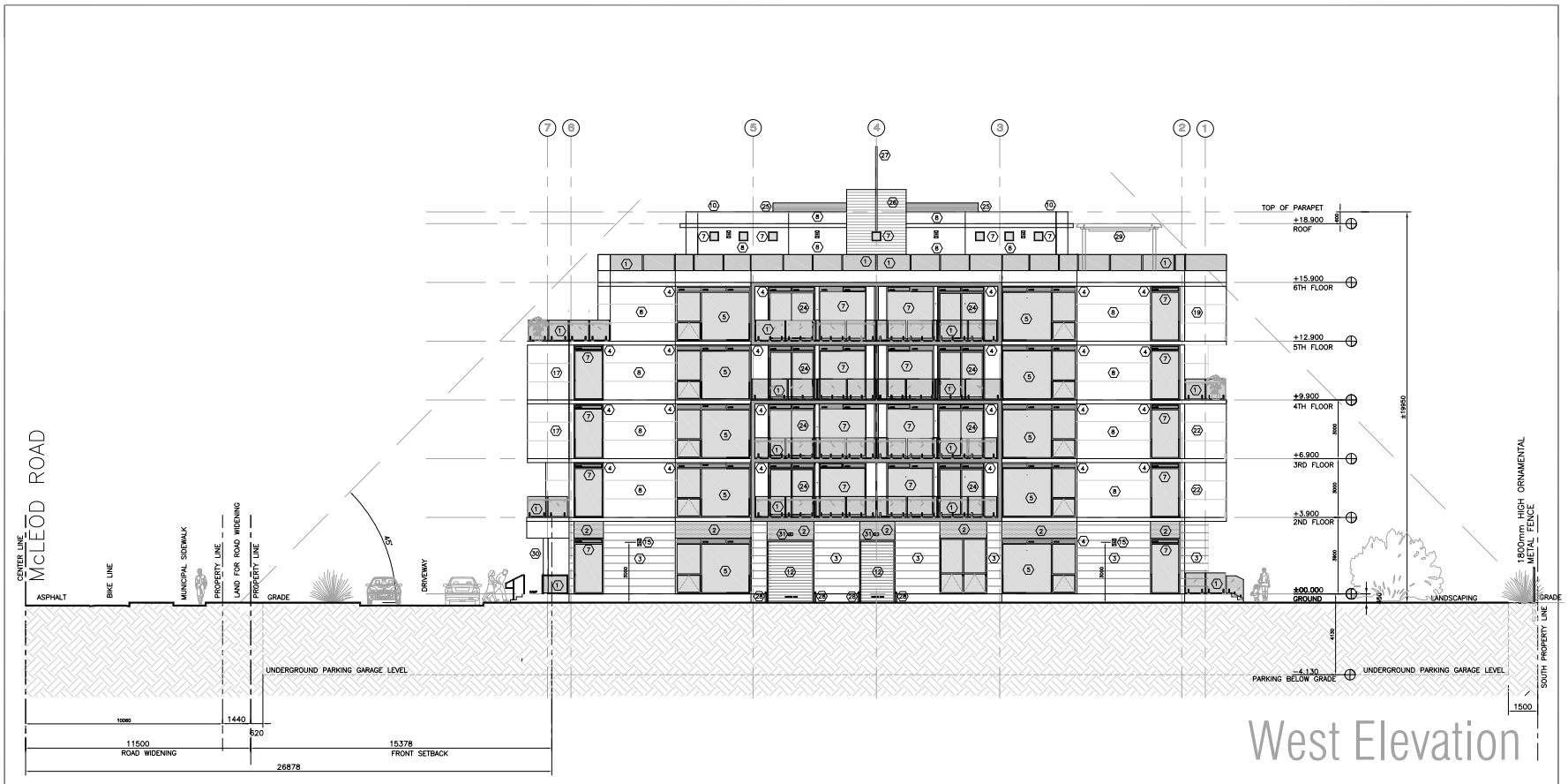
(1) GREY TINTED TEMPERED GLASS (19mm THICK) AND ALUMINUM GUARDRAIL SYSTEM
(2) DARK GRAY METAL PANEL
(3) STONE CLADDING BY SCHOULDICE STONE, COLOUR "DESERT BUFF-SS"
(4) ARCHITECTURAL PRE-FINISHED ALUMINUM FRAMED LOUVRE, COLOUR TO MATCH WINDOW FRAMES
(5) DARK GREY ANODIZED ALUMINUM WINDOW WALL SYSTEM BY KAWNEER OR APPROVED EQUAL
(6) WHITE METAL PANEL SLAB COVER
(7) GREY TINTED THERMAL FIXED DOUBLE GLAZED WINDOWS IN THERMALLY BROKEN PRE-FINISHED ALUMINUM FRAMES (TYP.) C/W OPERABLE AWNING WINDOW WHERE INDICATED
(8) ACRYLIC STUCCO, COLOUR "BRITE WHITE" BY DRYVIT SYSTEMS CANADA
(9) PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM BY KAWNEER
(10) PRE-FINISHED METAL PARAPET CAP FLASHING
(11) EXTERIOR HOLLOW METAL DOOR AND FRAME
(12) INSULATED, PRE-FINISHED ROLLING O/H DOOR
(13) MECHANICAL HVAC UNITS SCREENING
(14) PRE-FINISHED METAL FLASHING
(15) EXTERIOR LIGHT FIXTURE, TYPE 1, (REFER TO ELECTRICAL)
(16) SIAMESE CONNECTIONS BY NATIONAL FIRE EQUIPMENT LTD.
(17) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "MAHOGANY" BY DRYVIT SYSTEMS CANADA
(18) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "DANDELION" BY DRYVIT SYSTEMS CANADA
(19) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "MANDARIN ORANGE" BY DRYVIT SYSTEMS CANADA
(20) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "SEA WORLD" BY DRYVIT SYSTEMS CANADA
(21) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "CRIMSON RED" BY DRYVIT SYSTEMS CANADA
(22) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "HOLIDAY GREEN" BY DRYVIT SYSTEMS CANADA
(23) TINTED, TEMPERED GLASS BALANCED ENTRANCE DOOR IN ALUMINUM THERMALLY BROKEN FRAME BY C.J RUSH INDUSTRIES
(24) TINTED GLASS BALCONY SLIDING DOOR IN ALUMINUM THERMALLY BROKEN FRAME (TYP.)
(25) METAL LOUVRE MECH. SCREENING--HEIGHT TO MATCH HEIGHT OF UNIT TO BE PROVIDED
(26) INSULATED, PRE-FINISHED METAL WALL CLADDING PROFILE BY VICWEST OR APPROVED EQUAL COLOUR "STONE GREY"
(27) VERTICAL WALL MOUNTED FLAG POLE, COLOUR CHARCOAL
(28) PAINTED METAL BOLLARD #150mm, C/W PADDED PROTECTION COLOUR YELLOW
(29) "SINGLE TRAC" RETRACTABLE CANOPY SYSTEM BY ShadeFX
(30) ALUMINUM COLUMN COVER AND ENTRANCE CANOPY, COLOUR "CHARCOAL"
(31) EXTERIOR LIGHT FIXTURE, TYPE 2, (REFER TO ELECTRICAL)
(32) CAST IN-PLACE BARRIER FREE ACCESS CONCRETE RAMP

