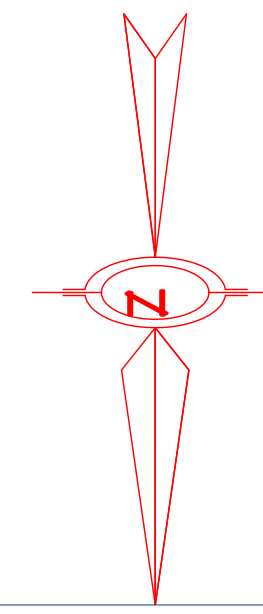


26 Avenue S.W.

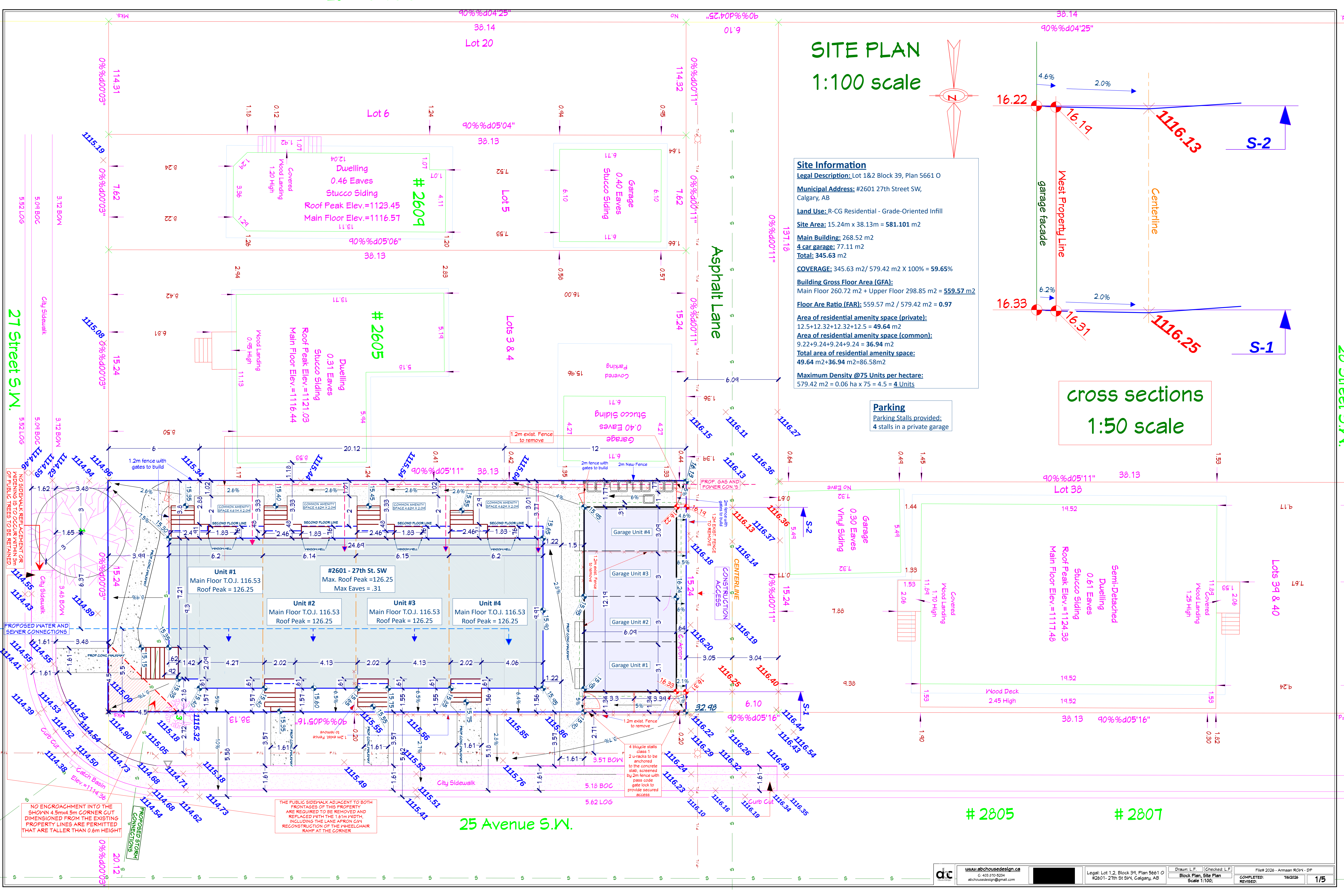
