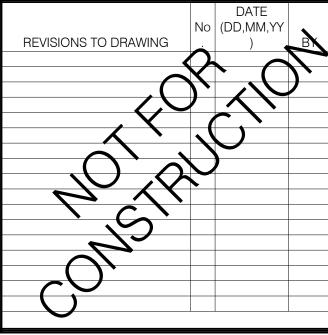
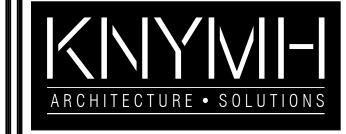
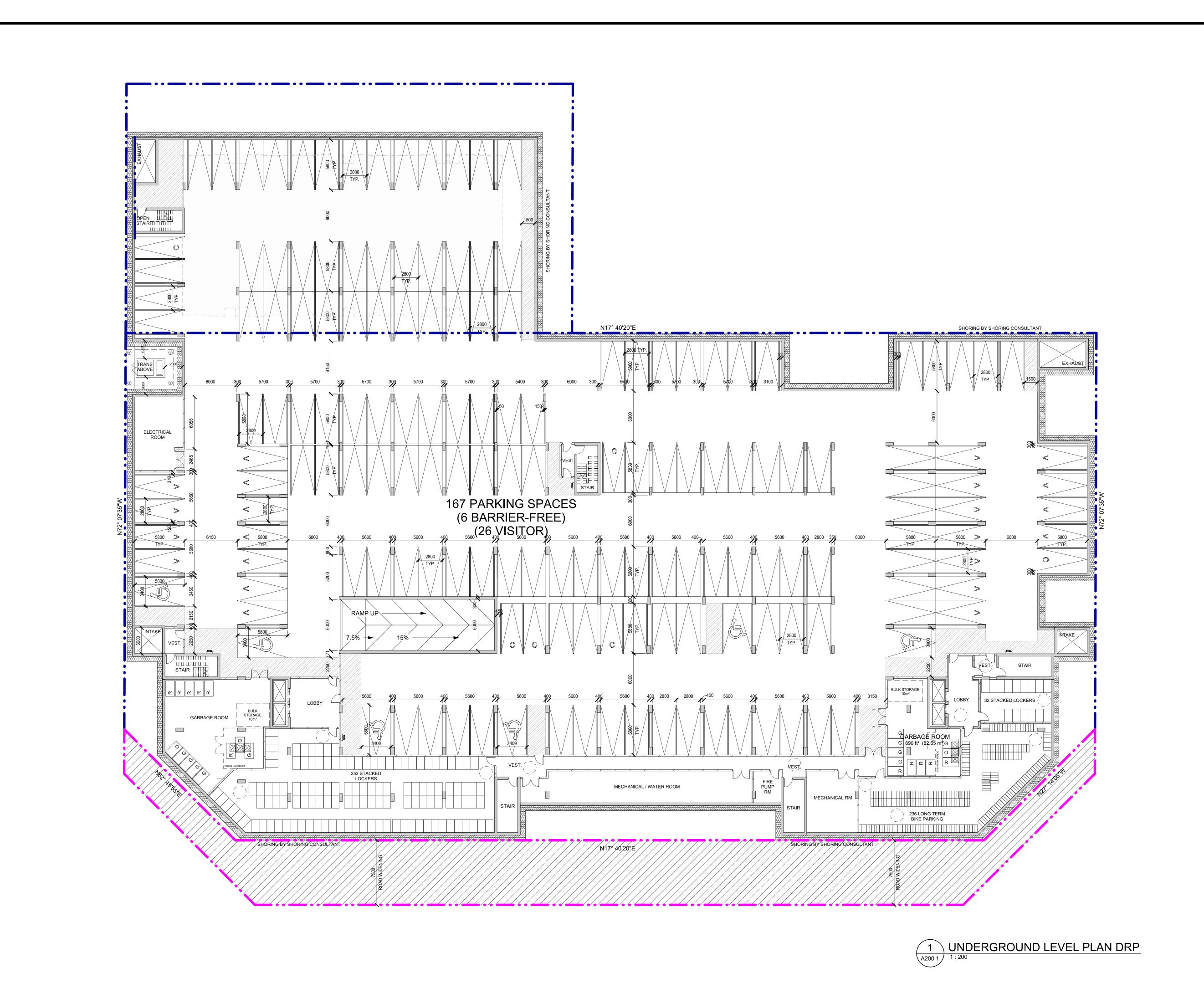


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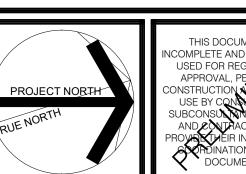
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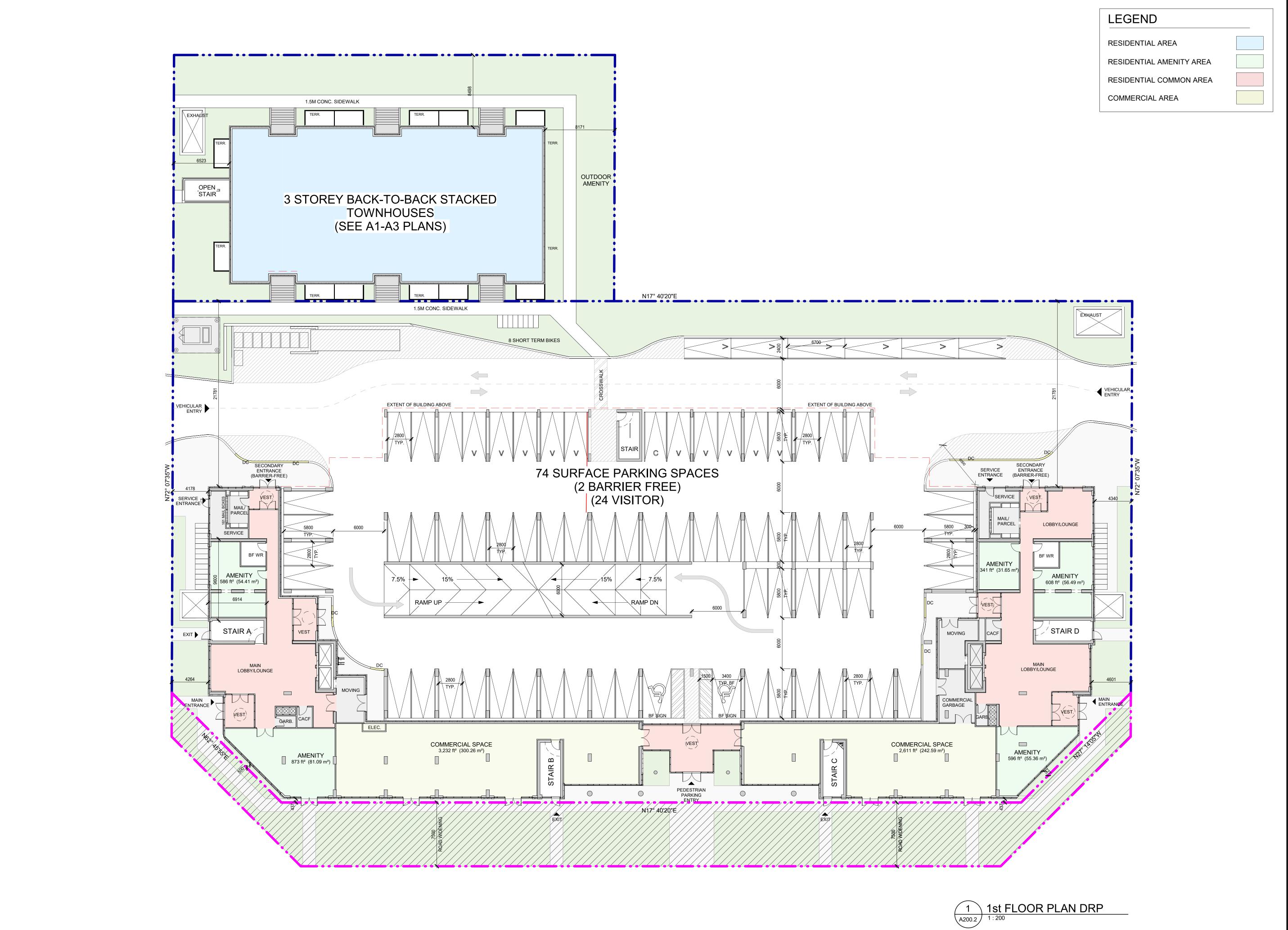
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UNDERGROUND FLOOR PLAN

2025-08-06

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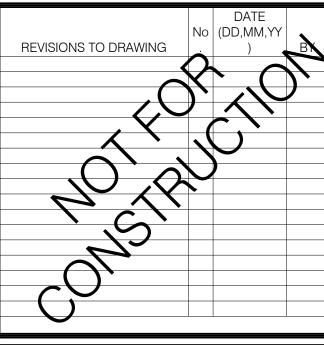
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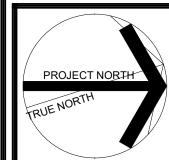
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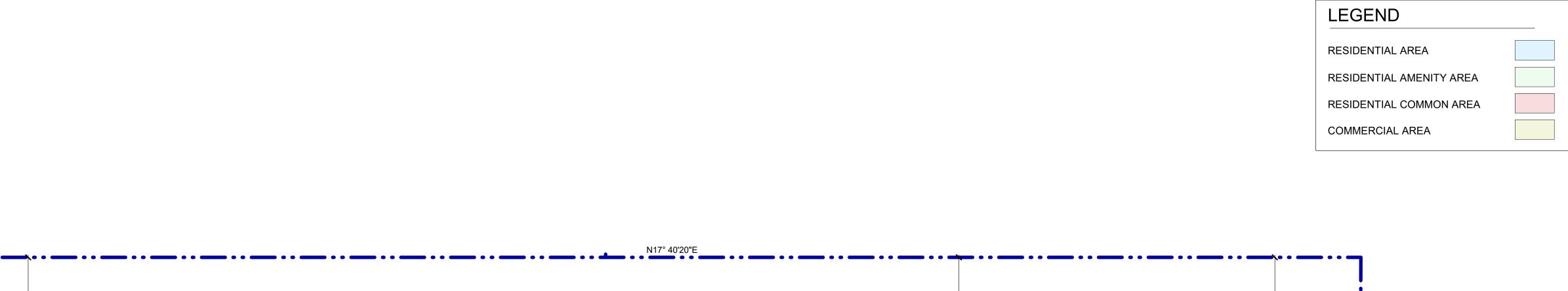
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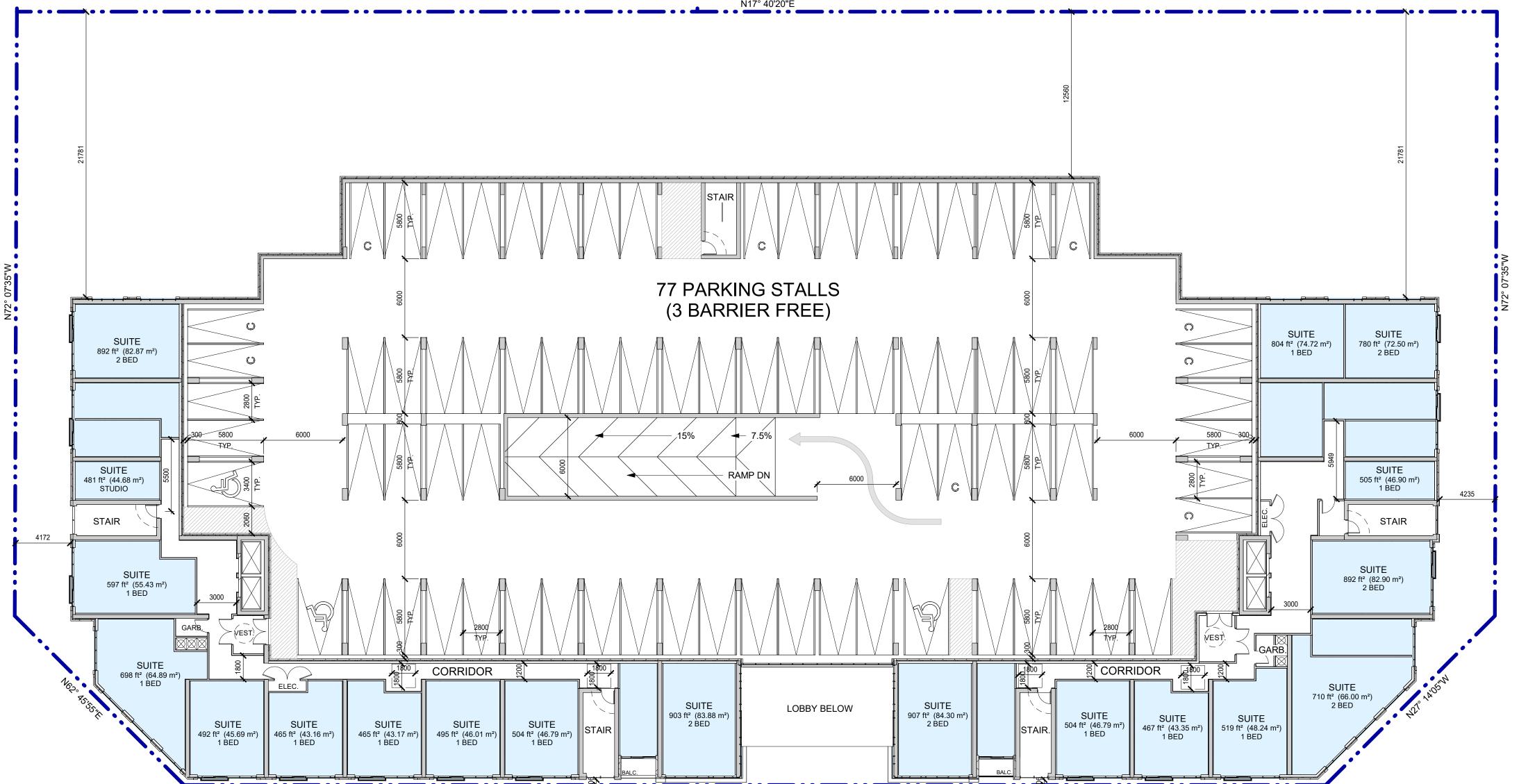
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2nd FLOOR PLAN DRP

