

LEGAL DESCRIPTIONS

LOT:	BLOCK:	PLAN:
3	1	8016 R
2	1	8016 R
1	1	7194 ET
2	1	7194 ET
3	1	7194 ET
7	25	5341 AX

SITE COVERAGE

LOT SITE: 4544.06 sq m
 PROPOSED UNITS: 79.24 sq m
 TOTAL: 1901.85 sq m
 SITE COVERAGE: 41.85%

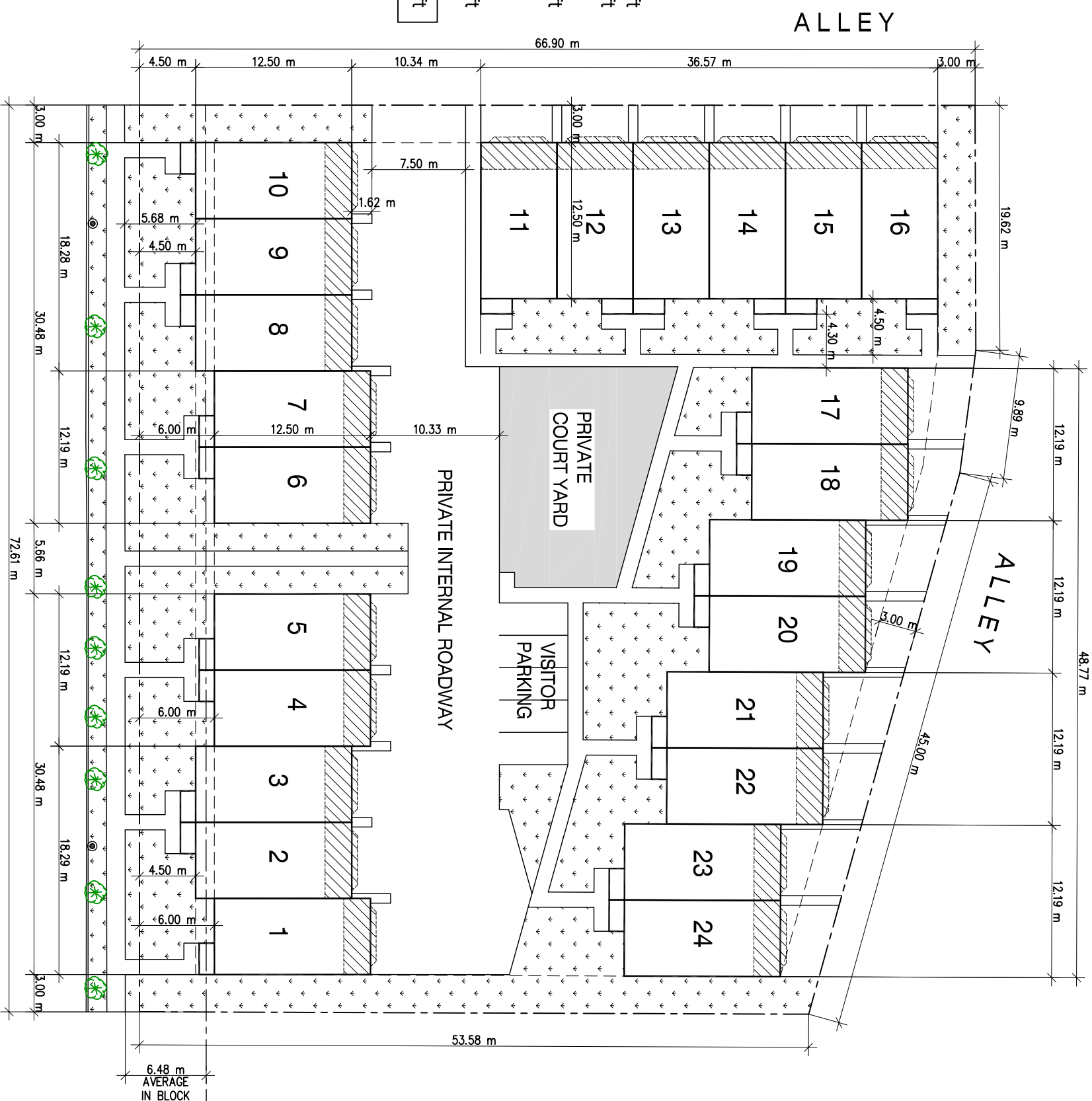
COURTYARD AREA: 207.80 sq m 2236.81 sq ft
 OTHER LANDSCAPE AREA: 1005.79 sq m 10826.59 sq ft

