

PROPOSED 8-UNIT TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



SITE ADDRESS :

1720 29 Ave S.W., Calgary, AB

LEGAL DESCRIPTION:

Units 1-4, Plan 071 0857

SITE INFO:

M-C1 Multi-Residential - Contextual Low Profile
Parcel Area = 580.42 m² (6247.64 sq.ft)

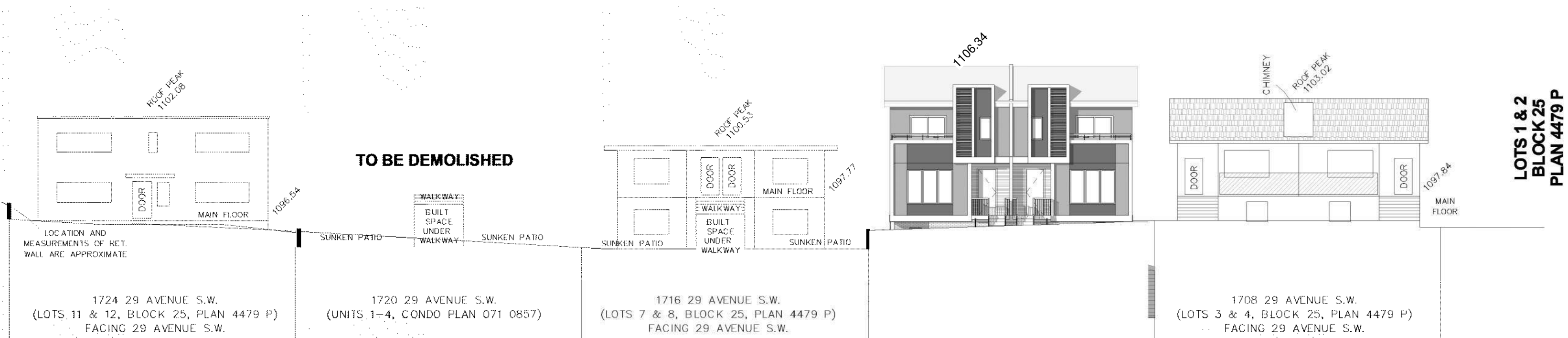
Foot Print : 337.51 m²(3632.97 sq.ft)
Building A : 132.66 m² (1427.93 sq.ft)
Building B: 133.0 m² (1431.5 sq.ft)
Garage:71.86 m² (773.54 sq.ft)