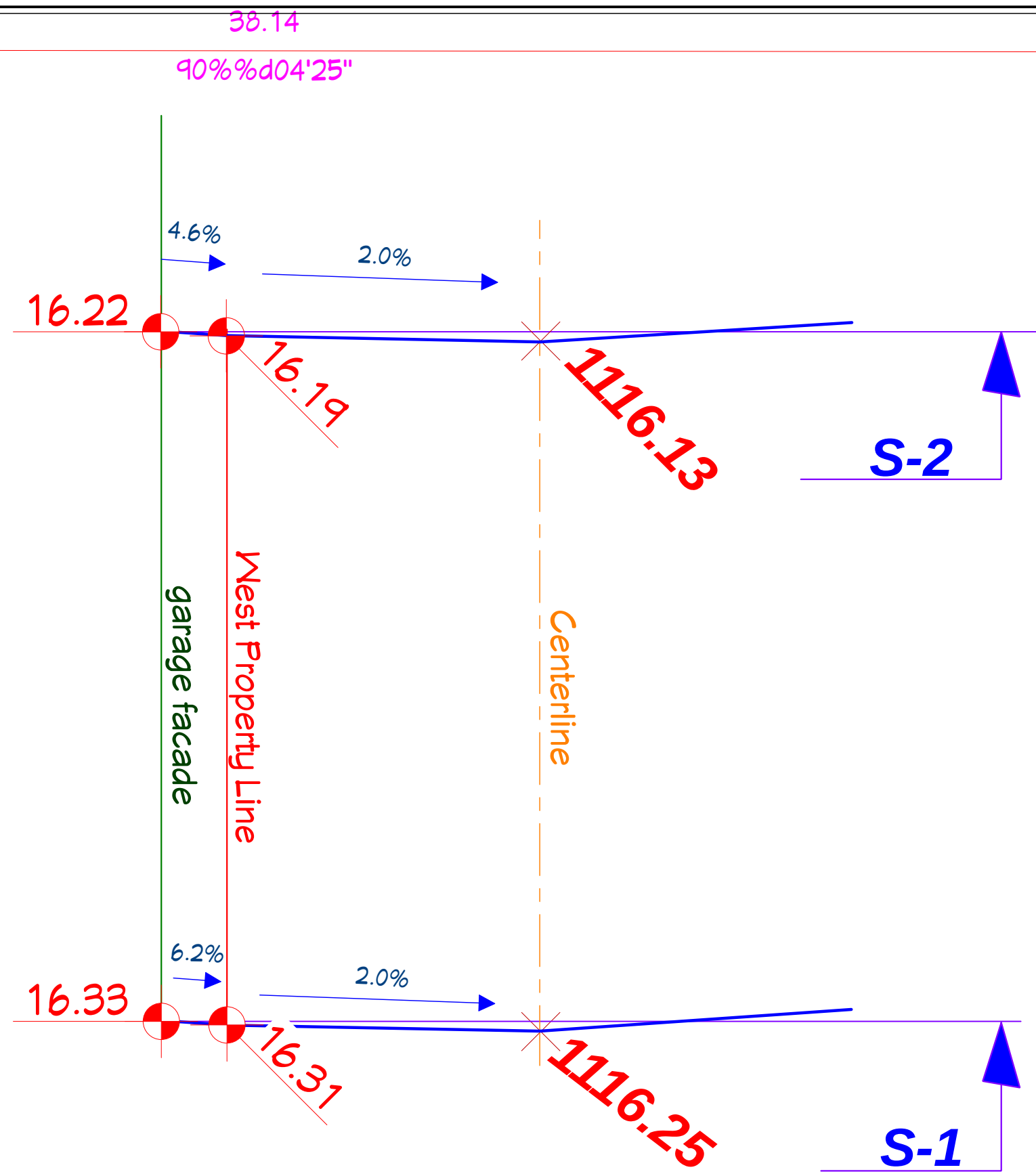
SITE PLAN

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.