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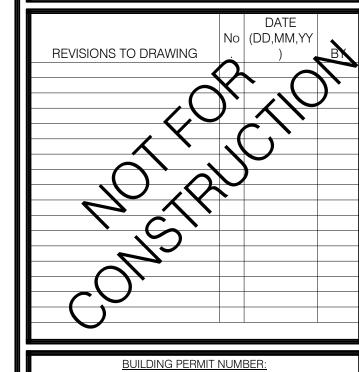
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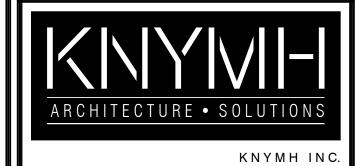
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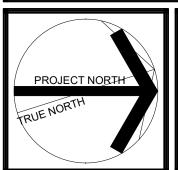


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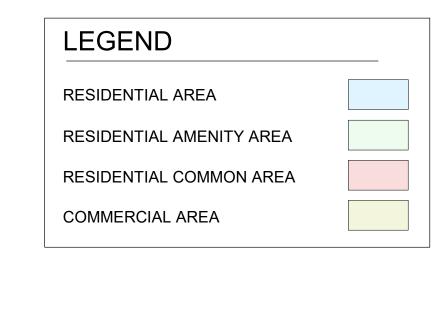
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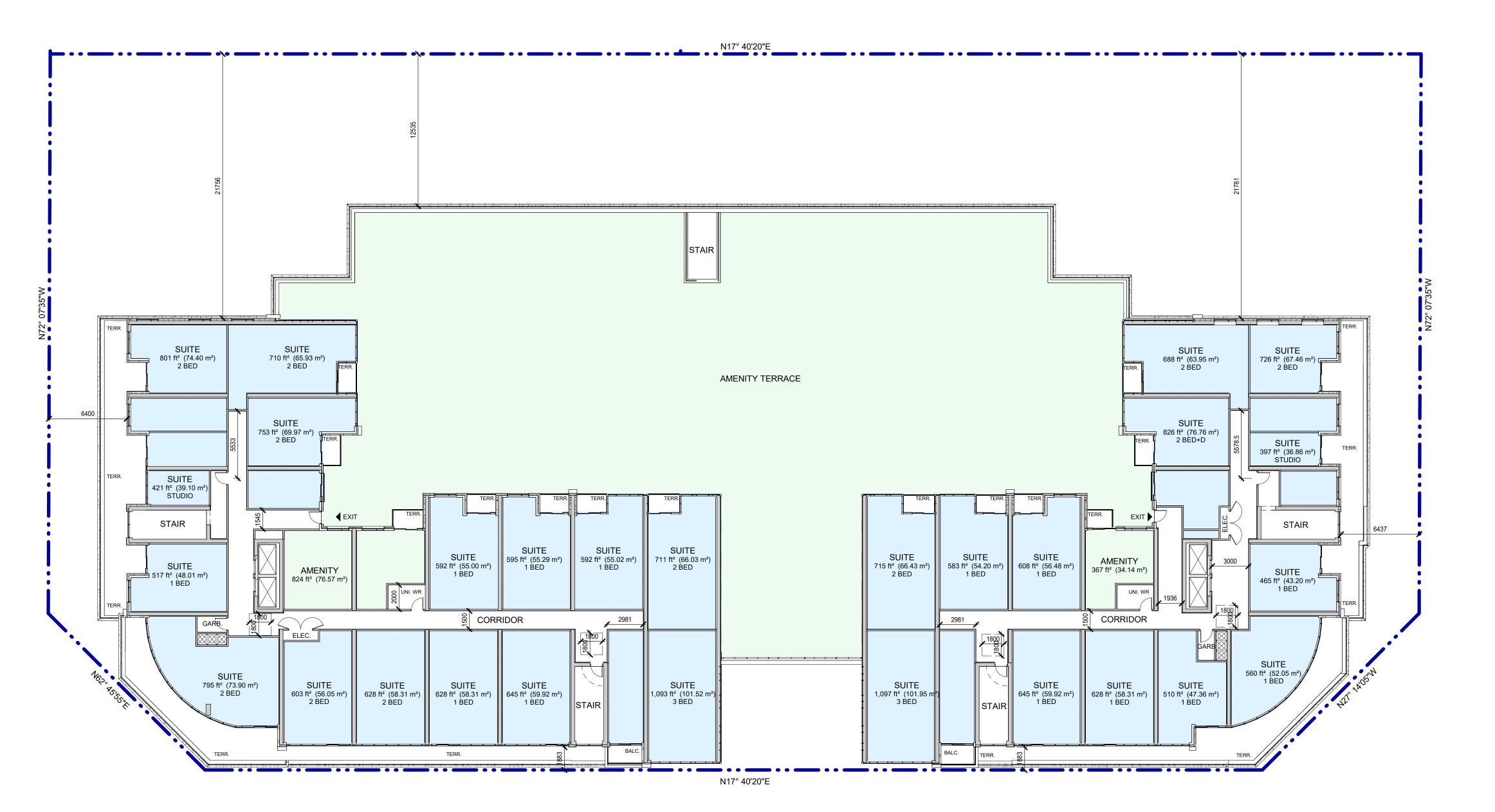
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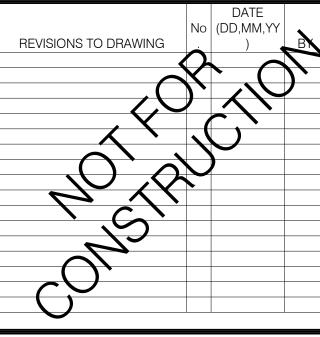




1 3rd FLOOR PLAN DRP

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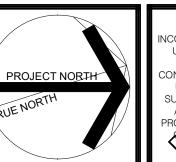
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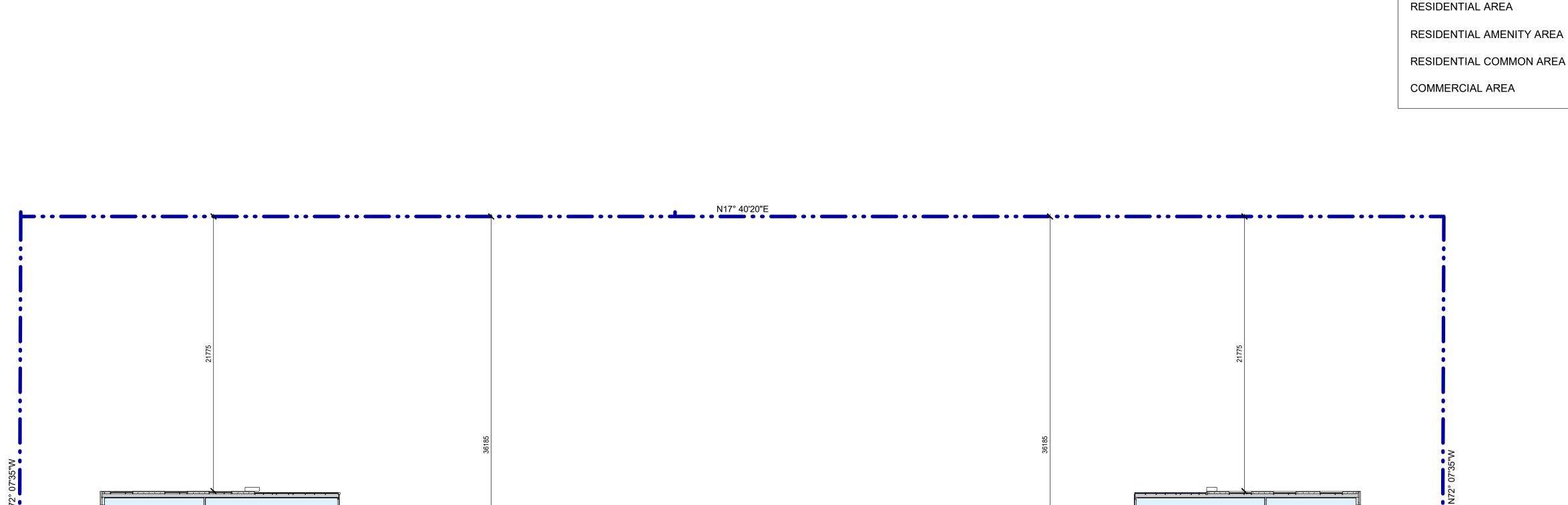
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3rd FLOOR PLAN

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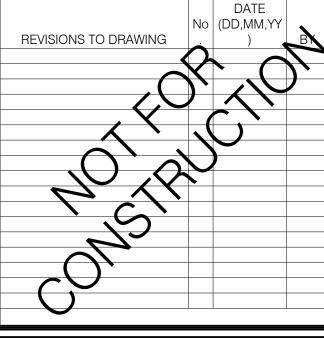
1 4th-7th FLOOR PLAN DRP

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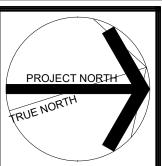


