

702 & 704 54th AVENUE S.W.
DEVELOPMENT PERMIT SET

TOTAL GROSS FLOOR AREA = 11,284.01 SQ. FT.

UNIT #1 - TOTAL = 2,427.41 SQ. FT.
- MAIN = 702.70 SQ. FT.
- UPPER = 713.41 SQ. FT.
- THIRD = 438.03 SQ. FT.
- LOWER = 573.27 SQ. FT.

UNIT #2 - TOTAL = 2,405.03 SQ. FT.
- MAIN = 691.32 SQ. FT.
- UPPER = 702.41 SQ. FT.
- THIRD = 438.03 SQ. FT.
- LOWER = 573.27 SQ. FT.

UNIT #3 - TOTAL = 2,404.94 SQ. FT.
- MAIN = 691.36 SQ. FT.
- UPPER = 702.28 SQ. FT.
- THIRD = 438.03 SQ. FT.
- LOWER = 573.27 SQ. FT.

UNIT #4 - TOTAL = 2,434.92 SQ. FT.
- MAIN = 702.70 SQ. FT.
- UPPER = 713.74 SQ. FT.
- THIRD = 445.21 SQ. FT.
- LOWER = 573.27 SQ. FT.

UNIT #5 - TOTAL = 1,611.71 SQ. FT.
- MAIN = 175.67 SQ. FT.
- UPPER = 662.58 SQ. FT.
- THIRD = 702.70 SQ. FT.
- LOWER = 70.76 SQ. FT.

Site Coverage: 378.77 m2
(5 Unit Rowhouse - 278.61 m2)
(Attached Garages - 84.10 m2)
(Class 1 bicycle storage - 7.01 m2)
(Mobility storage lockers - 6.71 m2)
(General garbage enclosure - 2.34 m2)

Site Area: 698.10 m2
54.89 %

Required Landscaping:
Actual Landscaping:

Hard Landscaping:
- Apron & pathways
- Raised decks 76.45m2 (24.27%)
- Porch & steps 12.85m2 (4.08%)

Soft Landscaping: 133.09m2 (42.27%)

702 & 704, 54th AVENUE S.W.
LOT 10, BLOCK 17, PLAN 1524 HA

DRAWING LIST

ARCHITECTURAL

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JULY 23, 2025

COVER SHEET
CUSTOM MULTI-FAMILY DEVELOPMENT
702 & 704 54th AVENUE S.W.

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A1

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(5 Unit Rowhouse - 278.61 m2)
(Attached Garages - 84.10 m2)
(Class 1 bicycle storage - 7.01 m2)
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(General garbage enclosure - 2.34 m2)

