



5438 FERRY STREET TOWER AND COMMERCIAL PLAZA

ISSUED FOR ZONING BYLAW AMENDMENT - REVISION 1
08 NOVEMBER 2023

CONSULTANTS AND STUDIES

ARCHITECT

MATTHEW TRENDOTA
ARCHITECT
QUARTEK GROUP
905-984-8676
91 ST PAUL ST.
ST. CATHARINES, ON
L2R3M3

URBAN PLANNING

SUSAN SMYTH
URBAN PLANNER
QUARTEK GROUP
905-984-8676
91 ST PAUL ST.
ST. CATHARINES, ON
L2R3M3

CIVIL ENGINEER

DOUG PETERS
CIVIL ENGINEER
QUARTEK GROUP
905-984-8676
91 ST PAUL ST.
ST. CATHARINES, ON
L2R3M3

ELECTRICAL ENGINEER

ADAM MEYER
ELECTRICAL ENGINEER
QUARTEK GROUP
905-984-8676
91 ST PAUL ST.
ST. CATHARINES, ON
L2R3M3

TRAFFIC STUDY

DAVID BOOKER
CET, TSOS, DISCIPLINE LEAD - TRAFFIC SYSTEMS
ASSOCIATED ENGINEERING (ONT) LTD.
905-346-0990
SUITE 300 - 101 LAMPMAN COURT
NIAGARA-ON-THE-LAKE, ON
L0S 1J0

WIND STUDY

DARREN GARNHAM
PROJECT MANAGER
THE BOUNDARY LAYER WIND TUNNEL LABORATORY
THE UNIVERSITY OF WESTERN ONTARIO, FACULTY OF
ENGINEERING
LONDON, ON
N6A 5B9

ONTARIO LAND SURVEY

BRENT LAROCQUE
B.S.C., O.L.S., O.L.I.P
THE LAROCQUE GROUP
12 LYMAN STREET
ST. CATHARINES, ON
L2R 5M7

GEOTECHNICAL REPORT

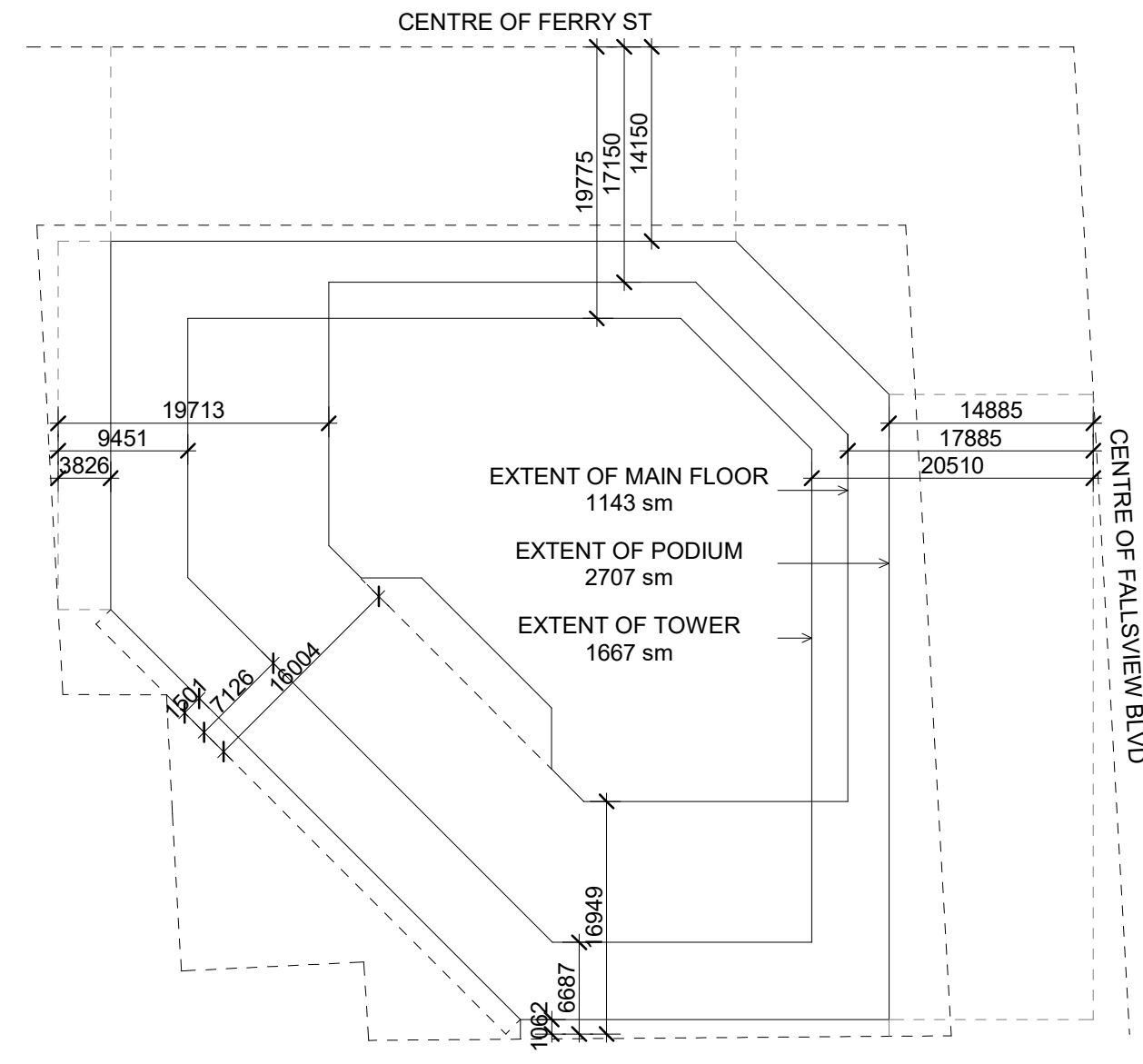
THERESA WEATHERHEAD
905-643-7560
I.E.L. PROJECT MANAGER, ENVIRONMENTAL
TERRAPROBE - AN ENGLOBE COMPANY
903 BARTON STREET, UNIT 22
STONE CREEK, ON
L8E 5P5

CULTURAL HERRITAGE IMPACT STUDY

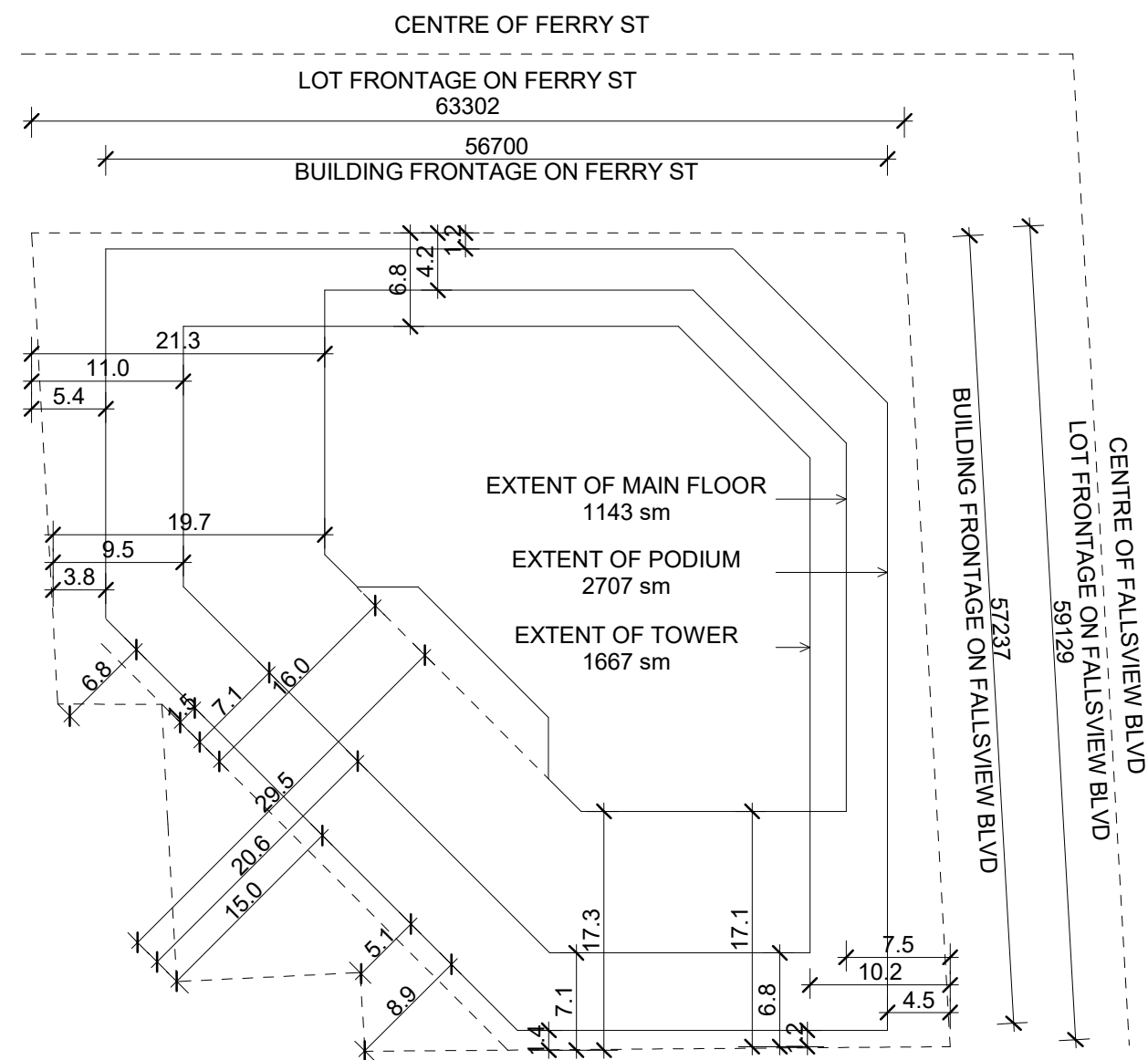
CHRISTIANNE UCHIYAMA
613-507-7817
PRINCIPAL, MANAGER
LHC HERITAGE PLANNING AND ARCHAEOLOGY
937 PRINCESS ST SUITE 400
KINGSTON, ON
K7L 1G8

ENVIRONMENTAL SITE ASSESSMENT & R.O.S.C.

NICOLE METZ
ETPD, ERPC, PROJECT COORDINATOR
HALLEX ENVIRONMENTAL LTD
4999 VICTORIA AVENUE
NIAGARA FALLS, ON
L2E 4C9



2 LIMITING DISTANCE DIAGRAM UNITS: MILLIMETERS
A001 1 : 500



3 ZONING SETBACK DIAGRAM UNITS: METERS
A001 1 : 500



1 Area Plan GRAPHIC SCALE: 1:3500
A001 1 : 3500

VEHICLE PARKING SUMMARY

FLOOR	CAR SHARE	UNIVERSAL	REGULAR
LEVEL P3	0	1	32
LEVEL P2	0	1	68
LEVEL P1	0	1	68
MAIN FLOOR	9	5	4
LEVEL 02	0	1	68
LEVEL 03	0	1	68
LEVEL 04	0	1	68
LEVEL 05	0	1	68
SUBTOTAL		12	444
TOTAL	9		456

BICYCLE PARKING SUMMARY

FLOOR	INDOOR (PRIVATE)	OUTDOOR (PRIVATE)	OUTDOOR (PUBLIC)
LEVEL P2	0	0	0
LEVEL P1	0	0	0
MAIN FLOOR	45	0	60
LEVEL 01	0	40	0
LEVEL 02	0	130	0
LEVEL 03	0	40	0
LEVEL 04	0	20	0
SUBTOTAL	45	230	60
TOTAL		335	

RESIDENTIAL SUITE SUMMARY

LEVEL	SIZE	QTY/FLR	TOTAL QTY
LEVEL 6-29			
SUITE A1 - 1 BED	658 ^{sq} (61.1 ^{sqm})	8	192
SUITE A2 - 1 BED	630 ^{sq} (58.5 ^{sqm})	2	42
SUITE A3 - 1 BED	539 ^{sq} (50.1 ^{sqm})	1	24
SUITE B1 - 2 BED	885 ^{sq} (82.2 ^{sqm})	2	42
SUITE B2 - 2 BED+DEN	1153 ^{sq} (107.1 ^{sqm})	2	48
SUITE C1 - 2 BED	784 ^{sq} (72.8 ^{sqm})	2	48
SUITE D1 - 2 BED	1042 ^{sq} (96.8 ^{sqm})	2	48
LEVEL 30 PENTHOUSE LEVEL			
PENTHOUSE SUITES		12	12
TOTAL			456

SITE STATISTICS

MUNICIPAL ADDRESS	5438 FERRY ST NIAGARA FALLS, ON L2G 3R5
LEGAL ADDRESS	PART OF LOT 18 SOUTH SIDE OF FERRY STREET EAST OF STANLEY STREET PART OF LOT 19 SOUTH SIDE OF LUNDY'S LANE PART OF LOT 1 AND PART OF LOTS A&B WEST SIDE OF BUCHANAN STREET REGISTERED PLAN NO. 553 CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA
SITE AREA	0.3491 HA (AFTER ROAD WIDENING)
BUILDING FOOTPRINT	0.2707 HA
LOT COVERAGE	0.2707/0.3491x100 = 78%
DENSITY	456 / 0.3491 = 1306.2 UNITS / HA

COMMERCIAL SUITE SUMMARY

	SIZE	FRONTAGE	STREET
CRU-1	133.7 SM	25.3 M	FERRY ST.
CRU-2	94.1 SM	8.7 M	FALLSVIEW BLVD.
TOTAL	227.8 SM	24 M	

DRAWING LIST

A0	COVER SHEET
A001	AREA PLAN, SITE STATISTICS
A100	SITE PLAN
A200	LEVEL -03 PARKING FLOOR PLAN
A201	LEVEL -02 PARKING FLOOR PLAN
A202	LEVEL -01 PARKING FLOOR PLAN
A203	LEVEL 01 MAIN FLOOR PLAN
A204	LEVEL 02 PARKING FLOOR PLAN
A205	LEVEL 03 PARKING FLOOR PLAN
A206	LEVEL 04 PARKING FLOOR PLAN
A207	LEVEL 05 PARKING FLOOR PLAN
A208	LEVEL 06 RESIDENTIAL FLOOR PLAN
A209	ROOF PLAN
A300	NORTH EXTERIOR ELEVATION
A301	EAST EXTERIOR ELEVATION
A302	SOUTH EXTERIOR ELEVATION
A303	WEST EXTERIOR ELEVATION
A400	3D VIEWS AXONOMETRIC
A401	3D RENDERS
A402	3D RENDERS

D	ZBA R2	08NOV2023	MT
C	ZBA R1	23JUN2023	MT
B	FOR OWNER REVIEW	31MAY2023	MT
A	FOR COORDINATION	16AUG2023	MT
Issue	Issued for	Date	Int.

