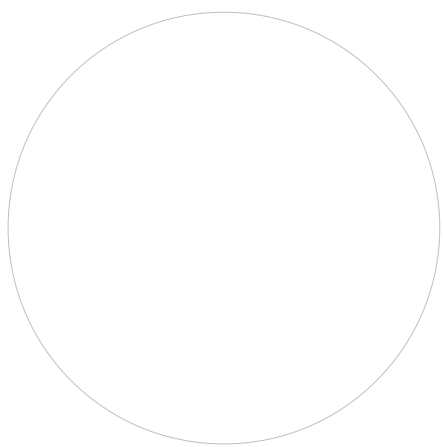


APPLEWOOD MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY, ALBERTA



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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
13	ISSUED FOR DR3	26-06-08
14	ISSUED FOR REVIEW	26-07-06

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ALBERTA

PROJECT # 23174.1
CITY FILE #



SOUTH/WEST CORNER OF DEVELOPMENT

SHEET INDEX

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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				



ZEN HOMES LTD.

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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 1L9 | 587.391.4768

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

COVER SHEET



SCALE

SD-0.01

SITE CONTEXT

CONTEXT SUMMARY

THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF STONY 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 STONY 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
FOREST LAWN CRICKET GROUND



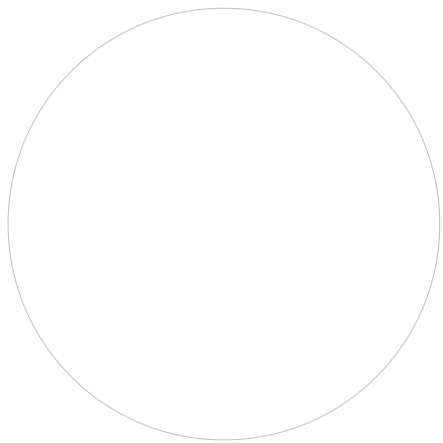
2
CORNER STORE AND COFFEE SHOP



3
APPLESTONE PARK



4
EAST HILLS SHOPPING CENTER



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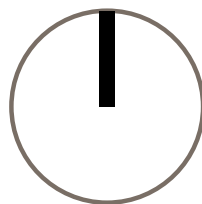
PROJECT # 23174.1
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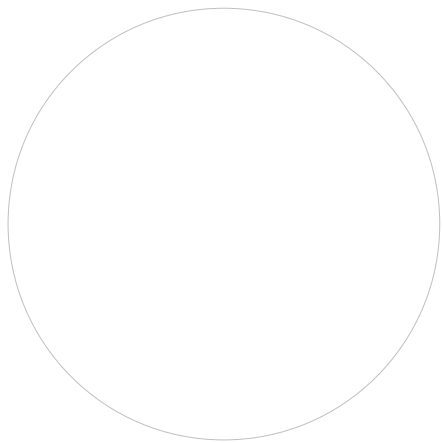
SITE CONTEXT

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

SCALE N.T.S.



SITE CONTEXT



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SITE CONTEXT

SCALE N.T.S.

SD-1.02



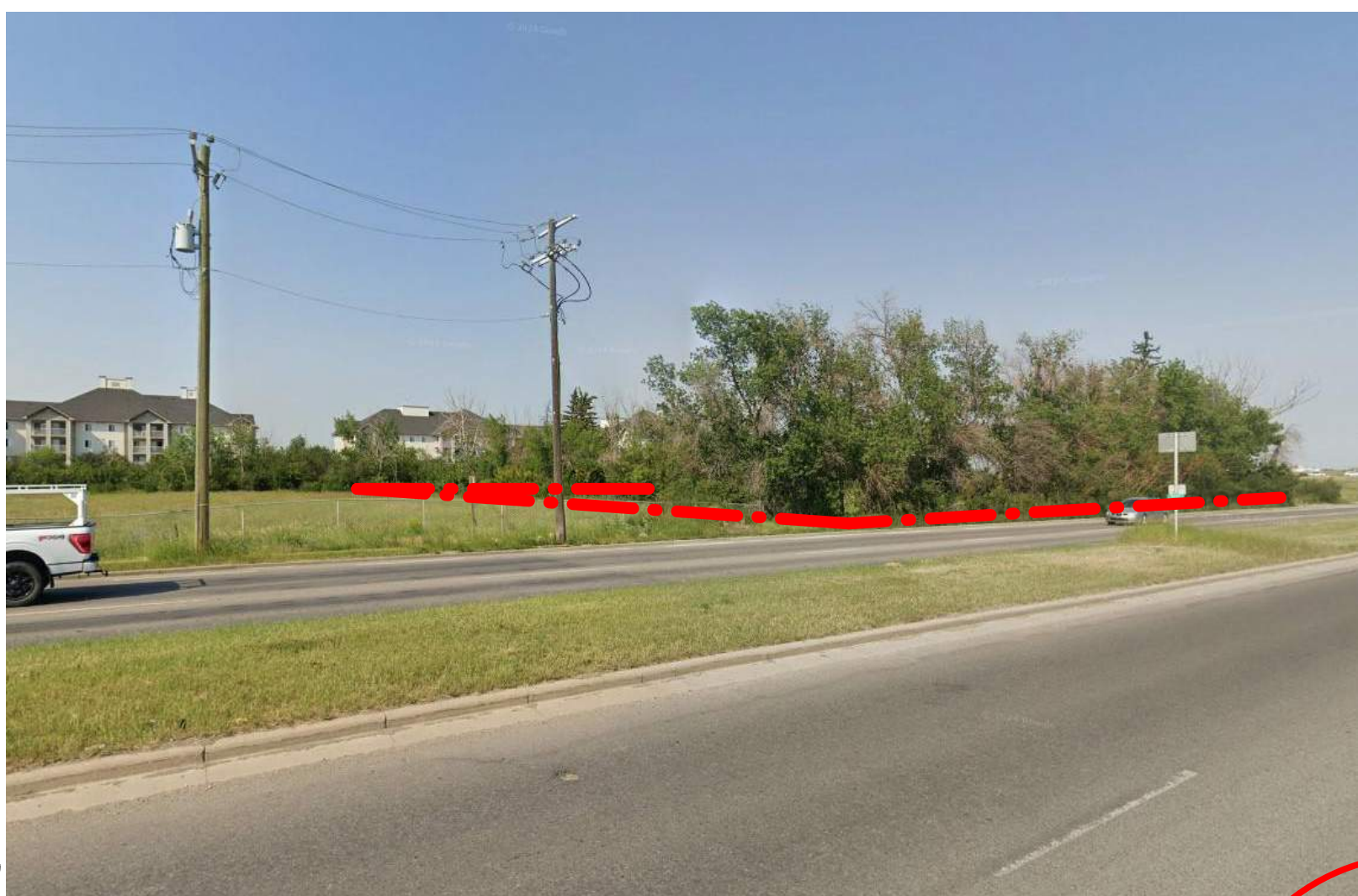
70 ST LOOKING EAST
A



70 ST SE & 17 AVE SE LOOKING NORTHEAST
B

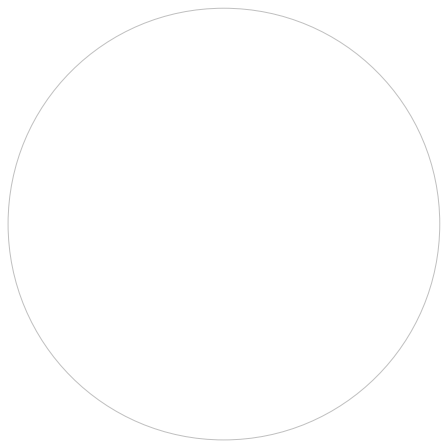


17 AVE SE LOOKING WEST
C



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

PROJECT DATA



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MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



PROJECT DATA



SCALE

SD-1.10

1.0.0 ZONING DATA			
PROJECT:		ZEN HOMES APARTMENTS APPLEWOOD PARK	
CIVIC ADDRESS:		7220 17 AVENUE SE, CALGARY, AB	
LEGAL DESCRIPTION:		LOT 2, BLK C, PLAN 45LK	
NEIGHBOURHOOD:		APPLEWOOD PARK	
SITE AREA (GROSS):		76,981 SF	7,152 m² (0.72 HECTARE)
SITE AREA (NET):		76,981 SF	7,152 m² (0.72 HECTARE) NO ACTIVE URW
COORDINATING REGISTERED PROFESSIONAL:		STEVEN BARTOK, ARCHITECT AAA, AIBC, MRAIC, KEYSTONE ARCHITECTURE AND PLANNING LTD.	
CERTIFIED PROFESSIONAL:			
		CURRENT/REQUIRED/PERMITTED	PROPOSED/PROVIDED
ZONE:		M-H1 (MULTI-RESIDENTIAL - HIGH DENSITY LOW RISE DISTRICT)	M-H1 (MULTI-RESIDENTIAL - HIGH DENSITY LOW RISE DISTRICT)
ASP DESIGNATION:		N/A	N/A
SETBACKS:		FRONT: 6.00 m REAR SETBACK ADJACENT TO M-C2: 3.00 m EAST SETBACK ADJACENT TO S-TUC : 0.00 m WEST SETBACK ADJACENT TO C-COR3 : 0.00 m	FRONT: 8.23m+6.00m=14.23 m REAR: 3.00m EAST: 0.00m WEST: 0.00 m
PROJECTION INTO SETBACKS:		-PORTIONS OF A BUILDING LOCATED BELOW THE SURFACE OF THE GROUND MAY EXTEND WITHOUT ANY LIMITS INTO A SETBACK AREA -EAVES MAX. 0.6m -WHEELCHAIR RAMPS MAY PROJECT WITHOUT ANY LIMITS -LANDINGS NOT EXCEEDING 2.5 m², AND UNENCLOSED STAIRS. -SIGNS MAY BE LOCATED IN ANY SETBACK AREA -PORTIONS OF A BUILDING LOCATED BELOW THE SURFACE OF THE GROUND MAY EXTEND WITHOUT ANY...	
GROSS FLOOR AREA:			
SITE AREA		76,981.16 SF	7,151.78m² (1.76 ACRES)
FAR:		1.8 FAR AS PER LAND USE DISTRICT MAP	2.43 FAR
BUILDING AREA			
NORTH EAST WING:			
NORTH WEST WING:			
SOUTH WING:			
BUILDING HEIGHT:		20.0 m	21m
LANDSCAPING:		UNLESS OTHERWISE REFERENCED IN SECTION 553, A MINIMUM OF 40.0% OF THE AREA OF A PARCEL MUS...	LANDSCAPED AREA= 34.483 SF (34,483/76,981.16 = 44.8%)
PRIVATE OR COMMON AMENITY AREA:		- AMENITY SPACE MAY BE PROVIDED AS COMMON, PRIVATE OR A COMBINATION OF BOTH 5.0 S.M. X 209 UNITS = 1020 m² OF AMENITY SPACE REQUIRED 102 S.M. MAY BE USED FOR INDOOR AMENITY SPACE	PRIVATE AMENITY - +/- 1,415 m²
REQUIRED AMENITY SPACE:		- MINIMUM REQUIRED SPACE OF 5.0 m² PER UNIT - PRIVATE AMENITY SPACE OF 5.0 m² OR LESS MAY BE INCLUDED TO SATISFY REQUIREMENT	1,025 S.M. REQUIRED
COMMON AMENITY SPACE:		COMMON AMENITY SPACE CAN BE PROVIDED AS INDOOR OR OUTDOOR - MUST BE ACCESSIBLE FROM ALL UNITS - NO DIMENSION LESS THAN 6.0 m AND CONTIGUOUS AREA NO LESS THAN 50 m - MUST BE AT GRADE - NOT LOCATED IN SETBACK	LANDSCAPE TO CONFIRM
INDOOR AMENITY SPACE:		INDOOR AMENITY SPACE TO BE NO MORE THAN 10% OF THE TOTAL AMENITY SPACE -MUST BE ACCESSIBLE FROM ALL UNITS	NO INDOOR AMENITY SPACE PROVIDED
OUTDOOR AMENITY SPACE:		- COMMON OUTDOOR AMENITY SPACE MUST PROVIDE A BALCONY, DECK OR PATIO - MUST BE USED IN THE CALCULATION OF REQUIRED LANDCAPED AREA - MUST PROVIDE A BARBEQUE OR SEATING -MUST BE ACCESSIBLE FROM ALL UNITS	REFER TO LANDSCAPE
ADAPTABLE UNITS:		10%	30 UNITS (14%)
WASTE & RECYCLING STORAGE:		CITY OF CALGARY TOTAL VOLUMN OF WASTE PRODUCED PER WEEK IS CALCULATED USING 0.24 M3 (0.3YD3) PER DWELLING UNIT.	203 UNITS X 0.23m³ = 46.69m³ WASTE TO PROVIDE (10) 5m³ BINS = 50m³ TOTAL
		AREA STRUCTURE PLAN (ASP):	BYLAW 1P2007:
FAR:		1.8	2.43
DENSITY:		122 UNITS	290 UNITS PER HECTARE
BUILDING HEIGHT:		20.0 m (MAXIMUM)	21m
NUMBER OF STOREYS:		4 STOREYS	6 STOREYS
17 AVE ACCESS		NO DIRECT ACCESS ALLOWED	EMERGENCY FIRE ACCESS
UNIT COUNT:		203	
GROSS BUILDABLE AREA:		17,310.06 m² 186,324 S.F.	
REQUESTED RELAXATIONS:		REQUEST RELAXATION FOR SOUTH 1ST FLOOR PATIOS TO EXTEND INTO SETBACK UP TO 1.32M REQUEST RELAXATION FOR SOUTH UPPER PATIOS TO EXTEND INTO SETBACK UP TO 1.87M	
NOTES:			
1. REFER TO FAR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.			
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.			

PROJECT DATA

1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES	
1.	MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & PUBLIC SIDE OF CORRIDOR/STAIR WALL.
2.	EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY.

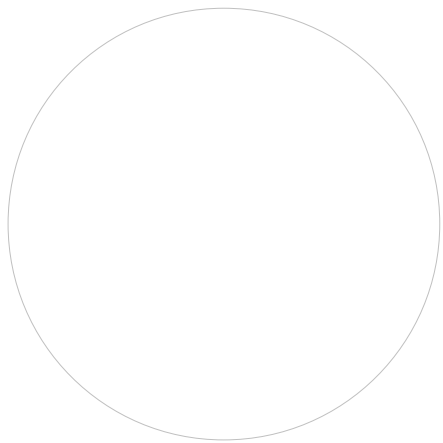
1.3.1 GROSS BUILDABLE AREA SUMMARY				
LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL				
CIRCULATION	5,579 SF	518.32 m²	3.0%	
RESIDENTIAL	22,476 SF	2,088.05 m²	12.1%	
SERVICE ROOMS/SHAFTS	1,557 SF	144.66 m²	0.8%	
	29,612 SF	2,751.03 m²	15.9%	
2ND LEVEL				
CIRCULATION	4,379 SF	406.80 m²	2.4%	
RESIDENTIAL	23,557 SF	2,188.49 m²	12.6%	
SERVICE ROOMS/SHAFTS	1,227 SF	113.98 m²	0.7%	
	29,162 SF	2,709.26 m²	15.7%	
3RD LEVEL				
CIRCULATION	4,242 SF	394.09 m²	2.3%	
RESIDENTIAL	26,424 SF	2,454.84 m²	14.2%	
SERVICE ROOMS/SHAFTS	1,222 SF	113.51 m²	0.7%	
	31,887 SF	2,962.44 m²	17.1%	
4TH LEVEL				
CIRCULATION	4,242 SF	394.09 m²	2.3%	
RESIDENTIAL	26,424 SF	2,454.84 m²	14.2%	
SERVICE ROOMS/SHAFTS	1,222 SF	113.51 m²	0.7%	
	31,887 SF	2,962.44 m²	17.1%	
5TH LEVEL				
CIRCULATION	4,242 SF	394.09 m²	2.3%	
RESIDENTIAL	26,424 SF	2,454.84 m²	14.2%	
SERVICE ROOMS/SHAFTS	1,222 SF	113.51 m²	0.7%	
	31,887 SF	2,962.44 m²	17.1%	
6TH LEVEL				
CIRCULATION	4,242 SF	394.09 m²	2.3%	
RESIDENTIAL	26,424 SF	2,454.84 m²	14.2%	
SERVICE ROOMS/SHAFTS	1,222 SF	113.51 m²	0.7%	
	31,887 SF	2,962.44 m²	17.1%	
AREA GRAND TOTAL	186,324 SF	17,310.06 m²	100.0%	

1.3.2 PARKADE AREA SUMMARY				
LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	803 SF	74.61 m²	1.5%	
PARKADE	47,765 SF	4,437.54 m²	89.1%	
SERVICE ROOMS/SHAFTS	1,364 SF	126.75 m²	2.5%	
STORAGE	3,666 SF	340.56 m²	6.8%	
	53,599 SF	4,979.46 m²	100.0%	
AREA GRAND TOTAL	53,599 SF	4,979.46 m²	100.0%	

1.3.3 PRIVATE/COMMON AMENITY SPACE SUMMARY				
LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL				
PRIVATE AMENITY (PA)	3,185 SF	295.87 m²	13.4%	
	3,185 SF	295.87 m²	13.4%	
2ND LEVEL				
PRIVATE AMENITY (PA)	3,283 SF	304.96 m²	13.8%	
	3,283 SF	304.96 m²	13.8%	
3RD LEVEL				
PRIVATE AMENITY (PA)	4,334 SF	402.63 m²	18.2%	
	4,334 SF	402.63 m²	18.2%	
4TH LEVEL				
PRIVATE AMENITY (PA)	4,334 SF	402.63 m²	18.2%	
	4,334 SF	402.63 m²	18.2%	
5TH LEVEL				
PRIVATE AMENITY (PA)	4,334 SF	402.63 m²	18.2%	
	4,334 SF	402.63 m²	18.2%	
6TH LEVEL				
PRIVATE AMENITY (PA)	4,334 SF	402.63 m²	18.2%	
	4,334 SF	402.63 m²	18.2%	
AREA GRAND TOTAL	23,803 SF	2,211.37 m²	100.0%	

1.4.1 UNIT FLOOR AREA SUMMARY NOTES	
1.	ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL.
2.	AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.

1.4.2 UNIT FLOOR AREA SUMMARY						
UNIT	UNIT TYPE	COUNT	UNIT AREA AVG (1 SF)	UNIT AREA AVG (1 m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
UNIT A1	1 BED & DEN	4	535 SF	50 m²	2,141 SF	198.9 m²
UNIT B1	1 BED & DEN	24	572 SF	53 m²	13,720 SF	1274.6 m²
UNIT B1.1	1 BED & DEN	5	574 SF	53 m²	2,869 SF	266.5 m²
UNIT B1.3	1 BED & DEN	14	625 SF	58 m²	8,744 SF	812.4 m²
UNIT B2	1 BED & DEN	10	569 SF	53 m²	5,689 SF	528.5 m²
UNIT B2.1	1 BED & DEN	11	650 SF	60 m²	7,155 SF	664.7 m²
UNIT B3	1 BED & DEN	24	566 SF	53 m²	13,583 SF	1261.9 m²
UNIT B4	1 BED & DEN	6	581 SF	54 m²	3,489 SF	324.1 m²
UNIT B5	1 BED	1	754 SF	70 m²	754 SF	70.0 m²
UNIT B6	1 BED	1	701 SF	65 m²	701 SF	65.1 m²
UNIT C2	2 BED	6	918 SF	85 m²	5,511 SF	512.0 m²
UNIT C3	2 BED	5	838 SF	78 m²	4,190 SF	389.2 m²
UNIT C4	2 BED	6	801 SF	74 m²	4,806 SF	446.5 m²
UNIT C5	2 BED	6	756 SF	70 m²	4,533 SF	421.1 m²
UNIT C7	2 BED	5	915 SF	85 m²	4,574 SF	424.9 m²
UNIT C8	2 BED	5	910 SF	85 m²	4,549 SF	422.6 m²
UNIT C9	2 BED	6	1,026 SF	95 m²	6,157 SF	572.0 m²
UNIT D1	2 BED & DEN	19	845 SF	79 m²	16,058 SF	1491.8 m²
UNIT D1.1	2 BED & DEN	11	847 SF	79 m²	9,320 SF	865.8 m²
UNIT D1.3	2 BED & DEN	4	870 SF	81 m²	3,478 SF	323.1 m²
UNIT D1.4	2 BED	1	827 SF	77 m²	827 SF	76.9 m²
UNIT D2	2 BED & DEN	4	844 SF	78 m²	3,378 SF	313.8 m²
UNIT D2.1	2 BED & DEN	5	852 SF	79 m²	4,258 SF	395.6 m²
UNIT D3	2 BED & DEN	8	913 SF	85 m²	7,305 SF	678.6 m²
UNIT E1	3 BED & DEN	4	1,117 SF	104 m²	4,470 SF	415.3 m²
UNIT E1.1	3 BED & DEN	2	1,139 SF	106 m²	2,277 SF	211.5 m²
UNIT E2	3 BED	4	1,148 SF	107 m²	4,593 SF	426.7 m²
UNIT E2.1	3 BED & DEN	2	1,169 SF	109 m²	2,337 SF	217.2 m²
UNIT TOTALS:		203			151,464 SF	14071.4 m²



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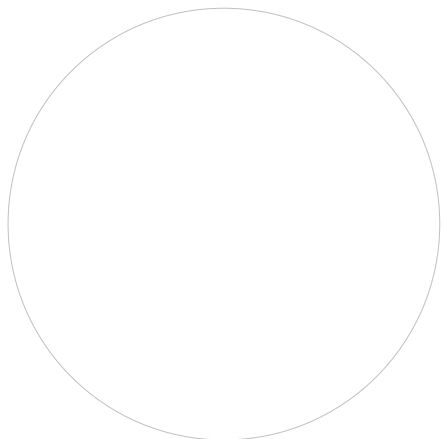
PROJECT DATA

1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-REQUIRED					
		UNITS / AREA	REQUIRED FACTOR	REQUIRED STALLS	PROVIDED STALLS
VEHICLE PARKING STALL DATA					
RESIDENTS:					
RESIDENTIAL UNITS		209 UNITS	0.625	131 STALLS	146 STALLS
ACCESSIBLE		NOT REQUIRED	4 STALLS, PLUS ONE PER INCREMENT OF 100 OR PART THEREOF	6 STALLS	6 STALLS
ELECTRIC VEHICLE CHARGING		NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	9 STALLS
ELECTRIC VEHICLE ROUGH IN		NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	9 STALLS
LOADING		209 UNITS	1.0 STALLS IF THERE IS OVER 20 UNITS	1	1 STALL
GARBAGE TRANSFER		N/A	N/A	N/A	N/A
VISITORS:					
STANDARD					12
ACCESSIBLE					2
					TOTAL STALLS: 175
BICYCLE STALL DATA					
BICYCLE STALL DATA		UNITS	REQUIRED FACTOR	REQUIRED STALLS	
RESIDENT (UNIT) (CLASS 1)		203 UNITS	1	203 CLASS 1 STALLS	
VISITOR / EMPLOYEE (CLASS 2)		203 UNITS	0.1	21 CLASS 2 STALLS	
NOTES:					

1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED SITE/PARKADE			
PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
2	1.1%	1%	VISITOR ACCESSIBLE
12	6.9%	7%	VISITOR
4	2.3%	2%	ACCESSIBLE
9	5.1%	5%	EV RESIDENT
9	5.1%	5%	ROUGH IN EV RESIDENT
139	79.4%	79%	RESIDENT
TOTAL PARKING STALLS: 175	100.0%	100%	

1.5.3 BIKE PARKING STALL DATA-PROVIDED CLASS 1			
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
RESIDENT (CLASS 1)			
HORIZONTAL MOUNT BIKE STALL	208	100.0%	2 BIKE CAPACITY PER RACK
RESIDENT (CLASS 1): 208		100.0%	
TOTAL BIKE PARKING STALLS: 208		100.0%	

1.5.3 BIKE PARKING STALL DATA-PROVIDED CLASS 2			
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
VISITOR (CLASS 2)			
SURFACE MOUNT BIKE STALL	21	100.0%	2 BIKE CAPACITY PER RACK
VISITOR (CLASS 2): 21		100.0%	
TOTAL BIKE PARKING STALLS: 21		100.0%	



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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
13	ISSUED FOR DR3	26-06-08
14	ISSUED FOR REVIEW	26-07-06

APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



PROJECT DATA



SCALE

SD-1.12

DESIGN RATIONALE

PROJECT DESCRIPTION

THIS DEVELOPMENT TAKES SHAPE AS A 6-STOREY, 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-STOREY DEVELOPMENTS TO THE WEST AND IS INTENTIONAL AS SITE ACCESS CAN ONLY BE ACHIEVED FROM THE NORTH THROUGH THE ADJACENT VACANT COMMERCIALY-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

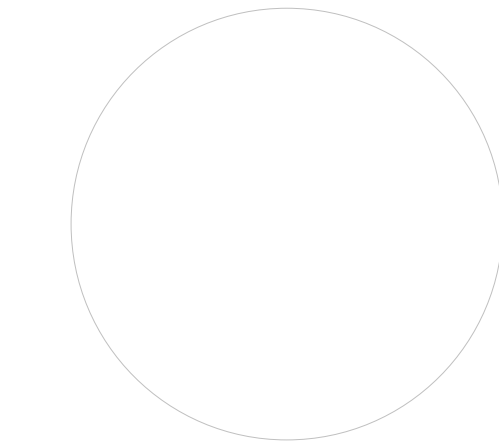
ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF LL POTENTIAL DARK AREAS AND ACCESSES/EXITS,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



ISSUED FOR
REVIEW

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM SD30	24-11-01
5	ISSUED FOR SD60	24-12-11
7	ISSUED FOR SD90	25-02-05
8	ISSUED FOR DP	25-03-11
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APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



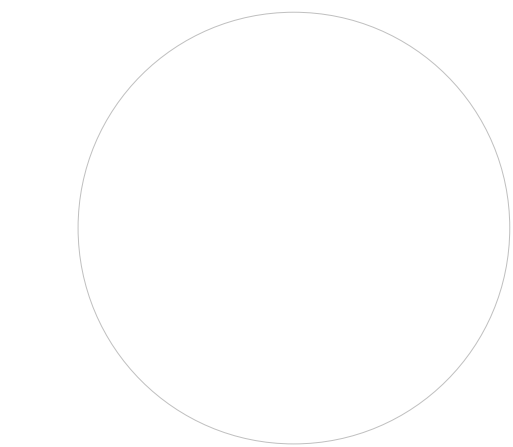
DESIGN RATIONALE



SCALE



SW CORNER AT 17TH AVENUE



ISSUED FOR
REVIEW

NO.	ISSUE/REVISION	DATE
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
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APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
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CITY FILE #



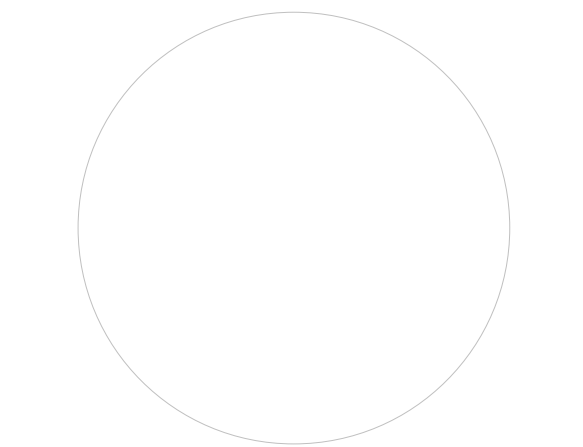
RENDERINGS



SCALE



SOUTH AT 17TH AVENUE



ISSUED FOR
REVIEW

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APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
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PROJECT # 23174.1
CITY FILE #



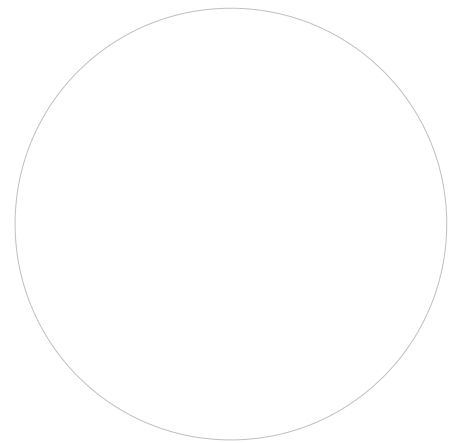
RENDERINGS



SCALE



CLOSE UP OF BREEZEWAY @ 17TH AVENUE SE



ISSUED FOR
REVIEW

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APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



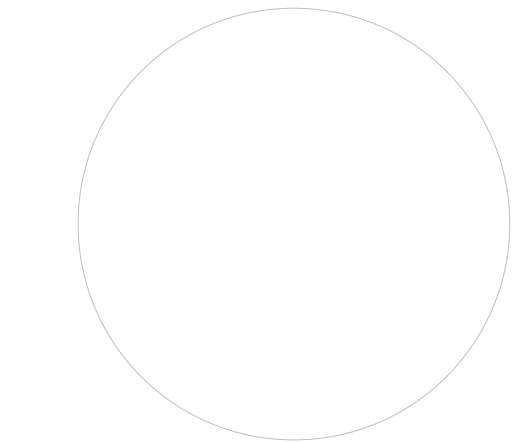
RENDERINGS



SCALE



SOUTH EAST COURTYARD



ISSUED FOR
REVIEW

NO.	ISSUE/REVISION	DATE
6	COMMUNITY OUTREACH	25-01-23
7	ISSUED FOR SD90	25-02-05
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APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
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PROJECT # 23174.1
CITY FILE #



RENDERINGS



SCALE



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11	ISSUED FOR DR1	25-07-24
12	ISSUED FOR DR2	26-02-04
13	ISSUED FOR DR3	26-06-08
14	ISSUED FOR REVIEW	26-07-06

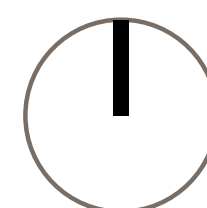
7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



OVERALL SITE PLAN

SCALE 3/64" = 1'-0"



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 DEMO, 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. TW=TOP OF WALL TOC=TOP OF CURB BW=BOTTOM OF WALL BOC=BOTTOM OF CURB
6. NEW ELEVATION 100.00 m EXISTING ELEVATION 00.00m

KEYSTONE
ARCHITECTURE

KEYSTONE ARCHITECTURE AND PLANNING LTD.
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1J9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

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APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
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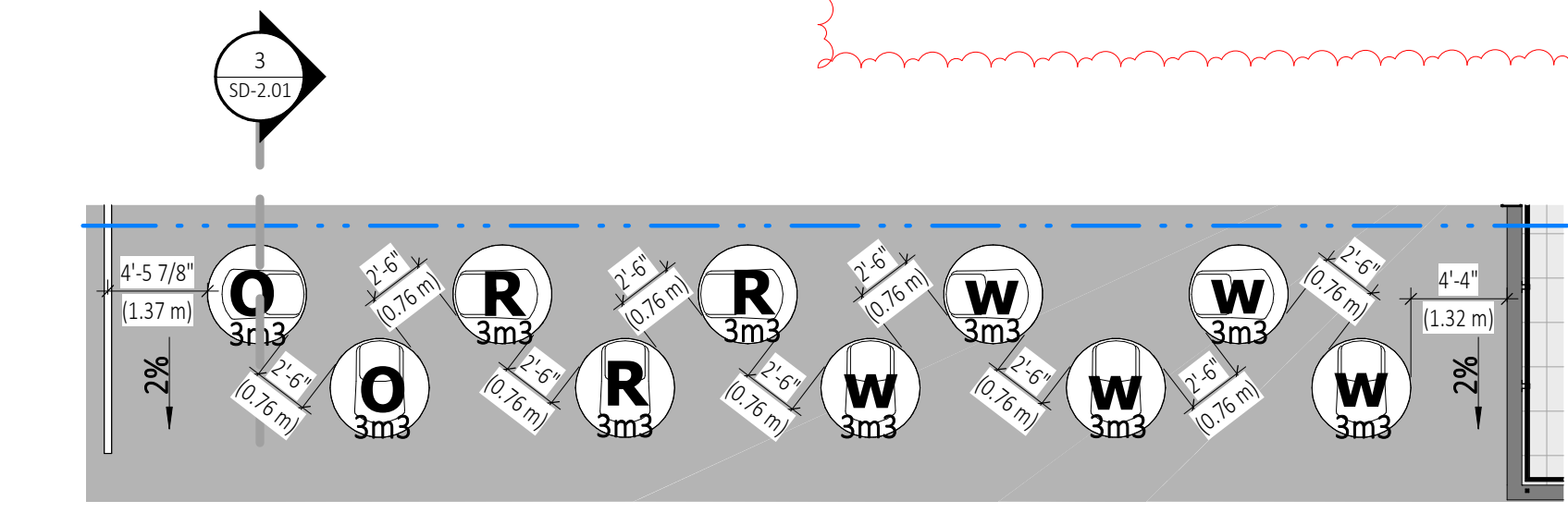
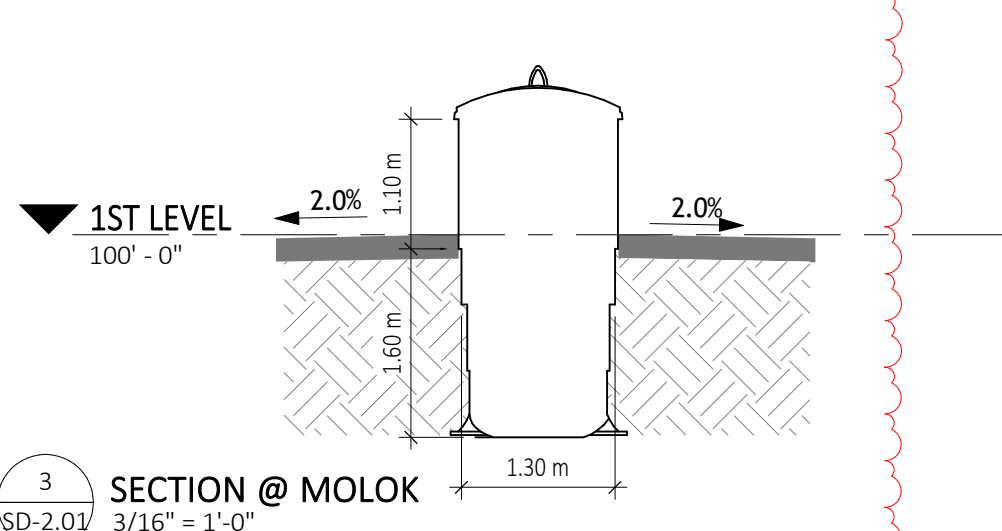
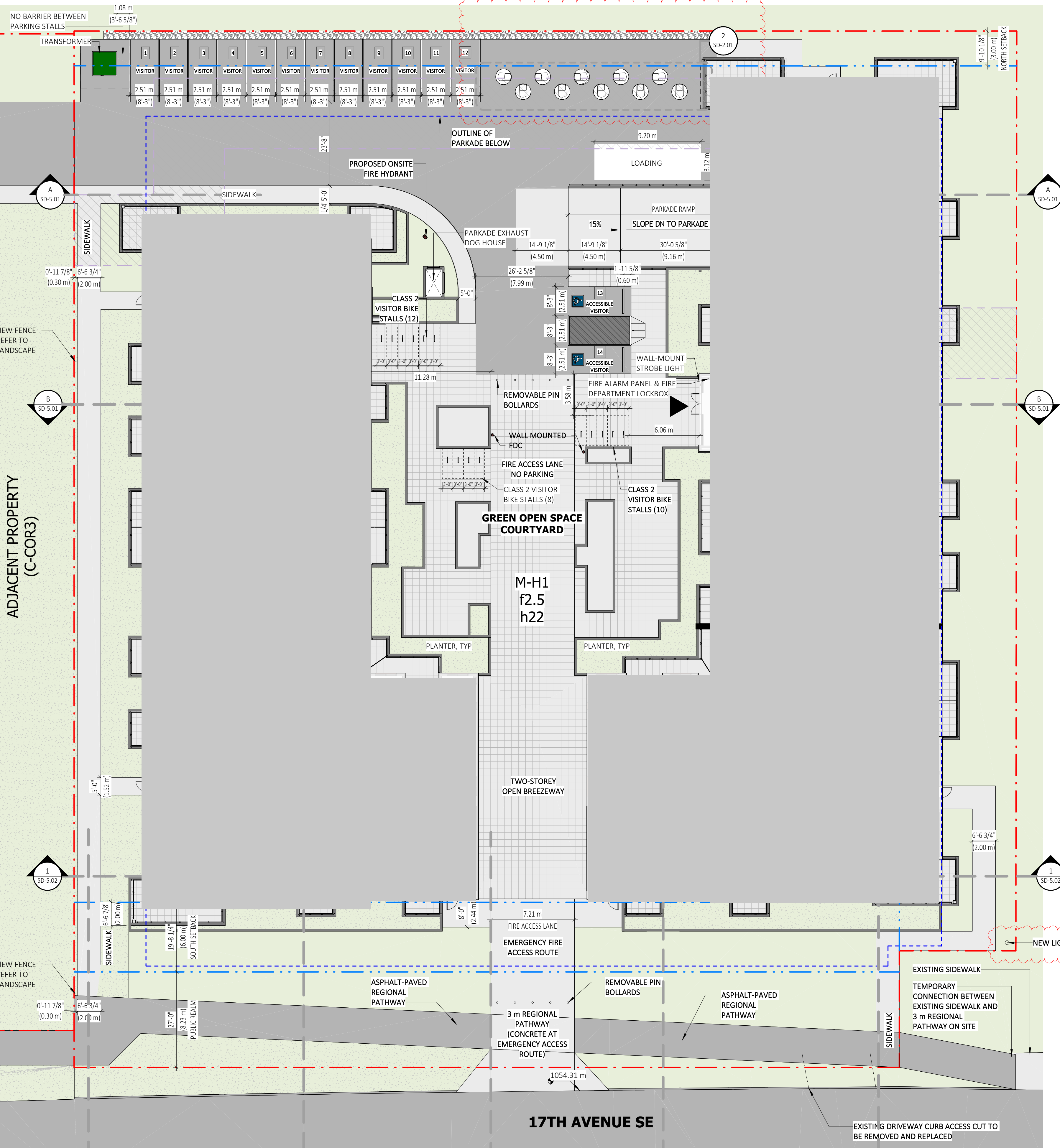
SITE PLAN

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

SCALE As indicated

SD-2.01

NEUTRAL ACCESS AGREEMENT



- 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) 3m3 BINS = 30m3 TOTAL; 2 PICK UPS PER WEEK
 - BINS ARE IDENTIFIED WASTE, RECYCLE, ORGANICS.
 - WASTE AREA GRADE 2% MAX

ADJACENT PROPERTY
(S-TUC)

ADJACENT PROPERTY
(C-COR3)

SITE PLAN

1/16" = 1'-0"

BUILDING ELEVATIONS



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SOUTH ELEVATION

3/32" = 1'-0"



APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



BUILDING
ELEVATIONS



SCALE 3/32" = 1'-0"

WEST ELEVATION

3/32" = 1'-0"

SD-3.01

BUILDING ELEVATIONS



NORTH ELEVATION

3/32" = 1'-0"

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REVIEW

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APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



BUILDING
ELEVATIONS



SCALE 3/32" = 1'-0"

EAST ELEVATION

3/32" = 1'-0"

BUILDING ELEVATIONS



NORTH COURTYARD ELEVATION

3/32" = 1'-0"

EAST COURTYARD ELEVATION

3/32" = 1'-0"

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APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



BUILDING
ELEVATIONS



SCALE 3/32" = 1'-0"

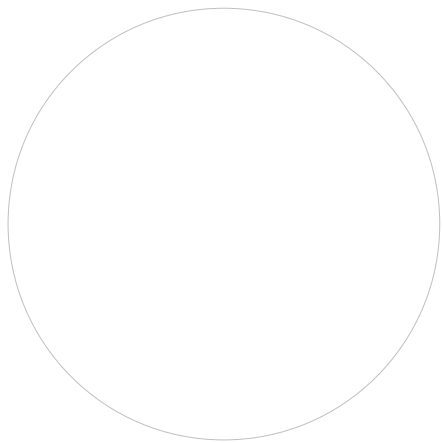
WEST COURTYARD ELEVATION

3/32" = 1'-0"

SD-3.03

MATERIAL BOARD

KEYSTONE ARCHITECTURE AND PLANNING LTD.
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
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APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



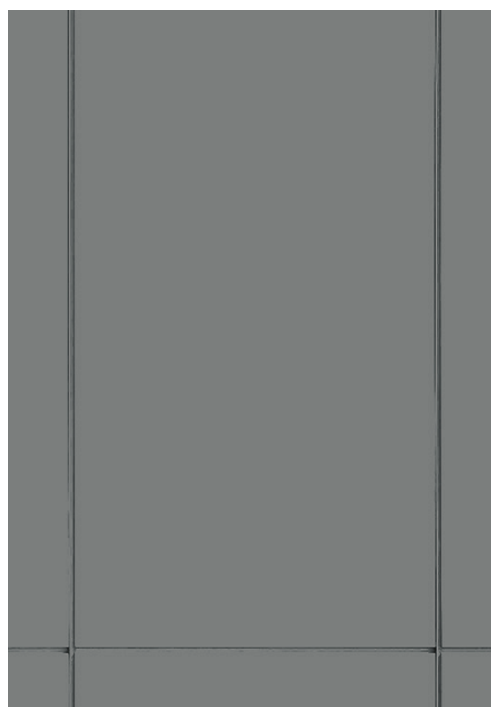
MATERIAL BOARD



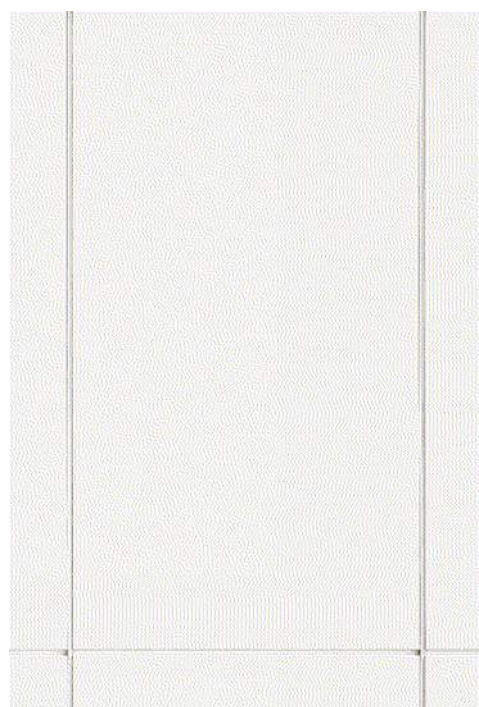
SCALE As indicated



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



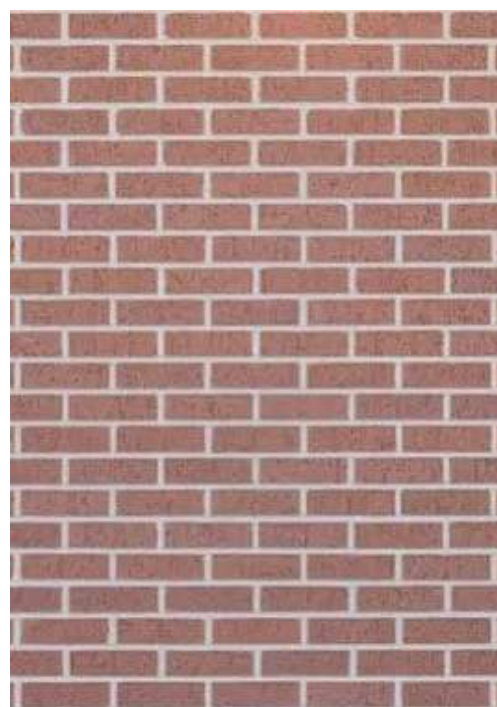
CEMENT BOARD PANEL SIDING
COLOUR: NIGHT GRAY



CEMENT BOARD BAORD 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)

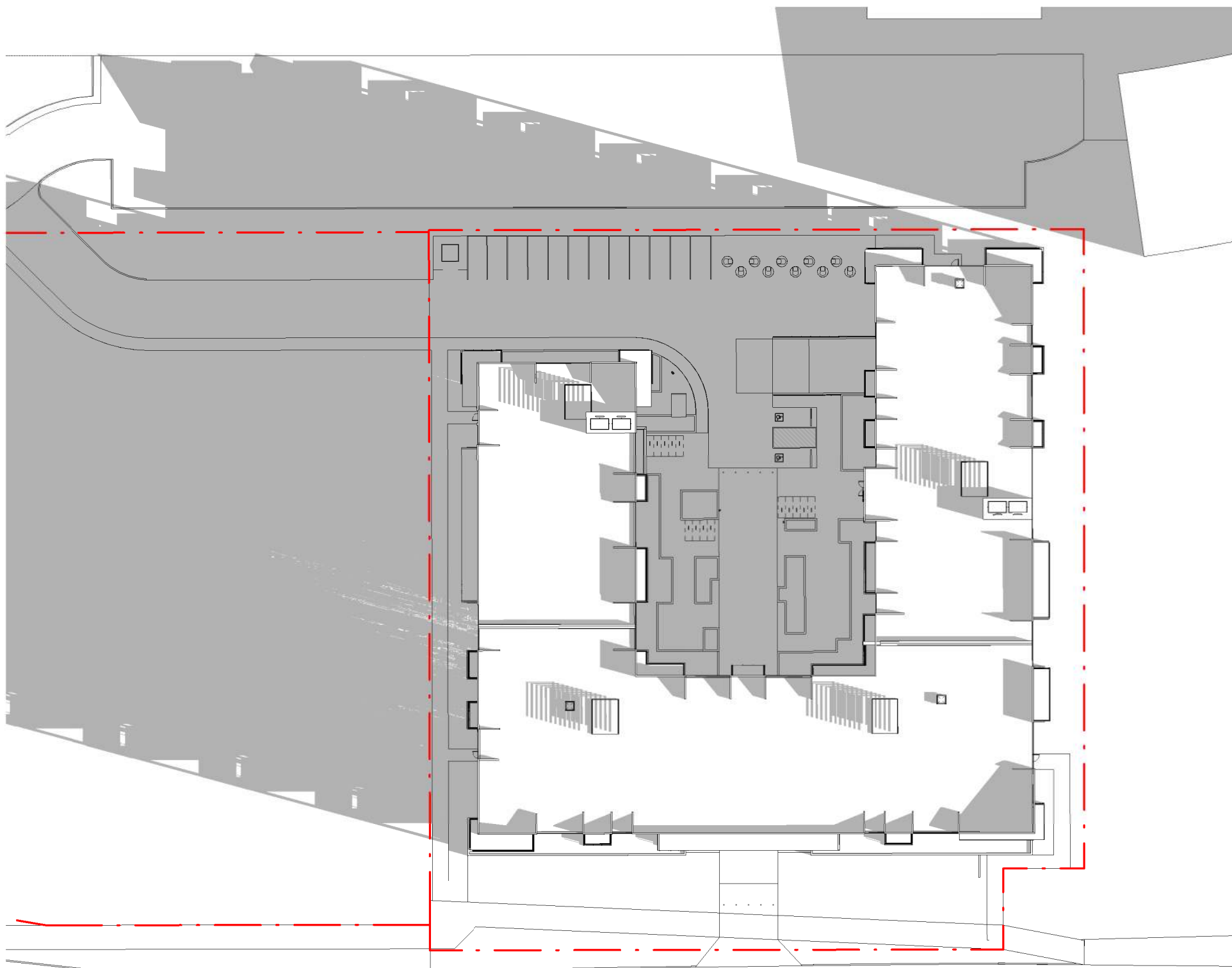


WINDOW
COLOUR: BLACK EXT / WHITE INT



ALUMINUM/GLASS GUARD/RAILING
COLOUR: BLACK

SHADOW STUDY



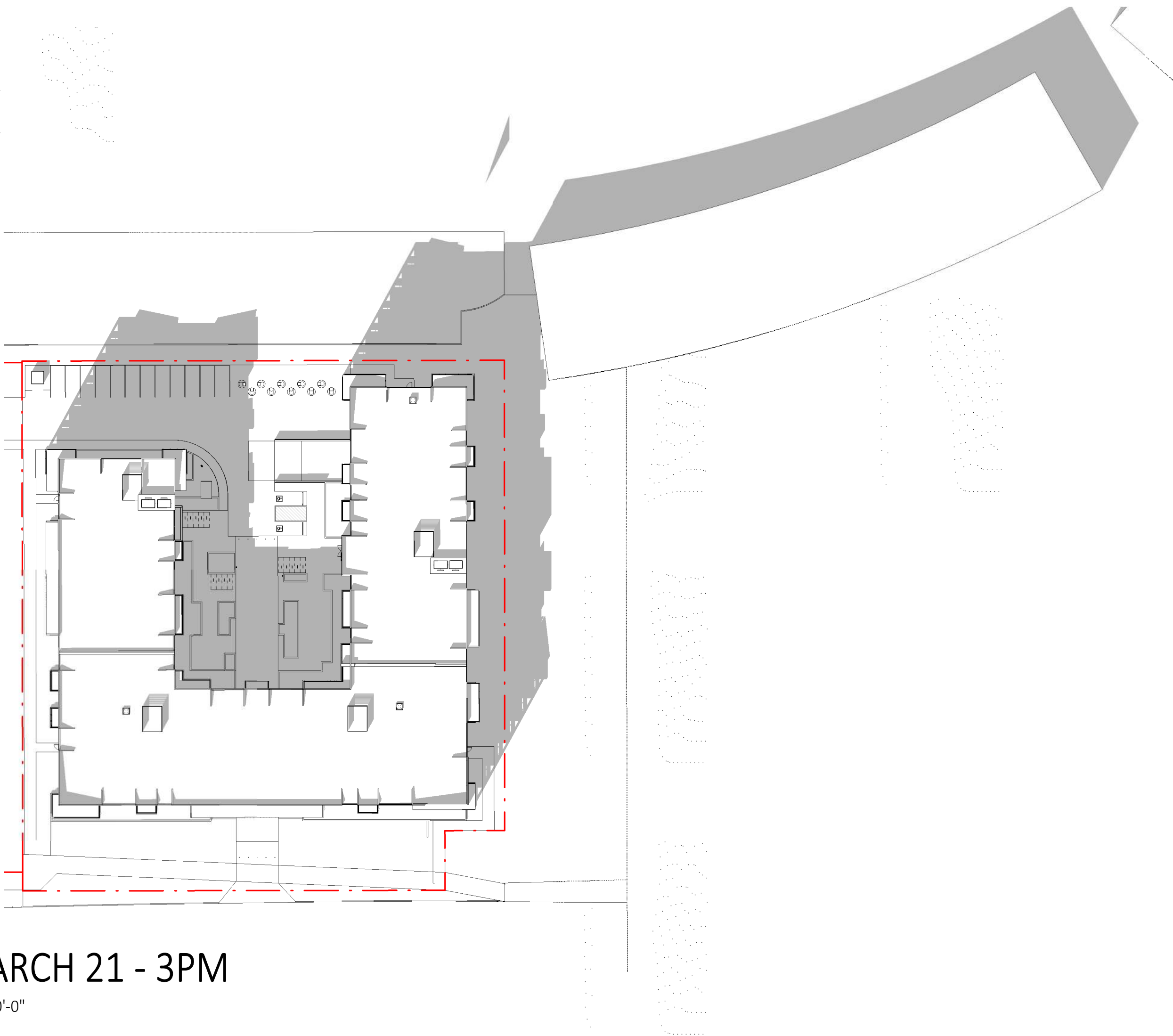
MARCH 21 - 9am

1" = 50'-0"



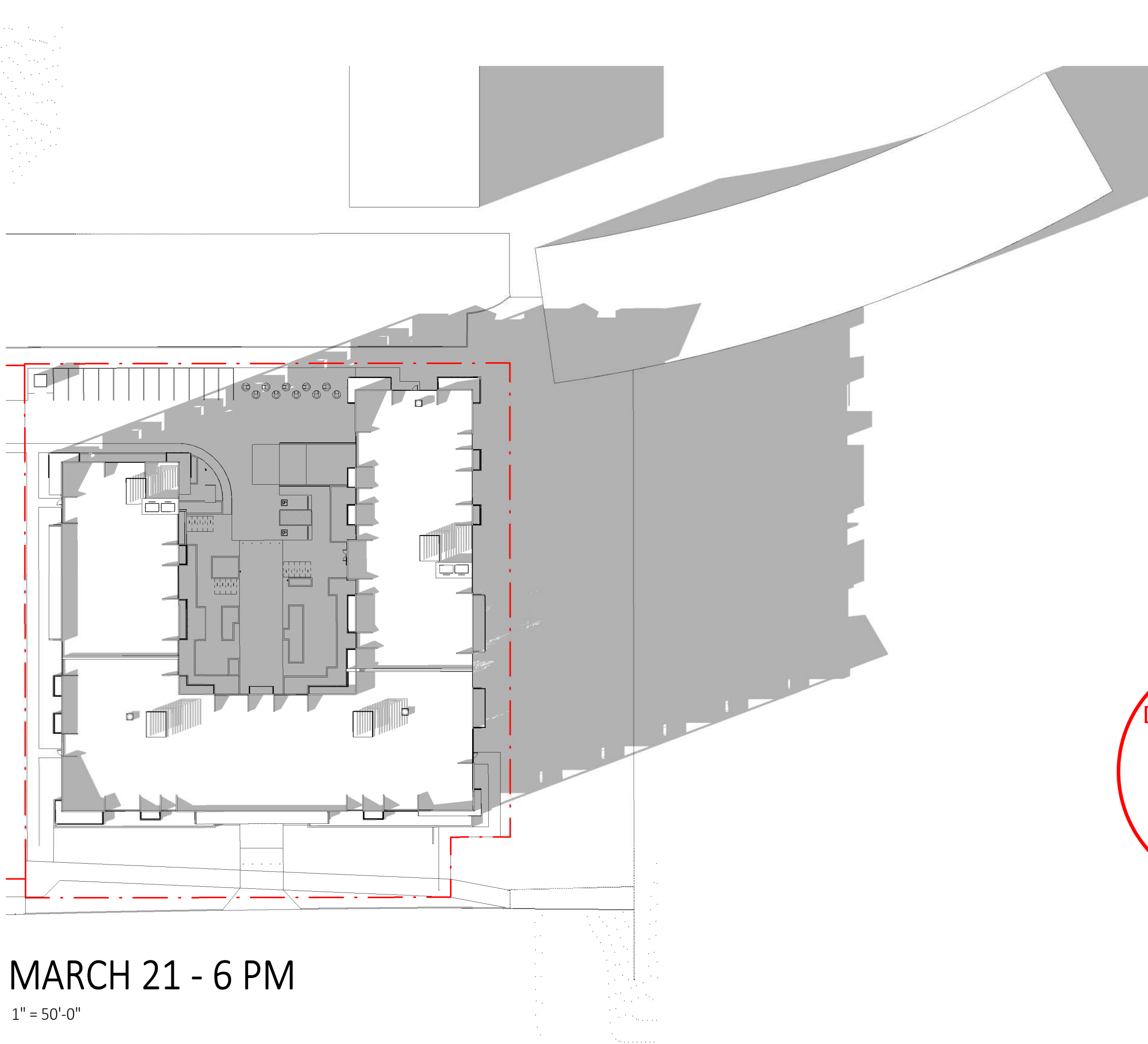
MARCH 21 - 12pm

1" = 50'-0"



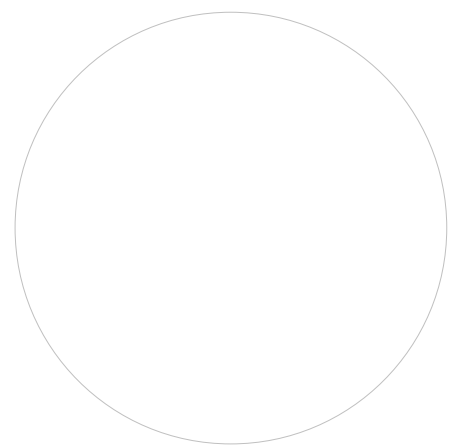
MARCH 21 - 3PM

1" = 50'-0"



MARCH 21 - 6 PM

1" = 50'-0"



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REVIEW

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APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

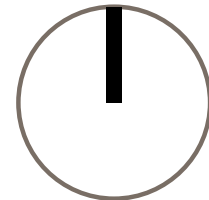
PROJECT # 23174.1
CITY FILE #



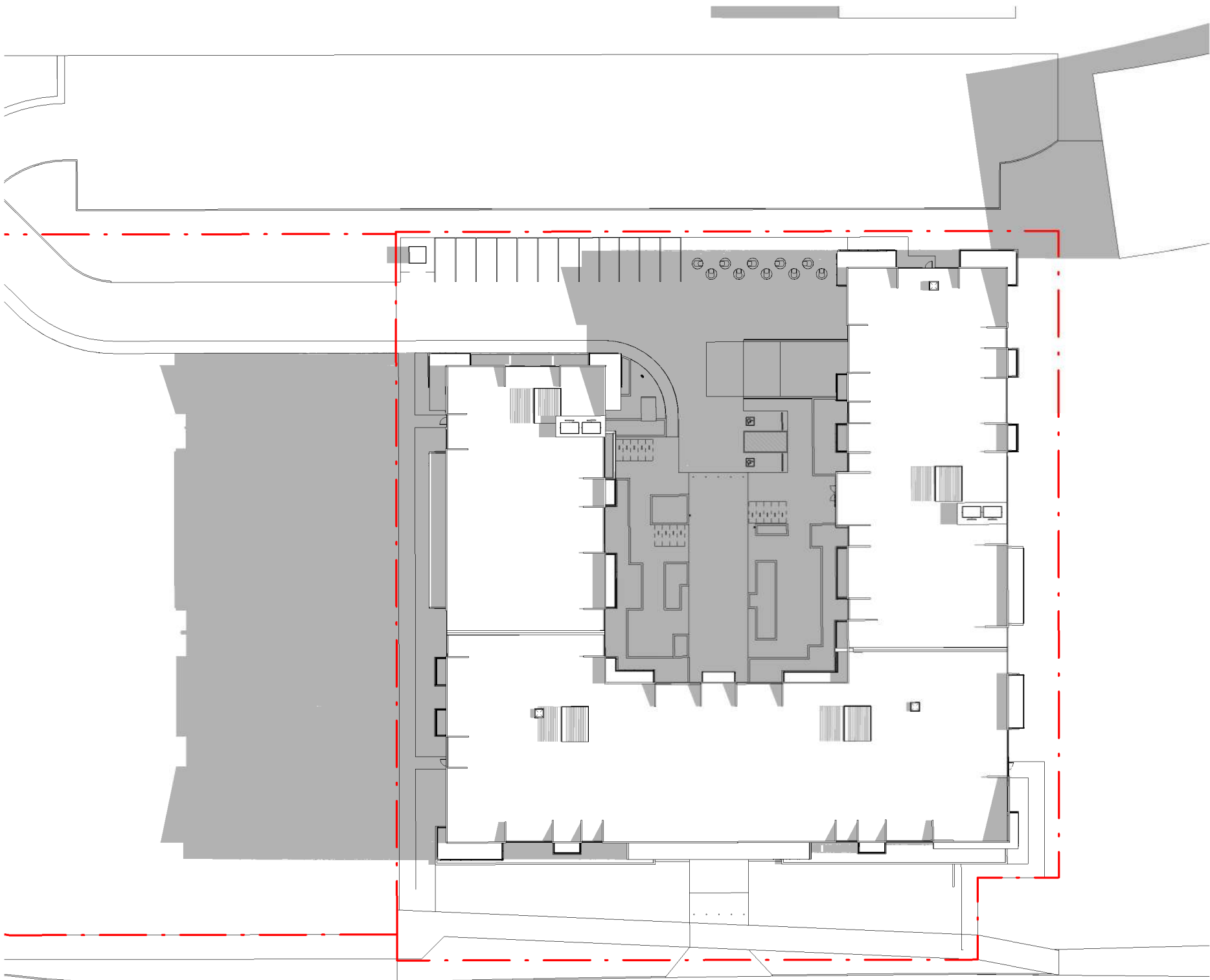
SHADOW STUDY



SCALE 1" = 50'-0"

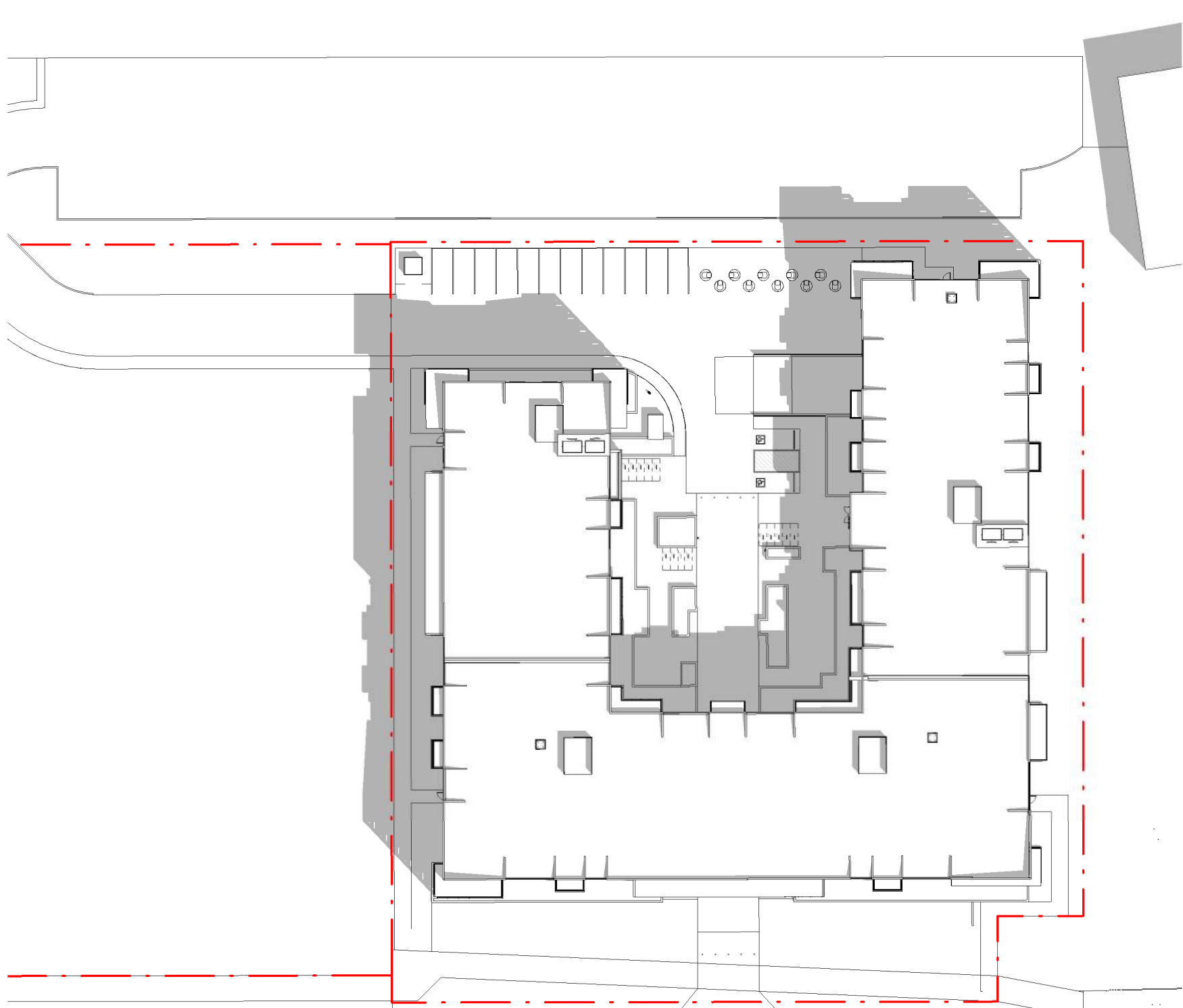


SHADOW STUDY



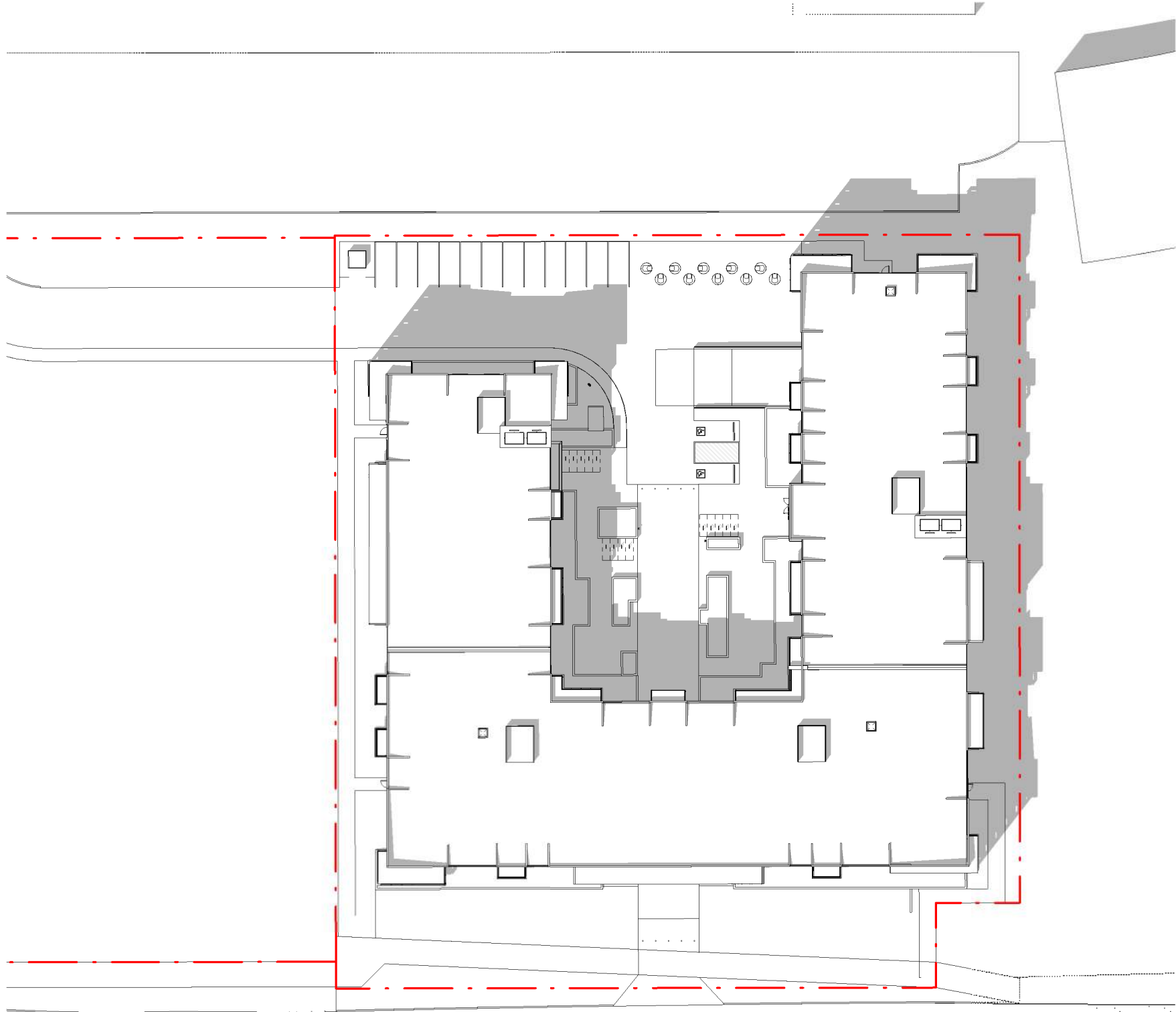
JUNE 21 - 9AM

1" = 50'-0"



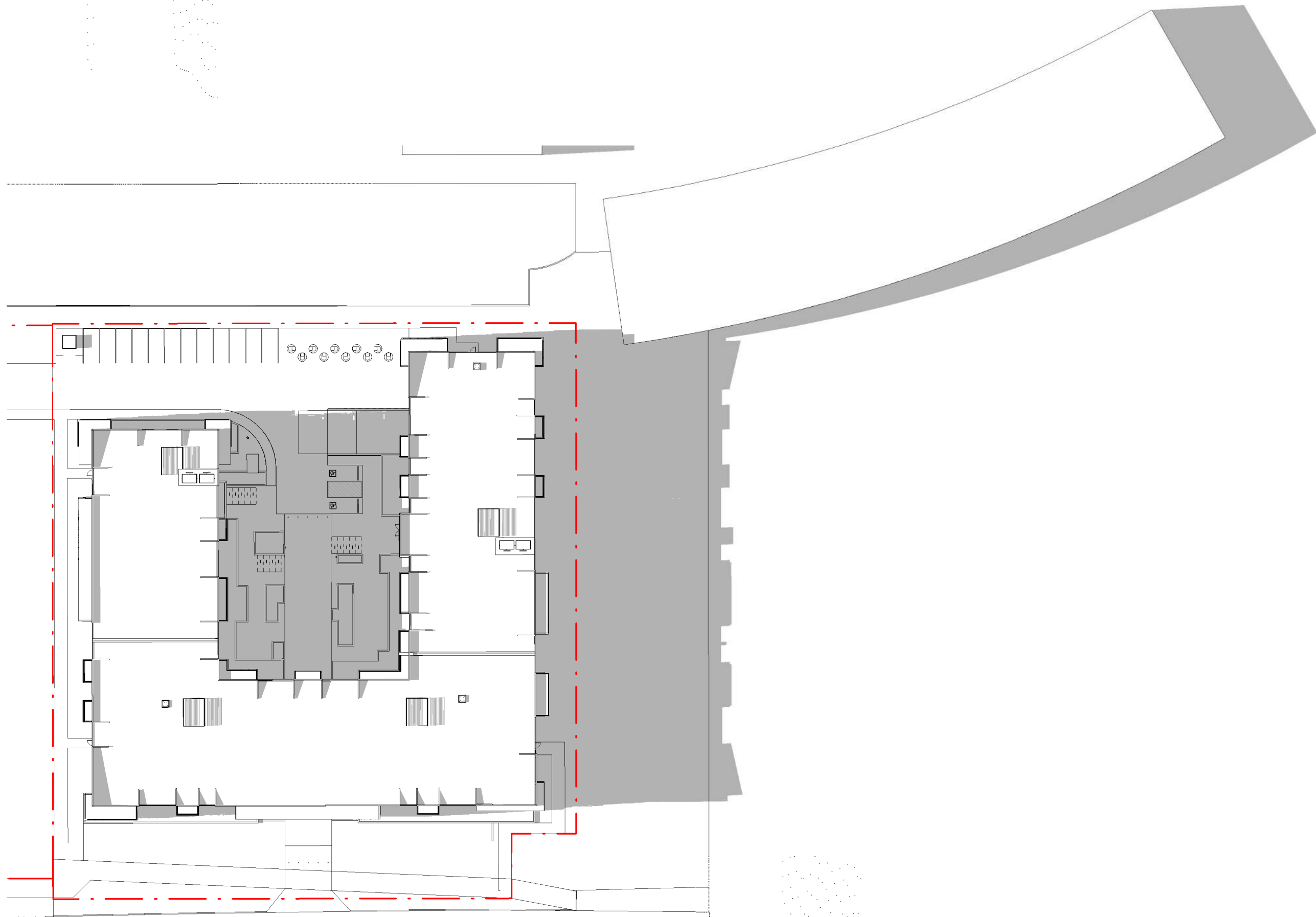
JUNE 21 - 12PM

1" = 50'-0"



JUNE 21 - 3PM

1" = 50'-0"



JUNE 21 - 6PM

1" = 50'-0"

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APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

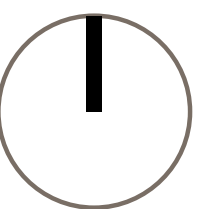
PROJECT # 23174.1
CITY FILE #



SHADOW STUDY

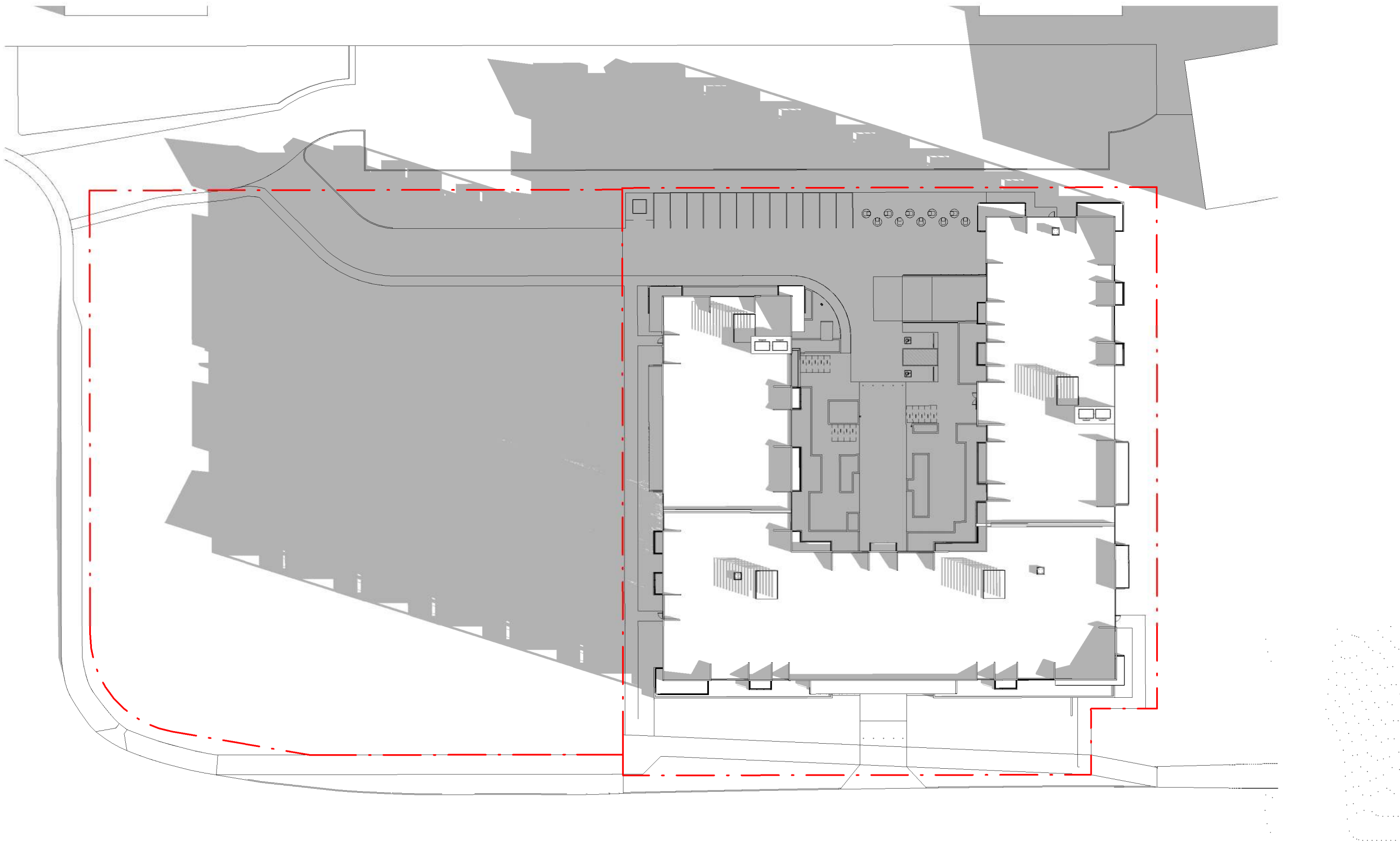
DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

SCALE 1" = 50'-0"



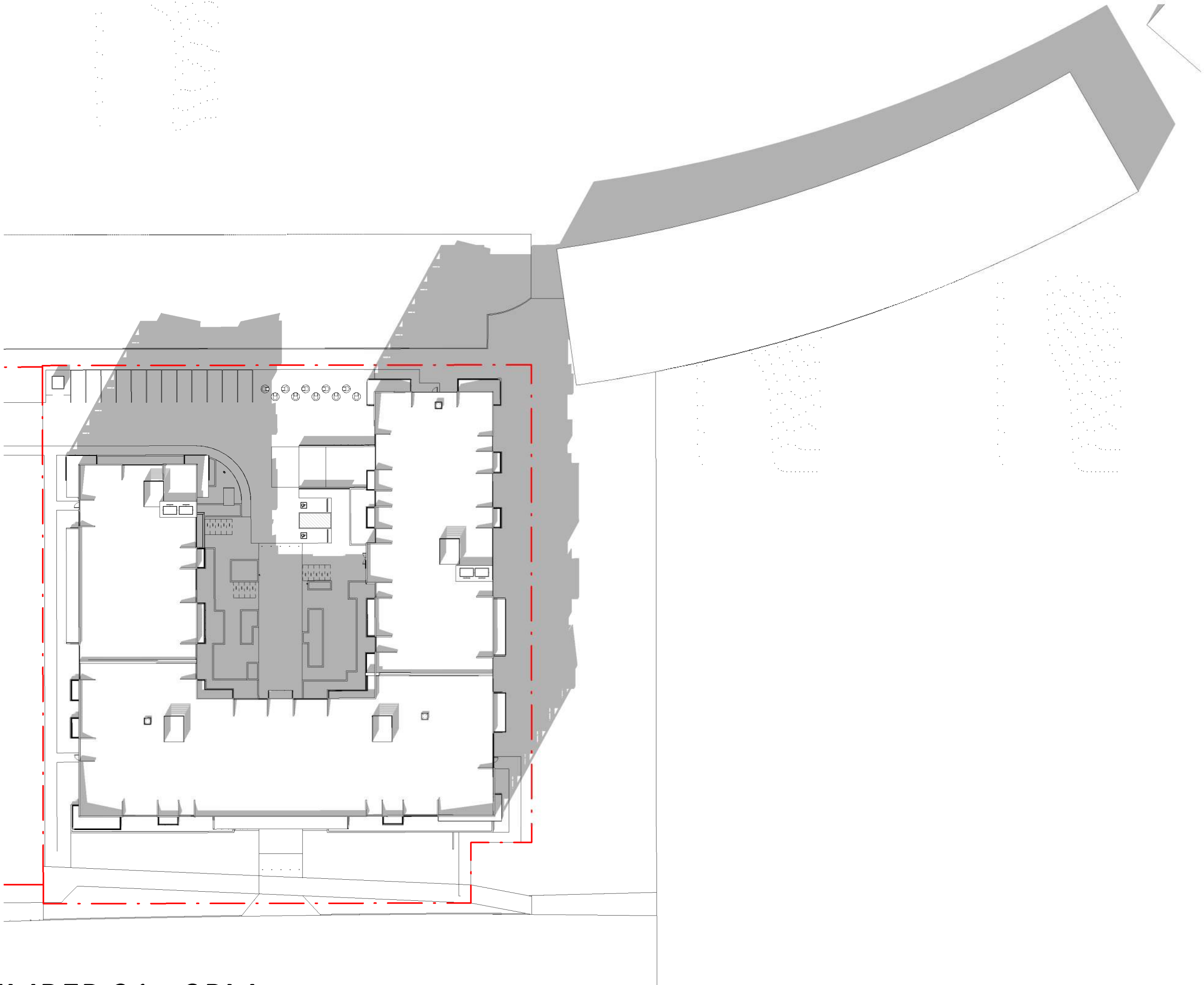
SD-5.11

SHADOW STUDY



SEPTEMBER 21 - 9AM

1" = 50'-0"



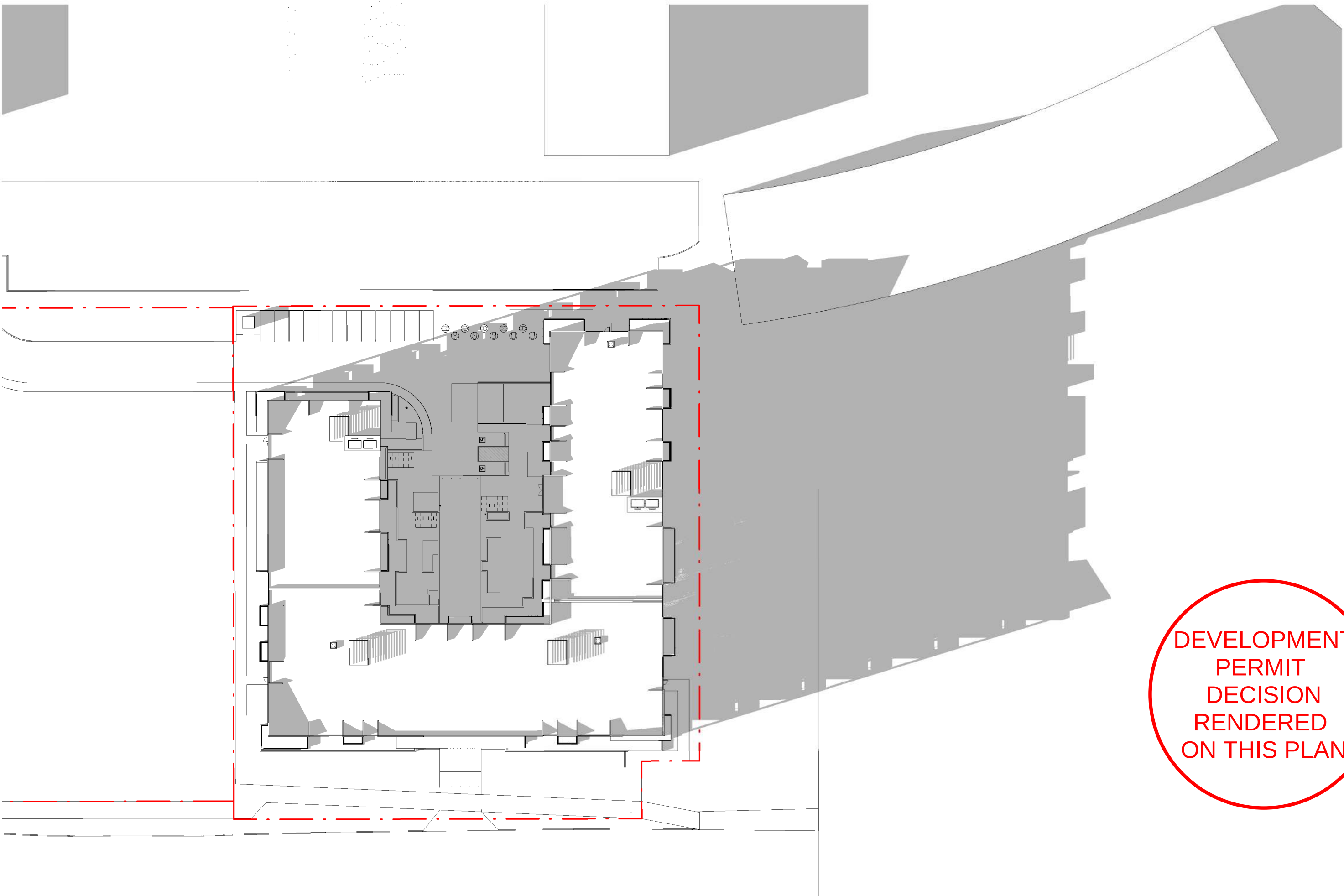
SEPTEMBER 21 - 3PM

1" = 50'-0"



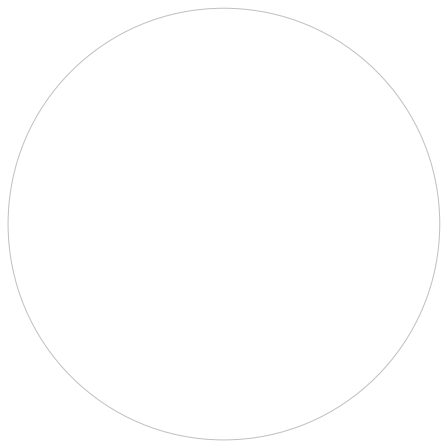
SEPTEMBER 21 - 12PM

1" = 50'-0"



SEPTEMBER 21 - 6PM

1" = 50'-0"



ISSUED FOR
REVIEW

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM SD30	24-11-01
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
13	ISSUED FOR DR3	26-06-08
14	ISSUED FOR REVIEW	26-07-06

APPLEWOOD
MULTI-RESIDENTIAL

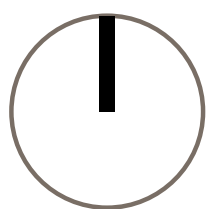
7220 17 AVENUE SE, CALGARY,
ALBERTA

PROJECT # 23174.1
CITY FILE #



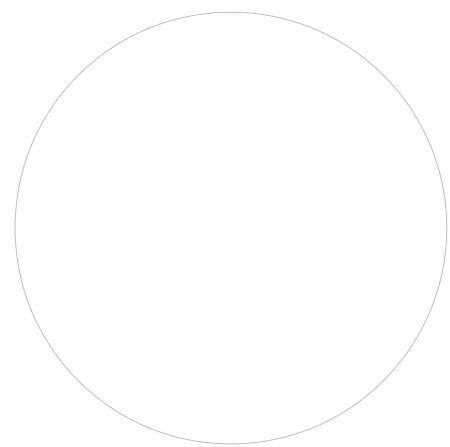
SHADOW STUDY

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



SCALE 1" = 50'-0"

SHADOW STUDY



ISSUED FOR
REVIEW

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM SD30	24-11-01
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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
13	ISSUED FOR DR3	26-06-08
14	ISSUED FOR REVIEW	26-07-06

APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

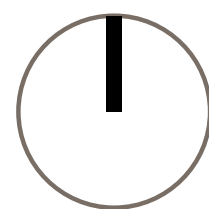
PROJECT # 23174.1
CITY FILE #



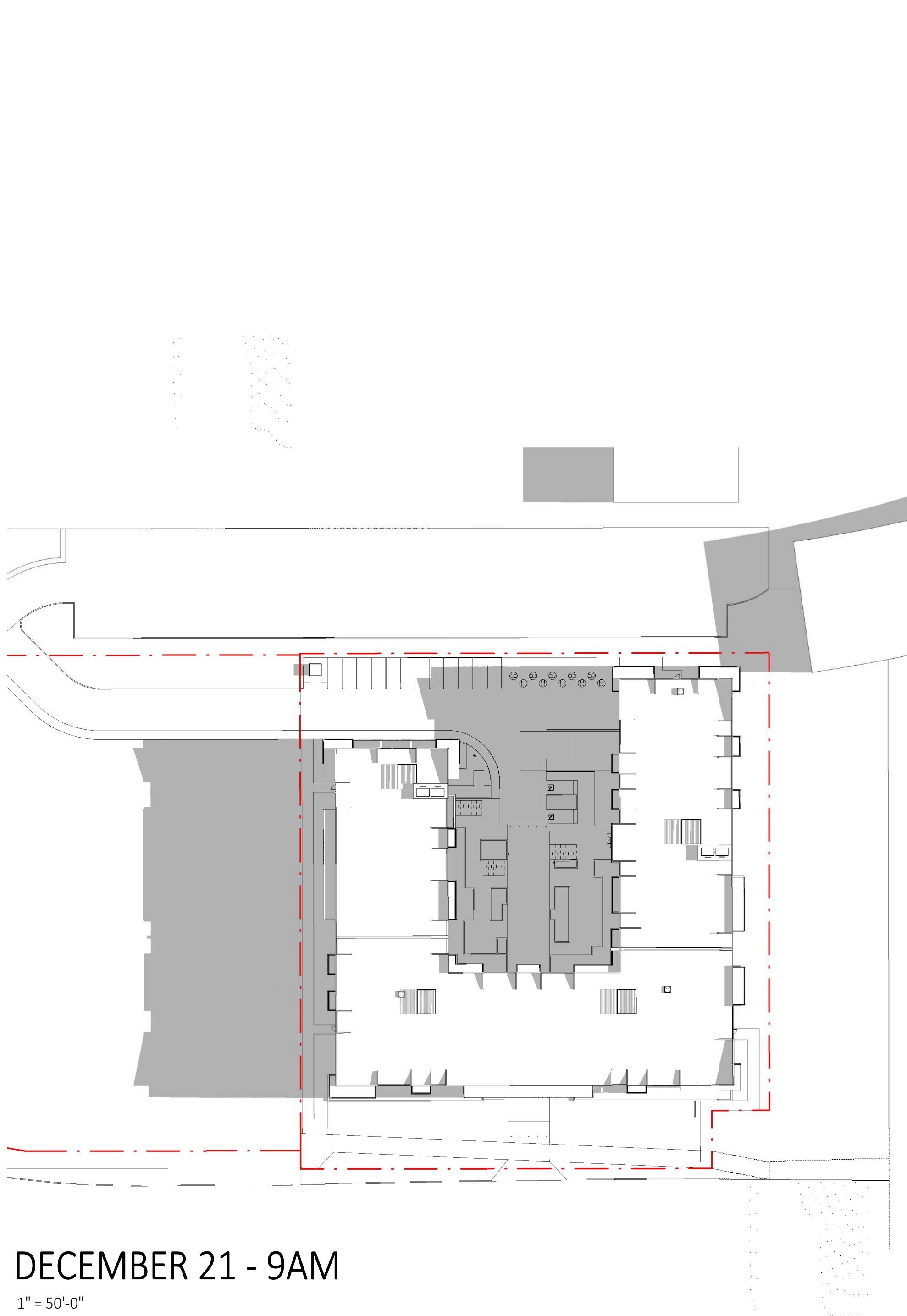
SHADOW STUDY

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

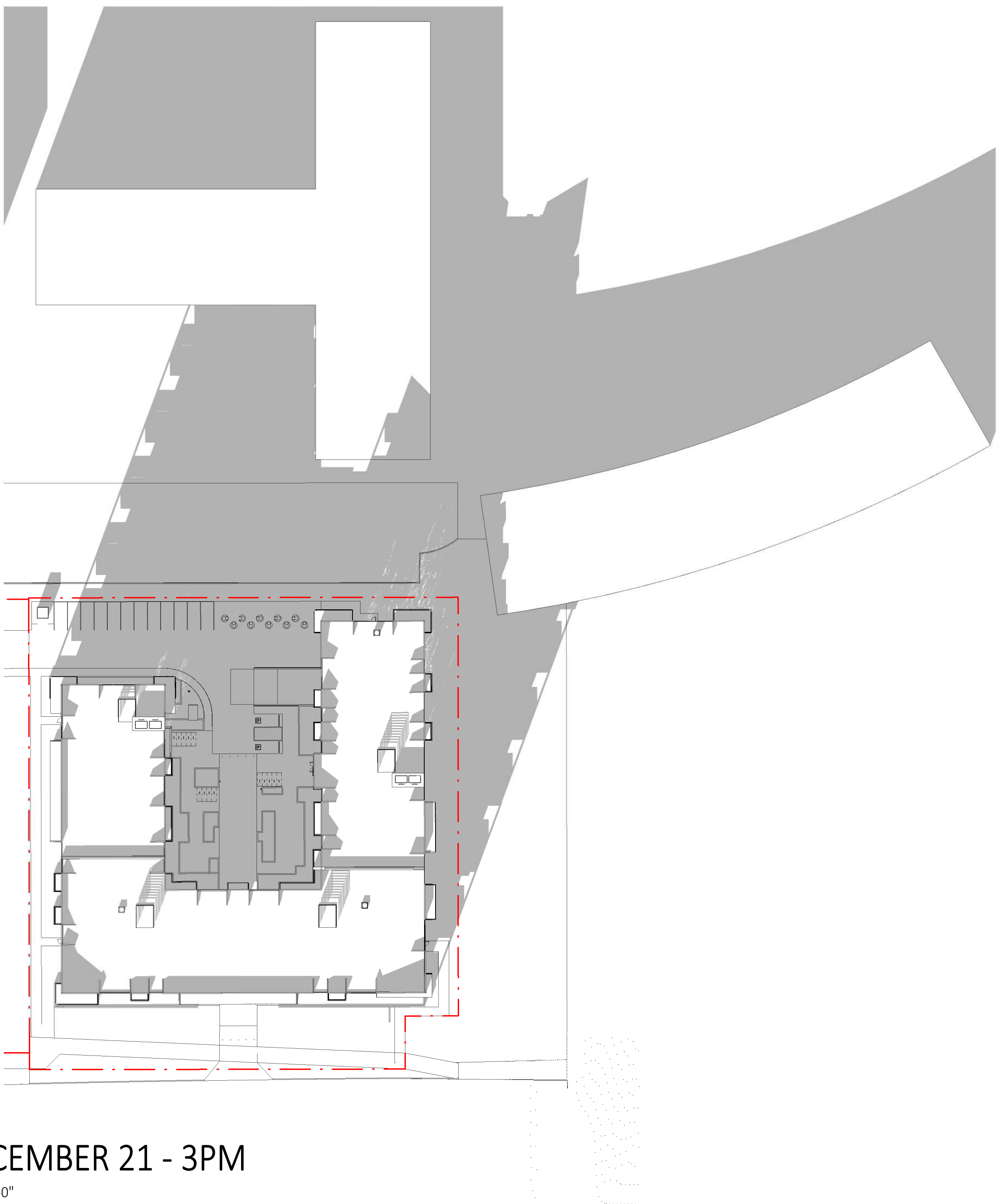
SCALE 1" = 50'-0"



SD-5.13

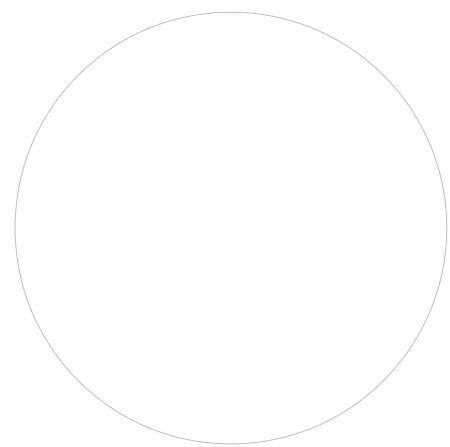


DECEMBER 21 - 9AM
1" = 50'-0"



DECEMBER 21 - 3PM
1" = 50'-0"

SHADOW STUDY



ISSUED FOR
REVIEW

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR TM SD30	24-11-01
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
13	ISSUED FOR DR3	26-06-08
14	ISSUED FOR REVIEW	26-07-06

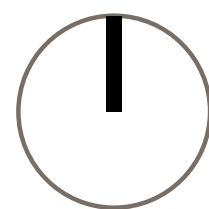
APPLEWOOD
MULTI-RESIDENTIAL

7220 17 AVENUE SE, CALGARY,
ALBERTA

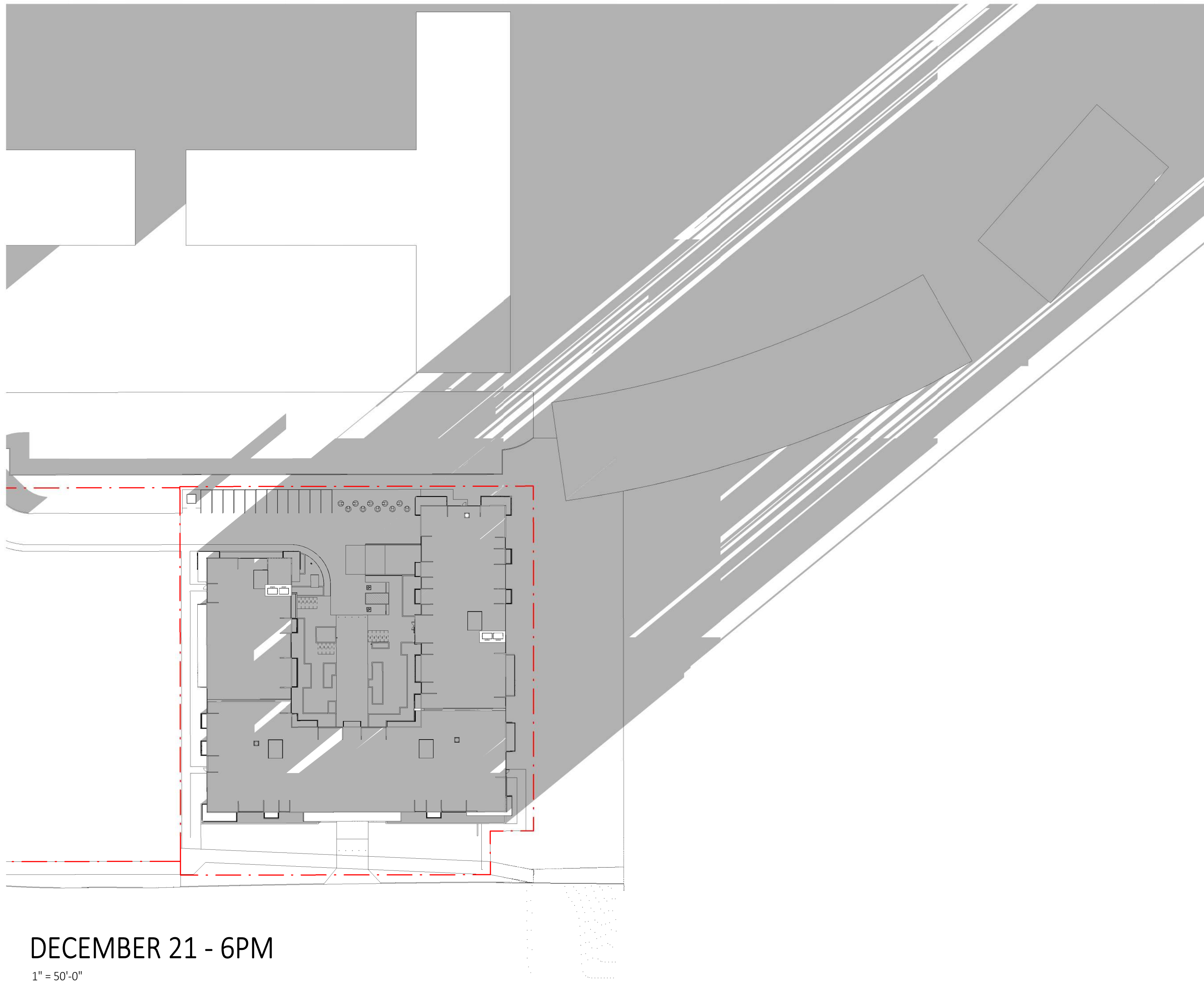
PROJECT # 23174.1
CITY FILE #



SHADOW STUDY

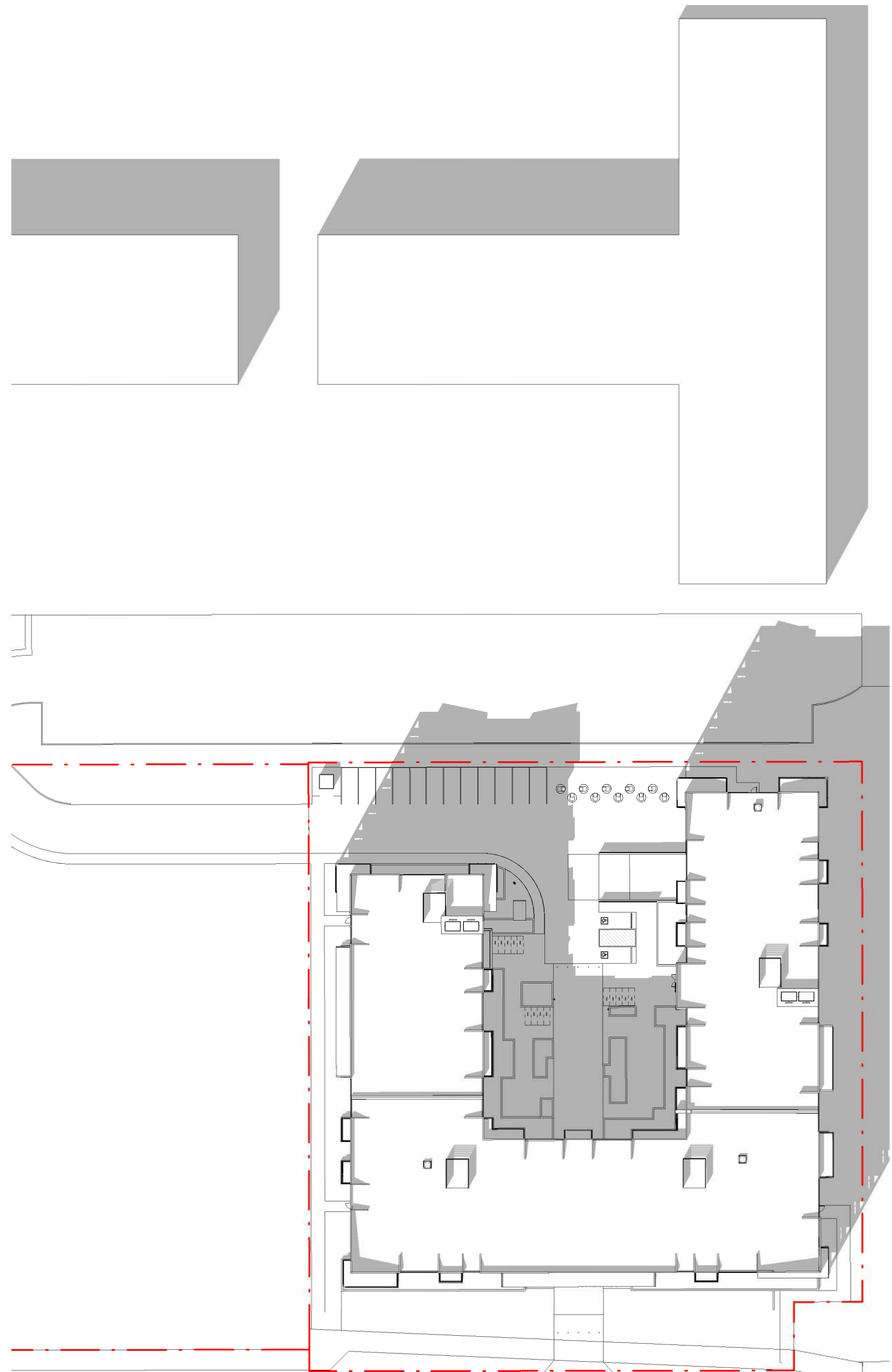


SCALE 1" = 50'-0"



DECEMBER 21 - 6PM

1" = 50'-0"



DECEMBER 21 - 12PM

1" = 50'-0"

SD-5.14