

WARREN WOODS

PROPOSED COMMERCIAL DEVELOPMENT
WARREN WOODS COMMERCIAL BLOCK, CITY OF NIAGARA FALLS, ON



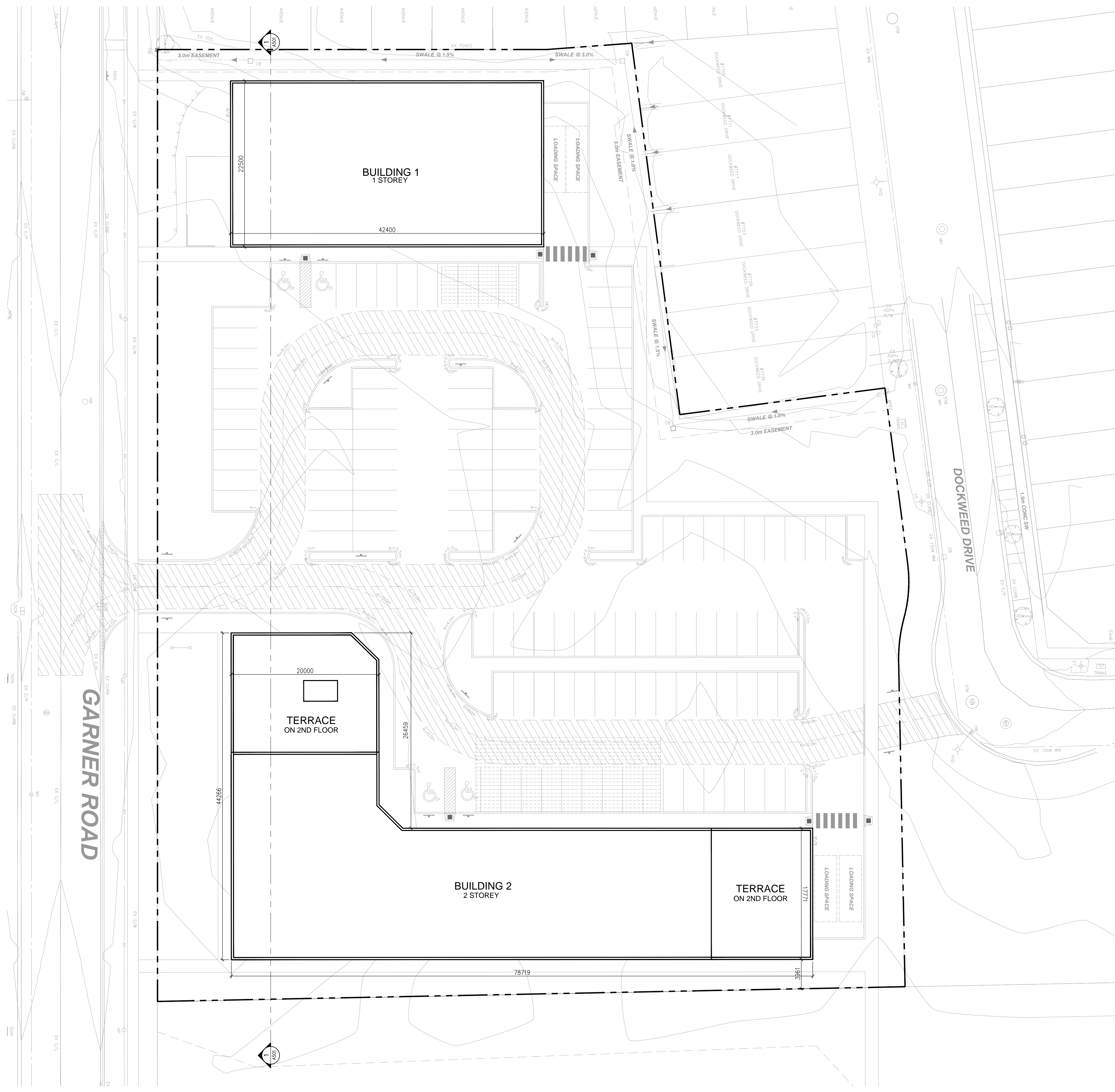
drawing list

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A301	ground floor	1:200
A302	2nd floor	1:200
A400 series		
A401	elevations	1:200
A500 series		
A501	sections	1:200
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A902	3d view	NTS

