



# TOWNEPLACE SUITES & FAIRFIELD COMBO HOTEL

524 YORK ROAD, NIAGARA ON THE LAKE, ON L0S 1J0  
ISSUED FOR REZONING APPLICATION; DT. 2025-12- 08



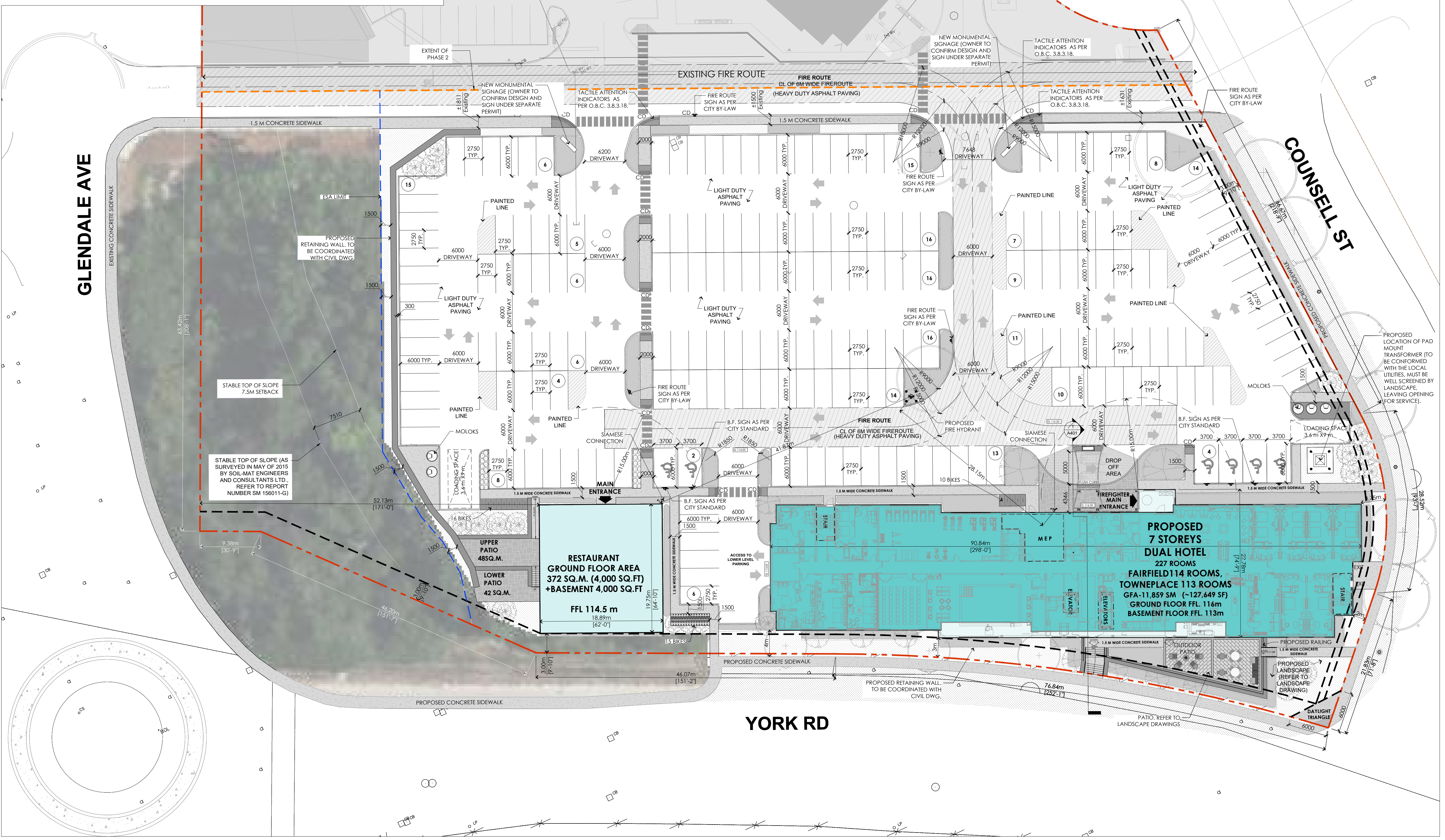
ARCHITECTURAL  
MATAJ ARCHITECTS INC.  
418 Iroquois Shore Road Unit 206.,  
Oakville, On L6H 0X7  
Eva Mataj  
eva@matajarchitects.com  
phone: 905.281.4441 x 101

