

PROPOSED 8-UNIT TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



AMENDED DRAWINGS

DP No DP2024-06551 Date Received 2026-01-20
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PROJECT INFORMATION

SITE ADDRESS :

1720 29 AVENUE 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 : 320.99 m² (3455.20 sq.ft)
Building A : 133.16 m² (1433.32 sq.ft)
Building B: 114.75 m² (1235.19 sq.ft)
Garage: 73.08 m² (786.69 sq.ft)

Coverage: 55.30%

Density: 4/0.055 = 72 Unit/ Ha

Architectural Drawing Sheet List	
Sheet Number	Sheet Name
A000	Title Sheet
A001	Site Plan
A002	Landscaping Plan
A101	Basement Plan
A102	First Floor Plan
A103	Second Floor Plan
A104	Third Floor
A105	Roof Plan
A201	B1 North & South Elevations
A202	B2 North & South Elevation
A203	West Elevation & Bicycle Storage Details
A204	East Elevation, Section 2, 3 & 4
A301	Building Section 1 & Garage Apron Sections 1,2,3 & 4

PERMIT NUMBERS:

20251126	1	Revision 1	
DATE	No.	REVISION	BY

SEALS

SCALE	AS NOTED	FILE	Project Number
DATE	2026-01-20 2:59:32 PM		
DRAWN	Author	CHECKED	Checker

CLIENT

Owner

PROJECT

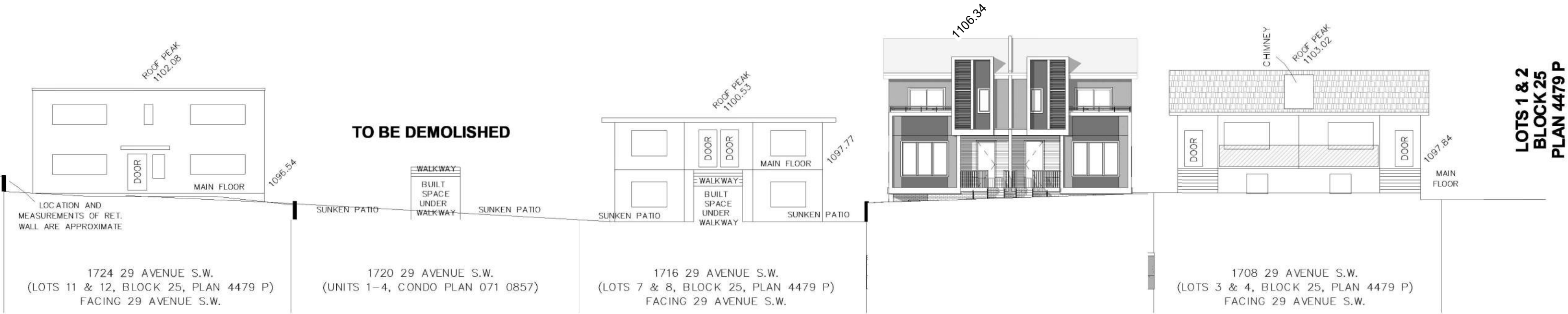
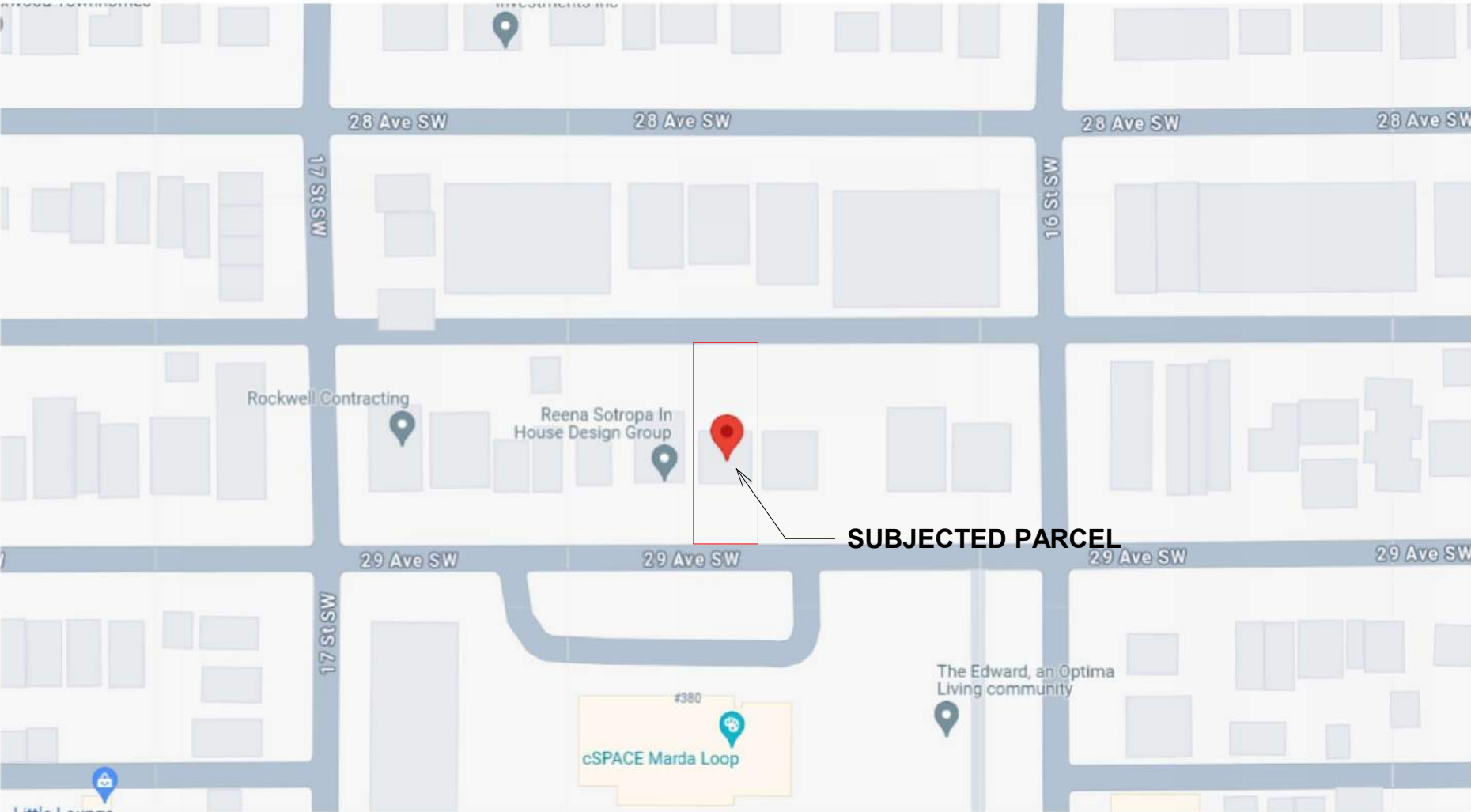
Proposed 8 Unit Townhouse Development

