

# PIRCON APPLEWOOD, 7220 17 AVENUE SE, CALGARY, ALBERTA



SOUTH/WEST CORNER OF DEVELOPMENT

## ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM SD30	24-11-01
3	ISSUED FOR LUR (ASP)	24-12-02
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7	ISSUED FOR SD90	25-02-05
8	ISSUED FOR DP	25-03-11

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7220 17 AVENUE SE, CALGARY,  
ALBERTA

PROJECT # 23174.1  
CITY FILE #

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PIRCON GROUP

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## COVER PAGE

SCALE

SD-0.01

# SITE CONTEXT

## CONTEXT SUMMARY

THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF STONEY TRAIL ON 17TH AVENUE IN APPLEWOOD. THE SITE CONSISTS OF A SINGLE LOT THAT CURRENTLY HOUSES AN ABANDONED BUILDING PAD. THE SITE IS LOCATED AT THE VERY EAST END OF THE CITY, OFFERING QUICK ACCESS TO STONEY TRAIL AS WELL AS 17TH AVENUE. LOCATED NEXT TO THE LOT TO THE WEST IS A SMALL COMMERCIAL AREA AND THE ADJACENT LOT IS SET FOR COMMERCIAL DEVELOPMENT. THE SITE IS ALSO LOCATED IN CLOSE PROXIMITY TO THE EAST HILLS SHOPPING CENTRE AS WELL AS THE FORREST LAWN CRICKET GROUND AND APPLESTONE PARK WITHIN WALKING DISTANCE.



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PIRCON  
APPLEWOOD

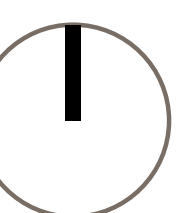
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SITE CONTEXT

SCALE N.T.S.