## ARCHITECTURAL DRAWING LIST

A.000	COVER SHEET
ASP-1	OVERALL SITE PLAN
ASP-2	SITE STAT, DETAILS, LEGENDS, LOCATION MAP & GENERAL NOTES
A.200	LOWER LEVEL FLOOR PLAN
A.201	GROUND FLOOR PLAN
A.202	TYPICAL FLOOR PLAN (2ND - 7TH)
A.203	ROOF PLAN
A.301a	NORTH ELEVATION
A.302a	SOUTH ELEVATION
A.303a	EAST & WEST ELEVATION
A.305	3D PERSPECTIVES (ROAD SIDE VIEWS)
A.306	3D PERSPECTIVES (FRONT CORNER VIEWS)
A.307	3D PERSPECTIVE (ARTIST IMPRESSION)

SITE PLAN LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	CURB RAMP AS PER OBC 3.8.3.2
	PRINCIPLE ENTRANCE
	OTHER ACCESS POINTS
	EXISTING TOWN HYDRANT
	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS
	FIRE DEPARTMENT CONNECTION
	HOSE BIB (REFER TO MECHANICAL DWGS)
	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS

	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE
	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE
	WALL MOUNTED LIGHT FIXTURE
	NEW HEAVY DUTY ASPHALT PAVING (REMINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)
	LANDSCAPED AREA
	UNIT PAVING (REFER TO LANDSCAPE DWGS)



Key Plan:			

No.	Date:	Issue/Revision	By:
2	25/12/08	Issued for Rezoning_Resubmission	A.B.
1	25/01/27	Issued for Rezoning	A.B.

Note:

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ARTAN MATAJ  
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9831

**MATAJ ARCHITECTS**  
INCORPORATED

206-418 Incaulos Shore Rd  
Oakville, ON L6H 0K7  
T. 905.281.4444

Project:  
**TOWNEPLACE SUITES & FAIRFIELD COMBO HOTEL**

**Fairfield** BY HARRIOTT  
**TOWNEPLACE SUITES** BY HARRIOTT

524 YORK ROAD, NIAGARA ON THE LAKE

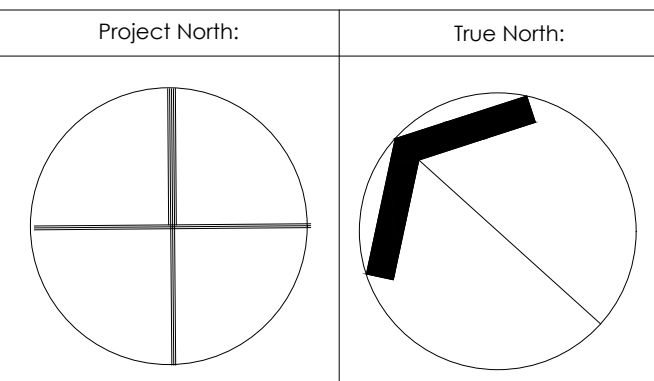
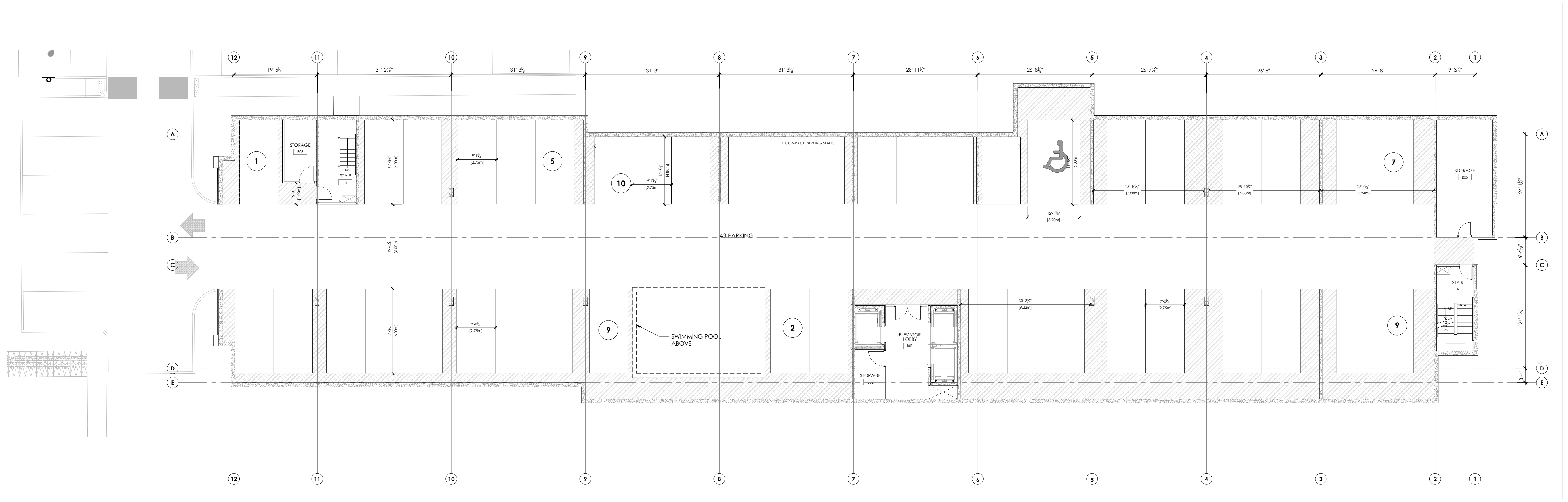
Sheet Title:  
**SITE PLAN**

