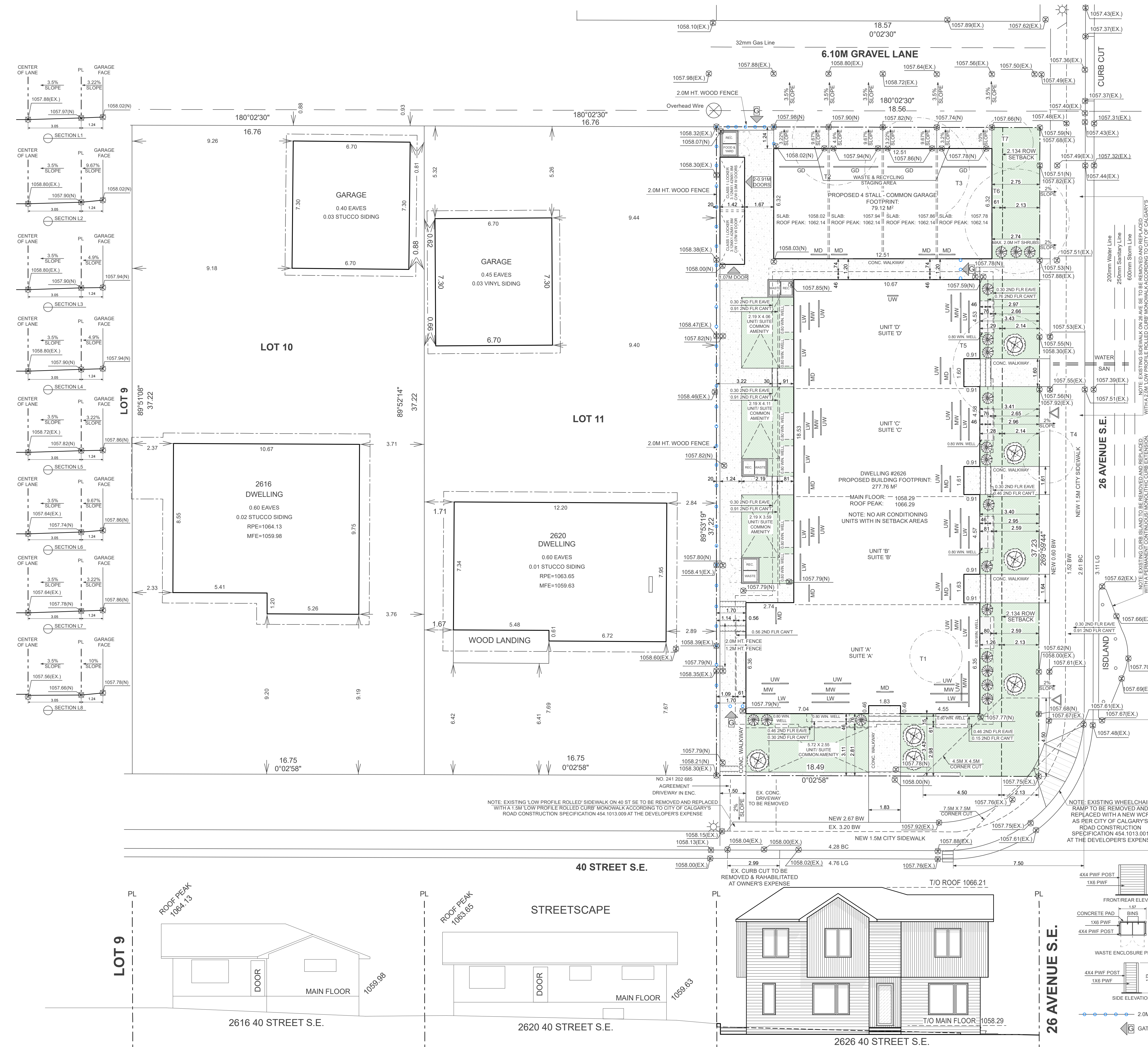




SITE PLAN

SCALE: 1:100

AREA CALCULATIONS

UNIT 'A'		UNIT 'B'	
BASEMENT:	774 SQ. FT.	BASEMENT:	547 SQ. FT.
MAIN FLOOR:	878 SQ. FT.	MAIN FLOOR:	672 SQ. FT.
2nd FLOOR:	949 SQ. FT.	2nd FLOOR:	763 SQ. FT.
TOTAL:	2601 SQ. FT.	TOTAL:	1982 SQ. FT.
UNIT 'C'		UNIT 'D'	
BASEMENT:	542 SQ. FT.	BASEMENT:	525 SQ. FT.
MAIN FLOOR:	672 SQ. FT.	MAIN FLOOR:	690 SQ. FT.
2nd FLOOR:	763 SQ. FT.	2nd FLOOR:	782 SQ. FT.
TOTAL:	1977 SQ. FT.	TOTAL:	1997 SQ. FT.
TOTAL DEVELOPED:		8557 SQ. FT.	
TOTAL DEVELOPED ABOVE GRADE:		6169 SQ. FT.	
MAIN BUILDING FOOTPRINT:		277.76 M ²	
GARAGE FOOTPRINT:		79.12 M ²	
STORAGE LOCKERS:		8.74 M ²	
TOTAL FOOTPRINT:		365.62 M ²	
LOT AREA:		689.18 M ²	
PERCENT COVERAGE:		53.05% (PERMITTED 55%)	
MUNICIPAL ADDRESS:		LEGAL SITE DESCRIPTION:	
2626 40TH ST S.E.		1301HK; T; 12	

ITEMS NOT INCLUDED IN LANDSCAPE CALCULATION

GARAGE APRON = 19.07M²

LANDSCAPE CALCULATION

EQUATION 1:
689.19 M² (LOT AREA) - 365.62 M² (BUILDING FOOTPRINT)
- 15.33 M² (GARAGE APRON) = 17.24 M² (WIN. WELLS)
THEREFORE, THE LANDSCAPED AREA IS 291 M²

PROVIDED LANDSCAPING

PROVIDED SOFT LANDSCAPING: 162.91 M² (55.98%)
PROVIDED HARD LANDSCAPING: 128.09 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: 689.19 M² / 110 M² = 6.26 TREES, 18.79 SHRUBS REQUIRED
