

PROPOSED  
**RESIDENTIAL DEVELOPMENT**

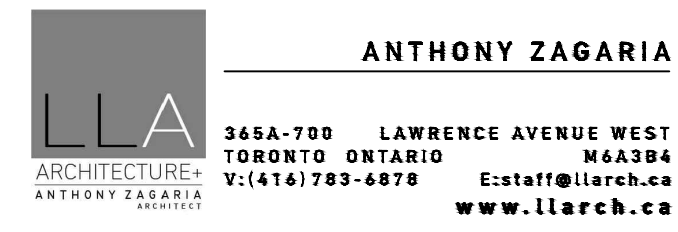


7449 MONTROSE ROAD

NIAGARA FALLS, ON, CAN

L I S T O F D R A W I N G S

ARCHITECTURAL



- A0.0 COVER PAGE
- SP1 SITE PLAN
- SP2 SITE DEVELOPMENT DATA
- A1.0 BUILDING C1 – PLANS & ELEVATIONS
- A2.0 BUILDING C2 – PLANS & ELEVATIONS
- A3.0 BUILDING C3 – PLANS & ELEVATIONS
- A4.0 BUILDING C4 – PLANS & ELEVATIONS
- A5.0 BUILDING C5 – PLANS & ELEVATIONS
- A6.0 BUILDING C6 – PLANS & ELEVATIONS
- A7.0 BUILDING C7 – PLANS & ELEVATIONS
- A8.0 BUILDING C8 – PLANS & ELEVATIONS
- A9.0 BUILDING C9 – PLANS & ELEVATIONS
- A10.0 BUILDING C10 – PLANS
- A10.1 BUILDING C10 – ELEVATIONS
- A11.0 BUILDING C11 – PLANS & ELEVATIONS
- A12.0 BUILDING C12 – PLANS & ELEVATIONS

LANDSCAPE



- L1 LAYOUT PLAN
- L1.1 PLANTING PLAN
- C01 COMPENSATION PLANTING PLAN
- L2 LANDSCAPE DETAILS
- L3 LANDSCAPE DETAILS
- TI-1 TREE INVENTORY, PROTECTION, AND REMOVALS.
- TI-2 TREE INVENTORY, PROTECTION, AND REMOVALS.

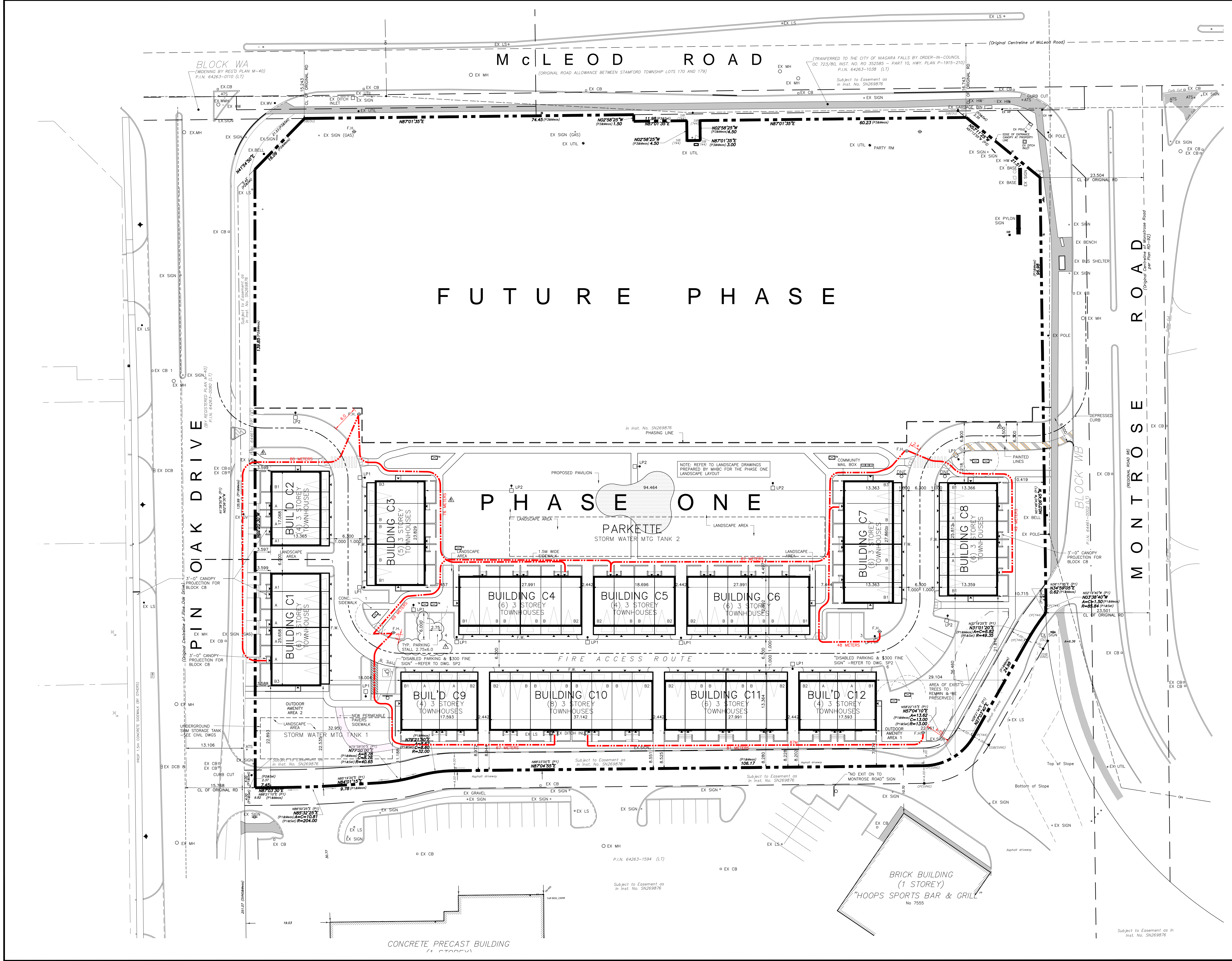
CIVIL



- 1 of 5 SITE SERVING PLAN
- 2 of 5 SITE GRADING PLAN
- 3 of 5 SECTIONS
- 4 of 5 NOTES AND DETAILS
- 5 of 5 EROSION & SEDIMENT CONTROL PLAN



MZ ISSUED FOR SITE PLAN APPROVAL JUL 21 2025  
 MZ RE-ISSUED FOR SPA DEC 12 2025  
 MZ RE-ISSUED FOR SPA FEB 04 2026  
 MZ RE-ISSUED FOR SPA APR 07 2026  
 MZ MINOR VARIANCE COMMENTS MAY 19 2026



### LEGEND

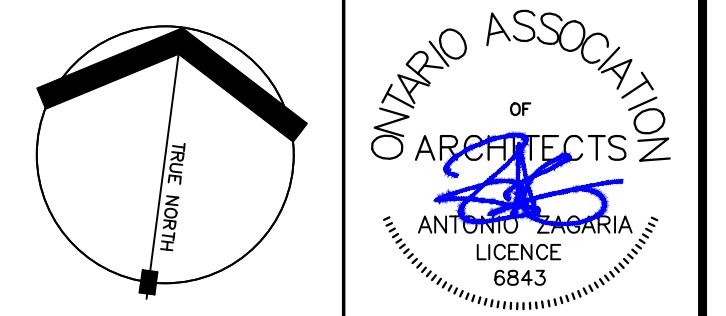
- LEGAL DESCRIPTION AND PROPERTY LINE (SUBJECT LANDS)
- EASEMENTS (NO BUILD)
- FIRE ROUTE
- FENCE LINE
- NEW CONCRETE CURBS w/ SAW CUTS AND EXPANSION JOINTS
- RAISED ISLAND w/ CONCRETE PAVING AND CONCRETE CURBS
- RAISED ISLAND w/ CONCRETE CURBS AND LANDSCAPING
- PAINTED LINES (REFER TO SITE DETAILS)
- NEW CONCRETE SIDEWALK MONOLITHING FOUR 1/4" SAW CUTS
- NEW TACTILE WALKING SURFACE
- PAINTED TRAFFIC LINES (REFER TO SITE DETAILS)
- PROPOSED BUILDING ENTRY
- FIRE HYDRANT
- STOP SIGNS (REFER TO SITE DETAILS)
- PEDESTRIAN CROSSWALK SIGN (REFER TO SITE DETAILS)
- BARRIER FREE PARKING SIGN (REFER TO SITE DETAILS)
- FIRE ROUTE SIGNS (REFER TO SITE DETAILS)
- DO NOT ENTER SIGN (REFER TO SITE DETAILS)
- BUS STOP SIGN (TYPE TO BE)
- CONFIRMED W. TRANSIT AUTHORITY SHARED CONNECTION
- PROPOSED GRADE ELEVATION
- EXISTING GRADE ELEVATION
- NEW SITE SERVICES (REFER TO SITE SERVICES DWGS)
- EXISTING HYDRO POLE (REFER TO SITE SERVICES DWGS)
- LIGHT STANDARD (REFER TO ELECTRICAL DWGS)
- NEW PAD MOUNT TRANSFORMER (REFER TO ELECTRICAL DWGS)
- PROPOSED BUILDINGS
- FIRE HOSE COVERAGE FROM FIRE HYDRANT TO EACH DWELLING
- MIN. PARKING STALL DIMENSION 2.75m W x 6.0m L

NO.	DESCRIPTION	DATE
M2	MINOR VARIANCE COMMENTS-MAY 15-26	MAY 19 2023
M2	RE-ISSUED FOR SPA	APR 07 2023
M2	SPA COORDINATION COMMENTS	MAR 24 2023
M2	RE-ISSUED FOR SPA	FEB 04 2023
M2	ADDED PAD MOUNT TRANSFORMERS	JAN 30 2023
M2	RELOCATED & REVISED BARRIER B.F. STALL	JAN 12 2023
M2	RE-ISSUED FOR SITE PLAN APPROVAL	DEC 12 2022
M2	ISSUED FOR SITE PLAN APPROVAL	JUL 21 2022
M2	ADDED RIGHT-IN & RIGHT-OUT ENTRANCES	JUL 10 2022
M2	ISSUED FOR CLIENT REVIEW	JUN 26 2022
M2	ISSUED FOR PRELIMINARY REVIEW	MAY 07 2022
M2	ISSUED FOR PRELIMINARY REVIEW	APR 17 2022
M2	ISSUED FOR PRELIMINARY REVIEW	APR 14 2022
M2	ISSUED FOR CLIENT REVIEW	APR 12 2022
M2	ADDED CENTERLINE OF ROAD	MAR 08 2022
M2	ADDED SIDEWALK (TREE PROTECTION)	FEB 24 2022
M2	ADDED STORM WATER TANKS 1&2	FEB 23 2022
M2	ADDED WALKWAY LIGHTS	FEB 15 2022
M2	ISSUED FOR CLIENT REVIEW	FEB 13 2022
M2	ADDED/RELOCATED LIGHT POLES	FEB 08 2022
M2	ADDED BALCONY STRIBACKS	NOV 10 2021
M2	ISSUED FOR SPA	OCT 21 2021
M2	ISSUED FOR CODE REVIEW	AUG 18 2021
M2	ISSUED FOR CLIENT REVIEW	JULY 15 2021
M2	REVISED SUITE LAYOUTS	JUNE 15 2021
M2	ISSUED FOR CLIENT REVIEW	JUNE 07 2021
M2	ISSUED FOR CLIENT REVIEW	MAY 26 2021

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE  
DO NOT SCALE DRAWINGS



ANTHONY ZAGARIA  
ARCHITECT  
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416-463-4111  
WWW.L.L.A.R.C.H.C.A



PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE BAYFIELD**  
7449 MONTROSE ROAD NIAGARA FALLS, ON

DRAWING TITLE  
**SITE PLAN**

DRAWN BY	MZ	COM. NO.	
CHECKED	AZ	DRAWING NO.	
SCALE	1:300		
DATE	SEPT 17 2021		

SP1

**CONCRETE SIDEWALK/ WALKWAY/ ENTRY RAMP GENERAL NOTES**

- PROTECT CONCRETE PAD FROM DAMAGE AND VANDALISM UNTIL SET. ANY AREAS DAMAGED BY FOOT PRINTS, TIRES AND/OR WRITING IN CONC. SHALL BE BROKEN OUT AND REPLACED AT THE GENERAL CONTRACTOR'S EXPENSE.
- POURED CONCRETE STRENGTH TO BE 35 MPa COMPRESSIVE STRENGTH AT 28 DAYS WITH 5% ± 7% AIR ENTRAINMENT. ENTRAINED TO CSA-A23.3-17/ACI 308.2 (REFER TO GROUND FLOOR PLAN AND PROPOSED SITE PLAN FOR EXACT LOCATIONS AND LENGTH DIMENSIONS)
- QUALITIES OF THE CEMENT AND AGGREGATES SHALL CONFORM TO C.S.A. SPECIFICATION A-23.1M LATEST REVISION FOR "CONTROLLED CONCRETE".
- PROVIDE A 25mm BITUMINOUS FIBRE EXPANSION JOINT ALONG THE ADJACENT WALL OF THE BUILDING.
- PROVIDE A STIFF BROOM FINISH ON THE SURFACE AND HAND TOOLED EDGES.
- SIDEWALK SLOPES TO BE 2% MAX.
- SAW CUT AT 5'-0" C/C BOTH DIRECTIONS AND EXPANSION JOINTS @ 20'-0" O.C. BOTH DIRECTIONS.
- REINFORCING TO BE AS PER STRUCTURAL DRAWINGS.
- REFER TO LANDSCAPE DRAWINGS FOR STYLE, COLOR AND PATTERN.

**FIRE ROUTE SIGN NOTES**

- FIRE ROUTE TO COMPLY WITH CITY OF NIAGARA BY-LAW
- SIGN PLATE: LETTERING, COLOUR, SIZE AND MATERIAL IN ACCORDANCE WITH CITY OF NIAGARA REQUIREMENTS
  - SIGN POST: TYPE AND MATERIAL IN ACCORDANCE WITH 1/SP2
  - SIGN-MOUNTING ALTERNATIVES:
    - STANDARD SIGN POST (SEE 1/SP2)
    - LIGHT STANDARD OR OTHER EQUIVALENT UTILITY POLE LOCATED NOT MORE THAN 4 METERS FROM THE LIMIT OF THE FIRE ROUTE.
    - FENCES, LANDSCAPE WALL AND BUILDING FACES LOCATED NOT MORE THAN 4 METERS FROM THE LIMIT OF THE FIRE ROUTE.
  - MOUNTING HEIGHT: 3 METERS MEASURED FROM THE TOP LIMIT OF THE SIGN TO THE GRADE OF THE FIRE ROUTE SURFACE ADJACENT TO THE FIRE ROUTE SIGN.
  - SPACING BETWEEN SIGNS: NOT MORE THAN 30 METERS (100 FT) BETWEEN SIGNS LOCATED ON THE SAME SIDE OF THE FIRE ROUTE AND SPACED SUCH THAT AT LEAST 1 SIGN IS CLEARLY VISIBLE AND LETTERING IS LEGIBLE FROM ALL LOCATIONS WITHIN THE FIRE ROUTE.
  - LOCATION OF SIGNS:
    - FIRE ROUTES GREATER THAN 6.1 METERS IN WIDTH - ONE SIDE OF THE FIRE ROUTE.
    - FIRE ROUTE 6.1 METERS OR LESS IN WIDTH - BOTH SIDES OF THE FIRE ROUTE.
  - SETBACK FROM THE FIRE ROUTE:
    - WHERE A CURB OR EQUIVALENT EDGE TREATMENT IS NOT PROVIDED TO DEFINE THE EDGE OF THE FIRE ROUTE - MINIMUM 3.0 METERS (10 FT) AND MAXIMUM 4.0 METERS (13 FT) TO ANY PART OF THE SIGN.
    - WHERE A CURB OR EQUIVALENT EDGE TREATMENT IS PROVIDED TO DEFINE THE EDGE OF THE FIRE ROUTE - MINIMUM 0.3 METERS (1 FT) AND MAXIMUM 1.0 METERS (3 FT) TO ANY PART OF THE SIGN.
  - SIGN ORIENTATION: AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES TO A LINE PARALLEL TO THE FLOW OF TRAFFIC.
  - VISIBILITY: THE PROPERTY OWNER IS RESPONSIBLE TO ENSURE THAT PHYSICAL OBSTRUCTIONS ARE NOT PLACED OR CONSTRUCTED IN LOCATIONS THAT INTERFERE WITH THE VISIBILITY AND/OR LEGIBILITY OF ANY FIRE ROUTE SIGN AND TO ENSURE SUFFICIENT MAINTENANCE OF VEGETATION SUCH THAT UNOBSTRUCTED VIEWS TO ALL FIRE ROUTE.

**BAYFIELD** Property Management Inc. SPA  
 Dated July 29, 2023  
 LLA ARCHITECTURE

**MONTRÖSE RESIDENTIAL DEVELOPMENT, NIAGARA FALLS, ONTARIO**

**SITE DEVELOPMENT DATA**

LOT AREA	ACRES	SQ. M	SQ. FT.
These On Site Area	3.19	12537.85	134499.29
Phase One Site Area	3.19	12537.85	134499.29

**PHASE ONE BUILDING SETBACKS (To Property Line)**

BUILDING	(# Unit Townhouse)	PROVIDED (M)
BUILDING C1	(# Unit Townhouse)	3.599
BUILDING C2	(# Unit Townhouse)	3.599
BUILDING C3	(# Unit Townhouse)	3.599
BUILDING C4	(# Unit Townhouse)	3.599
BUILDING C5	(# Unit Townhouse)	3.599
BUILDING C6	(# Unit Townhouse)	3.599
BUILDING C7	(# Unit Townhouse)	3.599
BUILDING C8	(# Unit Townhouse)	3.599
BUILDING C9	(# Unit Townhouse)	3.599
BUILDING C10	(# Unit Townhouse)	3.599
BUILDING C11	(# Unit Townhouse)	3.599
BUILDING C12	(# Unit Townhouse)	3.599

PHASE ONE BUILDING AREAS (Footprint)	SQ. M	SQ. FT.
BUILDING C1	342.72	3686.01
BUILDING C2	227.88	2452.88
BUILDING C3	315.52	3386.23
BUILDING C4	374.52	4031.30
BUILDING C5	248.76	2680.39
BUILDING C6	374.52	4031.30
BUILDING C7	371.9	4003.10
BUILDING C8	345.51	3716.04
BUILDING C9	258.17	2781.06
BUILDING C10	456.69	4924.33
BUILDING C11	374.52	4031.30
BUILDING C12	255.17	2751.35
TOTAL	3843.88	4149.72

BUILDING COVERAGE (PHASE ONE)	SQ. M	SQ. FT.
BUILDING C1 to C12	3843.88	4149.72

LANDSCAPED AREA (PHASE ONE)	SQ. M	SQ. FT.
TOTAL HARD LANDSCAPING AREA	777.87	8374.00
TOTAL SOFT LANDSCAPING AREA	5599.24	60039.16
TOTAL	6377.11	68413.16

PAVED AREA (PHASE ONE)	SQ. M	SQ. FT.
TOTAL	2257.24	24296.73

BUILDING HEIGHTS (PHASE ONE)	METERS	FEET
Top of peak of Roof		
BUILDING C1	11.240	36.88
BUILDING C2	11.240	36.88
BUILDING C3	11.240	36.88
BUILDING C4	11.240	36.88
BUILDING C5	11.240	36.88
BUILDING C6	11.240	36.88
BUILDING C7	11.240	36.88
BUILDING C8	11.240	36.88
BUILDING C9	11.240	36.88
BUILDING C10	11.240	36.88
BUILDING C11	11.240	36.88
BUILDING C12	11.240	36.88

PARALLEL PARKING	REQUIREMENTS REQUIRED	#1 Spaces	PROVIDED
1:25 ratio x number of Units 1:25 x 416			61
Parking stall space (7.0M x 0.0M c/w access aisle)			61
BUILDING C1	One per Townhouse	6 Spaces	6
BUILDING C2	One per Townhouse	4 Spaces	4
BUILDING C3	One per Townhouse	5 Spaces	5
BUILDING C4	One per Townhouse	6 Spaces	6
BUILDING C5	One per Townhouse	6 Spaces	6
BUILDING C6	One per Townhouse	4 Spaces	4
BUILDING C7	One per Townhouse	6 Spaces	6
BUILDING C8	One per Townhouse	6 Spaces	6
BUILDING C9	One per Townhouse	4 Spaces	4
BUILDING C10	One per Townhouse	8 Spaces	8
BUILDING C11	One per Townhouse	6 Spaces	6
BUILDING C12	One per Townhouse	4 Spaces	4
TOWNHOUSE SURFACE PARKING (Including Accessible Parking)		4 Spaces	4
TOTAL		65 Spaces	61

ACCESSIBLE PARKING	REQUIRED	PROVIDED
BUILDING C1 to C12	Required	Surface Provided
(No requirements)	1 Required	1 Provided

BICYCLE PARKING	REQUIRED	PROVIDED
BUILDING C1 to C12	Required	No requirements
TOTAL	0	0

DRIVER FLOOR AREA (UNIT TYPE)	AREA (SQM)	AREA (SFT)
A	110.42	1220.79
A1	118.84	1287.75
B	125.11	1346.69
B1	128.77	1386.04
B2	129.77	1386.04
B3	144.37	1553.99

BUILDING GROSS FLOOR AREA	AREA (SQM)	AREA (SFT)
BUILDING C1	717.69	7725.15
BUILDING C2	475.25	5115.55
BUILDING C3	648.47	6990.12
BUILDING C4	756.98	8148.06
BUILDING C5	507.76	5465.46
BUILDING C6	757.98	8158.83
BUILDING C7	773.58	8326.75
BUILDING C8	711.22	7655.51
BUILDING C9	484.38	5213.82
BUILDING C10	1008.20	10853.17
BUILDING C11	757.98	8158.83
BUILDING C12	484.38	5213.82
TOTAL GFA	8083.87	87014.07

**NOTE:**

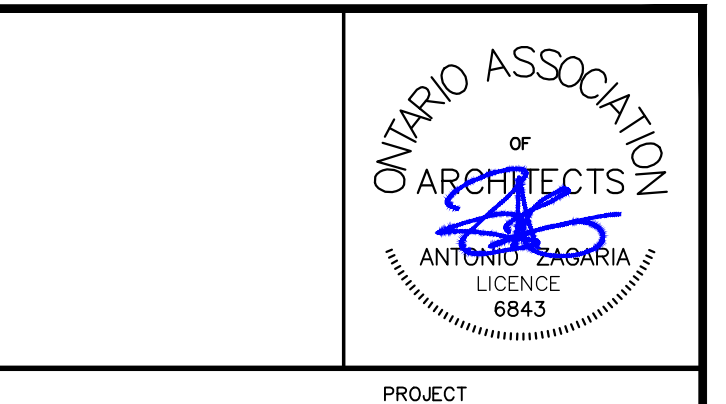
- EXISTING GRADES, LINES AND SITE CONDITIONS SHOWN ON THIS DRAWING WERE TAKEN FROM SURVEY INFORMATION ESTABLISHED BY PERSONS ENGAGED DIRECTLY BY OWNER. THE ACCURACY OF SURVEY INFORMATION IS NOT THE CONSULTANT'S RESPONSIBILITY.
- THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR, LICENSED IN THE PLACE OF WORK, TO:
- ESTABLISH PERMANENT BENCH MARKS, OR MARKERS AS WIDELY SEPARATED AS POSSIBLE;
  - VERIFY POSITIONING OF EXISTING BUILDINGS IF/WHEN USED TO ESTABLISH LOCATION OF NEW SITE ELEMENTS;
  - ESTABLISH LOCATION OF NEW BUILDINGS AND OTHER SITE ELEMENTS SUCH AS CURBS, SIDEWALKS, DRIVEWAYS, LIGHT POSTS, ETC. ALL NEW BUILDINGS TO BE POSITIONED USING DIMENSIONS FROM PROPERTY LINES ONLY, AND/OR FROM ADJACENT EXISTING BUILDINGS WHERE INDICATED (AND VERIFIED AS PER #2 ABOVE). ALL OTHER NEW SITE ELEMENTS TO BE POSITIONED FROM NEW BUILDINGS AND/OR PROPERTY LINES USING WRITTEN DIMENSIONS ONLY.
  - VERIFY LOCATION OF PROPERTY LINES AND MAINTAIN THROUGHOUT DURATION OF CONSTRUCTION;
  - VERIFY ELEVATIONS OF FLOOR LEVELS AS CONSTRUCTION PROCEEDS, AND RELATE TO BENCH MARK DATUM;
  - VERIFY THAT PRESENT, OR KNOWN FUTURE RESTRICTIONS, ARE NOT VIOLATED BY CONSTRUCTION ON SITE OR LINES OF TRAVEL TO ALL PUBLIC UTILITIES;
  - CORRELATE GEODETIC ELEVATION OF BENCH MARK DATUM WITH ELEVATIONS IN USE BY PUBLIC UTILITIES ADJACENT TO PROJECT;
  - VERIFY ACCURACY OF SITE DIMENSIONS SHOWN ON DRAWINGS;
  - PROVIDE AS BUILT SITE PLAN SHOWING NEW BUILDINGS' LOCATION (PART OF CONTRACT CLOSEOUT);

BEFORE COMMENCING WORK AT ADJACENT PUBLIC PROPERTY, THE CONTRACTOR SHALL VERIFY THAT NO PLANS FOR ALTERING CLEARANCES, SET-BACKS, EASEMENTS, GRADES, OR OTHERWISE HAVE BEEN MADE BY LOCAL AUTHORITIES, SUBSEQUENT TO THEIR APPROVAL OF CONTRACT DOCUMENTS, AND WHICH WOULD AFFECT THE ORIGINAL INTENT.

CONTRACTOR TO ENSURE THAT POSITIVE DRAINAGE IS PROVIDED TO ALL SITE DRAINS AND CATCH BASINS, AS SET IN THEIR FINAL POSITION, PROVIDE CONSTANT SLOPES FOR DRAINAGE SURFACES TO DRAINS AND DRAINAGE COURSES. ENSURE THAT ALLOWABLE CONSTRUCTION TOLERANCES AND STRUCTURAL TOLERANCES DO NOT PERMIT PONDING OF WATER.

REV	BY	DESCRIPTION	DATE
MZ	RE-ISSUED FOR SPA		APR. 07 2024
MZ	RE-ISSUED FOR SPA		FEB. 04 2024
MZ	ADDED SITE DETAILS		JAN. 12 2024
MZ	RE-ISSUED FOR SITE PLAN APPROVAL		DEC. 12 2023
MZ	ISSUED FOR SITE PLAN APPROVAL		JUL. 21 2023
MZ	ISSUED FOR CLIENT REVIEW		JUN. 26 2023
MZ	ISSUED FOR CLIENT REVIEW		MAY 07 2023
MZ	ISSUED FOR PRELIMINARY REVIEW		APR. 17 2023
MZ	ISSUED FOR PRELIMINARY REVIEW		APR. 14 2023
MZ	ISSUED FOR CLIENT REVIEW		FEB. 24 2023
MZ	ADDED CENTERLINE OF ROAD		MAR. 06 2023
MZ	SHIFTED SIDEWALK (TREE PROTECTION)		FEB. 24 2023
MZ	ADD STORM WATER TANKS 1x2		FEB. 23 2023
MZ	ADDED WALKWAY LIGHTS		FEB. 15 2023
MZ	ISSUED FOR CLIENT REVIEW		FEB. 13 2023
MZ	ADDED RELOCATED LIGHT POLES		FEB. 08 2023
MZ	ADDED BALCONY SETBACKS		NOV. 10 2022
MZ	ISSUED FOR SPA		OCT. 21 2022
MZ	ISSUED FOR CODE REVIEW		AUG. 18 2022
MZ	ISSUED FOR CLIENT REVIEW		JULY 25 2022
MZ	REVISED SUITE LAYOUTS		JUNE 15 2022
MZ	ISSUED FOR CLIENT REVIEW		JUNE 07 2022
MZ	ISSUED FOR CLIENT REVIEW		MAY 26 2022

