

THIS DESIGN AND DRAWINGS, IN ANY FORM, ARE THE EXCLUSIVE PROPERTY OF ELLERGODT DESIGN INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF ELLERGODT 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 ELLERGODT DESIGN.

GENERAL NOTES:
DO NOT SCALE DRAWINGS
THIS DRAWING SUPERCEDES PREVIOUS ISSUES.
PLEASE USE THE LATEST ISSUED DRAWINGS.
THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL LABELED "ISSUED FOR CONSTRUCTION" BY ELLERGODT 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.
ELLERGODT DESIGN LIABILITY IS LIMITED TO CORRECTION OF WORKING DRAWINGS ONLY.

MOUNT PLEASANT
DUAL SEMI-DETACHED

4647 29TH AVE NW
CALGARY, ALBERTA
LOT 12; BLOCK 2; PLAN 485 GR



SHEET LIST

COVER PAGE	A0.0
SITE PLAN	A0.1
LANDSCAPE PLAN	A0.2
EXTERIOR PERSPECTIVES	A0.3
BLDG A FLOOR PLANS	A1.0
BLDG B FLOOR PLANS	A1.1
BLDG A ELEVATIONS	A2.0
BLDG B ELEVATIONS	A2.1
BLDG A - BUILDING SECTIONS	A3.1
BLDG B - BUILDING SECTIONS	A3.2
LANE AND BOULEVARD SECTIONS	A3.3
GARAGE PLANS	A3.3
DETAILS	A4.0
BLDG A - STAIRS	A4.1
BLDG B - STAIRS	A4.2
BLDG A - ELECTRICAL FLOOR PLANS	E.1
BLDG B - ELECTRICAL FLOOR PLANS	E.2
SEE BLDG A & BLDG B GARAGE PLANS, AS REQUIRED.	

PROJECT INFO

CLIENT/PROJECT:	MONTGOMERY DUAL SEMI
LEGAL ADDRESS:	LOT 12; BLOCK 2; PLAN 485 GR
CIVIC ADDRESS:	4647 29TH AVE NW

DRAWING INFORMATION

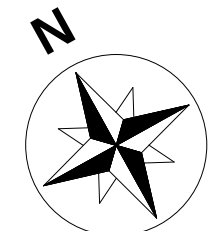
STATUS:	DEVELOPMENT PERMIT
PROJECT LEAD:	B. ELLERGODT
CHECKED BY:	SL
SCALE:	1/4" = 1'-0"
COPYRIGHT ALL RIGHTS RESERVED	ARCH D / 24" x 36"

REVISION HISTORY

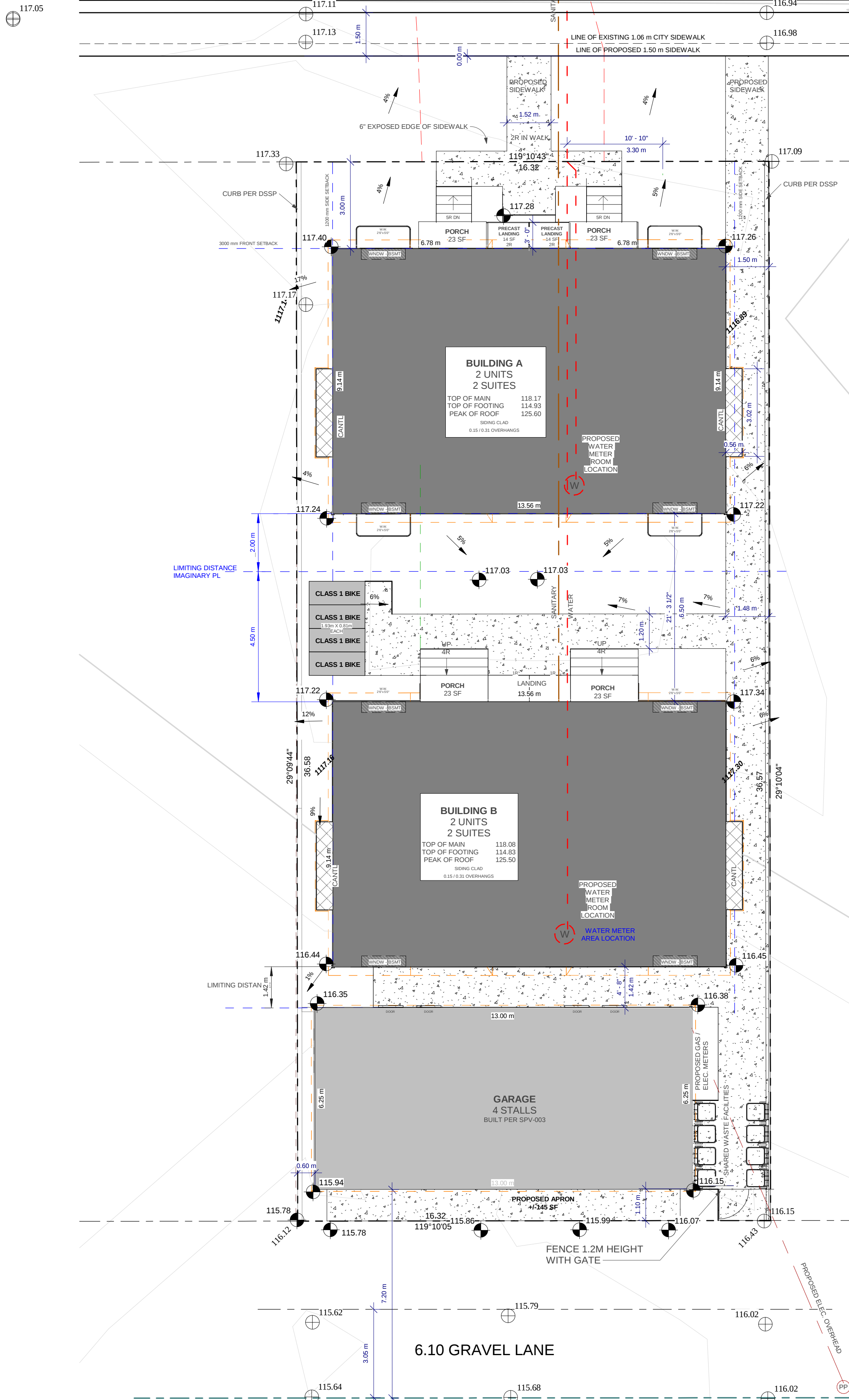
REVISION	DATE
PRESENTATION 1	26.02.23
DEVELOPMENT PERMIT	26.03.12

