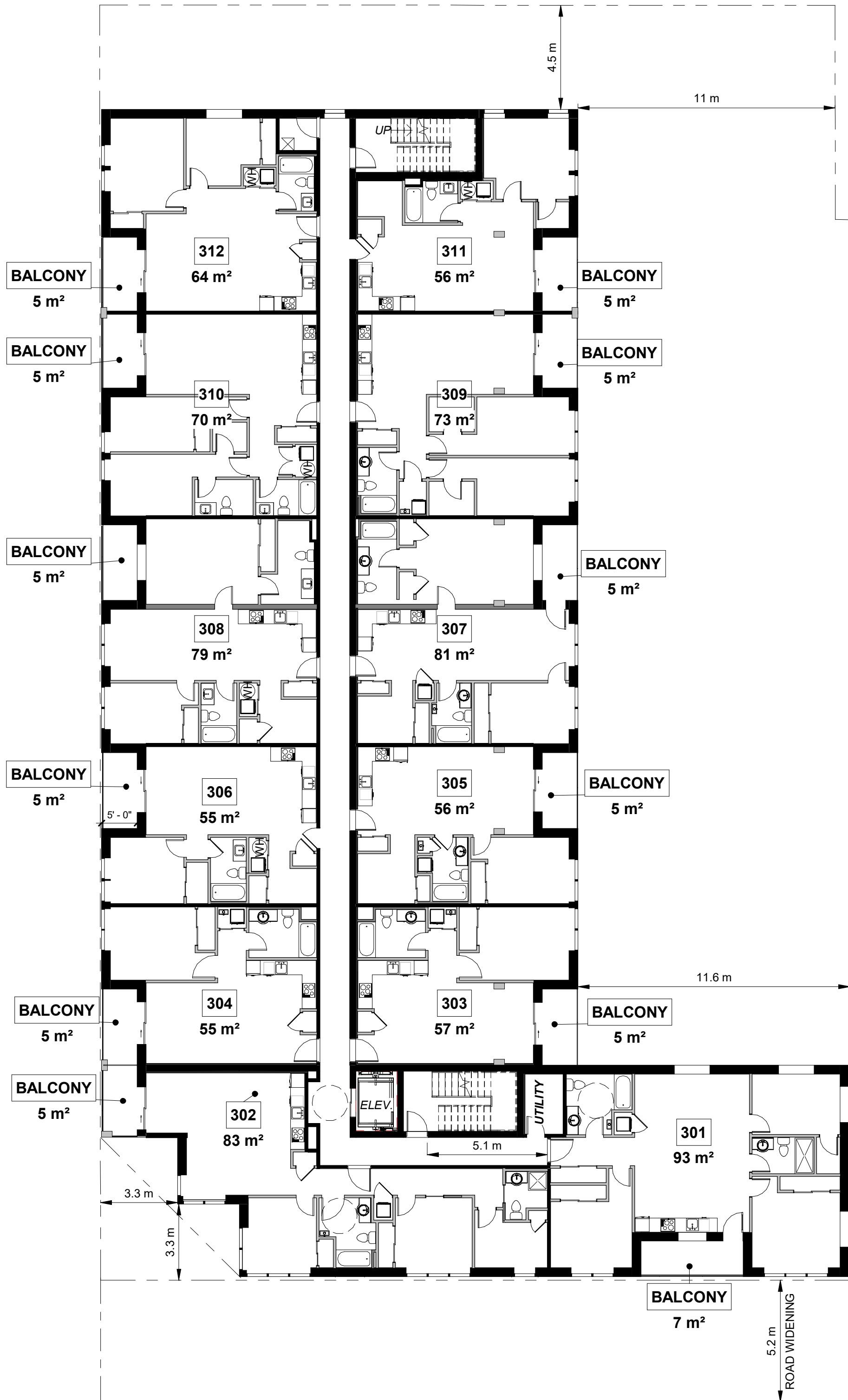


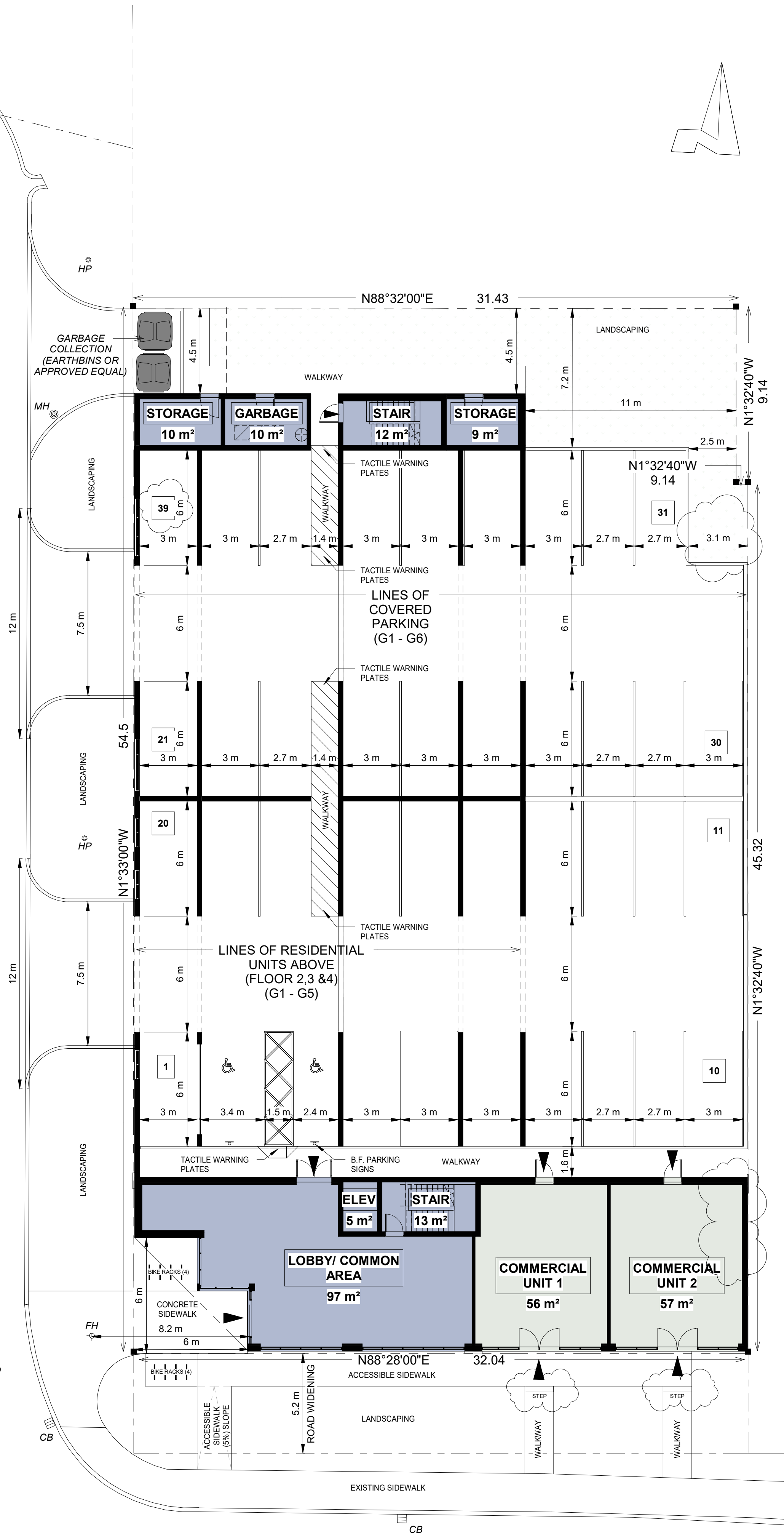
MINIMUM FLOOR AREA PER DWELLING UNIT:  
BACHELOR UNIT - 40 SQ M,  
ONE-BEDROOM UNIT - 50 SQ M,  
TWO-BEDROOM UNIT - 60 SQ M,  
THREE OR MORE BEDROOMS - 70 SQ M



