

APPENDIX - I

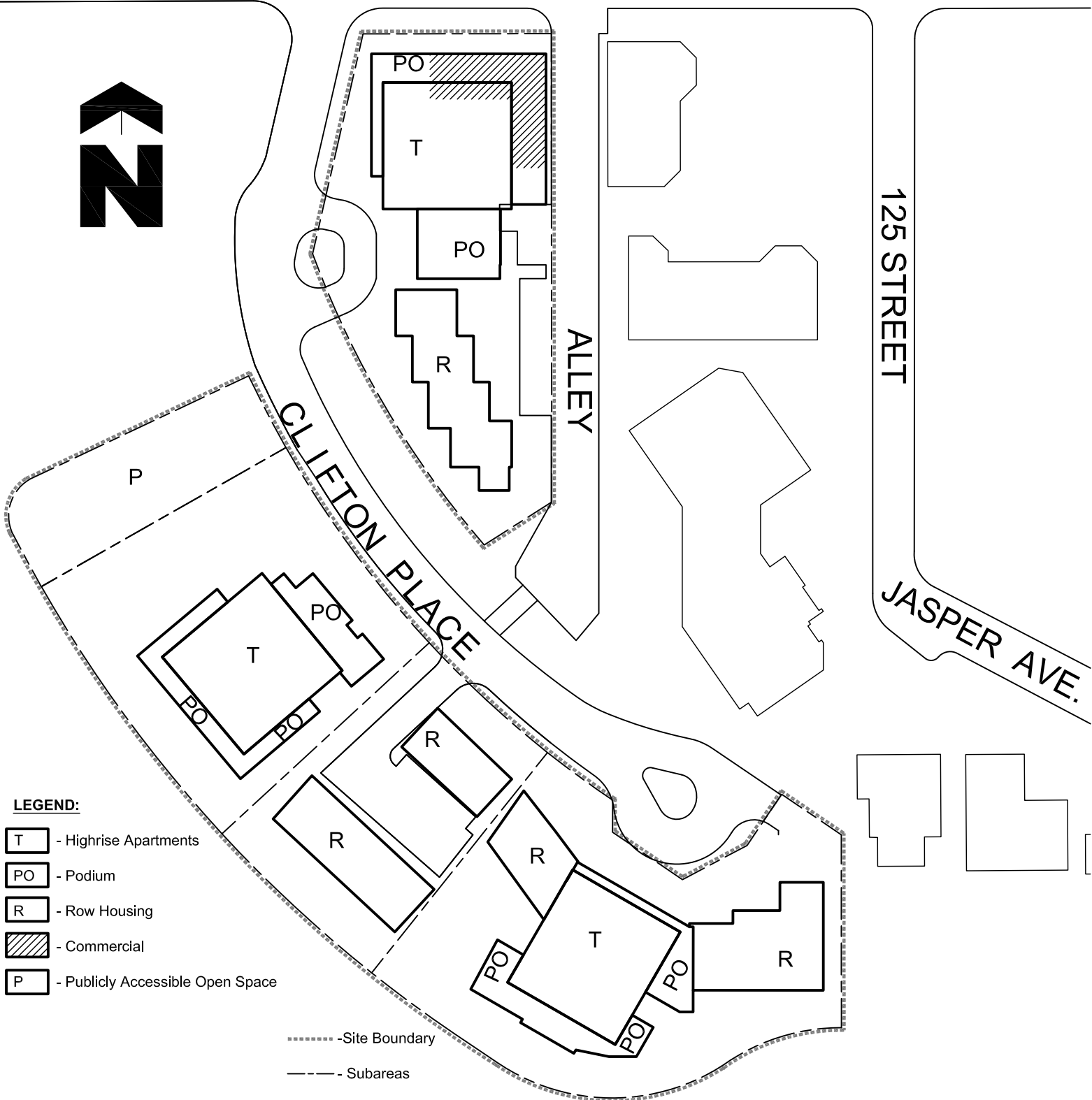
CLIFTON PLACE

Site Plan

102 AVENUE

125 STREET

JASPER AVE.



LEGEND:

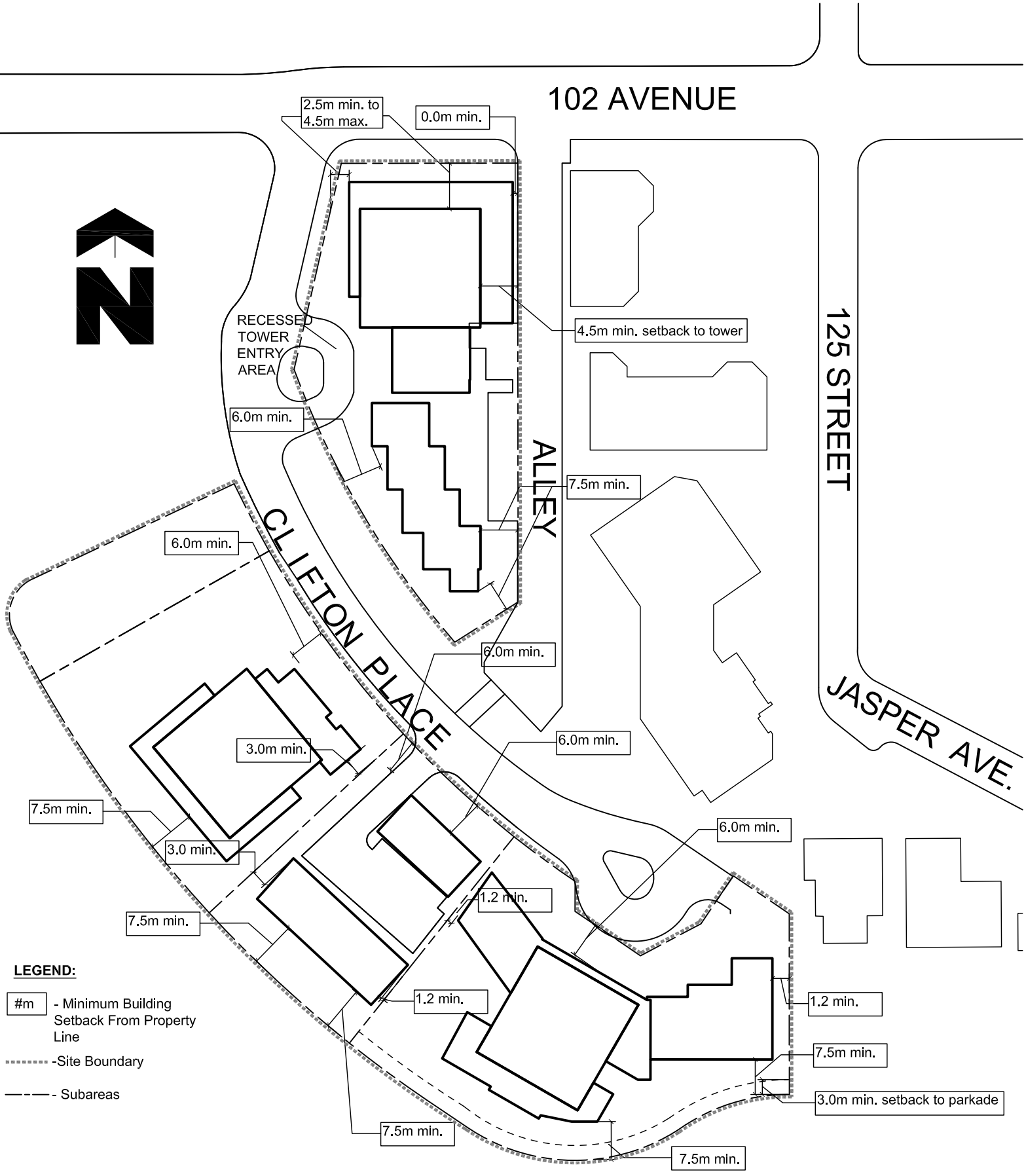
- T - Highrise Apartments
- PO - Podium
- R - Row Housing
- Commercial
- P - Publicly Accessible Open Space

- Site Boundary
- Subareas

APPENDIX - II

CLIFTON PLACE

Minimum Building Setbacks



LEGEND:

#m - Minimum Building Setback From Property Line

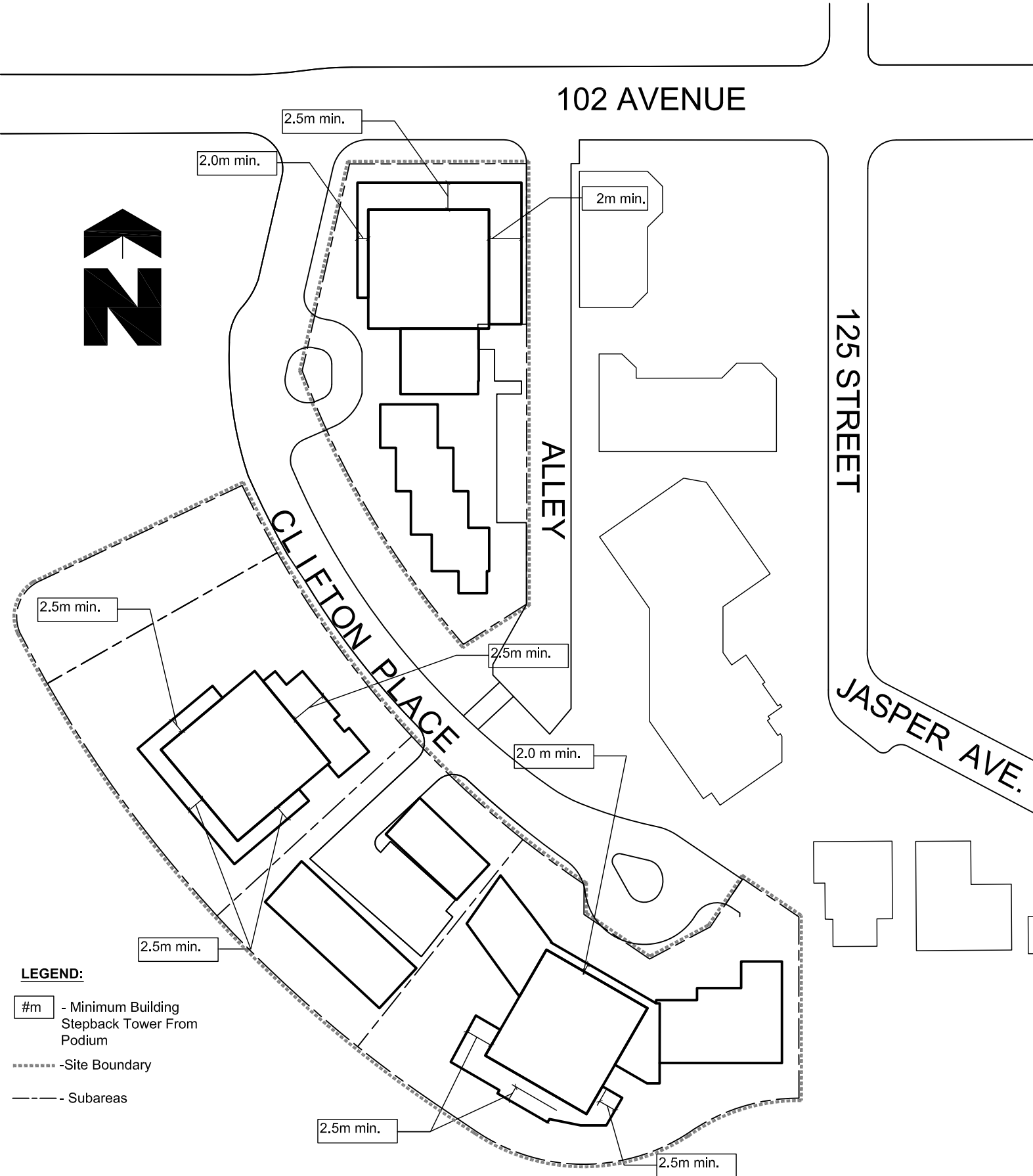
----- Site Boundary

..... Subareas

APPENDIX - III

CLIFTON PLACE

