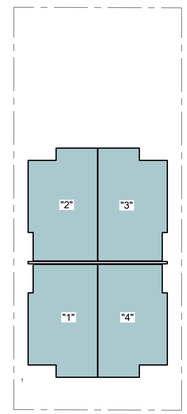
# 63 FALSHIRE DR. NE
# CALGARY, ALBERTA
# LOT 55 | BLOCK 3 | PLAN 791 1053
# ZONING: R-CG





PLEASE NOTE THAT THIS IS AN ARTISTIC RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.
ACTUAL COLORS MAY VARY UPON COMPLETION OF CONSTRUCTION.

***ISSUED FOR DEVELOPMENT PERMIT December 10, 2025***




A KEY PLAN
Scale: N.T.S.

AMAYA DESIGN
(587) 449-4002 | INFO@AMAYADESIGN.CA
UNIT #207, 7710 5 STREET SE
CALGARY, AB, CANADA T2H 2L9
WWW.AMAYADESIGN.CA

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REVISION SCHEDULE

| DATE | DESCRIPTION |
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EXTERIOR MATERIAL FINISHES

1. ARCHITECTURAL ASPHALT SHINGLES
2. ACRYLIC STUCCO FINISH (CLEAR COLOR)
3. ACRYLIC STUCCO FINISH (DARK COLOR)
4. 8" ALUMINUM FASCIA
5. 4" ALUMINUM FASCIA
6. SMARTHBOARD - SMOOTH FINISH - AS DIMENSIONED
7. PRECAST CONCRETE STEPS
8. WOOD STEPS FROM PRESSURE TREATED LUMBER
9. ALUMINUM RAILING

BUILDING FLOOR AREAS (SQ.FT.)

| UNIT | SEC.SUIT | MAIN | SECOND | THIRD | TOTAL |
|---|---|---|---|---|---|
| 1 | 448 | 512 | 640 | 667 | 2267 |
| 2 | 557 | 616 | 712 | - | 1885 |
| 3 | 557 | 616 | 712 | - | 1885 |
| 4 | 448 | 512 | 640 | 667 | 1600 |
| | | | | | |
| TOTAL | 2010 | 2256 | 2704 | 1334 | 7637 |

OTHER STRUCTURES (SQ.FT.)

| | |
|---|---|
| ATTACHED GARAGE "1" | 224 |
| ATTACHED GARAGE "2" | 224 |
| TOTAL | 448 |

ISSUE DATE
December 10, 2025

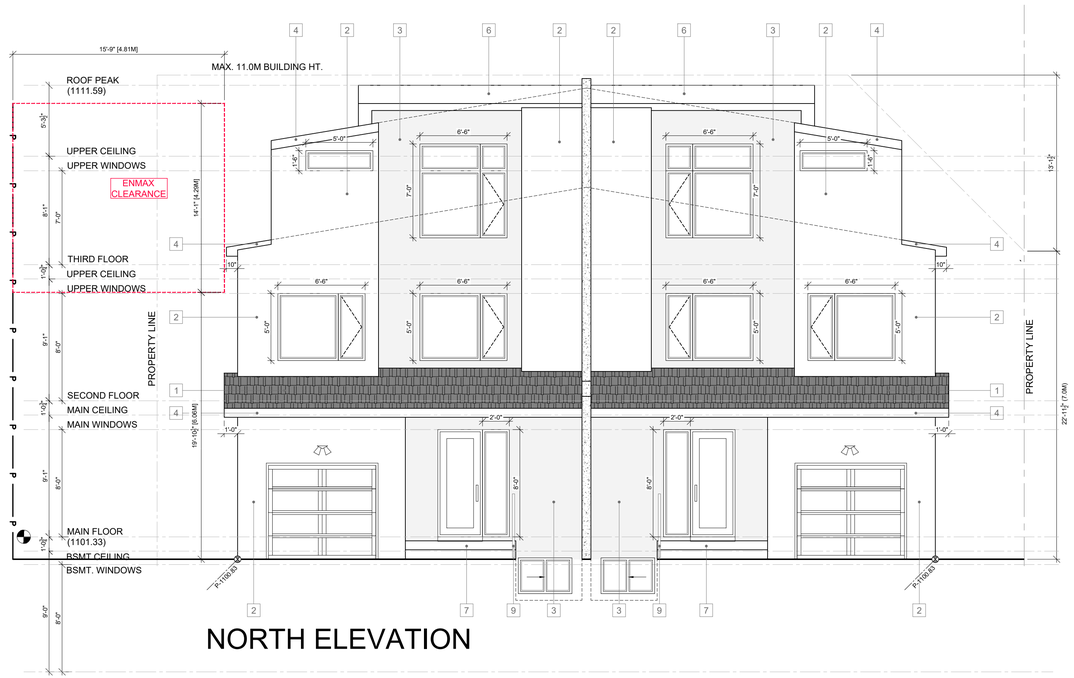
PROJECT LOCATION:
63 FALSHIRE DR. NE
CALGARY, AB