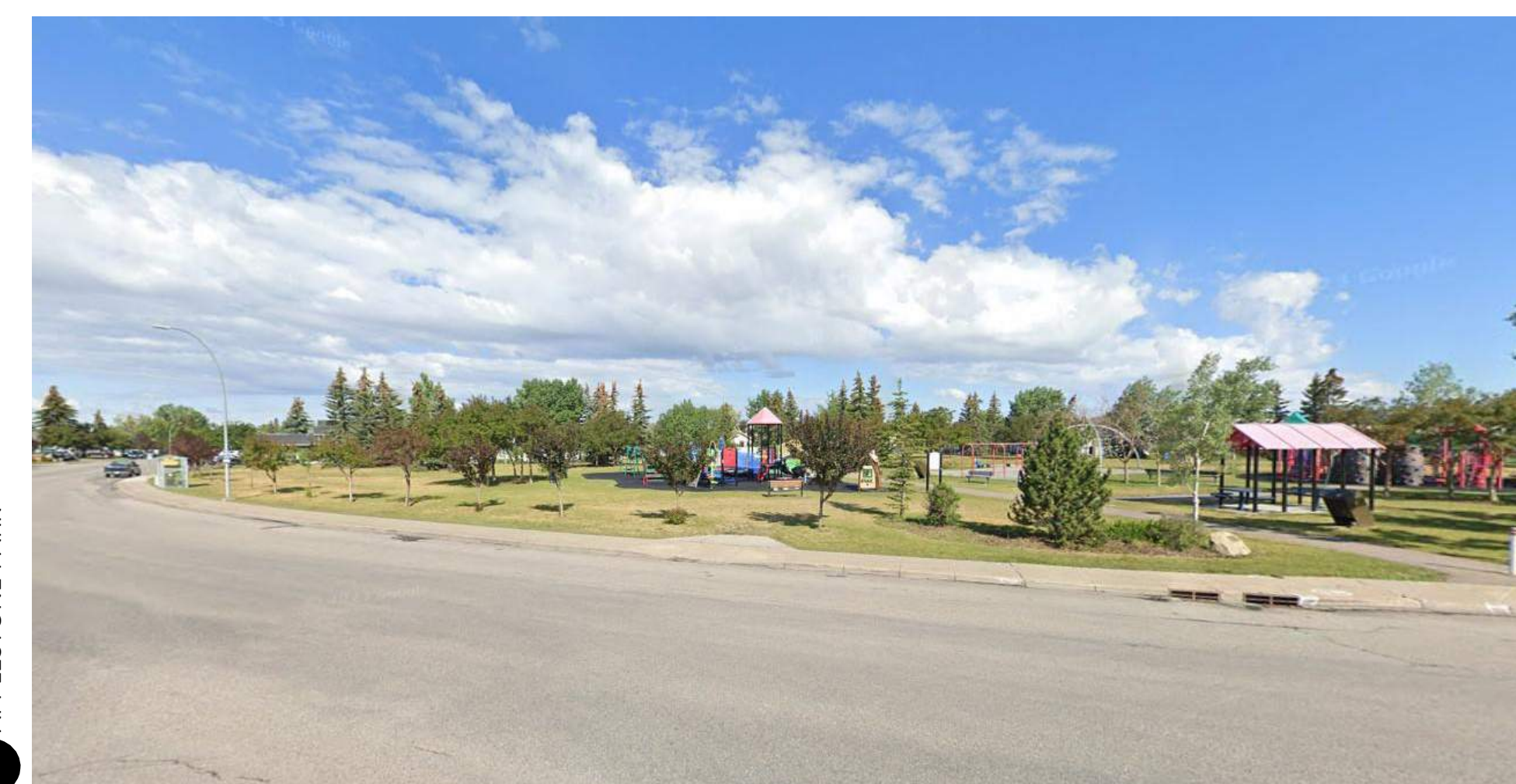
SD-1.01



1 FOREST LAWN CRICKET GROUND



2 CORNER STORE AND COFFEE SHOP



3 APPLESTONE PARK



4 EAST HILLS SHOPPING CENTER

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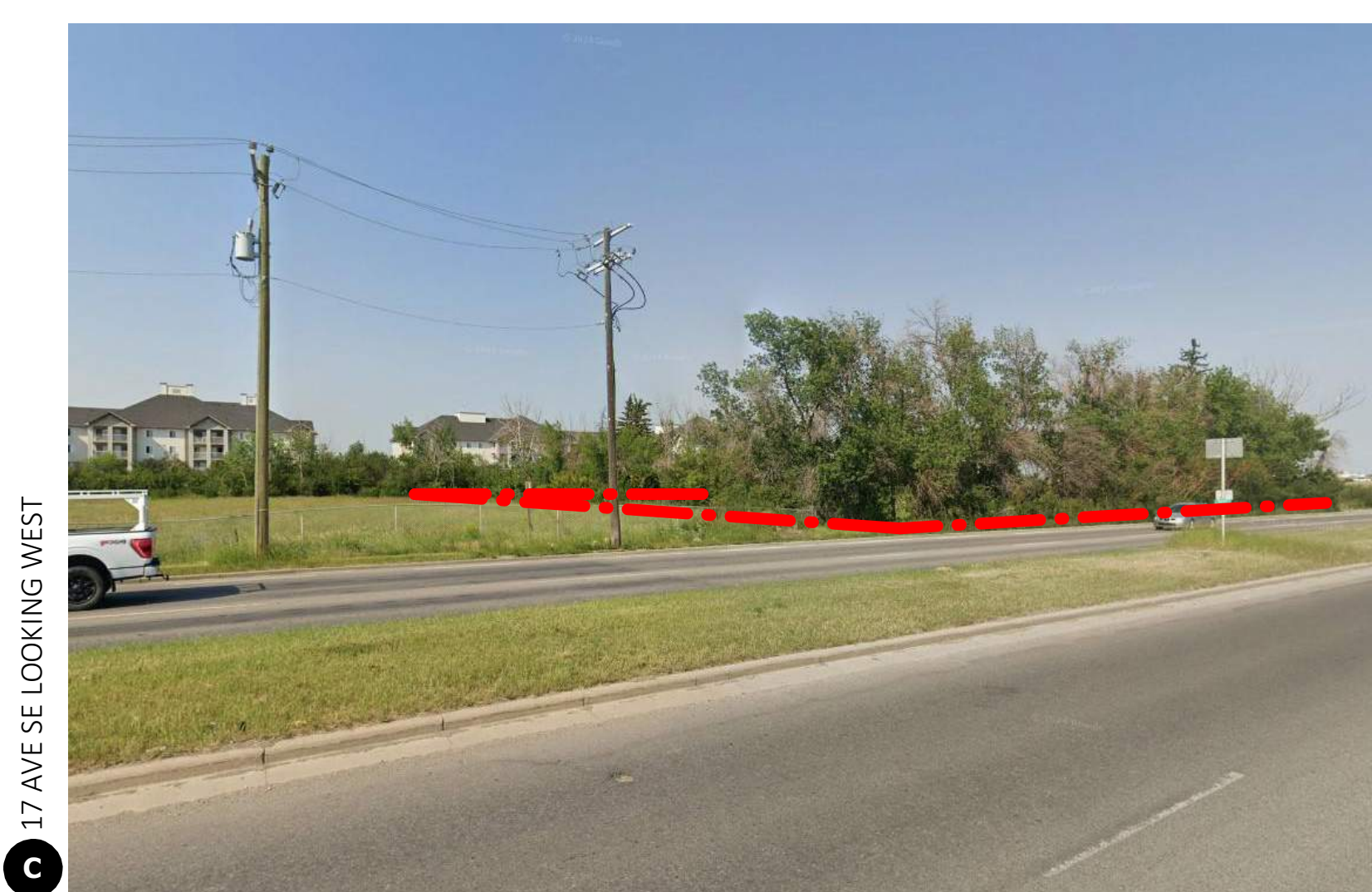
SCALE N.T.S.



