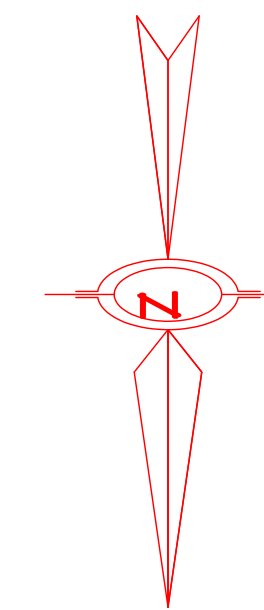


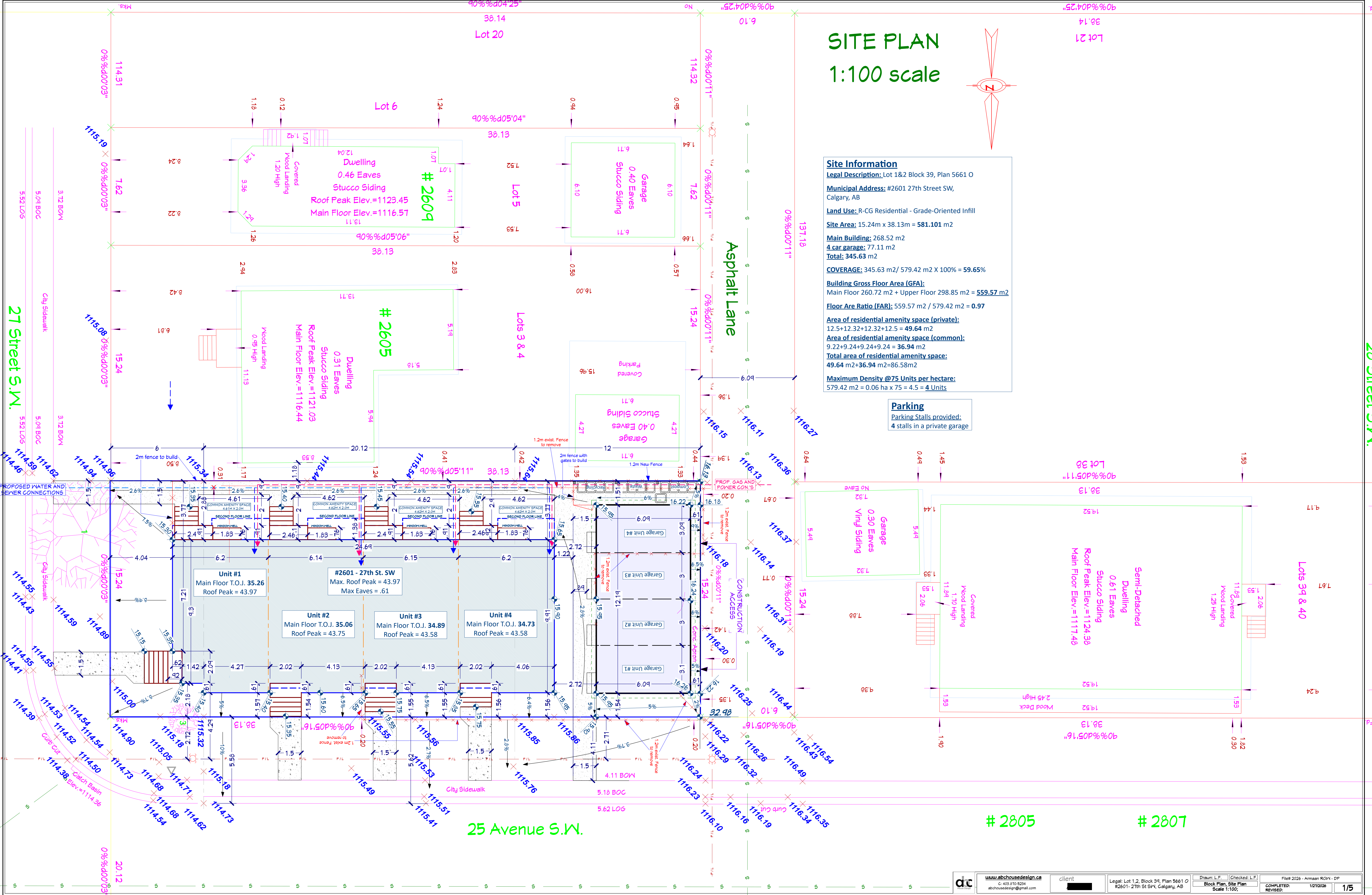
# SITE PLAN

## 1:100 scale



**Site Information**  
**Legal Description:** Lot 1&2 Block 39, Plan 5661 O  
**Municipal Address:** #2601 27th Street SW, Calgary, AB  
**Land Use:** R-CG Residential - Grade-Oriented Infill  
**Site Area:** 15.24m x 38.13m = 581.101 m2  
**Main Building:** 268.52 m2  
**4 car garage:** 77.11 m2  
**Total:** 345.63 m2  
**COVERAGE:** 345.63 m2 / 579.42 m2 X 100% = 59.65%  
**Building Gross Floor Area (GFA):**  
 Main Floor 260.72 m2 + Upper Floor 298.85 m2 = 559.57 m2  