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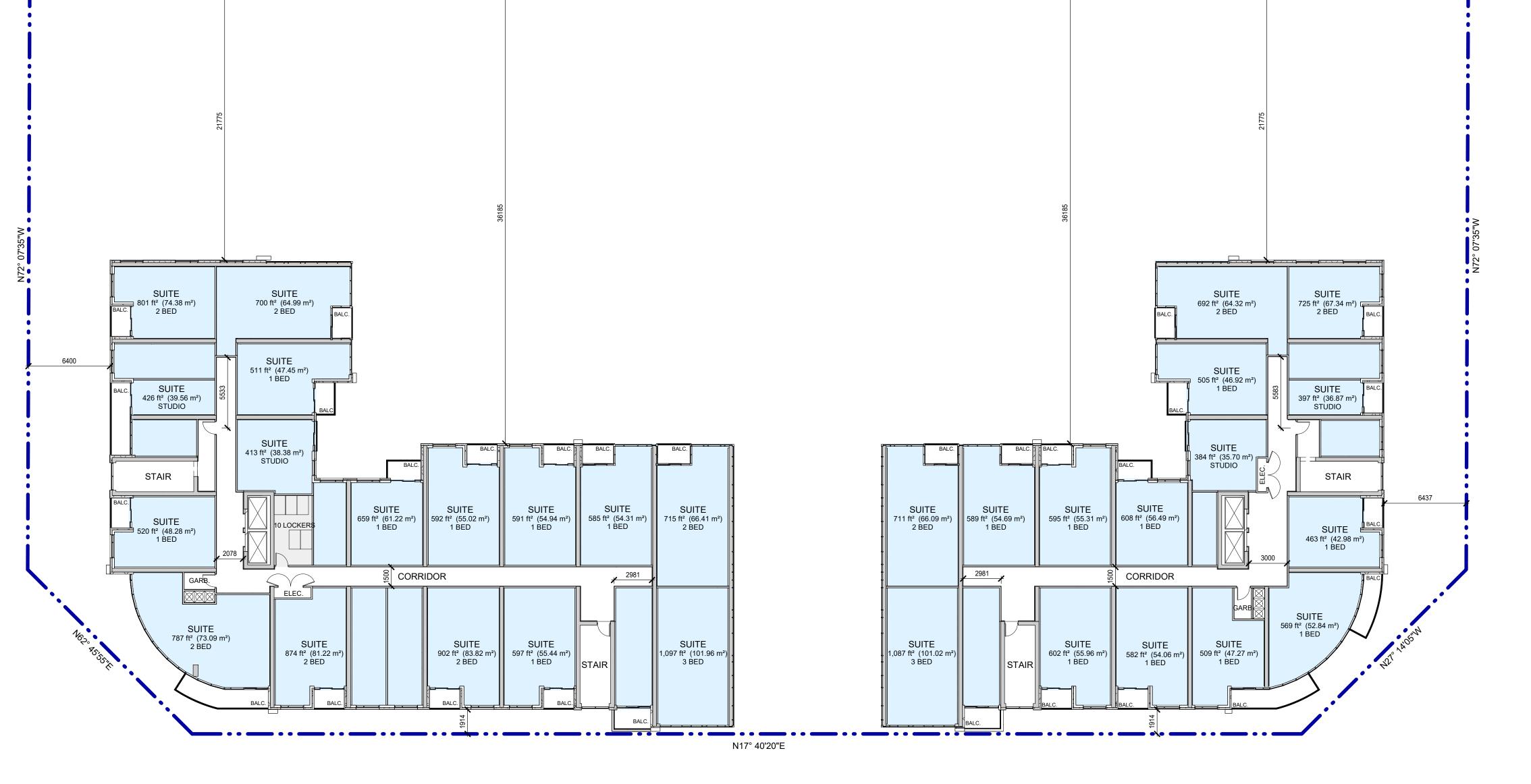
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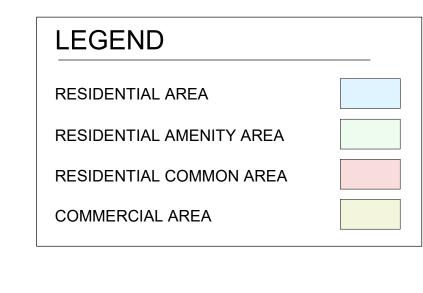
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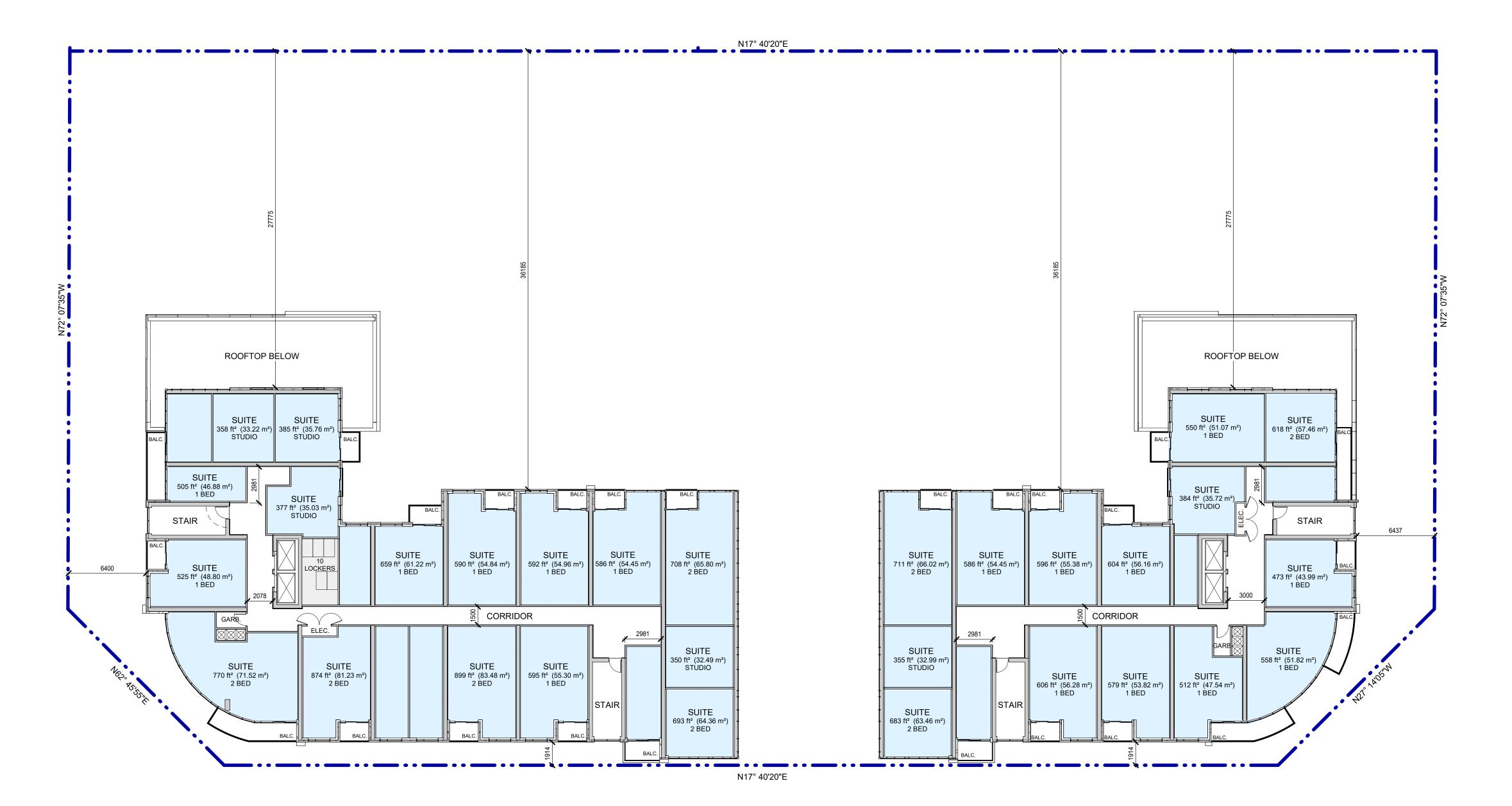
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PLOT DATE: 2025-08-06







1 8th-9th FLOOR PLAN DRP

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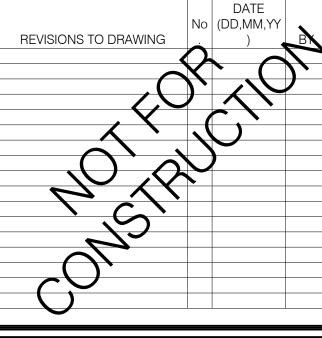
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8th-9th FLOOR PLAN

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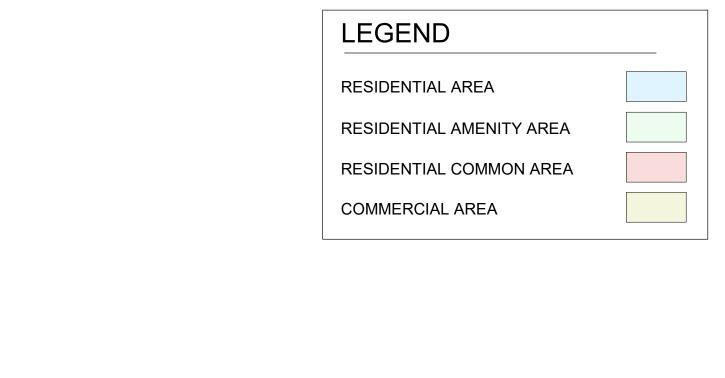
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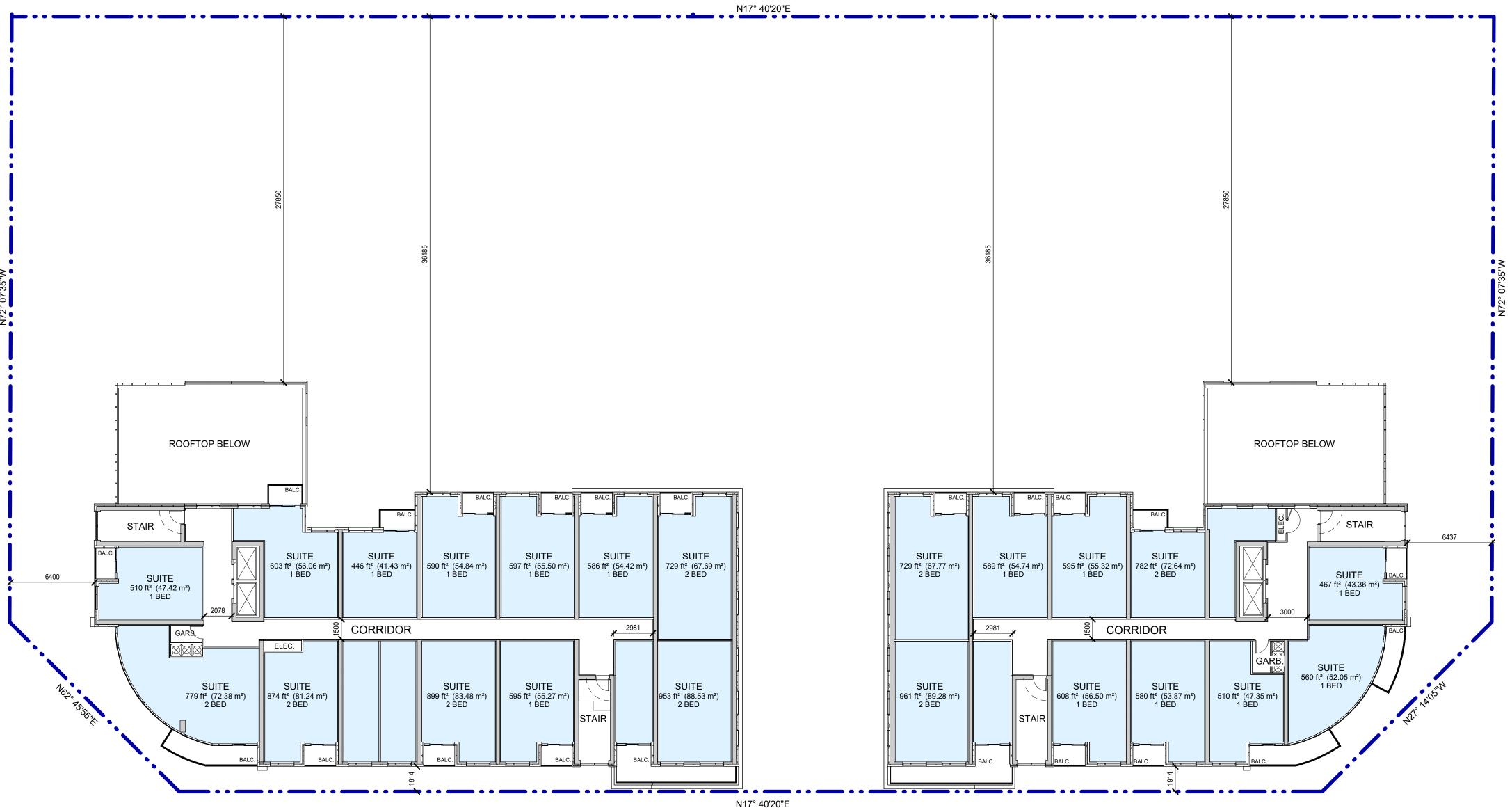
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1 10th-12th FLOOR PLAN DRP

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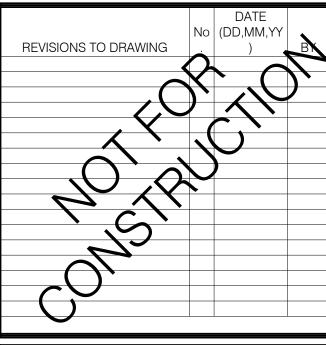
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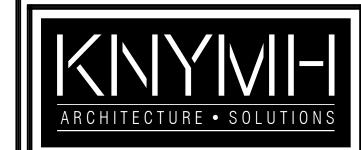
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10th-12th FLOOR PLAN

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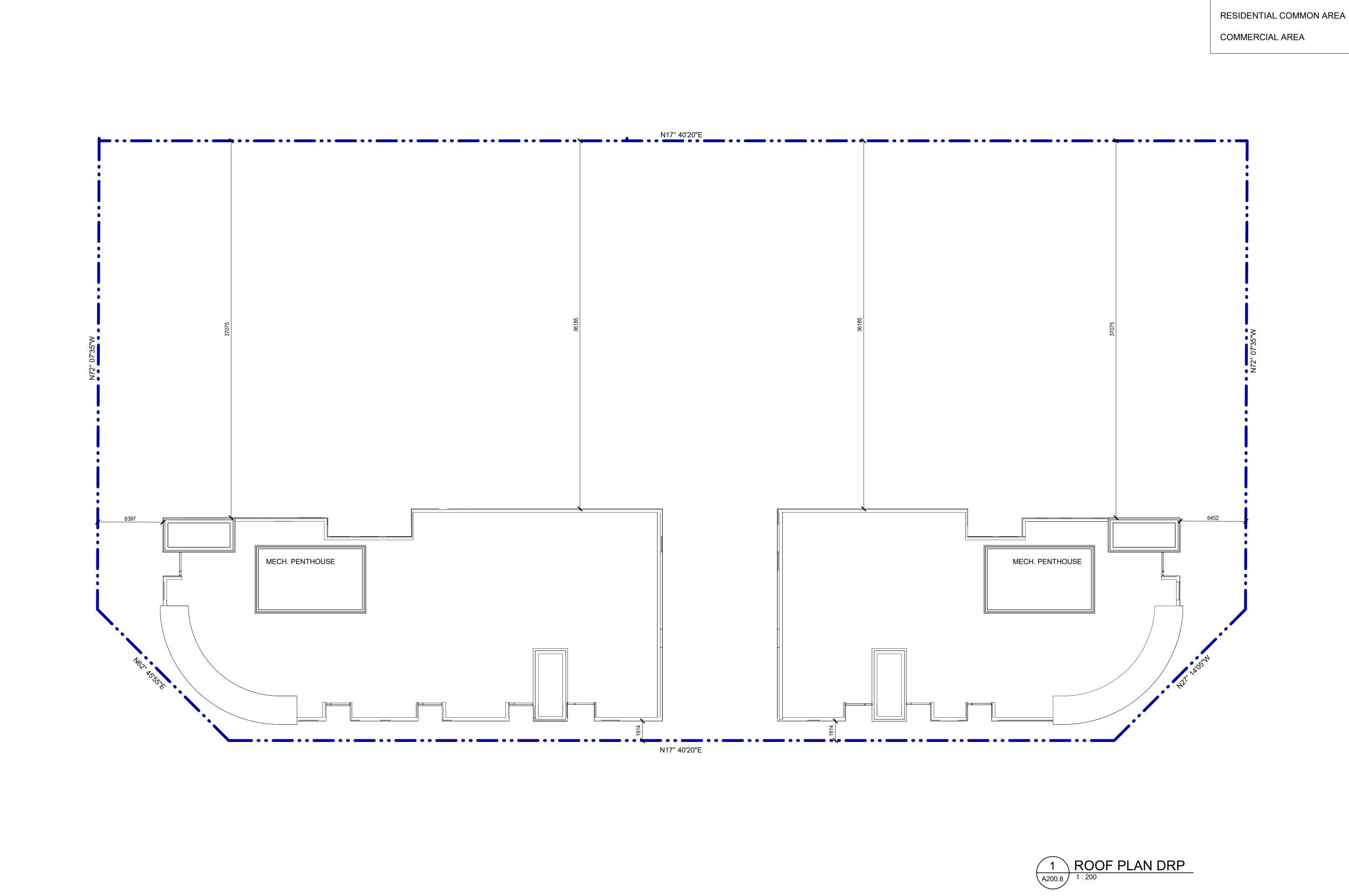
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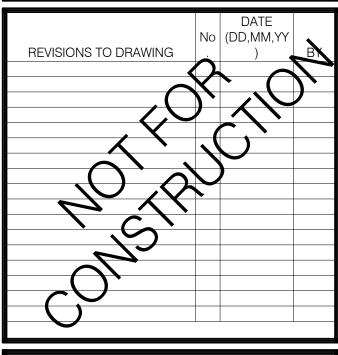
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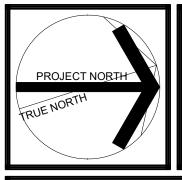


