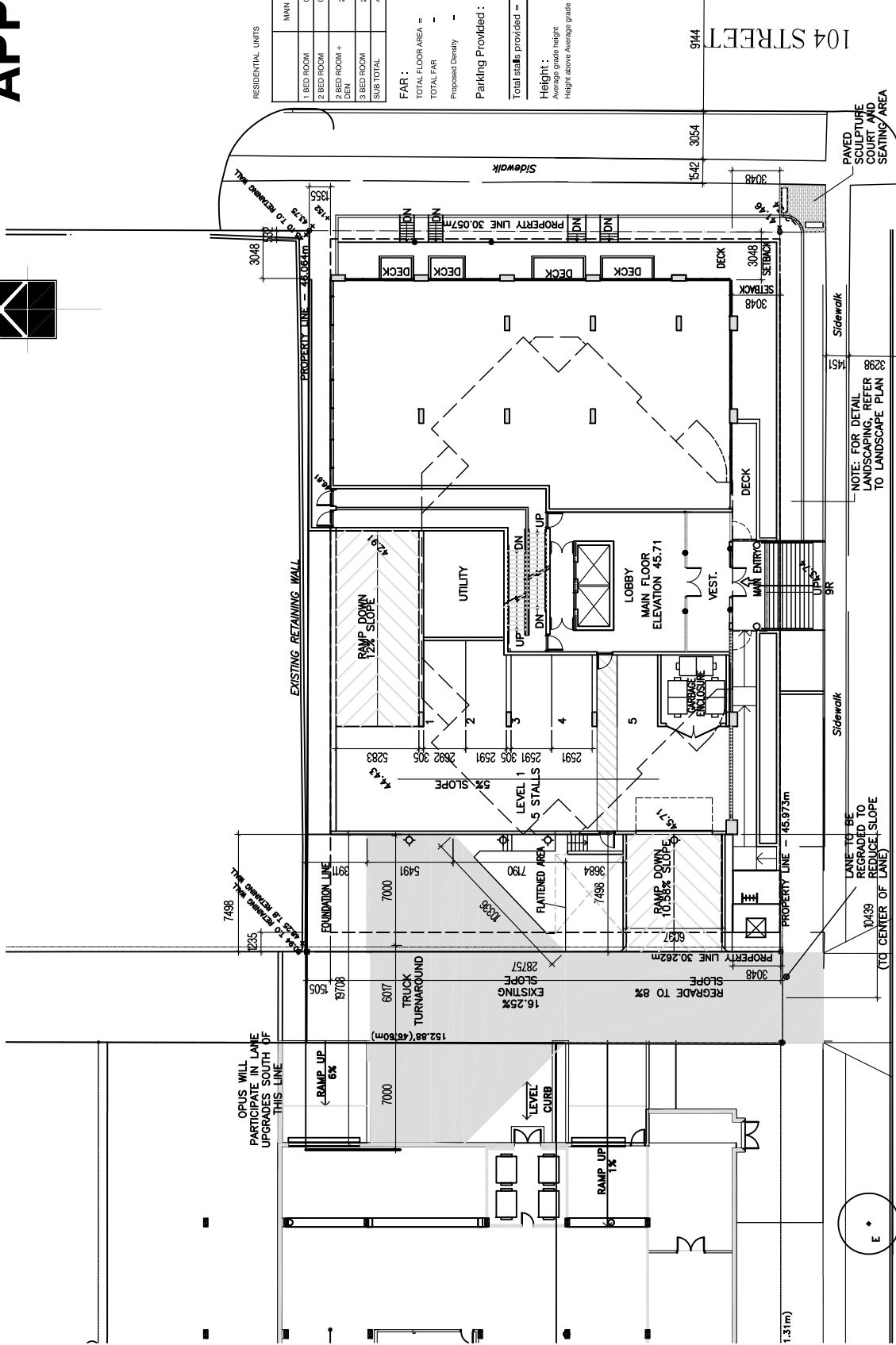


# APPENDIX I

## THE OPUS

### Site Plan

N.T.S.



RESIDENTIAL UNITS				
	MAIN FLOOR	2-20 FLOORS	21 & 24 FLOORS	25 & 26 FLOORS
1 BED ROOM	0	18		
2 BED ROOM	0	4 x 18 = 76		
2 BED ROOM + DEN	2		3 x 4 = 12	2 x 2 = 8
3 BED ROOM	2			
SUB TOTAL	4	94	12	8
				114

**FAR:**  
 TOTAL FLOOR AREA = 130,525 SQ.FT. (89,784 SQ.M.)  
 TOTAL FAR = 8,736 (4.0 allowable)  
 Proposed Density = 114 units/343 acres = 332 units/acre (or 821 per ha)

**Parking Provided:**  
 1 surface stall  
 134 - Parking stalls  
 Total stalls provided = 135 Parking stalls

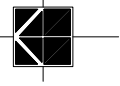
**Height:**  
 Average grade height = 211.7 ft (64.52 m)  
 Height above Average grade: = 254 ft (77.4 m)