2 / A-401 **EXTERIOR ELEVATION FINISHES AND MATERIALS LEGEND**
NTS

1. THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF RADEFF ARCHITECT LTD.
2. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY RADEFF ARCHITECT LTD. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
3. RADEFF ARCHITECT LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK.
4. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF HAVING JURISDICTION.
5. THIS DRAWING IS NOT TO BE SCALED.
6. ALL ARCHITECTURAL SYMBOLS INDICATED ARE GRAPHIC REPRESENTATION ONLY.
7. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.
8. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT:

C. RADEFF, Dipl. Arch., Ph.D., OAA — DATE

3 / A-401 **GENERAL NOTES**
NTS



West Elevation

1 / A-402 **PROPOSED WEST ELEVATION**
Scale 1:100

NORTH:

No.	ISSUED FOR	MM/DD	BY
1.	Preliminary Project Review	MM/DD	HA
2.	Application for Rezoning	09/08	HA
3.	Application for SPA	10/28	HA
4.	Application for SPA - 2nd	04/22	HA

GENERAL NOTES

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONCERNING THE SITE WHEN FURNISHED BY OTHERS.
2. THE CONTRACTOR SHALL VERIFY THE SURVEY INFORMATION AT THE SITE AT THE START OF CONSTRUCTION. FAILURE TO REPORT ANY DISCREPANCY SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.
3. DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE PREPARED BY THE ARCHITECT AND ARE HIS COPYRIGHT PROPERTY. THEY SHALL BE RETURNED TO HIM ON REQUEST. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS, OR ANY PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
4. REFER TO DOCUMENTS PREPARED BY OTHER CONSULTANTS FOR THE ENGINEERING OR OTHER RELATED TO:
- STRUCTURE;
- HEATING AND VENTILATION;
- PLUMBING/STORM DRAINAGE;
- FIRE PROTECTION;
- ELECTRICAL;
- LANDSCAPING;
- SITE SERVICES;
- SITE GRADING.
5. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND SPECIFICATIONS FOR ALL EXTERIOR LIGHT FIXTURES.
6. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.

DO NOT SCALE THE DRAWINGS

KEY PLAN (NTS)

PROJECT TITLE:

PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT AT McLEOD ROAD IN NIAGARA FALLS, ONTARIO

OWNER:

SPECTRUM NIAGARA
8778788 ONTARIO LTD.
6320 KODEL COURT
MISSISSAUGA, ON. L4Z 4B4

PROFESSIONAL STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
CONSTANTINE K RADEFF
LICENCE
4541

CONSULTANT:

RADEFF Architect Ltd.
244 Glenforest Road, TORONTO
ONTARIO,M4N 2A4,CANADA
TEL:416-481-4057
E-Mail: info@radeff.ca
www.radeff.ca

THIS DRAWING IS PROPERTY OF RADEFF Architect Ltd. AND MAY NOT BE COPIED OR REUSE IN PART OR WHOLE FOR ANY INFORMATION CONTAINED THEREIN BE USED WITHOUT WRITTEN PERMISSION OF RADEFF Architect Ltd.

