# HAMILTON

# CLIENT: The Hi-Rise Group Inc.

Toronto, Ontario M5P 189

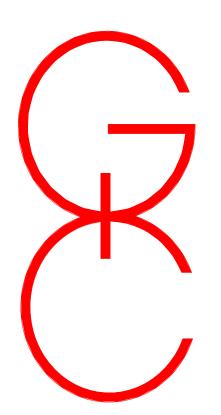
25 Imperial Street, Suite 200,

L8L 0C8

T. 416 484 1230

# PROPOSED DEVELOPMENT 48 FERGUSON STREET





GRAZIANI +CORAZZA ARCHITECTS INC.

8400 JANE STREET, BUILDING D - SUITE 300 CONCORD, ON L4K 4L8 T. 905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

PLANNER:

Urban Solutions Planning & Land development Consultants Inc.

3 Studebaker, Unit 1 Hamilton, Ontario

T. 905 546 1087

#### ARCHITECT:

Graziani + Corraza Architects Inc.

8400 Jane St. Building D-Suite 300 Concord, Ontario L4K 4L8 T. 905 795 2601 F. 905 795 2844

#### LANDSCAPE ARCHITECT:

Whitehouse Urban Design

3 Studbaker Place, Unit 1 Hamilton, ON L8L 0C8

T. 905 546 1087

#### SURVEYOR:

A.T. McLaren Limited

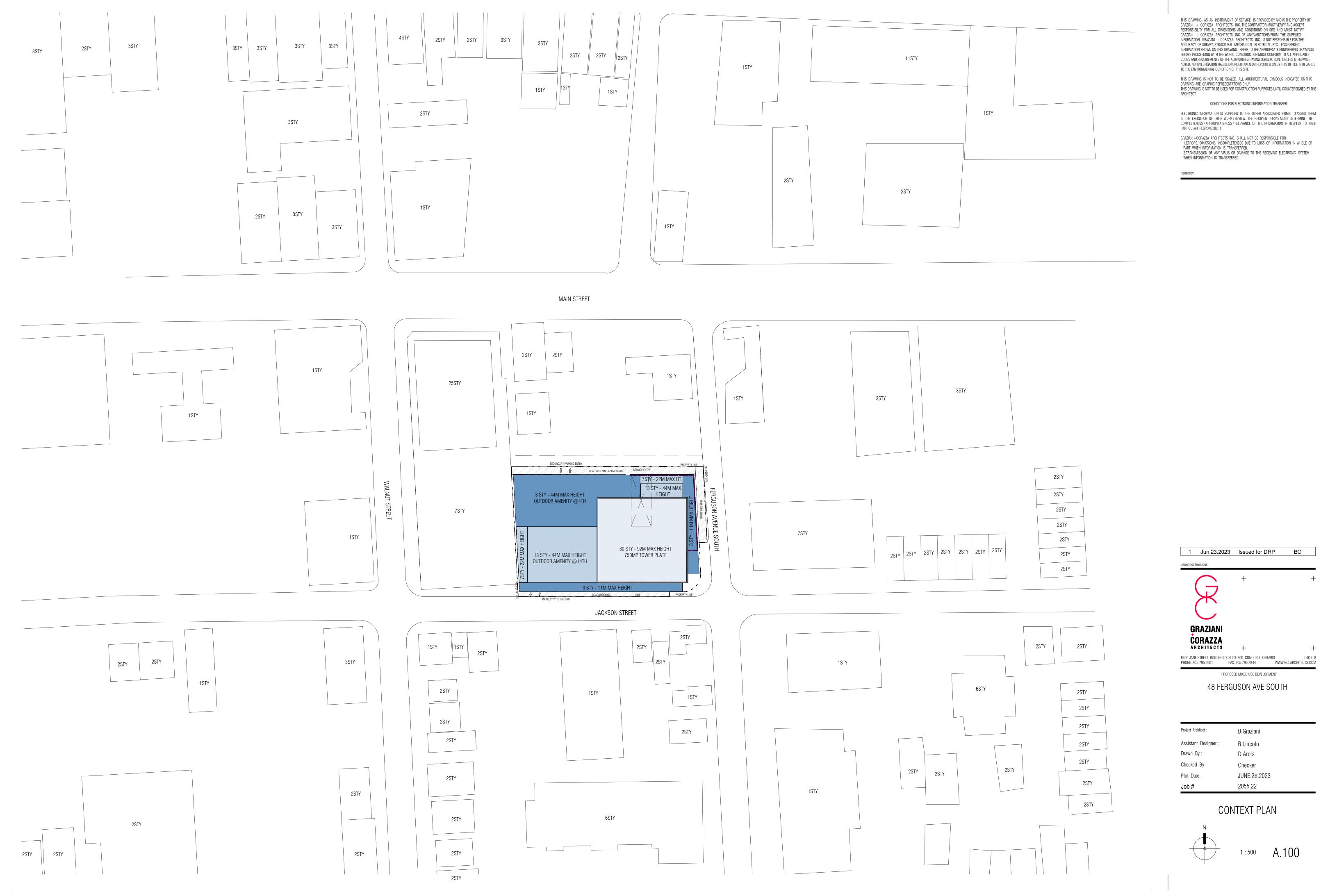
Hamilton, Ontario L8N 2B9

T. 905 527 8559

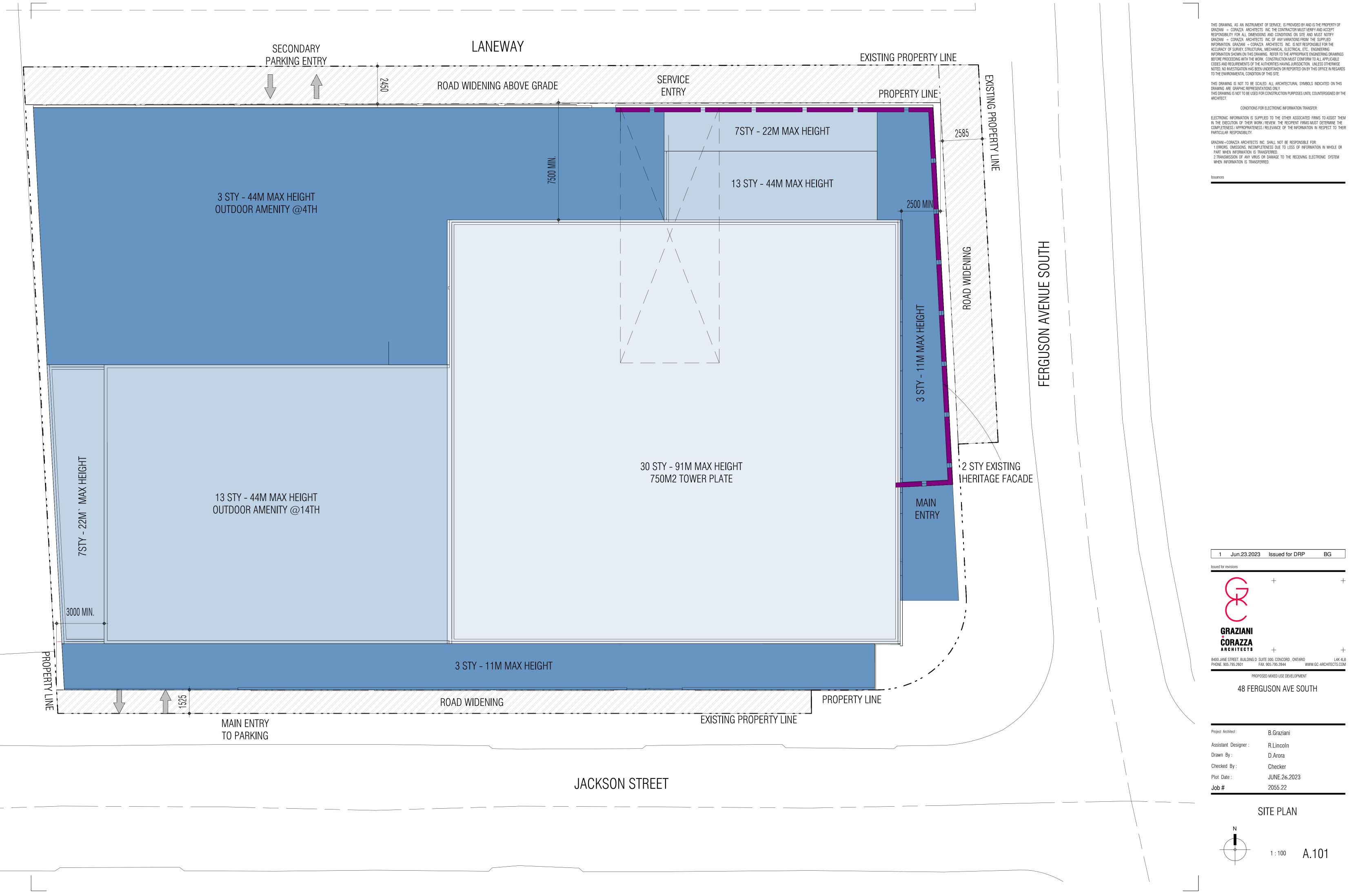
# ONTARIO

TRANSPORTATION:

69 John Street South, Suite 230



Titleblock Size :



LIST OF DRAWINGS		PROJECT STATISTICS
A100 CONTEXT PLAN A102 SITE PLAN A103 STATISTICS A201 P2-P4 UNDERGROUND PLAN A202 P1 UNDERGROUND PLAN A301 GROUND FLOOR PLAN A302 2ND FLOOR PLAN A303 3RD FLOOR PLAN A304 4TH FLOOR PLAN A305 5TH FLOOR PLAN	A401 WEST ELEVATION A402 SOUTH ELEVATION A403 EAST ELEVATION A404 NORTH ELEVATION A501 SECTION A-A A502 SECTION B-B	01. SITE m2 ha ft2 ac 02. G.F.A   Above Grade
A306 6TH-7TH FLOOR PLAN A307 8TH FLOOR PLAN A308 9TH-13TH FLOOR PLAN A309 14TH FLOOR PLAN A310 TYPICAL FLOOR PLAN (15TH - 30TH) A311 MECHANICAL PENTHOUSE		Residential       Non-Residential       Total       03. FSI       Calculated using Bylaw G.F.A.
TOPOGRAPHIC S	SURVEY	04. UNIT BREAKDOWN Residential Units
OF PLAN C		

LOT 5, 6, & 7 N/S JACKSON STREET **REGISTERED PLAN 48** 

IN THE CITY OF HAMILTON

A.T. McLaren Limited

Legal and Engineering Surveys

69 John Street South, Suite 230, Hamilton, Ontario L8N 2B9 Tel: (905) 527-8559 Fax: (905) 527-0032

E-MAIL: admin@atmclaren.com

#### GENERAL NOTES

1. Staff have reviewed this application on the understanding it will comprise one mixed use condominium corporation upon completion. If any party, including the application or any subsequest owner sunmits an application for condominium approval for this development not in accordance with this information, diiferent servising connections, including all associated stormwater managaement facilities and any necassary revised plans and studies, may be required by the city at the sole cost to the condominium applicant.

2. It is the responsibility of the applicant to comply with the Sewer Use By-Law and obtain all approvals/ permits from toronto Water - Environment Monitoring and/ or the Ministry of Environment and Climate Change fro any proposed temporary/ permanent discharging of groundwater into municipal sewer systems and water courses.

3. It is the responsibility of the applicant/ consultant to ensure compliance with all applicable provincial standards and to obtain all provincial approvals, including but not limited to Environmental Compliance Approvals.

#### GFA DEFINITION

The definition of gross floor area shall mean the aggregate horizontal area measured from the exterior faces of the exterior walls of all floors of a building (excluding any cellar or floor area having a ceiling height of 2.0 meters or less or devoted exclusively to parking) within all building on a lotbut shall not including an area devoted to mechanical equipment. Mechanical area constitutes a corridor providing access to a mechanical room may be excuted from gross floor area, providing the corridor exclusively providing access to the mecahnical room and no other. Exclusions also include elevators, elevator shafts, stairways, incoming service rooms, electrical rooms, shaft openings for building services.Bike parking is including in the GFA if the parking is within a building.

