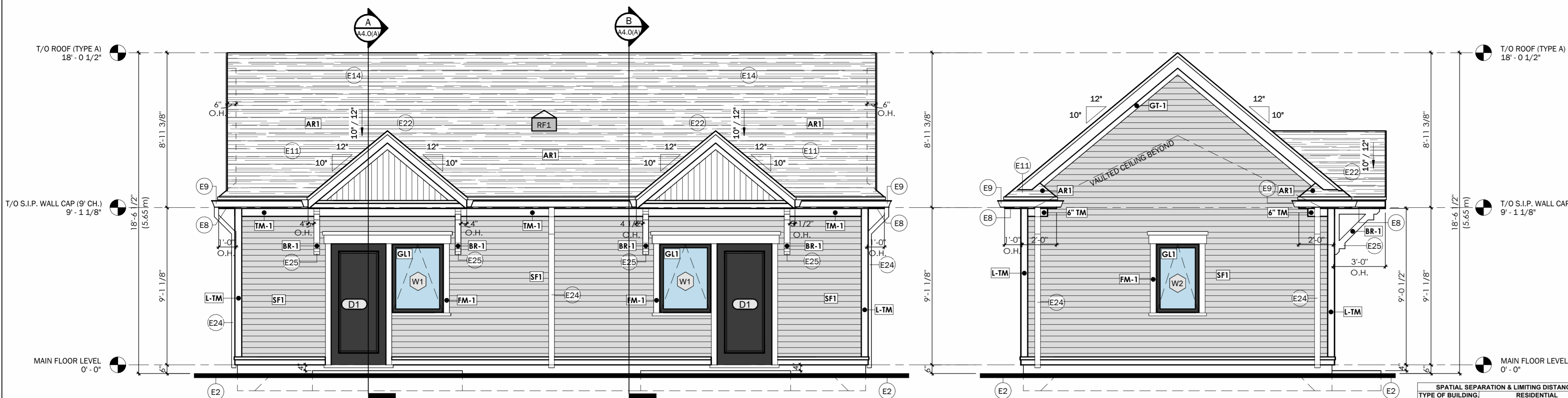
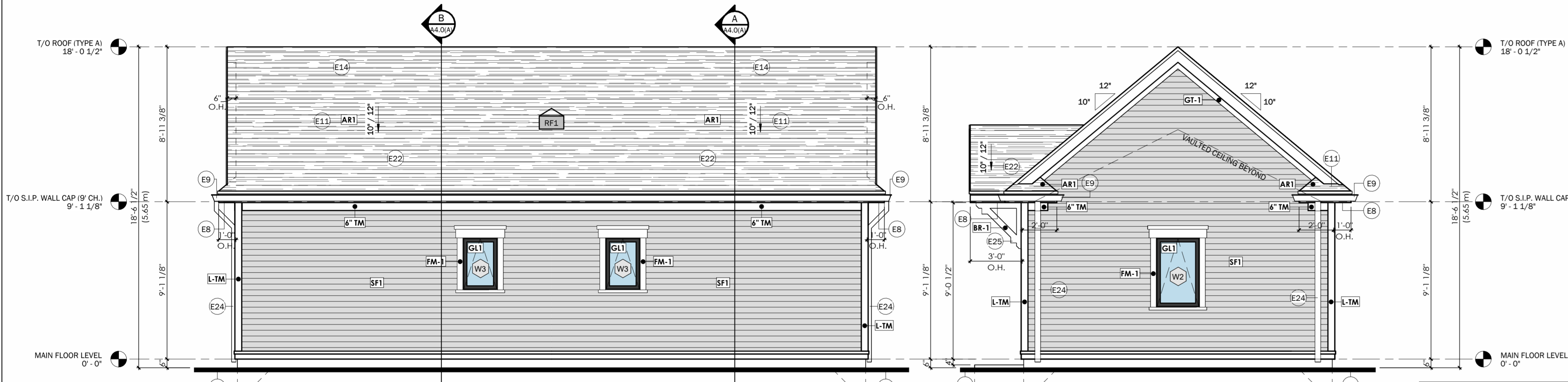


**ISSUED FOR PERMIT**



**FRONT ELEVATION (TYPE 'A' - DUPLEX)**  
1/4" = 1'-0"

**LEFT ELEVATION (TYPE 'A' - DUPLEX)**  
1/4" = 1'-0"



**REAR ELEVATION (TYPE 'A' - DUPLEX)**  
1/4" = 1'-0"

**RIGHT ELEVATION (TYPE 'A' - DUPLEX)**  
1/4" = 1'-0"

**WINDOW SCHEDULE**

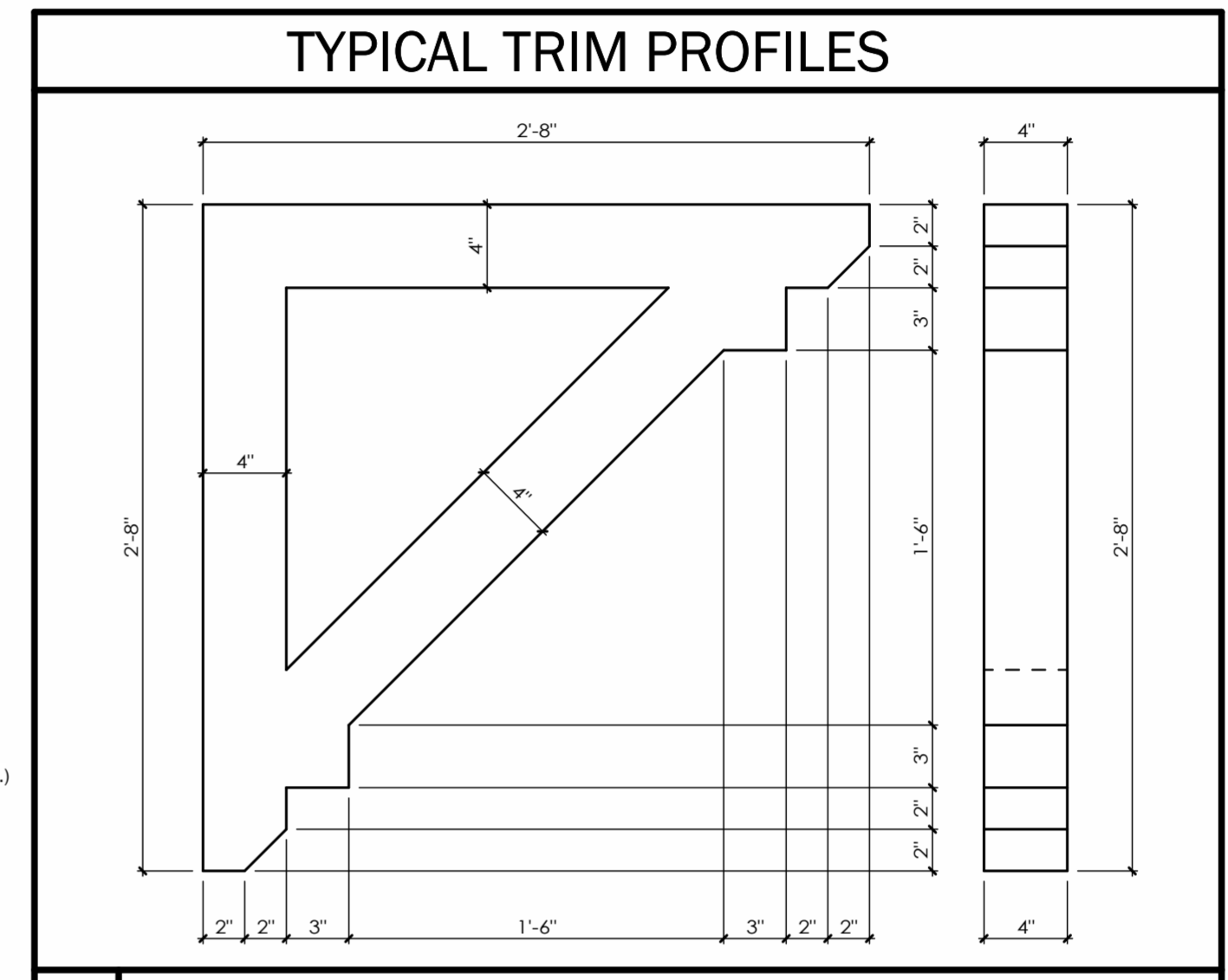
TAG	WIDTH	HEIGHT	HEAD HEIGHT	COMMENTS
W1	3'-0"	4'-0"	7'-0"	AWNING WINDOW (SEE ELEV. FOR OPERATOR SIDE)
W2	2'-6"	4'-0"	7'-0"	AWNING WINDOW (SEE ELEV. FOR OPERATOR SIDE)
W3	2'-0"	3'-0"	7'-0"	AWNING WINDOW (SEE ELEV. FOR OPERATOR SIDE)

**DOOR SCHEDULE**

DOOR No.	WIDTH	HEIGHT	COMMENTS
D1	3'-2"	7'-0"	FRONT ENTRY DOOR W/ WEATHER TIGHT SEAL
D2	2'-6"	7'-0"	INTERIOR SINGLE PANEL DOOR
D3	3'-4"	7'-0"	INTERIOR DOUBLE PANEL CLOSET DOOR

**WINDOW/DOOR NOTES:**

1. ALL WINDOWS & DOORS SPECIFIED ARE SUPPLIED BY 'ANDERSEN WINDOWS & DOORS'. ANY CHANGE IN WINDOW MANUFACTURER REQUIRES NOTIFICATION OF THE ARCHITECT, OWNER AND GENERAL CONTRACTOR PRIOR TO ORDERING OF THE WINDOWS.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO CLIENT AND ARCHITECT FOR APPROVAL.
3. ALLOW FOR A MINIMUM OF AN ONE QUARTER INCH (1/4") GAP BETWEEN WINDOW UNIT AND WALL FRAMING. THE MINIMUM ROUGH SIZE OPENING (R.S.O.) IS TO BE AS REQUIRED BY WINDOW MANUFACTURER.
4. WINDOW AND DOOR JAMB, SILL, AND HEAD EXTENSIONS TO BE COORDINATED WITH EXTERIOR WALL CLADDING AND MATERIALS ACCORDINGLY BETWEEN SUPPLIER AND CONTRACTOR.
5. WINDOW OPERATION HARDWARE TO BE COORDINATION WITH WINDOW SILL HEIGHTS.
6. ALL WINDOWS TO HAVE LOW E TINTING/ ARGON GAS
7. ALL EXTERIOR DOORS TO BE EQUIPPED W/ DOOR SILL / THRESHOLD / WEATHER STRIPPING.
8. MAIN ENTRANCE DOORS TO DWELLING UNITS (D1 & D2) TO BE PROVIDED WITH A DOOR VIEWER IF THE GLAZING PROVIDED ADJACENT TO THE DOOR OR WITHIN THE DOOR IS NOT TRANSPARENT (FROSTED) PER OBC 9.7.2.1



BR-1	DESCRIPTION
BR-1	TYP. DECORATIVE BRACKET @ FRONT PORCH BY SPECTIS MOULDERS INC. (PART # BL 2576) OR SIMILAR APPROVED EQUAL
L-TM	TYP. 6"x6" HARDIE CORNER BOARD
GT-1	TYP. TRIM AT GABLE ROOF OVERHANGS (SECTION)
TM-1	TYP. 6" FRIEZE BOARD (SECTION)
TM-2	TYP. 6" BASE TRIM (SECTION)

**KEYNOTES**

Key Value	Keynote Text
E2	ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON FINAL GRADING PLAN.
E8	PRE-FINISHED ALUMINUM VENTED SOFFIT c/w INSECT SCREEN (TYP.)
E9	PRE-FINISHED ALUM EAVES c/w DOWNSPOUTS (TO BE SITE COORDINATED BY CONTRACTOR) ENSURE THAT ALL RAIN WATER LEADERS TO DISCHARGE ON SPLASH GAIRD
E11	35 YEAR FIBREGLOSS SHINGLES (TYP.)
E14	PROVIDE ROOF VENTS. 1 sqft. PER 300 sqft OF INSULATED ATTIC SPACE (AS PER O.B.C. REQUIREMENTS)(TYP.)
E22	EXTEND ICE/WATER SHIELD 36" MINIMUM UP ROOF SLOPE (TYP.)
E24	CONNECT DOWN SPOUTS ONTO GRADE WITH PRE-CAST CONCRETE SPLASH PADS TO PREVENT EROSION.
E25	DECORATIVE SUPPORT BRACKET (TYP.)