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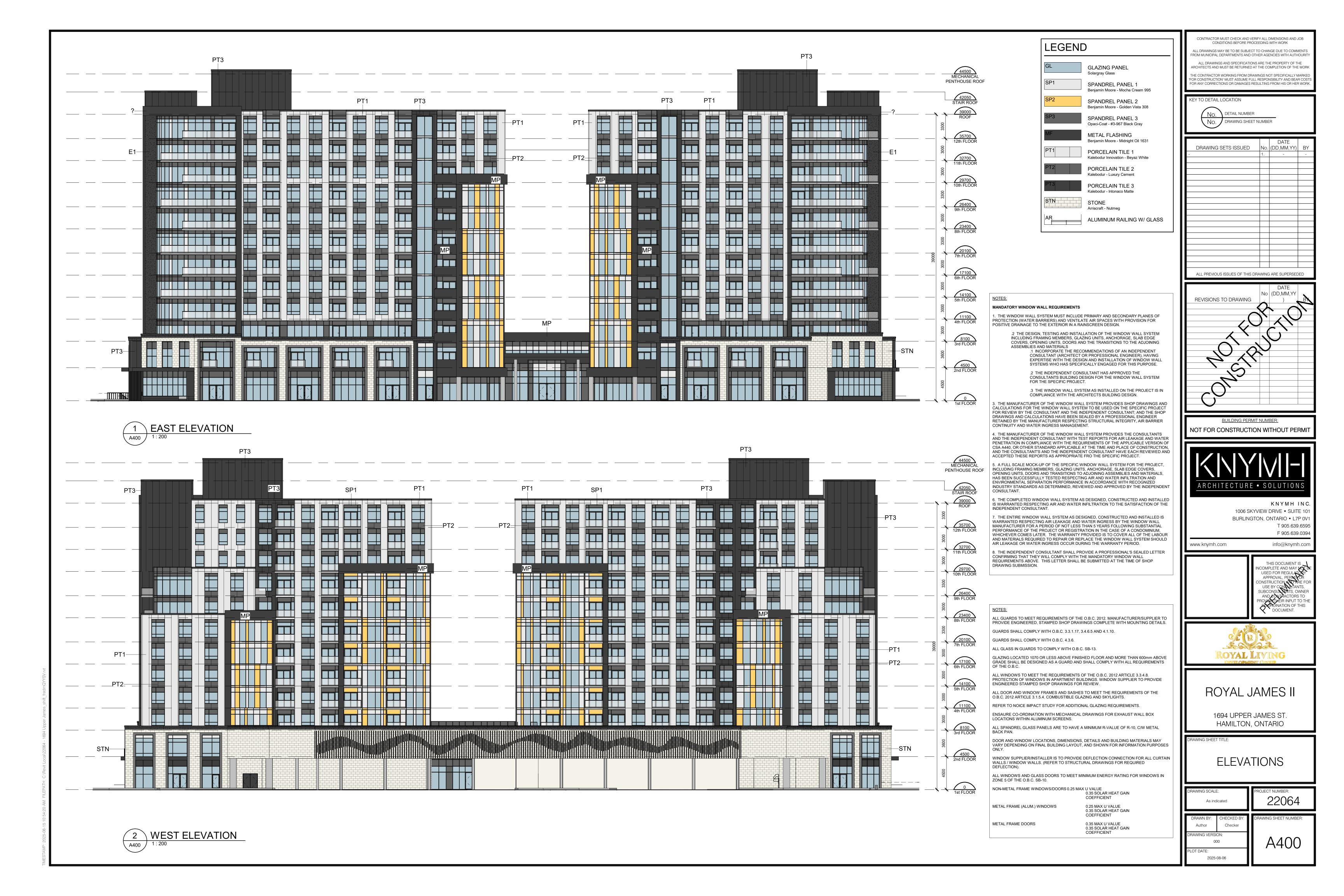
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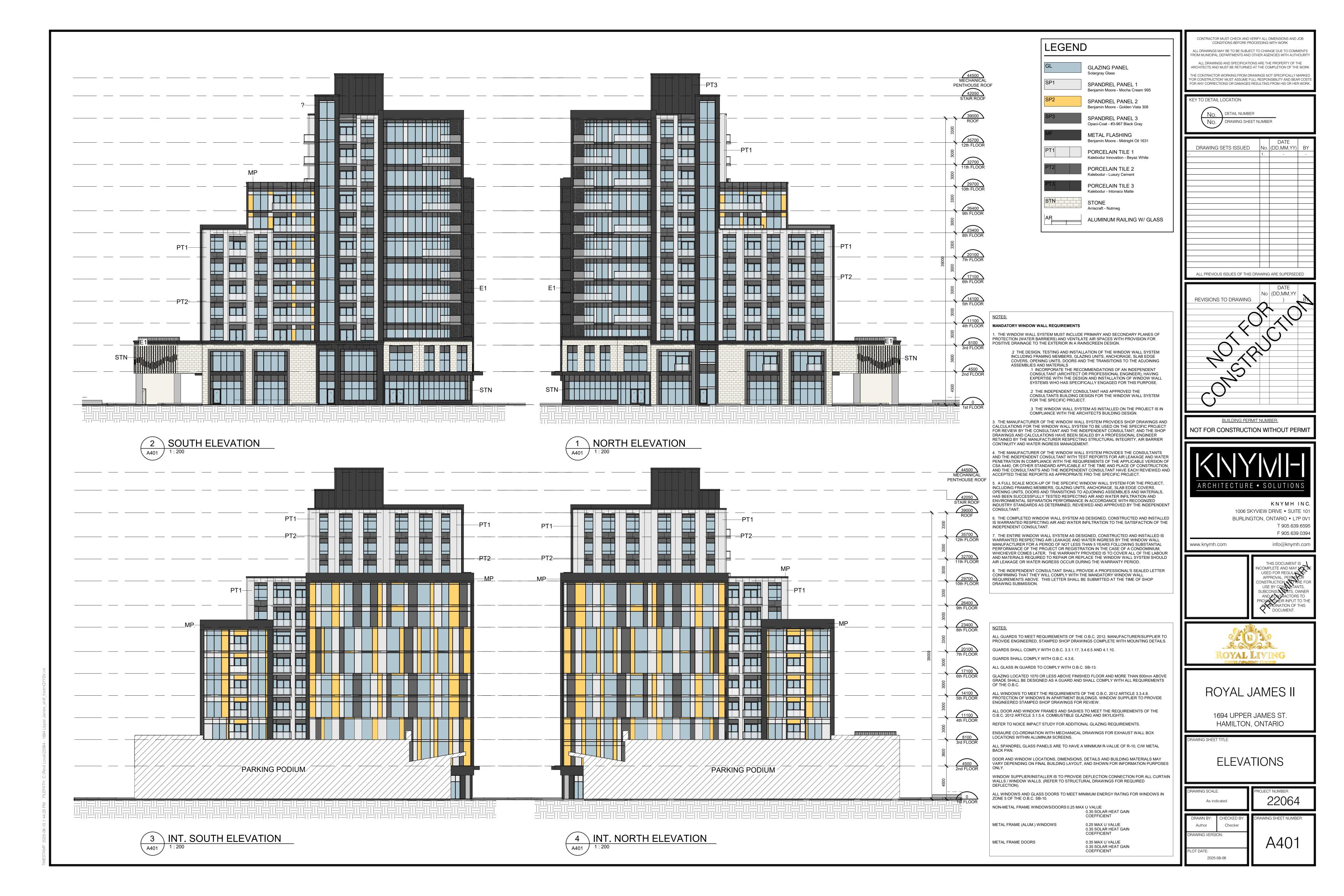
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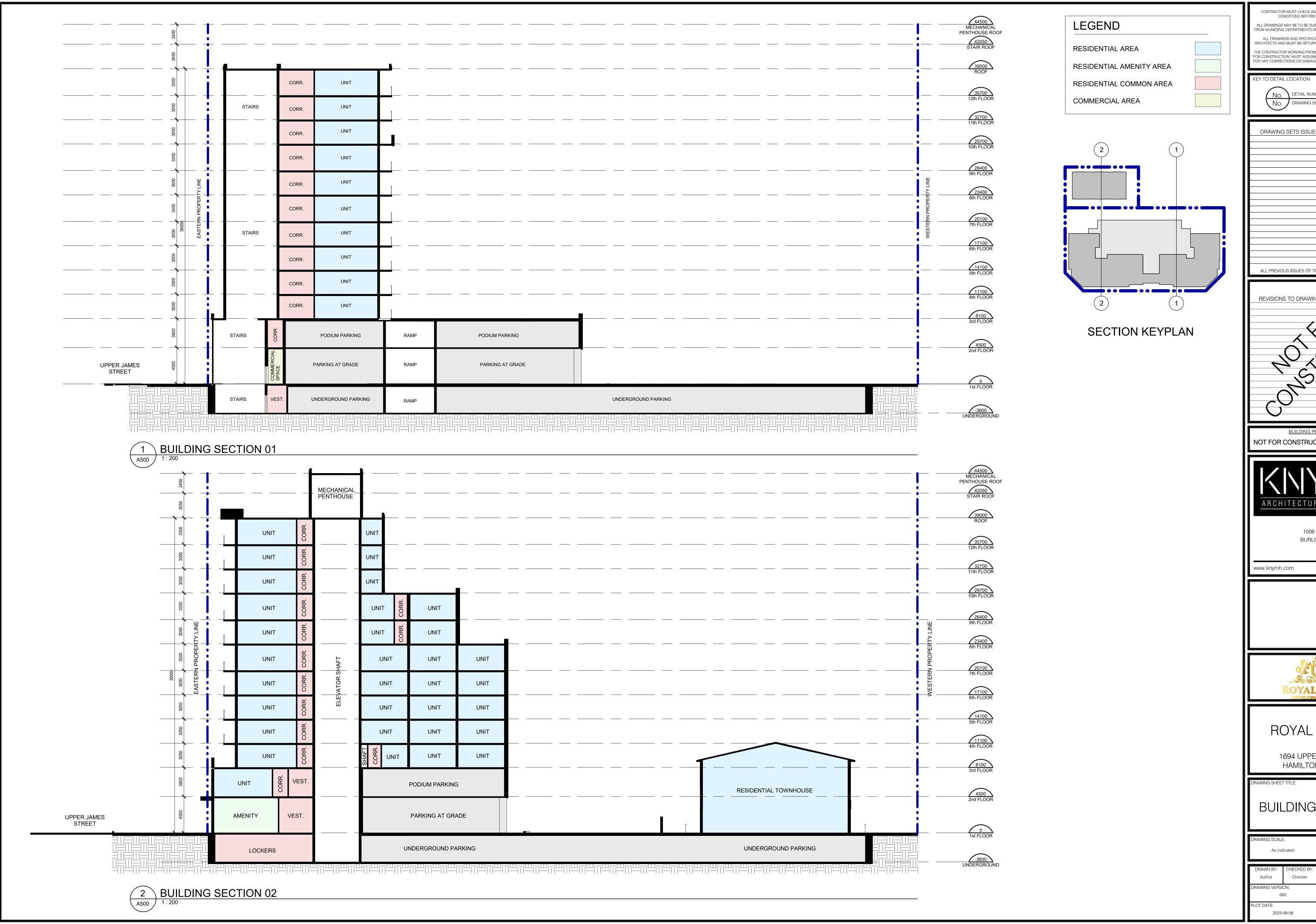
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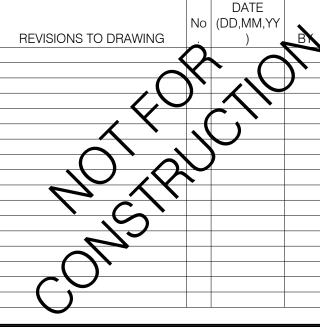


