

DEVELOPMENT STATISTICS		
Proposed Zone: "E-3/S-___" (High Density Multiple Dwellings) District		
Item	Required (as per draft By-law)	Proposed
Min. Lot Area	1,350.0 m ²	5,124.51 m ² (0.51 ha)
Min. Lot Width	30.0 m	76.39 m
No. Units	N/A	206 units
Max. Density	N/A	403.92 UPH
Max. Building Height	10 storeys	10 storeys
	35.0 m	33.36 m
Min. Front Yard (West 5th Street)	3.0 m	2.83 m
Min. Side Yard	20.0 m (Northerly) 6.0 m (Southerly)	20.43 m (Northerly) 5.53 m (Southerly)
Min. Rear Yard	7.40 m	6.95 m
Min. Landscaped Area	25%	1,456.74 m ² (28.43%)
Parking		
Residential	1.0/ unit = 206 spaces	1.0 / unit = 206 spaces
Visitor	0.07 spaces/ unit = 15 spaces	0.07 spaces/ unit = 15 spaces
Barrier Free	2 + 2% of required spaces = 6.4 spaces	8 spaces
Total	227.45 spaces	24 at grade 205 Ungerground Total: 229 spaces
Parking Dimensions		
TYP Space	2.8 m X 5.8 m	2.8 m X 5.8 m
Barrier Free Space	4.40 m X 5.8 m	4.40 m X 5.8 m

SCALE 1:350
METRES

LEGEND

- SUBJECT LANDS
- EXTENT OF U/G PARKING
- PROPOSED BUILDING
- CONCRETE SIDEWALK
- PRINCIPAL / MAIN ENTRANCE
- ENTRANCE / EXIT
- VISUAL BARRIER

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DESIGN BY: KNYMH INC. CHECKED BY: S. MCKAY
DRAWN BY: S. ERICKSON DATE: MAY 29, 2023

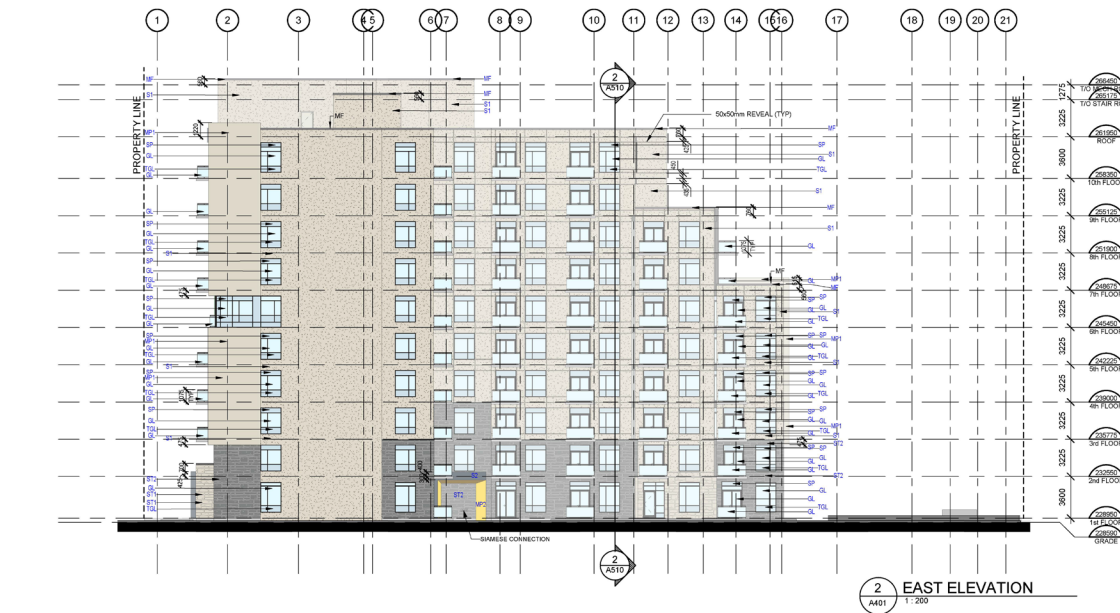
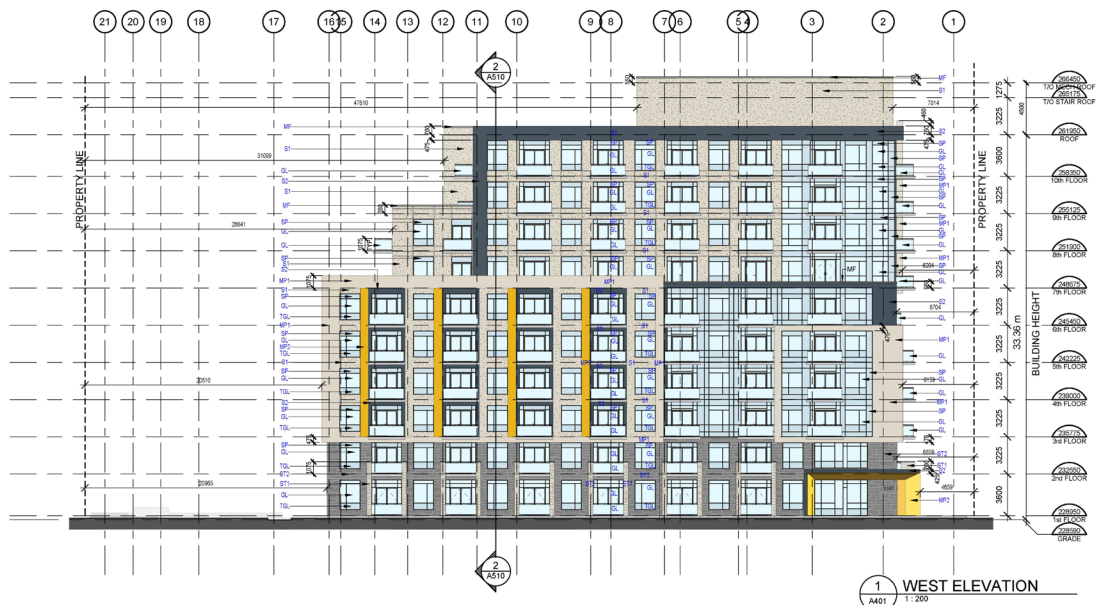
URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
3 STUDEBAKER PLACE, SUITE 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