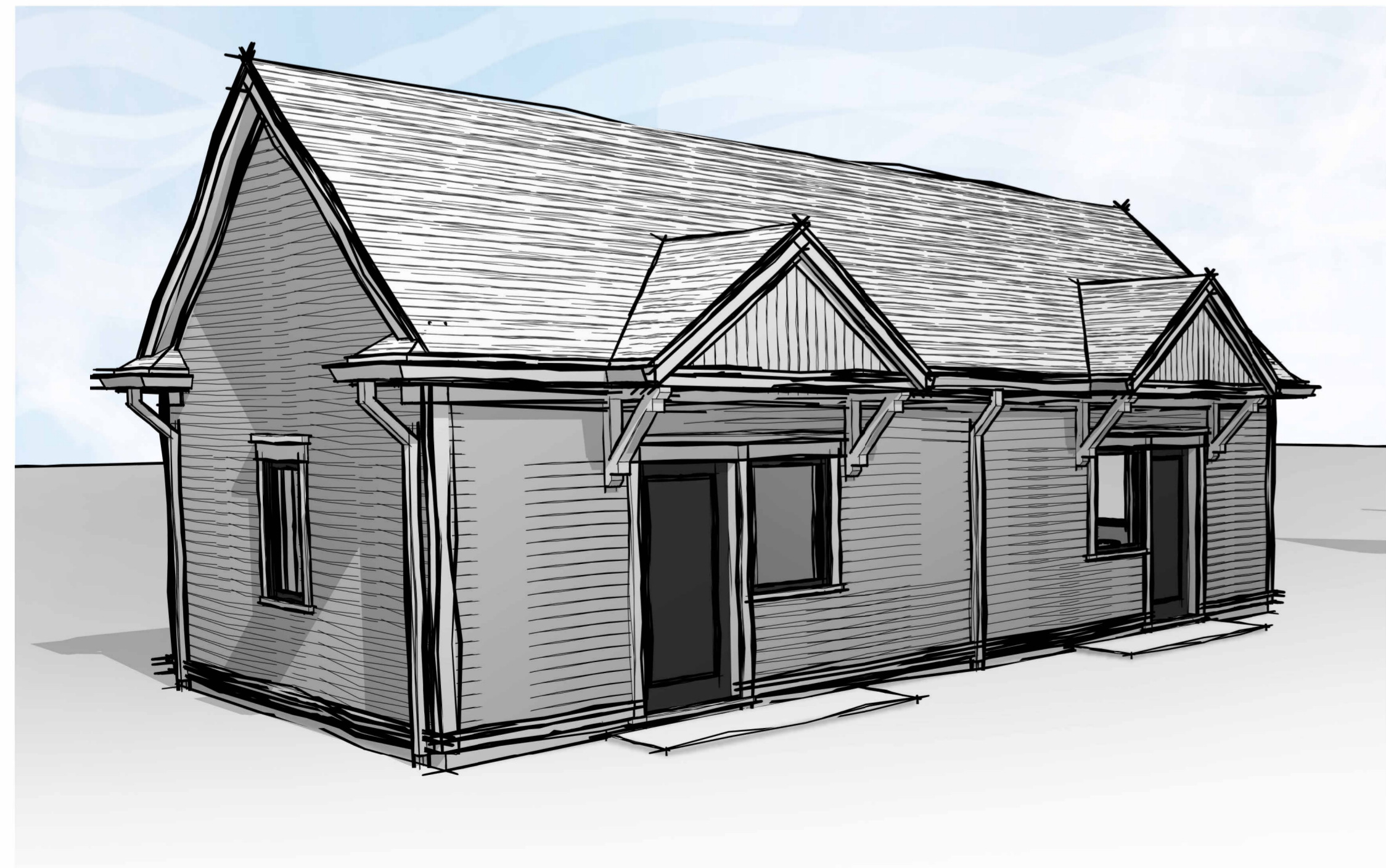
**TYPICAL ELEVATION NOTES:**

1. REFER TO ASSEMBLY SCHEDULE FOR WALL COMPOSITIONS AND INSULATION VALUES.
2. ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO FINAL SITE GRADING PLAN.
3. FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH OWNER AND ARCHITECT.
4. EXTERIOR FINISHES AS PER EXTERIOR FINISH SCHEDULE AND WALL ASSEMBLY SCHEDULE.
5. REFER TO AND COORDINATE WITH ELEVATION DETAILS FOR EXTERIOR TRIM AND MOULDING DETAILS.
6. REFER TO AND COORDINATE WITH GUARD DETAILS FOR ALL EXTERIOR GUARD REQUIREMENTS CONFORMING TO OBC.
7. FLASHING COLOUR TO MATCH ADJACENT FINISH (TYPICAL UNLESS OTHERWISE NOTED).
8. ALL FLASHING TO BE MIN. 26 GA. ALUMINUM OR EQUIV.
9. COORDINATE LOUVER AND MECHANICAL WALL BOX LOCATIONS AND REQUIREMENTS WITH MECHANICAL DRAWINGS AND ARCHITECTURAL ELEVATIONS.
10. EXTERIOR STAIRS (IF APPLICABLE / REQUIRED) ARE TO BE COORDINATED WITH FINAL GRADING PLAN AND ARCHITECTURAL DETAILS. CONTRACTOR TO VERIFY REQUIRED RISERS. ALL STAIRS TO MEET THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
11. SEE FOUNDATION / UNDERGROUND PARKING PLAN FOR ALL FOUNDATION REQUIREMENTS.
12. COORDINATE ALL STRUCTURAL REQUIREMENTS WITH STRUCTURAL DRAWINGS.

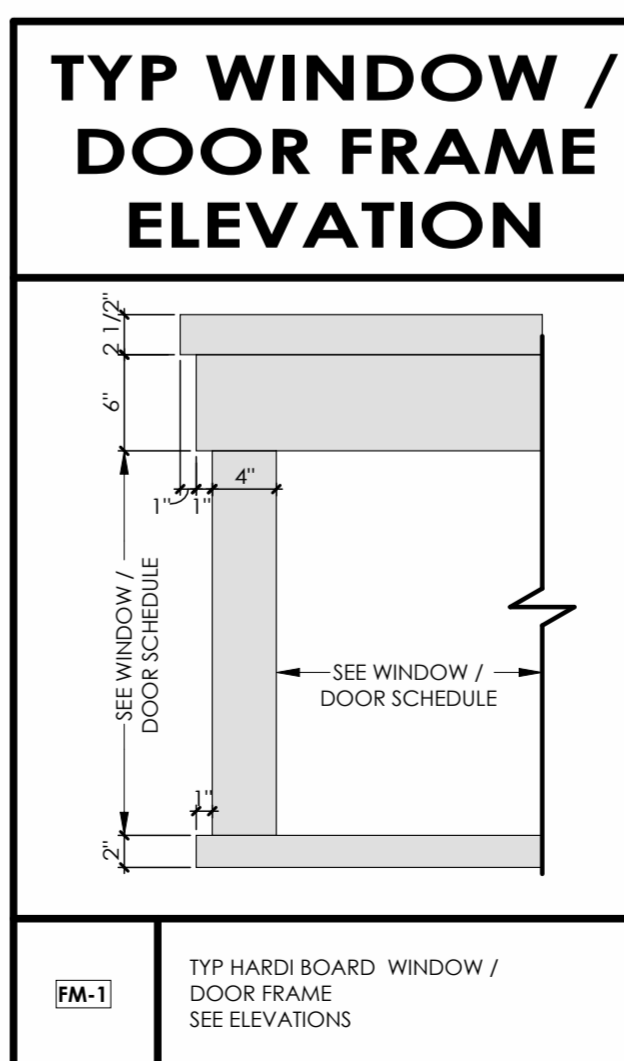
**FINISH MATERIALS LEGEND:**

HATCH	DESCRIPTION	TAG
[Hatch]	<b>SIDING FINISH</b> PRODUCT: HardiePlank® Lap Siding TEXTURE: Select Cedarmill® COLOUR: T.B.D.	SF1
[Hatch]	<b>SIDING FINISH</b> PRODUCT: HardiePanel® Vertical Siding TEXTURE: Sierra 8 COLOUR: T.B.D.	SF2
[Hatch]	<b>WINDOW GLAZING/GUARD</b> SUPPLIER: Andersen Windows and Doors or approved equal COLOUR: T.B.D. (coordinate w/ Architect)	GL1
[Hatch]	<b>ASPHALT SHINGLE ROOFING</b> PRODUCT: T.B.D. COLOUR: T.B.D.	AR1

ALL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER, AND ARCHITECT.



**FRONT PERSPECTIVE (TYPE A)**



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:
07/24/2025	ISSUED FOR SHOP DRAWINGS	CH	
07/28/2025	ISSUED FOR REVIEW	AZ	
12/18/2025	ISSUED FOR PERMIT	CH	
01/21/2026	REVISION AS PER CITY COMMENT	AZ	

COMMISSION: 2025-100

**YWCA - FALLS MANOR**

7104 LUNDY'S LN.  
NIAGARA FALLS, ON  
L2G 1W2

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

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

SHEET TITLE:

**COTTAGE DUPLEX UNIT ELEVATIONS (TYPE 'A')**

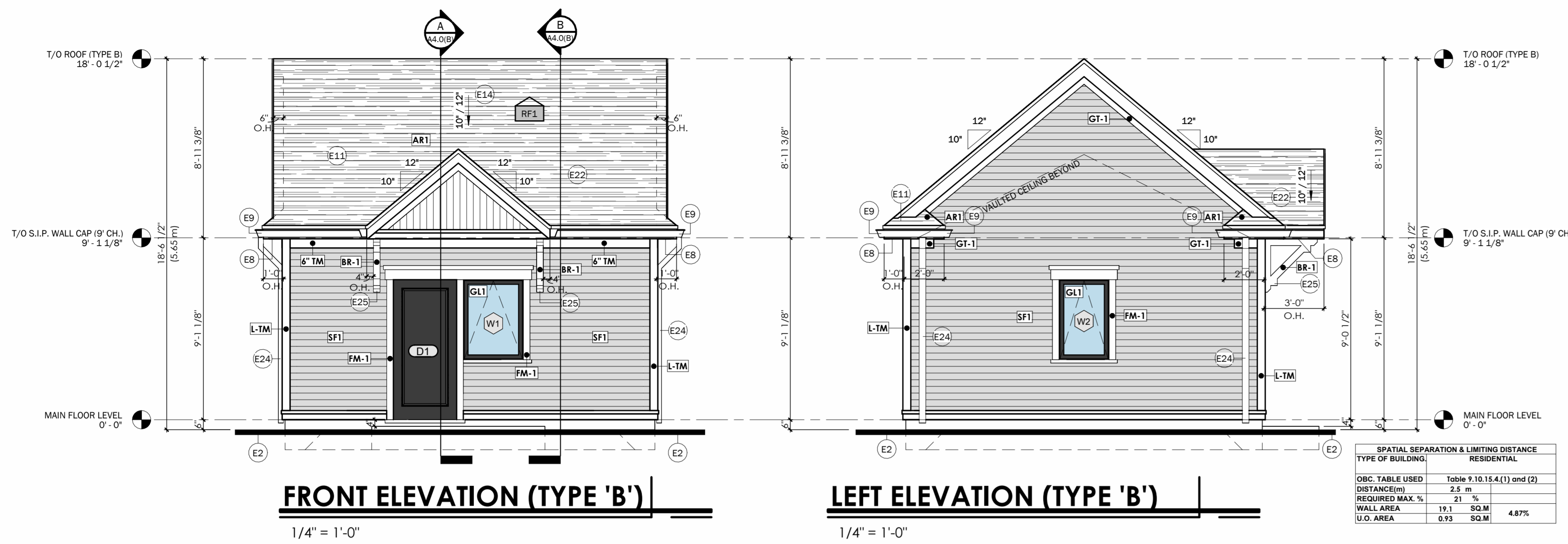
DRAWN BY: PD/AZ DRAWING No.:

CHECKED BY: CH

DATE ISSUED: **A3.0(A)**

PROJECT No.: 2025-100

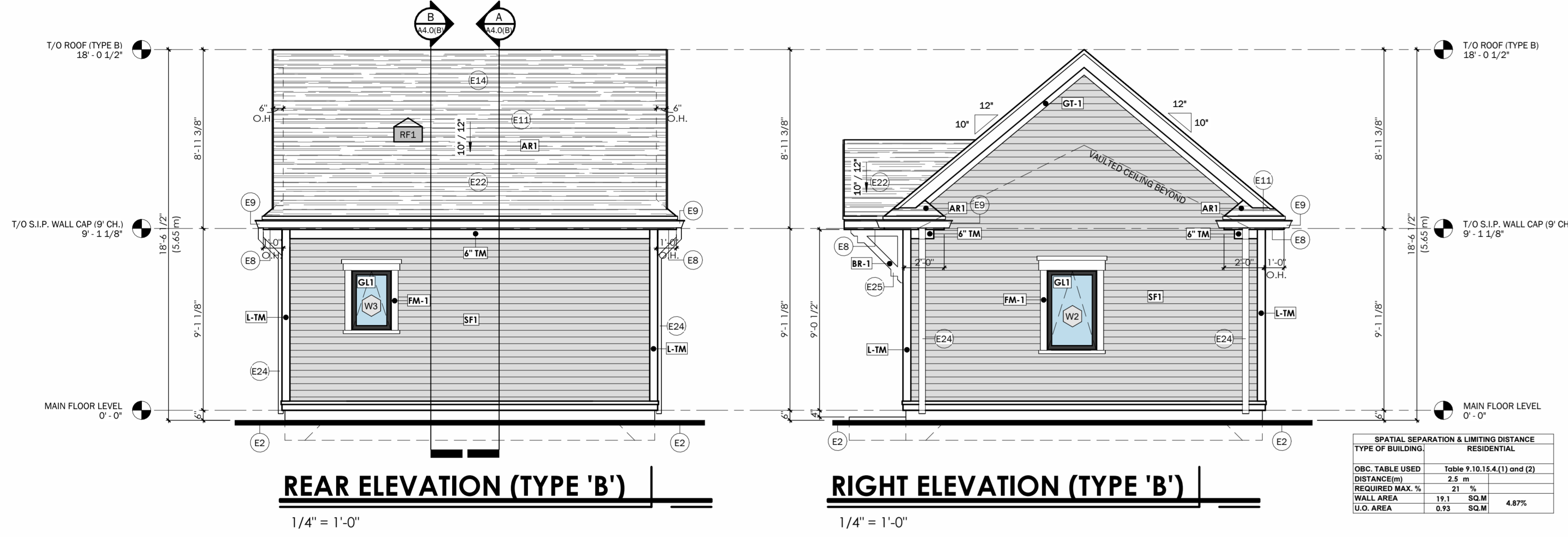
**ISSUED FOR PERMIT**



**FRONT ELEVATION (TYPE 'B')**

**LEFT ELEVATION (TYPE 'B')**

SPATIAL SEPARATION & LIMITING DISTANCE	
TYPE OF BUILDING	RESIDENTIAL
OB.C. TABLE USED	Table 9.10.15.4(1) and (2)
DISTANCE(m)	2.5 m
REQUIRED MAX. %	21 %
WALL AREA	19.1 SQ.M
U.O. AREA	0.93 SQ.M
	4.87%



**REAR ELEVATION (TYPE 'B')**

**RIGHT ELEVATION (TYPE 'B')**

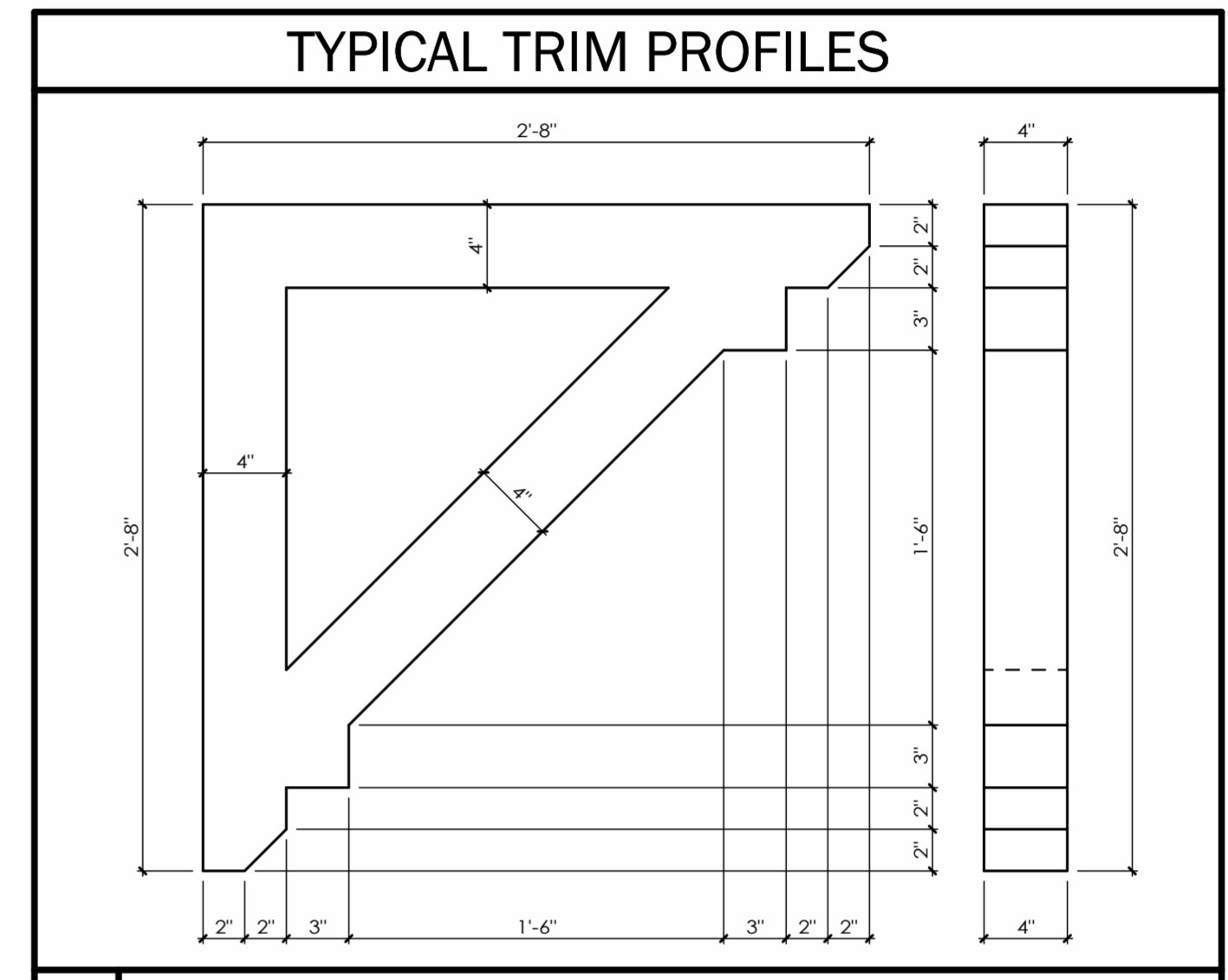
SPATIAL SEPARATION & LIMITING DISTANCE	
TYPE OF BUILDING	RESIDENTIAL
OB.C. TABLE USED	Table 9.10.15.4(1) and (2)
DISTANCE(m)	2.5 m
REQUIRED MAX. %	21 %
WALL AREA	19.1 SQ.M
U.O. AREA	0.93 SQ.M
	4.87%

WINDOW SCHEDULE				
TAG	WIDTH	HEIGHT	HEAD HEIGHT	COMMENTS
W1	3'-0"	4'-0"	7'-0"	AWNING WINDOW (SEE ELEV. FOR OPERATOR SIDE)
W2	2'-6"	4'-0"	7'-0"	AWNING WINDOW (SEE ELEV. FOR OPERATOR SIDE)
W3	2'-0"	3'-0"	7'-0"	AWNING WINDOW (SEE ELEV. FOR OPERATOR SIDE)

DOOR SCHEDULE			
DOOR No.	WIDTH	HEIGHT	COMMENTS
D1	3'-2"	7'-0"	FRONT ENTRY DOOR W/ WEATHER TIGHT SEAL
D2	2'-6"	7'-0"	INTERIOR SINGLE PANEL DOOR
D3	3'-4"	7'-0"	INTERIOR DOUBLE PANEL CLOSET DOOR

**WINDOW/DOOR NOTES:**

1. ALL WINDOWS & DOORS SPECIFIED ARE SUPPLIED BY 'ANDERSEN WINDOWS & DOORS'. ANY CHANGE IN WINDOW MANUFACTURER REQUIRES NOTIFICATION OF THE ARCHITECT, OWNER AND GENERAL CONTRACTOR PRIOR TO ORDERING OF THE WINDOWS.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO CLIENT AND ARCHITECT FOR APPROVAL.
3. ALLOW FOR A MINIMUM OF AN ONE QUARTER INCH (1/4") GAP BETWEEN WINDOW UNIT AND WALL FRAMING. THE MINIMUM ROUGH SIZE OPENING (R.S.O) IS TO BE AS REQUIRED BY WINDOW MANUFACTURER.
4. WINDOW AND DOOR JAMB, SILL, AND HEAD EXTENSIONS TO BE COORDINATED WITH EXTERIOR WALL CLADDING AND MATERIALS ACCORDINGLY BETWEEN SUPPLIER AND CONTRACTOR.
5. WINDOW OPERATION HARDWARE TO BE COORDINATION WITH WINDOW SILL HEIGHTS.
6. ALL WINDOWS TO HAVE LOW E TINTING/ ARGON GAS
7. ALL EXTERIOR DOORS TO BE EQUIPPED W/ DOOR SILL / THRESHOLD/ WEATHER STRIPPING.
8. MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR VIEWER IF THE GLAZING PROVIDED ADJACENT TO THE DOOR OR WITHIN THE DOOR IS NOT TRANSPARENT (FROSTED) PER OBC 9.7.2.1



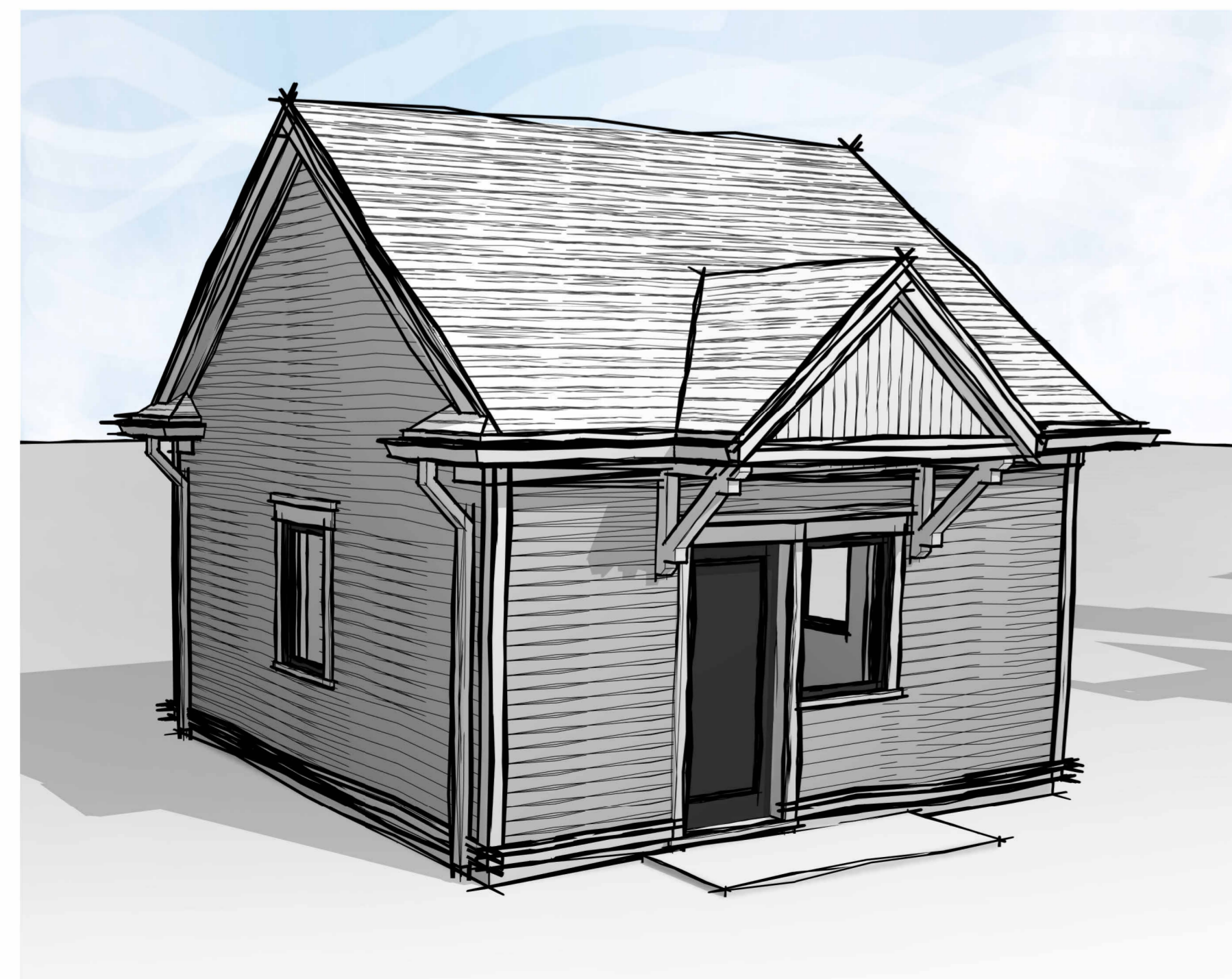
Callout	Description
BR-1	TYP. DECORATIVE BRACKET @ FRONT PORCH BY SPECTIS MOULDERS INC. (PART # BL 2576) OR SIMILAR APPROVED EQUAL
L-TM	TYP. 6"x6" HARDIE CORNER BOARD
GT-1	TYP. TRIM AT GABLE ROOF COVERINGS (SECTION)
TM-1	TYP. 6" FRIEZE BOARD (SECTION)
TM-2	TYP. 6" BASE TRIM (SECTION)