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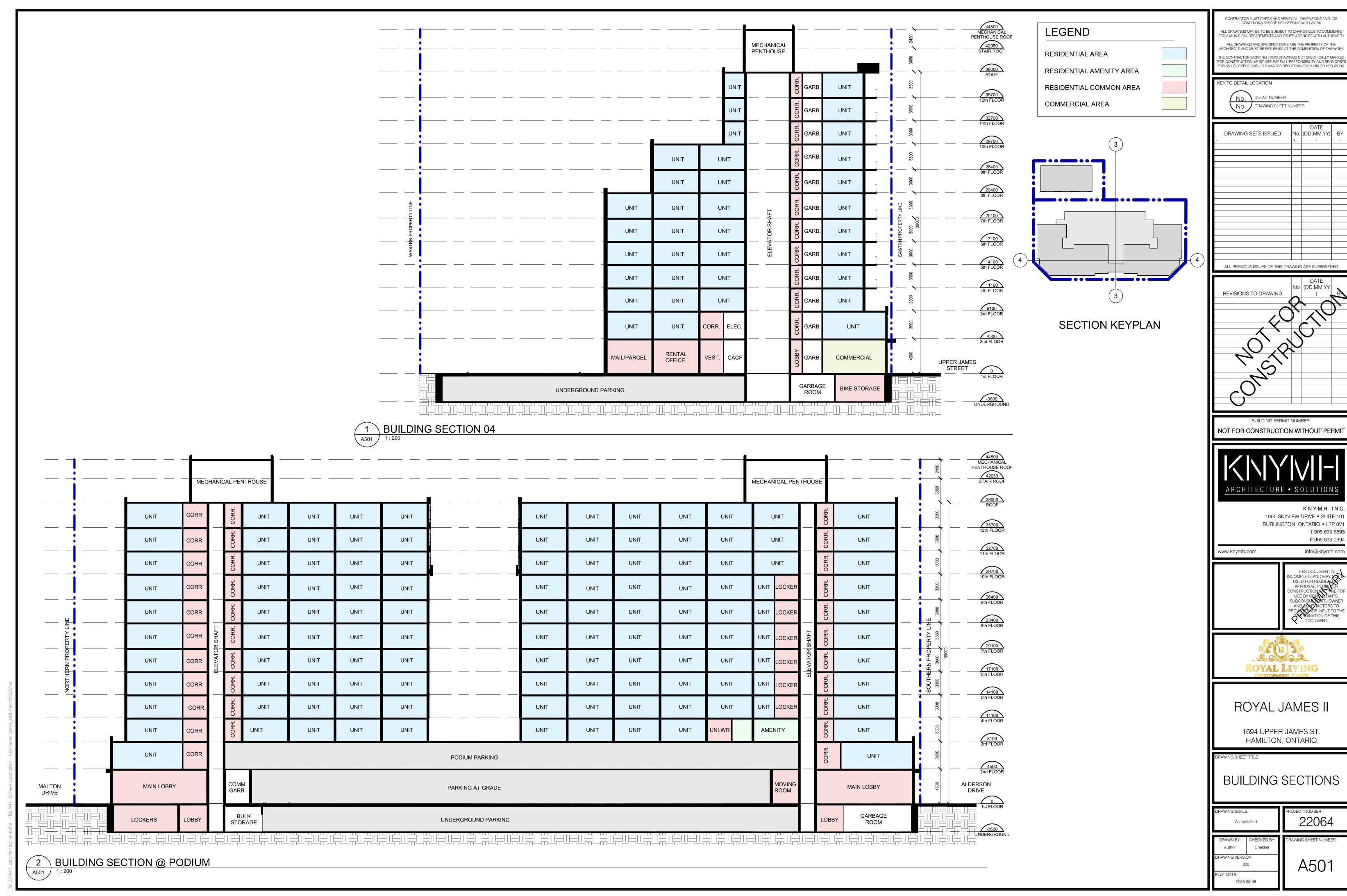
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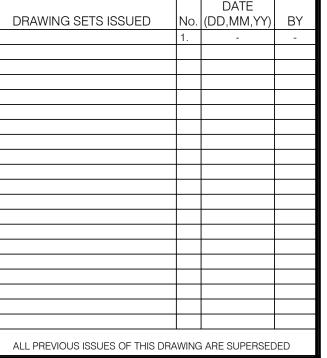
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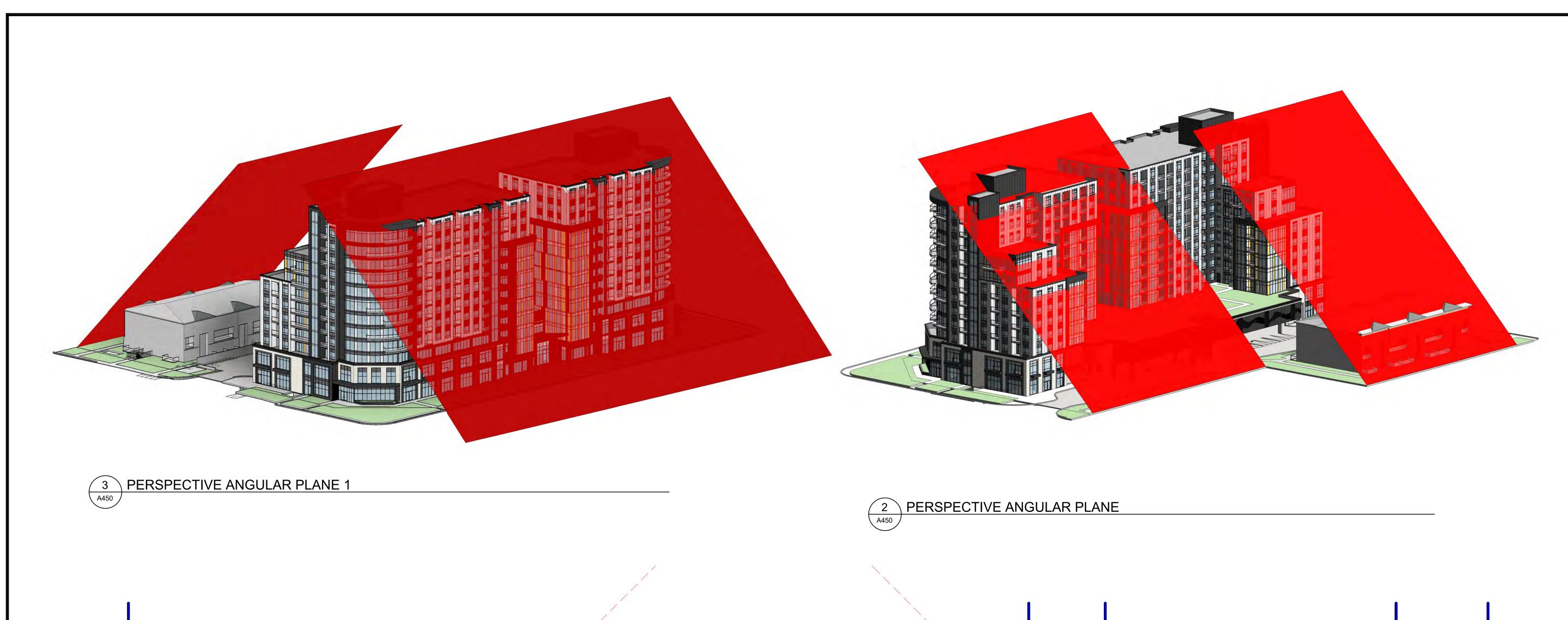
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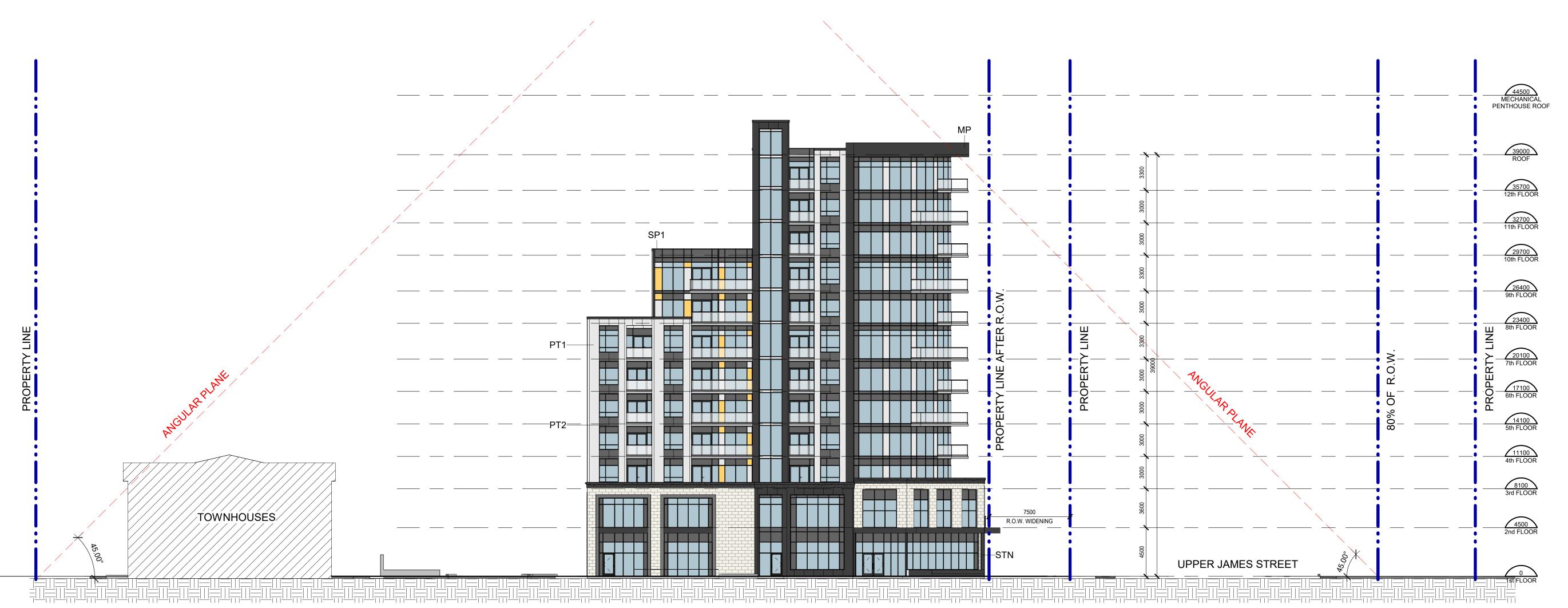
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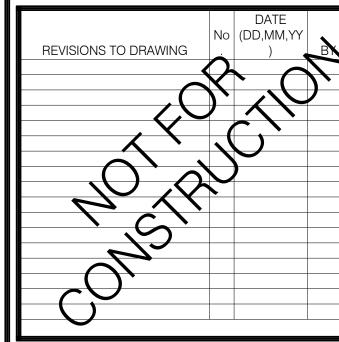
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ANGULAR PLANE

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PROJECT NUMBER:

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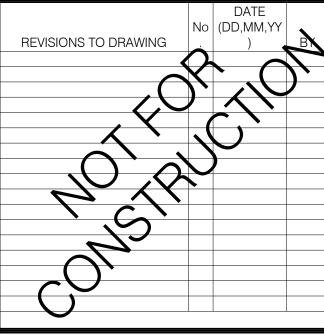
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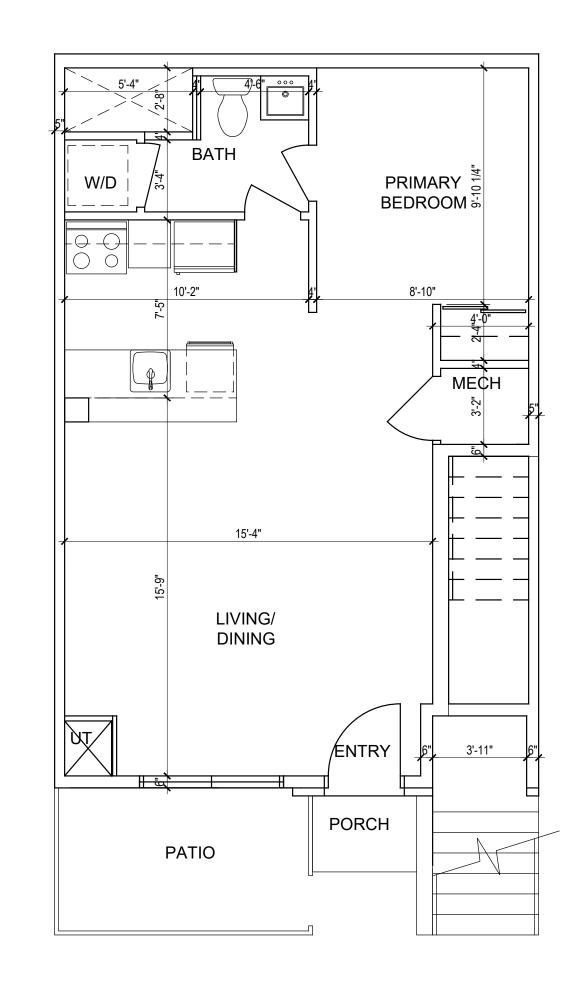
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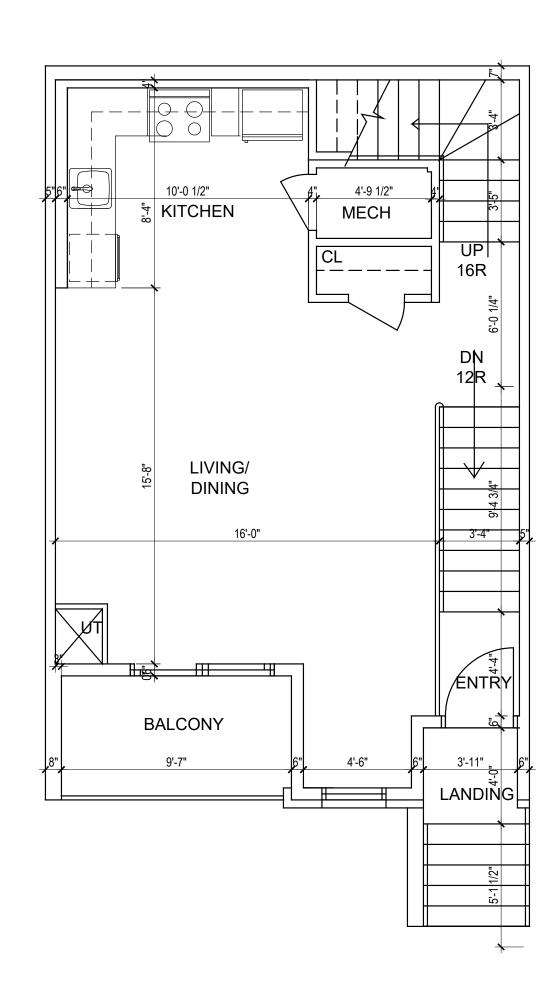
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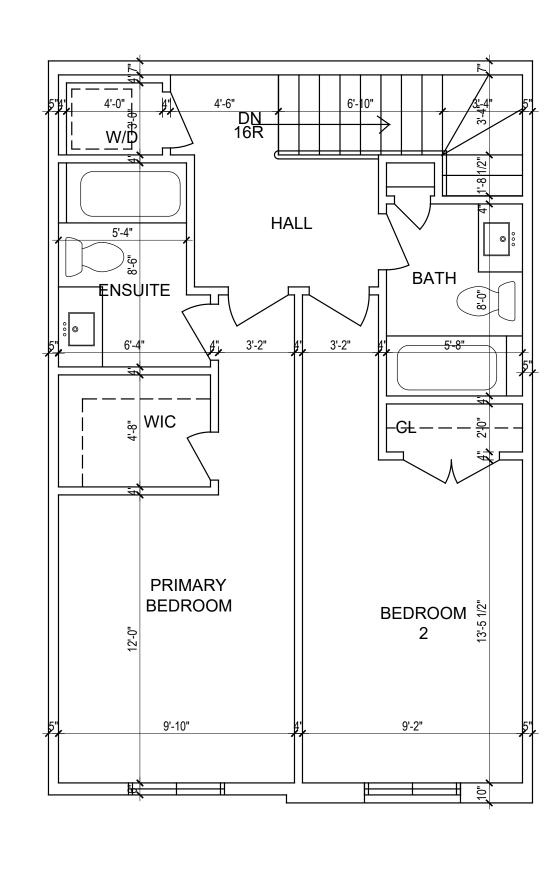
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UNIT A - MAIN FLOOR 1 BEDROOM 565 SF

