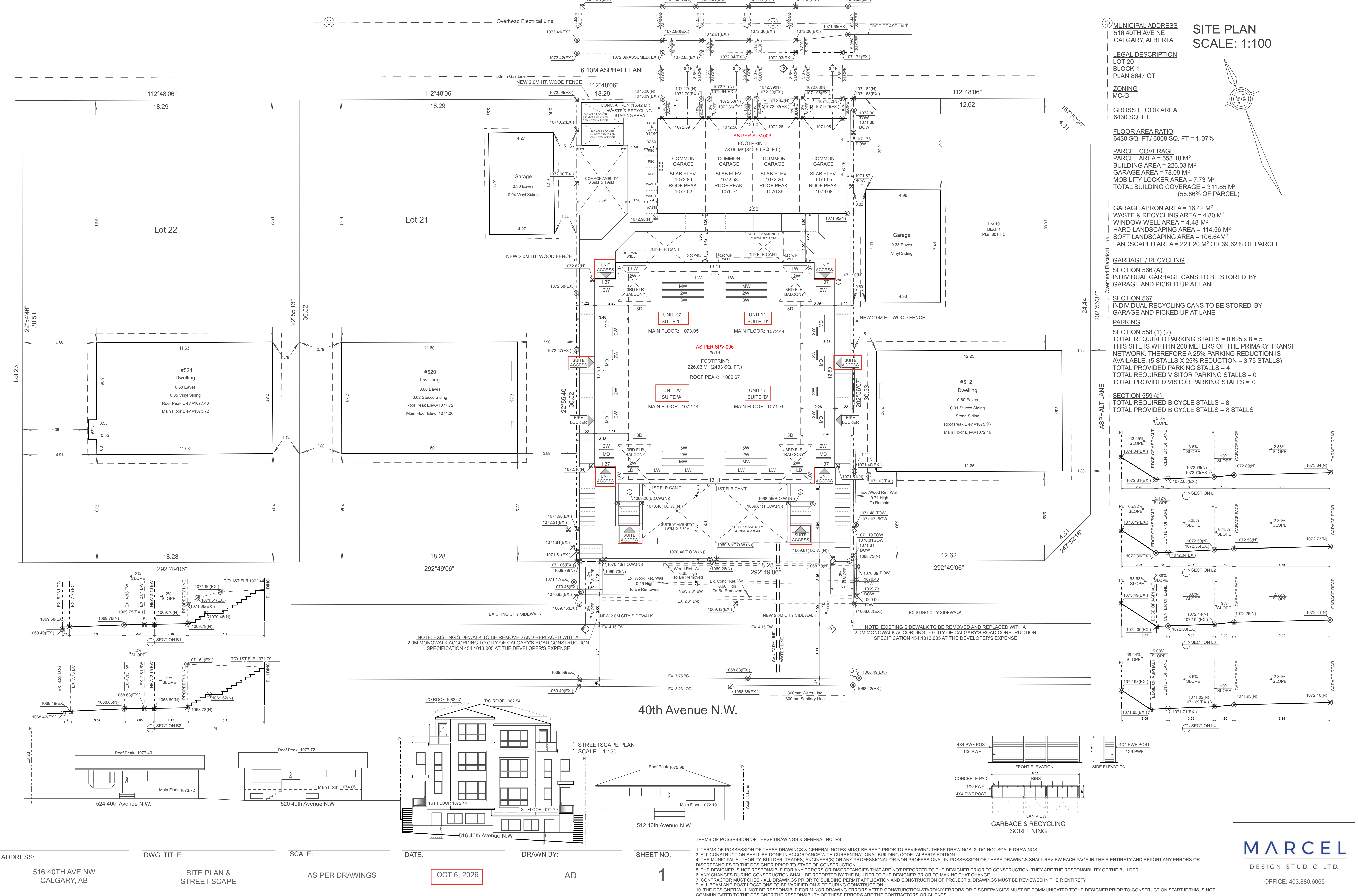




MUNICIPAL ADDRESS
516 40TH AVE NE
CALGARY, ALBERTA

LEGAL DESCRIPTION
LOT 20
BLOCK 1
PLAN 8647 GT

ZONING
MC-G

GROSS FLOOR AREA
6430 SQ. FT.

FLOOR AREA RATIO
6430 SQ. FT./ 6008 SQ. FT = 1.07%

PARCEL COVERAGE
PARCEL AREA = 558.18 M²
BUILDING AREA = 226.03 M²
GARAGE AREA = 78.09 M²
MOBILITY LOCKER AREA = 7.73 M²
TOTAL BUILDING COVERAGE = 311.85 M²
(58.86% OF PARCEL)

GARAGE APRON AREA = 16.42 M²
WASTE & RECYCLING AREA = 4.80 M²
WINDOW WELL AREA = 4.48 M²
HARD LANDSCAPING AREA = 114.56 M²
SOFT LANDSCAPING AREA = 106.64M²
LANDSCAPED AREA = 221.20 M² OR 39.62% OF PARCEL

GARBAGE / RECYCLING

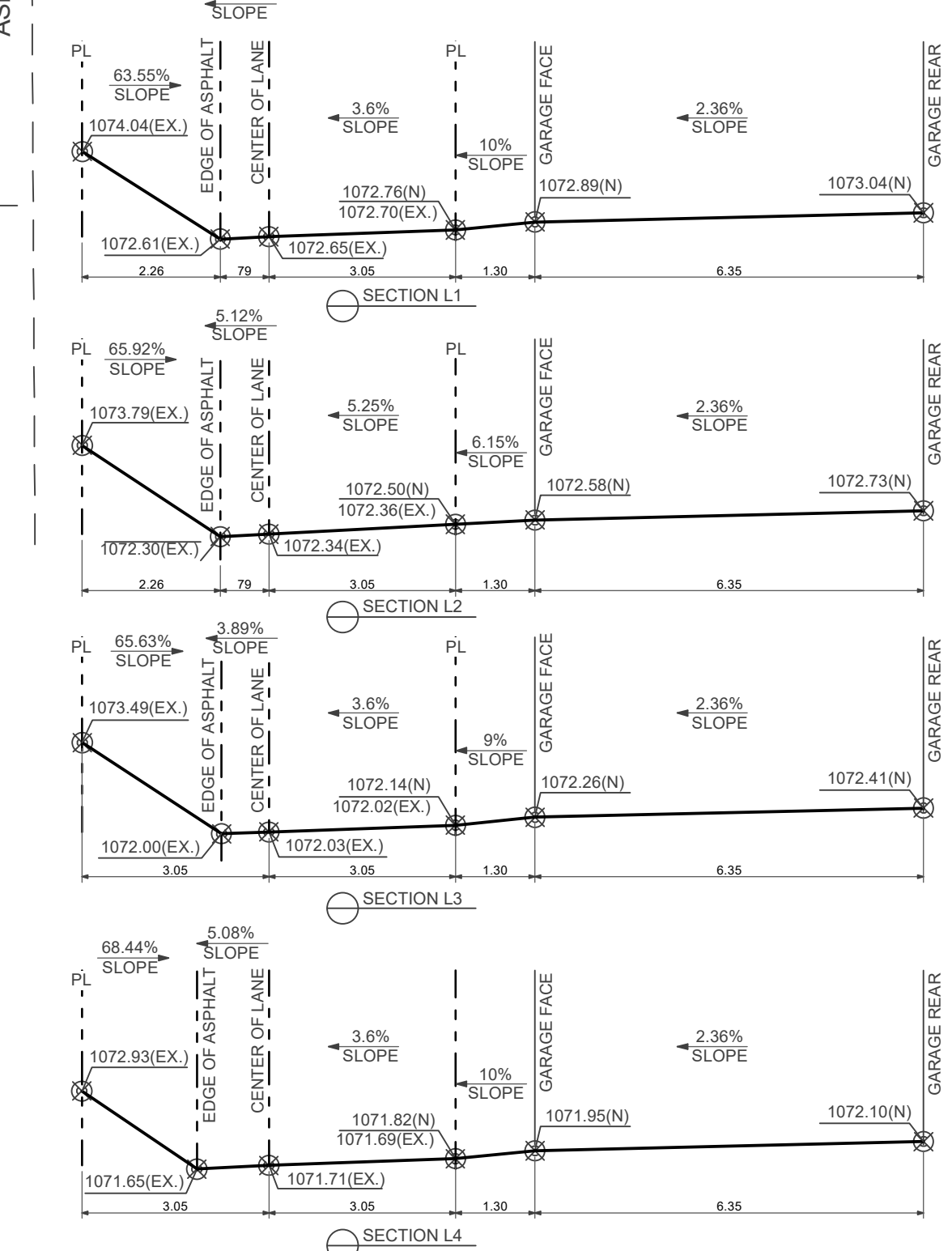
SECTION 566 (A)
INDIVIDUAL GARBAGE CANS TO BE STORED BY
GARAGE AND PICKED UP AT LANE

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 200 METERS OF THE PRIMARY TRANSIT
NETWORK. 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 STALLS



ADDRESS:

516 40TH AVE NW
CALGARY, AB

DWG. TITLE:

LANDSCAPE PLAN

SCALE:

1:100

DATE:

OCT 6, 2026

DRAWN BY:

AD

SHEET NO.:

2

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 IN THEIR ENTIRETY 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.
7. CONTRACTOR MUST CHECK ALL DRAWINGS PRIOR TO BUILDING PERMIT APPLICATION AND CONSTRUCTION OF PROJECT 8. DRAWINGS MUST BE REVIEWED IN THEIR ENTIRETY
9. ALL BEAM AND POST LOCATIONS TO BE VERIFIED ON SITE DURING CONSTRUCTION
10. THE DESIGNER WILL NOT BE RESPONSIBLE FOR MINOR DRAWING ERRORS AFTER CONSTRUCTION START ANY ERRORS OR DISCREPANCIES MUST BE COMMUNICATED TO THE DESIGNER PRIOR TO CONSTRUCTION START IF THIS IS NOT COMMUNICATED TO THE DESIGNER THE RESPONSIBILITY OF THESE ERRORS ARE THE CONTRACTORS OR CLIENTS

LOT AREA = 558.18 M²

ITEMS NOT INCLUDED IN LANDSCAPE CALCULATION (BYLAW 551(1))
GARAGE APRON AREA = 16.42 M²
WIN. WELLS = 4.48 M²
TOTAL AREA = 20.90 M²

LANDSCAPE CALCULATION
EQUATION 1: 558.18 M² x 40% - 3% (BYLAW 556) = 206.52 M²
PROVIDED = 221.20 M² OR 107.10% OF REQ. LANDSCAPING

LANDSCAPING REQUIREMENTS:
BYLAW 551

SUBSECTION (3)
REQUIRED:
THE MAXIMUM HARD SURFACED LANDSCAPE AREA IS:
(B) 40% OF THE REQUIRED LANDSCAPED AREA

EQUATION 4: 206.52 M² X 40% = 82.60 M²
THEREFORE, THE MAXIMUM HARD SURFACE IS 82.60 M²
PROVIDED HARD LANDSCAPING: 114.56 M² = 55.47%

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: 206.52 M² / 45 M² = 4.58 TREES, 9.18 SHRUBS REQUIRED
PROVIDED: 6 TREES, 16 SHRUBS

