

8TH AVENUE TOWNHOMES

820 81TH STREET SW,
CALGARY, AB



PROJECT STATISTICS

DEVELOPMENT DESCRIPTION
The development at 8th Avenue SW is a street oriented, row-house residential project with 66 residential units and 132 private and 9 visitor parking stalls provided as a mix of private garages and surface parking stalls.

MUNICIPAL ADDRESS

820 81st Street SW, Calgary, AB

LEGAL ADDRESS

Plan 4740AK Block 47

LAND USE ZONING

M-G

LAND USE REGULATIONS

REGULATION	ALLOWED	PROPOSED	VARIANCE REQUESTED
612.2 - Minimum setback adjacent to street (8th Ave SW North)	0 m	-	-
612.3 - Minimum setback adjacent to another parcel	0 m	min 1.2 m	-
612.4 - Minimum setback adjacent to another parcel	1.2 m	min 1.2 m	-
Maximum building height	13.0m	15m	-
Minimum allowable density	min 35 units/ha	50 units/ha	-
Maximum allowable density	max 60 units/ha	66 units	-
Proposed number of units		66 units	-

Landscape: For landscape statistics, refer to Landscape drawings

SITE COVERAGE

TYPE	AREA (m²)	REMARKS
SITE AREA	12979 m²	Maximum Site Coverage: 60%
BUILDING COVERAGE	5193.0m²	Proposed Site Coverage: 39.7%
VEHICULAR ACCESSED SURFACES	3426.8m²	Required Landscape area - 40%, 5,181.6m²

Remaining area for Landscape (including W+R): 4,341.7m²
Proposed Reductions under clauses 554, 555, 556 = 1138m²
Landscape area + reductions = 5,479.7m²

FLOOR AREA RATIO (FAR): 14,086 m² / 12,979 m² = 1.09

GROSS FLOOR AREA		BUILDING COVERAGE		
BUILDING 1	845 m²	9098 ft²	BUILDING 1	315.7 m²
BUILDING 2	845 m²	9098 ft²	BUILDING 2	315.7 m²
BUILDING 3	845 m²	9098 ft²	BUILDING 3	315.7 m²
BUILDING 4	845 m²	9098 ft²	BUILDING 4	315.7 m²
BUILDING 5	845 m²	9098 ft²	BUILDING 5	315.7 m²
BUILDING 6	845 m²	9098 ft²	BUILDING 6	315.7 m²
BUILDING 7	845 m²	9098 ft²	BUILDING 7	315.7 m²
BUILDING 8	845 m²	9098 ft²	BUILDING 8	315.7 m²
BUILDING 9	845 m²	9098 ft²	BUILDING 9	315.7 m²
BUILDING 10	1267 m²	13634 ft²	BUILDING 10	470.4 m²
BUILDING 11	1267 m²	13634 ft²	BUILDING 11	470.4 m²
BUILDING 12	1267 m²	13634 ft²	BUILDING 12	470.4 m²
BUILDING 13	1340 m²	14420 ft²	BUILDING 13	470.4 m²
BUILDING 14	1340 m²	14420 ft²	BUILDING 14	470.4 m²
GROSS FLOOR AREA:	14086 m²	151621 ft²	GRAND TOTAL:	5193.0 m²

DENSITY CALCULATION

PROPOSED UNITS: 66 UNITS
UNITS PER HECTARE (UPH): 66 UNITS / 1.2979 HECTARE = 50.85

PARKING (122.1)

TYPE	REQUIRED (Stalls)	PROPOSED (Stalls)	VARIANCE REQUESTED
Dwelling Parking Stalls (1.25 stalls/unit)	82.5	132	-
Visitor Parking (0.15 stalls/unit)	10	9	-1
Barrier Free Stalls	1	1	-
Total Parking	93	142	
Bicycle Parking Loading Stall	N/A	6 (CLASS 1)	-