KEYNOTES	
Key Value	Keynote Text
E2	ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON FINAL GRADING PLAN.
E8	PRE-FINISHED ALUMINUM VENTED SOFFIT c/w INSECT SCREEN (TYP.)
E9	PRE-FINISHED ALUM EAVES c/w DOWNSPOUTS (TO BE SITE COORDINATED BY CONTRACTOR) ENSURE THAT ALL RAIN WATER LEADERS TO DISCHARGE ON SPLASH GAIRD
E11	35 YEAR FIBREGLOSS SHINGLES (TYP.)
E14	PROVIDE ROOF VENTS. 1 sqft. PER 300 sqft OF INSULATED ATTIC SPACE (AS PER O.B.C. REQUIREMENTS)(TYP.)
E22	EXTEND ICE/WATER SHIELD 36" MINIMUM UP ROOF SLOPE (TYP.)
E24	CONNECT DOWN SPOUTS ONTO GRADE WITH PRE-CAST CONCRETE SPLASH PADS TO PREVENT EROSION.
E25	DECORATIVE SUPPORT BRACKET (TYP.)

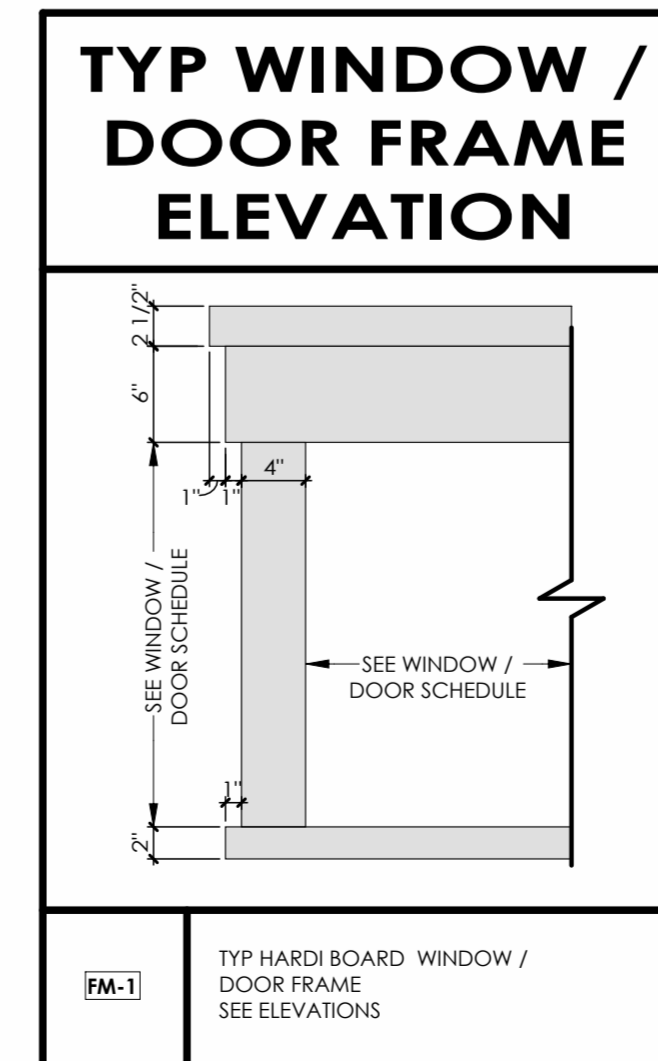
TYPICAL ELEVATION NOTES:		
1.	REFER TO ASSEMBLY SCHEDULE FOR WALL COMPOSITIONS AND INSULATION VALUES.	
2.	ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO FINAL SITE GRADING PLAN.	
3.	FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH OWNER AND ARCHITECT.	
4.	EXTERIOR FINISHES AS PER EXTERIOR FINISH SCHEDULE AND WALL ASSEMBLY SCHEDULE. REFER TO AND COORDINATE WITH ELEVATION DETAILS FOR EXTERIOR TRIM AND MOLDING DETAILS.	
5.	REFER TO TRIM SCHEDULE FOR TRIM/MOLDING TYPES.	
6.	REFER TO AND COORDINATE WITH GUARD DETAILS FOR ALL EXTERIOR GUARD REQUIREMENTS CONFORMING TO OBC.	
7.	FLASHING COLOUR TO MATCH ADJACENT FINISH (TYPICAL UNLESS OTHERWISE NOTED).	
8.	COORDINATE LOUVER AND MECHANICAL WALL BOX LOCATIONS AND REQUIREMENTS WITH MECHANICAL DRAWINGS AND ARCHITECTURAL ELEVATIONS.	
9.	LOUVERS AND WALL BOXES TO BE FACTORY PAINTED TO MATCH ADJACENT WALL FINISHES.	
10.	SEE WINDOW AND DOOR SCHEDULES FOR WINDOW AND DOOR REQUIREMENTS.	
11.	EXTERIOR STAIRS (IF APPLICABLE / REQUIRED) ARE TO BE COORDINATED WITH FINAL GRADING PLAN AND ARCHITECTURAL DETAILS. CONTRACTOR TO VERIFY REQUIRED RISERS. ALL STAIRS TO MEET THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.	
12.	SEE FOUNDATION / UNDERGROUND PARKING PLAN FOR ALL FOUNDATION REQUIREMENTS.	
13.	COORDINATE ALL STRUCTURAL REQUIREMENTS WITH STRUCTURAL DRAWINGS.	

FINISH MATERIALS LEGEND:		
HATCH	DESCRIPTION	TAG
[Hatch]	<b>SIDING FINISH</b> PRODUCT: HardiePlank® Lap Siding TEXTURE: Select Cedarmill® COLOUR: T.B.D.	SF1
[Hatch]	<b>SIDING FINISH</b> PRODUCT: HardiePanel® Vertical Siding TEXTURE: Sierra 8 COLOUR: T.B.D.	SF2
[Hatch]	<b>WINDOW GLAZING/GUARD</b> SUPPLIER: Andersen Windows and Doors or approved equal COLOUR: T.B.D. (coordinate w/ Architect) TYPE: Low-E Glazing	GL1
[Hatch]	<b>ASPHALT SHINGLE ROOFING</b> PRODUCT: T.B.D. COLOUR: T.B.D.	AR1

ALL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER, AND ARCHITECT.



**FRONT PERSPECTIVE (TYPE 'B')**



**TYP WINDOW / DOOR FRAME ELEVATION**

No.	DATE	DESCRIPTION	BY:
07/24/2025	ISSUED FOR SHOP DRAWINGS	CH	
07/28/2025	ISSUED FOR REVIEW	AZ	
12/18/2025	ISSUED FOR PERMIT	CH	
01/21/2026	REVISION AS PER CITY COMMENT	AZ	

COMMISSION: 2025-100

**YWCA - FALLS MANOR**

7104 LUNDY'S LN.  
NIAGARA FALLS, ON  
L2G 1W2

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

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

SHEET TITLE:

**COTTAGE UNIT ELEVATIONS (TYPE 'B')**

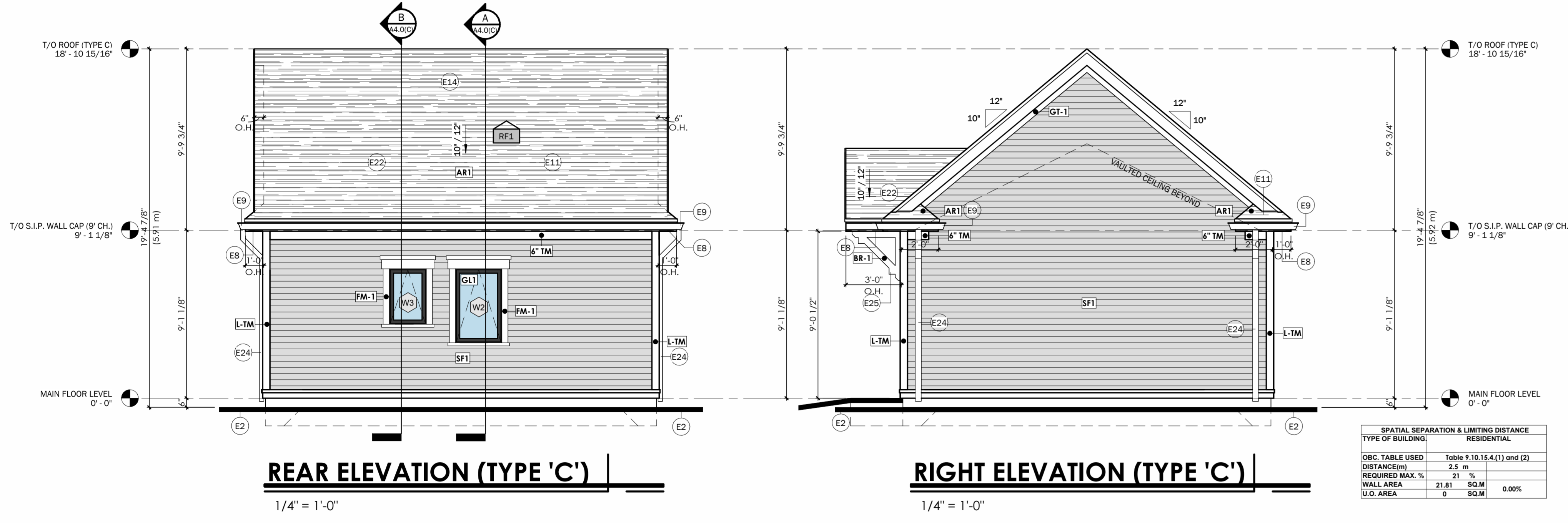
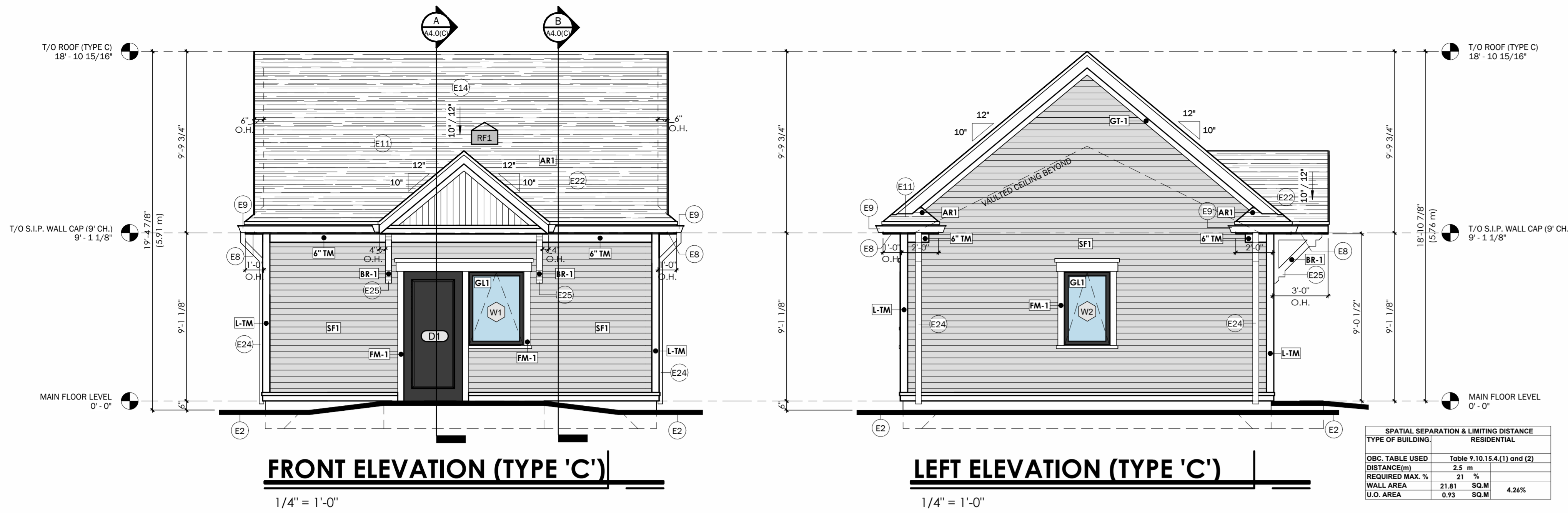
DRAWN BY: PD/AZ DRAWING No.:

CHECKED BY: CH

DATE ISSUED: **A3.0(B)**

PROJECT No.: 2025-100

**ISSUED FOR PERMIT**



**WINDOW SCHEDULE**

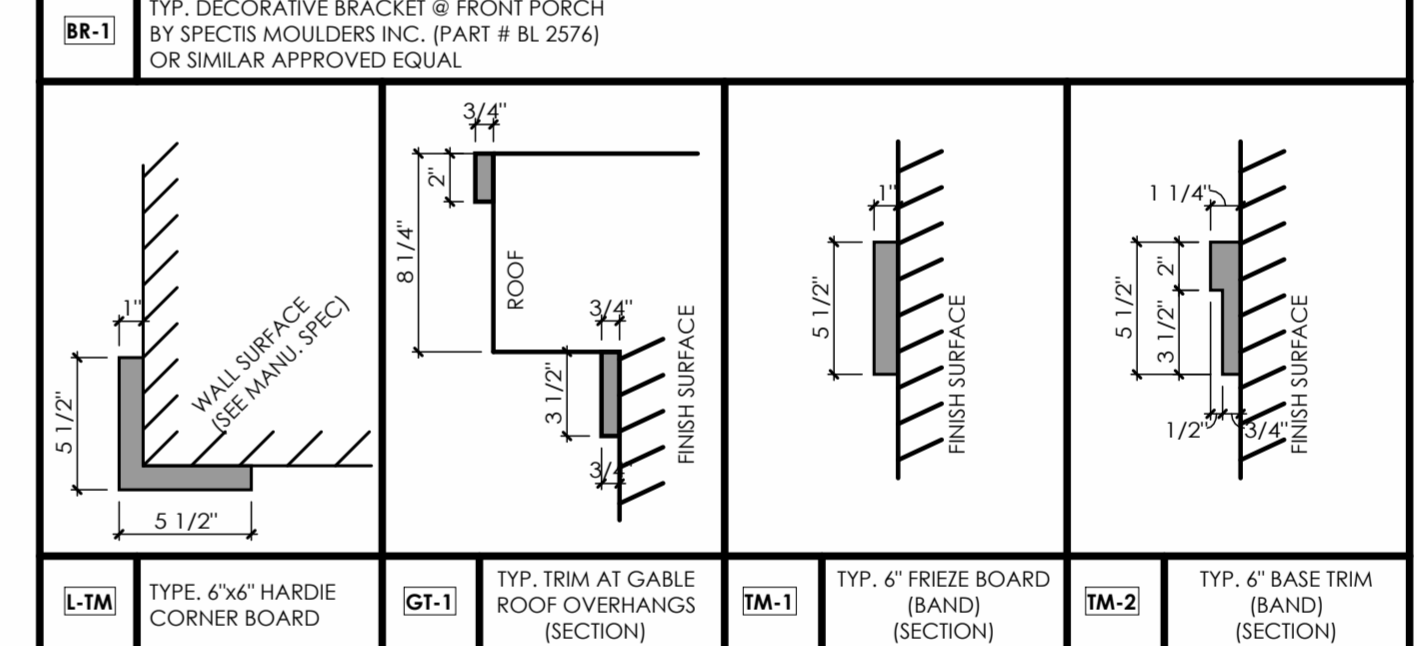
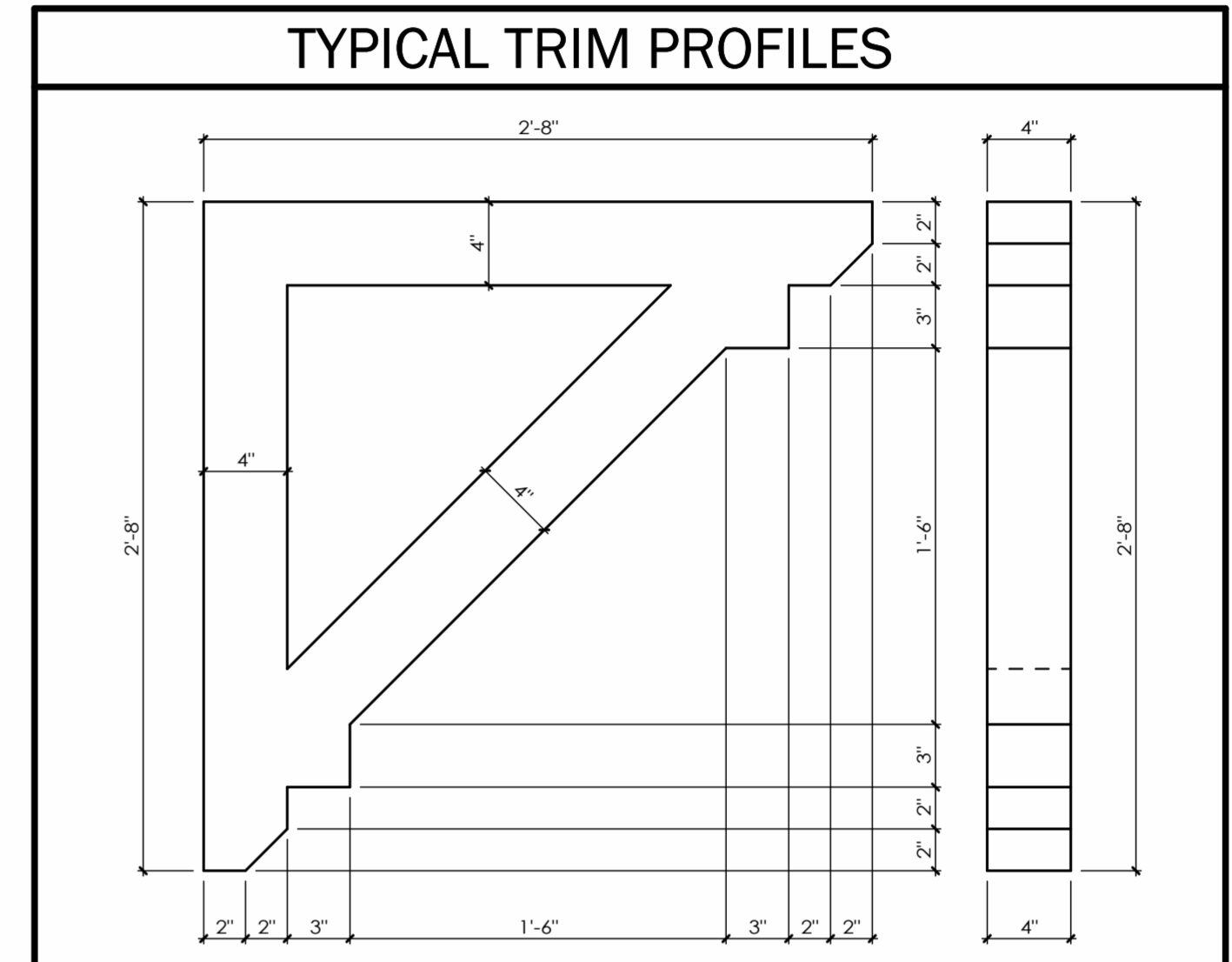
TAG	WIDTH	HEIGHT	HEAD HEIGHT	COMMENTS
W1	3'-0"	4'-0"	7'-0"	AWNING WINDOW (SEE ELEV. FOR OPERATOR SIDE)
W2	2'-6"	4'-0"	7'-0"	AWNING WINDOW (SEE ELEV. FOR OPERATOR SIDE)
W3	2'-0"	3'-0"	7'-0"	AWNING WINDOW (SEE ELEV. FOR OPERATOR SIDE)

**DOOR SCHEDULE**

DOOR No.	WIDTH	HEIGHT	COMMENTS
D1	3'-2"	7'-0"	FRONT ENTRY DOOR W/ WEATHER TIGHT SEAL
D4	3'-0"	7'-0"	INTERIOR SINGLE PANEL DOOR

**WINDOW/DOOR NOTES:**

- ALL WINDOWS & DOORS SPECIFIED ARE SUPPLIED BY 'ANDERSEN WINDOWS & DOORS'. ANY CHANGE IN WINDOW MANUFACTURER REQUIRES NOTIFICATION OF THE ARCHITECT, OWNER AND GENERAL CONTRACTOR PRIOR TO ORDERING OF THE WINDOWS.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS TO CLIENT AND ARCHITECT FOR APPROVAL.
- ALLOW FOR A MINIMUM OF ONE QUARTER INCH (1/4") GAP BETWEEN WINDOW UNIT AND WALL FRAMING. THE MINIMUM ROUGH SIZE OPENING (R.S.O.) IS TO BE AS REQUIRED BY WINDOW MANUFACTURER.
- WINDOW AND DOOR JAMB, SILL AND HEAD EXTENSIONS TO BE COORDINATED WITH EXTERIOR WALL CLADDING AND MATERIALS ACCORDINGLY BETWEEN SUPPLIER AND CONTRACTOR.
- WINDOW OPERATION HARDWARE TO BE COORDINATION WITH WINDOW SILL HEIGHTS.
- ALL WINDOWS TO HAVE LOW E TINTING / ARGON GAS
- ALL EXTERIOR DOORS TO BE EQUIPPED W/ DOOR SILL / THRESHOLD / WEATHER STRIPPING.
- MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR VIEWER IF THE GLAZING PROVIDED ADJACENT TO THE DOOR OR WITHIN THE DOOR IS NOT TRANSPARENT (FROSTED) PER OBC 9.7.2.1



**KEYNOTES**

Key Value	Keynote Text
E2	ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON FINAL GRADING PLAN.
E8	PRE-FINISHED ALUMINUM VENTED SOFFIT w/ INSECT SCREEN (TYP.)
E9	PRE-FINISHED ALUM. EAVES w/ W/DOWNSPOUTS (TO BE SITE COORDINATED BY CONTRACTOR) ENSURE THAT ALL RAIN WATER LEADERS TO DISCHARGE ON SPLASH GAURD
E11	35 YEAR FIBREGLASS SHINGLES (TYP.)
E14	PROVIDE ROOF VENTS, 1 sqft. PER 300 sqft of INSULATED ATTIC SPACE (AS PER O.B.C. REQUIREMENTS)(TYP.)
E22	EXTEND ICE/WATER SHIELD 36" MINIMUM UP ROOF SLOPE (TYP.)
E24	CONNECT DOWN SPOUTS ONTO GRADE WITH PRE-CAST CONCRETE SPLASH PADS TO PREVENT EROSION.
E25	DECORATIVE SUPPORT BRACKET (TYP.)

