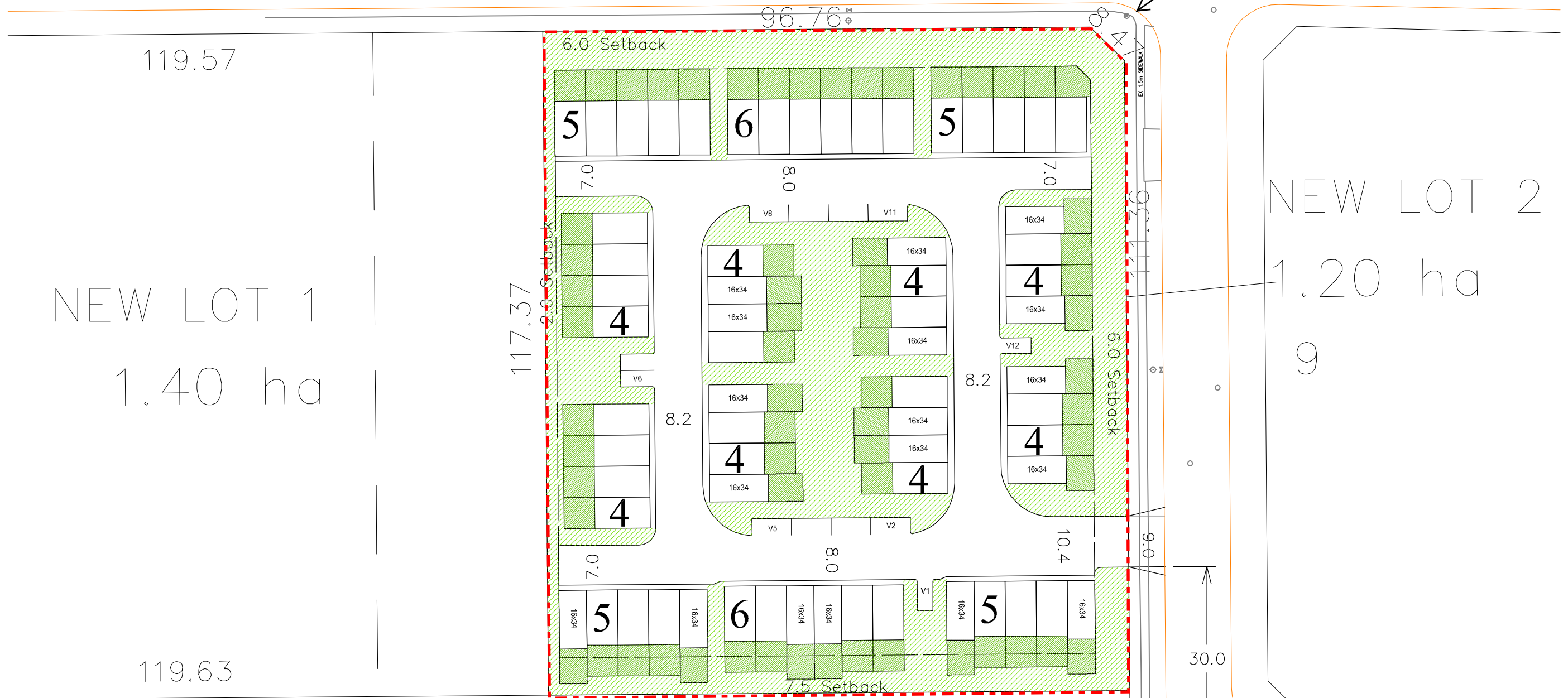


SADDLEBACK RD.

