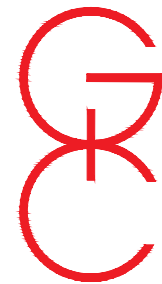


PROPOSED RESIDENTIAL DEVELOPMENT

# DELTA - 1284 MAIN STREET EAST

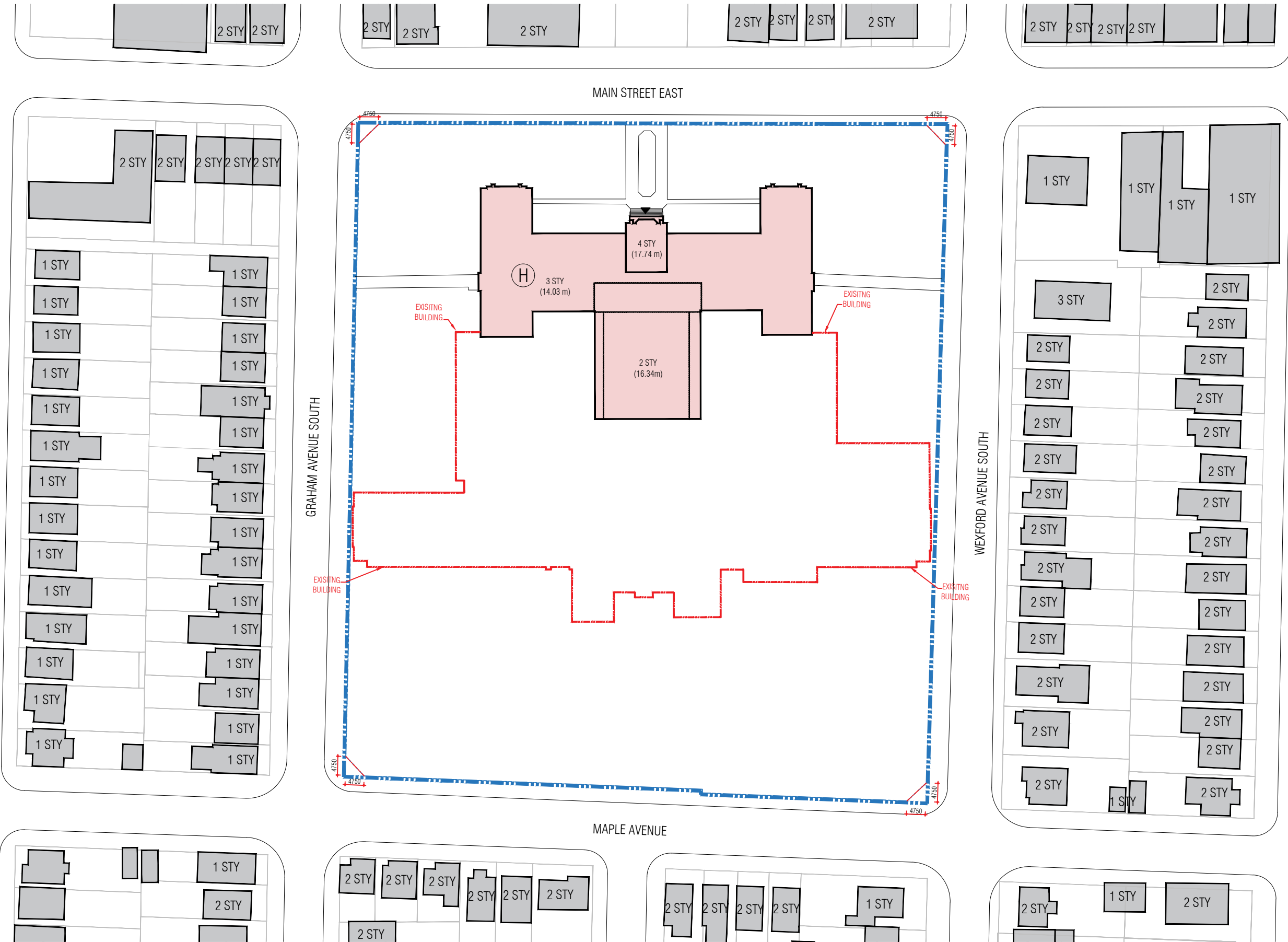
HAMILTON

ONTARIO



**GRAZIANI  
+  
CORAZZA  
ARCHITECTS**

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



LEGEND

- - - PROPERTY LINE
- RETAINED BUILDING

CONCEPT DIAGRAM - RETAINED HISTORIC BUILDING

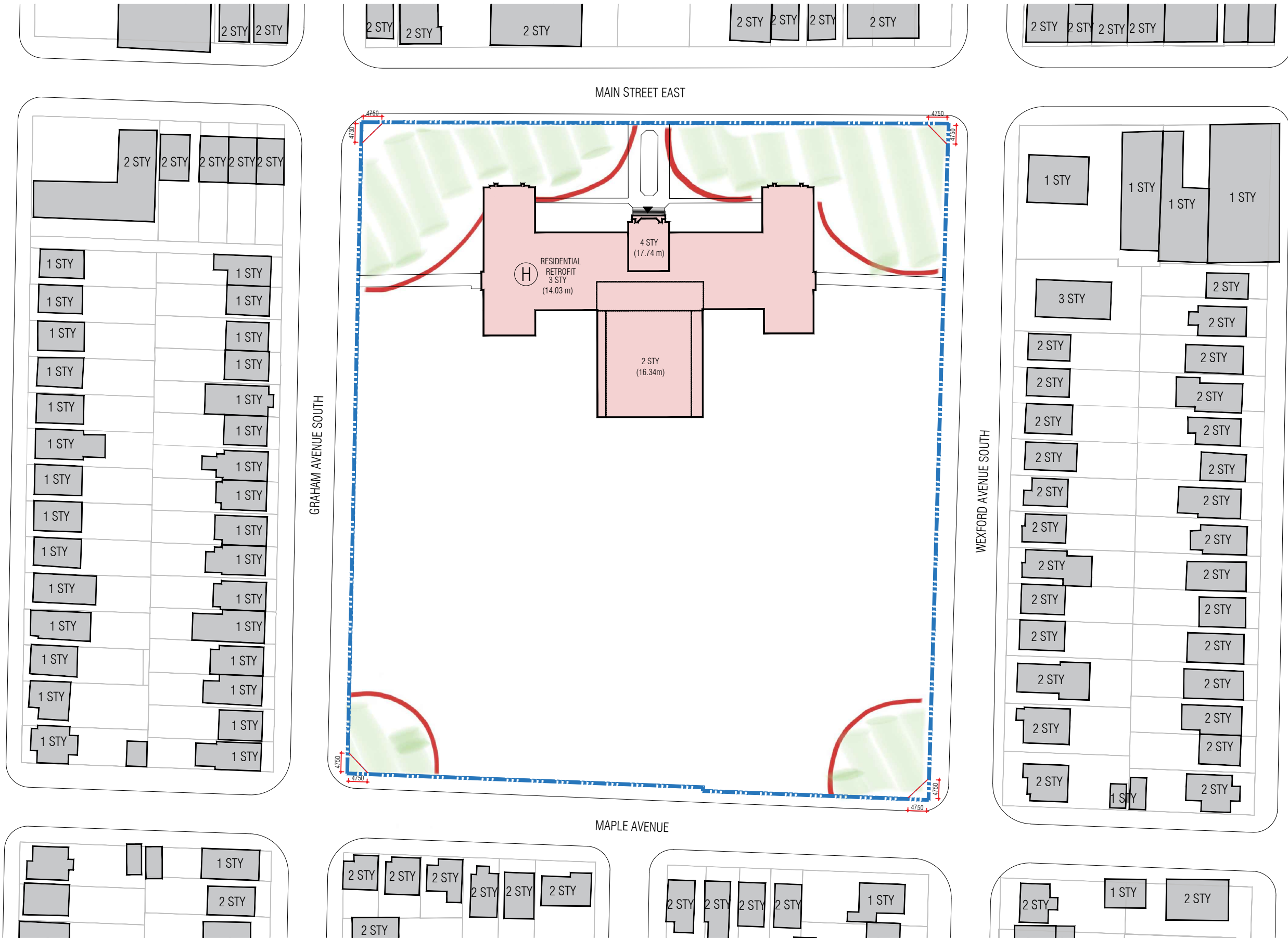
• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022

A001

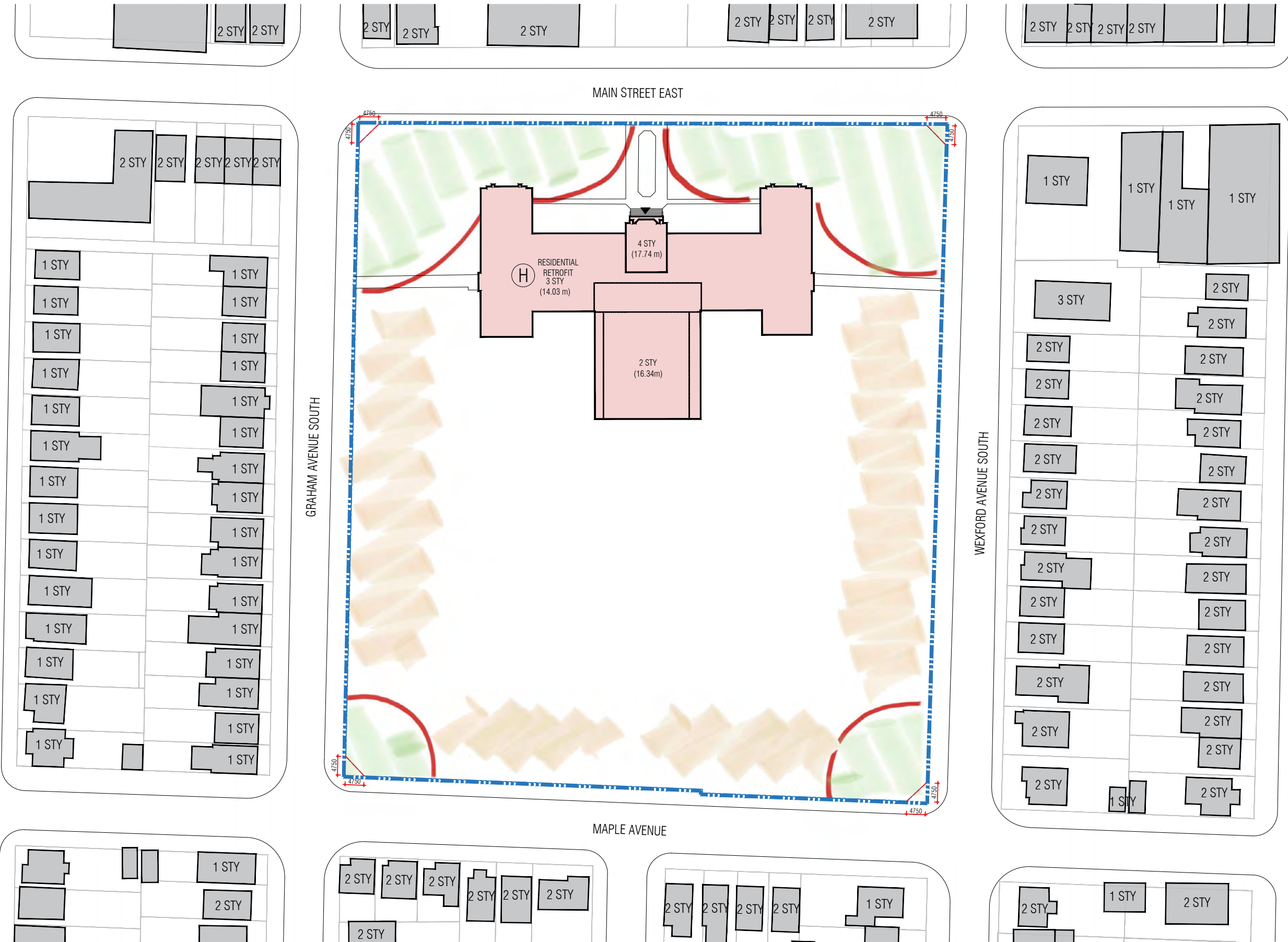


1:1000





- LEGEND**
- PROPERTY LINE
  - RETAINED BUILDING
  - LANDSCAPE OPEN SPACES



CONCEPT DIAGRAM - PERIMETER LOW-RISE

• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022

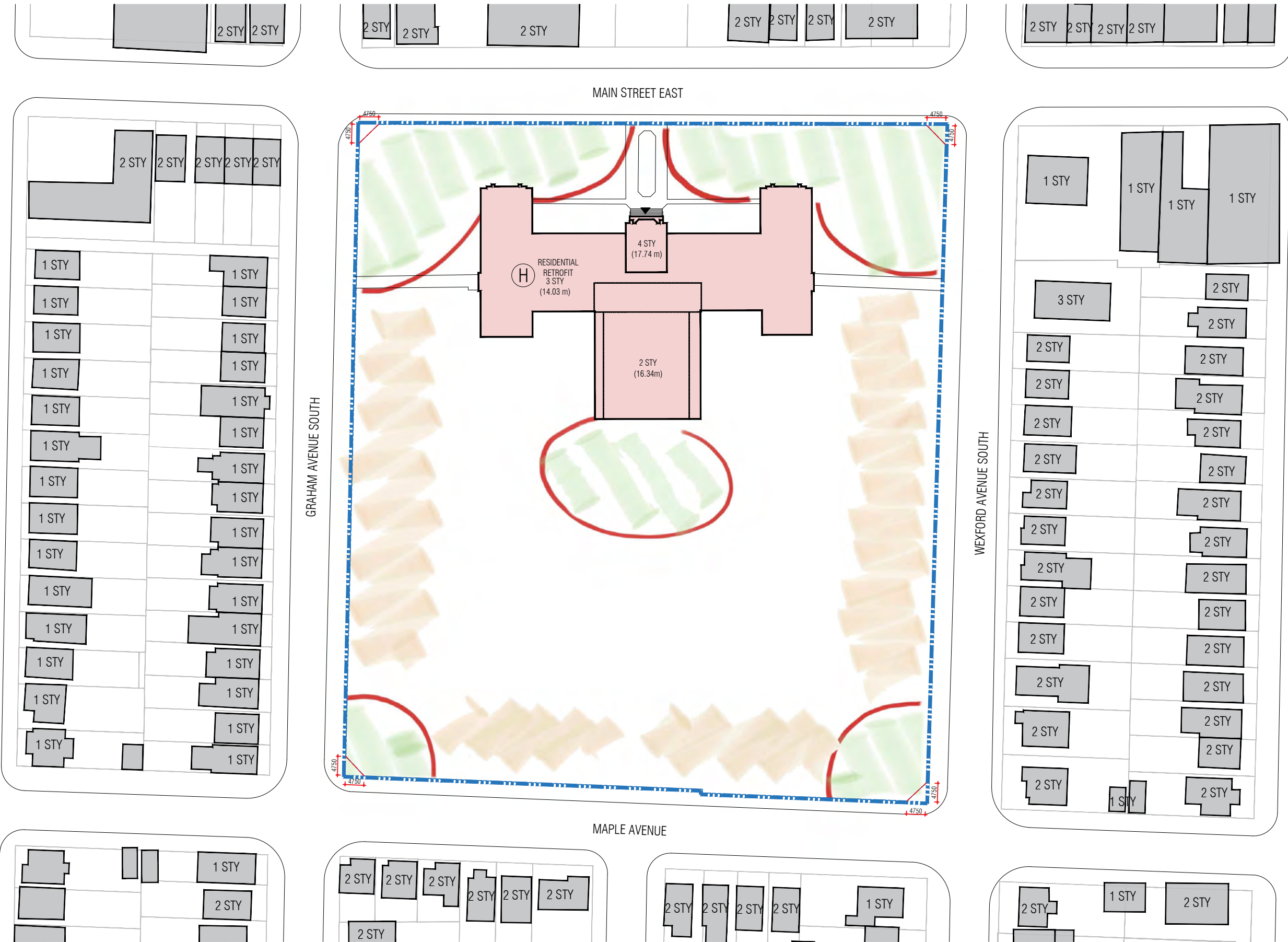
A003



1:1000







LEGEND

- PROPERTY LINE
- RETAINED BUILDING
- LANDSCAPE OPEN SPACES
- NEIGHBORHOOD-SCALE BUILT FORM

CONCEPT DIAGRAM - INTERNAL COURTYARD

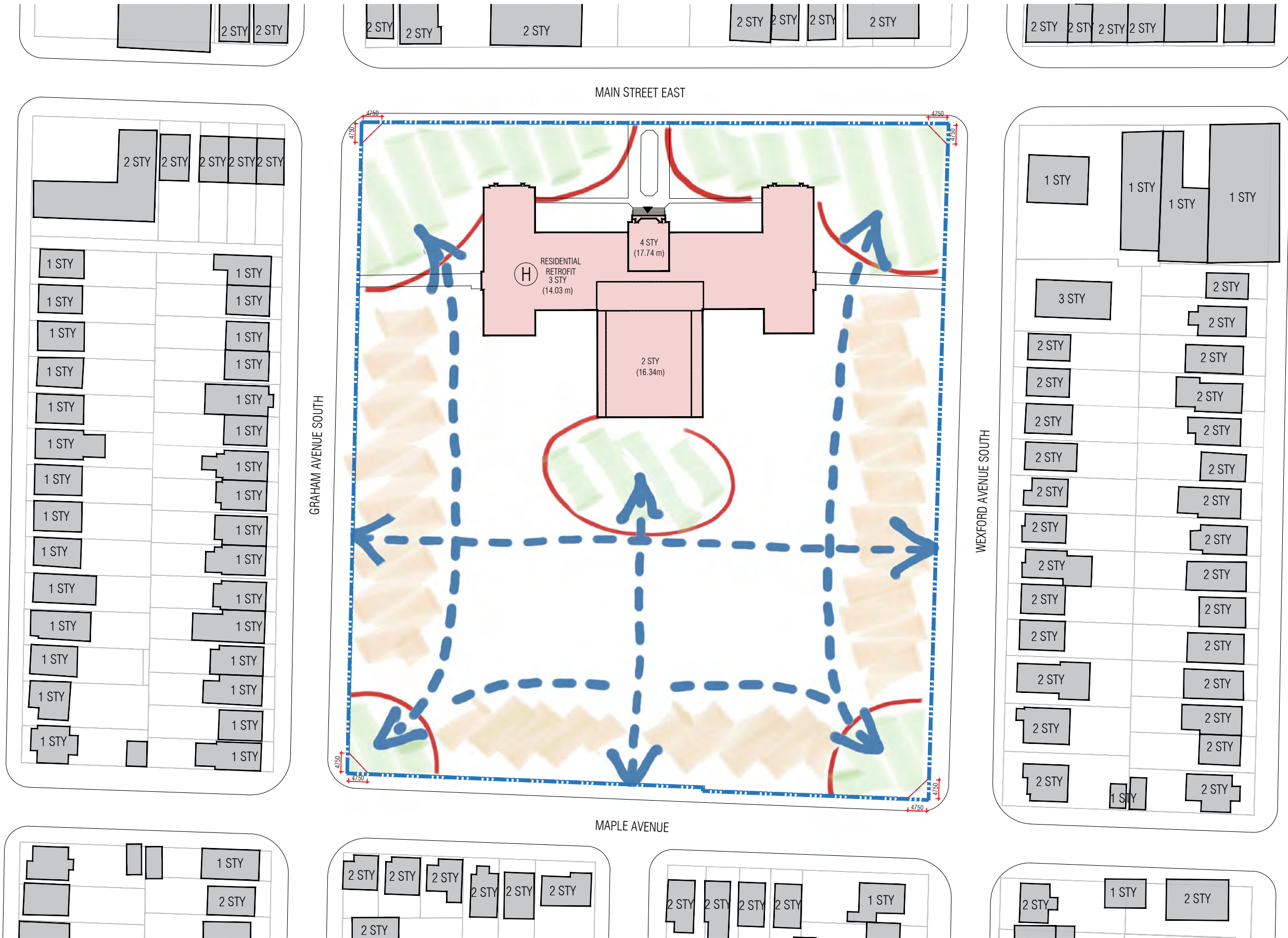
• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022

A004



1:1000





LEGEND

- PROPERTY LINE
- RETAINED BUILDING
- LANDSCAPE OPEN SPACES
- NEIGHBORHOOD-SCALE BUILT FORM
- PEDESTRIAN PERMEABILITY

CONCEPT DIAGRAM - PEDESTRIAN PERMEABILITY

• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022

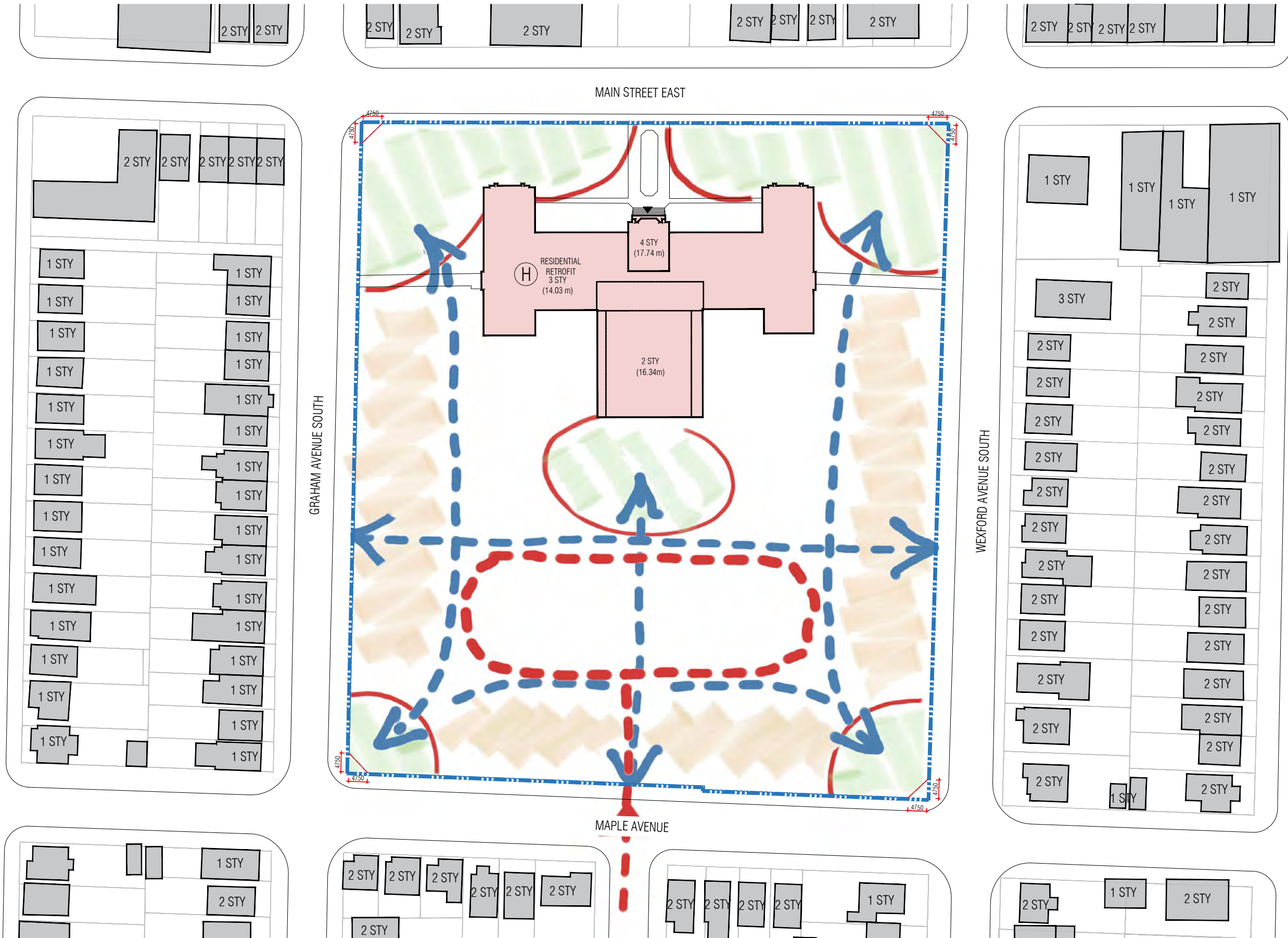
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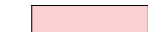

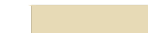


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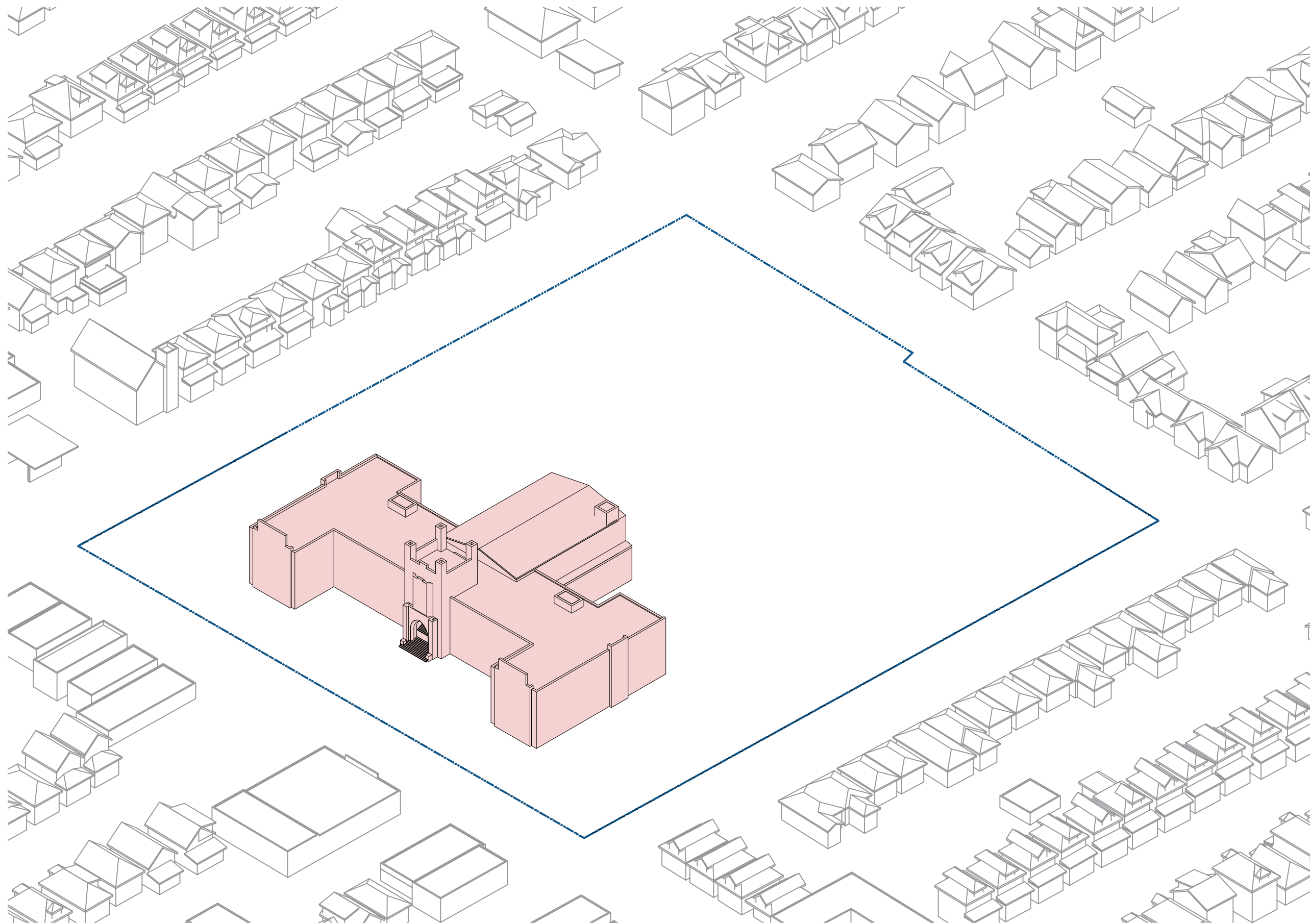






LEGEND

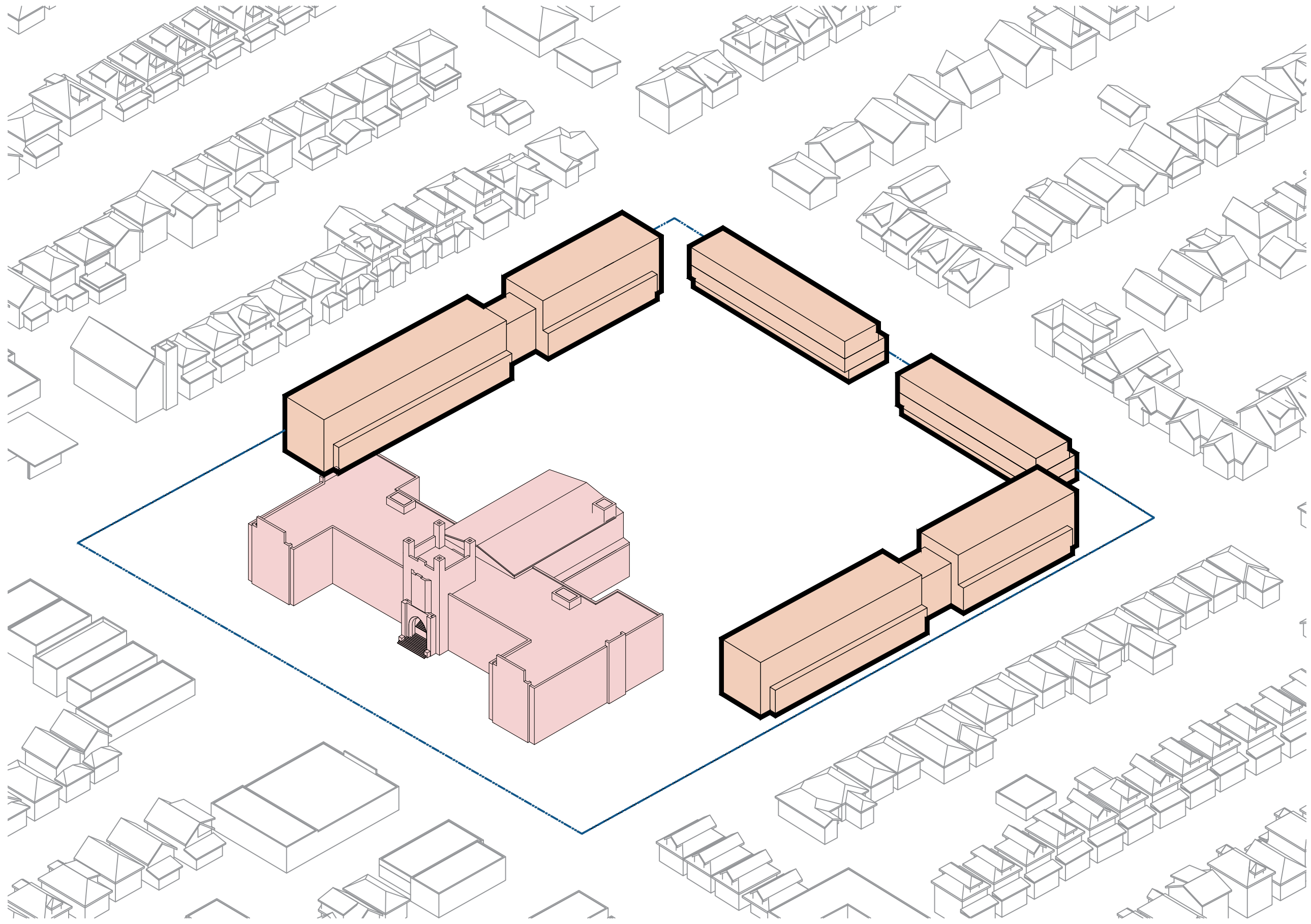
-  PROPERTY LINE
-  RETAINED BUILDING
-  LANDSCAPE OPEN SPACES
-  NEIGHBORHOOD-SCALE BUILT FORM
-  PEDESTRIAN PERMEABILITY
-  VEHICULAR CIRCULATION



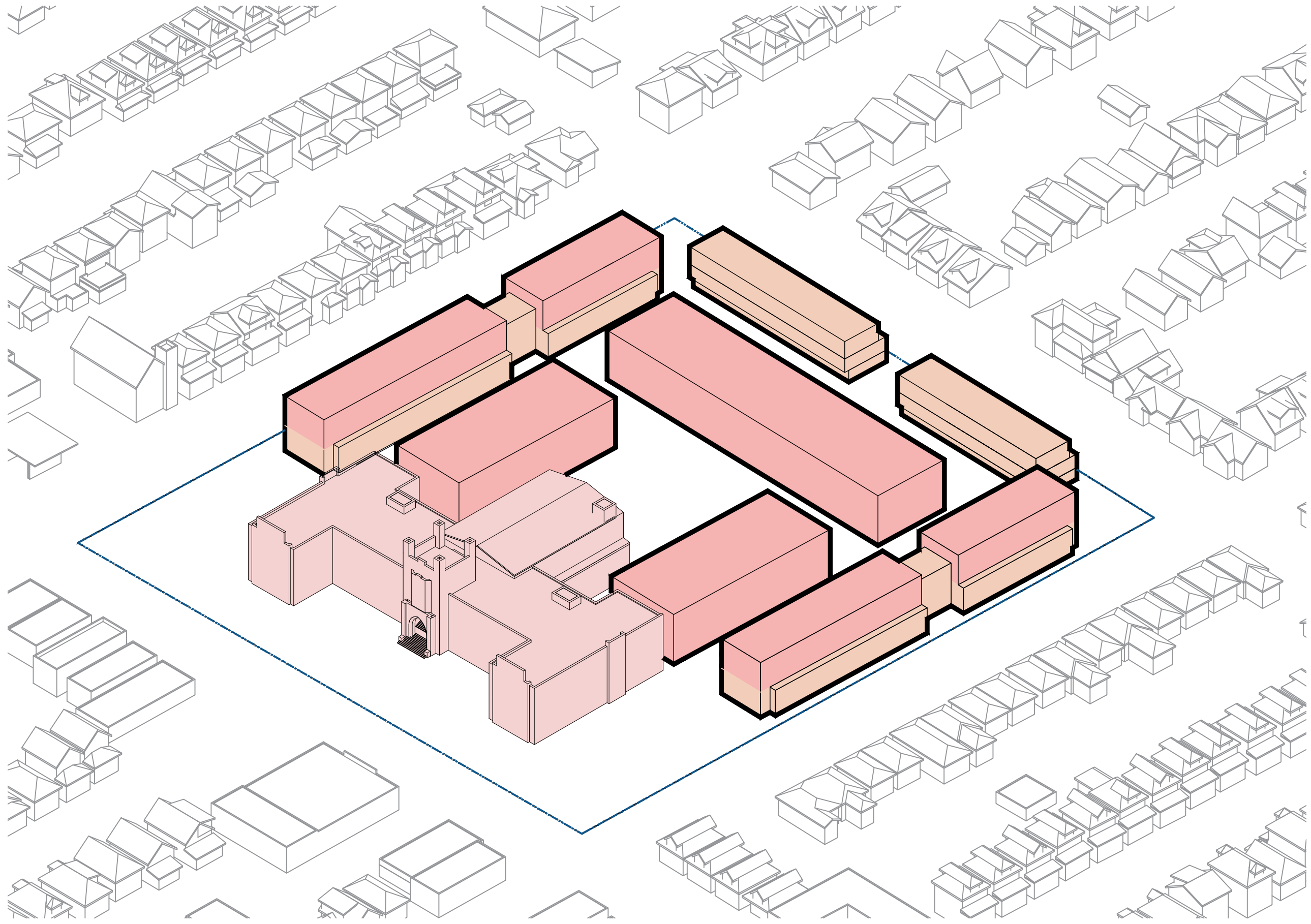
CONCEPT DIAGRAM - LOW-RISE

• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022

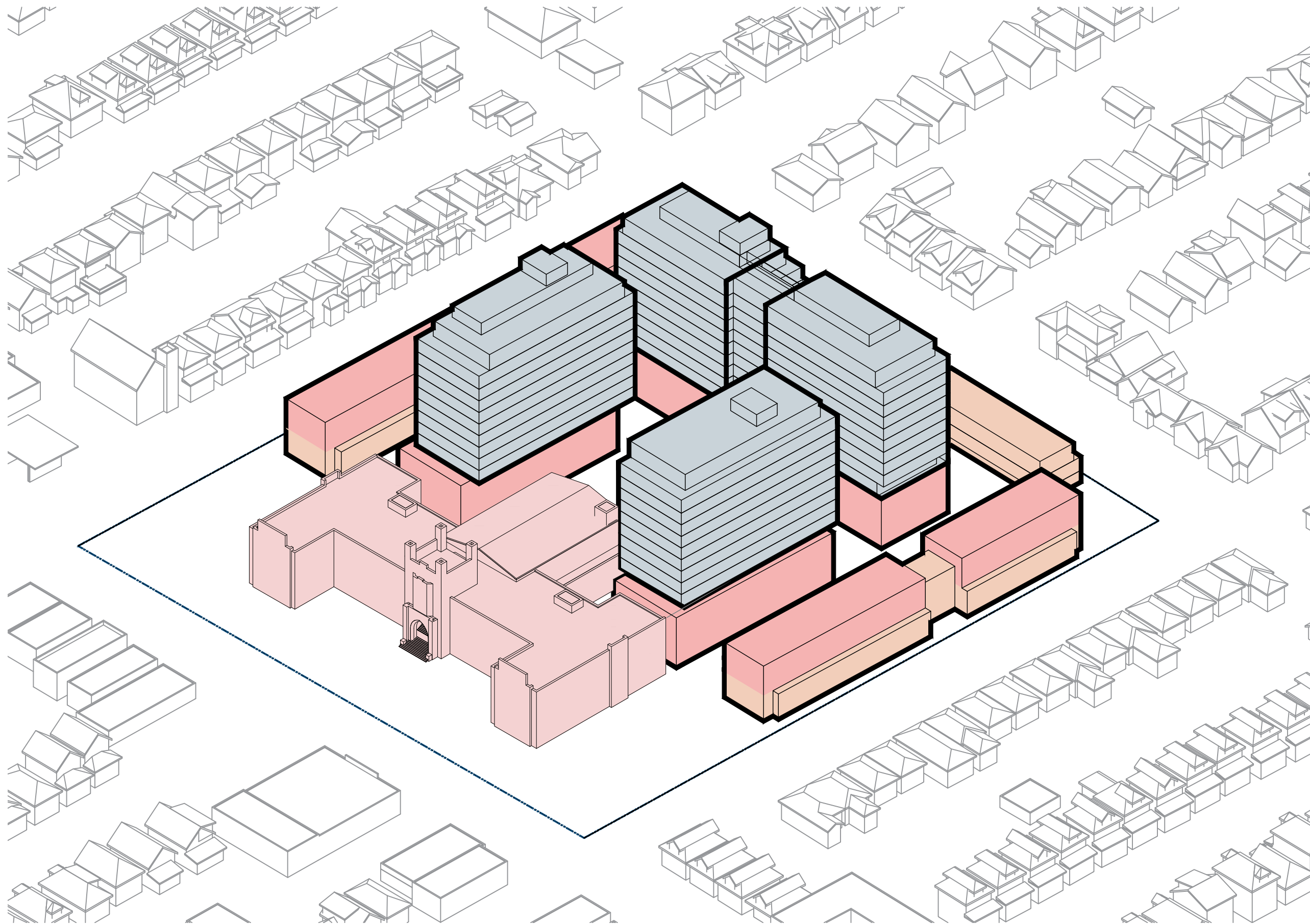




CONCEPT DIAGRAM - LOW-RISE



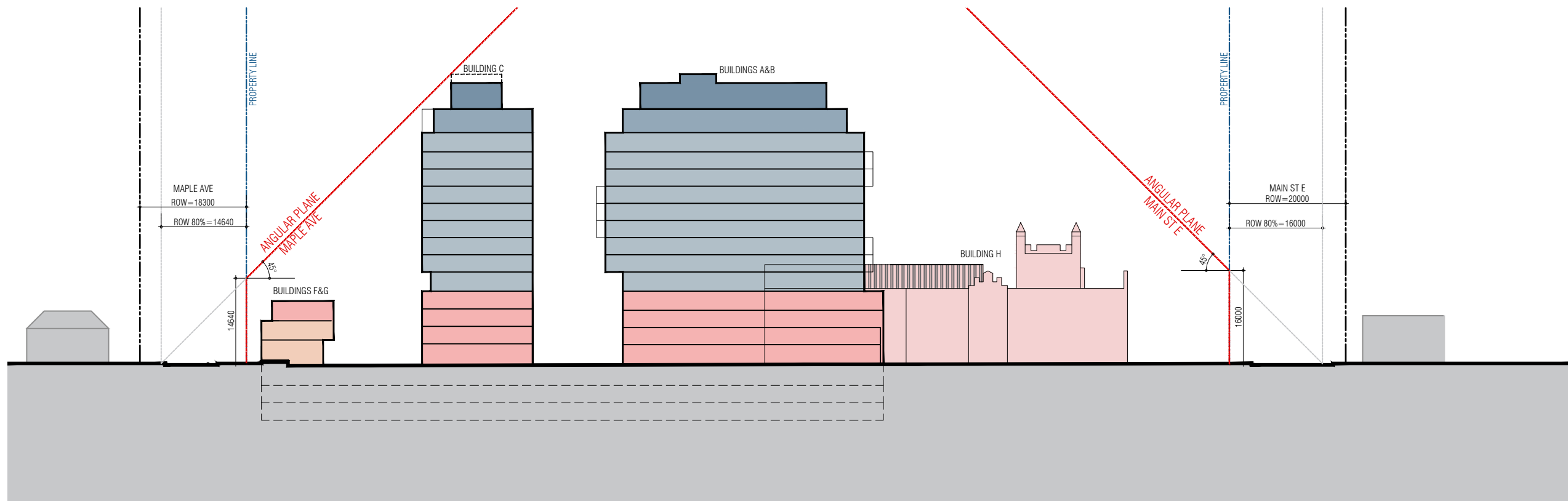
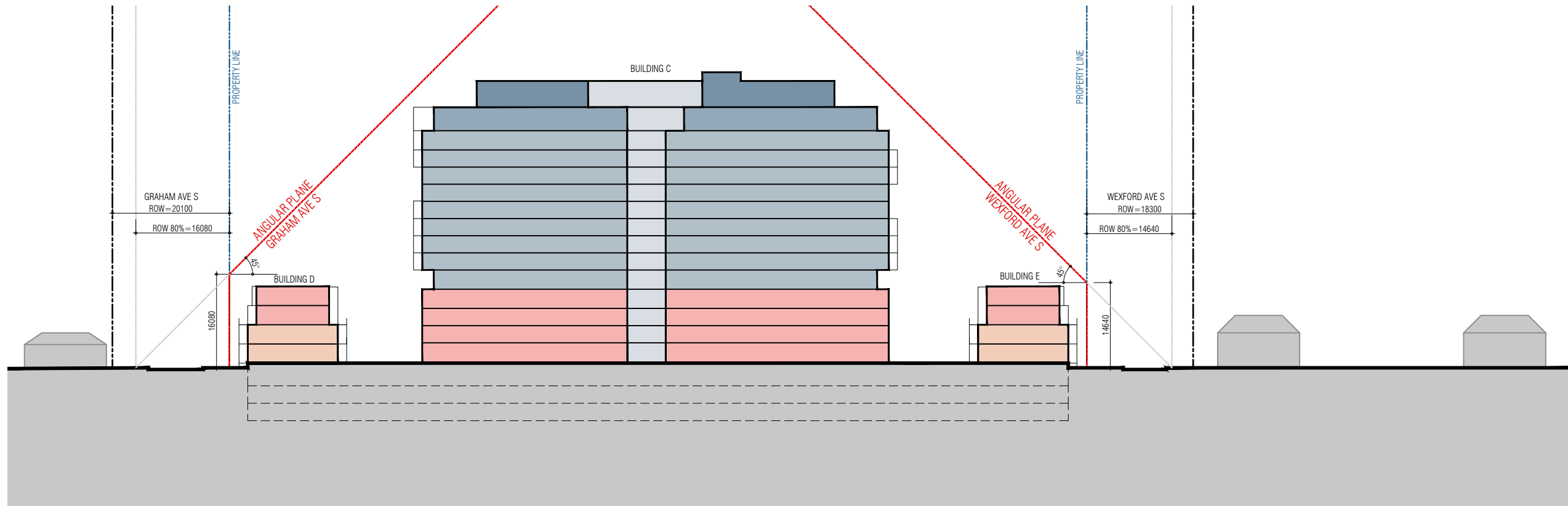




