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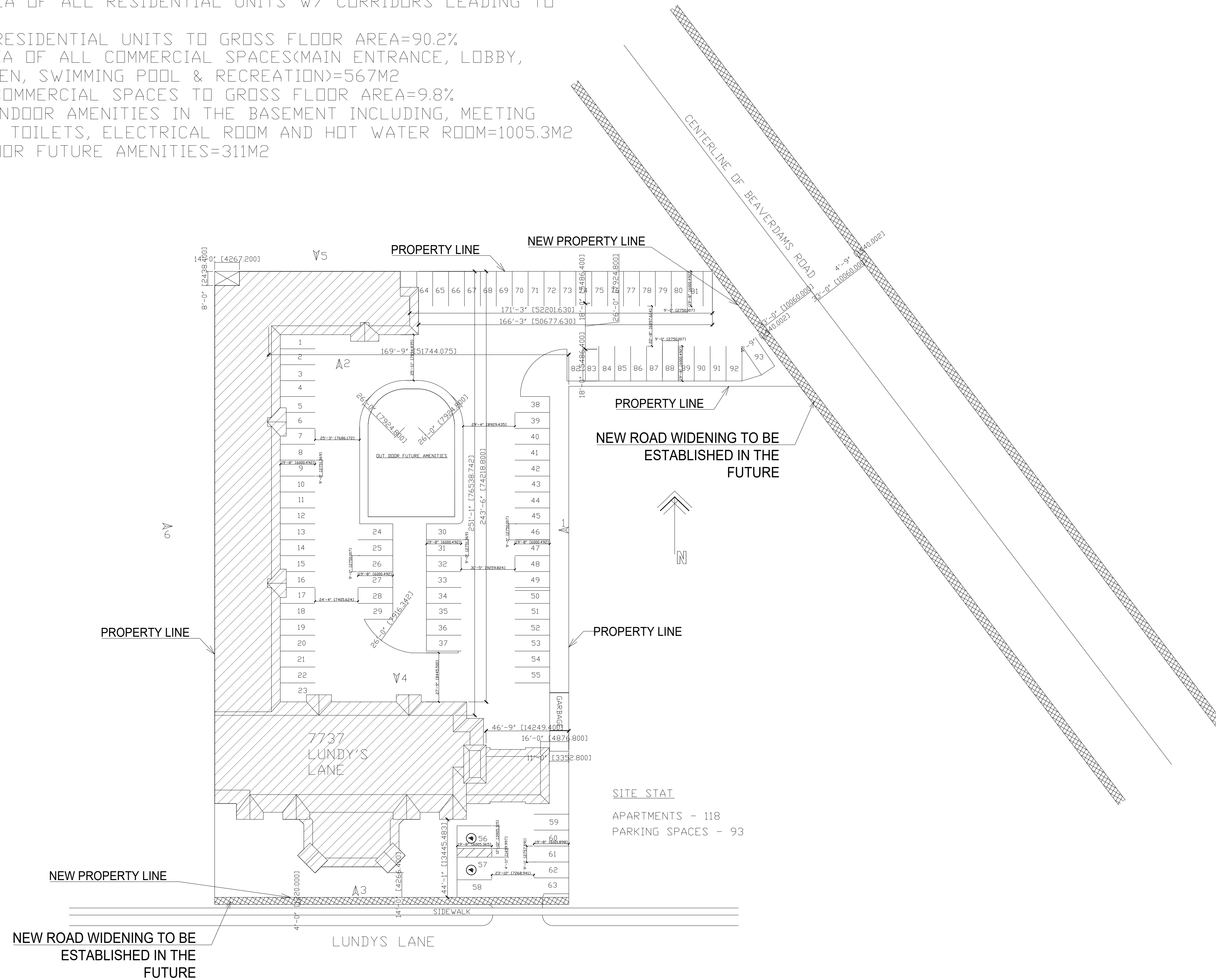
BENAN HANOUDI ARCHITECT INC.

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AS-IS DRAWINGS OF 7737 LUNDYS LANE-NIAGARA FALLS-ONTARIO

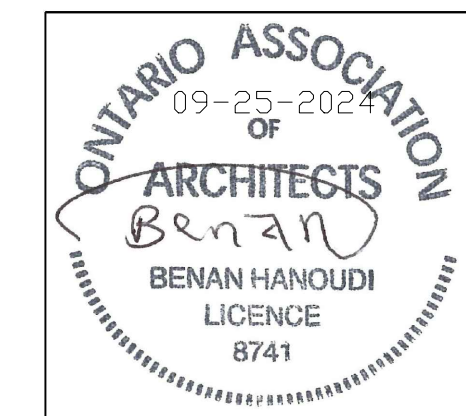
STATISTICS:

- 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



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

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



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PROJECT:
7737 LUNDY'S 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: **SEPTEMBER-2024**

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

Designed by: **B.H.**

Approved by:

A=0

STRUCTURAL NOTES:

1. Workmanship and materials shall be in accordance with part 9 of the Ontario Building Code and local regulations.
2. See Architectural drawings for dimensions, elevations and finishes.
3. All structural components shall be interconnected to resist code mandated live, dead and environmental loads.

Foundations

1. Footings shall be placed on undisturbed soil capable of supporting 2000 psf.
2. Footings excavations shall be inspected by soils engineer before concrete is placed.
3. Footings exposed to freezing shall be placed at least 4'-0" below finished grade.
4. Protect footings exposed to frost action during construction by 4'-0" minimum of soil or its equivalent.
5. The line of slope between adjacent footings or excavations or along stepped footings shall not exceed a rise of 7 in a run of 10. maximum step shall be 2'-0".
6. Where a foundation wall retains soil on each side, place backfill on both sides simultaneously.
7. Foundation walls retaining earth between slabs at different levels shall be shored until the slab at higher level is in place and has reached its required strength.

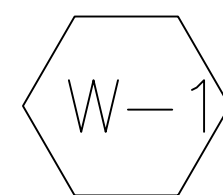
Concrete specification

1. The ultimate 28 days compressive strength of concrete shall be 32 MPA unless noted otherwise.w 5%-8% air entrainment.
2. The ultimate 28 days compressive strength of concrete exposed to freezing and thawing (exterior slabs, garage floor slab, side walks, curbs,retaining walls, etc.) shall be 32 MPA with minimum air entrainment content of 5%-8% and maximum water/cement ratio by mass of 0.45.
3. Do not use calcium chloride or other salts in concrete.
4. Reinforcing steel shall be deformed bars to CSA G30.18 with a minimum yield strength of 400 MPA.
5. Welded wire mesh shall conform to CSA.G30.5, welded steel wire fabric for concrete reinforcement.
6. Detail reinforcing in accordance with reinforcing steel manual of standard practice prepared by RSIO.
7. Only ready mix concrete is permitted on this job. the concrete supplier shall be responsible for concrete mix design.
8. Supply and install concrete, reinforcing steel and formwork including placing, finishing and curring as shown on the drawings in accordance with CSA A23 and CSA G 30.
9. Non-shrink, non-metallic grout shall be used by **Sika Canada inc. or an approved equal.**

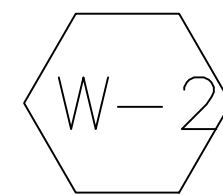
Wood

1. All wood construction to be in accordance with CSA standard CAN3-086-01.
2. All lumber to be grade stamped and shall be dry spruce #1 or #2 conforming to CSA-086-01 u/n otherwise.
3. Lumber for stud walls shall be spruce stud grade u/n otherwise.
4. Trus joists, LSL and PSL beams shall be as manufactured by Trus Joist Canada ltd. or an approved equal. the supplier shall be responsible for design of all connections and shall submit shop drawings bearing a stamp of P. Eng. responsible for the design.
5. All connections, unless noted otherwise, to be in accordance with O.B.C. 2012. All load bearing stud walls shall have one row of solid blocking at mid height unless noted otherwise.
7. Bridging for trus joists shall be as recommended by the manufacturer. however, spacing of bridging shall not exceed 12 feet.
8. Metal hangers shall be made from light gauge galvanized metal and shall have allowable load capacity (as per manufacturer's data) greater than reactions produced by loading conditions. Use Simpson Strong-tie or equal.
9. Protect lumber in direct contact with concrete or mortar with 10 mil. polyethylene sheet.
10. Provide adequate temporary bracing for all stud walls during construction.
11. Double up studs at each end of an opening unless noted otherwise.
12. Plywood as per CSA O 86.1

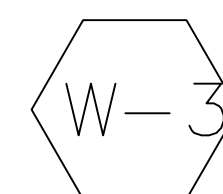
WALL LEGEND



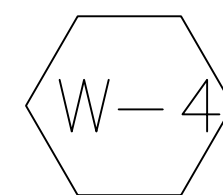
EXISTING 1/2" GYPSUM BOARD ON ONE SIDE OF EXISTING 2"x4" WOODEN STUDS @16" O.C. FILLED WITH R(12) NON COMBUSTIBLE INSULATION WITH VAPOUR BARRIER ON WARM SIDE, DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE TAPED, SANDED AND READY TO RECEIVE FINISH AS PER OWNER'S CHOICE OF COLOR.



EXISTING 1/2" GYPSUM BOARD ON BOTH SIDES OF EXISTING 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



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



5/8" SHEETROCK FIRECODE CORE, GYPSUM PANELS OR FIBEROCK PANELS EXISTING 2"x4" WOOD STUDS@16" O.C. JOINTS FINISHED OPTIONAL VENEER PLASTER ULC DES W301 TO ACHIEVE 1 HOUR FIRE RATED CONSTRUCTION

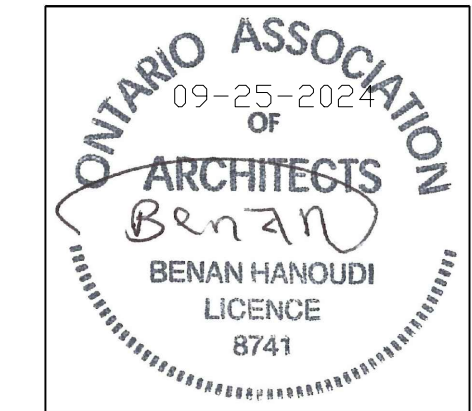
KEY NOTES:

- 1-FOUNDATION WALLS, MOST OF THE EXTERIOR WINDOWS AND DOORS ARE EXISTING (NO CHANGE).
- 2-EXISTING STAIRCASES TO REMAIN AS IS. ENSURE HANDRAILS ARE PROVIDED AS REQUIRED.

KEY NOTES:

- ALL LOAD AND NON- LOAD BEARING WALLS, MOST EXTERIOR WINDOWS AND DOORS, CEILING AND FLOORS ARE EXISING(NO CHANGE) EXCEPT FOR NEW AREA OF WORK.