Design By: M.A./A.B.	Drawn By: A.B.	Approved By: A.M.
Scale: 1:300	Date: 25/11/11	Project No.: 24-012
Drawing No.:		

**ASP-1**

Drawing Series:  
SITE PLAN-REZONING





Key Plan:

No.	Date	Issue/Revision	By:
2	25/12/08	Issued for Rezoning-Resubmission	A.B.
1	25/01/27	Issued for Rezoning	A.B.

Drawing Issues/Revisions:

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Project:  
**TOWNEPLACE SUITES & FAIRFIELD COMBO HOTEL**

**Fairfield** BY MARRIOTT  
**TOWNEPLACE SUITES** BY MARRIOTT

**524 YORK ROAD, NIAGARA ON THE LAKE**

Sheet Title:  
**LOWER LEVEL FLOOR PLAN**

Design By: M.A./A.B.	Drawn By: A.B.	Approved By: A.M.
Scale: 1:150	Date: 25/11/11	Project No.: 24-012

Drawing No.:  
**A.200**

Drawing Series:  
REZONING APPLICATION



MATERIAL LEGEND		
KEYNOTE	DESCRIPTION	REFERENCE IMAGES
E01	EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, METALLIC FINISH (SILVER)	
E02	EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, TIMBER TEAK WITH GRAIN	
E03	EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, BLACK MAINE	

MATERIAL LEGEND		
KEYNOTE	DESCRIPTION	REFERENCE IMAGES
E03a	EIFS BY CORNERPOINT OR EQUIVALENT, CREATIV ANTHRACITE FINISH (30306 LRV 8)	
E04	EIFS SYSTEM MARBLE COAT BY DURABOND, ATHABASCA SANDS WITH GRAIN	
E05	EIFS SYSTEM MARBLE COAT FINISHED WITH EPOXY FOR STAIN RESISTANCE, BY DURABOND, WHITE DOVE BM	

MATERIAL LEGEND		
KEYNOTE	DESCRIPTION	REFERENCE IMAGES
E06	EIFS SYSTEM, NOIR DESIR PORCELAINE SLAB	
E07	EIFS SYSTEM, CALACATTA CALDIA PORCELAINE SLAB	
E08	2X6 VERTICAL SCREEN BY LONGBOARD	
E09	TEMPERED LAMINATED FROSTED GLASS	

EXTERIOR LIGHTING LEGEND	
L01	4x4 RECESSED POT LIGHTS
L02	4" ROUND RECESSED POT LIGHTS
L03	1" RECESSED LED CONTINUOUS LIGHT
L04	RECESSED LED LINEAR LIGHTING WITH WHITE LENS
L05	ILLUMINATED SIGNAGE - BACKLIT AS PER BRAND STANDARDS
L06	DECORATIVE WALL SCONCE - 3000 K

NOTES:

- 1 - CM/BUILDER SHALL PROVIDE ALL EXTERIOR SAMPLES TO ARCHITECT/BRAND FOR APPROVAL OF COLOR & TEXTURE. BEFORE COMMENCING WORK ON SITE CM/BUILDER SHALL SUBMIT ARCHITECTS & BRAND'S APPROVED EXTERIOR SAMPLES TO OWNER FOR FINAL APPROVAL.
- 2 - CM AND/OR RELATED TRADE TO SUBMIT COLOR OPTIONS FOR ALL EXTERIOR MECHANICAL LOUVERS & CAPS BEFORE WORK IS EXECUTED ON SITE SO THAT COLOR MATCHING TO ADJACENT FINISH IS OBTAINED.
- 3 - CM/GC TO PROVIDE SHOP DRAWING INDICATING ALL EXTERIOR MECHANICAL PENETRATION AS PERTAINS TO THEIR SIZE/LOCATION & FINISH/COLOR

Project North:	True North:
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SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	RE-ISSUED FOR ZONING	2025-12-08
1	ISSUED FOR REZONING	2024-10-31

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ARTAN MATAJ  
LICENCE 9331

**MATAJ ARCHITECTS INC.**

Architect's Stamp

**MATAJ ARCHITECTS INCORPORATED**  
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T.905.281.4444

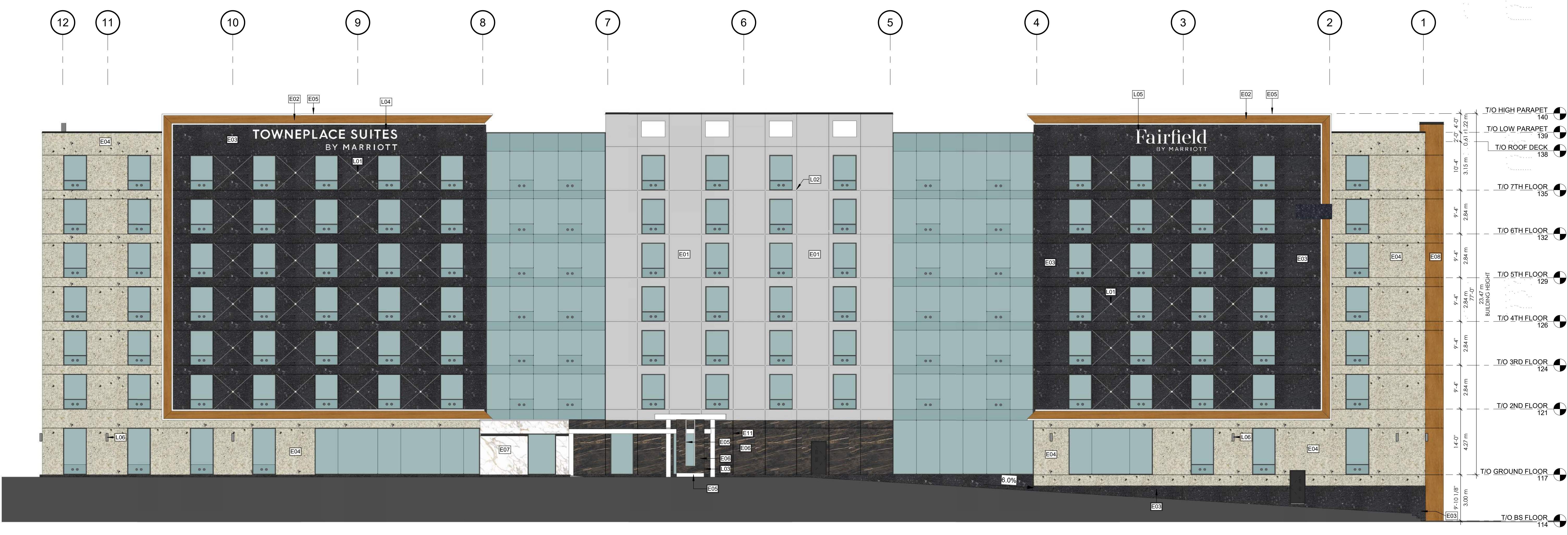
Project:  
**TOWNEPLACE SUITES & FAIRFIELD**  
Fairfield TOWNEPLACE SUITES BY MARRIOTT  
524 YORK ROAD, NIAGARA ON THE LAKE