**A** 70 ST SE LOOKING EAST



**B** 70 ST SE & 17 AVE SE LOOKING NORTHEAST



**C** 17 AVE SE LOOKING WEST

# DESIGN RATIONALE

## PROJECT DESCRIPTION

THIS DEVELOPMENT TAKES SHAPE AS A 6-STORY, U-SHAPED WOOD-FRAME BUILDING WITH ITS SOUTH ELEVATION FACING 17TH AVENUE SE. A NET 14.23 M SETBACK IS PRESCRIBED FROM THE SOUTH PROPERTY LINE OF WHICH WE ARE REQUESTING A 3 M RELAXATION RESULTING IN A NET 11.23 M SOUTH SETBACK FOR PURPOSES OF DENSITY AND ENGAGING THE STREET'S EDGE, WHICH WILL BE UPDATED WITH A WALKABLE PATHWAY CONNECTING TWO EXISTING DEAD-END SIDEWALKS EAST AND WEST OF THIS SITE. THE ORIENTATION OF THIS PROPOSED MULTI-RESIDENTIAL DEVELOPMENT CONTRASTS TO EXISTING 4-STORY DEVELOPMENTS TO THE WEST AND IS INTENTIONAL AS SITE ACCESS CAN ONLY BE ACHIEVED FROM THE NORTH THROUGH THE ADJACENT VACANT COMMERCIAL-ZONED SITE AND THIS GESTURE PROVIDES BOTH PRIVACY AND SHADING FOR THE...

## MASSING, FORM & CHARACTER

THE SITING AND MASSING OF THE BUILDING WITHIN THIS DEVELOPMENT IS DESIGNED TO ALLOW NATURAL DAYLIGHT AND VISIBILITY WITHIN THE COURTYARD SPACES AND INCORPORATE AN APPROACH TO CREATE A UNIQUE SENSE OF WHERE WHICH TO LIVE, WORK, AND PLAY WHILE LOCATED ON A MAJOR TRANSPORTATION INTERSECTION WITHIN THE CITY OF CALGARY.

DIVERSITY IN THE ARTICULATION AND USE OF MATERIALS AND COLOUR ACCENTS THROUGHOUT THE BUILDING FAÇADES ALONG THE STREET FACE CREATES VISUAL INTEREST FOR BOTH MOTORISTS AND TRANSIT COMMUTERS ENTERING THE SITE, AS WELL AS A STRONG SENSE OF HUMAN SCALE FOR PEDESTRIANS MOVING ALONG THE MAIN STREETS AND CENTRAL LANEWAY INTENDING TO BE "STREET-FRIENDLY" AND ACHIEVE A STRONG SENSE OF INCLUSION AND WALKABILITY AROUND AND THROUGHOUT THE DEVELOPMENT.

EACH BUILDING HAS ITS OWN INDIVIDUAL MAIN ENTRANCE FROM THE STREET WHICH ALSO SERVES AS THE MAIN FIREFIGHTING ACCESS TO THE DEVELOPMENT. STREET PARKING FOR VISITORS IS PROVIDED ALONG WITH SECURE VISITOR PARKING WITHIN THE PARKADE STRUCTURE.