| LOT | BLOCK | PLAN |
|---|---|---|
| 55 | 3 | 791 1053 |

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| DESIGN BY: CA | SCALE |
| DRAWN BY: AA | 3/16" = 1'-0" |

COVER PAGE

| PROJECT NUMBER | PAGE |
|---|---|
| M564 | C.0 |



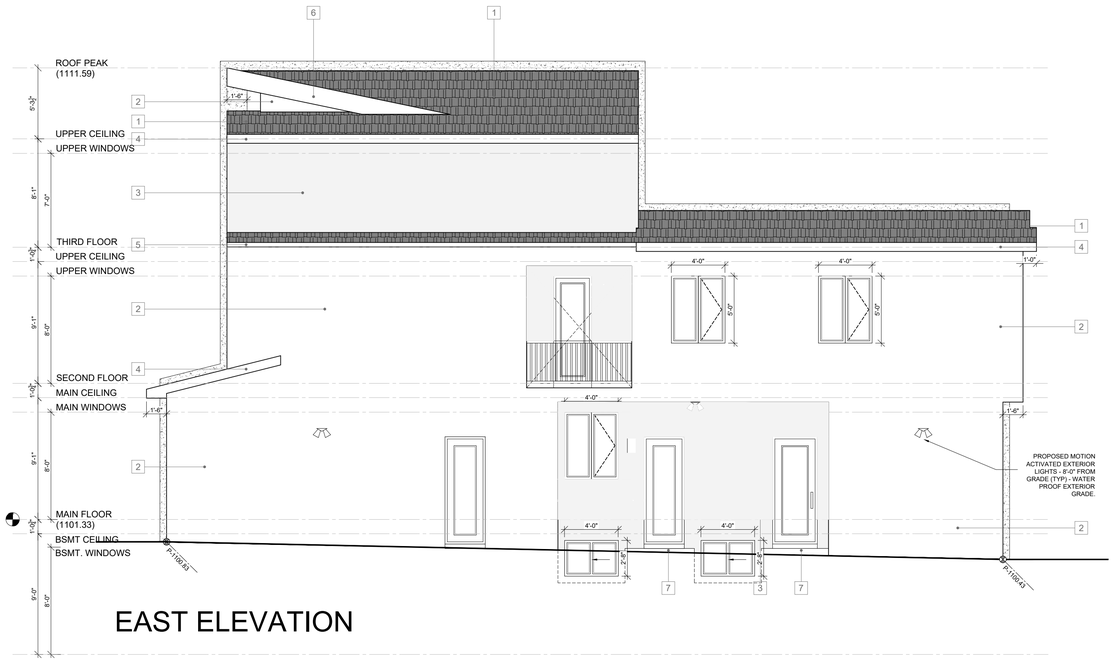

NORTH ELEVATION




SOUTH ELEVATION




EAST ELEVATION




EAST ELEVATION

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December 10, 2025

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63 FALSHIRE DR. NE
CALGARY, AB

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|---|---|
| DESIGN BY: CA | SCALE |
| DRAWN BY: AA | 3/16" = 1'-0" |

