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Isometrics

UPPER SHERMAN AVE

CAMEO AVE

No.01 SEPT.08.2022 Issued for OPA+ZBA B.G.



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D, SUITE 300, CONCORD, ONTARIO, L4K 4L8
PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM



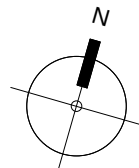
ONTARIO ASSOCIATION
OF
ARCHITECTS

GERARDO E. GRAZIANI
LICENSE
4684

PROPOSED RESIDENTIAL DEVELOPMENT
Mohawk & Upper Sherman

Project Architect: B.G.
Assistant Designer: R.L./C.K.
Drawn By: G.C.
Checked By: -----
Plot Date: SEPT.08.2022
Job #: 1978.22

SITE PLAN



1:350 A102

Titleblock Size:

PROJECT STATISTICS

JOB No: 1978.22

DATE: Sept. 09 2022

01. SITE

	m2
	ha
	ft2
	ac

TOTAL SITE

	39522.73
	3.95
	425419
	0.91

Required

Proposed

02. G.C.A (m2) | Above Grade

Residential Buildings A -H
Residential Town Homes
commercial
Total

128850.8
9150.0
0
138000.8

03. G.F.A (m2)

Residential
commercial
Total

0.0
0
0.0

04. FSI

--

3.49

05. UNIT BREAKDOWN

Residential Units
Total

Bach.	350	18%
1 Bed	582	29%
1 Bed + D	600	30%
2 Bed	364	18%
3 Bed	49	2%
Town Homes	50	3%
	1995	100%

06. PARKING

Barrier Free 4400x5800
Standard 2800x5800
Compact 2800x5500
Total

1.0 per unit	1.00	37
max. 10%	4.0%	80
		1995

*Refer to Building/ Zoning breakdown for required ratios

07. INDOOR AMENITY (m2)

Indoor
Outdoor
Total

No min. Amenity required	2898.6
No min. Amenity required	0.0
	2898.6

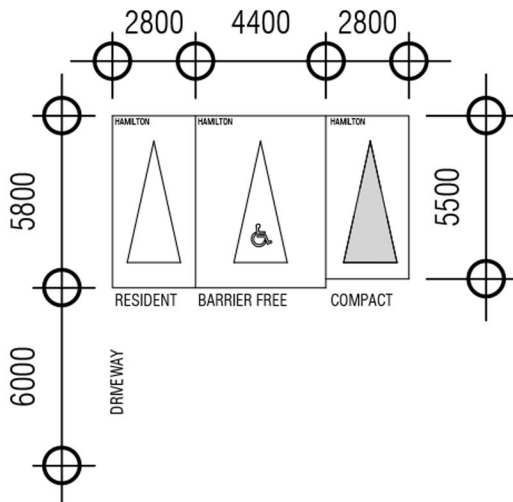
Notes:

* setbacks to main building face

** actual unit count may vary depending on market demand

PARKING LEGEND

INDOOR & SURFACE PARKING



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Issuances

No.01	SEPT.08.2022	Issued for OPA+ZBA	B.G.
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**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D, SUITE 300, CONCORD, ONTARIO
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ONTARIO ASSOCIATION
OF
ARCHITECTS

BERARDO E. GRAZIANI
LICENCE 4684

PROPOSED RESIDENTIAL DEVELOPMENT

Mohawk & Upper Sherman

Project Architect:	B.G.
Assistant Designer :	R.L./C.K.
Drawn By:	G.C.
Checked By :	-----
Plot Date :	SEPT.08.2022
Job #	1978.22

PROJECT STATISTICS

A100

PROJECT STATISTICS
JOB No: 1978.22
DATE: Sept. 09 2022

BUILDING A					BUILDING B					BUILDING C					BUILDING D									
Required		Proposed			Required		Proposed			Required		Proposed			Required		Proposed							
01. G.C.A (m2) Above Grade																								
Residential		17926			21768		21768			26050		26050			12828		12828							
commercial		0			0		0			0		0			0		0							
Total		17926			21768		21768			26050		26050			12828		12828							
02. FSI																								
03. UNIT BREAKDOWN																								
Residential Units		Bach. 54 23%			Bach. 50 15%		Bach. 64 16%			Bach. 36 20%														
		1 Bed 58 25%			1 Bed 117 34%			1 Bed 139 36%			1 Bed 43 24%													
		1 Bed + D 53 23%			1 Bed + D 111 33%			1 Bed + D 82 21%			1 Bed + D 41 23%													
		2 Bed 64 28%			2 Bed 55 16%			2 Bed 94 24%			2 Bed 48 27%													
		3 Bed 3 1%			3 Bed 7 2%			3 Bed 11 3%			3 Bed 12 7%													
Total		232 100%			340 100%			390 100%			180 100%													
04. AMENITY (m2)																								
Indoor		No Minimum Amenity Requirement			Ratio 1.3 # of Units 232 Area (m2) 290		No Minimum Amenity Requirement			Ratio 0.9 # of Units 340 Area (m2) 320		No Minimum Amenity Requirement			Ratio 2.0 # of Units 390 Area (m2) 790		No Minimum Amenity Requirement			Ratio 1.4 # of Units 180 Area (m2) 259				
Outdoor		No Minimum Amenity Requirement					No Minimum Amenity Requirement						No Minimum Amenity Requirement						No Minimum Amenity Requirement					
Total					290					320			790						259					
05. PARKING																								
Barrier Free 4400x5800		6			8		8			6														
Standard 2800x5800		270			262			440			147													
Compact 2800x5500		0			14			32			31													
Total		276			284			480			184													
06. BUILDING HEIGHT																								
Top of Roof		15 sty			25 sty		25 sty			25 sty		13 sty												
Mechanical Penthouse		6.0 m			6 m		6 m			6 m			6 m											
Total		55.5 m			84.8 m		84.8 m			85.3 m			49.2 m											

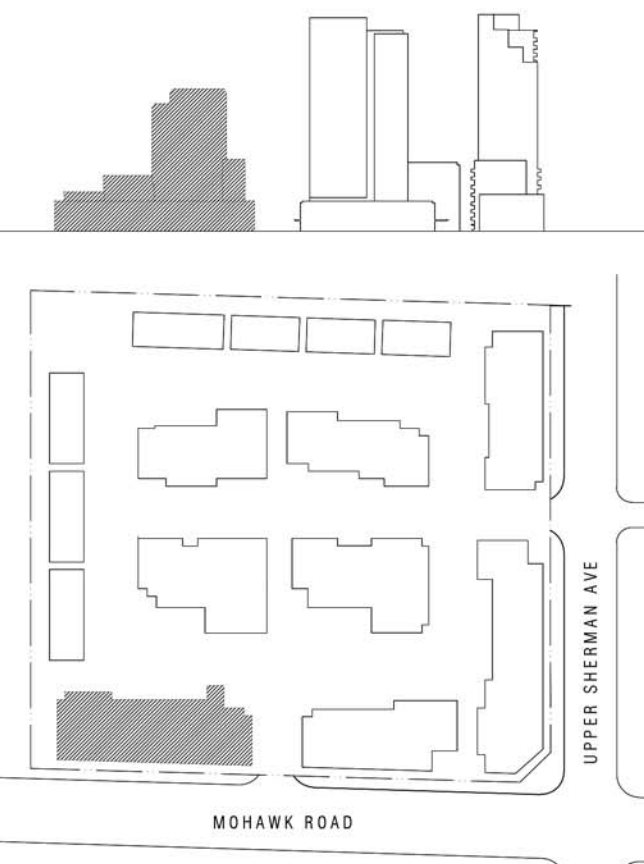
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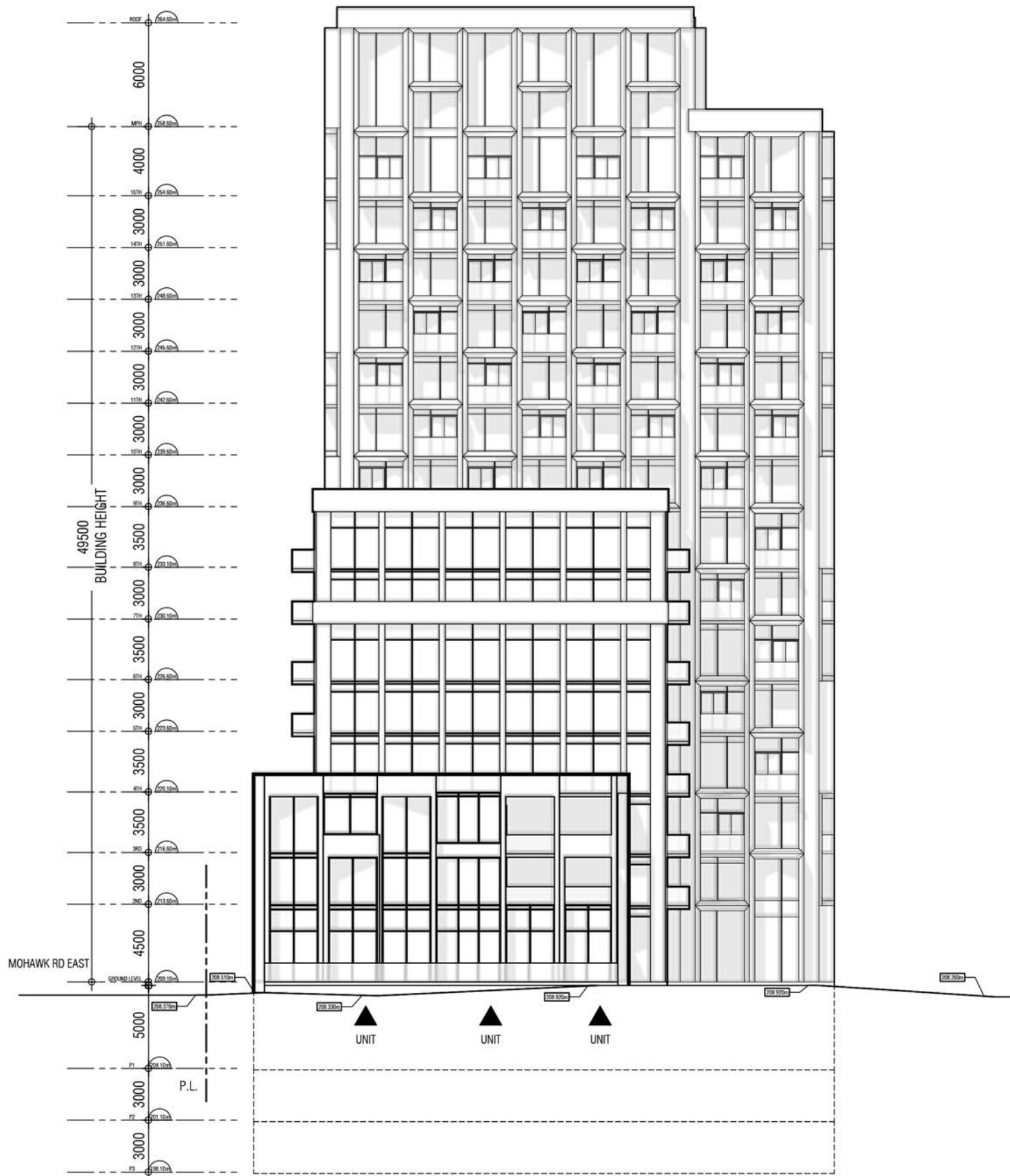
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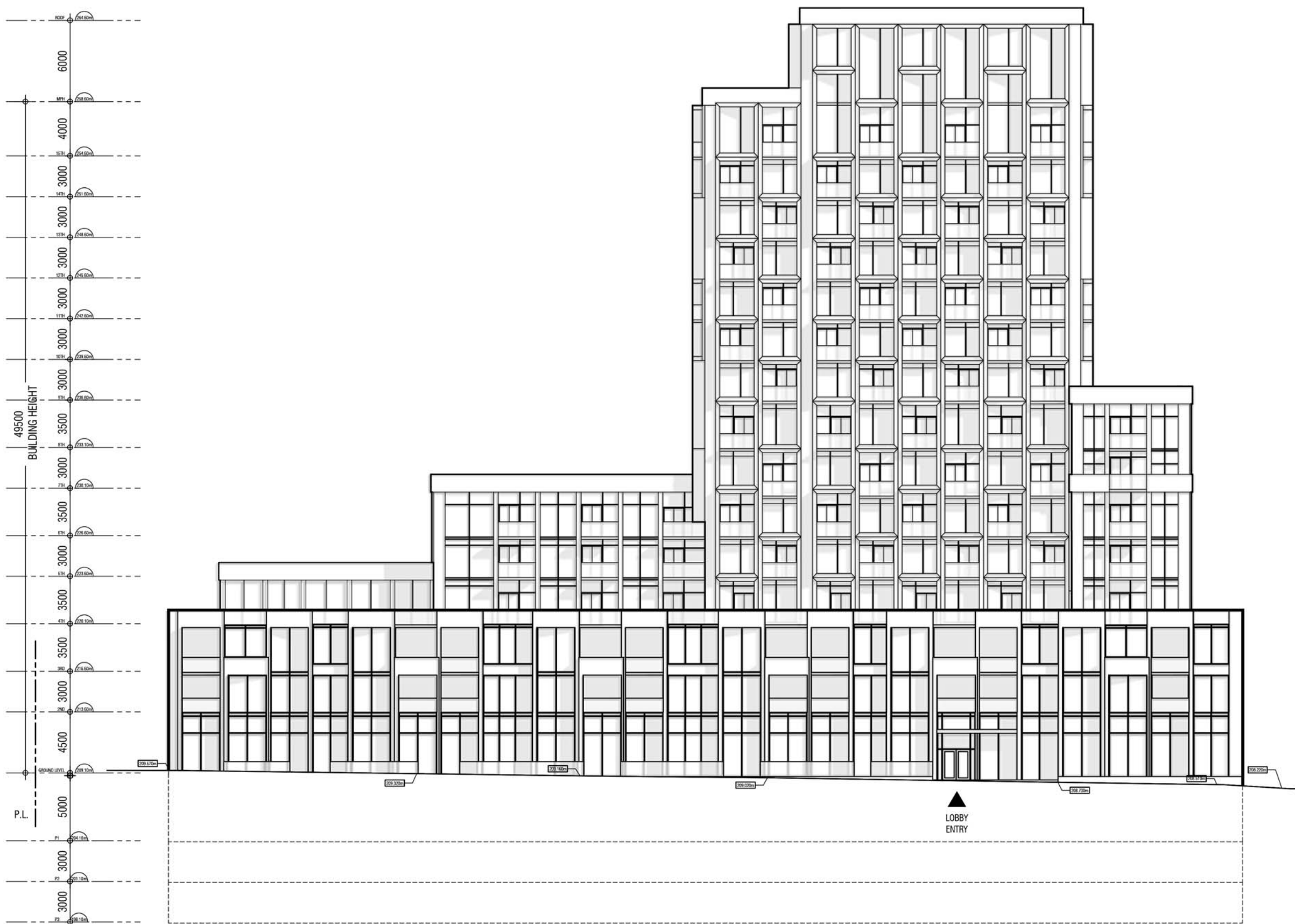
Key Plan



