



NORTH ELEVATION

SCENIC TRAILS RESIDENTIAL

STARWARD HOMES (SCENIC 2012) LTD.

11-20-13

HAMILTON, ON

HPA# 2013150



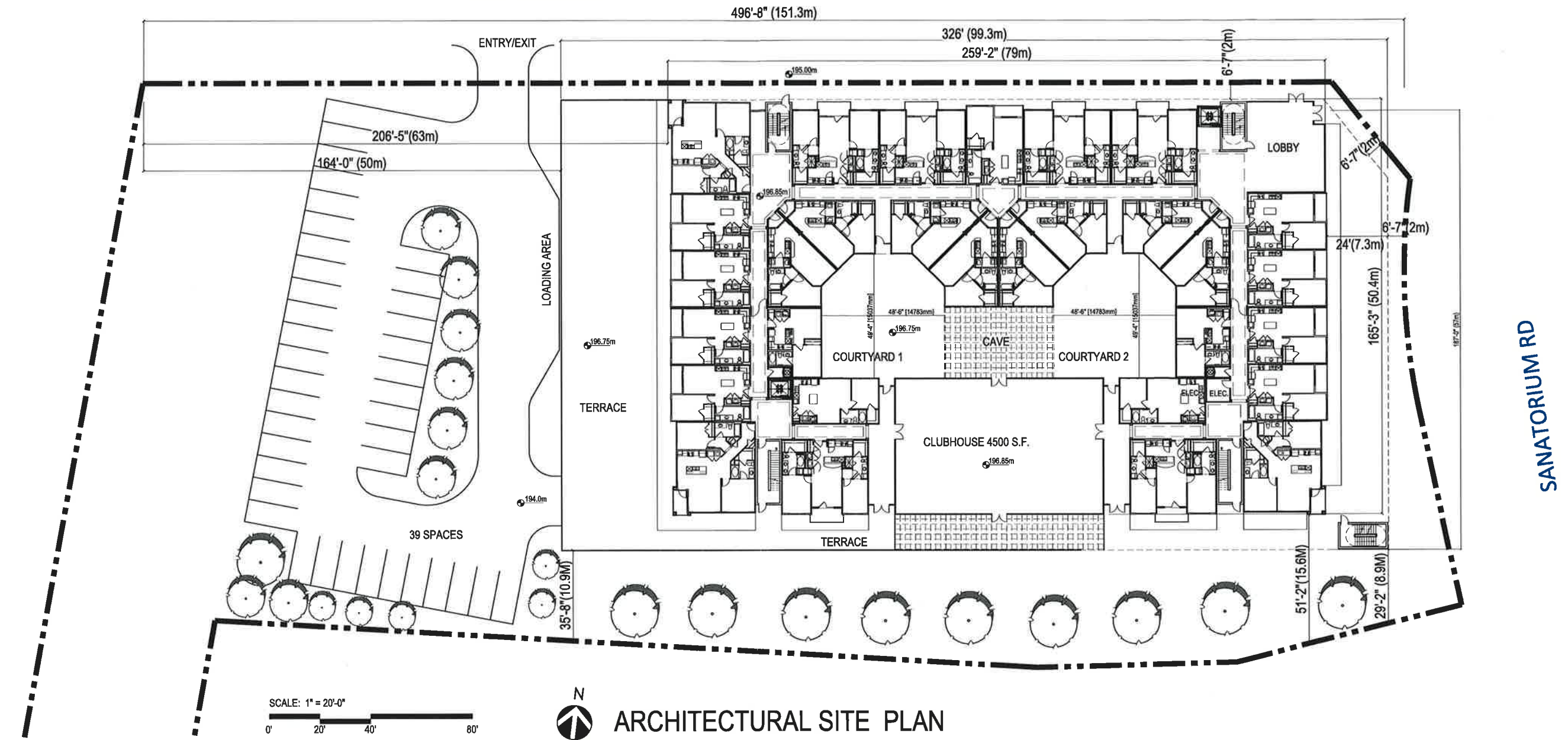
HUMPHREYS & PARTNERS ARCHITECTS, L.P.