City Sidewalk



NEW LOT 2

1.20 ha

9

28 Ave.

112 ST.

First Place Program - Blue Quill

1.20 Ha (2.964 Ac), 64.8 max allow. units

Layout 4 (64 Total Units)

46 Units (18x32), 72%

18 Units (16x34), 28%

53.3 UPH

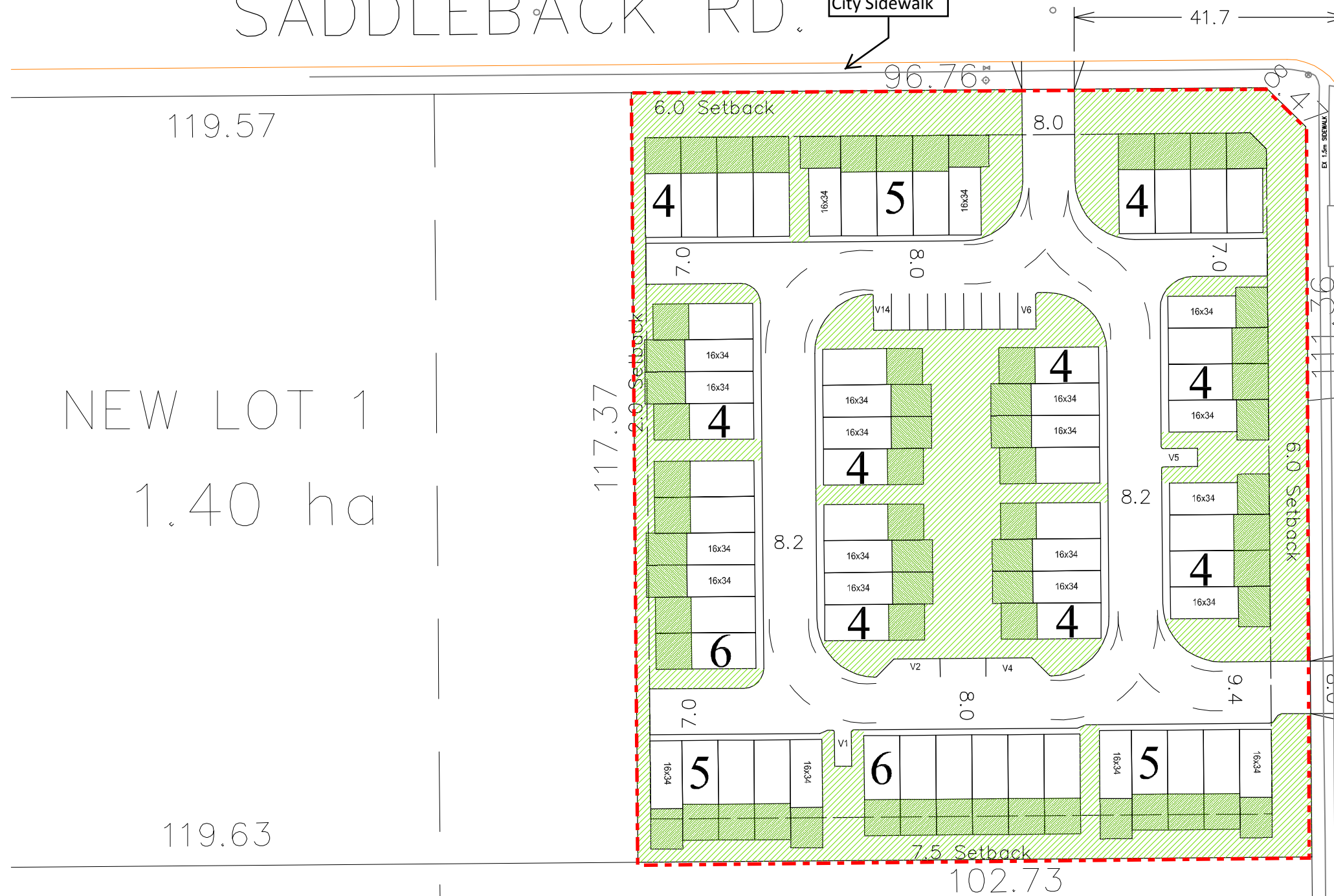
12 Visitor Parking Stalls (10 Required)

Road Area: 2820m²
1/5.3 Visitor Stalls
(1/7 Required)

123.36

SADDLEBACK RD.

