

11

1825 SQ FT

No. 11 Brock Street — End Unit Town Loft — 1 Bedroom + Second Bedroom/Den with 3440 sq ft private side/rear garden, small artist's loft with private roof deck, 1035 sq ft unfinished basement, entrance terrace and front porch. Inspiration: **Mr White**.

BROCK STREET 7.9.11 COOL URBAN TOWNS

The Brock Street Cool Urban Towns has been a 2 year passion project for Bill Curran, Principal of Award Winning **Thier+Curran Architects Inc.** TCA's adaptive reuse of a derelict heritage building into three distinct freehold street towns compliments the revival of Hamilton's waterfront and the \$140 M redevelopment project at Harbour West.

The Brock Street project has restored much of the building's heritage brickwork and added new modern elements such as corrugated metal cladding, a wood slat-screened porch, and pops of colour on the oversize front doors created by local metal artist David Hind.

History buffs take note of the storied building history; constructed circa 1910 as a metal fabrication and tool making shop for Jobborn Manufacturing Company who held US Patents from 1888 to 1910 and made parts for Ford until the 1960's; then a Prohibition-era liquor warehouse (with barrel ramp in Unit 11) and later as a 1970's boiler room operation with over 100 phone lines. (see back cover.)

Inspired by the movie Reservoir Dogs, the project has 3 unique freehold townhouse units with their own identity loosely modeled after three of the characters: **Mr. Orange**, **Mr. Pink** and **Mr. White**.



11 BROCK STREET

1825 sq ft End Unit Town Loft:
1 Bedroom + Second Bedroom/Den
with 3440 sq ft private side/rear garden,
small artist's loft with private roof deck,
1035 sq ft unfinished basement, entrance
terrace and front porch.

11 COOL THINGS

ABOUT MR. WHITE

- 1 Two storey 'Mushroom' lightwell with skylight in Den.
- 2 Overhead frosted glass door to the front porch.
- 3 Open ramp gallery to basement with skylight above.
- 4 Custom millwork White Ash wood veneer kitchen and bathroom cabinets with Sydney marble countertops.
- 5 Custom steel hearth & White Ash enclosure surrounding the gas fireplace.
- 6 Herringbone pattern stained hardwood flooring.
- 7 Artist's loft with 2 storey lightwell with open metal and wood stair & railing to the private roof terrace.
- 8 Re-purposed walk-in safe as a wine cellar with glass door on the main floor.
- 9 One of a kind David Hind metal door with white hue.
- 10 A massive 30x90' private yard and a full unfinished basement.
- 11 An Indoor/Outdoor Shower, how cool is that?



All prices, sizes and specifications are subject to change without notice. E.&O.E.

EXTERIOR DESIGN

- Ultra-modern exterior blending the retained historic character with modern steel, glass block window elements (for privacy and security), corrugated metal siding and custom designed steel and glass elements.
- Individually designed entrances with oversize metal entry doors with custom artistic metal treatment and paint finish by local metal artist David Hind.
- Glass doors to access side and rear gardens (and outdoor shower in No. 11).
- Rebuilt exterior brick walls, new exterior walls with R25 insulation, new sloping modified bitumen roof with R31 insulation.
- Standing seam metal roof on projecting roof elements. New modified bitumen sloping roof with prefinished aluminum eavestrough and downspouts.
- Aluminum commercial grade windows and doors with insulating, Low-E, argon filled glass and all awning type vent windows for rain protection.
- Large commercial style frosted glass garage door from No. 11 to an entrance porch which is screened for privacy with wood slats.
- Custom front door knobs designed by New York City architect George Ranalli, inspired by famed Italian architect Carlos Scarpa.

DESIGN FEATURES

- Bright and Spacious with high ceilings throughout including:
 - Generous and uniquely designed windows on all exposures bringing lots of natural light and cross-ventilation into all living and sleeping spaces,
 - Multiple skylights in each unit, including operable, remote operated Velux skylights for summer natural heat ventilation, with auto-closing rain sensor,
 - Daylighting features like a two storey roof 'periscope' with skylights in the Den in No. 7, a two storey Foyer 'light tower' with high window on No. 9, and a two storey Den roof clerestory with skylight, as well as a two storey loft / lightwell on No. 11.
- Long, wide, skylit gallery spaces with much wall space for art, and lit with adjustable LED track lights.
- Open ramped gallery to basement in No. 11 with two skylights, custom raw steel and baltic birch plywood railings, with Interface carpet tile floor.
- Custom light fixtures made by artists in Vancouver, Philadelphia and Toronto.