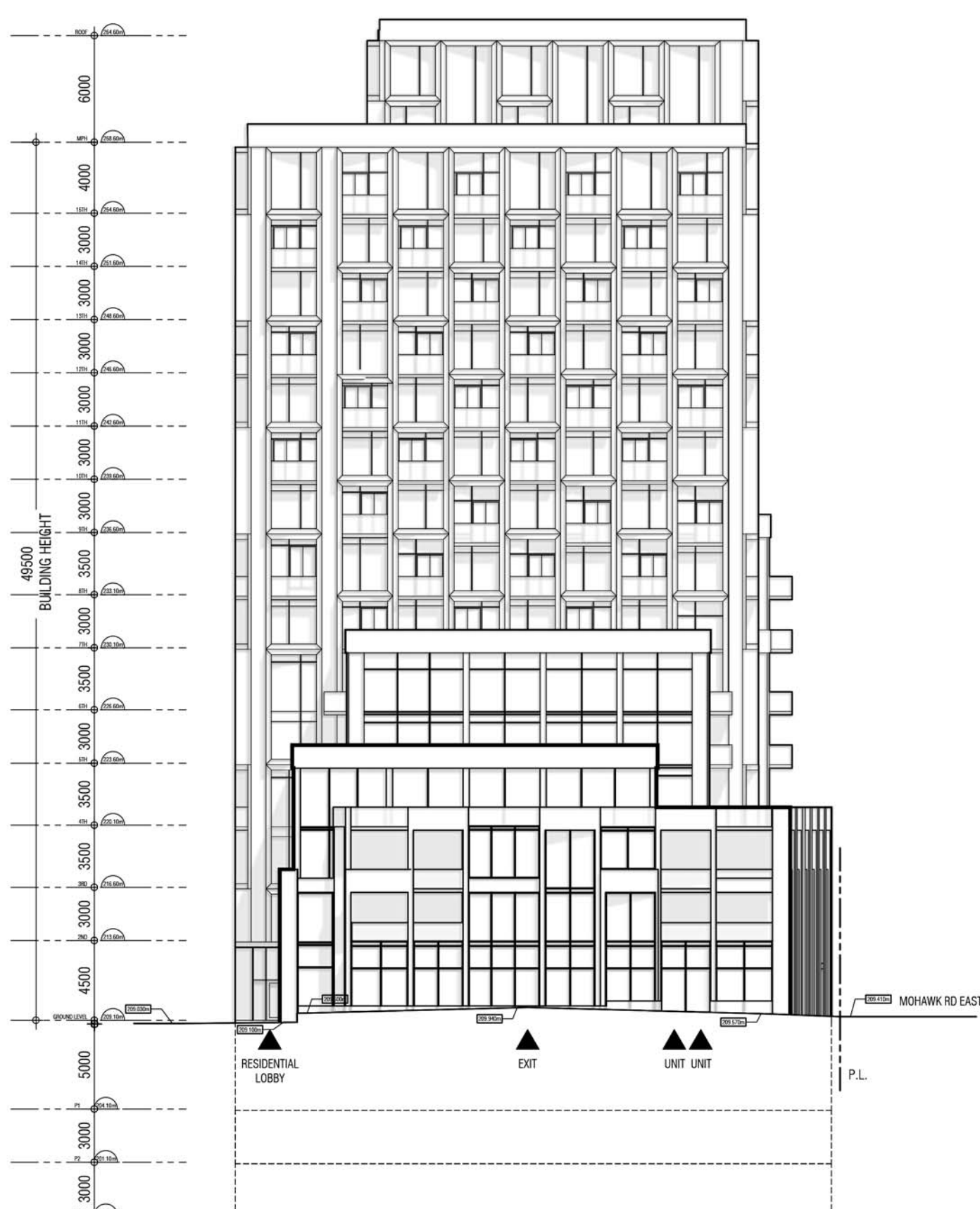
East Elevation 01



North Elevation 02



South Elevation 03



West Elevation 04

1. SEP.08.2022 ISSUED FOR OPA/ZBA BG
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residential use

Mohawk & Upper Sherman

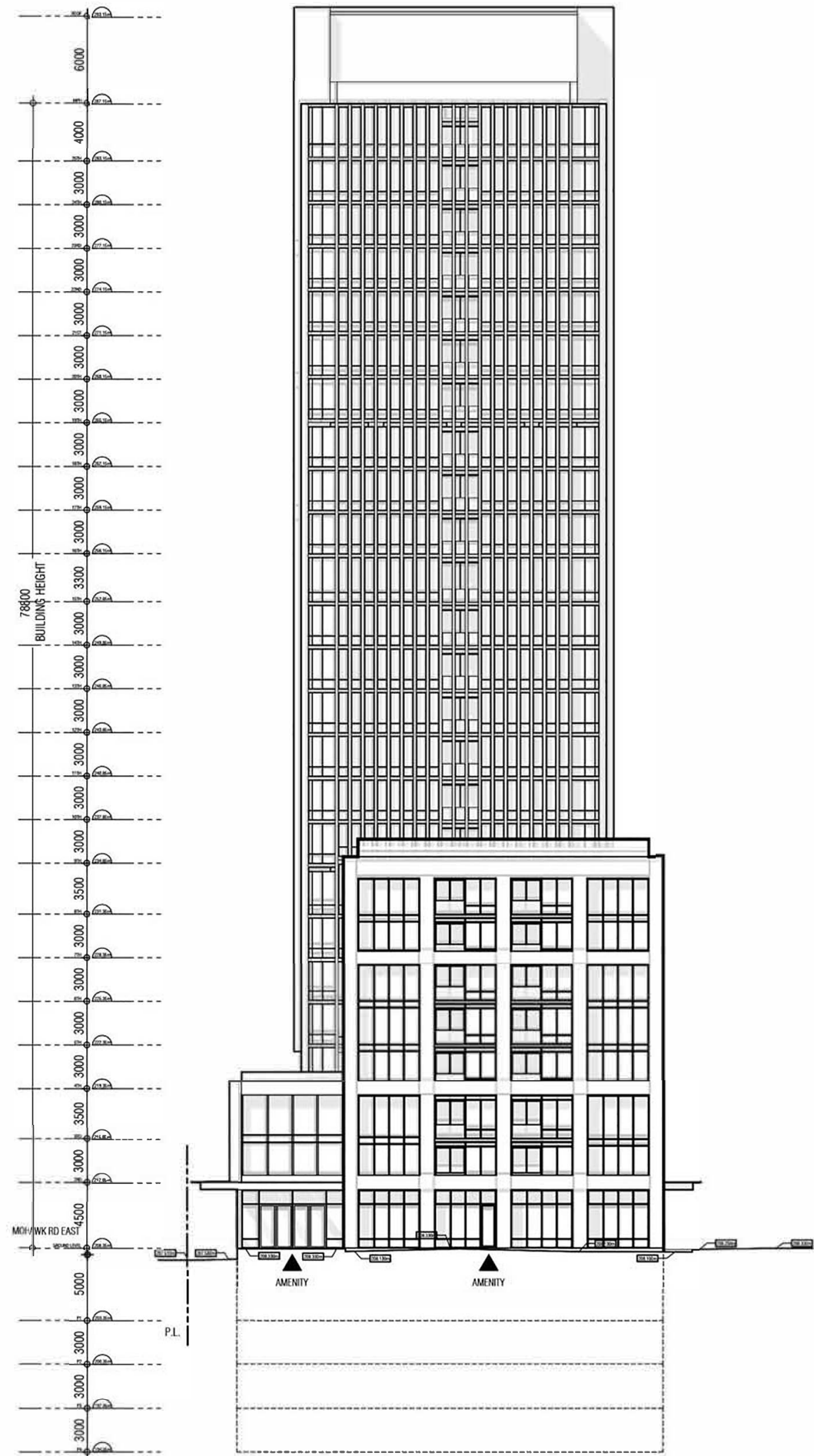
Hamilton	Ontario
PROJECT ARCHITECT:	B. Graziani
ASSISTANT DESIGNER:	C. Kotva
DRAWN BY:	DV/SH/SP
CHECKED BY:	----
PLOT DATE:	SEP.08.2022
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BUILDING A Elevations

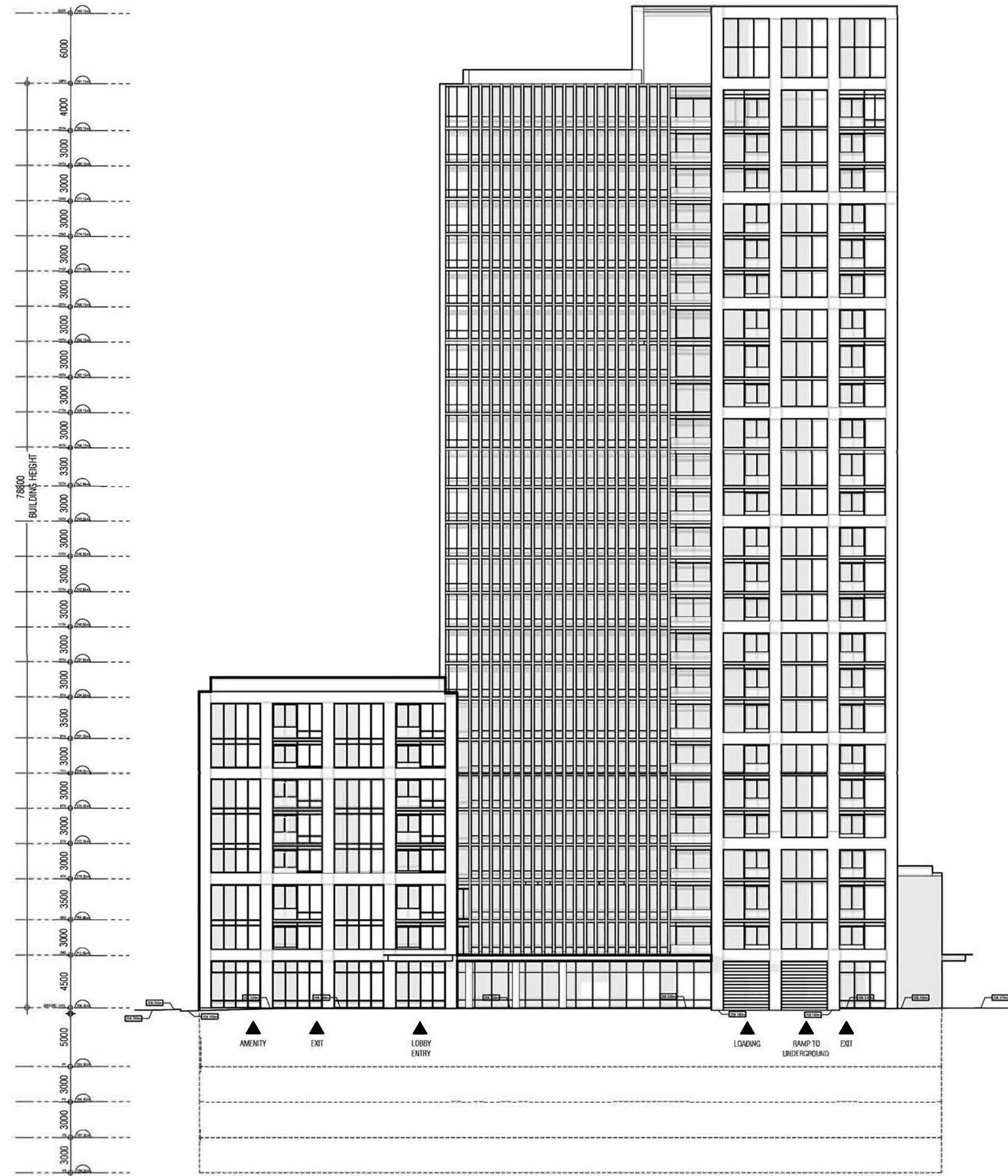
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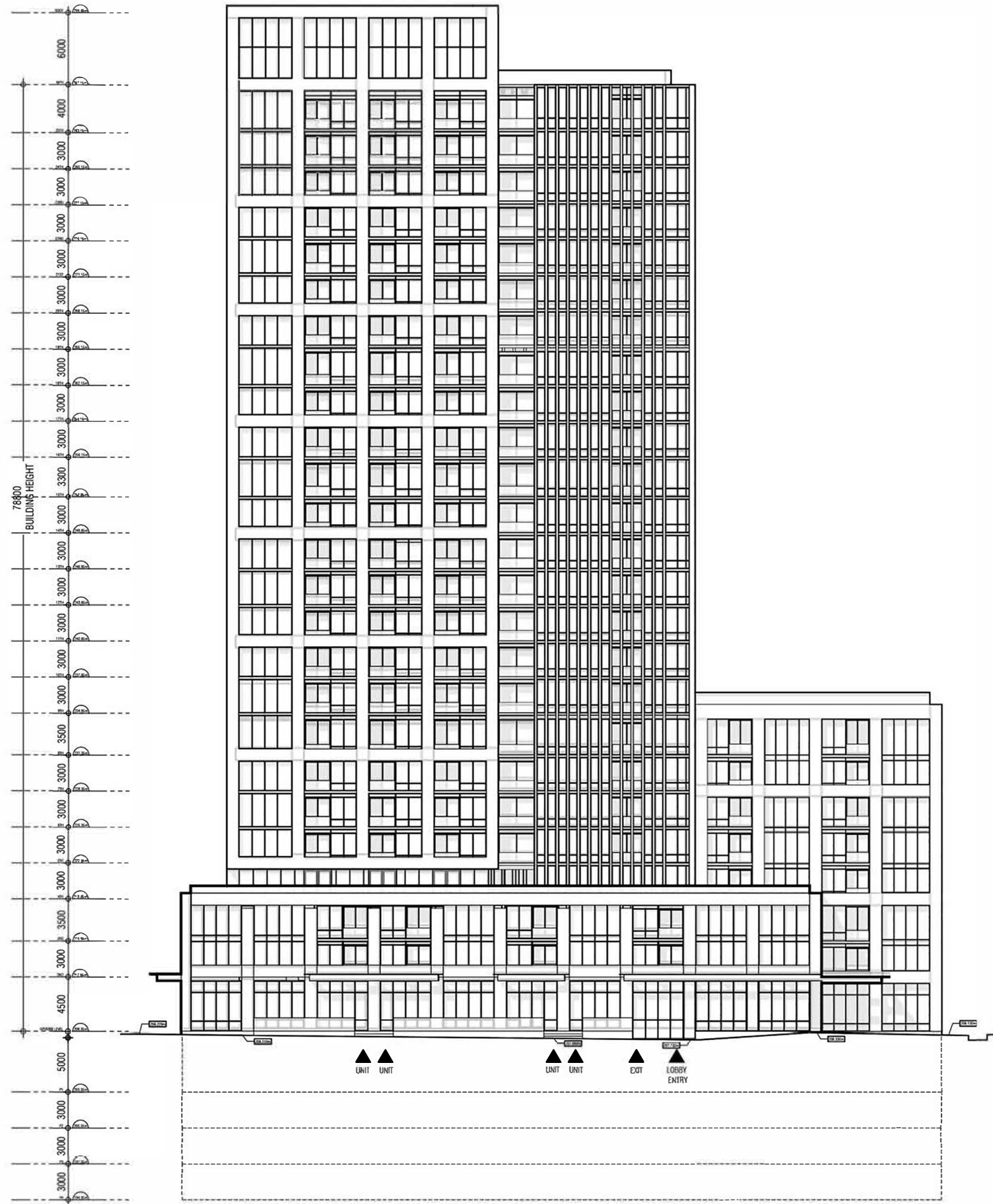
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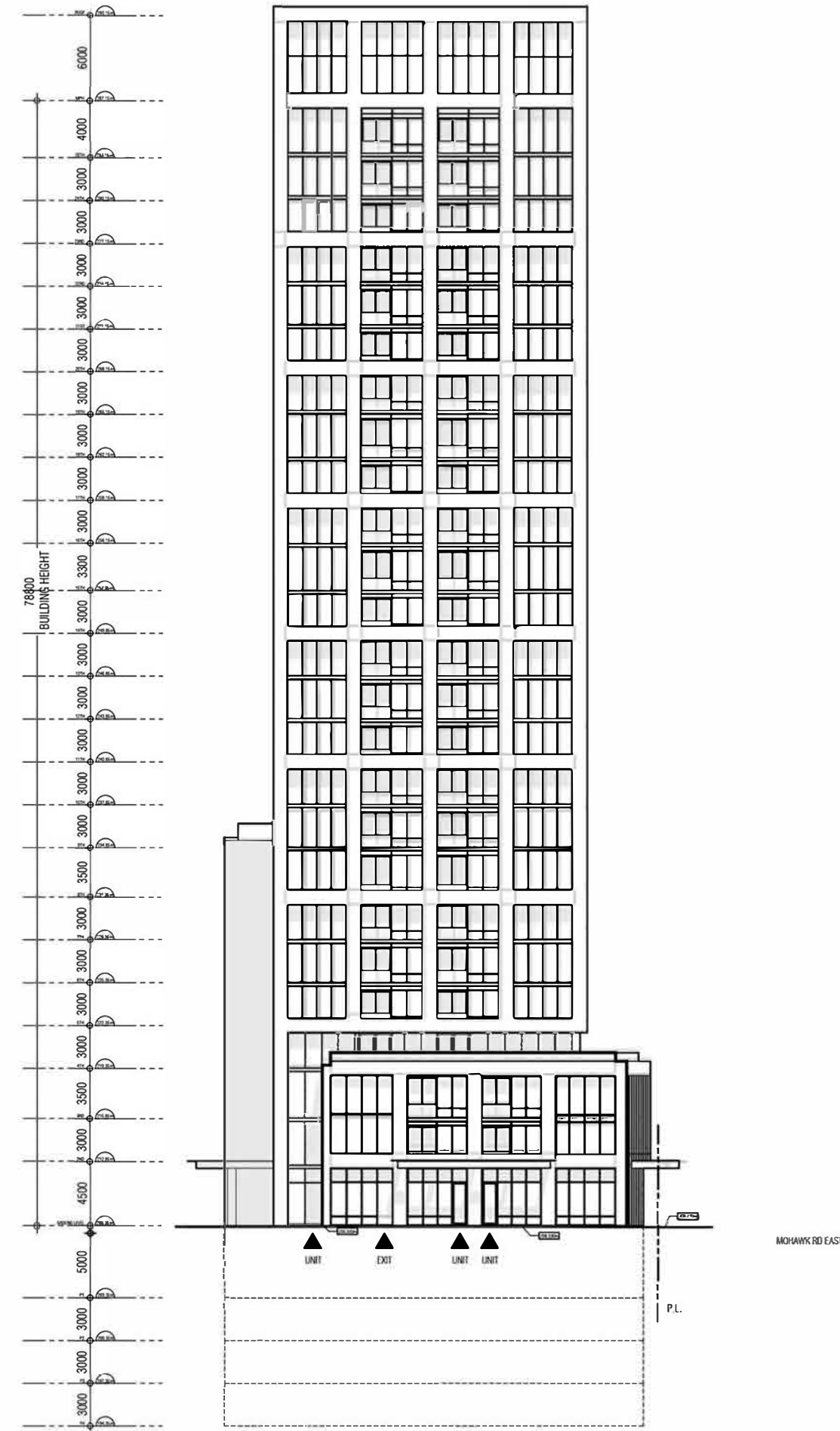
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South Elevation 03



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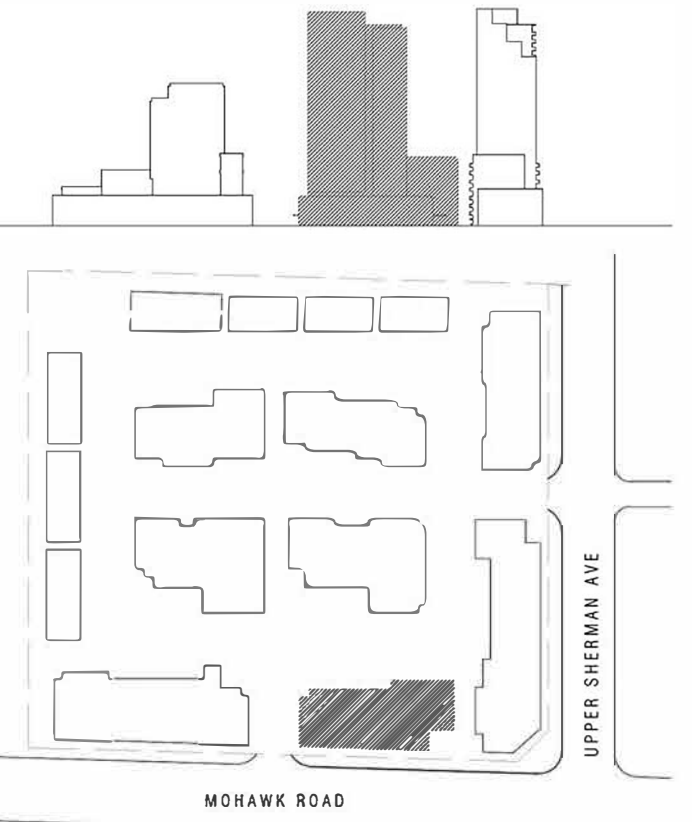
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Key Plan 1