PROJECT:
**1177, 1183, 1187
WEST 5TH STREET
CITY OF HAMILTON**

CLIENT:
VALVASORI PROPERTIES

TITLE:
CONCEPT PLAN

UIS FILE NUMBER: SHEET NUMBER:
380-20 1



LEGEND

GL	GLAZING PANEL - SKY BLUE TRANSPARENT
TGL	TEMPERED GLASS PANEL
SP	SPANDREL PANEL - TO MATCH GLAZING COLOR
MF	PREFINISHED METAL FLASHING
LV	LOUVRE PANEL - TO MATCH WALL FINISH
S1	EIFS COLOR 1 - OFF WHITE
S2	EIFS COLOR 2 - GRANITE GRAY
ST1	STONE 1 - CONTEMPO DOVER
ST2	STONE 2 - CONTEMPO ONYX
PC	PARAPET STONE CAP - CHARCOAL
AR	ALUMINUM RAILING W/ GLASS
MP1	METAL PANEL 1 - OFF WHITE
MP2	METAL PANEL 2 - YELLOW
RS	ROOF SCREEN PANEL COLOR NIGHT GRAY

NOTE:
GLASS RAILING - TO MATCH WINDOW GLAZING FINISH COLOR

NOTES:

MANDATORY WINDOW WALL REQUIREMENTS

1. THE WINDOW WALL SYSTEM MUST INCLUDE PRIMARY AND SECONDARY PLANES OF PROTECTION WATER BARRIERS AND VENTILATE AIR BRACED WITH PROVISION FOR POSITIVE DRAINAGE TO THE EXTERIOR IN A RAINSCREEN DESIGN.
2. THE DESIGN, TESTING AND INSTALLATION OF THE WINDOW WALL SYSTEM INCLUDING FRAMING MEMBERS, GLAZING UNITS, ANCHORAGE, SLAB EDGE COVER, OPERABLE UNITS, SCREENS AND TRANSOMTS TO THE GLAZING ASSEMBLY AND MATERIALS.
 1. INCORPORATE THE RECOMMENDATIONS OF AN INDEPENDENT CONSULTANT ARCHITECT OR PROFESSIONAL ENGINEER, HAVING EXPERIENCE WITH THE DESIGN AND INSTALLATION OF WINDOW WALL SYSTEMS WHO HAS SPECIFICALLY ENDORSED FOR THIS PURPOSE.
 2. THE INDEPENDENT CONSULTANT HAS APPROVED THE CONSULTANTS BUILDING DESIGN FOR THE WINDOW WALL SYSTEM FOR THE SPECIFIC PROJECT.
 3. THE WINDOW WALL SYSTEM AS INSTALLED ON THE PROJECT IS IN COMPLIANCE WITH THE ARCHITECTS BUILDING DESIGN.
3. THE MANUFACTURER OF THE WINDOW WALL SYSTEM PROVIDES SHOP DRAWINGS AND CALCULATIONS FOR THE WINDOW WALL SYSTEM TO BE USED ON THE SPECIFIC PROJECT FOR REVIEW BY THE CONSULTANT AND THE INDEPENDENT CONSULTANT AND THE SHOP DRAWINGS AND CALCULATIONS HAVE BEEN SEALED BY A PROFESSIONAL ENGINEER RETAINED BY THE MANUFACTURER RESPECTING STRUCTURAL, INTEGRITY, AIR BARRIERS CONTINUITY AND WATER INGRESS MANAGEMENT.
