

## LIST OF DRAWINGS:

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- 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
- A-6 EXISTING FIRST FLOOR PART 5
- A-7 EXISTING SECOND FLOOR PART 1,2
- A-8 EXISTING SECOND FLOOR PART 3,4
- A-9 EXISTING SECOND FLOOR PART 5
- A-10 ELEVATIONS PART 1
- A-11 ELEVATIONS PART 2

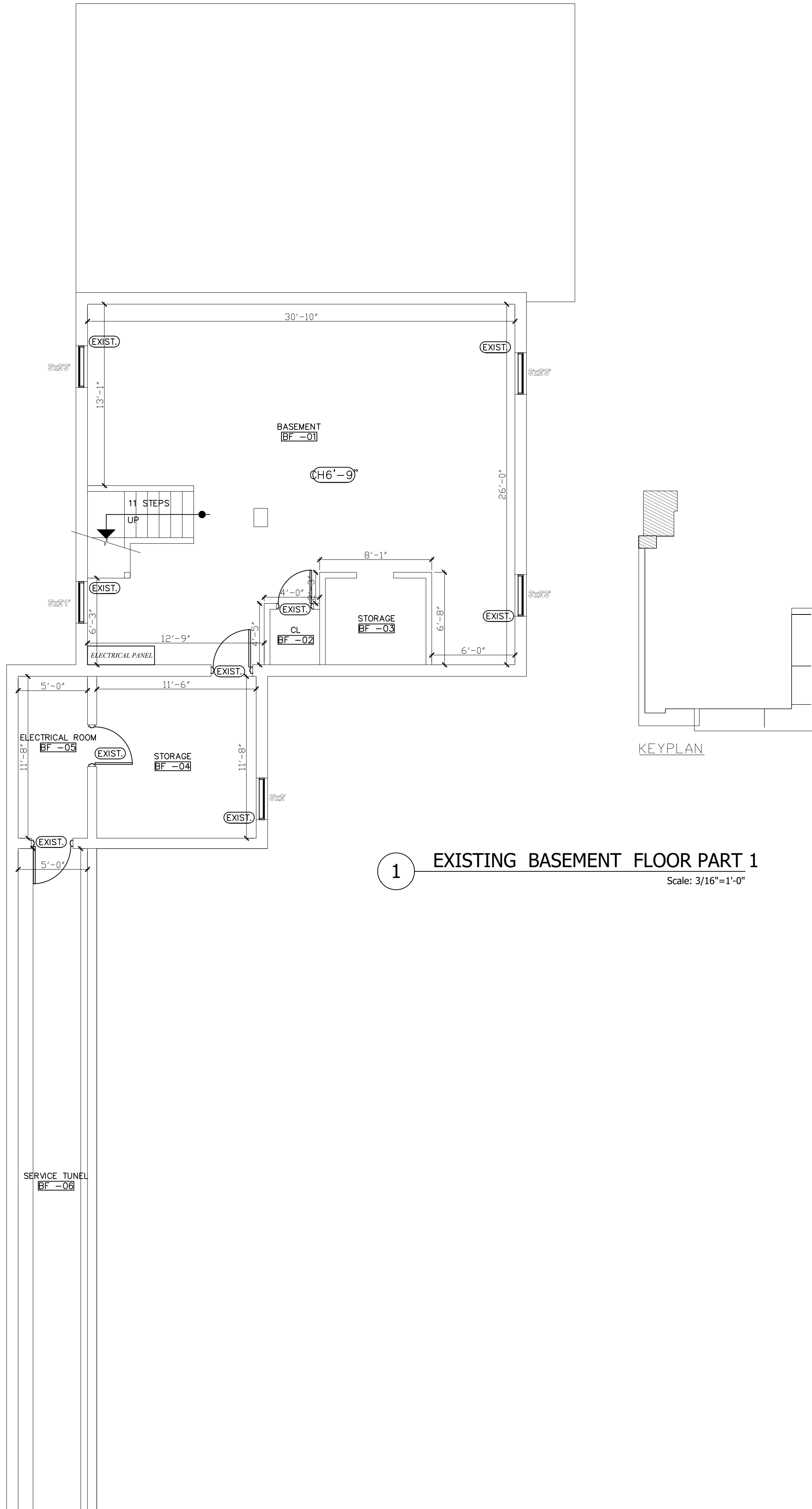


**BENAN HANOUDI ARCHITECT INC.**

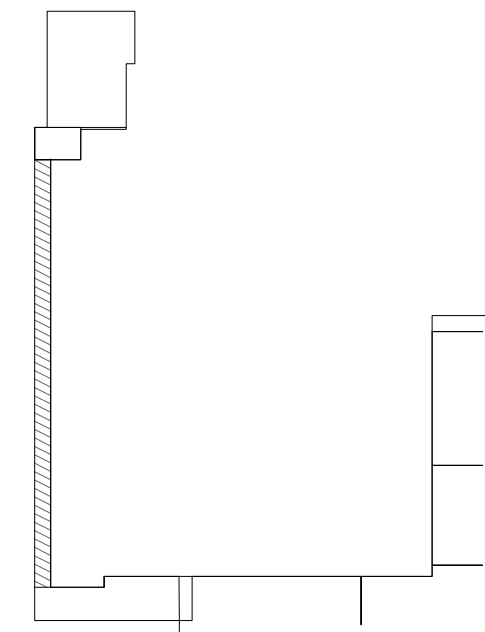
1442 Bridgeport Street  
Oshawa, Ontario L1K 2P5, Canada  
Tel: 289.404.0422  
Email: [benan\\_hanoudi@yahoo.ca](mailto:benan_hanoudi@yahoo.ca)  
[www.mycustombuilding.com](http://www.mycustombuilding.com)

# 65 APARTMENTS AT 7034 LUNDYS LANE-NIAGARA FALLS-ONTARIO



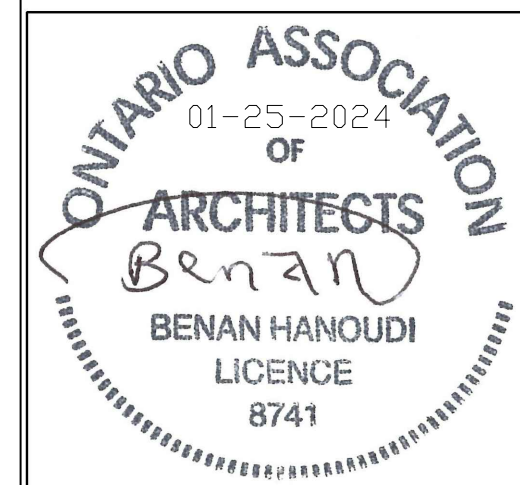


1 EXISTING BASEMENT FLOOR PART 1  
Scale: 3/16"=1'-0"



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

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| 1- | ISSUED FOR CLIENT REVIEW | JANUARY-2024 |
|    | REVISION                 | DATE         |



**BENAN HANOUDI ARCHITECT INC.**  
1442 Bridgeport Street  
Oshawa, Ontario L1K 2P5, Canada  
Tel: 289.404.0422  
Email: benan\_hanoudi@yahoo.ca  
www.mycustombuilding.com

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

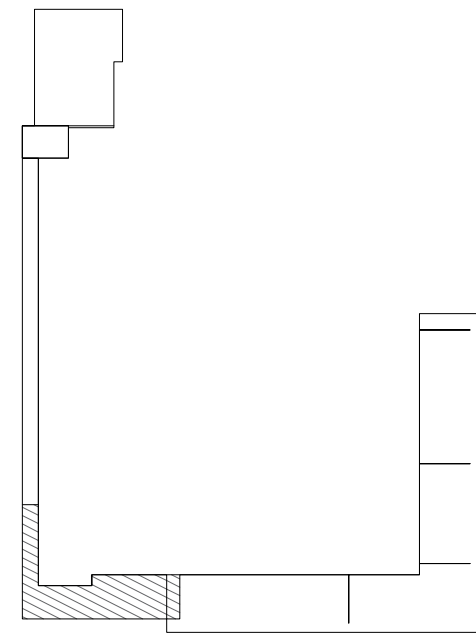
PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

