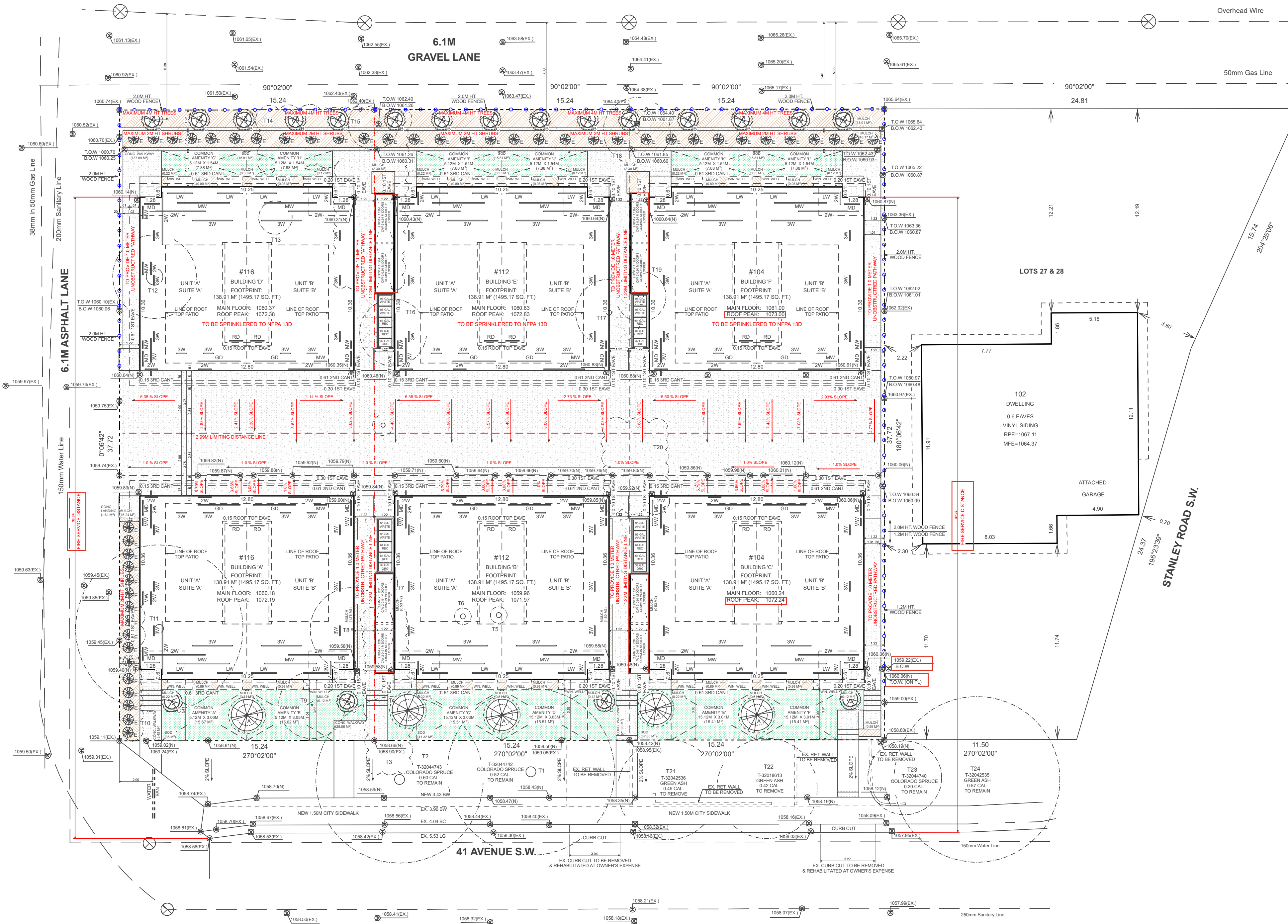


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MUNICIPAL ADDRESS
1041216 41 AVE SW
CALGARY ALBERTA
LEGAL DESCRIPTION
LOTS 21 & 22, 23 & 24, 25 & 26
BLOCK 21
PLAN 3550 AJ

SITE PLAN
SCALE: 1:150

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

GROSS FLOOR AREA
M-C-1
24696 SQ. FT.
FLOOR AREA RATIO
24696 SQ. FT / 18551 SQ. FT = 1.33%
PARCEL COVERAGE
SECTION 567
BUILDING AREA = 1723.47 M²
BICYCLE LOCKERS AREA = 26.56 M²
TOTAL BUILDING COVERAGE = 869.02 M²
(46.90% OF PARCEL)

GARAGE APRON AREA = 341.29 M²
HARD LANDSCAPING AREA = 193.71 M²
SOFT LANDSCAPING AREA = 297.04 M²
LANDSCAPED AREA = 490.75 M² OR 28.47% 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 (BY LAW 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: 193.71 M²
BYLAW 552

SUBSECTION (2)
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: 24 TREES, 36 SHRUBS

SUBSECTION (3)
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 SOD LANDSCAPING: 161.61 M²
PROVIDED MULCH LANDSCAPING: 135.43 M²
TOTAL SOFT LANDSCAPING: 297.04 M²
PROVIDED HARD LANDSCAPING: 193.71 M²
TOTAL LANDSCAPING PROVIDED: 490.75 M² = 112.38% OF REQUIRED LANDSCAPING

NOTES:
1. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED TO SO, TREE AND SHRUB LOCATIONS
2. MINIMUM TOP SOIL DEPTH OF 800MM 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 DURING EXCAVATION OF AND THE INSTALLATION OF THE PROPOSED WALKWAYS WITH A CONFIRMED MEETING. PRIOR TO CONSTRUCTION, CONTACT URBAN FORESTRY AT 311 AND ASK TO SPEAK TO AN URBAN FORESTRY TECHNICIAN. URBAN FORESTRY REQUIRES MINIMUM TWO BUSINESS DAYS' NOTICE PRIOR TO MEETING ON-SITE.

AMENDED DRAWINGS
DP No
DP2025-05971
Date Received
MAR 18 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

ADDRESS:

104 41 AVE SW
CALGARY, AB

DWG. TITLE:

SITE PLAN/ LANDSCAPE PLAN & STREET SCAPE

REVISIONS:

SCALE:

1:150

DATE:

MAR 18, 2025

DRAWN BY:

AD

SHEET NO.:

1



LOWER WATER	CITY REF	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	5 A	PICCIA PUNGENS 'FASTIGIATA'	COLUMNAR BLUE SPRUCE	3.0M HT

LOWER WATER	CITY REF	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	10 B	CARAGANA ARBORESCENS	WEEPING CARAGANA	60mm CAL
YES	5 C	CARAGANA ARBORESCENS	WEEPING CARAGANA	75mm CAL
YES	4 D	CARAGANA ARBORESCENS	DAKOTA PINNACLE BIRCH	75mm CAL

LOWER WATER	CITY REF	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	4 E	CORNUS ALBA BAUHALD'	WOR HALD DOGWOOD	MIN. 600 SPR

