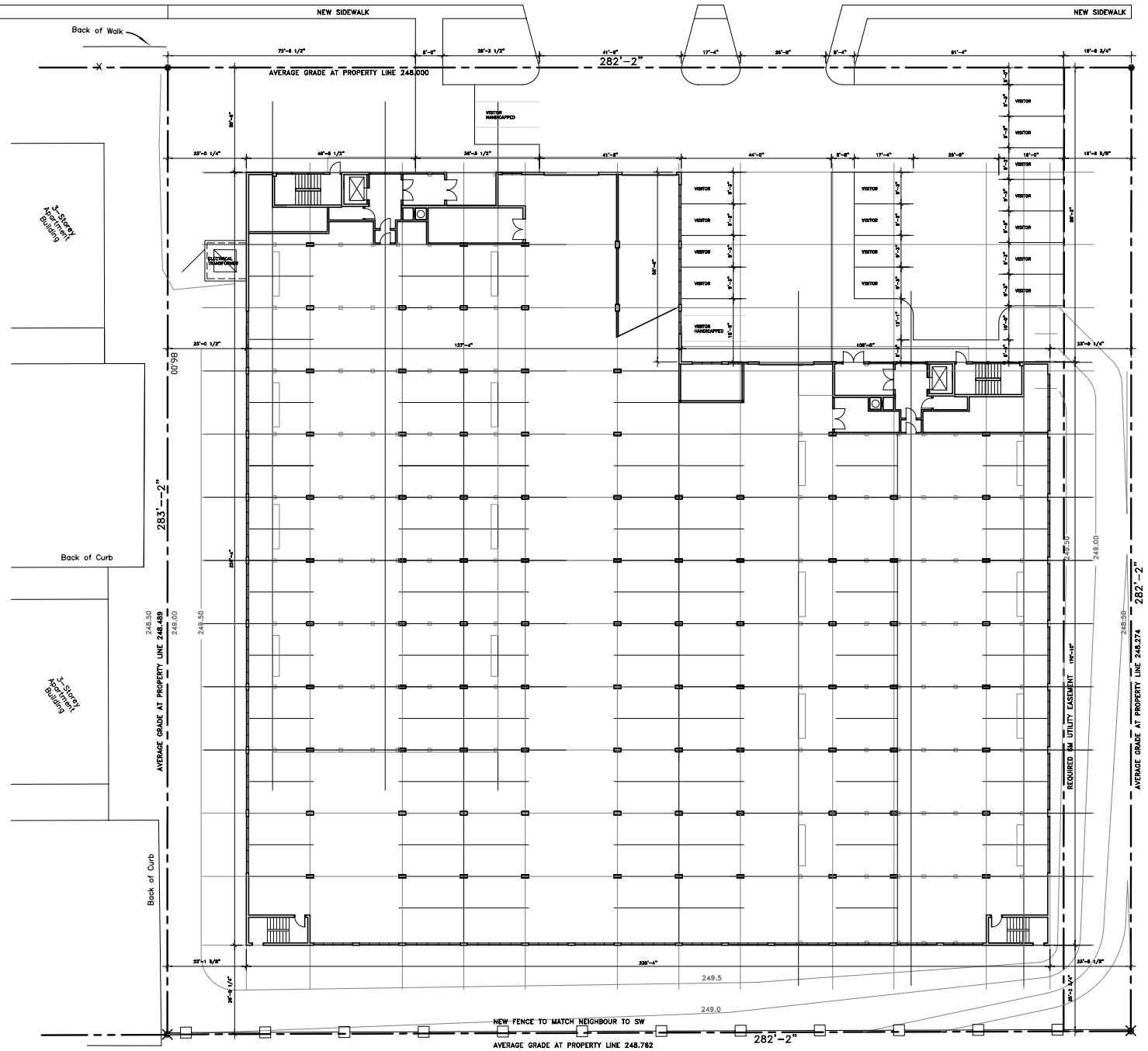
PENHORWOOD STREET



LIST OF DRAWINGS:

A-01	SITE PLAN
A-02	LANDSCPING PLAN
A-03	LOWER PARKADE LEVEL
A-04	LOWER LEVEL PARKADE WEST CORE
A-05	LOWER LEVEL PARKADE EAST CORE
A-06	UPPER PARKADE LEVEL
A-07	UPPER LEVEL PARKADE WEST CORE
A-08	UPPER LEVEL PARKADE EAST CORE
A-09	PLAZA LEVEL (MAIN FLOOR)
A-10	PLAZA LEVEL WEST CORE (MAIN FLOOR)
A-11	PLAZA LEVEL EAST CORE (MAIN FLOOR)
A-12	TYPICAL FLOOR WEST BUILDING
A-13	TYPICAL FLOOR EAST BUILDING
A-14	NORTH ELEVATION
A-15	EAST ELEVATION
A-16	SOUTH ELEVATION
A-17	WEST ELEVATION
A-18	OVERALL SECTION