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

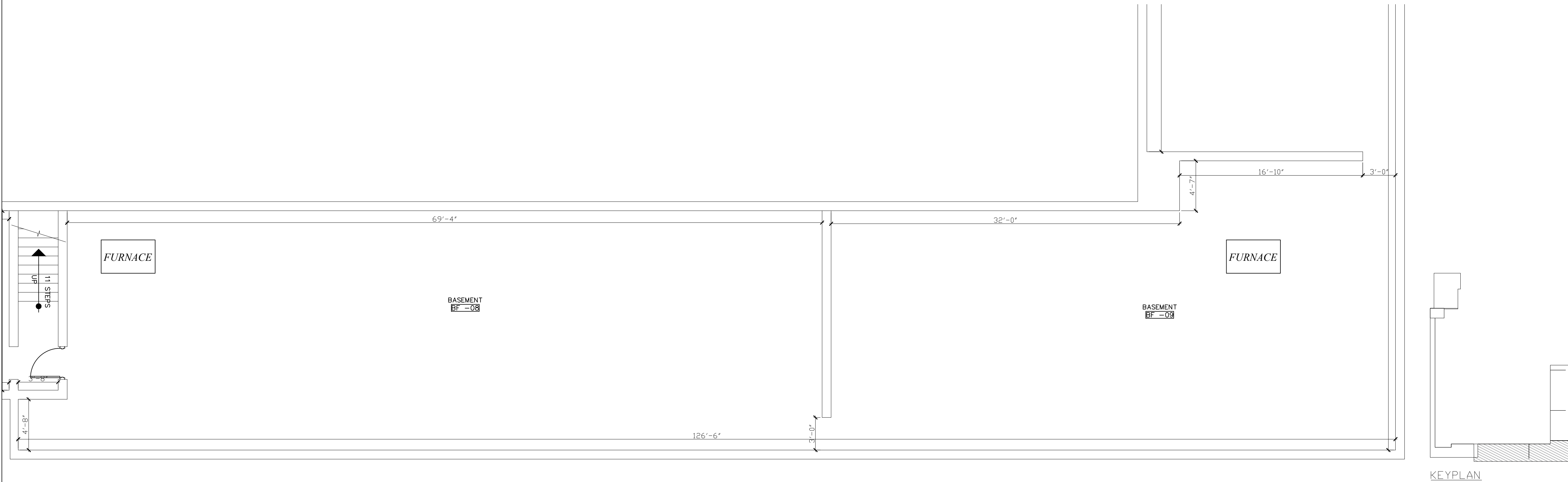
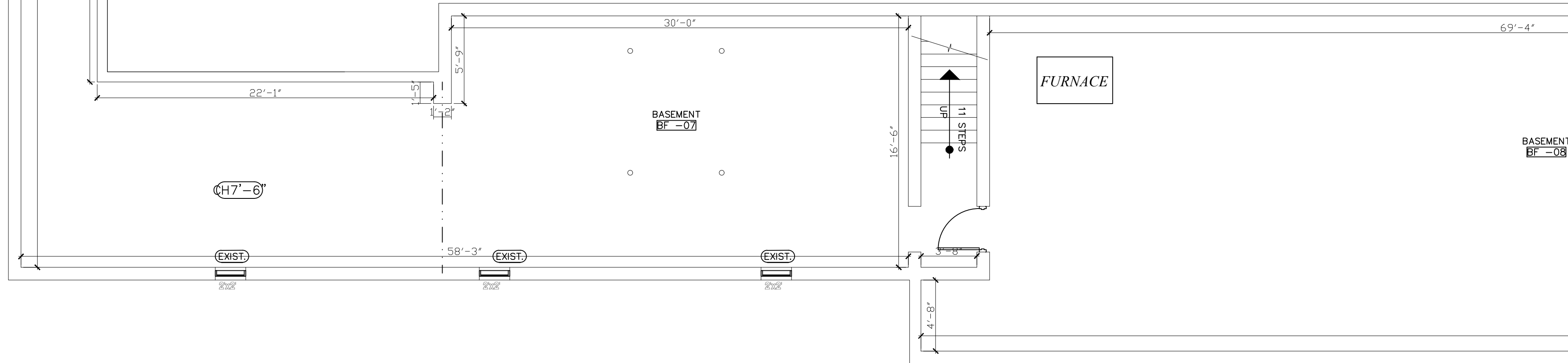
Location:  
**NIAGARA FALLS, ONTARIO.**

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



KEYPLAN

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



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**

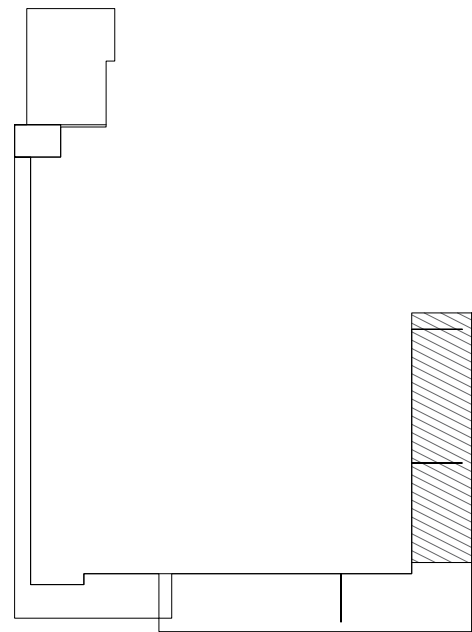
For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:  
**EXISTING BASEMENT FLOOR  
PART 3,4**

Location:  
**NIAGARA FALLS, ONTARIO.**

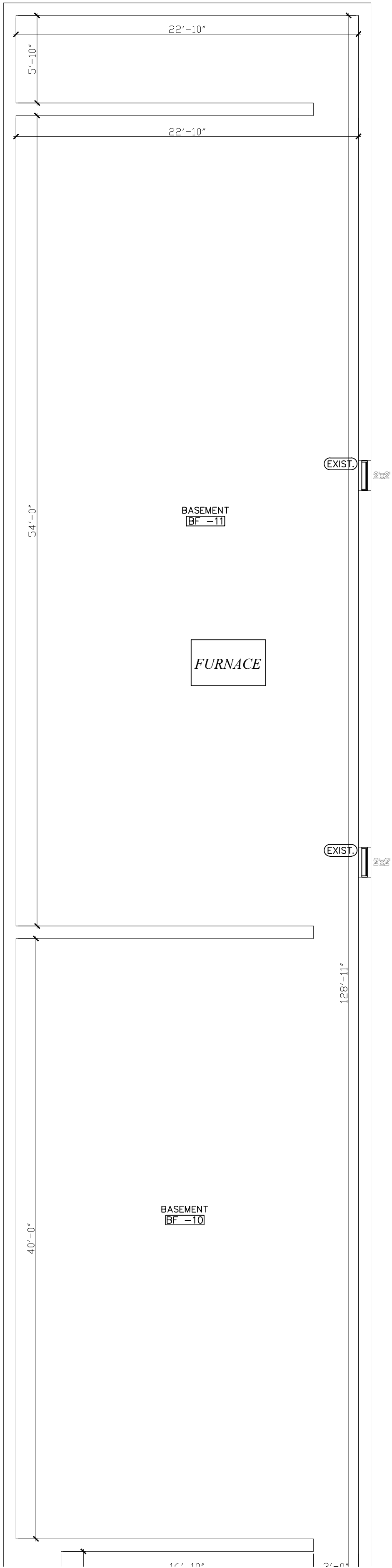
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| Scale:<br><b>3/16"=1'-0"</b> | Date:<br><b>JANUARY-2024</b> |
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| Drawn by:<br><b>B.H.</b>    | Drawing No.<br><br><b>A-2</b> |
| Designed by:<br><b>B.H.</b> |                               |
| Approved by:                |                               |