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE  
 DO NOT SCALE DRAWINGS



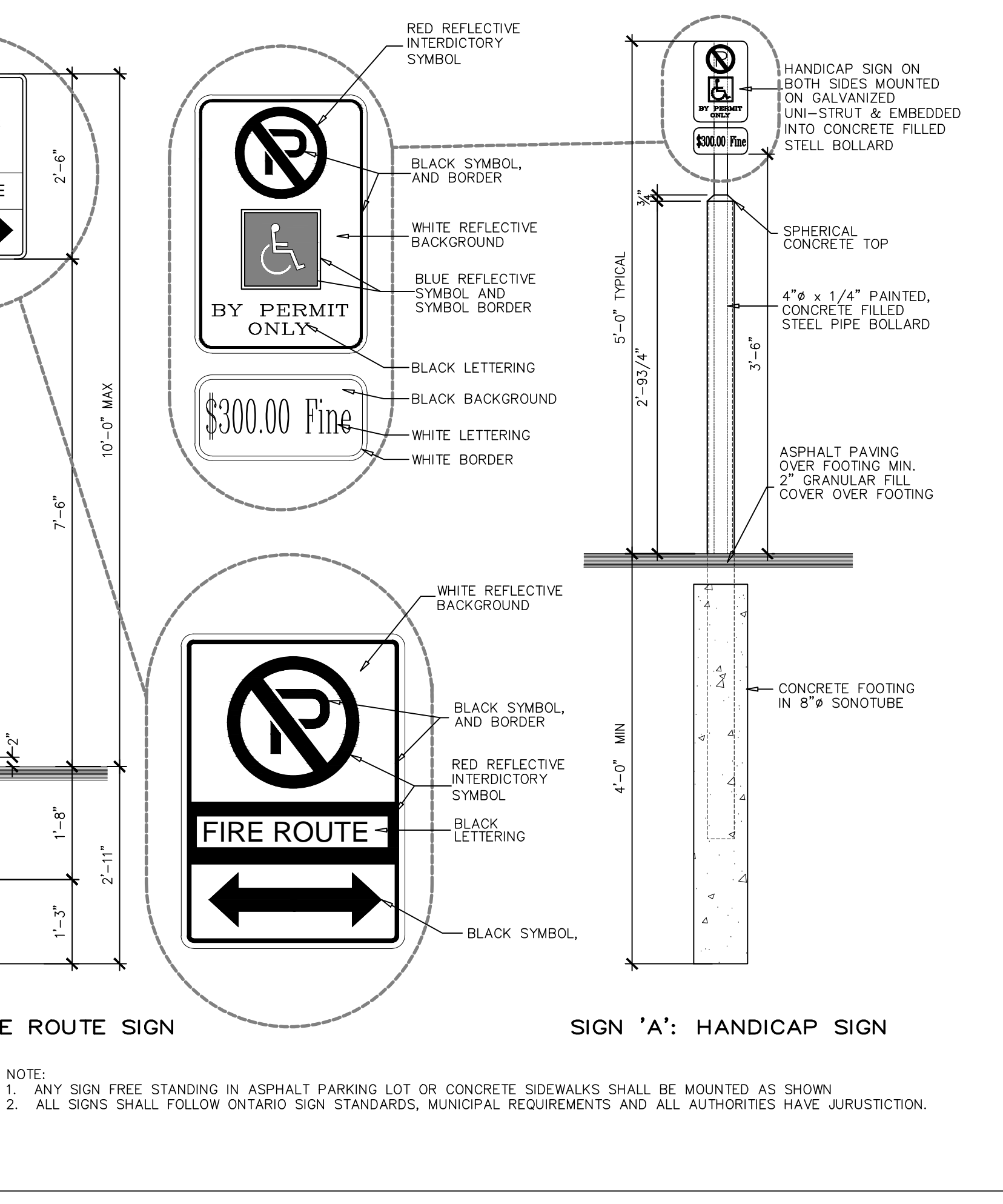
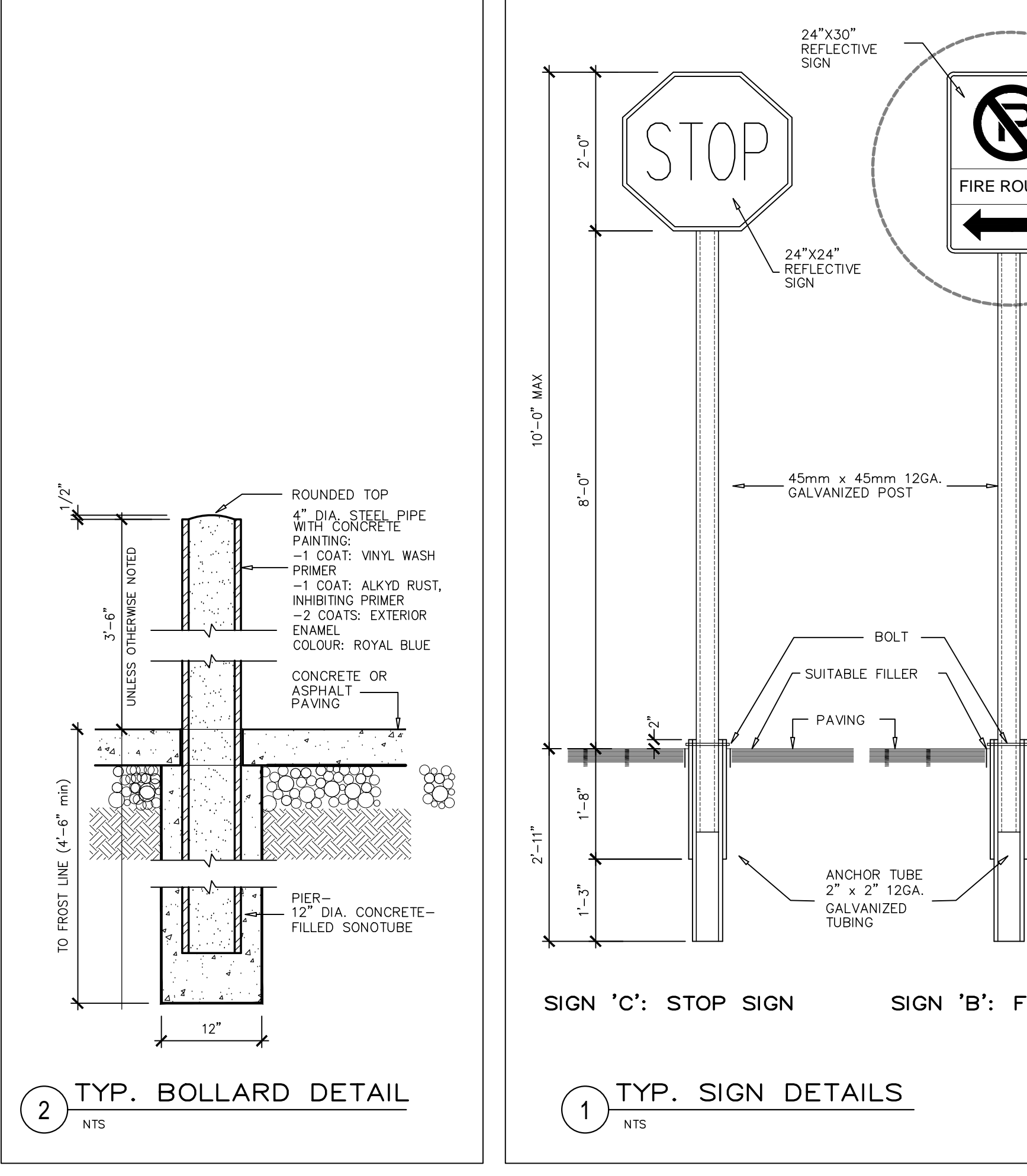
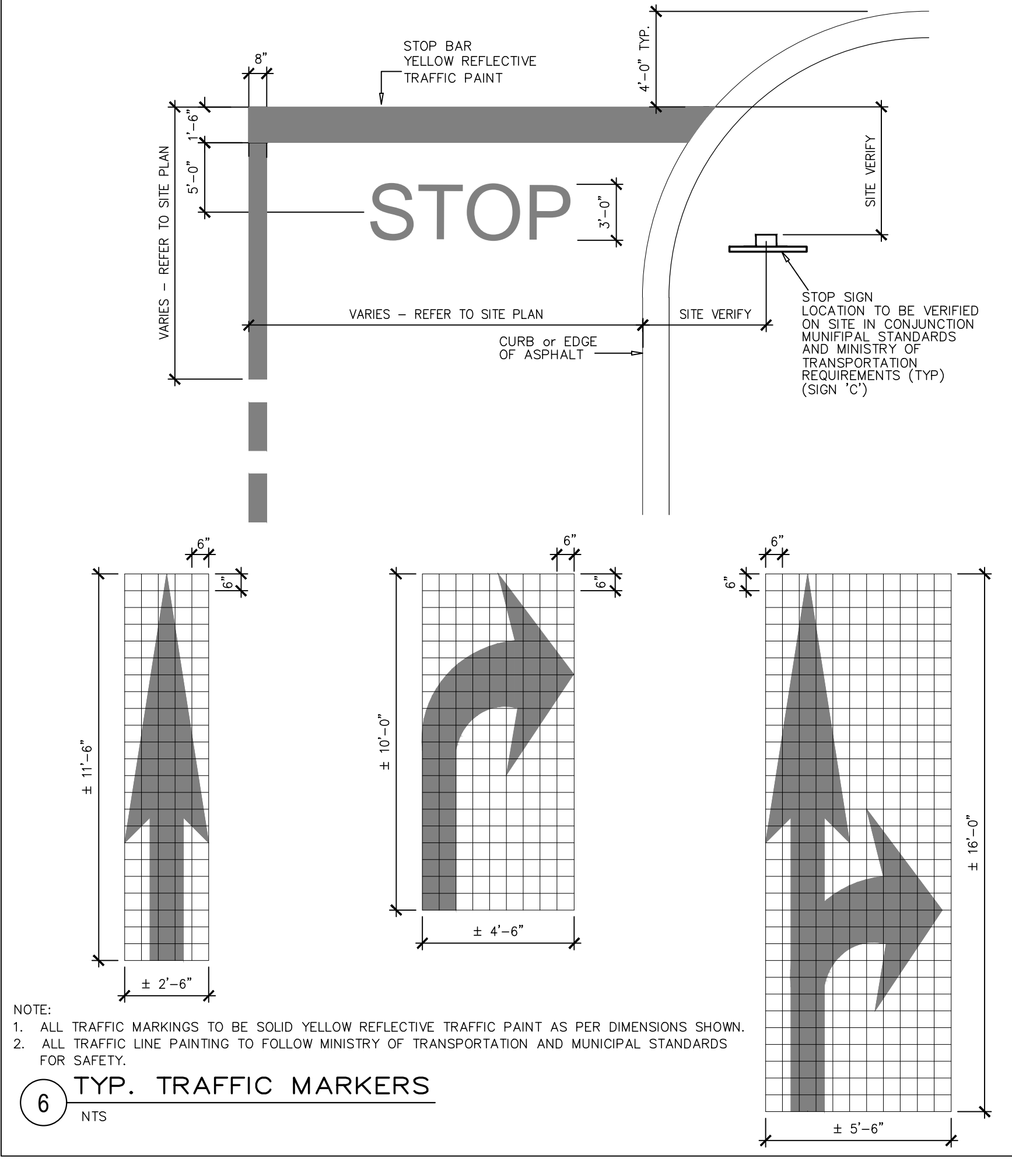
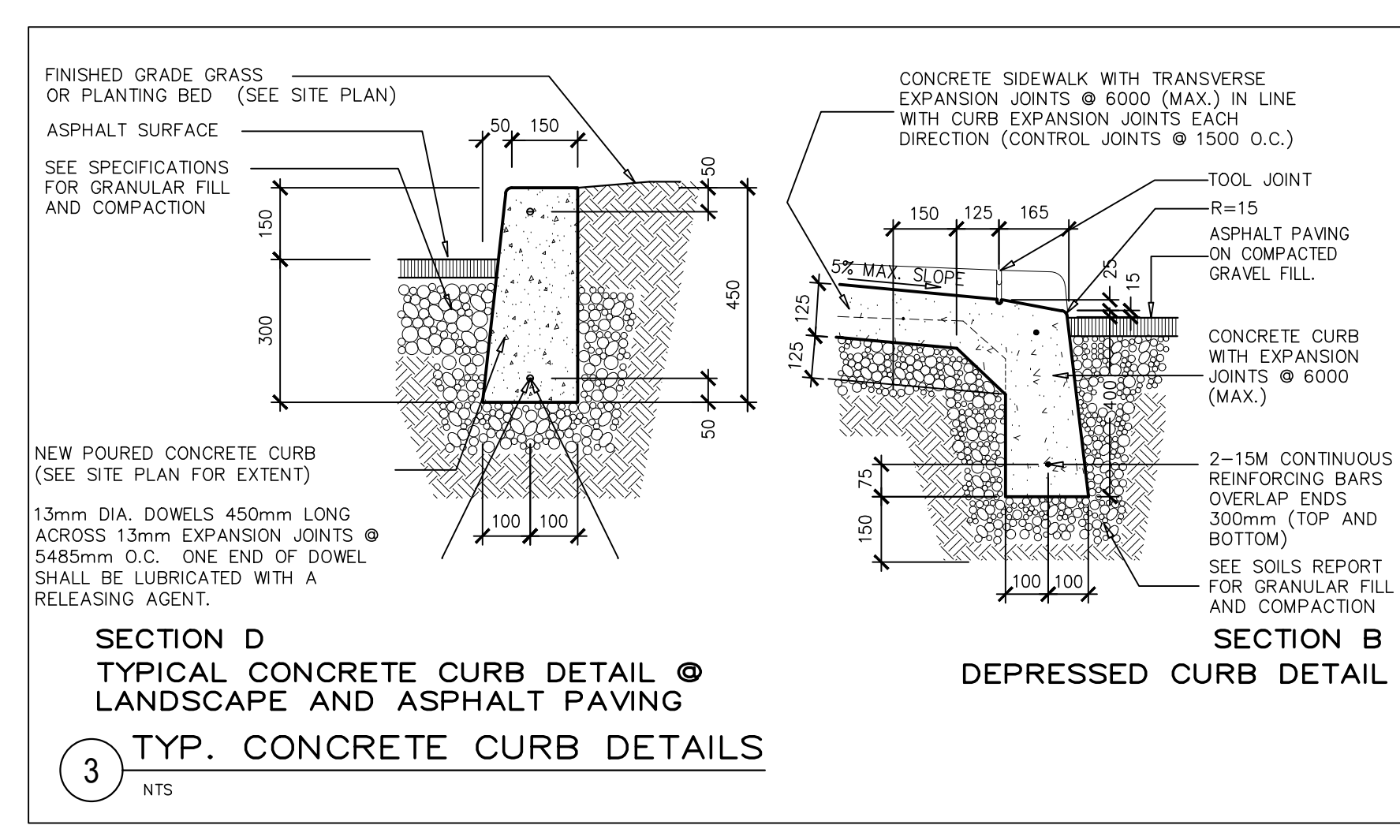
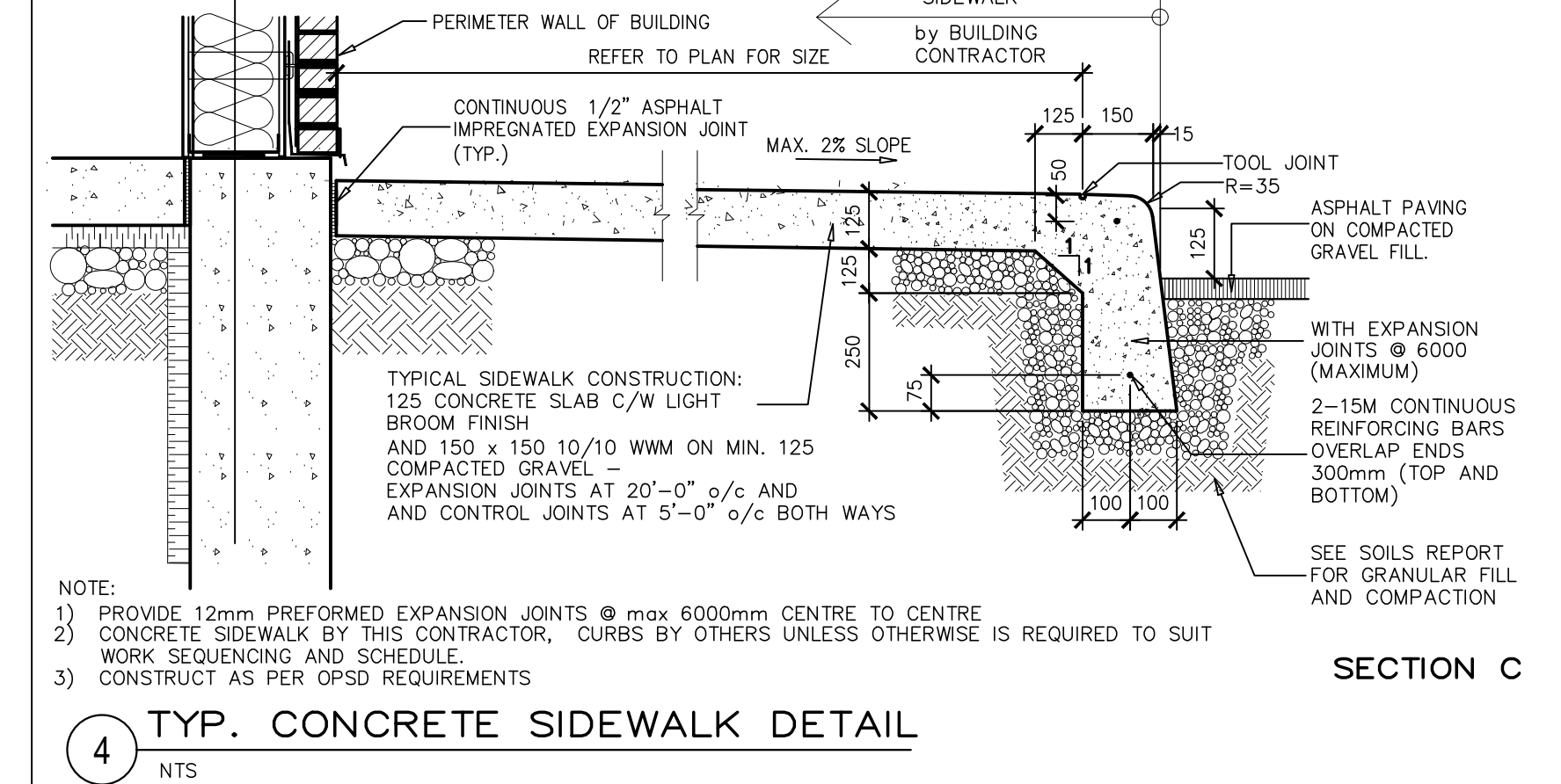
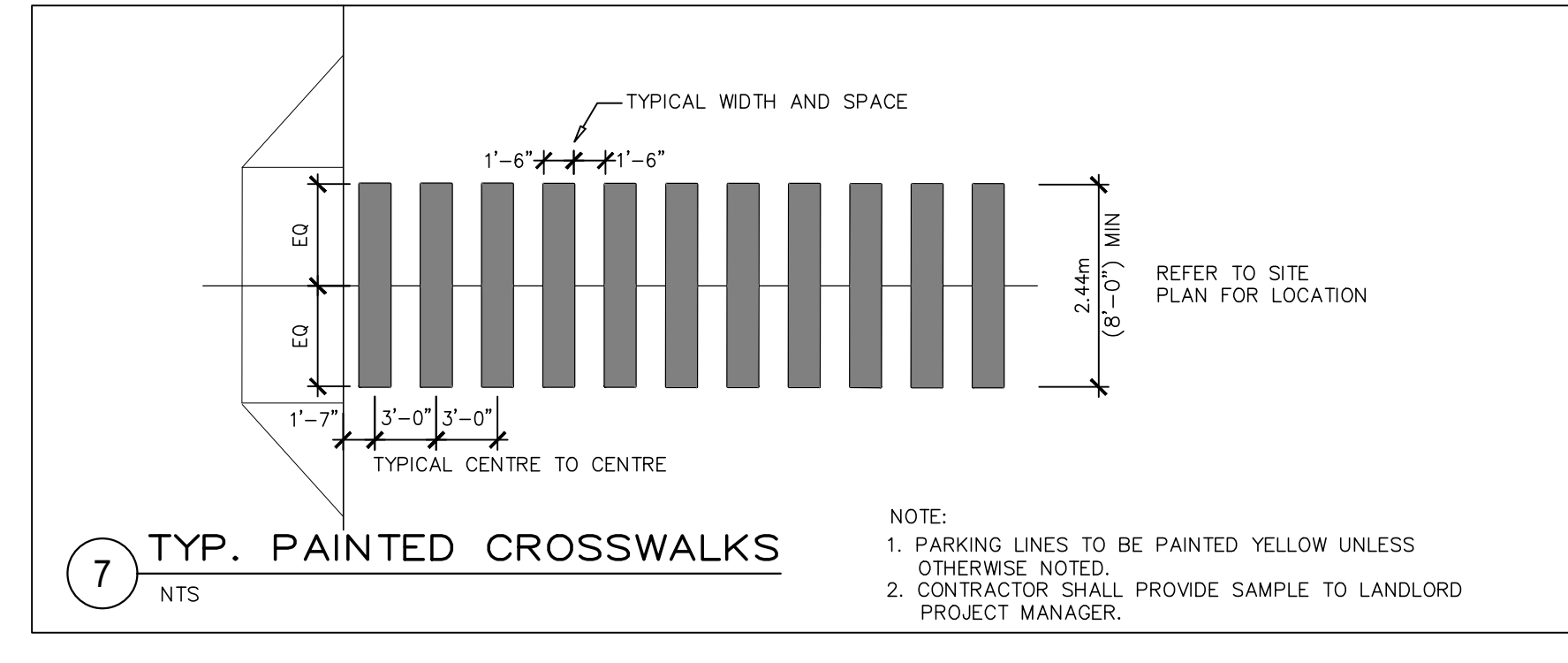
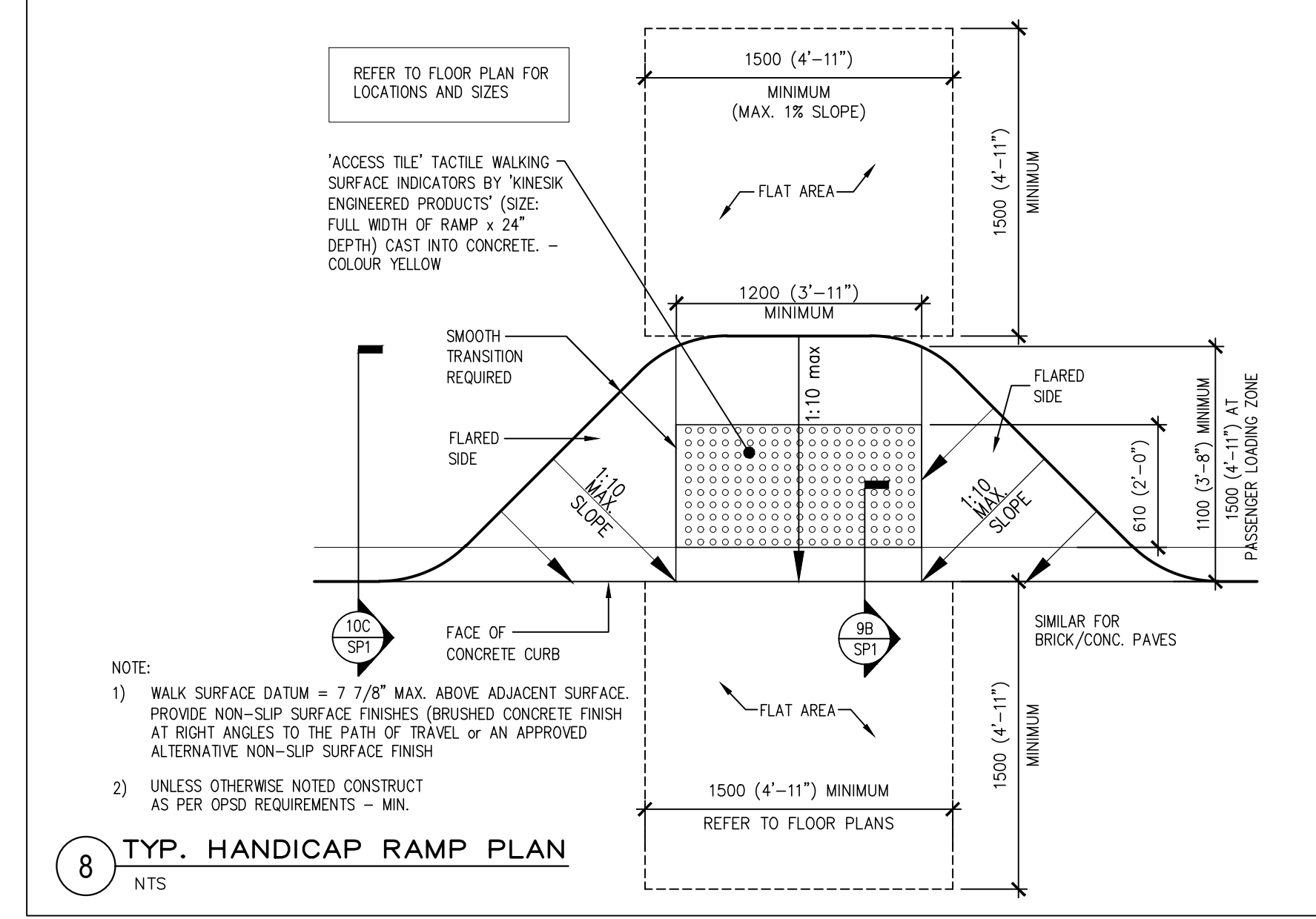
PROJECT  
**NIAGARA SQUARE**  
 BAYFIELD

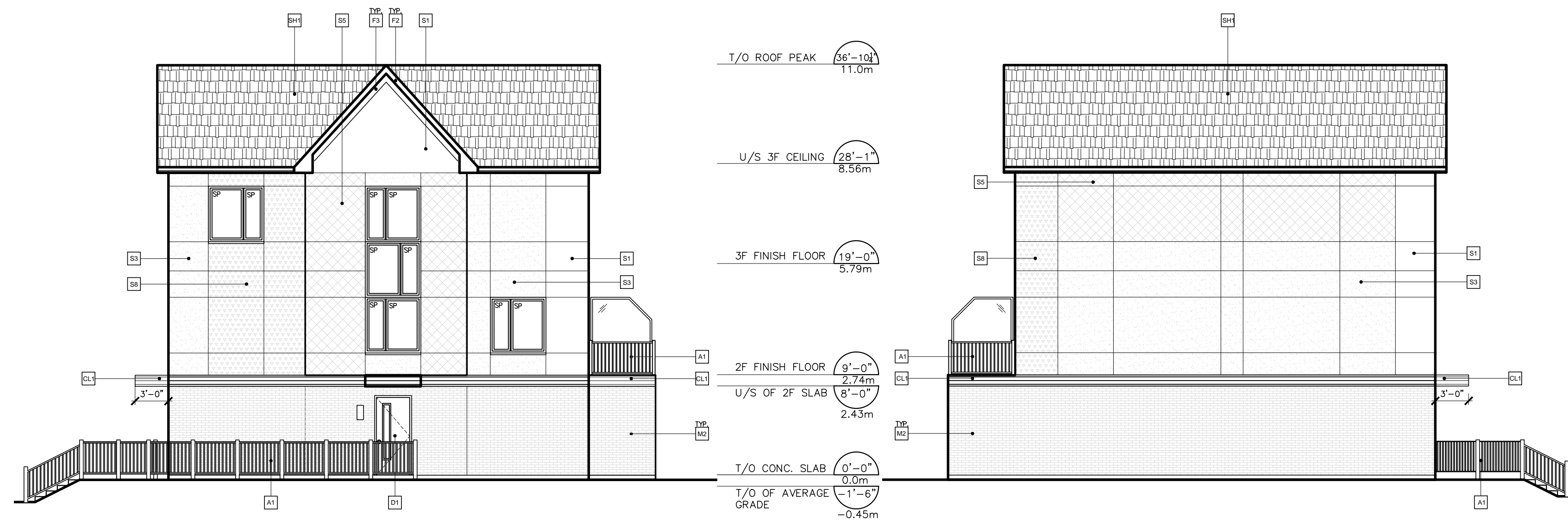
7449 MONTRÖSE ROAD NIAGARA FALLS, ON  
 DRAWING TITLE

**SITE DEVELOPMENT DATA & SITE PLAN TYP. DETAILS**

DRAWN BY	MZ/DL	COM. NO.	
CHECKED	AZ	DRAWING NO.	
SCALE	NTS		
DATE	SEPT 17 2021		

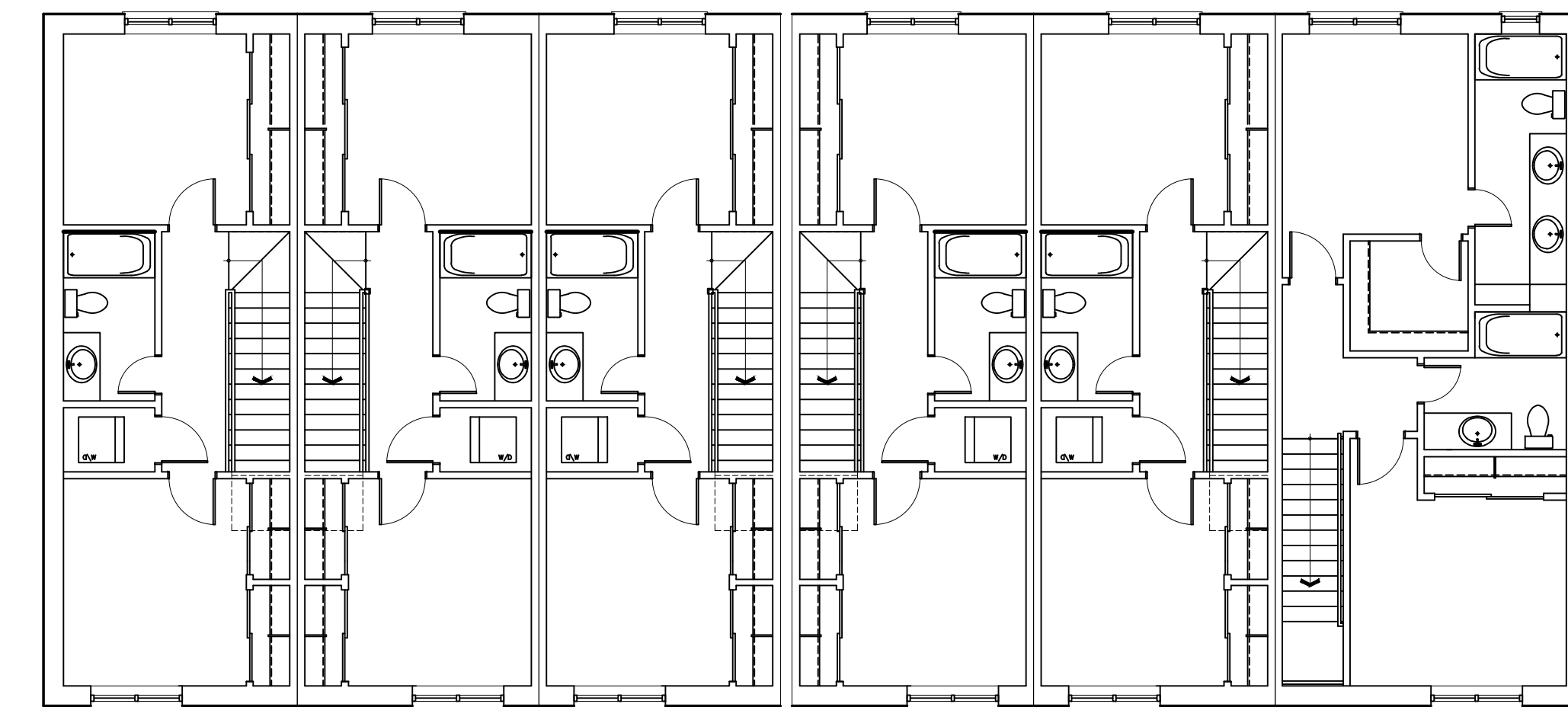
**SP2**





7 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

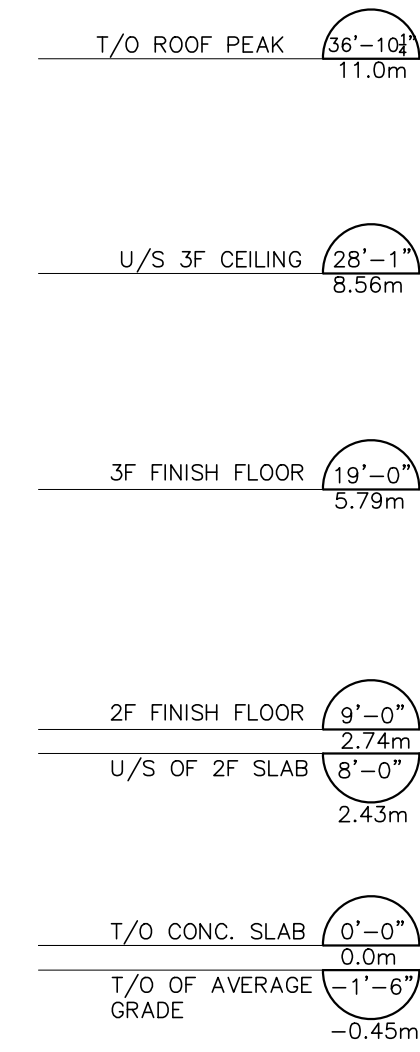
6 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



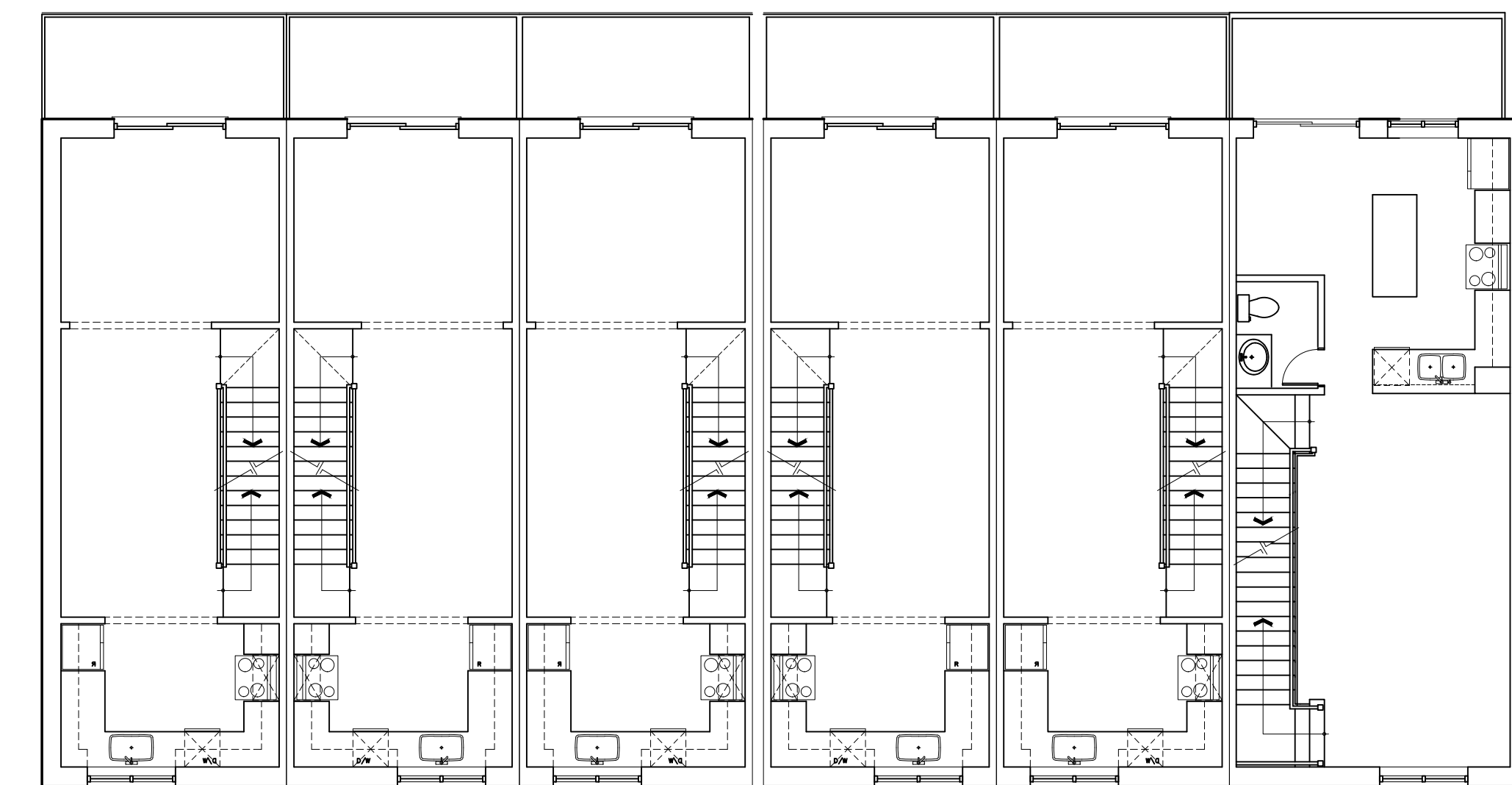
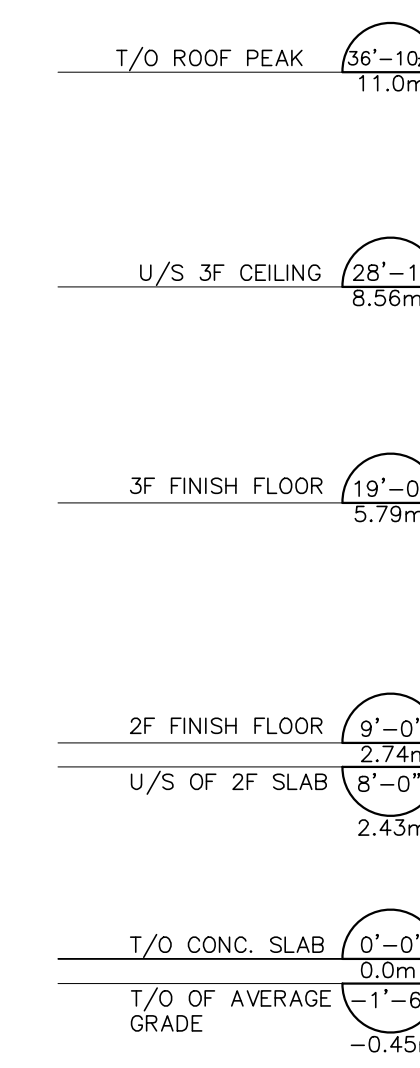
3 THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



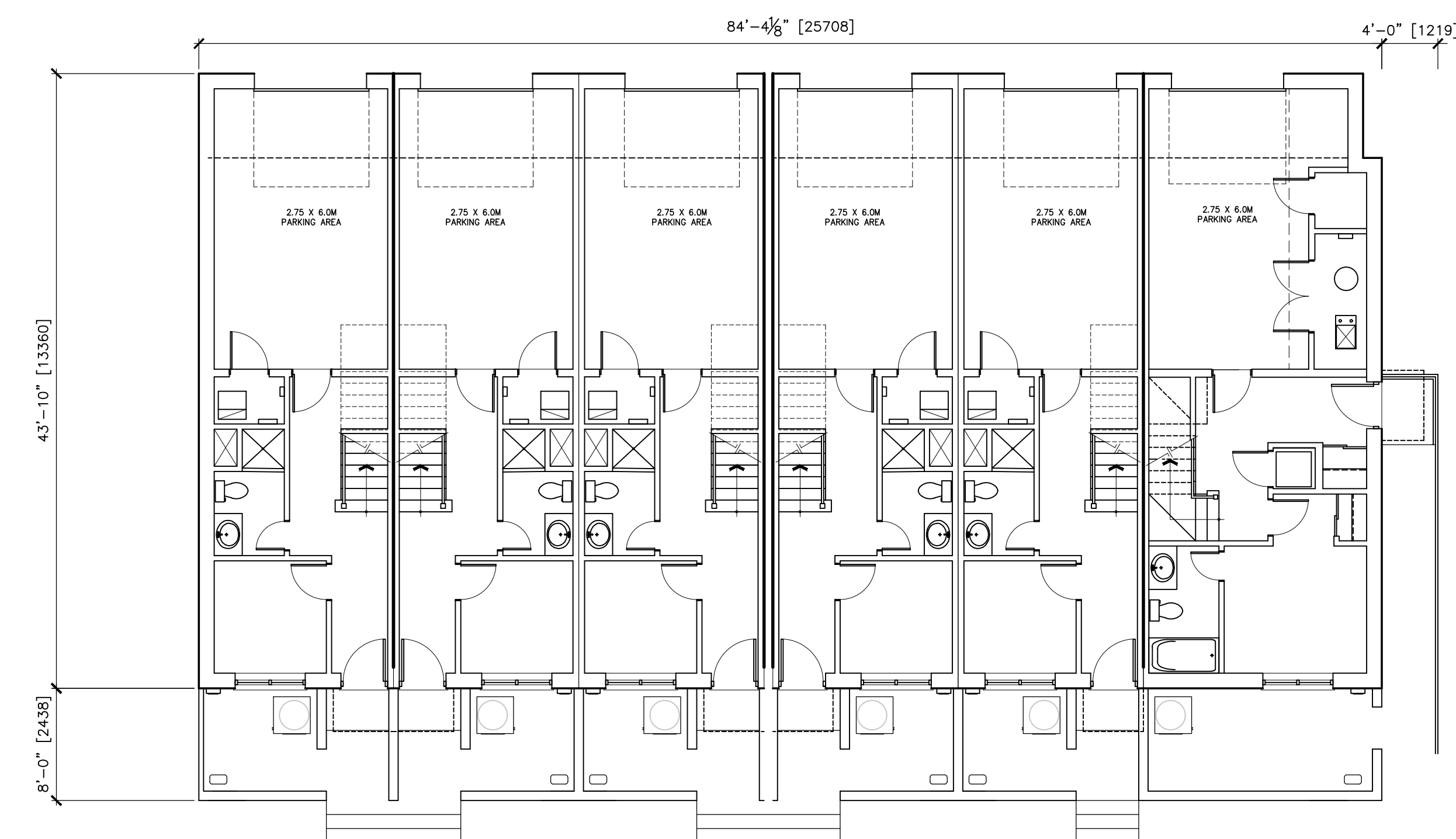
5 EAST ELEVATION  
SCALE: 1/8"=1'-0"



4 WEST ELEVATION  
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



1 GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"

EXTERIOR FINISH LEGEND

- M1 EXPOSED CONCRETE FOUNDATION. ALL JOINTS TO BE RAKED AND CALLED; SMOOTH MATERIAL FINISH, TYP.
- M2 CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'ROYAL' GREY C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
- M3 CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'CHARCOAL MATT' C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
- M4 PRECAST CONCRETE SILL, R24/2.25 STD, COLOUR 'DOWY' GREY, BY RICHVALE YORK BLOCK INC. OR APPROVED EQUAL.
- CL1 PRE-FINISHED METAL CLADDING, HIDDEN FASTENER, ADX00R, 22GA, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
- CL2 PRE-FINISHED METAL SIDING, HIDDEN FASTENER, BELLARA PLANK, 22GA, COLOUR 'WARM ROSEWOOD #18-3271' BY VICWEST OR APPROVED EQUAL.
- CL3 PRE-FINISHED METAL SIDING, PERFORATED 22GA, COLOUR 'CAMBRIDGE WHITE #06161' BY VICWEST OR APPROVED EQUAL.
- F1 PRE-FINISHED METAL FLASHING, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
- F2 FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '2124-10 WROUGHT IRON', SUBMIT SAMPLE FOR REVIEW.
- F3 FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '00-55 PAPER WHITE', SUBMIT SAMPLE FOR REVIEW.
- BH1 ASPHALT SHINGLES, CAMBRIDGE ARCHITECTURAL SHINGLES, COLOUR 'DUAL BLACK' BY KO OR APPROVED EQUAL.
- W1 EXTRUDED VINYL SECTION WINDOW & SLIDING DOOR FRAMES, COLOUR BLACK, SUBMIT SAMPLES FOR REVIEW.
- A1 ALUMINUM RAILINGS C/W VERTICAL ALUMINUM PICKETS & TOP HANDRAIL, COLOUR BLACK OR APPROVED EQUAL.
- D1 INSULATED STEEL ENTRANCE DOOR, C/W WINDOW, WOOD PATTERNED FINISH, COLOUR TO MATCH 'WARM ROSEWOOD' FROM VICWEST, OR APPROVED EQUAL.
- D2 INSULATED METAL GARAGE DOOR, C/W WINDOWS, COLOUR 'LIGHT GREY' OR APPROVED EQUAL.
- T1 ALUMINUM EAVESTROUGH & DOWNSPOUT, COLOUR, TO MATCH FASCIA BOARD BENJAMIN MOORE '2124-10 WROUGHT IRON' OR APPROVED EQUAL.
- L1 LED WALL SCONCE, BRIANNA 15 BY ALVA LIGHTING, COLOUR BLACK OR APPROVED EQUAL.

