ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission **DATE:** November 26, 2020

DIVISION: 7 **APPLICATION**: PRDP20202803

SUBJECT: Development Item: Accessory Building & Accessory Dwelling Unit

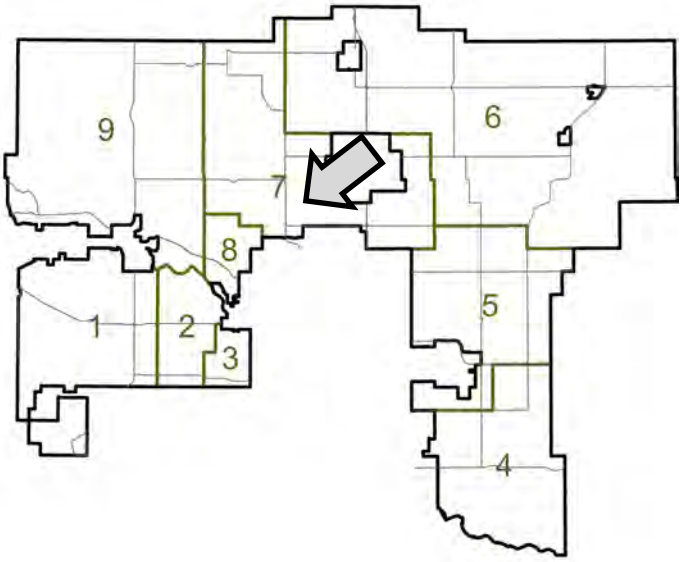
USE: Discretionary use, with Variances

APPLICATION: construction of an accessory building (oversize garage), including an accessory dwelling unit, single-lot regrading, relaxation of the maximum height requirement and relaxation of the maximum gross floor area.

GENERAL LOCATION: located approximately 0.81 km (1/2 mile) south of Big Hill Springs Rd. and 0.41 km (1/4 mile) east of Rge. Rd. 25.

LAND USE DESIGNATION: Residential, Rural District (R-RUR) under Land Use Bylaw C-8000-2020.

ADMINISTRATION RECOMMENDATION: Administration recommends Approval in accordance with Option #1.



VARIANCE SUMMARY:

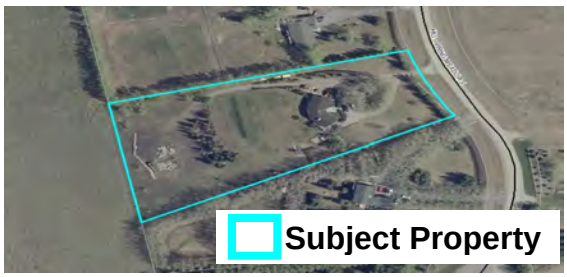
Regulation	Requirement	Proposed	Variance
122 Gross Floor Area for Accessory Dwelling Unit	150.00 sq. m (1,614.59 sq. ft.)	161.18 sq. m (1,735.00 sq. ft.)	7.45%
318 Permitted use	<190.00 sq. m (2,045.14 sq. ft.)	236.71 sq. m (2,548.00 sq. ft.)	24.58%
321 Maximum Building Height	7.00 m (22.97 ft.)	11.18 m. (36.67 ft.)	59.71%

OPTIONS:

Option #1: THAT Development Permit Application PRDP20202803 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20202803 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
Jacqueline Targett - Planning and Development Services

ROCKY VIEW COUNTY

DEVELOPMENT PERMIT REPORT

Application Date: September 16, 2020	**File:** 06632013
Application: PRDP20202803	**Applicant:** Ellergodt Design (Brent Ellergodt) / **Owner:** David & Lisa Hill
Legal Description: Lot 6, Block 1, Plan 7811527, SW-32-26-02-05	**General Location:** located approximately 0.81 km (1/2 mile) south of Big Hill Springs Rd. and 0.41 km (1/4 mile) east of Rge. Rd. 25.
Land Use Designation: Residential, Rural (RUR) under Land Use Bylaw C-8000-2020.	**Gross Area:** ± 1.61 hectares (± 4.00 acres)
File Manager: Jacqueline Targett	**Division:** 7

PROPOSAL:

The proposal is for the construction of an accessory building (oversize garage), including an accessory dwelling unit, single-lot regrading, relaxation of the maximum height requirement and relaxation of the maximum gross floor area.

The application is to construct an accessory building (garage), approximately 236.71 sq. m (2,548.00 sq. ft.) in footprint. The building will include a basement, main floor and second floor. The garage/shop will occupy the basement and main floor of the building. The garage will be used for storage of personal equipment, cars and as wood-working shop. The second floor will include the proposed accessory dwelling unit, including an exterior uncovered deck, approximately 11.89 sq. m (128.00 sq. ft.) in area. There is a proposed underground connection tunnel from the dwelling, single detached to the accessory building unit.

The parcel includes mature landscaping and has been positioned onsite to help reduce impact to neighbouring properties. The site access is off Hill Spring Meadows, through an existing approach.

Property History:

Building Permits:

- 1979-BP-7960 (Dwelling, Single Detached); No information;

Development Permits:

- No history

Planning History:

- 1978-C-194; The subject ±1.61 hectares (±4.00 acres) lot was subdivided, with the 10 similar lots of the subdivision; Approved July 14, 1979

Land Use Bylaw

Residential, Rural District

318 (Discretionary Uses)

- *Accessory Building >190.00 sq. m (2,045.14 sq. ft.)*

ROCKY VIEW COUNTY

- The proposed accessory building footprint is 236.71 sq. m (2,548.00 sq. ft.)
- **Proposed Variance: 24.58%**

- *Accessory Dwelling Unit*

320 Maximum Density:

- ***Maximum**: 2 Dwelling Units per parcel (1 Dwelling, Single Detached and 1 other Dwelling Unit)*
- **Proposed**: 2 Dwelling Units (1 Dwelling, 1 Accessory Dwelling Unit)
  - No variance required

321 Maximum Building Height:

- ***Maximum**: Accessory Buildings: 7.00 m (22.97 ft.)*
- **Proposed**: 11.18 m (36.67 ft.)
  - Total: 44.705 m (146.66 ft.) / 4
    - 9.770 m (32.05 ft.)
    - 11.025 m (36.17 ft)
    - 11.090 m (36.38 ft.)
    - 12.820 m (42.06 ft.)
  - **Proposed Variance: 59.71%**

322 Maximum Accessory Building Parcel Coverage:

- ***Maximum**: All others: 285.00 sq. m (3,067.71 sq. ft.)*
- **Proposed**: 36.71 sq. m (2,548.00 sq. ft.)
  - No variance required

323 Minimum Setbacks:

- ***Required** Front Yard: 15.00 m (49.21 ft.)*
- **Proposed**: 64.31 m (210.99 ft.)
- ***Required** Side Yard: 3.00 m (9.84 ft.)*
- **Proposed**: Well away / 9.06 m (29.72 ft.)
- ***Required** Rear Yard: 7.00 m (22.97 ft.)*
- **Proposed**: Well away
  - No variance required

Part 8 Definitions:

- *"Accessory Building" means a detached building, with or without a permanent foundation, which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory buildings include, but are not limited to, fabric covered buildings, garages, sheds, chicken coop etc. Accessory Building does not include Accessory Structure*
- *"Accessory Dwelling Unit" means a subordinate Dwelling Unit that may be located within a principal building or an accessory building. An Accessory Dwelling Unit that is external to the*

ROCKY VIEW COUNTY

principal building shall be on a permanent foundation and has a minimum gross floor area (GFA) of 37.1 sq. m (399.34 sq. ft.).

- The gross floor area of the accessory dwelling unit is 161.18 sq. m (1,735.00 sq. ft.)

Accessory Building:

173 An Accessory Building on a parcel in a Residential District shall be similar to, and complement, the Principal Building in exterior material, colour and appearance.

- The Accessory Building exterior has been designed to be cohesive with the existing dwelling, including matching ceiling slopes.

Accessory Dwelling Unit:

122 Accessory Dwelling Unit General Requirements: Where an Accessory Dwelling Unit is not located within another Dwelling Unit, it shall be considered part of the total building area of an accessory building, Accessory Dwelling Units shall:

i. Be constructed on a permanent foundation,

- The unit will be constructed on a permanent foundation;

ii. Comply with the regulations in the applicable District,

- Variances noted in report

iii. Not exceed a gross floor area of 150.00 sq. m (1,614.59 sq. ft.),

- The gross floor area of the dwelling unit is 161.18 sq. m (1,735.00 sq. ft.)
- **Proposed Variance: 7.45%**

iv. Include sleeping, sanitary, and cooking facilities

- The unit will include all primary facilities

v. Provide a minimum of one dedicated on-site parking stall, and

- The unit will include adequate parking onsite

vi. Have a distinct County address to facilitate accurate emergency response.

- A second municipal address will be added to the property. The new address for the second dwelling unit is A 153 HILL SPRING MEADOWS

123 Accessory Dwelling Unit Site Requirements: A parcel shall be limited to one Accessory Dwelling Unit, unless otherwise stated in a given District.

- One Accessory Dwelling Unit is proposed

124 Accessory Dwelling Unit Development Permit Requirements: A Development Permit application will respond to Section 122 and 123 and further set out:

i. The architectural character of the Accessory Dwelling Unit,

ii. The location and setbacks of the Accessory Dwelling Unit,

iii. Amenity space for the Accessory Dwelling Unit, and

iv. Any landscaping or screening.

- As noted throughout the report, Administration has no concerns on the proposed architectural character, location, amenity space or screening.

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Table 2 – Development Not Requiring a Permit

(t) Stripping, Grading, Excavation and Fill:

- *The placing of up to 1.00 m (3.28 ft.) of fill and topsoil adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades*
- *The excavation up to 2.00 m (6.56 ft.) adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades*
    - The development is proposing minor grade changes and the construction of two retaining walls to accommodate the building. The maximum grade change is up to **1.37 m (4.49 ft.)** to accommodate the south retaining wall.

Table 5 – Parking Minimums Use Required Parking Stalls

- **Required**: Accessory Dwelling Unit 1 additional stall
- **Proposed**: Two exterior stalls and interior parking

STATUTORY PLANS:

This property does not fall under any approved Area Structure Plan, Conceptual Scheme or Intermunicipal Development Plan. This application was assessed in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

Inspection: October 20, 2020

- No construction started at time of inspection
- Site slightly sloped; screened from adjacent properties
- No concerns

CIRCULATIONS:

<u>Building Services Review (October 29, 2020)</u>

- No concerns with ADU, subject to BP.

<u>Development Compliance Review (October 28, 2020)</u>

- Development Compliance has no comments or concerns with the attached application.

<u>Planning and Development Services - Engineering Review (October 29, 2020)</u>

General

- The review of this file is based upon the application submitted. These conditions/recommendations may be subjected to change to ensure best practices and procedures.

Geotechnical:

- The site slopes are less than 15%.
- Engineering have no requirements at this time.

ROCKY VIEW COUNTY

Transportation:

- Access to the subject lot is provided by an approach off Hill Spring Meadows.
- This is unlikely to increase traffic on local road networks. Traffic Impact Assessment is not required.
- As the proposed development is for the accessory use, Transportation off-site levy will not berequired at this time.

Sanitary/Waste Water:

- No information was provided.
- As per the submitted site plan, the proposed garage and suite building will have a sanitary service.
- At BP stage, the applicant shall confirm how the proposed development will be serviced. If it's through an existing PSTS system, the applicant shall submit an assessment confirming that the existing system is suitable and adequate to support the proposed development.

Water Supply And Waterworks:

- No information was provided.
- As per the site plan, the proposed garage and suite building will have a water service.
- At this time, the applicant shall confirm how the proposed development will be serviced.

Storm Water Management:

- Prior to issuance of the DP, the applicant will be required to provide a verification by Professional Engineer whether the addition of the proposed building conforms with the overall stormwater management strategy for the subject land or further improvements are required. Should improvements be necessary, the applicant will be required to provide an updated site specific stormwater management report, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed building;
- As a permanent condition, the applicant will be required to implement and maintain the approved stormwater management system in perpetuity.

Environmental:

- No environmental constraints are present on site.
- Engineering have no requirements at this time.

<u>Utility Services Review</u>

- No response received

<u>Operations Division Review</u>

- No response received

OPTIONS:

<u>Option #1:</u> (this would allow the proposed development)

APPROVAL, subject to the following conditions:

ROCKY VIEW COUNTY

Description:

1. That construction of the proposed accessory building, including an accessory dwelling unit may commence on the subject site, in accordance with the approved application and drawings, as prepared by Jones Brent Ellergodt Design, Dated September 30, 2020, Dwgs. A0.1, A1.0-A1.3, A2.0-A2.1; as amended, and conditions of approval including:
   - **i.** That the maximum building area (footprint) for the accessory building is **relaxed from 190.00 sq. m (2,045.14 sq. ft.) to 236.71 sq. m (2,548.00 sq. ft.);**
   - **ii.** That the maximum gross floor area for the accessory dwelling unit is **relaxed from 150.00 sq. m (1,614.59 sq. ft.) to 161.18 sq. m (1,735.00 sq. ft.);**
   - iii. That the maximum height requirement for the accessory building is relaxed from **7.00 m (22.96 ft.) to 11.18 m (36.67 ft.);**
   - iv. Grading in accordance with Dwg. A0.1 including a Grade Change **up to 1.37 m (4.49 ft.).**

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall confirm acceptance of or refusal to participate in the Voluntary Recreation Contribution for Community Recreation Funding on the form provided by the County and that the contribution, if accepted, is $800.00, calculated at $800.00 for each new residential unit.
3. That prior to issuance of this permit, the Applicant/Owner shall submit verification by a qualified professional, whether the addition of the proposed building conforms with the overall stormwater management strategy for the subject land or if further improvements are required.
   - i. Should improvements be necessary, the Applicant/Owner shall submit an updated site specific stormwater management report, prepared by a qualified professional, addressing the necessary improvements to be implemented on the subject land to support the proposed building, in accordance with County Servicing Standards.
4. That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions
   - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

5. That the proposed Accessory Building and Accessory Dwelling Unit shall not be used for commercial purposes at any time, unless otherwise approved by a Development Permit.
6. That the exterior siding and roofing materials of the Accessory Building shall be similar/ cohesive to the existing dwelling, single-detached and/or area.
7. That there shall be a minimum of one (1) parking stall maintained on site at all times dedicated to the Accessory Dwelling Unit.
8. That there shall be adequate site servicing provided for the Accessory Dwelling Unit.
9. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be seeded after building construction is complete, as part of site restoration.