NORTH CURB

CLEARWATER DRIVE

SOUTH CURB

EDGE OF FINISHED MEDIAN

TRUE NORTH

DRAWING NORTH

1 / A01 SITE/PARKING
1" = 20'-0"

BUILDING ANALYSIS:

THE PROPOSED BUILDING WOULD CONTAIN 108 CONDOMINIUM UNITS. THE BREAKDOWN IS AS FOLLOWS:

108 2-BEDROOM UNITS IN TOTAL PROJECT

ZONING BYLAW CHECK

126.5(a) FRONT YARD REQ. 9.1M (29.86')
PROVIDED: 9.35M (30.67')
126.5(b) SIDE YARD REQ. 6.0M (19.69')
PROVIDED SW SIDE : 7.01M (23.0')
PROVIDED NE SIDE: 7.21M (23.67')
126.5(c) REAR YARD REQ. 7.5M (24.61')
PROVIDED: 7.53M (24.70')
126.5(d) BUILDING HEIGHT MAX: 55.0M (180.45')
PROVIDED LOW ROOF EDGE: 26.39M (86.58')
PROVIDED HIGH ROOF EDGE: 31.74M (104.15')
126.5(e) LOT WIDTH MIN: 30.0M (98.43')
PROVIDED: 85.98M (282.15')
126.5(f) LOT AREA MIN: 0.14ha (15,070 sq ft)
PROVIDED 0.74ha (79,610 sq ft)
126.5(g) DENSITY MAX: 145units/ha = 107.3units
PROVIDED: 108 UNITS
126.5(h) PRIVATE AMENITY AREA NEC. 4 sq M PER UNIT
SMALLEST BALCONY: 12.95 sq M, (139.37 sq ft)
126.5(i) 30% LANDSCAPING AREA NECESSARY
SITE AREA: 79,609 sqft 7,395.7 sqM
NECESSARY: 23,883 sqft 2,218.7 sqM
PROVIDED:
on the ground 22,850.6 sqft 2,122.9 sqM
There is a very significant amount of landscaped area on the plaza level.

PARKING NECESSARY:

2 bedr 108 x 1.5 = 162.0 CARS
108 x .15 = 16.2 CARS FOR VISITORS
178.2 CARS NECESSARY

124 REG CAR SPACES LOWER PARKADE
114 REG CAR SPACES UPPER PARKADE
017 SPACES OUTSIDE
255 CAR SPACES PROVIDED

PROVIDE 6'HIGH PARKING SIGNS FOR EXTERIOR HANDICAPPED AND VISITOR PARKING SPACES

THE FOLLOWING IS A DESCRIPTION OF THE BUILDING:

WEST BUILDIING:
9 FLOOR – 11,001 sqft + 8 BALCONIES – 1,115 sqft
8 FLOOR – 11,001 sqft + 8 BALCONIES – 1,115 sqft
7 FLOOR – 11,001 sqft + 8 BALCONIES – 1,115 sqft
6 FLOOR – 11,001 sqft + 8 BALCONIES – 1,115 sqft
5 FLOOR – 11,001 sqft + 8 BALCONIES – 1,115 sqft
4 FLOOR – 11,001 sqft + 8 BALCONIES – 1,115 sqft
3 FLOOR – 10,814 sqft + 8 PATIOS – 2,375 sqft

EAST BUILDIING:
9 FLOOR – 11,069 sqft + 8 BALCONIES – 1,115 sqft
8 FLOOR – 11,069 sqft + 8 BALCONIES – 1,115 sqft
7 FLOOR – 11,069 sqft + 8 BALCONIES – 1,115 sqft
6 FLOOR – 11,069 sqft + 8 BALCONIES – 1,115 sqft
5 FLOOR – 11,069 sqft + 8 BALCONIES – 1,115 sqft
4 FLOOR – 11,069 sqft + 8 BALCONIES – 1,115 sqft
3 FLOOR – 10,882 sqft + 8 PATIOS – 2,390 sqft

PARKADE16 FL: 4 LARGE 3-bdr PENTHOUSE UNITS
3 FLOOR PLAZA LESS BLDGS & PATIOS 20,590 sqft
2 FLOOR PARKADE LEVEL – 47,729 sqft
1 FLOOR PARKADE LEVEL – 47,270 sqft

TOTAL FLOOR AREA INCLUDING ALL BUILDING SPACES, BALCONIES, PATIOS, AND PLAZA LEVEL – 287,850 sqft

FOR REQ. LANDSCAPING, SEE SHEET A-02 LANDSCAPING PLAN

LEGAL DESCRIPTION:
Lot 4, Block 1
plan 912 1064
Fort McMurray, Alta

AURORA RIVER TOWERS
FORT McMURRAY

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SITE PLAN

607
JANUARY 31, 2010

A01