STYLE 1

- S1 STUCCO FINISH, COLOUR '#103 NATURAL WHITE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
- S3 STUCCO FINISH, COLOUR '#7715 LICORICE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
- S5 STUCCO FINISH, COLOUR '#619A FOGGY DAY' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
- S8 STUCCO FINISH, COLOUR '#391 BURNT OAK' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.

REV	DESCRIPTION	DATE
M2	MINOR VARIANCE COMMENTS	MAY 19 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	APR 07 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	FEB 04 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	DEC 12 2024
M2	ISSUED FOR SITE PLAN APPROVAL	JUL 21 2025

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR TENDER/PRICING OR CONSTRUCTION UNLESS NOTED IN REVISIONS COLUMN.



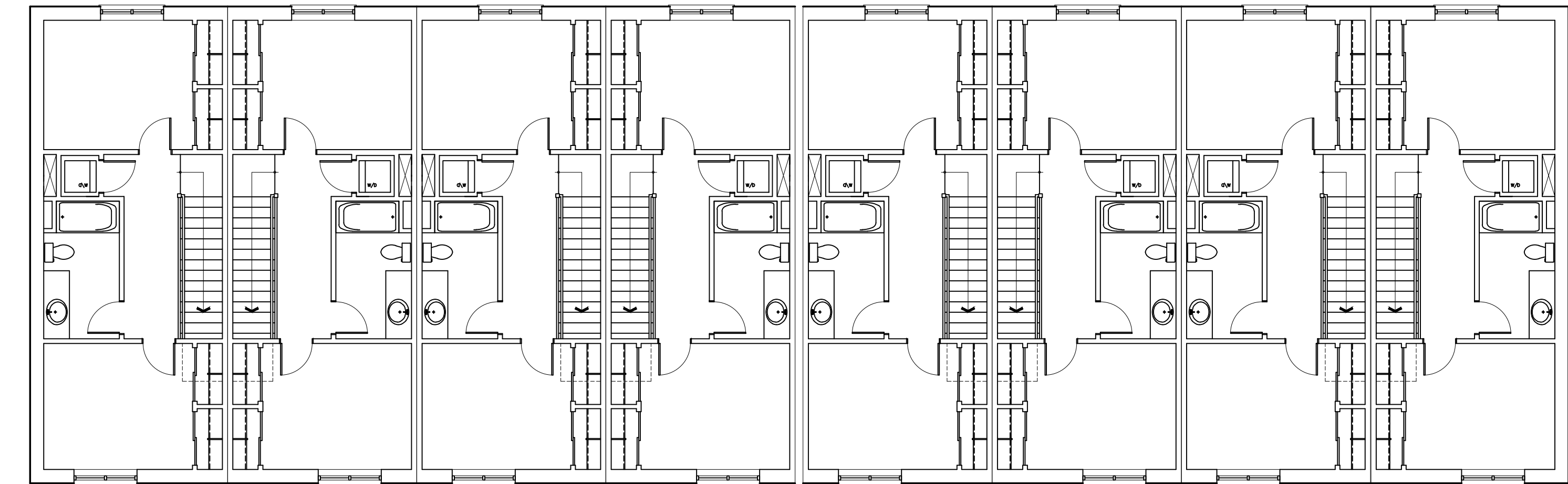
ANTHONY ZAGARIA ARCHITECT  
3854 - 780 LAWRENCE AVENUE WEST  
TORONTO, ONTARIO M6A 3B4  
P: (416) 753-5875, F: (416) 753-5876  
WWW.LLARCH.CA



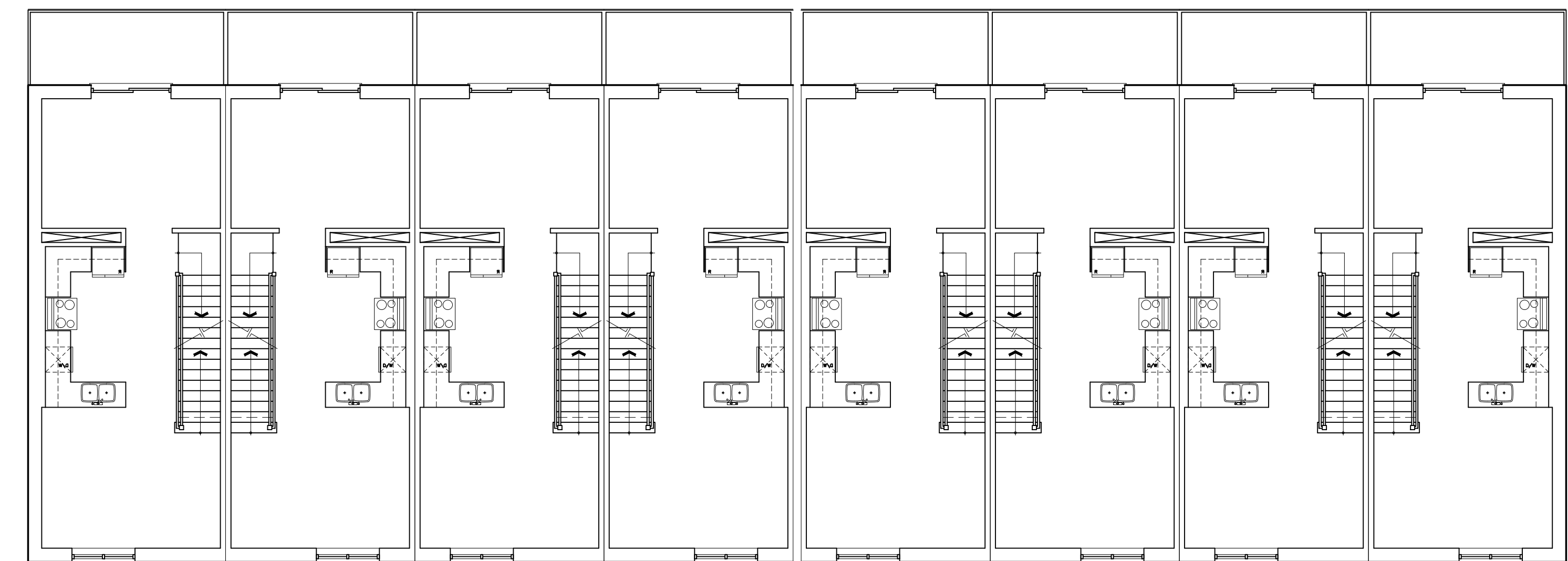
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE**  
BAYFIELD  
7449 MONTROSE RD NIAGARA FALLS, ON

DRAWING TITLE  
**PLANS & ELEVATIONS**  
BUILDING C1

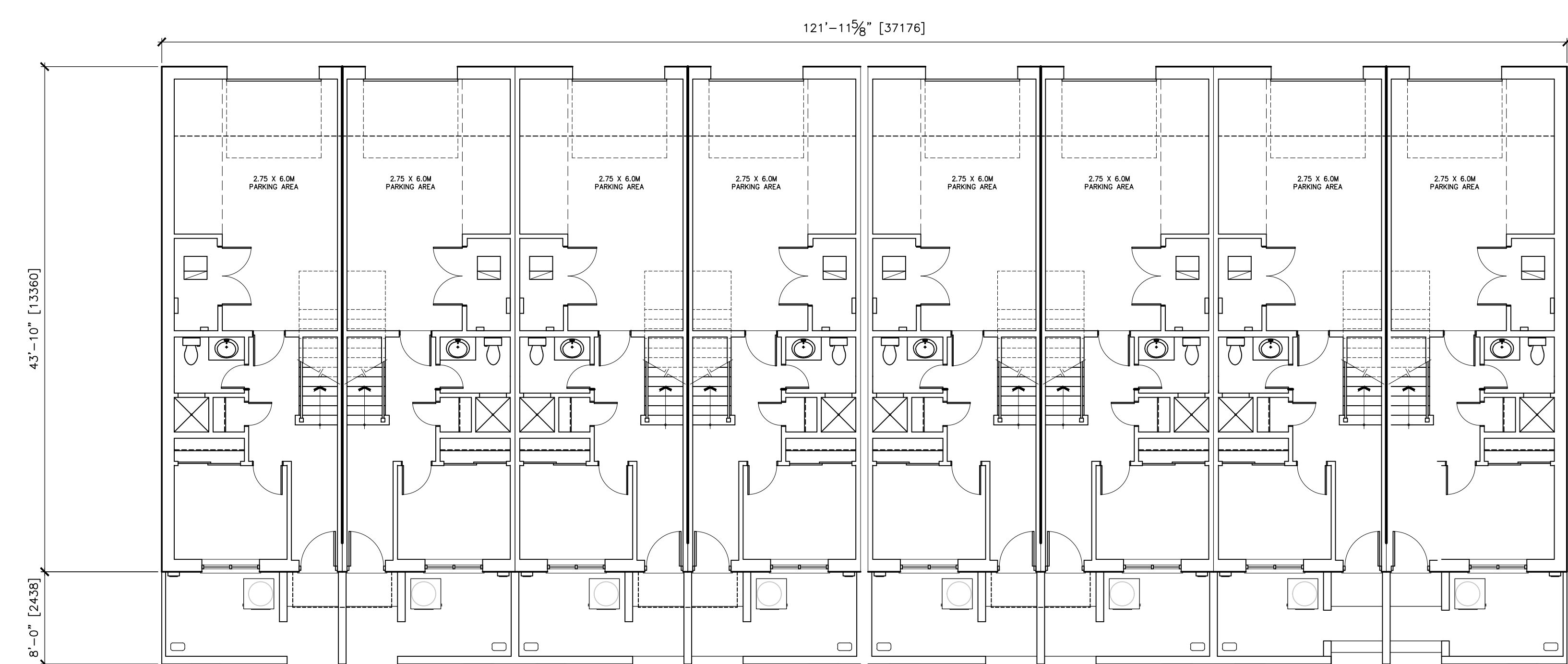
DRAWN BY	XX	COSM. NO.
CHECKED	XX <td>DRAWING NO.</td>	DRAWING NO.
SCALE	AS NOTED	<b>A1.0</b>
DATE	XX	



③ THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



② SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



① GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"

**EXTERIOR FINISH LEGEND**

- M1 EXPOSED CONCRETE FOUNDATION. ALL JOINTS TO BE RAKED AND CALKED. SMOOTH NATURAL FINISH. TYP.
- M2 CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'ROYAL GREY' C/W MORTAR COLOUR 'MOSS STAIRLIGHT' BY INTERSTAR OR APPROVED EQUAL.
- M3 CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'CHARCOAL MATT' C/W MORTAR COLOUR 'MOSS STAIRLIGHT' BY INTERSTAR OR APPROVED EQUAL.
- M4 PRECAST CONCRETE SILL, R24/2.25 STD, COLOUR 'DOWY GREY', BY BROWALE YORK BLOCK INC. OR APPROVED EQUAL.
- CL1 PRE-FINISHED METAL CLADDING, HIDDEN FASTENER, A0300R, 22GA, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
- CL2 PRE-FINISHED METAL SIDING, HIDDEN FASTENER, BELLARA PLANK, 22GA, COLOUR 'WARM ROSEWOOD #18-3271' BY VICWEST OR APPROVED EQUAL.
- CL3 PRE-FINISHED METAL SIDING, PERFORATED 22GA, COLOUR 'CAMBRIDGE WHITE #06161' BY VICWEST OR APPROVED EQUAL.
- F1 PRE-FINISHED METAL FLASHING, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
- F2 FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '2124-10 WROUGHT IRON', SUBMIT SAMPLE FOR REVIEW.
- F3 FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '00-55 PAPER WHITE', SUBMIT SAMPLE FOR REVIEW.
- BH1 ASPHALT SHINGLES, CAMBRIDGE ARCHITECTURAL SHINGLES, COLOUR 'DUAL BLACK' BY KO OR APPROVED EQUAL.
- W1 EXTRUDED VINYL SECTION WINDOW & SLIDING DOOR FRAMES, COLOUR BLACK, SUBMIT SAMPLES FOR REVIEW.
- A1 ALUMINUM RAILINGS C/W VERTICAL ALUMINUM PICKETS & TOP HANDRAIL, COLOUR BLACK OR APPROVED EQUAL.
- D1 INSULATED STEEL ENTRANCE DOOR, C/W WINDOW, WOOD PATTERNED FINISH, COLOUR TO MATCH 'WARM ROSEWOOD' FROM VICWEST, OR APPROVED EQUAL.
- D2 INSULATED METAL GARAGE DOOR, C/W WINDOWS, COLOUR 'LIGHT GREY' OR APPROVED EQUAL.
- T1 ALUMINUM EAVESTROUGH & DOWNSPOUT, COLOUR TO MATCH FASCIA BOARD BENJAMIN MOORE '2124-10 WROUGHT IRON' OR APPROVED EQUAL.
- L1 LED WALL SCONCE BRIANNA 15 BY ALVA LIGHTING, COLOUR BLACK OR APPROVED EQUAL.

**STYLE 3**

- S1 STUCCO FINISH, COLOR '#103 NATURAL WHITE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVT SYSTEMS CANADA.
- S2 STUCCO FINISH, COLOR '#015A TATLETALE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVT SYSTEMS CANADA.
- S3 STUCCO FINISH, COLOR '#175 LICORICE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVT SYSTEMS CANADA.
- S7 STUCCO FINISH, COLOR '#247 WINTER BROWN' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVT SYSTEMS CANADA.

REV	BY	DESCRIPTION	DATE
M2	MINOR VARIANCE COMMENTS		MAY 19 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL		APR 07 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL		FEB 04 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL		DEC 12 2024
M2	RE-ISSUED FOR SITE PLAN APPROVAL		JUL 21 2025

REV	BY	DESCRIPTION	DATE

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE DRAWINGS.  
DRAWINGS SHALL NOT BE USED FOR TENDER/PRICING OR CONSTRUCTION UNLESS NOTED IN REVISIONS COLUMN.



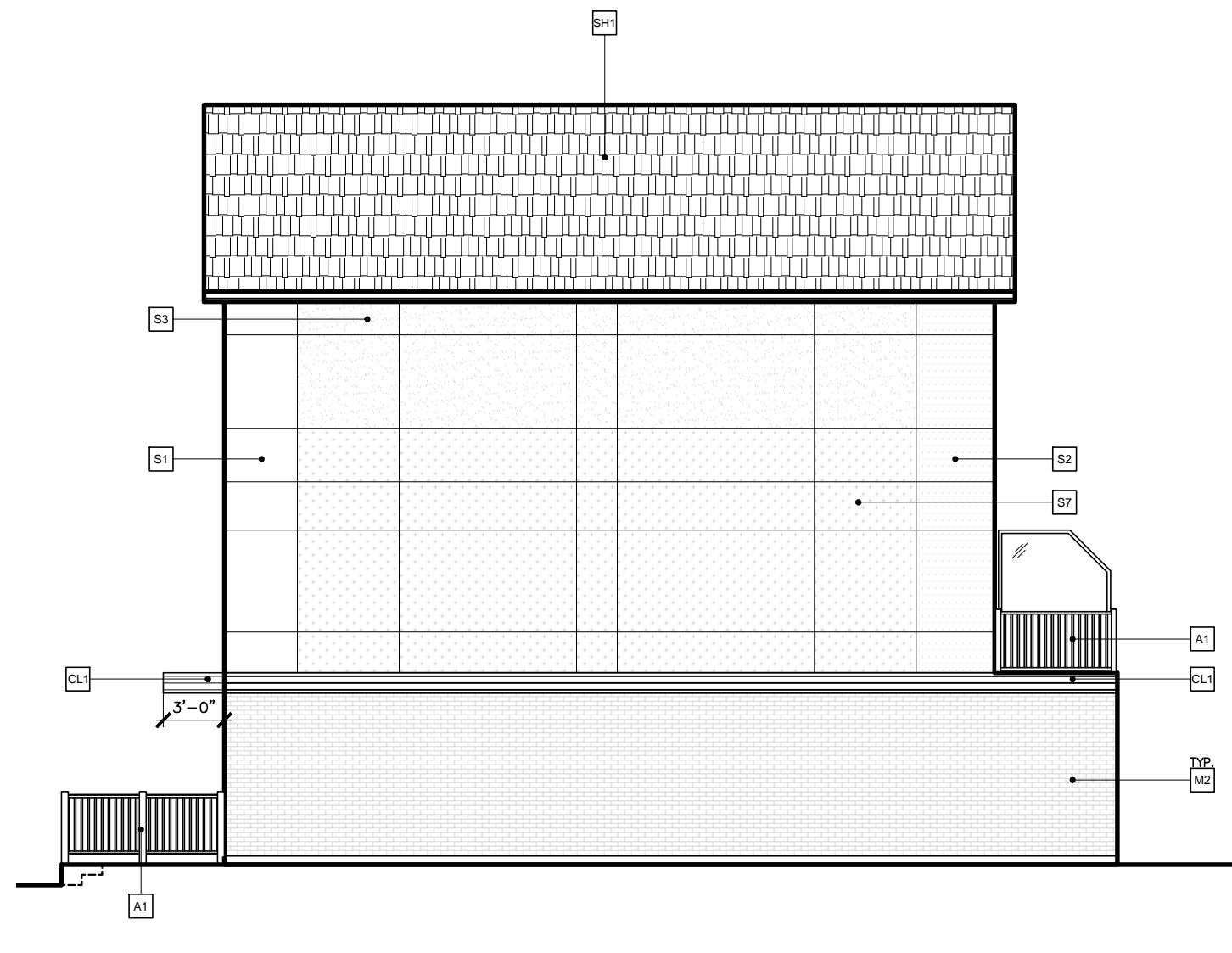
ANTHONY ZAGARIA ARCHITECT  
3454 - 780 LAWRENCE AVENUE WEST  
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P: (416) 775-8875 E: ANTHONY@LLARCH.COM  
WWW.LLARCH.COM



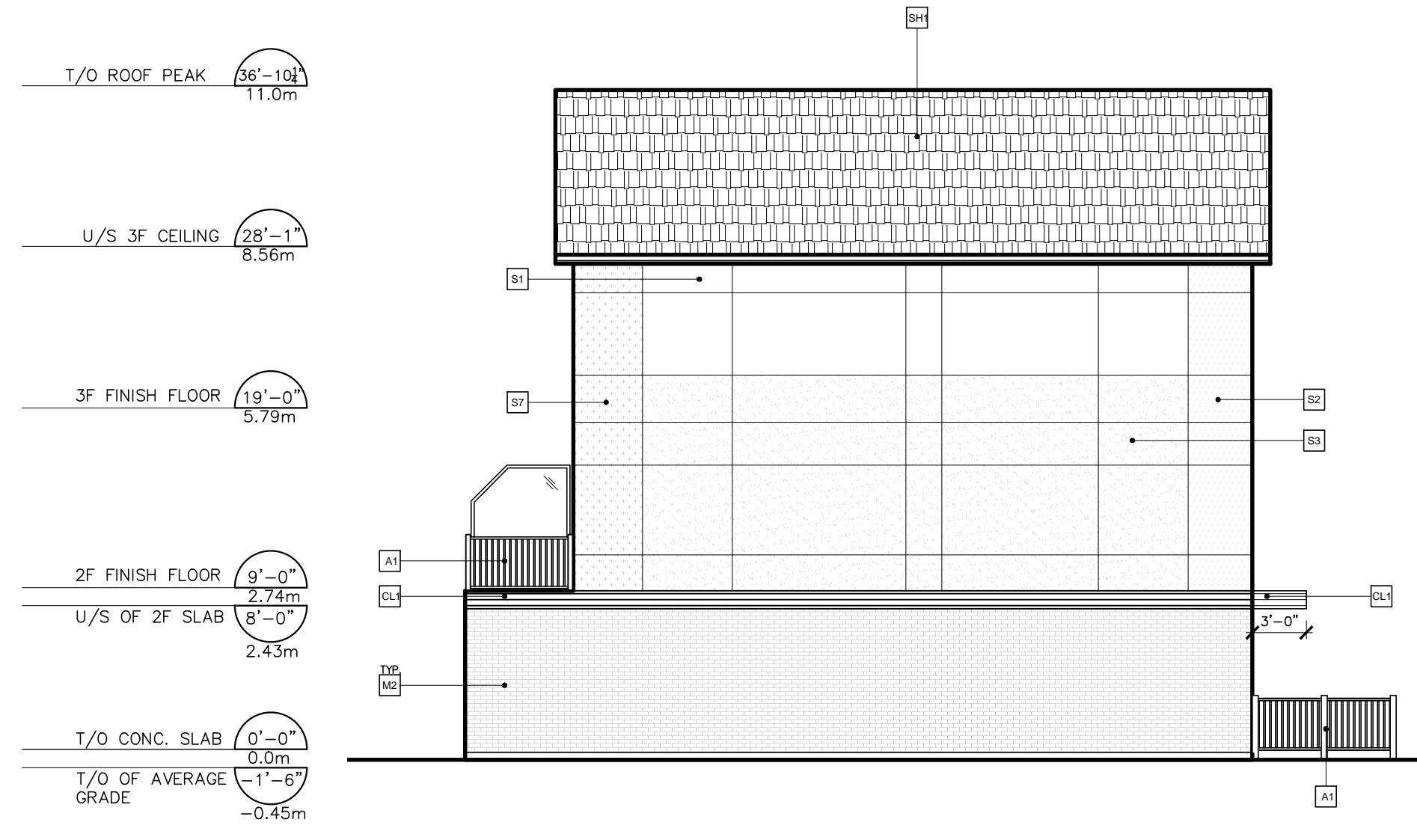
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE BAYFIELD**  
7449 MONTROSE RD NIAGARA FALLS, ON

DRAWING TITLE  
**PLANS**  
BUILDING C10

DRAWN BY	XX	CONS. NO.
CHECKED	XX <td>DRAWING NO.</td>	DRAWING NO.
SCALE	AS NOTED	<b>A10.0</b>
DATE	XX	



7 EAST ELEVATION  
SCALE: 1/8"=1'-0"



6 WEST ELEVATION  
SCALE: 1/8"=1'-0"



5 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

**EXTERIOR FINISH LEGEND**

M1	EXPOSED CONCRETE FOUNDATION. ALL JOINTS TO BE RAKED AND CALKED. SMOOTH NATURAL FINISH. TYP.
M2	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'ROYAL GREY' C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
M3	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'CHARCOAL MATT' C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
M4	PRECAST CONCRETE SILL, R24/2.25 STD, COLOUR 'DOWY GREY' BY BONAHE YORK BLOCK INC. OR APPROVED EQUAL.
CL1	PRE-FINISHED METAL CLADDING, HIDDEN FASTENER, A030R, 22GA, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
CL2	PRE-FINISHED METAL SOFFIT, HIDDEN FASTENERS, BELLARA PLANK, 22GA, COLOUR 'WARM ROSEWOOD #18-3271' BY VICWEST OR APPROVED EQUAL.
CL3	PRE-FINISHED METAL SOFFIT, PERFORATED 22GA, COLOUR 'CAMBRIDGE WHITE #06161' BY VICWEST OR APPROVED EQUAL.
F1	PRE-FINISHED METAL FLASHING, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
F2	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '2124-10 WROUGHT IRON', SUBMIT SAMPLE FOR REVIEW.
F3	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '00-55 PAPER WHITE', SUBMIT SAMPLE FOR REVIEW.
BH1	ASPHALT SHINGLES, CAMBRIDGE ARCHITECTURAL SHINGLES, COLOUR 'DUAL BLACK' BY KO OR APPROVED EQUAL.
W1	EXTRUDED VINYL SECTION WINDOW & SLIDING DOOR FRAMES, COLOUR BLACK. SUBMIT SAMPLES FOR REVIEW.
A1	ALUMINUM RAILINGS C/W VERTICAL ALUMINUM PICKETS & TOP HANDRAIL, COLOUR BLACK OR APPROVED EQUAL.
D1	INSULATED STEEL ENTRANCE DOOR, C/W WINDOW, WOOD PATTERNED FINISH, COLOUR TO MATCH 'WARM ROSEWOOD' FROM VICWEST, OR APPROVED EQUAL.
D2	INSULATED METAL GARAGE DOOR, C/W WINDOWS, COLOUR 'LIGHT GREY' OR APPROVED EQUAL.
T1	ALUMINUM EAVESTROUGH & DOWNSPOUT, COLOUR, TO MATCH FASCIA BOARD BENJAMIN MOORE '2124-10 WROUGHT IRON' OR APPROVED EQUAL.
L1	LED WALL SCONCE BRIANNA 15 BY ALVA LIGHTING, COLOUR BLACK OR APPROVED EQUAL.

**STYLE 3**

S1	STUCCO FINISH COLOR '#103 NATURAL WHITE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
S2	STUCCO FINISH COLOR '#151A TATTLETALE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
S3	STUCCO FINISH COLOR '#715 LICORICE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
S7	STUCCO FINISH COLOR '#347 WINTER BROWN' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.

REV	DESCRIPTION	DATE
M2	MINOR VARIANCE COMMENTS	MAY 19 2026
M2	RE-ISSUED FOR SITE PLAN APPROVAL	APR 07 2026
M2	RE-ISSUED FOR SITE PLAN APPROVAL	FEB 04 2026
M2	RE-ISSUED FOR SITE PLAN APPROVAL	DEC 12 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	JUL 21 2025

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR TENDER/PRICING OR CONSTRUCTION UNLESS NOTED IN REVISIONS COLUMN.



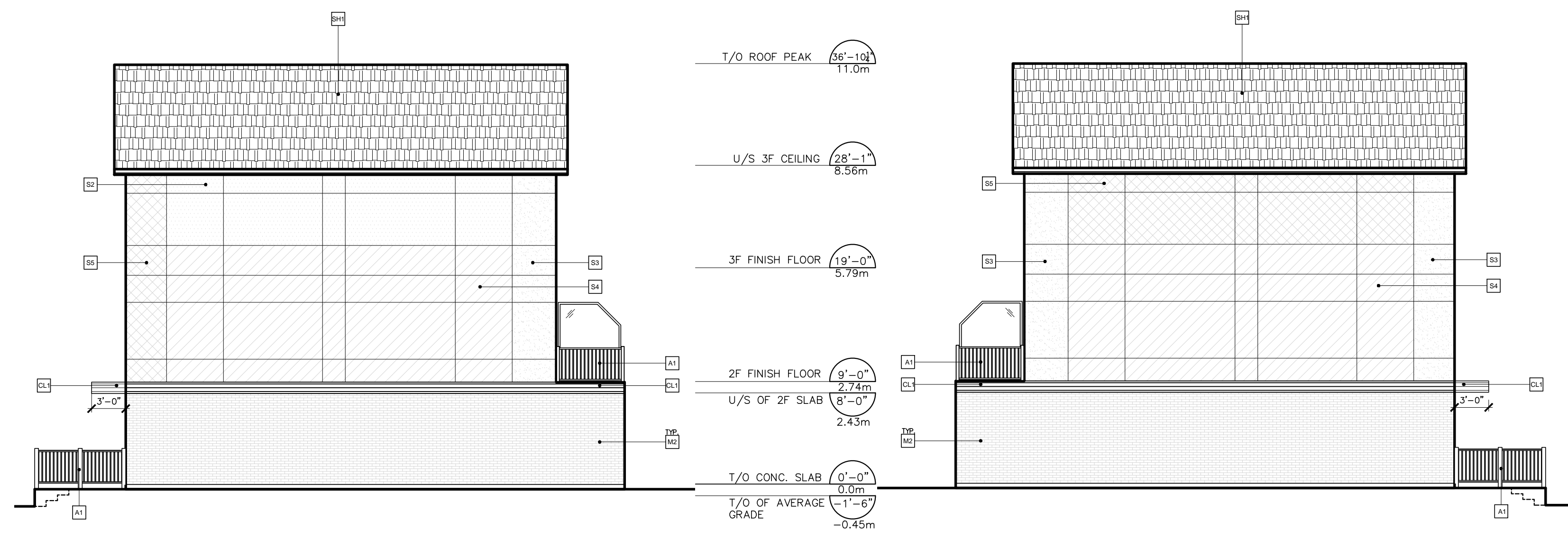
ANTHONY ZAGARIA  
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3854 - 780 LAWRENCE AVENUE WEST  
TORONTO, ONTARIO M6A 3B4  
P: (416) 785-0825 E: ANTHONY@LLARCH.CA  
WWW.LLARCH.CA



PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE**  
BAYFIELD  
7449 MONTROSE RD. NIAGARA FALLS, ON

DRAWING TITLE:  
**ELEVATIONS**  
BUILDING C10

DRAWN BY:	XX	CONS. NO.:	
CHECKED:	XX	DRAWING NO.:	
SCALE:	AS NOTED	<b>A10.1</b>	
DATE:	XX		



7 EAST ELEVATION  
SCALE: 1/8"=1'-0"

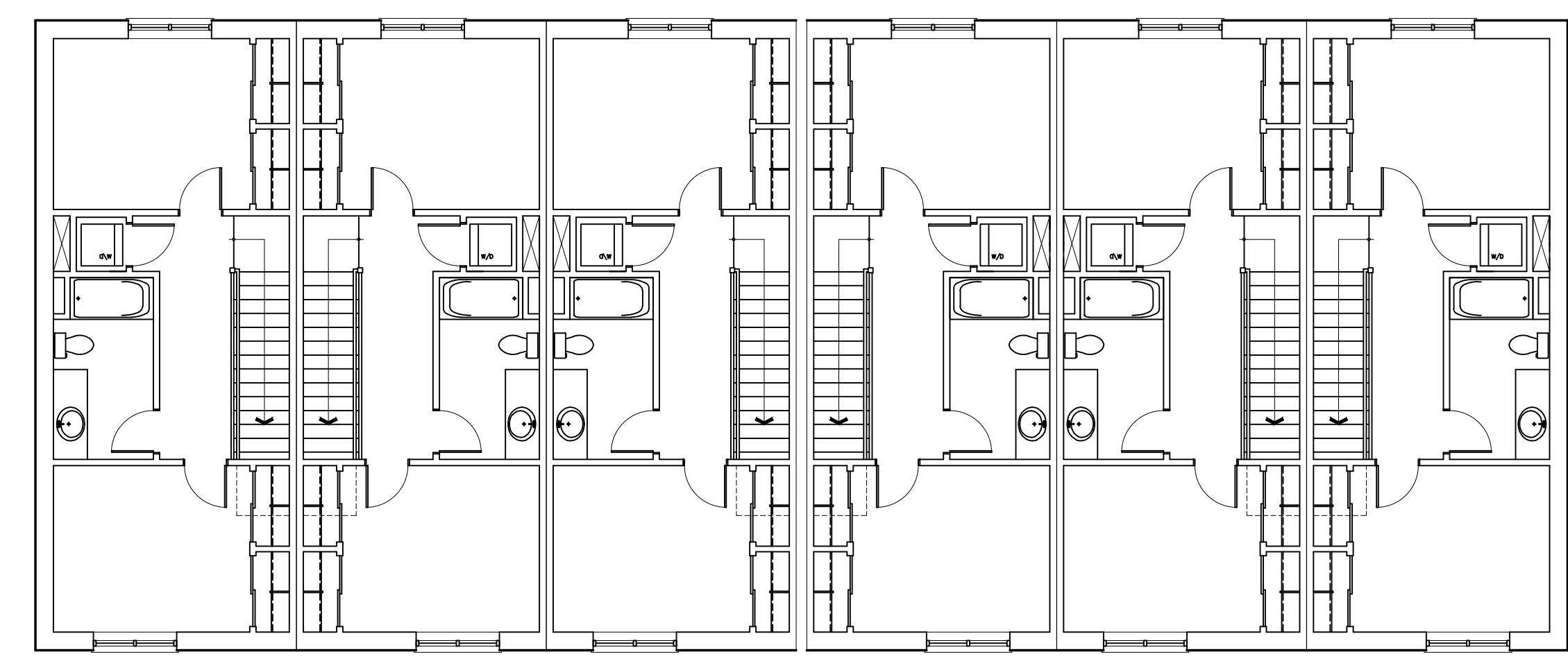
6 WEST ELEVATION  
SCALE: 1/8"=1'-0"



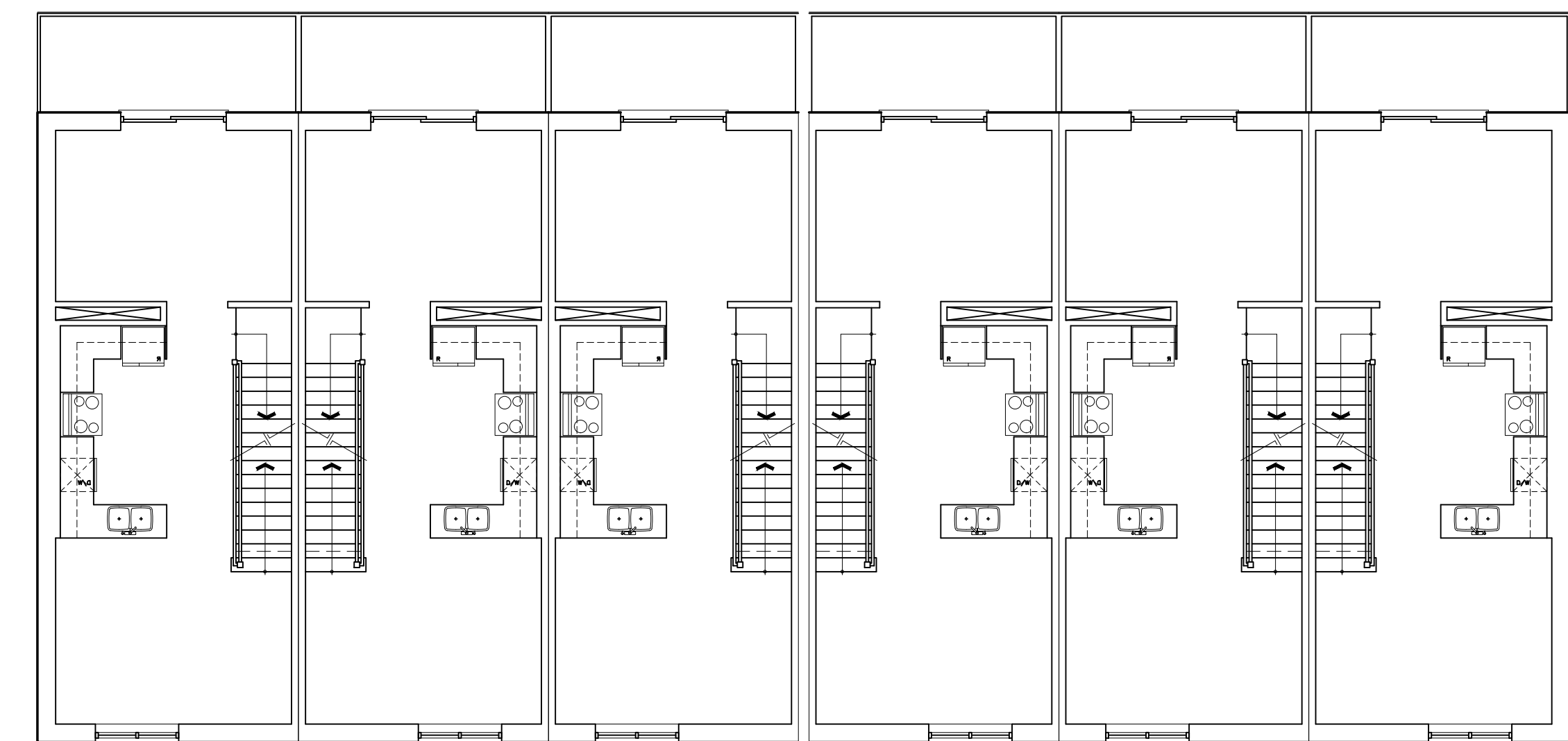
5 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