98 AVENUE

104 STREET

9144



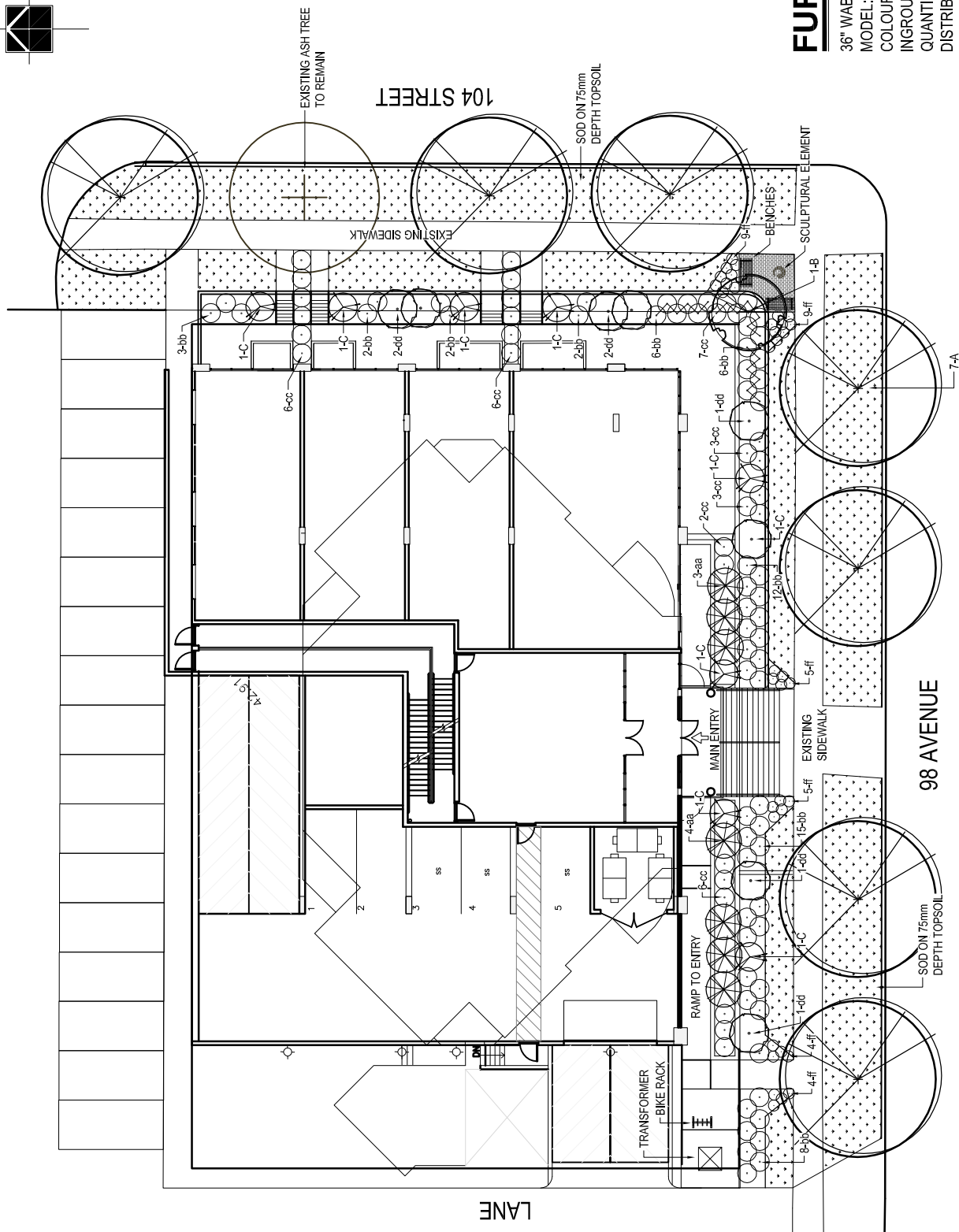


# APPENDIX II

## THE OPUS

### Street Landscape Plan

N.T.S.



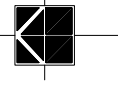
## FURNITURE SCHEDULE

36" WABASH VALLEY BIKE LOOP  
 MODEL: BL 100  
 COLOUR: TO BE DETERMINED  
 INGROUND MOUNT  
 QUANTITY: 3  
 DISTRIBUTOR: SUDDEN FUN RECREATION EQUIPMENT LTD.  
 PHONE: 1-800-490-0501

## PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>									
A	7	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE GREEN ASH	75mm CAL.	cc	33	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	300-450mm HT.
B	1	MALUS X 'HOPA'	HOPA CRABAPPLE	75mm CAL.	dd	8	PRUNUS X CISTENA	PURPLE LEAVED SANDCHERRY	450-600mm HT.
C	7	POPULUS TREMULA 'RECTA'	SWEDISH COLUMNAR ASPEN	75mm CAL.	<b>PERENNIALS</b>				
aa	7	JUNIPERUS COMMUNIS 'EFFUSA'	EFFUSA JUNIPER	1000mm SP.	ff	36	PERSICARIA AFFINIS	FLEECE FLOWER	2 YEAR
bb	56	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	300-450mm HT.					

SHRUBS (CONT.)

