

SITE STATISTIC

SITE AREA	3,899.21m ² (Less road widening 64.90 m ²)
BUILDING AREA	
GROUND FLOOR	4,891 sqf (454.37m ²)
SECOND FLOOR	6,820 sqf (633.57m ²)
3rd-7th FLOORS (PER FLOOR)	14,421 sqf (1,339.72m ²)
EIGHTH FLOOR	6,820 sqf (633.57m ²)

FIRST FLOOR LOBBY & COMMERCIAL	3 COMMERCIAL UNITS
2nd FLOOR	6 UNITS 6 APARTMENTS
3-4th FLOOR	14 APARTMENTS PER FLOOR 28 APT. TOTAL
5-7th FLOOR	13 APARTMENTS PER FLOOR 39 APT. TOTAL
8th FLOOR	4 APARTMENTS UNITS

BUILDING PARKING

SECOND FLOOR	22 SPOTS
GROUND FLOOR	59 SPOTS
BASEMENT FLOOR	18 SPOTS
TOTAL No OF PARKING SPOTS 99	
TOTAL No OF APARTMENTS 77	
TOTAL No OF COMM. UNITS 3	

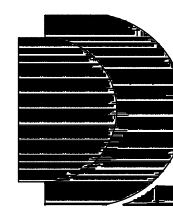
AREA CONFIRMATION

BASEMENT TOTAL AREA	1339.72 m ²	14420.63 Sq. ft.
GROUND FLOOR TOTAL AREA	480.62 m ²	5173.35 Sq. ft.
GROUND FLOOR COMMERCIAL	298.07 m ²	3208.40 Sq. ft.
GROUND FLOOR RESIDENTIAL LOBBY	182.55 m ²	1964.95 Sq. ft.
SECOND FLOOR AREA	1339.72 m ²	14420.63 Sq. ft.
RESIDENTIAL AREA	634.44 m ²	6829.06 Sq. ft.
PARKING AREA	705.28 m ²	7591.57 Sq. ft.
THIRD FLOOR AREA	1339.72 m ²	14420.63 Sq. ft.
FOURTH FLOOR AREA	1339.72 m ²	14420.63 Sq. ft.
FIFTH FLOOR AREA	1229.43 m ²	13233.47 Sq. ft.
SIXTH FLOOR AREA	1229.43 m ²	13233.47 Sq. ft.
SEVENTH FLOOR AREA	1229.43 m ²	13233.47 Sq. ft.
EIGHTH FLOOR AREA	523.37 m ²	5633.51 Sq. ft.
TERRACE + AMENITIES	386.03 m ²	4166.19 Sq. ft.

NOTES:

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5	JANUARY, 2023
4	DECEMBER, 2022
3	NOVEMBER, 2022
2	MAY, 2022
1	FEBRUARY, 2022
REV.	
JOB NO.	
CHKD. BY	
DRN. BY	
DATE: APRIL, 2019	
SCALE: 1 : 200	
DWG NO. SP-1	

