

MUNICIPAL ADDRESS
10412116 41 AVE SW
CALGARY ALBERTA
LEGAL DESCRIPTION
LOTS 21 & 22, 23 & 24, 25 & 26
BLOCK 21
PLAN 3550 AJ
ZONING
M-C1
GROSS FLOOR AREA
24696 SQ. FT.
FLOOR AREA RATIO
24696 SQ. FT. / 18551 SQ. FT. = 1.33%
PARCEL COVERAGE
PARCEL AREA = 1723.47 M²
BUILDING AREA = 833.46 M²
TOTAL BUILDING COVERAGE = 833.46 M²
(48.36% OF PARCEL)

DISPOSAL BIN CONTACT:
KATIE BERTRAM
BLUPLANET RECYCLING INC.
403-243-0800 EXT 1

GARAGE APRON AREA = 341.29 M²
HARD LANDSCAPING AREA = 195.33 M²
SOFT LANDSCAPING AREA = 310.92 M²
LANDSCAPED AREA = 508.25 M² OR 29.49% OF PARCEL
(REQUIRED = 348.10 M²)

GARBAGE / RECYCLING
SECTION 566 (A)
INDIVIDUAL GARBAGE CANS TO BE STORED BY GARAGE AND PICKED UP AT LANE
SECTION 567
INDIVIDUAL RECYCLING CANS TO BE STORED BY GARAGE AND PICKED UP AT LANE

PARKING
SECTION 558 (1) (2)
TOTAL REQUIRED PARKING STALLS = 0.625 x 8 = 5
THIS SITE IS WITH IN 600 METERS OF AN LRT STATION
THEREFORE A 25% PARKING REDUCTION IS AVAILABLE. (5 STALLS X 25% REDUCTION = 3.75 STALLS)
TOTAL PROVIDED PARKING STALLS = 4
TOTAL REQUIRED VISITOR PARKING STALLS = 0
TOTAL PROVIDED VISITOR PARKING STALLS = 0

SECTION 559 (a)
TOTAL REQUIRED BICYCLE STALLS = 8
TOTAL PROVIDED BICYCLE STALLS = 8 BICYCLE LOCKER STALLS
LOT AREA = 1723.47 M²

ITEMS NOT INCLUDED IN LANDSCAPE CALCULATION (BYLAW 551(1))
GARAGE APRON AREA = 341.29 M²
TOTAL AREA = 341.29 M²
LANDSCAPE CALCULATION
EQUATION 1: 1723.47 M² X 40% = 689.39 M²
EQUATION 2: 689.39 M² - 341.29 M² = 348.10 M² (REQUIRED LANDSCAPING)
LANDSCAPING REQUIREMENTS:
BYLAW 551

SUBSECTION (3)
REQUIRED:
THE MAXIMUM HARD SURFACED LANDSCAPE AREA IS:
(B) 40% OF THE REQUIRED LANDSCAPED AREA
EQUATION 4: 348.10 M² X 40% = 139.24 M²
THEREFORE, THE MAXIMUM HARD SURFACE IS 139.24 M²
PROVIDED HARD LANDSCAPING: 195.33 - 59.11%
BYLAW 552

SUBSECTION (4)
A MINIMUM OF 1.0 TREES AND 2.0 SHRUBS MUST BE PLANTED FOR EVERY 45 M² OF LANDSCAPED AREA PROVIDED
EQUATION 1: 508.25 M² / 45 M² = 11.29 TREES, 22.58 SHRUBS REQUIRED
PROVIDED: 19 TREES, 31 SHRUBS

SUBSECTION (5)
REQUIRED:
A MINIMUM OF 25% OF ALL TREES MUST BE CONIFEROUS
REQUIRED: 12 TREES, 3 CONIFEROUS (25%)
PROVIDED: 4 CONIFEROUS TREES; 15 DECIDUOUS TREES
PROVIDED LANDSCAPING
PROVIDED SOFT LANDSCAPING: 177.92 M²
PROVIDED MULCH LANDSCAPING: 135.0 M²
TOTAL SOFT LANDSCAPING: 310.92 M²
PROVIDED HARD LANDSCAPING: 195.33 M²
TOTAL LANDSCAPING PROVIDED: 508.25 M² = 112.38% OF REQUIRED LANDSCAPING

NOTES:
1. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED TO SOD, TREE AND SHRUB LOCATIONS
2. MINIMUM TOP SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND TREES AND 300MM IN SODDED AREAS
3. SODDED AREAS TO BE PLANTED WITH DROUGHT TOLERANT SPECIES
4. AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREE (SPRUCE T-32044740, TO BE RETAINED) DURING EXCAVATION/WALKWAY INSTALLATION. PRIOR TO CONSTRUCTION, CONTACT URBAN FORESTRY AT #11 AND ASK TO SPEAK TO AN URBAN FORESTRY TECHNICIAN. URBAN FORESTRY TRAVELERS MINIMUM TWO BUSINESS DAYS PRIOR TO MEETING ON-SITE.

CONIFEROUS TREES					
LOWER WATER	QTY	REF	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	4	A	PICEA PUNGENS 'FASTIGATA'	COLUMNAR BLUE SPRUCE	3.0M HT

DECIDUOUS TREES					
LOWER WATER	QTY	REF	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	15	B	SORBUS AUCUPARIA FASTIGATA	PYRAMIDAL MOUNTAIN ASH	65mm CAL

DECIDUOUS SHRUBS					
LOWER WATER	QTY	REF	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	31	C	CORNUS ALBA BAIHALD'	IVOR HALD DOGWOOD	MIN. 600 SPR

EXISTING LANDSCAPING						
DISPOSITION	REF	VARIETY	CAL (M)	CAN (M)	HT (M)	LOCATION
REMOVE	T1-T2	Coniferous Tree	0.60	10.00	20.00	IN CITY PROPERTY
REMOVE	T3	Bush	—	2.50	2.00	IN CITY PROPERTY
REMOVE	T4	Bush	—	2.50	2.00	IN CITY PROPERTY
REMOVE	T5-T6	Coniferous Tree	0.30	1.00	6.00	IN PROPERTY
REMOVE	T7	Bush	—	1.50	2.00	IN PROPERTY
REMOVE	T8	Coniferous Tree	0.10	5.00	6.00	IN PROPERTY
REMOVE	T9	Deciduous Tree	0.10	4.00	5.00	IN PROPERTY
REMOVE	T10	Bush	—	1.00	1.00	IN PROPERTY
REMOVE	T11	Deciduous Tree	0.50	10.00	7.00	IN PROPERTY
REMOVE	T12	Deciduous Tree	1.00	5.00	7.00	IN PROPERTY
REMOVE	T13	Bush	—	2.00	1.00	IN PROPERTY
REMOVE	T14	Bush	—	5.00	6.00	IN PROPERTY
REMOVE	T15	Bush	—	3.00	3.00	IN PROPERTY
REMOVE	T16	Bush	—	3.00	4.00	IN PROPERTY
REMOVE	T17	Deciduous Tree	0.30	4.00	5.00	IN PROPERTY
REMOVE	T18	Coniferous Tree	0.30	4.00	6.00	IN PROPERTY
REMOVE	T19	Deciduous Tree	0.30	3.00	6.00	IN PROPERTY
REMOVE	T20	Tree Line	0.15	4.00	5.00	IN PROPERTY