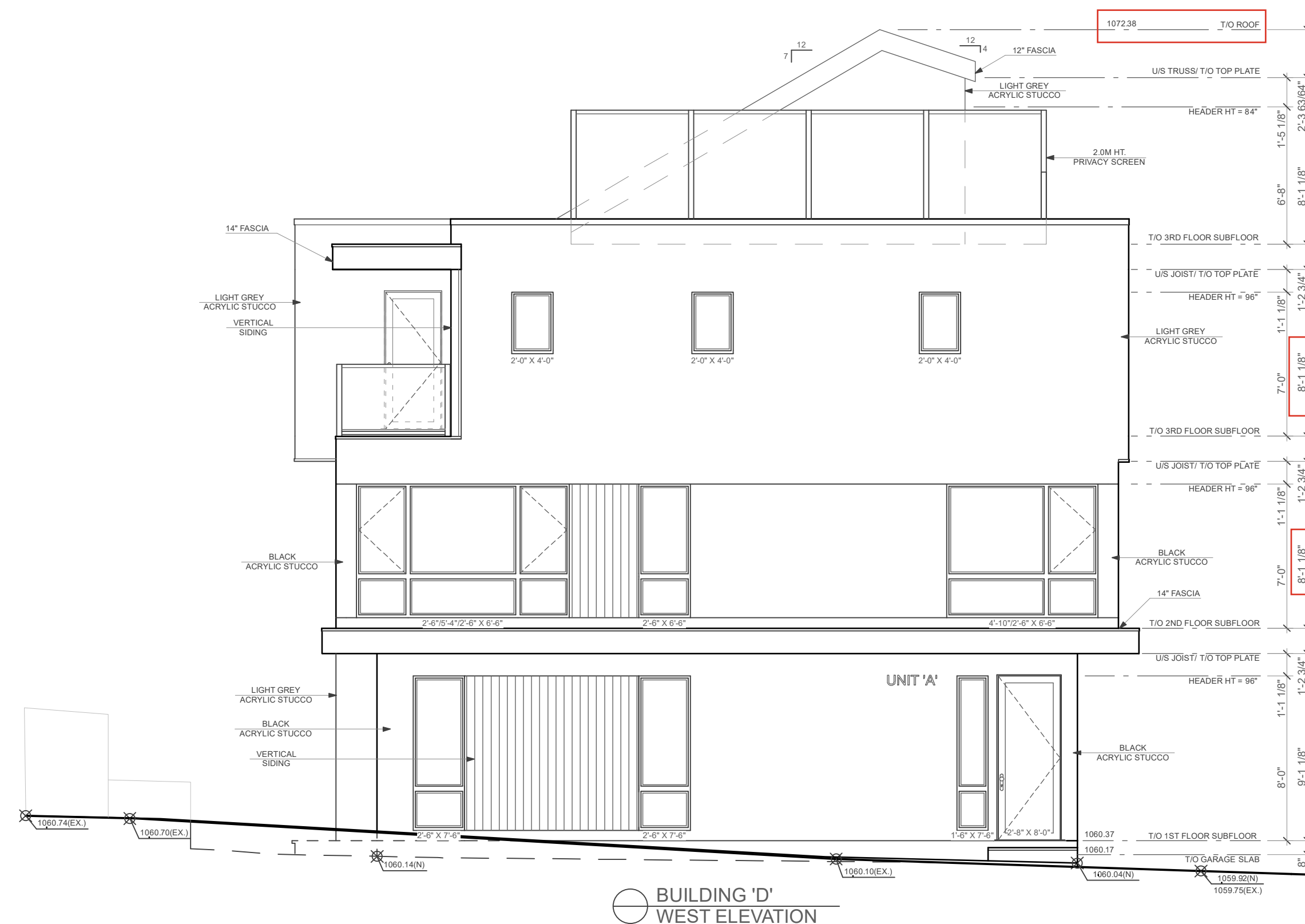
EXISTING LANDSCAPING

DISPOSITION	REF	VARIETY	CAL (M)	CAN (M)	HT (M)	LOCATION
REMAIN	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	Coniferous Tree	0.30	3.00	6.00	IN PROPERTY
REMOVE	T20	Tree Line	0.15	4.00	10.00	IN PROPERTY
REMOVE	T21	Deciduous Tree	0.45	6.00	10.00	IN CITY PROPERTY
REMOVE	T22	Deciduous Tree	0.42	6.00	10.00	IN CITY PROPERTY
REMAIN	T23	Coniferous Tree	0.20	4.50	10.00	IN CITY PROPERTY
REMAIN	T24	Deciduous Tree	0.57	10.00	10.00	IN CITY PROPERTY

MARCEL

DESIGN STUDIO LTD.