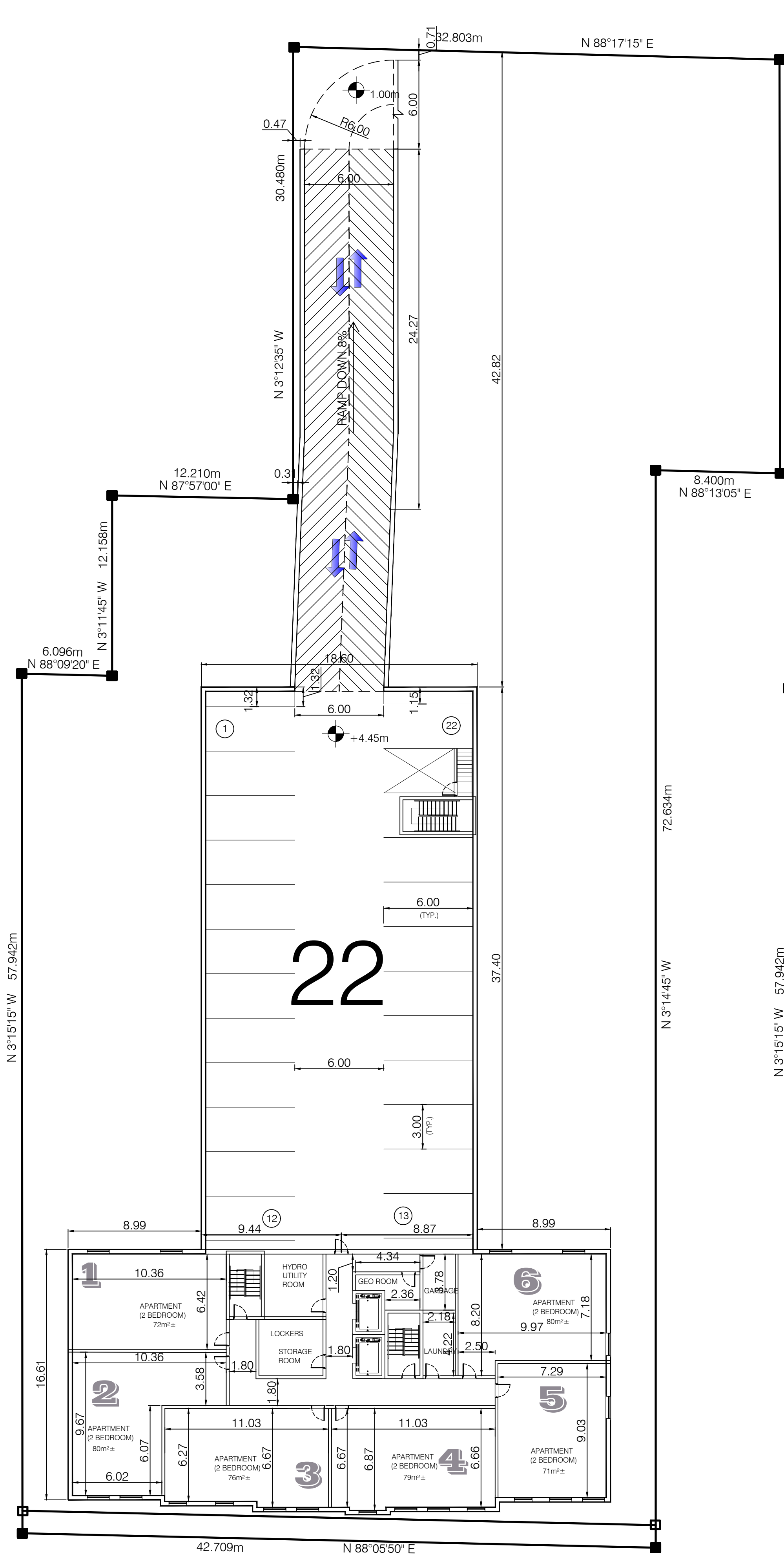


DeFILIPPIS DESIGN
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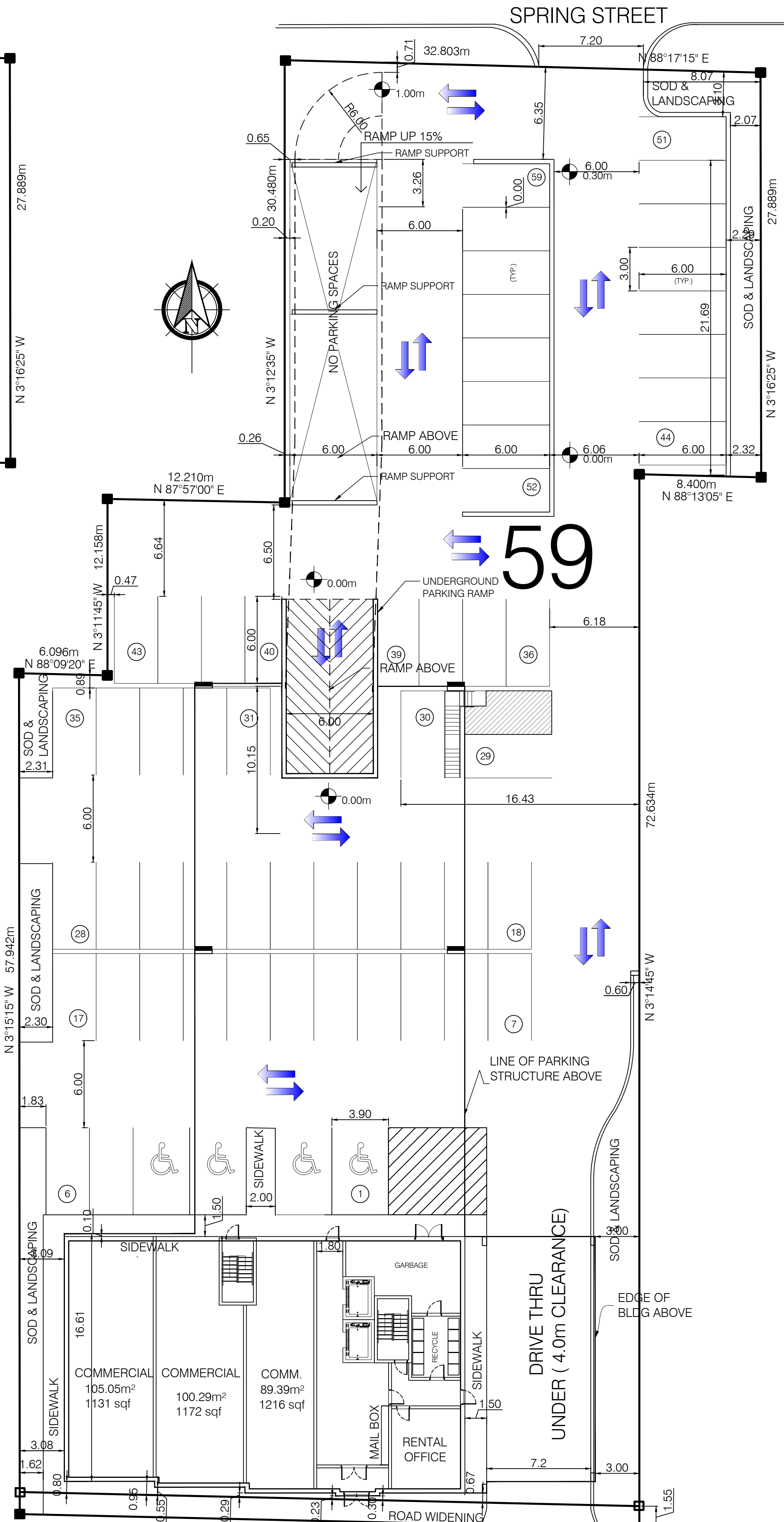
PROPOSED COMMERCIAL/RESIDENTIAL BLDG:

5687 FERRY STREET
 5660 SPRING STREET
 NIAGARA FALLS, ONTARIO

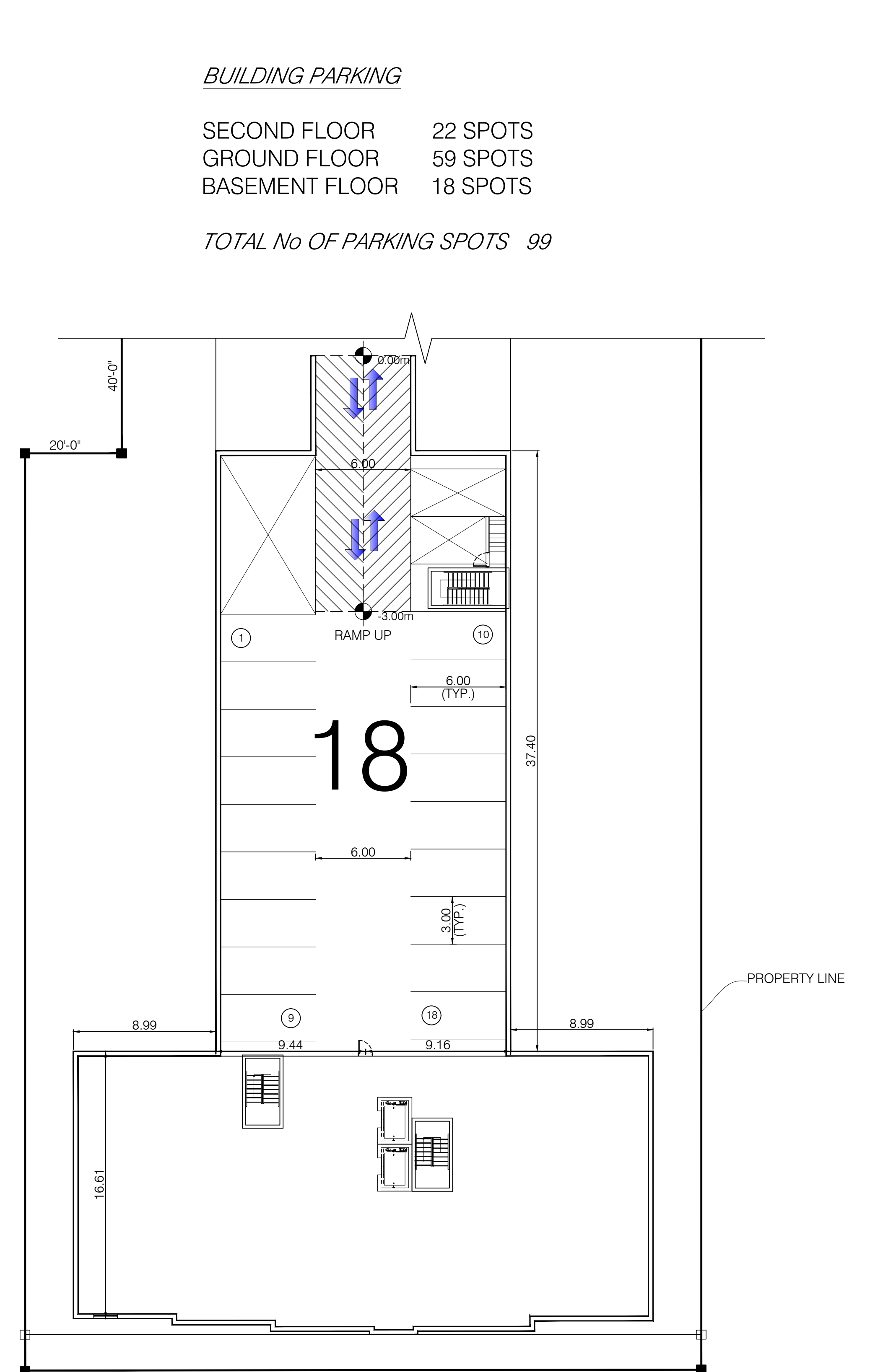
SITE PLAN



SECOND FLOOR
(6 UNITS)
SCALE 1:200



GROUND FLOOR
SCALE 1:200



BASEMENT
UNDERGROUND PLAN
SCALE 1:200

BUILDING PARKING
