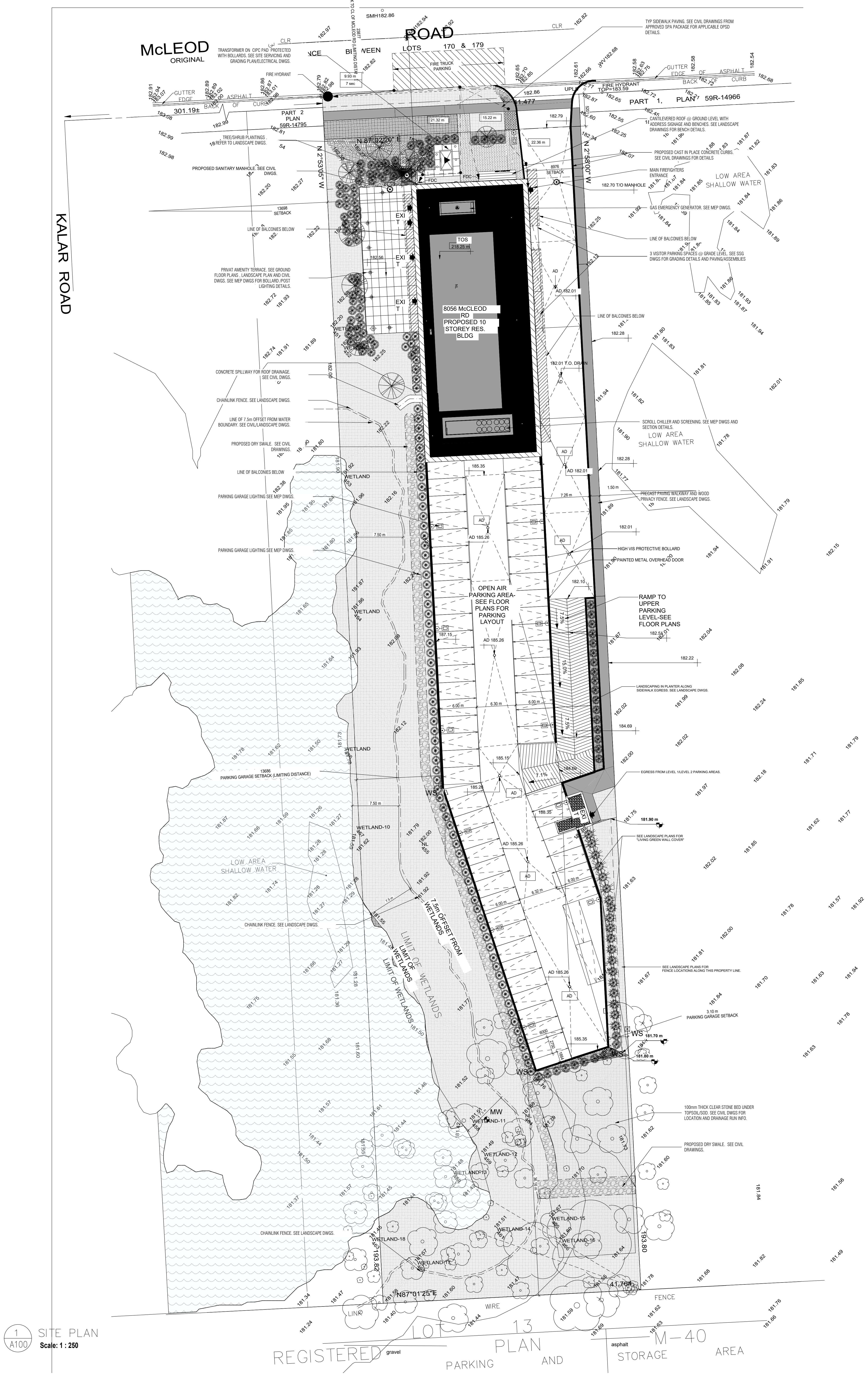
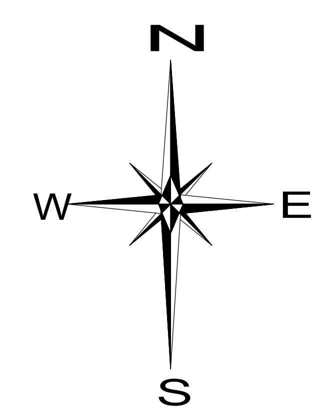
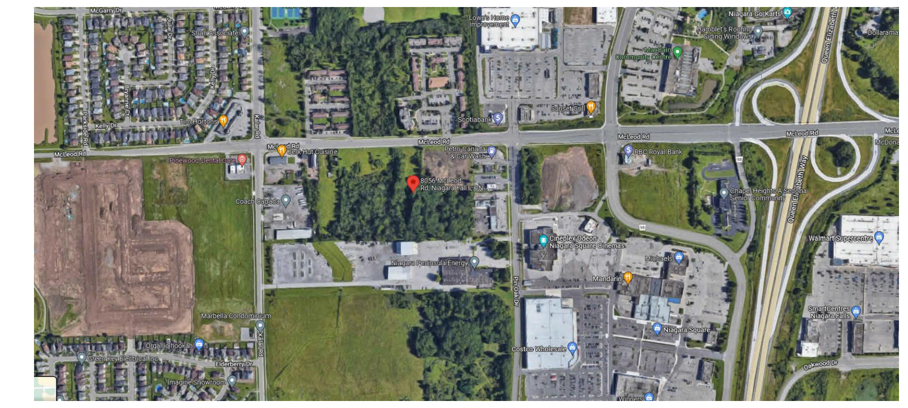


1 SITE PLAN
A100
Scale: 1 : 250





CONTEXT PLAN-NTS
SCALE:
N.T.S.

SITE STATISTICS

PROJECT ADDRESS:		8056 McCLEOD ROAD, NIAGARA FALLS ONTARIO PT TWP LT 179 STAMFORD, PT1 59R15487, EXCEPT PT1 59R15659, CITY OF NIAGARA FALLS
ZONING INFORMATION:		BYLAW IN EFFECT : 79-200 AS AMMENDED BY 2013-169 ZONE: EPA/RSE AVENUE WIDTH: 20m WITH WIDENING: 30m OFFICIAL PLAN: MIXED USE SITE AREA: 8065m² LANE/ROAD DEDICATION: 216m² NET AREA: 7849m² *(NOT INCLUDING 216m² ROAD WIDENING)* NUMBER OF UNITS: 113
BYLAW SPECIFIC STATISICS	2013-169	LOT AREA (MIN)= 62m²/UNIT LOT AREA ACTUAL : 82m²/UNIT
		LOT FRONTAGE: MINIMUM: 35.6m ACTUAL: 33.7m
	A/P OMB SETTLEMENT PL180011	BUILDING HEIGHT: MAXIMUM: 39.5m **PROPOSED: 32.57** **ROOF LEVEL:** **MPH SLAB: 36.57** INTERIOR SIDEYARD: MIN: 3.1m FROM EAST(PROVIDED) 13.6m FROM WEST (PROVIDED 13.68) MAX LOT COVERAGE : MAX: 35.6% PROP: 33.7% NO OF STOREYS : ALLOWED: 10 PROVIDED: 10
	2013-169	7.5m AND 15m FROM CL OF McCLEOD ROAD PROVIDED: ... AND 23.9 FROM CL OF McCLEOD ROAD
	2013-169	REQUIRED REAR YARD: MIN 1/2 BUILDING HEIGHT = 17.8m PROVIDED: 36.1m
	2013-169	REQUIRED PARKING: 1.1 PER DWELLING UNIT PROVIDED: 125 SPACES (113 UNITS) = 1.1
	769-200	REQUIRED LANDSCAPED OPEN SPACE: 50% OF LOT AREA PROVIDED: 50% (3922m² OR 40.9m²/UNIT) INCLUDING EPA

SUITE BREAKDOWN-FULL DEVELOPMENT

SUITE TYPE	TOTAL AREA	QTY	BEDROOM COUNT	AVERAGE SUITE SIZE
1B	317 m²	30	1	45.28 m²
1B+D	1302 m²	32	1	59.18 m²
1BL	685 m²	14	1	48.92 m²
2B	1837 m²	26	2	70.65 m²
2B+D	2232 m²	10	2	85.84 m²
Grand total: 113	6475 m²	113		

SITE PLAN
NOTES:
1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE SITE SERVICING AND GRADING DRAWINGS AND THE PROVIDED LEGAL SURVEY.
2. THE ARCHITECT AND/OR CIVIL ENGINEER SHOULD BE CONCTACTED FOR CLARIFICATION IF ANY DIMENSIONS OR CONDITIONS ARE NOT CLEARLY DEPICTED IN THESE DRAWINGS.
3. ALL DIMENSIONS ARE IN MILLIMETERS (mm) OR METERS(m) UNLESS NOTED OTHERWISE.
4. ALL UTILITES ARE NOT NECESSARILY SHOWN ON THIS DRAWING. LOCAL UTILITES SHOULD ALWAYS BE CONSULTED PRIOR TO COMMENCEMENT OF WORK.
5. WHERE UTILITIES ARE SHOWN, LOCATIONS CAN ALSO NOT BE GUARANTEED.
6. ONLY THE OFFICIAL SURVEY PROVIDED SHOULD BE USED AS A REFERENCE FOR LAYING OUT THE FOUNDATION.
7. LOCATION AND SIZE OF ALL UTILITES SHOULD BE VERIFIED IN FIELD.
8. ARCHITECTURAL SITE PLAN IS BASED ON APPROVED SPA DRAWINGS REGISTERED AS INSTRUMENT SN619883 INCLUDING;
A. ARCHITECTURAL SPA DRAWING PACKAGE ORIGINALLY PREPARED BY RAW DATED 2019-05-27
B. CIVIL SPA PACKAGE PREPARED BY UEM INC DATED 2019-05-27
C. LANDSCAPE SPA PACKAGE PREPARED BY BAKER TURNER INC. DATED 2019-05-27
D. GEOTECHNICAL REPORT PREPARED BY SOIL ENGINEERS LTD. DATED SEPTEMBER 29, 2014
9. ORIGINAL APPROVED SPA DRAWINGS SHOULD TAKE PREFERENCE OVER THIS DRAWING IF THERE ARE INCONSISTENCIES.
10. ALL TREES AS NOTED ON LANDSCAPE PLANS FOR CLARITY.

NOTES FROM SPA:
1. ADEQUATE SEDIMENT AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION (AS IDENTIFIED ON THE SITE PLAN&APPROVED CIVIL ENGINNERING DRAWINGS FROM APPROVED SPA) AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED (I.E. RE-VEGETATED). AT NO TIME SHALL MUDDY WATER BE ALLOWED TO DISCHARGE FROM THE SITE.
2. ALL FILL MATERIAL, WHETHER ORIGINATING FROM THIS PROJECT OR ANOTHER SITE MUST NOT BE PLACED OR TEMPORARILY STORED OUTSIDE OF THE LIMIT OF SILT FENCING AS SHOWN ON THE THE SITE PLAN&CIVIL ENGINNERING DRAWINGS FROM APPROVED SPA.
3. THERE SHALL BE ABSOLUTELY NO SITE ALTERATIONS INCLUDING (BUT NOT LIMITED TO) GRADING AND VEGETATION REMOVAL ETC. OUTSIDE OF THE LIMIT OF SILT FENCING AS SHOWN ON THE SITE PLAN&APPROVED CIVIL ENGINNERING DRAWINGS FROM APPROVED SPA.

TOPO SURVEY INFORMATION PROVIDED BY WILLIAM A. MASCOE SURVEYING LTD. DATED OCTOBER 18, 2011, UPDATED NOVEMBER 7, 2012, LAST UPDATED JUNE 9, 2015 TO INCLUDE McLEOD ROAD RECONSTRUCTION WORKS COMPLETED IN THE FALL OF 2014

ELEVATION NOTE:
ELEVATIONS SHOWN ARE HEREON ARE GRID TO THE CITY OF NIAGARA FALLS GEODETIC DATUM.

BEARING NOTE:
BEARINGS ARE GRID, DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17. (81° WEST LONG.) NAD 83 (CSRS) (1997.0).

CITY BENCHMARKS:
MONUMENT NO. 90036061
CONCRETE BOX CULVERT UNDER MONTROSE ROAD LOCATED AT THE INTERSECTION OF MONTROSE ROAD AND McLEOD ROAD. 15.2 m EAST FROM CENTRE LINE OF MONTROSE ROAD, AND 23.6 m NORTH FROM THE CENTRE LINE OF MONTROSE ROAD. BRASS TABLET SET VERTICALLY IN THE TOP OF CULVERT 2.35 m SOUTH FROM NORTH EDGE OF CULVERT AND 1.12 m WEST FROM THE EAST EDGE OF CULVERT
ELEV. 181.508 METRES

MONUMENT NO. 90036036
IRON PIPE WITH BRASS CAP LOCATED AT THE INTERSECTION OF McLEOD ROAD AND GARNER ROAD 15.15 m EAST OF THE CENTRE LINE OF GARNER ROAD, 9.7m SOUTH OF THE CENTRE LINE OF McLEOD ROAD, 13.25 m NORTHEAST FRO THE TOP OF FIRE HYDRANT. THE PIPE IS 10 cm BELOW GROUND SURFACE.
ELEV. 183.153 METRES

aaa architects
130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-16	ISSUED FOR BP

SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

SITE PLAN LEGEND
- PROPOSED RESIDENCE
- PROPERTY LINE
- EXTENT OF WETLAND. SEE CIVIL DWGS
- REQUIRED 7.5m SETBACK FROM EXTENT OF WETLAND
- OPEN DRAINAGE SWALE. SEE CIVIL DWGS
- MAIN/SECONDARY ENTRANCE DOORS
- EXISTING TREE. SEE TREE PRESERVATION PLAN/LANDSCAPE PLANS
- PROPOSED LANDSCAPING. SEE LANDSCAPE DWGS
- XXX.XX m — PROPOSED GRADING ELEVATION-SEE GRADING PLAN.
- XXX.XX m — EXISTING GRADING ELEVATION-SEE TOPOGRAPHIC SURVEY.
- X.X % — PROPOSED SLOPE-SEE GRADING PLAN
- AD — AREA DRAINS SEE CIVIL DRAWINGS
- SITE LIGHTING FIXTURES. SEE MEP PLANS FOR LOCATIONS, TYPES.
- LOW AREA SHALLOW WATER WETLAND AREA. SEE CIVIL/LANDSCAPE DWGS.
- PROPOSED UNIT PAVING(PATTERN 1)
- PROPOSED UNIT PAVING(PATTERN 2)

True North
Project North
90.15°

Scale 1 : 250
0 2.5 5 12.5 25 m

Niagara Falls CANADA
Niagara Region

CLIENT:
MAYFAIR ICON INC.

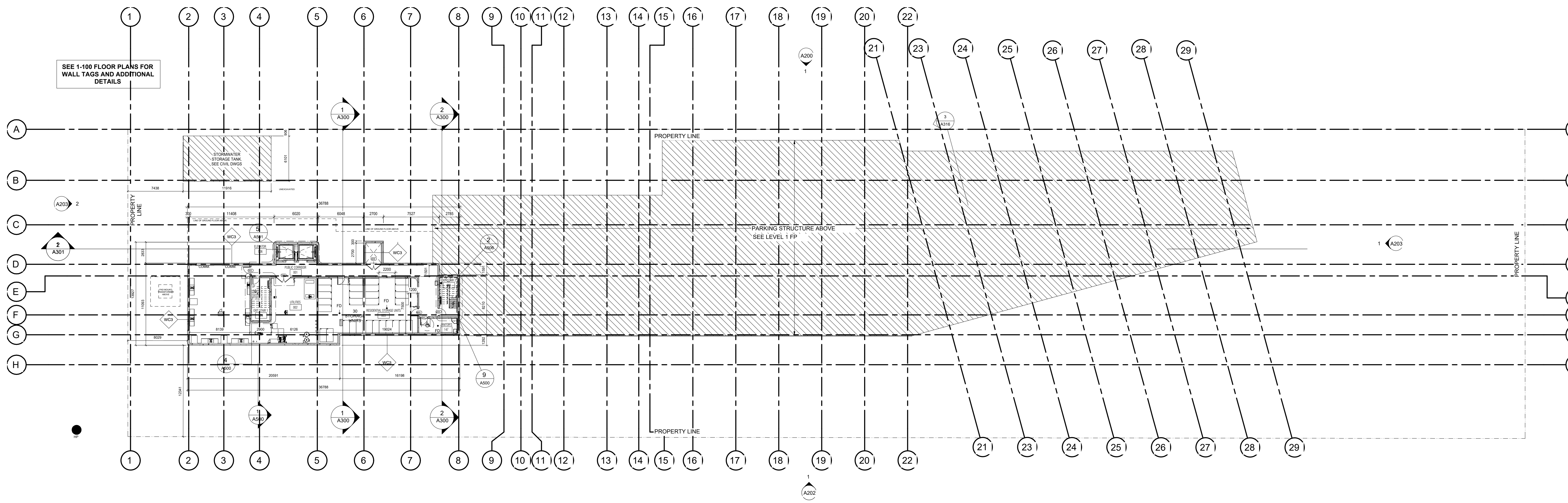
PROJECT:
8065 McLEOD ROAD
NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:
SITE PLAN

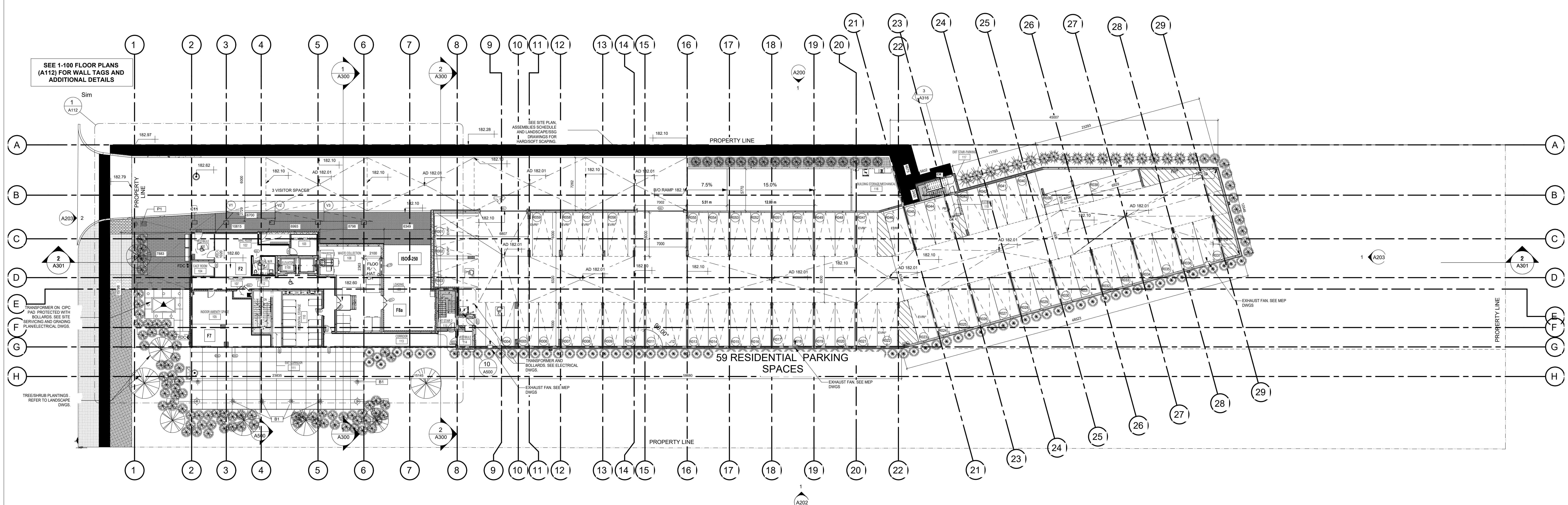
SCALE VERIFICATION: 1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY: M.M.	CHECKED BY: M.M.
DESIGNED BY: A.A./M.M.	APPROVED BY: A.A.
SCALE: As indicated	PROJECT No: A22022