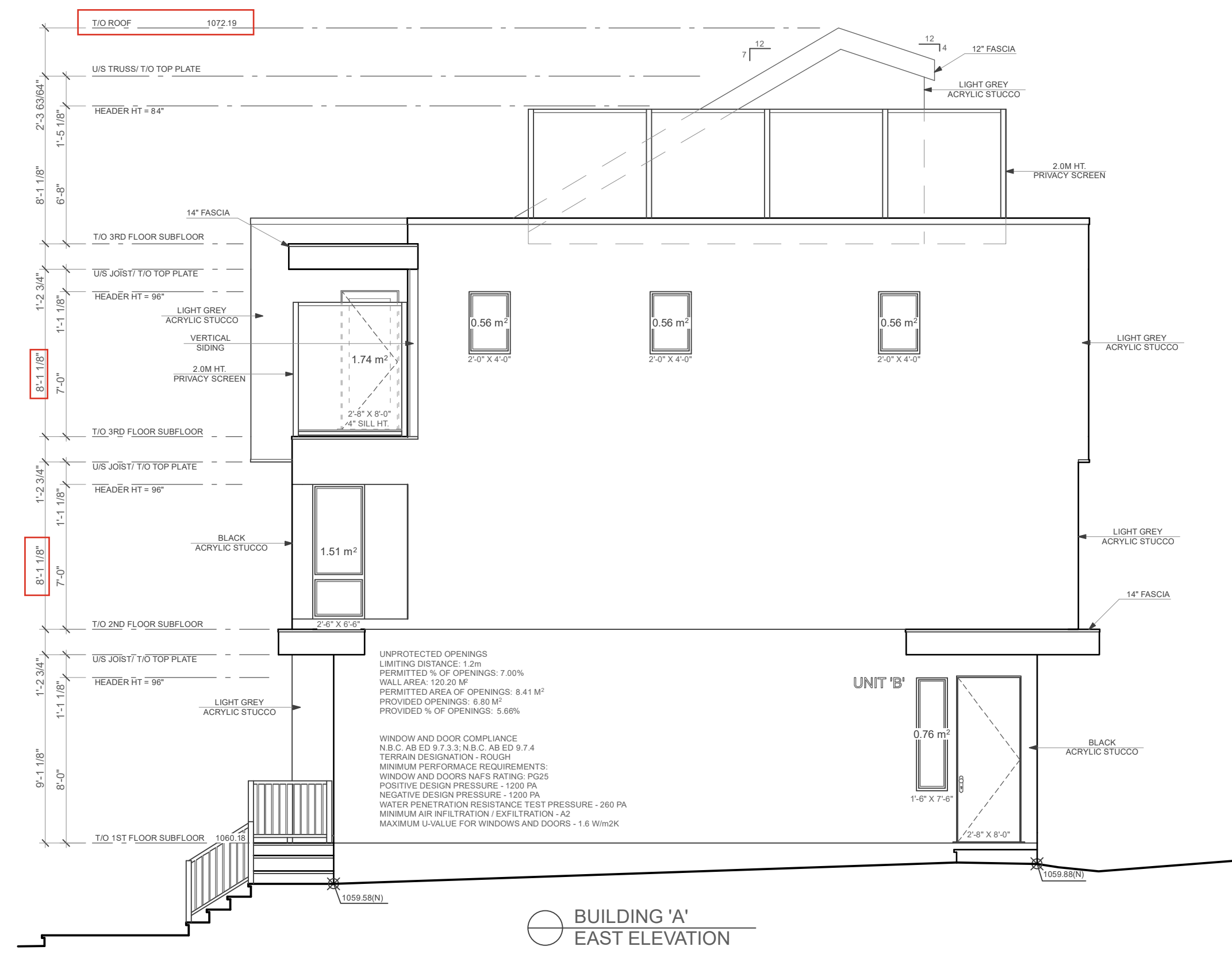
OFFICE: 403.880.6065



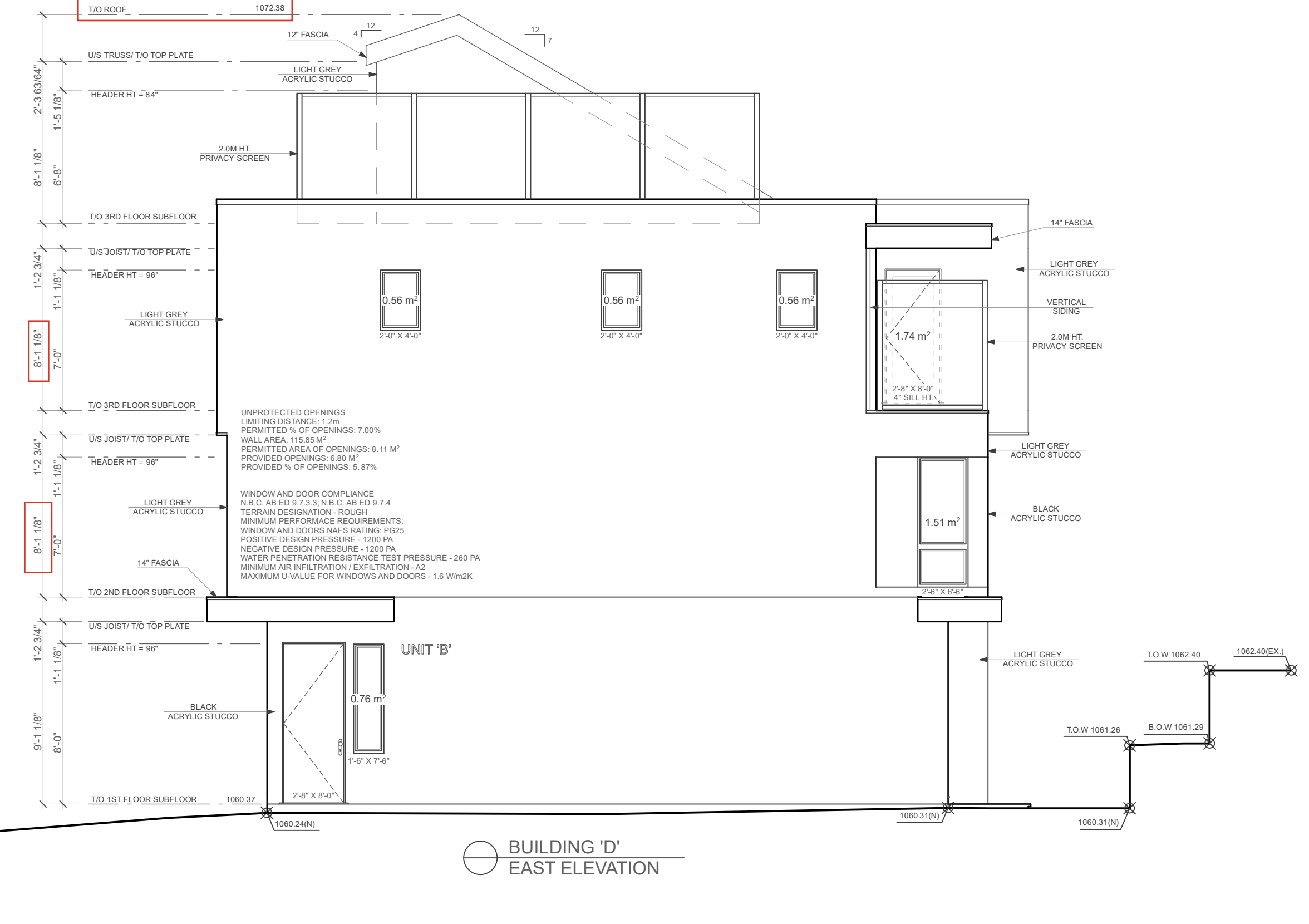
BUILDING 'D'
WEST ELEVATION



BUILDING 'A'
WEST ELEVATION