TOTAL LANDSCAPE AREA: 1213.59 sq m 13063.40 sq ft

PRIVATE DECKS:
 (15,027 sq m X 24 UNITS) 360.64 sq m 3882.02 sq ft

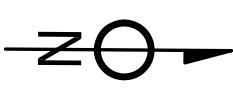
TOTAL AMENITY AREAS: 1574.23 sq m 16945.42 sq ft


-  EXISTING TREES TO REMAIN
-  LIGHT STANDARD



SITE PLAN
 SCALE: 1 : 400

76 AVENUE



CLIENT: JERRY WILLES	
MODEL: QUEEN ALEXANDRA INFILL PROJECT	
DRAWING: SITE PLAN	
	
TEL: (780) 488-6834 FAX: 488-4887 11288 119 STREET, EDMONTON, ALBERTA T5G 2V3 LOT/BLOCK/PLAN: / / JOB NO.: /	
DATE: / /	DRAWN BY: SHEET: /
SCALE: 1 /	DESIGN BY: 1
NOTED	1

Appendix B - Conceptual Landscape Plan



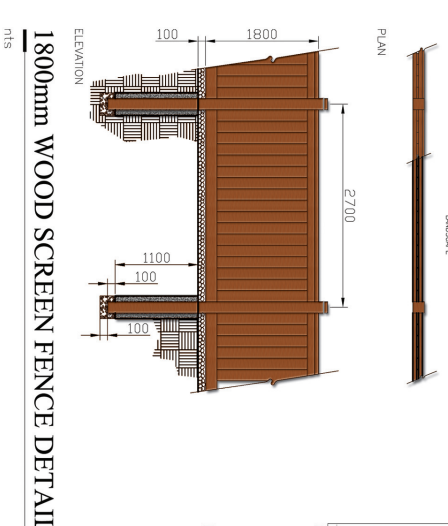
LEGEND

- WALL VINE (WEST OF UNIT 17)
- CONIFEROUS TREE 15 QTY
- DECIDUOUS TREES 60 QTY
- CONCRETE SCORING BREAKUP
- BARK MULCH
- PEDESTRIAN WALKWAY
- DECORATIVE LIGHT STANDARD
- BENCH
- 1800mm WOOD SCREEN FENCE
- HEDGE
- DECIDUOUS SHRUB 260 QTY
- CONIFEROUS SHRUB 17 QTY
- PERENNIALS 89 QTY

LANDSCAPE CALCULATION

SETBACKS	DIMENSIONS	AREA	TREES	SHRUBS
NORTH PROPERTY LINE	3.0 m x 75.0 m	225.0 m ²	6.4	15.0
EAST PROPERTY LINE	3.0 m x 33.0 m	99.0 m ²	4.5	10.6
SOUTH PROPERTY LINE	4.5 m x 72.5 m	326.3 m ²	9.3	21.8
WEST PROPERTY LINE	3.0 m x 66.9 m	200.7 m ²	5.7	13.4
CORNER PROPERTY LINE	0.0 m x 0.0 m	0.0 m ²	0.0	0.0
PARKING	0.0 STALLS x 2	0	0	0
REQUIRED		26.0	62.7	0
PROVIDED	71 TREES (15.00% / 50.00%)	71	276	0
TOTAL		75	276	0

NOTE: ALL CALCULATIONS BASED ON 1 TREE PER 30M² OF LANDSCAPED AREA & 1 SHRUB PER 15M² OF LANDSCAPED AREA. PLANNING CALCULATIONS ARE BASED ON 1 TREE PER 20M² OF LANDSCAPED AREA & 1 SHRUB PER 10M² OF LANDSCAPED AREA.