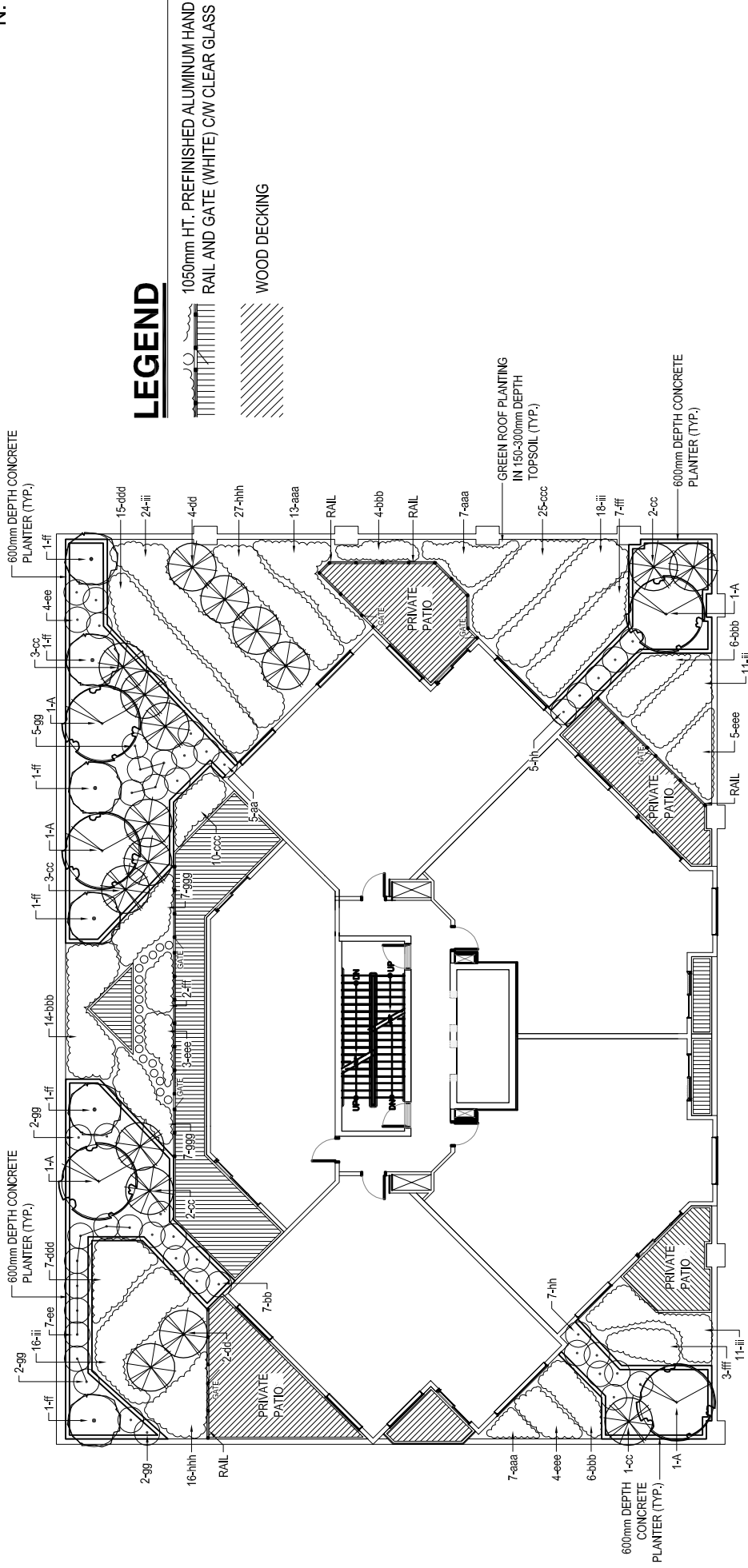


# APPENDIX III

## THE OPUS

### Green Roof and Outdoor Amenity Plan

N.T.S.



### LEGEND



### PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>									
A	5	PRUNUS NIGRELLA 'MUCKLE'	MUCKLE PLUM	50mm CAL.	<b>PERENNIALS</b>				
<b>SHRUBS</b>									
aa	5	DAPHNE CNEORUM	ROSE DAPHNE	300-450mm HT.	aaa	27	CAMPANULA COCHLEARIFOLIA 'ELIZABETH OLIVER'	ELIZABETH OLIVER BELFLOWER	2 YEAR
bb	7	EUONYMUS FORTUNEI 'GOLD SPLASH'	GOLD SPLASH EUONYMUS	300-450mm HT.	bbb	30	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 YEAR
cc	11	JUNIPERUS HORIZONTALIS 'BLUE PRINCE'	BLUE PRINCE JUNIPER	450-600mm SP.	ccc	35	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	2 YEAR
dd	6	JUNIPERUS HORIZONTALIS 'YUKON BELLE'	YUKON BELLE JUNIPER	450-600mm SP.	ddd	22	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	2 YEAR
ee	11	POTENTILLA FRUTICOSA 'ORANGE WHISPER'	ORANGE WHISPER POTENTILLA	450-600mm HT.	eee	12	HOSTA 'GINGKO CRAIG'	GINGKO CRAIG HOSTA	2 YEAR
ff	6	ROSA 'HANSA'	HANSA ROSE	600-750mm HT.	fff	12	HOSTA 'HONEYBELLS'	HONEYBELLS HOSTA	2 YEAR
gg	11	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	450-600mm HT.	ggg	14	LIATRIS SPICATA 'FLORISTAN WHITE'	FLORISTAN WHITE HOSTA	2 YEAR
hh	12	VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY	450-600mm HT.	hhh	43	PHLOX DOUGLASSII 'ROSE CUSHION'	ROSE CUSHION PHLOX	2 YEAR
					iii	74	SEDUM SPECTABILE 'BRILLIANT'	BRILLIANT SHOWY STONECROP	2 YEAR