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ADDRESS:
104 41 AVE SW
CALGARY, AB

DWG. TITLE:
SITE PLAN/ LANDSCAPE PLAN
& STREET SCAPE

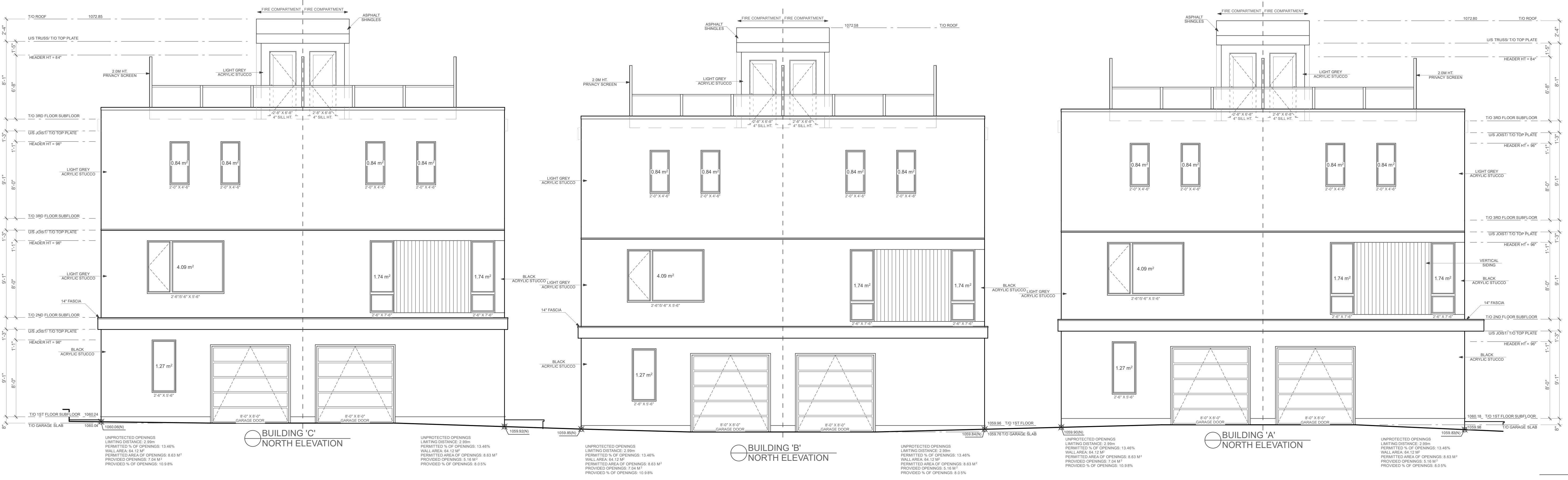
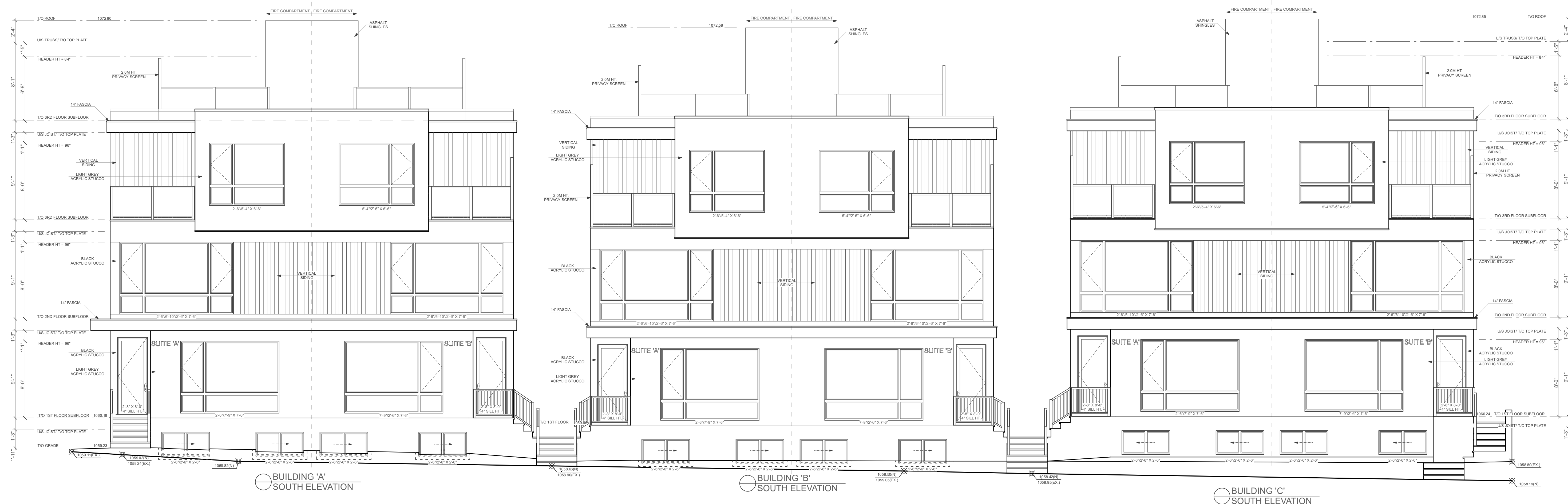
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SCALE:
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DATE:
OCT 17, 2025

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AD

SHEET NO.:
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 SCALE: 3/16" = 1'-0"
 DATE: OCT 17, 2025

