MONTGOMERY 5-PLEX

5 UNITS + 5 SUITES ROW HOUSE

R-CG RESIDENTIAL
4904 & 4908 22 AVE NW
CALGARY, ALBERTA

LOT 24, BLOCK 54, PLAN 801 0174
LOT 22 & 23, BLOCK 54, PLAN 4994GI

(THAT PORTION WHICH LIES TO THE SOUTH
EAST OF THE NORTH WESTERLY NINE(9)
METRES IN PERPENDICULAR WIDTH
THROUGHOUT LOT TWENTY TWO (22)

SHEET LIST

COVER PAGE	A0.0
SITE PLAN	A0.1
SITE GRADING PLAN	A0.1a
LANDSCAPING PLAN	A0.2
BLOCK PLAN	A0.3
SHADOW STUDIES	A0.4
PROPOSED BASEMENT PLAN	A1.0a
PROPOSED MAIN FLOOR PLAN	A1.1
PROPOSED SECOND FLOOR PLAN	A1.2
PROPOSED ROOF PLAN	A1.4
NORTH/EAST ELEVATIONS	A2.0
SOUTH/WEST ELEVATIONS	A2.1
BUILDING SECTION	A3.0
BOULEVARD/LANE SECTIONS	A3.1
GARAGE PLANS/APRON SECTIONS	G1.1



RENDERING FOR ARTISTIC VISUALIZATION PURPOSES ONLY. ACTUAL MATERIALS AND COLOURS SUBJECT TO CHANGE AS PER AVAILABILITY AND CITY/COMMUNITY FEEDBACK



1 BACK MIDDLE



4 GARAGE AND REAR

NOT FOR CONSTRUCTION

ellergodt DESIGN

113 7a STREET NE
CALGARY, ALBERTA
T2E 4E5

www.begirwithdesign.com
403.242.2704

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PLAN AREAS - UNITS

1	
ABOVE GRADE AREA	
UNIT 1 MAIN	645.67 ft²
UNIT 1 UPPER	639.10 ft²
	1284.77 ft²
EXTERIOR AREAS	
UNIT 1 DECK	106.00 ft²
UNIT 1 PORCH	15.00 ft²
UNIT 1 BALCONY	53.00 ft²
	174.00 ft²
1A	
BELOW GRADE AREA	
SUITE 1	597.05 ft²
	597.05 ft²
EXTERIOR AREAS	
SUITE 1 PORCH	128.50 ft²
	128.50 ft²
2	
ABOVE GRADE AREA	
UNIT 2 MAIN	716.83 ft²
UNIT 2 UPPER	769.33 ft²
	1486.17 ft²
EXTERIOR AREAS	
UNIT 2 DECK	141.33 ft²
UNIT 2 PORCH	15.00 ft²
UNIT 2 BALCONY	88.33 ft²
	244.67 ft²
2A	
BELOW GRADE AREA	
SUITE 2	677.17 ft²
	677.17 ft²
EXTERIOR AREAS	
SUITE 2 PORCH	144.00 ft²
	144.00 ft²
3	
ABOVE GRADE AREA	
UNIT 3 MAIN	703.67 ft²
UNIT 3 UPPER	709.23 ft²
	1412.90 ft²
EXTERIOR AREAS	
UNIT 3 DECK	141.33 ft²
UNIT 3 PORCH	15.00 ft²
UNIT 3 BALCONY	88.33 ft²
	244.67 ft²
3A	
BELOW GRADE AREA	
SUITE 3	677.17 ft²
	677.17 ft²
EXTERIOR AREAS	
SUITE 3 PORCH	141.33 ft²
	141.33 ft²
4	
ABOVE GRADE AREA	
UNIT 4 MAIN	702.59 ft²
UNIT 4 UPPER	702.67 ft²
	1405.25 ft²
EXTERIOR AREAS	
UNIT 4 DECK	141.33 ft²
UNIT 4 PORCH	15.00 ft²
UNIT 4 BALCONY	141.11 ft²
	297.44 ft²
4A	
BELOW GRADE AREA	
SUITE 4	677.17 ft²
	677.17 ft²
EXTERIOR AREAS	
SUITE 4 PORCH	141.33 ft²
	141.33 ft²
5	
ABOVE GRADE AREA	
UNIT 5 MAIN	717.33 ft²
UNIT 5 UPPER	716.83 ft²
	1434.17 ft²
EXTERIOR AREAS	
UNIT 5 DECK	141.33 ft²
UNIT 5 PORCH	15.00 ft²
UNIT 5 BALCONY	Not Enclosed
	156.33 ft²
5A	
BELOW GRADE AREA	
SUITE 5	664.72 ft²
	664.72 ft²
EXTERIOR AREAS	
SUITE 5 PORCH	141.33 ft²
	141.33 ft²

PLAN AREAS - GARAGE

COMMON GARAGE	
COMMON GARAGE	1072.00 ft²

PROJECT INFO	
CLIENT/PROJECT:	MONTGOMERY 5-PLEX
LEGAL ADDRESS:	L24,B54,P8010174 & L22&23,B54,P4994GI
CIVIC ADDRESS:	4908 & 4904 22 AVE NW

DRAWING INFORMATION	
STATUS:	DEVELOPMENT PERMIT
PROJECT LEAD:	E. CANTAFIO
CHECKED BY:	L. GUEVARRA
SCALE:	1/4" = 1'-0"
COPYRIGHT ALL RIGHTS RESERVED	ARCH D / 24" x 36"

REVISION HISTORY		DATE
PRESENTATION 1 - DRAFT	EMC	26.03.04
PRES 2 DRAFT - FLOOR PLANS	EMC	26.03.09
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DP APPLICATION SET	EMC / LG	26.03.17
DTR RESPONSE	EMC / LG	26.07.08

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COVER PAGE
A0.0

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RCG BYLAW REVIEW

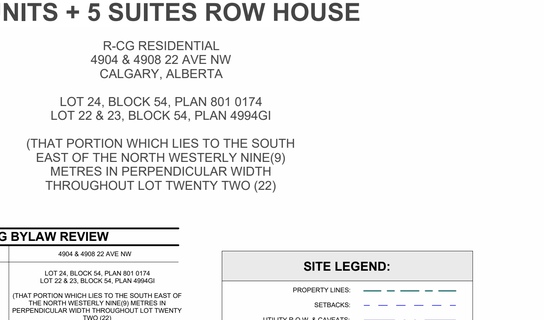
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ZONING	R-CG	
NEIGHBOURHOOD	MONTGOMERY	
RELEVANT POLICIES	SOUTH SHAGANAPPI COMMUNITIES LOCAL AREA PLAN	
SITE AREA	9731.25 SF/ 904.06 m2 (0.090406 HECTARES)	
DENSITY	**REQUIRED**	**PROPOSED**
	MAX 75 UNITS / 0.090406 HECTARE = 6.78 UNITS MAX	5 UNITS 5 / 0.090406 = 55.30 UNITS PER HECTARE
SITE COVERAGE	**REQUIRED**	**PROPOSED**
PARCEL AREA	-	9731.25 SF (904.06 m2)
BUILDING COVERAGE		3515.49 SF (326.62 m2)
COVERED PORCH		672.14 SF (62.45 m2)
ACCESSORY BUILDING COVERAGE	-	1071.31 SF (99.53 m2)
TOTAL COVERAGE (%)	MAX 60%	54.04%
TOTAL COVERAGE (SF)	MAX 5838.75 SF (542.44 m2)	5238.94 SF (486.71 m2)
PARKING & STORAGE REQUIREMENTS	**REQUIRED**	**PROPOSED**
LUB 546 TABLE 2.1 - # OF STALL REQUIRED	MONTGOMERY = 0.5 STALLS PER UNIT OR SUITE	5
VEHICLE	(5 UNITS + 5 SUITES) X 0.5 = 5	5
MOBILITY STORAGE	0	0
BIKE PARKING - CLASS 1	(5 UNITS + 5 SUITES) - 5 PROPOSED VEHICLE SPOTS	5
WASTE BINS	TBD	10
BUILDING SETBACKS	**REQUIRED**	**PROVIDED**
FRONT	3.0m MIN	3.0m
SIDE	1.2m MIN	1.21m
REAR	1.2m MIN	7.09m
BUILDING HEIGHT	**REQUIRED**	**PROVIDED**
HEIGHT	11m MAX FROM GRADE AT HIGH POINTS	9.81 m MAX
	11m MAX W/ 45d CHAMFER @ 7m	PER PLANS

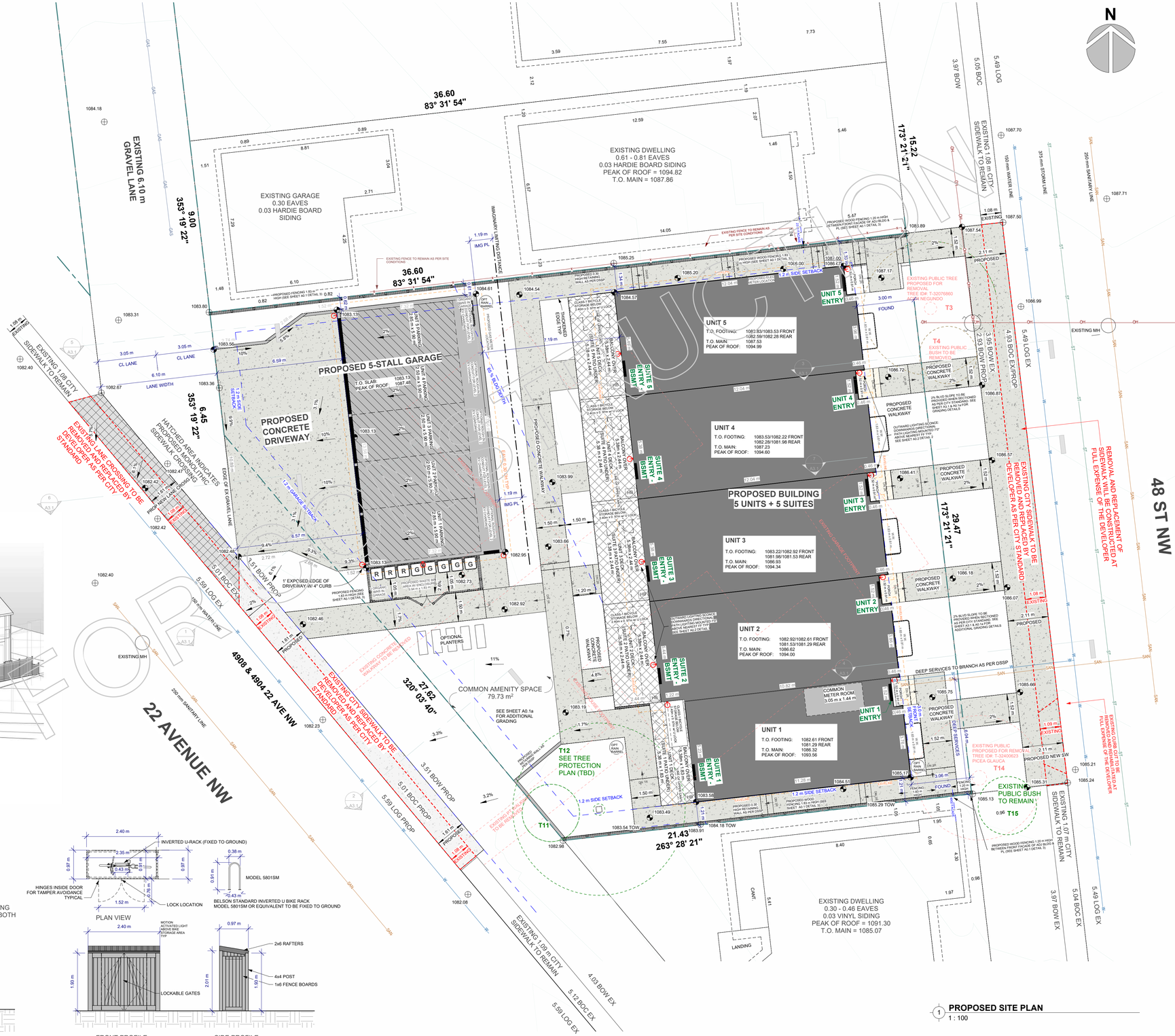
SITE LEGEND:

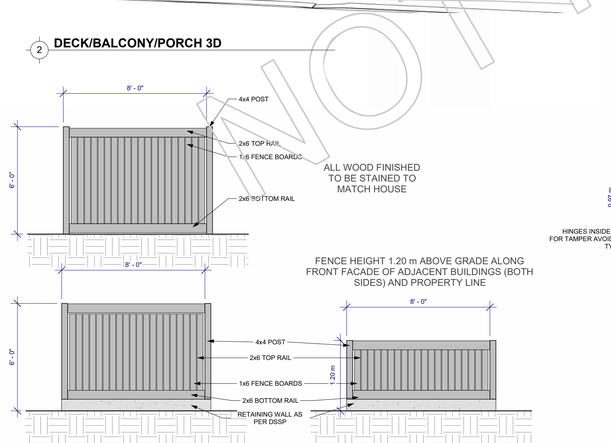
PROPERTY LINES:
SETBACKS:
UTILITY R.O.W. & CAVEATS:
ROOF OVERHANG:
ELECTRICAL: OH OH OH
SANITARY LINES: SAN SAN SAN
WATER LINES: W W W
STORM LINES: ST ST ST
GAS LINES: GAS GAS GAS
PROPOSED RESIDENCE:
PROPOSED BALCONY OVER:
PROPOSED GARAGES:
EXISTING BUILDINGS:
CONCRETE PATHS, ETC:
GRAVEL:
UNCOVERED CONC. DECKS/PORCHES:
COVERED CONC. DECKS/PORCHES:
PROPOSED DOOR/OVERHEAD DOOR:
PROPOSED GEODETICS: 100.00
EXISTING GEODETICS: 100.00

DISCLAIMER:

ALL SITE INFORMATION IS BASED OFF OFF THIRD PARTY DRAWINGS. ELLERGODT DESIGN TAKES NO REPSONSIBILITY FOR INACCURATE GRADING POINTS, SITE FURNITURE, EXISTING SERVICE SIZES OR LOCATIONS. BUILDER TO VERIFY ALL CRITICAL DIMENSIONS ON SITE PRIOR TO STARTING CONSTRUCTION.







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SITE PLAN
A0.1

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UNOFFICIAL DOCUMENT

2 DECK/BALCONY/PORCH 3D

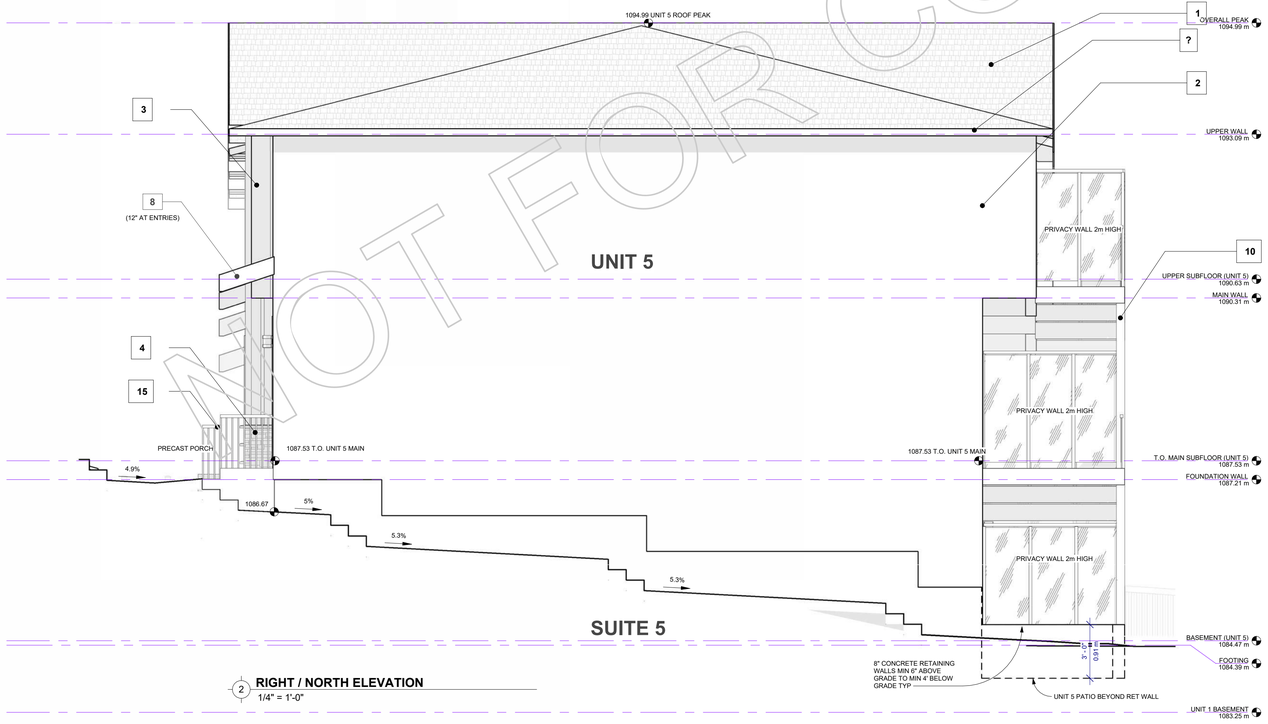
3 FENCING DETAIL
1/4" = 1'-0"

4 CLASS 1 BICYCLE STALL
3/16" = 1'-0"

1 PROPOSED SITE PLAN
1 : 100



1 **FRONT/48 ST/EAST ELEVATION**
1/4" = 1'-0"



2 **RIGHT / NORTH ELEVATION**
1/4" = 1'-0"



3 **FRONT RIGHT CORNER**



4 **BACK RIGHT CORNER**

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2	PRIMARY WALL FINISH STUCCO - OFF WHITE
3	WALL FINISH VERTICAL BOARD & BATTEN W/ SMARTBOARD CORNERS - ALTERNATE DEEP OCEAN & LIGHT MIST
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6	TRIM WORK STONE CAP - WHITE
7	WINDOW FINISH SMARTBOARD WINDOW CASING - DEEP OCEAN
8	FASCIA 8"/12" SMARTBOARD FASCIA W/ ALUM GUTTERS - BLACK OR DARK GREY
9	LIGHTING KUZCO SKU: EW3107-BK OR SIMILAR - BLACK
10	COLUMN FINISH SMARTBOARD COLUMN CLADDING - DARK GREY
11	RET WALL/WALKWAY/STEPS/FOUNDATION/CONCRETE FIREWALL CAST-IN-PLACE CONCRETE
12	WINDOW WELL ALUMINUM
13	ADDRESS MARKERS ALUMINUM
14	WINDOWS AND DOORS AS SPEC'D
15	RAILING ALUMINUM RAILING AS SPEC'D - BLACK C/W FROSTED GLASS
16	DECKING MATERIAL 2x10 SPF DECKING
17	POSTING #2 WOOD POST
18	FENCING WOOD FENCING - WHITE

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DEVELOPMENT PERMIT

NORTH/EAST ELEVATIONS
A2.0

UNIT 5 REAR OPENINGS	
FIRE COMPARTMENT AREA:	46.43 m²
LIMITING DISTANCE:	6.00 m
OPENING LIMITS:	69.00%
OPENINGS AREA:	16.54 m²
OPENINGS %:	35.62%

UNIT 4 REAR OPENINGS	
FIRE COMPARTMENT AREA:	46.43 m²
LIMITING DISTANCE:	6.00 m
OPENING LIMITS:	69.00%
OPENINGS AREA:	16.54 m²
OPENINGS %:	35.62%

UNIT 3 REAR OPENINGS	
FIRE COMPARTMENT AREA:	46.43 m²
LIMITING DISTANCE:	6.00 m
OPENING LIMITS:	69.00%
OPENINGS AREA:	16.54 m²
OPENINGS %:	35.62%

UNIT 2 REAR OPENINGS	
FIRE COMPARTMENT AREA:	46.43 m²
LIMITING DISTANCE:	8.50 m
OPENING LIMITS:	100.00%
OPENINGS AREA:	16.54 m²
OPENINGS %:	35.62%

UNIT 1 REAR OPENINGS	
FIRE COMPARTMENT AREA:	46.43 m²
LIMITING DISTANCE:	6.60 m
OPENING LIMITS:	69.00%
OPENINGS AREA:	16.54 m²
OPENINGS %:	35.62%

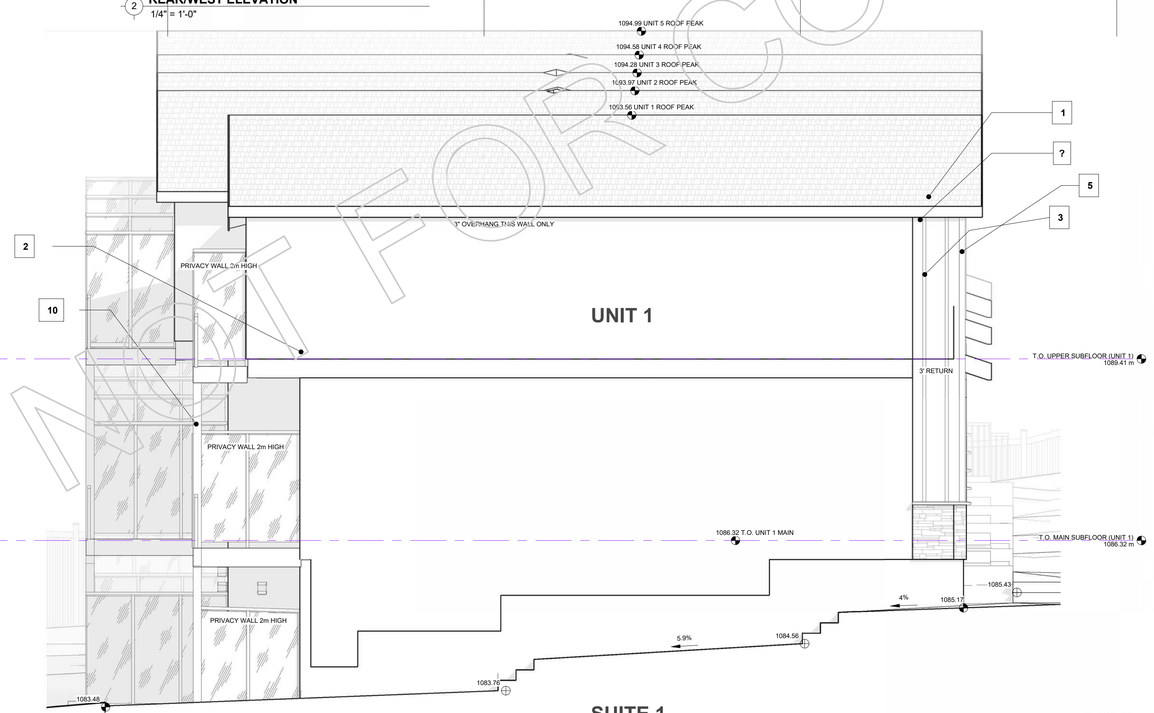
6 5 4 3 2 1

UNIT 5 UNIT 4 UNIT 3 UNIT 2 UNIT 1

1095.25
OVERALL PEAK 1094.99 m
1094.99 UNIT 5 ROOF PEAK
1094.58 UNIT 4 ROOF PEAK
SADDLE AS REQ'D AROUND FIREWALL
1094.28 UNIT 3 ROOF PEAK
1093.91
1093.56 UNIT 1 ROOF PEAK
UPPER WALL 1093.09 m
3" OVERHANG HERE ONLY
UPPER SUBFLOOR (UNIT 5) 1090.63 m
MAIN WALL 1090.31 m
1090.91
T.O. UPPER SUBFLOOR (UNIT 1) 1089.41 m
7.00 m TO CHAMFER
GLASS RAIL AS SPEC'D
1087.53 T.O. UNIT 5 MAIN
T.O. MAIN SUBFLOOR (UNIT 5) 1087.53 m
FOUNDATION WALL 1087.21 m
1086.93 T.O. UNIT 3 MAIN
1086.62 T.O. UNIT 2 MAIN
1086.32 T.O. UNIT 1 MAIN
T.O. MAIN SUBFLOOR (UNIT 1) 1086.32 m
OUTWARD LIGHTING SCONCE TO ILLUMINATE WALKWAY PATH LIGHTING MOUNTED 72" ABOVE NEAREST FF TYP. SEE SHEET A0.2 DETAIL 2
PRIVACY WALL 2m HIGH
1085.25
1084.56
BASEMENT (UNIT 5) 1084.47 m
FOOTING 1084.39 m
1083.91
1083.57
UNIT 1 BASEMENT 1083.25 m
CONC RETAINING WALL

SUITE 5 SUITE 4 SUITE 3 SUITE 2 SUITE 1

2 REAR/WEST ELEVATION
1/4" = 1'-0"



1 LEFT/SOUTH ELEVATION
1/4" = 1'-0"



3 FRONT LEFT CORNER



4 BACK LEFT CORNER

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DTR RESPONSE	EMC / LG	26.07.08

DEVELOPMENT PERMIT

SOUTH/WEST ELEVATIONS
A2.1