DRAWING NO.:
A100



1 A110 BASEMENT FFE-1-200
Scale: 1 : 200



2 A110 GROUND FLOOR FFE-1-200
Scale: 1 : 200

aaa architects

130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-16	ISSUED FOR BP

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

GROUND FLOOR/BASEMENT LEGEND

XX	• WALL TYPE TAG-SEE ASSEMBLIES SCHEDULE • SEE STRUCTURAL DWGS FOR REINFORCEMENT/DETAILS
1t	• CONCRETE SLAB TYPE TAG - SEE ASSEMBLIES SCHEDULE
1t	• LIGHT FIXTURE TAG, WHERE TAGGED IN ARCH DRAWINGS INFO IS FOR CONTEXT ONLY. SEE ELECTRICAL DWGS FOR DETAILS.
XXX.Xm	• PROPOSED GRADING ELEVATION. SEE SITE SERVICING AND GRADING PLAN.
FHC	• FIRE HOSE CABINET. SEE MEP DRAWINGS FOR DETAILS.
FDC	• 'SIAMESE' TYPE FIRE DEPARTMENT CONNECTION FOR SPRINKLER SYSTEM/STANDPIPE. SEE MEP AND SPRINKLER DRAWINGS.
CR	• MAGNETIC CARD ACCESS READER. FINAL LOCATIONS AND TYPE TO BE PROVIDED BY SECURITY CONSULTANT. SEE ELECTRICAL DRAWINGS FOR ROUGH IN INFORMATION.
PB	• AODA COMPLIANT PUSH BUTTON DOOR OPERATION UNIT. SEE ALSO DOOR SCHEDULE AND ELECTRICAL DRAWINGS FOR DETAILS.
CCC	• DOOR TAG-SEE DOOR SCHEDULE A601/A602

BASEMENT PLAN
NOTES:

1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWING PACKAGES.
2. THE ARCHITECT AND ENGINEERS RESPONSIBLE FOR ANY GIVEN SCOPE OF WORK SHOULD BE CONCTACTED FOR CLARIFICATION IF ANY DIMENSIONS OR CONDITIONS ARE NOT CLEARLY DEPICTED IN THESE DRAWINGS.
3. MASONRY WALLS SHALL BE PARGED WITH 6mm OF MORTAR PRIOR TO DAMPROOFING (DAMPROOFING AS SHOWN IN TYP. DETAILS.)
4. SEE WALL/ BUILDING SECTIONS FOR ADDITIONAL DIMENSIONS/NOTES.
5. FFE IS CONSIDERED TO BE THE TOP OF THE CIP FLOOR SLAB.
6. PROTECT ALL CONCRETE SLABS FROM DAMAGE AND VANDALISM UNTIL SET.
7. ANY AREAS DAMAGED BY FOOTPRINTS, TIRES AND/OR ... BE BROKEN OUT AND REPLACED AT ...ERAL CONTRACTORS EXPENSE. THE SURFACES

GROUND FLOOR PLAN
NOTES:

1. EVRI* - ELECTRIC VEHICLE ROUGH-IN
2. SEE GLAZING ELEVATIONS FOR WINDOW WALL PANEL TYPE/LOCATION AND SPANDREL/INSULATED METAL PANEL LOCATIONS
3. ALL DOOR HARDWARE TO BE AODA COMPLIANT.
4. DOORS IN FIRE SEPARATIONS TO BE PROTECTED WITH CLOSURES WITH FIRE RESISTANCE RATINGS A/P OBC 3.1.8.4. SEE LIFE SAFETY PLANS(A102) AND DOOR SCHEDULES (A601/A602)
5. LANDSCAPING SHOWN IS FOR REFERENCE ONLY. SEE

Scale 1 : 200
0 2 4 10 20 m

Niagara Falls CANADA
Niagara Region

CLIENT:
MAYFAIR ICON INC.

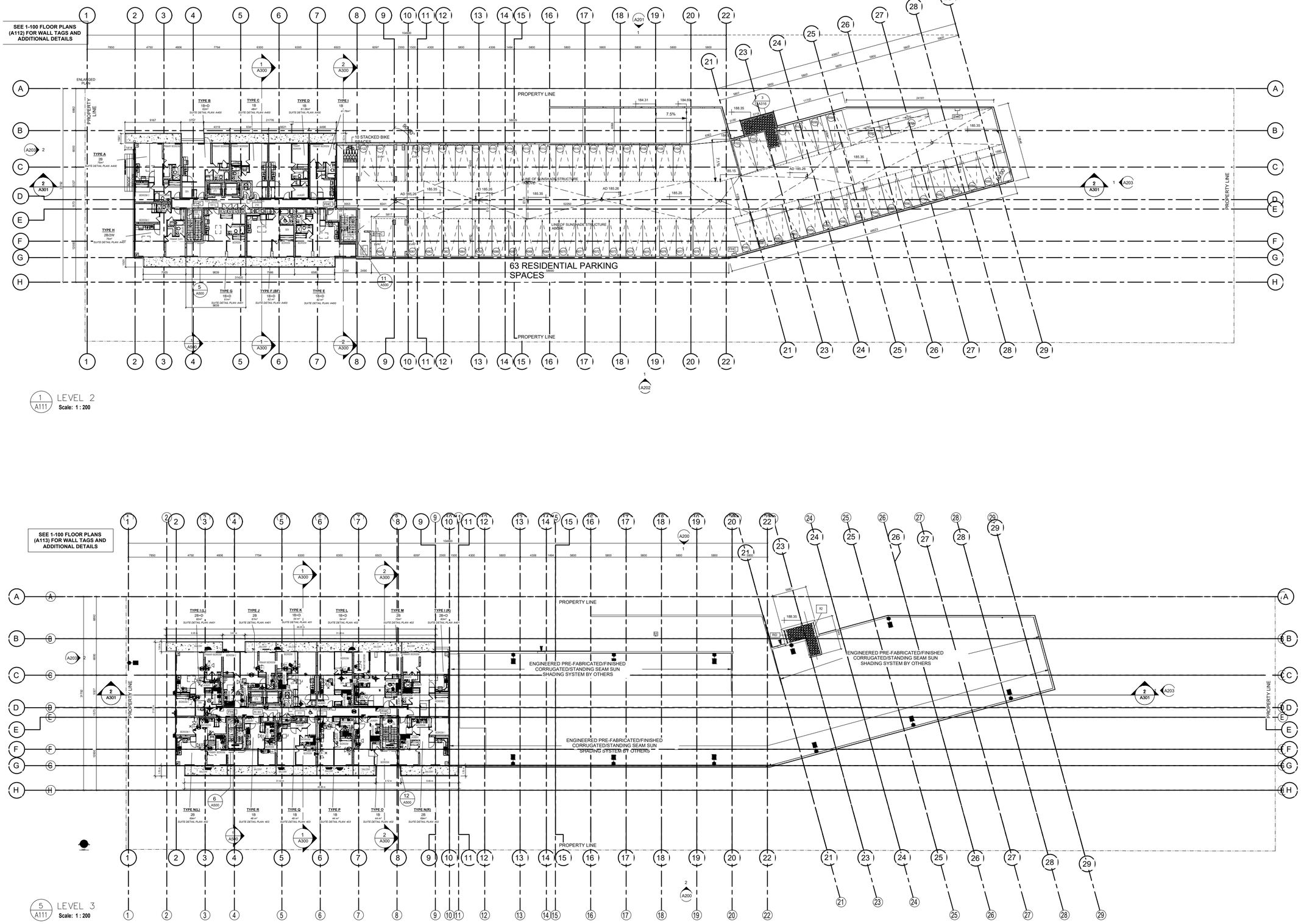
PROJECT:
8065 McLEOD ROAD
NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:
BASEMENT AND GROUND FLOOR PLANS-SITE SCALE

SCALE VERIFICATION:
1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY: M.M.	CHECKED BY: M.M.
DESIGNED BY: A.A./M.M.	APPROVED BY: A.A.
SCALE: As indicated	PROJECT No: A22022

DRAWING NO.:
A110



aaa architects
130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-16	ISSUED FOR BP

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7699

LEVEL 2/3 LEGEND

- XX — WALL TYPE TAG-SEE ASSEMBLIES SCHEDULE; SEE STRUCTURAL DWGS FOR REINFORCEMENT/DETAILS
- ft — CONCRETE SLAB TYPE TAG - SEE ASSEMBLIES SCHEDULE
- lt1 — LIGHT FIXTURE TAG, WHERE TAGGED IN ARCH DRAWINGS INFO IS FOR CONTEXT ONLY. SEE ELECTRICAL DWGS FOR DETAILS.
- PROPOSED GRADING ELEVATION. SEE SITE SERVICING AND GRADING PLAN.
- FIRE HOSE CABINET. SEE MEP DRAWINGS FOR DETAILS.
- 'SIAMESE' TYPE FIRE DEPARTMENT CONNECTION FOR SPRINKLER SYSTEM/STANDPIPE. SEE MEP AND SPRINKLER DRAWINGS.
- MAGNETIC CARD ACCESS READER. FINAL LOCATIONS AND TYPE TO BE PROVIDED BY SECURITY CONSULTANT. SEE ELECTRICAL DRAWINGS FOR ROUGH IN INFORMATION.
- ADDA COMPLIANT PUSH BUTTON DOOR OPERATION UNIT. SEE ALSO DOOR SCHEDULE AND ELECTRICAL DRAWINGS FOR DETAILS.
- DOOR TAG-SEE DOOR SCHEDULE A601/A602
- PARKING SPOT NUMBER.
  1. R=RESIDENTIAL PARKING
  2. V=VISITOR PARKING
- EVR DENOTES SPACES REQUIRED TO BE PROVIDED WITH ROUGH INS FOR ELECTRICAL VEHICLE CHARGING.

PLAN NOTES:
1. EVRI* - ELECTRIC VEHICLE ROUGH-IN
2. SEE GLAZING ELEVATIONS FOR WINDOW WALL PANEL TYPE/LOCATION AND SPANDREL/INSULATED METAL PANEL LOCATIONS
3. ALL DOOR HARDWARE TO BE AODA COMPLIANT.
4. DOORS IN FIRE SEPARATIONS TO BE PROTECTED WITH CLOSURES WITH FIRE RESISTANCE RATINGS A/P OBC 3.1.8.4. SEE LIFE SAFETY PLANS(A102) AND DOOR SCHEDULES (A601/A602)
5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DISCIPLINES.
6. IN THE CASE OF A DISAGREEMENT BETWEEN] ARCHITECTURAL/DRAWINGS AND OTHER DISCIPLINES, THE ARCHITECT AND ENGINEER(S) SHOULD BE CONTACTED. .
7. THE ARCHITECT SHOULD BE CONCTACTED FOR CLARIFICATION IF ANY DIMENSIONS OR CONDITIONS ARE NOT CLEARLY DEPICTED IN THESE DRAWINGS.
8. MASONRY WALLS SHALL BE PARGED WITH 6mm OF MORTAR PRIOR TO DAMPROOFING (DAMPROOFING AS SHOWN IN TYP. DETAILS.
9. SEE WALL SECTIONS FOR ADDITIONAL WINDOW WELL DIMENSIONSNOTES.
10. FFE IS CONSIDERED TO BE THE TOP OF FINISHED FLOOR ASSEMBLY INCLUDING SHEATHING AND INSTALLED FLOOR FINISH IN THE CASE OF WOOD FRAMING AND TOP OF THE CONCRETE FLOOR SLAB FOR SLAB ON GRADE AND SUSPENDED CONCRETE SLABS.
11. PROTECT ALL CONCRETE SLABS FROM DAMAGE AND VANDALISM UNTIL SET
12. ANY AREAS DAMAGED BY FOOTPRINTS, TIRES AND/OR WRITING IN CONC. SHALL BE BROKEN OUT AND REPLACED AT THE GENERAL CONTRACTORS EXPENSE.
13. PROVIDE A CONTINUOUS SMOOTH FINISH ON THE SURFACES

Scale : 200
0 2 4 10 20 m

Niagara Falls CANADA
Niagara Region

CLIENT:
MAYFAIR ICON INC.

PROJECT:
8065 McLEOD ROAD
NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:
LEVEL 2/3 PLANS-SITE SCALE

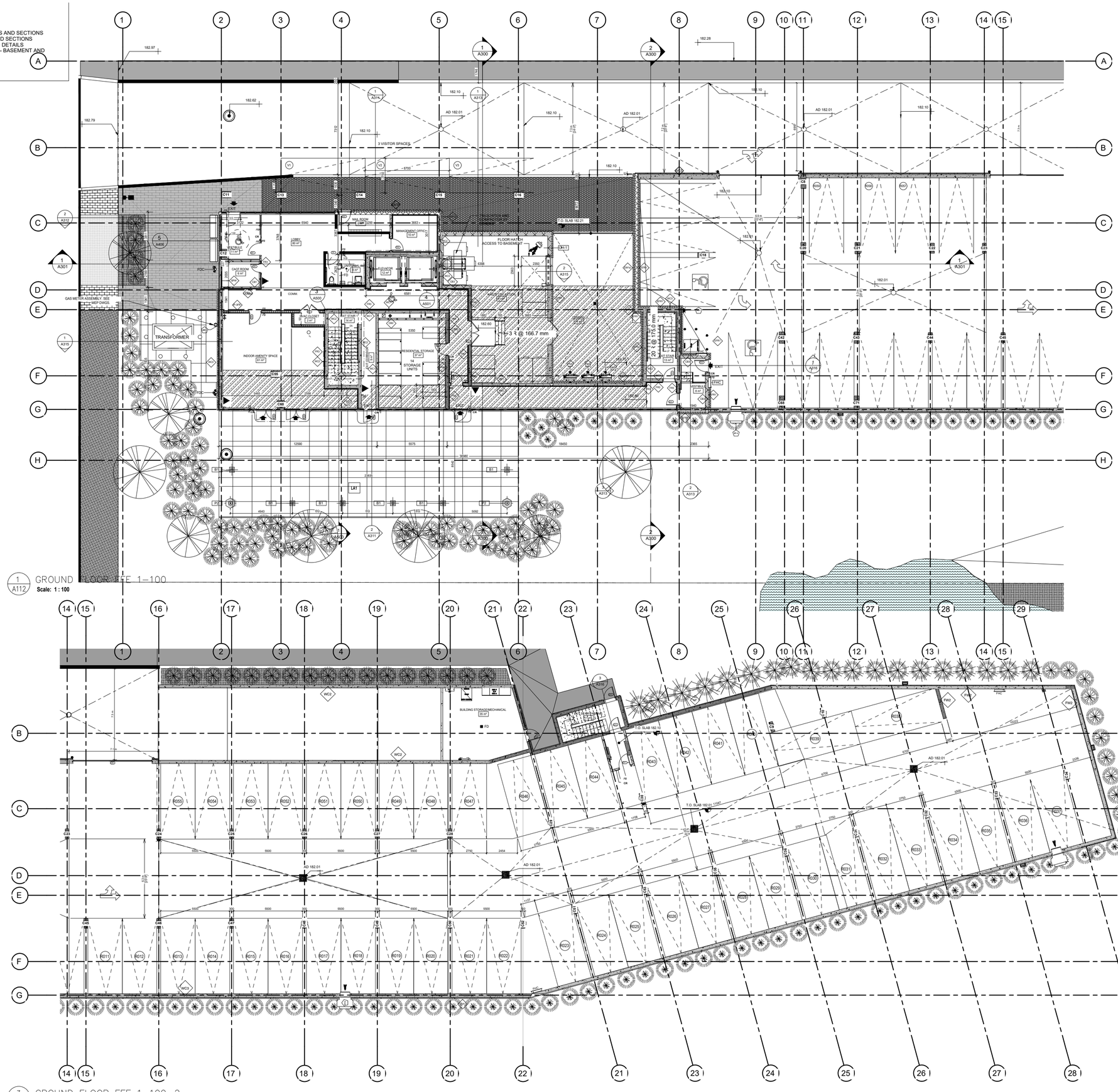
SCALE VERIFICATION: 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH B

DRAWN BY:	CHECKED BY:
M.M.	M.M.
DESIGNED BY:	APPROVED BY:
A.A./M.M.	A.A.
SCALE:	PROJECT No:
As indicated	A22022

DRAWING NO.:
A111

VIEWS TO REFERENCE:

- A300 BUILDING SECTIONS
-
- A500 - STAIR DETAILS PLANS AND SECTIONS
- A501 - ELEVATOR PLANS AND SECTIONS
- A505 - TYPICAL WASHROOM DETAILS
- A506 - CORE DETAIL PLANS - BASEMENT AND GROUND FLOOR
-



1 / A112 GROUND FLOOR FFE 1-100
Scale: 1 : 100

3 / A112 GROUND FLOOR FFE 1-100-2
Scale: 1 : 100

aaa architects
130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-16	ISSUED FOR BP

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7699

GROUND FLOOR/BASEMENT LEGEND

- XX — WALL TYPE TAG-SEE ASSEMBLIES SCHEDULE; SEE STRUCTURAL DWGS FOR REINFORCEMENT.DETAILS
- FL — CONCRETE SLAB TYPE TAG - SEE ASSEMBLIES SCHEDULE
- 1L — LIGHT FIXTURE TAG, WHERE TAGGED IN ARCH DRAWINGS INFO IS FOR CONTEXT ONLY. SEE ELECTRICAL DWGS FOR DETAILS.
- PROPOSED GRADING ELEVATION. SEE SITE SERVICING AND GRADING PLAN.
- FHC — FIRE HOSE CABINET. SEE MEP DRAWINGS FOR DETAILS.
- FDC — "SIAMESE" TYPE FIRE DEPARTMENT CONNECTION FOR SPRINKLER SYSTEMS/STANDPIPE. SEE MEP AND SPRINKLER DRAWINGS.
- MAGNETIC CARD ACCESS READER. FINAL LOCATIONS AND TYPE TO BE PROVIDED BY SECURITY CONSULTANT. SEE ELECTRICAL DRAWINGS FOR ROUGH IN INFORMATION.
- AODA COMPLIANT PUSH BUTTON DOOR OPERATION UNIT. SEE ALSO DOOR SCHEDULE AND ELECTRICAL DRAWINGS FOR DETAILS.
- DOOR TAG-SEE DOOR SCHEDULE A601/A602

GROUND FLOOR PLAN NOTES:

1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWING PACKAGES.
2. THE ARCHITECT AND ENGINEERS RESPONSIBLE FOR ANY GIVEN SCOPE OF WORK SHOULD BE CONTACTED FOR ANY CLARIFICATION IF ANY DIMENSIONS OR CONDITIONS ARE NOT CLEARLY DEPICTED IN THESE DRAWINGS.
3. MASONRY WALLS SHALL BE PARGED WITH 6mm OF MORTAR PRIOR TO DAMPROOFING
4. DIMENSIONS ARE TO FACE OF STUD OR CONCRETE
5. SEE WALL / BUILDING SECTIONS FOR ADDITIONAL DIMENSIONS/NOTES.
6. FFE IS CONSIDERED TO BE THE TOP OF THE CIP FLOOR SLAB.
7. ALL WALLS ARE TO BE CONSTRUCTED TO THE UNDERSIDE OF SLAB/DECK UNTIL SET.
8. ANY AREAS DAMAGED BY FOOTPRINTS, TIRES AND/OR WRITING IN CONC. SHALL BE BROKEN OUT AND REPLACED AT THE GENERAL CONTRACTORS EXPENSE
9. ALL EXPOSED CONCRETE TO BE FINISH ON THE SURFACES AND HAND TOOLED EDGES.
10. EVSE - ELECTRIC VEHICLE ROUGH-IN
11. SEE GLAZING ELEVATIONS FOR WINDOW WALL PANEL TYPE/LOCATION AND SPANDREL/INSULATED GLASS PANEL LOCATIONS
12. ALL DOOR HARDWARE TO BE AODA COMPLIANT
13. DOORS IN FIRE SEPARATIONS TO BE PROTECTED WITH CLOSURES WITH FIRE RESISTANCE RATINGS NOT LESS THAN 3/4 HR. SEE LIFE SAFETY REQUIREMENTS AND DOOR SCHEDULES (A600/A602)
14. LANDSCAPING SHOWN IS FOR REFERENCE ONLY. SEE APPROVED SPA PACKAGE FOR LANDSCAPE PLANS.

