



Glastonbury Manor

P A R K L A N D

SITE DATA

LEGAL DESCRIPTION: LOT BLOCK 3 PLAN 0720651	MUNICIPAL ADDRESS: 1581 GLASTONBURY BLVD. NW EDMONTON, ALBERTA	ALLOWABLE BUILDING HEIGHT: 16m (TO MID POINT OF SLOPE) PROPOSED BUILDING HEIGHT: 15.2m (TO MID POINT OF SLOPE)	DENSITY MINIMUM ALLOWABLE UNITS: 45 UNITS PER HECTARE 45 / 1 ha x 1.70 ha = 77 UNITS	BUILDING AREA: GLASTONBURY ESTATES (CONSTRUCTED)
ZONING: RA7 "SUPPORTIVE COMMUNITY PROVISION" APPLIED		PARKING: PARKING REQUIRED: 0 STALLS PARKING PROVIDED: 10 STALLS (NOTE: #2 VACANT STALLS WILL BE MADE AVAILABLE FOR RESIDENT PARKING FOR THIS APPLICATION.)	GLASTONBURY ESTATES (CONSTRUCTED)	MAIN FLOOR: 20 699 S.F. (1 923 m ²) SECOND FLOOR: 20 695 S.F. (1 923 m ²) THIRD FLOOR: 20 680 S.F. (1 921 m ²) FOURTH FLOOR: 20 680 S.F. (1 921 m ²) SUB-TOTAL: 82 754 S.F. (17 688 m ²)
SITE AREA: 183 063 S.F. (17 007m ²) 4.20 ACRES (1.70 ha)		BARRIER FREE PARKING REQUIRED: 0.8 STALLS x 75 = 60 "DEEMED MINIMUM" STALLS PROVIDED: 4 STALLS	GLASTONBURY MEWS (CONSTRUCTED)	GLASTONBURY MEWS (CONSTRUCTED)
SETBACK REQUIRED: FRONT SETBACK (EAST): 6.0m (19'-9") SIDE SETBACK (SOUTH): 6.5m (21'-3") REAR SETBACK (WEST): N/A SIDE SETBACK (NORTH): N/A		BICYCLE PARKING REQUIRED: 75 UNITS / 2 SPACE = 38 SPACES PROVIDED: 10 SURFACE + 38 UNDERGROUND	GLASTONBURY MANOR (THIS APPLICATION)	PARADE MAIN FLOOR: 24 494 S.F. (2 275 m ²) SECOND FLOOR: 24 514 S.F. (2 277 m ²) THIRD FLOOR: 24 137 S.F. (2 242 m ²) FOURTH FLOOR: 24 137 S.F. (2 242 m ²) SUB-TOTAL: 102 370 S.F. (9 510 m ²)
AT SOUTH PROPERTY LINE ABUTTING FR-S ZONE, 2.5m SETBACK PROVIDED ABOVE THE 10m BUILDING HEIGHT			TOTAL DWELLING UNITS ON SITE = 207	GLASTONBURY MANOR (THIS APPLICATION)
SETBACK PROPOSED: FRONT SETBACK (EAST): 6.0m (19'-9") SIDE SETBACK (SOUTH): 7.5m (24'-7") REAR SETBACK (WEST): N/A (CONSTRUCTED) SIDE SETBACK (NORTH): N/A (CONSTRUCTED)			ALLOWABLE F.A.R.: =2.3 PROPOSED F.A.R.: (82 754 S.F. + 102 370 S.F. + 78 699 S.F.) / 183 063 S.F. (ESTATES) (MEW) (MANOR) (SITE) = 1.44	BASEMENT** 2 453 S.F. (228 m ²) MAIN FLOOR 19 499 S.F. (1 812 m ²) SECOND FLOOR 18 536 S.F. (1 722 m ²) THIRD FLOOR 19 105 S.F. (1 775 m ²) FOURTH FLOOR 19 106 S.F. (1 775 m ²) SUB-TOTAL 78 699 S.F. (7 312 m ²)
MAIN FLOOR ELEVATION: GEODEIC: 694.17m ARCHITECTURAL: 100'-0"				TOTAL FLOOR AREA 263 823 S.F. (24 510 m ²)



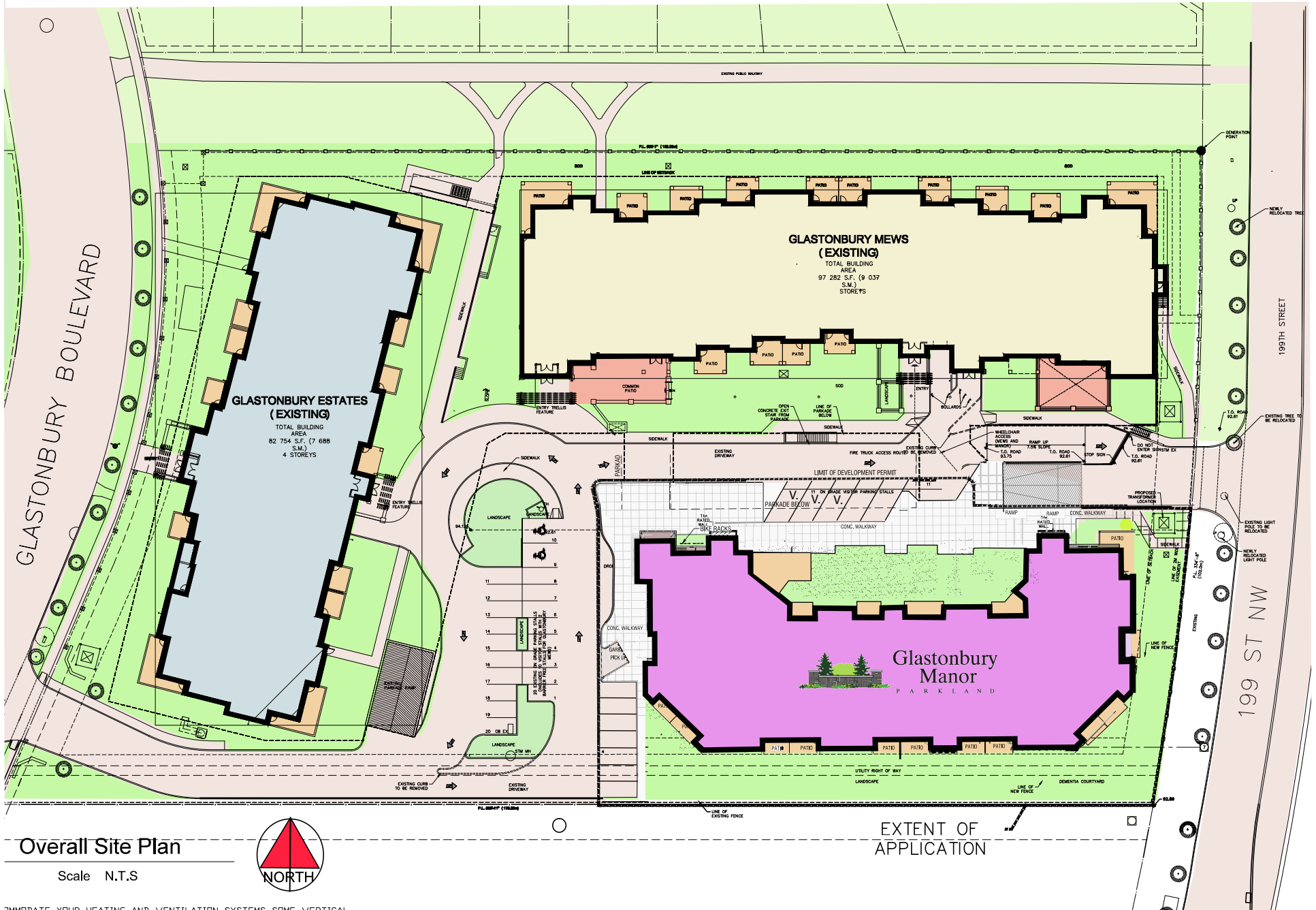
March 12, 2021



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March 12, 2021



Overall Site Plan

Scale N.T.S.



