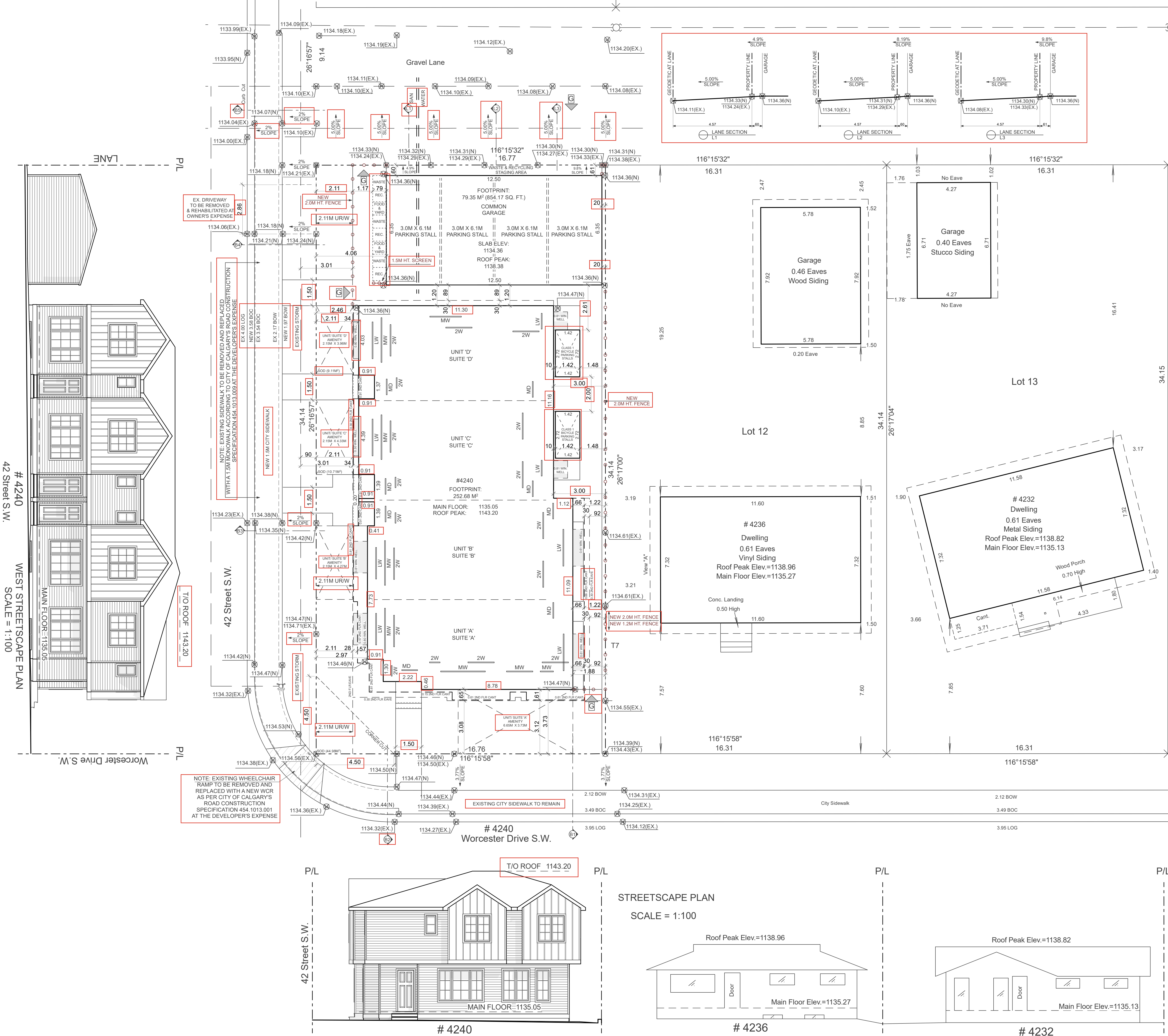


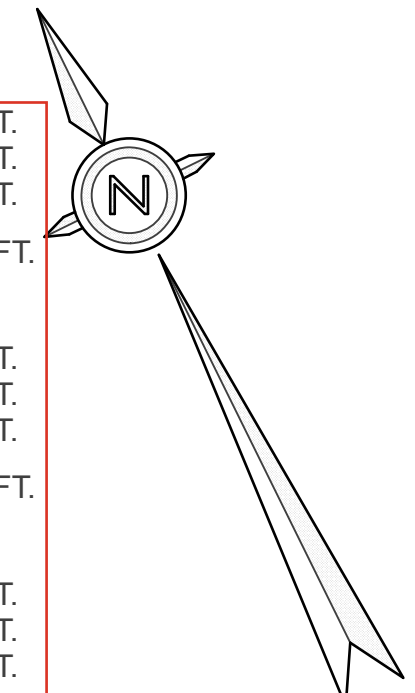


SITE PLAN/ BLOCK PLAN

SCALE: 1:100

AREA CALCULATIONS

UNIT 'A'	
BASEMENT:	555 SQ. FT.
MAIN FLOOR:	637 SQ. FT.
2nd FLOOR:	764 SQ. FT.
TOTAL:	1948 SQ. FT.
UNIT 'B'	
BASEMENT:	670 SQ. FT.
MAIN FLOOR:	797 SQ. FT.
2nd FLOOR:	799 SQ. FT.
TOTAL:	2129 SQ. FT.
UNIT 'C'	
BASEMENT:	616 SQ. FT.
MAIN FLOOR:	690 SQ. FT.
2nd FLOOR:	770 SQ. FT.
TOTAL:	2099 SQ. FT.
UNIT 'D'	
BASEMENT:	559 SQ. FT.
MAIN FLOOR:	645 SQ. FT.
2nd FLOOR:	671 SQ. FT.
TOTAL:	2001 SQ. FT.