UNIT B - TOTAL 2 BEDROOM 1219 SF

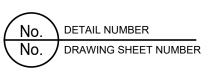
UNIT B - SECOND FLOOR 557 SF

UNIT B - THIRD FLOOR 620 SF

UNIT B - GROUND FLOOR 42 SF

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DRAWING SETS ISSUED         No. (DD,MM,YY)           CLIENT REVIEW         1. 04,01, 2023           PRECONSULTATION SUBMISSION         2 25,01, 2023           PER PRECONSULTATION MEETING         3 24,03, 2023           FLEX UNITS         4 10,04, 2023           RENTAL SIZED UNITS/ MIX         5 16,05, 2023           DRAFT EXTRA SOUTH LOT         6 14,06, 2024           B2B ELEVATIONS         7 05,05, 2025    ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED			0/11		
PRECONSULTATION SUBMISSION 2 25,01, 2023 PER PRECONSULTATION MEETING 3 24,03, 2023 FLEX UNITS 4 10,04, 2023 RENTAL SIZED UNITS/ MIX 5 16,05, 2023 DRAFT EXTRA SOUTH LOT 6 14,06, 2024 B2B ELEVATIONS 7 05,05, 2025	DRAWING SETS ISSUED	No.	(DD,MM,YY)		
PER PRECONSULTATION MEETING  FLEX UNITS  FLEX UNITS  RENTAL SIZED UNITS/ MIX  DRAFT EXTRA SOUTH LOT  B2B ELEVATIONS  7  05,05, 2025	CLIENT REVIEW	1.	04,01, 2023		
FLEX UNITS  RENTAL SIZED UNITS/ MIX  DRAFT EXTRA SOUTH LOT  B2B ELEVATIONS  7  05,05, 2025	PRECONSULTATION SUBMISSION	2	25,01, 2023		
RENTAL SIZED UNITS/ MIX 5 16,05, 2023  DRAFT EXTRA SOUTH LOT 6 14,06, 2024  B2B ELEVATIONS 7 05,05, 2025	PER PRECONSULTATION MEETING	3	24,03, 2023		
DRAFT EXTRA SOUTH LOT 6 14,06, 2024  B2B ELEVATIONS 7 05,05, 2025	FLEX UNITS	4	10,04, 2023		
B2B ELEVATIONS 7 05,05, 2025	RENTAL SIZED UNITS/ MIX	5	16,05, 2023		
	DRAFT EXTRA SOUTH LOT	6	14,06, 2024		
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REVISIONS TO DRAWING	No.	DATE (DD,MM,Y

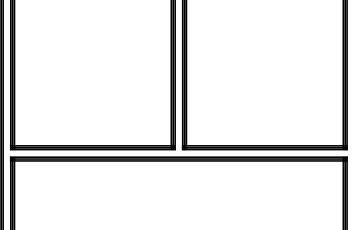
BUILDING PERMIT NUMBER: NOT FOR CONSTRUCTION WITHOUT PERMIT



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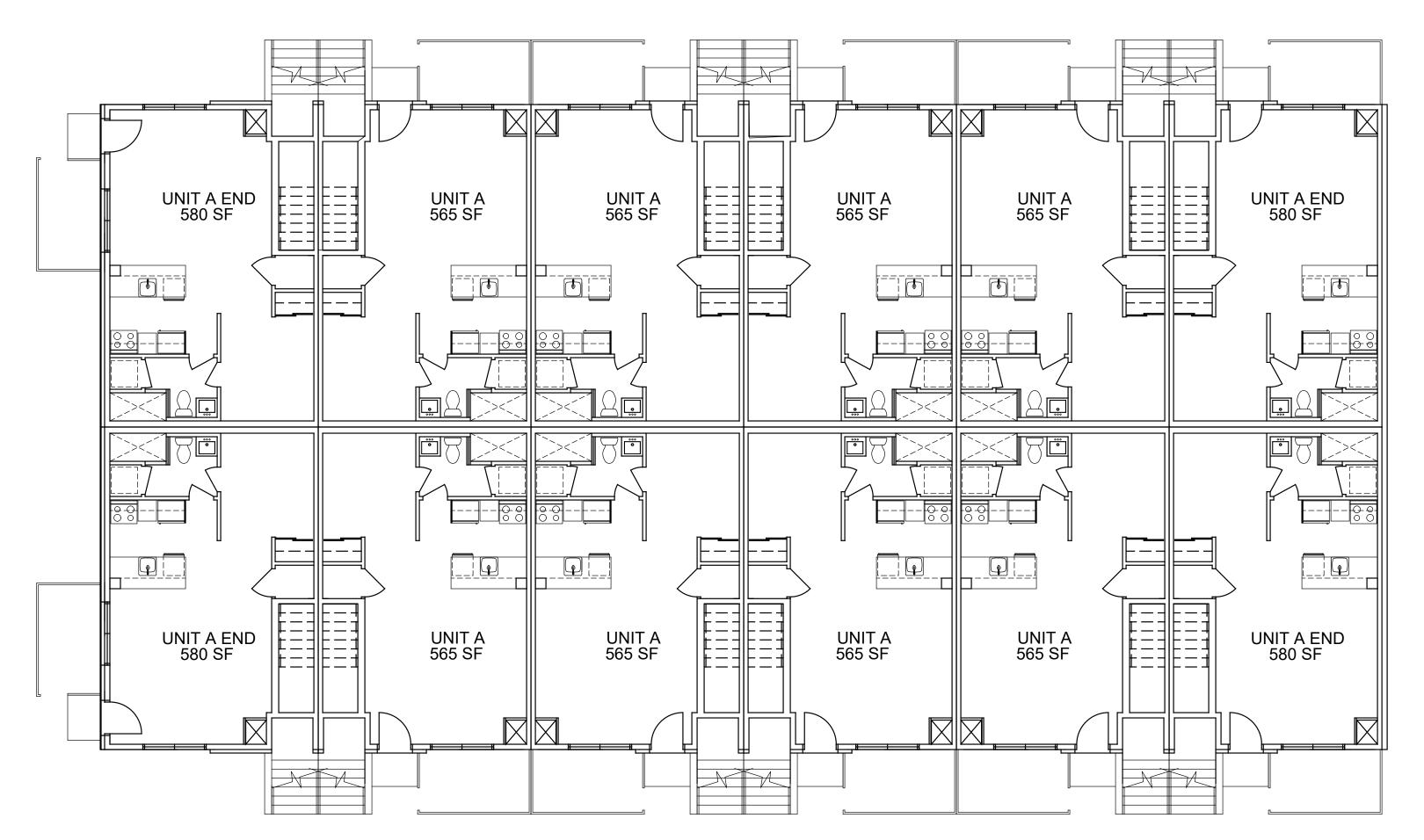
1694 UPPER JAMES STREET HAMILTON, ONTARIO

BACK TO BACK STACKED SUITE PLANS

22064 1/4" = 1'-0"

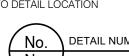
August 15, 2025

AWING SHEET NUMBER: **A1** 



GROUND FLOOR 7346 SF

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 ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED "FOR CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

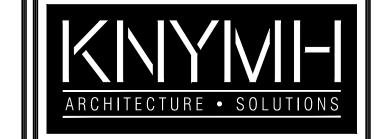


No. DETAIL NUMBER No. DRAWING SHEET NUMBER

		DATE	
DRAWING SETS ISSUED	No.	(DD,MM,YY)	
CLIENT REVIEW	1.	04,01, 2023	
PRECONSULTATION SUBMISSION	2	25,01, 2023	
PER PRECONSULTATION MEETING	3	24,03, 2023	
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RENTAL SIZED UNITS/ MIX	5	16,05, 2023	
DRAFT EXTRA SOUTH LOT	6	14,06, 2024	
B2B ELEVATIONS	7	05,05, 2025	
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED			

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BUILDING PERMIT NUMBER: NOT FOR CONSTRUCTION WITHOUT PERMIT



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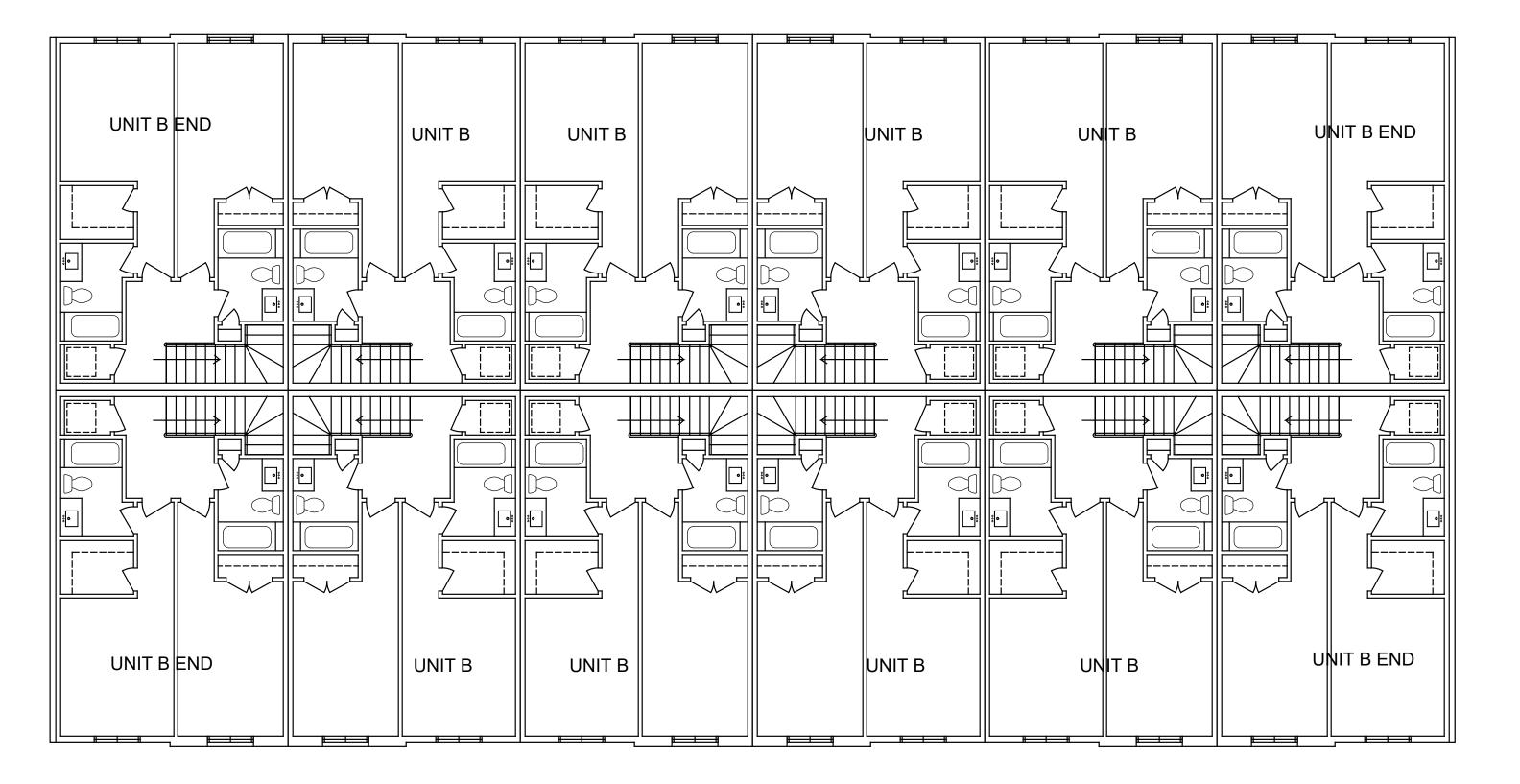
1694 UPPER JAMES STREET HAMILTON, ONTARIO