City Sidewalk



NEW LOT 2

1.20 ha

9

28 Ave.

112 ST.

NEW LOT 1
1.40 ha

First Place Program - Blue Quill

1.20 Ha (2.964 Ac), 64.8 max allow. units

Layout 5 (63 Total Units)

41 Units (18x32), 65%

22 Units (16x34), 35%

52.5 UPH

14 Visitor Parking Stalls (9 Required)

Road Area: 3001m²
1/4.5 Visitor Stalls
(1/7 Required)

123.36

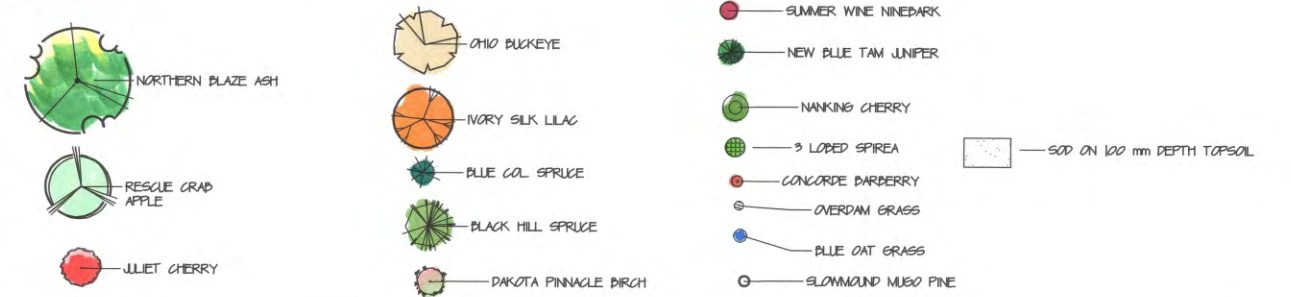
CITY OF EDMONTON LANDSCAPE REQUIREMENTS

YARD SETBACKS			
SOUTH YARD	WEST YARD	EAST YARD	NORTH YARD
(Tree/95 sqm + 1 Shrub/5 sqm)	(Tree/95 sqm + 1 Shrub/5 sqm)	(Tree/95 sqm + 1 Shrub/5 sqm)	(Tree/95 sqm + 1 Shrub/5 sqm)
LENGTH OF YARD 34.1m	LENGTH OF YARD 17.5m	LENGTH OF YARD 17.5m	LENGTH OF YARD 34.1m
WIDTH OF YARD 7.5m	WIDTH OF YARD 2m	WIDTH OF YARD 2m	WIDTH OF YARD 7.5m
AREA OF YARD 7025sqm	AREA OF YARD 254sqm	AREA OF YARD 254sqm	AREA OF YARD 7025sqm
MINIMUM REQUIREMENTS			
Deciduous Trees (50%) 10	Deciduous Trees (50%) 4	Deciduous Trees (50%) 10	Deciduous Trees (50%) 9
Coniferous Trees (50%) 10	Coniferous Trees (50%) 5	Coniferous Trees (50%) 10	Coniferous Trees (50%) 9
Shrubs 47	Shrubs 14	Shrubs 47	Shrubs 39
PROPOSED DESIGNED			
Deciduous Trees 10	Deciduous Trees 14	Deciduous Trees 10	Deciduous Trees 10
Coniferous Trees 10	Coniferous Trees 5	Coniferous Trees 10	Coniferous Trees 9
Shrubs 47	Shrubs 17	Shrubs 47	Shrubs 44

SADDLEBACK RD.