DRAWING CONTENT:

PROPOSED EAST ELEVATION

DATE:	April/2022
DRAWN BY:	CAD
CHECKED BY:	CR
SCALE:	AS SHOWN
PROJECT No.	2020-798
DRAWING No.	A-402

© RADEFF Architect Ltd./2022

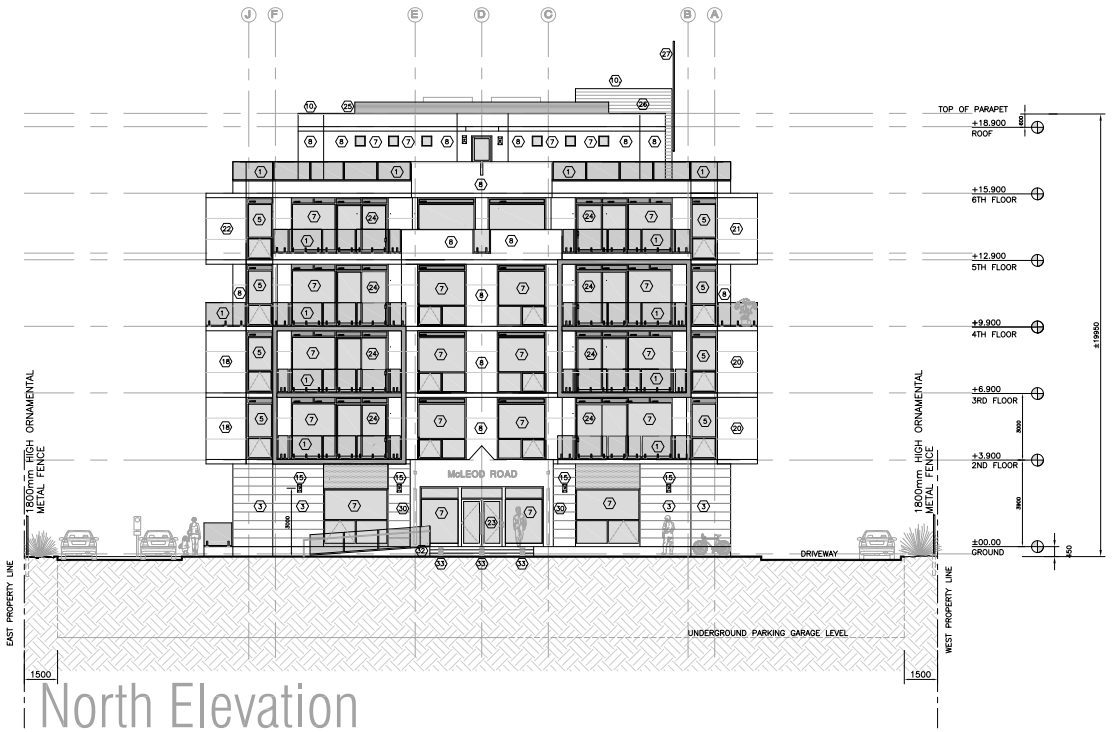
(1) GREY TINTED TEMPERED GLASS (19mm THICK) AND ALUMINUM GUARDRAIL SYSTEM
(2) DARK GRAY METAL PANEL
(3) STONE CLADDING BY SCHOULDICE STONE, COLOUR "DESERT BUFF-SS"
(4) ARCHITECTURAL PRE-FINISHED ALUMINUM FRAMED LOUVRE, COLOUR TO MATCH WINDOW FRAMES
(5) DARK GREY ANODIZED ALUMINUM WINDOW WALL SYSTEM BY KAWNEER OR APPROVED EQUAL
(6) WHITE METAL PANEL SLAB COVER
(7) GREY TINTED THERMAL FIXED DOUBLE GLAZED WINDOWS IN THERMALLY BROKEN PRE-FINISHED ALUMINUM FRAMES (TYP.) C/W OPERABLE AWNING WINDOW WHERE INDICATED
(8) ACRYLIC STUCCO, COLOUR "BRITE WHITE" BY DRYVIT SYSTEMS CANADA
(9) PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM BY KAWNEER
(10) PRE-FINISHED METAL PARAPET CAP FLASHING
(11) EXTERIOR HOLLOW METAL DOOR AND FRAME
(12) INSULATED, PRE-FINISHED ROLLING O/H DOOR
(13) MECHANICAL HVAC UNITS SCREENING
(14) PRE-FINISHED METAL FLASHING
(15) EXTERIOR LIGHT FIXTURE, TYPE 1, (REFER TO ELECTRICAL)
(16) SIAMESE CONNECTIONS BY NATIONAL FIRE EQUIPMENT LTD.
(17) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "MAHOGANY" BY DRYVIT SYSTEMS CANADA
(18) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "DANDELION" BY DRYVIT SYSTEMS CANADA
(19) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "MANDARIN ORANGE" BY DRYVIT SYSTEMS CANADA
(20) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "SEA WORLD" BY DRYVIT SYSTEMS CANADA
(21) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "CRIMSON RED" BY DRYVIT SYSTEMS CANADA
(22) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "HOLIDAY GREEN" BY DRYVIT SYSTEMS CANADA
(23) TINTED, TEMPERED GLASS BALANCED ENTRANCE DOOR IN ALUMINUM THERMALLY BROKEN FRAME BY C.J RUSH INDUSTRIES
(24) TINTED GLASS BALCONY SLIDING DOOR IN ALUMINUM THERMALLY BROKEN FRAME (TYP.)
(25) METAL LOUVRE MECH. SCREENING-HEIGHT TO MATCH HEIGHT OF UNIT TO BE PROVIDED
(26) INSULATED, PRE-FINISHED METAL WALL CLADDING PROFILE BY VICWEST OR APPROVED EQUAL COLOUR "STONE GREY"
(27) VERTICAL WALL MOUNTED FLAG POLE, COLOUR CHARCOAL
(28) PAINTED METAL BOLLARD ø150mm, C/W PADDED PROTECTION COLOUR YELLOW
(29) "SINGLE TRAC" RETRACTABLE CANOPY SYSTEM BY ShadeFX
(30) ALUMINUM COLUMN COVER AND ENTRANCE CANOPY, COLOUR "CHARCOAL"
(31) EXTERIOR LIGHT FIXTURE, TYPE 2, (REFER TO ELECTRICAL)
(32) CAST IN-PLACE BARRIER FREE ACCESS CONCRETE RAMP
(33) STEP LIGHTING (REFER TO ELECTRICAL)

2 / A-401 **EXTERIOR ELEVATION FINISHES AND MATERIALS LEGEND**
NTS

1. THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF RADEFF ARCHITECT LTD.
2. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY RADEFF ARCHITECT LTD. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
3. RADEFF ARCHITECT LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK.
4. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF HAVING JURISDICTION.
5. THIS DRAWING IS NOT TO BE SCALED.
6. ALL ARCHITECTURAL SYMBOLS INDICATED ARE GRAPHIC REPRESENTATION ONLY.
7. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.
8. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT:

C. RADEFF, Dipl. Arch., Ph.D., OAA — DATE

3 / A-401 **GENERAL NOTES**
NTS



North Elevation

1 / A-403 **PROPOSED NORTH ELEVATION**
Scale 1:100

NORTH:

No.	ISSUED FOR	MM	YY
1.	Preliminary Project Review	MM/DD	YR.
2.	Application for Rezoning	MM/DD	YR.
3.	Application for SPA	MM/DD	YR.
4.	Application for SPA - 2nd	MM/DD	YR.

MARK	DESCRIPTION	MM	YY

GENERAL NOTES

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONCERNING THE SITE WHEN FURNISHED BY OTHERS.
2. THE CONTRACTOR SHALL VERIFY THE SURVEY INFORMATION AT THE SITE AT THE START OF CONSTRUCTION. FAILURE TO REPORT ANY DISCREPANCY SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.
3. DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE PREPARED BY THE ARCHITECT AND ARE HIS COPYRIGHT PROPERTY. THEY SHALL BE RETURNED TO HIM ON REQUEST. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS, IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
4. REFER TO DOCUMENTS PREPARED BY OTHER CONSULTANTS FOR THE ENGINEERING OR OTHER RELATED TO:
- STRUCTURE;
- HEATING AND VENTILATION;
- PLUMBING/STORM DRAINAGE;
- FIRE PROTECTION;
- ELECTRICAL;
- LANDSCAPING;
- SITE SERVICES;
- SITE GRADING.
5. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND SPECIFICATIONS FOR ALL EXTERIOR LIGHT FIXTURES.
6. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.

DO NOT SCALE THE DRAWINGS

KEY PLAN (NTS)

PROJECT TITLE:

PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT AT McLEOD ROAD IN NIAGARA FALLS, ONTARIO

OWNER:

SPECTRUM NIAGARA
8778788 ONTARIO LTD.
522 KOZEL COURT

ONTARIO ASSOCIATION OF ARCHITECTS
CONSTANTINE K. RADEFF
LICENCE 4541

CONSULTANT:

RADEFF Architect Ltd.
244 Glenforest Road, TORONTO
ONTARIO,M4n 2A4,CANADA
TEL:416-481-4057
E-Mail: info@radeff.ca
www.radeff.ca

THIS DRAWING IS PROPERTY OF RADEFF Architect Ltd. AND MAY NOT BE COPIED IN WHOLE OR IN PART, NOR MAY ANY INFORMATION CONTAINED THEREIN BE USED WITHOUT WRITTEN PERMISSION OF RADEFF Architect Ltd.

DRAWING CONTENT:

PROPOSED NORTH ELEVATION

DATE:	April/2022
DRAWN BY:	CAD
CHECKED BY:	CR
SCALE:	AS SHOWN
PROJECT No.	2020-798
DRAWING No.	A-403

THE SUBMISSION OF DRAWINGS IN ANY FORM TO ANY AUTHORITY FOR THE PURPOSE OF OBTAINING APPROVALS, THE ACCEPTANCE OF ANY TENDER, OR THE COMMENCEMENT OF ANY WORK SHALL NOT BE CONSTRUED AS AN AUTHORIZATION BY THE ARCHITECT FOR ANY DEVIATION FROM THE CONTRACT DOCUMENTS. ALL SUCH DEVIATIONS SHALL BE SUBJECT TO THE ARCHITECT'S APPROVAL AND ANY UNAUTHORIZED DEVIATIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL VERIFY THE SURVEY INFORMATION AT THE SITE AT THE START OF CONSTRUCTION. FAILURE TO REPORT ANY DISCREPANCY SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS. DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE PREPARED BY THE ARCHITECT AND ARE HIS COPYRIGHT PROPERTY. THEY SHALL BE RETURNED TO HIM ON REQUEST. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS, IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