Site Area: 698.10 m2
54.89 %

Required Landscaping: 40% = 279.24 m2
Actual Landscaping: 45.11% = 314.89 m2

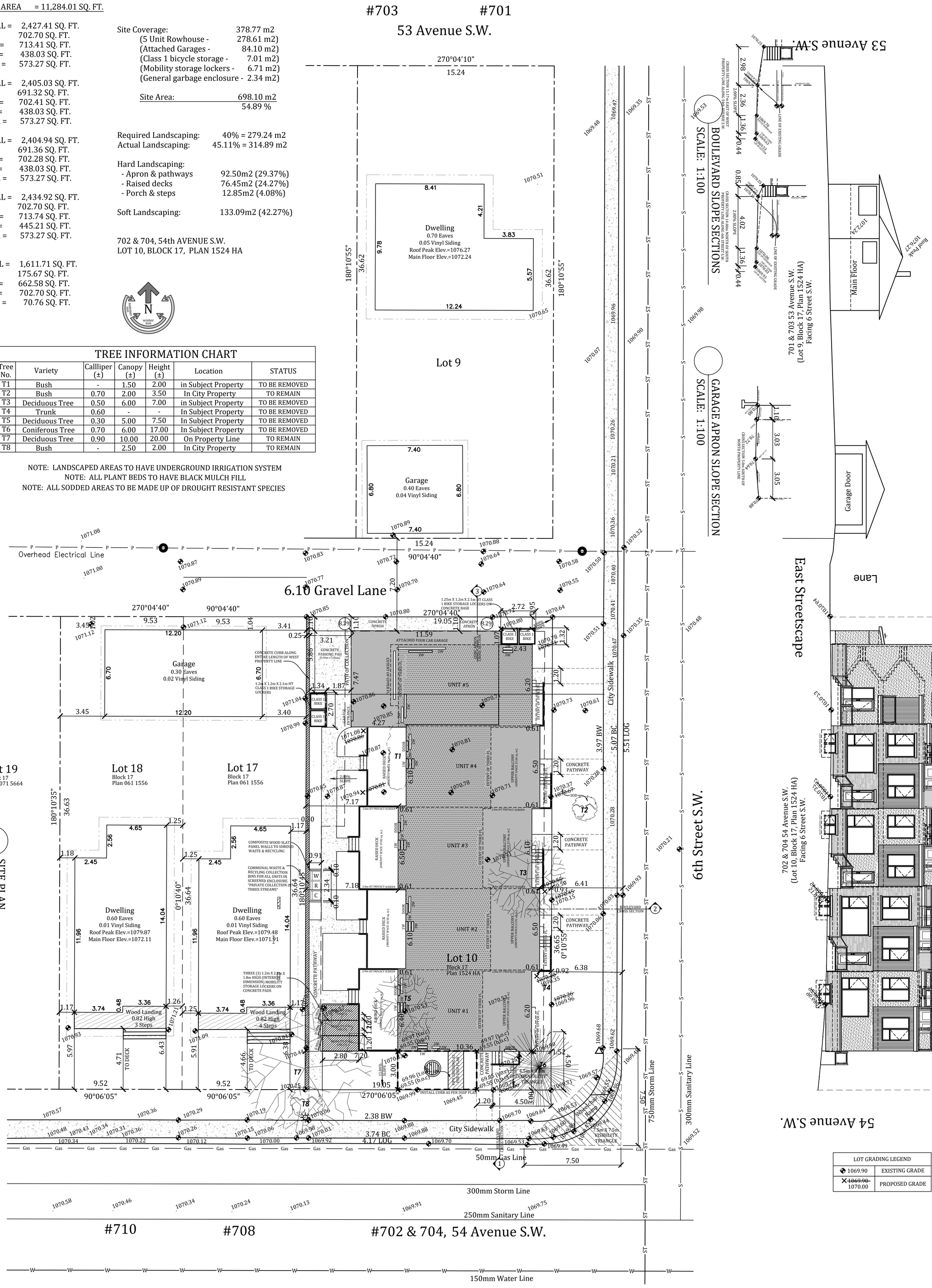
Hard Landscaping:
- Apron & pathways 92.50m2 (29.37%)
- Raised decks 76.45m2 (24.27%)
- Porch & steps 12.85m2 (4.08%)

Soft Landscaping: 133.09m2 (42.27%)

702 & 704, 54th AVENUE S.W.
LOT 10, BLOCK 17, PLAN 1524 HA

TREE INFORMATION CHART						
Tree No.	Variety	Callliper (±)	Canopy (±)	Height (±)	Location	STATUS
T1	Bush	-	1.50	2.00	in Subject Property	TO BE REMOVED
T2	Bush	0.70	2.00	3.50	In City Property	TO REMAIN
T3	Deciduous Tree	0.50	6.00	7.00	in Subject Property	TO BE REMOVED
T4	Trunk	0.60	-	-	In Subject Property	TO BE REMOVED
T5	Deciduous Tree	0.30	5.00	7.50	In Subject Property	TO BE REMOVED
T6	Coniferous Tree	0.70	6.00	17.00	In Subject Property	TO BE REMOVED
T7	Deciduous Tree	0.90	10.00	20.00	On Property Line	TO REMAIN
T8	Bush	-	2.50	2.00	In City Property	TO REMAIN

NOTE: LANDSCAPED AREAS TO HAVE UNDERGROUND IRRIGATION SYSTEM
NOTE: ALL PLANT BEDS TO HAVE BLACK MULCH FILL
NOTE: ALL SODDED AREAS TO BE MADE UP OF DROUGHT RESISTANT SPECIES