Seal

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.

Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.

All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.

All drawings and related documents remain the property of Quartek Group Inc. All drawings are protected under copyright and under contract.

Quartek

Architects • Planners
Engineers • Project Managers

T 905 984 8676
89 - 91 St. Paul Street, Suite 100,
St. Catharines, ON, L2R 3M3
www.quartekgroup.com

Project Title

**FERRY STREET
RESIDENTIAL TOWER**

5438 FERRY ST. NIAGARA FALLS

Drawing Title

**AREA PLAN, SITE
STATISTICS, DRAWING
LIST**

Drawn

Designed by

MT MT

Scale

Date Created

As indicated 03/28/11

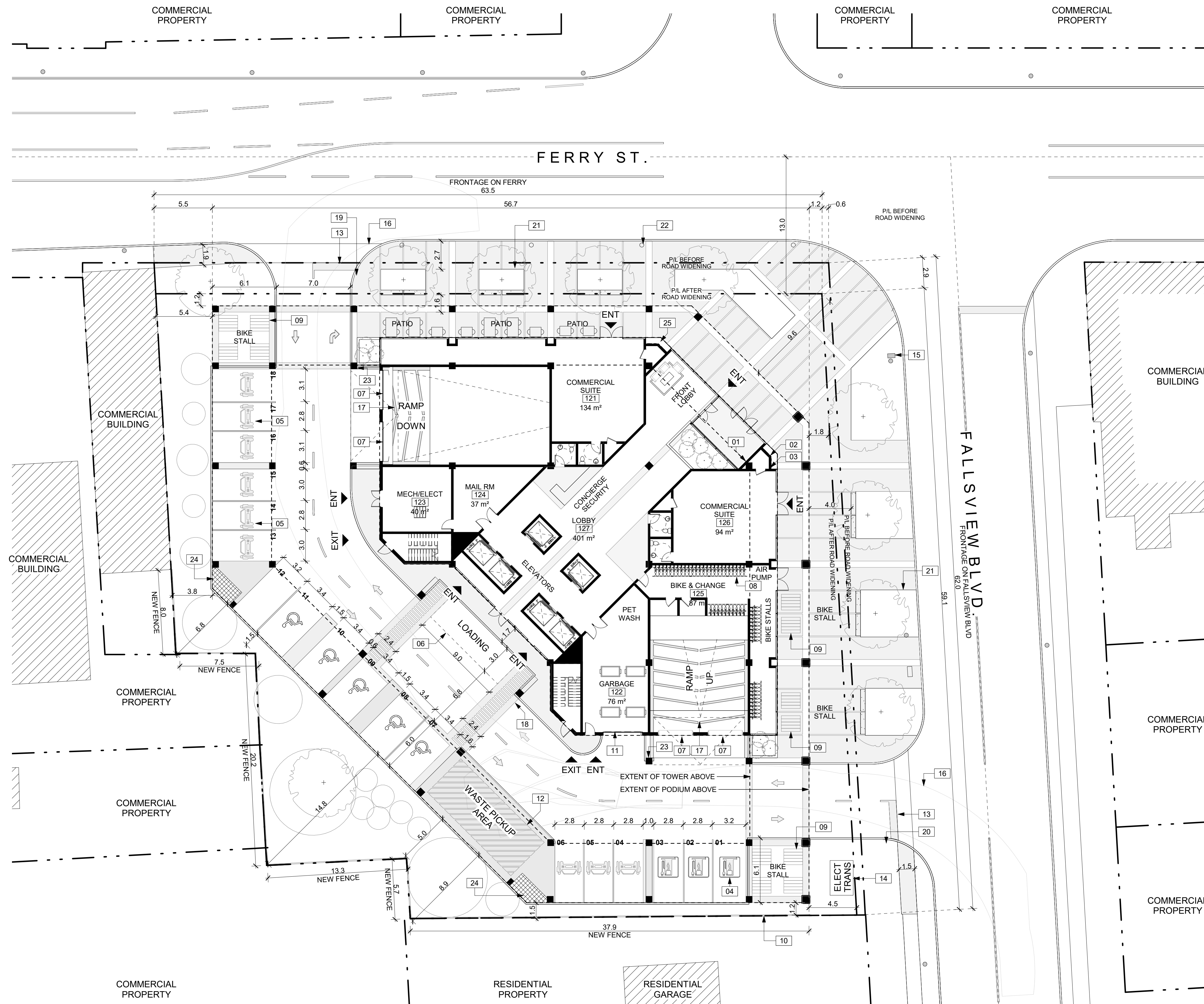
Job Number

Issue

21171 D

Drawing Number

A001



SITE PLAN KEYNOTES

- 01 FIRE ALARM PANEL AND SPRINKLER ANNUNCIATOR PANEL
- 02 FIRE DEPARTMENT SIAMESE CONNECTION
- 03 FIRE DEPARTMENT LOCKBOX
- 04 DEDICATED ELECTRIC VEHICLE CHARGING STALLS, 6 TOTAL
- 05 DEDICATED CAR SHARE VEHICLE STALLS, 8 TOTAL
- 06 3M X 9M LOADING STALL
- 07 HIGH SPEED ROLL UP DOOR ACCESS TO ABOVE AND BELOW GRADE PARKING STALLS. KEYCARD READER.
- 08 INTERIOR BICYCLE COMMUTER FACILITY INCLUDING BICYCLE PARKING STALLS, CHANGE ROOMS, AND SHOWER. KEYCARD ACCESS.
- 09 EXTERIOR COVERED BICYCLE PARKING.
- 10 NEW FENCE. REFERENCE LANDSCAPE.
- 11 ACCESS TO INTERIOR GARBAGE/RECYCLING ROOM VIA DOOR AND OVERHEAD DOOR WITH KEYPAD ACCESS FROM EXTERIOR.
- 12 EXTERIOR GARBAGE/RECYCLING PICKUP STAGING AREA.
- 13 ABANDON 3 EXISTING VEHICLE DRIVEWAY ACCESSES TO SITE AND REPLACE WITH 2 NEW VEHICLE ACCESSES.
- 14 TRANSFORMER LOCATION. BOLLARDS AS REQUIRED BY UTILITY.
- 15 EXISTING CITY AND UTILITY INFRASTRUCTURE TO REMAIN.
- 16 LINE OF GARBAGE TRUCK TURN SWEEP RADIUS.
- 17 HERRING BONE PATTERN VEHICLE TRACTION STRIPS ON RAMP. MAXIMUM SLOPE 20%.
- 18 CHANGE IN PAVING COLOUR INDICATING PEDESTRIAN CROSSING AREA.
- 19 RIGHT TURN ONLY SIGN FOR VEHICLES EXITING SITE.
- 20 STOP SIGN FOR VEHICLES EXISTING SITE
- 21 NEW LANDSCAPE PLANTING AREAS AND BENCHES. REFERENCE LANDSCAPE PLANS.
- 22 EXISTING STREET LIGHT STANDARDS TO REMAIN
- 23 STOP SIGN FOR VEHICLES EXITING RAMP
- 24 EXHAUST SHAFT FROM PARKING LEVELS BELOW WITH FLOOR GRATE.
- 25 APPROXIMATE LOCATION OF COMMEMORATIVE HISTORIC PLAQUE PROVIDING INFORMATION ON HISTORIC BUILDING WHICH HAS BEEN DEMOLISHED.

ZONING MATRIX

	PROPOSED
FRONT YARD SETBACK	1.8M
REAR YARD SETBACK	3.8M
INTERIOR SIDEYARD SETBACK	1.2M
EXTERIOR SIDEYARD SETBACK	1.2M
RES. DENSITY	456 / 0.3491 = 1306 UNITS/HA
MAXIMUM BUILDING HEIGHT	120M
SITE AREA (AFTER ROAD WIDENING)	0.3491 HA
BUILDING FOOTPRINT	0.2707 HA
LOT COVERAGE	0.2707/0.3491x100 = 78%

* PLEASE REFERENCE ADDITIONAL INFORMATION ON SHEET A001: AREA PLAN, SITE STATISTICS

Issue	Issued for	Date	Int.
D	ZBA R2	08NOV2023	MT
C	ZBA R1	23JUN2023	MT
B	FOR OWNER REVIEW	31MAY2023	MT
A	FOR COORDINATION	16AUG2023	MT

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
 Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.
 All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
 All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

Quartek
 Architects • Planners
 Engineers • Project Managers
 T: 905.984.8676
 89 - 91 St. Paul Street, Suite 100,
 St. Catharines, ON, L2R 3M3
 www.quartekgroup.com

FERRY STREET RESIDENTIAL TOWER

5438 FERRY ST. NIAGARA FALLS
 Drawing Title
SITE PLAN

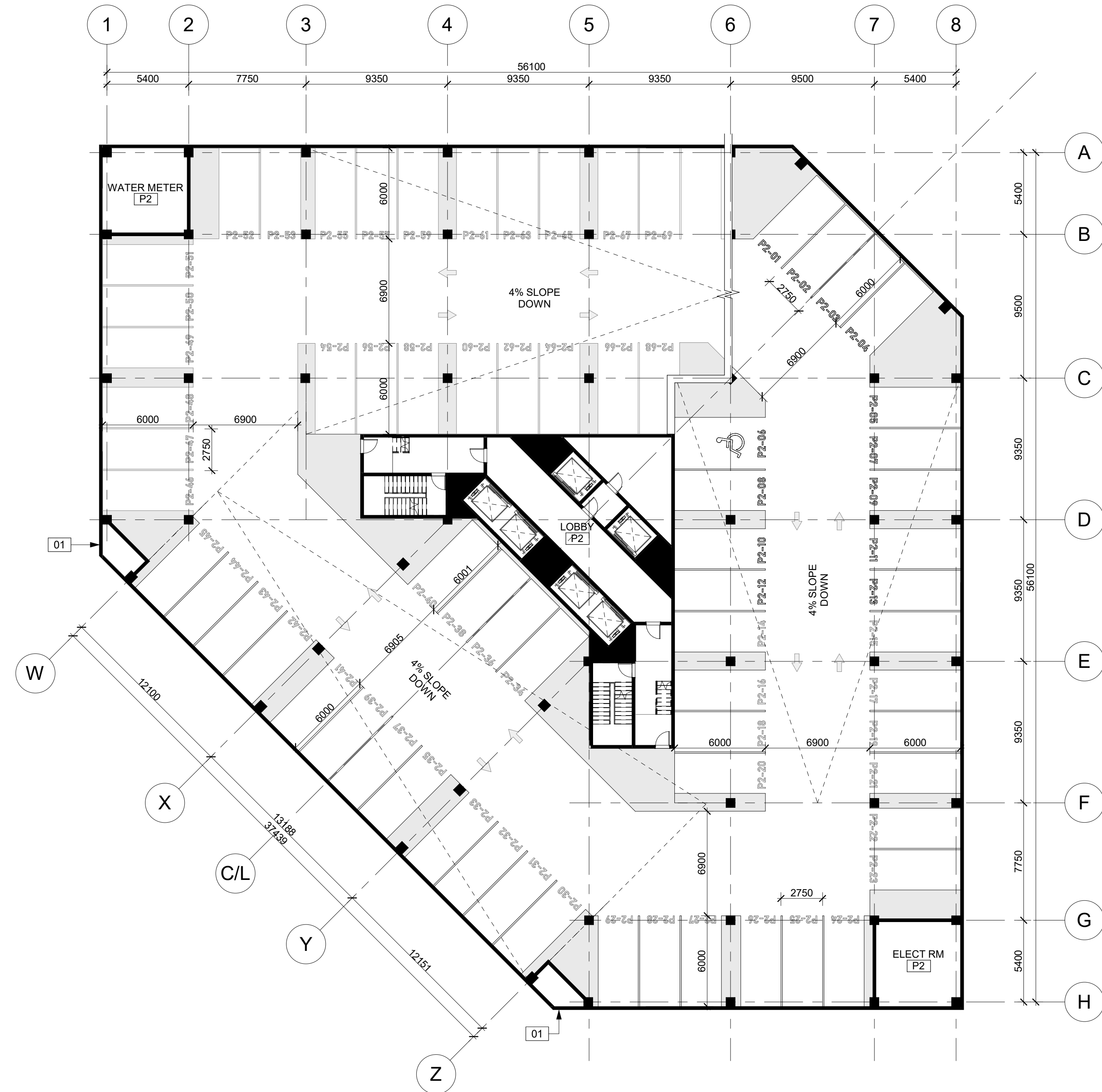
Drawn	Designed by
MT	MT
Scale	Date Created
1 : 200	03/28/11
Job Number	Issue
21171	D
Drawing Number	

A100

P:\2021 Projects\21171 5438 Ferry St\Drawings\Architectural\21171 - 5438 Ferry Street.rvt

1 LVL_01 MAIN FLOOR1
 A100 1 : 200





1 LVL P2 PARKING
A201 1 : 200



PARKING LEVEL KEYNOTES

- 01 DUCT SHAFTS FOR BELOW GROUND VENTILATION.
- 02 HERRINGBONE TRACTION AND DRAINAGE PATTERN ON RAMP.
- 03 APPROXIMATE LOCATION OF MAIN ELECTRICAL FEED INTO BUILDING. REFERENCE CIVIL.
- 04 APPROXIMATE LOCATION OF MAIN WATER FEED INTO BUILDING. REFERENCE CIVIL.
- 05 OVERHEAD DOORS INTO MAIN MECHANICAL ROOM.