CONCEPT DIAGRAM - MID-RISE

• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022





ANGULAR PLANE DIAGRAM

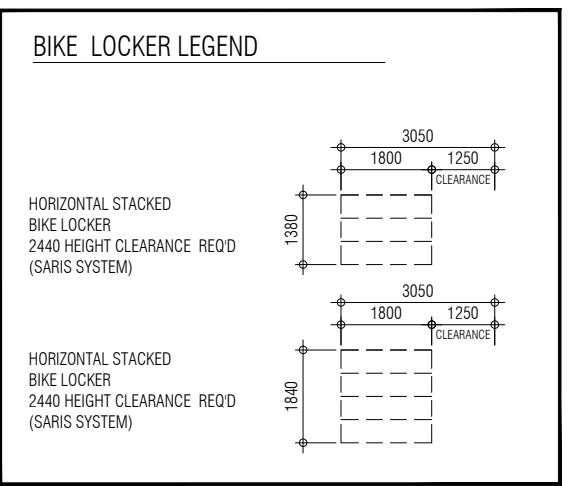
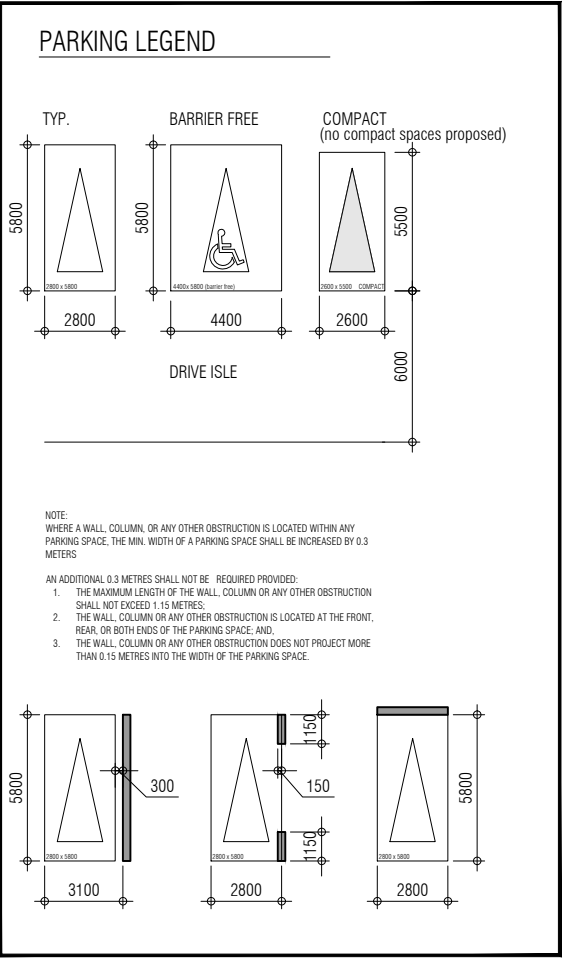
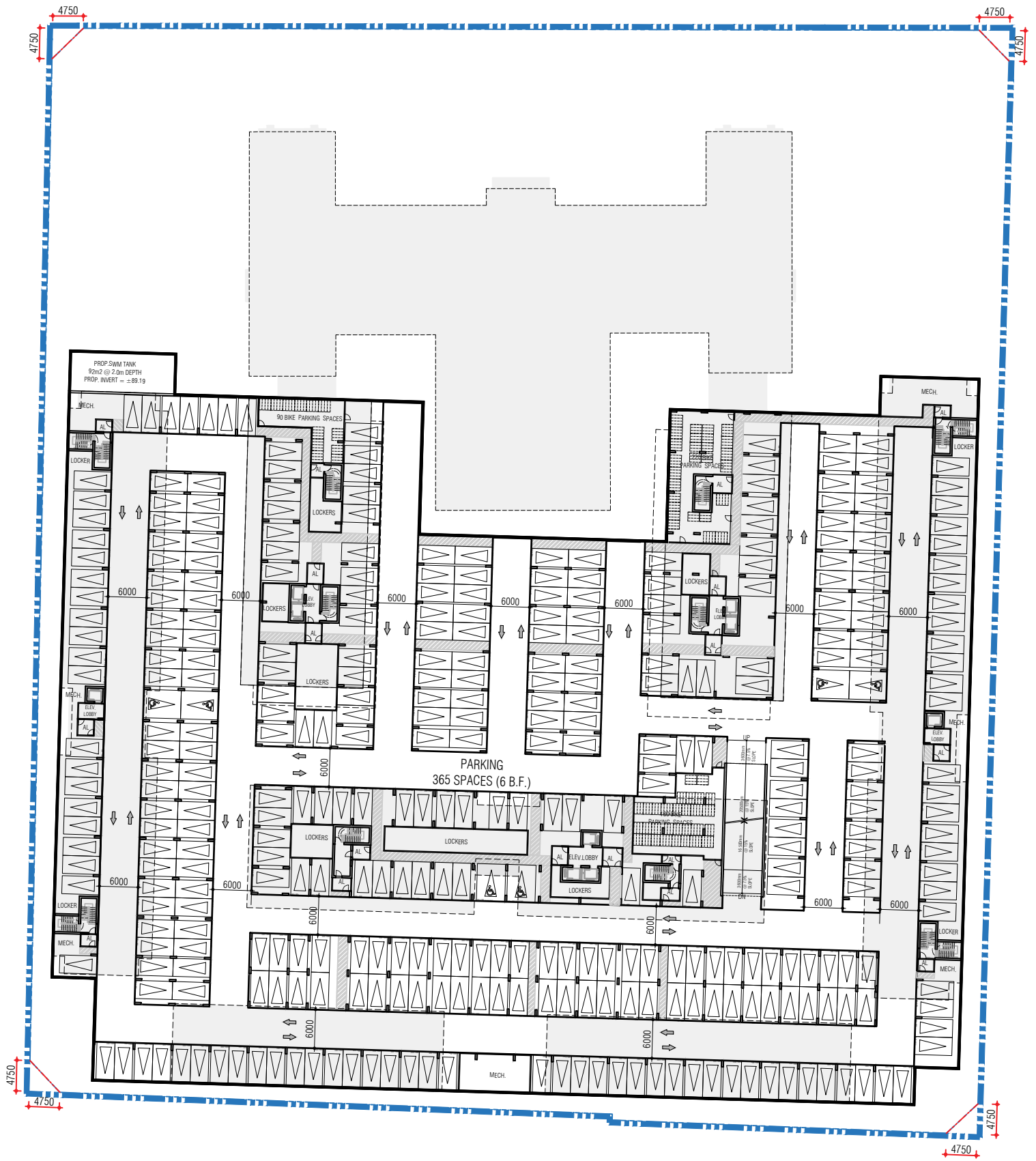
• 1939.21 • 1284 MAIN STREET EAST - DELTA, HAMILTON, ONTARIO • Dec. 8, 2022

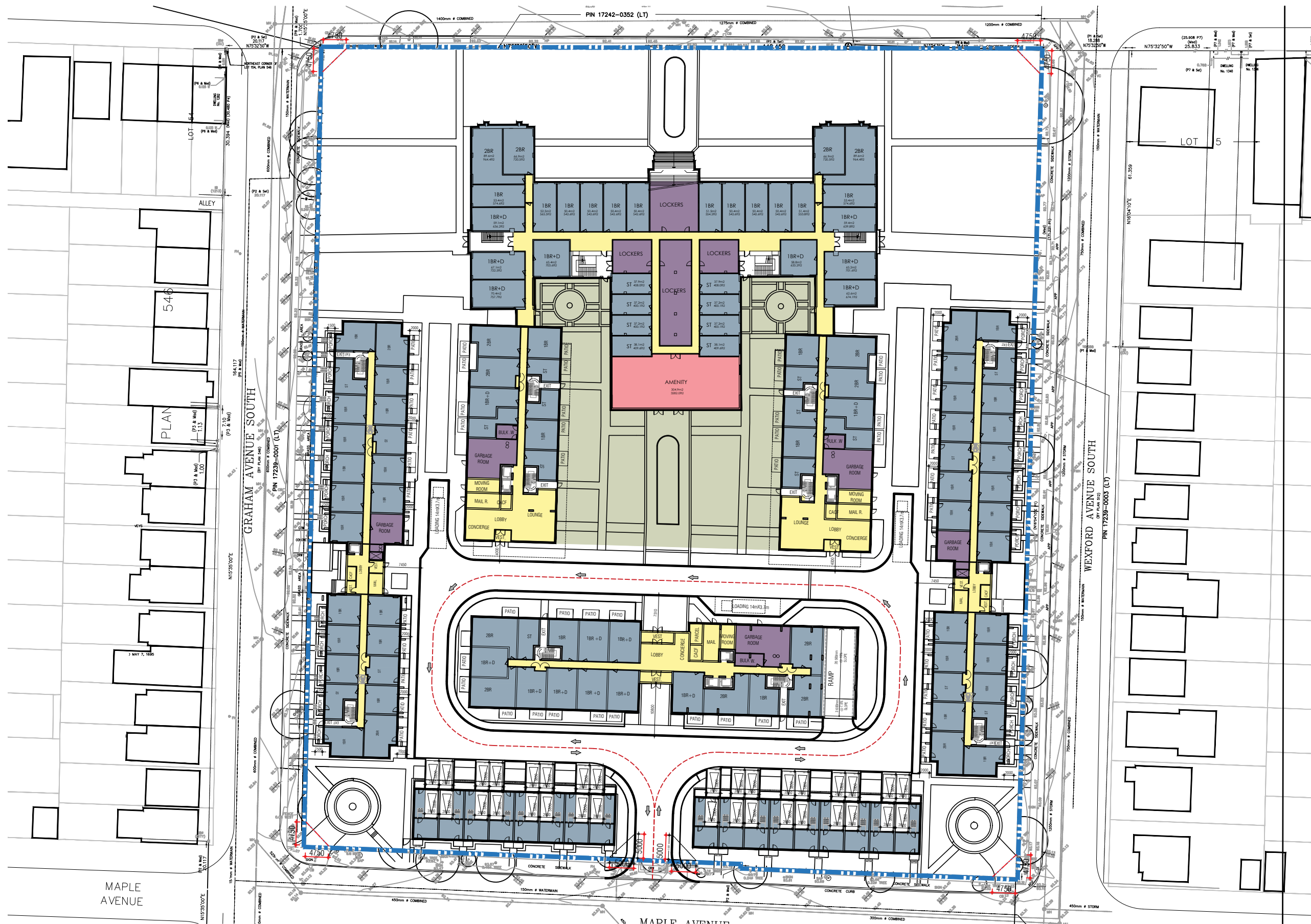
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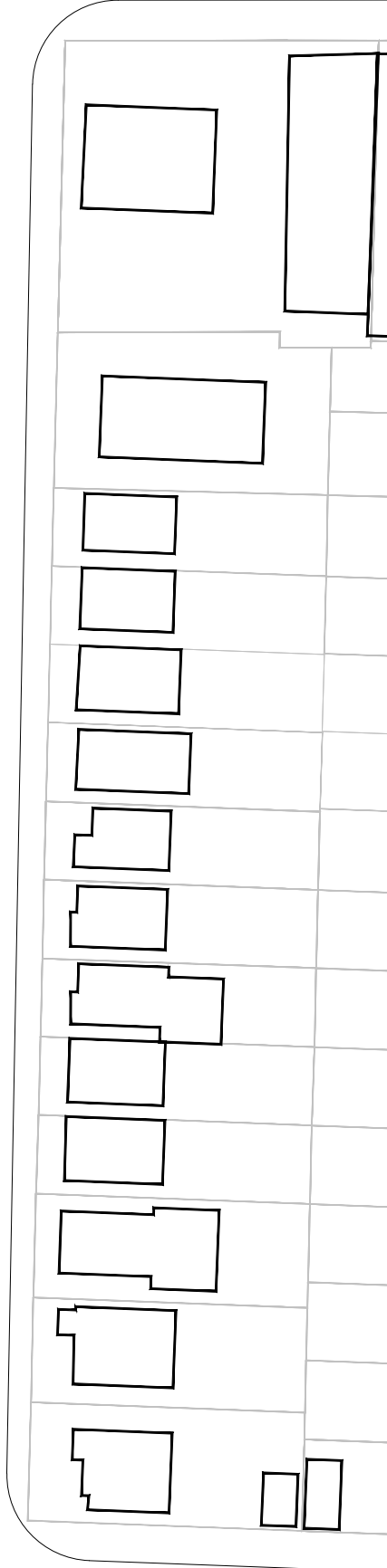
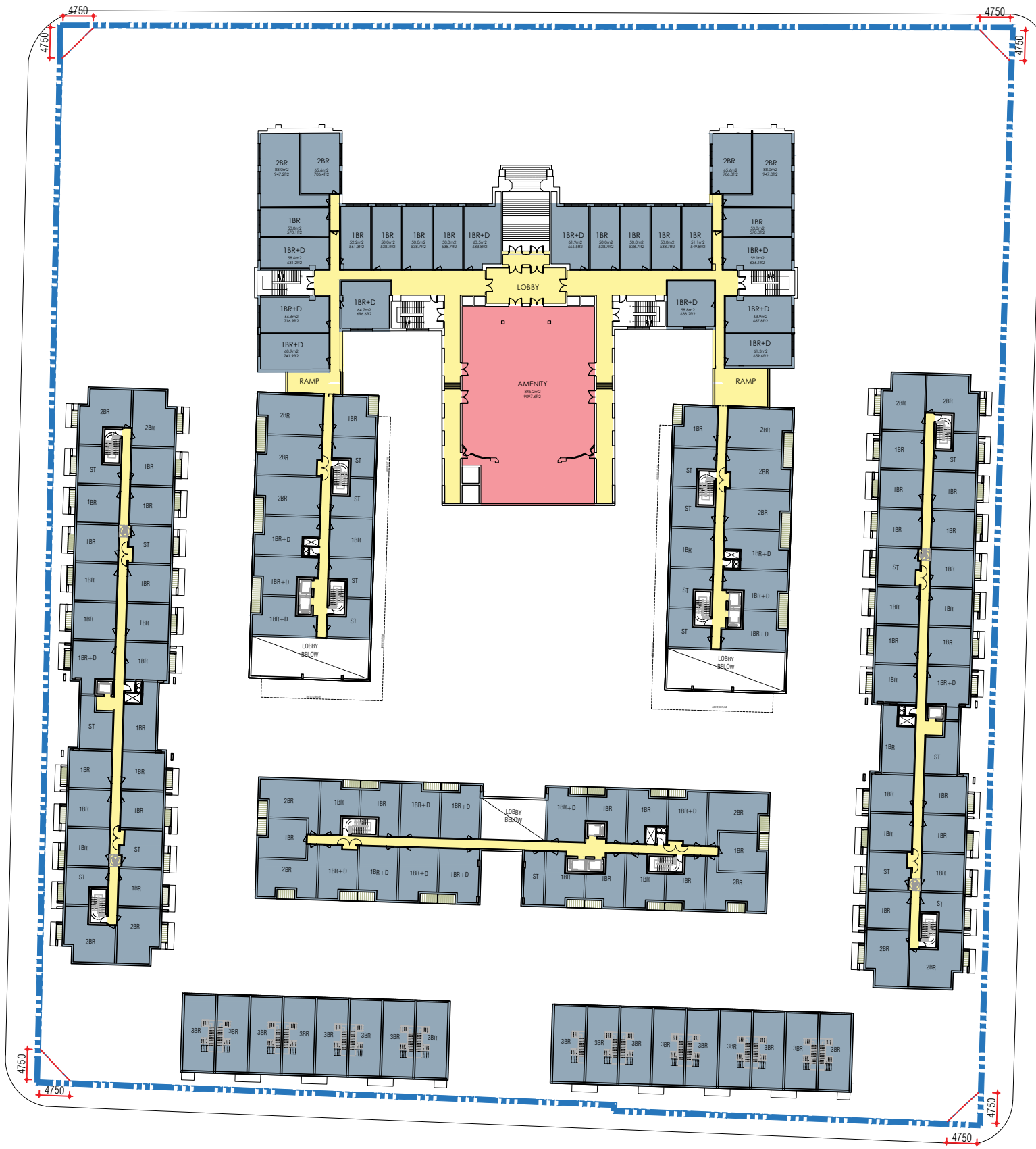






