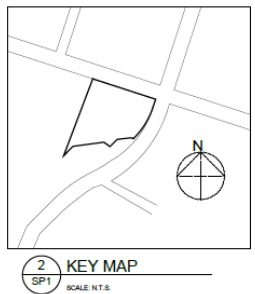


PHASE 1 AMENITY

| | |
|-----------|----------|
| 1ST FLOOR | 1,000 SM |
| 2ND FLOOR | 1,000 SM |
| 3RD FLOOR | 1,000 SM |
| 4TH FLOOR | 1,000 SM |
| TOTAL | 4,000 SM |

PHASE 2 AMENITY

| | |
|-----------|------------|
| 1ST FLOOR | 33,450 SM |
| 2ND FLOOR | 33,450 SM |
| 3RD FLOOR | 33,450 SM |
| 4TH FLOOR | 33,450 SM |
| 5TH FLOOR | 33,450 SM |
| 6TH FLOOR | 33,450 SM |
| 7TH FLOOR | 33,450 SM |
| 8TH FLOOR | 33,450 SM |
| TOTAL | 267,600 SM |



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 MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION AND SHALL ASSUME FULL RESPONSIBILITY AND OBLIGATION FOR ANY CONDITIONS OR DAMAGES RESULTING FROM SUCH WORK.

KEY TO DETAIL LOCATION

| | |
|-----|----------------------|
| No. | DETAIL NUMBER |
| No. | DRAWING SHEET NUMBER |

DRAWING SETS ISSUED

| NO. | DATE (D/M/Y) |
|-----|--------------|
| 1 | 2024-05-02 |
| 2 | 2024-05-02 |
| 3 | 2024-05-02 |
| 4 | 2024-05-02 |
| 5 | 2024-05-02 |
| 6 | 2024-05-02 |
| 7 | 2024-05-02 |
| 8 | 2024-05-02 |
| 9 | 2024-05-02 |
| 10 | 2024-05-02 |

REVISIONS TO DRAWING

| NO. | DATE (D/M/Y) |
|-----|--------------|
| | |
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| | |
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| | |
| | |

| REGULATION | PARENT ZONE | EXISTING SITE SPECIFIC | PROPOSED (COMBINED WITH PARALLEL) |
|--|---|---|---|
| HEIGHT (M) (11.3) | 8 STOREYS (24 METRES) | 10 STOREYS (30 METRES) | 10 STOREYS (30 METRES) |
| MAXIMUM FRONT YARD SETBACK (11.3) | 33 METRES | N/A | 1.8 METRES (GARTH STREET - EXISTING) |
| MAXIMUM FRONT YARD SETBACK (11.3) | 7.5 METRES | N/A | 8.8 METRES (GARTH STREET - EXISTING) |
| MINIMUM SOUTHERLY SIDE YARD SETBACK (11.3) | 4.5 METRES | 4.2 METRES | 4.5 METRES (AMENDMENT REQUIRED) |
| MAXIMUM SOUTHERLY SIDE YARD SETBACK (11.3) | 13.5 METRES | 4.2 METRES | 11.7 METRES (GARTH STREET - EXISTING) |
| MINIMUM REAR YARD SETBACK (11.3) | 3.0 METRES | 5.0 METRES | 5.0 METRES |
| MAXIMUM REAR YARD SETBACK (11.3) | 13.5 METRES | 5.0 METRES | 10.7 METRES (GARTH STREET - EXISTING) |
| MINIMUM LOT AREA (11.4) | 400 SQ M | 400 SQ M | 1092 SQ M |
| MINIMUM LOT WIDTH (11.4) | 15 METRES | N/A | 8.8 METRES (GARTH STREET) |
| FLOOR AREA RATIO (11.5) | 1.7 | 2.0 | 1.87 |
| LANDSCAPED AREA (11.6) | 25% | 15% | 18.5% |
| PARKING (11A TABLE 1) | 1.5 SPACES PER CLASS A DWELLING UNIT + 200 SPACES | 1.2 SPACES PER CLASS A DWELLING UNIT + 200 SPACES | 300 SPACES |
| VISITOR PARKING (11A TABLE 1) | 0.25 SPACES PER CLASS A DWELLING UNIT + 10 SPACES | 0.25 SPACES PER CLASS A DWELLING UNIT + 10 SPACES | 40 SPACES |
| LOADING SPACE REQUIREMENT | MIN 1 SPACE REQUIRED | 1 SPACE | 1 SPACE |
| TOTAL UNITS | N/A | N/A | 240 UNITS |
| TOTAL GROUND FLOOR AREA | PHASE 1: 2,200 SM PHASE 2: 4,400 SM | PHASE 1: N/A PHASE 2: N/A | PHASE 1: 2,200 SM PHASE 2: 4,400 SM TOTAL: 6,600 SM |
| VEHICULAR PARKING SPACE DIMENSIONS | PHASE 1: N/A PHASE 2: 3.0M X 5.5M | PHASE 1: N/A PHASE 2: N/A | PHASE 1: 1.75M X 5.5M PHASE 2: 3.0M X 5.5M TOTAL: 25,000 SQ M |
| BARREN FREE PARKING SPACE DIMENSIONS | PHASE 1: N/A PHASE 2: 4.0M X 5.5M | PHASE 1: N/A PHASE 2: N/A | PHASE 1: 4.0M X 5.5M PER PREVIOUS APPROVAL PHASE 2: 4.0M X 5.5M |
| LONG TERM ONE PARKING | PHASE 1: N/A PHASE 2: 0.5 PER UNIT | PHASE 1: N/A PHASE 2: N/A | PHASE 1: 0.5 SPACES PER PREVIOUS APPROVAL PHASE 2: 0.5 SPACES PER UNIT |
| SHORT TERM ONE PARKING | PHASE 1: N/A PHASE 2: 2 SPACES | PHASE 1: N/A PHASE 2: N/A | PHASE 1: 15 SPACES PER PREVIOUS APPROVAL PHASE 2: 2 SPACES |
| ACCESSIBLE PARKING SPACES | PHASE 1: N/A PHASE 2: N/A | PHASE 1: N/A PHASE 2: N/A | PHASE 1: 15 SPACES PER PREVIOUS APPROVAL PHASE 2: 4 SPACES |
| AMENITY AREA | PHASE 1: N/A PHASE 2: N/A | PHASE 1: N/A PHASE 2: N/A | PHASE 1: 211 SM PER PREVIOUS APPROVAL PHASE 2: 108 SM |