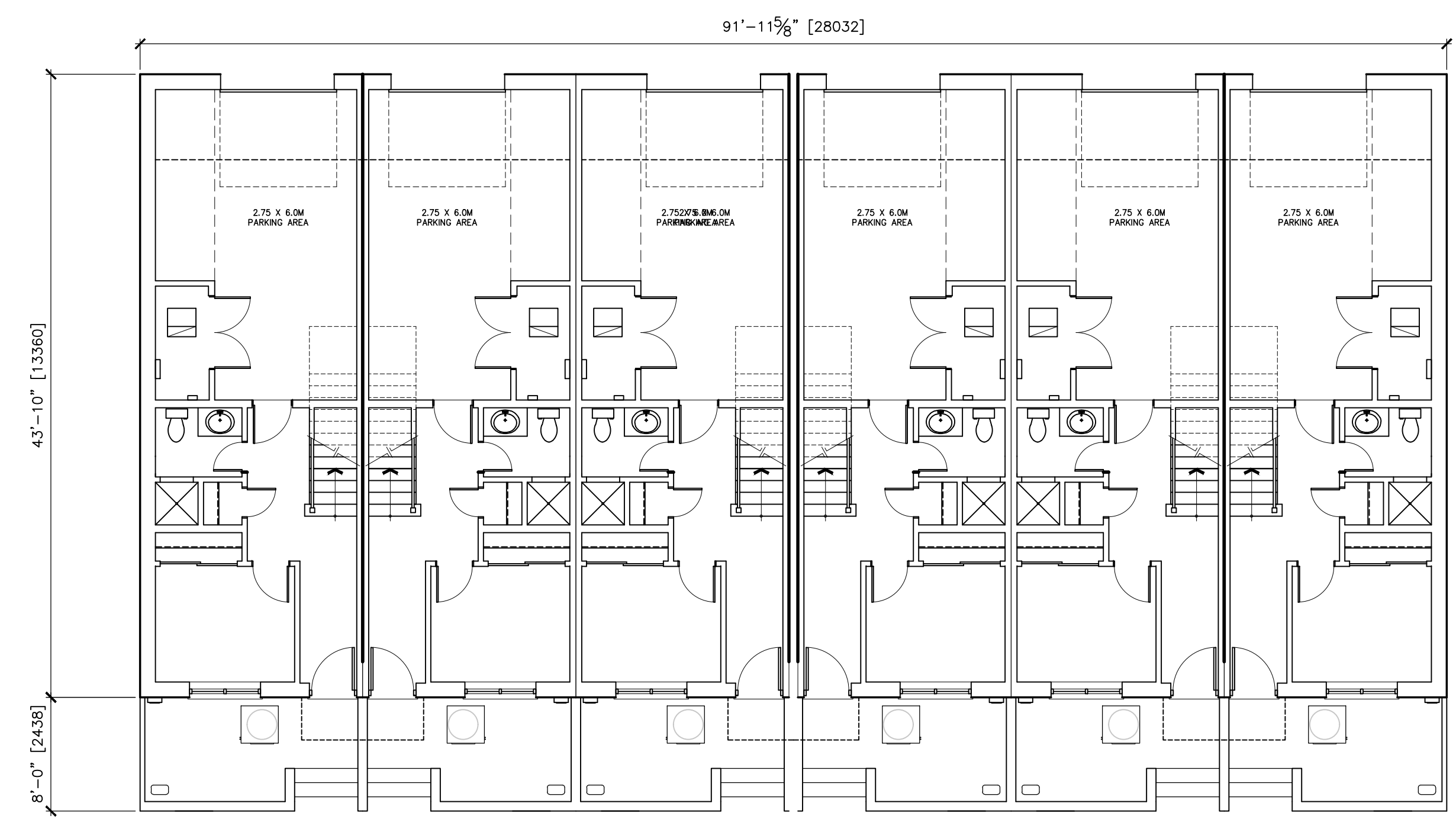
4 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



3 THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



1 GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"

**EXTERIOR FINISH LEGEND**

M1	EXPOSED CONCRETE FOUNDATION. ALL JOINTS TO BE RAKED AND CALKED, SMOOTH MATERIAL FINISH, TYP.
M2	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'ROYAL' GREY C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
M3	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'CHARCOAL MATT' C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
M4	PRECAST CONCRETE SILL, R24/2.25 STD, COLOUR 'DOWY' GREY, BY ROMAILE YORK BLOCK INC. OR APPROVED EQUAL.
CL1	PRE-FINISHED METAL CLADDING, HIDDEN FASTENER, ADOOR, 22GA, COLOUR 'DEEP GREY' #55174 BY VICWEST OR APPROVED EQUAL.
CL2	PRE-FINISHED METAL SIDING, HIDDEN FASTENER, BELLARA PLANK, 22GA, COLOUR 'WARM ROSEWOOD' #18-3271 BY VICWEST OR APPROVED EQUAL.
CL3	PRE-FINISHED METAL SIDING, PERFORATED 22GA, COLOUR 'CAMBRIDGE WHITE' #56161 BY VICWEST OR APPROVED EQUAL.
F1	PRE-FINISHED METAL FLASHING, COLOUR 'DEEP GREY' #55174 BY VICWEST OR APPROVED EQUAL.
F2	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '2124-10 WROUGHT IRON', SUBMIT SAMPLE FOR REVIEW.
F3	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '00-55 PAPER WHITE', SUBMIT SAMPLE FOR REVIEW.
BH1	ASPHALT SHINGLES, CAMBRIDGE ARCHITECTURAL SHINGLES, COLOUR 'DUAL BLACK' BY KO OR APPROVED EQUAL.
W1	EXTRUDED VINYL SECTION WINDOW & SLIDING DOOR FRAMES, COLOUR BLACK, SUBMIT SAMPLES FOR REVIEW.
A1	ALUMINUM RAILINGS C/W VERTICAL ALUMINUM PICKETS & TOP HANDRAIL, COLOUR BLACK OR APPROVED EQUAL.
D1	INSULATED STEEL ENTRANCE DOOR, C/W WINDOW, WOOD PATTERNED FINISH, COLOUR TO MATCH 'WARM ROSEWOOD' FROM VICWEST, OR APPROVED EQUAL.
D2	INSULATED METAL GARAGE DOOR, C/W WINDOWS, COLOUR 'LIGHT GREY' OR APPROVED EQUAL.
T1	ALUMINUM EAVESTROUGH & DOWNSPOUT, COLOUR TO MATCH FASCIA BOARD BENJAMIN MOORE '2124-10 WROUGHT IRON' OR APPROVED EQUAL.
	LED WALL SCONCE BRIANNA 15 BY ALVA LIGHTING, COLOUR BLACK OR APPROVED EQUAL.

**STYLE 4**

S2	STUCCO FINISH, COLOR '#155A TATTLETALE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVET SYSTEMS CANADA.
S3	STUCCO FINISH, COLOR '#175 LICORICE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVET SYSTEMS CANADA.
S4	STUCCO FINISH, COLOR '#449 BUCKSHOT' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVET SYSTEMS CANADA.
S5	STUCCO FINISH, COLOR '#619A FOGGY DAY' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVET SYSTEMS CANADA.

REV	BY	DESCRIPTION	DATE
M2	MINOR VARIANCE COMMENTS		MAY 19 2025
M2	ISSUED FOR SITE PLAN APPROVAL		APR 07 2025
M2	ISSUED FOR SITE PLAN APPROVAL		FEB 04 2025
M2	ISSUED FOR SITE PLAN APPROVAL		DEC 12 2024
M2	ISSUED FOR SITE PLAN APPROVAL		JUL 21 2025

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE DRAWINGS.  
DRAWINGS SHALL NOT BE USED FOR TENDER/PRICING OR CONSTRUCTION UNLESS NOTED IN REVISIONS COLUMN.



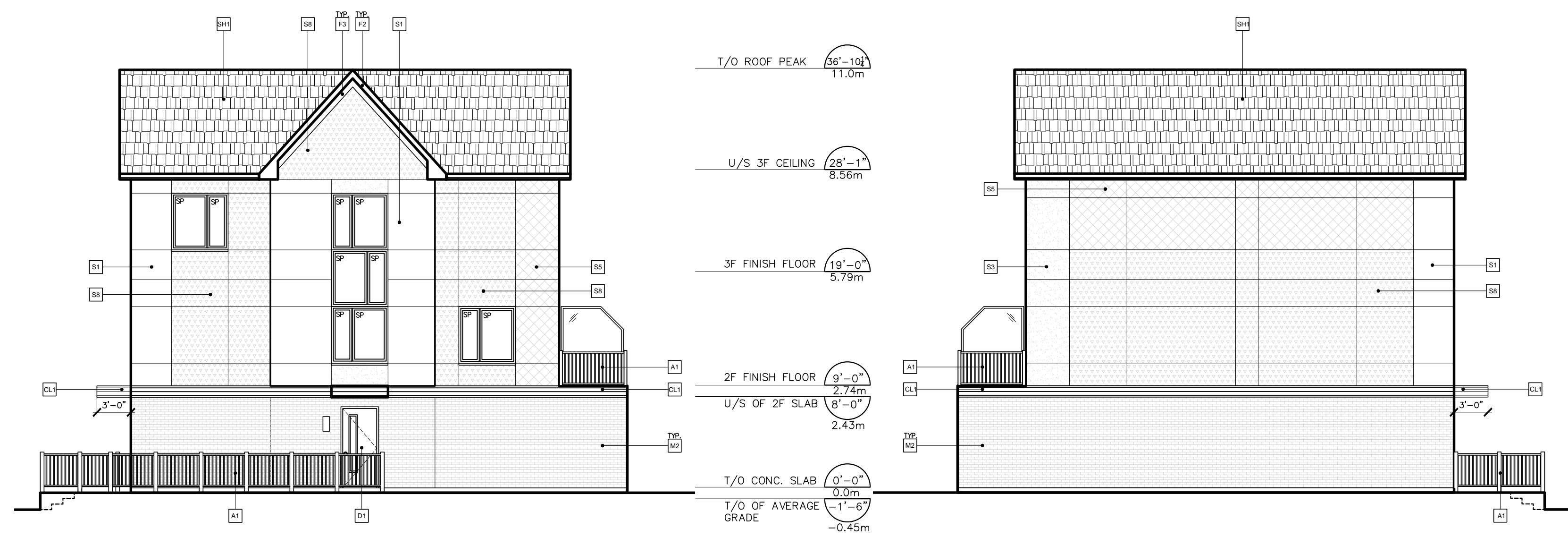
**ANTHONY ZAGARIA**  
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3454 - 780 LAWRENCE AVENUE WEST  
TORONTO, ONTARIO M5A 3K3  
P: (416) 753-8875, (416) 441-8181  
WWW.LLARCH.CA



PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE BAYFIELD**  
7449 MONTROSE RD. NIAGARA FALLS, ON

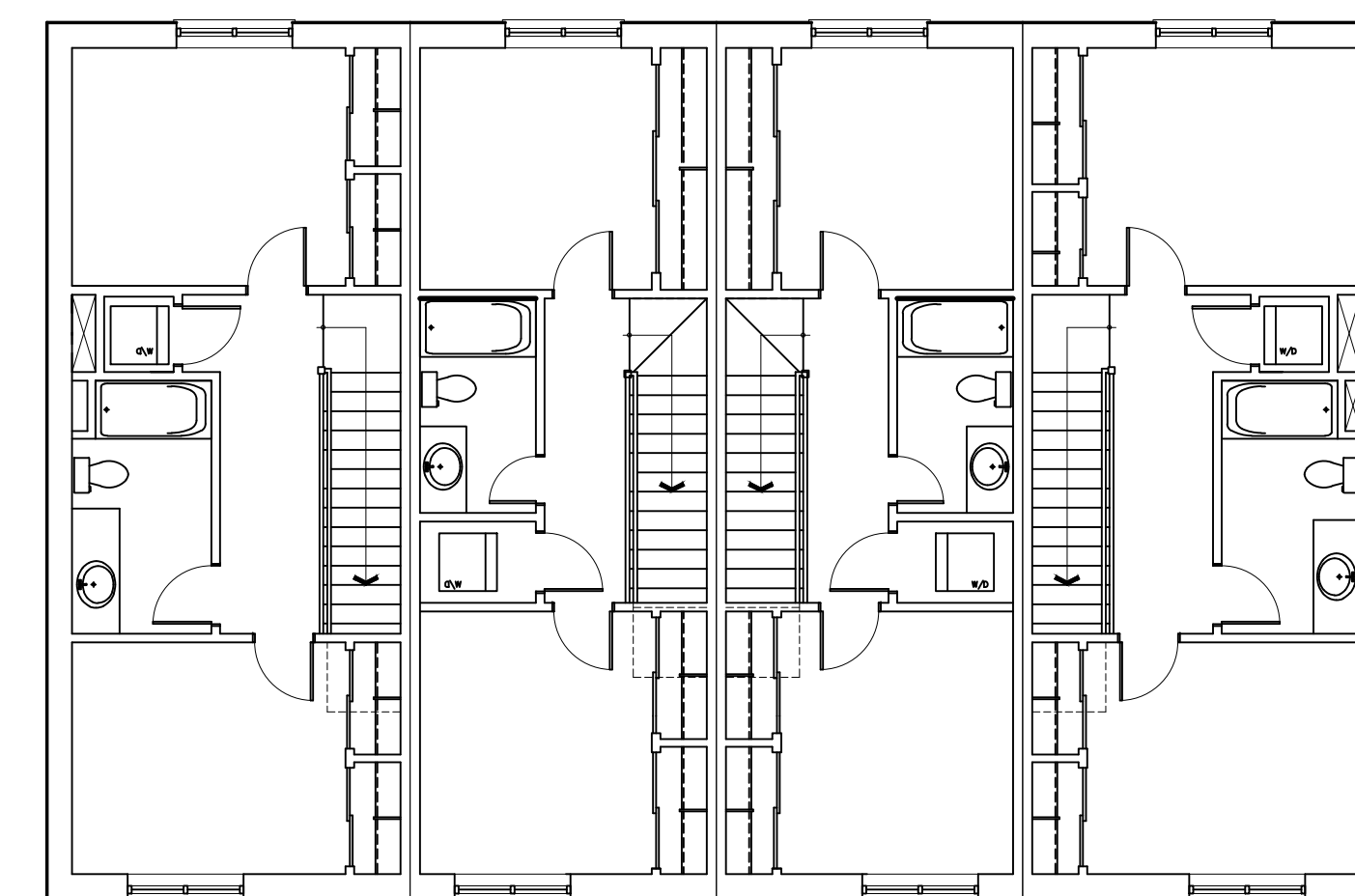
DRAWING TITLE:  
**PLANS & ELEVATIONS**  
BUILDING C11

DRAWN BY	XX	CONS. NO.	
CHECKED	XX	DRAWING NO.	
SCALE	AS NOTED	<b>A11.0</b>	
DATE	XX		



7 EAST ELEVATION  
SCALE: 1/8"=1'-0"

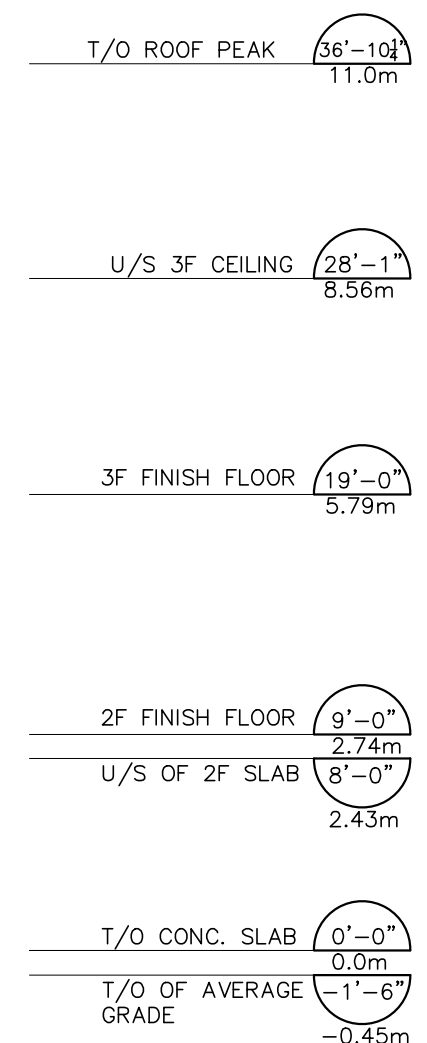
6 WEST ELEVATION  
SCALE: 1/8"=1'-0"



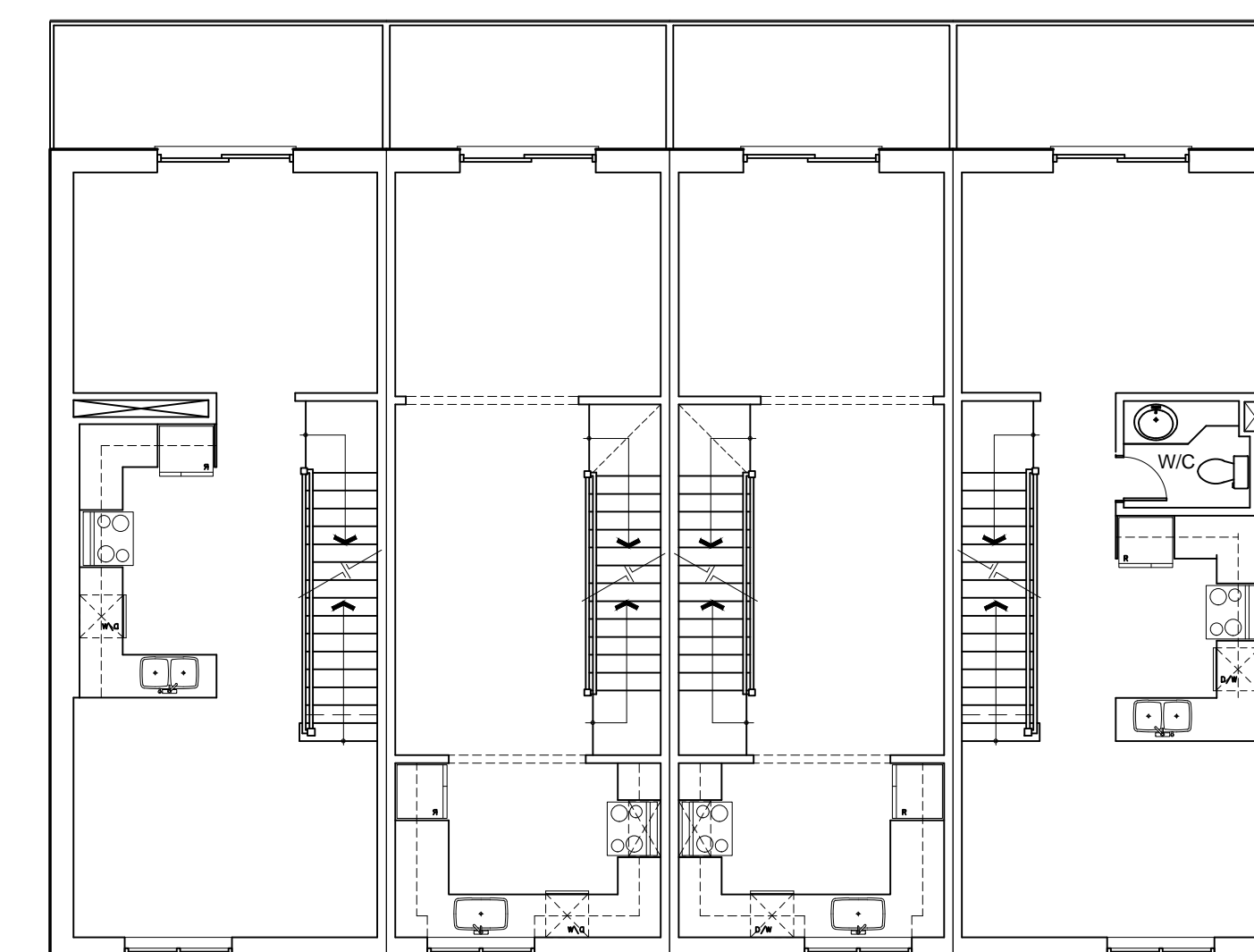
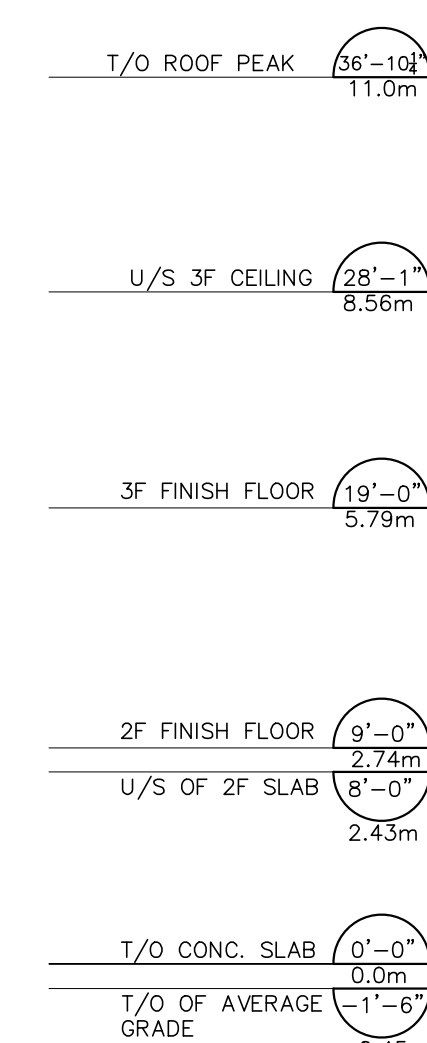
3 THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



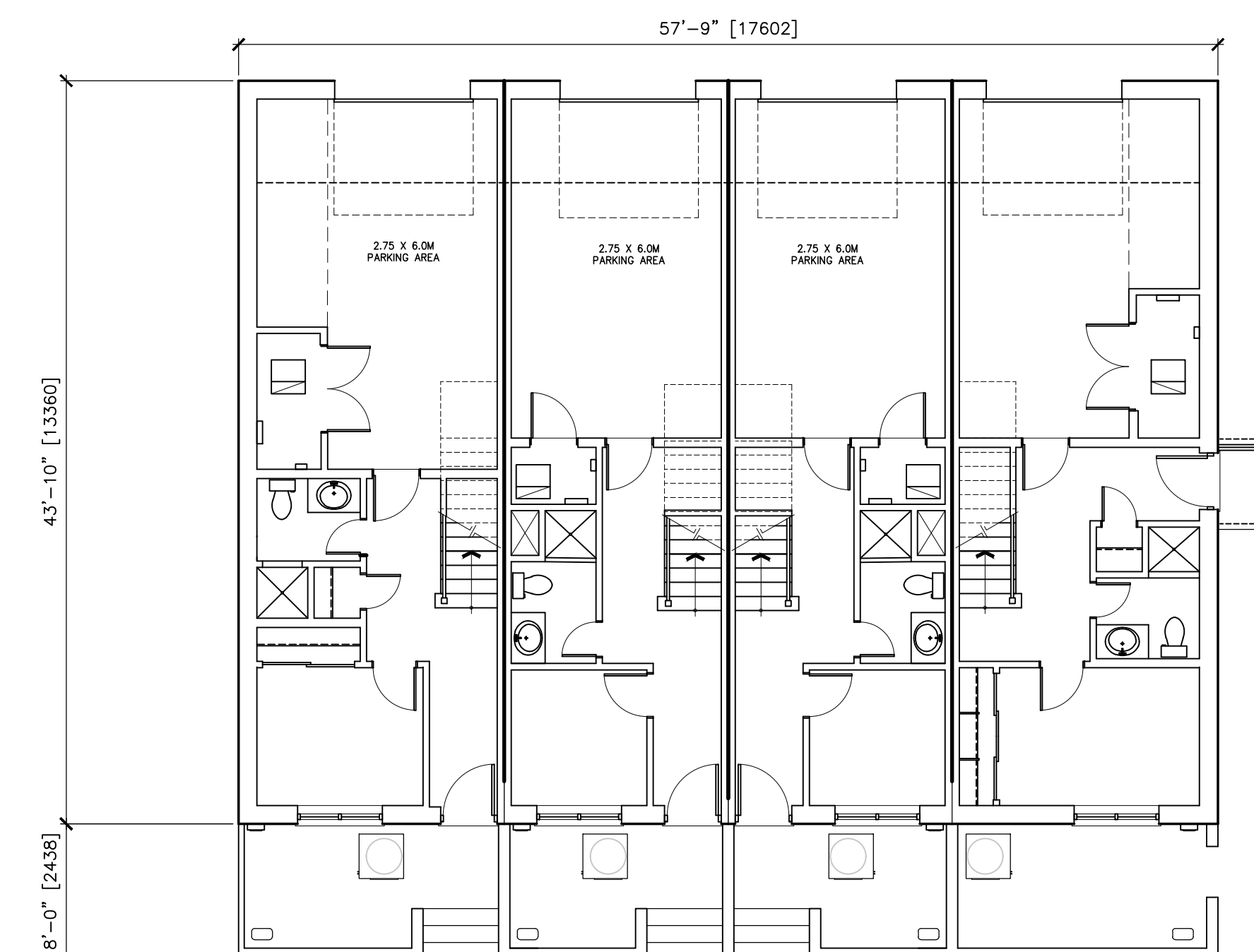
5 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



1 GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"

EXTERIOR FINISH LEGEND

- M1 EXPOSED CONCRETE FOUNDATION. ALL JOINTS TO BE RAKED AND CALLED; SMOOTH NATURAL FINISH, TYP.
- M2 CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'ROYAL' GREY C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
- M3 CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'CHARCOAL MATT' C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
- M4 PRECAST CONCRETE SILL, R24/2.25 STD, COLOUR 'DOWY' GREY, BY ROMAVAL YORK BLOCK INC. OR APPROVED EQUAL.
- CL1 PRE-FINISHED METAL CLADDING, HIDDEN FASTENER, 40X00R, 22GA, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
- CL2 PRE-FINISHED METAL SIDING, HIDDEN FASTENER, BELLARA PLANK, 22GA, COLOUR 'WARM ROSEWOOD #18-3271' BY VICWEST OR APPROVED EQUAL.
- CL3 PRE-FINISHED METAL SIDING, PERFORATED 22GA, COLOUR 'CAMBRIDGE WHITE #06161' BY VICWEST OR APPROVED EQUAL.
- F1 PRE-FINISHED METAL FLASHING, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
- F2 FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '2124-10 WROUGHT IRON', SUBMIT SAMPLE FOR REVIEW.
- F3 FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '00-55 PAPER WHITE', SUBMIT SAMPLE FOR REVIEW.
- BH1 ASPHALT SHINGLES, CAMBRIDGE ARCHITECTURAL SHINGLES, COLOUR 'DUAL BLACK' BY KO OR APPROVED EQUAL.
- W1 EXTRUDED VINYL SECTION WINDOW & SLIDING DOOR FRAMES, COLOUR BLACK, SUBMIT SAMPLES FOR REVIEW.
- A1 ALUMINUM RAILINGS C/W VERTICAL ALUMINUM PICKETS & TOP HANDRAIL, COLOUR BLACK OR APPROVED EQUAL.
- D1 INSULATED STEEL ENTRANCE DOOR, C/W WINDOW, WOOD PATTERNED FINISH, COLOUR TO MATCH 'WARM ROSEWOOD' FROM VICWEST, OR APPROVED EQUAL.
- D2 INSULATED METAL GARAGE DOOR, C/W WINDOWS, COLOUR 'LIGHT GREY' OR APPROVED EQUAL.
- T1 ALUMINUM EAVESTROUGH & DOWNSPOUT, COLOUR TO MATCH FASCIA BOARD BENJAMIN MOORE '2124-10 WROUGHT IRON' OR APPROVED EQUAL.
- L1 LED WALL SCONCE, BRIANNA 15 BY ALVA LIGHTING, COLOUR BLACK OR APPROVED EQUAL.

STYLE 1

- S1 STUCCO FINISH, COLOR '#103 NATURAL WHITE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
- S3 STUCCO FINISH, COLOR '#715 LICORICE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
- S5 STUCCO FINISH, COLOR '#619A FOGGY DAY' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
- S8 STUCCO FINISH, COLOR '#391 BURNT OAK' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.

REV	DESCRIPTION	DATE
M2	MINOR VARIANCE COMMENTS	MAY 19 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	APR 07 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	FEB 04 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	DEC 12 2024
M2	ISSUED FOR SITE PLAN APPROVAL	JUL 21 2025

REV	DESCRIPTION	DATE
01	ISSUED	

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR TENDER/PRICING OR CONSTRUCTION UNLESS NOTED IN REVISIONS COLUMN.



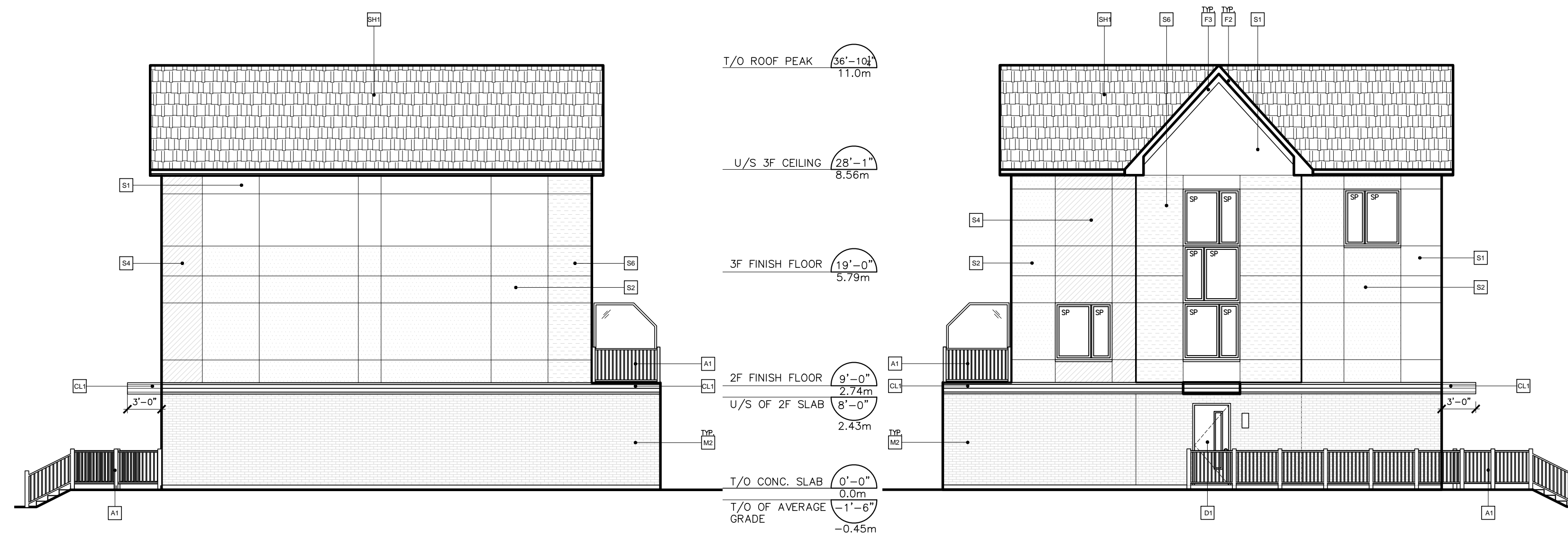
ANTHONY ZAGARIA ARCHITECT  
3454 - 700 LAWRENCE AVENUE WEST  
TORONTO, ONTARIO M5A 3B4  
TEL: (416) 775-8870 • C: (416) 775-8870  
WWW.LLARCH.CA



PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE BAYFIELD**  
7449 MONTROSE RD NIAGARA FALLS, ON

DRAWING TITLE  
**PLANS & ELEVATIONS**  
BUILDING C12

DRAWN BY	XX	CONS. NO.	
CHECKED	XX	DRAWING NO.	
SCALE	AS NOTED	<b>A12.0</b>	
DATE	XX		



7 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

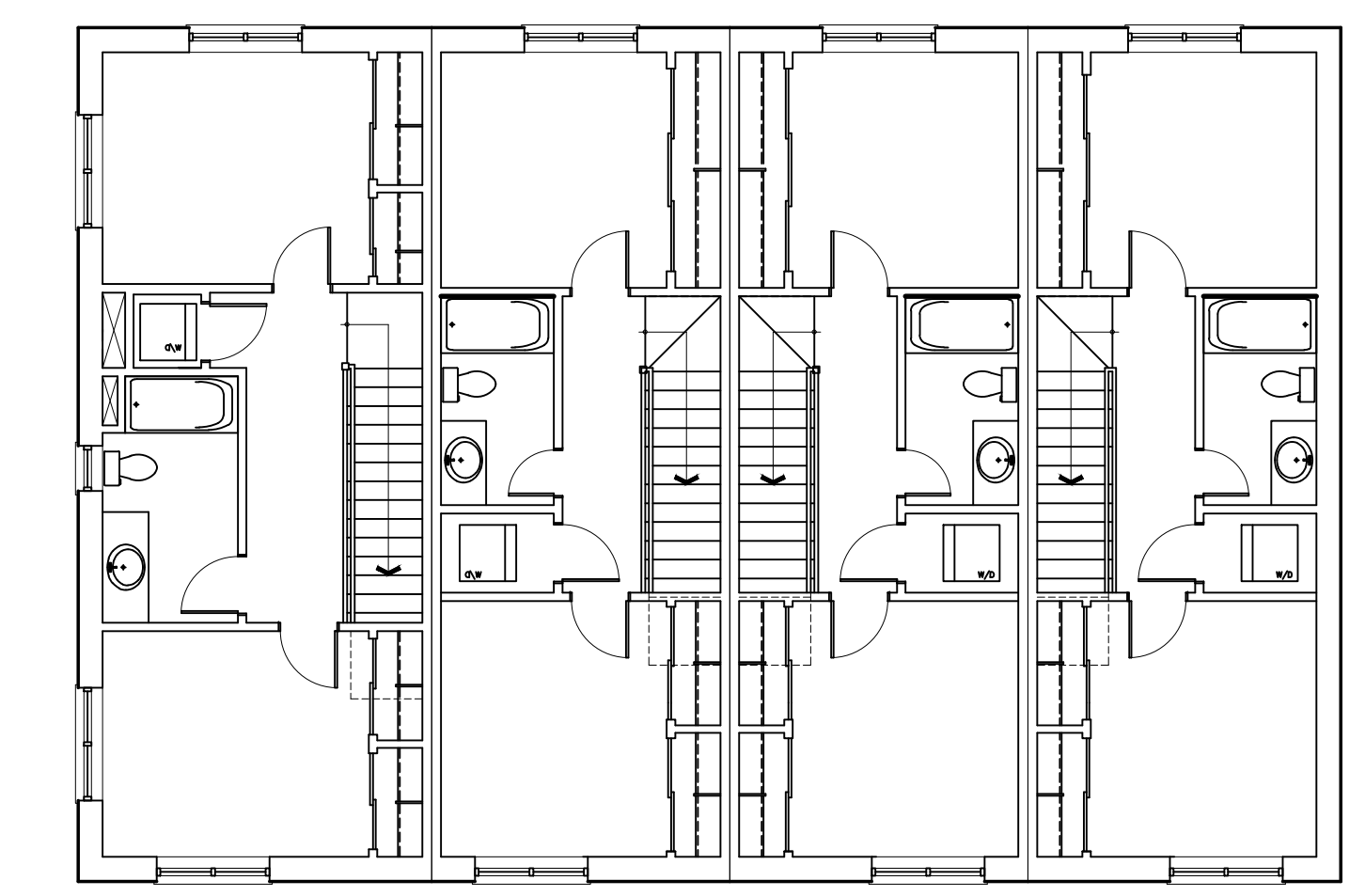
6 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