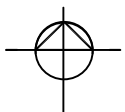
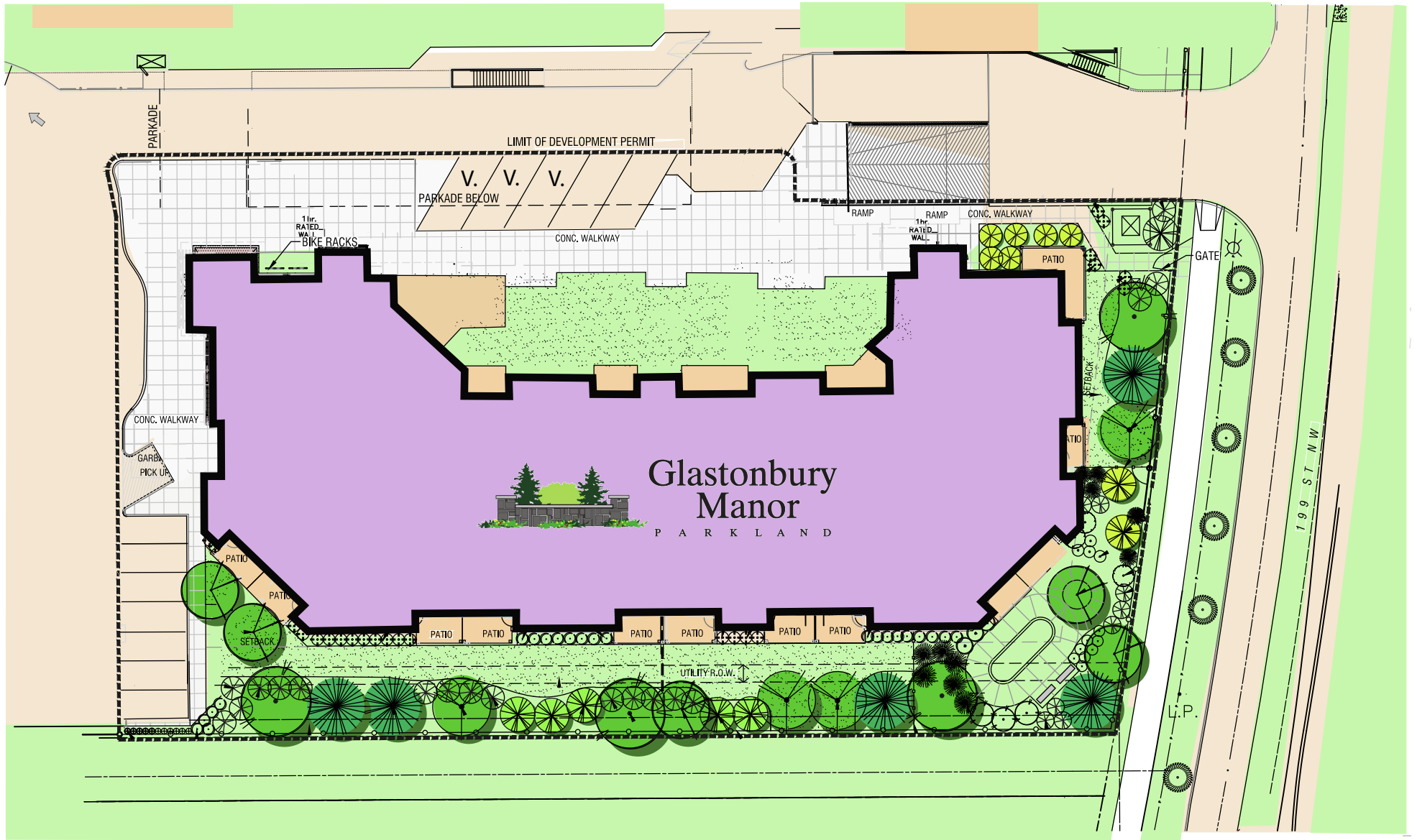
TEMPERATE YOUR HEATING AND VENTILATION SYSTEMS SOME VERTICAL



Glastonbury Manor

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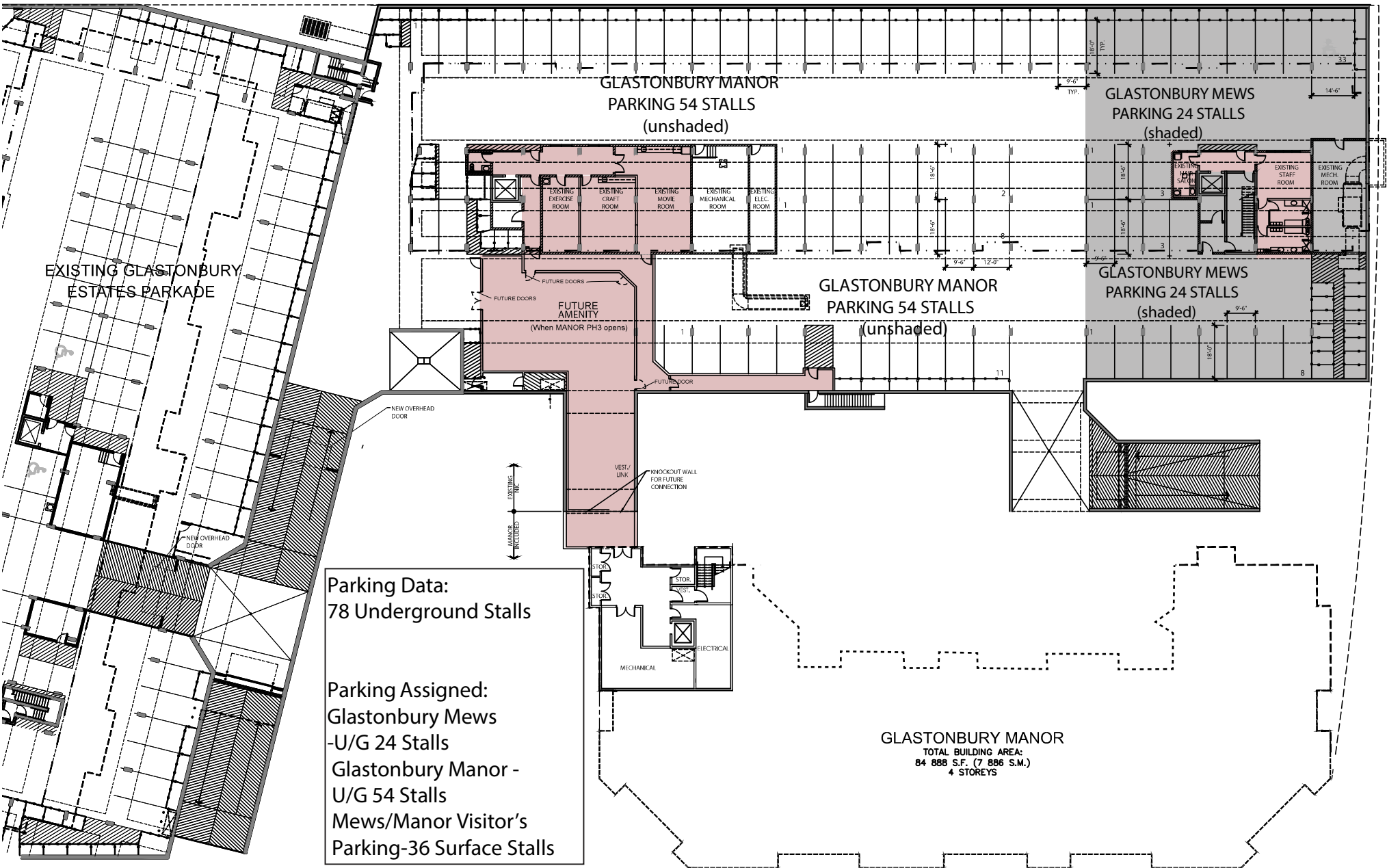


Site Plan
Glastonbury Manor



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Parking Data:
78 Underground Stalls

Parking Assigned:
Glastonbury Mews
-U/G 24 Stalls
Glastonbury Manor -
U/G 54 Stalls
Mews/Manor Visitor's
Parking-36 Surface Stalls

