



4687 Queen Street Suite 2,
Niagara Falls, ON, L2E 2L9
T | 905-357-4441
F | 905-357-9203
W | www.raimondoarchitects.com
E | mail@raimondoarchitects.com

CLIENT NAME
Torval Consultants Limited

PROJECT NAME
Proposed Residential Development

PROJECT ADDRESS
St. Catharine Street (Regional Highway No. 20), Smithville, Ontario

SHEET NAME
Site Plan

DRAWN BY: RN

DATE: 2024-08-19 10:45:29 PM

SCALE: 1" = 30'-0"

PROJECT NO.: 24-050

CHECKED: ---

DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS. REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND DESIGNS REMAIN THE PROPERTY OF THE ARCHITECT, AND ARE PROTECTED UNDER COPYRIGHT.
THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

SHEET #

A1-000

REV. #

HIGHWAY PLAN 318 (P-1884-20)
ST. CATHARINE STREET (REGIONAL HIGHWAY No. 20)
(FORMERLY THE KING'S HIGHWAY No. 20)
BY BY-LAW No. 8954-98
TRANSFERRED TO THE REGIONAL MUNICIPALITY OF NIAGARA BY ORDER -IN-COUNCIL O.C. 2384-98-AS IN R0749781 AND LT169181 (P-1884-1634)

Site Plan
scale: 1" = 30'-0"

Property A (Condominium Building - with Commercial)

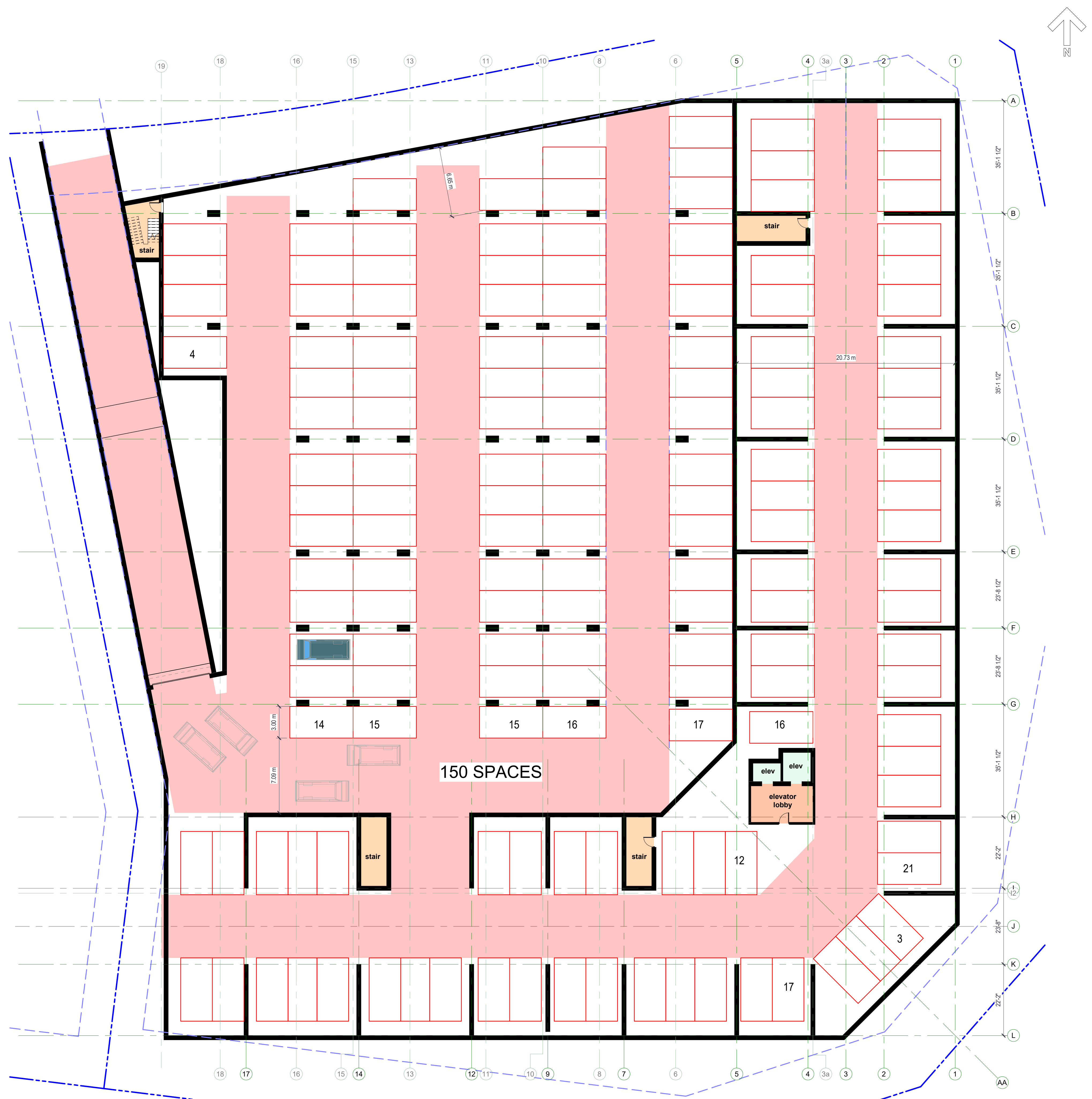
Property Area	9287 sm
Building Area	2907 sm
Paving Area	2867 sm
Landscaped Area	3513 sm