KEYPLAN

1 EXISTING BASEMENT FLOOR PART 5  
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 5**

Location:  
**NIAGARA FALLS, ONTARIO.**

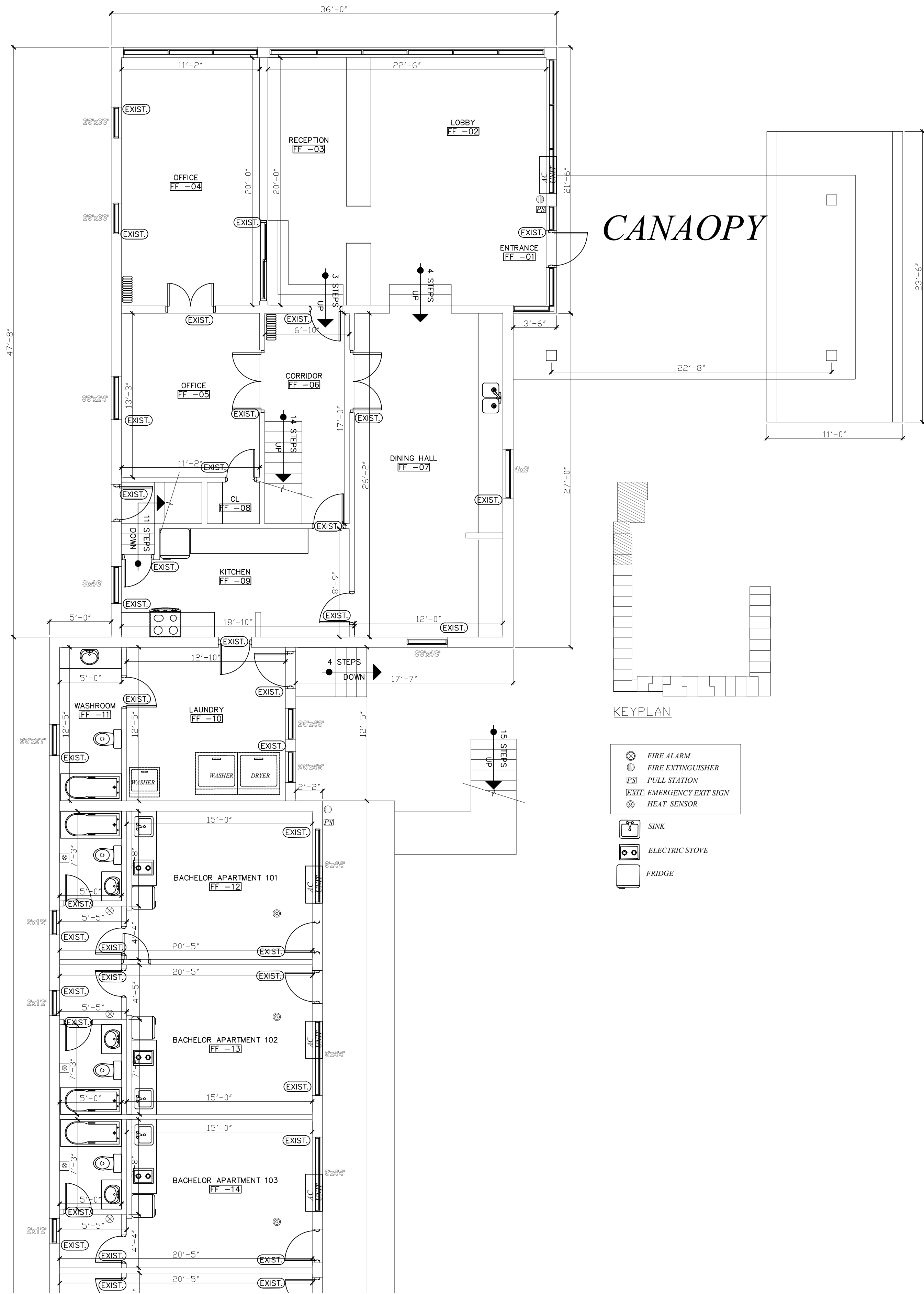
Scale: **3/16"=1'-0"** Date: **JANUARY-2024**

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

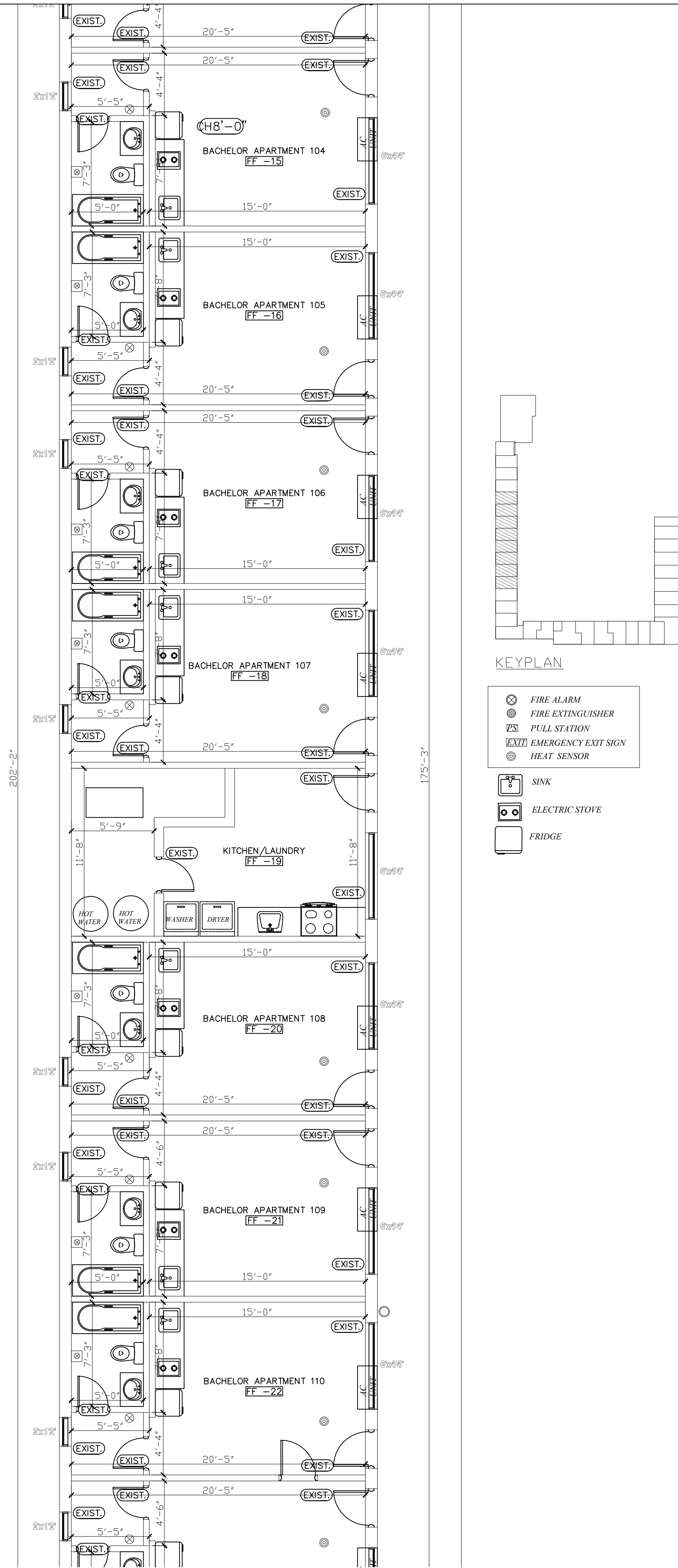
Designed by: **B.H.**

Approved by:

A-3



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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**PROJECT:**

**7034 LUNDYS LANE  
AS-IS DRAWINGS**

PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

**Drawing Title:**

**EXISTING FIRST FLOOR PART 1,2**

**Location:**

**NIAGARA FALLS, ONTARIO.**

**Scale:**

**3/16"=1'-0"**

**Date:**

**JANUARY-2024**

**Drawn by:**

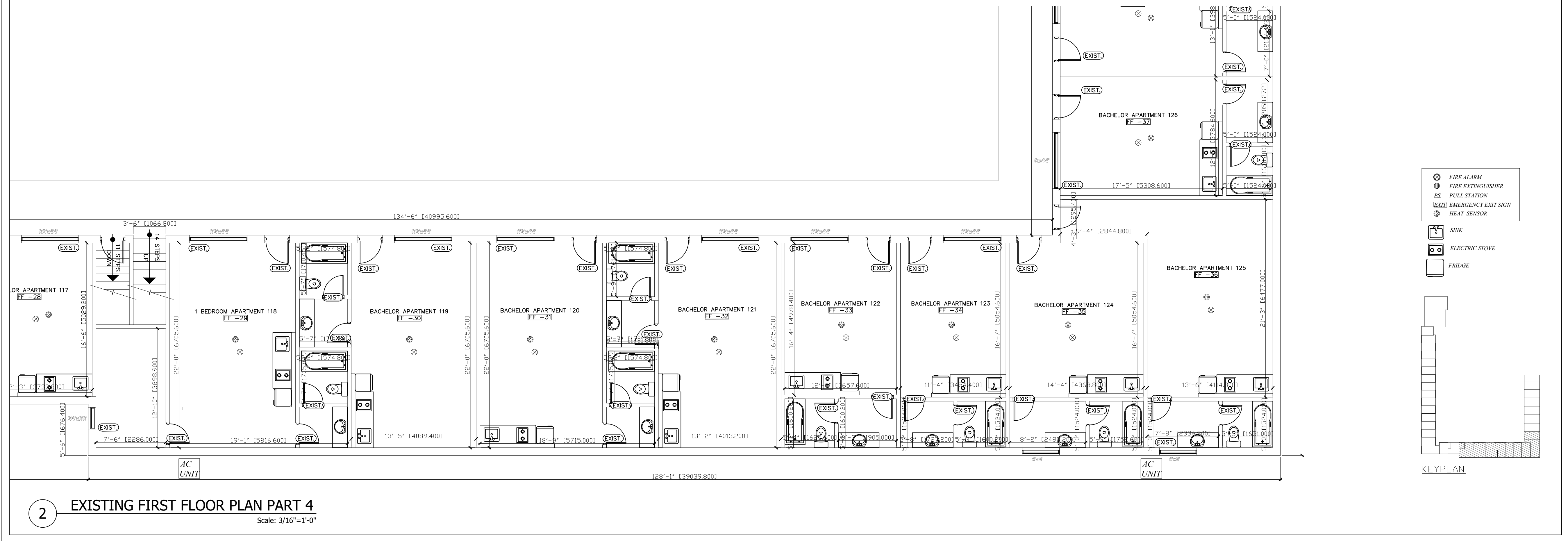
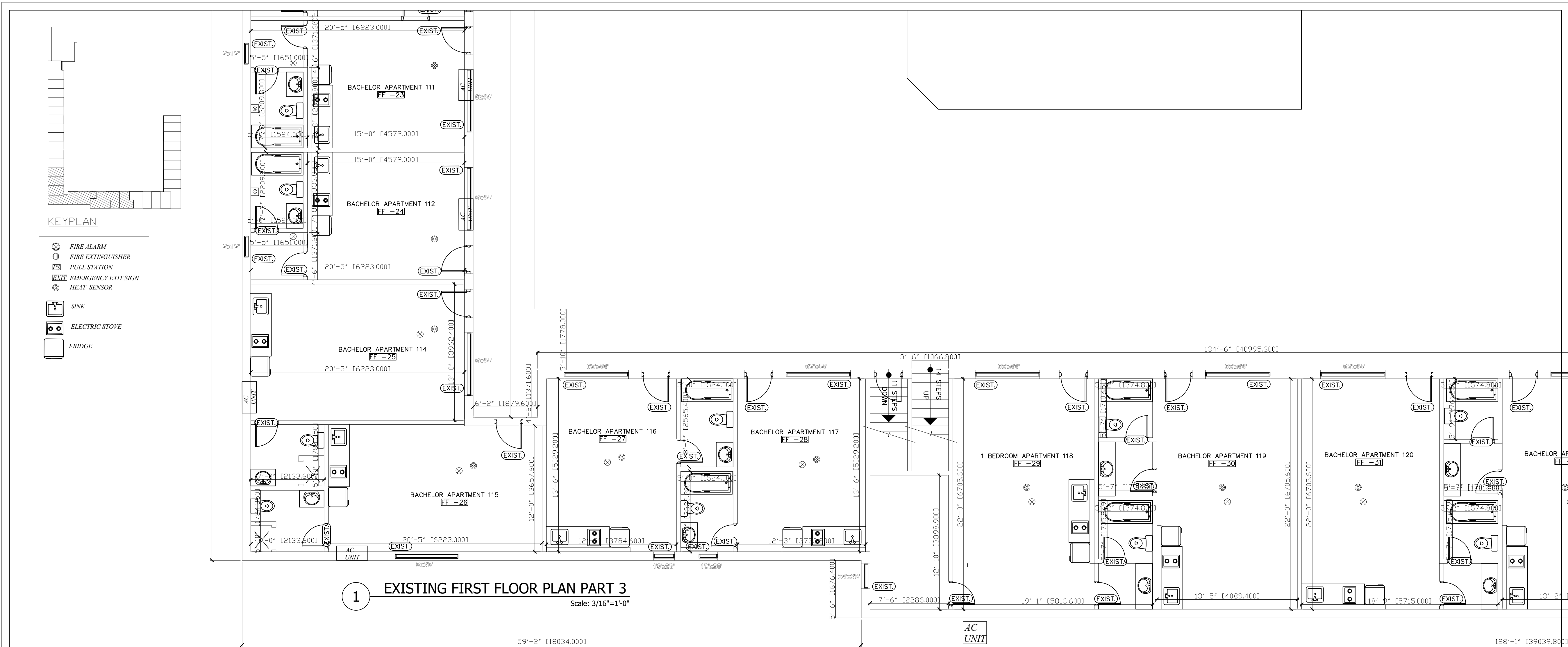
**B.H.**

**Designed by:**

**B.H.**

**Approved by:**

**A-4**

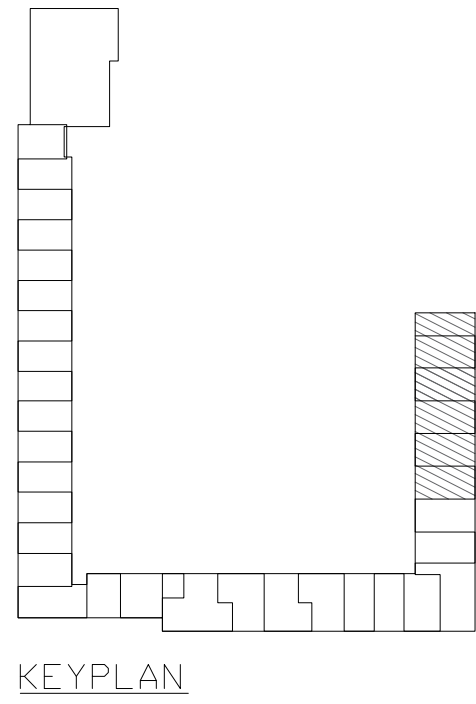


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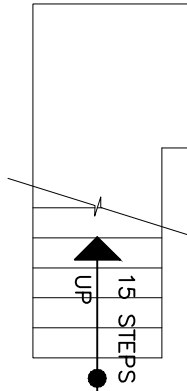