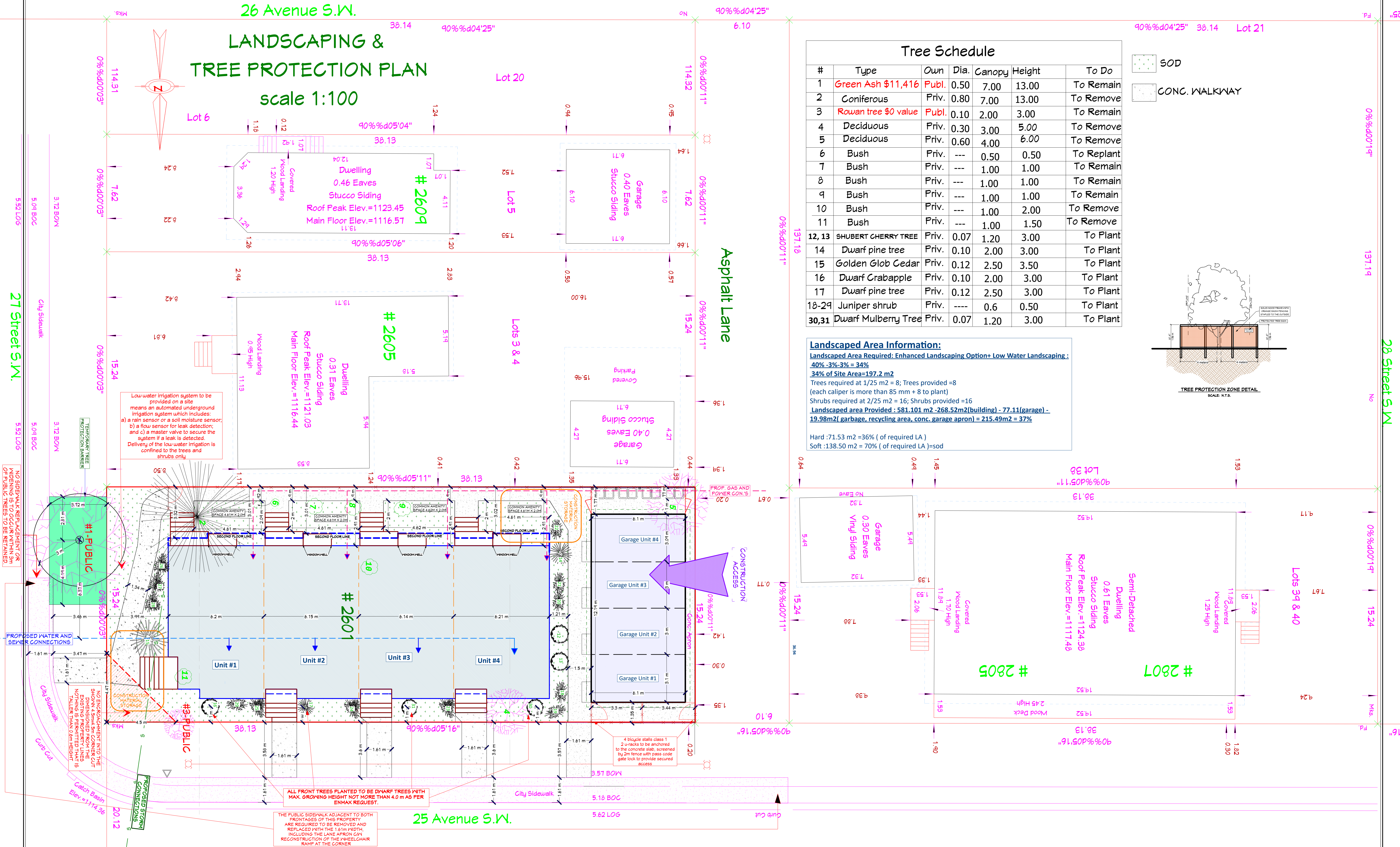
2805

2807

26 Avenue S.W.

LANDSCAPING & TREE PROTECTION PLAN

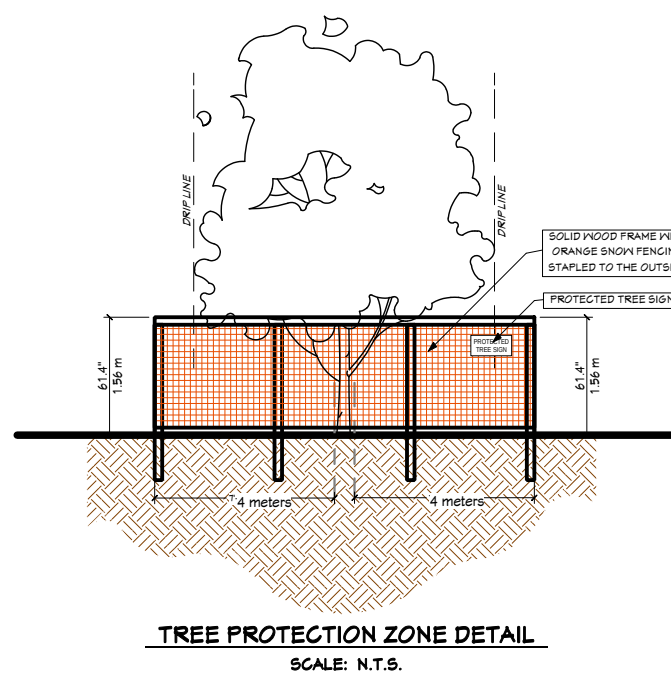
scale 1:100



Tree Schedule						
#	Type	Own	Dia.	Canopy	Height	To Do
1	Green Ash \$11,416	Publ.	0.50	7.00	13.00	To Remain
2	Coniferous	Priv.	0.80	7.00	13.00	To Remove
3	Rowan tree \$0 value	Publ.	0.10	2.00	3.00	To Remain
4	Deciduous	Priv.	0.30	3.00	5.00	To Remove
5	Deciduous	Priv.	0.60	4.00	6.00	To Remove
6	Bush	Priv.	---	0.50	0.50	To Replant
7	Bush	Priv.	---	1.00	1.00	To Remain
8	Bush	Priv.	---	1.00	1.00	To Remain
9	Bush	Priv.	---	1.00	1.00	To Remain
10	Bush	Priv.	---	1.00	2.00	To Remove
11	Bush	Priv.	---	1.00	1.50	To Remove
12, 13	SHUBERT CHERRY TREE	Priv.	0.07	1.20	3.00	To Plant
14	Dwarf pine tree	Priv.	0.10	2.00	3.00	To Plant
15	Golden Glob Cedar	Priv.	0.12	2.50	3.50	To Plant
16	Dwarf Crabapple	Priv.	0.10	2.00	3.00	To Plant
17	Dwarf pine tree	Priv.	0.12	2.50	3.00	To Plant
18-29	Juniper shrub	Priv.	----	0.6	0.50	To Plant
30,31	Dwarf Mulberry Tree	Priv.	0.07	1.20	3.00	To Plant

Landscaped Area Information:
Landscaped Area Required: Enhanced Landscaping Option+ Low Water Landscaping :
40% -3%-3% = 34%
34% of Site Area=197.2 m2
Trees required at 1/25 m2 = 8; Trees provided =8
(each caliper is more than 85 mm + 8 to plant)
Shrubs required at 2/25 m2 = 16; Shrubs provided =16
Landscaped area Provided : 581.101 m2 -268.52m2(building) - 77.11(garage) - 19.98m2(garbage, recycling area, conc. garage apron) = 215.49m2 = 37%
Hard :71.53 m2 =36% (of required LA)
Soft :138.50 m2 = 70% (of required LA)=sod