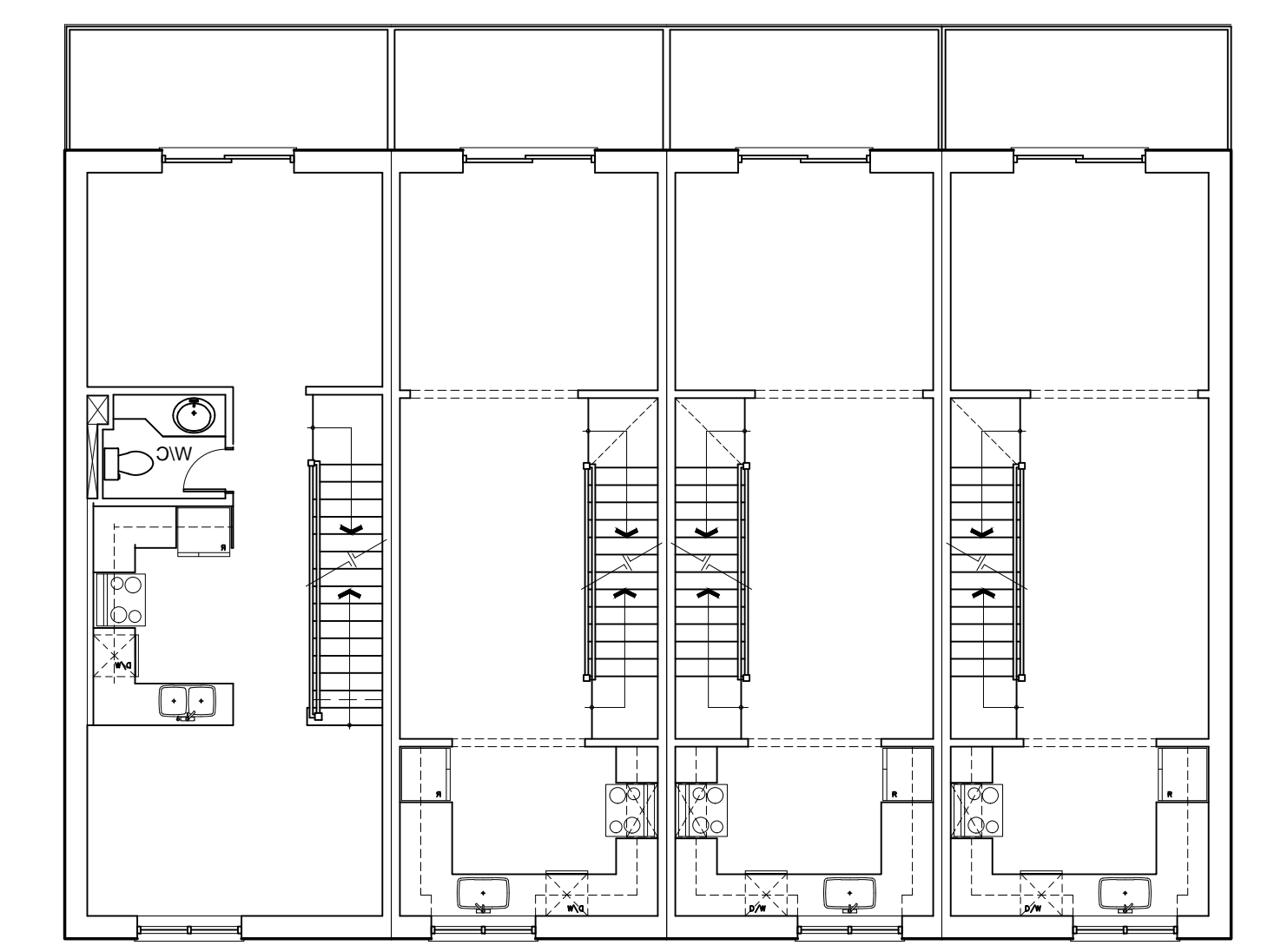
5 EAST ELEVATION  
SCALE: 1/8"=1'-0"



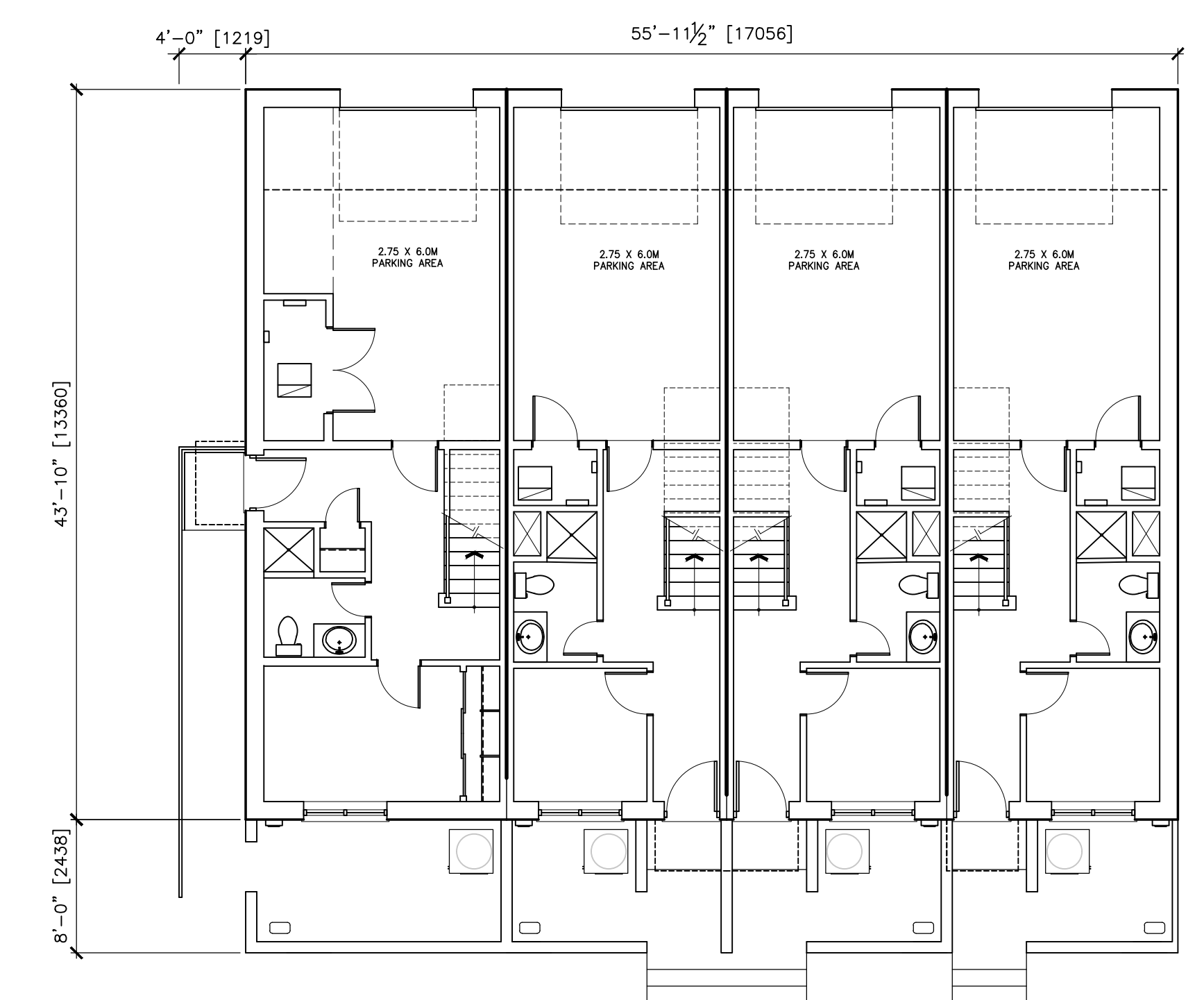
4 WEST ELEVATION  
SCALE: 1/8"=1'-0"



3 THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



1 GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"

**EXTERIOR FINISH LEGEND**

M1	EXPOSED CONCRETE FOUNDATION. ALL JOINTS TO BE RAKED AND CALLED; SMOOTH NATURAL FINISH, TYP.
M2	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'ROYAL' GREY C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
M3	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'CHARCOAL MATT' C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
M4	PRECAST CONCRETE SILL, R24/2.25 STD, COLOUR 'DOWY' GREY, BY BONAVALD YORK BLOCK INC. OR APPROVED EQUAL.
CL1	PRE-FINISHED METAL CLADDING, HIDDEN FASTENER, 40X00R, 22GA, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
CL2	PRE-FINISHED METAL SIDING, HIDDEN FASTENER, BELLARA PLANK, 22GA, COLOUR 'WARM ROSEWOOD #18-3271' BY VICWEST OR APPROVED EQUAL.
CL3	PRE-FINISHED METAL SIDING, PERFORATED 22GA, COLOUR 'CAMBRIDGE WHITE #06161' BY VICWEST OR APPROVED EQUAL.
F1	PRE-FINISHED METAL FLASHING, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
F2	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '2124-10 WROUGHT IRON', SUBMIT SAMPLE FOR REVIEW.
F3	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '00-55 PAPER WHITE', SUBMIT SAMPLE FOR REVIEW.
BH1	ASPHALT SHINGLES, CAMBRIDGE ARCHITECTURAL SHINGLES, COLOUR 'DUAL BLACK' BY KO OR APPROVED EQUAL.
W1	EXTRUDED VINYL SECTION WINDOW & SLIDING DOOR FRAMES, COLOUR BLACK, SUBMIT SAMPLES FOR REVIEW.
A1	ALUMINUM RAILINGS C/W VERTICAL ALUMINUM PICKETS & TOP HANDRAIL, COLOUR BLACK OR APPROVED EQUAL.
D1	INSULATED STEEL ENTRANCE DOOR, C/W WINDOW, WOOD PATTERNED FINISH, COLOUR TO MATCH 'WARM ROSEWOOD' FROM VICWEST, OR APPROVED EQUAL.
D2	INSULATED METAL GARAGE DOOR, C/W WINDOWS, COLOUR 'LIGHT GREY' OR APPROVED EQUAL.
T1	ALUMINUM EAVESTROUGH & DOWNSPOUT, COLOUR, TO MATCH FASCIA BOARD BENJAMIN MOORE '2124-10 WROUGHT IRON' OR APPROVED EQUAL.
L1	LED WALL SCONCE, BRIANNA 15 BY ALVA LIGHTING, COLOUR BLACK OR APPROVED EQUAL.

**STYLE 2**

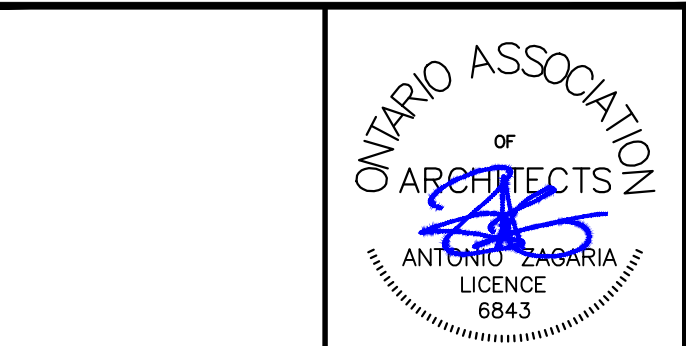
S1	STUCCO FINISH, COLOR '#103 NATURAL WHITE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVAT SYSTEMS CANADA.
S2	STUCCO FINISH, COLOR '#615A TATTLETALE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVAT SYSTEMS CANADA.
S4	STUCCO FINISH, COLOR '#449 BUCKSKIN' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVAT SYSTEMS CANADA.
S6	STUCCO FINISH, COLOR '#655A GRAY BARN' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVAT SYSTEMS CANADA.

M1	MINOR VARIANCE COMMENTS	MAY 19 2025
M2	ISSUED FOR SITE PLAN APPROVAL	APR 07 2025
M3	ISSUED FOR SITE PLAN APPROVAL	FEB 04 2025
M4	ISSUED FOR SITE PLAN APPROVAL	DEC 12 2024
M5	ISSUED FOR SITE PLAN APPROVAL	AUG 21 2024

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR TENDER/PRICING OR CONSTRUCTION UNLESS NOTED IN REVISIONS COLUMN.



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3454 - 700 LAWRENCE AVENUE WEST  
TORONTO, ONTARIO M6H 3B4  
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WWW.LLARCH.CA

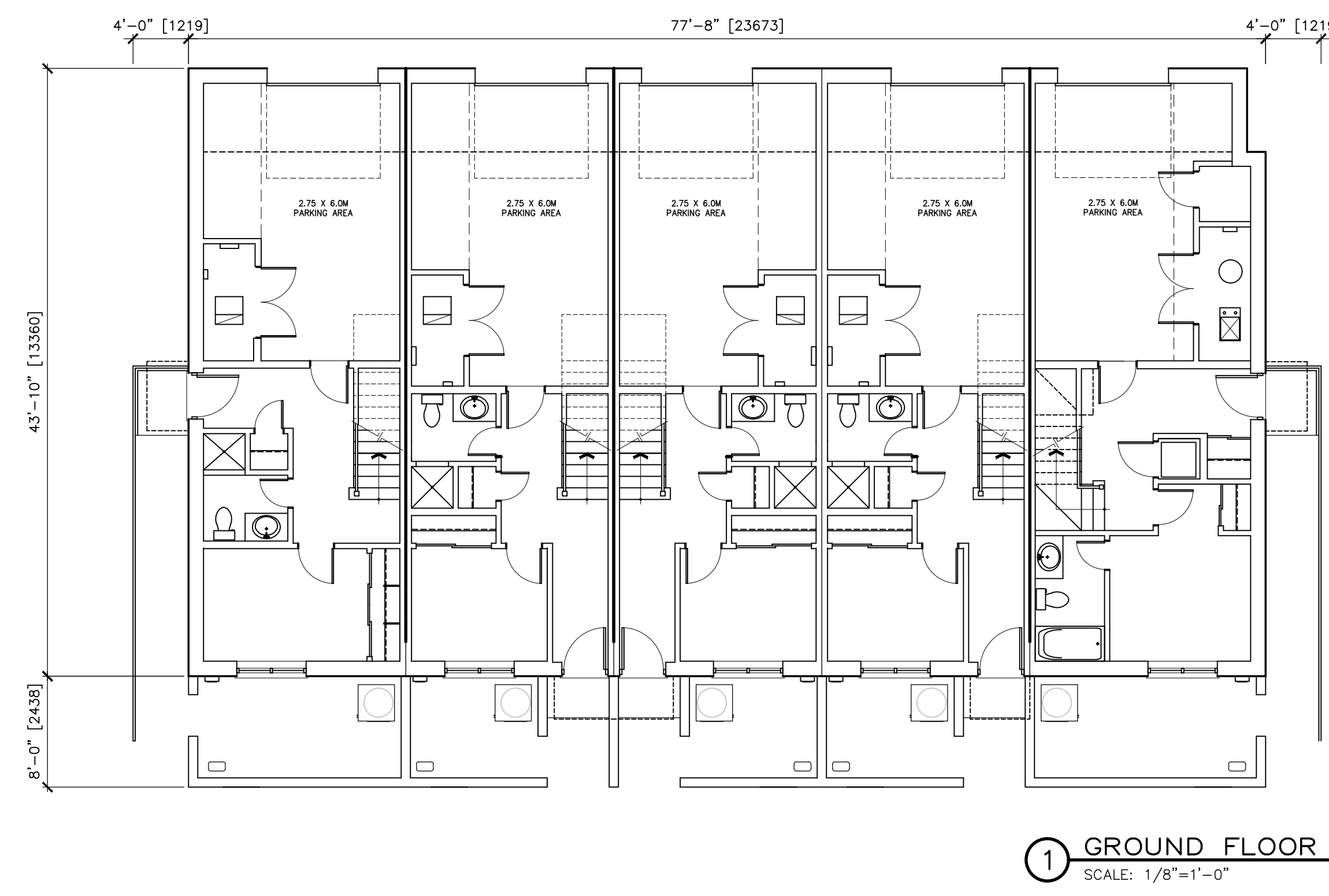
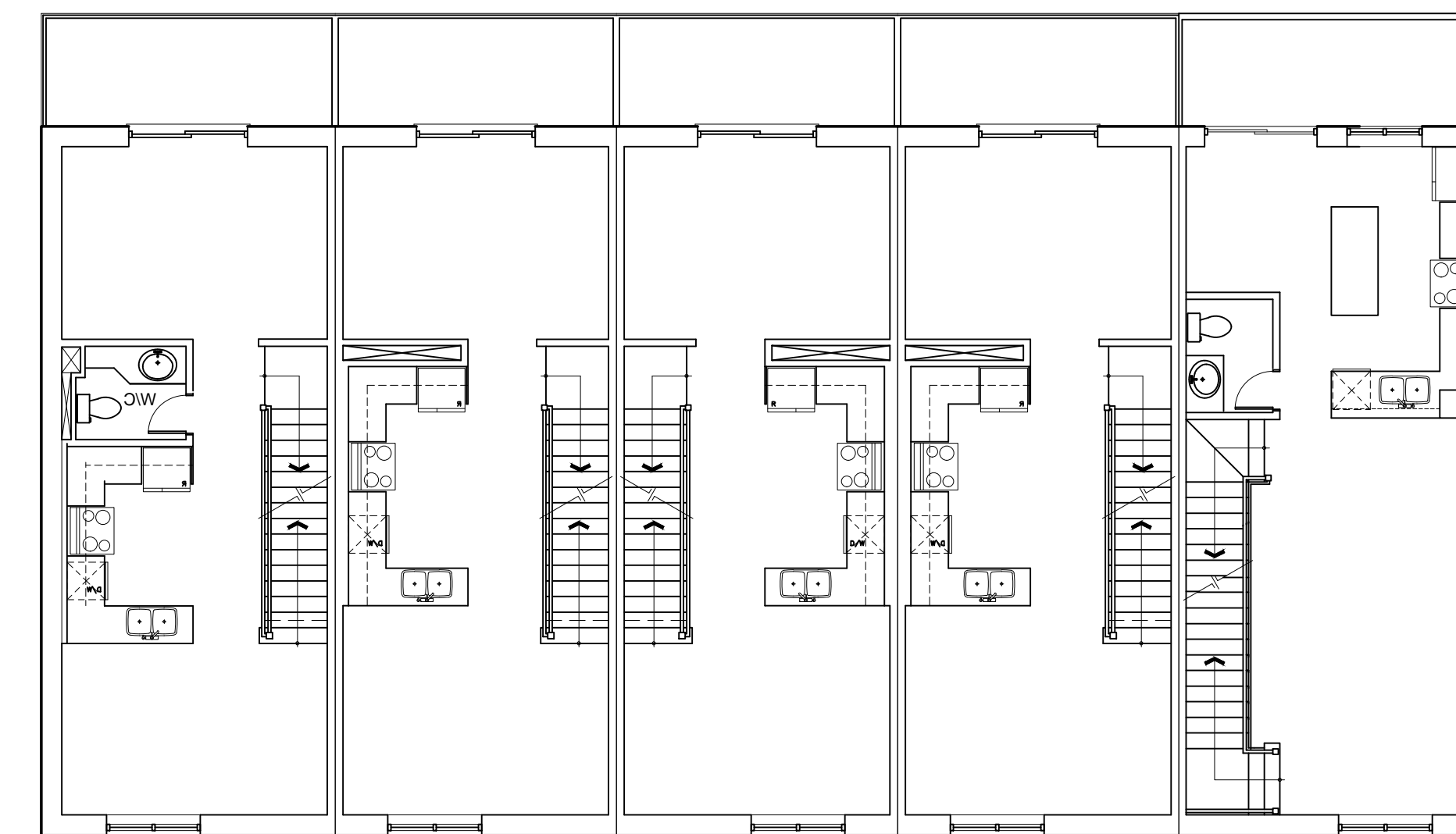
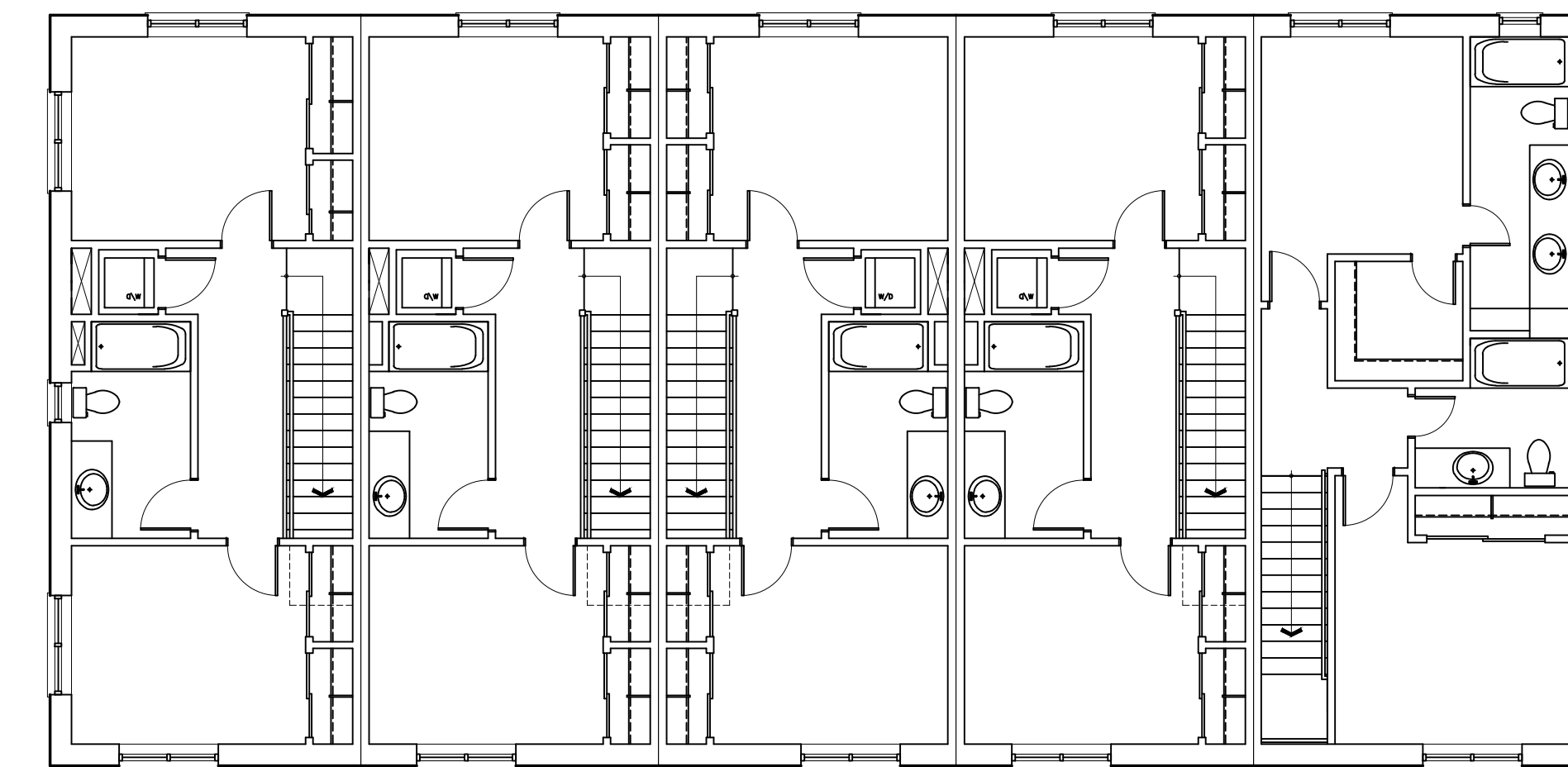
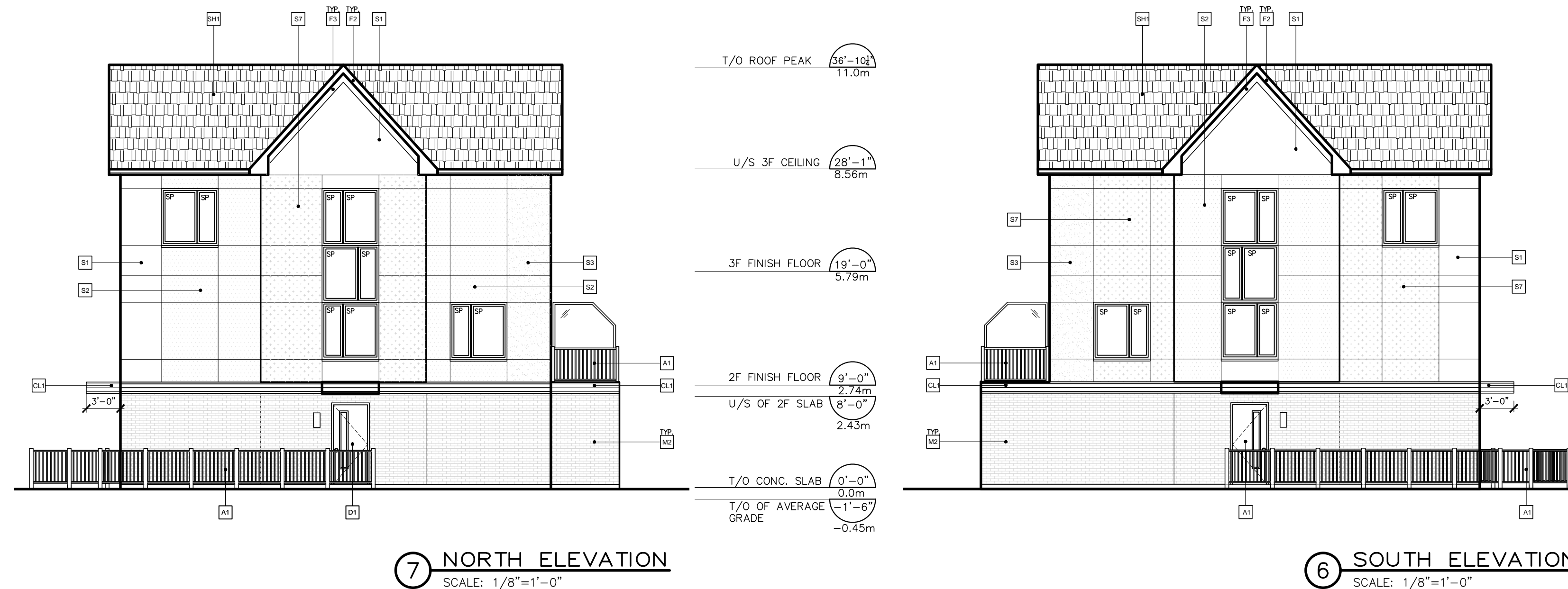


PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE BAYFIELD**  
7449 MONTROSE RD NIAGARA FALLS, ON

DRAWING TITLE:  
**PLANS & ELEVATIONS**  
BUILDING C2

DRAWN BY:	XX	CONS. NO.:	
CHECKED:	XX	DRAWING NO.:	
SCALE:	AS NOTED		
DATE:	XX		

**A2.0**



**EXTERIOR FINISH LEGEND**

M1	EXPOSED CONCRETE FOUNDATION. ALL JOINTS TO BE RAKED AND CALKED; SMOOTH NATURAL FINISH, TYP.
M2	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'ROYAL' GREY C/W MORTAR COLOUR 'MOSS STABLEIGHT' BY INTERSTAR OR APPROVED EQUAL.
M3	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'CHARCOAL MATT' C/W MORTAR COLOUR 'MOSS STABLEIGHT' BY INTERSTAR OR APPROVED EQUAL.
M4	PRECAST CONCRETE SILL, R24/2.25 STD, COLOUR 'DOWY' GREY, BY RICHVALE YORK BLOCK INC. OR APPROVED EQUAL.
CL1	PRE-FINISHED METAL CLADDING, HIDDEN FASTENER, A4300R, 22GA, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
CL2	PRE-FINISHED METAL SOFFIT, HIDDEN FASTENER, BELLARA PLANK, 22GA, COLOUR 'WARM ROSEWOOD #18-3271' BY VICWEST OR APPROVED EQUAL.
CL3	PRE-FINISHED METAL SOFFIT, PERFORATED 22GA, COLOUR 'CAMBRIDGE WHITE #06161' BY VICWEST OR APPROVED EQUAL.
F1	PRE-FINISHED METAL FLASHING, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
F2	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '2124-10 WROUGHT IRON', SUBMIT SAMPLE FOR REVIEW.
F3	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '00-55 PAPER WHITE', SUBMIT SAMPLE FOR REVIEW.
BH1	ASPHALT SHINGLES, CAMBRIDGE ARCHITECTURAL SHINGLES, COLOUR 'DUAL BLACK' BY KO OR APPROVED EQUAL.
W1	EXTRUDED VINYL SECTION WINDOW & SLIDING DOOR FRAMES, COLOUR BLACK, SUBMIT SAMPLES FOR REVIEW.
A1	ALUMINUM RAILINGS C/W VERTICAL ALUMINUM PICKETS & TOP HANDRAIL, COLOUR BLACK OR APPROVED EQUAL.
D1	INSULATED STEEL ENTRANCE DOOR, C/W WINDOW, WOOD PATTERNED FINISH, COLOUR TO MATCH 'WARM ROSEWOOD' FROM VICWEST, OR APPROVED EQUAL.
D2	INSULATED METAL GARAGE DOOR, C/W WINDOWS, COLOUR 'LIGHT GREY' OR APPROVED EQUAL.
T1	ALUMINUM EAVESTROUGH & DOWNSPOUT, COLOUR, TO MATCH FASCIA BOARD BENJAMIN MOORE '2124-10 WROUGHT IRON' OR APPROVED EQUAL.
L1	LED WALL SCONCE, BRIANNA 15 BY ALVA LIGHTING, COLOUR BLACK OR APPROVED EQUAL.

**STYLE 3**

S1	STUCCO FINISH, COLOR '103 NATURAL WHITE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVET SYSTEMS CANADA.
S2	STUCCO FINISH, COLOR '1615A TATLETALE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVET SYSTEMS CANADA.
S3	STUCCO FINISH, COLOR '1715 LICORICE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVET SYSTEMS CANADA.
S7	STUCCO FINISH, COLOR '1847 WINTER BROWN' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVET SYSTEMS CANADA.

M2	MINOR VARIANCE COMMENTS	MAY 19 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	APR 07 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	FEB 04 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	DEC 12 2024
M2	ISSUED FOR SITE PLAN APPROVAL	JUL 21 2025

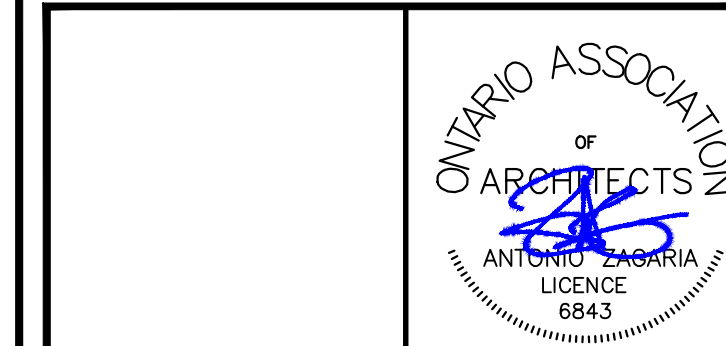
REV	DESCRIPTION	DATE
01	ISSUED	

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE DRAWINGS.

DRAWINGS SHALL NOT BE USED FOR TENDER/PRICING OR CONSTRUCTION UNLESS NOTED IN REVISIONS COLUMN.