152 Residential Units
9 Commercial Units
224 parking Spaces

Property B (Retirement Building)

Property Area	9194 sm
Building Area	1933 sm
Paving Area	3142 sm
Landscaped Area	4119 sm

104 Residential Units
104 Parking Spaces



Parking Garage Level
scale: 1/16" = 1'-0"

D:\Projects\24-050 Apartments\Rev\24-050 Condo Building.rvt



4687 Queen Street Suite 2,
Niagara Falls, ON, L2E 2L9
T | 905-357-4441
F | 905-357-9203
W | www.raimondoarchitects.com
E | mail@raimondoarchitects.com

CLIENT NAME
Torval Consultants Limited

PROJECT NAME
Proposed Residential
Development -
Condominium Building

PROJECT ADDRESS
St. Catharine Street (Regional Highway No.
20), Smithville, Ontario

SHEET NAME
Floor Plan - Parking
Garage Level

DRAWN BY: RN

DATE: 2024-08-19 10:49:54 PM

SCALE: 1/16" = 1'-0"

PROJECT NO.: 24-050

CHECKED: ---

DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS. REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND DESIGNS REMAIN THE PROPERTY OF THE ARCHITECT, AND ARE PROTECTED UNDER COPYRIGHT.

THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

SHEET #
A2-000

REV.#



Elevation - North
scale: 1/16" = 1'-0"



Elevation - South
scale: 1/16" = 1'-0"



CLIENT NAME

Torval Consultants Limited

PROJECT NAME

Proposed Residential
Development -
Condominium Building

PROJECT ADDRESS
St. Catharine Street (Regional Highway No.
20), Smithville, Ontario

SHEET NAME

Building Elevations

DRAWN BY: RN

DATE: 2024-08-19 10:50:04 PM

SCALE: 1/16" = 1'-0"

PROJECT NO.: 24-050

CHECKED: ---

DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS. REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND DESIGNS REMAIN THE PROPERTY OF THE ARCHITECT, AND ARE PROTECTED UNDER COPYRIGHT.
THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

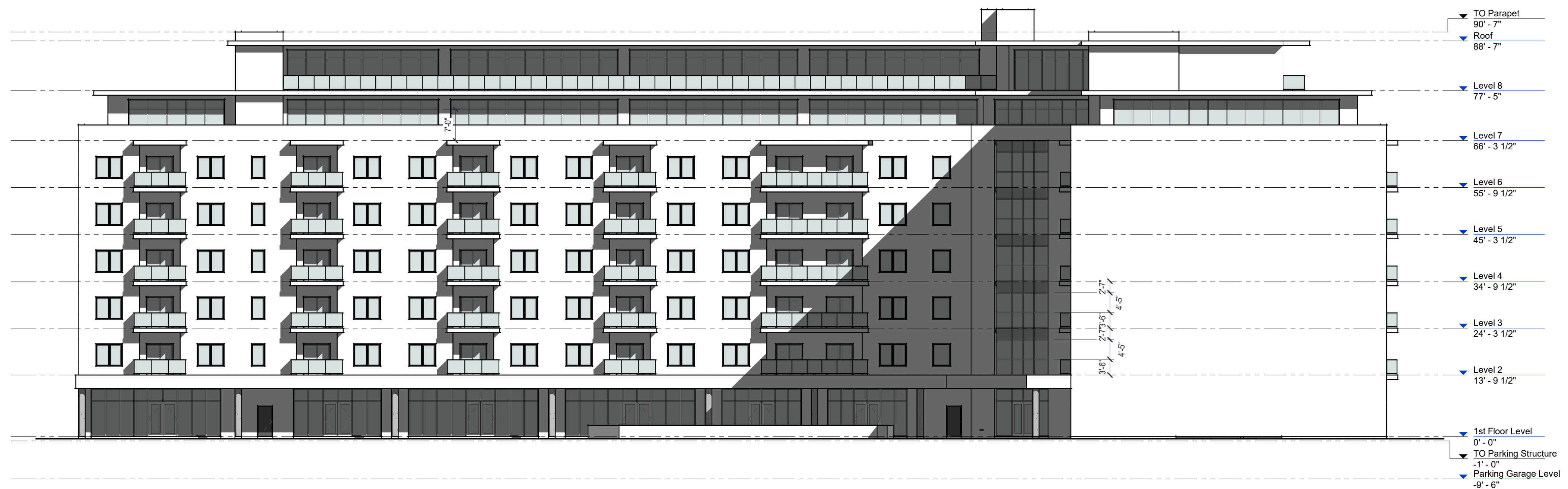
SHEET #

A3-000

REV.#



Elevation - East
scale: 1/16" = 1'-0"



Elevation - West
scale: 1/16" = 1'-0"

