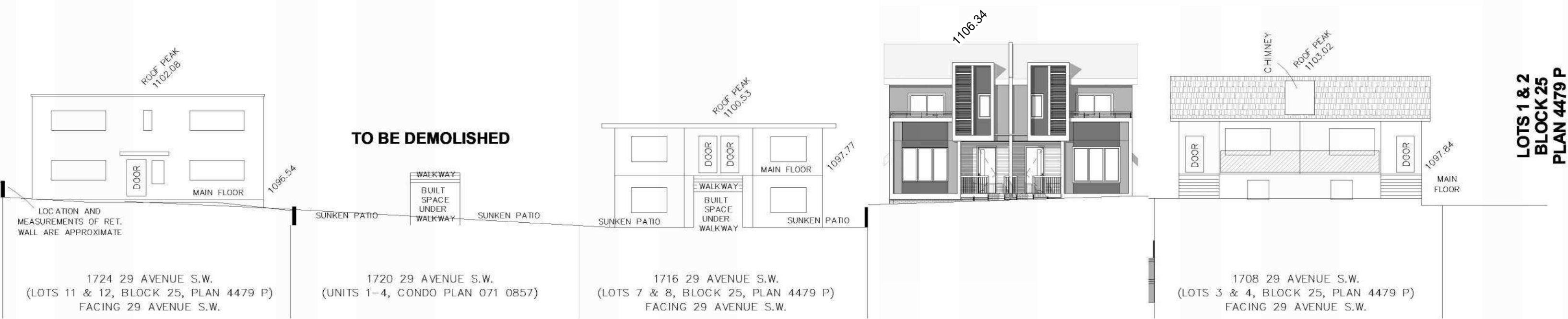


PROPOSED 8-UNIT TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



STREETScape

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 : 320.46 m² (3449.34 sq.ft)
Building : 247.37 m² (2662.62sq.ft)
Garage: 73.09 m² (786.72 sq.ft)

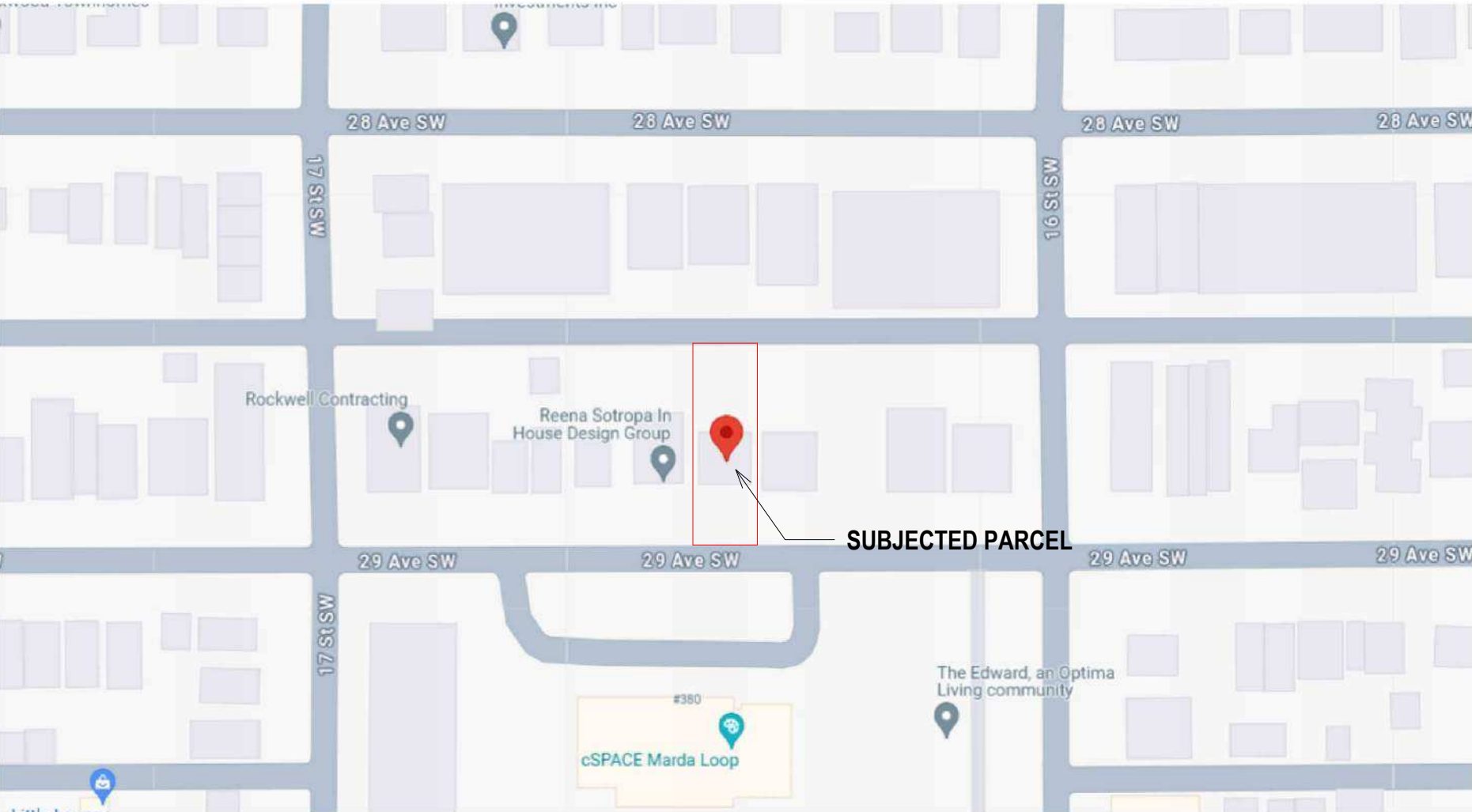
Coverage: 55.21%

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 PLAN
A105	ROOF PLAN
A201	NORTH & SOUTH ELEVATIONS
A203	WEST ELEVATION
A204	ELEVATION, SECTION 2, 3 & 4
A301	BUILDING SECTION 1 & GARAGE SECTIONS 1,2,3 & 4