Sheet Title:  
**NORH ELEVATION WITH LEGEND**


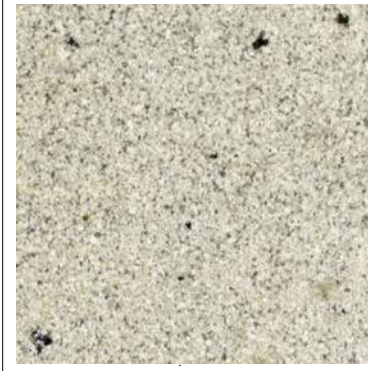
Design By: AM.	Drawn By: ND.	Approved By: AM.
Scale: 1 : 128	Date: 2025-12-08	Project No.: 24-012

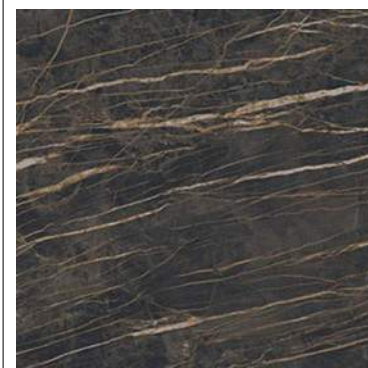


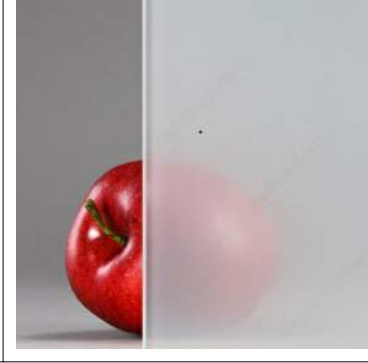
Drawing No.:  
**A301a** of:

Drawing Series:  
DESIGN PACKAGE



MATERIAL LEGEND		
KEYNOTE	DESCRIPTION	REFERENCE IMAGES
E01	EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, METALLIC FINISH (SILVER)	
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E03	EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, BLACK MAINE	

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EXTERIOR LIGHTING LEGEND	
L01	4x4 RECESSED POT LIGHTS
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L04	RECESSED LED LINEAR LIGHTING WITH WHITE LENS
L05	ILLUMINATED SIGNAGE - BACKLIT AS PER BRAND STANDARDS
L06	DECORATIVE WALL SCONCE - 3000 K

NOTES:

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Project North:	True North:
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2	RE-ISSUED FOR ZONING	2025-12-08
1	ISSUED FOR REZONING	2024-10-31
REV	DESCRIPTION	REV. DATE
Drawing Issues/Revisions:		

**SPA FILE NO. -**

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**Project:**  
**TOWNEPLACE SUITES & FAIRFIELD**

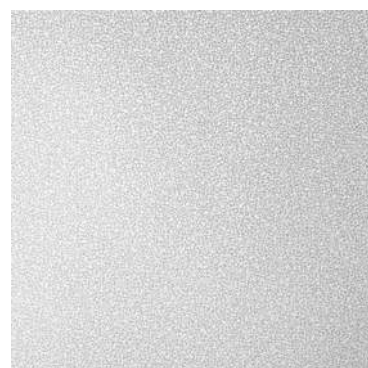


**524 YORK ROAD, NIAGARA ON THE LAKE**


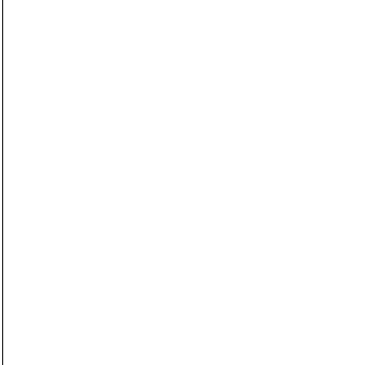
Sheet Title:  
**SOUTH ELEVATION WITH LEGEND**


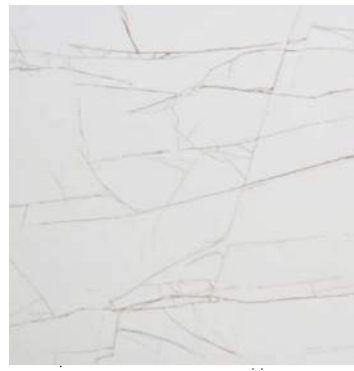

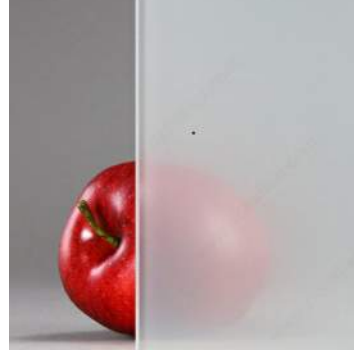
Design By:	Drawn By:	Approved By:
AM.	ND.	AM.
Scale:	Date:	Project No.:
1 : 128	2025-12-08	24-012