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Mohawk & Upper Sherman

Hamilton	Ontario
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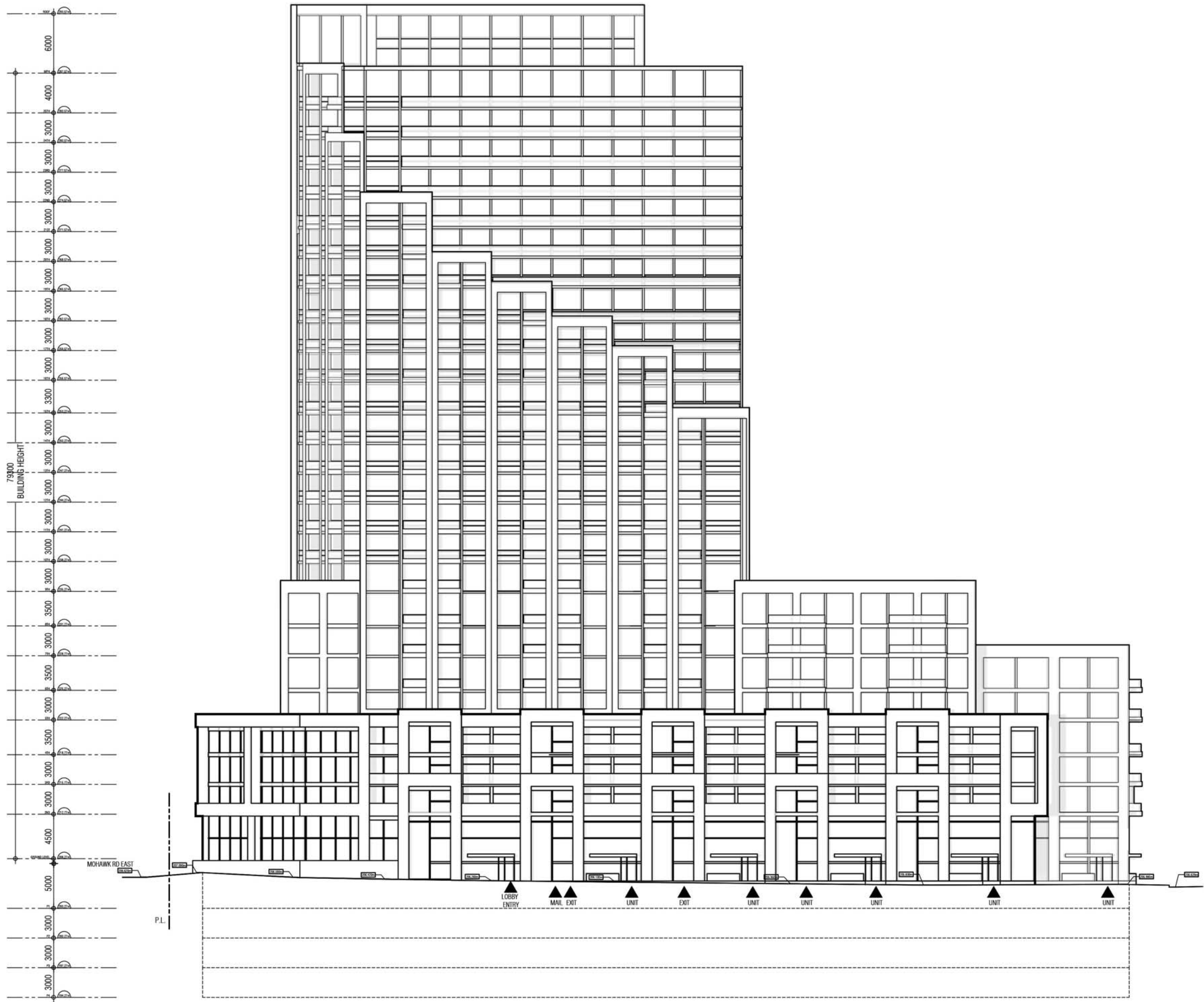
BUILDING B

Elevations

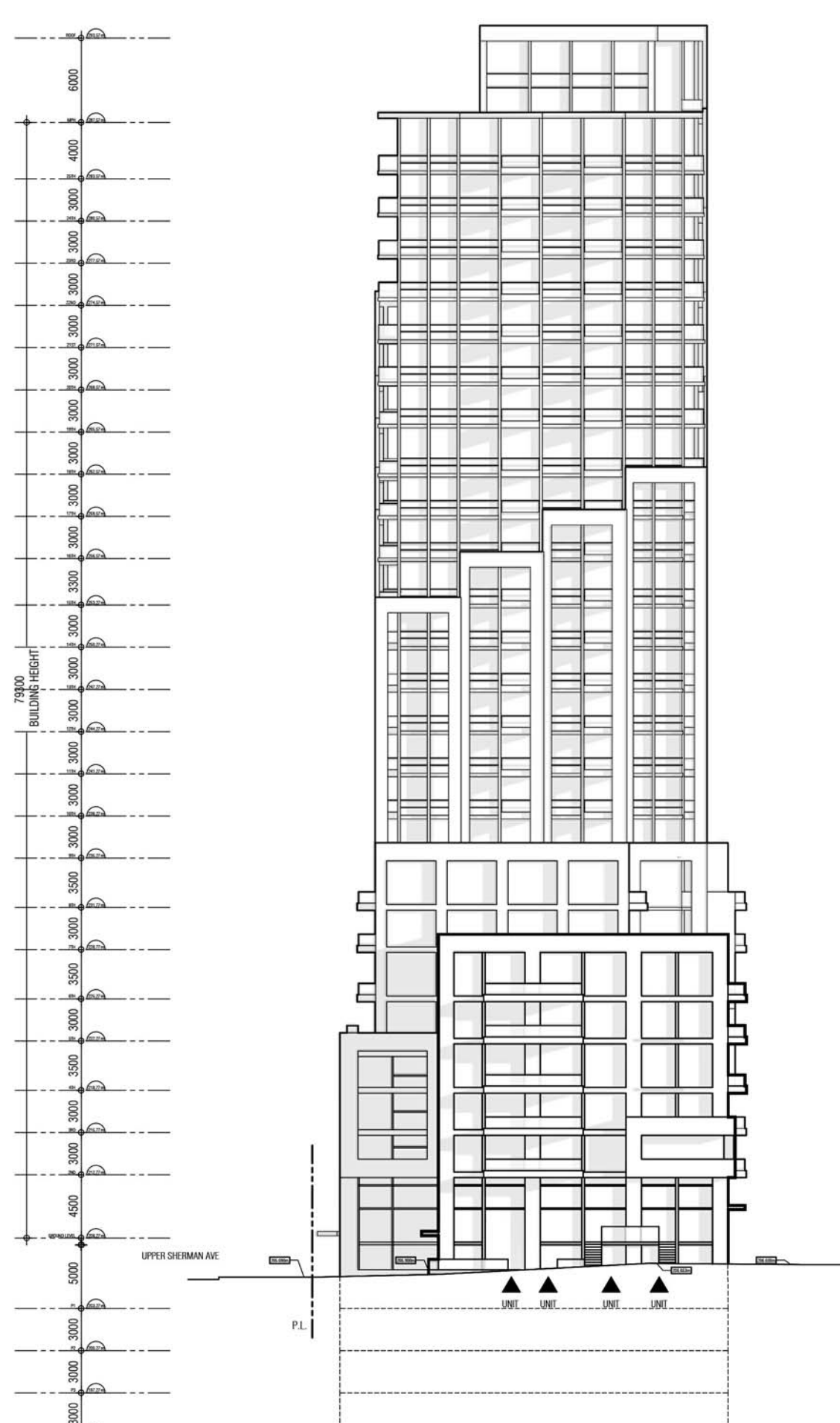
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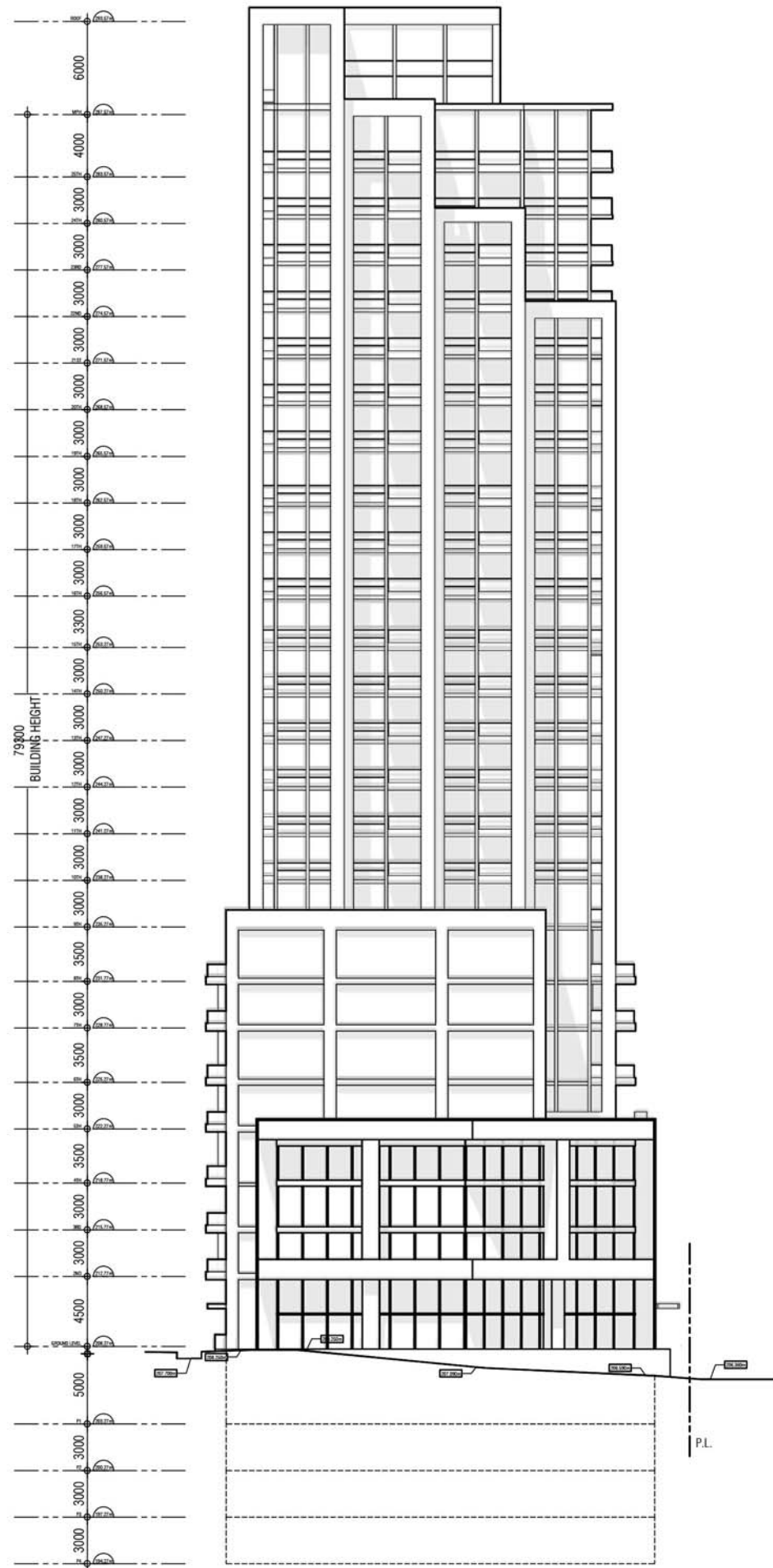
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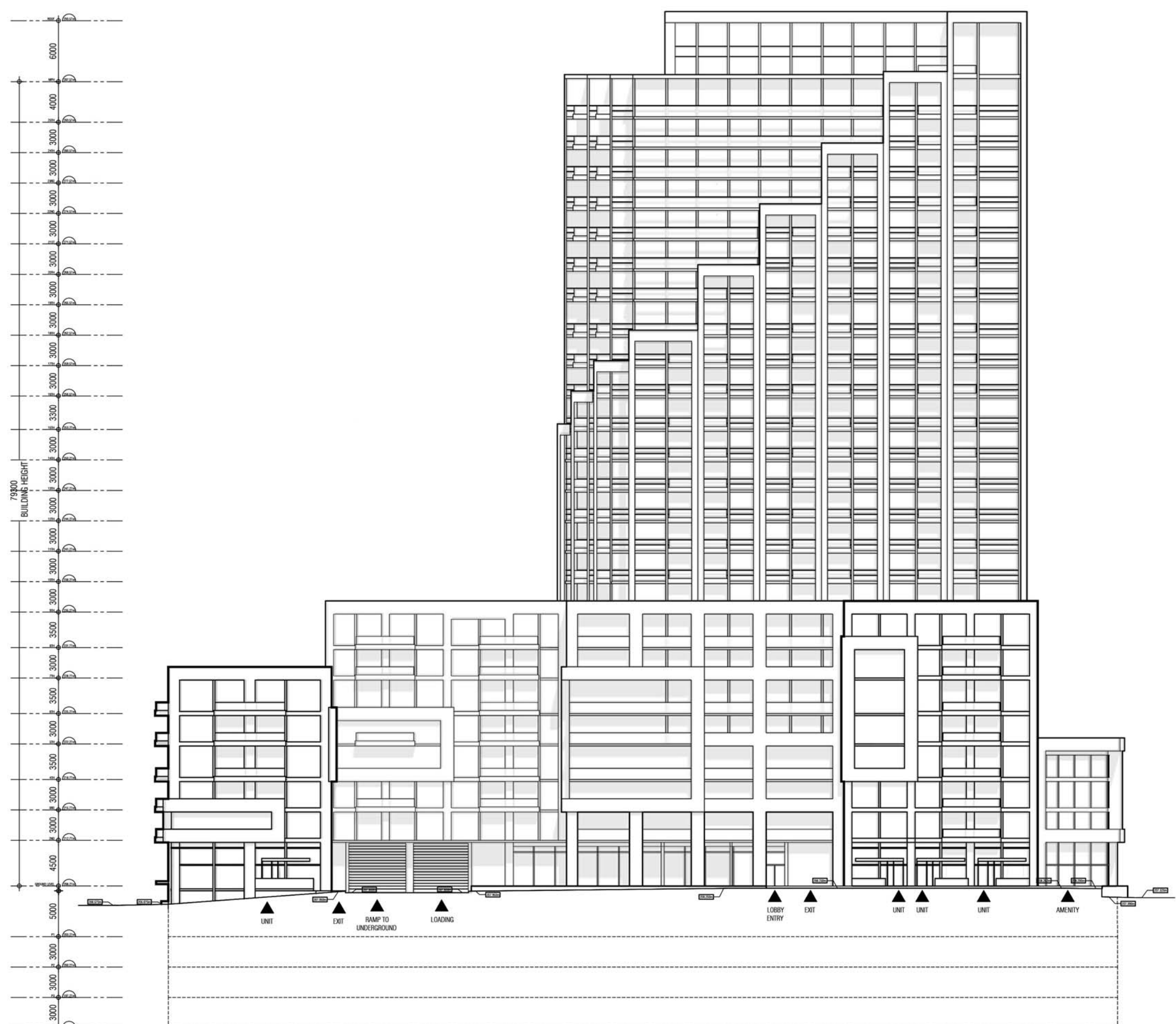
East Elevation 01



North Elevation 02



South Elevation 03



West Elevation 04

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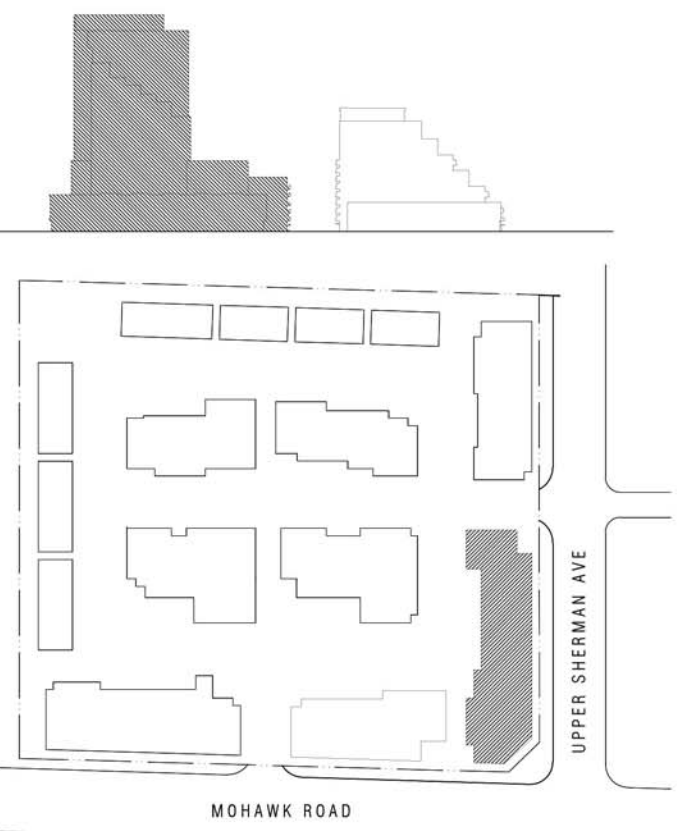
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residential use