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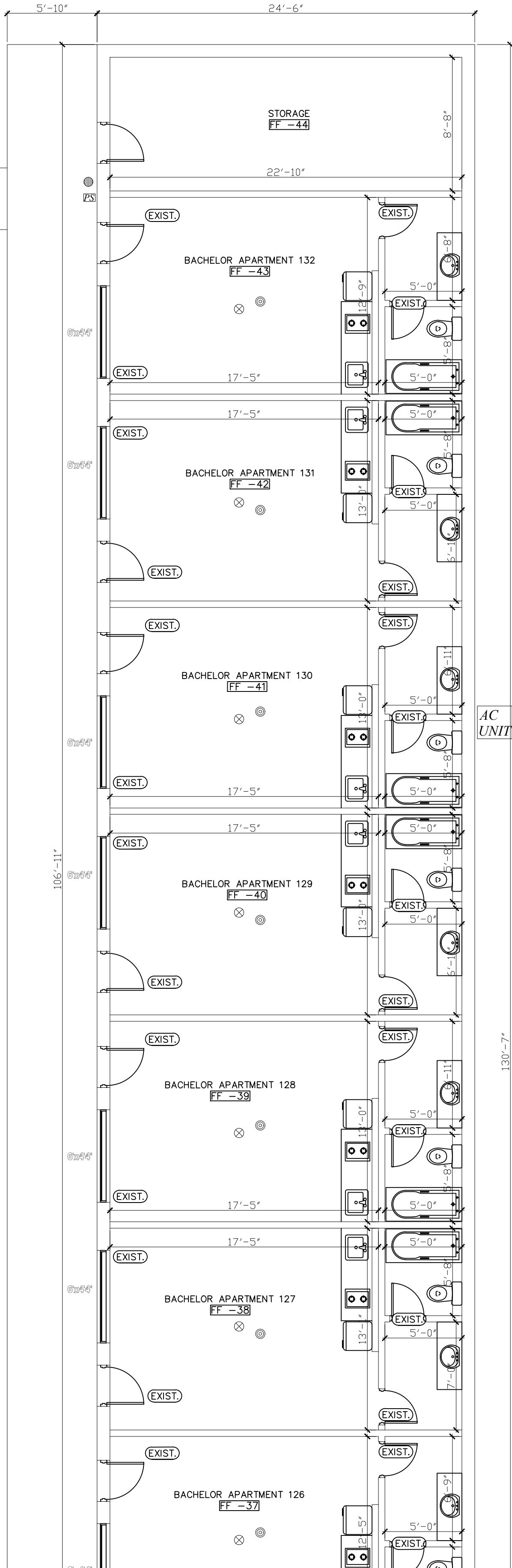
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| PROJECT:<br><b>7034 LUNDYS LANE<br/>AS-IS DRAWINGS</b> |                              |
| PROJECT NO.: <b>2024-02</b>                            |                              |
| For: <b>BLUEVALE CAPITAL GROUP INC</b>                 |                              |
| Drawing Title:<br><b>EXISTING FIRST FLOOR PART 3,4</b> |                              |
| Location:<br><b>NIAGARA FALLS, ONTARIO.</b>            |                              |
| Scale:<br><b>NOT TO SCALE</b>                          | Date:<br><b>JANUARY-2024</b> |
| Drawn by:<br><b>B.H.</b>                               | Drawing No.<br><b>A-5</b>    |
| Designed by:<br><b>B.H.</b>                            |                              |
| Approved by:                                           |                              |



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



1 EXISTING FIRST FLOOR PLAN PART 5  
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 FIRST FLOOR PART 5**

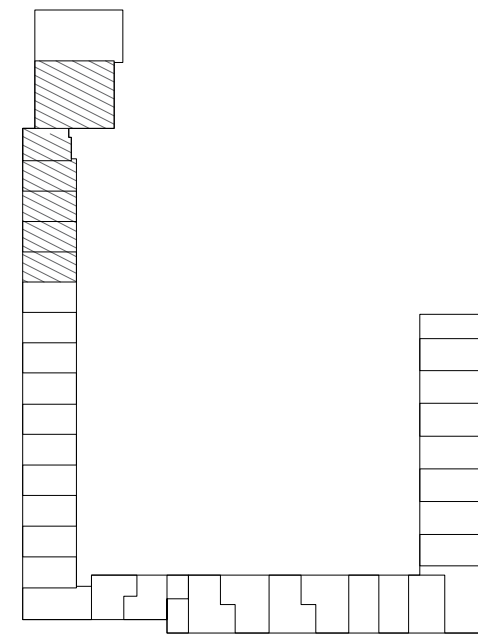
Location:  
**NIAGARA FALLS, ONTARIO.**

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

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

Designed by: **B.H.** **A-6**

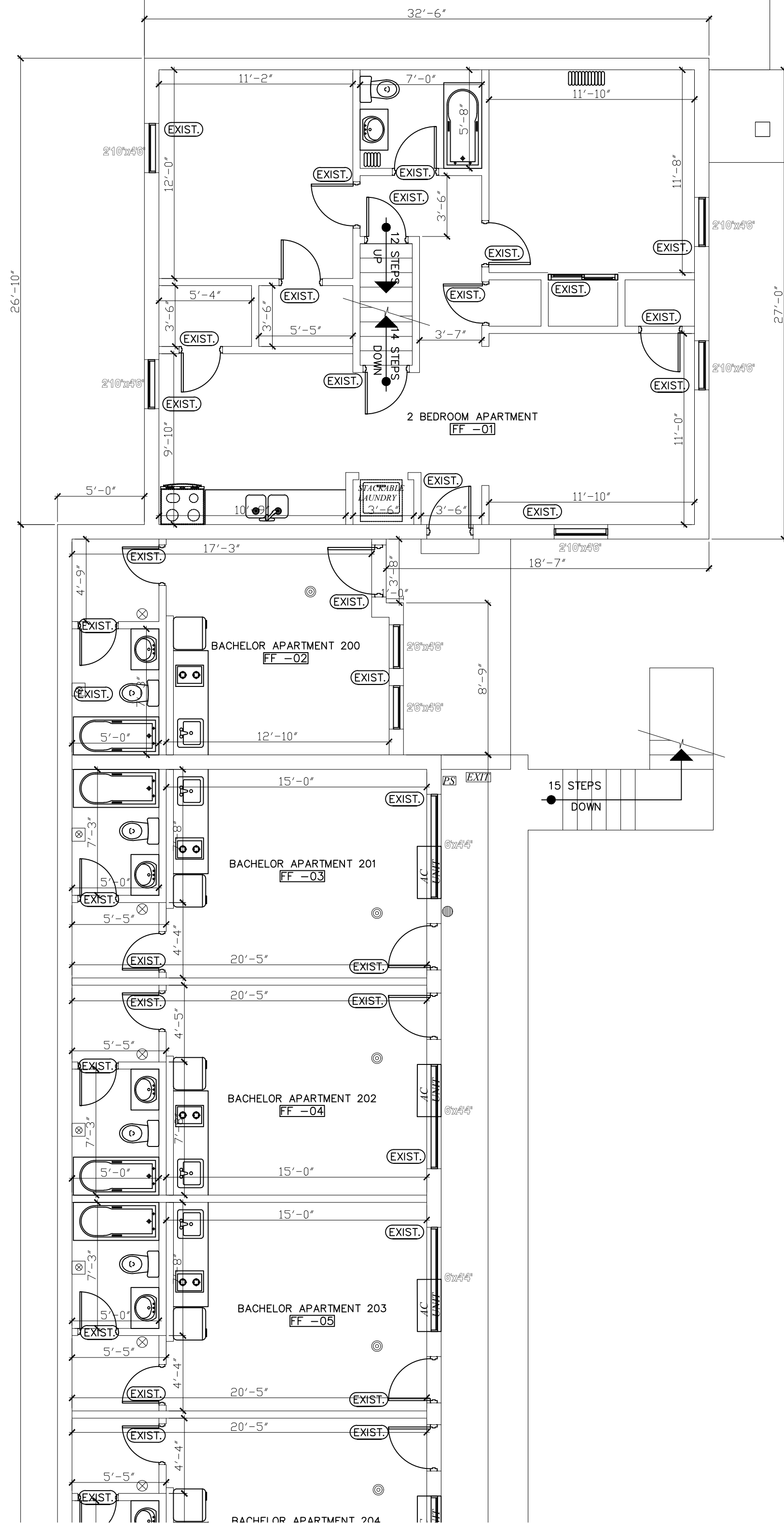
Approved by:



KEYPLAN

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

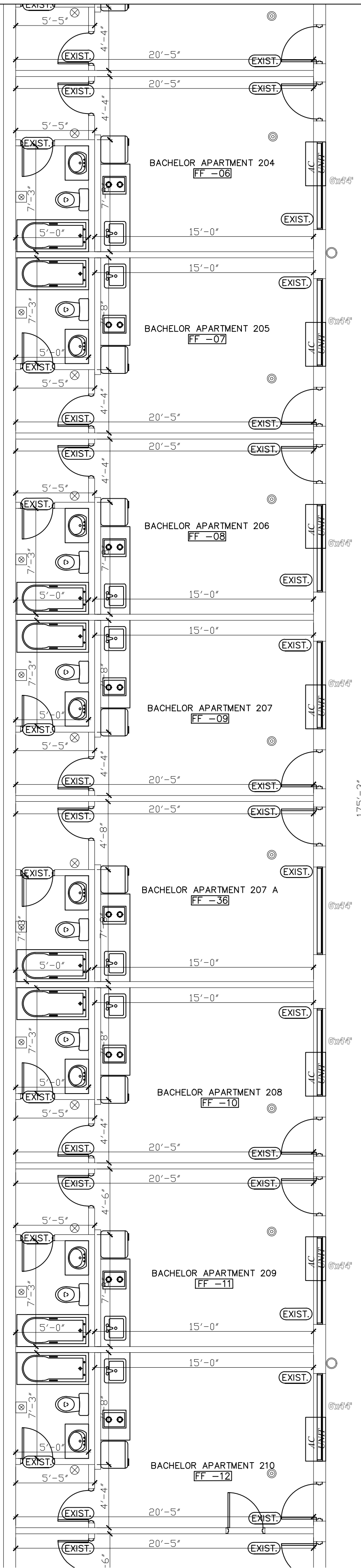
- ⊕ SINK
- ⊕ ELECTRIC STOVE
- ⊕ FRIDGE



1 EXISTING SECOND FLOOR PLAN PART 1

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

202'-2"

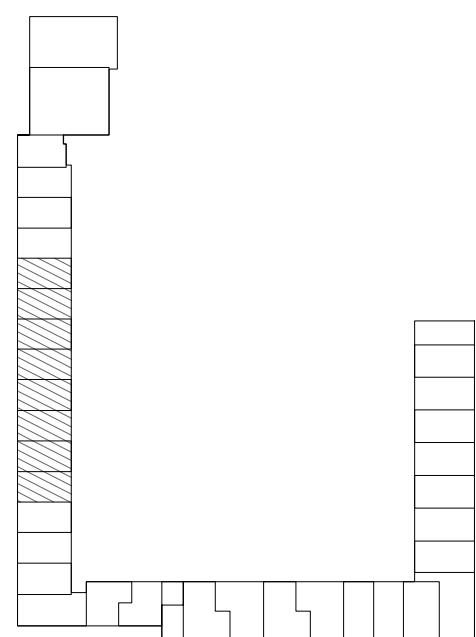


2 EXISTING SECOND FLOOR PLAN PART 2

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

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

- ⊕ SINK
- ⊕ ELECTRIC STOVE
- ⊕ FRIDGE



KEYPLAN

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www.mycustombuilding.com

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:

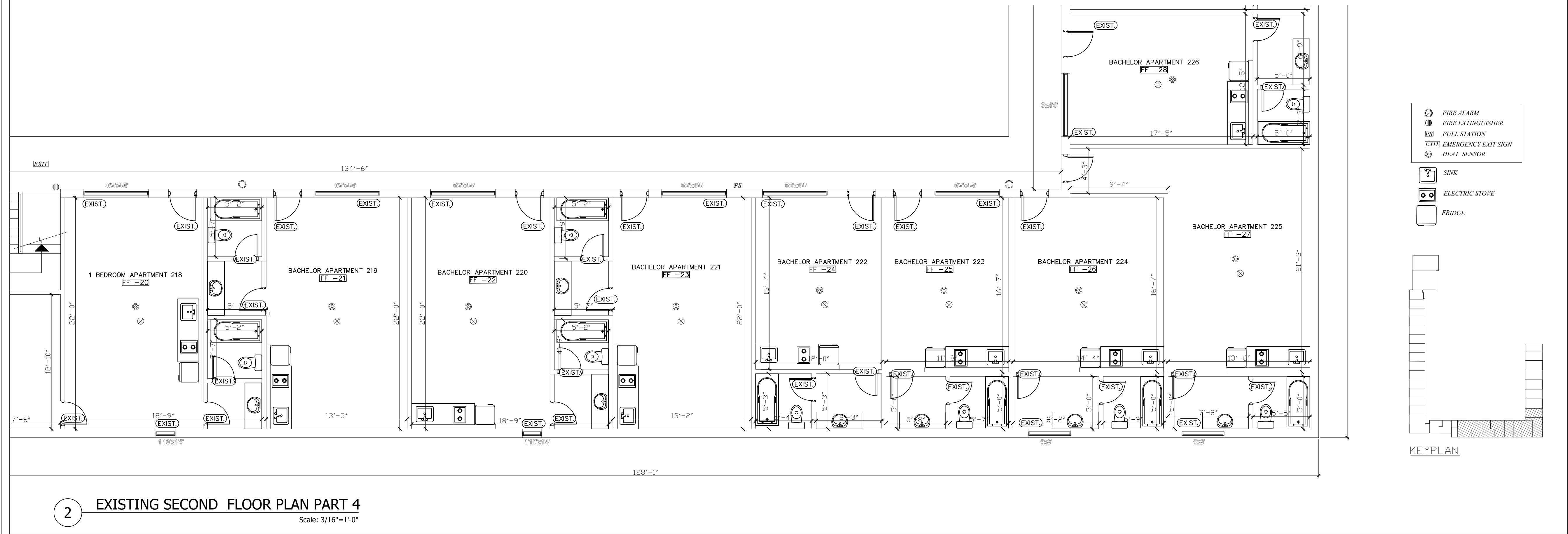
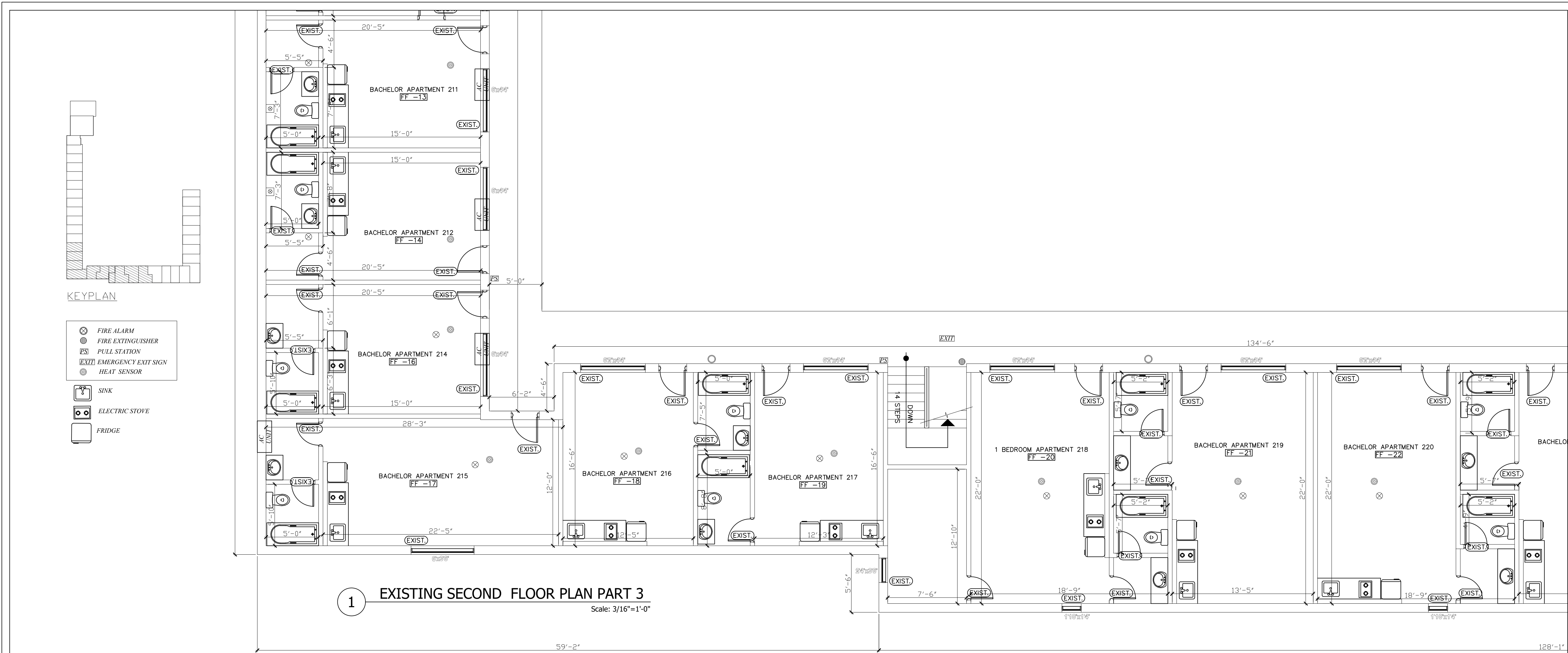
**B.H.**