FRONT & REAR ELEVATION

| PROJECT NUMBER | PAGE |
|---|---|
| M564 | A.1 |

# 63 FALSHIRE DR. NE
# CALGARY, ALBERTA
# LOT 55 | BLOCK 3 | PLAN 791 1053
# ZONING: R-CG





***ISSUED FOR DEVELOPMENT PERMIT***
December 10, 2025

| LIST OF DRAWINGS | |
|---|---|
| PAGE | DRAWING NAME |
| S.0 | COVER PAGE |
| S.1 | GENERAL NOTES |
| S.2-1 | LAND USE BYLAW |
| S.2-2 | LAND USE BYLAW |
| S.3 | SITE PLAN |
| S.4 | CROSS SECTIONS |
| S.5 | EXISTING LANDSCAPE PLAN |
| S.6 | NEW LANDSCAPE PLAN |
| S.7 | STREETSCAPE |

AMAYA DESIGN
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KEY PLAN:

| LOT COVERAGE (SQ.M.) | |
|---|---|
| LOT | 699.85 |
| BUILDING | 213.27 |
| COVERED PORCH | 82.28 |
| EXTERIOR GARAGE | 24.18 |
| MOBILITY STORAGE | 16.50 |
| TOTAL | 336.23 |
| COVERAGE (60% MAX.) | 48.04% |

REVISION SCHEDULE

| DATE | DESCRIPTION |
|---|---|

ISSUE DATE
December 10, 2025

PROJECT LOCATION:
63 FALSHIRE DR. NE
CALGARY, AB

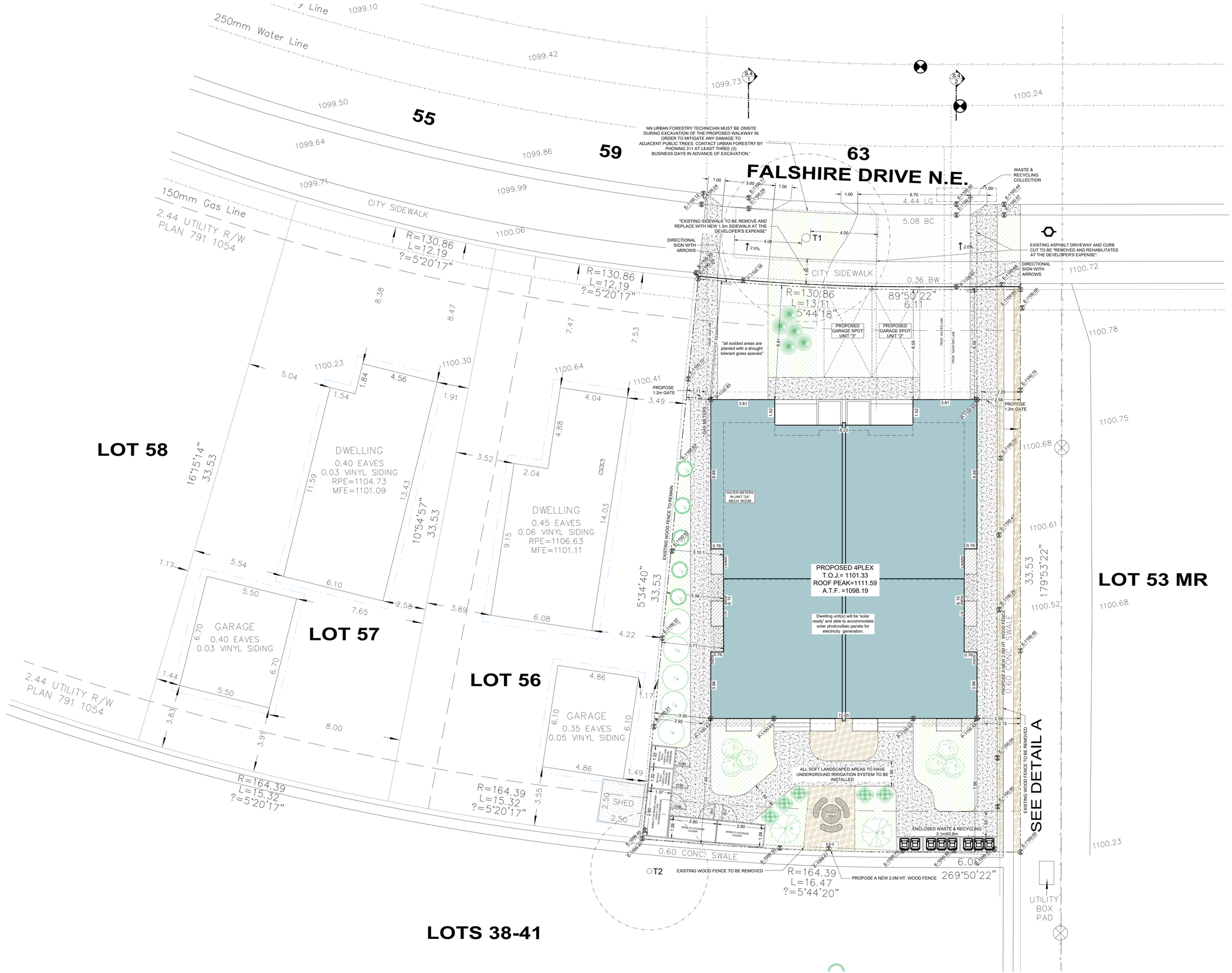
| LOT: | BLOCK: | PLAN: |
|---|---|---|
| 55 | 3 | 791 1053 |