SITE PLAN
SCALE: 1:150

LOT GRADING LEGEND	
1069.90	EXISTING GRADE
~~1069.90~~ 1070.00	PROPOSED GRADE

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JULY 04, 2025

OVERALL SITE PLANS

CUSTOM MULTI-FAMILY DEVELOPMENT
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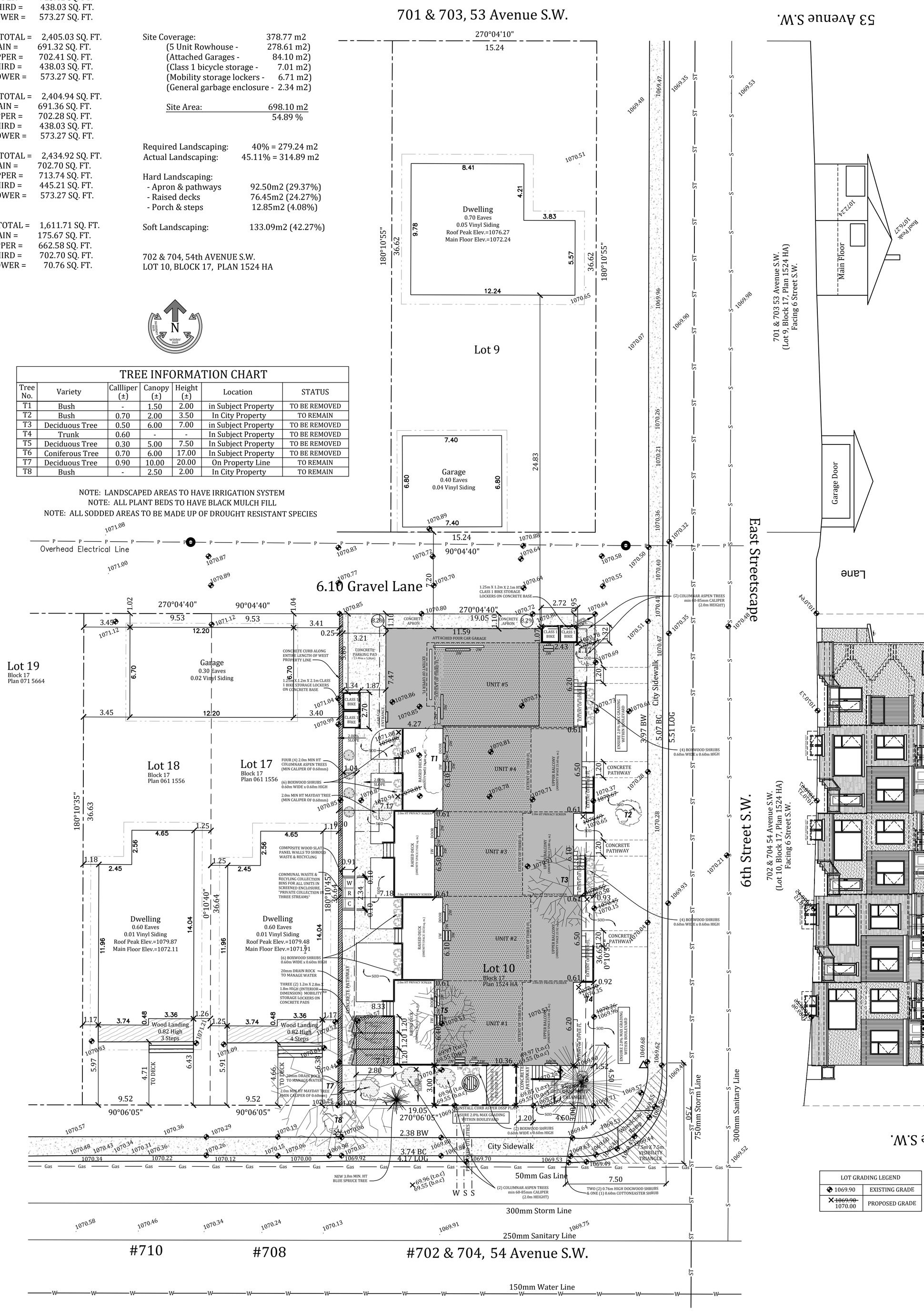
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ILANDSCAPE PLAN
SCALE: 1:150