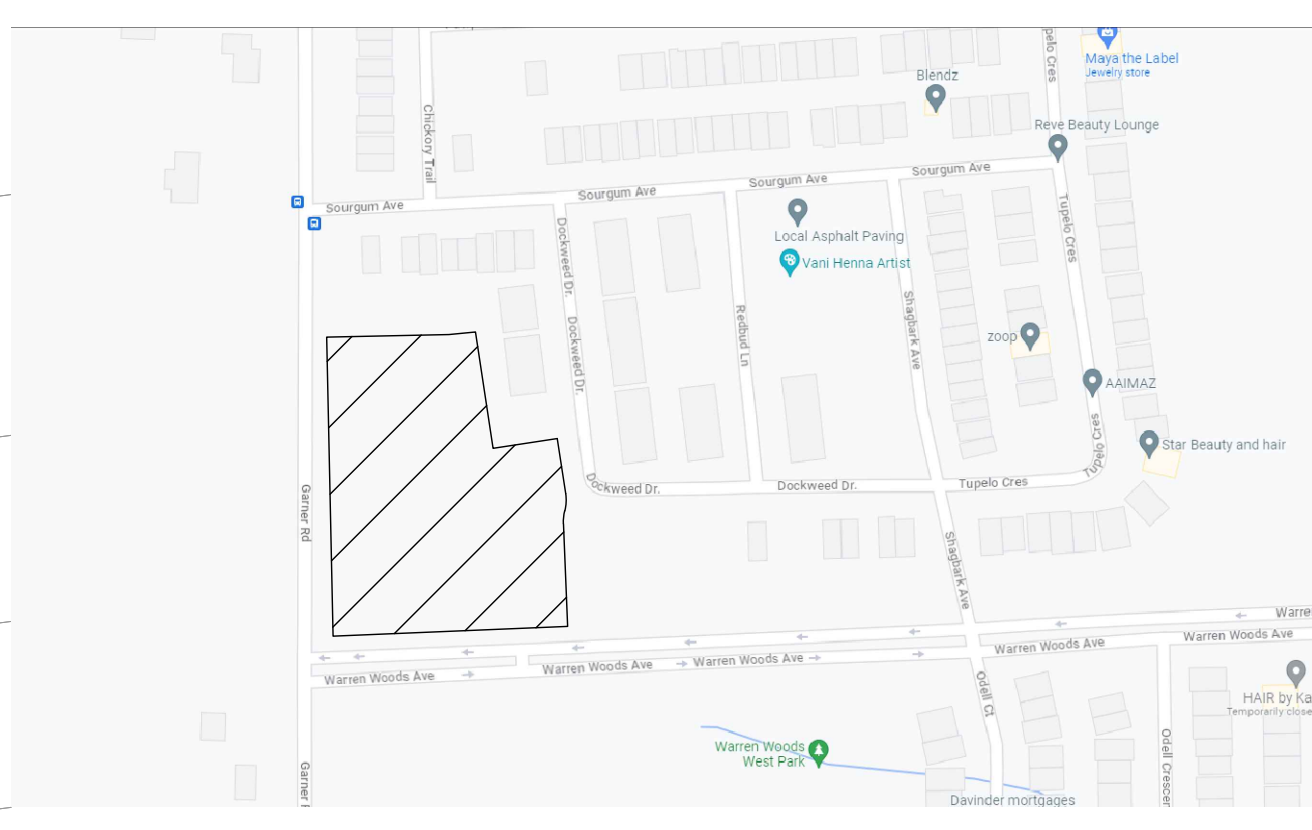
ARCHITECT:
ARCHITECTURE UNFOLDED

368 DUFFERIN ST.
TORONTO, ON.
M6K 1Z8

TEL: (416) 601 5416



context plan



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notes:

statistics

STATISTICS		Warren Woods		DATE	PROJECT #
1. ZONING:		CITY OF NIAGARA FALLS		2023.12.01	2329
2. SITE AREA:		PROVIDED:	11,300.00 m ²	123,632.19 ft ²	2.79 ACRES
3. PROPOSED BUILDINGS:					
ITA/GFA	BUILDING 1	GROUND	954.00 m ²	10,269 ft ²	
		TOTAL	954.00 m ²	10,269 ft ²	
	BUILDING 2	GROUND	1,977.27 m ²	20,745 ft ²	
	2ND FLOOR	1,848.81 m ²	19,841 ft ²		
	TOTAL	3,806.19 m ²	35,588 ft ²		
	GRAND TOTAL	4,260.19 m ²	45,856 ft ²		
NSA excluding in the use of buildings in a Planned Shopping Centre Commercial Zone all areas to be used in common by and for three or more tenants:	BUILDING 1	GROUND	930.50 m ²	10,016 ft ²	
		TOTAL	930.50 m ²	10,016 ft ²	
	BUILDING 2	GROUND	1,679.50 m ²	18,079 ft ²	
	OFFICE LOBBY	101.00 m ²	1,087 ft ²		
	2ND FLOOR	1,160.00 m ²	12,486 ft ²		
	TOTAL	2,940.50 m ²	31,651 ft ²		
	GRAND TOTAL	3,871.00 m ²	41,667 ft ²		
DENSITY	PSI (SPA / SA)	0.38			
SETBACKS	YMD	REQUIRED	PROPOSED		
	FRONT	15.00 m	10.00 m		
	REAR	10.00 m	12.00 m		
	SIDE	3.00 m	3.00 m		
LANDSCAPED AREA	SOFT + HARDSCAPED	32.54% OF LOT AREA	3,677.5 m ²	39,584 ft ²	
	PAVED AREA	67.00% OF LOT AREA	4,746.3 m ²	51,088 ft ²	
4. HEIGHT:		PERMITTED:	8.00m	PROPOSED:	9.50m
5. PARKING:		REQUIRED:	1 parking spots per 40 m ² 107	PROPOSED:	129
6. BIKE PARKING:		REQUIRED:	1 bicycle spot per 500 m ² 8	PROPOSED:	
6. LOT COVERAGE:		MAXIMUM:	40.00%	PROPOSED:	2,881.27 m ² = 25.50%

2 issued for SPA 2024.01.23
 1 preliminary design 2023.09.26

revisions: yr-m-d

architectural team :

