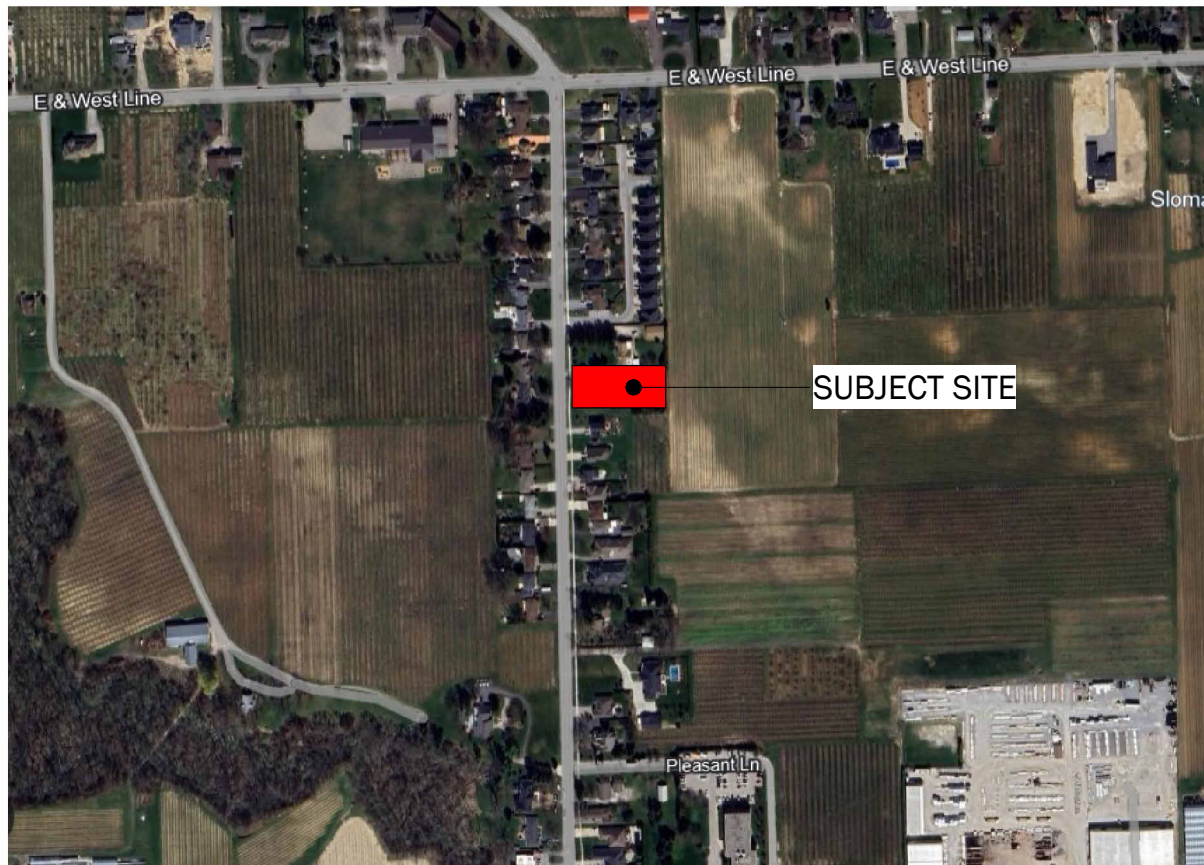


SITE PLAN - CONCEPT

1" = 20'-0"



KEY PLAN

NOT TO SCALE

PRELIMINARY SITE STATS		RM2 - RESIDENTIAL MULTIPLE ZONE	
	HECTARES	#	%
LOT AREA			
Lot Area - Minimum (135 sq.m/Unit)	0.3915	42140.7	3,915.0
Lot Area	0.3193	34365.8	3,192.7
Road Widening (subtracted)	0.0114	1230.2	114.3
Total Developable Lot Area	0.3078	33135.6	3078.4
LOT FRONTAGE			
Required		30.0 m	100.0 ft
Provided		38.1 m	125.0 ft
LOT COVERAGE			
Permitted			
Lot Coverage	11597.5	1,077.4	35.0%
Proposed			
Building	13676.4	1,270.6	41.3%
Canopy and Balconies	326.5	0.0	1.0%
Total	14002.9	1270.6	42.26%
LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIOS)			
Minimum	9940.7	923.5	30.0%
Proposed	13899.0	1,291.3	41.95%
PAVED/PARKING AREA (NOT COVERED BY BUILDING)			
Proposed	5233.7	486.2	15.79%
SETBACKS			
Required		Proposed	
Front Yard (Building)	7.5 m	14.59 m	
To Canopy		11.85 m	
Rear Yard (Building)	7.5 m	5.00 m	
To Stairs		3.90 m	
Interior Yard			
North - Building	11.00 m	9.25 m	
Ramp		0.97 m	
South - Building	11.00 m	7.48 m	
Stairs		6.25 m	
BUILDING HEIGHT			
Permitted		10.5 m	34.45 ft
Proposed	4 Storey	11.00 m	36.1 ft
PARKING STATS			
PARKING REQUIRED			
Residential	1.00 per unit	29.0	
Total		29.0	
BF Required		2 Spaces	
Loading Required		0 Spaces	
Bike Required		0 Space	
PARKING PROVIDED			
Sub-grade parking		29	
Surface Parking		3	
Total		32	
BF Provided		2 Spaces	
Loading Provided		1 Spaces	
Bike Provided	Interior	11 Spaces	
BUILDING STATS			
Residential			
Entry Level 0			
1st FLOOR 9			
2nd FLOOR 10			
3rd FLOOR 10			
Total Units		29	