© RADEFF Architect Ltd./2022

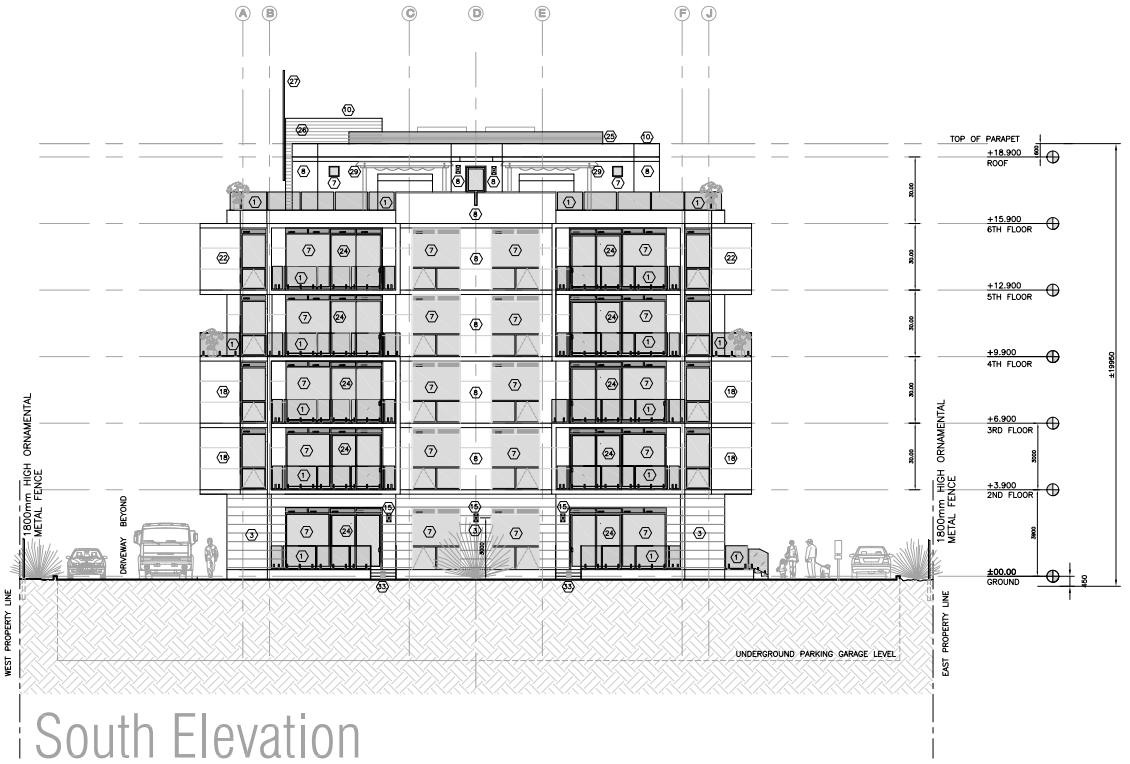
(1) GREY TINTED TEMPERED GLASS (19mm THICK) AND ALUMINUM GUARDRAIL SYSTEM
(2) DARK GRAY METAL PANEL
(3) STONE CLADDING BY SCHOULDICE STONE, COLOUR "DESERT BUFF-SS"
(4) ARCHITECTURAL PRE-FINISHED ALUMINUM FRAMED LOUVRE, COLOUR TO MATCH WINDOW FRAMES
(5) DARK GREY ANODIZED ALUMINUM WINDOW WALL SYSTEM BY KAWNEER OR APPROVED EQUAL
(6) WHITE METAL PANEL SLAB COVER
(7) GREY TINTED THERMAL FIXED DOUBLE GLAZED WINDOWS IN THERMALLY BROKEN PRE-FINISHED ALUMINUM FRAMES (TYP.) C/W OPERABLE AWNING WINDOW WHERE INDICATED
(8) ACRYLIC STUCCO, COLOUR "BRITE WHITE" BY DRYVIT SYSTEMS CANADA
(9) PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM BY KAWNEER
(10) PRE-FINISHED METAL PARAPET CAP FLASHING
(11) EXTERIOR HOLLOW METAL DOOR AND FRAME
(12) INSULATED, PRE-FINISHED ROLLING O/H DOOR
(13) MECHANICAL HVAC UNITS SCREENING
(14) PRE-FINISHED METAL FLASHING
(15) EXTERIOR LIGHT FIXTURE, TYPE 1, (REFER TO ELECTRICAL)
(16) SIAMESE CONNECTIONS BY NATIONAL FIRE EQUIPMENT LTD.
(17) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "MAHOGANY" BY DRYVIT SYSTEMS CANADA
(18) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "DANDELION" BY DRYVIT SYSTEMS CANADA
(19) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "MANDARIN ORANGE" BY DRYVIT SYSTEMS CANADA
(20) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "SEA WORLD" BY DRYVIT SYSTEMS CANADA
(21) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "CRIMSON RED" BY DRYVIT SYSTEMS CANADA
(22) ACRYLIC STUCCO ON BALCONY FRAME, COLOUR "HOLIDAY GREEN" BY DRYVIT SYSTEMS CANADA
(23) TINTED, TEMPERED GLASS BALANCED ENTRANCE DOOR IN ALUMINUM THERMALLY BROKEN FRAME BY C.J RUSH INDUSTRIES
(24) TINTED GLASS BALCONY SLIDING DOOR IN ALUMINUM THERMALLY BROKEN FRAME (TYP.)
(25) METAL LOUVRE MECH. SCREENING-HEIGHT TO MATCH HEIGHT OF UNIT TO BE PROVIDED
(26) INSULATED, PRE-FINISHED METAL WALL CLADDING PROFILE BY VICWEST OR APPROVED EQUAL COLOUR "STONE GREY"
(27) VERTICAL WALL MOUNTED FLAG POLE, COLOUR CHARCOAL
(28) PAINTED METAL BOLLARD ø150mm, C/W PADDED PROTECTION COLOUR YELLOW
(29) "SINGLE TRAC" RETRACTABLE CANOPY SYSTEM BY ShadeFX
(30) ALUMINUM COLUMN COVER AND ENTRANCE CANOPY, COLOUR "CHARCOAL"
(31) EXTERIOR LIGHT FIXTURE, TYPE 2, (REFER TO ELECTRICAL)
(32) CAST IN-PLACE BARRIER FREE ACCESS CONCRETE RAMP
(33) STEP LIGHTING (REFER TO ELECTRICAL)