STACKS GROUND FLOOR PLAN

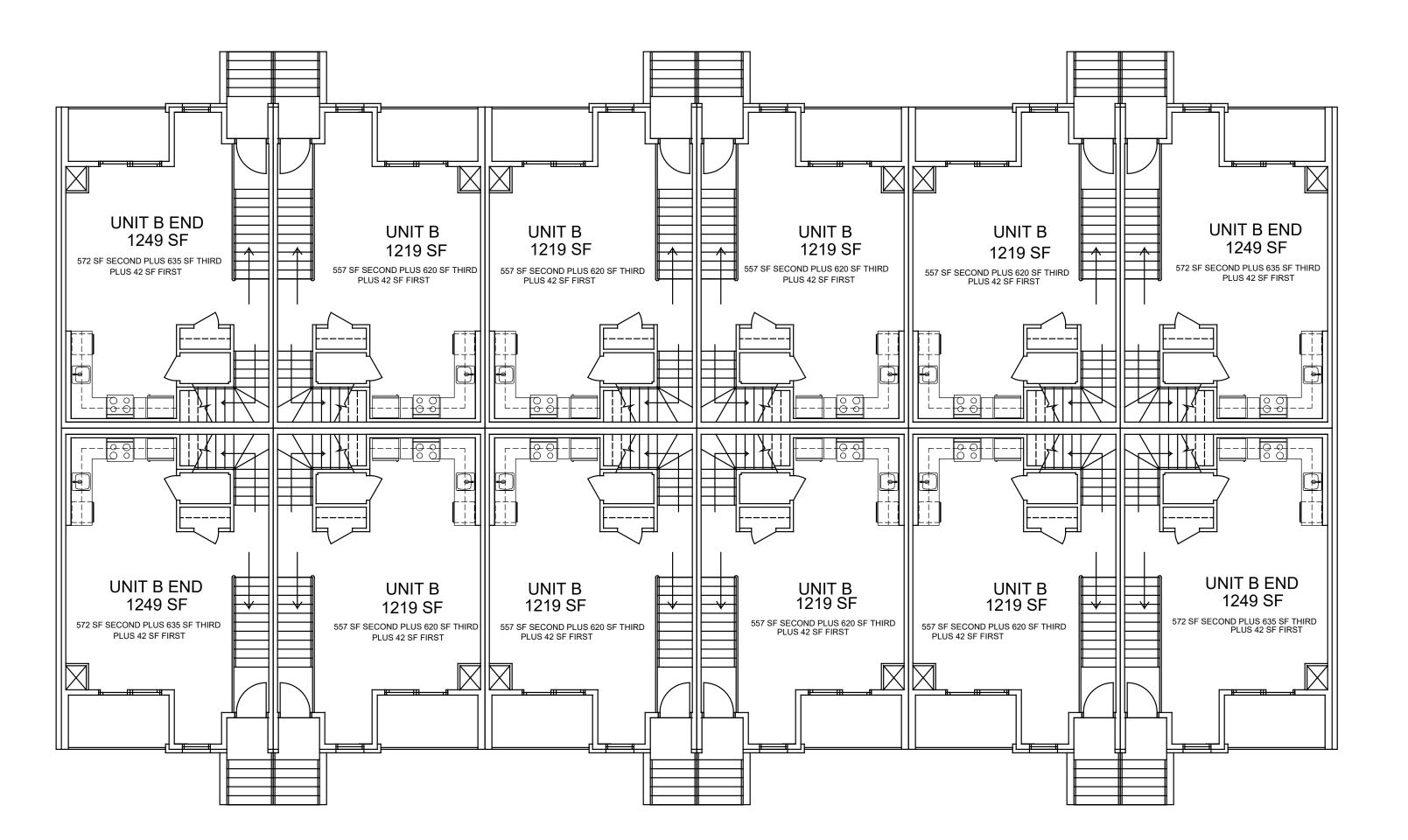
22064

AWING SHEET NUMBER:

PLOT DATE: August 15, 2025



## THIRD FLOOR 7503 SF



SECOND FLOOR 6754 SF

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 ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WOR THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED "FOR CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COST FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK



			DATE
	DRAWING SETS ISSUED	No.	(DD,MM,YY)
	CLIENT REVIEW	1.	04,01, 2023
	PRECONSULTATION SUBMISSION	2	25,01, 2023
	PER PRECONSULTATION MEETING	3	24,03, 2023
	FLEX UNITS	4	10,04, 2023
- 1	RENTAL SIZED UNITS/ MIX	5	16,05, 2023
	DRAFT EXTRA SOUTH LOT	6	14,06, 2024
	B2B ELEVATIONS	7	05,05, 2025
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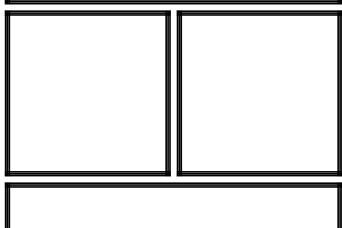
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# MIXED USE DEVELOPMENT

1694 UPPER JAMES STREET HAMILTON, ONTARIO

PLOT DATE:

STACKS 2-3 FLOOR PLAN

22064 AWING SHEET NUMBER:

August 15, 2025

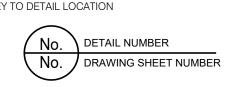




THIRD FLOOR SECOND FLOOR GROUND FLOOR

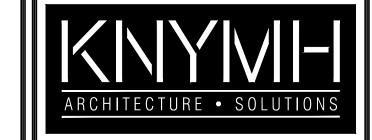
SOUTH ELEVATION SCALE: 3/16" = 1'-0"

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CLIENT REVIEW	1.	04,01, 2023
PRECONSULTATION SUBMISSION	2	25,01, 2023
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B2B ELEVATIONS	7	05,05, 2025
ALL PREVIOUS ISSUES OF THIS DRAWING	ARE SU	JPERSEDED
		DATE
REVISIONS TO DRAWING	No.	(DD,MM,YY

BUILDING PERMIT NUMBER: NOT FOR CONSTRUCTION WITHOUT PERMIT



LEGEND

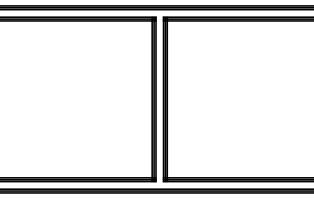
NUTMEG - RENAISSANE SERIES BY: ARRISCRAFT

MIDNIGHT OIL 1631 BY: BENJAMIN MOORE \*FOR MULLIONS, SOFFITS, EAVES, RAILINGS

SABLE - DELUXE ALUMINUM SIDING BY: GENTEK

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## MIXED USE DEVELOPMENT

1694 UPPER JAMES STREET HAMILTON, ONTARIO

PLOT DATE:

STACKS **ELEVATIONS** 

22064

AWING SHEET NUMBER:

August 15, 2025



1 WEST ELEVATION
A5 SCALE: 3/16" = 1'-0"

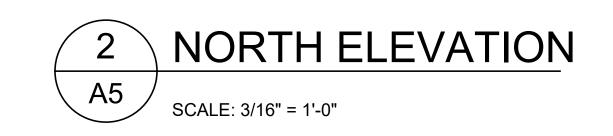
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THIRD FLOOR

SD

SECOND FLOOR

GROUND FLOOR



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 ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED "FOR CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COST. FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

Y TO DETAIL LOCATION

No. DETAIL NUMBER

No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED

CLIENT REVIEW

1. 04,01, 2023

PRECONSULTATION SUBMISSION

2 25,01, 2023

PER PRECONSULTATION MEETING

3 24,03, 2023

FLEX UNITS

4 10,04, 2023

RENTAL SIZED UNITS/ MIX

5 16,05, 2023

DRAFT EXTRA SOUTH LOT

6 14,06, 2024

B2B ELEVATIONS

7 05,05, 2025

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

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REVISIONS TO DRAWING

No. (DD,MM,Y)

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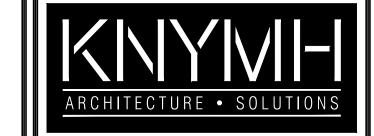
NOT FOR CONSTRUCTION WITHOUT PERMIT

LEGEND

NUTMEG - RENAISSANE SERIES BY: ARRISCRAFT

MIDNIGHT OIL 1631 BY: BENJAMIN MOORE \*FOR MULLIONS, SOFFITS, EAVES, RAILINGS

SABLE - DELUXE ALUMINUM SIDING BY: GENTEK



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MIXED USE DEVELOPMENT

1694 UPPER JAMES STREET HAMILTON, ONTARIO

DRAWING SHEET T

PLOT DATE:

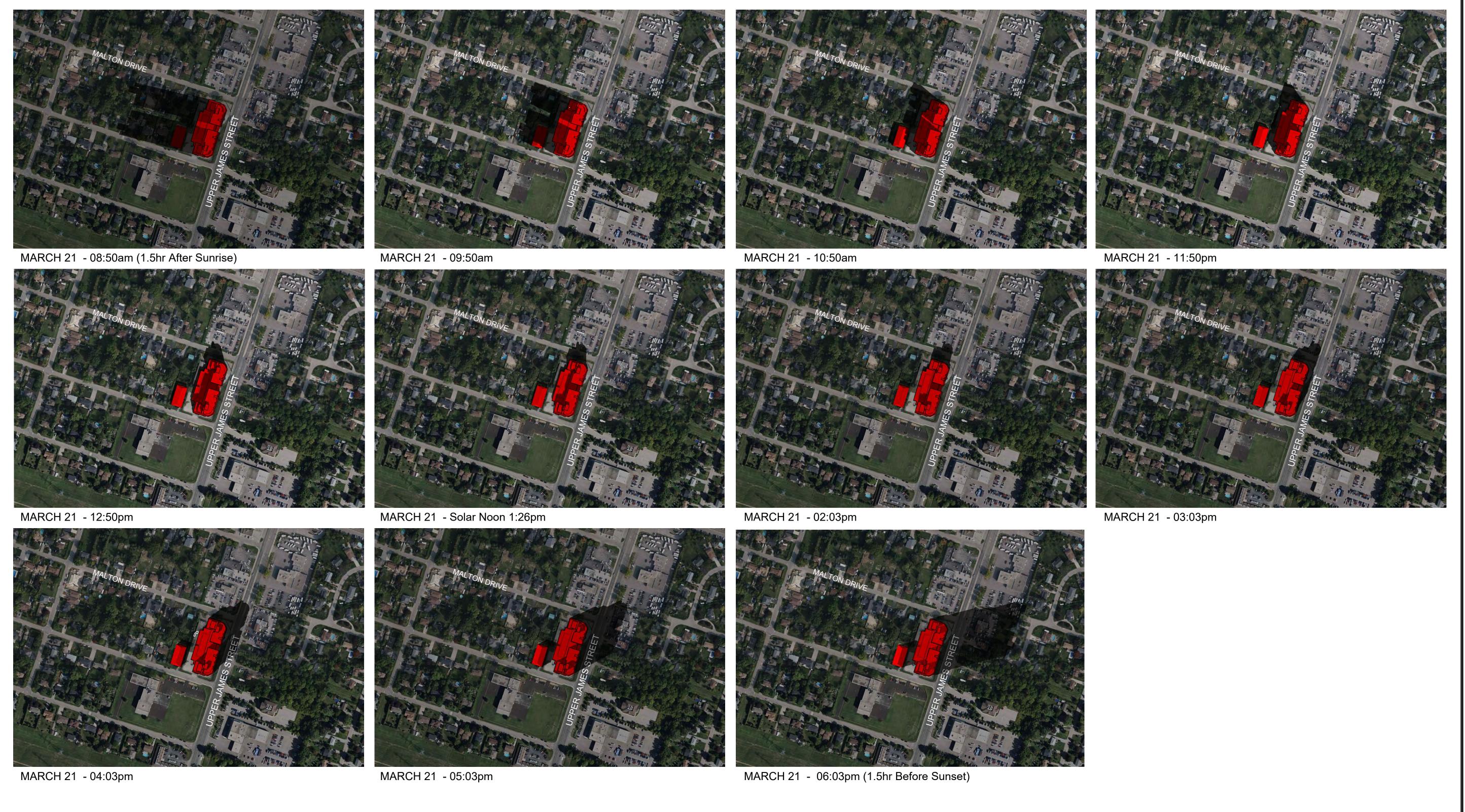
August 15, 2025

STACKS ELEVATIONS

ING SCALE: PROJECT NUMBER: 22064

DRAWING SHEET NUMBER:

A5



#### DRAWING NOTES

THE GRAPHIC ANALYSIS WHICH WE PRESENT WITHIN THIS REPORT IS DEVELOPED USING A COMPUTER GENERATED MODELLING PROGRAM IN CONJUNCTION WITH SATELLITE IMAGERY AND SURVEY INFORMATION WITH THE FOLLOWING CRITERIA SPECIFIED IN THE TERMS OF REFERENCE: SHADOW IMPACT STUDY FOR DOWNTOWN HAMILTON DEVELOPED BY THE CITY OF HAMILTON. [APPENDIX 'F' TO REPORT

NORTH ORIENTATION: THE SOFTWARE USES IMAGERY FROM GOOGLE MAPS WHICH IS ALIGNED WITH TRUE NORTH USING A VARIANT OF THE ORIGINAL MERCATOR PROJECTION THAT IS ORIENTED ALONG THE EARTH'S POLAR AXIS, AND THE MASSING MODEL IS CENTRED UPON THE UTM GRID NORTH AT THE LATITUDE AND LONGITUDE SPECIFIED.