PROVIDED: 7 NEW TREES, 19 NEW SHRUBS

NOTES:

- ALL SOFT LANDSCAPING TO BE IRRIGATED USING AN UNDERGROUND IRRIGATION SYSTEM
- ALL SOD TO BE DROUGHT TOLERANT GRASS SPECIES
- ALL SHRUBS TO BE A MIN. HEIGHT OR SPREAD OF 0.60 METERS AT THE TIME OF PLANTING
- ALL DECIDUOUS TREES TO BE MIN. CALLIPER OF 0.85 METERS
- ALL CONIFEROUS TREES TO BE MIN. HEIGHT OF 2.0 METERS
- 600MM MIN. TOPSOIL DEPTHS FOR PLANTING BEDS WITH TREES & SHRUBS
- ALL PLANT MATERIALS TO BE A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION

DECIDUOUS TREES

LOWER WATER	QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	7	PICEA PUNGENS 'FASTIGIATA'	COLUMAR SPRUCE	2.0M HT.

CONIFEROUS SHRUBS

LOWER WATER	QTY	REF	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	19		RIBES ALPNUM	ALPINE CURRANT	MIN. 600 SPR

EXISTING LANDSCAPING

Tree No.	TYPE (±)	CAL.	CAN. (±)	HT. (±)	LOCATION	Disposition
T1	BUSH	-	3.00	2.00	In Subject Property	To Be Removed
T2	BUSH	-	5.00	4.00	In Subject Property	To Be Removed
T3	CONIFEROUS	0.30	6.00	14.00	In Subject Property	To Be Removed
T4	BUSH	-	3.00	2.00	In City Property	To Be Removed
T5	CONIFEROUS	0.30	6.00	14.00	In Subject Property	To Be Removed
T6	CONIFEROUS	0.25	6.00	13.00	In Subject Property	To Be Removed
T7	BUSH	-	3.00	1.50	In Subject Property	To Be Removed

