

BLOCK A - GARNER ROAD & LUNDY'S LANE (PID 348813)

PART OF LOT 139, TOWNSHIP OF STAMFORD, PART OF PIN 64264-2758(LT), NIAGARA FALLS, ONTARIO

ISSUED FOR ZBA

2024-09-23

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

NOT FOR
CONSTRUCTION



VIEW FROM GARNER & ANGIE LOOKING NE

A0.000	COVER SHEET	CLIENT PLACEMAKER CO. 4728 DORCHESTER RD, UNIT 11B NIAGARA FALLS, ON, L2E 7H9 TEL: 289.969.2229
A0.001	PROJECT STATISTICS	ARCHITECT GIANNONE PETRICONE ASSOCIATES INC. ARCHITECTS 96 SPADINA AVE. SUITE 900 TORONTO, ON, M5V 2J6 TEL: 416.591.7788
A0.101	SURVEY	PLANNER BOUSFIELDS INC 3 CHURCH ST TORONTO, ON, M5E 1M2 TEL: 416.947.9744
A0.102	SITE PLAN	LANDSCAPE ARCHITECT ADESSO DESIGN INC. 69 JOHN ST S, UNIT 250 TORONTO, ON, L8N 2B9 TEL: 905.526.8876
A1.101	P1 & GROUND PLAN	CIVIL ENGINEER MTE CONSULTANTS INC. 2001 SHEPPARD AVENUE E, SUITE 300 TORONTO, ON, M2J 4Z8 TEL: 416.497.8600
A1.102	MEZZANINE & L2-4 PLAN	TRAFFIC CONSULTANT BA CONSULTING GROUP LTD. 60 - 40 WEBER STREET EAST KITCHENER, ON TEL: 647.286.1048
A1.103	L5 & L6 PLAN	WIND & NOISE CONSULTANT RWDI CONSULTING ENGINEERS 901 KING STREET W, SUITE 400 TORONTO, ON M5V 3H5 TEL: 519.823.1311
A1.104	MPH & ROOF PLAN	
A2.101	OVERALL BUILDING ELEVATIONS	
A3.101	BUILDING SECTIONS	

DRAWING LIST

CONTACT LIST



CONTEXT PLAN

1	ISSUED FOR ZBA	24-09-23
---	----------------	----------

No.	Description	Date
-----	-------------	------

giannone
petricone
associates

Giannone Petricone Associates Inc. Architects
96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6,
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

Placemaker

BLOCK A - GARNER ROAD &
LUNDY'S LANE (PID 348813)

NIAGARA FALLS, ON

SHEET TITLE

COVER SHEET

DRAWN BY	XX
CHECKED BY	XX
PROJECT START DATE	XX-XX-XX
PROJECT NUMBER	22157
SHEET NUMBER	

A0.000

PROJECT STATISTICS

FL LEVEL	GCA		FLOOR AREA		NET SALEABLE AREA			UNIT					
	m²	sf	m²	sf	m²	sf	%	ST	1B	2B	3B	TH	TOTAL
1	1,384.4	14,902	1,384.4	14,902	630.9	6,791	45.6%	-	-	-	-	12	12
MEZZ	677.4	7,292	677.4	7,292	631.7	6,800	93.3%	-	-	-	-	-	-
2	1,488.8	16,025	1,488.8	16,025	1,301.6	14,010	87.4%	-	16	4	2	-	22
3	1,488.8	16,025	1,488.8	16,025	1,301.6	14,010	87.4%	-	16	4	2	-	22
4	1,488.8	16,025	1,488.8	16,025	1,301.6	14,010	87.4%	-	16	4	2	-	22
5	968.9	10,429	968.9	10,429	674.8	7,263	69.6%	-	7	3	1	-	11
6	968.9	10,429	968.9	10,429	852.9	9,181	88.0%	1	8	3	2	-	14
MECH	522.4	5,623	522.4	5,623	-	-	-						
ROOF	-	-	-	-	-	-	-						
ABV GRADE	8,988.4	96,750	8,988.4	96,750	6,695.1	72,065	-	1	63	18	9	12	103
P1	4,594.5	49,455	4,594.5	49,455	-	-	-						
BLW GRADE	4,594.5	49,455	4,594.5	49,455	-	-	-						
TOTAL	13,582.9	146,205	13,582.9	146,205	6,695.1	72,065	79.1%	1	63	18	9	12	103
								1.0%	61.2%	17.5%	8.7%	11.7%	

