

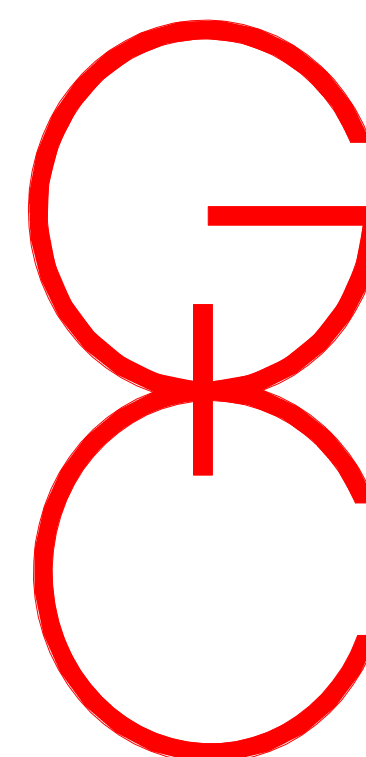
PROPOSED DEVELOPMENT

48 FERGUSON STREET

THE HI-RISE GROUP INC.

HAMILTON

ONTARIO



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

CLIENT:

The Hi-Rise Group Inc.

25 Imperial Street, Suite 200,
Toronto, Ontario
M5P 1R9

T. 416 484 1230

PLANNER:

Urban Solutions Planning &
Land development Consultants Inc.

3 Studebaker, Unit 1
Hamilton, Ontario
L8L 0C8

T. 905 546 1087

ARCHITECT:

Graziani + Corazza 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 Studebaker Place, Unit 1
Hamilton, ON
L8L 0C8

T. 905 546 1087

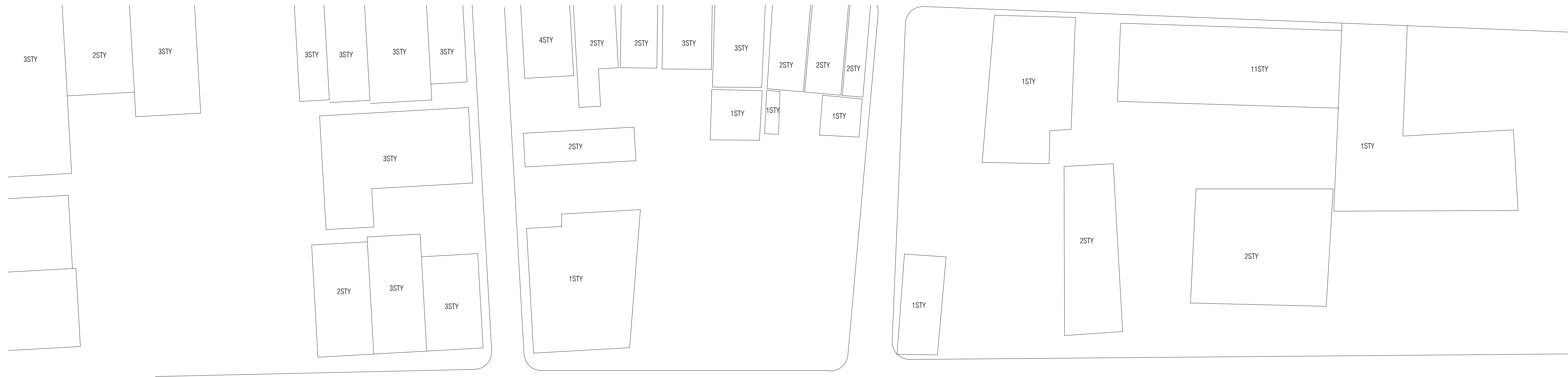
SURVEYOR:

A.T. McLaren Limited

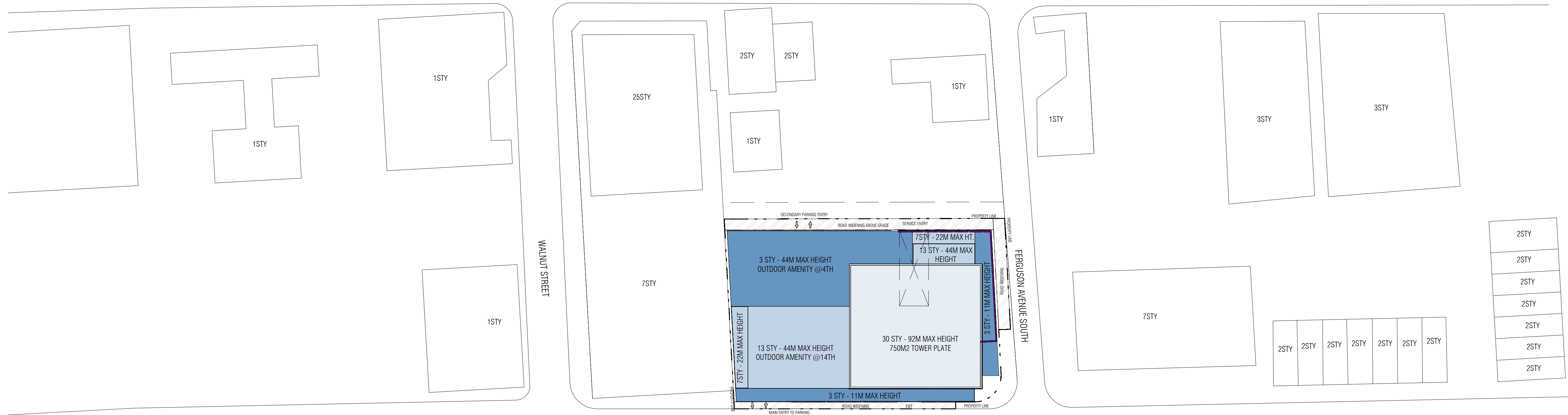
69 John Street South, Suite 230
Hamilton, Ontario
L8N 2B9

T. 905 527 8559

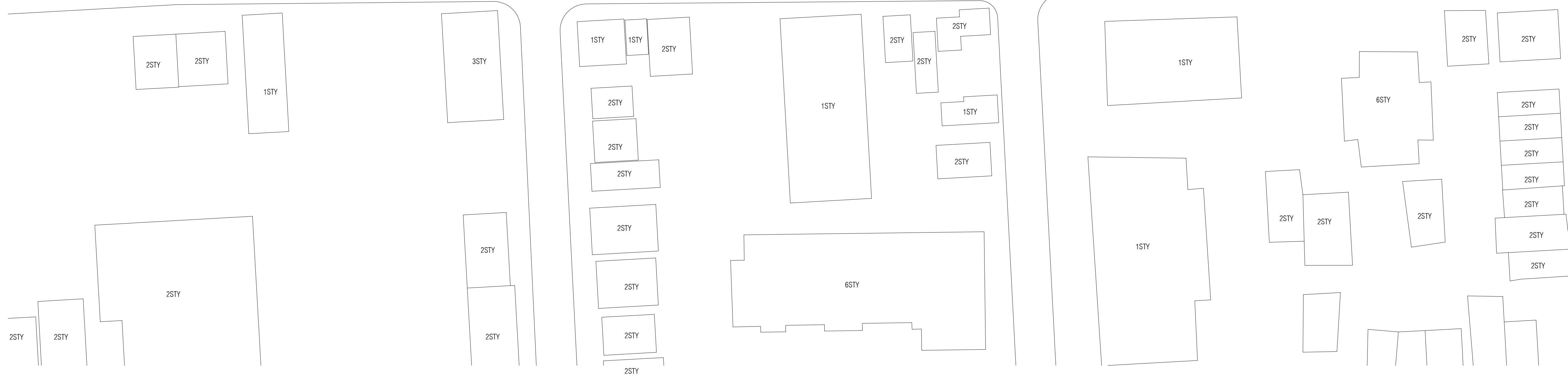
TRANSPORTATION:



MAIN STREET



JACKSON STREET



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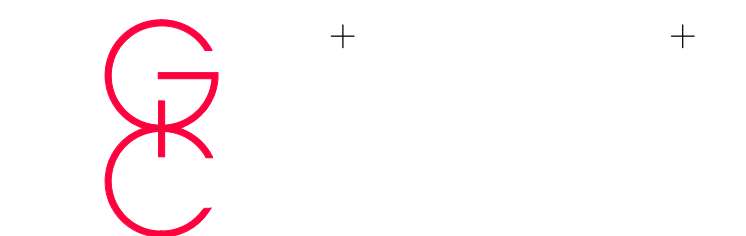
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Issuances

1	Jun.23.2023	Issued for DRP	BG
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**GRAZIANI
CORAZZA
ARCHITECTS**

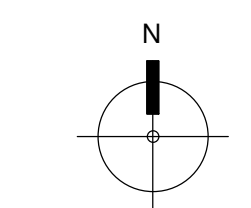
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PROPOSED MIXED USE DEVELOPMENT

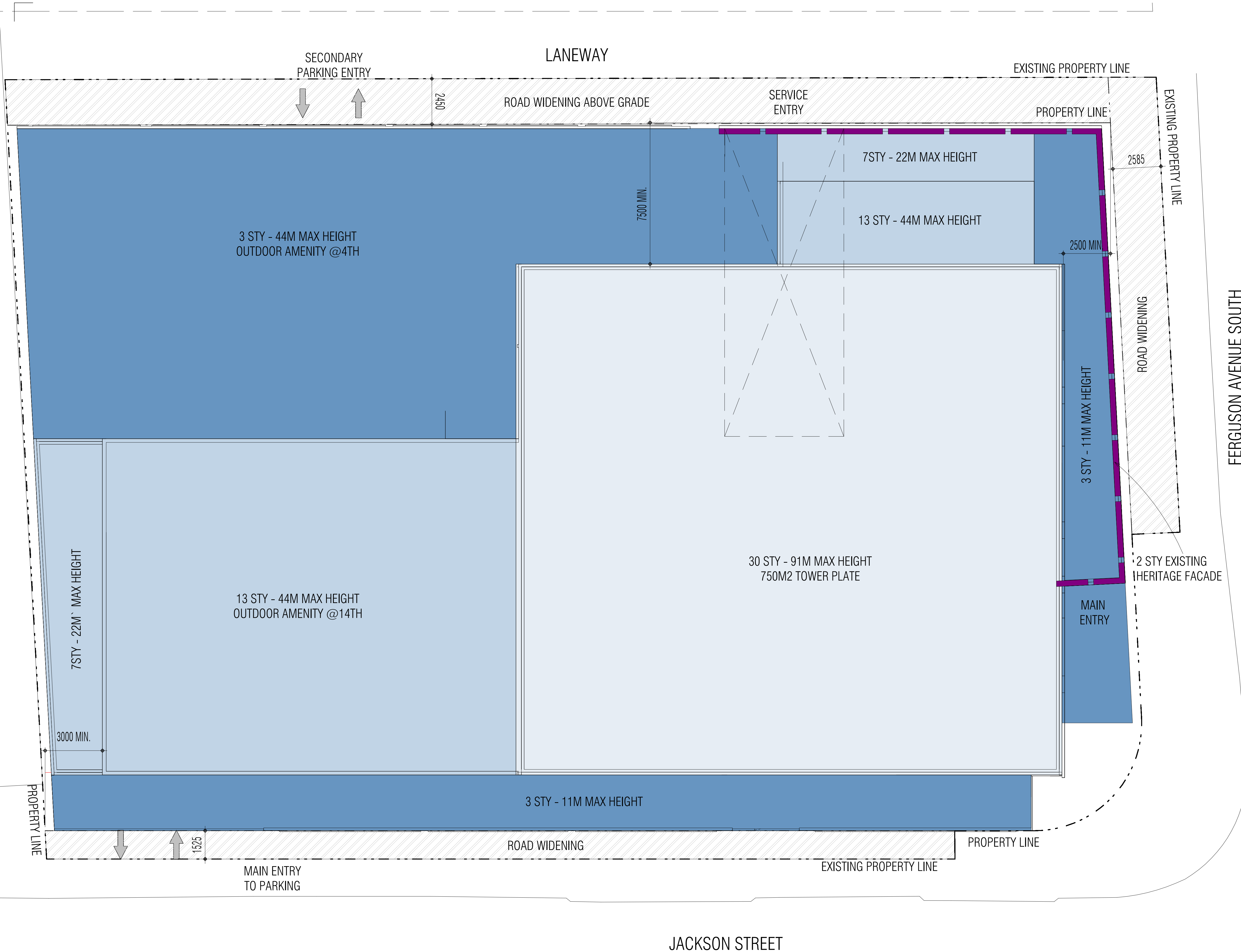
48 FERGUSON AVE SOUTH

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

CONTEXT PLAN



1:500 A.100



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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

SITE PLAN

1:100 A.101

LIST OF DRAWINGS	
A100 CONTEXT PLAN	A401 WEST ELEVATION
A102 SITE PLAN	A402 SOUTH ELEVATION
A103 STATISTICS	A403 EAST ELEVATION
	A404 NORTH ELEVATION
A201 P2-P4 UNDERGROUND PLAN	A501 SECTION A-A
A202 P1 UNDERGROUND PLAN	A502 SECTION B-B
A301 GROUND FLOOR PLAN	
A302 2ND FLOOR PLAN	
A303 3RD FLOOR PLAN	
A304 4TH FLOOR PLAN	
A305 5TH FLOOR PLAN	
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	

TOPOGRAPHIC SURVEY
OF PLAN OF 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

- 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 subsequent owner submits an application for condominium approval for this development not in accordance with this information, different servicing connections, including all associated stormwater management facilities and any necessary revised plans and studies, may be required by the city at the sole cost to the condominium applicant.
- 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 for any proposed temporary/ permanent discharging of groundwater into municipal sewer systems and water courses.
- 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 lot but shall not include an area devoted to mechanical equipment. Mechanical area constitutes a corridor providing access to a mechanical room may be excluded from gross floor area, providing the corridor exclusively providing access to the mechanical room and no other. Exclusions also include elevators, elevator shafts, stairways, incoming service rooms, electrical rooms, shaft openings for building services. Bike parking is included in the GFA if the parking is within a building.