Mohawk & Upper Sherman

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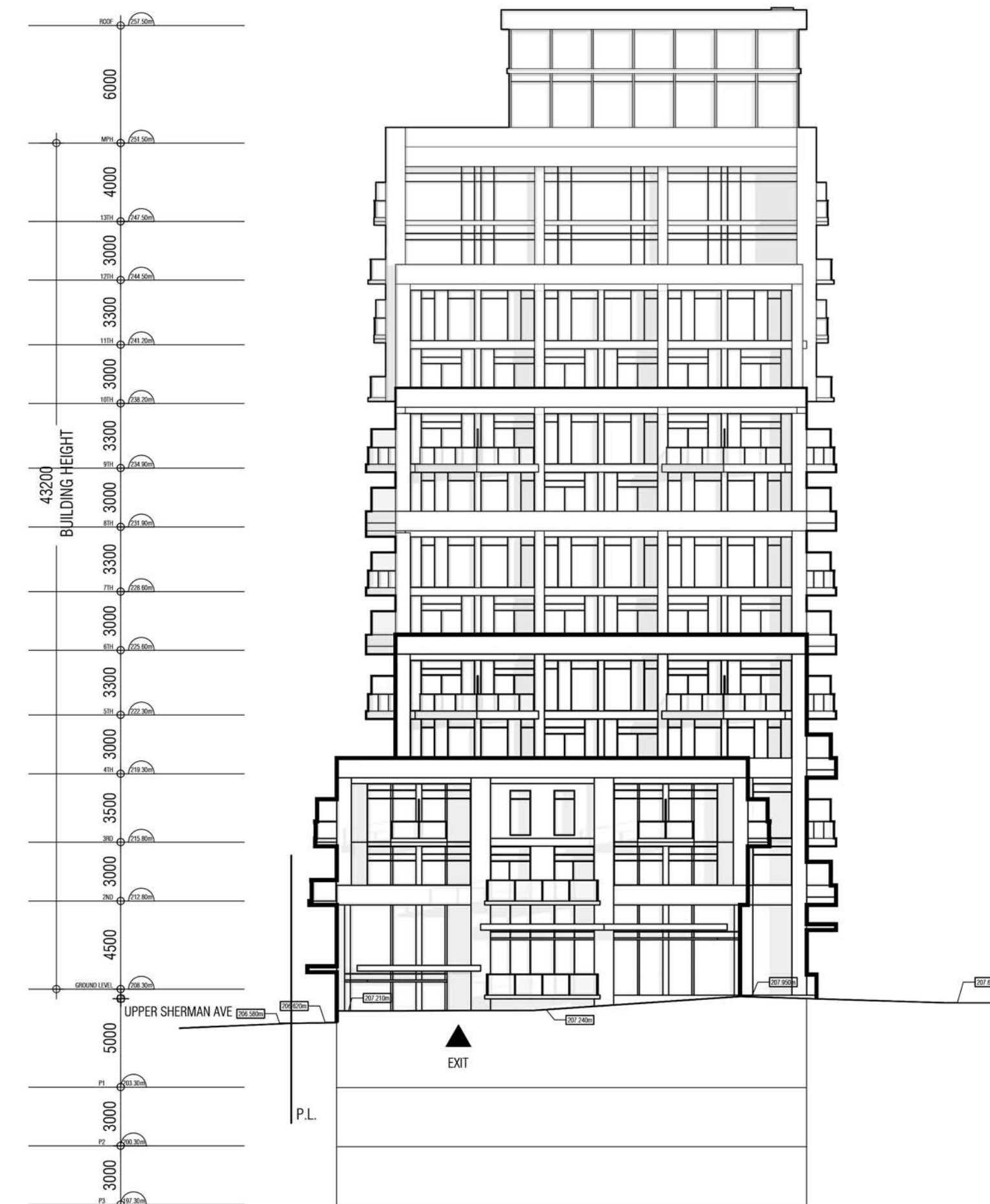
BUILDING C Elevations

1:400 A403

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East Elevation 01

North Elevation 02

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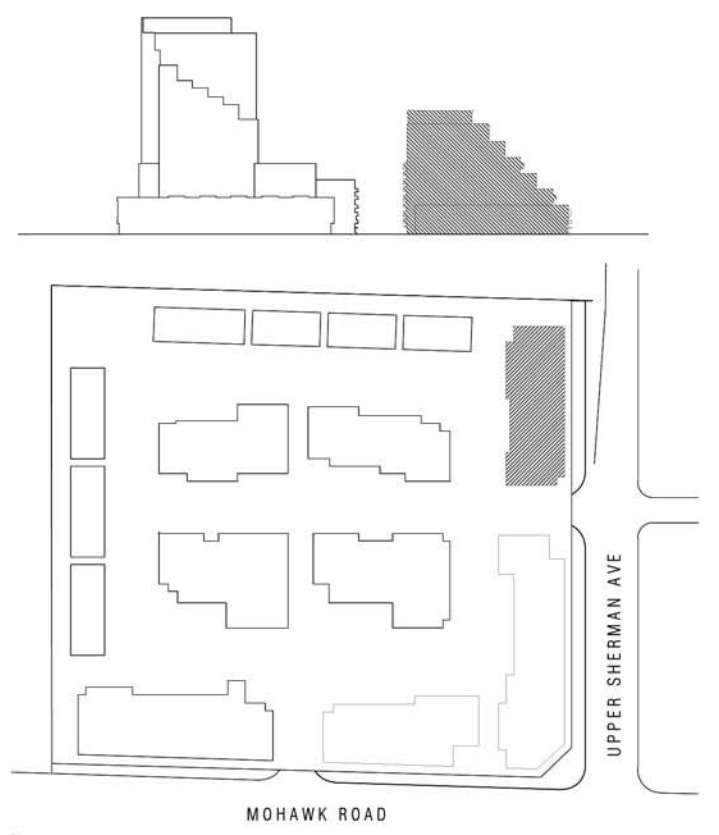
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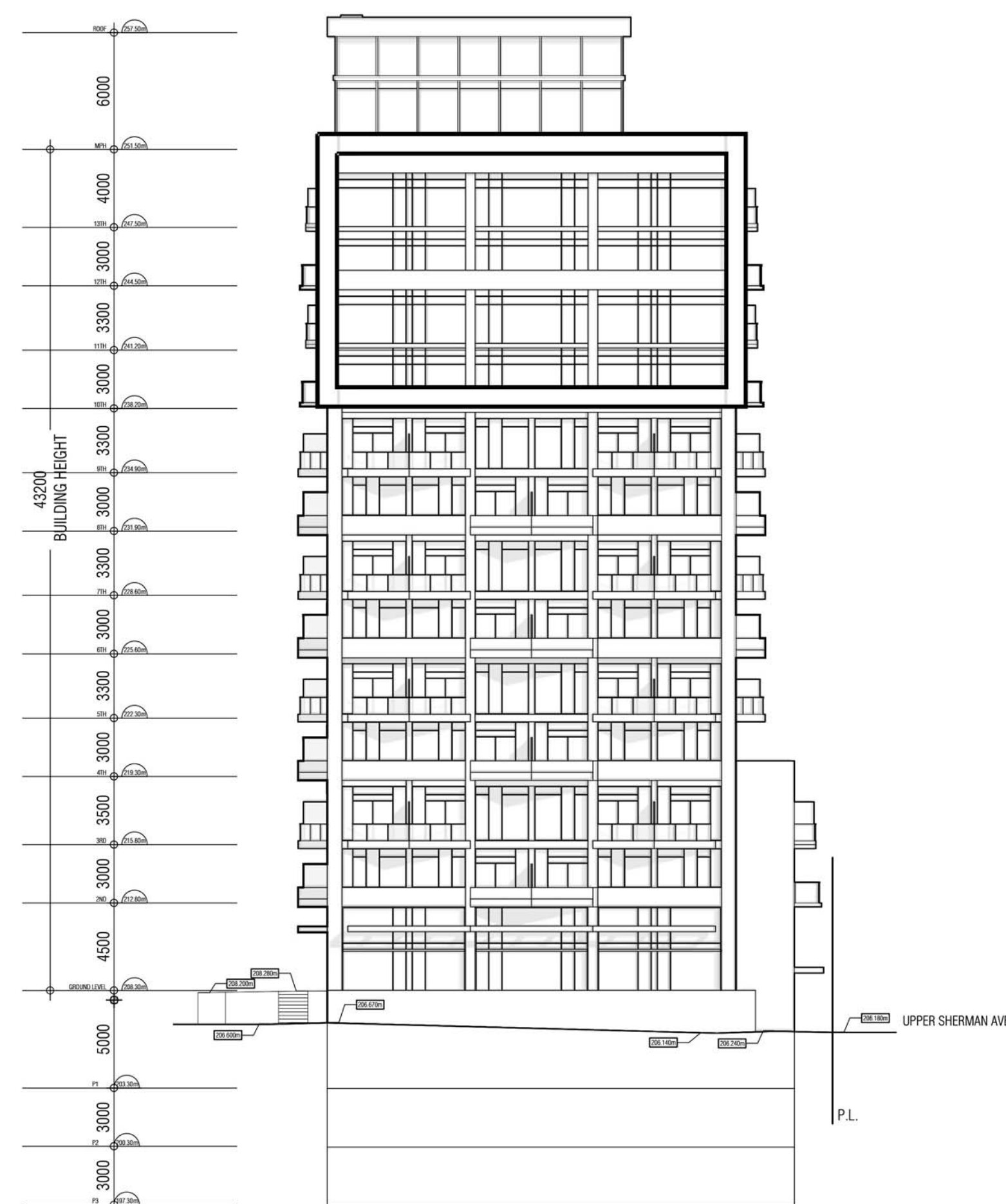
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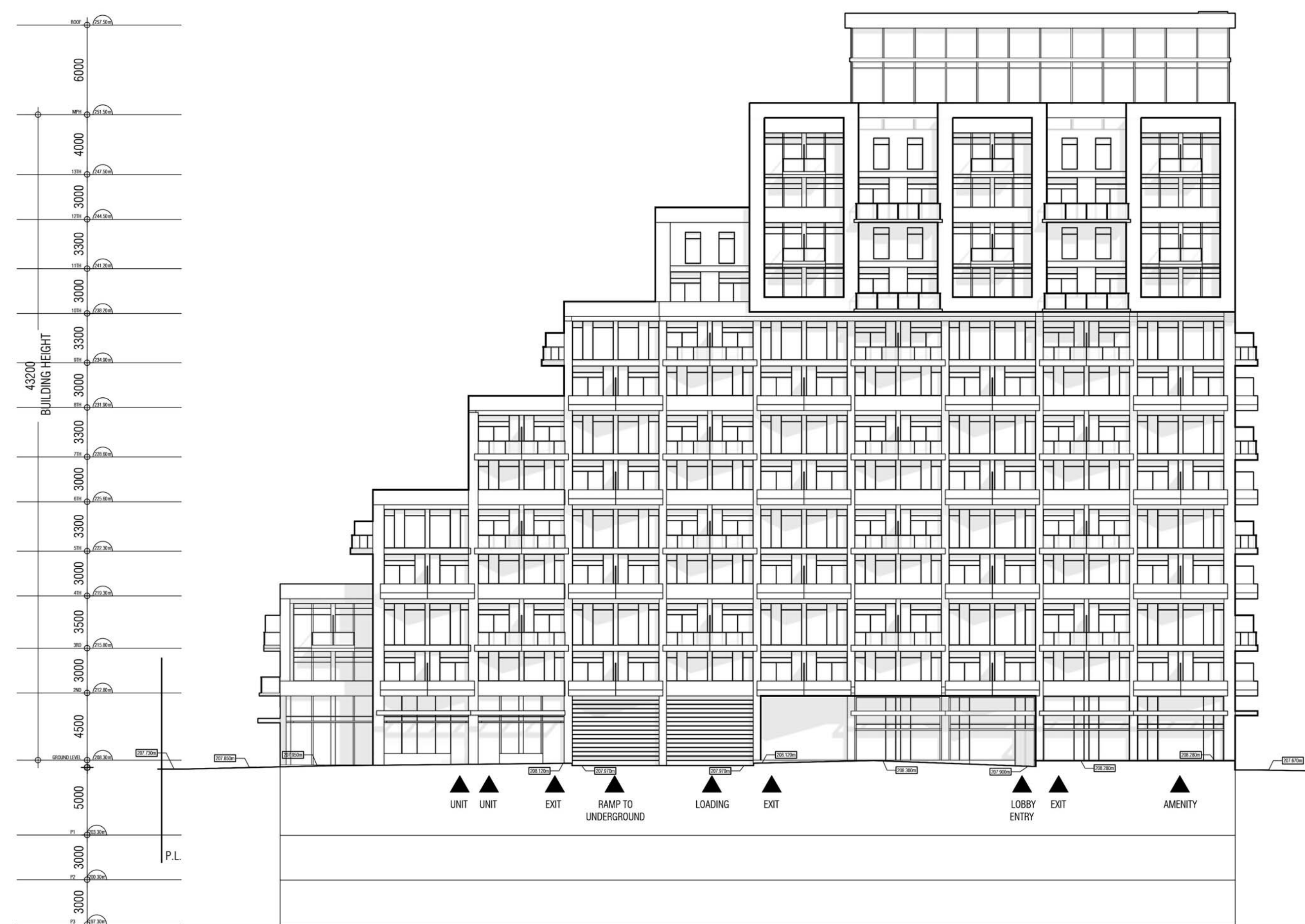
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Key Plan 



South Elevation 03



West Elevation 04

1. SEP.08.2022 ISSUED FOR OPA/ZBA BG
issued for revisions



residential use

Mohawk & Upper Sherman

Hamilton	Ontario
PROJECT ARCHITECT:	B. Graziani
ASSISTANT DESIGNER:	C. Kotva
DRAWN BY:	DV/SH/SP
CHECKED BY:	----
PLOT DATE:	SEP.08.2022
JOB #	1978.22

BUILDING D

Elevations

1:250

A404

TITLEBLOCK SIZE: 610 x 900

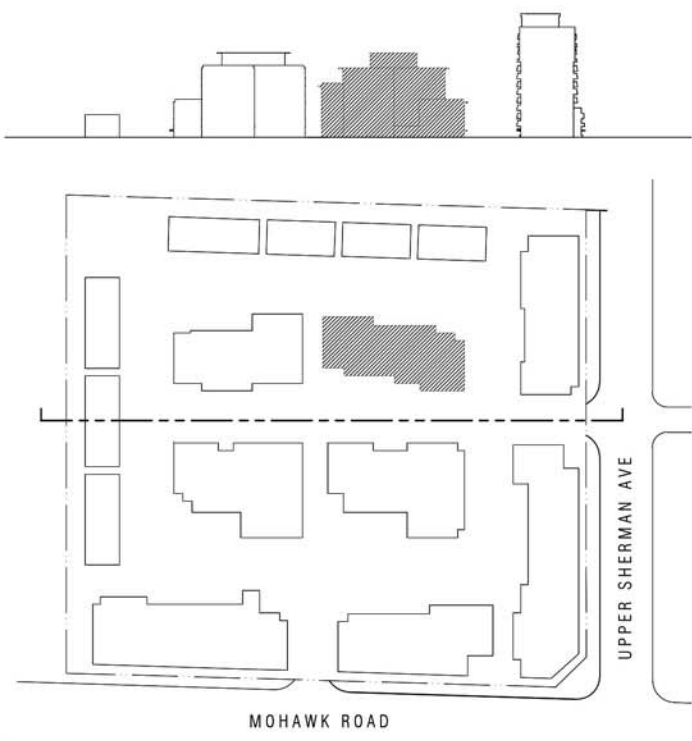
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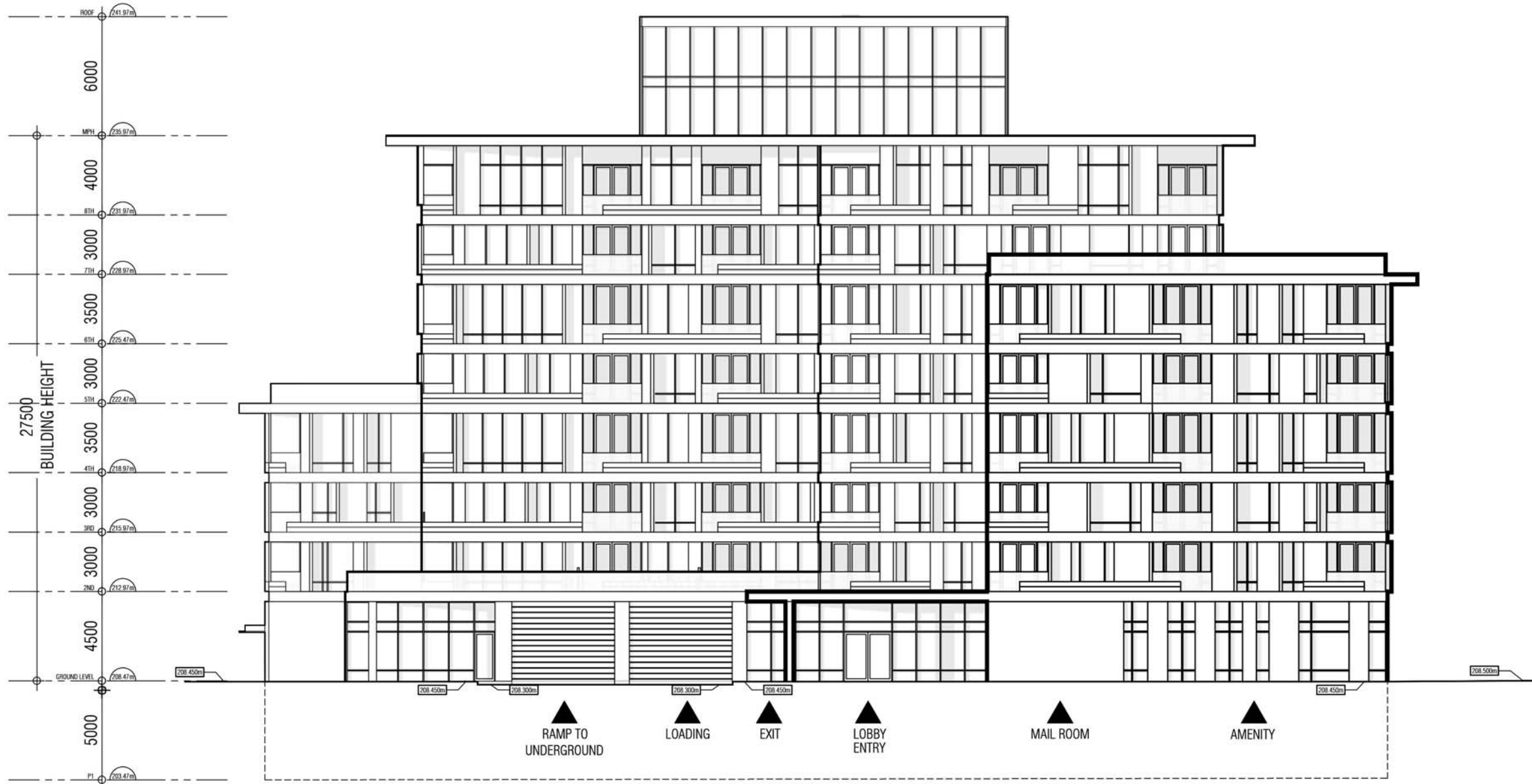
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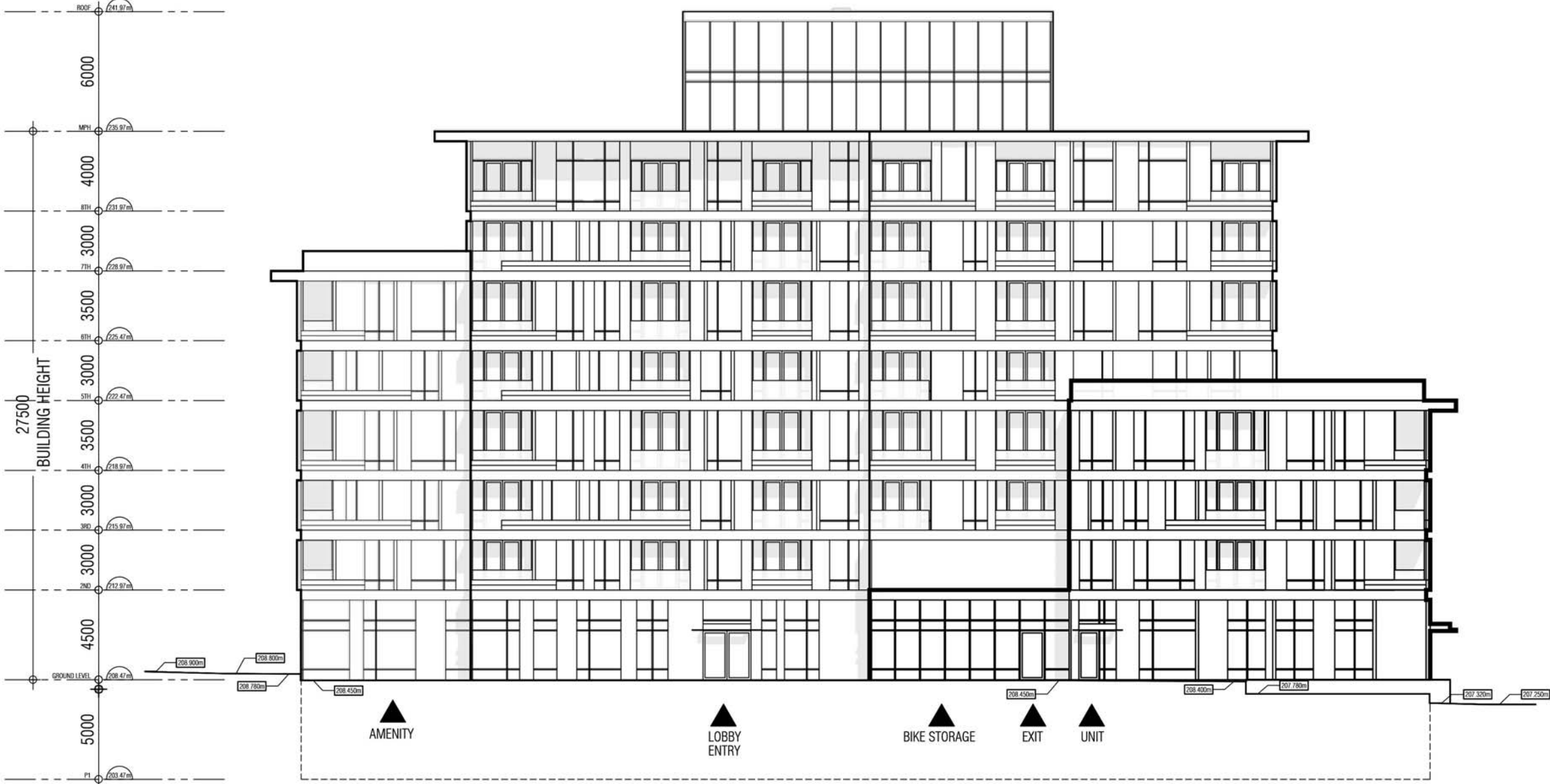
Key Plan



