

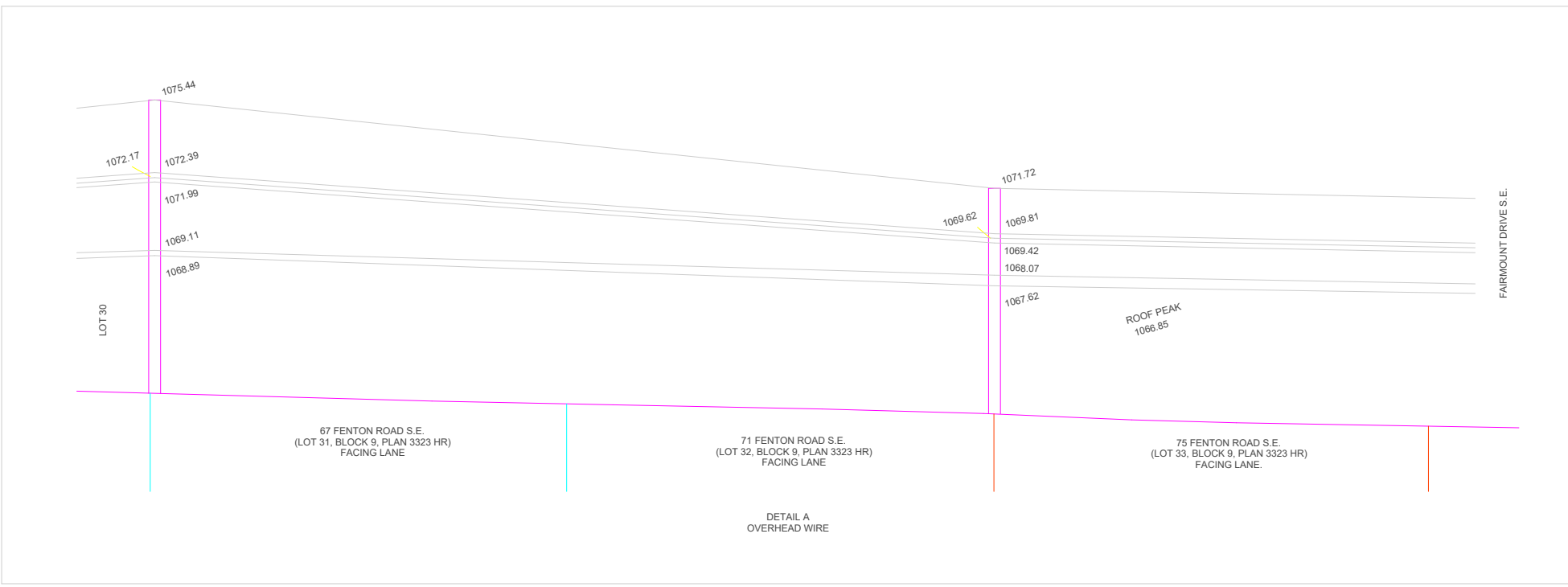
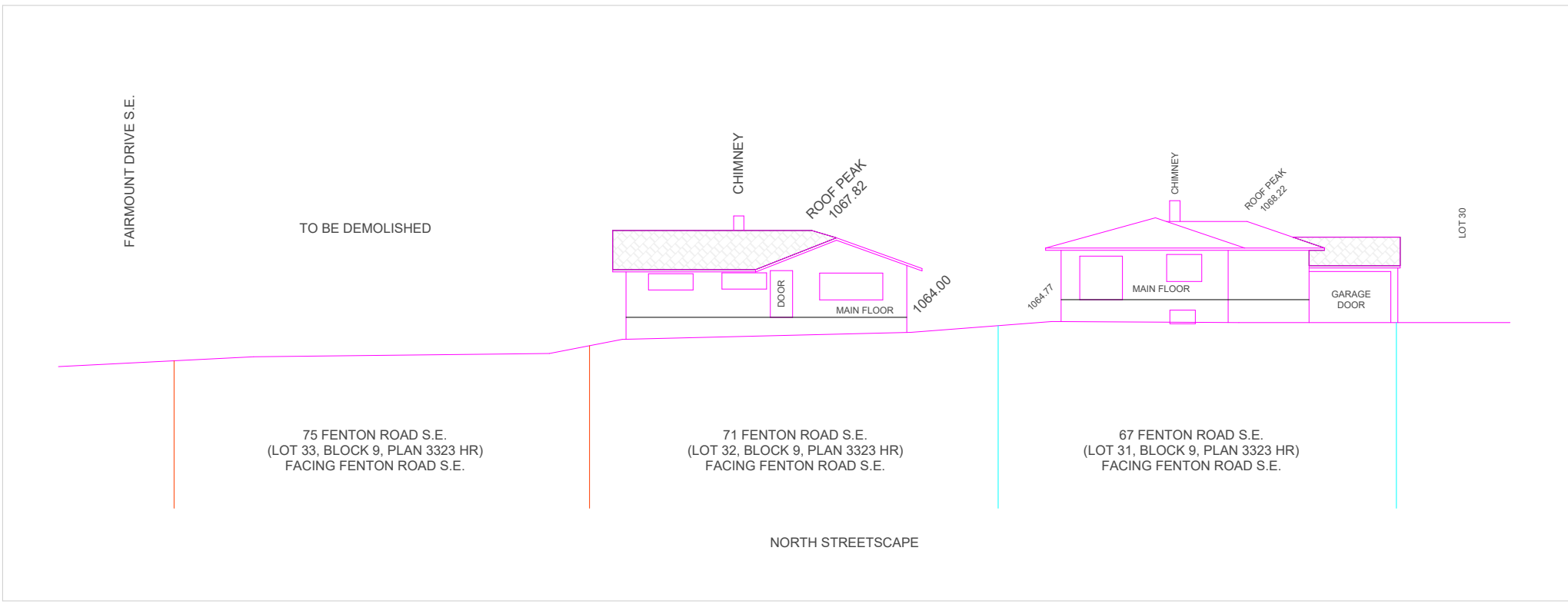
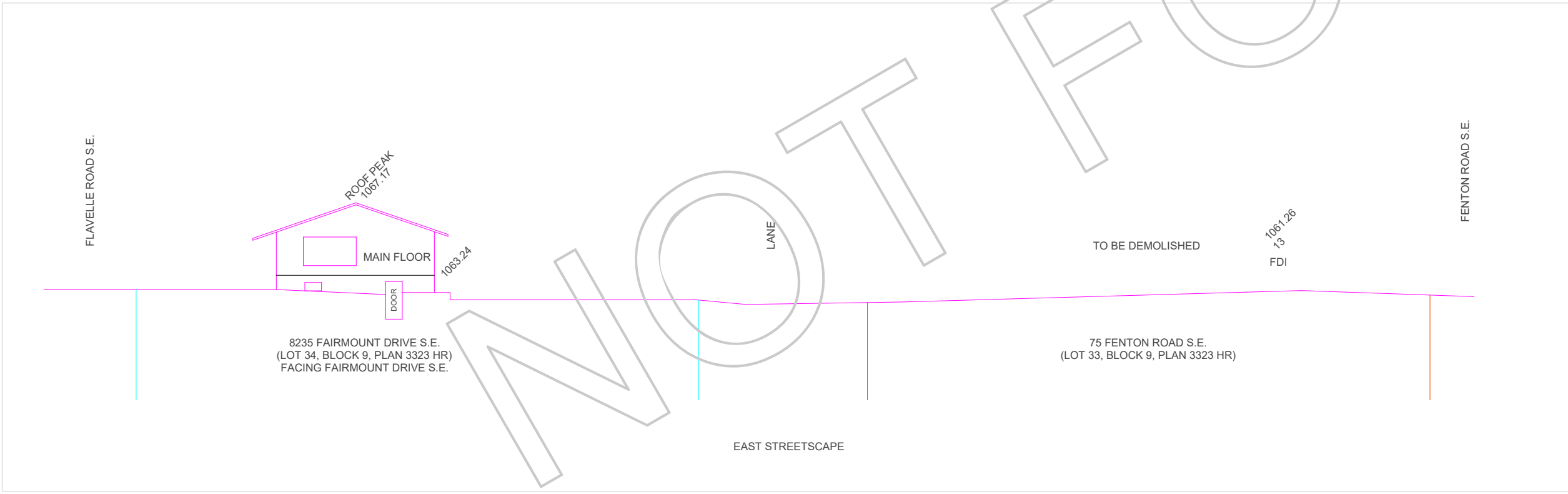
HGO BYLAW REVIEW		
ADDRESS	75 FENTON ROAD	
LEGAL	LOT 33, BLOCK 9, PLAN 3323HR	
ZONING	HGO	
NEIGHBOURHOOD	FAIRVIEW	
RELEVANT POLICIES	FAIRVIEW COMMUNITIES LAP, NEIGHBOURHOOD CONNECTOR, BUILDING SCALE - LIMITED	
SITE AREA	6027.38 SF (0.0559 HECTARES)	
DENSITY	REQUIRED	PROPOSED
	N/A	5 UNITS + 5 SUITES
SITE COVERAGE	REQUIRED	PROPOSED
	-	6027.38 SF (559.96 m2)
BUILDING COVERAGE	-	2340.48 SF (217.43 m2)
ACCESSORY BUILDING COVERAGE	-	804.81 SF (74.76 m2)
TOTAL COVERAGE (%)	MAX 60%	52.18 %
TOTAL COVERAGE (SF)	3616.42 SF (335.97 m2)	3145.29 SF (292.20 m2)
FAR/FLOOR AREA RATIO	REQUIRED	PROPOSED
BUILDING COVERAGE	-	5611.59 SF (521.33 m2)
ACCESSORY BUILDING COVERAGE	-	804.81 SF (74.76 m2)
TOTAL (SF)	MAX XX SF	6416.4 SF (596.10 m2)
TOTAL (FAR)	FAR 1.5	FAR 1.06
PARKING & STORAGE REQUIREMENTS	REQUIRED	PROPOSED
LUB 546 TABLE 2.1 - # OF STALL REQUIRED	FAIRVIEW + 0.5	-
VEHICLE	(5 UNITS + 5 SUITES) X 0.5 = 5	5
MOBILITY STORAGE	NONE	0
BIKE PARKING - CLASS 1	(5 UNITS + 5 SUITES) - PROPOSED VEHICLE	5
WASTE BINS	TBD	10
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	3.0m MIN	3.0m
SIDE	1.2m MIN (NO PROJECTIONS)	1.2m
SIDE (CORNER PARCEL)	0.6m	0.6m
BETWEEN BUILDING (IF RELEVANT)	6.5m (NO PROJECTIONS)	6.5m
BUILDING HEIGHT	REQUIRED	PROVIDED
HEIGHT	12m MAX FROM GRADE AT HIGH POINTS	PEAK 1072.68 m
	12m MAX W 45d CHAMFER @ 8m	PER PLANS

EXISTING TREE SCHEDULE:

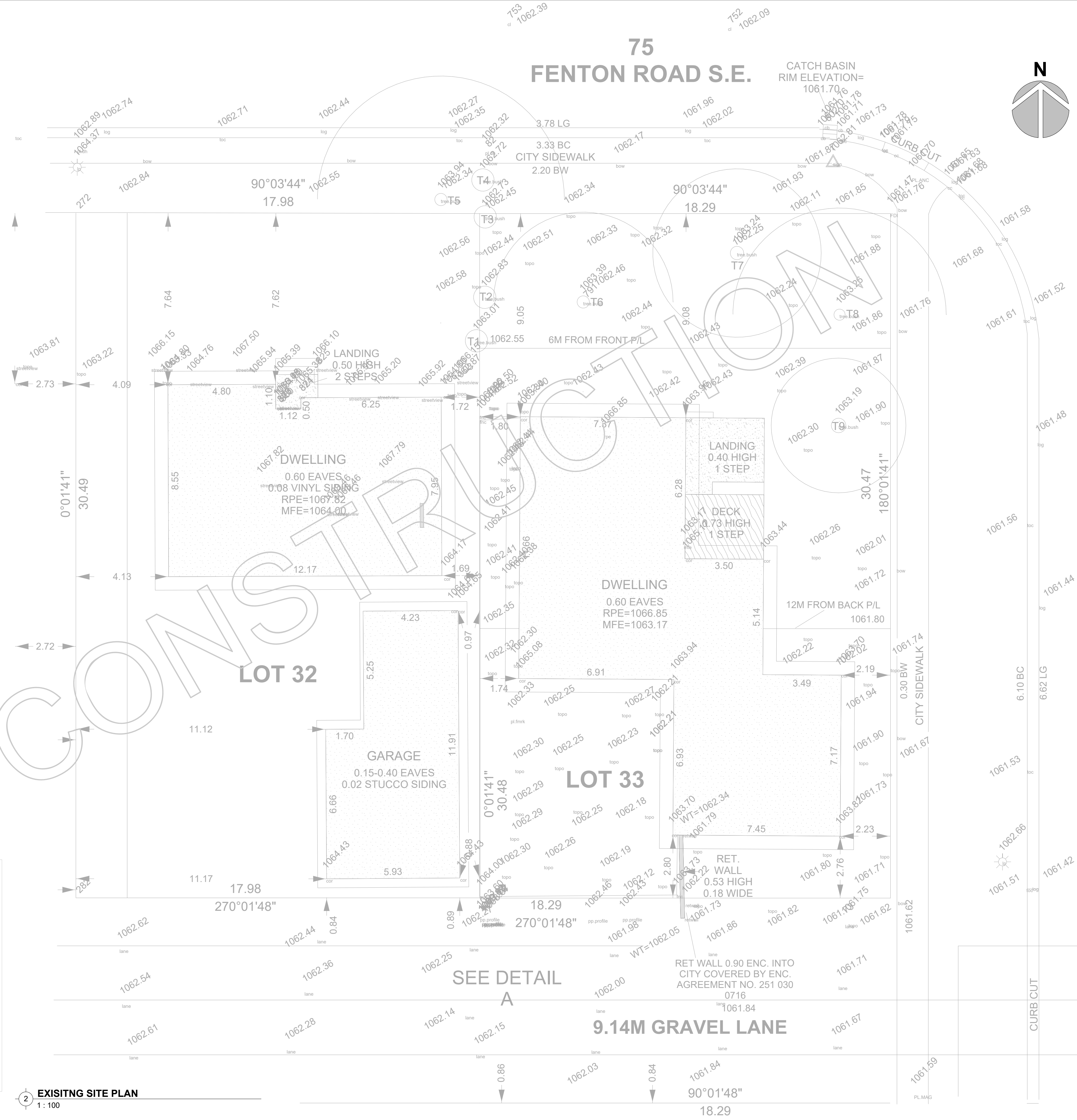
#	CITY TREE ID #	SPECIES	TRUNK DIA.	CANOPY DIA.	HEIGHT	TYPE	STATUS
T1	-	-	-	1.00	1.00	BUSH	TO BE REMOVED
T2	-	-	-	1.00	1.00	BUSH	TO BE REMOVED
T4	-	-	-	1.00	1.00	BUSH	TO BE REMOVED
T5	T-32137988	FRAXINUS PENNSYLVANICA	0.55	11.00	12.00	DECIDUOUS	TO REMAIN & BE PROTECTED
T6	-	-	0.55	8.00	9.00	DECIDUOUS	TO BE REMOVED
T7	-	-	0.60	7.50	18.00	CONIFEROUS	TO BE REMOVED
T8	-	-	0.50	9.50	15.00	DECIDUOUS	TO BE REMOVED
T9	-	-	0.65	6.00	18.00	CONIFEROUS	TO BE REMOVED

PROPOSED TREE SCHEDULE:

#	SPECIES	TRUNK DIA.	CANOPY DIA.	HEIGHT	TYPE	STATUS
T10	AMUR MAPLE (ACER GINNALA)	MIN. 0.06	-	-	DECIDUOUS	NEW
T11	AMUR MAPLE (ACER GINNALA)	MIN. 0.06	-	-	DECIDUOUS	NEW
T12	AMUR MAPLE (ACER GINNALA)	MIN. 0.06	-	-	DECIDUOUS	NEW
T13	COLORADO BLUE SPRUCE (PICEA PUNGENS)	MAX. 1.5	-	-	CONIFEROUS	NEW
T14	AMUR MAPLE (ACER GINNALA)	MIN. 0.06	-	-	DECIDUOUS	NEW
T15	COLORADO BLUE SPRUCE (PICEA PUNGENS)	MAX. 1.5	-	-	CONIFEROUS	NEW
T16	AMUR MAPLE (ACER GINNALA)	MIN. 0.06	-	-	DECIDUOUS	NEW
T17	COLORADO BLUE SPRUCE (PICEA PUNGENS)	MAX. 1.5	-	-	CONIFEROUS	NEW
T18	COLORADO BLUE SPRUCE (PICEA PUNGENS)	MAX. 1.5	-	-	CONIFEROUS	NEW
T19-T45	POTENTILLA (OASIPHORA FLORIBUNDA)	MIN. 0.60	-	-	SHRUBS	NEW



EXISTING SITE PLAN
1 : 100



ellergodt **DESIGN**

113 7a STREET NE
CALGARY, ALBERTA
T2E 4E5
www.ellergodtdesign.com
403.242.2704

BUILDER:

R C **Revery Construction**

THIS DESIGN AND DRAWINGS, IN ANY FORM, ARE THE EXCLUSIVE PROPERTY OF ELLERGOODT DESIGN INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF ELLERGOODT DESIGN INC. THESE DESIGNS AND DRAWINGS ARE TO BE USED SOLELY FOR THE PROJECT LISTED BELOW AND MAY NOT BE USED BY OR DISCLOSED TO ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF ELLERGOODT DESIGN.

GENERAL NOTES:
DO NOT SCALE DRAWINGS
THIS DRAWING SUPERSEDES PREVIOUS ISSUES. PLEASE USE THE LATEST ISSUED DRAWINGS.
THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL LABELLED 'ISSUED FOR CONSTRUCTION' BY ELLERGOODT DESIGN INC. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS & DATUM POINTS PRIOR TO CONSTRUCTION ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.
ELLERGOODT DESIGN LIABILITY IS LIMITED TO CORRECTION OF WORKING DRAWINGS ONLY.

ISSUED FOR DP

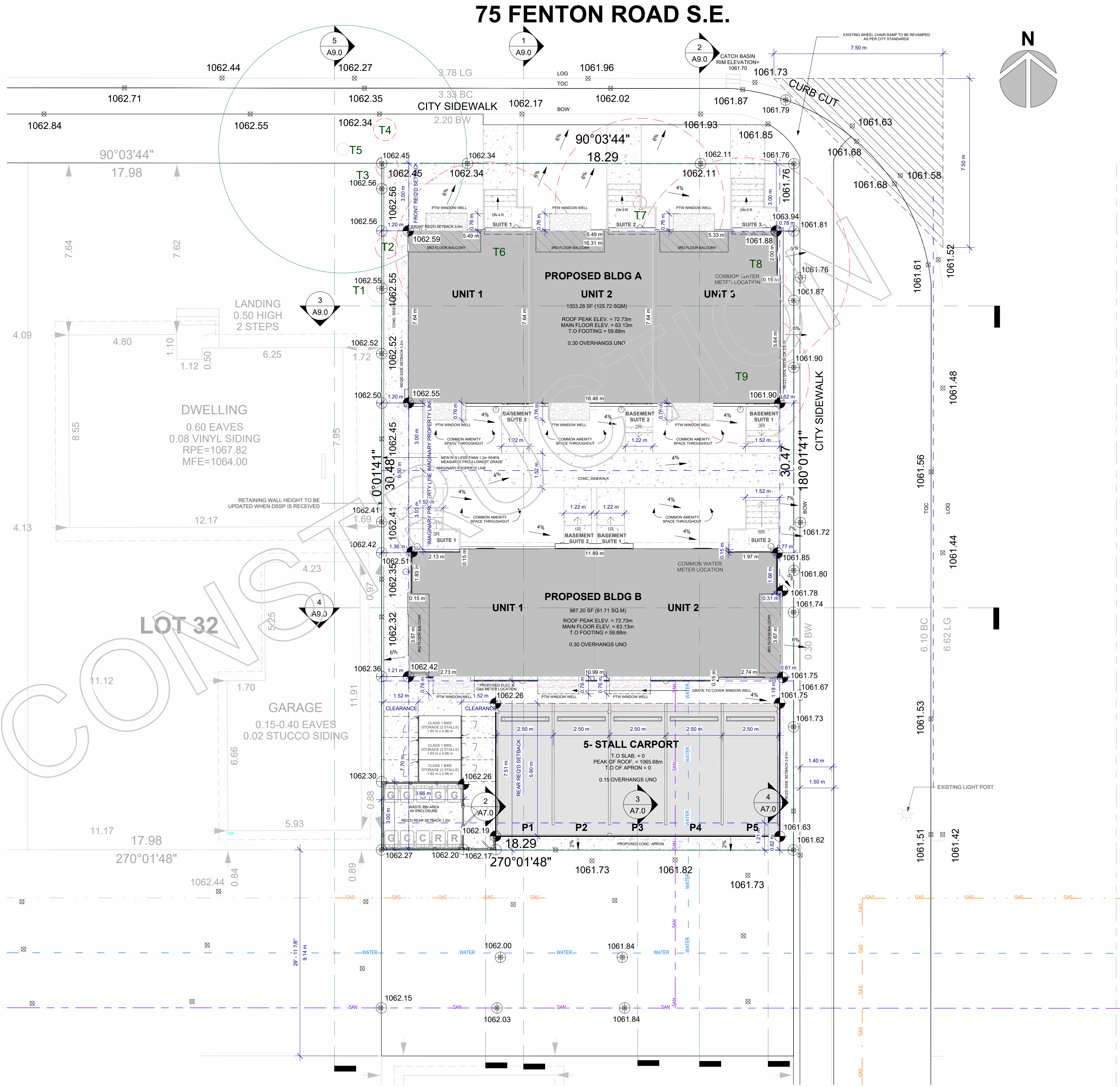
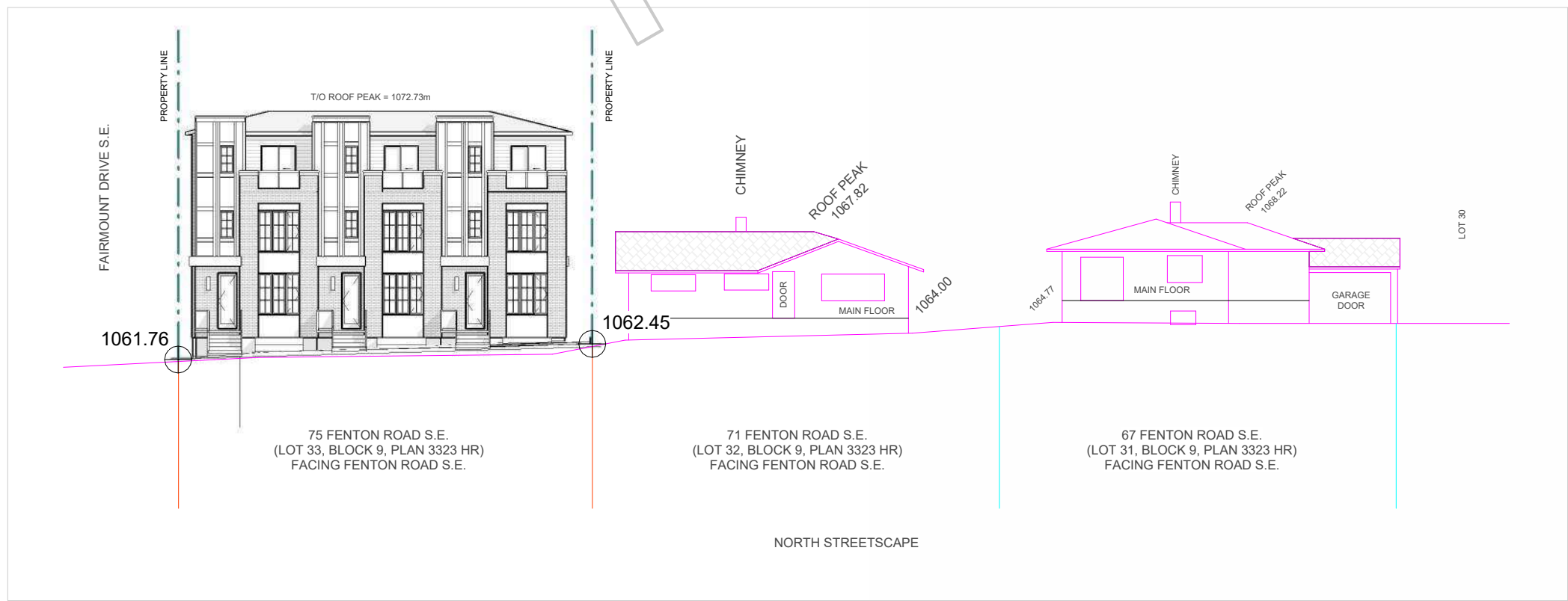
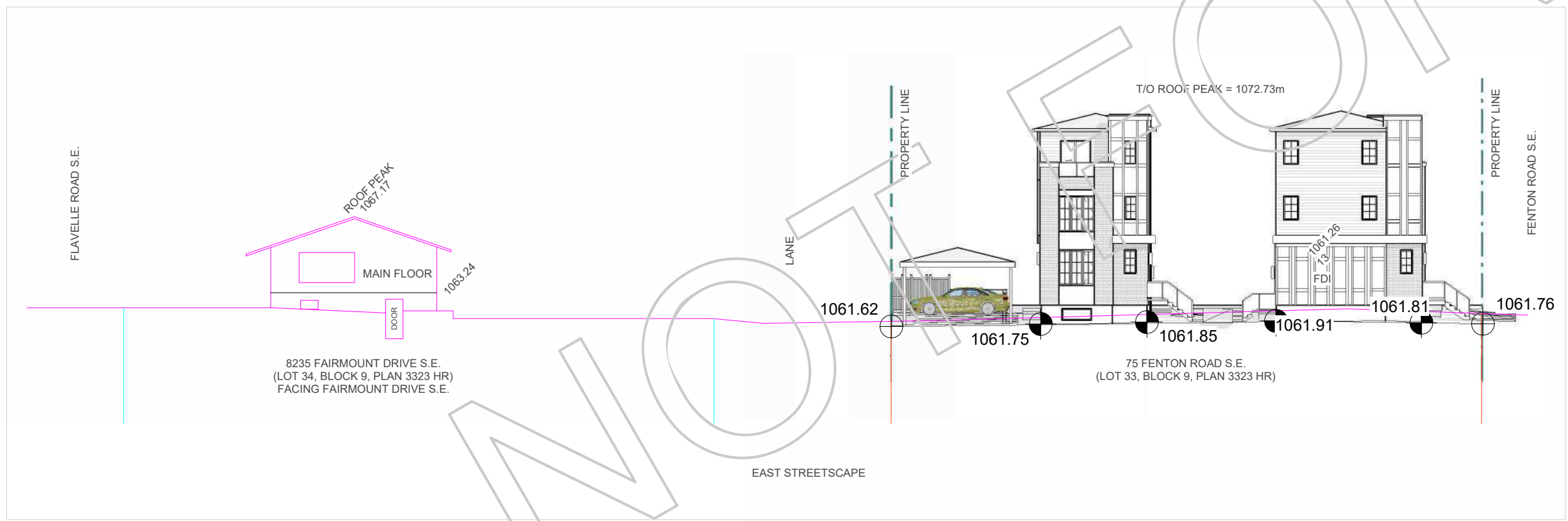
PROJECT INFO	
CLIENT/PROJECT:	REVERY CONSTRUCTION
LEGAL ADDRESS:	Lot 33, Block 9, Plan 3323HR
CIVIC ADDRESS:	75 FENTON RD SE
DRAWING INFORMATION	
STATUS:	DSO
PROJECT LEAD:	CH
CHECKED BY:	TM
SCALE:	As indicated
COPYRIGHT ALL RIGHTS RESERVED	ARCH D / 24" x 36"
REVISION HISTORY	
DATE	
PT1 REVISION NOTES	MM 00
PT2 REVISION NOTES	02.06
PT3 DSO	02.27

EXISTING SITE PLAN
A.0.1

#	CITY TREE ID #	SPECIES	TRUNK DIA.	CANOPY DIA.	HEIGHT	TYPE	STATUS
T1	-	-	-	1.00	1.00	BUSH	TO BE REMOVED
T2	-	-	-	1.00	1.00	BUSH	TO BE REMOVED
T3	-	-	-	1.00	1.00	BUSH	TO BE REMOVED
T4	-	-	-	1.00	1.00	BUSH	TO BE REMOVED
T5	T-3213798	FRAXINUS PENNSYLVANICA	0.55	11.00	12.00	DECIDUOUS	TO REMAIN & BE PROTECTED
T6	-	-	0.55	8.00	9.00	DECIDUOUS	TO BE REMOVED
T7	-	-	0.60	7.50	18.00	CONIFEROUS	TO BE REMOVED
T8	-	-	0.50	9.50	15.00	DECIDUOUS	TO BE REMOVED
T9	-	-	0.65	6.00	18.00	CONIFEROUS	TO BE REMOVED

PROPOSED TREE SCHEDULE:

#	SPECIES	TRUNK DIA.	CANOPY DIA.	HEIGHT	TYPE	STATUS
T10	AMUR MAPLE (ACER GINNALA)	MIN. 0.06	-	-	DECIDUOUS	NEW
T11	AMUR MAPLE (ACER GINNALA)	MIN. 0.06	-	-	DECIDUOUS	NEW
T12	AMUR MAPLE (ACER GINNALA)	MIN. 0.06	-	-	DECIDUOUS	NEW
T13	COLORADO BLUE SPRUCE (PICEA PUNGENS)	MAX 1.5	-	-	CONIFEROUS	NEW
T14	AMUR MAPLE (ACER GINNALA)	MIN. 0.06	-	-	DECIDUOUS	NEW
T15	COLORADO BLUE SPRUCE (PICEA PUNGENS)	MAX 1.5	-	-	CONIFEROUS	NEW
T16	AMUR MAPLE (ACER GINNALA)	MIN. 0.06	-	-	CONIFEROUS	NEW
T17	COLORADO BLUE SPRUCE (PICEA PUNGENS)	MAX 1.5	-	-	DECIDUOUS	NEW
T18	COLORADO BLUE SPRUCE (PICEA PUNGENS)	MAX 1.5	-	-	CONIFEROUS	NEW
T19-T45	POTENTILLA (DASHPOVA FLORIBUNDA)	MIN.0.50	-	-	SHRUBS	NEW



LANDSCAPING LEGEND

TREE LEGEND

TYPE	REQUIRED	PROVIDED	SIZE
CONIFEROUS TREE - COLORADO BLUE SPRUCE (PICEA PUNGENS)	3	4	2.0M TALL
DECIDUOUS TREE - AMUR MAPLE (ACER GINNALA)	3	5	60mm CAL.
SHRUB LOCATIONS POTENTILLA (DASIPHORA FLORIBUNDA)	16	27	0.6m SPREAD
DEMOLISHED			

LANDSCAPING REQUIREMENTS

TOTAL SITE AREA:	4023.34 SQ.FT. (59.58 m ²)
TOTAL LANDSCAPED AREA:	2618.77 SQ.FT. (43.47% SITE COV.)

SOFTSCAPE:

HARDSCAPE:

MULCH: 249.04 SQ.FT.	CONCRETE: 1459.66 SQ.FT.
GRASS: 785.74 SQ.FT.	PAVERS: 00.00 SQ.FT.
TOTAL: 1034.78 SQ.FT.	GRAVEL: 118.08 SQ.FT.
(REQUIRED): 785.63 SQ.FT. (30.00%)	TOTAL: 1577.74 SQ.FT. (60.24%)
(PROVIDED): (1034.78 SQ.FT.) (39.51%)	

NOTES:

- ALL LANDSCAPING SHOWN IS ILLUSTRATIVE ONLY AND MAY NOT REFLECT EXACT CONDITIONS ON SITE OR FINAL PRODUCT

- ALL GRASS TO BE DROUGHT RESISTANT VARIETIES.

- ALL LANDSCAPED AREAS TO HAVE MIN 300mm DEEP TOPSOIL

- IRRIGATION PROVIDED - UNDERGROUND SYSTEM, LOW IRRIGATION

PLANTING SPECIES BASELINE:

ACCEPTABLE CONIFEROUS TREES

- COLORADO BLUE SPRUCE OR COLUMNAR BLUE SPRUCE
- BRISTLECONE PINE

ACCEPTABLE DECIDUOUS TREES

- TOBA OR SNOWBIRD HAWTHORN
- SHOWY MOUNTAIN ASH
- AMUR CHERRY
- AMUR MAPLE

ACCEPTABLE SHRUBS - MIN 0.6m SPREAD OR HEIGHT AT TIME OF PLANTING

- TO BE CONFIRMED BASED ON CITY OF CALGARY'S YARDSMART GUIDELINES AND AVAILABILITY AT TIME OF PLANTING.

TREE PROTECTION NOTES:

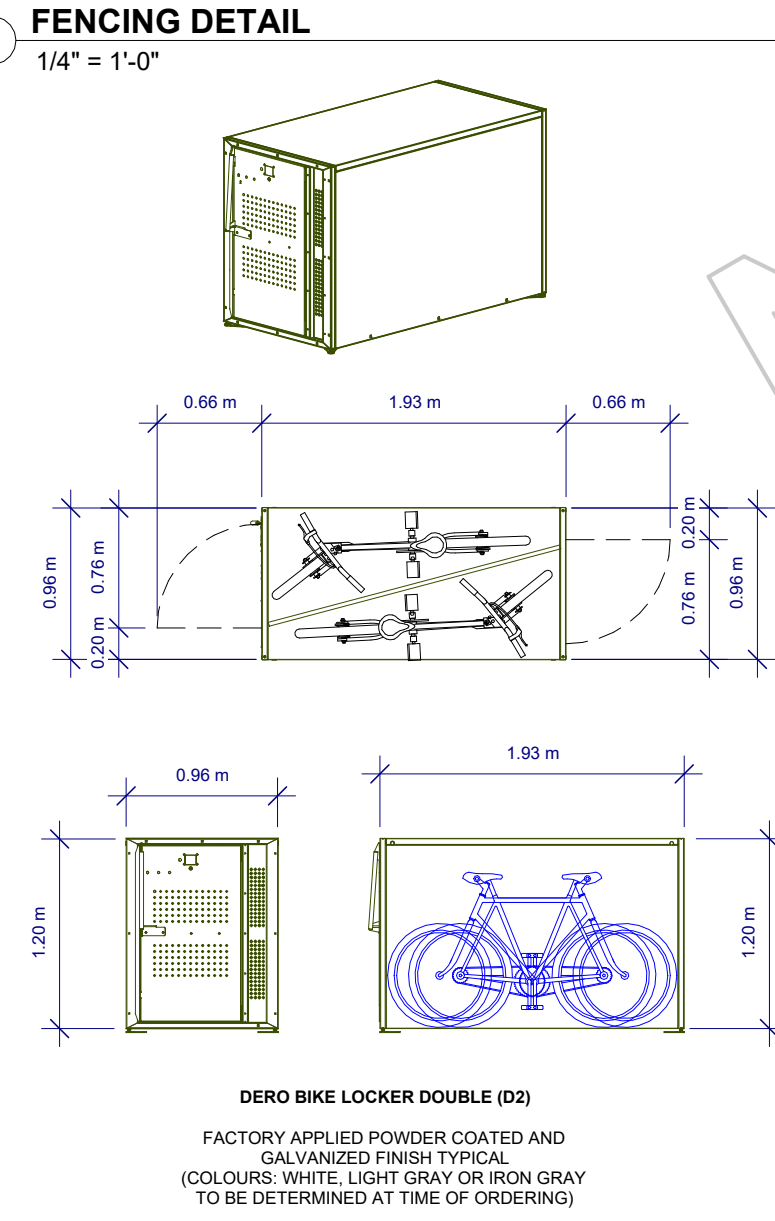
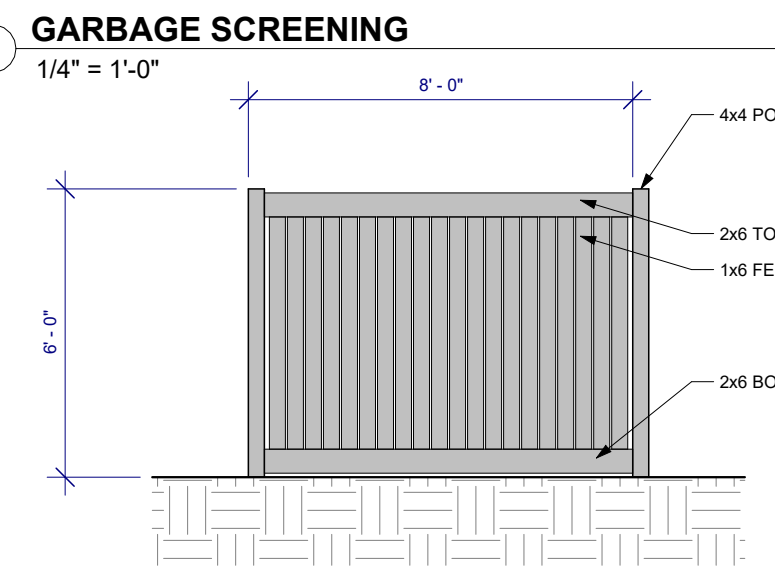
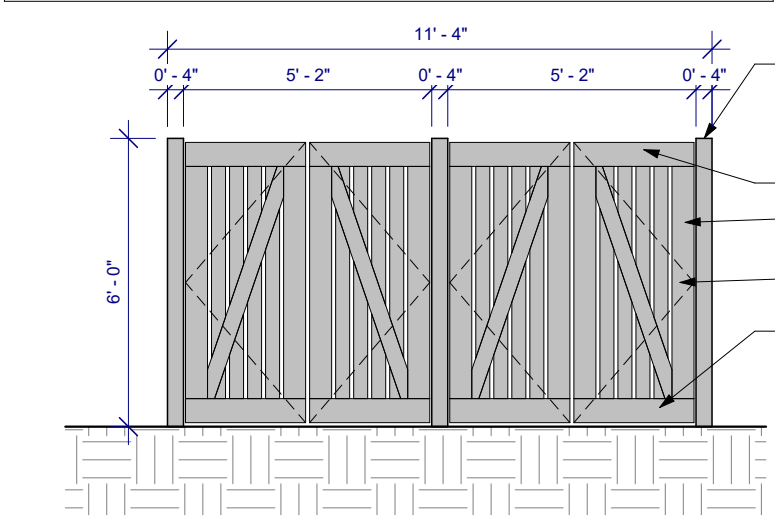
EXISTING PUBLIC TREES TO BE PROTECTED ON SITE

- MIN 1.2M TALL CONSTRUCTION FENCING TO BE PROVIDED AT 4.0M FROM TRUNK, DO NOT EXTEND FENCING OVER EXISTING PUBLIC SIDEWALK LOCATIONS

- SIGNAGE TO BE POSTED ON EACH TREE WITH TREE PROTECTION PLAN AGREEMENT

- TYPICAL FENCING TO BE SOLID WOOD FRAME W/ ORANGE SNOW FENCING STAPLED TO OUTSIDE

AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE DURING EXCAVATION OF THE PROPOSED WALKWAY AND PUBLIC SIDEWALK IN ORDER TO MITIGATE ANY DAMAGE TO ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF EXCAVATION. IF CANOPIES OR ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREE BECOMES UNSTABLE, THEN URBAN FORESTRY WILL REQUIRE THEIR REMOVAL USING AN APPROVED INFERNIFID TREE CONTRACTOR AT APPLICANT'S EXPENSE, PLUS COMPENSATION FOR THE REMOVED TREE.



SHEET LIST

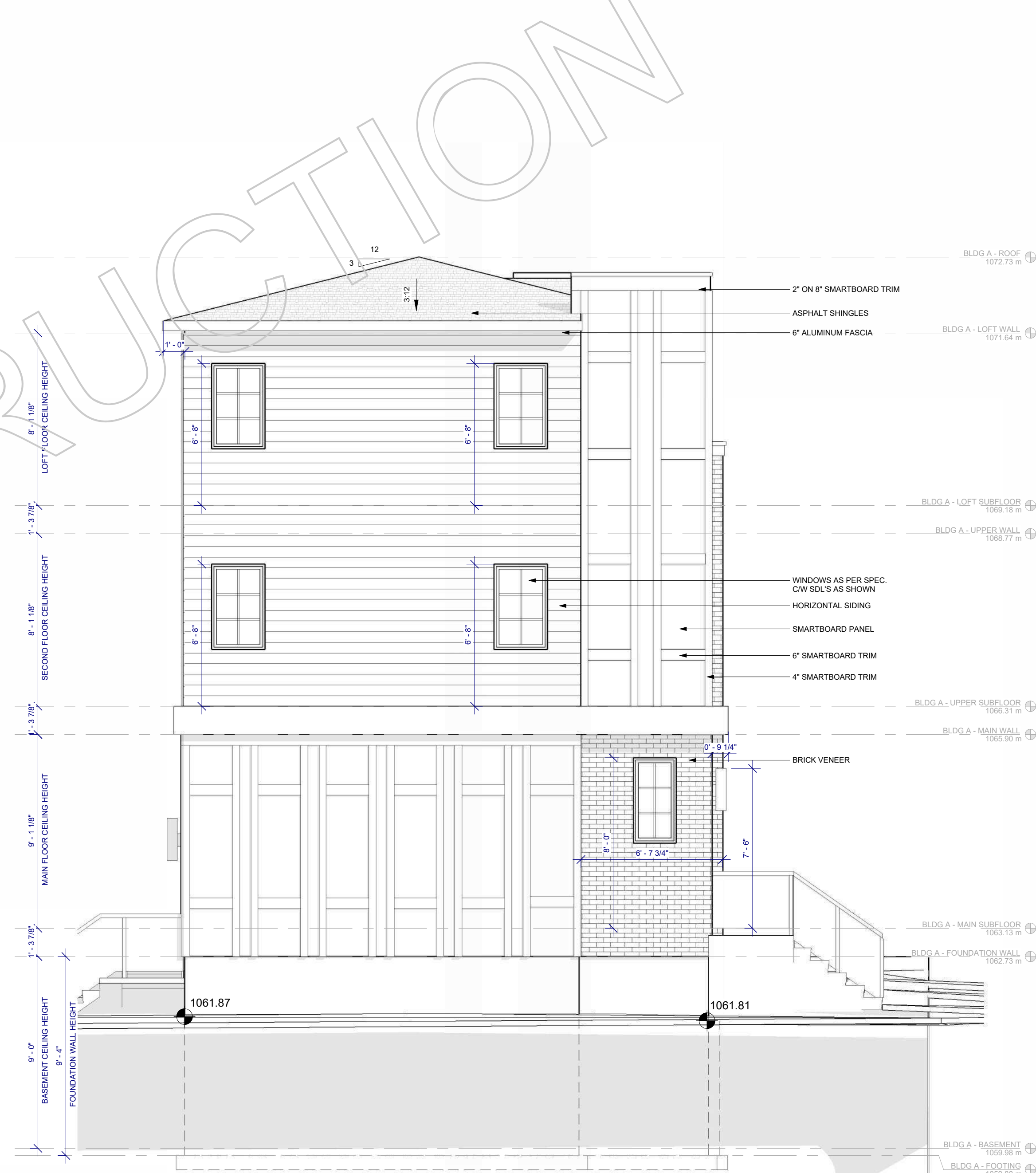
COVER PAGE	A0.0
EXISTING SITE PLAN	A0.1
PROPOSED SITE PLAN	A0.1.1
LANDSCAPE PLAN	A0.2
BLDG A - PROPOSED BASEMENT & MAIN FLOOR PLAN	A1.0
BLDG A & BLDG B - ROOF PLAN	A1.2
BLDG A - FRONT & LEFT ELEVATION	A2.0
BLDG A - REAR & RIGHT ELEVATION	A2.1
BLDG B - PROPOSED BASEMENT & MAIN FLOOR PLAN	A3.0
BLDG B - FRONT & LEFT ELEVATION	A4.0
BLDG B - REAR & RIGHT ELEVATION	A4.1
BLDG A - BUILDING SECTIONS	A5.0
BLDG B - BUILDING SECTIONS	A5.1
APRON SECTIONS	A7.0
CARPORT PLAN, ROOF & ELEVATIONS	A8.0
BLVD SECTIONS & RETAINING WALL	A9.0



PROJECT INFO	
CLIENT/PROJECT:	REVERY CONSTRUCTION
LEGAL ADDRESS:	Lot 33, Block 9, Plan 3323HR
CIVIC ADDRESS:	75 FENTON RD SE
DRAWING INFORMATION	
STATUS:	DSO
PROJECT LEAD:	C.H
CHECKED BY:	T.M
SCALE:	1/4" = 1'-0"
COPYRIGHT ALL RIGHTS RESERVED ARCH D / 24" x 36"	
REVISION HISTORY	
DATE	
PT1	REVISION NOTES MM.DD
PT2	REVISION NOTES 02.06
PT3	DSO 02.27



1 BLDG A - FRONT ELEVATION
1/4" = 1'-0"



LIMITING DISTANCE CALC:
FIRE COMPARTMENT AREA: 77.05 m²
LIMITING DISTANCE: 2.00 m
OPENING LIMITS: 10.00%
OPENINGS AREA: 4.46 m²
OPENINGS %: 5.79%

2 BLDG A - LEFT SIDE ELEVATION
1/4" = 1'-0"

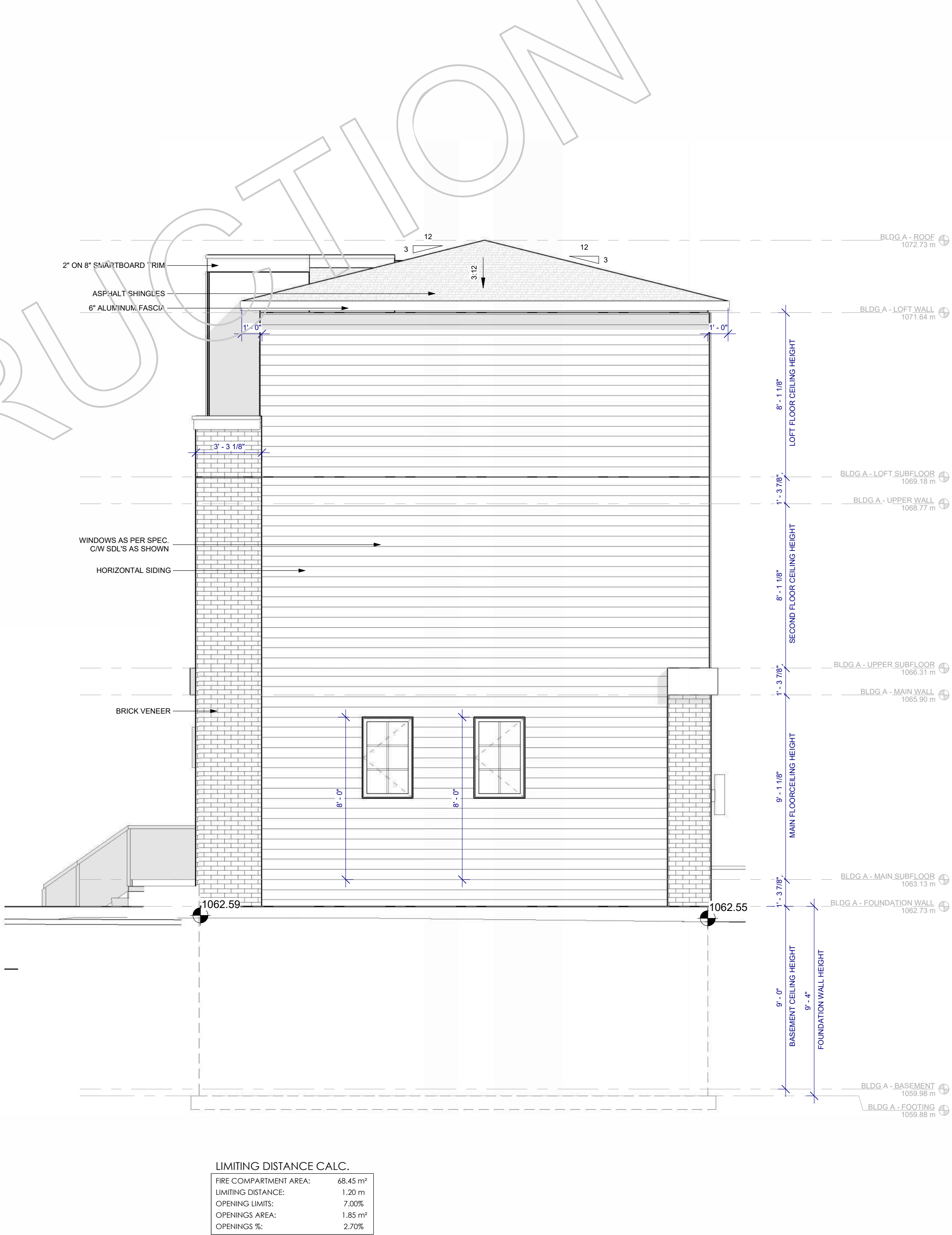
PROJECT INFO
CLIENT/PROJECT: REVERY CONSTRUCTION
LEGAL ADDRESS: Lot 33, Block 9, Plan 3323HR
CIVIC ADDRESS: 75 FENTON RD SE

DRAWING INFORMATION
STATUS: DSO
PROJECT LEAD: C.H
CHECKED BY: T.M
SCALE: 1/4" = 1'-0"
COPYRIGHT ALL RIGHTS RESERVED ARCH D / 24" x 36"

REVISION HISTORY
PT1 REVISION NOTES MM DO
PT2 REVISION NOTES 02.06
PT3 DSO 02.27



1 BLDG A - REAR ELEVATION
1/4" = 1'-0"

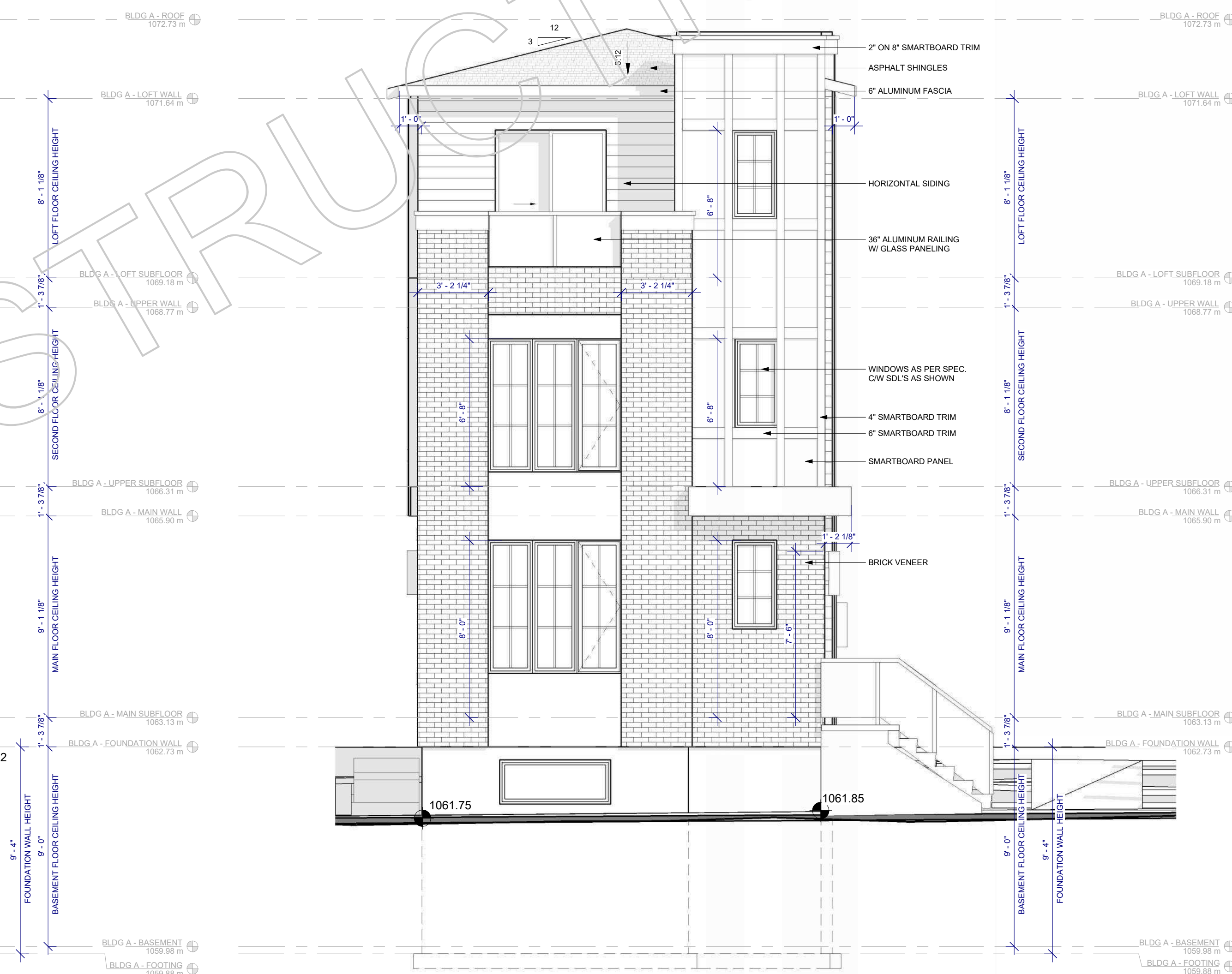


2 BLDG A - RIGHT SIDE ELEVATION
1/4" = 1'-0"

PROJECT INFO	
CLIENT/PROJECT:	REVERY CONSTRUCTION
LEGAL ADDRESS:	Lot 33, Block 9, Plan 3323HR
CIVIC ADDRESS:	75 FENTON RD SE
DRAWING INFORMATION	
STATUS:	DSO
PROJECT LEAD:	C.H
CHECKED BY:	T.M
SCALE:	1/4" = 1'-0"
COPYRIGHT ALL RIGHTS RESERVED ARCH D / 24" x 36"	
REVISION HISTORY	
	DATE
T1 REVISION NOTES	MM/DD
T2 REVISION NOTES	02/06
T3 DSO	02/27



1 BLDG B - FRONT ELEVATION
1/4" = 1'-0"

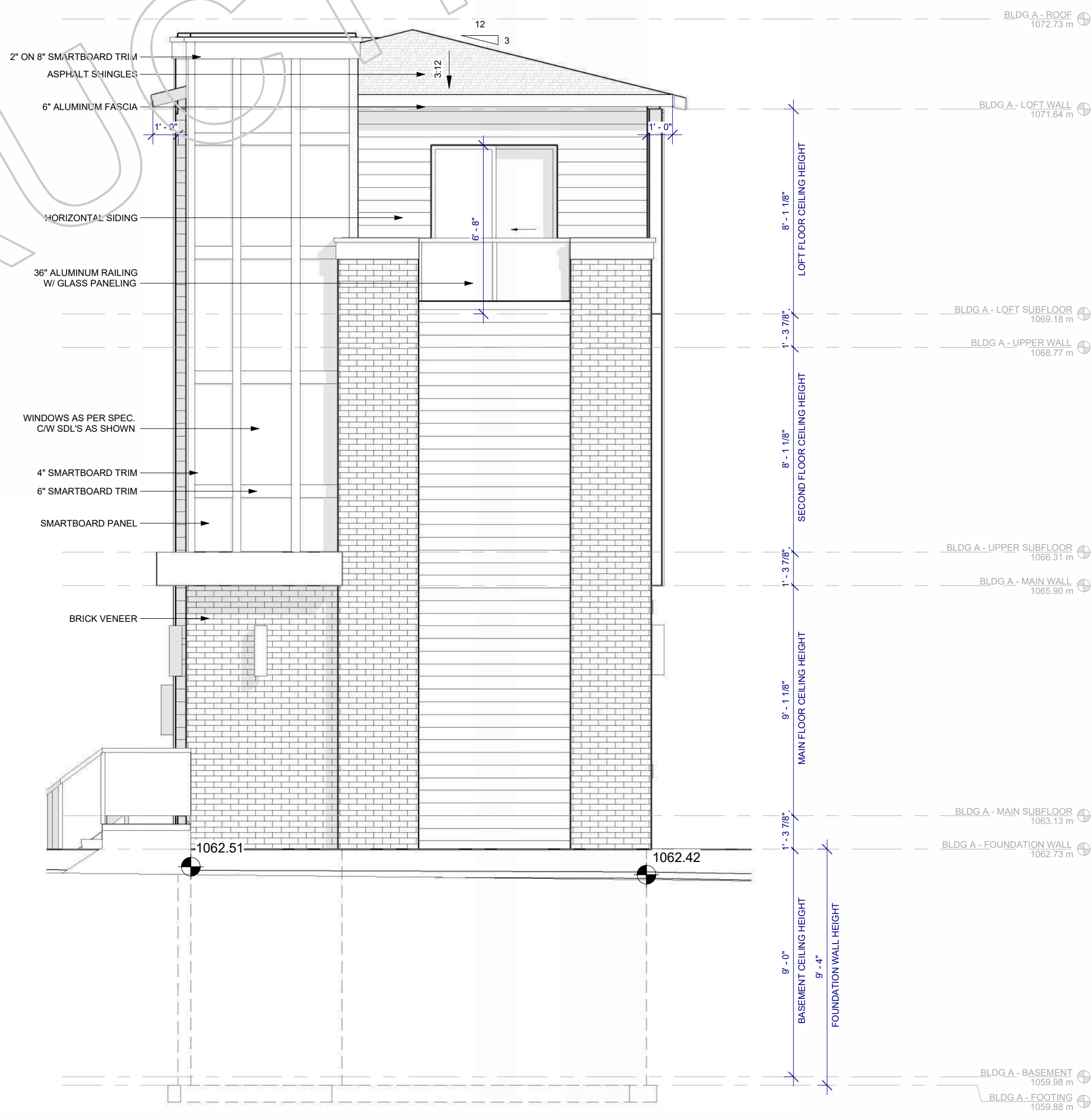


2 BLDG B - LEFT ELEVATION
1/4" = 1'-0"

PROJECT INFO	
CLIENT/PROJECT:	REVERY CONSTRUCTION
LEGAL ADDRESS:	Lot 33, Block 9, Plan 3323HR
CIVIC ADDRESS:	75 FENTON RD SE
DRAWING INFORMATION	
STATUS:	DSO
PROJECT LEAD:	C.H
CHECKED BY:	T.M
SCALE:	1/4" = 1'-0"
COPYRIGHT ALL RIGHTS RESERVED	ARCH D / 24" x 36"
REVISION HISTORY	
	DATE
PT1 REVISION NOTES	MM DO
PT2 REVISION NOTES	02.06
PT3 DSO	02.27



1 BLDG B - REAR ELEVATION
1/4" = 1'-0"



LIMITING DISTANCE CALC.

FIRE COMPARTMENT AREA:	32.93 m ²
LIMITING DISTANCE:	1.20 m
OPENING LIMITS:	7.00%
OPENINGS AREA:	3.00 m ²
OPENINGS %:	5.67%

2 BLDG B - RIGHT ELEVATION
1/4" = 1'-0"

PROJECT INFO

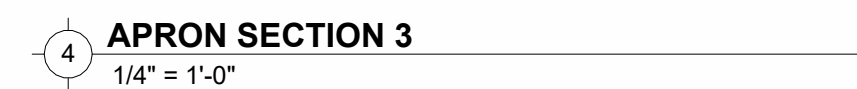
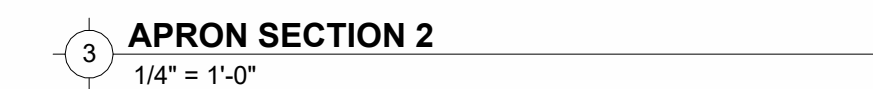
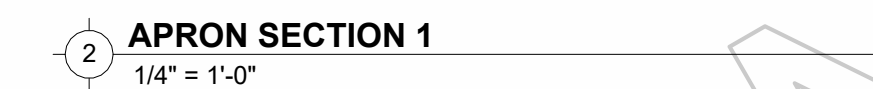
CLIENT/PROJECT: REVERY CONSTRUCTION
LEGAL ADDRESS: Lot 33, Block 9, Plan 3323HR
CIVIC ADDRESS: 75 FENTON RD SE

DRAWING INFORMATION

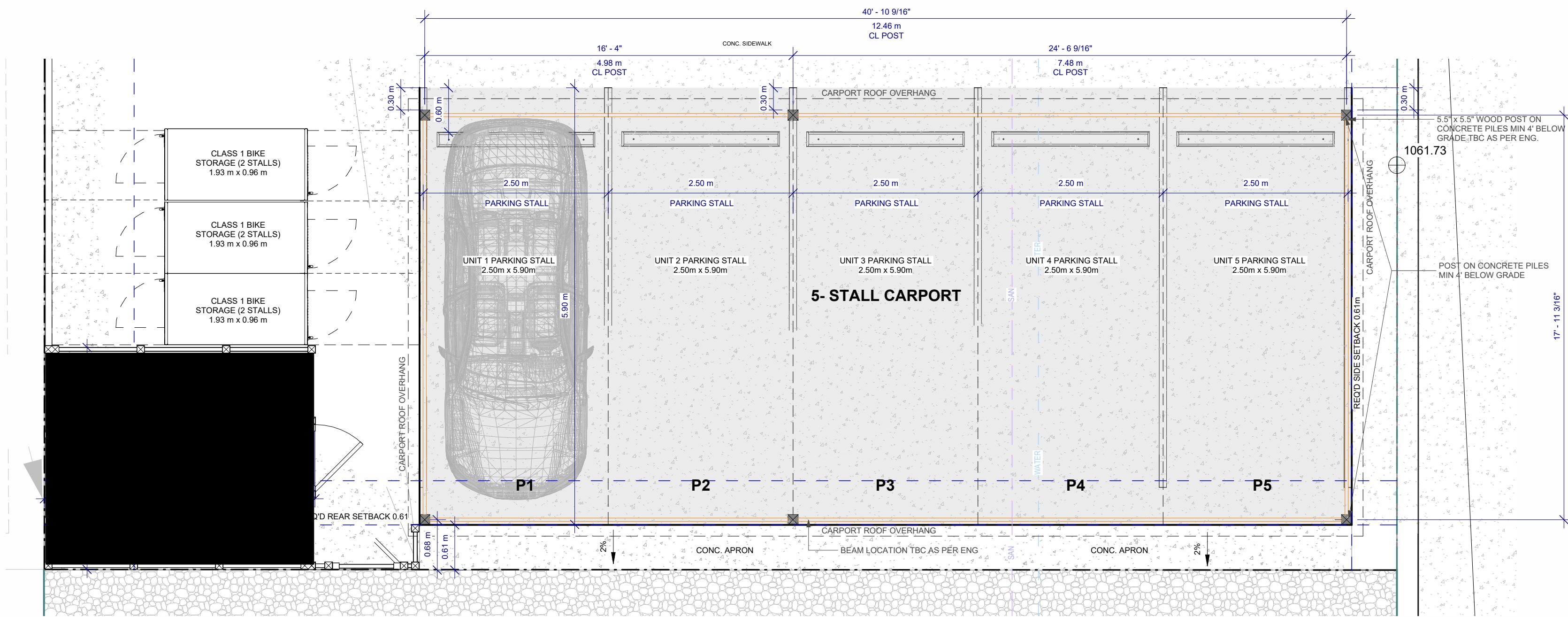
STATUS: DSO
PROJECT LEAD: C.H
CHECKED BY: T.M
SCALE: 1/4" = 1'-0"
COPYRIGHT ALL RIGHTS RESERVED ARCH D / 24" x 36"

REVISION HISTORY

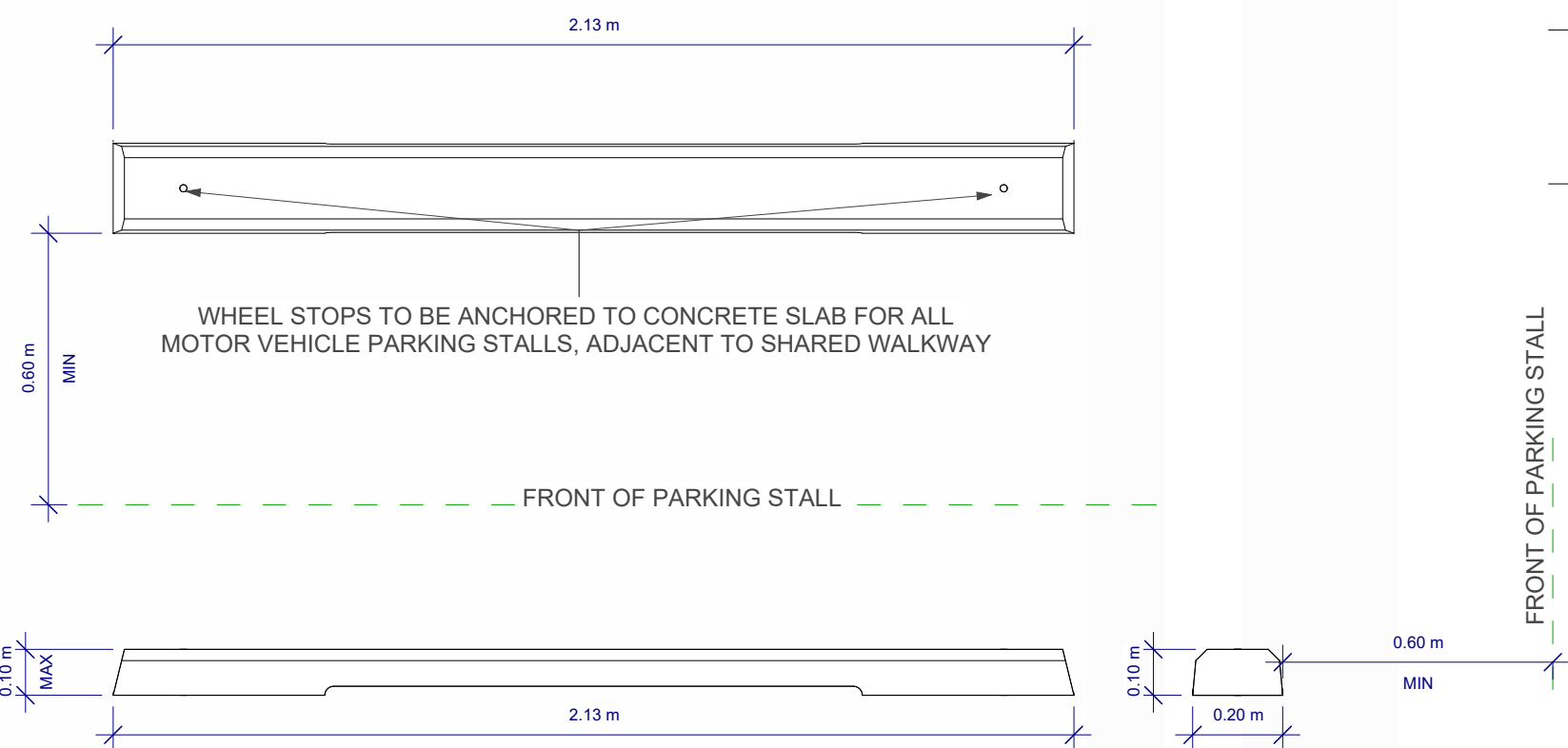
PT	REVISION NOTES	DATE
PT1	REVISION NOTES	MM/DD
PT2	REVISION NOTES	02/06
PT3	DSO	02/27



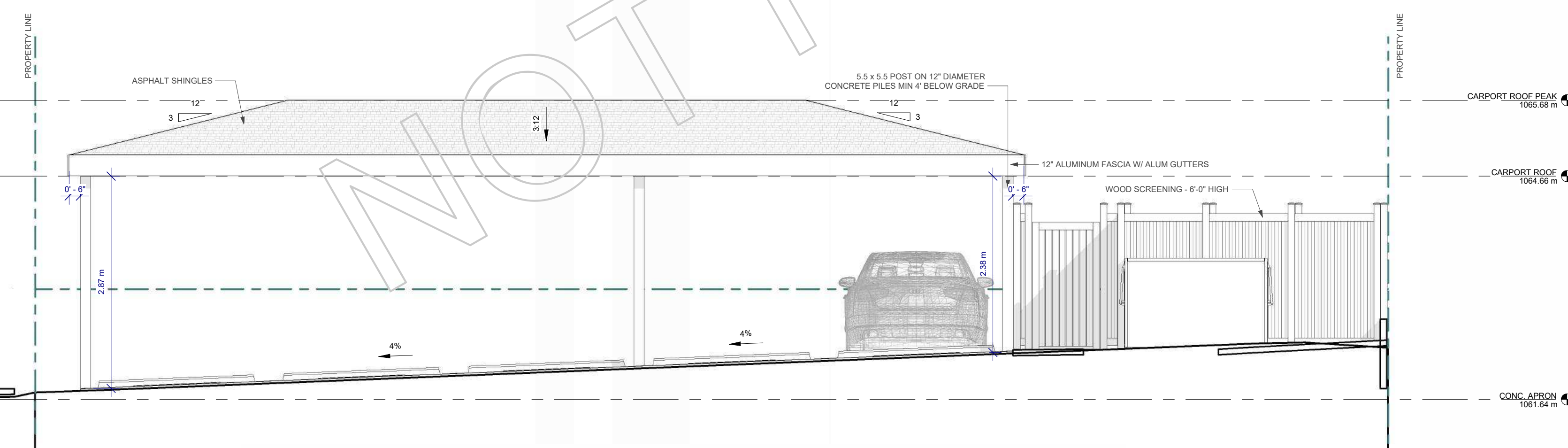
PROJECT INFO		REVEY CONSTRUCTION	
CLIENT/PROJECT:	Lot 33, Block 9, Plan 3323HF		
LEGAL ADDRESS:	75 FENTON RD SE		
CIVIC ADDRESS:			
<u>DRAWING INFORMATION</u>			
STATUS:	DSO		
PROJECT LEAD:	CH		
CHECKED BY:	TM		
SCALE:	As indicated		
COPYRIGHT ALL RIGHTS RESERVED		ARCH D / 24" x 36"	
REVISION HISTORY			DATE
PT1	REVISION NOTES	MM DD	
PT2	REVISION NOTES	02.06	
PT3	DSO	02.27	



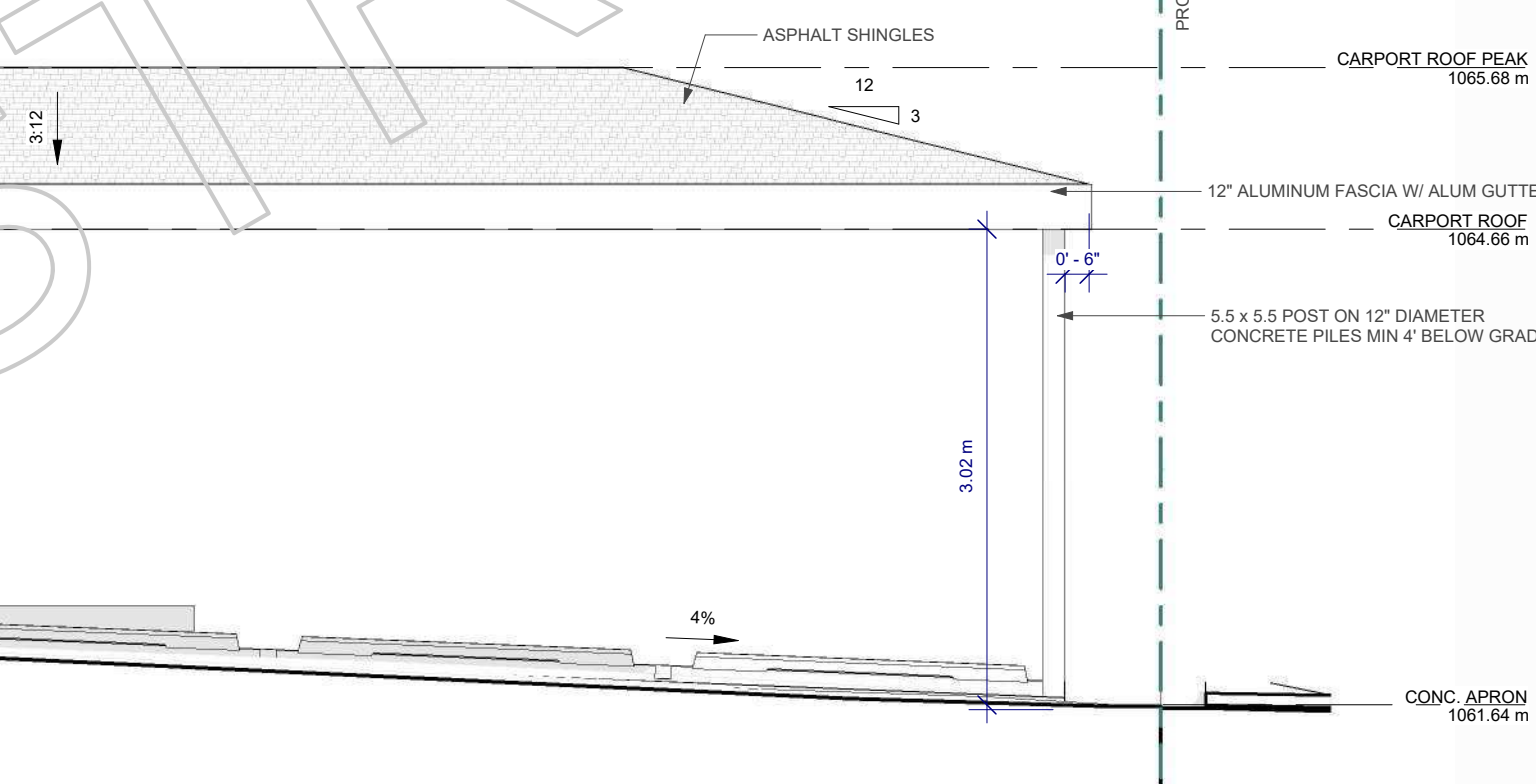
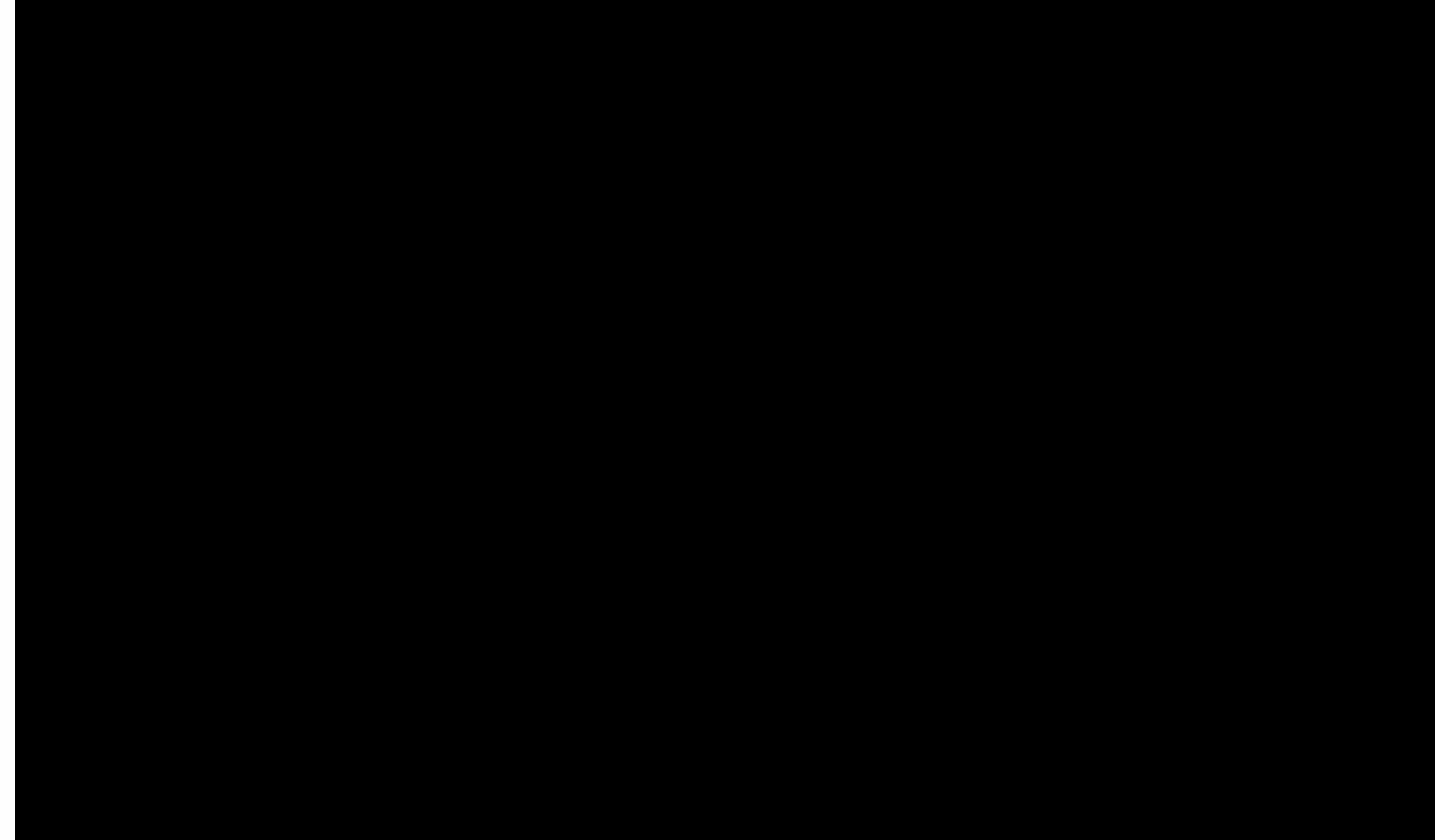
1 CARPORT PLAN
1/4" = 1'-0"



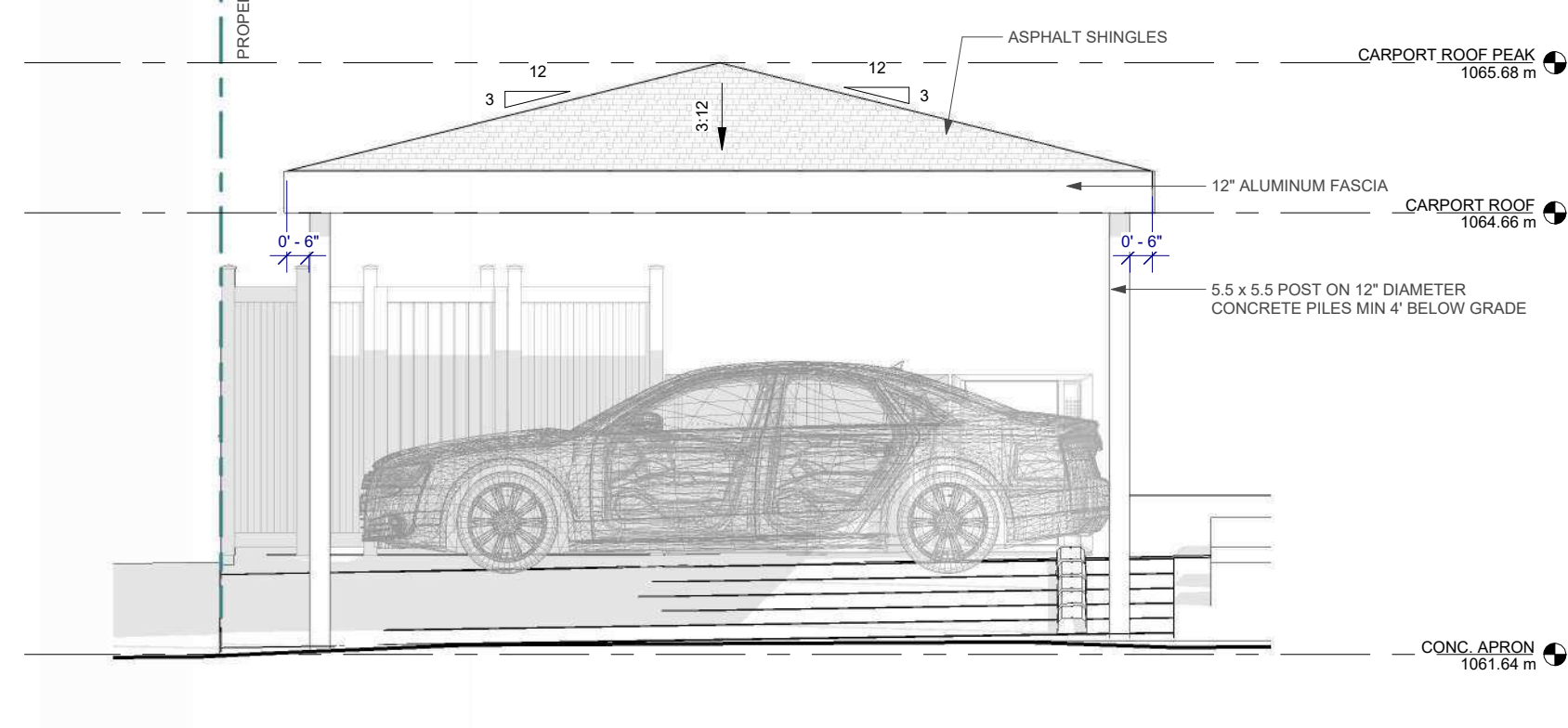
WHEEL STOP DETAIL
3/4" = 1'-0"



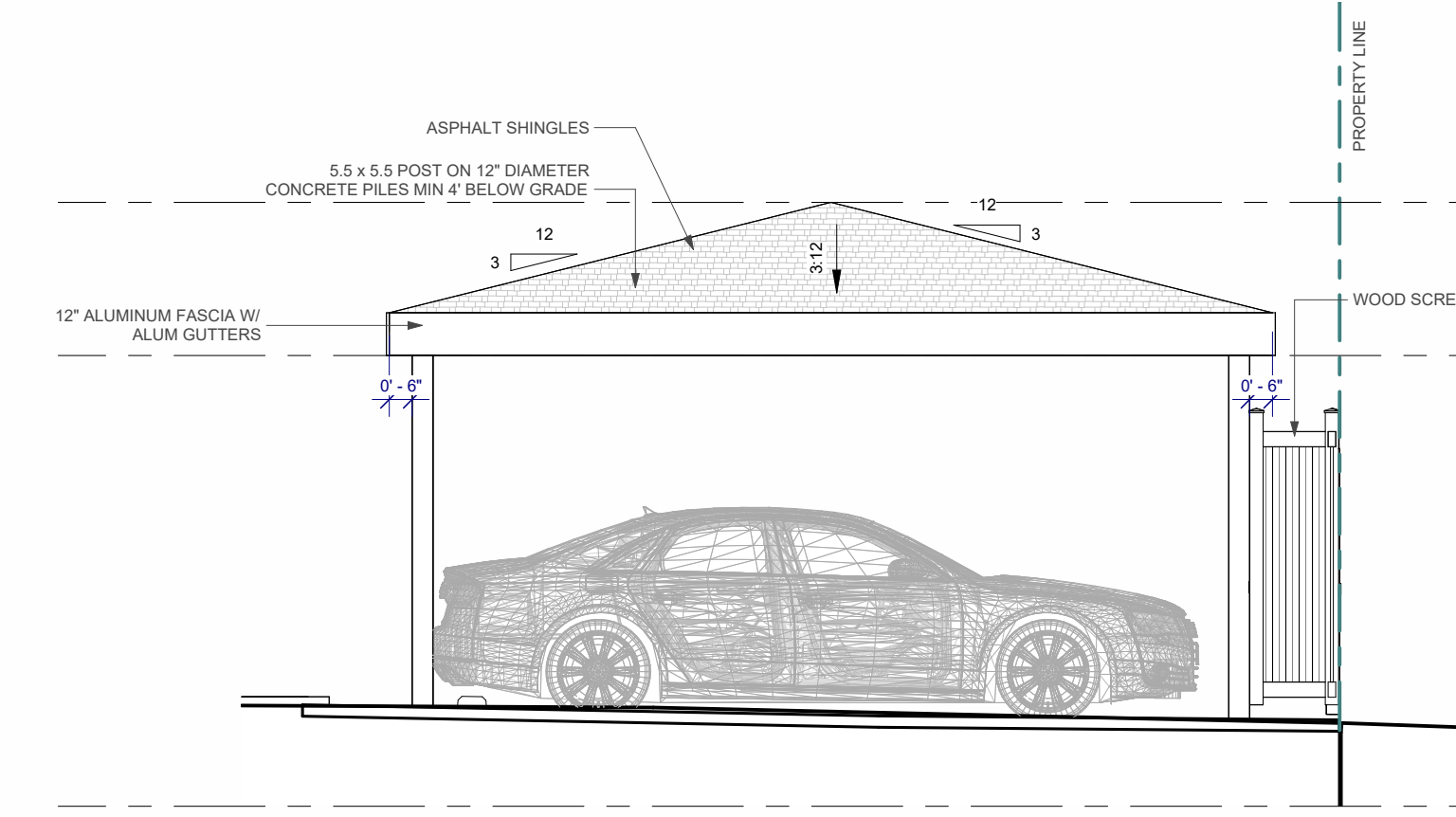
6 BLDG A & B - CARPORT REAR ELEVATION
1/4" = 1'-0"



3 BLDG A & B - CARPORT FRONT ELEVATION
1/4" = 1'-0"



4 BLDG A & B - CARPORT EAST ELEVATION
1/4" = 1'-0"



7 BLDG A & B - CARPORT WEST ELEVATION
1/4" = 1'-0"

PROJECT INFO	
CLIENT/PROJECT:	REVERY CONSTRUCTION
LEGAL ADDRESS:	Lot 33, Block 9, Plan 3323HR
CIVIC ADDRESS:	75 FENTON RD SE
DRAWING INFORMATION	
STATUS:	DSO
PROJECT LEAD:	CH
CHECKED BY:	TM
SCALE:	As indicated
COPYRIGHT ALL RIGHTS RESERVED	ARCH D / 24" x 36"
REVISION HISTORY	
REVISION	DATE
PT1 REVISION NOTES	MM DD
PT2 REVISION NOTES	02.06
PT3 DSO	02.27