 SECOND FLOOR 22 SPOTS
 GROUND FLOOR 59 SPOTS
 BASEMENT FLOOR 18 SPOTS
TOTAL No OF PARKING SPOTS 99

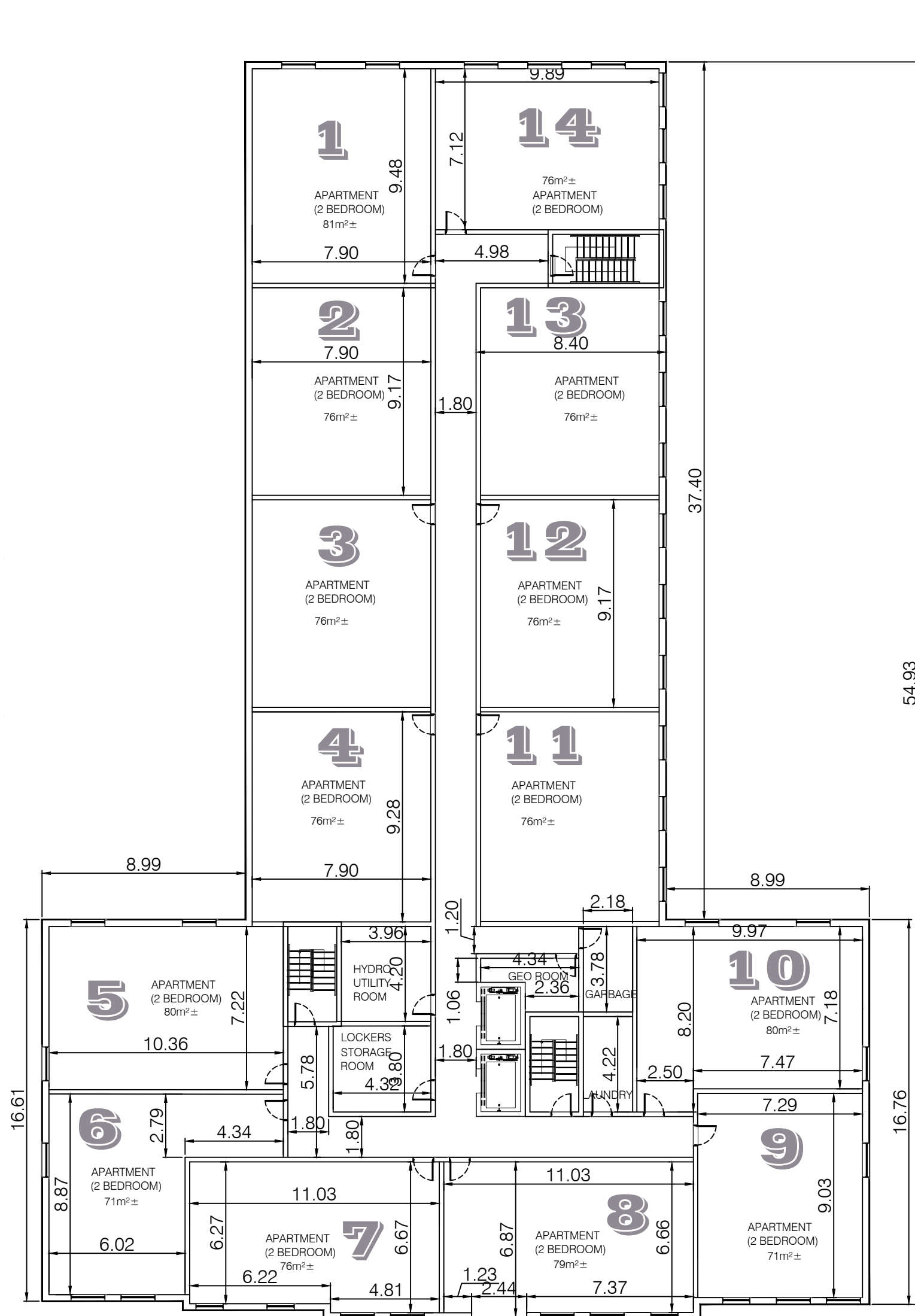
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DATE:	APRIL, 2019
SCALE:	1:200
DWG NO.	SP-2