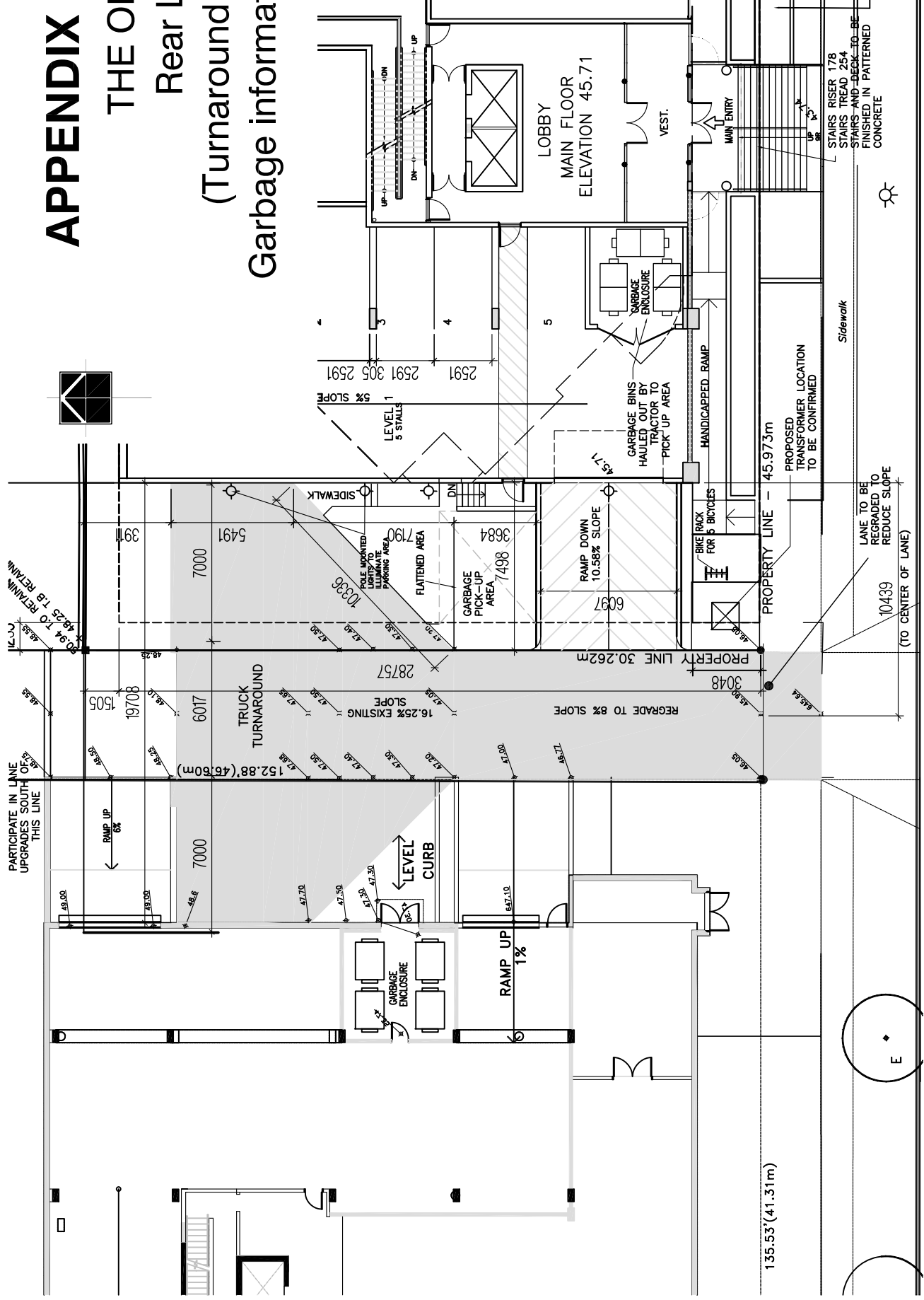
# APPENDIX IV

## THE OPUS

### Rear Lane

### (Turnaround and Garbage information)

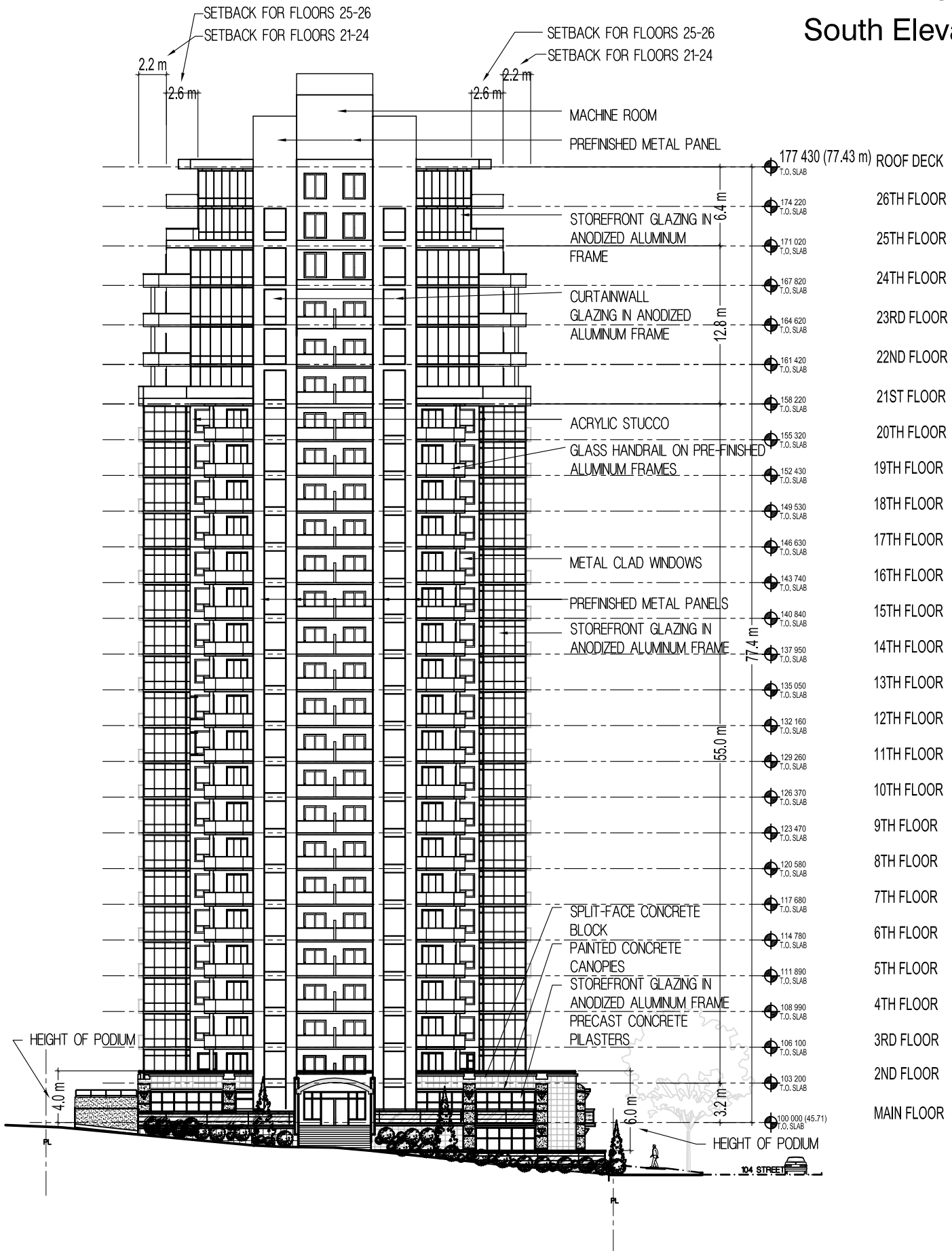
N.T.S.