OBC DEFINITION

PROJECT STATISTICS

STATISTICS PER: By-Law 05-200			
01. SITE	m2	2250	
	ha	0.23	
	ft2	24219	
	ac	0.56	
		Required	Proposed
02. G.F.A Above Grade	Residential	291632.1 ft2	27094 m2
	Non-Residential	765.3 ft2	71 m2
	Total	292397.4 ft2	27165 m2
03. FSI	Calculated using Bylaw G.F.A.	12.07	
04. UNIT BREAKDOWN	Residential Units	Studio	74 18%
		1 Bed	82 20%
		1 Bed + D	102 25%
		2 Bed	49 12%
		2 Bed +D	91 23%
		3 Bed	4 1%
	Total	402	100%
05. PARKING	Residential Units	RATIO	# of UNITS
		1	402
	Barrier Free	2 + 2% of TOTAL SPACES	10
	Total		412
			8
		*0 COMPACT CARS (RES+VIS)	271
06. BIKE PARKING	Residential	Ratio	Units
	Long-Term	0.50	402
	Short-Term	0.01	402
	Total		203
			198
			0
			198
07. AMENITY (m2)	Indoor	Ratio	Units
	Outdoor	2.00	402
	Balconies/ Terraces	2.00	402
	Total		1608
			864
			847
			2584
			4295
08. BUILDING HEIGHT		90.0m + 6.0m MPH	
09. BUILDING SETBACKS	Above Grade/ Podium		
	North	0m	
	East	0m	
	South	0m	
	West	0m	
	Above Podium		
	North	7.5m	
	East	3m	
	South	3m	
	West	26.5m	

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

STATISTICS

UNIT MIX							
FLOOR	STUDIO	1B	1B + D	2B	2B + D	3B	TOTAL
1st	0	0	0	0	0	0	0
2nd	0	0	0	0	0	0	0
3rd	0	0	2	1	1	0	4
4th	0	8	4	2	2	1	17
5th	0	8	4	2	2	1	17
6th	0	9	5	2	3	1	20
7th	0	9	5	2	3	1	20
8th	1	8	8	1	2	0	20
9th	1	8	8	1	2	0	20
10th	1	8	8	1	2	0	20
11th	1	8	8	1	2	0	20
12th	1	8	8	1	2	0	20
13th	1	8	8	1	2	0	20
14th	4	0	2	2	4	0	12
15th	4	0	2	2	4	0	12
16th	4	0	2	2	4	0	12
17th	4	0	2	2	4	0	12
18th	4	0	2	2	4	0	12
19th	4	0	2	2	4	0	12
20th	4	0	2	2	4	0	12
21st	4	0	2	2	4	0	12
22nd	4	0	2	2	4	0	12
23rd	4	0	2	2	4	0	12
24th	4	0	2	2	4	0	12
25th	4	0	2	2	4	0	12
26th	4	0	2	2	4	0	12
27th	4	0	2	2	4	0	12
28th	4	0	2	2	4	0	12
29th	4	0	2	2	4	0	12
30th	4	0	2	2	4	0	12
TOTAL	74	82	102	49	91	4	402
	184	25%	12%	23%	1%		
	18%	46%	35%	23%	1%		
	16%	46%	35%	23%	1%	100%	

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 PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

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

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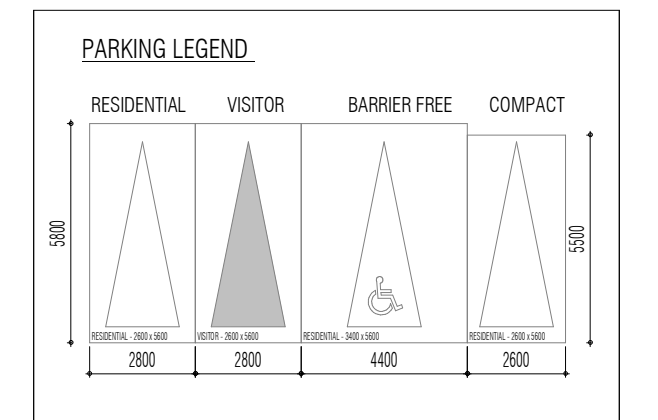
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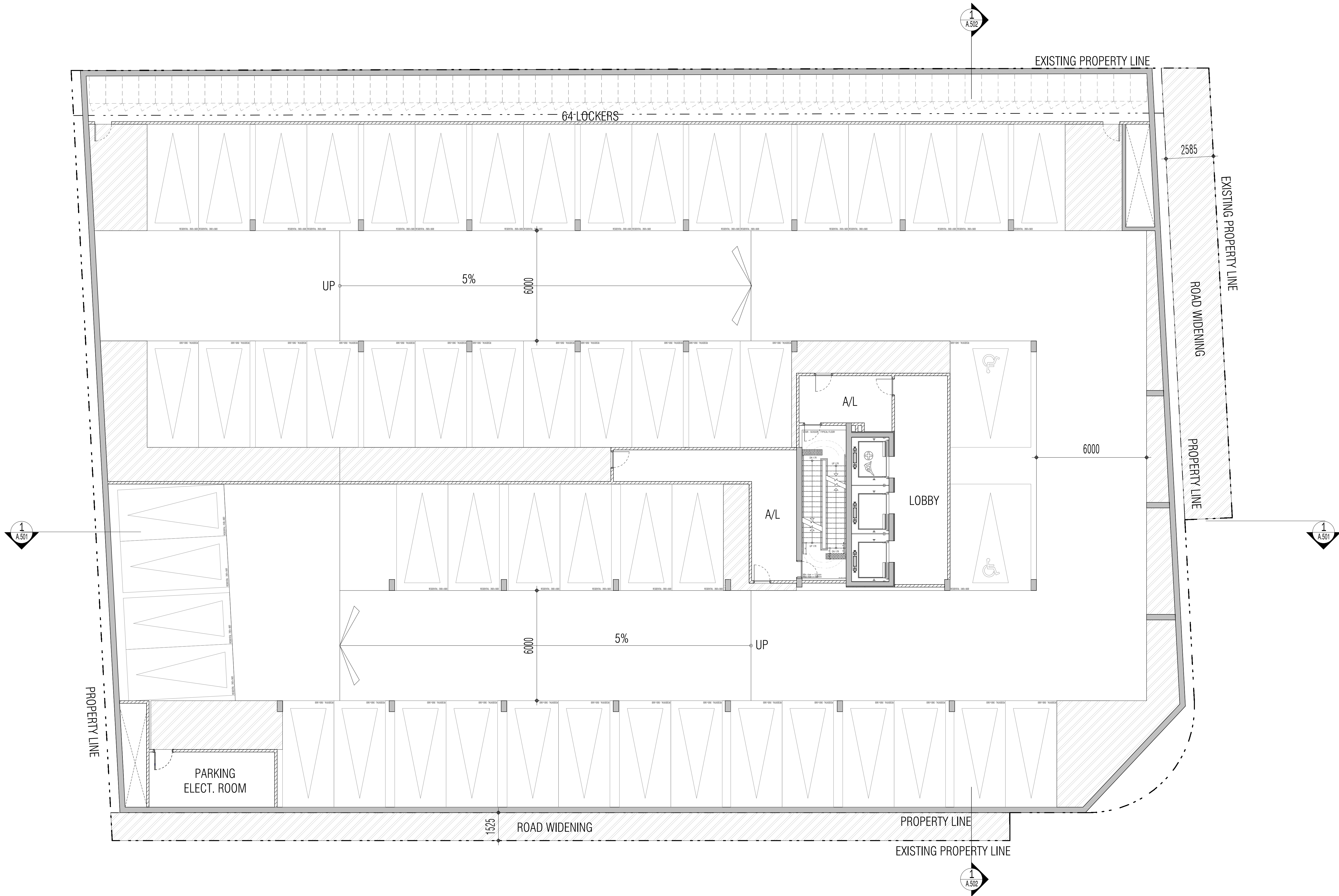
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P4 UNDERGROUND



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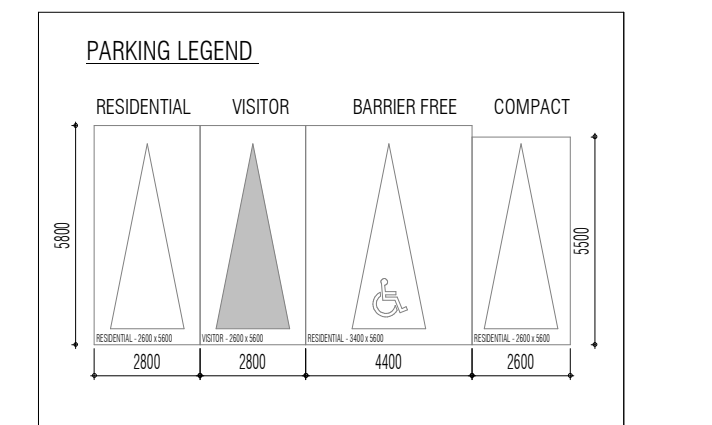
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ISSUANCES



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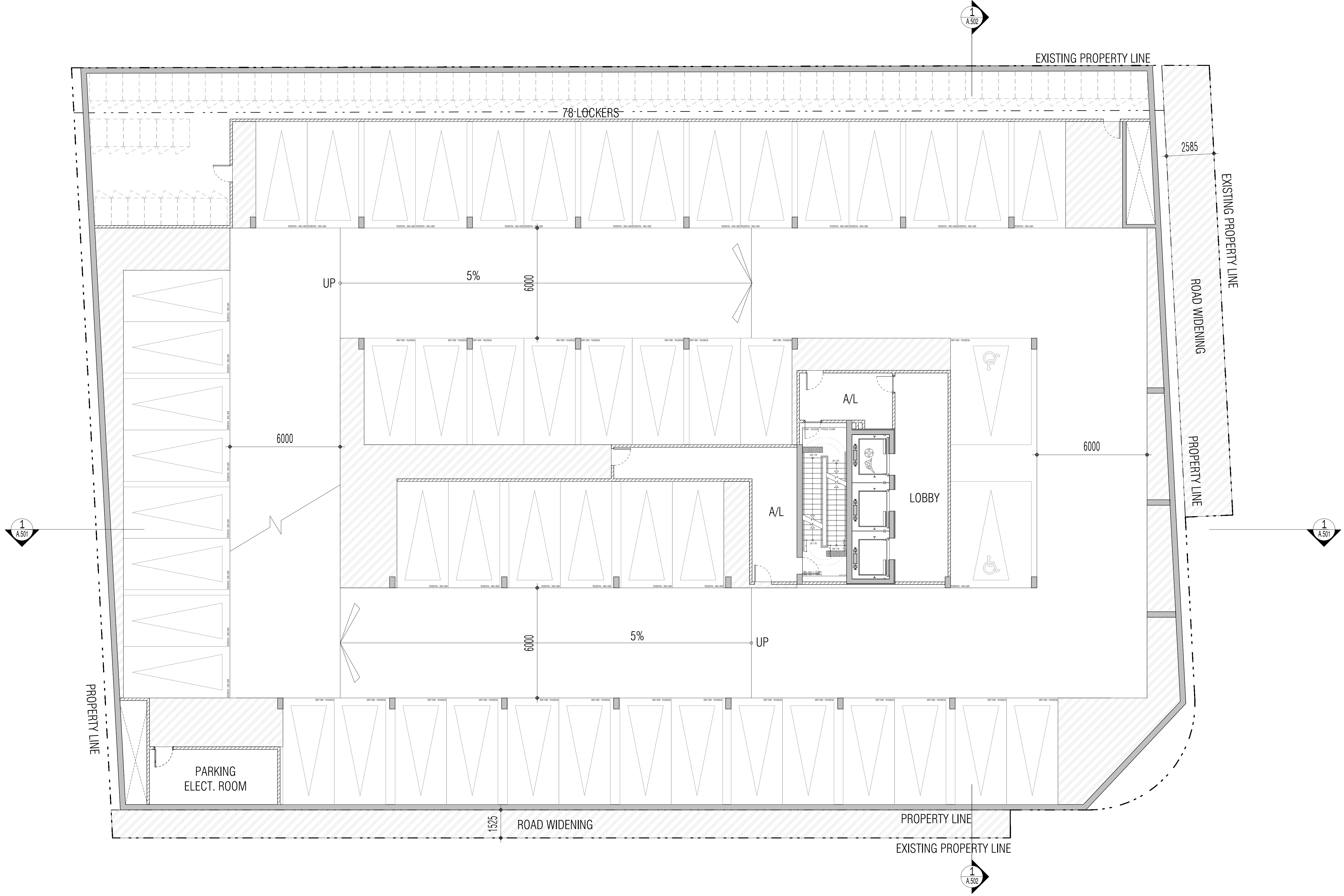
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P2-P3 UNDERGROUND
 As indicated A.202

