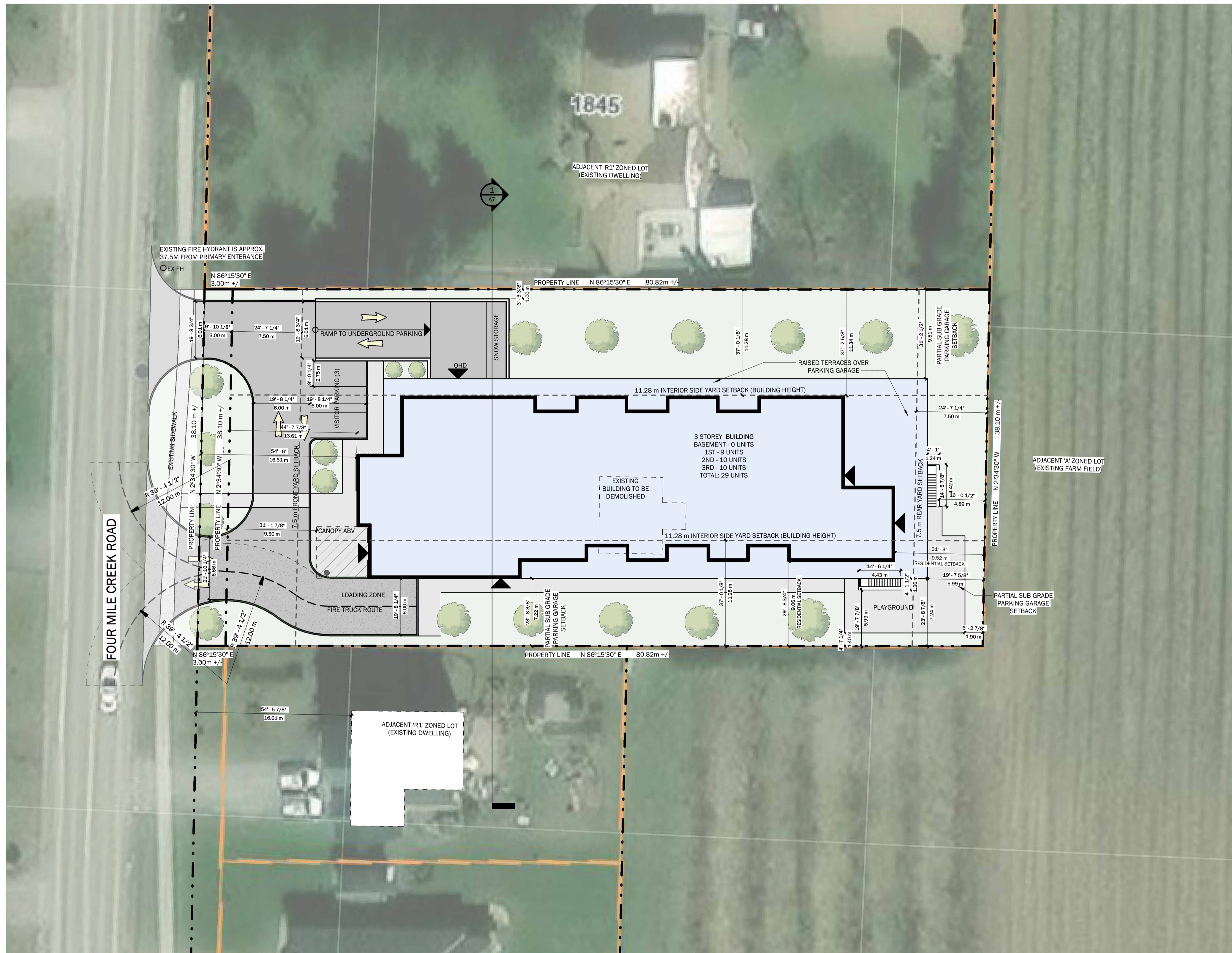


KEY PLAN

NOT TO SCALE



SITE PLAN - CONCEPT

1" = 20'-0"

PRELIMINARY SITE STATS		RM2 - RESIDENTIAL MULTIPLE ZONE	
LOT AREA	HECTARES	ft ²	%
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	13767.8 1,279.1 41.55%
PAVED/PARKING AREA (NOT COVERED BY BUILDING)		Proposed	5364.9 498.4 16.19%
SETBACKS		Required	Proposed
Front Yard (Building)	7.5 m	13.61 m	
Rear Yard (Building)	7.5 m	5.99 m	
Interior Yard	North - Building 11.28 m	9.51 m	
	Ramp 1.00 m		
	South - Building 11.28 m	7.22 m	
	Stairs 5.99 m		
BUILDING HEIGHT		Permitted	10.5 m 34.45 ft
		Proposed	11.28 m 37.0 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		Surface Parking	3
		Total	32
		BF Provided	2 Spaces
		Loading Provided	1 Spaces
		Bike Provided Interior	11 Spaces
BUILDING STATS			
		Residential	
		1st FLOOR 0	
		2nd FLOOR 9	
		3rd FLOOR 10	
		4th 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