Designed by:

**B.H.**

Approved by:

**A-7**



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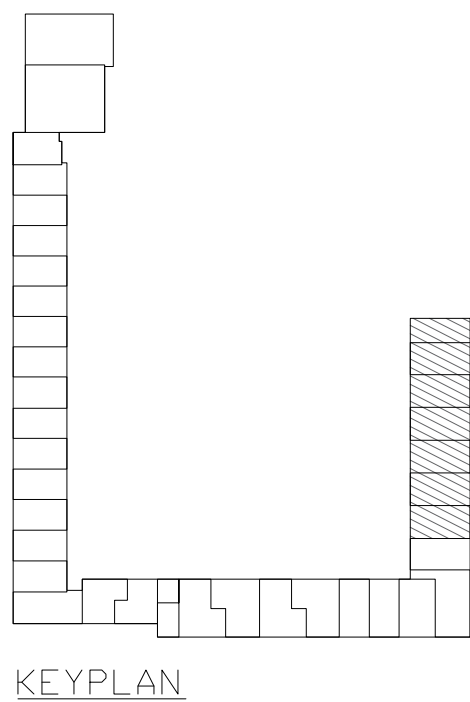


01-25-2024  
OF  
ARCHITECTS  
Benan  
BENAN HANOUDI  
LICENCE  
8741

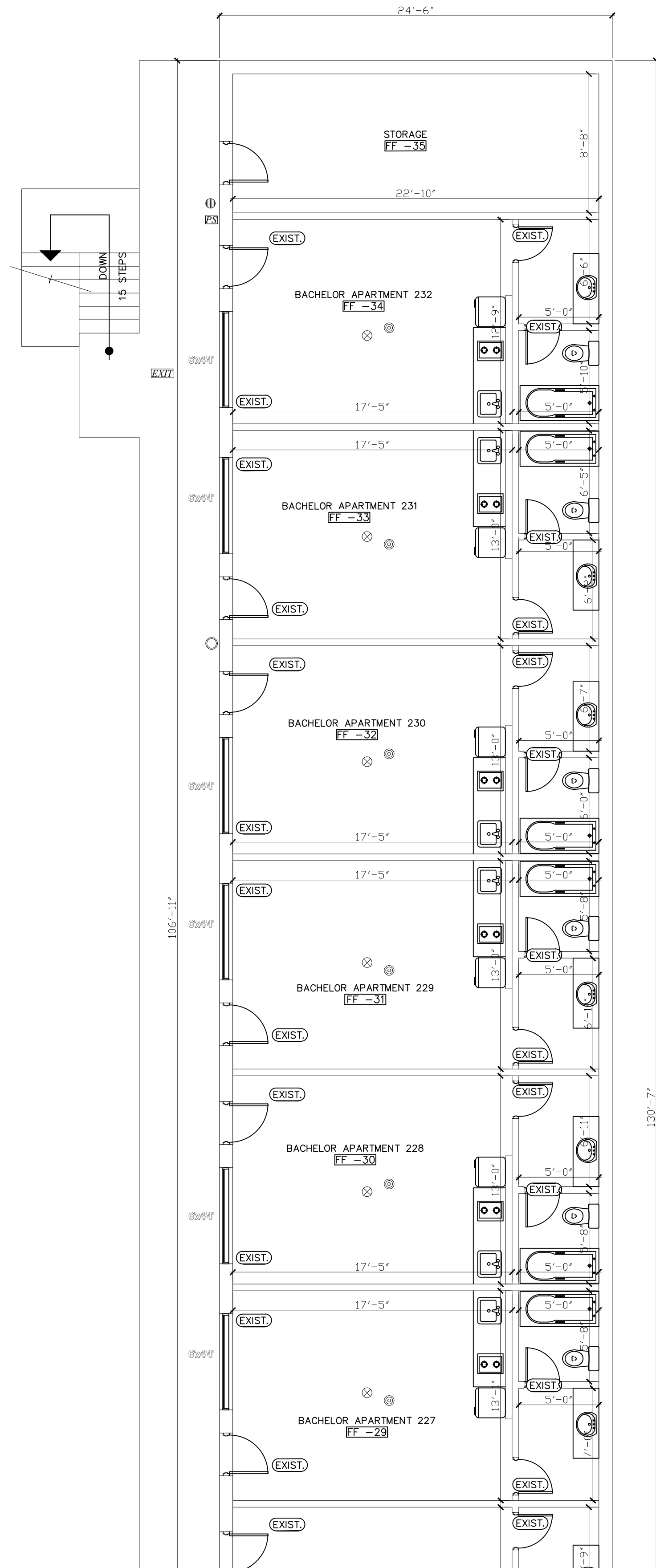


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|---------------------------------------------------------|------------------------------|
| PROJECT:<br><b>7034 LUNDYS LANE<br/>AS-IS DRAWINGS</b>  |                              |
| PROJECT NO.: <b>2024-02</b>                             |                              |
| For: <b>BLUEVALE CAPITAL GROUP INC</b>                  |                              |
| Drawing Title:<br><b>EXISTING SECOND FLOOR PART 3,4</b> |                              |
| Location:<br><b>NIAGARA FALLS, ONTARIO.</b>             |                              |
| Scale:<br><b>3/16"=1'-0"</b>                            | Date:<br><b>JANUARY-2024</b> |
| Drawn by:<br><b>B.H.</b>                                | Drawing No.<br><b>A-8</b>    |
| Designed by:<br><b>B.H.</b>                             |                              |
| 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"