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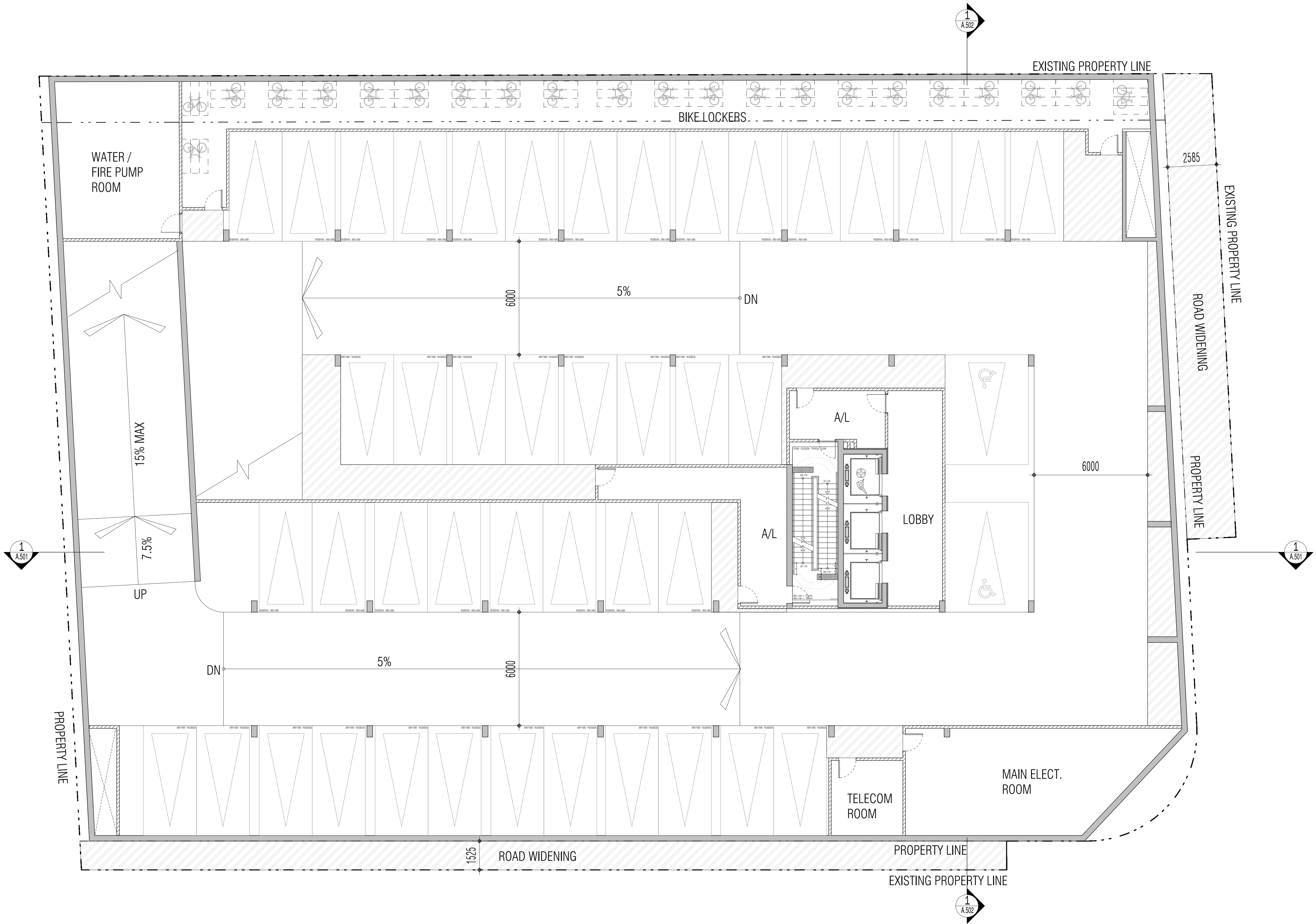
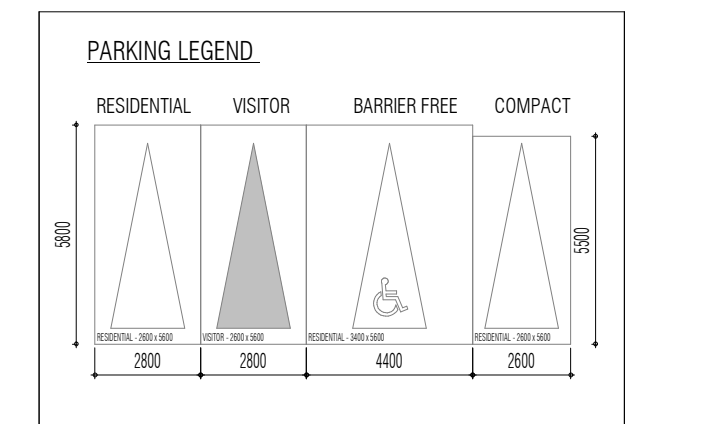
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P1 UNDERGROUND

As indicated A.203

Titleblock Size:

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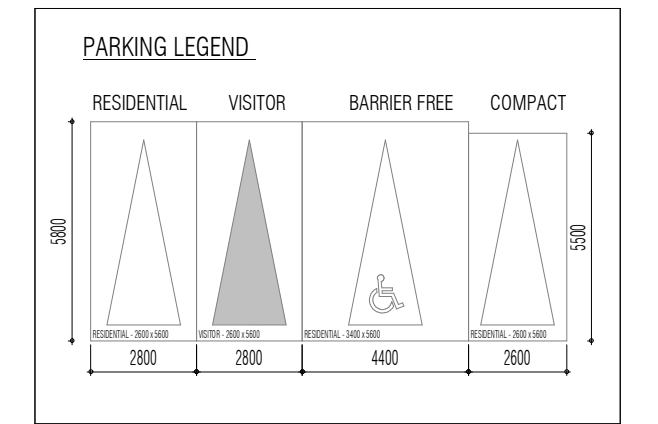
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Issues:



1 Jun.23.2023 Issued for DRP BG

Issued for revisions



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CORAZZA
ARCHITECTS**

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PROPOSED MIXED USE DEVELOPMENT

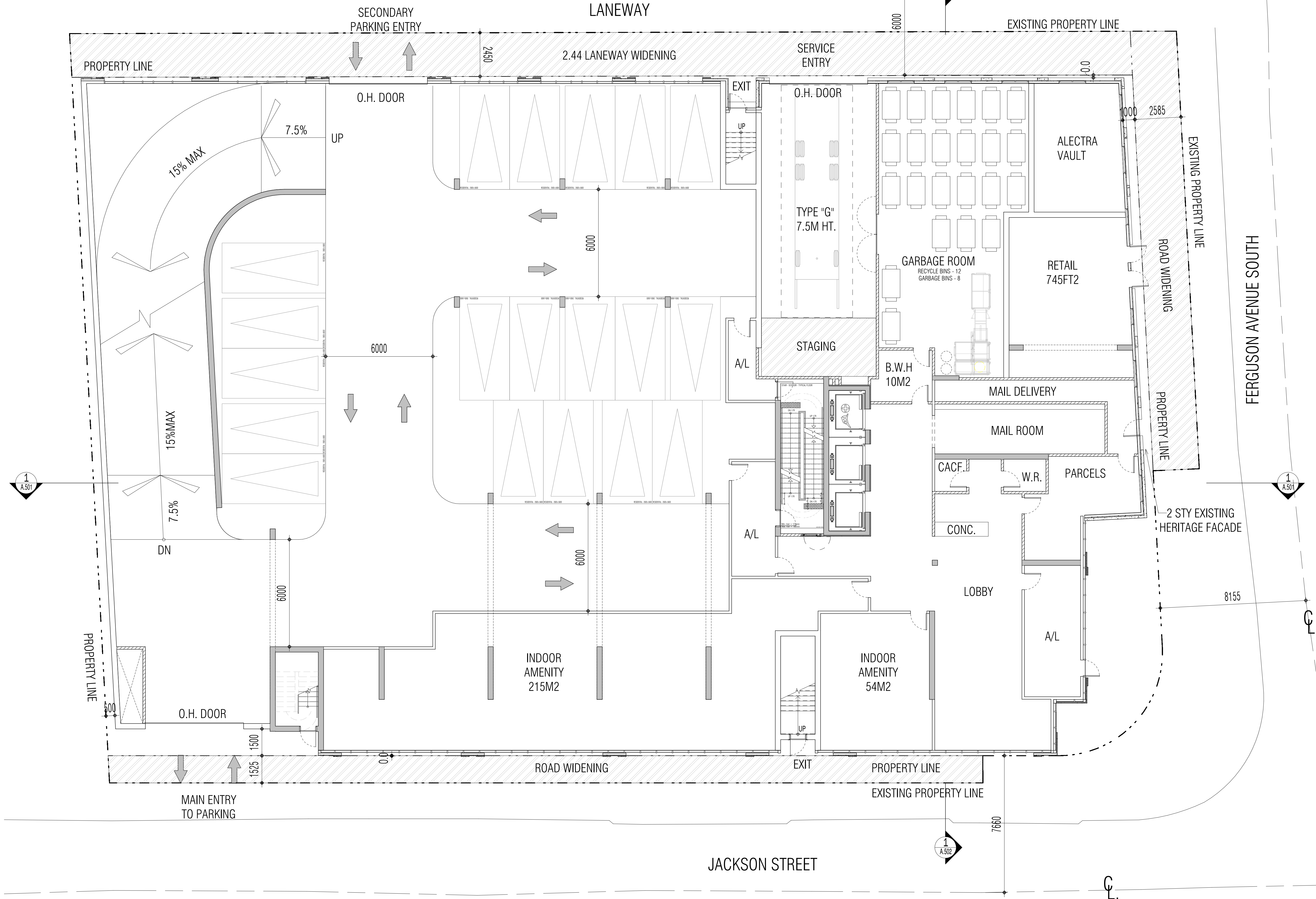
48 FERGUSON AVE SOUTH

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

GROUND (1ST) FLOOR PLAN



Titleblock Size:



JACKSON STREET

FERGUSON AVENUE SOUTH

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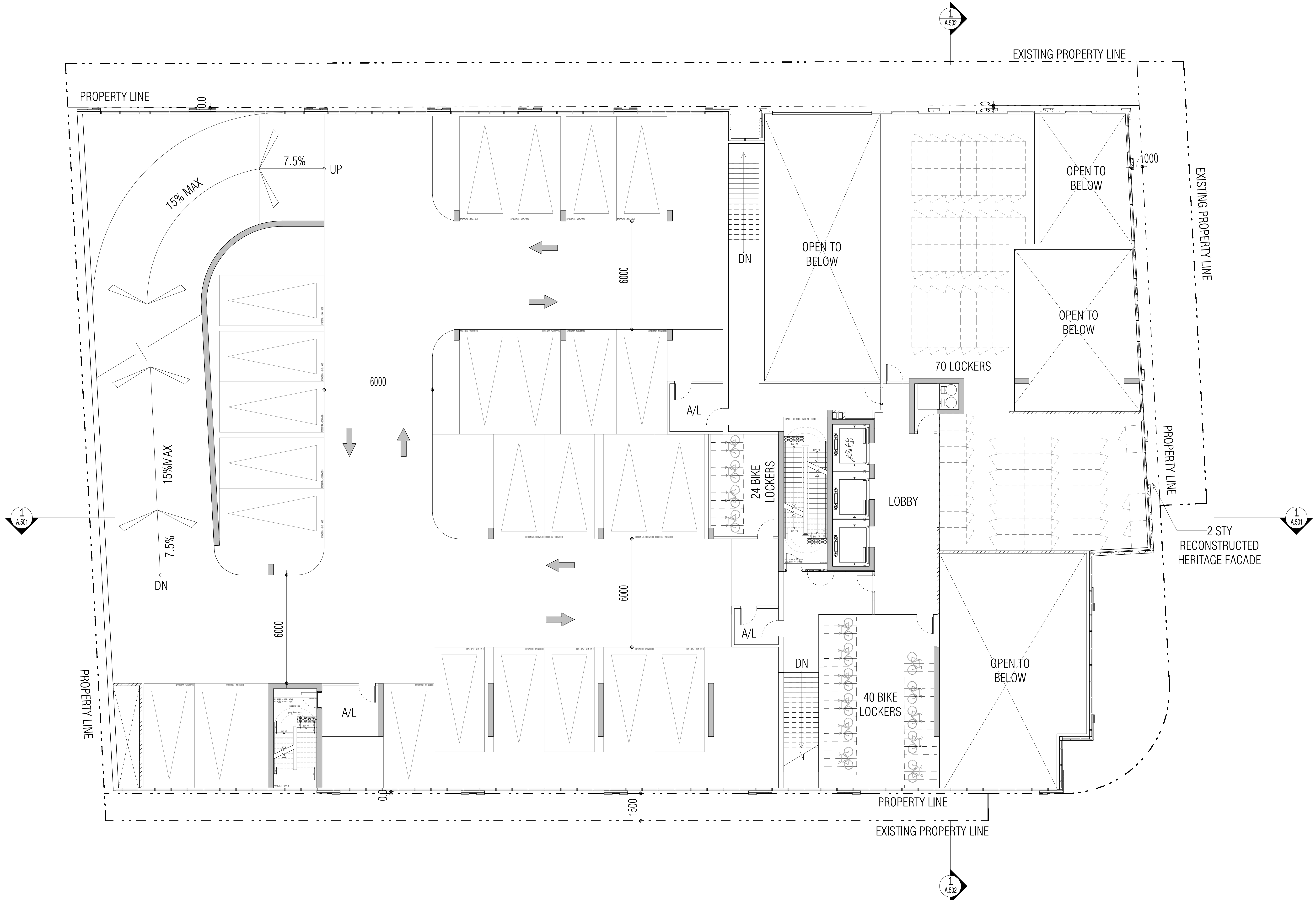
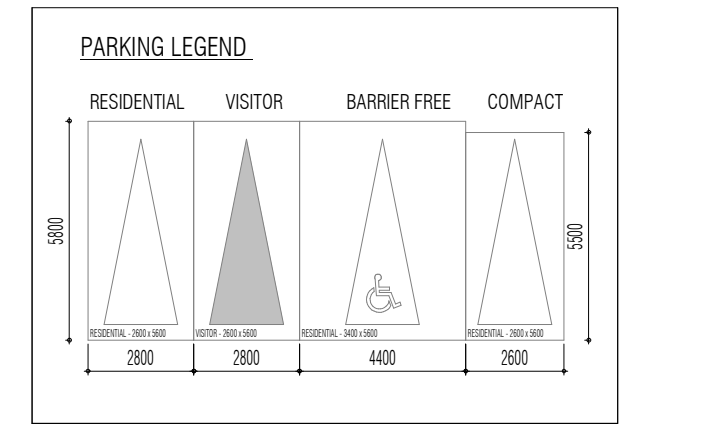
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Issues:



1 Jun.23.2023 Issued for DRP BG

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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

2ND FLOOR PLAN
 1:100 A.302

North arrow and scale indicator.

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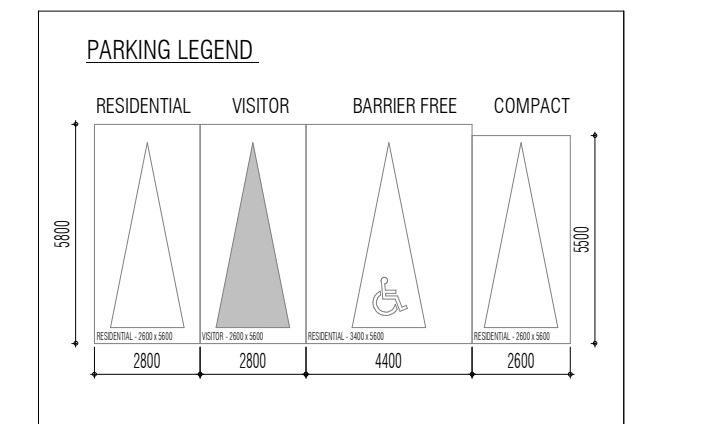
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PROPOSED MIXED USE DEVELOPMENT

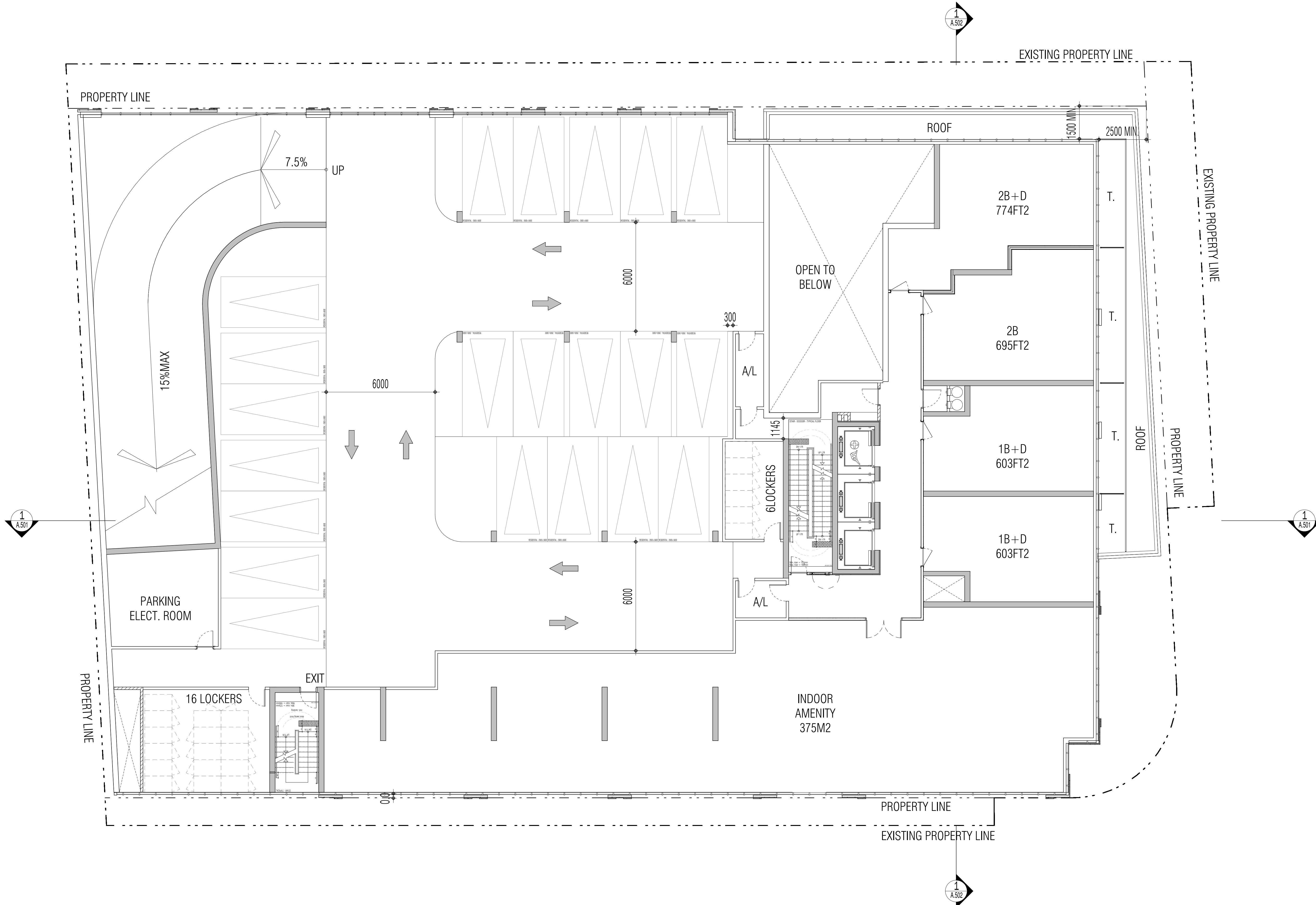
48 FERGUSON AVE SOUTH

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

3RD FLOOR PLAN



Titleblock Size:



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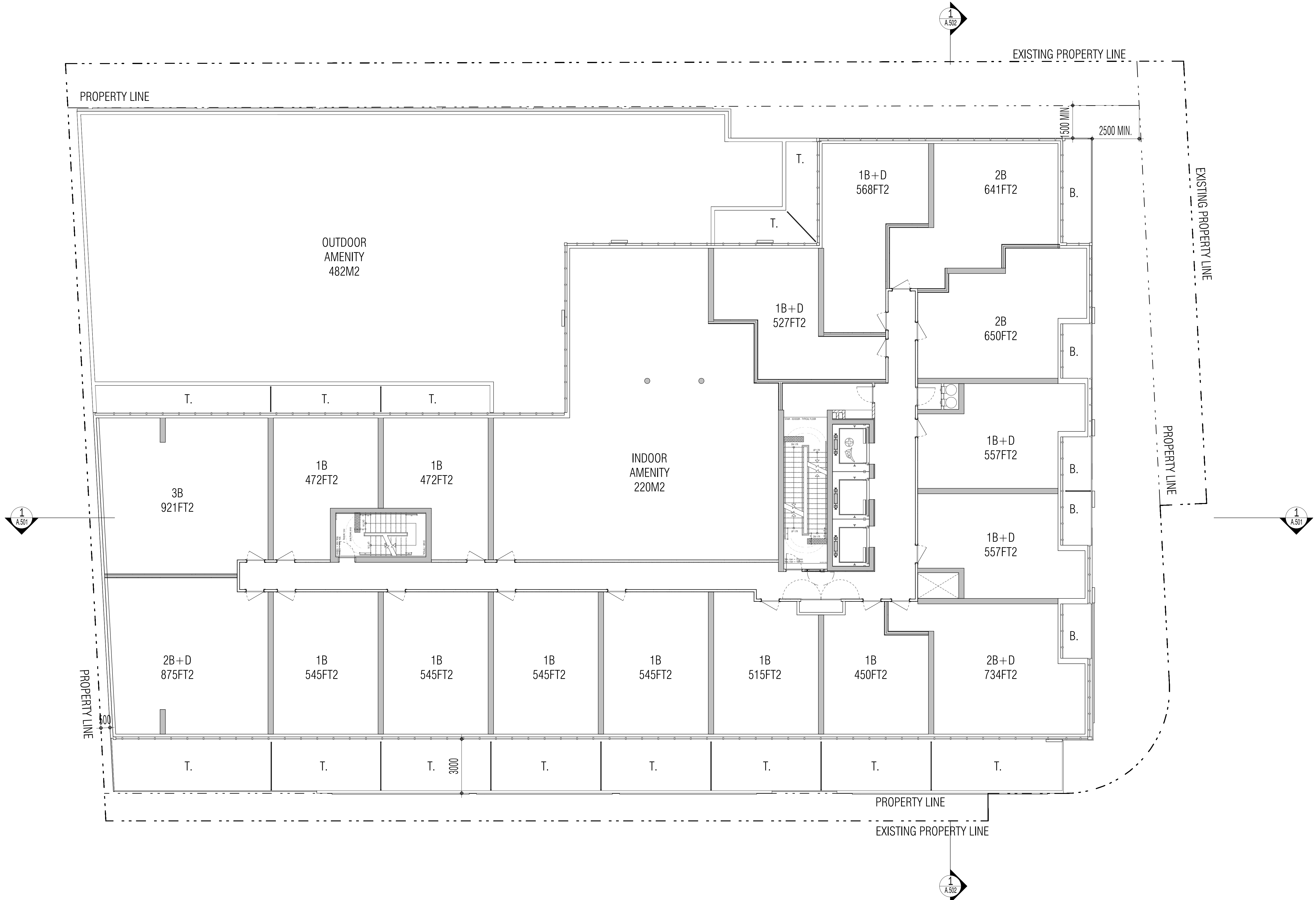
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PROPOSED MIXED USE DEVELOPMENT

