

Ext. - Front Right View



Plantings

#	Species	Type	Caliper	Canopy	Height	Status	Qty
NEW							
A	Deciduous	Tree - Deciduous	0.75 m	3.00 m	3.00 m	NEW	1
Preserve (Neighbour)							
A	Deciduous	Tree - Deciduous	0.08 m	14.00 m	1.22 m	Preserve (Neighbours)	1

Site & Landscaping Legend

PLANTINGS

- Coniferous Tree
- Deciduous Tree
- Area of Tree Protection
- Shrub / Bush

All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.

New matured trees to be planted after construction as required by Land Use Bylaw

LINE TYPES

- Subject Property Lines
- Adjacent Property Lines
- Cantilevers / Projections
- Eaves / Canopies
- Utility Lines - Overhead
- Utility Lines - Underground
- Existing Building To Be Removed
- Existing Other To Be Removed

WINDOW & DOOR LOCATIONS

- 3rd Floor Doors & Windows
- 2nd Floor Doors & Windows
- 1st Floor Doors & Windows
- Lower Doors & Windows

SPOT ELEVATION / GEODETICS

- 55.55 Existing Grade
- 55.55 Proposed Grade

Gross Building Area

Name	Imperial	Metric
Above Grade		
First Floor	895 ft ²	83.12 m ²
Second Floor	950 ft ²	88.24 m ²
Garage	398 ft ²	36.98 m ²
Mechanical	51 ft ²	4.73 m ²
	2293 ft ²	213.07 m ²
Below Grade		
Basement	846 ft ²	78.55 m ²
	846 ft ²	78.55 m ²

Parcel Coverage Area

Name	Imperial	Metric
Building		
Garage	403 ft ²	37.47 m ²
House	945 ft ²	87.84 m ²
Footprint	1349 ft ²	125.31 m ²
Lot 35	3054 ft ²	283.74 m ²
Total Parcel	3054 ft ²	283.74 m ²

Parcel Coverage = 44.16%

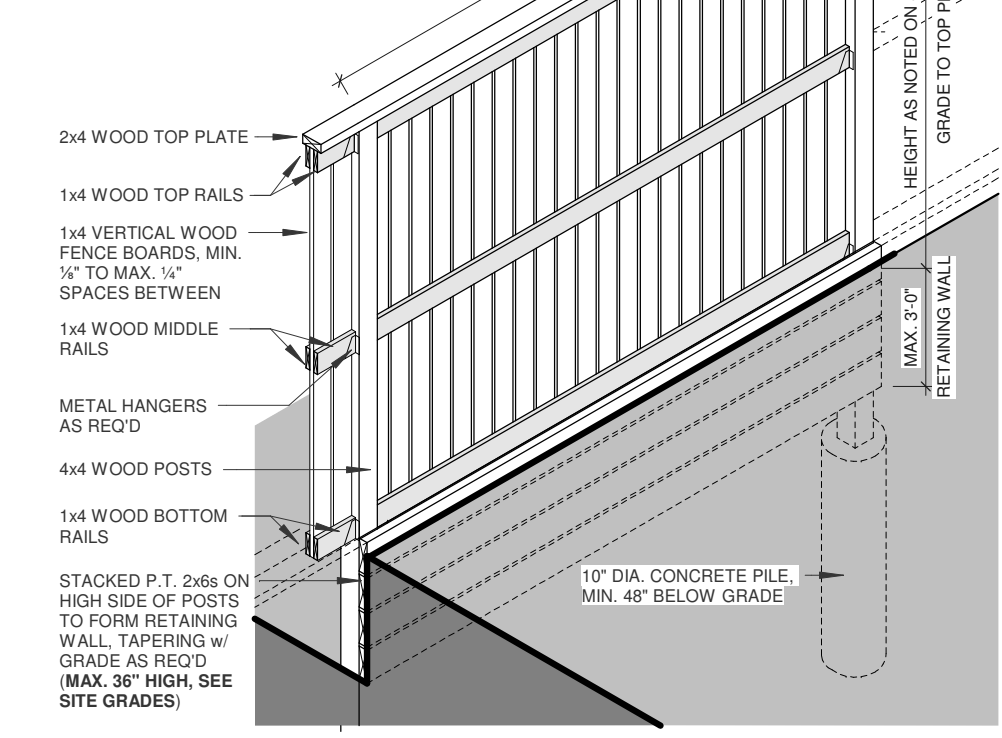
Horizontal Cross Sections

Height	Area (ft ²)	Area (m ²)
First Floor	946 ft ²	87.84 m ²
Second Floor	952 ft ²	88.44 m ²

"FORTRESS" FENCE STYLE

NOTE: FENCE SECTIONS DEMONSTRATE REQUIRED GRADE CHANGES IN ORDER TO FACILITATE MIN. 2% SLOPE TO STREET (LAND WILL NOT DISTURB NEIGHBOURING PARCELS)

RETAINING WALL IS TO BE BUILT ENTIRELY ON SUBJECT PROPERTY



Fence / Retaining Wall (Fortress)
3/8" = 1'-0"

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DESIGNER	CHECKED
inertia	XXX
DP DRAFTSPERSON	VERSION ISSUE DATE
RC RO CF	2017 09 28
BP DRAFTSPERSON	BP ISSUE DATE
XXX	Not Issued

Revision Schedule

No.	Date	Description
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Drawing List (DP)

DP0	Cover Page
DP1	Block / Site plan
DP2	Plans
DP3	Elevations
DP4	Section and Garage

PROPERTY INFORMATION
MUNICIPAL ADDRESS:
20 27th AV S.W.
LEGAL ADDRESS:
LOT 35, BLOCK 1, PLAN 2856 AC
LAND USE DESIGNATION: RC-2
Residential - Contextual One/Two Dwelling
COMMUNITY: ERLTON
INFILL: Yes
Ward: 9
Councillor: Gian-Carlo Carra

SURVEY INFORMATION
Survey completed by: Kellam Berg

KELLAM BERG
ENGINEERING & SURVEYS LTD.
5800, 1A St S.W.
Calgary, Alberta, T2H 0G1
Phone: (403) 640-0900

Dated: 2017 05 12
Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.
Positions of spot elevations are approximate. Distances are in metres and decimals thereof.

CLIENT
CKeays

PROJECT
17-022
Forsyth Single Detached Dwelling
20, 27 AV SW

Lot 35, Block 1, Plan 2856 AC

SHEET
DP1
Block / Site plan

SCALE
As indicated
PERMIT NUMBERS
DP2017-3676
STATUS

Detailed Review 1