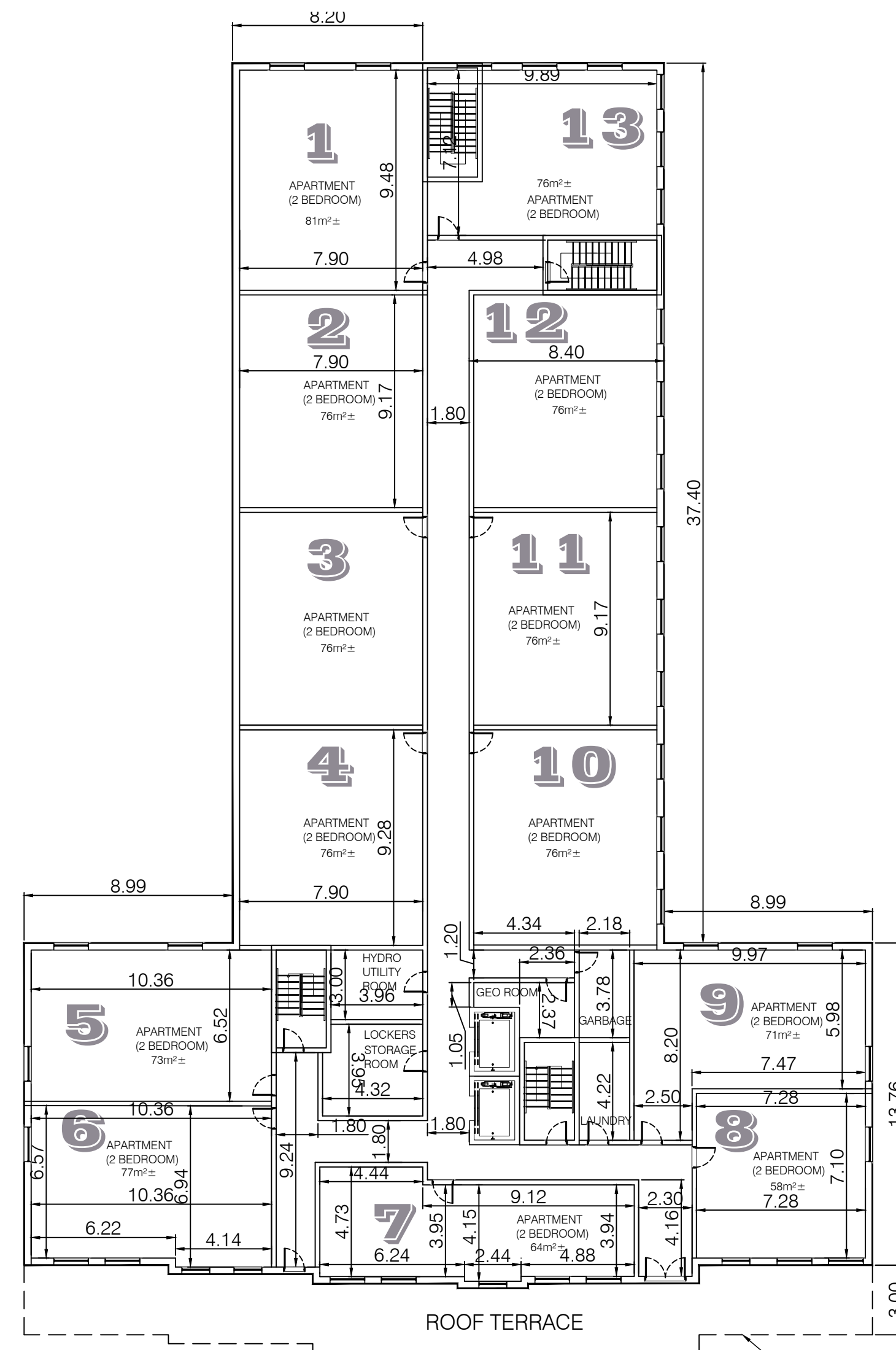
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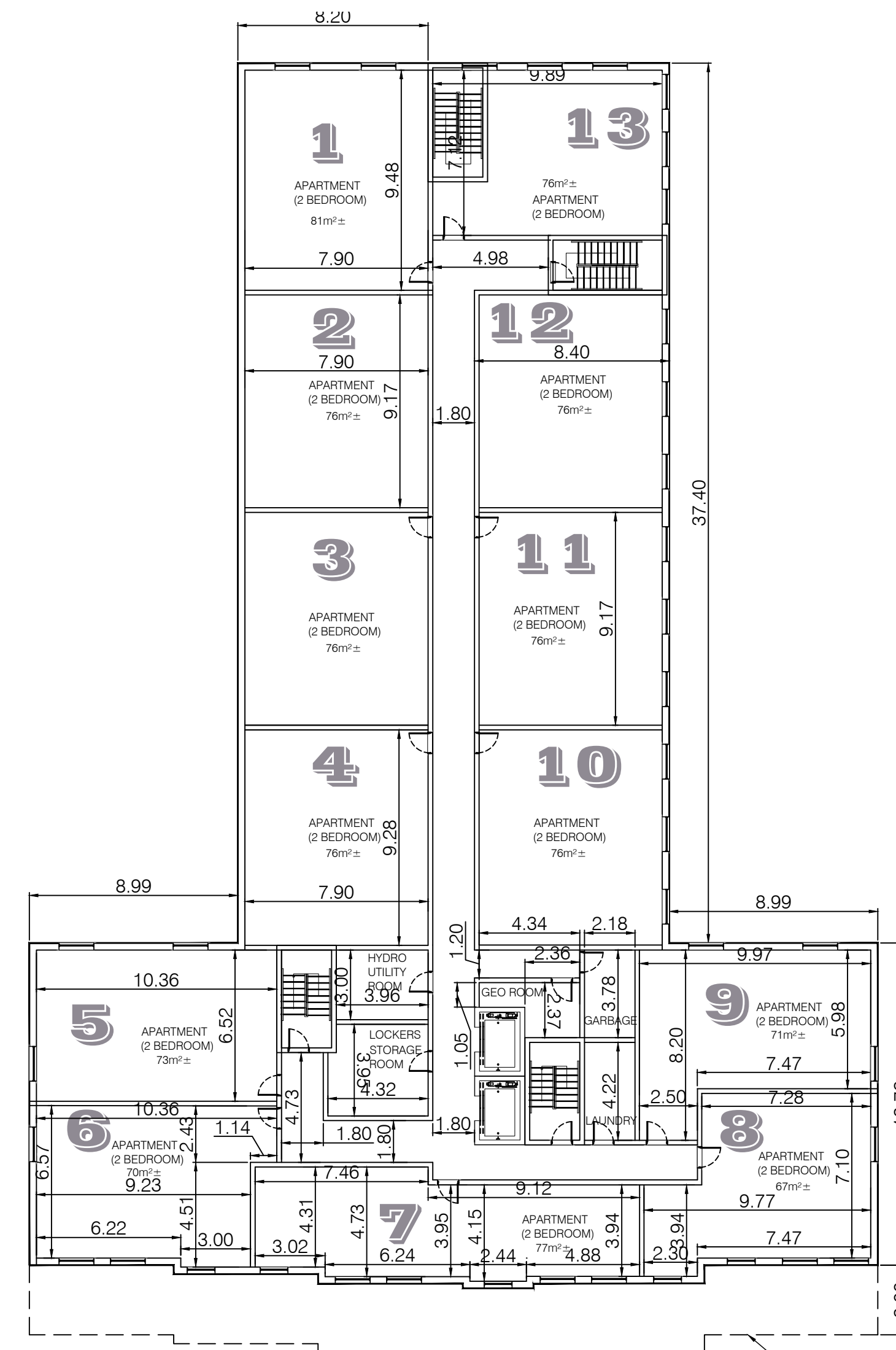
PARKING PLAN