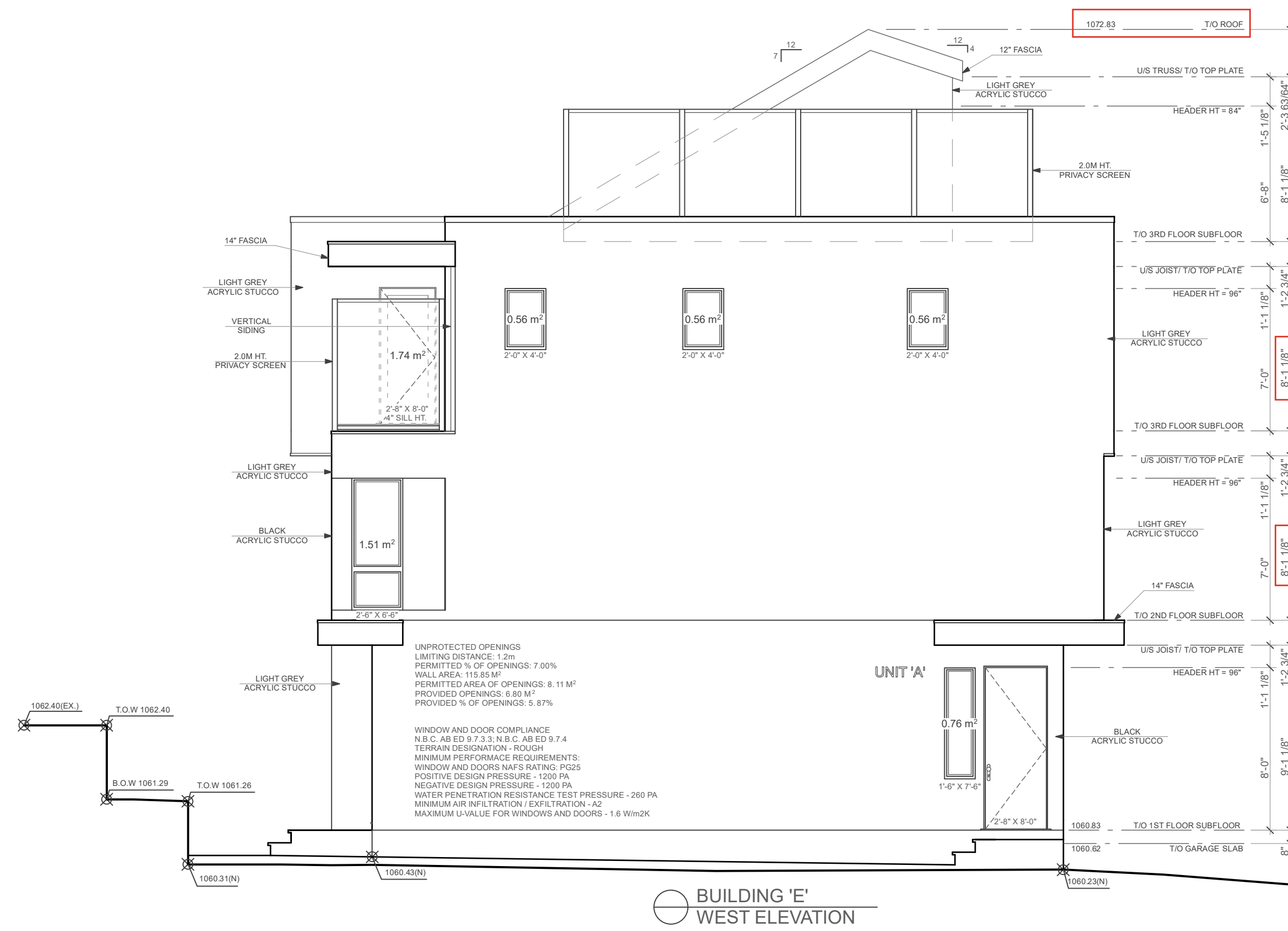
BUILDING 'A'
EAST ELEVATION



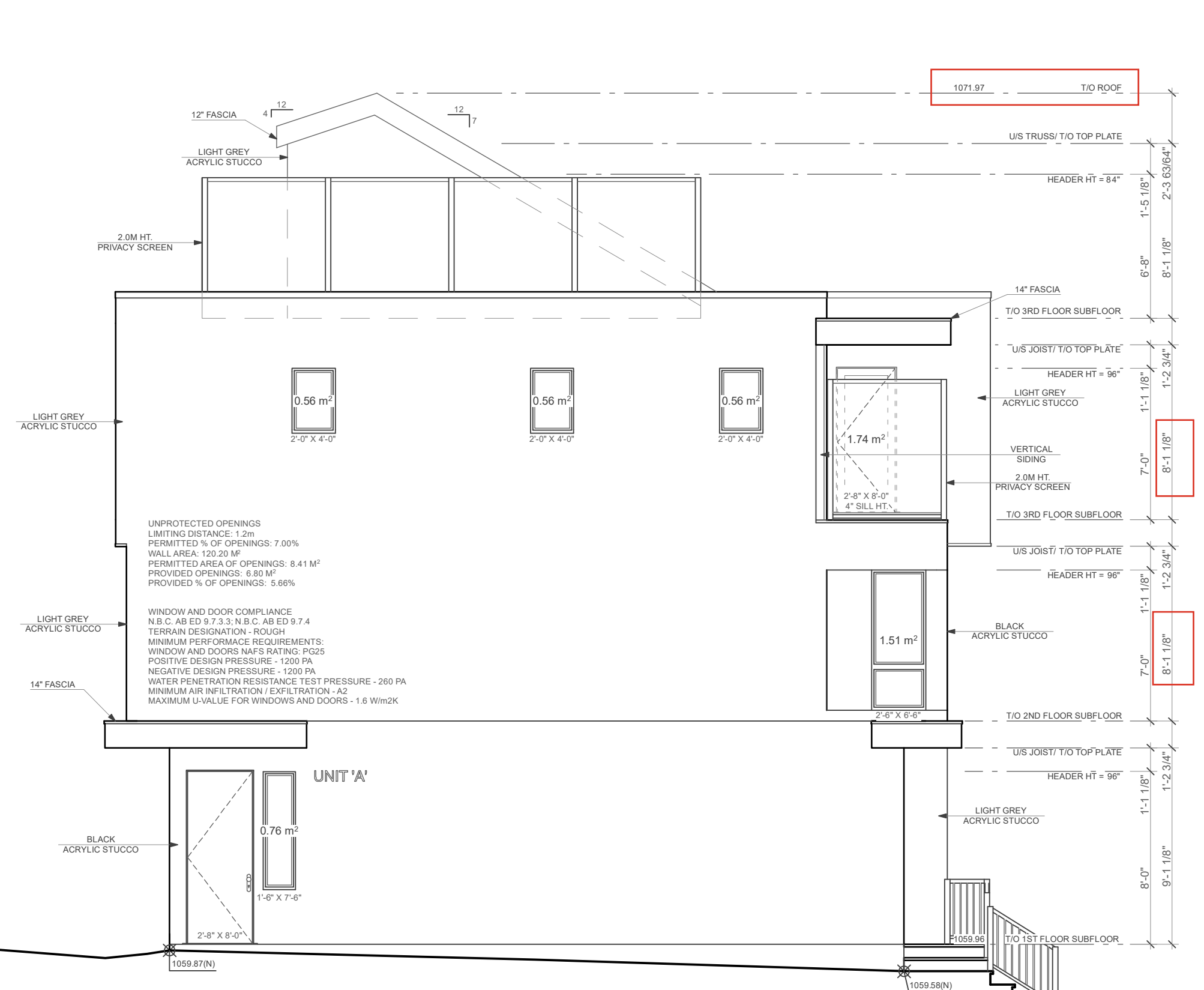
BUILDING 'D'
EAST ELEVATION

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