- LEGEND**
- LOBBIES AND CIRCULATION
  - AMENITY (INDOOR)
  - AMENITY (OUTDOOR)
  - RESIDENTIAL UNITS
  - SERVICES





- LEGEND**
- LOBBIES AND CIRCULATION
  - AMENITY (INDOOR)
  - AMENITY (OUTDOOR)
  - RESIDENTIAL UNITS
  - SERVICES

**2ND FLOOR PLAN**

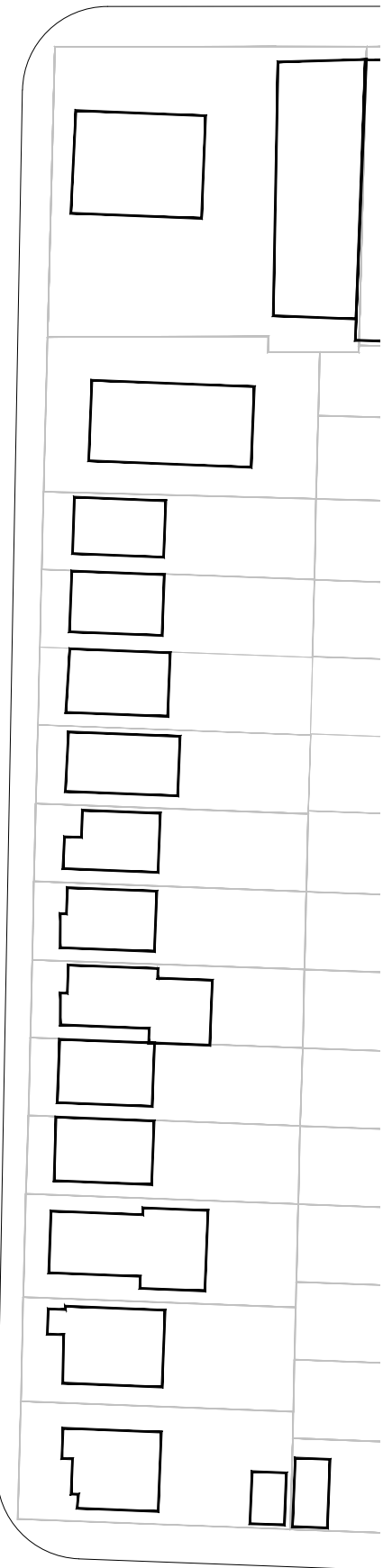
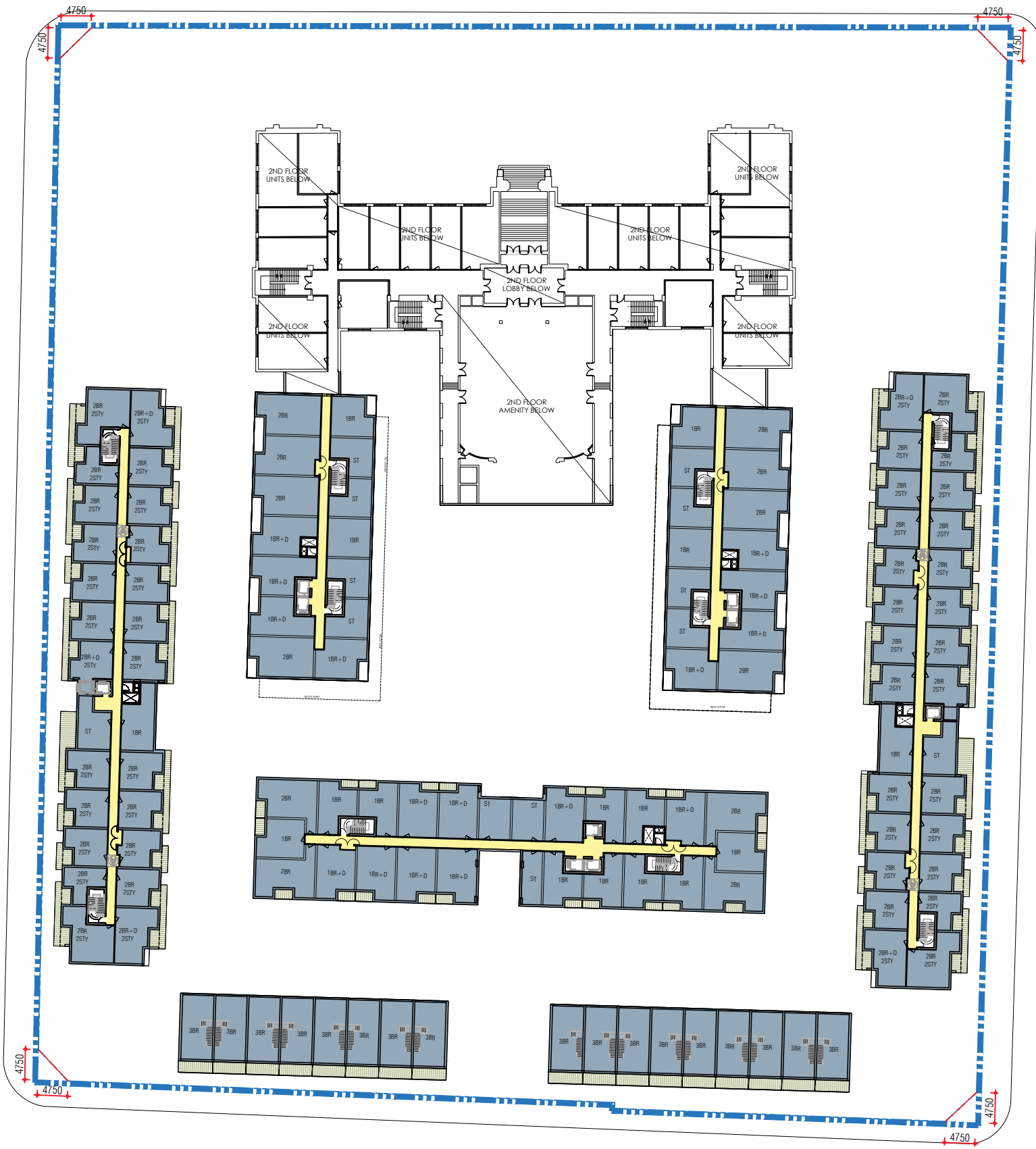
• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022

A302



1:800





LEGEND

- LOBBIES AND CIRCULATION
- AMENITY (INDOOR)
- AMENITY (OUTDOOR)
- RESIDENTIAL UNITS
- SERVICES

3RD FLOOR PLAN

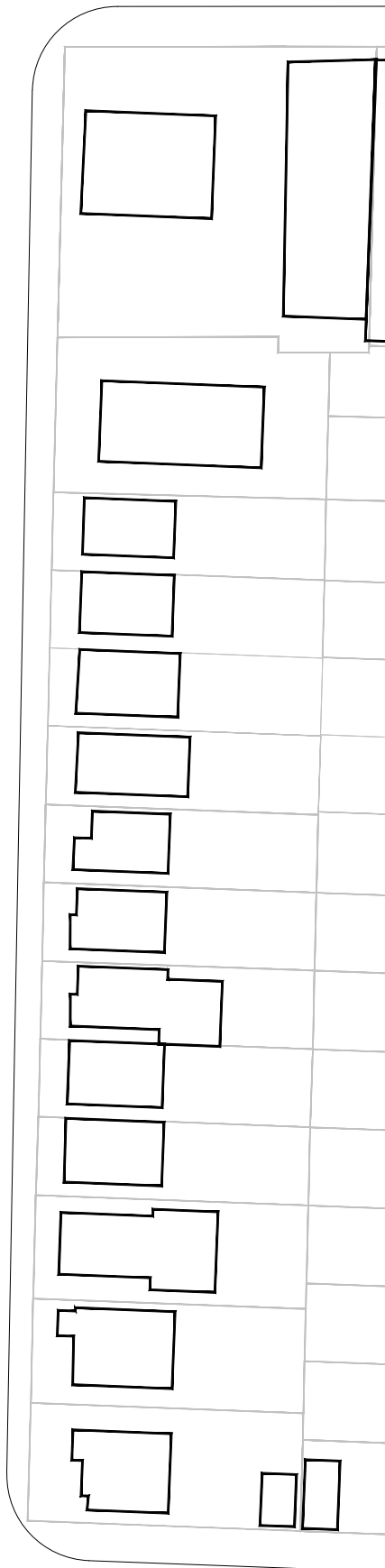
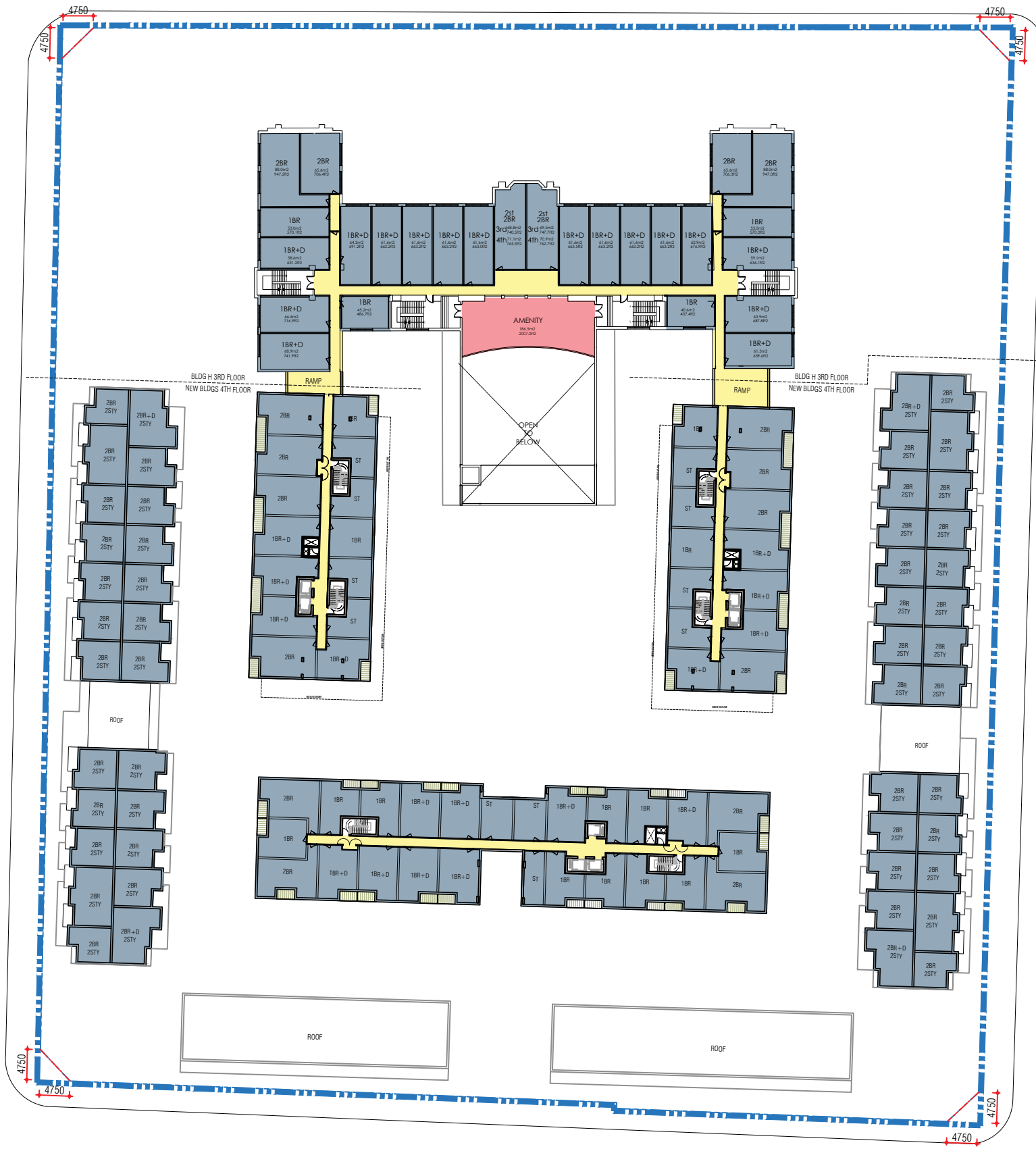
• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022