| DESIGN BY: | DRAWN BY: |
|---|---|
| CA | AA |

COVER PAGE

| PAGE | SCALE |
|---|---|
| S.0 | N.T.S. |

PROJECT NUMBER
M564




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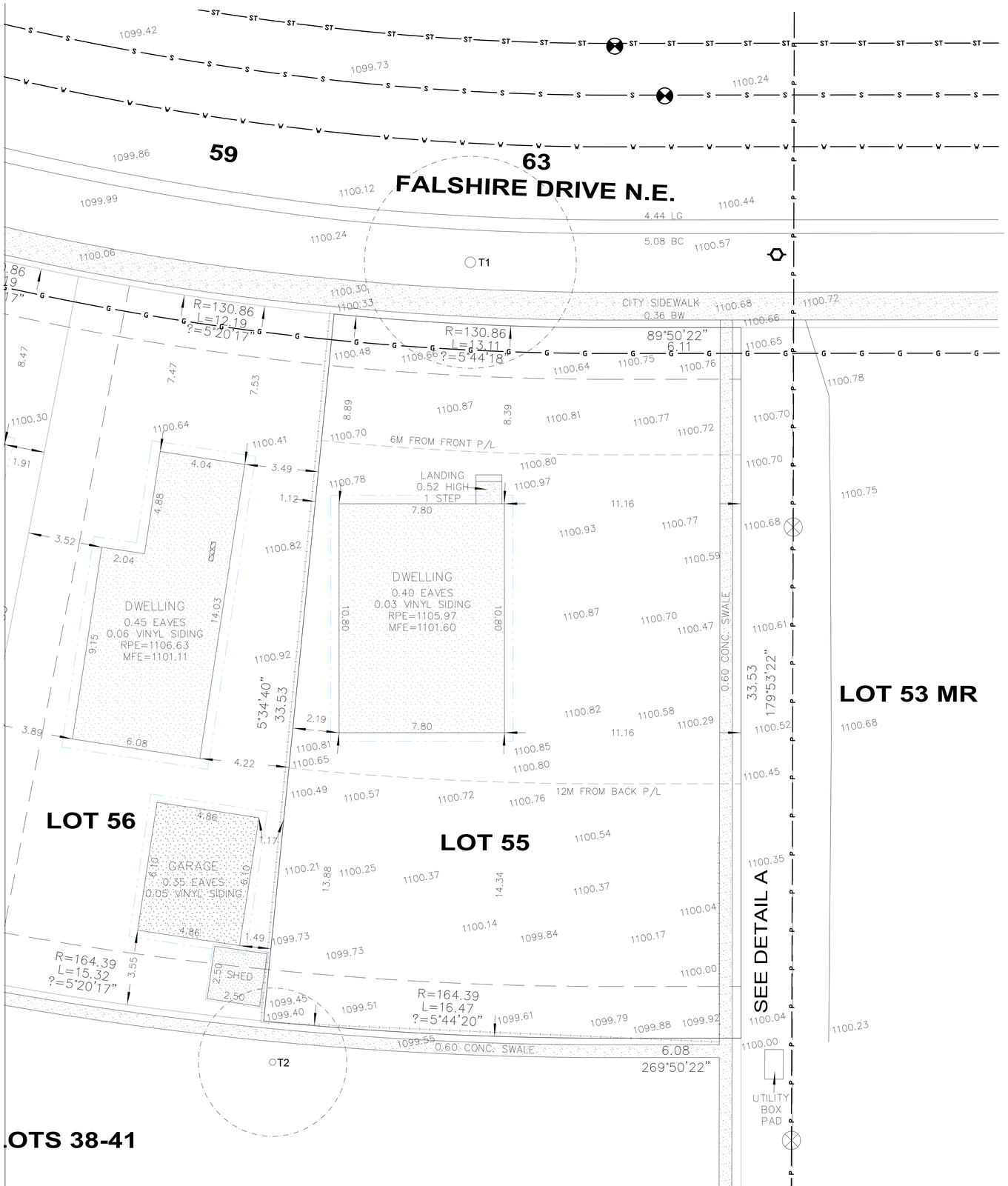
| LOT: | BLOCK: | PLAN: |
|---|---|---|
| 55 | 3 | 791 1053 |

| DESIGN BY: | DRAWN BY: |
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| CA | AA |

# SITE PLAN

| PAGE | SCALE |
|---|---|
| S.3 | 1:2500 |

PROJECT NUMBER
M564




EXISTING TREE SCHEDULE:

| Tree No. | Variety | Trunk (Ø±) | Canopy (Ø±) | Height (±) | Location | Status |
|---|---|---|---|---|---|---|
| T1 | ULMUS AMERICANA | 0.48 | 10.00 | 10.00 | In City Property | To Remain |
| T2 | Coniferous | 0.30 | 7.00 | 10.00 | Neighbor Property | To Remain |

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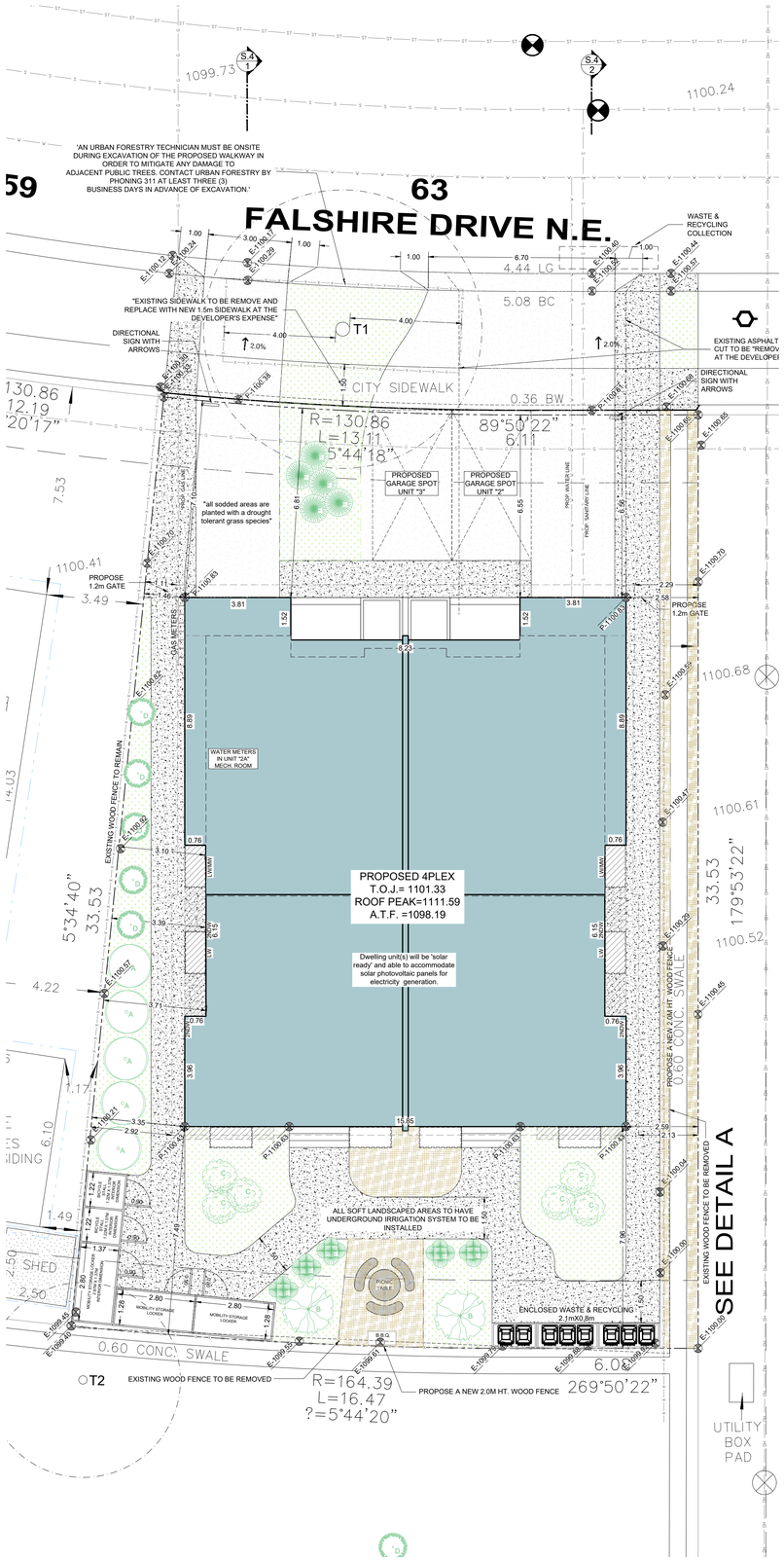
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| 55 | 3 | 791 1053 |