#### OBC DEFINITION

# Above Podium

Notes:

\* setbacks to main building face \*\* actual unit count may vary depending on market demand

Long-Term Short-Term 07. AMENITY (m2) Indoc

Residential

05. PARKING

06. BIKE PARKING

08. BUILDING HEIGHT

09. BUILDING SETBACKS

Above Grade/ Podium

Ratio 0.50 0.01 Ratio 2.00 2.00

PROJECT STATISTICS

Total

Residential Units

Barirer Free Total

Outdoo

Total

Fa

Sou

Nor Ea Sout

Wes

Balconies/ Terraces

	STATIS	TICS PER: By-	Law 05-200		
		2250 0.23 24219 0.56			
Requ	iired		Proj	posed	
			291632.1 ft2 765.3 ft2 292397.4 ft2	27094 71 <b>27165</b>	m2
		12.07			
			Studio 1 Bed 1 Bed + D 2 Bed 2 Bed +D 3 Bed	74 82 102 49 91 4	18% 20% 25% 12% 23% 1%
				402	100%
RATIO 1	# of UNITS 402	REQUIRED 402		2	71
2 + 2% 0	f TOTAL SPACES	10 <b>412</b>	8 *0 COMPACT CARS (RES+VIS)	) 2	71
11.5			T		
Units 402 402	201 2 <b>203</b>			98 0 <b>98</b>	
Units 402 402	80 80 <b>1608</b>	)4	٤ 2	364 347 584 <b>295</b>	
			90.0m +	6.0m MPH	
			(	Dm Dm Dm Dm	
			7	.5m 3m 3m	

26.5m

#### STATISTICS

MIX							
FLOOR	STUDIO	1B	1B+D	2B	2B+D	3B	T01
1st	0	0	0	0	0	0	0
2nd	0	0	0	0	0	0	(
3rd	0	0	2	1	1	0	Z
4th	0	8	4	2	2	1	1
5th	0	8	4	2	2	1	1
6th	0	9	5	2	3	1	2
7th	0	9	5	2	3	1	2
8th	1	8	8	1	2	0	2
9th	1	8	8	1	2	0	2
10th	1	8	8	1	2	0	2
11th	1	8	8	1	2	0	2
12th	1	8	8	1	2	0	2
13th	1	8	8	1	2	0	2
14th	4	0	2	2	4	0	1
15th	4	0	2	2	4	0	1
16th	4	0	2	2	4	0	1
17th	4	0	2	2	4	0	1
18th	4	0	2	2	4	0	1
19th	4	0	2	2	4	0	1
20th	4	0	2	2	4	0	1
21st	4	0	2	2	4	0	1
22nd	4	0	2	2	4	0	1
23rd	4	0	2	2	4	0	1
24th	4	0	2	2	4	0	1
25th	4	0	2	2	4	0	1
26th	4	0	2	2	4	0	1
27th	4	0	2	2	4	0	1
28th	4	0	2	2	4	0	1
29th	4	0	2	2	4	0	1
30th	4	0	2	2	4	0	1
	74	82	102	49	91	4	
TOTAL	74	1	84	140	)	4	- 40
TOTAL	18%	20%	25%	12%	23%	1%	1

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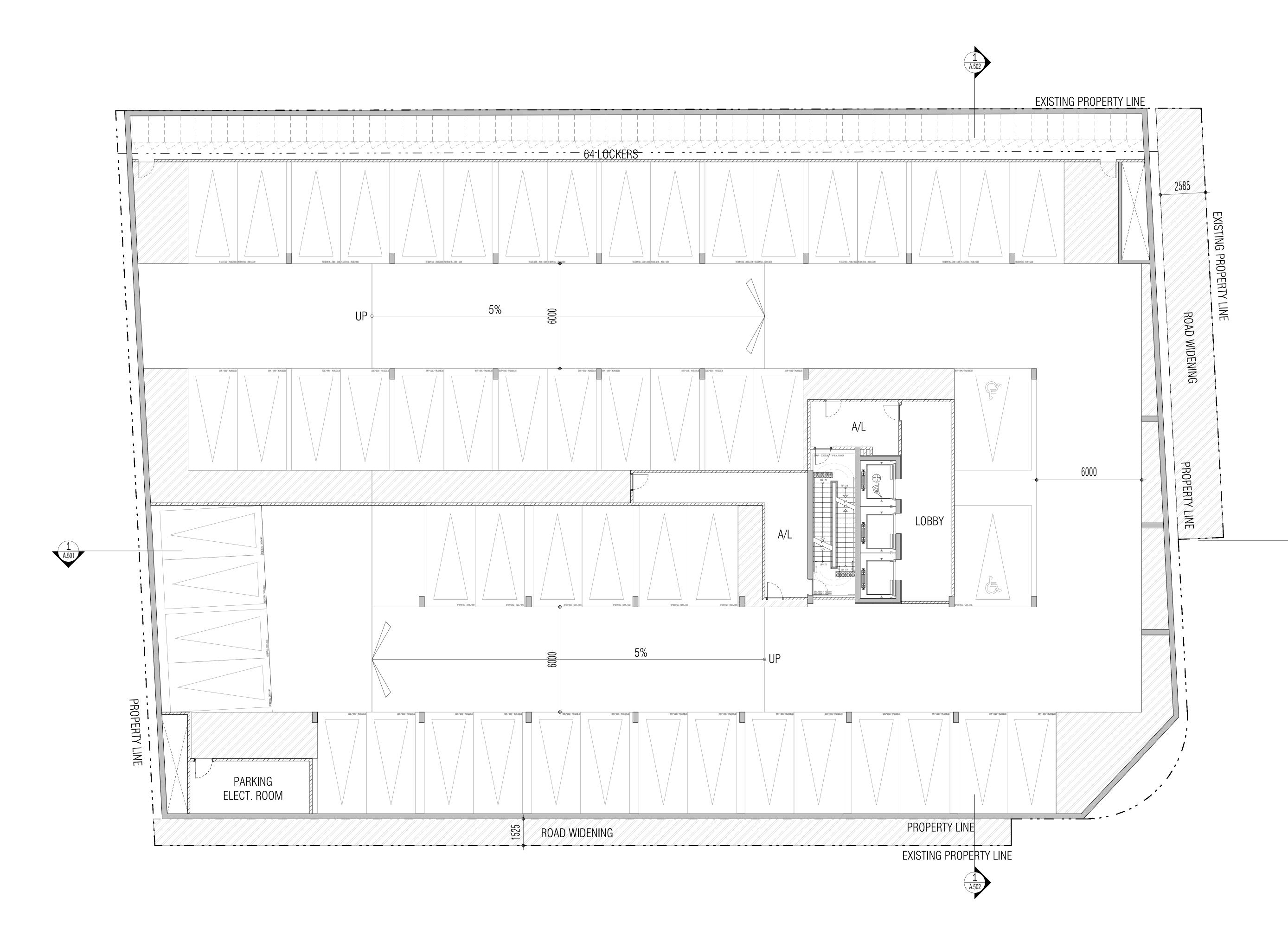
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48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

#### STATISTICS

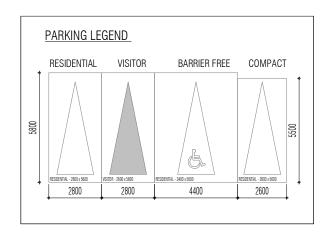


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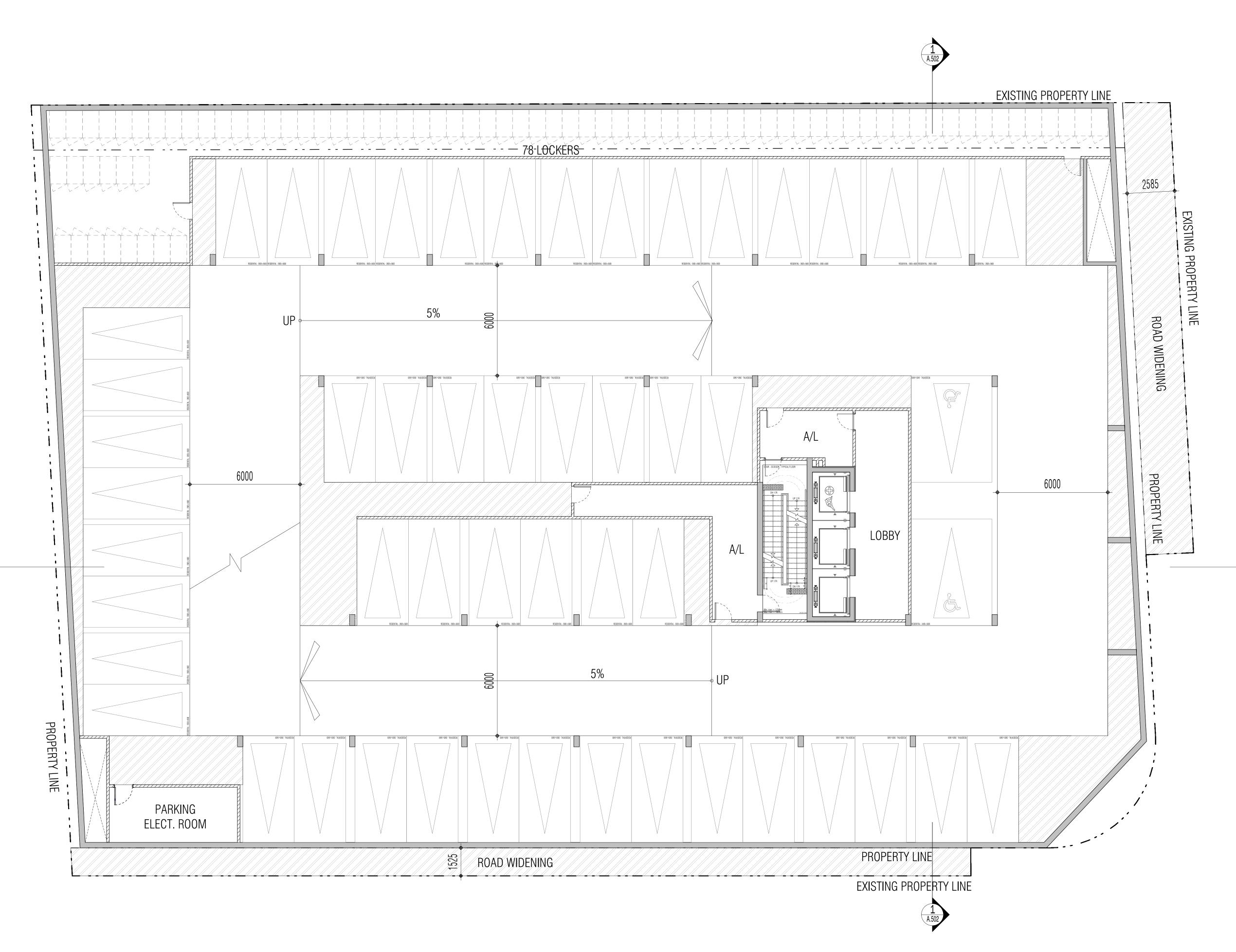
48 FERGUSON AVE SOUTH