AMENDED DRAWINGS
DP No Date Received
DP2024-06551 2026-05-27
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LOCATION MAP



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PERMIT NUMBERS:

20251126	1	Revision 1	
DATE	No	REVISION	BY

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Owner

PROJECT

PROPOSED 8 UNIT
TOWNHOUSE DEVELOPMENT

1720 29Ave SW, Calgary, AB

DRAWING

TITLE SHEET

DWG NO.

A000

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BUILDING AREA

	METRIC(m²)	IMPERIAL(sq.ft)
ABOVE GROUND	593.80	6391.48
BELOW GROUND	243.68	2623.06
GARAGE	73.08	786.72
CLASS 1 BIKE STORAGE	5.52	59.39

	METRIC(m²)	IMPERIAL(sq.ft)
UNIT 1		
SECOND FLOOR	62.62	673.99
THIRD FLOOR	64.11	690.05
UNIT 2		
SECOUND FLOOR	62.62	673.99
THIRD FLOOR	64.11	690.05
UNIT 5		
FIRST FLOOR	61.08	657.47
BASEMENT	66.33	714.00
UNIT 6		
FIRST FLOOR	61.08	657.47
BASEMENT	66.33	714.00
UNIT 3		
FIRST FLOOR	51.72	556.66
SECOND FLOOR	57.37	617.57
UNIT 4		
FIRST FLOOR	51.72	556.66
SECOND FLOOR	57.37	617.57
UNIT 7		
BASEMENT	55.51	597.53
UNIT 8		
BASEMENT	55.51	597.53
ABOVE GROUND	593.80	6391.48
BELOW GROUND	243.68	2623.06

W & R Calculation:
Total waste amount per week - 1.8m³= 476 Gallons
Total 8 65gallons City standard bin provided - 65x8= 520 gallons
Garbage : 3 bins = 195 gallons
Recyclibles : 3 bins = 195 gallons
Food & yard waste : 2 bins = 130 gallons.

