

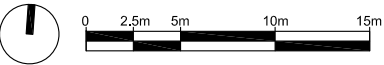
7034 LUNDYS LN
NIAGARA FALLS
Concept Plan

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
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DESIGNED	ET
REVIEWED	ET
DATE	2024.03.06

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