PROPOSED MIXED USE DEVELOPMENT

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

## P4 UNDERGROUND





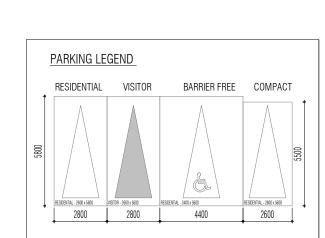


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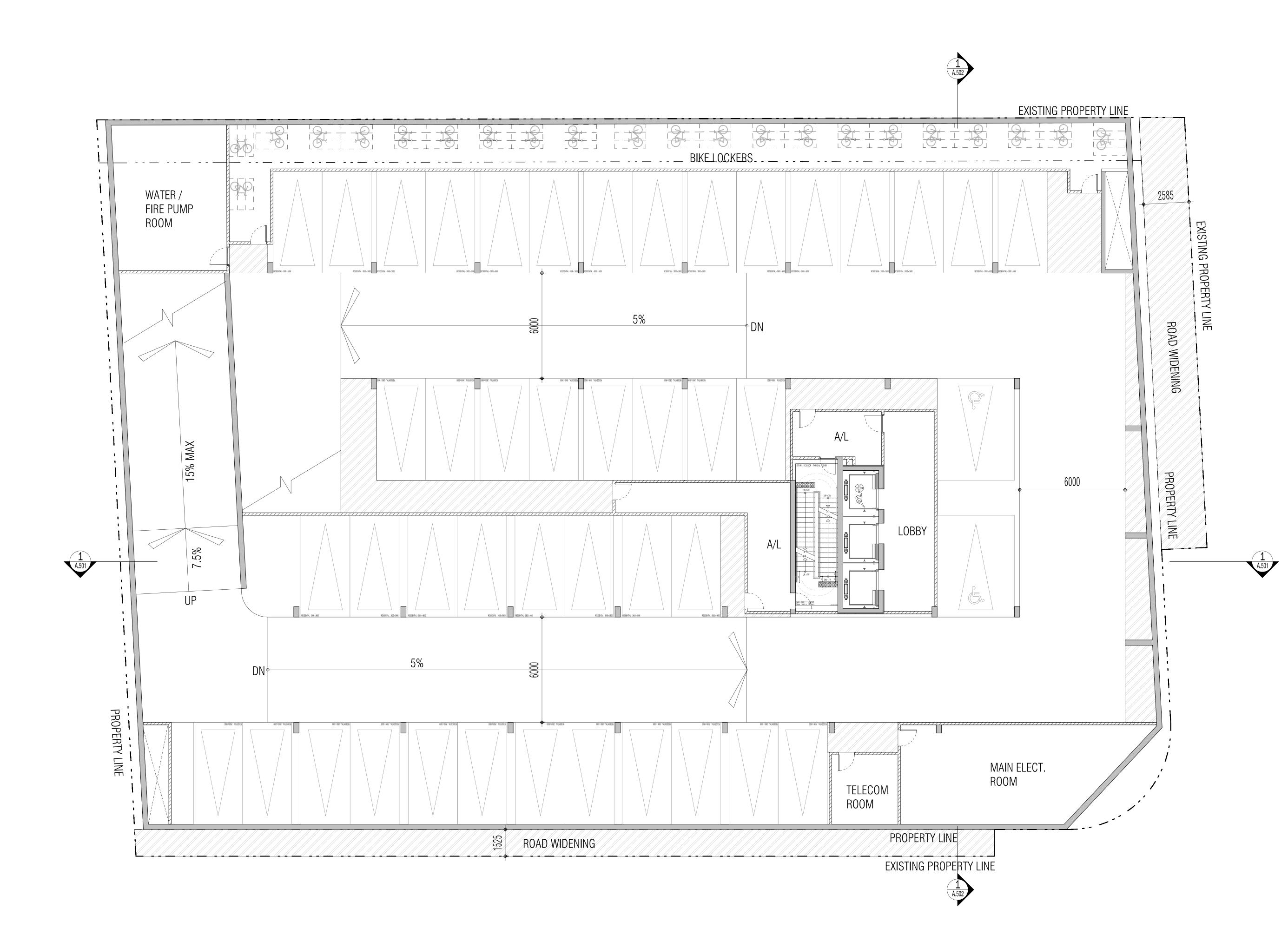
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PROPOSED MIXED USE DEVELOPMENT 48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By:	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

#### P2-P3 UNDERGROUND



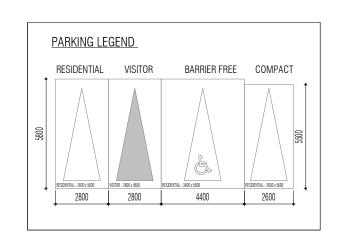


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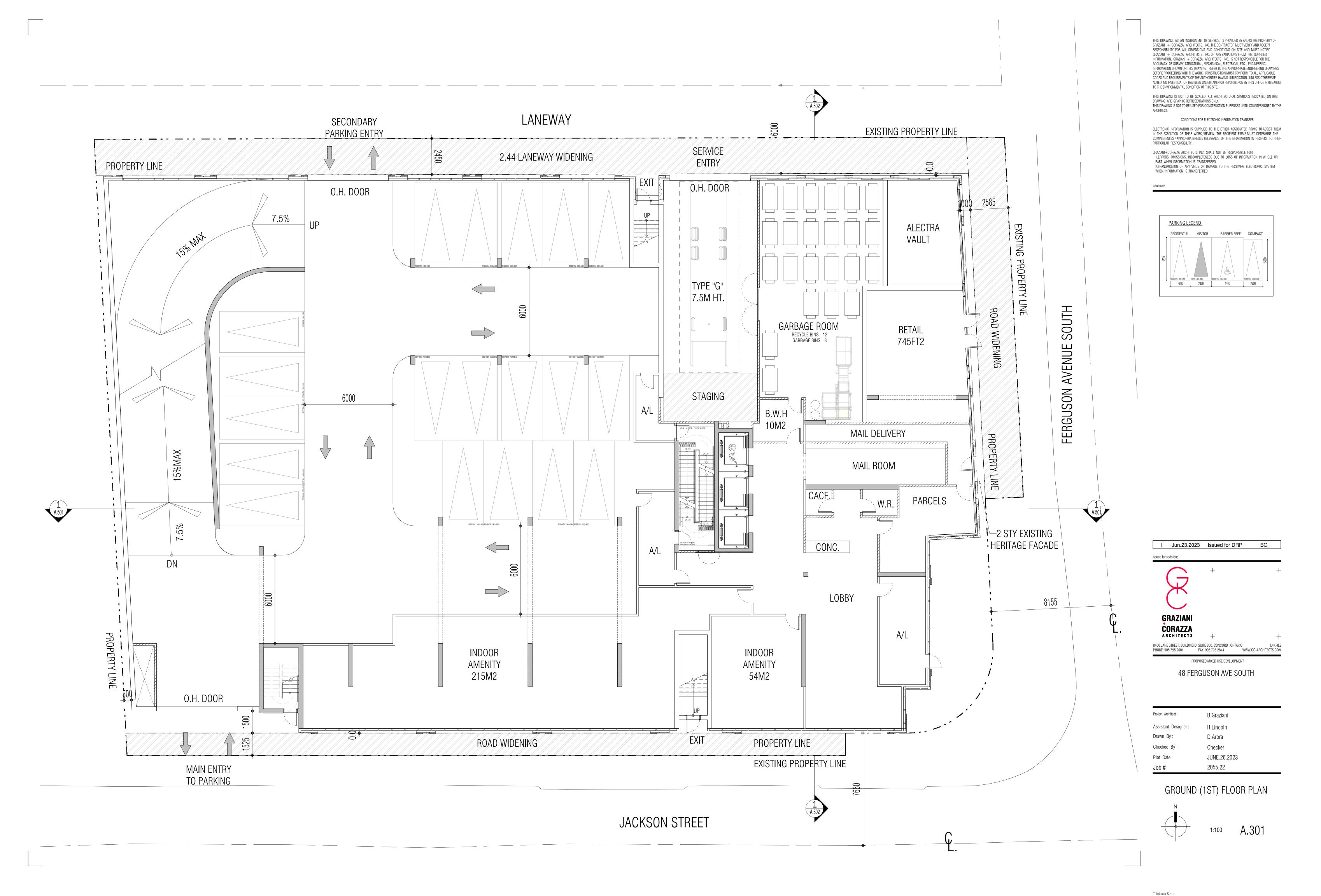
48 FERGUSON AVE SOUTH