SUBSECTION (3)
REQUIRED:
A MINIMUM OF 25% OF ALL TREES MUST BE CONIFEROUS
REQUIRED: 6 TREES, 2 CONIFEROUS (25%)
PROVIDED: 2 CONIFEROUS TREES; 4 DECIDUOUS TREES

PROVIDED LANDSCAPING
PROVIDED SOD LANDSCAPING: 61.84 M² (29.94% OF REQ. LANDSCAPED AREA)
PROVIDED MULCH LANDSCAPING : 44.80 M²
TOTAL SOFT LANDSCAPING: 106.64 M²
PROVIDED HARD LANDSCAPING: 114.56 M²
TOTAL LANDSCAPING PROVIDED: 221.20 M² = 106.78% OF REQUIRED LANDSCAPING

- NOTES:
- # 1: LOW WATER IRRIGATION SYSTEM TO BE PROVIDED TO TREE AND SHRUB LOCATIONS
 - #2: MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHER AREAS
 - #3: ALL SODDED AREAS ARE PLANTED WITH DROUGH TOLERANT GRASS SPECIES.
 - #4: REMOVAL AND REPLACEMENT OF SIDEWALK WILL BE CONSTRUCTED AT THE FULL EXPENSE OF THE DEVELOPER

CONIFEROUS TREES				
LOWER WATER	QTY	REF	SCIENTIFIC NAME	COMMON NAME PLANT SIZE
YES	1	A	PICCEA PUNGENS 'GLAUCA'	COL. BLUE SPRUCE 2.0M HT
YES	1	B	PICCEA PUNGENS 'GLAUCA'	COL. BLUE SPRUCE 3.0M HT

DECIDUOUS TREES				
LOWER WATER	QTY	REF	SCIENTIFIC NAME	COMMON NAME PLANT SIZE
YES	2	C	POPULUS X CANESCENS	TOWER POPLAR 50mm CAL.
YES	2	D	POPULUS X CANESCENS	TOWER POPLAR 75mm CAL.

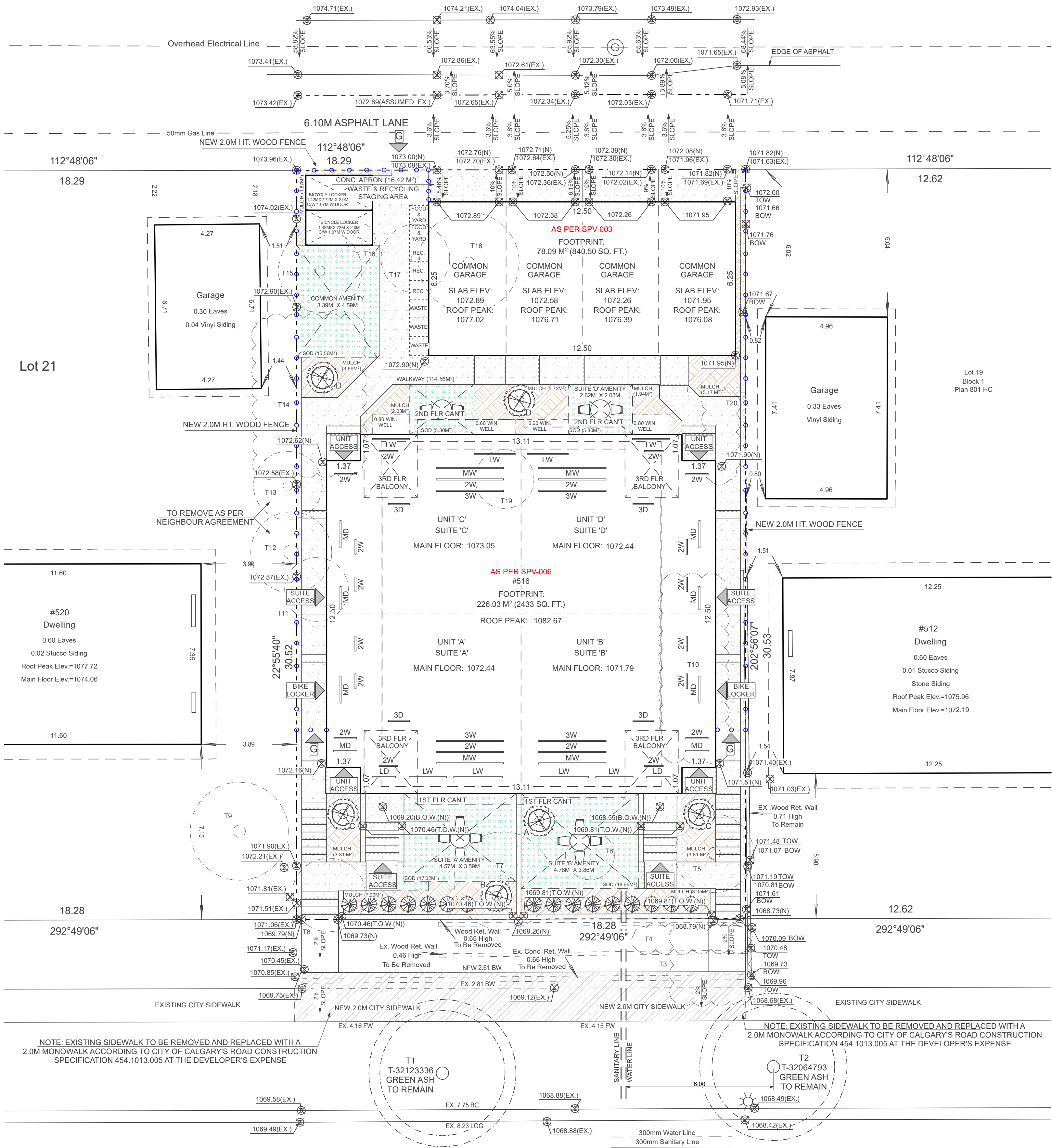
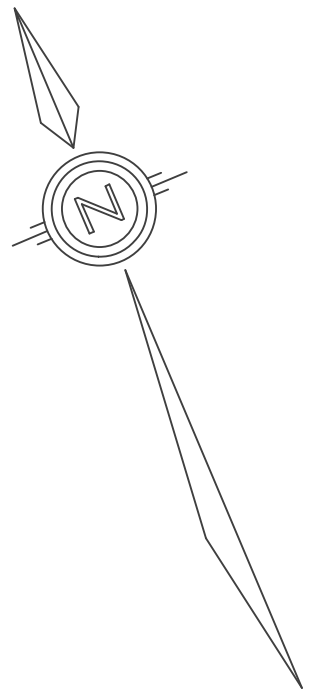
CONIFEROUS SHRUBS				
LOWER WATER	QTY	REF	SCIENTIFIC NAME	COMMON NAME PLANT SIZE
YES	16	E	RIBES ALPUNUM	APLINE CURRANT MIN. 600 SPR