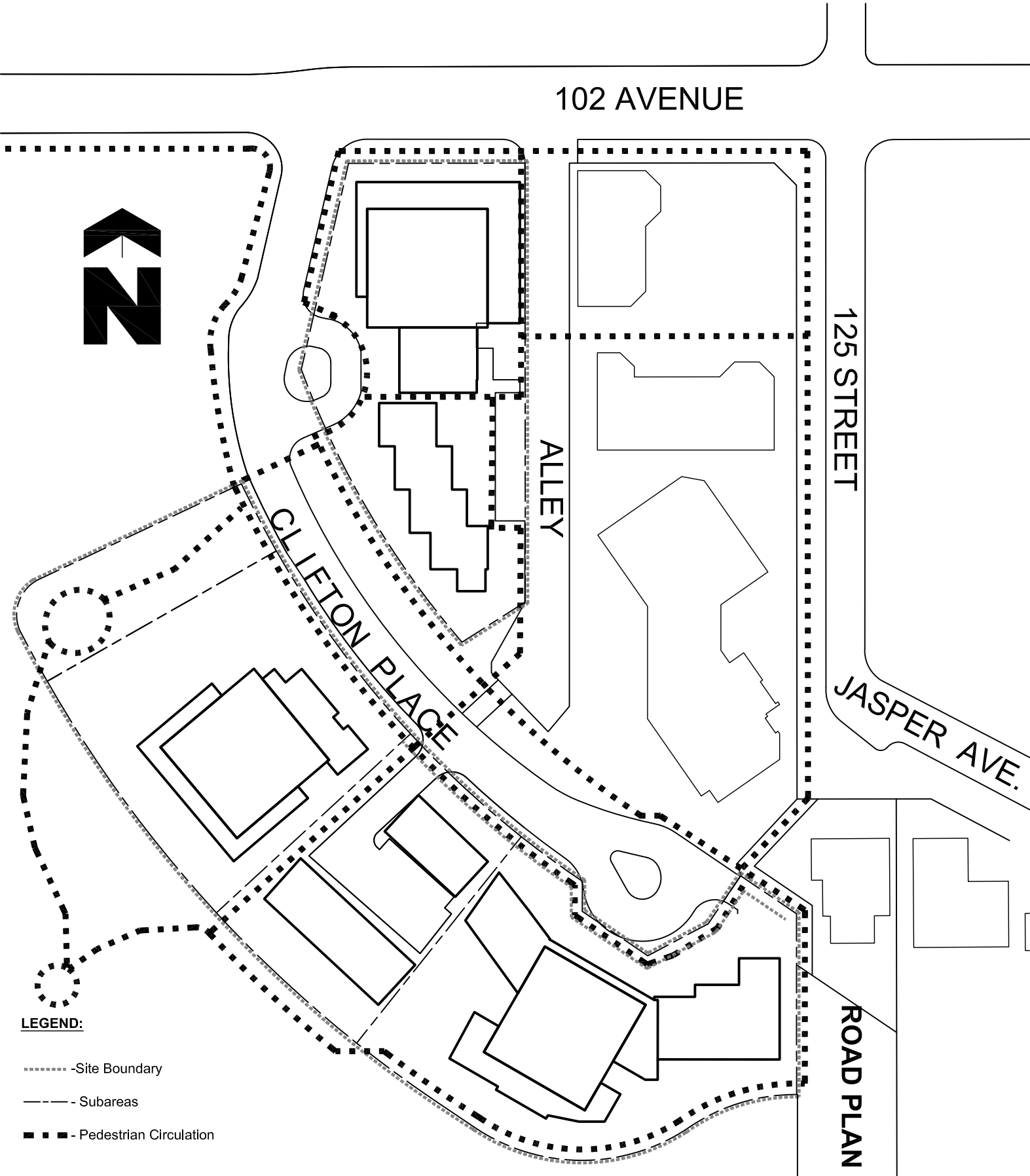
Minimum Building Stepbacks - Tower from Podium



APPENDIX - V

CLIFTON PLACE

Pedestrian Circulation



102 AVENUE

125 STREET

JASPER AVE.

