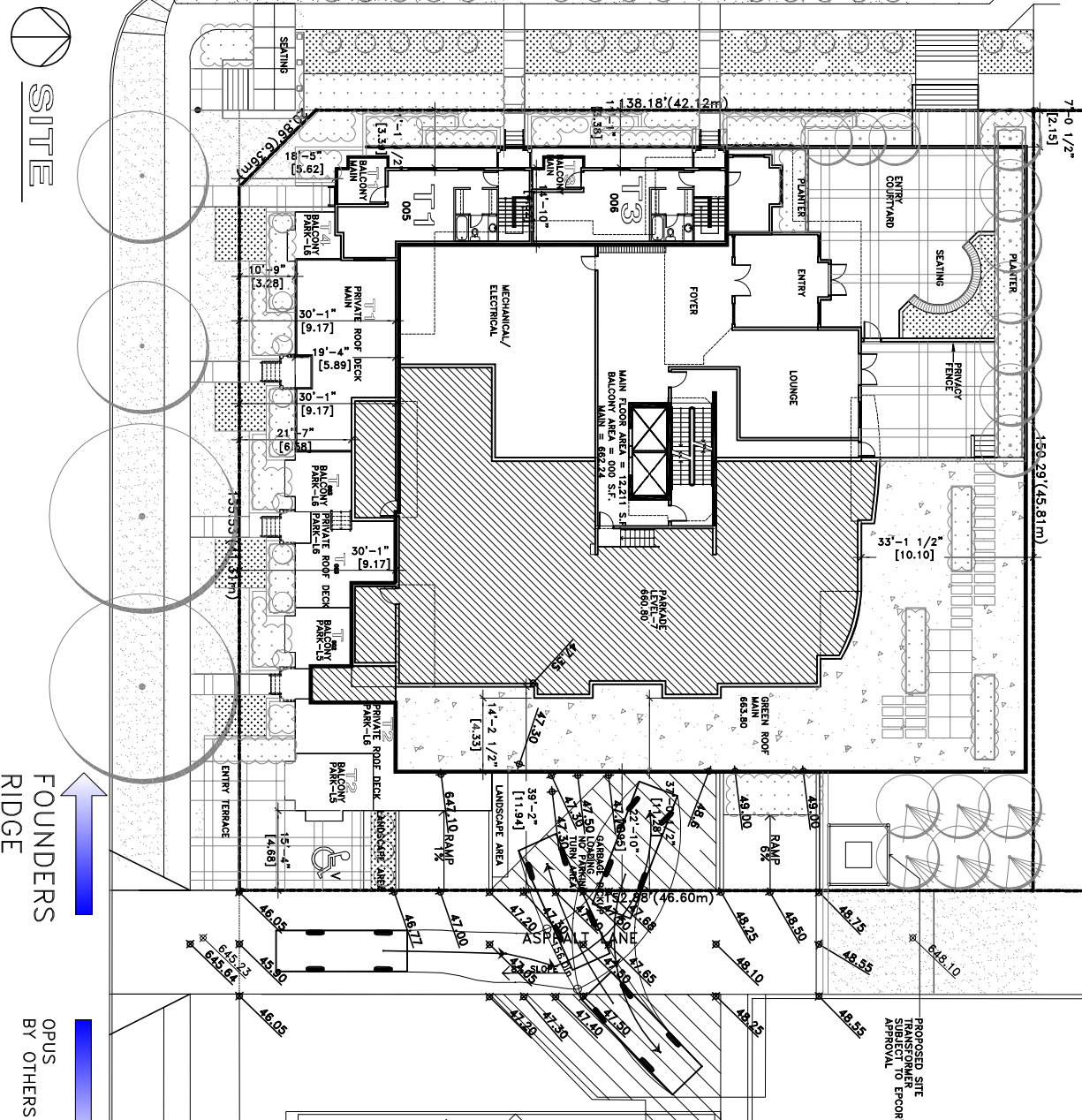


EXISTING TREED PARK  
NATURAL VEGETATION



**ADDRESS**  
9803 105 ST  
EDMONTON  
ALBERTA

**LEGAL**  
LOT: 31, 32, 33, PART OF 34  
BLOCK: NB  
PLAN: NB

**SITE AREA**  
AREA : 22,875 S.F. = 0.525 ACRE = .212 ha

