

REQUEST FOR COMMENT ON DEVELOPMENT PERMIT APPLICATION

Date: January 19, 2018

To: Erlton Community Association

Bill Fischer 65 31 AV SW Calgary, Alberta

T2S 2Y7

Return To:

NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Circulation Controller at the address to the right.

Development Circulation Controller

Planning & Development #8201 P.O. Box 2100 Station M

Calgary AB T2P 2M5

Phone: 268-5744 Fax 268-2468 Email: DP.Circ@calgary.ca

D.P. NUMBER: DP2018-0156	Parcel Address: 30 29 AV SV	V						
Land Use Bylaw 1P2007	Legal: 2865AC;3;34,35 L.U.D.: M-CG d72							
Applicant: KIM, HEESUNG								
Community: ERLTON								
Sec. Number: 10C Ward: 11								
Description: New: Duplex Dwelling, Acco	Gross Floor Area: 4157 feet - squared							
Dunumy (garage)		Dwelling Units: 2						
Proposed Davelopment is: D:								
Proposed Lead Pupley Dwelling Assessment	Posidontial Building							
Proposed Use: Duplex Dwelling, Accessory	Residential building							
Please check the corresponding box below and forward any comments to the above sender. For Community Associations, please fill in the attached Community Context Questionnaire and forward to the above sender.								
No Comment	Comm	ents Attached						
NAME		DATE						
Attached are the proposed plans an	nd application material for this	Development Permit. If you have any						
comments, please forward them by	DUE DATE Friday February	to the above sender.						
If you want to discuss this application further, please contact the File Manager:								
Jeff Martin	(403) 268-5586 jeff.marti	n@calgary.ca						
This Development Permit Application has b	peen circulated to the following part	ties:						
Bill Fischer, Erlton Community Association	, 65 31 AV SW							
Jeromy Farkas, Ward 11 Councillor, #8001	IA							
Circulations and Permits, Enmax Power Co	orporation.							

Please note that any written submissions made in response to this application will form part of the official record, and upon final

decision of the application the correspondence will be available for public viewing.

PROJECT INFORMATION

THESE 20]

温器を	A
9 %	
2 6	
0.0	
12 23	9
三 55	
1 mc	MO.
250	-
22	0
S TE C	in .
135	300
AR AR	-

DUPLEX

-1071.85

Revisions	Description
	#

Date

SITE PLAN PLANS PLANS AREA PLANS NORTH & SOUTH ELEVATIONS EAST ELEVATIONS WEST ELEVATIONS	PROJECT INFORMATION SITE PLAN PLANS PLANS AREA PLANS NORTH & SOUTH ELEVATIONS EAST ELEVATIONS WEST ELEVATIONS
---	---

HEESUNG KIM ARCHITECT 2525 Macleod Trail SW Calgary, Alberta T2G 5J4

email: heesung@telus.net Phone: (403) 630-6810

Sheet List	Sheet Name	PROJECT INFORMATION	SITE PLAN	PLANS	PLANS	AREA PLANS	NORTH & SOUTH ELEVATIONS	EAST ELEVATIONS	WEST ELEVATIONS	SECTION 1	SECTION 2	SECTION 3	SECTION 4, 5, & 6	
	Sheet	A0.0	A0.1	A1.0	A1.1	A1.2	A2.0	A2.1	A2.2	A3.0	A3.1	A3.2	A3.3	
29 AVE SW CALGARY AR T2S 2V3	N 2865AC BLOCK 3 LOTS 34 AND 35													

ALLOWABLE DENSITY: 4.07 PROPOSED DENSITY: 2	
and	

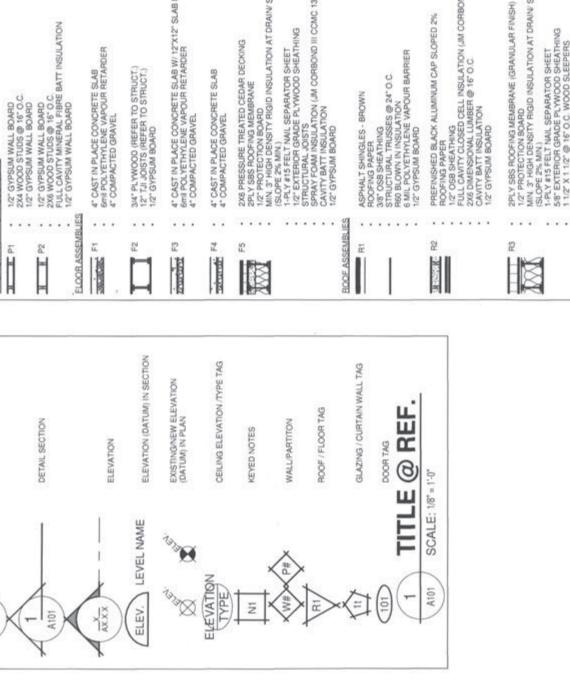
ASSEMBLY NOTES	MINICIPAL ADDRESSS: 30.29
JISIDE FACE OF EXTERIOR WALL E OF FOUNDATION WALL, UNLESS NOTED E ARCHITECT IF NOT CLEAR.	LEGAL DESCRIPTION: PLAN 28
SPECIFICATIONS FOR ALL MATERIALS. D PER MANUFACTURERS INSTRUCTIONS. ARE USED, GENERAL CONTRACTOR TO NSTRUCTION ADHESIVES USED WITH SUB.	SITE AREA: 565.95 SQ. M.
D TO UNDERSIDE OF STRUCTURE ABOVE. PLY BEAD OF ACOUSTIC CAULKING AT S. WALL TO WALL, AND WALL TO CEILING WALLS.	PROPOSED DENSITY: 2
FIS LABORATORIES OF CANADA) AND ABC DED, GENERAL CONTRACTOR TO FOLLOW 3 AUTHORITIES OR ABC 2006 JALS AND METHODOLOGY.	
IN PARTITIONS TO ADEQUATELY SUPPORT	
FERENT TYPES MEET, ALL VISIBLE RACTOR TO ADJUST FRAMING OR AS REQUIRED.	
VOOD SPECIFIED IN THIS PROJECT TO BE CATION AND STAINED ON SITE.	
ASSEMBLIES (ACTING AS A ROOF OVER THE ROOFING PRACTICES MANUAL AND DS.	
D ENSURE CONTINUITY OF FINISH WALL PLY ADDITIONAL LAYERS OF GWB TO EEN SHEAR WALLS AND ADJOINING WALLS EE STRUCTURAL DRAWINGS FOR ALL CTURAL DRAWINGS SHOULD GOVERN	
OPE TO DRAIN IS INDICATED, GENERAL THAT A MINIMUM 2% SLOPE TO DRAIN IS HERWISE.	
S (OR APPROVED ALTERNATE MOISTURE IS: INSTALL DENS SHIELD TILE BACKER AT	
R BEHIND BASE BOARD AT ALL GWB	

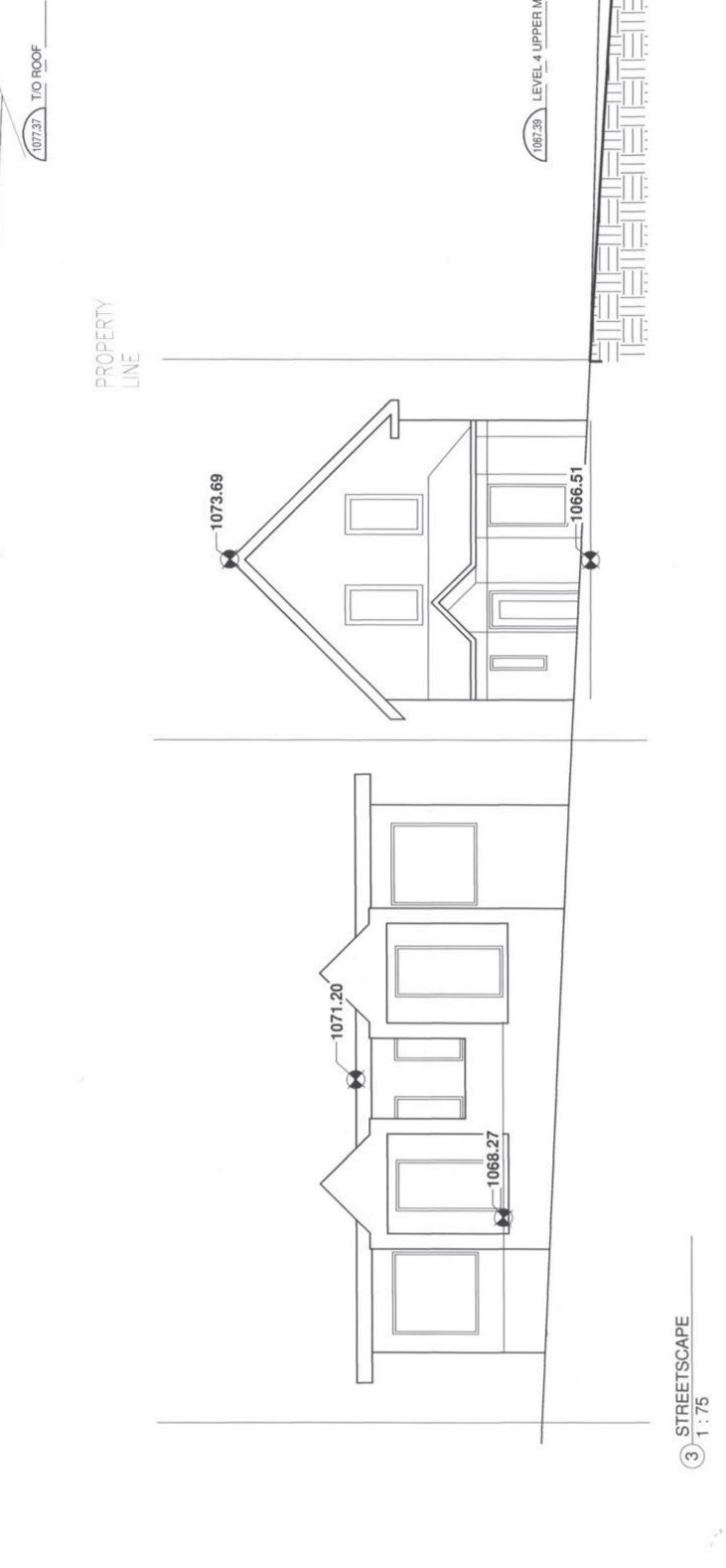


SYMBOL LEGEND

/ TYPES	GENERAL NOTES	GENERAL ASS
	1. ALL CONSTRUCTION TO CONFORM TO ABC 2014	1. GRID LINES ARE ON THE OUTSIDE F.
PROOFING SYSTEM(VOLCLAY VOLT EX)	2. REFER ARCHITECTURE A1.0 FOR THE DIMENSIONS	SHEATHING AND EXTERIOR FACE OF FOI OTHERWISE, CONFIRM WITH THE ARCHI
RUCT.) TTON	3. BUILDER SHALL BE RESPONSIBLE TO CONFIRM ALL DIMENSIONS AND INFORMATION ON DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR PROPER ADJUSTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.	2. REFER TO ARCHITECTURAL SPECIFI ALL MATERIALS TO BE INSTALLED PER M IF CONSTRUCTION ADHESIVES ARE USED ENSURE COMPATIBILITY OF CONSTRUCT
	4. FINAL LOT GRADES MAY ALTER EXTERIOR APPEARANCE.	3. ALL PARTITIONS TO EXTEND TO UNIT
PE PPED MINIMUM 4" AT EDGES AND EMBRANE	5. ALL BEAMS AND LINTELS TO BE #2 AND BETTER DRY SPRUCE UNLESS NOTIFIED OTHERWISE AND SHALL HAVE A FULL END BEARING SUPPORT. ALL EXTERIOR LINTELS TO BE 2-3X10 #2 AND BETTER DRY SPRUCE UNLESS NOTIFIED OTHERWISE.	UNLESS NOTED OTHERWISE APPLY BEAL JUNCTIONS OF FLOOR TO WALLS, WALL AT ALL WALLS - BOTH SIDES OF WALLS. 4. WHERE ULC (UNDERWRITERS LABO
FER TO STRUCTURAL) TABLE TABLE TABLE	6. ALL CONSTRUCTION METHODS AND SPECIFICATIONS SHALL CONFORM TO THE ALBERTA BUILDING CODE AND LOCAL BUILDING CODE BY-LAWS.	UH IST
(IDE CLASS 5 FINISH)	7. WALLS ARE DIMENSIONED TO EDGE OF FRAMING. OPENINGS ARE DIMENSIONED TO CENTER OF R.O.	5. INSTALL WOOD BLOCKING IN PARTITION WALL MOUNTED CABINETS, EQUIPMENT,
	8. CONTRACTOR TO DETERMINE SOIL CONDITIONS ARE SUITABLE BEFORE START OF CONSTRUCTION.	6. WHERE PARTITIONS OF DIFFERENT SURFACES TO BE FLUSH. CONTRACTOR PROVIDE ADDITIONAL FRAMING AS REQ.
TINSULATION	9. ALL FOOTINGS TO BE A MIN. OF 4" BELOW GRADE, WHERE STEP FOOTING IS USED, THE VERTICAL DIMENSION OF EACH STEP SHALL NOT EXCEED 2"-0" AND HORIZONTAL DIMENSION OF EACH STEP SHALL.	7, ANY EXTERIOR EXPOSED WOOD SPI TREATED FOR EXTERIOR APPLICATION A
AB	NOT EXCEED 2-0" AS PER 9-15-3-8 10. ALL MATERIALS SHALL BE INSTALLED AND/OR APPLIED ACCORDING TO MAN IFACTI ISPENS, SPECIFICATIONS.	ALL ROOFING OR DECKING ASSEMB LIVING SPACES) TO COMPLY WITH ROOF A.R.C.A INSPECTIONS STANDARDS.
TARDER	 BUILDER SHALL VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION. 	9. GENERAL CONTRACTOR TO ENSURE FACE AT ALL SHEAR WALLS APPLY ADDITED TO SHE A FLUSH FINISH BETWEEN SHEA
(1) (1)	12. BUILDER TO VERIFY THAT ALL WOOD FRAMING IS GRADE STAMPED AND HAS LESS THAN 19% MOISTURE CONTENT.	OF THE SIMILAR WALL TYPE. SEE STRUC SHEAR WALL LOCATIONS. STRUCTURAL ARCHITECTURAL.
AB W/ 12"X12" SLAB EDGE TARDER	13. WRITTEN AND APPROVED SPECIFICATIONS WILL ALWAYS OVERRIDE DRAWINGS.	10. WHEN CONCRETE SLAB SLOPE TO D CONTRACTOR SHOULD ENSURE THAT A I
81	14. ALL PLANS AND PLOT PLANS ARE SUBJECT TO CHANGE DEPENDING ON ARCHITECTURAL CONTROL GUIDELINES AND APPROVAL.	MAINTAINED UNLESS NOTED OTHERWISS 11. INSTALL DENS ARMOR PLUS (OR APPRESISTANCE GWB) AT ALL BATHS. INSTA
DECKING	15. DOORS AND WINDOWS ARE SHOWN IN NOMINAL SIZES. ROUGH OPENINGS SHALL BE AS MANUFACTURER'S SPECIFICATIONS.	ALL TILE LOCATIONS. 12. PROVIDE 1/2" GAP AT FLOOR BEHIN
ATION AT OBAIN! SCHIBBER	16. DO NOT SCALE DRAWINGS.	ASSEMBLIES TO ALLOW FOR EXPANSION GYPSUM WALL BOARD ASSEMBLIES TO T
SHEET SHEATHING	17. CONTRACTOR TO CALL CITY - PRIOR TO EXCAVATION - TO MARK THE UTILITY LINES AND TO INFORM THE DESIGNER WITH ANY ENCROACHMENT BETWEEN THE EXCAVATION AND THE UTILITY LINES.	
DRBOND III CCMC 13478-L, MIN R-40)	18. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING STRUCTURES AND PROPERTIES ADJACENT TO THE AREA OF WORK. ALL THE DISTURBED AREAS, DAMAGE PROPERTIES OR STRUCTURES SHALL BE RESTORED TO A CONDITION EQUAL TO BETTER THAN ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR AND TO THE SATISFACTION OF THE ENGINEER.	
ARRIER		
CAP SLOPED 2%		

	CONSTR	CONSTRUCTION ASSEMBLY TYPES	GENERAL NOTES
щ	EXTERIOR WALL ASS	ASSEMBLIES FILTER FABRIC DRAINAGE MAT BENTONITE GEOTEXTILE WATERPROOFING SYSTEM VOLCLAY VOLT EX) 8 C.I.P. CONCRETE (REFER TO STRUCT.)	ALL CONSTRUCTION TO CONFORM TO ABC 2014 REFER ARCHITECTURE A1.0 FOR THE DIMENSIONS BUILDER SHALL BE RESPONSIBLE TO CONFIRM ALL DIMENSIONS
BLE AND CALLOUT	MERCHELPH .	1/2" AH SPACE 172" WOOD STUDS @ 16" O.C. 172" WOOD STUDS @ 16" O.C. 172" GYPSUM WALL BOARD 172" GYPSUM WALL BOARD	ND INFORMATION ON DRAWINGS, ANY DISCREPANCIES EPORTED TO THE DESIGNER FOR PROPER ADJUSTIME! OMMENCEMENT OF CONSTRUCTION.
ECTION	ZNOSOSAN W2	AGRYLIC STUCCO - MEDIUM TAUPE REINFORCING MESH (BACKWRAPPED MINIMUM 4" AT EDGES AND PENETRATIONS) BASE COAT SELF ADHERED AIRWEATHER MEMBRANE	20.C
NO		1.2" EXTERIOR GRADE PLYWOOD 2x6 WOOD STUDS @ 2x7 O.C. (REFER TO STRUCTURAL) R28 MINERAL FIBER BATTINSULATION R01 POLYTHYLENE NATIONSULATION 400 POLYTHYLENE NATIONSULATION 100 POLYTHYLENE NATIONSULATION	6 ALL CONSTRUCTION METHODS AND SPECIFICATIONS SHALL CONFORM TO THE ALBERTA BUILDING CODE AND LOCAL BUILDING CODE BY-LAWS.
	INTERIOR PARTITIO	ION ASSEMBLES 1.2. GYPSUM WALL BOARD (PROVIDE CLASS STRINSH) 1.2. GYPSUM WALL BOARD 1.3. GYPSUM WALL BOARD	WALLS ARE DIMENSIONED TO EDGE OF FRAMING. OPENINGS DIMENSIONED TO CENTER OF R.O. CONTRACTOR TO DETERMINE SOIL CONDITIONS ARE SUITABLE.
TION	H 55	1.2" GYPSUM WALL BOARD 2X6 WOOD STUDS @ 16" O.C. FULL CAVITY MINERAL FIBRE BATT INSULATION 1/2" GYPSUM WALL BOARD	BEFORE START OF CONSTRUCTION. 9. ALL FOOTINGS TO BE AMIN, OF 4" BELOW GRADE, WHERE ST FOOTING IS USED. THE VERTICAL, DIMENSION OF EACH STEP SHA NOT EXCEED 2"-0" AND HORIZONTAL DIMENSION OF EACH STEP S NOT EXCEED 2"-0" AS PER 9-15-3-8.
	FI FI	4" CAST IN PLACE CONCRETE SLAB 6mil POLYETHYLENE VAPOUR RETARDER	10. ALL MATERIALS SHALL BE INSTALLED AND/OR APPLIED ACCO
(DATUM) IN SECTION	, 口	4 COMPACTED GRAVEL 344 PLYWOOD (REFER TO STRUCT.) 12 TJI JOISTS (REFER TO STRUCT.) 12 GYPSUM BOARD	BUILDER SHALL VERIFY ALL LOCATIONS AND ELEVATIONS PR TO COMMENCING CONSTRUCTION. BUILDER TO VERIFY THAT ALL WOOD FRAMING IS GRADE STAND HAS LESS THAN 19%, MOISTURE CONTENT.
EW ELEVATION PLAN	zandara F3	4" CAST IN PLACE CONCRETE SLAB W/ 12"X12" SLAB EDGE 6mil POLYETHYLENE VAPOUR RETARDER	13. WRITTEN AND APPROVED SPECIFICATIONS WILL ALWAYS OVERRIDE DRAWINGS.
EVATION /TYPE TAG	Stands F4	4" COMPACTED GHAVEL 4" COMPACTED GRAVEL 4" COMPACTED GRAVEL	14. ALL PLANS AND PLOT PLANS ARE SUBJECT TO CHANGE DEPENDING ON ARCHITECTURAL CONTROL GUIDELINES AND APPROVAL.
98	5	226 PRESSURE TREATED CEDAR DECKING 2PLY SBS ROOFING MEMBRANE 1/2" PROTECTION BOARD	DOORS AND WINDOWS ARE SHOWN IN NOMINAL SZES. ROU OPENINGS SHALL BE AS MANUFACTURER'S SPECIFICATIONS. To. DO NOT SCALE DRAWINGS.
NOT		(SLOPE 2% MIN.) 1-PLY 415 PELT NAIL SEPARATOR SHEET 1.2" LY 18 FELT MAIL SEPARATOR SHEET 1.2" LY SHE MAIL SHOOD SHEATHING	17. CONTRACTOR TO CALL CITY - PRIOR TO EXCAVATION - TO MATHE UTILITY LINES AND TO INFORM THE DESIGNER WITH ANY ENCROACHMENT BETWEEN THE EXCAVATION AND THE UTILITY LI