SOD
CONC. WALKWAY



Lot 38
Lot 39 & 40
Lot 21

#2805
#2807

Garage Unit #1
Garage Unit #2
Garage Unit #3
Garage Unit #4

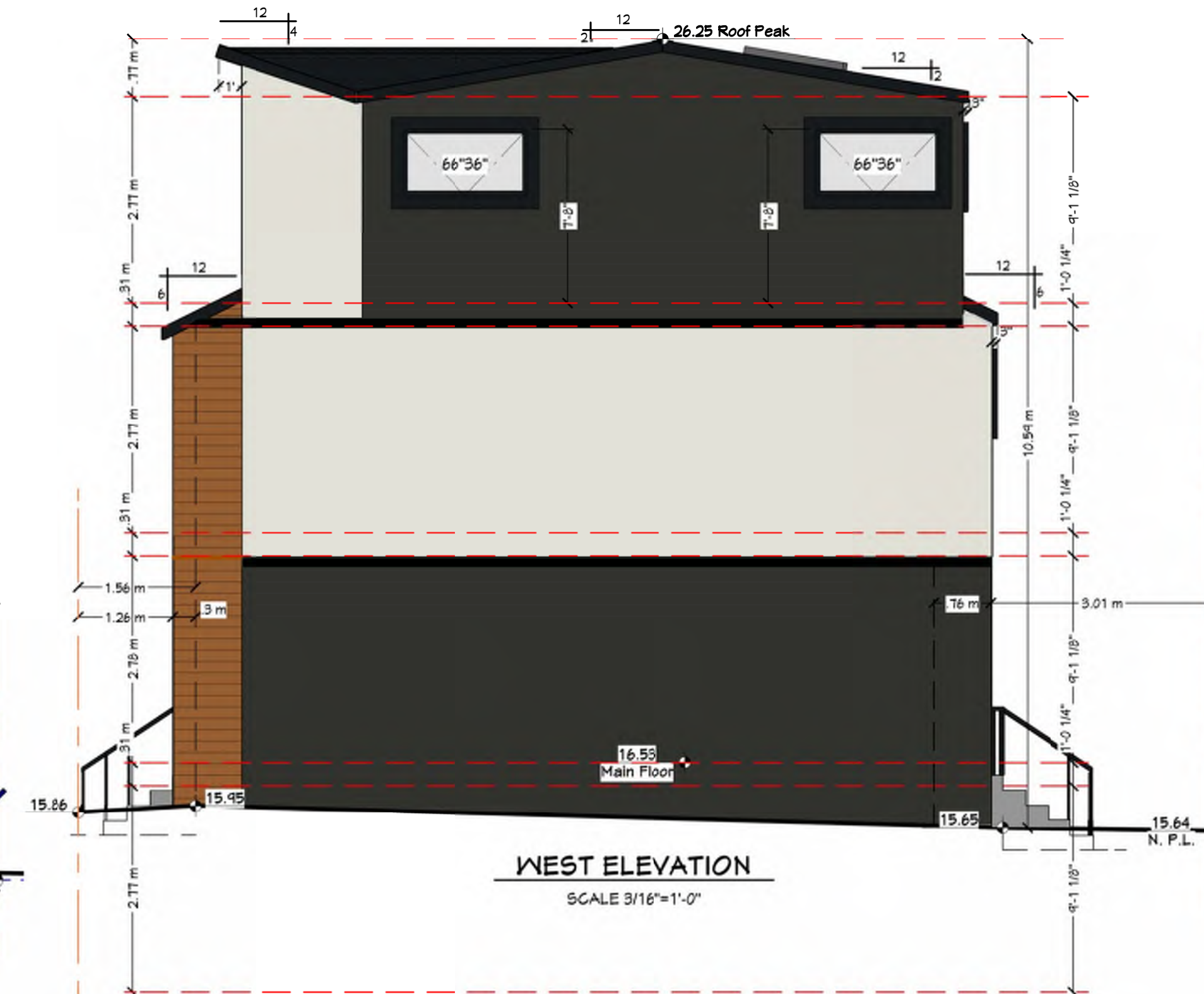
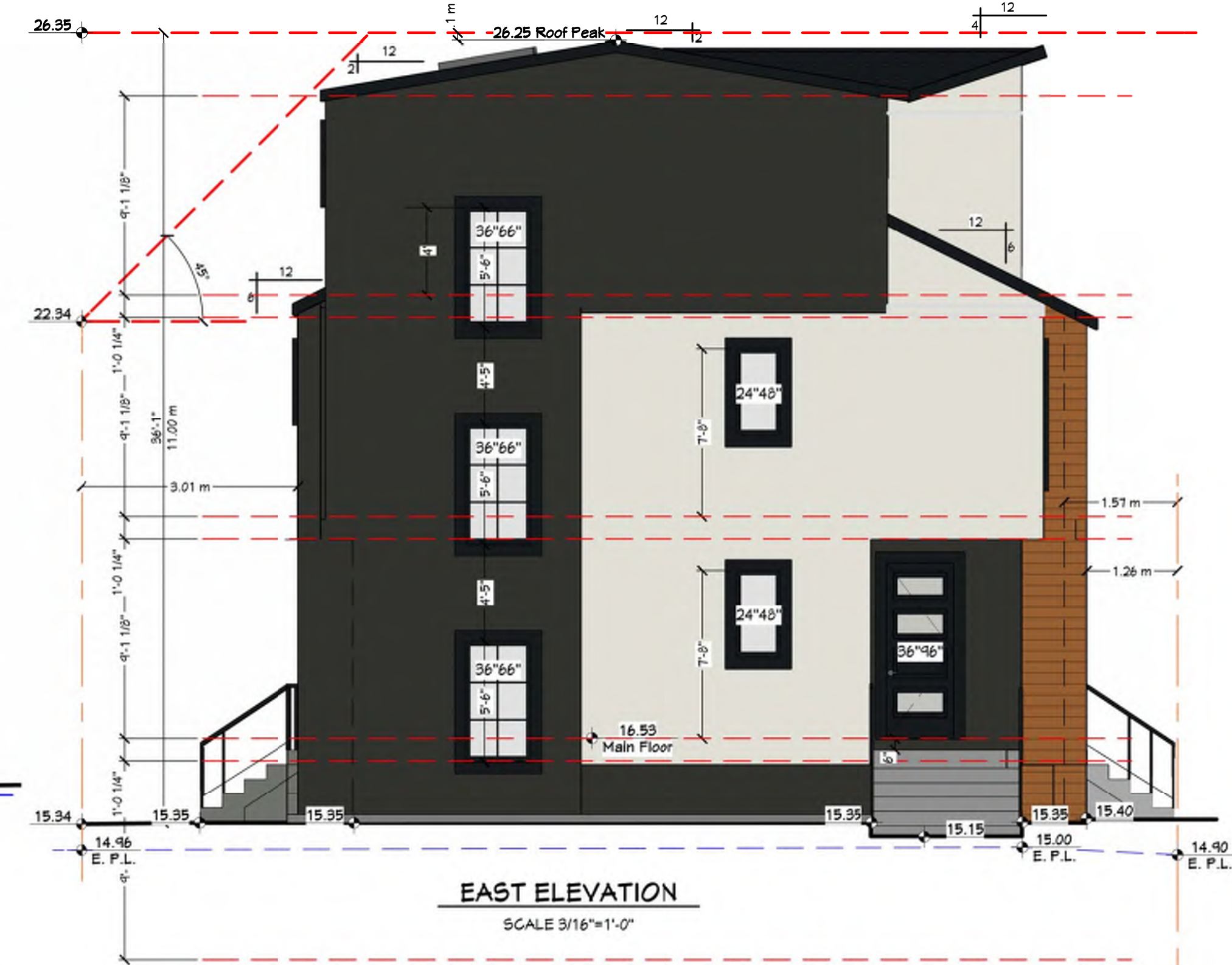
Unit #1
Unit #2
Unit #3
Unit #4