ROCKY VIEW COUNTY

10. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
11. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each dwelling unit located on the subject site, to facilitate accurate emergency response.
12. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

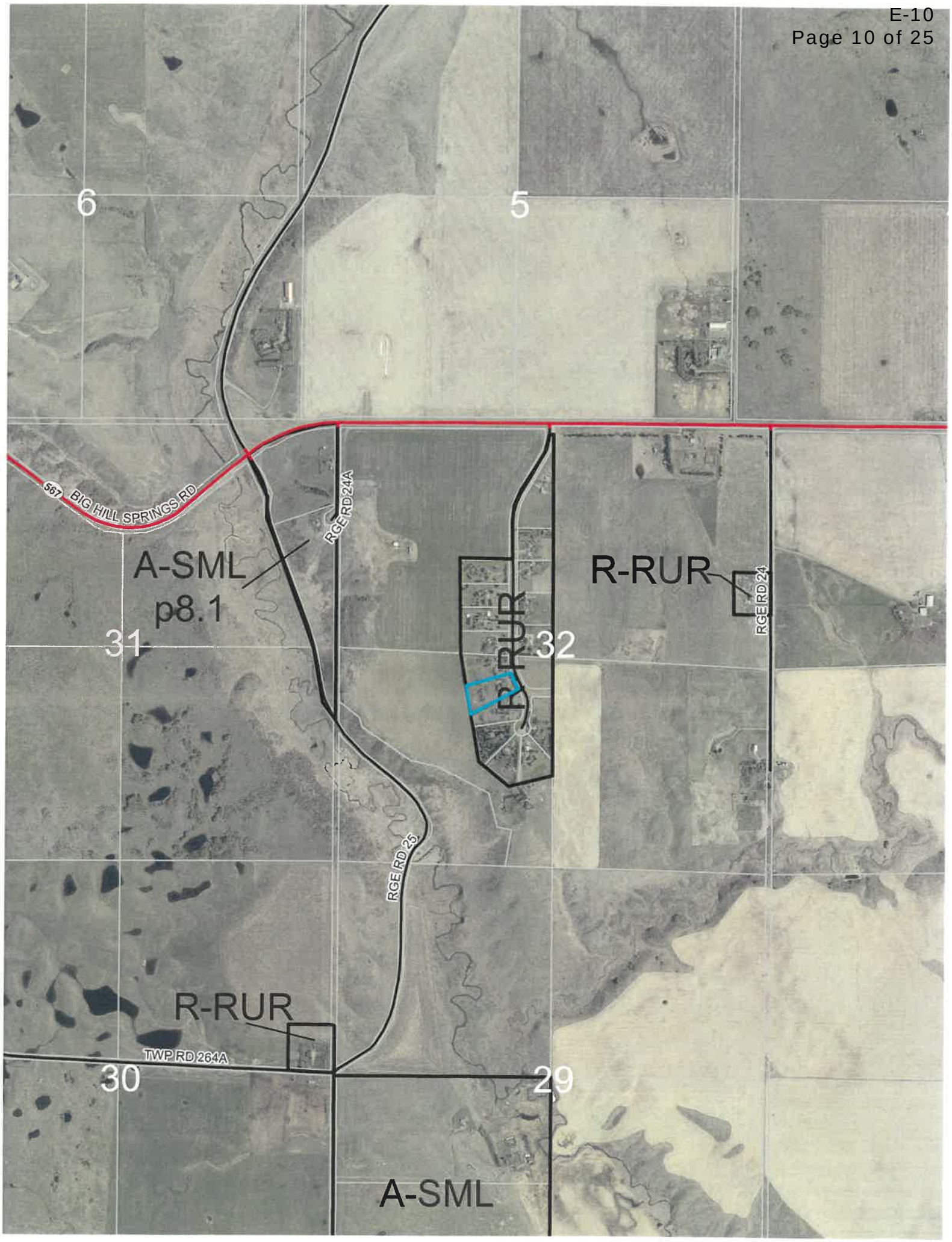
13. That the Applicant/Owner shall contact County Road Operations and submit application for approval for any new construction or installation of any driveways/approaches for the subject property, prior to commencing any work on the driveways/approaches, if required.
14. That during construction, any required temporary fencing should be erected no more than 3.00 m (9.84 ft.) from the proposed building, to help prevent disturbance of the existing trees and vegetation.
15. That during construction of the building, all construction and building materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed at an approved disposal facility.
16. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
17. That a Building Permit and sub-trade permits shall be obtained from Building Services, prior to any construction taking place, using the Accessory Dwelling Unit checklist.
18. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
19. That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
20. That if this Development Permit is not issued by **JUNE 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

<u>Option #2:</u> (this would not allow the proposed development)

REFUSAL, for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

HILL SPRING MEADOWS
3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567 BIG HILL SPRINGS RD
RGE RD 24A
A-SML
p8.1
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R-RUR
R-RUR
RGE RD 24
RGE RD 25
R-RUR
TWP RD 264A
30
29
A-SML

FOR OFFICE USE ONLY	
Fee Submitted $515.00	File Number 06632013
Date of Receipt Sept. 21	Receipt # 20202518

ROCKY VIEW COUNTY
Cultivating Communities

20202803

APPLICATION FOR A DEVELOPMENT PERMIT

Name of Applicant BRENT ELLERGODT Email [redacted]

Mailing Address [redacted]

Telephone (B) [redacted]

For Agents please supply Business/Agency/ Organization Name ELLERGODT DESIGN INC.

Registered Owner (if not applicant) DAVID & LISA HILL

Mailing Address [redacted]

Postal Code [redacted]

Telephone (B) [redacted] (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

a) All / part of the _____ ¼ Section _____ Township _____ Range _____ West of _____ Meridian

b) Being all / parts of Lot 6 Block 1 Registered Plan Number 7811527

c) Municipal Address 153 HILLSPRING MEADOWS

d) Existing Land Use Designation R-RUR Parcel Size 16185m² 4acres. Division _____

2. APPLICATION FOR

NEW GARAGE / SHOP / SUITE

3. ADDITIONAL INFORMATION

a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes _____ No X

b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? (Sour Gas facility means well, pipeline or plant) Yes _____ No X

c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No X

d) Does the site have direct access to a developed Municipal Road? Yes _____ No X

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I BRENT ELLERGODT hereby certify that _____ I am the registered owner
(Full Name in Block Capitals)

X I am authorized to act on the owner's behalf

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Affix Corporate Seal here if owner is listed as a named or numbered company

Applicant's Signature B Ellergodt

Date SEPT 20/20

Owner's Signature _____

Date Sept 18/20

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.

Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, BRENT ELLERGODT *, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.*

Signature *Date* SEPT 22/20

BRENT ELLERGODT DESIGN

September 17, 2020

Cover Letter

Development Permit Application
153 Hillspring Meadows
Airdrie, AB

To whom it may concern,
Please accept this letter as my description of the nature of the application and description of uses.

Nature of Application
The homeowners want to build a large detached garage (main floor), shop (basement) and a suite (second floor).

Uses
Large garage - main floor
Shop - basement
Suite - second floor

Please contact me if you have any questions.

Yours truly,

B. Ellergodt

E. Brent Ellergodt
Principal Designer

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0016 525 133	7811527;1;6	141 141 570

LEGAL DESCRIPTION
PLAN 7811527
BLOCK 1
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.62 HECTARES (4 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;2;26;32;SW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 111 286 970

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
141 141 570	09/06/2014	TRANSFER OF LAND	$950,000	$950,000

OWNERS

LISA HILL

AND
DAVID HILL
BOTH OF:
[redacted]
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
781 038 556	16/03/1978	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AS TO PORTION OR PLAN:7811528
781 195 247	01/12/1978	UTILITY RIGHT OF WAY GRANTEE - SEMON & LUCAS CONSTRUCTION CALGARY LTD.
801 149 521	22/09/1980	UTILITY RIGHT OF WAY GRANTEE - SEMON & LUCAS CONSTRUCTION CALGARY LTD. AS TO PORTION OR PLAN:7810320

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 17 DAY OF SEPTEMBER, 2020 AT 02:47 P.M.

ORDER NUMBER: 40130307

CUSTOMER FILE NUMBER:

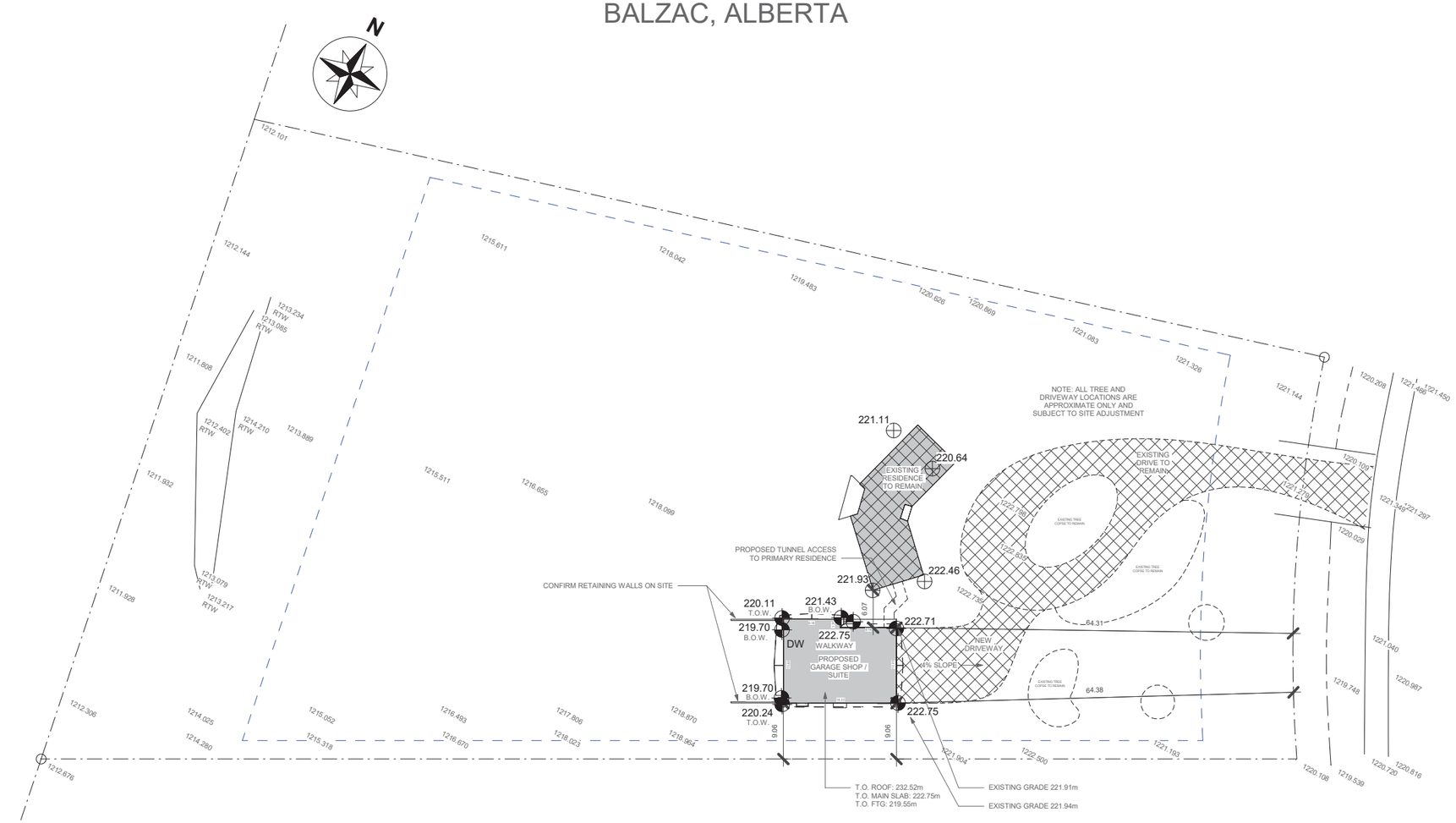
END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

HILL - CONSTRUCTION DRAWINGS

GARAGE AND SUITE BUILDING
153 HILL SPRING MEADOWS
BALZAC, ALBERTA



1 SITE PLAN
1 : 500

GENERAL SITE INFO:

LEGAL ADDRESS:	LOT 6, BLOCK 1, PLAN 7811527
MUNICIPAL ADDRESS:	153 HILL SPRING MEADOWS BALZAC, ALBERTA
ZONING:	ROCKY VIEW COUNTY

SITE COVERAGE CALCULATION:

BYLAW REQUIREMENT:

SITE AREA:	16185.44 SQ.M. (174218.59 SQ.FT.)

ACTUAL PROVIDED:

MAIN RESIDENCE:

HOUSE FOOTPRINT:	222.37 SQ.M. (2393.57 SQ.FT.)
ACCESSORY BUILDINGS:	236.72 SQ.M. (2548.00 SQ.FT.)
TOTAL ON SITE:	459.09 SQ.M. (4941.57SQ.FT.) 2.8%

DISCLAIMER:

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

SITE LEGEND:

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

BRENT ELLERGODT DESIGN
3804 31ST. SW
CALGARY, ALBERTA
OFF. 403-242-2704 CELL. 403-804-9155
brent@beginwithdesign.com
www.beginwithdesign.com

CERTIFIED RESIDENTIAL DESIGNER (ASTTBC)
RESIDENTIAL DESIGNER (AIBC)
CERTIFIED SUSTAINABLE BUILDING ADVISOR
LEED HOMES
PROFESSIONAL SITE MANAGER (PHBIA)

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GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS & DATUM POINTS PRIOR TO CONSTRUCTION OR ON SITE AND REPORT ANY DISCREPENCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS
- THIS DRAWING SUPERCEEDS PREVIOUS ISSUES, PLEASE USE THE LATEST ISSUED DRAWINGS.
- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THEY ARE APPROVED BY ELLERGODT DESIGN INC.

CLIENT & PROJECT

CLIENT:	DAVID HILL
PROJECT:	ACCESSORY BUILDING
ADDRESS:	153 HILL SPRING MEADOWS
LOT: 6 BLOCK: 1	PLAN: 7811527
JOB NO. :	-

DRAWING

STAGE:	CONSTRUCTION DRAWINGS
PUBLISHED:	2020-09-30 11:22:00 AM
DESIGNED/CHECKED BY	B. ELLERGODT
DRAWN BY	J.WILLSIE
SCALE	As indicated
PAGE SIZE	ARCH C / 24" x 18"

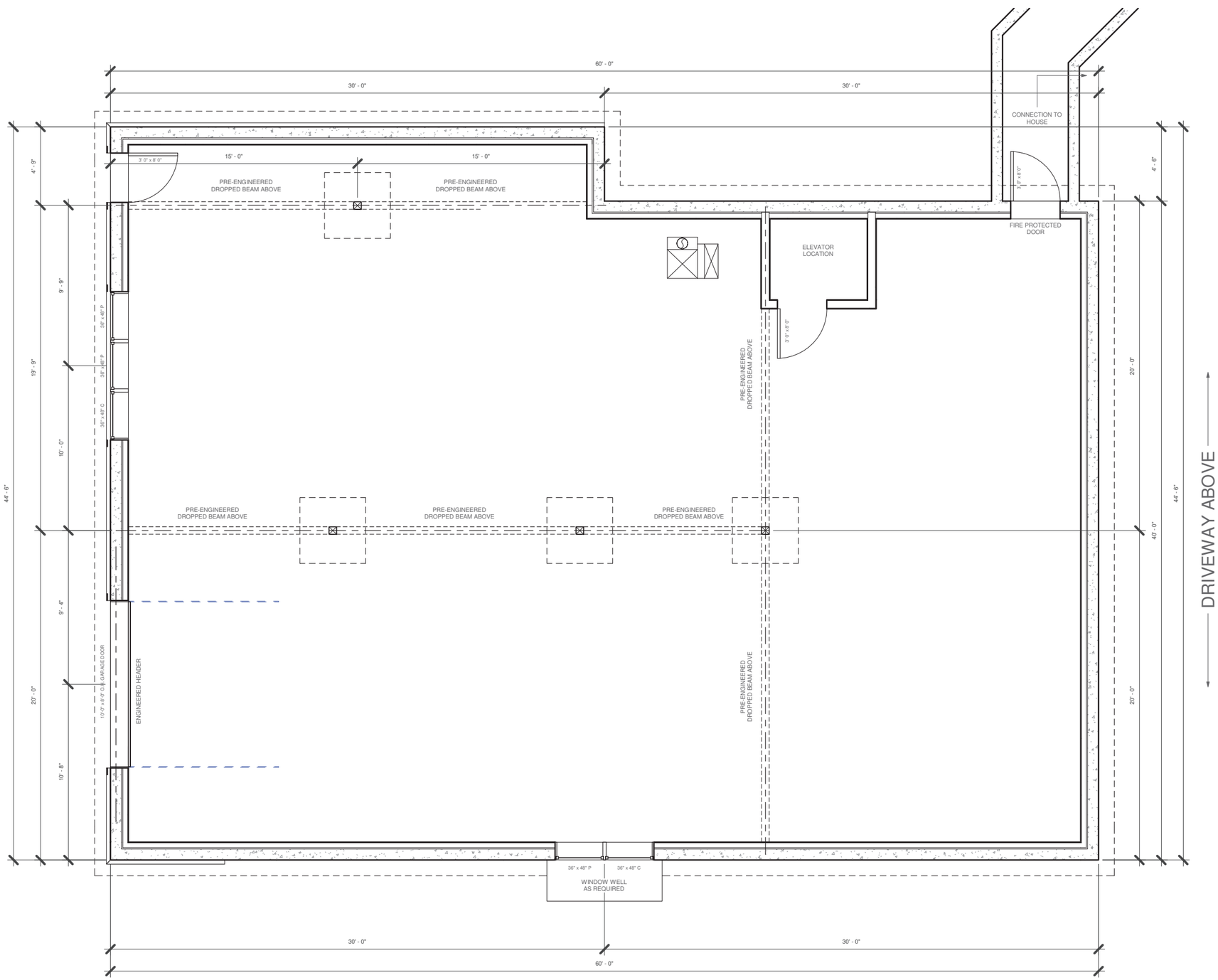
REVISIONS

DATE	COMMENTS:	BY:
07.22	Pres #3	JW
09.14	DP DRAWINGS	RZ
09.16	CONSTRUCTION DRAWINGS	RZ

SITE PLAN A0.1

SHEET LIST

SHEET NAME	PAGE #
SITE PLAN	A0.1
BASEMENT PLAN	A1.0
MAIN FLOOR PLAN	A1.1
SECOND FLOOR PLAN	A1.2
ROOF PLAN	A1.3
ELEVATIONS	A2.0
ELEVATIONS	A2.1
BUILDING SECTION	A3.0
BUILDING SECTION	A3.1
DETAILS	A4.1
ENERGY CODE	A4.2
ELECTRICAL PLANS	E1.0



1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

FLOOR AREA	
AREA	FLOOR
2535 SF	BASEMENT GARAGE
2535 SF	MAIN FLOOR GARAGE
1746 SF	SUITE

BRENT ELLERGODT DESIGN

SUITE 200, 924 17th AVE SW
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PROFESSIONAL SITE MANAGER (PHBIA)

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CLIENT:	DAVID HILL
PROJECT:	ACCESSORY BUILDING
ADDRESS:	153 HILL SPRING MEADOWS
LOT: 6 BLOCK: 1	PLAN: 7811527
JOB NO. :	-

DRAWING

STAGE:	DEVELOPMENT PERMIT
PUBLISHED:	2020-09-15 3:58:11 PM
DESIGNED/CHECKED BY	B. ELLERGODT
DRAWN BY	J.WILLSIE
SCALE	1/4" = 1'-0"
PAGE SIZE	ARCH C / 24" x 18"

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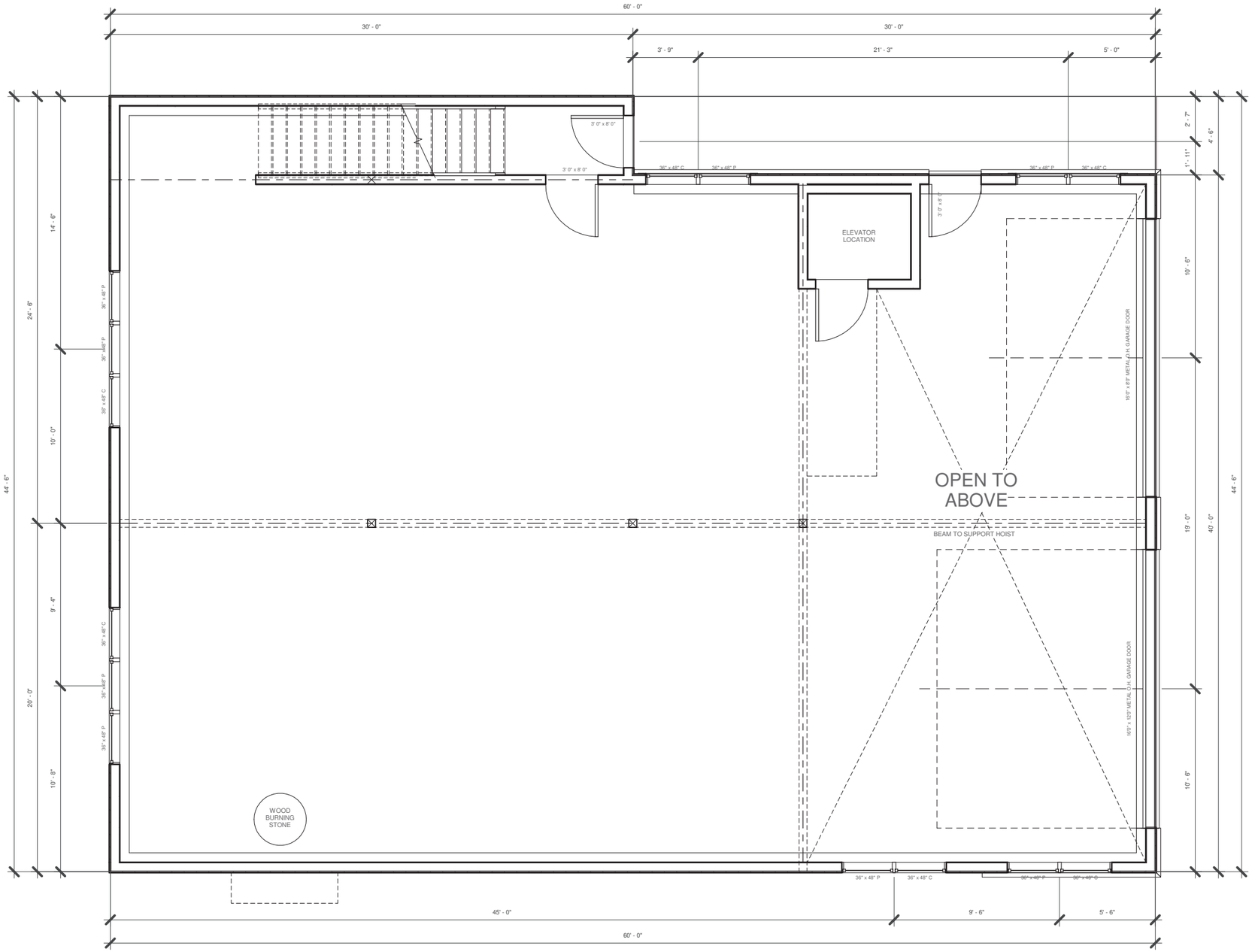
DATE	COMMENTS:	BY:
07.22	Pres #3	JW
09.14	DP DRAWINGS	RZ

BASEMENT PLAN

A1.0



1 PROPOSED MAIN FLOOR PLAN
1/4" = 1'-0"

FLOOR AREA	
AREA	FLOOR
2535 SF	BASEMENT GARAGE
2535 SF	MAIN FLOOR GARAGE
1746 SF	SUITE

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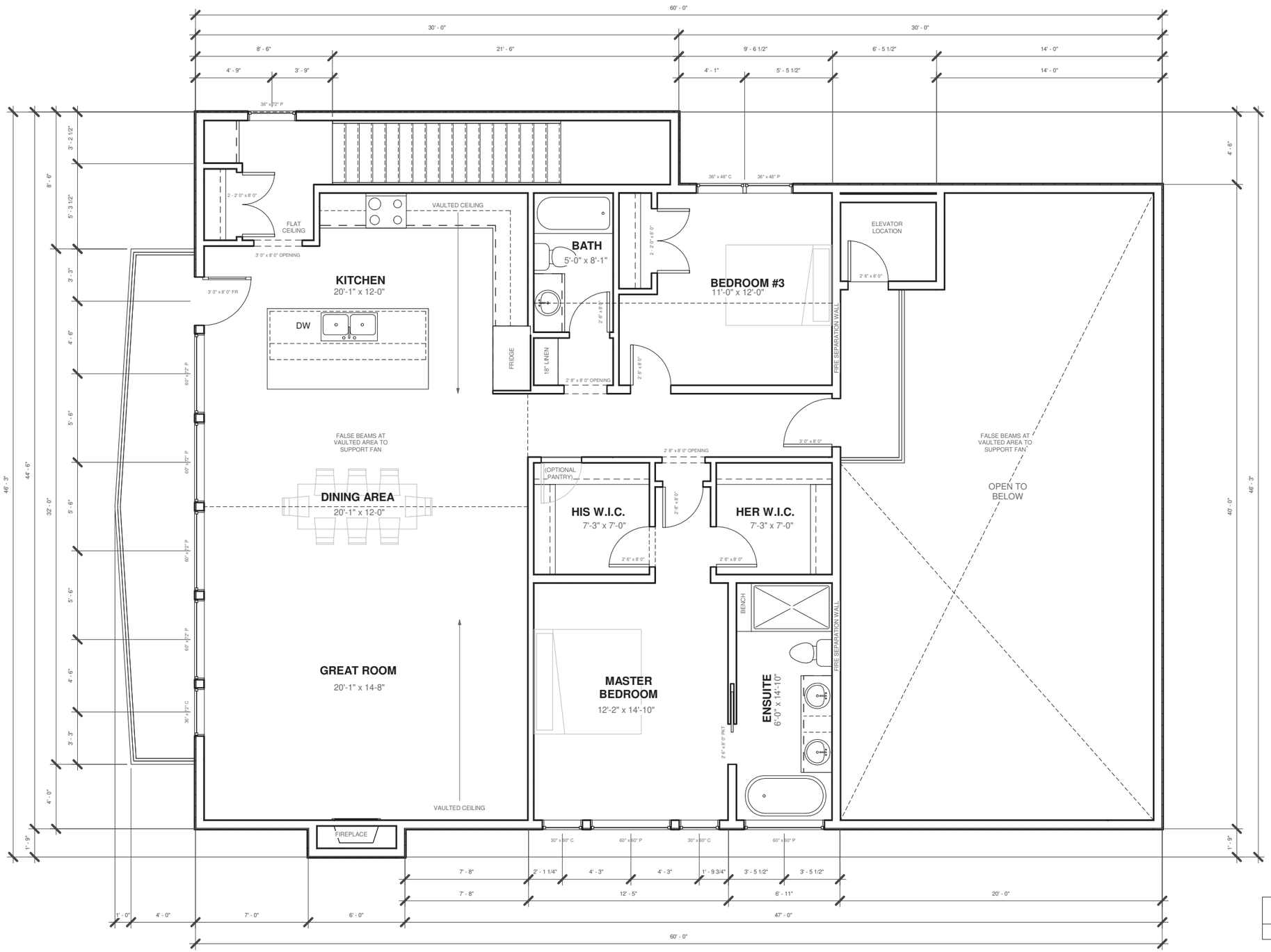
MAIN FLOOR PLAN

A1.1



1 PROPOSED UPPER FLOOR PLAN
1/4" = 1'-0"

FLOOR AREA	
AREA	FLOOR
2535 SF	BASEMENT GARAGE
2535 SF	MAIN FLOOR GARAGE
1746 SF	SUITE

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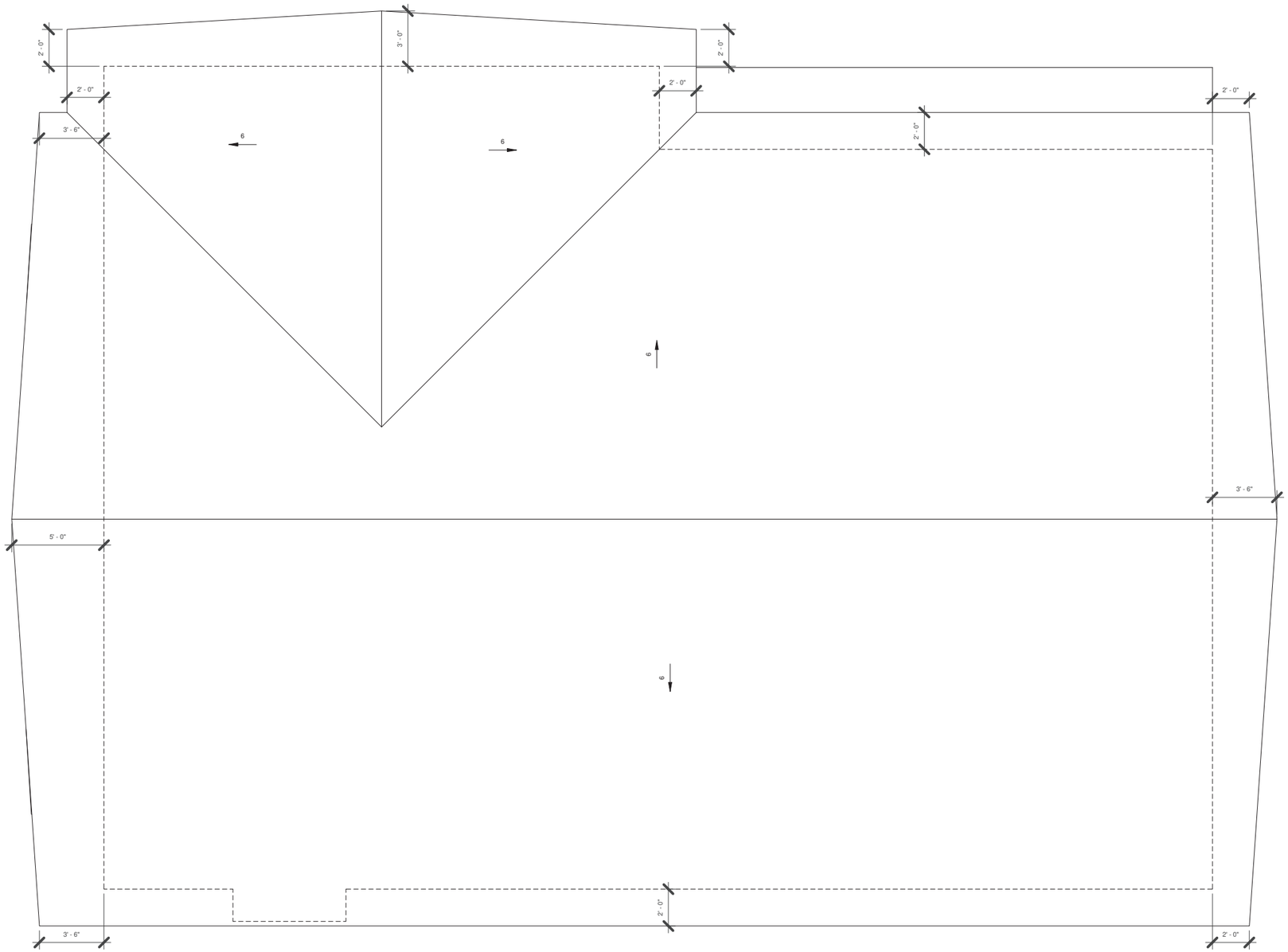
SECOND FLOOR PLAN

A1.2



1 PROPOSED MAIN ROOF PLAN
1/4" = 1'-0"

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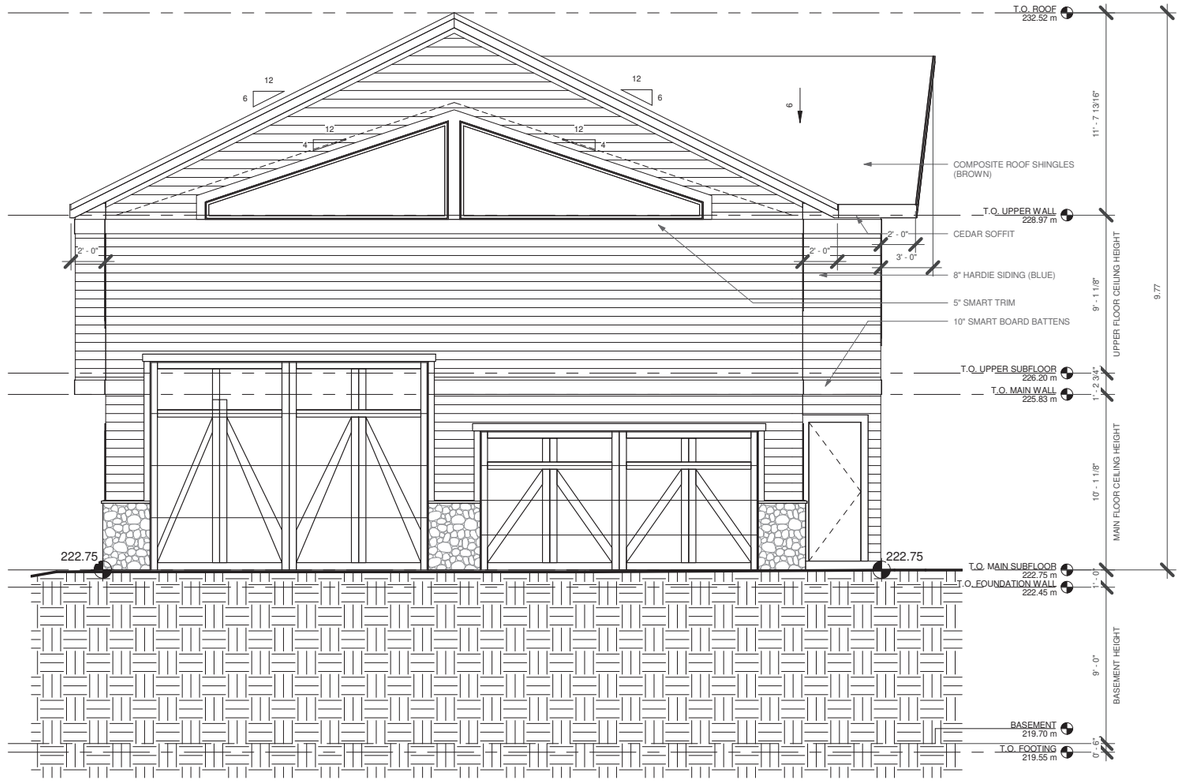
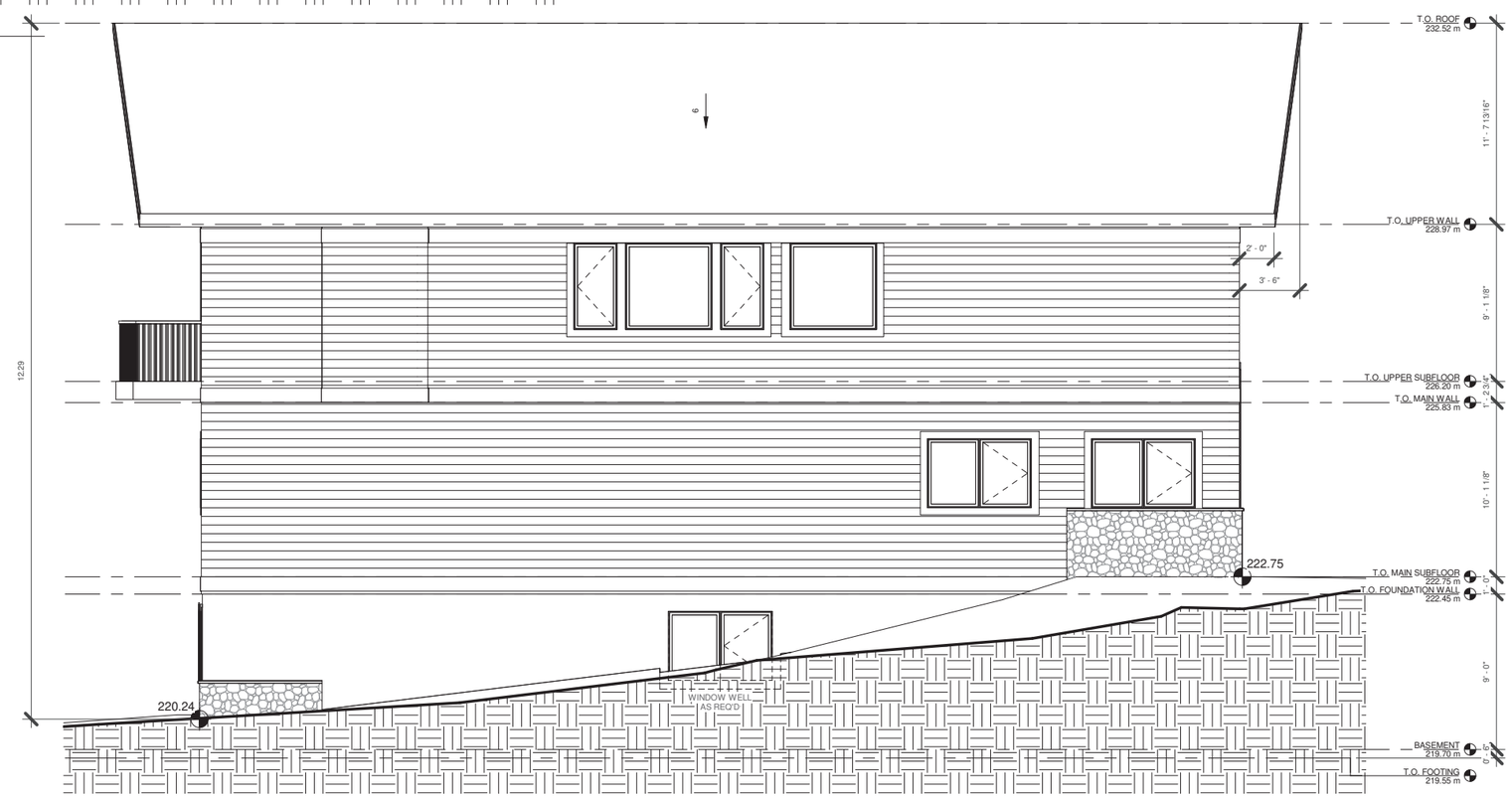
ROOF PLAN | A1.3