Drawing No:  
**A302a**

Drawing Series:  
DESIGN PACKAGE

MATERIAL LEGEND		
KEYNOTE	DESCRIPTION	REFERENCE IMAGES
E01	EIFS SYSTEM MARBLE COAT FINISHED, BY DURABOND, METALLIC FINISH (SILVER)	
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E09	TEMPERED LAMINATED FROSTED GLASS	

EXTERIOR LIGHTING LEGEND	
L01	4x4 RECESSED POT LIGHTS
L02	4" ROUND RECESSED POT LIGHTS
L03	1" RECESSED LED CONTINUOUS LIGHT
L04	RECESSED LED LINEAR LIGHTING WITH WHITE LENS
L05	ILLUMINATED SIGNAGE - BACKLIT AS PER BRAND STANDARDS
L06	DECORATIVE WALL SCONCE - 3000 K

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Project North:	True North:
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SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	RE-ISSUED FOR ZONING	2025-12-08
1	ISSUED FOR REZONING	2024-10-31

Drawing Issues/Revisions:

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 418 Iroquois Shore Road, Unit 206, Oakville, Ontario L6H 0K7  
 T: 905.281.4444

Project:  
**TOWNEPLACE SUITES & FAIRFIELD**  
 Fairfield TOWNEPLACE SUITES BY HARRIOTT  
 524 YORK ROAD, NIAGARA ON THE LAKE

Sheet Title:  
**EAST & WEST ELEVATIONS WITH LEGEND**

Design By:	Drawn By:	Approved By:
AM.	ND.	AM.
Scale:	Date:	Project No.:
1 : 128	2025-12-08	24-012

Drawing No.: **A303a** of:  
 Drawing Series: DESIGN PACKAGE



1 EAST ELEVATION WITH LEGEND  
 A303a 1 : 128



2 WEST ELEVATION WITH LEGEND  
 A303a 1 : 128



1 ROAD VIEW#1  
A305



2 ROAD VIEW#2  
A305

Project North:	True North:
SPA FILE NO. -	

REV	DESCRIPTION	REV. DATE
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1	ISSUED FOR REZONING	2024-10-31

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Project:  
**TOWNEPLACE SUITES & FAIRFIELD**  
Fairfield TOWNEPLACE SUITES BY MARRIOTT  
524 YORK ROAD, NIAGARA ON THE LAKE

Sheet Title:  
**ROAD VIEWS**

Design By: AM.	Drawn By: ND.	Approved By: AM.
Scale:	Date: 2025-12-08	Project No.: 24-012

Drawing No.:  
**A305** of:  
Drawing Series:  
DESIGN PACKAGE



1 FRONT CORNER VIEW #1  
A306



2 FRONT CORNER VIEW #2  
A306

Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
2	RE-ISSUED FOR ZONING	2025-12-08
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Project:  
**TOWNEPLACE SUITES & FAIRFIELD**  
**Fairfield** TOWNEPLACE SUITES  
BY MARRIOTT BY MARRIOTT  
524 YORK ROAD, NIAGARA ON THE LAKE

Sheet Title:  
**FRONT CORNER VIEWS**

Design By: AM.	Drawn By: ND.	Approved By: AM.
Scale:	Date: 2025-12-08	Project No.: 24-012

Drawing No:  
**A306** of:

Drawing Series:  
DESIGN PACKAGE



Project North:	True North:
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SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
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1	ISSUED FOR REZONING	2024-10-31

**Note:**  
 ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.  
 FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.  
 UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.  
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Project:  
**TOWNEPLACE SUITES & FAIRFIELD**



524 YORK ROAD, NIAGARA ON THE LAKE

Sheet Title:  
**ARTIST IMPRESSION**

Design By: Designer	Drawn By: Author	Approved By: Approver
Scale:	Date: 2025-10-01	Project No.: 24-012

Drawing No:  
**A307** of:

Drawing Series:  
 DESIGN PACKAGE