PARKING REQUIRED

| | |
|---------------------|---------------------------------------|
| PHASE 1: 183 UNITS | |
| PHASE 2: 220 SPACES | |
| TOTAL: 363 UNITS | 340 SPACES TENANT / 23 SPACES VISITOR |

PARKING PROPOSED

| | |
|----------------------------|---|
| PHASE 1: PREVIOUS PARKING | 120 SPACES |
| PHASE 1: PARKING REMOVED | 8 SPACES |
| PHASE 1: PARKING REMAINING | 112 SPACES |
| PHASE 2: PARKING PROPOSED | 150 SPACES |
| TOTAL PARKING PROPOSED | 262 SPACES / 150 SPACES TENANT / 112 SPACES VISITOR |

BUILDING PERMIT WAIVER
NOT FOR CONSTRUCTION WITHOUT PERMIT



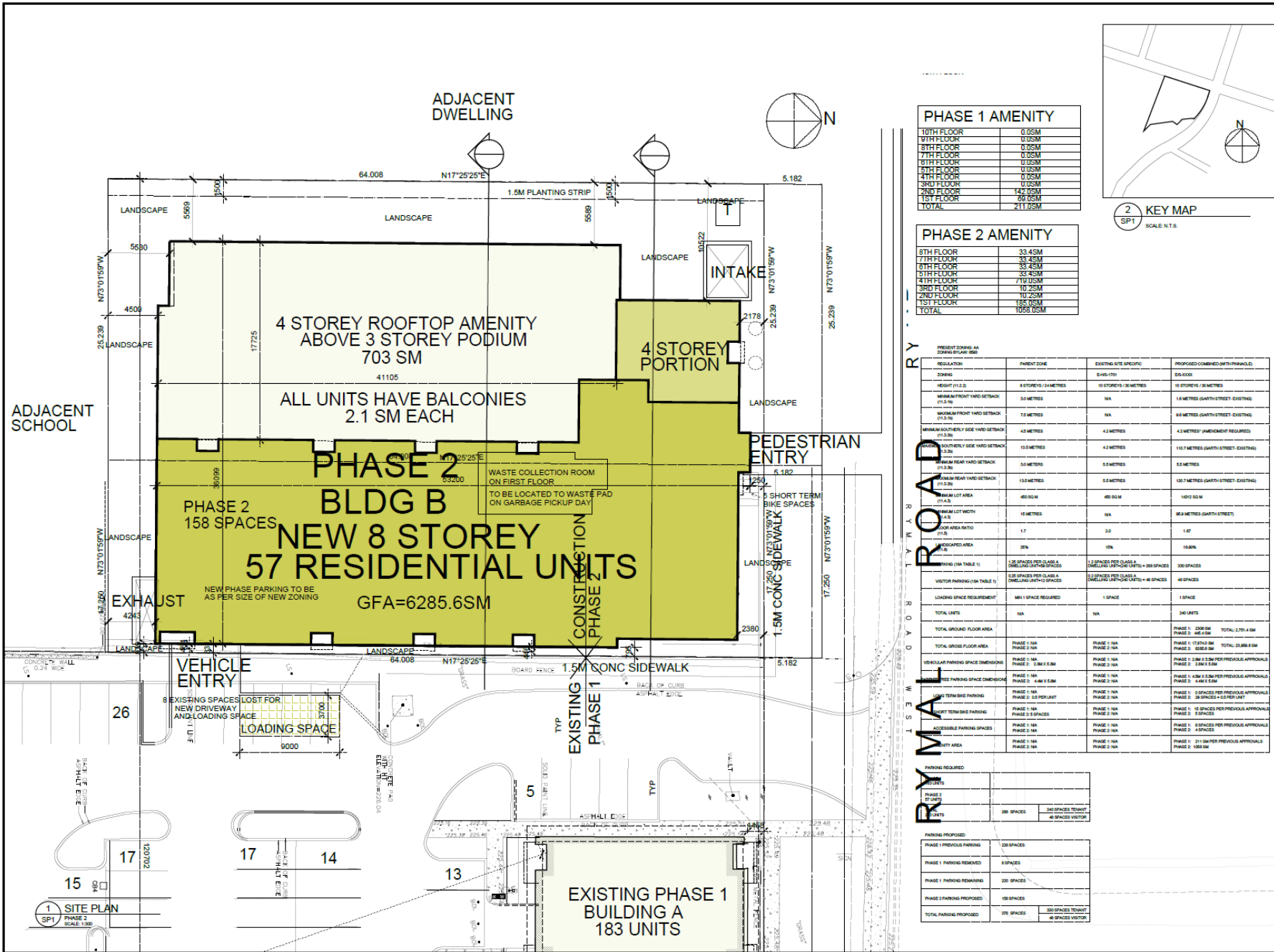
KNYMH INC.
1006 DAVENPORT DRIVE - SUITE 101
BURLINGTON, ONTARIO L7R 6V1
T 905.639.6096
F 905.639.0291
www.knymh.com info@knymh.com

RESIDENTIAL DEVELOPMENT
459,465 RYMAL ROAD WEST
HAMILTON, ONTARIO

