



Crates Landing, Keswick Ontario





Hilton Homewood Montreal Trudeau Airport

# ARCHITECTURE & PLANNING INITIATIVES COMPANY SUMMARY

Architecture & Planning Initiatives was formed in 2010 with the vision of becoming niche leaders in the Hospitality industry. Architecture & Planning Initiatives offers fully integrated project delivery & management services from concept to occupancy.

Talent is in our Team and API thrives in providing a “TEAM” that make every project easily manageable with a perfect fit to our client’s standards.

**T**ALENT

**E**NTHUSIASM

**A**DMINISTRATIVE SKILL

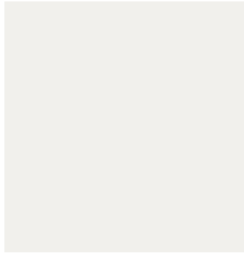
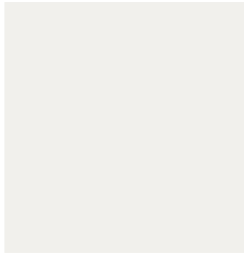
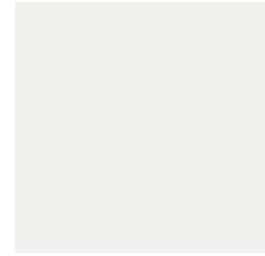
**M**ANAGEMENT OF RESOURCES

API senior staff each have over 30 years of experience in innovative design and client service that exceeds standards. With strong concepts derived from the specific needs of our clients, the brand development recognizes an exceptional value in design, simple practicality and functionality. More over with API’s strong base in hospitality, residential & the mixed use development; all projects small and large are treated with care, attention and respect.



Brampton  
Gateway  
Retail/Commercial





Brockville  
Retail/Commercial







Hilton Homewood, Ajax

## SERVICES

Site assessment	Construction Drawings and Specifications
Functional programming	Building Permit Application
Brand Assessment to Client Needs	Tendering
Budget Analysis	Project Management
System Budgeting	Contract Administration
Building Code Consultation	LEED Consulting (Sustainable Design)
Schematic Design	Construction Management
Design Development	

Our “TEAM” provides a multi-talented experienced foundation in the studio and on the construction site. With an established value of diverse & formulated approaches, extensive knowledge & expertise each API associate delivers extensive value to the project and its development process planning.

Having a non-hierarchical staff structure encourages a multiplicity of concepts and ideas to be tested and explore on our various projects. We believe our modest firm size offers our client’s exceptional service & our senior staff are always directly involved with any projects API intakes on our drawing board or in the field.



Burlington Mixed use Commercial







RCL Meaford, Seniors Project

## SENIOR TEAM LEADERS

### LINAS SAPLYS - ARCHITECTURE & PLANNING

As a graduate of University of Toronto, B.Arch., in 1979 he brings over 30 years of construction/development management experience & over half a billion dollars of construction value in various types of projects: Multi-unit residential, commercial retail & industrial buildings working with Canada's top architectural firms from Toronto, Ottawa & Montreal.

Linas founded API in 2010 seeing a direct need in the Hospitality industry for attentive service to this sector of Development. With focus on teamwork, client needs & talented collaborations API produces successful end results to everyone's vision of successful development.

Linas' strengths are: Project Design, Implementation, Administration, Management, Municipal Approval Processes & Planning and Zoning assessments. From the beginning of every project incepted through API, Linas begins to organize his associates in three client categories: Team Assessment, Team Implementation, Team Management Coordination.



## ASSOCIATED TEAM MEMBERS

### CONSTRUCTION MANAGEMENT

GARY ULIAS & ASSOCIATES  
PROJECT MANAGERS

### API

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Homewood Suites, Hamilton