**(MAX.) UNIT COUNT** = 151 + 2 flex units

**APARTMENTS** = 151  
**TOWNHOUSES** = 6

**TOTAL = 157**

**MAX. HEIGHT** max. total 159 units

MAIN TO TOP = 66m  
TOP GEODETIC = 747.0m ( 2,450 FT )  
AIRPORT OVERLAY = 2,675 FT.  
CLEARANCE 225 FT

FUTURE CONSTRUCTION  
OPUS TOWER

**SITE**

FOUNDERS  
RIDGE

OPUS  
BY OTHERS

APPENDIX 1a

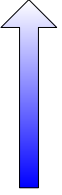
105 STREET



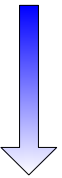
FOUNDERS RIDGE  
PODIUM SETBACK PLAN

98 AVENUE

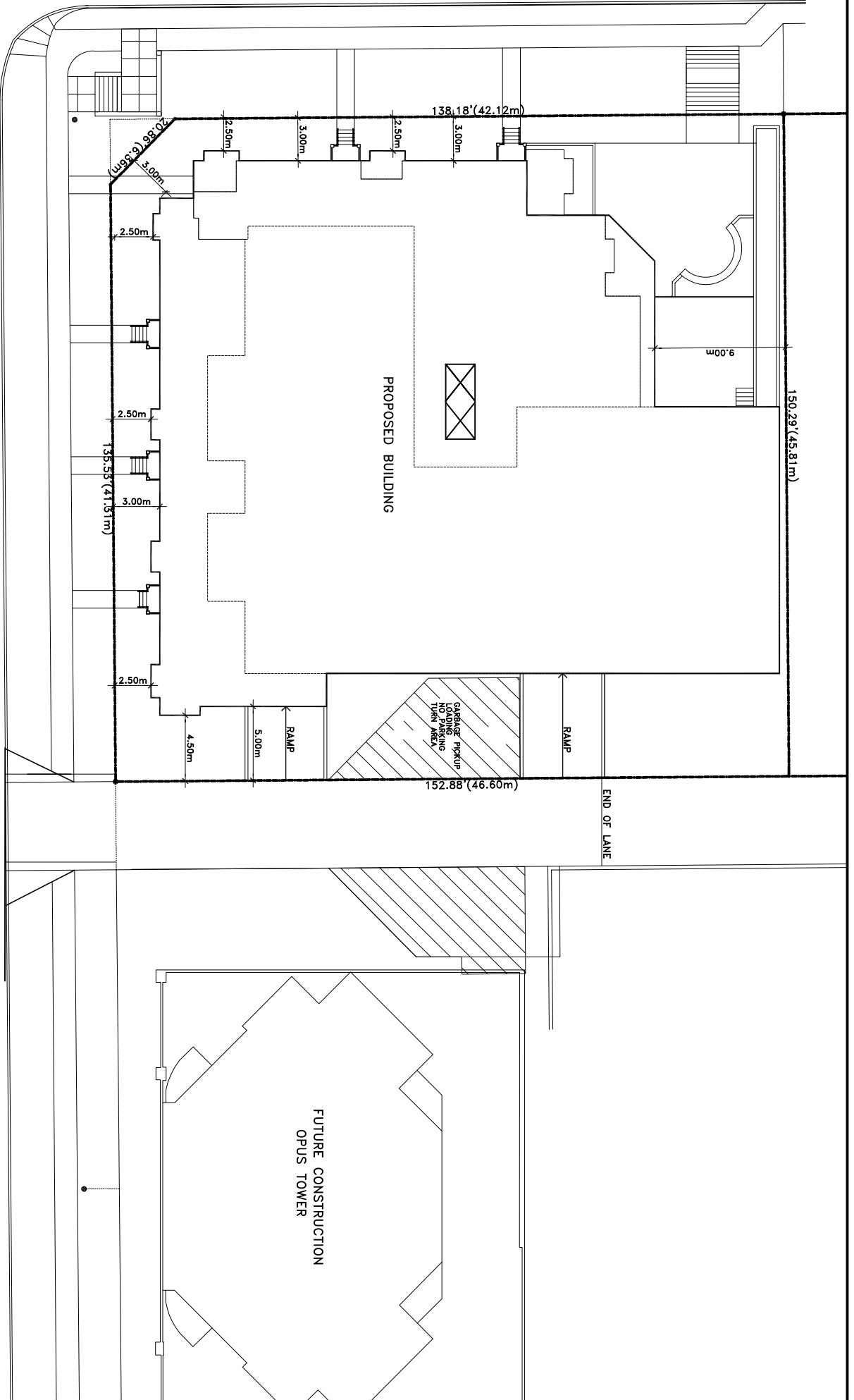
FOUNDERS  
RIDGE



OPUS  