1720 29Ave SW, Calgary, AB

DRAWING	DWG No
Title Sheet	A000

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Design & Build Consulting
Tel: 587-578-1425

LOCATION MAP



STREETSCAPE

BUILDING AREA

	Metric(m²)	Imperial(sq.ft)
Above Ground	676.56	7282.84
Below Ground	247.22	2661.32
Garage	73.08	786.72
Class 1 Bike Storage	4.84	52.17

BUILDING A

	Metric(m²)	Imperial(sq.ft)
--	------------	-----------------

UNIT 1		
Second Floor	62.65	674.34
Third Floor	66.55	716.38
UNIT 2		
Second Floor	62.65	674.34
Third Floor	66.55	716.38
UNIT 5		
First Floor	61.10	657.67
Basement	66.39	714.66
UNIT 6		
First Floor	61.10	657.67
Basement	66.39	714.66

Above Ground	380.60	4096.78
Below Ground	132.78	1429.32

BUILDING B

	Metric(m²)	Imperial(sq.ft)
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UNIT 3		
First Floor	57.51	619.10
Second Floor	57.37	617.57
Third Floor	33.10	356.36
UNIT 4		
First Floor	57.51	619.10
Second Floor	57.37	617.57
Third Floor	33.10	356.36
UNIT 7		
Basement	57.22	616.00
UNIT 8		
Basement	57.22	616.00