EXISTING LANDSCAPING						
Tree No.	TYPE (±)	CAL.	CAN. (±)	HT. (±)	LOCATION	STATUS
T1	Deciduous Tree	0.51	5.10	6.00	In City Property	To Remain
T2	Deciduous Tree	0.51	6.00	5.00	In City Property	To Remain
T3	Bushline	---	3.00	1.60	In City Property	To Remove
T4	Bushline	---	0.90	0.92	In City Property	To Remove
T5	Coniferous Tree	0.49	3.20	8.10	In Subject Property	To Remove
T6	Bush	---	2.00	1.70	In Subject Property	To Remove
T7	Coniferous Tree	0.49	4.00	8.00	In Subject Property	To Remove
T8	Bush	---	3.00	1.60	In Subject Property	To Remove
T9	Coniferous Tree	0.50	4.00	9.00	In Adjacent Property	To Remain
T10	Bushline	---	2.50	2.00	In Subject Property	To Remove
T11	Bush	---	2.60	2.20	In Subject Property	To Remove
T12	Coniferous Tree	0.60	3.30	9.00	In Adjacent Property	To Remove
T13	Deciduous Tree	0.40	2.80	3.00	In Adjacent Property	To Remove
T14	Bushline	---	4.30	1.50	On Property Line	To Remove
T15	Coniferous Tree	0.40	3.40	8.00	In Subject Property	To Remove
T16	Bush	---	1.20	1.70	In Subject Property	To Remove
T17	Coniferous Tree	0.35	2.80	8.00	In Subject Property	To Remove
T18	Coniferous Tree	0.45	4.10	8.00	In Subject Property	To Remove
T19	Bush	---	2.40	1.70	In Subject Property	To Remove
T20	Tree Line	0.15	1.20	2.00	In Subject Property	To Remove

2.0M HT. WOOD FENCE
1.5M HT. WOOD SCREEN



LANDSCAPE PLAN
SCALE: 1:100



40th Avenue N.W.

ADDRESS:

516 40TH AVE NW
CALGARY, AB

DWG. TITLE:

LANDSCAPE PLAN

SCALE:

1:100

DATE:

OCT 6, 2026

DRAWN BY:

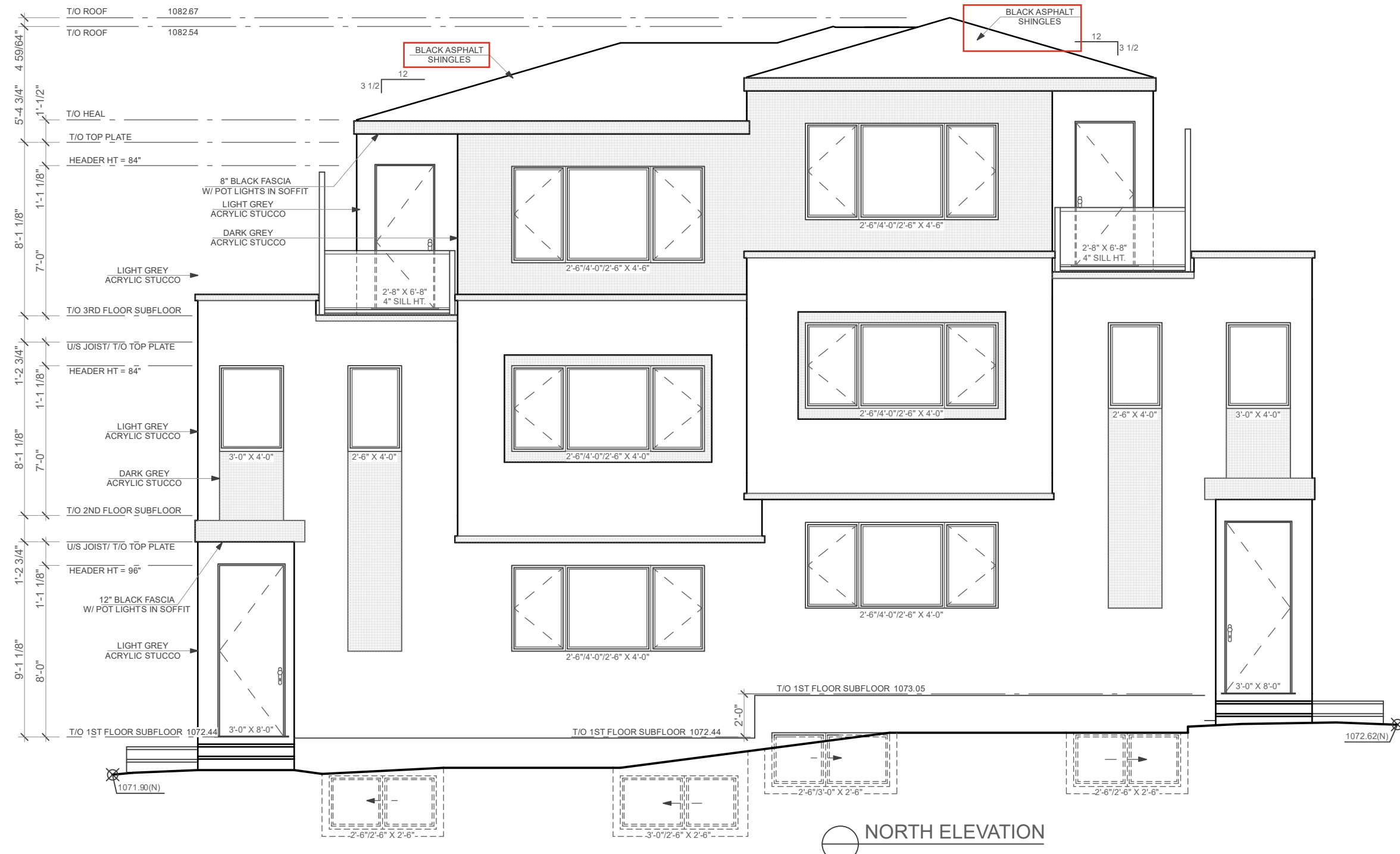
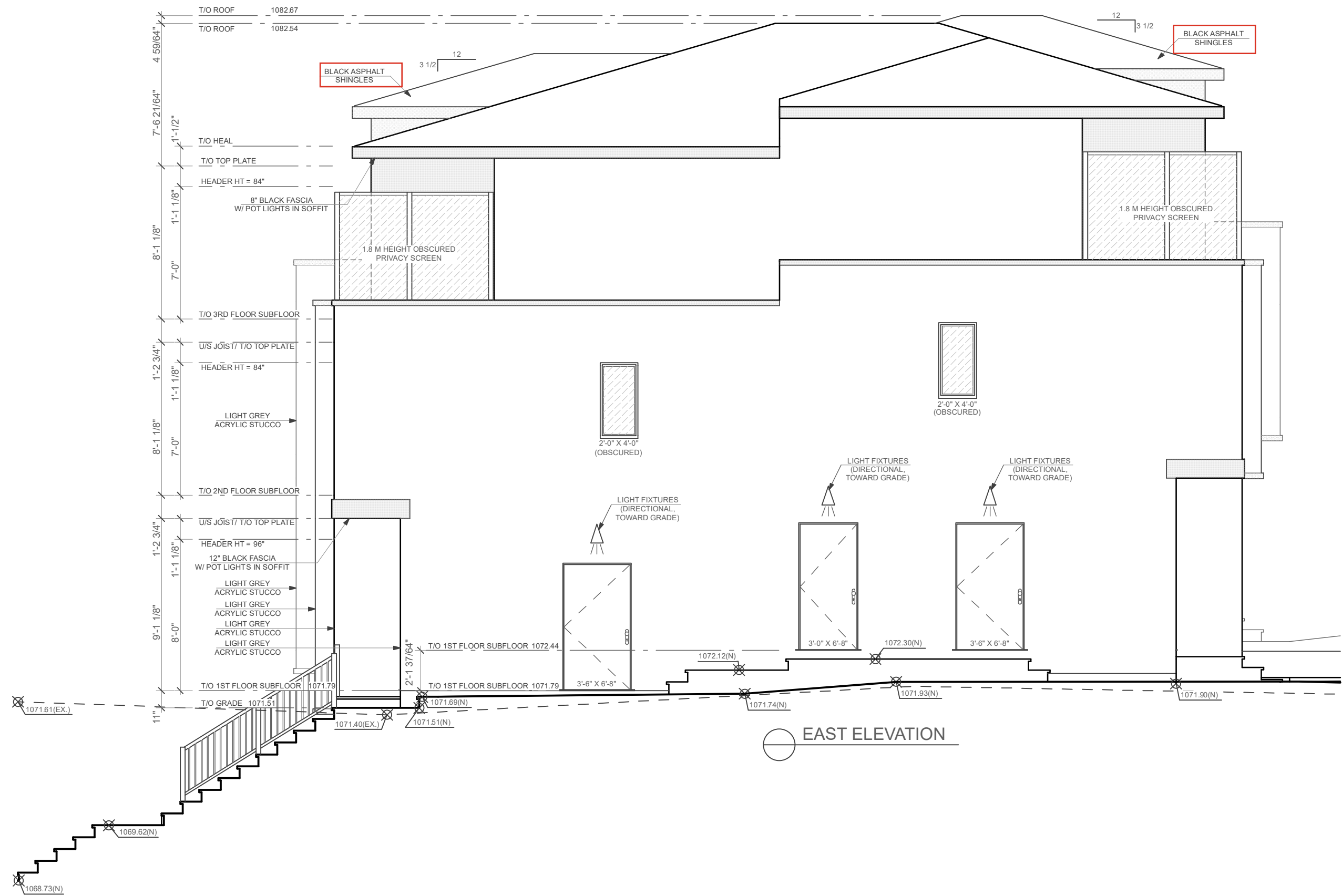
