

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

TERMS OF POSSESSION OF
THESE DRAWINGS &
GENERAL NOTES:

1. TERMS OF POSSESSION OF
THESE DRAWINGS &
GENERAL NOTES MUST BE
READ PRIOR TO REVIEWING
THESE DRAWINGS.

2. DO NOT SCALE
DRAWINGS.

3. ALL CONSTRUCTION
SHALL BE DONE IN
ACCORDANCE WITH
CURRENT NATIONAL
BUILDING CODE - ALBERTA
EDITION.

4. THE MUNICIPAL
AUTHORITY, BUILDER,
TRADES, ENGINEER(S) OR
ANY PROFESSIONAL OR NON
PROFESSIONAL IN
POSSESSION OF THESE
DRAWINGS SHALL REVIEW
EACH PAGE AND REPORT
ANY ERRORS OR
DISCREPANCIES TO THE
DESIGNER PRIOR TO START
OF CONSTRUCTION

5. THE DESIGNER IS NOT
RESPONSIBLE FOR ANY
ERRORS OR DISCREPANCIES
THAT ARE NOT REPORTED
TO THE DESIGNER PRIOR TO
CONSTRUCTION. THEY ARE
THE RESPONSIBILITY OF THE
BUILDER.

6. ANY CHANGES DURING
CONSTRUCTION SHALL BE
REPORTED BY THE BUILDER
TO THE DESIGNER PRIOR TO
MAKING THAT CHANGE.

PROJECT:

MARCEL

DESIGN STUDIO LTD.

OFFICE: 403.880.6065

ADDRESS:

933 32 AVE N.W.
CALGARY, AB

DP:

REVISIONS:

DWG. TITLE:

SITE PLAN/
LANDSCAPE PLAN
& STREET SCAPE

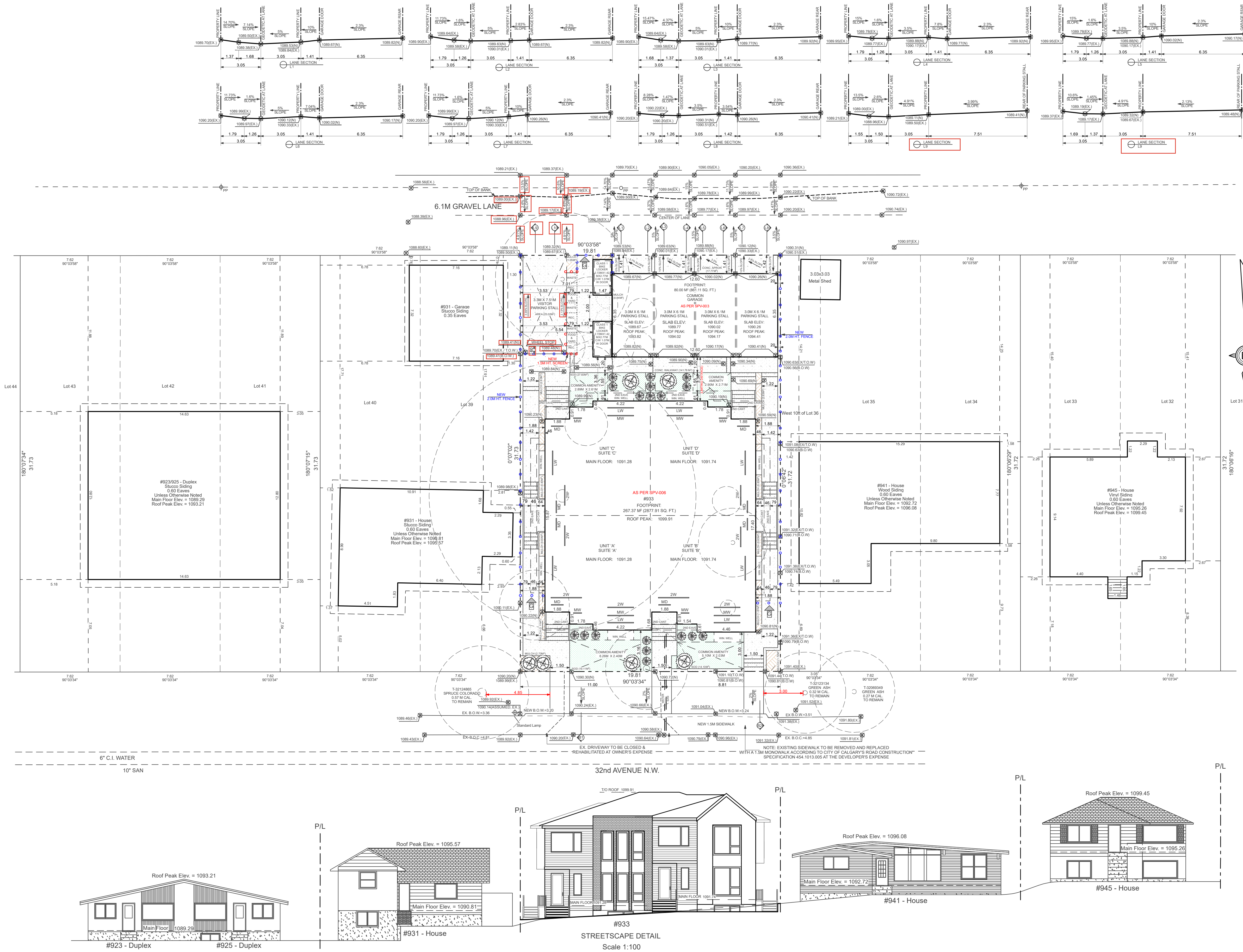
SCALE:
1:150

DATE:
JUNE 29, 2026

DRAWN BY:
A.D.

SHEET NO.:

1



SITE PLAN/ BLOCK PLAN/
LANDSCAPE PLAN
SCALE: 1:150

AREA CALCULATIONS

UNIT 'A'	
BASEMENT:	580 SQ. FT.
MAIN FLOOR:	699 SQ. FT.
2nd FLOOR:	754 SQ. FT.
TOTAL:	2033 SQ. FT.
UNIT 'B'	
BASEMENT:	581 SQ. FT.
MAIN FLOOR:	707 SQ. FT.
2nd FLOOR:	766 SQ. FT.
TOTAL:	2054 SQ. FT.
UNIT 'C'	
BASEMENT:	580 SQ. FT.
MAIN FLOOR:	699 SQ. FT.
2nd FLOOR:	754 SQ. FT.
TOTAL:	2033 SQ. FT.
UNIT 'D'	
BASEMENT:	580 SQ. FT.
MAIN FLOOR:	699 SQ. FT.
2nd FLOOR:	754 SQ. FT.
TOTAL:	2033 SQ. FT.

TOTAL DEVELOPED:	8153 SQ. FT.
TOTAL DEVELOPED ABOVE GRADE:	5832 SQ. FT.
GARAGE FOOTPRINT:	80.00 M ² (85.11 SQ. FT.)
BICYCLE LOCKERS:	80.00 M ²
MAIN FOOTPRINT:	267.37 M ²
TOTAL FOOTPRINT:	355.11 M ²
LOT AREA:	628.57 M ²
PERCENT COVERAGE:	56.49% (PERMITTED 60%)

MUNICIPAL ADDRESS:
933 32 AVENUE NW
LEGAL SITE DESCRIPTION:
6060AJ, 34, 37 & 38

PROVIDED LANDSCAPING:
PROVIDED SOFT LANDSCAPING: 82.73 M² (36.94%)
PROVIDED HARD LANDSCAPING: 141.35 M²
(BYLAW 542(3))
GARAGE APRON = 40.02 M²