4. THE MANUFACTURER OF THE WINDOW WALL SYSTEM PROVIDES THE CONSULTANTS AND THE INDEPENDENT CONSULTANT WITH TEST REPORTS FOR AIR LEAKAGE AND WATER PENETRATION IN COMPLIANCE WITH THE REQUIREMENTS OF THE APPLICABLE VERSION OF CSA A440, OR OTHER STANDARD APPLICABLE AT THE TIME AND PLACE OF CONSTRUCTION, AND THE CONSULTANTS AND THE INDEPENDENT CONSULTANT HAVE EACH REVIEWED AND ACCEPTED THESE REPORTS AS APPROPRIATE FOR THE SPECIFIC PROJECT.
5. A FULL SCALE MOCK UP OF THE SPECIFIC WINDOW WALL SYSTEM FOR THE PROJECT, INCLUDING FRAMING MEMBERS, GLAZING UNITS, ANCHORAGE, SLAB EDGE COVER, OPERABLE UNITS, SCREENS AND TRANSOMTS AND ACCESSORIES AND MATERIALS, HAS BEEN SUCCESSFULLY TESTED RESPECTING AIR AND WATER INFILTRATION AND ENVIRONMENTAL SEPARATION PERFORMANCE IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS AS DETERMINED, REVIEWED AND APPROVED BY THE INDEPENDENT CONSULTANT.
6. THE COMPLETED WINDOW WALL SYSTEM AS DESIGNED, CONSTRUCTED AND INSTALLED IS WARRANTED RESPECTING AIR AND WATER INFILTRATION TO THE SATISFACTION OF THE INDEPENDENT CONSULTANT.
7. THE ENTIRE WINDOW WALL SYSTEM AS DESIGNED, CONSTRUCTED AND INSTALLED IS WARRANTED RESPECTING AIR LEAKAGE AND WATER INGRESS BY THE WINDOW WALL MANUFACTURER UNDER A PERIOD OF ONE YEAR AFTER RECEIVING ALL NECESSARY PERFORMANCE OF THE PROJECT OR REGISTRATION IN THE CASE OF A CONDOMINIUM WHENEVER COMES LATER. THE WARRANTY PROVIDED IS TO COVER ALL OF THE LABOUR AND MATERIALS REQUIRED TO REPAIR OR REPLACE THE WINDOW WALL SYSTEM SHOULD AIR LEAKAGE OR WATER INGRESS OCCUR DURING THE WARRANTY PERIOD.
8. THE INDEPENDENT CONSULTANT SHALL PROVIDE A PROFESSIONALS SEALED LETTER CONFIRMING THAT THEY WILL COMPLY WITH THE MANDATORY WINDOW WALL REQUIREMENTS ABOVE. THIS LETTER SHALL BE SUBMITTED AT THE TIME OF SHOP DRAWING SUBMISSION.

NOTES:

ALL GUARDS TO MEET REQUIREMENTS OF THE O.B.C. 2012. MANUFACTURERS/SUPPLIER TO PROVIDE ENGINEERED, STAMPED SHOP DRAWINGS COMPLETE WITH MOUNTING DETAILS. GUARDS SHALL COMPLY WITH O.B.C. 2.3.3, 1.7, 3.4.6.5 AND 4.1.10. GUARDS SHALL COMPLY WITH O.B.C. 4.3.6. ALL GLASS IN GUARDS TO COMPLY WITH O.B.C. 5B-13. GLAZING LOCATED 1070 OR LESS ABOVE FINISHED FLOOR AND MORE THAN 600mm ABOVE STAGE SHALL BE DESIGNED AS A GUARD AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE O.B.C.