ALLEY

CLIFTON PLACE

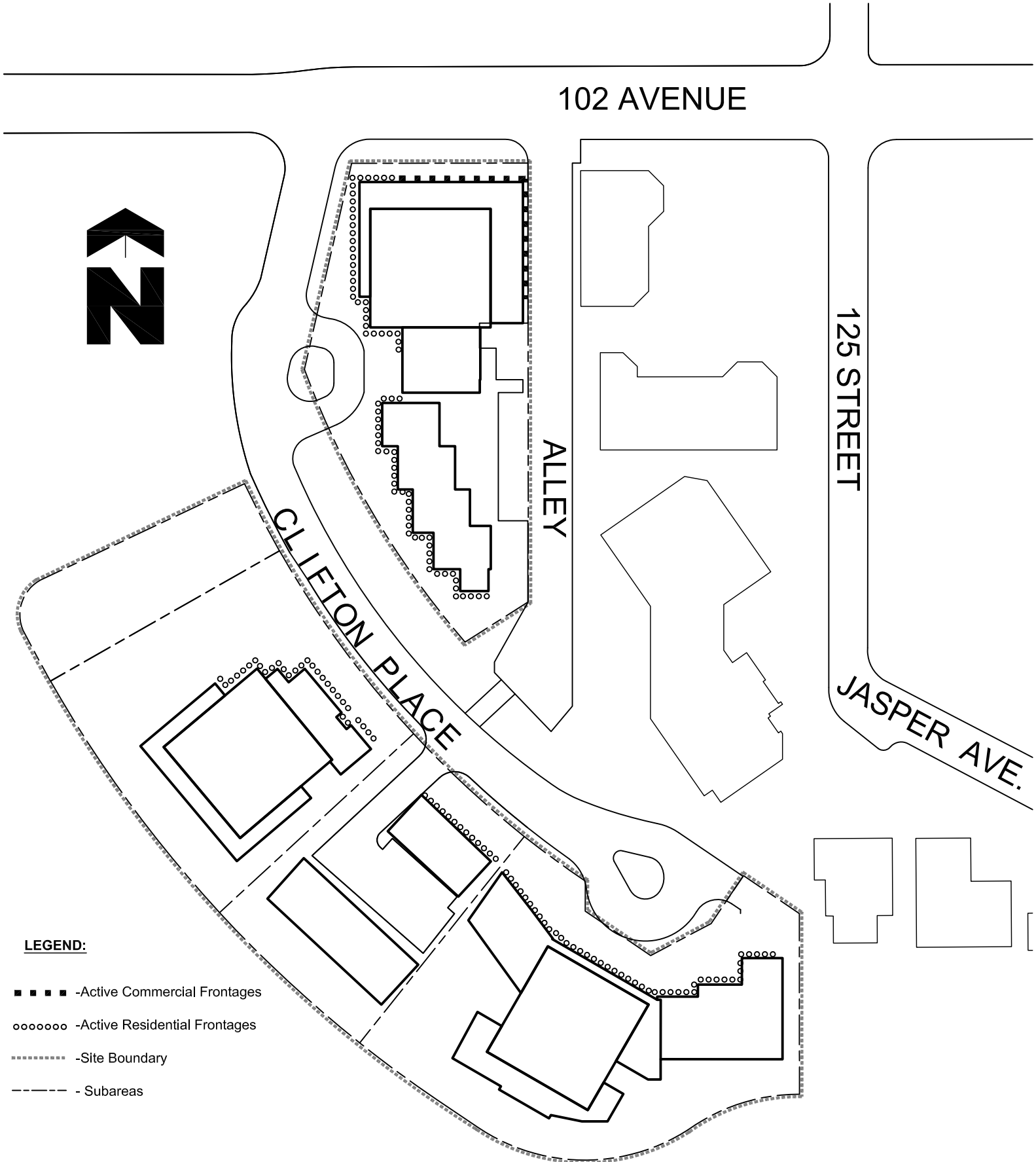
- LEGEND:**
- - Site Boundary
 - - Subareas
 - ■ ■ - Pedestrian Circulation