GLASTONBURY MANOR
TOTAL BUILDING AREA:
84 888 S.F. (7 886 S.M.)
4 STOREYS

* Shaded Area indicates Amenity Area

Parkade Plan

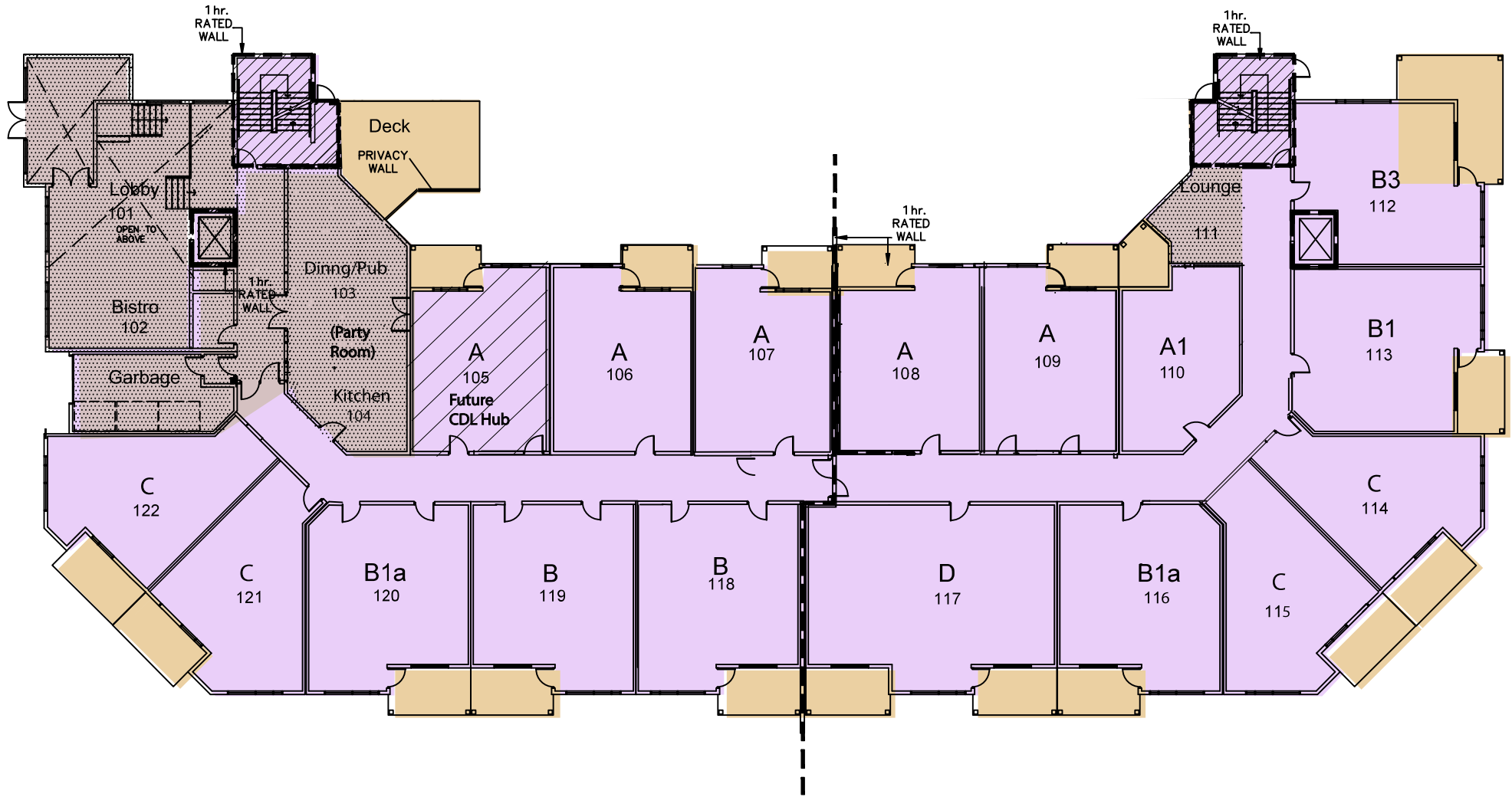
Scale NTS



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Shaded Area Indicates Amenity Areas

Main Floor Plan

Scale NTS

TO ACCOMMODATE YOUR HEATING AND VENTILATION SYSTEMS SOME VERTICAL SHAFTS AND SOME DROPPED CEILINGS MAY BE NECESSARY IN YOUR UNIT.

DUE TO CHANGES AND IMPROVEMENTS RESULTING FROM CONTINUING RESEARCH AND DEVELOPING PROGRAMS, THE DEVELOPER/BUILDER RESERVES THE RIGHT TO ALTER THE DESIGN & SPECIFICATIONS WITHOUT NOTICE OR OBLIGATIONS. ALL ILLUSTRATIONS ARE ARTIST'S CONCEPTS ONLY.

SQUARE FOOTAGE SHOWN ON THE MARKETING PLANS REFLECT THE APPLICABLE STRUCTURAL COMPONENTS.