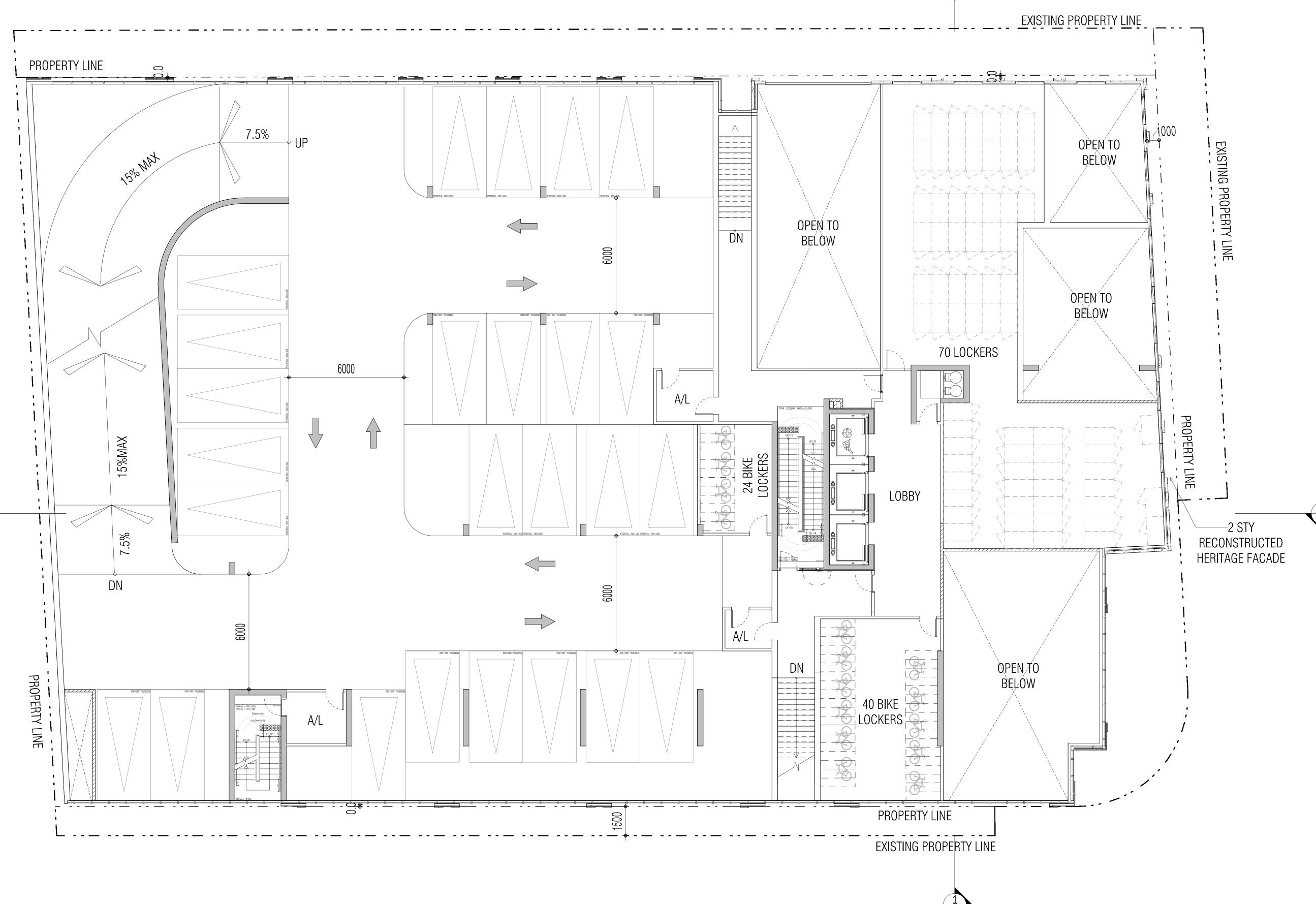
PROPOSED MIXED USE DEVELOPMENT

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

#### P1 UNDERGROUND







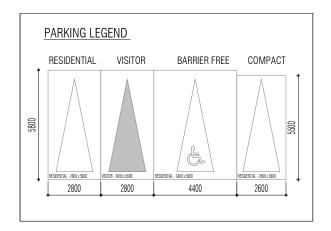


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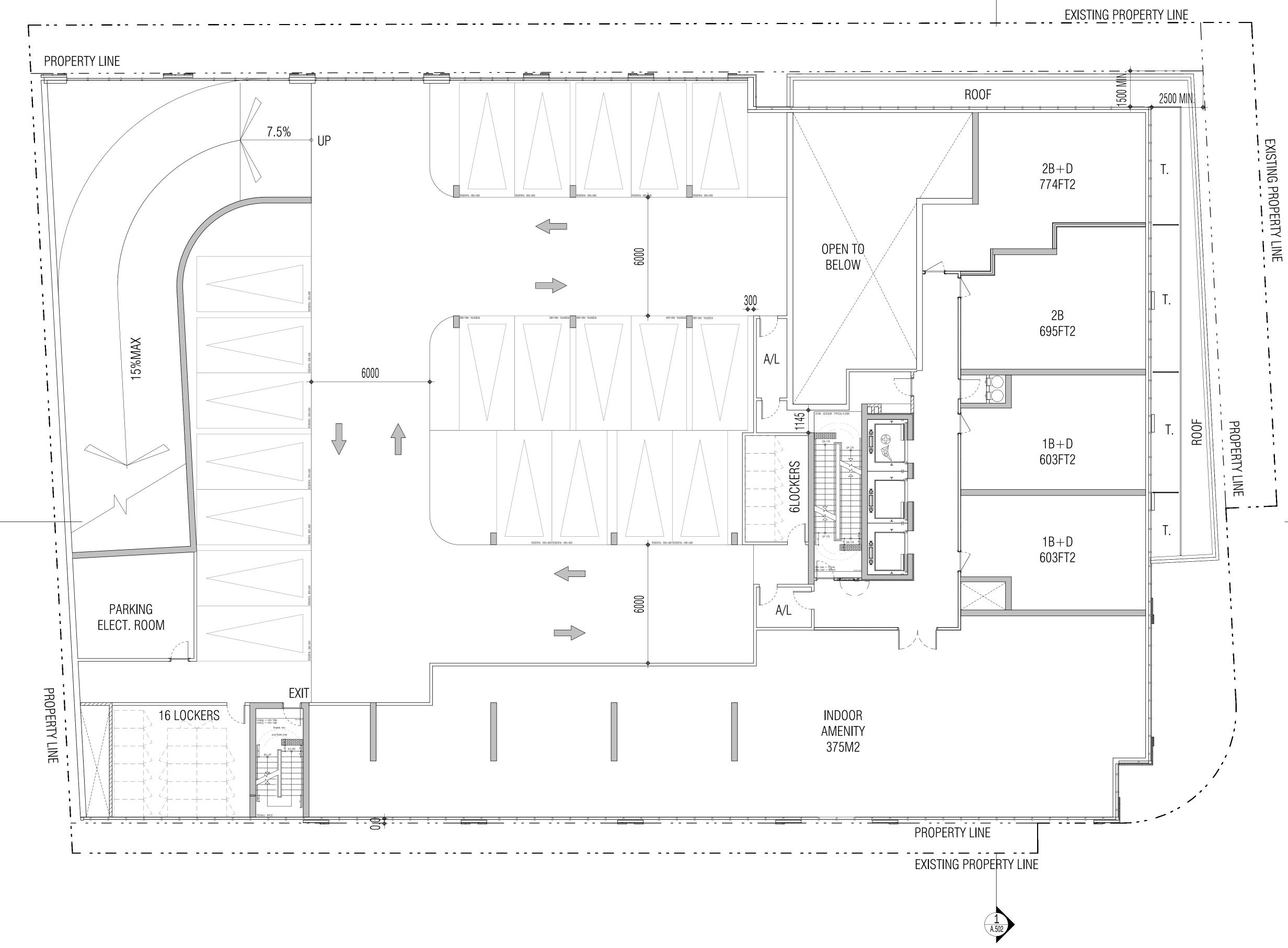
48 FERGUSON AVE SOUTH

PROPOSED MIXED USE DEVELOPMENT

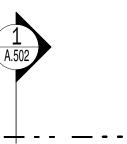
Project Architect :	B.Graziani
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Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

#### 2ND FLOOR PLAN

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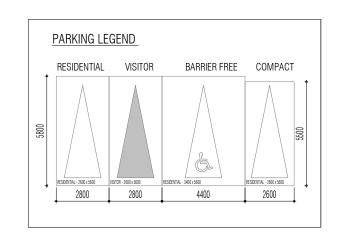
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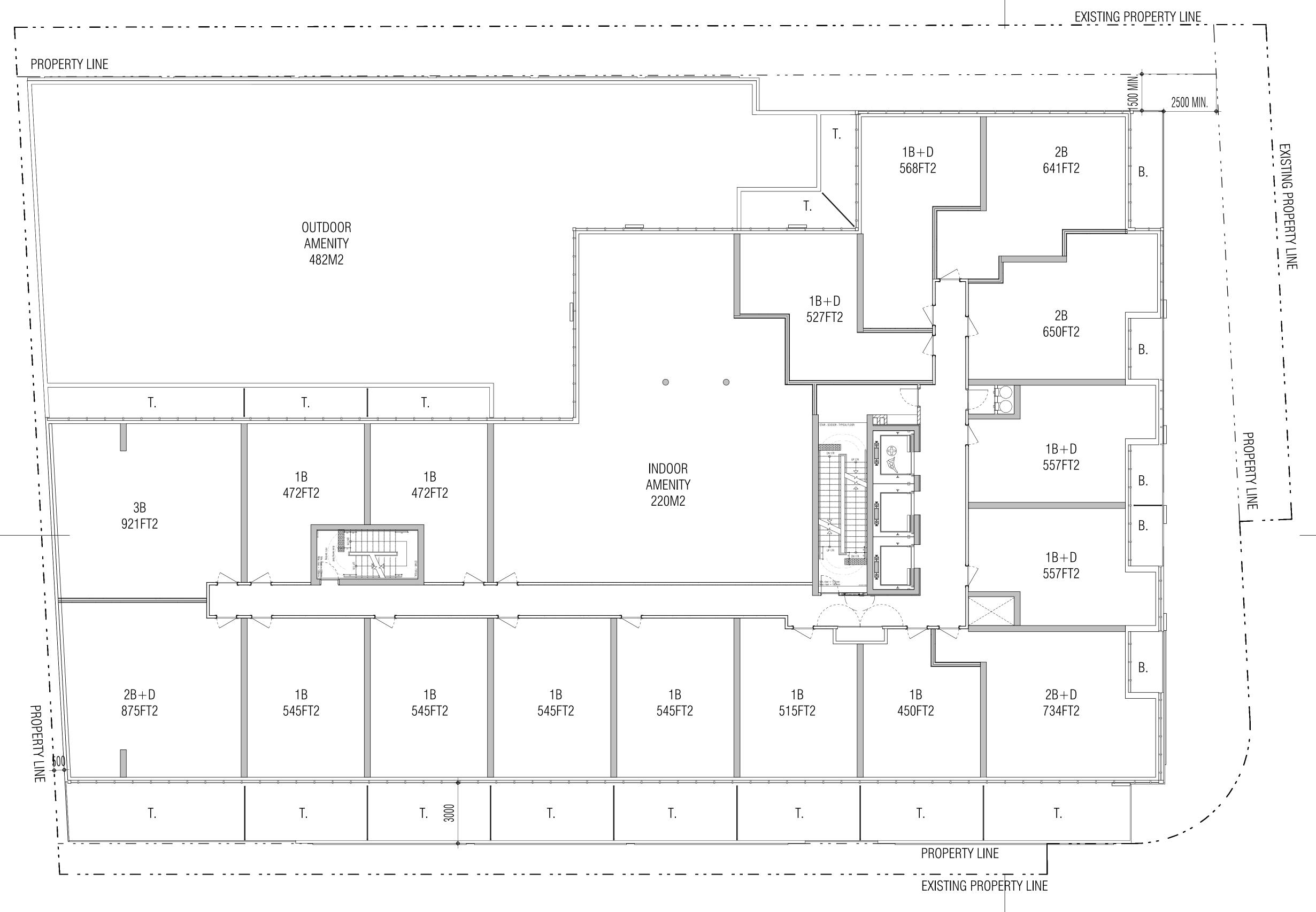
48 FERGUSON AVE SOUTH

PROPOSED MIXED USE DEVELOPMENT

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

## 3RD FLOOR PLAN





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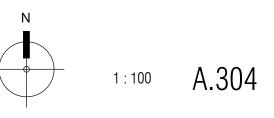
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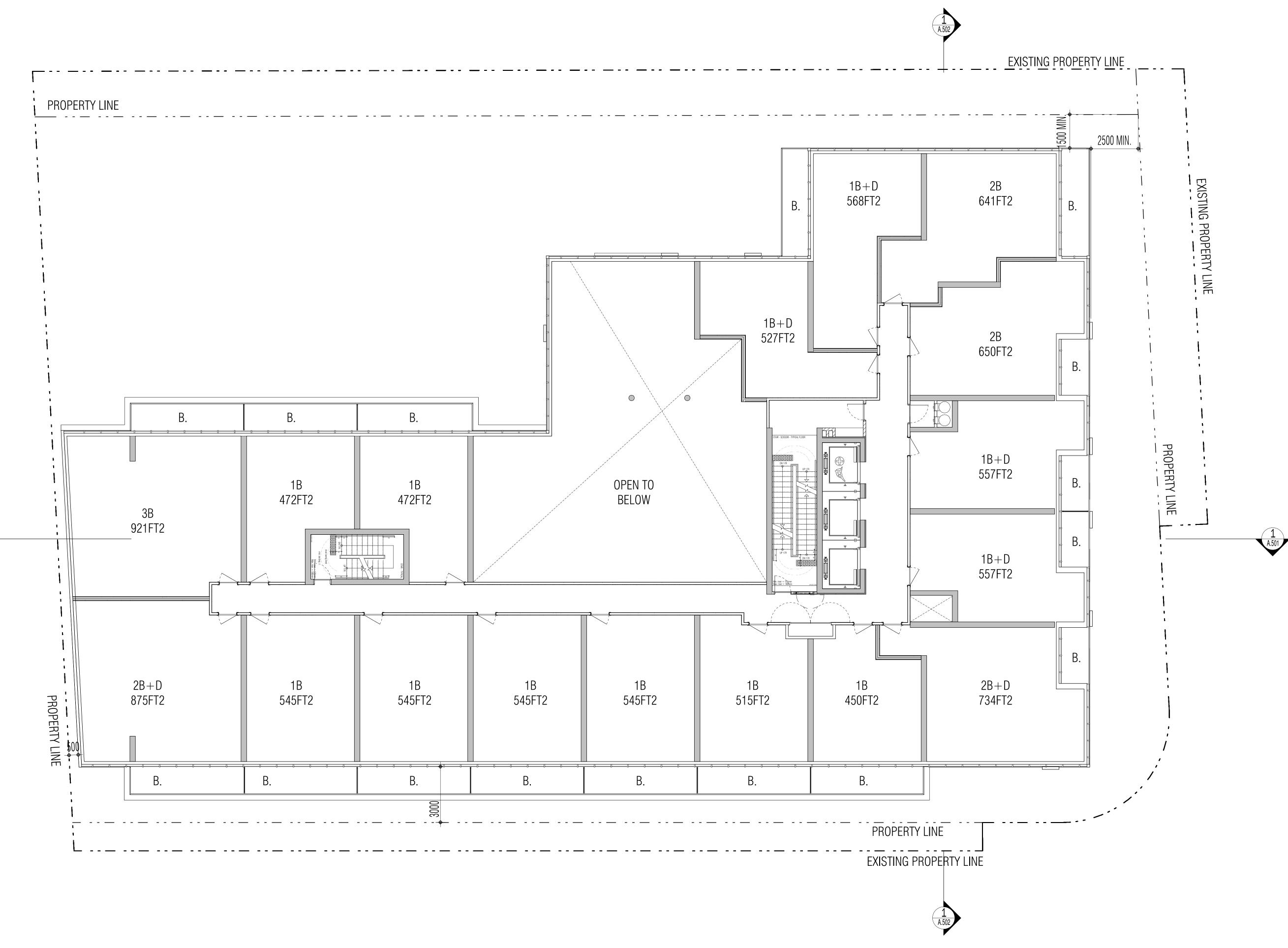
48 FERGUSON AVE SOUTH

PROPOSED MIXED USE DEVELOPMENT

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Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
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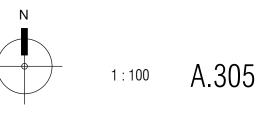
GRAZIANI+CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR: 1.ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED. 2.TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