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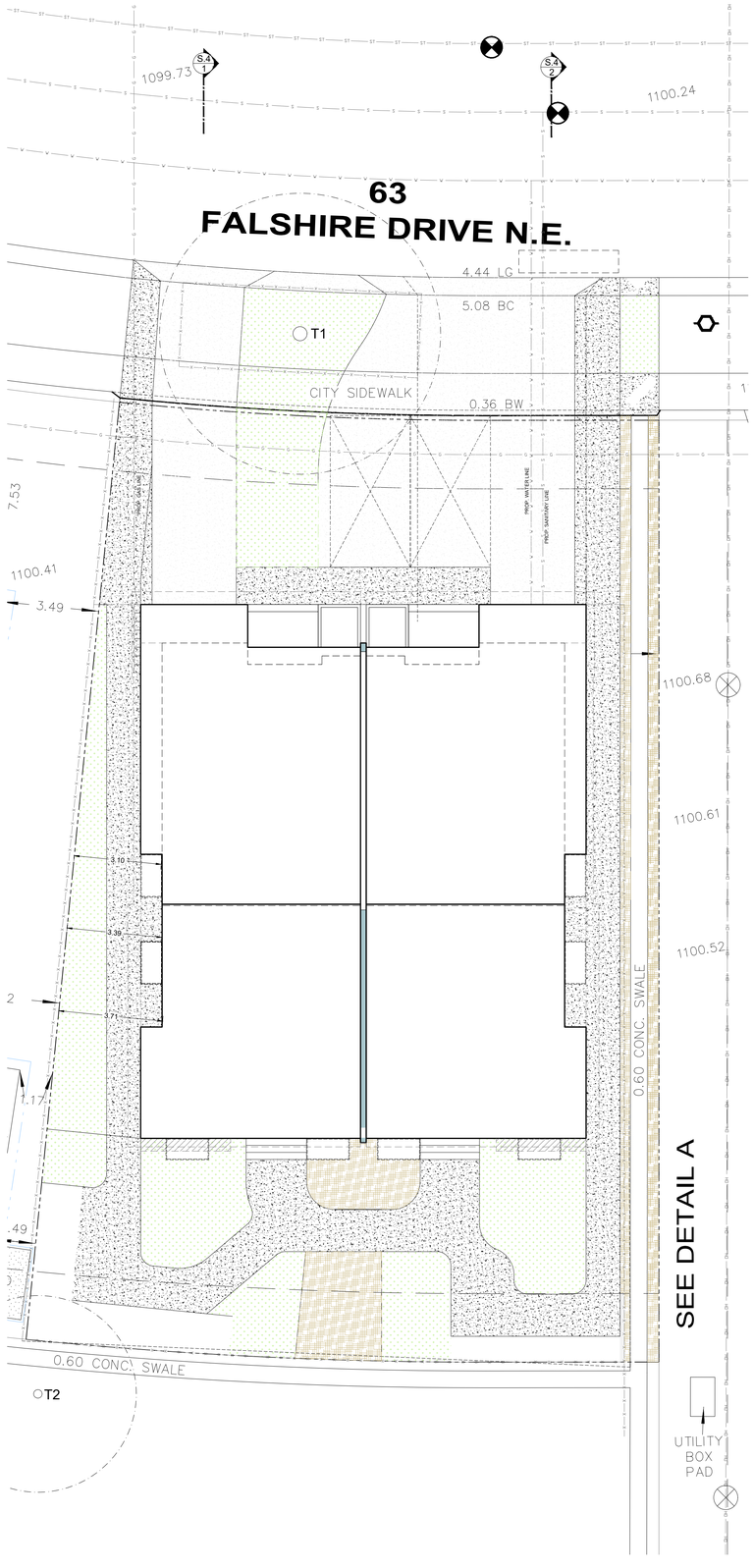
# EXISTING LANDSCAPE PLAN