DRAWING SHEET TITLE
CONCEPTUAL OVERALL SITE PLAN

DRAWING SCALE: 1:500
PROJECT NUMBER: 22450
DRAWING VERSION: SP
PLOT DATE: August 30, 2023

1 SITE PLAN
SP1 PHASE 2
SCALE: 1:500

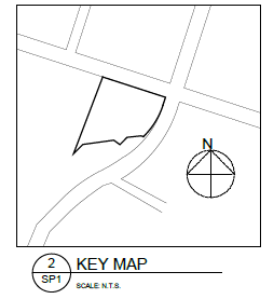


PHASE 1 AMENITY

| | |
|--------------|-----------------|
| 10TH FLOOR | 0.0 SM |
| 11TH FLOOR | 0.0 SM |
| 3TH FLOOR | 0.0 SM |
| 7TH FLOOR | 0.0 SM |
| 8TH FLOOR | 0.0 SM |
| 9TH FLOOR | 0.0 SM |
| 4TH FLOOR | 0.0 SM |
| 3RD FLOOR | 11.0 SM |
| 2ND FLOOR | 14.0 SM |
| 1ST FLOOR | 89.0 SM |
| TOTAL | 211.0 SM |

PHASE 2 AMENITY

| | |
|--------------|------------------|
| 8TH FLOOR | 33.4 SM |
| 7TH FLOOR | 33.4 SM |
| 6TH FLOOR | 33.4 SM |
| 5TH FLOOR | 33.4 SM |
| 4TH FLOOR | 71.9 USM |
| 3RD FLOOR | 10.2 SM |
| 2ND FLOOR | 10.2 SM |
| 1ST FLOOR | 18.6 SM |
| TOTAL | 1058.0 SM |