BY OTHERS



APPENDIX 1b





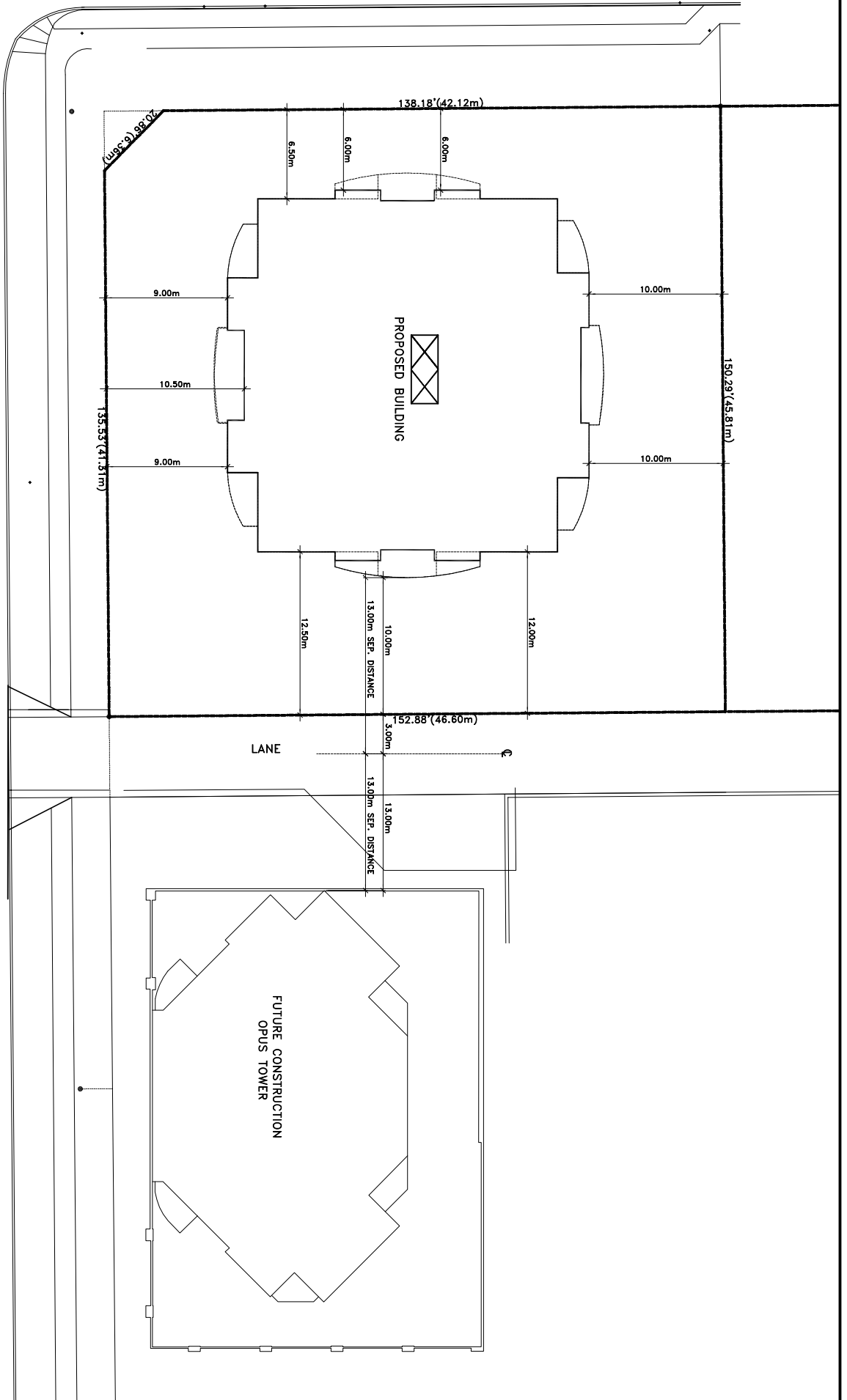
**FOUNDERS RIDGE  
TOWER SETBACK PLAN**

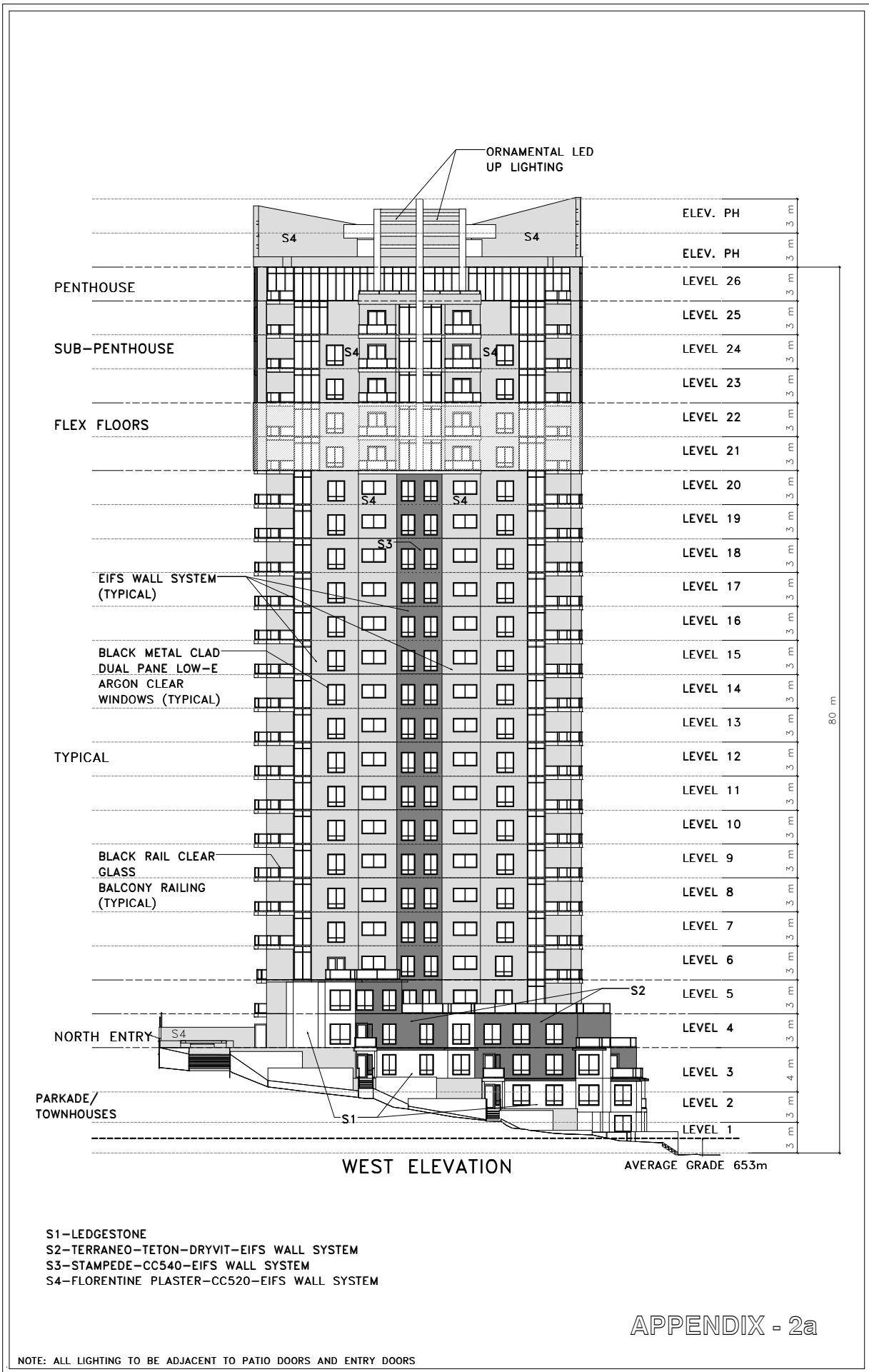
**98 AVENUE**

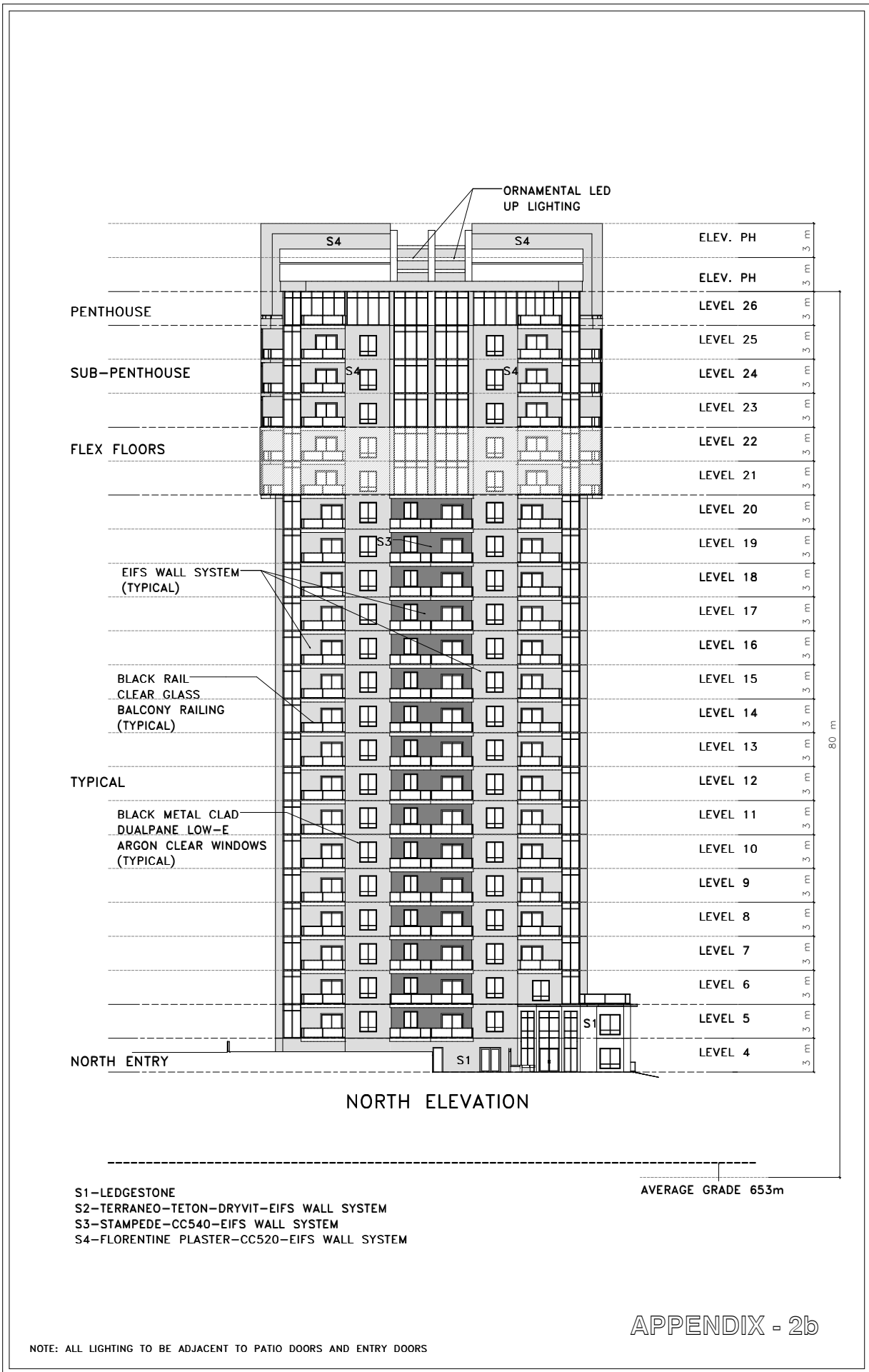
**FOUNDERS  
RIDGE**

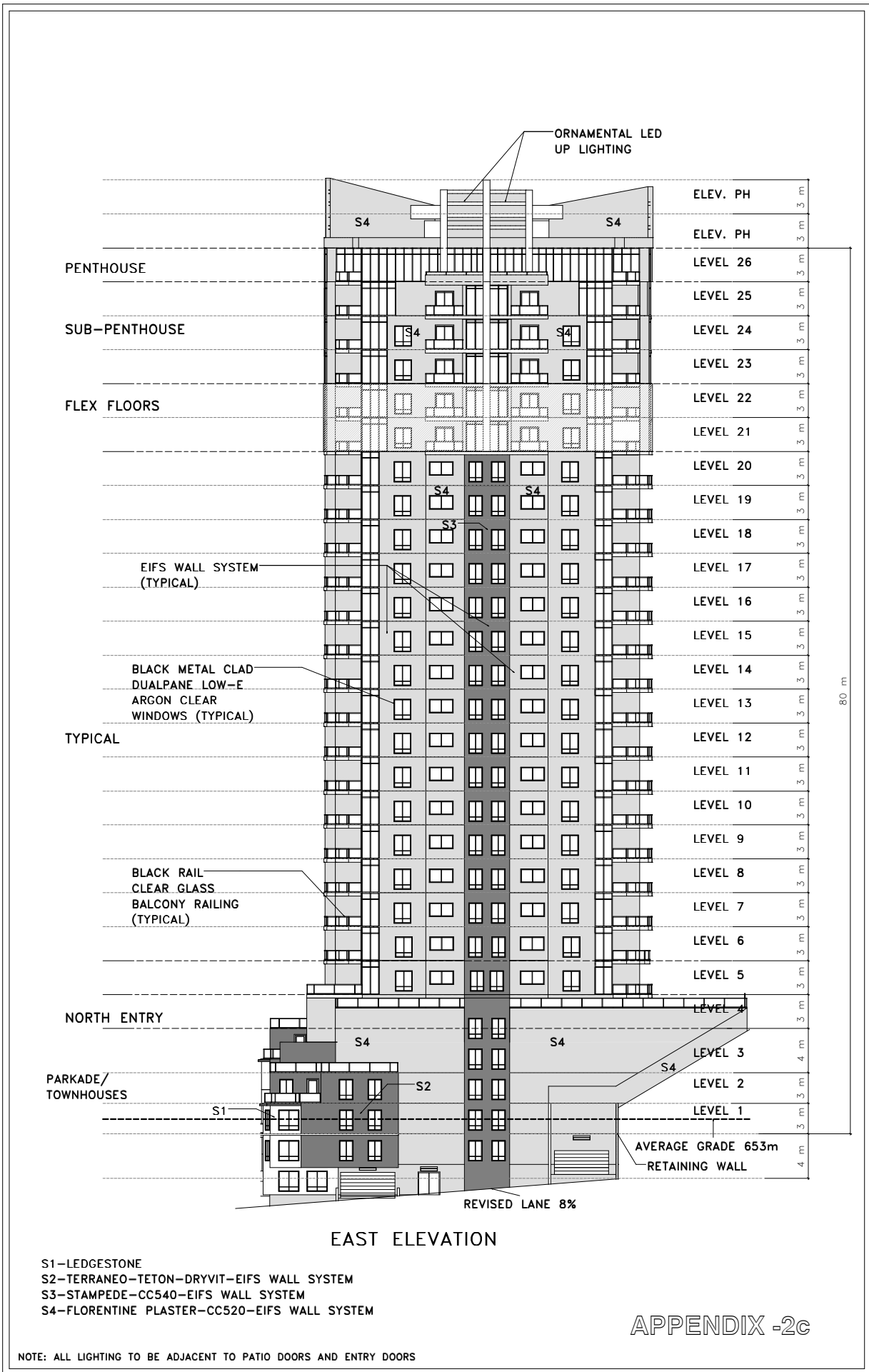