# APPENDIX V

## THE OPUS South Elevation

N.T.S.

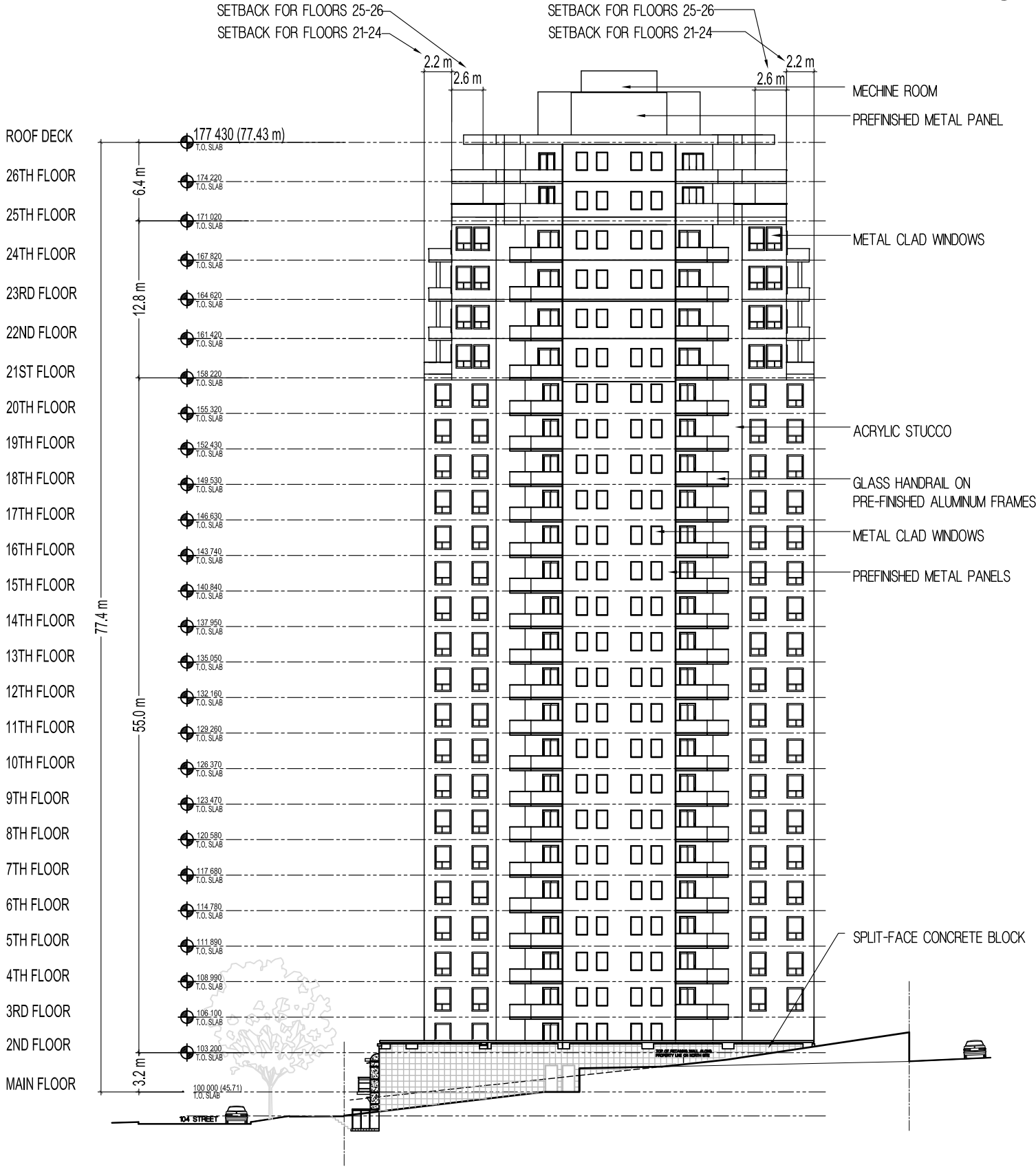


# APPENDIX VI

## THE OPUS

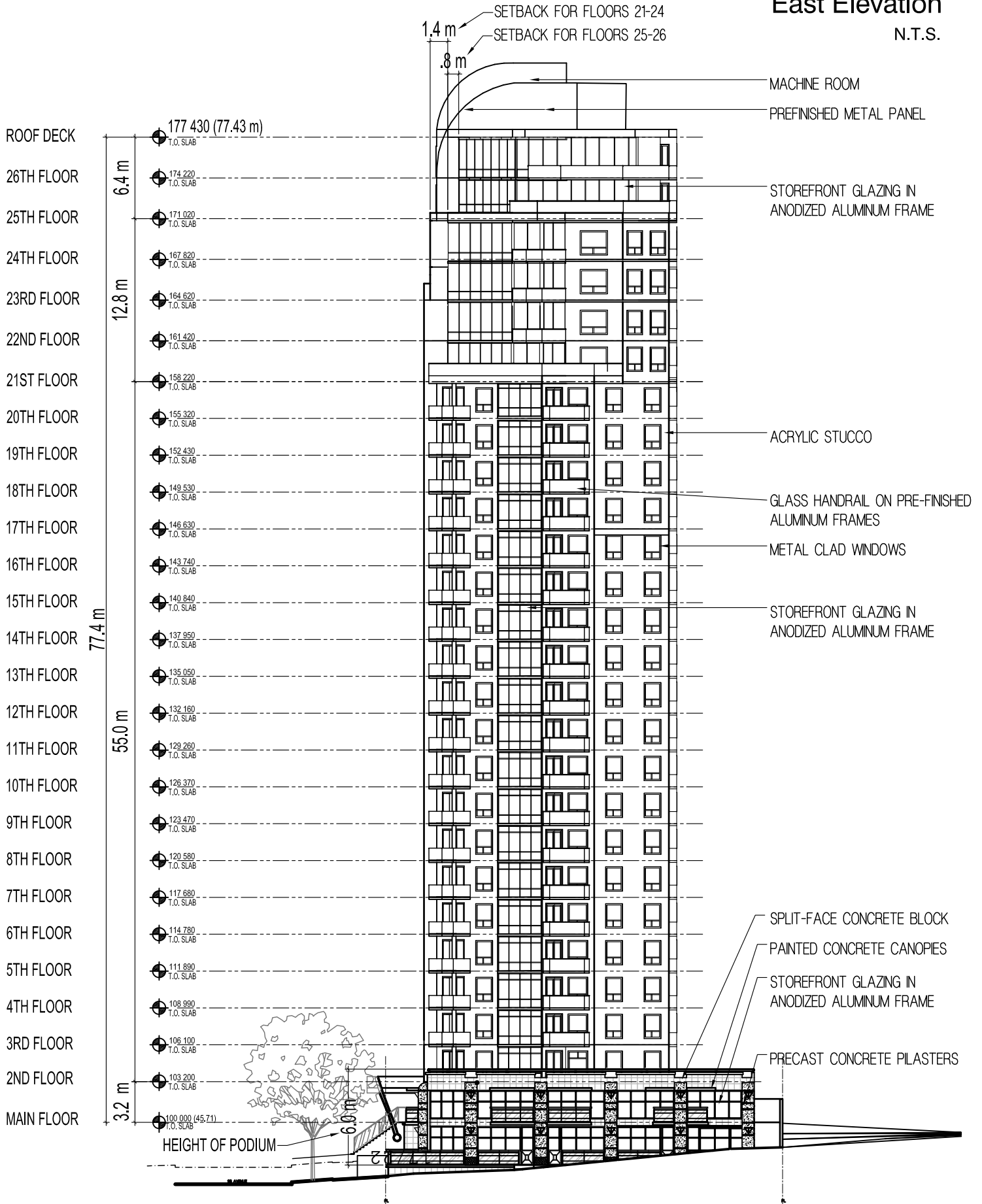