Above Ground	295.96	3186.06
Below Ground	114.44	1232.00

SYMBOL LEGEND

NORTH ARROW

GRID LINE REFERENCE

1

ELEVATION REFERENCE

LEVEL 100.123

WALL TYPE

1i

FLOOR TYPE

F5

ROOF TYPE

R1

DOOR NUMBER

0603

WINDOW NUMBER

1i

BUILDING SECTION

1 Ref

A1.01

DRAWING CONTAINING THIS SECTION

DETAIL SYMBOL

1 Ref

A1.01

DRAWING CONTAINING THIS DETAIL

BASEMENT OPENING

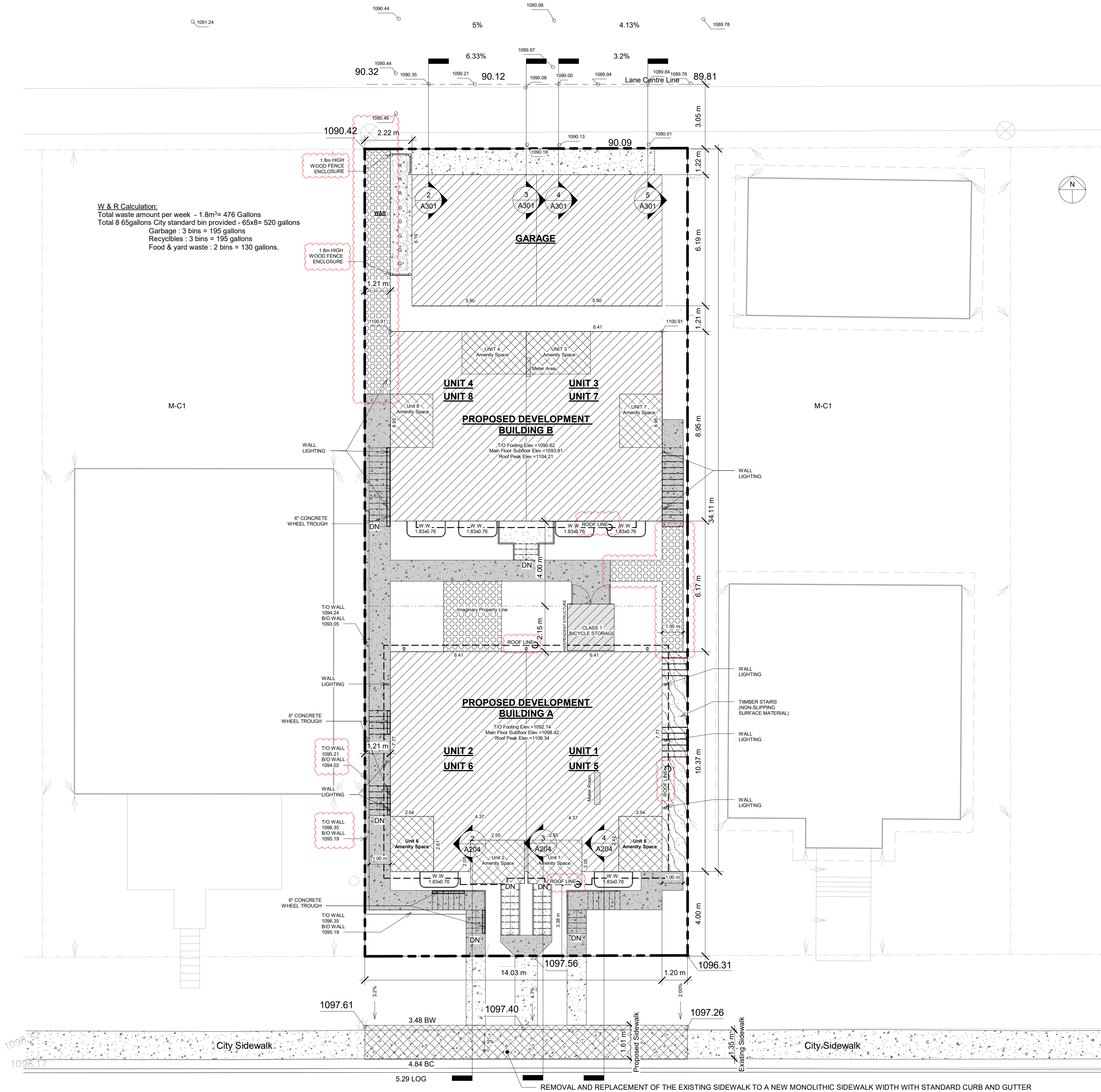
FIRST FLOOR OPENING

SECOND FLOOR OPENING

THIRD FLOOR OPENING

WASTE LEGEND	
G	GARBAGE CONTAINER
R	RECYCLABLE MATERIAL CONTAINER
O	YARD WASTE MATERIAL CONTAINER

	WOOD TIMBER STAIRS
	CONCRETE(WALKWAY)
	PERMEABLE PAVEMENT



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#1720
29 AVENUE S.W.

1 Site Plan
1 : 100

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20260112	3	Revision 3	
20251224	2	Revision 2	
20251126	1	Revision 1	
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SEALS

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PROJECT

Proposed 8 Unit Townhouse
Development

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DRAWING

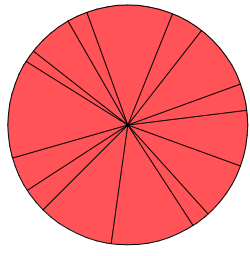
Site Plan

DWG No

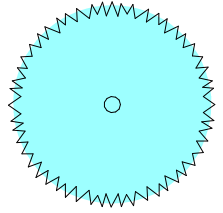
A001

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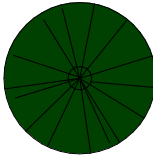
LANDSCAPING LEGEND



PROPOSED
DECIDUOUS TREE



PROPOSED
CONIFEROUS TREE



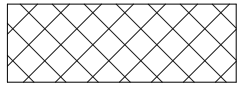
PROPOSED BUSH



GRAVEL(WINDOW WELL)



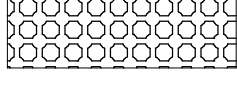
MULCH



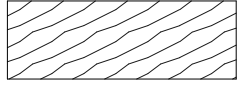
CONCRETE FLOORING
(AMENITY SPACE)



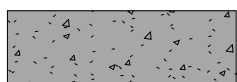
SOD



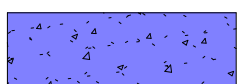
PERMEABLE PAVEMENT



WOOD TIMBER STAIRS



CONCRETE(WALKWAY)



CONCRETE (W&R ENCLOSURE)
& GARAGE APRON

LANDSCAPING AREA CALCULATION

Parcel Area: 580.42 m²
Building Foot Print : 320.99 m²
Garage Apron: 13.93 m²
W&R: 6.07 m²

Landscaping Area: 234.59 m² **40.41%**
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: 62.79 m²
Window Well: 8.09 m²

Hard Landscaping Area: 83.33 m² **35.52%**

Parcel Area: 580.42 m²
Non-Landscaped Area: 345.83 m²
1. Building foot print: 320.99 m²
2. Garage apron & Garbage facility : 20.00 m²
3. Bike Storage: 4.84 m²

Landscaped Area: 580.42-345.83 = 234.59 m²
Conc. walkway & steps : 62.79 m²
Window well (Gravel): 8.09 m²
Wood Timber Stairs: 12.45 m²
Total Hard Landscaping Area: **83.33 m² (35.52 %)**

WASTE LEGEND

G	GARBAGE CONTAINER
R	RECYCLABLE MATERIAL CONTAINER
O	YARD WASTE MATERIAL CONTAINER

LANDSCAPING NOTE

- 5 Trees and 14 shrubs are provided.
1. Low water irrigation system is provided.
- The delivery of the irrigated water is confined to trees and shrubs.
- All sodded areas are planted with a drought tolerant grass species.
- City land to be grass
5. Both buildings will be solar ready and able to accommodate solar photovoltaic (PV) panels to generate electricity
- A EV charging stall provided for each garage
7. Provide 4" concrete wheel trough along the right side of external steps.