1 PROPOSED FRONT ELEVATION
3/16" = 1'-0"



2 PROPOSED LEFT ELEVATION
3/16" = 1'-0"

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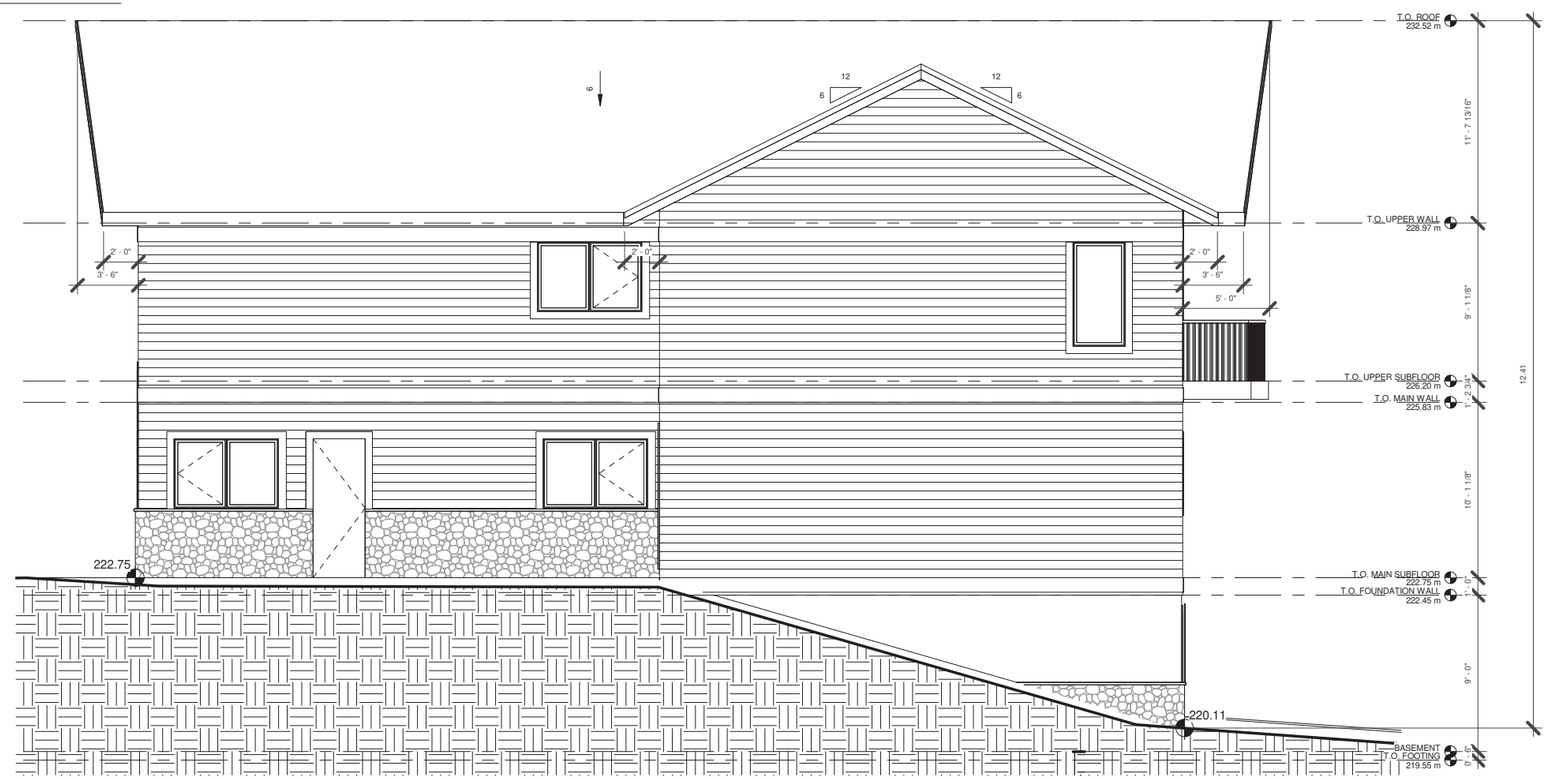
ELEVATIONS | A2.0

1 PROPOSED REAR ELEVATION
3/16" = 1'-0"



2 PROPOSED RIGHT ELEVATION
3/16" = 1'-0"

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ELEVATIONS A2.1