TYPICAL ADDITIONAL VIEWS TO REFERENCE:

- **A10[-** LIFE SAFETY PLANS
- **A200 - A21[-** BUILDING AND GLAZING ELEVATIONS
- **A300 - A30[-** BUILDING SECTIONS
- **A310 - A31[-** WALL SECTIONS
- **A400** SUITE DETAIL PLANS (ON FLOORS ABOVE LEVEL 2)
- **A500 -** STAIR DETAILS PLANS AND SECTIONS
- **A501** ELEVATOR PLANS AND SECTIONS
- **A505** TYPICAL WASHROOM DETAILS
- **A506 -** CORE DETAIL PLANS - BASEMENT AND GROUND FLOOR
- **A600** ASSEMBLY SCHEDULE
- **A601 - A60[-** DOOR SCHEDULES
- **A700 - A70[-** TYPICAL DETAILS

Scale 1 : 100
0 1 2 5 10 m

Niagara Falls CANADA
Niagara Region

CLIENT:
MAYFAIR ICON INC.

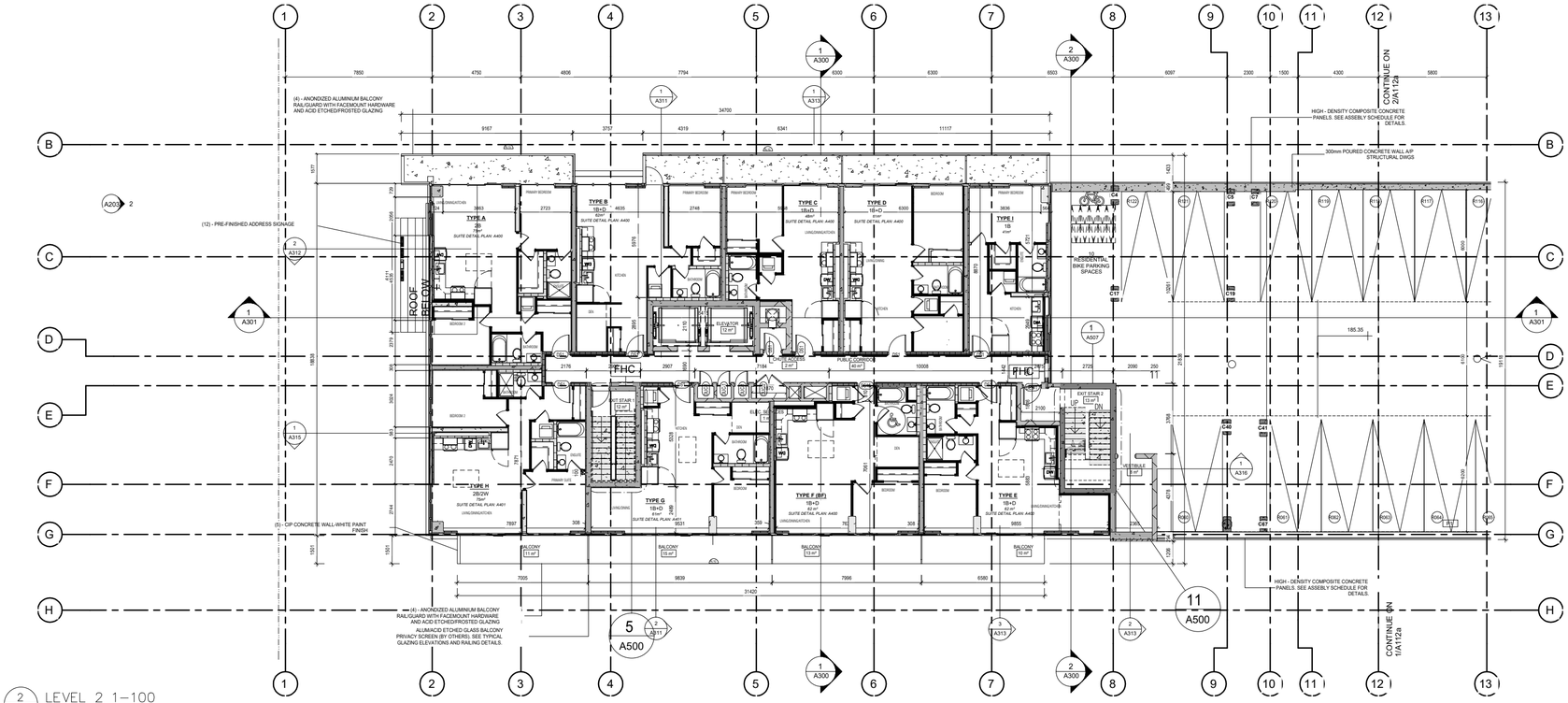
PROJECT:
8065 McLEOD ROAD
NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:
LEVEL 1 ENLARGED PLANS

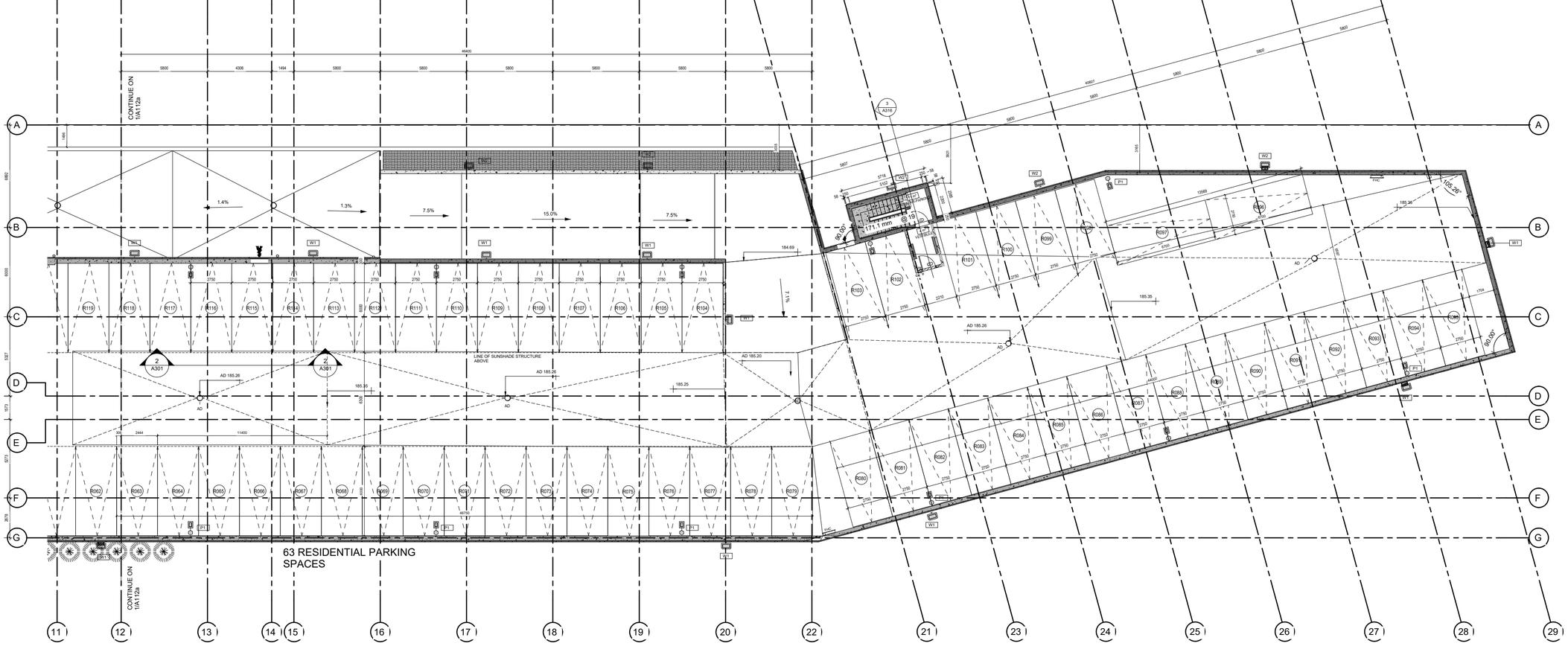
SCALE VERIFICATION: 1 INCH / 25 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
M.M.	M.M.
DESIGNED BY:	APPROVED BY:
A.A./M.M.	A.A.
SCALE:	PROJECT No:
As indicated	A22022

DRAWING NO.:
A112



2 A112a LEVEL 2 1–100
Scale: 1 : 100



1 A112a UPPER LEVEL PARKING
Scale: 1 : 100

LEVEL 2 AREA SCHEDULE

DESIGNATION	SUITE TYPE	QTY	Number	AREA
LEVEL 2				
2B	TYPE A	1	RES-201	75 m²
1B+D	TYPE B	1	RES-202	82 m²
1B+D	TYPE C	1	RES-203	48 m²
1B+D	TYPE D	1	RES-204	61 m²
1B+D	TYPE E	1	RES-205	61 m²
1B+D	TYPE F	1	RES-206	62 m²
1B+D	TYPE G	1	RES-207	61 m²
2B	TYPE H	1	RES-208	75 m²
1B	TYPE I	1	RES-209	41 m²
		9		547 m²
RES-COMMON	GFA	1	RC-202	11 m²
RES-COMMON	GFA	1	RC-200	33 m²
RES-COMMON	GFA	1	RC-201	5 m²
		3		68 m²
EXIT STAIR	GFA DEDUCTION	1	ES-200	16 m²
ELEVATOR	GFA DEDUCTION	1	EL-200	13 m²
EXIT STAIR	GFA DEDUCTION	1	ES-201	14 m²
M.SERV	GFA DEDUCTION	1	MEP-200	5 m²
		4		48 m²
LEVEL 2- 15		16		664 m²

aaa architects
130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-16	ISSUED FOR BP

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7699

FLOOR PLAN LEGEND

- XX — WALL TYPE TAG-SEE ASSEMBLIES SCHEDULE. • SEE STRUCTURAL DWGS FOR REINFORCEMENT/DETAILS
- f1 — CONCRETE SLAB TYPE TAG - SEE ASSEMBLIES SCHEDULE
- 1t — LIGHT FIXTURE TAG, WHERE TAGGED IN ARCH DRAWINGS INFO IS FOR CONTEXT ONLY. SEE ELECTRICAL DWGS FOR DETAILS.
- 450.0m — PROPOSED GRADING ELEVATION. SEE SITE SERVICING AND GRADING PLAN.
- FHC — FIRE HOSE CABINET. SEE MEP DRAWINGS FOR DETAILS.
- FDC — 'SIAMESE' TYPE FIRE DEPARTMENT CONNECTION FOR SPRINKLER SYSTEM/STANDPIPE. SEE MEP AND SPRINKLER DRAWINGS.
- 35 — MAGNETIC CARD ACCESS READER. FINAL LOCATIONS AND TYPE TO BE PROVIDED BY SECURITY CONSULTANT. SEE ELECTRICAL DRAWINGS FOR ROUGH IN INFORMATION.
- 76 — ADDA COMPLIANT PUSH BUTTON DOOR OPERATION UNIT. SEE ALSO DOOR SCHEDULE AND ELECTRICAL DRAWINGS FOR DETAILS.
- DOOR TAG-SEE DOOR SCHEDULE A601/A602
- MECH — MECHANICAL EQUIPMENT TAG. SEE MEP DRAWINGS FOR MATCHING/EQUIPMENT TAGS IN SCHEDULES.
- FE — • FIRE EXTINGUISHER TAG. SEE FIRE SAFETY (SPRINKLER) DRAWINGS. • MANUAL FIRE ALARM PULL STATION. SEE MEP DWGS FOR ADDITIONAL DETAILS.

GROUND FLOOR PLAN

NOTES:

1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWING PACKAGES.
2. THE ARCHITECT AND ENGINEERS RESPONSIBLE FOR ANY GIVEN SCOPE OF WORK SHALL BE CONTACTED FOR CLARIFICATION IF ANY DIMENSIONS OR CONDITIONS ARE NOT CLEARLY DEPICTED IN THESE DRAWINGS.
3. MASONRY WALLS SHALL BE PARGED WITH 6mm OF MORTAR PRIOR TO DAMPROOFING (DAMPROOFING AS SHOWN IN TYP. DETAILS.)
4. SEE WALL/ BUILDING SECTIONS FOR ADDITIONAL DIMENSIONS/NOTES.
5. FFE IS CONSIDERED TO BE THE TOP OF THE CIP FLOOR SLAB.
6. PROTECT ALL CONCRETE SLABS FROM DAMAGE AND VANDALISM UNTIL SET.
7. ANY AREAS DAMAGED BY FOOTPRINTS, TIRES AND/OR WRITING IN CONC. SHALL BE BROKEN OUT AND REPLACED AT THE GENERAL CONTRACTORS EXPENSE.
8. PROVIDE A CONTINUOUS SMOOTH FINISH ON THE SURFACES AND HAND TOOLED EDGES.
9. EVSE* - ELECTRIC VEHICLE ROUGH-IN
10. SEE GLAZING ELEVATIONS FOR WINDOW WALL PANEL TYPE/LOCATION AND SPANDREL/INSULATED METAL PANEL LOCATIONS
11. ALL DOOR HARDWARE TO BE AODA COMPLIANT.
12. DOORS IN FIRE SEPARATIONS TO BE PROTECTED WITH CLOSURES WITH FIRE RESISTANCE RATINGS A/P OBC 3.1.8.4. SEE LIFE SAFETY PLANS(A102) AND DOOR SCHEDULES

TYPICAL ADDITIONAL VIEWS TO REFERENCE:

- **A101** - LIFE SAFETY PLANS
- **A200 - A21**1 - BUILDING AND GLAZING ELEVATIONS
- **A300 - A30**1 - BUILDING SECTIONS
- **A310 - A31**1 - WALL SECTIONS
- **A400** - SUITE DETAIL PLANS (ON FLOORS ABOVE LEVEL 2)
- **A500** - STAIR DETAILS PLANS AND SECTIONS
- **A501** - ELEVATOR PLANS AND SECTIONS
- **A505** - TYPICAL WASHROOM DETAILS
- **A506** - CORE DETAIL PLANS - BASEMENT AND GROUND FLOOR
- **A600** - ASSEMBLY SCHEDULE
- **A601 - A60**2 - DOOR SCHEDULES
- **A700 - A70**1 - TYPICAL DETAILS

Scale 1 : 100
0 1 2 5 10 m

Niagara Falls CANADA
Niagara Region

CLIENT:
MAYFAIR ICON INC.