Coverage: 58.14%

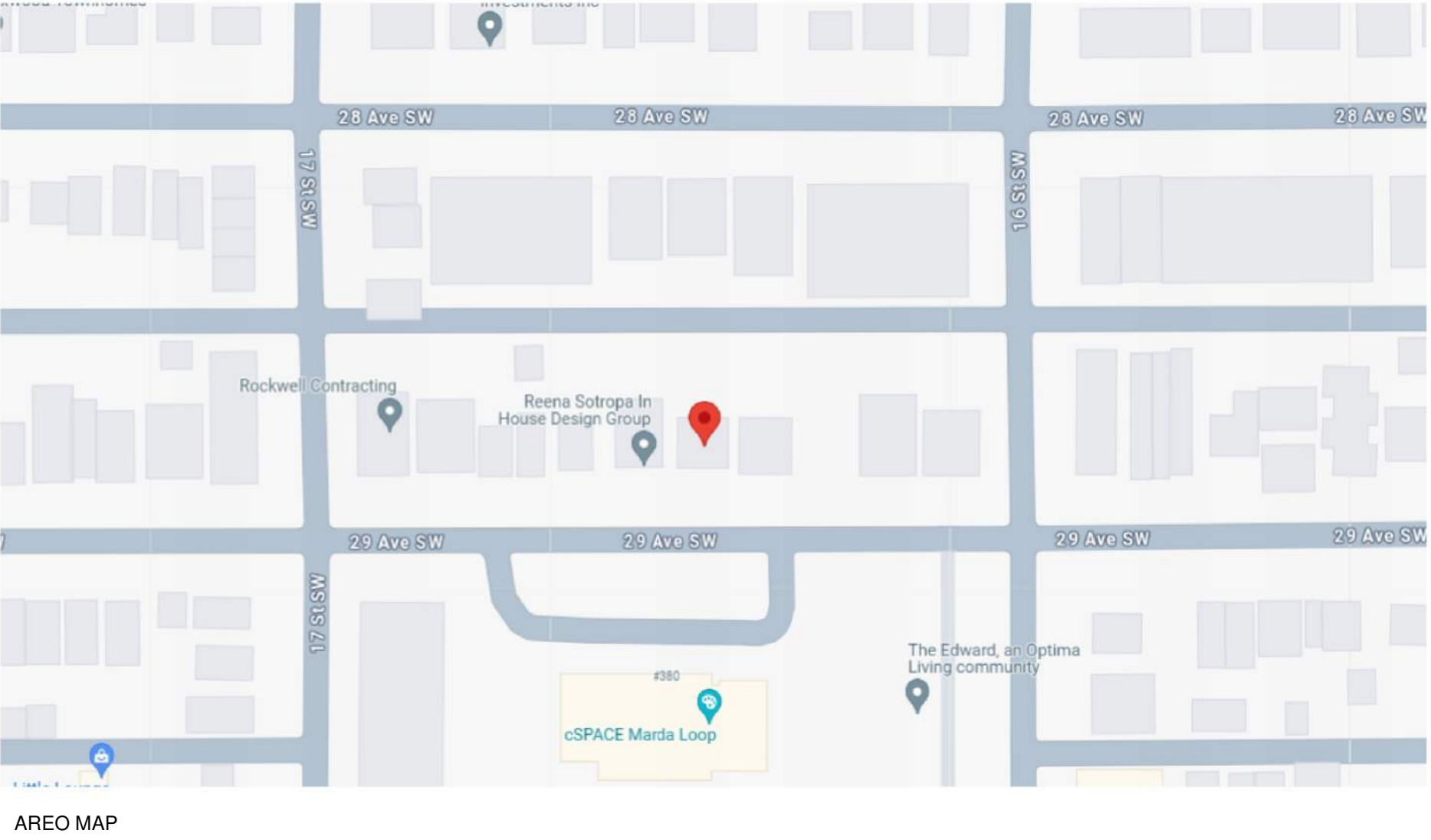
Density: 4/0.058 = 69 Unit/ Ha

4 Motor Vehicle Parking Garage Provided
8 Class 1 Bike Storage Provided.

Architectural Drawing Sheet List	
Sheet Number	Sheet Name
A000	Title Sheet
A001	Site/Block Plan
A101	Basement Plan
A102	First Floor Plan
A103	Second Floor Plan
A105	Roof Plan
A203	West Elevation
A204	East Elevation/ Bicycle Storage Plan
A301	Building Section 1
A104	Third Floor
A201	B1 North & South Elevations
A202	B2 North & South Elevation
A002	Landscaping Plan



2 Street Scene
1/16" = 1'-0"



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DATE	No.	REVISION	BY
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SCALE	FILE
AS NOTED	Project Number
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Owner