SYMBOL LEGEND

NORTH ARROW

ELEVATION REFERENCE

LEVEL 100.123

GRID LINE REFERENCE

1

WALL TYPE

T1

FLOOR TYPE

F5

ROOF TYPE

R1

DOOR NUMBER

0603

WINDOW NUMBER

11

BUILDING SECTION

1 Ref

A1.01

DRAWING CONTAINING THIS SECTION

DETAIL SYMBOL

1 Ref

A1.01

DRAWING CONTAINING THIS DETAIL

BASEMENT OPENING

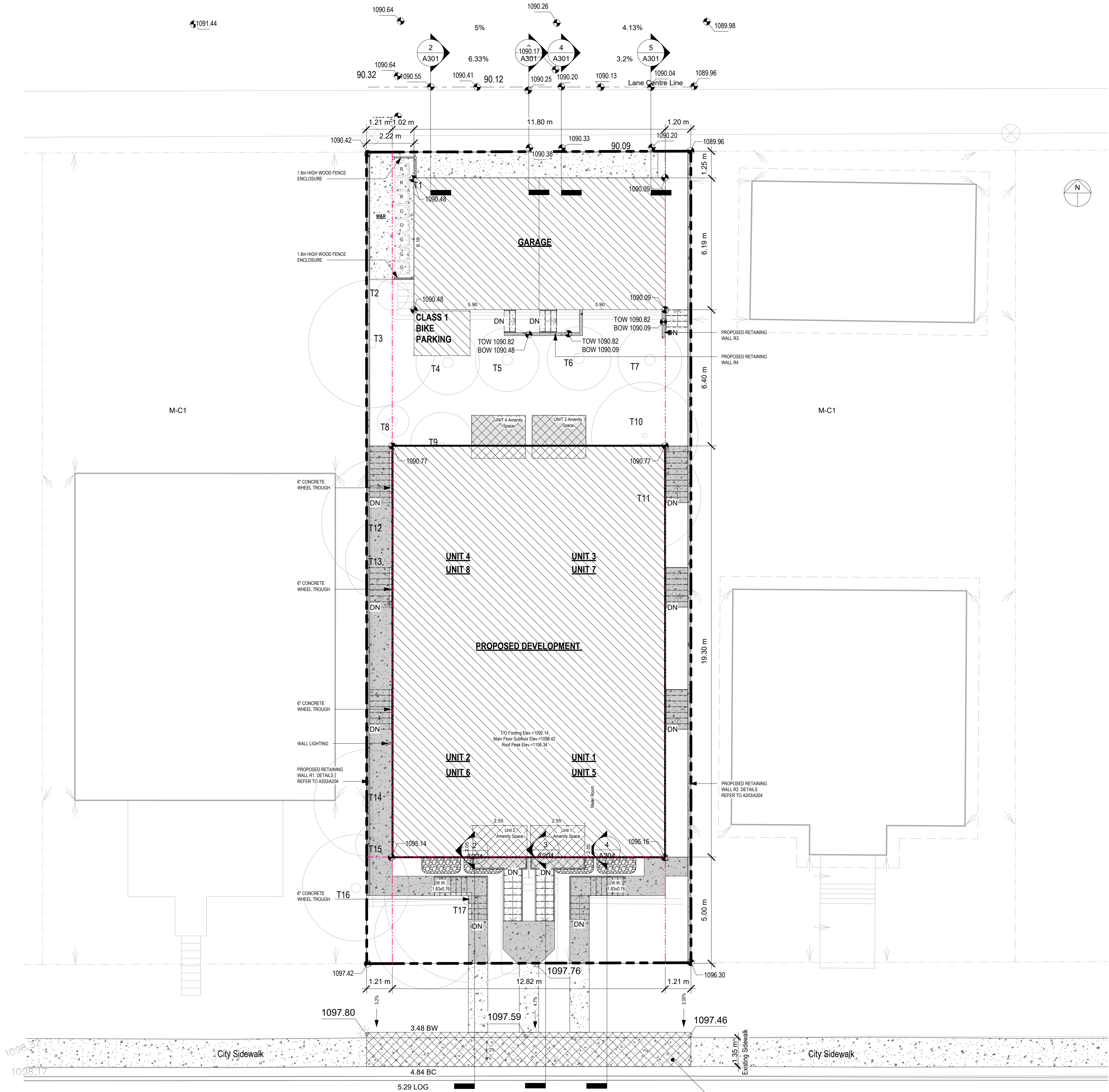
FIRST FLOOR OPENING

SECOND FLOOR OPENING

THIRD FLOOR OPENING

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

AMENDED DRAWINGS
DP No Date Received
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#1720
29 AVENUE S.W.

REMOVAL AND REPLACEMENT OF THE EXISTING SIDEWALK
TO A NEW MONOLITHIC SIDEWALK WIDTH WITH STANDARD
CURB AND GUTTER

1 Site Plan
1 : 100

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20251224	2	Revision 2	
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PROJECT
PROPOSED 8 UNIT
TOWNHOUSE DEVELOPMENT
1720 29Ave SW, Calgary, AB

DRAWING	DWG NO.
SITE PLAN	A001

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LANDSCAPE LEGEND

	PROPERTY LINES
	SETBACKS
	ROOF OVERHANG
	PROPOSED CONC. PATHWAY
	PROPOSED BUILDING
	PROPOSED GRAVEL
	PROPOSED SOD
	PROPOSED MULCH
	PROPOSED PERMEABLE PAVER

LANDSCAPING AREA CALCULATION

PARCEL AREA = 580.42 SQ.M
BUILDING FOOTPRINT = 247.37 SQ.M
GARAGE = 73.09 SQ.M
GARAGE ASPONW&R = 26.32 SQ.M

REQUIRED LANDSCAPING AREA = 232.17 SQ.M(40%)
MAX. HARD SURFACED LANDSCAPED AREA = 116.09 SQ.M
MAX. CONCRETE AREA = 34.83 SQ.M
MIN. SOFT SURFACED LANDSCAPED AREA = 69.65 SQ.M
LANDSCAPING AREA REDUCTIONS - LOW WATER LANDSCAPING OPTION = 214.76 SQ.M

TOTAL HARD LANDSCAPE AREA = 66.17 SQ.M
CONCRETE (NOT INCL. DRIVEWAY): = 52.43 SQ.M
GRAVEL = 3.73SQ.M
AMENITY SPACE = 10.01SQ.M

TOTAL SOFT LANDSCAPE AREA = 148.16 SQ.M
MULCH: = 48.49 SQ.M
SOD: = 42.69 SQ.M
PERMEABLE PAVER = 56.98 SQ.M

PLANTING REQUIREMENT

6 TREES + 11 SHRUBS

LANDSCAPING NOTE

- 5 Trees and 14 shrubs are provided.
- 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
- A EV charging stall provided for each garage
- 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
-----	----------------	------	------	-------	---------------------

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	----	----	0.60	In Subject Property

AMENDED DRAWINGS

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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