LOT GRADING LEGEND	
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LANDSCAPE PLANS

CUSTOM MULTI-FAMILY DEVELOPMENT
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JULY 04, 2025

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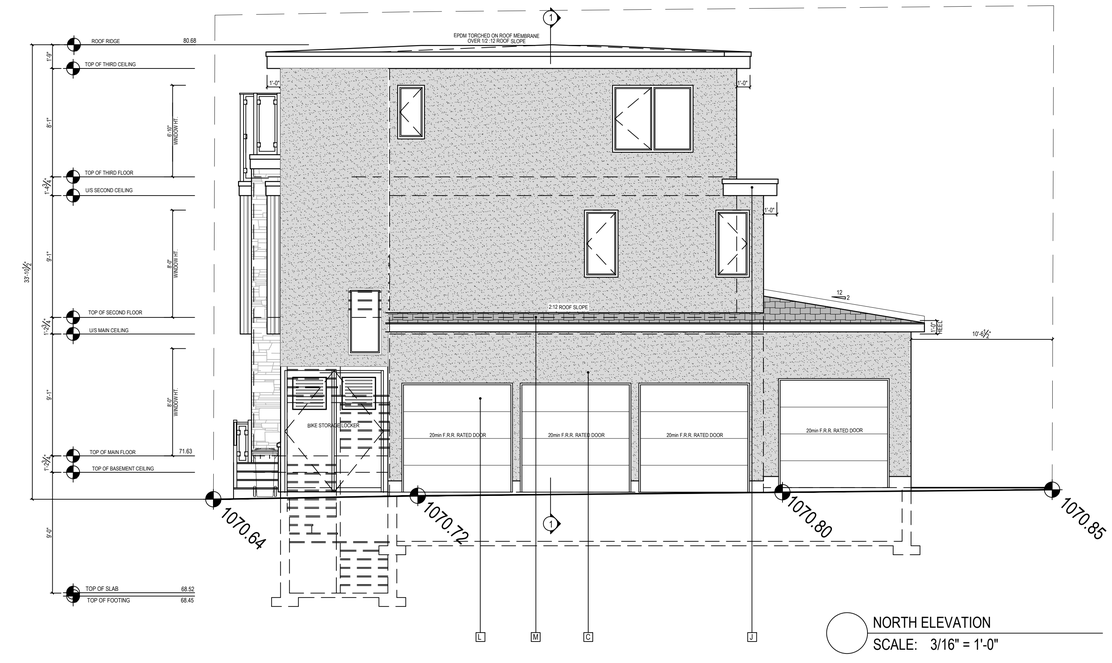
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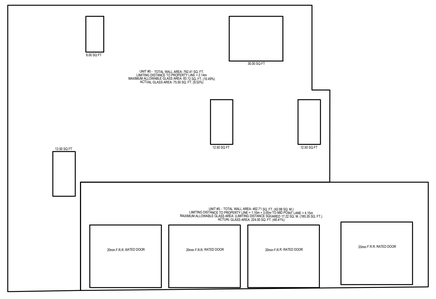
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EAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



OVERALL GLASS AREA
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS LIST	
A	BRICK CLADDING - CREATIVE MINES - CRAFT CANNERY BRICK (ARCTICDRIFT)
B	BRICK SOLIDER COURSE CAPPING - CREATIVE MINES - CRAFT CANNERY BRICK (ARCTICDRIFT)
C	ACRYLIC STUCCO FINISH - STO 16281-26 (MEDIUM GREY TONE)
D	TWO PANE PVC WINDOW c/w 2" SDL GRILLES - BLACK EXTERIOR/WHITE INTERIOR
E	ENTRY DOOR -OPAQUE GLASS INSERT IN BLACK EXTERIOR FRAME
F	FORTRESS-PURE GLASS PANEL RAILING IN BLACK METAL POWDER COAT RAILING
G	LONGBOARD OR EQ VERTICAL TONGUE & GROOVE METAL CLADDING - LIGHT NATURAL WALNUT
H	PWF DECK FRAMING c/w GREY COMPOSITE DECK BOARDS & COMPOSITE SKIRTING
I	ROYAL ALUMPRO - IRONSTONE 209 (METAL CAP FLASHING OVER ROUGH FRAMING) 4" OVER 12"
J	ROYAL ALUMPRO - IRONSTONE 209 (SOFFIT, FASCIA, RAINWARE)
K	DEKSMART - WATERPROOF MEMBRANE DECKING - DOVE GREY
L	FIREGLASS GARAGE DOOR - FLAT PANEL - THERMATECH -BLACK FINISH
M	20 YR ARCHITECTURAL ASPHALT SHINGLES - IKO - DUAL BLACK
N	ACRYLIC STUCCO FINISH - STO 16285-66 (LIGHT GREY TONE)