D:\Projects\24-050 Apartments\Rev\24-050 Condo Building.rvt



4687 Queen Street Suite 2,
Niagara Falls, ON, L2E 2L9
T | 905-357-4441
F | 905-357-9203
W | www.raimondoarchitects.com
E | mail@raimondoarchitects.com

CLIENT NAME

Torval Consultants Limited

PROJECT NAME

Proposed Residential
Development -
Condominium Building

PROJECT ADDRESS

St. Catharine Street (Regional Highway No.
20), Smithville, Ontario

SHEET NAME

Building Elevations

DRAWN BY: RN

DATE: 2024-08-19 10:50:10 PM

SCALE: 1/16" = 1'-0"

PROJECT NO.: 24-050

CHECKED: ---

DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS. REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND DESIGNS REMAIN THE PROPERTY OF THE ARCHITECT, AND ARE PROTECTED UNDER COPYRIGHT.
THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

SHEET #

A3-001

REV.#



Elevation - North
scale: 1/16" = 1'-0"



Elevation - South
scale: 1/16" = 1'-0"



Elevation - West
scale: 1/16" = 1'-0"



Elevation - East
scale: 1/16" = 1'-0"



4687 Queen Street Suite 2,
Niagara Falls, ON, L2E 2L9
T | 905-357-4441
F | 905-357-9203
W | www.raimondoarchitects.com
E | mail@raimondoarchitects.com

CLIENT NAME

Torval Consultants Limited

PROJECT NAME

**Proposed Residential
Development - Retirement
Building**

PROJECT ADDRESS
St. Catharine Street (Regional Highway No.
20), Smithville, Ontario

SHEET NAME

Building Elevations

DRAWN BY: RN

DATE: 2024-08-19 10:48:21 PM

SCALE: 1/16" = 1'-0"

PROJECT NO.: 24-050

CHECKED: ---

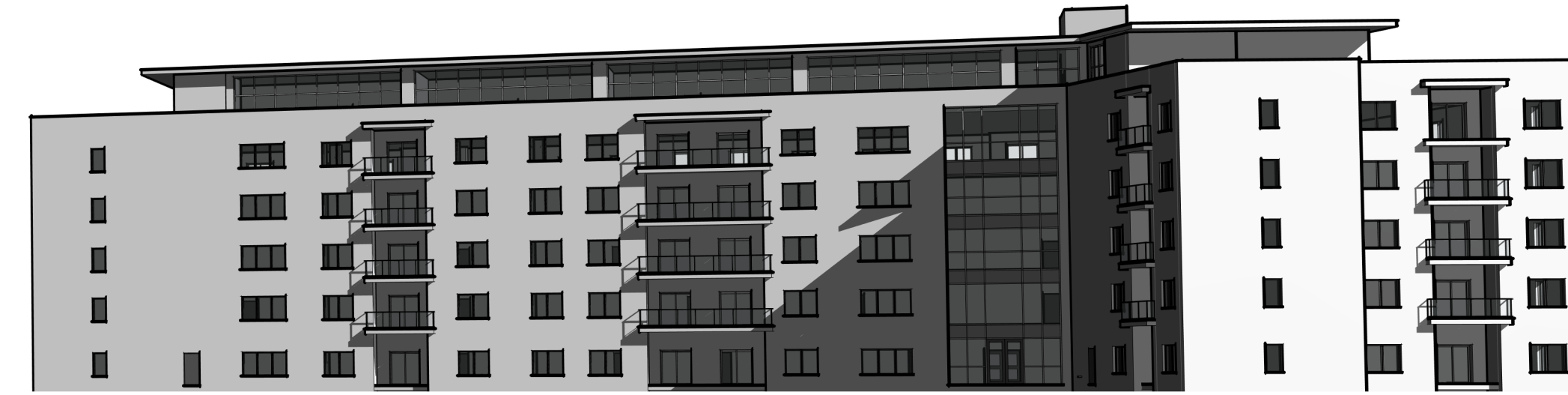
DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS. REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND DESIGNS REMAIN THE PROPERTY OF THE ARCHITECT, AND ARE PROTECTED UNDER COPYRIGHT.

THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

SHEET #

A3-000

REV. #



D:\Projects\24-050 Apartments\Rev\24-050 Retirement Building.rvt



4687 Queen Street Suite 2,
Niagara Falls, ON, L2E 2L9
T | 905-357-4441
F | 905-357-9203
W | www.raimondoarchitects.com
E | mail@raimondoarchitects.com

CLIENT NAME

Torval Consultants Limited

PROJECT NAME

**Proposed Residential
Development - Retirement
Building**

PROJECT ADDRESS

St. Catharine Street (Regional Highway No. 20), Smithville, Ontario

SHEET NAME

Isometric / Perspectives

DRAWN BY: RN

DATE: 2024-08-19 10:48:31 PM

SCALE:

PROJECT NO.: 24-050

CHECKED: Checker

DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS. REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND DESIGNS REMAIN THE PROPERTY OF THE ARCHITECT, AND ARE PROTECTED UNDER COPYRIGHT.

THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

SHEET #

A3-200

REV. #