A303



1:800





LEGEND

- LOBBIES AND CIRCULATION
- AMENITY (INDOOR)
- AMENITY (OUTDOOR)
- RESIDENTIAL UNITS
- SERVICES

4TH FLOOR PLAN

• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022

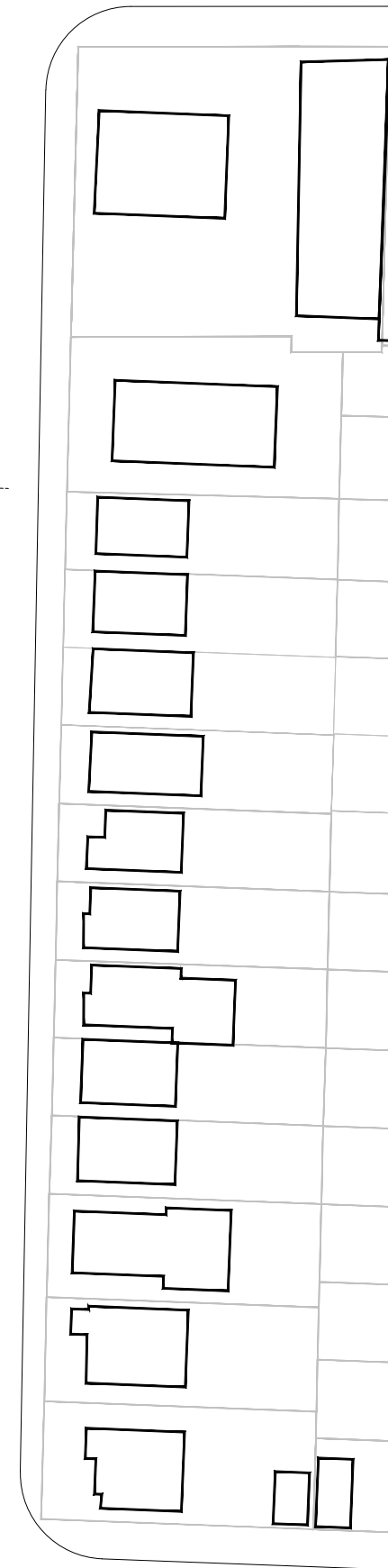
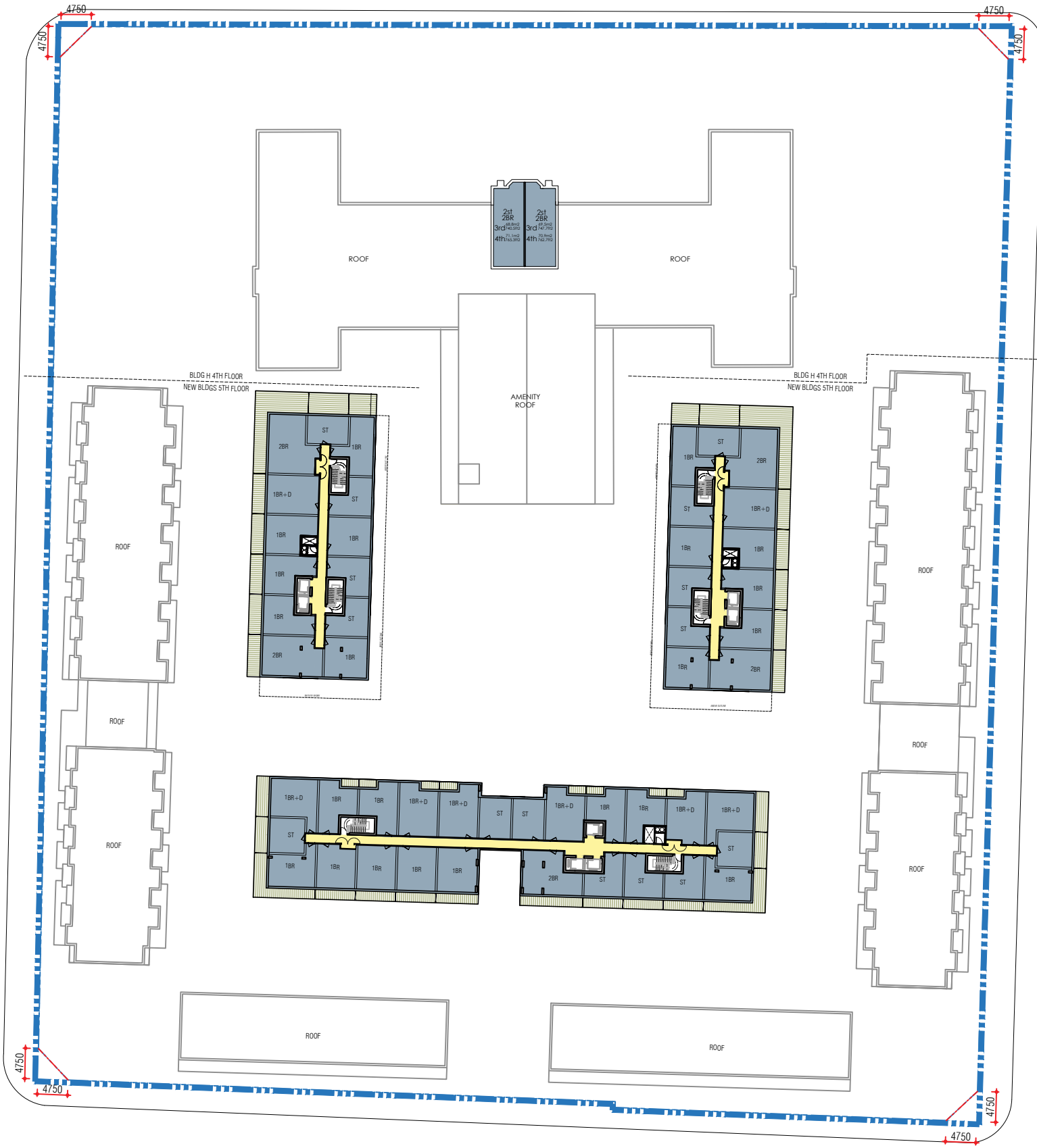
A304



1:800







LEGEND

- LOBBIES AND CIRCULATION
- AMENITY (INDOOR)
- AMENITY (OUTDOOR)
- RESIDENTIAL UNITS
- SERVICES

5TH FLOOR PLAN

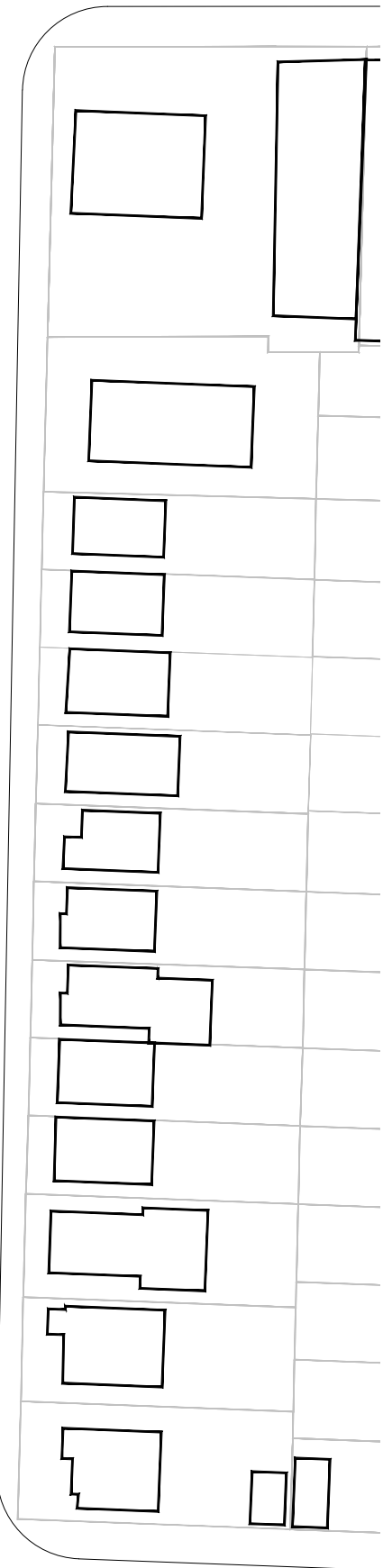
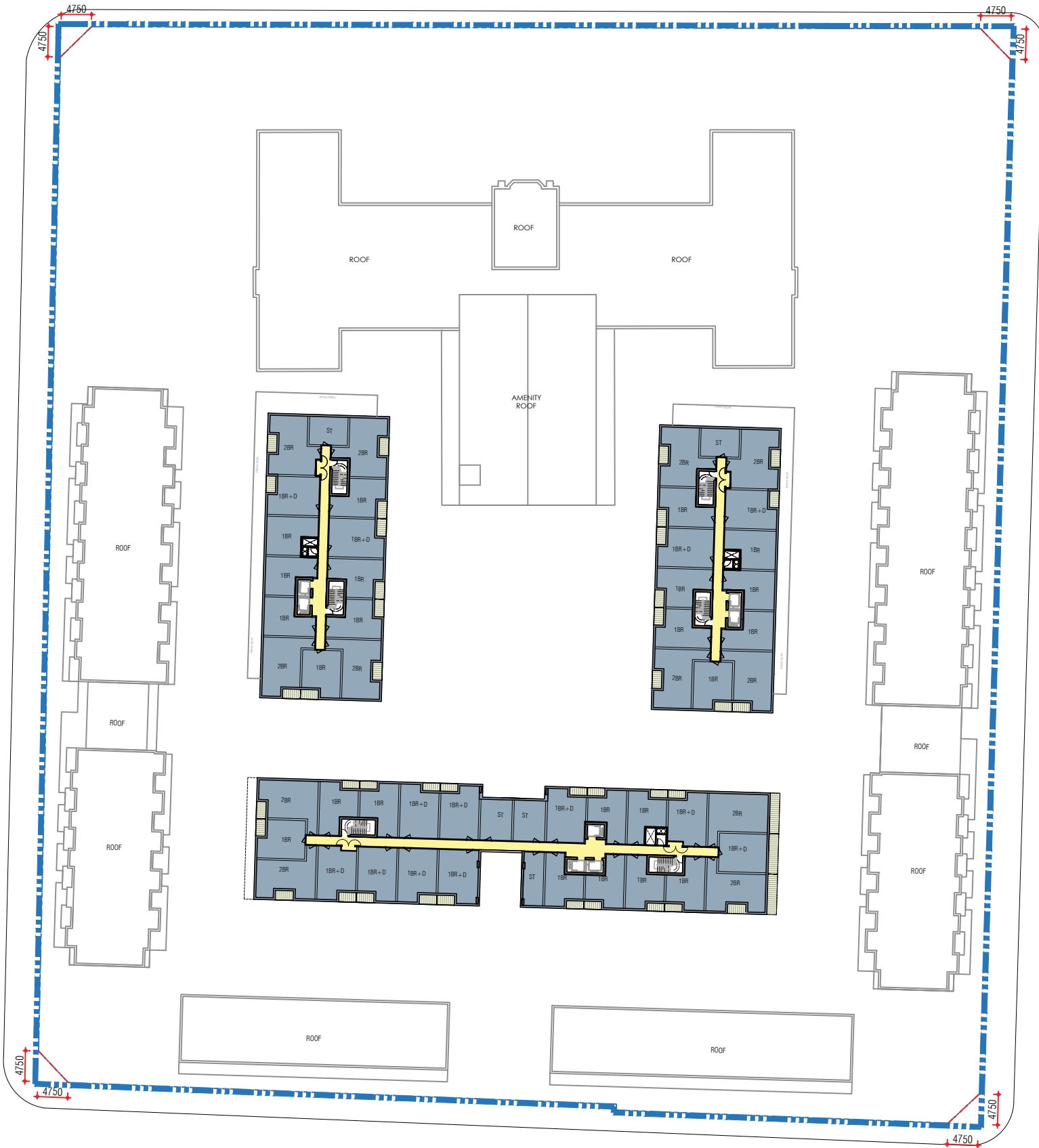
• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022

A305



1:800





- LEGEND
- LOBBIES AND CIRCULATION
  - AMENITY (INDOOR)
  - AMENITY (OUTDOOR)
  - RESIDENTIAL UNITS
  - SERVICES

TYPICAL FLOOR PLAN ( 6TH-13TH)

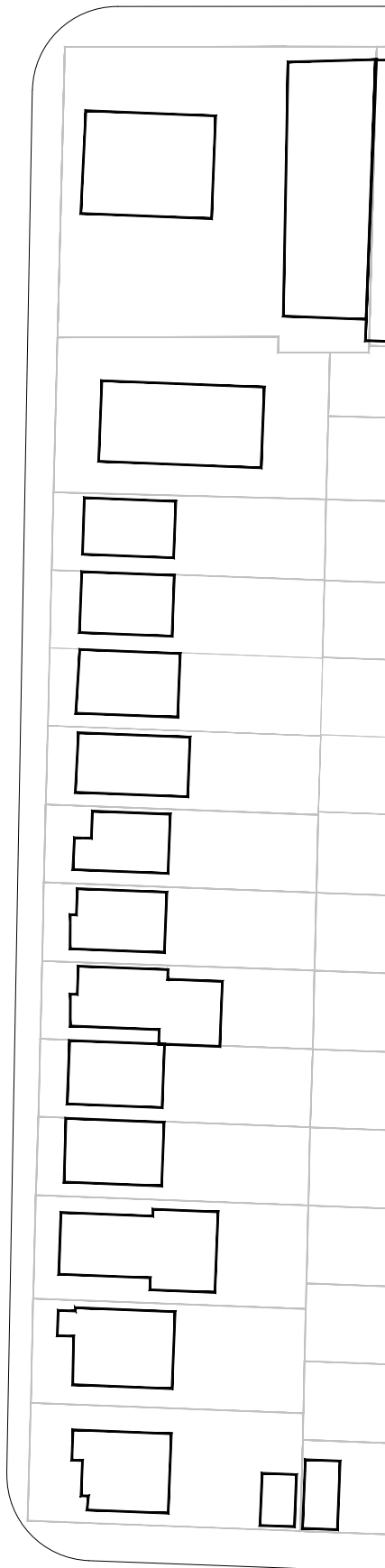
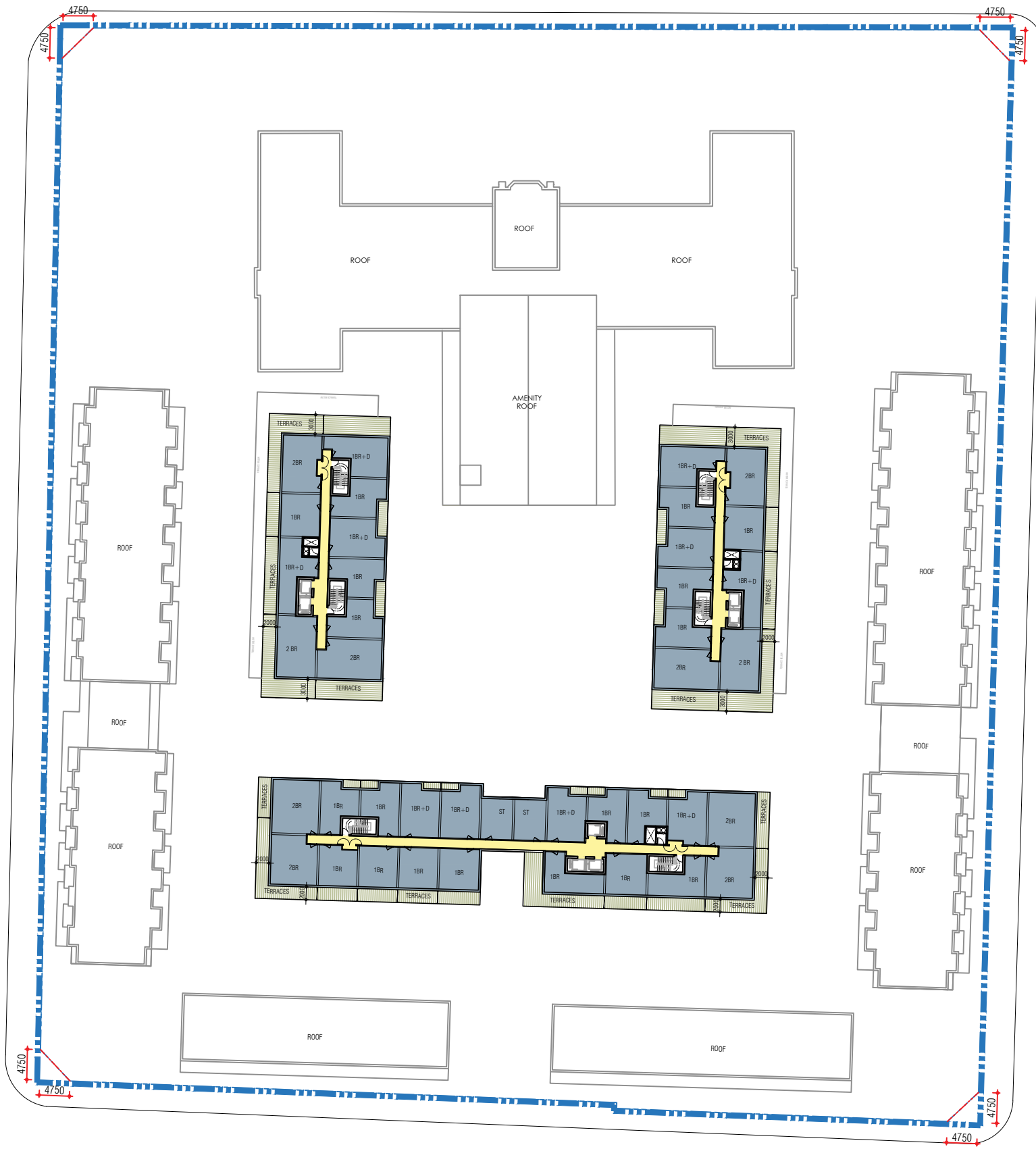
• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022