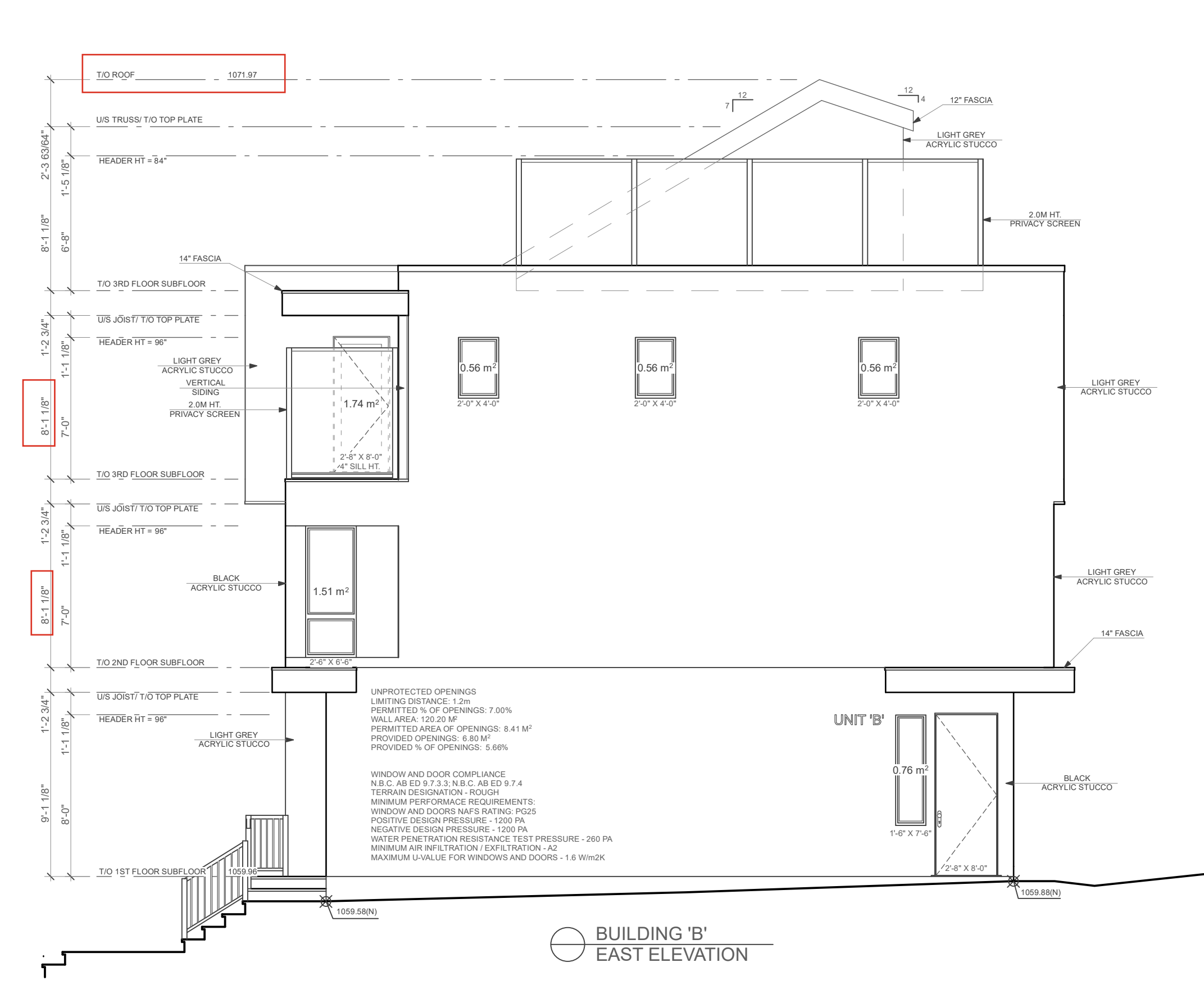
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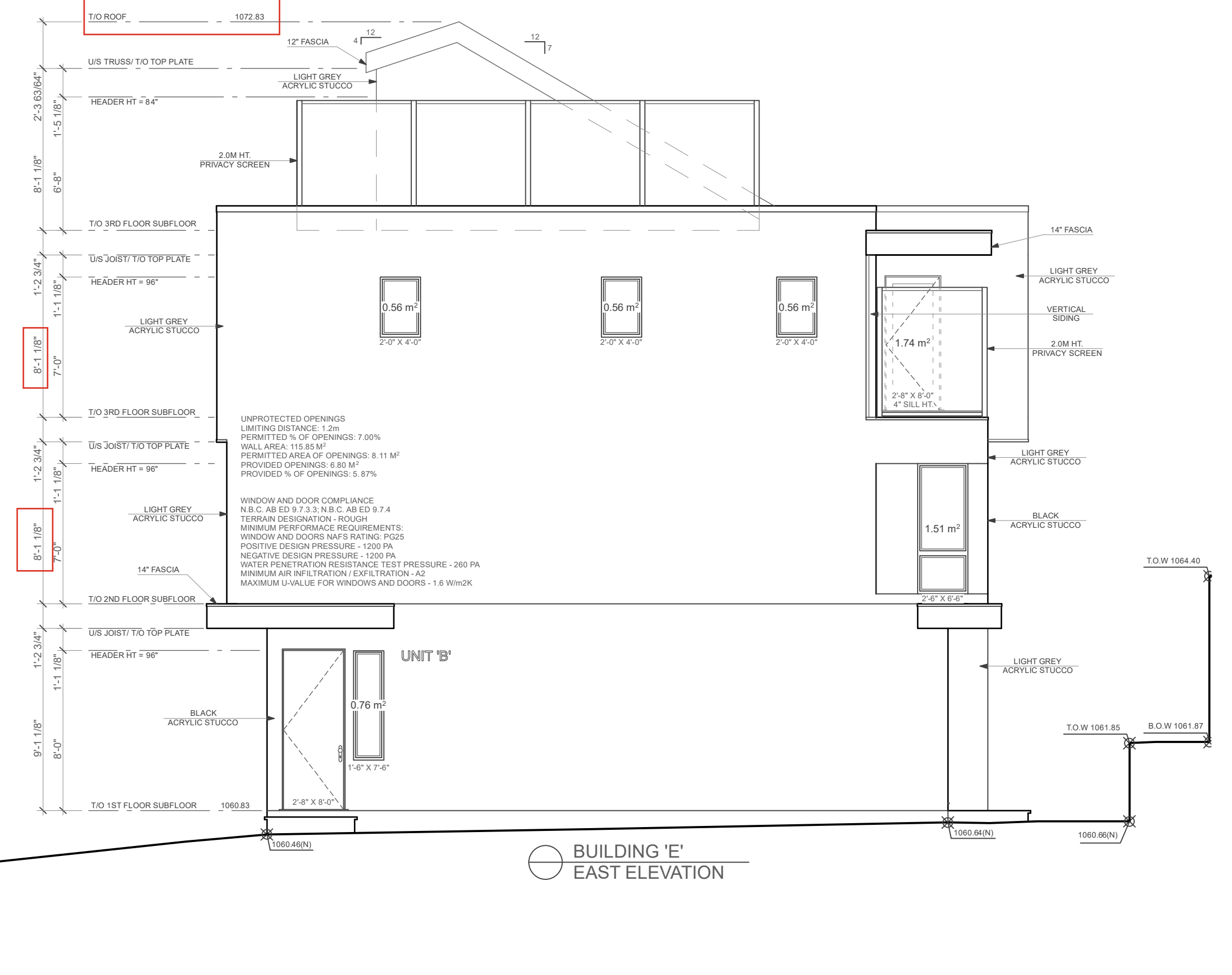
BUILDING 'E'
WEST ELEVATION



