

PIRCON APPLEWOOD MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY, ALBERTA



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CALGARY AB | 1601 - 333 11TH AVENUE SW
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ISSUED FOR DR1

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM S030	24-11-01
3	ISSUED FOR LUR (ASP)	24-12-02
5	ISSUED FOR S060	24-12-11
6	COMMUNITY OUTREACH	25-01-23
7	ISSUED FOR S090	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

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PROJECT # 23174.1
CITY FILE #



COVER SHEET

SCALE

SD-0.01



SOUTH/WEST CORNER OF DEVELOPMENT

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PIRCON GROUP

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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



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SITE CONTEXT

SCALE N.T.S.



SD-1.01

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SITE CONTEXT

SCALE N.T.S.

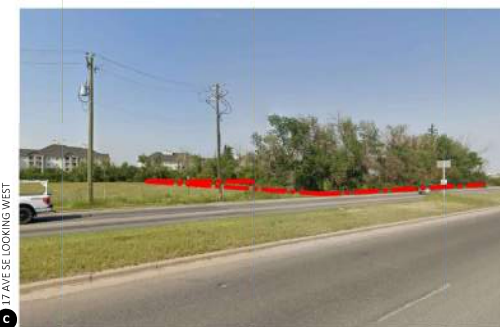
SD-1.02



A 70 ST LOOKING EAST



B 70 ST SE & 17 AVE SE LOOKING NORTHEAST



C 17 AVE SE LOOKING WEST

RENDERINGS



ISSUED FOR DR1

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RENDERINGS

SW CORNER AT 17TH AVENUE

SCALE

SD-1.21

RENDERINGS

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ARCHITECTURE

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RENDERINGS

SOUTH AT 17TH AVENUE

SCALE

SD-1.22

RENDERINGS



ISSUED FOR DR1

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6	COMMUNITY OUTREACH	25-01-23
7	ISSUED FOR SD90	25-02-05
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RENDERINGS

CLOSE UP OF BREEZEWAY @ 17TH AVE SW

SCALE

SD-1.23

RENDERINGS



SOUTH EAST COURTYARD

ISSUED FOR DR1

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6	COMMUNITY OUTREACH	25-01-23
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RENDERINGS

SCALE

SD-1.24



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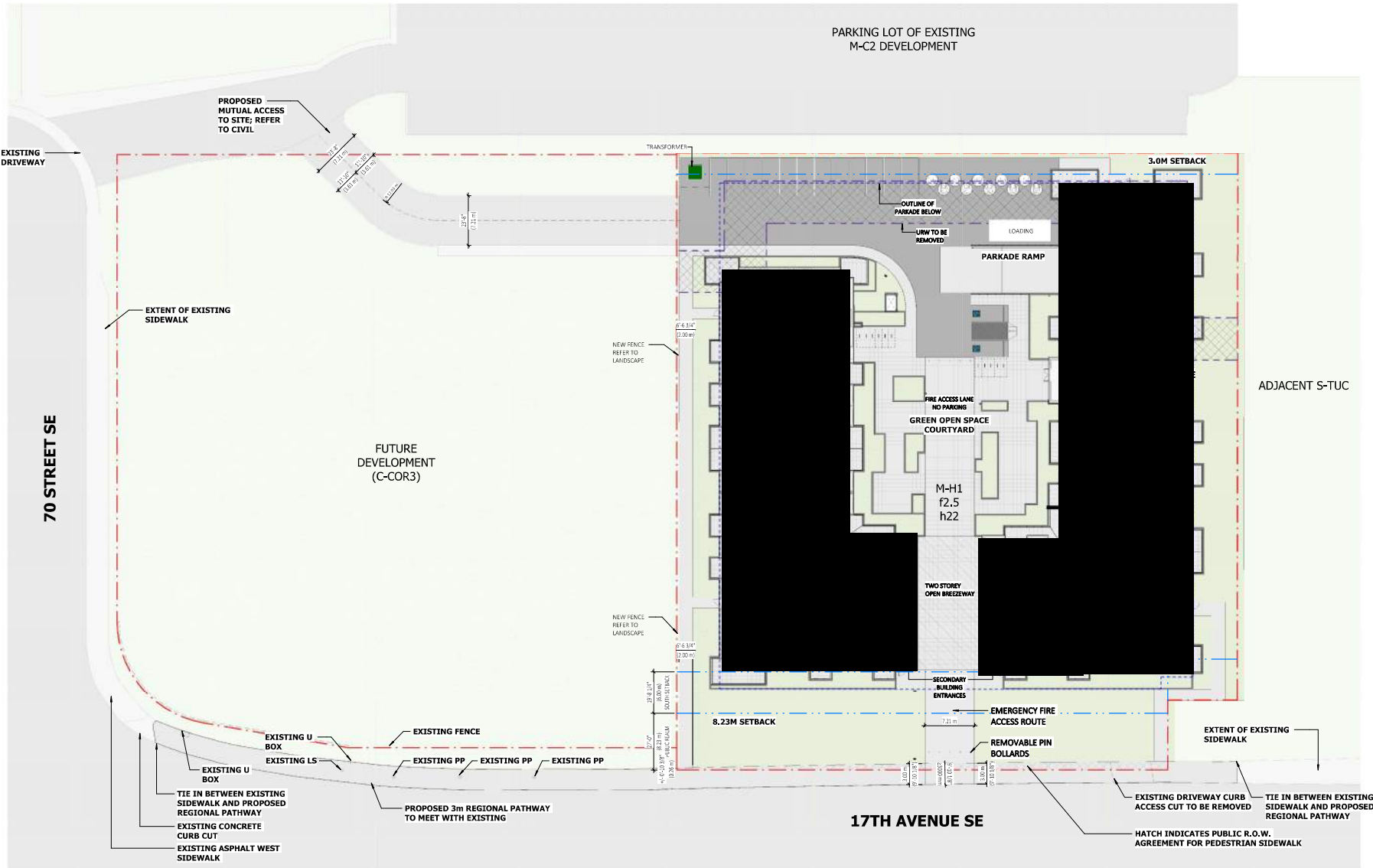
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OVERALL SITE PLAN



OVERALL SITE PLAN

3/64" = 1'-0"

SCALE 3/64" = 1'-0"



SD-2.00

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



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



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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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