City of Niagara Falls Zoning Bylaw 79-200 Definition

"FLOOR AREA" means, subject to clauses a and b, the aggregate of the horizontal areas of each floor in a building measured to the centre of party walls and to the outside of other walls;

- (a) in the case of a dwelling or a dwelling unit, the following shall be excluded in calculating the floor area: any private garage, breezeway, unenclosed sunroom, porch, veranda, balcony, basement, cellar and unfinished attic;
- (b) the floor area of a dwelling unit means the aggregate of the horizontal areas of each floor contained within the dwelling unit measured to the centre of party walls and to the outside of other walls, subject to the exclusions in clause a;

DENSITY		CAR PARKING			BICYCLE STORAGE				AMENITY AREA		
FLOOR AREA	13,582.9 m ²	Residents	103	1.00	P1	Residents	103	1.00	Indoor Amenity	299.8 m ²	2.91
GROSS SITE AREA	5,071.3 m ²	Visitors	26	0.25	Ground	Visitors	14	0.14	Outdoor Amenity	461.6 m ²	4.48
NET SITE AREA	4,878.5 m ²										
GARNER RD WIDENING	192.8 m ²	Total Required	129	1.25	Total Provided		117	1.14	Total Provided	761.4 m ²	7.39
FSI (GROSS SITE)	2.68	P1	114	1.11							
		Ground	15	0.15							
		Total Provided	129	1.25							

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

NOT FOR
CONSTRUCTION

[illegible]

1 ISSUED FOR ZBA	24-09-23
------------------	----------

No.	Description	Date
-----	-------------	------



Glannone Petricone Associates Inc. Architects
96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6,
T 416.591.7788 F 416.591.1293 E mail@gpaia.com



BLOCK A - GARNER ROAD &
LUNDY'S LANE (PID 348813)