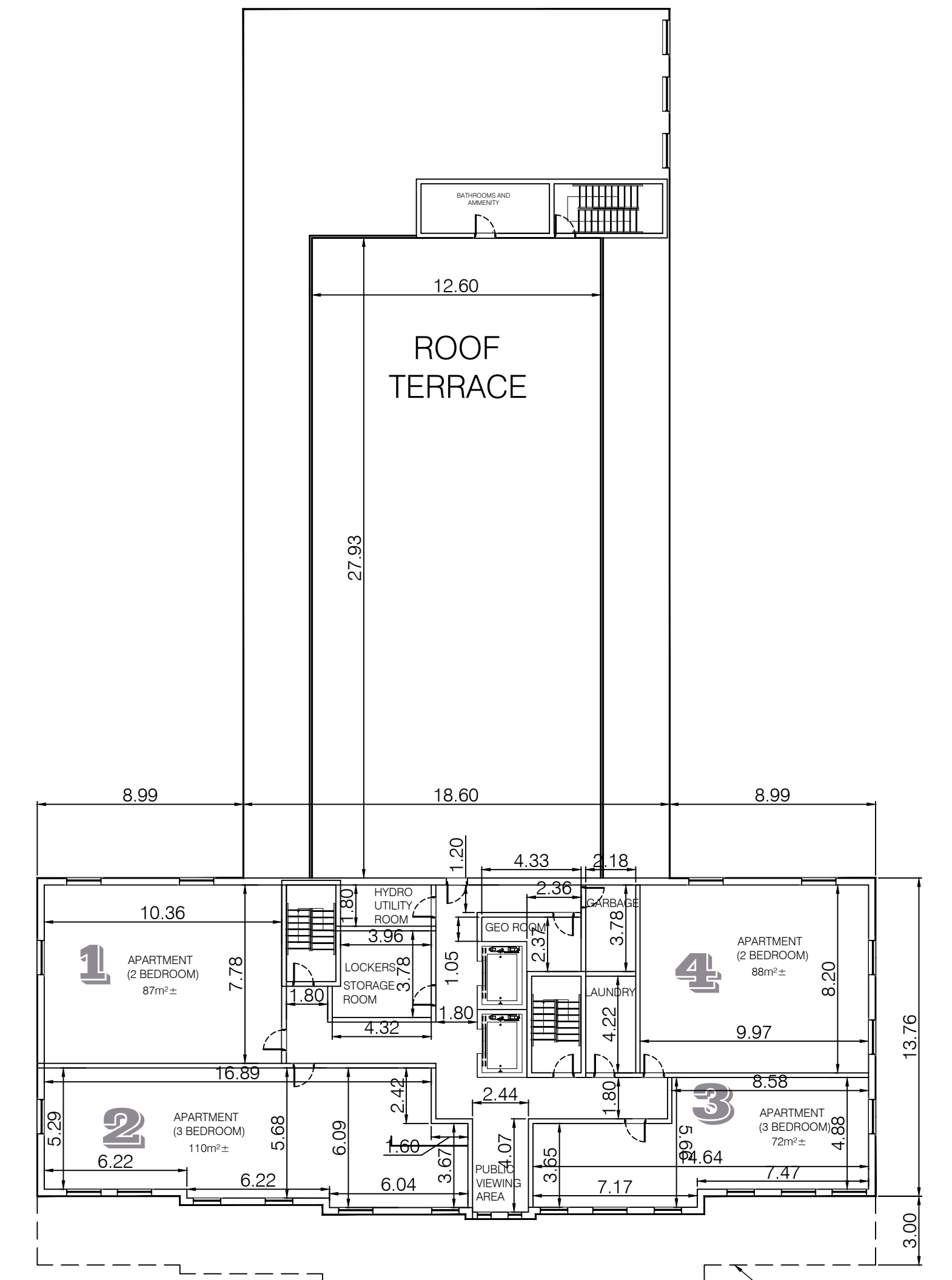
TYPICAL 3-4 FLOOR
(14 UNITS)
SCALE 1:200