2-	ISSUED FOR BUILDING PERMIT	SEPTEMBER-2024
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	REVISION	DATE



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

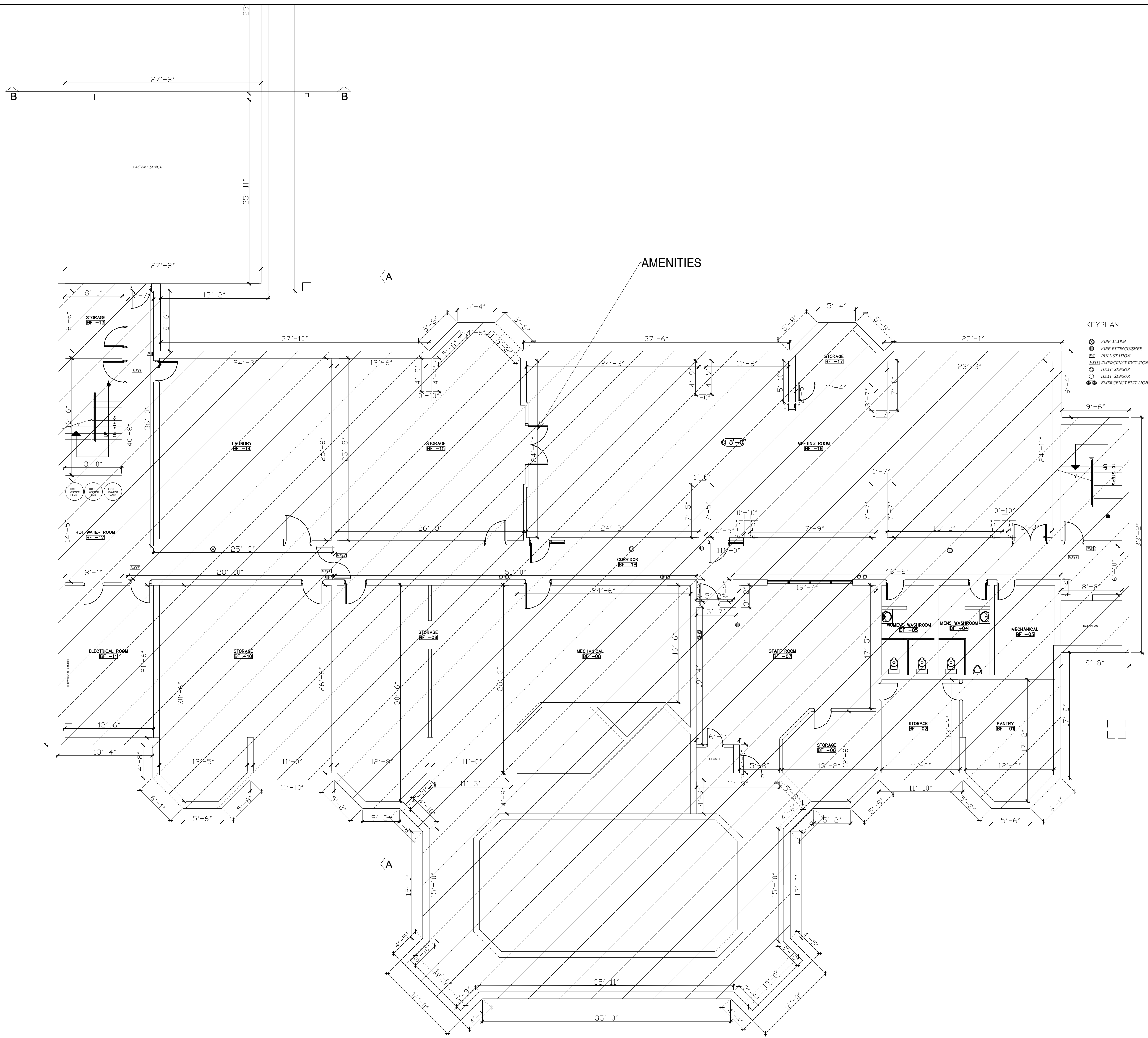
PROJECT NO.: **2024-36**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
CONSTRUCTION NOTES

Location:
NIAGARA FALLS, ONTARIO.

Scale: NOT TO SCALE	Date: SEPTEMBER-2024
Drawn by: B.H.	Drawing No. A-1
Designed by: B.H.	
Approved by:	



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

PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

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

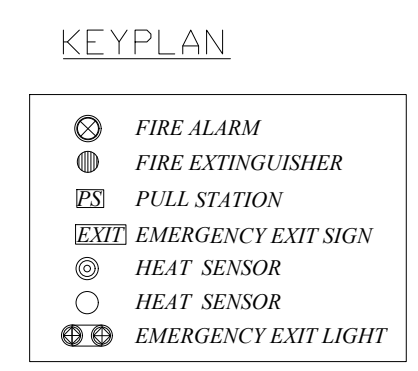
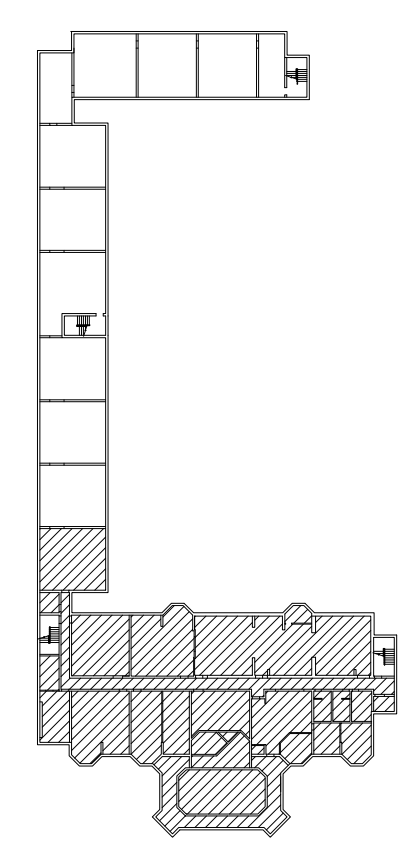
Location:
NIAGARA FALLS, ONTARIO.

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

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

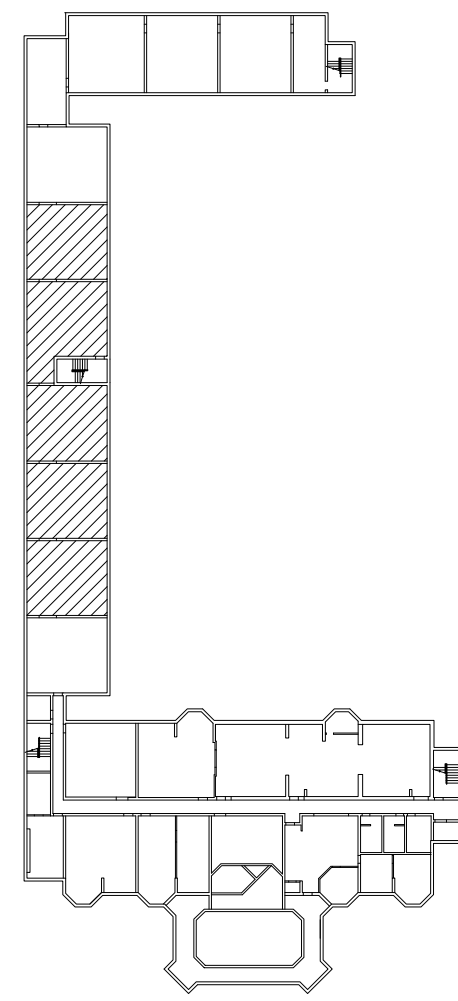
Designed by: **B.H.**

Approved by:



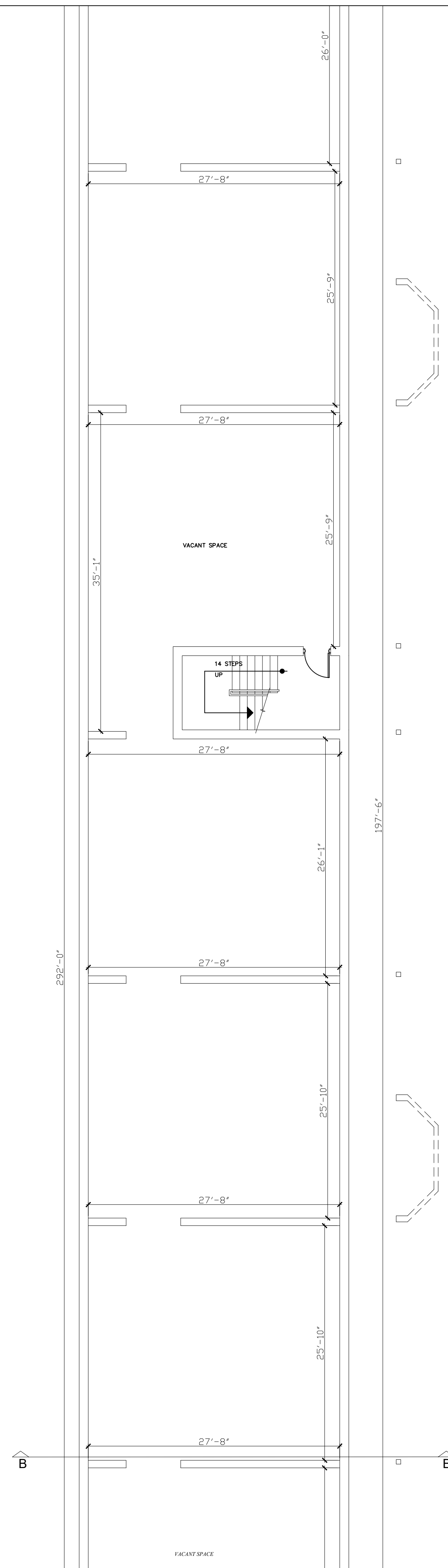
1 EXISTING BASEMENT FLOOR PART 1
 Scale: 1/8"=1'-0"

A-2



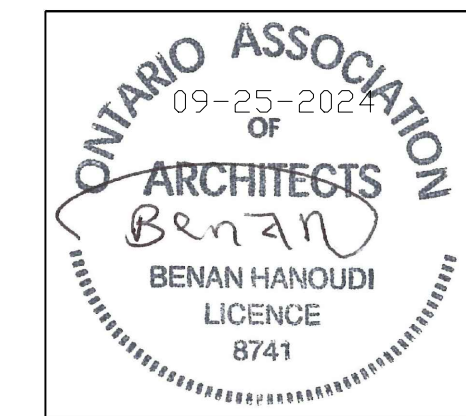
KEYPLAN

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



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

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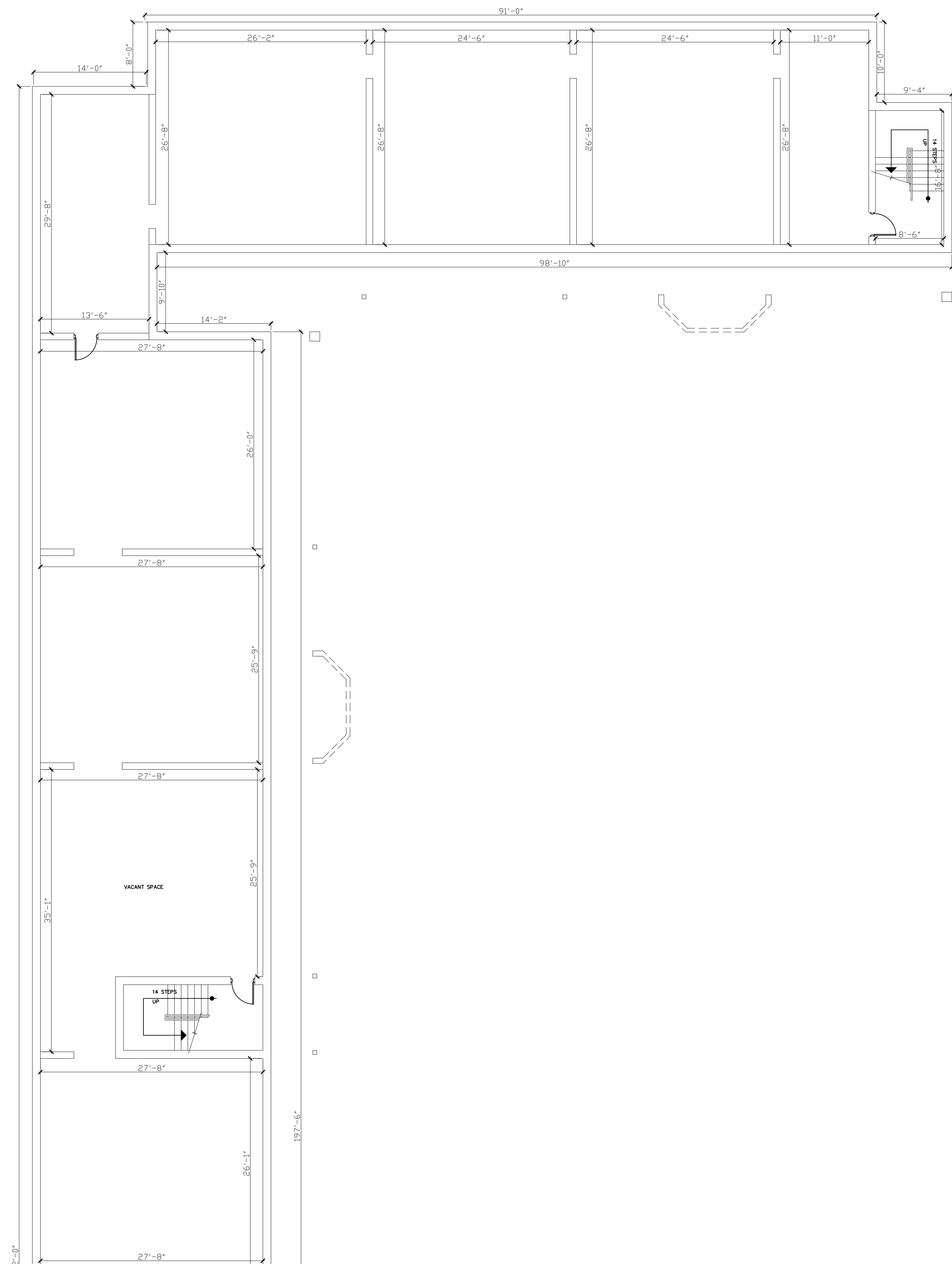
PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

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

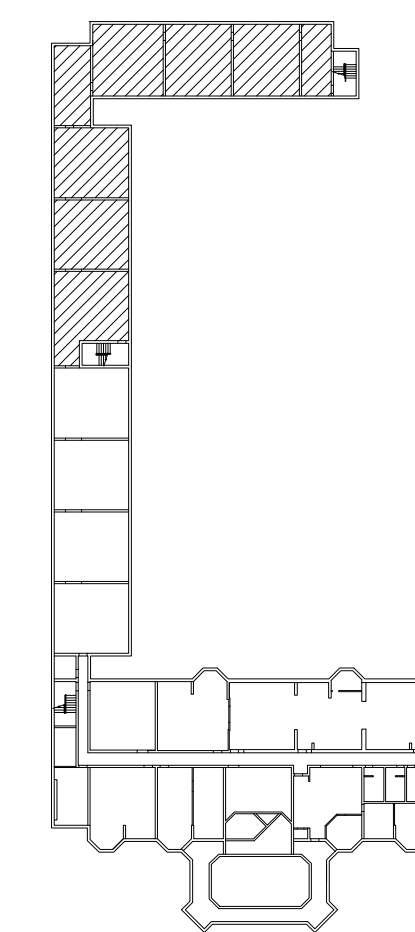
Location:
NIAGARA FALLS, ONTARIO.

Scale: 1/8"=1'-0"	Date: SEPTEMBER-2024
Drawn by: B.H.	Drawing No. A-3
Designed by: B.H.	
Approved by:	



1 EXISTING BASEMENT FLOOR PART 3

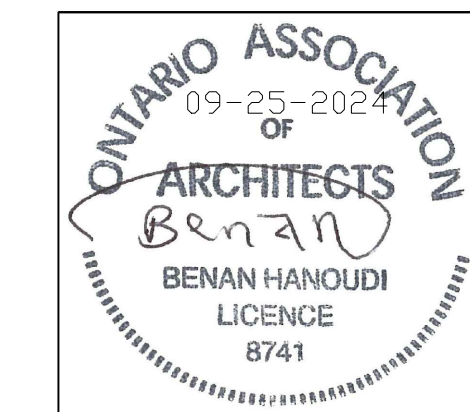
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KEYPLAN

- ⊗ FIRE ALARM
- ⊕ FIRE EXTINGUISHER
- PS PULL STATION
- EXTI EMERGENCY EXIT SIGN
- ⊙ HEAT SENSOR
- HEAT SENSOR
- ⊕ EMERGENCY EXIT LIGHT

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PROJECT:

**7737 LUNDYS LANE
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PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:

**EXISTING BASEMENT FLOOR
 PART 3**

Location:

NIAGARA FALLS, ONTARIO.

Scale:

1/8"=1'-0"

Date:

SEPTEMBER-2024

Drawn by:

B.H.

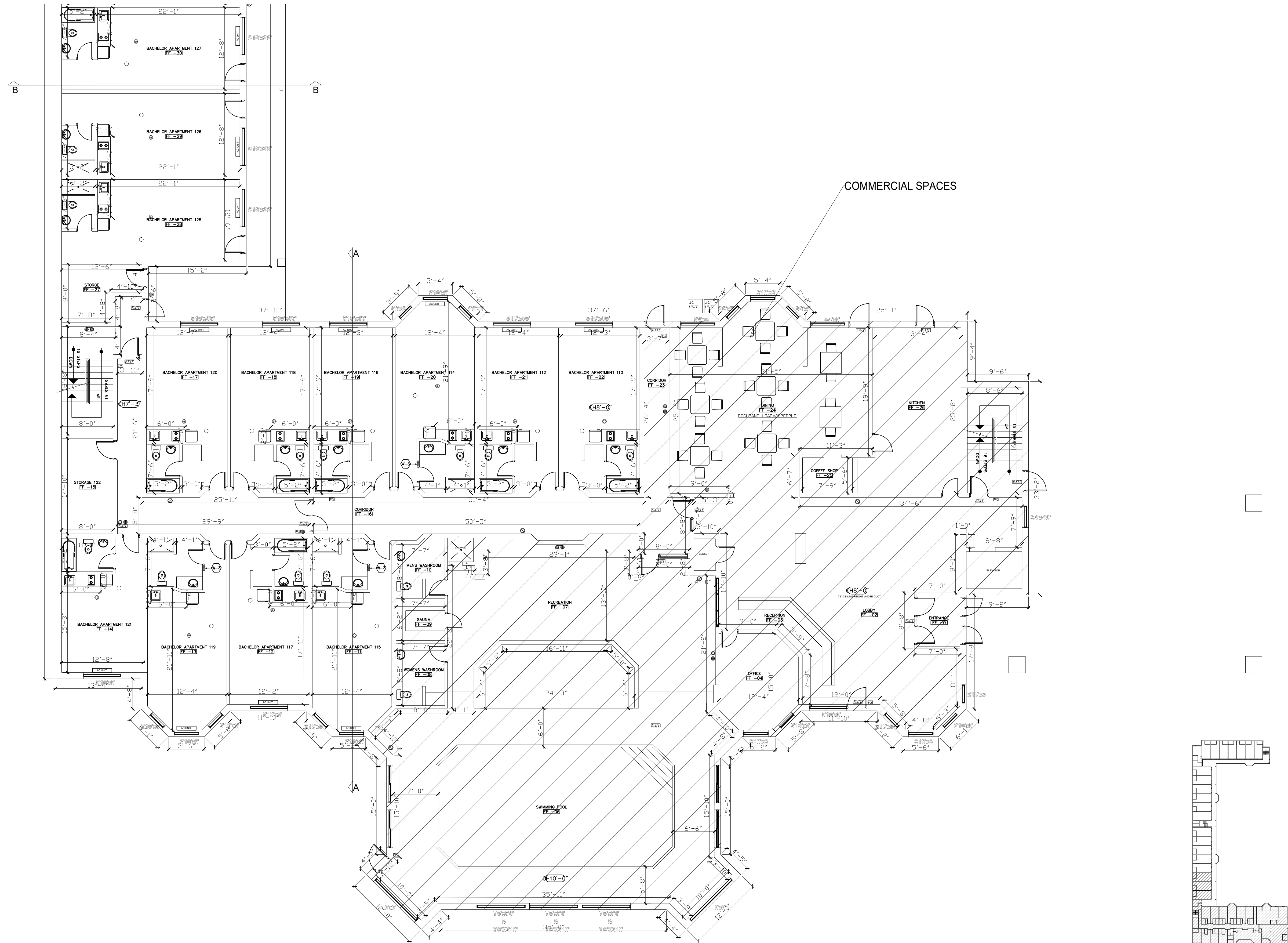
Drawing No.

A-4

Designed by:

B.H.

Approved by:



COMMERCIAL SPACES

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

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 - ⊞ PULL STATION
 - EXIT EMERGENCY EXIT SIGN
 - ⊙ HEAT SENSOR
 - ⊙ HEAT SENSOR
 - ⊞ EMERGENCY EXIT LIGHT

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

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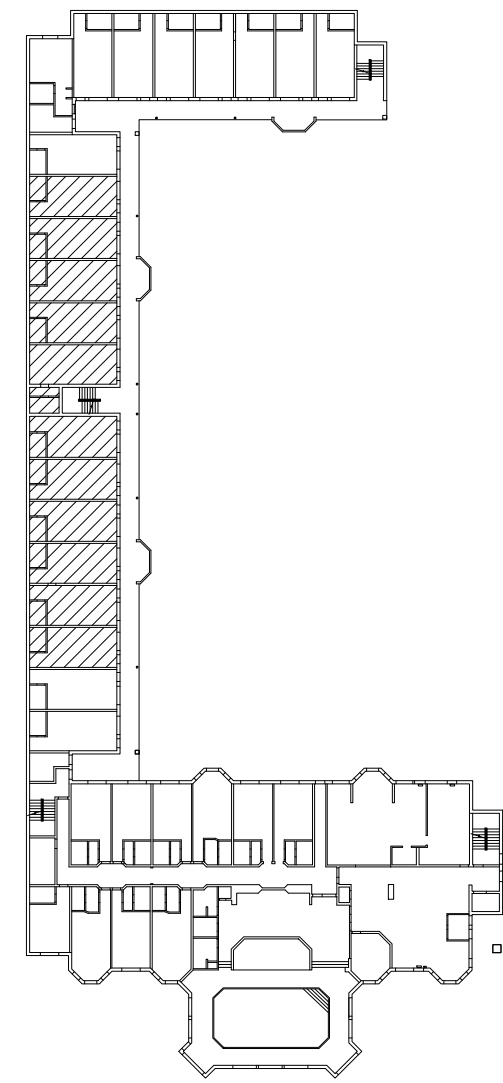
PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
EXISTING FIRST FLOOR PART 1

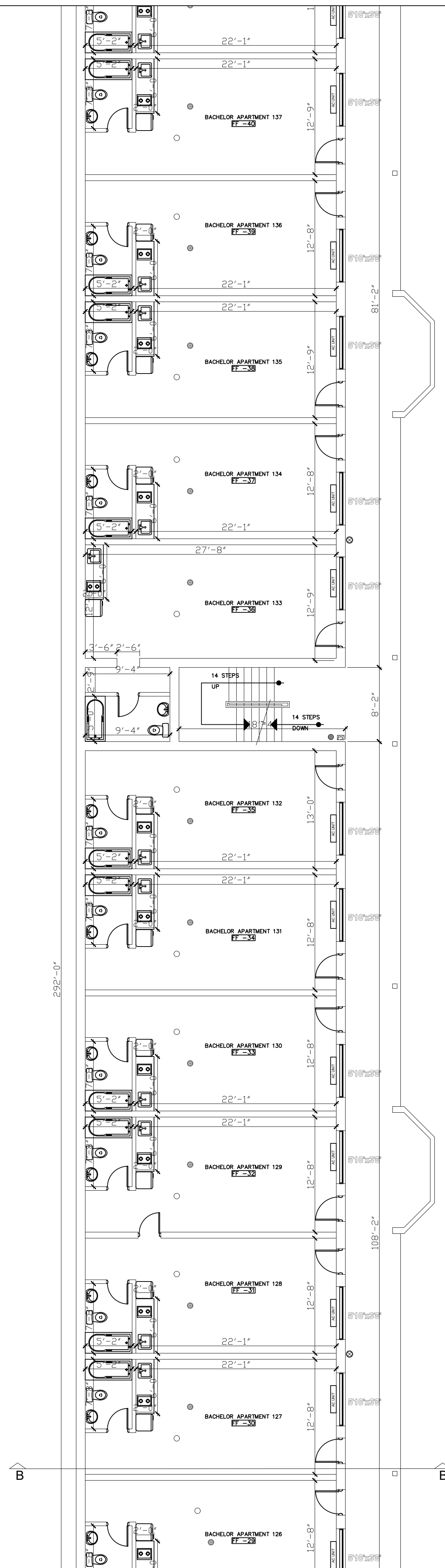
Location:
NIAGARA FALLS, ONTARIO.

Scale: 1/8"=1'-0"	Date: SEPTEMBER-2024
Drawn by: B.H.	Drawing No. A-5
Designed by: B.H.	
Approved by:	



KEYPLAN

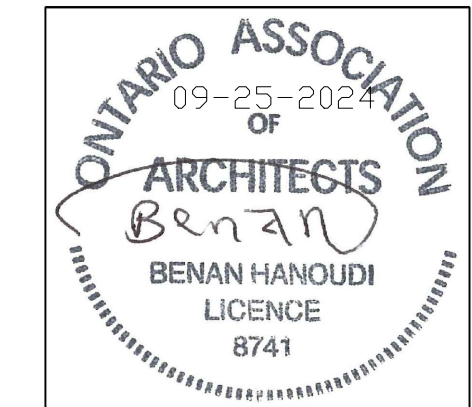
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- PULL STATION
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- HEAT SENSOR
- HEAT SENSOR
- EMERGENCY EXIT LIGHT



1 EXISTING FIRST FLOOR PART 2

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

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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

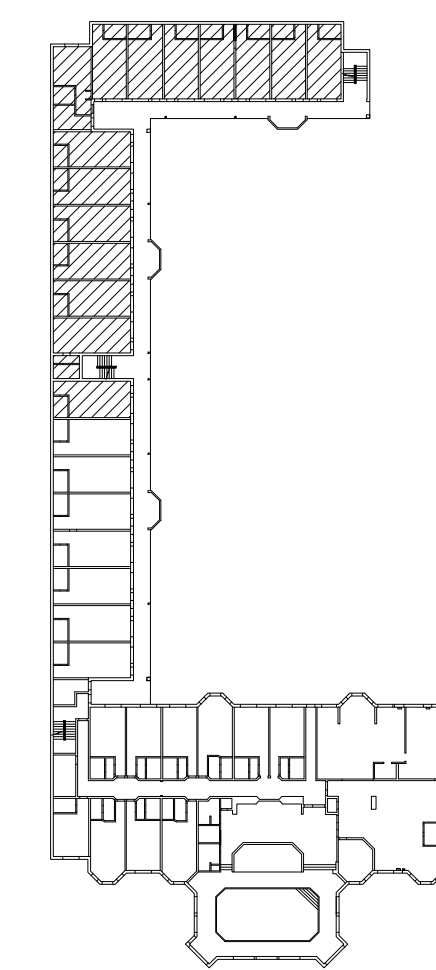
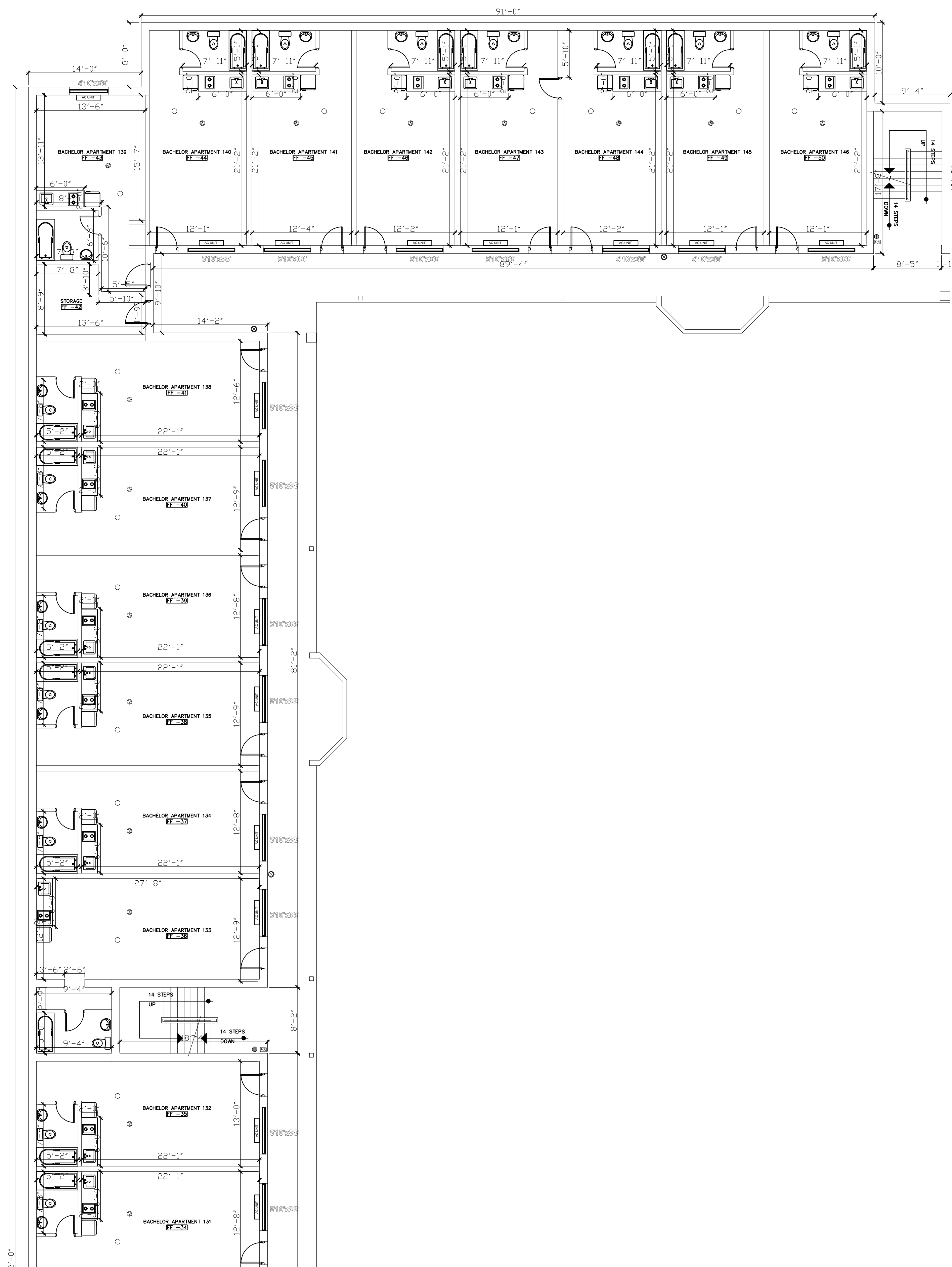
Drawn by:
B.H.

Drawing No.

Designed by:
B.H.

A-6

Approved by:

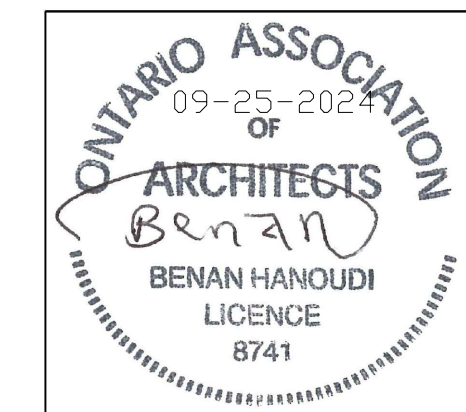


KEYPLAN

- ⊗ FIRE ALARM
- ⊕ FIRE EXTINGUISHER
- Ⓟ PULL STATION
- EXIT EMERGENCY EXIT SIGN
- ⊙ HEAT SENSOR
- HEAT SENSOR
- ⊕ EMERGENCY EXIT LIGHT

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

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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.

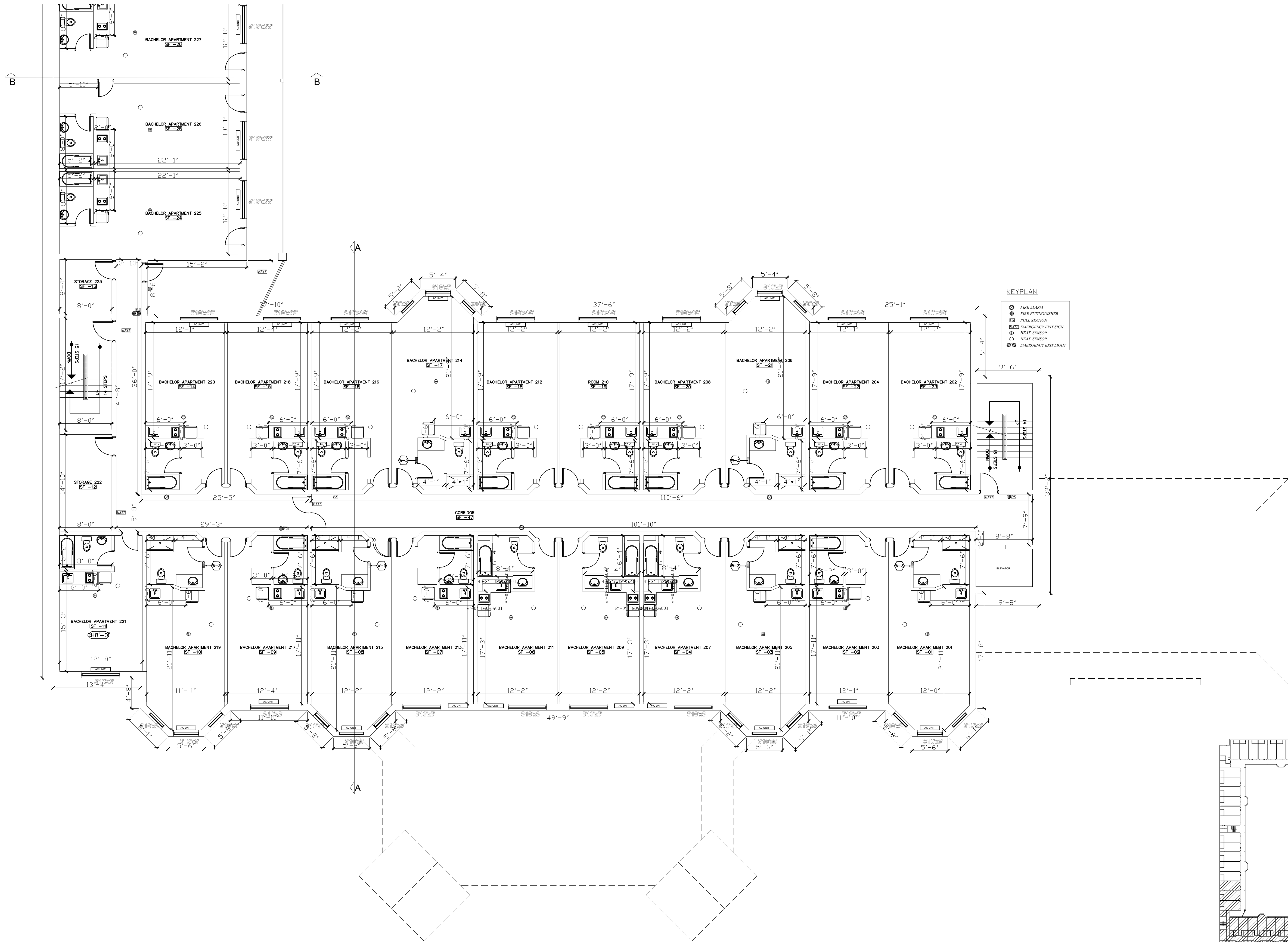
Drawing No.

Designed by:

B.H.

Approved by:

A-7



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

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

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 - HEAT SENSOR
 - HEAT SENSOR
 - EMERGENCY EXIT LIGHT

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

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Drawing Title:
EXISTING SECOND FLOOR PART 1

Location:
NIAGARA FALLS, ONTARIO.

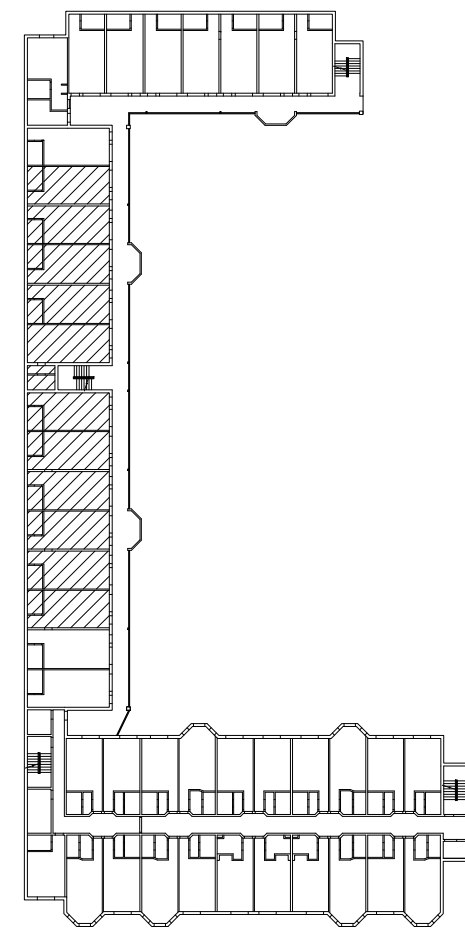
Scale: **1/8"=1'-0"** Date: **SEPTEMBER-2024**

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

Designed by: **B.H.**

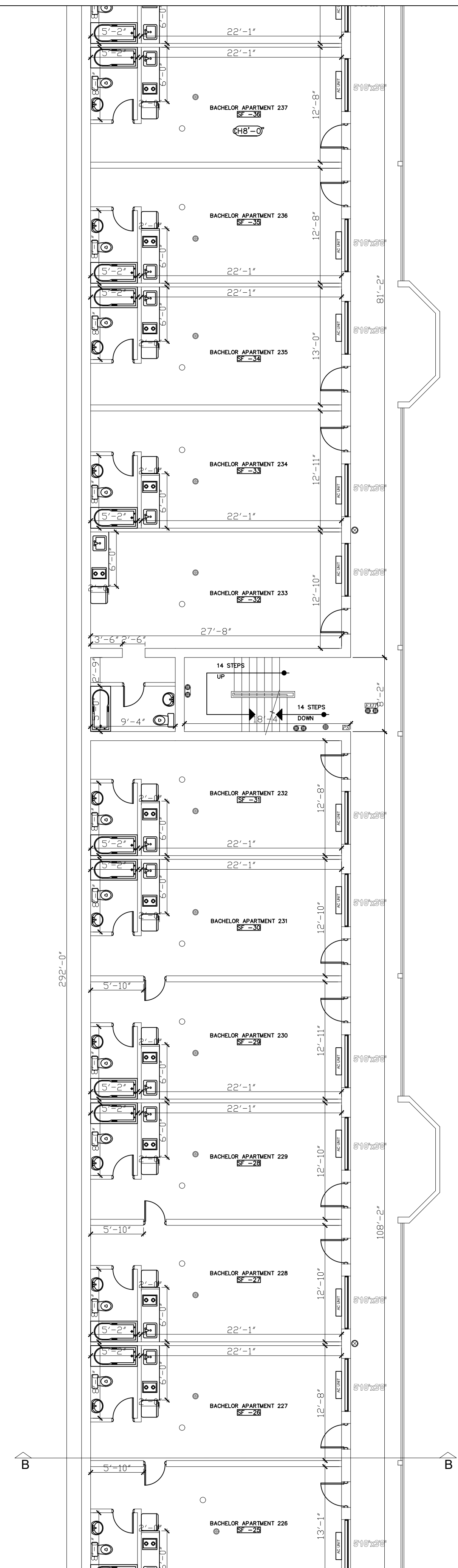
Approved by:

A-8



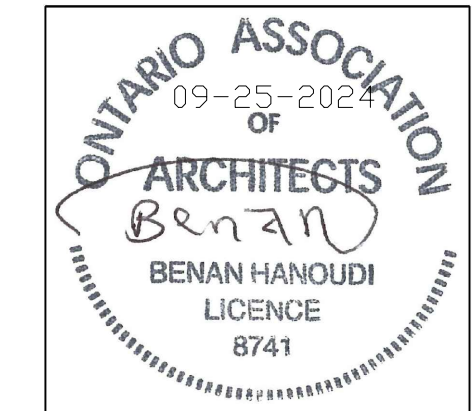
KEYPLAN

- FIRE ALARM
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- PULL STATION
- EMERGENCY EXIT SIGN
- HEAT SENSOR
- EMERGENCY EXIT LIGHT



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

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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

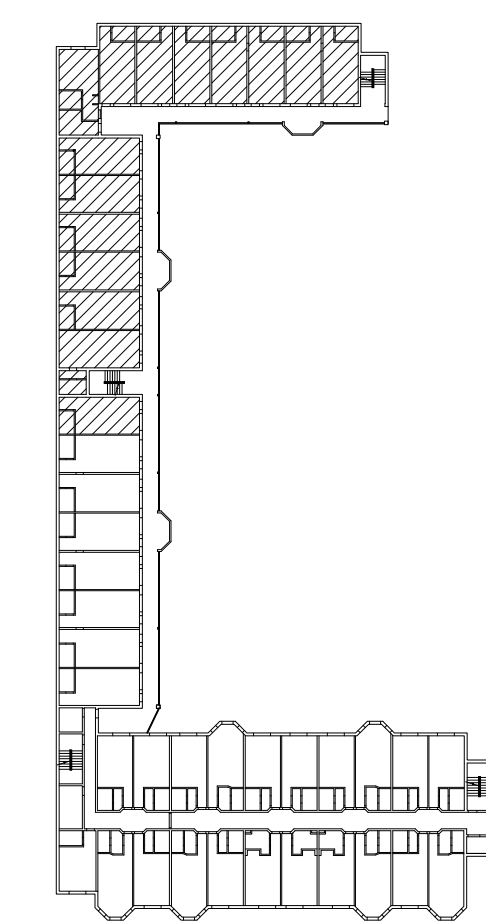
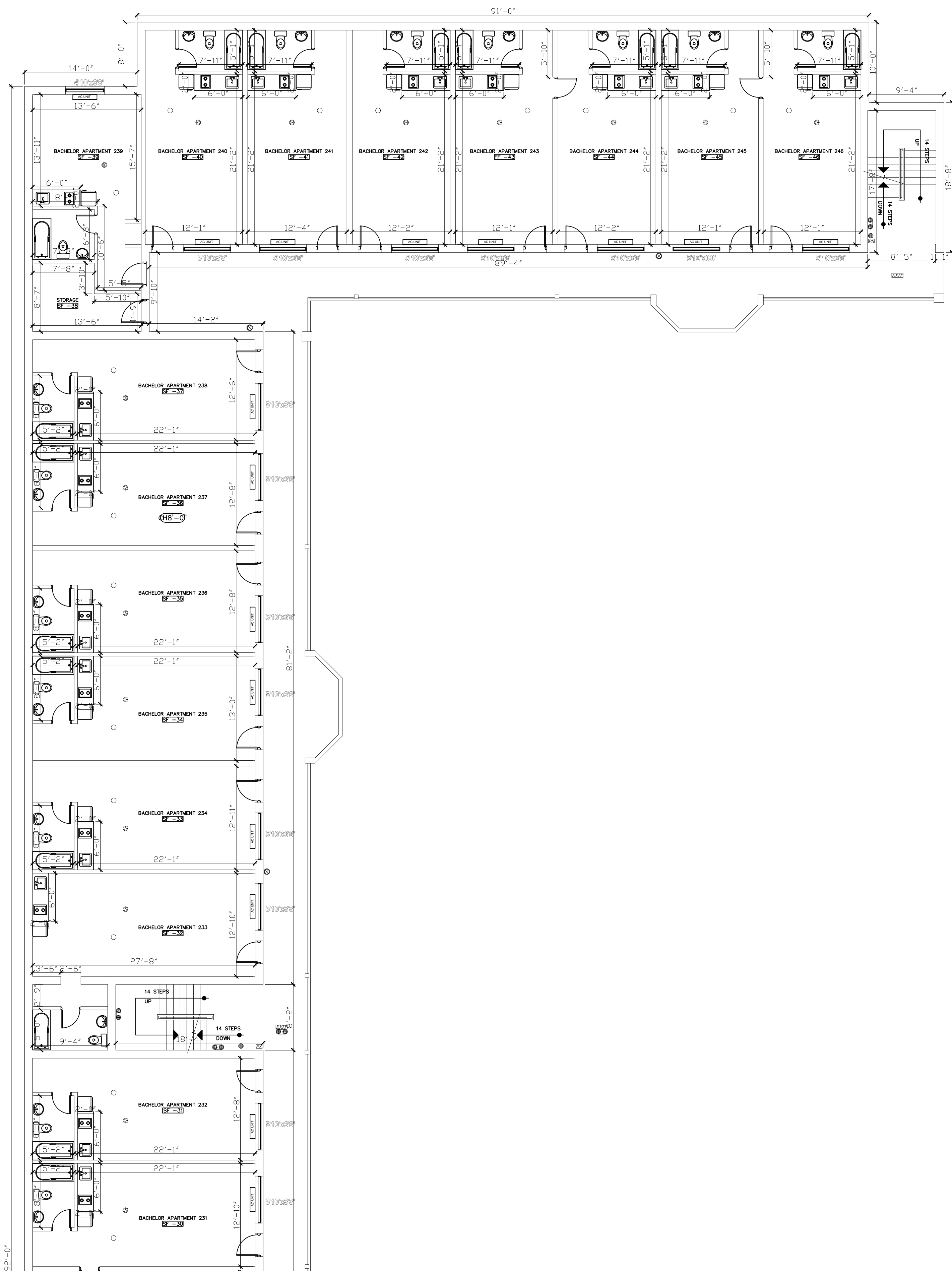
Drawn by:
B.H.

Drawing No.

Designed by:
B.H.

A-9

Approved by:



- ⊗ FIRE ALARM
- Ⓜ FIRE EXTINGUISHER
- Ⓢ PULL STATION
- EXIT EMERGENCY EXIT SIGN
- ⊙ HEAT SENSOR
- HEAT SENSOR
- Ⓜ EMERGENCY EXIT LIGHT

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

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



BENAN HANOUDI ARCHITECT INC.

1442 Bridgeport Street
Oshawa, Ontario L1K 2P5, Canada
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Email: benan_hanoudi@yahoo.ca
www.mycustombuilding.com

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.

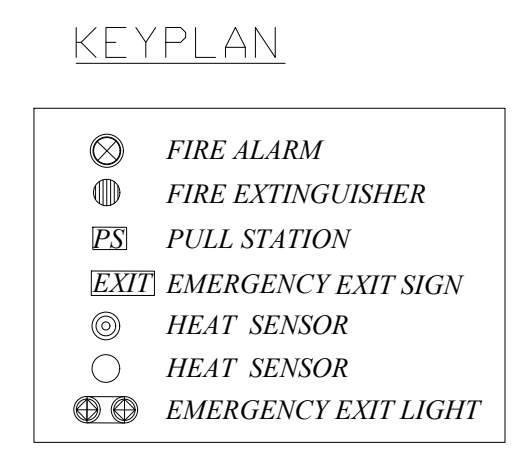
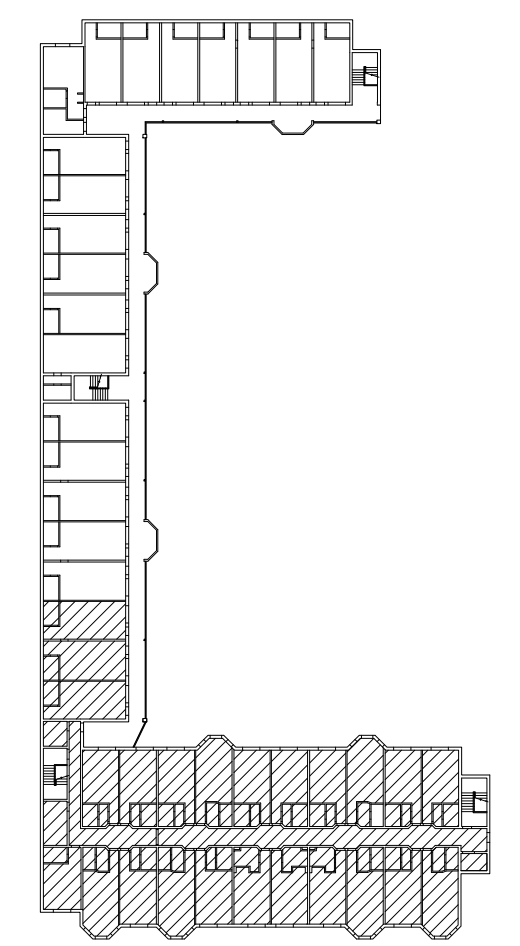
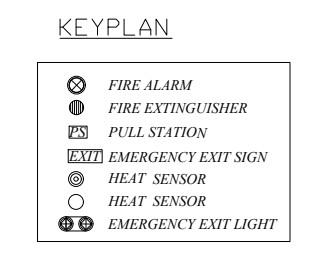
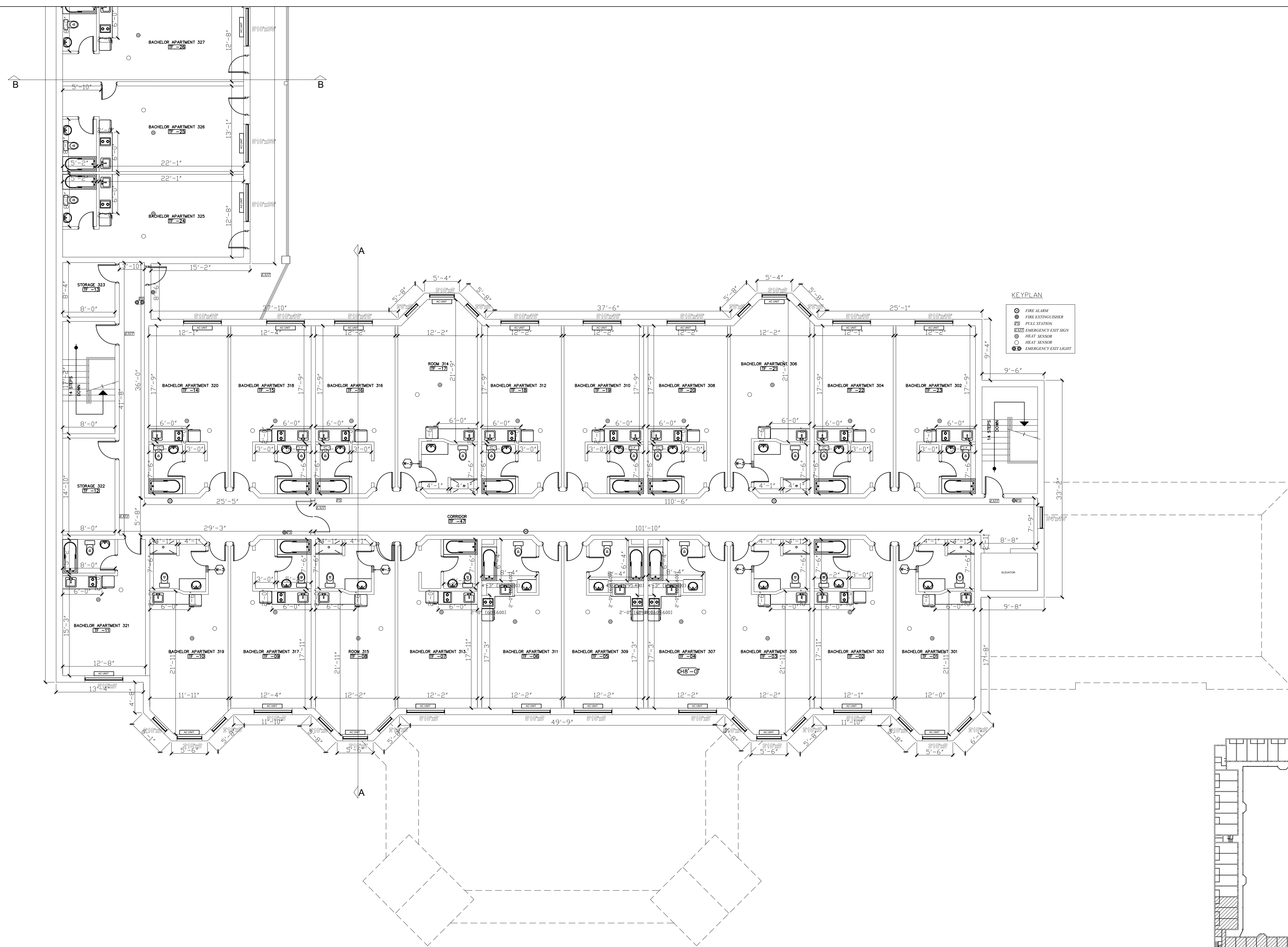
Scale: **1/8"=1'-0"** Date: **SEPTEMBER-2024**

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

Designed by: **B.H.**

Approved by:

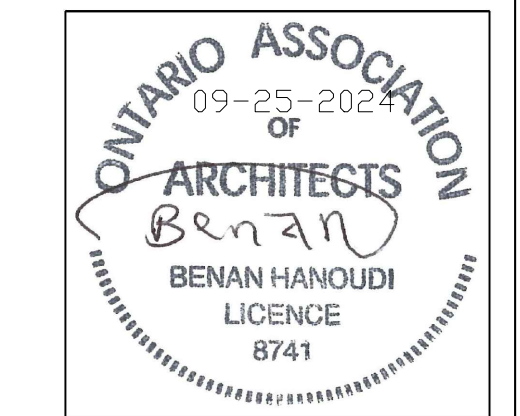
A-10



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

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

REVISION	DATE
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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.

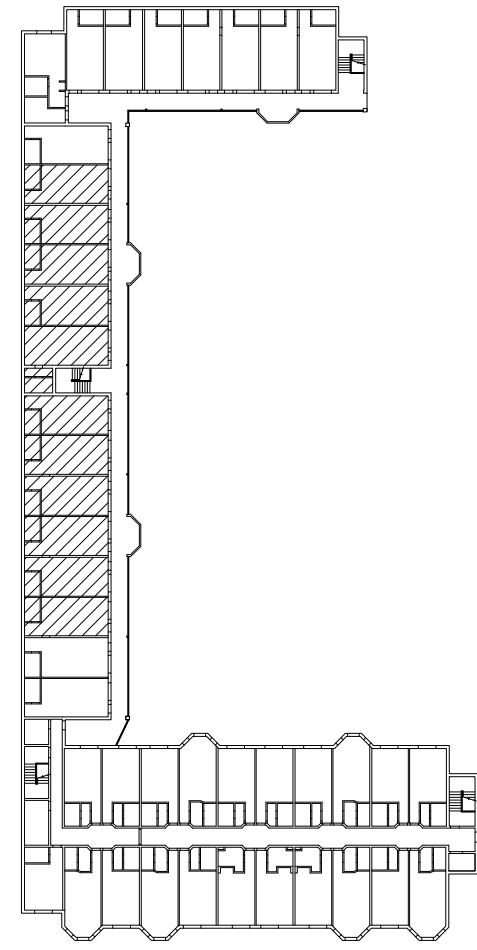
Scale: **1/8"=1'-0"** Date: **SEPTEMBER-2024**

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

Designed by: **B.H.**

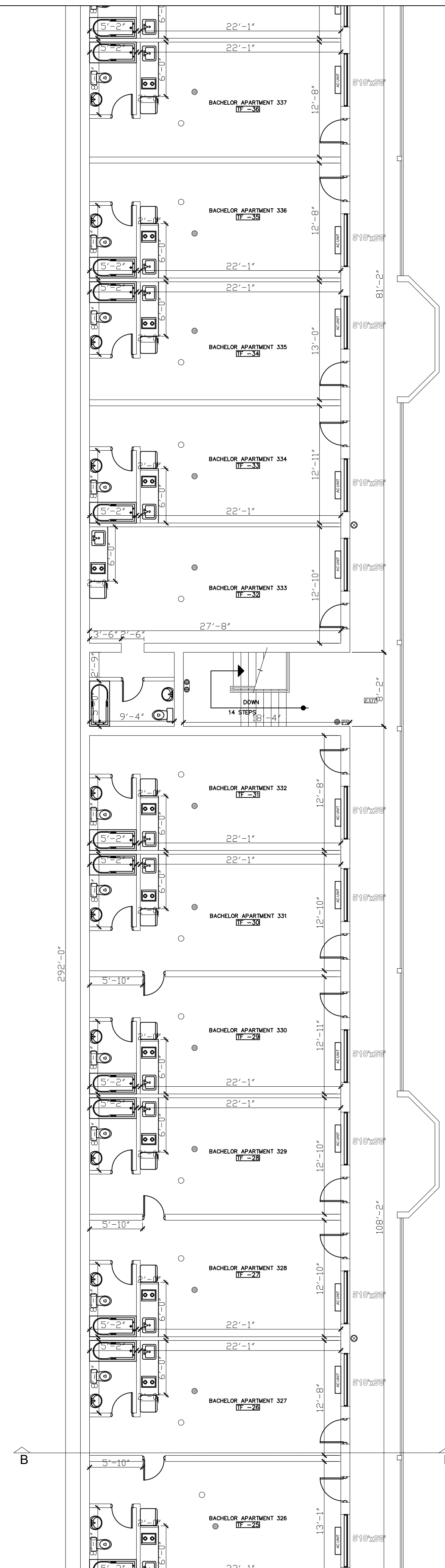
Approved by:

A-11



KEYPLAN

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



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

REVISION	DATE
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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.

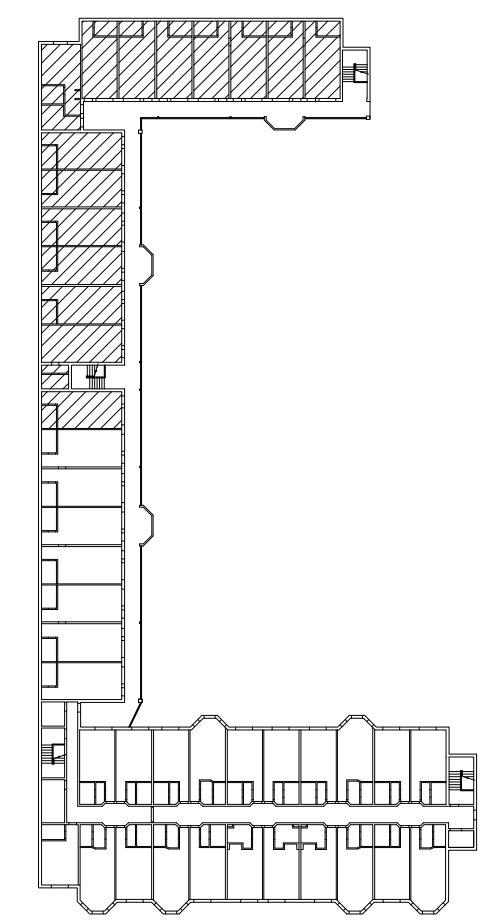
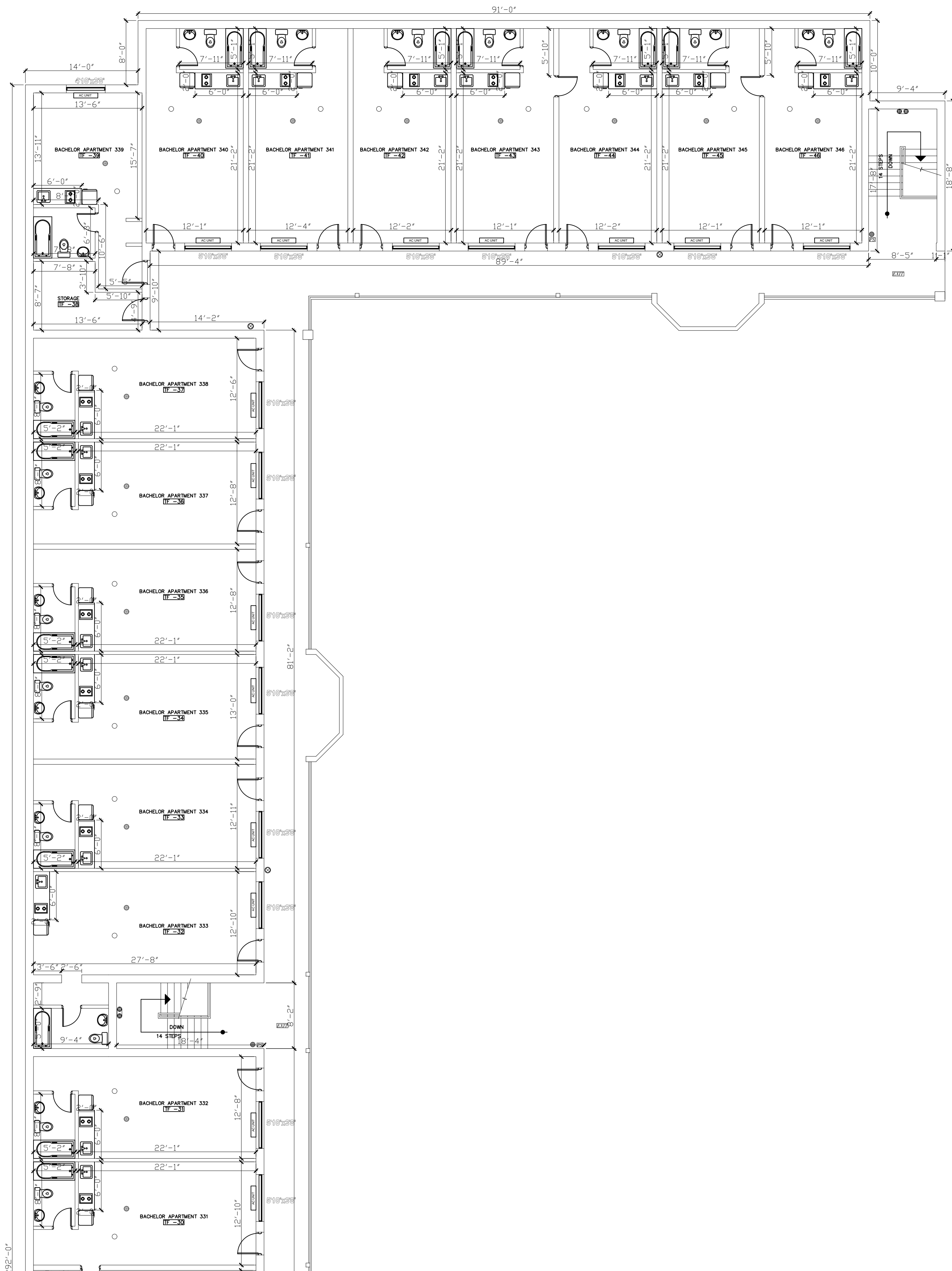
Scale: **1/8"=1'-0"** Date: **SEPTEMBER-2024**

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

Designed by: **B.H.**

Approved by:

A-12

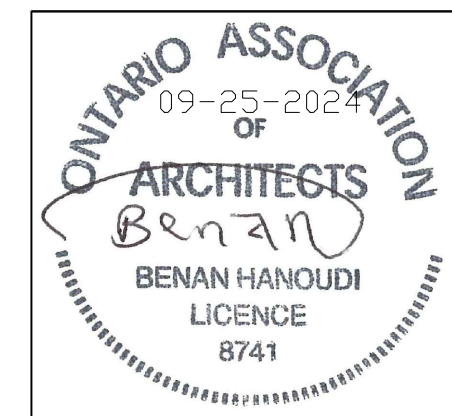


KEYPLAN

- ⊗ FIRE ALARM
- ⊕ FIRE EXTINGUISHER
- ⊞ PULL STATION
- EXIT EMERGENCY EXIT SIGN
- ⊙ HEAT SENSOR
- HEAT SENSOR
- ⊞ EMERGENCY EXIT LIGHT

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

REVISION	DATE
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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



A1



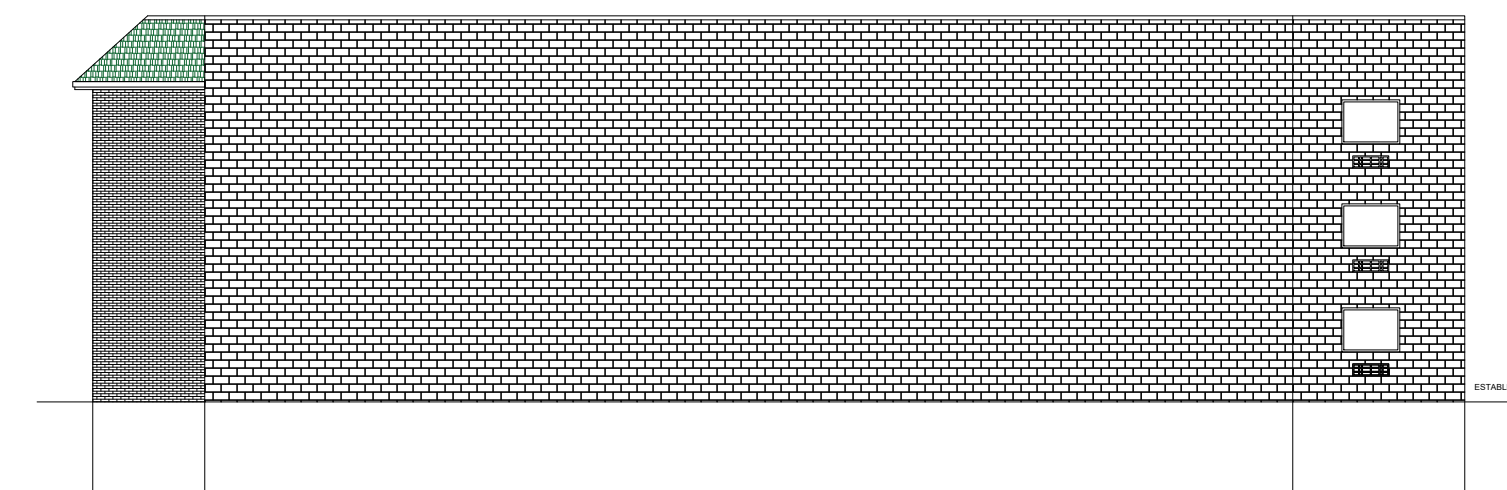
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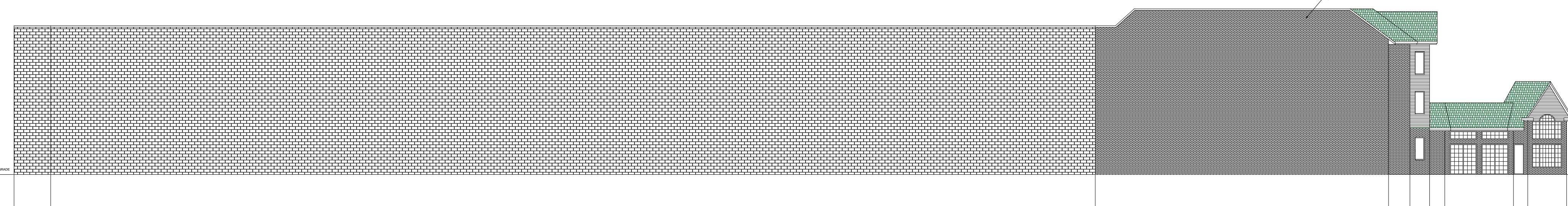
A3



