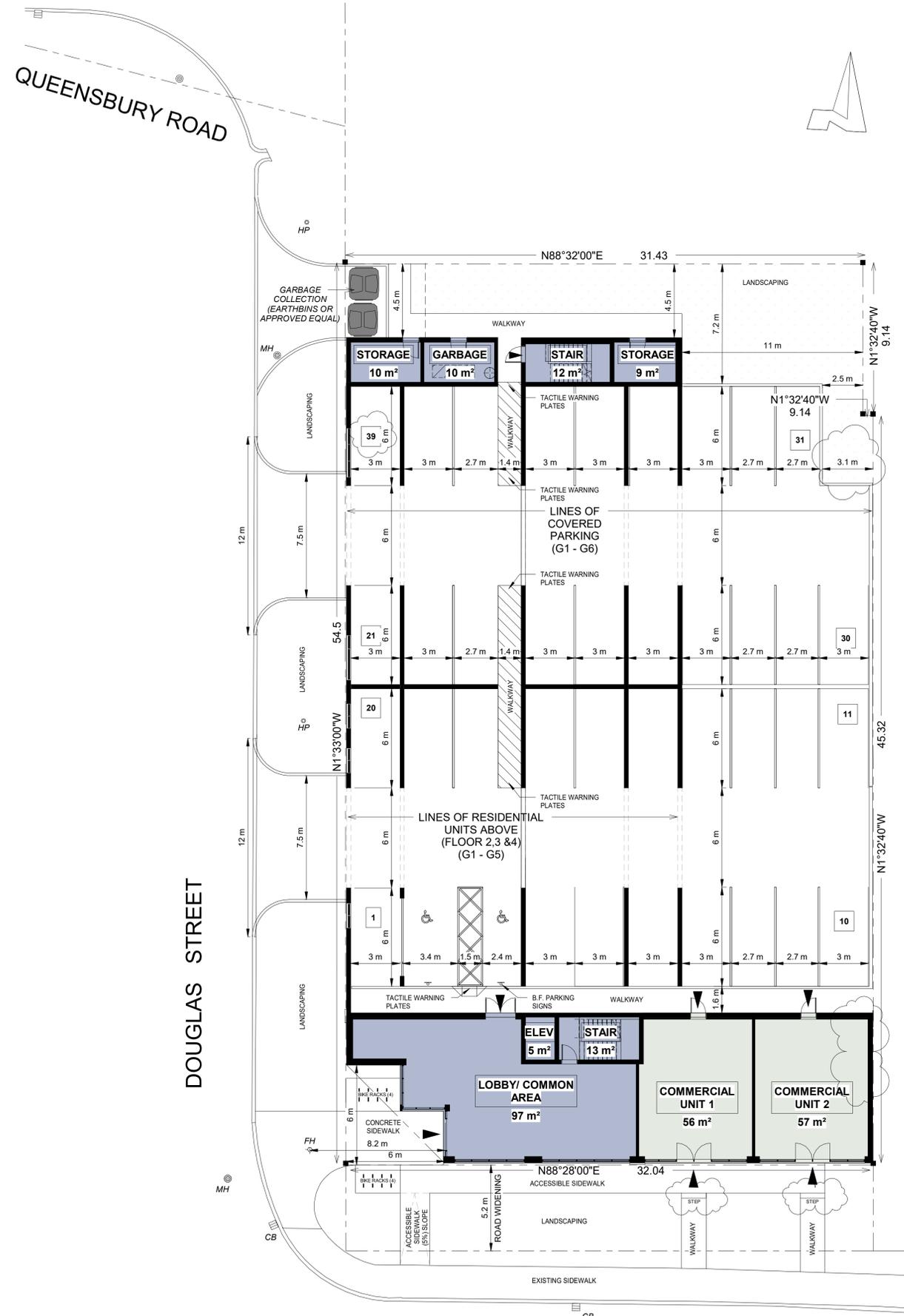
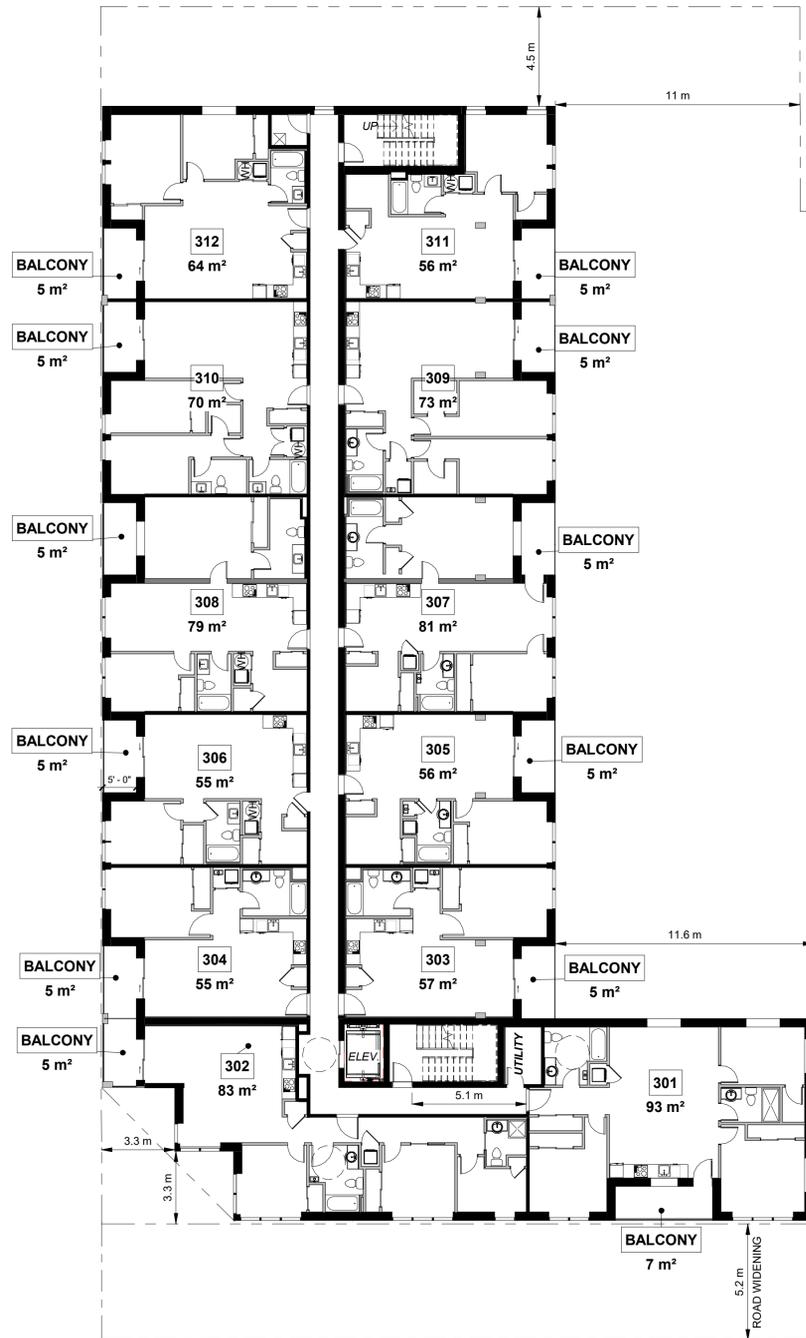