3 TYPICAL FLOOR PLAN  
1 : 150

QUEENSBURY ROAD

DOUGLAS STREET



1 SITE & GROUND FLOOR  
1 : 150

## SITE STATISTICS

LOT AREA	1740 m <sup>2</sup>
BUILDING COVERAGE	1095m <sup>2</sup> (63%)
LANDSCAPING	166 m <sup>2</sup> (9.54%)
PARKING SPACES REQ'D:	36 RES. UNITS x 1 = 36
112 m <sup>2</sup> SHOPPING CENTRE x 1	PER 20 m <sup>2</sup> = 5.6 (6)
TOTAL = 42	
PARKING SPACES PROVIDED:	39
BUILDING HEIGHT	4 STOREY / 16.5 m
GROSS FLOOR AREA	
(COMMON + 2 COM. UNITS)	1st FLOOR = 318 m <sup>2</sup>
(12 RES. UNITS)	2nd FLOOR = 1033 m <sup>2</sup>
(12 RES. UNITS)	3rd FLOOR = 1033 m <sup>2</sup>
(12 RES. UNITS)	4th FLOOR = 1033 m <sup>2</sup>
TOTAL GROSS FLOOR AREA = (+/-)	3417m <sup>2</sup>
1st FLOOR RESIDENTIAL AREA =	189.3m <sup>2</sup> (59.5%)
1st FLOOR COMMERCIAL AREA =	128.8m <sup>2</sup> (40.5%)

## SETBACKS

	REQ'D	PROVIDED
FRONT SETBACK	0 m	0 m
REAR SETBACK	4.5 m	4.5 m
INTERIOR SIDE NORTH	0 m	0 m
INTERIOR SIDE SOUTH	0 m	0 m

## BUILDING DESCRIPTION

MAJOR OCCUPANCY (1<sup>st</sup> FLOOR)  
GROUP E - MERCANTILE  
OCCUPANCY

SUBSIDIARY OCCUPANCY (2,3,4)  
GROUP C - RESIDENTIAL  
OCCUPANCY

## MUNICIPAL ADDRESS

179 GARRISON ROAD,  
FORT ERIE, ON

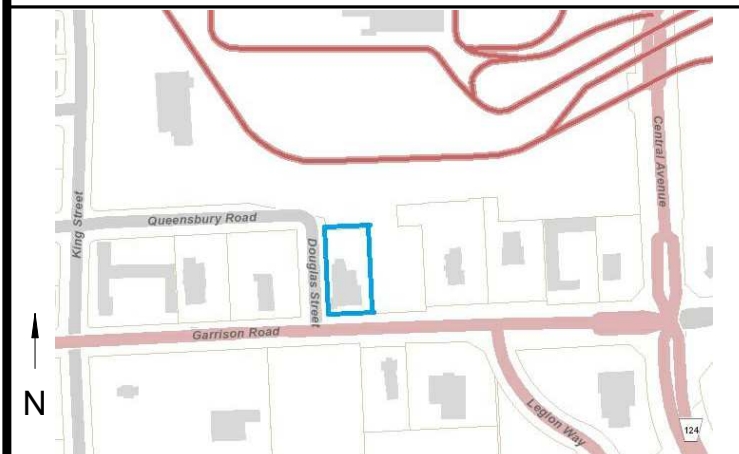
## LAND ZONING

CMU1- 447 - CORE MIXED USE 1

## GENERAL NOTES

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE CITY AND AT THE SOLE EXPENSE OF THE OWNER.
2. THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO CONTRARY, ALL THE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.
3. MINIMUM OF 15% OF THE UNITS WILL BE ACCESSIBLE UNITS WITH A BARRIER FREE PATH OF TRAVEL.
4. ALL LIGHTS WILL BE DIRECTED AWAY FROM NEIGHBOURING PROPERTIES. FOOTCANDLES AT THE PROPERTY BOUNDARY SHALL BE ZERO.

## KEY PLAN



## ACCESSIBLE PARKING PERMIT SIGN

1. THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 2m TO 3m, MEASURED FROM THE TOP OF THE CURB TO THE BOTTOM OF THE SIGN.
2. THE SIGN MUST NOT INTERFERE WITH PASSENGERS ENTERING OR LEAVING THE VEHICLE.
3. THE SIGN MUST BE PLACED ADJACENT TO THE STALL WITHIN ITS LONGITUDINAL LIMITS.
4. THE SIGN PLACEMENT MUST CLEARLY INDICATE WHICH STALL THE SIGN APPLIES TO.