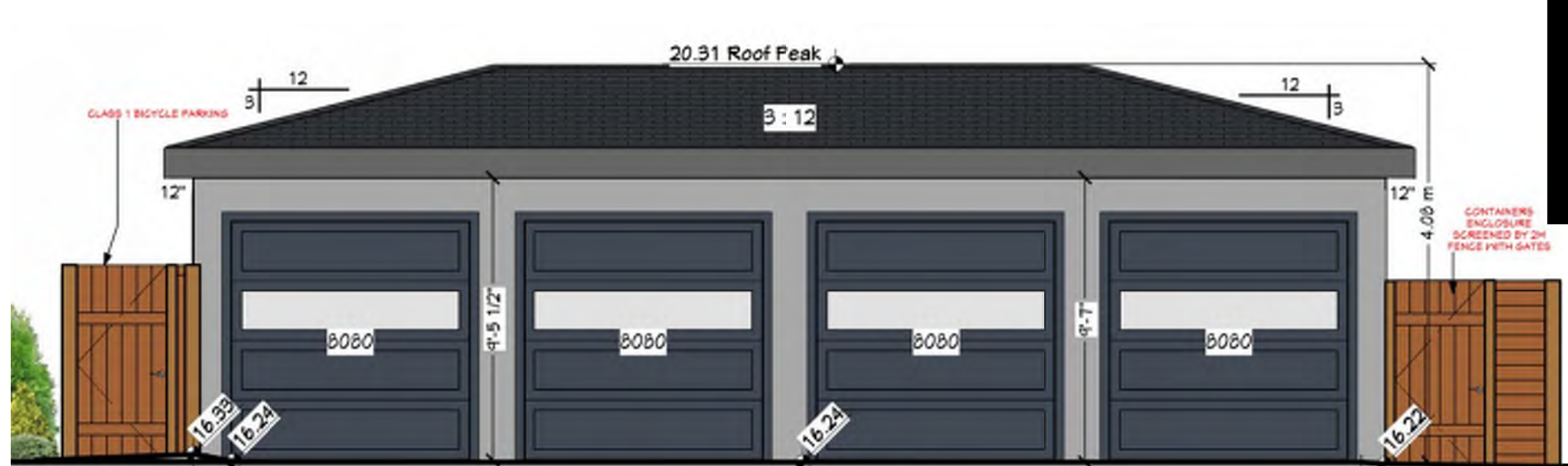
Garage Unit #1
Garage Unit #2
Garage Unit #3
Garage Unit #4