PROJECT:
8065 McLEOD ROAD

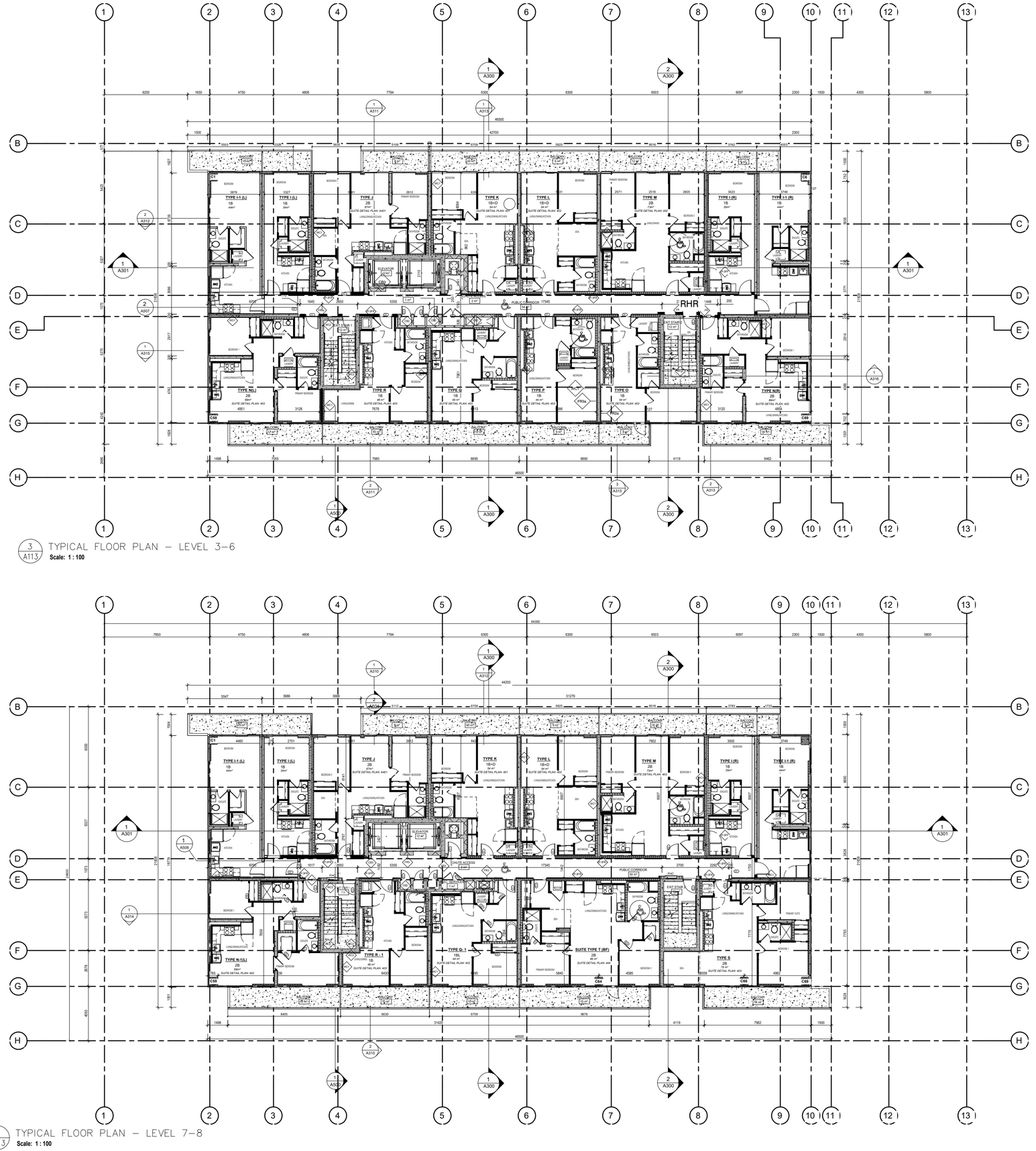
NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:
2ND FLOOR ENLARGED PLANS

SCALE VERIFICATION: 1 INCH / INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
M.M.	M.M.
DESIGNED BY:	APPROVED BY:
A.A./M.M.	A.A.
SCALE:	PROJECT No:
As indicated	A22022

DRAWING NO.:
A112a



3 / A113 TYPICAL FLOOR PLAN – LEVEL 3–6
Scale: 1 : 100

1 / A113 TYPICAL FLOOR PLAN – LEVEL 7–8
Scale: 1 : 100

LEVEL 3-6 AREA SCHEDULES

DESIGNATION	SUITE TYPE	AREA #	AREA (m²)
LEVEL 3			
1B	TYPE I(L)	RES-301	34 m²
1B	TYPE I-1(L)	RES-302	44 m²
2B	TYPE J	RES-303	67 m²
1B + D	TYPE K	RES-304	54 m²
1B + D	TYPE L	RES-308	54 m²
1B	TYPE G	RES-310	43 m²
1BL	TYPE Q	RES-311	49 m²
1BL	TYPE R	RES-312	48 m²
2B	TYPE N(L)	RES-305	69 m²
2B	TYPE M	RES-306	73 m²
1B	TYPE I(R)	RES-307	35 m²
1B	TYPE I-1(R)	RES-309	44 m²
2B	TYPE N(R)	RES-310	68 m²
1BL	TYPE P(BF)	RES-311	48 m²
			741 m²
RES.-COMMON	GFA	RC-300	55 m²
RES.-COMMON	GFA	RC-301	4 m²
			60 m²
EXIT STAIR	GFA DEDUCTION	ES-300	14 m²
ELEVATOR	GFA DEDUCTION	EL-300	13 m²
EXIT STAIR	GFA DEDUCTION	ES-301	14 m²
M.SERV	GFA DEDUCTION	MEP-300	5 m²
			47 m²
LEVEL 3: 18			848 m²
LEVEL 4			
1B	TYPE I(L)	RES-401	34 m²
1B	TYPE I-1(L)	RES-402	44 m²
2B	TYPE J	RES-403	67 m²
1B + D	TYPE K	RES-404	54 m²
1B + D	TYPE L	RES-408	54 m²
1B	TYPE G	RES-410	43 m²
1BL	TYPE Q	RES-411	49 m²
1BL	TYPE R	RES-412	48 m²
2B	TYPE N(L)	RES-405	69 m²
2B	TYPE M	RES-406	73 m²
1B	TYPE I(R)	RES-407	35 m²
1B	TYPE I-1(R)	RES-409	44 m²
2B	TYPE N(R)	RES-410	68 m²
1BL	TYPE P(BF)	RES-411	48 m²
			741 m²
RES.-COMMON	GFA	EL-310	55 m²
RES.-COMMON	GFA	EL-312	4 m²
			60 m²
EXIT STAIR	GFA DEDUCTION	EL-309	14 m²
ELEVATOR	GFA DEDUCTION	EL-400	13 m²
EXIT STAIR	GFA DEDUCTION	EL-313	14 m²
M.SERV	GFA DEDUCTION	RES-227	5 m²
			47 m²
LEVEL 4: 18			848 m²
LEVEL 5			
1B	TYPE I(L)	RES-501	34 m²
1B	TYPE I-1(L)	RES-502	44 m²
2B	TYPE J	RES-503	67 m²
1B + D	TYPE K	RES-505	54 m²
1B + D	TYPE L	RES-509	54 m²
1B	TYPE G	RES-510	43 m²
1BL	TYPE Q	RES-511	49 m²
1BL	TYPE R	RES-512	48 m²
2B	TYPE N(L)	RES-506	69 m²
2B	TYPE M	RES-507	73 m²
1B	TYPE I(R)	RES-508	35 m²
1B	TYPE I-1(R)	RES-509	44 m²
2B	TYPE N(R)	RES-510	68 m²
1BL	TYPE P(BF)	RES-463	48 m²
			741 m²
RES.-COMMON	GFA	EL-340	4 m²
RES.-COMMON	GFA	RES-326	55 m²
			60 m²
EXIT STAIR	GFA DEDUCTION	EL-337	14 m²
ELEVATOR	GFA DEDUCTION	EL-339	13 m²
EXIT STAIR	GFA DEDUCTION	EL-341	14 m²
M.SERV	GFA DEDUCTION	EL-342	5 m²
			47 m²
LEVEL 5: 18			848 m²
LEVEL 6			
1B	TYPE I(L)	RES-601	34 m²
1B	TYPE I-1(L)	RES-602	44 m²
2B	TYPE J	RES-603	67 m²
1B + D	TYPE K	RES-604	54 m²
1B + D	TYPE L	RES-608	54 m²
1B	TYPE G	RES-610	45 m²
1BL	TYPE Q	RES-611	49 m²
1BL	TYPE R	RES-612	48 m²
2B	TYPE N(L)	RES-605	69 m²
2B	TYPE M	RES-606	73 m²
1B	TYPE I(R)	RES-607	35 m²
1B	TYPE I-1(R)	RES-609	44 m²
2B	TYPE N(R)	RES-610	68 m²
1BL	TYPE P(BF)	RES-611	48 m²
			745 m²
RES.-COMMON	GFA	EL-366	55 m²
RES.-COMMON	GFA	EL-368	4 m²
			60 m²
EXIT STAIR	GFA DEDUCTION	EL-365	14 m²
ELEVATOR	GFA DEDUCTION	EL-367	13 m²
EXIT STAIR	GFA DEDUCTION	EL-369	14 m²
M.SERV	GFA DEDUCTION	EL-370	5 m²
			47 m²
LEVEL 6: 18			848 m²
Grand total: 72			3391 m²

LEVEL 7/8 AREA SCHEDULES

DESIGNATION	AREA/SUITE TYPE	AREA #	AREA
LEVEL 7			
2B + D	TYPE T (BF)	RES-708	83 m²
1BL	TYPE Q-1	RES-709	50 m²
1B	TYPE R-1	RES-710	43 m²
2B	TYPE N-1(L)	RES-711	72 m²
2B	TYPE S	RES-707	76 m²
1B	TYPE I(L)	RES-701	34 m²
1B	TYPE I-1(L)	RES-702	44 m²
2B	TYPE J	RES-703	68 m²
1B + D	TYPE K	RES-704	54 m²
1B + D	TYPE L	RES-705	54 m²
2B	TYPE M	RES-706	73 m²
1B	TYPE I(R)	RES-707	35 m²
1B	TYPE I-1(R)	RES-708	44 m²
			741 m²
RES.-COMMON	GFA	EL-394	57 m²
RES.-COMMON	GFA	EL-396	4 m²
			61 m²
EXIT STAIR	GFA DEDUCTION	EL-393	14 m²
ELEVATOR	GFA DEDUCTION	EL-395	13 m²
EXIT STAIR	GFA DEDUCTION	EL-397	14 m²
M.SERV	GFA DEDUCTION	RES-812	5 m²
			46 m²
LEVEL 7: 17			848 m²
LEVEL 8			
2B + D	TYPE T (BF)	RES-808	83 m²
1BL	TYPE Q-1	RES-809	50 m²
1B	TYPE R-1	RES-810	43 m²
2B	TYPE N-1(L)	RES-811	72 m²
2B	TYPE S	RES-807	76 m²
1B	TYPE I(L)	RES-801	34 m²
1B	TYPE I-1(L)	RES-802	44 m²
2B	TYPE J	RES-803	68 m²
1B + D	TYPE K	RES-804	54 m²
1B + D	TYPE L	RES-805	54 m²
2B	TYPE M	RES-806	73 m²
1B	TYPE I(R)	RES-807	35 m²
1B	TYPE I-1(R)	RES-808	44 m²
			741 m²
RES.-COMMON	GFA	EL-422	57 m²
RES.-COMMON	GFA	EL-424	4 m²
			61 m²
EXIT STAIR	GFA DEDUCTION	EL-421	14 m²
ELEVATOR	GFA DEDUCTION	EL-423	13 m²
EXIT STAIR	GFA DEDUCTION	EL-425	14 m²
M.SERV	GFA DEDUCTION	RES-813	5 m²
			46 m²
LEVEL 8: 17			848 m²
Grand total: 34			1695 m²

aaa architects
130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-16	ISSUED FOR BP

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7699

FLOOR PLAN LEGEND

- WALL TYPE TAG-SEE ASSEMBLIES SCHEDULE
- SEE STRUCTURAL DWGS FOR REINFORCEMENT/DETAILS
- CONCRETE SLAB TYPE TAG - SEE ASSEMBLIES SCHEDULE
- LIGHT FIXTURE TAG, WHERE TAGGED IN ARCH DRAWINGS INFO IS FOR CONTEXT ONLY. SEE ELECTRICAL DWGS FOR DETAILS.
- PROPOSED GRADING ELEVATION. SEE SITE SERVICING AND GRADING PLAN.
- FIRE HOSE CABINET. SEE MEP DRAWINGS FOR DETAILS
- 'SIAMESE' TYPE FIRE DEPARTMENT CONNECTION FOR SPRINKLER SYSTEMS/STANDPIPE. SEE MEP AND SPRINKLER DRAWINGS.
- MAGNETIC CARD ACCESS READER. FINAL LOCATIONS AND TYPE TO BE PROVIDED BY SECURITY CONSULTANT. SEE ELECTRICAL DRAWINGS FOR ROUGH IN INFORMATION.
- AODA COMPLIANT PUSH BUTTON DOOR OPERATION UNIT. SEE ALSO DOOR SCHEDULE AND ELECTRICAL DRAWINGS FOR DETAILS.
- DOOR TAG-SEE DOOR SCHEDULE A601/A602
- MECHANICAL EQUIPMENT TAG. SEE MEP DRAWINGS FOR MATCHING/EQUIPMENT TAGS IN SCHEDULES.
- FIRE EXTINGUISHER TAG. SEE FIRE SAFETY (SPRINKLER) DRAWINGS.
- MANUAL FIRE ALARM PULL STATION. SEE MEP DWGS FOR ADDITIONAL DETAILS.

TYPICAL FLOOR PLAN NOTES - LEVELS 3-10

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4. SEE WALL/ BUILDING SECTIONS FOR ADDITIONAL DIMENSIONS/NOTES.
5. FFE IS CONSIDERED TO BE THE TOP OF THE CIP FLOOR SLAB.
6. PROTECT ALL CONCRETE SLABS FROM DAMAGE AND VANDALISM UNTIL SET.
7. ANY AREAS DAMAGED BY FOOTPRINTS, TIRES AND/OR WRITING IN CONC. SHALL BE BROKEN OUT AND REPLACED AT THE GENERAL CONTRACTORS EXPENSE.
8. PROVIDE A CONTINUOUS SMOOTH FINISH ON THE SURFACES AND HAND TOOLED EDGES.
9. SEE GLAZING ELEVATIONS FOR WINDOW WALL PANEL TYPES,LOCATION AND SPANDREL/INSULATED METAL PANEL LOCATIONS
10. ALL DOOR HARDWARE TO BE AODA COMPLIANT.

TYPICAL ADDITIONAL VIEWS TO REFERENCE:

- **A10**[**-**] - LIFE SAFETY PLANS
- **A200 - A21**[**-**] - BUILDING AND GLAZING ELEVATIONS
- **A300 - A30**[**-**] - BUILDING SECTIONS
- **A310 - A31**[**-**] - WALL SECTIONS
- **A400** - SUITE DETAIL PLANS (ON FLOORS ABOVE LEVEL 2)
- **A500** - STAIR DETAILS PLANS AND SECTIONS
- **A501** - ELEVATOR PLANS AND SECTIONS
- **A505** - TYPICAL WASHROOM DETAILS
- **A506** - CORE DETAIL PLANS - BASEMENT AND GROUND FLOOR
- **A600** - ASSEMBLY SCHEDULE
- **A601 - A60**[**2**] - DOOR SCHEDULES
- **A700 - A70**[**1**] - TYPICAL DETAILS

Scale 1 : 100
0 1 2 5 10 m

Niagara Falls CANADA
Niagara Region

CLIENT:
MAYFAIR ICON INC.

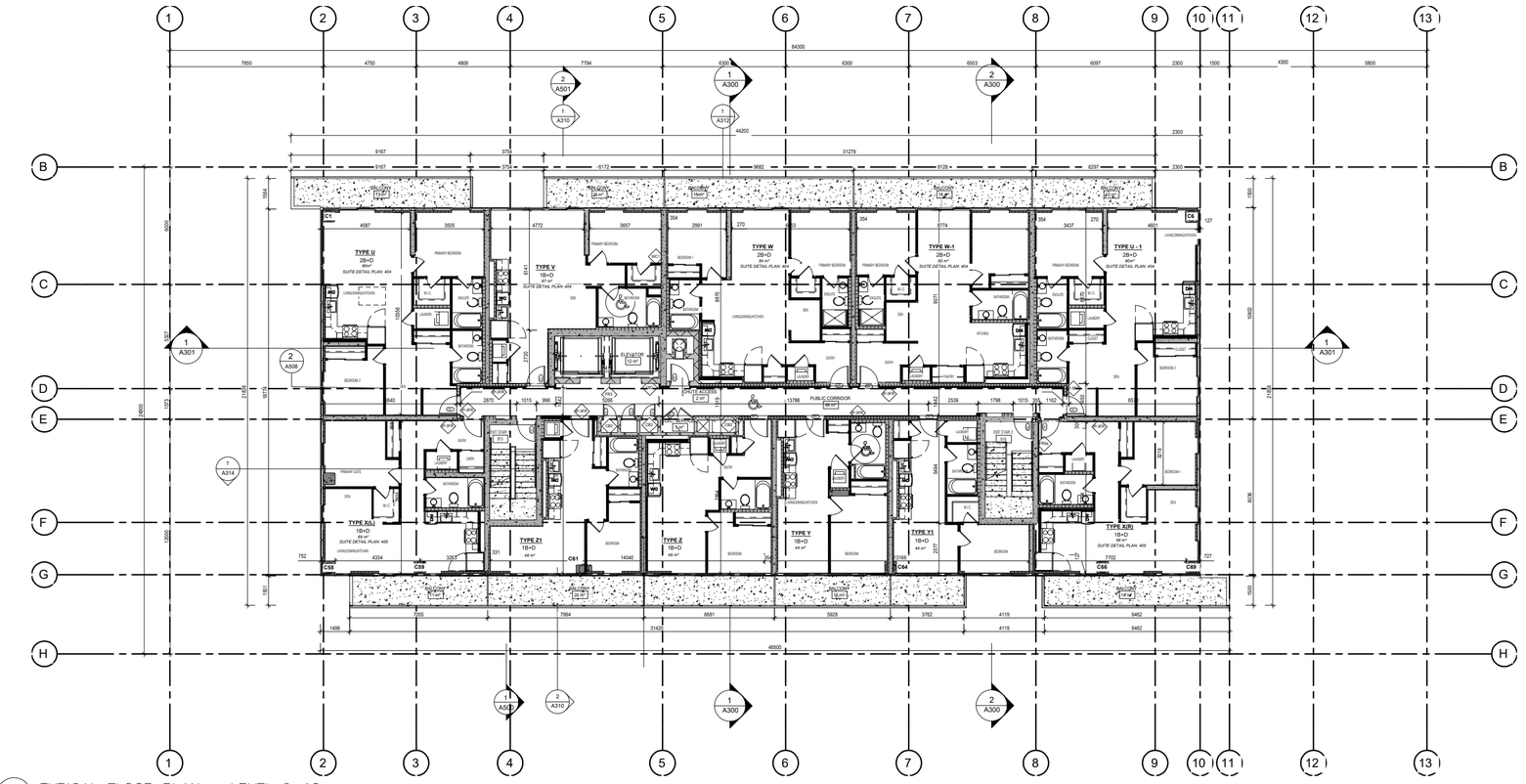
PROJECT:
8065 McLEOD ROAD
NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:
LEVELS 3-8 FLOOR PLANS

SCALE VERIFICATION:
1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
M.M.	M.M.
DESIGNED BY:	APPROVED BY:
A.A./M.M.	A.A.
SCALE:	PROJECT No:
As indicated	A22022