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

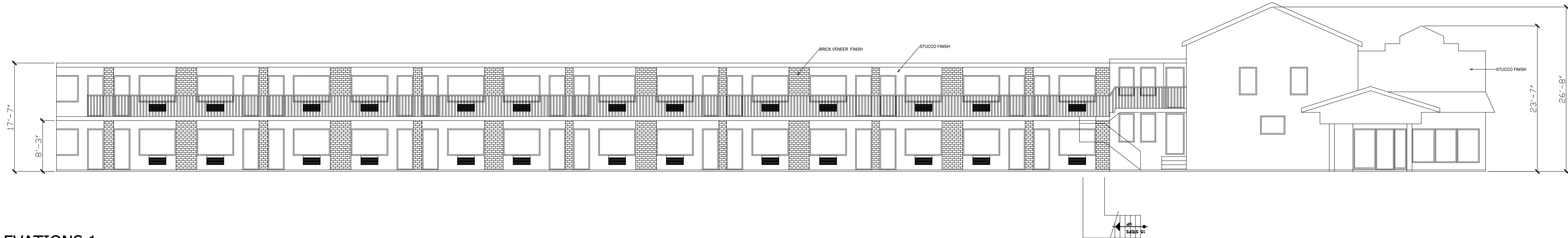
PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

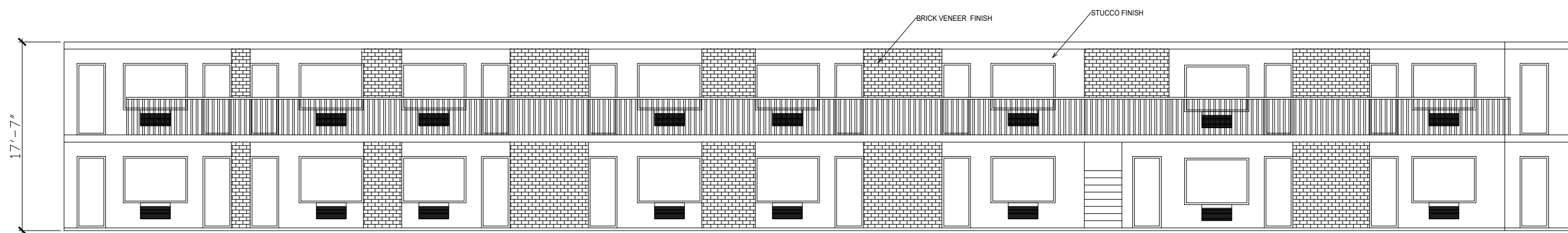
Drawing Title:  
**EXISTING SECOND FLOOR PART 3**

Location:  
**NIAGARA FALLS, ONTARIO.**

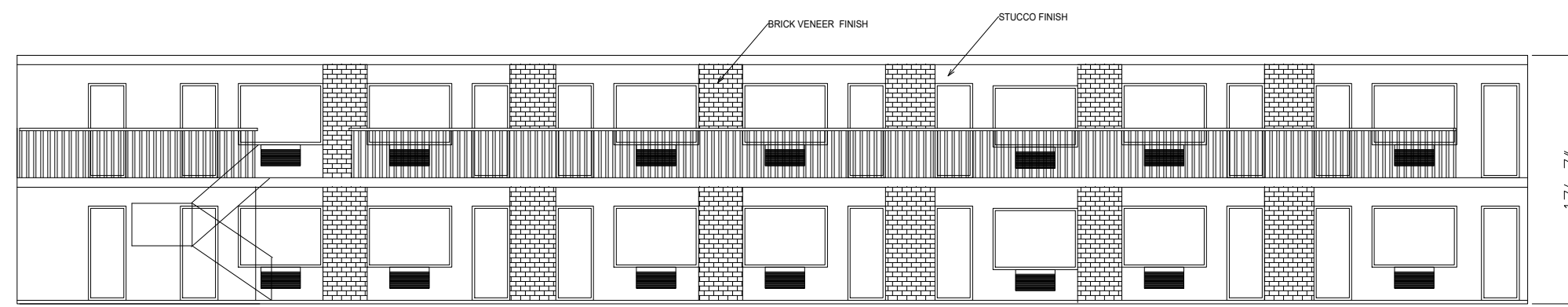
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| Scale:<br><b>3/16"=1'-0"</b> | Date:<br><b>JANUARY-2024</b>  |
| Drawn by:<br><b>B.H.</b>     | Drawing No.<br><br><b>A-9</b> |
| Designed by:<br><b>B.H.</b>  |                               |
| Approved by:                 |                    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



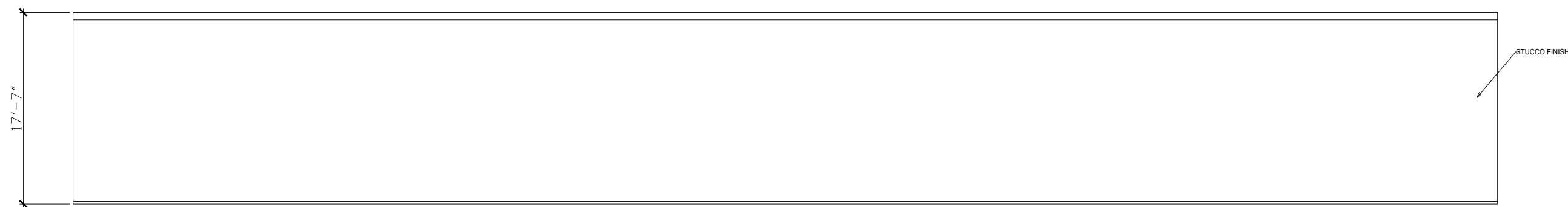
1 ELEVATIONS 1  
Scale: 3/32"=1'-0"



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.**

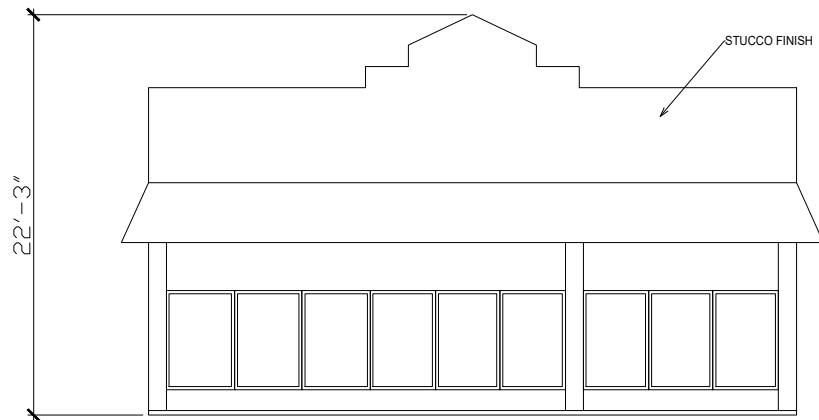
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| Scale:<br><b>3/32"=1'-0"</b> | Date:<br><b>JANUARY-2024</b>   |
| Drawn by:<br><b>B.H.</b>     | Drawing No.<br><br><b>A-10</b> |
| Designed by:<br><b>B.H.</b>  |                                |
| Approved by:                 |                                |



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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AS-IS DRAWINGS**

PROJECT NO.: **2024-02**

For: **BLUEVALE CAPITAL GROUP INC**

Drawing Title:  
**ELEVATIONS PART 2**

Location:  
**NIAGARA FALLS, ONTARIO.**

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