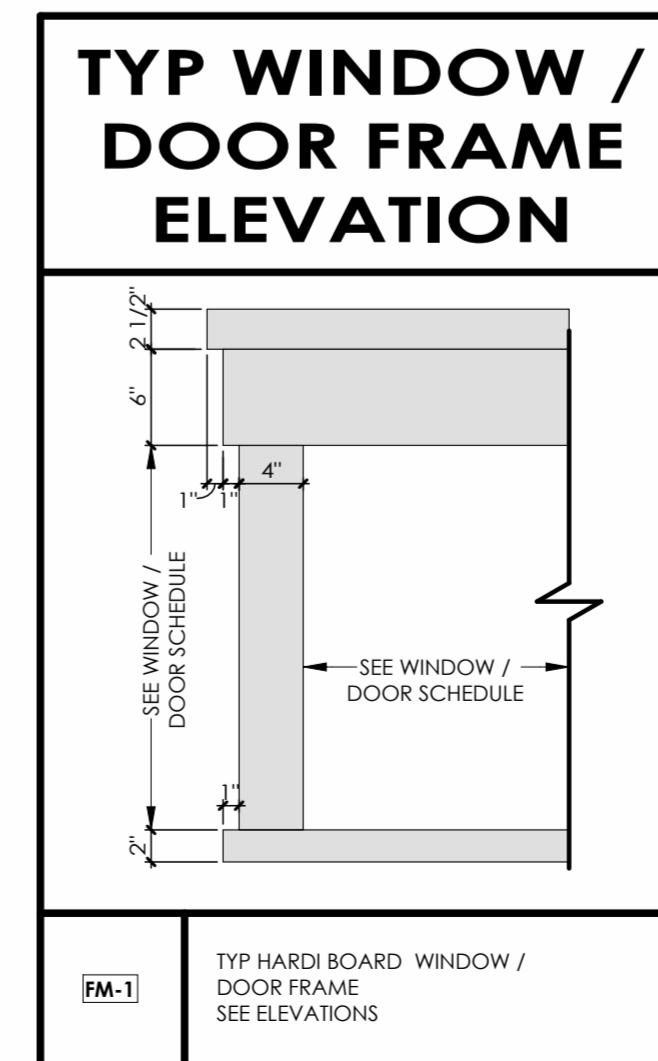
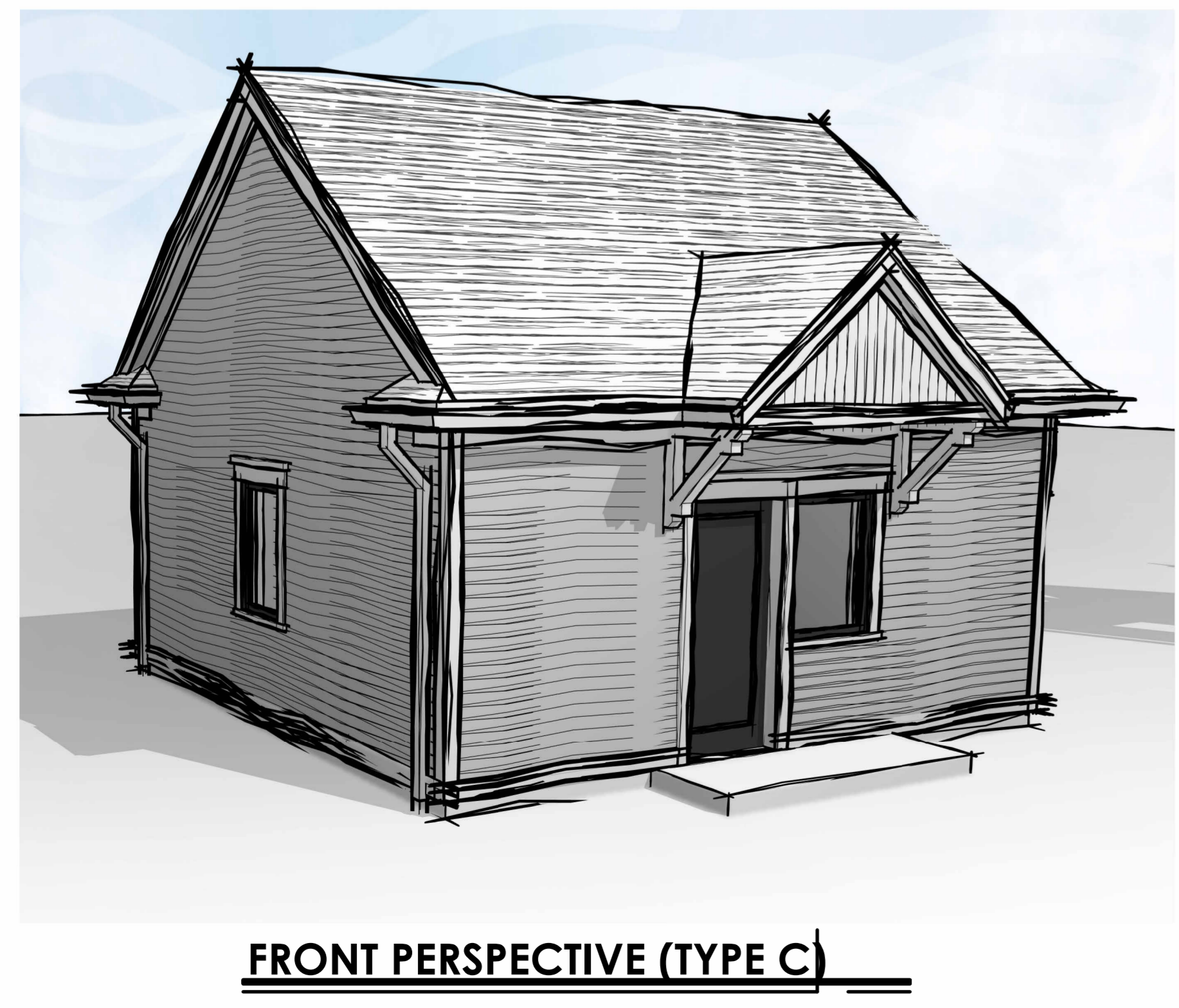
**TYPICAL ELEVATION NOTES:**

- REFER TO ASSEMBLY SCHEDULE FOR WALL COMPOSITIONS AND INSULATION VALUES.
- ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO FINAL SITE GRADING PLAN.
- FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH OWNER AND ARCHITECT.
- EXTERIOR FINISHES AS PER EXTERIOR FINISH SCHEDULE AND WALL ASSEMBLY SCHEDULE.
- REFER TO AND COORDINATE WITH ELEVATION DETAILS FOR EXTERIOR TRIM AND MOULDING TYPES.
- REFER TO AND COORDINATE WITH GUARD DETAILS FOR ALL EXTERIOR GUARD REQUIREMENTS CONFORMING TO OBC.
- FLASHING COLOUR TO MATCH ADJACENT FINISH (TYPICAL, UNLESS OTHERWISE NOTED).
  - ALL FLASHING TO BE MIN. 26 GA. ALUMINUM OR EQUAL.
- COORDINATE LOUVER AND MECHANICAL WALL BOX LOCATIONS AND REQUIREMENTS WITH MECHANICAL DRAWINGS AND ARCHITECTURAL ELEVATIONS.
  - LOUVERS AND WALL BOXES TO BE FACTORY PAINTED TO MATCH ADJACENT WALL FINISHES.
- SEE WINDOW AND DOOR SCHEDULES FOR WINDOW AND DOOR REQUIREMENTS.
- EXTERIOR STAIRS (IF APPLICABLE / REQUIRED) ARE TO BE COORDINATED WITH FINAL GRADING PLAN AND ARCHITECTURAL DETAILS. CONTRACTOR TO VERIFY REQUIRED RISERS. ALL STAIRS TO MEET THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- SEE FOUNDATION / UNDERGROUND PARKING PLAN FOR ALL FOUNDATION REQUIREMENTS.
- COORDINATE ALL STRUCTURAL REQUIREMENTS WITH STRUCTURAL DRAWINGS.

**FINISH MATERIALS LEGEND:**

HATCH	DESCRIPTION	TAG
[Hatch]	<b>SIDING FINISH</b> PRODUCT: HardiePlank® Lap Siding TEXTURE: Select Cedarmill® COLOUR: T.B.D.	SF1
[Hatch]	<b>SIDING FINISH</b> PRODUCT: HardiePanel® Vertical Siding TEXTURE: Sierra 8 COLOUR: T.B.D.	SF2
[Hatch]	<b>WINDOW GLAZING/GUARD</b> SUPPLIER: Andersen Windows and Doors or approved equal COLOUR: T.B.D. (coordinate w/ Architect) TYPE: Low-E Glazing	GL1
[Hatch]	<b>ASPHALT SHINGLE ROOFING</b> PRODUCT: T.B.D. COLOUR: T.B.D.	AR1

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No.	DATE	DESCRIPTION:	BY:
07/24/2025	ISSUED FOR SHOP DRAWINGS	CH	
07/28/2025	ISSUED FOR REVIEW	AZ	
12/18/2025	ISSUED FOR PERMIT	CH	
01/21/2026	REVISION AS PER CITY COMMENT	AZ	

COMMISSION: 2025-100

**YWCA - FALLS MANOR**

7104 LUNDY'S LN.  
NIAGARA FALLS, ON  
L2G 1W2

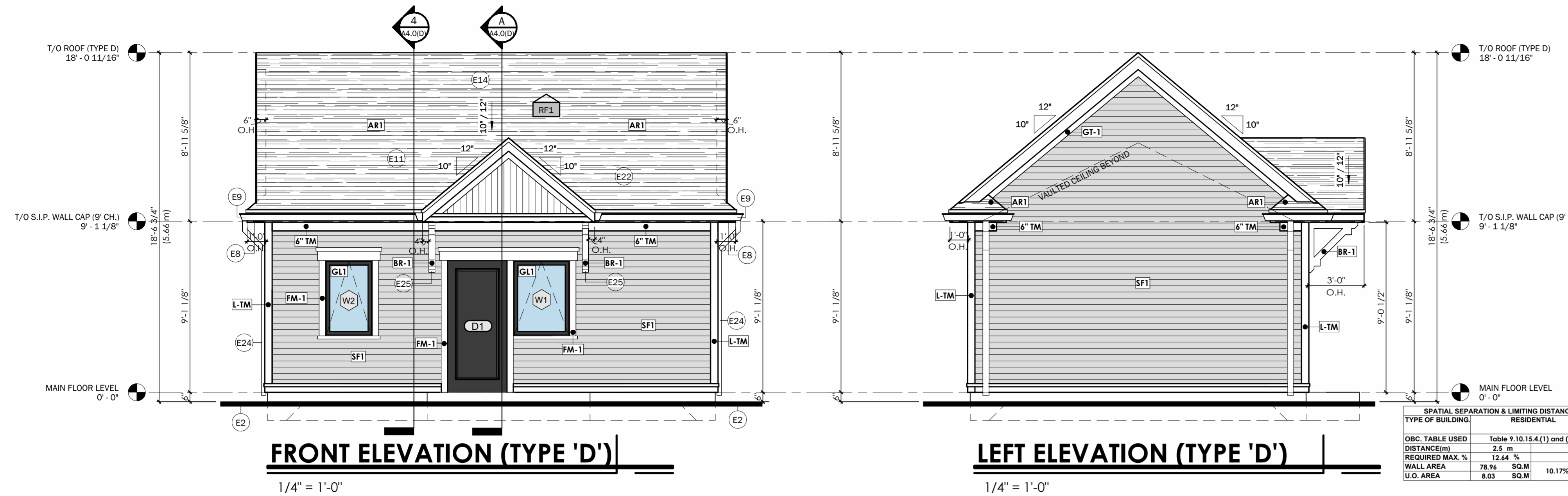
**A · C · K**  
architects  
STUDIO INC.