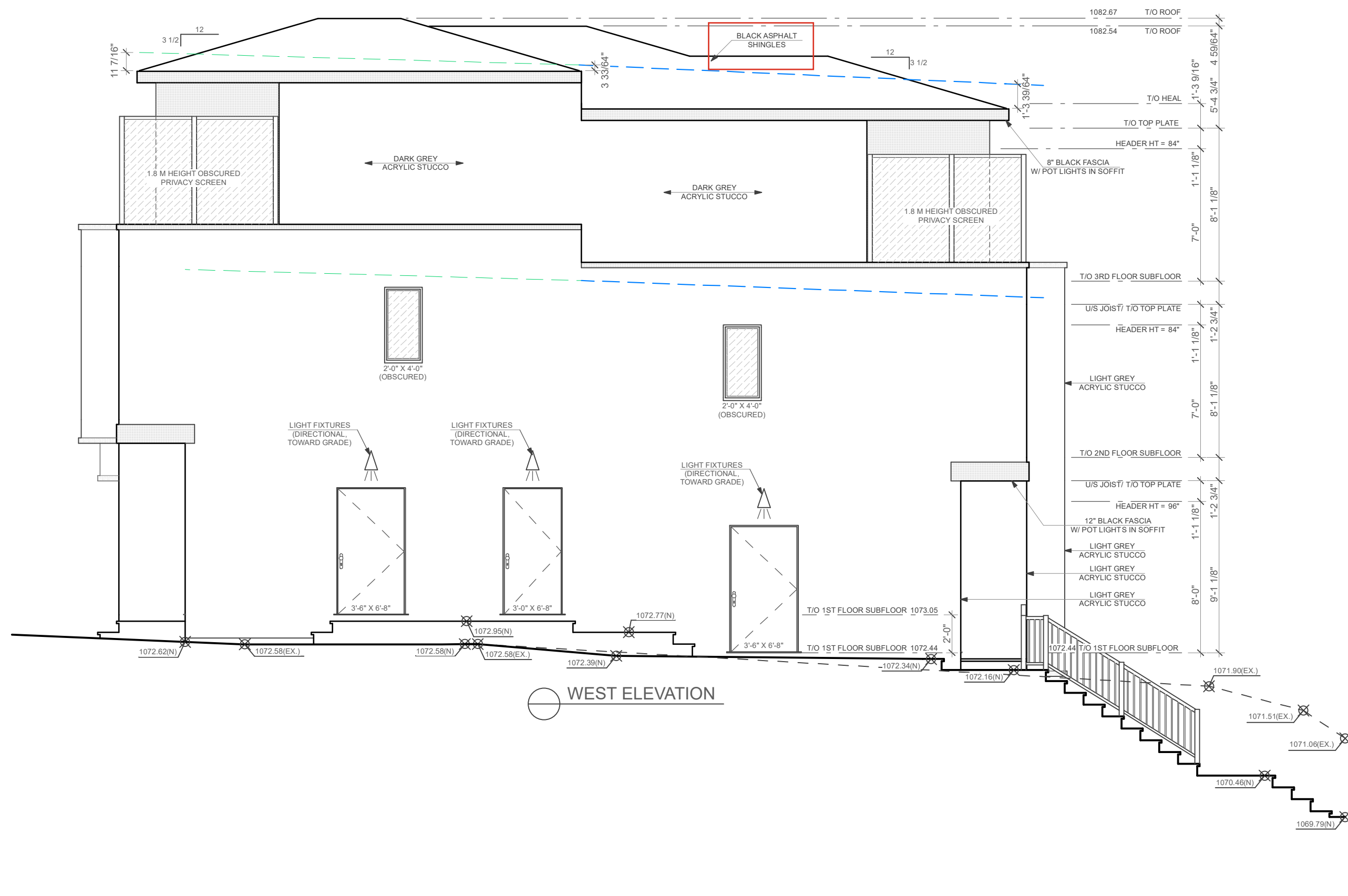
AD