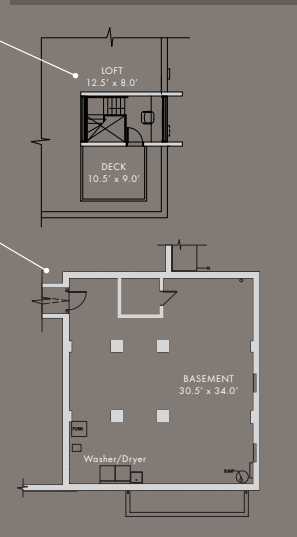


LOCATION

Situated on a very quiet residential street within 100 yards of Hamilton Harbour and its extensive parks and marinas. Walking distance to the West Harbour GO Station, Downtown and many restaurants, bars, cafes and shops.

ABOUT THE PROJECT

- 1 Bedroom + Den Freehold ownership, very unique TOFT (Townhouse Loft) style units, with highly individualized, decidedly modern design and open concept Living space.
- Inspired by the cult movie Reservoir Dogs, the project has 3 units each with their own unique identity and finish scheme loosely modelled after three of the characters: Mr. Orange, Mr. Pink and Mr. White.
- Extraordinary character in a heritage industrial building with exposed brick walls and 12'-17" high ceilings, and much is rare Douglas Fir timber roof deck, beams and columns.
- Renovated circa 1910 constructed building with unique history as a metal fabrication and tool making shop for the Jobborn Manufacturing Company, who held US Patents from 1888 to 1905 and who made parts for Ford Motor Company until the 1960's; then the building was used as a Prohibition-era liquor warehouse (with a barrel ramp to the No. 11 basement and two walk-in brick safes, and later as a 1970's 'boiler room' operation with over 100 telephone lines). More recently used as a warehouse.
- Remnants of the past industrial history have been left intact inside and out.
- Each dwelling has been individually custom designed and uniquely crafted by TCA / Thier+Curran Architects Inc., www.tcarch.ca.



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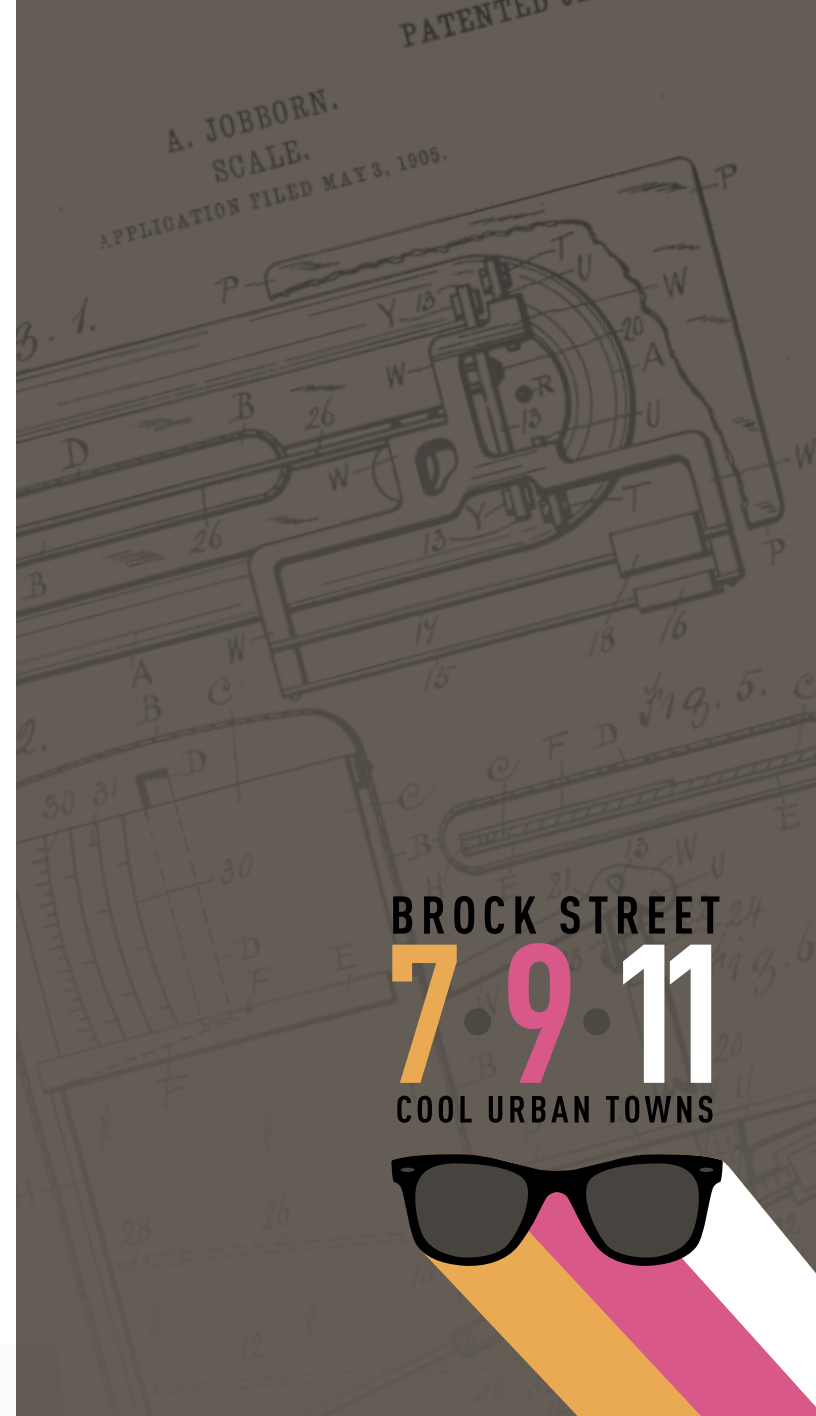
- Kitchens have huge floating style custom millwork island and wall cabinets with integral storage pantry, oversized drawers for storage, undercounter microwave shelf, frosted glass doors, natural stone countertops, gooseneck faucets and underhung sinks, recessed soap dispensers, and built-in stacking laundry equipment (Nos. 7 and 9).
- Wood species: No. 7: Tiami; No. 9: Cherry; No. 11: White Ash.
- Stones: No. 7: Nero Tunisi, No. 9: Confusion Dark, No.11: Sydney.
- Fireplaces with custom built-in concrete hearth with wood storage below (No. 7 and 9), custom raw steel hearth in No. 11, and custom millwork wood and tile enclosures with display niches and roughed-in for future LED display lighting (wood-burning fireplaces in No. 7 and 9, gas in No. 11).
- Ensuite washrooms in Master Bedrooms, with sliding doors (Nos. 7 and 11).
- Washroom vanities are custom millwork with natural stone counters, generous drawer storage, integral linen storage, integral garbage grommets in counter for a concealed waste receptacle, custom mirrors, underhung sinks and integral towel bars.
- Outdoor shower with fenced enclosure in No. 11 usable all year, accessed by door from bathroom shower.
- Separate linen closet in No. 9 bathroom.
- Generous walk in closets in Master Bedrooms.
- Small artist's loft space on No. 11 with a two storey lightwell to main floor, open stair with a central stained glass chandelier, private roof terrace, with all loft surfaces finished in plywood.
- The stair is a custom raw steel stair with open maple treads and steel railings.
- Two brick walk-in safes in No. 11, one repurposed as a glass doored wine cellar with metal wine racking, cedar finishes and cork floor; one safe unfinished in basement with metal safe door.
- Exposed original brick walls in No. 11.
- toilets and bathroom fixtures by Philip Starck. Kitchen with custom hose colour faucets by Hansgrohe.

MATERIALS AND FINISHES

- Custom colour and finishes schemes for each unit developed by the Architects.
- Includes premium Fisher+Paykel stainless steel appliances, including a 30" gas range, two drawer style dishwasher, 17 cu. ft. refrigerator with water dispenser and bottom freezer; Sirius exhaust hood; Blomberg stacked white washer and gas dryer (*built-in to kitchen cabinets in Unit No. 7 and 9*).
- 5" wide stained oak hardwood floors throughout Living/Dining/Sleeping Areas.
- Herringbone pattern stained hardwood floors (*No. 11 only*).
- Cork tile floors in Bathrooms for warmth and non-slip surface.
- French limestone tile floors in Foyers.
- Sliding frosted glass walls by C-Living that fully open to nest out of the way on two walls in Dens (No. 9 and 11) and Bedroom (No. 7) and Bedroom and Walk-in Closet in No.11.
- Birch interior wood doors with natural finish.
- Direct access glass doors to side and rear gardens from living areas.
- Direct access glass door to side garden from Master Bedroom (No. 11).
- MDF (medium density fibreboard) base and trim with natural finish.
- Ceiling fans by Modern Fan Company in all bedrooms.
- Unique, Architect-quality light fixtures made by artists in Vancouver (No. 11 kitchen pendant by Propellor Design), Toronto (handblown stained glass in bathrooms and loft stair by AM Studio), Philadelphia (acrylic kitchen pendants by CP Lighting), Copenhagen (copper petal light by Vita Copenhagen) and Spain (stained bentwood lights by LZF Lighting). Classic industrial pendants designed by famed French architect Le Corbusier in 1954 in all bedrooms. Exterior LED lighting by Toronto company Europhase.
- Unique Architect-quality door hardware. Front entrance door handles designed by New York architect George Ranalli, inspired by famed Italian architect Carlos Scarpa.
- Unique Architect-quality plumbing fixtures and trim throughout. Gooseneck kitchen faucets with custom coloured hoses by Grohe, bathroom faucets by Philippe Starck for Axor Hansgrohe, toilets by Philippe Starck for Duravit. Undermount stainless sinks.
- Rainshower with 4 bodywash spray heads in No. 11.
- Unique Architect-quality glass mosaic kitchen and bathroom backsplash tile, and shower stall wall tile.
- Unique Architect-quality flush gray light switches and receptacle device covers.
- Custom exterior signage made by artists in the UK, Poland and the US, and unique door bell buttons.
- Glass shower stall enclosures (tile shower base in No.11).
- All interior wood sandblasted to remove dust, dirt, debris, soot and char from past small fire and to return all wood to a high quality finish condition.



Reservoir Dogs



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How do you know all this, Joe?
How do you know Mr. Orange is the informant?

SITE DESIGN

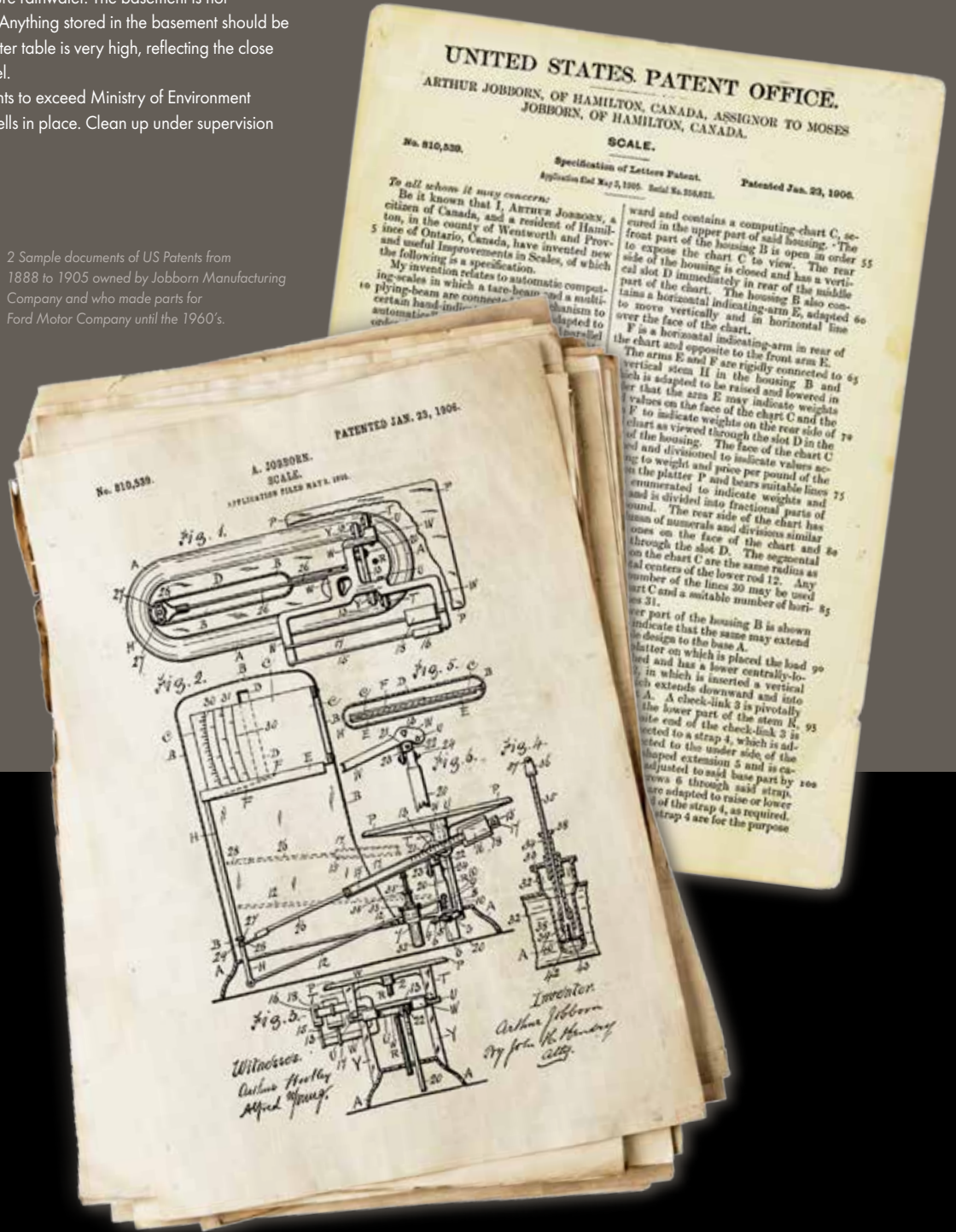
- Large custom steel fenced front entrance terraces (with raised porch on No.11) with custom concrete pavers and individualized landscaping.
- Outdoor shower with fenced enclosure in No.11 for use all year.
- One car surface paved parking space per unit (two included for No.11).
- Wood privacy fence to street facing gardens with padlock hasp.
- Fully sodded yards with paved terraces.
- Rough-in for future landscape lighting from wall switch.
- Gas connection for barbeque.
- Outdoor electrical receptacles and light fixtures.
- Hosebibs for irrigation.
- New Low Impact Development stormwater management system with underground detention chambers to provide natural percolation and storage capacity.
- Existing basement in No.11 has had a new exterior wall drain system installed connected to the existing sump pit to capture rainwater. The basement is not waterproofed and should not be finished. Anything stored in the basement should be raised off the floor. The existing groundwater table is very high, reflecting the close proximity to the Harbour and its water level.
- Site tested and cleaned of any contaminants to exceed Ministry of Environment requirements, with follow up monitoring wells in place. Clean up under supervision of professional engineering firm.

BUILDING SYSTEMS

- All new water, sewer, stormwater, heating/ventilation/air conditioning (HVAC), electrical systems. Individual metering.
- Gas fired heating furnace with exposed spiral ductwork, integral air conditioning system.
- Gas-fired instantaneous hotwater heaters (Nos. 7 and 9).
- Heat recovery ventilators.
- Security systems installed and operational with alarms, cameras and video recorder; no telecommunications system required for operation.
- Pre-wired for telecommunications system.

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2 Sample documents of US Patents from 1888 to 1905 owned by Jobborn Manufacturing Company and who made parts for Ford Motor Company until the 1960's.



SALES INQUIRES:

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