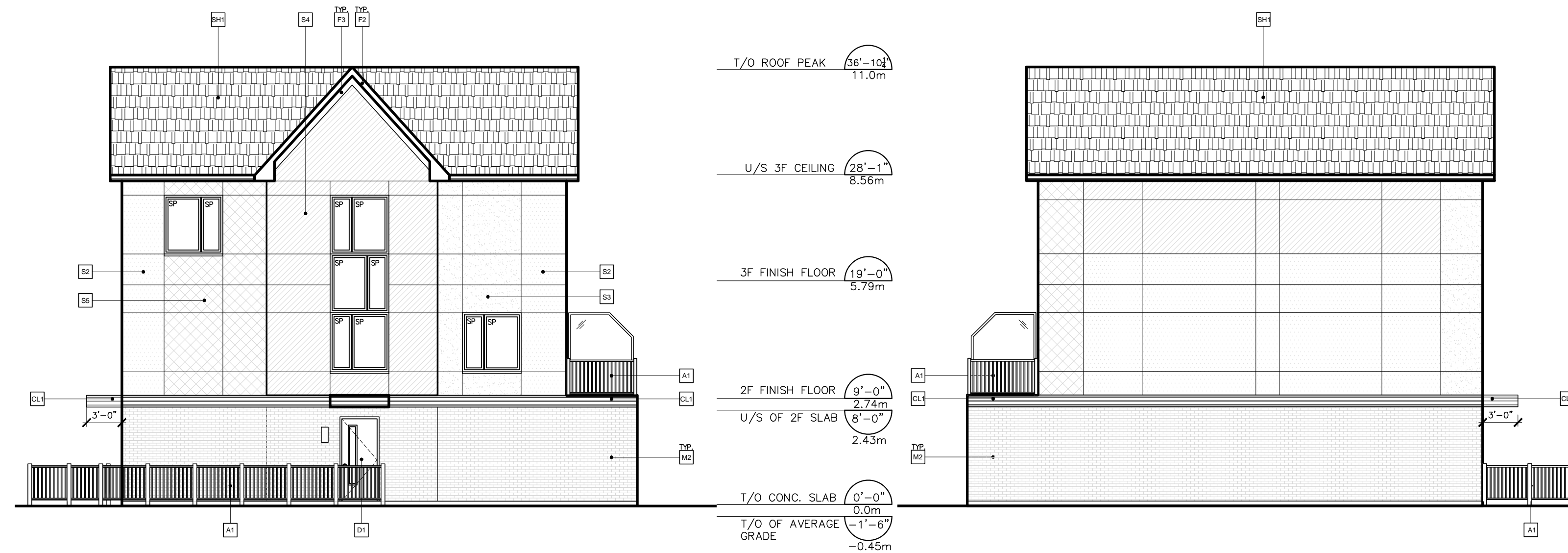
**ANTHONY ZAGARIA**  
ARCHITECT  
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TORONTO, ONTARIO M5A 1S4  
P: (416) 775-8870 E: ANTHONY@LLARCH.COM  
WWW.LLARCH.COM



PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE BAYFIELD**  
7449 MONTROSE RD NIAGARA FALLS, ON

DRAWING TITLE:  
**PLANS & ELEVATIONS**  
BUILDING C3

DRAWN BY	XX	CONS. NO.	
CHECKED	XX	DRAWING NO.	
SCALE	AS NOTED		<b>A3.0</b>
DATE	XX		



7 WEST ELEVATION  
SCALE: 1/8"=1'-0"

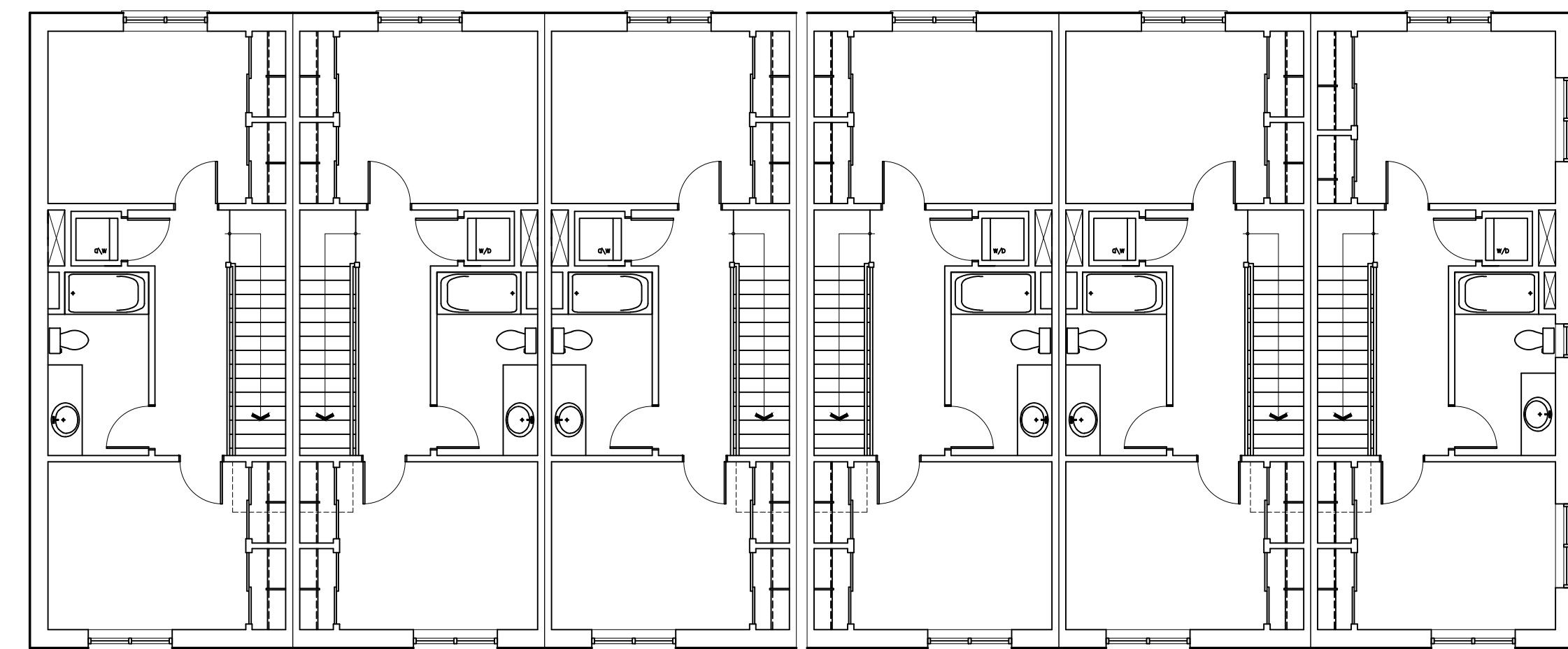
6 EAST ELEVATION  
SCALE: 1/8"=1'-0"



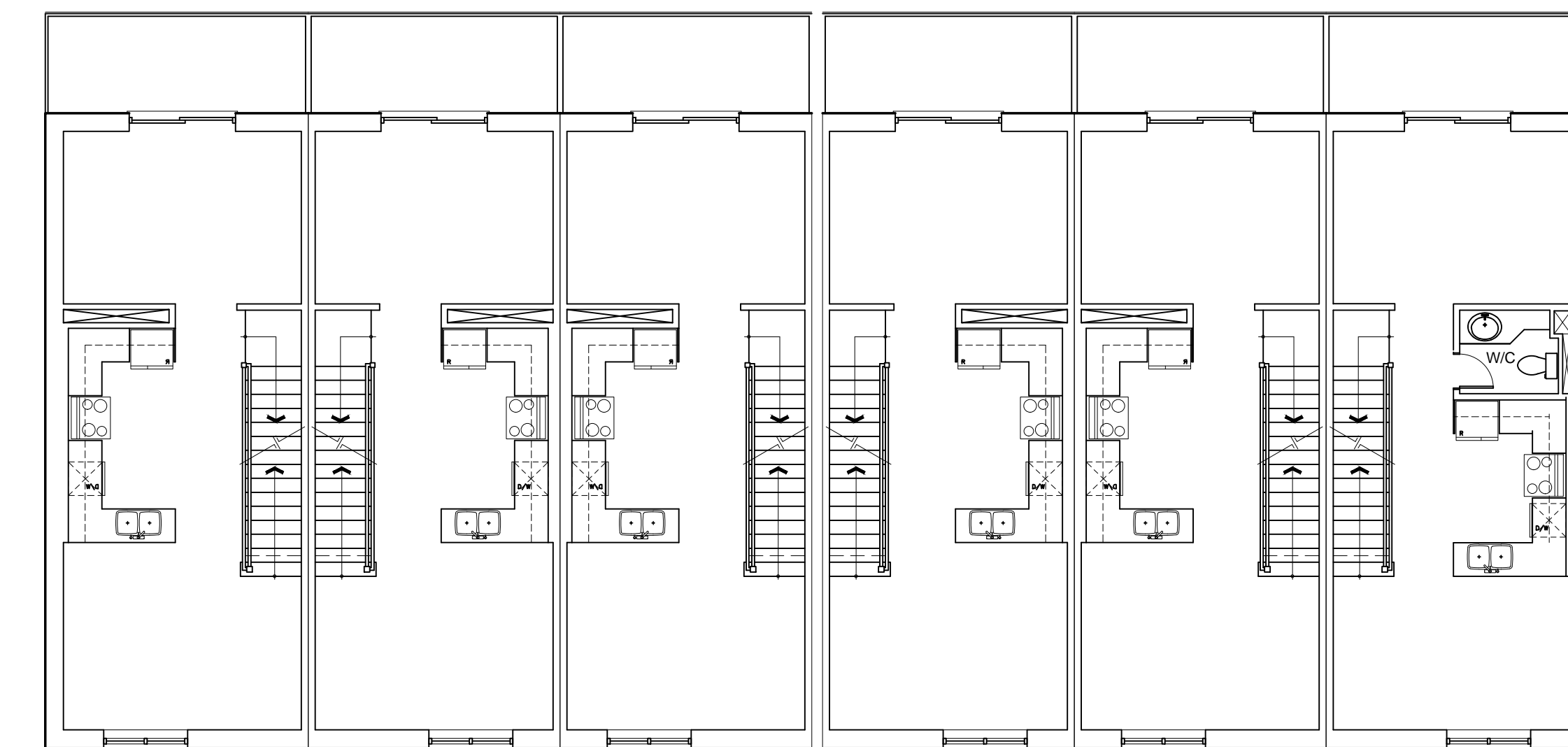
5 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



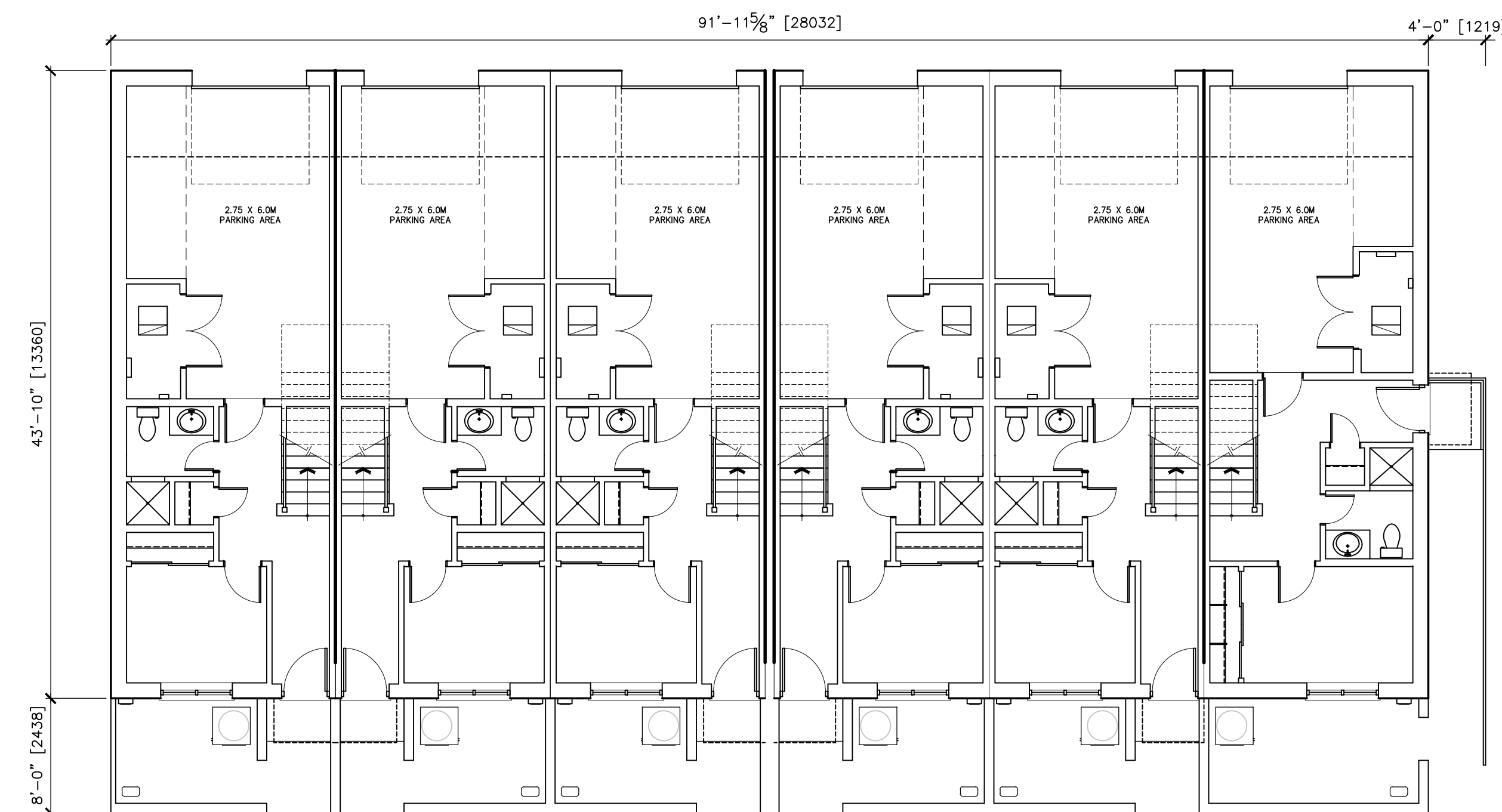
4 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



3 THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



1 GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"

EXTERIOR FINISH LEGEND

- M1 EXPOSED CONCRETE FOUNDATION. ALL JOINTS TO BE RAKED AND CALKED; SMOOTH NATURAL FINISH, TYP.
- M2 CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'ROYAL' GREY C/W MORTAR COLOUR 'DROSS STABLEIGHT' BY INTERSTAR OR APPROVED EQUAL.
- M3 CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'CHARCOAL MATT' C/W MORTAR COLOUR 'DROSS STABLEIGHT' BY INTERSTAR OR APPROVED EQUAL.
- M4 PRECAST CONCRETE SILL, R24/2/25 STD, COLOUR 'DOWY' GREY, BY BONAHE YORK BLOCK INC. OR APPROVED EQUAL.
- CL1 PRE-FINISHED METAL CLADDING, HIDDEN FASTENER, AD300R, 22GA, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
- CL2 PRE-FINISHED METAL SIDING, HIDDEN FASTENERS, BELLARA PLANK, 22GA, COLOUR 'WARM ROSEWOOD #18-3271' BY VICWEST OR APPROVED EQUAL.
- CL3 PRE-FINISHED METAL SIDING, PERFORATED 22GA, COLOUR 'CAMBRIDGE WHITE #06161' BY VICWEST OR APPROVED EQUAL.
- F1 PRE-FINISHED METAL FLASHING, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
- F2 FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '2124-10 WROUGHT IRON', SUBMIT SAMPLE FOR REVIEW.
- F3 FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '00-55 PAPER WHITE', SUBMIT SAMPLE FOR REVIEW.
- BH1 ASPHALT SHINGLES, CAMBRIDGE ARCHITECTURAL SHINGLES, COLOUR 'DUAL BLACK' BY KO OR APPROVED EQUAL.
- W1 EXTRUDED VINYL SECTION WINDOW & SLIDING DOOR FRAMES, COLOUR BLACK, SUBMIT SAMPLES FOR REVIEW.
- A1 ALUMINUM RAILINGS C/W VERTICAL ALUMINUM PICKETS & TOP HANDRAIL, COLOUR BLACK OR APPROVED EQUAL.
- D1 INSULATED STEEL ENTRANCE DOOR, C/W WINDOW, WOOD PATTERNED FINISH, COLOUR TO MATCH 'WARM ROSEWOOD' FROM VICWEST, OR APPROVED EQUAL.
- D2 INSULATED METAL GARAGE DOOR, C/W WINDOWS, COLOUR 'LIGHT GREY' OR APPROVED EQUAL.
- T1 ALUMINUM EAVESTROUGH & DOWNSPOUT, COLOUR, TO MATCH FASCIA BOARD BENJAMIN MOORE '2124-10 WROUGHT IRON' OR APPROVED EQUAL.
- L1 LED WALL SCONCE, BRIANNA 15 BY ALVA LIGHTING, COLOUR BLACK OR APPROVED EQUAL.

STYLE 4

- S2 STUCCO FINISH, COLOR '#155A TATTLETALE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYTAC SYSTEMS CANADA.
- S3 STUCCO FINISH, COLOR '#175 LIGORIC' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYTAC SYSTEMS CANADA.
- S4 STUCCO FINISH, COLOR '#449 BUCKSKIN' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYTAC SYSTEMS CANADA.
- S5 STUCCO FINISH, COLOR '#619A FOGGY DAY' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYTAC SYSTEMS CANADA.

REV	DESCRIPTION	DATE
M2	MINOR VARIANCE COMMENTS	MAY 19 2025
M2	ISSUED FOR SITE PLAN APPROVAL	APR 07 2025
M2	ISSUED FOR SITE PLAN APPROVAL	FEB 04 2025
M2	ISSUED FOR SITE PLAN APPROVAL	DEC 12 2024
M2	ISSUED FOR SITE PLAN APPROVAL	JUL 21 2025

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR TENDER/PRICING OR CONSTRUCTION UNLESS NOTED IN REVISIONS COLUMN.



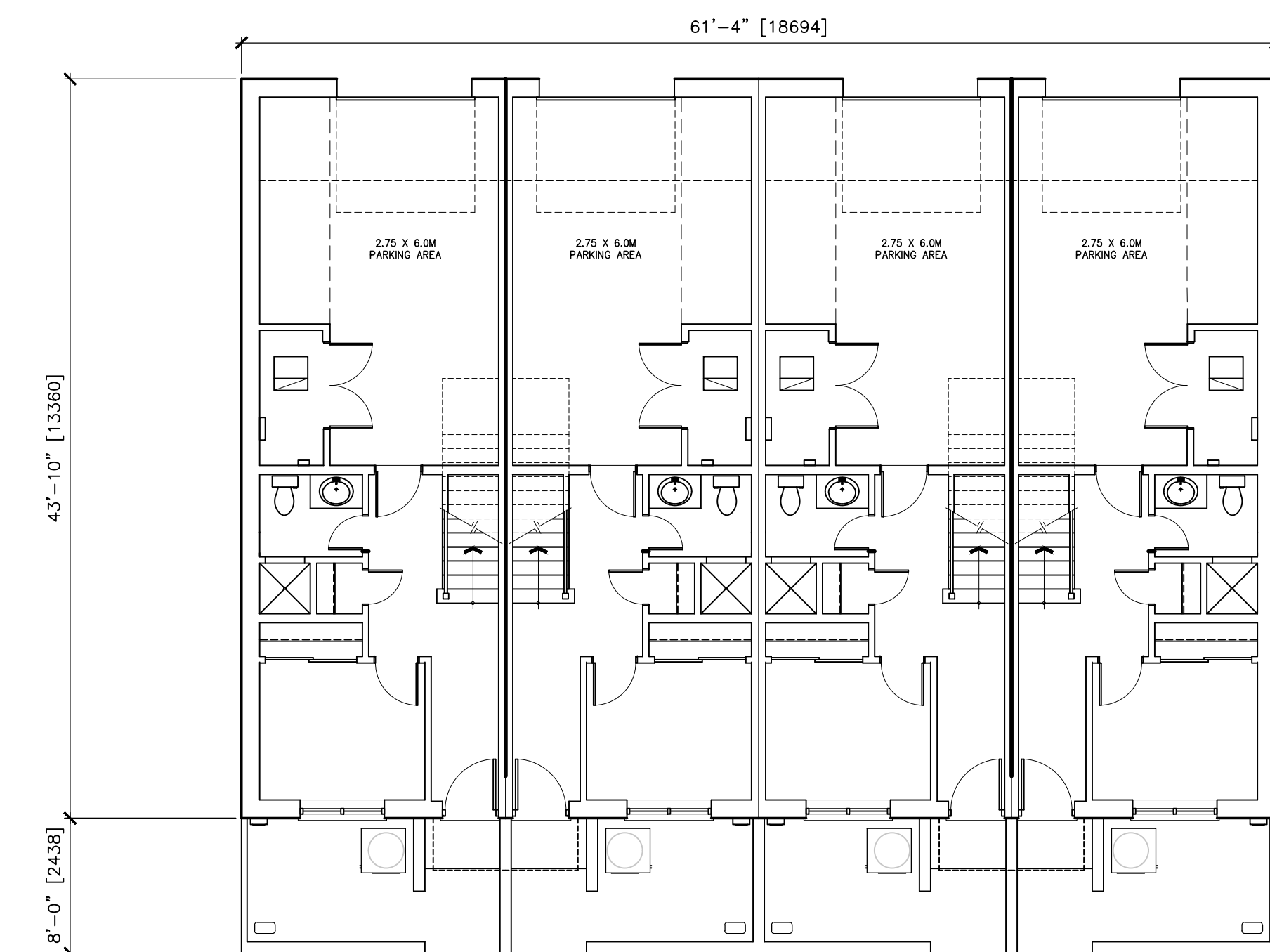
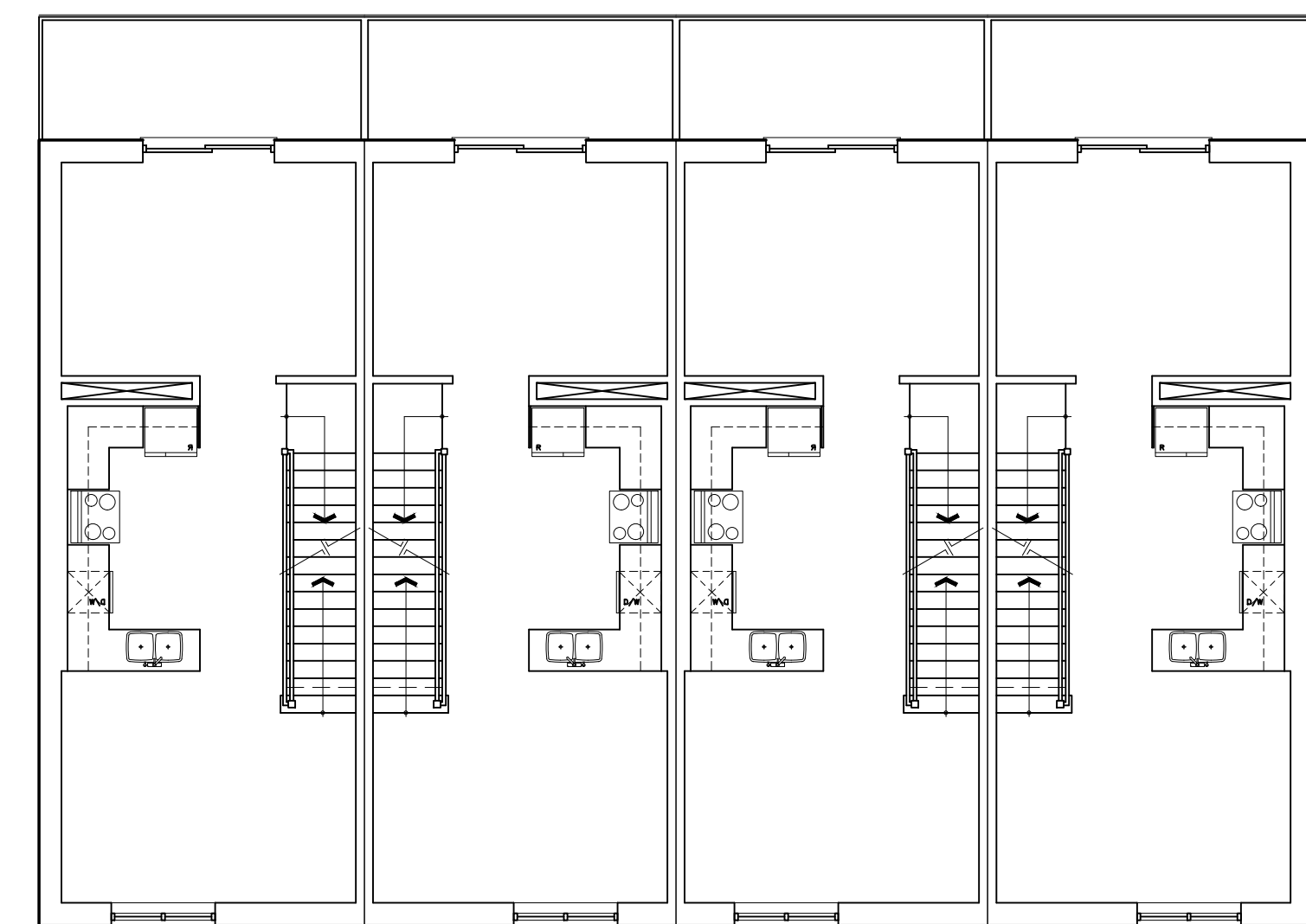
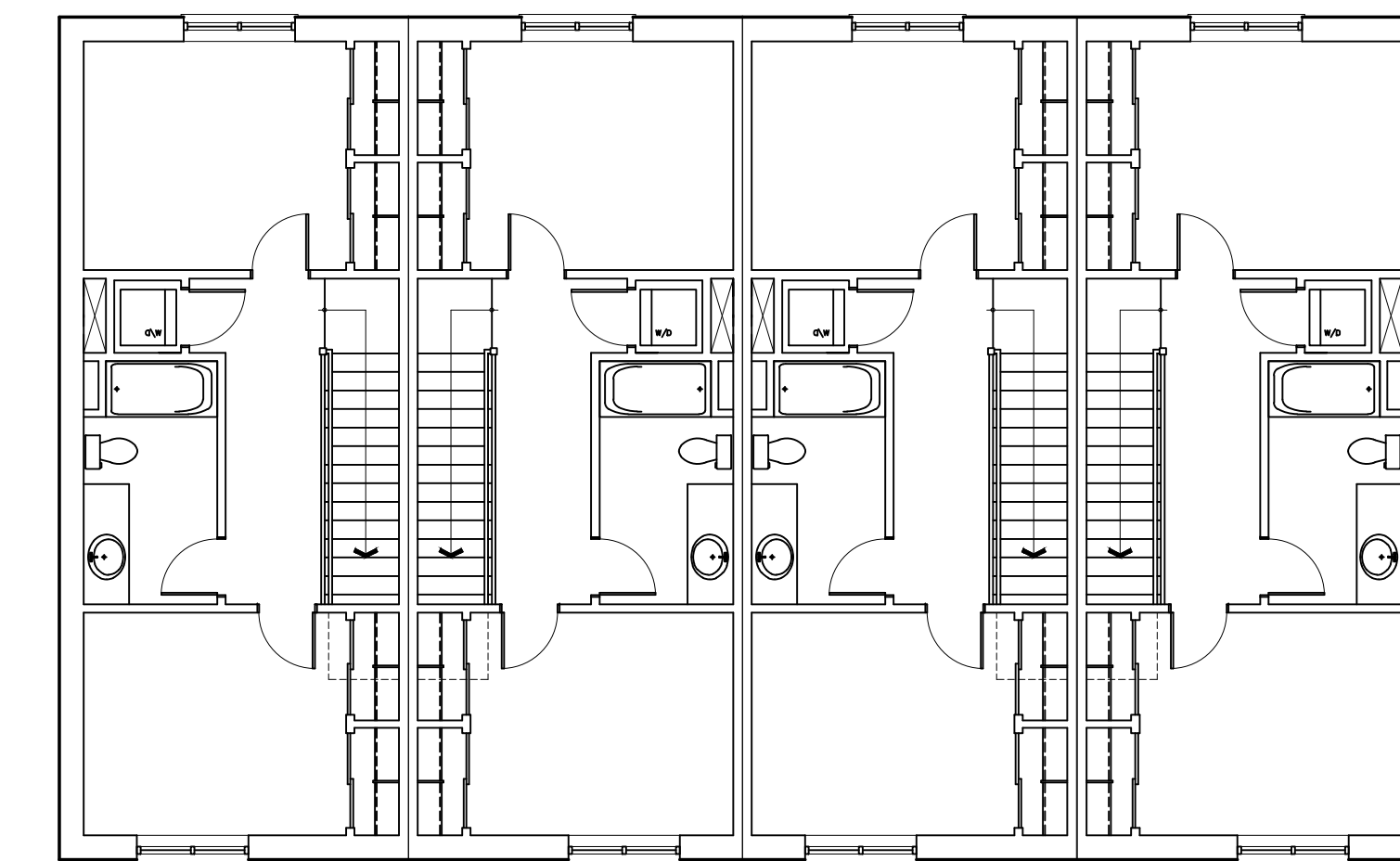
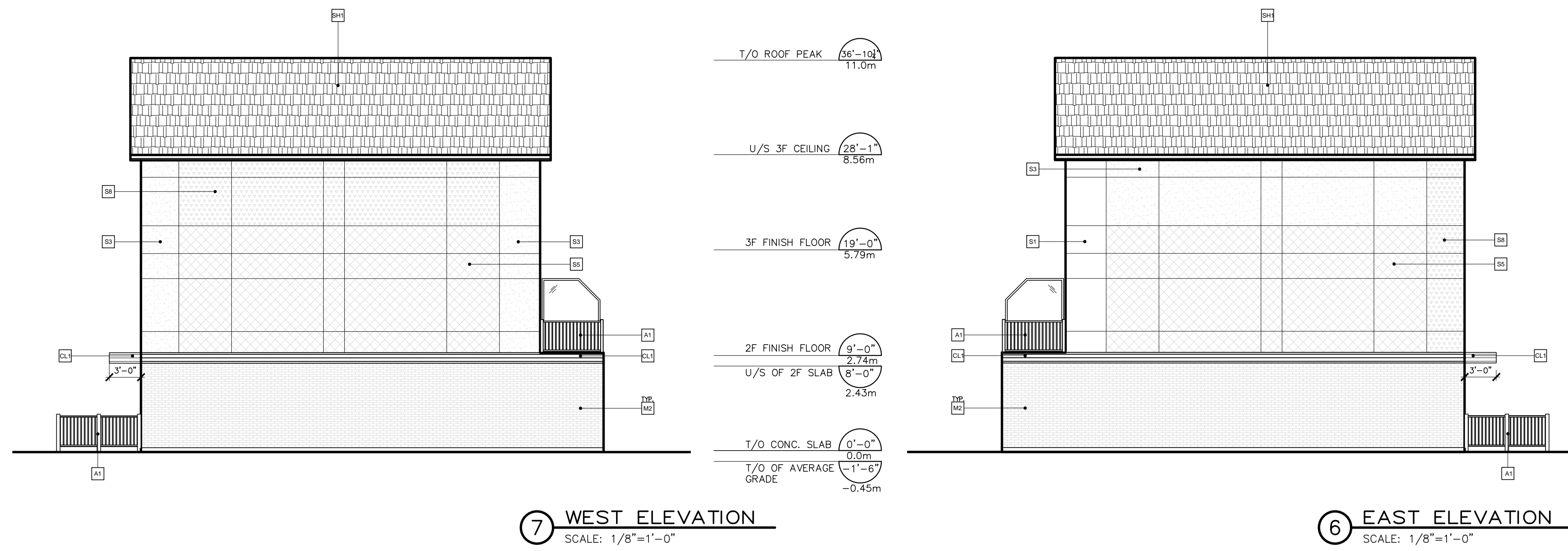
ANTHONY ZAGARIA ARCHITECT  
3454 - 780 LAWRENCE AVENUE WEST  
TORONTO, ONTARIO M6A 3A3  
P: (416) 745-8875 E: ANTHONY@LLAARCH.COM  
WWW.LLARCH.COM



PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE BAYFIELD**  
7449 MONTROSE RD NIAGARA FALLS, ON

DRAWING TITLE  
**PLANS & ELEVATIONS**  
BUILDING C4

DRAWN BY	XX	CONS. NO.	
CHECKED	XX	DRAWING NO.	
SCALE	AS NOTED		<b>A4.0</b>
DATE	XX		



**EXTERIOR FINISH LEGEND**

M1	EXPOSED CONCRETE FOUNDATION. ALL JOINTS TO BE RAKED AND CALLED; SMOOTH MATERIAL FINISH, TYP.
M2	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'ROYAL' GREY C/W MORTAR COLOUR 'MOSS STAINLIGHT' BY INTERSTAR OR APPROVED EQUAL.
M3	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'CHARCOAL MATT' C/W MORTAR COLOUR 'MOSS STAINLIGHT' BY INTERSTAR OR APPROVED EQUAL.
M4	PRECAST CONCRETE SILL, R24/2.25 STD, COLOUR 'DOWY' GREY, BY ROMAVAL YORK BLOCK INC. OR APPROVED EQUAL.
CL1	PRE-FINISHED METAL CLADDING, HIDDEN FASTENER, ADX00R, 22GA, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
CL2	PRE-FINISHED METAL SPLIT, HIDDEN FASTENER, BELLARA PLANK, 22GA, COLOUR 'WARM ROSEWOOD #18-3271' BY VICWEST OR APPROVED EQUAL.
CL3	PRE-FINISHED METAL SPLIT, PERFORATED 22GA, COLOUR 'CAMBRIDGE WHITE #06161' BY VICWEST OR APPROVED EQUAL.
F1	PRE-FINISHED METAL FLASHING, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
F2	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '2124-10 WROUGHT IRON', SUBMIT SAMPLE FOR REVIEW.
F3	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '00-55 PAPER WHITE', SUBMIT SAMPLE FOR REVIEW.
BH1	ASPHALT SHINGLES, CAMBRIDGE ARCHITECTURAL SHINGLES, COLOUR 'DUAL BLACK' BY KO OR APPROVED EQUAL.
W1	EXTRUDED VINYL SECTION WINDOW & SLIDING DOOR FRAMES, COLOUR BLACK, SUBMIT SAMPLES FOR REVIEW.
A1	ALUMINUM RAILINGS C/W VERTICAL ALUMINUM PICKETS & TOP HANDRAIL, COLOUR BLACK OR APPROVED EQUAL.
D1	INSULATED STEEL ENTRANCE DOOR, C/W WINDOW, WOOD PATTERNED FINISH, COLOUR TO MATCH 'WARM ROSEWOOD' FROM VICWEST, OR APPROVED EQUAL.
D2	INSULATED METAL GARAGE DOOR, C/W WINDOWS, COLOUR 'LIGHT GREY' OR APPROVED EQUAL.
T1	FASCIA BOARD BENJAMIN MOORE '2124-10 WROUGHT IRON' OR APPROVED EQUAL.
L1	LED WALL SCONCE BRIANNA 15 BY ALVA LIGHTING, COLOUR BLACK OR APPROVED EQUAL.

**STYLE 1**

S1	STUCCO FINISH, COLOR '#103 NATURAL WHITE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVT SYSTEMS CANADA.
S3	STUCCO FINISH, COLOR '#715 LICORICE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVT SYSTEMS CANADA.
S5	STUCCO FINISH, COLOR '#619A FOGGY DAY' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVT SYSTEMS CANADA.
S8	STUCCO FINISH, COLOR '#391 BURNT OAK' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVT SYSTEMS CANADA.

REV	DESCRIPTION	DATE
M2	MINOR VARIANCE COMMENTS	MAY 19 2025
M2	ISSUED FOR SITE PLAN APPROVAL	APR 07 2025
M2	ISSUED FOR SITE PLAN APPROVAL	FEB 04 2025
M2	ISSUED FOR SITE PLAN APPROVAL	DEC 12 2024
M2	ISSUED FOR SITE PLAN APPROVAL	JUL 21 2025

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR TENDER/PRICING OR CONSTRUCTION UNLESS NOTED IN REVISIONS COLUMN.