**OPUS  
BY OTHERS**

**105 STREET**

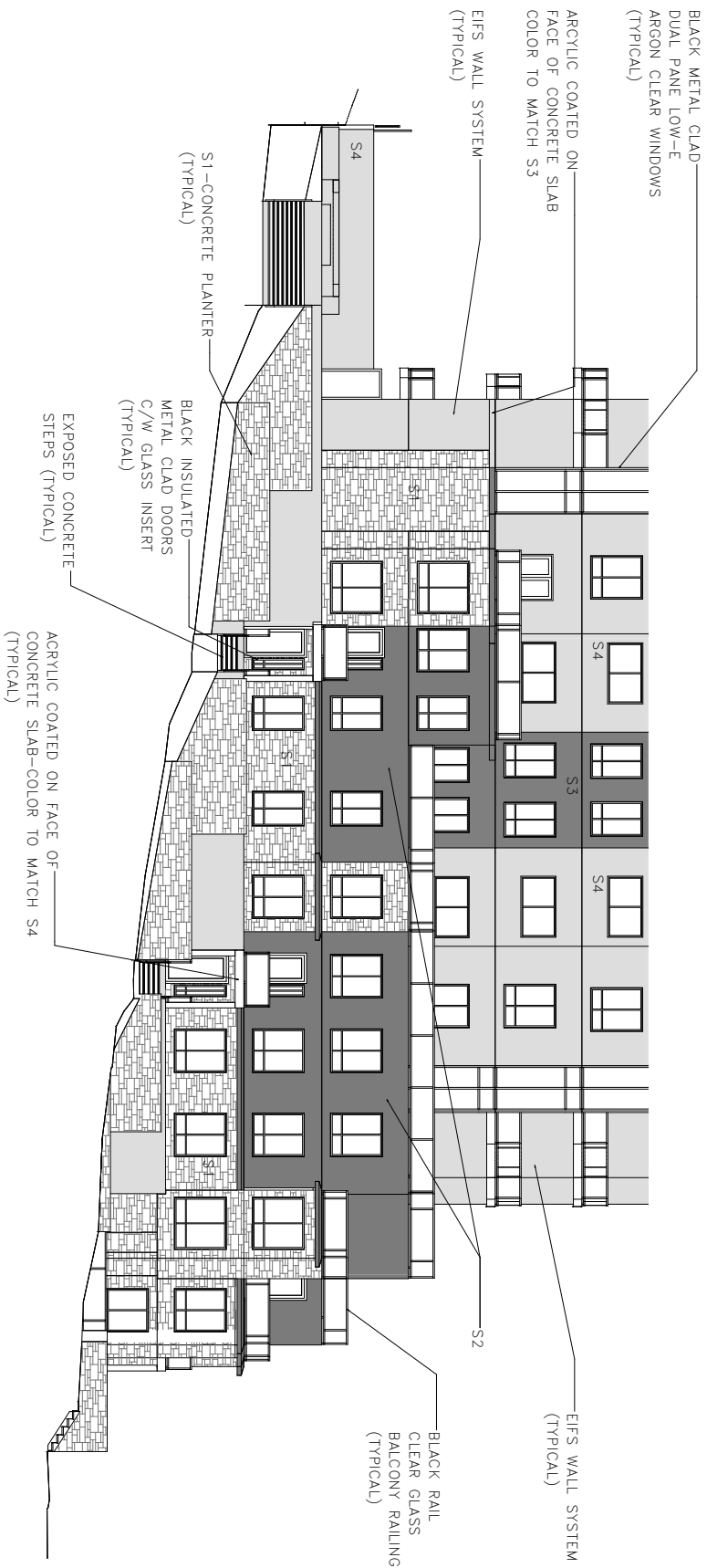










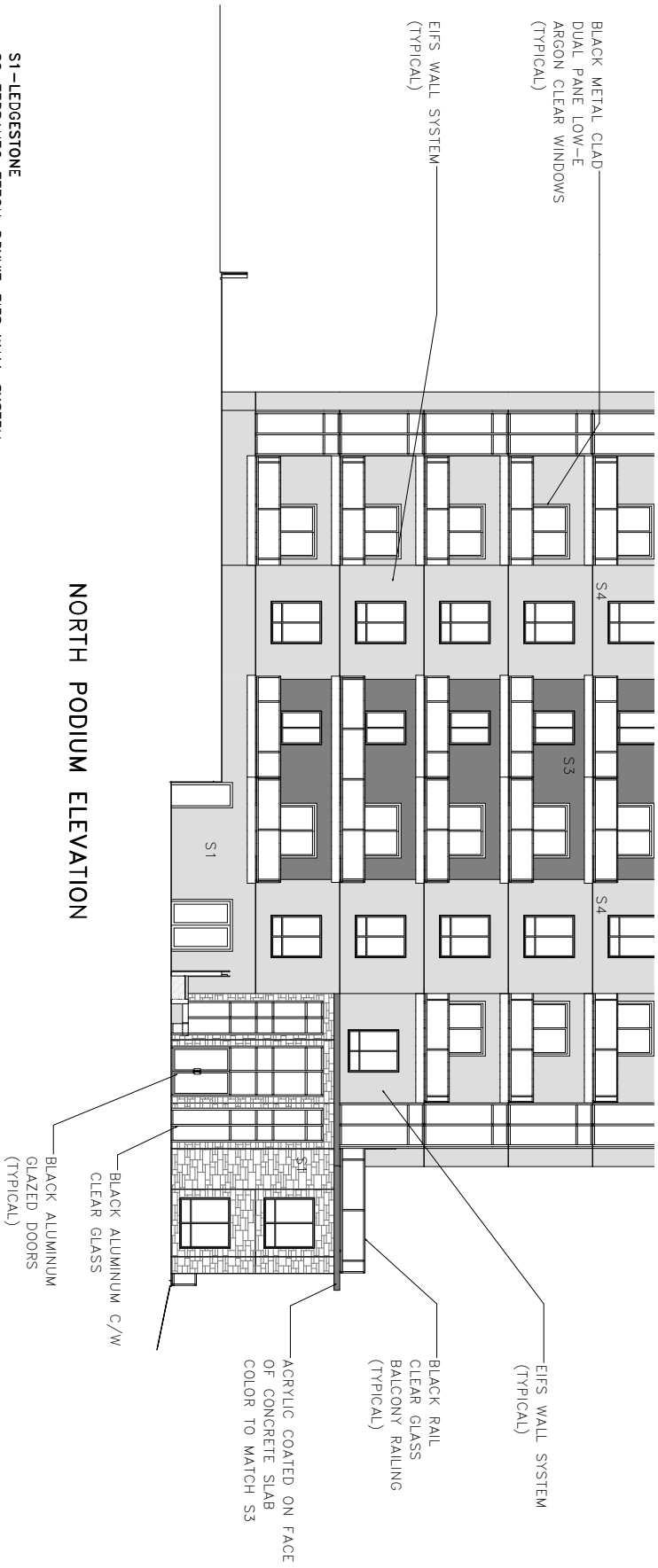


**WEST PODIUM ELEVATION**

- S1-LEDGESTONE
- S2-TERRAZZO-TETON-DRYVIT-EIFS WALL SYSTEM
- S3-STAMPEDE-CC540-EIFS WALL SYSTEM
- S4-FLORENTINE PLASTER-CC520-EIFS WALL SYSTEM

NOTE: ALL LIGHTING TO BE ADJACENT TO PATIO DOORS AND ENTRY DOORS





NORTH PODIUM ELEVATION

- S1 - LEDGESTONE
- S2 - TERRANEO-TETON-DRYVIT-EIFS WALL SYSTEM
- S3 - STAMPEDE-CC540-EIFS WALL SYSTEM
- S4 - FLORENTINE PLASTER-CC520-EIFS WALL SYSTEM