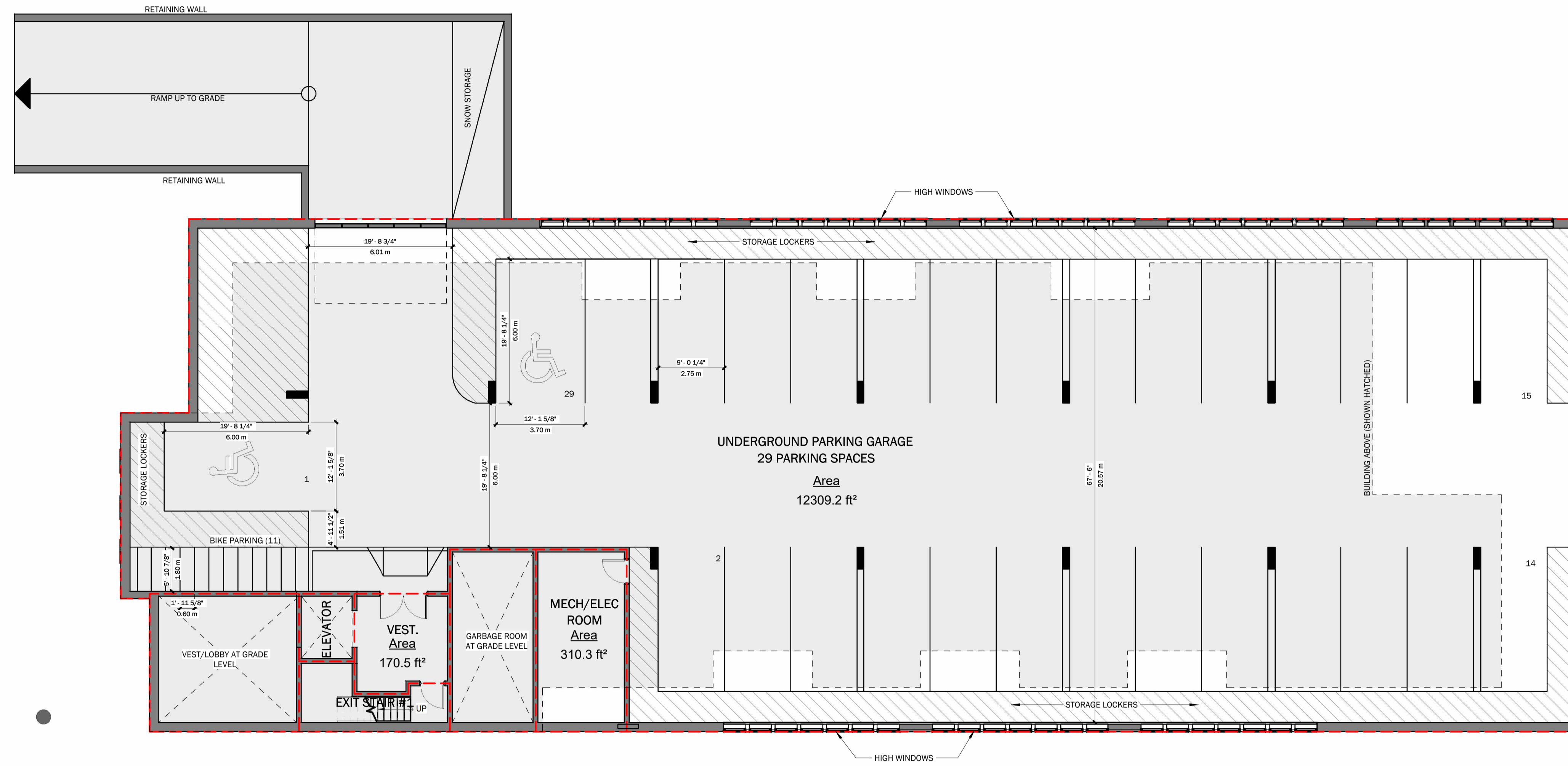
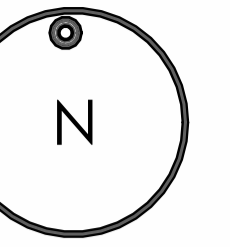
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STUDIO INC.