BUILDING CODE FENESTRATION CHART	
WHERE	PERFPRMANCE REQUIREMENTS
province - alberta	minimum performance grade (PG) = 30
city - calgary	minimum positive design pressure = 1440 pa
LOCATION	minimum negative design pressure = 1440 pa
product height above ground to top of product - 10.0 m	minimum water penetration resistance test pressure 330 pa
terrian type - open - rough	minimum Canadian air infiltration/exfiltration A2

ALL WINDOWS & DOORS TO MET OR EXCEED NAFS STANDARDS
TRIPLE PANE INSULATED GLASS WINDOWS IN ALL INSTANCES (MAX U-VALUE 1.60)

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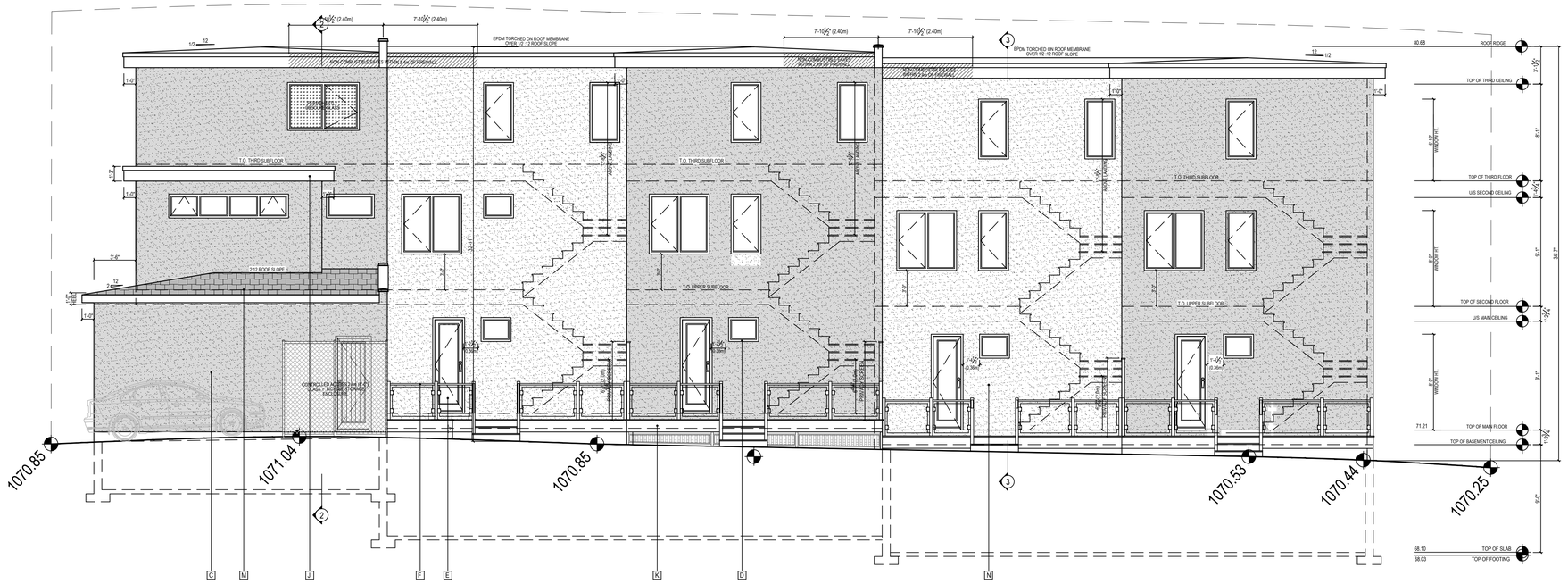
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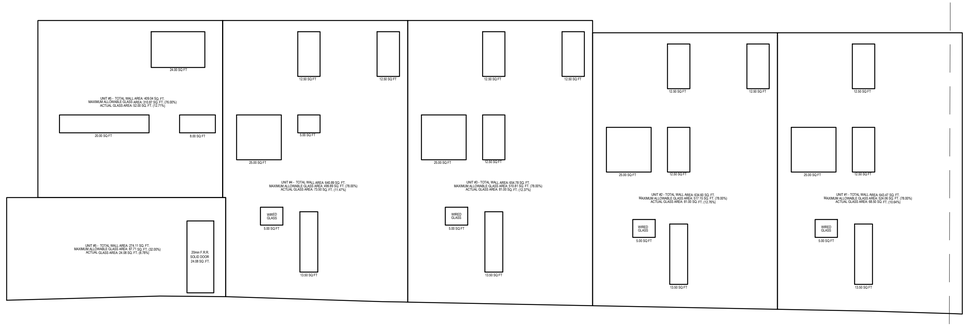
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WEST ELEVATION
SCALE: 3/16" = 1'-0"