NIAGARA FALLS, ON

SHEET TITLE

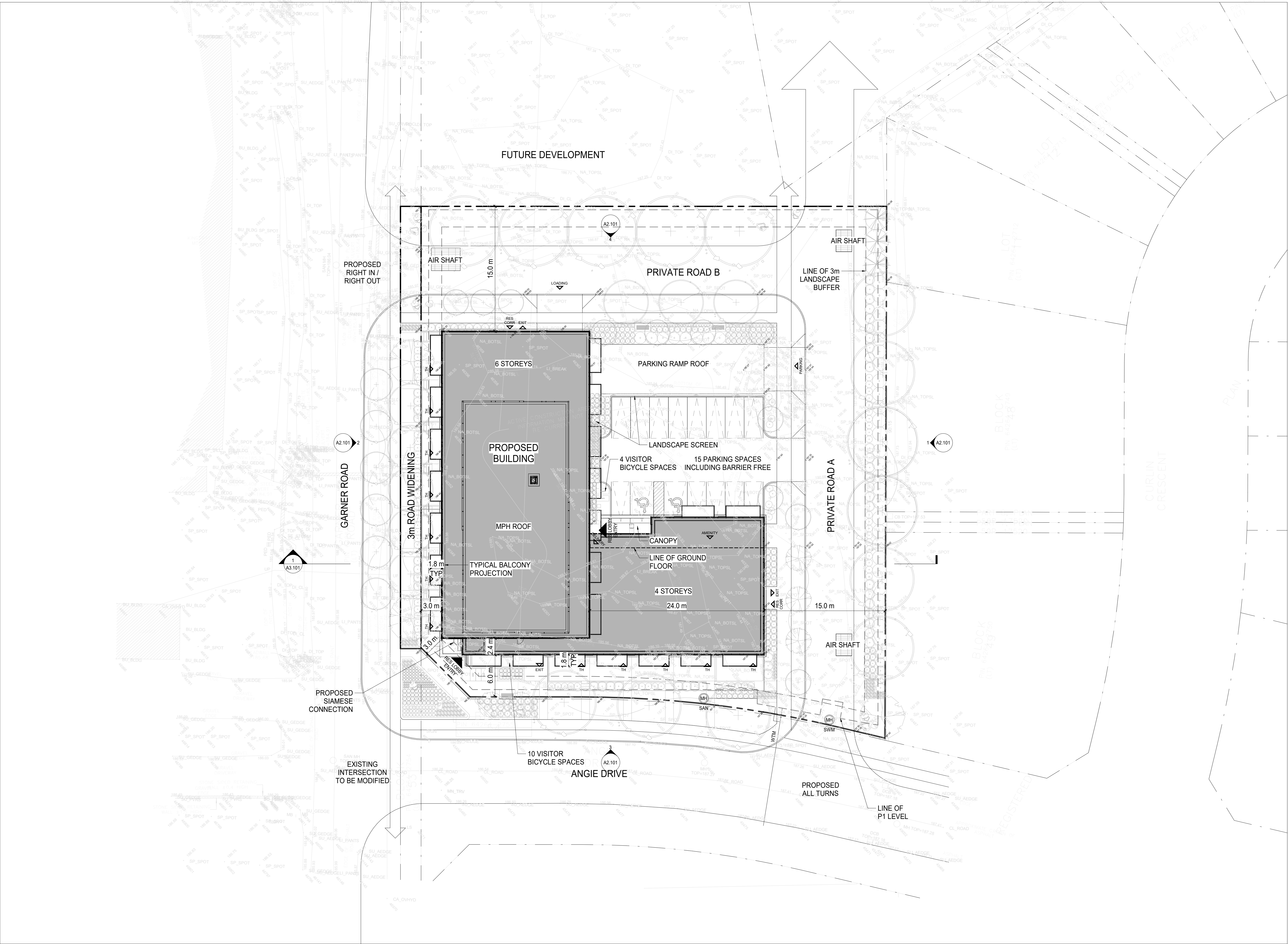
PROJECT STATISTICS

DRAWN BY	Author
CHECKED BY	Checker
PROJECT START DATE	XX-XX-XX
PROJECT NUMBER	22157
SHEET NUMBER	

A0.001

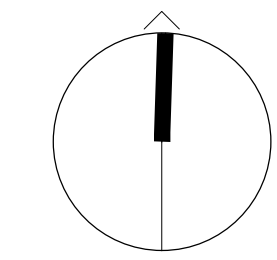
All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

NOT FOR
CONSTRUCTION



1	ISSUED FOR ZBA	24-09-23
---	----------------	----------

No.	Description	Date
-----	-------------	------



giannone
petricone
associates

Giannone Petricone Associates Inc. Architects
96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6,
T 416.591.7788 F 416.591.1293 E mail@gpa.ca

Placemaker

BLOCK A - GARNER ROAD &
LUNDY'S LANE (PID 348813)