LEGEND



PLANT MATERIAL IMAGES



BLUE QUILL
LANDSCAPE CONCEPT 1

SCALE 1:300



CITY OF EDMONTON LANDSCAPE REQUIREMENTS

YARD SETBACKS			
SOUTH YARD	WEST YARD	EAST YARD	NORTH YARD
Tree/90 sqm + 1 shrub/90 sqm	Tree/90 sqm + 1 shrub/90 sqm	Tree/90 sqm + 1 shrub/90 sqm	Tree/90 sqm + 1 shrub/90 sqm
LENGTH OF YARD 94.3m	LENGTH OF YARD 115m	LENGTH OF YARD 115m	LENGTH OF YARD 94.3m
WIDTH OF YARD 75m	WIDTH OF YARD 50m	WIDTH OF YARD 50m	WIDTH OF YARD 75m
AREA OF YARD 7025sqm	AREA OF YARD 5750sqm	AREA OF YARD 5750sqm	AREA OF YARD 7025sqm
MINIMUM REQUIREMENTS			
Deciduous Trees (60%) 10	Deciduous Trees (60%) 4	Deciduous Trees (60%) 10	Deciduous Trees (60%) 5
Coniferous Trees (60%) 10	Coniferous Trees (60%) 4	Coniferous Trees (60%) 10	Coniferous Trees (60%) 5
Shrubs 47	Shrubs 16	Shrubs 47	Shrubs 25
PROPOSED DESIGNED			
Deciduous Trees 11	Deciduous Trees 11	Deciduous Trees 11	Deciduous Trees 11
Coniferous Trees 11	Coniferous Trees 4	Coniferous Trees 11	Coniferous Trees 11
Shrubs 47	Shrubs 16	Shrubs 47	Shrubs 25



LEGEND

- NORTHERN BLAZE ASH
- OHIO BUCKEYE
- REScue CRAB APPLE
- JULIET CHERRY
- NEW BLUE TAM JUNIPER
- IVORY SILK LILAC
- BLUE GRASS SPRUCE
- BLACK HILL SPRUCE
- DAKOTA PINNACLE BIRCH
- SUMMER WINE NINEBARK
- HANKING CHERRY
- 3 LOBED SPIREA
- CONCORDE BARBERRY
- OVERDAM GRASS
- BLUE OAT GRASS
- SLOWMOUND MUGO PINE
- SOD ON 100 mm DEPTH TOPSOIL