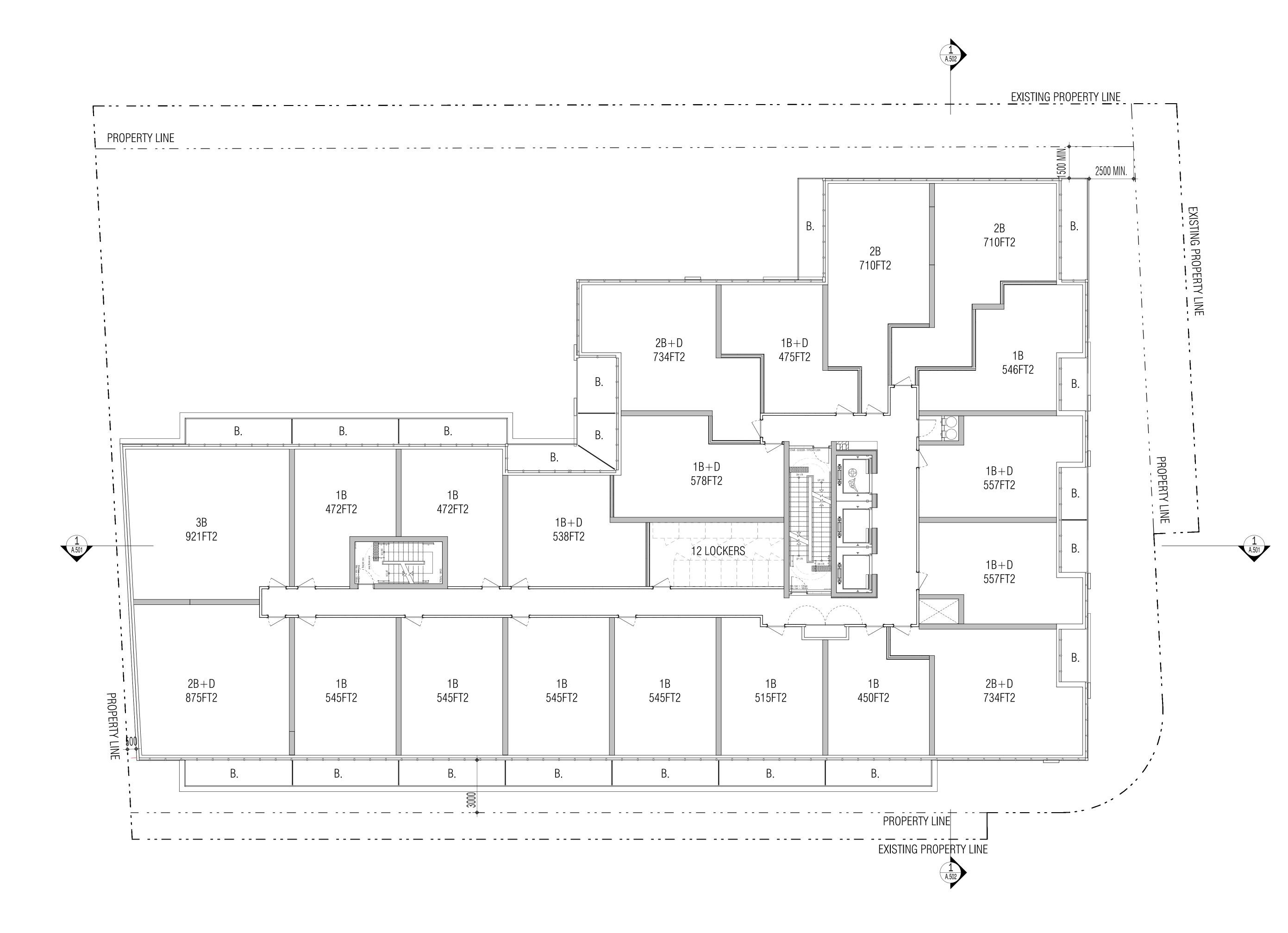
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48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

## 5TH FLOOR PLAN





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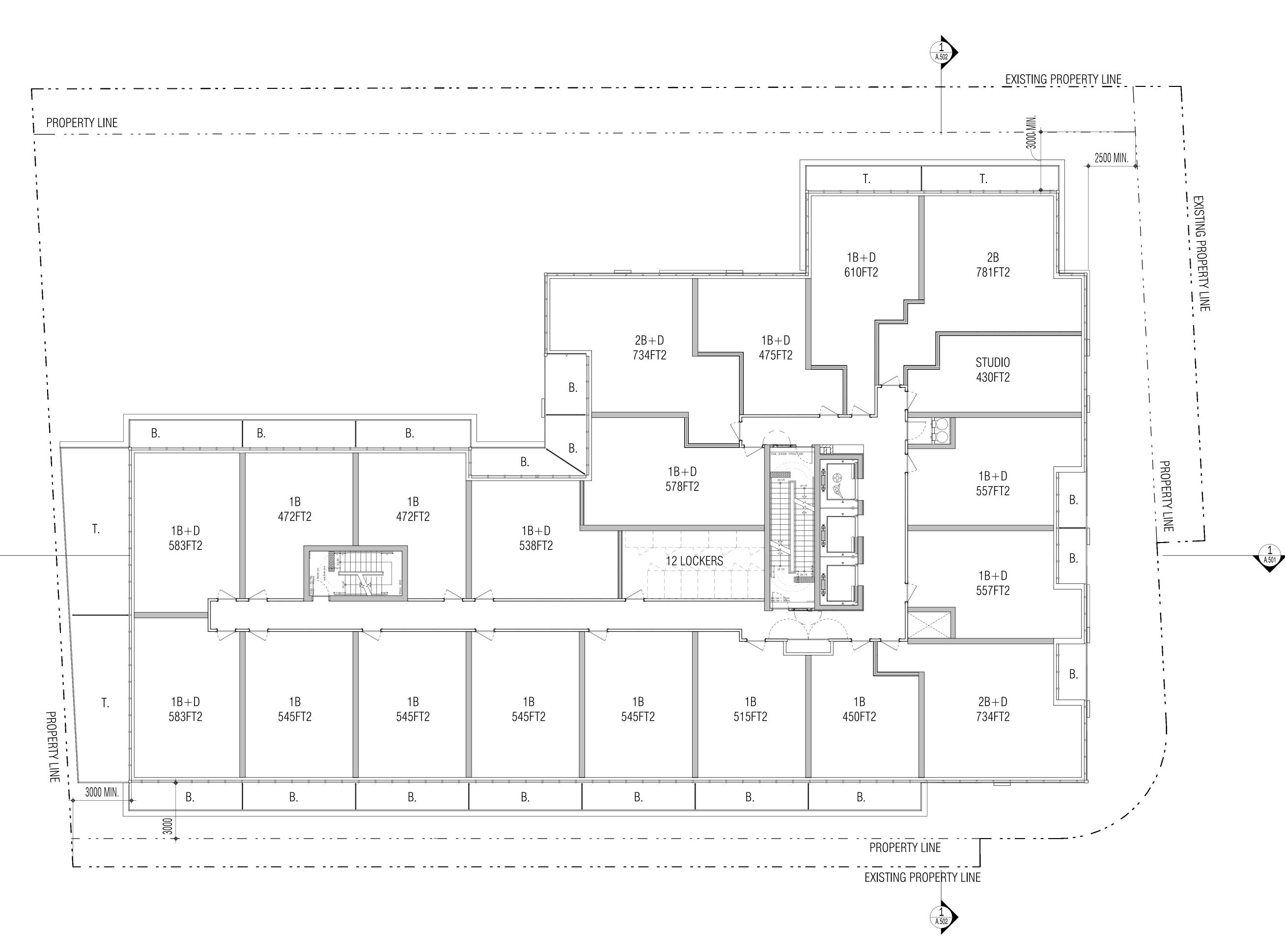
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48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

## 6TH - 7TH FLOOR PLAN

1 : 100 A.306





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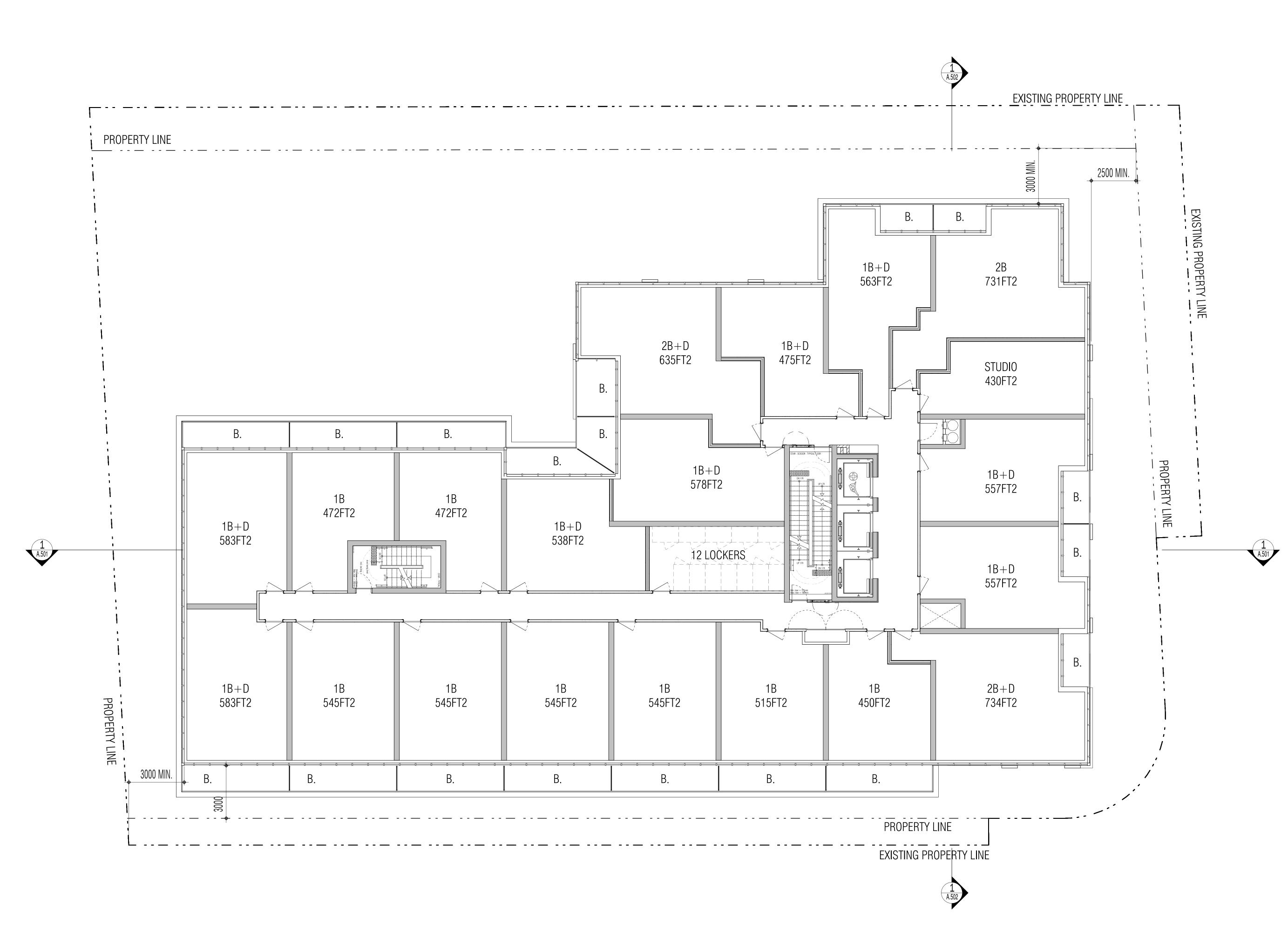
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48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

#### 8TH FLOOR PLAN

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	1 : 100	A.307



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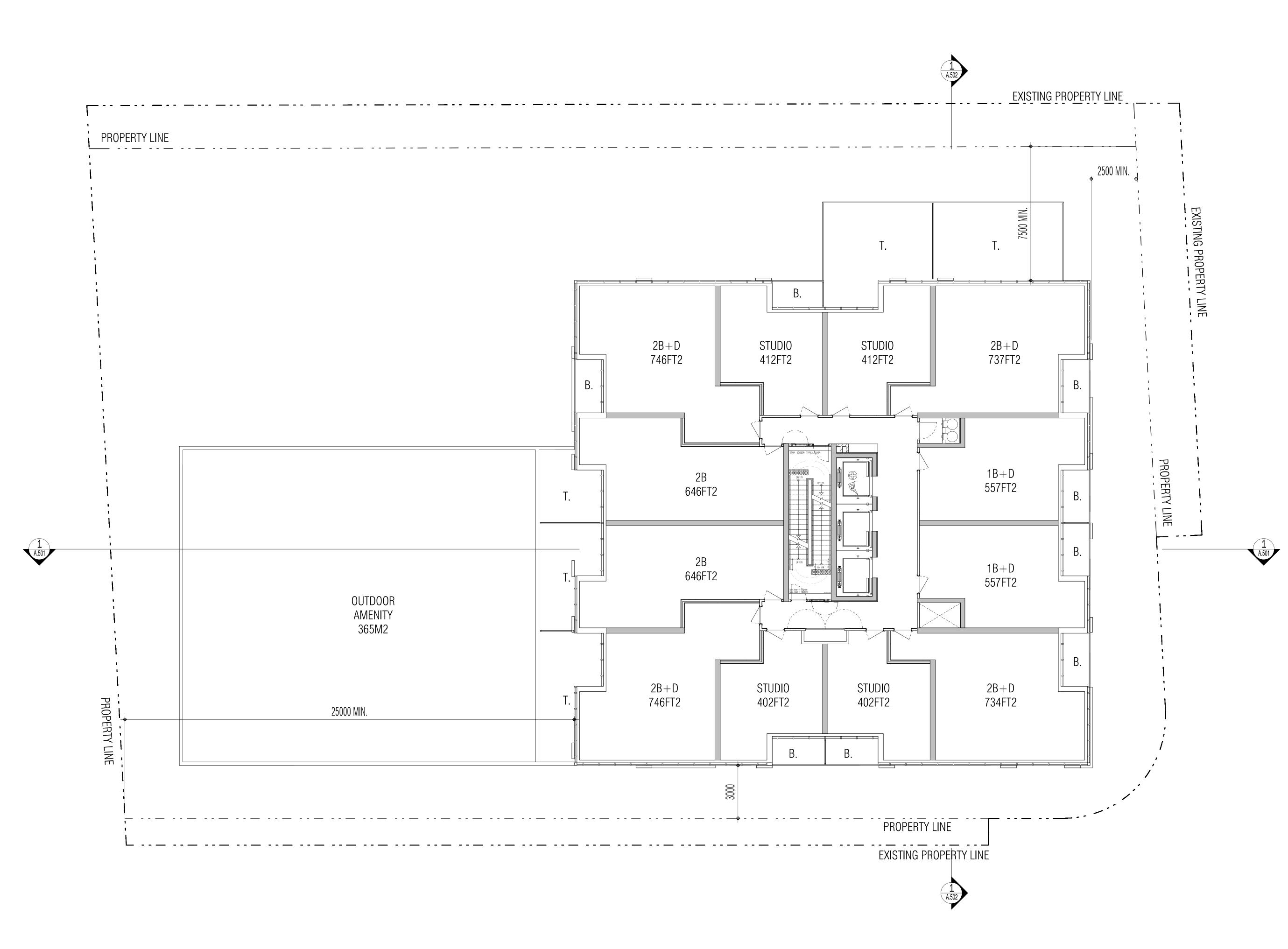
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48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani	
Assistant Designer :	R.Lincoln	
Drawn By :	D.Arora	
Checked By :	Checker	
Plot Date :	JUNE.26.2023	
Job #	2055.22	