1 LANDSCAPE PLAN
1 : 100



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20251126	1	Revision 1	
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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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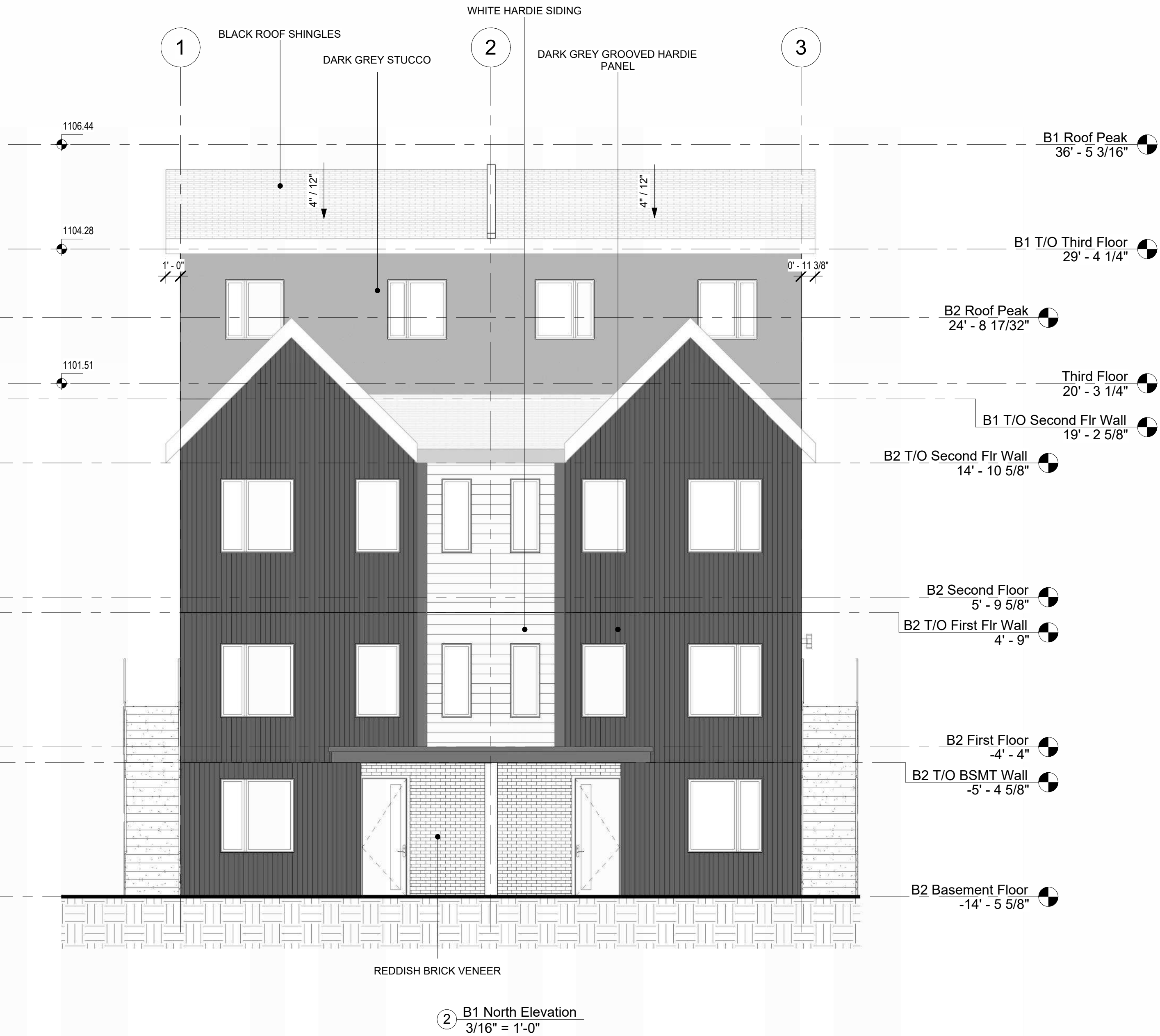
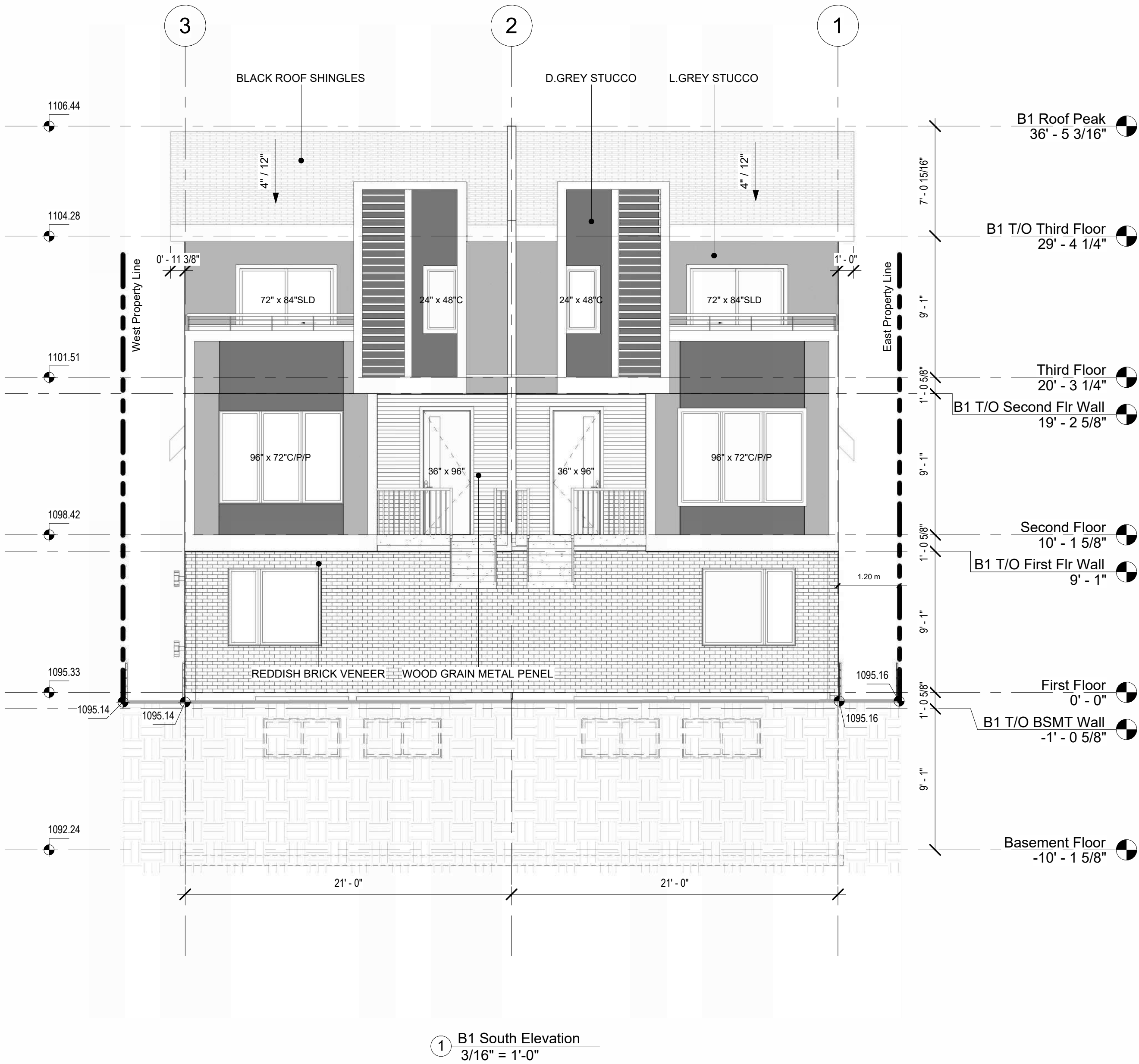
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PROPOSED 8 UNIT
TOWNHOUSE DEVELOPMENT