ALL WINDOWS TO MEET THE REQUIREMENTS OF THE O.B.C. 2012 ARTICLE 3.3.4.8. PROTECTION OF WINDOW AND APARTMENT BUILDINGS WINDOW SURFACES TO PROVIDE ENGINEERED STAMPED SHOP DRAWINGS FOR REVIEW.

ALL DOOR AND WINDOW FRAMES AND FINISHES TO MEET THE REQUIREMENTS OF THE O.B.C. 2012 ARTICLE 3.1.1.4. COMBUSTIBLE GLAZING AND SKYLIGHTS.

REFER TO NOTICE IMPACT STUDY FOR ADDITIONAL GLAZING REQUIREMENTS.

ENSURE COORDINATION WITH MECHANICAL DRAWINGS FOR EXHAUST WALL BOX LOCATIONS WITH ALUMINUM SCREENS.

ALL SPANDREL GLASS PANELS ARE TO HAVE A MINIMUM R-VALUE OF R-10, C.W. METAL BACK PAN.

DOOR AND WINDOW LOCATIONS, DIMENSIONS, DETAILS AND BUILDING MATERIALS MAY VARY DEPENDING ON FINAL BUILDING LAYOUT, AND SHOWN FOR INFORMATION PURPOSES ONLY.

WINDOW SUPPLIER/INSTALLER IS TO PROVIDE DEFLECTION CONNECTION FOR ALL CURTAIN WALLS; WINDOW WALLS REFER TO STRUCTURAL DRAWINGS FOR REQUIRED DEFLECTION.

ALL WINDOWS AND GLASS DOORS TO MEET MINIMUM ENERGY RATING FOR WINDOWS IN ZONE 5 OF THE O.B.C. 5B-32.

NON-METAL FRAME WINDOWS/DOORS 0.25 MAX U VALUE 0.25 SOLAR HEAT GAIN COEFFICIENT

METAL FRAME (ALUM.) WINDOWS 0.25 MAX U VALUE 0.25 SOLAR HEAT GAIN COEFFICIENT

METAL FRAME DOORS 0.35 MAX U VALUE 0.35 SOLAR HEAT GAIN COEFFICIENT

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM NEARBY DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED AT THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNAUTHORIZED REPRODUCTION FOR CONSTRUCTION. MUST ASSUME FULL RESPONSIBILITY AND SIGN OFFS FOR ANY CORRECTIVE OR DAMAGE RELATED TO THE DRAWING.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY

ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED.

REVISIONS TO DRAWING

No.	DATE (DD.MM.YY)

BUILDING PERMIT NUMBER

NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMIH
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VALVASORI PROPERTIES
1187 WEST 5TH STREET
HAMILTON, ON

DRAWING SHEET TITLE:

ELEVATIONS

DRAWING SCALE:	PROJECT NUMBER:
As Indicated	19002
DRAWN BY:	CHECKED BY:
Author	Checker
DRAWING VERSION:	DRAWING SHEET NUMBER:
	A401
PLOT DATE:	
2023-08-03	



1 NORTH ELEVATION
A402 1:200



2 SOUTH ELEVATION
A402 1:200

LEGEND

GL	GLAZING PANEL - SKY BLUE TRANSPARENT
TGL	TEMPERED GLASS PANEL
SP	SPANDREL PANEL - TO MATCH GLAZING COLOR
MF	PREFINISHED METAL FLASHING
LV	LOUVER PANEL - TO MATCH WALL FINISH
S1	EIFS COLOR 1 - OFF WHITE
S2	EIFS COLOR 2 - GRANITE GRAY
S3	STONE 1 - CONTEMPO DOVER
S4	STONE 2 - CONTEMPO ONYX
ST2	PARAPET STONE CAP - CHARCOAL
AR	ALUMINUM RAILING W/ GLASS
MP1	METAL PANEL 1 - OFF WHITE
MP2	METAL PANEL 2 - YELLOW
RS	ROOF SCREEN PANEL COLOR NIGHT GRAY

NOTE:
GLASS RAILING - TO MATCH WINDOW GLAZING FINISH COLOR

NOTES:

- MANDATORY WINDOW WALL REQUIREMENTS**
1. THE WINDOW WALL SYSTEM MUST INCLUDE PRIMARY AND SECONDARY PLANES OF PROTECTION AGAINST WINDS AND WIND-BORNE AIR DEBRIS WITH PROVISION FOR POSITIVE DRAINAGE TO THE EXTERIOR IN A RAINDRIVEN DESIGN.
 2. THE DESIGN TESTS AND INSTALLATION FOR THE WINDOW WALL SYSTEM INCLUDING FRAMING MEMBERS, GLAZING UNITS, ANCHORAGE, SLAB EDGE COVER, OPERING UNITS, DOORS AND TRANSOMS TO ALLOWING ACCESS AND MATERIALS ASSEMBLY AND MATERIALS
 - i. INCORPORATES THE RECOMMENDATIONS OF AN INDEPENDENT CONSULTANT ARCHITECT OR PROFESSIONAL ENGINEER, HAVING EXPERIENCE WITH THE DESIGN AND INSTALLATION OF WINDOW WALL SYSTEMS WHO HAS SPECIFICALLY ENGAGED FOR THIS PURPOSE.
 - ii. THE INDEPENDENT CONSULTANT HAS APPROVED THE CONSULTANTS BUILDING DESIGN FOR THE WINDOW WALL SYSTEM FOR THE SPECIFIC PROJECT.
 - iii. THE WINDOW WALL SYSTEM AS INSTALLED ON THE PROJECT IS IN COMPLIANCE WITH THE ARCHITECTS BUILDING DESIGN.
 3. THE MANUFACTURER OF THE WINDOW WALL SYSTEM PROVIDES SHOP DRAWINGS AND CALCULATIONS FOR THE WINDOW WALL SYSTEM TO BE USED ON THE SPECIFIC PROJECT FOR REVIEW BY THE CONSULTANT AND THE INDEPENDENT CONSULTANT AND THE SHOP DRAWINGS AND CALCULATIONS HAVE BEEN SEALED BY A PROFESSIONAL ENGINEER RETAINED BY THE MANUFACTURER RESPECTING STRUCTURAL INTEGRITY, AIR BARRIER CONTINUITY AND WATER INGRESS MANAGEMENT.
 4. THE MANUFACTURER OF THE WINDOW WALL SYSTEM PROVIDES THE CONSULTANTS AND THE INDEPENDENT CONSULTANT WITH TEST REPORTS FOR AIR LEAKAGE AND WATER PENETRATION IN COMPLIANCE WITH THE REQUIREMENTS OF THE APPLICABLE VERSION OF CSA A440, OR OTHER STANDARD APPLICABLE AT THE TIME AND PLACE OF CONSTRUCTION, AND THE CONSULTANTS AND THE INDEPENDENT CONSULTANTS HAVE EACH REVIEWED AND ACCEPTED THESE REPORTS AS APPROPRIATE FOR THE SPECIFIC PROJECT.
 5. A FULL SCALE MOCK-UP OF THE SPECIFIC WINDOW WALL SYSTEM FOR THE PROJECT, INCLUDING FRAMING MEMBERS, GLAZING UNITS, ANCHORAGE, SLAB EDGE COVER, OPERING UNITS, DOORS AND TRANSOMS TO ALLOWING ACCESS AND MATERIALS HAS BEEN SUCCESSFULLY TESTED RESPECTING AIR AND WATER INFILTRATION AND ENVIRONMENTAL SEPARATION PERFORMANCE IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS AS DETERMINED, REVIEWED AND APPROVED BY THE INDEPENDENT CONSULTANT.
 6. THE COMPLETED WINDOW WALL SYSTEM AS DESIGNED, CONSTRUCTED AND INSTALLED IS MAINTAINED RESPECTING AIR AND WATER INFILTRATION TO THE SATISFACTION OF THE INDEPENDENT CONSULTANT.
 7. THE FINISHED WINDOW WALL SYSTEM AS DESIGNED, CONSTRUCTED AND INSTALLED IS MAINTAINED RESPECTING AIR LEAKAGE AND WATER INGRESS BY THE WINDOW WALL MANUFACTURER UNDER A PERIOD OF HOT LEAKS FIFTEEN FOLLOWING SUBMITTAL OF THE PERFORMANCE OF THE PROJECT OR RESISTION IN THE CASE OF A CONDOMINIUM WHICH OCCURS LATER. THE WARRANTY PROVIDED IS COVERED BY THE LABOUR AND MATERIALS REQUIRED TO REPAIR OR REPLACE THE WINDOW WALL SYSTEM SHOULD AIR LEAKAGE OR WATER INGRESS OCCUR DURING THE WARRANTY PERIOD.
 8. THE INDEPENDENT CONSULTANT SHALL PROVIDE A PROFESSIONAL SEALED LETTER CONFIRMING THAT THEY WILL COMPLY WITH THE MANDATORY WINDOW WALL REQUIREMENTS ABOVE. THIS LETTER SHALL BE SUBMITTED AT THE TIME OF SHOP DRAWING SUBMISSION.