#### 9TH - 13TH FLOOR PLAN

n 1 : 100 A.308



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Issuances

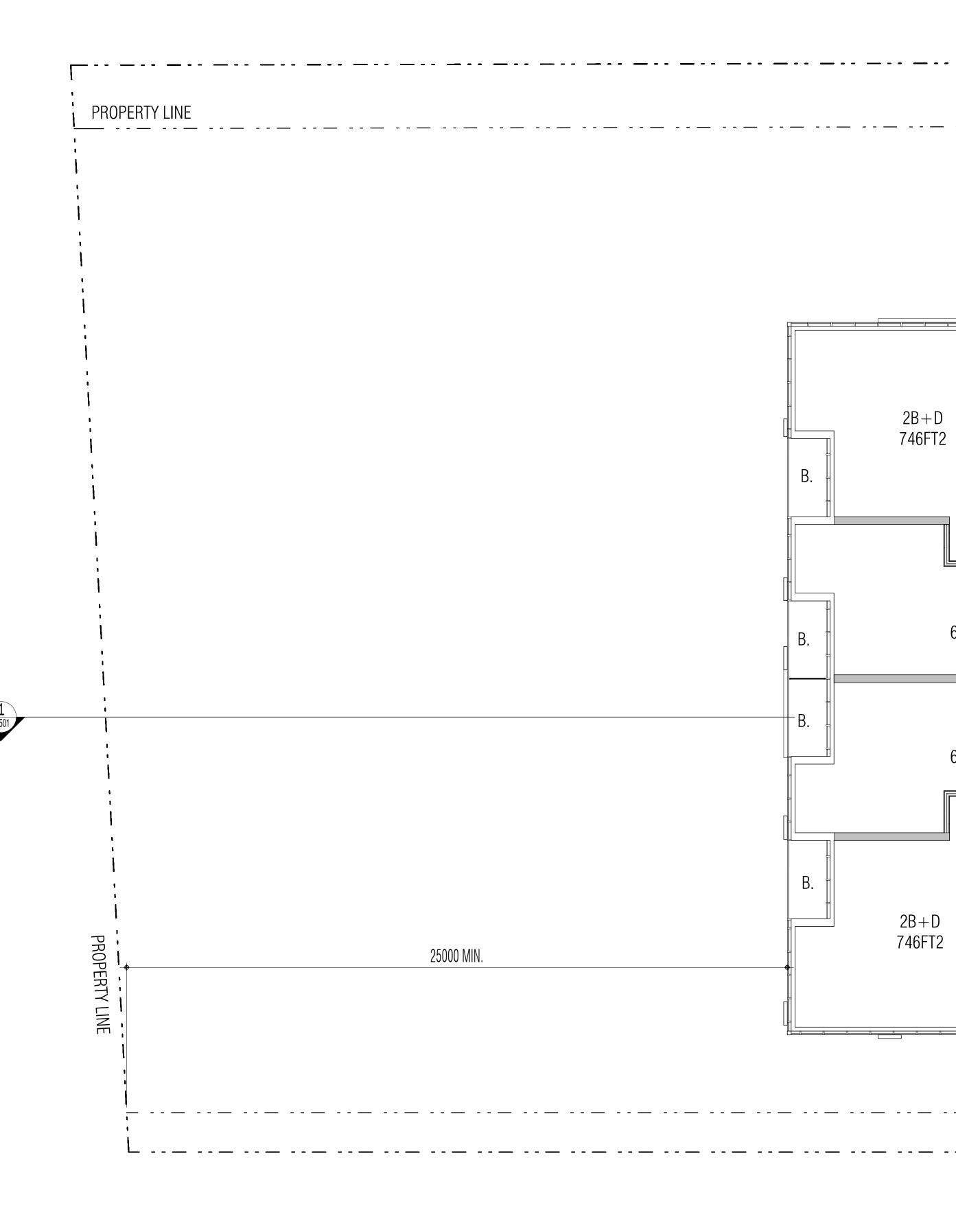
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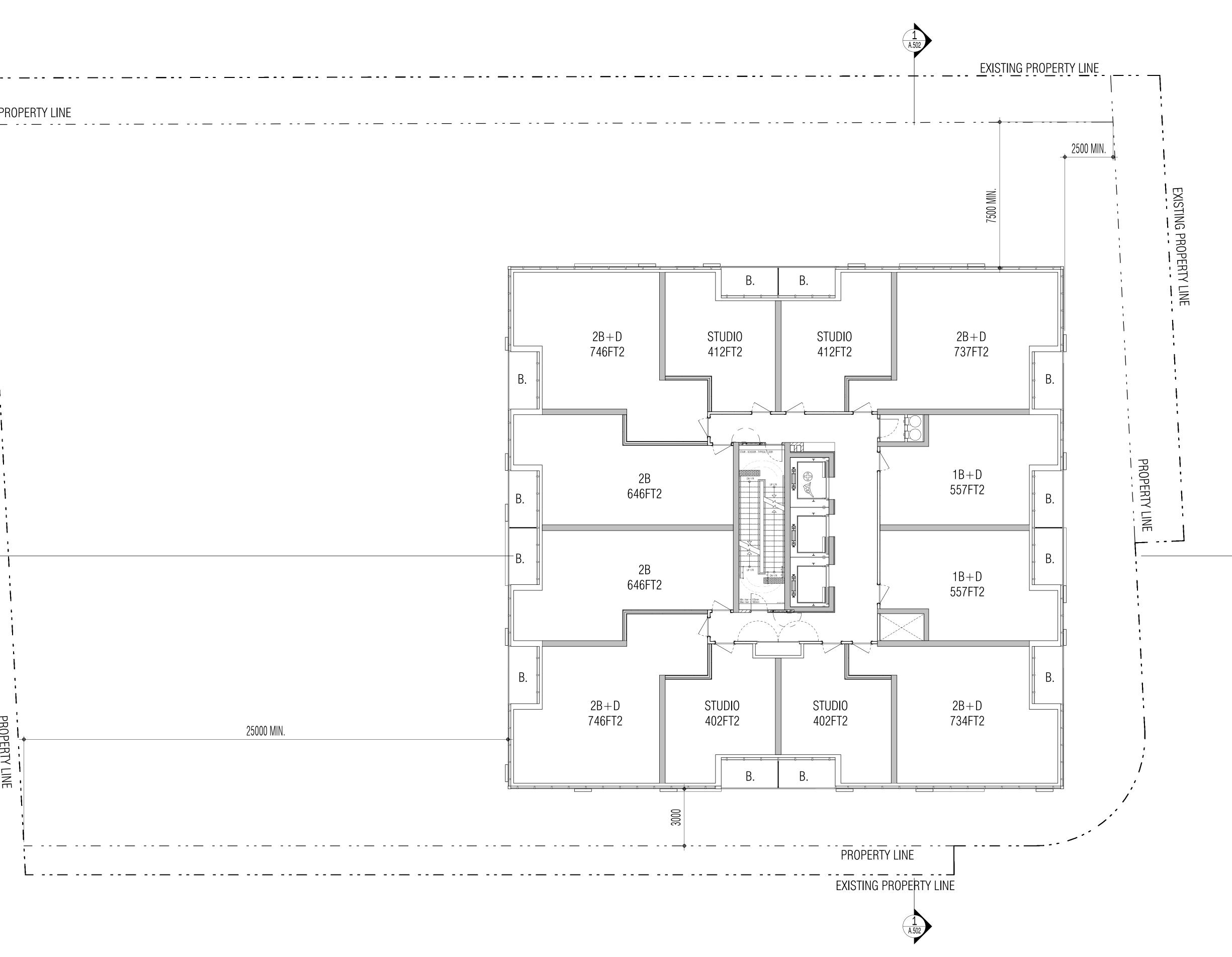
48 FERGUSON AVE SOUTH

Project Architect	::	B.Graziani
Assistant De	esigner :	R.Lincoln
Drawn By :		D.Arora
Checked By	:	Checker
Plot Date :		JUNE.26.2023
Job #		2055.22

#### 14TH FLOOR PLAN







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Issuances

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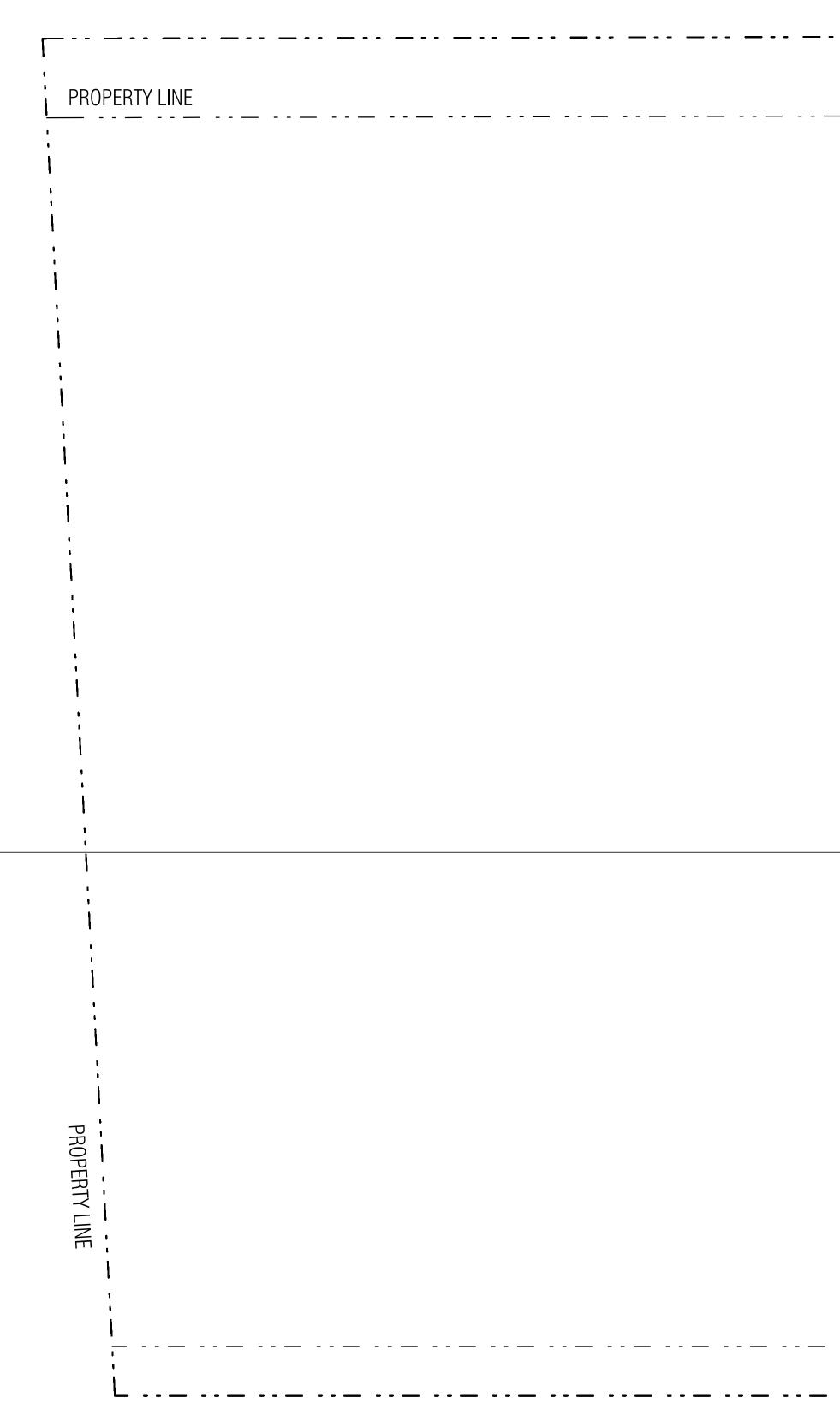
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48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

