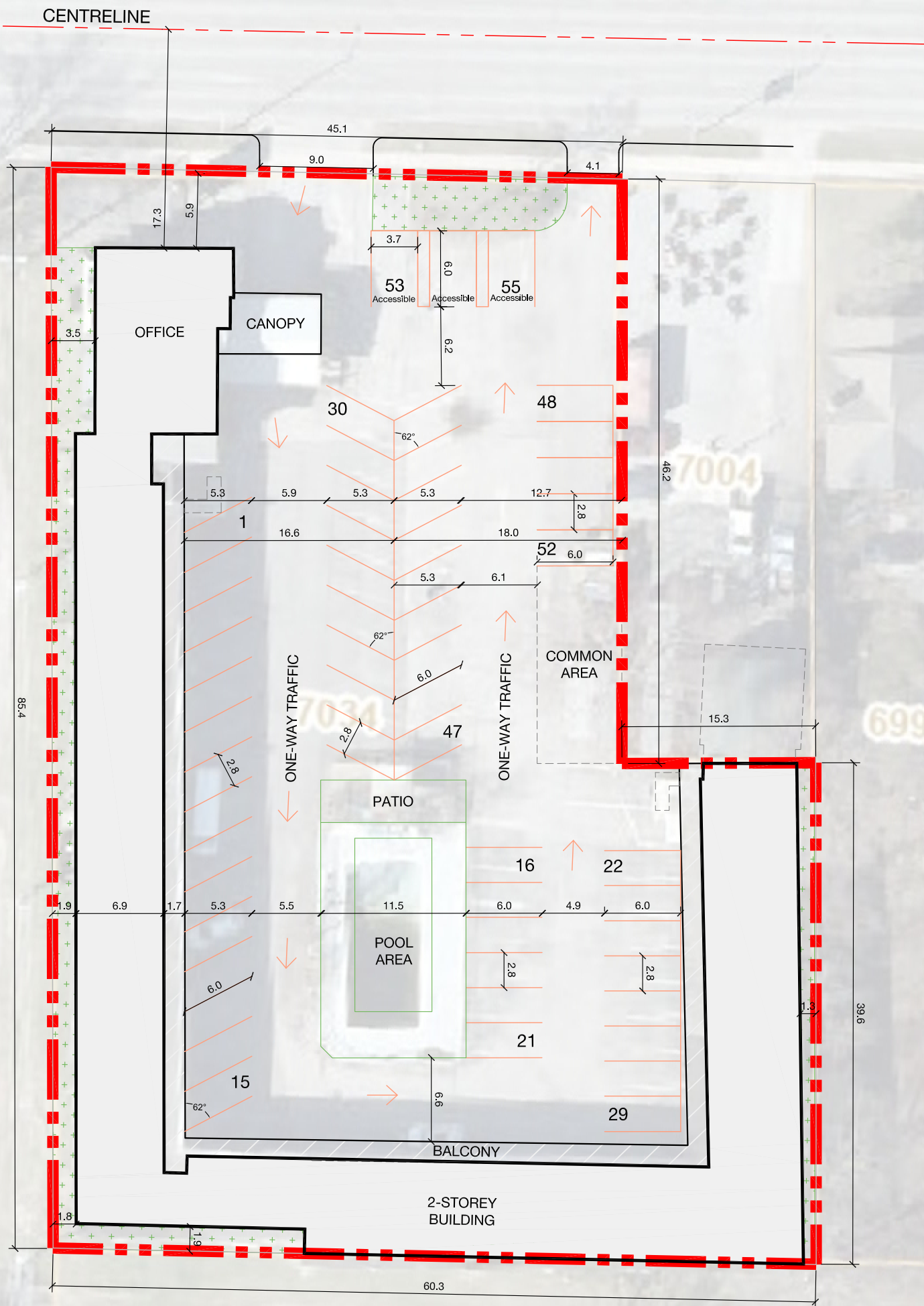


7034 LUNDYS LN NIAGARA FALLS Concept Plan

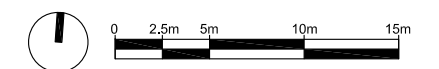


DEVELOPMENT STATISTICS

SITE AREA:	4,431m ²
BUILDING FOOTPRINT:	1,121m ²
RESIDENTIAL GFA:	1,988m ² (80%)
COMMERCIAL GFA:	84m ² (4%)
ANCILLARY SPACES GFA:	404m ² (16%)
TOTAL GFA:	2,476m ²
LOT COVERAGE:	25%
TOTAL UNITS:	65 UNITS
PARKING PROVIDED (RESIDENTIAL):	52 SPACES
PARKING PROVIDED (COMMERCIAL):	3 SPACES
SETBACKS (ZBL)	
FRONT YARD (CENTRELINE):	13.1m
INTERIOR SIDE YARD:	0.0m
EXTERIOR SIDE YARD:	0.0m
REAR YARD:	10.0m

NOTES

1. Parking spaces 2.8 m x 6.0m (60-90-degree), 2.8 x 6.7 (Parallel), Accessible 3.7m x 6.0m.
2. Drive-aisles 3.0m to 6.1m (one-way)
3. The base plan (lot lines, existing roads, driveways, trees and surrounding areas) is based on provided survey (scan), provided CAD drawings, and aerial images. The site area and all dimensions to be confirmed.



No.	REVISION	DATE	BY
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CLIENT
BLUEVALE CAPITAL GROUP

FOTENN
Planning + Design

OTTAWA: 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 613.730.5709	KINGSTON: 4 Cataragui St, Suite 315, Kingston ON K7K 1Z7 613.542.5454	TORONTO: 174 Spadina Ave, Suite 304, Toronto ON M5T 2C2 416.789.4530
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DESIGNED	ET
REVIEWED	ET
DATE	2024.03.06

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