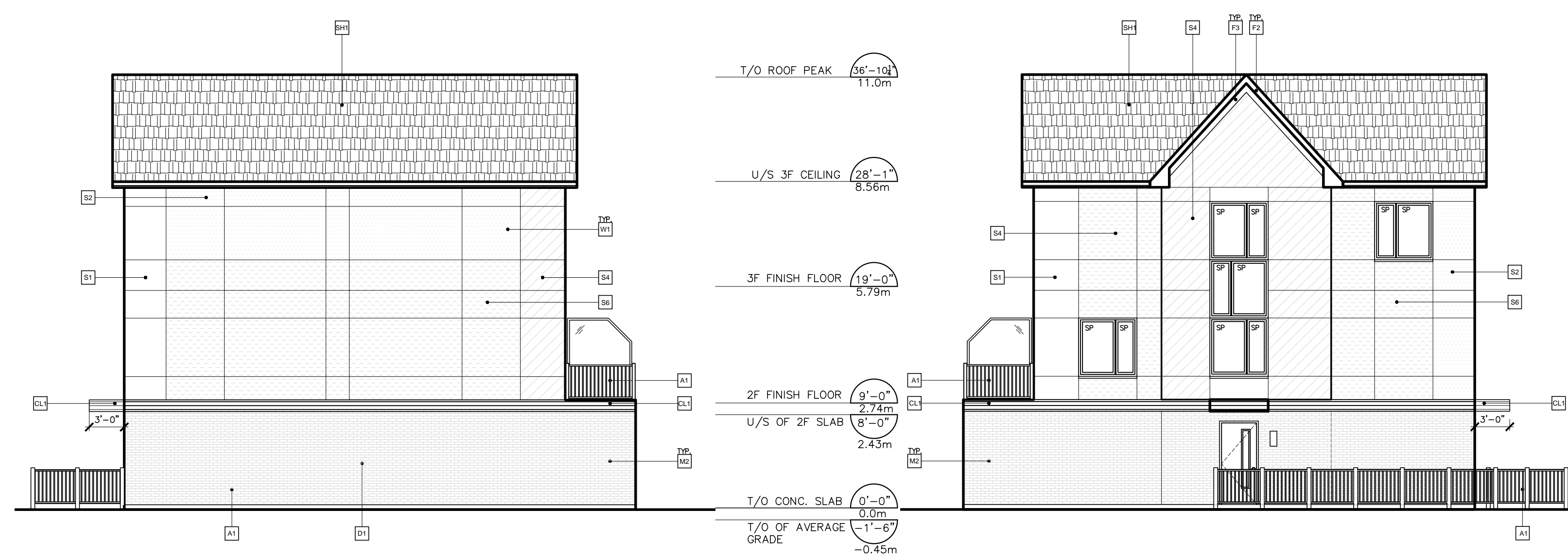
**ANTHONY ZAGARIA**  
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TORONTO, ONTARIO M5A 3B4  
P: (416) 775-8875 E: AZ@LLARCH.CA  
WWW.LLARCH.CA



PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE**  
BAYFIELD  
7449 MONTROSE RD NIAGARA FALLS, ON

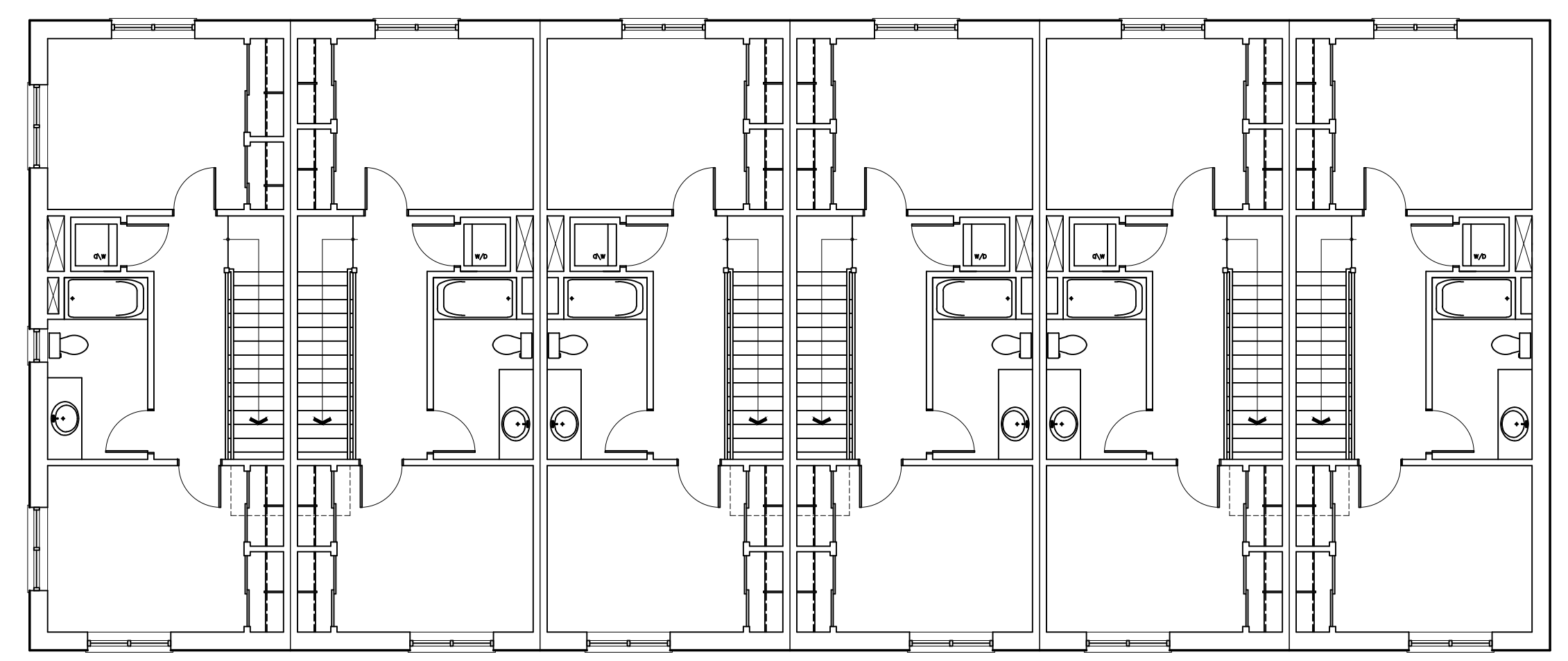
DRAWING TITLE: **PLANS & ELEVATIONS**  
BUILDING CS

DRAWN BY: XX	CONS. NO.:
CHECKED: XX	DRAWING NO.:
SCALE: AS NOTED	<b>A5.0</b>
DATE: XX	



7 WEST ELEVATION  
SCALE: 1/8"=1'-0"

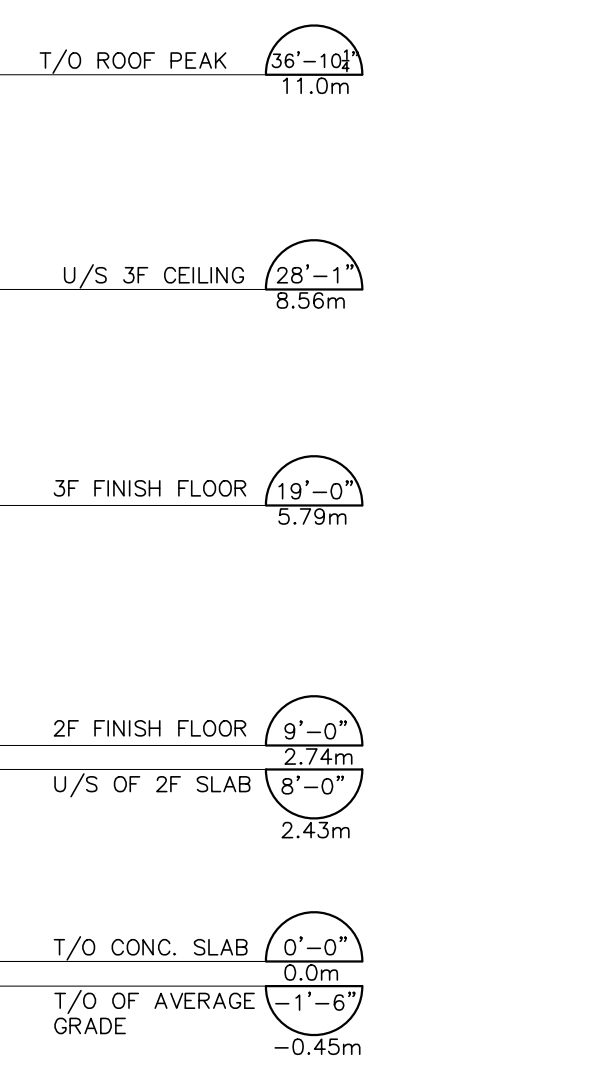
6 EAST ELEVATION  
SCALE: 1/8"=1'-0"



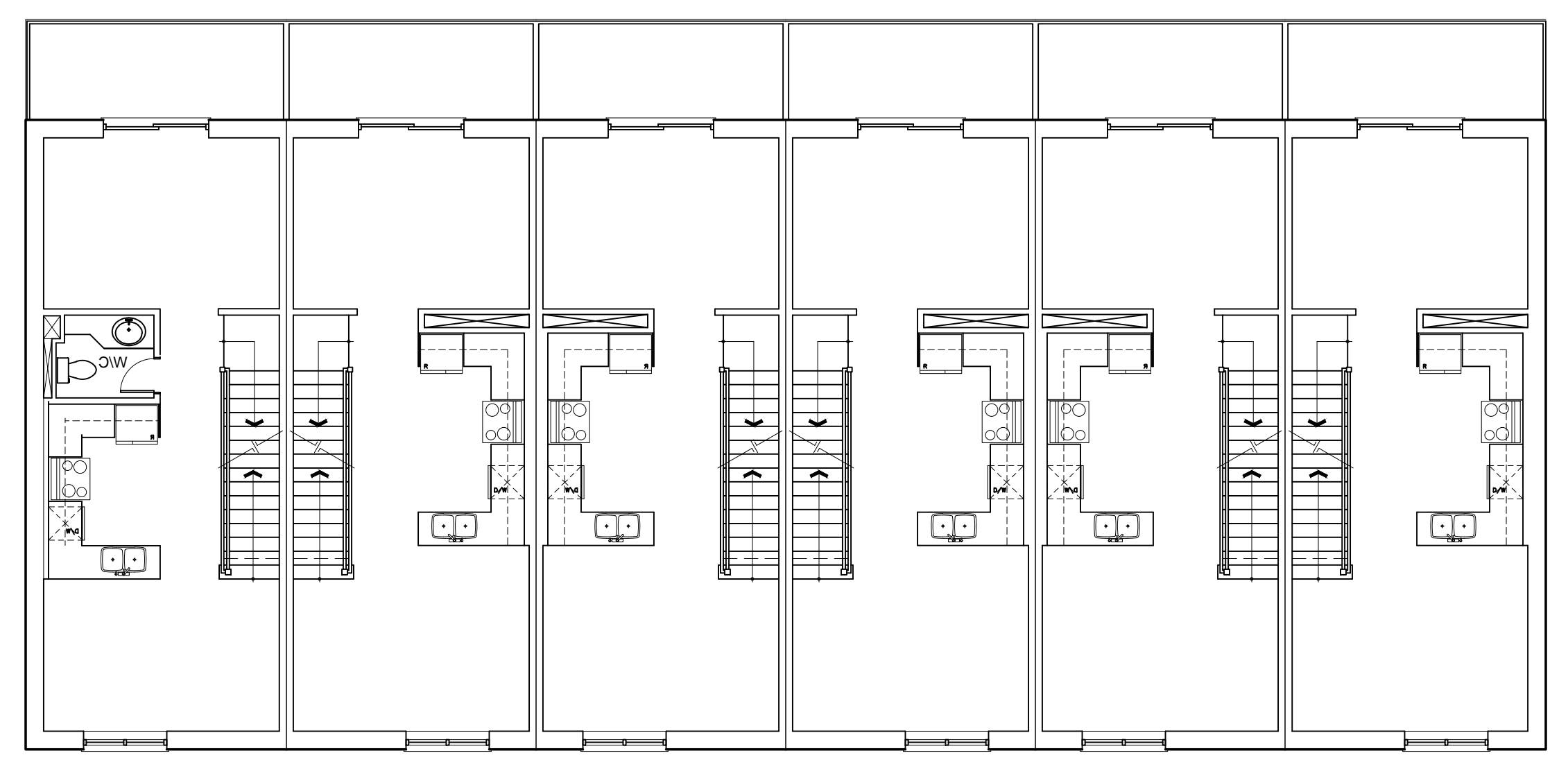
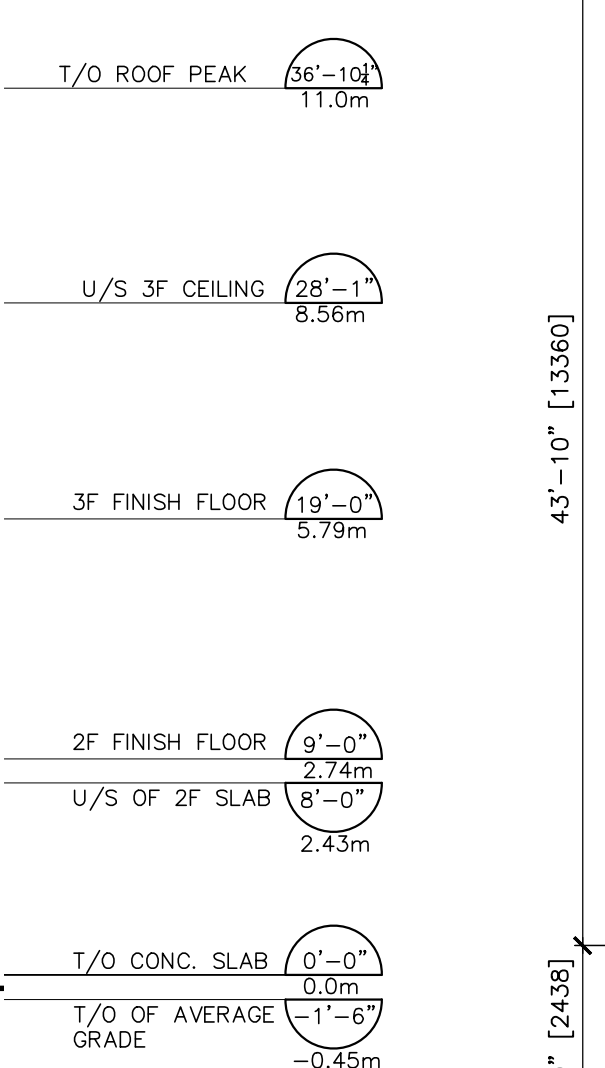
3 THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



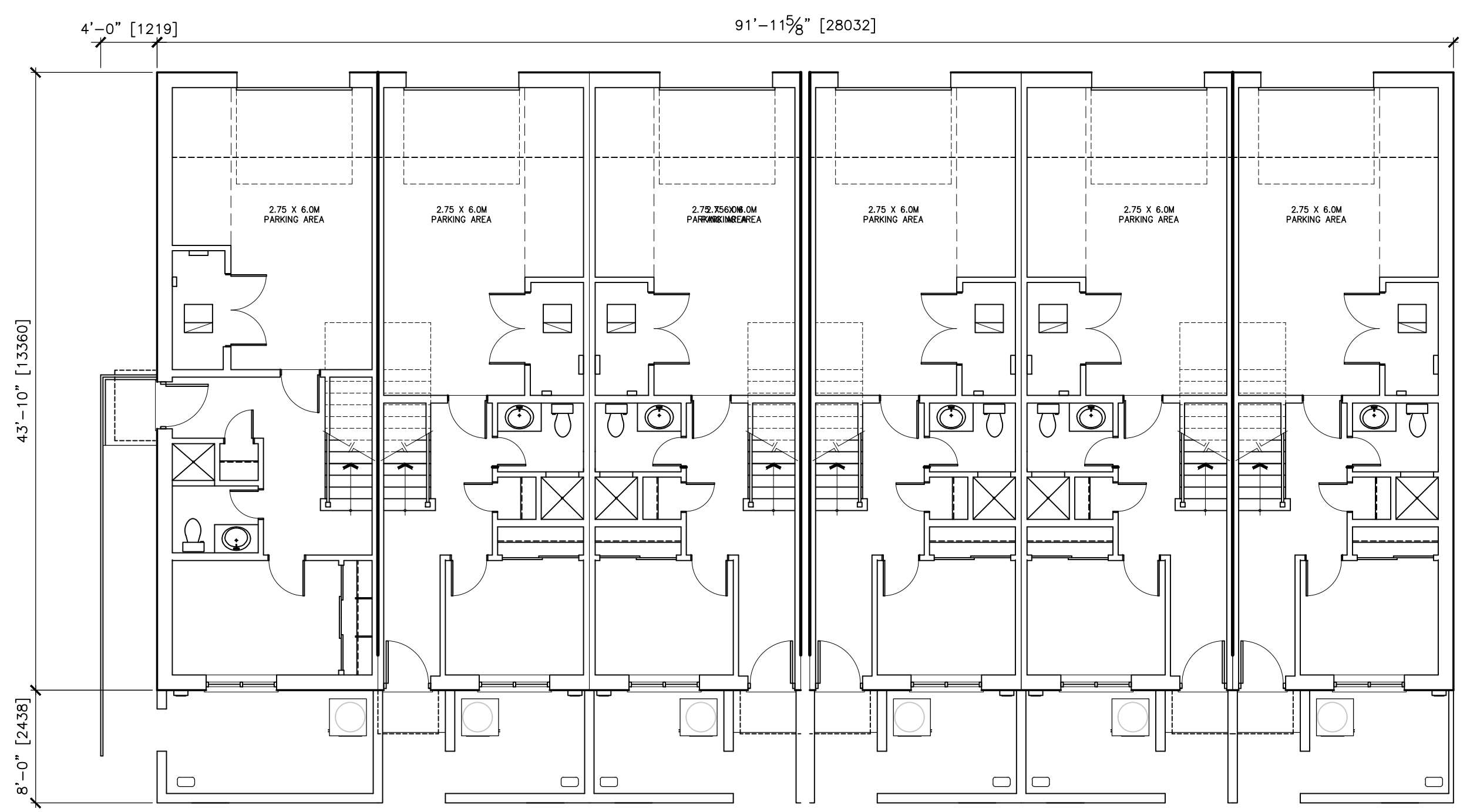
5 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



1 GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"

**EXTERIOR FINISH LEGEND**

M1	EXPOSED CONCRETE FOUNDATION. ALL JOINTS TO BE RAKED AND CALLED; SMOOTH NATURAL FINISH, TYP.
M2	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'ROYAL' GREY C/W MORTAR COLOUR 'MOSS STABLEIGHT' BY INTERSTAR OR APPROVED EQUAL.
M3	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'CHARCOAL MATT' C/W MORTAR COLOUR 'MOSS STABLEIGHT' BY INTERSTAR OR APPROVED EQUAL.
M4	PRECAST CONCRETE SILL, R24/2.25 STD, COLOUR 'DOWY' GREY, BY BONAHE YORK BLOCK INC. OR APPROVED EQUAL.
CL1	PRE-FINISHED METAL CLADDING, HIDDEN FASTENER, A030R, 23GA, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
CL2	PRE-FINISHED METAL SIDING, HIDDEN FASTENER, BELLAIRA PLANK, 23GA, COLOUR 'WARM ROSEWOOD #8-3271' BY VICWEST OR APPROVED EQUAL.
CL3	PRE-FINISHED METAL SIDING, PERFORATED 23GA, COLOUR 'CAMBRIDGE WHITE #06161' BY VICWEST OR APPROVED EQUAL.
F1	PRE-FINISHED METAL FLASHING, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
F2	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '2124-10 WROUGHT IRON', SUBMIT SAMPLE FOR REVIEW.
F3	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '00-55 PAPER WHITE', SUBMIT SAMPLE FOR REVIEW.
BH1	ASPHALT SHINGLES, CAMBRIDGE ARCHITECTURAL SHINGLES, COLOUR 'DUAL BLACK' BY KO OR APPROVED EQUAL.
W1	EXTRUDED VINYL SECTION WINDOW & SLIDING DOOR FRAMES, COLOUR BLACK, SUBMIT SAMPLES FOR REVIEW.
A1	ALUMINUM RAILINGS C/W VERTICAL ALUMINUM PICKETS & TOP HANDRAIL, COLOUR BLACK OR APPROVED EQUAL.
D1	INSULATED STEEL ENTRANCE DOOR, C/W WINDOW, WOOD PATTERNED FINISH, COLOUR TO MATCH 'WARM ROSEWOOD' FROM VICWEST, OR APPROVED EQUAL.
D2	INSULATED METAL GARAGE DOOR, C/W WINDOWS, COLOUR 'LIGHT GREY' OR APPROVED EQUAL.
T1	ALUMINUM EAVESTROUGH & DOWNSPOUT, COLOUR, TO MATCH FASCIA BOARD BENJAMIN MOORE '2124-10 WROUGHT IRON' OR APPROVED EQUAL.
	LED WALL SCONCE, BRIANNA 15 BY ALVA LIGHTING, COLOUR BLACK OR APPROVED EQUAL.

**STYLE 2**

S1	STUCCO FINISH, COLOR '#103 NATURAL WHITE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVAT SYSTEMS CANADA.
S2	STUCCO FINISH, COLOR '#615A TARTLETALE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVAT SYSTEMS CANADA.
S4	STUCCO FINISH, COLOR '#449 BUCKSKIN' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVAT SYSTEMS CANADA.
S6	STUCCO FINISH, COLOR '#625A GRAY BARK' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVAT SYSTEMS CANADA.

REV	DESCRIPTION	DATE
M2	MINOR VARIANCE COMMENTS	MAY 19 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	APR 07 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	FEB 04 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	DEC 12 2024
M2	ISSUED FOR SITE PLAN APPROVAL	JUL 21 2025

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR TENDER/PRICING OR CONSTRUCTION UNLESS NOTED IN REVISIONS COLUMN.



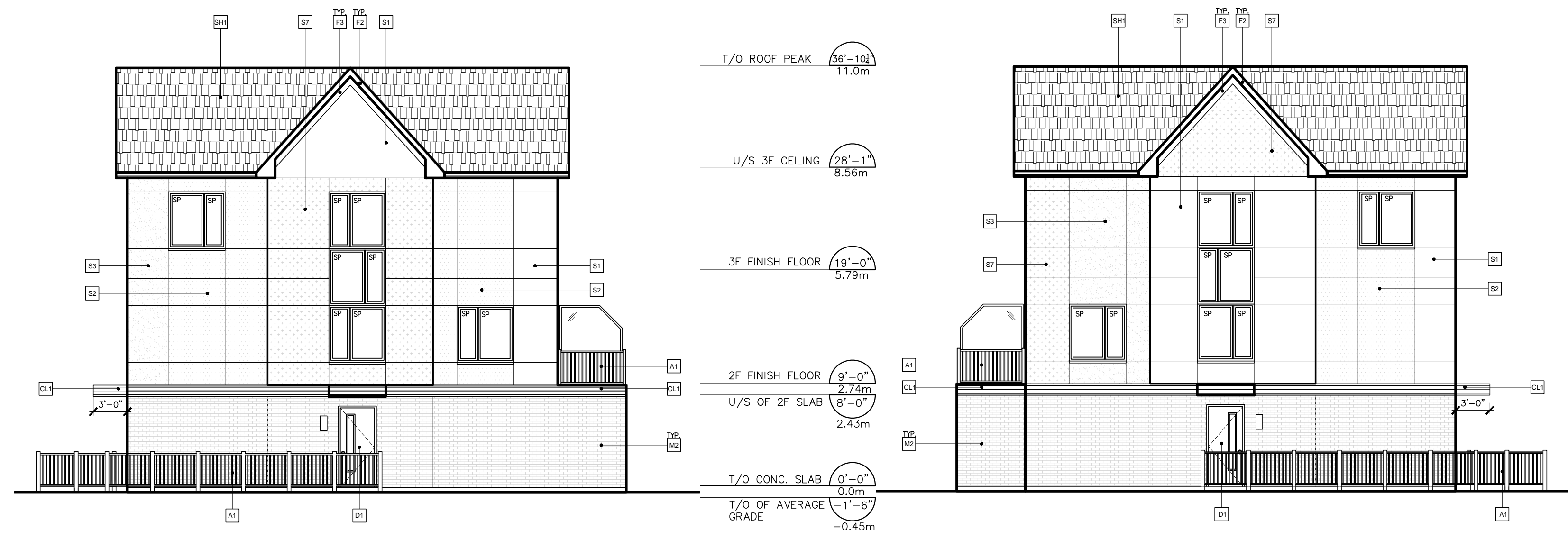
ANTHONY ZAGARIA ARCHITECT  
3454 - 788 LAWRENCE AVENUE WEST  
TORONTO, ONTARIO M5A 1R4  
TEL: (416) 745-8875 • EMAIL: AZ@LLAARCH.COM  
WWW.LLARCH.COM



PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE BAYFIELD**  
7449 MONTROSE RD NIAGARA FALLS, ON

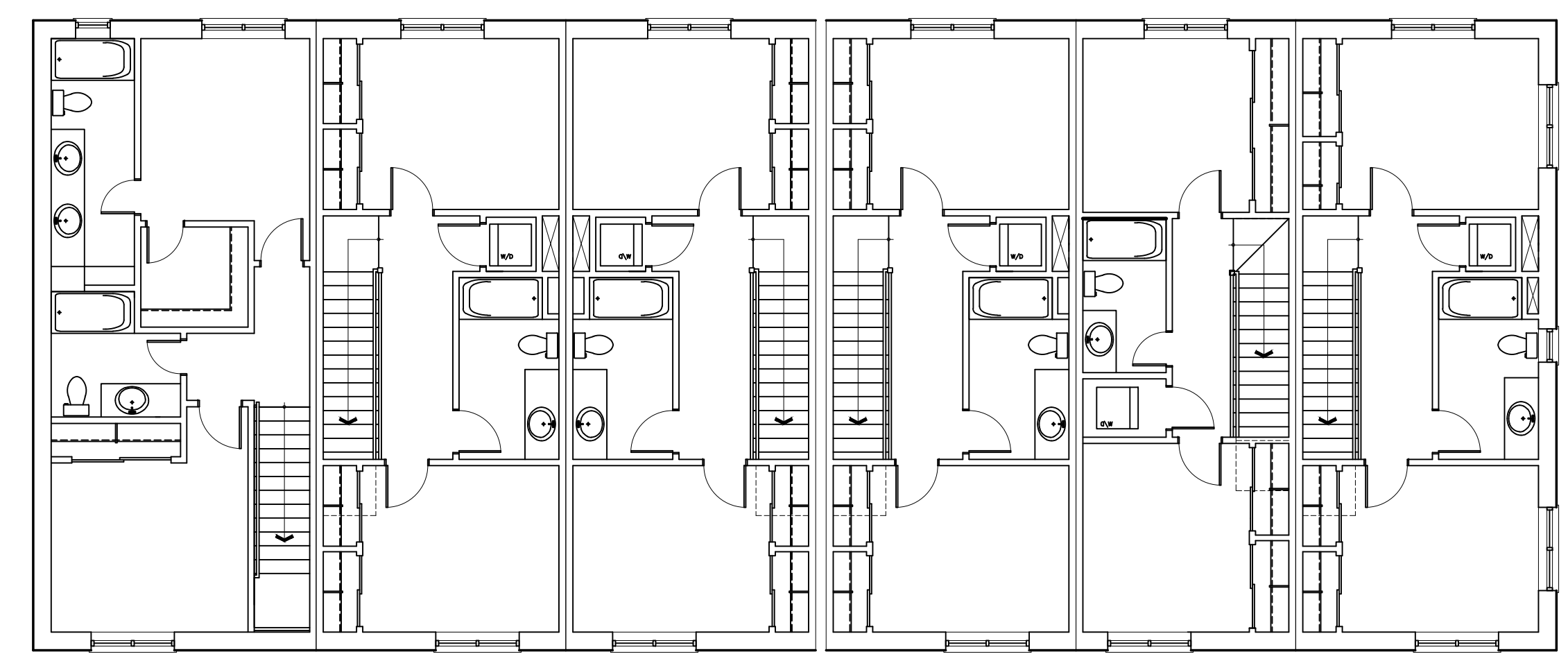
DRAWING TITLE: **PLANS & ELEVATIONS**  
BUILDING C6

DRAWN BY: XX	CONS. NO.:
CHECKED: XX	DRAWING NO.:
SCALE: AS NOTED	<b>A6.0</b>
DATE: XX	



7 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

6 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

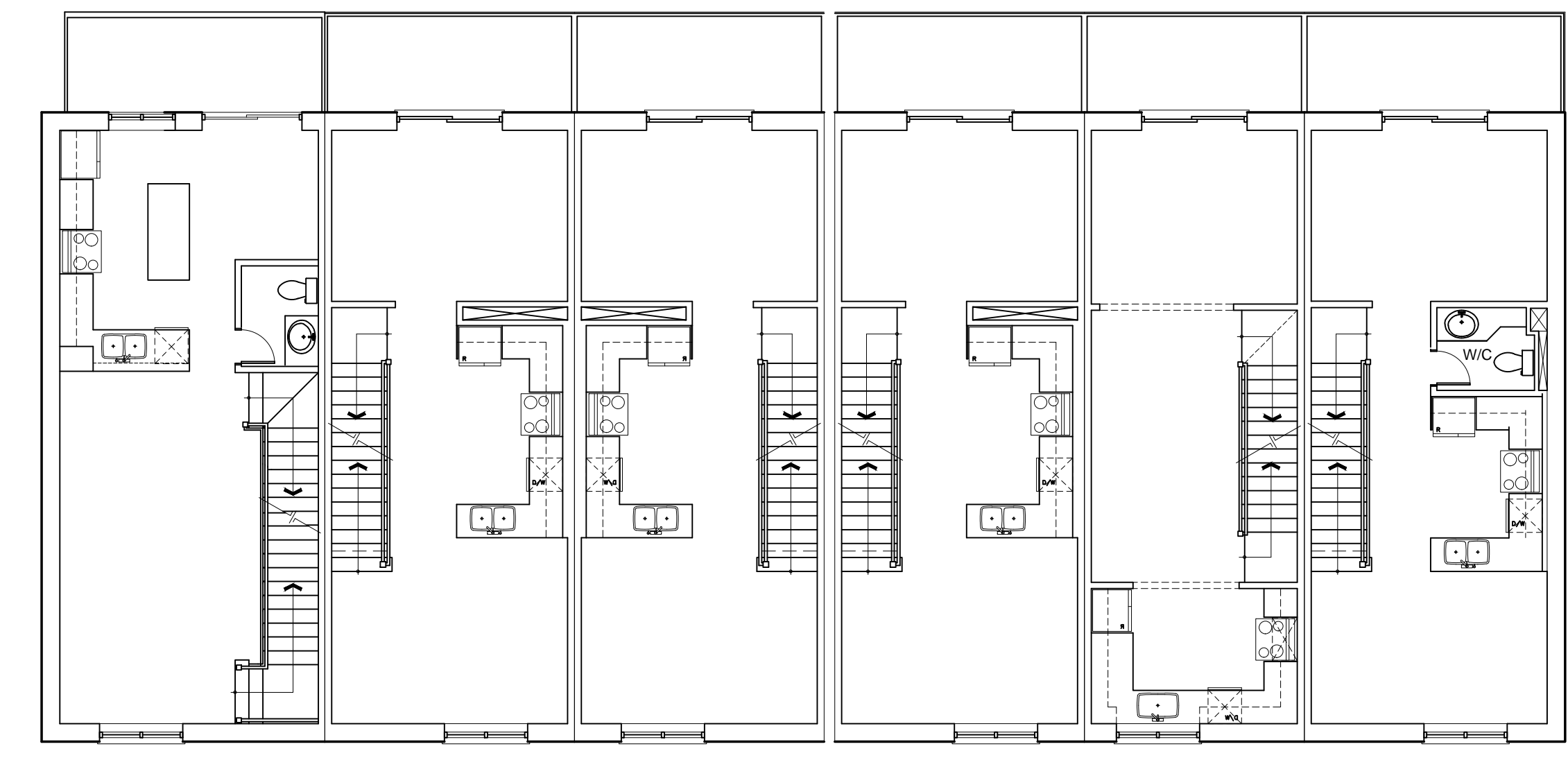


3 THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"

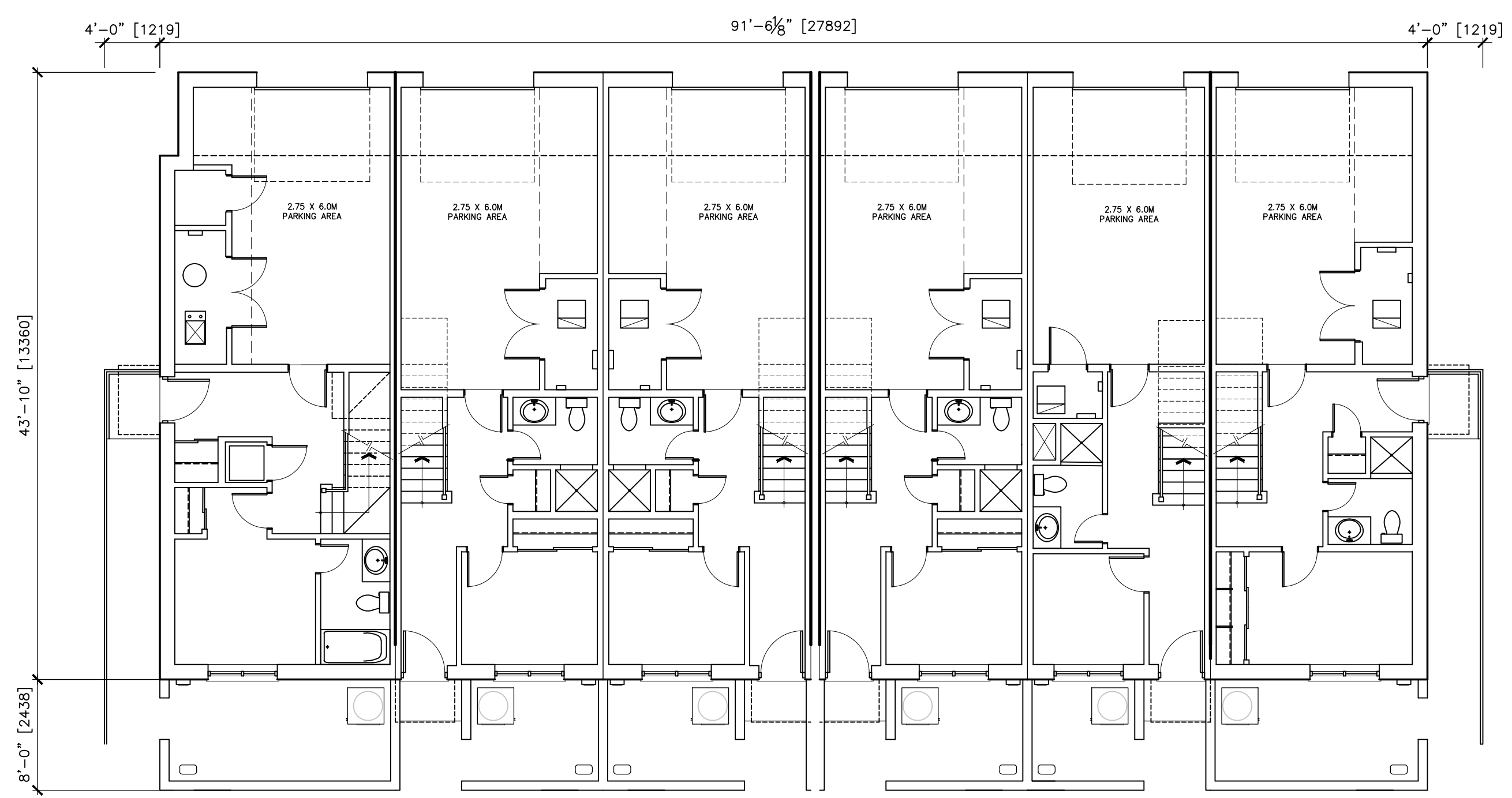


5 EAST ELEVATION  
SCALE: 1/8"=1'-0"

4 WEST ELEVATION  
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



1 GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"

**EXTERIOR FINISH LEGEND**

M1	EXPOSED CONCRETE FOUNDATION. ALL JOINTS TO BE RAKED AND CALKED; SMOOTH NATURAL FINISH, TYP.
M2	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'ROYAL GREY' C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
M3	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'CHARCOAL MATT' C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
M4	PRECAST CONCRETE SILL, R24/2.25 STD, COLOUR 'DOWY GREY' BY ROMAVAL YORK BLOCK INC. OR APPROVED EQUAL.
CL1	PRE-FINISHED METAL CLADDING, HIDDEN FASTENER, A0300R, 22GA, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
CL2	PRE-FINISHED METAL SOFFIT, HIDDEN FASTENER, BELLARA PLANK, 22GA, COLOUR 'WARM ROSEWOOD #18-3271' BY VICWEST OR APPROVED EQUAL.
CL3	PRE-FINISHED METAL SOFFIT, PERFORATED 22GA, COLOUR 'CAMBRIDGE WHITE #06161' BY VICWEST OR APPROVED EQUAL.
F1	PRE-FINISHED METAL FLASHING, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
F2	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '2124-10 WROUGHT IRON', SUBMIT SAMPLE FOR REVIEW.
F3	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '00-55 PAPER WHITE', SUBMIT SAMPLE FOR REVIEW.
BH1	ASPHALT SHINGLES, CAMBRIDGE ARCHITECTURAL SHINGLES, COLOUR 'DUAL BLACK' BY KO OR APPROVED EQUAL.
W1	EXTRUDED VINYL SECTION WINDOW & SLIDING DOOR FRAMES, COLOUR BLACK, SUBMIT SAMPLES FOR REVIEW.
A1	ALUMINUM RAILINGS C/W VERTICAL ALUMINUM PICKETS & TOP HANDRAIL, COLOUR BLACK OR APPROVED EQUAL.
D1	INSULATED STEEL ENTRANCE DOOR, C/W WINDOW, WOOD PATTERNED FINISH, COLOUR TO MATCH 'WARM ROSEWOOD' FROM VICWEST, OR APPROVED EQUAL.
D2	INSULATED METAL GARAGE DOOR, C/W WINDOWS, COLOUR 'LIGHT GREY' OR APPROVED EQUAL.
T1	FASCIA BOARD BENJAMIN MOORE '2124-10 WROUGHT IRON' OR APPROVED EQUAL.
L1	LED WALL SCONCE BRIANNA 15 BY ALVA LIGHTING, COLOUR BLACK OR APPROVED EQUAL.

**STYLE 3**

S1	STUCCO FINISH, COLOUR '#103 NATURAL WHITE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVET SYSTEMS CANADA.
S2	STUCCO FINISH, COLOUR '#153A TANTALEA' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVET SYSTEMS CANADA.
S3	STUCCO FINISH, COLOUR '#715 LICORICE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVET SYSTEMS CANADA.
S7	STUCCO FINISH, COLOUR '#347 WINTER BROWN' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVET SYSTEMS CANADA.