TREE SCHEDULE

TO BE REMOVED

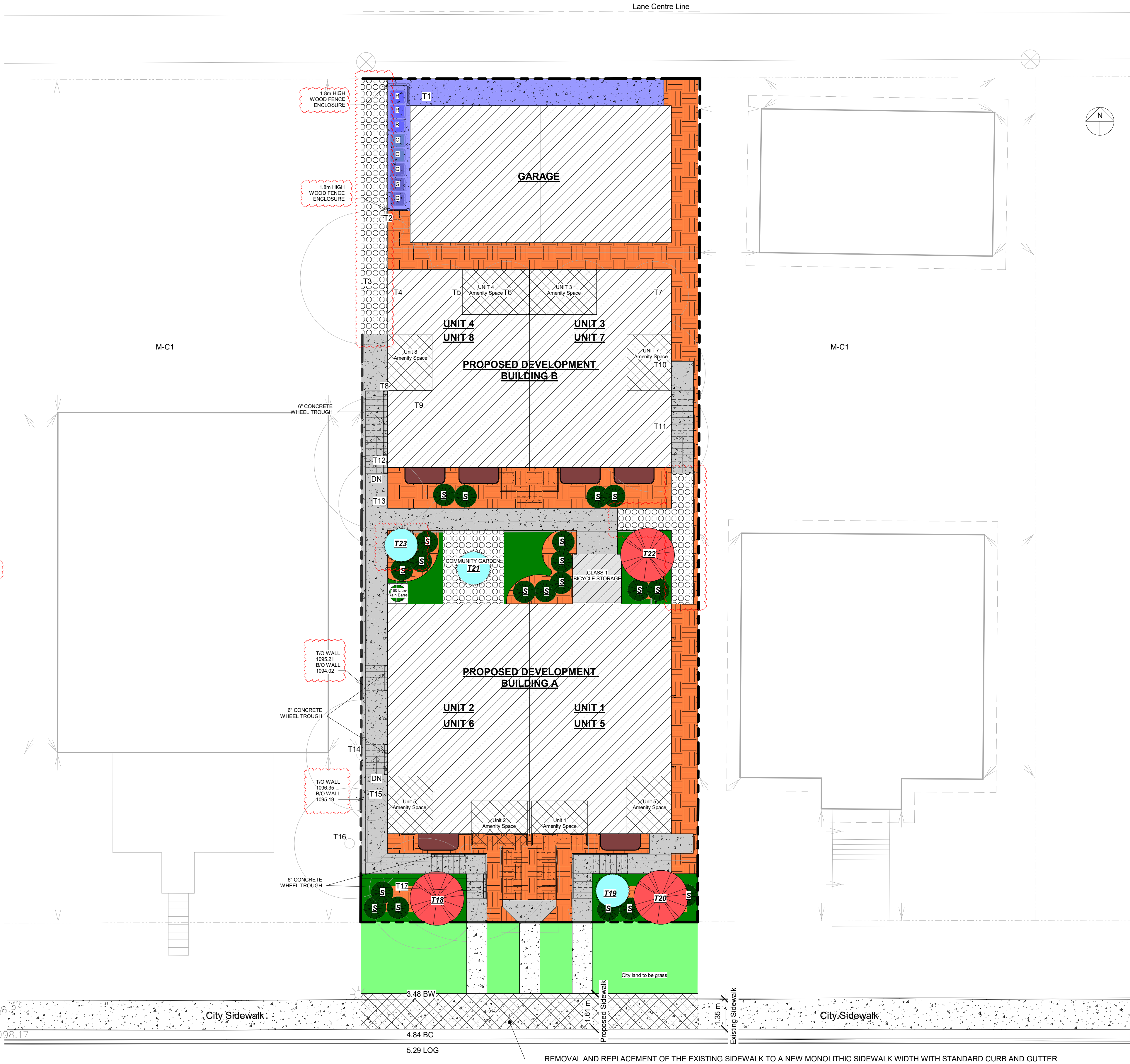
Tree No.	Variety	Caliper (±)	Canopy (±)	Height (±)	Location
T1	Bush	-----	2.00	2.50	In Subject Property
T2	Bush	-----	1.50	1.00	In Subject Property
T3	Deciduous Tree	0.40	6.00	10.00	On Property Line
T4	Coniferous Tree	0.50	3.00	10.00	In Subject Property
T5	Coniferous Tree	0.50	3.00	10.00	In Subject Property
T6	Coniferous Tree	0.50	3.00	10.00	In Subject Property
T7	Coniferous Tree	0.50	3.00	10.00	In Subject Property
T8	Coniferous Tree	0.40	1.50	10.00	In Subject Property
T9	Deciduous Tree	0.20	3.00	4.00	In Subject Property
T10	Deciduous Tree	0.20	5.00	4.00	In Subject Property
T11	Coniferous Tree	1.00	5.00	10.00	In Subject Property
T12	Deciduous Tree	0.40	6.00	7.00	In Subject Property
T13	Deciduous Tree	0.30	4.00	10.00	In Subject Property
T14	Deciduous Tree	0.45	5.00	8.00	On Property Line
T15	Deciduous Tree	0.30	2.00	2.50	In Subject Property
T16	Deciduous Tree	0.45	5.00	8.00	In Adjacent Property

TO BE RETAINED

T17	Deciduous Tree	0.80	8.00	10.00	In Subject Property
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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
T23	Blue Spruce	0.15	3.00	3.00	In Subject Property
S	Saskatoon Berry	0.15	0.80	1.00	In Subject Property



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#1720
29 AVENUE S.W.