1720 29Ave SW, Calgary, AB

DRAWING	DWG NO.
NORTH & SOUTH ELEVATIONS	A201

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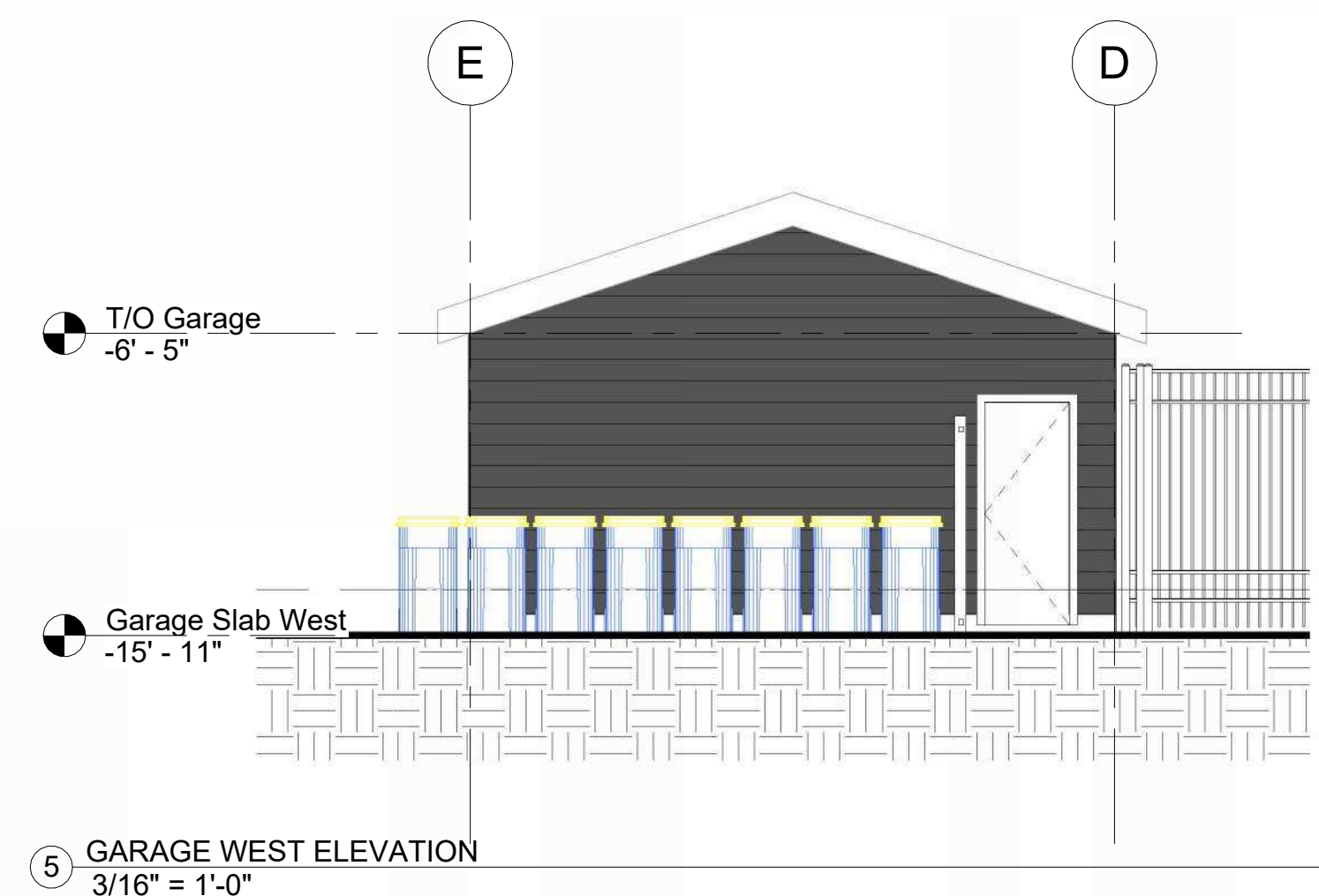
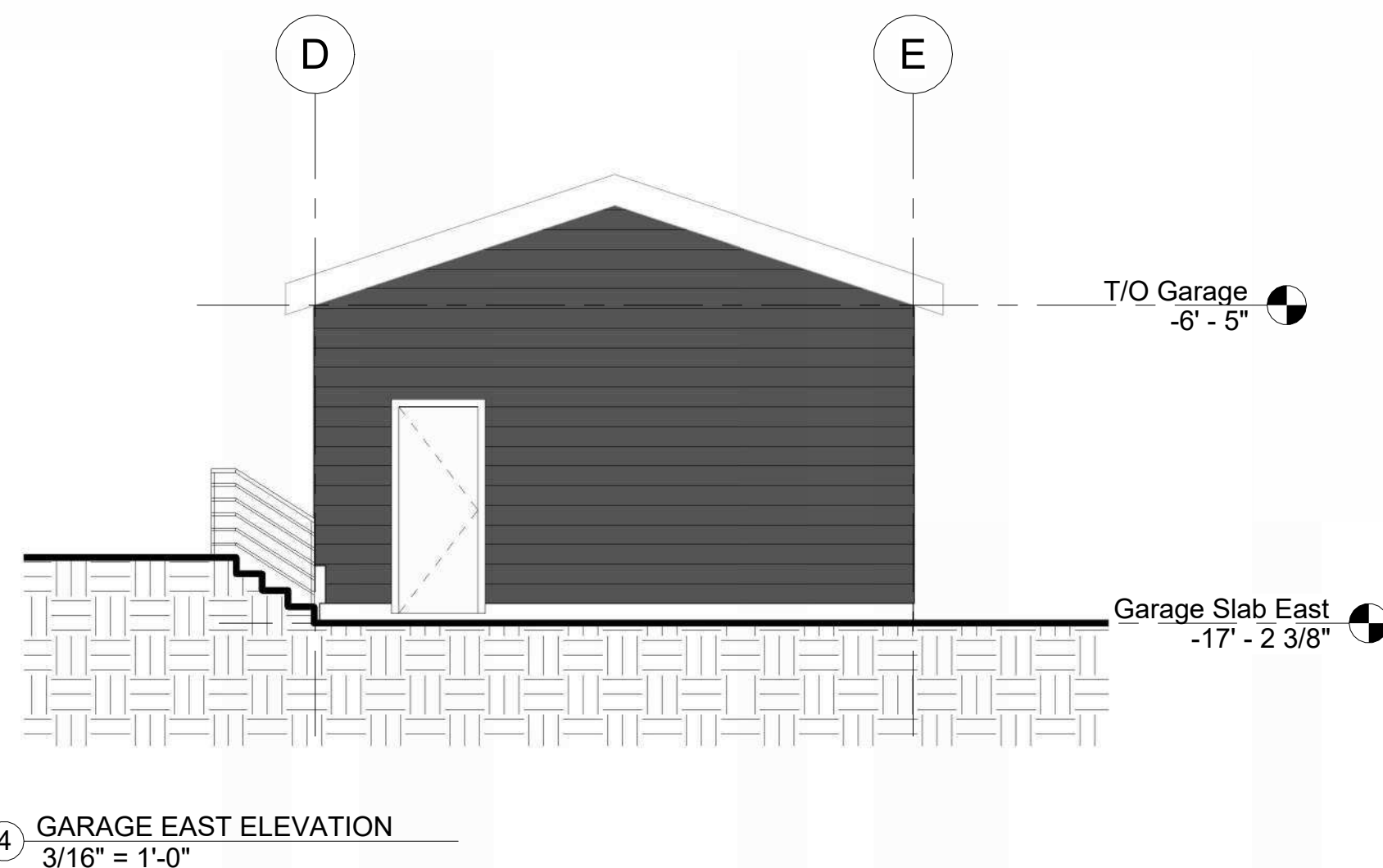
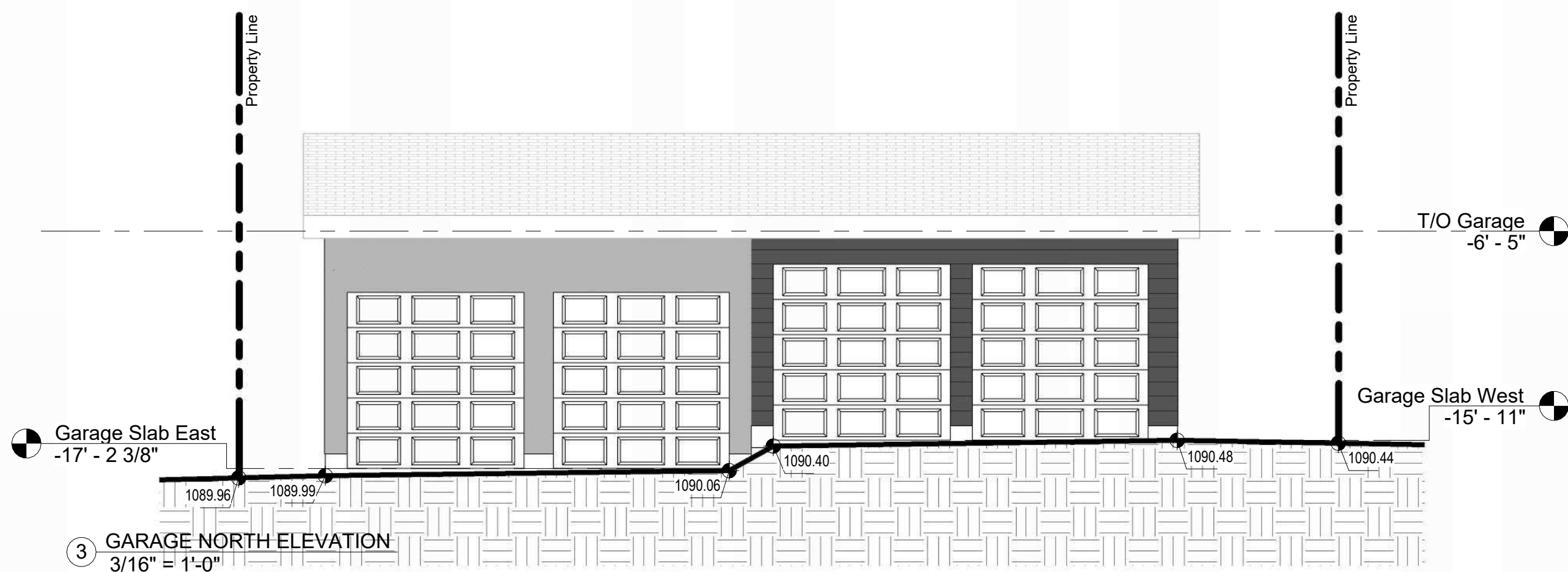