Unit #1
Unit #2
Unit #3
Unit #4

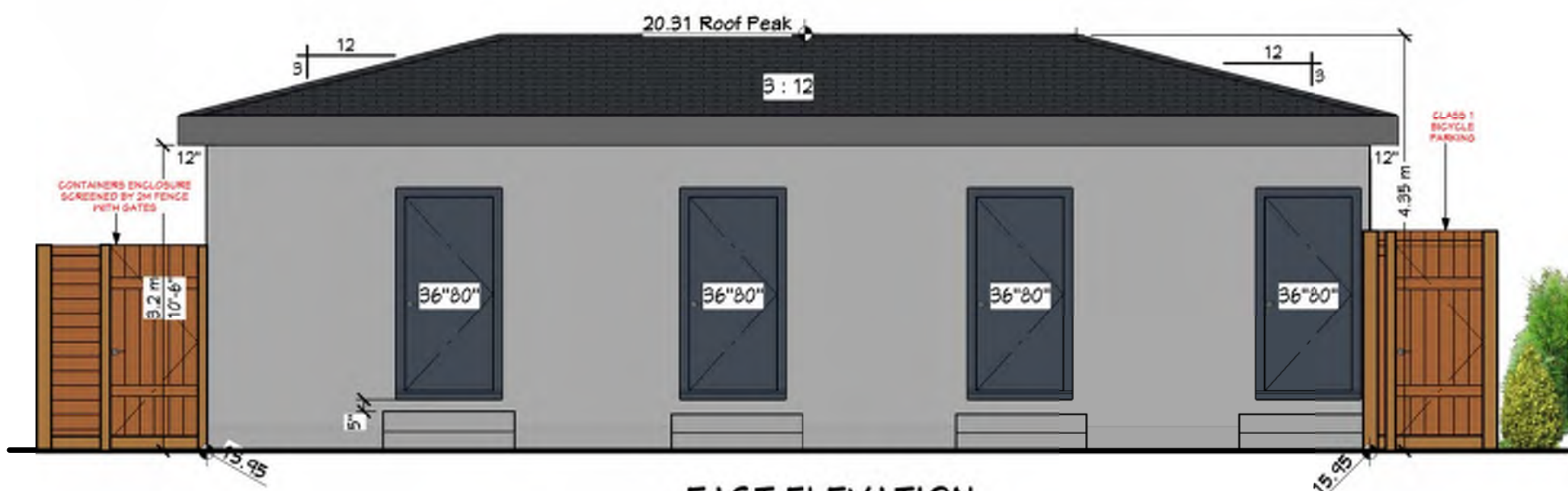
Garage Unit #1
Garage Unit #2
Garage Unit #3
Garage Unit #4