1 Landscaping Plan
1 : 100

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SEALS

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Owner

PROJECT

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Development

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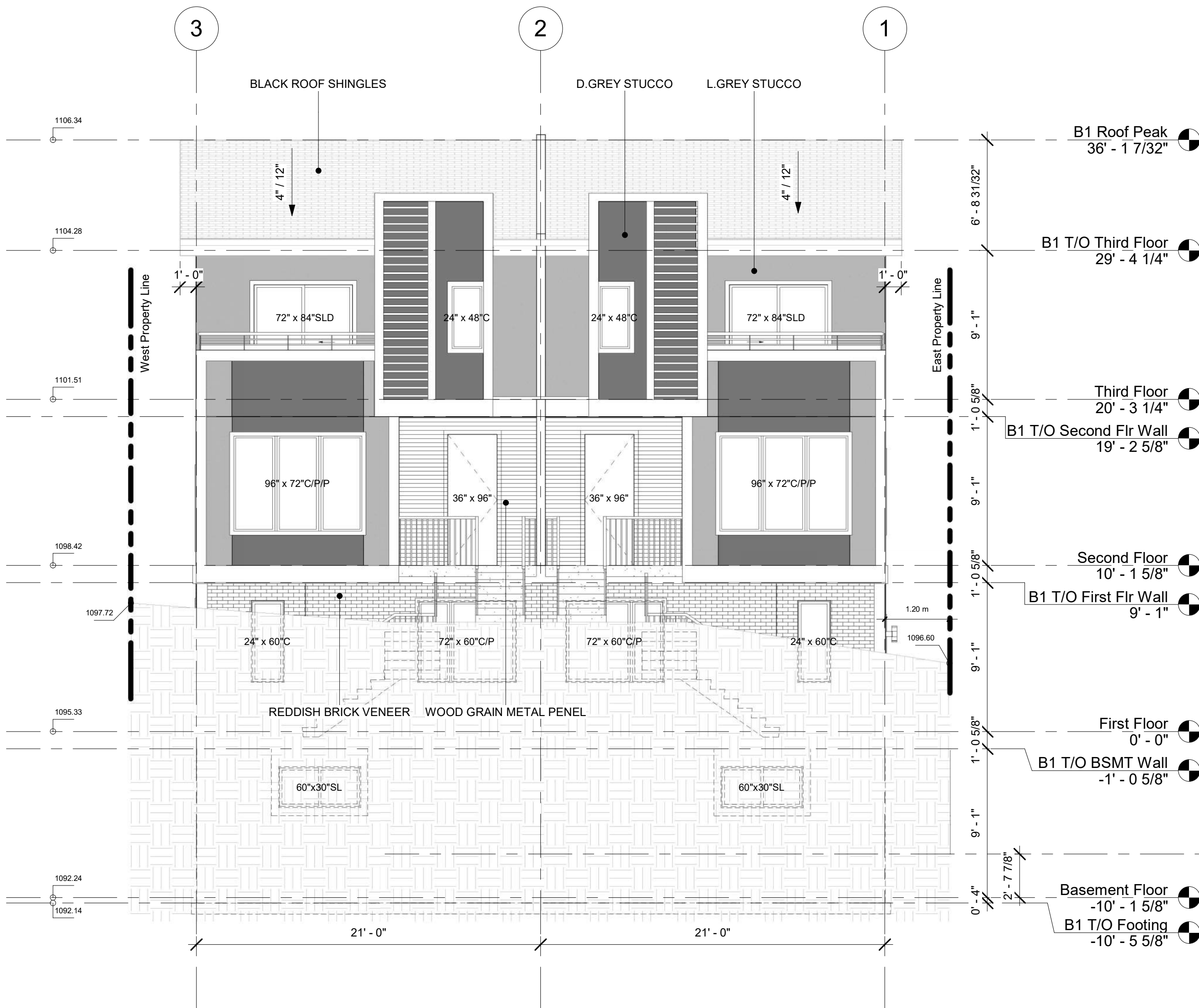
DRAWING	Landscaping Plan	DWG No.	A002
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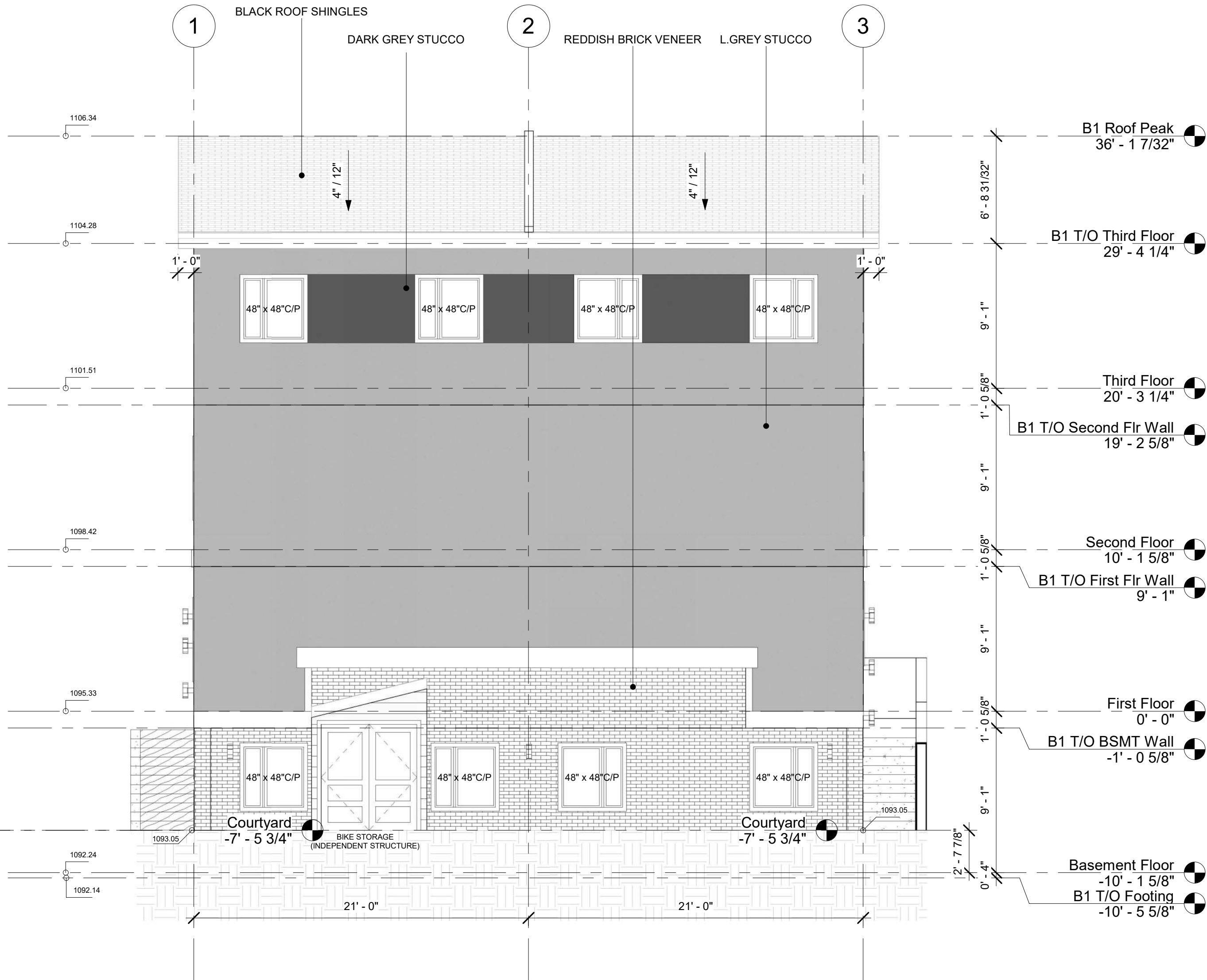
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① B1 South Elevation
3/16" = 1'-0"



