MONTGOMERY MULTI FAMILY DWELLING

R-CG RESIDENTIAL
4531 21 AVENUE NW
CALGARY, ALBERTA
LOT:13;BLOCK:42;PLAN:4994GI



2 **3D - FRONT LEFT PERSPECTIVE**



1 **3D - FRONT PERSPECTIVE**



3 **3D - FRONT RIGHT PERSPECTIVE**

ellergodt DESIGN

113 7a STREET NE
CALGARY, ALBERTA
T2E 4E5

www.beginwithdesign.com
403.242.2704

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

SQUARE FOOTAGE

1/2/3/4

ABOVE GRADE AREA

MAIN FLOOR	581 SF
UPPER FLOOR	612 SF
LOFT	450 SF
	1642 SF

EXTERIOR AREA

PORCH	22 SF
UPPER BALCONY	42 SF
LOFT BALCONY	31 SF
	94 SF

SUITE

BASEMENT SUITE	417 SF
	417 SF

SUITE/COMMON - ABOVE GRADE

SUITE/MECH ENTRY, COMMON	61 SF
	61 SF

SUITE/COMMON - BELOW GRADE

UNDEVELOPED COMMON MECH	103 SF
COMMON SPACE, DEVELOPED	71 SF
	174 SF

SHEET LIST

COVER PAGE	A0.0
SITE PLAN	A0.1
LANDSCAPING PLAN	A0.2
BLOCK PLAN	A0.3
FOUNDATION + BASEMENT PLAN	A1.1
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LOFT AND ROOF PLAN	A1.3
ELEVATIONS	A2.0
BUILDING SECTION	A3.0
PUBLIC ROAD SECTIONS	A3.1
DETAILS	A4.0
GARAGE PLANS	G1.0
GARAGE ELEVATIONS	G1.1

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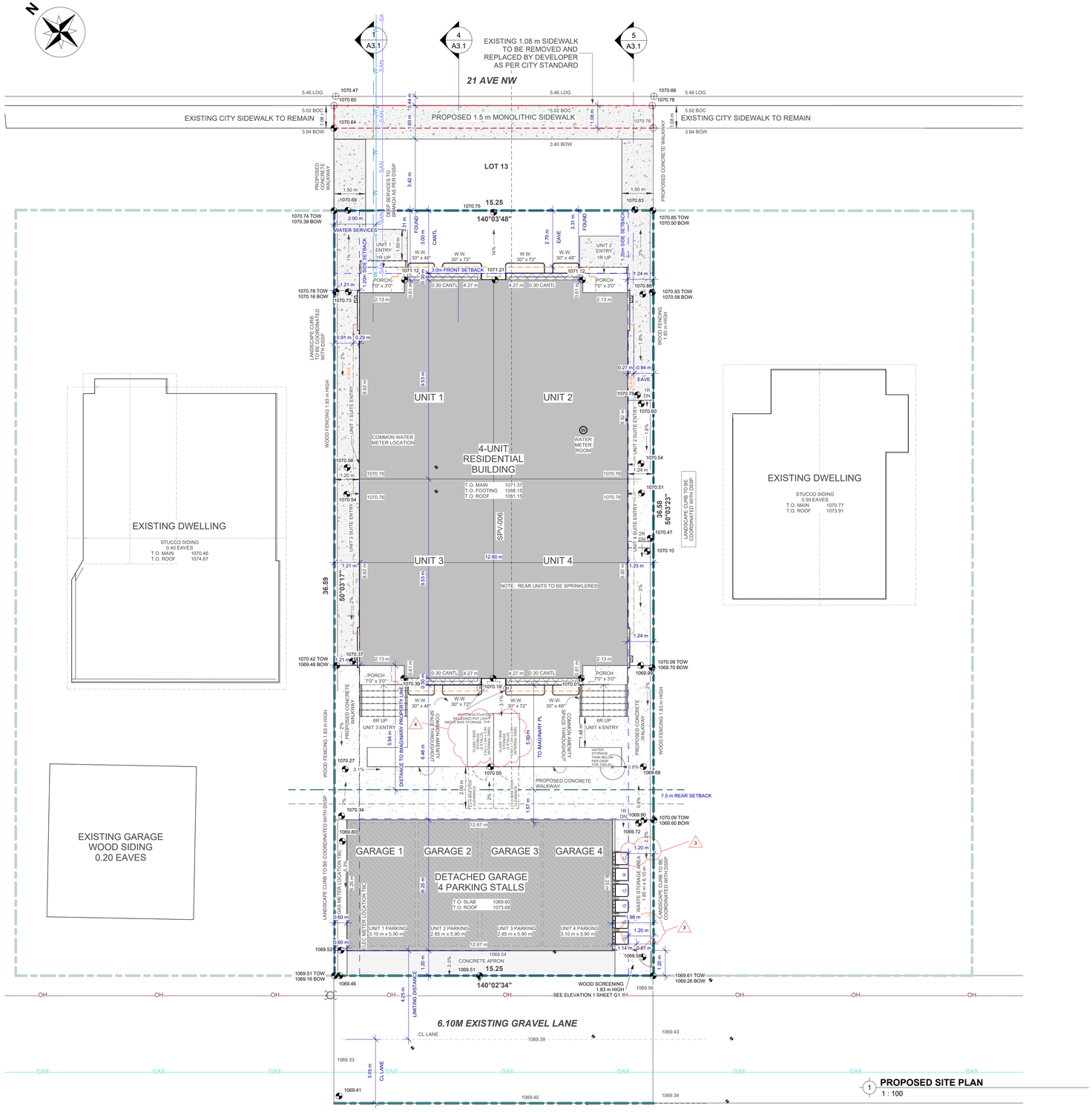
DRAWING INFORMATION

STATUS:	ISSUED FOR CONSTRUCTION
PROJECT LEAD:	CH
CHECKED BY:	LG
SCALE:	1 : 48
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REVISION HISTORY		DATE
SL	ISSUE FOR TENDER REVIEW	25.11.05
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COVER PAGE
A0.0



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R-CG Residential - Grade-Oriented Infill

SITE COVERAGE:

PROPOSED BUILDING:
4 RESIDENTIAL UNITS
4 SUITES

BYLAW REQUIREMENT:

SITE AREA:	6005.23 SF	557.89	m²
		0.0558	HC
DENSITY:	4 UNITS = 71.66 UNITS/ha		
ALLOWED COVERAGE:	60% 3603.14 SF	334.73	m²

ACTUAL PROVIDED:

HOUSE FOOTPRINT:	2566.71 SF	238.63	m²
GARAGE:	840 SF	78.04	m²
MOBILITY STORAGE (2 INCL)	81 SF	7.55	m²
TOTAL ON SITE:	58.11% 3489.71 SF	324.22	m²

SITE STORAGE

MOBILITY STORAGE	REQUIRED 0	PROVIDED 0
CLASS 1 BIKE	REQUIRED 2	PROVIDED 2

PARKING:

MOTOR VEHICLE PARKING	4 STALLS

WASTE & RECYCLING:

CITY BINS PROVIDED	6

BUILDING HEIGHT:

BYLAW REQUIREMENT:

HEIGHT:	11 m

BUILDING HEIGHT PROVIDED: 10.66 m

LOWEST AVERAGE GRADE AT BUILDING:	1069.90 m
HIGHEST AVERAGE GRADE AT BUILDING:	1070.56 m
PEAK GEODETIC:	1081.22 m

SETBACKS:

BYLAW REQUIREMENT:

FRONT SETBACK:	3 m
SIDE SETBACK:	1.2 m
REAR SETBACK:	7.5 m

PROVIDED:

FRONT SETBACK:	3.31 m
SIDE SETBACK:	1.21 m
REAR SETBACK:	14.22 m

SITE LEGEND:

PROPERTY LINES:
SETBACKS:
UTILITY R.O.W. & CAVEATS:
ROOF OVERHANG:
ELECTRICAL: -OH-----OH-
STORM/SEWER: SAN-----SAN-
WATER LINES: -W-----W-
GAS LINES: GAS-----GAS
PROPOSED RESIDENCE:
PROPOSED CANTILEVERS:
PROPOSED GARAGES:
EXISTING BUILDINGS:
CONCRETE PATHS, ETC:
GRAVEL:
WOOD DECKS/PORCHES:
EXISTING GEODETICS: 100.00
PROPOSED GEODETICS: 100.00

DISCLAIMER:
ALL SITE INFORMATION IS BASED OFF OFF THIRD PARTY DRAWINGS. ELLERGODT DESIGN TAKES NO RESPONSIBILITY FOR INACCURATE GRADING POINTS, SITE FURNITURE, EXISTING BUILDINGS, PROPERTY LINES, SETBACKS OR ANY OTHER CRITICAL DIMENSIONS ON SITE PRIOR TO STARTING CONSTRUCTION.

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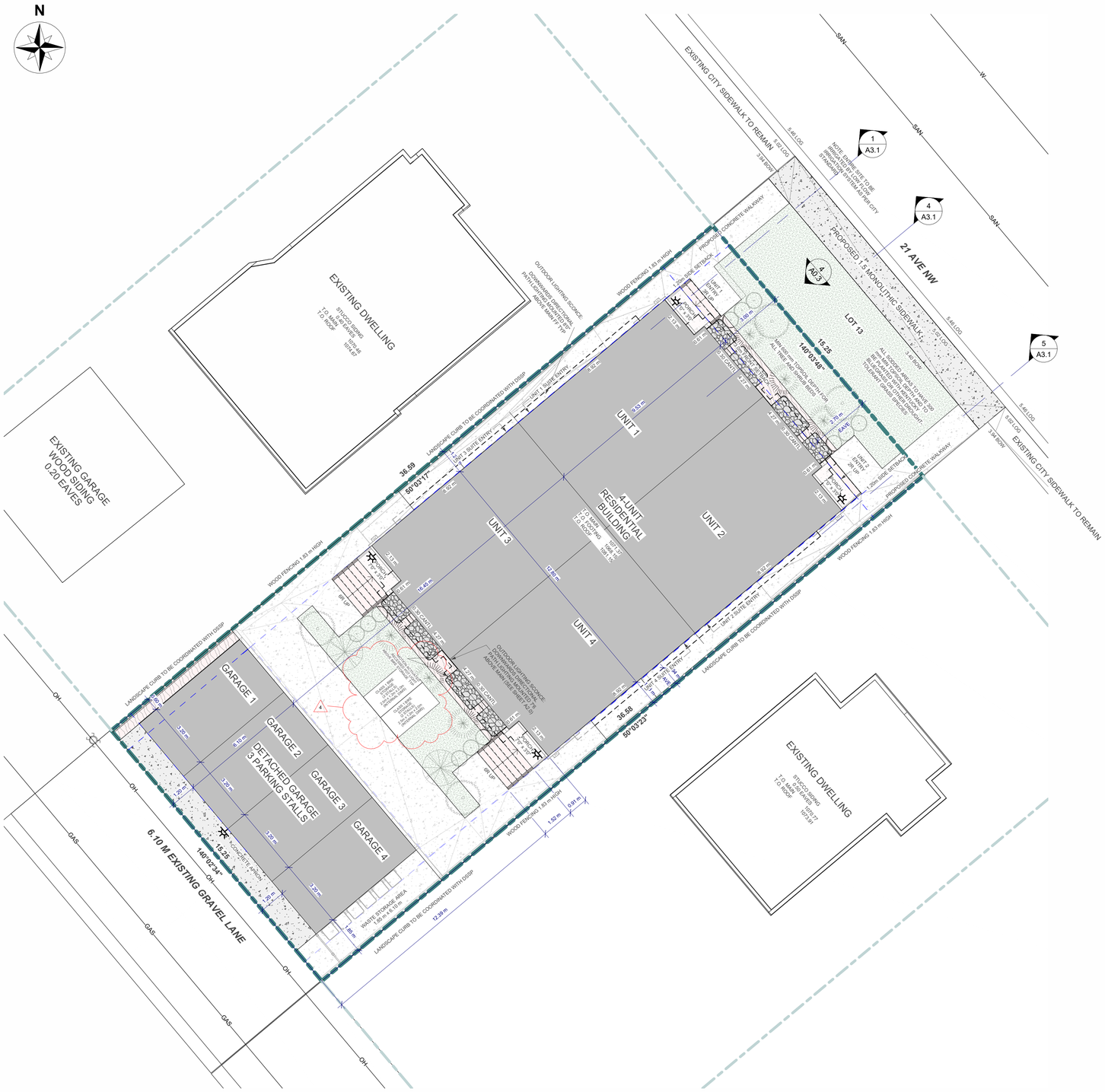
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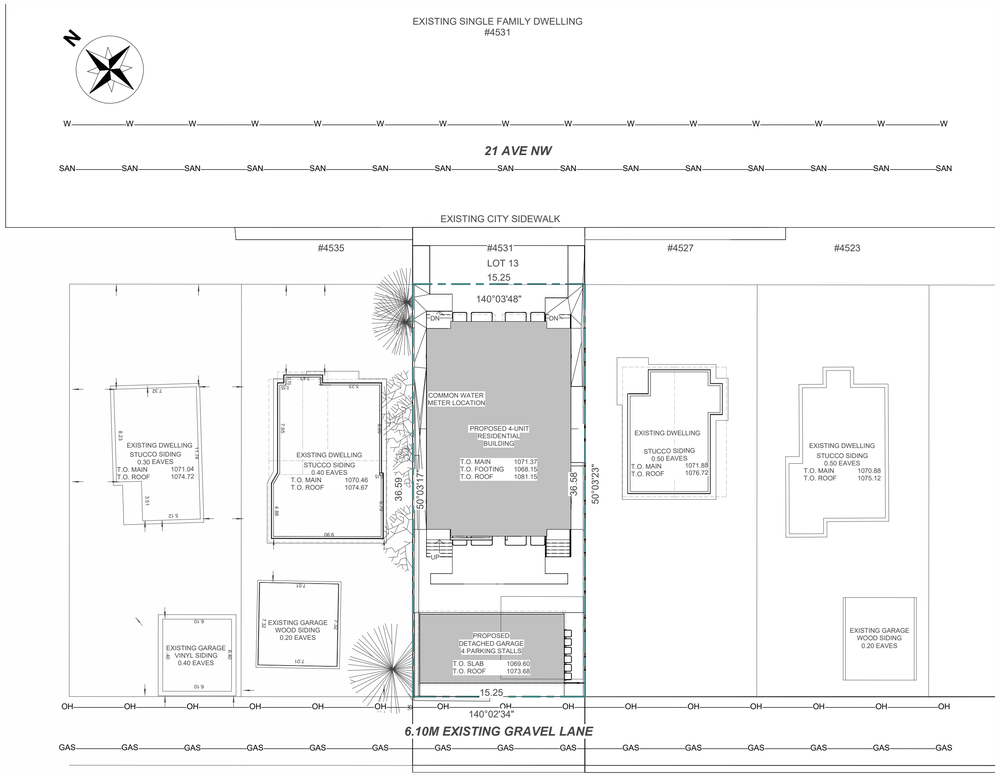
ISSUED FOR CONSTRUCTION

SITE PLAN
A0.1


N
EXISTING CITY SIDEWALK TO REMAIN
SAN
W
1
A3.1
4
A3.1
5
A3.1
4
A0.3
PROPOSED 1.5 MONOLITHIC SIDEWALK
21 AVE NW
5.46 LOG
3.43 BOW
NOTE: ENTIRE SITE TO BE IRRIGATED BY LOW FLOW IRRIGATION SYSTEM AS PER CITY STANDARD
PROPOSED CONCRETE WALKWAY
2.0m SIDE SETBACK
OUTDOOR LIGHTING SCONCE: DOWNWARDS DIRECTIONAL PATH LIGHTING MOUNTED 8'0 ABOVE MAIN FF TYP
WOOD FENCING 1.83 m HIGH
EXISTING DWELLING
STUCCO SIDING
T.O. MAIN FLOOR 1019.45
T.O. ROOF 1033.62
EXISTING GARAGE
WOOD SIDING
0.20 EAVES
LOT 13
18.25
140°03'46"
UNIT 1
UNIT 2
UNIT 3
UNIT 4
4-UNIT RESIDENTIAL BUILDING
T.O. MAIN FLOOR 1019.45
T.O. ROOF 1033.62
UNIT 1 SUITE ENTRY
UNIT 2 SUITE ENTRY
UNIT 3 SUITE ENTRY
UNIT 4 SUITE ENTRY
PORCH 1019.15
PORCH 1019.15
PORCH 1019.15
PORCH 1019.15
3.99 m
3.81 m
3.05 m
3.05 m
3.05

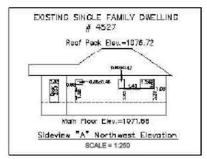


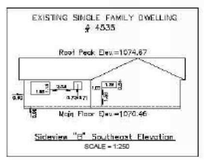
3 **ORIGINAL SURVEY**
1 : 250



1 **PROPOSED BLOCK PLAN**
1 : 250







4 **STREETSCAPE**
1 : 250

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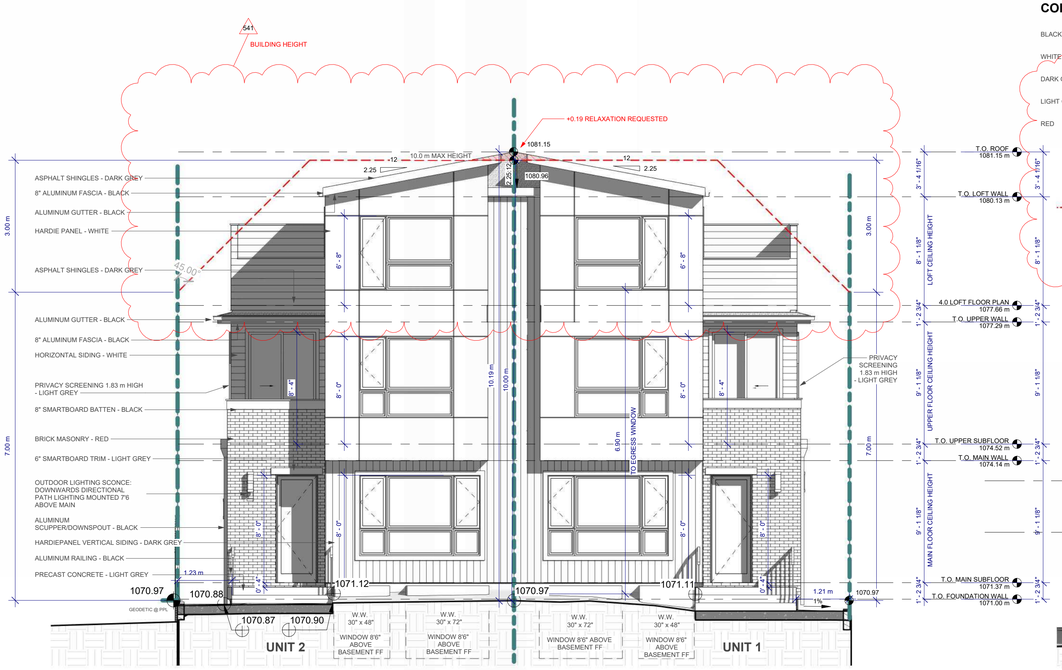
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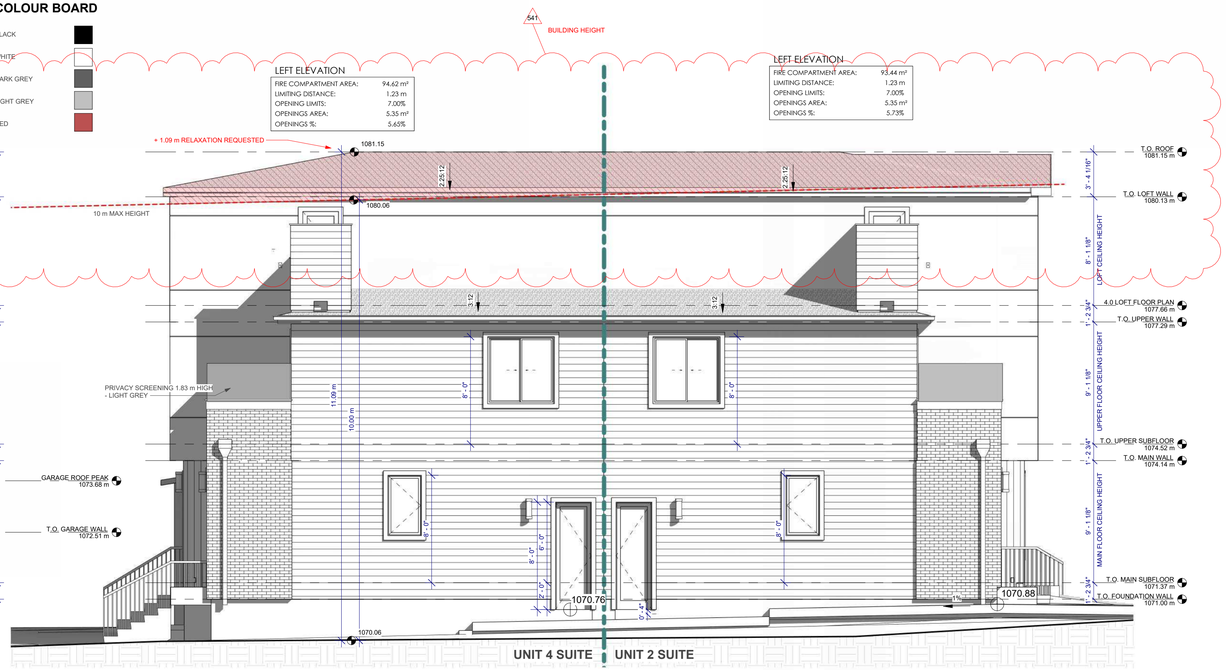
BLOCK PLAN
A0.3



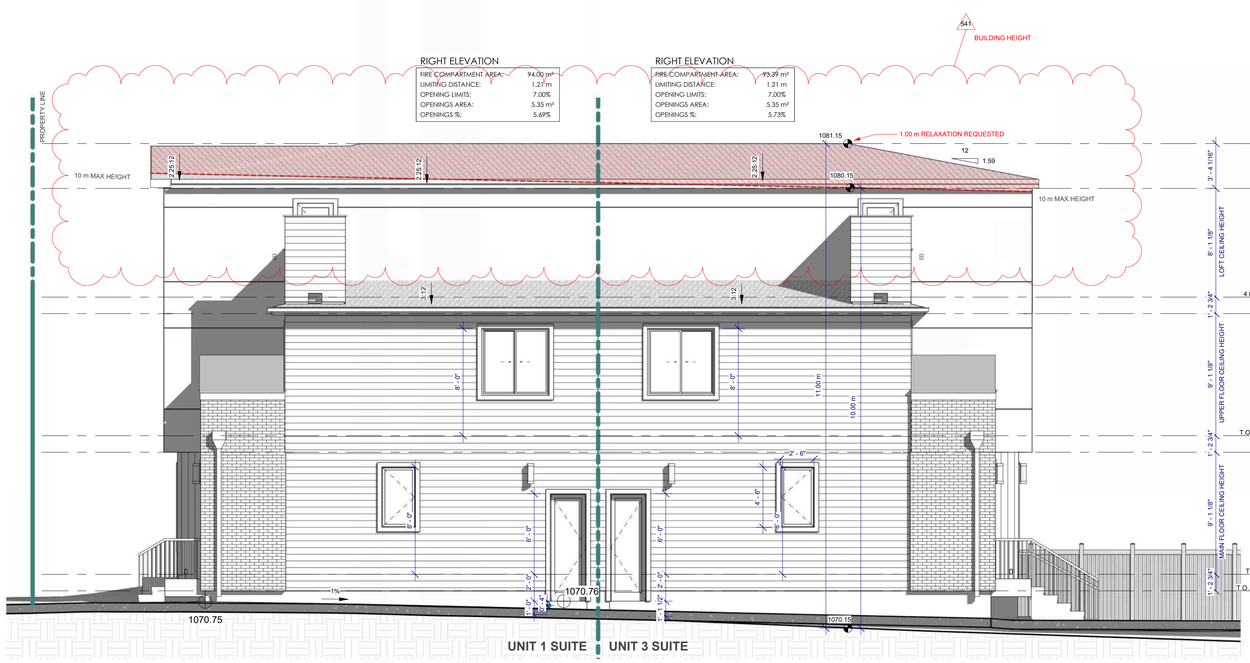
1 **PROPOSED FRONT ELEVATION**
1 : 64

COLOUR BOARD

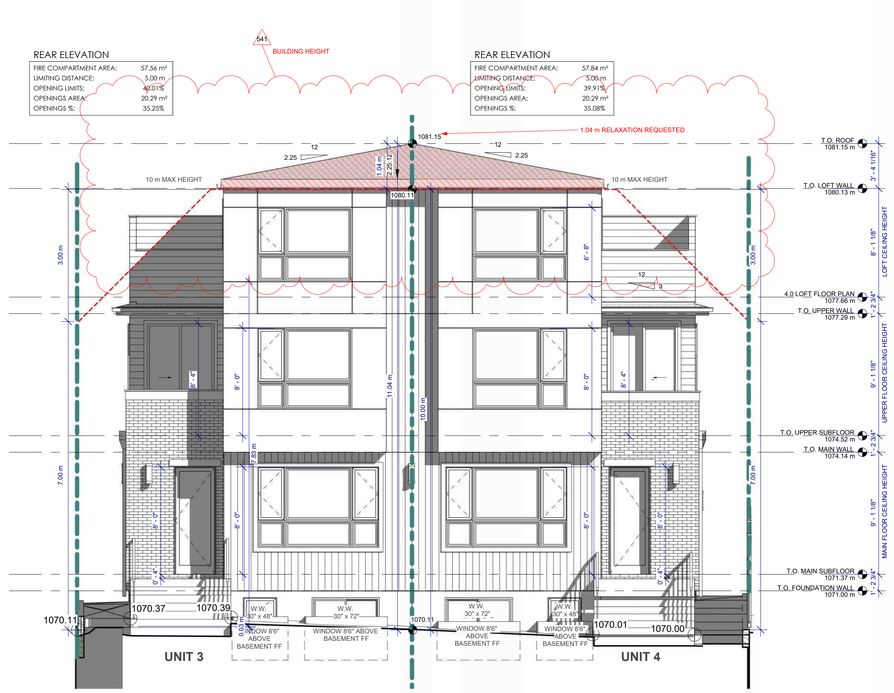
BLACK
WHITE
DARK GREY
LIGHT GREY
RED



2 **PROPOSED LEFT ELEVATION**
1 : 64



3 **PROPOSED RIGHT ELEVATION**
1 : 64

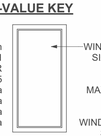


4 **PROPOSED REAR ELEVATION**
1 : 64

WINDOW FENESTRATION INFORMATION & U-VALUE KEY

PRODUCT HEIGHT	10m
TERRAIN TYPE	ROUGH
PERFORMANCE CLASS	R
MINIMUM PERFORMANCE GRADE (PG)	25
MINIMUM NEGATIVE DESIGN PRESSURE	1200 pa
MINIMUM WATER PENETRATION RESISTANT TEST PRESSURE	1200 pa
MINIMUM CANADAIN AIR INFILTRATION / EXFILTRATION	260 pa
	A2 pa

* AS PER NORTH AMERICAN FENESTRATION STANDARD (NAFS)



WINDOW or SKYLIGHT SIZE AS PER PLAN (TYPICAL)

MAXIMUM or BETTER U-VALUE @:

WINDOWS & DOORS = 2
SKYLIGHTS = 3

SHEET LIST

COVER PAGE	A0.0
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ELEVATIONS
A2.0

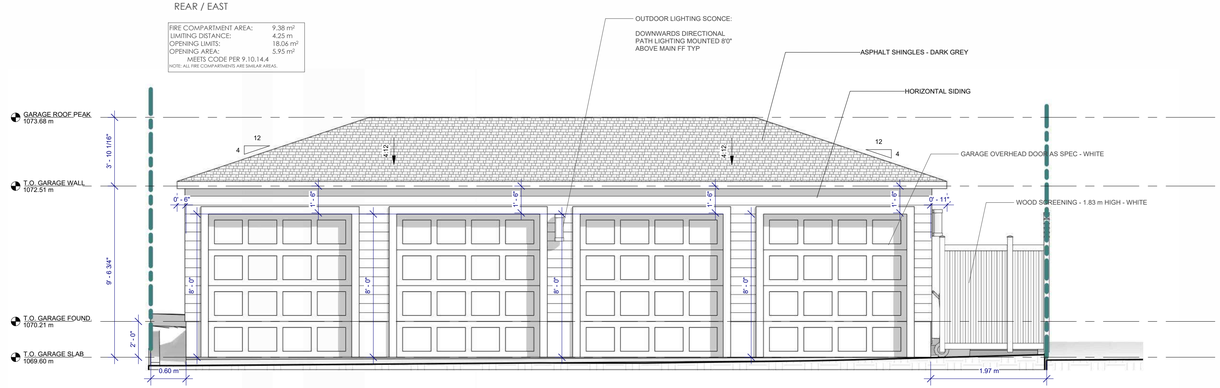
COLOUR BOARD

BLACK
WHITE
DARK GREY
LIGHT GREY
RED

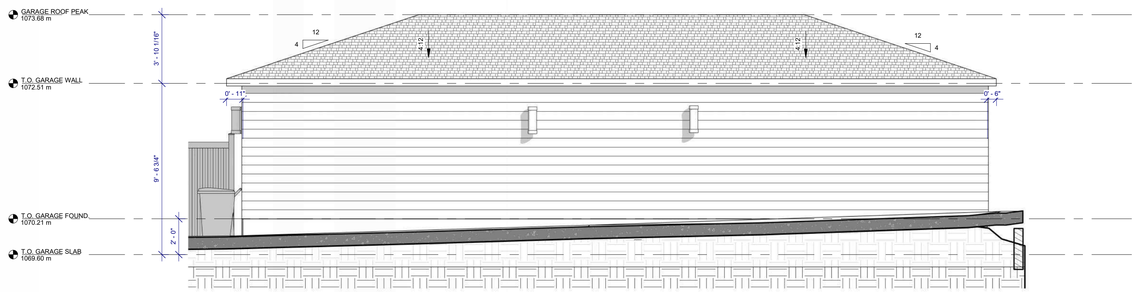
REAR / EAST

FIRE COMPARTMENT AREA:	9.38 m²
LIMITING DISTANCE:	4.25 m
OPENING LIMITS:	18.06 m²
OPENING AREA:	5.95 m²
MEETS CODE PER 9.10.14.4	

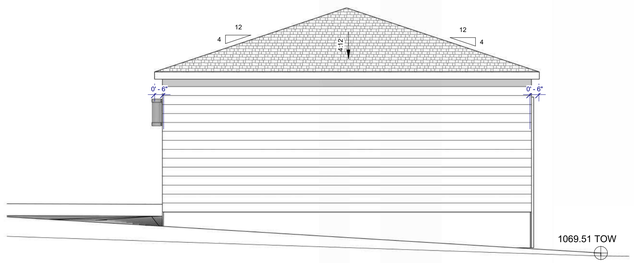
NOTE: ALL FIRE COMPARTMENTS ARE SIMILAR AREAS.



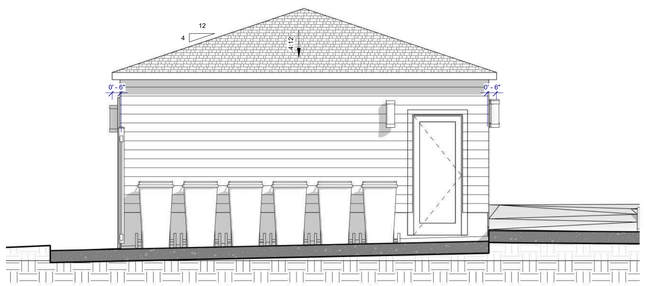
1 **GARAGE - FRONT ELEVATION**
1 : 48



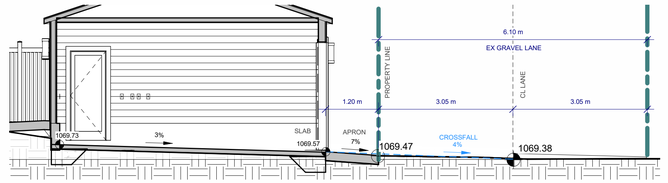
2 **GARAGE - REAR ELEVATION**
1 : 48



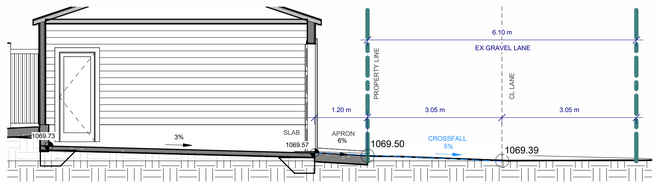
3 **GARAGE - LEFT ELEVATION**
1 : 48



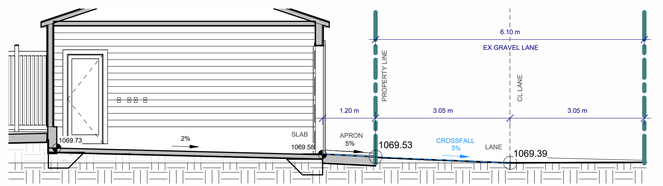
4 **GARAGE - RIGHT ELEVATION**
1 : 48



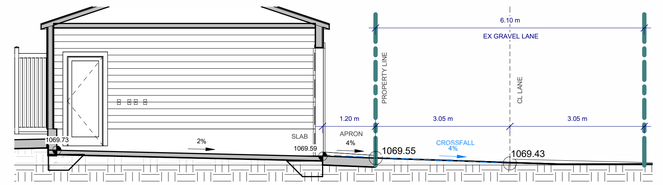
5 **GARAGE A APRON**
1 : 64



6 **GARAGE B APRON**
1 : 64



7 **GARAGE C APRON**
1 : 64



8 **GARAGE D APRON**
1 : 64

ellergodt DESIGN

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CALGARY, ALBERTA
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PROJECT INFO

CLIENT/PROJECT:	MONTGOMERY FOURPLEX 21 AVE
LEGAL ADDRESS:	LOT 13, BLOCK 42, PLAN 4994GI
CIVIC ADDRESS:	4531 21 AVENUE NW

DRAWING INFORMATION

STATUS:	ISSUED FOR CONSTRUCTION
PROJECT LEAD:	DESIGNER
CHECKED BY:	B. ELLERGODT
SCALE:	As indicated
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REVISION HISTORY		DATE
SL	ISSUE FOR TENDER REVIEW	25.11.05
SL	ISSUED FOR CONSTRUCTION	26.02.05
SL	IFCONSTRUCTION REV2	26.03.04
SL	I. F. CONSTRUCTION REV 3	26.03.27
SL	I.F.C. REV 4 - DSSP FEEDBACK	26.04.07
SL	RP APPLICATION BALCONIES	26.04.22

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GARAGE ELEVATIONS
G1.1