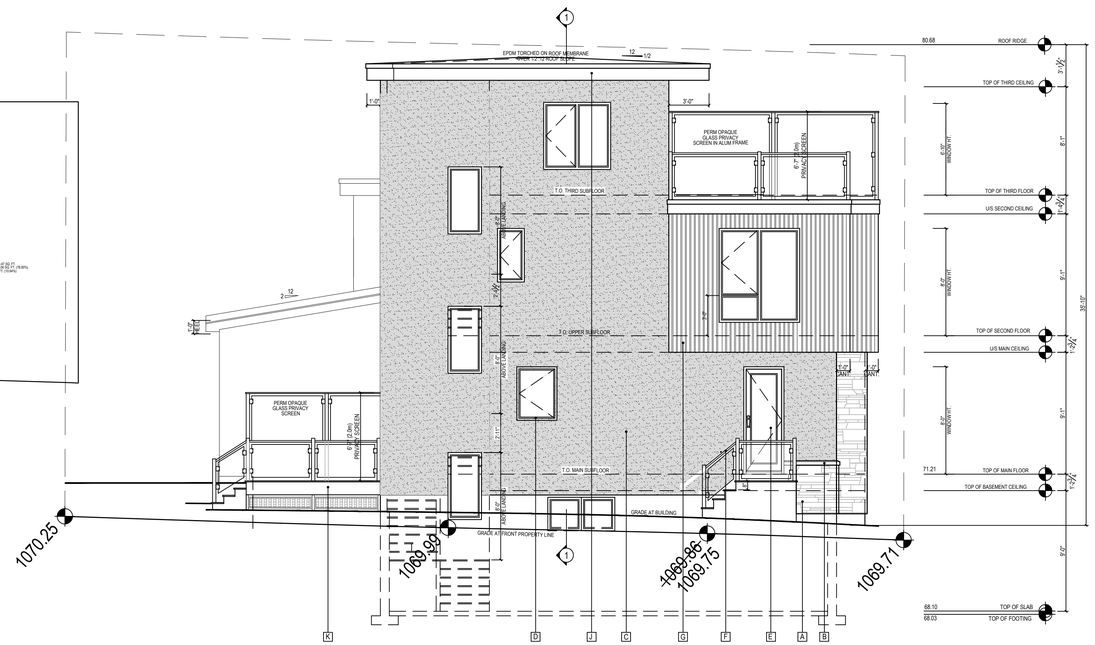


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LOCATION	minimum negative design pressure = 1440 pa
product height above ground to top of product - 10.0 m	minimum water penetration resistance test pressure 330 pa
terrian type - open - rough	minimum Canadian air infiltration/exfiltration A2

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SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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