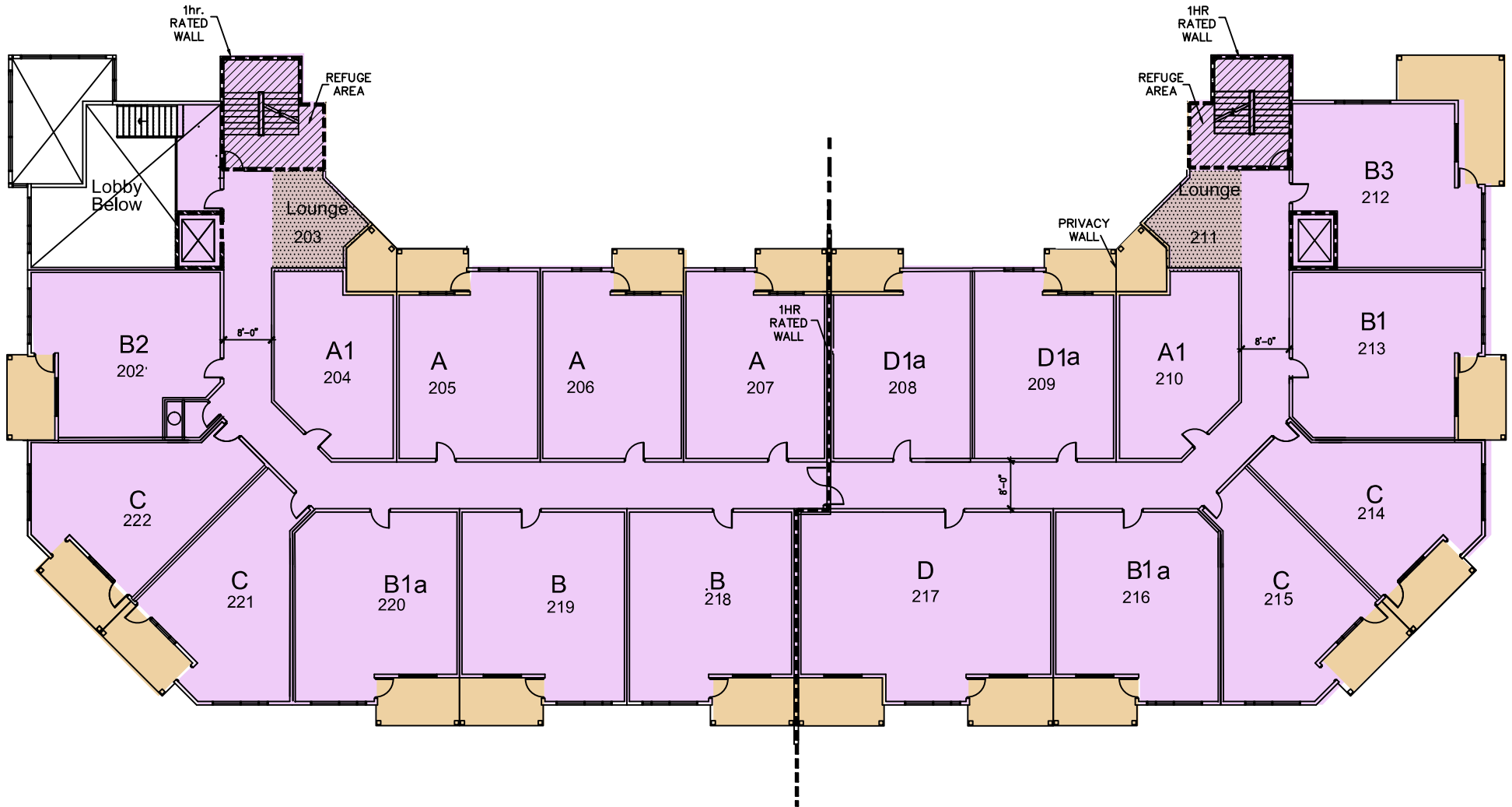


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PARKLAND



CHRISTENSON DEVELOPMENTS



Shaded Area Indicates Amenity Areas

Second Floor Plan

Scale NTS

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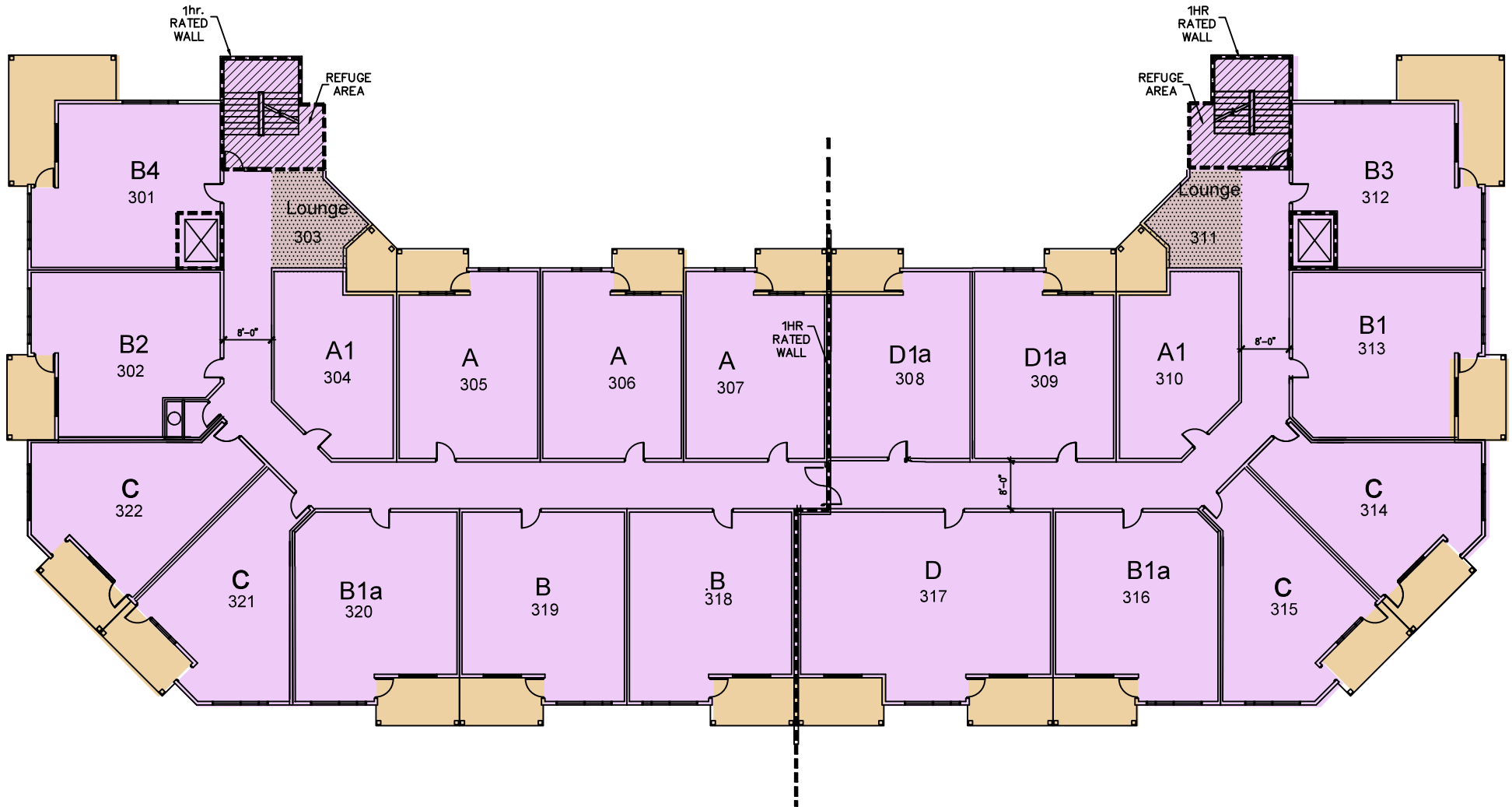
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Shaded Area Indicates Amenity Areas

Third Floor Plan

Scale NTS

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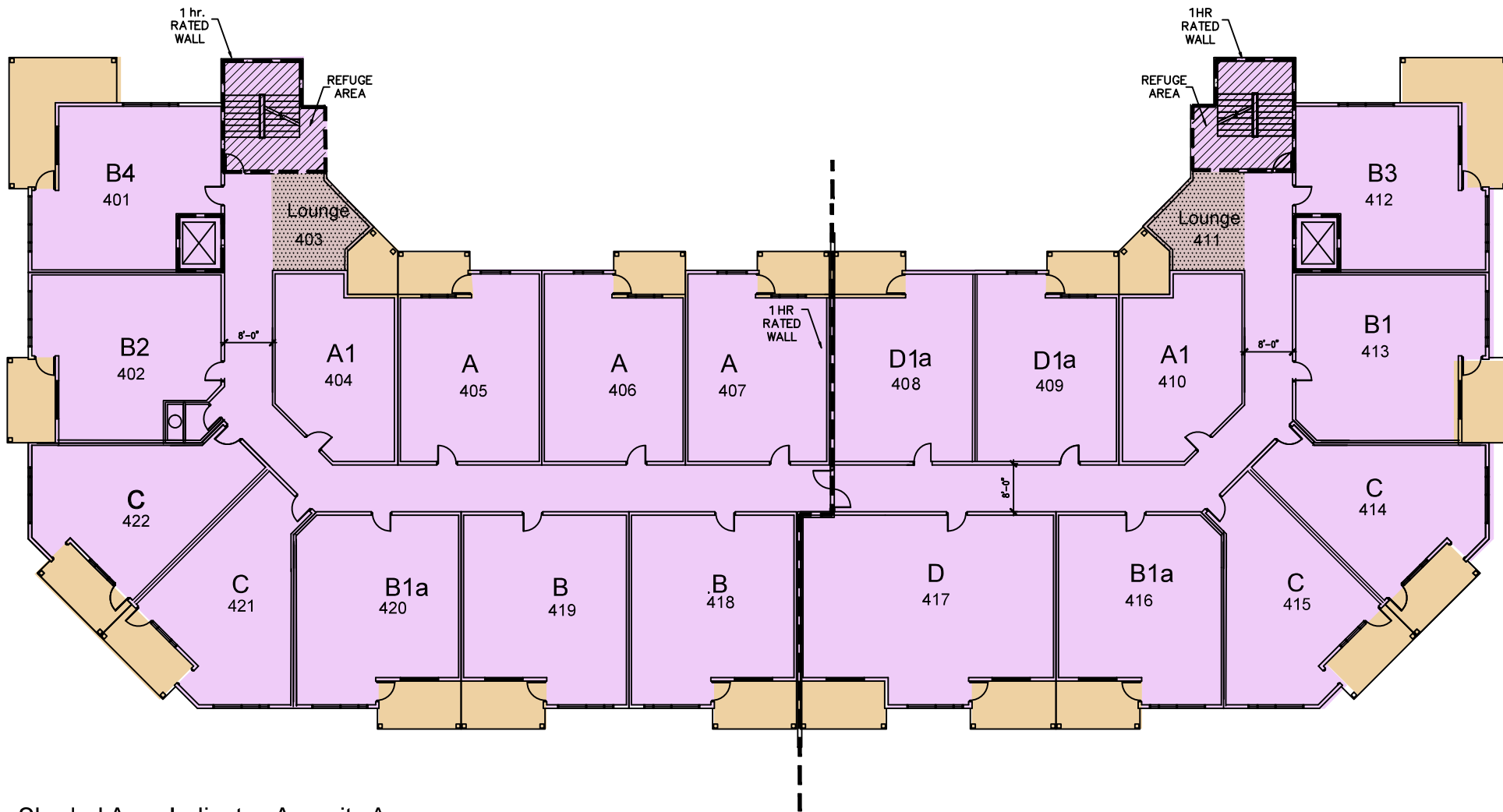
SQUARE FOOTAGE SHOWN ON THE MARKETING PLANS REFLECT THE APPLICABLE STRUCTURAL COMPONENTS.



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Shaded Area Indicates Amenity Areas

Fourth Floor Plan

Scale NTS

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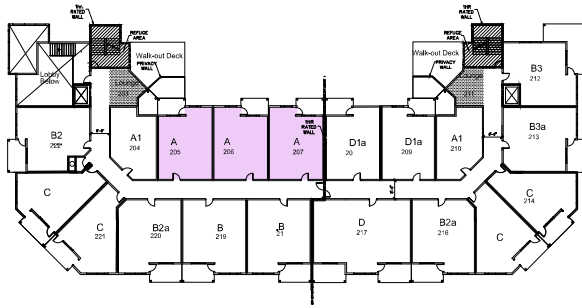
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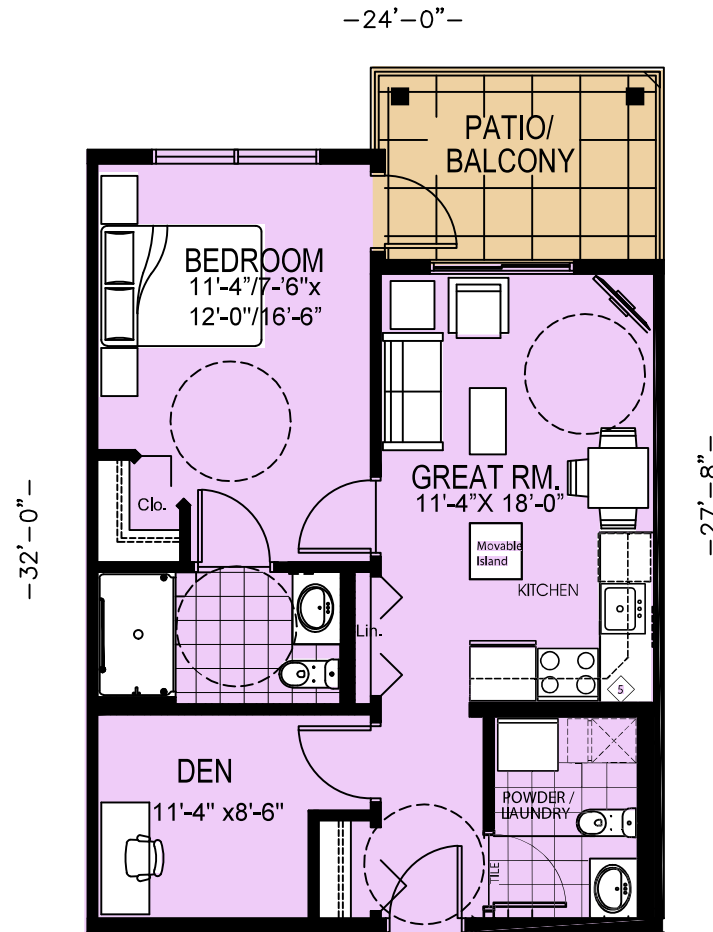


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KEYPLAN



AREA = 722 SF - 24'-0"-
 PATIO/BALCONY = 96 SF.