DRAWING NO.:
A113



1 A114 TYPICAL FLOOR PLAN – LEVEL 9–10

Scale: 1 : 100

LEVEL 9/10 AREA SCHEDULE

DESIGNATION	AREA/SUITE TYPE	AREA #	AREA
LEVEL 9			
RES-COMMON	GFA	EL-432	4 m²
			4 m²
2B + D	TYPE U	RES-901	90 m²
1B + D	SUITE TYPE V	RES-902	67 m²
2B + D	TYPE W	RES-903	84 m²
1B + D	TYPE Y	RES-907	44 m²
1B + D	TYPE Y.1	RES-908	44 m²
1B + D	TYPE Z	RES-909	49 m²
1B + D	TYPE Z.1	RES-910	48 m²
1B + D	TYPE X(L)	RES-911	69 m²
2B + D	TYPE U-1	RES-905	90 m²
1B + D	TYPE X(R)	RES-906	69 m²
2B + D	TYPE IB-1	RES-907	83 m²
			742 m²
RES-COMMON	GFA	EL-450	54 m²
			54 m²
EXIT STAIR	GFA DEDUCTION	EL-449	14 m²
ELEVATOR	GFA DEDUCTION	EL-451	13 m²
EXIT STAIR	GFA DEDUCTION	EL-453	14 m²
M.SERV	GFA DEDUCTION	EL-454	3 m²
			47 m²
LEVEL 9: 15			848 m²
LEVEL 10			
2B + D	TYPE U	RES-1001	90 m²
1B + D	SUITE TYPE V	RES-1002	67 m²
2B + D	TYPE W	RES-1003	84 m²
1B + D	TYPE Y	RES-1007	44 m²
1B + D	TYPE Y.1	RES-1008	44 m²
1B + D	TYPE Z	RES-1009	49 m²
1B + D	TYPE Z.1	RES-1010	48 m²
1B + D	TYPE X(L)	RES-1011	69 m²
2B + D	TYPE U-1	RES-1005	90 m²
1B + D	TYPE X(R)	RES-1006	69 m²
2B + D	TYPE IB-1	RES-1004	83 m²
			742 m²
RES-COMMON	GFA	EL-478	54 m²
RES-COMMON	GFA	EL-480	4 m²
			59 m²
EXIT STAIR	GFA DEDUCTION	EL-477	14 m²
ELEVATOR	GFA DEDUCTION	EL-479	13 m²
EXIT STAIR	GFA DEDUCTION	EL-481	14 m²
M.SERV	GFA DEDUCTION	EL-482	5 m²
			47 m²
LEVEL 10: 15			848 m²
Grand total: 30			1695 m²

aaa architects

130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-16	ISSUED FOR BP

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7080

FLOOR PLAN LEGEND

- XX — WALL TYPE TAG-SEE ASSEMBLIES SCHEDULE; SEE STRUCTURAL DWGS FOR REINFORCEMENT/DETAILS
- f0 — CONCRETE SLAB TYPE TAG - SEE ASSEMBLIES SCHEDULE
- 11 — LIGHT FIXTURE TAG, WHERE TAGGED IN ARCH DRAWINGS INFO IS FOR CONTEXT ONLY. SEE ELECTRICAL DWGS FOR DETAILS.
- 100.50 — PROPOSED GRADING ELEVATION. SEE SITE SERVICING AND GRADING PLAN.
- FHC — FIRE HOSE CABINET. SEE MEP DRAWINGS FOR DETAILS.
- FDC — 'SIAMESE' TYPE FIRE DEPARTMENT CONNECTION FOR SPRINKLER SYSTEMS/STANDPIPE. SEE MEP AND SPRINKLER DRAWINGS.
- DR — MAGNETIC CARD ACCESS READER. FINAL LOCATIONS AND TYPE TO BE PROVIDED BY SECURITY CONSULTANT. SEE ELECTRICAL DRAWINGS FOR ROUGH IN INFORMATION.
- PB — AODA COMPLIANT PUSH BUTTON DOOR OPERATION UNIT. SEE ALSO DOOR SCHEDULE AND ELECTRICAL DRAWINGS FOR DETAILS.
- DOOR TAG-SEE DOOR SCHEDULE A001/A002
- MP — MECHANICAL EQUIPMENT TAG. SEE MEP DRAWINGS FOR MATCHING/EQUIPMENT TAGS IN SCHEDULES.
- FE — FIRE EXTINGUISHER TAG. SEE FIRE SAFETY (SPRINKLER) DRAWINGS. MANUAL FIRE ALARM PULL STATION. SEE MEP DWGS FOR ADDITIONAL DETAILS.

TYPICAL FLOOR PLAN NOTES - LEVELS 3-10

1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWING PACKAGES.
2. THE ARCHITECT AND ENGINEERS RESPONSIBLE FOR ANY GIVEN SCOPE OF WORK SHOULD BE CONCTACTED FOR CLARIFICATION IF ANY DIMENSIONS OR CONDITIONS ARE NOT CLEARLY DEPICTED IN THESE DRAWINGS.
3. MASONRY WALLS SHALL BE PARGED WITH 6mm OF MORTAR PRIOR TO DAMPROOFING (DAMPROOFING AS SHOWN IN TYP. DETAILS.)
4. SEE WALL/ BUILDING SECTIONS FOR ADDITIONAL DIMENSIONS/NOTES.
5. FFE IS CONSIDERED TO BE THE TOP OF THE CIP FLOOR SLAB.
6. PROTECT ALL CONCRETE SLABS FROM DAMAGE AND VANDALISM UNTIL SET.
7. ANY AREAS DAMAGED BY FOOTPRINTS, TIRES AND/OR WRITING IN CONC. SHALL BE BROKEN OUT AND REPLACED AT THE GENERAL CONTRACTORS EXPENSE.
8. PROVIDE A CONTINUOUS SMOOTH FINISH ON THE SURFACES AND HAND TOOLED EDGES.
9. SEE GLAZING ELEVATIONS FOR WINDOW WALL PANEL TYPE/LOCATION AND SPANDREL/INSULATED METAL PANEL LOCATIONS
10. ALL DOOR HARDWARE TO BE AODA COMPLIANT.

TYPICAL ADDITIONAL VIEWS TO REFERENCE:

- **A10**1 - LIFE SAFETY PLANS
- **A200 - A21**1 - BUILDING AND GLAZING ELEVATIONS
- **A300 - A30**1 - BUILDING SECTIONS
- **A310 - A31**1 - WALL SECTIONS
- **A400** - SUITE DETAIL PLANS (ON FLOORS ABOVE LEVEL 2)
- **A500** - STAIR DETAILS PLANS AND SECTIONS
- **A501** - ELEVATOR PLANS AND SECTIONS
- **A505** - TYPICAL WASHROOM DETAILS
- **A506** - CORE DETAIL PLANS - BASEMENT AND GROUND FLOOR
- **A600** - ASSEMBLY SCHEDULE
- **A601 - A60**2 DOOR SCHEDULES
- **A700 - A70**1 - TYPICAL DETAILS

Scale 1 : 100

0 1 2 5 10 m

Niagara Falls CANADA

Niagara Region

CLIENT:

MAYFAIR ICON INC.

PROJECT:

8065 McLEOD ROAD

NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:

LEVELS 9&10 TYP. FLOOR PLAN

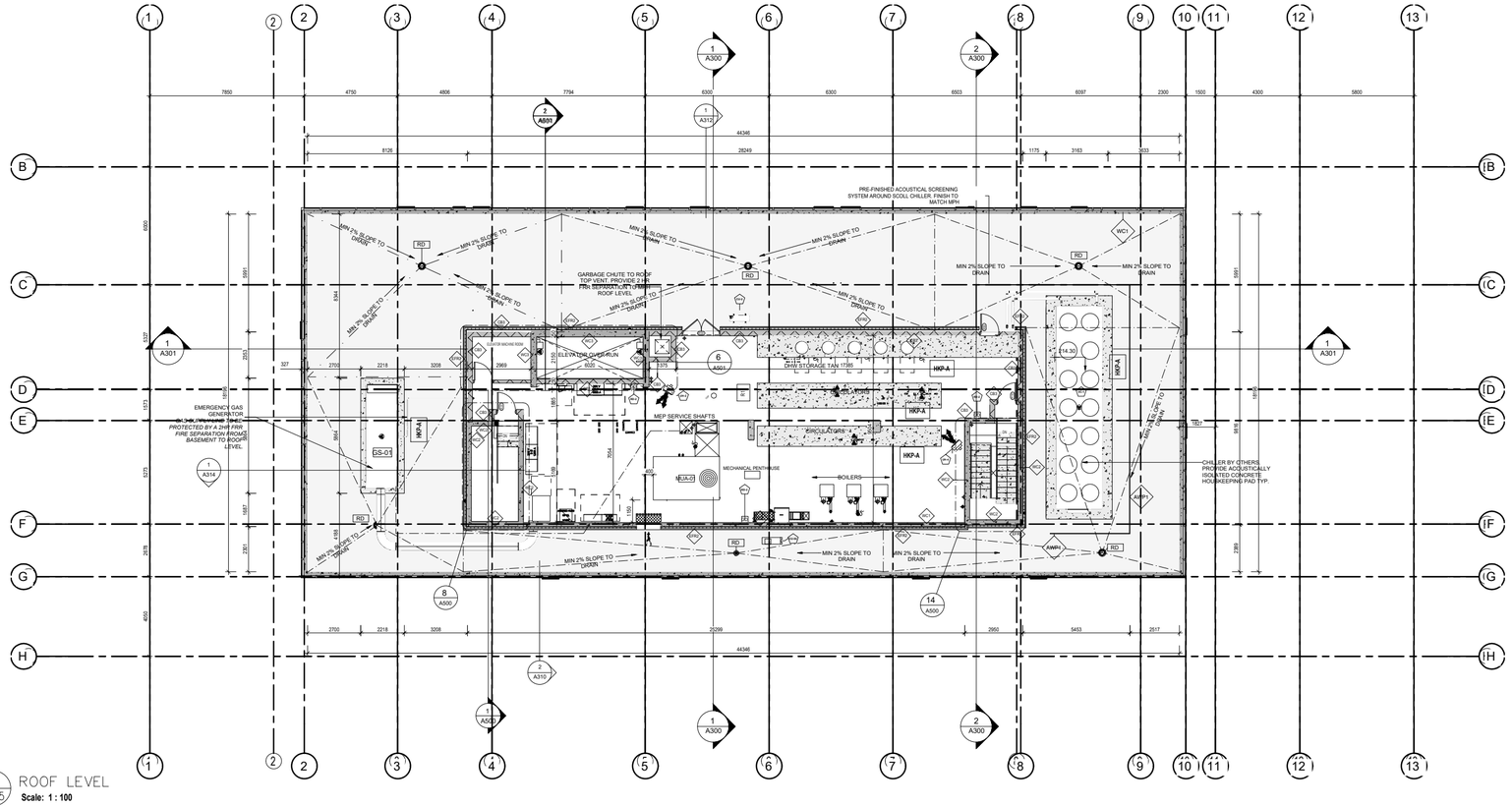
SCALE VERIFICATION: 1 CM / 1 INCH

THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

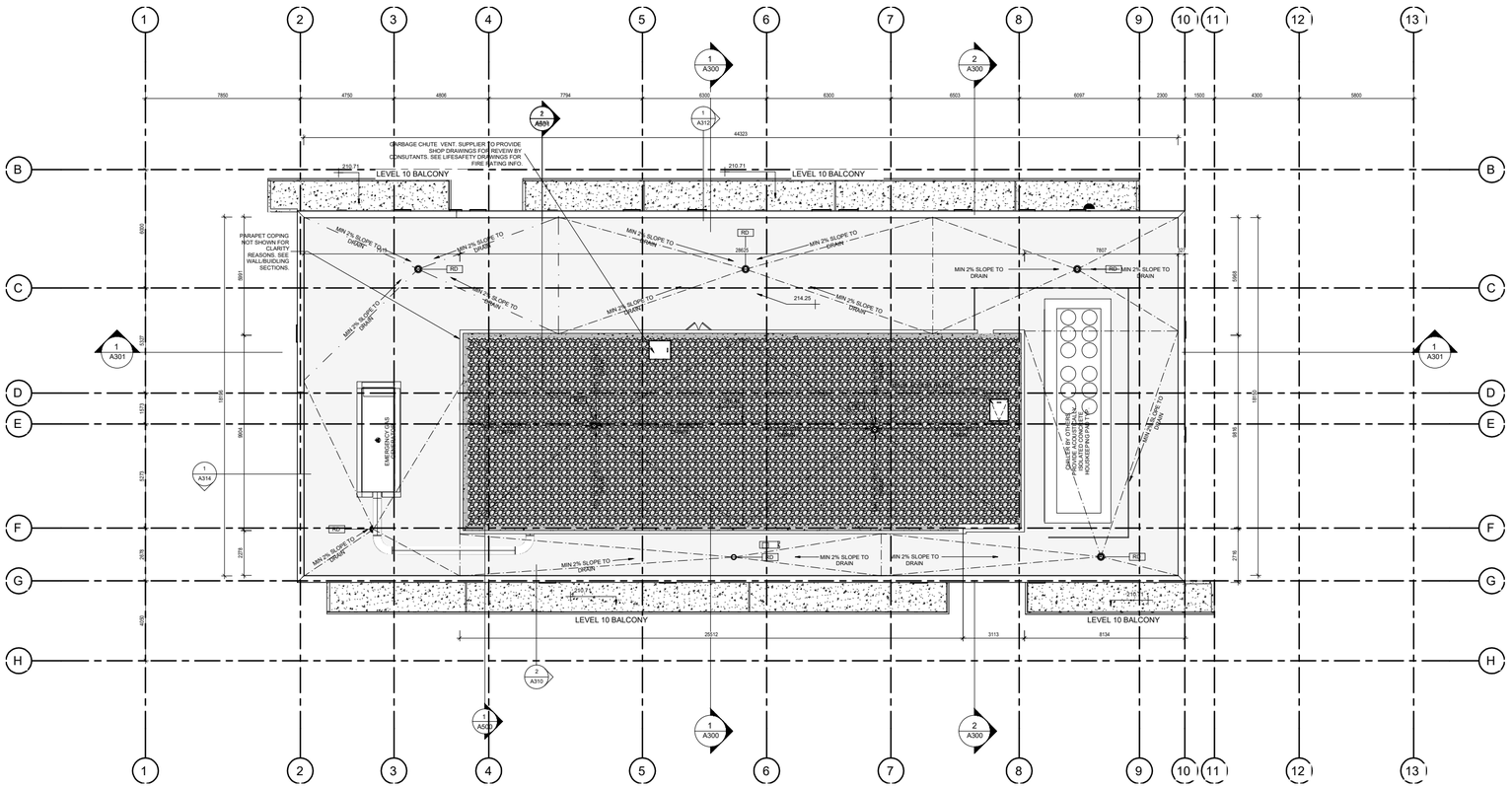
DRAWN BY:	CHECKED BY:
M.M.	M.M.
DESIGNED BY:	APPROVED BY:
A.A./M.M.	A.A.
SCALE:	PROJECT No:
As indicated	A22022

DRAWING NO.:

A114



1 A115 ROOF LEVEL
Scale: 1 : 100



2 A115 T/O ROOF PLAN
Scale: 1 : 100

aaa architects
130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-16	ISSUED FOR BP

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7699

MPH/ROOF PLAN LEGEND

- XX — WALL TYPE TAG-SEE ASSEMBLIES SCHEDULE; SEE STRUCTURAL DWGS FOR REINFORCEMENT/DETAILS
- N — CONCRETE SLAB TYPE TAG - SEE ASSEMBLIES SCHEDULE
- 1L — LIGHT FIXTURE TAG, WHERE TAGGED IN ARCH DRAWINGS INFO IS FOR CONTEXT ONLY. SEE ELECTRICAL DWGS FOR DETAILS.
- 100.00 — PROPOSED GRADING ELEVATION. SEE SITE SERVICING AND GRADING PLAN.
- FH — FIRE HOSE CABINET. SEE MEP DRAWINGS FOR DETAILS.
- D01 — DOOR TAG-SEE DOOR SCHEDULE A601/A602
- MPH — MECHANICAL EQUIPMENT TAG. SEE MEP DRAWINGS FOR MATCHINGEQUIPMENT TAGS IN SCHEDULES.
- FE — FIRE EXTINGUISHER TAG. SEE FIRE SAFETY (SPRINKLER) DRAWINGS.
- RD — ROOF DRAIN. ENSURE MINIMUM OF 2% SLOPE TO ALL ROOF DRAINS TYP. SEE MEP DWGS.

ROOF AND MPH PLAN
NOTES

1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWING PACKAGES.
2. THE ARCHITECT AND ENGINEERS RESPONSIBLE FOR ANY GIVEN SCOPE OF WORK SHOULD BE CONCTACTED FOR CLARIFICATION IF ANY DIMENSIONS OR CONDITIONS ARE NOT CLEARLY DEPICTED IN THESE DRAWINGS.
3. ROOF DRAIN LOCATIONS SHOWN MUST BE REVIEWED BY MEP ENGINEER FOR SIZING AND FLOW REQUIREMENTS.
4. MIN SLOPE TO ROOF DRAINS IS 2% TYP. U.N.O.
5. ROOF SYSTEM TO COMPLY WITH CSA 123.21 FOR WIND UPLIFT.
6. ACOUSTICAL BARRIER SYSTEMS TO BE REVIEWED BY ENGINEERS RESPONSIBLE FOR TARION ACOUSTICAL COMPLIANCE.
7. MASONRY WALLS SHALL BE PARGED WITH 6mm OF MORTAR PRIOR TO DAMPROOFING (DAMPROOFING AS SHOWN IN TYP. DETAILS.)
8. SEE WALL/ BUILDING SECTIONS FOR ADDITIONAL DIMENSIONSNOTES.
9. FFE IS CONSIDERED TO BE THE TOP OF THE CIP FLOOR SLAB.
10. PROTECT ALL CONCRETE SLABS FROM DAMAGE AND VANDALISM UNTIL SET.
11. ANY AREAS DAMAGED BY FOOTPRINTS, TIRES AND/OR WRITING IN CONC. SHALL BE BROKEN OUT AND REPLACED AT THE GENERAL CONTRACTORS EXPENSE.
12. PROVIDE A CONTINUOUS SMOOTH FINISH ON THE

TYPICAL ADDITIONAL VIEWS TO REFERENCE:

- **A10[-** LIFE SAFETY PLANS
- **A200 - A21[-** BUILDING AND GLAZING ELEVATIONS
- **A300 - A30[-** BUILDING SECTIONS
- **A310 - A31[-** WALL SECTIONS
- **A400** SUITE DETAIL PLANS (ON FLOORS ABOVE LEVEL 2)
- **A500 -** STAIR DETAILS PLANS AND SECTIONS
- **A501** ELEVATOR PLANS AND SECTIONS
- **A505** TYPICAL WASHROOM DETAILS
- **A506 -** CORE DETAIL PLANS - BASEMENT AND GROUND FLOOR
- **A600** ASSEMBLY SCHEDULE
- **A601 - A60[** DOOR SCHEDULES
- **A700 - A70[-** TYPICAL DETAILS

Scale 1 : 100
0 1 2 5 10 m

Niagara Falls CANADA
Niagara Region

CLIENT:
MAYFAIR ICON INC.