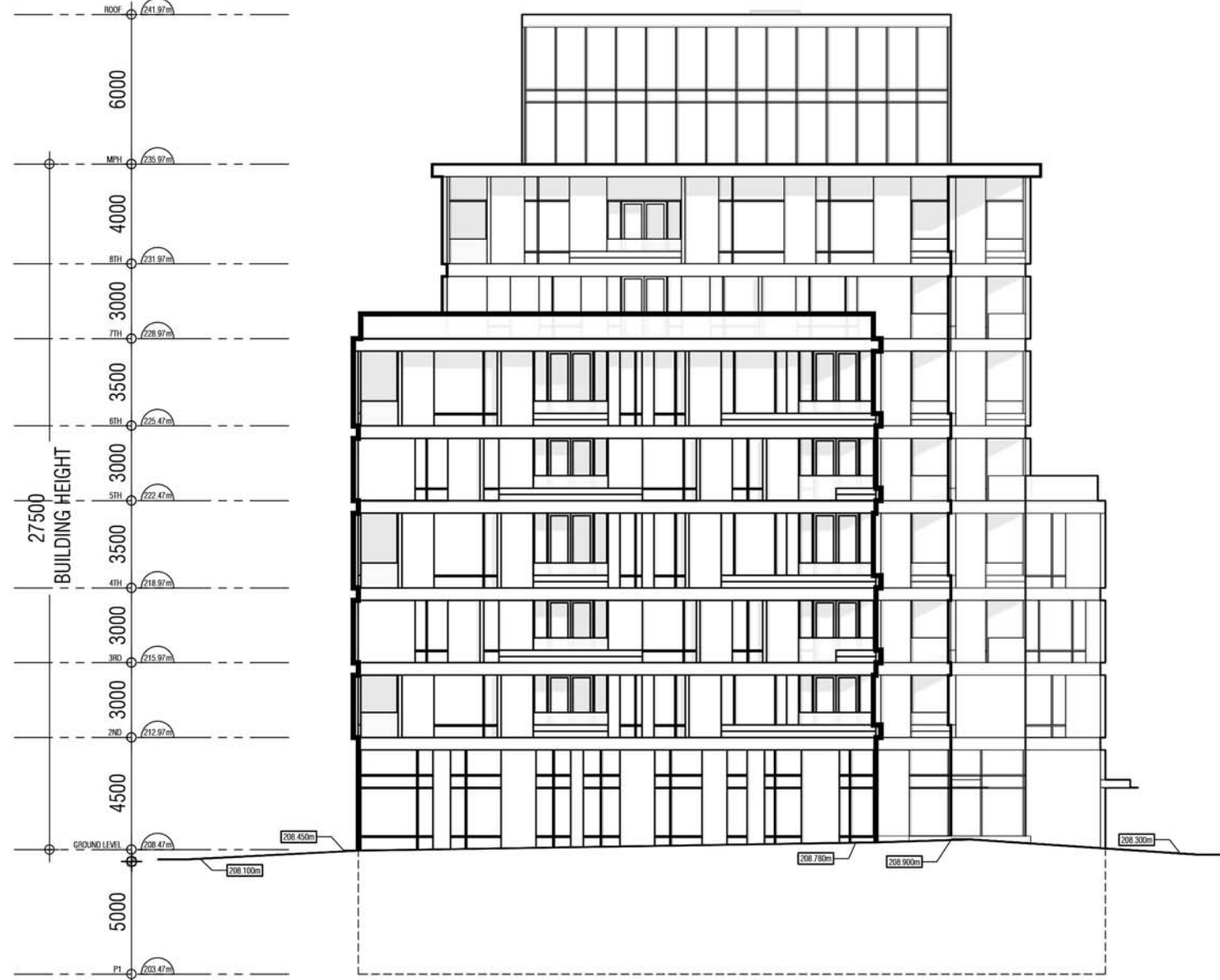
East Elevation 01



North Elevation 02



South Elevation 03



West Elevation 04

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Mohawk & Upper Sherman

Hamilton	Ontario
PROJECT ARCHITECT:	B. Graziani
ASSISTANT DESIGNER:	C. Kotva
DRAWN BY:	DV/SH/SP
CHECKED BY:	----
PLOT DATE:	SEP.08.2022
JOB #	1978.22

BUILDING E Elevations

1:250

A405

TITLEBLOCK SIZE: 610 x 900

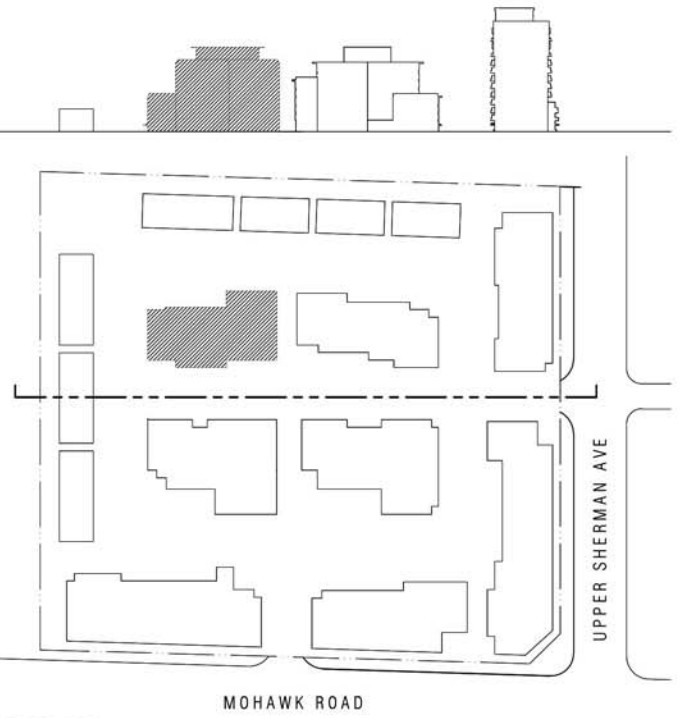
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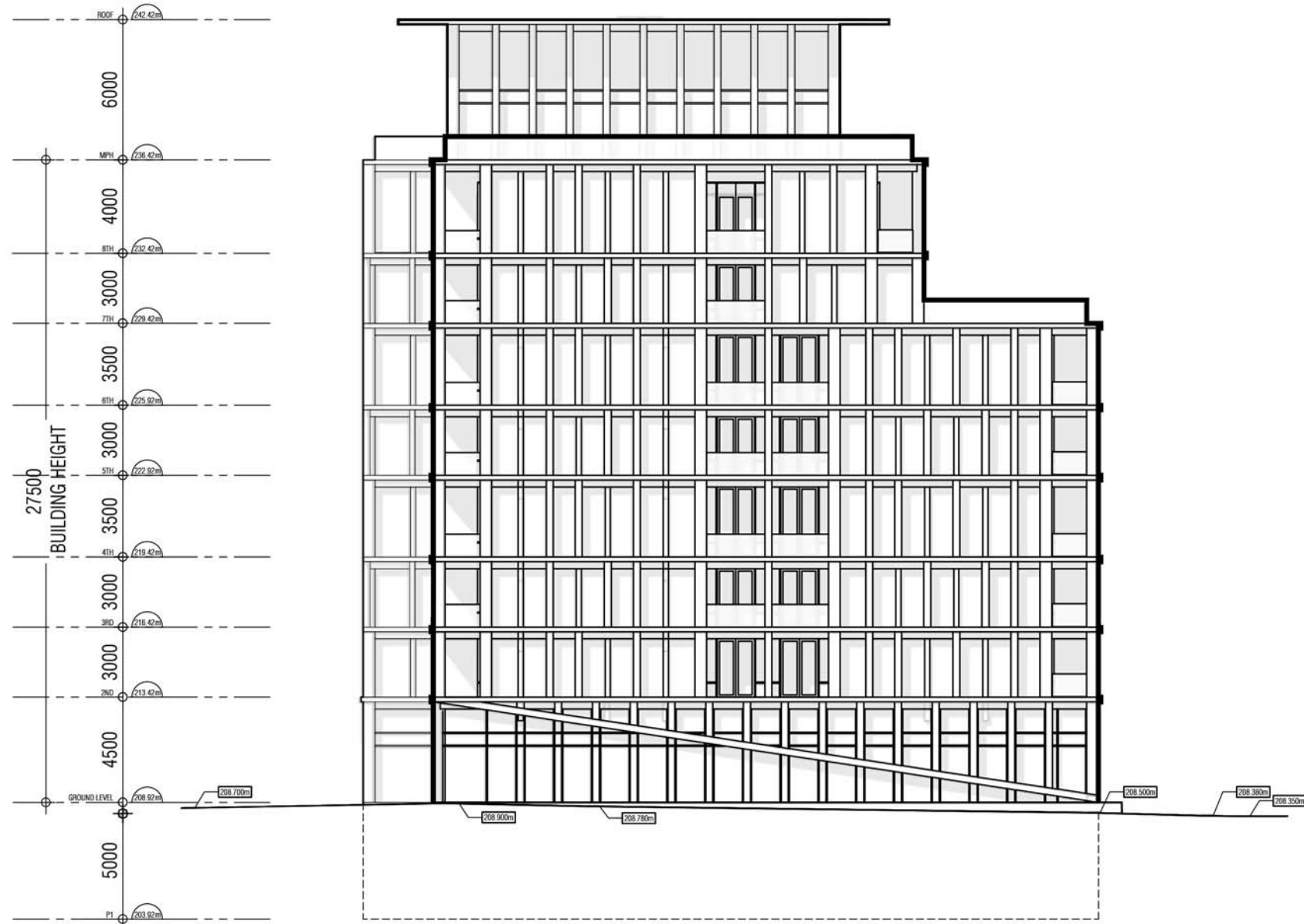
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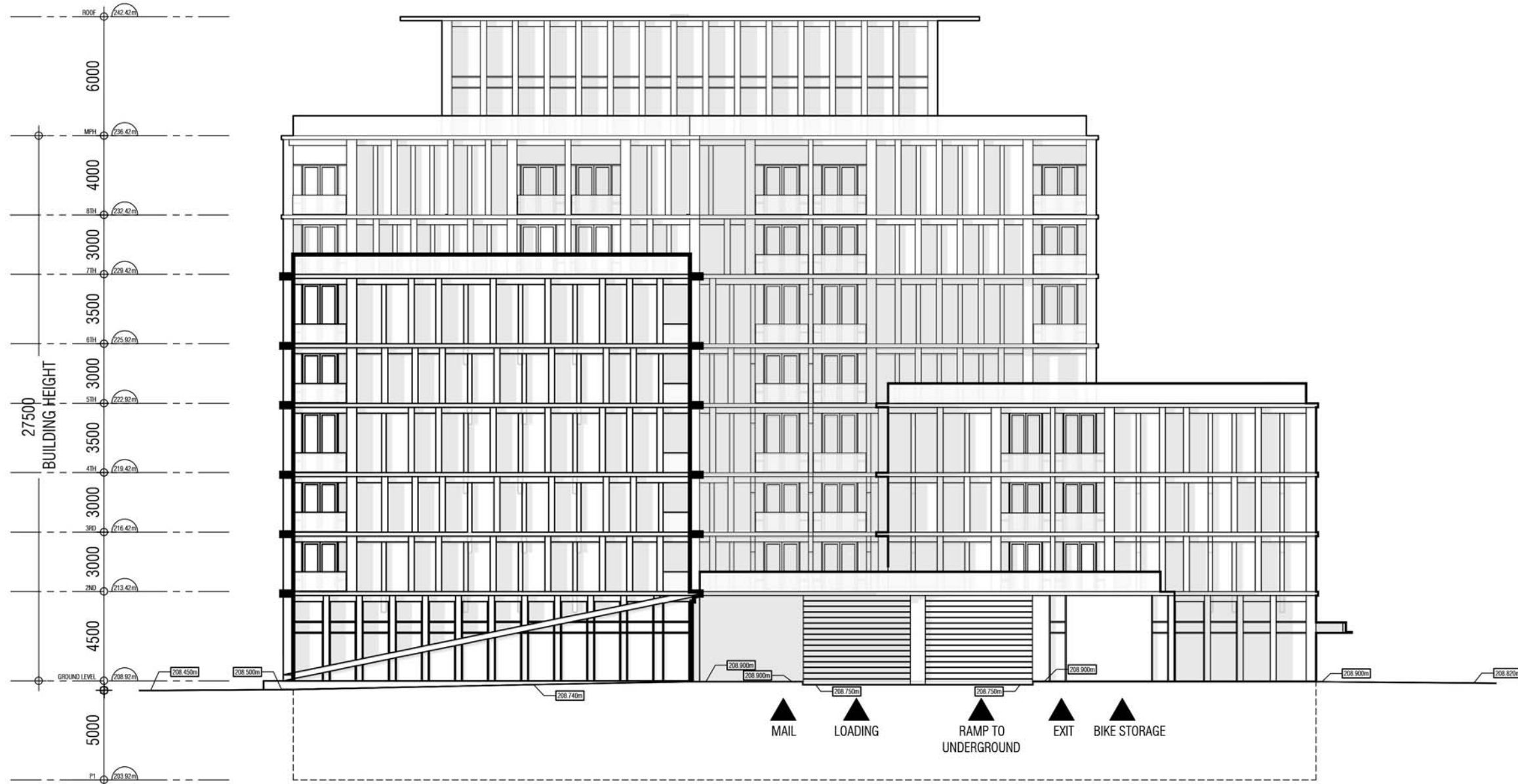
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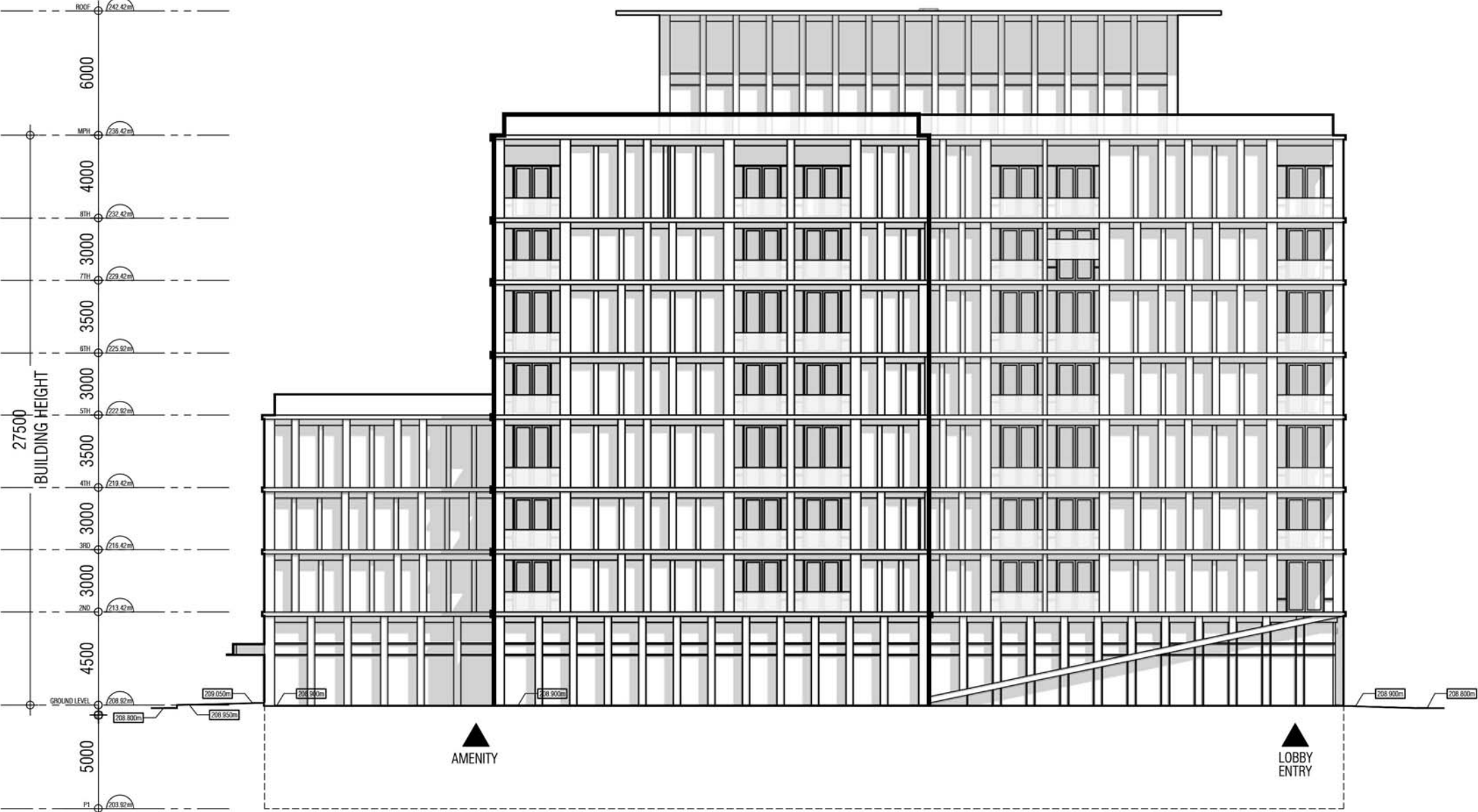
Key Plan