PHASE 2 CONSTRUCTION PHASE 2

| REGULATION | PARENT ZONE | EXISTING SITE SPECIFIC | PROPOSED COMBINED (WITH PHASE 1) |
|---|---|---|---|
| ZONING | R1-10 | R1-10 | R1-10 |
| HEIGHT (H1.2.2) | 10 STOREYS / 34 METRES | 10 STOREYS / 30 METRES | 10 STOREYS / 30 METRES |
| MINIMUM FRONT YARD SETBACK (H1.3.2) | 5.5 METRES | NA | 5.5 METRES (GARTH STREET - EXISTING) |
| MINIMUM SIDE YARD SETBACK (H1.3.3) | 7.5 METRES | NA | 6.6 METRES (GARTH STREET - EXISTING) |
| MINIMUM REAR YARD SETBACK (H1.3.4) | 4.5 METRES | 4.5 METRES | 4.5 METRES (AMENDMENT REQUIRED) |
| MINIMUM SIDE YARD SETBACK (H1.3.5) | 13.0 METRES | 4.5 METRES | 10.7 METRES (GARTH STREET - EXISTING) |
| MINIMUM REAR YARD SETBACK (H1.3.6) | 3.0 METRES | 5.5 METRES | 5.5 METRES |
| MINIMUM REAR YARD SETBACK (H1.3.7) | 13.0 METRES | 5.5 METRES | 10.7 METRES (GARTH STREET - EXISTING) |
| MINIMUM LOT AREA (H1.4.3) | 400.0 SQ M | 400.0 SQ M | 1402.0 SQ M |
| MINIMUM LOT WIDTH (H1.4.3) | 15 METRES | NA | 16.0 METRES (GARTH STREET) |
| MINIMUM OPERATING AREA (H1.4.4) | 1.7 | 2.0 | 1.67 |
| MINIMUM OPERATING AREA (H1.4.4) | 25% | 10% | 16.6% |
| MINIMUM OPERATING AREA (H1.4.4) | 1.2 SPACES PER CLASS A DWELLING UNIT + 384 SPACES | 1.2 SPACES PER CLASS A DWELLING UNIT + 384 SPACES | 336 SPACES |
| MINIMUM OPERATING AREA (H1.4.4) | 1.2 SPACES PER CLASS B DWELLING UNIT + 48 SPACES | 1.2 SPACES PER CLASS B DWELLING UNIT + 48 SPACES | 40 SPACES |
| LOADING SPACE REQUIREMENT (H1.5.1) | 16 SPACES REQUIRED | 1 SPACE | 16 SPACES |
| TOTAL UNITS | NA | NA | 36 UNITS |
| TOTAL GROUND FLOOR AREA | PHASE 1: 2308.0 SM PHASE 2: 6858.0 SM | PHASE 1: NA PHASE 2: NA | PHASE 1: 2308.0 SM PHASE 2: 6858.0 SM TOTAL: 9166.0 SM |
| TOTAL GROSS FLOOR AREA | PHASE 1: 17870.0 SM PHASE 2: 6385.0 SM | PHASE 1: NA PHASE 2: NA | PHASE 1: 17870.0 SM PHASE 2: 6385.0 SM TOTAL: 24255.0 SM |
| VEHICULAR PARKING SPACE DIMENSIONS (H1.5.2) | PHASE 1: 3.8M x 5.5M PHASE 2: 4.8M x 5.5M | PHASE 1: 3.8M x 5.5M PHASE 2: 4.8M x 5.5M | PHASE 1: 3.8M x 5.5M PER PREVIOUS APPROVALS PHASE 2: 3.8M x 5.5M |
| VEHICULAR PARKING SPACE DIMENSIONS (H1.5.3) | PHASE 1: 4.0M x 5.5M PHASE 2: 4.8M x 5.5M | PHASE 1: 4.0M x 5.5M PHASE 2: 4.8M x 5.5M | PHASE 1: 4.0M x 5.5M PER PREVIOUS APPROVALS PHASE 2: 4.8M x 5.5M |
| SHORT TERM PENDING PARKING (H1.5.4) | PHASE 1: 1 NA PHASE 2: 8 SPACES | PHASE 1: 1 NA PHASE 2: 8 SPACES | PHASE 1: 15 SPACES PER PREVIOUS APPROVALS PHASE 2: 8 SPACES |
| ADDITIONAL PARKING SPACES (H1.5.5) | PHASE 1: 1 NA PHASE 2: NA | PHASE 1: 1 NA PHASE 2: NA | PHASE 1: 15 SPACES PER PREVIOUS APPROVALS PHASE 2: 4 SPACES |
| TOTAL PARKING SPACES (H1.5.6) | PHASE 1: 1 NA PHASE 2: NA | PHASE 1: 1 NA PHASE 2: NA | PHASE 1: 311.5M PER PREVIOUS APPROVALS PHASE 2: 1853.5M |