SECTION B1

SECTION B2

SECTION B3

SECTION B4

TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES:

- TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES MUST BE READ PRIOR TO REVIEWING THESE DRAWINGS.
- DO NOT SCALE DRAWINGS.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL BUILDING CODE - ALBERTA EDITION.
- 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
- 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.
- ANY CHANGES DURING CONSTRUCTION SHALL BE REPORTED BY THE BUILDER TO THE DESIGNER PRIOR TO MAKING THAT CHANGE.
- CONTRACTOR MUST CHECK ALL DRAWINGS PRIOR TO BUILDING PERMIT APPLICATION AND CONSTRUCTION OF PROJECT
- DRAWINGS MUST BE REVIEWED IN THEIR ENTIRETY
- ALL BEAM AND POST LOCATIONS TO BE VARIFIED ON SITE DURING CONSTRUCTION
- 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

DWG. TITLE:

SITE PLAN/ BLOCK PLAN/ STREET SCOPE

SCALE:

1:100

DATE:

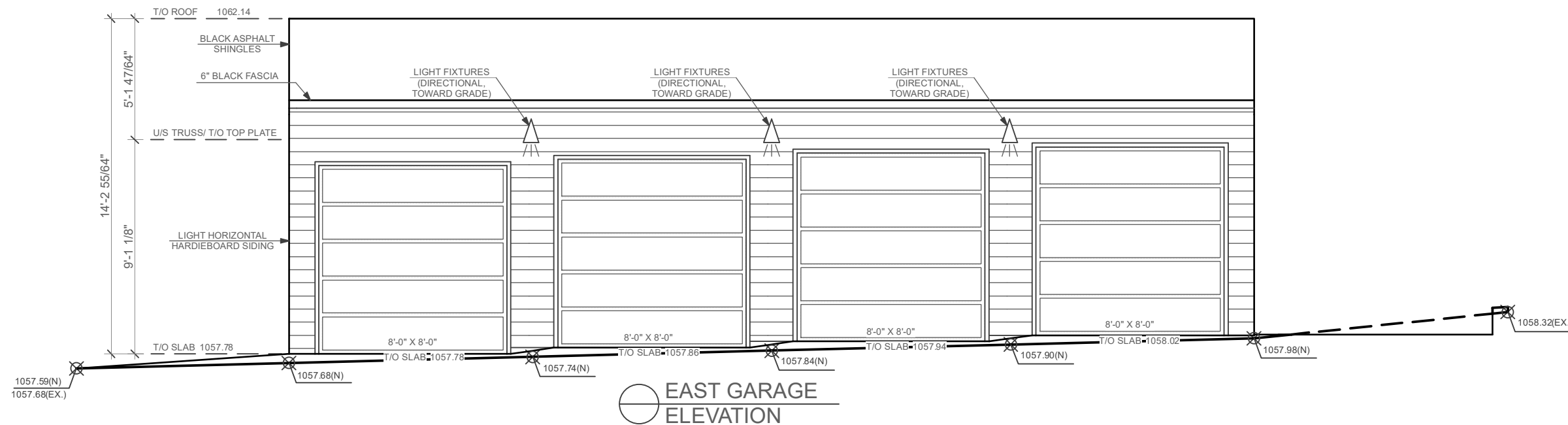
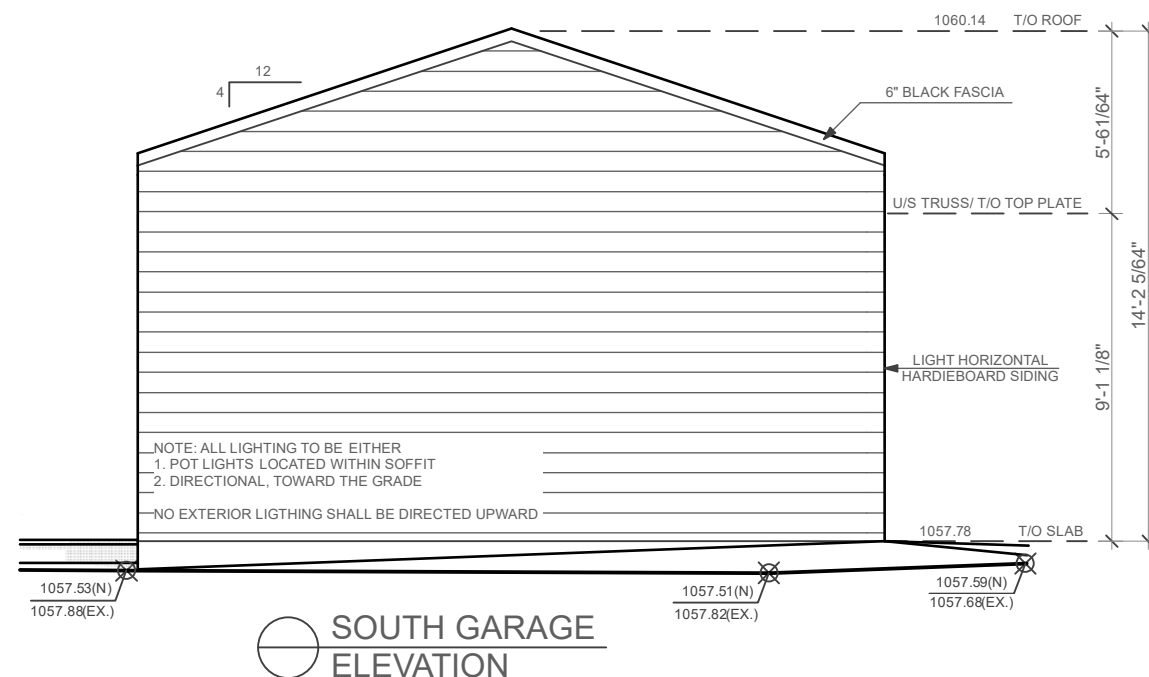