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

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UNDERGROUND
 PARKING

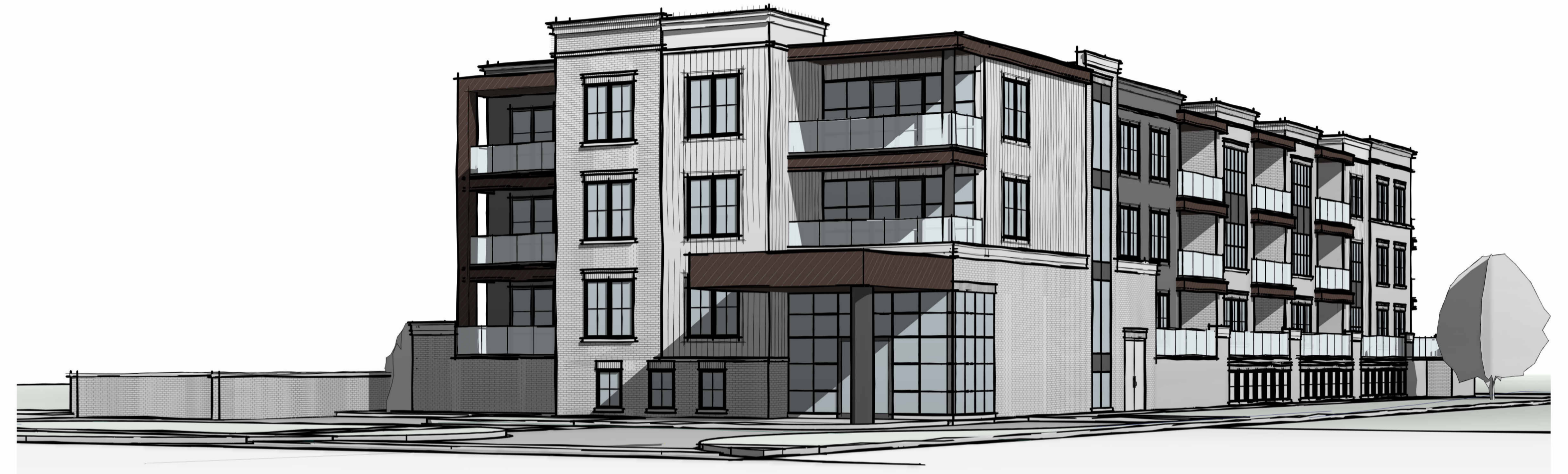
DWG. No.
.UG1

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

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FRONT AND RIGHT
ELEVATION

DWG. No.

A3

SCALE: AS SHOWN
DATE: AUGUST 2024
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REAR (EAST) ELEVATION

1" = 10'-0"



REAR-LEFT PERSPECTIVE1



LEFT (NORTH) ELEVATION

1" = 10'-0"

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REAR AND LEFT
ELEVATION

DWG. No.
A5

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



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NOTL RESIDENTIAL DEVELOPMENT

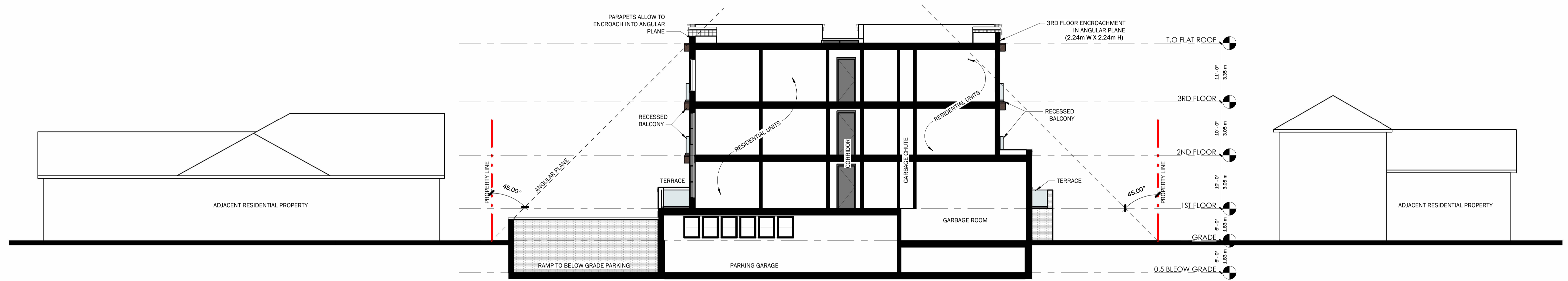
1839 FOUR MILE CREEK ROAD, NIAGARA-ON-THE-LAKE, ON, L0S 1J0

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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

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ANGULAR PLANE
 SECTION

DWG. No.
A7

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