MARK ZWICKER
RUSHAD DASTOOR

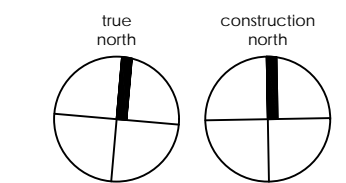


- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

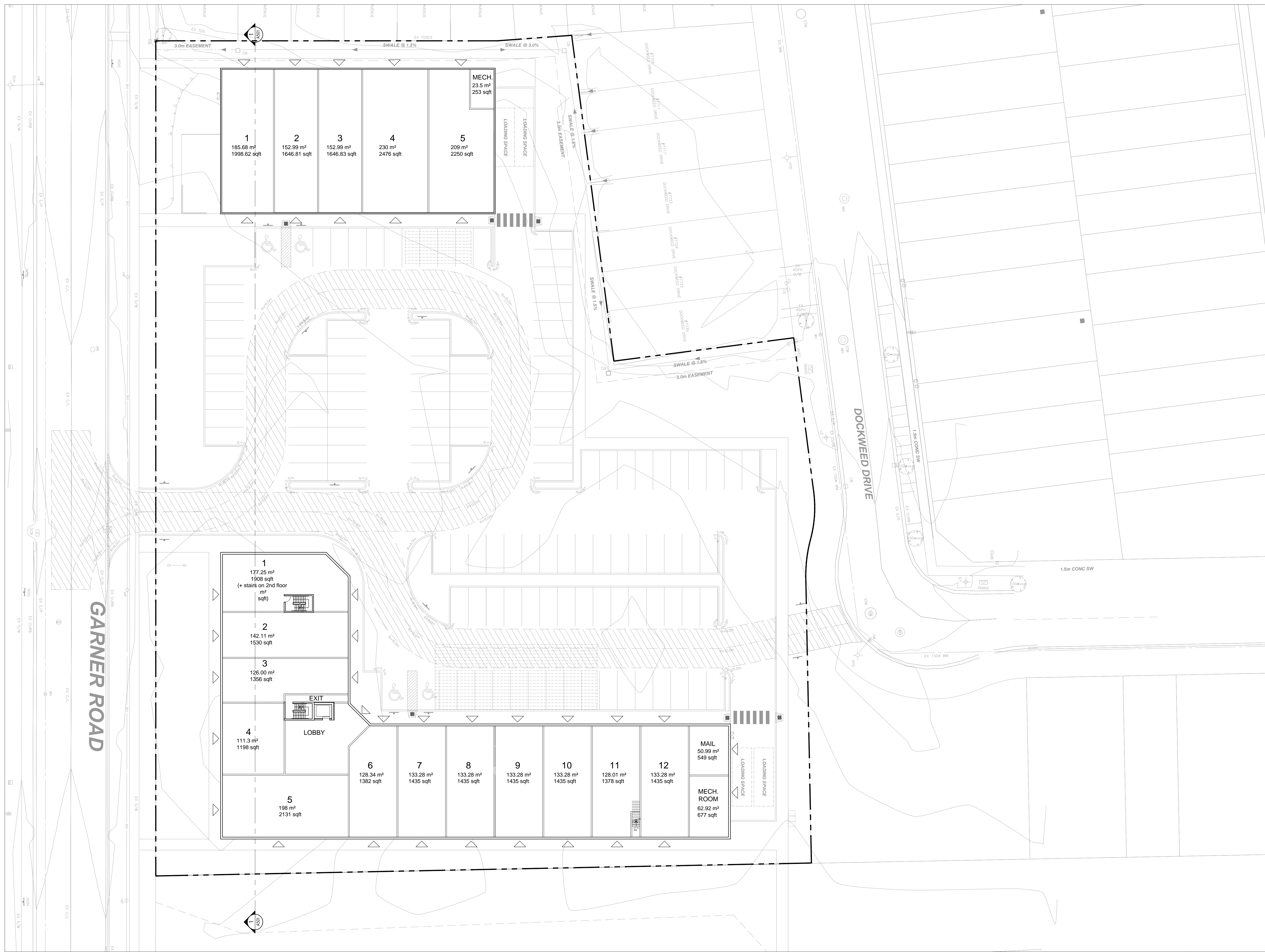
project:
 23 - 29 WARREN WOODS
 WARREN WOODS COMMERCIAL BLOCK
 CITY OF NIAGARA FALLS

context, statistics & site plan

JAN 20, 2024 date:
 1:200 scale:
 23-29 project:
 drawn by:



drawing number:
A10



1	185.68 m ² 1998.62 sqft	2	152.99 m ² 1646.81 sqft	3	152.99 m ² 1646.83 sqft	4	230 m ² 2476 sqft	5	209 m ² 2250 sqft
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1	177.25 m ² 1908 sqft (+ stairs on 2nd floor m ² sqft)	2	142.11 m ² 1530 sqft	3	126.00 m ² 1356 sqft	4	111.3 m ² 1198 sqft	5	198 m ² 2131 sqft	6	128.34 m ² 1382 sqft	7	133.28 m ² 1435 sqft	8	133.28 m ² 1435 sqft	9	133.28 m ² 1435 sqft	10	133.28 m ² 1435 sqft	11	128.01 m ² 1378 sqft	12	133.28 m ² 1435 sqft
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MECH.
23.5 m²
253 sqft

MAIL
50.99 m²
549 sqft

MECH. ROOM
62.92 m²
677 sqft

LOBBY

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notes:

2 issued for SPA 2024.01.23
1 preliminary design 2023.09.26

revisions: yr-m-d

architectural team :

MARK ZWICKER
RUSHAD DASTOOR

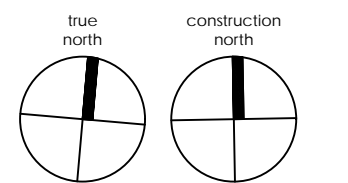


- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- load: -
- site services: -

project:
23 - 29 WARREN WOODS
WARREN WOODS COMMERCIAL BLOCK
CITY OF NIAGARA FALLS

ground floor plan

JAN 20, 2024 date:
1:200 scale:
23-29 project:
drawn by:



drawing number:
A301



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revisions: yr-m-d

architectural team :