Unit Type A

Scale 1/8"=1'-0

TO ACCOMMODATE YOUR HEATING AND VENTILATION SYSTEMS SOME VERTICAL SHAFTS AND SOME DROPPED CEILINGS MAY BE NECESSARY IN YOUR UNIT.

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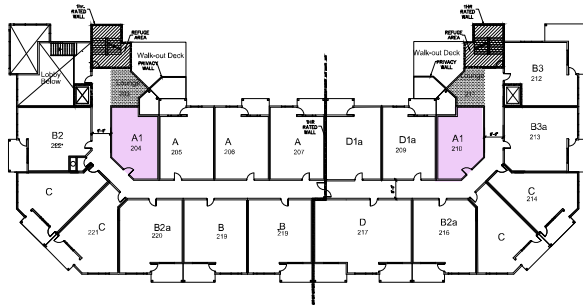
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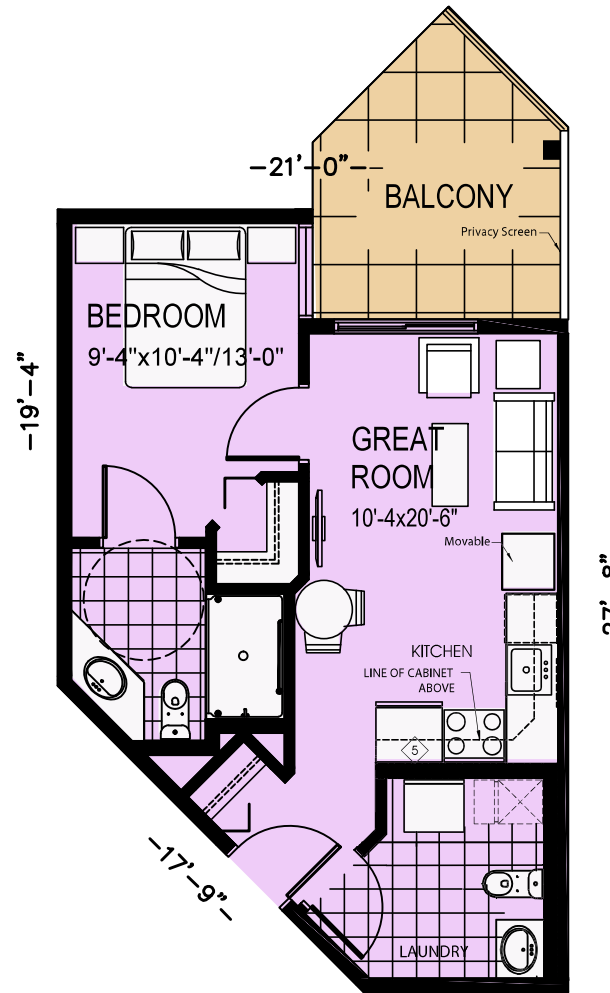
Glastonbury Manor

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KEYPLAN



AREA: 555 SF
BALCONY: 110 SF

Unit Type A1

Scale 1/8"=1'-0

ACCOMMODATE YOUR HEATING AND VENTILATION SYSTEMS SOME VERTICAL RISERS AND SOME DROPPED CEILINGS MAY BE NECESSARY IN YOUR UNIT.

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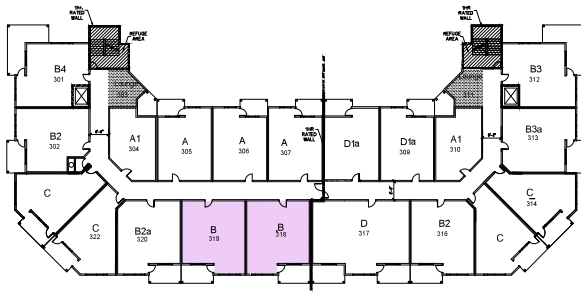
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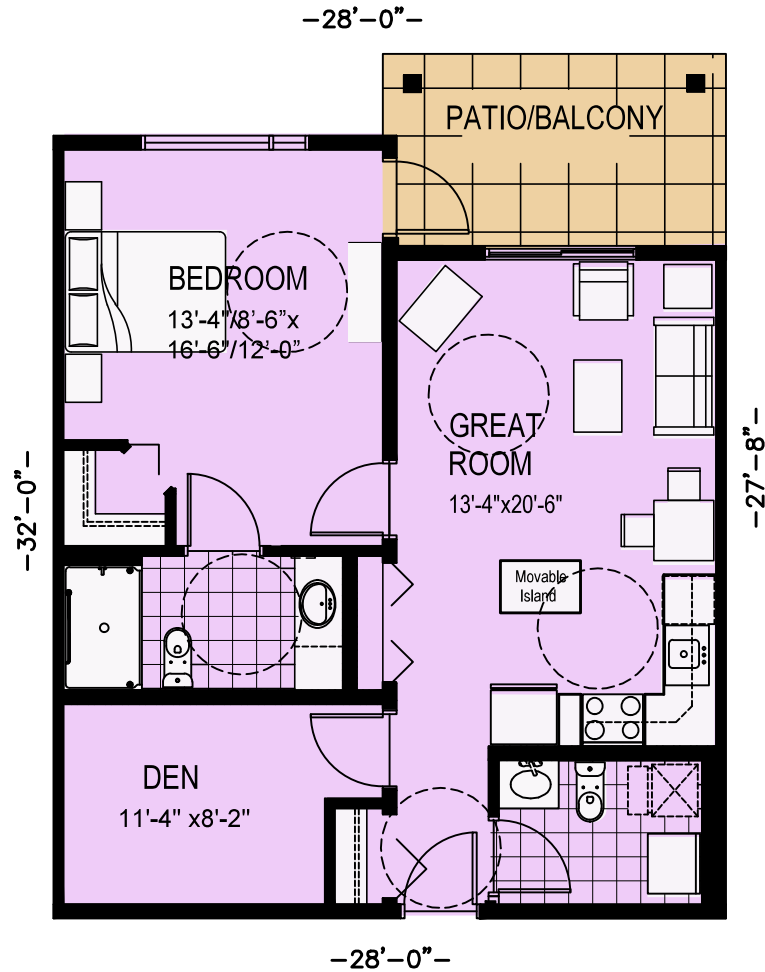
Glastonbury Manor

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KEYPLAN



AREA: 836 SF
 PATIO/BALCONY; 112 SF

Unit Type B

Scale 1/8"=1'-0

ACCOMMODATE YOUR HEATING AND VENTILATION SYSTEMS SOME VERTICAL
 FITS AND SOME DROPPED CEILINGS MAY BE NECESSARY IN YOUR UNIT.

TO CHANGES AND IMPROVEMENTS RESULTING FROM CONTINUING RESEARCH
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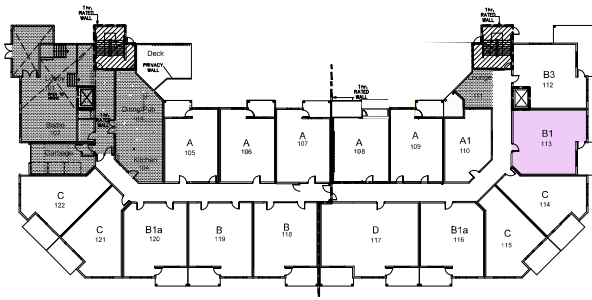
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 REFLECT THE APPLICABLE STRUCTURAL COMPONENTS.



