

PROJECT STATISTICS
 JOB No: 1978.22
 DATE: NOVEMBER.12.2024

TOTAL SITE

01. SITE			
m2		38966.62	
ha		3.90	
ft2		419433	
ac		9.63	

Required Proposed

02. G.F.A (m2) Above Grade			
Residential Buildings A -H		119,767	
Residential Townhouses		8,133	
Retail/Commercial		1054	
Total		129,000	

03. FSI			
		3.31	

04. UNIT BREAKDOWN					
Residential Units	Studio	185	10%		
	1 Bed	1197	65%		
	1 Bed +D				
	2 Bed				
	2 Bed +D	370	20%		
	3 Bed				
	Townhomes	98	5%		
	B.B. Townhomes				
Total		1850	100%		

05. PARKING - below grade				% per Unit	
Townhomes	2.0 per unit	2.0	100		
B.B. Townhomes	1.0 per unit	1.0	48		
Barrier Free 4400x5800	1.0 per unit		1752		
Standard 2800x5800					
Compact 2600x5500	Max. 10%	Max. 10%			
Surface			12		
Total			1912		

06. AMENITY (m2)			
Indoor Amenity	6m2 per unit		
Outdoor Amenity			
Total			11100

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

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI-CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI-CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI-CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:
 ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW. THE RECEIVING FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI-CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
 1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
 2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D, SUITE 300 CONCORD, ONTARIO L4K 4L5
 T.905.795.2844 F.905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED RESIDENTIAL DEVELOPMENT

499 Mohawk Rd. East

address

HAMILTON ON

PROJECT ARCHITECT: B. GRAZIANI
 ASSISTANT DESIGNER: C. KOTVA/M. ALBAGHDADI
 DRAWN BY: M. ALBAGHDADI/G. CULOS
 CHECKED BY: _____
 PLOT DATE: NOV. 12. 2024
 JOB #: 1978.22

STATISTICS

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI-CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI-CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI-CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:
ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECEIVING FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI-CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C
- BUILDING D
- BUILDING G
- BUILDING H
- TOWNHOUSE BLOCKS



ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D, SUITE 300 CONCORD, ONTARIO L4K 4L8
T.905.795.2841 F.905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED RESIDENTIAL DEVELOPMENT

499 Mohawk Rd. East

address ON

HAMILTON

PROJECT ARCHITECT: B. GRAZIANI

ASSISTANT DESIGNER: C. KOTVA/M. ALBAGHDADI

DRAWN BY: M. ALBAGHDADI/G. CULOS

CHECKED BY:

PLOT DATE: NOV. 12. 2024

JOB #: 1978.22

SITE PLAN

1:350 **A100**

TITLEBLOCK SIZE: 610 x 900

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI-CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI-CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI-CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:
ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECEIVING FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI-CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

LEGEND

- INDOOR AMENITY
- COMMERCIAL/RETAIL
- THRU-LOBBY
- RESIDENTIAL



ISSUED FOR REVISIONS



**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D, SUITE 300 CONCORD, ONTARIO L4K 4L8
1.905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED RESIDENTIAL DEVELOPMENT

499 Mohawk Rd. East

HAMILTON address ON

PROJECT ARCHITECT: B. GRAZIANI

ASSISTANT DESIGNER: C. KOTVA/M. ALBAGHDADI

DRAWN BY: M. ALBAGHDADI/G. CULOS

CHECKED BY:

PLOT DATE: NOV. 12. 2024

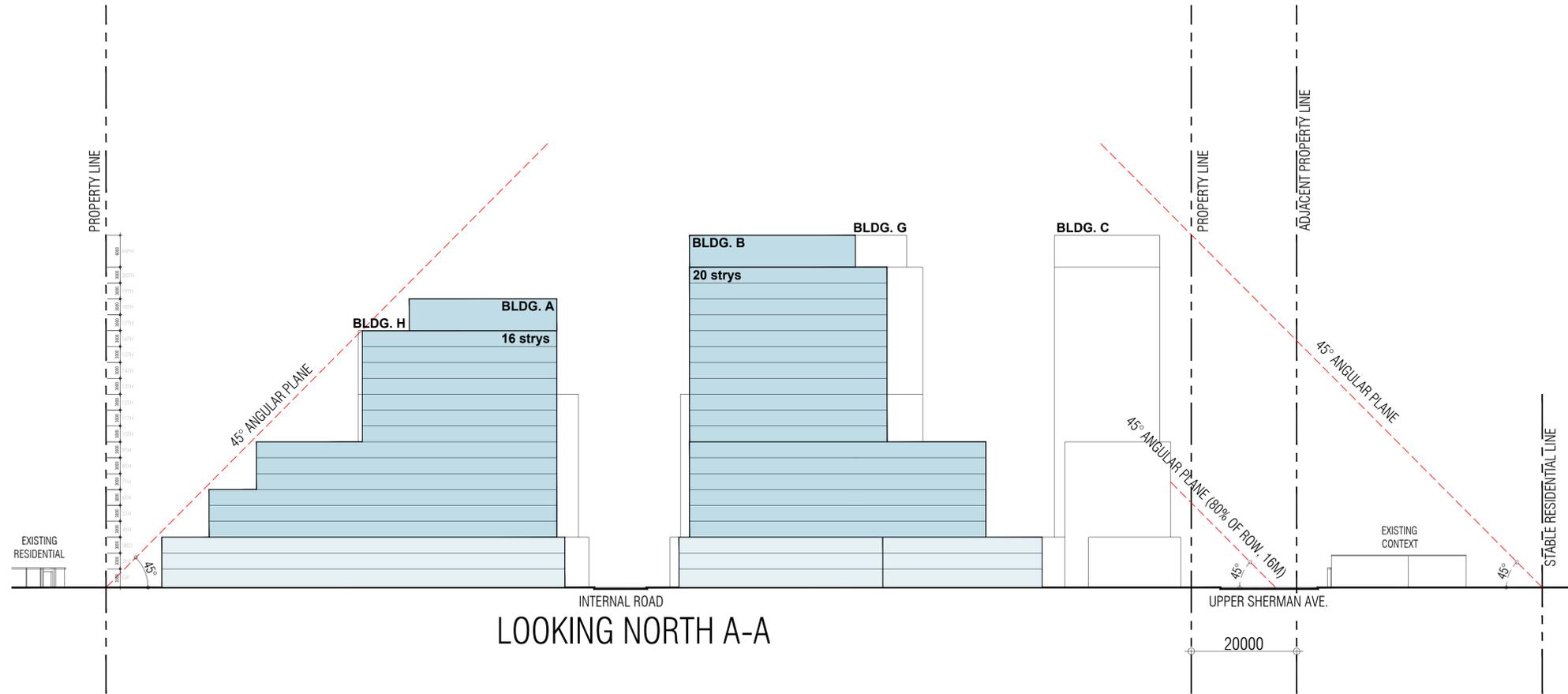
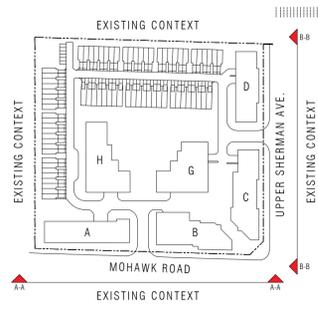
JOB #: 1978.22

GROUND FLOOR PLAN



1:350 **A301**

TITLEBLOCK SIZE: 610 x 900

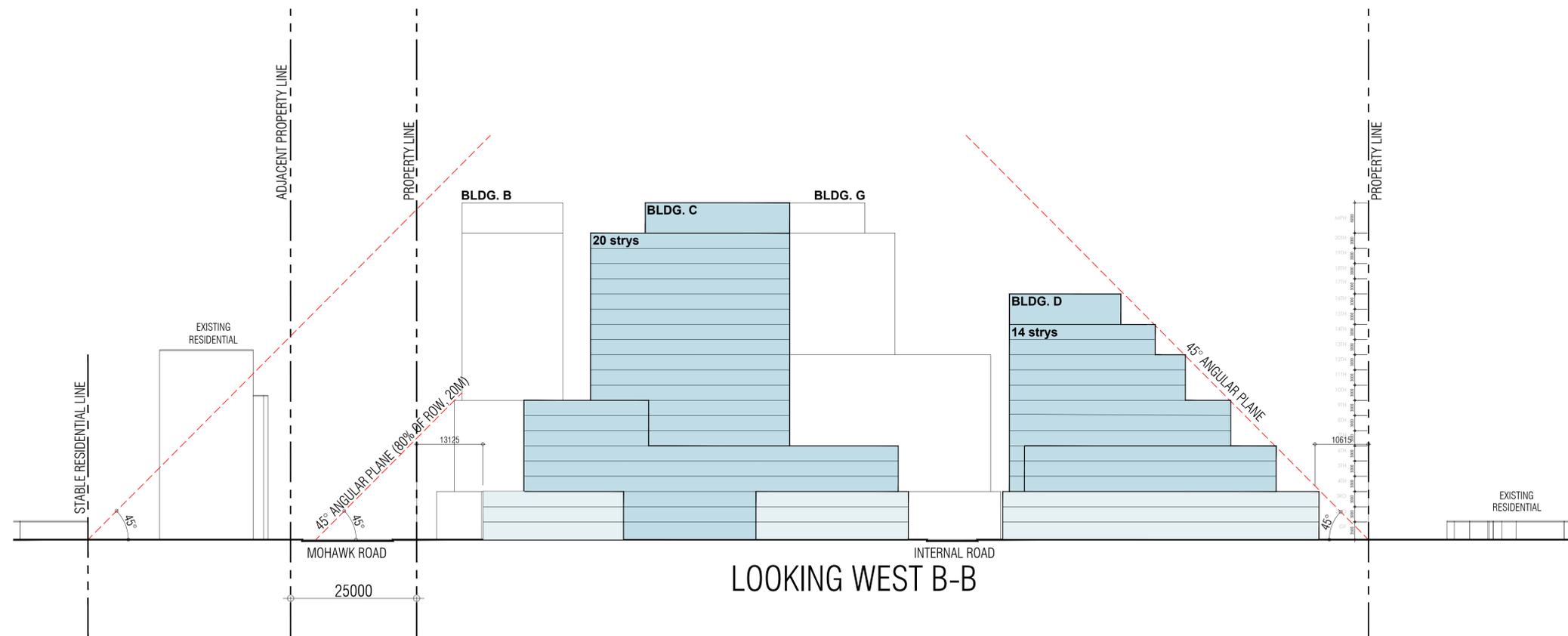


THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI-CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI-CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI-CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE NOTED, NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN REGARD TO THE ENVIRONMENTAL CONDITION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:
ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. REVIEW THE RECEIVING FIRMS MUST DETERMINE THE COMPLETENESS / APPROPRIATENESS / RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI-CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.



ISSUED FOR REVISIONS

**GRAZIANI
CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D, SUITE 300 CONCORD, ONTARIO L4K 4L5
T. 905.795.2844 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED RESIDENTIAL DEVELOPMENT

499 Mohawk Rd. East

HAMILTON	address	ON
PROJECT ARCHITECT:	B. GRAZIANI	
ASSISTANT DESIGNER:	C. KOTVA/M. ALBAGHDADI	
DRAWN BY:	M. ALBAGHDADI/G. CULOS	
CHECKED BY:		
PLOT DATE:	NOV. 12. 2024	
JOB #	1978.22	

ANGULAR PLANES

1:500

A400