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 SHEET NO.: 2

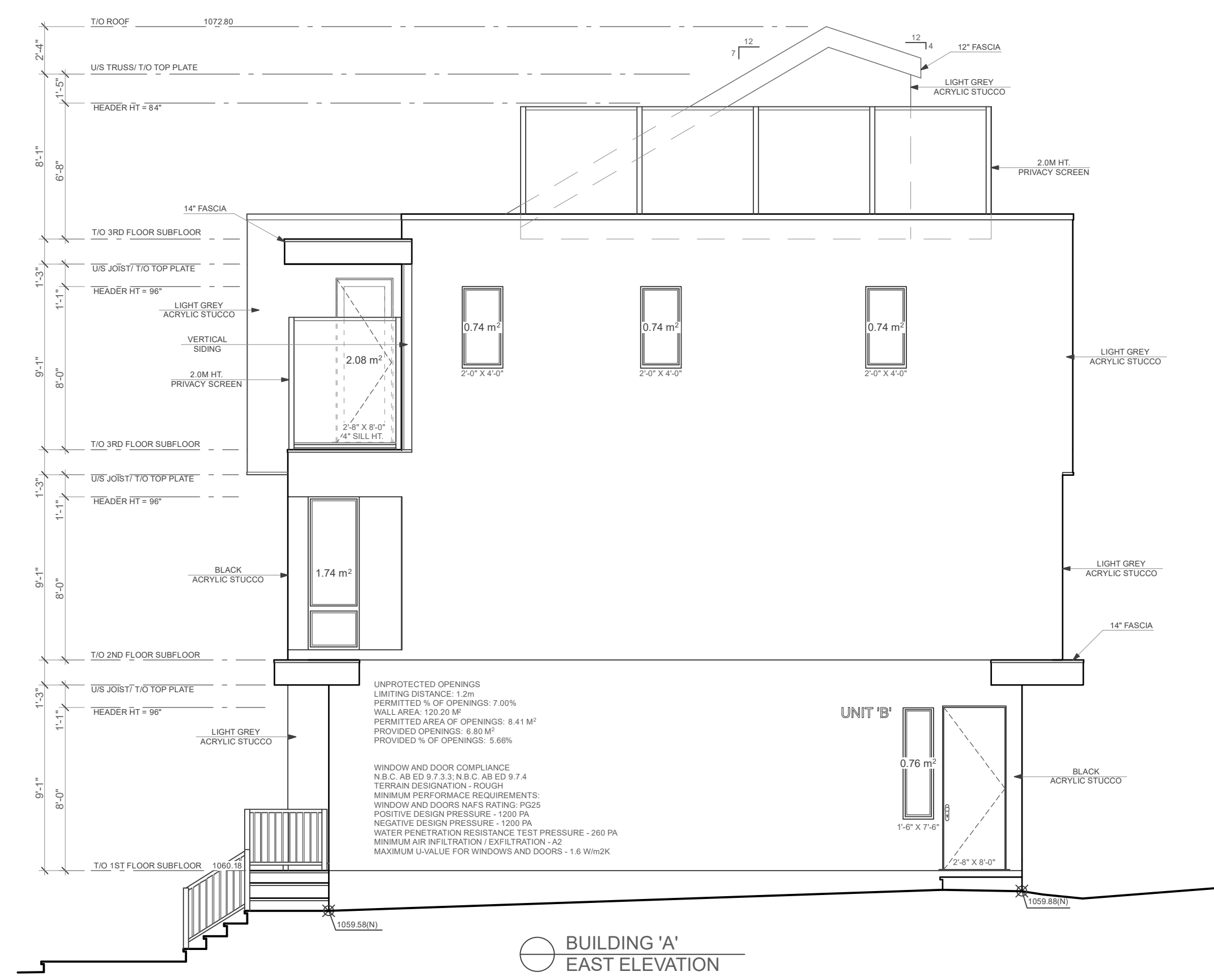
MARCEL
 DESIGN STUDIO LTD.
 OFFICE: 403.880.6065



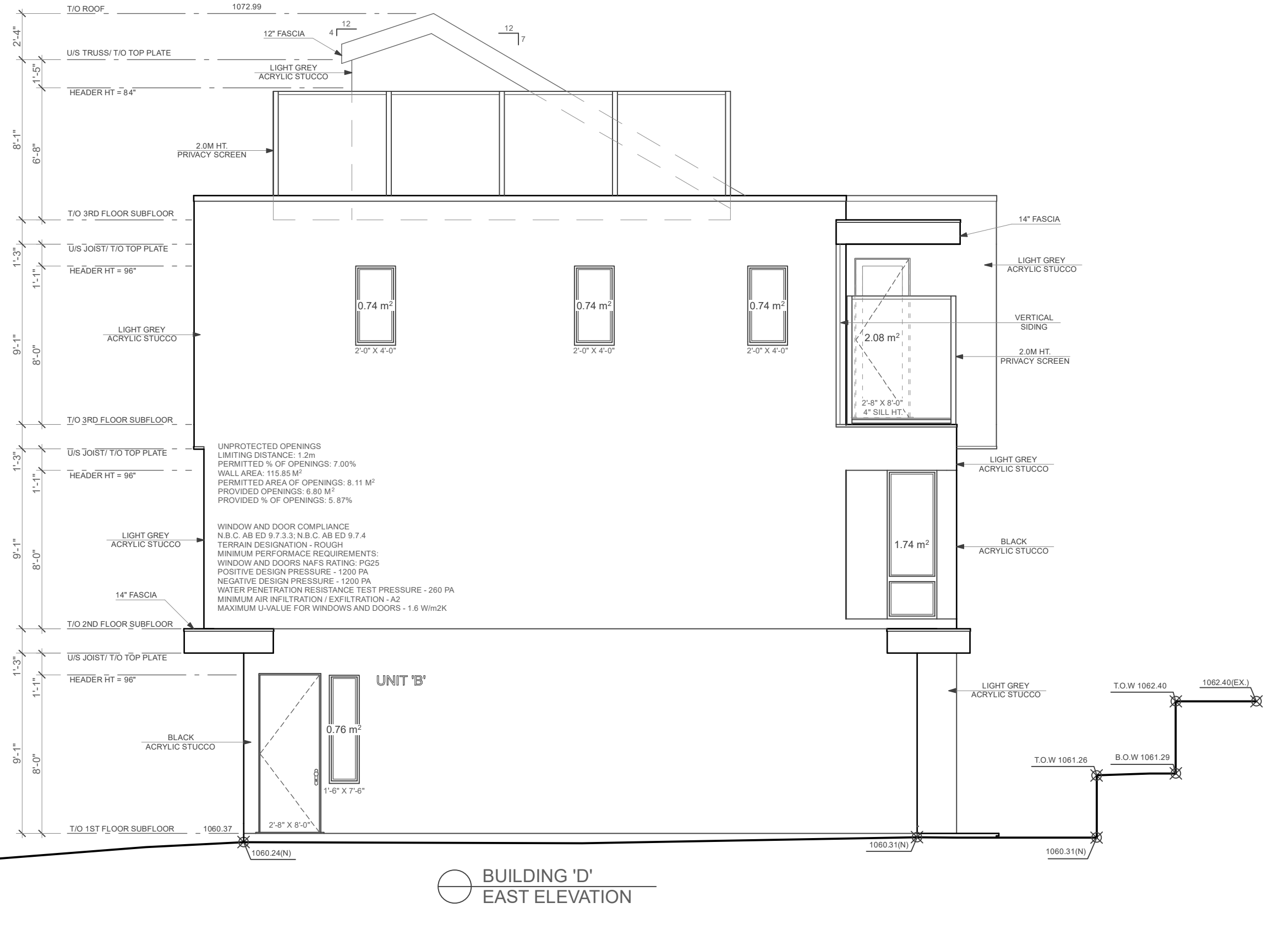
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WEST ELEVATION



BUILDING 'A'
WEST ELEVATION



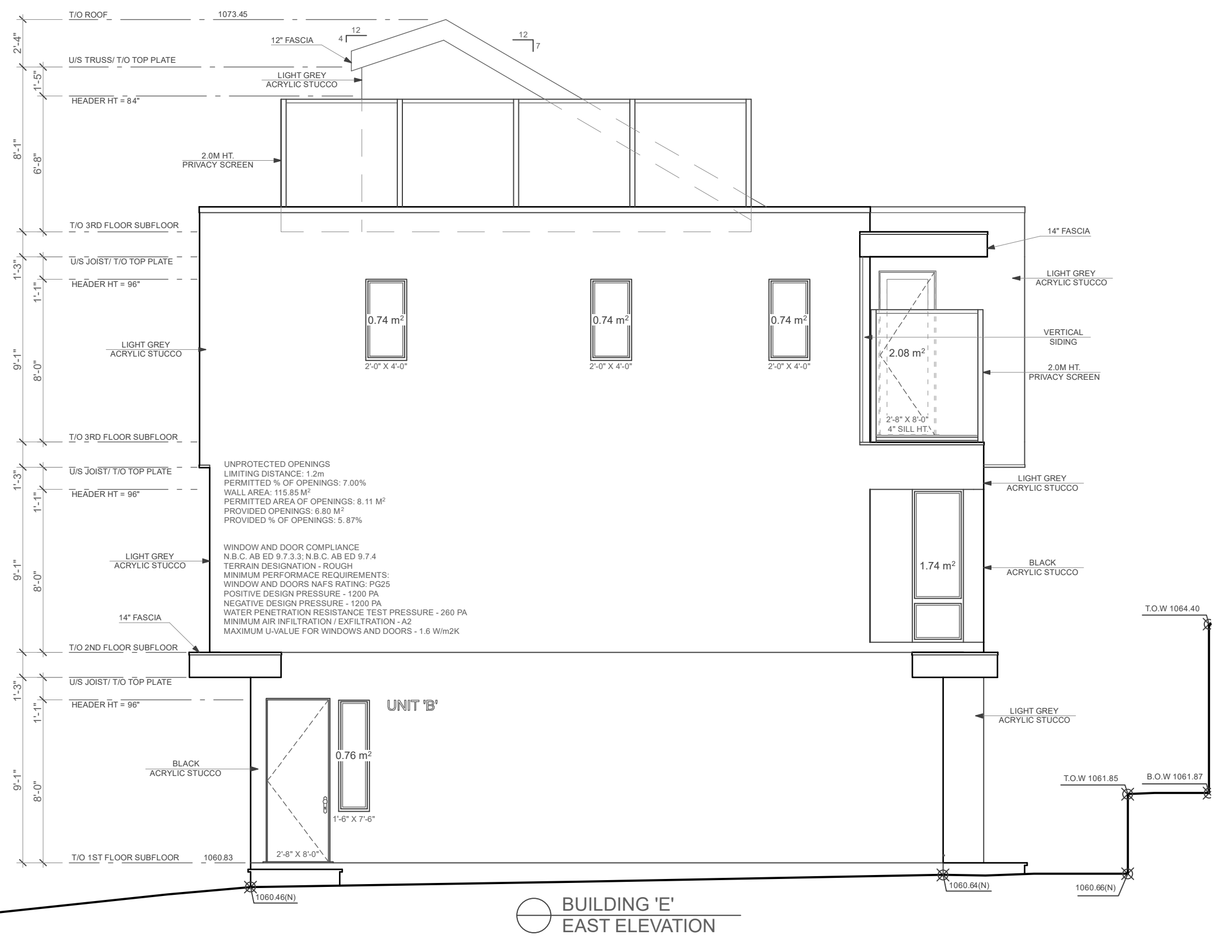
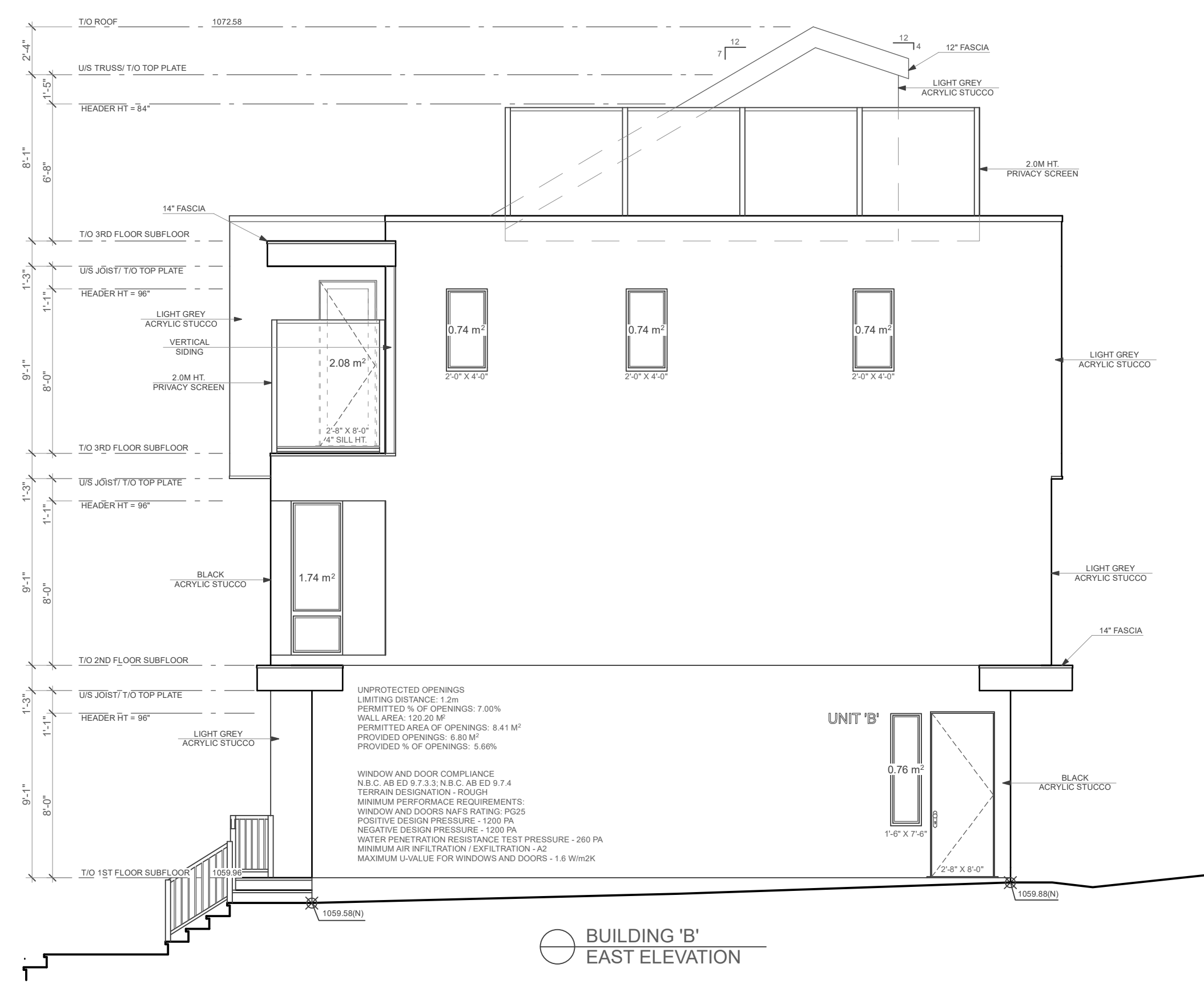
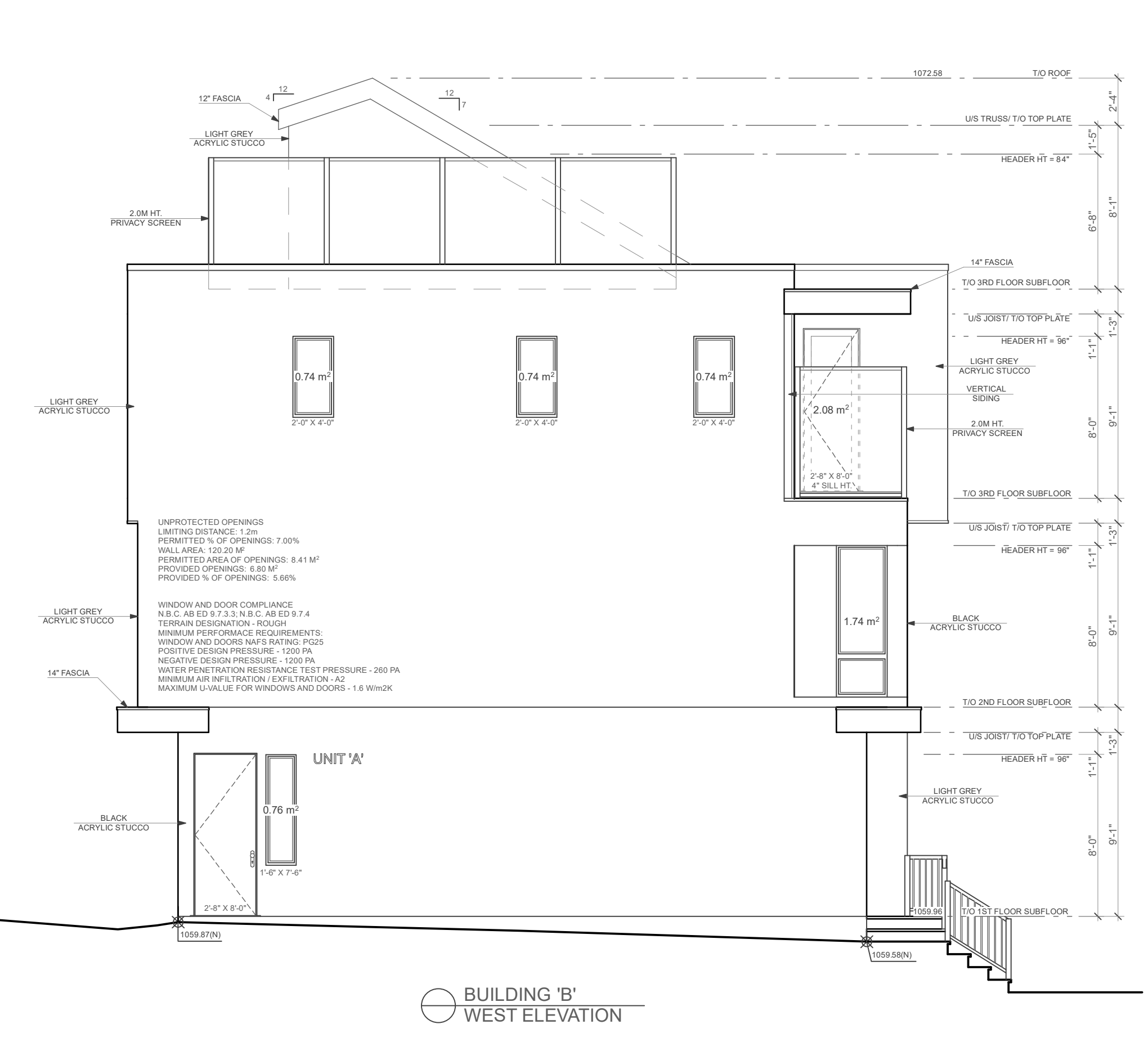
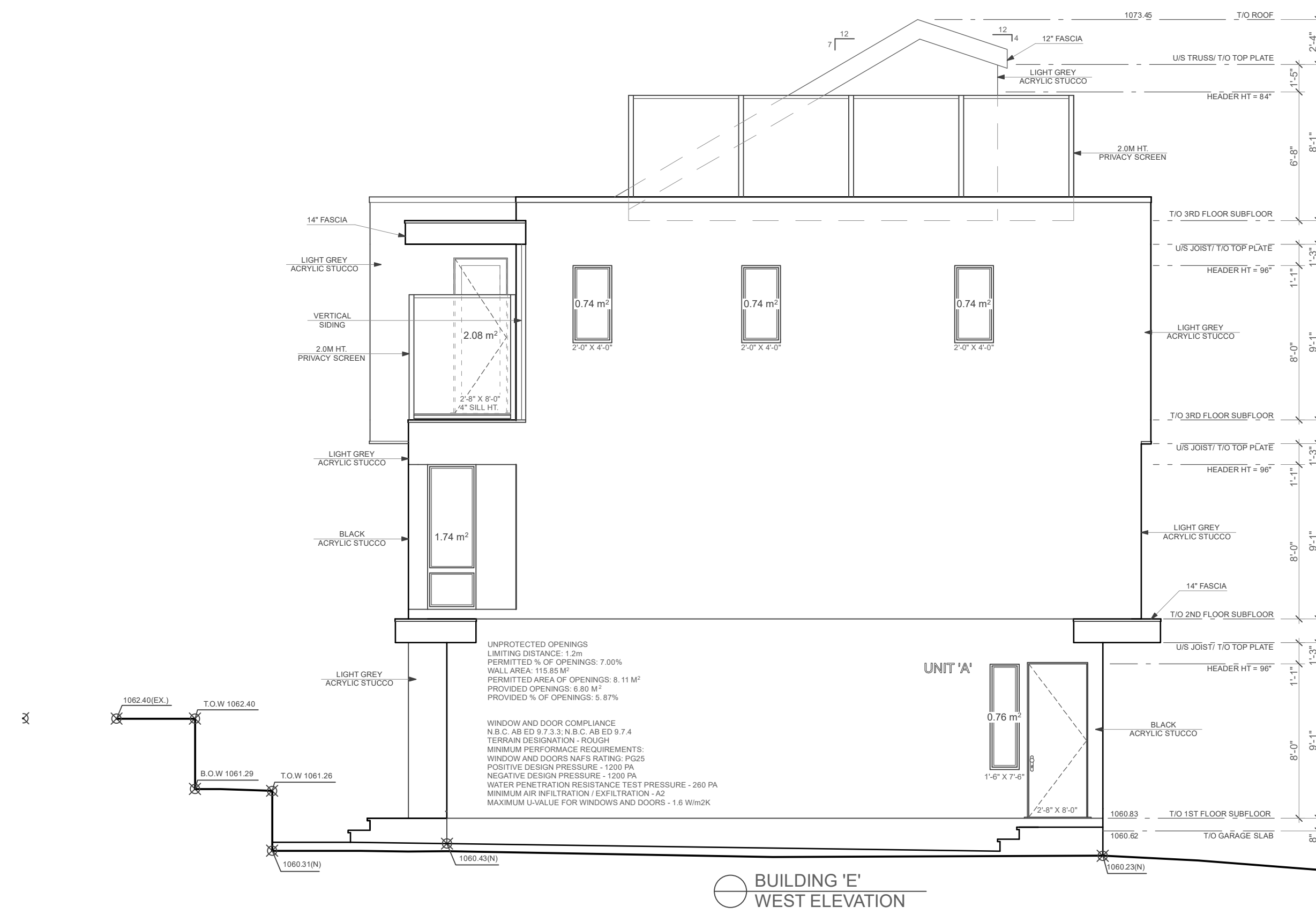
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EAST ELEVATION



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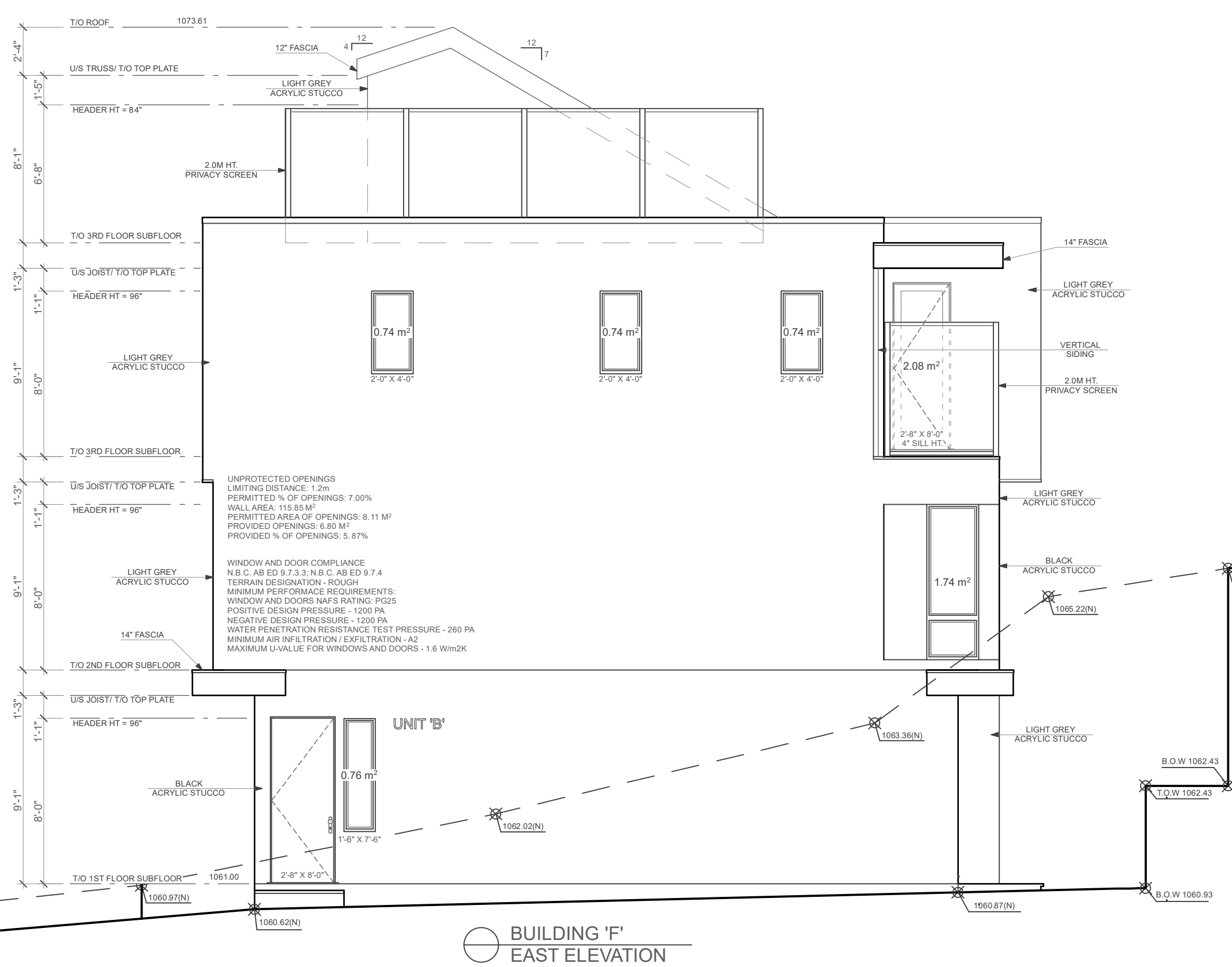
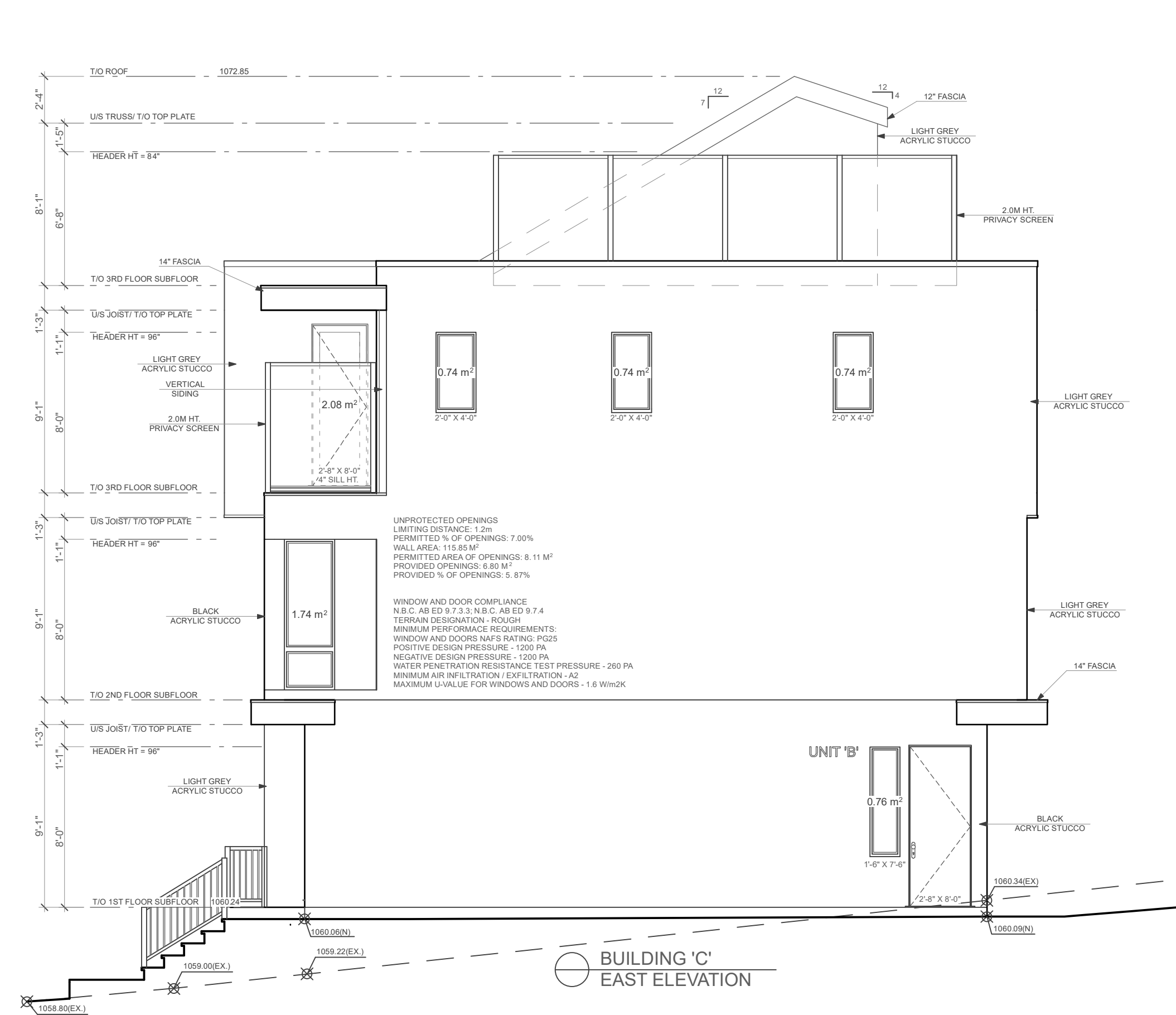
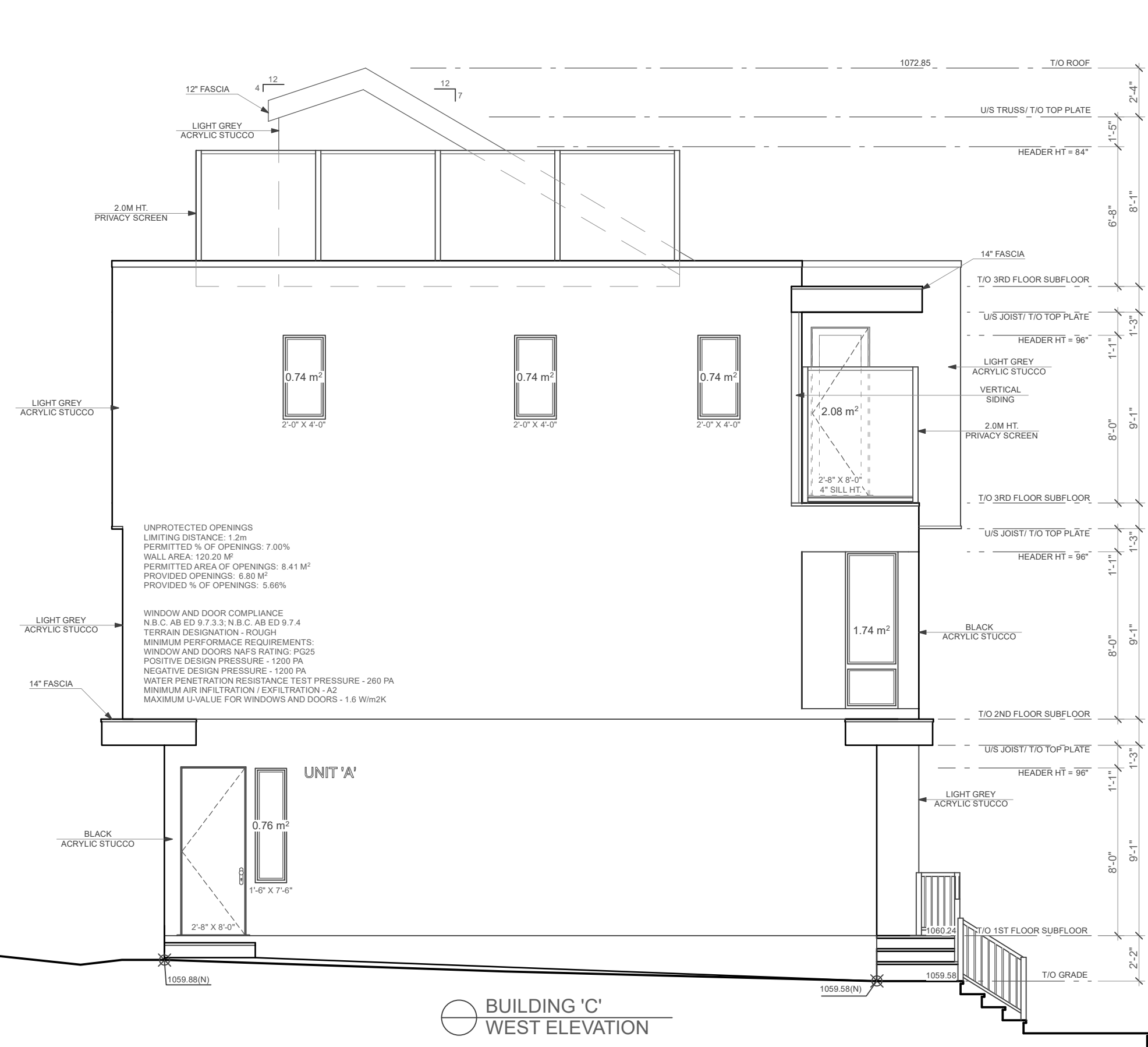
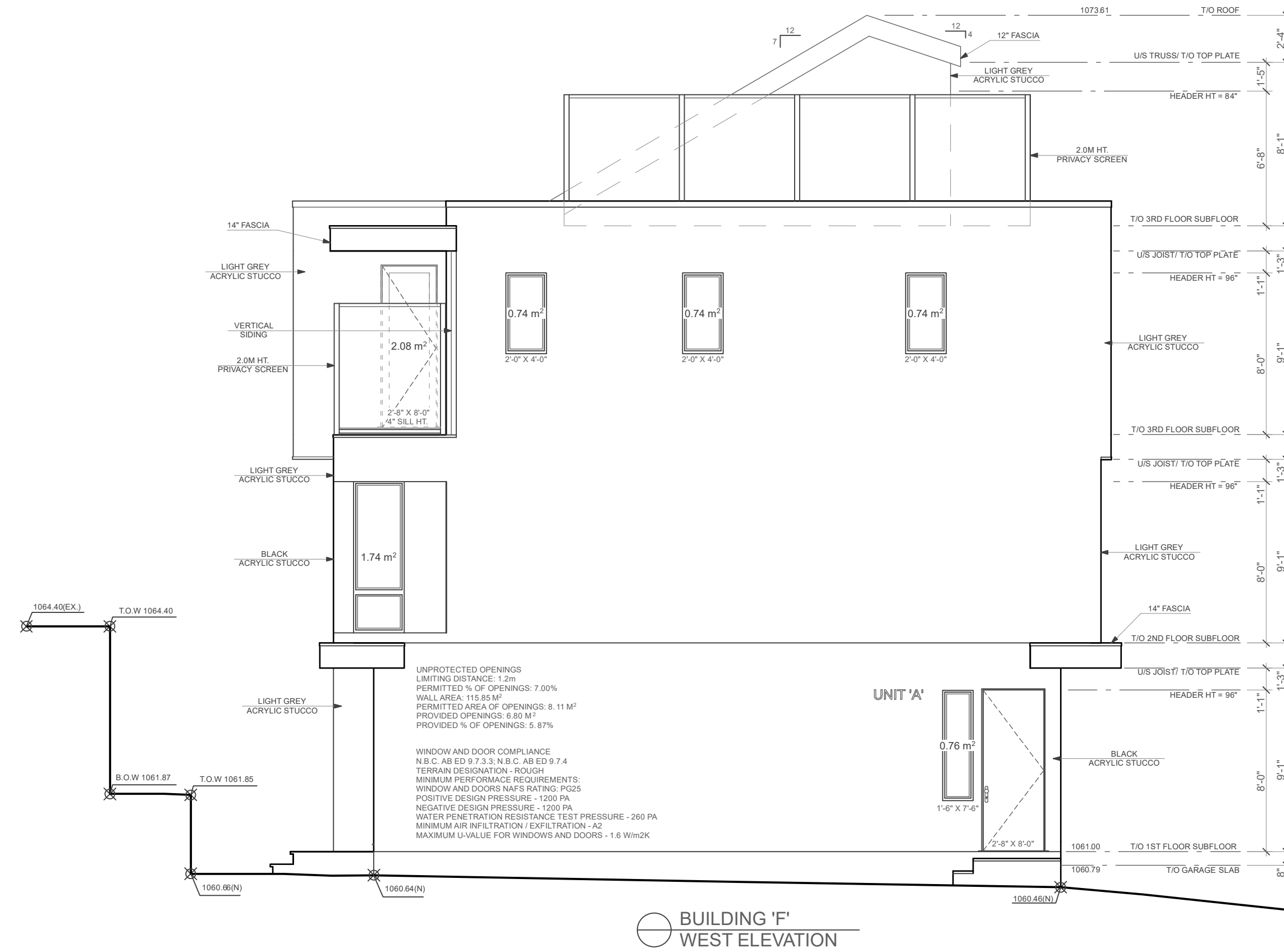
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