- 06 KEYCARD ACCESS OPEN AIR BIKE COMPOUND.
- 07 PERFORATED METAL SCREEN WITH PLANTERS AND IRRIGATION SYSTEM.
- 08 PRELIMINARY LOCATION AND SIZE OF MECHANICAL AREAS. PENDING ENGINEERING.

PARKING LEVEL GENERAL NOTES

- A. MECHANICAL AND ELECTRICAL EQUIPMENT ALLOWANCES ARE ESTIMATED. PENDING ENGINEERING.
- B. PARKING LEVEL 02, 03, AND 04 ABOVE GRADE OPEN AIR PARKING. PARKING LEVEL P01 AND P02 BELOW GROUND CLIMATIZED INTERIOR PARKING.

D ZBA R2	08NOV2023	MT
C ZBA R1	23JUN2023	MT
A FOR OWNER REVIEW	31MAY2023	MT
A FOR COORDINATION	16AUG2023	MT
Issue	Issued for	Date Int.

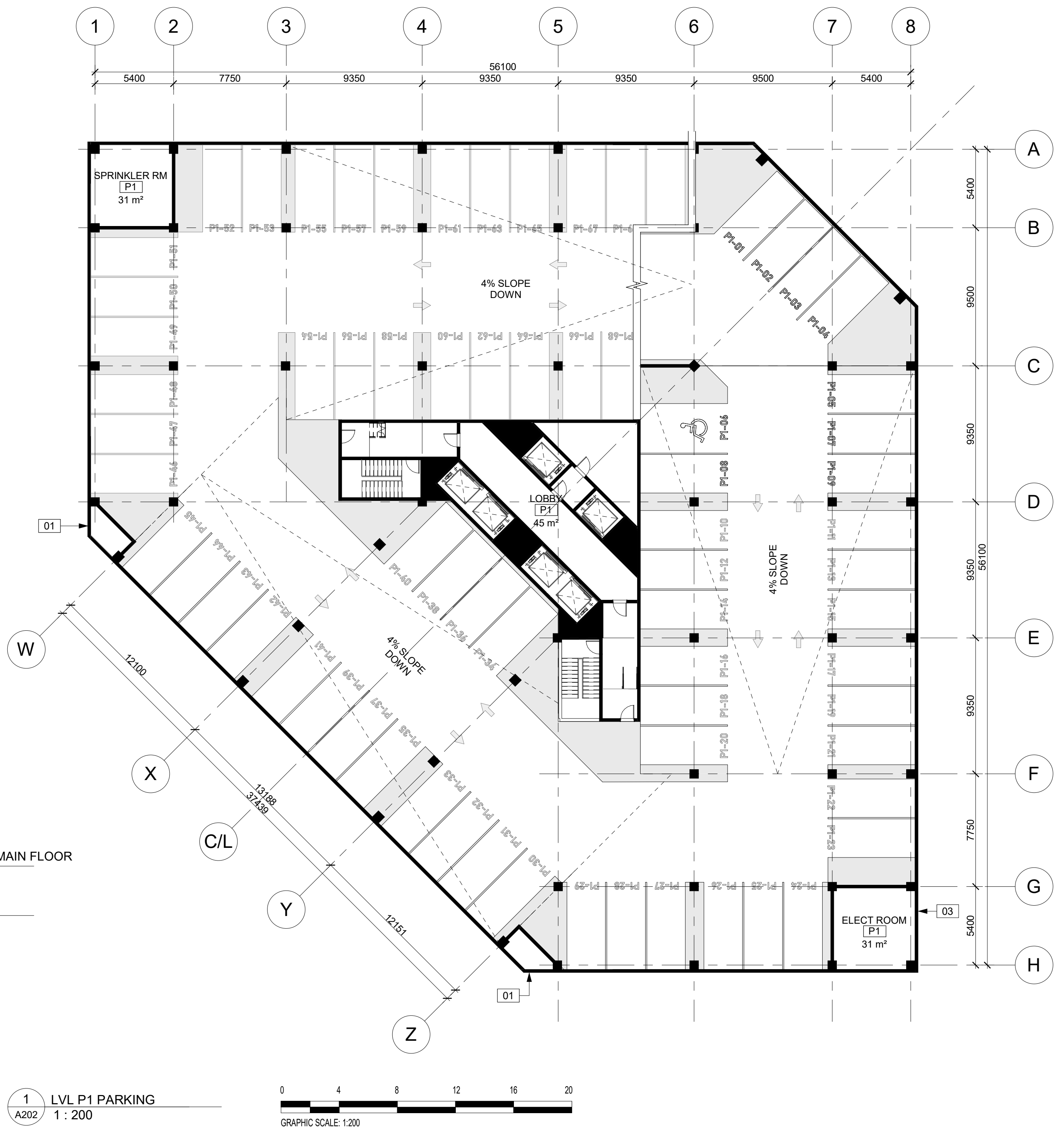
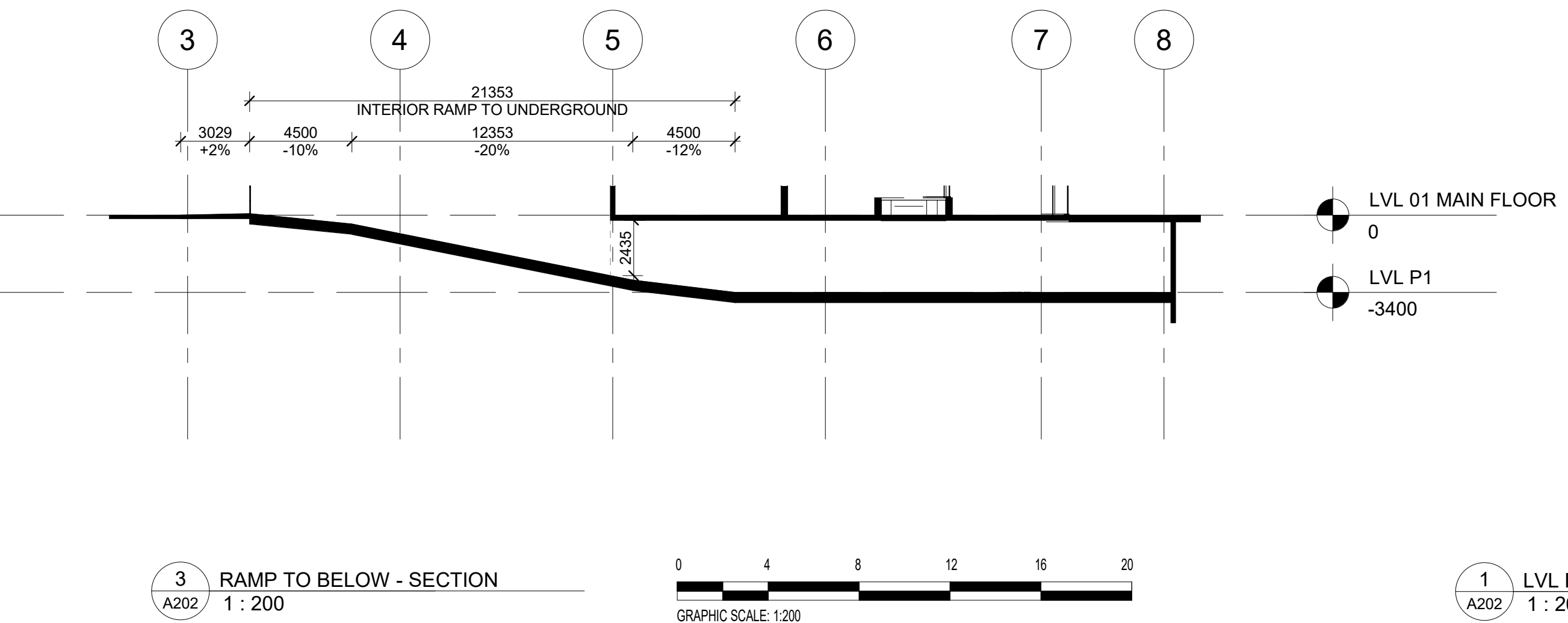
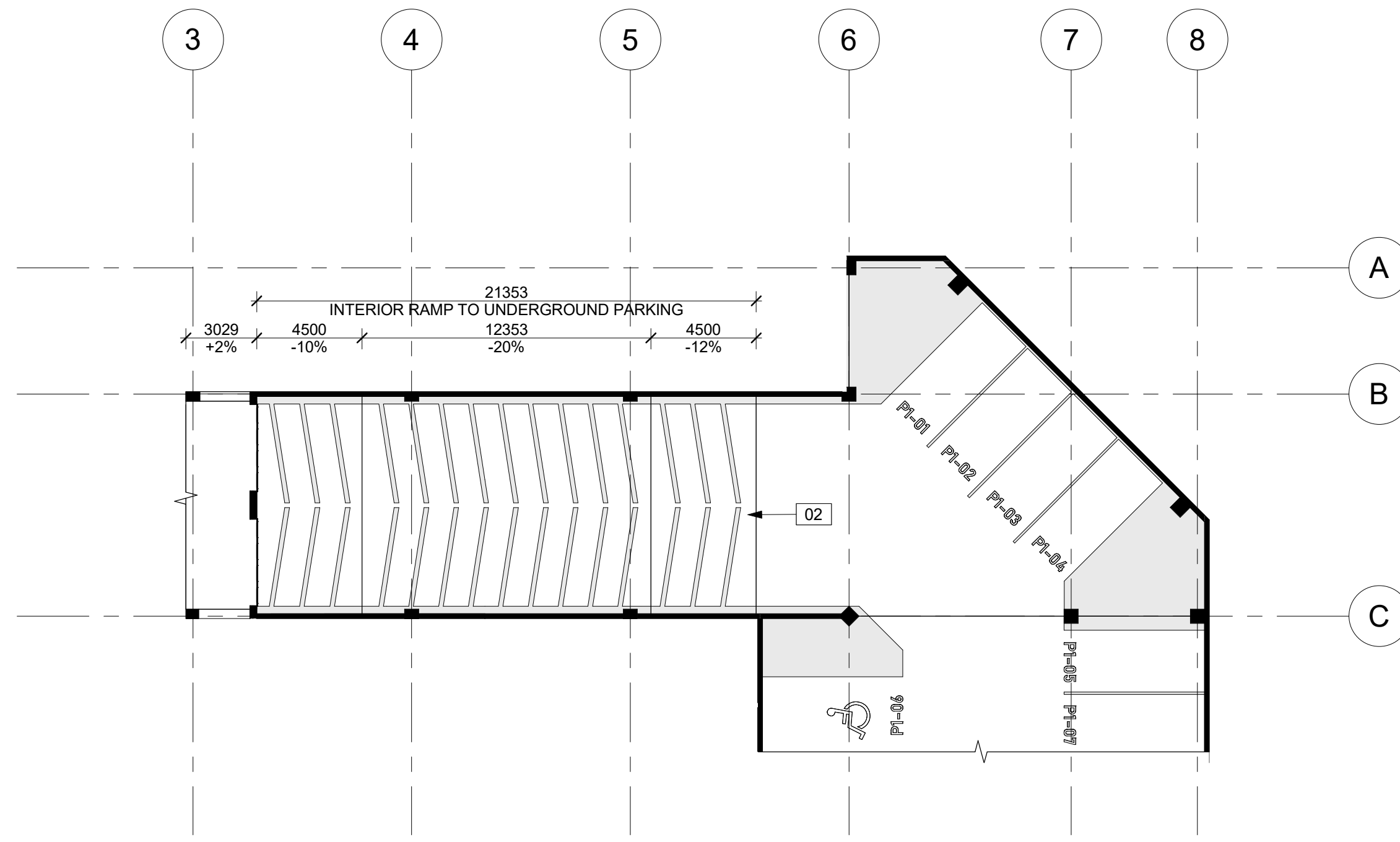
Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
 Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.
 All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
 All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

Quartek
 Architects • Planners
 Engineers • Project Managers
 T 905 984 8676
 89 - 91 St. Paul Street, Suite 100,
 St. Catharines, ON, L2R 3M3
 www.quartekgroup.com

Project Title
FERRY STREET RESIDENTIAL TOWER
 5438 FERRY ST. NIAGARA FALLS

LEVEL -02 FLOOR PLAN

Drawn	Designed by
MT	MT
Scale	Date Created
1 : 200	03/28/11
Job Number	Issue
21171	D
Drawing Number	
	A201



PARKING LEVEL KEYNOTES

- 01 DUCT SHAFTS FOR BELOW GROUND VENTILATION.
- 02 HERRINGBONE TRACTION AND DRAINAGE PATTERN ON RAMP.
- 03 APPROXIMATE LOCATION OF MAIN ELECTRICAL FEED INTO BUILDING. REFERENCE CIVIL.
- 04 APPROXIMATE LOCATION OF MAIN WATER FEED INTO BUILDING. REFERENCE CIVIL.
- 05 OVERHEAD DOORS INTO MAIN MECHANICAL ROOM.

- 06 KEYCARD ACCESS OPEN AIR BIKE COMPOUND.
- 07 PERFORATED METAL SCREEN WITH PLANTERS AND IRRIGATION SYSTEM.
- 08 PRELIMINARY LOCATION AND SIZE OF MECHANICAL AREAS. PENDING ENGINEERING.

PARKING LEVEL GENERAL NOTES

- A. MECHANICAL AND ELECTRICAL EQUIPMENT ALLOWANCES ARE ESTIMATED. PENDING ENGINEERING.
- B. PARKING LEVEL 02, 03, AND 04 ABOVE GRADE OPEN AIR PARKING. PARKING LEVEL P01 AND P02 BELOW GROUND CLIMATIZED INTERIOR PARKING.

D	ZBA R2	08NOV2023	MT
C	ZBA R1	23JUN2023	MT
B	FOR OWNER REVIEW	31MAY2023	MT
A	FOR COORDINATION	16AUG2023	MT
Issue	Issued for	Date	Int.