PHASE 2 CONSTRUCTION PHASE 2

| EXISTING PHASE 1 | PHASE 2 |
|---------------------------|--|
| 38 SPACES | 30 SPACES TENANT 40 SPACES VISITOR |
| PARKING PROPOSED | 336 SPACES |
| PHASE 1 PARKING REMOVED | 4 SPACES |
| PHASE 1 PARKING REMAINING | 38 SPACES |
| PHASE 2 PARKING PROPOSED | 185 SPACES |
| TOTAL PARKING PROPOSED | 323 SPACES 360 SPACES TENANT 40 SPACES VISITOR |

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THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIALLY MARKED FOR CONSTRUCTION SHALL ASSUME FULL RESPONSIBILITY AND BE RESPONSIBLE FOR ANY CONFLICTS OR DAMAGES RESULTING FROM HIS WORK.

KEY TO DETAIL LOCATION

| No. | DETAIL NUMBER |
|-----|----------------------|
| 1 | DRAWING SHEET NUMBER |

DRAWING SETS ISSUED

| NO. | DATE |
|-----|------------|
| 1 | 20.08.2023 |
| 2 | 20.07.2023 |
| 3 | 15.03.2023 |
| 4 | 09.03.2023 |
| 5 | 21.03.2023 |
| 6 | 20.08.2023 |
| 7 | 14.07.2023 |
| 8 | 20.08.2023 |

ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPPLEMENTED.

REVISIONS TO DRAWING

| NO. | DATE |
|-----|------------|
| 1 | 20.08.2023 |

SEALING PERMIT ISSUES

NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMIH
ARCHITECTURE • SOLUTIONS

1111 N.Y. 1111 C
1006 GIOVINE DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905 639 6596
F 905 639 6394
www.knyimi.com
info@knyimi.com

