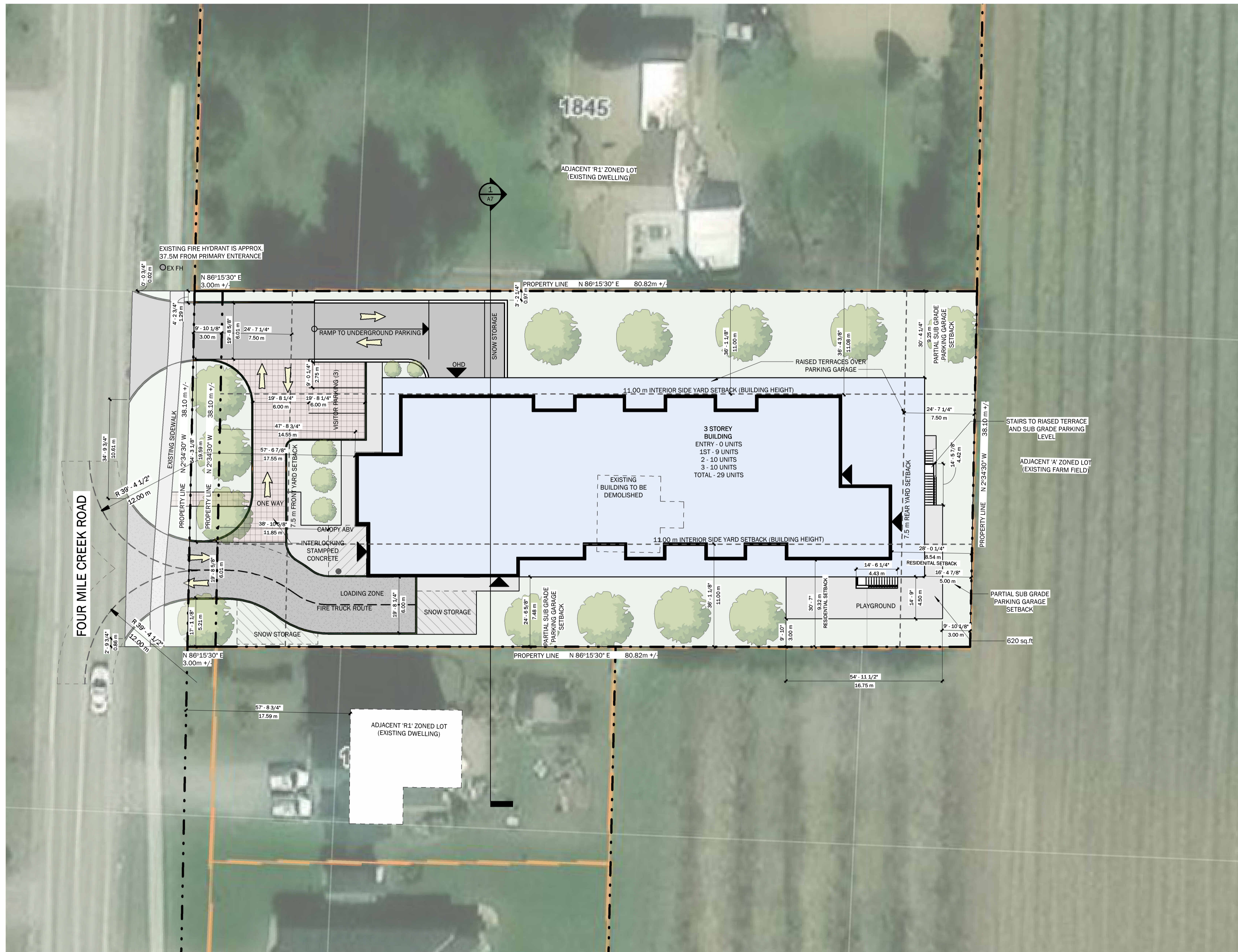


**KEY PLAN**

NOT TO SCALE



**SITE PLAN - CONCEPT**

1" = 20'-0"

