

Site Area: 31 910 m²
 F.A.R.: 0.7
 Zoning: DC2
 Municipal Address:
 5604, 5608, 5610, 5620 Whitemud Road

Date: 22JUL2016
 P:\Current\15590 Modry - Multi Family\1.0 PROJECT STAGES\1.2 PREDESIGN REZONING\1.2.1 ARCHITECTURAL



LEGEND:

- PROPERTY LINE
- - - TOP OF BANK LINE
- SETBACK LINE

- [Dashed Box] BUILDING FOOTPRINT
- [Grey Box] INTERNAL ROAD

- (P) PARKADE ENTRANCE
- (V) VISITOR PARKING
- [Arrow] ONE WAY INTERNAL ROAD
- [Double Arrow] BI-DIRECTIONAL INTERNAL ROAD

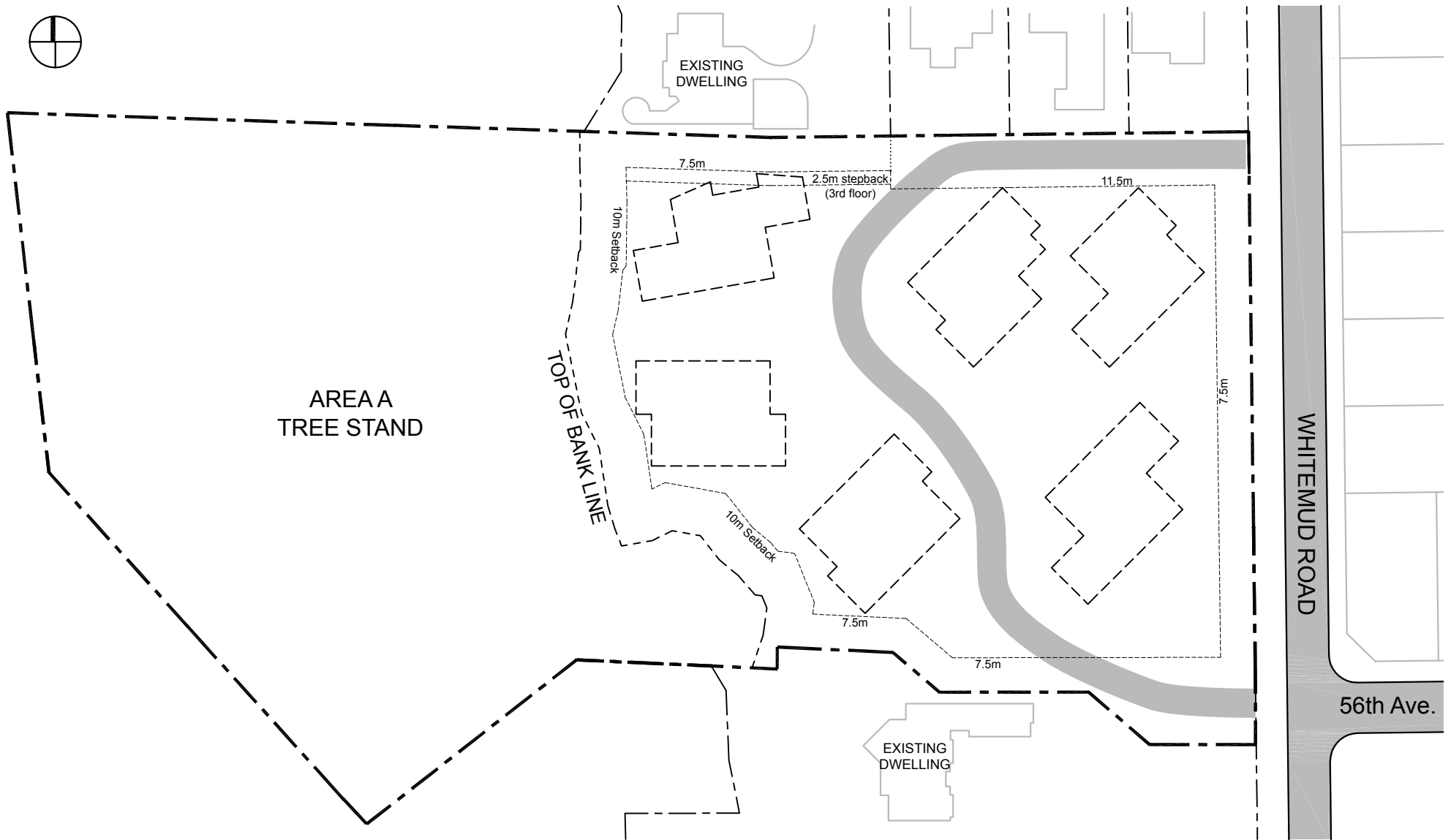


LEGEND:

- PROPERTY LINE
- TOP OF BANK LINE
- SETBACK LINE

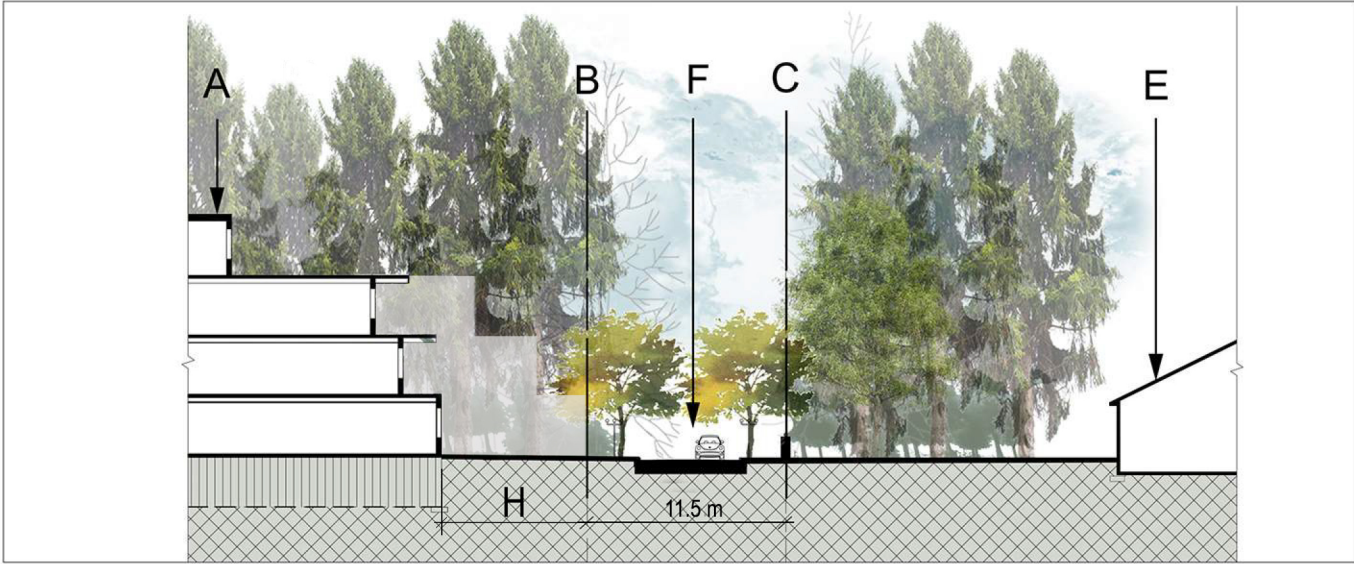
- BUILDING FOOTPRINT
- INTERNAL ROAD

- EXISTING DECIDUOUS TREES
- EXISTING CONIFEROUS TREES
- ENHANCED DECIDUOUS TREES
- ENHANCED CONIFEROUS TREES

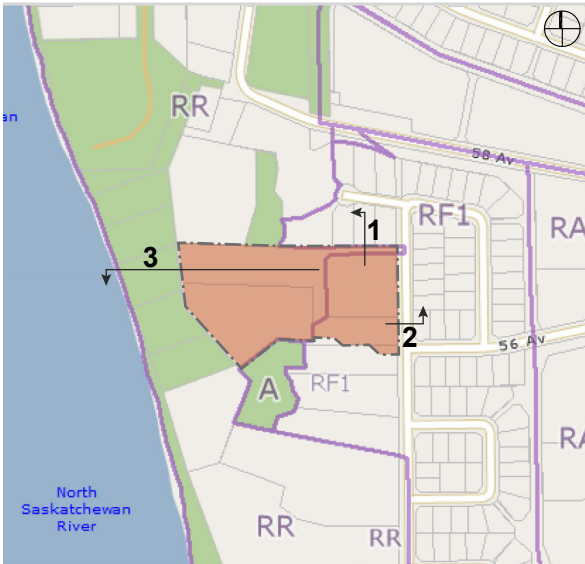


LEGEND:

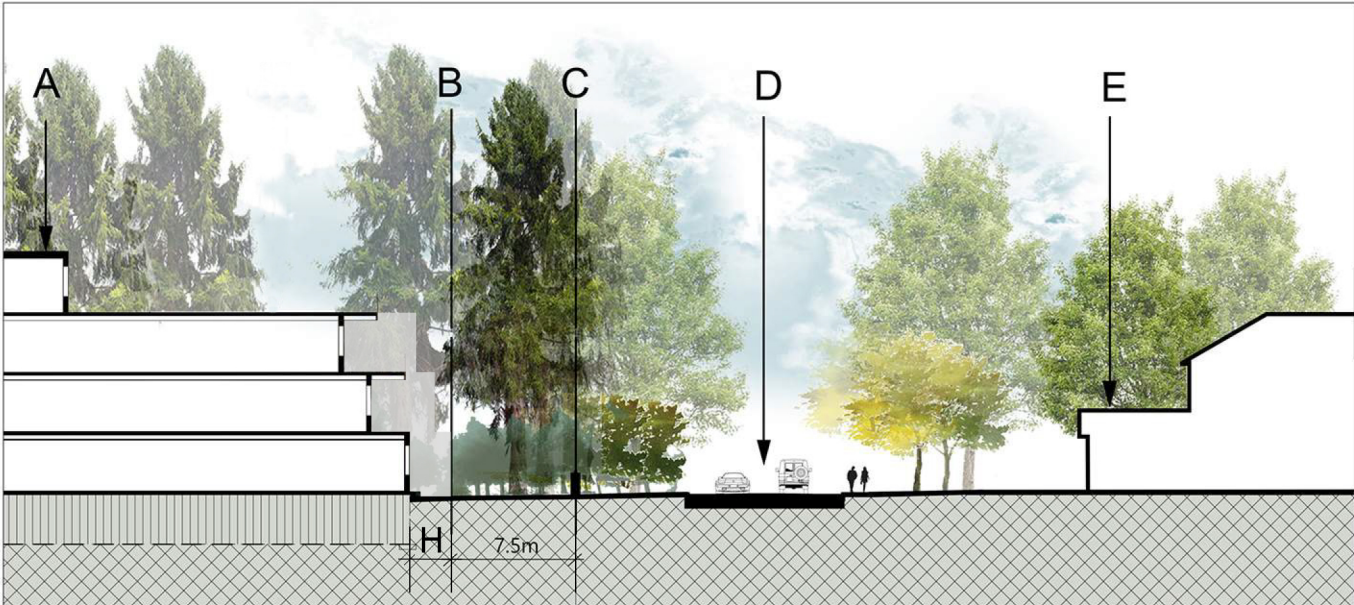
- PROPERTY LINE
- TOP OF BANK LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- INTERNAL ROAD