② B1 North Elevation
3/16" = 1'-0"

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SEALS

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Proposed 8 Unit Townhouse
Development

1720 29Ave SW, Calgary, AB

DRAWING	DWG No.
B1 North & South Elevations	A201

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SEALS

Courtyard
-7' - 5 3/4"

SCALE	FILE
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DATE
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Proposed 8 Unit Townhouse
Development

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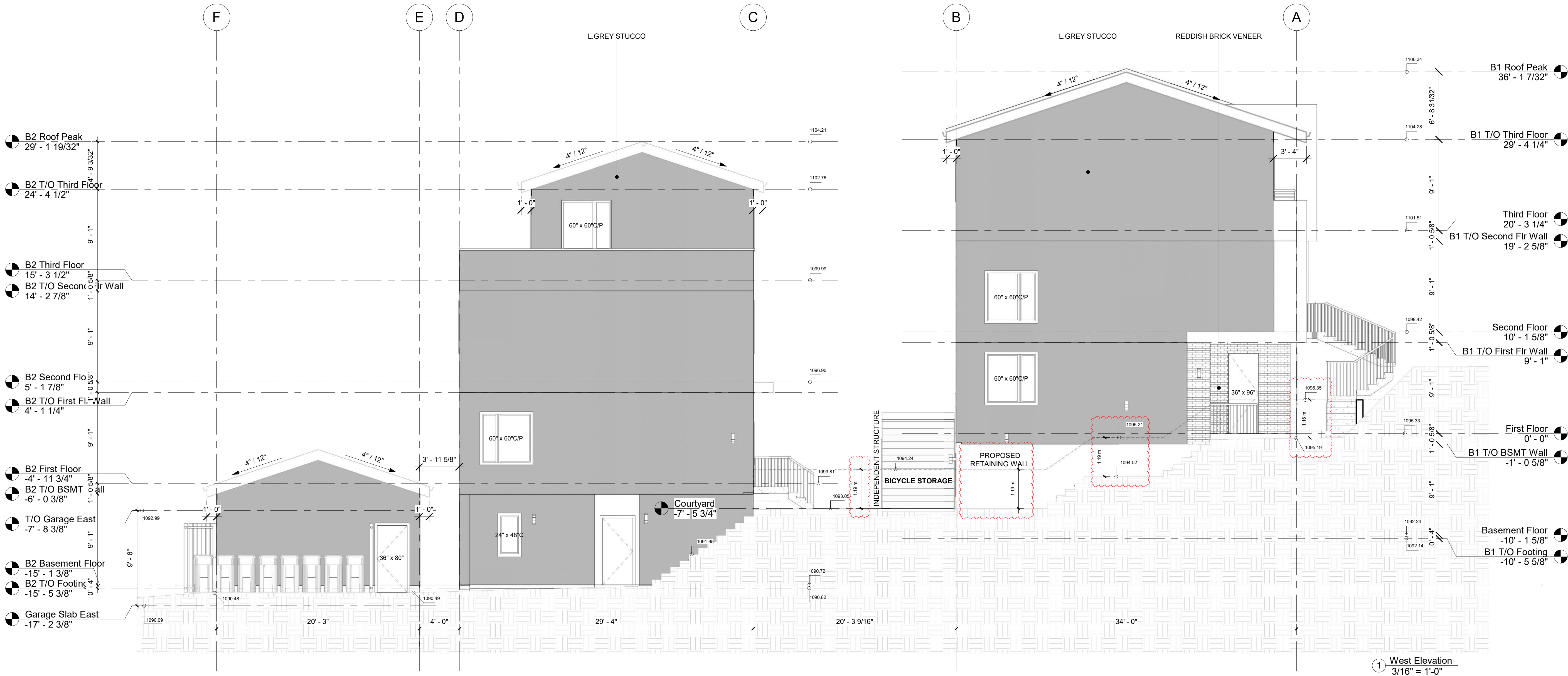
DRAWING
B2 North & South
Elevation