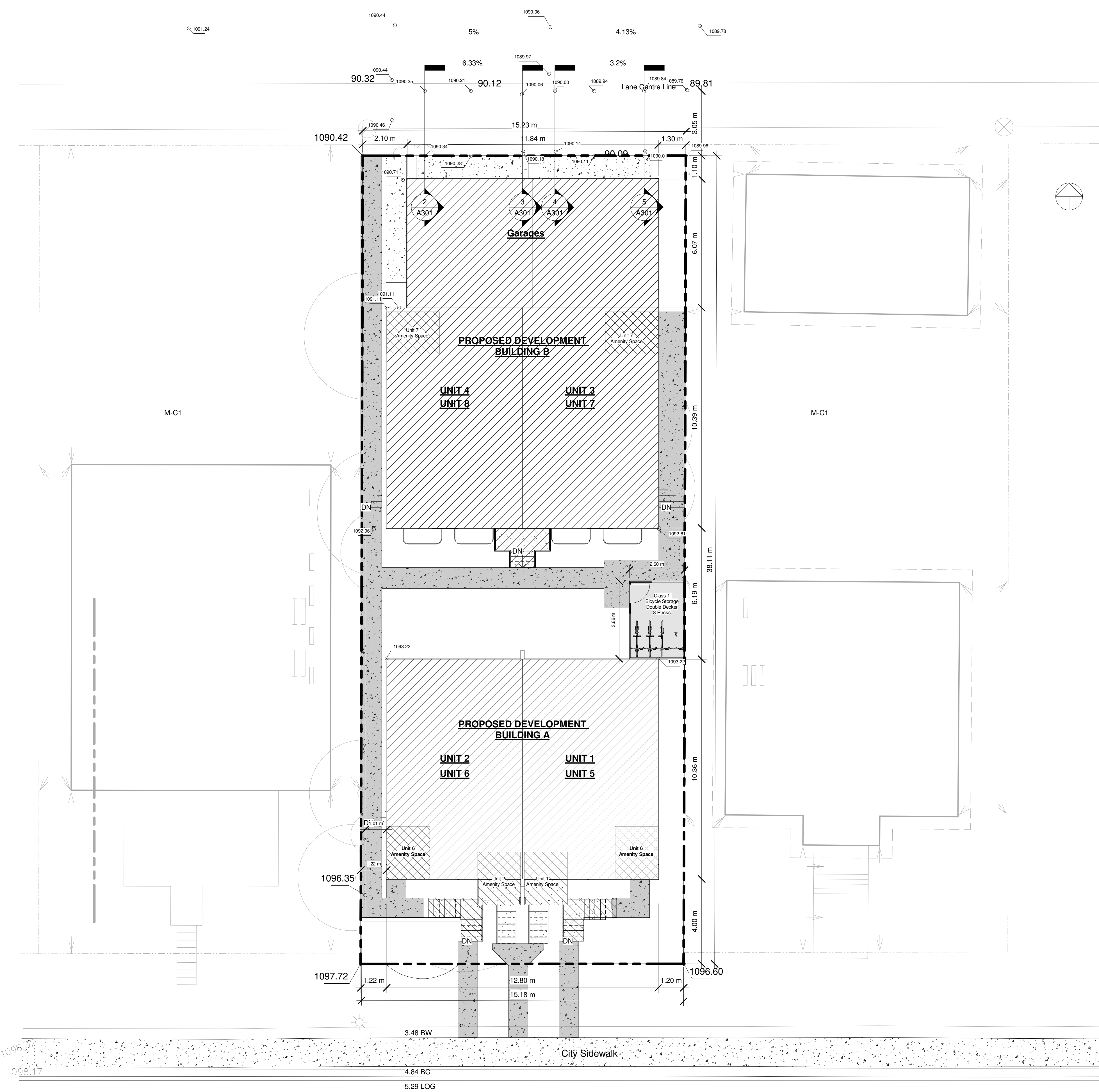
PROJECT

Proposed 8 Unit Townhouse Development

1720 29Ave SW, Calgary, AB

DRAWING	DWG No
Title Sheet	A000

Unick Design
Design & Build Consulting
Tel: 587-578-1425



1 Site Plan
1 : 100

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SYMBOL LEGEND

NORTH ARROW		ELEVATION REFERENCE	LEVEL 100.123
GRID LINE REFERENCE		WALL TYPE	11
		FLOOR TYPE	F5
		ROOF TYPE	R1
		DOOR NUMBER	0803
		WINDOW NUMBER	11
BUILDING SECTION		DETAIL NUMBER	1 Ref
		DRAWING CONTAINING THIS SECTION	A1.01
DETAIL SYMBOL		DETAIL NUMBER	1 Ref
		DRAWING CONTAINING THIS DETAIL	A1.01
BASEMENT OPENING			
FIRST FLOOR OPENING			
SECOND FLOOR OPENING			
THIRD FLOOR OPENING			

TOTAL AREA	Metric(m ²)	Imperial(sq.ft)
Above Ground	681.22	7332.59
Below Ground	254.38	2738.12
Garage	71.86	773.54
Class 1 Bike Stor.	9.51	102.43

BUILDING A	Metric(m ²)	Imperial(sq.ft)
UNIT 1		
Second Floor	63.60	684.59
Third Floor	58.36	628.19
UNIT 2		
Second Floor	63.60	684.59
Third Floor	58.36	628.19
UNIT 5		
Main Floor	55.46	596.96
Basement	66.33	714.00
UNIT 6		
Main Floor	55.46	596.96
Basement	66.33	714.00

Above Ground	354.84	3819.48
Below Ground	132.66	1428.00

BUILDING B	Metric(m ²)	Imperial(sq.ft)
UNIT 3		
Main Floor	66.33	714.00
Second Floor	60.47	650.96
Third Floor	36.38	391.63
UNIT 4		
Main Floor	66.33	714.00
Second Floor	60.47	650.96
Third Floor	36.38	391.63
UNIT 7		
Basement	60.86	655.13
UNIT 8		
Basement	60.86	655.13

Above Ground	326.38	3513.18
Below Ground	121.72	1310.26

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PROJECT

Proposed 8 Unit Townhouse Development

1720 29Ave SW, Calgary, AB

DRAWING Site/Block Plan

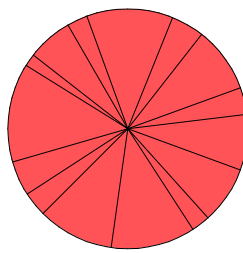
DWG No

A001

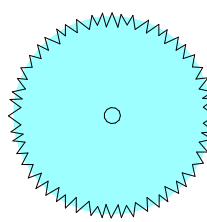
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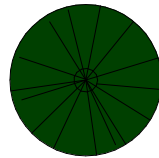
LANDSCAPING LEGEND



PROPOSED
DECIDUOUS TREE



PROPOSED
CONIFEROUS TREE



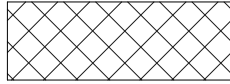
PROPOSED BUSH



GRAVEL(WINDO
W WELL)



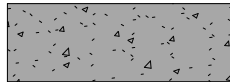
MULCH



CONC. FLOORING
AMENITY SPACE



SOD



CONCRETE(WALKWAY)



CONCRETE(W&R ENCLOSURE)
GARAGE APRON

LANDSCAPING AREA CALCULATION

Parcel Area: 580.42 m²
Building Foot Print : 347.03 m²
Garage Apron: 11.34 m²
W&R: 5.75 m²

Landscaping Area: 216.3 m² **37.27%**
Landscaping Area Reductions - Low Water Landscaping Option
The required 40.0 per cent landscaped area may be reduced by 3.0 per cent of the area of the parcel

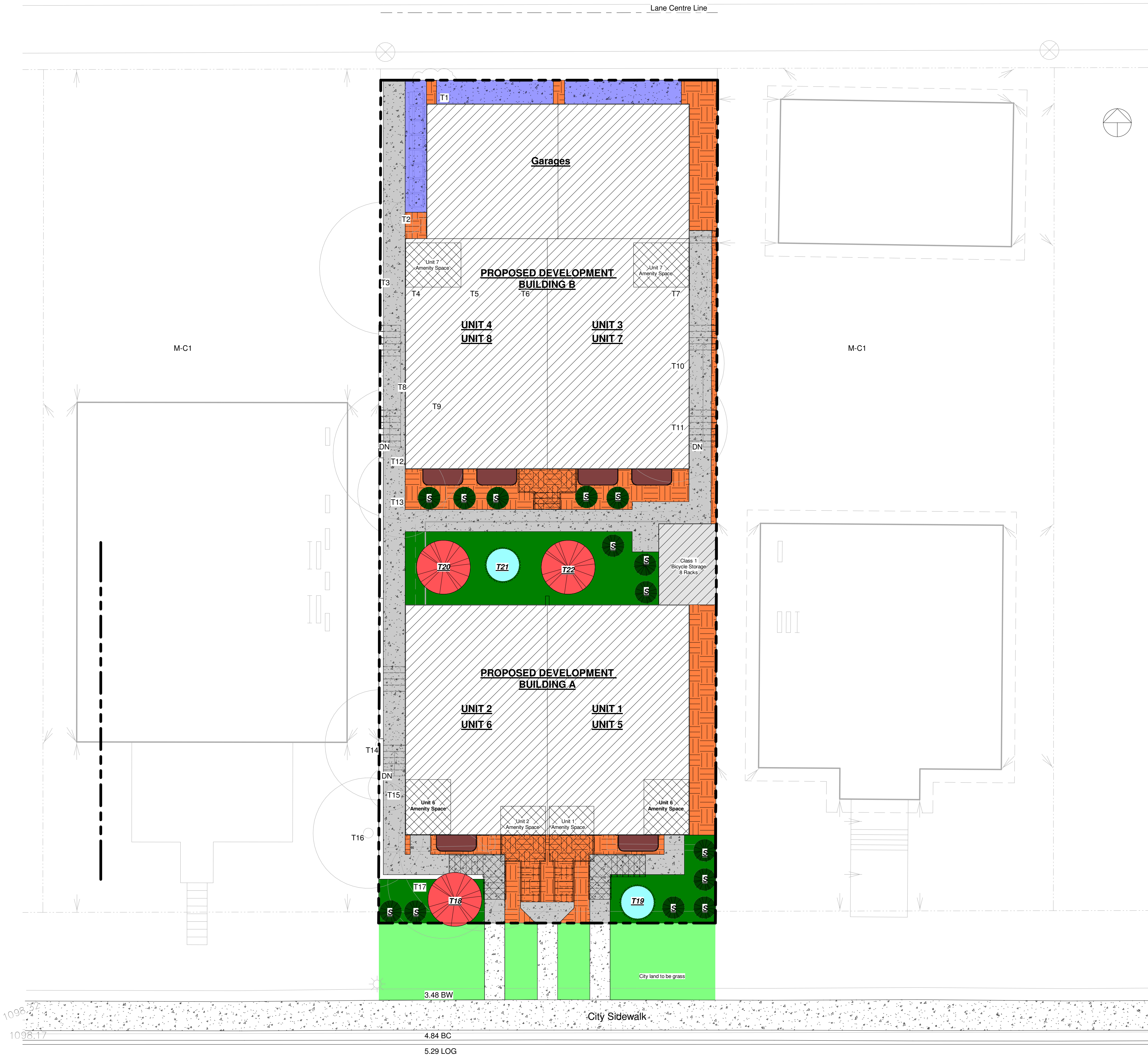
Conc. walkway & steps: 77.62 m2
Window Well: 7.91 m2

Hard Landscaping Area: 85.53 m2 **39.54%**

LANDSCAPING NOTE

- 1. 5 Trees and 14 shrubs are provided.
- 1. Low water irrigation system is provided.
- 2. the delivery of the irrigated water is confined to trees and shrubs
- 3. City land to be grass

PLANTING SCHEDULE						
Tree #	Variety	Caliper(s)	Canopy(s)	Height(s)	Location	Status
Existing Tree						
T1	Bush	-----	2.00	2.50	In Subject Property	To be Removed
T2	Bush	-----	1.50	1.00	In Subject Property	To be Removed
T3	Deciduous Tree	0.40	6.00	10.00	On Property Line	To be Removed
T4	Coniferous Tree	0.50	3.00	10.00	In Subject Property	To be Removed
T5	Coniferous Tree	0.50	3.00	10.00	In Subject Property	To be Removed
T6	Coniferous Tree	0.50	3.00	10.00	In Subject Property	To be Removed
T7	Coniferous Tree	0.50	3.00	10.00	In Subject Property	To be Removed
T8	Coniferous Tree	0.40	1.50	10.00	In Subject Property	To be Removed
T9	Deciduous Tree	0.20	3.00	4.00	In Subject Property	To be Removed
T10	Deciduous Tree	0.20	5.00	4.00	In Subject Property	To be Removed
T11	Coniferous Tree	1.00	5.00	10.0	In Subject Property	To be Removed
T12	Deciduous Tree	0.40	6.00	7.00	In Subject Property	To be Removed
T13	Deciduous Tree	0.30	4.00	10.00	In Subject Property	To be Removed
T14	Deciduous Tree	0.45	5.00	8.00	On Property Line	To be Removed
T15	Deciduous Tree	0.30	2.00	2.50	In Subject Property	To be Removed
T16	Deciduous Tree	0.45	5.00	8.00	In Adjacent Property	To be Removed
T17	Deciduous Tree	0.80	8.00	10.00	In Subject Property	
Proposed Tree						
T18	Amur Maple	0.10	2.00	3.00	In Subject Property	
T19	Blue Spruce	0.15	3.00	3.00	In Subject Property	
T20	Amur Maple	0.10	2.00	3.00	In Subject Property	
T21	Blue Spruce	0.15	3.00	3.00	In Subject Property	
T22	Amur Maple	0.10	2.00	3.00	In Subject Property	
S	Saskatoon Berry	-	0.8	-	In Subject Property	



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PROJECT
Proposed 8 Unit Townhouse Development
1720 29Ave SW, Calgary, AB

DRAWING	DWG No.
Landscaping Plan	A002

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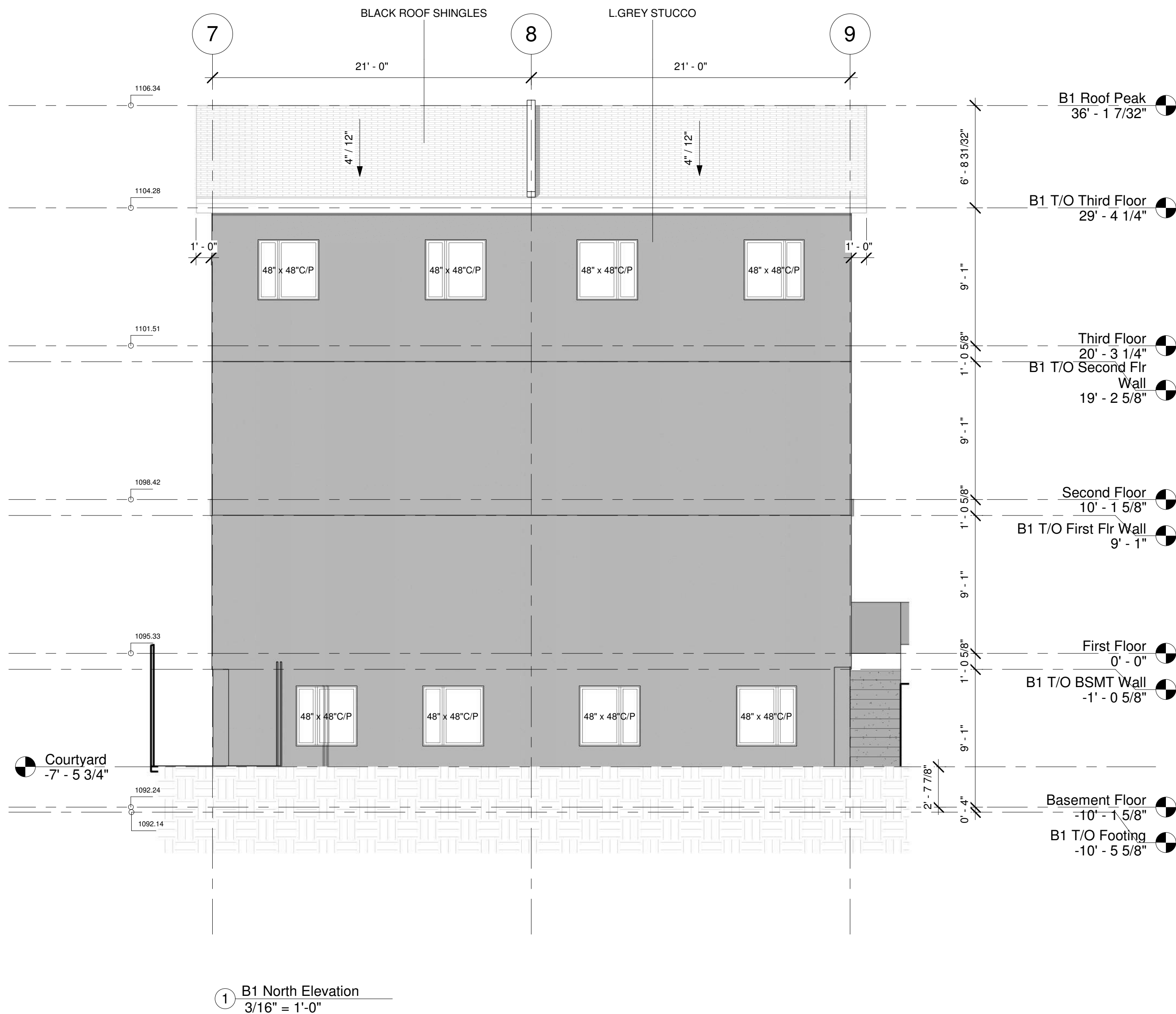
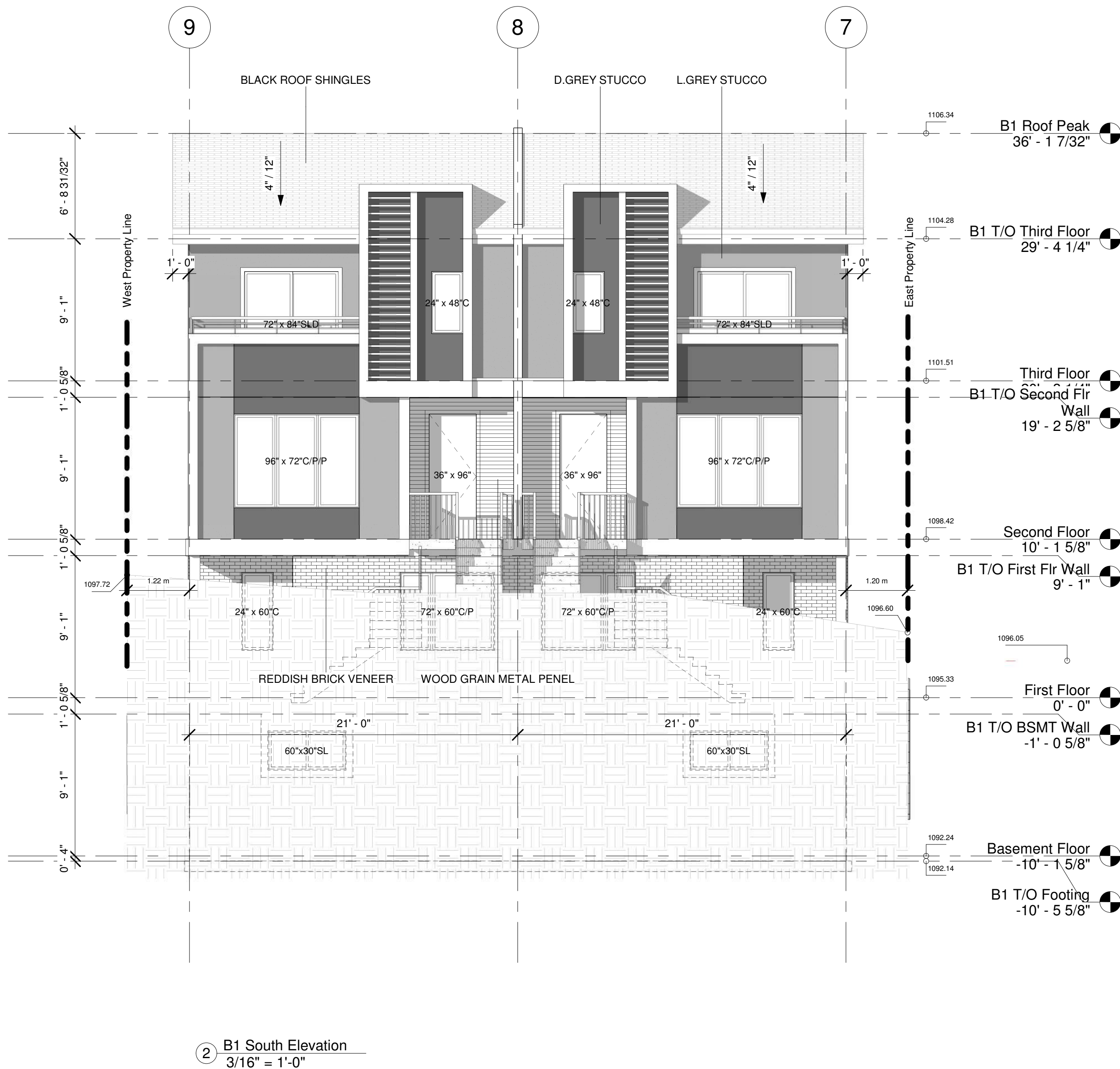
Proposed 8 Unit Townhouse Development

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DRAWING	DWG No.
B1 North & South Elevations	A201

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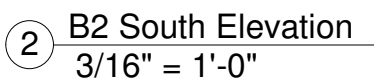
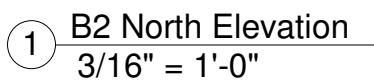
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DRAWING	DWG No
B2 North & South Elevation	A202



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PROJECT
Proposed 8 Unit Townhouse Development

1720 29Ave SW, Calgary, AB

DRAWING	DWG No.
West Elevation	A203

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Proposed 8 Unit Townhouse Development

1720 29Ave SW, Calgary, AB

DRAWING	DWG No.
East Elevation/ Bicycle Storage Plan	A204

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