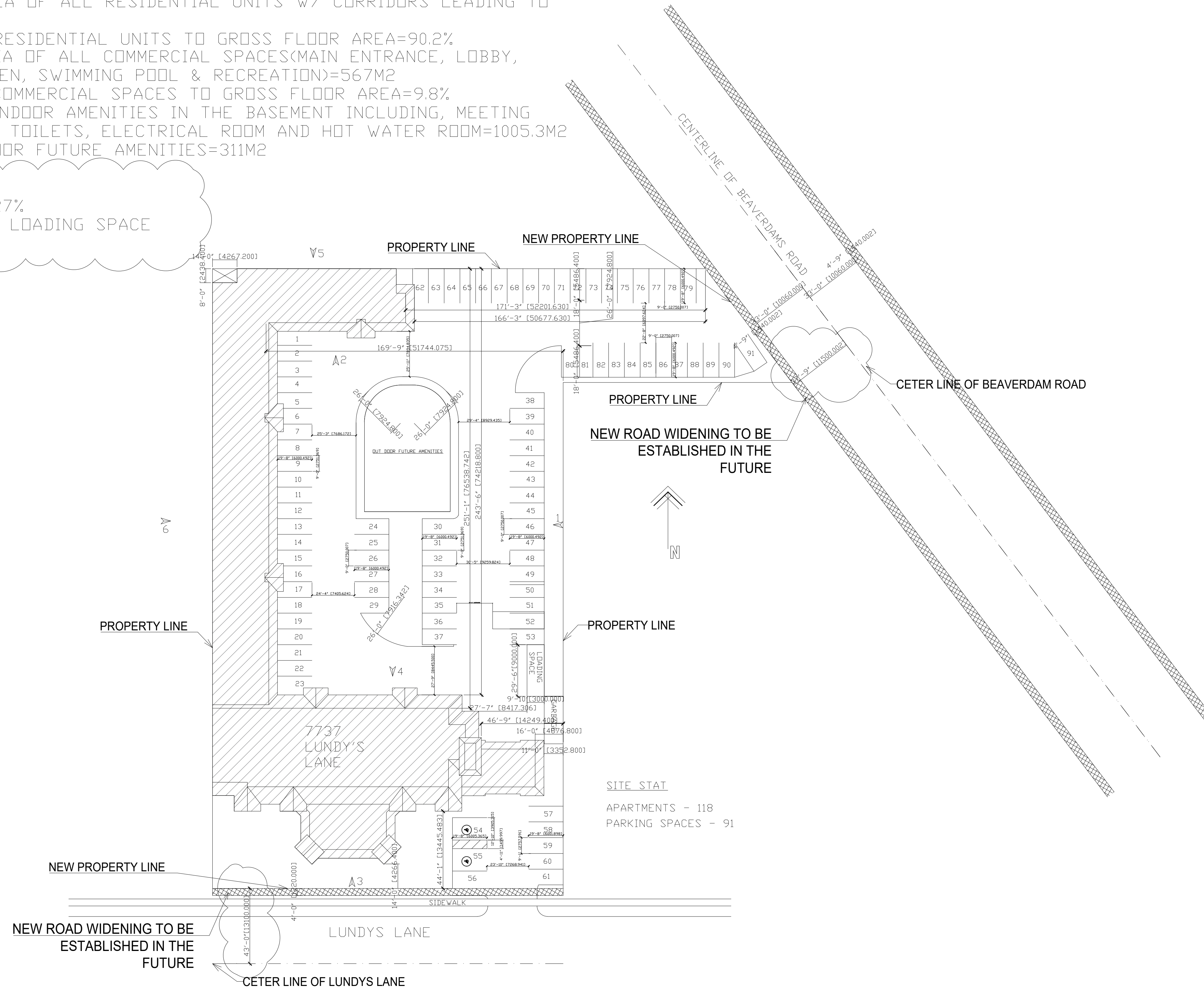


STATISTICS:

- TOTAL AREA OF THE SITE=77825 SQ.FT.=1.787 ACRES
- TOTAL FLOOR AREA OF GROUND FLOOR=2050M2
- TOTAL FLOOR AREA OF SECOND FLOOR=1891 M2
- TOTAL GROSS FLOOR AREA OF THE BUILDING=5832 M2
- TOTAL AREA OF RESIDENTIAL UNITS IN GROUND FLOOR=1483M2
- TOTAL GROSS FLOOR AREA OF ALL RESIDENTIAL UNITS W/ CORRIDORS LEADING TO THEM=5265M2
- PERCENTAGE OF GROSS RESIDENTIAL UNITS TO GROSS FLOOR AREA=90.2%
- TOTAL GROSS FLOOR AREA OF ALL COMMERCIAL SPACES(MAIN ENTRANCE, LOBBY, RECEPTION, DINING, KITCHEN, SWIMMING POOL & RECREATION)=567M2
- PERCENTAGE OF GROSS COMMERCIAL SPACES TO GROSS FLOOR AREA=9.8%
- TOTAL FLOOR AREA OF INDOOR AMENITIES IN THE BASEMENT INCLUDING, MEETING ROOM, MECHANICAL ROOMS, TOILETS, ELECTRICAL ROOM AND HOT WATER ROOM=1005.3M2
- TOTAL AREA OF OUT DOOR FUTURE AMENITIES=311M2

HEIGHT=10.9M  
 MAXIMUM LOT COVERAGE=27%  
 91 PARKING SPOT W/ ONE LOADING SPACE



**1 SITE PLAN**  
 Scale: 1/32"=1'-0"

REVISION	DATE
3- ISSUED FOR BUILDING PERMIT	NOVEMBER-2024
2- ISSUED FOR BUILDING PERMIT	SEPTEMBER-2024
1- ISSUED FOR CLIENT REVIEW	JULY-2024



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 www.mycustombuilding.com

PROJECT:  
**7737 LUNDYS LANE AS-IS DRAWINGS**

PROJECT NO.: **2024-36**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:  
**SITE PLAN**

Location:  
**NIAGARA FALLS, ONTARIO.**

Scale: **1/32"=1'-0"** Date: **NOVEMBER-2024**

Drawn by: **B.H.** Drawing No.

Designed by: **B.H.** **A=0**

Approved by: