

LIST OF DRAWINGS:

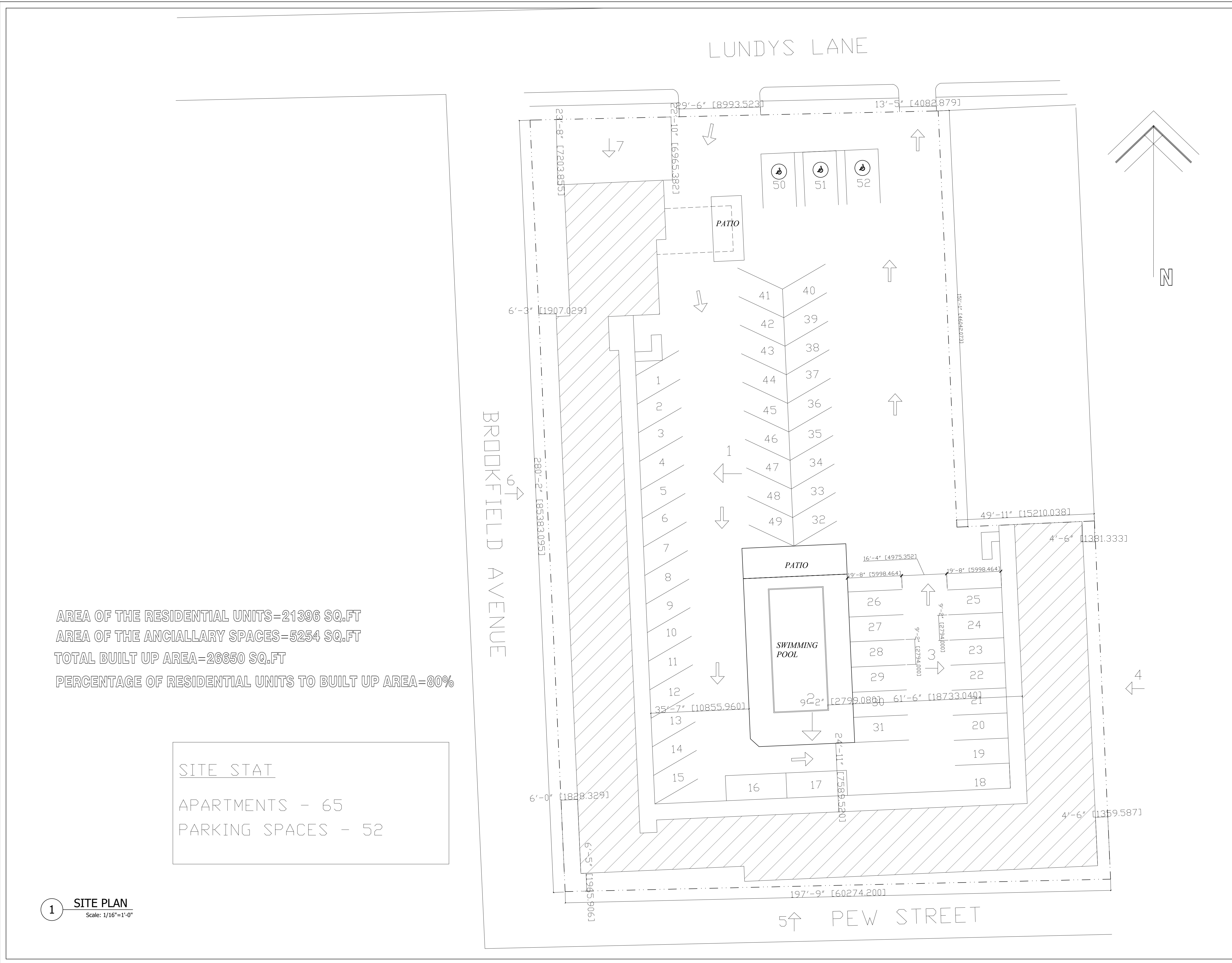
- A-0 SITE PLAN
- A-1 EXISTING BASEMENT FLOOR PART 1,2
- A-2 EXISTING BASEMENT FLOOR PART 3,4
- A-3 EXISTING BASEMENT FLOOR PART 5
- A-4 EXISTING FIRST FLOOR PART 1,2
- A-5 EXISTING FIRST FLOOR PART 3,4
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BENAN HANOUDI ARCHITECT INC.

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65 APARTMENTS AT 7034 LUNDYS LANE-NIAGARA FALLS-ONTARIO



AREA OF THE RESIDENTIAL UNITS=21396 SQ.FT
 AREA OF THE ANCIALLARY SPACES=5254 SQ.FT
 TOTAL BUILT UP AREA=26650 SQ.FT
 PERCENTAGE OF RESIDENTIAL UNITS TO BUILT UP AREA=80%

SITE STAT
 APARTMENTS - 65
 PARKING SPACES - 52

1 SITE PLAN
 Scale: 1/16"=1'-0"

REVISION	DATE
1- ISSUED FOR CLIENT REVIEW	JANUARY-2024



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PROJECT:
**7034 LUNDYS LANE
 AS-IS DRAWINGS**

PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
SITE PLAN

Location:
NIAGARA FALLS, ONTARIO.

Scale:
1/16"=1'-0"

Date:
JANUARY-2024

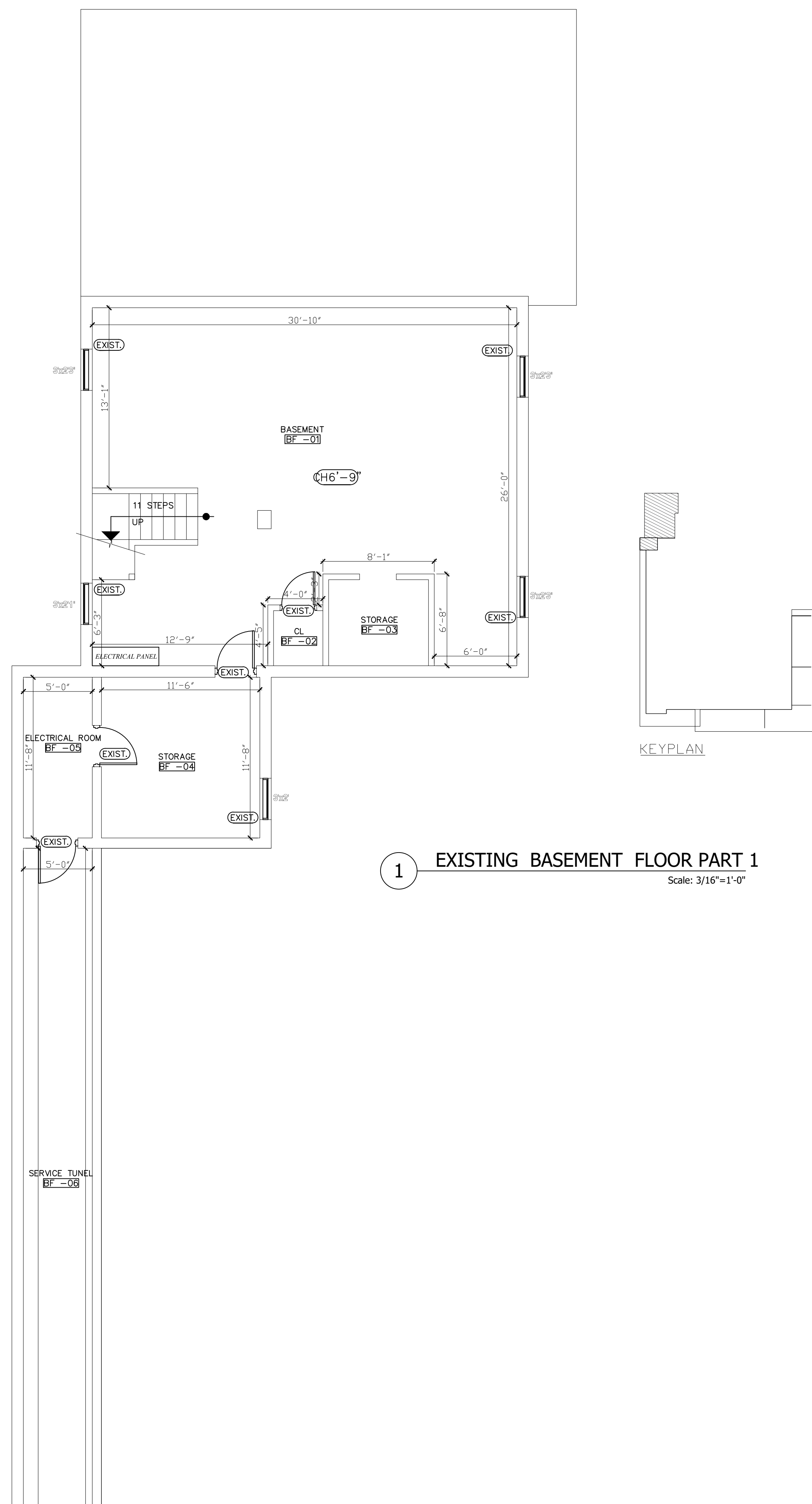
Drawn by:
B.H.

Drawing No.

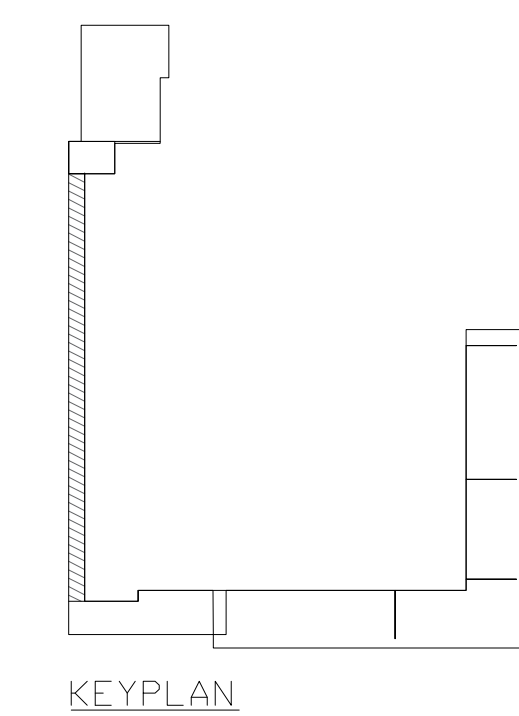
Designed by:
B.H.

A=0

Approved by:

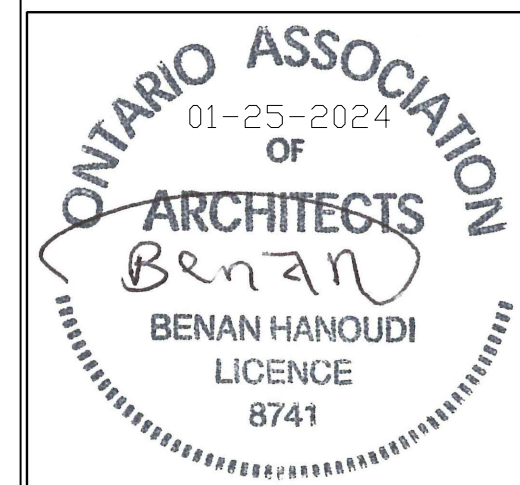


1 EXISTING BASEMENT FLOOR PART 1
Scale: 3/16"=1'-0"



2 EXISTING BASEMENT FLOOR PART 2
Scale: 3/16"=1'-0"

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PROJECT:
**7034 LUNDYS LANE
 AS-IS DRAWINGS**

PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
**EXISTING BASEMENT FLOOR
 PART 1, 2**

Location:
NIAGARA FALLS, ONTARIO.

Scale:
3/16"=1'-0"

Date:
JANUARY-2024

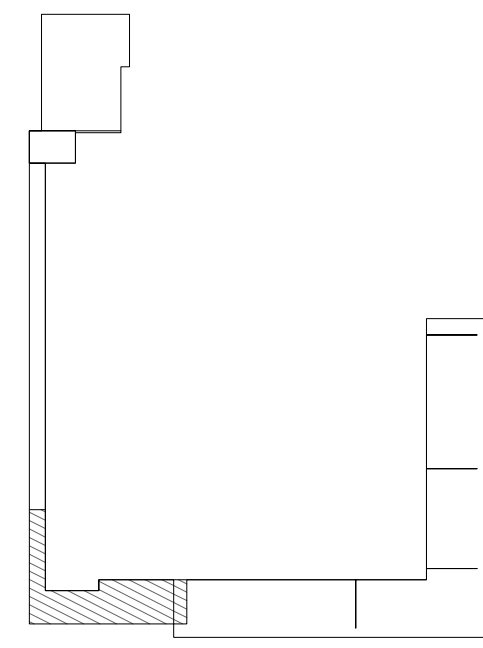
Drawn by:
B.H.

Drawing No.

Designed by:
B.H.

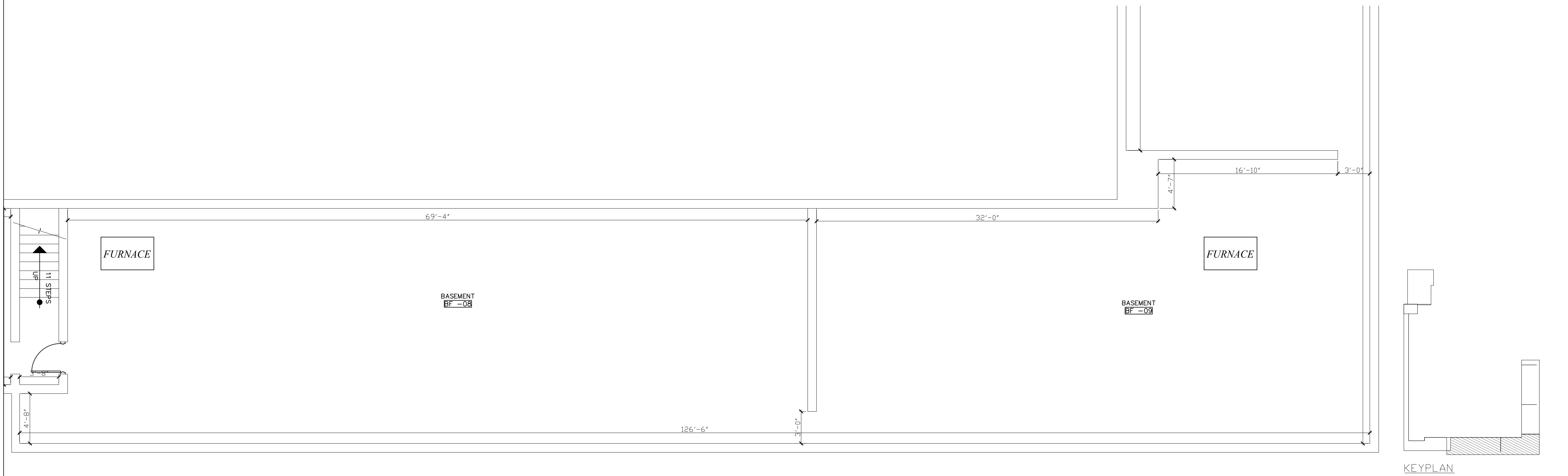
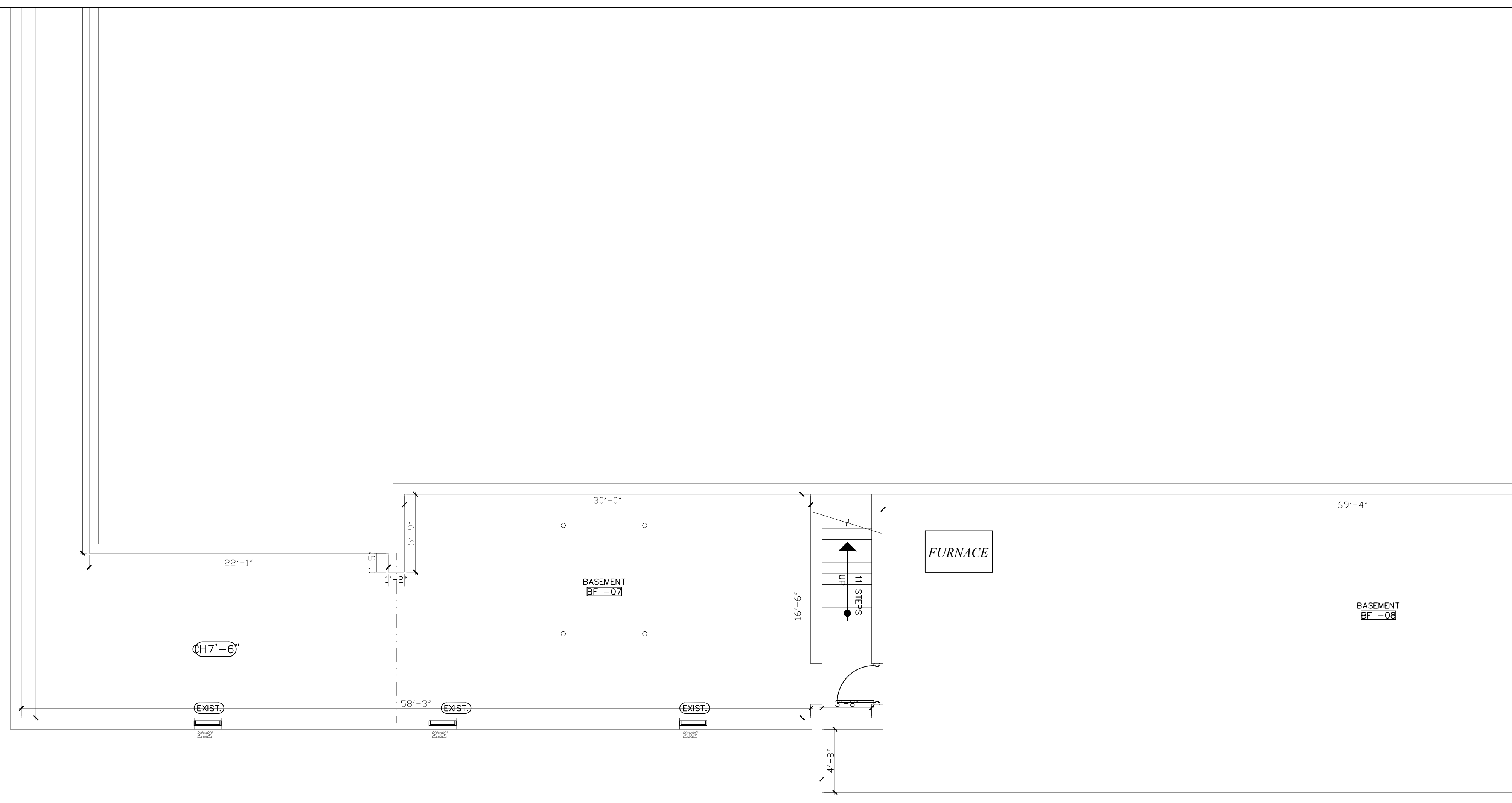
A-1

Approved by:



KEYPLAN

1 EXISTING BASEMENT FLOOR PART 3
Scale: 3/16"=1'-0"



KEYPLAN

2 EXISTING BASEMENT FLOOR PART 4
Scale: 3/16"=1'-0"

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PROJECT:

**7034 LUNDYS LANE
AS-IS DRAWINGS**

PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:

**EXISTING BASEMENT FLOOR
PART 3,4**

Location:

NIAGARA FALLS, ONTARIO.

Scale:

3/16"=1'-0"

Date:

JANUARY-2024

Drawn by:

B.H.

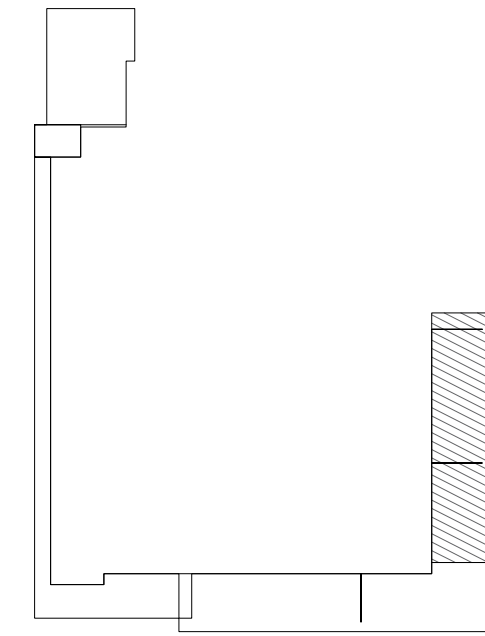
Drawing No.

Designed by:

B.H.

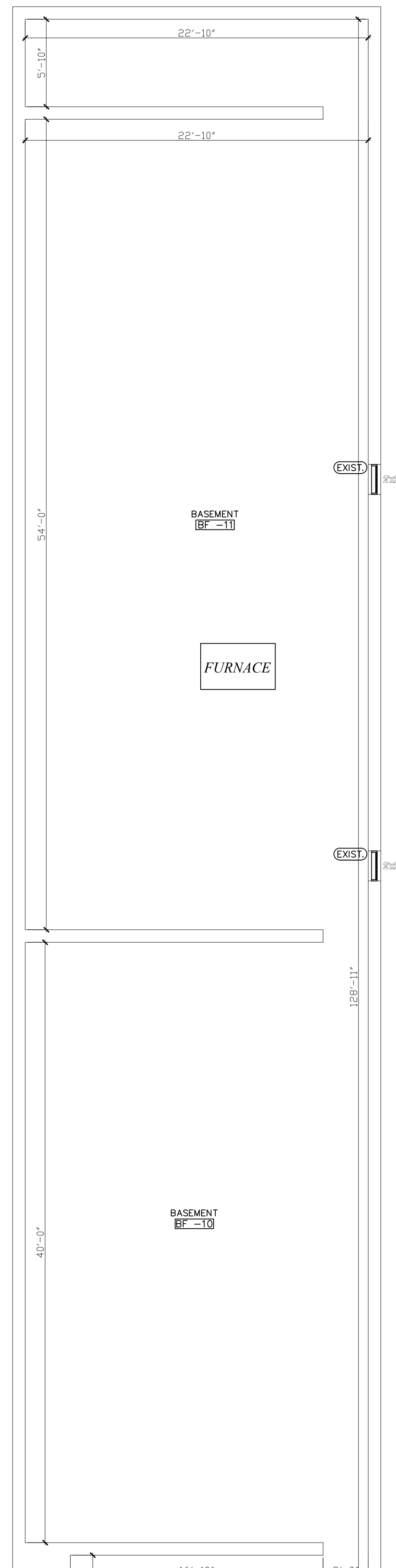
A-2

Approved by:

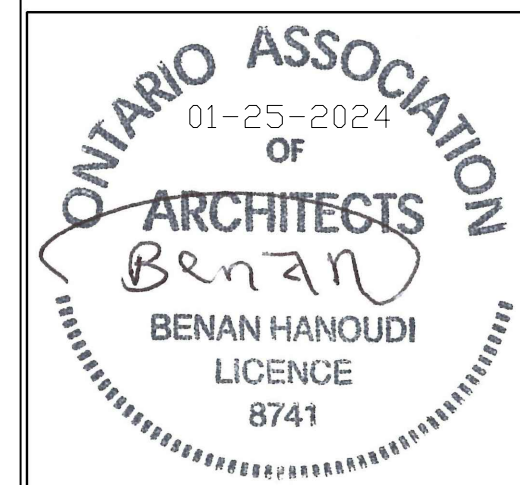


KEYPLAN

1 EXISTING BASEMENT FLOOR PART 5
Scale: 3/16"=1'-0"



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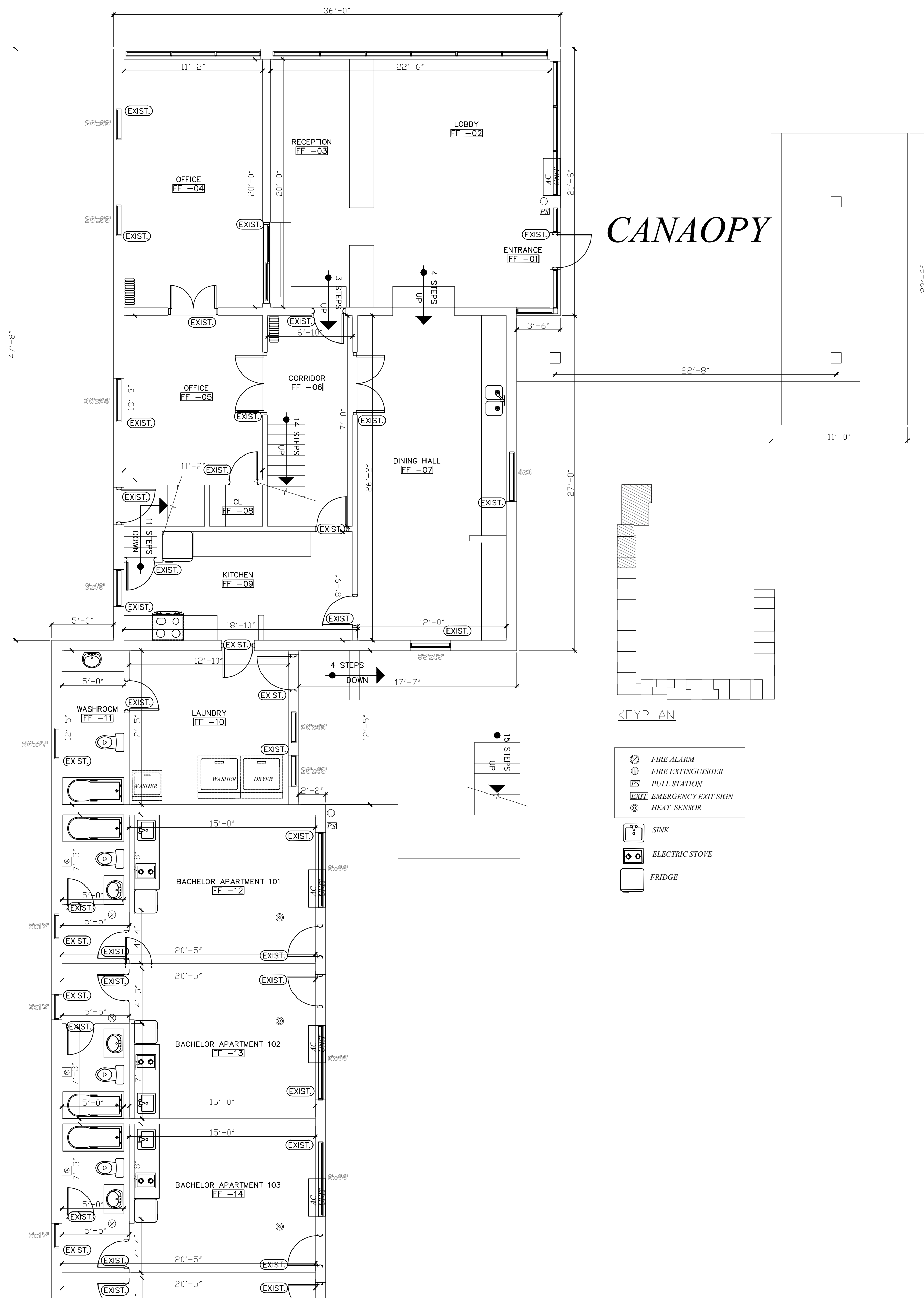
PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

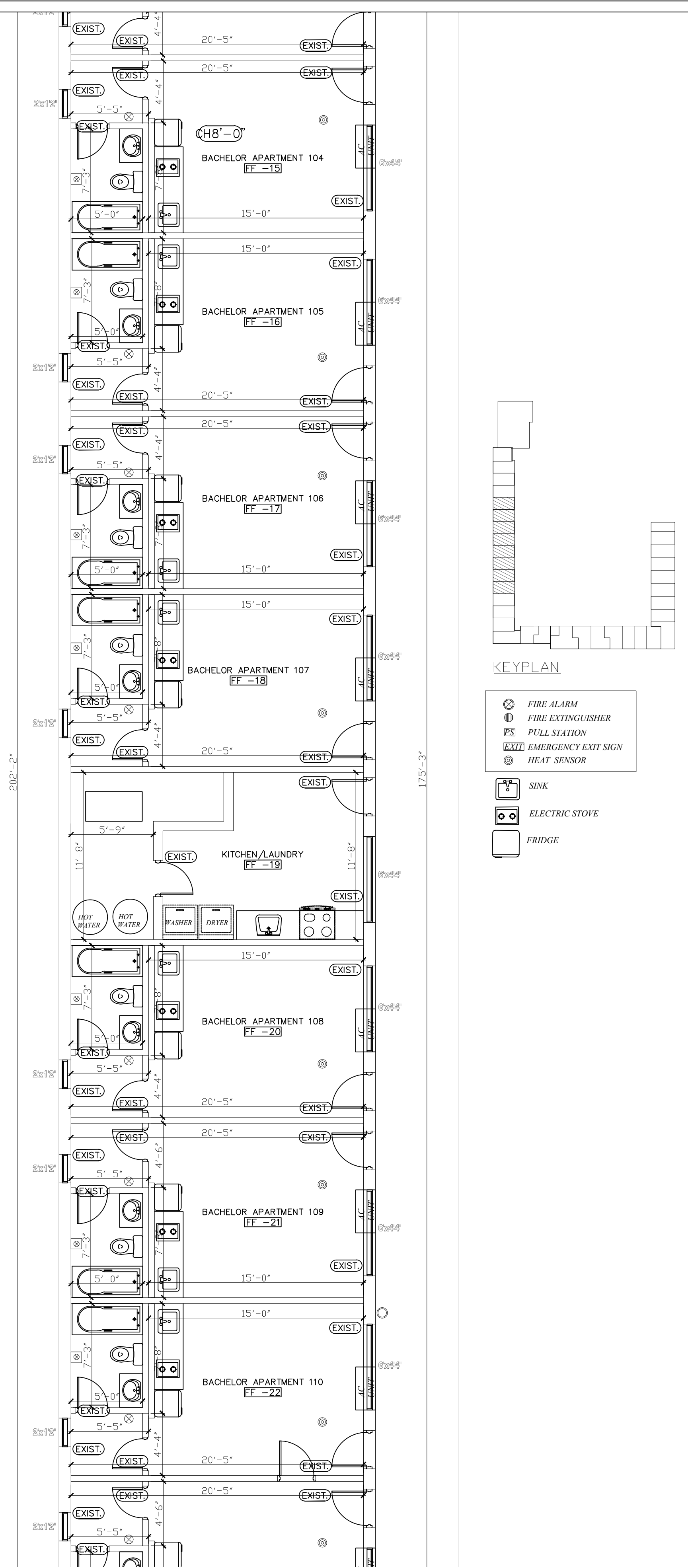
Drawing Title:
**EXISTING BASEMENT FLOOR
 PART 5**

Location:
NIAGARA FALLS, ONTARIO.

Scale: 3/16"=1'-0"	Date: JANUARY-2024
Drawn by: B.H.	Drawing No. A-3
Designed by: B.H.	
Approved by:	



1 EXISTING FIRST FLOOR PLAN PART 1
Scale: 3/16"=1'-0"



2 EXISTING FIRST FLOOR PLAN PART 2
Scale: 3/16"=1'-0"

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AS-IS DRAWINGS**

PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
EXISTING FIRST FLOOR PART 1,2

Location:
NIAGARA FALLS, ONTARIO.

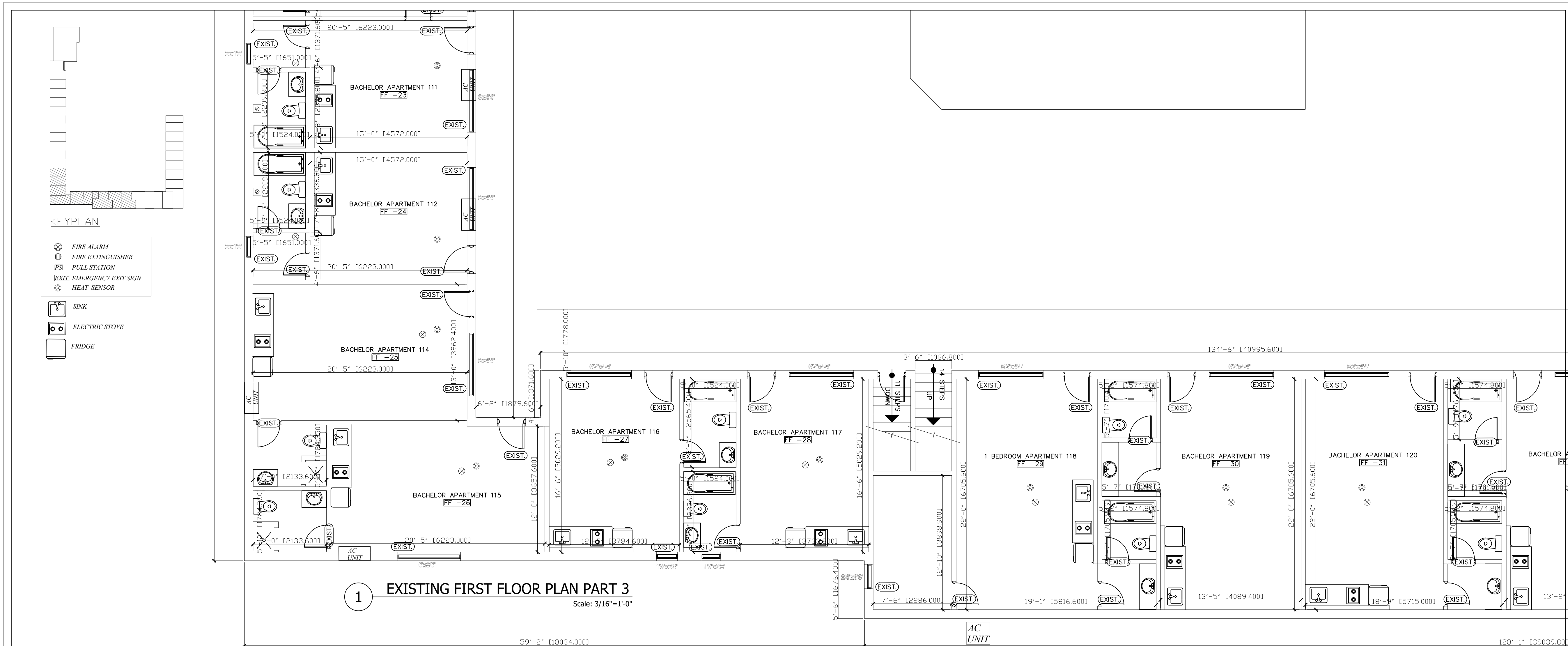
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Drawn by: **B.H.** Drawing No.

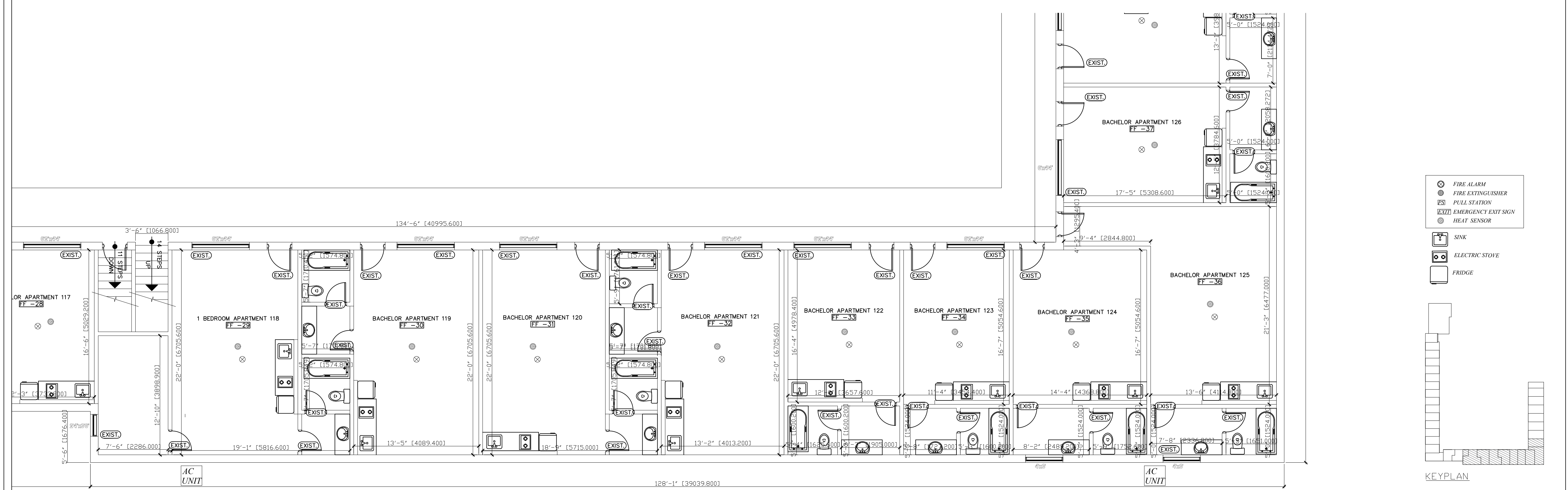
Designed by: **B.H.**

Approved by:

A-4



1 EXISTING FIRST FLOOR PLAN PART 3
Scale: 3/16"=1'-0"



2 EXISTING FIRST FLOOR PLAN PART 4
Scale: 3/16"=1'-0"

1-	ISSUED FOR CLIENT REVIEW	JANUARY-2024
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PROJECT:
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AS-IS DRAWINGS**

PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
EXISTING FIRST FLOOR PART 3,4

Location:
NIAGARA FALLS, ONTARIO.

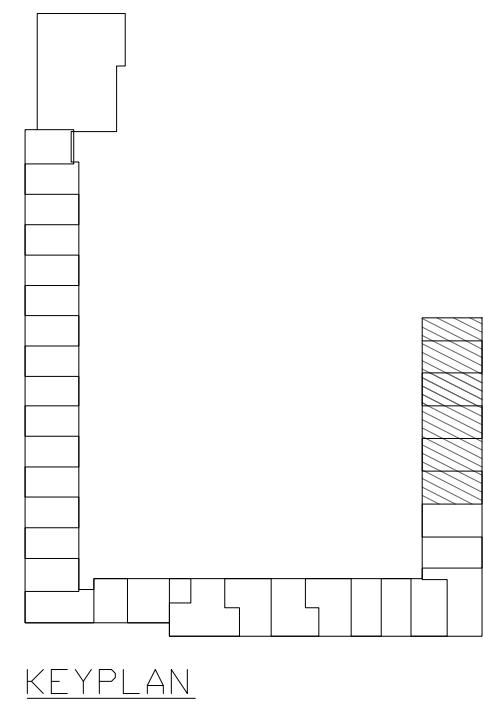
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Drawn by: **B.H.** Drawing No.

Designed by: **B.H.**

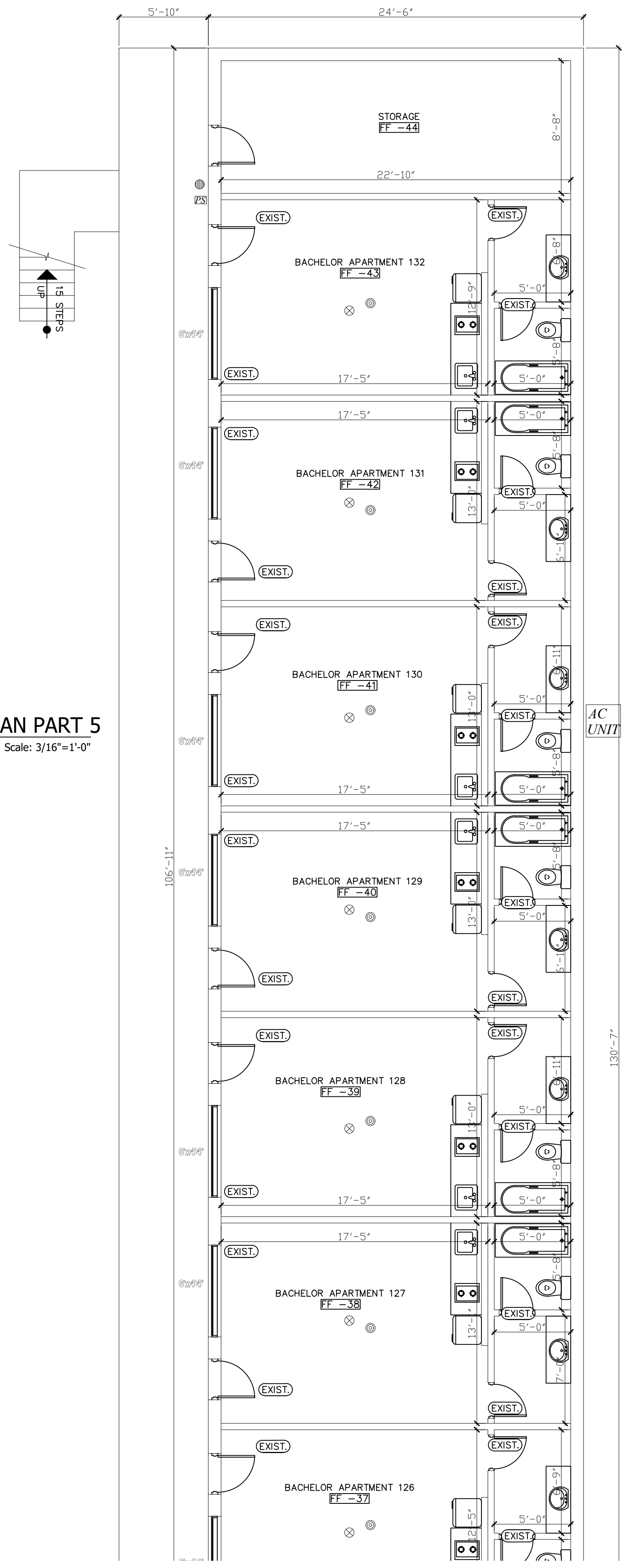
Approved by:

A-5



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

1 EXISTING FIRST FLOOR PLAN PART 5
Scale: 3/16"=1'-0"



REVISION	DATE
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PROJECT:
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 AS-IS DRAWINGS**

PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
EXISTING FIRST FLOOR PART 5

Location:
NIAGARA FALLS, ONTARIO.

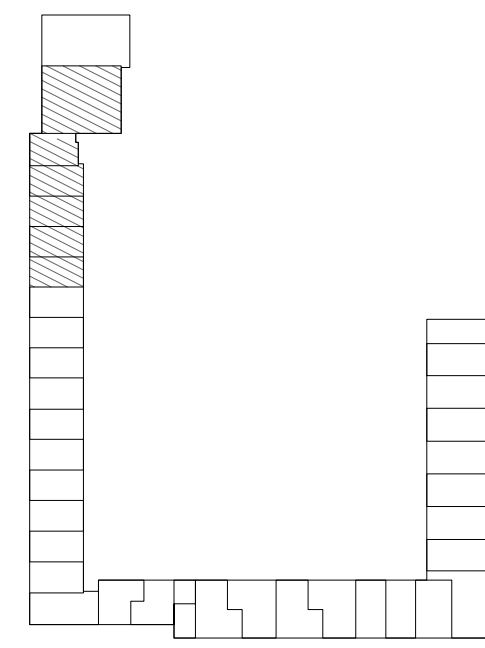
Scale: **3/16"=1'-0"** Date: **JANUARY-2024**

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

Designed by: **B.H.**

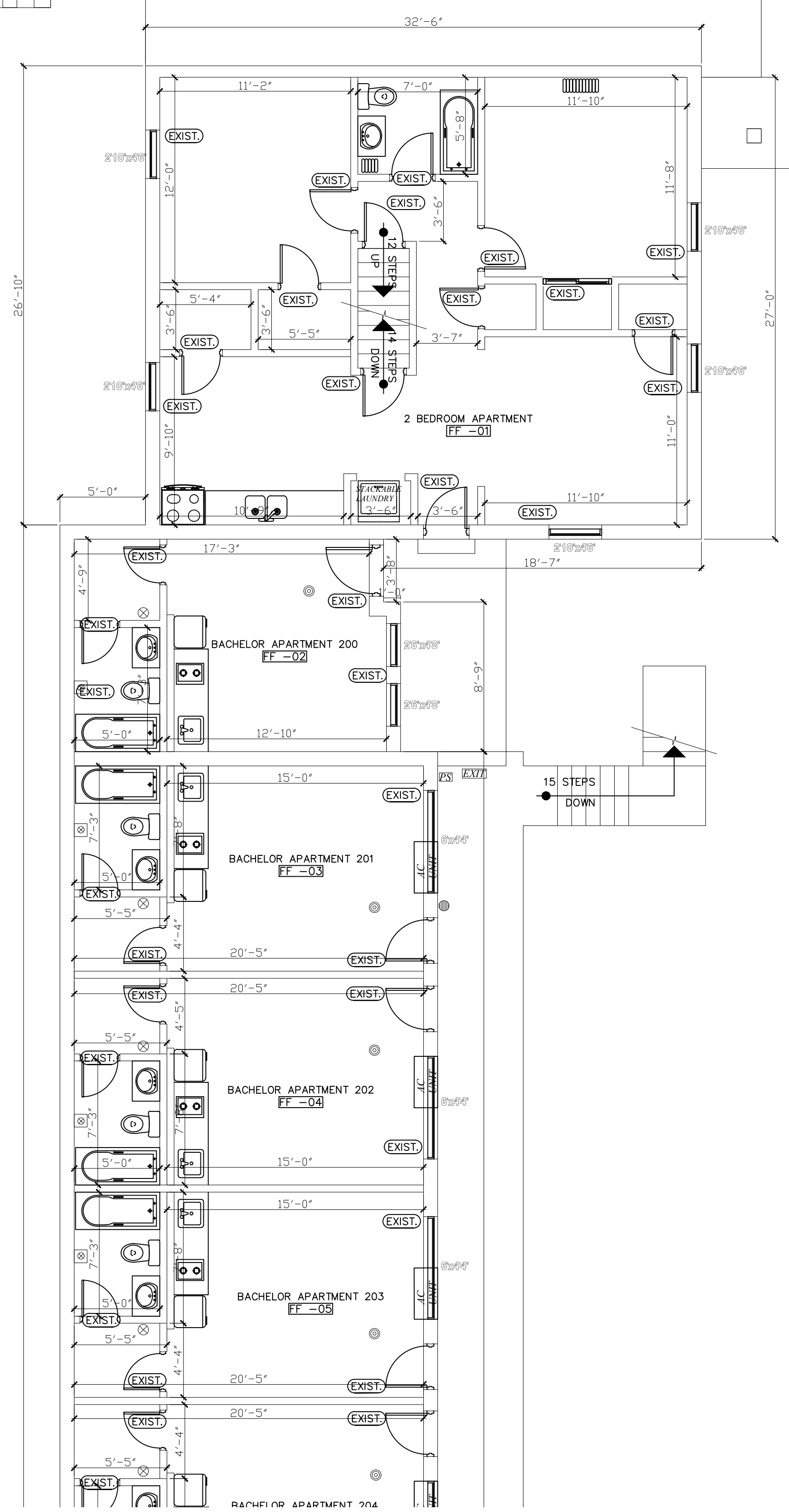
Approved by:

A-6

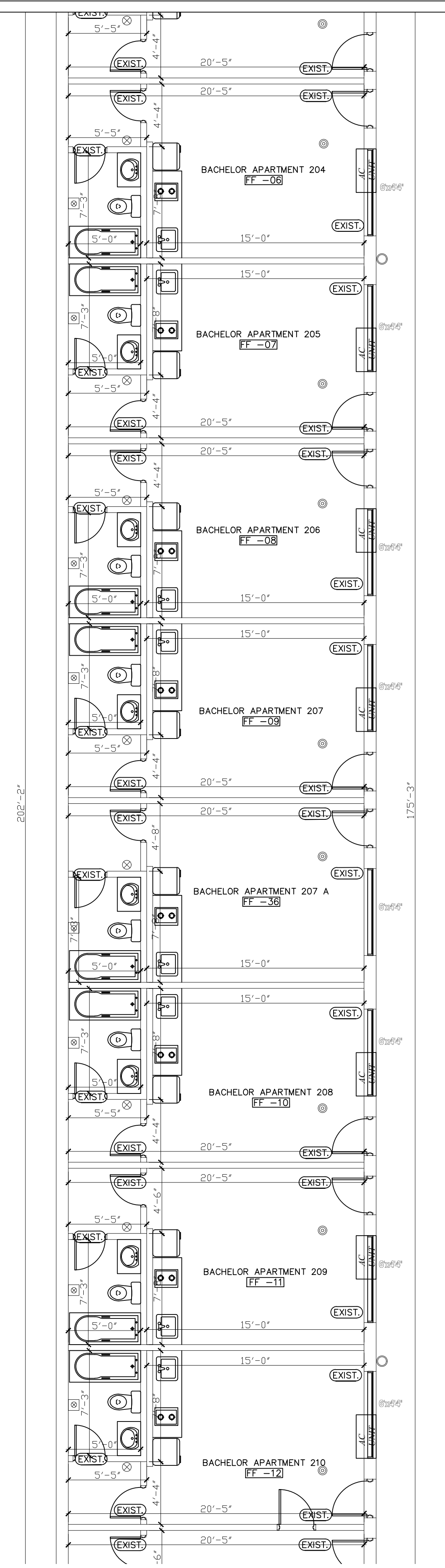


KEYPLAN

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

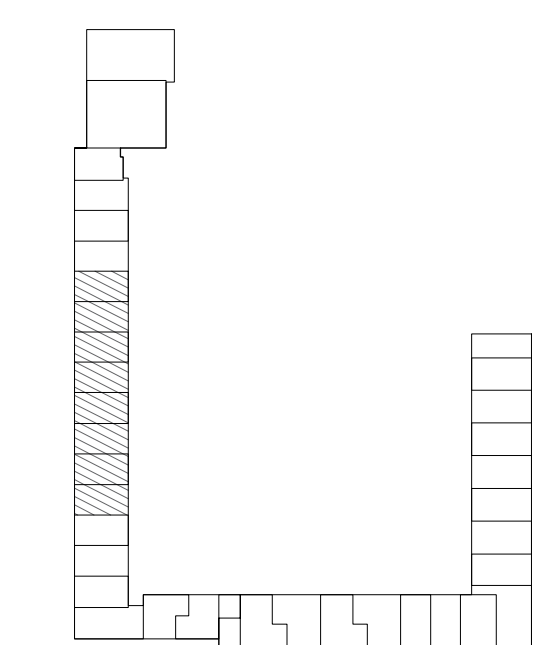


1 EXISTING SECOND FLOOR PLAN PART 1
Scale: 3/16"=1'-0"



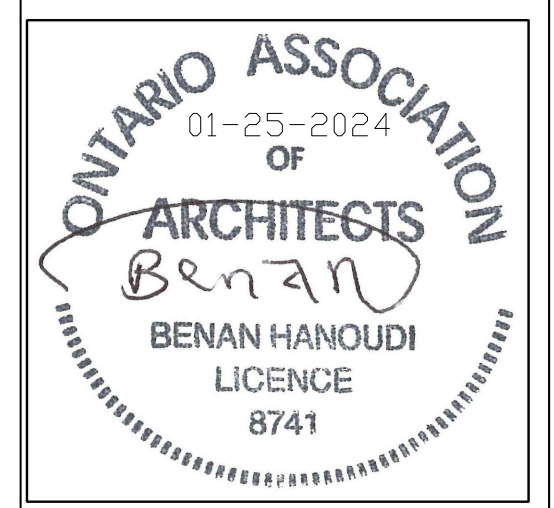
2 EXISTING SECOND FLOOR PLAN PART 2
Scale: 3/16"=1'-0"

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



KEYPLAN

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PROJECT:

**7034 LUNDYS LANE
AS-IS DRAWINGS**

PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:

EXISTING SECOND FLOOR PART 1,2

Location:

NIAGARA FALLS, ONTARIO.

Scale:

3/16"=1'-0"

Date:

JANUARY-2024

Drawn by:

B.H.

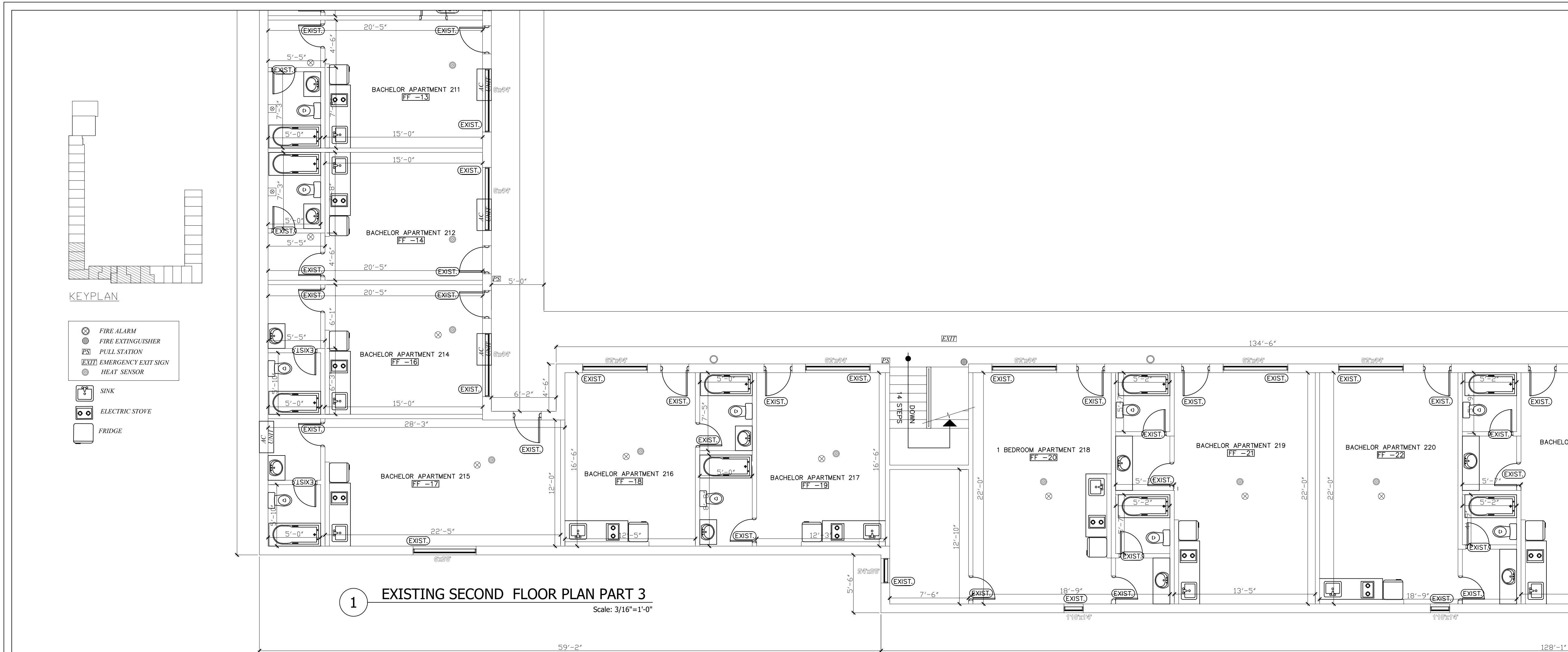
Drawing No.

Designed by:

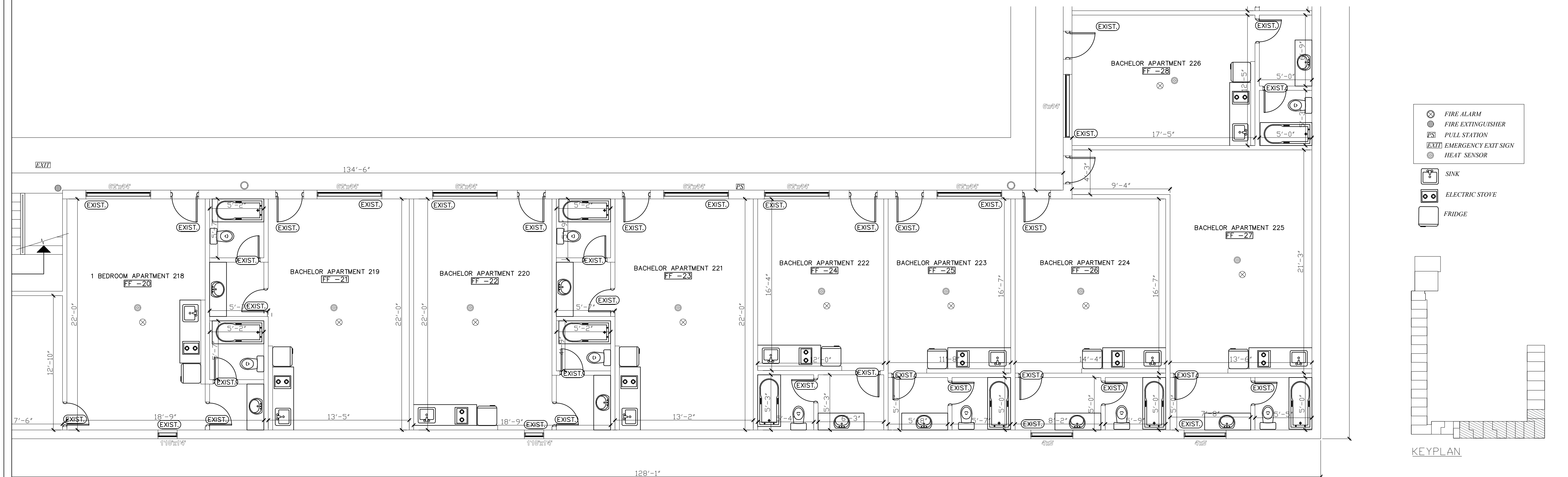
B.H.

Approved by:

A-7



1 EXISTING SECOND FLOOR PLAN PART 3
Scale: 3/16"=1'-0"



2 EXISTING SECOND FLOOR PLAN PART 4
Scale: 3/16"=1'-0"

1-	ISSUED FOR CLIENT REVIEW	JANUARY-2024
	REVISION	DATE



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PROJECT:
**7034 LUNDYS LANE
AS-IS DRAWINGS**

PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
EXISTING SECOND FLOOR PART 3,4

Location:
NIAGARA FALLS, ONTARIO.

Scale:
3/16"=1'-0"

Date:
JANUARY-2024

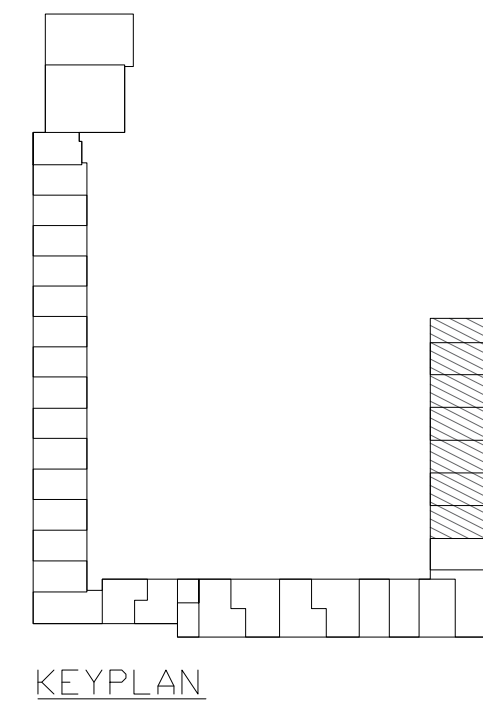
Drawn by:
B.H.

Drawing No.