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

SHEET TITLE:  
**COTTAGE UNIT ELEVATIONS (TYPE 'C')**

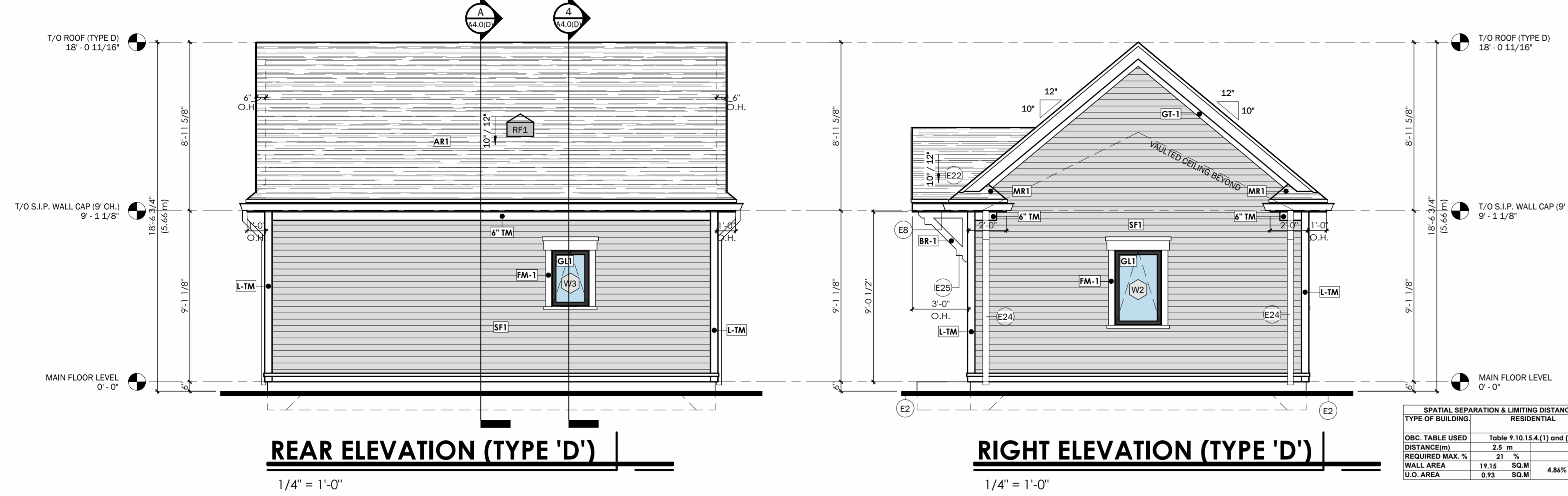
DRAWN BY: PD/AZ DRAWING No.:  
CHECKED BY: CH  
DATE ISSUED: **A3.0(C)**  
PROJECT No.: 2025-100

**ISSUED FOR PERMIT**



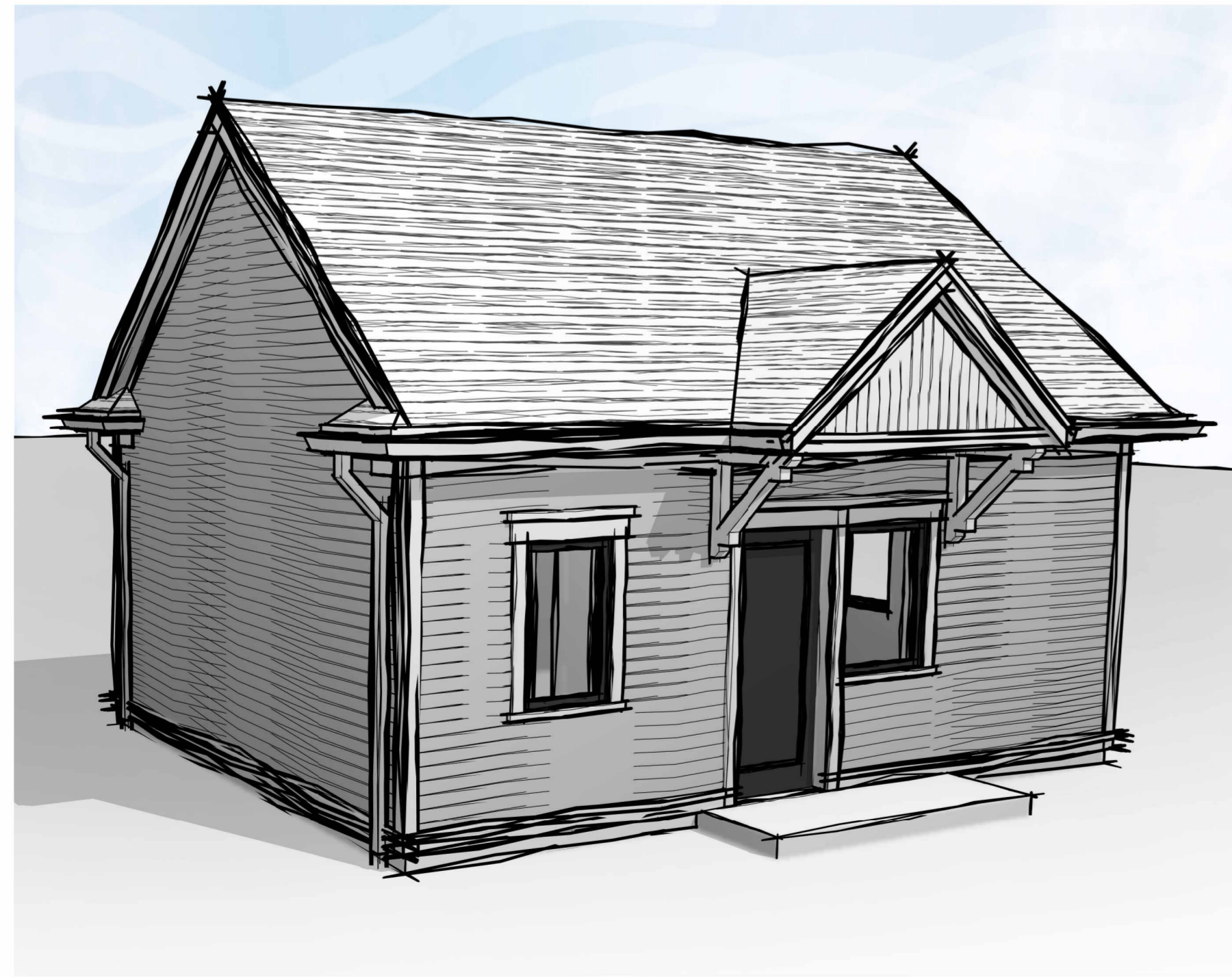
**FRONT ELEVATION (TYPE 'D')**

**LEFT ELEVATION (TYPE 'D')**

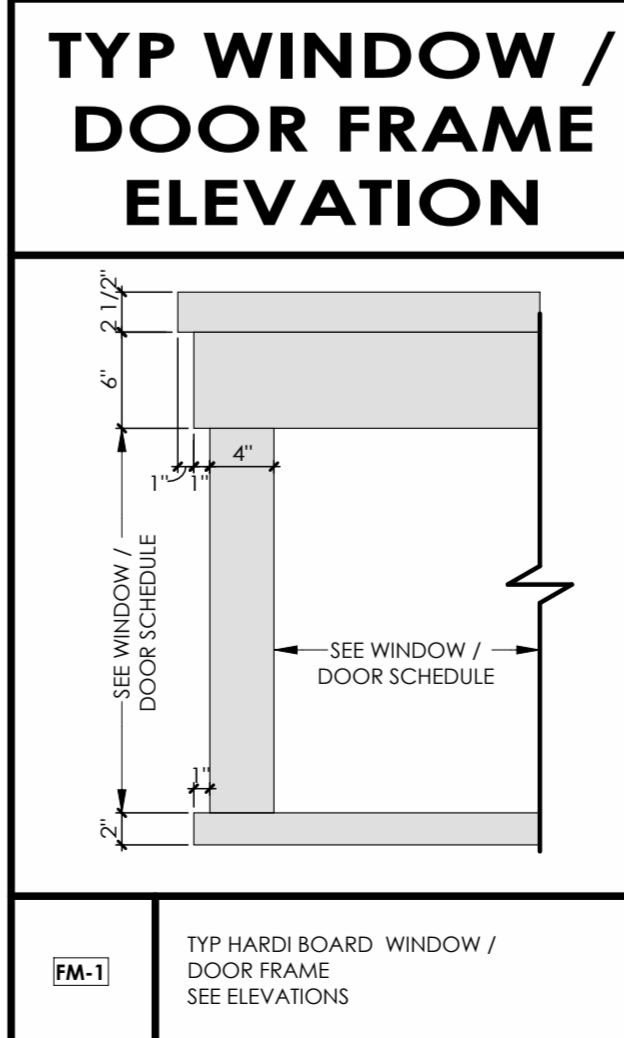


**REAR ELEVATION (TYPE 'D')**

**RIGHT ELEVATION (TYPE 'D')**



**FRONT PERSPECTIVE (TYPE D)**



**WINDOW SCHEDULE**

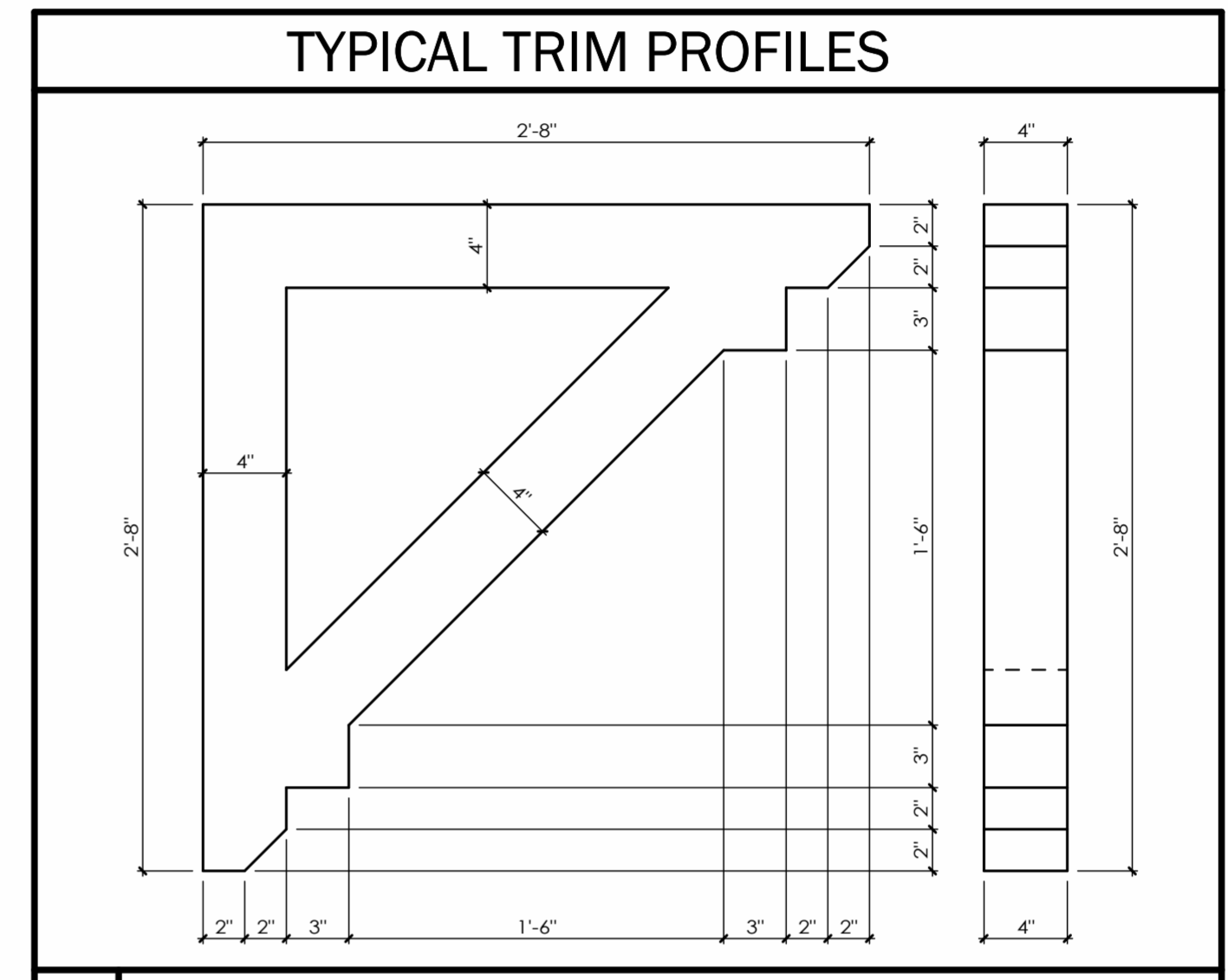
TAG	WIDTH	HEIGHT	HEAD HEIGHT	COMMENTS
W1	3'-0"	4'-0"	7'-0"	AWNING WINDOW (SEE ELEV. FOR OPERATOR SIDE)
W2	2'-6"	4'-0"	7'-0"	AWNING WINDOW (SEE ELEV. FOR OPERATOR SIDE)
W3	2'-0"	3'-0"	7'-0"	AWNING WINDOW (SEE ELEV. FOR OPERATOR SIDE)