### North Elevation

#### N.T.S.



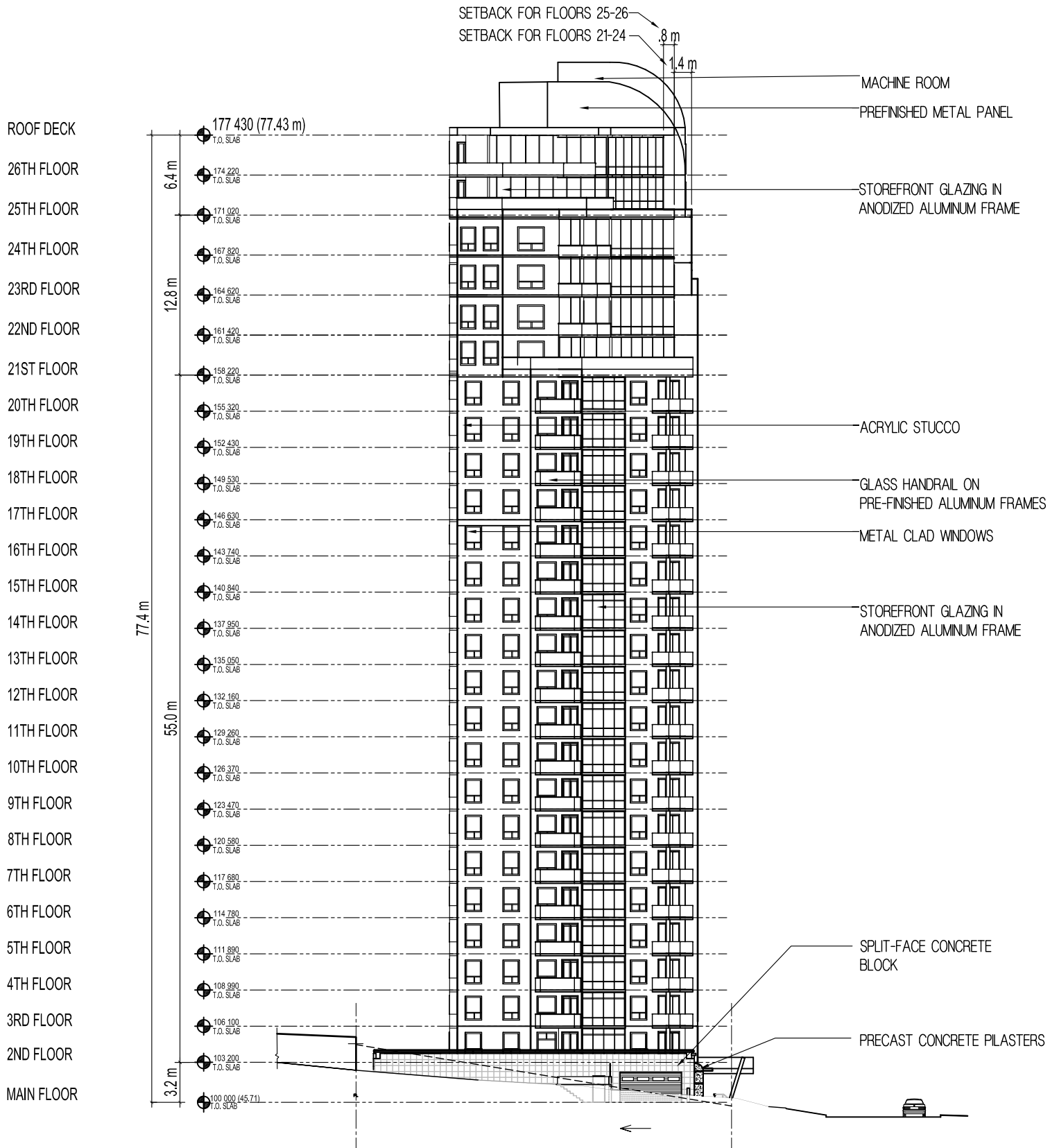
# APPENDIX VII

## THE OPUS East Elevation N.T.S.