AMENITY SPACE

TYPE	REQUIRED	PROPOSED	VARIANCE REQUESTED
Amenity Space per Unit (66 Units)	7.5 m²	minimum 11 m²	-

LOADING / WASTE AND RECYCLING NOTES

- LOADING STALLS SIZE ARE MIN. 3.2 X 9.1m
 - WASTE AND RECYCLING TO BE PRIVATE PICKUP
 - ALL PORTIONS OF WASTE AND RECYCLING COLLECTION ROUTE TO BE HEAVY DUTY ASPHALT STRUCTURALLY CAPABLE OF SUPPORTING A MINIMUM OF 25,000KG.
 - 7m CLEAR HEIGHT PROVIDED AT STAGING COLLECTION AREA
 - 6 x M200 (TOTAL 18,000L) 124.0 yd³ MOLDS INDICATED. RECYCLING, ORGANICS AND WASTE TO BE SUBDIVIDED WITHIN THE TOTAL XX yd³ STORAGE AREA AS REQUIRED.
- 0.3yd³ X 66 UNITS = 19.8 yd³ (0.24 m³ X 66 UNITS = 15.84 m³)

PARKING NOTES

- ALL PARKING STALLS ARE 2.6m X 5.4m UNLESS OTHERWISE INDICATED.
- ALL PARKING STALLS HAVE MINIMUM VERTICAL CLEARANCE OF 2.1m
- ALL SURFACE PARKING AREAS AND DRIVE AISLES ARE ASPHALT
- WHEEL STOPS TO CITY OF CALGARY STANDARDS

SITE NOTES

- REFER TO SITE GRADING PLAN FOR GEODETIC DATUM POINTS/CONTOURS.
- REFER TO SITE SERVICING PLAN FOR EXISTING AND PROPOSED UNDERGROUND UTILITIES AND SERVICE CONNECTIONS.
- ALL SOFT LANDSCAPING AREAS TO BE IRRIGATED WITH A LOW WATER IRRIGATION SYSTEM.
- ALL ELEMENTS IN PLAN PROPOSED UNLESS OTHERWISE NOTED.

issued/ revision schedule

no.	description	date
1	ISSUED FOR DP DRAFT REVIEW	2022-08-24
2	ISSUED FOR DEVELOPMENT PERMIT	2022-10-12