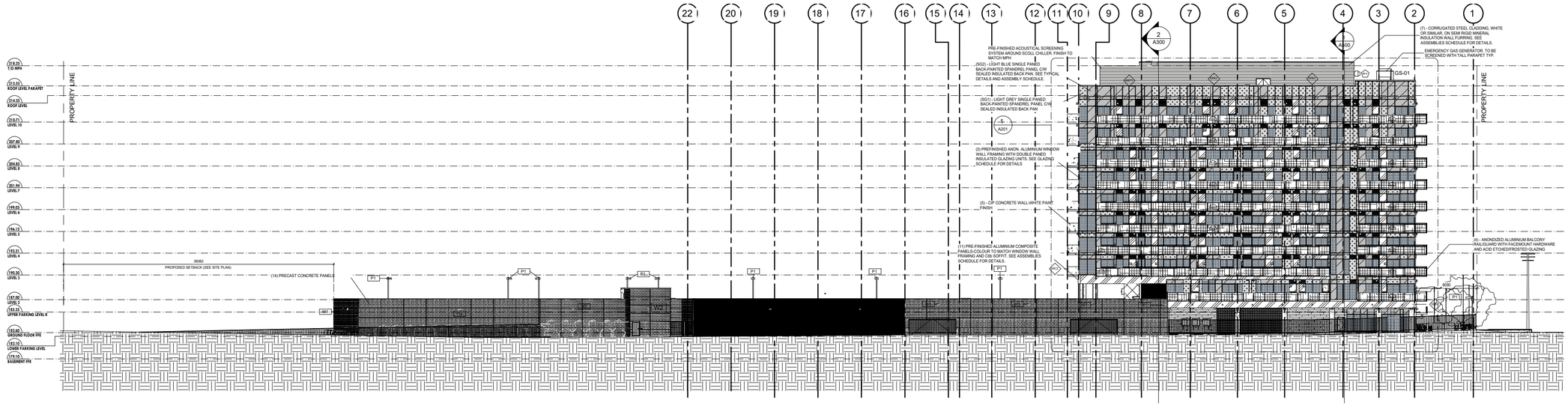
PROJECT:
8065 McLEOD ROAD
NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:
MPH AND T/O ROOF PLAN

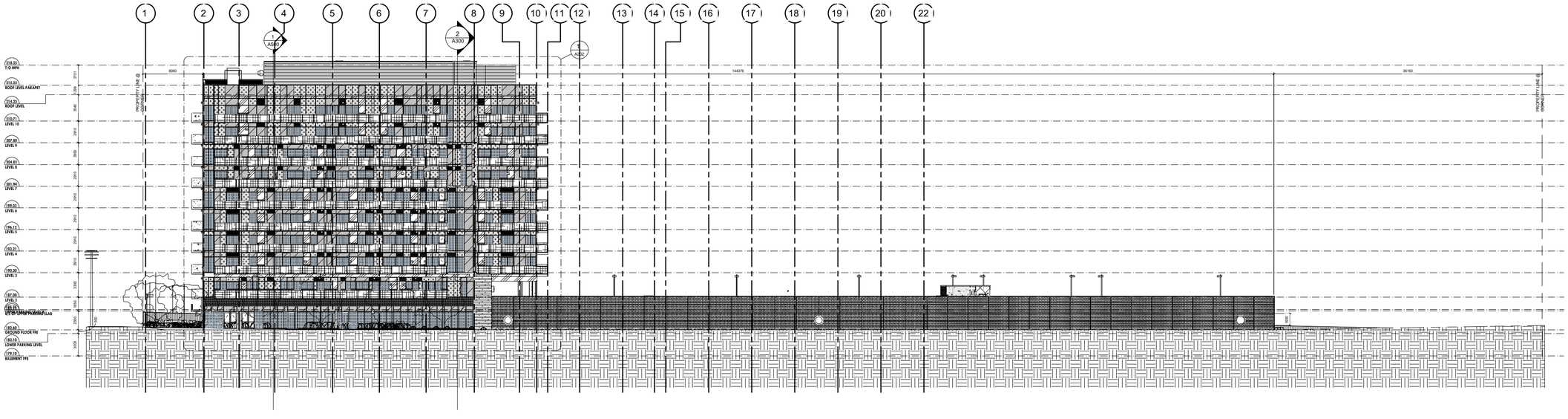
SCALE VERIFICATION: 1 CM / 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH B

DRAWN BY:	CHECKED BY:
M.M.	M.M.
DESIGNED BY:	APPROVED BY:
A.A./M.M.	A.A.
SCALE:	PROJECT No:
As indicated	A22022

DRAWING NO.:
A115



1 / A200 NORTH SITE ELEVATION
Scale: 1 : 200



2 / A200 SOUTH SITE ELEVATION
Scale: 1 : 200

aaa architects
130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-16	ISSUED FOR BP

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7089

LEGEND

- PRECAST MASONRY VENEER - PATTERN 1 - SEE EXTERIOR FINISH SCHEDULE
- PRECAST MASONRY UNIT VENEER - PATTERN 2 - SEE EXTERIOR FINISH SCHEDULE ON THIS PAGE.
- PRECAST CONCRETE PANELS-SEE EXTERIOR FINISH SCHEDULE ON THIS PAGE.
- LIGHT BLUE SINGLE PANE BACK PAINTED SPANDREL GLASS
- LIGHT GREY SINGLE PANE, BACK-PAINTED SPANDREL GLASS
- PRE-FINISHED ALUMINUM FASCIA/PERFORATED SOFFIT (TO MATCH MULLIONS)
- 25mm IGU BLUE/CLEAR GLASS WITH LOW-E COATING
- LOUVER PANEL (SEE FINISHES SCHEDULE FOR DETAILS)
- XX • WALL TYPE TAG-SEE ASSEMBLIES SCHEDULE • SEE STRUCTURAL DWGS FOR REINFORCEMENTDETAILS
- 1t • LIGHT FIXTURE TAG, WHERE TAGGED IN ARCH DRAWINGS INFO IS FOR CONTEXT ONLY. SEE ELECTRICAL DWGS FOR DETAILS.
- EXCAV. • PROPOSED GRADING ELEVATION. SEE SITE SERVICING AND GRADING PLAN.
- • MECHANICAL EQUIPMENT TAG. SEE MEP DRAWINGS FOR MATCHINGEQUIPMENT TAGS IN SCHEDULES.
- • DOOR TAG-SEE DOOR SCHEDULE A601/A602

ELEVATION GENERAL NOTES:

1. THESE DRAWINGS SHOULD BE READ AND COORDINATED WITH ALL OTHER DISCIPLINES AND RELATED SHOP DRAWINGS.
2. SITE VERIFY ALL RELAVANT CONDITIONS AND CONFIRM ELEVATIONS PRIOR TO CONSTRUCTION.
3. FINAL FINISH COLORS/TEXTURES ARE A/P OWNER.
4. EXTERIOR LIGHTING SHALL ALL BE NIGHT SKY FRIENDLY.
5. EXTERIOR ADDRESS SIGNAGE IS BY OTHERS. MOUNTING BY OTHERS.
6. SEE WINDOW, DOOR AND GLAZING SCHEDULE FOR DETAILS ON OPENINGS FOR ALL RENESTRATION.
7. ALL RENESTRATION IS TO COMPLY WITH THE REQUIREMENTS OF SB-10 AND WITH THE PERFORMANCE ENERGY MODEL APPROVED DURING THE BUILDING PERMIT PROCESS.
8. ALL EXTERIOR LIGHTING SHALL BE THE SAME COLOR TEMPERATURE.

Scale 1 : 200
0 2 4 10 20 m

Niagara Falls CANADA
Niagara Region

CLIENT:
MAYFAIR ICON INC.

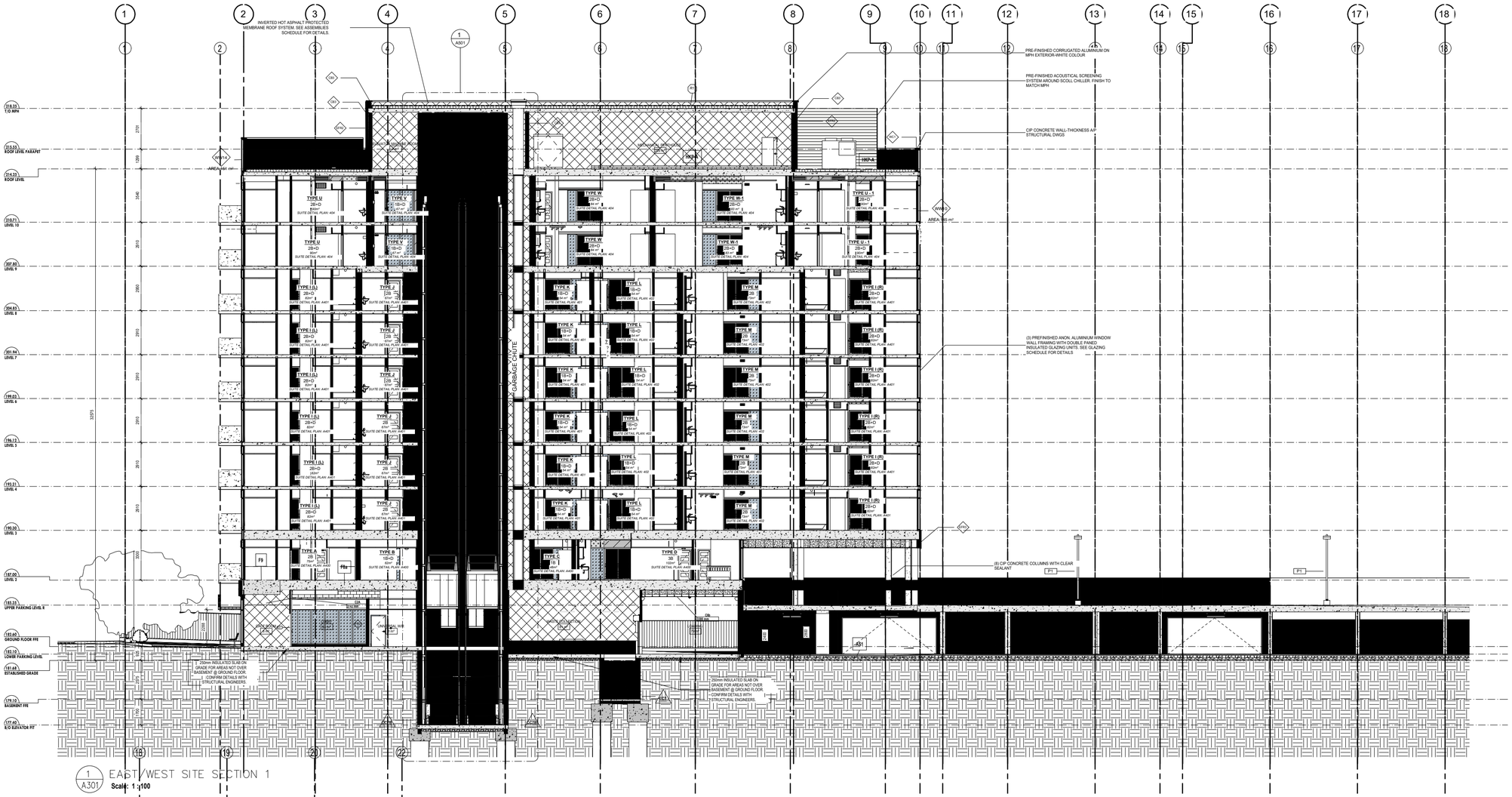
PROJECT:
8065 McLEOD ROAD
NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:
SITE ELEVATIONS

SCALE VERIFICATION: 1 INCH / INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
M.M.	M.M.
DESIGNED BY:	APPROVED BY:
A.A./M.M.	A.A.
SCALE:	PROJECT No:
As indicated	A22022

DRAWING NO.:
A200



aaa architects
130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-16	ISSUED FOR BP

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7699

BUILDING SECTION LEGEND

- XX — WALL TYPE TAG-SEE ASSEMBLIES SCHEDULE; SEE STRUCTURAL DWGS FOR REINFORCEMENT.DETAILS
- WWX — WINDOW WALL TAG-SEE GLAZING ELEVATIONS FOR DIMENSIONS, PANEL TYPES, EXTERIOR PLUG LOCATIONS; AREA SHOWN INCLUDES AREA OF MULLIONS
  AREA: XXXX
- f1 — CONCRETE SLAB TYPE TAG - SEE ASSEMBLIES SCHEDULE
- f1 — FOOTING TYPE TAG - SEE STURCTURAL DRAWINGS FOR SIZING/DETEAILS.
- l1 — LIGHT FIXTURE TAG, WHERE TAGGED IN ARCH DRAWINGS INFO IS FOR CONTEXT ONLY. SEE ELECTRICAL DWGS FOR DETAILS.
- 000.00 — PROPOSED GRADING ELEVATION. SEE SITE SERVICING AND GRADING PLAN.
- FIRE HOSE CABINET. SEE MEP DRAWINGS FOR DETAILS.
- DOOR TAG-SEE DOOR SCHEDULE A601/A602
- MECHANICAL EQUIPMENT TAG. SEE MEP DRAWINGS FOR MATCHING/EQUIPMENT TAGS IN SCHEDULES.
- RAILING TYPE TAG. SEE TYPICAL RAILING DETAILS FOR FINISH/GLAZING TYPE.
- XX — ROOF ASSEMBLY TYPE TAG - SEE ASSEMBLY SCHEDULE FOR DETAILS.
- XXX XXXX/mm AFF — CEILING TYPE TAG WITH HEIGHT. HEIGHT NOTED IS REFERENCED TO FLOOR IN WHICH IT IS INTENDED. SEE ASSEMBLY SCHEDULE FOR CEILING TYPES
- RD — ROOF DRAIN. ENSURE MINIMUM OF 2% SLOPE TO ALL ROOF DRAINS TYP. SEE MEP DWGS.

Scale 1 : 100
0 1 2 5 10 m

Niagara Falls CANADA
Niagara Region

CLIENT:
MAYFAIR ICON INC.

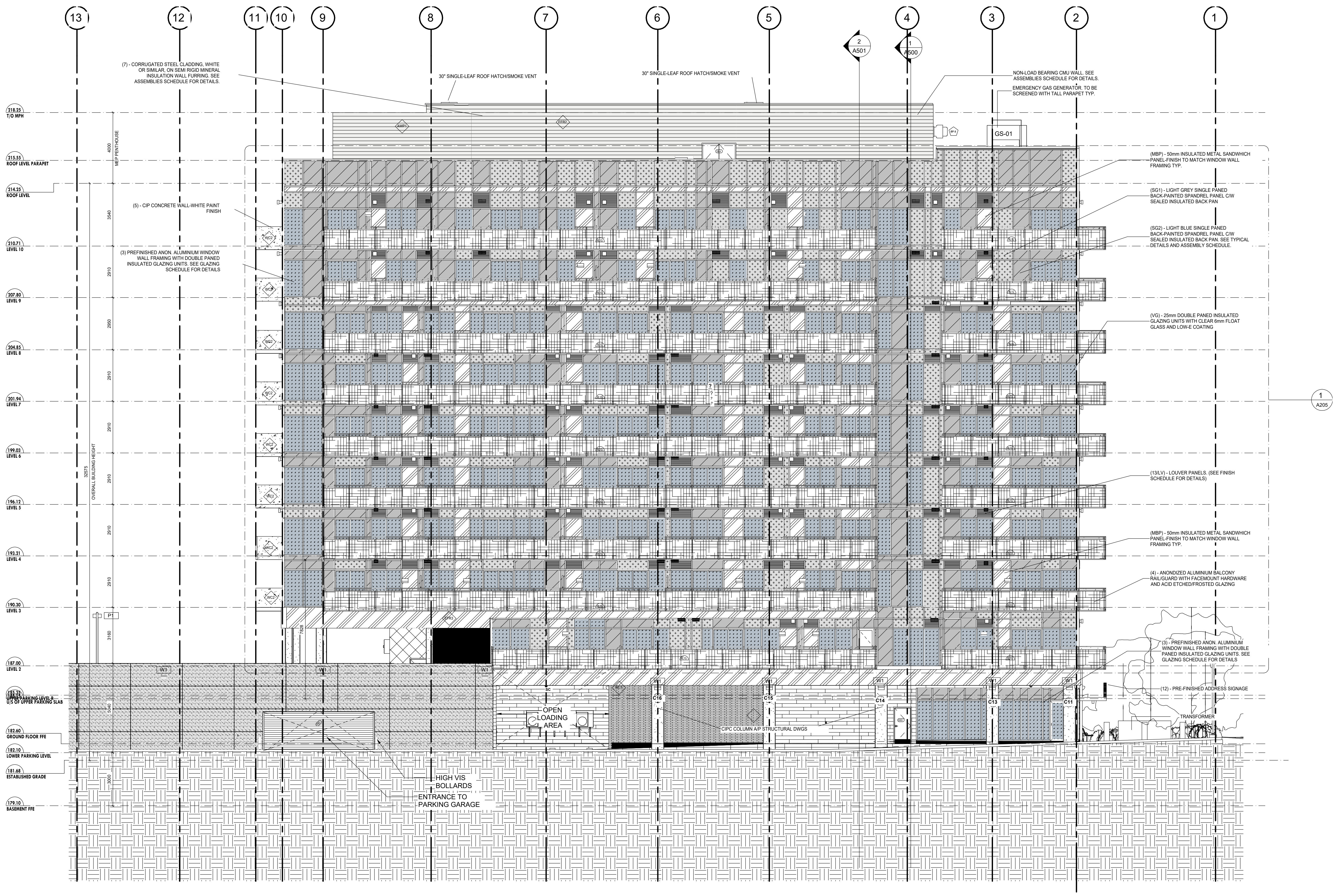
PROJECT:
8065 McLEOD ROAD
NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:
BUILDING SECTIONS

SCALE VERIFICATION: 1 CM / 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
M.M.	M.M.
DESIGNED BY:	APPROVED BY:
A.A./M.M.	A.A.
SCALE:	PROJECT No:
1 : 100	A22022

DRAWING NO.:
A301



1 / A201 NORTH BUILDING ELEVATION 1–100

Scale: 1 : 100

EXTERIOR FINISH MATERIAL SCHEDULE

1.PREFINISHED WINDOW WALL SYSTEM - RESIDENTIAL UNITS

GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER: CRYSTAL BLUE INNER: CLEAR
SPANDREL: LIGHT BLUE OR LIGHT GREY SINGLE PANE BACKPAINTED
FRAMING : ALUMINUM
COATING : GUNMETEAL FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

3.PREFINISHED ALUMINUM WINDOW WALL SYSTEM @ GROUND LEVEL

GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER: CLEAR INNER: CLEAR
SPANDREL: LIGHT GREY BACKPAINTED SINGLE PANE

4.PREFINISHED ALUMINUM & GLASS RAILING/GUARD

GLASS COLOR : ACID ETCHED
FRAMING : ALUMINUM
COATING : GUNMETEAL FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)
MOUNT: VERTICAL FACEMOUNT HARDWARE

5.EXPOSED CIP CONCRETE WALL-WHITE PAINT FINISH (TYPICAL BALCONY)

COLOR : WHITE PAINT FINISH
FINISH :
TOP :
SEALER : CLEAR SILOXONE TYPE SEALANT

6.KNOTWOOD VERTICAL FENCING 65mm Posts (HIDDEN FOR CLARITY)

COLOR : WHITE EXTERIOR PAINT FINISH

7.PREFINISHED CORRUGATED ALUMINIUM ON MPH EXTERIOR

COLOR : DARK GREY/CHARCOAL
PROFILE: TBD
COATING : TBD

8.EXPOSED CIP CONCRETE

COLOR : DARK GREY PAINT FINISH
COATING :

9.PAINTED METAL DOOR

COLOR : DARK GRAY
COATING : PAINTED

10.PAINTED METAL OVERHEAD DOOR (BY OTHERS)

FRAMING :METAL INSULATED
COLOR : DARK GRAY
COATING : PAINTED

11.ALUMINIUM PRE FINISHED METAL FASCIA/FLASHING/WALL PANELS

COLOR :WHITE (VICWEST SIGNATURE IMPERIAL WHITE-57619 OR APPROVED EQUAL)
COATING : PRE FINISHED PAINTED SMOOTH

12.SIGNAGE

STYLE : 3D LETTERS
COLOR : BLACK PRE FINISHED/ PAINTED BUILDING ADDRESS AND COMMERCIAL TENNENT SIGNAGE. TENNANT SIGN PERMITS BY OTHERS

13. EXTRUDED ALUMINIUM LOUVERS

COLOR : GUNMETAL GREY FLUOROPOLYMER COATING (PPG [illegible] OR SIMILAR)

[illegible]ST CONCRETE PANELS:

STYLE: GLOBAL PRECAST #313 SALEM FORM LINER PATTERN
COLOUR: CPCI #530 ACID ETCHED

15. MASONRY VENEER UNITS (CONCRETE MASONRY UNITS)

TYPE: BONNEVILLE SERIES STONE
COLOR : BRAMPTON BRICK - CLOUDBURST
TYPICAL RUNNING BOND PATTERN OR A/P SUPPLIED MFG TTERN

aaa architects
130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-16	ISSUED FOR BP

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

LEGE
ND

PRECAST MASONRY VENEER - PATTERN 1 - SEE EXTERIOR FINISH SCHEDULE

PRECAST MASONRY UNIT VENEER - PATTERN 2 - SEE EXTERIOR FINISH SCHEDULE ON THIS PAGE.