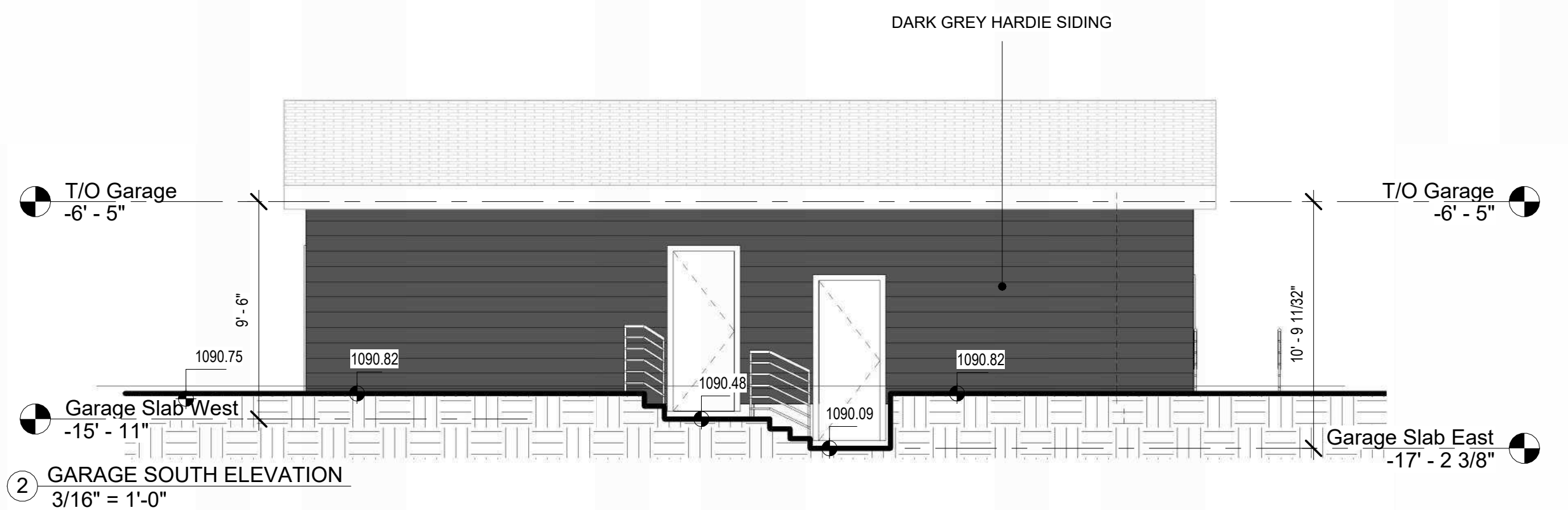
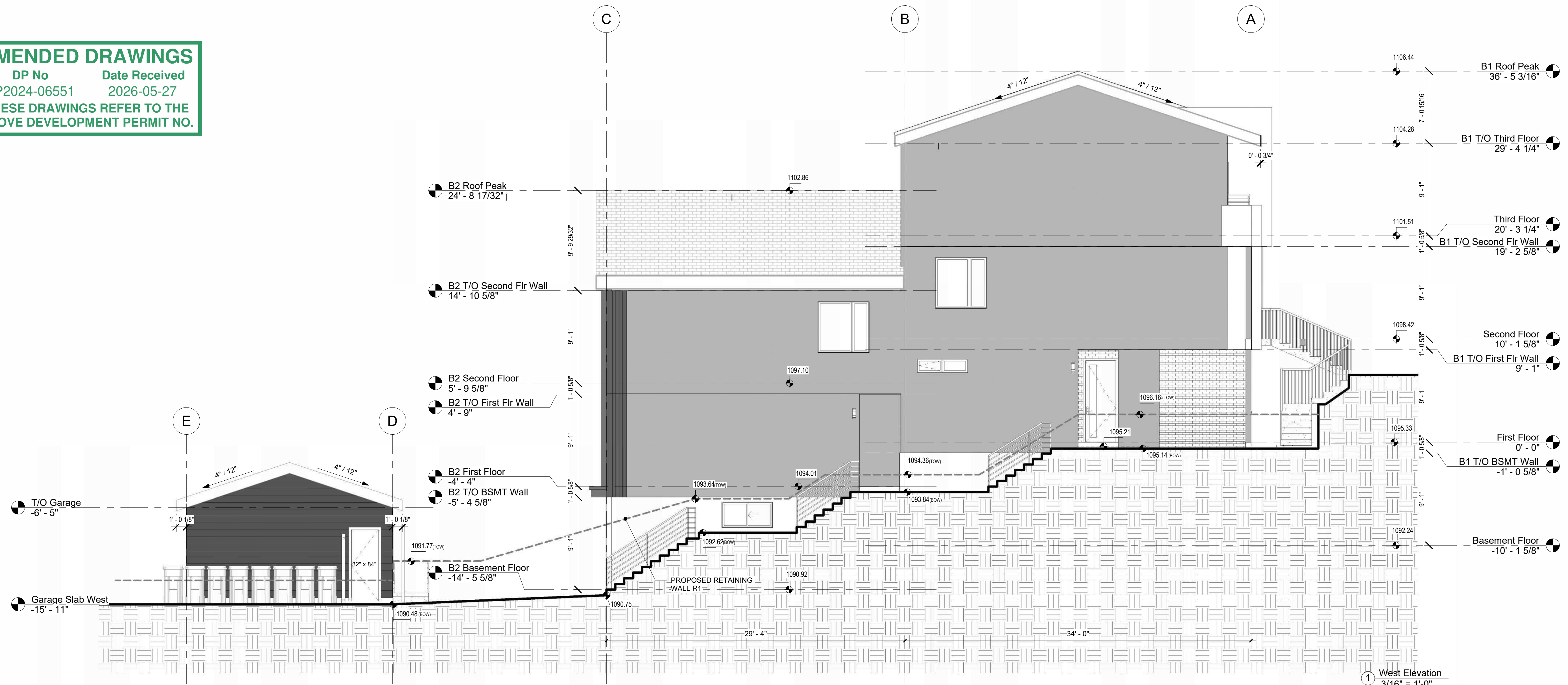
PROPOSED 8 UNIT
TOWNHOUSE DEVELOPMENT