ROAD PLAN

APPENDIX - VI

CLIFTON PLACE

Active Residential & Commercial Frontages



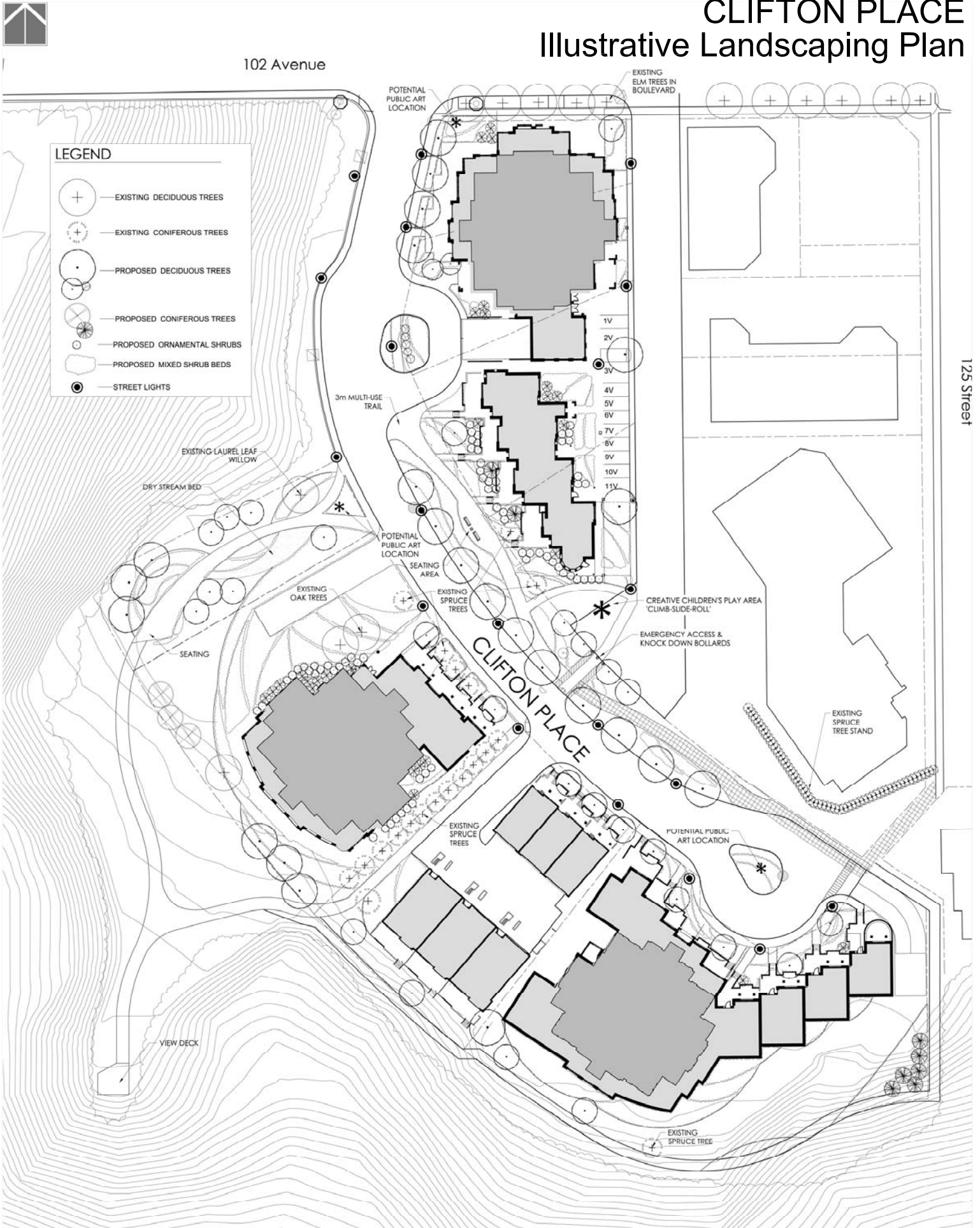
LEGEND:

- ■ ■ ■ -Active Commercial Frontages
- ○ ○ ○ ○ ○ -Active Residential Frontages
- - - - - - -Site Boundary
- - - - - - -Subareas