PLANT MATERIAL IMAGES

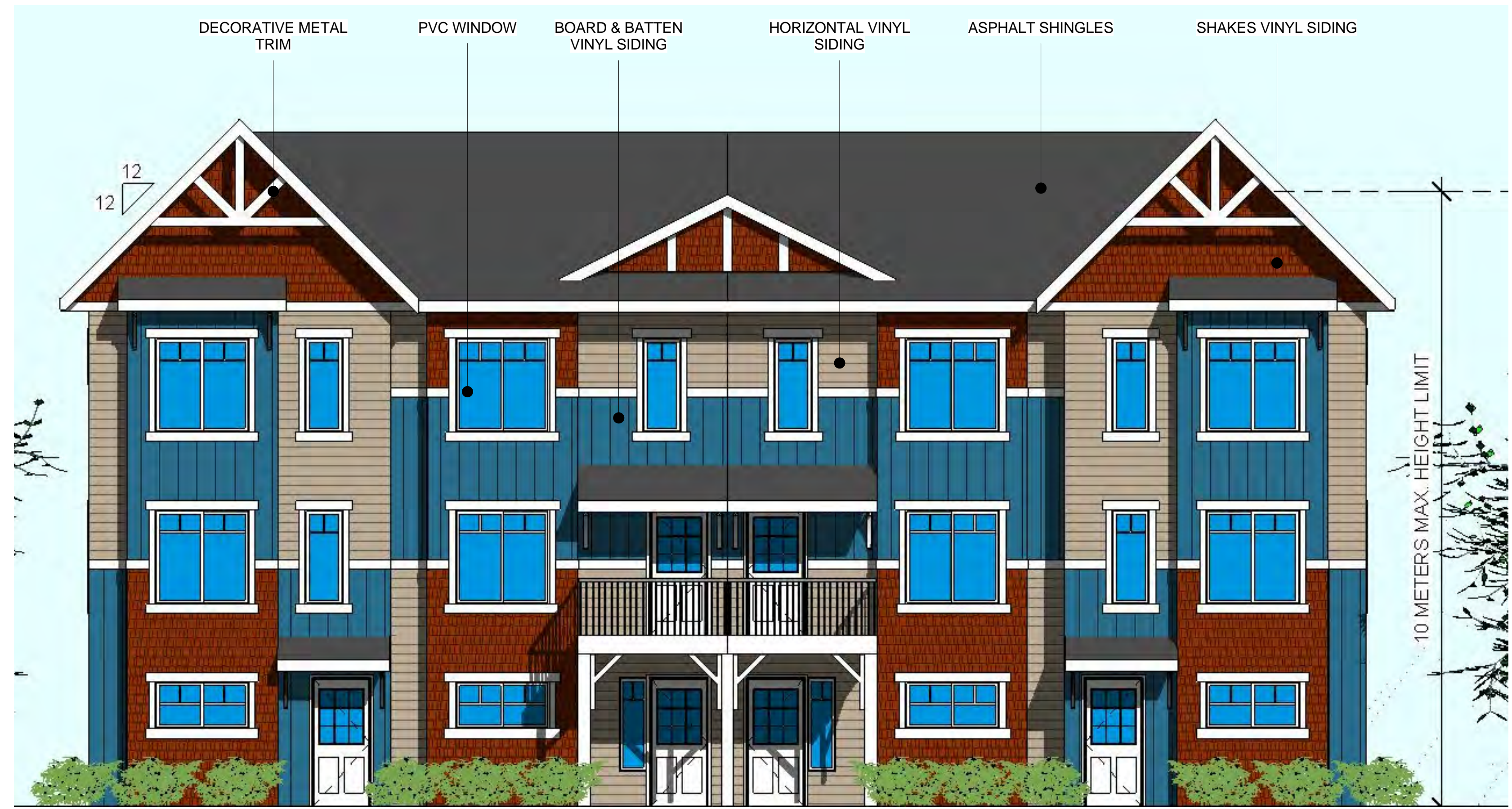
BLUE QUILL

LANDSCAPE CONCEPT 2

SCALE 1:300



LEFT SIDE ELEVATION - HIGH VISIBILITY



FRONT ELEVATION



REAR ELEVATION

BUILDING ELEVATION

BLUE QUILL - 1st PLACE PROGRAM

Blue Quill, Edmonton, AB

Architectural Style:

Craftsman Style

Date:

March 17, 2016



A1.1



FRONT VIEW



REAR VIEW

BUILDING PERSPECTIVE

BLUE QUILL - 1st PLACE PROGRAM

Blue Quill, Edmonton, AB

Architectural Style:

Craftsman Style

Date:

March 17, 2016



A1.2



BUILDING PERSPECTIVE

BLUE QUILL - 1st PLACE PROGRAM

Blue Quill, Edmonton, AB

Architectural Style:

Craftsman Style

Date:

March 17, 2016



A1.3



LEFT SIDE ELEVATION - HIGH VISIBILITY



FRONT ELEVATION



REAR ELEVATION

BUILDING ELEVATION

BLUE QUILL - 1st PLACE PROGRAM

Blue Quill, Edmonton, AB

Architectural Style: West Coast Contemporary

Date: March 17, 2016



A2.1



FRONT VIEW



REAR VIEW

BUILDING PERSPECTIVE

BLUE QUILL - 1st PLACE PROGRAM

Blue Quill, Edmonton, AB

Architectural Style: West Coast Contemporary

Date: March 17, 2016



A2.2



BUILDING PERSPECTIVE

BLUE QUILL - 1st PLACE PROGRAM

Blue Quill, Edmonton, AB

Architectural Style: West Coast Contemporary

Date: March 17, 2016



A2.3



LEFT SIDE ELEVATION - HIGH VISIBILITY



FRONT ELEVATION



REAR ELEVATION

BUILDING ELEVATION

BLUE QUILL - 1st PLACE PROGRAM

Blue Quill, Edmonton, AB

Architectural Style: East Coast Contemporary

Date: March 17, 2016



A3.1



FRONT VIEW



REAR VIEW

BUILDING PERSPECTIVE

BLUE QUILL - 1st PLACE PROGRAM

Blue Quill, Edmonton, AB

Architectural Style: East Coast Contemporary

Date: March 17, 2016



A3.2



BUILDING PERSPECTIVE

BLUE QUILL - 1st PLACE PROGRAM

Blue Quill, Edmonton, AB

Architectural Style: East Coast Contemporary

Date: March 17, 2016



A3.3