GEOGRAPHIC COORDINATES: 43.222531 N, -79.859609 W

STANDARD TIME: UTC -5:00 DAYLIGHT SAVINGS TIME: UTC -4:00

TEST DATES: MARCH 21 TEST TIMES: HOURLY INTERVALS STARTING 1.5 HOURS AFTER SUNRISE AND ENDING 1.5 HOURS BEFORE SUNSET.

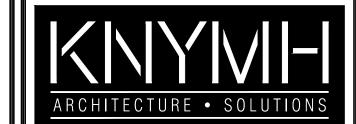
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No. DETAIL NUMBER No. DRAWING SHEET NUMBER

		DATE
DRAWING SETS ISSUED	No.	(DD,MM,YY)
FOR CLIENT REVIEW	1.	10,02,2025
FOR FC SUBMISSION	2	27,03,2025
updates in progress	3	28,05,2025
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED		

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	REVISIONS TO DRAWING	No.	(DD,MM,YY)
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BUILDING PERMIT NUMBER: NOT FOR CONSTRUCTION WITHOUT PERMIT



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MIXED USE RESIDENTIAL PROJECT 416 MOHAWK ROAD EAST

HAMILTON, ONTARIO

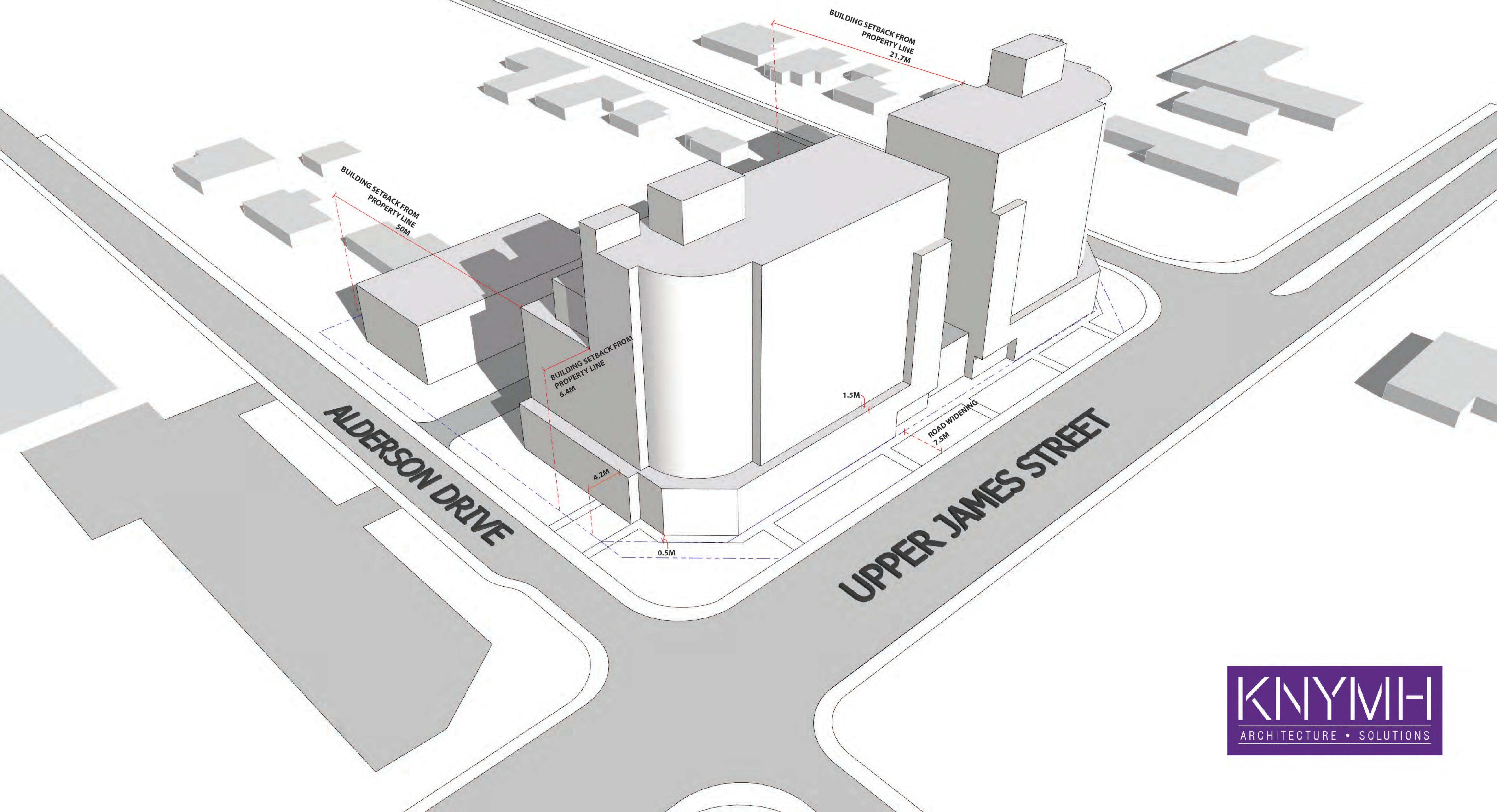
PLOT DATE:

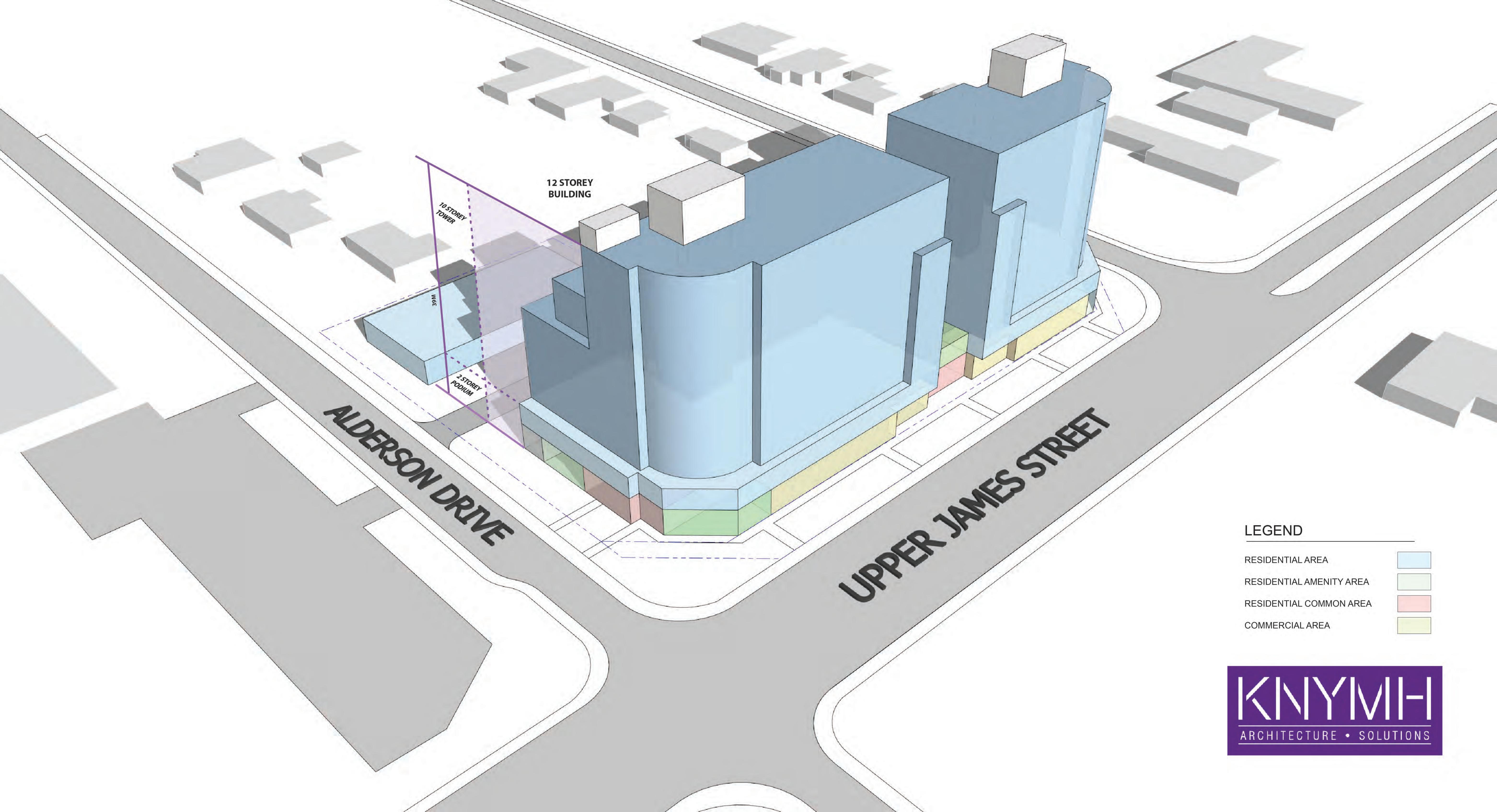
SHADOW IMPACT STUDY MARCH 21

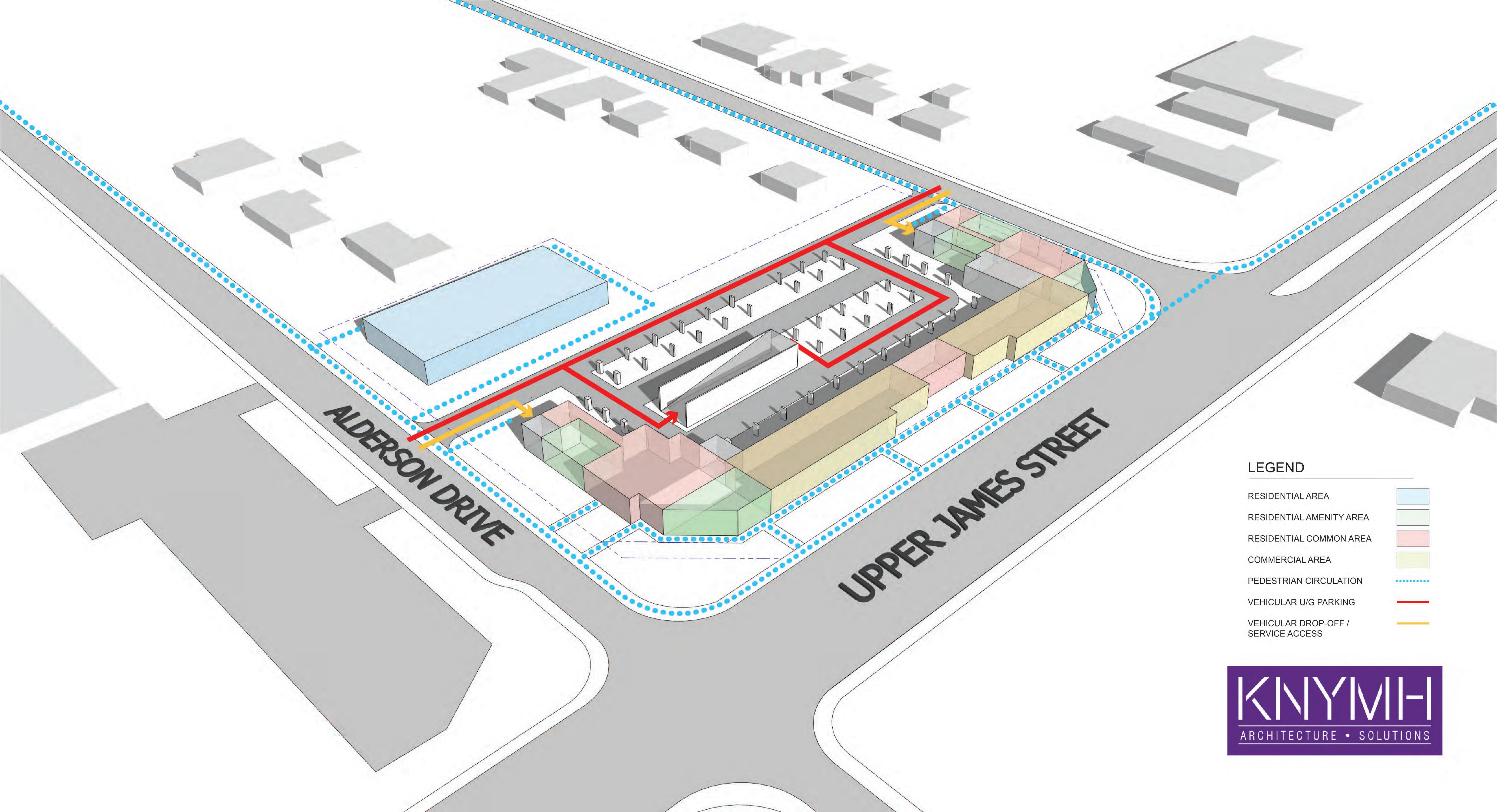
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AWING SHEET NUMBER: **SS.1** PRAWING VERSION:

August 13, 2025





















### **EXTERIOR FINISH & COLOUR SELECTIONS**

#### **Royal Living Development Group - Apartments**

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Colours may vary from printed reproductions. Please see product sample for accurate representation

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Midnight Grey
Adair Parliament/Architectural Linear Series Brick
by Arriscraft



Deluxe Aluminum Siding Sable by Gentek



Mullions/Soffits/Fascia/Eaves/Railings Midnight Oil 1631 by Benjamin Moore



Nutmeg
Renaissance Series
by Arriscraft



**Solargray Glass** by Virto Architectural Glass