REGARDING OVERALL SCALE AND DESIGN, THE BUILDING IS ARTICULATED VERTICALLY INTO TWO BASIC LAYERS WHEREBY A SOLID, DURABLE BASE OF BRICK SUPPORTS LIGHTER CANTILEVERED MASSING FRAMES AND WOOD SIDING ABOVE. HORIZONTALLY, BUILDING FACES ALTERNATE BETWEEN FRAMES AND "FIELD" RHYTHMICALLY WHILE CREATING ENOUGH VARIATION FOR VISUAL INTEREST WHILE MAINTAINING FAMILIARITY AND SENSE OF PROPORTION. AT GRADE, THE FRAMING OF WINDOWS AND PATIOS WITH BRICK, FIBER-CEMENTITIOUS PANELS, AND RAISED PLANTERS PROVIDES HUMAN SCALE AND THE DETAILING AND RELATIONSHIP BETWEEN MATERIALS AND SPACE – FROM MATERIAL PLANE CHANGES AND THE CAPPING AND TRIMMING OF TRANSITIONS AND OPENINGS – WILL PROVIDE A SENSE OF CARE AND QUALITY REPRESENTATIVE OF A HOME FOR RESIDENTS.

OTHER FEATURES INCLUDE VEGETATED PATIOS, FEATURES AND ROOF DECKS, LANDSCAPED AND MULTI-USE EXTERIOR AMENITY SPACES, AND LANDSCAPED STREET PATIOS FOR PUBLIC USE.

## ENVIRONMENTAL SUSTAINABILITY

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LARGE OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXTERIOR PARKING AND MAXIMIZING DENSITY.

## CRIME PREVENTION

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF LL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.

REFER ALSO TO THE ATTACHED CONCEPT STATEMENT BY THE TULA PROJECT. FOR FURTHER DETAIL ON THE LANDSCAPE DESIGN.