A306



1:800





- LEGEND
- LOBBIES AND CIRCULATION
  - AMENITY (INDOOR)
  - AMENITY (OUTDOOR)
  - RESIDENTIAL UNITS
  - SERVICES

14TH FLOOR PLAN

• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022

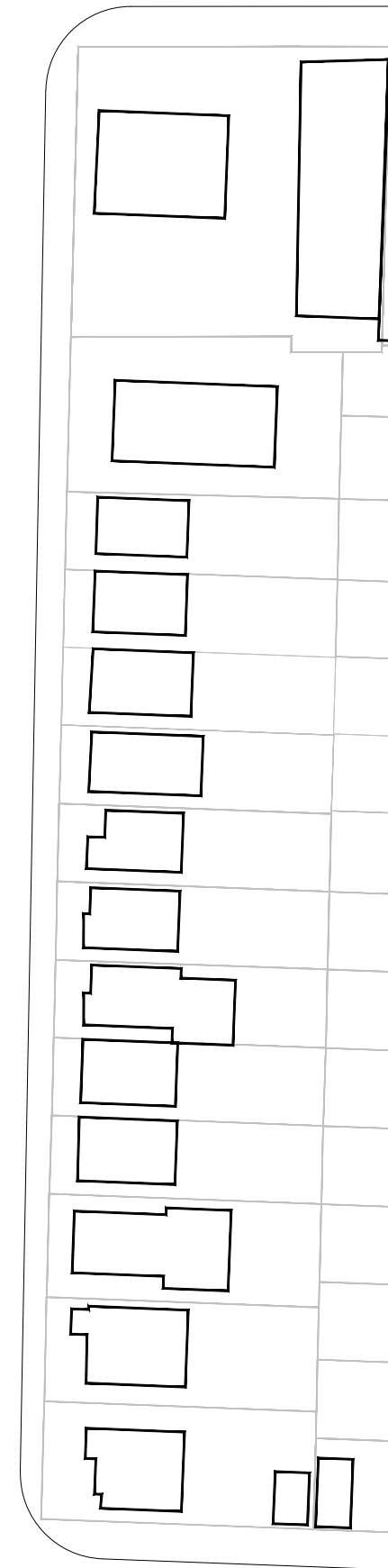
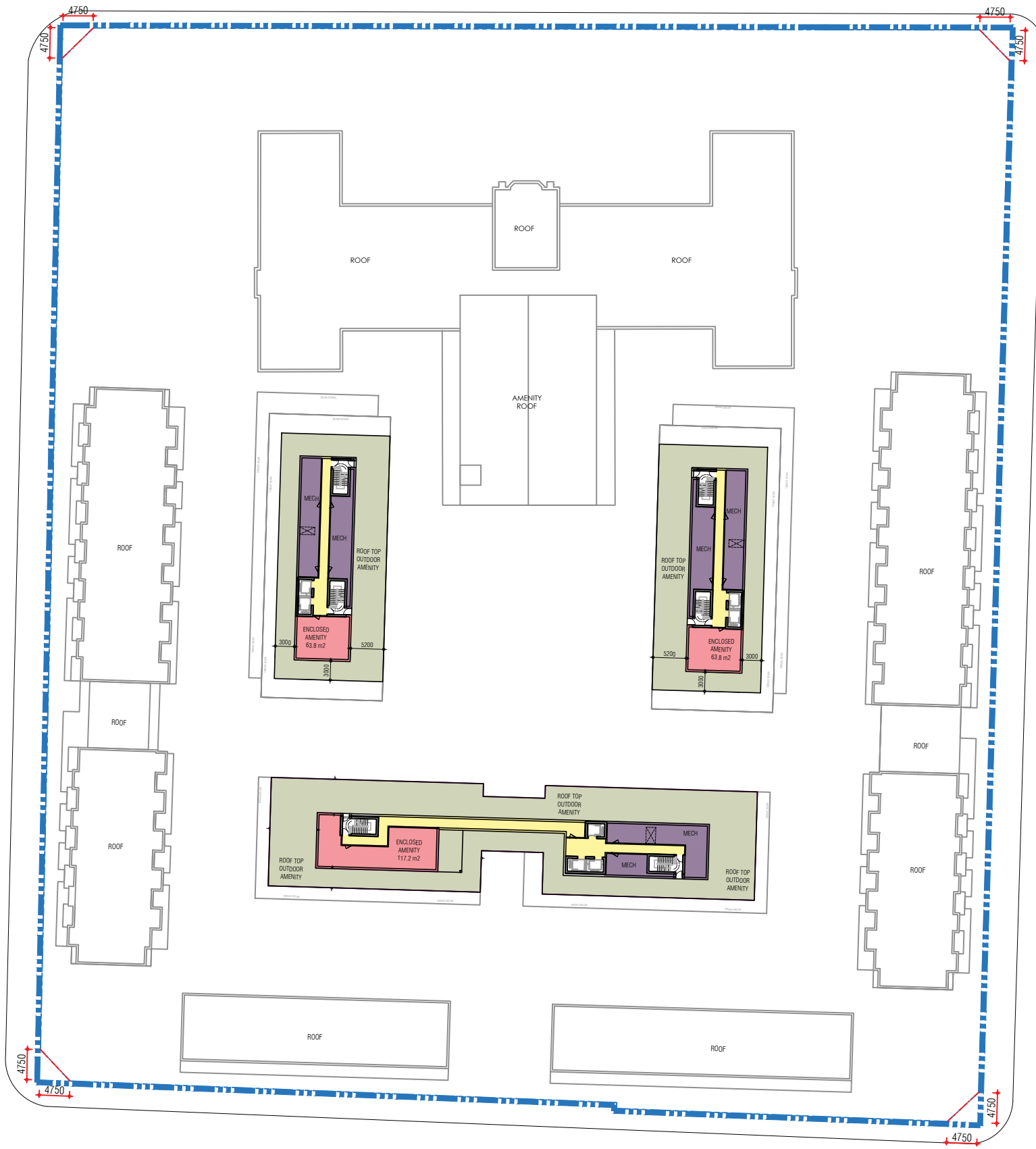
A307



1:800







LEGEND

- LOBBIES AND CIRCULATION
- AMENITY (INDOOR)
- AMENITY (OUTDOOR)
- RESIDENTIAL UNITS
- SERVICES

MECHANICAL PENTHOUSE FLOOR PLAN

• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022

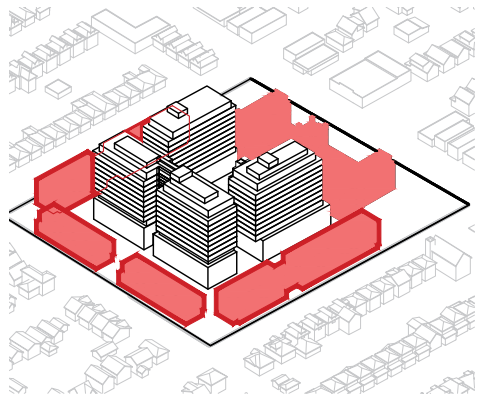
A308



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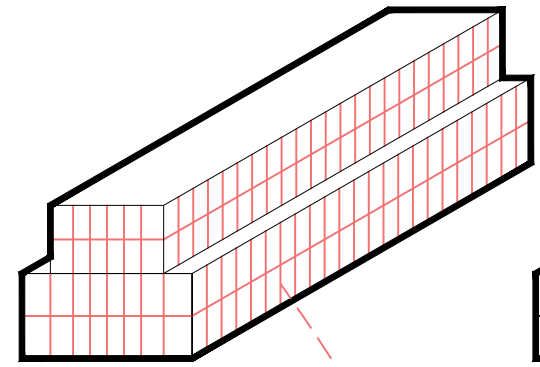


01

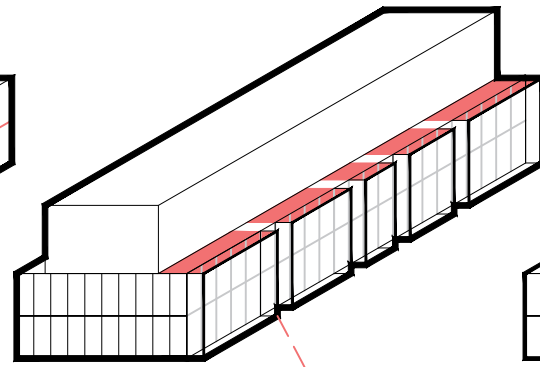


### LOW-RISE PERIMETER

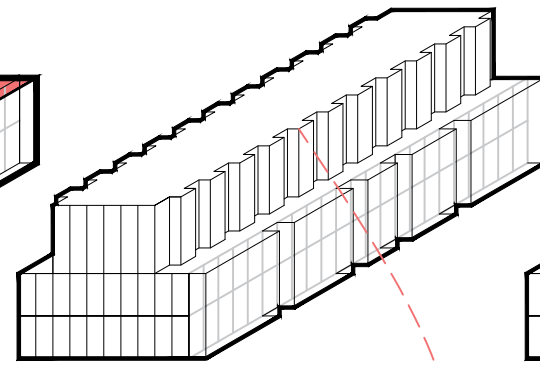
- DESIGN DIRECTION & OBJECTIVES:
- TIE THE SCALE OF THE DESIGN TO THE CONTEXT OF THE RESIDENTIAL LOW RISE BUILDINGS,
  - ESTABLISH AN ATTRACTIVE STREET PRESENCE,
  - REINTERPRET HISTORICAL DESIGN STRATEGIES TO ESTABLISH A MODERN BROWNSTONE FEEL,



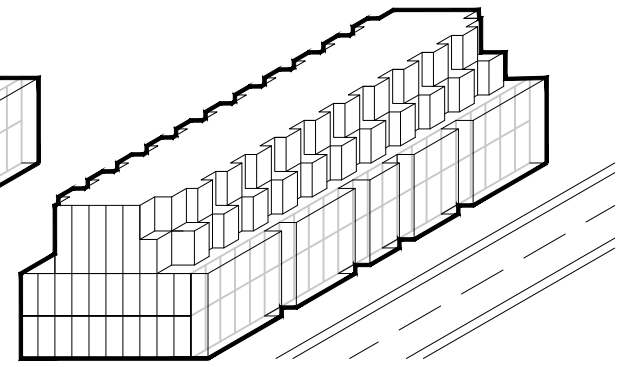
DENSE REPEATING WINDOW GRID TO ESTABLISH A "HISTORICAL-LIKE" FEEL



RESPONDING TO THE SCALE OF THE CONTEXT AND PROVIDING COMFORTABLE TERRACES



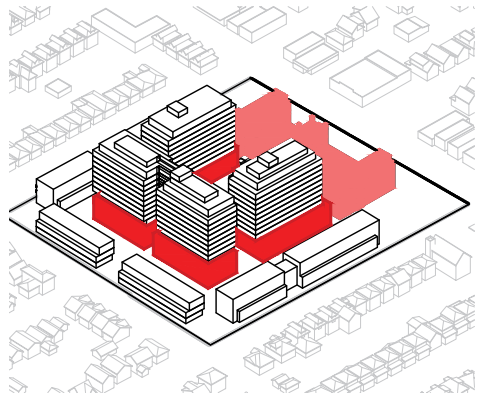
RESPONDING TO THE CONTEXT BREAKING UP THE LONG ELEVATIONS USING SIMILAR LANGUAGE



RESPONDING TO THE SCALE OF THE CONTEXT FROM STREET SIDE

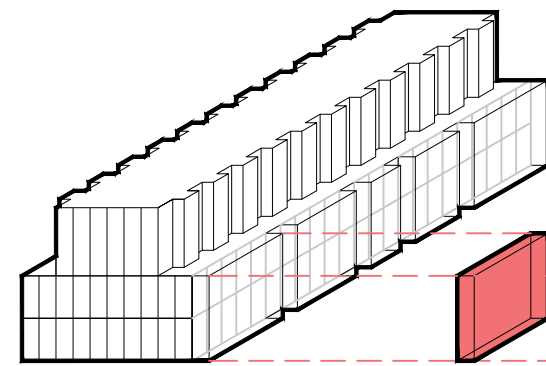


02

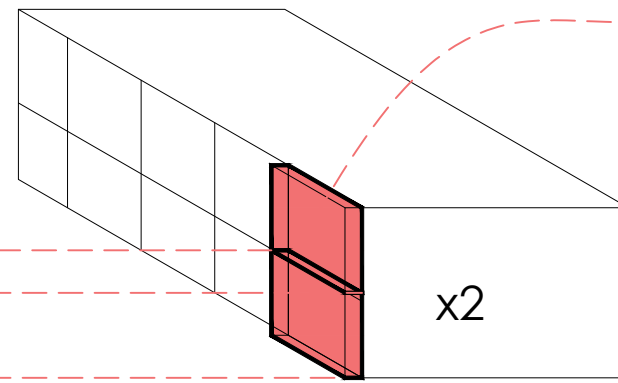


### MID-RISE "BASE"

- DESIGN DIRECTION & OBJECTIVES:
- TIE THE SCALE OF THE DESIGN TO THE CONTEXT OF THE RETAINED HERITAGE BUILDING AND TO THE PROPOSED PERIMETER TOWNHOUSES,
  - TRANSLATE THE MATERIALITY OF THE CONTEXT TO A NEW DESIGN,
  - FRAME THE INTERNAL OPEN SPACES,



