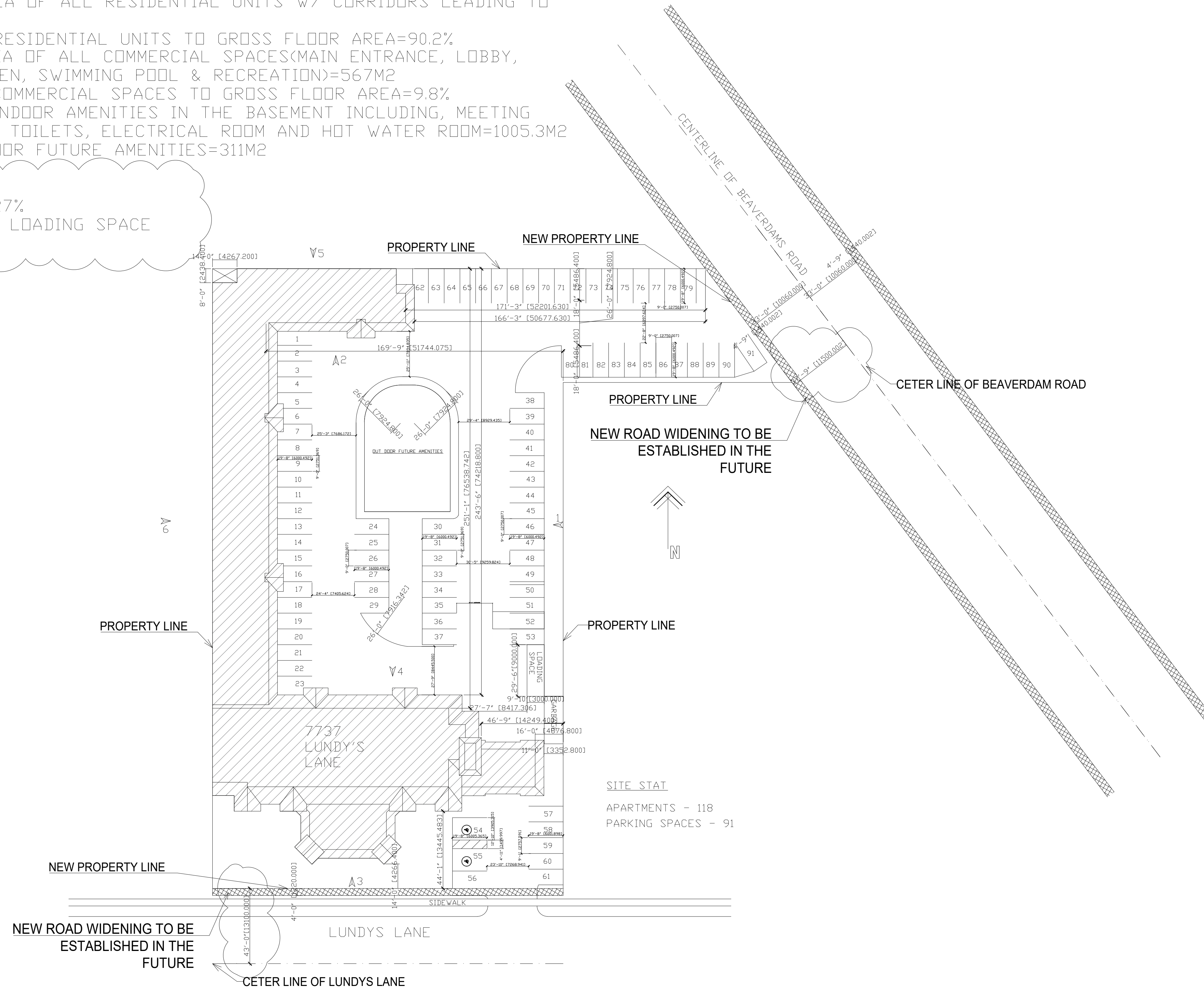


STATISTICS:

- 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



BENAN HANOUDI ARCHITECT INC.

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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

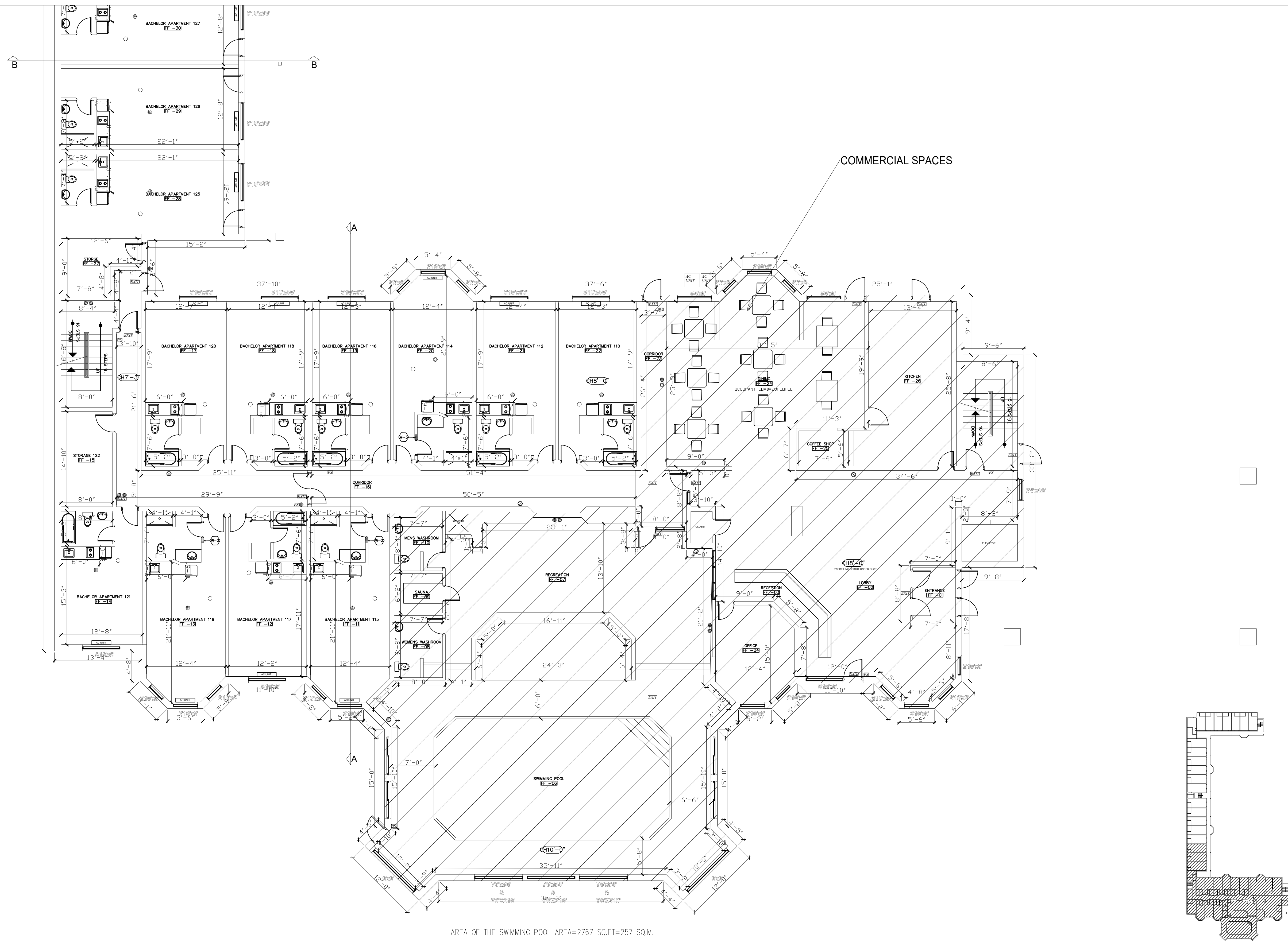
Drawn by:
B.H.