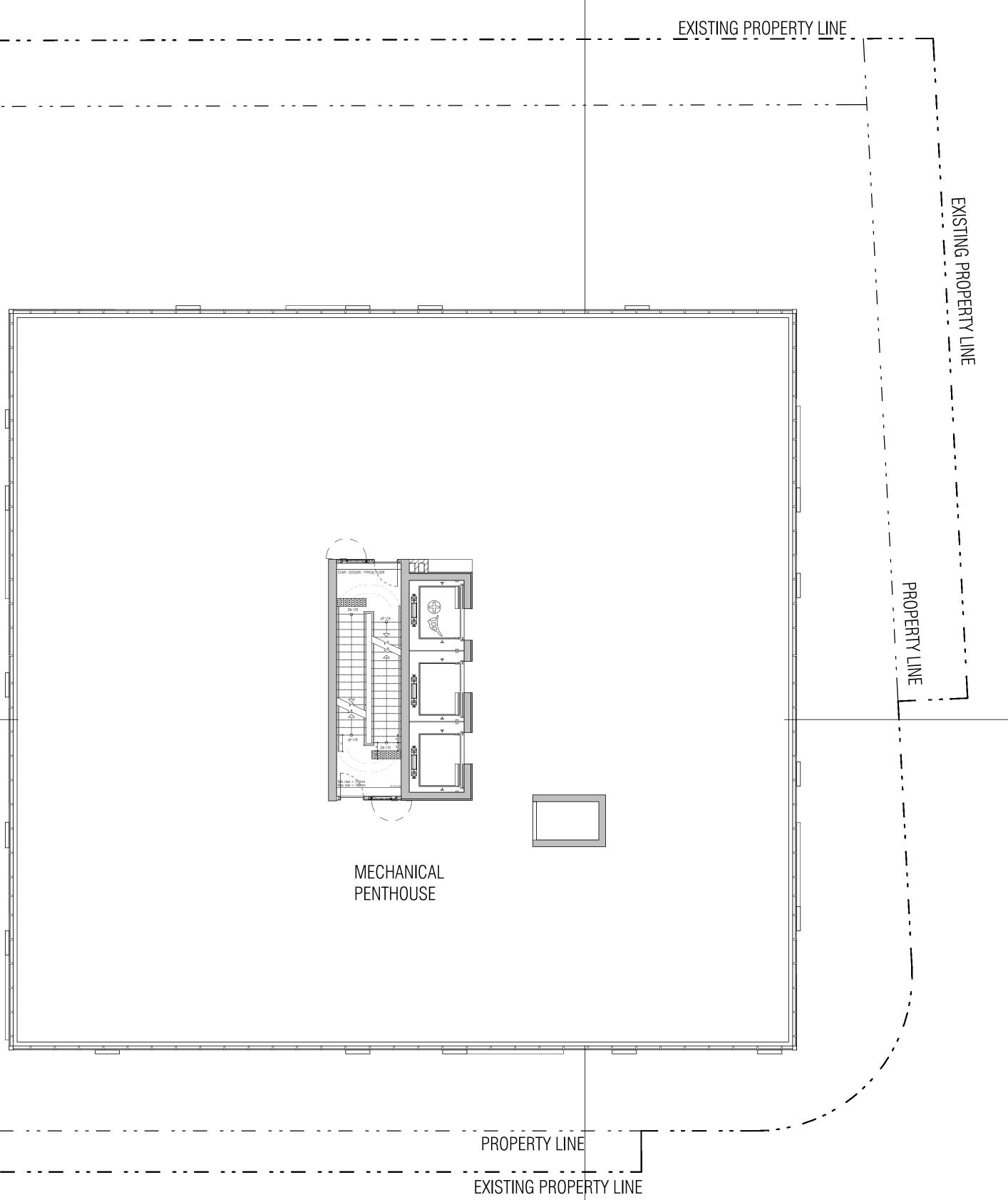
## TYPICAL FLOOR PLAN (15TH -30TH)

A.310 1:100



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Issuances

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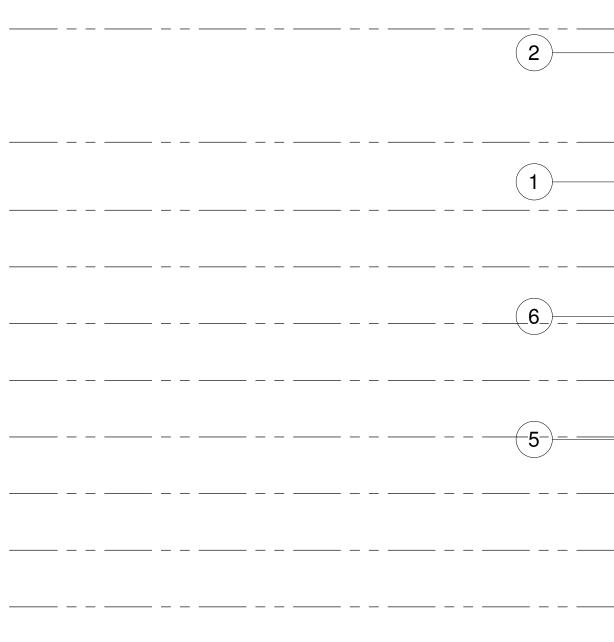
48 FERGUSON AVE SOUTH

PROPOSED MIXED USE DEVELOPMENT

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

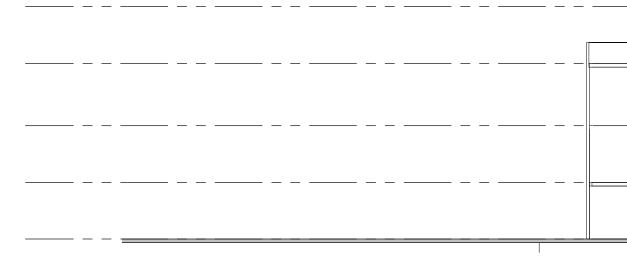
## MECHANICAL PENTHOUSE











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R00F 97.800m

M.P.H (91.800m)

30TH FLR / 88.200m

29TH FLR 85.200m

28TH FLR / 82.200m

27TH FLR 79.200m

26TH FLR 76.200m

25TH FLR 73.200m

24TH FLR 70.200m

23RD FLR 67.200m

22ND FLR 63.900m

21ST FLR 60.900m

20TH FLR 57.900m

19TH FLR 54.900m

18TH FLR 51.900m

17TH FLR 48.900m

16TH FLR 45.900m

15TH FLR 42.900m

14TH FLR 39.900m

13TH FLR 36.600m

12TH FLR 33.600m

11TH FLR 30.600m

10TH FLR 27.600m

9TH FLR 24.600m

8TH FLR 21.600m

7TH FLR 18.300m

6TH FLR 15.300m

5TH FLR 12.300m

4TH FLR 9.300m

3RD FLR 6.000m

2ND FLR 3.000m

1ST FLR 0.000m

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Issuances

MATERIALS LEGEND ) WINDOW GLAZING ( ) WHITE PRECAST GRAY PRECAST 4) BRICKS 5 SLAB COVER (6) CLEAR GLASS RAILING

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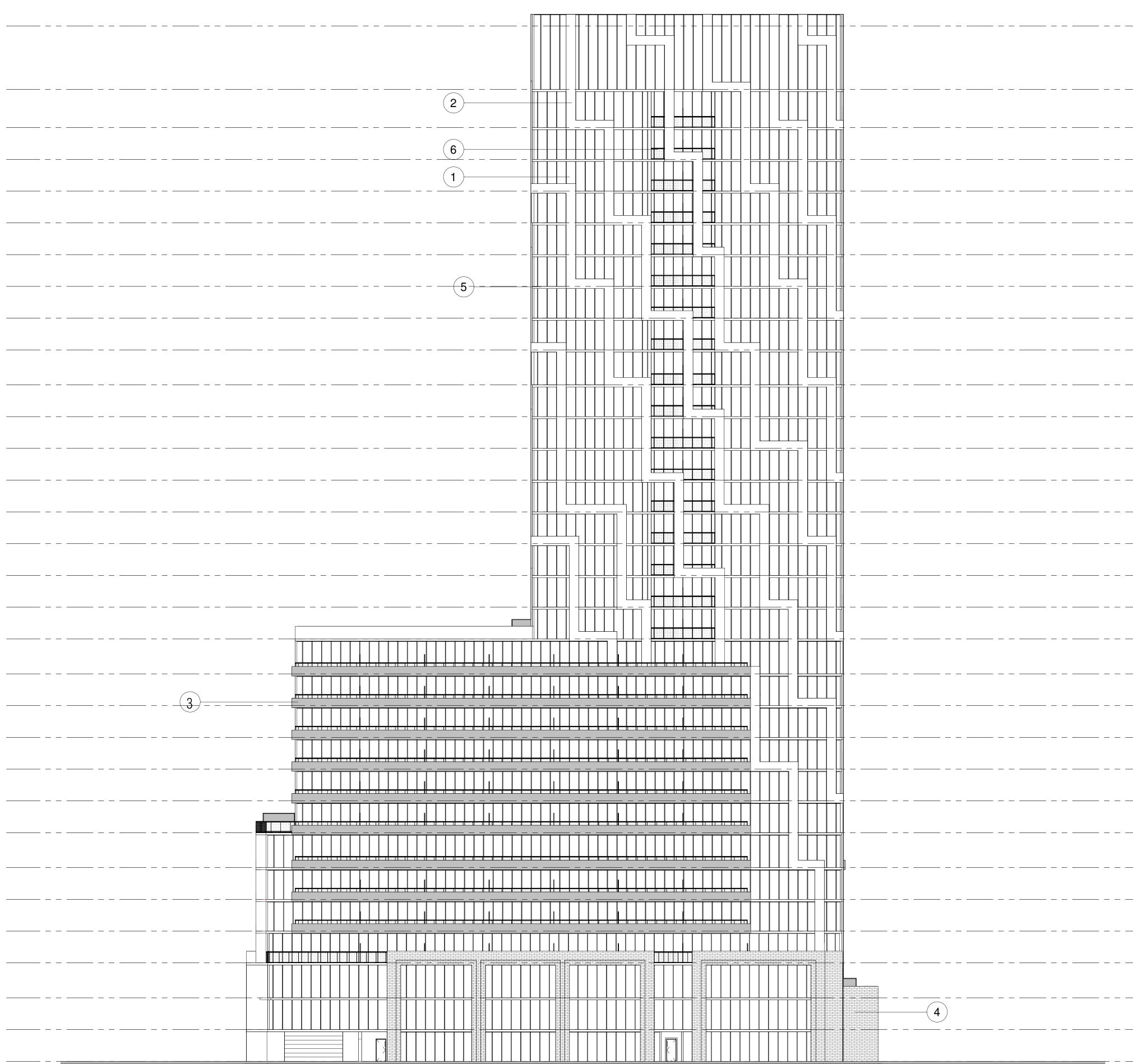
48 FERGUSON AVE SOUTH