2 / A-401 **EXTERIOR ELEVATION FINISHES AND MATERIALS LEGEND**
NTS

1. THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF RADEFF ARCHITECT LTD.
2. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY RADEFF ARCHITECT LTD. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
3. RADEFF ARCHITECT LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK.
4. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF HAVING JURISDICTION.
5. THIS DRAWING IS NOT TO BE SCALED.
6. ALL ARCHITECTURAL SYMBOLS INDICATED ARE GRAPHIC REPRESENTATION ONLY.
7. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.
8. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT:

C. RADEFF, Dipl. Arch., Ph.D., OAA — DATE

3 / A-401 **GENERAL NOTES**
NTS



South Elevation

1 / A-404 **PROPOSED SOUTH ELEVATION**
Scale 1:100

NORTH:

No.	ISSUED FOR	MM	YY
1.	Preliminary Project Review	MM/DD	YR.
2.	Application for Rezoning	04/20	YR.
3.	Application for SPA	06/20	YR.
4.	Application for SPA – 2nd	04/22	YR.

GENERAL NOTES

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONCERNING THE SITE WHEN FURNISHED BY OTHERS.
2. THE CONTRACTOR SHALL VERIFY THE SURVEY INFORMATION AT THE SITE AT THE START OF CONSTRUCTION. FAILURE TO REPORT ANY DISCREPANCY SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.
3. DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE PREPARED BY THE ARCHITECT AND ARE HIS COPYRIGHT PROPERTY. THEY SHALL BE RETURNED TO HIM ON REQUEST. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS, IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
4. REFER TO DOCUMENTS PREPARED BY OTHER CONSULTANTS FOR THE ENGINEERING OR OTHER RELATED TO:
- STRUCTURE;
- HEATING AND VENTILATION;
- PLUMBING AND DRAINAGE;
- FIRE PROTECTION;
- ELECTRICAL;
- LANDSCAPING;
- SITE SERVICES;
- SITE GRADING.
5. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND SPECIFICATIONS FOR ALL EXTERIOR LIGHT FIXTURES.
6. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.

DO NOT SCALE THE DRAWINGS

KEY PLAN (NTS)

PROJECT TITLE:

PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 9612,9618 ROAD IN NIAGARA FALLS, ONTARIO

OWNER:

SPECTRUM NIAGARA
2779788 ONTARIO LTD.
6320 KOZEL COURT
MISSISSAUGA, ON. L4Z 4B4

PROFESSIONAL STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
CONSTANTINE K RADEFF
LICENCE
4541

CONSULTANT:

RADEFF Architect Ltd.
244 Sanforest Road, TORONTO
ONTARIO,M4n 2A4,CANADA
TEL:416-481-4057
E-Mail: info@radeff.ca
www.radeff.ca

THIS DRAWING IS PROPERTY OF RADEFF Architect Ltd. AND MAY NOT BE COPIED IN WHOLE OR IN PART, NOR MAY ANY INFORMATION CONTAINED THEREIN BE USED WITHOUT WRITTEN PERMISSION OF RADEFF Architect Ltd.

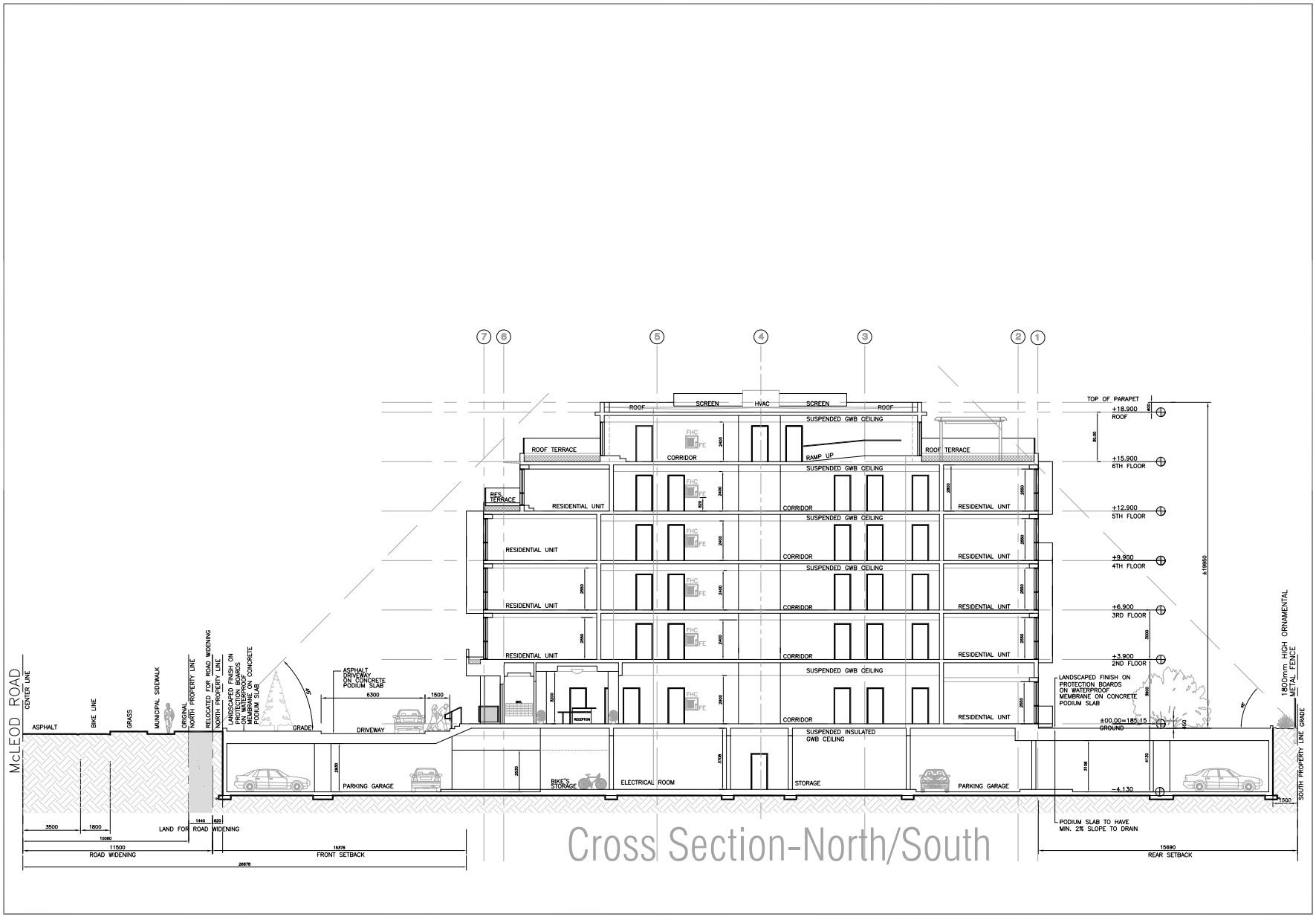
DRAWING CONTENT:

PROPOSED NORTH ELEVATION

DATE:	April/2022
DRAWN BY:	CAD
CHECKED BY:	CR
SCALE:	AS SHOWN
PROJECT No.	2020-798
DRAWING No.	A-404

THE CONTENT OF DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT. ALL RIGHTS IN COPYRIGHT ARE RESERVED BY THE ARCHITECT. THE OWNER SHALL NOT BE ENTITLED TO ANY RIGHTS IN THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS UNTIL ALL FEES ARE PAID TO THE ARCHITECT. THE OWNER SHALL NOT BE ENTITLED TO ANY RIGHTS IN THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS IF THE ARCHITECT IS NOT PAID FOR ANY OF HIS SERVICES. ALL DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT OR UPON TERMINATION OF THE ARCHITECT'S SERVICES. THE OWNER SHALL NOT BE ENTITLED TO ANY RIGHTS IN THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS IF THE ARCHITECT IS NOT PAID FOR ANY OF HIS SERVICES. ALL DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT OR UPON TERMINATION OF THE ARCHITECT'S SERVICES.

© RADEFF Architect Ltd./2022



1 A-501 **PROPOSED CROSS SECTION - NORTH/SOUTH**
Scale 1:100

NORTH:

No.	ISSUED FOR	DATE	BY
1.	Preliminary Project Review	05/09	KL
2.	Application for Rezoning	05/09	KL
3.	Application for SPA	04/09	KL
4.	Application for SPA – 2nd	04/09	KL

REV.	DESCRIPTION	DATE	BY

GENERAL NOTES

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONCERNING THE SITE WHEN FURNISHED BY OTHERS.

2. THE CONTRACTOR SHALL VERIFY THE SURVEY INFORMATION AT THE SITE AT THE START OF CONSTRUCTION. FAILURE TO REPORT ANY DISCREPANCY SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.

3. DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE PREPARED BY THE ARCHITECT AND ARE HIS COPYRIGHT PROPERTY. THEY SHALL BE RETURNED TO HIM ON REQUEST. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

4. REFER TO DOCUMENTS PREPARED BY OTHER CONSULTANTS FOR THE ENGINEERING OR OTHER RELATED TO:
- STRUCTURE;
- HEATING AND VENTILATION;
- PLUMBING AND DRAINAGE;
- FIRE PROTECTION;
- ELECTRICAL;
- LANDSCAPING;
- SITE SERVICES;
- SITE GRADING.

5. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND SPECIFICATIONS FOR ALL EXTERIOR LIGHT FIXTURES.

6. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.

DO NOT SCALE THE DRAWINGS

KEY PLAN (NTS)

PROJECT TITLE:

PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT AT McLEOD ROAD IN NIAGARA FALLS, ONTARIO

OWNER:

SPECTRUM NIAGARA
2779765 ONTARIO LTD.
622 KOZEL COURT
MISSISSAUGA, ON L4Z 4E4

PROFESSIONAL STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
CONSTANTINE K. RADEFF
LICENCE
4541

CONSULTANT:

RADEFF Architect Ltd.
244 Glenforest Road, TORONTO
ONTARIO,M4n 2A4,CANADA
TEL:416-481-4087
E-Mail: info@radeff.ca
www.radeff.ca