| PAGE | SCALE |
|---|---|
| S.5 | 1:1250 |

PROJECT NUMBER
M564




1 NEW LANDSCAPE PLAN
Scale: 1:2500




2 SOFT & HARD AREA LANDSCAPE PLAN
Scale: 1:2500

| PROPOSED TREE & LANDSCAPE TABLE | | |
|---|---|---|
| TREE PLANTING TO ADHERE TO THE PARKS' DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS, LANDSCAPE CONSTRUCTION (CURRENT EDITION). | | |
| SOFT LANDSCAPING CALCULATION: | | |
| REQUIRED (30% MIN.): | 281.52 SQ.M. * 0.30 = 84.45 SQ.M. MIN. REQ'D | |
| PROVIDED: | 135.36 = 48.08% | |
| LANDSCAPING: | | |
| TREES (1 PER 110 SQ.M.) = 699.85 / 110 = 7 TREES<br>SHRUBS (3 PER 110 SQ.M.) = 699.85 / 110 = 7 X 3 = 21 SHRUBS | | |
| SYMBOL | TREE PLANTING PROVIDED | IMAGE |
| 1.54 A | CONIFEROUS (5)<br>(A) Montgomery Spruce – Picea pungens 'Montgomery'<br>SIZE: 12' High X 5' wide (3.66m X 1.53m)<br>Coniferous trees min. height of 2.0m, at least 50.0% of the provided trees must have a min. height of 3.0m |  |
| 1.83 B | DECIDUOUS (2)<br>(B) Rosthern crabapple – Malus baccata 'Rosthern'<br>SIZE: 15' High X 6' wide (4.57m X 1.83m)<br>Deciduous = 2 @ 60mm calliper & 2 @ 75mm calliper<br>Deciduous trees min. calliper of 50mm, at least 50.0% of the provided trees must have min. calliper of 75mm |  |
| SYMBOL | SHRUB PLANTING PROVIDED | IMAGE |
| SHRUBS (16 TOTAL)<br>Shrubs must be min height or spread of 0.60m | | |
| 1.22 C | 6 @ (C) Dwarf Korean Lilac – Syringa meyeri 'Palibin'<br>SIZE: 4' High X 4' wide (1.22m X 1.22m) |  |
| 1.00 D | 5 @ (D) Globe Blue Spruce (Picea pungens "Glauca Globosa")<br>SIZE: 3' High X 3' wide (1m X 1m) |  |
| 1.00 E | 5 @ (E) Goldflame Spirea – Spirea x bumalda 'Goldflame'<br>SIZE: 3' High X 3' wide (1m X 1m) |  |
| 1.00 F | 5 @ (F) Bird's Nest Spruce – Picea abies nidiformis<br>SIZE: 3' High X 3' wide (1m X 1m) |  |
| SOFT LANDSCAPE | | | |
| | SOD<br>(ALL SODDED AREAS ARE PLANTED WITH DROUGHT TOLERANT GRASS SPECIES) | 94.65 | 64.76% |
| | MULCH | 40.71 | 27.85% |
| GARDEN BED | GARDENING BEDS C/W SOIL<br>(MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHER AREAS) | 0 | 0.00% |
| SOFT LANDSCAPE TOTAL = | | 135.36 | 48.08% |
| | CONCRETE | 146.16 | 51.92% |
| HARD LANDSCAPE TOTAL = | | 146.16 | 51.92% |
| TOTAL LANDSCAPE = | | 281.52 | 100.00% |