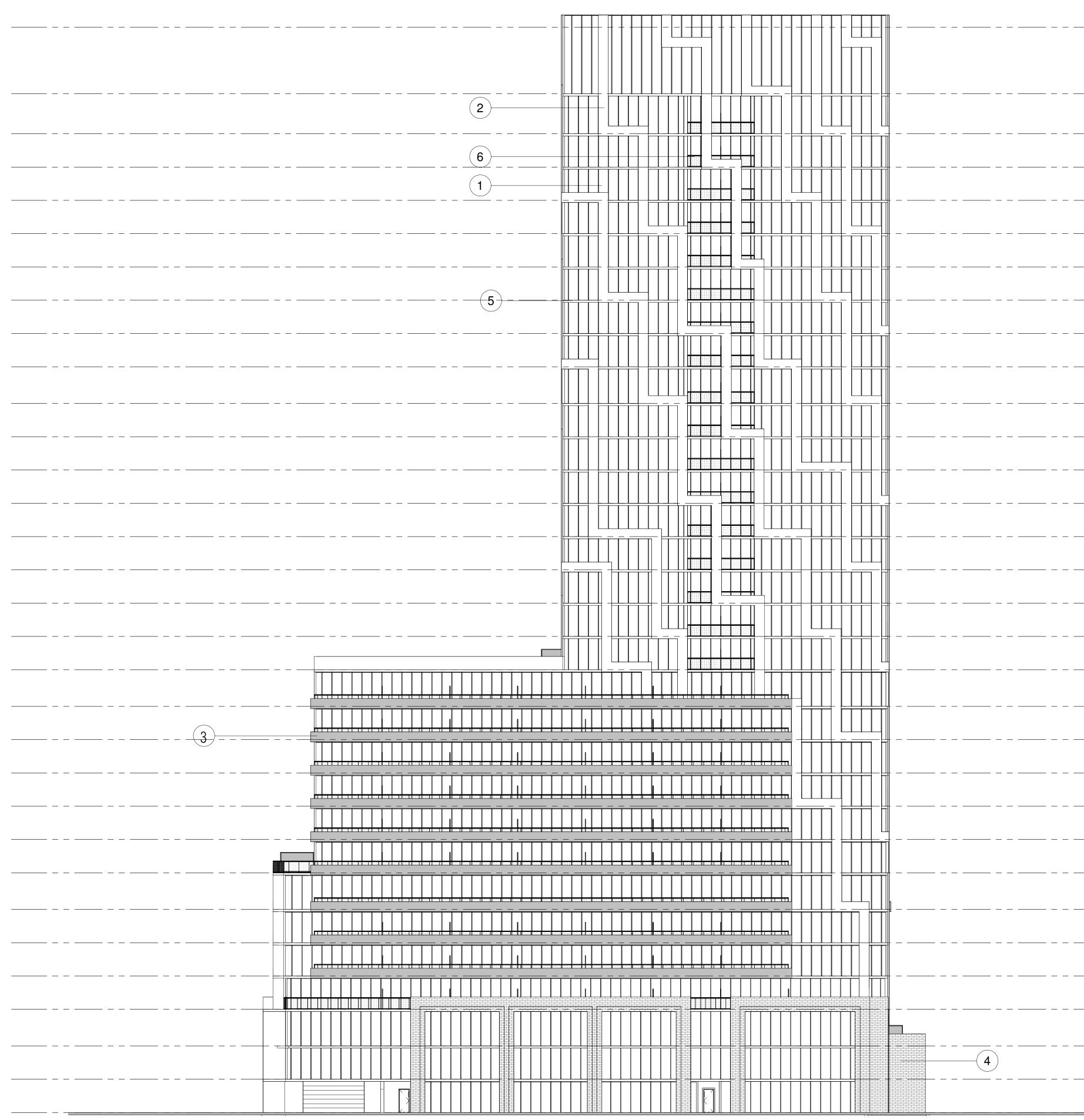
Project Architect : B.Graziani Assistant Designer : R.Lincoln Drawn By : D.Arora Checker Checked By : JUNE.26.2023 Plot Date : 2055.22 Job #

#### WEST ELEVATION

Titleblock Size

A.401 1:200





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WHEN INFORMATION IS TRANSFERRED.

MATERIALS LEGEND 1) WINDOW GLAZING 2 WHITE PRECAST GRAY PRECAST (4) BRICKS 5 SLAB COVER (6) CLEAR GLASS RAILING

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48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By:	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

## SOUTH ELEVATION

A.402 1:200

ROOF 97.800m

<u>M.P.H</u> 91.800m

30TH FLR 88.200m

29TH FLR 85.200m

28TH FLR 82.200m

27TH FLR 79.200m

26TH FLR 76.200m

\_\_\_\_\_ 25TH FLR 73.200m

24TH FLR 70.200m

23RD FLR 67.200m

22ND FLR 63.900m

21ST FLR 60.900m

20TH FLR 57.900m

<u>19TH FLR</u> 54.900m

17TH FLR 48.900m

18TH FLR 51.900m

16TH FLR 45.900m

15TH FLR 42.900m

14TH FLR 39.900m

13TH FLR 36.600m

12TH FLR 33.600m

11TH FLR 30.600m

10TH FLR 27.600m

9TH FLR 24.600m

8TH FLR 21.600m

7TH FLR 18.300m

6TH FLR 15.300m

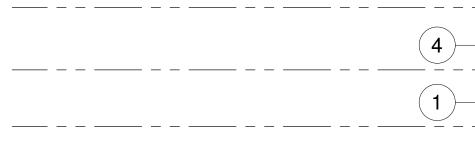
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4TH FLR 9.300m

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2ND FLR 3.000m

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Issuances

MATERIALS LEGEND 1) WINDOW GLAZING ( ) WHITE PRECAST GRAY PRECAST ′ **4** ) bricks 5 SLAB COVER ( b ) CLEAR GLASS RAILING

1 Jun.23.2023 Issued for DRP BG Issued for revisions +GRAZIANI CORAZZA ARCHITECTS 8400 JANE STREET, BUILDING D SUITE 300, CONCORD , ONTARIO L4K 4L8 PHONE. 905.795.2601 FAX. 905.795.2844 WWW.GC-ARCHITECTS.COM L4K 4L8 PROPOSED MIXED USE DEVELOPMENT

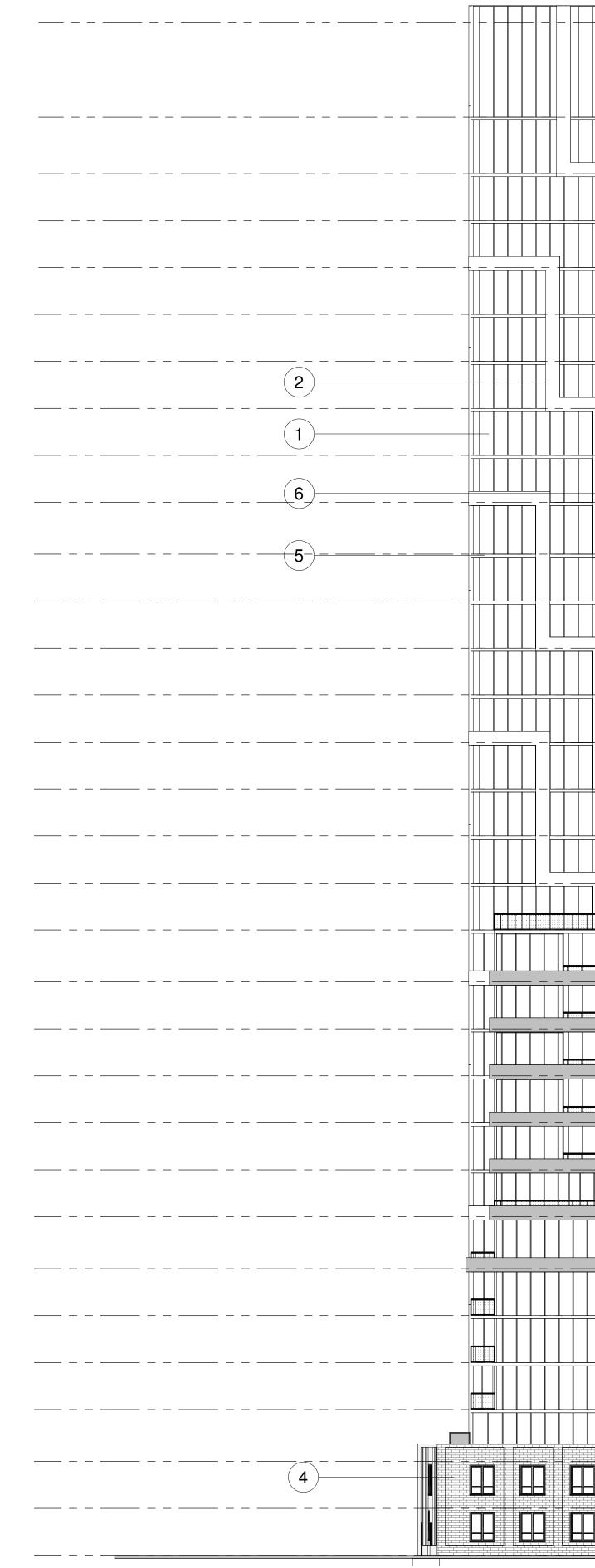
48 FERGUSON AVE SOUTH

Project Architect : B.Graziani Assistant Designer : R.Lincoln Drawn By : D.Arora Checked By : Checker JUNE.26.2023 Plot Date : 2055.22 Job #

## EAST ELEVATION

Fitleblock Size

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ROOF 97.800m

M.P.H 91.800m

30TH FLR 88.200m

29TH FLR 85.200m

28TH FLR 82.200m

27TH FLR 79.200m

26<u>TH FLR 76.200</u>m

25<u>TH FLR 73.200m</u>

\_\_\_\_\_24<u>TH FLR 70.200m</u>

23RD FLR 67.200m

22ND FLR 63.900m

21<u>ST FLR 60.900m</u>

\_ 20TH FLR 57.900m

\_ 19TH FLR 54.900m

18<u>TH FLR 51.900m</u>

17<u>TH FLR 48.900m</u>

16TH FLR 45.900m

15TH FLR 42.900m

14TH FLR 39.900m

13TH FLR 36.600m

12<u>TH FLR 33.600m</u>

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11<u>TH FLR 30.600m</u>

10<u>TH FLR 27.600m</u>

9TH FLR 24.600m

8TH FLR 21.600m

7TH FLR 18.300m

6TH FLR 15.300m

5<u>TH FLR 12.300m</u>

4<u>TH FLR 9.300m</u>

3RD FLR 6.000m

2ND FLR 3.000m

1<u>ST FLR 0.000m</u>

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MATERIALS LEGEND1WINDOW GLAZING2WHITE PRECAST3GRAY PRECAST4BRICKS5SLAB COVER6CLEAR GLASS RAILING

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PHONE. 90	05.795.2601 FA	X. 905.795.2844	WWW.GC-ARCHITECTS.COM
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48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

## NORTH ELEVATION

itleblock Size

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Issuances

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48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

## WEST COLOURED ELEVATION

A.405



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Issuances

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	PRO	POSED MIXED USE DEVE	LOPMENT	

48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

## SOUTH COLOURED ELEVATION

A.406



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Issuances

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48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

## EAST COLOURED ELEVATION





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48 FERGUSON AVE SOUTH

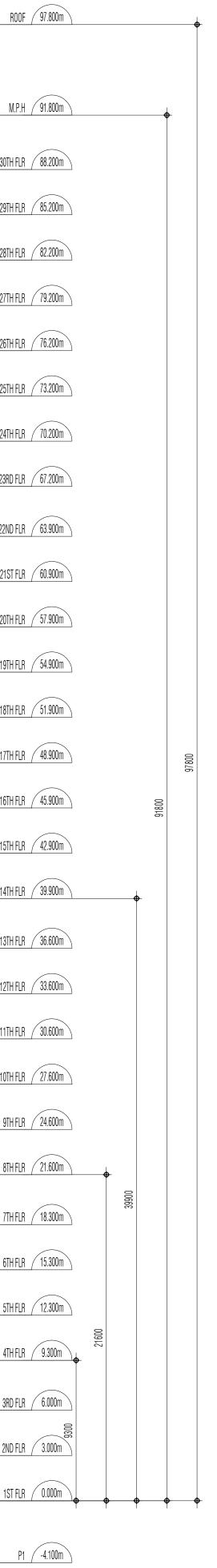
Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

## NORTH COLOURED ELEVATION

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<u>гов.</u>			LOCKE	ERS		UNI	Т	UNIT		UNIT	UN	IT		 	3000	<u>10T</u> F
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- P2 -7.100m
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Issuances

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48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

## SECTION A-A

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Fitleblock Size

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Issuances

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48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

## SECTION B-B

Titleblock Size :

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PROPOSED MIXED USE DEVELOPMENT				

48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By:	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
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## VIEW LOOKING NORTHWEST



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	48 FERG	SUSON AVE S	OUTH		

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
Checked By :	Checker
Plot Date :	JUNE.26.2023
Job #	2055.22

VIEW LOOKING SOUTHWEST

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