THIS DESIGN AND DRAWINGS, IN ANY FORM, ARE THE EXCLUSIVE PROPERTY OF ELLERGODT DESIGN INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF ELLERGODT 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 ELLERGODT 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 LABELED "ISSUED FOR CONSTRUCTION" BY ELLERGODT 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.
ELLERGODT DESIGN LIABILITY IS LIMITED TO CORRECTION OF WORKING DRAWINGS ONLY.



29 Avenue N.W.
4647

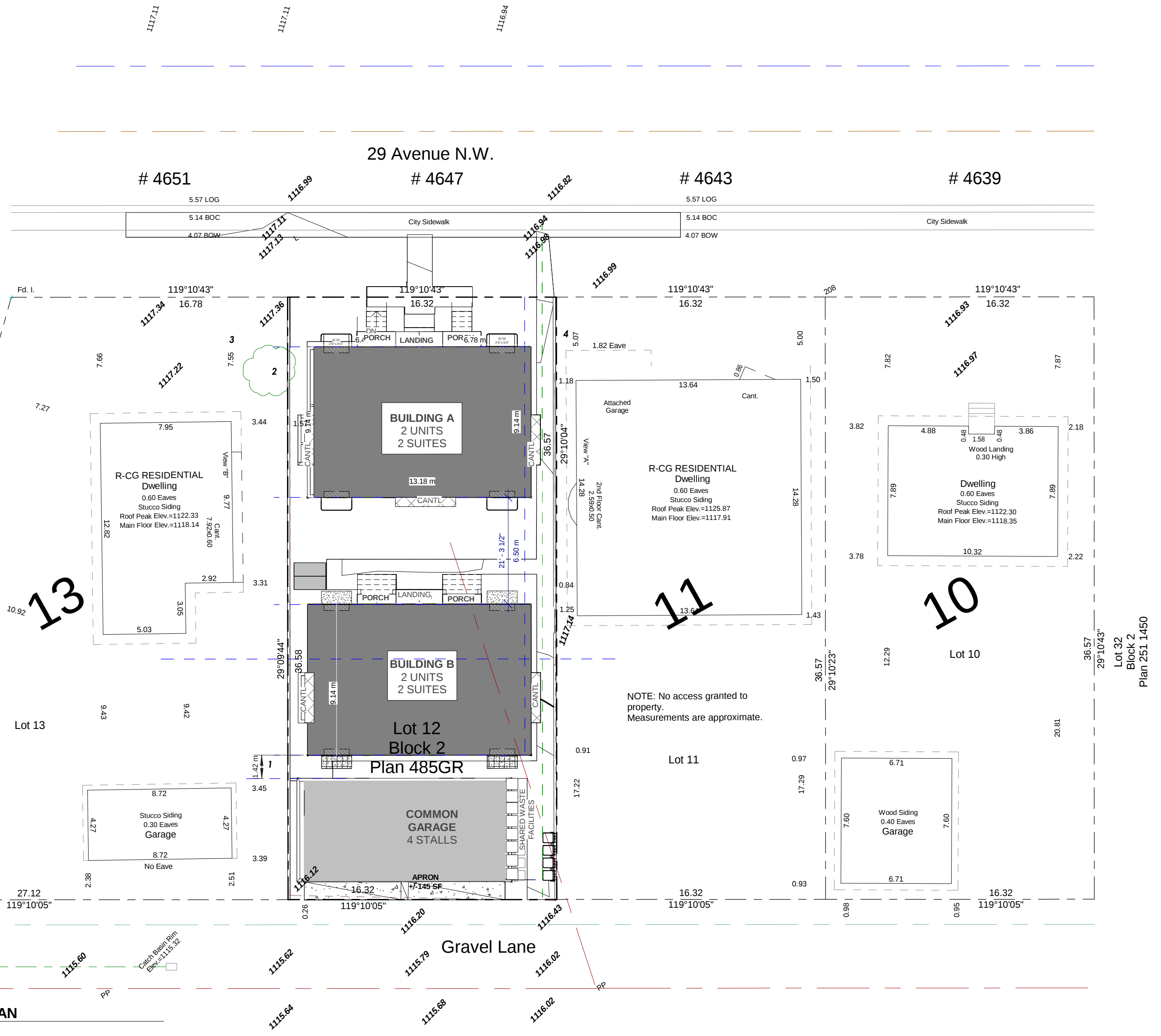


1 PROPOSED SITE PLAN
1 : 100

LOTS 12
BLOCK 2
PLAN 485 GR

46 Street N.W.

2 PROPOSED BLOCK PLAN
1 : 200



SITE LEGEND:

PROPERTY LINES	---
SETBACKS	---
UTILITY & OR GAS EASEMENTS	---
ROOF OVERHANGS	---
ELECTRICAL	---
STORMSEWER	---
WATER LINES	---
GAS LINES	---
SANITARY	---
PROPOSED RESIDENCE	---
PROPOSED CANTEENERS	---
PROPOSED GARAGES	---
EXISTING BUILDINGS	---
CONCRETE PATHS, ETC	---
GRAVEL	---
WOOD DECK/PORCHES	---
PROPOSED GEODETICS	---
EXISTING GEODETICS	---

DISCLAIMER:

ALL SITE INFORMATION IS BASED ON THE DATA PROVIDED BY THE CLIENT. ELLERGODT DESIGN TAKES NO RESPONSIBILITY FOR INACCURACIES OR OMISSIONS. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

LANDSCAPING LEGEND:

TREE TYPE	QUANTITY	SIZE
DECIDUOUS TREE	2	60mm CAL.
CONIFEROUS TREE	2	2.0m TALL
SHRUB LOCATIONS	0	0.6m SPREAD

SOFT & HARDSCAPE CALCS:

SOFTSCAPE:	HARDSCAPE:
GRAVEL 00.00 SQ.FT.	CONCRETE 00.00 SQ.FT.
GRASS 00.00 SQ.FT.	BRICK 00.00 SQ.FT.
TOTAL 00.00 SQ.FT.	TOTAL 00.00 SQ.FT.

BYLAW REVIEW

SITE INFORMATION		4647 29TH AVE NW
LEGAL ADDRESS		R-CG
ZONING		MONTGOMERY
NEIGHBOURHOOD		NORTH HILL COMMUNITIES LAP
RELEVANT POLICIES		Neighbourhood Local - shares lane with Neighbourhood connector
		Building Scale - Limited
SITE AREA		6422 SF 597 m ² 0.0597 hectare
PROPOSED DENSITY		REQUIRED: MAX 75 PROVIDED: 4 RESIDENTIAL UNITS & 4 SUITES 4 / 0.0597 = 67.0 UNITS/HECTARE
PARKING / STORAGE REQUIREMENTS		REQUIRED: VEHICLE 4 CLASS 1 BIKE 2 PROVIDED: 4 2
PROPOSED SITE COVERAGE		REQUIRED: MAX 60% = 3853 SF PROVIDED: 55.6 %
SUMMARY		HOUSE(S) 2688.7 SF GARAGE(S) 882.6SF MOBILITY STORAGE NA TOTAL 3571.2 SF
SETBACKS		BUILDING SETBACKS REQUIRED: 3.0m PROVIDED: 3.0m SIDE 1.2m BETWEEN BUILDINGS 6.5m PROVIDED: 1.2m + 1.5m 6.5m
ACCESSORY BUILDING SETBACKS		REQUIRED: 0.6m PROVIDED: 0.6m SIDE 0.6m & 1.2m PROVIDED: 2.72m & 0.6m
WASTE & RECYCLING		CITY BINS PROVIDED 8 TOTAL (3 WASTE, 3 RECYCLE, 2 COMPOST)

PROJECT INFO

CLIENT/PROJECT:	MONTGOMERY DUAL SEMI
LEGAL ADDRESS:	LOT 12, BLOCK 2 - PLAN 485 GR
CIVIC ADDRESS:	4647 29TH AVE NW

DRAWING INFORMATION

STATUS:	DEVELOPMENT PERMIT
PROJECT LEAD:	B. ELLERGODT
CHECKED BY:	SL
SCALE:	As indicated
COPYRIGHT ALL RIGHTS RESERVED	ARCH D / 24" x 36"

REVISION HISTORY		DATE
PRESENTATION 1	SL	26.02.23
DEVELOPMENT PERMIT	SL	26.03.12

SITE/LANDSCAPE SPECIFICATIONS

PARCEL AREA = 6422 SF (0.0597 ha)
PARCEL ZONING = R-CG
DENSITY = 67 units / ha
RESIDENTIAL UNITS = 4

LANDSCAPED AREA PROPOSED =
SITE = 6422 SF
BUILDING+GARAGE FOOTPRINT = 3571 SF
GARAGE APRON + WASTE/RECYCLE = 215 SF

PROPOSED LANDSCAPED AREA = 2636 SF

HARD SURFACE AREA = PROPOSED 1109 SF (42.0%)

Broom Finish Concrete = 963 SF
Entry Stairs + Landings = 146

SOFT SURFACE AREA = PROPOSED 1392 SF (52.8%)

Sod/Grass = 644 SF
Ashed Gravel = 148 SF
Mulch = 600 SF

(min. soft landscaping = 2636 x 30% = 791 SF)

TREES REQUIRED = 6 trees
(1 tree per 110.0 m² x 596.6 m² = 5.42 = 6 req'd)
(2 trees req'd to be coniferous)

TREES PROPOSED = 6 trees
4 deciduous: 2 - Amur Maple, 2 - Mayday (see tree legend)
2 coniferous: 1 3.0 m Blue Spruce (see tree legend)

SHRUBS REQUIRED = 17 shrubs
(3 shrubs per 110.0 m² x 596.6 m² = 5.42 x 3 = 17 req'd)

SHRUBS PROPOSED = 17 shrubs

6 Common Juniper
5 Double Flowering Plum
6 Ural False Spirea

Note: A minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other areas.

Note: All sodded areas are planted with a drought tolerant grass species.

Note: Plantings (excluding sod) to be irrigated by a low-water underground irrigation system.

LANDSCAPE LEGEND

BROOM FINISH CONC.

BROOM FINISH CONC.
(within boulevard)

EXP. AGG CONC.

ASHED GRAVEL (20mm)

PERMEABLE WOOD DECK

SOD / GRASS
(drought tolerant species)

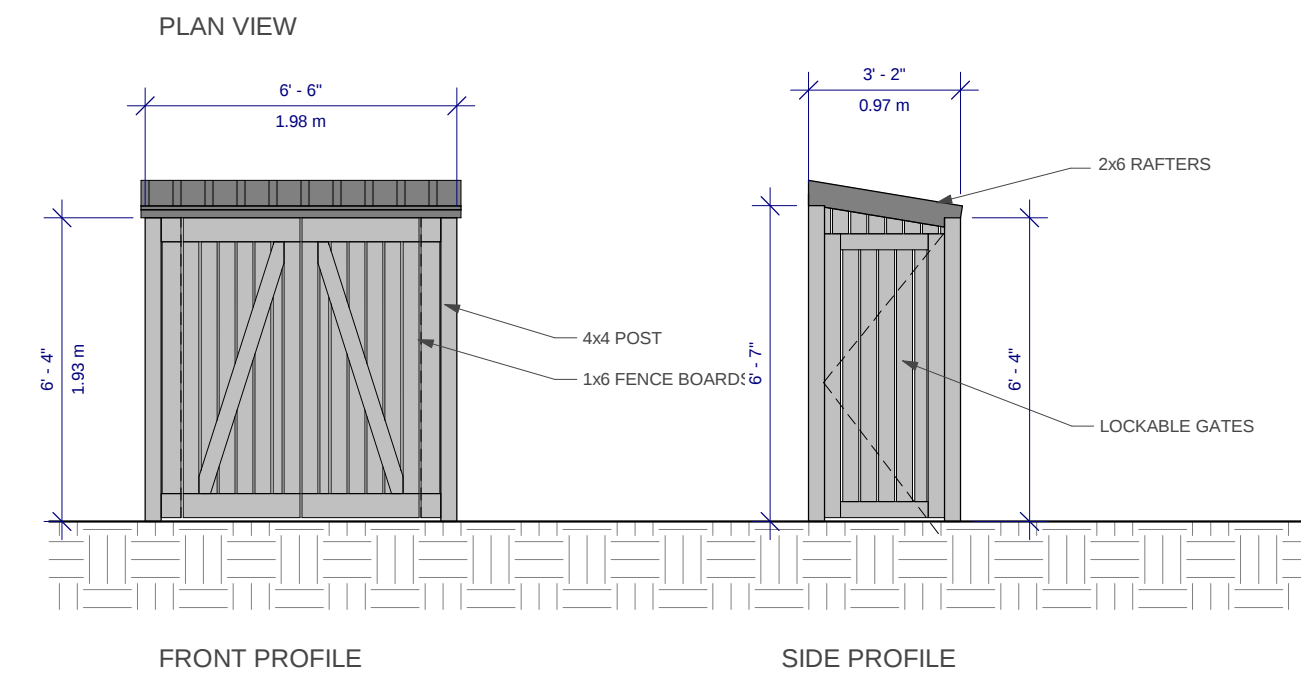
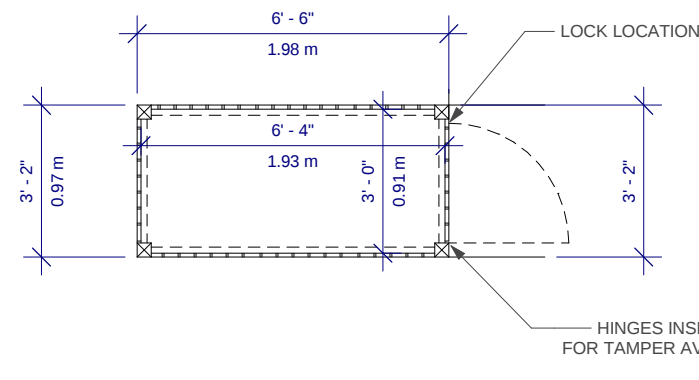
WOOD MULCH

CONCRETE DRIVEWAY
(not counted in calc.)

EXISTING TREE
(NONE ON PARCEL)

PROPOSED TREE SCHEDULE

Type	Caliper	Height	Spread
AMUR MAPLE (Deciduous) <i>Acer ginnala</i>	60 mm	6 m	5 m
Mayday (Deciduous) <i>Prunus padus var commutata</i>	60 mm	6 m	3 m
Blue Spruce (Coniferous) <i>Picea glauca</i>	40 mm	4 m.	5 m.
JUNIPER (Shrub) <i>Juniperus communis</i>	N/A	1.2 m	1.5 m
POTENTILLA (Shrub) <i>Dasiphora floribunda</i>	N/A	0.9 m	0.9 m
URAL FALSE SPIREA (Shrub) <i>Sorbaria Sorbifolia</i>	N/A	1.8 m	1.8 m

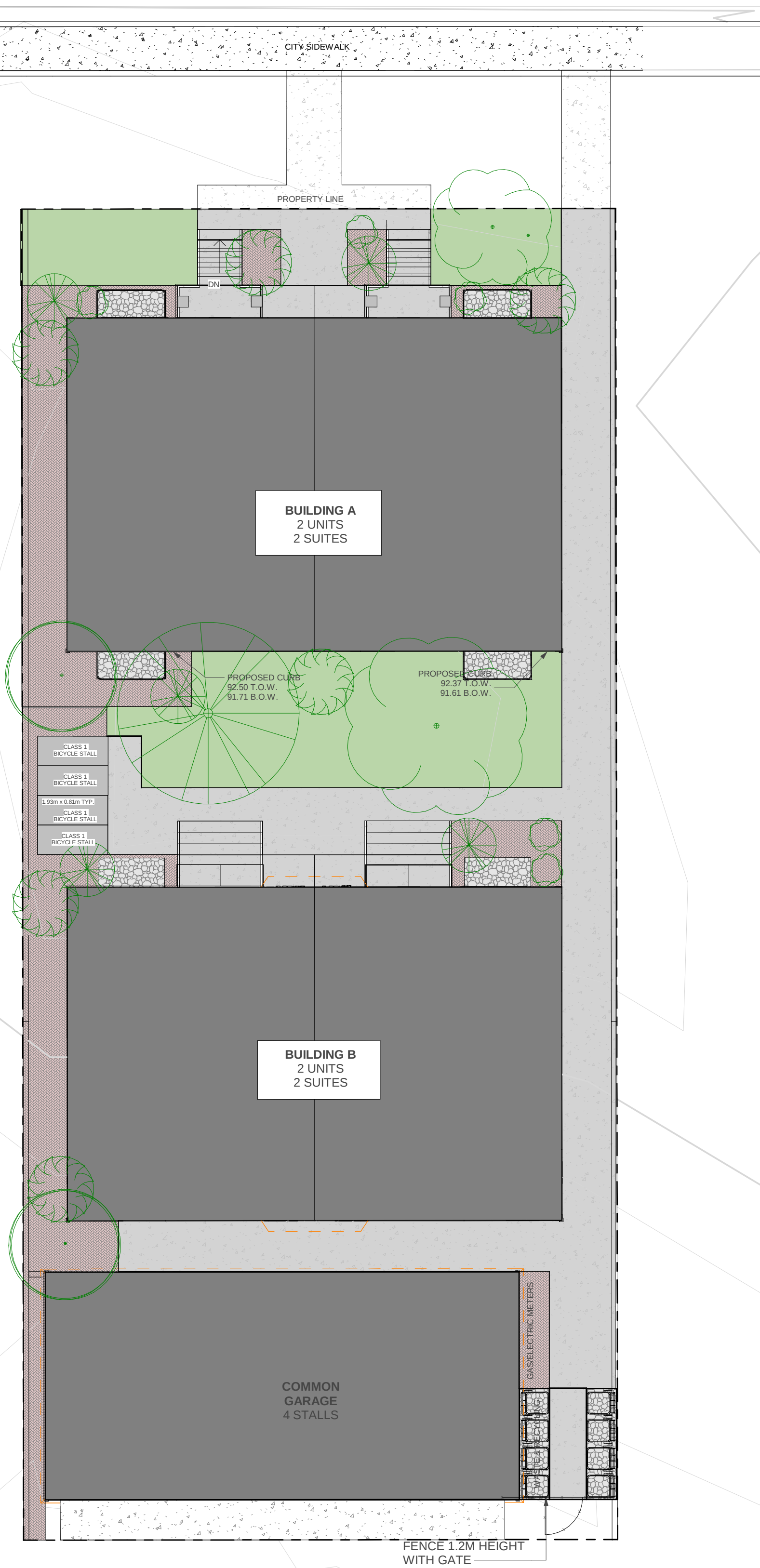


CLASS 1 BICYCLE STALLS

1/4" = 1'-0"

4647

29 Avenue N.W.



PROPOSED LANDSCAPING PLAN

1 : 100

PROJECT INFO

CLIENT/PROJECT: MONTGOMERY DUAL SEMI
LEGAL ADDRESS: LOT 12, BLOCK 2, PLAN 485 GR
CIVIC ADDRESS: 4647 29TH AVE NW

DRAWING INFORMATION

STATUS: DEVELOPMENT PERMIT
PROJECT LEAD: B. ELLERGODT
CHECKED BY: SL
SCALE: As Indicated
COPYRIGHT ALL RIGHTS RESERVED ARCH D / 24" x 36"

REVISION HISTORY

DATE
PRESENTATION 1 SL 26.02.23
DEVELOPMENT PERMIT SL 26.03.12

DEVELOPMENT PERMIT



THIS DESIGN AND DRAWINGS, IN ANY FORM, ARE THE EXCLUSIVE PROPERTY OF ELLERGODT DESIGN INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF ELLERGODT 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 ELLERGODT DESIGN.

GENERAL NOTES:
DO NOT SCALE DRAWINGS
THIS DRAWING SUPERCEDES PREVIOUS ISSUES.
PLEASE USE THE LATEST ISSUED DRAWINGS.
THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL LABELED ISSUED FOR CONSTRUCTION BY ELLERGODT 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.
ELLERGODT DESIGN LIABILITY IS LIMITED TO CORRECTION OF WORKING DRAWINGS ONLY.



2 BUILDING A FRONT LEFT

4 BUILDING A FRONT RIGHT

1 BUILDING A & B TOP LEFT

PROJECT INFO		
CLIENT/PROJECT:	MONTGOMERY DUAL SEMI	
LEGAL ADDRESS:	LOT 12, BLOCK 2, PLAN 485 GR	
CIVIC ADDRESS:	4647 29TH AVE NW	
DRAWING INFORMATION		
STATUS:	DEVELOPMENT PERMIT	
PROJECT LEAD:	B. ELLERGODT	
CHECKED BY:	SL	
SCALE:	ARCH D / 24" x 36"	
COPYRIGHT ALL RIGHTS RESERVED		
REVISION HISTORY		DATE
PRESENTATION 1		SL 26.02.23
DEVELOPMENT PERMIT		SL 26.03.12

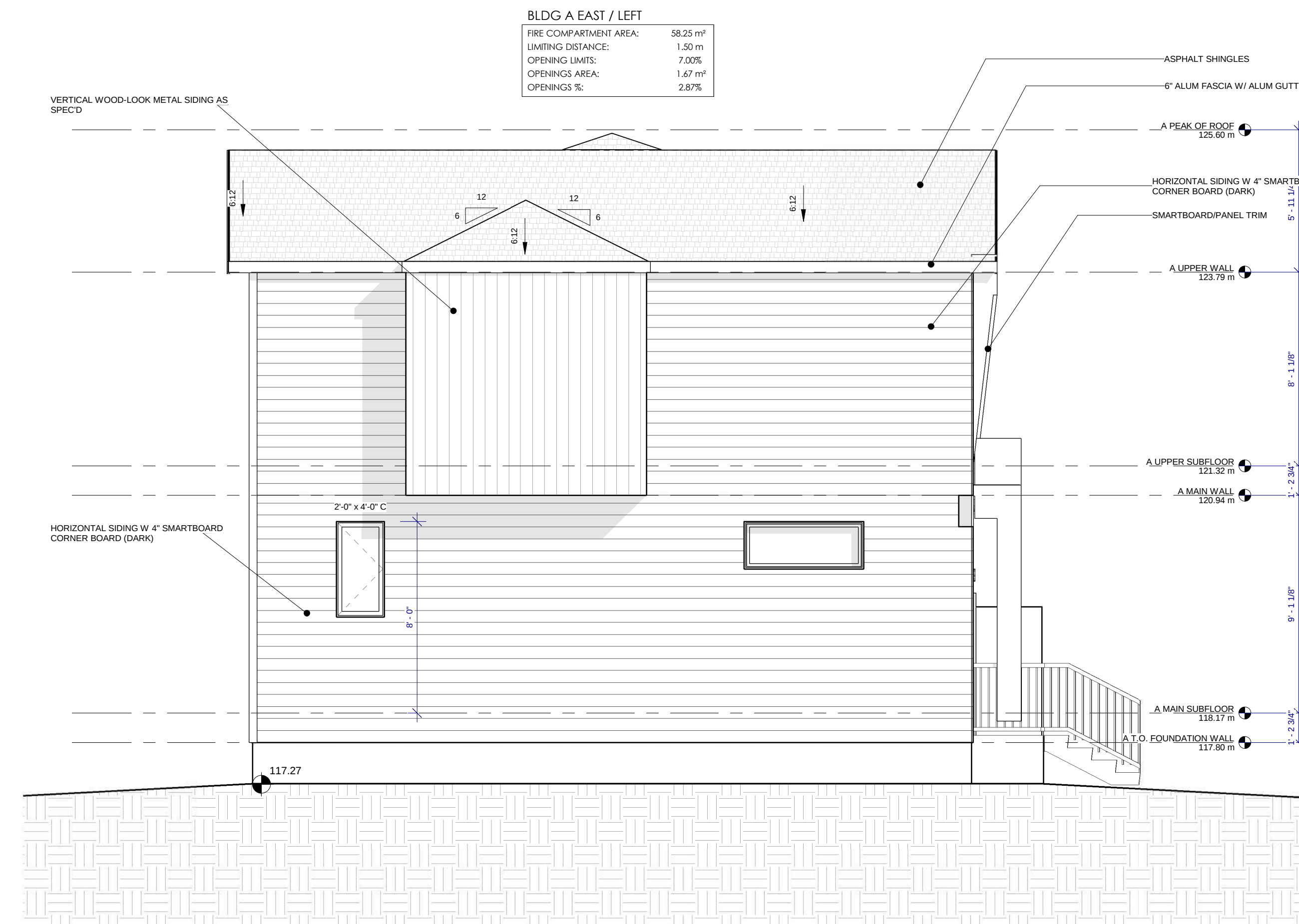
DEVELOPMENT PERMIT

THIS DESIGN AND DRAWINGS, IN ANY FORM, ARE THE EXCLUSIVE PROPERTY OF ELLERGODT DESIGN INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF ELLERGODT 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 ELLERGODT DESIGN.

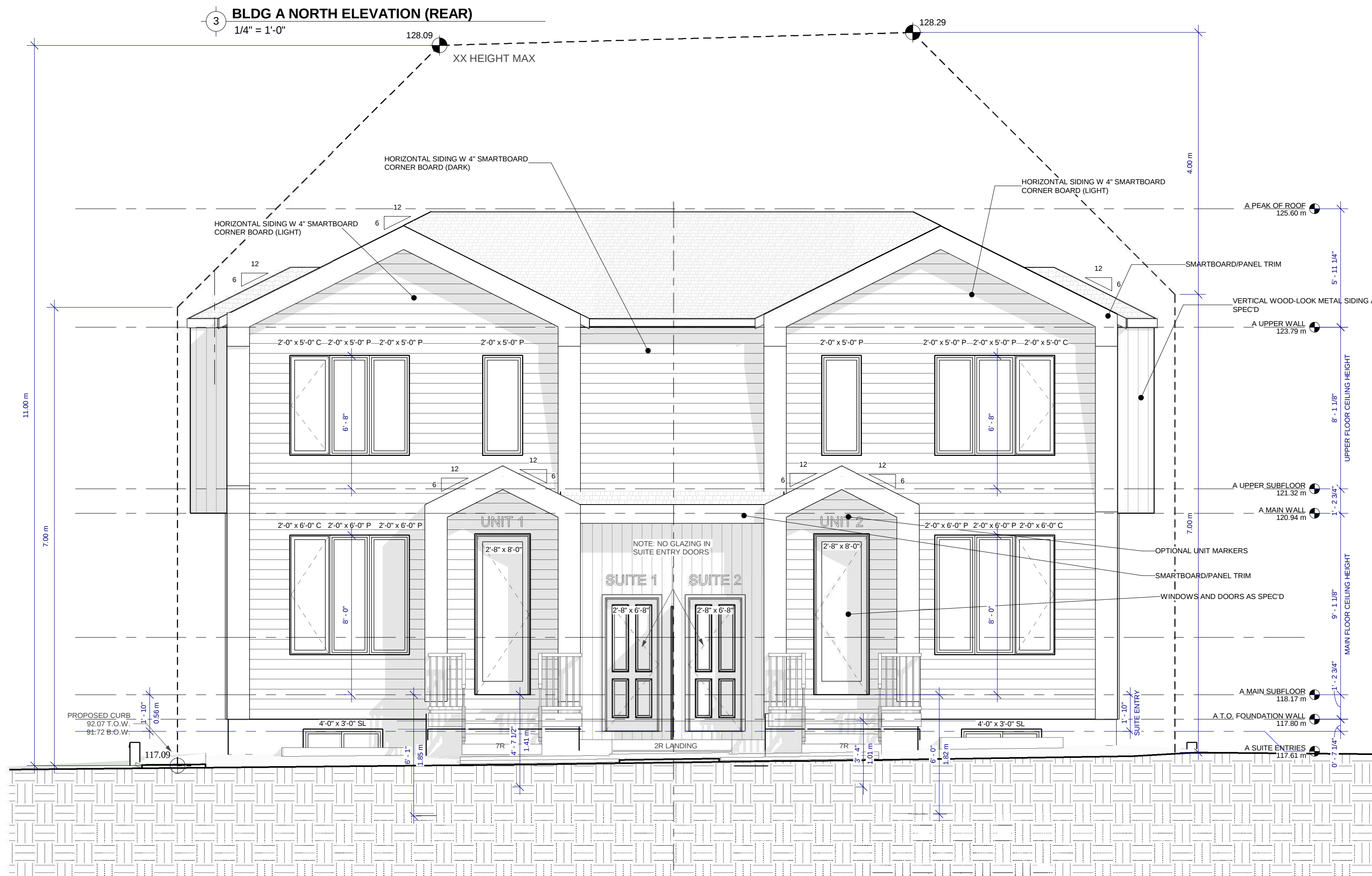
GENERAL NOTES:
DO NOT SCALE DRAWINGS
THIS DRAWING SUPERSEDES PREVIOUS ISSUES. PLEASE USE THE LATEST ISSUED DRAWINGS. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL LABELED "ISSUED FOR CONSTRUCTION" BY ELLERGODT DESIGN INC. & DATUM POINTS PRIOR TO CONSTRUCTION ON SITE AND REPORT ANY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



BLDG A EAST ELEVATION (RIGHT)
1/4" = 1'-0"



BLDG A WEST ELEVATION (LEFT)
1/4" = 1'-0"



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

BUILDING A

DEVELOPMENT PERMIT

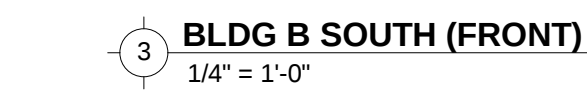
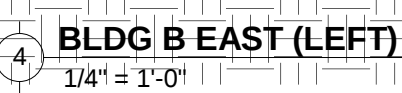
PROJECT INFO	
CLIENT/PROJECT:	MONTGOMERY DUAL SEMI
LEGAL ADDRESS:	LOT 12, BLOCK 2, PLAN 485 GR
CIVIC ADDRESS:	4547 29TH AVE NW
DRAWING INFORMATION	
STATUS:	DEVELOPMENT PERMIT
PROJECT LEAD:	B. ELLERGODT
CHECKED BY:	SL
SCALE:	1/4" = 1'-0"
COPYRIGHT ALL RIGHTS RESERVED	ARCH D / 24" x 36"
REVISION HISTORY	
PRESENTATION	DATE
PRESENTATION 1	SL 26.02.23
DEVELOPMENT PERMIT	SL 26.03.12

BLDG A ELEVATIONS

A2.0

GENERAL NOTES:

DO NOT SCALE DRAWINGS
THIS DRAWING SUPERCEDES PREVIOUS ISSUES.
PLEASE USE THE LATEST ISSUED DRAWINGS.
THESE DRAWINGS SHALL NOT BE USED FOR
CONSTRUCTION PURPOSES UNTIL LABELLED "ISSUED
FOR CONSTRUCTION" BY ELLERGGOTT 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.
ELLERGGOTT DESIGN LIABILITY IS LIMITED TO
CORRECTION OF WORKING DRAWINGS ONLY.



BUILDING B