ASSOCIATION OF ARCHITECTS
LICENSED ARCHITECTS
1784

RESIDENTIAL DEVELOPMENT
459, 465 RYMAL ROAD WEST
HAMILTON, ONTARIO

CONCEPTUAL PARTIAL SITE PLAN

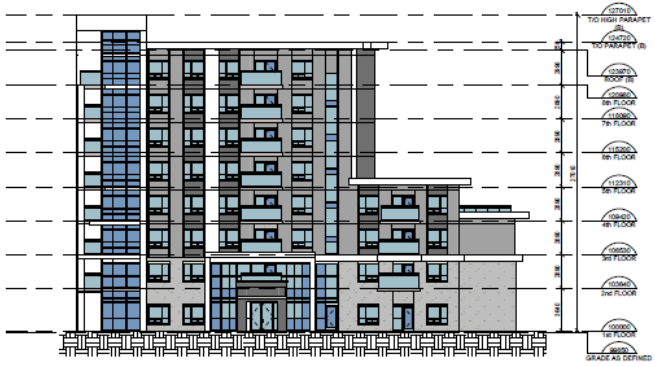
DRIVING SCALE 1:300

PROJECT NUMBER 22450

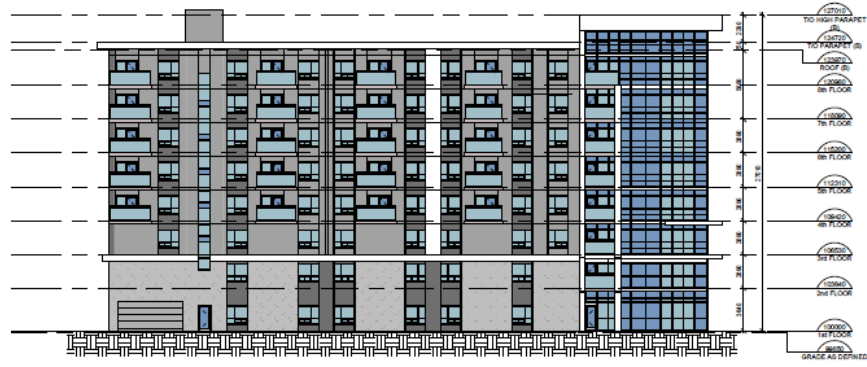
DRAWING SHEET NUMBER SP1

DRIVING VERSION

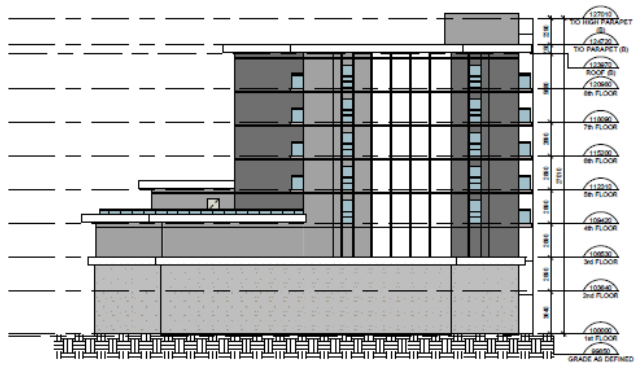
PLLOT DATE August 30, 2023



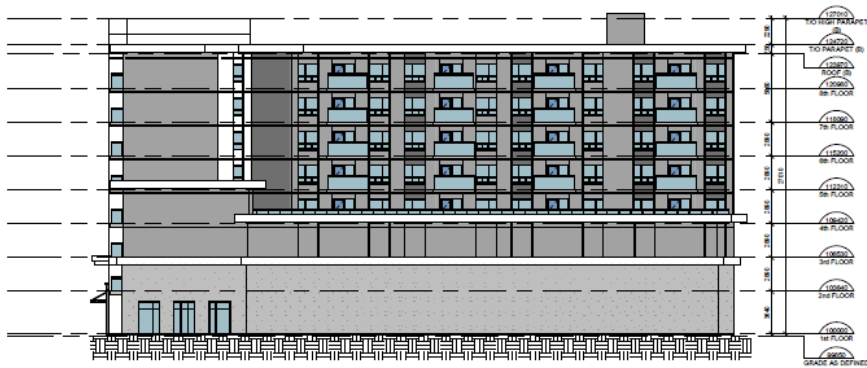
4 NORTH ELEVATION - BUILDING B
A403 1:200



2 EAST ELEVATION - BUILDING B
A403 1:200



3 SOUTH ELEVATION - BUILDING B
A403 1:200



1 WEST ELEVATION - BUILDING B
A403 1:200

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION OF THIS PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION OF THIS PROJECT.

KEY TO DETAIL LOCATION

| No. | DETAIL NUMBER | DRAWING SHEET NUMBER |
|-----|---------------|----------------------|
| | | |

ALL PREVIOUS EDITIONS OF THIS DRAWING SET SUPERSEDED.

| DRAWING SETS ISSUED | No. | DATE (DD/MM/YY) | BY |
|--|-----|-----------------|----|
| FOR PROVISIONAL CITY APPROVAL | 1 | 2024.08.15 | JP |
| FOR SUBMISSION TO MUNICIPAL DEPARTMENT | 2 | 2024.08.15 | JP |
| FOR SUBMISSION TO MUNICIPAL DEPARTMENT | 3 | 2024.08.15 | JP |
| FOR PROVISIONAL PERMIT | 4 | 2024.08.15 | JP |
| FOR PERMIT | 5 | 2024.08.15 | JP |
| FOR PERMIT (CONSTRUCTION) | 6 | 2024.08.15 | JP |

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

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE - SOLUTIONS

KNYMH INC.
1008 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
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ONTARIO ASSOCIATION
OF ARCHITECTS
C. Williams
REGISTERED PROFESSIONAL
LICENCE 7384

VALERY
H O M E S

PINNACLE
445 RYMAL RD W & 1670 GARTH ST
HAMILTON, ONTARIO
SPA DA-17-004

| | | | |
|---------------------------|-------------------|------------------------|------------------------------|
| DRAWING SHEET | | PROJECT NUMBER: | |
| ELEVATIONS - BUILDING B | | 15101 | |
| DRAWING SCALE: | DRAWN BY: | CHECKED BY: | DRAWING SHEET NUMBER: |
| 1:200 | Author | Checker | A403 |
| DRAWING REVISIONS: | PLUT DATE: | | |
| | 20240814 | | |