48 FERGUSON AVE SOUTH

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

4TH FLOOR PLAN

1:100 A.304

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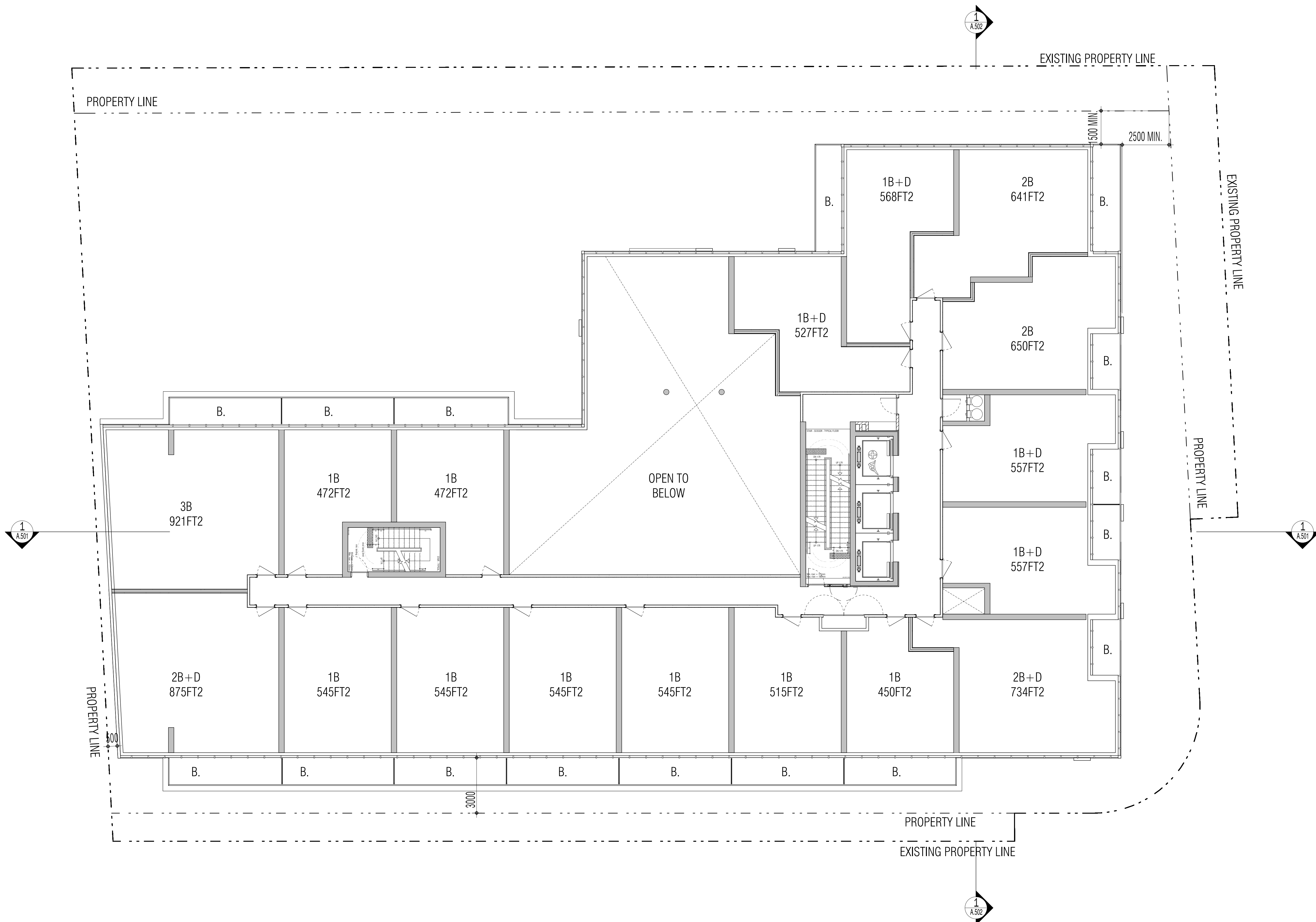
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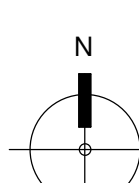
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PROPOSED MIXED USE DEVELOPMENT
 48 FERGUSON AVE SOUTH

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

5TH FLOOR PLAN


 1:100 A.305

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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

6TH - 7TH FLOOR PLAN
 1:100 A.306

North arrow pointing up, scale 1:100, and title block size information.

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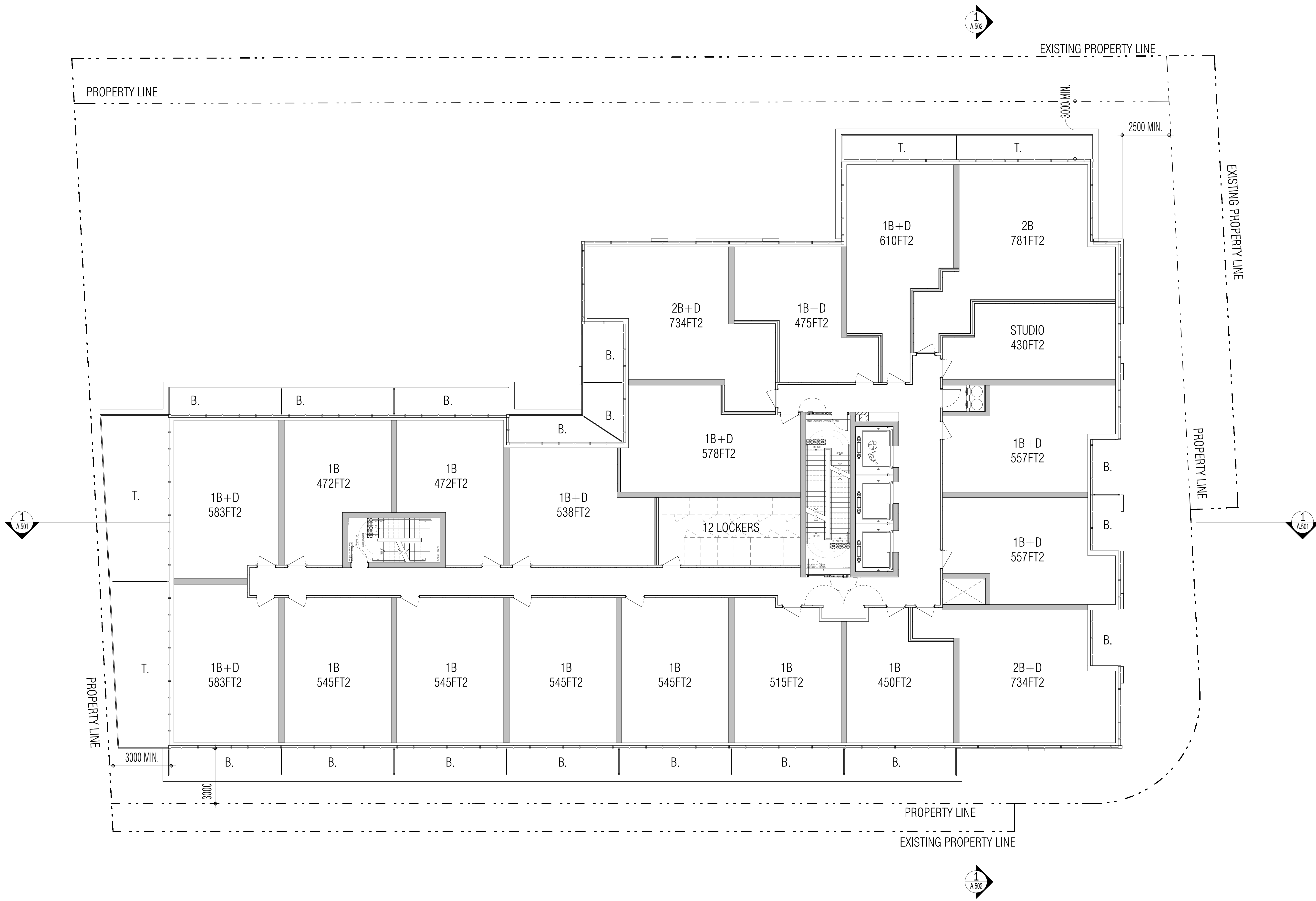
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	+	+
GRAZIANI CORAZZA ARCHITECTS	+	+

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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

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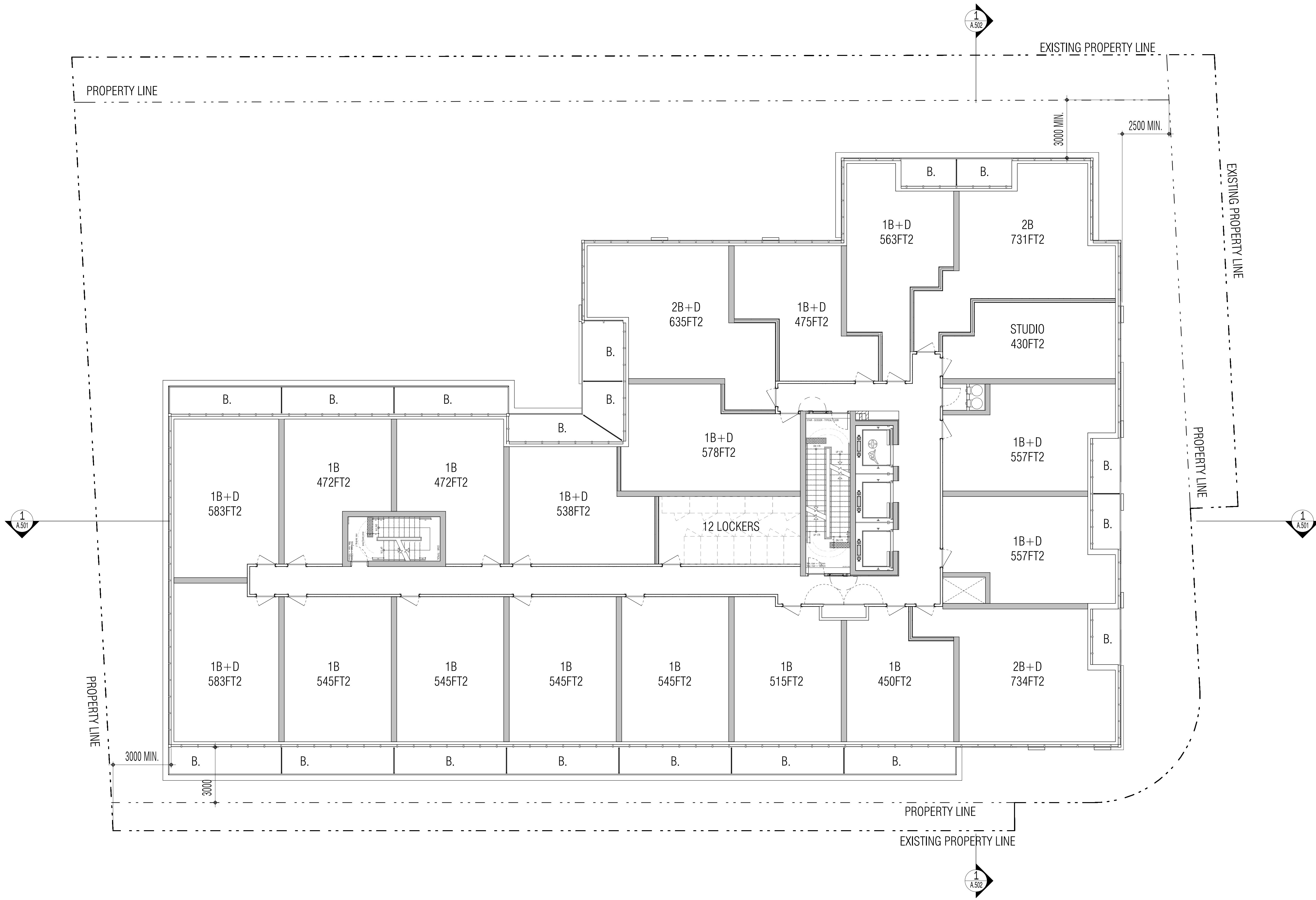
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PROPOSED MIXED USE DEVELOPMENT
 48 FERGUSON AVE SOUTH

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

9TH - 13TH FLOOR PLAN
 1:100 A.308

North arrow pointing up and a scale indicator.