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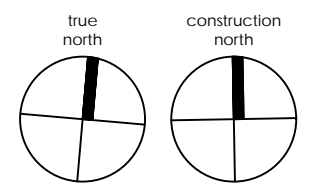
- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- load: -
- site services: -

project:
 23 - 29 WARREN WOODS
 WARREN WOODS COMMERCIAL BLOCK
 CITY OF NIAGARA FALLS

2nd floor plan

JAN 20, 2024
 1:200
 23-29

date:
 scale:
 project:
 drawn by:



drawing number:
A302

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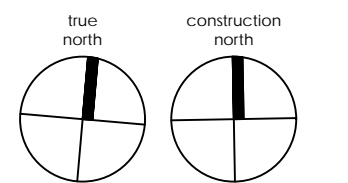
- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- load: -
- site services: -

project:
 23 - 29 WARREN WOODS
 WARREN WOODS COMMERCIAL BLOCK
 CITY OF NIAGARA FALLS

elevations

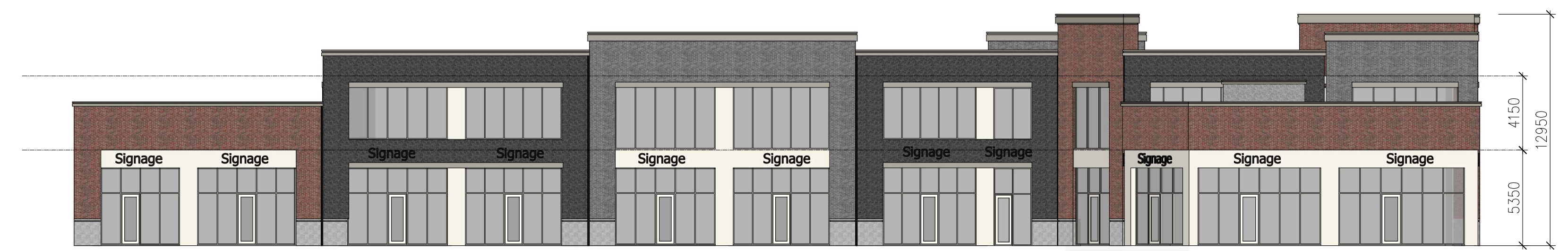
JAN 20, 2024
 1:200
 23-29

date:
 scale:
 project:
 drawn by:



drawing number:
A401

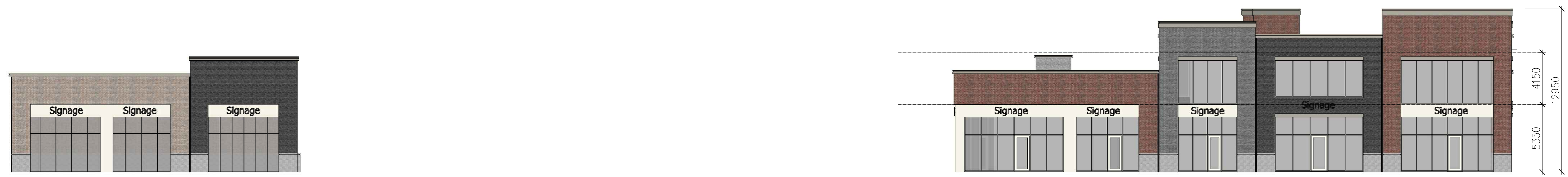
PROPERTY LINE



NORTH INNER

PROPERTY LINE

PROPERTY LINE



WEST

PROPERTY LINE

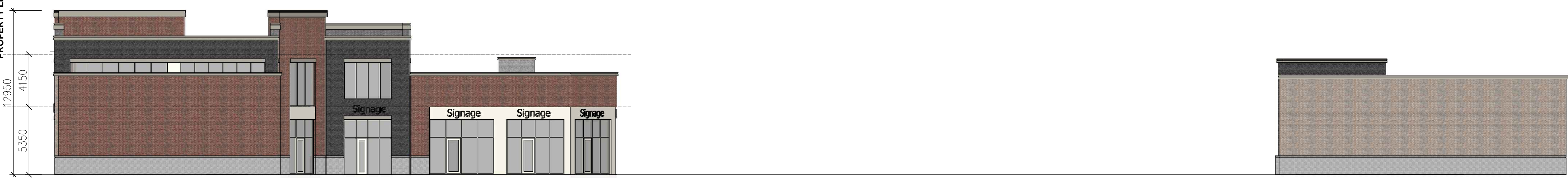
PROPERTY LINE



SOUTH

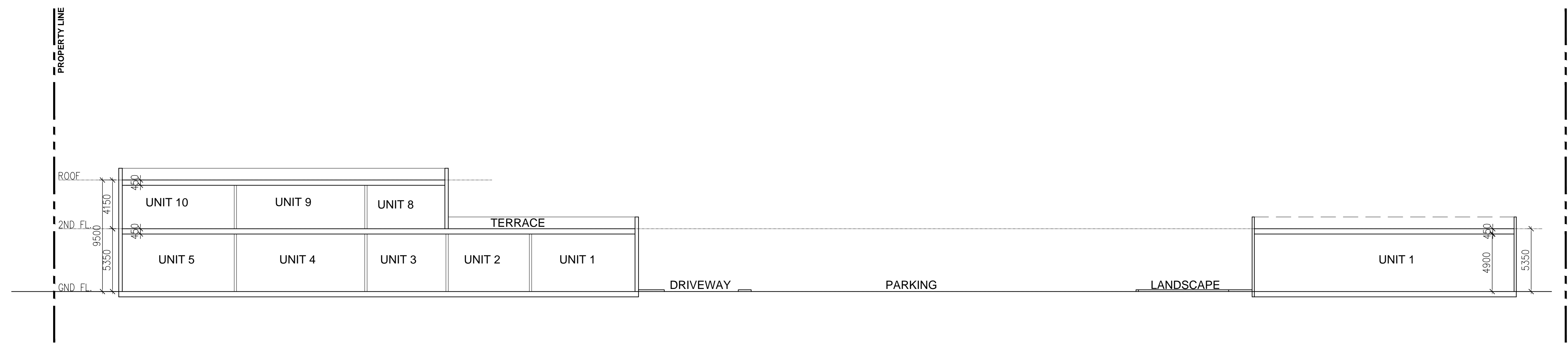
PROPERTY LINE

PROPERTY LINE



EAST

PROPERTY LINE



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revisions: yr-m-d

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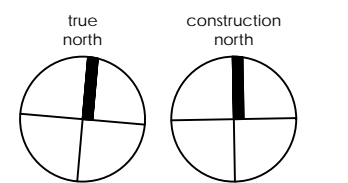


- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- lead: -
- site services: -

project:
 23 - 29 WARREN WOODS
 WARREN WOODS COMMERCIAL BLOCK
 CITY OF NIAGARA FALLS

section

JAN 20, 2024 date:
 1:200 scale:
 23-29 project:
 drawn by:



drawing number:
A501



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revisions: yr-m-d

architectural team :

MARK ZWICKER
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planning:

structural:

electrical:

mechanical:

landscape:

load:

site services:

project:
 23 - 29 WARREN WOODS
 WARREN WOODS COMMERCIAL BLOCK
 CITY OF NIAGARA FALLS

3d view

JAN 20, 2024

1:200

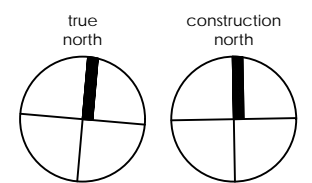
23-29

date:

scale:

project:

drawn by:



drawing number:
A420



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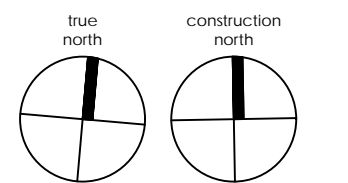
- planning: -
- structural: -
- electrical: -
- mechanical: -
- landscape: -
- leed: -
- site services: -

project:
 23 - 29 WARREN WOODS
 WARREN WOODS COMMERCIAL BLOCK
 CITY OF NIAGARA FALLS

3d view

JAN 20, 2024
 1:200
 23-29

date:
 scale:
 project:
 drawn by:



drawing number:
A421



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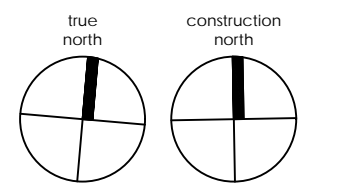
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3d view

JAN 20, 2024
 1:200
 23-29

date:
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drawing number:
A422