PRELIMINARY SITE STATS		RM2 - RESIDENTIAL MULTIPLE ZONE	
	HECTARES	ft <sup>2</sup>	%
<b>LOT AREA</b>			
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
<b>Total Developable Lot Area</b>	<b>0.3078</b>	<b>33135.6</b>	<b>3078.4</b>
<b>LOT FRONTAGE</b>			
Required		30.0 m	100.0 ft
Provided		38.1 m	125.0 ft
<b>LOT COVERAGE</b>			
Permitted			
Lot Coverage		11597.5	1,077.4
Proposed			
Building		13676.4	1,270.6
Canopy and Balconies		326.5	0.0
<b>Total</b>	<b>14002.9</b>	<b>1270.6</b>	<b>42.26%</b>
<b>LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIOS)</b>			
Minimum			
		9940.7	923.5
Proposed			
		13899.0	1,291.3
<b>PAVED/PARKING AREA (NOT COVERED BY BUILDING)</b>			
Proposed			
		5233.7	486.2
<b>SETBACKS</b>			
Required			
Front Yard (Building)		7.5 m	14.59 m
Rear Yard (Building)	To Canopy	7.5 m	11.85 m
	To Stairs		5.00 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
<b>BUILDING HEIGHT</b>			
Permitted			
		10.5 m	34.45 ft
Proposed			
	4 Storey	11.00 m	36.1 ft
<b>PARKING STATS</b>			
<b>PARKING REQUIRED</b>			
	Residential	1.00 per unit	29.0
Total			29.0
	BF Required		2 Spaces
	Loading Required		0 Spaces
	Bike Required		0 Space
<b>PARKING PROVIDED</b>			
	Sub-grade parking		29
	Surface Parking		3
Total			32
	BF Provided		2 Spaces
	Loading Provided		1 Spaces
	Bike Provided - Interior		11 Spaces
<b>BUILDING STATS</b>			
	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

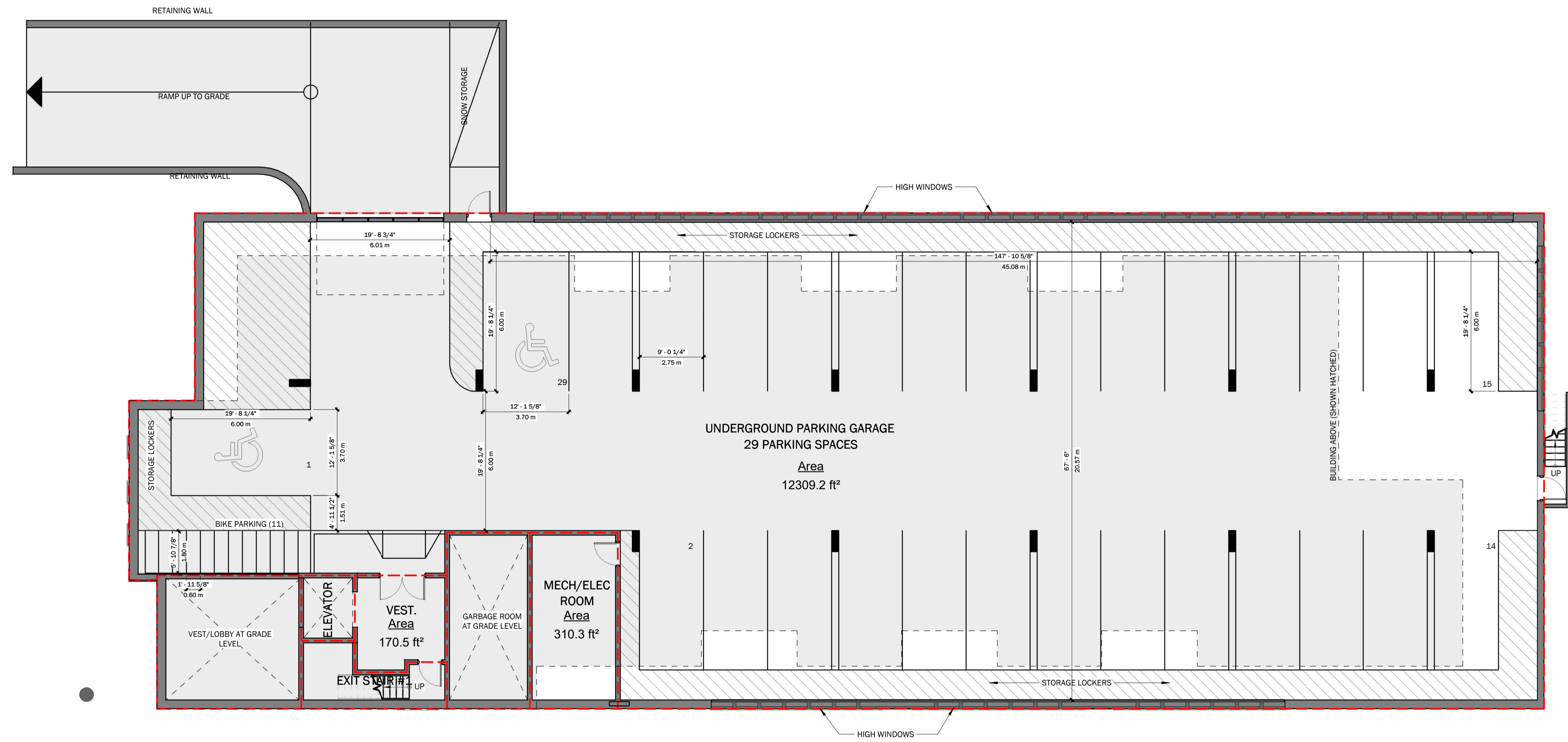
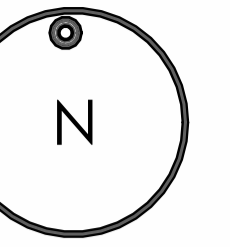
**A · C · K**  
architects  
STUDIO INC.

SITE PLAN

DWG. No.

.SP1

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



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# NOTL RESIDENTIAL DEVELOPMENT

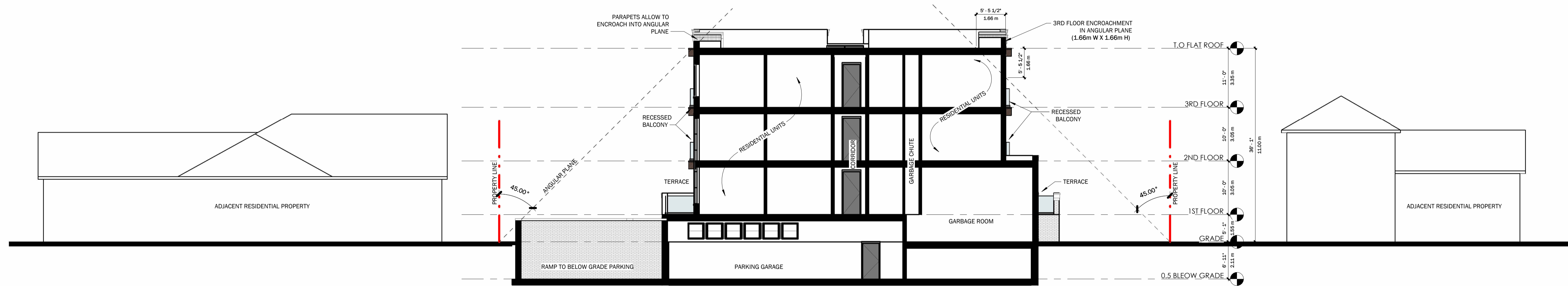
1839 FOUR MILE CREEK ROAD, NIAGARA-ON-THE-LAKE, ON, L0S 1J0

A · C · K  
architects  
STUDIO INC.

ARTISTIC  
RENDERING

DWG. No.  
A6

SCALE: AS SHOWN  
DATE: AUGUST 2024  
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



ANGULAR PLANE SECTION

DWG. No. **A7**  
 SCALE: AS SHOWN  
 DATE: AUGUST 2024  
 PROJECT No.: 2024-159