Drawing No.

Designed by:
B.H.

A=0

Approved by:



AREA OF THE SWIMMING POOL AREA=2767 SQ.FT=257 SQ.M.

W-3

NEW 3/8" GYPSUM BOARD ON BOTH SIDES OF NEW WALL COMPRISE OF 3/8" GYPSUM BOARD, (2"x4") WOODEN STUDS @16" O.C., 3/8" GYPSUM BOARD, DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, TAPED, SANDED AND READY TO RECEIVE FINISH AS PER OWNER'S CHOICE OF COLOR

KEYPLAN

- ⊗ FIRE ALARM
- ⊕ FIRE EXTINGUISHER
- Ⓜ PULL STATION
- EXIT EMERGENCY EXIT SIGN
- ⊙ HEAT SENSOR
- HEAT SENSOR
- ⊕ EMERGENCY EXIT LIGHT
- Ⓜ ELECTRIC STOVE
- Ⓜ SINK
- Ⓜ FRIDGE

1 EXISTING FIRST FLOOR PART 1
Scale: 1/8"=1'-0"

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



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

PROJECT NO.: 2024-26

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
**EXISTING FIRST FLOOR
PART 1**

Location:
NIAGARA FALLS, ONTARIO.

Scale:
1/8"=1'-0"

Drawn by:
B.H.

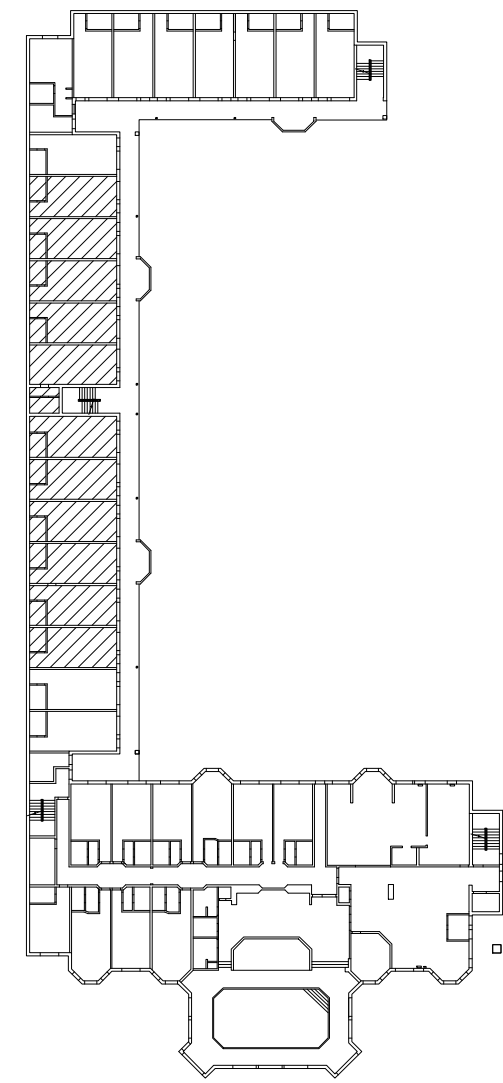
Designed by:
B.H.

Approved by:

Date:
NOVEMBER-2024

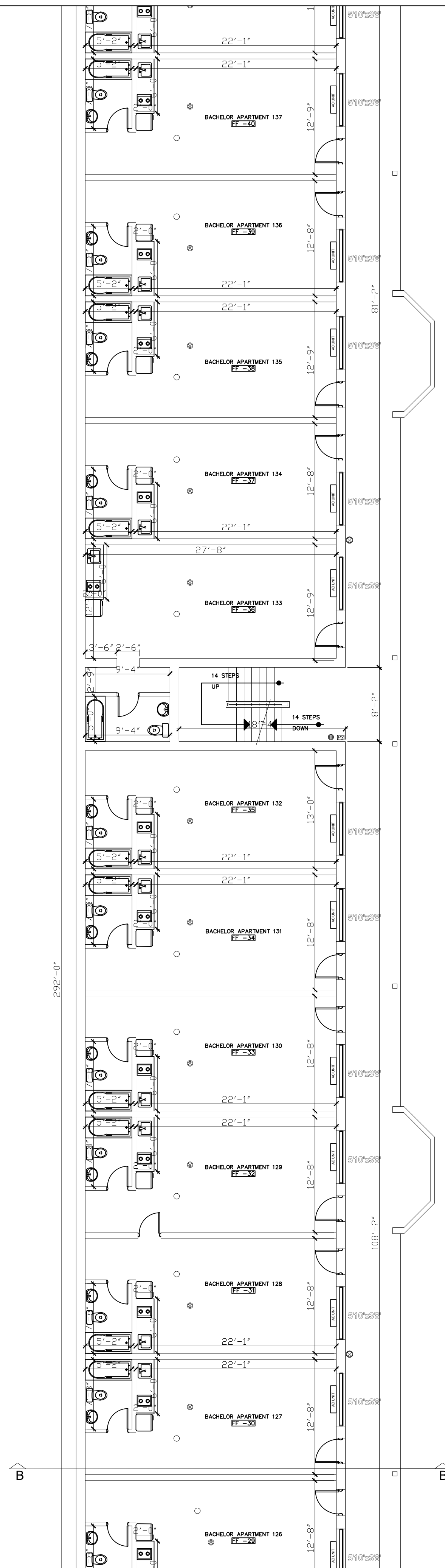
Drawing No.

A-5



KEYPLAN

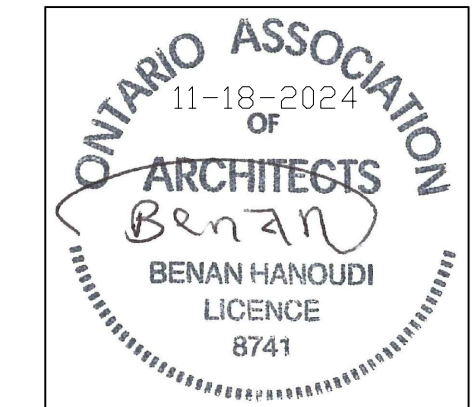
- FIRE ALARM
- FIRE EXTINGUISHER
- PULL STATION
- EMERGENCY EXIT SIGN
- HEAT SENSOR
- HEAT SENSOR
- EMERGENCY EXIT LIGHT
- ELECTRIC STOVE
- SINK
- FRIDGE



1 EXISTING FIRST FLOOR PART 2

Scale: 1/8"=1'-0"

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



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PROJECT:

**7737 LUNDYS LANE
 AS-IS DRAWINGS**

PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:

**EXISTING FIRST FLOOR
 PART 2**

Location:

NIAGARA FALLS, ONTARIO.