BUILDING 'B'
WEST ELEVATION



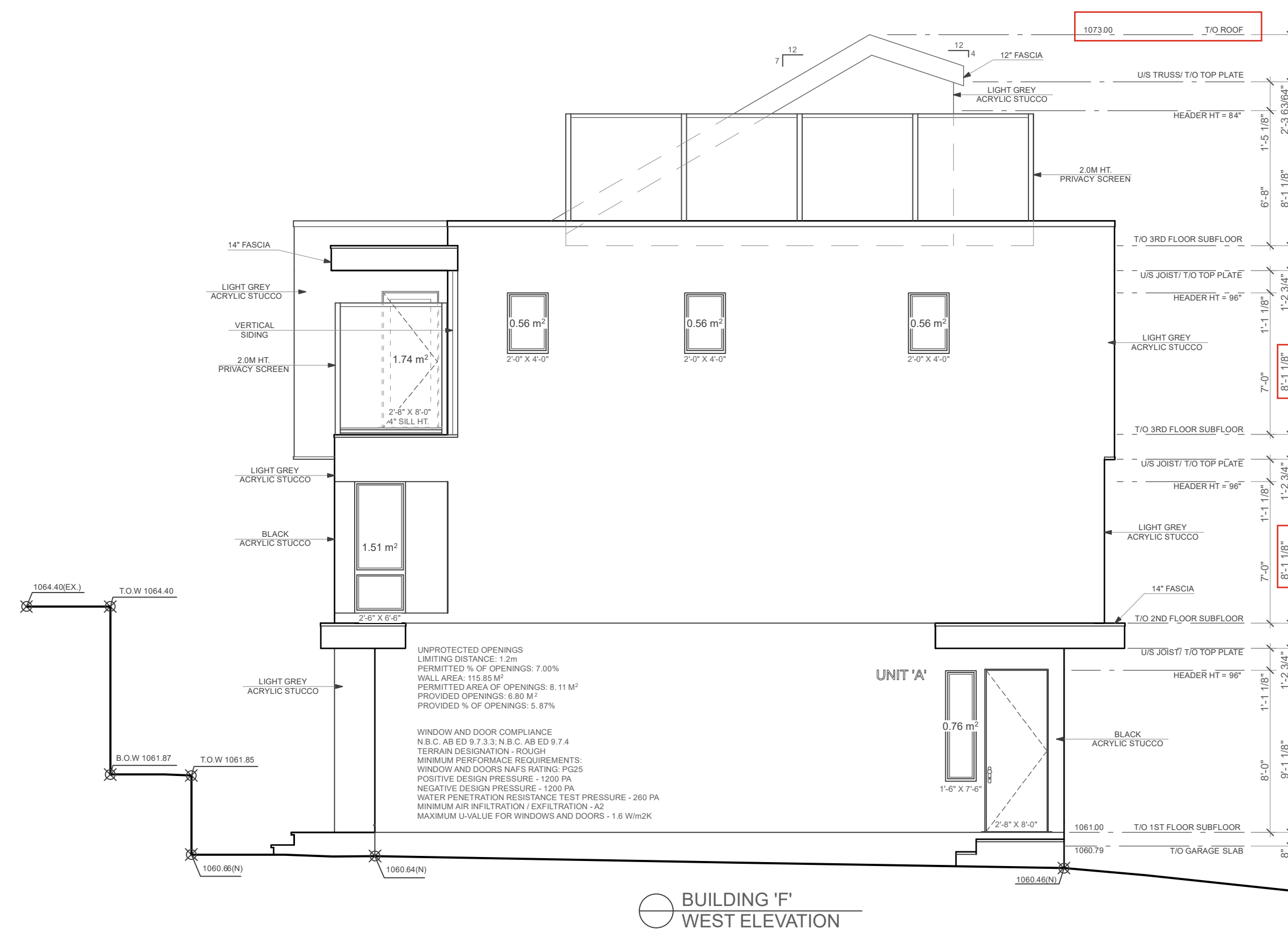
BUILDING 'B'
EAST ELEVATION



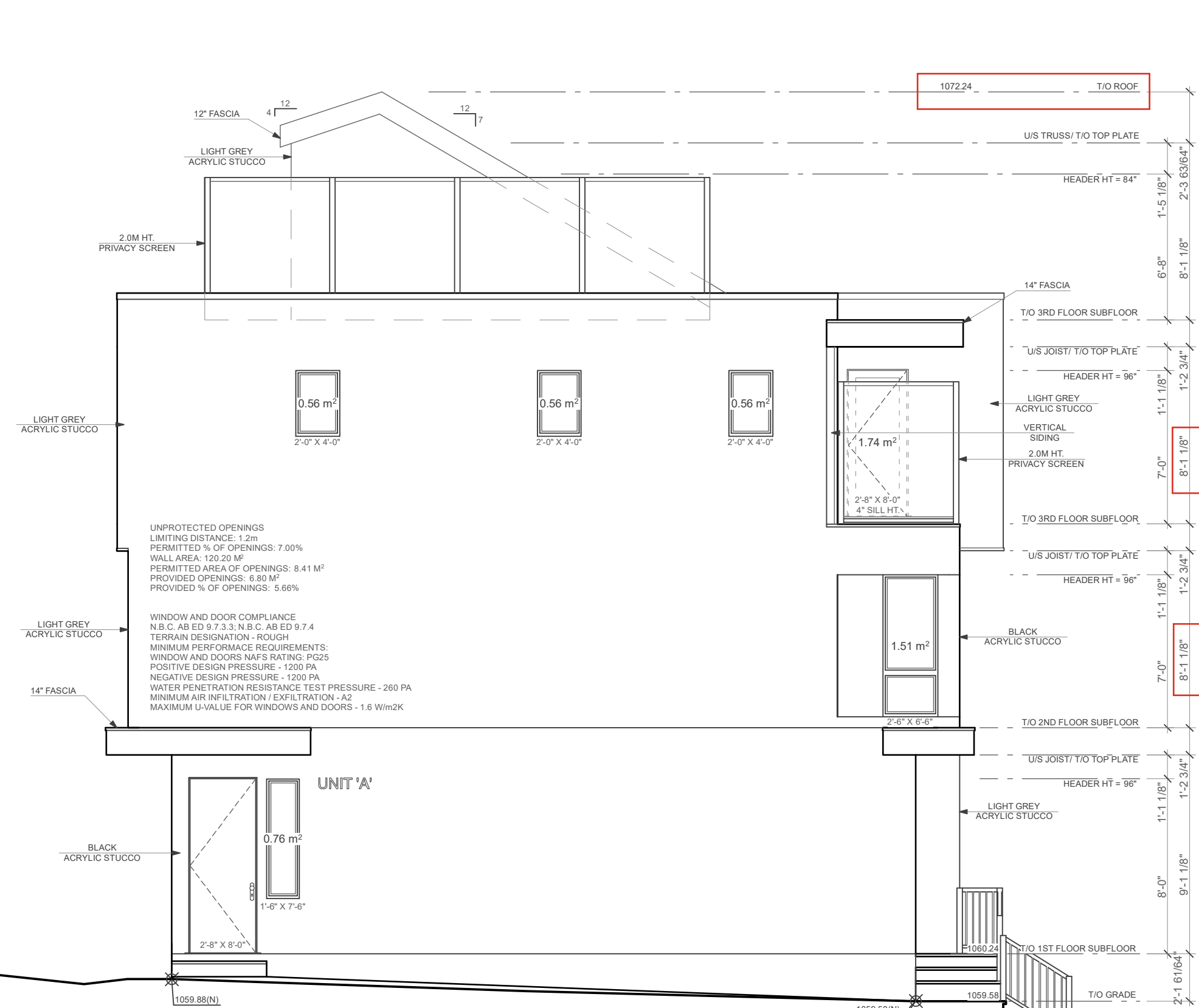
BUILDING 'E'
EAST ELEVATION