seal

permit

consultant



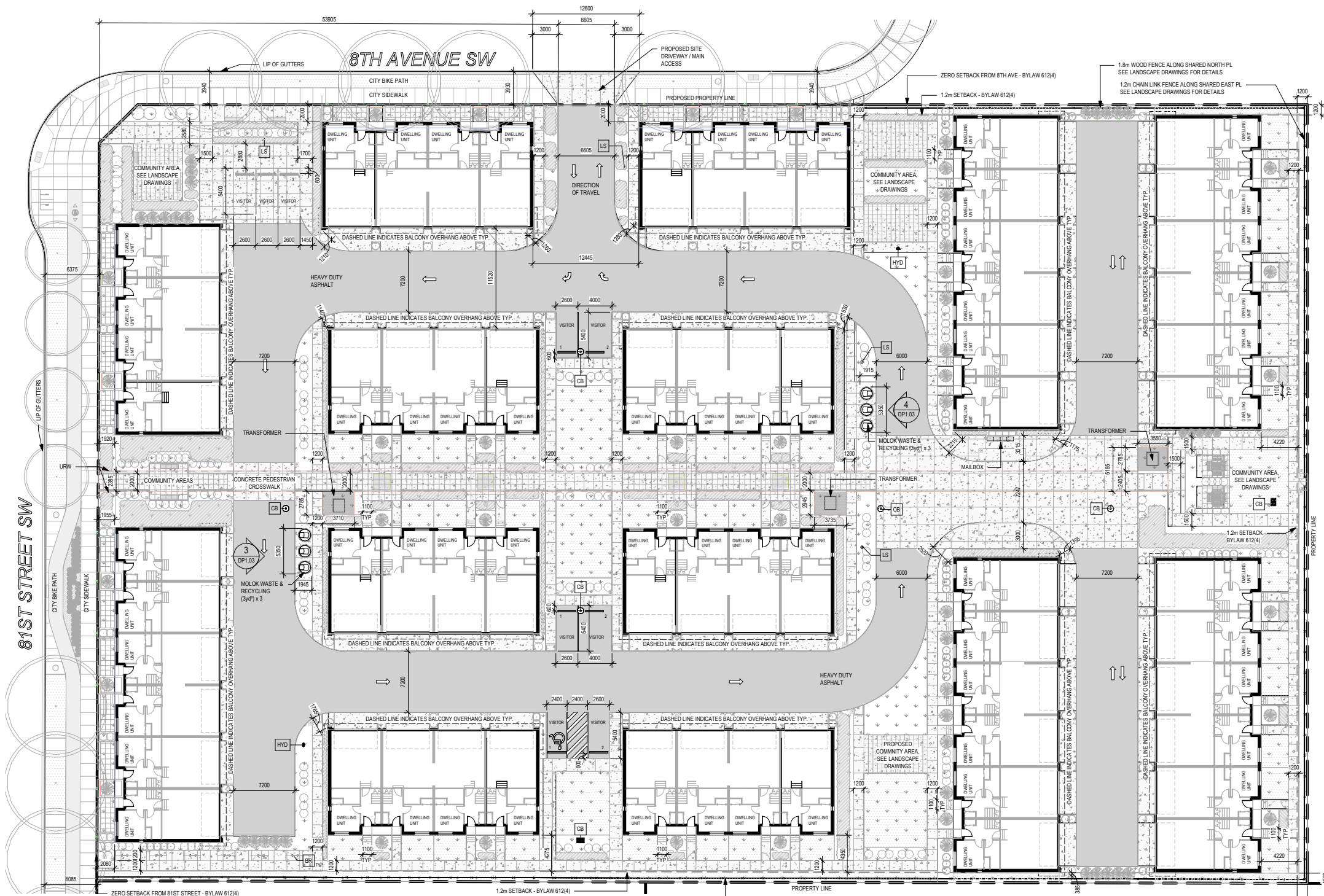
drawing title

SITE PLAN

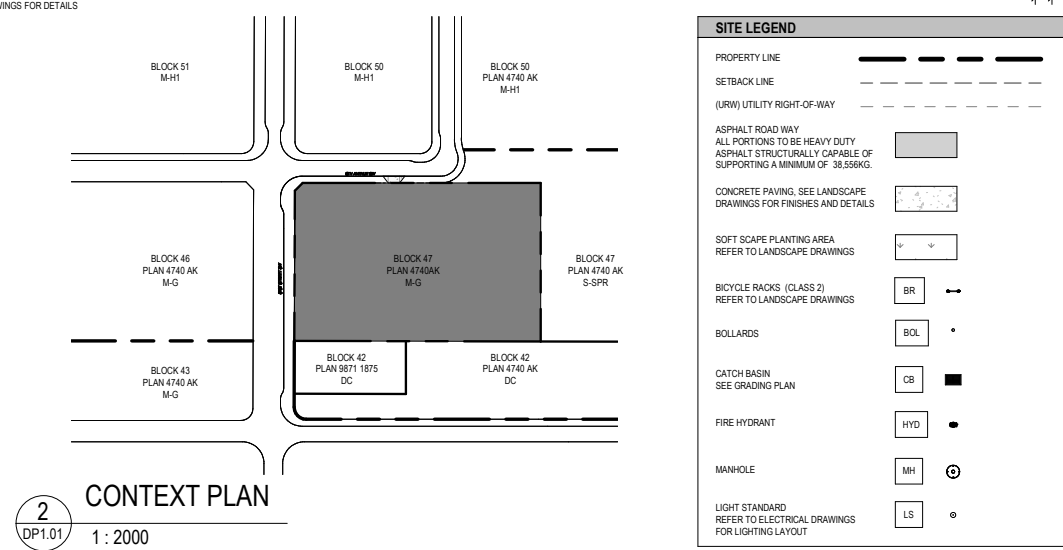
sheet

DP1.01

ROLE	NAME	SCALE	PROJECT NO.
drawn	DL	As indicated	
checked	DH		22.134



1 SITE PLAN
DP1.01
1 : 250



2 CONTEXT PLAN
DP1.01
1 : 2000

8TH AVENUE TOWNHOMES

820 81TH STREET SW,
CALGARY, AB



SCHEME A
TYPICAL



SCHEME B
TYPICAL

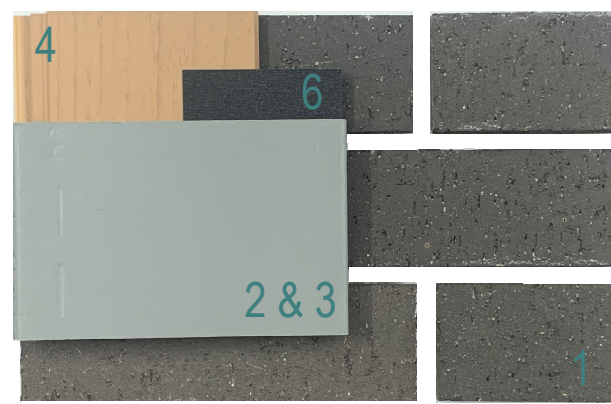


SCHEME C
TYPICAL



SCHEME A

- | | | | | | |
|----------------------------|---|--|---|--|--|
| 1. BRICK :
HEBRON BRICK | 2. VERTICAL PANEL :
JAMES HARDIE
HARDIE PANEL VERTICAL SIDING IN ARCTIC WHITE | 3. LAP SIDING :
JAMES HARDIE
HARDIE PANEL LAP SIDING IN ARCTIC WHITE | 4. WOOD SIDING :
LONGBOARD
4" V-GROOVE TONGUE AND GROOVE ALUMINUM SIDING IN BEECHWOOD | 5. TRIM :
JAMES HARDIE
EASY TRIM TO MATCH COLOUR OF LAP SIDING | 6. FLASHING :
VIONEST
EBONY MATTE BLACK FINISH |
|----------------------------|---|--|---|--|--|



SCHEME B

- | | | | | | |
|--------------------------------|---|--|--|--|--|
| 1. BRICK :
INTERSTATE BRICK | 2. VERTICAL PANEL :
JAMES HARDIE
HARDIE PANEL VERTICAL SIDING IN GRAY SLATE | 3. LAP SIDING :
JAMES HARDIE
HARDIE PANEL LAP SIDING IN GRAY SLATE | 4. WOOD SIDING :
LONGBOARD
4" V-GROOVE TONGUE AND GROOVE ALUMINUM SIDING IN BLONDE OAK | 5. TRIM :
JAMES HARDIE
EASY TRIM TO MATCH COLOUR OF LAP SIDING | 6. FLASHING :
VIONEST
EBONY MATTE BLACK FINISH |
|--------------------------------|---|--|--|--|--|