SECTION 1




KEY PLAN



SECTION 2

LEGEND

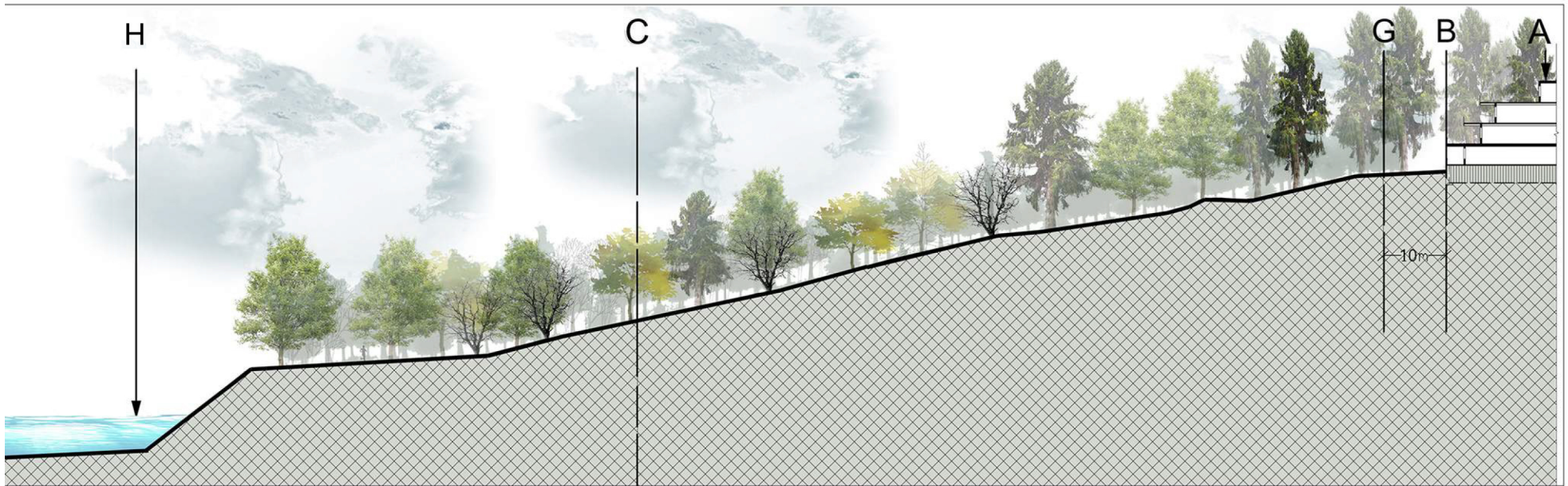
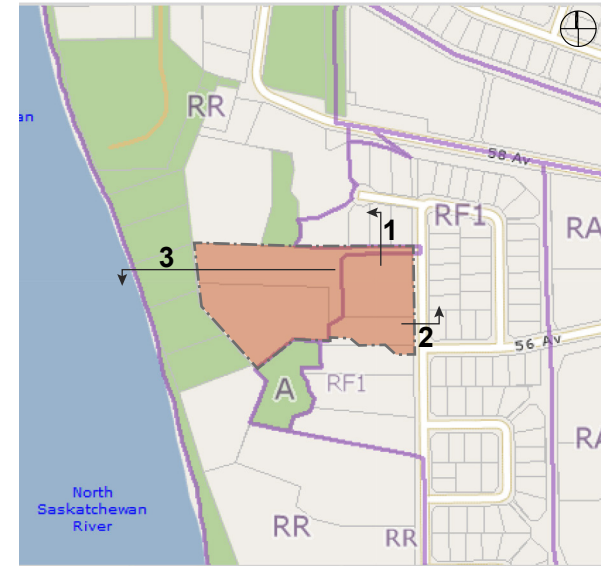
- A - STEPBACK
- B - SETBACK
- C - PROPERTY LINE
- D - WHITEMUD ROAD
- E - EXISTING BUILDING
- F - INTERNAL ACCESS
- G - TOP OF BANK
- H - ARTICULATED FACADE ZONE

 PARKADE

Date: 07JUL2016
P:\Current\15590 Modry - Multi Family\1.0 PROJECT STAGES\1.2 PREDESIGN REZONING\1.2.1 ARCHITECTURAL

LEGEND

- A - STEPBACK
- B - SETBACK
- C - PROPERTY LINE
- D - WHITEMUD ROAD
- E - EXISTING BUILDING
- F - INTERNAL ACCESS
- G - TOP OF BANK
- H - NORTH SASKATCHEWAN RIVER
-  PARKADE



SECTION 3



PRINCIPAL LIVING ROOM
WINDOWS ORIENTED AWAY
FROM ADJACENT PROPERTIES

ARTICULATION OF MASS
AND CHANGES IN PLANE

4.5m STEPBACK

BALCONY ELEMENTS TO
PRESERVE PRIVACY

2.5m STEPBACK

7.5m
SETBACK FROM
PROPERTY LINE

MATERIALS SUCH AS
STONE, CEMENTITIOUS
PANEL, WOOD & GLASS



PRINCIPAL LIVING ROOM
WINDOWS ORIENTED AWAY
FROM ADJACENT PROPERTIES

ARTICULATION OF MASS
AND CHANGES IN PLANE

4.5m STEPBACK

2.5m STEPBACK

BALCONY ELEMENTS
TO PRESERVE PRIVACY

PRIVACY
FEATURES SUCH
AS CLERESTORY
WINDOWS

7.5m
SETBACK FROM
PROPERTY LINE

MATERIALS SUCH AS
STONE, CEMENTITIOUS
PANEL, WOOD & GLASS



EXISTING



LANDSCAPED PRIVACY SCREEN