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
 Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.
 All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
 All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

Quartek

Architects Planners
 Engineers Project Managers
 T 905 984 8676
 89 - 91 St. Paul Street, Suite 100,
 St. Catharines, ON, L2R 3M3
 www.quartekgroup.com

Project Title

FERRY STREET RESIDENTIAL TOWER

5438 FERRY ST. NIAGARA FALLS

Drawing Title

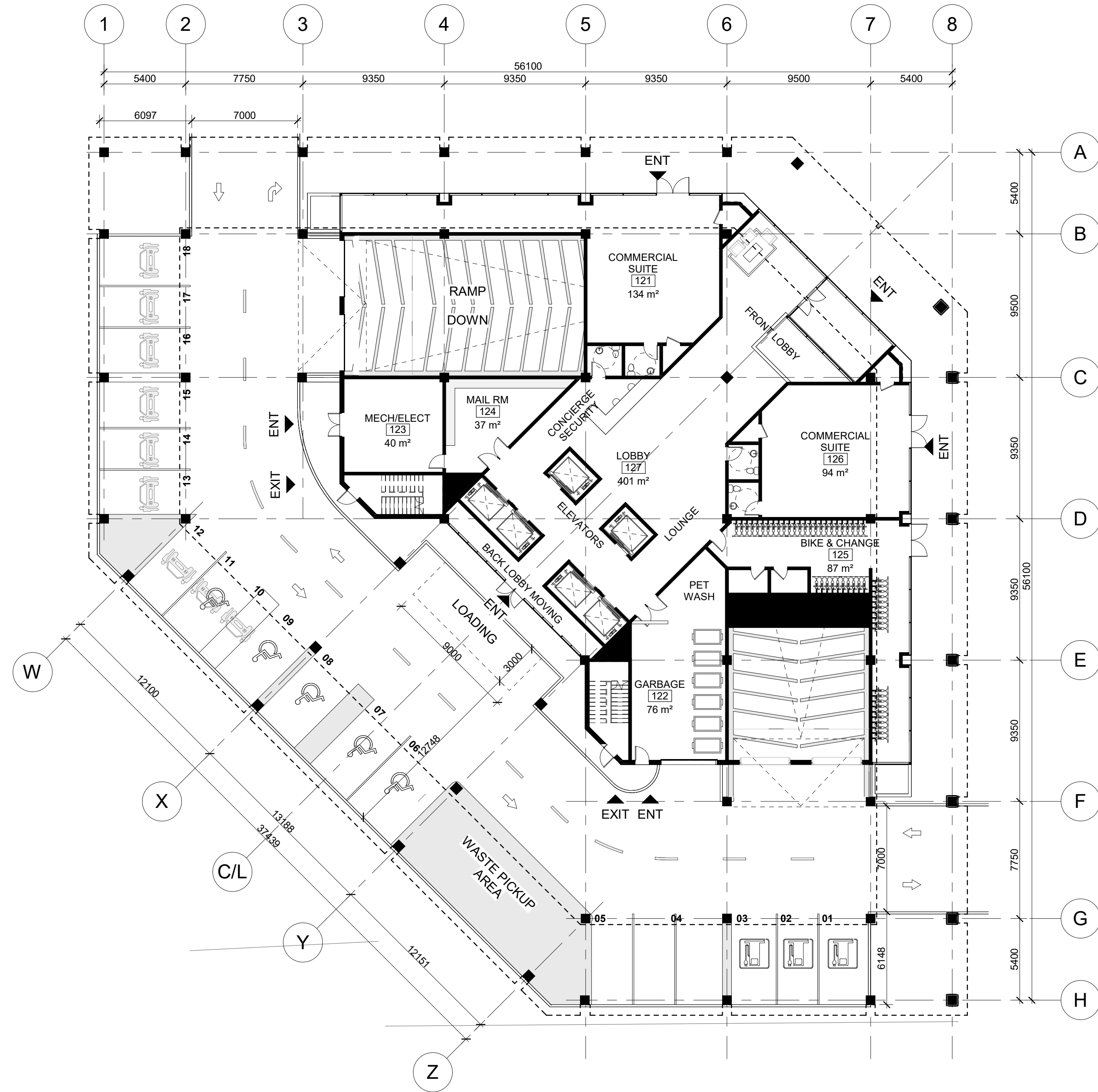
LEVEL -01 FLOOR PLAN

Drawn MT Designed by MT

Scale 1 : 200 Date Created 03/28/11

Job Number 21171 Issue D

Drawing Number A202



1 LVL 01 MAIN FLOOR
A203 1 : 200



D	ZBA R2	08NOV2023	MT
C	ZBA R1	23JUN2023	MT
B	FOR OWNER REVIEW	31MAY2023	MT
A	FOR COORDINATION	16AUG2023	MT
Issue	Issued for	Date	Int.

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
 Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.
 All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
 All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

Quartek

Architects • Planners
 Engineers • Project Managers

T 905 984 8676
 89 - 91 St. Paul Street, Suite 100,
 St. Catharines, ON, L2R 3M3
 www.quartekgroup.com

Project Title

**FERRY STREET
RESIDENTIAL TOWER**

5438 FERRY ST. NIAGARA FALLS

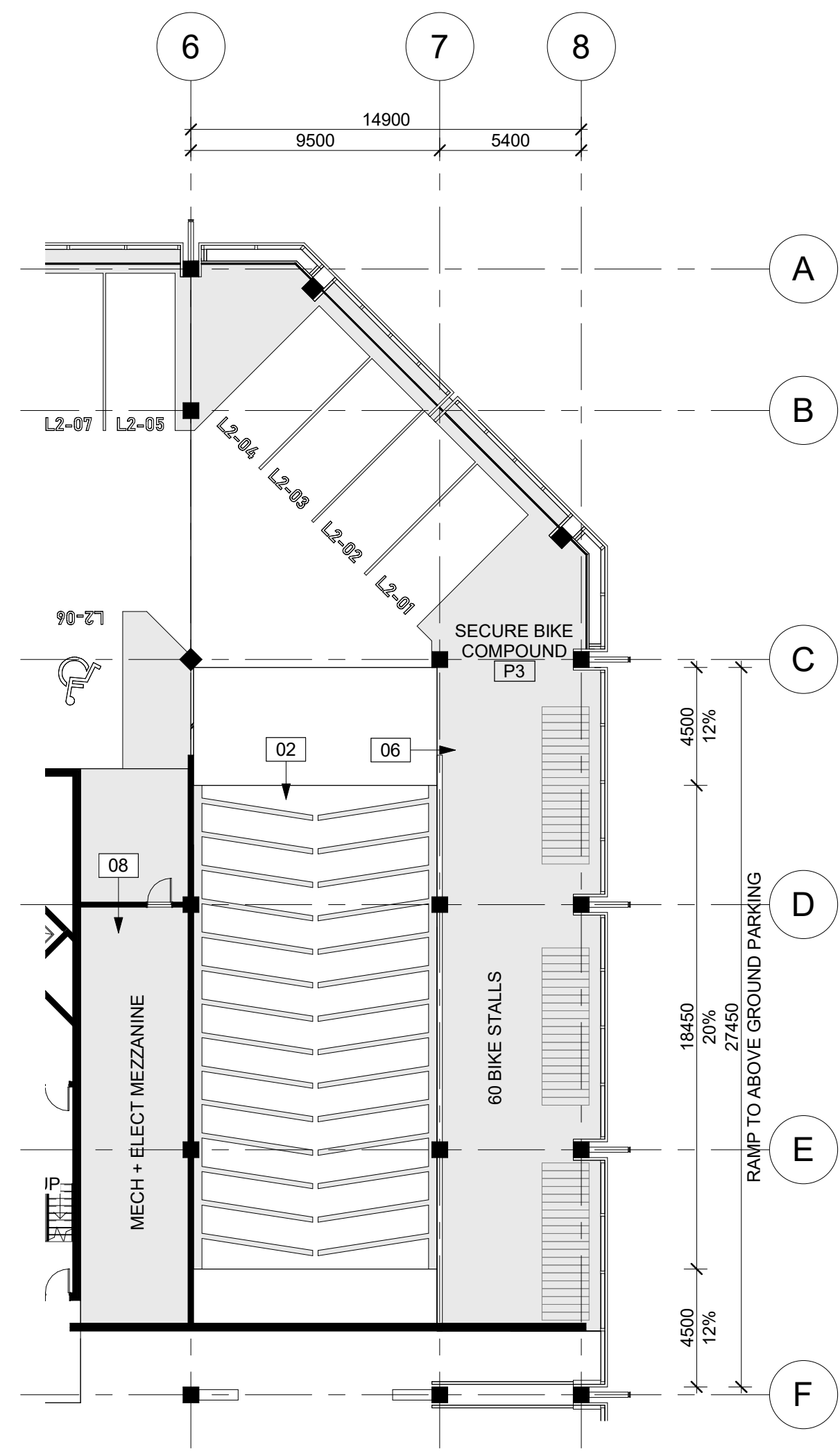
Drawing Title

**LEVEL 01 MAIN FLOOR
PLAN**

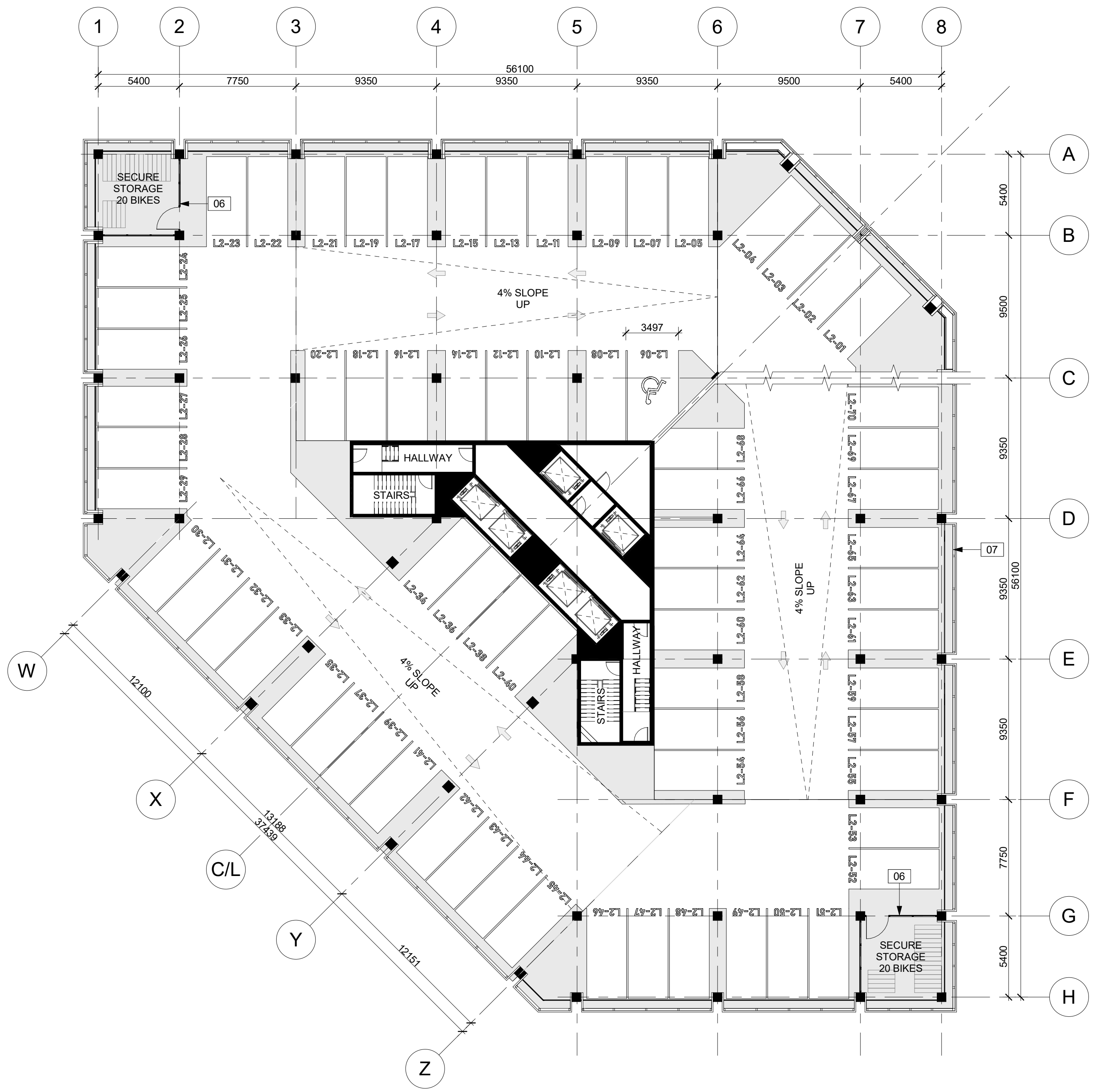
Drawn	Designed by
MT	MT
Scale	Date Created
1 : 200	03/28/11
Job Number	Issue
21171	D