# APPENDIX VIII

## THE OPUS West Elevation N.T.S.



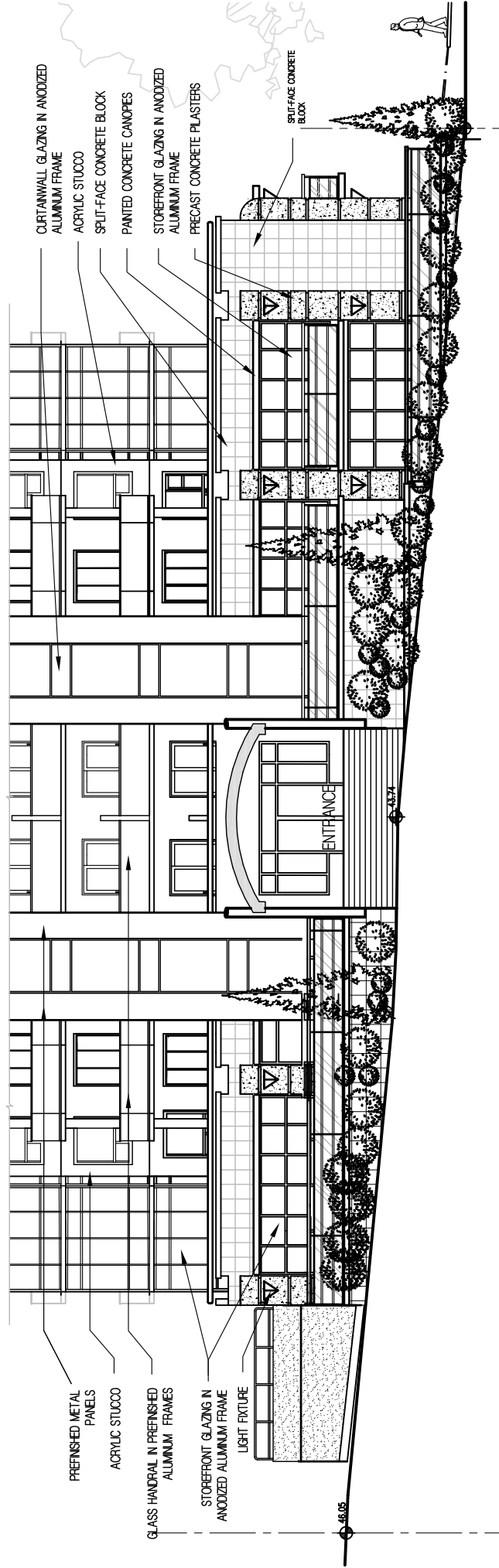


# APPENDIX IX

## THE OPUS

### South Podium Elevation

N.T.S.