DWG No.

A202

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SEALS

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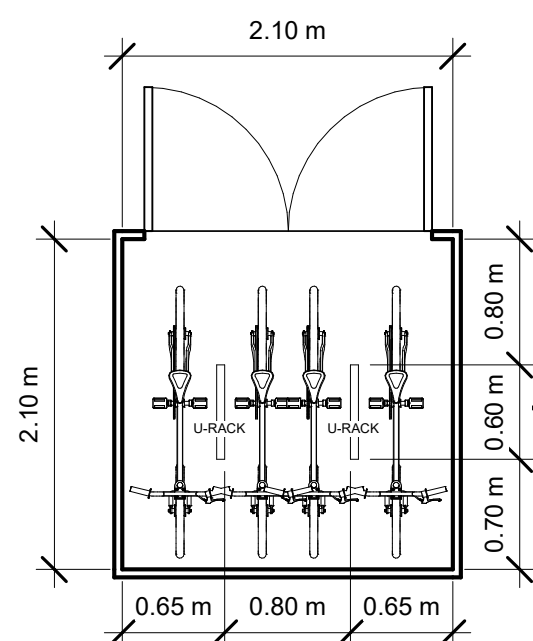
PROJECT

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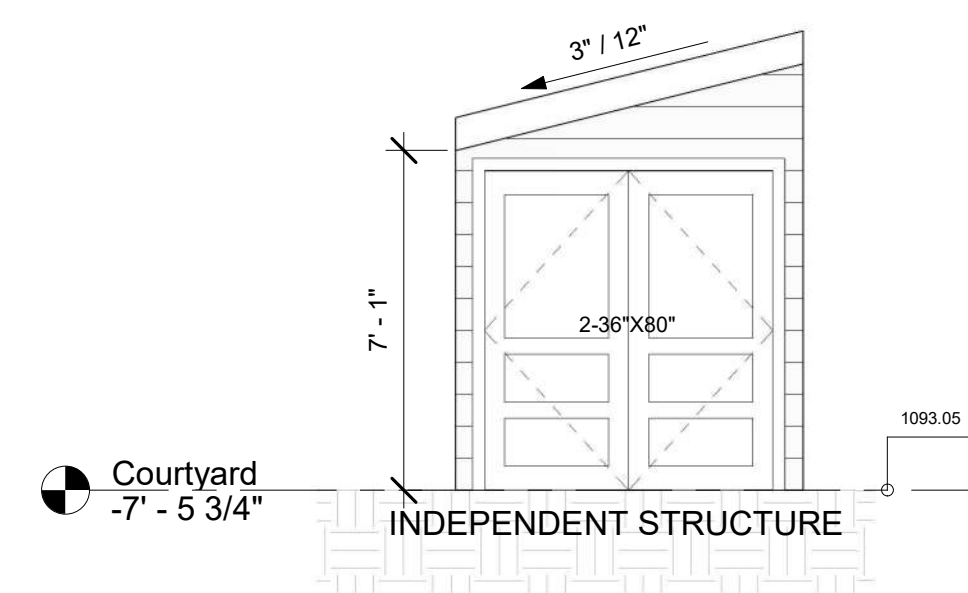
1720 29Ave SW, Calgary, AB