5th FLOOR (TERRACE EXIT ONLY)
(13 UNITS)
SCALE 1:200



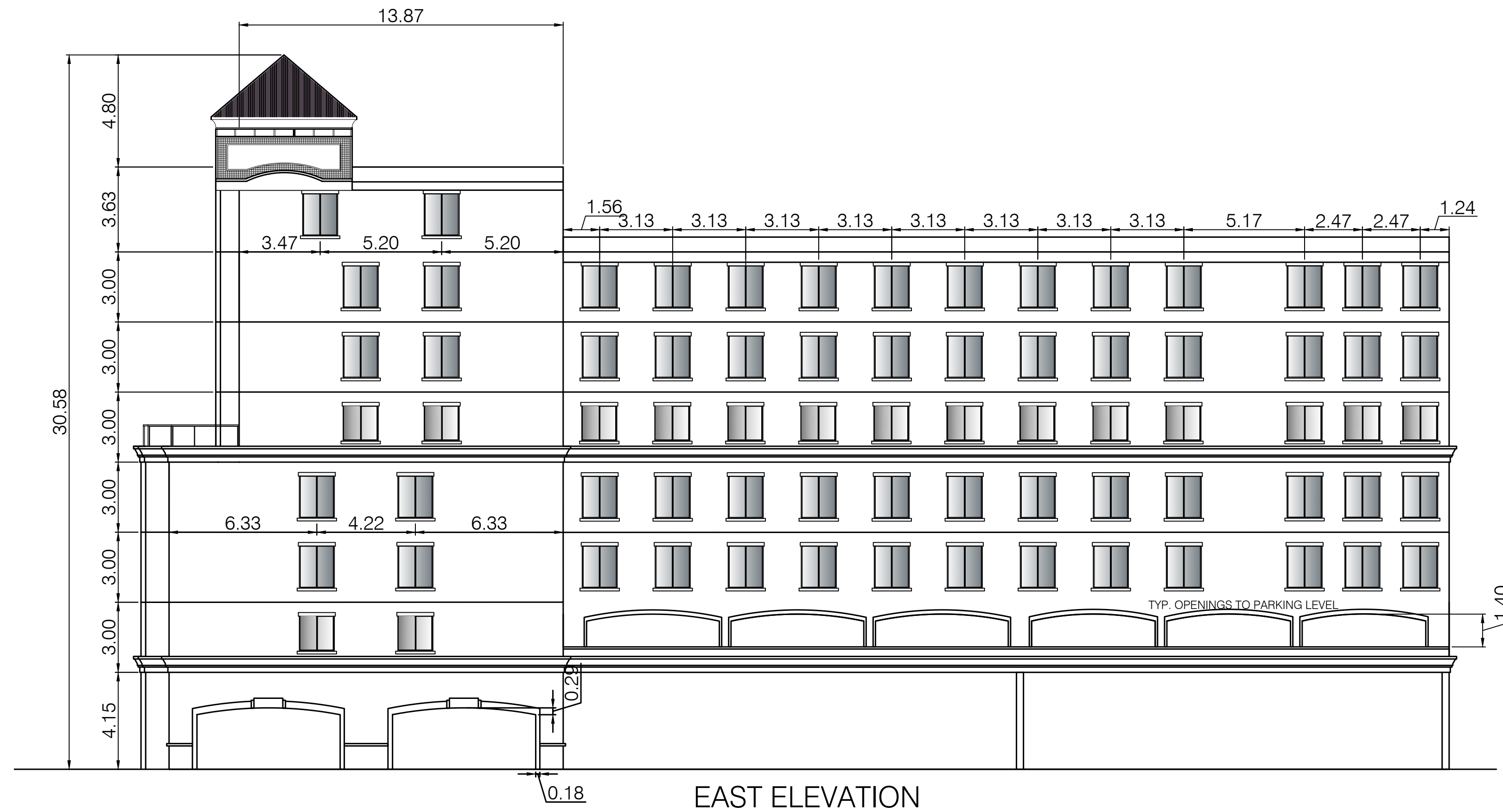
TYPICAL 6-7 FLOOR
(13 UNITS)
SCALE 1:200



8th FLOOR
(4 UNITS)
SCALE 1:200

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2	MAY, 2022		
1	FEBRUARY, 2022		
REV.			
JOB NO.		PROPOSED COMMERCIAL/RESIDENTIAL BLDG:	
CHKD. BY		5687 FERRY STREET 5660 SPRING STREET NIAGARA FALLS, ONTARIO	
DRN. BY			
DATE: APRIL, 2019			
SCALE: 1 : 200			
DWG NO. A-2		FLOOR PLANS	



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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1	FEBRUARY, 2022	
JOB NO.	PROPOSED COMMERCIAL/RESIDENTIAL BLDG.	
CHKD. BY		
DRN. BY		
DATE:	APRIL, 2019	
SCALE:	1 : 150	
DWG NO.	A-3	
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		ELEVATIONS