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 DALLAS IRVINE NEW ORLEANS ORLANDO

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REDFERN AVE



SCALE: 1" = 20'-0"
0' 20' 40' 80'



ARCHITECTURAL SITE PLAN

ZONING BY-LAW SUMMARY - City of Hamilton Zoning By-Law incl. 12-042 (Scenic Site Specific)				
Zoning	DE-2 / S-1654			
Site Area	11239.80 m ² / 1.12398 ha (2.78 ac.)			
	Imperial	Proposed	Metric	Proposed
Building Height	44.3 ft	46.2ft	13.5 m	14.1 m
Front Yard Setback (Min)	6.56 ft	6.56 ft	2 m	2m
East Yard Setback (Min)	6.56 ft	6.56 ft	2 m	2m
West Yard Setback (Min)	164 ft	164 ft	50 m	50m
Tenant Parking	1.25 parking spaces per unit		1.25 parking spaces per unit	
Visitor Parking Spaces	.25 parking spaces per unit		.25 parking spaces per unit	
Parking Space Dimensions	8'10" x 19'8"		2.7 m x 6 m	
Landscape Open Space	25% min.	30%	(est)	

Site Statistics	Imperial		Metric	
Building Area	149640	sq.ft	13902.0	m ²
Building Height	46.2	ft	14.1	m
# Storeys	4		4	
FAR	1.237		1.237	
# UG Levels	1		1	
Site Area	2.780	ac.	1.12398	ha.
# Units	144	units	144	units
Site Density	51.80	u/ac	128.12	u/ha
# Parking Spaces	216	cars	216	cars
Parking Ratio	1.50	p/u	1.50	p/u

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE CONDITIONED SPACE, INCLUDING BRICK/CMU WALLS AND GARAGE WALLS. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE CLOSETS OR FIREPLACE

Unit Designation	Unit Type	Unit Area	Unit Count	Percent	Net Total Area	Parking Required
A1	1BD/1BA	89	6	8%	446	12
A2	1BD/1BA	612	14	10%	8568	21
A3	1BD/1BA	895	36	25%	23580	54
A4	1BD/1BA	704	26	18%	18304	39
A5	1BD/1BA/DEN	819	6	4%	4914	9
A6	1BD/1BA	705	6	4%	4230	9
B1	2BD/2BA	989	34	23%	32637	49.5
B2	2BD/2BA	1055	15	10%	15825	22.5
Avg Unit Size		784	144	100%	112548	216

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE CONDITIONED SPACE.

Net Rentable SF per FL	30400	84%
Circulation Area etc.	5627	16%
Total Bldg. Area/Par Floor	36227	

A201

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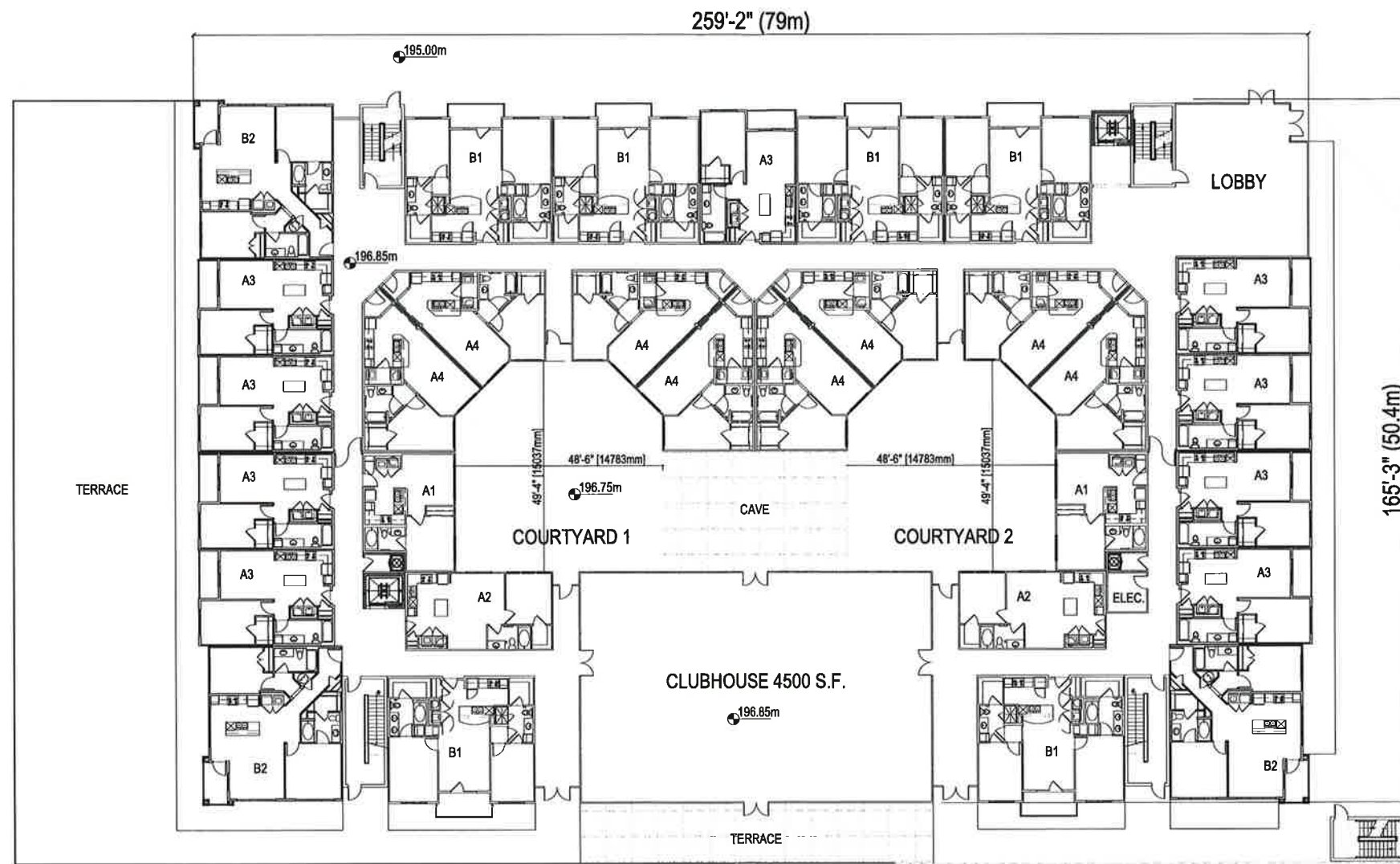
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GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"



A402

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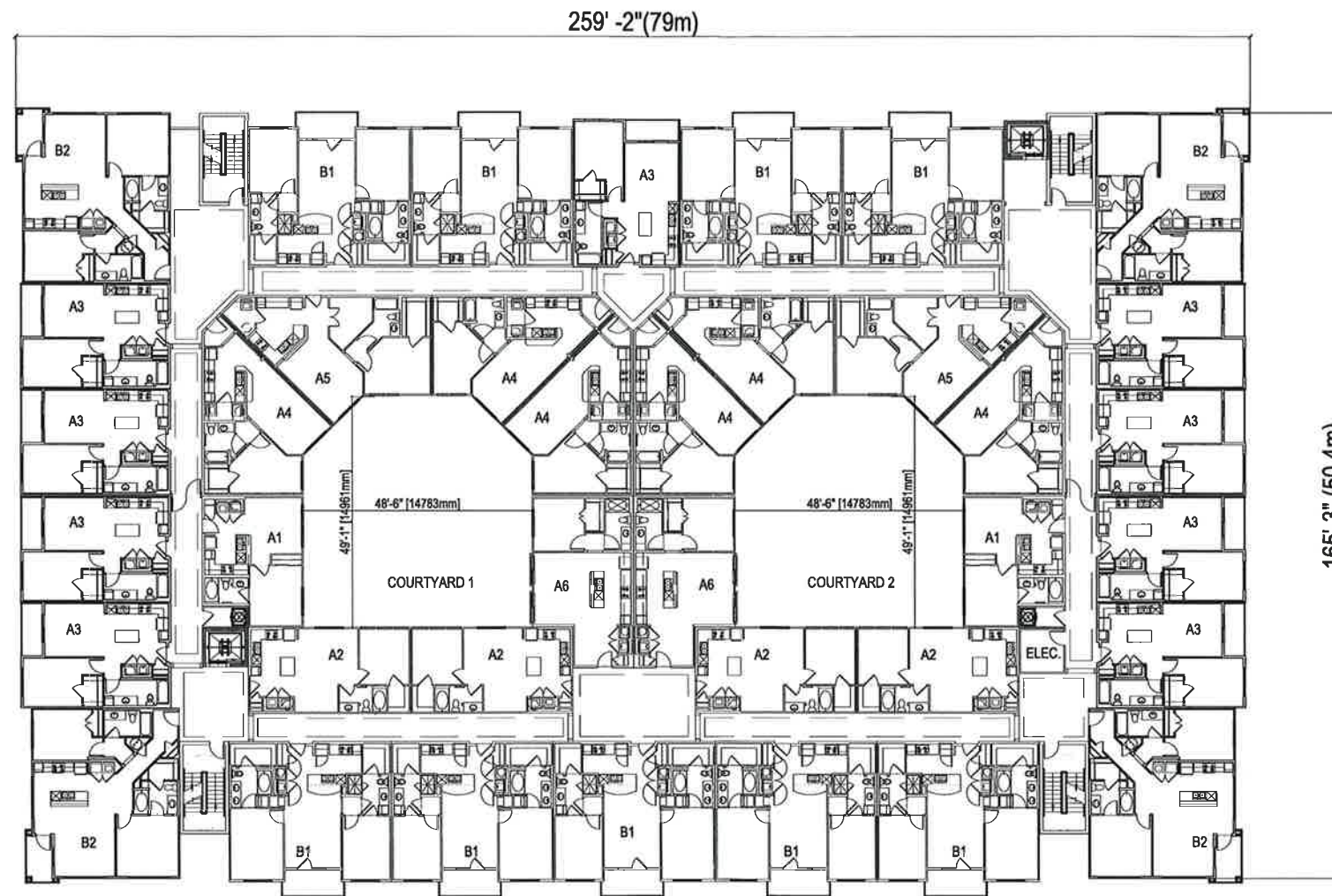
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2ND-4TH FLOOR PLAN

SCALE: 1/16" = 1'-0"



A403

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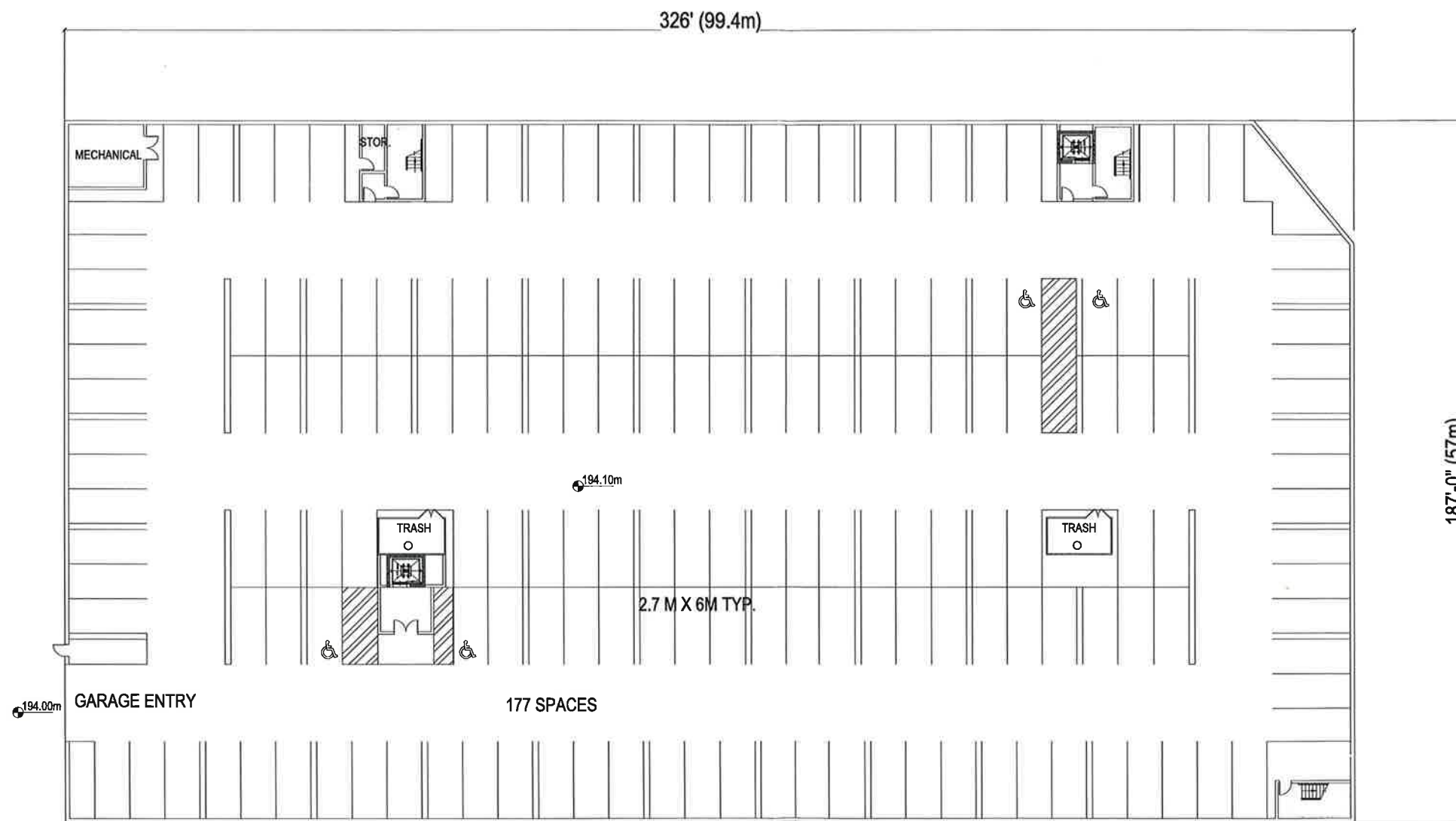
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GARAGE FLOOR PLAN

57,973 S.F.
(5386 S.M.)

SCALE: 1/16" = 1'-0"



A401

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