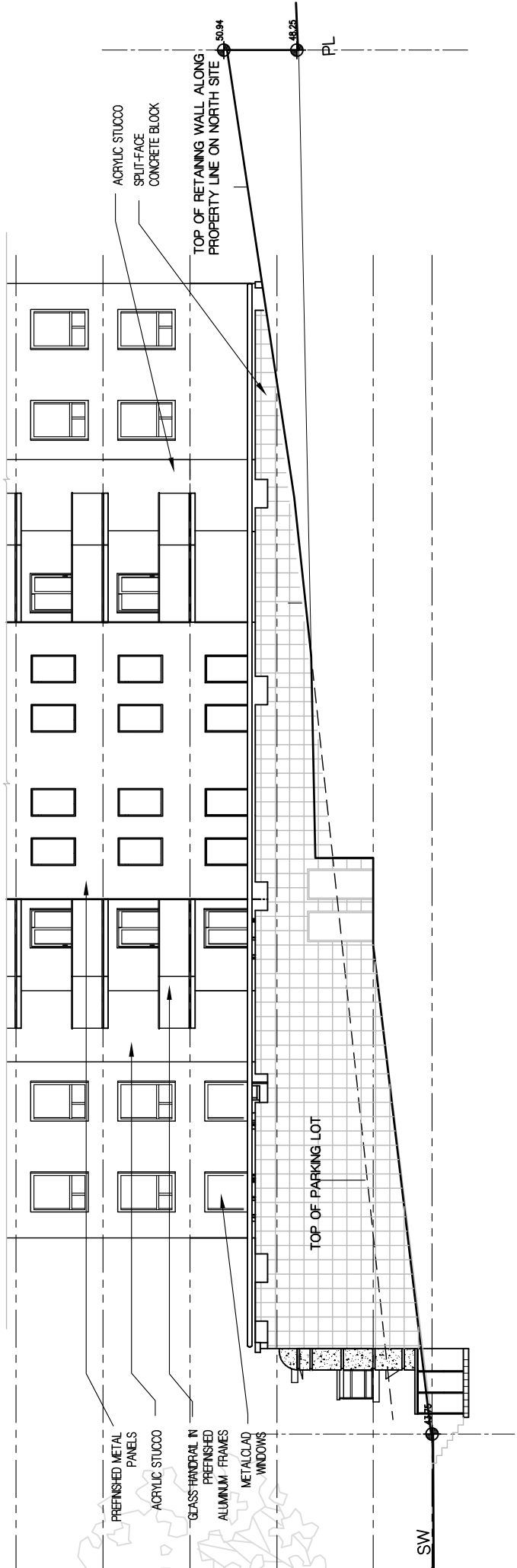


# APPENDIX X

## THE OPUS

### North Podium Elevation

N.T.S.

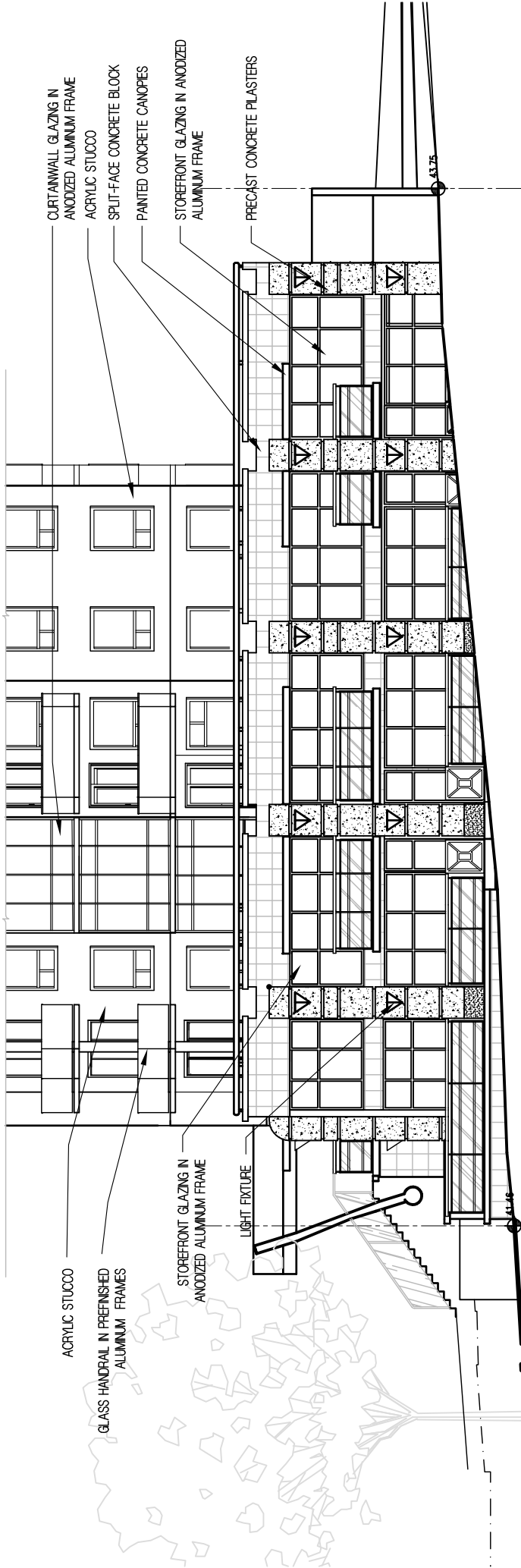


# APPENDIX XI

## THE OPUS

### East Podium Elevation

N.T.S.



# APPENDIX XII

## THE OPUS

### West Podium Elevation

N.T.S.