PRECAST CONCRETE PANELS-SEE EXTERIOR FINISH SCHEDULE ON THIS PAGE.

LIGHT BLUE SINGLE PANE BACK PAINTED SPANDREL GLASS

LIGHT GREY SINGLE PANE, BACK-PAINTED SPANDREL GLASS

PRE-FINSIHED ALUMINIUM FASCIA/PERFORATED SOFFIT (TO MATCH MULLIONS)

25mm IGU BLUE/CLEAR GLASS WITH LOW-E COATING

LOUVER PANEL (SEE FINISHES SCHEDULE FOR DETAILS)

XX
- WALL TYPE TAG-SEE ASSEMBLIES SCHEDULE
- SEE STRUCTURAL DWGS FOR REINFORCEMENT/DETAILS

1t
- LIGHT FIXTURE TAG, WHERE TAGGED IN ARCH DRAWINGS INFO IS FOR CONTEXT ONLY. SEE ELECTRICAL DWGS FOR DETAILS.

XXX.Xm
- PROPOSED GRADING ELEVATION. SEE SITE SERVICING AND GRADING PLAN.

CU-1
- MECHANICAL EQUIPMENT TAG. SEE MEP DRAWINGS FOR MATCHINGEQUIPMENT TAGS IN SCHEDULES.

- DOOR TAG-SEE DOOR SCHEDULE A601/A602

ELEVATION GENERAL NOTES:

1. THESE DRAWINGS SHOULD BE READ AND COORDINATED WITH ALL OTHER DISCIPLINES AND RELATED SHOP DRAWINGS.
2. SITE VERIFY ALL RELAVANT CONDITIONS AND CONFIRM ELEVATIONS PRIOR TO CONSTRUCTION.
3. FINAL FINISH COLORS/TEXTURES ARE A/P OWNER.
4. EXTERIOR LIGHTING SHALL ALL BE NIGHT SKY FRIENDLY.
5. EXTERIOR ADDRESS SIGNAGE IS BY OTHERS. MOUNTING BY OTHERS.
6. SEE WINDOW, DOOR AND GLAZING SCHEDULE FOR DETAILS ON OPENINGS FOR ALL FENESTRATION.
7. ALL FENESTRATION IS TO COMPLY WITH THE REQUIREMENTS OF SB-10 AND WITH THE PERFORMANCE ENERGY MODEL APPROVED DURING THE BUILDING PERMIT PROCESS.
8. ALL EXTERIOR LIGHTING SHALL BE THE SAME COLOR TEMPERATURE.

Scale 1 : 100
0 1 2 5 10 m

Niagara Falls CANADA
Niagara Region

CLIENT:
MAYFAIR ICON INC.

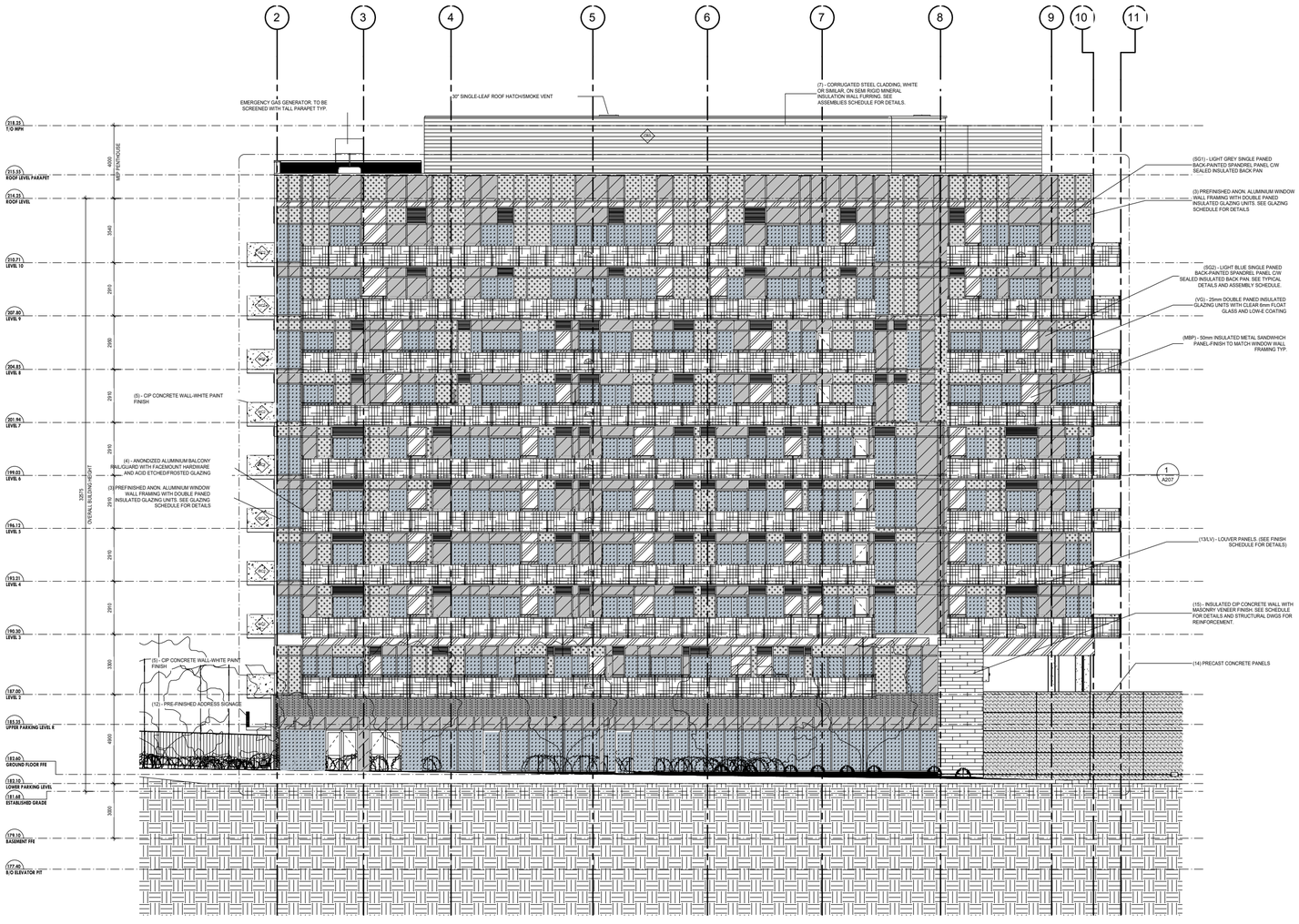
PROJECT:
8065 McLEOD ROAD
NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:
NORTH ELEVATION

SCALE VERIFICATION: 1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY: M.M.	CHECKED BY: M.M.
DESIGNED BY: A.A./M.M.	APPROVED BY: A.A.
SCALE: As indicated	PROJECT No: A22022

DRAWING NO.:
A201



1 A202 SOUTH BUILDING ELEVATION 1–100

Scale: 1 : 100

EXTERIOR FINISH MATERIAL SCHEDULE

1 PREFINISHED WINDOW WALL SYSTEM - RESIDENTIAL UNITS

GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER: CRYSTAL BLUE INNER: CLEAR
SPANDREL: LIGHT BLUE OR LIGHT GREY SINGLE PANE BACKPAINTED
FRAMING : ALUMINUM
COATING : GUNMETEAL FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

2 PREFINISHED ALUMINUM WINDOW WALL SYSTEM @ GROUND LEVEL

GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER: CLEAR INNER: CLEAR
SPANDREL: LIGHT GREY BACKPAINTED SINGLE PANE

4 PREFINISHED ALUMINUM & GLASS RAILING/GUARD

GLASS COLOR : ACID ETCHED
FRAMING : ALUMINUM
COATING : GUNMETEAL FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)
MOUNT: VERTICAL FACEMOUNT HARDWARE

6 EXPOSED CIP CONCRETE WALL-WHITE PAINT FINISH (TYPICAL BALCONY)

COLOR : WHITE PAINT FINISH
TEXTURE :
SEALER : CLEAR SILOXONE TYPE SEALANT

6 KNOTWOOD VERTICAL FENCING 65mm Posts (HIDDEN FOR CLARITY)

COLOR : WHITE EXTERIOR PAINT FINISH

7 PREFINISHED CORRUGATED ALUMINUM ON MPH EXTERIOR

COLOR : DARK GREY/CHARCOAL
PROFILE: TBD
COATING : TBD

8 EXPOSED CIP CONCRETE

COLOR : DARK GREY PAINT FINISH
COATING :

9 PAINTED METAL DOOR

COLOR : DARK GRAY
COATING : PAINTED

10 PAINTED METAL OVERHEAD DOOR (BY OTHERS)

FRAMING : METAL INSULATED
COLOR : DARK GRAY
COATING : PAINTED

11 ALUMINUM PRE FINISHED METAL FASCIA/FLASHING/WALL PANELS

COLOR : WHITE (VICWEST SIGNATURE IMPERIAL WHITE-57619 OR APPROVED EQUAL)
COATING : PRE FINISHED PAINTED SMOOTH

12 SIGNAGE

STYLE : 3D LETTERS
COLOR : BLACK PRE FINISHED/ PAINTED BUILDING ADDRESS AND COMMERCIAL TENNENT SIGNAGE. TENNANT SIGN PERMITS BY OTHERS

13. EXTRUDED ALUMINUM LOUVERS

COLOR : GUNMETAL GREY FLUOROPOLYMER COATING (PPG OR SIMILAR)

14 PRECAST CONCRETE PANELS:

COLOUR: CPCI #630 ACID ETCHED

15. MASONRY VENEER UNITS (CONCRETE MASONRY UNITS)

TYPE: BONNEVILLE SERIES STONE
COLOR : BRAMPTON BROX - CLOUDBURST
TYPICAL RUNNING BOND PATTERN OR A/P SUPPLIED MFG ITTERN

aaa architects
130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-16	ISSUED FOR BP

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7699

LEGEND

- PRECAST MASONRY VENEER - PATTERN 1 - SEE EXTERIOR FINISH SCHEDULE
- PRECAST MASONRY UNIT VENEER - PATTERN 2 - SEE EXTERIOR FINISH SCHEDULE ON THIS PAGE.
- PRECAST CONCRETE PANELS-SEE EXTERIOR FINISH SCHEDULE ON THIS PAGE.
- LIGHT BLUE SINGLE PANE BACK PAINTED SPANDREL GLASS
- LIGHT GREY SINGLE PANE, BACK-PAINTED SPANDREL GLASS
- PRE-FINISHED ALUMINIUM FASCIA/PERFORATED SOFFIT (TO MATCH MULLIONS)
- 25mm IGU BLUE/CLEAR GLASS WITH LOW-E COATING
- LOUVER PANEL (SEE FINISHES SCHEDULE FOR DETAILS)
- XX • WALL TYPE TAG-SEE ASSEMBLIES SCHEDULE • SEE STRUCTURAL DWGS FOR REINFORCEMENT/DETAILS
- 1t • LIGHT FIXTURE TAG, WHERE TAGGED IN ARCH DRAWINGS INFO IS FOR CONTEXT ONLY. SEE ELECTRICAL DWGS FOR DETAILS.
- 103.5m • PROPOSED GRADING ELEVATION. SEE SITE SERVICING AND GRADING PLAN.
- • MECHANICAL EQUIPMENT TAG. SEE MEP DRAWINGS FOR MATCHING/EQUIPMENT TAGS IN SCHEDULES.
- • DOOR TAG-SEE DOOR SCHEDULE A801/A802

ELEVATION GENERAL NOTES:

1. THESE DRAWINGS SHOULD BE READ AND COORDINATED WITH ALL OTHER CONSULTANTS AND RELATED SHOP DRAWINGS.
2. SITE VERIFY ALL RELAVANT CONDITIONS AND CONFIRM ELEVATIONS PRIOR TO CONSTRUCTION.
3. FINAL FINISH COLORS/TEXTURES ARE A/P OWNER.
4. EXTERIOR LIGHTING SHALL ALL BE NIGHT SKY FRIENDLY.
5. EXTERIOR ADDRESS SIGNAGE IS BY OTHERS. MOUNTING BY OTHERS.
6. SEE WINDOW, DOOR AND GLAZING SCHEDULE FOR DETAILS ON OPENINGS FOR ALL FENESTRATION.
7. ALL FENESTRATION IS TO COMPLY WITH THE REQUIREMENTS OF SB-10 AND WITH THE PERFORMANCE ENERGY MODEL APPROVED DURING THE BUILDING PERMIT PROCESS.
8. ALL EXTERIOR LIGHTING SHALL BE THE SAME COLOR TEMPERATURE.

Scale 1 : 100

0 1 2 5 10 m

Niagara Falls CANADA
Niagara Region

CLIENT:
MAYFAIR ICON INC.

PROJECT:
8065 McLEOD ROAD

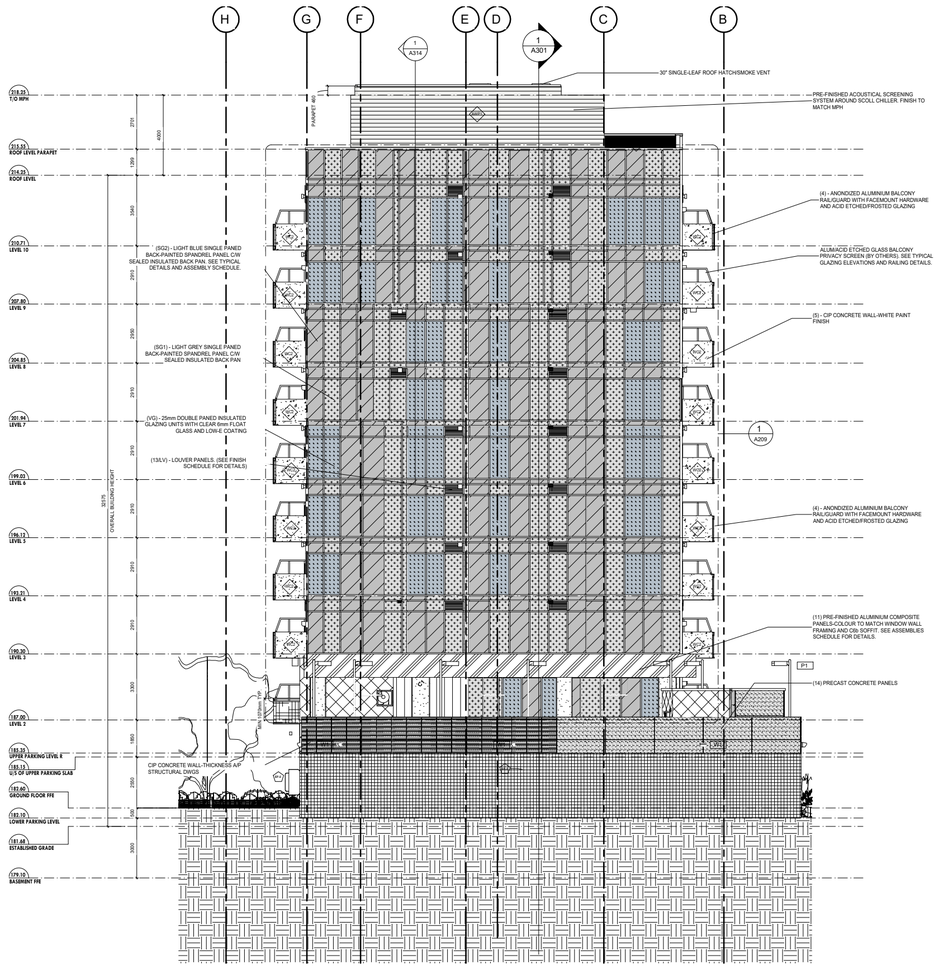
NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:
SOUTH ELEVATION