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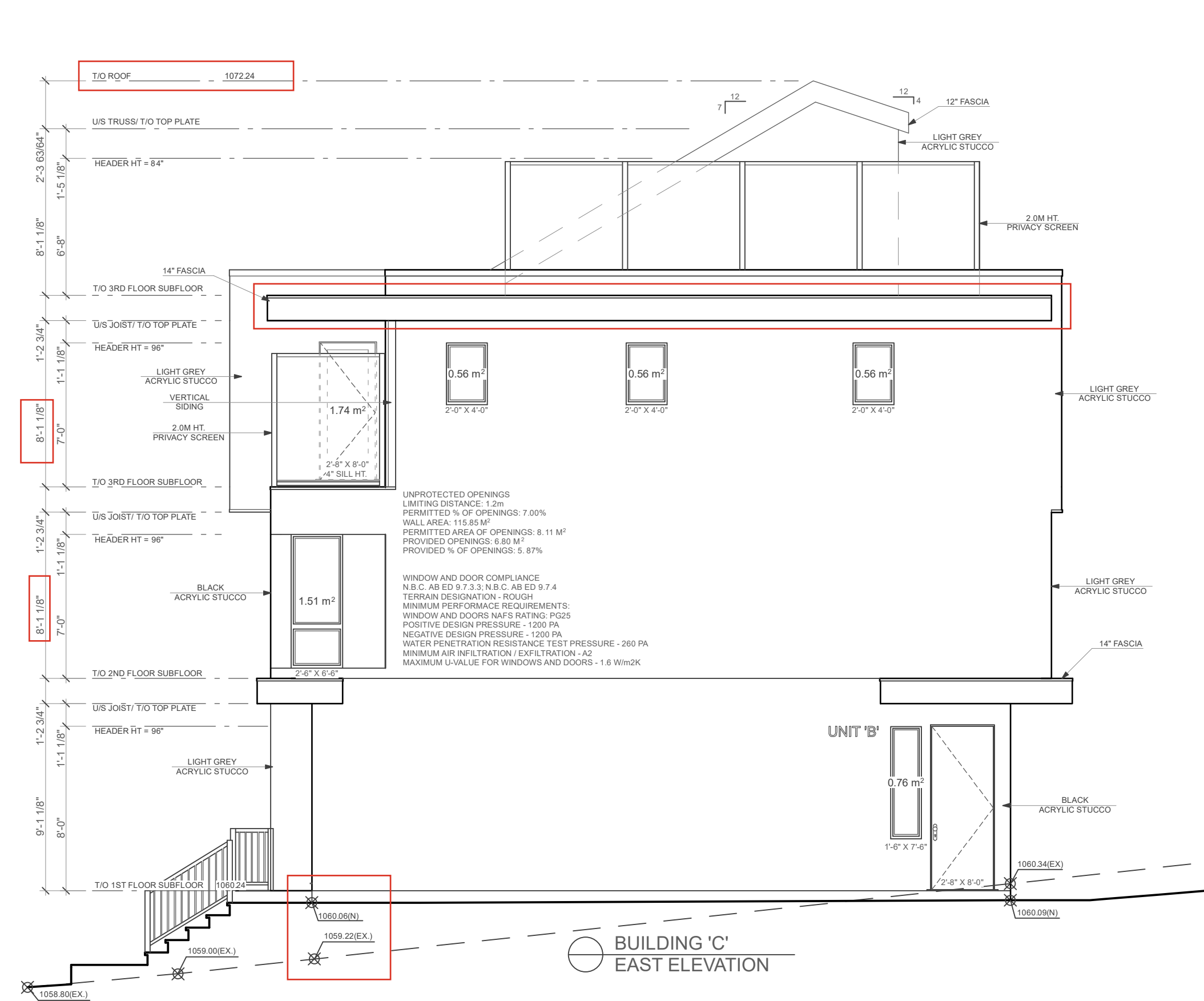
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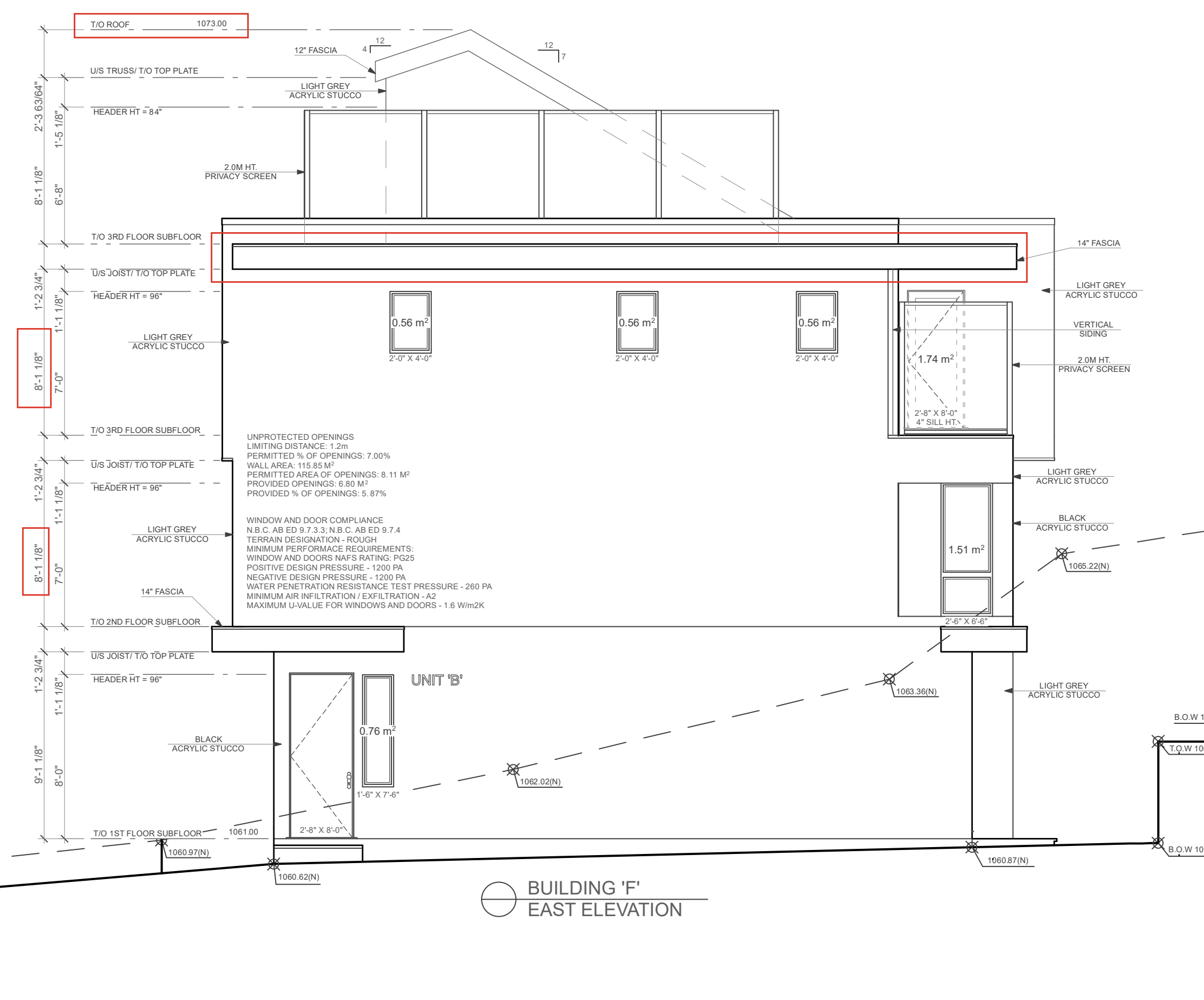
BUILDING 'F'
WEST ELEVATION