OR TAG	BOOF ASSEMBLE	SPRAY FOAM INSULATION (JM CORBOND III CCMC 13478-L, MIN R-40) CANTY BATT INSULATION 1/2" GYPSUM BOARD	18. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXIS STRUCTURES AND PROPERTIES ADJACENT TO THE AREA OF WORTH THE PROTECT FROM STRUCTURES IN THE PROTECT FROM THE PROPERTIES OR STRUCTURES IN THE PROPERTIES OF STRUCTURES IN THE PROPERTIES THAN ORIGINAL TO BETTER THAN ORIGINAL
URTAIN WALL TAG	ROLL POST NEW TON	ASPHALT SHINGLES - BROWN - ACCENCE PAPER - ROOFING PAPER	CONDITION AT THE EXPENSE OF THE CONTRACTOR AND TO THE SATISFACTION OF THE ENGINEER.
EF.		378 'OSB SHEATHING STRUCTURAL TRUSSES @ 24" O.C. REG BLOWN IN INSULATION 6 MIL POLYETHYLENE VAPOUR BARRIER 1/2" GYPSUM BOARD:	
	N Parket P.	PREFINISHED BLACK ALUMINUM CAP SLOPED 2% ROOFING PAPER 1/2" OSB SHEATHING FULL CANTY CLOSED CELL INSULATION (JM CORBOND III CCMC 13478-L) 2/8 DIMENSIONAL LUMBER @ 16" O.C. CAVITY BATT INSULATION 1/2" GYPSUM BOARD	
		2PLY SBS ROOFING MEMBRANE (GRANULAR FINISH) 1/2" PROTECTION BOARD MINL 3" HIGH DENSITY RIGID INSULATION AT DRAIN SCUPPER (SLOPE 25" MIN.) 1-PLY #15 FELT NAIL SEPARATOR SHEET 68" EXTERIOR GRADE PLYWOOD SHEATHING 11,2" X 1 1/2" % 16" O.C. WOOD SLEEPERS (RUN PERPENDICULAR TO ROOF JOISTS) STRUCTURAL JOISTS (RIUN PERPENDICULAR TO ROOF JOISTS) 6RIN BOUWN INSULATION 6mil POLYETHYLENE VAPOUR RETARIDER 1/2" GYPSUM BOARD	





*

SITE PLAN





Applicant's Planning Overview

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. <u>The information is not verified or endorsed by The City of Calgary</u>. The responses are intended to assist the Community Association, and The City, in reviewing the development.

Site Address: 30 29 Ave SW Calgary AB T2S 2Y3	
Type of Application: Single Detached Semi-detached Duplex Dwelling Backyard Suite	
 Please provide information related to site constraints associated with the subject parcel, which were consider the design (e.g. topography, lot configuration, floodway/fringe area, existing landscaping). Steep slope from street to lane, existing houses on both sides, house on west side with unknown foundation design 	red in
2) Please explain how the development meets any applicable City policies and how it fits with the context of the community. (Refer to calgary ca/myproperty for a list of the policies that apply to your site). Duplex dwelling on east half of site to allow for future development on west side to allow fincreased density	
3) Of the known relaxations, please elaborate on why the relaxations are requested. (A bylaw check has not ye been undertaken on this application. Further relaxations may be identified once the bylaw check is complete N/A	
4) Is there anything else we should know about your development that may assist the review of your application	n?