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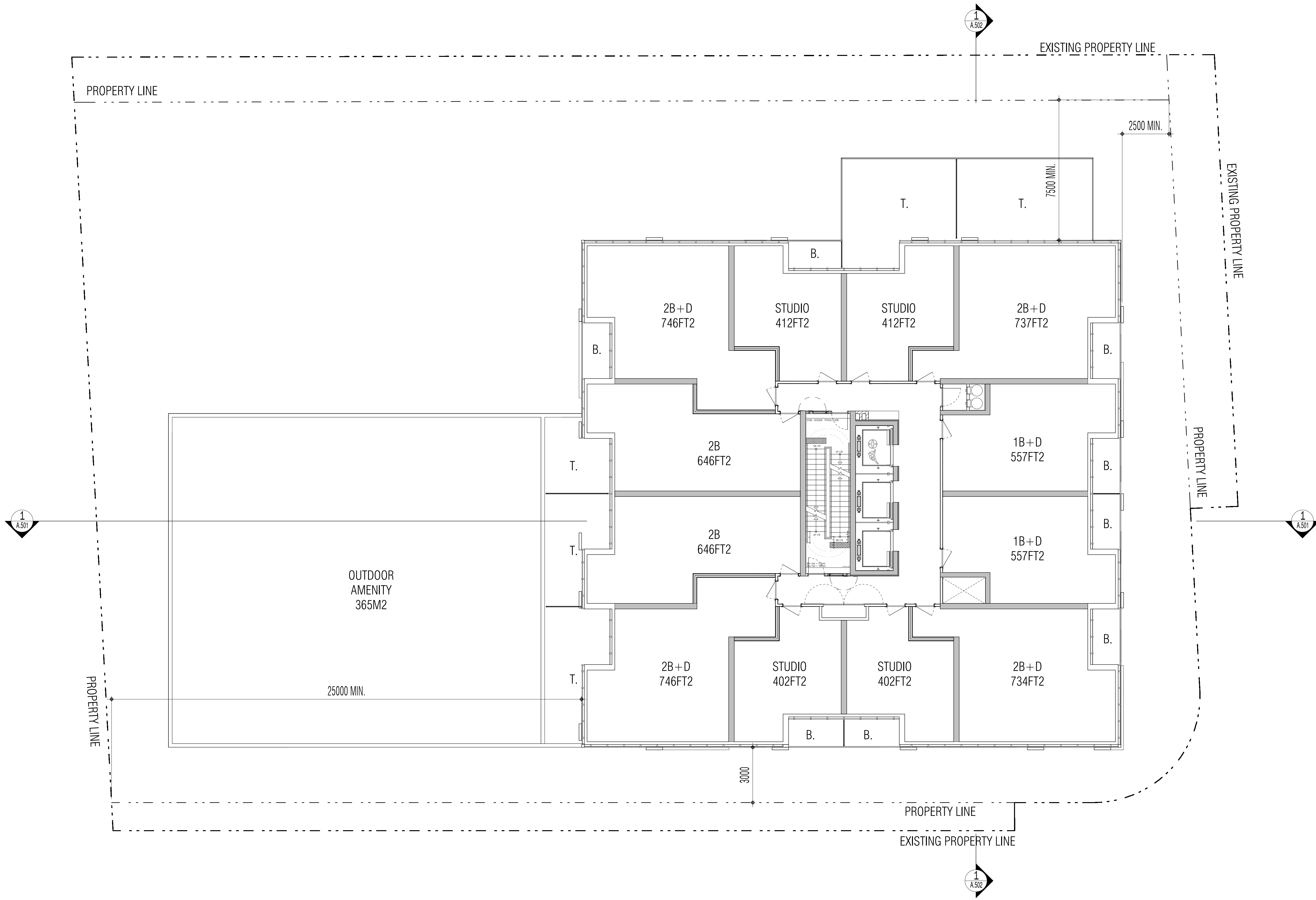
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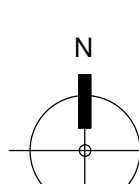
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PROPOSED MIXED USE DEVELOPMENT
 48 FERGUSON AVE SOUTH

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

14TH FLOOR PLAN


 1:100 A.309

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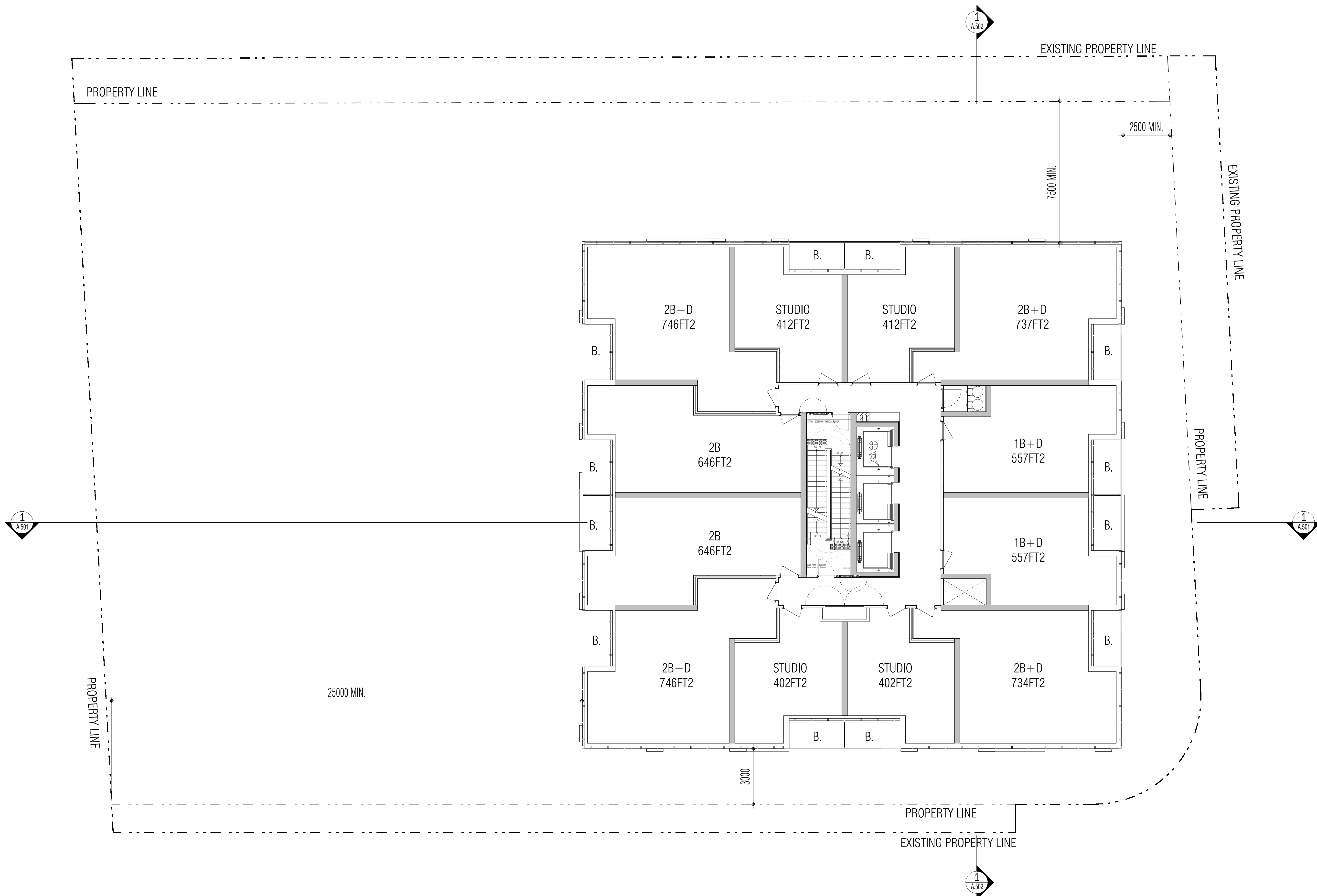
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Issuances



1	Jun.23.2023	Issued for DRP	BG
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	+	+
GRAZIANI CORAZZA ARCHITECTS	+	+
8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4V 4L8 PHONE: 905.755.2801 FAX: 905.755.2844 WWW.GC-ARCHITECTS.COM		

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

TYPICAL FLOOR PLAN (15TH - 30TH)
 1:100 A.310

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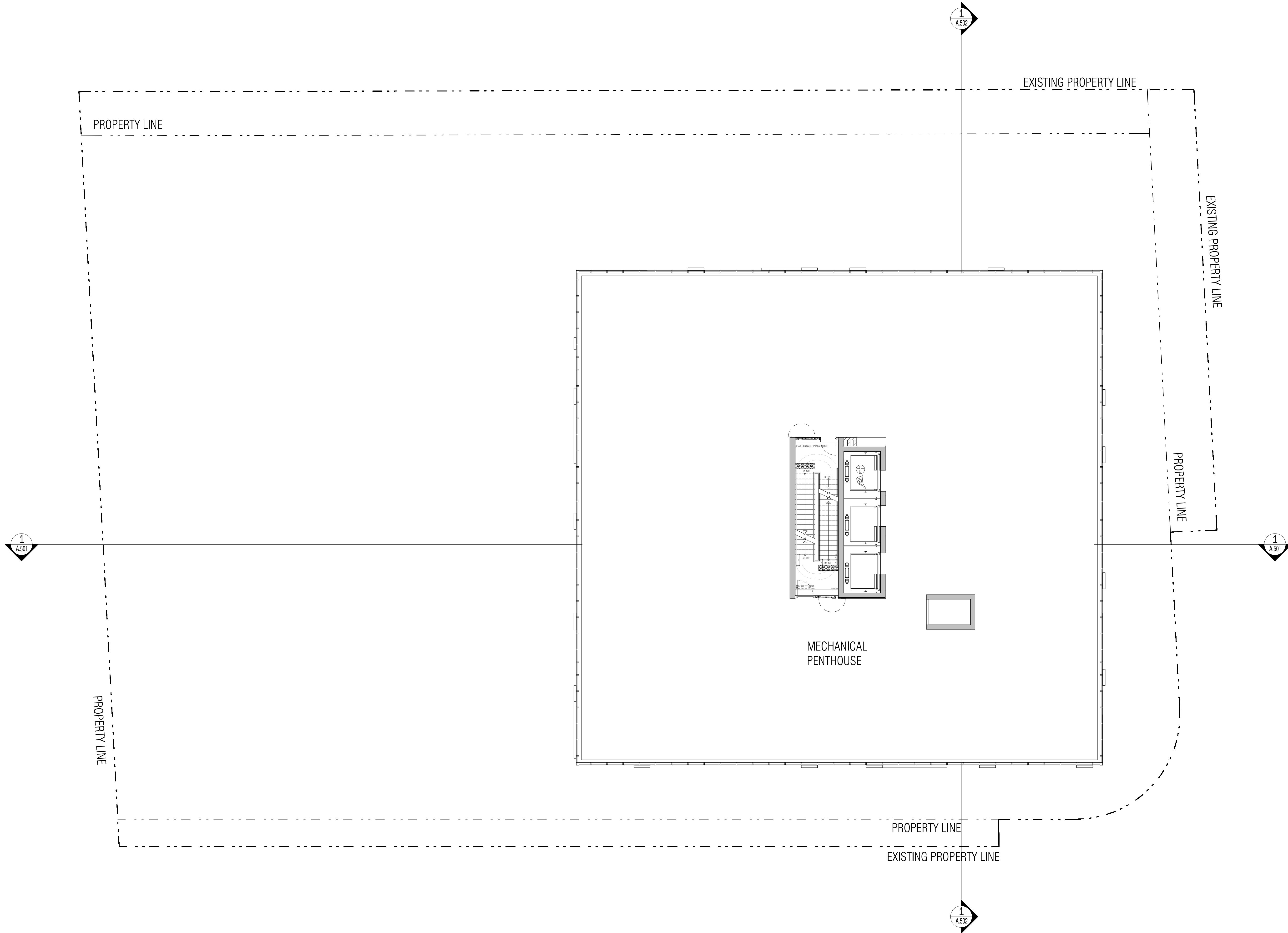
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PROPOSED MIXED USE DEVELOPMENT