NOTE: ALL LIGHTING TO BE ADJACENT TO PATIO DOORS AND ENTRY DOORS

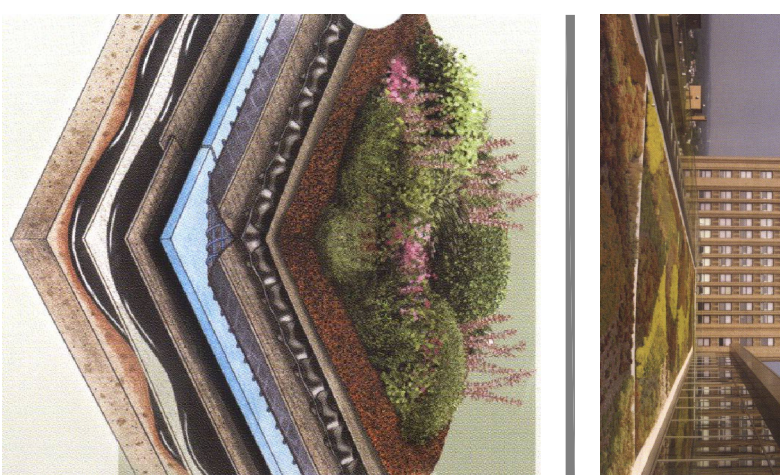
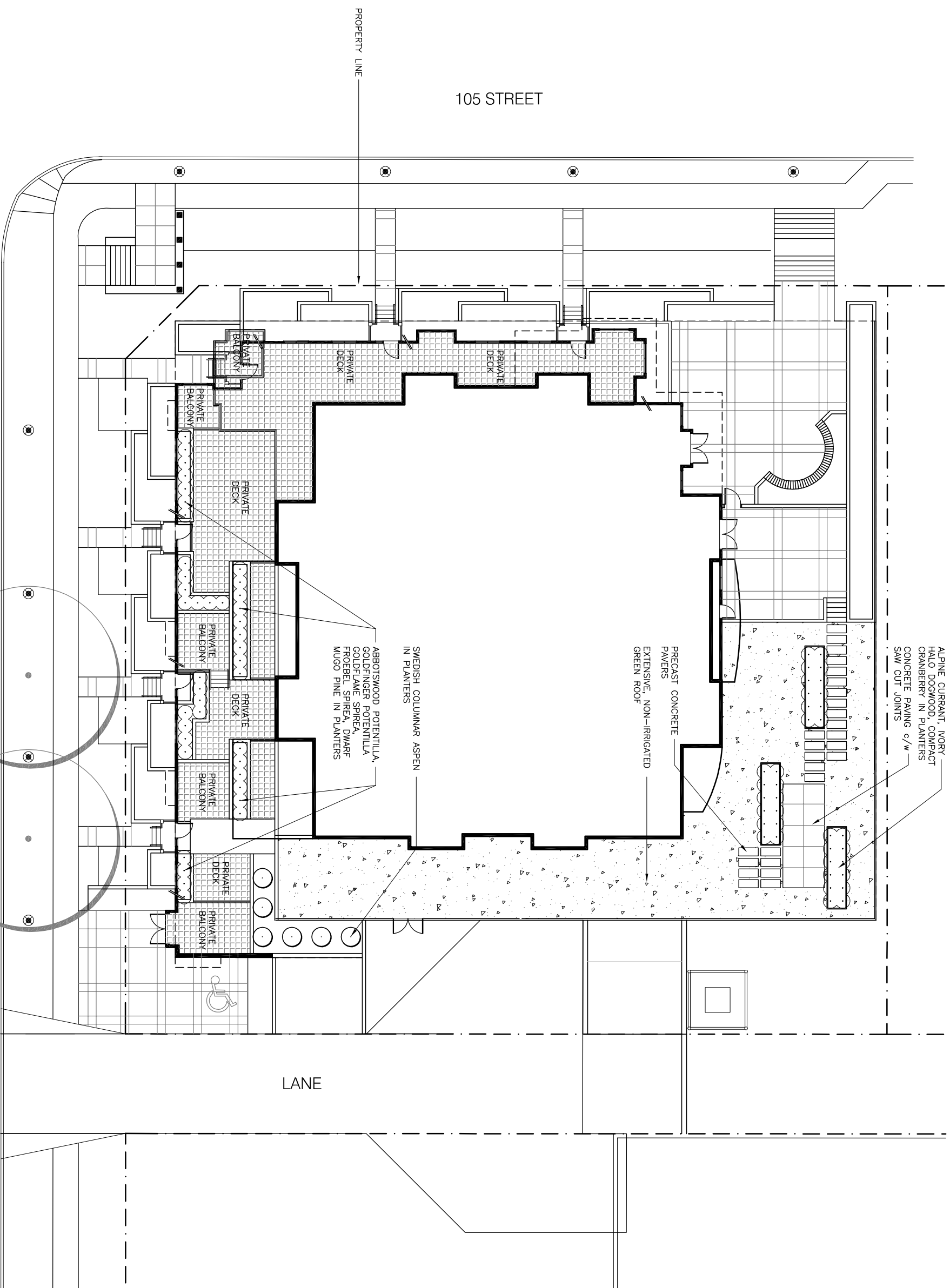