**Floor Area Ratio (FAR):** 559.57 m2 / 579.42 m2 = 0.97  
**Area of residential amenity space (private):**  
 12.5+12.32+12.32+12.5 = 49.64 m2  
**Area of residential amenity space (common):**  
 9.22+9.24+9.24+9.24 = 36.94 m2  
**Total area of residential amenity space:**  
 49.64 m2+36.94 m2=86.58m2  
**Maximum Density @75 Units per hectare:**  
 579.42 m2 = 0.06 ha x 75 = 4.5 = 4 Units

**Parking**  
 Parking Stalls provided:  
 4 stalls in a private garage

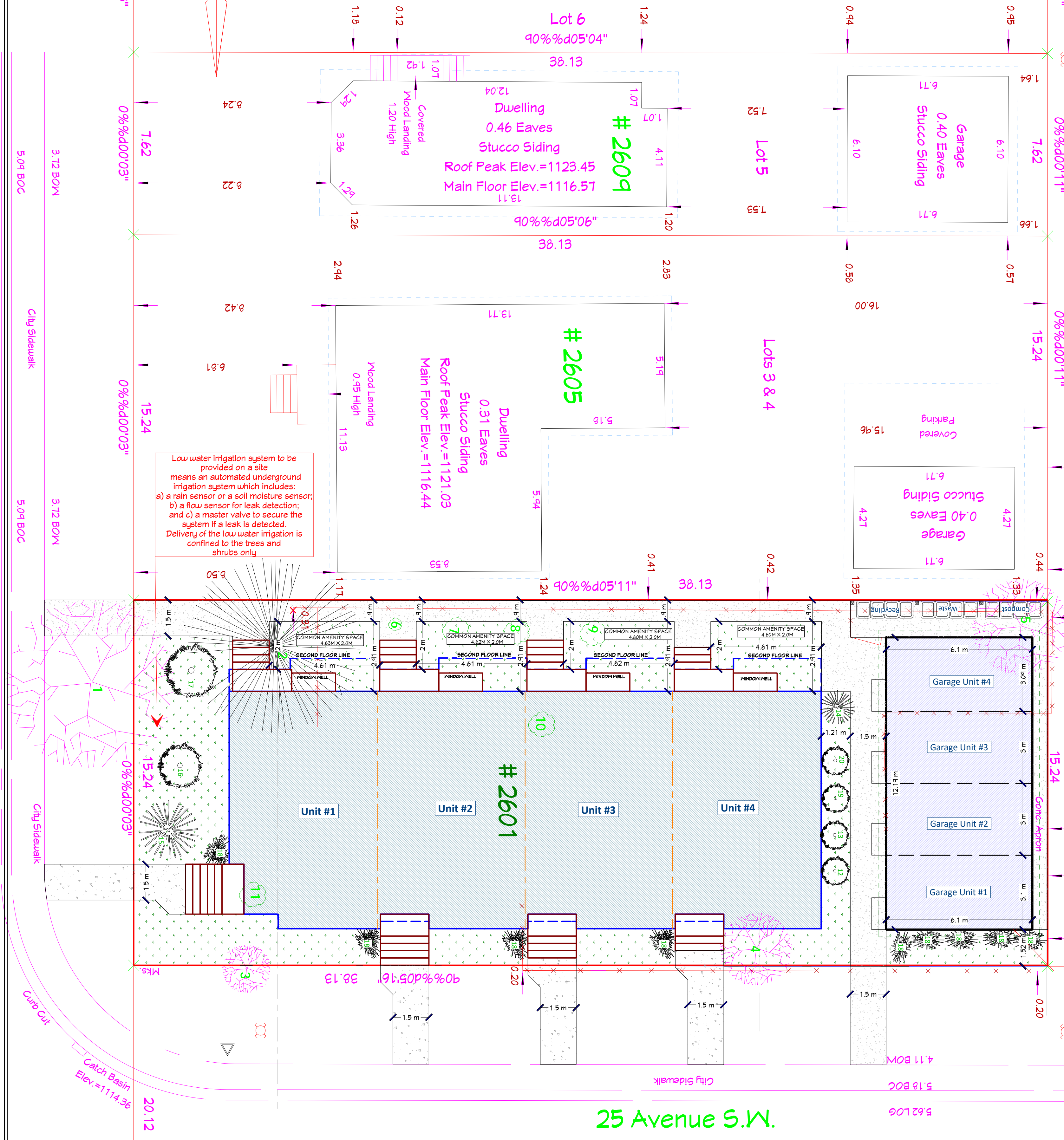
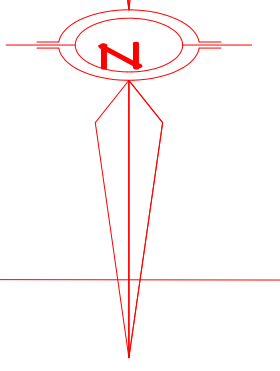