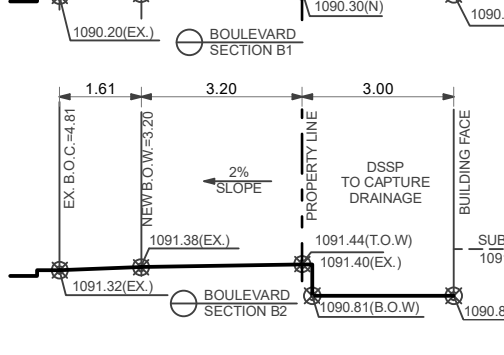
BYLAW 542.2
SUBSECTION (2):
A MINIMUM OF 1.0 TREES AND 3.0 SHRUBS MUST BE
PLANTED FOR EVERY 110 M² OF PARCEL AREA

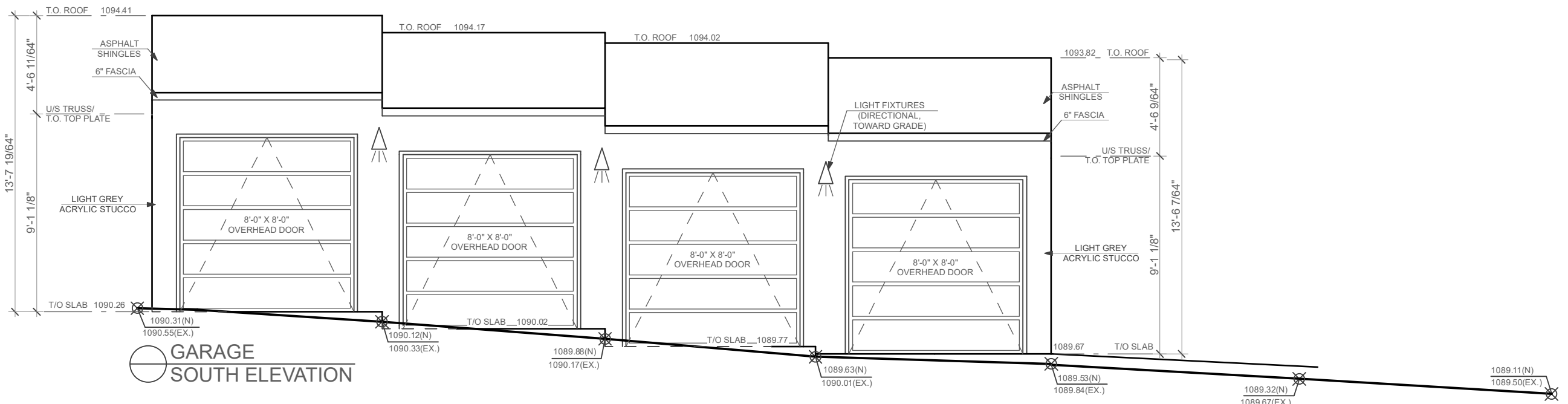
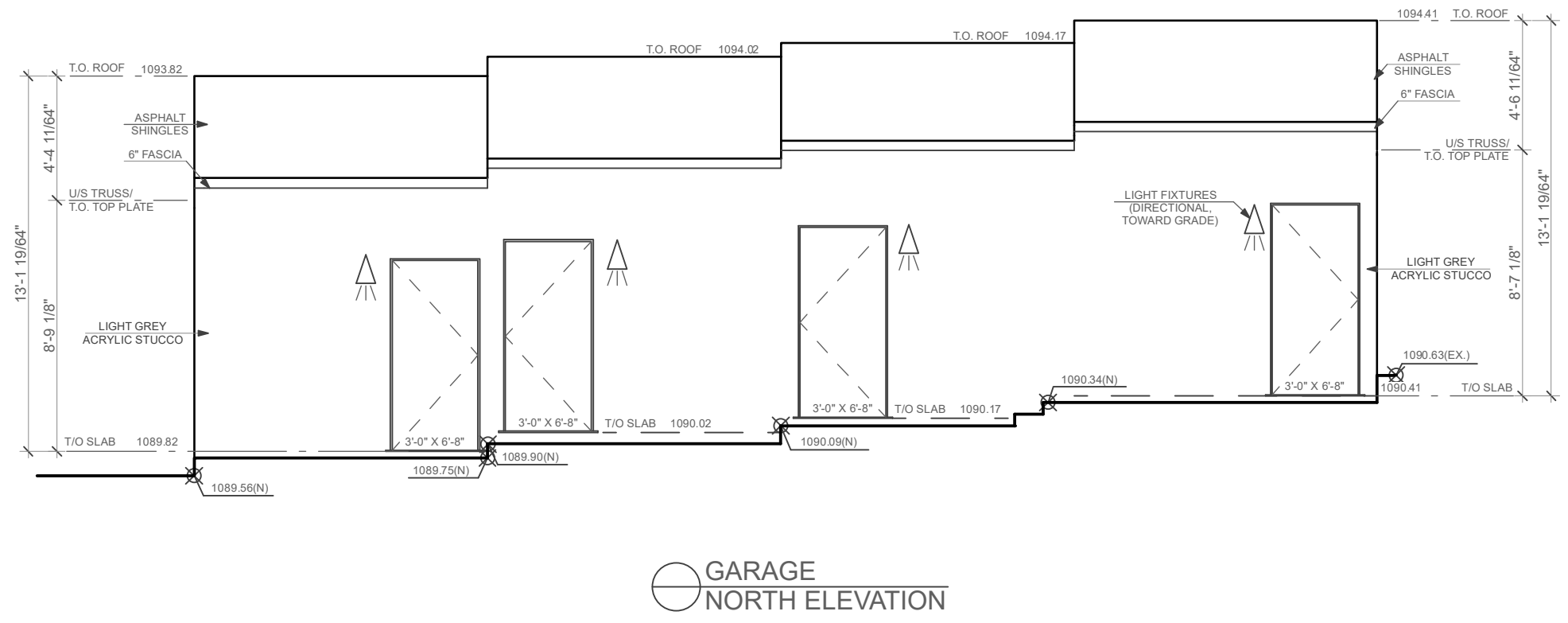