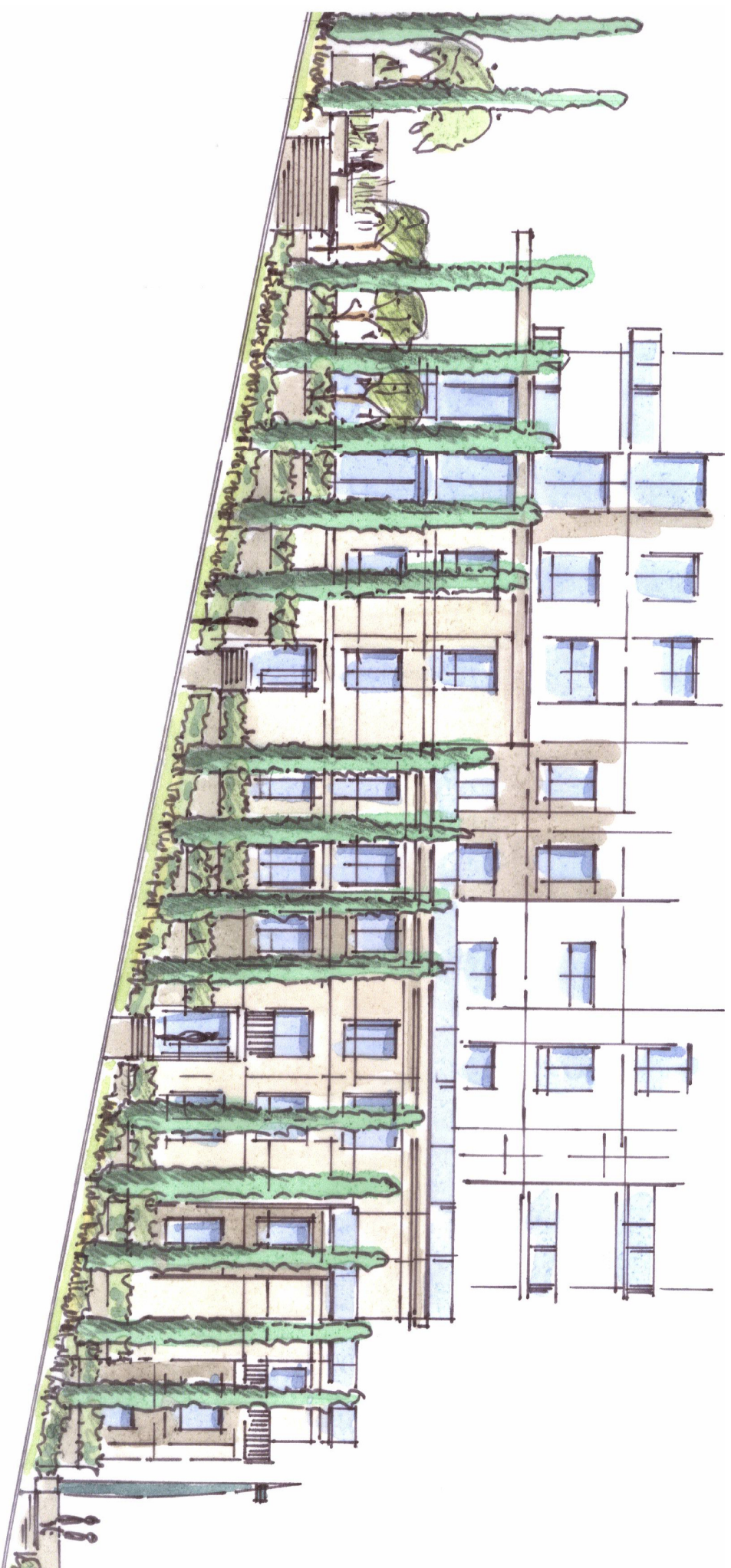
98 AVENUE



PLANT LIST

BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES (not less than 6)	
Populus tremuloides 'Erecta'	Swedish Columnar Aspen
DECIDUOUS/CONIFEROUS SHRUBS (not less than 77)	





105 STREET ELEVATION

PLANT LIST

BOTANICAL NAME	COMMON NAME
<b>DECIDUOUS TREES</b>	
Populus tremuloides 'Erecta'	Swedish Columnar Aspen
Prunus virginiana 'Schubert'	Schubert Chokecherry
Syringa reticulata	Japanese Tree Lilac
Ulmus americana 'Brandon'	Brandon Elm
<b>CONIFEROUS TREES</b>	
Picea glauca	White Spruce
<b>DECIDUOUS SHRUBS</b>	
Physocarpus opulifolius 'Darts Gold'	Darts Gold Ninebark
Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark
Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark
Potentilla fruticosa 'Abooiswood'	Abooiswood Potentilla
Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla
Ribes alpinum	Alpine Currant
Salix purpurea 'Nana'	Dwarf Arctic Willow
Spiraea bumalda 'Goldflame'	Goldflame Spirea
Spiraea bumalda 'Goldmound'	Goldmound Spirea
Syringa meyeri	Dwarf Korean Lilac
<b>CONIFEROUS SHRUBS</b>	
Juniperus sabina 'Arcadia'	Arcadia Juniper
Pinus mugo mugo	Dwarf Mugo Pine
<b>PERENNIALS</b>	
Calamagrostis arundinacea 'Karl Foerster'	Karl Foerster Feather Reed Grass
Elymus arenarius 'Glauca'	Blue Lyme Grass
Hemerocallis sp.	Daylily in variety
Helictotrichon sempervirens	Blue Oat Grass
Hosta sp.	Hosta in variety