Scale:
1/8"=1'-0"

Date:
SEPTEMBER-2024

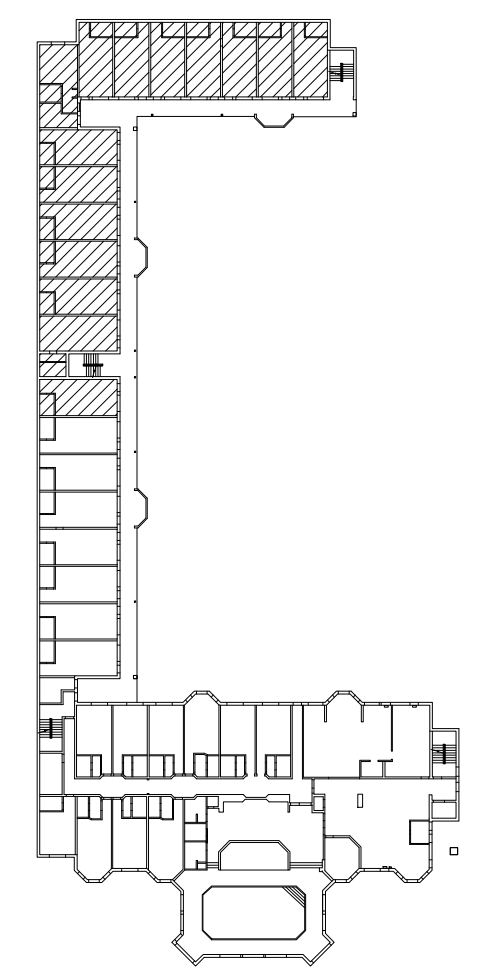
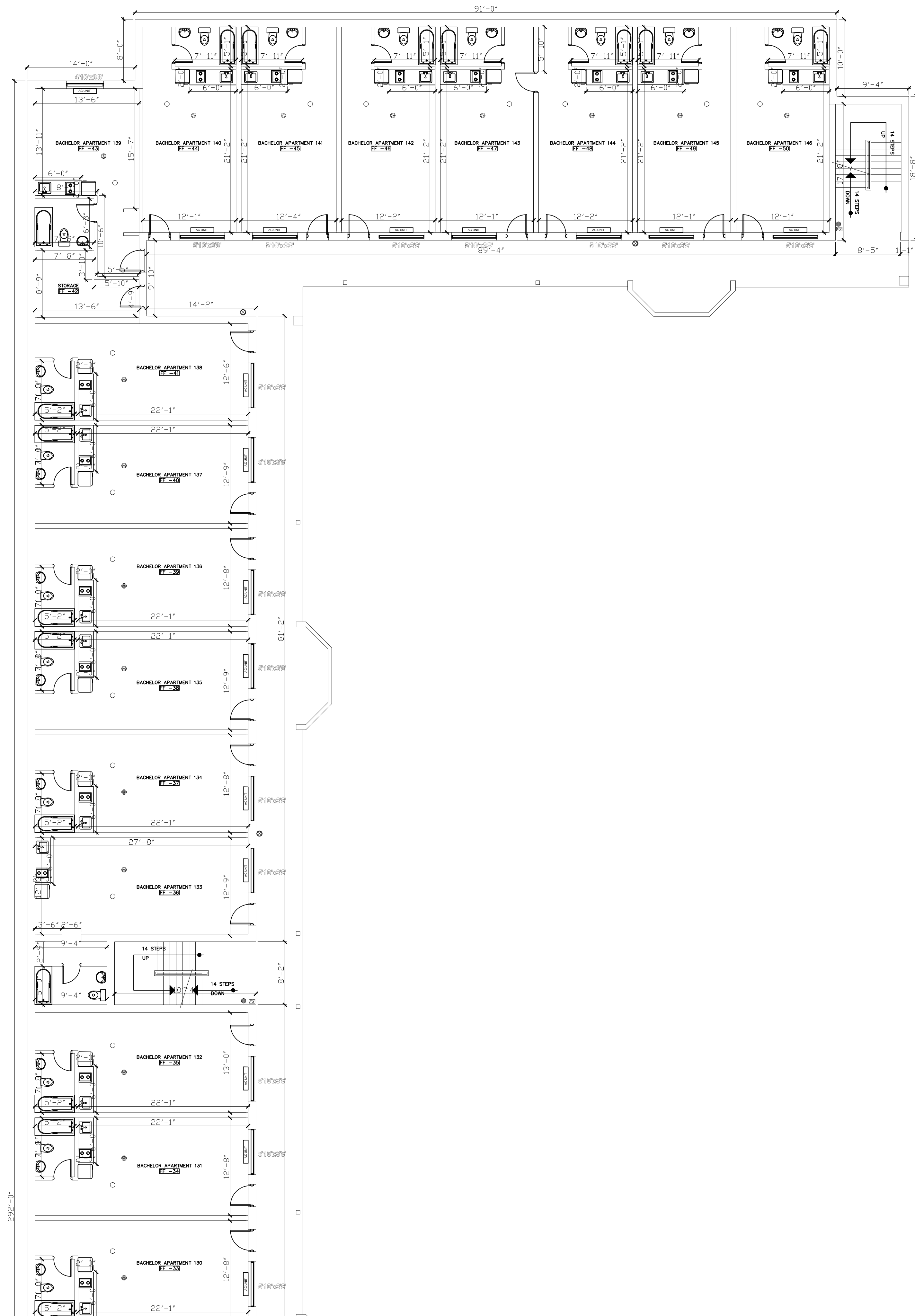
Drawn by:
B.H.

Drawing No.

Designed by:
B.H.

A-6

Approved by:



- KEYPLAN**
- FIRE ALARM
 - FIRE EXTINGUISHER
 - PULL STATION
 - EMERGENCY EXIT SIGN
 - HEAT SENSOR
 - HEAT SENSOR
 - EMERGENCY EXIT LIGHT
 - ELECTRIC STOVE
 - SINK
 - FRIDGE

1 EXISTING FIRST FLOOR PART 3
Scale: 1/8"=1'-0"

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



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

PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
**EXISTING FIRST FLOOR
PART 3**

Location:
NIAGARA FALLS, ONTARIO.

Scale:
1/8"=1'-0"

Date:
SEPTEMBER-2024

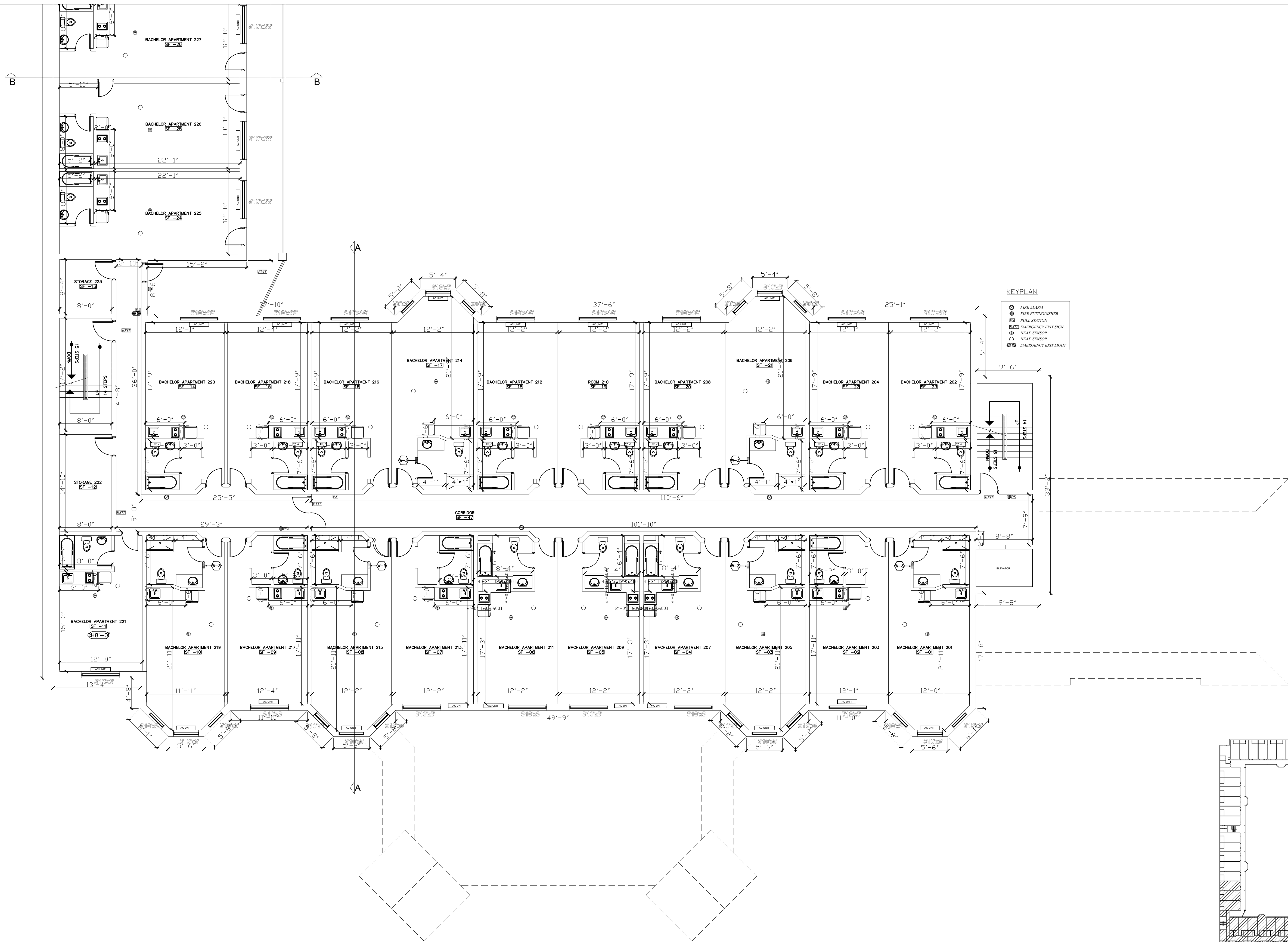
Drawn by:
B.H.

Drawing No.

Designed by:
B.H.

A-7

Approved by:



- KEYPLAN**
- FIRE ALARM
 - FIRE EXTINGUISHER
 - ⊞ PULL STATION
 - EXIT EMERGENCY EXIT SIGN
 - HEAT SENSOR
 - HEAT SENSOR
 - ⊞ EMERGENCY EXIT LIGHT

- KEYPLAN**
- FIRE ALARM
 - FIRE EXTINGUISHER
 - ⊞ PULL STATION
 - EXIT EMERGENCY EXIT SIGN
 - HEAT SENSOR
 - HEAT SENSOR
 - ⊞ EMERGENCY EXIT LIGHT
 - ⊞ ELECTRIC STOVE
 - ⊞ SINK
 - ⊞ FRIDGE

W-3

NEW 1/2" GYPSUM BOARD ON BOTH SIDES OF NEW WALL COMPRISE OF 3/8" GYPSUM BOARD, (2"x4") WOODEN STUDS @16" O.C., 1/2" GYPSUM BOARD, DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, TAPED, SANDED AND READY TO RECEIVE FINISH AS PER OWNER'S CHOICE OF COLOR

1 EXISTING SECOND FLOOR PART 1
Scale: 1/8"=1'-0"

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



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PROJECT:
7737 LUNDYS LANE AS-IS DRAWINGS

PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
EXISTING SECOND FLOOR PART 1

Location:
NIAGARA FALLS, ONTARIO.

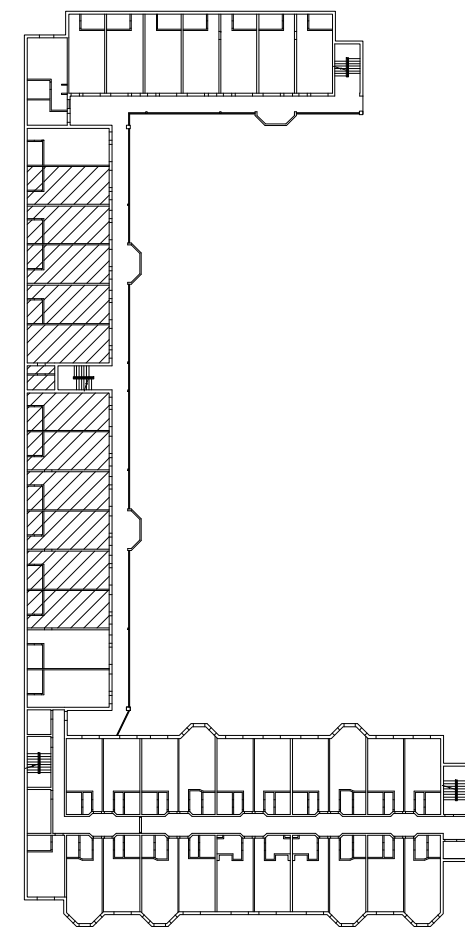
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Drawn by: **B.H.** Drawing No.

Designed by: **B.H.**

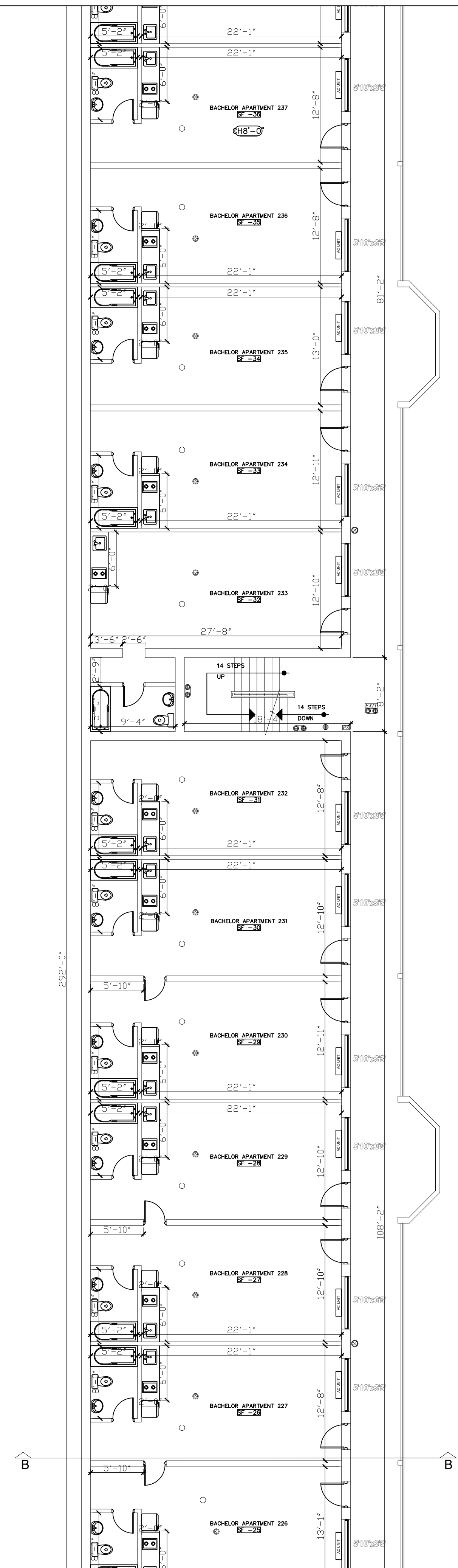
Approved by:

A-8



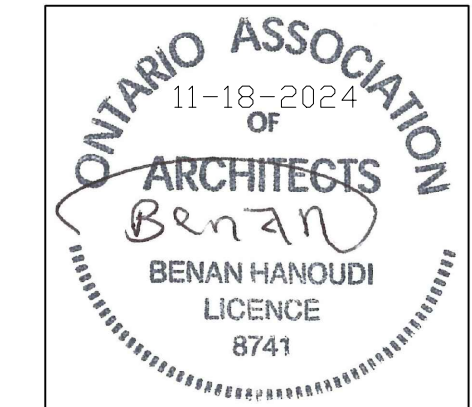
KEYPLAN

- FIRE ALARM
- FIRE EXTINGUISHER
- PULL STATION
- EMERGENCY EXIT SIGN
- HEAT SENSOR
- EMERGENCY EXIT LIGHT
- ELECTRIC STOVE
- SINK
- FRIDGE



1 EXISTING SECOND FLOOR PART 2
Scale: 1/8"=1'-0"

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



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

PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
**EXISTING SECOND FLOOR
PART 2**

Location:
NIAGARA FALLS, ONTARIO.

Scale:
1/8"=1'-0"

Date:
SEPTEMBER-2024

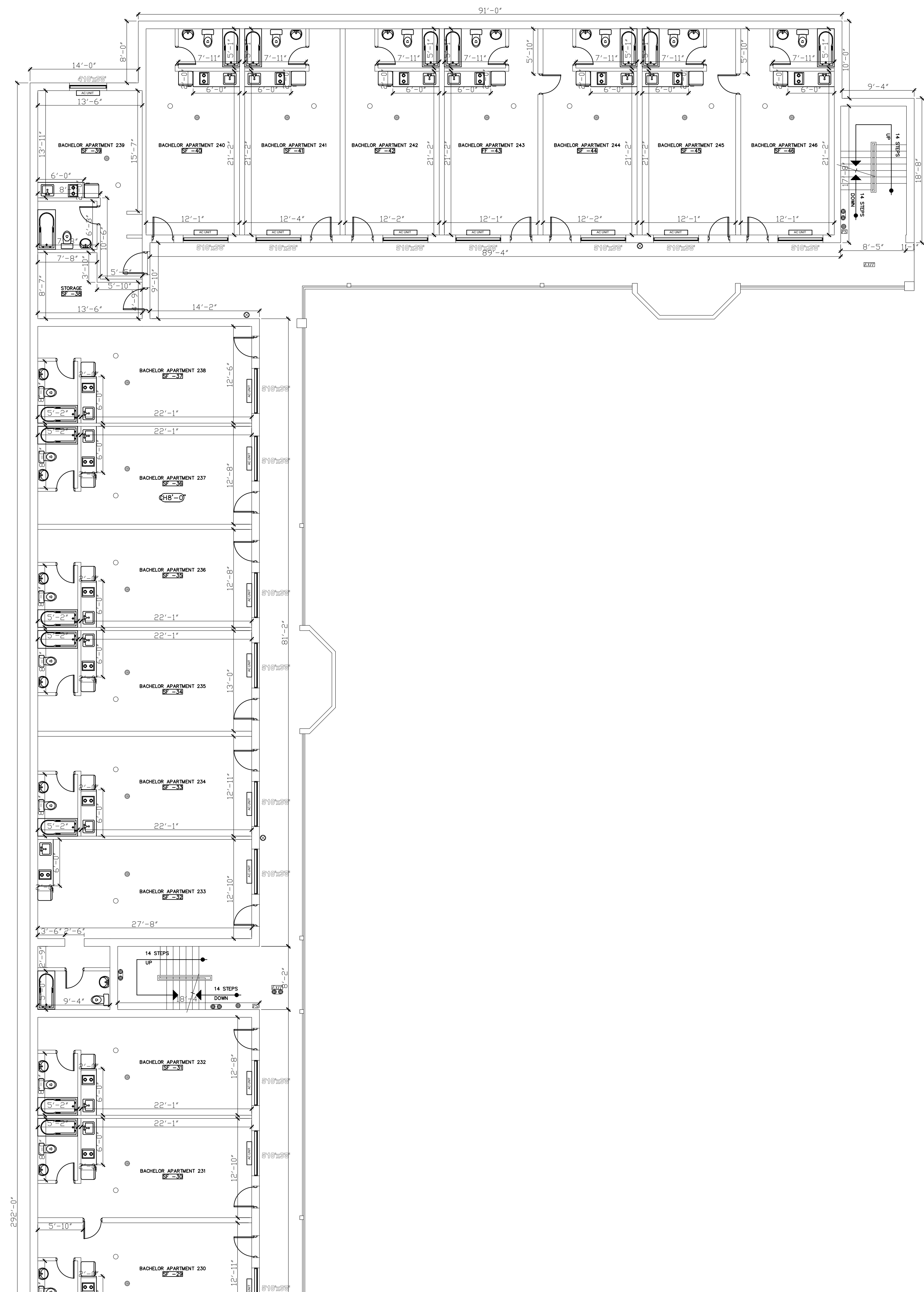
Drawn by:
B.H.

Drawing No.

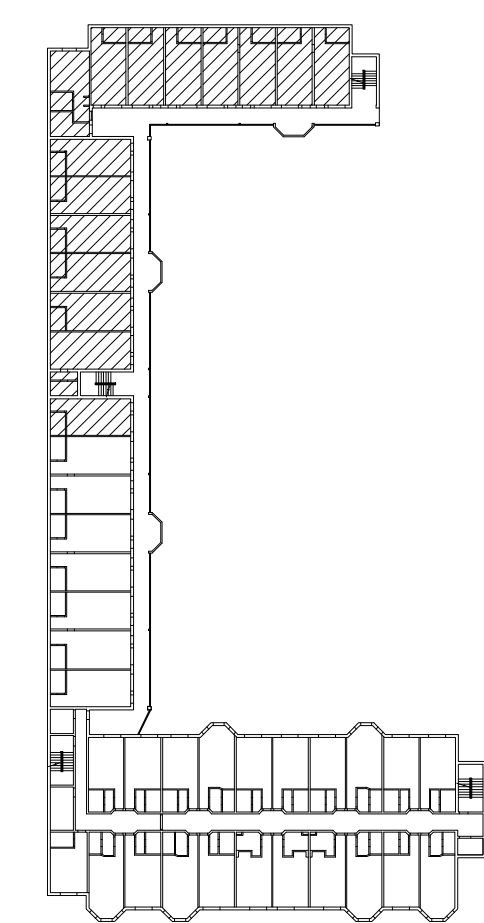
Designed by:
B.H.

A-9

Approved by:



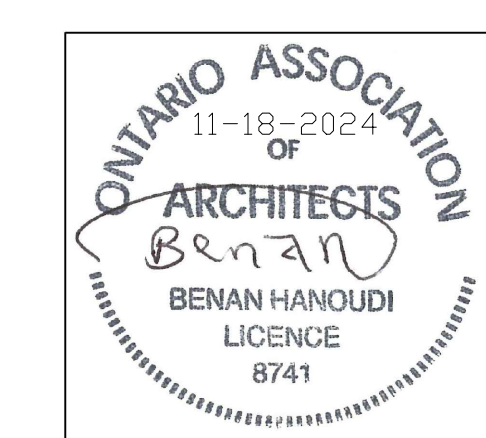
1 EXISTING SECOND FLOOR PART 3
Scale: 1/8"=1'-0"



KEYPLAN

- FIRE ALARM
- FIRE EXTINGUISHER
- PULL STATION
- EMERGENCY EXIT SIGN
- HEAT SENSOR
- HEAT SENSOR
- EMERGENCY EXIT LIGHT
- ELECTRIC STOVE
- SINK
- FRIDGE

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



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

PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
**EXISTING SECOND FLOOR
PART 3**

Location:
NIAGARA FALLS, ONTARIO.

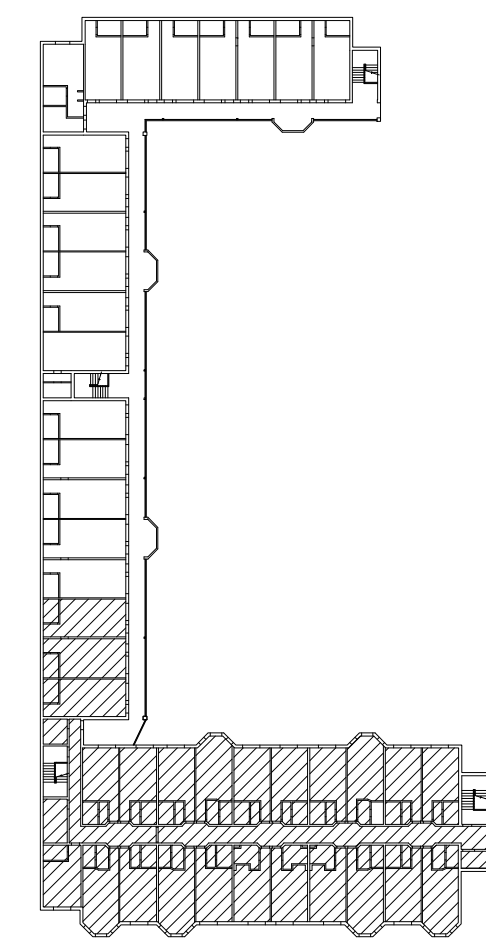
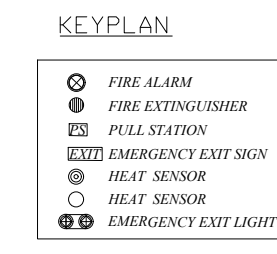
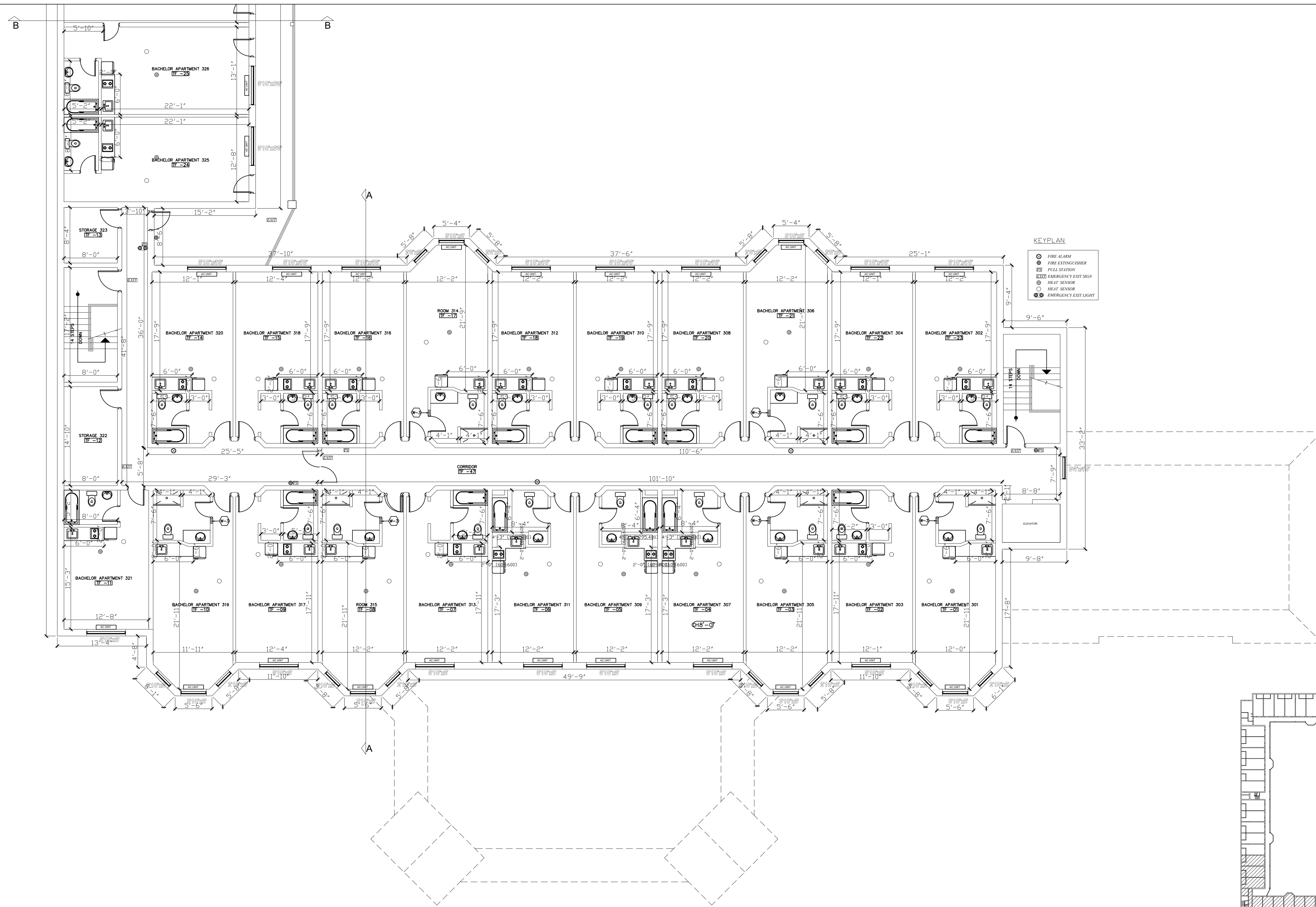
Scale: **1/8"=1'-0"** Date: **SEPTEMBER-2024**