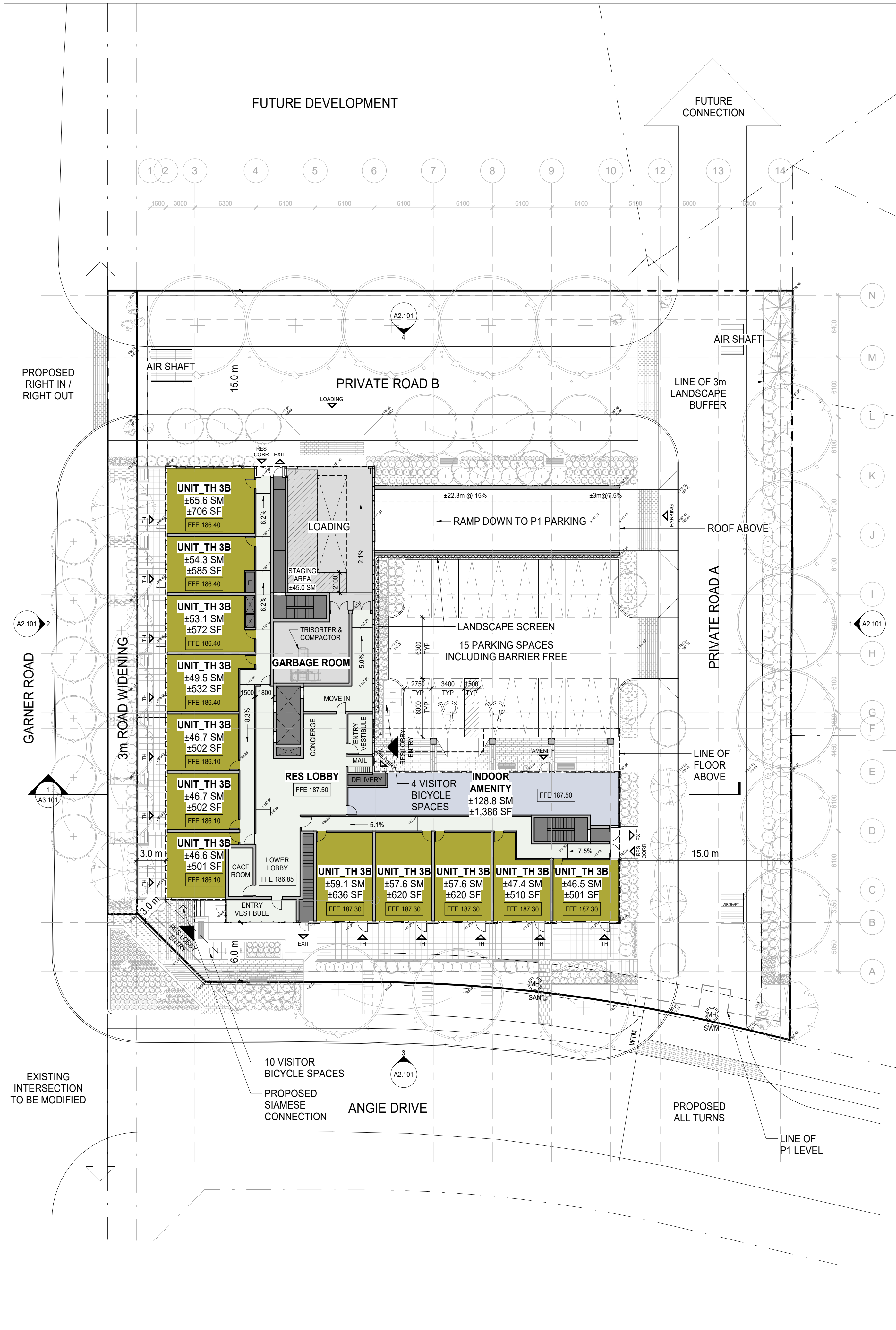
NIAGARA FALLS, ON

SHEET TITLE

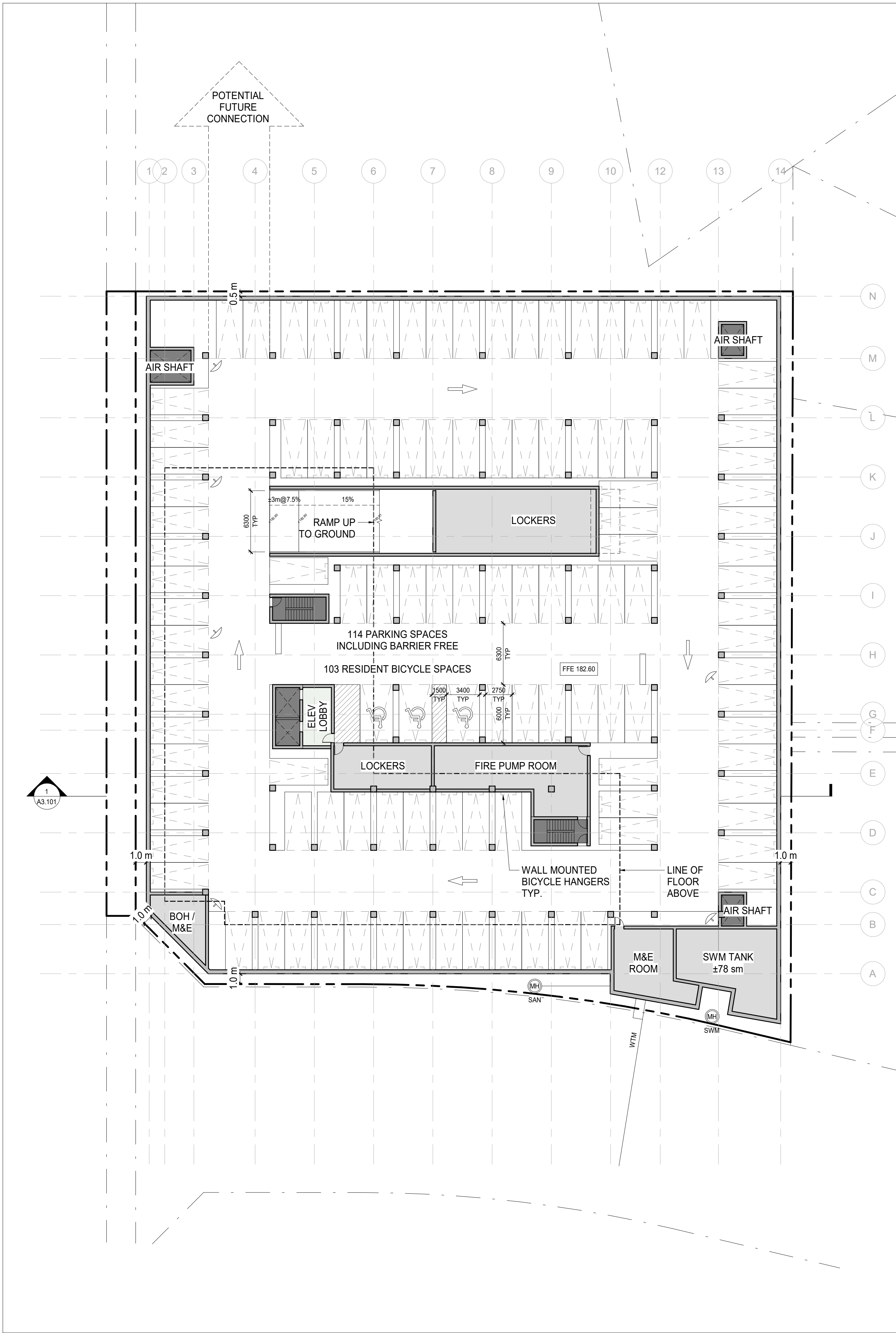
SITE PLAN

DRAWN BY	Author
CHECKED BY	Checker
PROJECT START DATE	XXXX-XX
PROJECT NUMBER	22157
SHEET NUMBER	

A0.102



2 A1. GROUND
A1.101 1:250

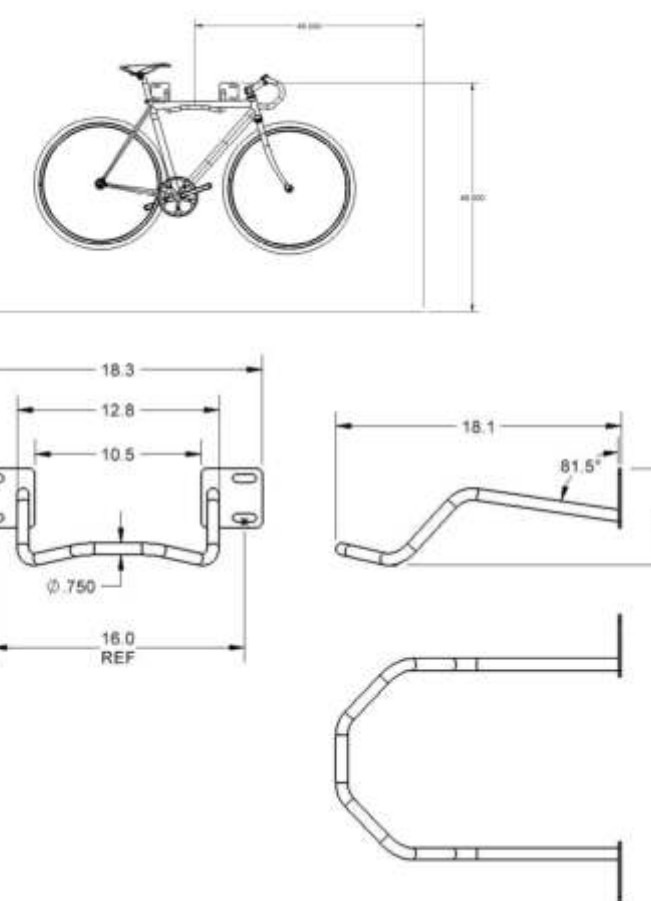


1 A1. P1
A1.101 1:250

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

NOT FOR
CONSTRUCTION

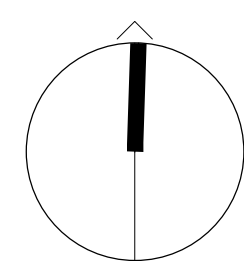
Recommended Setbacks



NOTE: BICYCLE HANGER DIAGRAMS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. PRODUCT SPECS TO BE DETERMINED AT LATER DATE.

1 ISSUED FOR ZBA 24-09-23

No. Description Date



giannone
petricono
associates

Giannone Petricono Associates Inc. Architects
96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6,
T 416.591.7788 F 416.591.1293 E mail@gpa.ca

Placemaker

BLOCK A - GARNER ROAD &
LUNDY'S LANE (PID 348813)

NIAGARA FALLS, ON

SHEET TITLE

P1 & GROUND PLAN

DRAWN BY MK
CHECKED BY LL
PROJECT START DATE XXX-XX-XX
PROJECT NUMBER 22157
SHEET NUMBER

A1.101

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

NOT FOR
CONSTRUCTION

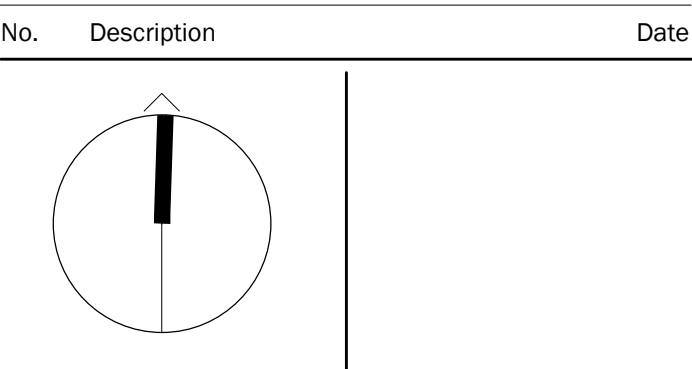


2 A1_LEVEL 2-4
A1.102 1:250



1 A1_MEZZ
A1.102 1:250

No.	Description	Date
1	ISSUED FOR ZBA	24-09-23



giannone
petricone
associates

Giannone Petricone Associates Inc. Architects
96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6,
T 416.591.7788 F 416.591.1293 E mail@gpa.ca