SHEET NO.:

2

MARCEL
DESIGN STUDIO LTD.

OFFICE: 403.880.6065



ADDRESS:

516 40TH AVE NW
CALGARY, AB

DWG. TITLE:

ELEVATIONS

SCALE:

3/16" = 1'-0"

DATE:

OCT 6, 2026

DRAWN BY:

AD

SHEET NO.:

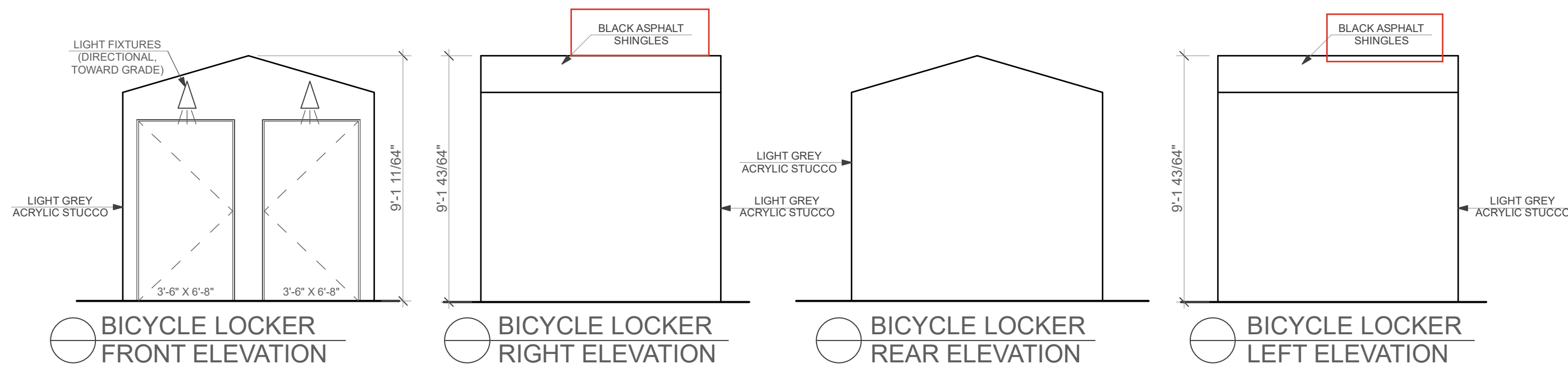
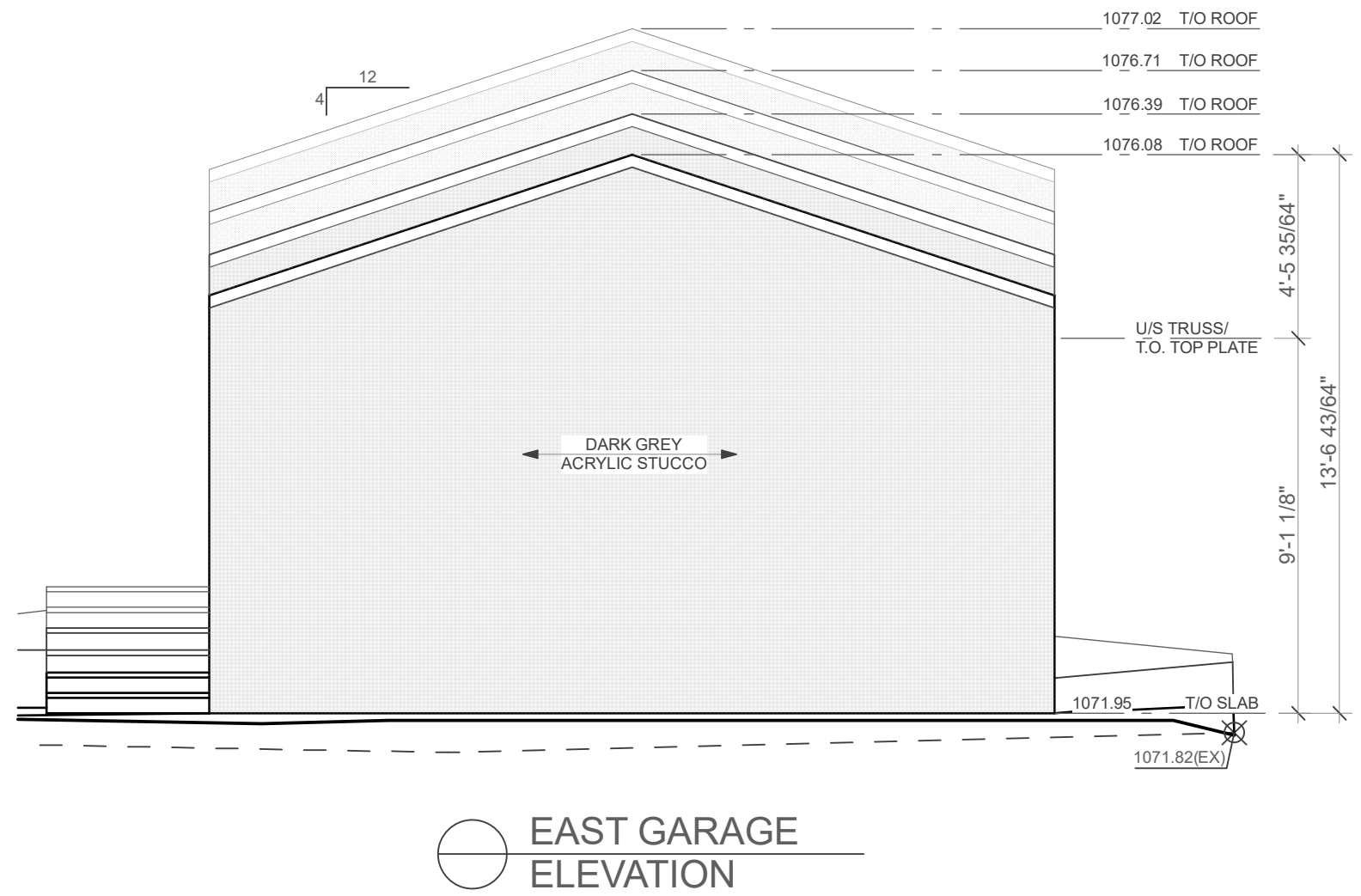
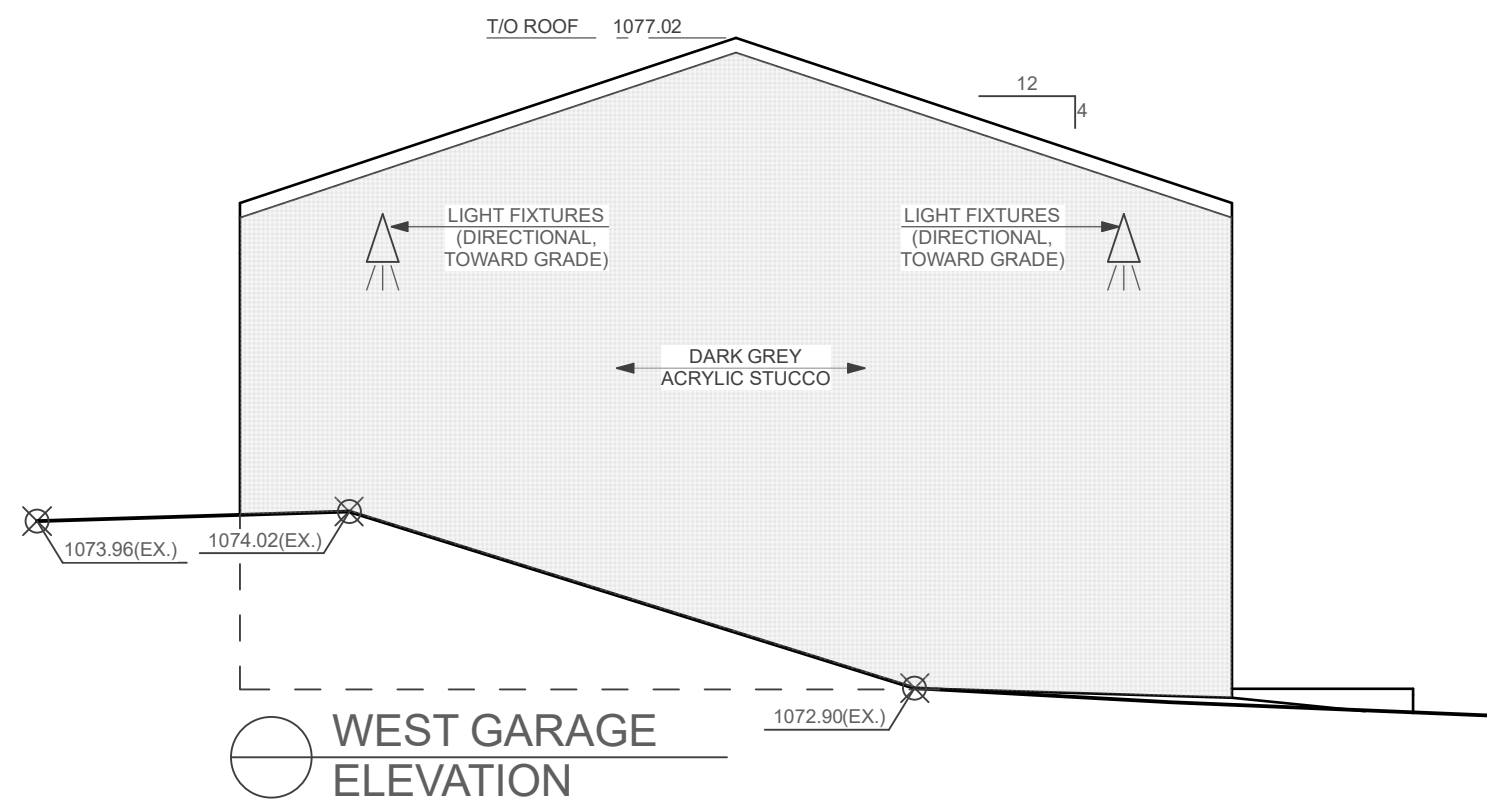
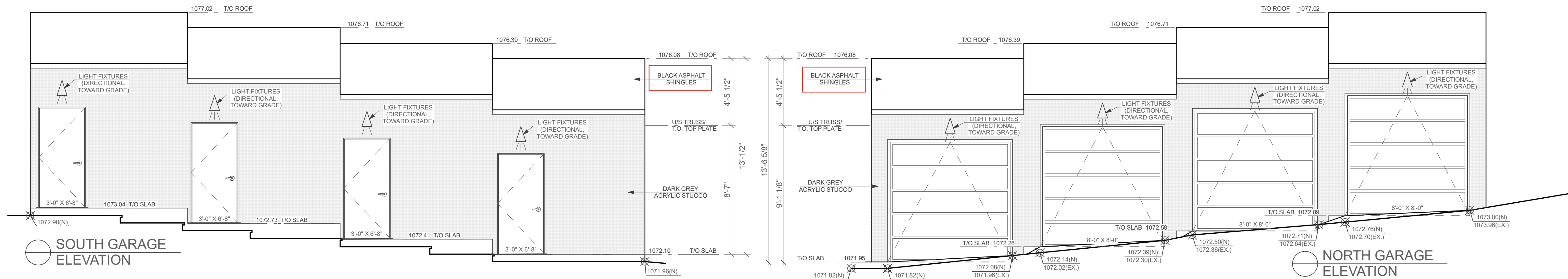
3