Drawing Number

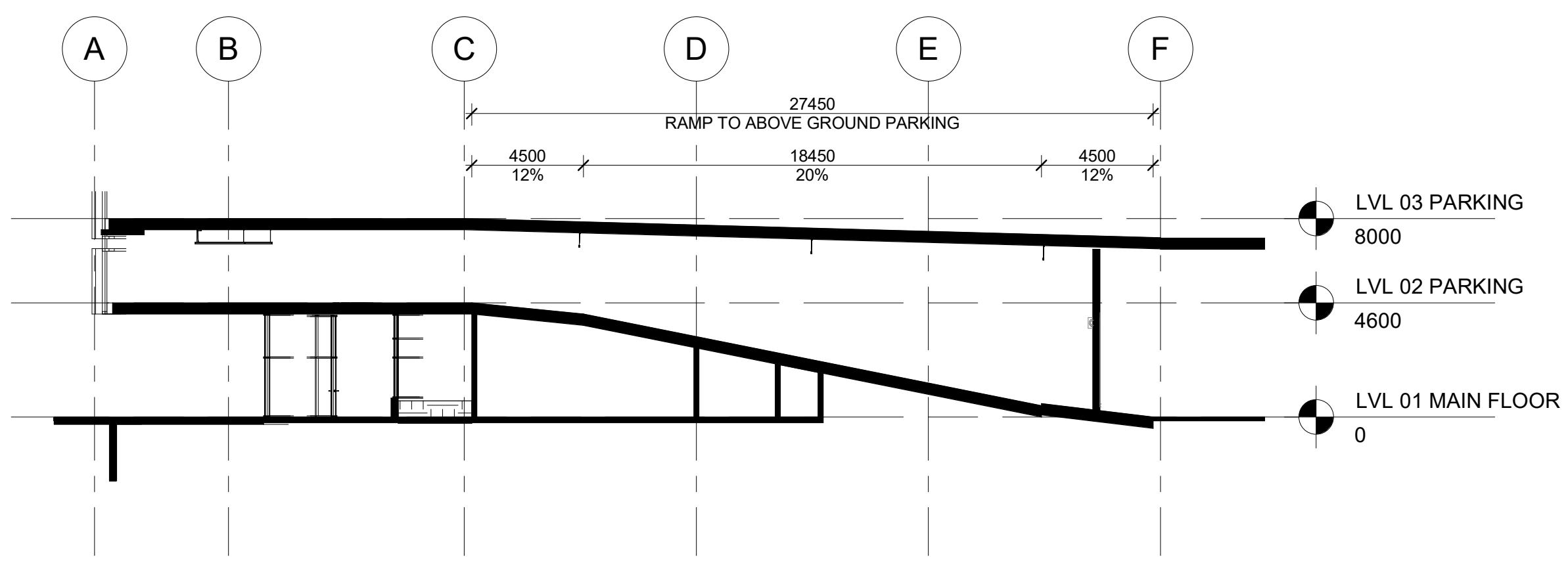
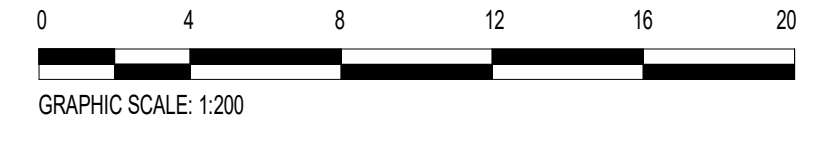
A203



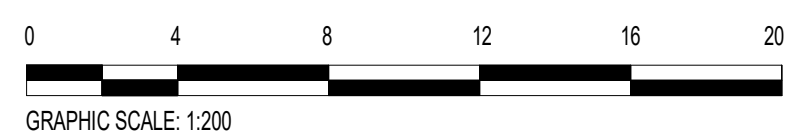
2 RAMP TO ABOVE - PLAN
A204 1 : 200



1 LVL 02 PARKING
A204 1 : 200



3 RAMP TO ABOVE - SECTION
A204 1 : 200



PARKING LEVEL KEYNOTES

- 01 DUCT SHAFTS FOR BELOW GROUND VENTILATION.
- 02 HERRINGBONE TRACTION AND DRAINAGE PATTERN ON RAMP.
- 03 APPROXIMATE LOCATION OF MAIN ELECTRICAL FEED INTO BUILDING. REFERENCE CIVIL.
- 04 APPROXIMATE LOCATION OF MAIN WATER FEED INTO BUILDING. REFERENCE CIVIL.
- 05 OVERHEAD DOORS INTO MAIN MECHANICAL ROOM.

- 06 KEYCARD ACCESS OPEN AIR BIKE COMPOUND.
- 07 PERFORATED METAL SCREEN WITH PLANTERS AND IRRIGATION SYSTEM.
- 08 PRELIMINARY LOCATION AND SIZE OF MECHANICAL AREAS. PENDING ENGINEERING.

PARKING LEVEL GENERAL NOTES

- A. MECHANICAL AND ELECTRICAL EQUIPMENT ALLOWANCES ARE ESTIMATED. PENDING ENGINEERING.
- B. PARKING LEVEL 02, 03, AND 04 ABOVE GRADE OPEN AIR PARKING. PARKING LEVEL P01 AND P02 BELOW GROUND CLIMATIZED INTERIOR PARKING.

D	ZBA R2	08NOV2023	MT
C	ZBA R1	23JUN2023	MT
A	FOR OWNER REVIEW	31MAY2023	MT
A	FOR COORDINATION	16AUG2023	MT
Issue	Issued for	Date	Int.

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.
All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

Quartek

Architects • Planners
Engineers • Project Managers

T 905 984 8676
89 - 91 St. Paul Street, Suite 100,
St. Catharines, ON, L2R 3M3
www.quartekgroup.com

Project Title

FERRY STREET RESIDENTIAL TOWER

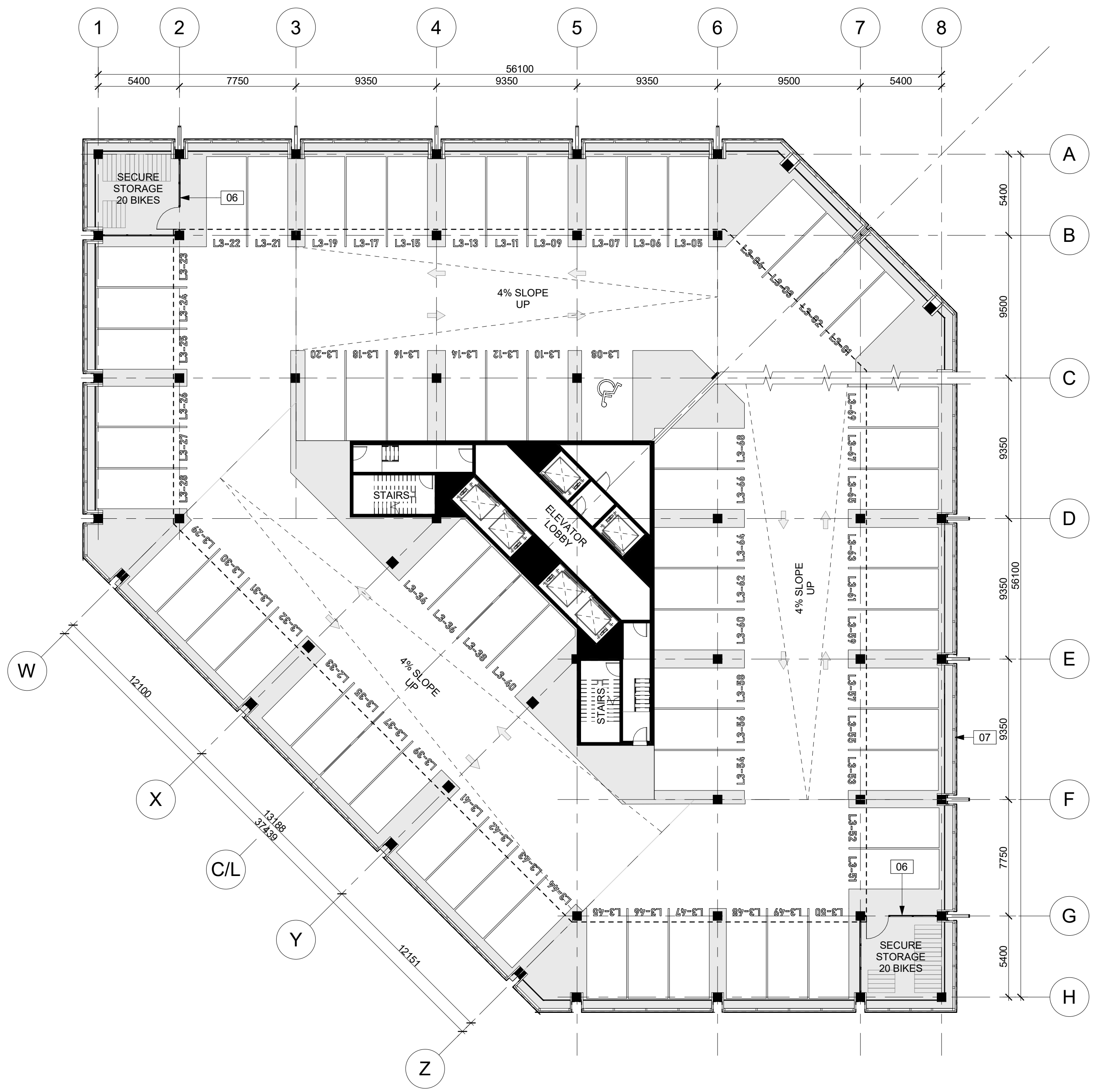
5438 FERRY ST. NIAGARA FALLS

Drawing Title

LEVEL 02 PARKING PLAN

Drawn	Designed by
MT	MT
Scale	Date Created
1 : 200	03/28/11
Job Number	Issue
21171	D
Drawing Number	

A204



1 LVL 03 PARKING
A205 1: 200



PARKING LEVEL KEYNOTES

- 01 DUCT SHAFTS FOR BELOW GROUND VENTILATION.
- 02 HERRINGBONE TRACTION AND DRAINAGE PATTERN ON RAMP.
- 03 APPROXIMATE LOCATION OF MAIN ELECTRICAL FEED INTO BUILDING. REFERENCE CIVIL.
- 04 APPROXIMATE LOCATION OF MAIN WATER FEED INTO BUILDING. REFERENCE CIVIL.
- 05 OVERHEAD DOORS INTO MAIN MECHANICAL ROOM.

- 06 KEYCARD ACCESS OPEN AIR BIKE COMPOUND.
- 07 PERFORATED METAL SCREEN WITH PLANTERS AND IRRIGATION SYSTEM.
- 08 PRELIMINARY LOCATION AND SIZE OF MECHANICAL AREAS. PENDING ENGINEERING.

PARKING LEVEL GENERAL NOTES

- A. MECHANICAL AND ELECTRICAL EQUIPMENT ALLOWANCES ARE ESTIMATED. PENDING ENGINEERING.
- B. PARKING LEVEL 02, 03, AND 04 ABOVE GRADE OPEN AIR PARKING. PARKING LEVEL P01 AND P02 BELOW GROUND CLIMATIZED INTERIOR PARKING.

D	ZBA R2	08NOV2023	MT
C	ZBA R1	23JUN2023	MT
	FOR OWNER REVIEW	31MAY2023	MT
A	FOR COORDINATION	16AUG2023	MT
Issue	Issued for	Date	Int.

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.
All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

• Architects • Planners
• Engineers • Project Managers
T 905 984 8676
89 - 91 St. Paul Street, Suite 100,
St. Catharines, ON, L2R 3M3
www.quartekgroup.com

Project Title

**FERRY STREET
RESIDENTIAL TOWER**

5438 FERRY ST. NIAGARA FALLS

Drawing Title

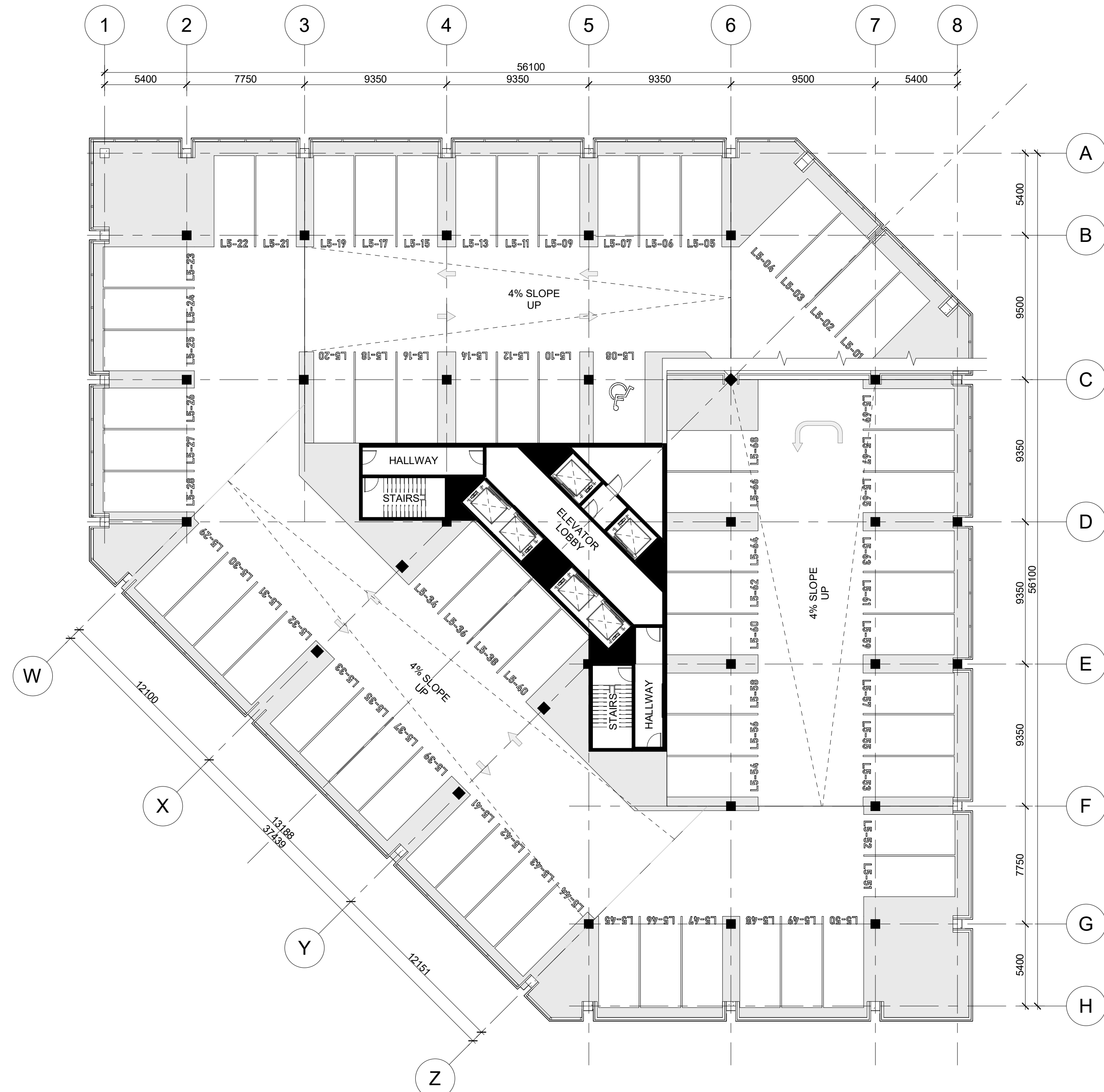
**LEVEL 03 PARKING
PLAN**

Drawn: MT Designed by: MT

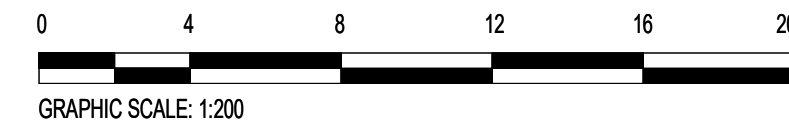
Scale: 1: 200 Date Created: 03/28/11

Job Number: 21171 Issue: D

Drawing Number: A205



1 LVL 05 PARKING
A207 1 : 200



PARKING LEVEL KEYNOTES

- 01 DUCT SHAFTS FOR BELOW GROUND VENTILATION.
- 02 HERRINGBONE TRACTION AND DRAINAGE PATTERN ON RAMP.
- 03 APPROXIMATE LOCATION OF MAIN ELECTRICAL FEED INTO BUILDING. REFERENCE CIVIL.
- 04 APPROXIMATE LOCATION OF MAIN WATER FEED INTO BUILDING. REFERENCE CIVIL.
- 05 OVERHEAD DOORS INTO MAIN MECHANICAL ROOM.