Placemaker

BLOCK A - GARNER ROAD &
LUNDY'S LANE (PID 348813)
NIAGARA FALLS, ON

SHEET TITLE

MEZZANINE & L2-4 PLAN

DRAWN BY MK
CHECKED BY LL
PROJECT START DATE XXXX-XX
PROJECT NUMBER 22157
SHEET NUMBER

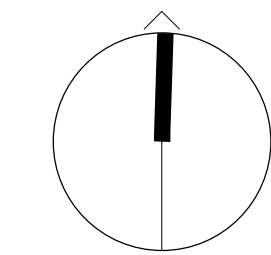
A1.102

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

NOT FOR
CONSTRUCTION

1 ISSUED FOR ZBA 24-09-23

No.	Description	Date
-----	-------------	------



giannone
petricone
associates

Giannone Petricone Associates Inc. Architects
96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6,
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

Placemaker

BLOCK A - GARNER ROAD &
LUNDY'S LANE (PID 348813)

NIAGARA FALLS, ON

SHEET TITLE

L5 & L6 PLAN

DRAWN BY	MK
CHECKED BY	LL
PROJECT START DATE	XXXX-XX
PROJECT NUMBER	22157
SHEET NUMBER	

A1.103

PLOT DATE: 2024-10-07 3:25:23 PM

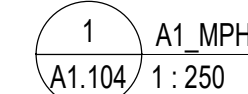
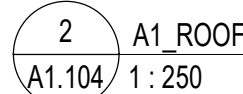


2 A1_Level 6
A1.103 1:250

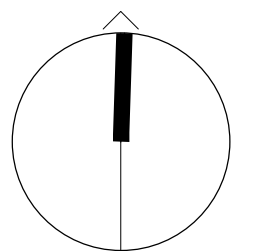


1 A1_Level 5
A1.103 1:250

NOT FOR
CONSTRUCTION



No.	Description	Date
-----	-------------	------



Giannone Petricone Associates Inc. Architects
96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6,
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

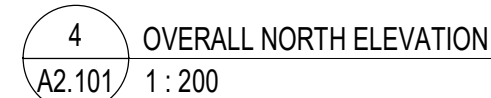
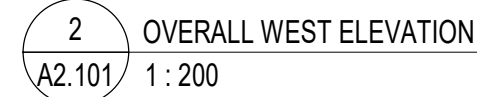
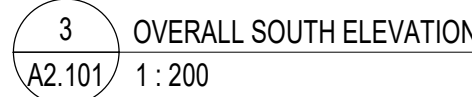
BLOCK A - GARNER ROAD &
LUNDY'S LANE (PID 348813)

SHEET TITLE

DRAWN BY	MK
CHECKED BY	LL
PROJECT START DATE	XX-XX-XX
PROJECT NUMBER	22157
SHEET NUMBER	

A1.104

NOT FOR
CONSTRUCTION



No.	Description	Date
-----	-------------	------

giannone
petricone
associatesPlacemaker 

NIAGARA FALLS, ON

SHEET TITLE

DRAWN BY	Author
CHECKED BY	Checker
PROJECT START DATE	XX-XX-XX
PROJECT NUMBER	22157
SHEET NUMBER	

A2.101

**NOT FOR
CONSTRUCTION**



1 ISSUED FOR ZBA	24-09-23
------------------	----------

Giannone Petricone Associates Inc. Architects
96 Spadina Avenue, Suite 900, Toronto, Canada M5V 2J6,
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

SHEET TITLE

RAWN BY	Author
CHECKED BY	Checker
PROJECT START DATE	XX-XX-XX
PROJECT NUMBER	22157
SHEET NUMBER	

PLOT DATE: 2024-10-07 3:28:54 PM