DRAWING	DWG No.
West Elevation & Bicycle Storage Details	A203

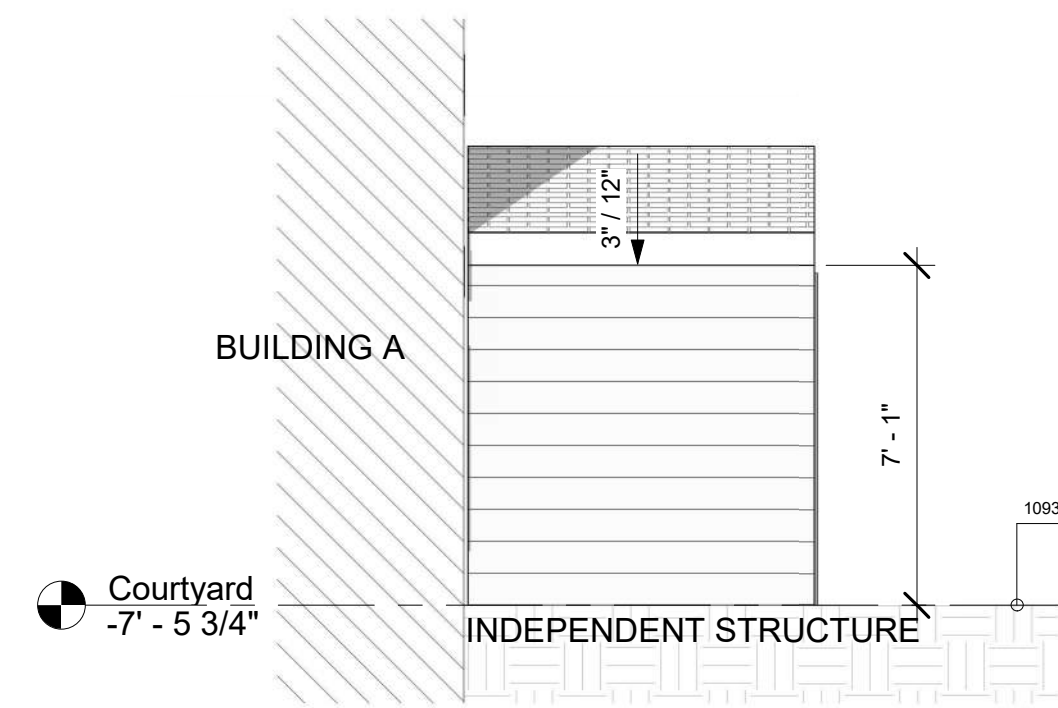
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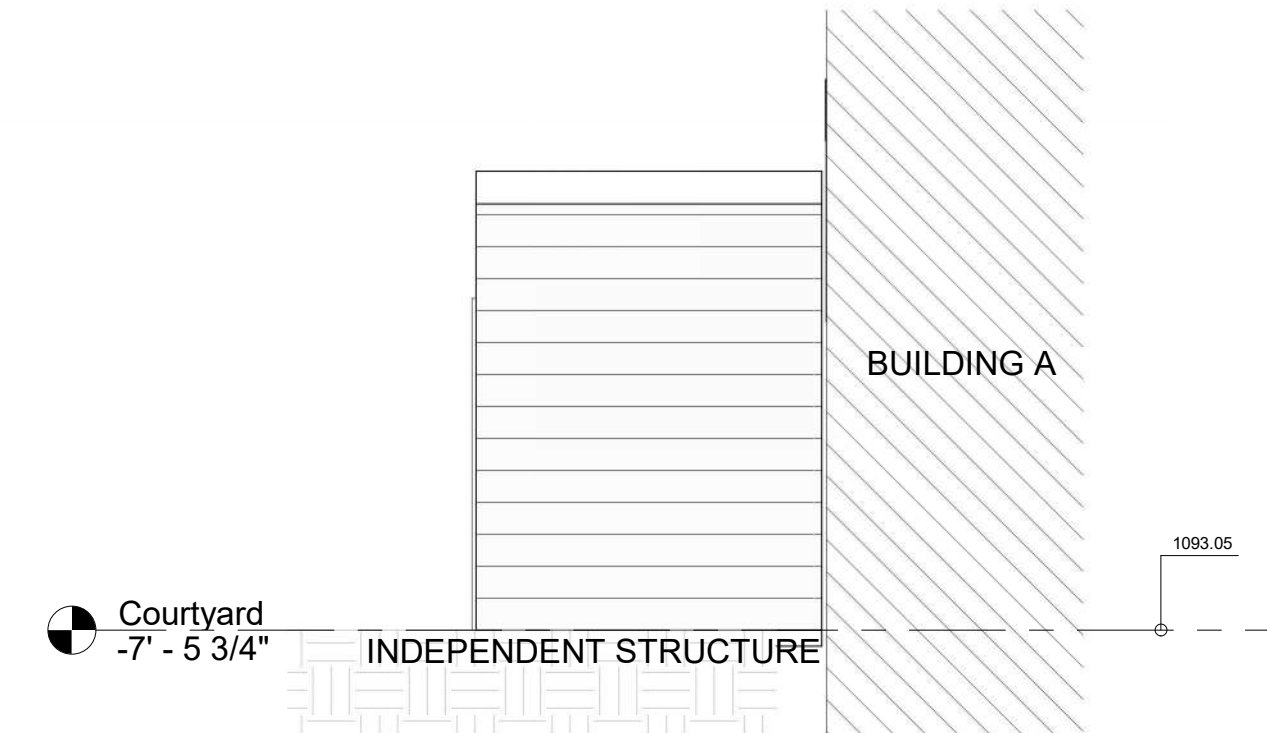
② Bicycle Storage Plan
1/4" = 1'-0"



③ Bicycle North Elevation
1/4" = 1'-0"



④ Bicycle East Elevation
1/4" = 1'-0"



⑤ Bicycle West Elevation
1/4" = 1'-0"



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Proposed 8 Unit Townhouse Development
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DRAWING
East Elevation, Section 2, 3 & 4

DWG No
A204

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