- 06 KEYCARD ACCESS OPEN AIR BIKE COMPOUND.
- 07 PERFORATED METAL SCREEN WITH PLANTERS AND IRIGATION SYSTEM.
- 08 PRELIMINARY LOCATION AND SIZE OF MECHANICAL AREAS. PENDING ENGINEERING.

PARKING LEVEL GENERAL NOTES

- A. MECHANICAL AND ELECTRICAL EQUIPMENT ALLOWANCES ARE ESTIMATED. PENDING ENGINEERING.
- B. PARKING LEVEL 02, 03, AND 04 ABOVE GRADE OPEN AIR PARKING. PARKING LEVEL P01 AND P02 BELOW GROUND CLIMATIZED INTERIOR PARKING.

D	ZBA R2	08NOV2023	MT
C	ZBA R1	23JUN2023	MT
B	FOR OWNER REVIEW	31MAY2023	MT
A	FOR COORDINATION	16AUG2023	MT
Issue	Issued for	Date	Int.

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
 Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.
 All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
 All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

Quartek
 Architects • Planners
 Engineers • Project Managers
 T 905 984 8676
 89 - 91 St. Paul Street, Suite 100,
 St. Catharines, ON, L2R 3M3
 www.quartekgroup.com

Project Title
FERRY STREET RESIDENTIAL TOWER
 5438 FERRY ST. NIAGARA FALLS

Drawing Title
LEVEL 05 PARKING PLAN

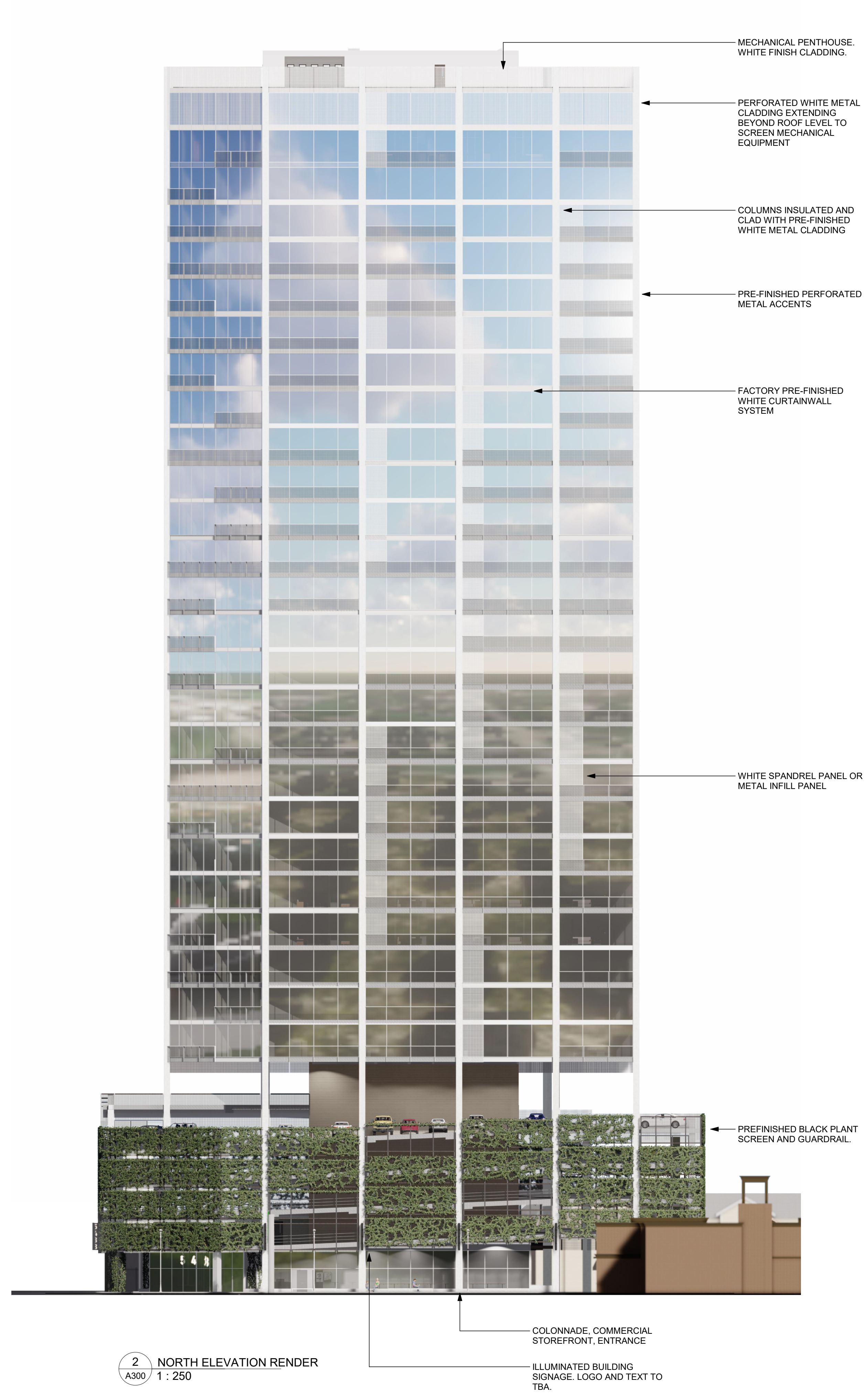
Drawn MT Designed by MT

Scale 1 : 200 Date Created 03/28/11

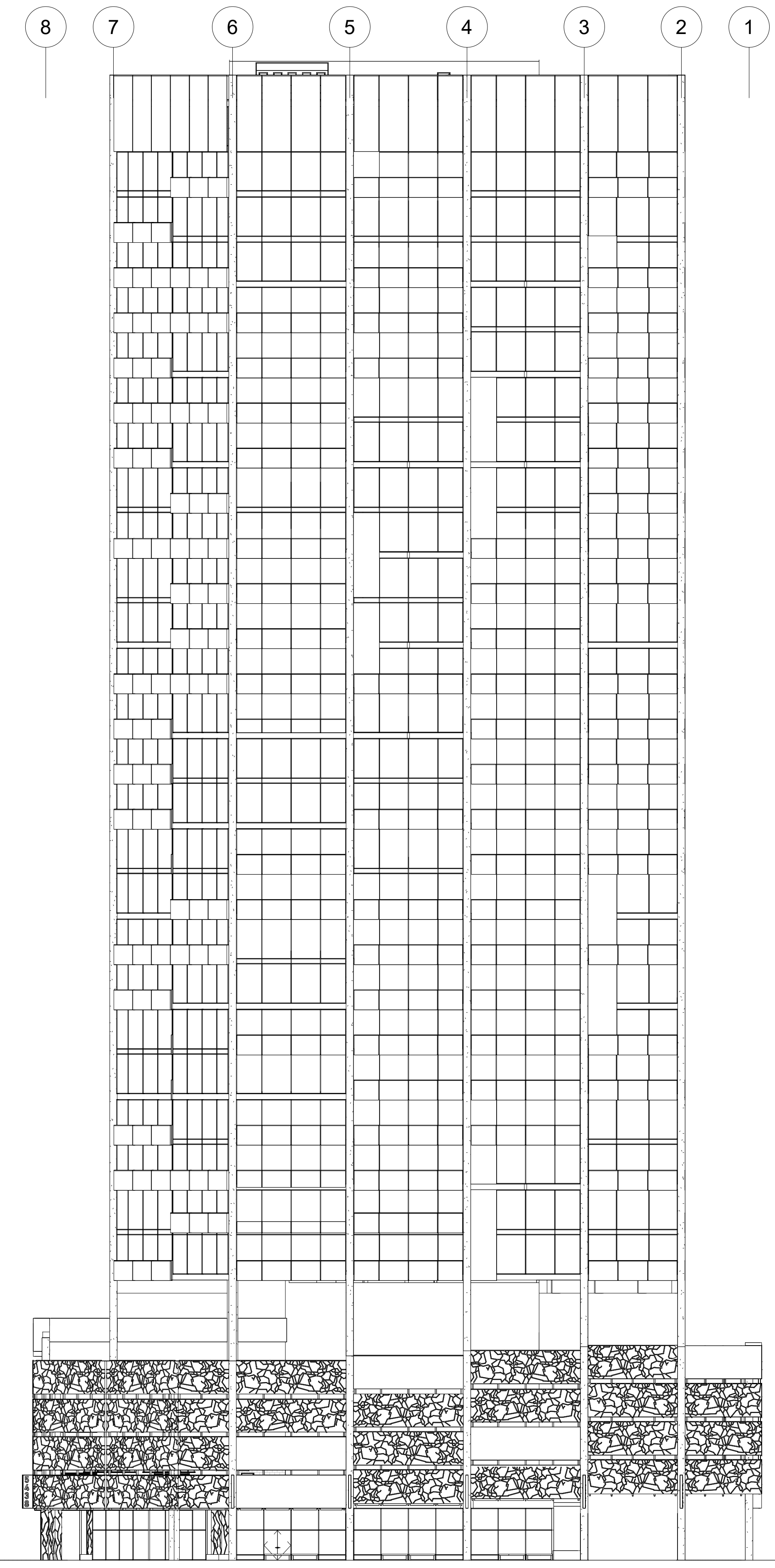
Job Number 21171 Issue D

Drawing Number A207

P:\2021 Projects\21171 Ferry St\Drawings\Architectural\21171 - 5438 Ferry Street.rvt



2 NORTH ELEVATION RENDER
A300 1 : 250



1 NORTH ELEVATION
A300 1 : 250

- MECH PENTHOUSE
116400
- LVL 30 PENTHOUSES
109200
- LVL 29 RESIDENTIAL
105600
- LVL 28 RESIDENTIAL
102000
- LVL 27 RESIDENTIAL
98400
- LVL 26 RESIDENTIAL
94800
- LVL 25 RESIDENTIAL
91200
- LVL 24 RESIDENTIAL
87600
- LVL 23 RESIDENTIAL
84000
- LVL 22 RESIDENTIAL
80400
- LVL 21 RESIDENTIAL
76800
- LVL 20 RESIDENTIAL
73200
- LVL 19 RESIDENTIAL
69600
- LVL 18 RESIDENTIAL
66000
- LVL 17 RESIDENTIAL
62400
- LVL 16 RESIDENTIAL
58800
- LVL 15 RESIDENTIAL
55200
- LVL 14 RESIDENTIAL
51600
- LVL 13 RESIDENTIAL
48000
- LVL 12 RESIDENTIAL
44400
- LVL 11 RESIDENTIAL
40800
- LVL 10 RESIDENTIAL
37200
- LVL 09 RESIDENTIAL
33600
- LVL 08 RESIDENTIAL
30000
- LVL 07 RESIDENTIAL
26400
- LVL 06 RESIDENTIAL
22800
- LVL 05 PARKING
14800
- LVL 04 PARKING
11400
- LVL 03 PARKING
8000
- LVL 02 PARKING
4600
- LVL 01 MAIN FLOOR
0