MINIMUM FLOOR AREA PER DWELLING UNIT:  
 BACHELOR UNIT - 40 SQ M,  
 ONE-BEDROOM UNIT - 50 SQ M,  
 TWO-BEDROOM UNIT - 60 SQ M,  
 THREE OR MORE BEDROOMS - 70 SQ M



**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 = (+/-) 3417 m <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**

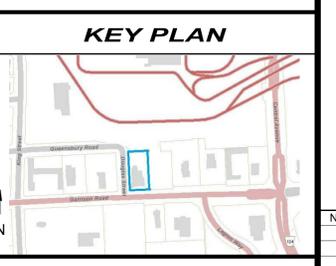
179 GARRISON ROAD,  
FORT ERIE, ON

**LAND ZONING**

CMU1- 447 - CORE MIXED USE 1

**GENERAL NOTES**

- 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.
- 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.
- MINIMUM OF 15% OF THE UNITS WILL BE ACCESSIBLE UNITS WITH A BARRIER FREE PATH OF TRAVEL.
- ALL LIGHTS WILL BE DIRECTED AWAY FROM NEIGHBOURING PROPERTIES. FOOTCANDLES AT THE PROPERTY BOUNDARY SHALL BE ZERO.



**ACCESSIBLE PARKING PERMIT SIGN**

- 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.
- THE SIGN MUST NOT INTERFERE WITH PASSENGERS ENTERING OR LEAVING THE VEHICLE.
- THE SIGN MUST BE PLACED ADJACENT TO THE STALL WITHIN ITS LONGITUDINAL LIMITS.
- 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 jpziccarola@jpdesign.ca  
 CERTIFICATE OF PRACTICE : # 4053



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

179 GARRISON ROAD, FORT ERIE, ON

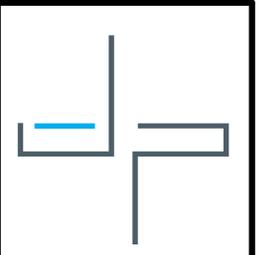
No.	Description	Date
1	Revision 1	02/04/25

SITE  
02/04/25

SHEET TITLE:  
SITE PLAN & STATISTICS

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

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 = +/- 1033 m <sup>2</sup>						
NUMBER OF STOREYS ABOVE GRADE: 4			BELOW GRADE: 1			
HEIGHT OF BUILDING: 16.5m						
BUILDING CLASSIFICATION(S): 3.2.2.5b, 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			



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 CERTIFICATE OF PRACTICE : # 4053



3 EAST ELEVATION  
1 : 130



4 WEST ELEVATION  
1 : 130



1 NORTH ELEVATION  
1 : 130



2 SOUTH ELEVATION (FRONT)  
1 : 130



7 3D - FRONT



6 3D - EAST APPROACH

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: [Signature] DATE: 02/04/25  
 SCALE: 1 : 130 JOB #: 19081  
 SHEET NO.: SP-2