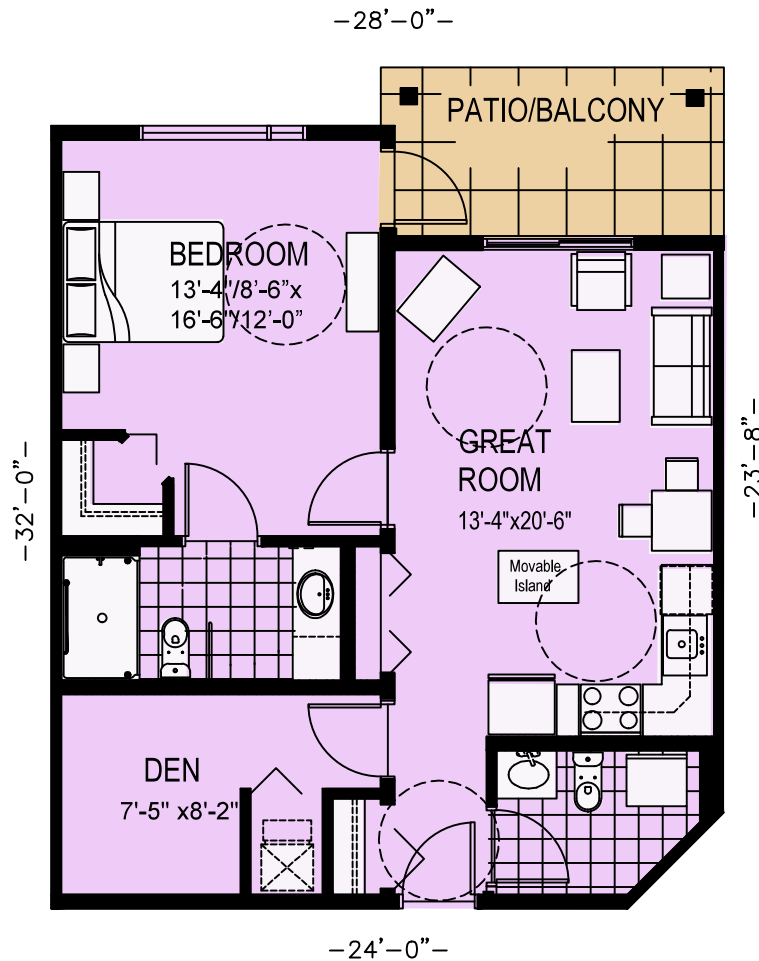
Glastonbury Manor

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KEYPLAN.



AREA: 828 SF
 PATIO/BALCONY: 112 SF

Unit Type B1

Scale 1/8"=1'-0

TO ACCOMMODATE YOUR HEATING AND VENTILATION SYSTEMS SOME VERTICAL SHAFTS AND SOME DROPPED CEILINGS MAY BE NECESSARY IN YOUR UNIT.

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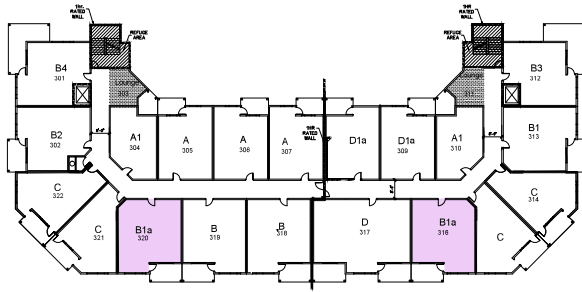
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 11'-4" x 8'-2"



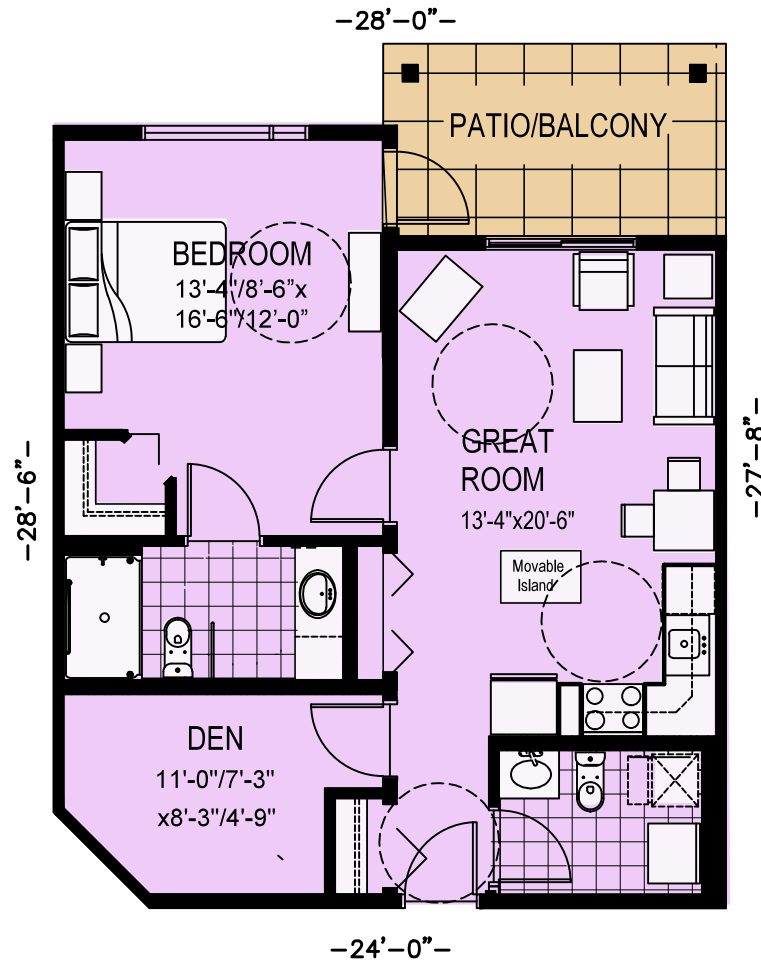
Glastonbury Manor

P A R K L A N D





KEYPLAN



AREA: 828 SF
 PATIO/BALCONY: 112 SF

Unit Type B1a

Scale 1/8"=1'-0

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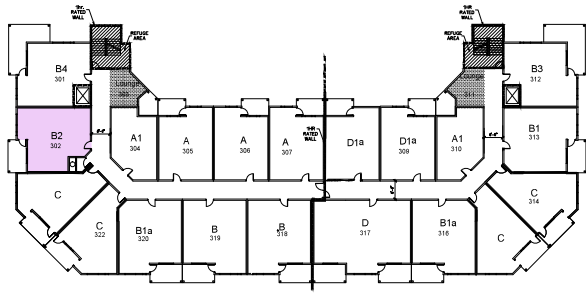
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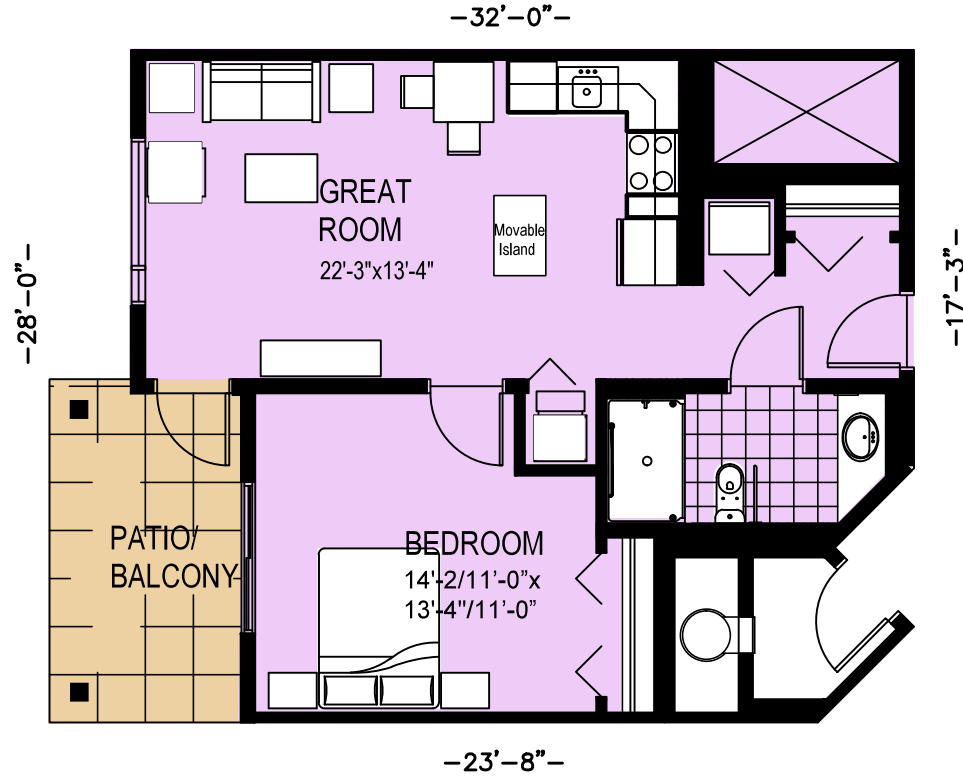
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KEYPLAN



AREA = 718 SF
 PATIO/BALCONY = 112 SF

Unit Type B2

Scale 1/8"=1'-0

ACCOMMODATE YOUR HEATING AND VENTILATION SYSTEMS SOME VERTICAL
 FITS AND SOME DROPPED CEILINGS MAY BE NECESSARY IN YOUR UNIT.