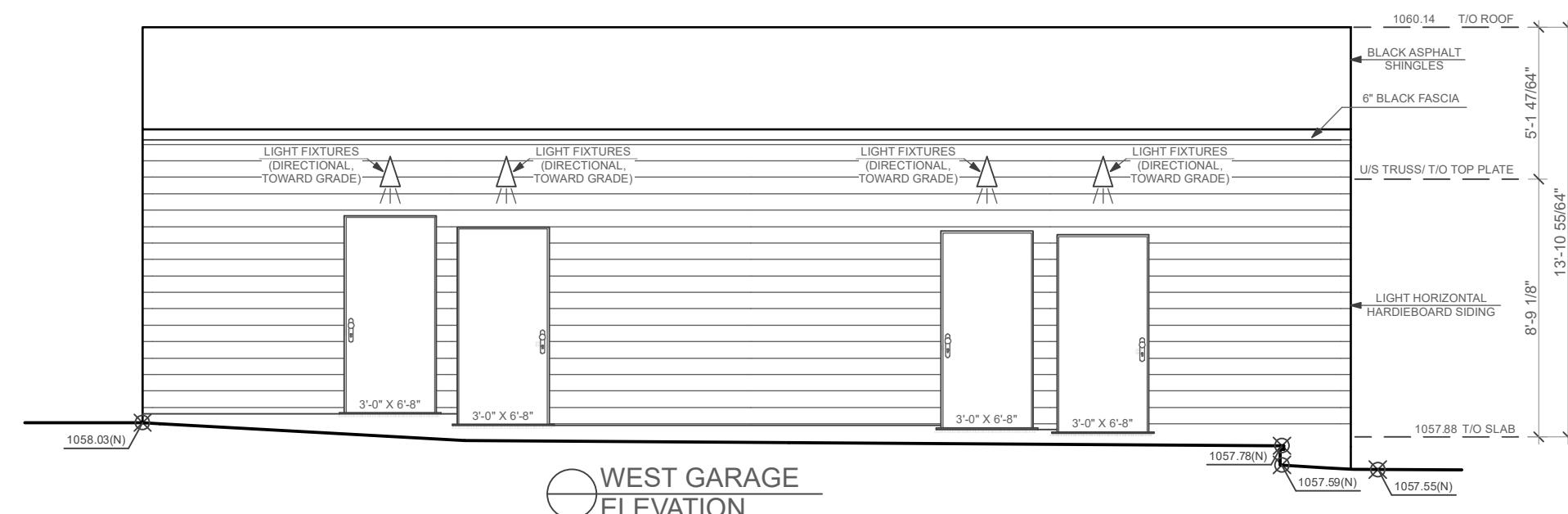
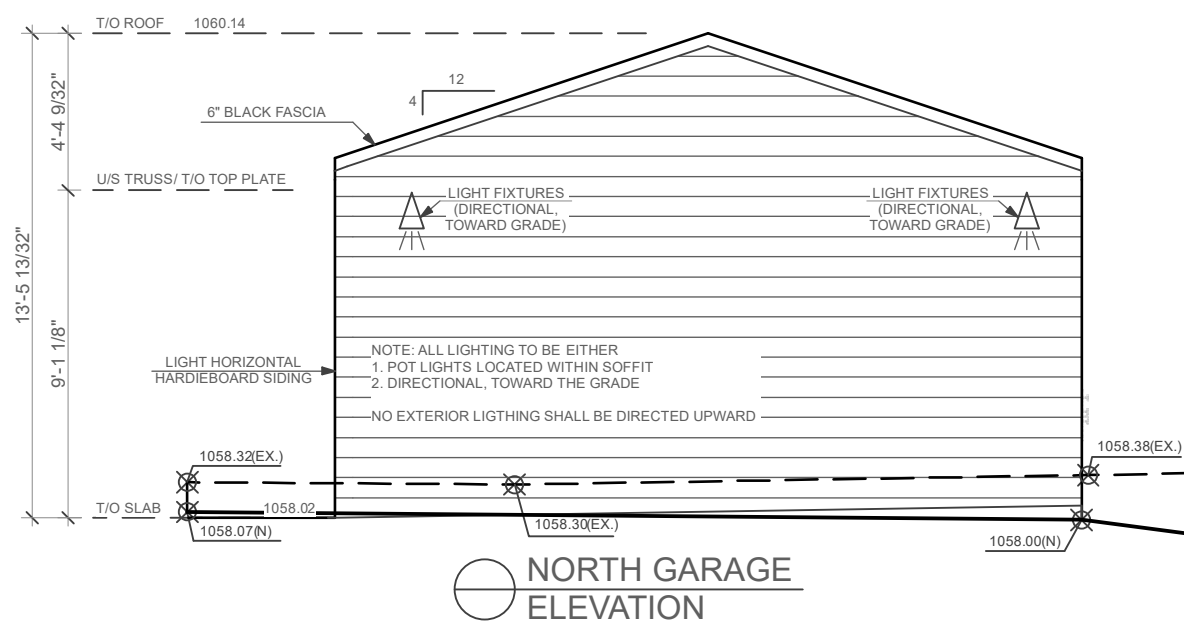
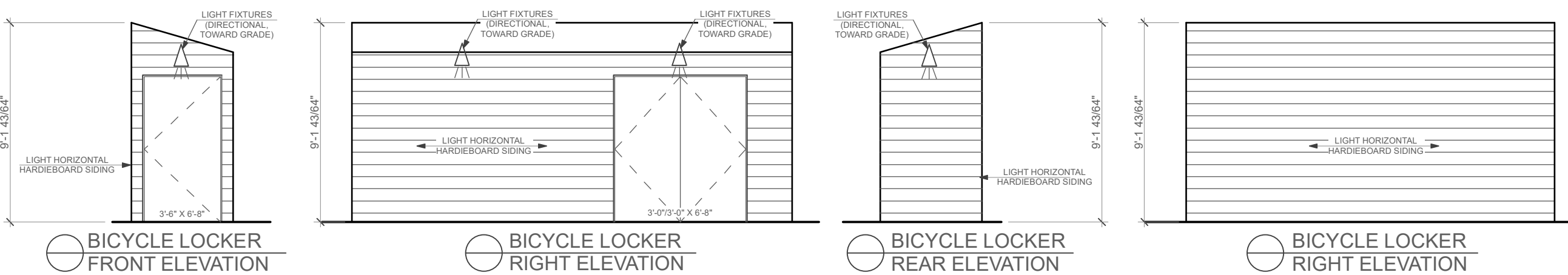
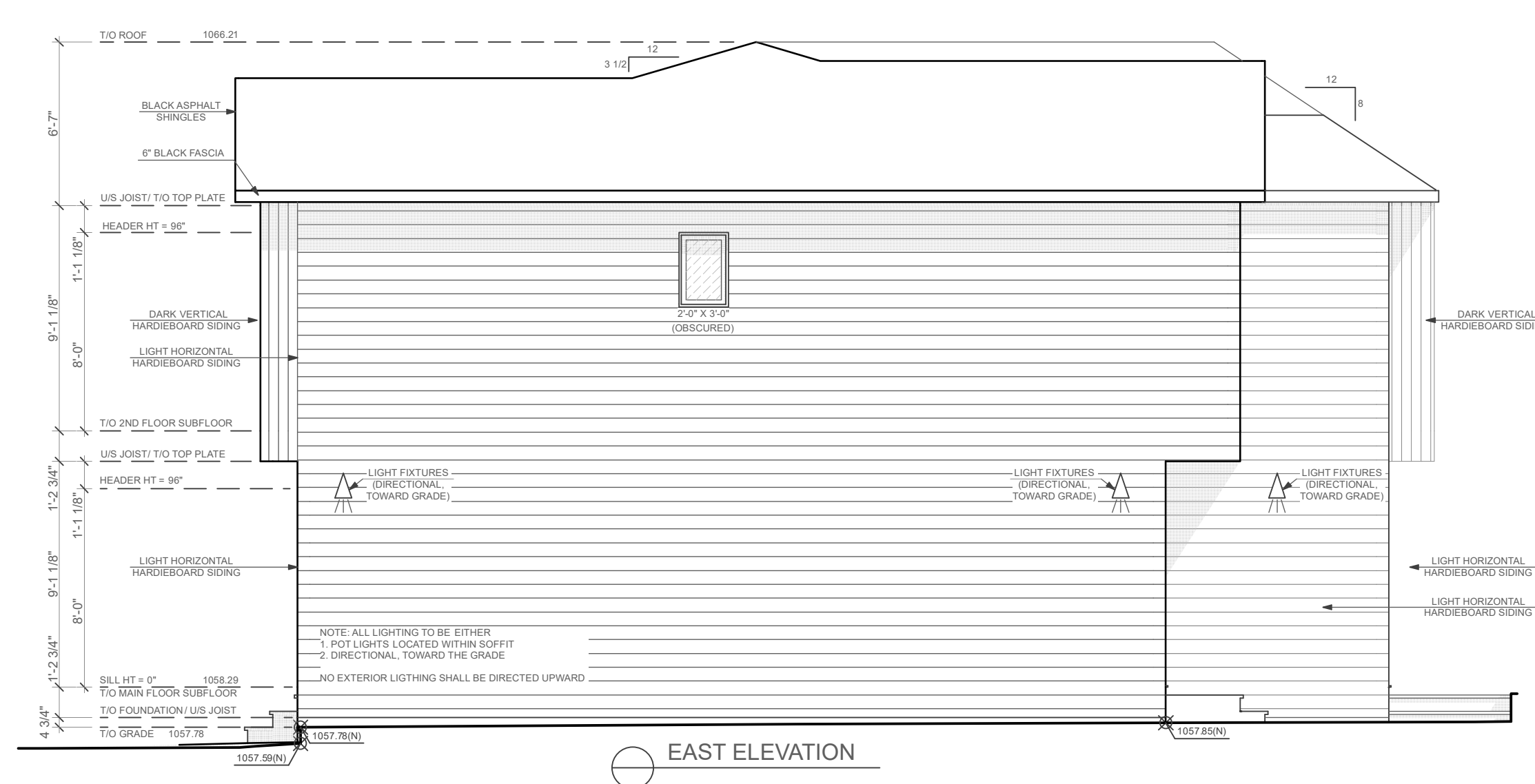
APRIL 2, 2026

DRAWN BY:

A.D.

SHEET NO.:

1



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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