SCHEME C

- | | | | | | |
|--------------------------------|---|--|--|--|--|
| 1. BRICK :
INTERSTATE BRICK | 2. VERTICAL PANEL :
JAMES HARDIE
HARDIE PANEL VERTICAL SIDING IN MIDNIGHT BLACK | 3. LAP SIDING :
JAMES HARDIE
HARDIE PANEL LAP SIDING IN MIDNIGHT BLACK | 4. WOOD SIDING :
LONGBOARD
4" V-GROOVE TONGUE AND GROOVE ALUMINUM SIDING IN BLONDE OAK | 5. TRIM :
JAMES HARDIE
EASY TRIM TO MATCH COLOUR OF LAP SIDING | 6. FLASHING :
VIONEST
EBONY MATTE BLACK FINISH |
|--------------------------------|---|--|--|--|--|

issued/ revision schedule

no.	description	date
1	ISSUED FOR DEVELOPMENT PERMIT	2022-10-12

_____ seal

_____ permit

_____ consultant



drawing title

RENDERINGS & DIGITAL
FINISH BOARD

DP1.04 sheet

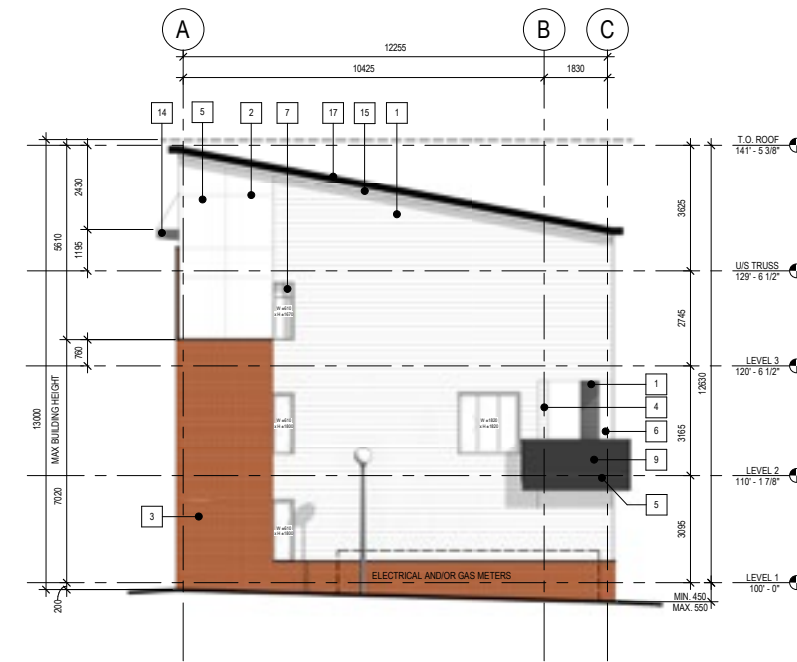
DL	drawn	1 : 1	scale
DH	checked	22.134	project no.

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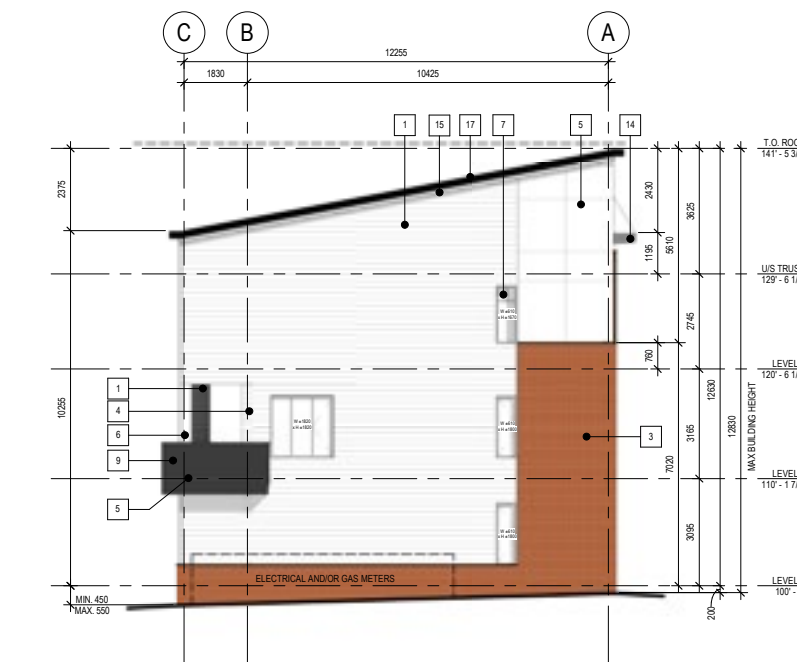
4 BUILDING 1-9 BUILDING ELEVATION - D
DP3.01 1:100



2 BUILDING 1-9 BUILDING ELEVATION - B
DP3.01 1:100



3 BUILDING 1-9 BUILDING ELEVATION - C
DP3.01 1:100



1 BUILDING 1-9 BUILDING ELEVATION - A
DP3.01 1:100

issued/ revision schedule		
no.	description	date
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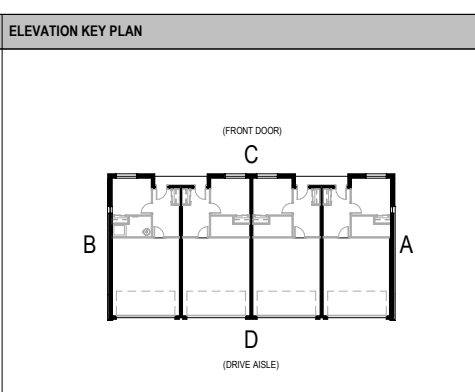
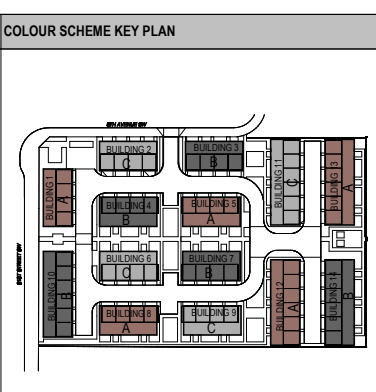
drawing title

BUILDINGS 1-9 ELEVATIONS

DP3.01 sheet

DL	drawn	As indicated	scale
DH	checked	22.134	project no.

MATERIALS LEGEND (COLOUR SCHEME A)	MATERIALS LEGEND (COLOUR SCHEME C)	MATERIALS LEGEND (ALL SCHEMES)
1. FIBRE CEMENT HORIZONTAL LAP SIDING - WHITE	1. FIBRE CEMENT HORIZONTAL LAP SIDING - BLACK	5. EASY TRIM - MATCH HORIZONTAL LAP SIDING COLOUR
2. FIBRE CEMENT VERTICAL PANEL - WHITE	2. FIBRE CEMENT VERTICAL PANEL - BLACK	6. TRIM BOARD - MATCH HORIZONTAL LAP SIDING COLOUR
3. MASONRY BRICK CLADDING - RED	3. MASONRY BRICK CLADDING - PLATINUM	7. ALUMINUM CLAD WINDOWS W/ CLEAR GLASS - CHARCOAL
4. ALUMINUM LAP SIDING - BEECHWOOD	4. ALUMINUM LAP SIDING - BLONDE OAK	8. ENTRY DOOR WITH FROSTED PANEL WINDOWS - CHARCOAL
MATERIALS LEGEND (COLOUR SCHEME B)		9. FIBRE CEMENT VERTICAL PANEL - BLACK
COLOUR SCHEMES		11. PATIO DOUBLE DOOR WITH DOUBLE CLASS
1. FIBRE CEMENT HORIZONTAL LAP SIDING - GRAY	SCHEME A	12. ASPHALT ROOF SHINGLE
2. FIBRE CEMENT VERTICAL PANEL - GRAY	SCHEME B	13. GLASS BALCONY RAILING
3. MASONRY BRICK CLADDING - BLACK	SCHEME C	14. METAL CANOPY - CHARCOAL
4. ALUMINUM LAP SIDING - BLONDE OAK	NOTE: REFER TO DP1.04 FOR RENDERING & MATERIAL BOARD	



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