BUILDING 'C'
WEST ELEVATION



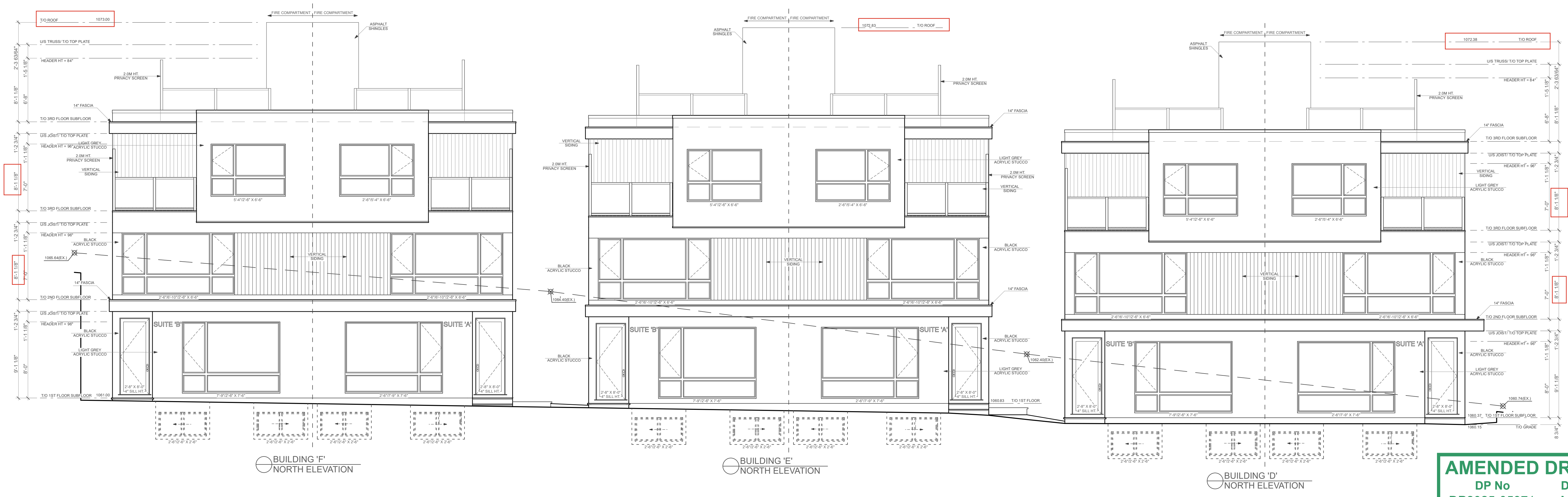
BUILDING 'C'
EAST ELEVATION



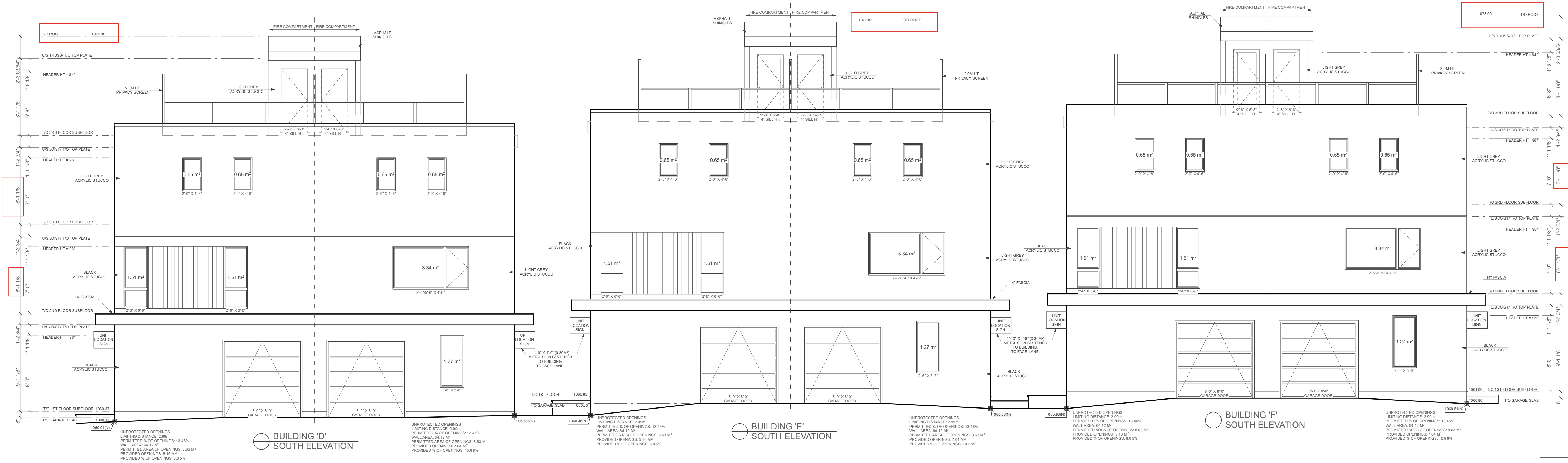
BUILDING 'F'
EAST ELEVATION

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