**DOOR SCHEDULE**

DOOR No.	WIDTH	HEIGHT	COMMENTS
D1	3'-2"	7'-0"	FRONT ENTRY DOOR W/ WEATHER TIGHT SEAL
D4	3'-0"	7'-0"	INTERIOR SINGLE PANEL DOOR
D5	1'-8"	7'-0"	INTERIOR SINGLE PANEL DOOR

**WINDOW/DOOR NOTES:**

1. ALL WINDOWS & DOORS SPECIFIED ARE SUPPLIED BY 'ANDERSEN WINDOWS & DOORS'. ANY CHANGE IN WINDOW MANUFACTURER REQUIRES NOTIFICATION OF THE ARCHITECT, OWNER AND GENERAL CONTRACTOR PRIOR TO ORDERING OF THE WINDOWS.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO CLIENT AND ARCHITECT FOR APPROVAL.
3. ALLOW FOR A MINIMUM OF AN ONE QUARTER INCH (1/4") GAP BETWEEN WINDOW UNIT AND WALL FRAMING. THE MINIMUM ROUGH SIZE OPENING (R.S.O) IS TO BE AS REQUIRED BY WINDOW MANUFACTURER.
4. WINDOW AND DOOR JAMB, SILL, AND HEAD EXTENSIONS TO BE COORDINATED WITH EXTERIOR WALL CLADDING AND MATERIALS ACCORDINGLY BETWEEN SUPPLIER AND CONTRACTOR.
5. WINDOW OPERATION HARDWARE TO BE COORDINATION WITH WINDOW SILL HEIGHTS.
6. ALL WINDOWS TO HAVE LOW E TINTING/ ARGON GAS
7. ALL EXTERIOR DOORS TO BE EQUIPPED W/ DOOR SILL / THRESHOLD / WEATHER STRIPPING.
8. MAIN ENTRANCE DOORS TO DWELLING UNITS SOUL LINGS, ALL STAIRS TO MEET THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. PROVIDED WITH A DOOR VIEWER IF THE GLAZING PROVIDED ADJACENT TO THE DOOR OR WITHIN THE DOOR IS NOT TRANSPARENT (FROSTED) PER OBC 9.7.2.1



**KEYNOTES**

Key Value	Keynote Text
E2	ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON FINAL GRADING PLAN.
E8	PRE-FINISHED ALUMINUM VENTED SOFFIT c/w INSECT SCREEN (TYP.)
E9	PRE-FINISHED ALUM EAVES c/w DOWNSPOUTS (TO BE SITE COORDINATED BY CONTRACTOR) ENSURE THAT ALL RAIN WATER LEADERS TO DISCHARGE ON SPLASH GUARD
E11	35 YEAR FIBREGLASS SHINGLES (TYP.)
E14	PROVIDE ROOF VENTS, 1 sqft. PER 300 sqft OF INSULATED ATTIC SPACE (AS PER O.B.C. REQUIREMENTS)(TYP.)
E22	EXTEND ICE/WATER SHIELD 36" MINIMUM UP ROOF SLOPE (TYP.)
E24	CONNECT DOWN SPOUTS ONTO GRADE WITH PRE-CAST CONCRETE SPLASH PADS TO PREVENT EROSION.
E25	DECORATIVE SUPPORT BRACKET (TYP.)

**FINISH MATERIALS LEGEND:**

HATCH	DESCRIPTION	TAG
[Hatch]	<b>SIDING FINISH</b> PRODUCT: HardiePlank® Lap Siding TEXTURE: Select Cedarmill® COLOUR: T.B.D.	SF1
[Hatch]	<b>SIDING FINISH</b> PRODUCT: HardiePanel® Vertical Siding TEXTURE: Sierra 8 COLOUR: T.B.D.	SF2
[Hatch]	<b>WINDOW GLAZING/GUARD</b> SUPPLIER: Andersen Windows and Doors or approved equal COLOUR: T.B.D. (coordinate w/ Architect) TYPE: Low-E Glazing	GL1
[Hatch]	<b>ASPHALT SHINGLE ROOFING</b> PRODUCT: T.B.D. COLOUR: T.B.D.	AR1

ALL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER, AND ARCHITECT.

**TYPICAL ELEVATION NOTES:**

1. REFER TO ASSEMBLY SCHEDULE FOR WALL COMPOSITIONS AND INSULATION VALUES.
2. ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO FINAL SITE GRADING PLAN.
3. FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH OWNER AND ARCHITECT.
4. EXTERIOR FINISHES AS PER EXTERIOR FINISH SCHEDULE AND WALL ASSEMBLY SCHEDULE.
5. REFER TO AND COORDINATE WITH ELEVATION DETAILS FOR EXTERIOR TRIM AND MOULDING DETAILS.
6. REFER TO TRIM SCHEDULE FOR TRIM/MOULDING TYPES.
7. REFER TO AND COORDINATE WITH GUARD DETAILS FOR ALL EXTERIOR GUARD REQUIREMENTS CONFORMING TO OBC.
7. FLASHING COLOUR TO MATCH ADJACENT FINISH (TYPICAL, UNLESS OTHERWISE NOTED).  
A. ALL FLASHING TO BE MIN. 26 Ga. ALUMINUM OR EQUAL.
8. COORDINATE LOUVER AND MECHANICAL WALL BOX LOCATIONS AND REQUIREMENTS WITH MECHANICAL DRAWINGS AND ARCHITECTURAL ELEVATIONS.  
A. LOUVERS AND WALL BOXES TO BE FACTORY PAINTED TO MATCH ADJACENT WALL FINISHES.
9. SEE WINDOW AND DOOR SCHEDULES FOR WINDOW AND DOOR REQUIREMENTS.
10. EXTERIOR STAIRS (IF APPLICABLE / REQUIRED) ARE TO BE COORDINATED WITH FINAL GRADING PLAN AND ARCHITECTURAL DETAILS. CONTRACTOR TO VERIFY REQUIRED RISERS, ALL STAIRS TO MEET THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
11. SEE FOUNDATION / UNDERGROUND PARKING PLAN FOR ALL FOUNDATION REQUIREMENTS.
12. COORDINATE ALL STRUCTURAL REQUIREMENTS WITH STRUCTURAL DRAWINGS.

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:
07/24/2025	ISSUED FOR SHOP DRAWINGS	CH	
07/28/2025	ISSUED FOR REVIEW	AZ	
12/18/2025	ISSUED FOR PERMIT	CH	
01/21/2026	REVISION AS PER CITY COMMENT	AZ	

COMMISSION: 2025-100

**YWCA - FALLS MANOR**

7104 LUNDY'S LN.  
NIAGARA FALLS, ON  
L2G 1W2

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

Architectural Office:  
290 Glendale Ave. St. Catharines, ON L2T 2L3  
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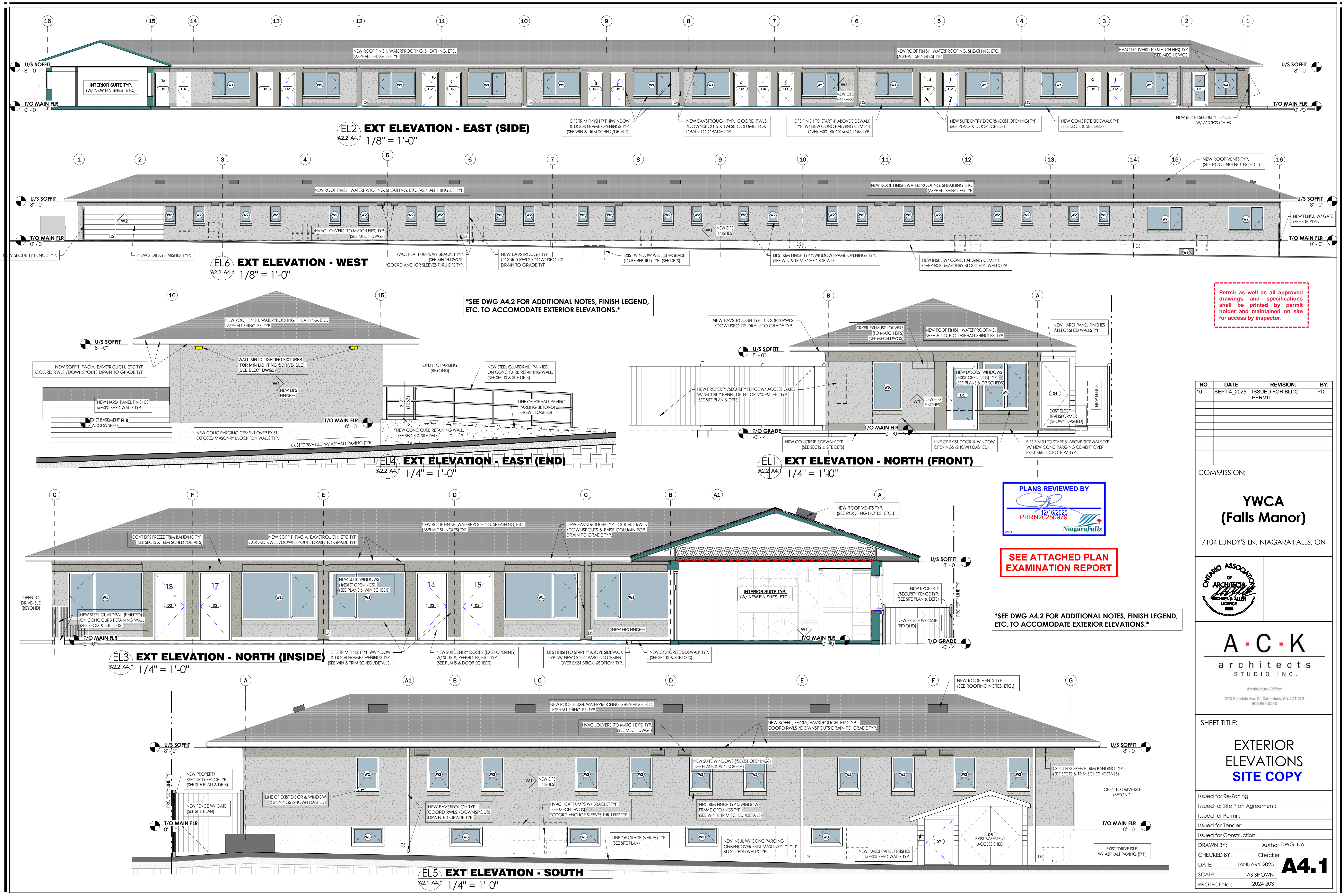
**COTTAGE UNIT ELEVATIONS (TYPE 'D')**

DRAWN BY: PD/AZ DRAWING No.:

CHECKED BY: CH

DATE ISSUED: **A3.0(D)**

PROJECT No.: 2025-100



Permit as well as all approved drawings and specifications shall be printed by permit holder and maintained on site for access by inspector.

NO.	DATE:	REVISION:	BY:
10	SEPT 4, 2025	ISSUED FOR BLDG PERMIT	PD



**SEE ATTACHED PLAN EXAMINATION REPORT**

**\*SEE DWG A4.2 FOR ADDITIONAL NOTES, FINISH LEGEND, ETC. TO ACCOMMODATE EXTERIOR ELEVATIONS.\***

COMMISSION:

**YWCA (Falls Manor)**

7104 LUNDY'S LN, NIAGARA FALLS, ON

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

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

SHEET TITLE:

**EXTERIOR ELEVATIONS SITE COPY**

Issued for Re-Zoning  
Issued for Site Plan Agreement  
Issued for Permit  
Issued for Tender  
Issued for Construction:

DRAWN BY: Author DWG. No.  
CHECKED BY: Checker

DATE: JANUARY 2025  
SCALE: AS SHOWN  
PROJECT No.: 2024-203

**A4.1**