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

MECHANICAL PENTHOUSE

N

 1:100 A.311

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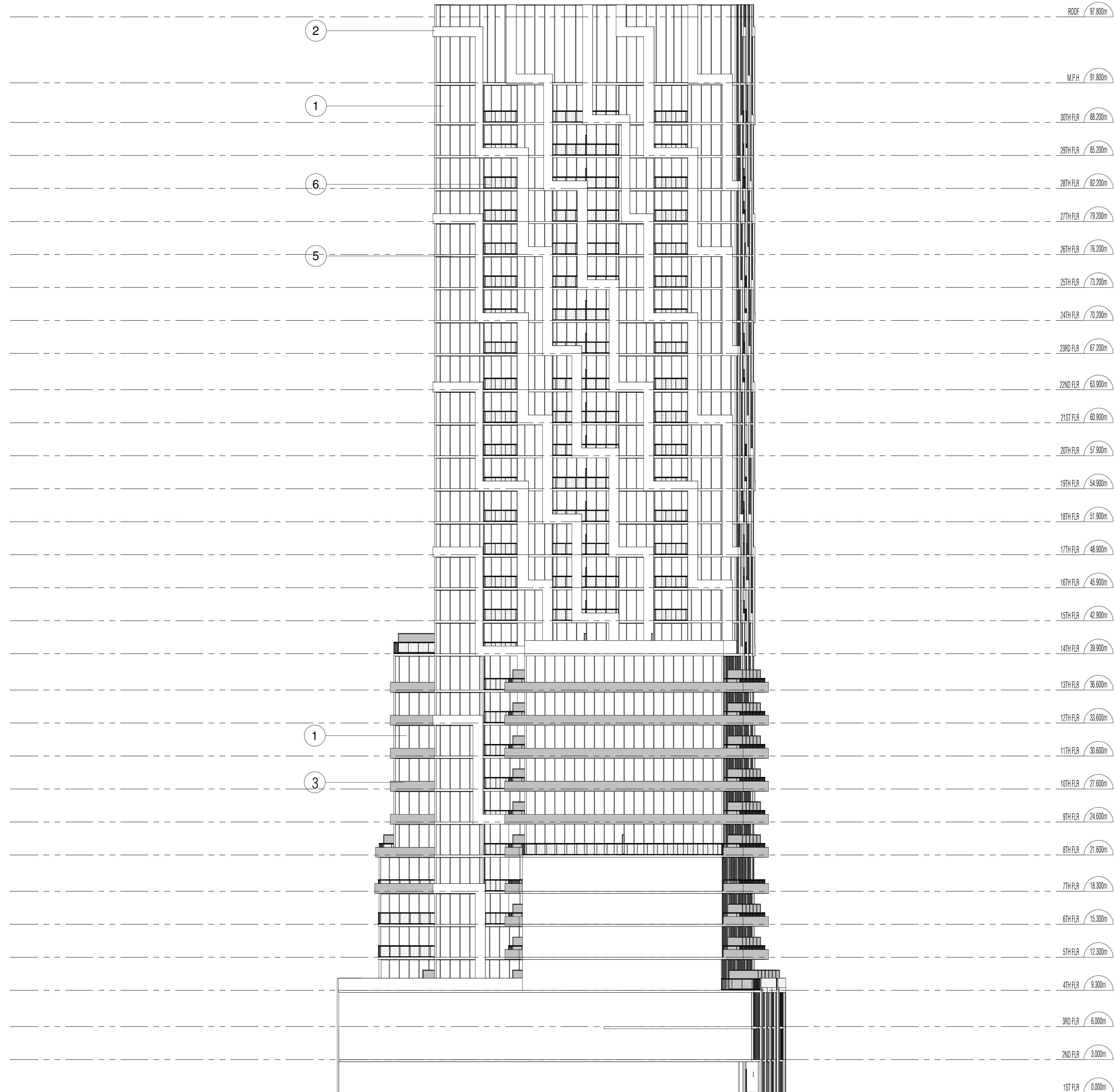
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Issues

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



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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

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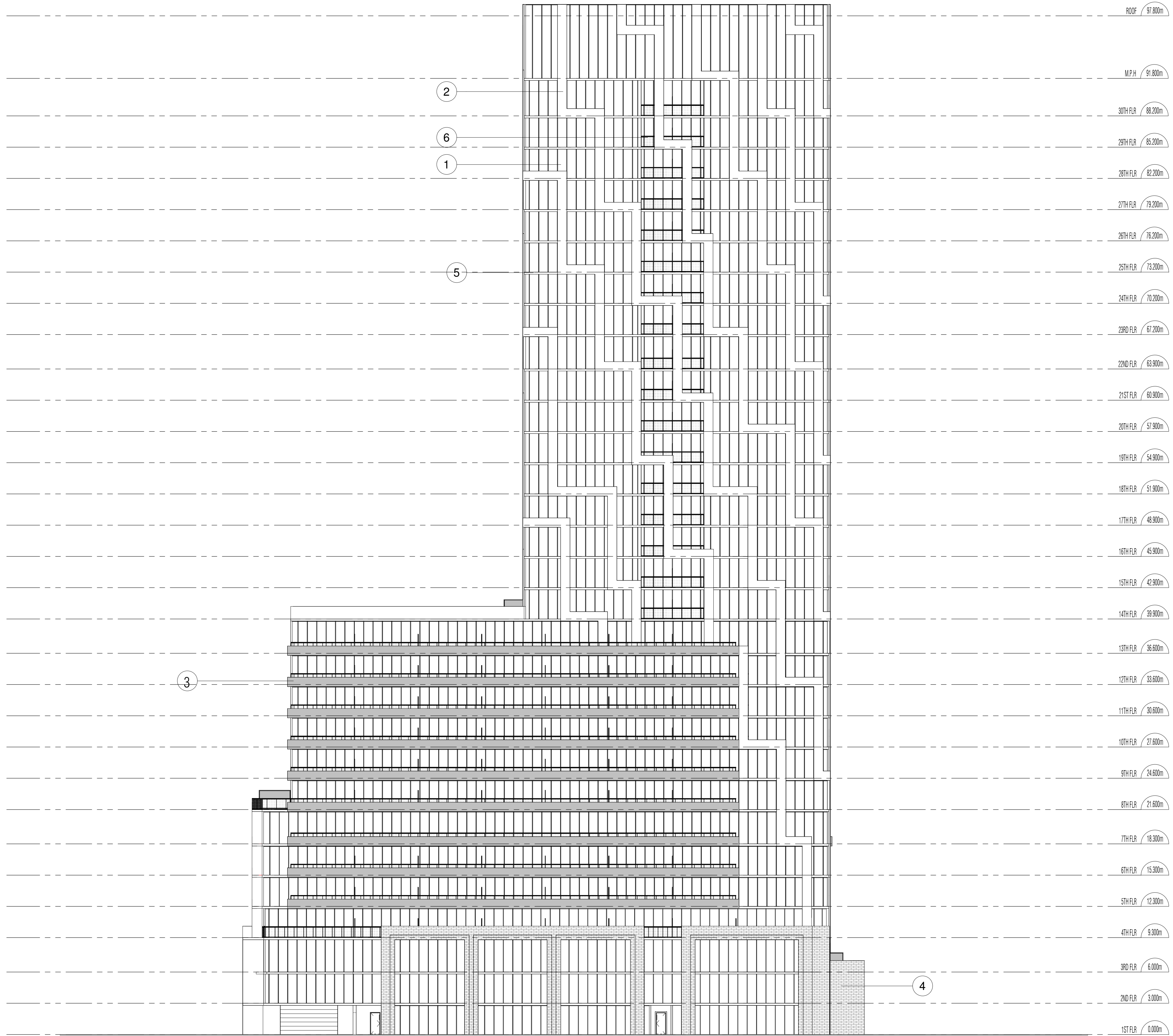
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1	WINDOW GLAZING
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6	CLEAR GLASS RAILING



ROOF	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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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

SOUTH ELEVATION

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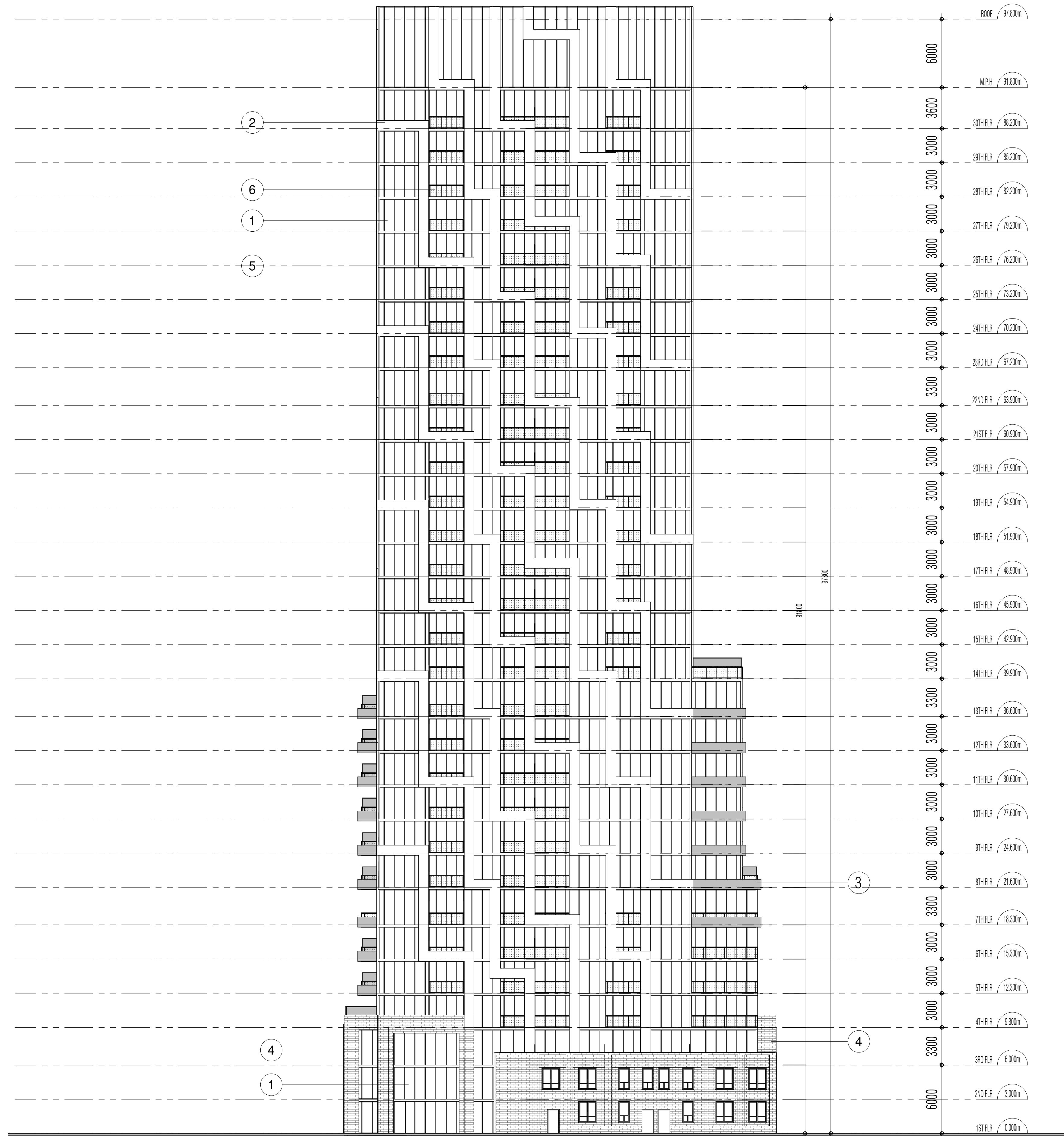
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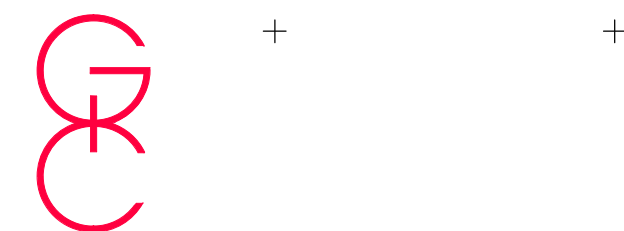
Issues:

MATERIALS LEGEND	
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3	GRAY PRECAST
4	BRICKS
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6	CLEAR GLASS RAILING



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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