ALL SOFT LANDSCAPED AREAS TO HAVE UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED

ANY TREE PLANTING IN THE CITY BOULEVARD SHALL BE PERFORMED AND INSPECTED IN ACCORDANCE WITH PARKS' DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS - LANDSCAPE CONSTRUCTION (CURRENT EDITION). APPLICANT IS TO CONTACT THE PARKS DEVELOPMENT INSPECTOR AT 403-804-9417 OR 311 TO ARRANGE AN INSPECTION.

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ISSUE DATE
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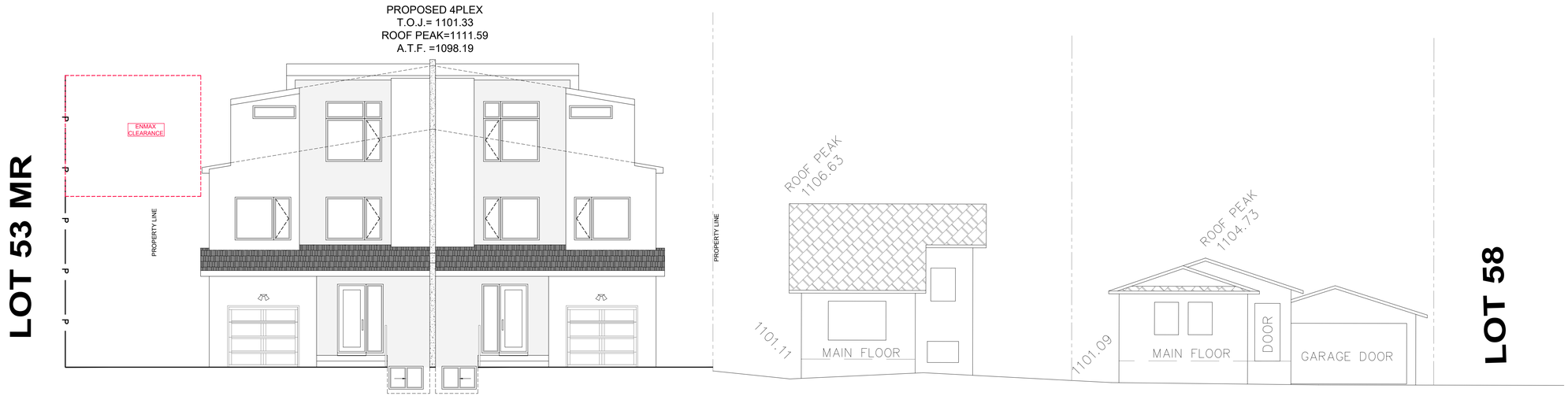
| LOT: | BLOCK: | PLAN: |
|---|---|---|
| 55 | 3 | 791 1053 |

| DESIGN BY: | DRAWN BY: |
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| CA | AA |

NEW LANDSCAPE PLAN

| PAGE | SCALE |
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| S.6 | AS SHOWN |

PROJECT NUMBER
M564




63 FALSHIRE DRIVE N.E.
(LOT 55, BLOCK 3, PLAN 791 1053)
FACING FALSHIRE DRIVE N.E.

59 FALSHIRE DRIVE N.E.
(LOT 56, BLOCK 3, PLAN 791 1053)
FACING FALSHIRE DRIVE N.E.

55 FALSHIRE DRIVE N.E.
(LOT 57, BLOCK 3, PLAN 791 1053)
FACING FALSHIRE DRIVE N.E.

## NORTH STREETSCAPE




63 FALSHIRE DRIVE N.E.
(LOT 55, BLOCK 3, PLAN 791 1053)
FACING LANE

## DETAIL A
## OVERHEAD WIRE

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STREETSCAPE

| PAGE | SCALE |
|---|---|
| S.7 | 1:2000 |

PROJECT NUMBER
M564