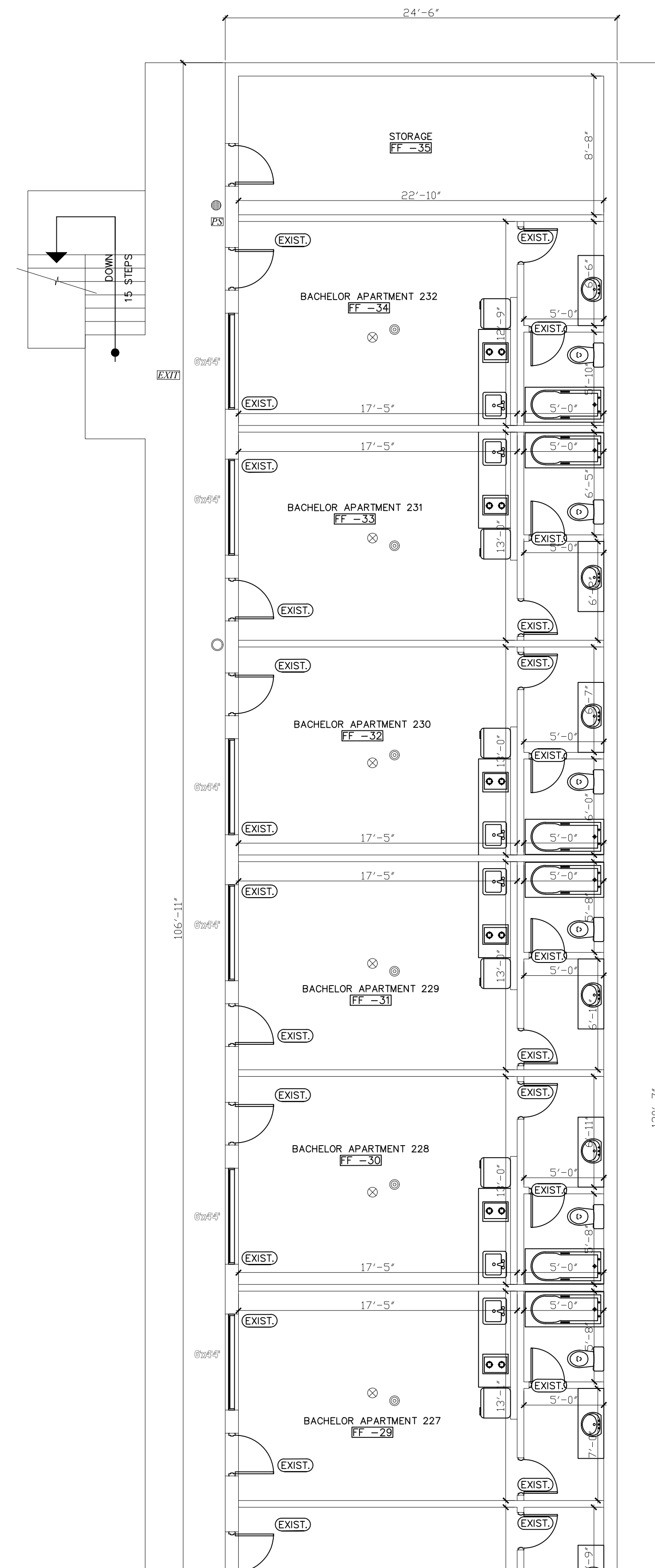
Designed by:
B.H.

A-8

Approved by:



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



1 EXISTING SECOND FLOOR PLAN PART 5
Scale: 3/16"=1'-0"

REVISION	DATE
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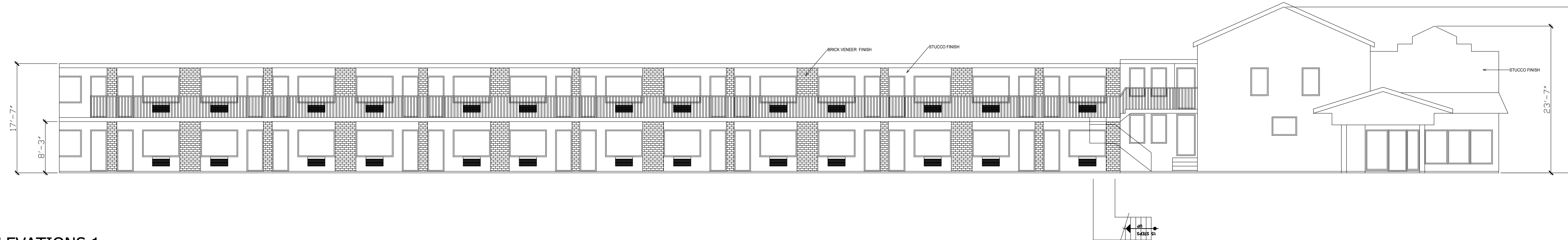
PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

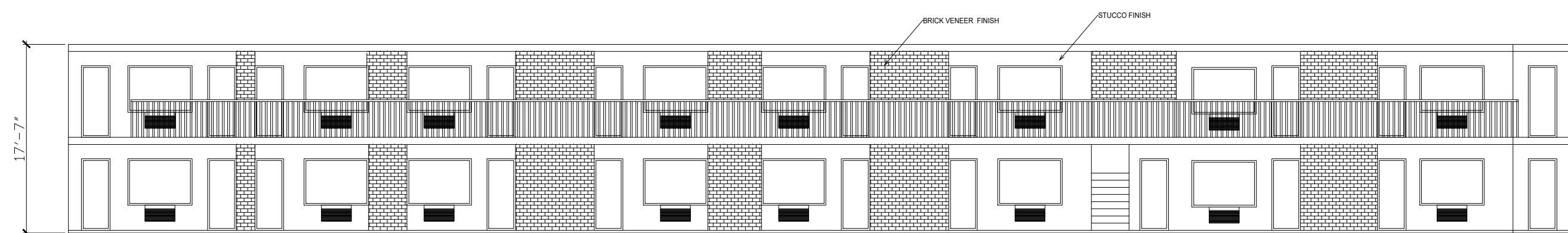
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EXISTING SECOND FLOOR PART 3

Location:
NIAGARA FALLS, ONTARIO.

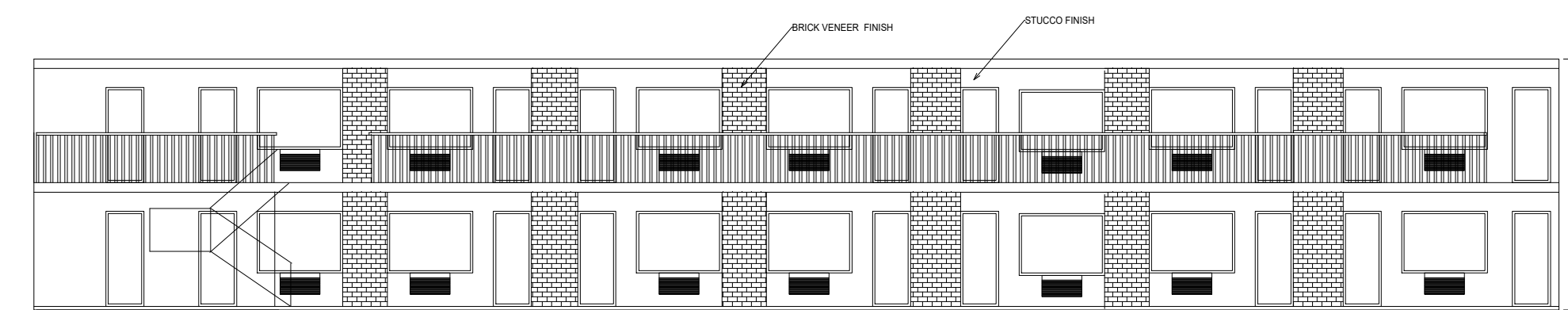
Scale: 3/16"=1'-0"	Date: JANUARY-2024
Drawn by: B.H.	Drawing No. A-9
Designed by: B.H.	
Approved by:	



1 ELEVATIONS 1
Scale: 3/32"=1'-0"



2 ELEVATIONS 2
Scale: 3/32"=1'-0"



3 ELEVATIONS 3
Scale: 3/32"=1'-0"



4 ELEVATIONS 4
Scale: 3/32"=1'-0"

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PROJECT:

**7034 LUNDYS LANE
AS-IS DRAWINGS**

PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:

ELEVATIONS PART 1

Location:

NIAGARA FALLS, ONTARIO.

Scale:
3/32"=1'-0"

Date:
JANUARY-2024

Drawn by:
B.H.

Drawing No.

Designed by:
B.H.

A-10

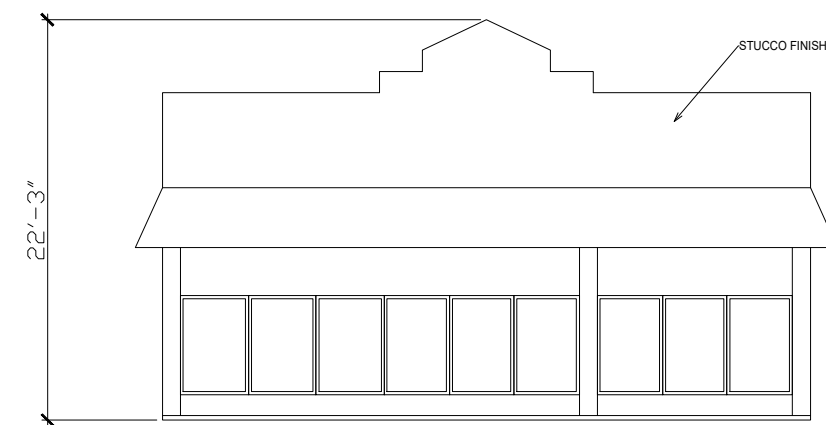
Approved by:



5 ELEVATION 5
Scale: 3/32"=1'-0"



6 ELEVATION 6
Scale: 3/32"=1'-0"



7 ELEVATION 7
Scale: 3/32"=1'-0"

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PROJECT:
**7034 LUNDYS LANE
AS-IS DRAWINGS**

PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:
ELEVATIONS PART 2

Location:
NIAGARA FALLS, ONTARIO.

Scale: 3/32"=1'-0"	Date: JANUARY-2024
Drawn by: B.H.	Drawing No. A-11
Designed by: B.H.	
Approved by:	