Unit #1
Unit #2
Unit #3
Unit #4

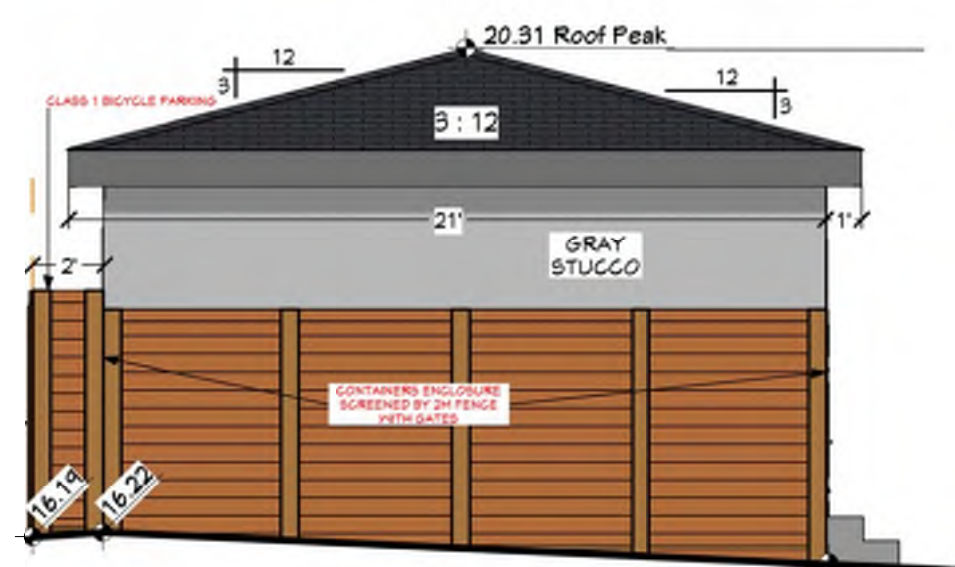




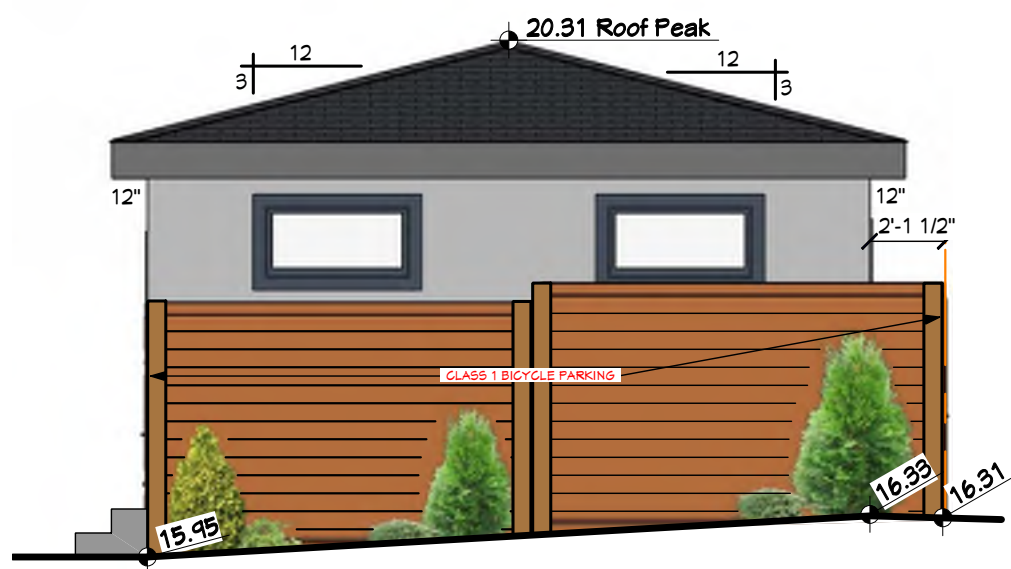
WEST ELEVATION
SCALE 3/16"=1'-0"



EAST ELEVATION
SCALE 3/16"=1'-0"



SOUTH ELEVATION
SCALE 3/16"=1'-0"



NORTH ELEVATION
SCALE 3/16"=1'-0"