27 Street S.W.

25 Avenue S.W.

28 Street S.W.

26 Avenue S.W.  
**LANDSCAPING PLAN**  
 scale 1:100



Asphalt Lane

**Tree Schedule**

#	Type	Tr. Dia.	Canopy	Height	To Do
1	Green Ash \$11,416	0.50	7.00	13.00	To Remain
2	Coniferous	0.80	7.00	13.00	To Remove
3	Rowan tree \$0 value	0.10	2.00	3.00	To Remain
4	Deciduous	0.30	3.00	5.00	To Remove
5	Deciduous	0.60	4.00	6.00	To Remove
6	Bush	---	0.50	0.50	To Remove
7	Bush	---	1.00	1.00	To Remove
8	Bush	---	1.00	1.00	To Remove
9	Bush	---	1.00	1.00	To Remove
10	Bush	---	1.00	2.00	To Remove
11	Bush	---	1.00	1.50	To Remove
12, 13	SHUBERT CHERRY TREE	0.07	1.20	3.00	To Plant
14	Blue Spruce	0.10	2.00	3.00	To Plant
15	Blue Spruce	0.12	2.50	3.50	To Plant
16	Crabapple Tree	0.10	2.00	3.00	To Plant
17	Crabapple Tree	0.12	2.50	3.50	To Plant
18	Juniper shrub	----	0.6	0.50	To Plant
19, 20	SHUBERT CHERRY TREE	0.07	1.20	3.00	To Plant

- SOD
- CONC. WALKWAY

**Landscaped Area Information:**  
 Landscaped Area Required: Enhanced Landscaping Option+ Low Water Landscaping :  
 40% -3%-3% = 34%  
 34% of Site Area=197.2 m<sup>2</sup>  
 Trees required at 1/25 m<sup>2</sup> = 8; Trees provided =8  
 (each caliper is more than 85 mm + 8 to plant)  
 Shrubs required at 2/25 m<sup>2</sup> = 16; Shrubs provided =16  
 Landscaped area Provided : 581.101 m<sup>2</sup> -268.52m<sup>2</sup>(building) - 77.11(garage) -  
 19.98m<sup>2</sup>(garbage, recycling area, conc. garage apron) = 215.49m<sup>2</sup> = 37%  
 Hard :63.54 m<sup>2</sup> =32.22% ( of required LA )  
 Soft :146.48 m<sup>2</sup> = 74% ( of required LA )=sod

Low water irrigation system to be provided on a site means an automated underground irrigation system which includes:  
 a) a rain sensor or a soil moisture sensor;  
 b) a flow sensor for leak detection;  
 and c) a master valve to secure the system if a leak is detected.  
 Delivery of the low water irrigation is confined to the trees and shrubs only.

# 2805

# 2807