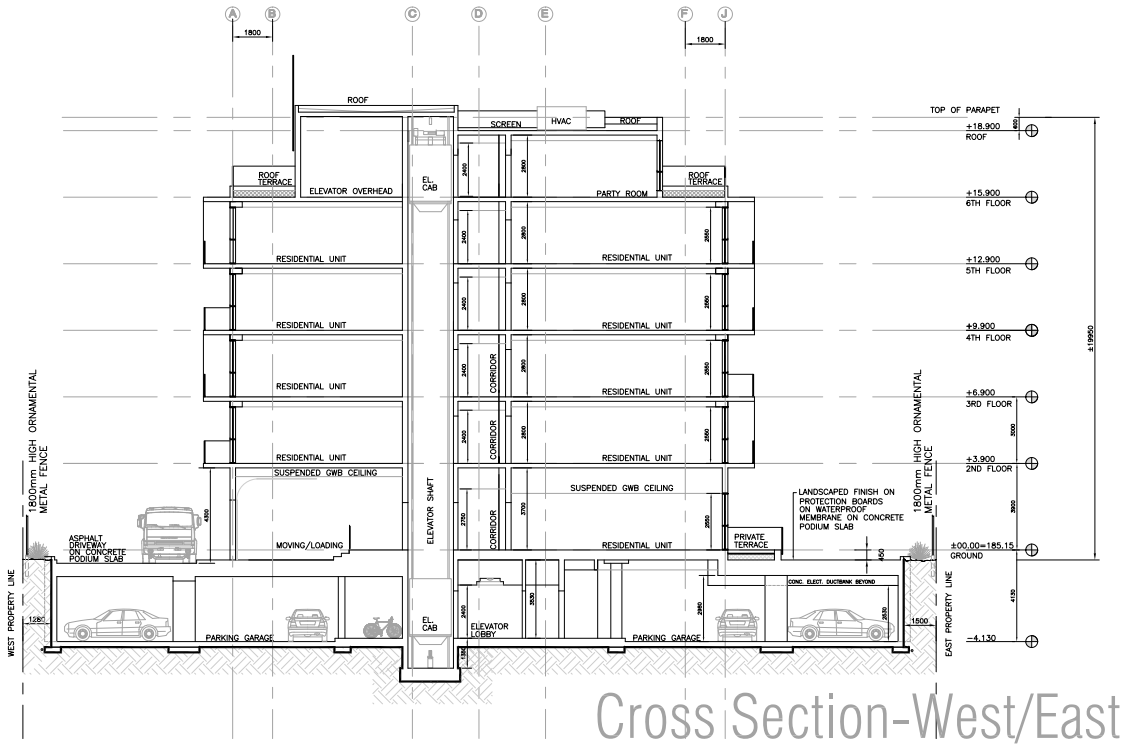
THIS DRAWING IS PROPERTY OF RADEFF Architect Ltd. AND MAY NOT BE COPIED IN WHOLE OR IN PART, NOR MAY ANY INFORMATION CONTAINED THEREON BE USED WITHOUT WRITTEN PERMISSION OF RADEFF Architect Ltd.

DRAWING CONTENT:

PROPOSED CROSS SECTION NORTH/SOUTH

DATE:	April/2022
DRAWN BY:	CAD
CHECKED BY:	CR
SCALE:	AS SHOWN
PROJECT No.	2020-706
DRAWING No.	A-501

© RADEFF Architect Ltd./2022



1
A-502

PROPOSED CROSS SECTION - WEST/EAST
Scale 1:100

NORTH:

No.	ISSUED FOR	DATE	BY
1.	Preliminary Project Review	2022/01	YA
2.	Application for Rezoning	2022/01	YA
3.	Application for SPA	2022/01	YA
4.	Application for SPA – 2nd	2022/01	YA

REVISION	DESCRIPTION	DATE	BY

GENERAL NOTES

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONCERNING THE SITE WHEN FURNISHED BY OTHERS.

2. THE CONTRACTOR SHALL VERIFY THE SURVEY INFORMATION AT THE SITE AT THE START OF CONSTRUCTION. FAILURE TO REPORT ANY DISCREPANCY SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.

3. DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE PREPARED BY THE ARCHITECT AND ARE HIS COPYRIGHT PROPERTY. THEY SHALL BE RETURNED TO HIM ON REQUEST. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

4. REFER TO DOCUMENTS PREPARED BY OTHER CONSULTANTS FOR THE ENGINEERING OR OTHER RELATED TO:
- STRUCTURE;
- HEATING AND VENTILATION;
- PLUMBING AND DRAINAGE;
- FIRE PROTECTION;
- ELECTRICAL;
- LANDSCAPING;
- SITE SERVICES;
- SITE GRADING.

5. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND SPECIFICATIONS FOR ALL EXTERIOR LIGHT FIXTURES.

6. ELEVATIONS MUST BE READ IN CONJUNCTION WITH SITE SERVICING AND GRADING DRAWINGS. ALL GRADING INFORMATION SHALL BE TAKEN FROM CIVIL ENGINEERING DRAWINGS.

DO NOT SCALE THE DRAWINGS

KEY PLAN (NTS)

PROJECT TITLE:

PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT AT McLEOD ROAD IN NIAGARA FALLS, ONTARIO

OWNER:

SPECTRUM NIAGARA
2779765 ONTARIO LTD.
622 KOZEL COURT
MISSISSAUGA, ON L4Z 4E4

PROFESSIONAL STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
CONSTANTINE N. RADEFF
LICENCE
4541

CONSULTANT:

RADEFF Architect Ltd.
244 Glenforest Road, TORONTO
ONTARIO,M4n 2A4,CANADA
TEL:416-481-4087
E-Mail: info@radeff.ca
www.radeff.ca

THIS DRAWING IS PROPERTY OF RADEFF Architect Ltd. AND MAY NOT BE COPIED IN WHOLE OR IN PART, NOR MAY ANY INFORMATION CONTAINED THEREIN BE USED WITHOUT WRITTEN PERMISSION OF RADEFF Architect Ltd.

DRAWING CONTENT:

PROPOSED CROSS SECTION WEST/EAST

DATE:	Apr1/2022
DRAWN BY:	CAD
CHECKED BY:	CR
SCALE:	AS SHOWN
PROJECT No.	2022-798
DRAWING No.	A-502

© RADEFF Architect Ltd./2022