TOTAL DEVELOPED:	8177 SQ. FT.
TOTAL DEVELOPED ABOVE GRADE:	5768 SQ. FT.

GARAGE FOOTPRINT:	79.35 M ²
BICYCLE LOCKERS:	7.74 M ²
MAIN FOOTPRINT:	252.68 M ²

TOTAL FOOTPRINT:	339.77 M ²
LOT AREA:	572.05 M ²
PERCENT COVERAGE:	59.39% (PERMITTED 60%)

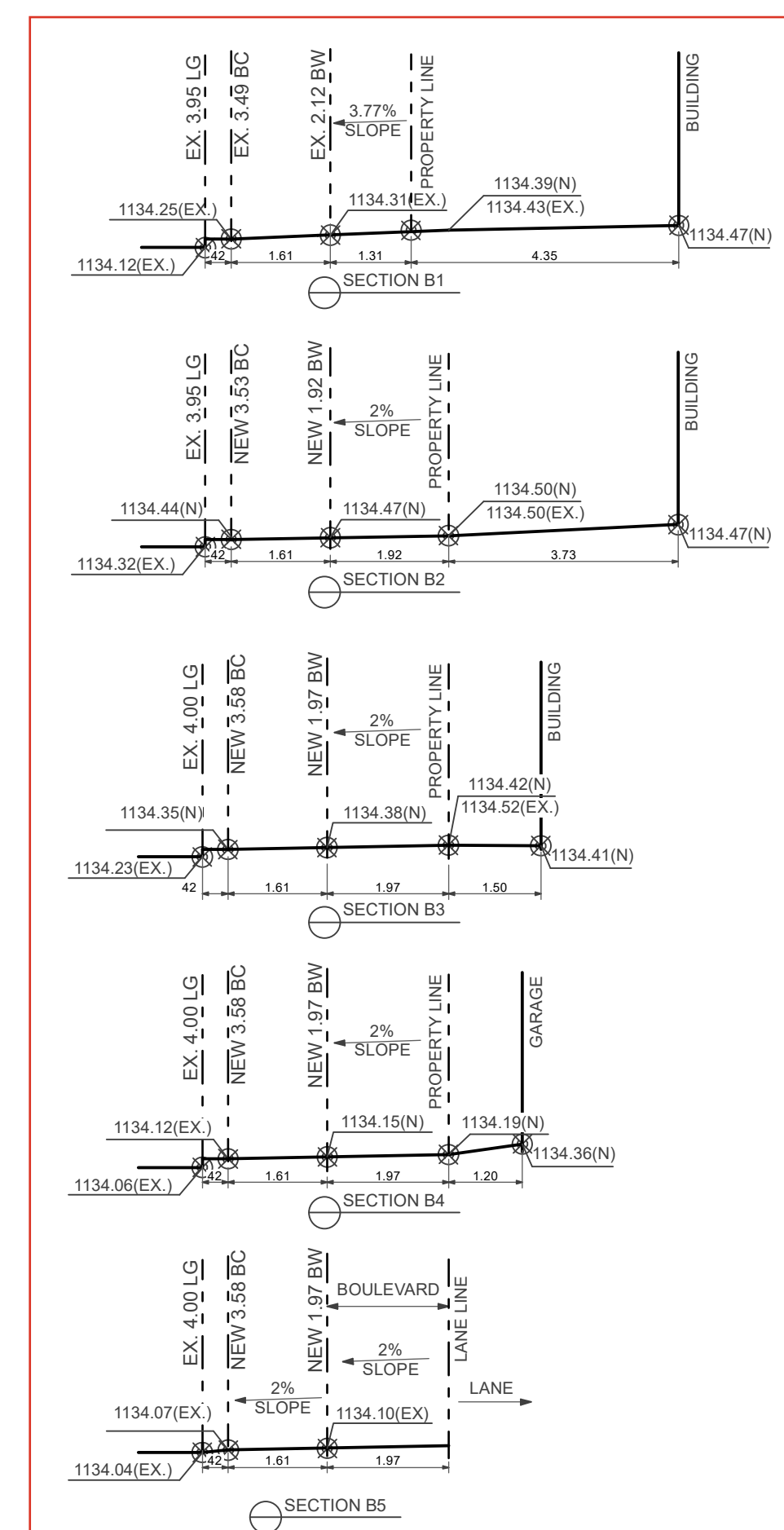
MUNICIPAL ADDRESS: 4240 WORCESTER DR SE	LEGAL SITE DESCRIPTION: 2917 HJ; 14; 11
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IRRIGATION SYSTEM

ALL SOD, TREES, AND SHRUBS ARE TO BE IRRIGATED
BY AN UNDERGROUND IRRIGATION SYSTEM ON PRIVATE
LAND ONLY

NOTE:

NO SIDEWALK REPLACEMENT OR WIDENING IS TO OCCUR WITHIN 3M OF PUBLIC TREES TO BE RETAINED. SHOULD THE TREE BECOME UNVAILABLE, THE APPLICANT IS TO REMOVE AND REPLACE THE SIDEWALK AND ENSURE DIMENSIONS ARE SHOWN ON PLANS.



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:

4240 WORCESTER DR SW
CALGARY, AB

DP:

REVISIONS:

DWG. TITLE:

SITE PLAN/ BLOCK PLAN/
STREET SCAPE

SCALE: AS PER
DRAWING

DATE: JUNE 17, 2026

DRAWN BY:

A.D.

SHEET NO.:

1