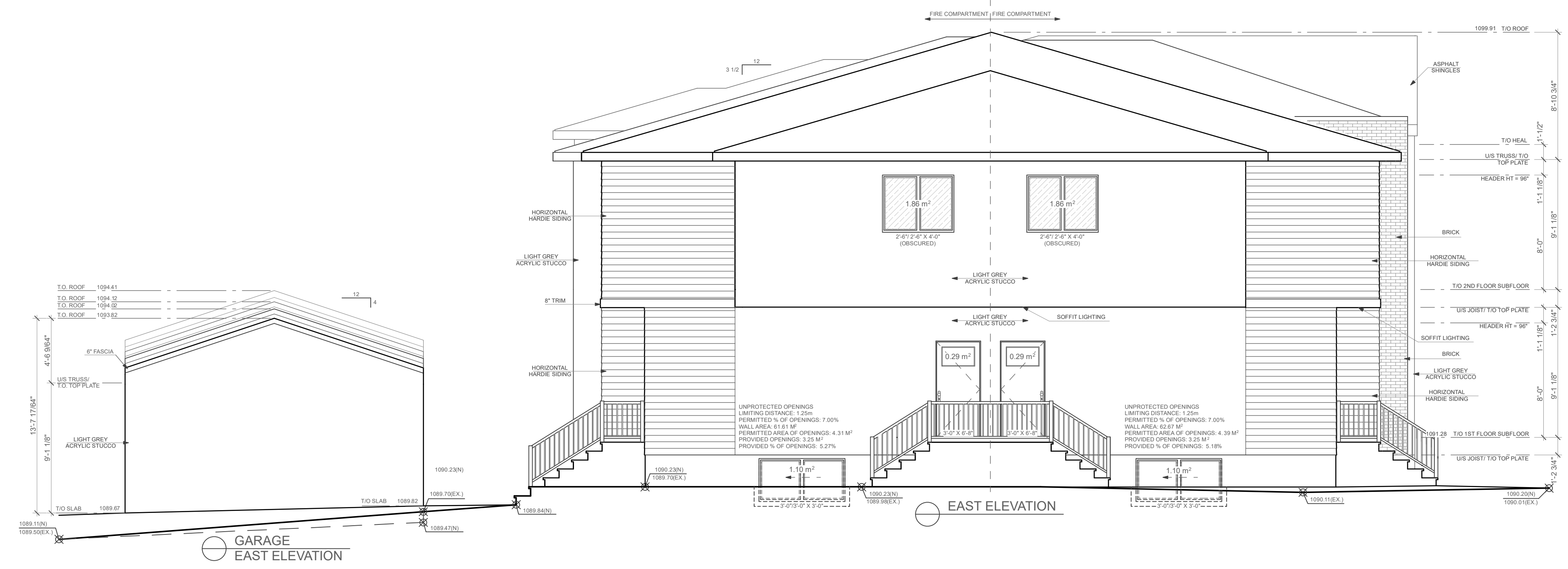
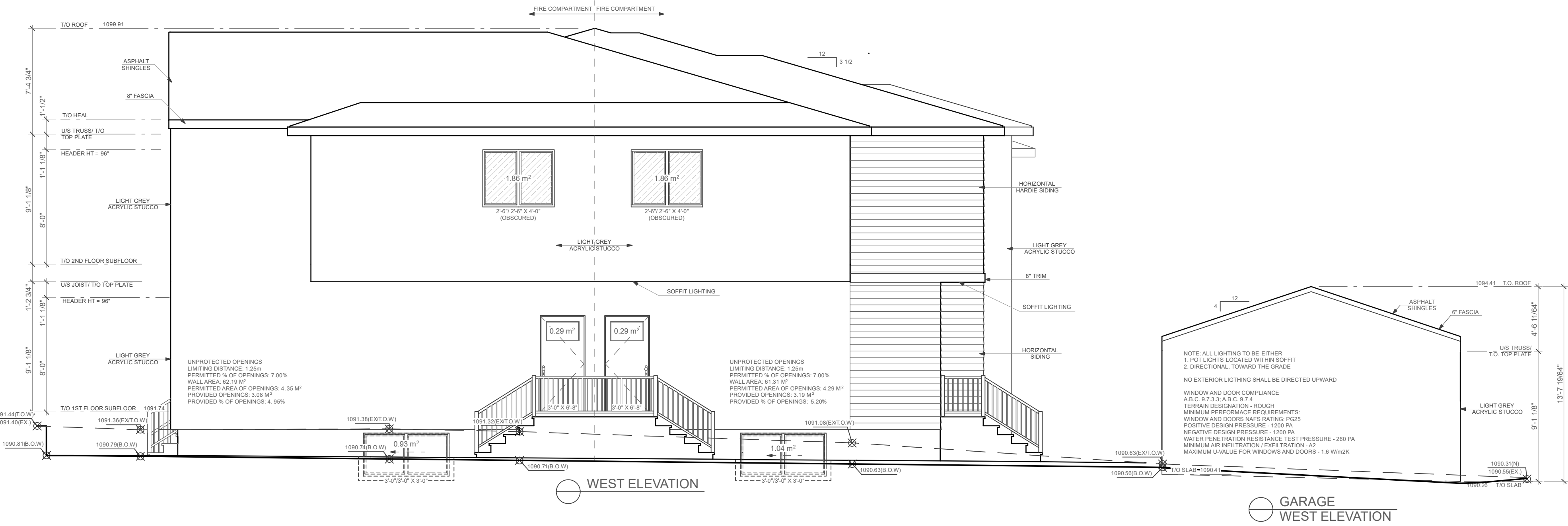
EQUATION 1:
628.57 M² / 110 M² = 5.71 TREES, 17.14 SHRUBS REQUIRED
PROVIDED: 6 TREES, 18 SHRUBS

IRRIGATION SYSTEM
ALL SOO, TREES, AND SHRUBS ARE TO BE IRRIGATED
BY AN UNDERGROUND IRRIGATION SYSTEM

NOTES
NO GRADE CHANGES WITHIN THE PUBLIC TREE DIAPHRANES

2.0M HT. WOOD FENCE
GATE ACCESS





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