APPENDIX - VII

CLIFTON PLACE

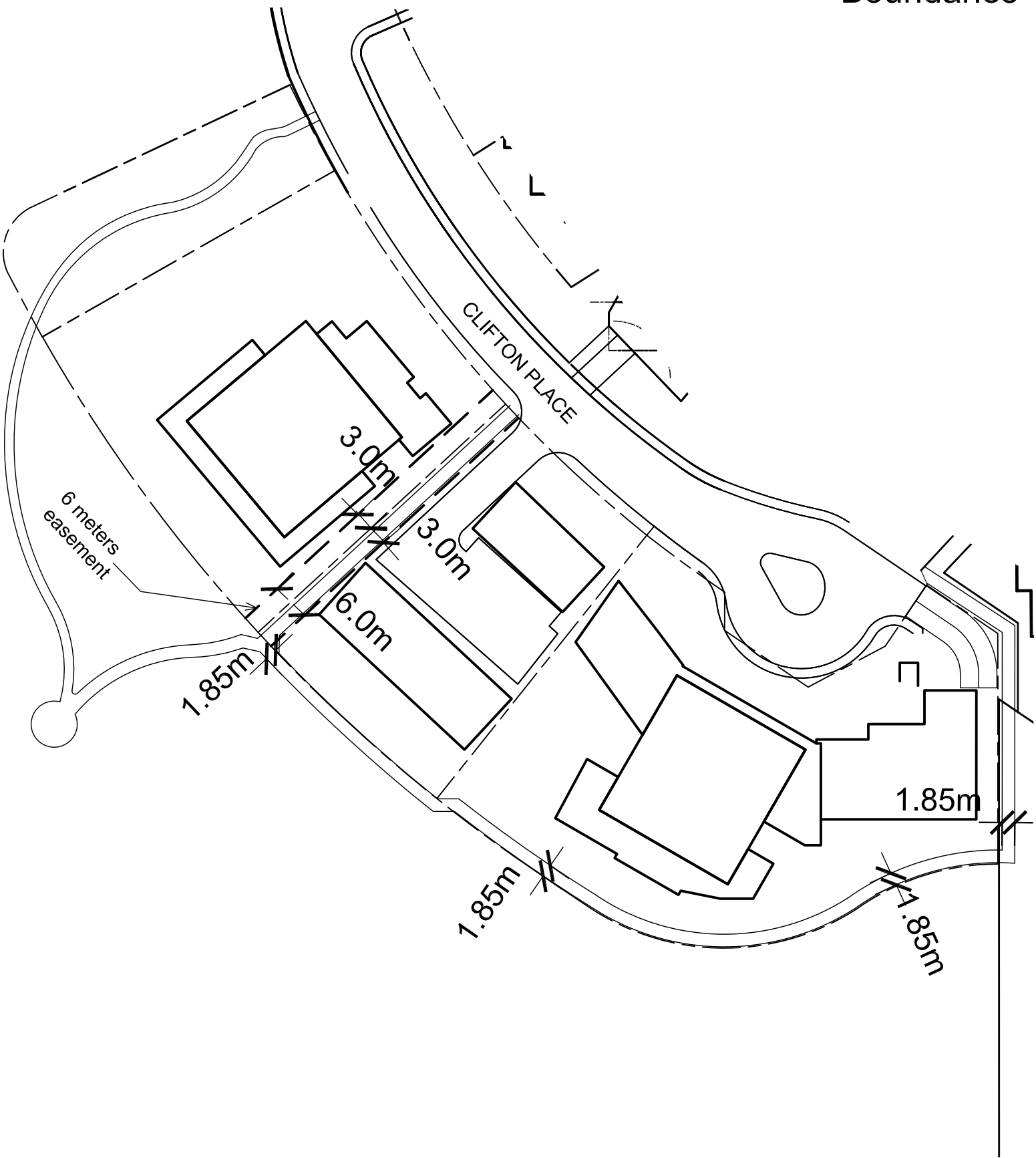
Illustrative Landscaping Plan



APPENDIX - VIII

CLIFTON PLACE

Trail Connection to View Point and Along South & East Project Boundaries



APPENDIX - IX

CLIFTON PLACE

Lane Behind Area "A" Looking South at Area "E" Tower



Area "A" Commercial View from 102 Avenue



APPENDIX - X

CLIFTON PLACE

Area "D" and Trail Connection to Viewpoint,
View Looking West from Clifton Place



Area "A" Left and Area "E" Right, Looking
South from Clifton Place