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

Designed by: **B.H.**

Approved by:

A-10



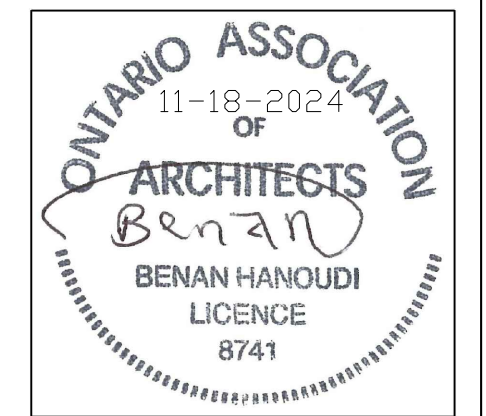
W-3

NEW 1/2" GYPSUM BOARD ON BOTH SIDES OF NEW WALL COMPRISE OF 1/2" GYPSUM BOARD, (2"x4") WOODEN STUDS @16" O.C., 1/2" GYPSUM BOARD, DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, TAPED, SANDED AND READY TO RECEIVE FINISH AS PER OWNER'S CHOICE OF COLOR

- KEY PLAN**
- FIRE ALARM
 - FIRE EXTINGUISHER
 - PULL STATION
 - EMERGENCY EXIT SIGN
 - HEAT SENSOR
 - HEAT SENSOR
 - EMERGENCY EXIT LIGHT
 - ELECTRIC STOVE
 - SINK
 - FRIDGE

1 EXISTING THIRD FLOOR PART 1
Scale: 1/8"=1'-0"

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



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PROJECT:
7737 LUNDYS LANE AS-IS DRAWINGS

PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
EXISTING THIRD FLOOR PART 1

Location:
NIAGARA FALLS, ONTARIO.

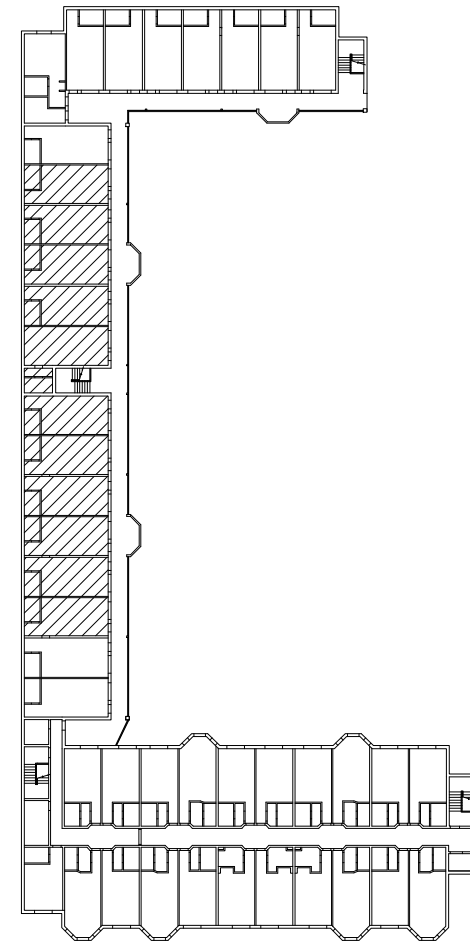
Scale: **1/8"=1'-0"** Date: **SEPTEMBER-2024**

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

Designed by: **B.H.**

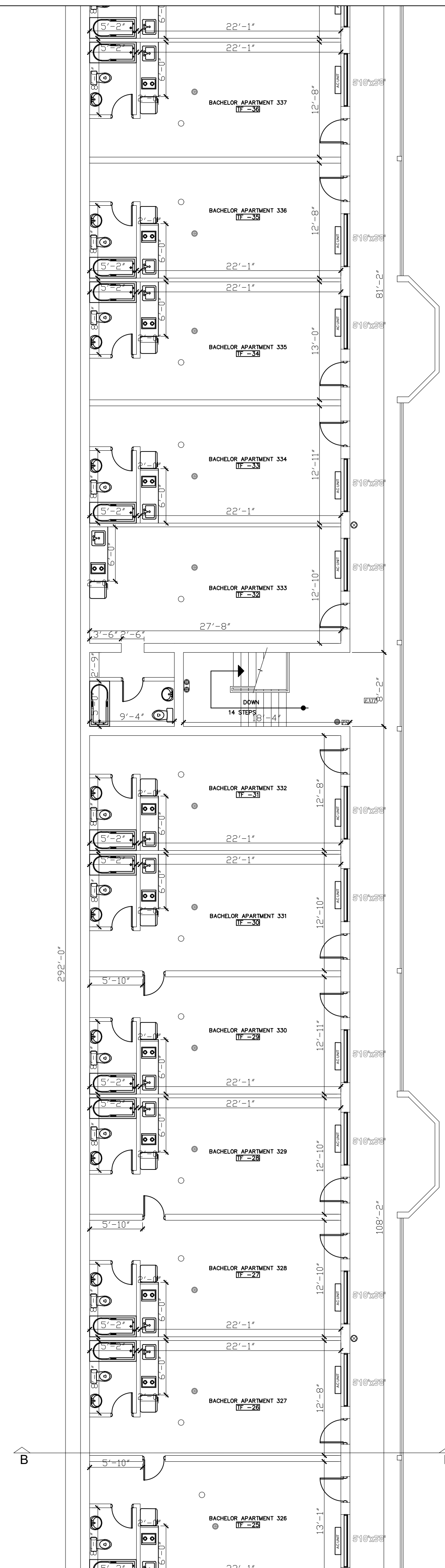
Approved by:

A-11



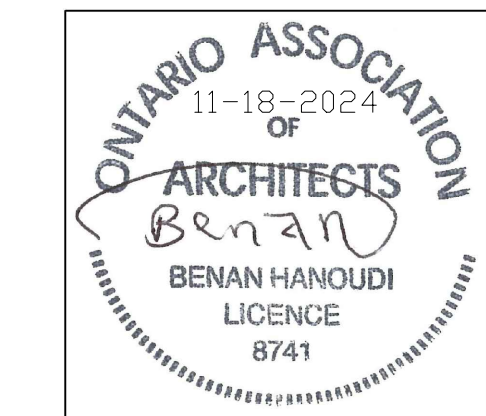
KEYPLAN

- FIRE ALARM
- FIRE EXTINGUISHER
- PULL STATION
- EMERGENCY EXIT SIGN
- HEAT SENSOR
- HEAT SENSOR
- EMERGENCY EXIT LIGHT
- ELECTRIC STOVE
- SINK
- FRIDGE



1 EXISTING THIRD FLOOR PART 2
Scale: 1/8"=1'-0"

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



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

PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
**EXISTING THIRD FLOOR
PART 2**

Location:
NIAGARA FALLS, ONTARIO.