notes |

Legal Description

ISSUE TO BE ZONING APP
 2011-04-01 DWLA
 MML/DVY, DWLA
 REVISI@D



Donalton Watson Landscape Architect Ltd.
 EDMONTON - ALBERTA
 P 1-780-955-5009
 F 1-780-955-5008
 E dwla@calsteel.com

design | DWLA
 drawn | JF
 date | APRIL 12, 2011
 checked | DW
 scale | 1:150

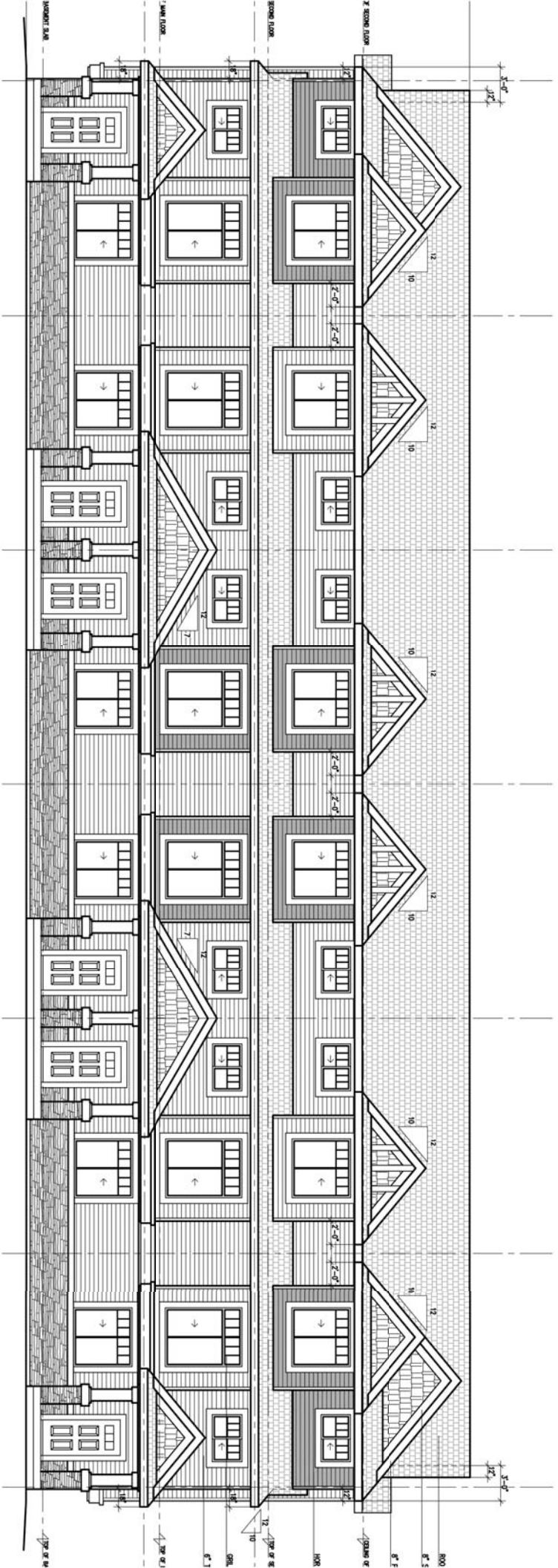
any errors or omissions in the drawing or any discrepancy between the specifications and this drawing shall be referred to the landscape architect for correction, interpretation and revisions before proceeding with work.

Project | QUEEN ALEXANDRA INFILL
 10728-10750 76AVE
 EDMONTON, ALBERTA
 for | JERRY WILLES
 drawing | LANDSCAPE CONCEPT PLAN



PROJECT NORTH

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FRONT ELEVATION (6 UNITS)

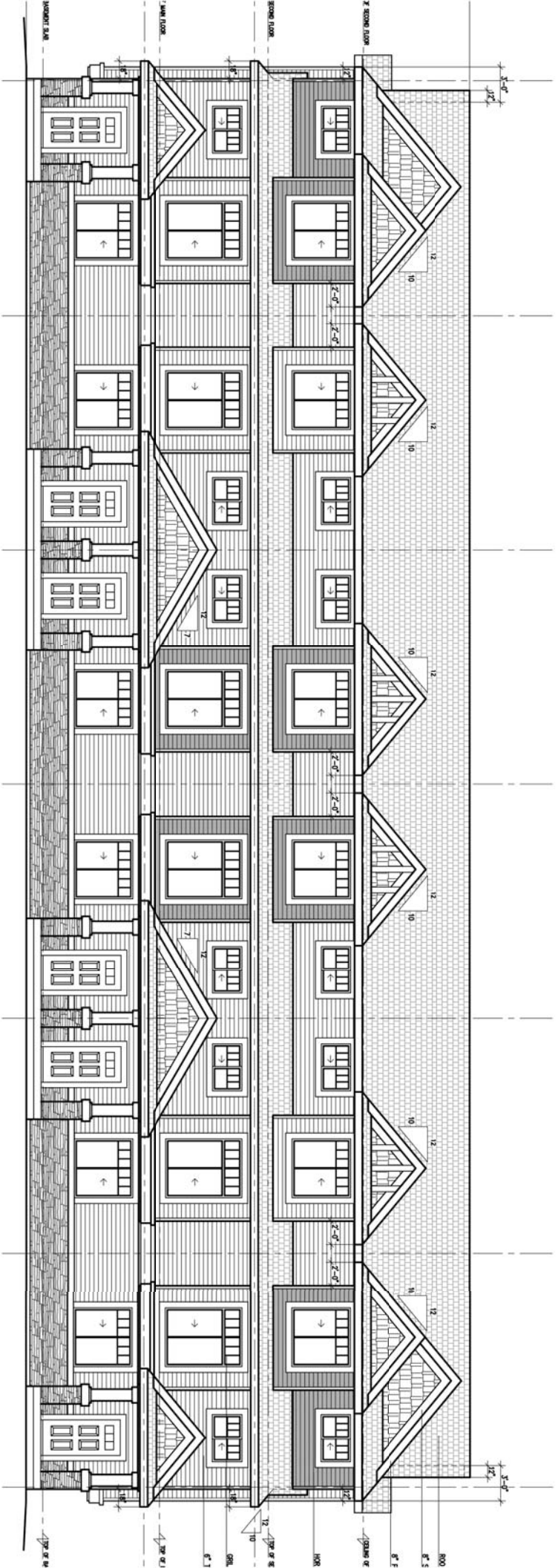
SCALE: 1/8" = 1'-0"

Appendix Ci - Front Elevation

NOTE:
 GRADE SHOWN IS FOR DRAWING PURPOSES ONLY. ACTUAL GRADE SHALL BE DETERMINED ON SITE. IF RETAINING WALLS ARE REQUIRED, HEIGHT & LENGTH OF RETAINING WALLS SHALL BE DETERMINED ACCORDING TO SITE CONDITIONS.

CLIENT	JERRY WILLES
NOTED BY	JERRY WILLES
DATE	APR 18, 2011
PROJECT	ROW HOUSING
FRONT ELEVATION	
SCALE	1/8" = 1'-0"
DATE	APR 18, 2011
SCALE	1/8" = 1'-0"
NOTED	N/A
	9

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FRONT ELEVATION (6 UNITS)

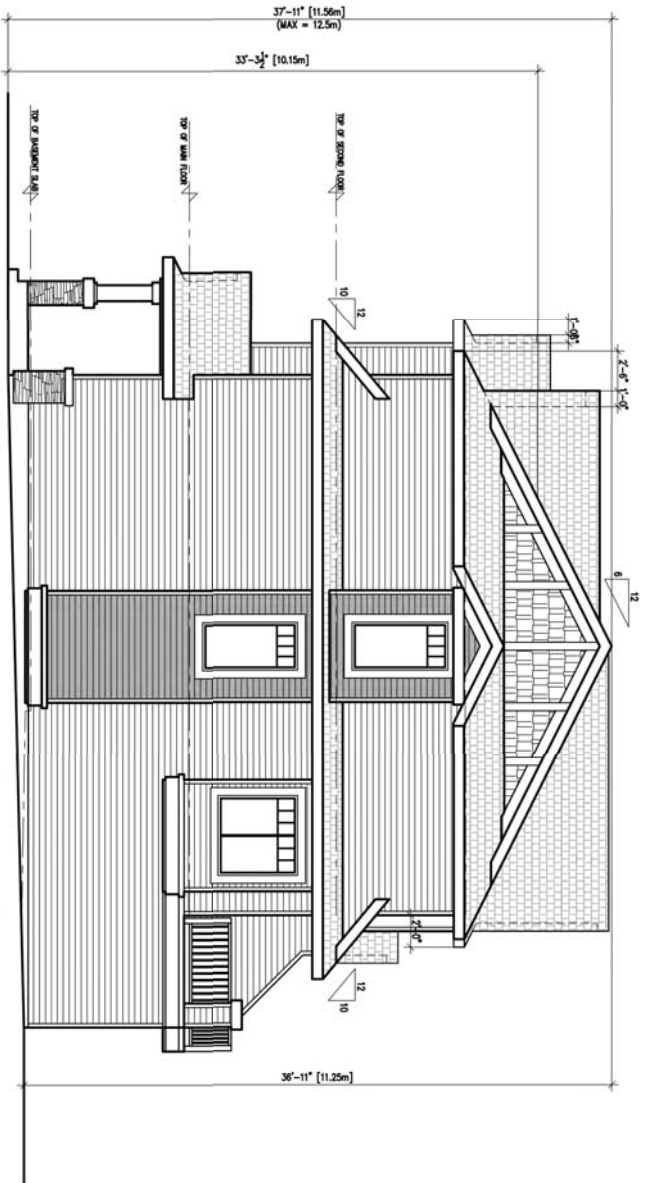
SCALE: 1/8" = 1'-0"

Appendix Ci - Front Elevation

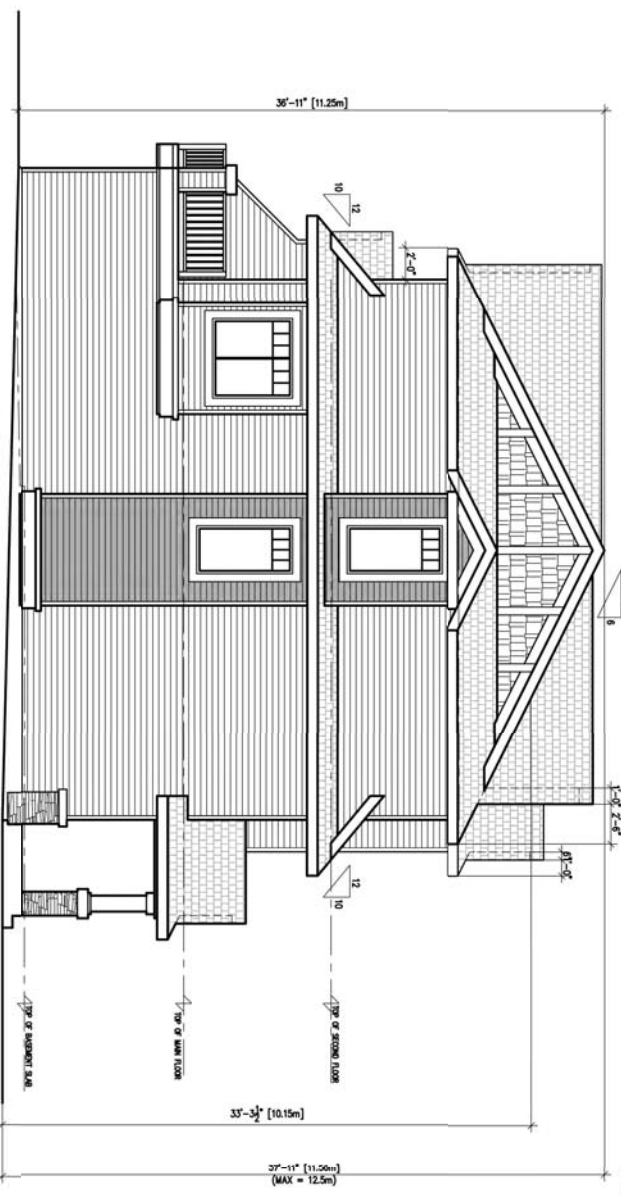
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CLIENT	JERRY WILLES
NOTED BY	JERRY WILLES
DATE	APR 18, 2011
PROJECT	ROW HOUSING
FRONT ELEVATION	
SCALE	1/8" = 1'-0"
DATE	APR 18, 2011
SCALE	1/8" = 1'-0"
NOTED	N/A
	9

Appendix Ciii - Side Elevations



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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CLIENT:		JERRY WILLES	
ARCHITECT:		euro design inc	
PROJECT:		QUEEN ALEXANDRA ROW HOUSING	
DRAWING:		RIGHT & LEFT ELEVATIONS	
DATE:		Apr 18, 11	
SCALE:		1/8" = 1'-0"	
DRAWN BY:		ZOBIN	
DESIGN BY:		3	
NOTED:		9	

Appendix D - Conceptual Perspective Rendering