EAST ELEVATION

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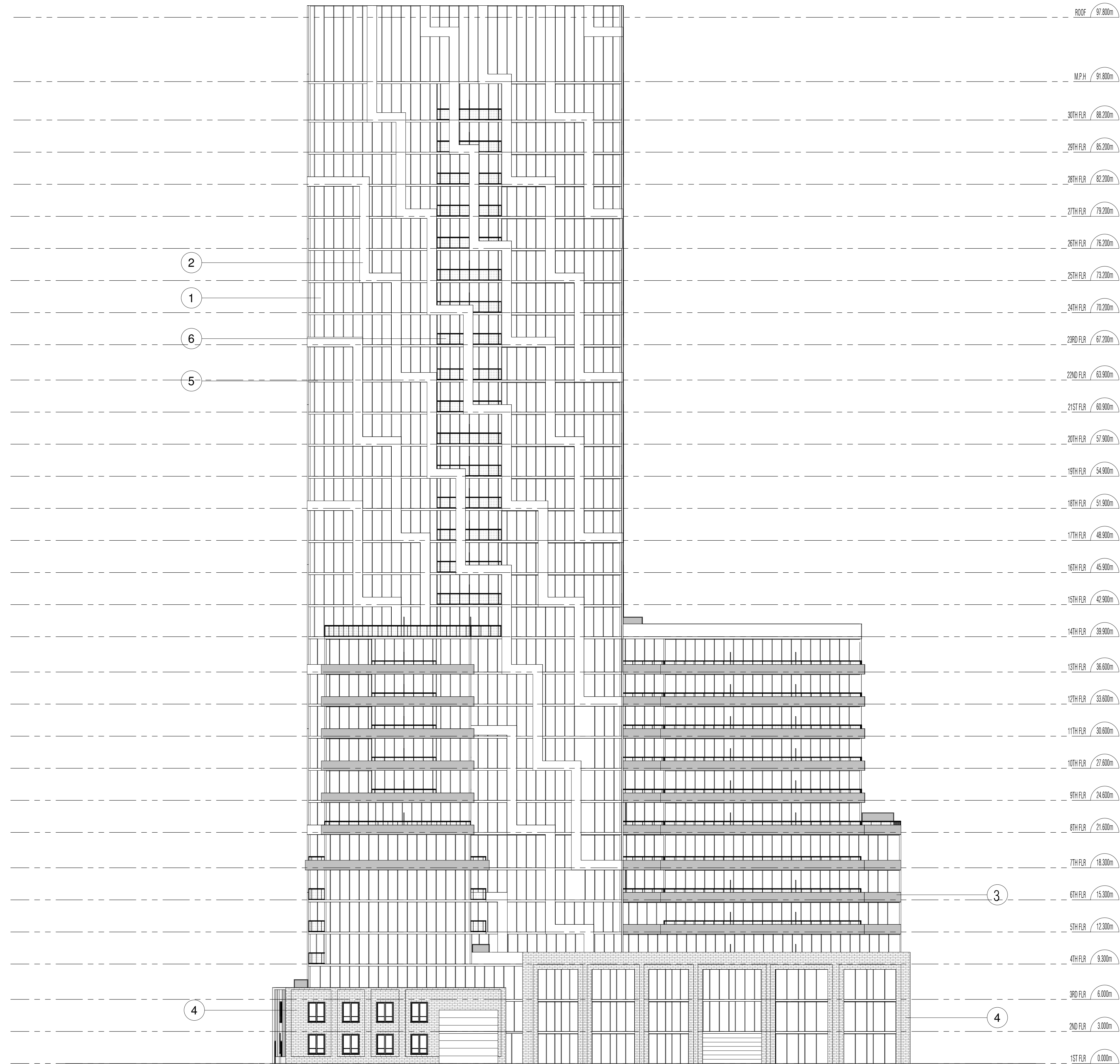
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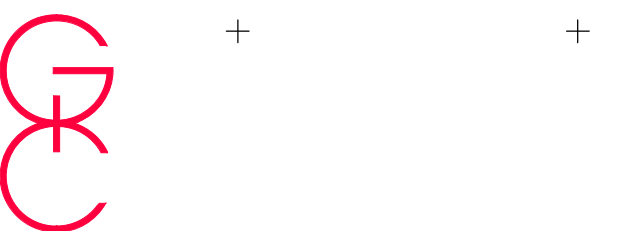
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6	CLEAR GLASS RAILING



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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

NORTH ELEVATION



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48 FERGUSON AVE SOUTH

Project Architect:	B.Graziani
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Plot Date:	JUNE.26.2023
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WEST COLOURED ELEVATION

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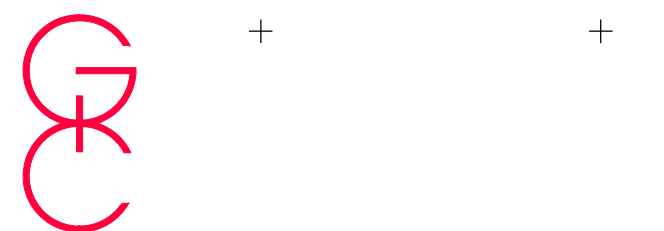
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PROPOSED MIXED USE DEVELOPMENT

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SOUTH COLOURED ELEVATION



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ARCHITECTS**

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 PHONE: 905.755.2801 FAX: 905.755.2844 WWW.GC-ARCHITECTS.COM

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

EAST COLOURED ELEVATION



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 2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

Issuances

1	Jun.23.2023	Issued for DRP	BG
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Issued for revisions

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GRAZIANI CORAZZA ARCHITECTS	+	+

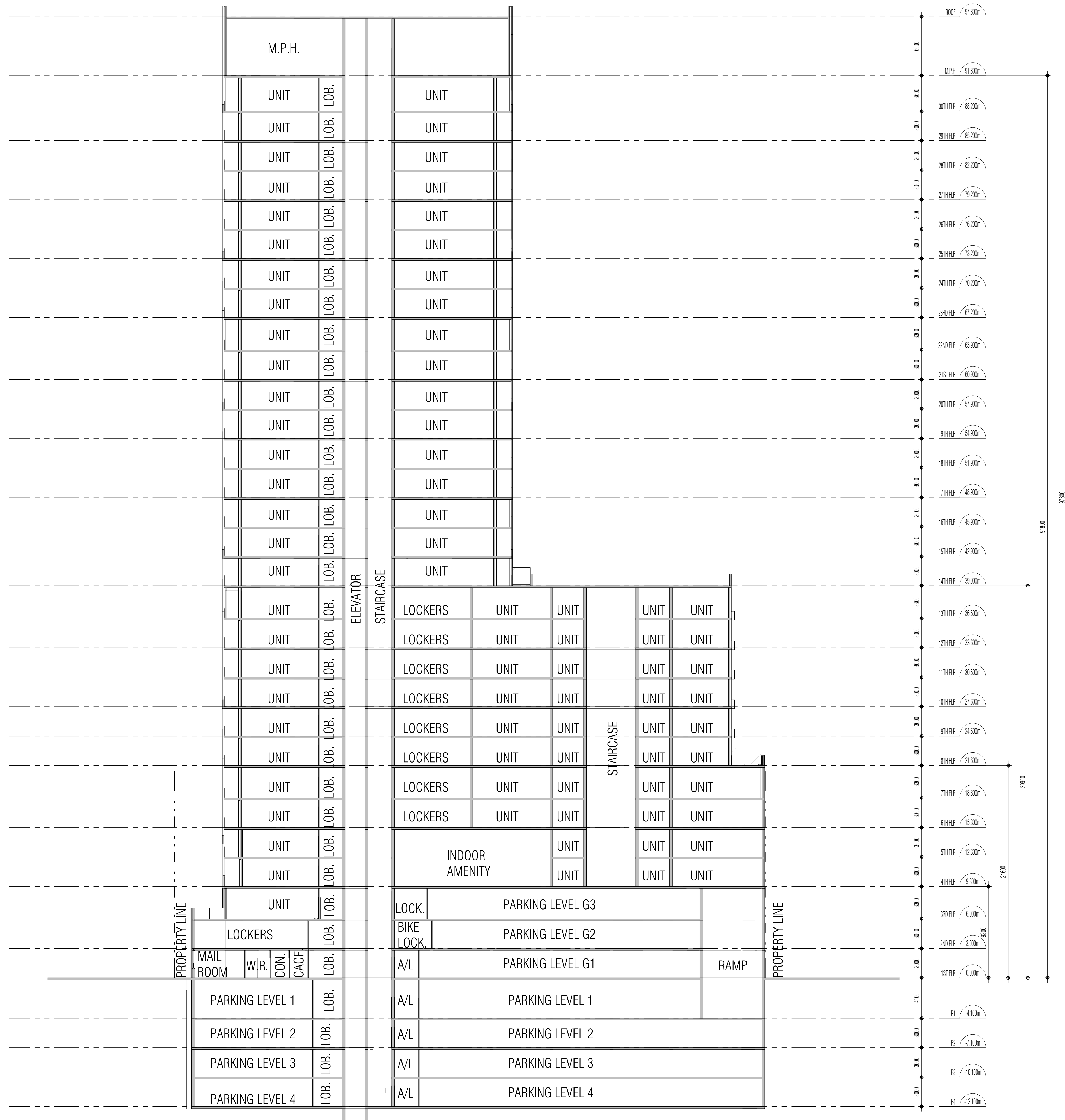
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PROPOSED MIXED USE DEVELOPMENT

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

NORTH COLOURED ELEVATION



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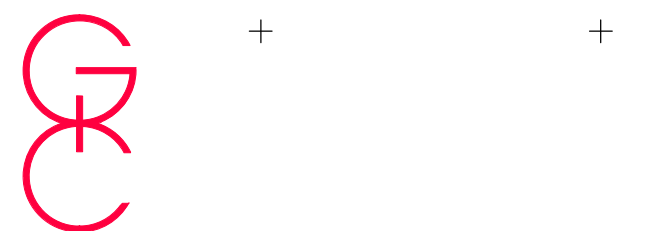
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Issuances

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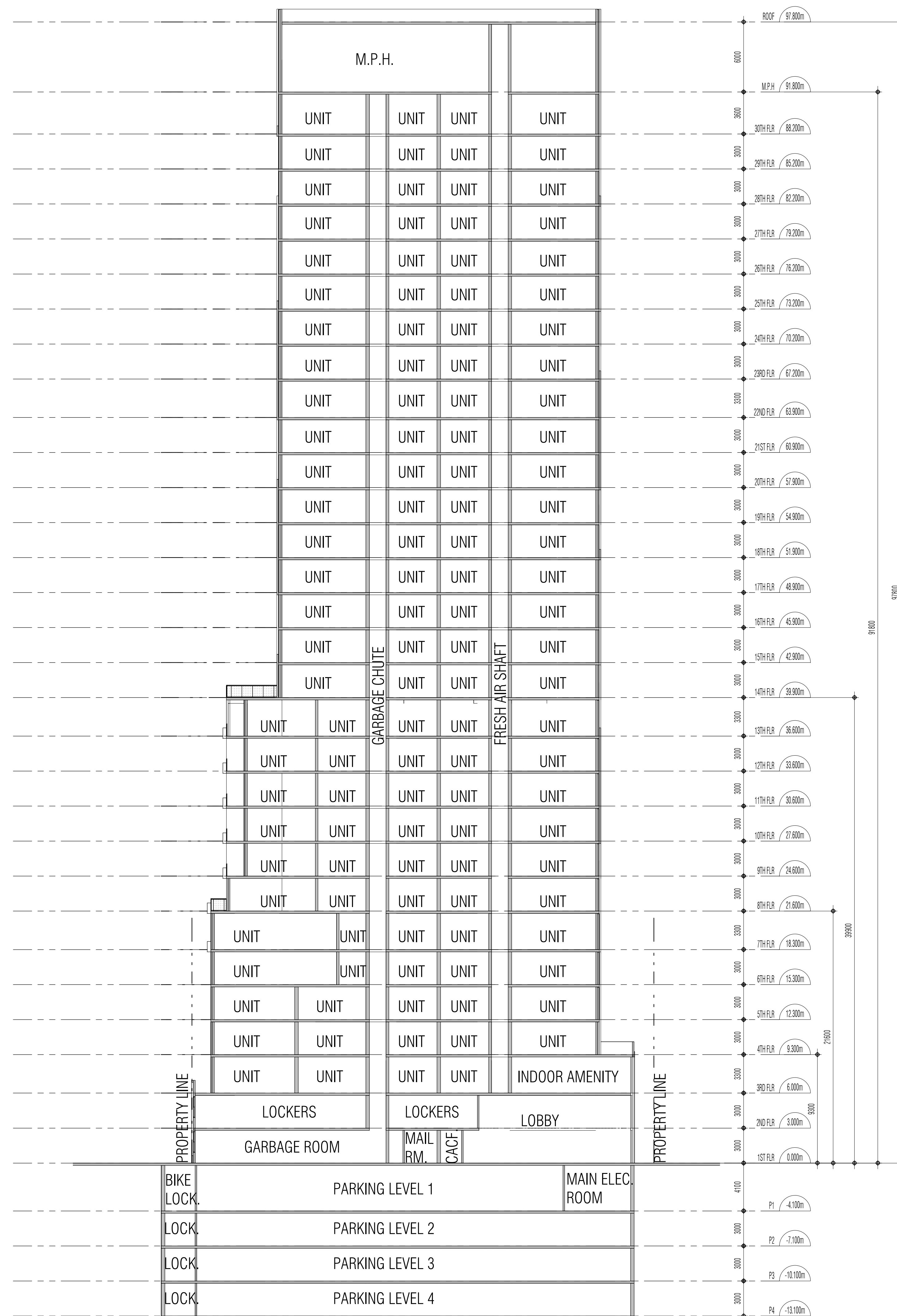
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SECTION A-A

1:200 A.501



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PROPOSED MIXED USE DEVELOPMENT

48 FERGUSON AVE SOUTH

Project Architect :	B.Graziani
Assistant Designer :	R.Lincoln
Drawn By :	D.Arora
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Plot Date :	JUNE 26 2023
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SECTION B-B



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ISSUANCES

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PROPOSED MIXED USE DEVELOPMENT

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VIEW LOOKING NORTHWEST

A.701



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