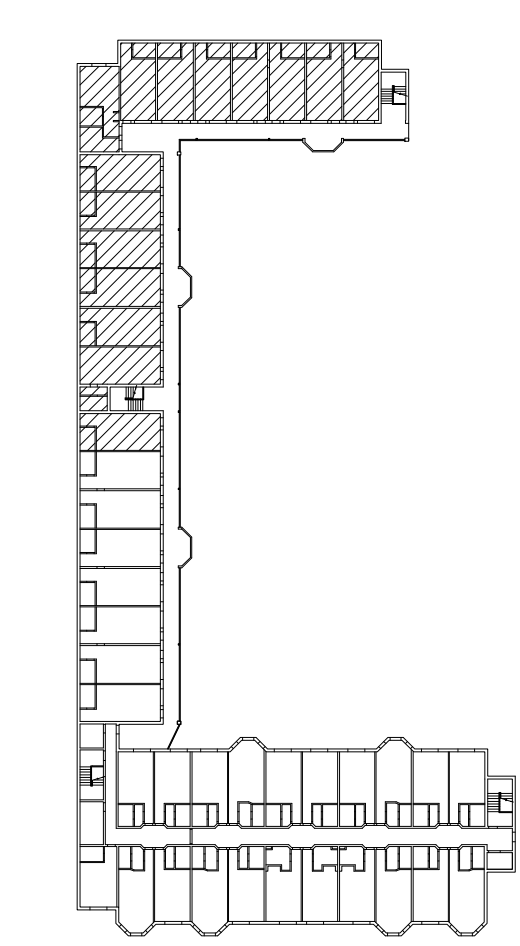
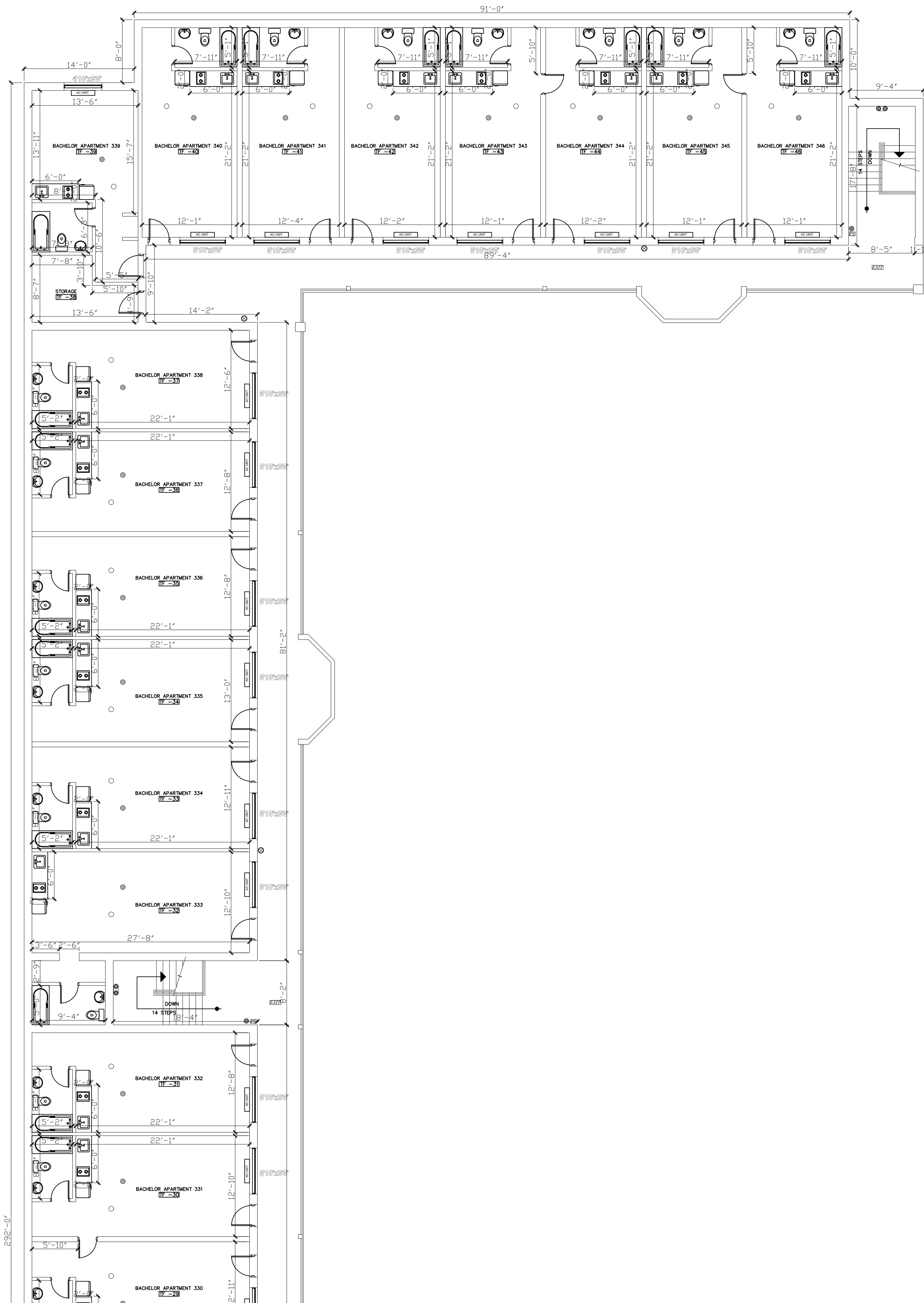
Scale: **1/8"=1'-0"** Date: **SEPTEMBER-2024**

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

Designed by: **B.H.**

Approved by:

A-12

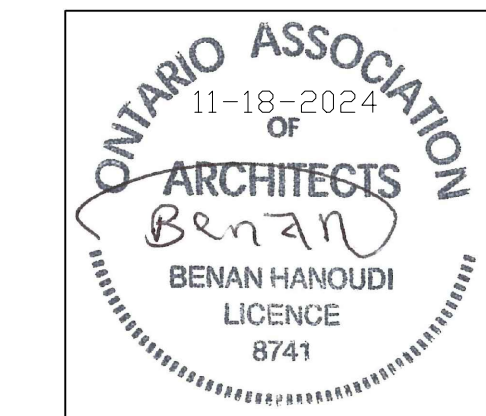


KEYPLAN

- FIRE ALARM
- FIRE EXTINGUISHER
- PULL STATION
- EMERGENCY EXIT SIGN
- HEAT SENSOR
- HEAT SENSOR
- EMERGENCY EXIT LIGHT
- ELECTRIC STOVE
- SINK
- FRIDGE

1 EXISTING THIRD FLOOR PART 3
Scale: 1/8"=1'-0"

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



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

PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
**EXISTING THIRD FLOOR
PART 3**

Location:
NIAGARA FALLS, ONTARIO.

Scale: **1/8"=1'-0"** Date: **SEPTEMBER-2024**

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

Designed by: **B.H.**

Approved by:

A-13