\* DISCLAIMER: ISSUED FOR PRELIMINARY DESIGN DISCUSSION ONLY

# NOTL RESIDENTIAL DEVELOPMENT

1839 FOUR MILE CREEK ROAD, NIAGARA-ON-THE-LAKE, ON, L0S 1J0

A · C · K  
architects  
STUDIO INC.

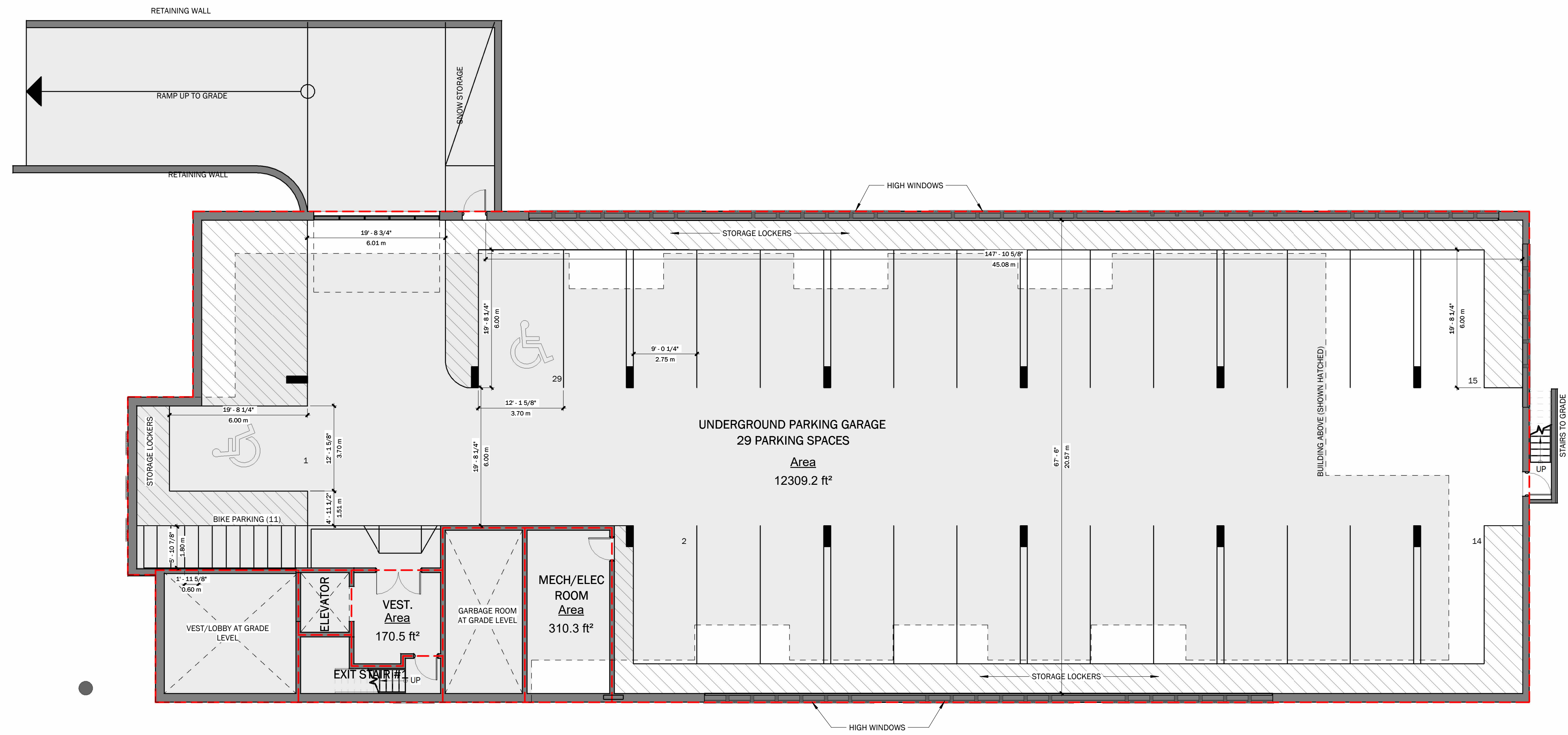
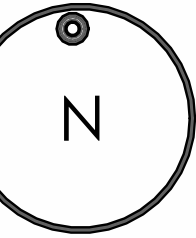
SITE PLAN

DWG. No.