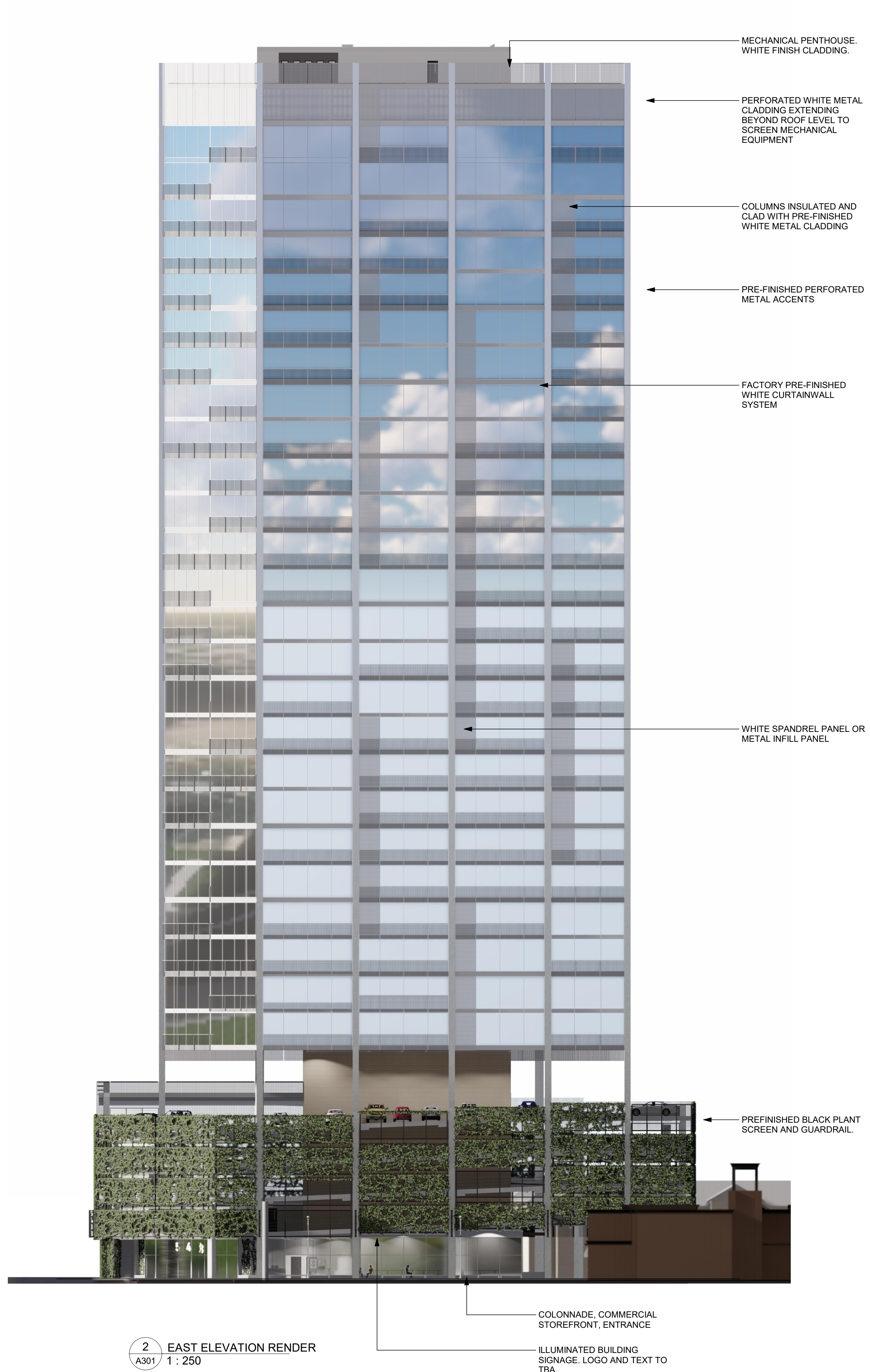
D	ZBA R2	08NOV2023	MT
C	ZBA R1	23JUN2023	MT
A	FOR OWNER REVIEW	31MAY2023	MT
A	FOR COORDINATION	16AUG2023	MT
Issue	Issued for	Date	Int.

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
 Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.
 All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
 All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

Quartek
 Architects • Planners
 Engineers • Project Managers
 T: 905.984.8676
 89 - 91 St. Paul Street, Suite 100,
 St. Catharines, ON, L2R 3M3
 www.quartekgroup.com

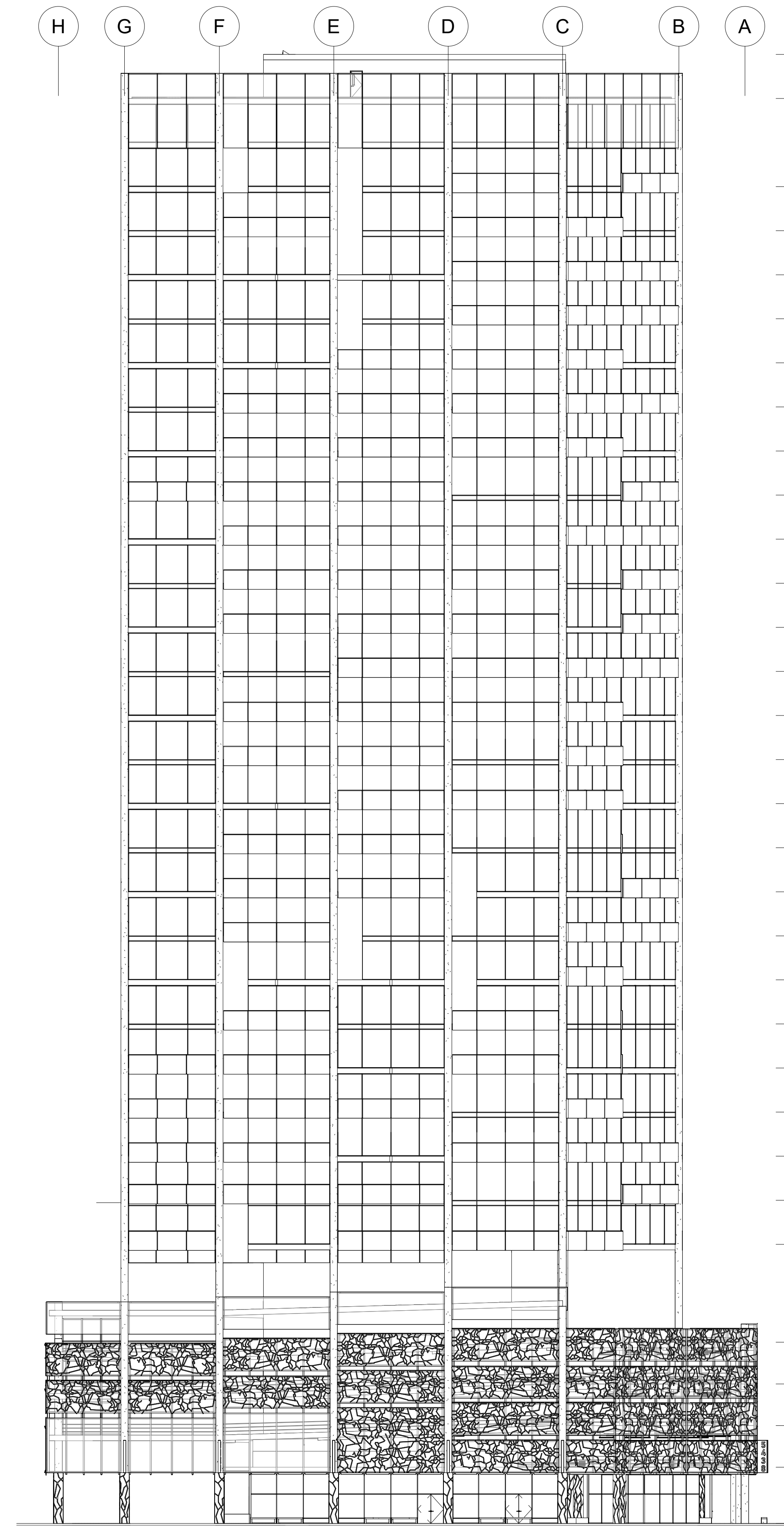
Project Title
FERRY STREET RESIDENTIAL TOWER
 5438 FERRY ST. NIAGARA FALLS
 Drawing Title
NORTH EXTERIOR ELEVATION

Drawn: MT
 Designed by: MT
 Scale: 1 : 250
 Date Created: 03/28/11
 Job Number: 21171
 Issue: D
 Drawing Number: A300



2 EAST ELEVATION RENDER
A301 1 : 250

COLONNADE, COMMERCIAL STOREFRONT, ENTRANCE
ILLUMINATED BUILDING SIGNAGE, LOGO AND TEXT TO TBA.



1 EAST ELEVATION
A301 1 : 250

- MECHANICAL PENTHOUSE ROOF
120000
- MECH PENTHOUSE
116400
- LVL 30 PENTHOUSES
109200
- LVL 29 RESIDENTIAL
105600
- LVL 28 RESIDENTIAL
102000
- LVL 27 RESIDENTIAL
98400
- LVL 26 RESIDENTIAL
94800
- LVL 25 RESIDENTIAL
91200
- LVL 24 RESIDENTIAL
87600
- LVL 23 RESIDENTIAL
84000
- LVL 22 RESIDENTIAL
80400
- LVL 21 RESIDENTIAL
76800
- LVL 20 RESIDENTIAL
73200
- LVL 19 RESIDENTIAL
69600
- LVL 18 RESIDENTIAL
66000
- LVL 17 RESIDENTIAL
62400
- LVL 16 RESIDENTIAL
58800
- LVL 15 RESIDENTIAL
55200
- LVL 14 RESIDENTIAL
51600
- LVL 13 RESIDENTIAL
48000
- LVL 12 RESIDENTIAL
44400
- LVL 11 RESIDENTIAL
40800
- LVL 10 RESIDENTIAL
37200
- LVL 09 RESIDENTIAL
33600
- LVL 08 RESIDENTIAL
30000
- LVL 07 RESIDENTIAL
26400
- LVL 06 RESIDENTIAL
22800
- LVL 05 PARKING
14800
- LVL 04 PARKING
11400
- LVL 03 PARKING
8000
- LVL 02 PARKING
4600
- LVL 01 MAIN FLOOR
0

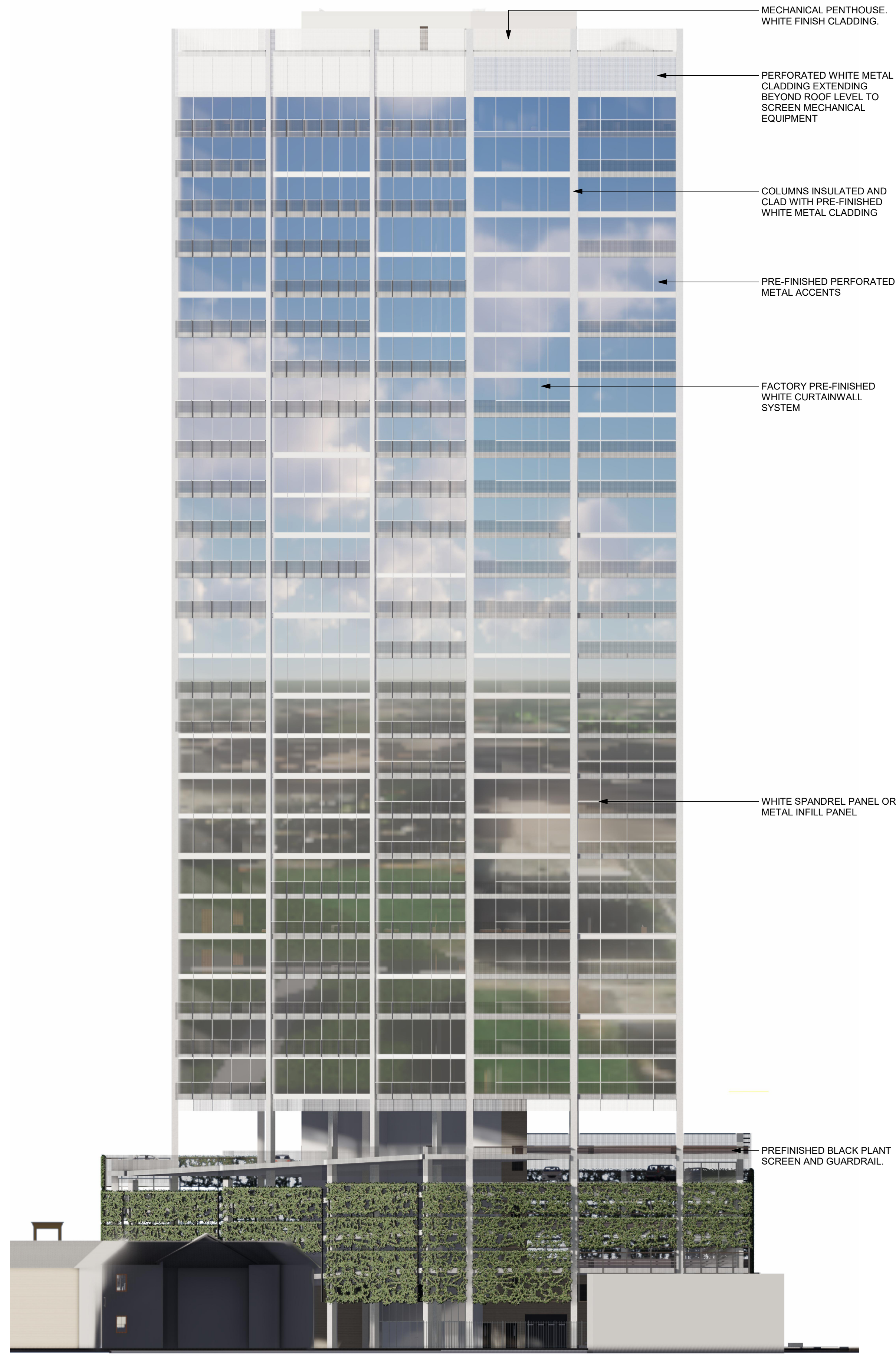
D	ZBA R2	08NOV2023	MT
C	ZBA R1	23JUN2023	MT
B	FOR OWNER REVIEW	31MAY2023	MT
A	FOR COORDINATION	16AUG2023	MT
Issue	Issued for	Date	Int.