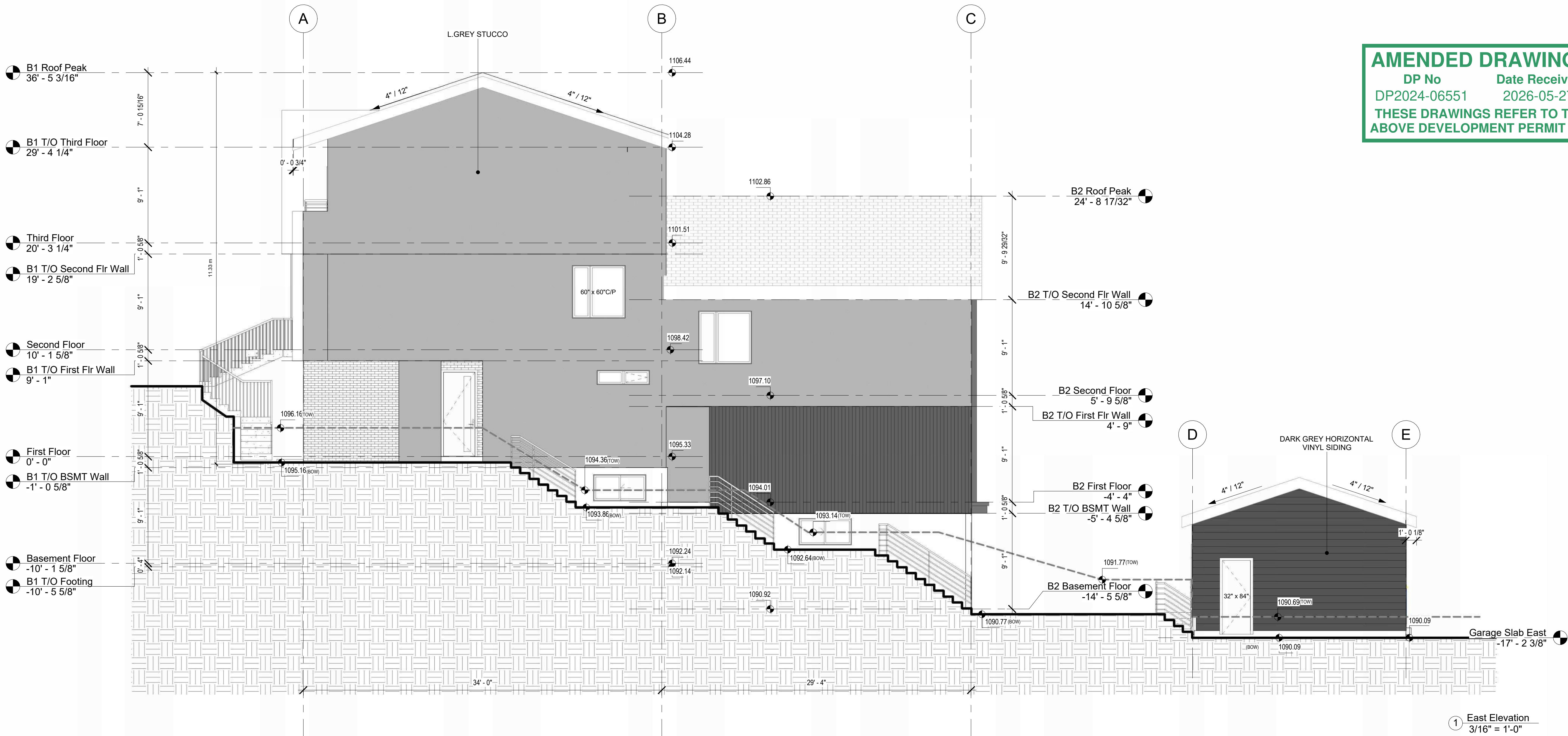
1720 29Ave SW, Calgary, AB

DRAWING	DWG NO.
WEST ELEVATION	A203

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PROJECT
PROPOSED 8 UNIT
TOWNHOUSE DEVELOPMENT
1720 29Ave SW, Calgary, AB

DRAWING
ELEVATION, SECTION 2,
3 & 4
DWG NO.
A204

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