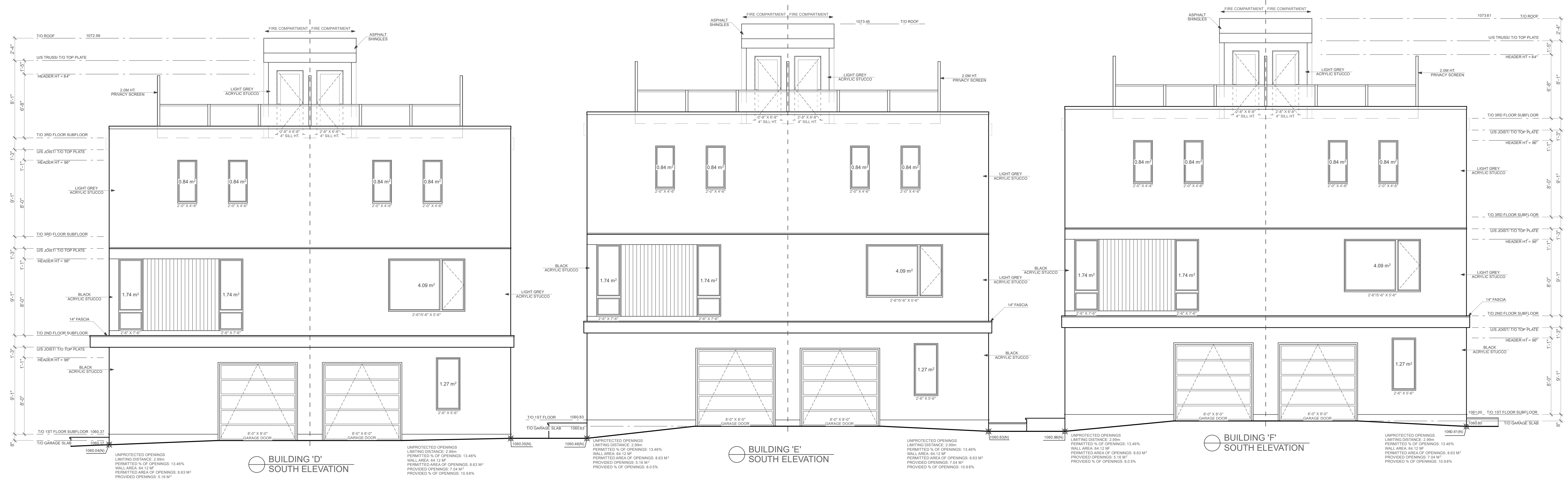
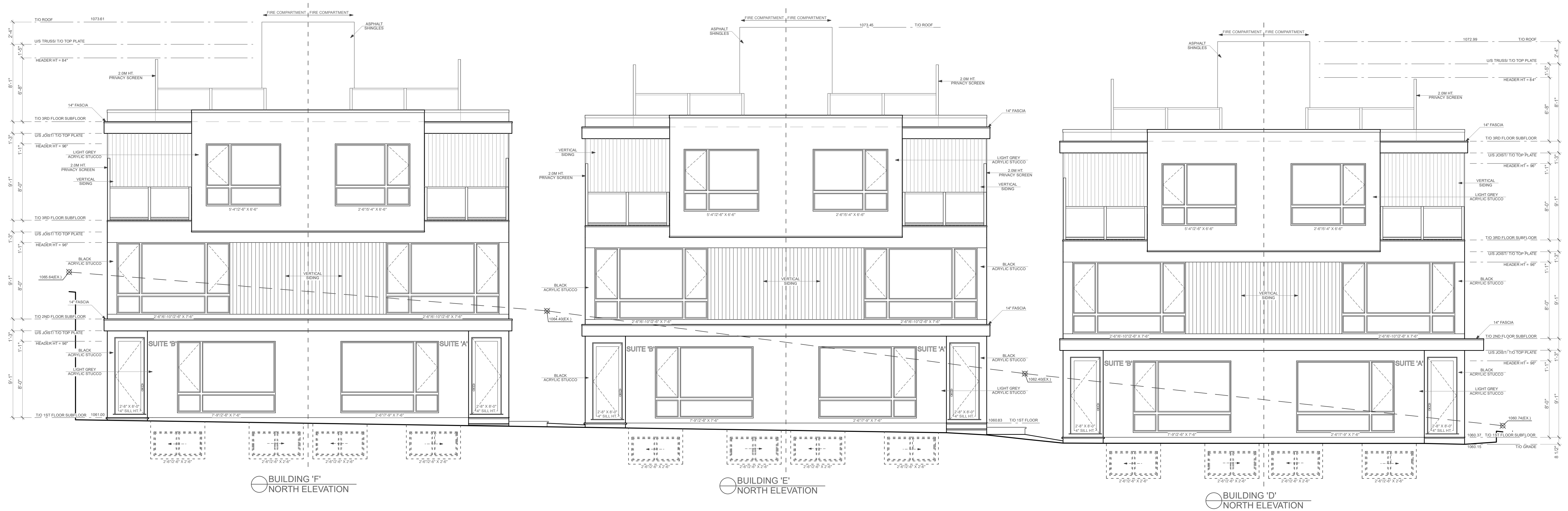
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