.SP1

SCALE: AS SHOWN  
DATE: AUGUST 2025  
PROJECT No.: 2024-159





**UNDERGROUND PARKING**  
1" = 10'-0" **13,677 SQ.FT**

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# NOTL RESIDENTIAL DEVELOPMENT

1839 FOUR MILE CREEK ROAD, NIAGARA-ON-THE-LAKE, ON, L0S 1J0

**A · C · K**  
architects  
STUDIO INC.

UNDERGROUND  
PARKING

DWG. No.

**.UG1**

SCALE: AS SHOWN  
DATE: AUGUST 2025  
PROJECT No.: 2024-159





**FRONT (FOUR MILE CREEK) ELEVATION**

1" = 10'-0"



**FRONT - RIGHT PERSPECTIVE**



**RIGHT (SOUTH) ELEVATION**

1" = 10'-0"

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# NOTL RESIDENTIAL DEVELOPMENT

1839 FOUR MILE CREEK ROAD, NIAGARA-ON-THE-LAKE, ON, L0S 1J0

A · C · K  
architects  
STUDIO INC.

FRONT AND RIGHT  
ELEVATION

DWG. No.

A3

SCALE: AS SHOWN  
DATE: AUGUST 2025  
PROJECT No.: 2024-159





**REAR (EAST) ELEVATION**

1" = 10'-0"



**REAR-LEFT PERSPECTIVE1**



**LEFT (NORTH) ELEVATION**

1" = 10'-0"

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# NOTL RESIDENTIAL DEVELOPMENT

1839 FOUR MILE CREEK ROAD, NIAGARA-ON-THE-LAKE, ON, L0S 1J0

**A · C · K**  
architects  
STUDIO INC.

REAR AND LEFT  
ELEVATION

DWG. No.  
**A5**

SCALE: AS SHOWN  
DATE: AUGUST 2025  
PROJECT No.: 2024-159





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# NOTL RESIDENTIAL DEVELOPMENT

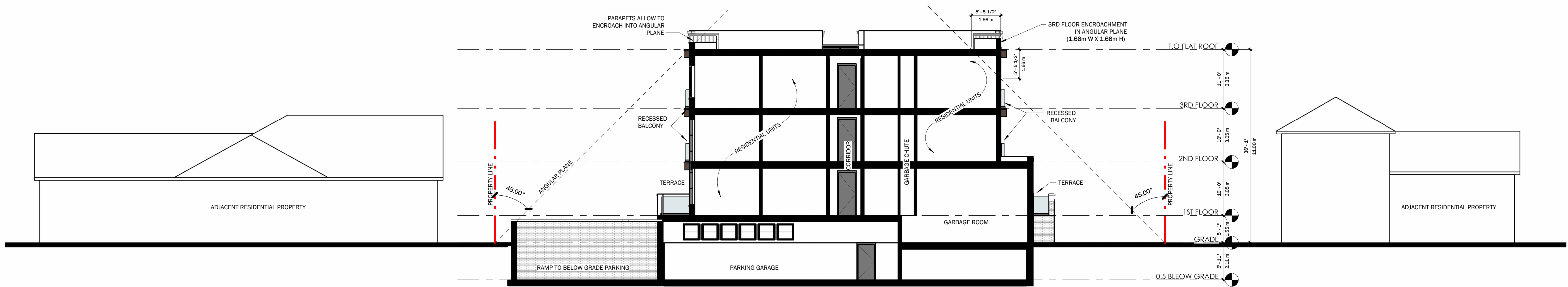
1839 FOUR MILE CREEK ROAD, NIAGARA-ON-THE-LAKE, ON, L0S 1J0

A · C · K  
architects  
STUDIO INC.

ARTISTIC  
RENDERING

DWG. No.  
**A6**  
SCALE: AS SHOWN  
DATE: AUGUST 2025  
PROJECT No.: 2024-159





**1 ANGULAR PLAN SECTION**  
SP1 A7  
1" = 10'-0"

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# NOTL RESIDENTIAL DEVELOPMENT

1839 FOUR MILE CREEK ROAD, NIAGARA-ON-THE-LAKE, ON, L0S 1J0

A · C · K  
architects  
STUDIO INC.

ANGULAR PLANE  
SECTION

DWG. No.

A7

SCALE: AS SHOWN  
DATE: AUGUST 2025  
PROJECT No.: 2024-159