SOUTHWEST CORNER OF DEVELOPMENT



SOUTH ELEVATION WITH BREEZEWAY



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## DESIGN RATIONALE

SCALE

SD-1.20



SW CORNER AT 17TH AVENUE

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RENDERINGS

SCALE

SD-1.21



SOUTH AT 17TH AVENUE

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RENDERINGS

SCALE

SD-1.22



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RENDERINGS

CLOSE UP OF BREEZEWAY @ 17TH AVE SW

SCALE

SD-1.23



SOUTH EAST COURTYARD

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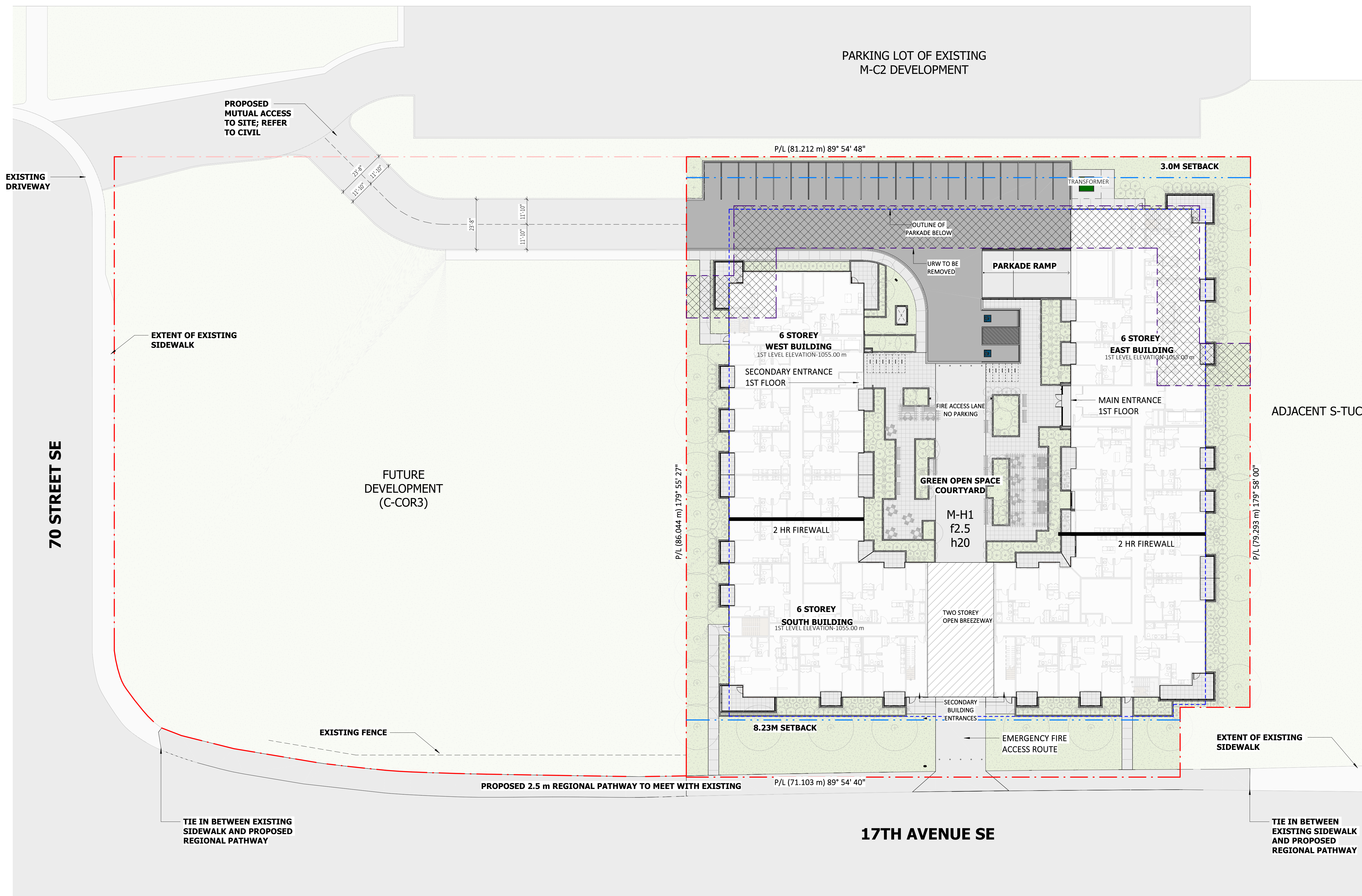
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RENDERINGS

SCALE



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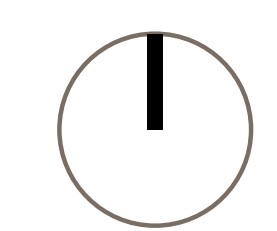


**OVERALL SITE PLAN**

**OVERALL SITE PLAN**

3/64" = 1'-0"

SCALE 3/64" = 1'-0"