NOTES:

1. ALL GUARDS TO MEET REQUIREMENTS OF THE O.B.C. 2012 MANUFACTURER/SUPPLIER TO PROVIDE ENGINEERED, STAMPED SHOP DRAWINGS COMPLETE WITH MOUNTING DETAILS. GUARDS SHALL COMPLY WITH O.B.C. 3.3.1.17, 3.4.6.5 AND 4.1.10. GUARDS SHALL COMPLY WITH O.B.C. 4.3.6.
2. ALL GLAZER GUARDS TO COMPLY WITH O.B.C. 58.15.
3. GLAZING LOCATED 1075 OR LESS ABOVE FINISHED FLOOR AND MORE THAN 600mm ABOVE GRADE SHALL BE DESIGNED AS A GUARD AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE O.B.C.
4. ALL WINDOWS TO MEET THE REQUIREMENTS OF THE O.B.C. 2012 ARTICLE 3.3.4.8. PROTECTION OF WINDOW IS THE RESPONSIBILITY OF WINDOW SUPPLIER TO PROVIDE ENGINEERED STAMPED SHOP DRAWINGS FOR REVIEW.
5. ALL DOOR AND WINDOW FRAMES AND SASHES TO MEET THE REQUIREMENTS OF THE O.B.C. 2012 ARTICLE 3.1.14.4. COMBUSTIBLE GLAZING AND SASHES.
6. REFER TO NOTICE IMPACT STUDY FOR ADDITIONAL GLAZING REQUIREMENTS.
7. ENSURE CO-ORDINATION WITH MECHANICAL DRAWINGS FOR EXHAUST FAN BOX LOCATION WITH ALUMINUM SCREENS.
8. ALL SPANDREL GLASS PANELS ARE TO HAVE A MINIMUM R-VALUE OF R-10.0, CIVIL METAL BACK PAN.
9. DOOR AND WINDOW LOCATIONS, DIMENSIONS, DETAILS AND BUILDING MATERIALS MAY VARY DEPENDING ON FINAL BUILDING LAYOUT, AND SHOWN FOR INFORMATION PURPOSES ONLY.
10. WINDOW SUPPLIER/INSTALLER IS TO PROVIDE DEFLECTION CONNECTION FOR ALL CURTAIN WALLS / WINDOW WALLS. (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED DEFLECTION).
11. ALL WINDOWS AND GLASS DOORS TO MEET MINIMUM ENERGY RATING FOR WINDOWS IN ZONE 8 OF THE O.B.C. 58.15.
12. NON-METAL FRAME WINDOWS/DOORS 0.25 MAX U VALUE
0.35 SOLAR HEAT GAIN COEFFICIENT
13. METAL FRAME (ALUM) WINDOWS 0.25 MAX U VALUE
0.35 SOLAR HEAT GAIN COEFFICIENT
14. METAL FRAME DOORS 0.35 MAX U VALUE
0.35 SOLAR HEAT GAIN COEFFICIENT

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
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ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND RISK COSTS FOR ANY CORRECTIVE OR DAMAGE RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD/MM/YY)	BY

ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED.

REVISIONS TO DRAWING	No.	DATE (DD/MM/YY)

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

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PRELIMINARY

THIS DOCUMENT IS INCOMPLETE AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

VALVASORI PROPERTIES
1187 WEST 5TH STREET
HAMILTON, ON

DRAWING SHEET TITLE:
ELEVATIONS

DRAWING SCALE: As Indicated	PROJECT NUMBER: 19002
DESIGNED BY: Author	CHECKED BY: Checker
DRAWING VERSION:	SPONSORED BY NUMBER: A402
PLOT DATE: 2023-08-03	