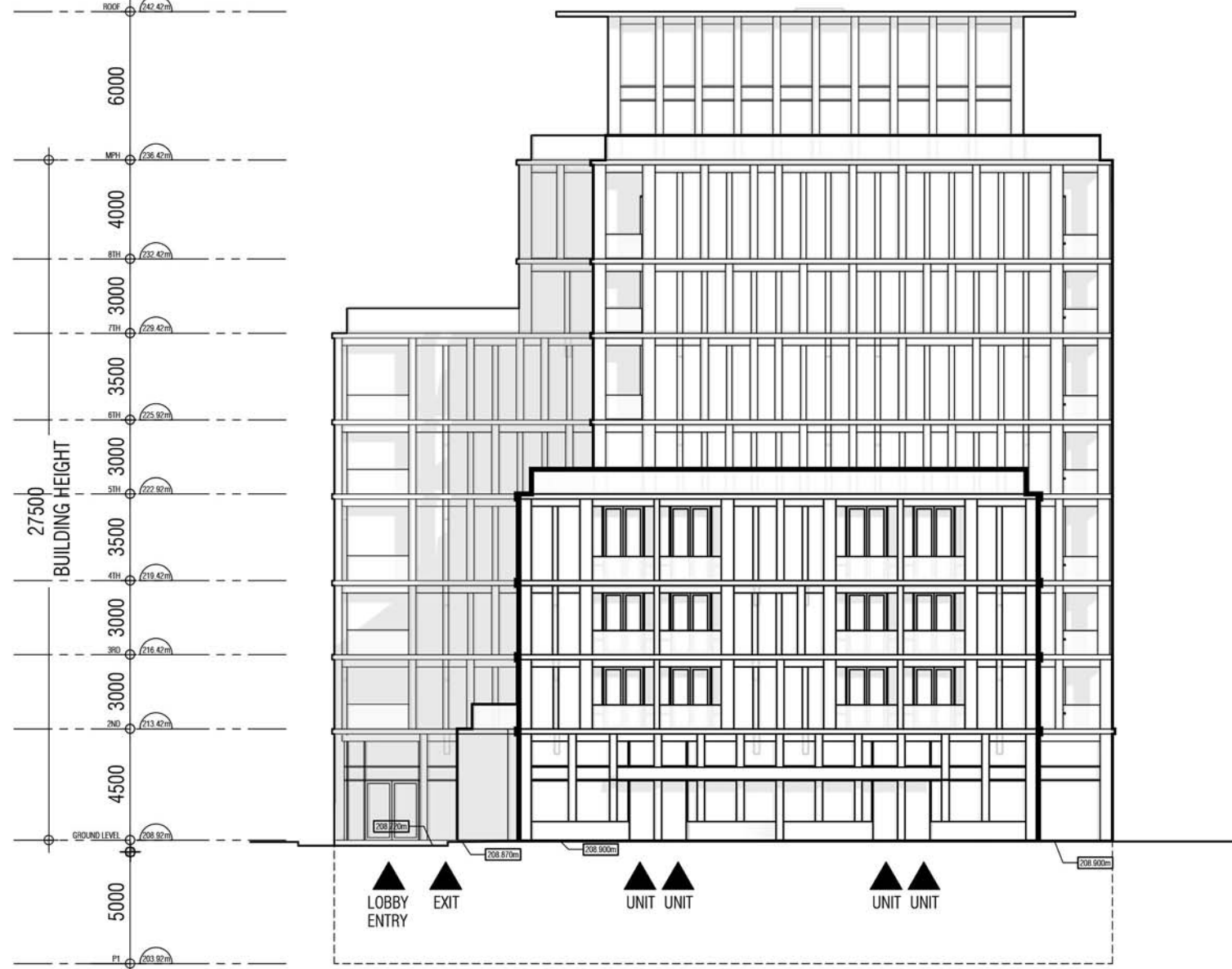
East Elevation 01



North Elevation 02



South Elevation 03



West Elevation 04

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Mohawk & Upper Sherman

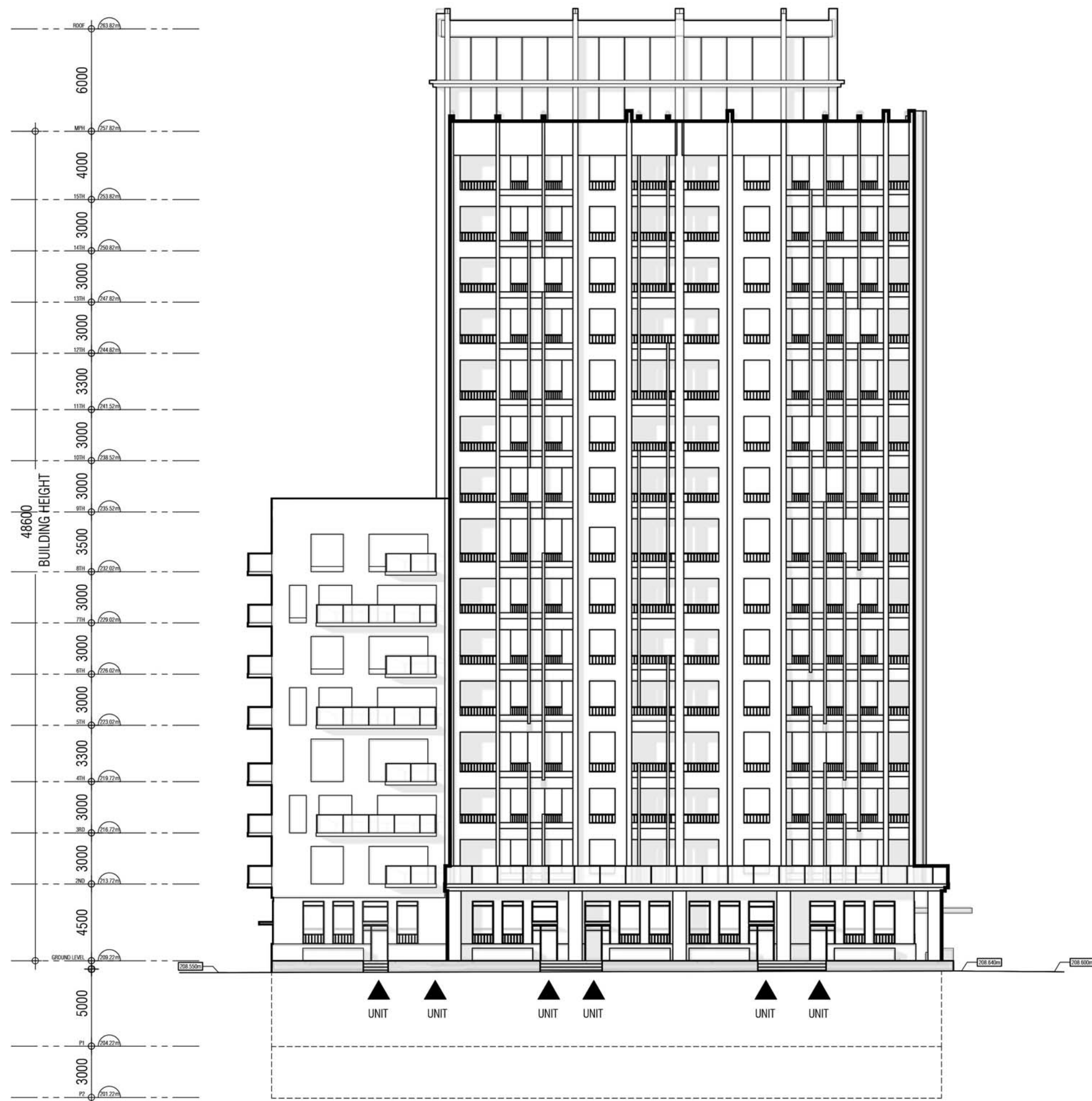
Hamilton	Ontario
PROJECT ARCHITECT:	B. Graziani
ASSISTANT DESIGNER:	C. Kotva
DRAWN BY:	DV/SH/SP
CHECKED BY:	----
PLOT DATE:	SEP.08.2022
JOB #	1978.22

BUILDING F Elevations

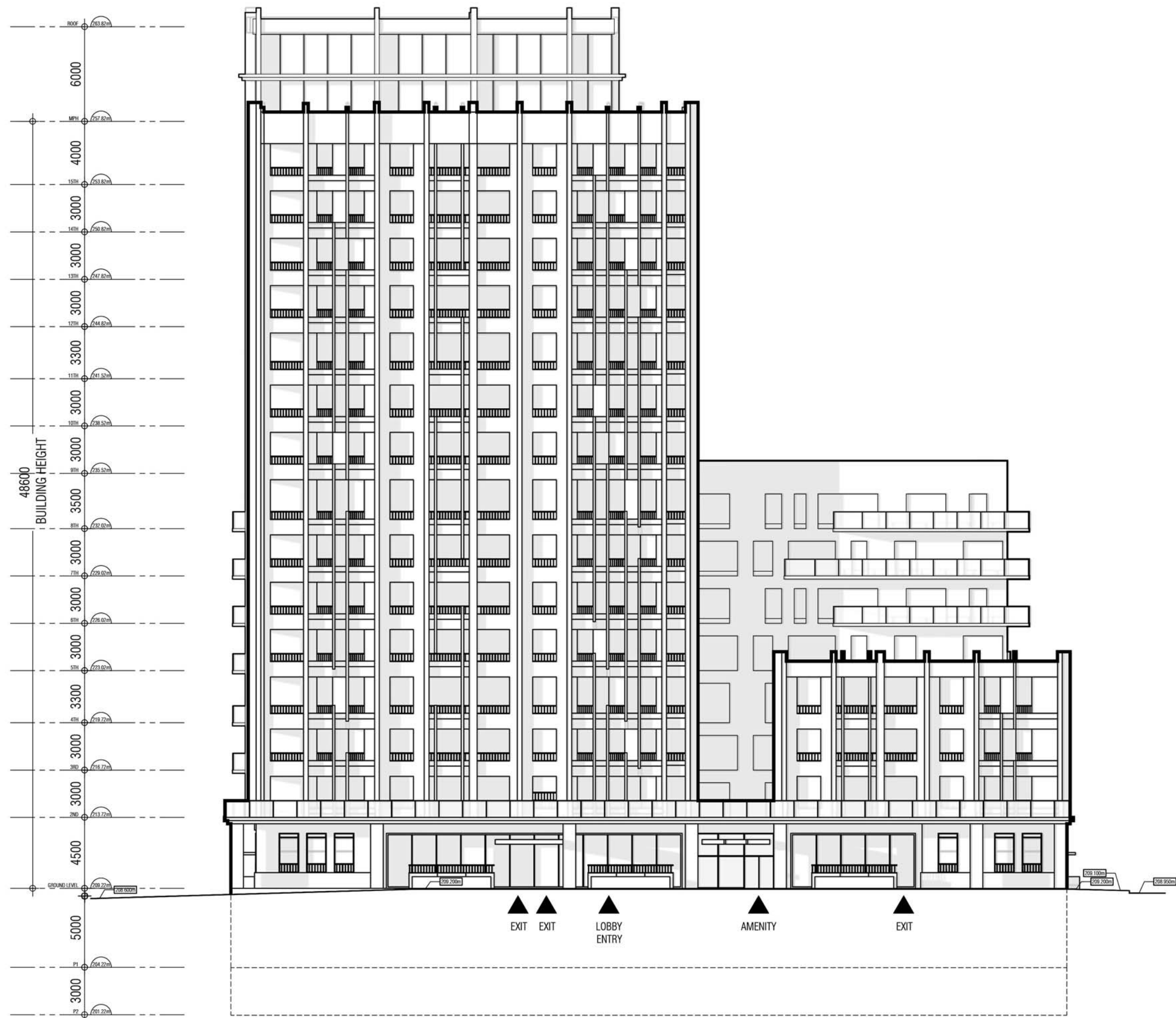
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A406