A4



A5



A6

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PROJECT:

**7737 LUNDYS LANE
AS-IS DRAWINGS**

PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:

ELEVATIONS

Location:

NIAGARA FALLS, ONTARIO.

Scale:

1/16"=1'-0"

Date:

SEPTEMBER-2024

Drawn by:

B.H.

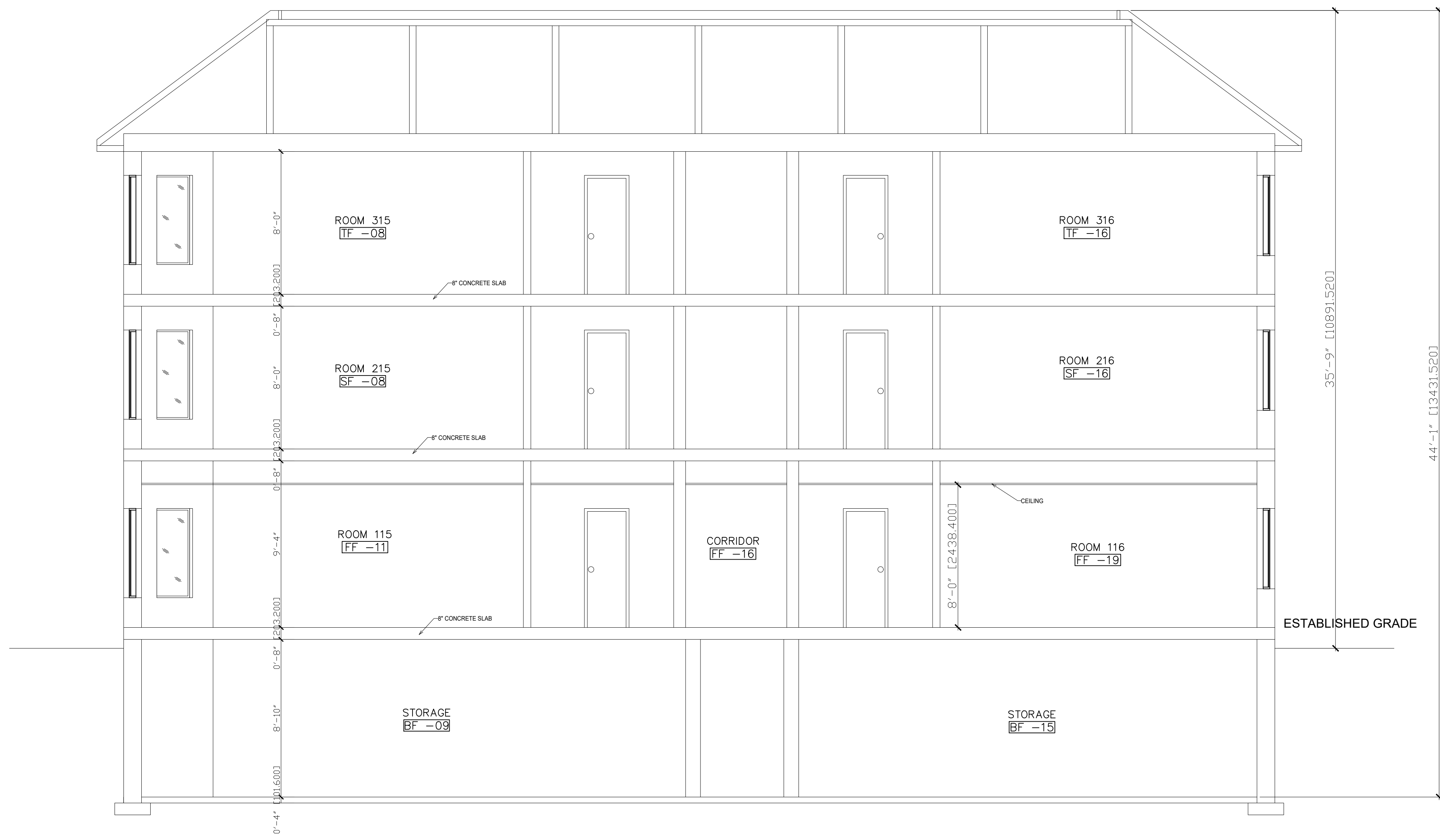
Drawing No.

Designed by:

B.H.

A-14

Approved by:



REVISION	DATE
2- ISSUED FOR BUILDING PERMIT	SEPTEMBER-2024
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PROJECT:
**7737 LUNDYS LANE
 AS-IS DRAWINGS**

PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
SECTION A-A

Location:
NIAGARA FALLS, ONTARIO.

Scale: **1/4"=1'-0"** Date: **SEPTEMBER-2024**

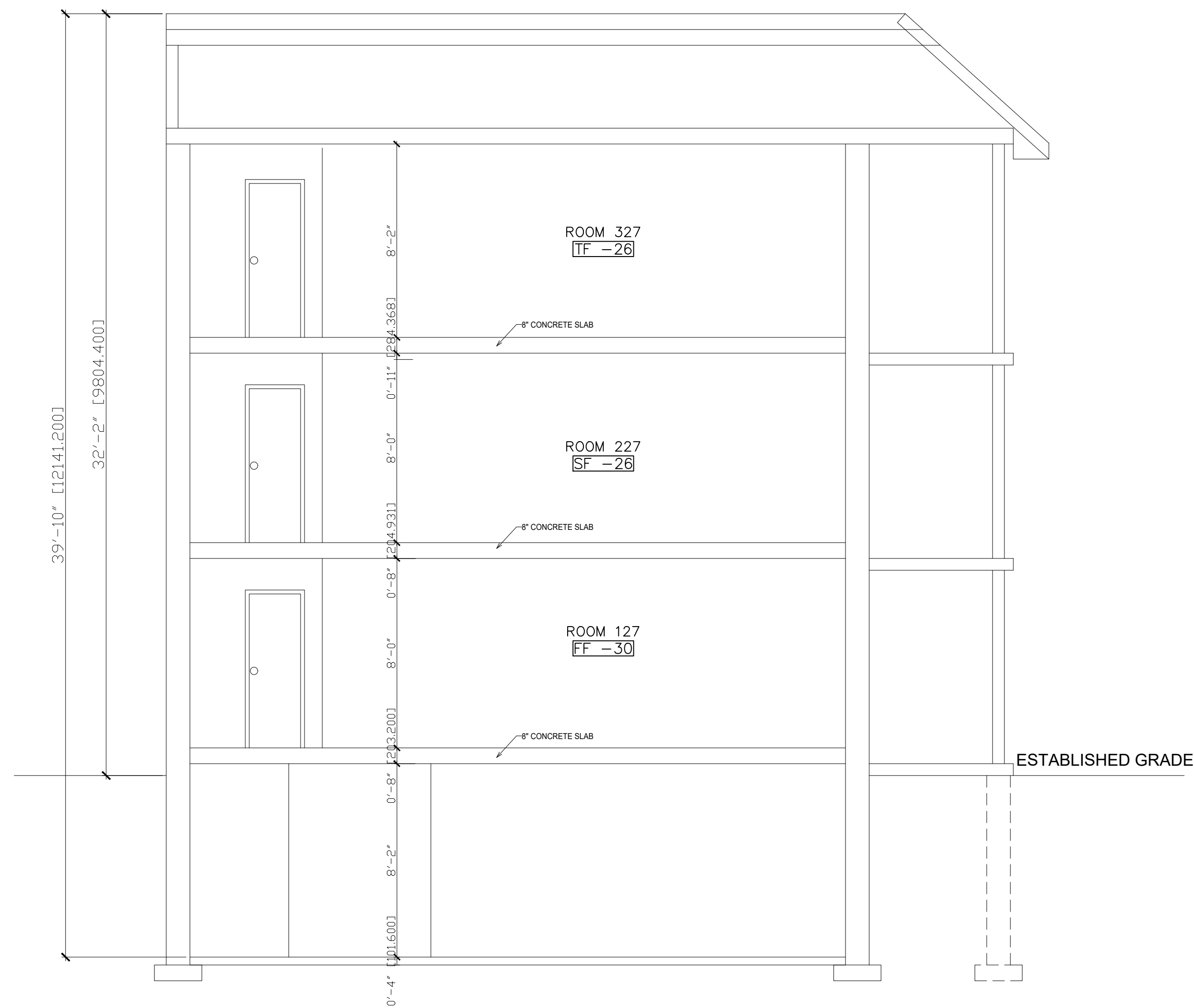
Drawn by: **B.H.** Drawing No.

Designed by: **B.H.**

Approved by:

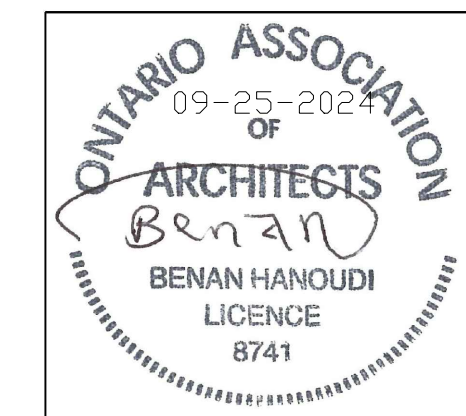
A-15

1 SECTION A-A
 Scale: 1/4"=1'-0"



1 SECTION B-B
Scale: 1/4"=1'-0"

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

PROJECT NO.: **2024-26**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
SECTION B-B

Location:
NIAGARA FALLS, ONTARIO.

Scale:
1/4"=1'-0"

Date:
SEPTEMBER-2024

Drawn by:
B.H.

Drawing No.

Designed by:
B.H.

A-16

Approved by: