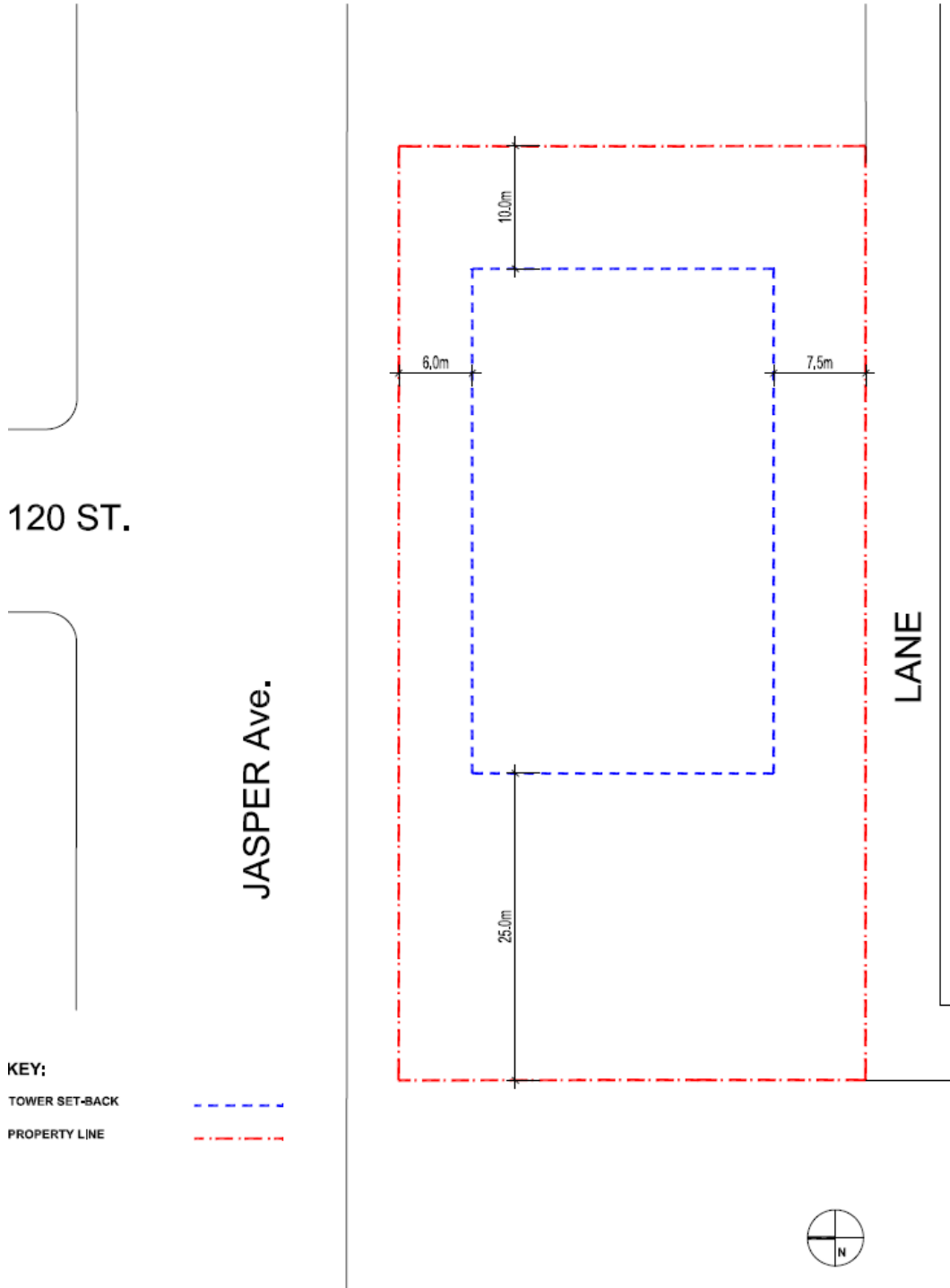


APPENDIX Ia – Illustrative Site Plan: Podium Base Setbacks



APPENDIX Ib – Illustrative Plan: Tower Setbacks








APPENDIX Ic – Illustrative Landscape Plan


Notes

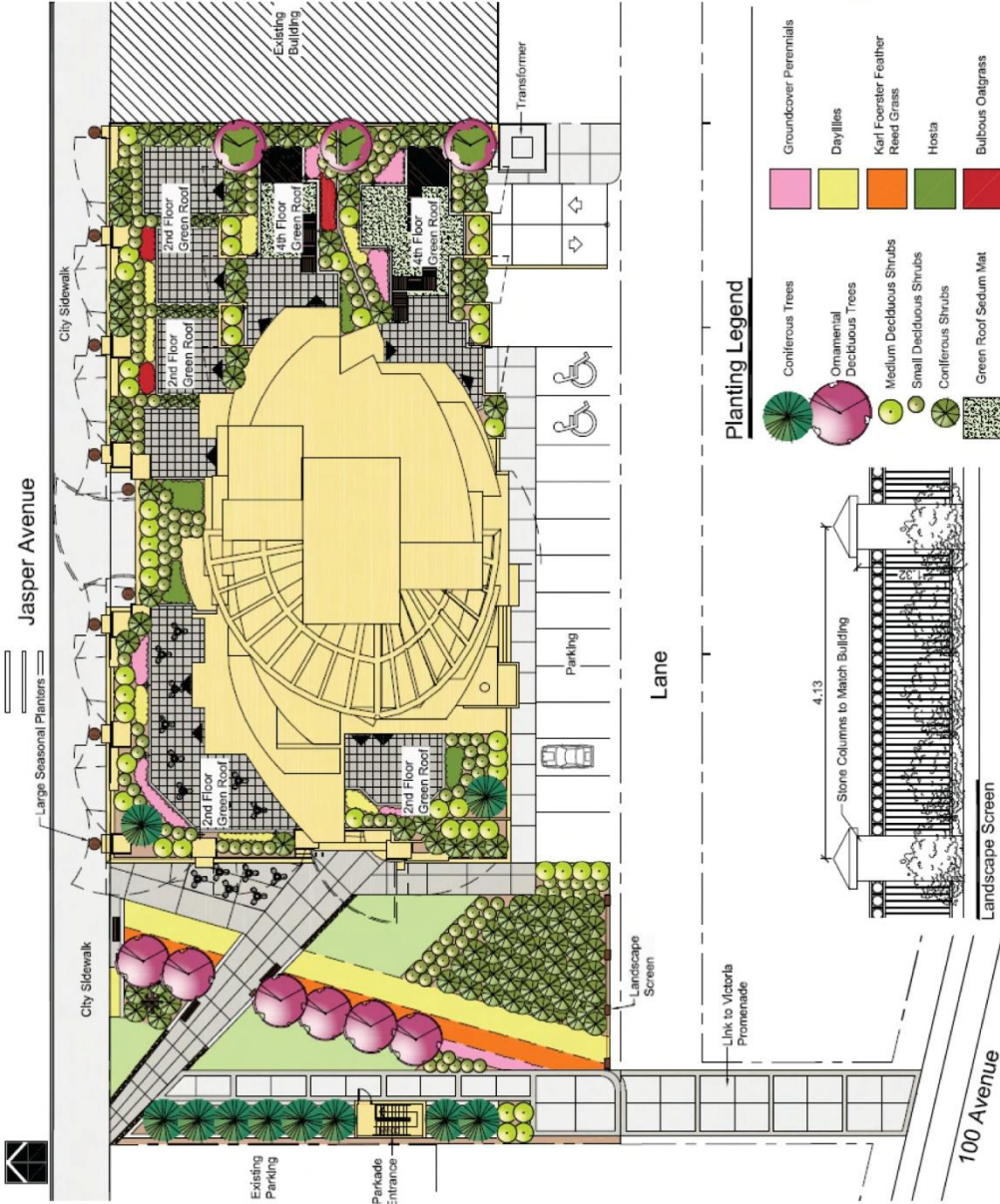
1. Construction to be done as per the City of Edmonton design and construction standards.
2. Contractor responsible for locating all utilities prior to construction.
3. Contractor responsible for any damage to marked utilities or as a result of not contacting the appropriate utilities.
4. Contractor to verify all quantities prior to construction.
5. Contractor to notify owner's representative of any discrepancies.
6. Plant material to be true to type, size and condition as specified.
7. Contractor is responsible for any damage to landscaped areas, pavement, concrete and underground utilities which are to remain and must be repaired to original condition.
8. Contractor is responsible for hauling of all excess or unusable materials off site and pay all costs and fees associated therewith.
9. Contractor is responsible for general site cleanup, all plant material for a period of two years from Construction Completion Acceptance.

Surfacing Legend






-  Broom Finished Concrete
-  Sandblasted Concrete
-  Sod
-  Mulch Area
-  Perennial Areas (no mulch)

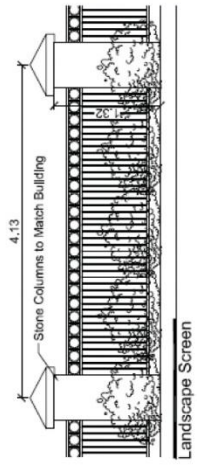
Furniture Schedule

-  Bench
Available from:
Equiparc
1-800-363-6264
-  Waste Receptacle
Available from:
Equiparc
1-800-363-6264
-  Bike Rack
Available from:
Equiparc
1-800-363-6264

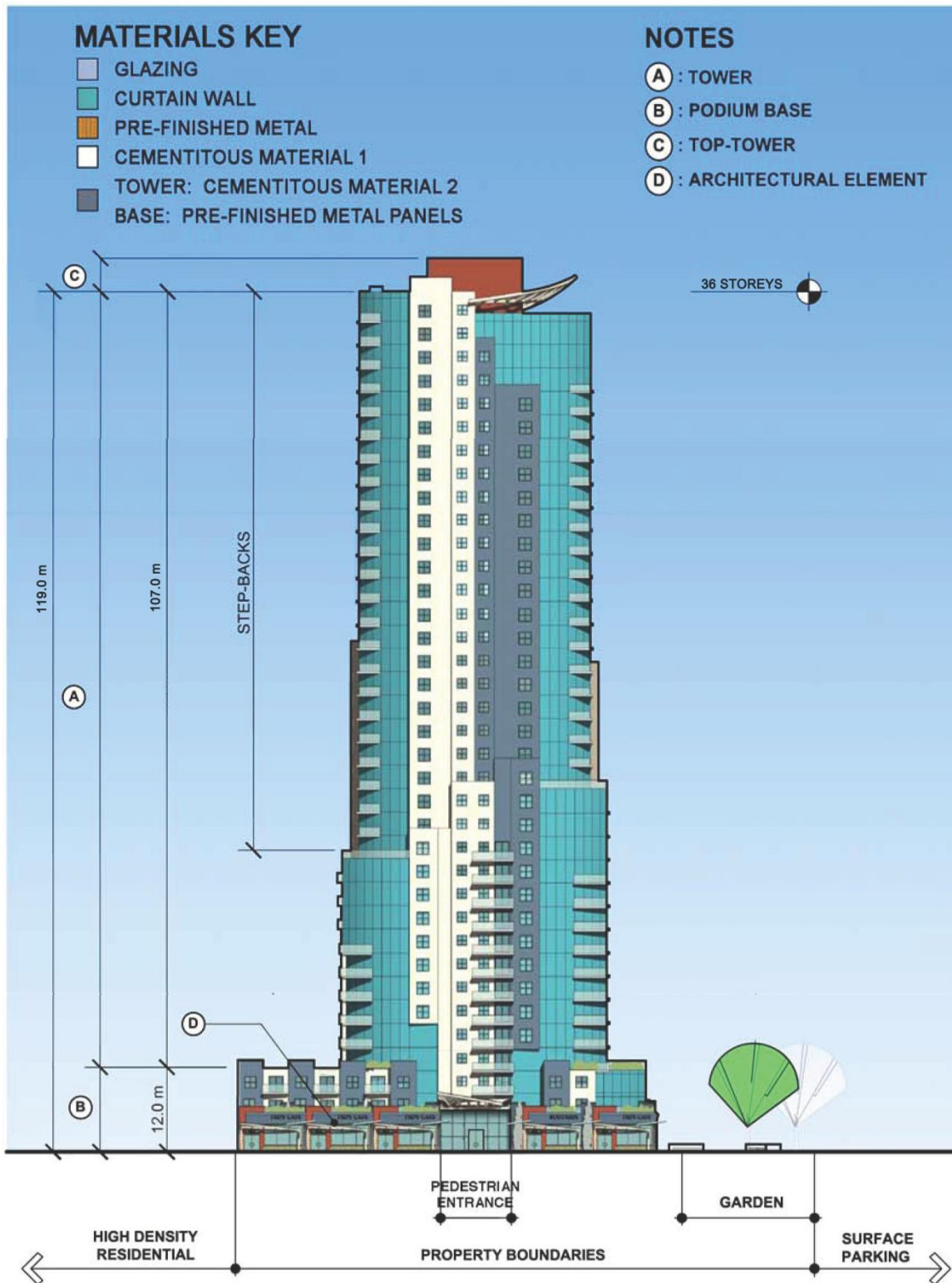


Planting Legend

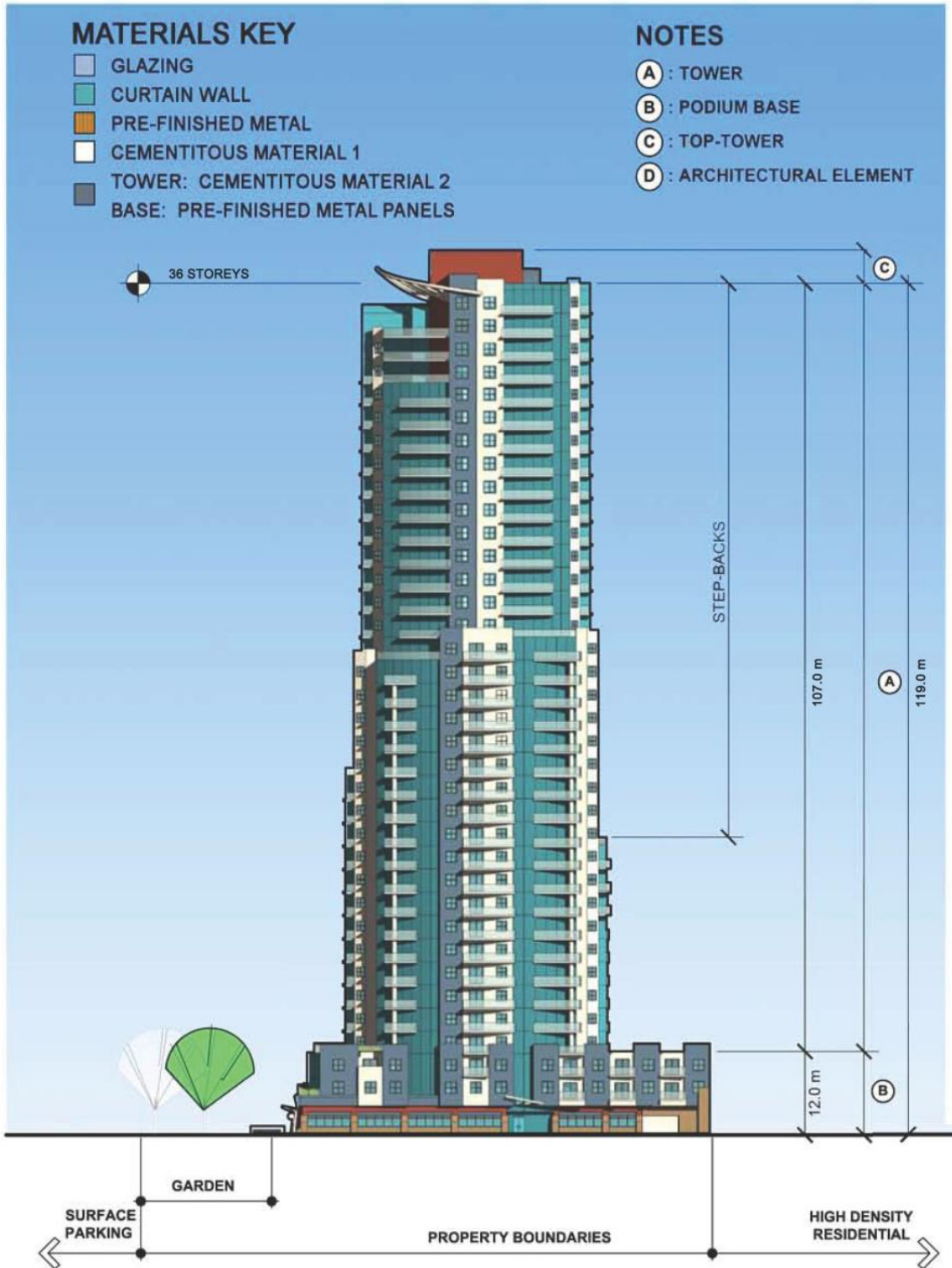
-  Coniferous Trees
-  Ornamental Deciduous Trees
-  Medium Deciduous Shrubs
-  Small Deciduous Shrubs
-  Coniferous Shrubs
-  Green Roof Sedum Mat
-  Groundcover Perennials
-  Daylilies
-  Karl Foerster Feather Reed Grass
-  Hosta
-  Bulbous Outgrass



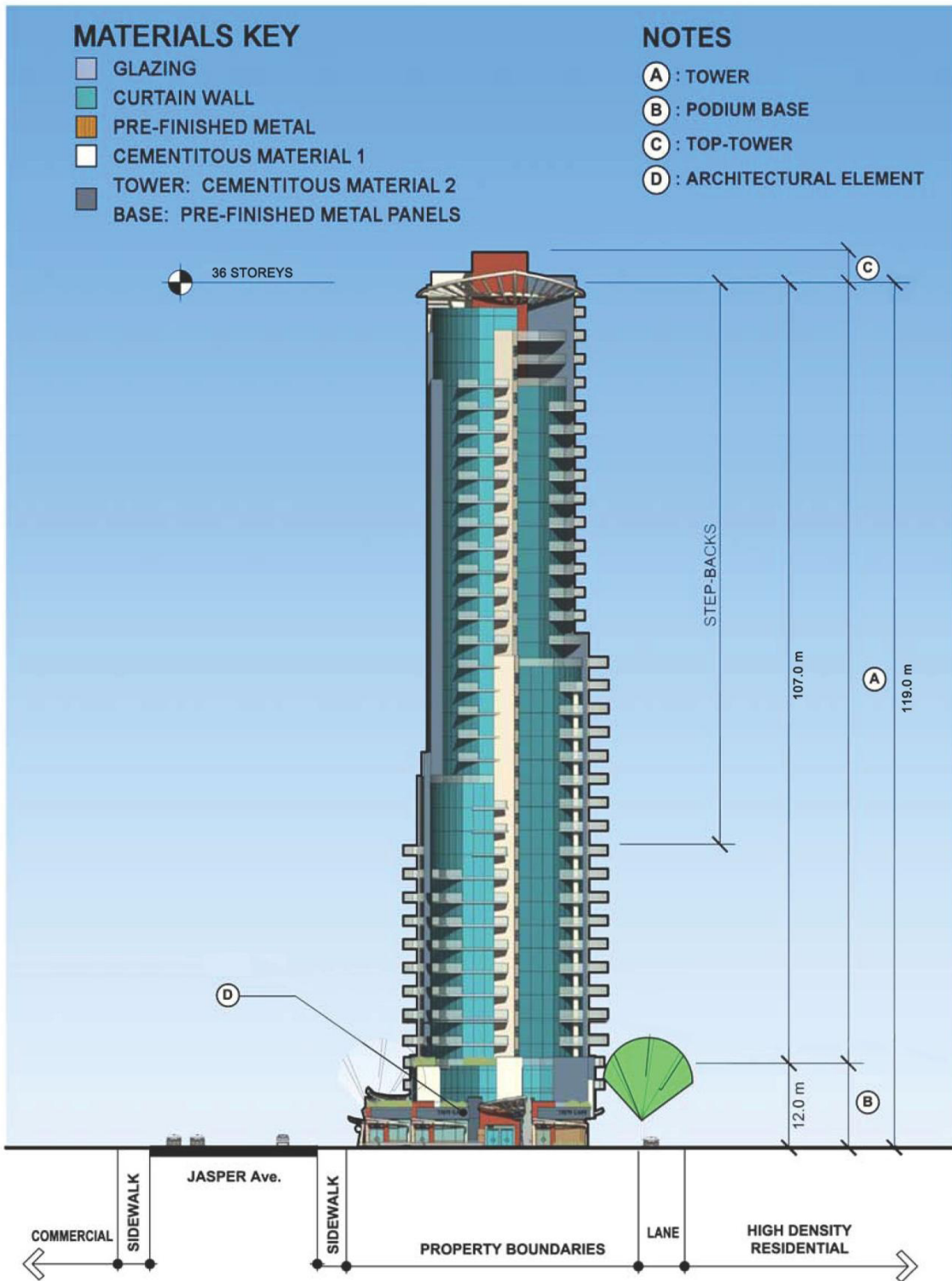
APPENDIX II – Project North Elevation



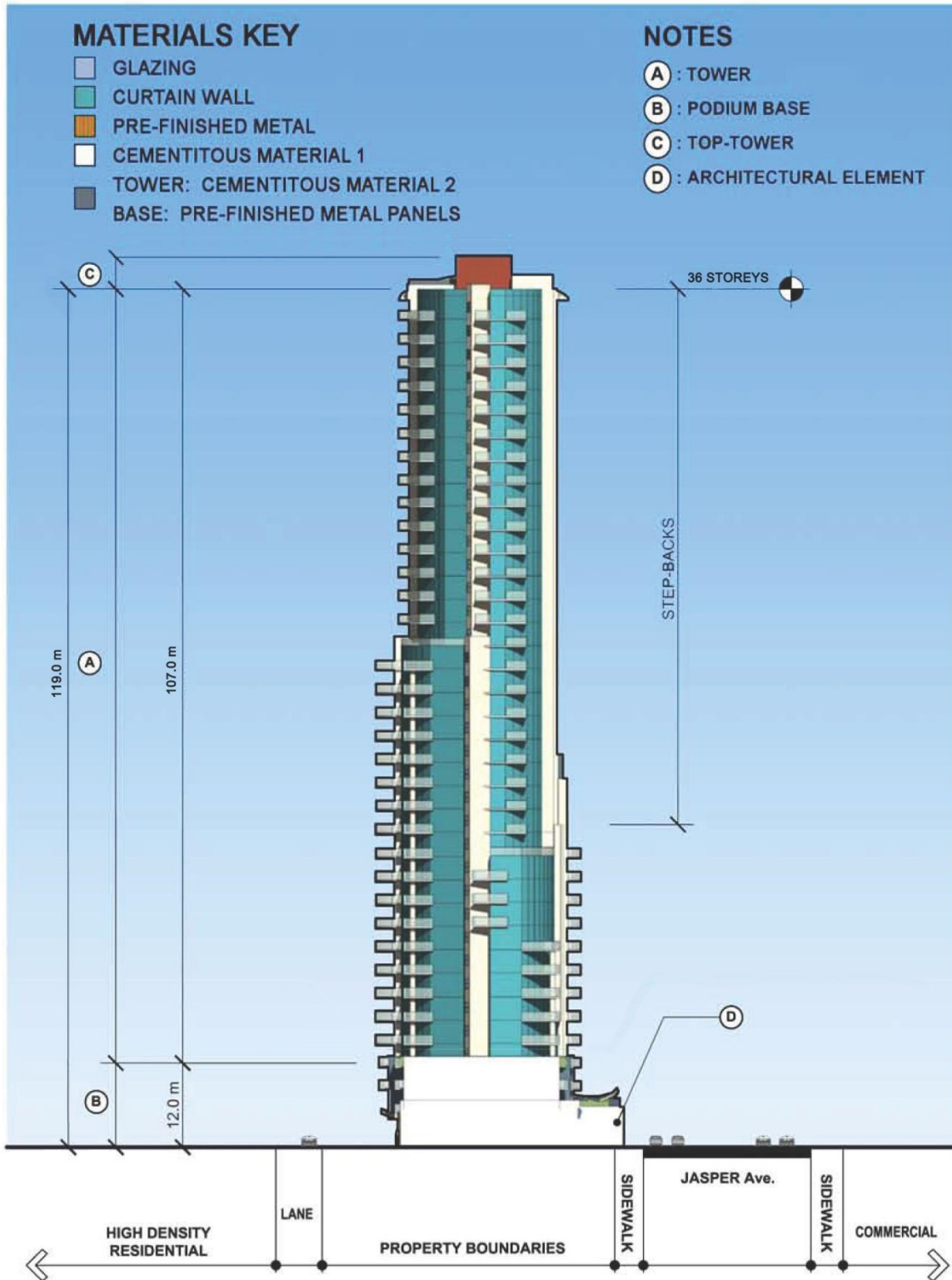
APPENDIX III – Project South Elevation



APPENDIX IV – Project West Elevation



APPENDIX V – Project East Elevation



APPENDIX VI - Sustainable Strategies and Targets

Design Component	Sustainable Initiative	Specific Target
Sustainable Sites	Storm water Management	The development shall implement a storm water management plan that results in a 25% decrease in the rate and quantity of storm water runoff when compared to the existing site.
	Heat Island Effect	A minimum of 50% of the building roof area shall be covered with high emissivity roofing (emissivity of .9 or greater), vegetated roofing, or a combination thereof.
	Light Pollution Reduction	The development shall avoid light trespass from the building and site onto neighbouring properties, with the exception of adjacent public areas requiring lighting for reasons of security and shall meet or exceed the requirements of the Illuminating Engineering Society of North America (IESNA RP-33-99).
Water Efficiency	Water Efficient Landscaping	The design shall apply high-efficiency irrigation technology, captured rain water, and/or drought tolerant landscaping to reduce potable water consumption for irrigation by 50% over conventional means, factored over the course of a typical year.
	Innovative Wastewater Technologies	The design shall reduce the use of municipally provided potable water for building sewage conveyance by 20% as calculated per the Canadian Green Building Council LEED Reference Guide 2004 (not including irrigation).
	Water Use Reduction	The design shall employ strategies that in aggregate use 20% less potable water than water use baseline calculated for the building per the Canadian Green Building Council LEED Reference Guide 2004 (not including irrigation).
Energy and Atmosphere	Reduced Energy Consumption	The design shall reduce energy consumption by 24% over the comparable Canadian Model National Energy Code Building (1997).
	Lighting	Lighting in all residential common areas and commercial areas shall exceed the efficiency specified in the Model National Energy Code for Buildings by 10%. (1997).
Materials and Resources	Recycled Content	The design shall specify building materials such that 7.5% of the total value of materials used in the development consists of post-industrial and post-consumer recycled materials.
	Regional Materials	The design shall specify building materials such that 80% of all aggregates used in the development are extracted, processed and manufactured within 800 km of the development.
Indoor Environmental Quality	Low-Emitting Materials	The design shall specify paints with VOC emissions that do not exceed the VOC and chemical component limits of Green Seal's Standard SS-11 January 1997 requirements or acceptable alternate standard.