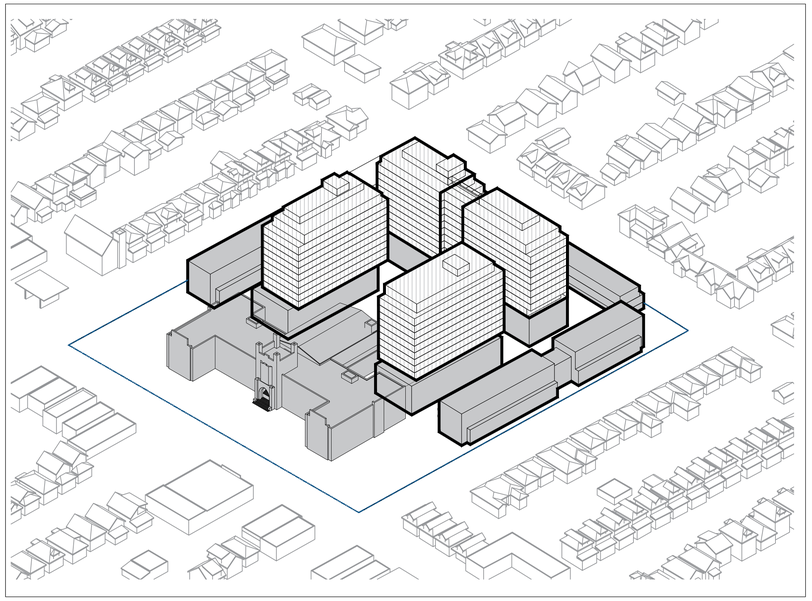

PROPOSED RESIDENTIAL DEVELOPMENT

1284 MAIN STREET EAST - DELTA

HAMILTON, ONTARIO

ISSUED FOR OPA, ZBA,
NOV.14.2022

CLIENT:

Delta Joint Venture

3170 Harvester Road, Suite 200
Burlington, ON
L7N 3W8

T: 905.777.0000

PLANNER:

GSP Group

162 Locke Street South, Suite 200
Hamilton,ON
L8P 4A9

T: 905.572.7477

ARCHITECT:

Graziani + Corazza Architect IncForrec

8400 Jane St., Building D-Suite 300
Concord, Ontario
L4K 4L8

T. 905 795 2601
F. 905 795 2844

HERITAGE CONSULTANT:

Graziani + Corazza Architect IncForrec

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

CONSULTING ENGINEER:

Lankhack Consultants Inc

1709 Upper James St
Hamilton,ON
L9B 1K7

T: 905.777.1454

1284 MAIN STREET E
DELTA, HAMILTON

PROPOSED RESIDENTIAL DEVELOPMENT

JOB.NO. 1939.21

SURVEY INFO

PLAN OF SURVEY
OF PART OF
LOTS 1, 2, 3, 4, 189 TO 199, BOTH INCLUSIVE AND LOT 222
REGISTERED PLAN 512
AND PART OF
LOT 3
CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF BARTON
IN THE
CITY OF HAMILTON

LIST OF DRAWINGS

A-101 - STATISTICS & NOTES
A-102 - SURVEY PLAN
A-103 - SITEPLAN
A-104 - ANGULAR PLANE DIAGRAMS

A-201 - P3 FLOOR PLAN
A-202 - P2 FLOOR PLAN
A-203 - P1 FLOOR PLAN

A-301 - COMPREHENSIVE GROUND FLOOR PLAN
A-302 - COMPREHENSIVE 2ND FLOOR PLAN
A-303 - COMPREHENSIVE 3RD FLOOR PLAN
A-304 - COMPREHENSIVE 4TH FLOOR PLAN
A-305 - COMPREHENSIVE 5TH FLOOR PLAN
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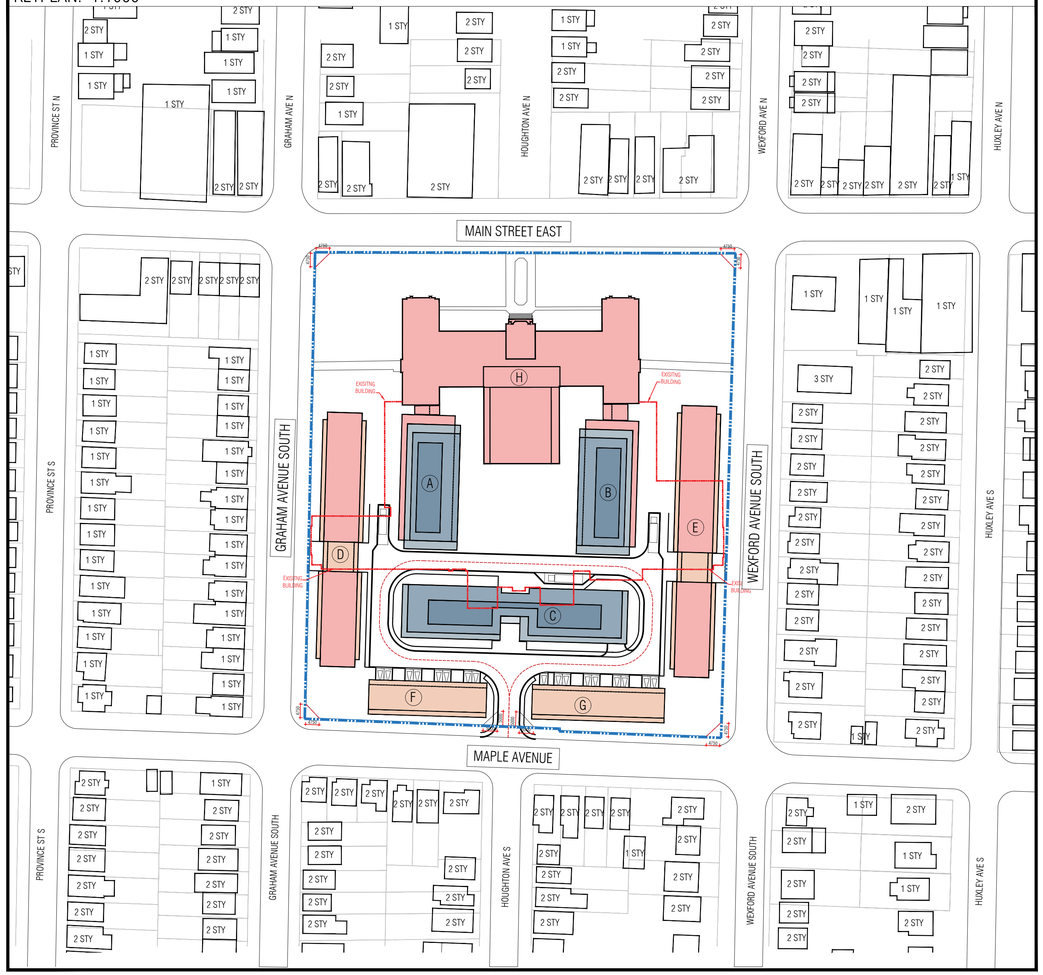
A.321 - BUILDINGS A &B FLOOR PLANS,
A.331- BUILDING C FLOOR PLANS,
A.332 - BUILDING C FLOOR PLANS,
A.341 - BUILDINGS D FLOOR PLANS,
A.351 - BUILDINGS E FLOOR PLANS,
A.361 - BUILDINGS F & G FLOOR PLANS,

A.401 - BUILDINGS A,B,C, ELEVATIONS,
A.402 - BUILDINGS A,B,C, ELEVATIONS,
A.403 - BUILDINGS A,B,C, ELEVATIONS,
A.404 - BUILDING D, ELEVATIONS,
A.405 - BUILDINGS E,F,G ELEVATIONS,
A.501 - SECTIONS AND ANGULAR PLANES
A.502 - SECTIONS AND ANGULAR PLANES

A.601 - PERSPECTIVE RENDER
A.602 - PERSPECTIVE RENDER
A.603 - PERSPECTIVE RENDER
A.604 - PERSPECTIVE RENDER

A.611 - PERSPECTIVES
A.612 - PERSPECTIVES
A.613 - PERSPECTIVES

KEYPLAN: 1:1000



STATISTICS

PROJECT STATISTICS
JOB No: 1939.21
DATE: NOV.08.2022

01. SITE AREA	[m2]	(ha)	(ft2)	(ac)
PROPERTY AREA	24900	2.49	268021	6.15
STIE AREA WITH DAYLIGHT TRIANGLES EXCLUDED	24771	2.48	266633	6.12

02. AREA BREAK DOWN	GCA [m2]	GFA [m2]	TSA [m2]	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
TOTAL	62860	60087	51065	
BELOW GRADE GCA	[m2]			
P1	14326			
P2	14221			
P3	14221			
TOTAL BELOW GRADE	42768			
03. F.S.I	2.54			

04. UNIT COUNT **	UNITS LESS THEN 50m2	UNITS MORE THEN 50m2	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
TOTAL UNIT COUNT	506	469	975
05. UNITS PER RES. HECTARE	393.6		

06. AMENITY AREA [m2] SHARED AMENITY AREAS	PROVIDED INDOOR	PROVIDED OUTDOOR	REQUIRED	
ACCESIBLE TO ALL RESIDENTS	1336.5	1787	@ 4m2/unit less then 50m2	2024
ACCESIBLE TO BLDG A,B,H ONLY	127.6	742	@ 6m2/unit more then 50m2	2814
ACCESSIBLE TO BLDG C ONLY	117.15	774		
SUBTOTAL [m2]	1581.25	3303		
TOTAL [m2]	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 dwleing building	30
P1 - LONG TERM	490	0.5 per dweling unit	488

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

ZONING CHART

TOC1 Zone Requirements

Zoning Regulation		Required	Proposed	✓ / X
11.1.1	Permitted Uses	Dwelling Unit(s)	Dwelling Units	✓
			Block Townhouses	X
11.1.2	Prohibited Uses	Street Townhouse Dwelling	Block Townhouse Dwelling	✓
11.1.1.1	Restricted Uses	i)Restriction of Uses within a building: 1. The finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade;	0.1m	X
11.1.3 a)	Building Setback from a Street Line	i) Minimum 3.0 metres for a building with residential units on the ground floor facing a street;	Main St E – 14.7m	✓
			Graham Ave S – 3.0m	✓
			Maple Ave – 2.0m	X
			Wexford Ave S – 3.0m	✓
		ii) Maximum 4.5 metres, except where a visibility triangle is required for a driveway access;	Main St E – 14.7	X
			Graham Ave S – 3.0m	✓
			Maple Ave – 2.0m	✓
			Wexford Ave S - 3.0m	✓
		iii) Notwithstanding Section i) above, a minimum setback of 6.0 metres for that portion of a building providing an access driveway to a garage.	N/A	N/A
		iv) Section i) above, shall not apply for any portion of a building that exceeds the requirement established in Section 11.1.3 g) ii) and iii) below.		
11.1.3 b)	Minimum Rear Yard	7.5 metres	Maple Ave - 2.0m	X
11.1.3 c)	Minimum Interior Side Yard	7.5 metres abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse.	N/A	N/A
11.1.3 d)	Building Height	i) Minimum 11.0 metres; and,	Retrofit Building: 14.01m	✓
			Buildings A,B: 44m	✓
			Building C: 44m	✓
			Stacked TH D,E: 10.9m	X
			Townhouses F,G: 10m	X
		ii) Maximum 22.0 metres; and,	Retrofit Building: 17.74m	✓
			Buildings A,B: 44m	X
			Building C: 44m	X
			Stacked TH D,E:14m	✓
			Townhouses F,G:11m	✓
		iii) In addition to Subsection i) and notwithstanding Subsection ii), any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Subsection 11.1.3. b) and c), when abutting a Residential or Institutional Zone, to a maximum of 22.0 metres.	Abutting municipal ROW N/A	N/A
		iv) In addition to the definition of Building Height, any wholly enclosed or partially enclosed amenity area, or any portion of a building designed to provide access to a rooftop amenity area shall be permitted to project above the uppermost point of the building, subject to the following regulations:	Noted	
		A. The total floor area of the wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area does not exceed 10% of the floor area of the storey directly beneath;	Building A: Floor Area Below:637.7m² 10% = 63.77m² Amenity Floor Area:63.76m² Building B: Floor Area Below:637.7m² 10% = 63.77m² Amenity Floor Area:63.76m² Building C: Floor Area Below: 1,171.5m² 10% = 117.15m² Amenity Floor Area:117.14m²	✓

TOC1 Zone Requirements

Zoning Regulation		Required	Proposed	✓ / X
		B. The wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath; and,	3m	✓
		C. The wholly enclosed or partially enclosed amenity area, or portion of a building designed to provide access to a rooftop amenity area shall not be greater than 3.0 metres in vertical distance from the uppermost point of the building to the uppermost point of the rooftop enclosure	4.5m	X
11.1.3 g)	Built Form for New Development	i) Rooftop mechanical equipment shall be located and/or screened from view any abutting street	Screened from view	✓
		ii) For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall be greater than or equal to 75% of the measurement of the front lot line.	Through Lot: Retrofit building – not new development. N/A	N/A
		iv) In addition to Section 10.1.3g(i), ii) and iii), the minimum width of the ground floor façade facing the front and flankage lot lines shall exclude access driveways and any required yards within a lot line abutting a street.	N/A Through lot and retrofit building – not new development	N/A
		v) Notwithstanding ii) and iii) above, a maximum of one driveway with a maximum width of 6.0 metres shall be permitted for ingress and egress.	Width of 7.5m provided at entrance as per Transportation Planning	X
		vi) No parking, stacking lanes, or aisles shall be located between the required building façade and the front lot line or flankage lot line.	None provided	✓
		vii) All principal entrances shall face the street and be accessible from the building façade with direct access from the public sidewalk.	Principal entrances for Stacked and Condo TH comply.	✓
			New apartment buildings face internal road system, access to public sidewalk indirectly.	X
			Retrofit – not new build	N/A
		viii) Notwithstanding the definition of planting strip, a sidewalk shall be permitted where required by Section vi) above.	Noted	✓
		ix) Notwithstanding Subsection 11.1.3, for properties designated under the Ontario Heritage Act, any alternative building design or building materials approved through the issuance of a Heritage Permit shall be deemed to comply with this Subsection.	Noted	✓
11.1.3 i)	Visual Barrier Requirement	i) A visual barrier shall be required along any lot line abutting a downtown D5 Zone, Institutional Zone or Residential Zone in accordance with the requirements of Section 4.19 of this Bylaw.	Noted	✓
		ii) Notwithstanding i) above, no visual barrier(s) shall be permitted between the building façade and the street.	Noted	✓
11.1.3 j)	Outdoor Storage	i) No outdoor storage of goods, materials, or equipment shall be permitted.	No outdoor Storage	✓
		ii) Notwithstanding Section i) above, the display of goods or materials for retail purposes accessory to a retail use shall only be permitted in a front yard or flankage yard	No outdoor Storage	✓

TOC1 Zone Requirements

Zoning Regulation		Required	Proposed	✓ / X
Parking Requirements				
5.2	Design Standards	5) i) Minimum 2.8 metres in width and 5.8 metres in length;	2.8m x 5.8m	✓
		ii) Where a wall, column, or any other obstruction is located abutting or within any parking space within an above ground or underground parking structure, the minimum width of a parking	Complies	✓
		iii) Notwithstanding Subsection ii), an additional 0.3 metres shall not be required provided: 1. the maximum length of the wall, column or any other obstruction shall not exceed 1.15 metres; 2. the wall, column or any other obstruction is located at the front, rear, or both ends of the parking space; and, 3. the wall, column or any other obstruction does not project more than 0.15 metres into the width of the parking space.	Complies	✓
		iv) The length of each parking space in an attached garage of a dwelling unit shall be increased by an equivalent length of the step, steps or stairwell that extends into the parking space;	Complies	✓
		vi) Notwithstanding Subsection i) herein, where 10 or more parking spaces are required on a lot, the minimum parking space size of not more than 10% of such required parking spaces shall be a width of 2.6 metres and a length of 5.5 metres, provided that any such parking space is clearly identified as being reserved for the parking of small cars only; and	None provided	✓
		vii) Notwithstanding Subsection b) ii) and iii), light standards, including the base, located at the intersection of 4 parking spaces shall not be considered as an obstruction.	None provided	✓
		c) All required parking shall be provided with adequate means of ingress and egress to and from the street or laneway without the necessity of moving any other motor vehicle, and shall be arranged so as not to interfere with normal public use of the street or laneway. Any parking lot shall provide for ingress and egress of vehicles to and from a street in a forward motion only.	Complies except tandem: garage/driveway parking provided for condo townhomes (17 units)	X
		f) Barrier free: Min 4.4m x 5.8m	Complies	✓
5.7 c)	Bicycle Parking (Short-Term)	i) Residential Uses Multiple Dwelling: 5 spaces required	49 provided	✓
5.7 e)	Bicycle Parking (Long-Term)	Notwithstanding Section b) and in addition to c) above, in the Downtown (D1), (D2), and (D5) Zones, Transit Oriented Corridor Zones long-term bicycle parking shall be provided in the minimum quantity specified in accordance with the following requirements: 0.5 per dwelling unit	975 x .5 = 487.5 required ≥90 provided	✓

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001. NOV.14.2022 ISSUED FOR O.P.A Z.B.A. BG

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS
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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G. / R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.08.2022
JOB #	1939.21

STATISTICS AND NOTES

1:200

A101

TITLEBLOCK SIZE: 610 x 915


MAIN STREET EAST
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3)
CENTRE LINE OF PAVEMENT
PIN 17242-0352 (LT)
SITE BENCH MARK
HORIZONTAL CONTROL MONUMENT
ELEV. = 92.57
PART 1, PLAN 62R-21362
LOT 1
LOT 2
LOT 3
LOT 4
LOT 189+
LOT 190
LOT 191
LOT 192
LOT 193
LOT 194
LOT 195
LOT 196
LOT 197
LOT 198
LOT 199
LOT 154
LOT 222
PLAN 546
CONCESSION 3
"DELTA SECONDARY SCHOOL"
No. 1284
PIN 17239-0002 (LT)
GRAHAM AVENUE SOUTH
PIN 17239-0001 (LT)
WEXFORD AVENUE SOUTH
PIN 17239-0003 (LT)
MAPLE AVENUE
PIN 17239-0096 (LT)
ALLEY
GRASS AREA
ASPHALT
CONCRETE
CONCRETE WALK
CONCRETE SIDEWALK
CONCRETE CURB
CHAIN LINK FENCE
PARKING
ENTRANCE
"DELTA SECONDARY SCHOOL"
No. 1284
300mm # WATERMAIN
1400mm # COMBINED
1275mm # COMBINED
1200mm # COMBINED
600mm # COMBINED
150mm # WATERMAIN
450mm # COMBINED
450mm # STORM
300mm # COMBINED
750mm # COMBINED
1050mm # STORM
1200mm # STORM
4750
4730
148.450 (P8 & Swt)
N75°44'25"W
N75°32'50"W
N15°55'00"E
N73°37'30"W
18.288 (P2 & Mod)
64.008
30.394 (Mea) (30.480 P4)
61.359 (Mea)
164.117 (P1 & Mod)
20.117 (P2 & Swt)
7.10 (P3 & Mod)
1.00 (P1 & Mod)
NORTHEAST CORNER LOT 154, PLAN 546
N61°36'00"W (P8 & Mod) 67.753
(P8 & Mod) 0.03 S
(P8 & Mod) 0.03 E
(P8 & Mod) 0.02 N
(P8 & Mod) 0.02 W
(P1 & Mod) 0.03 E
(P1 & Mod) 0.03 W
(P2 & Swt) 0.03 E
(P2 & Swt) 0.03 W
(P1 & Swt) 0.03 E
(P1 & Swt) 0.03 W
(P2 & Swt) 0.03 S
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(P2 & Swt) 0.03 N
(P2 & Swt) 0.03 E
(P2 & Swt) 0.03 W
(P1 & Swt) 0.03 E
(P1 & Swt) 0.03 W
(P1 & Swt) 0.03 S
(P1 & Swt) 0.03 N

MAIN STREET EAST

MAPLE AVENUE

GRAHAM AVENUE SOUTH

WEXFORD AVENUE SOUTH

PUBLIC OPEN LANDSCAPED SPACE

RESIDENTIAL RETROFIT
80 UNITS
3 STY (14.01 m)

4 STY (17.74 m)

AMENITY
2 STY (16.34m)

PARKING BELOW

4 STY(12,5m)
13 STY

MPH + ENCLOSED AMENITY
183 UNITS

ROOFTOP OUTDOOR AMENITY

OVERHANG @ 1ST-4TH STY

OUTDOOR AMENITY/ /LANDSCAPED SPACE

LOADING 14mX3.7m

D
75 UNITS
3 STY (10.9m)
4 STY (14m)

A

B

E
81 UNITS

C
332 UNITS
1 STY

F
8 UNITS
3 STY (11m)

G
9 UNITS
3 STY (11m)

LOBBY ENTRY

FIRE ROUTE

WOONERF STREET

DOWN TO P1 PARKING

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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

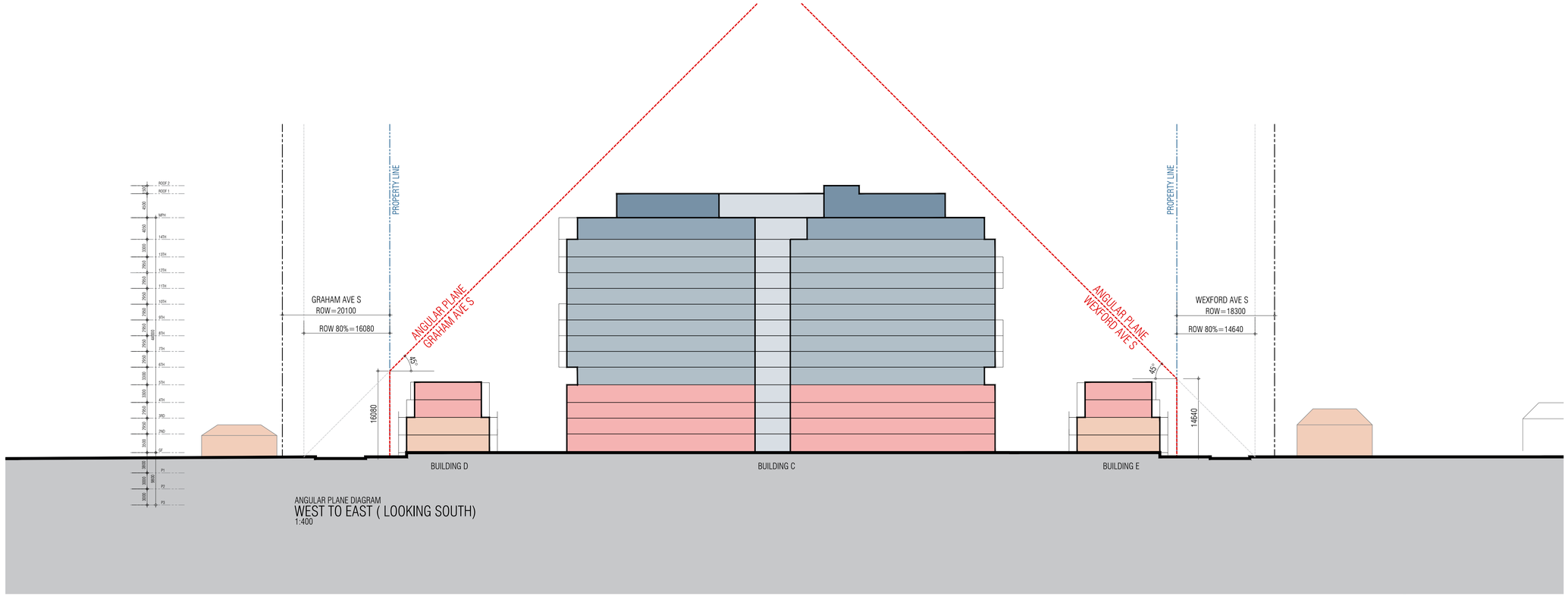
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

SITE PLAN

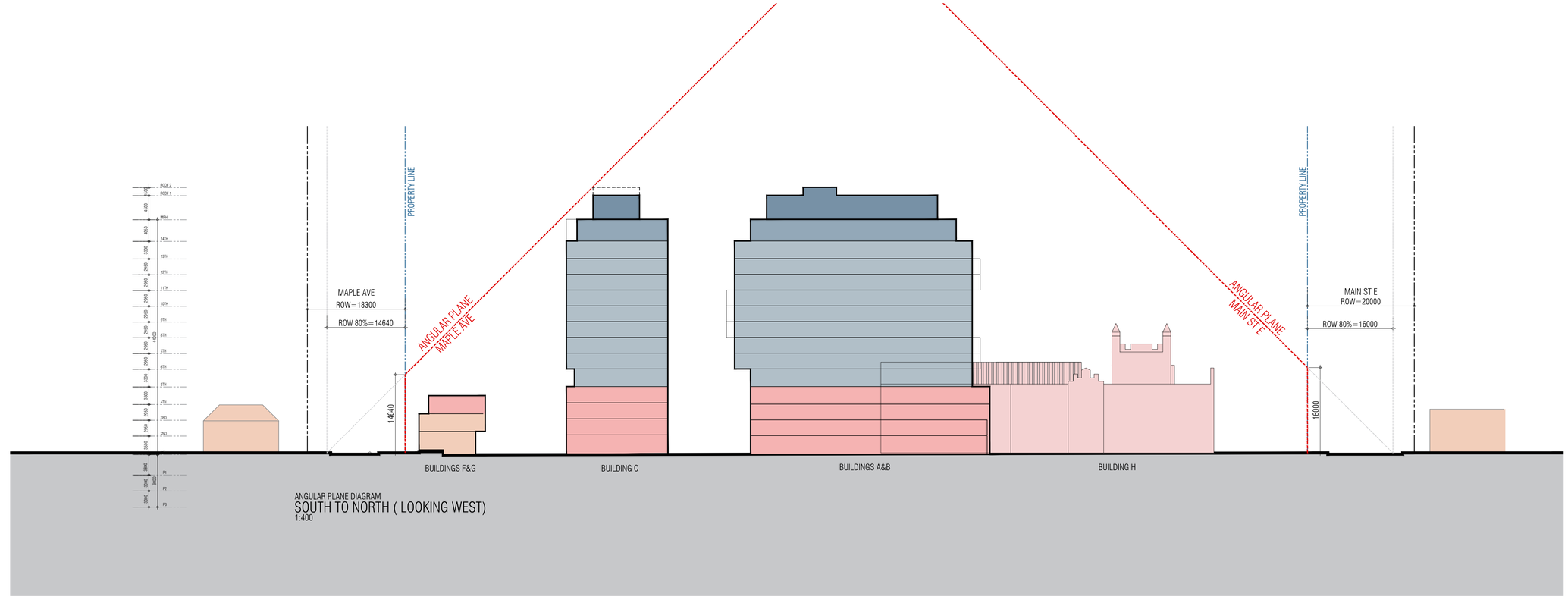
1:400

A103

TITLEBLOCK SIZE: 610 x 915



ANGULAR PLANE DIAGRAM
WEST TO EAST (LOOKING SOUTH)
1:400



ANGULAR PLANE DIAGRAM
SOUTH TO NORTH (LOOKING WEST)
1:400

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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

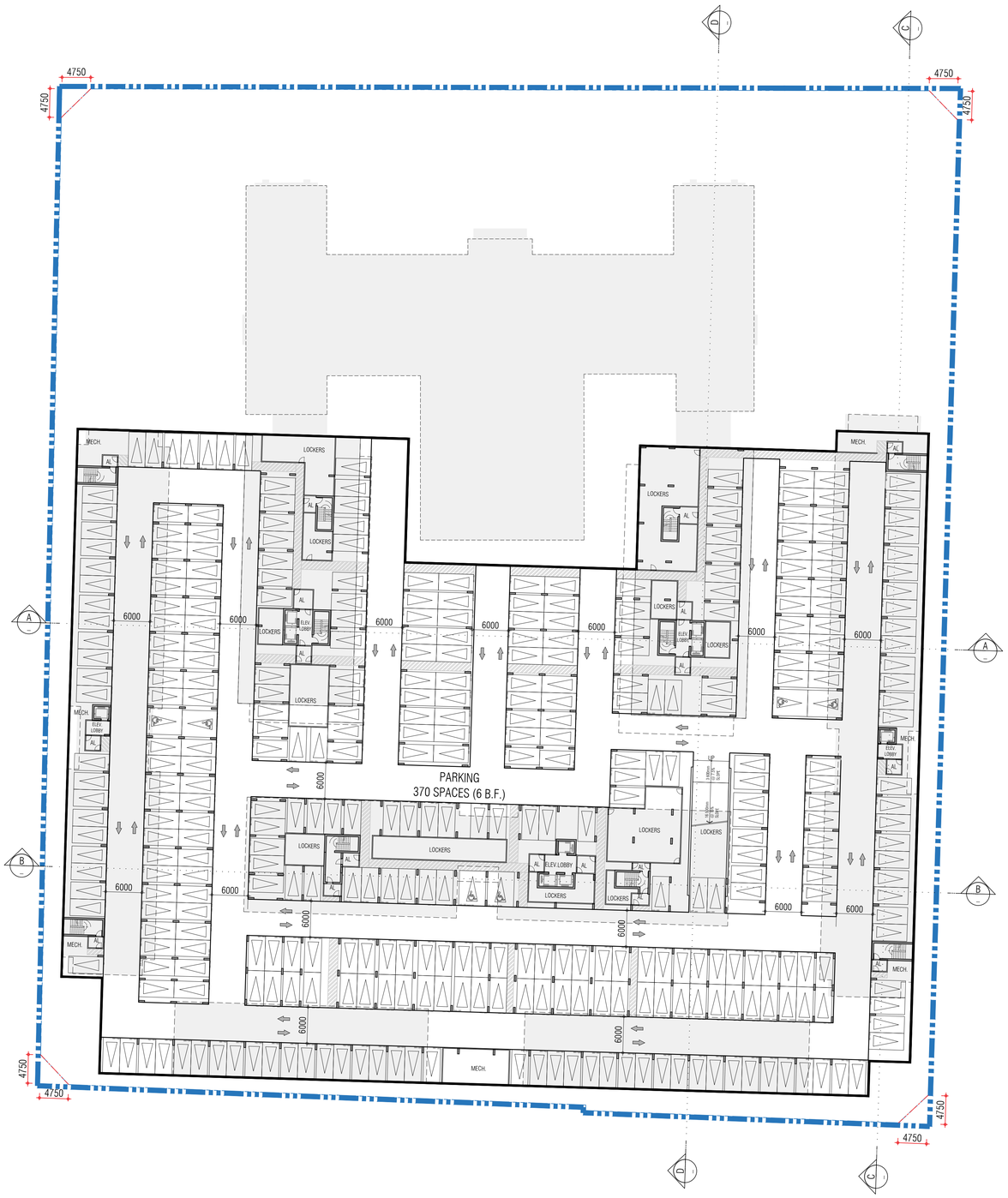
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

ANGULAR PLANE DIAGRAMS

1:400

A104

TITLEBLOCK SIZE: 610 x 915



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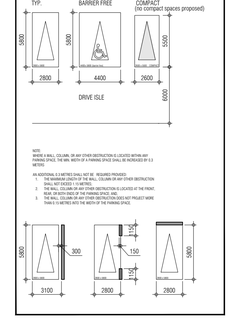
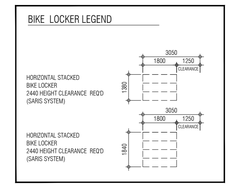
PARKING LEGEND



BIKE LOCKER LEGEND



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PROPOSED RESIDENTIAL DEVELOPMENT

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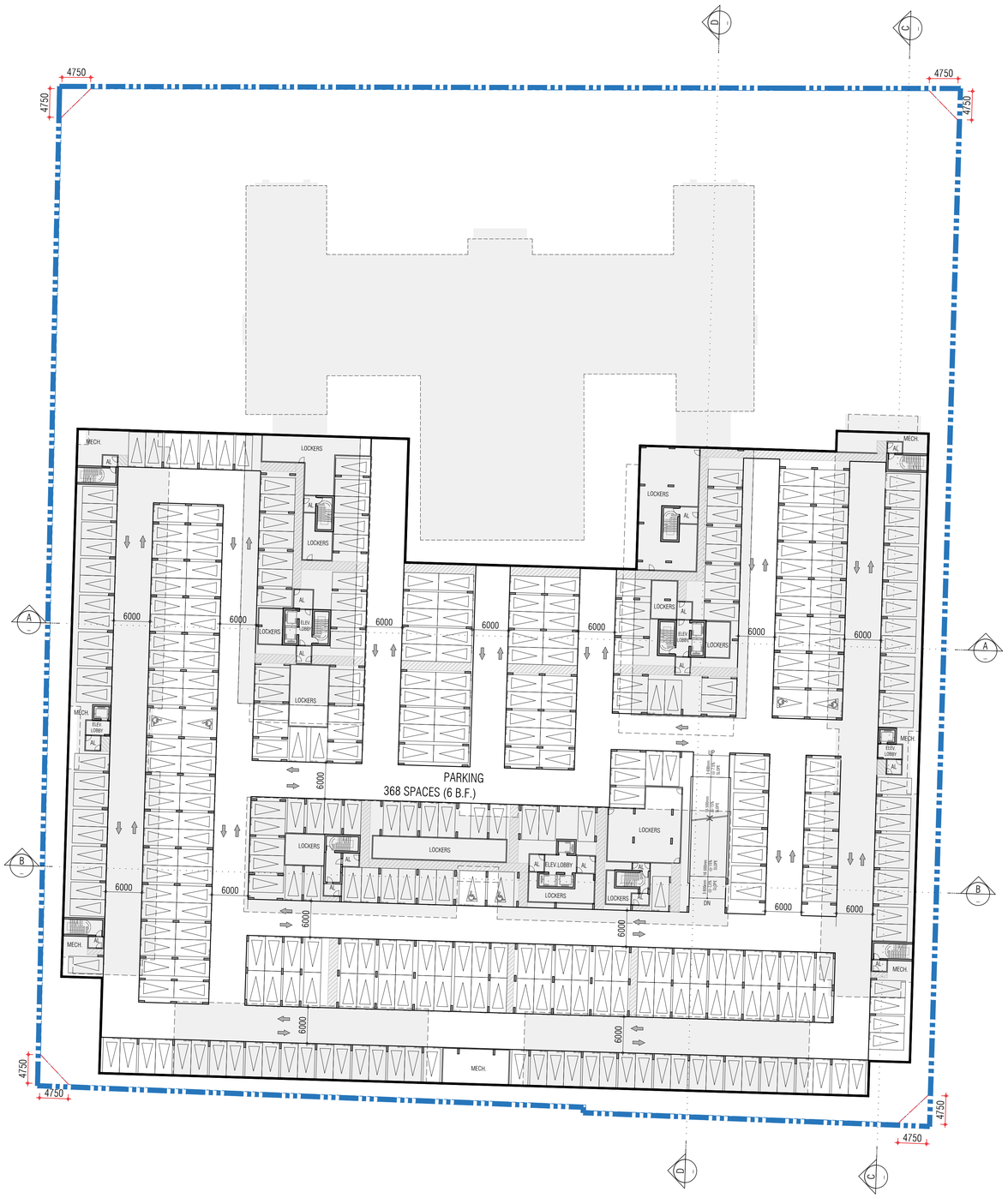
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

P3 - LEVEL PLAN
PARKING

1:400

A201

TITLEBLOCK SIZE: 610 x 915



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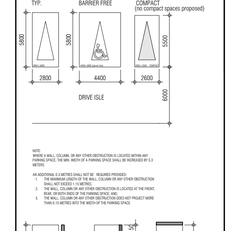
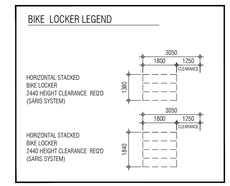


BIKE LOCKER LEGEND



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PROPOSED RESIDENTIAL DEVELOPMENT

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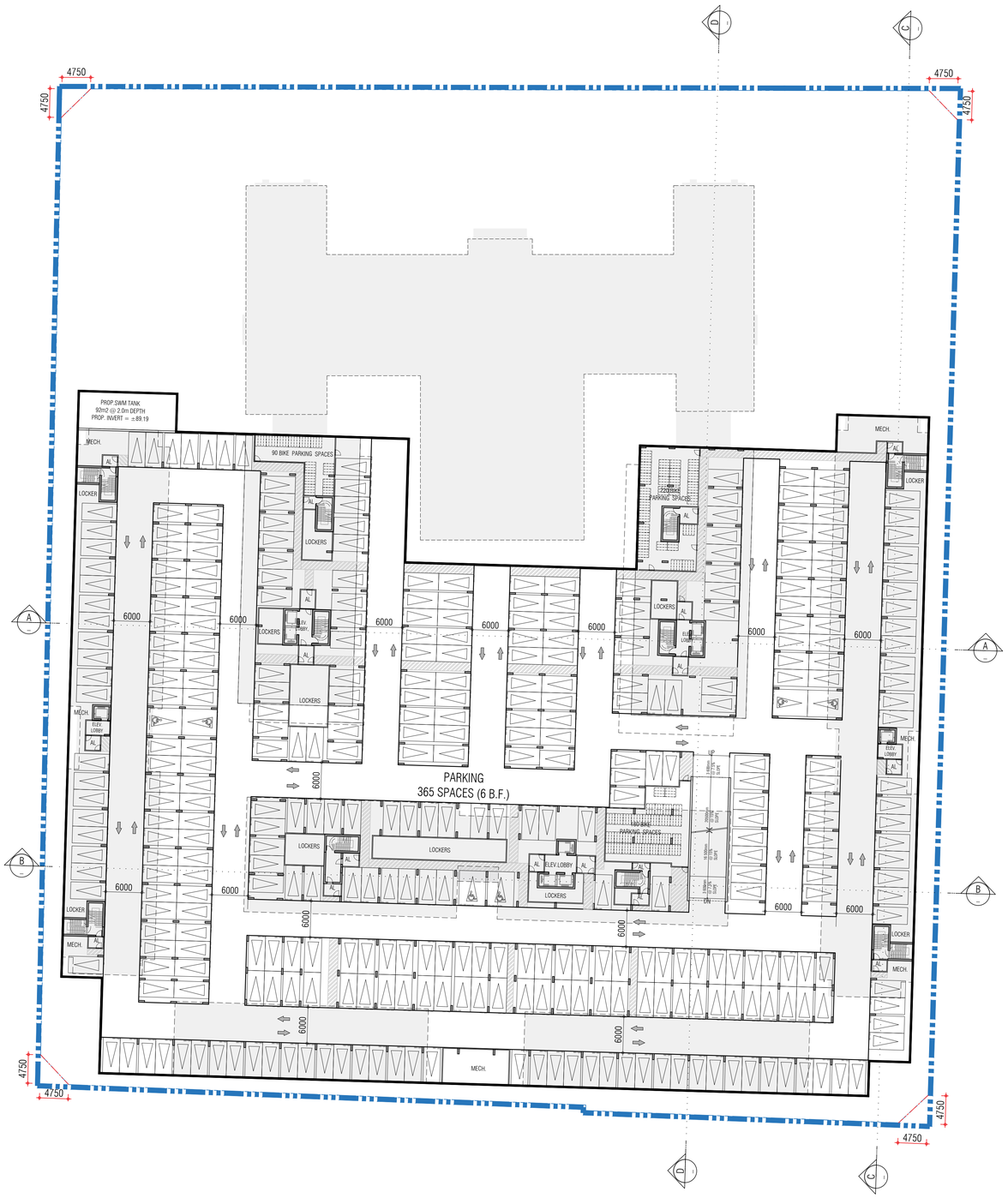
PLOT DATE:	NOV.14.2022
JOB #	1939.21

P2 - LEVEL PLAN
PARKING

1:400

A202

TITLEBLOCK SIZE: 610 x 915



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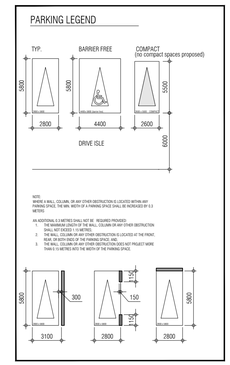

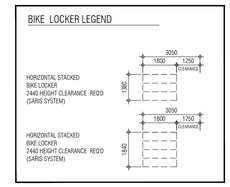

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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

PROJECT ARCHITECT:	B.G.
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CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

P1 - LEVEL PLAN
PARKING

1:400

A203

TITLEBLOCK SIZE: 610 x 915

S.D. | McLAREN, O.L.S. – 2022

MAIN STREET EAST
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3)
CENTRE LINE OF PAVEMENT
PIN 17242-0352 (LT)

SITE BENCH MARK:
HORIZONTAL CONTROL
ELEVATION
(SEE SURVEY)

GRAHAM AVENUE SOUTH
(BY PLAN 540)
PIN 17239-0001 (LT)

WEXFORD AVENUE SOUTH
(BY PLAN 512)
PIN 17239-0003 (LT)

MAPLE AVENUE
(BY PLAN 512)
PIN 17239-0096 (LT)

HOUGHTON AVENUE SOUTH

ALLEY

LOT 5

PLAN 540

3 MAY 7, 1895

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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

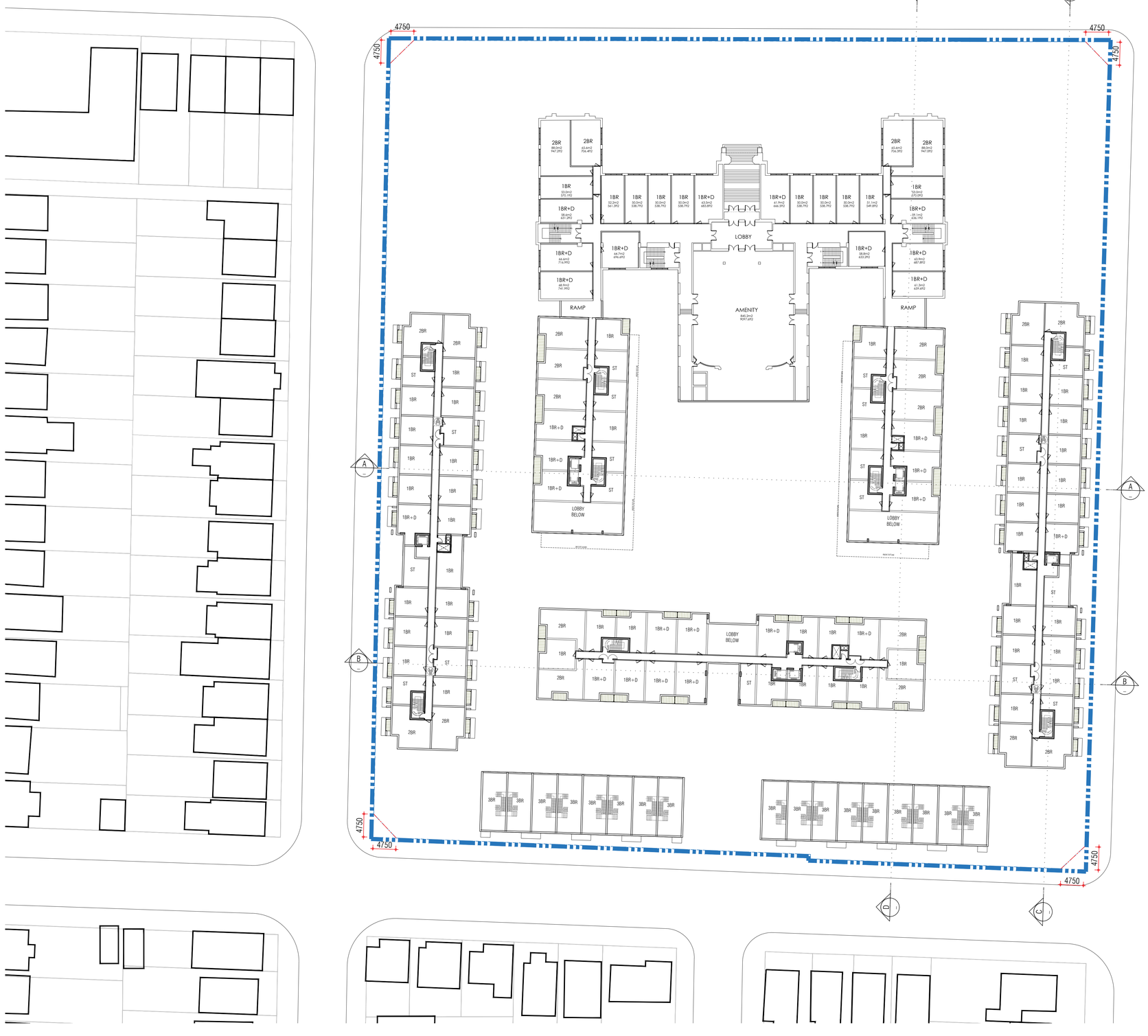
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

COMPREHENSIVE GROUND FLOOR PLAN

1:400

A301

TITLEBLOCK SIZE: 610 x 915



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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

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ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

COMPREHENSIVE 2ND FLOOR PLAN

1:400 A301

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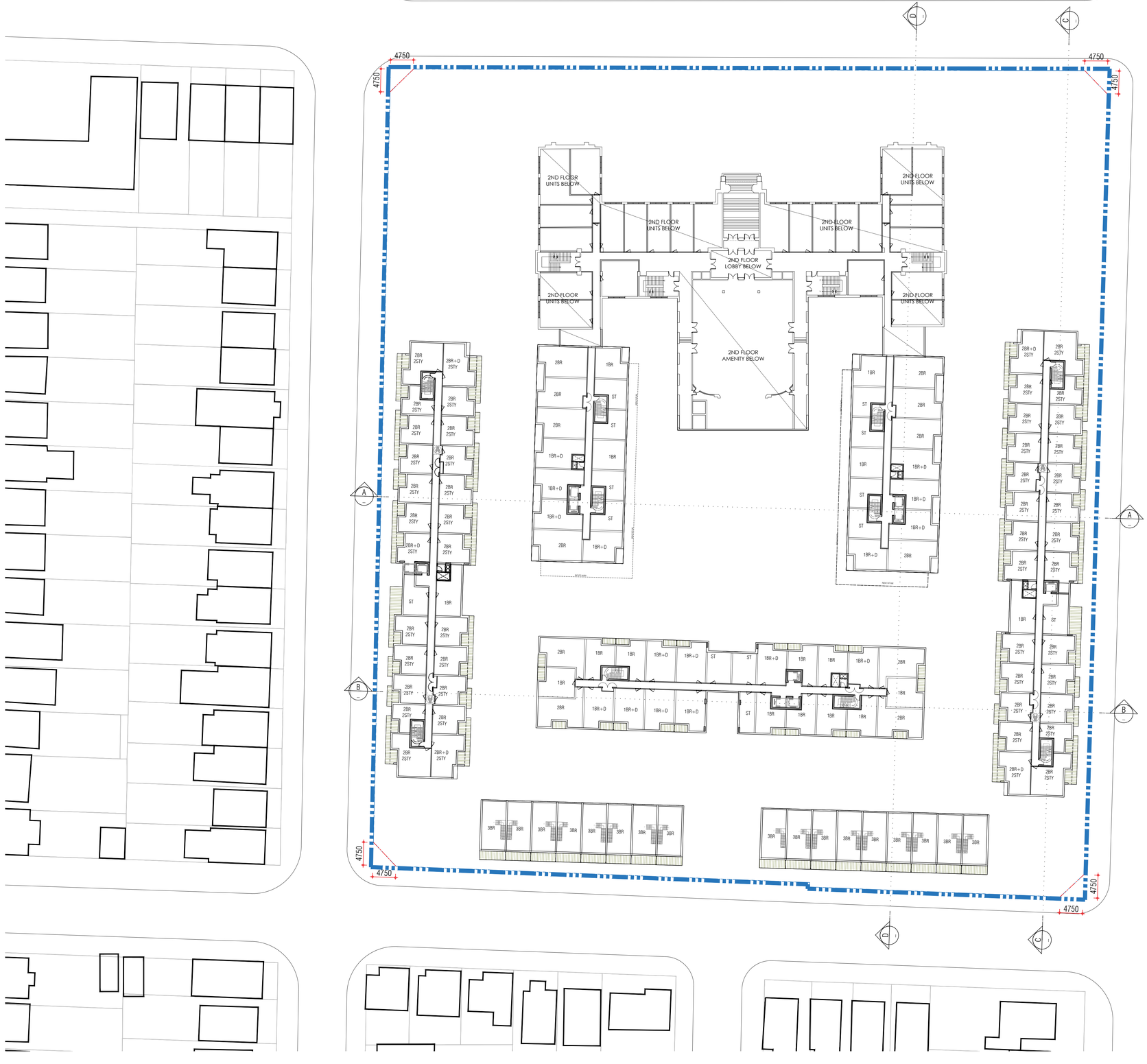

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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

COMPREHENSIVE 3RD FLOOR PLAN

1:400

A303

TITLEBLOCK SIZE: 610 x 915



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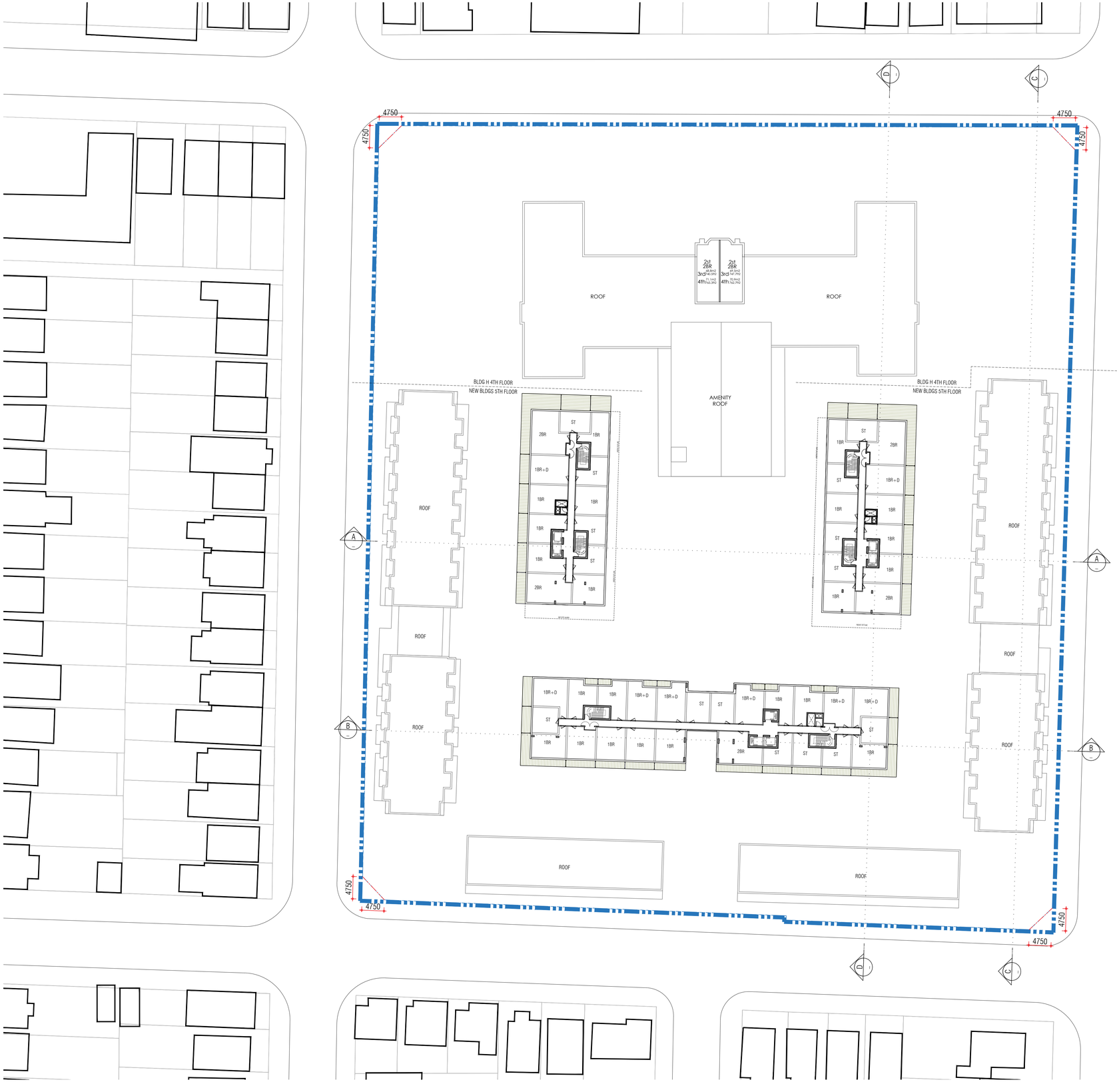
COMPREHENSIVE
4TH FLOOR PLAN

1:400

A304

TITLEBLOCK SIZE: 610 x 915



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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

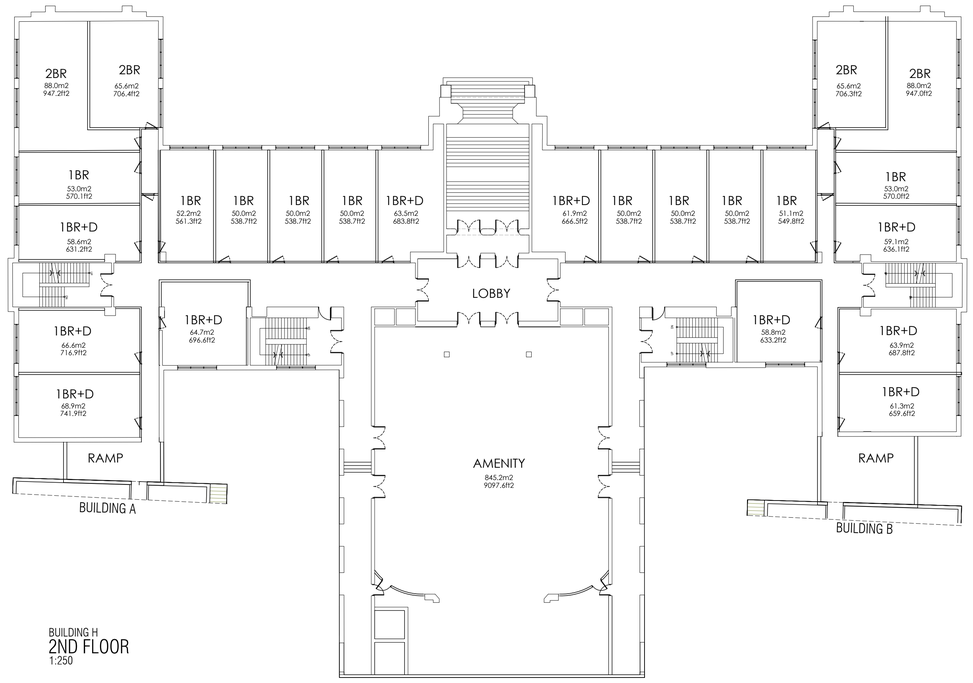
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

COMPREHENSIVE 4TH FLOOR PLAN

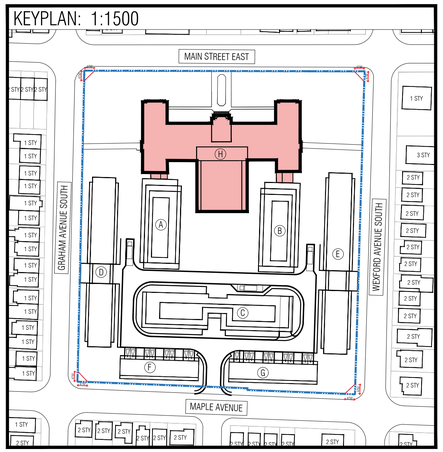
1:400

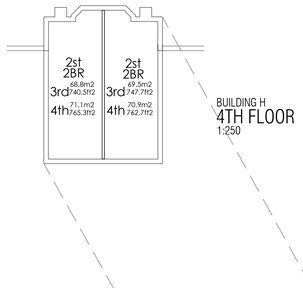
A304

TITLEBLOCK SIZE: 610 x 915



BUILDING H
2ND FLOOR
1:250





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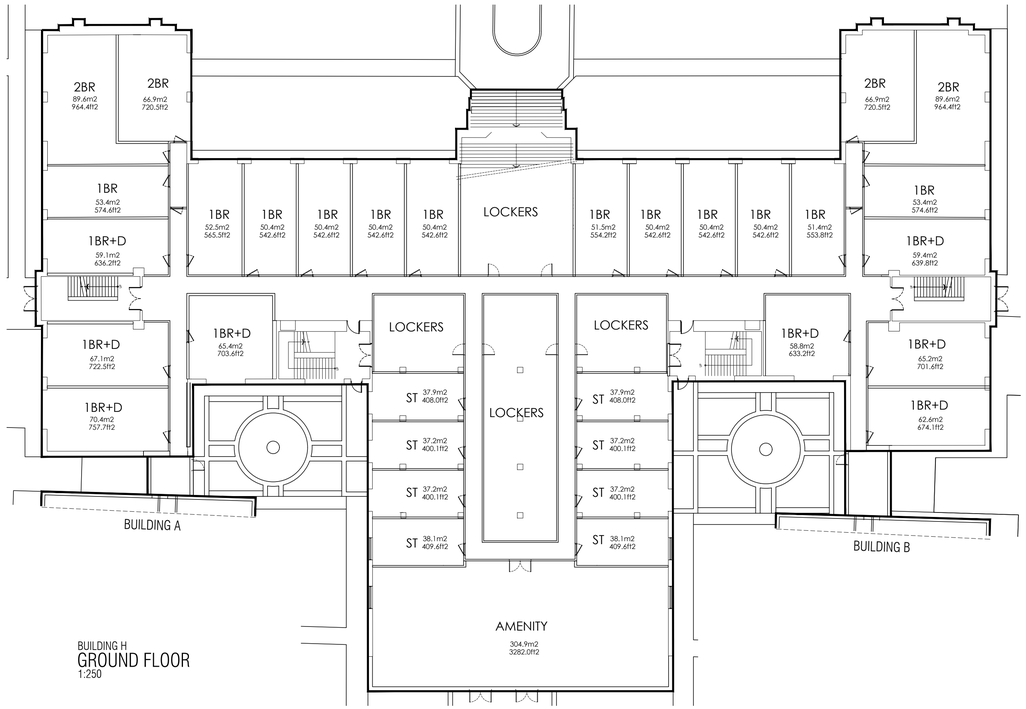
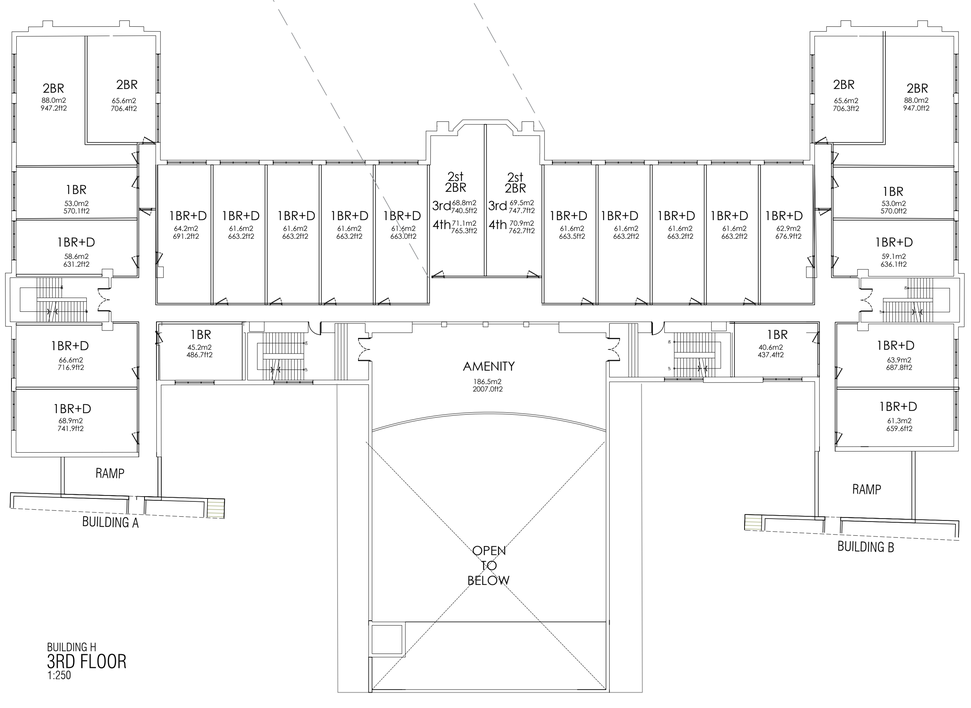
4TH FLOOR
1:250



BUILDING H
GROUND FLOOR
1:250



BUILDING H
3RD FLOOR
1:250

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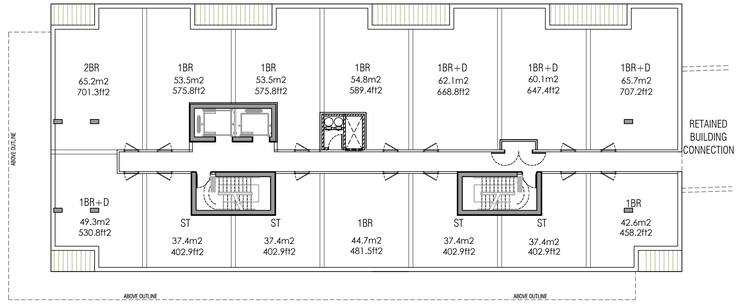
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

BUILDING H
FLOOR PLANS

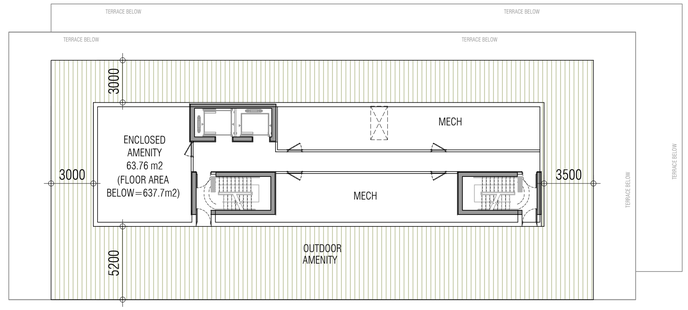
1:250

A311

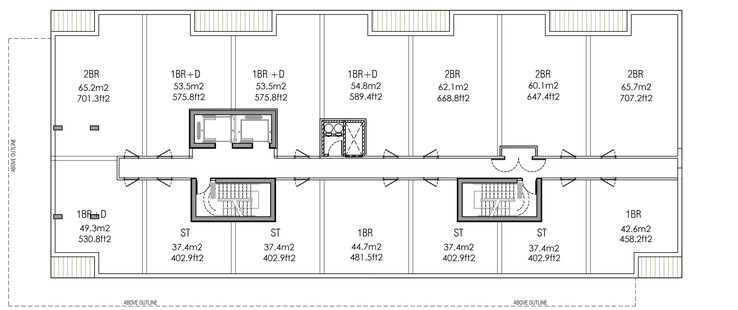
TITLEBLOCK SIZE: 610 x 915



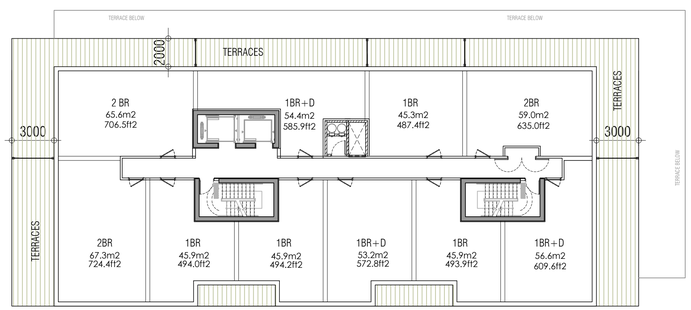
BUILDINGS A & B (MIRRORED)
4TH FLOOR
1:200



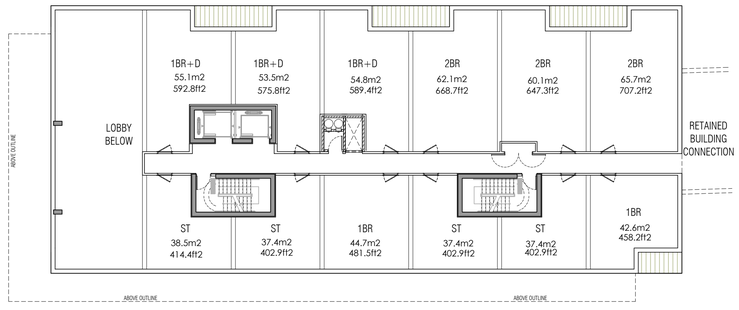
BUILDINGS A & B (MIRRORED)
MECHANICAL PENTHOUSE
1:200



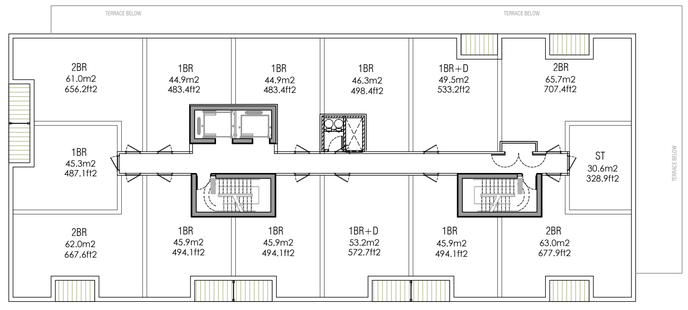
BUILDINGS A & B (MIRRORED)
3RD FLOOR
1:200



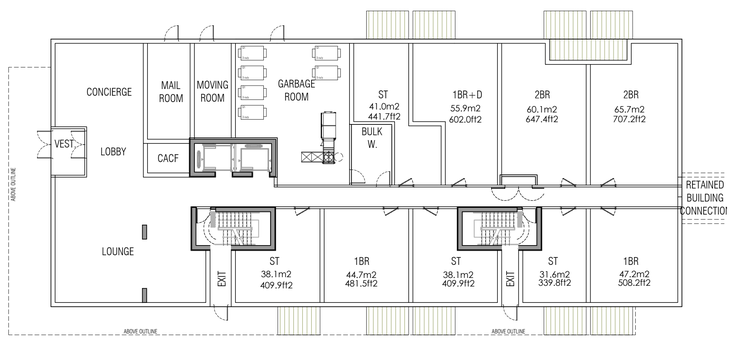
BUILDINGS A & B (MIRRORED)
14TH FLOOR
1:200



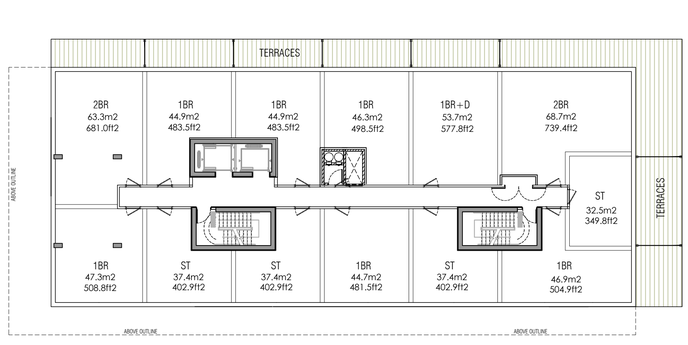
BUILDINGS A & B (MIRRORED)
2ND FLOOR
1:200



BUILDINGS A & B (MIRRORED)
TYPICAL (6-13TH) FLOOR
1:200

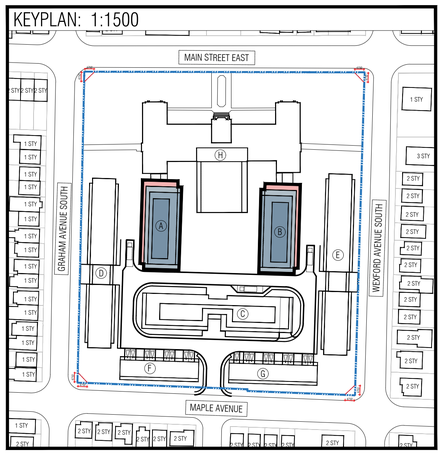


BUILDINGS A & B (MIRRORED)
GROUND FLOOR
1:200



BUILDINGS A & B (MIRRORED)
5TH FLOOR
1:200

KEYPLAN: 1:1500



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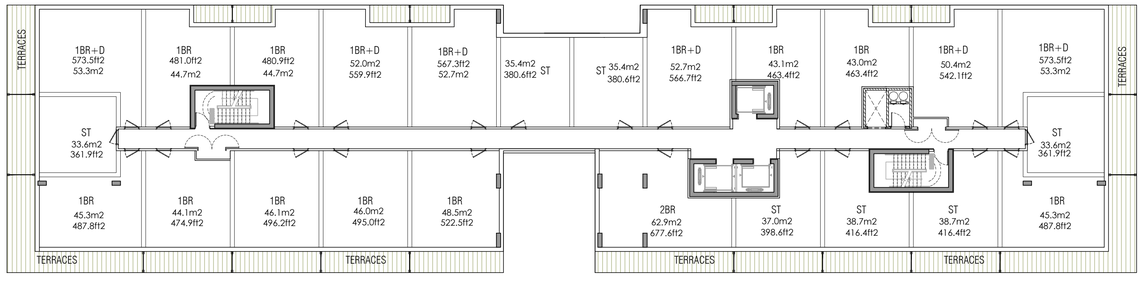
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

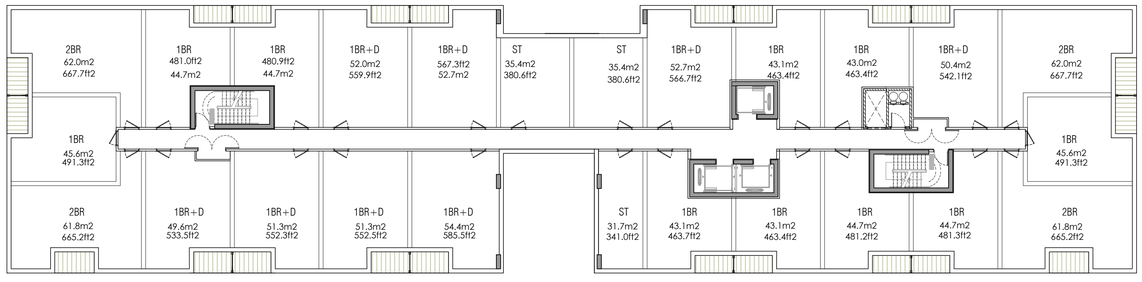
BUILDINGS A & B FLOOR PLANS

1:200 A321

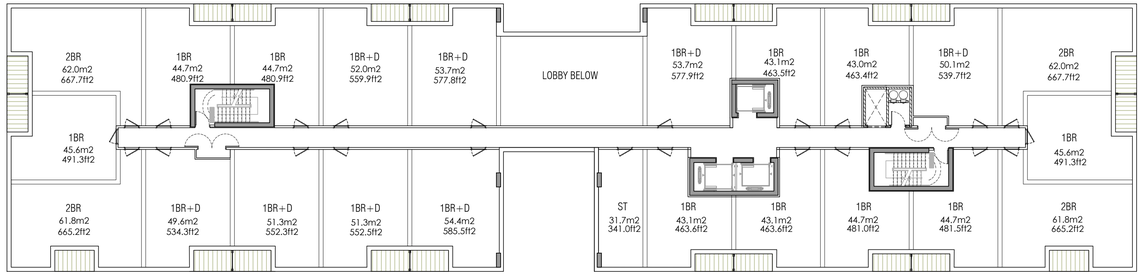
TITLEBLOCK SIZE: 610 x 915



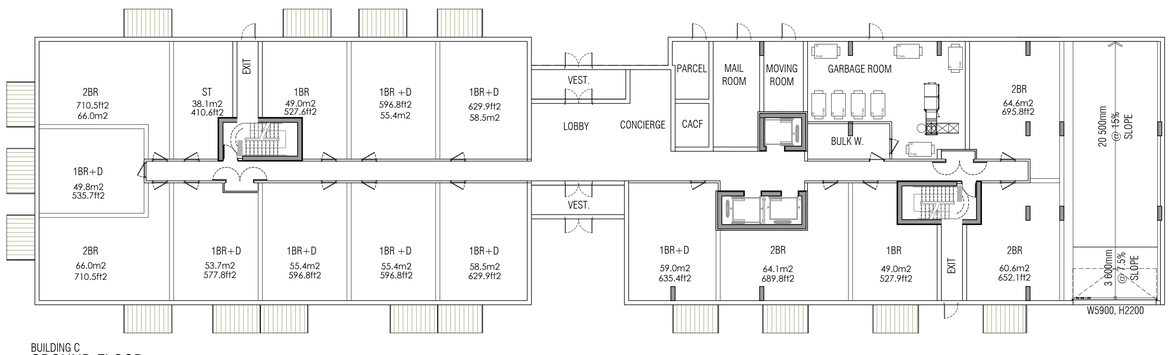
BUILDING C
5TH FLOOR
1:200



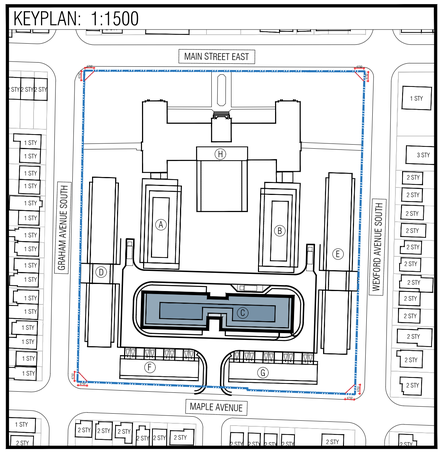
BUILDING C
3RD-4TH FLOOR
1:200



BUILDING C
2ND FLOOR
1:200



BUILDING C
GROUND FLOOR
1:200



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PLOT DATE:	NOV.14.2022
JOB #	1939.21

BUILDING C
FLOOR PLANS

1:200 A331

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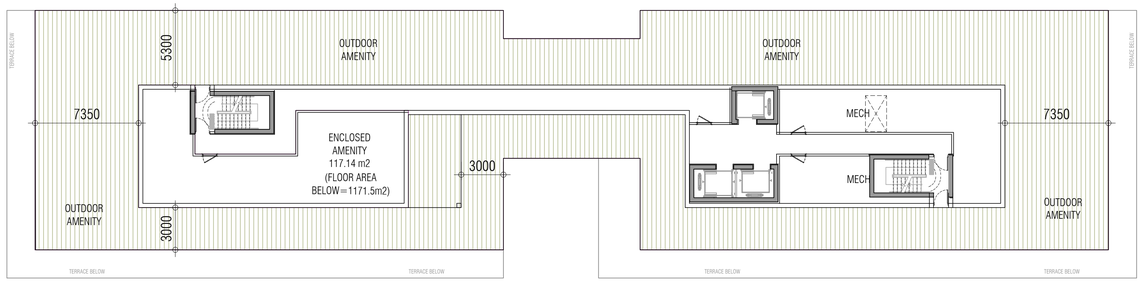
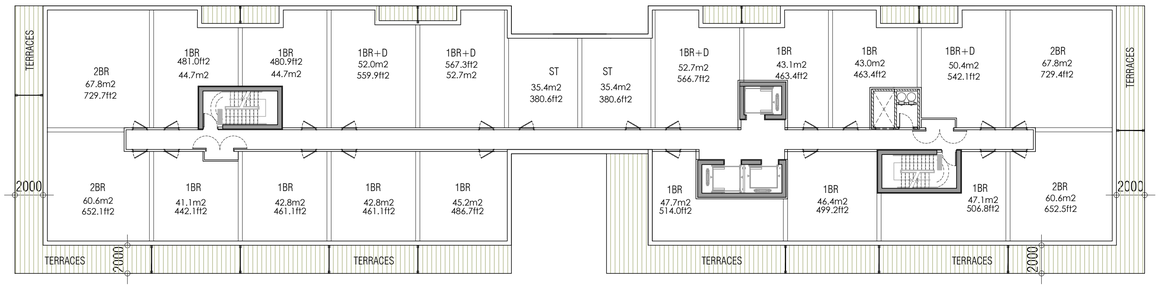
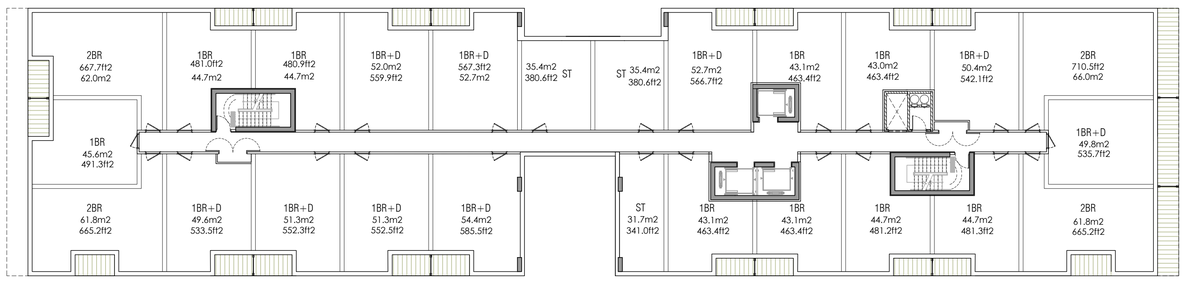


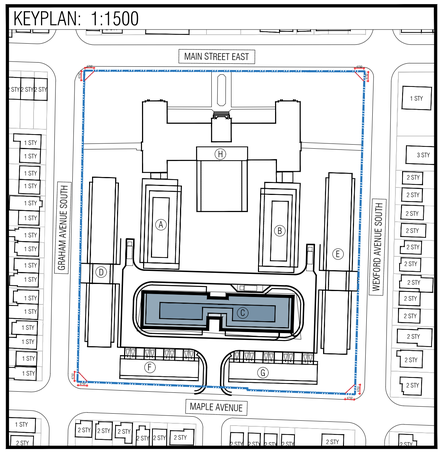
BUILDING C
MECHANICAL PENTHOUSE
1:200



BUILDING C
14TH FLOOR
1:200



BUILDING C
TYPICAL (6TH-13TH) FLOOR
1:200



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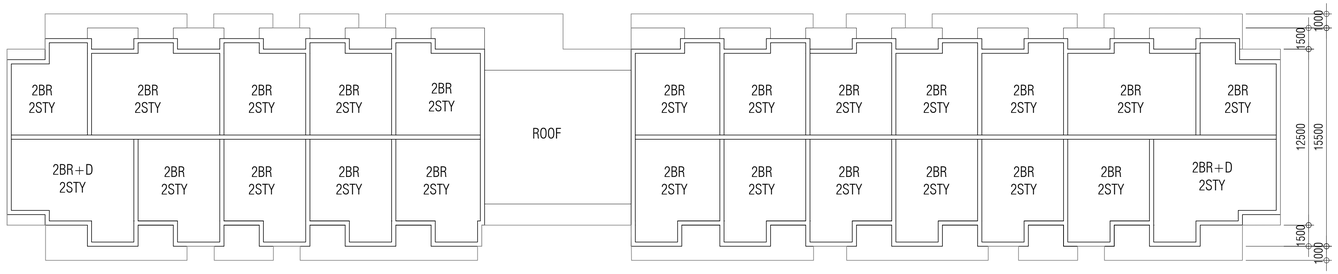
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

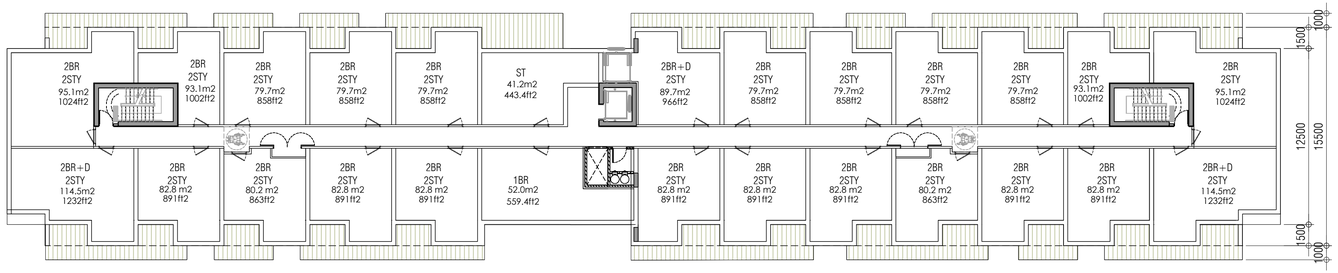
BUILDING C
FLOOR PLANS

1:200 **A332**

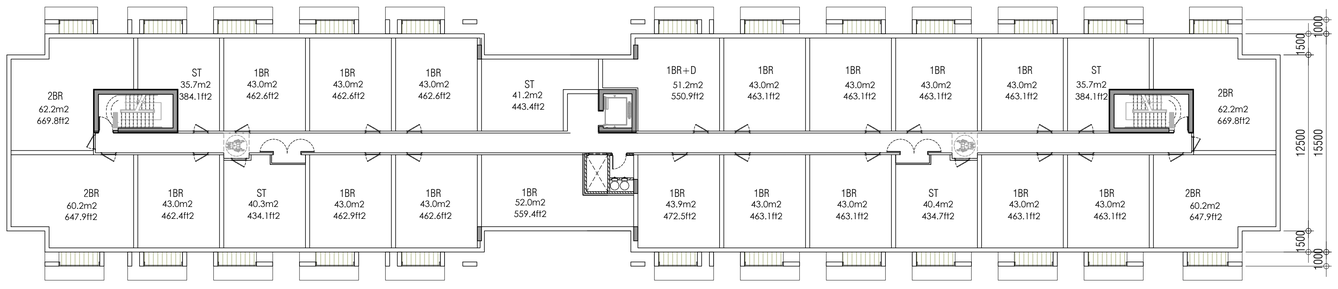
TITLEBLOCK SIZE: 610 x 915



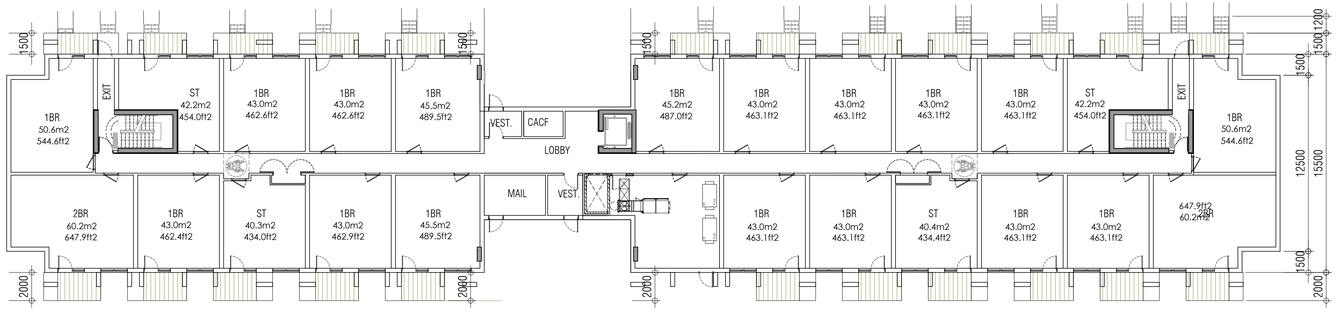
BUILDINGS D - STACKED TOWNHOUSE
4TH FLOOR
1:200



BUILDING D - STACKED TOWNHOUSE
3RD FLOOR
1:200

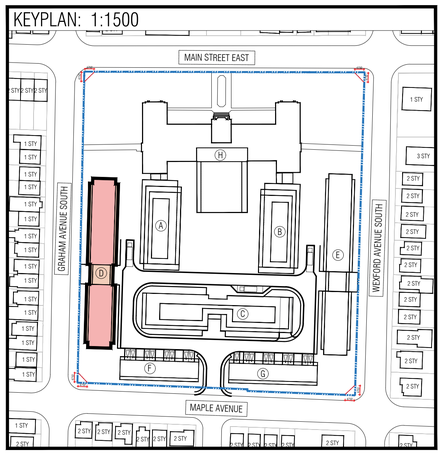


BUILDING D - STACKED TOWNHOUSE
2ND FLOOR
1:200



BUILDING D - STACKED TOWNHOUSE
GROUND FLOOR
1:200

KEYPLAN: 1:1500



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001.	NOV.14.2022	ISSUED FOR O.P.A Z.B.A. BG

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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

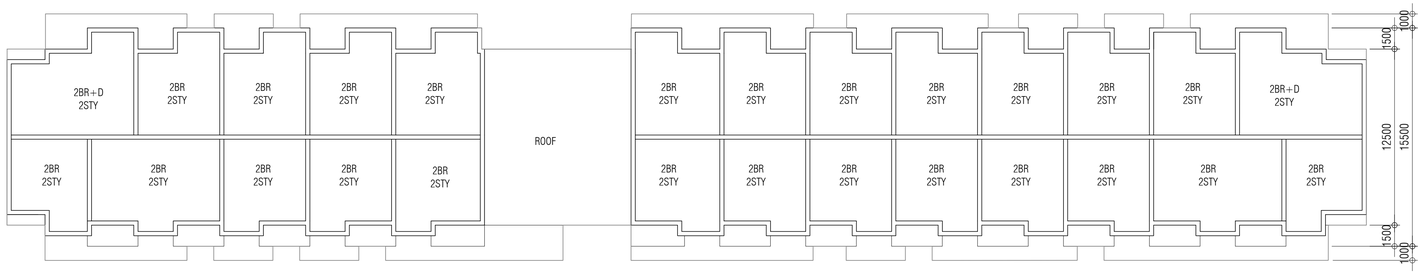
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

BUILDING D
FLOOR PLANS

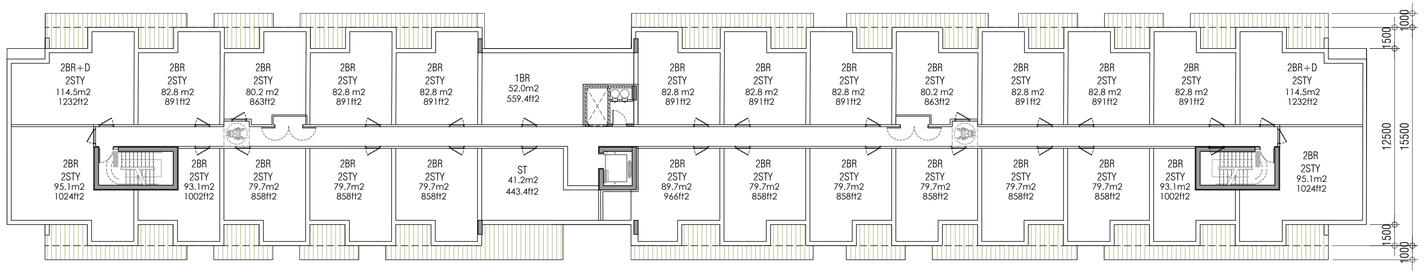
1:200

A341

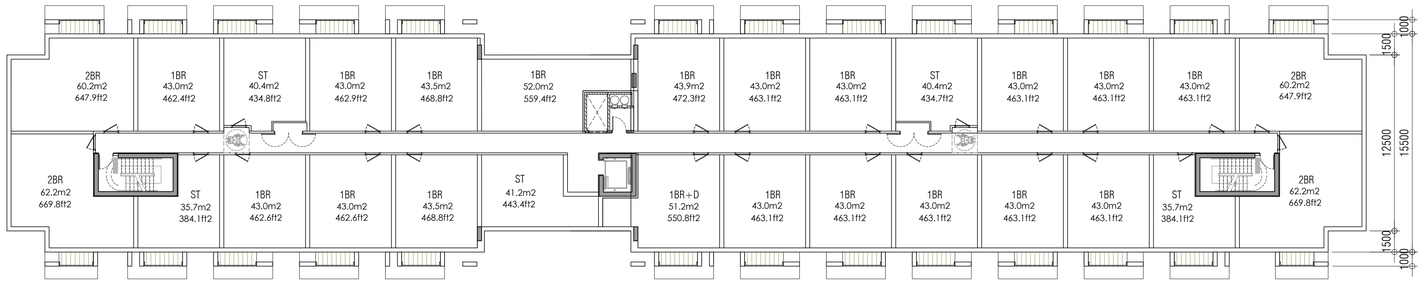
TITLEBLOCK SIZE: 610 x 915



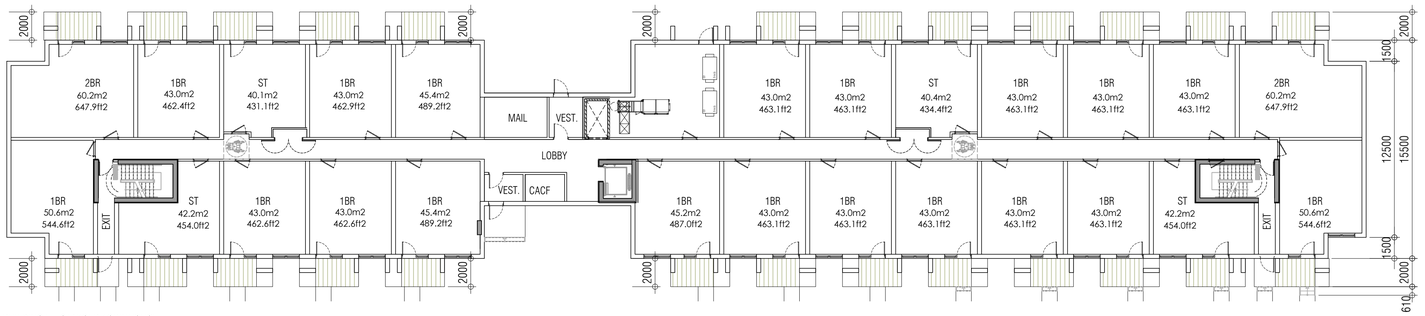
BUILDING E - STACKED TOWNHOUSE
4TH FLOOR
1:200



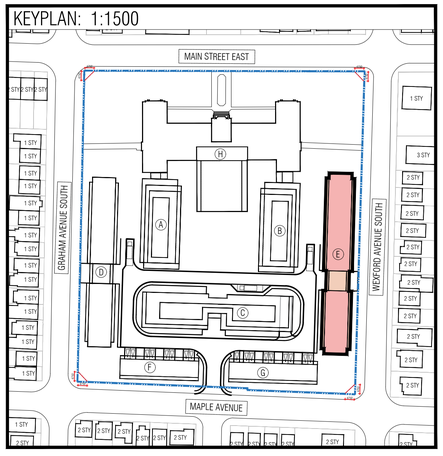
BUILDING E - STACKED TOWNHOUSE
3RD FLOOR
1:200



BUILDING E - STACKED TOWNHOUSE
2ND FLOOR
1:200



BUILDING E - STAKCED TOWNHOUSE
GROUND FLOOR
1:200



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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

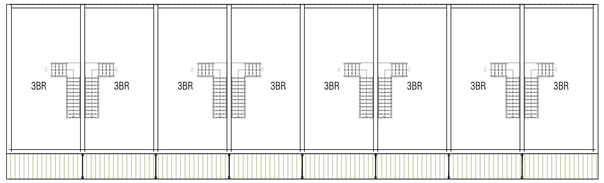
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

BUILDING E
FLOOR PLANS

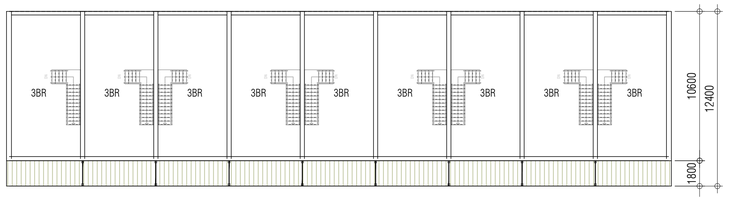
1:200

A351

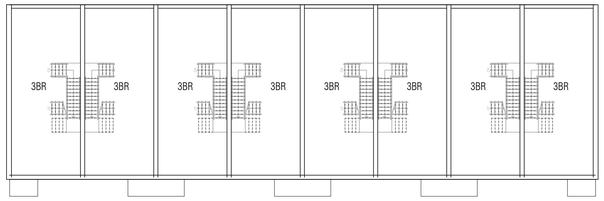
TITLEBLOCK SIZE: 610 x 915



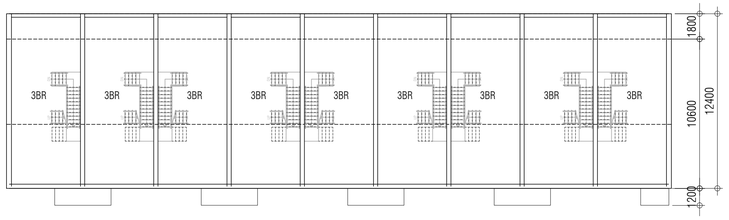
BUILDING F - TOWNHOUSE
3RD FLOOR
1:200



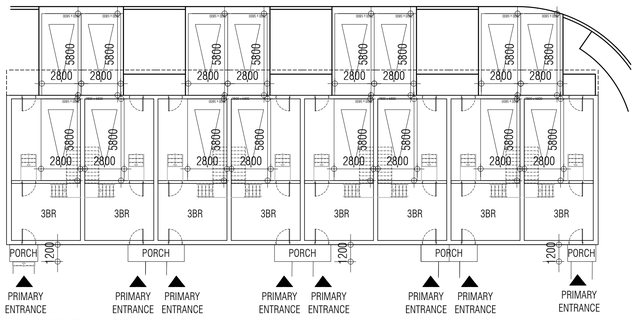
BUILDING G - TOWNHOUSE
3RD FLOOR
1:200



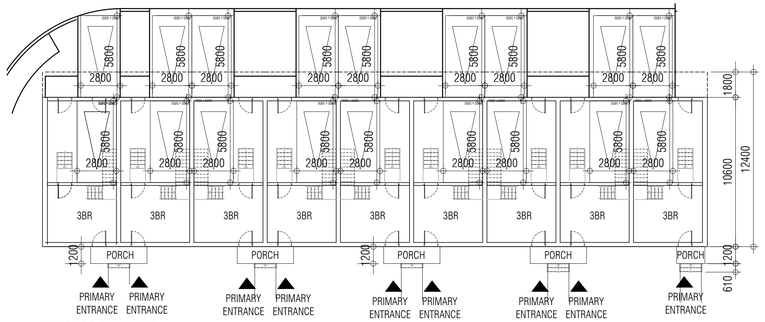
BUILDING F - TOWNHOUSE
2ND FLOOR
1:200



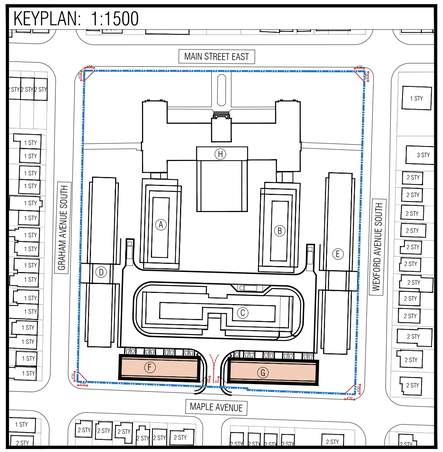
BUILDING G - TOWNHOUSE
2ND FLOOR
1:200



BUILDING F - TOWNHOUSE
GROUND FLOOR
1:200



BUILDING G- TOWNHOUSE
GROUND FLOOR
1:200



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T 905.795.2601 F 905.795.2844 WWW.GC-ARCHITECTS.CO

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

BUILDINGS F,G
FLOOR PLANS

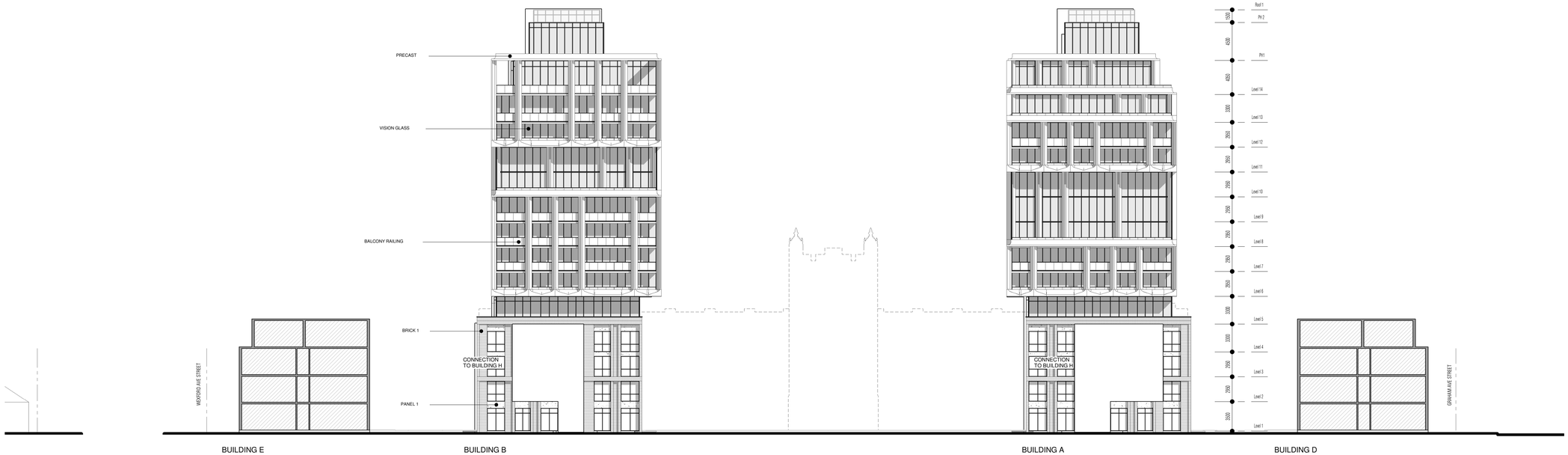
1:200

A361

TITLEBLOCK SIZE: 610 x 915



1 EAST ELEVATION
1 : 250



2 NORTH ELEVATION
1 : 250

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ONTARIO ASSOCIATION OF ARCHITECTS
GERARDO E. GRAZIANI
LICENCE 4684

8400 Jane Street, Building D Suite 300 Concord Ontario L4K 4L8
Phone: 905.790.2601 Fax:905.790.2644 www.gc.architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST
HAMILTON ONTARIO

Project Architect:	**B.G.**
Assistant Designer:	**A.G.**
Drawn By:	**A.G. / R.A.**
Checked By:	**D.B.**
Plot Date:	**14/11/22**
Job #	**1939.21**

Buildings A,B,C Elevations

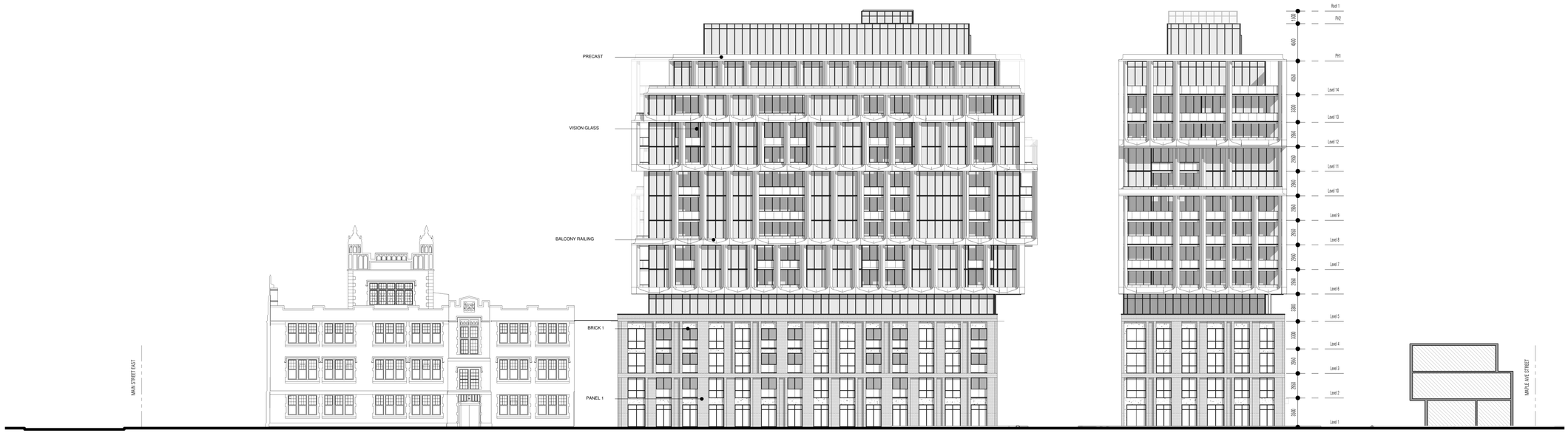
SCALE **As indicated**

A401

TITLEBLOCK SIZE 610 x 915



1 SOUTH ELEVATION
1 : 250



2 WEST ELEVATION
1 : 250

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ONTARIO ASSOCIATION OF ARCHITECTS
BERARDO E. GRAZIANI LICENCE 1889
8400 Jane Street, Building D Suite 300 Concord Ontario L4K 4L8
Phone: 905.795.2601 Fax:905.795.2644 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST
HAMILTON ONTARIO

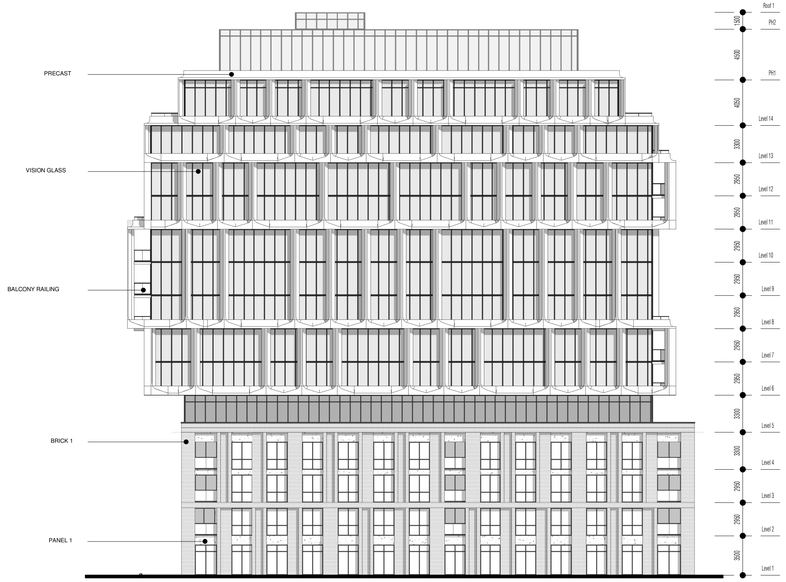
Project Architect:	**B.G.**
Assistant Designer:	**A.G.**
Drawn By:	**A.G. / R.A.**
Checked By:	**D.B.**
Plot Date:	**11/04/22**
Job #	**1939.21**

Buildings A,B,C Elevations

SCALE
As indicated

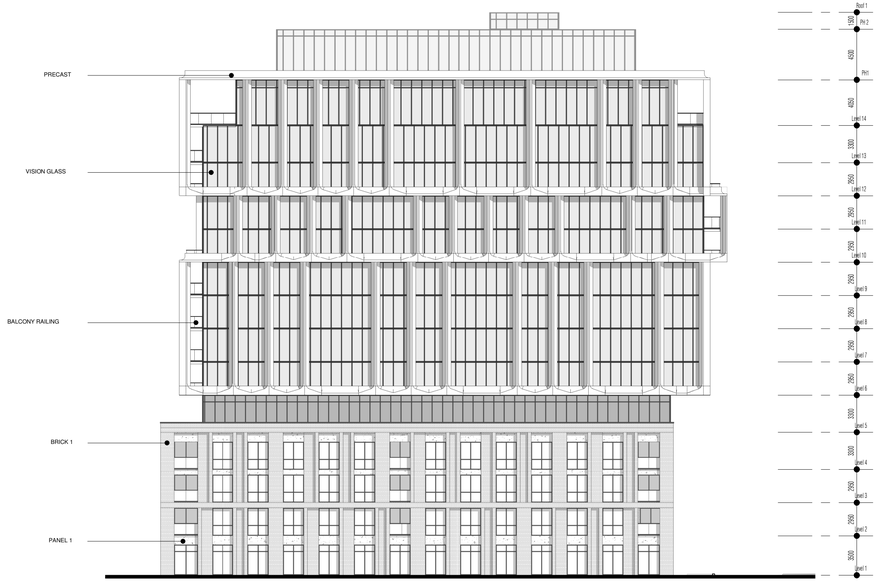
A402

TITLEBLOCK SIZE 610 x 915



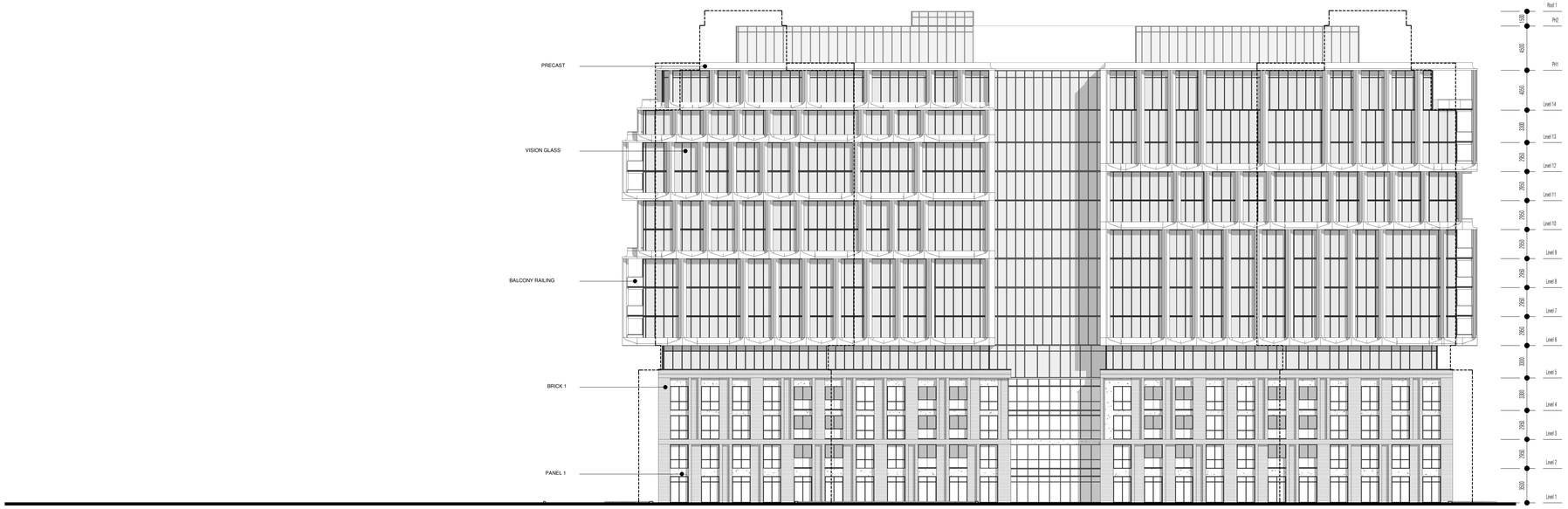
BUILDING A

1 INTERIOR EAST ELEVATION
1 : 250



BUILDING B

2 INTERIOR WEST ELEVATION
1 : 250



BUILDING C

3 INTERIOR SOUTH ELEVATION
1 : 250

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GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
GERARDO E. GRAZIANI
LICENCE
4694

8400 Jane Street, Building D Suite 300 Concord Ontario L4K 4L8
Phone: 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST
HAMILTON ONTARIO

Project Architect:	**B.G.**
Assistant Designer:	**A.G.**
Drawn By:	**A.G. / R.A.**
Checked By:	**D.B.**
Plot Date:	**11/04/22**
Job #	**1939.21**

Buildings A,B,C Elevations

SCALE
As indicated

A403

TITLEBLOCK SIZE 610 x 915



1 D-EAST ELEVATION
1 : 200



2 D-WEST ELEVATION
1 : 200

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Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST
HAMILTON ONTARIO

Project Architect:	**B.G.**
Assistant Designer:	**Designer**
Drawn By:	**Author**
Checked By:	**Checker**
Plot Date:	**14/11/22**
Job #	**1939.21**

Building D Elevations

SCALE
As indicated

A404

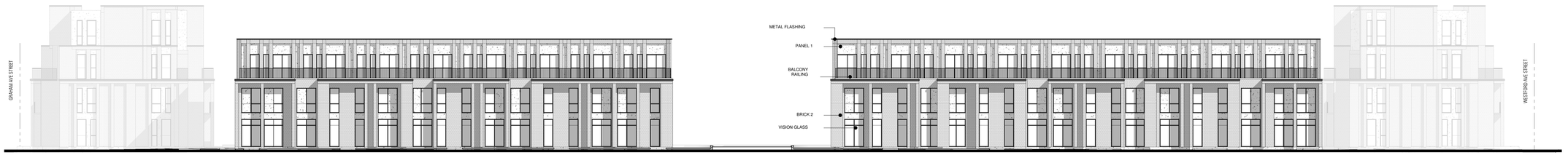
TITLEBLOCK SIZE 610 x 915



1 E-EAST ELEVATION
1 : 200



2 E-WEST ELEVATION
1 : 200



3 F&G-SOUTH ELEVATION
1 : 200

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ONTARIO ASSOCIATION OF ARCHITECTS
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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST
HAMILTON ONTARIO

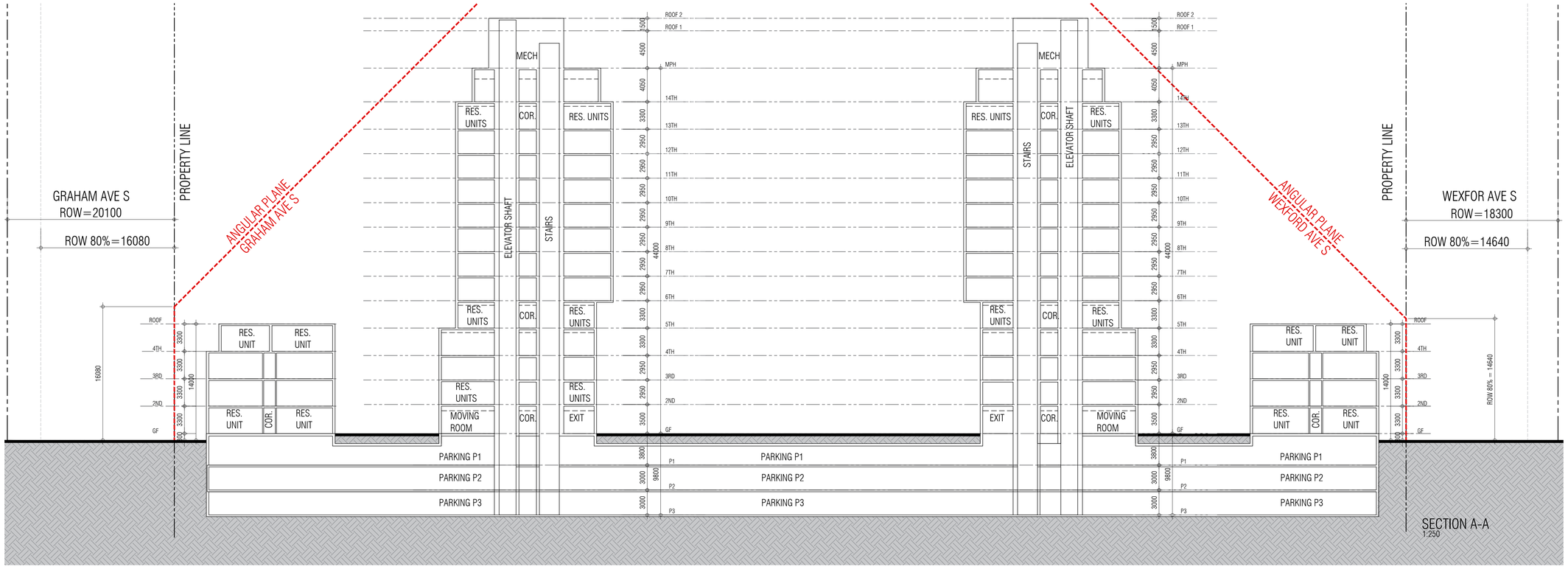
Project Architect:	**B.G.**
Assistant Designer:	**A.G.**
Drawn By:	**A.G. / R.A.**
Checked By:	**D.B.**
Plot Date:	**11/04/22**
Job #	**1939.21**

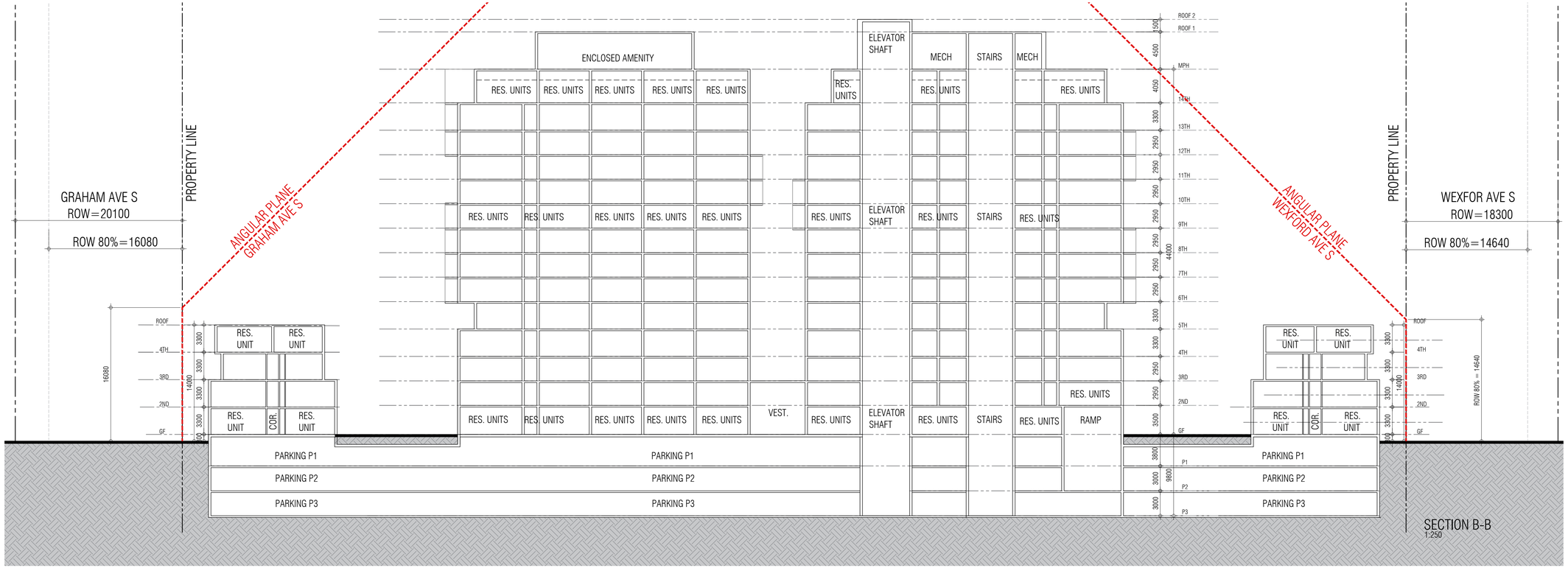
Buildings E,F,G Elevations

SCALE **As indicated**

A405

TITLEBLOCK SIZE 610 x 915





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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

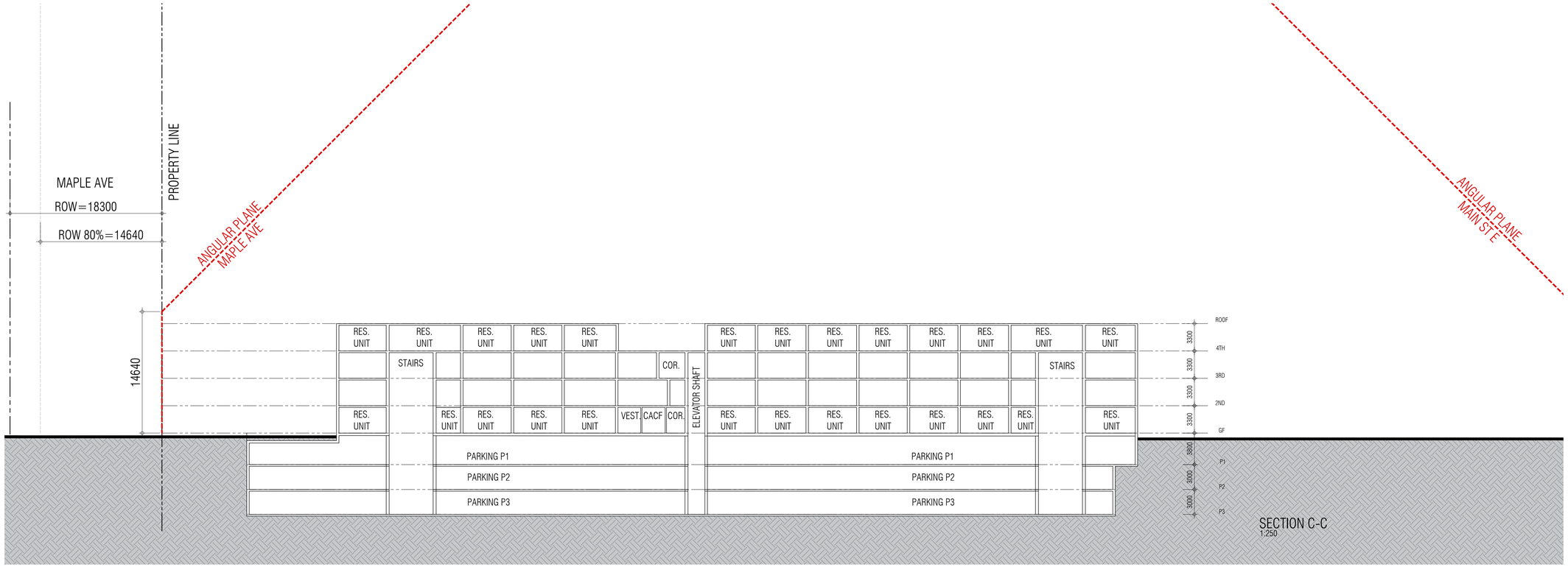
Hamilton Ontario

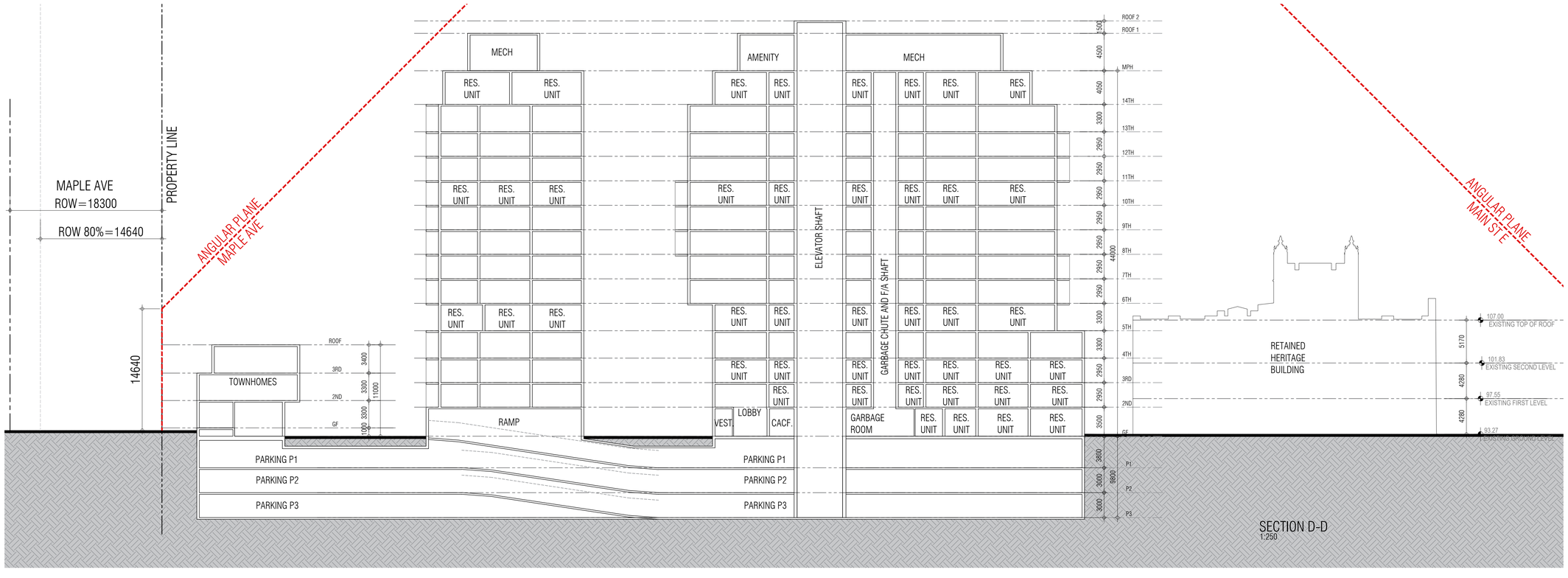
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

SECTIONS

1:250 A501

TITLEBLOCK SIZE: 610 x 915





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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

SECTIONS

1:250 A502

TITLEBLOCK SIZE: 610 x 915



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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

RENDERED PERSPECTIVE
AERIAL VIEW LOOKING SOUTH-EAST

A601

TITLEBLOCK SIZE: 610 x 915



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1284 MAIN STREET EAST

Hamilton Ontario

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DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
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RENDERED PERSPECTIVE
GRAHAM AVE LOOKING SOUTH

A602

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DELTA

1284 MAIN STREET EAST

Hamilton Ontario

PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

RENDERED PERSPECTIVE
MAPLE AVE LOOKING EAST

A603

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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

Hamilton Ontario

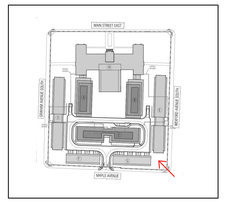
PROJECT ARCHITECT:	B.G.
ASSISTANT DESIGNER:	A.G
DRAWN BY:	A.G./ R.A.
CHECKED BY:	D.B
PLOT DATE:	NOV.14.2022
JOB #	1939.21

RENDERED PERSPECTIVE
COURTYARD LOOKING NORTH-WEST

A604

TITLEBLOCK SIZE: 610 x 915





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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

HAMILTON ONTARIO

Project Architect:	**B.G.**
Assistant Designer:	**A.G.**
Drawn By:	**A.G./R.A.**
Checked By:	**D.B.**
Plot Date:	**14/11/22**
Job #	**1939.21**

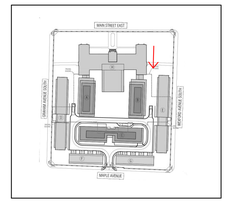
PERSPECTIVES

SCALE
1 : 1

A611

TITLEBLOCK SIZE 610 x 915





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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST
HAMILTON ONTARIO

Project Architect:	B.G.
Assistant Designer:	A.G.
Drawn By:	A.G./R.A.
Checked By:	D.B.
Plot Date:	14/11/22
Job #	1939.21

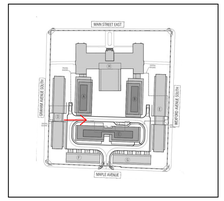
PERSPECTIVES

SCALE 1 : 1

A612

TITLEBLOCK SIZE 610 x 915





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PROPOSED RESIDENTIAL DEVELOPMENT

DELTA

1284 MAIN STREET EAST

HAMILTON ONTARIO

Project Architect:	**B.G.**
Assistant Designer:	**A.G.**
Drawn By:	**A.G. / R.A.**
Checked By:	**D.B.**
Plot Date:	**14/11/22**
Job #	**1939.21**

PERSPECTIVES

SCALE **1 : 1**

A613

TITLEBLOCK SIZE 610 x 915