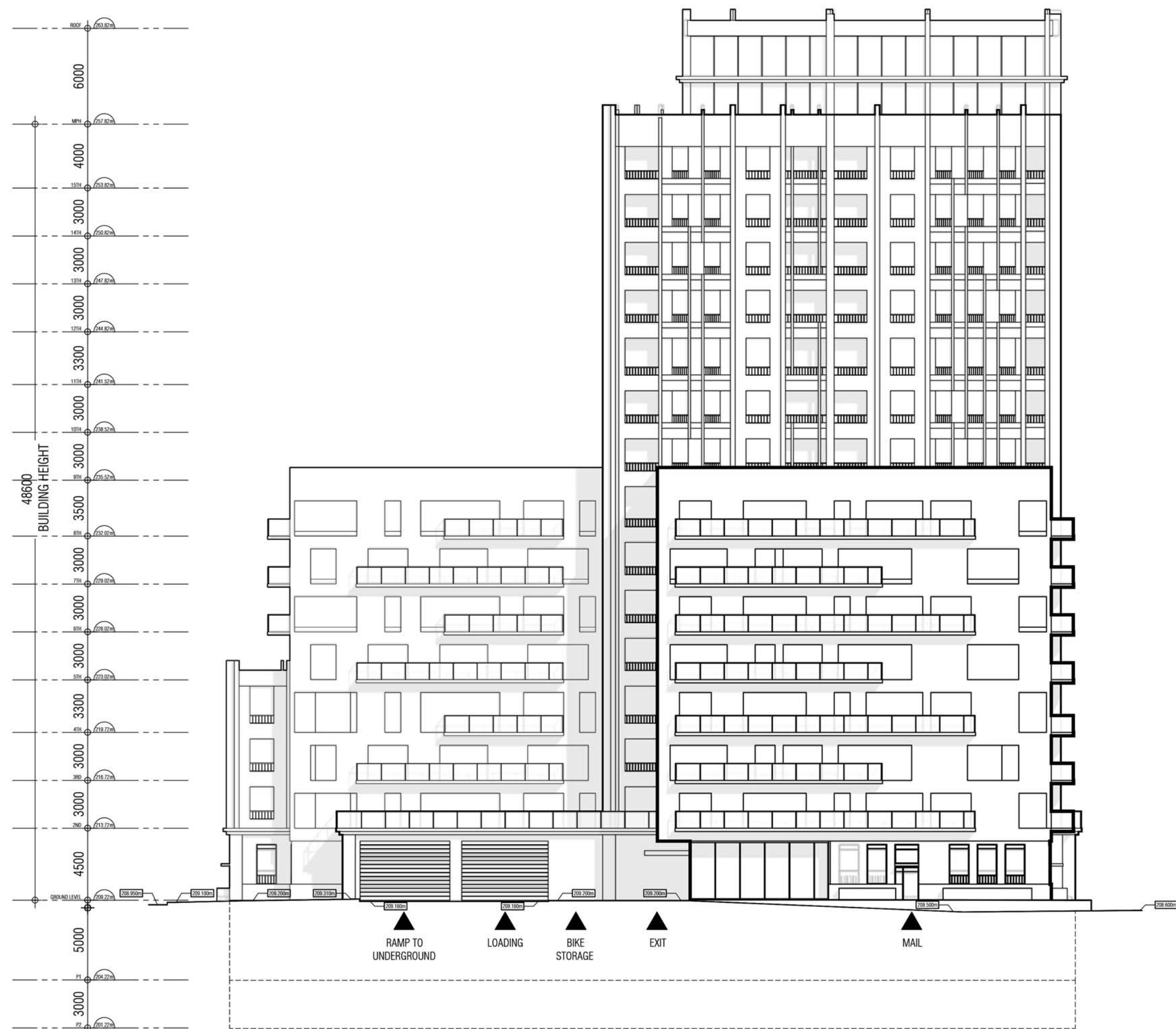
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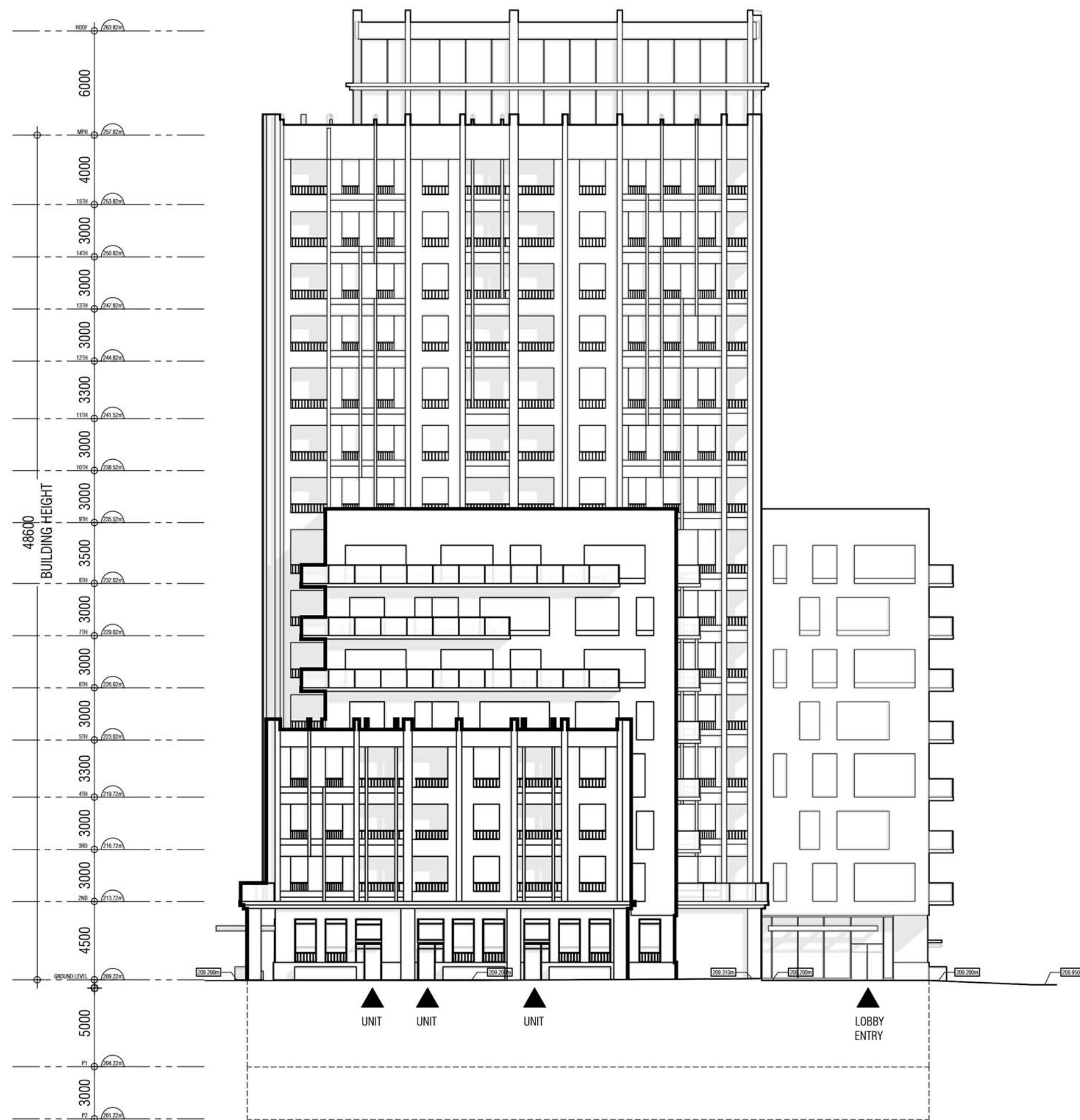
East Elevation 01



North Elevation 02



South Elevation 03



West Elevation 04

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Key Plan

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Mohawk & Upper Sherman

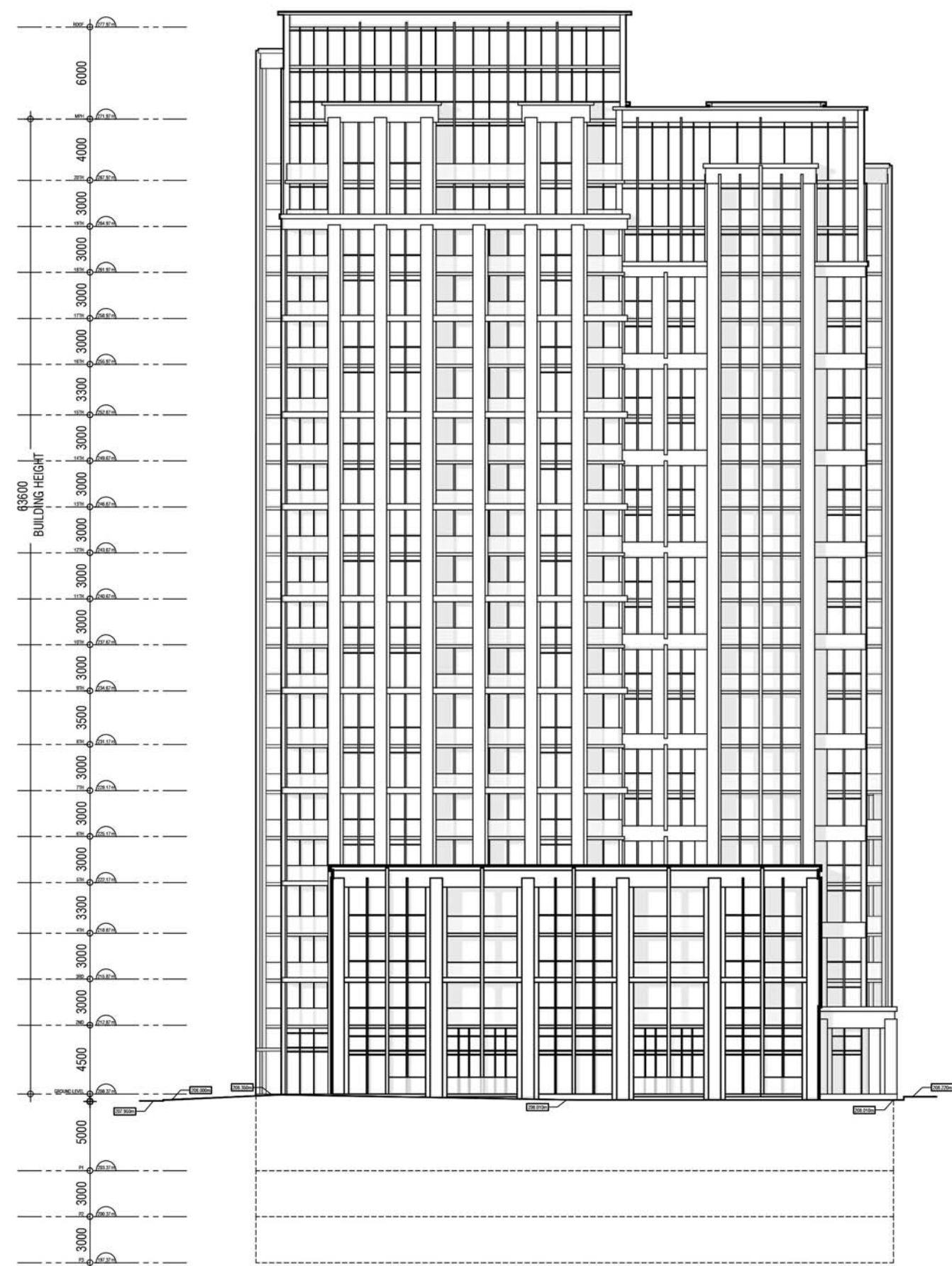
Hamilton Ontario
PROJECT ARCHITECT: B. Graziani
ASSISTANT DESIGNER: C. Kotva
DRAWN BY: DV/SH/SP
CHECKED BY: ---
PLOT DATE: SEP.08.2022
JOB #: 1978.22

BUILDING G Elevations

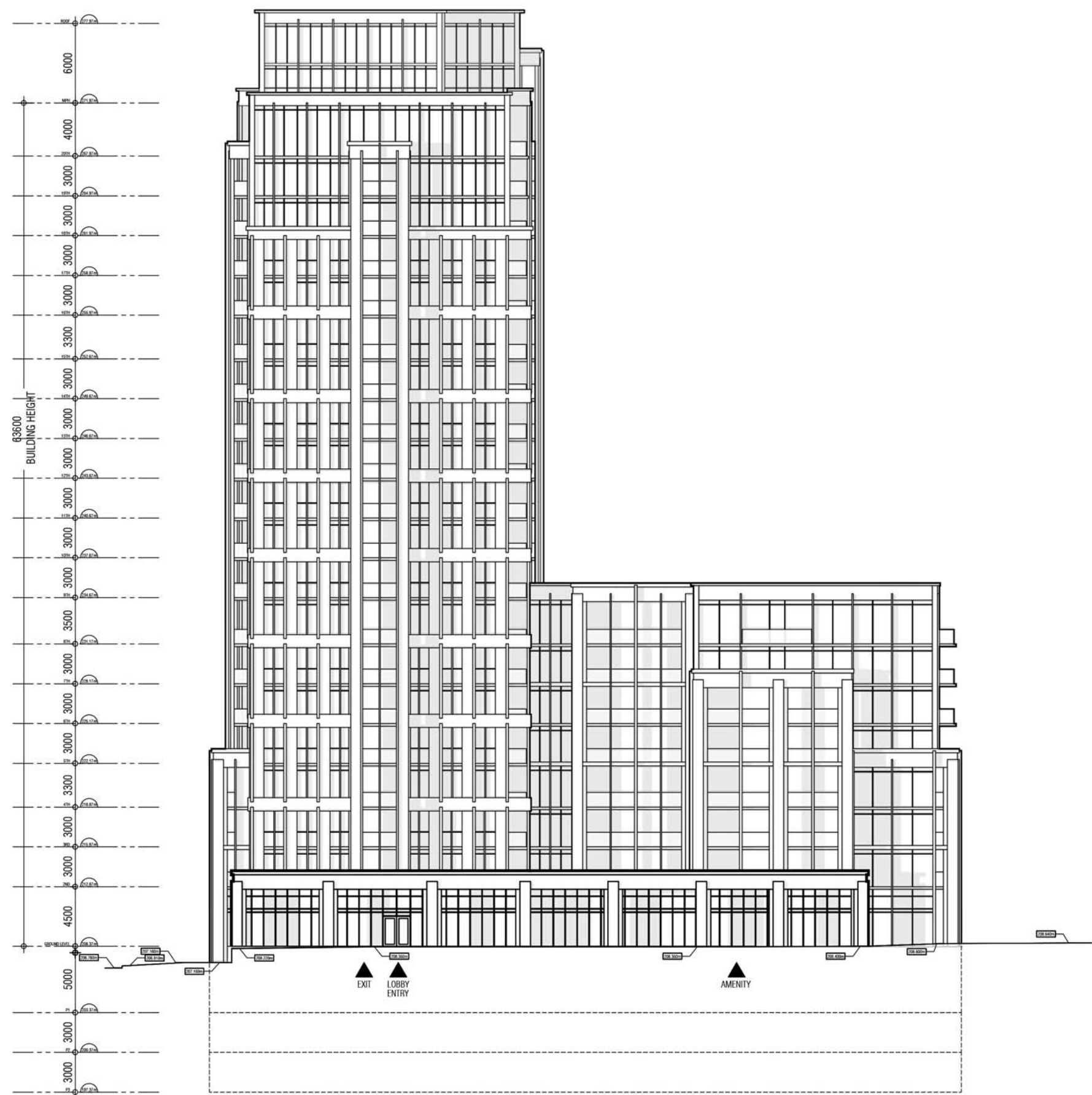
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A407

TITLEBLOCK SIZE: 610 x 900



East Elevation 01



North Elevation 02

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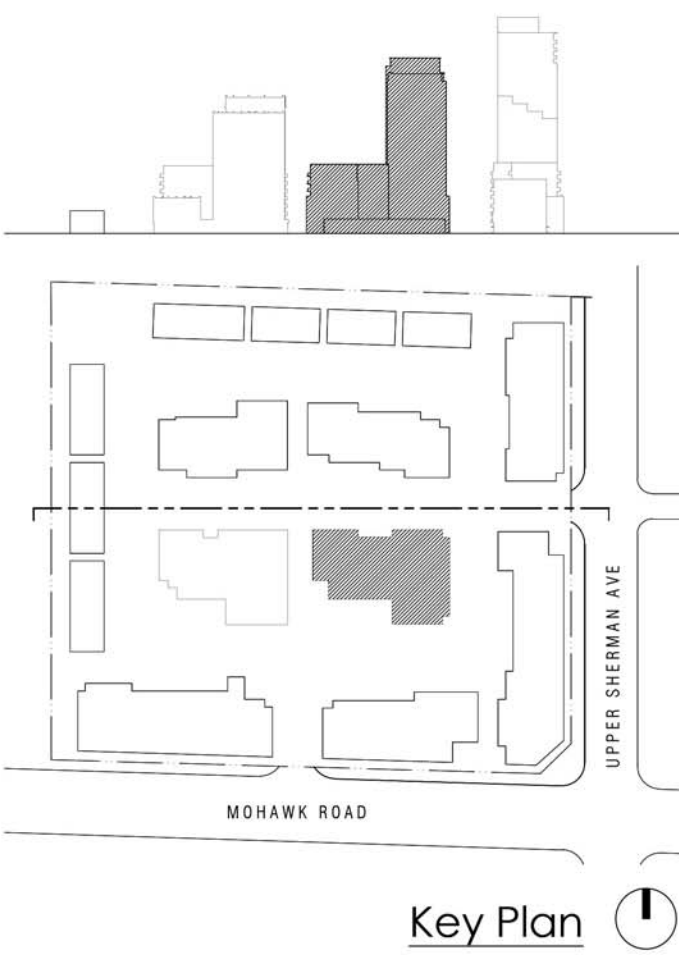
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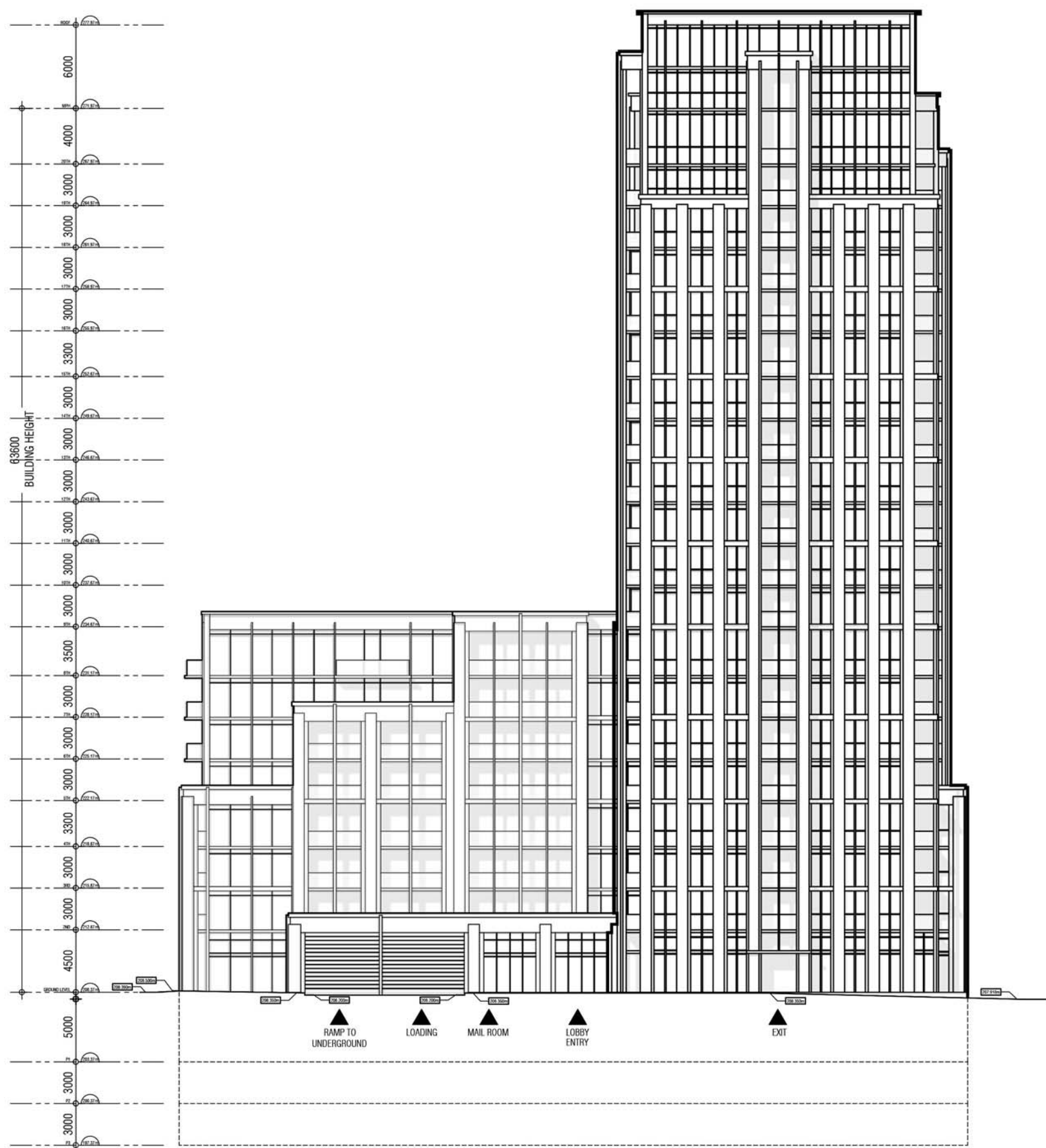
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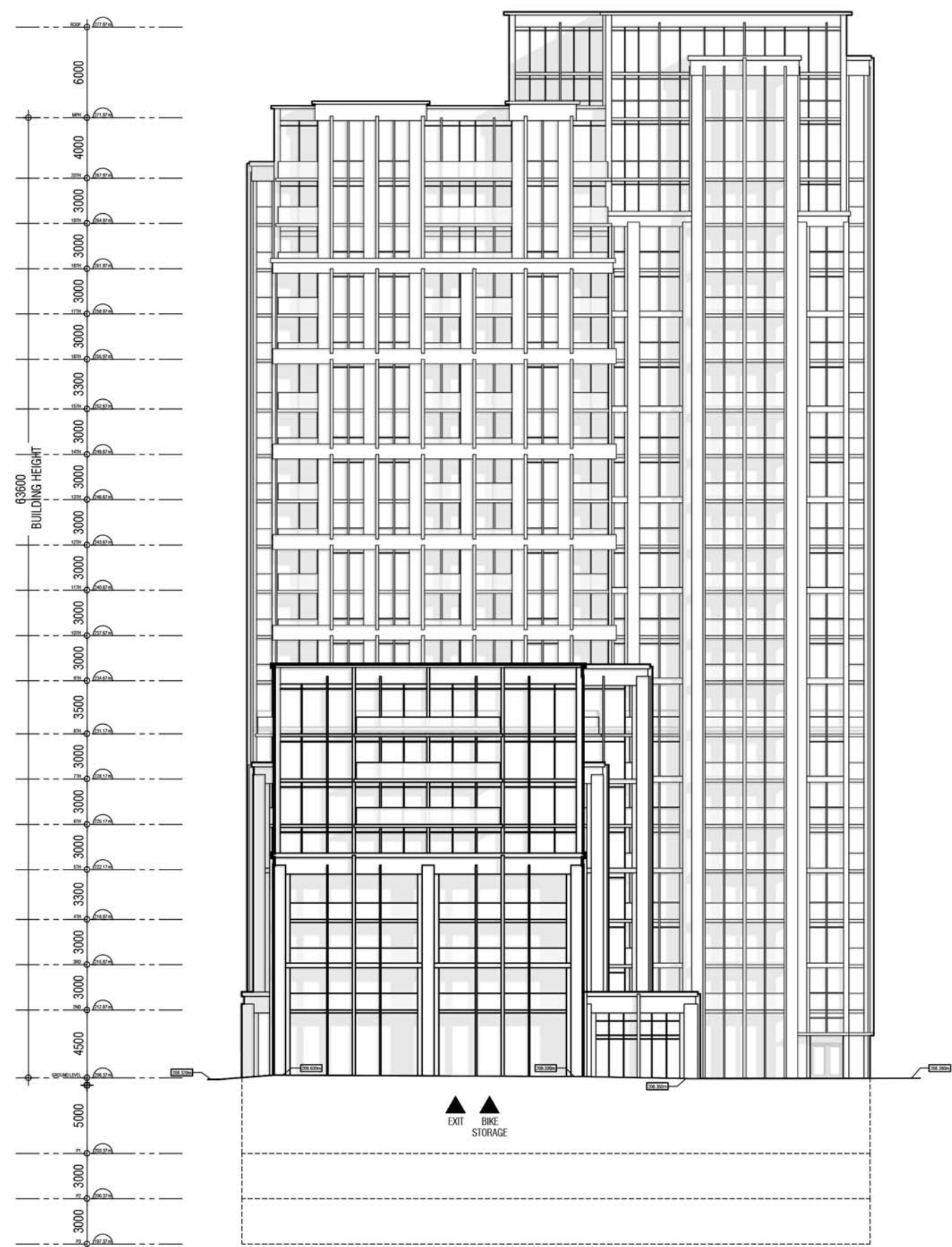
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Key Plan