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 IN THEIR ENTIRETY 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.
7. CONTRACTOR MUST CHECK ALL DRAWINGS PRIOR TO BUILDING PERMIT APPLICATION AND CONSTRUCTION OF PROJECT.
8. DRAWINGS MUST BE REVIEWED IN THEIR ENTIRETY.
9. ALL BEAM AND POST LOCATIONS TO BE VERIFIED ON SITE DURING CONSTRUCTION.
10. THE DESIGNER WILL NOT BE RESPONSIBLE FOR MINOR DRAWING ERRORS AFTER CONSTRUCTION START. ANY ERRORS OR DISCREPANCIES MUST BE COMMUNICATED TO THE DESIGNER PRIOR TO CONSTRUCTION START IF THIS IS NOT COMMUNICATED TO THE DESIGNER THE RESPONSIBILITY OF THESE ERRORS ARE THE CONTRACTORS OR CLIENTS.

MARCEL
DESIGN STUDIO LTD.

OFFICE: 403.880.6065



ADDRESS:

516 40TH AVE NW
CALGARY, AB

DWG. TITLE:

GARAGE ELEVATIONS
GARAGE FLOOR PLAN
BIKE LOCKER FLOOR PLAN
BIKE LOCKER ELEVATIONS

SCALE:

1/4" = 1'-0"

DATE:

OCT 6, 2026

DRAWN BY:

AD

SHEET NO.:

4

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 IN THEIR ENTIRETY 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.
7. CONTRACTOR MUST CHECK ALL DRAWINGS PRIOR TO BUILDING PERMIT APPLICATION AND CONSTRUCTION OF PROJECT. 8. DRAWINGS MUST BE REVIEWED IN THEIR ENTIRETY.
9. ALL BEAM AND POST LOCATIONS TO BE VERIFIED ON SITE DURING CONSTRUCTION.
10. THE DESIGNER WILL NOT BE RESPONSIBLE FOR MINOR DRAWING ERRORS AFTER CONSTRUCTION STARTS. ANY ERRORS OR DISCREPANCIES MUST BE COMMUNICATED TO THE DESIGNER PRIOR TO CONSTRUCTION START IF THIS IS NOT COMMUNICATED TO THE DESIGNER, THE RESPONSIBILITY OF THESE ERRORS ARE THE CONTRACTORS OR CLIENTS.

MARCEL
DESIGN STUDIO LTD.

OFFICE: 403.880.6065