TO CHANGES AND IMPROVEMENTS RESULTING FROM CONTINUING RESEARCH
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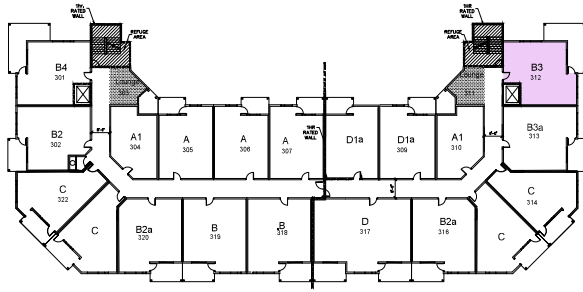
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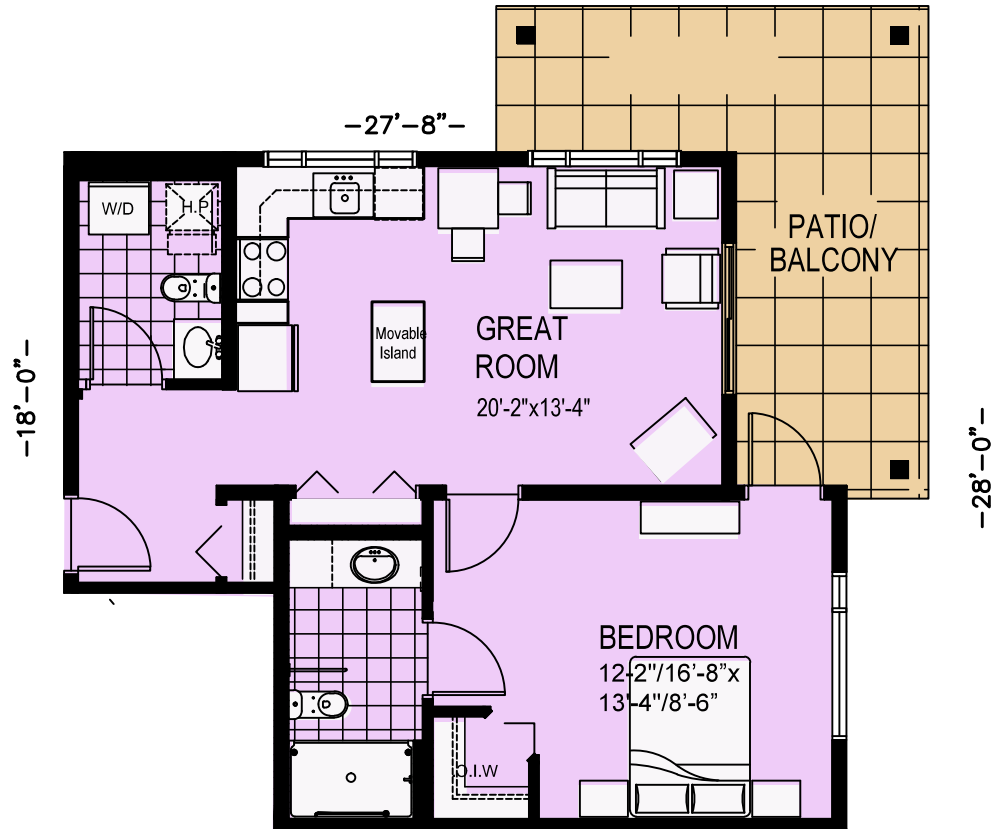
Glastonbury Manor

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KEYPLAN



AREA: 763 SF -23'-0"-
 PATIO/BALCONY: 222 SF

Unit Type B3

Scale 1/8"=1'-0

ACCOMMODATE YOUR HEATING AND VENTILATION SYSTEMS SOME VERTICAL FT'S AND SOME DROPPED CEILINGS MAY BE NECESSARY IN YOUR UNIT.

TO CHANGES AND IMPROVEMENTS RESULTING FROM CONTINUING RESEARCH DEVELOPING PROGRAMS, THE DEVELOPER/BUILDER RESERVES THE RIGHT TO ALTER THE DESIGN & SPECIFICATIONS WITHOUT NOTICE OR OBLIGATIONS. ILLUSTRATIONS ARE ARTISTS CONCEPTS ONLY.

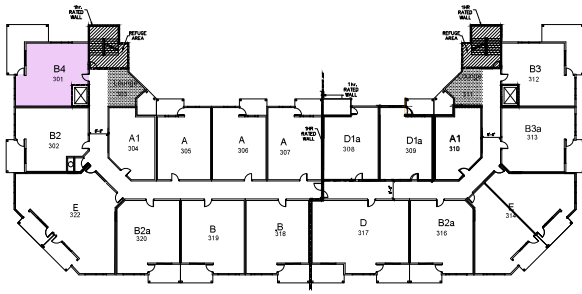
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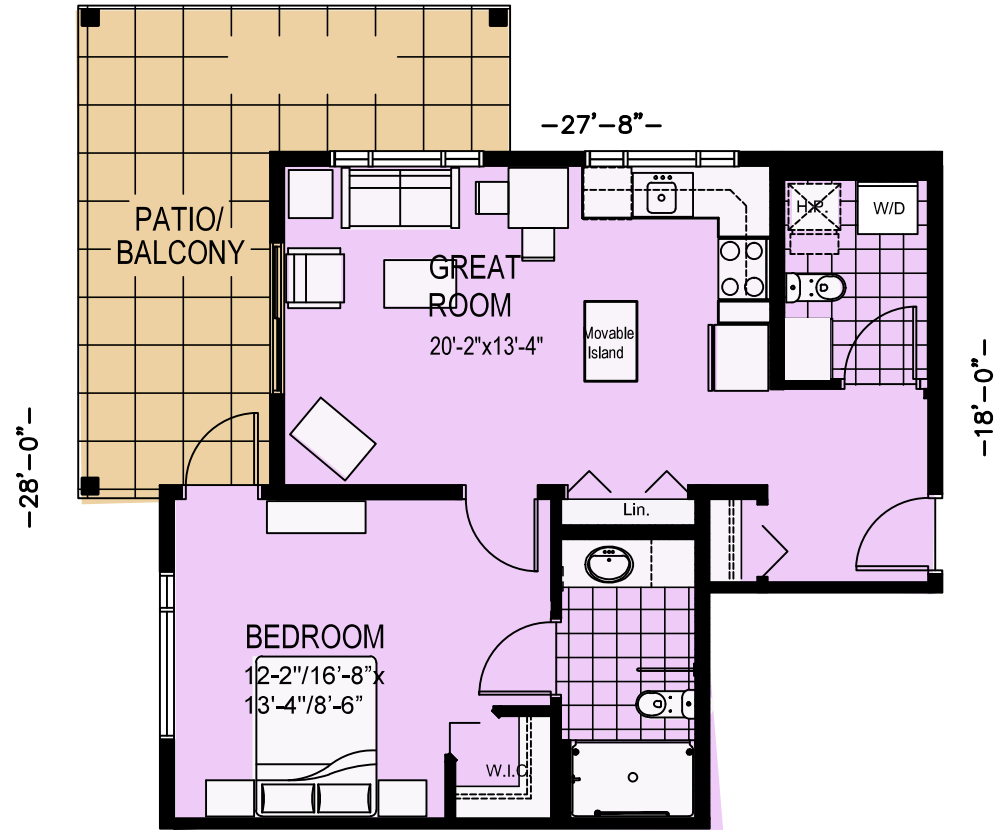
Glastonbury Manor

P A R K L A N D





KEYPLAN



AREA: 754 SF -22'-6"-
 PATIO/BALCONY: 222 SF

Unit Type B4

Scale 1/8"=1'-0

ACCOMMODATE YOUR HEATING AND VENTILATION SYSTEMS SOME VERTICAL FT'S AND SOME DROPPED CEILINGS MAY BE NECESSARY IN YOUR UNIT.