South Elevation 03



West Elevation 04

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GRAZIANI CORAZZA ARCHITECTS

BERARDO E. GRAZIANI
LICENCE 4684

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

residential use

Mohawk & Upper Sherman

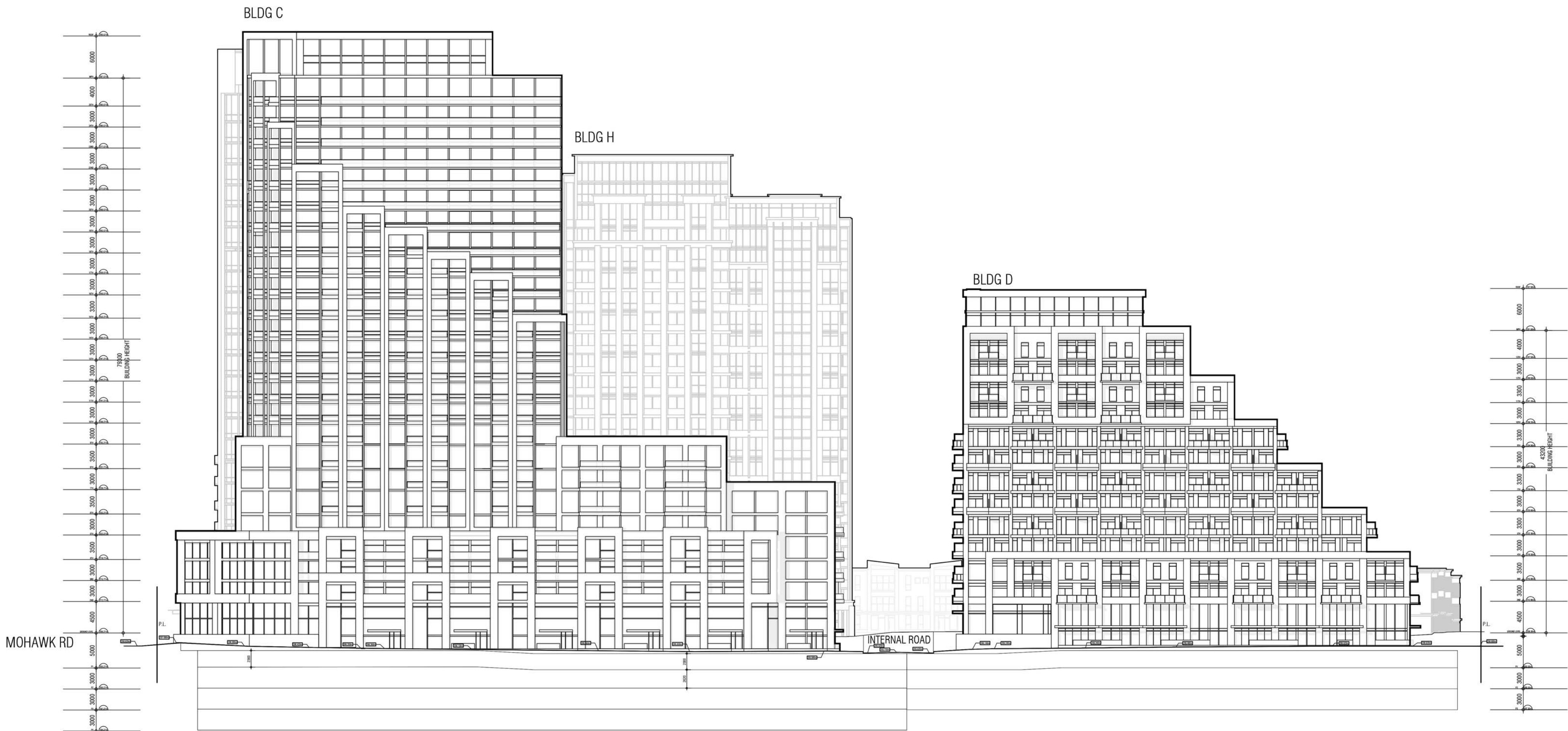
Hamilton	Ontario
PROJECT ARCHITECT:	B. Graziani
ASSISTANT DESIGNER:	C. Kotva
DRAWN BY:	DV/SH/SP
CHECKED BY:	----
PLOT DATE:	SEP.08.2022
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BUILDING H Elevations

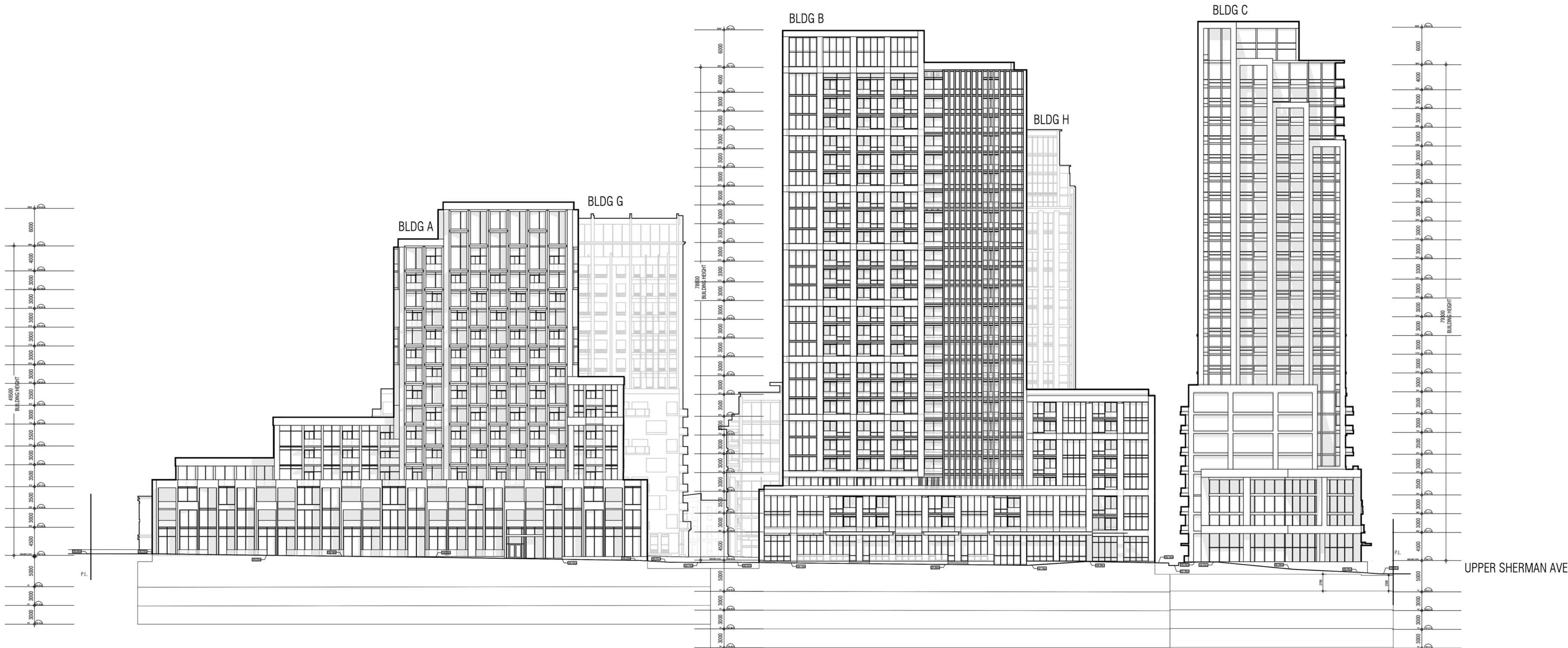
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A408

TITLEBLOCK SIZE: 610 x 900



Upper Sherman Ave Looking West 01



Mohawk Rd Looking North 02

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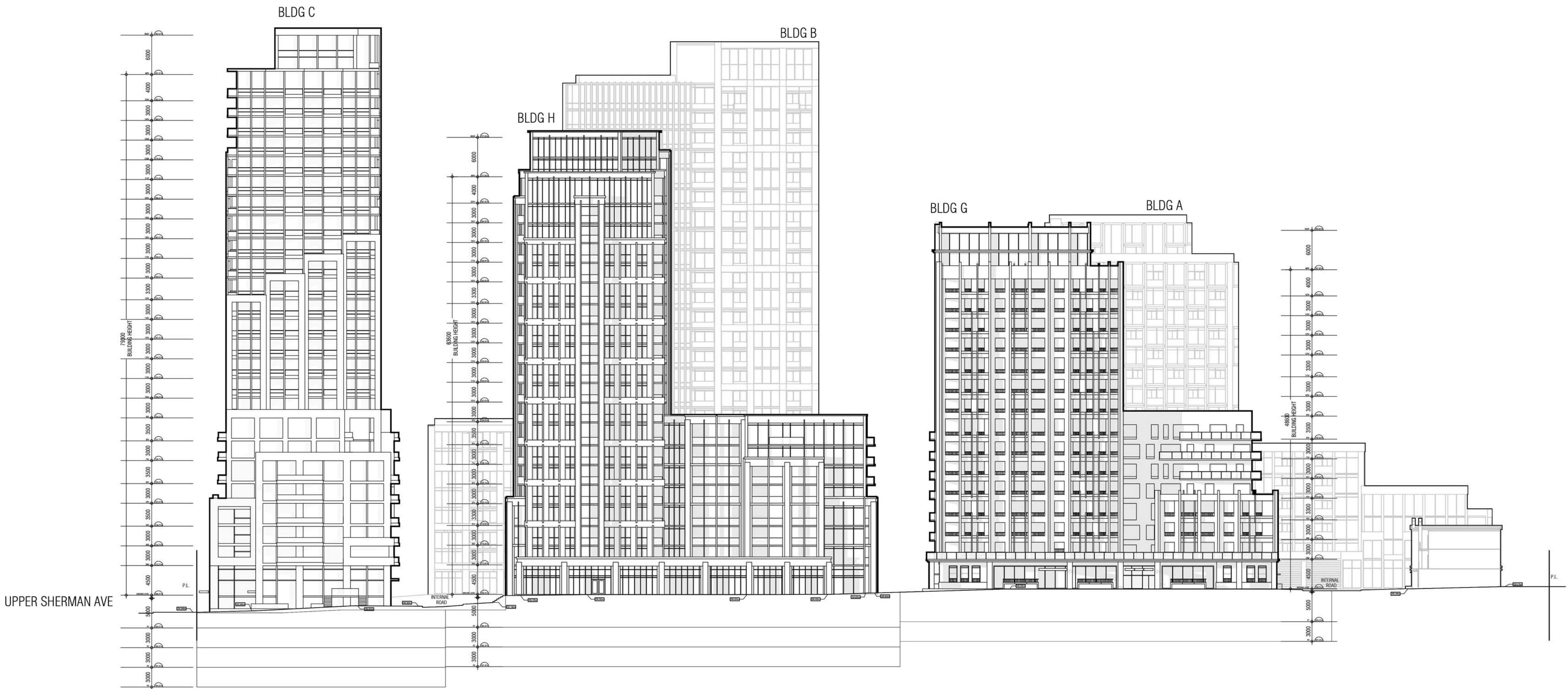
Hamilton	Ontario
PROJECT ARCHITECT:	B. Graziani
ASSISTANT DESIGNER:	C. Kotva
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PLOT DATE:	SEP.08.2022
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Street

Elevations

1:400

A409



Interior Site View Looking South (01)

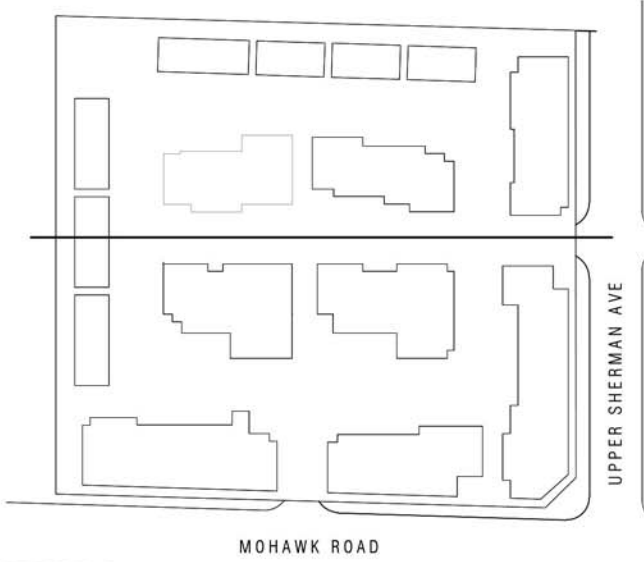
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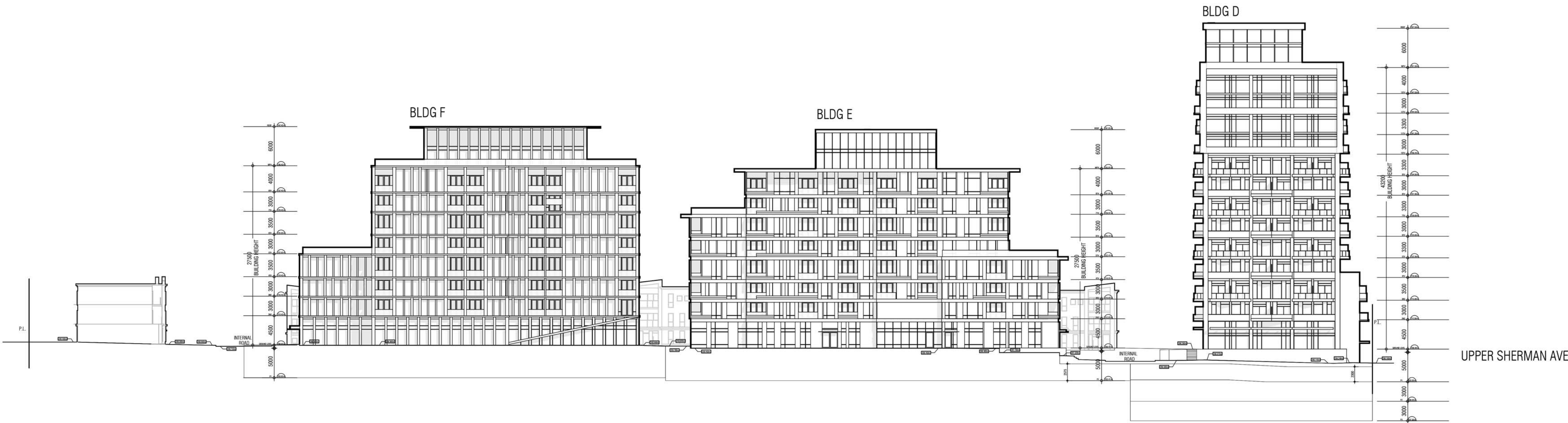
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Key Plan



Interior Site View Looking North (02)

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Interior Site Elevations

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A410

TITLEBLOCK SIZE: 610 x 900