LOW-RISE

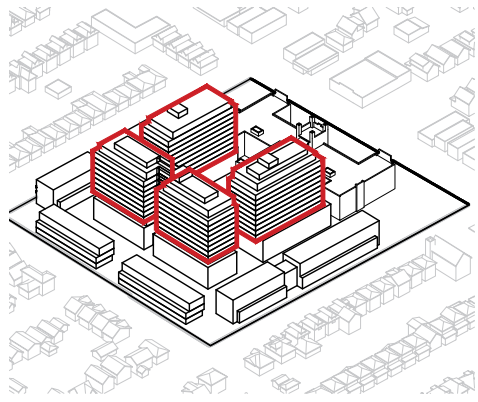


MID-RISE

USE A SIMILAR ARCHITECTURAL LANGUAGE AS PROPOSED TOWNHOUSES  
USE A COHESIVE DESIGN TO ESTABLISH A CLEAR LOCAL SITE IDENTITY

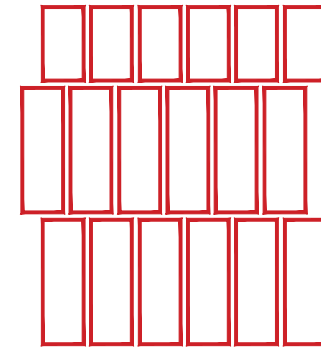
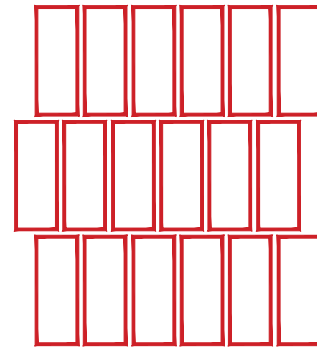
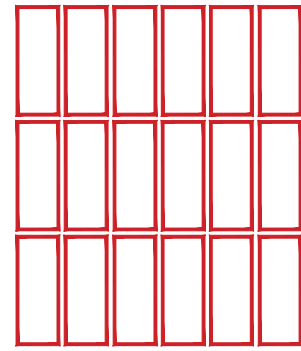
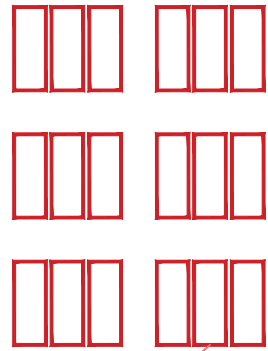
FEATURE MATERIALS REFERENCING THE ORIGINAL BRICK SCHOOL BUILDING  
USE A COHESIVE DESIGN TO ESTABLISH A CLEAR LOCAL SITE IDENTITY





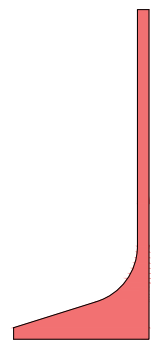
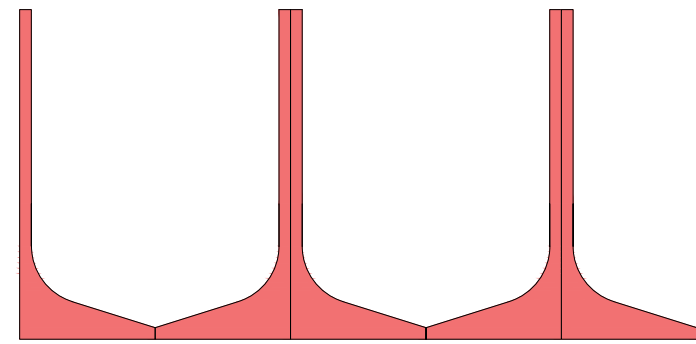
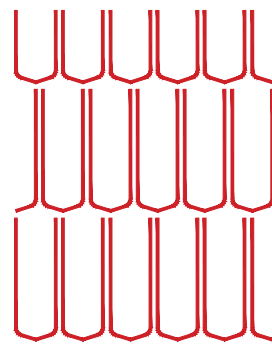
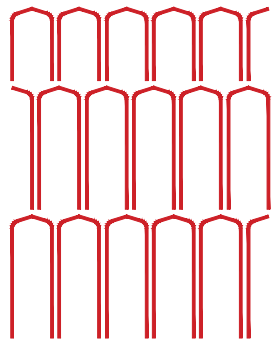
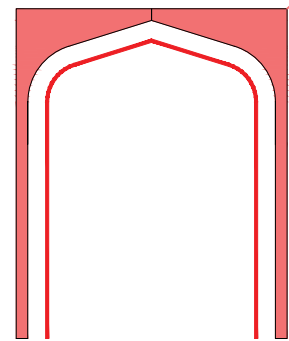
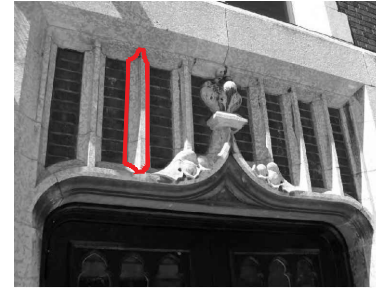
### MID-RISE "TOP"

DESIGN DIRECTION & OBJECTIVES:  
- TIE THE DESIGN TO THE CONTEXT,  
- BREAKUP THE MASS,  
- PROVIDE A DESIGN TO WORK IN 2 SCALES:  
A- CLOSE UP,  
B- AT A DISTANCE.



TRANSFORMING THE RHYTHMS OF THE ORIGINAL SCHOOL ELEVATION REFERENCING THE HISTORY OF THE SITE TO FURTHER HIGHLIGHT A CLEAR LOCAL SITE IDENTITY

TRANSFORMING THE PATTERN PROVIDING A LIGHTER CONTEMPORARY DESIGN AND USING IT TO BREAK UP THE BUILDING MASS



REINTERPRETING THE HISTORICAL DETAIL REFERENCING THE HISTORY OF THE SITE TO FURTHER HIGHLIGHT A CLEAR LOCAL SITE IDENTITY

TRANSFORMING THE DETAIL INTO THE PATTERN PROVIDING A LIGHTER CONTEMPORARY DESIGN

REPETITION OF A SINGLE ELEMENT PROVIDING DESIGN COHESION AND SIMPLIFYING CONSTRUCTION





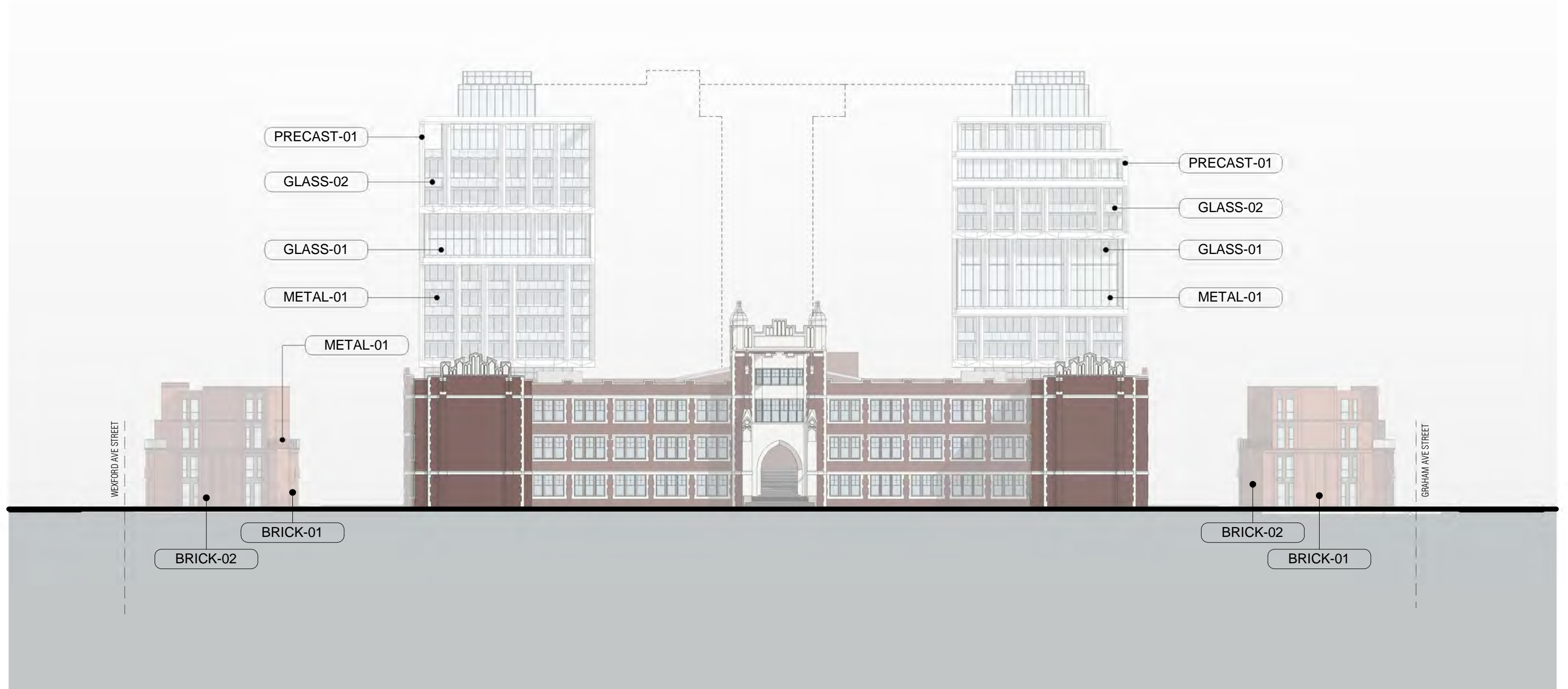












ITEM	TAG	PICTURE	PRODUCT INFO
PRECAST FAÇADE ELEMENTS	PRECAST-01		GFRC Glass Fiber Reinforced Concrete Color White
MASONRY	BRICK-01		Brampton Brick New Architectural Red Velour Cross Flashed or Approved Equal
MASONRY	BRICK-02		Brampton Brick Claret or Approved Equal
ELEVATION PANELS	PANEL-01		Longboard Smooth Planks Blonde Oak or Approved Equal
ELEVATION PANELS	PANEL-02		Hardie Panel Architectural Collection Harbor Mist Color Light Grey or Approved Equal
FOUNDATION	CONCRETE-01		Concrete Cast in Place Color Light Grey
VISION GLASING	GLASS-01		
RAILING	GLASS-02		
MULLIONS RAILING FLASHING	METAL-01		Metal Color Black







RENDERINGS - AERIAL VIEW LOOKING SOUTH-EAST  
• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022





RENDERINGS - GRAHAM AVE LOOKING SOUTH

• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022





RENDERINGS - MAPLE AVE LOOKING EAST

• 1939.21 • 1284 MAIN STREET EAST - DELTA , HAMILTON, ONTARIO • Dec. 8, 2022









PERSPECTIVE





PERSPECTIVE





PERSPECTIVE



STATISTICS

PROJECT STATISTICS  
 JOB No: 1939.21  
 DATE: NOV.08.2022

01. SITE AREA	[m <sup>2</sup> ]	[ha]	[ft <sup>2</sup> ]	[ac]
PROPERTY AREA	24900	2.49	268021	6.15
SITE AREA WITH DAYLIGHT TRIANGLES EXCLUDED	24771	2.48	266633	6.12

02. AREA BREAK DOWN	GCA [m <sup>2</sup> ]	GFA [m <sup>2</sup> ]	TSA [m <sup>2</sup> ]	EFFICIENCY TSA/ GCA(%)
RESIDENTIAL RETROFIT	8174.2	8174.2	4888	59.80
NEW RESIDENTIAL	41977	39425	34688	82.64
STACKED TOWNHOUSES	10363	10142	9143	88.23
TOWNHOUSES	2346	2346	2346	100.00
<b>TOTAL</b>	<b>62860</b>	<b>60087</b>	<b>51065</b>	
BELOW GRADE GCA	[m <sup>2</sup> ]			
P1	14326			
P2	14221			
P3	14221			
<b>TOTAL BELOW GRADE</b>	<b>42768</b>			
03. F.S.I			2.54	

04. UNIT COUNT **	UNITS LESS THAN 50m <sup>2</sup>	UNITS MORE THAN 50m <sup>2</sup>	TOTAL UNITS
RESIDENTIAL RETROFIT	10	77	87
BLDG A	112	76	188
BLDG B	112	76	188
BLDG C	186	153	339
BLDG D	41	34	75
BLDG E	45	36	81
TOWNHOUSES	0	17	17
<b>TOTAL UNIT COUNT</b>	<b>506</b>	<b>469</b>	<b>975</b>
05. UNITS PER RES. HECTARE			393.6

06. AMENITY AREA [m <sup>2</sup> ]	PROVIDED		REQUIRED	
SHARED AMENITY AREAS	INDOOR	OUTDOOR		
ACCESSIBLE TO ALL RESIDENTS	1336.5	1787	@ 4m <sup>2</sup> /unit less than 50m <sup>2</sup>	2024
ACCESSIBLE TO BLDG A,B,H ONLY	127.6	742	@ 6m <sup>2</sup> /unit more than 50m <sup>2</sup>	2814
ACCESSIBLE TO BLDG C ONLY	117.15	774		
SUBTOTAL [m <sup>2</sup> ]	1581.25	3303		
TOTAL [m <sup>2</sup> ]		4884.25		4838

07. SETBACKS *** [m]	N	S	E	W
MINIMUM	N/A	2	3	3
MAXIMUM	N/A	4	3	3.69

08. HEIGHT	
BUILDINGS A, B, C	14 STY (44m + Mech.)
STACKED TOWNHOUSES	4 STY (14m)
TOWNHOUSES	3 STY (11m)
RESIDENTIAL RETROFIT	4 STY (17.74m)

09. PARKING COUNT				
SURFACE PARKING (TH)	17			
GARAGE (TH)	17			
P1	365	including 6 BF		
P2	368	including 6 BF		
P3	370	including 6 BF		
TOTAL	1137	REQUIRED		
		TH @ 2.0/unit		34
		residential @ 1.0/unit		958
		visitor @ 0.15/unit		144
		TOTAL		1136

10. BICYCLE PARKING COUNT		REQUIRED	
GF - SHORT TERM	49	5 spaces per multiple dwelling building	30
P1 - LONG TERM	490	0.5 per dwelling unit	488

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

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