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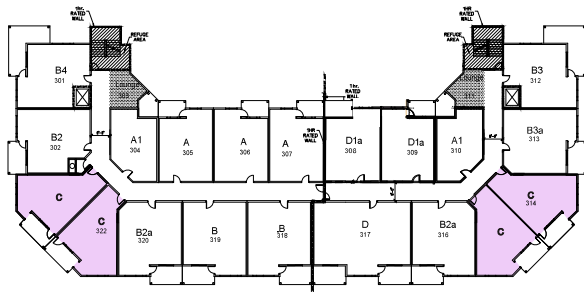
ARE FOOTAGE SHOWN ON THE MARKETING PLANS SELECT THE APPLICABLE STRUCTURAL COMPONENTS.



Glastonbury Manor

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KEYPLAN



AREA: 760 SF
BALCONY: 101 SF

Unit Type C

Scale 1/8"=1'-0

ACCOMMODATE YOUR HEATING AND VENTILATION SYSTEMS SOME VERTICAL FT'S AND SOME DROPPED CEILINGS MAY BE NECESSARY IN YOUR UNIT.

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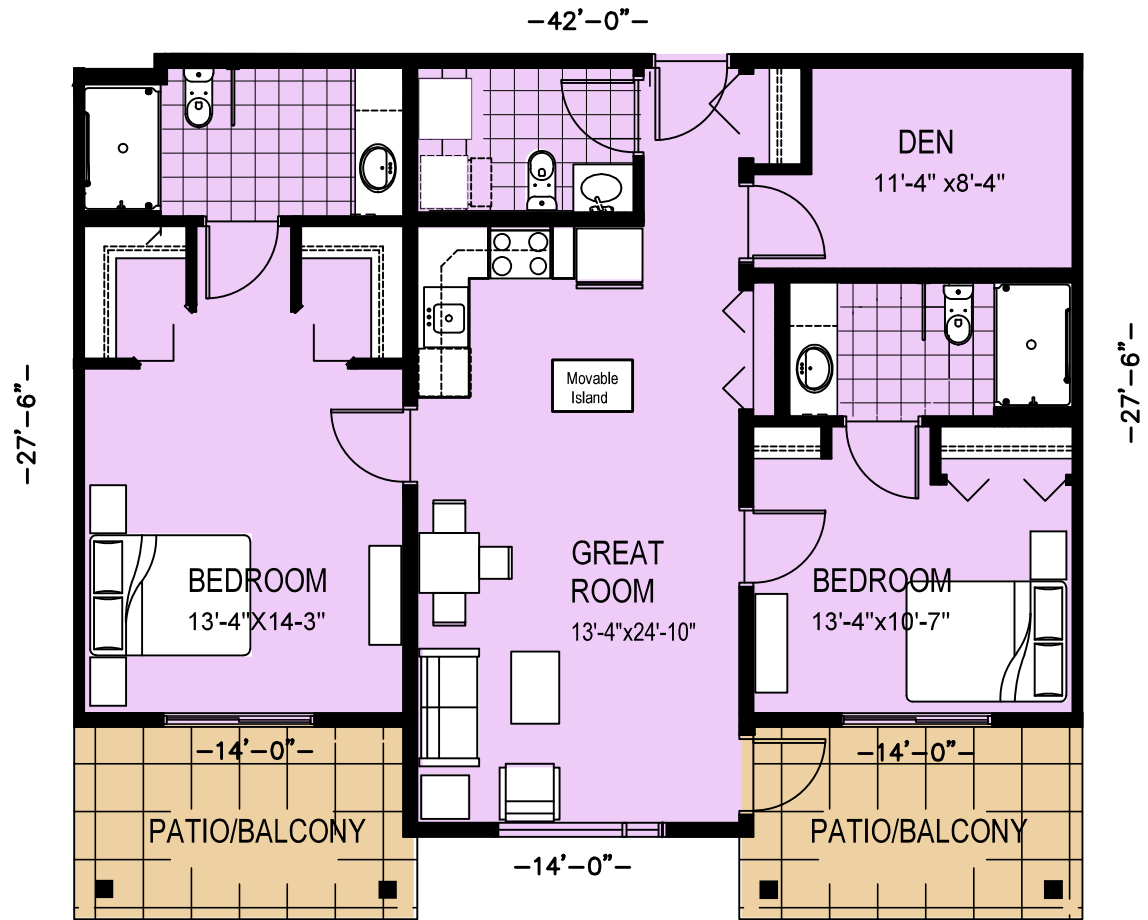
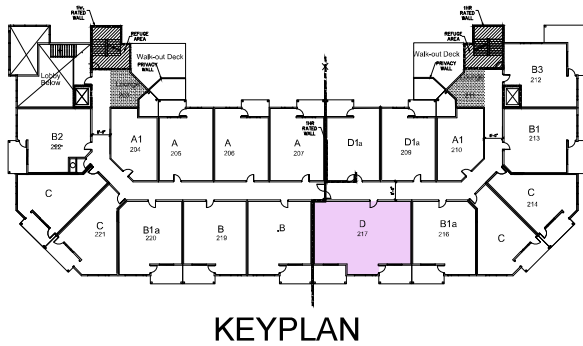
ARE FOOTAGE SHOWN ON THE MARKETING PLANS SELECT THE APPLICABLE STRUCTURAL COMPONENTS.



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AREA: 1224 SF
PATIO/BALCONY: 224 SF

Unit Type D

Scale 1/8"=1'-0

ACCOMMODATE YOUR HEATING AND VENTILATION SYSTEMS SOME VERTICAL CLEARANCES AND SOME DROPPED CEILINGS MAY BE NECESSARY IN YOUR UNIT.

IN THE EVENT OF ANY CHANGES AND IMPROVEMENTS RESULTING FROM CONTINUING RESEARCH AND DEVELOPING PROGRAMS, THE DEVELOPER/BUILDER RESERVES THE RIGHT TO MODIFY THE DESIGN & SPECIFICATIONS WITHOUT NOTICE OR OBLIGATIONS. THESE ILLUSTRATIONS ARE ARTISTS CONCEPTS ONLY.

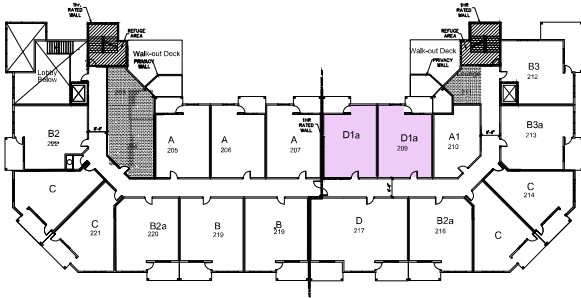
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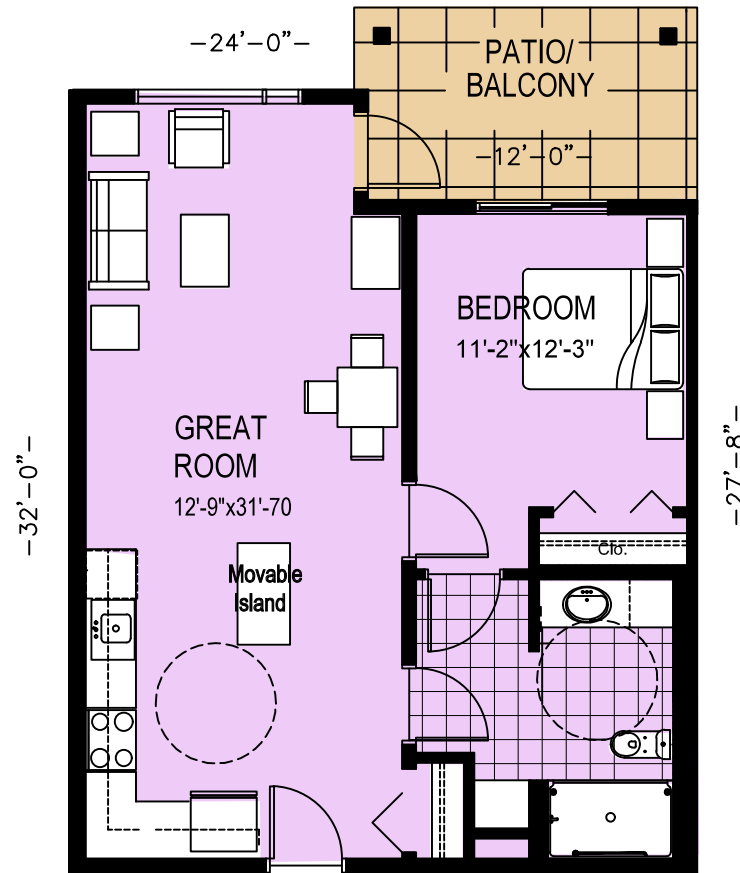
Glastonbury Manor

P A R K L A N D





KEYPLAN.



AREA: 710 SF.
PATIO/BALCONY: 112 SF.

Unit Type D1a

Scale 1/8"=1'-0

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