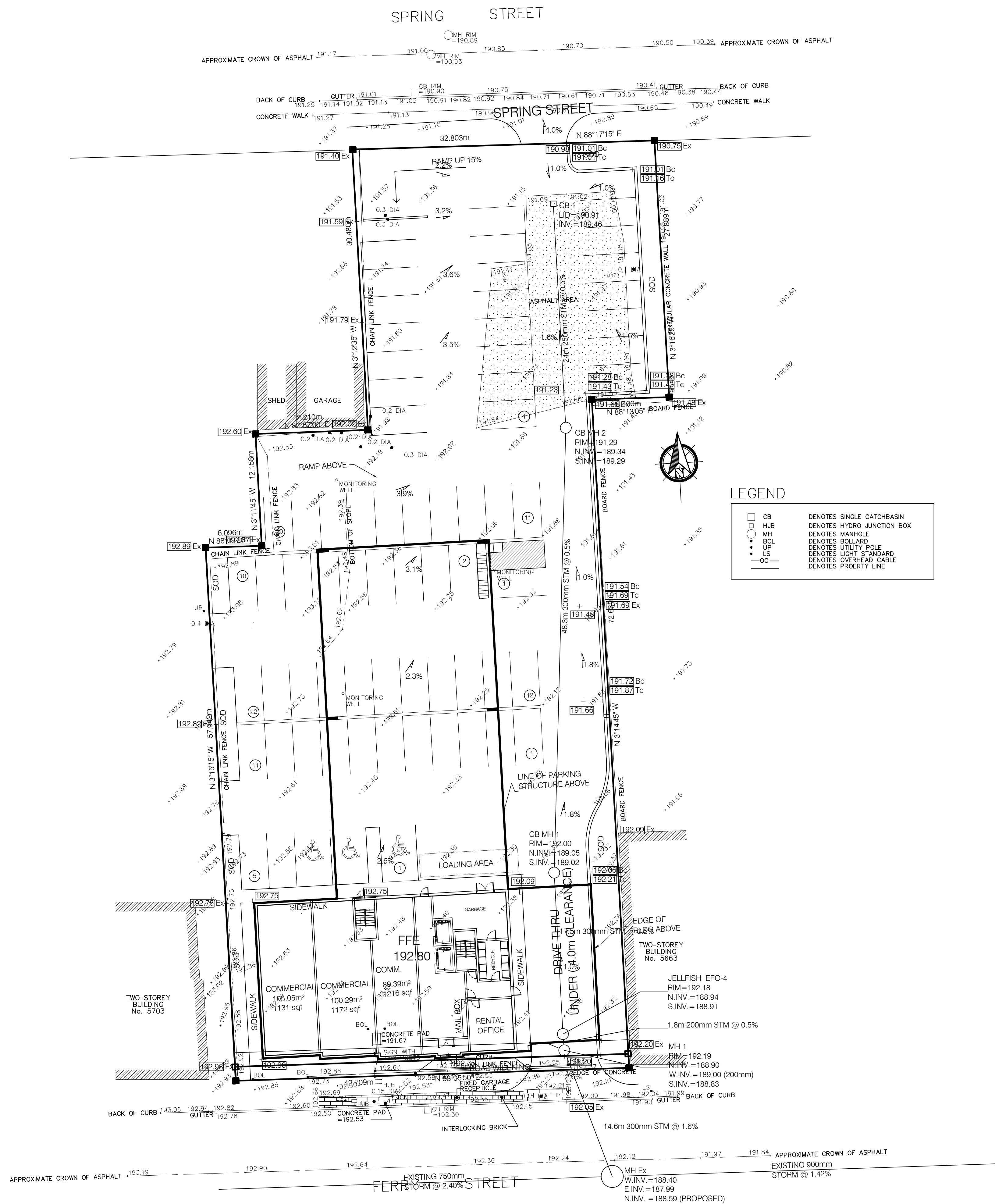


SOUTH ELEVATION

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REV.			
JOB NO.		PROPOSED COMMERCIAL/RESIDENTIAL BLDG.	
CHKD. BY			
DRN. BY		5687 FERRY STREET 5660 SPRING STREET NIAGARA FALLS, ONTARIO	
DATE: APRIL, 2019			
SCALE: 1 : 200			
DWG NO. A-1		SITE PLAN	



LEGEND

□	CB	DENOTES SINGLE CATCHBASIN
□	HJB	DENOTES HYDRO JUNCTION BOX
○	MH	DENOTES MANHOLE
●	BOL	DENOTES BOLLARD
•	UP	DENOTES UTILITY POLE
•	LS	DENOTES LIGHT STANDARD
—	OC	DENOTES OVERHEAD CABLE
—		DENOTES PROPERTY LINE

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REV.	
3	
2	
1	JANUARY 2023
JOB NO.	PROPOSED COMMERCIAL/RESIDENTIAL BLDG.
CHKD. BY	
DRN. BY	
DATE:	NOVEMBER 2022
SCALE:	1 : 250
DWG. NO.	SG-1

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GRADING PLAN