**SD-2.00**



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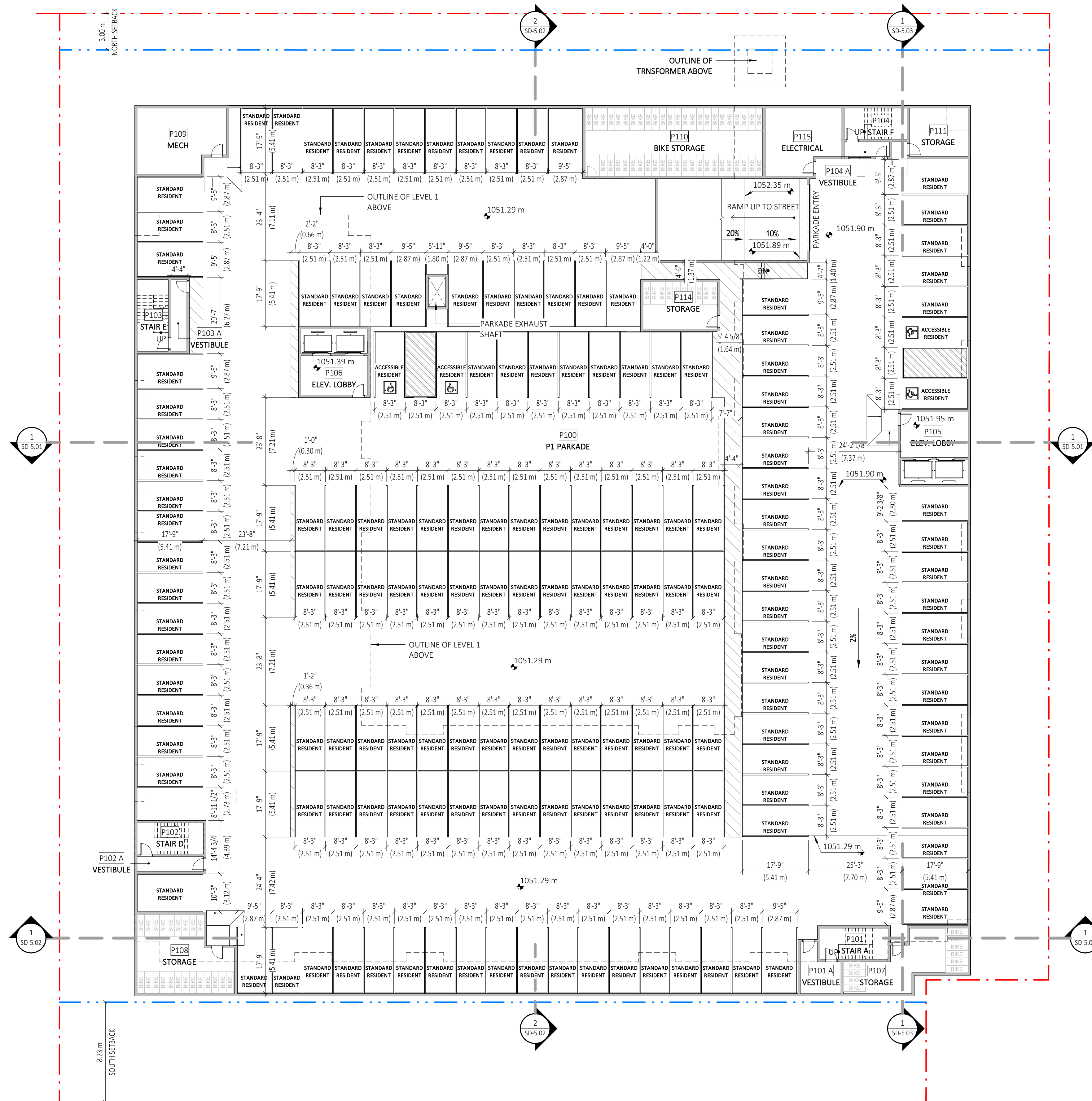
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P1 LEVEL PLAN



**P1 LEVEL**  
1/16" = 1'-0"

SCALE 1/16" = 1'-0"

# BUILDING ELEVATIONS



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## SOUTH ELEVATION

3/32" = 1'-0"



## WEST ELEVATION

3/32" = 1'-0"

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BUILDING  
ELEVATIONS

SCALE 3/32" = 1'-0"

SD-3.01

# BUILDING ELEVATIONS



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## NORTH ELEVATION

3/32" = 1'-0"



## EAST ELEVATION

3/32" = 1'-0"

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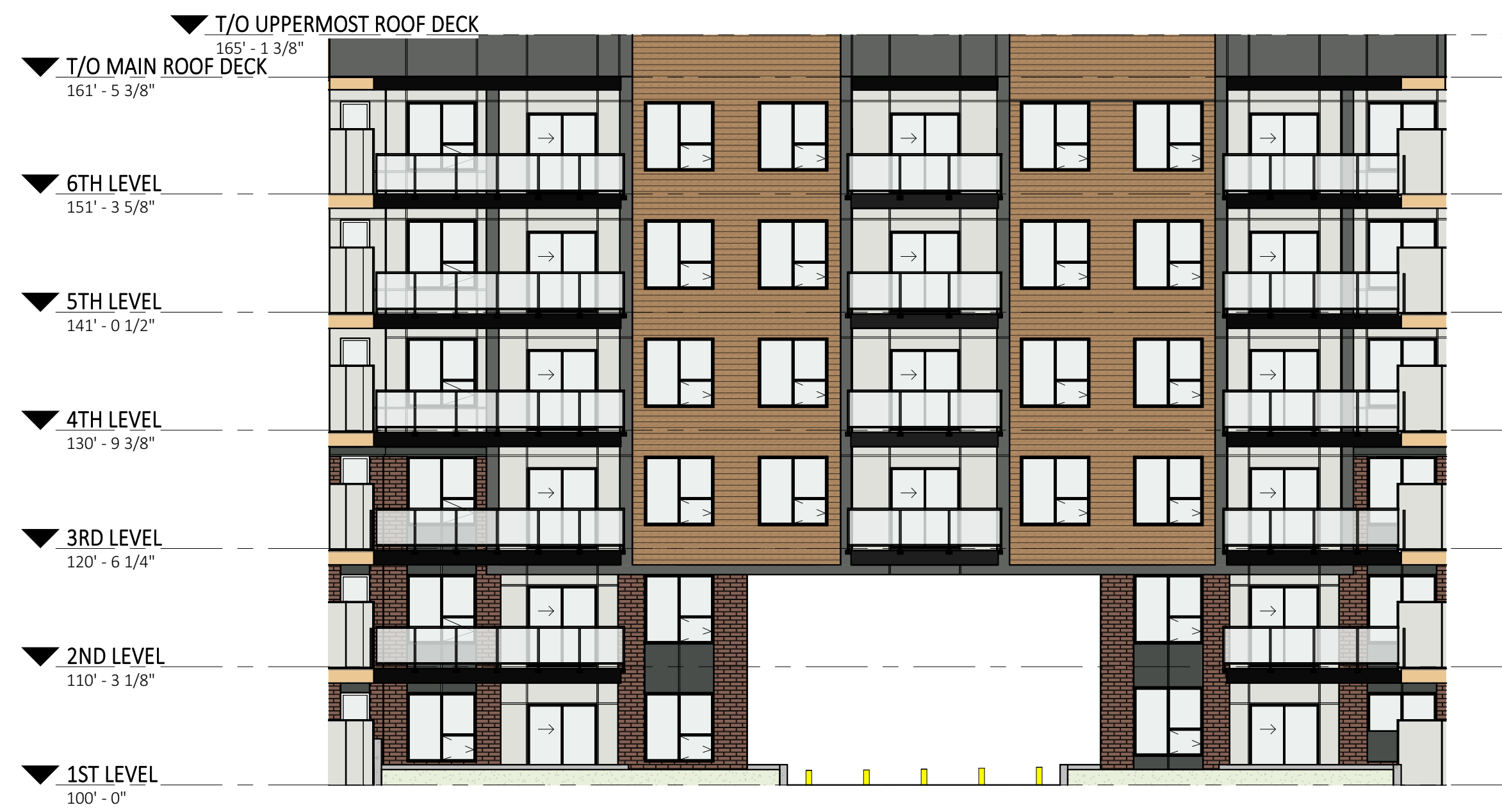


BUILDING  
ELEVATIONS

SCALE 3/32" = 1'-0"

SD-3.02

# BUILDING ELEVATIONS



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## NORTH COURTYARD ELEVATION

3/32" = 1'-0"

## EAST COURTYARD ELEVATION

3/32" = 1'-0"



## WEST COURTYARD ELEVATION

3/32" = 1'-0"

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BUILDING  
ELEVATIONS

SCALE 3/32" = 1'-0"

SD-3.03

# MATERIAL BOARD



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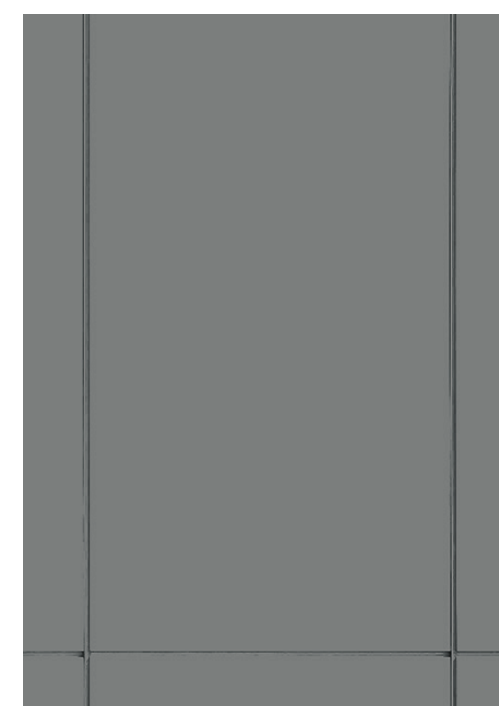
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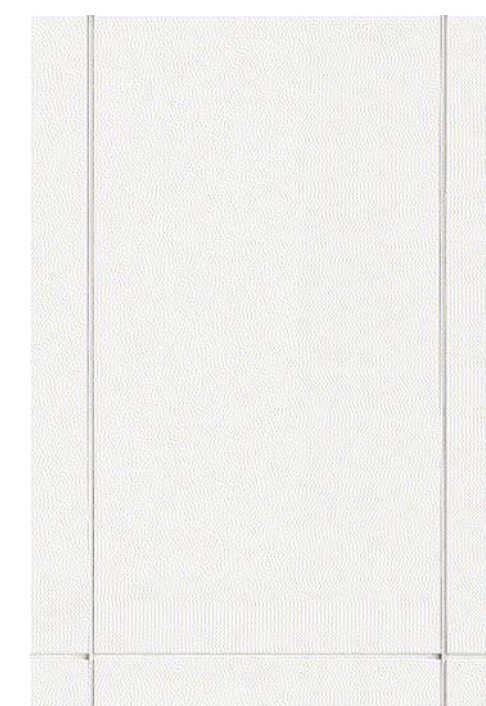
## MATERIAL BOARD



CEMENT BOARD PANEL SIDING,  
TEXTURED, COLOUR: 'BLACK MAGIC'



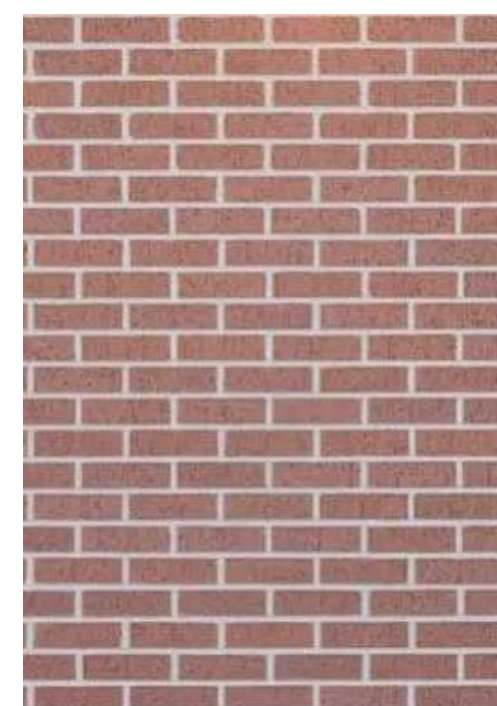
CEMENT BOARD PANEL SIDING  
COLOUR: NIGHT GRAY



CEMENT BOARD BOARD SIDING  
COLOUR: 'ARCTIC WHITE'



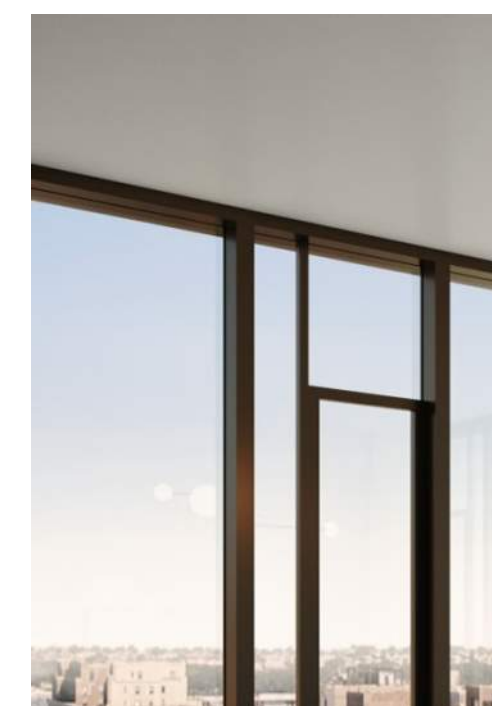
CEMENT BOARD LAP SIDING,  
COLOUR: 'SANDCASTLE'-RUSTIC  
SERIES



BRICK, TEXTURE: 'TEXTURED'  
COLOUR: 'GARNET'  
SM600 DARK BROWN GROUT



ALUMINUM SOFFIT  
COLOUR: WOOD LIKE (TBD)



WINDOW  
COLOUR: BLACK EXT / WHITE INT



ALUMINUM/GLASS GUARD/RAILING  
COLOUR: BLACK

SCALE As indicated