M1	MINOR VARIANCE COMMENTS	MAY 19 2025
M2	ISSUED FOR SITE PLAN APPROVAL	APR 07 2025
M3	ISSUED FOR SITE PLAN APPROVAL	FEB 04 2025
M4	ISSUED FOR SITE PLAN APPROVAL	DEC 12 2024
M5	ISSUED FOR SITE PLAN APPROVAL	JUL 21 2025

REV	DESCRIPTION	DATE
01	ISSUED	

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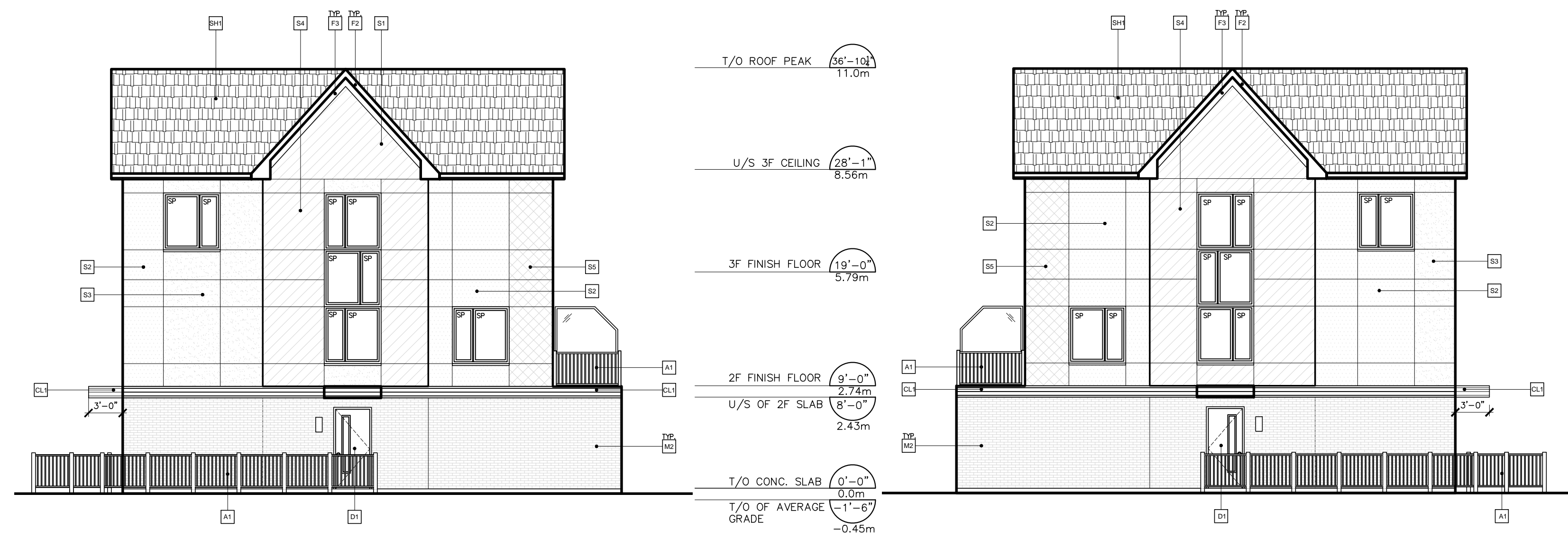
**ANTHONY ZAGARIA**  
ARCHITECT  
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P: (416) 783-8875 E: AZAGARIA@LLARCH.COM  
WWW.LLARCH.CA

**ANTHONY ZAGARIA**  
ARCHITECT  
LICENCE 6843

PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE BAYFIELD**  
7449 MONTROSE RD NIAGARA FALLS, ON

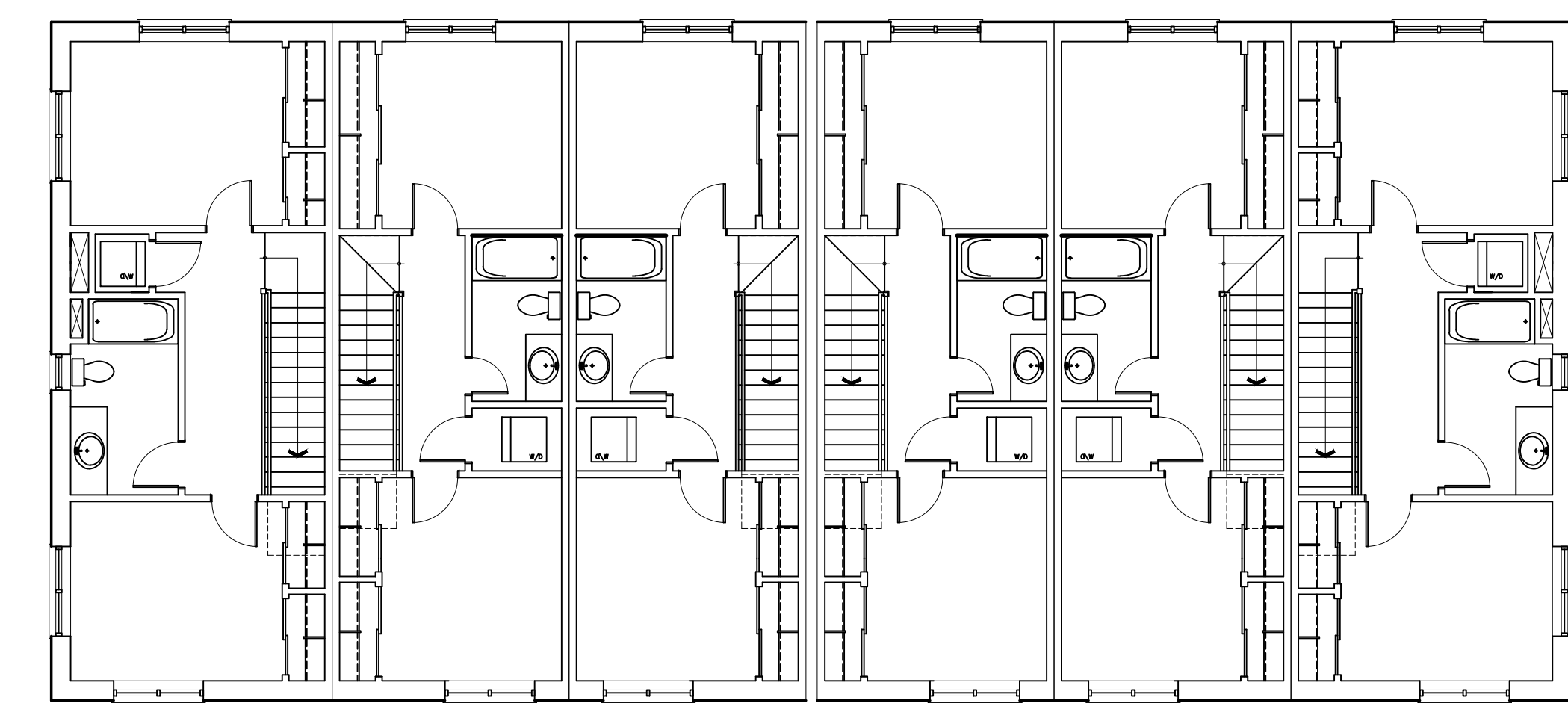
DRAWING TITLE  
**PLANS & ELEVATIONS**  
BUILDING C7

DRAWN BY	XX	COSM. NO.	
CHECKED	XX	DRAWING NO.	
SCALE	AS NOTED		<b>A7.0</b>
DATE	XX		



7 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

6 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



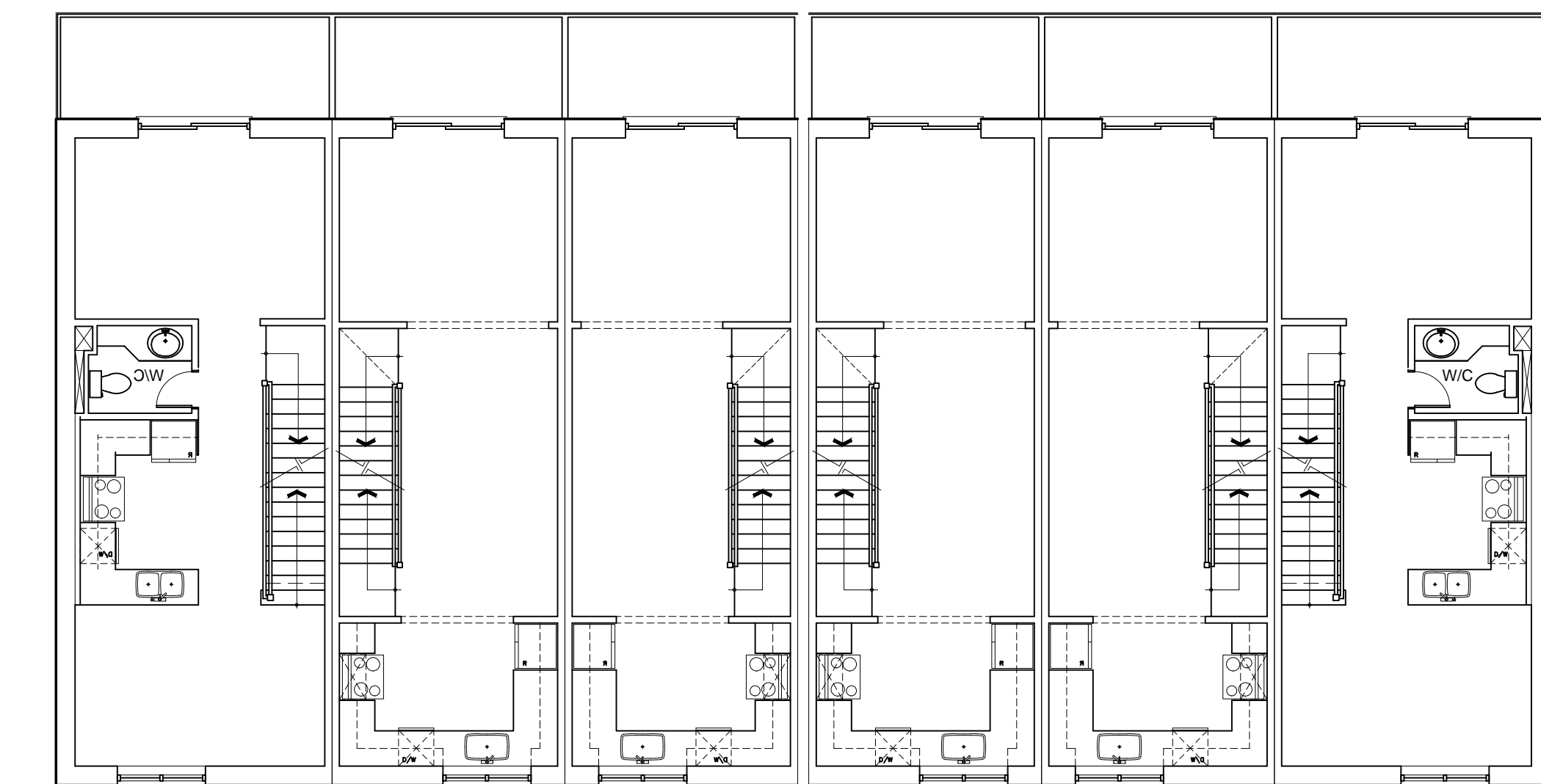
3 THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



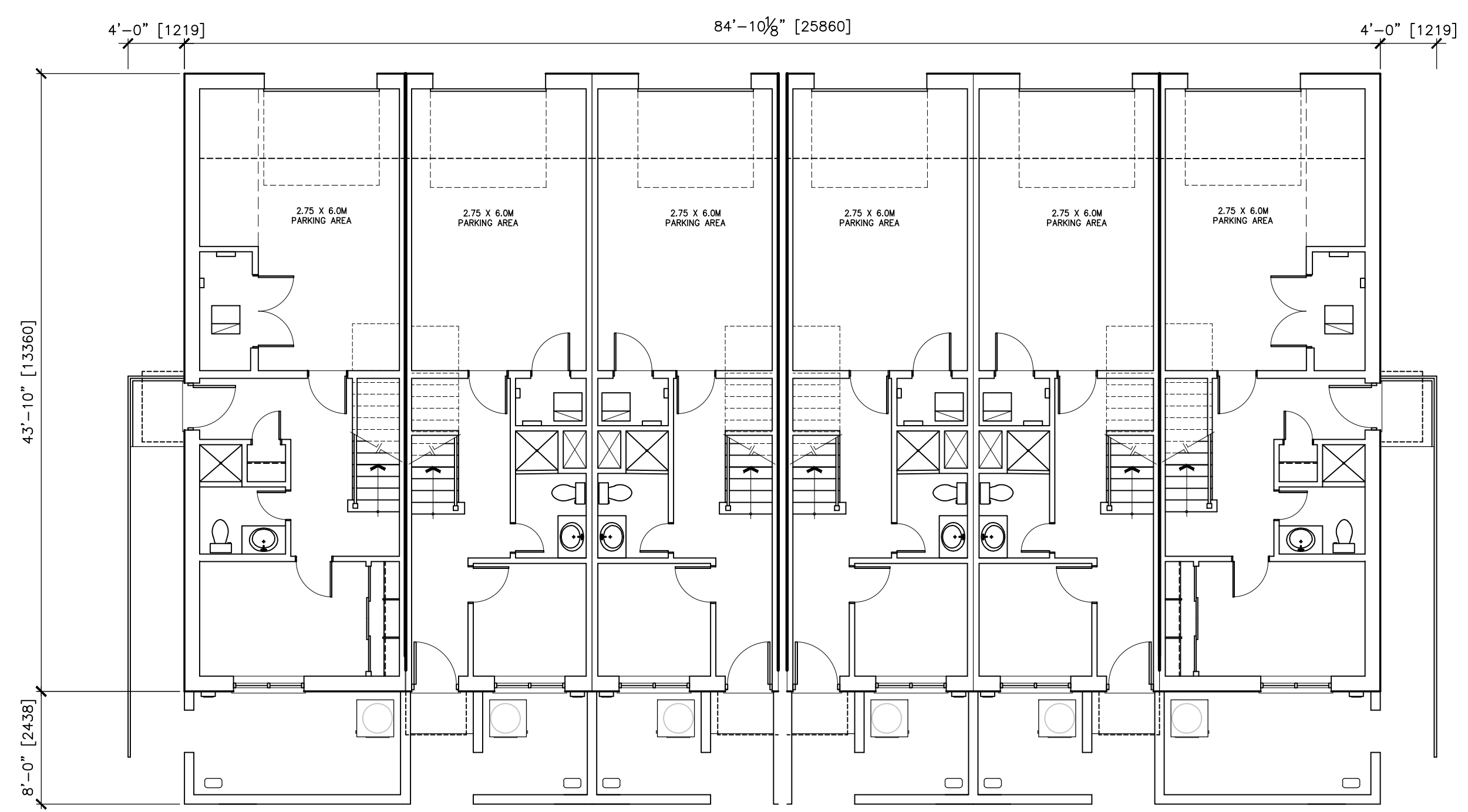
5 WEST ELEVATION  
SCALE: 1/8"=1'-0"



4 EAST ELEVATION  
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



1 GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"

**EXTERIOR FINISH LEGEND**

M1	EXPOSED CONCRETE FOUNDATION. ALL JOINTS TO BE RAKED AND CALKED; SMOOTH NATURAL FINISH, TYP.
M2	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'ROYAL' GREY C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
M3	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'CHARCOAL MATT' C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
M4	PRECAST CONCRETE SILL, R24/2.25 STD, COLOUR 'DOWY' GREY, BY BONAVALLE YORK BLOCK INC. OR APPROVED EQUAL.
CL1	PRE-FINISHED METAL CLADDING, HIDDEN FASTENER, A0300R, 22GA, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
CL2	PRE-FINISHED METAL SOFFIT, HIDDEN FASTENERS, BELLARA PLANK, 22GA, COLOUR 'WARM ROSEWOOD #B-3271' BY VICWEST OR APPROVED EQUAL.
CL3	PRE-FINISHED METAL SOFFIT, PERFORATED 22GA, COLOUR 'CAMBRIDGE WHITE #56161' BY VICWEST OR APPROVED EQUAL.
F1	PRE-FINISHED METAL FLASHING, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
F2	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '2124-10 WROUGHT IRON', SUBMIT SAMPLE FOR REVIEW.
F3	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '00-55 PAPER WHITE', SUBMIT SAMPLE FOR REVIEW.
BH1	ASPHALT SHINGLES, CAMBRIDGE ARCHITECTURAL SHINGLES, COLOUR 'DUAL BLACK' BY KO OR APPROVED EQUAL.
W1	EXTRUDED VINYL SECTION WINDOW & SLIDING DOOR FRAMES, COLOUR BLACK, SUBMIT SAMPLES FOR REVIEW.
A1	ALUMINUM RAILINGS C/W VERTICAL ALUMINUM PICKETS & TOP HANDRAIL, COLOUR BLACK OR APPROVED EQUAL.
D1	INSULATED STEEL ENTRANCE DOOR, C/W WINDOW, WOOD PATTERNED FINISH, COLOUR TO MATCH 'WARM ROSEWOOD' FROM VICWEST, OR APPROVED EQUAL.
D2	INSULATED METAL GARAGE DOOR, C/W WINDOWS, COLOUR 'LIGHT GREY' OR APPROVED EQUAL.
T1	ALUMINUM EAVESTROUGH & DOWNSPOUT, COLOUR, TO MATCH FASCIA BOARD BENJAMIN MOORE '2124-10 WROUGHT IRON' OR APPROVED EQUAL.
L1	LED WALL SCONCE, BRIANNA 15 BY ALVA LIGHTING, COLOUR BLACK OR APPROVED EQUAL.

**STYLE 4**

S2	STUCCO FINISH, COLOR 'B15A TATTLETALE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
S3	STUCCO FINISH, COLOR 'B715 LIGNORIC' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
S4	STUCCO FINISH, COLOR 'B449 BUCKSKIN' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
S5	STUCCO FINISH, COLOR 'B619A FOGGY DAY' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.

REV	DESCRIPTION	DATE
M2	MINOR VARIANCE COMMENTS	MAY 19 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	APR 07 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	FEB 04 2025
M2	ISSUED FOR SITE PLAN APPROVAL	DEC 12 2024
M2	ISSUED FOR SITE PLAN APPROVAL	JUL 21 2023

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DRAWINGS SHALL NOT BE USED FOR TENDER/PRICING OR CONSTRUCTION UNLESS NOTED IN REVISIONS COLUMN.



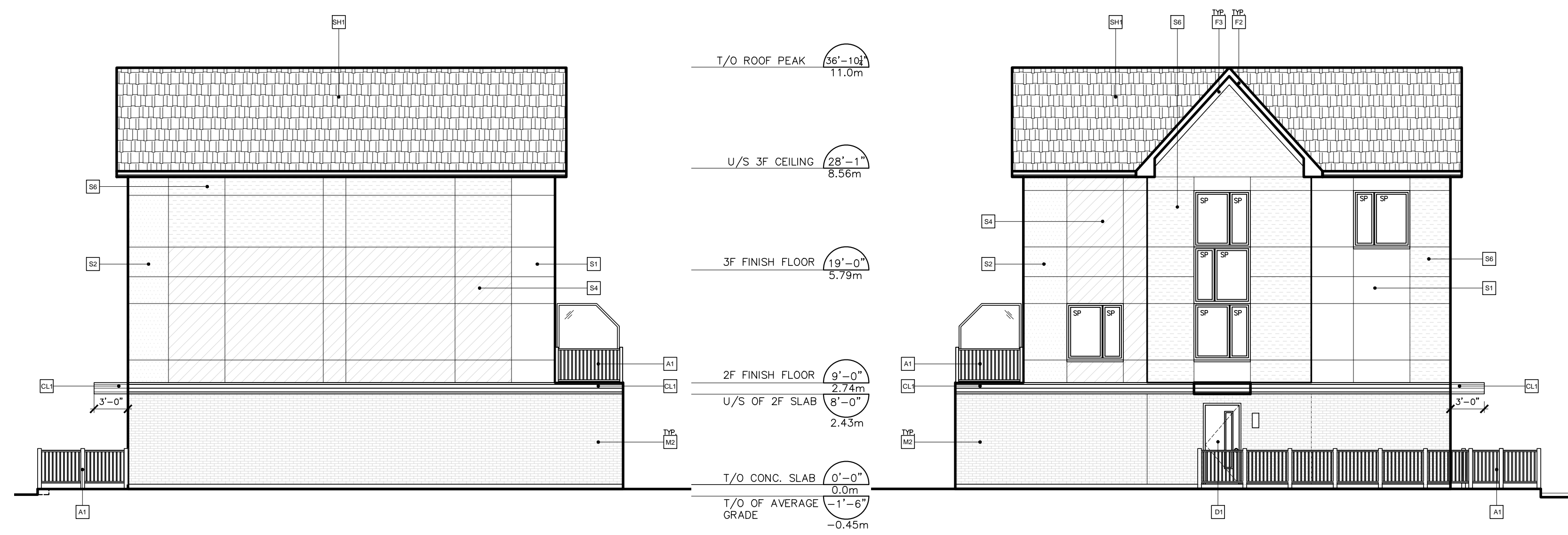
ANTHONY ZAGARIA ARCHITECT  
3454 - 780 LAWRENCE AVENUE WEST  
TORONTO, ONTARIO M6H 1B4  
TEL: (416) 753-8875 FAX: (416) 753-8875  
WWW.LLARCH.CA



PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE BAYFIELD**  
7449 MONTROSE RD NIAGARA FALLS, ON

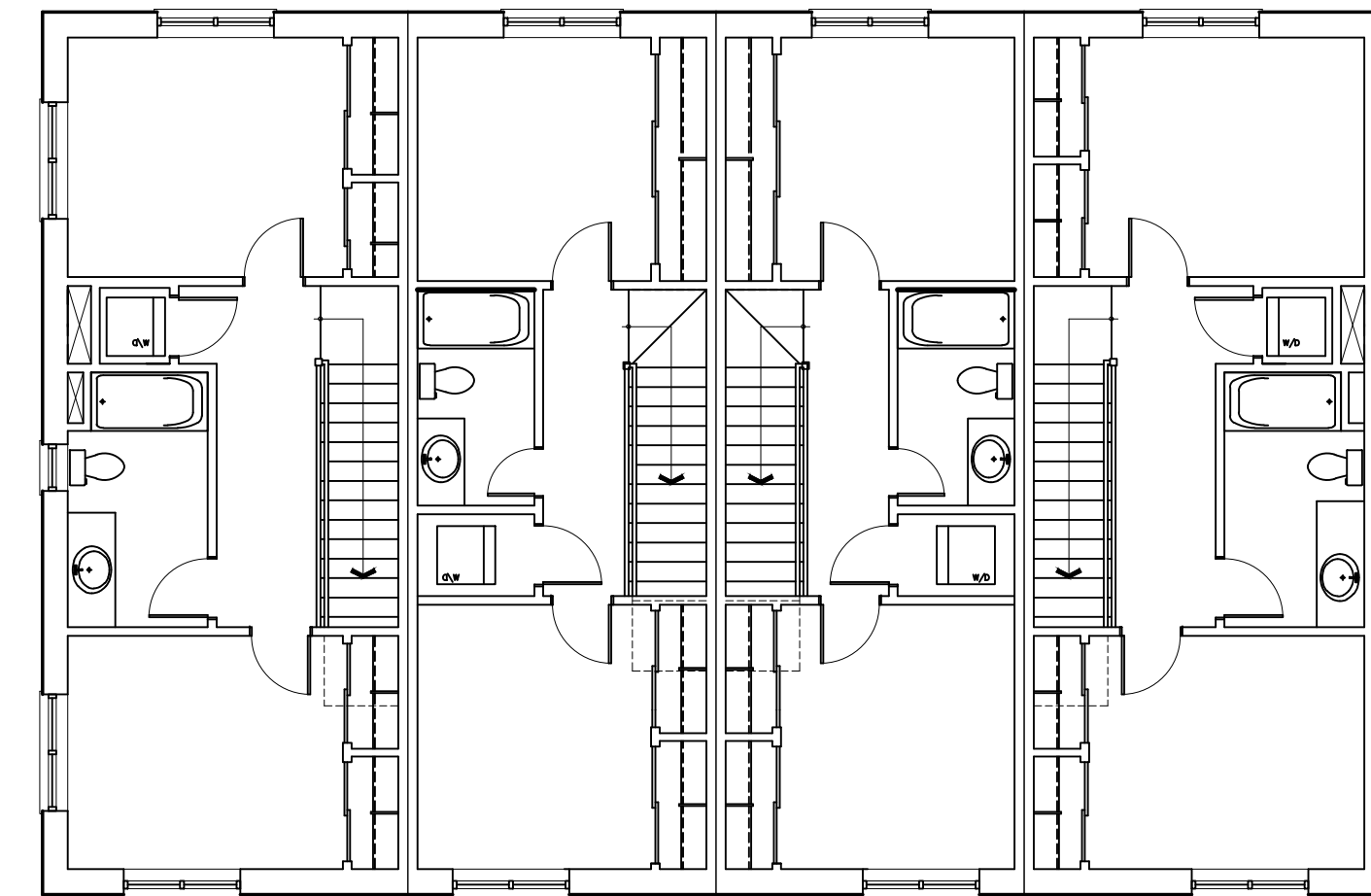
DRAWING TITLE: **PLANS & ELEVATIONS**  
BUILDING C8

DRAWN BY	XX	CONS. NO.	
CHECKED	XX	DRAWING NO.	
SCALE	AS NOTED	<b>A8.0</b>	
DATE	XX		



7 EAST ELEVATION  
SCALE: 1/8"=1'-0"

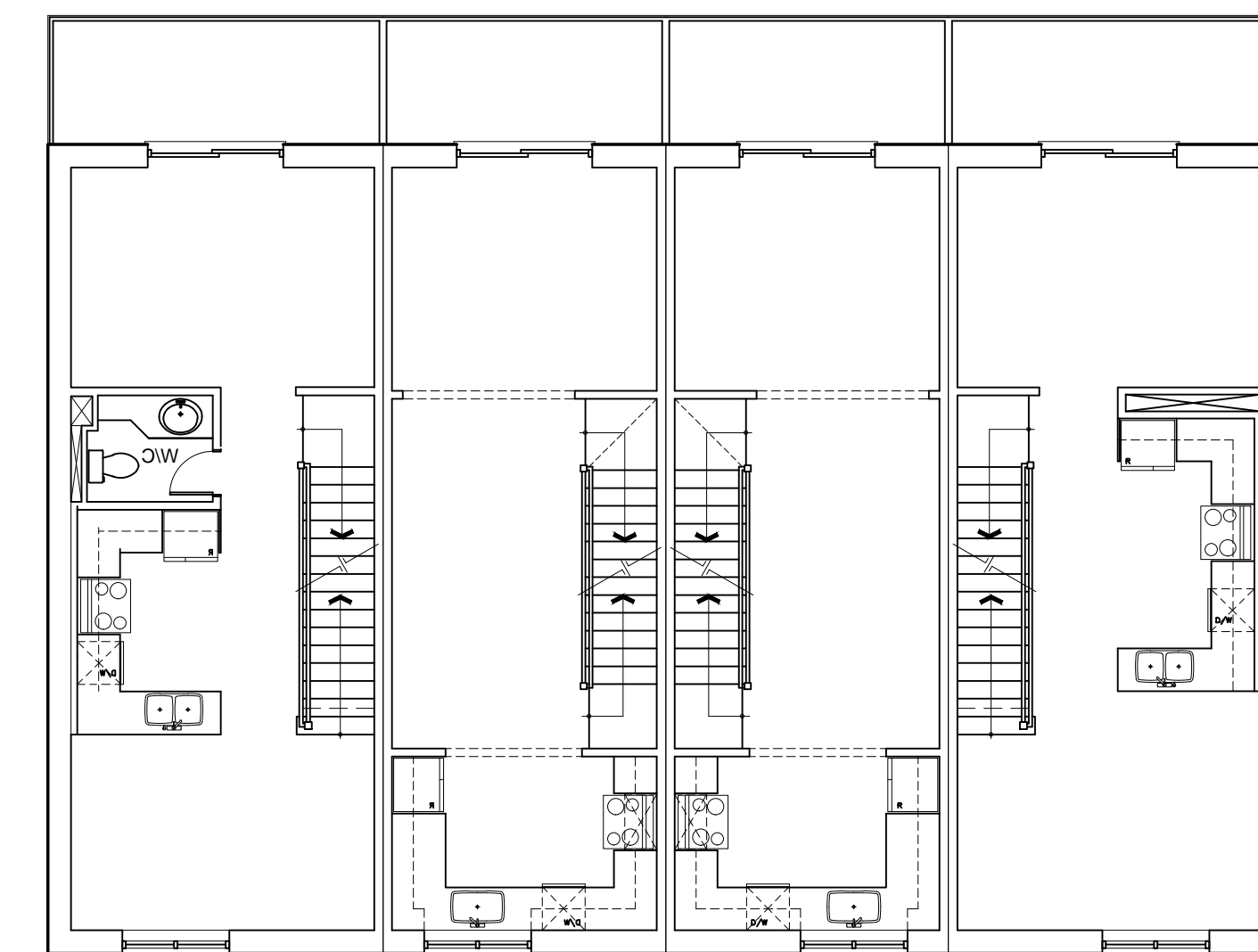
6 WEST ELEVATION  
SCALE: 1/8"=1'-0"



3 THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



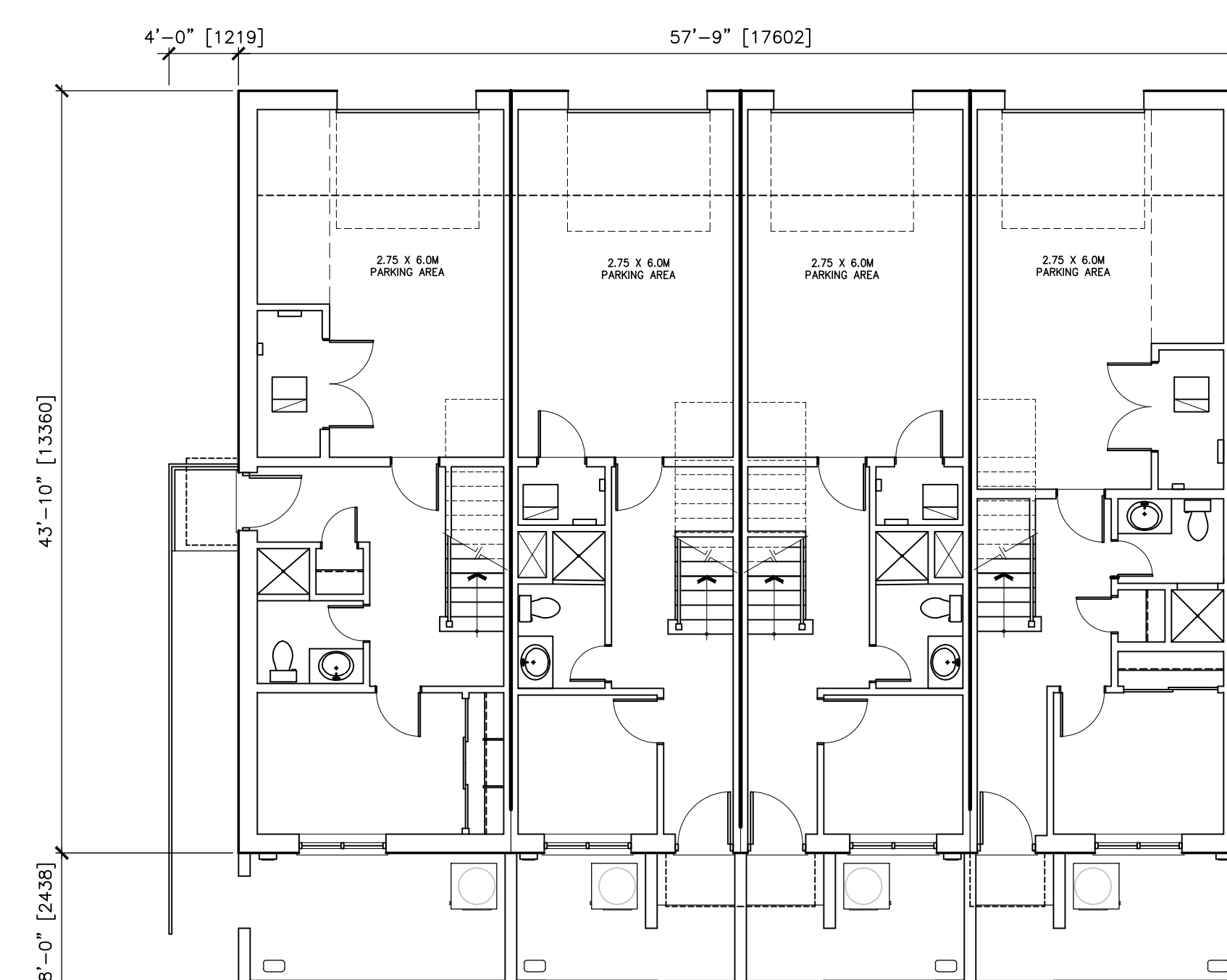
5 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



1 GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"

**EXTERIOR FINISH LEGEND**

M1	EXPOSED CONCRETE FOUNDATION. ALL JOINTS TO BE RAKED AND CALLED; SMOOTH NATURAL FINISH, TYP.
M2	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'ROYAL' GREY C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
M3	CLAY BRICK VENEER, CONTEMPORARY SERIES, BY BRAMPTON BRICK, SIZE METRIC NORMAL, COLOUR 'CHARCOAL MATT' C/W MORTAR COLOUR 'MOSS STALIGHT' BY INTERSTAR OR APPROVED EQUAL.
M4	PRECAST CONCRETE SILL, R24/2.25 STD, COLOUR 'DOWY' GREY, BY BONAHE YORK BLOCK INC. OR APPROVED EQUAL.
CL1	PRE-FINISHED METAL CLADDING, HIDDEN FASTENER, ADX00R, 22GA, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
CL2	PRE-FINISHED METAL SIDING, HIDDEN FASTENER, BELLARA PLANK, 22GA, COLOUR 'WARM ROSEWOOD #18-3271' BY VICWEST OR APPROVED EQUAL.
CL3	PRE-FINISHED METAL SIDING, PERFORATED 22GA, COLOUR 'CAMBRIDGE WHITE #06161' BY VICWEST OR APPROVED EQUAL.
F1	PRE-FINISHED METAL FLASHING, COLOUR 'DEEP GREY #55174' BY VICWEST OR APPROVED EQUAL.
F2	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '2124-10 WROUGHT IRON', SUBMIT SAMPLE FOR REVIEW.
F3	FASCIA BOARD, PAINTED TO MATCH BENJAMIN MOORE '00-55 PAPER WHITE', SUBMIT SAMPLE FOR REVIEW.
BH1	ASPHALT SHINGLES, CAMBRIDGE ARCHITECTURAL SHINGLES, COLOUR 'DUAL BLACK' BY KO OR APPROVED EQUAL.
W1	EXTRUDED VINYL SECTION WINDOW & SLIDING DOOR FRAMES, COLOUR BLACK, SUBMIT SAMPLES FOR REVIEW.
A1	ALUMINUM RAILINGS C/W VERTICAL ALUMINUM PICKETS & TOP HANDRAIL, COLOUR BLACK OR APPROVED EQUAL.
D1	INSULATED STEEL ENTRANCE DOOR, C/W WINDOW, WOOD PATTERNED FINISH, COLOUR TO MATCH 'WARM ROSEWOOD' FROM VICWEST, OR APPROVED EQUAL.
D2	INSULATED METAL GARAGE DOOR, C/W WINDOWS, COLOUR 'LIGHT GREY' OR APPROVED EQUAL.
T1	ALUMINUM EAVESTROUGH & DOWNSPOUT, COLOUR, TO MATCH FASCIA BOARD BENJAMIN MOORE '2124-10 WROUGHT IRON' OR APPROVED EQUAL.
	LED WALL SCONCE, BRIANNA 15 BY ALVA LIGHTING, COLOUR BLACK OR APPROVED EQUAL.

**STYLE 2**

S1	STUCCO FINISH, COLOR '#103 NATURAL WHITE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
S2	STUCCO FINISH, COLOR '#151A TATTLETALE' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
S4	STUCCO FINISH, COLOR '#449 BUCKSKIN' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.
S6	STUCCO FINISH, COLOR '#625A GRAY BARN' C/W STRATOTONE SEALER, SANDBLAST DPR BY DRYVIT SYSTEMS CANADA.

M2	MINOR VARIANCE COMMENTS	MAY 19 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	APR 07 2025
M2	RE-ISSUED FOR SITE PLAN APPROVAL	FEB 04 2025
M2	ISSUED FOR SITE PLAN APPROVAL	DEC 12 2024
M2	ISSUED FOR SITE PLAN APPROVAL	JUL 21 2025

REV	DESCRIPTION	DATE
01	ISSUED	

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR TENDER/PRICING OR CONSTRUCTION UNLESS NOTED IN REVISIONS COLUMN.



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WWW.L.L.A.R.C.H.C.A



PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AT  
**NIAGARA SQUARE BAYFIELD**  
7449 MONTROSE RD NIAGARA FALLS, ON

DRAWING TITLE  
**PLANS & ELEVATIONS**  
BUILDING C9

DRAWN BY	XX	CONS. NO.	
CHECKED	XX	DRAWING NO.	
SCALE	AS NOTED		<b>A9.0</b>
DATE	XX		