JASON PIZZICAROLA DESIGN - ARCHITECTS INC.  
209 RIDGE ROAD N  
RIDGEWAY, ONTARIO, L0S 1N0  
T. 905-894-8300  
e-mail jppizzicarola@jpdesign.ca

CERTIFICATE OF PRACTICE : # 4053



PROPOSED 4 STOREY  
BUILDING, 36 RESIDENTIAL  
UNITS & COMMERCIAL  
MIXED-USE

179 GARRISON ROAD, FORT  
ERIE, ON

No.	Description	Date
1	Revision 1	02/04/25

## SITE

02/04/25

SHEET TITLE:

SITE PLAN & STATISTICS

DRAWN BY:	WJ	DATE:	02/04/25
SCALE:	As indicated	JOB #:	19081
SHEET NO.:			SP-1





③ EAST ELEVATION  
1 : 130



④ WEST ELEVATION  
1 : 130



① NORTH ELEVATION  
1 : 130



② SOUTH ELEVATION (FRONT)  
1 : 130

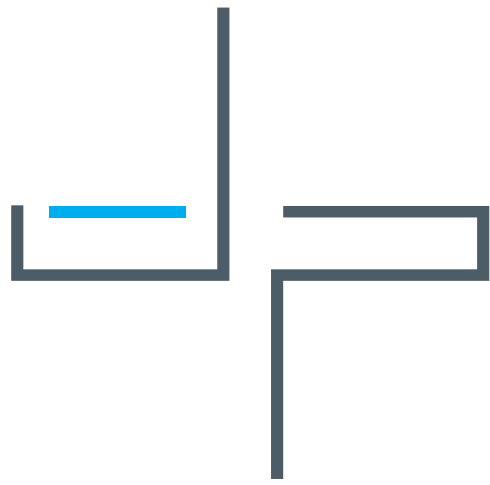
BUILDING CODE DATA MATRIX						
ONTARIO BUILDING CODE SUMMARY FORM						
LOCATION: 179 GARRISON ROAD, FORT ERIE, ON						
PROJECT DESCRIPTION: PROPOSED 4 STOREY BUILDING; MIXED-USE				OBC REFERENCE		
(X) NEW	( ) ADDITION	( ) ALTERATION	( ) CHANGE OF USE	(i) PART 3	( ) PART 9	( ) PART 11
MAJOR OCCUPANCY: E		SUBSIDIARY: C				
BUILDING AREA = 1095 m <sup>2</sup>						
MAIN FLOOR AREA = +/- 320 m <sup>2</sup>						
SECOND FLOOR AREA = +/- 1033 m <sup>2</sup>						
THIRD FLOOR AREA = +/- 1033 m <sup>2</sup>						
FOURTH FLOOR AREA = +/- 1033m <sup>2</sup>						
NUMBER OF STOREYS ABOVE GRADE: 4		BELOW GRADE: 1				
HEIGHT OF BUILDING: 16.5m						
BUILDING CLASSIFICATION(S): 3.2.2.58. GROUP E, UP TO 4 STOREYS, SPRINKLERED						
NUMBER OF STREETS/ACCESS ROUTES: 2						
SPRINKLER SYSTEM:		( X ) ENTIRE BUILDING		( ) IN LIEU OF ROOF RATING		
		( ) BASEMENT ONLY		( ) NOT REQUIRED		
HIGH BUILDING: 3.2.6. NO						
CONSTRUCTION ( X ) COMBUSTIBLE ( ) NON-COMBUSTIBLE ( ) BOTH						
BARRIER-FREE DESIGN: YES						
HARDWIRED SMOKE/CO2 DETECTOR: YES						
KITCHEN EXHAUST: YES		BATHROOM EXHAUST: YES				
REQUIRED FIRE RESISTANCE RATING HORIZONTAL ASSEMBLIES FRR			REQUIRED FIRE RESISTANCE RATING SUPPORTING MEMBERS FRR			
FLOORS 1 HOURS			FLOORS 1 HOURS			
ROOF 0 HOURS			ROOF 0 HOURS			



⑦ 3D - FRONT



⑥ 3D - EAST APPROACH



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CERTIFICATE OF PRACTICE : # 4053



PROPOSED 4  
STOREY BUILDING,  
36 RESIDENTIAL  
UNITS &  
COMMERCIAL  
MIXED-USE

179 GARRISON ROAD, FORT  
ERIE, ON

No.	Description	Date

SITE

02/04/25

SHEET TITLE:

ELEVATIONS

DRAWN BY: WJ	DATE: 02/04/25
SCALE: 1 : 130	JOB #: 19081
SHEET NO:	SP-2