

PIRCON APPLEWOOD MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY, ALBERTA

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1303 - 333 11TH AVENUE SW
T2R 1J9 | 587.391.4768
MAIL@KEYSTONEARCH.CA



ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM S030	24-11-01
3	ISSUED FOR LUR (ASPI)	24-12-02
5	ISSUED FOR SD60	24-12-11
6	COMMUNITY OUTREACH	25-01-23
7	ISSUED FOR SD90	25-02-05
8	ISSUED FOR DP	25-03-11
9	ISSUED FOR LUA DRI	25-07-07
11	ISSUED FOR DR1	25-07-25
12	ISSUED FOR DR2	26-02-04

PIRCON APPLEWOOD MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



COVER SHEET

SCALE

SD-0.01



SOUTH/WEST CORNER OF DEVELOPMENT

SHEET INDEX

SD-0.01	COVER SHEET	SD-2.04	SITE PLAN VEHICLE PATH - FIRE OPTION 3	SD-4.01	MATERIAL BOARD
SD-1.01	SITE CONTEXT	SD-2.05	SITE PLAN VEHICLE PATH - W&R	SD-5.01	BUILDING SECTIONS
SD-1.02	SITE CONTEXT	SD-2.06	SITE PLAN VEHICLE PATH - LOADING	SD-5.02	BUILDING SECTIONS
SD-1.10	PROJECT DATA	SD-2.07	SITE PLAN VEHICLE PATH -VEHICLE ACCESS	SD-5.03	BUILDING SECTIONS
SD-1.11	PROJECT DATA	SD-2.08	SITE PLAN VEHICLE PATH -VEHICLE ACCESS	SD-5.04	BUILDING SECTIONS
SD-1.12	PROJECT DATA	SD-2.09	OVERALL SITE PLAN - LIGHTING	SD-5.05	BUILDING SECTIONS
SD-1.13	FAR DATA & PLANS	SD-2.10	1ST LEVEL PLAN	SD-5.06	BUILDING SECTIONS
SD-1.20	DESIGN RATIONALE	SD-2.11	2ND LEVEL PLAN	SD-5.07	BUILDING SECTIONS
SD-1.21	RENDERINGS	SD-2.12	3-6 LEVEL PLAN	SD-5.08	SITE SECTIONS
SD-1.22	RENDERINGS	SD-2.16	ROOF LEVEL PLAN	SD-5.10	SHADOW STUDY
SD-1.23	RENDERINGS	SD-2.21	P1 LEVEL PLAN	SD-5.11	SHADOW STUDY
SD-1.24	RENDERINGS	SD-3.01	BUILDING ELEVATIONS	SD-5.12	SHADOW STUDY
SD-2.00	OVERALL SITE PLAN	SD-3.02	BUILDING ELEVATIONS	SD-5.13	SHADOW STUDY
SD-2.01	SITE PLAN	SD-3.03	BUILDING ELEVATIONS	SD-5.14	SHADOW STUDY
SD-2.02	SITE PLAN VEHICLE PATH - FIRE OPTION 1			SD-6.01	SITE CODE PLAN
SD-2.03	SITE PLAN VEHICLE PATH - FIRE OPTION 2				



PIRCON GROUP

CALGARY AB | UNIT #12 - 12110 40 STREET SE
T2Z 4K6 | 1-403-973-2199 |

E-MAIL: INFO@PIRCONGROUP.COM
ONLINE: PIRCONGROUP.COM



KEYSTONE ARCHITECTURE & PLANNING LTD.

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577 | F 1.855.398.4578

CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1J9 | 587.391.4768

E-MAIL: MAIL@KEYSTONEARCH.CA
ONLINE: KEYSTONEARCH.CA

SITE CONTEXT

CONTEXT SUMMARY

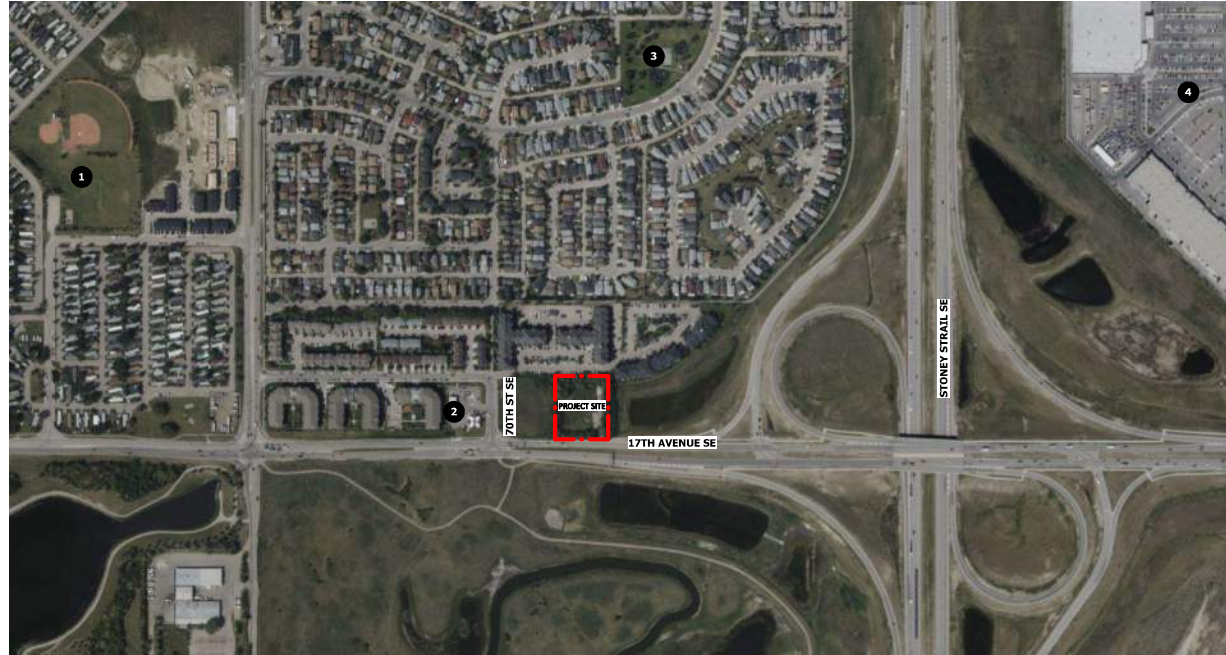
THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF STONEY TRAIL ON 17TH AVENUE IN APPLEWOOD. THE SITE CONSISTS OF A SINGLE LOT THAT CURRENTLY HOUSES AN ABANDONED BUILDING PAD. THE SITE IS LOCATED AT THE VERY EAST END OF THE CITY, OFFERING QUICK ACCESS TO STONEY TRAIL AS WELL AS 17TH AVENUE. LOCATED NEXT 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.



1 FORREST LAWN CRICKET GROUND



2 CORNER STORE AND COFFEE SHOP



3 APPLESTONE PARK



4 EAST HILLS SHOPPING CENTER



ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR TM SD30	24-11-01
2	ISSUED FOR LUR (ASP)	24-12-02
3	ISSUED FOR SD60	24-12-11
5	ISSUED FOR SD90	25-02-05
7	ISSUED FOR DP	25-03-11
8	ISSUED FOR LWA DR1	25-07-07
9	ISSUED FOR DR1	25-07-25
11	ISSUED FOR DR2	26-02-04

PIRCON
APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



SITE CONTEXT

SCALE N.T.S.



SD-1.01

SITE CONTEXT



ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM SD30	24-11-01
3	ISSUED FOR LUR (ASP)	24-12-02
5	ISSUED FOR SD60	24-12-11
6	COMMUNITY OUTREACH	25-01-23
7	ISSUED FOR SD90	25-02-05
8	ISSUED FOR DP	25-03-11
9	ISSUED FOR LUA DR1	25-07-07
11	ISSUED FOR DR1	25-07-25
12	ISSUED FOR DR2	26-02-04

PIRCON APPLEWOOD MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



SITE CONTEXT

SCALE N.T.S.

SD-1.02



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 FACADES 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



ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM SD30	24-11-01
5	ISSUED FOR SD50	24-12-11
7	ISSUED FOR SD90	25-02-05
8	ISSUED FOR DP	25-03-11
9	ISSUED FOR LQA DR1	25-07-07
11	ISSUED FOR DR1	25-07-25
12	ISSUED FOR DR2	26-02-04

PIRCON APPLEWOOD MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



DESIGN RATIONALE

SCALE

SD-1.20

RENDERINGS



ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
6	COMMUNITY OUTREACH	25-01-23
7	ISSUED FOR SDO90	25-02-05
8	ISSUED FOR DP	25-02-11
9	ISSUED FOR LUA DR1	25-07-07
11	ISSUED FOR DR1	25-07-25
12	ISSUED FOR DR2	26-02-04

PIRCON APPLEWOOD MULTI-RESIDENTIAL

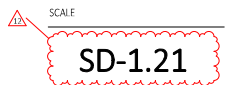
7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



RENDERINGS

SW CORNER AT 17TH AVENUE



RENDERINGS



ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
6	COMMUNITY OUTREACH	25-01-23
7	ISSUED FOR SDO90	25-02-05
8	ISSUED FOR DP	25-02-11
9	ISSUED FOR LUA DR1	25-07-07
11	ISSUED FOR DR1	25-07-25
12	ISSUED FOR DR2	26-02-04

PIRCON APPLEWOOD MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



RENDERINGS

SOUTH AT 17TH AVENUE



RENDERINGS



ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
6	COMMUNITY OUTREACH	25-01-23
7	ISSUED FOR SDO	25-02-05
8	ISSUED FOR DP	25-02-11
9	ISSUED FOR LUA DR1	25-07-07
11	ISSUED FOR DR1	25-07-25
12	ISSUED FOR DR2	26-02-04

**PIRCON
APPLEWOOD
MULTI-RESIDENTIAL**

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



RENDERINGS

CLOSE UP OF BREEZEWAY @ 17TH AVE SE



RENDERINGS



ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
6	COMMUNITY OUTREACH	25-01-23
7	ISSUED FOR SD90	25-02-05
8	ISSUED FOR DP	25-02-11
9	ISSUED FOR LUA DR1	25-07-07
11	ISSUED FOR DR1	25-07-25
12	ISSUED FOR DR2	26-02-04

PIRCON APPLEWOOD MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

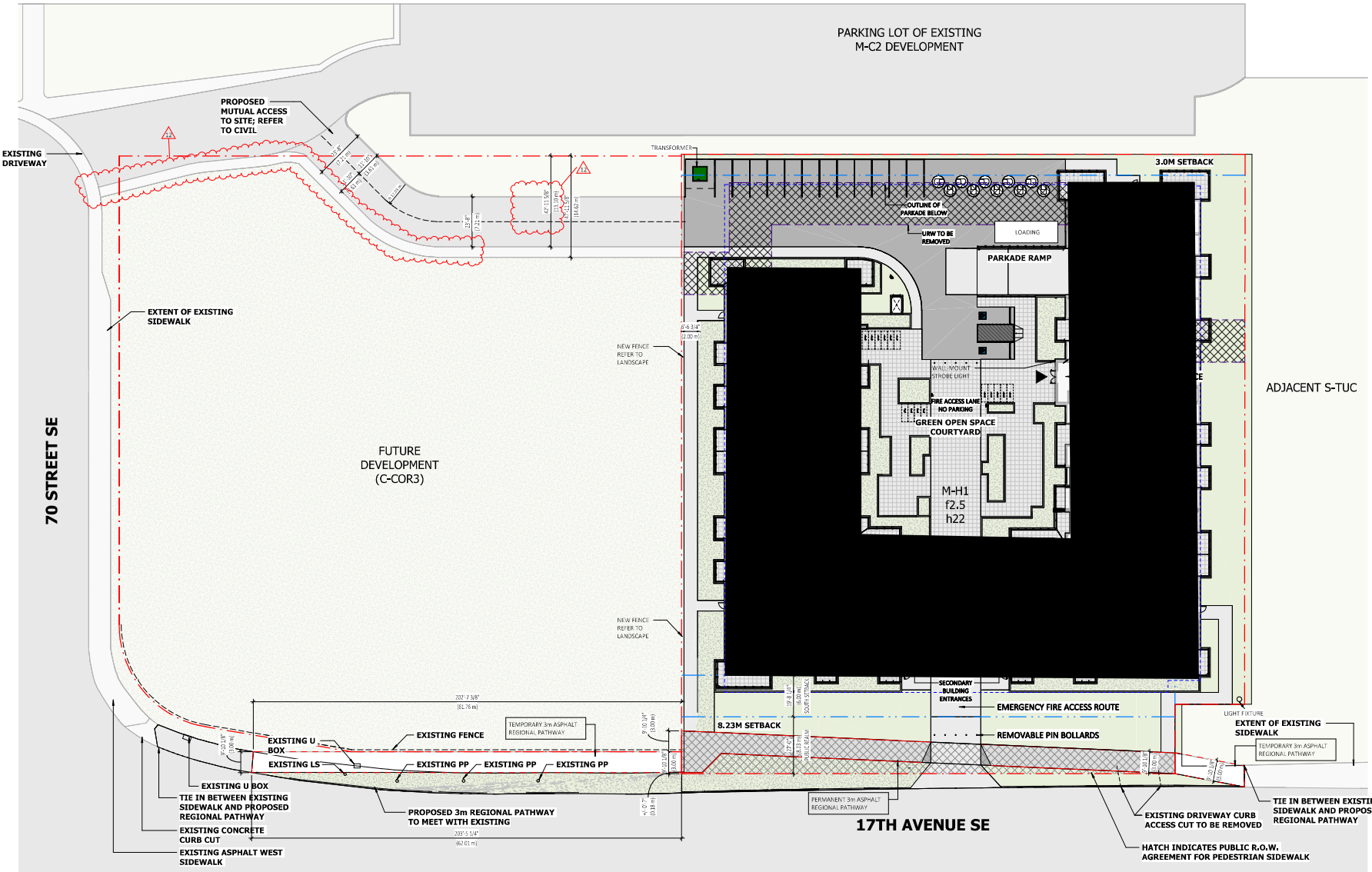
PROJECT # 23174.1
CITY FILE #



RENDERINGS

SOUTH EAST COURTYARD





ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM SD30	24-11-01
3	ISSUED FOR LUR (ASP)	24-12-02
5	ISSUED FOR SD60	24-12-11
6	COMMUNITY OUTREACH	25-01-23
7	ISSUED FOR SD90	25-02-05
8	ISSUED FOR DP	25-03-11
9	ISSUED FOR LUA DR1	25-07-07
11	ISSUED FOR DR1	25-07-25
12	ISSUED FOR DR2	26-02-04

PIRCON
APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



OVERALL SITE PLAN

OVERALL SITE PLAN

3/64" = 1'-0"

SCALE 3/64" = 1'-0"

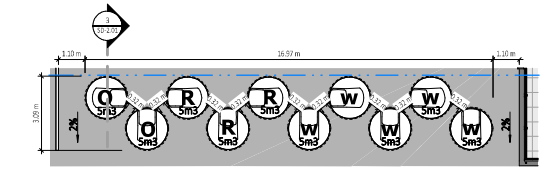
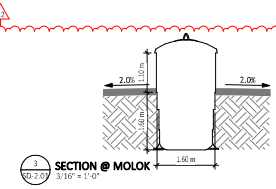


SD-2.00

ADJACENT PROPERTY
(M-C2)

1.9.0 GENERAL SITE NOTES

1. REFER TO SITE CODE PLAN FOR MORE INFORMATION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DRAIN, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
3. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
4. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
5. TOP OF WALL TO TOP OF CURB TO BOTTOM OF WALL TO BOTTOM OF CURB.
6. NEW ELEVATION = 100.00 m
EXISTING ELEVATION = 100.00 m



- 2 SD-SITE PLAN - MOLOK
1/8" = 1'-0"
- DRAWING NOTES:
- CITY OF CALGARY TOTAL VOLUME OF WASTE PRODUCED PER WEEK IS CALCULATED USING 0.23 M3 (0.3YD3) PER DWELLING UNIT.
 - 203 UNITS X 0.23m3 = 46.69m3
 - TO PROVIDE (10) 5m3 BINS = 50m3 TOTAL
 - BINS ARE IDENTIFIED WASTE, RECYCLE, ORGANICS.
 - WASTE AREA GRADE 2% MAX.

ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR TM SD30	24-11-01
2	ISSUED FOR LUR (ASP)	24-12-02
3	ISSUED FOR SD60	24-12-11
4	ISSUED FOR SD90	25-02-05
5	ISSUED FOR DP	25-03-11
6	ISSUED FOR LWA DR1	25-07-07
7	ISSUED FOR DR1	25-07-25
8	ISSUED FOR DR2	26-02-04

PIRCON
APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

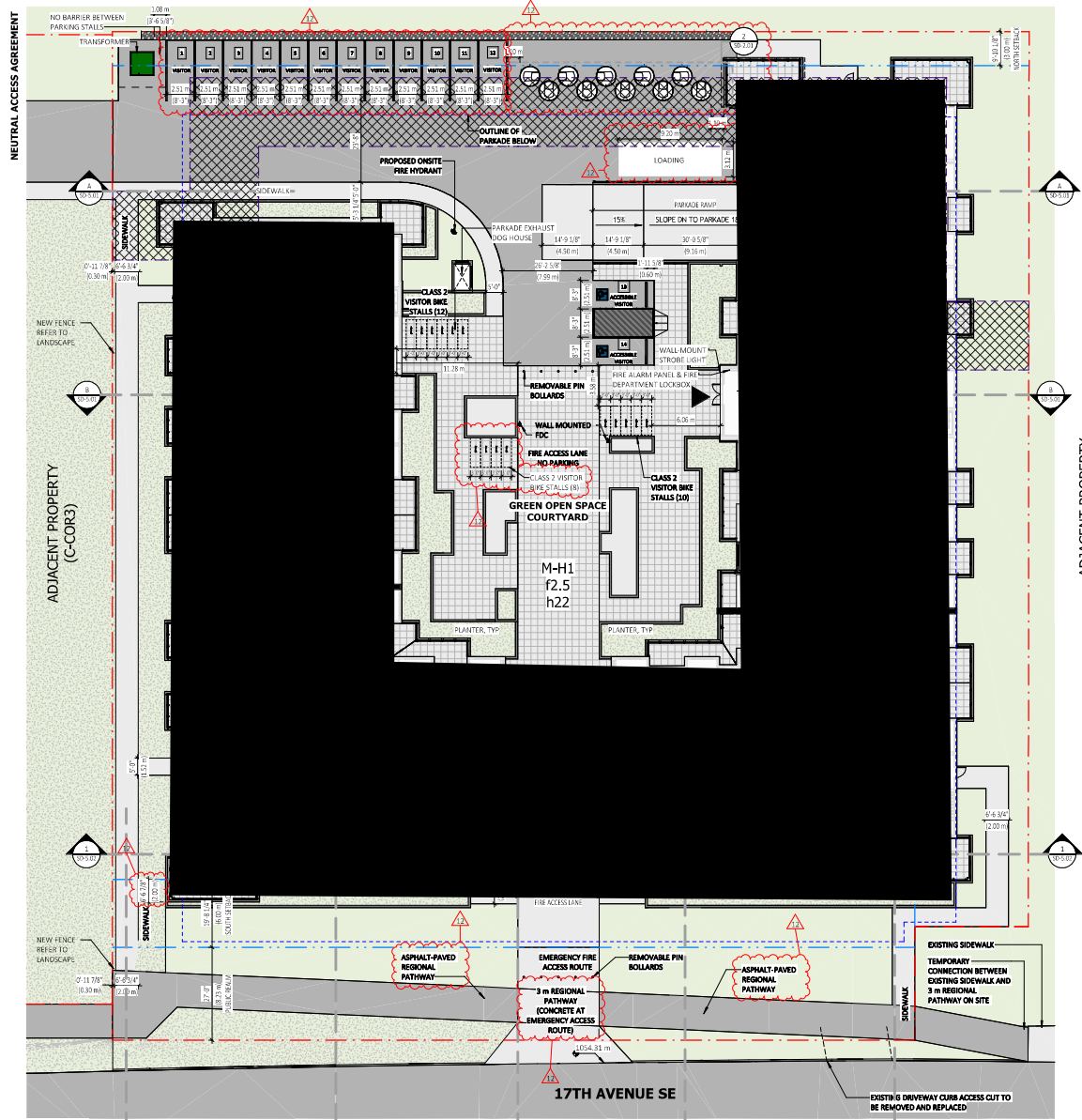
PROJECT # 23174.1
CITY FILE #



SITE PLAN

SCALE As indicated

SD-2.01

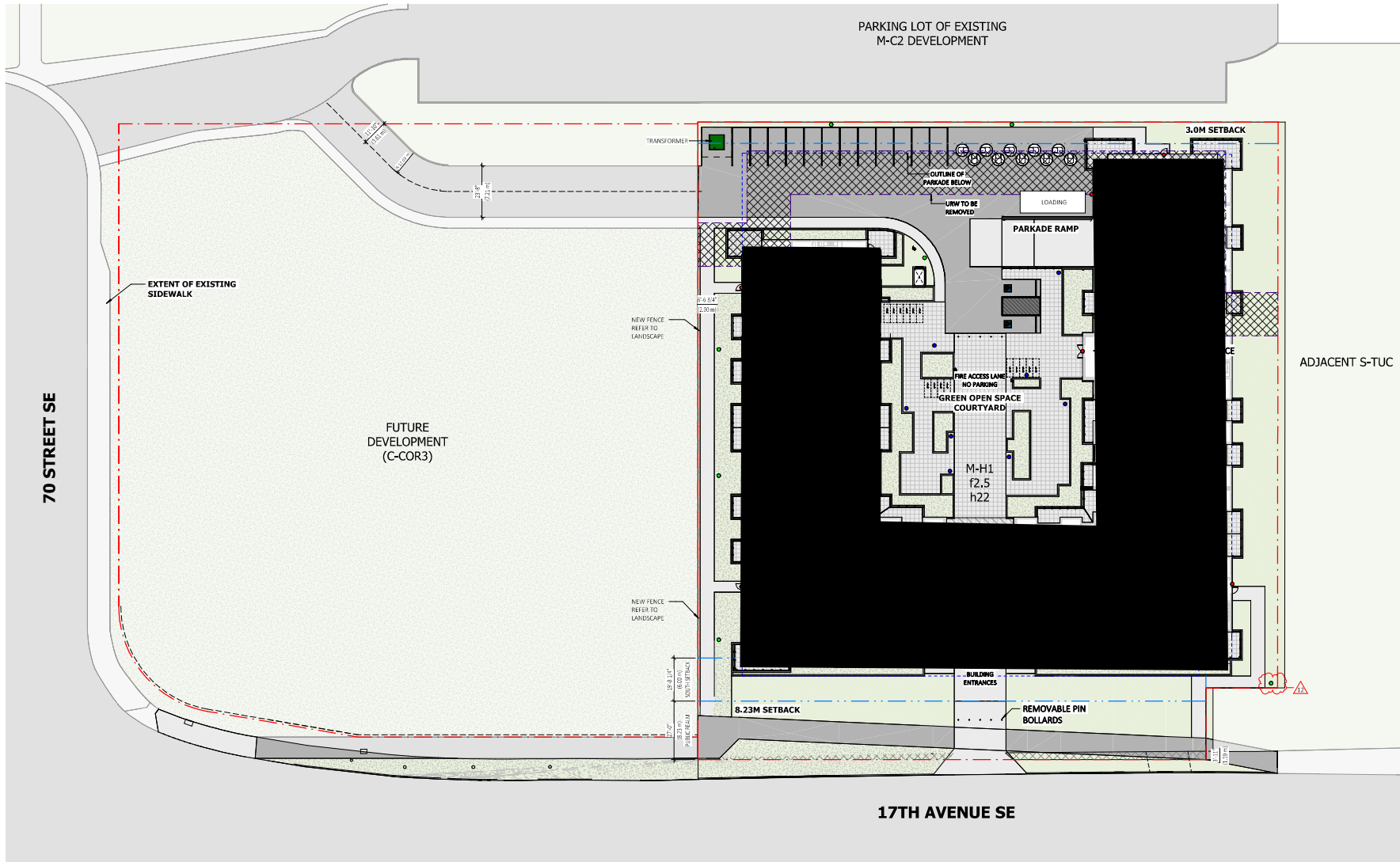


SITE PLAN
1/16" = 1'-0"



LIGHTING FOR SCHEMATIC PURPOSE ONLY. CONFIGURATION TO BE DETERMINED

- DRAWING NOTES: LIGHTING
- BLUE = BOLLARD
 - GREEN = POLE MOUNTED
 - RED = BUILDING MOUNTED
- * MODELLING ANALYSIS AND LIGHT RENDERING WILL BE CONDUCTED AS PART OF DESIGN DEVELOPMENT



ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM SD30	24-11-01
3	ISSUED FOR LUR (ASP)	24-12-02
5	ISSUED FOR SD60	24-12-11
7	ISSUED FOR SD90	25-02-05
8	ISSUED FOR DP	25-03-11
9	ISSUED FOR LUA DR1	25-07-07
11	ISSUED FOR DR1	25-07-25
12	ISSUED FOR DR2	26-02-04

PIRCON
APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY, ALBERTA

PROJECT # 23174.1
CITY FILE #



OVERALL SITE PLAN
- LIGHTING

SCALE As indicated



SD-2.09

BUILDING ELEVATIONS



ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM SD30	24-11-01
5	ISSUED FOR SD50	24-12-11
7	ISSUED FOR SD90	25-02-05
8	ISSUED FOR DP	25-03-11
9	ISSUED FOR LIA DR1	25-07-07
11	ISSUED FOR DR1	25-07-25
12	ISSUED FOR DR2	26-02-04

SOUTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"

PIRCON APPLEWOOD MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



BUILDING ELEVATIONS

SCALE 3/32" = 1'-0"

SD-3.01

BUILDING ELEVATIONS



ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM SD30	24-11-01
5	ISSUED FOR SD50	24-12-11
7	ISSUED FOR SD90	25-02-05
8	ISSUED FOR DP	25-03-11
9	ISSUED FOR LIA DR1	25-07-07
11	ISSUED FOR DR1	25-07-25
12	ISSUED FOR DR2	26-02-04

NORTH ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

PIRCON
APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



BUILDING
ELEVATIONS

SCALE 3/32" = 1'-0"

SD-3.02

BUILDING ELEVATIONS



ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM SD30	24-11-01
5	ISSUED FOR SD50	24-12-11
7	ISSUED FOR SD90	25-02-05
8	ISSUED FOR DP	25-03-11
9	ISSUED FOR LQA DR1	25-07-07
11	ISSUED FOR DR1	25-07-25
12	ISSUED FOR DR2	26-02-04

NORTH COURTYARD ELEVATION

3/32" = 1'-0"

EAST COURTYARD ELEVATION

3/32" = 1'-0"



WEST COURTYARD ELEVATION

3/32" = 1'-0"

PIRCON
APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



BUILDING
ELEVATIONS

SCALE 3/32" = 1'-0"

SD-3.03

MATERIAL BOARD



ISSUED FOR DR2

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM SD30	24-11-01
5	ISSUED FOR SD50	24-12-11
7	ISSUED FOR SD90	25-02-05
8	ISSUED FOR DP	25-03-11
9	ISSUED FOR LUA DR1	25-07-07
11	ISSUED FOR DR1	25-07-25
12	ISSUED FOR DR2	26-02-04

PIRCON APPLEWOOD MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

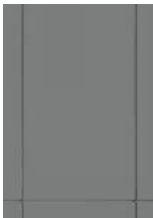
PROJECT # 23174.1
CITY FILE #



MATERIAL BOARD



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



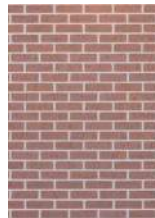
CEMENT BOARD PANEL SIDING
COLOUR: NIGHT GRAY



CEMENT BOARD BOARD SIDING
COLOUR: 'ARCTIC WHITE'



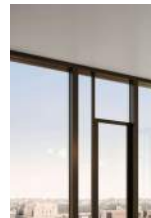
CEMENT BOARD LAP SIDING,
COLOUR: 'SANDCASTLE' RUSTIC
SERIES



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



ALUMINUM SOFFIT
COLOUR: WOOD LIKE (TBD)



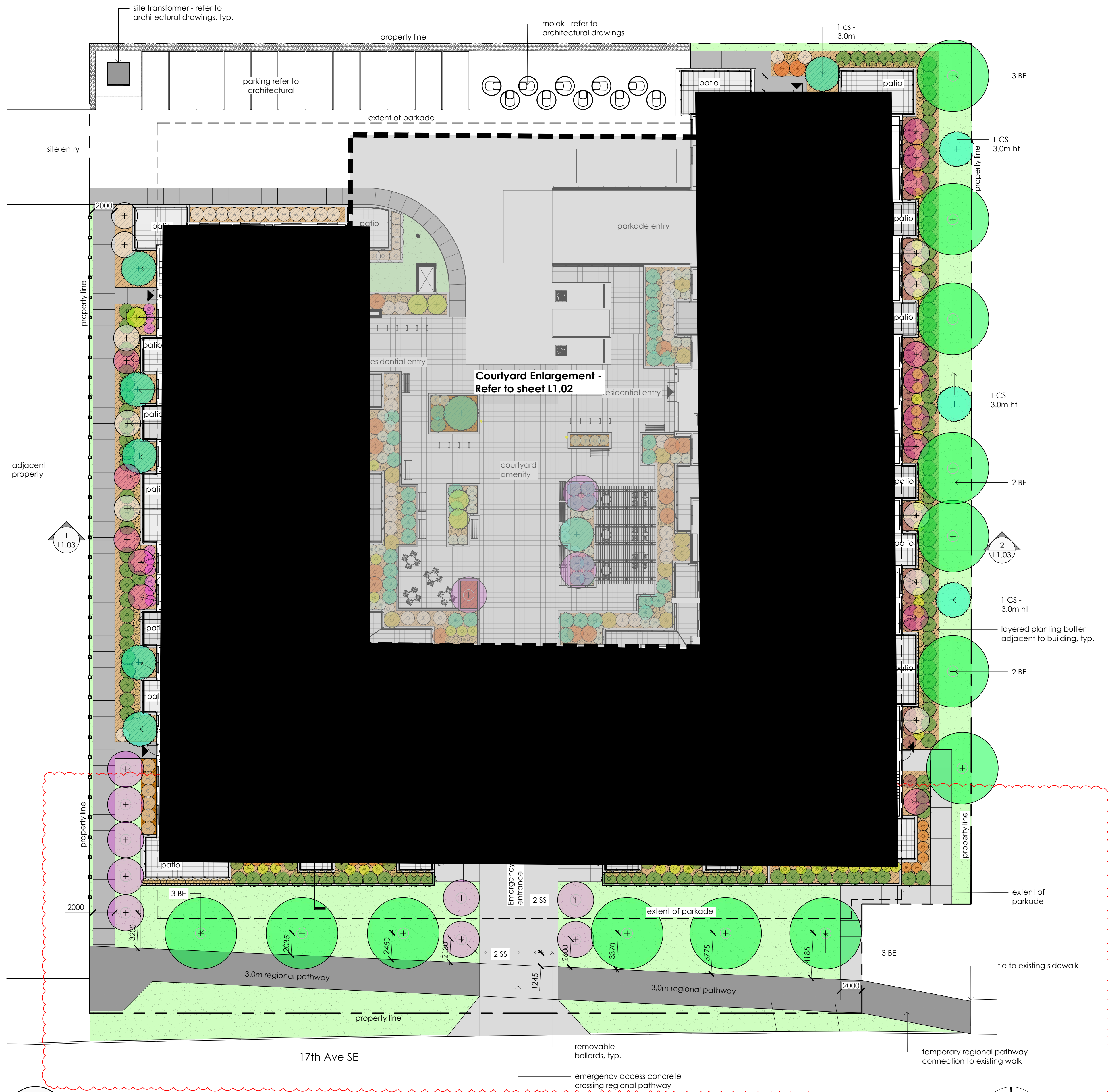
WINDOW
COLOUR: BLACK EXT / WHITE INT



ALUMINUM/GLASS GUARD/RAILING
COLOUR: BLACK

SCALE As indicated

SD-4.01



- General Notes**
1. Site plan prepared using information provided by Keystone Architecture, received February 11, 2025.
 2. All drawings are property of Landscape Architect.
 3. Site clean up is incidental to the work.
 4. All landscape areas are to be sloped to ensure positive drainage away from structures, unless noted otherwise.
 5. All drawings are metric unless otherwise noted.
 6. Refer to related disciplines as indicated on plans where applicable.
 7. Disturbance outside of the Property Line to be repaired to the satisfaction of the Landscape Architect.
 8. All softscape areas shall be irrigated with an underground automated irrigation system.

PIRCON GROUP
the **TULA** project

4	Issued for DR2	2026.02.03
3	Issued for DTR 1	2025.07.22
2	Issued for DP Review	25.02.14
1	Issued for Review	24.12.06
#	issued for...	Date

project name

Applewood Multi Residential

project legal address

722017th Ave SE, Calgary AB

Application Identification

project #	24.020	date	2026/02/02
drawn by	jw	checked by	jw
		approved by	tu

sheet name

Landscape Plan

Sheet

L1.01

1 Landscape Plan
L1.02 1:200