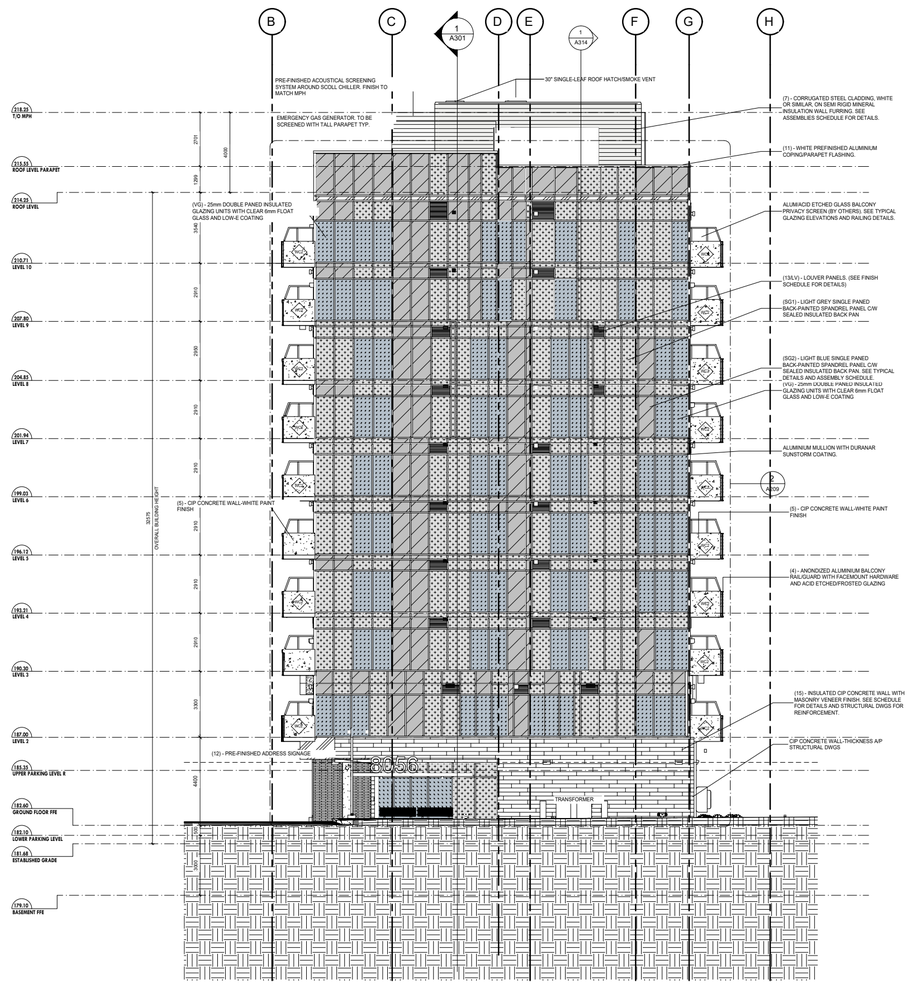
SCALE VERIFICATION: 1 MM / 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
M.M.	M.M.
DESIGNED BY:	APPROVED BY:
A.A./M.M.	A.A.
SCALE:	PROJECT No:
As indicated	A22022

DRAWING NO.:
A202



1 / A203 EAST BLDG ELEVATION 1–100
Scale: 1 : 100



2 / A203 WEST BUILDING ELEVATION 1–100
Scale: 1 : 100

EXTERIOR FINISH MATERIAL SCHEDULE

1.PREFINISHED WINDOW WALL SYSTEM - RESIDENTIAL UNITS
GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER: CRYSTAL BLUE INNER: CLEAR SPANDREL: LIGHT BLUE OR LIGHT GREY SINGLE PANE BACKPAINTED
FRAMING : ALUMINUM
COATING : GUNMETAL FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)

2.PREFINISHED ALUMINUM WINDOW WALL SYSTEM @ GROUND LEVEL
GLASS : 25mm IGU WITH LOW-E COATING (GUARDIAN SN68 OR SIMILAR)
COLOR : OUTER: CLEAR INNER: CLEAR SPANDREL: LIGHT GREY BACKPAINTED SINGLE PANE

4.PREFINISHED ALUMINUM & GLASS RAILING/GUARD
GLASS COLOR : ACID ETCHED
FRAMING : ALUMINUM
COATING : GUNMETAL FLUOROPOLYMER COATING (PPG ACRYNAR OR SIMILAR)
MOUNT : VERTICAL FACEMOUNT HARDWARE

5.EXPOSED CIP CONCRETE WALL-WHITE PAINT FINISH (TYPICAL BALCONY)
COLOR : WHITE PAINT FINISH
FINISH :
TOP :
SEALER : CLEAR SILOXONE TYPE SEALANT

6.KNOTWOOD VERTICAL FENCING 65mm Posts (HIDDEN FOR CLARITY)
COLOR : WHITE EXTERIOR PAINT FINISH

7.PREFINISHED CORRUGATED ALUMINIUM ON MPH EXTERIOR
COLOR : DARK GREY/CHARCOAL
PROFILE: TBD
COATING : TBD

8.EXPOSED CIP CONCRETE
COLOR : DARK GREY PAINT FINISH
COATING :

9.PAINTED METAL DOOR
COLOR : DARK GRAY
COATING : PAINTED

10.PAINTED METAL OVERHEAD DOOR (BY OTHERS)
FRAMING : METAL INSULATED
COLOR : DARK GRAY
COATING : PAINTED

11.ALUMINIUM PRE FINISHED METAL FASCIA/FLASHING/WALL PANELS
COLOR : WHITE (NCHEST SIGNATURE IMPERIAL WHITE-07619 OR APPROVED EQUAL)
COATING : PRE FINISHED PAINTED SMOOTH

12.SIGNAGE
STYLE : 3D LETTERS
COLOR : BLACK PRE FINISHED PAINTED BUILDING ADDRESS AND COMMERCIAL TENNENT SIGNAGE. TENNANT SIGN PERMITS BY OTHERS

13. EXTRUDED ALUMINIUM LOUVERS
COLOR : GUNMETAL GREY FLUOROPOLYMER COATING (PPG OR SIMILAR)

14. PRECAST CONCRETE PANELS:
STYLE: GLOBAL PRECAST #313 SALEM FORM LINER PATTERN
COLOUR: CPCI #436 ACID ETCHED

15. MASONRY VENEER UNITS (CONCRETE MASONRY UNITS)
TYPE: BONNEVILLE SERIES STONE
COLOR : BRAMPTON BRICK - CLOUDBURST
TYPICAL RUNNING BOND PATTERN OR A/P SUPPLIED MFG PATTERN

aaa architects
130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-16	ISSUED FOR BP

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7699

LEGEND

- PRECAST MASONRY VENEER - PATTERN 1 - SEE EXTERIOR FINISH SCHEDULE
- PRECAST MASONRY UNIT VENEER - PATTERN 2 - SEE EXTERIOR FINISH SCHEDULE ON THIS PAGE.
- PRECAST CONCRETE PANELS-SEE EXTERIOR FINISH SCHEDULE ON THIS PAGE.
- LIGHT BLUE SINGLE PANE BACK PAINTED SPANDREL GLASS
- LIGHT GREY SINGLE PANE, BACK-PAINTED SPANDREL GLASS
- PRE-FINISHED ALUMINIUM FASCIA/PERFORATED SOFFIT (TO MATCH MULLIONS)
- 25mm IGU BLUE/CLEAR GLASS WITH LOW-E COATING
- LOUVER PANEL (SEE FINISHES SCHEDULE FOR DETAILS)
- XX • WALL TYPE TAG-SEE ASSEMBLIES SCHEDULE • SEE STRUCTURAL DWGS FOR REINFORCEMENT/DETAILS
- 1t • LIGHT FIXTURE TAG, WHERE TAGGED IN ARCH DRAWINGS INFO IS FOR CONTEXT ONLY. SEE ELECTRICAL DWGS FOR DETAILS.
- 123.56 • PROPOSED GRADING ELEVATION. SEE SITE SERVICING AND GRADING PLAN.
- • MECHANICAL EQUIPMENT TAG. SEE MEP DRAWINGS FOR MATCHING/EQUIPMENT TAGS IN SCHEDULES.
- • DOOR TAG-SEE DOOR SCHEDULE A601/A602

ELEVATION GENERAL NOTES:

1. THESE DRAWINGS SHOULD BE READ AND COORDINATED WITH ALL OTHER CONSULTANTS AND RELATED SHOP DRAWINGS.
2. SITE VERIFY ALL RELAVANT CONDITIONS AND CONFIRM ELEVATIONS PRIOR TO CONSTRUCTION.
3. FINAL FINISH COLORS/TEXTURES ARE A/P OWNER.
4. EXTERIOR LIGHTING SHALL ALL BE NIGHT SKY FRIENDLY.
5. EXTERIOR ADDRESS SIGNAGE IS BY OTHERS. MOUNTING BY OTHERS.
6. SEE WINDOW, DOOR AND GLAZING SCHEDULE FOR DETAILS ON OPENINGS FOR ALL FENESTRATION.
7. ALL FENESTRATION IS TO COMPLY WITH THE REQUIREMENTS OF SB-10 AND WITH THE PERFORMANCE ENERGY MODEL APPROVED DURING THE BUILDING PERMIT PROCESS.
8. ALL EXTERIOR LIGHTING SHALL BE THE SAME COLOR TEMPERATURE.

Scale 1 : 100
0 1 2 5 10 m

Niagara Falls CANADA
Niagara Region

CLIENT:
MAYFAIR ICON INC.

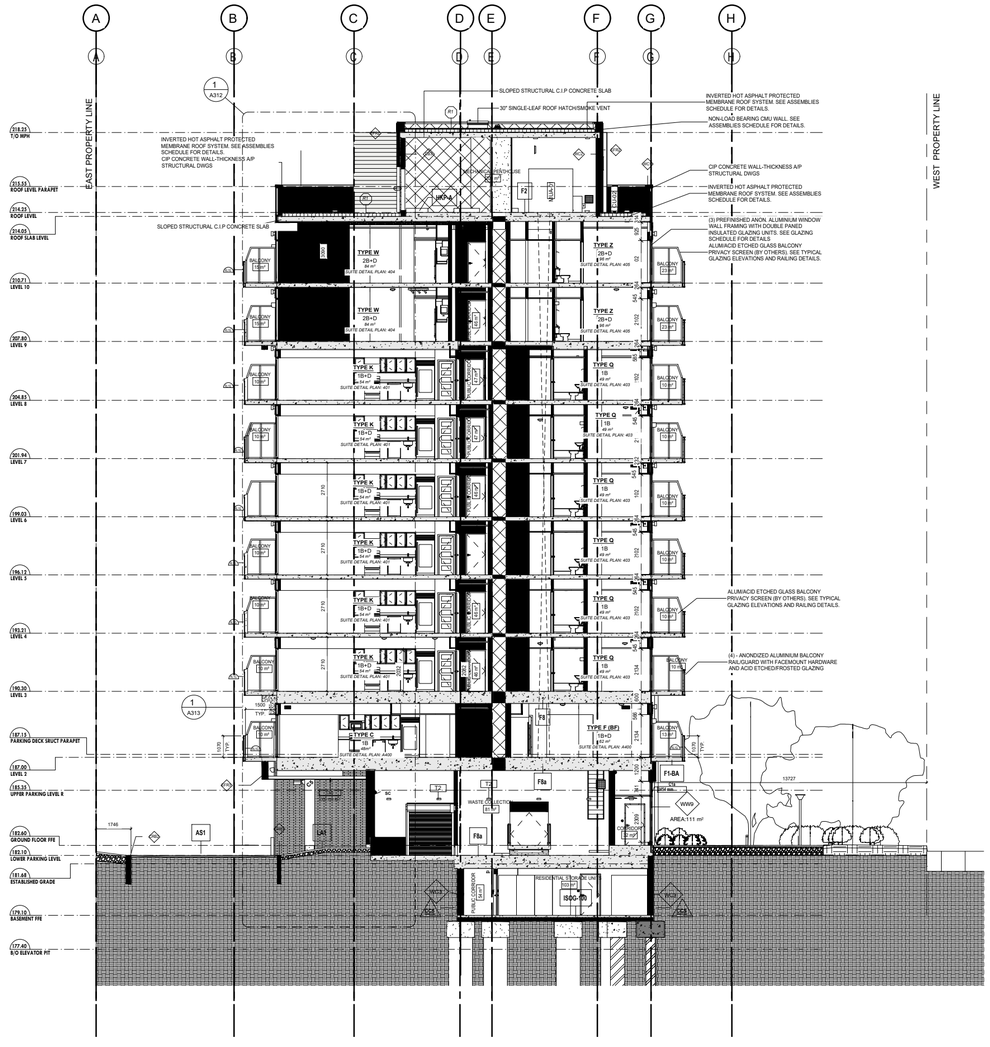
PROJECT:
8065 McLEOD ROAD
NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:
EAST/WEST ELEVATION

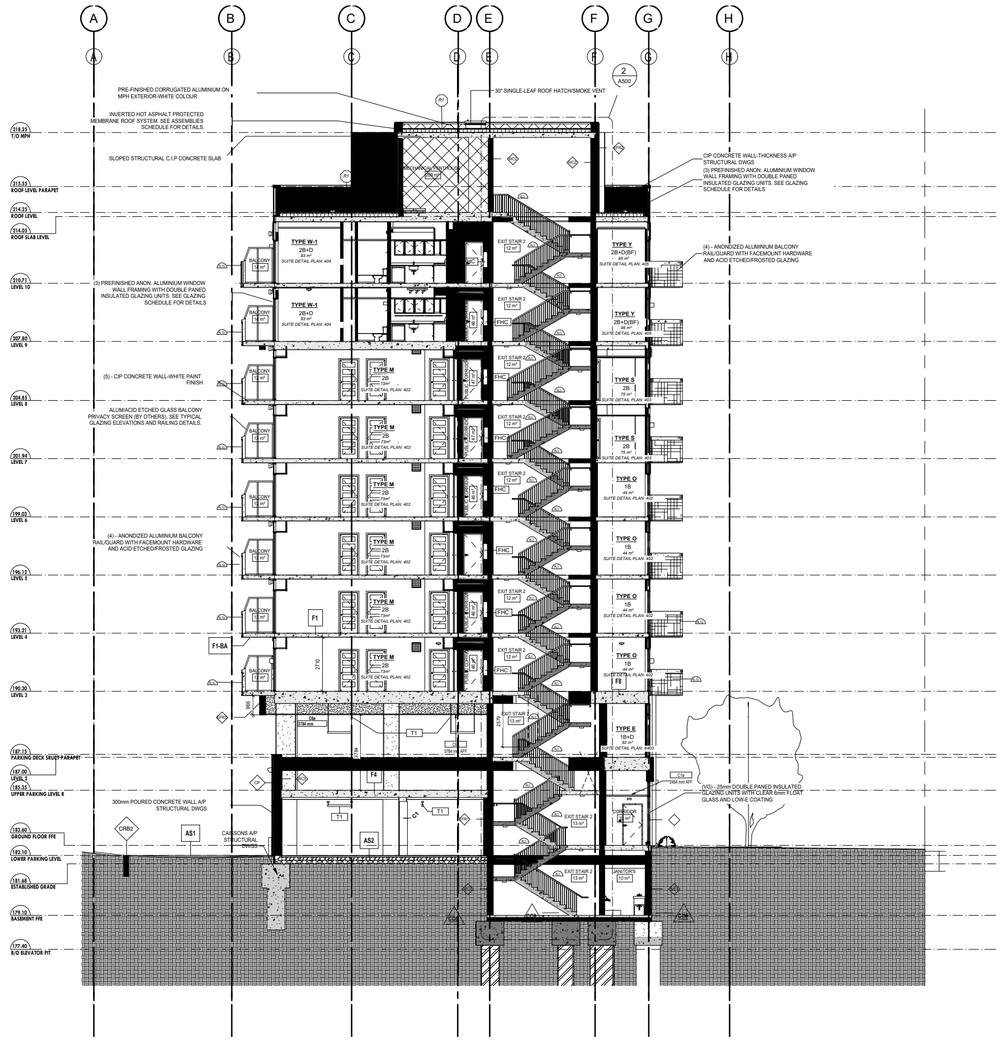
SCALE VERIFICATION: 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
M.M.	M.M.
DESIGNED BY:	APPROVED BY:
A.A./M.M.	A.A.
SCALE:	PROJECT No:
As indicated	A22022

DRAWING NO.:
A203



1 / A300 N/S SECTION 1
Scale: 1 : 100



2 / A300 N/S SECTION 2
Scale: 1 : 100

aaa architects
130 QUEENS QUAY EAST , SUITE 1018, TORONTO ONTARIO, M5A 0P6
T: 647.948.4889 x 100 F: 647.948.4889

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#	DATE	DESCRIPTION
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SEAL:

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LICENCE
7699

BUILDING SECTION LEGEND

- XX — WALL TYPE TAG-SEE ASSEMBLIES SCHEDULE • SEE STRUCTURAL DWGS FOR REINFORCEMENT/DETAILS
- WWX — WINDOW WALL TAG-SEE GLAZING ELEVATIONS FOR DIMENSIONS, PANEL TYPES, EXTERIOR PLUG LOCATIONS • AREA SHOWN INCLUDES AREA OF MULLIONS
- AREA - XXXX
- f1 — CONCRETE SLAB TYPE TAG - SEE ASSEMBLIES SCHEDULE
- f1 — FOOTING TYPE TAG - SEE STURCTURAL DRAWINGS FOR SIZING/DETEAILS.
- 1L — LIGHT FIXTURE TAG, WHERE TAGGED IN ARCH DRAWINGS INFO IS FOR CONTEXT ONLY. SEE ELECTRICAL DWGS FOR DETAILS.
- 100.50 — PROPOSED GRADING ELEVATION. SEE SITE SERVICING AND GRADING PLAN.
- FIRE HOSE CABINET. SEE MEP DRAWINGS FOR DETAILS.
- DOOR TAG-SEE DOOR SCHEDULE A601/A602
- MECHANICAL EQUIPMENT TAG. SEE MEP DRAWINGS FOR MATCHING/EQUIPMENT TAGS IN SCHEDULES.
- RAILING TYPE TAG. SEE TYPICAL RAILING DETAILS FOR FINISH/GLAZING TYPE.
- XX — ROOF ASSEMBLY TYPE TAG - SEE ASSEMBLY SCHEDULE FOR DETAILS.
- XXX / XXXX/mm AFF — CEILING TYPE TAG WITH HEIGHT. HEIGHT NOTED IS REFERENCED TO FLOOR IN WHICH IT IS INTENDED. SEE ASSEMBLY SCHEDULE FOR CEILING TYPES
- RD — ROOF DRAIN. ENSURE MINIMUM OF 2% SLOPE TO ALL ROOF DRAINS TYP. SEE MEP DWGS.

Scale 1 : 100
0 1 2 5 10 m

Niagara Falls CANADA
Niagara Region

CLIENT:
MAYFAIR ICON INC.

PROJECT:
8065 McLEOD ROAD
NEW 10 STOREY RESIDENTIAL BUILDING

DRAWING:
BUILDING SECTIONS

SCALE VERIFICATION: 1 INCH — 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

DRAWN BY:	CHECKED BY:
M.M.	M.M.
DESIGNED BY:	APPROVED BY:
A.A./M.M.	A.A.
SCALE:	PROJECT No:
1 : 100	A22022

DRAWING NO.:
A300