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.
All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

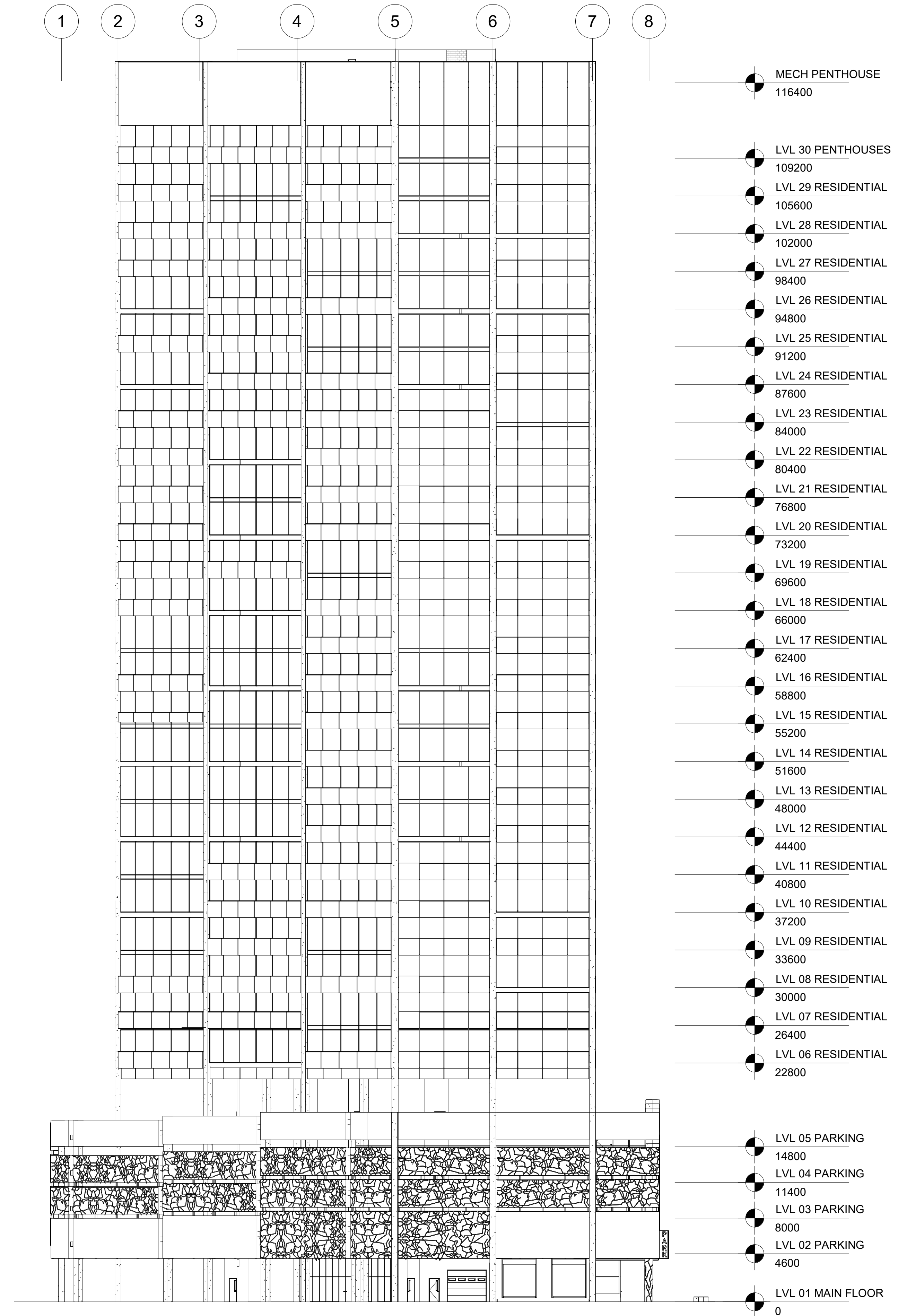
Quartek
 Architects • Planners
 Engineers • Project Managers
 T: 905.984.8676
 89 - 91 St. Paul Street, Suite 100,
 St. Catharines, ON, L2R 3M3
 www.quartekgroup.com

Project Title
FERRY STREET RESIDENTIAL TOWER
 5438 FERRY ST. NIAGARA FALLS
 Drawing Title
EAST EXTERIOR ELEVATION

Drawn: MT
 Designed by: MT
 Scale: 1 : 250
 Date Created: 03/28/11
 Job Number: 21171
 Issue: D
 Drawing Number: A301



2 SOUTH ELEVATION RENDER
A302 1 : 250



1 SOUTH ELEVATION
A302 1 : 250

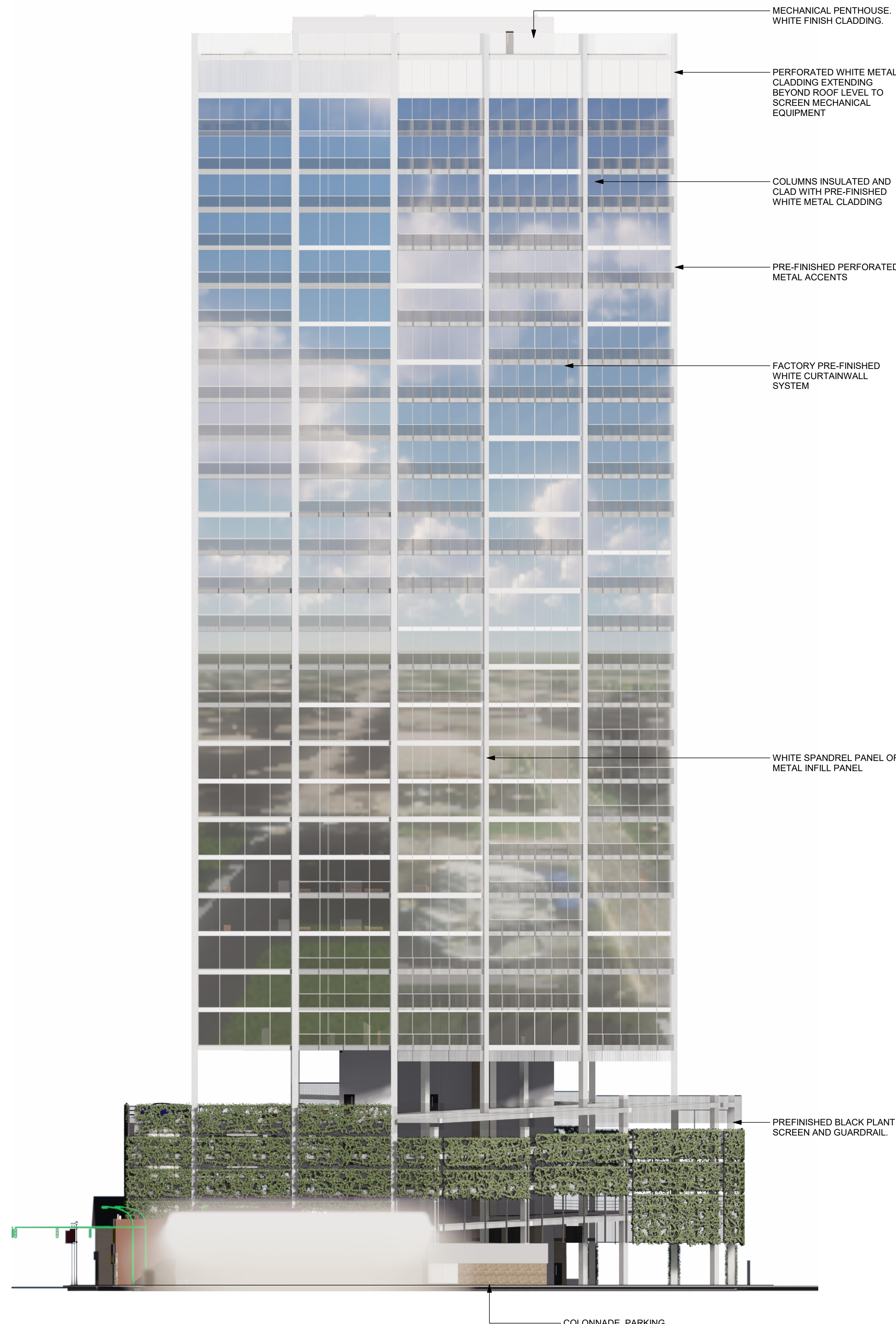
D	ZBA R2	08NOV2023	MT
C	ZBA R1	23JUN2023	MT
B	FOR OWNER REVIEW	31MAY2023	MT
A	FOR COORDINATION	16AUG2023	MT
Issue	Issued for	Date	Int.

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
 Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.
 All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
 All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

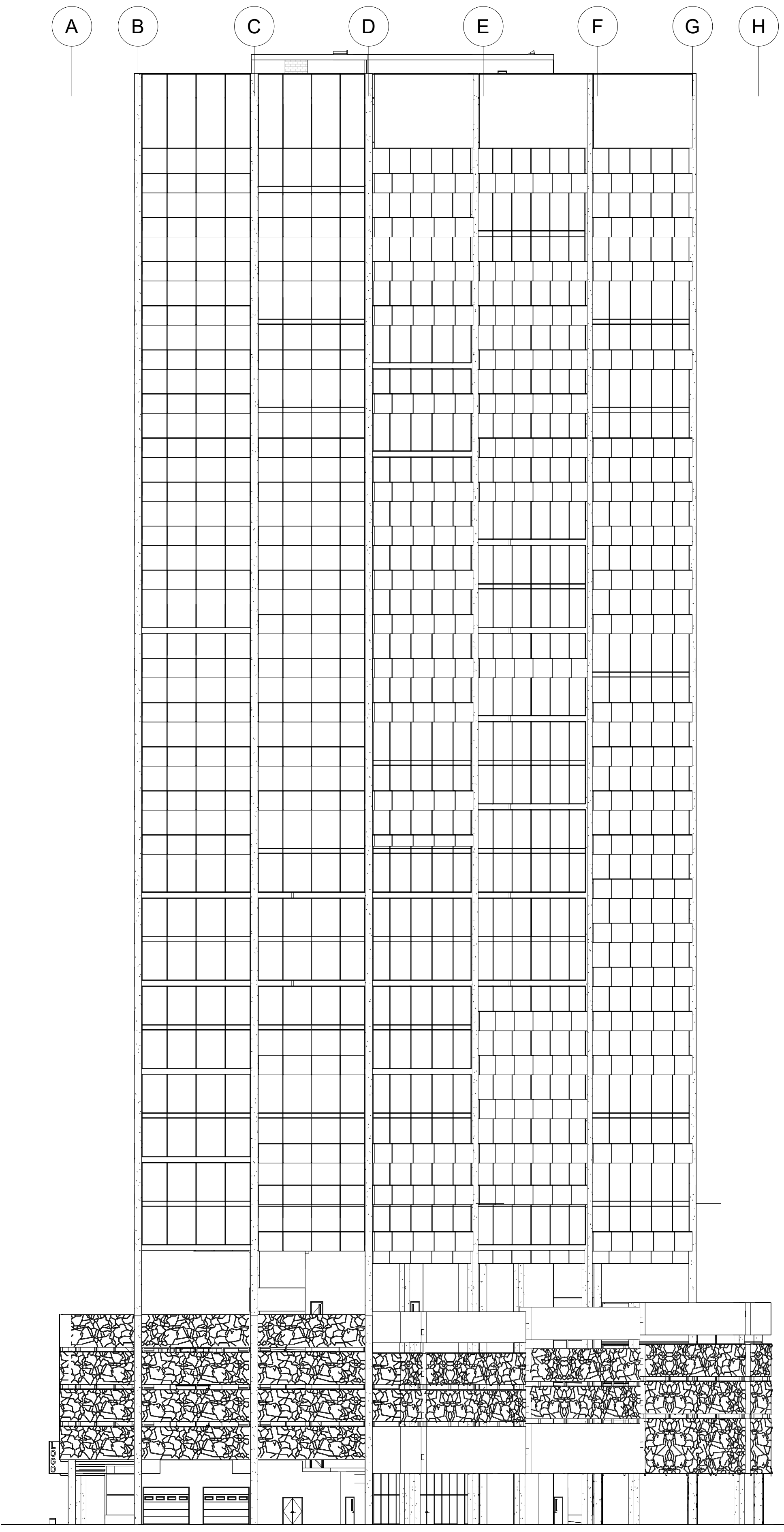
Quartek
 Architects • Planners
 Engineers • Project Managers
 T: 905.984.8676
 89 - 91 St. Paul Street, Suite 100,
 St. Catharines, ON, L2R 3M3
 www.quartekgroup.com

Project Title
FERRY STREET RESIDENTIAL TOWER
 5438 FERRY ST. NIAGARA FALLS
 Drawing Title
SOUTH EXTERIOR ELEVATION

Drawn	MT	Designed by	MT
Scale	1 : 250	Date Created	03/28/11
Job Number	21171	Issue	D
Drawing Number	A302		



2 WEST ELEVATION RENDER
A304 1 : 250



1 WEST ELEVATION
A304 1 : 250

- MECHANICAL PENTHOUSE ROOF
120000
- MECH PENTHOUSE
116400
- LVL 30 PENTHOUSES
109200
- LVL 29 RESIDENTIAL
105600
- LVL 28 RESIDENTIAL
102000
- LVL 27 RESIDENTIAL
98400
- LVL 26 RESIDENTIAL
94800
- LVL 25 RESIDENTIAL
91200
- LVL 24 RESIDENTIAL
87600
- LVL 23 RESIDENTIAL
84000
- LVL 22 RESIDENTIAL
80400
- LVL 21 RESIDENTIAL
76800
- LVL 20 RESIDENTIAL
73200
- LVL 19 RESIDENTIAL
69600
- LVL 18 RESIDENTIAL
66000
- LVL 17 RESIDENTIAL
62400
- LVL 16 RESIDENTIAL
58800
- LVL 15 RESIDENTIAL
55200
- LVL 14 RESIDENTIAL
51600
- LVL 13 RESIDENTIAL
48000
- LVL 12 RESIDENTIAL
44400
- LVL 11 RESIDENTIAL
40800
- LVL 10 RESIDENTIAL
37200
- LVL 09 RESIDENTIAL
33600
- LVL 08 RESIDENTIAL
30000
- LVL 07 RESIDENTIAL
26400
- LVL 06 RESIDENTIAL
22800
- LVL 05 PARKING
14800
- LVL 04 PARKING
11400
- LVL 03 PARKING
8000
- LVL 02 PARKING
4600
- LVL 01 MAIN FLOOR
0

D	ZBA R2	08NOV2023	MT
C	ZBA R1	23JUN2023	MT
B	FOR OWNER REVIEW	31MAY2023	MT
A	FOR COORDINATION	16AUG2023	MT
Issue	Issued for	Date	Int.

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
 Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.
 All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
 All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

Quartek

Architects • Planners
 Engineers • Project Managers

T 905 984 8676
 89 - 91 St. Paul Street, Suite 100,
 St. Catharines, ON, L2R 3M3
 www.quartekgroup.com

Project Title
FERRY STREET RESIDENTIAL TOWER
 5438 FERRY ST. NIAGARA FALLS
 Drawing Title
WEST EXTERIOR ELEVATION

Drawn by: MT
 Designed by: MT
 Scale: 1 : 250
 Date Created: 03/28/11
 Job Number: 21171
 Issue: D
 Drawing Number: A304

